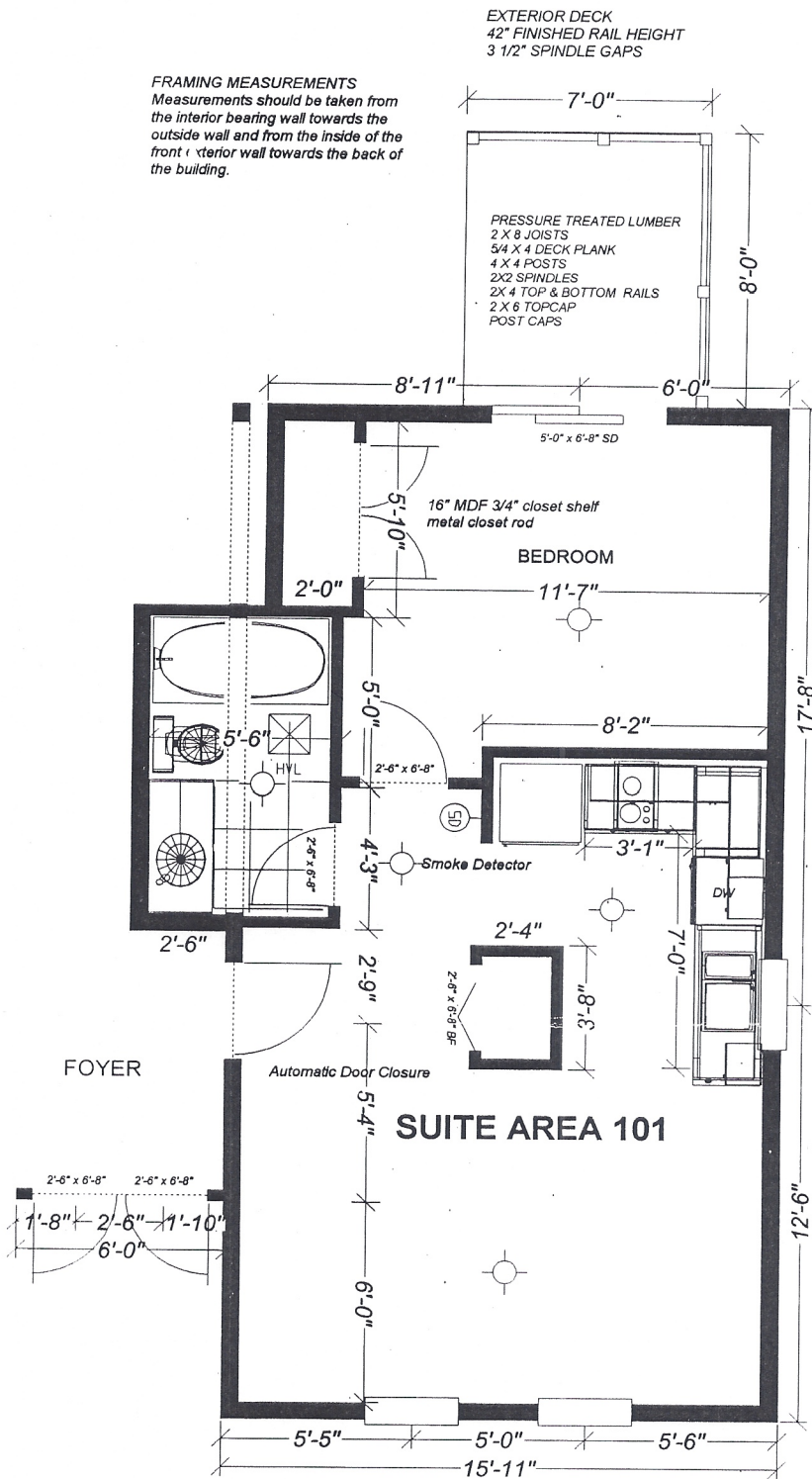


# SUITE 101

475 SQUARE FEET

**FRAMING MEASUREMENTS**  
Measurements should be taken from the interior bearing wall towards the outside wall and from the inside of the front exterior wall towards the back of the building.



ALL EXTERIOR WALLS TO BE INSULATED WITH FRICTION FIT BATT INSULATION  
EXTERIOR WALL BOXES TO IN PLASTIC SHIELDS  
ALL SEAMS TO BE TAPE SEALED  
EXTERIOR WALLS AND CEILINGS 5/8" FIRECODE DRYWALL TYPE "X" (See Schedules)

INTERIOR SEPARATION WALLS  
2X4 FRAMING INSULATED WITH FRICTION FIT BATT INSULATION  
RESILIENT CHANNEL  
SINGLE LAYER 5/8" FIRECODE DRYWALL EACH SIDE

INTERIOR PARTITION WALLS  
2X4 FRAMING  
1/2" SHEETROCK

HEADERS AND BEAMS  
3 PLY 2X10 KILN DRY LUMBER AT CEILING

SUBFLOOR  
AS REQUIRED  
3/8" SUBFLOOR UNDER ALL CERAMIC FLOOR TILE

ENTRY DOORS  
1 HOUR SOLID CORE WOODGRAIN DOORS  
AUTOMATIC DOOR CLOSURE REQUIRED

INTERIOR DOORS  
SAUDER HOLLOW CORE 1 3/8" CARLISLE DESIGN  
WIDTH X 6'8"

CASING  
3 1/2" MDF

BASEBOARD  
5 1/2" MDF

ELECTRICAL  
DISTRIBUTION AS PER CODE REQUIREMENTS  
RECESSED LIGHTING AS INDICATED  
CEILING FIXTURES AS INDICATED  
GFI OUTLETS IN ALL BATHROOMS  
TELEPHONE & CABLE JACKS AS INDICATED  
RANGE OUTLET AS REQUIRED  
DECOR SWITCHES & RECEPTACLES (WHITE)

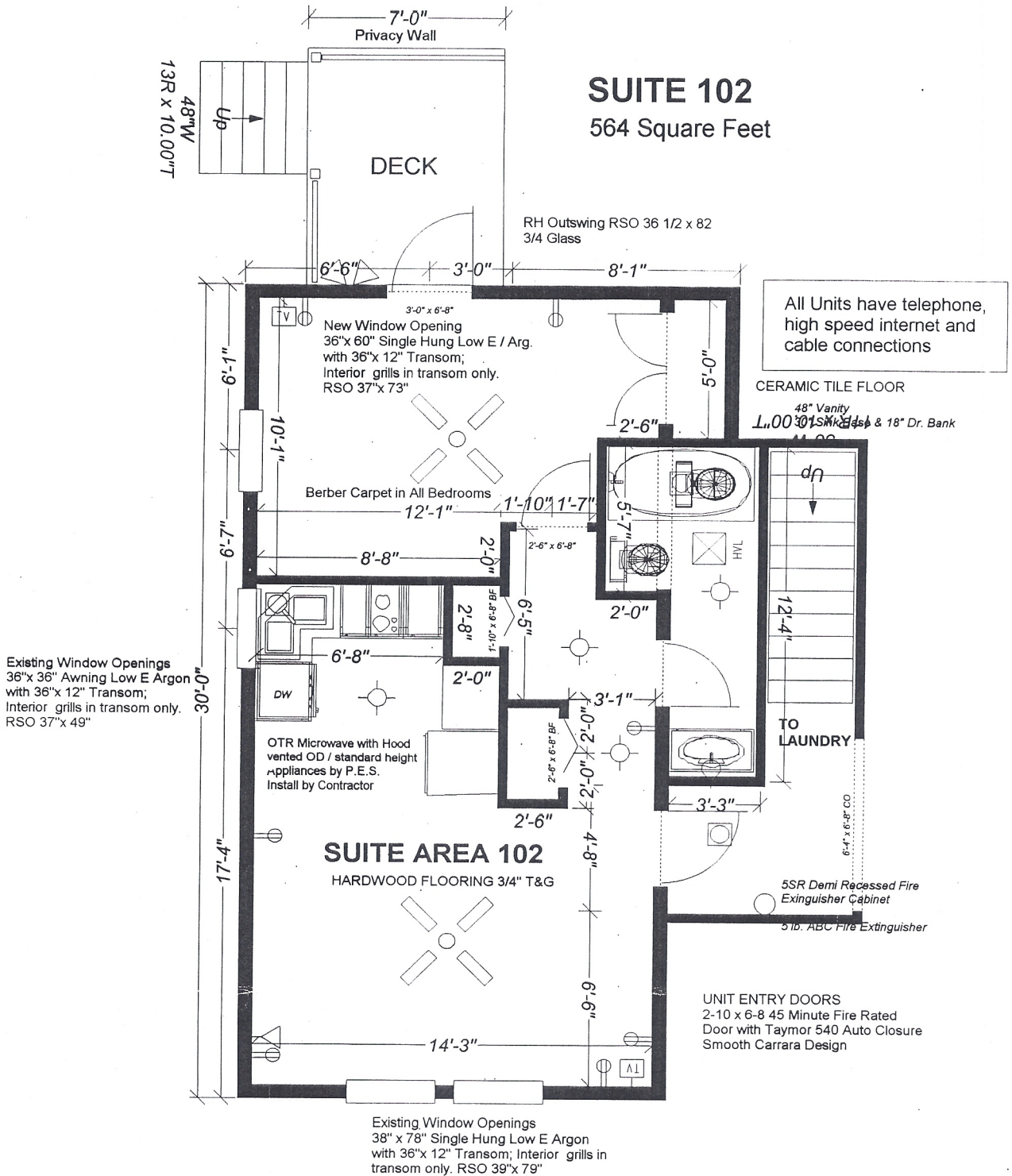
HEATING & VENTILATION  
DISTRIBUTION AS REQUIRED  
ALL BATHROOM FANS DUCTED TO OUTDOORS  
ALL RANGE HOODS DUCTED TO OUTDOORS

ELECTRIC BASEBOARD HEATING  
(10 WATT PER SQ. FT.)

**WINDOW SCHEDULE**  
SOLID VYNIL WINDOWS SINGLE HUNG VERTICAL SLIDERS; LOW "E" GLASS; GRILLS IN BOTTOM SASH ONLY; 3 1/2" COLONIAL EXTERIOR MOULDING

# SUITE 102

564 Square Feet



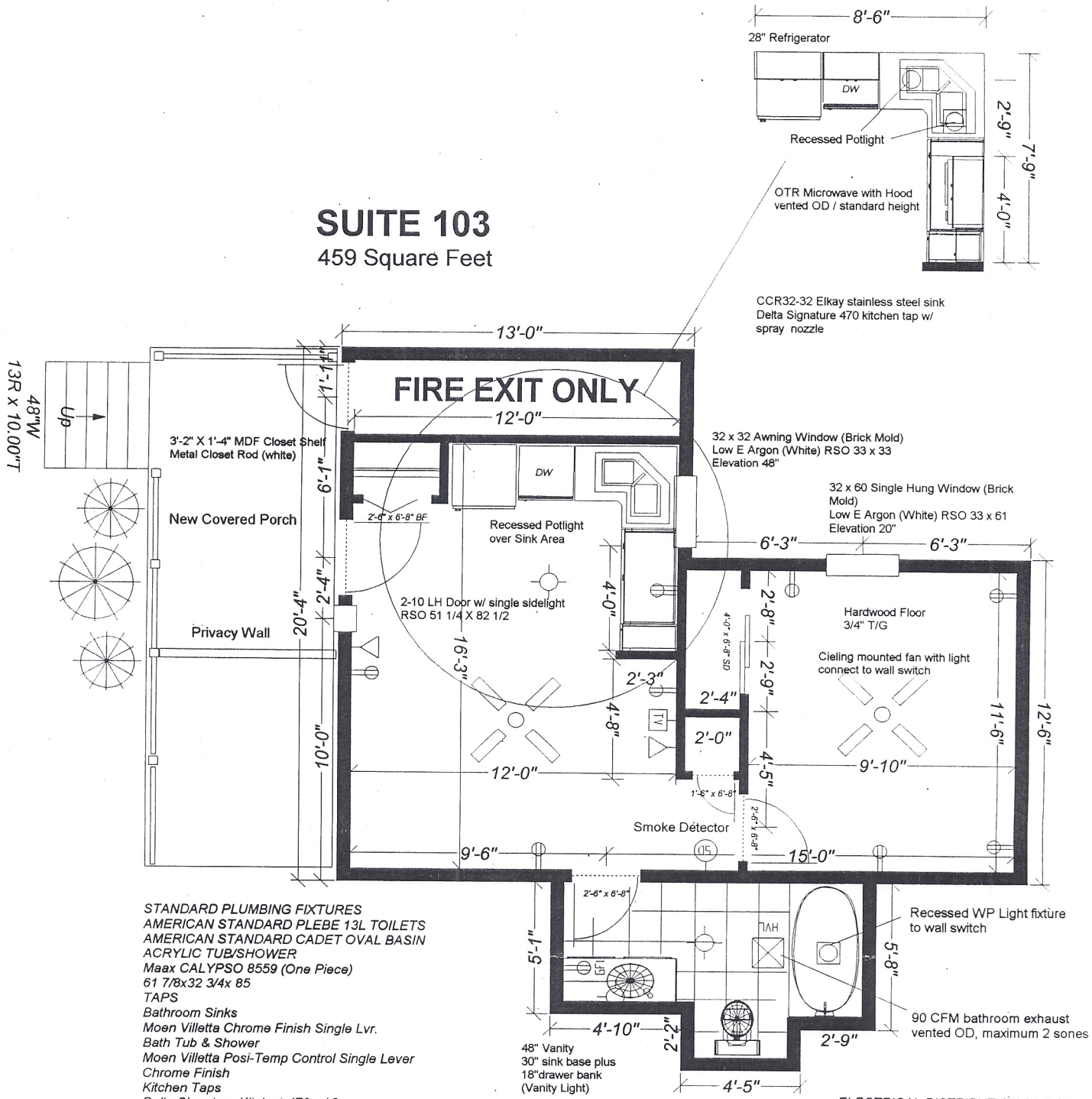
All Units have telephone,  
high speed internet and  
cable connections

**ELECTRICAL DISTRIBUTION AS PER  
CODE REQUIREMENTS.**  
Distribution is not limited to detailed  
locations.  
Decor switches and receptacles & dimmers  
**ELECTRIC HEAT**  
Dimplex Contemporary Heat Registers  
10 watts per square foot  
Wall mounted electric radiant panels in  
bathrooms

**STANDARD PLUMBING FIXTURES**  
AMERICAN STANDARD PLEBE 13L TOILETS  
AMERICAN STANDARD CADET OVAL BASIN  
ACRYLIC TUB/SHOWER  
Moen CALYPSO 8559 (One Piece)  
61 7/8x32 3/4x 85  
TAPS  
Bathroom Sinks  
Moen Villetta Chrome Finish Single Lvr.  
Bath Tub & Shower  
Moen Villetta Posi-Temp Control Single Lever  
Chrome Finish  
Kitchen Taps  
Delta Signature Kitchen 470 w/ Sprayer  
Kitchen /Bar Sinks  
Stainless Steel 27x20 1/2 x 7 Standard with tap ledge  
**CERAMIC FLOORS IN ALL BATHS**  
12x12 Tile P.E.S. Tile Selection (\$3.00 psf Tile only  
Budget) Supply & Installation by contractor. Dens shield  
1/2" tile substrate.

# SUITE 103

459 Square Feet



**STANDARD PLUMBING FIXTURES**  
 AMERICAN STANDARD PLEBE 13L TOILETS  
 AMERICAN STANDARD CADET OVAL BASIN  
 ACRYLIC TUB/SHOWER  
 Maax CALYPSO 8559 (One Piece)  
 61 7/8x32 3/4x 85  
 TAPS  
 Bathroom Sinks  
 Moen Villetta Chrome Finish Single Lvr.  
 Bath Tub & Shower  
 Moen Villetta Post-Temp Control Single Lever  
 Chrome Finish  
 Kitchen Taps  
 Delta Signature Kitchen 470 w/ Sprayer  
 Kitchen /Bar Sinks  
 Stainless Steel 27x20 1/2 x 7 Standard with tap ledge  
 CCR32-32 Corner Sink (Elkay)  
**CERAMIC FLOORS IN ALL BATHS**  
 12x12 Tile P.E.S. Tile Selection (\$3.00 psf Tile only  
 Budget) Supply & Installation by contractor. Dens shield  
 1/2" tile substrate.

All Units have telephone,  
 high speed internet and  
 cable connections

**ELECTRICAL DISTRIBUTION AS PER  
 CODE REQUIREMENTS.**  
 Distribution is not limited to detailed  
 locations.  
 Decor switches and receptacles & dimmers  
**ELECTRIC HEAT**  
 Dimplex Contemporary Heat Registers  
 10 watts per square foot  
 Wall mounted electric radiant panels in  
 bathrooms

**ALL EXTERIOR WALLS TO BE INSULATED WITH FRICTION FIT BATT INSULATION**  
 EXTERIOR WALL BOXES TO IN PLASTIC SHIELDS  
 ALL SEAMS TO BE TAPE SEALED  
 EXTERIOR WALLS AND CEILINGS 5/8" FIRECODE DRYWALL TYPE "C" (See Schedules)

**INTERIOR SEPARATION WALLS (UNIT TO UNIT)**  
 2X4 FRAMING INSULATED WITH FRICTION FIT BATT INSULATION  
 RESILIENT CHANNEL  
 SINGLE LAYER 5/8" FIRECODE GYPROC WALLBOARD TYPE "C" EACH SIDE

**INTERIOR PARTITION WALLS**  
 2X4 FRAMING  
 1/2" GYPROC WALLBOARD; WATER RESISTANT BOARD WHERE APPLICABLE

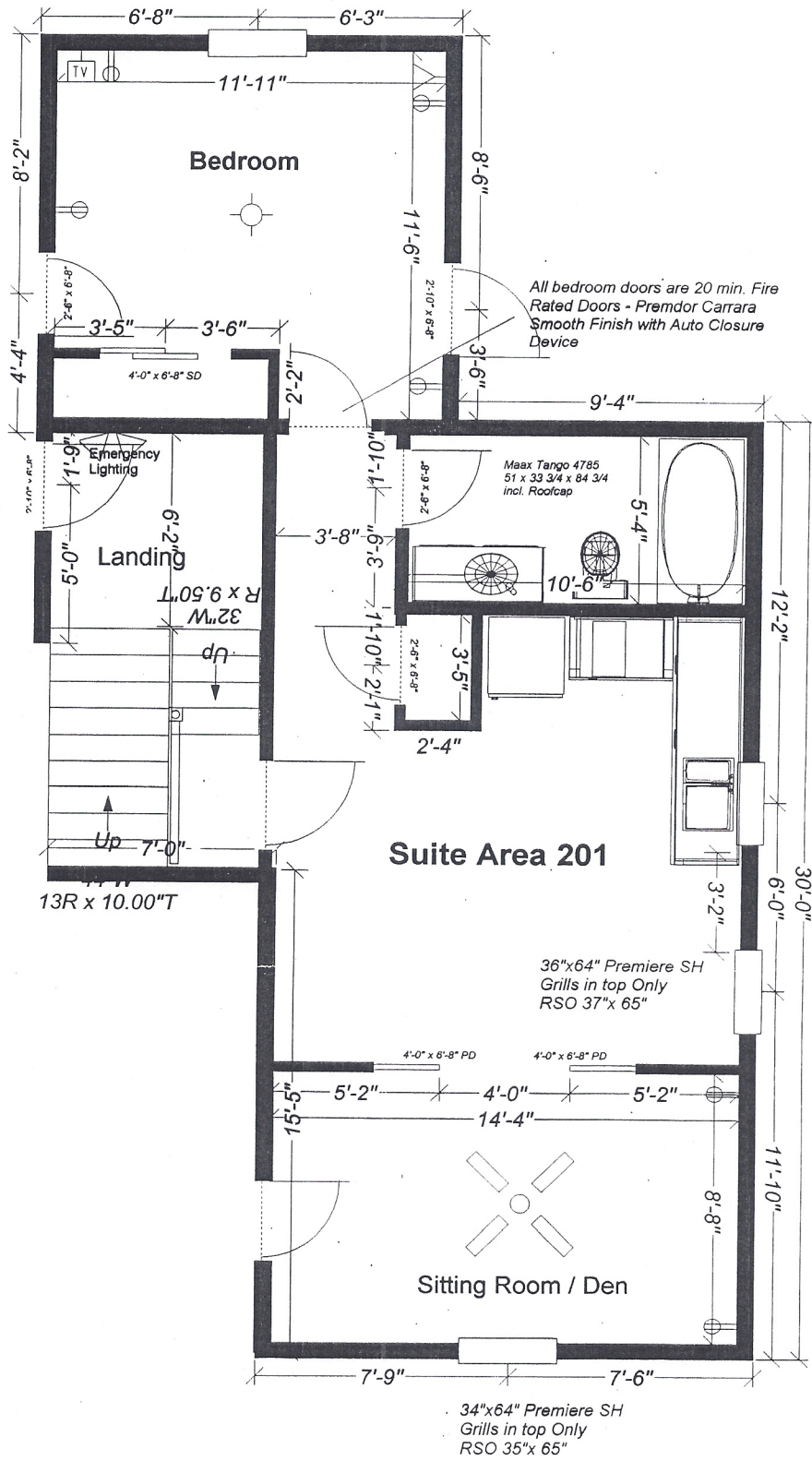
**HEADERS AND BEAMS**  
 3 PL / 2X10 KILN DRY LUMBER AT CEILING  
 SUBFLOOR  
 5/8" PLYWOOD OR OSB Edgegold T&G Screwed & Glued w/ pl400 or comparable sub  
 floor adhesive over existing floor boards.  
 1/2" DENS SHIELD TILE SUBSTRATE UNDER ALL CERAMIC FLOOR TILE

**DOORS**  
**ENTRY DOORS**  
 45 MINUTE FIRE RATED SOLID CORE SMOOTH FINISH 1 3/4" DOORS, CARRARA DESIGN  
 AUTOMATIC DOOR CLOSURE REQUIRED  
**INTERIOR DOORS**  
 PREMDOR SMOOTH FINISH SOLID CORE SAFE N' SOUND 1 3/8" CARRARA DESIGN  
 WIDTH X 68"  
**INTERIOR BEDROOM DOORS**  
 PREMDOR SMOOTH FINISH SOLID CORE 20 MINUTE FIRE RATED DOOR 1 3/4" CARRARA  
 DESIGN WIDTH X 68". AUTOMATIC DOOR CLOSURE REQUIRED.

**DOOR HARDWARE**  
 Schlage Lever Handles  
 Flair Passage Sets 96159  
 Flair Privacy Sets 96154 (Bath)  
 Flair Entry Sets 97435  
 (Bedroom)  
 Parth/Geo Gripset incl. matching  
 deabolt with inside knob converted  
 to Flair lever  
 (Bedroom & Entry Gripset to be  
 keyed alike). Master Key for all  
 building locks to be provided.

**SUITE 201**  
593 Square Feet

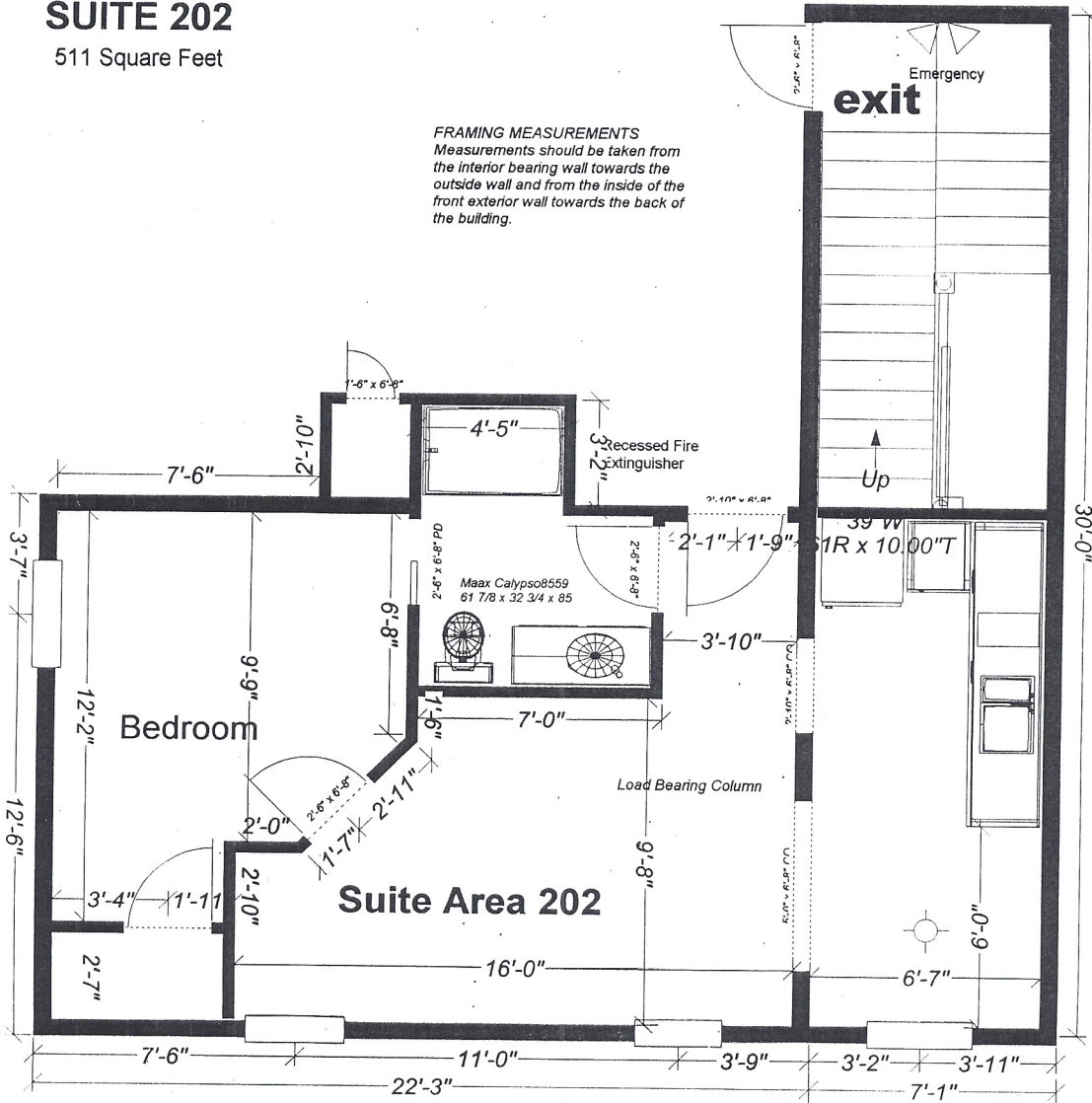
Flooring Details  
 Bathroom 12"x12" Ceramic Floor Tile  
 Main Living Area & Hallways - 3/4" T&G Maple Hardwood  
 Main Floor Entries - Ceramic Pad  
 Bedroom - Berber Nylon Carpet w/ Underpad  
 Kitchen - 24" Ceramic Cabinet Border



# SUITE 202

511 Square Feet

**FRAMING MEASUREMENTS**  
 Measurements should be taken from the interior bearing wall towards the outside wall and from the inside of the front exterior wall towards the back of the building.



ALL EXTERIOR WALLS TO BE INSULATED WITH FRICTION FIT BATT INSULATION  
 EXTERIOR WALL BOXES TO IN PLASTIC SHIELDS  
 ALL SEAMS TO BE TAPE SEALED  
 EXTERIOR WALLS AND CIELINGS 5/8" FIRECODE DRYWALL TYPE "X"

34"x64" Premiere SH  
 Grills in top Only  
 RSO 35"x 65"

INTERIOR SEPARATION WALLS  
 2X4 FRAMING INSULATED WITH FRICTION FIT BATT INSULATION  
 RESILIENT CHANNEL  
 SINGLE LAYER 5/8" FIRECODE DRYWALL EACH SIDE

HEATING & VENTILATION  
 DISTRIBUTION AS REQUIRED  
 ALL BATHROOM FANS DUCTED TO OUTDOORS  
 ALL RANGE HOODS DUCTED TO OUTDOORS

INTERIOR PARTITION WALLS  
 2X4 FRAMING  
 1/2" SHEETROCK

HEADERS AND BEAMS  
 3 PLY 2X10 KILN DRY LUMBER AT CEILING

SUBFLOOR  
 AS REQUIRED  
 3/8" SUBFLOOR UNDER ALL CERAMIC FLOOR TILE

ENTRY DOORS  
 1 HOUR SOLID CORE WOODGRAIN DOORS  
 AUTOMATIC DOOR CLOSURE REQUIRED

INTERIOR DOORS  
 SAUDER HOLLOW CORE 1 3/8" CARLISLE DESIGN  
 WIDTH X 6'8"

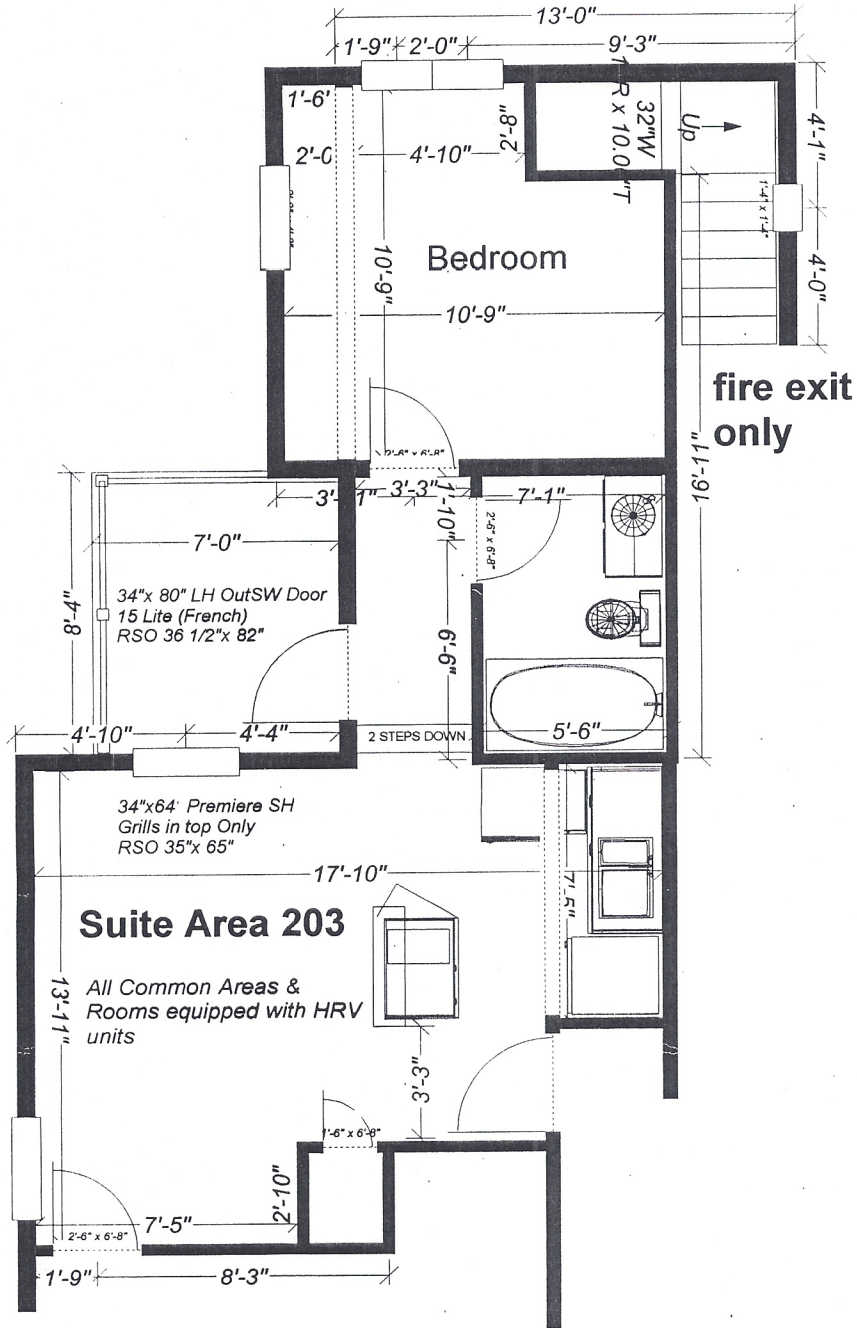
CASING  
 3 1/2" MDF

BASEBOARD  
 5 1/2" MDF

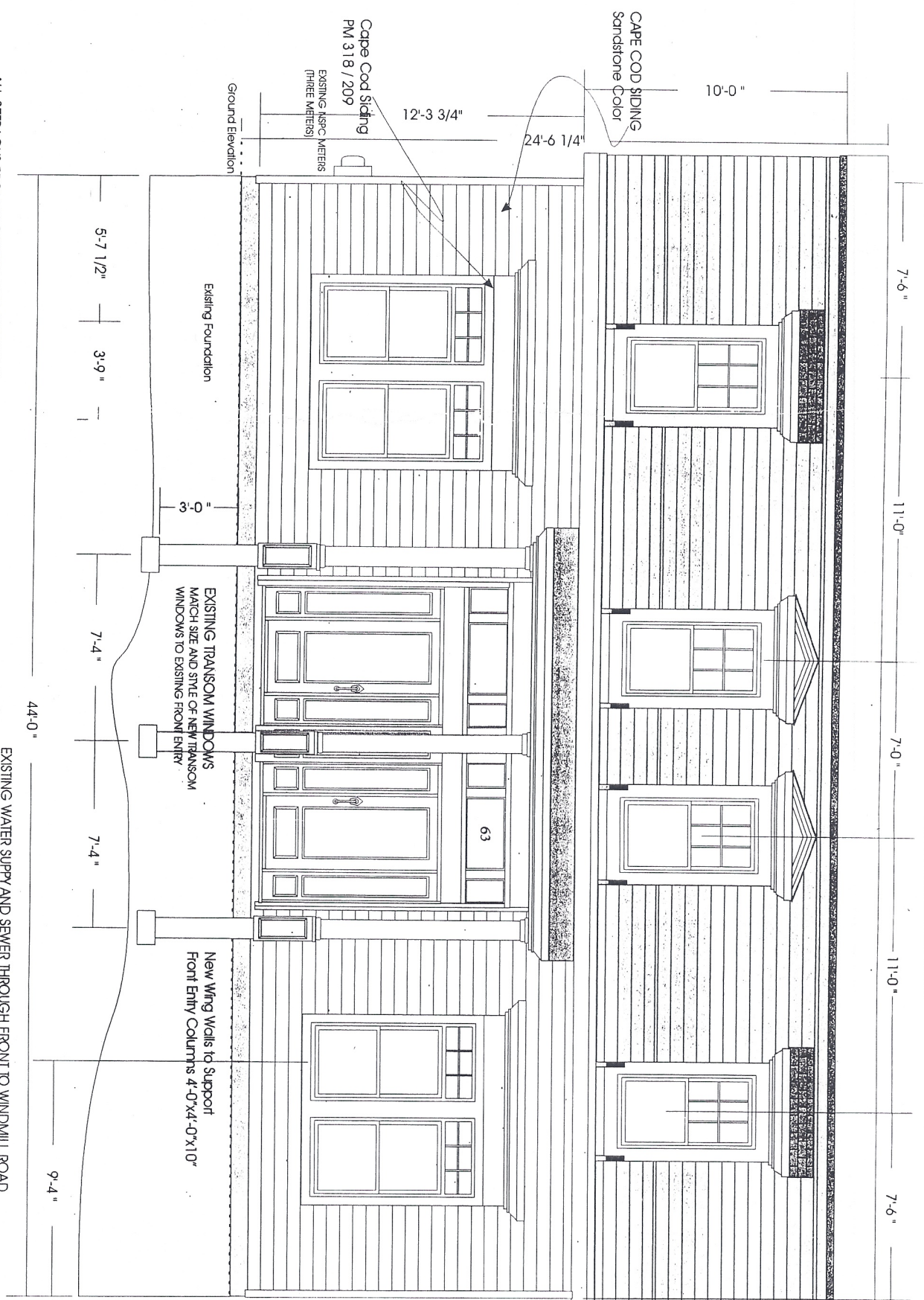
ELECTRICAL  
 DISTRIBUTION AS PER CODE REQUIREMENTS  
 RECESSED LIGHTING AS INDICATED  
 CEILING FIXTURES AS INDICATED  
 GFI OUTLETS IN ALL BATHROOMS  
 TELEPHONE & CABLE JACKS AS INDICATED  
 RANGE OUTLET AS REQUIRED  
 DECOR SWITCHES & RECEPTACLES (WHITE)

# SUITE 203

438 Square Feet



ALL MEASUREMENTS SUBJECT TO ONSITE CONFIRMATIONS. PRE-EXISTING WINDOW OPENINGS AND FRAMING MAY VARY FROM DRAWINGS



ALL SETBACKS FROM PROPERTY LINES, SIDEWALKS, MUNICIPAL STREETS AND PRIVATE LANES REMAIN AS EXISTING

EXISTING WATER SUPPLY AND SEWER THROUGH FRONT TO WINDMILL ROAD  
**PROPOSED FRONT ELEVATION**

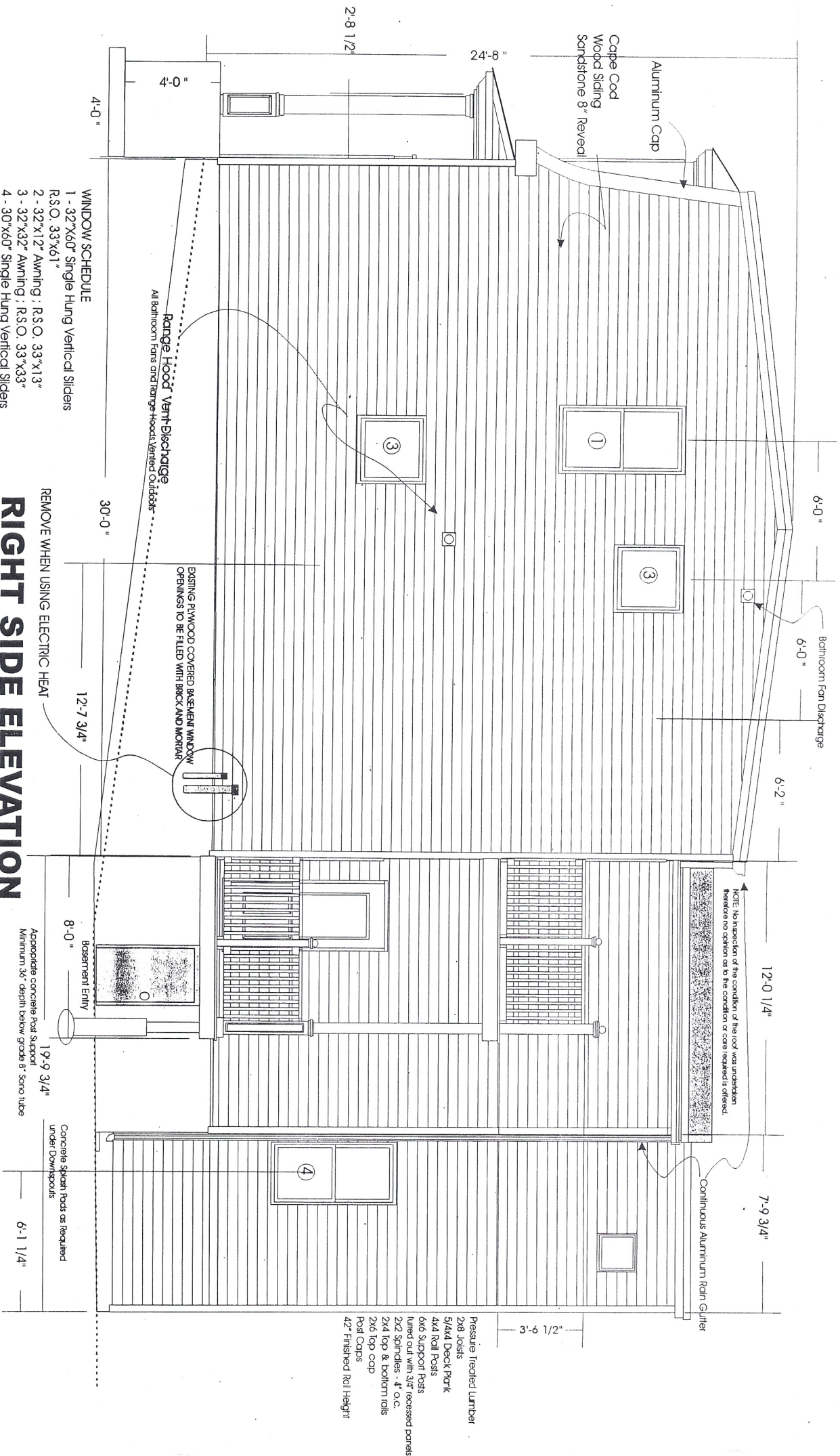
- Low Slope Roof
- NEW VINYL WINDOWS
- UPPER LEVEL
- 4 - 32" X 60", R.S.O. 33" X 61"
- SINGLE HUNG VERTICAL SLIDERS
- LOW E GLASS, INTERIOR GRILLS IN TOP SASH ONLY
- WINDOW ELEVATIONS BASED ON EXISTING OPENINGS TYPICAL 24" FROM FINISHED FLOOR
- Driftwood Asphalt Shingle
- Certified Woodscope 30

- NEW VINYL WINDOWS
- ENTRY LEVEL
- 4 - 32" X 72" (INCL. 12" TRANSOM); R.S.O. 33" X 73"
- SINGLE HUNG VERTICAL SLIDERS WITH TRANSOM
- LOW E GLASS, INTERIOR GRILLS IN TRANSOM ONLY
- 2 - 30" X 48" ; R.S.O. 31" X 49" ; ELEVATION 40"
- SINGLE HUNG VERTICAL SLIDERS
- LOW E GLASS, INTERIOR GRILLS IN TOP SASH ONLY

- FRONT ENTRY SYSTEM
- SINGLE RH OUTSWING WITH TWO SIDELIGHTS
- STEEL DOOR 1/2 GLASS MATCHING SIDELIGHTS
- PROJECTED RSD 66 3/4" X 81 1/2"
- AUTOMATIC CLOSURE REQUIRED
- SELFOCKING PANIC RELEASE HANDLE

**PREMIERE EXECUTIVE SUITES**  
 63 WINDMILL ROAD, DARTMOUTH  
 PROPOSED RENOVATION 2004  
 DRAWINGS 23.01.04

DRAWINGS BY:  
 LEES DAVIDS DESIGN  
 SCALE 1/4"=1 FOOT



- WINDOW SCHEDULE**
- 1 - 32"x60" Single Hung Vertical Sliders  
R.S.O. 33"x61"
  - 2 - 32"x12" Awning ; R.S.O. 33"x13"
  - 3 - 32"x32" Awning ; R.S.O. 33"x33"
  - 4 - 30"x60" Single Hung Vertical Sliders  
R.S.O. 31"x61"

NOTE: Low "E" Glass Required In all New Windows

REMOVE WHEN USING ELECTRIC HEAT  
**RIGHT SIDE ELEVATION**

- Pressure Treated Lumber
- 2x6 Joists
- 5/4x4 Deck Plank
- 4x4 Rail Posts
- 6x6 Support Posts
- lued out with 3/4" recessed panels
- 2x2 Sprockles - 4" O.C.
- 2x4 top & bottom rails
- 2x6 top cap
- Post Caps
- 42" Finished Rail Height

NOTE: No inspection of the condition of the roof was undertaken therefore no opinion as to the condition or care required is offered.

EXISTING PLYWOOD COVERED BASEMENT WINDOW OPENINGS TO BE FILLED WITH BRICK AND MORTAR

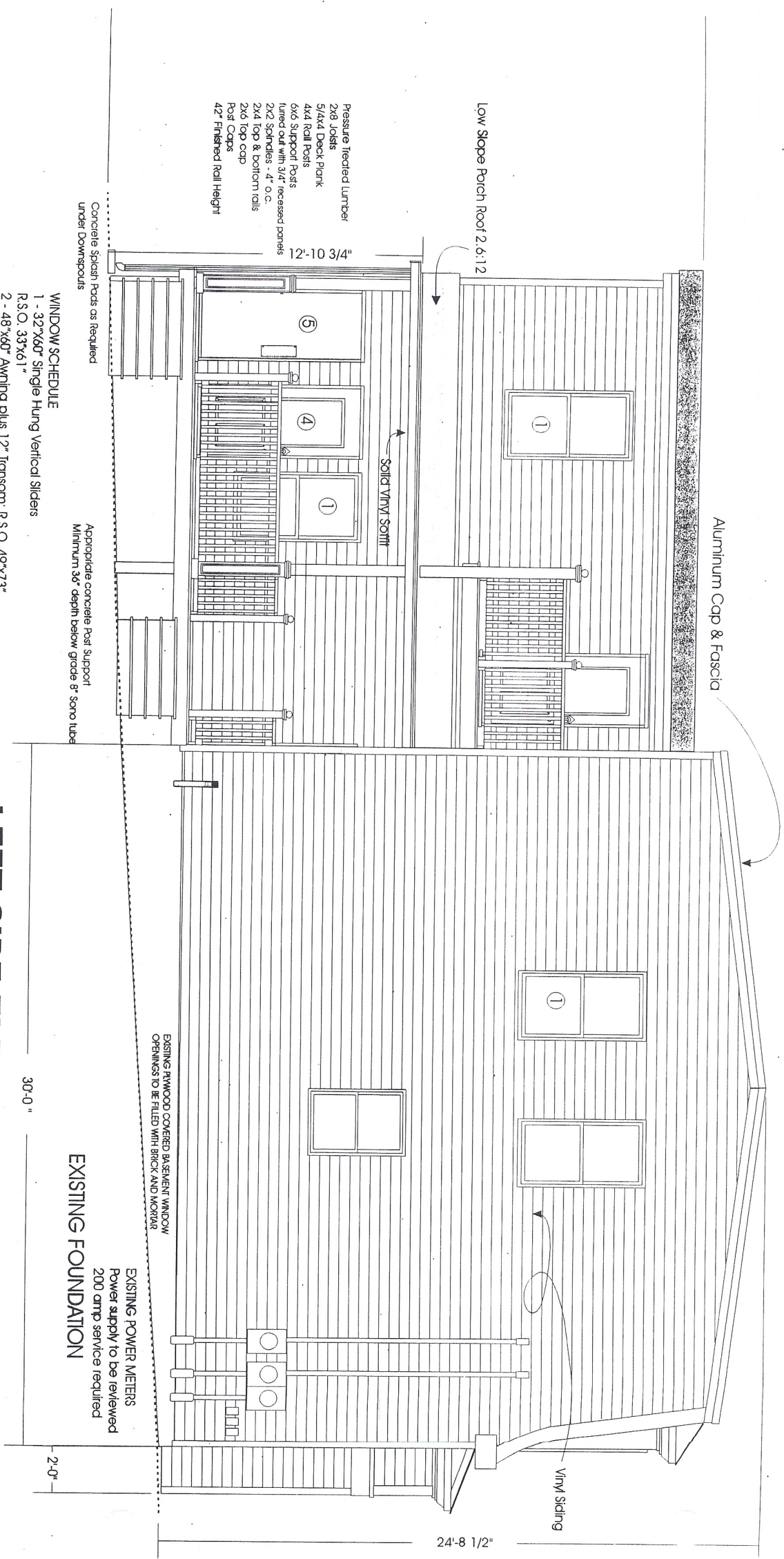
Range Hood Vent Discharge  
 All Bathroom Fans and Range Hoods Vented Outside

Basement Entry  
 Appropriate concrete Post Support  
 Minimum 36" depth below grade 8" Sono Tube

Concrete Spitch Posts as Required  
 under Downspouts

Continuous Aluminum Rain Gutter





Aluminum Cap & Fascia

Low Slope Porch Roof 2.6:12

Pressure Treated Lumber  
 2x8 Joists  
 5/4x4 Deck Plank  
 4x4 Rail Posts  
 6x6 Support Posts  
 Turned out with 3/4" recessed panels  
 2x2 Spindles - 4" o.c.  
 2x4 Top & bottom rails  
 2x6 Top cap  
 Post Caps  
 42" Finished Rail Height

12'-10 3/4"

Solid Vinyl Soffit

Concrete Slab Posts as Required  
 under Downspouts

Appropriate concrete Post support  
 Minimum 3/4" depth below grade 8" Sono Tube

**WINDOW SCHEDULE**

- 1 - 32"x60" Single Hung Vertical Sliders  
 R.S.O. 33"x61"
- 2 - 48"x60" Awning plus 12" Transom; R.S.O. 49"x73"
- 3 - 16"x60" Single Hung Vertical Slider plus 12" Transom; R.S.O. 17"x73"
- 4 - 2-10 LH Inswing 1/2 Glass Door R.S.O. 36"x82 1/2"
- 5 - 2-10 RH Outswing Steel Insulated Door auto Closure Device  
 and Panic Bar Required (EXIT ONLY) Projected R.S.O. 36"x81 1/4"

NOTE: Low E Glass Required in all New Windows

**LEFT SIDE ELEVATION**

30'-0"

**EXISTING FOUNDATION**

EXISTING POWER METERS  
 Power supply to be reviewed  
 200 amp service required

2'-0"

24'-8 1/2"

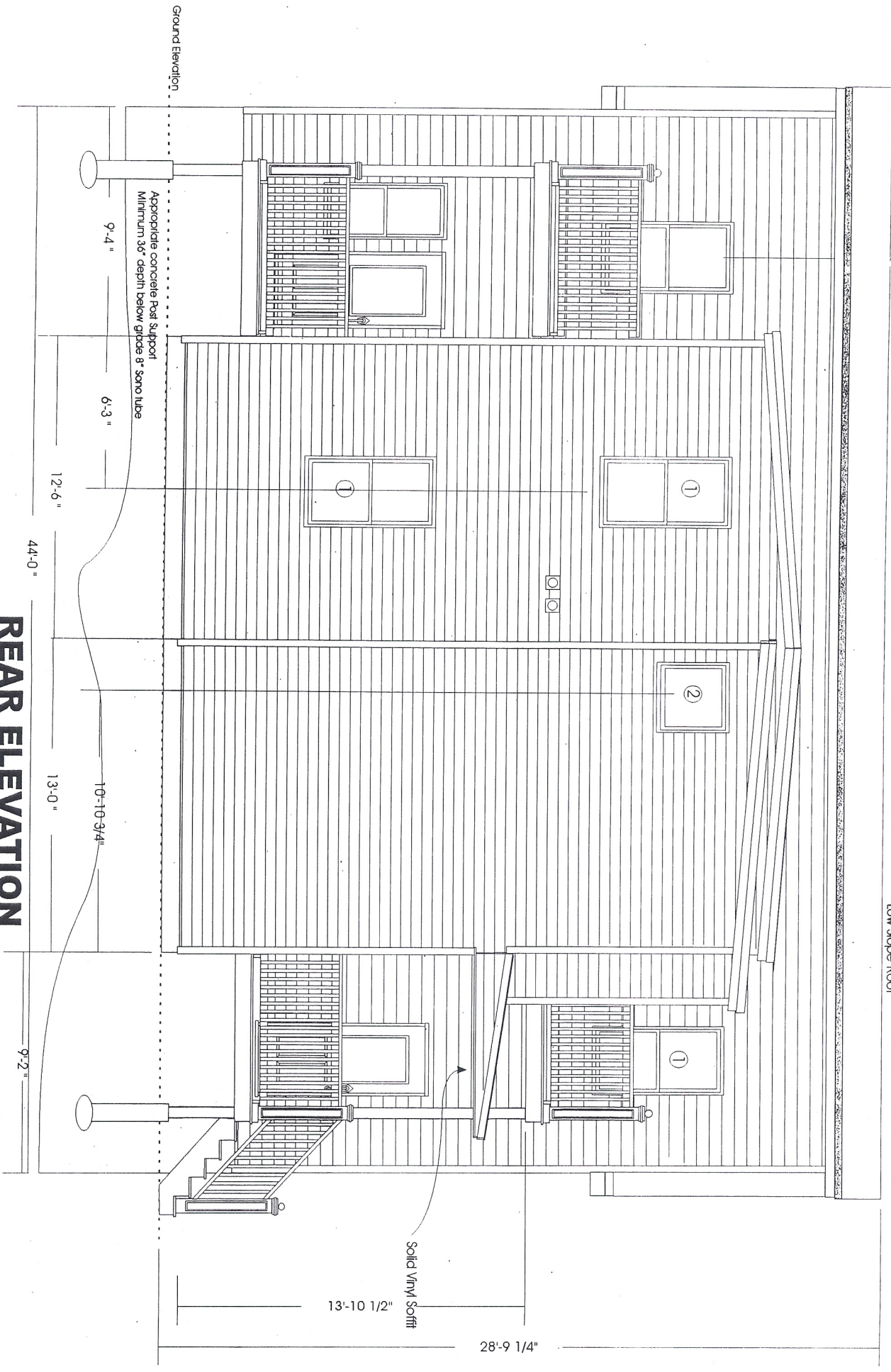
Vinyl Siding

EXISTING PLYWOOD COVERED BASEMENT WINDOW  
 OPENINGS TO BE FILLED WITH BRICK AND MORTAR

ALL MEASUREMENTS SUBJECT TO ONSITE CONFIRMATIONS. PRE-EXISTING WINDOW OPENINGS AND FRAMING MAY VARY FROM DRAWINGS

6'-0"

Low Slope Roof



Ground Elevation

Appropriate concrete Post Support  
Minimum 36" depth below grade 8" Sono Tube

9'-4"

6'-3"

12'-6"

44'-0"

13'-0"

10'-10-3/4"

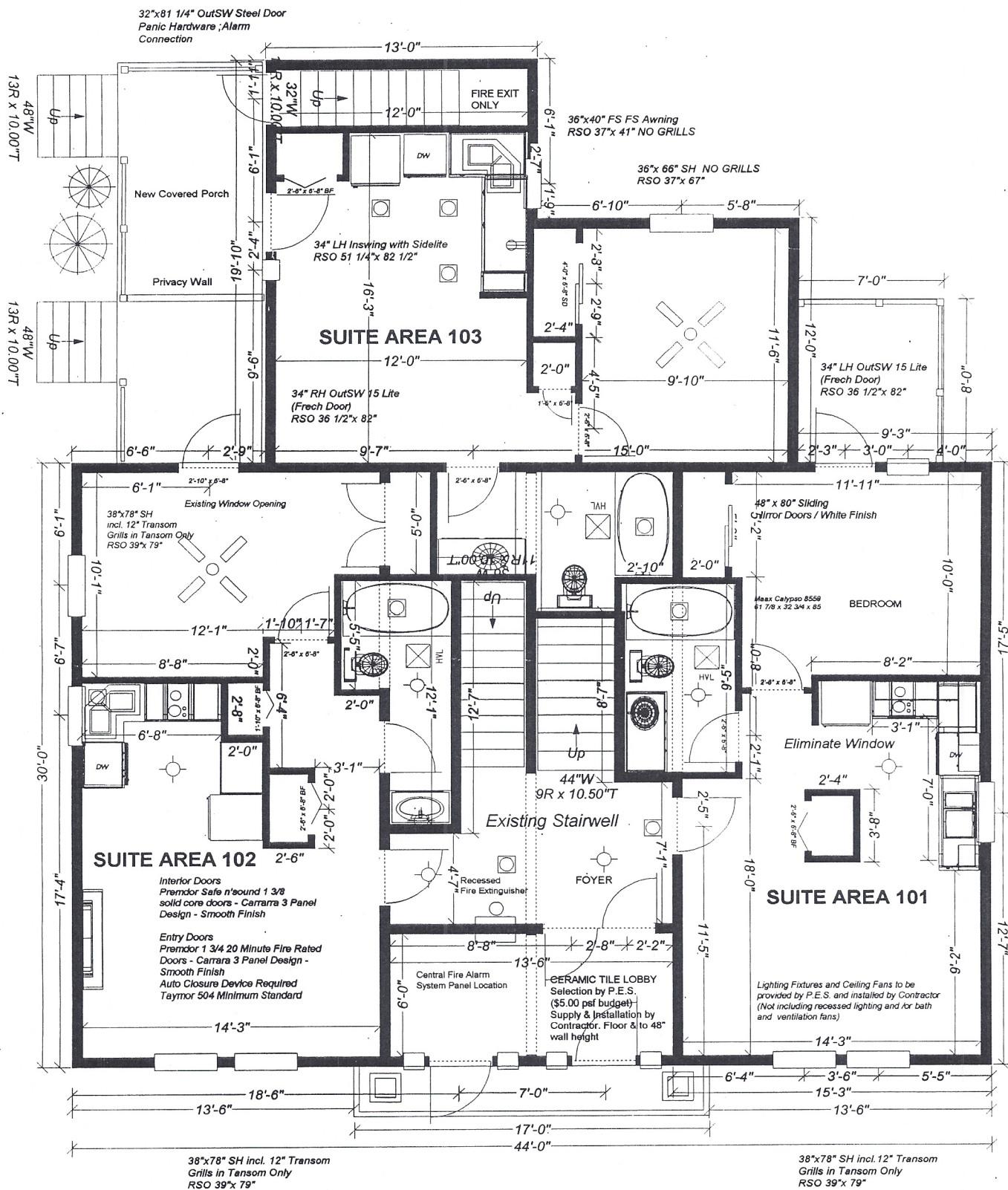
9'-2"

13'-10 1/2"

Solid Vinyl Soffit

28'-9 1/4"

# REAR ELEVATION



**1st Floor Suites 101, 102, & 103**  
1666 Square Feet

# NOTES

## Interior Load Bearing Walls - W6c



Minimum 2 x 4 Studs @ 16" o.c.  
 R12 friction fit insulation or at least ¾ cavity fill  
 Resilient metal channels on one side spaced 400 mm o.c.  
 Single layer gypsum board on resilient channel and single layer on other side  
 Staggered seams and spacing must conform to CSA-A82.31  
 5/8" (12.7 mm) Type C gypsum board

## Interior Non-Load Bearing Separation Walls - W3a



Minimum 2 x 4 Studs @ 16" o.c.  
 R12 friction fit insulation or at least ¾ cavity fill  
 Resilient metal channels on one side spaced 400 mm o.c.  
 Single layer gypsum board on resilient channel and on other side  
 15.9 mm Type X gypsum board

## Interior Non-Load Bearing Partition Walls - W1c



Minimum 2 x 4 Studs @ 16" o.c.  
 R12 friction fit insulation or at least ¾ cavity fill  
 Single layer gypsum board on resilient channel and on other side  
 ½" (12.7 mm) regular gypsum board

## Basement Ceilinging to First Floor - F3a



Minimum 2 x 8 Studs @ 16" o.c. Not exceeding 24" o.c.  
 R20 friction fit insulation or at least ¾ cavity fill  
 Resilient metal channels on one side spaced 8" (200 mm) o.c.  
 Single layer gypsum board on resilient channel ceiling side  
 5/8" (15.9 mm) Type X gypsum board

## First Floor Ceilinging to Second Floor - F4a

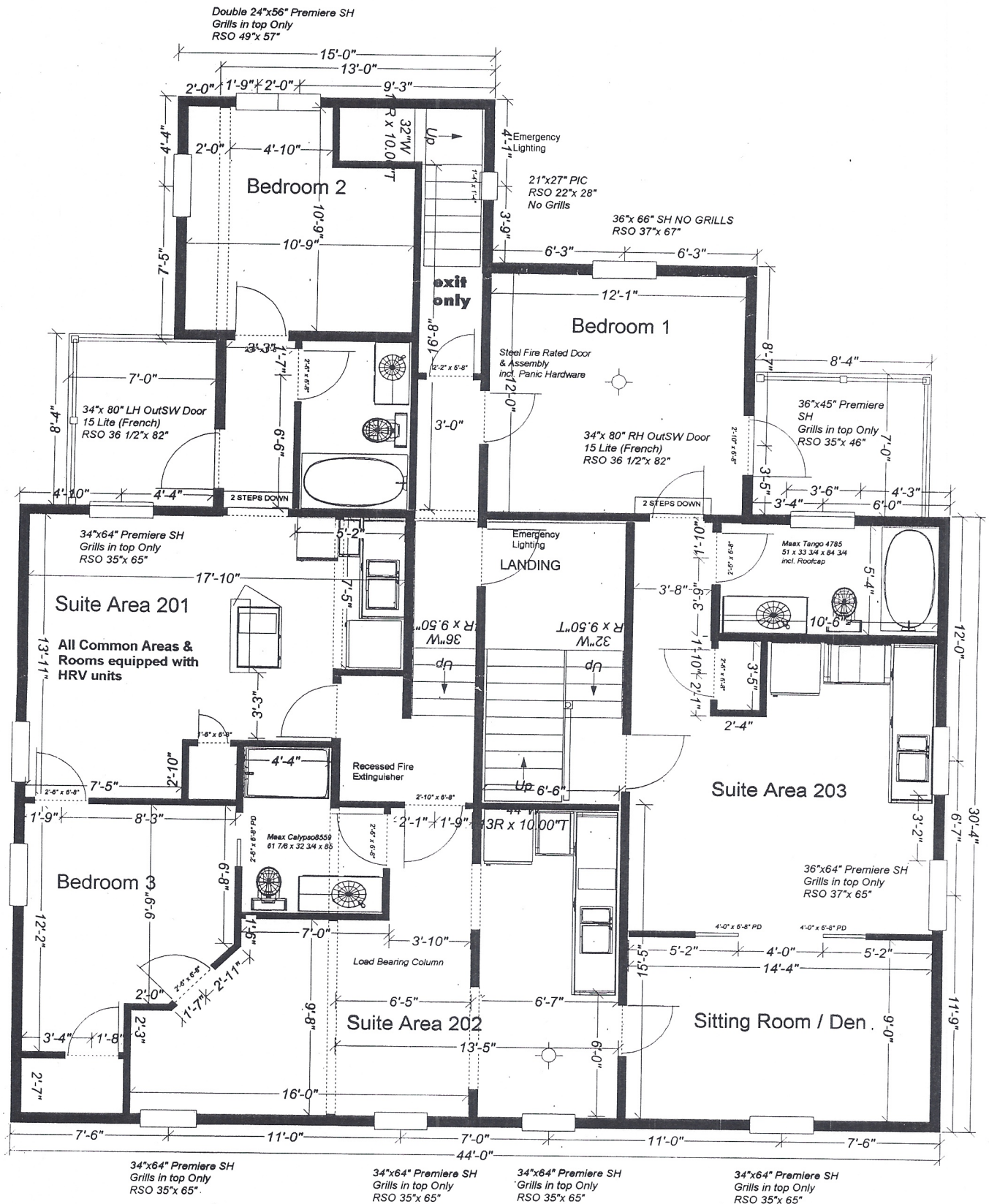


Minimum 2 x 8 Studs @ 16" o.c. Not exceeding 24" o.c.  
 ¾" T & G existing subfloor plus additional ½" sanded plywood subfloor  
 R20 friction fit insulation or at least ¾ cavity fill  
 Resilient metal channels on one side spaced 8" (200 mm) o.c.  
 Single layer gypsum board on resilient channel ceiling side  
 5/8" (15.9 mm) Type C gypsum board

## Second Floor Ceilinging to Roof - R1

Single Layer 5/8" (15.9 mm) Type C gypsum board

- Doors** STYLE Premdor Carrara Smooth Finish  
 TYPE Unit Entry - 45 Minute Fire Rated Solid Core Doors 1 3/4"  
 Automatic Closure Device (Minimum Taymor 540)  
 Bedroom Entry - 20 Minute Fire Rated Solid Core Doors 1 3/4"  
 Automatic Closure Device (Minimum Taymor 540)
- Hardware** Interior Passage & Closet - Premdor Safe n' Sound 1 3/8"  
 Schlage Lever Handles, Flair Design, Antique Brass Finish  
 Bedroom Entry Doors require Flair Keyed Entry Sets  
 Parth / Geo Gripset incl. Matching deadbolt inside knob must be converted to a lever style flair handle  
 Each Bedroom and Unit Entry to be keyed alike.  
 Master key to be provided for all building locks.
- Baseboard & Casing** Baseboard - MDF 6 1/2" Summerville  
 Casing - 3 part 4 1/2" Summerville with Waverly buildup and 1/2" x 1 1/2" wrap bullnose  
 Crown (Common Building Area Hallways, & Main Entry)  
 Sussex Crown moulding with 4 1/2" Summerville build-up  
 (Trim samples available at Vintage Mouldings - Ilsley Avenue, B.I.P.)



**2nd Floor Suites 201, 202 & 203**

1711 Square Feet