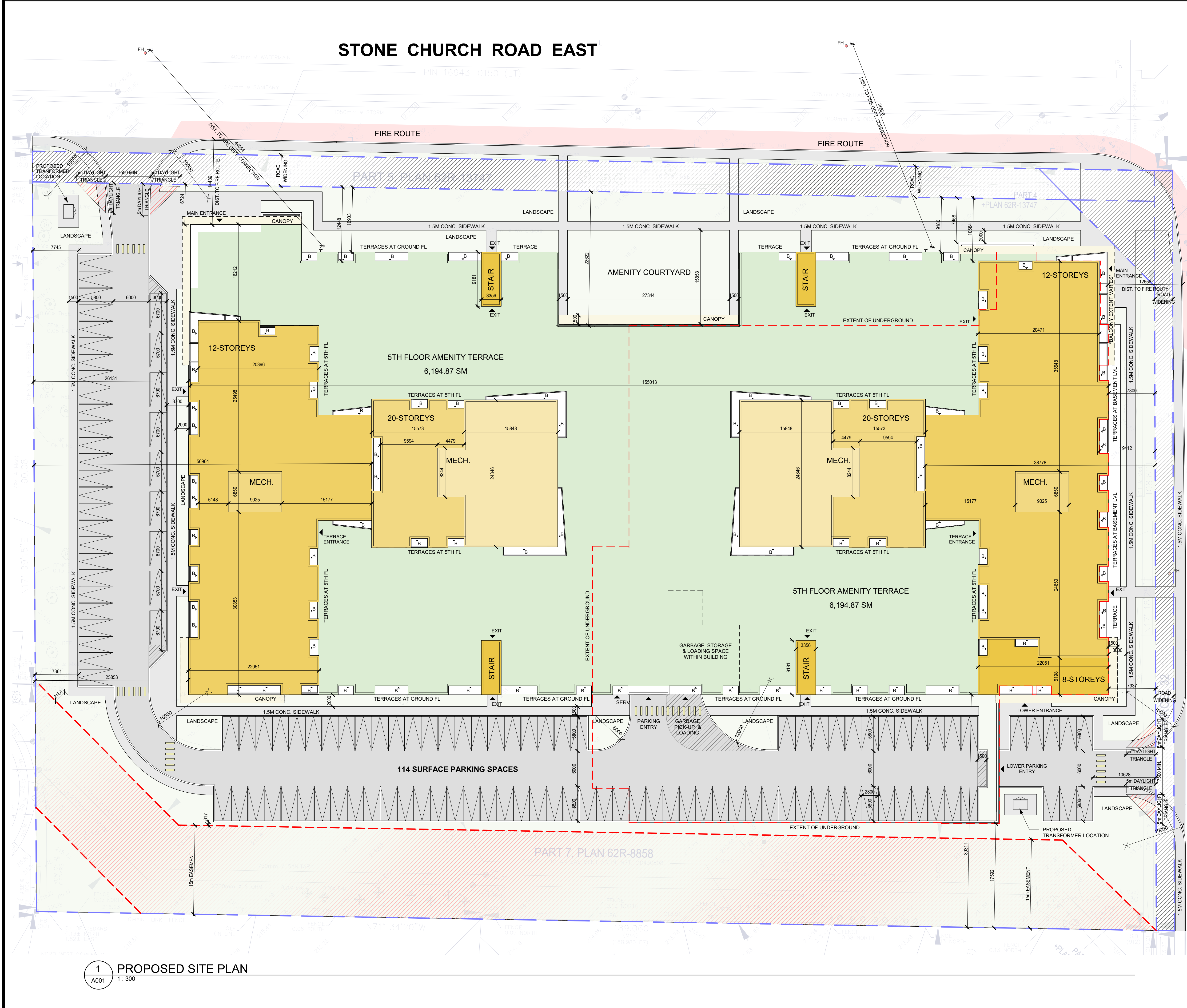


STONE CHURCH ROAD EAST



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KEY TO DETAIL LOCATION

No.	DETAIL NUMBER
No.	DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD,MM,YY)	BY
	1.	11.08.2023	KNYMH

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REVISIONS TO DRAWING	No.	DATE (DD,MM,YY)

BUILDING PERMIT NUMBER:
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PROJECT NORTH

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UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
 As indicated

PROJECT NUMBER:
22452

DRAWN BY: Author
 CHECKED BY: Checker

DRAWING SHEET NUMBER:
A001

PLOT DATE:
 2023-08-11

- SITE PLAN LEGEND**
- B BALCONY ABOVE
 - ▲ BUILDING ENTRANCE/EXITS
 - ⊙ COMPACT CAR SPACE (2800mm x 5600mm)
 - # PARKING SPACE NUMBER
 - ⊕ ACCESSIBLE PARKING SPACE (4400mm x 5800mm)
 - FDC FIRE DEPARTMENT CONNECTION
 - EXTENT OF UNDERGROUND BELOW
 - EXTENT OF CANOPIES/BALCONIES ABOVE
- COLOUR HATCH KEY**
- PRINCIPAL BUILDING
 - OUTDOOR TERRACE
 - CANOPY
 - FIRE ROUTE
 - DAYLIGHT TRIANGLE

TOTAL GROSS FLOOR AREA

FLOOR	AREA (m²)
UNDERGROUND LEVEL	6810
1st FLOOR	10377
2nd FLOOR	10909
3rd FLOOR	10907
4th FLOOR	10924
5th FLOOR	4620
6th FLOOR	4818
7th FLOOR	4818
8th FLOOR	4818
9th FLOOR	4649
10th FLOOR	4649
11th FLOOR	4649
12th FLOOR	4649
13th FLOOR	1749
14th FLOOR	1669
15th FLOOR	1669
16th FLOOR	1669
17th FLOOR	1669
18th FLOOR	1669
19th FLOOR	1669
20th FLOOR	1669
ROOF	866
TOTAL	101891

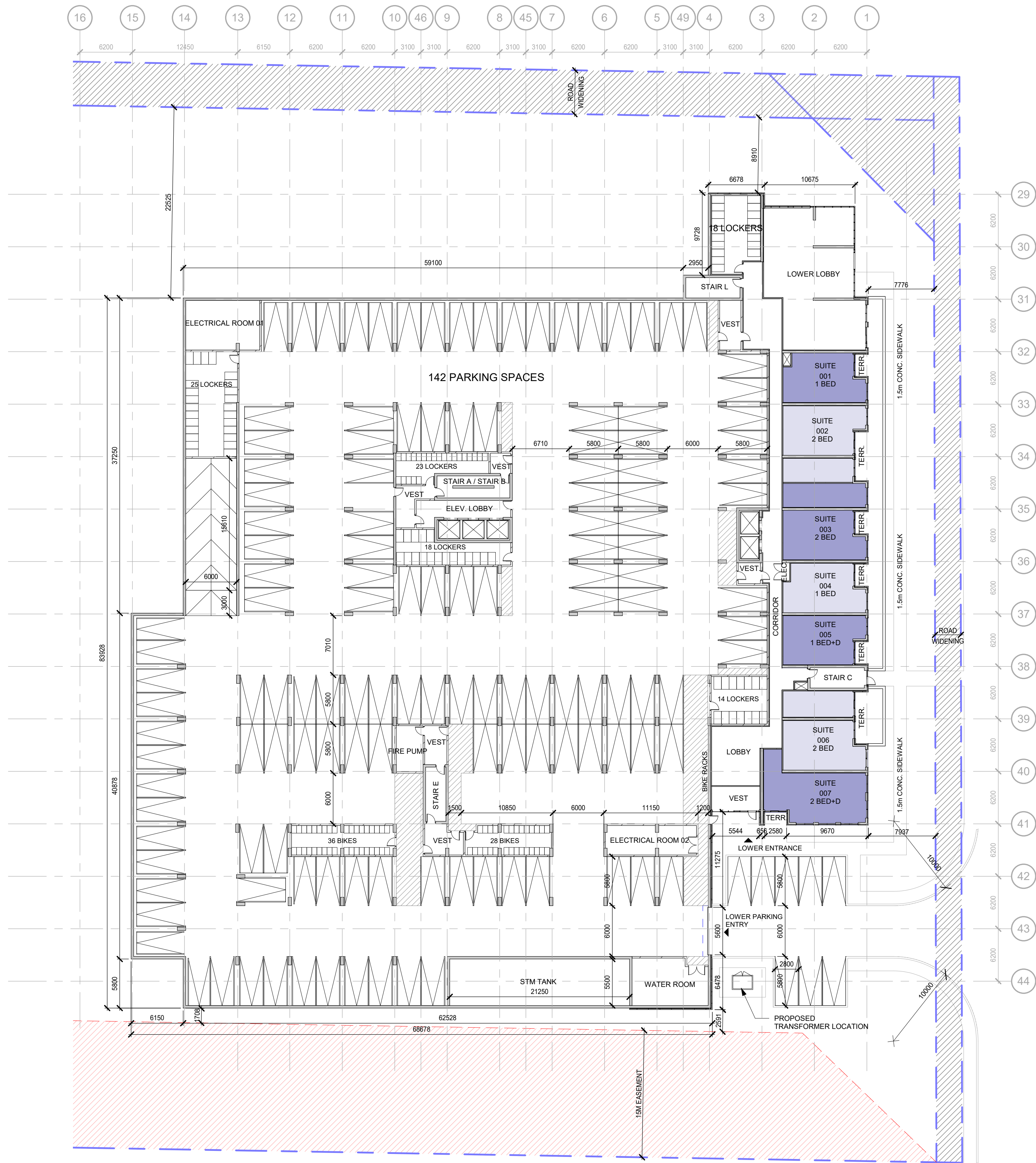
PARKING SCHEDULE

FLOOR	SPACES
UNDERGROUND LEVEL	142
1st FLOOR	273
2nd FLOOR	165
3rd FLOOR	165
4th FLOOR	165
TOTAL	910

SITE STATISTICS (PROPOSED E3 ZONE)

REGULATION	REQUIRED	PROVIDED
NUMBER OF BUILDINGS		1
GROUND FLOOR AREA		10562m²
GFA		104459m²
NON-RESIDENTIAL GFA		0.00
LANDSCAPE OPEN SPACE		7,761m²
PAVED SURFACE AREA		6,128m²
BUILDING HEIGHT	8 STOREYS OR 26.0m @ 67m	20 STOREYS @ 67m
LOT AREA (min)	1350 m²	24,095.80
LOT WIDTH(min)	30.0 m	189m
FRONT YARD (min)	3.0 m	
FRONT YARD (max)	7.5 m	4m
REAR YARD (min)	3.0 m	
REAR YARD (max)	13.5 m	2m
INTERIOR SIDE	1.5 m	
INTERIOR SIDE YARD (max)	13.5 m	2m
EXTERIOR SIDE YARD (min)	3.0 m	
EXTERIOR SIDE	13.5 m	3m
FLOOR AREA RATIO	2.55	4.33
LANDSCAPED OPEN SPACE (min)	40%	32%
PARKING (min)	SPACE/UNIT	910 SPACES
ACCESSIBLE PARKING	5 + 1 EVERY 50 SPACES	23 SPACES
BICYCLE PARKING		162 SPACES

1 PROPOSED SITE PLAN
 A001 1 : 300



1 UNDERGROUND LEVEL
A200 1:300

LEGEND

- FIRE SEPARATIONS:**
- × × × × 3/4 HOUR FIRE SEPARATION
 - ○ ○ ○ 1.0 HOUR FIRE SEPARATION
 - ~~~~~ 1.5 HOUR FIRE SEPARATION
 - □ □ □ 2.0 HOUR FIRE SEPARATION

- REFLECTED CEILINGS:**
- TYPICAL GYPSUM BULKHEAD
MINIMUM 200mm A.F.F.
SEE A016 - CEILING TYPES
Coordinate ceilings in common areas w/ Interior Design Dept.
 - INSULATED BULKHEAD
MINIMUM 2100mm A.F.F.
SEE A016 - CEILING TYPES
 - TYPICAL GYPSUM BULKHEAD
MINIMUM 2100mm A.F.F.
SEE A016 - CEILING TYPES

- CONSTRUCTION TAGS:**
- WINDOW TAGS SEE A015 - WALL TYPES
 - CEILING TAGS SEE A014 - CEILING TYPES
 - ROOM TAGS SEE A000 - ROOM SCHEDULE
 - DOOR TAGS SEE A010 - DOOR SCHEDULE
 - WINDOW TAGS SEE A020 - WINDOW ELEVATIONS
 - LOCKER NUMBERS
 - PARKING NUMBERS

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REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
NOT FOR CONSTRUCTION			

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PROJECT NORTH ↑

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UPPER WELLINGTON CONDOS
1494 UPPER WELLINGTON STREET
HAMILTON, ONTARIO

DRAWING SHEET TITLE:
UNDERGROUND PLAN

DRAWING SCALE: As indicated
PROJECT NUMBER: **22452**

DRAWN BY: Author
CHECKED BY: Checker
DRAWING SHEET NUMBER: **A200**
DRAWING VERSION:
PLOT DATE: 2023-08-11

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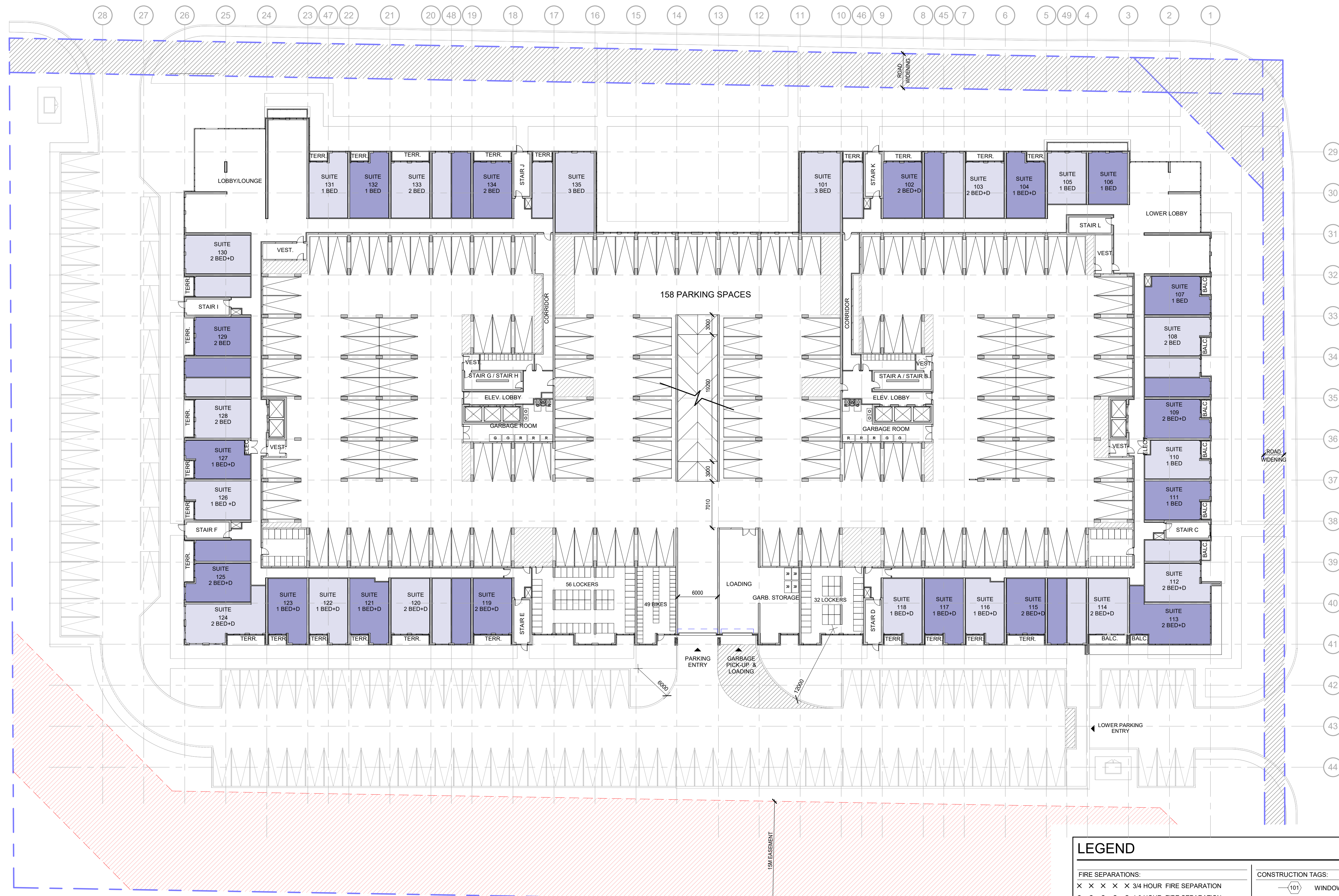
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UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
1st FLOOR PLAN

DRAWING SCALE: As indicated
 PROJECT NUMBER: **22452**

DRAWN BY: Author
 CHECKED BY: Checker
 DRAWING VERSION: 000
 PLOT DATE: 2023-08-11
 DRAWING SHEET NUMBER: **A201**



1 1st FLOOR
 A201 1:300

LEGEND

FIRE SEPARATIONS:
 X X X X 3/4 HOUR FIRE SEPARATION
 O O O O 1.0 HOUR FIRE SEPARATION
 W W W W 1.5 HOUR FIRE SEPARATION
 D D D D 2.0 HOUR FIRE SEPARATION

REFLECTED CEILING:
 TYPICAL GYPSUM BULKHEAD
 MINIMUM 2100mm A.F.F.
 SEE A016 - CEILING TYPES
 Coordinate ceilings in common areas w/ Interior Design dept.
 INSULATED BULKHEAD
 MINIMUM 2100mm A.F.F.
 SEE A016 - CEILING TYPES
 TYPICAL GYPSUM BULKHEAD
 MINIMUM 2100mm A.F.F.
 SEE A016 - CEILING TYPES

CONSTRUCTION TAGS:
 101 WINDOW TAGS SEE A015 - WALL TYPES
 101 CEILING TAGS SEE A016 - CEILING TYPES
 101 ROOM TAGS SEE A900 - ROOM SCHEDULE
 101 DOOR TAGS SEE A010 - DOOR SCHEDULE
 101 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS
 001 LOCKER NUMBERS
 A001 PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

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DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
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REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY
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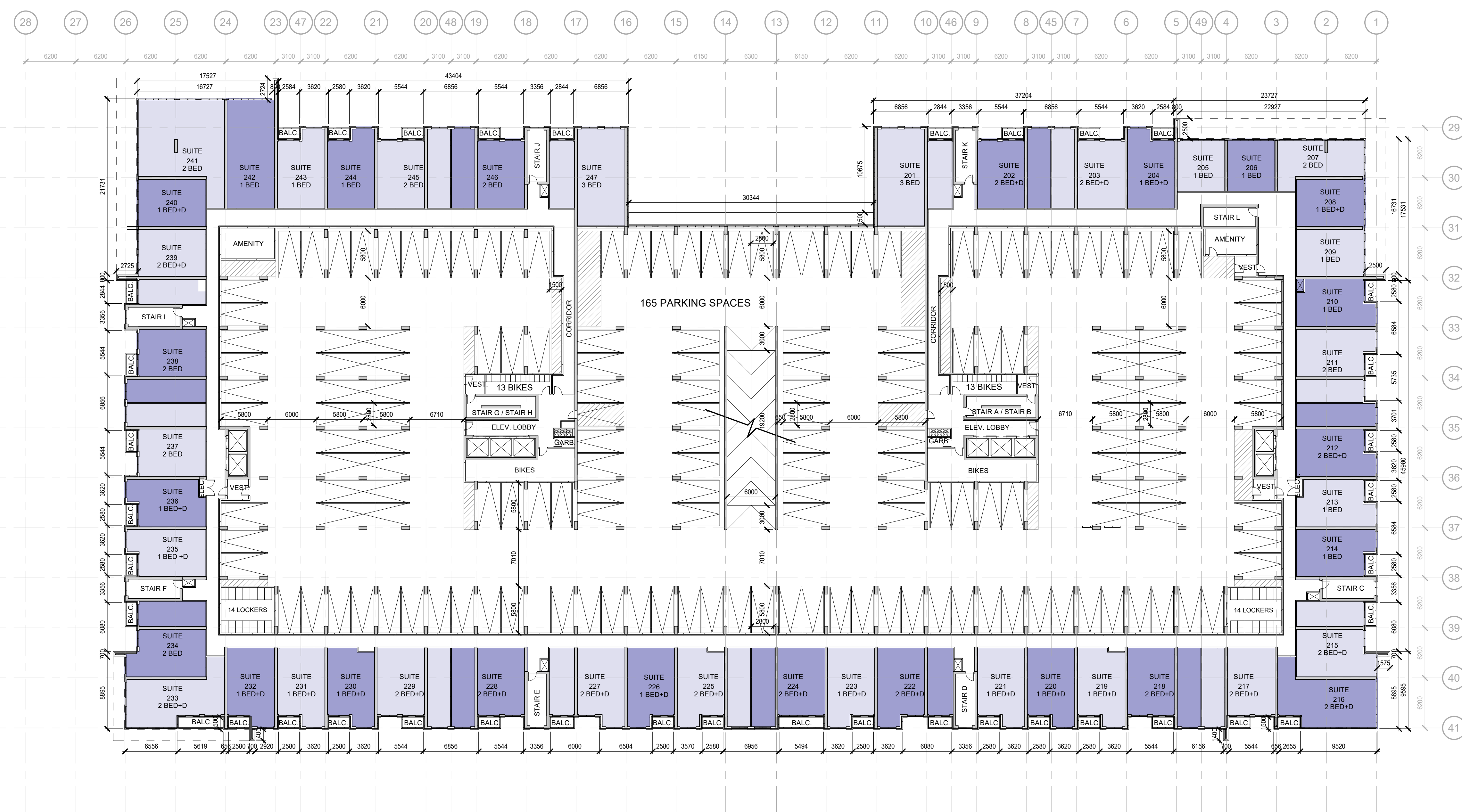
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UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
 2nd FLOOR PLAN

DRAWING SCALE: As indicated
 PROJECT NUMBER: 22452

DRAWN BY: Author
 CHECKED BY: Checker
 DRAWING VERSION:
 PLOT DATE: 2023-08-11
 DRAWING SHEET NUMBER: A202



1 2nd FLOOR
 A202 1:300

LEGEND

FIRE SEPARATIONS:
 X X X X 3/4 HOUR FIRE SEPARATION
 O O O O 1.0 HOUR FIRE SEPARATION
 W W W W 1.5 HOUR FIRE SEPARATION
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

REFLECTED CEILING:
 TYPICAL GYPSUM BULKHEAD
 MINIMUM 2100mm A.F.F.
 SEE A016 - CEILING TYPES
 Coordinate ceilings in common areas w/ Interior Design Dept.
 INSULATED BULKHEAD
 MINIMUM 2100mm A.F.F.
 SEE A016 - CEILING TYPES
 TYPICAL GYPSUM BULKHEAD
 MINIMUM 2100mm A.F.F.
 SEE A016 - CEILING TYPES

CONSTRUCTION TAGS:
 101 WINDOW TAGS SEE A015 - WALL TYPES
 101 CEILING TAGS SEE A016 - CEILING TYPES
 101 ROOM TAGS SEE A000 - ROOM SCHEDULE
 101 DOOR TAGS SEE A010 - DOOR SCHEDULE
 101 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS
 001 LOCKER NUMBERS
 A001 PARKING NUMBERS

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KEY TO DETAIL LOCATION
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 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD,MM,YY)	BY
	1.	11.08.2023	KNYMH

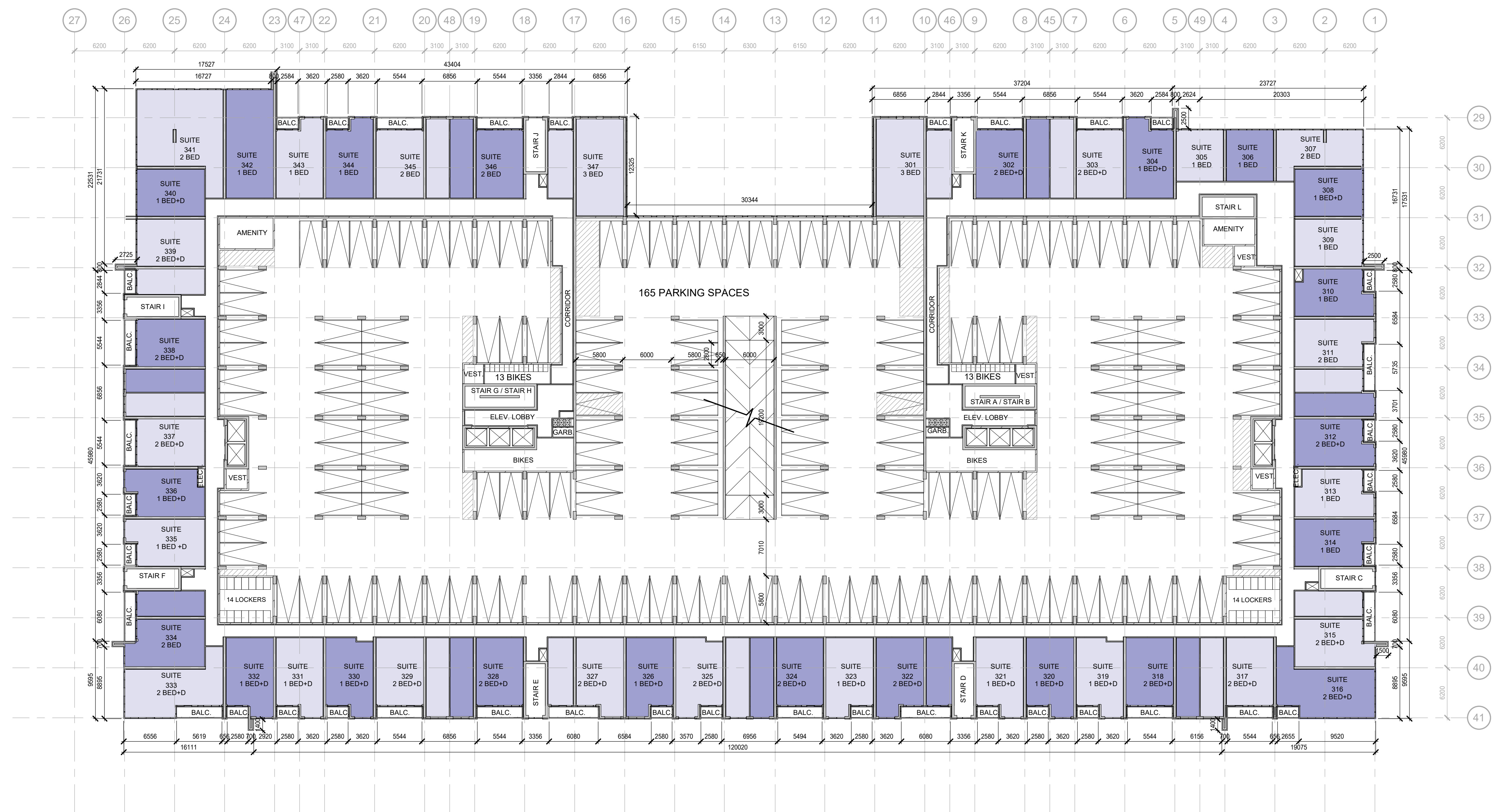
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1 3rd FLOOR
 A203 1:300

LEGEND

FIRE SEPARATIONS: X X X X 3/4 HOUR FIRE SEPARATION O O O O 1.0 HOUR FIRE SEPARATION W W W W 1.5 HOUR FIRE SEPARATION □ □ □ □ 2.0 HOUR FIRE SEPARATION		CONSTRUCTION TAGS: 101 WINDOW TAGS SEE A015 - WALL TYPES 101 CEILING TAGS SEE A016 - CEILING TYPES 101 ROOM TAGS SEE A900 - ROOM SCHEDULE 101 DOOR TAGS SEE A010 - DOOR SCHEDULE 101 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS 001 LOCKER NUMBERS A001 PARKING NUMBERS	
REFLECTED CEILINGS: TYPICAL GYPSUM BULKHEAD MINIMUM 2100mm A.F.F. SEE A016 - CEILING TYPES Coordinate ceilings in common areas w/ Interior Design Dept. INSULATED BULKHEAD MINIMUM 2100mm A.F.F. SEE A016 - CEILING TYPES TYPICAL GYPSUM BULKHEAD MINIMUM 2100mm A.F.F. SEE A016 - CEILING TYPES		NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE	

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UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
3rd FLOOR PLAN

DRAWING SCALE:
 As indicated

PROJECT NUMBER:
22452

DRAWN BY: Author
 CHECKED BY: Checker

DRAWING VERSION:
 1

PLOT DATE:
 2023-08-11

DRAWING SHEET NUMBER:
A203

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 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

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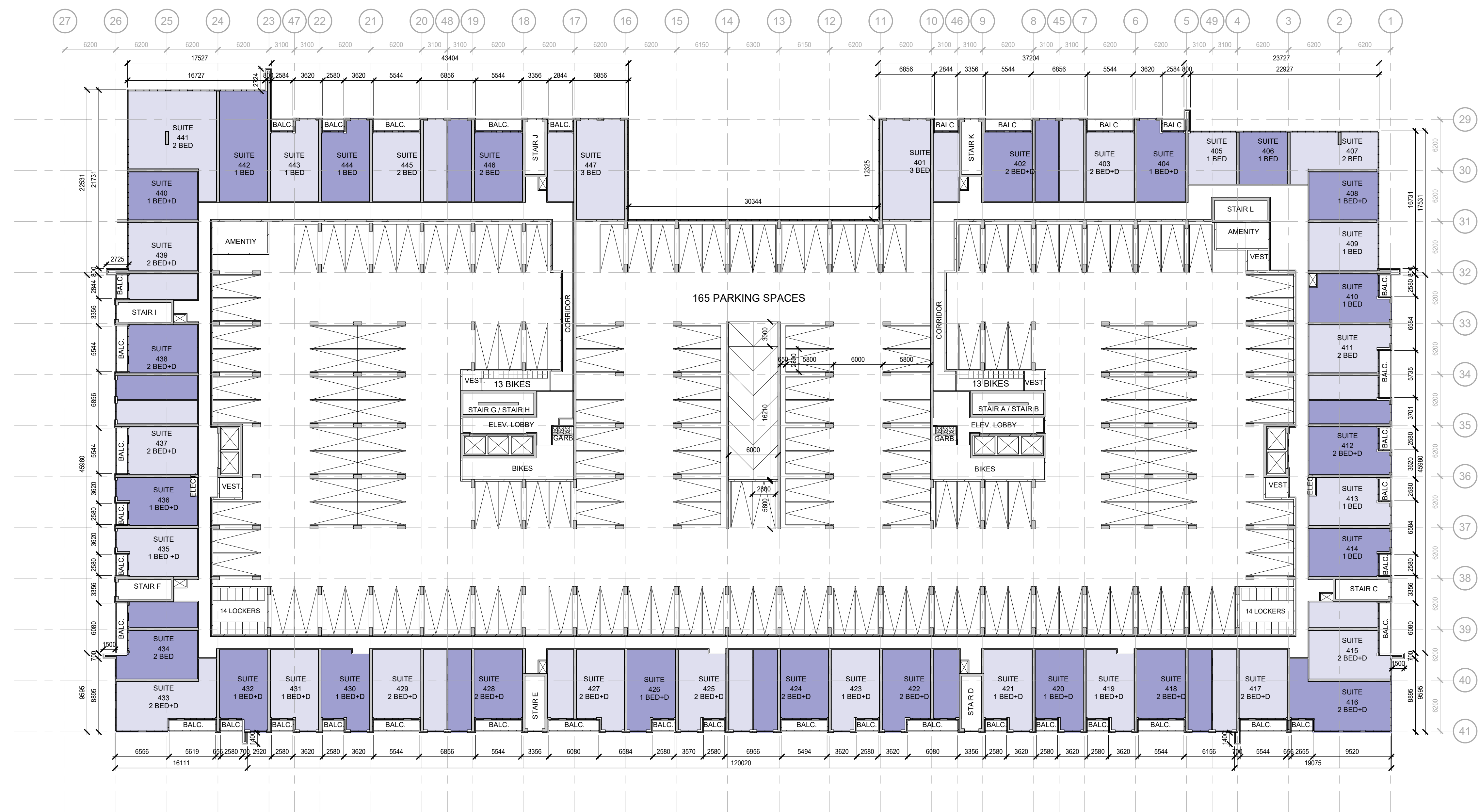
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1 4th FLOOR
 A204 1:300

LEGEND

FIRE SEPARATIONS:	CONSTRUCTION TAGS:
X X X X 3/4 HOUR FIRE SEPARATION	101 WINDOW TAGS SEE A015 - WALL TYPES
O O O O 1.0 HOUR FIRE SEPARATION	101 CEILING TAGS SEE A016 - CEILING TYPES
~~~~~ 1.5 HOUR FIRE SEPARATION	101 ROOM TAGS SEE A000 - ROOM SCHEDULE
□ □ □ □ 2.0 HOUR FIRE SEPARATION	101 DOOR TAGS SEE A010 - DOOR SCHEDULE
<b>REFLECTED CEILINGS:</b>	101 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS
TYPICAL GYPSUM BULKHEAD MINIMUM 2100mm A.F.F. SEE A016 - CEILING TYPES Coordinate ceilings in common areas w/ Interior Design Dept.	101 LOCKER NUMBERS
INSULATED BULKHEAD MINIMUM 2100mm A.F.F. SEE A016 - CEILING TYPES	101 PARKING NUMBERS
TYPICAL GYPSUM BULKHEAD MINIMUM 2100mm A.F.F. SEE A016 - CEILING TYPES	

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UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 4th FLOOR PLAN

DRAWING SCALE:  
 As indicated

DRAWN BY: Author  
 CHECKED BY: Checker

DRAWING VERSION:  
 PLOT DATE: 2023-08-11

PROJECT NUMBER:  
 22452

DRAWING SHEET NUMBER:  
 A204



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 No. DETAIL NUMBER  
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
	1.	11.08.2023	KNYMH

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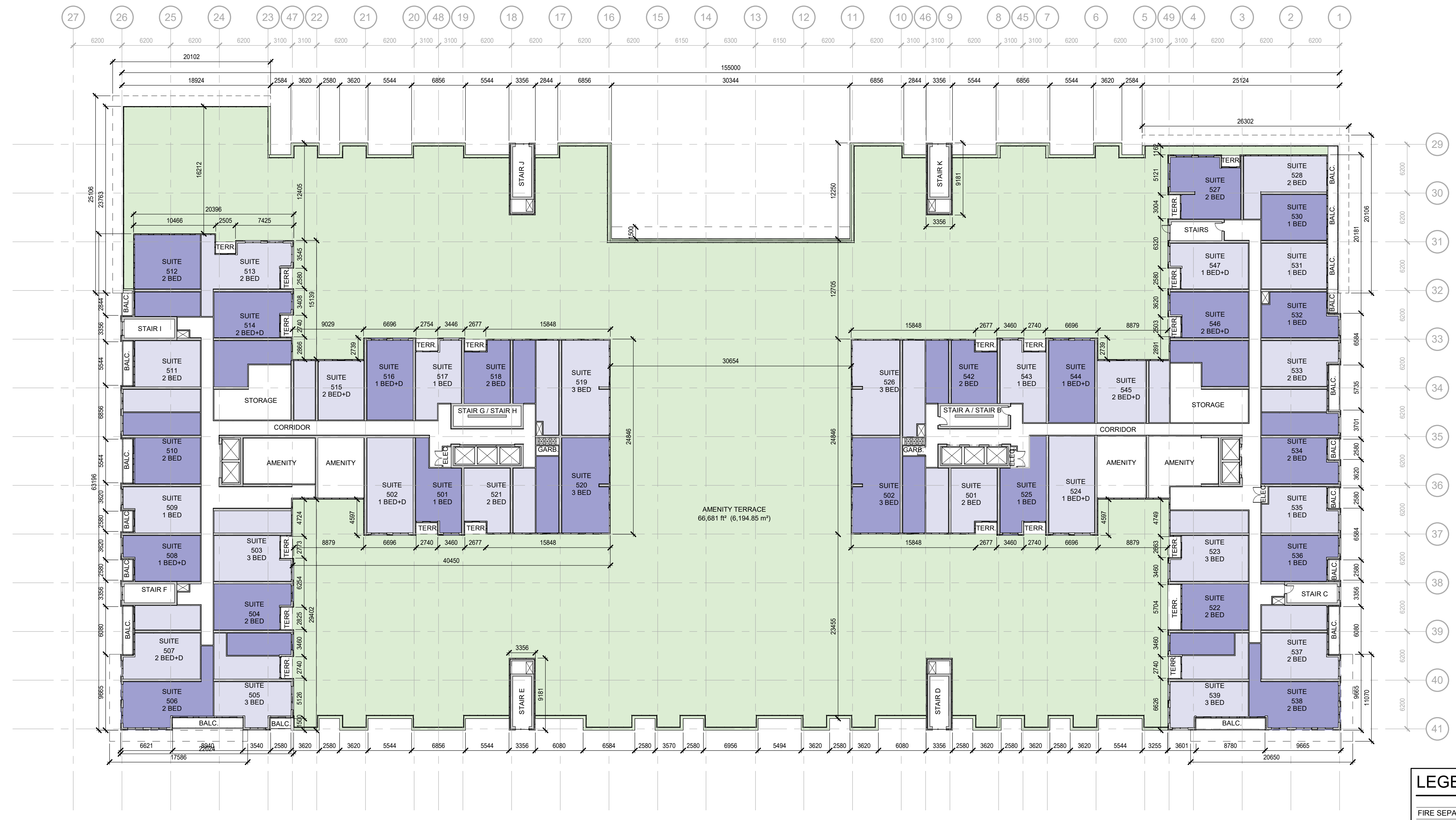
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**UPPER WELLINGTON CONDOS**  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**5th FLOOR PLAN**

DRAWING SCALE: As indicated  
 PROJECT NUMBER: **22452**

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: **A205**  
 DRAWING VERSION:  
 PLOT DATE: 2023-08-11



**1 5th FLOOR**  
 A205 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 W W W W 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILINGS:**  
 TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

INSULATED BULKHEAD  
 MINIMUM 2'100mm A.F.F.  
 SEE A016 - CEILING TYPES

TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'100mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 WINDOW TAGS SEE A015 - WALL TYPES  
 CEILING TAGS SEE A014 - CEILING TYPES  
 ROOM TAGS SEE A000 - ROOM SCHEDULE  
 DOOR TAGS SEE A010 - DOOR SCHEDULE  
 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

LOCKER NUMBERS  
 PARKING NUMBERS

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DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
	1.	11.08.2023	KNYMH

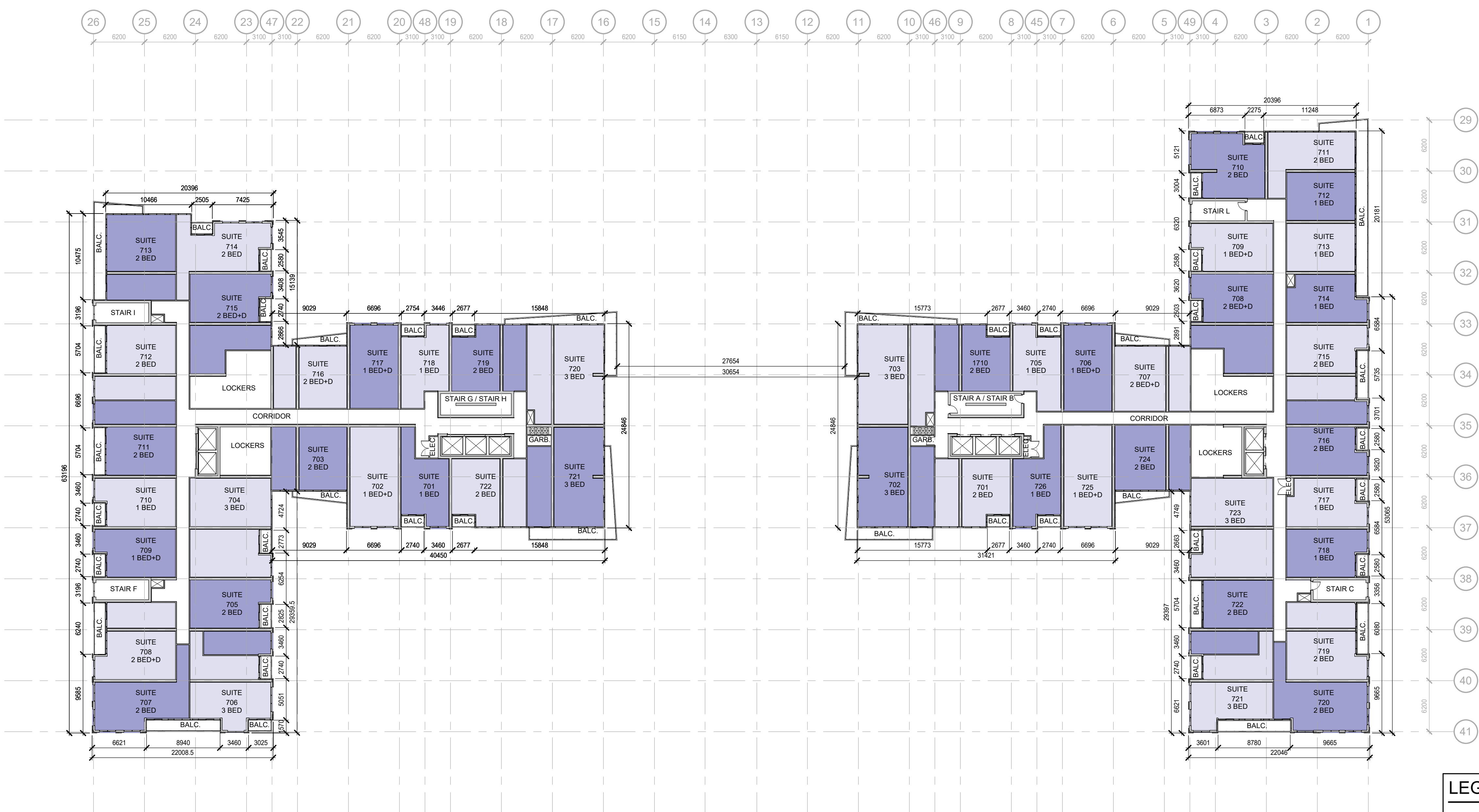
REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

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1 7th FLOOR  
 A207 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 W W W W 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILINGS:**  
 TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

INSULATED BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 WINDOW TAGS SEE A015 - WALL TYPES  
 CEILING TAGS SEE A014 - CEILING TYPES  
 ROOM TAGS SEE A000 - ROOM SCHEDULE  
 DOOR TAGS SEE A010 - DOOR SCHEDULE  
 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

LOCKER NUMBERS  
 PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 7th FLOOR PLAN

DRAWING SCALE: As indicated  
 PROJECT NUMBER: 22452

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: A207  
 DRAWING VERSION:  
 PLOT DATE: 2023-08-11



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KEY TO DETAIL LOCATION  
 No. DETAIL NUMBER  
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
	1.	11.08.2023	KNYMH

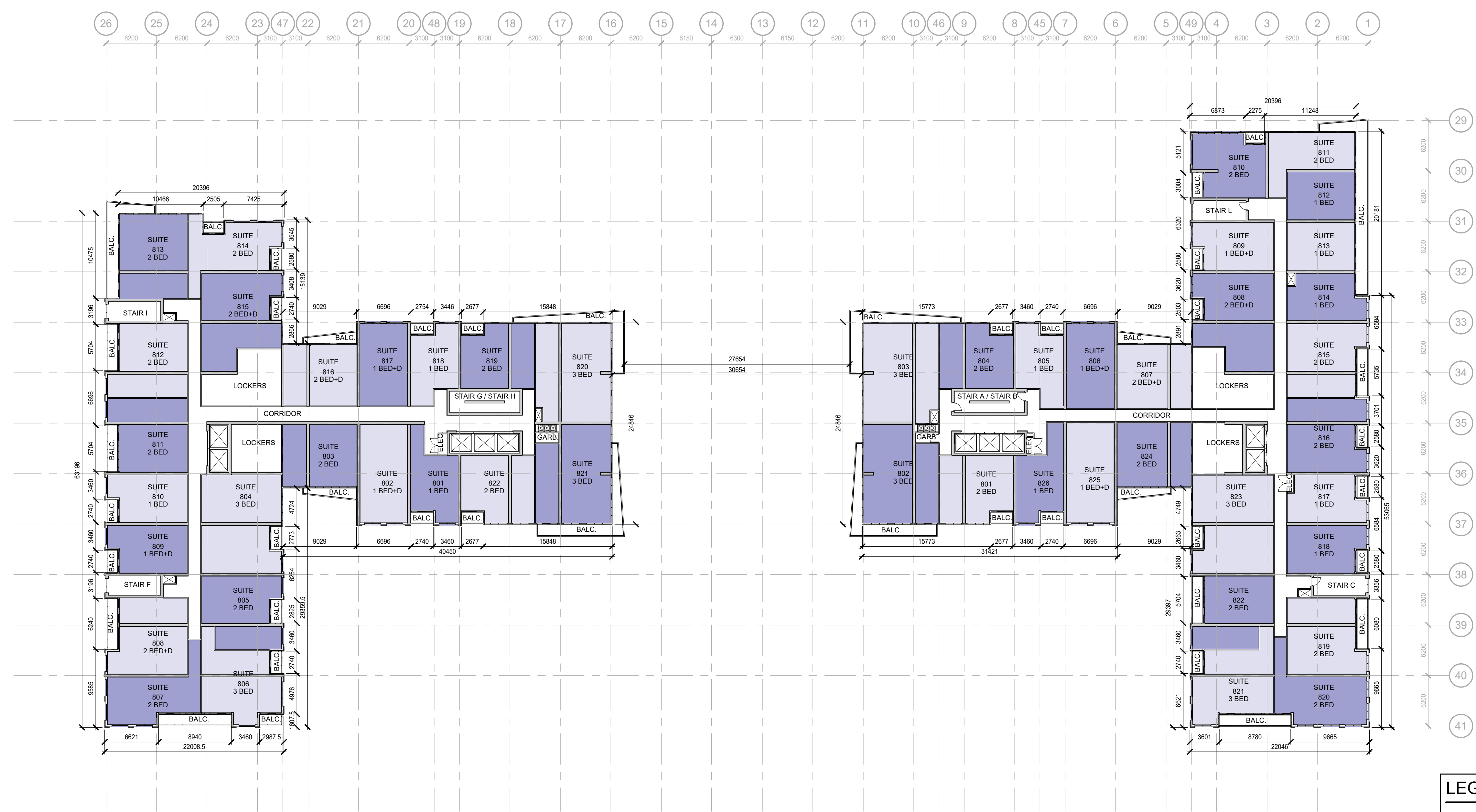
REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

BUILDING PERMIT NUMBER:  
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1 8th FLOOR  
 A208 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 W W W W 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILINGS:**  
 TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

INSULATED BULKHEAD  
 MINIMUM 2'100mm A.F.F.  
 SEE A016 - CEILING TYPES

TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'100mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 WINDOW TAGS SEE A015 - WALL TYPES  
 CEILING TAGS SEE A014 - CEILING TYPES  
 ROOM TAGS SEE A000 - ROOM SCHEDULE  
 DOOR TAGS SEE A010 - DOOR SCHEDULE  
 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

LOCKER NUMBERS  
 PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 8th FLOOR PLAN

DRAWING SCALE: As indicated  
 PROJECT NUMBER: 22452

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: A208  
 DRAWING VERSION:  
 PLOT DATE: 2023-08-11

TIMESTAMP: 2023-08-14 13:27:59 PM FILEPATH: C:\Real\Loco\22452 - Valley - Upper Wellington\interior\2023\8\11\A208.rvt



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KEY TO DETAIL LOCATION  
 No. DETAIL NUMBER  
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
	1	11.08.2023	KNYMH

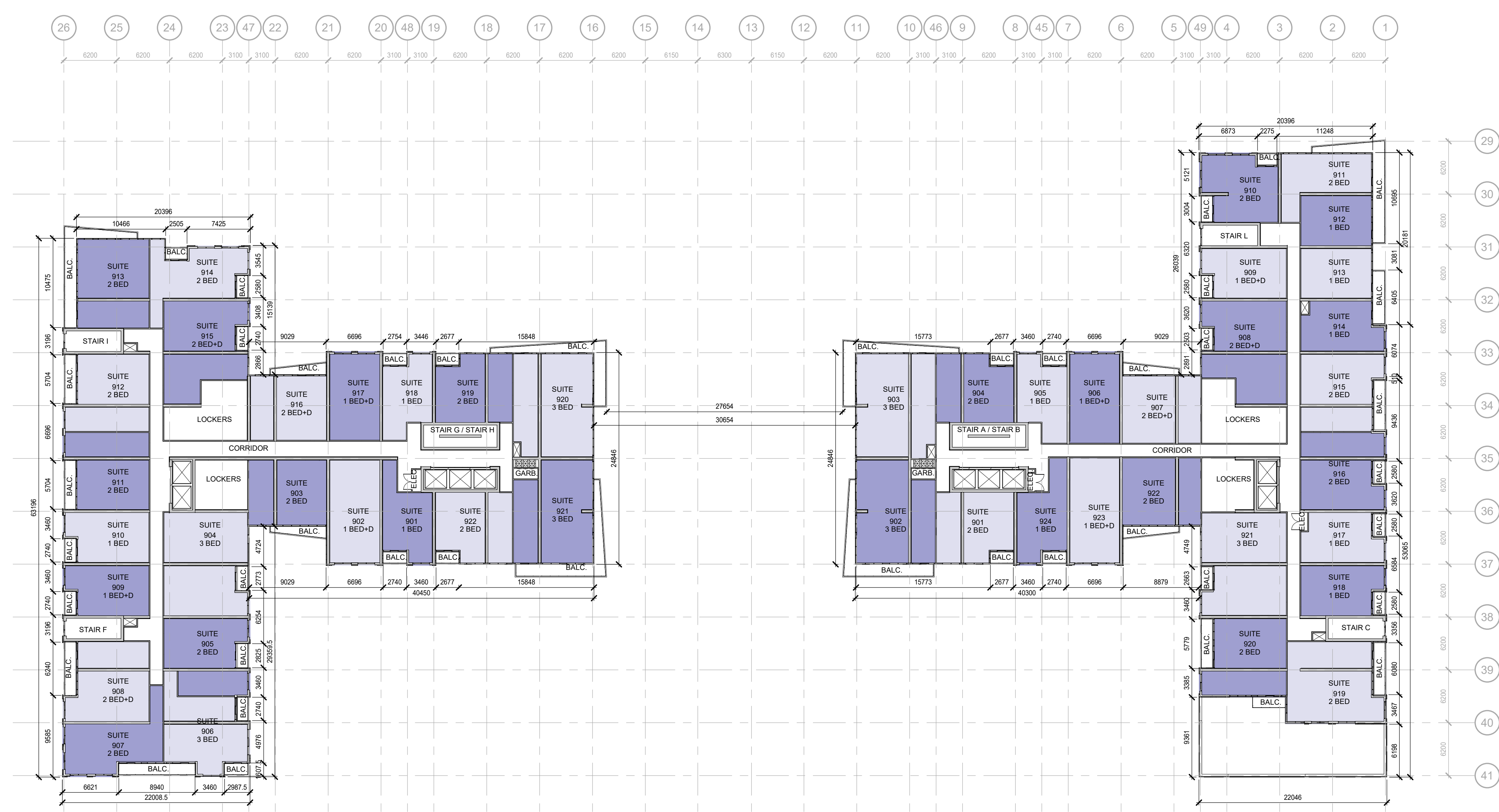
REVISIONS TO DRAWING	No.	DATE (DD.MM.YY)	BY

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1 9th FLOOR  
 A209 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 O O O O 1.5 HOUR FIRE SEPARATION  
 O O O O 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILINGS:**  
 TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

INSULATED BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 WINDOW TAGS SEE A015 - WALL TYPES  
 CEILING TAGS SEE A014 - CEILING TYPES  
 ROOM TAGS SEE A000 - ROOM SCHEDULE  
 DOOR TAGS SEE A010 - DOOR SCHEDULE  
 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

LOCKER NUMBERS  
 PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 9th FLOOR PLAN

DRAWING SCALE: As indicated  
 PROJECT NUMBER: 22452

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: A209  
 DRAWING VERSION:  
 PLOT DATE: 2023-08-11



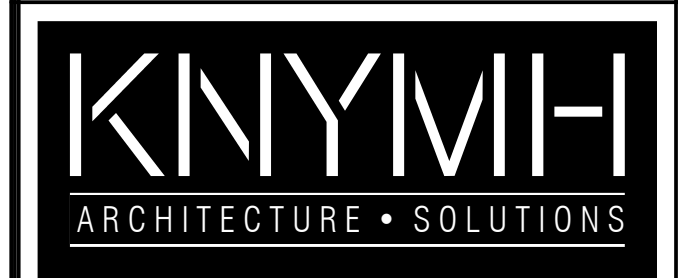
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KEY TO DETAIL LOCATION  
 No. DETAIL NUMBER  
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
	1	11.08.2023	KNYMH

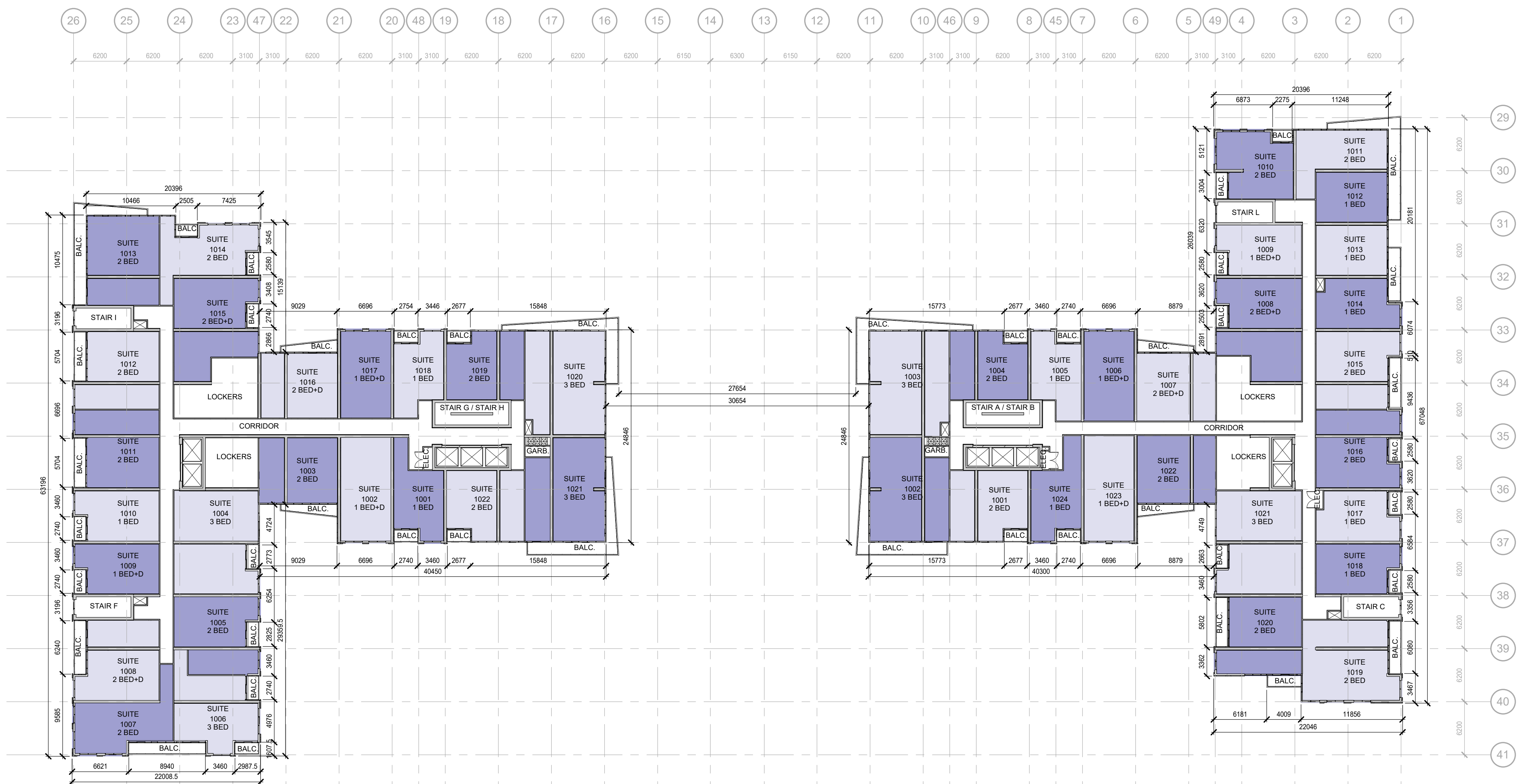
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BUILDING PERMIT NUMBER:  
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1 10th FLOOR  
 A210 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 W W W W 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILINGS:**  
 TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

INSULATED BULKHEAD  
 MINIMUM 2'100mm A.F.F.  
 SEE A016 - CEILING TYPES

TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'100mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 WINDOW TAGS SEE A015 - WALL TYPES  
 CEILING TAGS SEE A014 - CEILING TYPES  
 ROOM TAGS SEE A000 - ROOM SCHEDULE  
 DOOR TAGS SEE A010 - DOOR SCHEDULE  
 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

LOCKER NUMBERS  
 PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 10th FLOOR PLAN

DRAWING SCALE: As indicated  
 PROJECT NUMBER: 22452

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: A210  
 PLOT DATE: 2023-08-11



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KEY TO DETAIL LOCATION  
 No. DETAIL NUMBER  
 No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED FOR CLIENT REVIEW	No.	DATE (DD.MM.YY)	BY
	1.	11.08.2023	KNYMH

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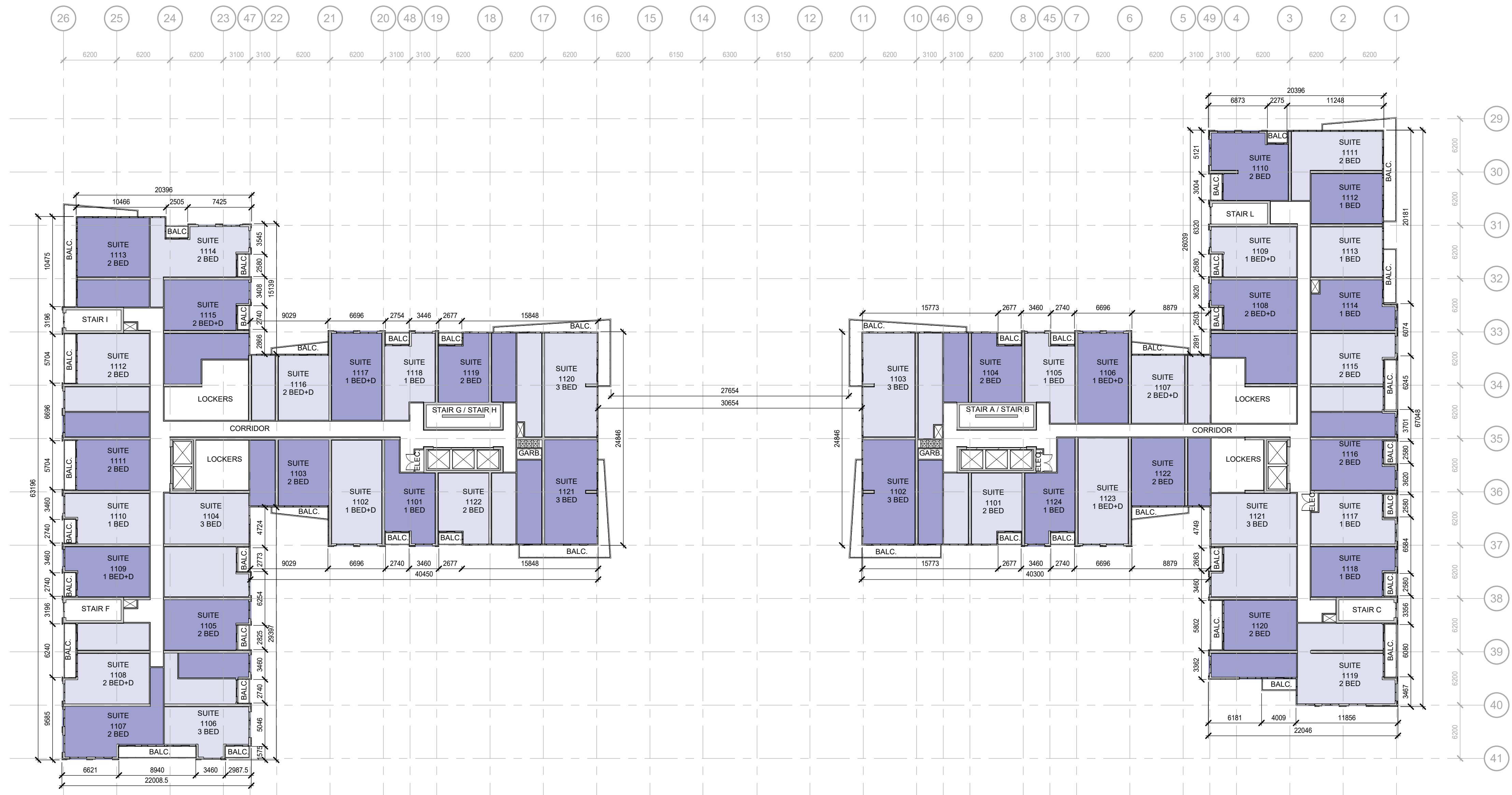
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 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**11th FLOOR PLAN**

DRAWING SCALE: As indicated  
 PROJECT NUMBER: **22452**

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: **A211**  
 PLOT DATE: 2023-08-11



**1 11th FLOOR**  
 A211 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 W W W W 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILINGS:**  
 TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

INSULATED BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 WINDOW TAGS SEE A015 - WALL TYPES  
 CEILING TAGS SEE A014 - CEILING TYPES  
 ROOM TAGS SEE A000 - ROOM SCHEDULE  
 DOOR TAGS SEE A010 - DOOR SCHEDULE  
 WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

LOCKER NUMBERS  
 PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

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KEY TO DETAIL LOCATION  
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	1	11.08.2023	KNYMH

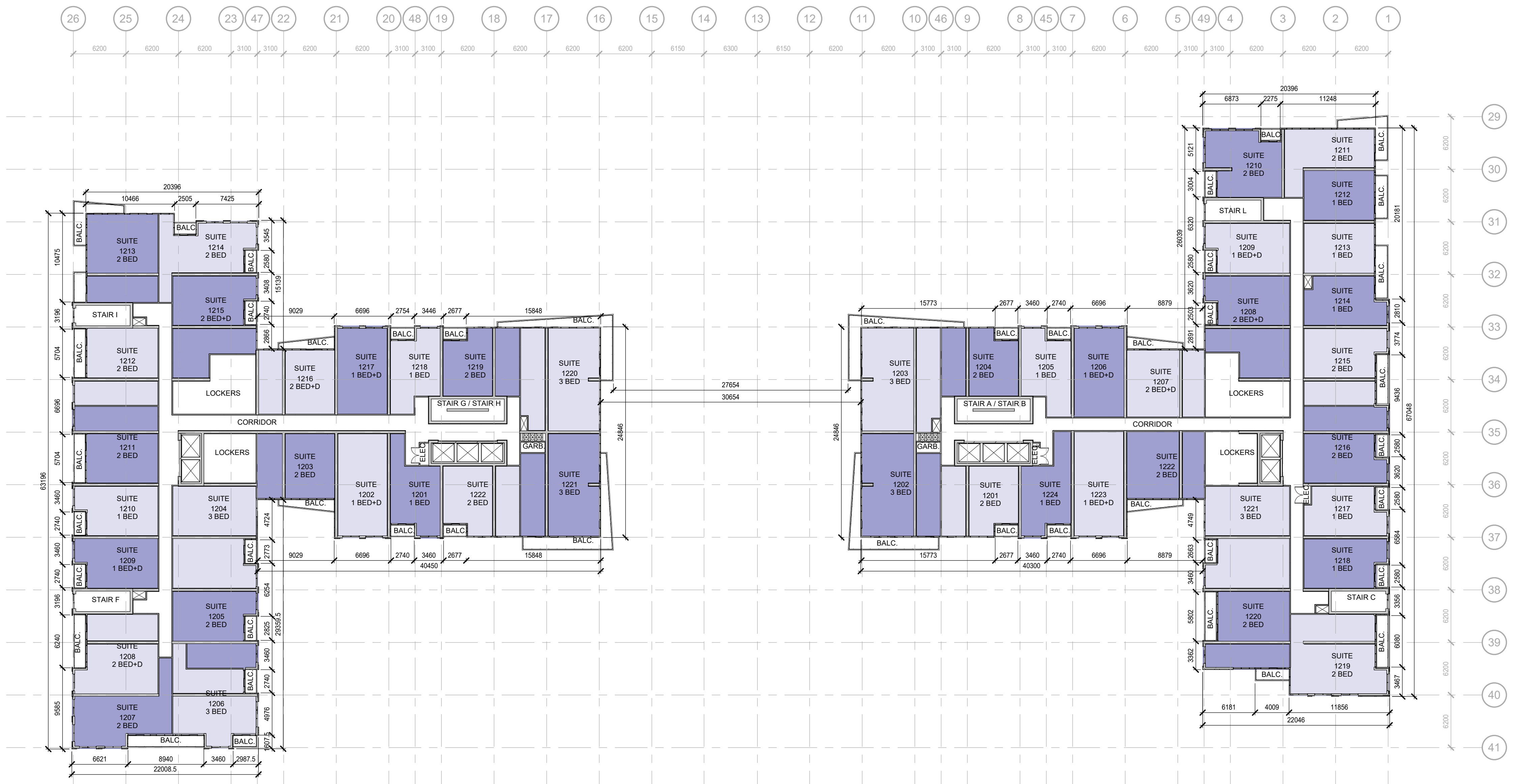
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1 12th FLOOR  
 A212 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O 1.0 HOUR FIRE SEPARATION  
 ~~~~~ 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

REFLECTED CEILINGS:
 [Symbol] TYPICAL GYPSUM BULKHEAD
MINIMUM 2'00mm A.F.F.
 SEE A016 - CEILING TYPES
 Coordinate ceilings in common areas w/ Interior Design Dept.
 [Symbol] INSULATED BULKHEAD
MINIMUM 2'100mm A.F.F.
 SEE A016 - CEILING TYPES
 [Symbol] TYPICAL GYPSUM BULKHEAD
MINIMUM 2'100mm A.F.F.
 SEE A016 - CEILING TYPES

CONSTRUCTION TAGS:
 [Symbol] WINDOW TAGS SEE A015 - WALL TYPES
 [Symbol] CEILING TAGS SEE A014 - CEILING TYPES
 [Symbol] ROOM TAGS SEE A000 - ROOM SCHEDULE
 [Symbol] DOOR TAGS SEE A010 - DOOR SCHEDULE
 [Symbol] WINDOW TAGS SEE A020 - WINDOW ELEVATIONS
 [Symbol] LOCKER NUMBERS
 [Symbol] PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
 12th FLOOR PLAN

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| DRAWING SCALE:
As indicated | PROJECT NUMBER:
22452 |
| DRAWN BY:
Author | CHECKED BY:
Checker |
| DRAWING VERSION:
A212 | DRAWING SHEET NUMBER:
A212 |
| PLOT DATE:
2023-08-11 | |

TIMESTAMP: 2023-08-14 3:28:22 PM FILEPATH: C:\Real\Loco\22452 - Valley - Upper Wellington\interior\212\Floor.rvt

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KEY TO DETAIL LOCATION
 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

| DRAWING SETS ISSUED FOR CLIENT REVIEW | No. | DATE (DD.MM.YY) | BY |
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ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

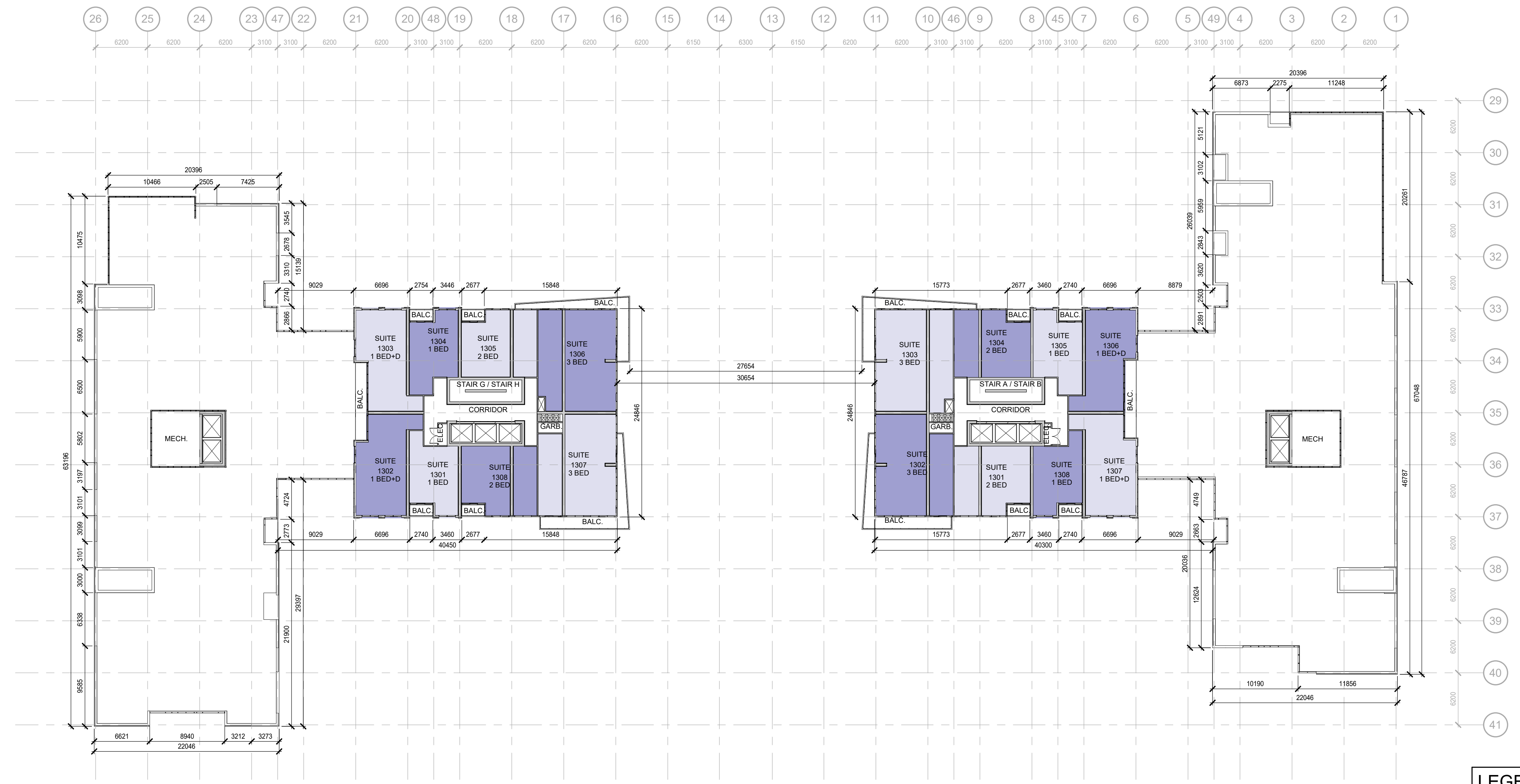
| REVISIONS TO DRAWING | No. | DATE (DD.MM.YY) | BY |
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BUILDING PERMIT NUMBER:
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1 13th FLOOR
 A213 1:300

LEGEND

FIRE SEPARATIONS:
 X X X X X 3/4 HOUR FIRE SEPARATION
 O O O O O 1.0 HOUR FIRE SEPARATION
 ~~~~~ 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ □ 2.0 HOUR FIRE SEPARATION

**REFLECTED CEILING:**  
 [Symbol] TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES  
 Coordinate ceilings in common areas w/ Interior Design Dept.

[Symbol] INSULATED BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

[Symbol] TYPICAL GYPSUM BULKHEAD  
 MINIMUM 2'00mm A.F.F.  
 SEE A016 - CEILING TYPES

**CONSTRUCTION TAGS:**  
 [Symbol] WINDOW TAGS SEE A015 - WALL TYPES  
 [Symbol] CEILING TAGS SEE A014 - CEILING TYPES  
 [Symbol] ROOM TAGS SEE A000 - ROOM SCHEDULE  
 [Symbol] DOOR TAGS SEE A010 - DOOR SCHEDULE  
 [Symbol] WINDOW TAGS SEE A020 - WINDOW ELEVATIONS

[Symbol] LOCKER NUMBERS  
 [Symbol] PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 13th FLOOR PLAN

DRAWING SCALE: As indicated  
 PROJECT NUMBER: 22452

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: A213  
 PLOT DATE: 2023-08-11



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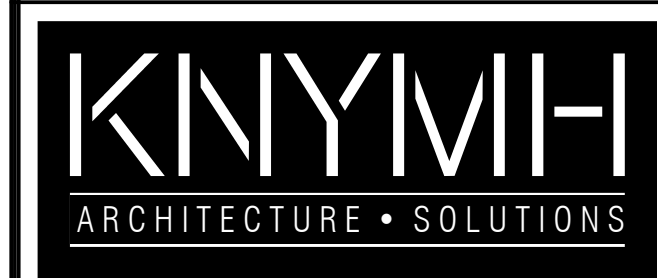
KEY TO DETAIL LOCATION  
 No. DETAIL NUMBER  
 No. DRAWING SHEET NUMBER

| DRAWING SETS ISSUED FOR CLIENT REVIEW | No. | DATE (DD.MM.YY) | BY    |
|---------------------------------------|-----|-----------------|-------|
|                                       | 1   | 11.08.2023      | KNYMH |
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|----------------------|-----|-----------------|----|
| NOT FOR CONSTRUCTION |     |                 |    |

BUILDING PERMIT NUMBER:  
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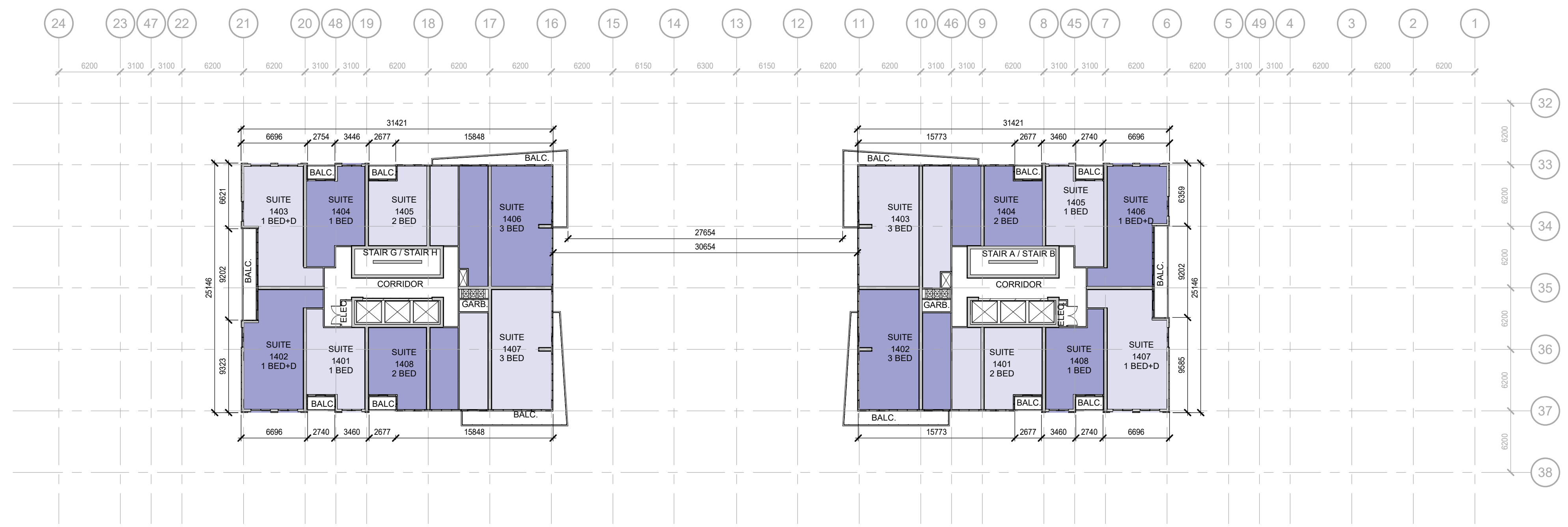
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**UPPER WELLINGTON CONDOS**  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
**14th FLOOR PLAN**

DRAWING SCALE: As indicated  
 PROJECT NUMBER: **22452**

DRAWN BY: Author  
 CHECKED BY: Checker  
 DRAWING SHEET NUMBER: **A214**  
 DRAWING VERSION:  
 PLOT DATE: 2023-08-11



**1 14th FLOOR**  
 A214 1:300

**LEGEND**

**FIRE SEPARATIONS:**  
 X X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O O 1.0 HOUR FIRE SEPARATION  
 ~~~~~ 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ □ 2.0 HOUR FIRE SEPARATION

REFLECTED CEILINGS:
 [Symbol] TYPICAL GYPSUM BULKHEAD
MINIMUM 2'00mm A.F.F.
 SEE A016 - CEILING TYPES
 Coordinate ceilings in common areas w/ Interior Design Dept.
 [Symbol] INSULATED BULKHEAD
MINIMUM 2'100mm A.F.F.
 SEE A016 - CEILING TYPES
 [Symbol] TYPICAL GYPSUM BULKHEAD
MINIMUM 2'100mm A.F.F.
 SEE A016 - CEILING TYPES

CONSTRUCTION TAGS:
 [Symbol] WINDOW TAGS SEE A015 - WALL TYPES
 [Symbol] CEILING TAGS SEE A014 - CEILING TYPES
 [Symbol] ROOM TAGS SEE A000 - ROOM SCHEDULE
 [Symbol] DOOR TAGS SEE A010 - DOOR SCHEDULE
 [Symbol] WINDOW TAGS SEE A020 - WINDOW ELEVATIONS
 [Symbol] LOCKER NUMBERS
 [Symbol] PARKING NUMBERS

NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
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 THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK

KEY TO DETAIL LOCATION
 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

| DRAWING SETS ISSUED FOR CLIENT REVIEW | No. | DATE (DD.MM.YY) | BY |
|---------------------------------------|-----|-----------------|-------|
| 1 | 1 | 11.08.2023 | KNYMH |
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PROJECT NORTH

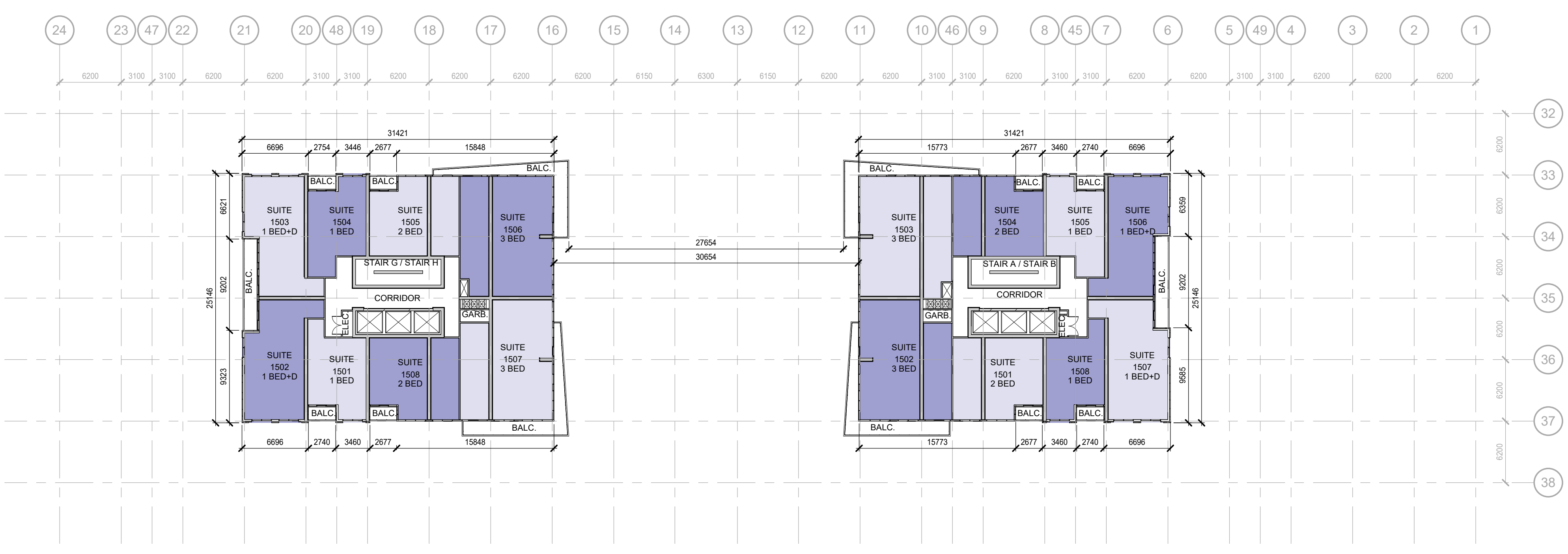
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UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
15th FLOOR PLAN

DRAWING SCALE: As indicated
 PROJECT NUMBER: **22452**

DRAWN BY: Author
 CHECKED BY: Checker
 DRAWING SHEET NUMBER: **A215**
 PLOT DATE: 2023-08-11



1 15th FLOOR
 A215 1:300

LEGEND

FIRE SEPARATIONS:
 X X X X X 3/4 HOUR FIRE SEPARATION
 O O O O O 1.0 HOUR FIRE SEPARATION
 W W W W W 1.5 HOUR FIRE SEPARATION
 □ □ □ □ □ 2.0 HOUR FIRE SEPARATION

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MINIMUM 2'00mm A.F.F. SEE A016 - CEILING TYPES
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CONSTRUCTION TAGS:
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NOTE: ALL DIMENSIONS SHOWN ON 200 SERIES DRAWINGS ARE TO FINISHED FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE

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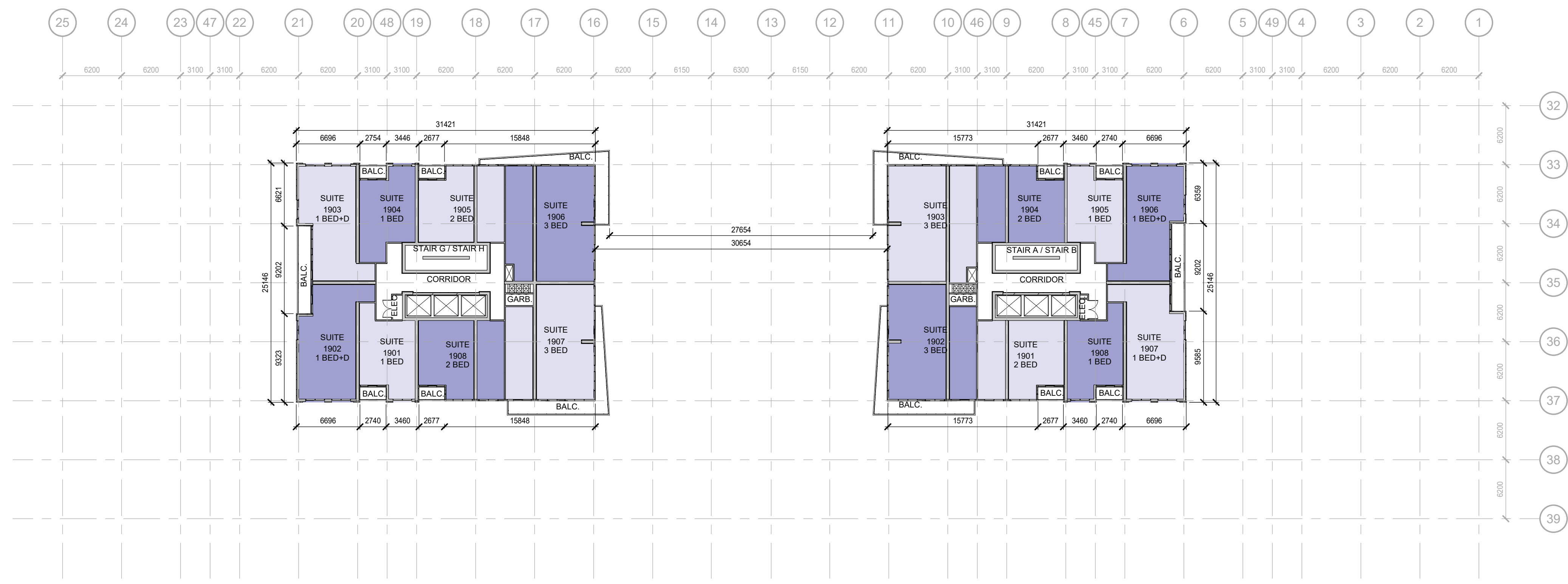
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1 19th FLOOR
 A219 1:300

LEGEND

FIRE SEPARATIONS:
 X X X X 3/4 HOUR FIRE SEPARATION
 O O O O 1.0 HOUR FIRE SEPARATION
 ~~~~~ 1.5 HOUR FIRE SEPARATION  
 □ □ □ □ 2.0 HOUR FIRE SEPARATION

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UPPER WELLINGTON CONDOS  
 1494 UPPER WELLINGTON STREET  
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:  
 19th FLOOR PLAN

|                                |                               |
|--------------------------------|-------------------------------|
| DRAWING SCALE:<br>As indicated | PROJECT NUMBER:<br>22452      |
| DRAWN BY:<br>Author            | CHECKED BY:<br>Checker        |
| DRAWING VERSION:<br>A219       | DRAWING SHEET NUMBER:<br>A219 |
| PLOT DATE:<br>2023-08-11       |                               |

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| 1                                     | 1   | 11.08.2023      | KNYMH |
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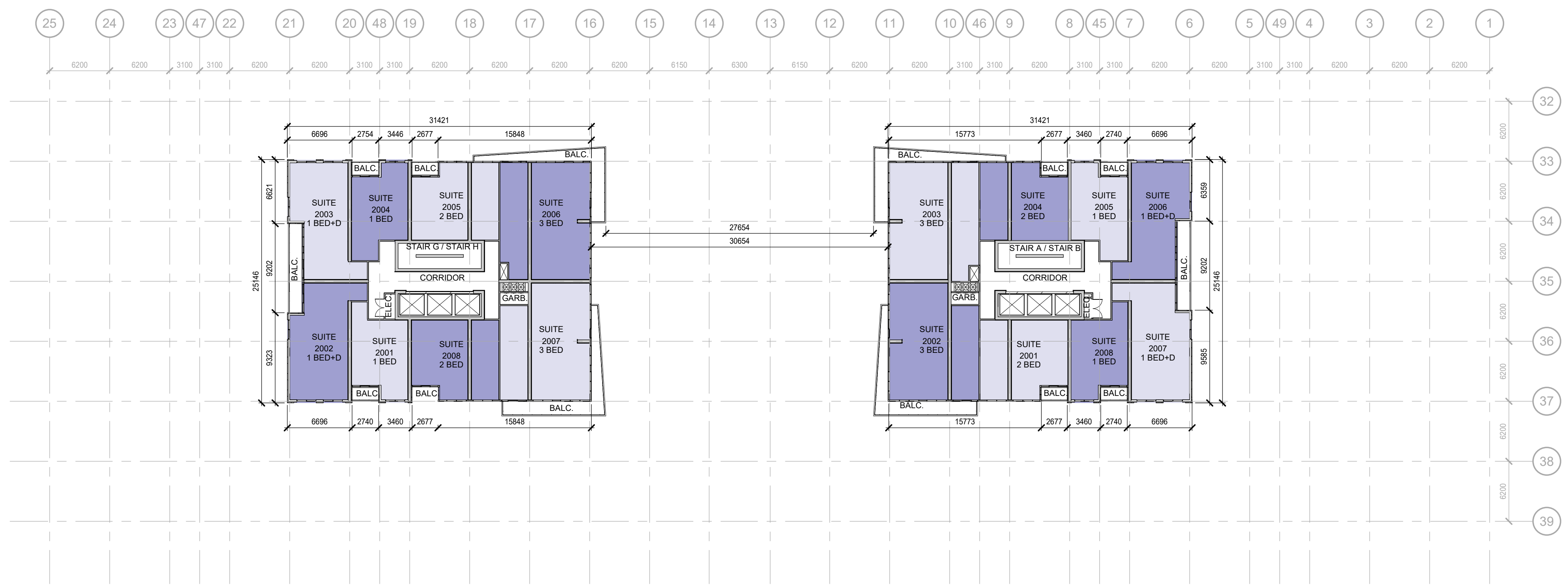
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1 20th FLOOR  
 A220 1:300

**LEGEND**

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 X X X X X 3/4 HOUR FIRE SEPARATION  
 O O O O O 1.0 HOUR FIRE SEPARATION  
 ~~~~~ 1.5 HOUR FIRE SEPARATION  
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UPPER WELLINGTON CONDOS
 1494 UPPER WELLINGTON STREET
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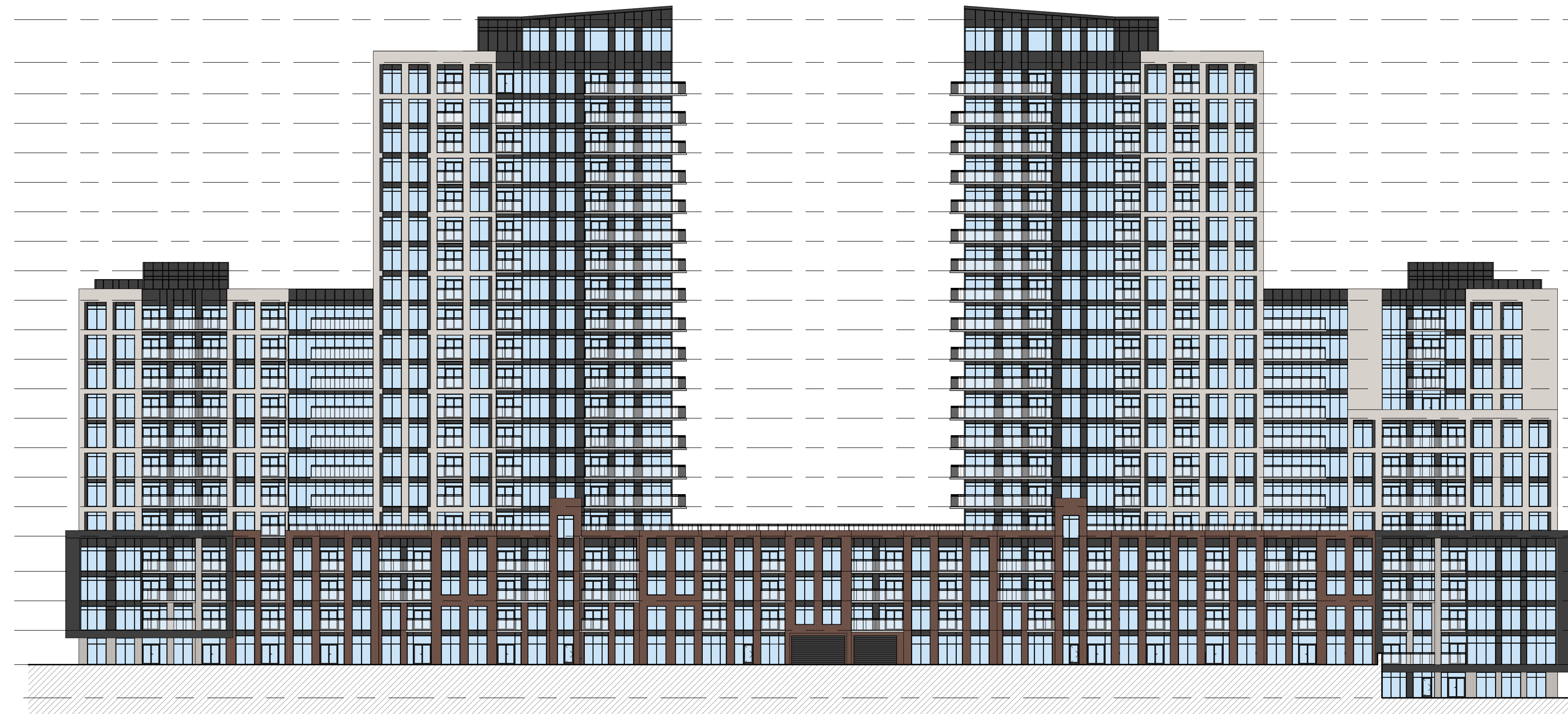
DRAWING SHEET TITLE:
 20th FLOOR PLAN

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| DRAWING SCALE:
As indicated | PROJECT NUMBER:
22452 |
| DRAWN BY:
Author | CHECKED BY:
Checker |
| DRAWING VERSION:
A220 | DRAWING SHEET NUMBER:
A220 |
| PLOT DATE:
2023-08-11 | |

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1 NORTH ELEVATION
A400 1:300



2 SOUTH ELEVATION
A400 1:300

LEGEND

| | |
|------|---------------------------|
| GL | GLAZING PANEL |
| SP | SPANDREL PANEL |
| E1 | EIFS COLOUR 1 |
| E2 | EIFS COLOUR 2 |
| STN1 | STONE COLOUR 1 |
| STN2 | STONE COLOUR 2 |
| MTL | PAINTED METAL |
| AR | ALUMINUM RAILING W/ GLASS |

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| DRAWING SETS ISSUED | No. | DATE (DD,MM,YY) | BY |
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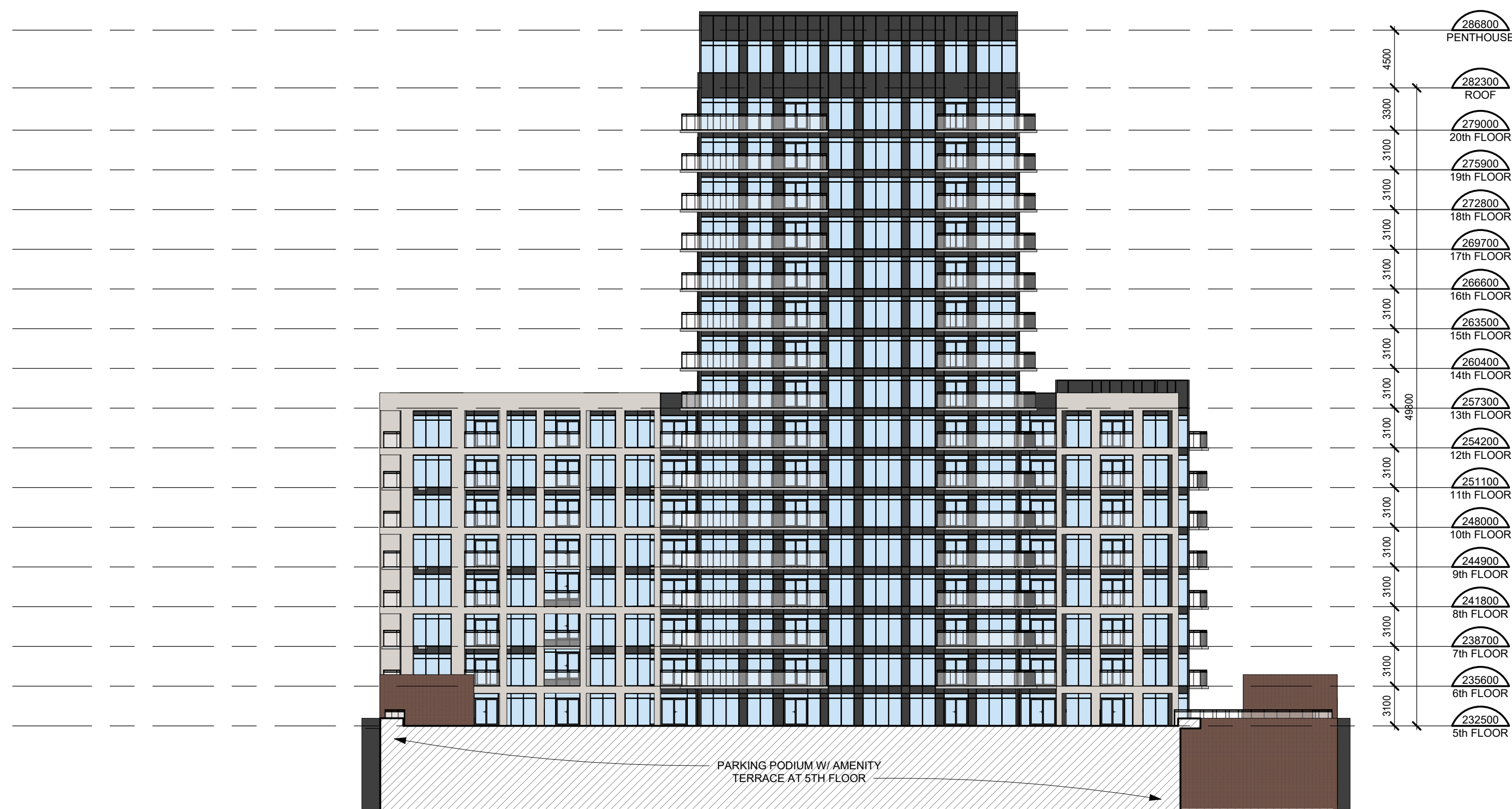
- NOTES:**
- MANDATORY WINDOW WALL REQUIREMENTS**
- THE WINDOW WALL SYSTEM MUST INCLUDE PRIMARY AND SECONDARY PLANES OF PROTECTION (WATER BARRIERS) AND VENTILATE AIR SPACES WITH PROVISION FOR POSITIVE DRAINAGE TO THE EXTERIOR IN A RAINSCREEN DESIGN.
 - THE DESIGN, TESTING AND INSTALLATION OF THE WINDOW WALL SYSTEM INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVERS, OPENING UNITS, DOORS AND THE TRANSITIONS TO THE ADJOINING ASSEMBLIES AND MATERIALS.
 - INCORPORATE THE RECOMMENDATIONS OF AN INDEPENDENT CONSULTANT (ARCHITECT OR PROFESSIONAL ENGINEER), HAVING EXPERTISE WITH THE DESIGN AND INSTALLATION OF WINDOW WALL SYSTEMS WHO HAS SPECIFICALLY ENGAGED FOR THIS PURPOSE.
 - THE INDEPENDENT CONSULTANT HAS APPROVED THE CONSULTANTS BUILDING DESIGN FOR THE WINDOW WALL SYSTEM FOR THE SPECIFIC PROJECT.
 - THE WINDOW WALL SYSTEM AS INSTALLED ON THE PROJECT IS IN COMPLIANCE WITH THE ARCHITECTS BUILDING DESIGN.
 - THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES SHOP DRAWINGS AND CALCULATIONS FOR THE WINDOW WALL SYSTEM TO BE USED ON THE SPECIFIC PROJECT FOR REVIEW BY THE CONSULTANT AND THE INDEPENDENT CONSULTANT. AND THE SHOP DRAWINGS AND CALCULATIONS HAVE BEEN SEALED BY A PROFESSIONAL ENGINEER RETAINED BY THE MANUFACTURER RESPECTING STRUCTURAL INTEGRITY, AIR BARRIER CONTINUITY AND WATER INGRESS MANAGEMENT.
 - THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES THE CONSULTANTS AND THE INDEPENDENT CONSULTANT WITH TEST REPORTS FOR AIR LEAKAGE AND WATER PENETRATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE APPLICABLE VERSION OF CSA 4448, OR OTHER STANDARD APPLICABLE AT THE TIME AND PLACE OF CONSTRUCTION, AND THE CONSULTANTS AND THE INDEPENDENT CONSULTANT HAVE EACH REVIEWED AND ACCEPTED THESE REPORTS AS APPROPRIATE FRO THE SPECIFIC PROJECT.
 - A FULL SCALE MOCK-UP OF THE SPECIFIC WINDOW WALL SYSTEM FOR THE PROJECT, INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVERS, OPENING UNITS, DOORS AND TRANSITIONS TO ADJOINING ASSEMBLIES AND MATERIALS, HAS BEEN SUCCESSFULLY TESTED RESPECTING AIR AND WATER INFILTRATION AND ENVIRONMENTAL SEPARATION PERFORMANCE IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AS DETERMINED, REVIEWED AND APPROVED BY THE INDEPENDENT CONSULTANT.
 - THE COMPLETED WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS WARRANTED RESPECTING AIR AND WATER INFILTRATION TO THE SATISFACTION OF THE INDEPENDENT CONSULTANT.
 - THE ENTIRE WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW WALL MANUFACTURER FOR A PERIOD OF NOT LESS THAN 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT OR REGISTRATION IN THE CASE OF A CONDOMINIUM WHICHEVER COMES LATER. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LABOUR AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW WALL SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.
 - THE INDEPENDENT CONSULTANT SHALL PROVIDE A PROFESSIONAL'S SEALED LETTER CONFIRMING THAT THEY WILL COMPLY WITH THE MANDATORY WINDOW WALL REQUIREMENTS ABOVE. THIS LETTER SHALL BE SUBMITTED AT THE TIME OF SHOP DRAWING SUBMISSION.

- NOTES:**
- ALL GUARDS TO MEET REQUIREMENTS OF THE O.B.C. 2012. MANUFACTURER/SUPPLIER TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS COMPLETE WITH MOUNTING DETAILS.
GUARDS SHALL COMPLY WITH O.B.C. 3.3.1.17, 3.4.6.5 AND 4.1.10.
GUARDS SHALL COMPLY WITH O.B.C. 4.3.6.
ALL GLASS IN GUARDS TO COMPLY WITH O.B.C. SB-13.
GLAZING LOCATED 1070 OR LESS ABOVE FINISHED FLOOR AND MORE THAN 600mm ABOVE GRADE SHALL BE DESIGNED AS A GUARD AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE O.B.C.
ALL WINDOWS TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.3.4.8. PROTECTION OF WINDOWS IN APARTMENT BUILDINGS. WINDOW SUPPLIER TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS FOR REVIEW.
ALL DOOR AND WINDOW FRAMES AND SASHES TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.1.5.4. COMBUSTIBLE GLAZING AND SKYLIGHTS.
REFER TO NOISE IMPACT STUDY FOR ADDITIONAL GLAZING REQUIREMENTS.
ENSURE CO-ORDINATION WITH MECHANICAL DRAWINGS FOR EXHAUST WALL BOX LOCATIONS WITHIN ALUMINUM SCREENS.
ALL SPANDREL GLASS PANELS ARE TO HAVE A MINIMUM R-VALUE OF R-10, C/W METAL BACK PAN.
DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND SHOWN FOR INFORMATION PURPOSES ONLY.
WINDOW SUPPLIER/INSTALLER IS TO PROVIDE DEFLECTION CONNECTION FOR ALL CURTAIN WALLS / WINDOW WALLS. (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DEFLECTION).
ALL WINDOWS AND GLASS DOORS TO MEET MINIMUM ENERGY RATING FOR WINDOWS IN ZONE 5 OF THE O.B.C. SB-10.
NON-METAL FRAME WINDOWS/DOORS 0.25 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME (ALUM.) WINDOWS 0.25 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME DOORS 0.35 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT

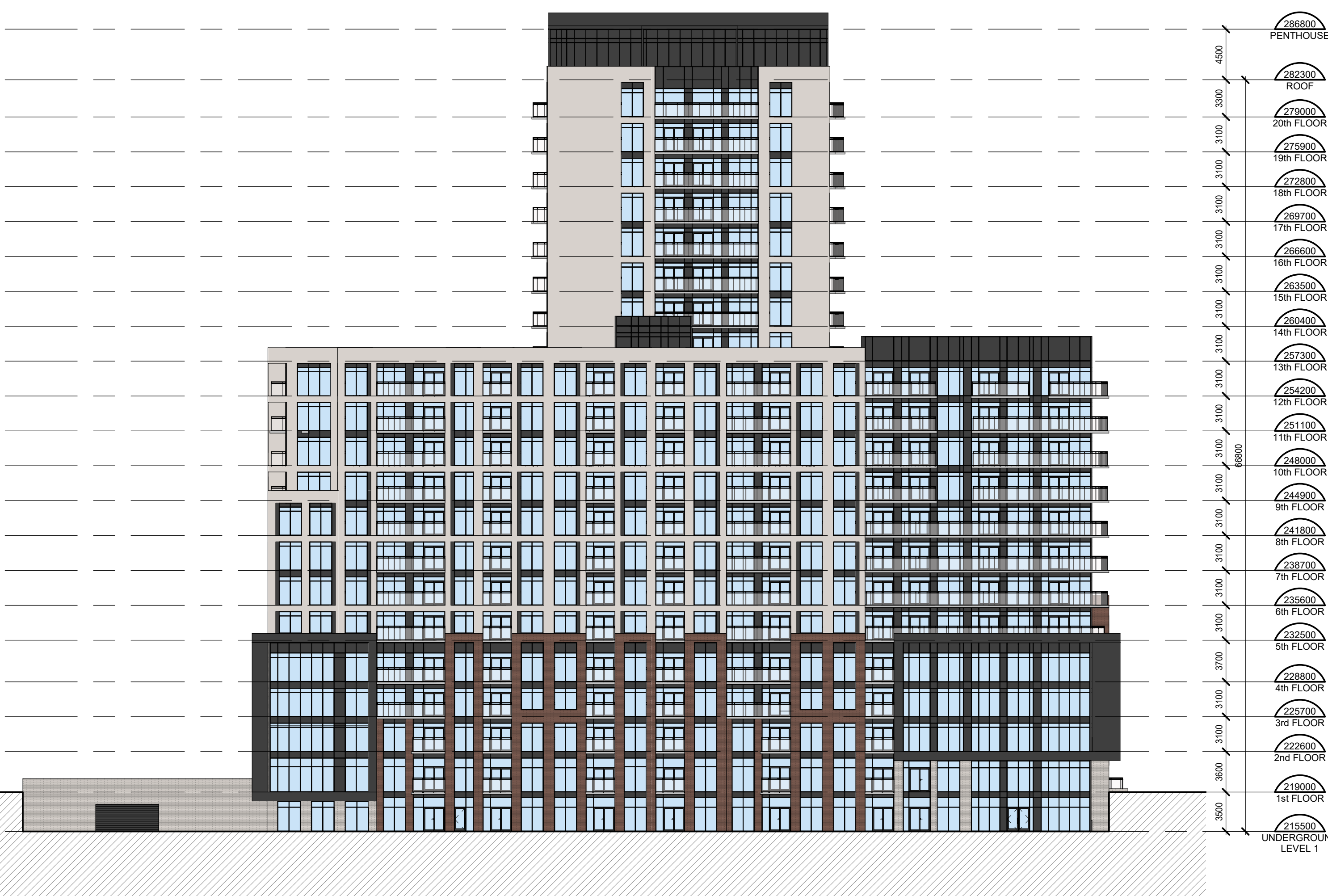
UPPER WELLINGTON CONDOS
1494 UPPER WELLINGTON STREET
HAMILTON, ONTARIO

DRAWING SHEET TITLE:
ELEVATIONS

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| DRAWING SCALE:
As indicated | PROJECT NUMBER:
22452 |
| DRAWN BY:
Author | CHECKED BY:
Checker |
| DRAWING VERSION:
000 | DRAWING SHEET NUMBER:
A400 |
| PLOT DATE: | |



2 EAST INTERIOR ELEVATION
A401 1:300



1 EAST ELEVATION
A401 1:300

LEGEND

| | |
|------|---------------------------|
| GL | GLAZING PANEL |
| SP | SPANDREL PANEL |
| E1 | EIFS COLOUR 1 |
| E2 | EIFS COLOUR 2 |
| STN1 | STONE COLOUR 1 |
| STN2 | STONE COLOUR 2 |
| MTL | PAINTED METAL |
| AR | ALUMINUM RAILING W/ GLASS |

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NOTES:
MANDATORY WINDOW WALL REQUIREMENTS

1. THE WINDOW WALL SYSTEM MUST INCLUDE PRIMARY AND SECONDARY PLANES OF PROTECTION (WATER BARRIERS) AND VENTILATE AIR SPACES WITH PROVISION FOR POSITIVE DRAINAGE TO THE EXTERIOR IN A RAINSCREEN DESIGN.
2. THE DESIGN, TESTING AND INSTALLATION OF THE WINDOW WALL SYSTEM INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVERS, OPENING UNITS, DOORS AND THE TRANSITIONS TO THE ADJOINING ASSEMBLIES AND MATERIALS.
 1. INCORPORATE THE RECOMMENDATIONS OF AN INDEPENDENT CONSULTANT (ARCHITECT OR PROFESSIONAL ENGINEER), HAVING EXPERTISE WITH THE DESIGN AND INSTALLATION OF WINDOW WALL SYSTEMS WHO HAS SPECIFICALLY ENGAGED FOR THIS PURPOSE.
 2. THE INDEPENDENT CONSULTANT HAS APPROVED THE CONSULTANTS BUILDING DESIGN FOR THE WINDOW WALL SYSTEM FOR THE SPECIFIC PROJECT.
 3. THE WINDOW WALL SYSTEM AS INSTALLED ON THE PROJECT IS IN COMPLIANCE WITH THE ARCHITECTS BUILDING DESIGN.
3. THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES SHOP DRAWINGS AND CALCULATIONS FOR THE WINDOW WALL SYSTEM TO BE USED ON THE SPECIFIC PROJECT FOR REVIEW BY THE CONSULTANT AND THE INDEPENDENT CONSULTANT; AND THE SHOP DRAWINGS AND CALCULATIONS HAVE BEEN SEALED BY A PROFESSIONAL ENGINEER RETAINED BY THE MANUFACTURER RESPECTING STRUCTURAL INTEGRITY, AIR BARRIER CONTINUITY AND WATER INGRESS MANAGEMENT.
4. THE MANUFACTURER OF THE WINDOW WALL SYSTEM PROVIDES THE CONSULTANTS AND THE INDEPENDENT CONSULTANT WITH TEST REPORTS FOR AIR LEAKAGE AND WATER PENETRATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE APPLICABLE VERSION OF CSA 4448, OR OTHER STANDARD APPLICABLE AT THE TIME AND PLACE OF CONSTRUCTION, AND THE CONSULTANTS AND THE INDEPENDENT CONSULTANTS HAVE EACH REVIEWED AND ACCEPTED THESE REPORTS AS APPROPRIATE FOR THE SPECIFIC PROJECT.
5. A FULL SCALE MOCK-UP OF THE SPECIFIC WINDOW WALL SYSTEM FOR THE PROJECT, INCLUDING FRAMING MEMBERS, GLAZING UNITS, ANCHORAGE, SLAB EDGE COVERS, OPENING UNITS, DOORS AND TRANSITIONS TO ADJOINING ASSEMBLIES AND MATERIALS, HAS BEEN SUCCESSFULLY TESTED RESPECTING AIR AND WATER INFILTRATION AND ENVIRONMENTAL SEPARATION PERFORMANCE IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS AS DETERMINED, REVIEWED AND APPROVED BY THE INDEPENDENT CONSULTANT.
6. THE COMPLETED WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS WARRANTED RESPECTING AIR AND WATER INFILTRATION TO THE SATISFACTION OF THE INDEPENDENT CONSULTANT.
7. THE ENTIRE WINDOW WALL SYSTEM AS DESIGNED, CONSTRUCTED AND INSTALLED IS WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW WALL MANUFACTURER FOR A PERIOD OF NOT LESS THAN 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT OR REGISTRATION IN THE CASE OF A CONDOMINIUM WHICHEVER COMES LATER. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LABOUR AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW WALL SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.
8. THE INDEPENDENT CONSULTANT SHALL PROVIDE A PROFESSIONAL'S SEALED LETTER CONFIRMING THAT THEY WILL COMPLY WITH THE MANDATORY WINDOW WALL REQUIREMENTS ABOVE. THIS LETTER SHALL BE SUBMITTED AT THE TIME OF SHOP DRAWING SUBMISSION.

NOTES:

- ALL GUARDS TO MEET REQUIREMENTS OF THE O.B.C. 2012. MANUFACTURER/SUPPLIER TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS COMPLETE WITH MOUNTING DETAILS.
GUARDS SHALL COMPLY WITH O.B.C. 3.3.1.17, 3.4.6.5 AND 4.1.10.
GUARDS SHALL COMPLY WITH O.B.C. 4.3.6.
ALL GLASS IN GUARDS TO COMPLY WITH O.B.C. SB-13.
GLAZING LOCATED 1070 OR LESS ABOVE FINISHED FLOOR AND MORE THAN 600mm ABOVE GRADE SHALL BE DESIGNED AS A GUARD AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE O.B.C.
ALL WINDOWS TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.3.4.8. PROTECTION OF WINDOWS IN APARTMENT BUILDINGS. WINDOW SUPPLIER TO PROVIDE ENGINEERED STAMPED SHOP DRAWINGS FOR REVIEW.
ALL DOOR AND WINDOW FRAMES AND SASHES TO MEET THE REQUIREMENTS OF THE O.B.C. 2012 ARTICLE 3.1.5.4. COMBUSTIBLE GLAZING AND SKYLIGHTS.
REFER TO NOISE IMPACT STUDY FOR ADDITIONAL GLAZING REQUIREMENTS.
ENSURE CO-ORDINATION WITH MECHANICAL DRAWINGS FOR EXHAUST WALL BOX LOCATIONS WITH ALUMINUM SCREENS.
ALL SPANDREL GLASS PANELS ARE TO HAVE A MINIMUM R-VALUE OF R-10, C/W METAL BACK PAN.
DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND SHOWN FOR INFORMATION PURPOSES ONLY.
WINDOW SUPPLIER/INSTALLER IS TO PROVIDE DEFLECTION CONNECTION FOR ALL CURTAIN WALLS / WINDOW WALLS. (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED DEFLECTION).
ALL WINDOWS AND GLASS DOORS TO MEET MINIMUM ENERGY RATING FOR WINDOWS IN ZONE 5 OF THE O.B.C. SB-10.
NON-METAL FRAME WINDOWS/DOORS 0.25 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME (ALUM.) WINDOWS 0.25 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT
METAL FRAME DOORS 0.35 MAX U VALUE
0.35 SOLAR HEAT GAIN COEFFICIENT

UPPER WELLINGTON CONDOS
1494 UPPER WELLINGTON STREET
HAMILTON, ONTARIO

DRAWING SHEET TITLE:
ELEVATIONS

DRAWING SCALE:
As indicated

PROJECT NUMBER:
22452

DRAWN BY: Author
CHECKED BY: Checker

DRAWING SHEET NUMBER:
A401

DRAWING VERSION:
PLOT DATE:

LEGEND

- GLAZING PANEL
- SPANDREL PANEL
- EIFS COLOUR 1
- EIFS COLOUR 2
- STN1 STONE COLOUR 1
- STN2 STONE COLOUR 2
- MTL PAINTED METAL
- AR ALUMINUM RAILING W/ GLASS

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE PROCEEDING WITH WORK
 ALL DRAWINGS MAY BE TO BE SUBJECT TO CHANGE DUE TO COMMENTS FROM MUNICIPAL DEPARTMENTS AND OTHER AGENCIES WITH AUTHORITY. THE CONTRACTOR WORKING FROM DRAWINGS NOT SPECIFICALLY MARKED FOR CONSTRUCTION MUST ASSUME FULL RESPONSIBILITY AND BEAR COSTS FOR ANY CORRECTIONS OR DAMAGES RESULTING FROM HIS OR HER WORK.

KEY TO DETAIL LOCATION
 No. DETAIL NUMBER
 No. DRAWING SHEET NUMBER

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ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

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BUILDING PERMIT NUMBER:
 NOT FOR CONSTRUCTION WITHOUT PERMIT

KNYMH

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1 3D VIEW - UPPER WELLINGTON
 A403

UPPER WELLINGTON CONDOS

1494 UPPER WELLINGTON STREET
 HAMILTON, ONTARIO

DRAWING SHEET TITLE:
3D ELEVATIONS

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1:1 | PROJECT NUMBER:
22452 |
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Author | CHECKED BY:
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| DRAWING VERSION: | |
| PLOT DATE: | |
| DRAWING SHEET NUMBER:
A403 | |