

NO.	REVISIONS:	ISSUED:
3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19

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CLIENT:
Branthaven McCraney Inc.

Oakville, Ontario

PROJECT:
McCraney Retirement Residence
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
Underground Layout

PROJECT NO.
 C8046

SCALE:
 1:250

DRAWN:

CHECKED:
 msai

FILE NO.
 C8046

DATE:
 July 2019

SHEET NO.
A101

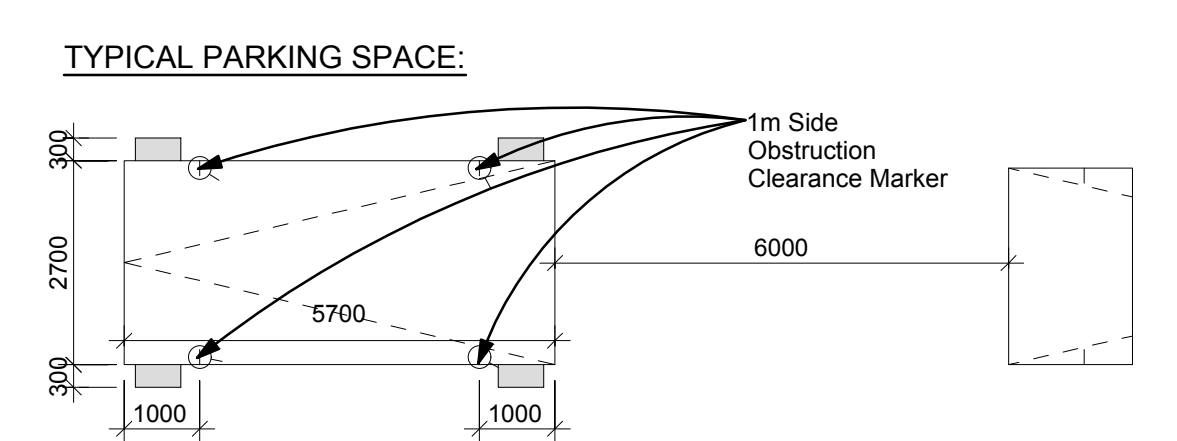
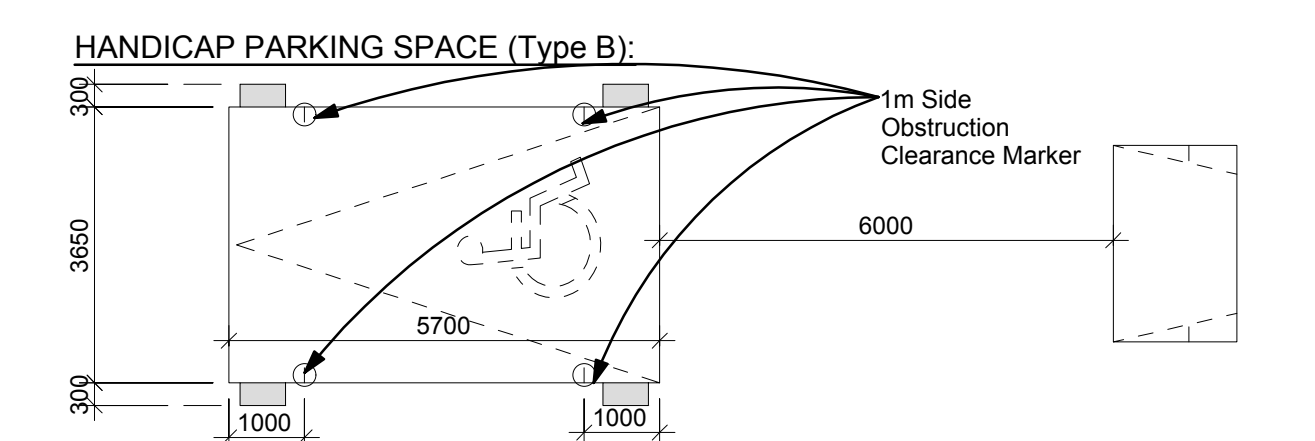
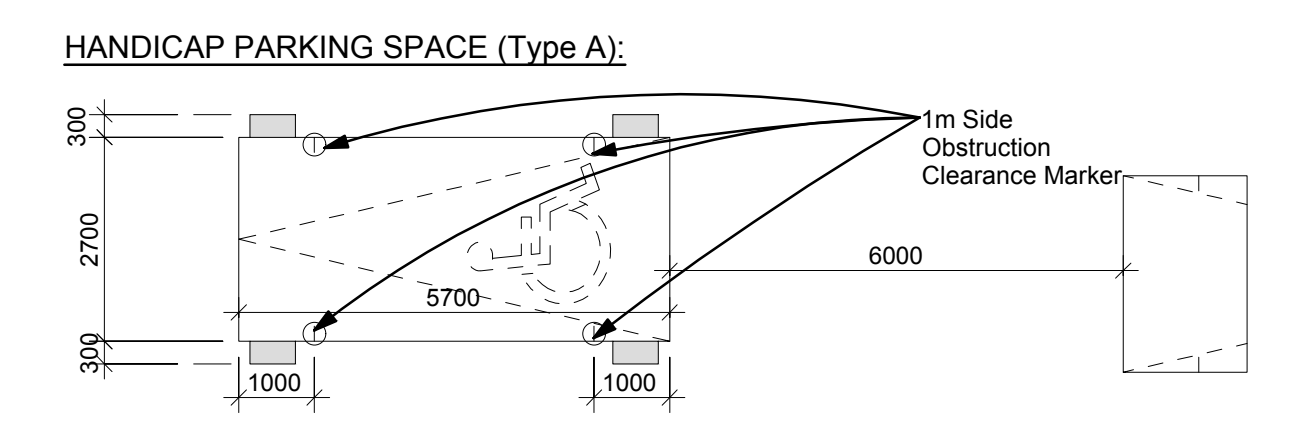


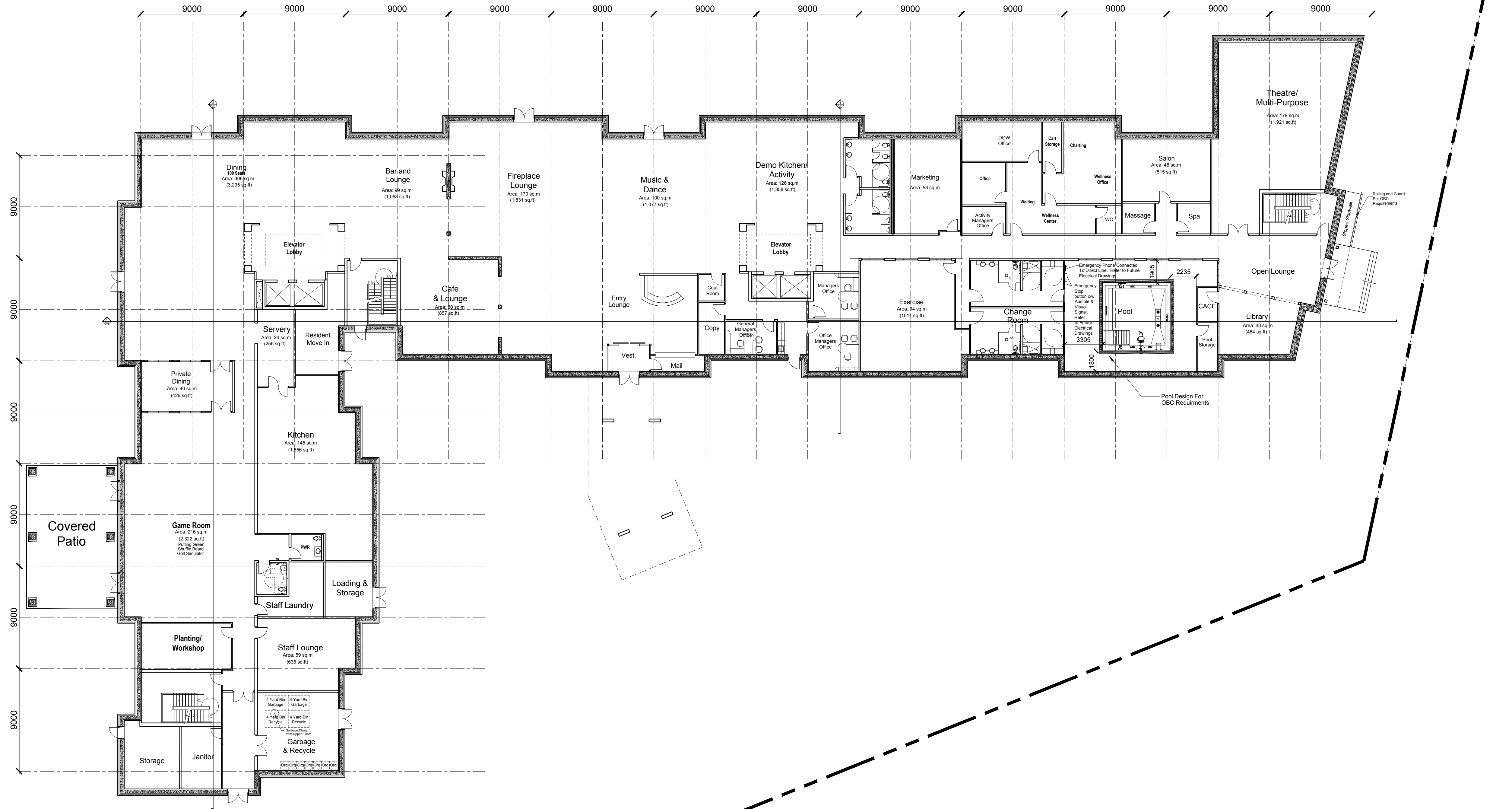
N24°19' 00" W 148.156

TOTAL 102 UNDERGROUND PARKING SPACES

USE:	REQ.	PROVIDED		SUB-TOTAL	TOTAL
		AT GRADE	BELOW GROUND		
RETIREMENT (ASST. LIV & APTS)	0.33		73	73	
VISITOR	N/A	43	9	52	
STAFF	N/A		20	20	
VANS	N/A	1		1	146

TYPICAL UNDERGROUND PARKING SIZE





Ground Floor Plan: 3,134 sq.m (33,729 sq.ft)



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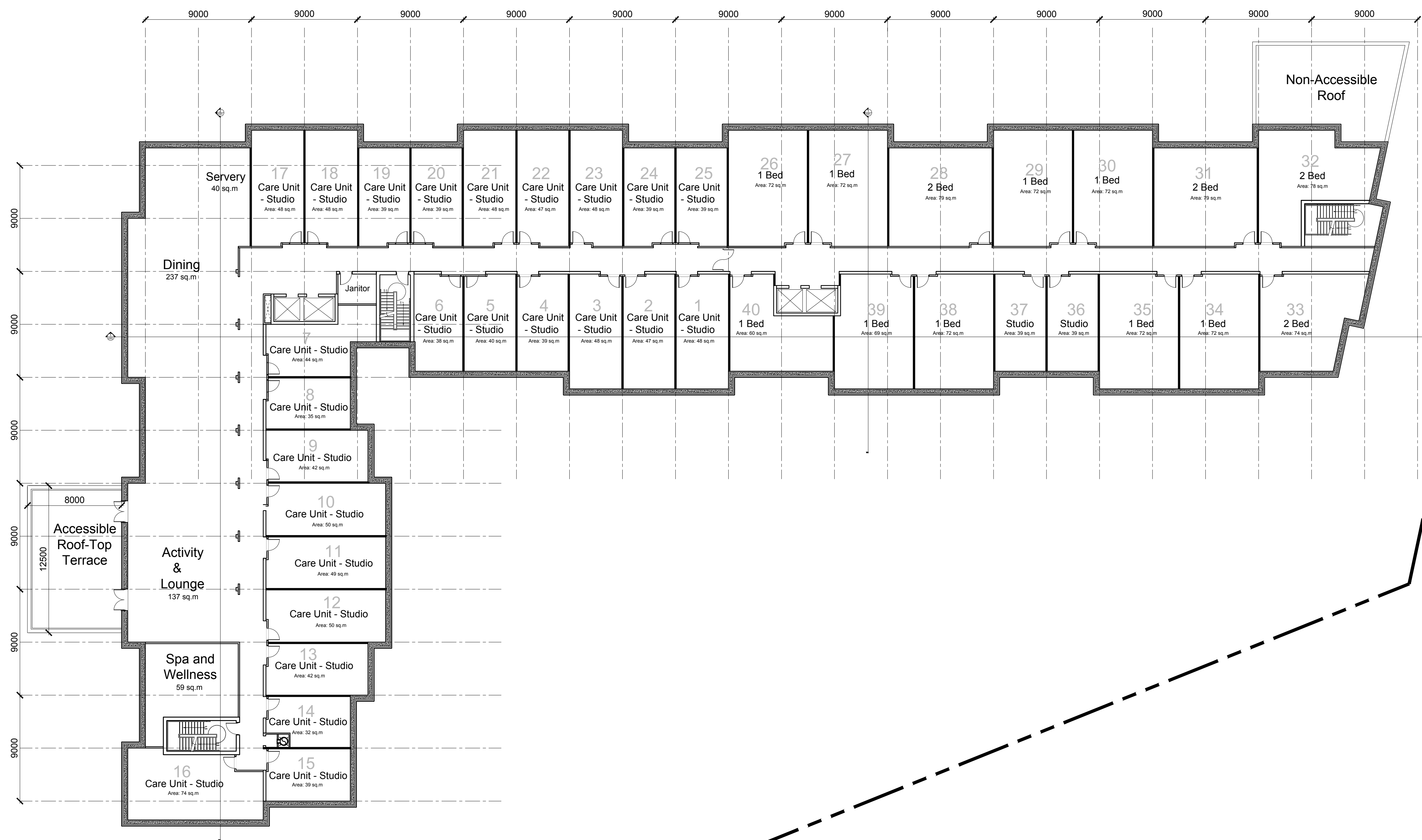
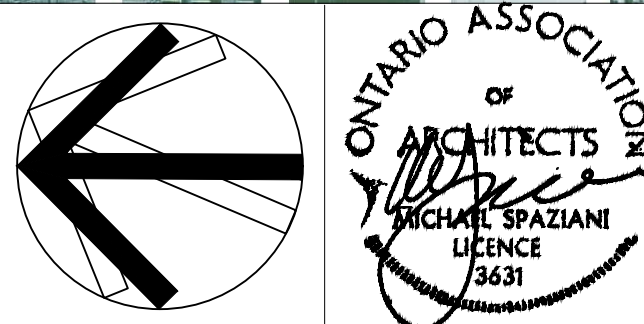
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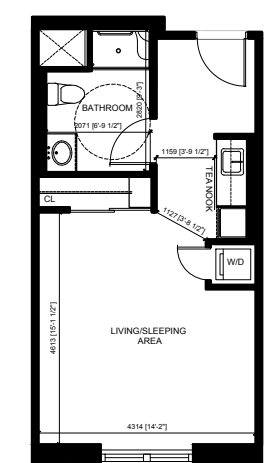
SHEET TITLE:
Ground Floor Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO.:
CHECKED: msai	A102
FILE NO. C8046	

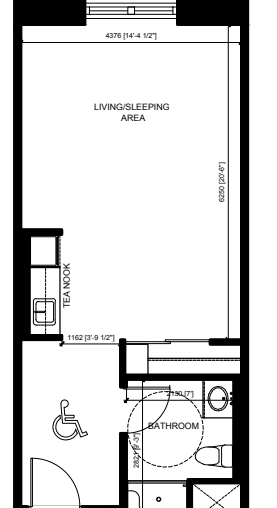


2nd Floor Plan: 3,039 sq.m (32,714 sq.ft)

TYPICAL UNITS
 FINAL WINDOW AND DOOR LOCATIONS MAY VARY



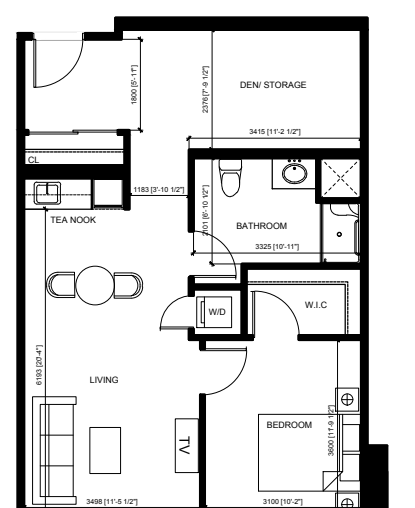
Assisted Living - Studio
 GFA = 39 sq.m (424 sq.ft)



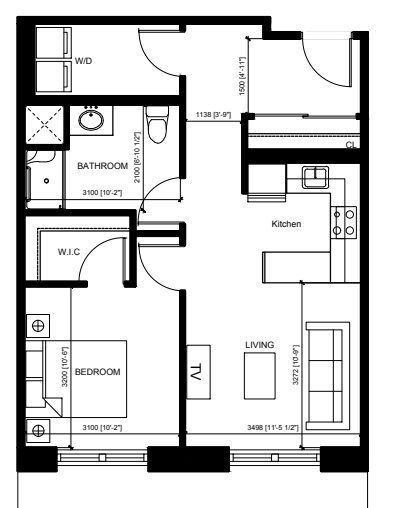
Care Unit - Studio
 GFA = 47 sq.m (503 sq.ft)



Assisted Living - 1 Bedroom
 GFA = 60 sq.m (648 sq.ft)



Assisted Living - 1 Bedroom + Den
 GFA = 72 sq.m (771 sq.ft)



Senior Apartment - 1 Bedroom (w/ Full Kitchen)
 GFA = 61 sq.m (654 sq.ft)

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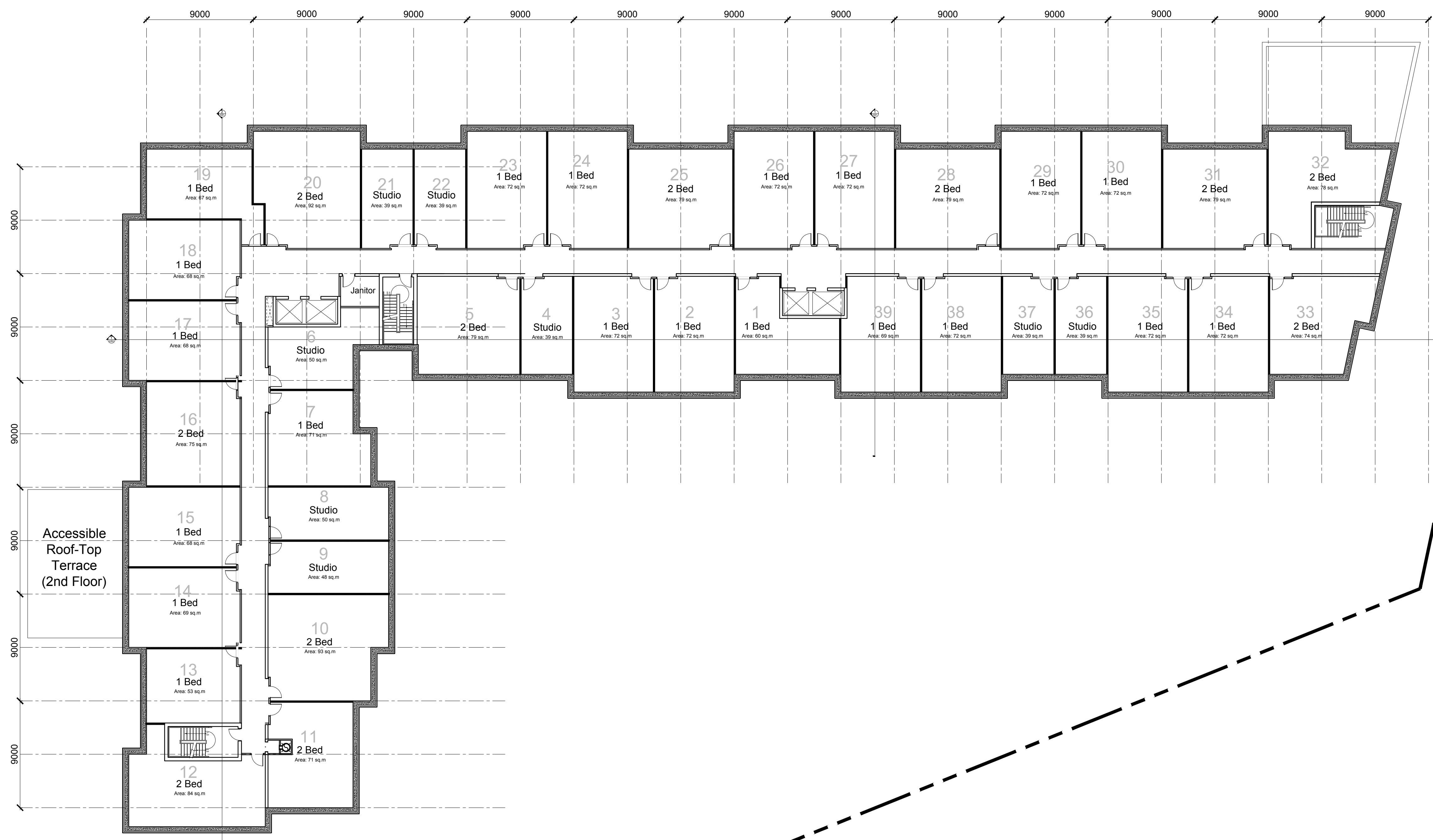
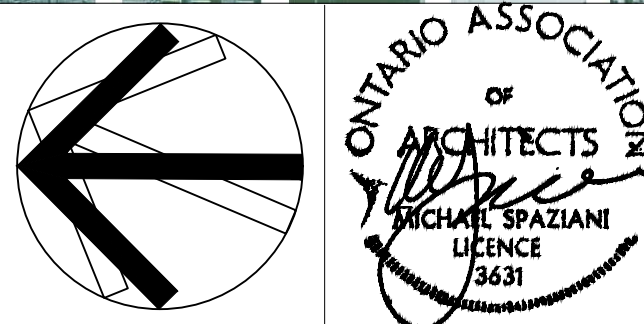
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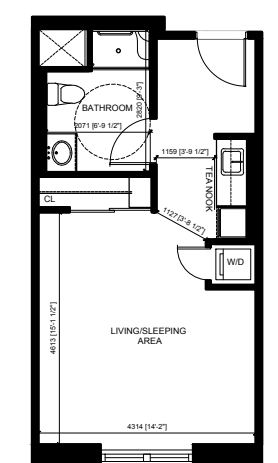
SHEET TITLE:
Second Floor Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO.:
CHECKED: msai	A103
FILE NO. C8046	

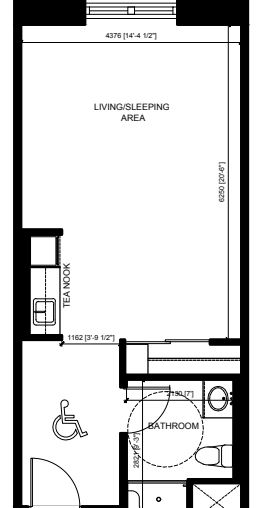


3rd - 5th Floor Plan: 3,039 sq.m(32,714 sq.ft)

TYPICAL UNITS
 FINAL WINDOW AND DOOR
 LOCATIONS MAY VARY



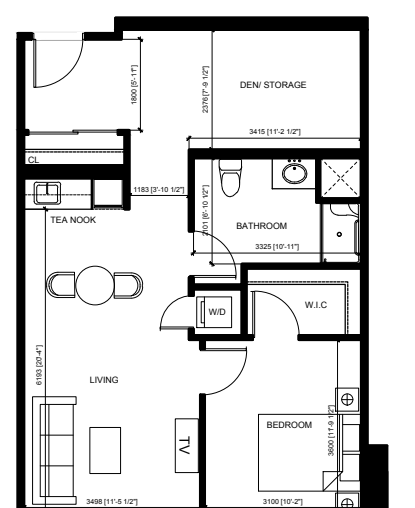
Assisted Living - Studio
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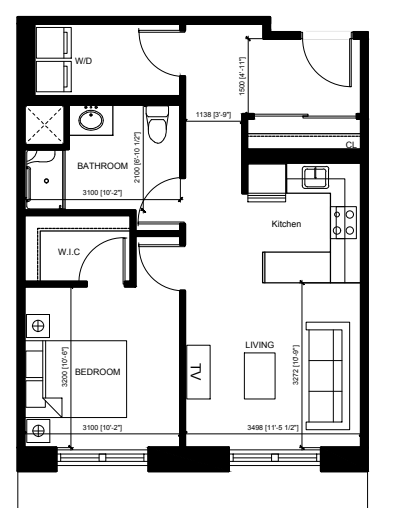
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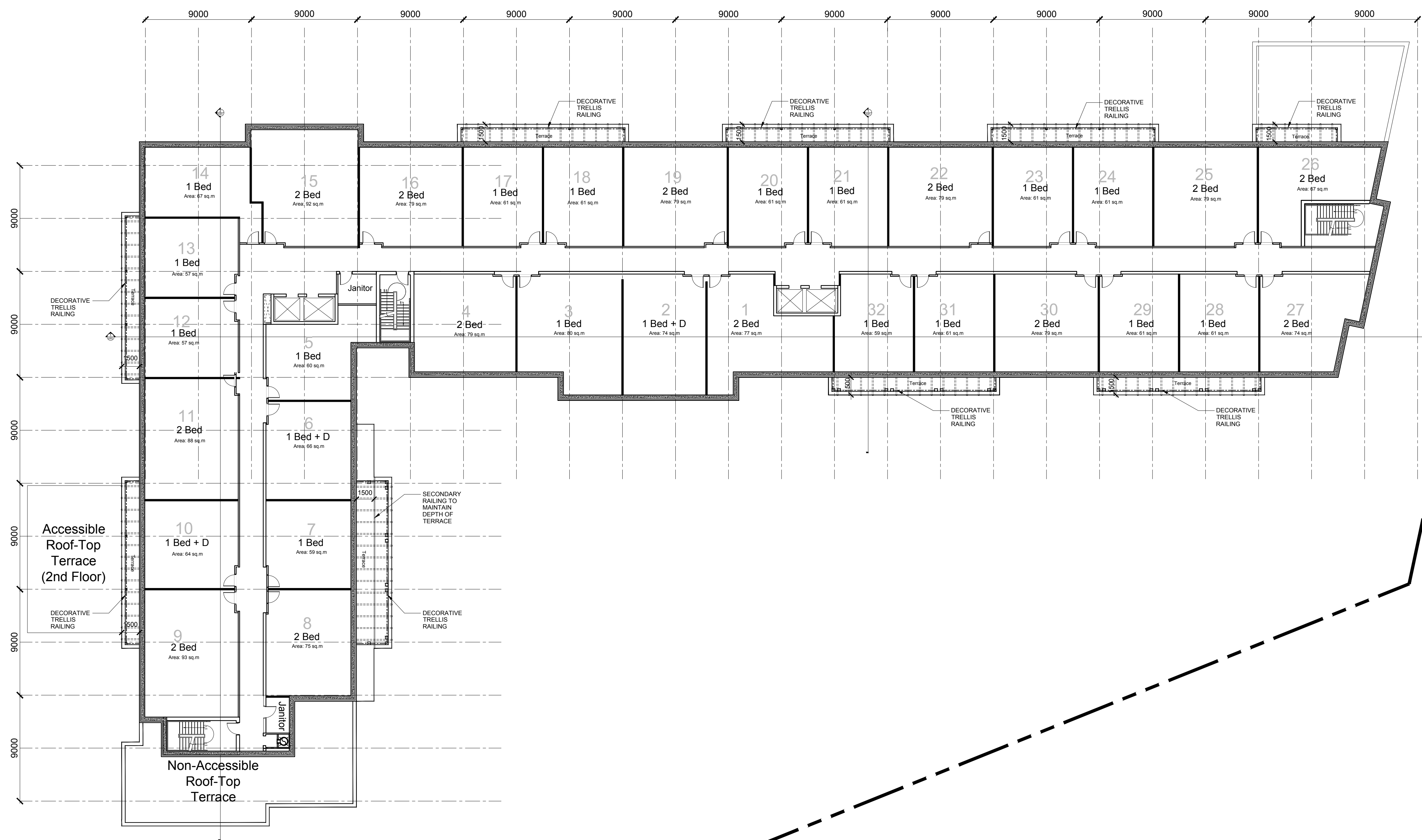
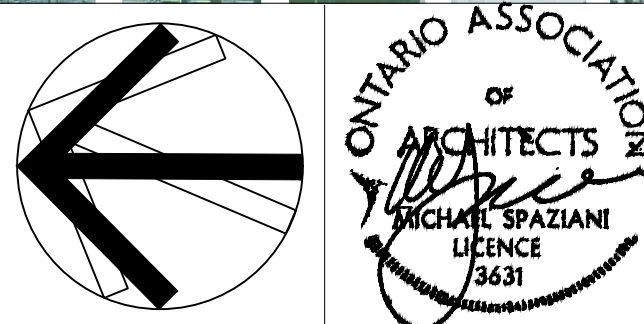
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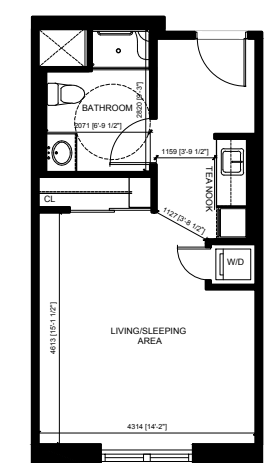
SHEET TITLE:
3rd- 5th Floor Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A104
FILE NO. C8046	

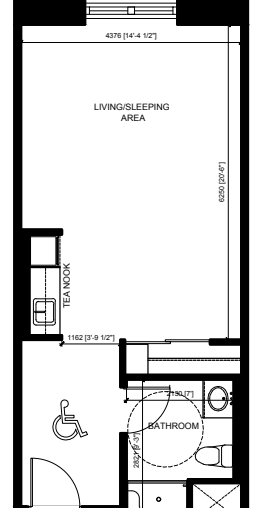


6th Floor Plan: 2,689 sq.m(28,945 sq.ft)

TYPICAL UNITS
 FINAL WINDOW AND DOOR
 LOCATIONS MAY VARY



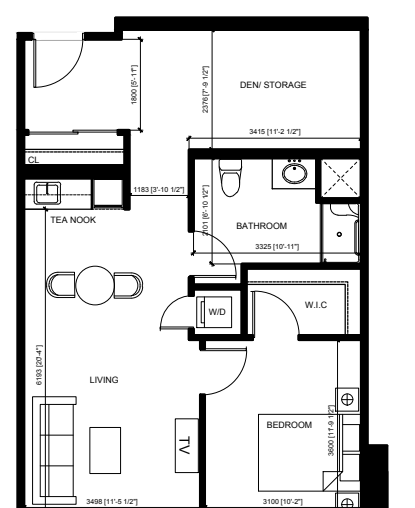
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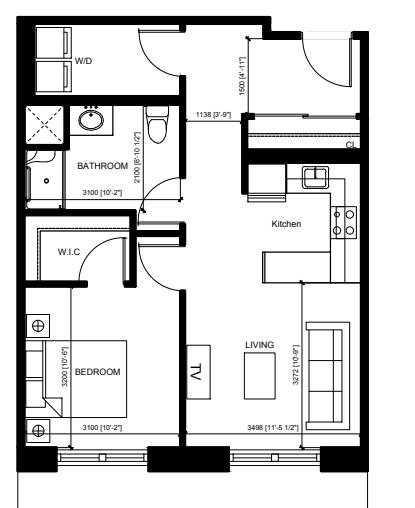
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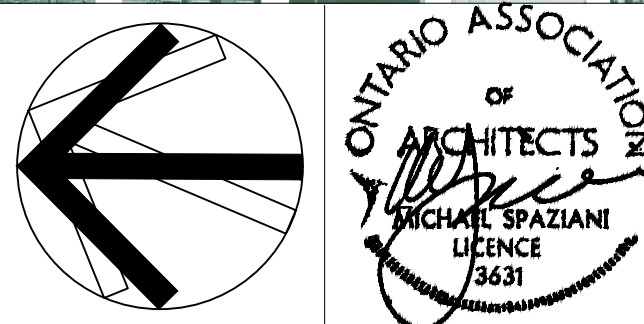
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SHEET TITLE:
6th Floor Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A105
FILE NO. C8046	



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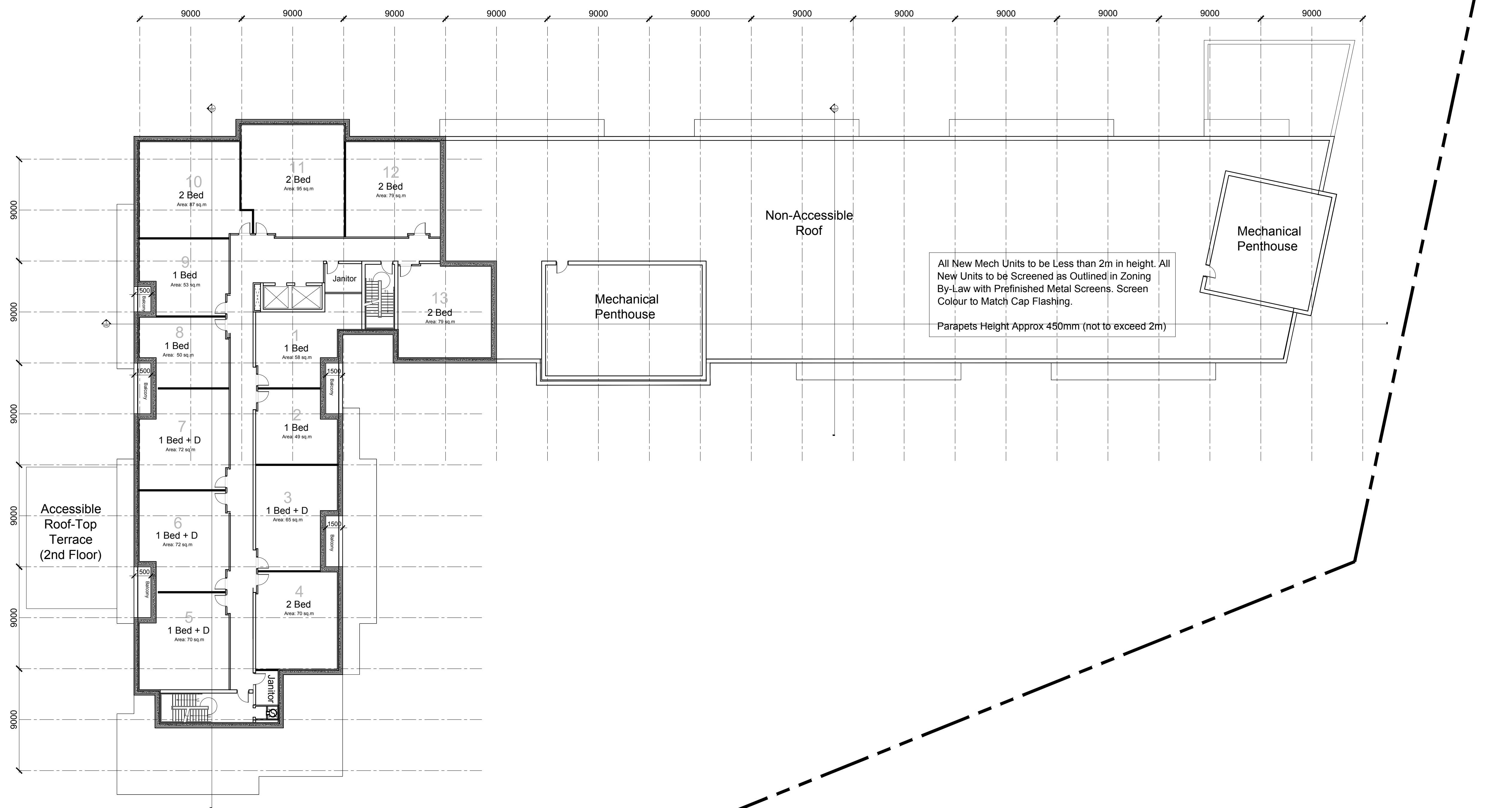
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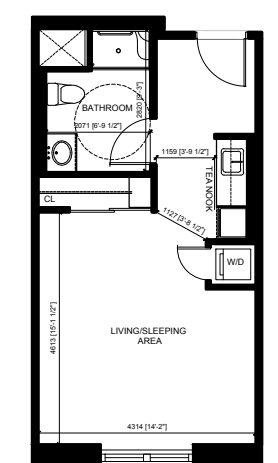
SHEET TITLE:
7th Floor Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO.:
CHECKED: msai	A106
FILE NO. C8046	

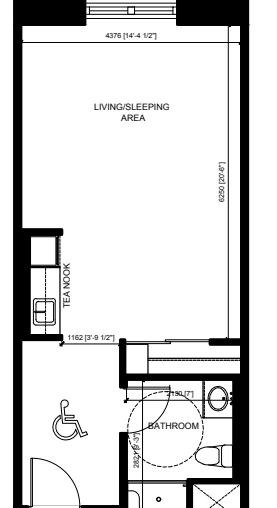


7th Floor Plan: 1,122 sq.m(12,075 sq.ft)

TYPICAL UNITS
 FINAL WINDOW AND DOOR
 LOCATIONS MAY VARY



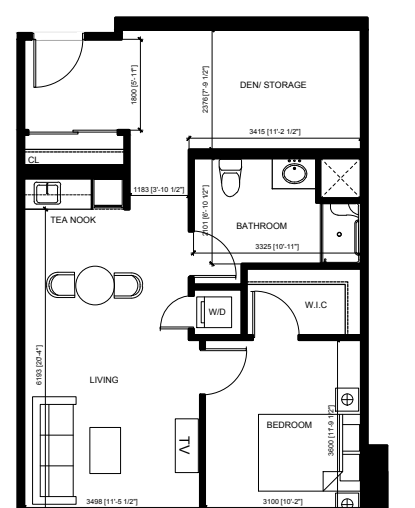
Assisted Living - Studio
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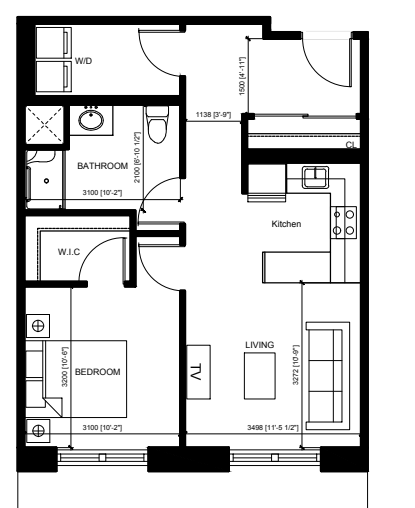
Care Unit - Studio
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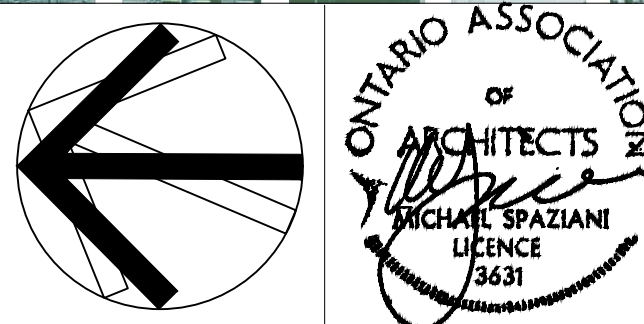
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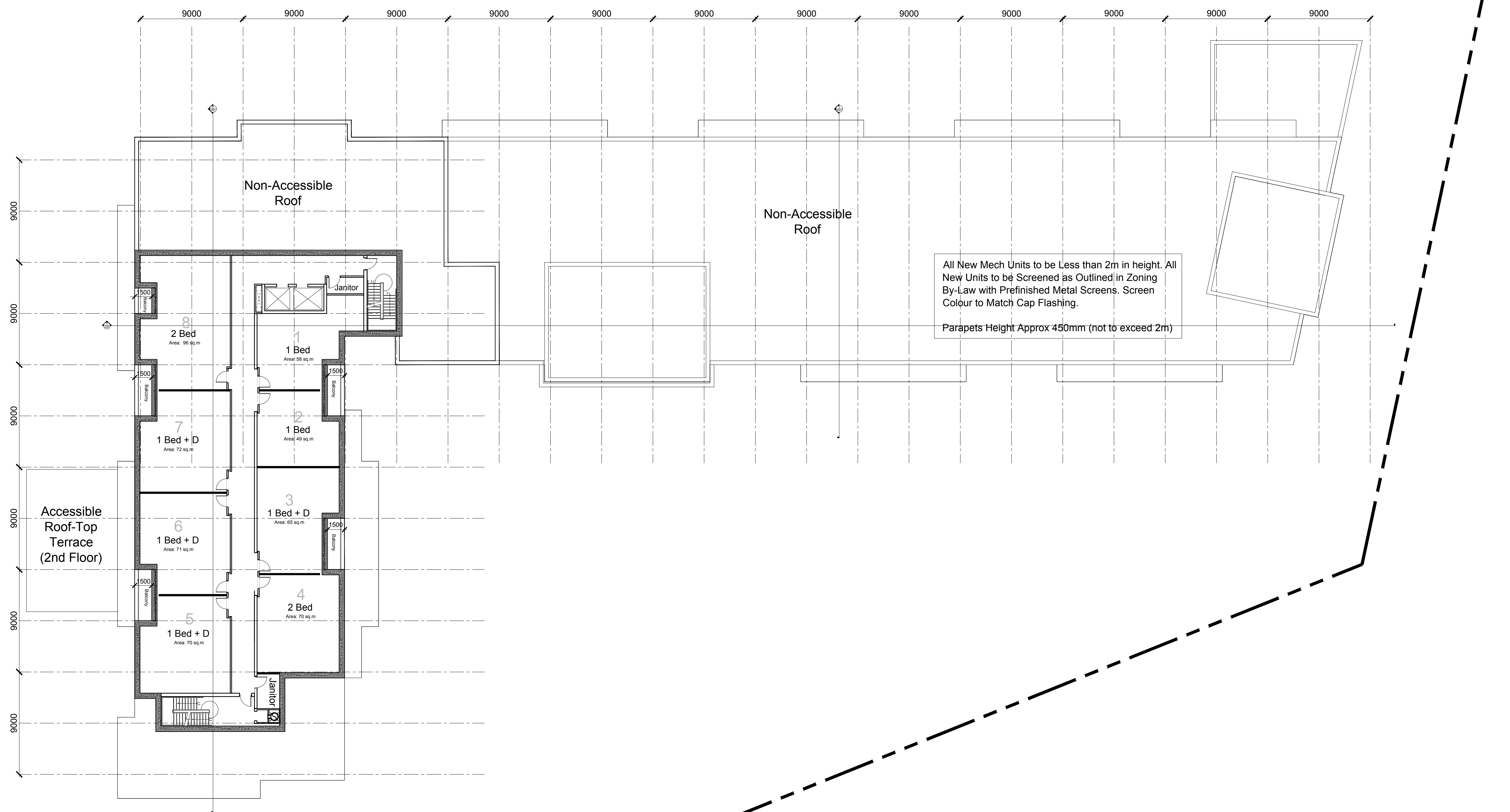
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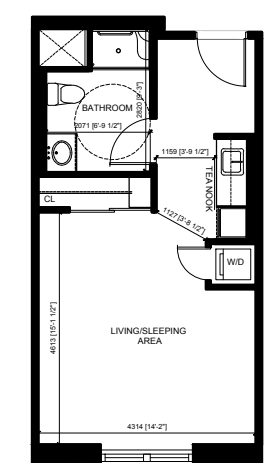
SHEET TITLE:
8th-9th Floor Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO.:
CHECKED: msai	A107
FILE NO. C8046	

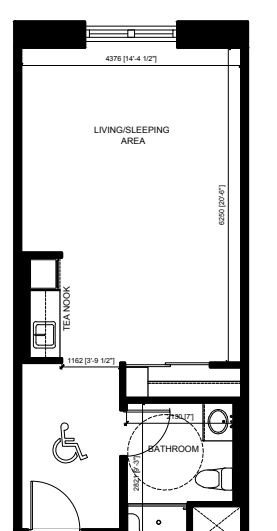


8th - 9th Floor Plan: 751 sq.m(8,081 sq.ft)

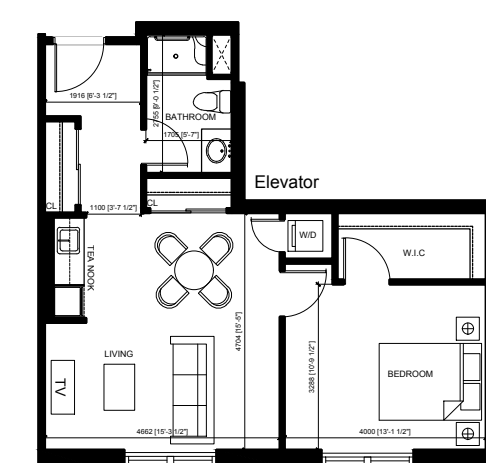
TYPICAL UNITS
 FINAL WINDOW AND DOOR
 LOCATIONS MAY VARY



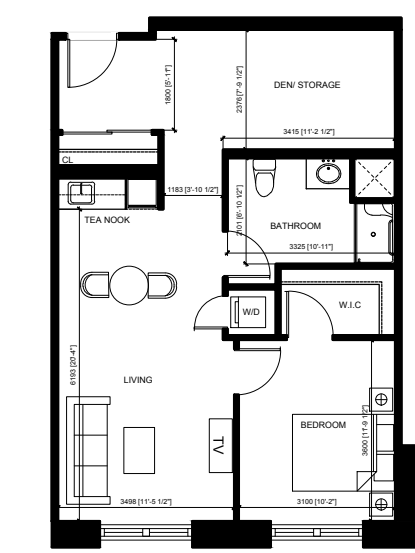
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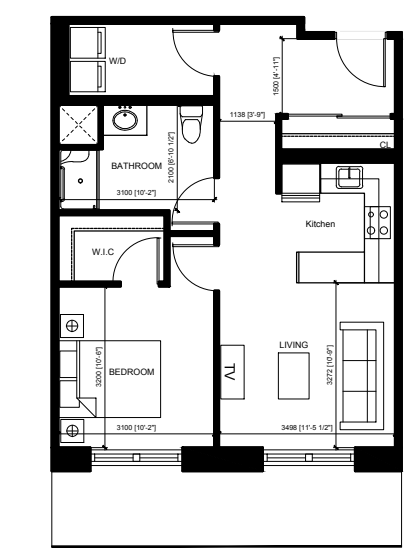
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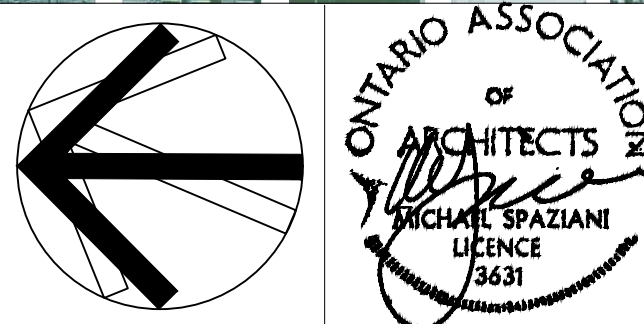
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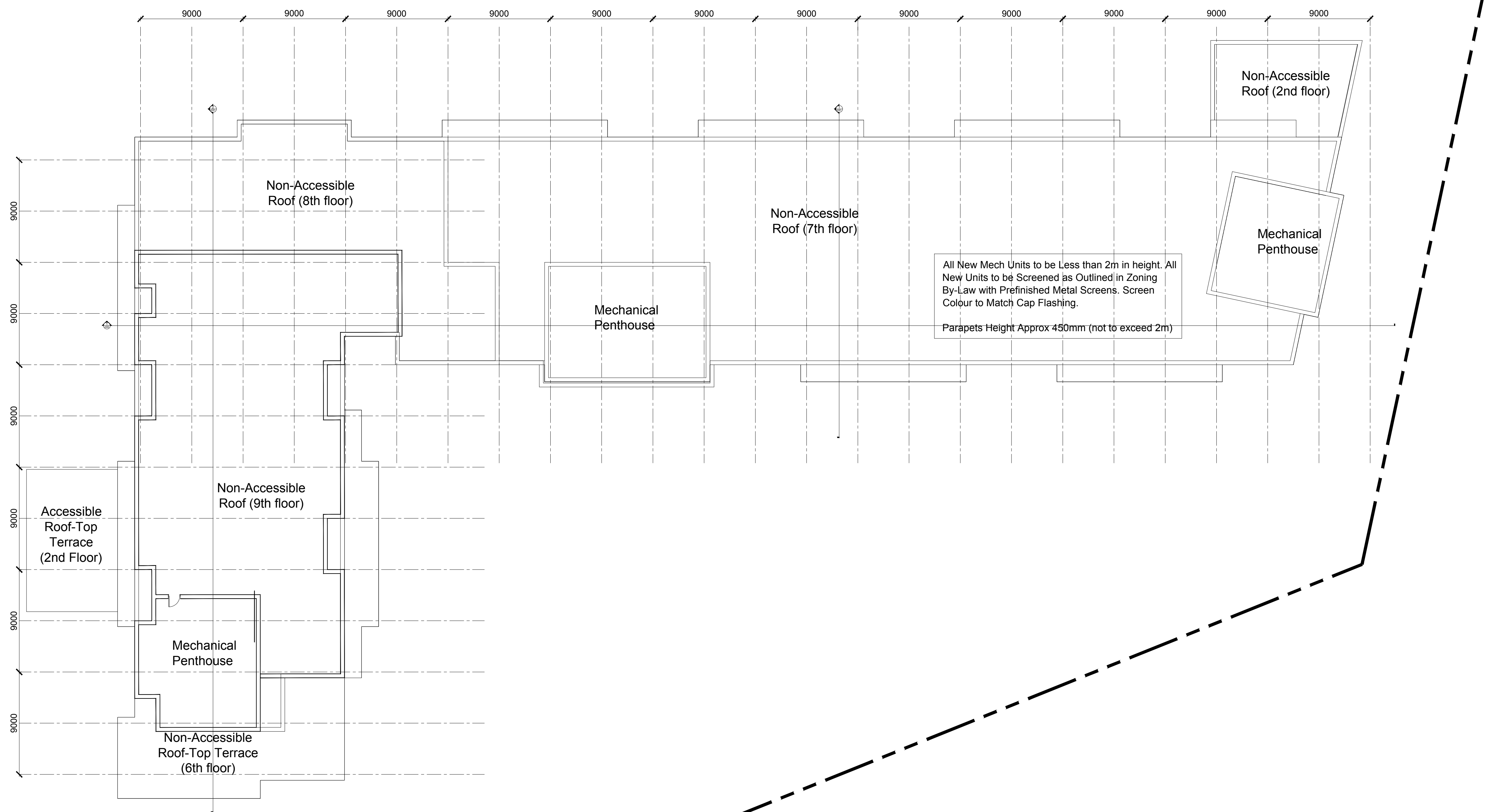
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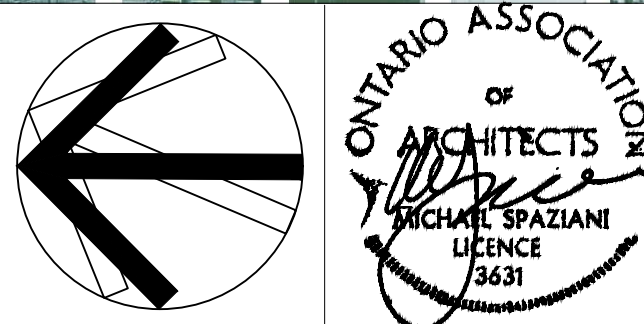
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SHEET TITLE:
Roof Plan

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A108
FILE NO. C8046	





1 West Elevation
 A201 Scale: 1:200



2 East Elevation
 A201 Scale: 1:200

FINISH SCHEDULE	
EF1	STONE - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND
EF2	BRICK - BRAMPTON BRICK - CONTEMPO DOVER PRP
EF3	BRICK - BRAMPTON BRICK - ST.JOHNS
EF4	EFIS PROFILE- LIGHT GREY
EF5	WINDOW- BLACK
EF6	PERGOLA - LONGBOARD - LIGHT NATIONAL WALNUT
EF7	WINDOW HEADER & SILL
EF8	DECORATIVE RAILING
EF9	PRECAST INSET
EF10	PRECAST BAND
EF11	GLAZED RAILINGS & GUARDS
EF12	SPANDREL PANELS

All New Mech Units to be Less than 2m in height. All New Units to be Screened as Outlined in Zoning By-Law with Prefinished Metal Screens. Screen Colour to Match Cap Flashing.

Parapets Height Approx 450mm (not to exceed 2m)

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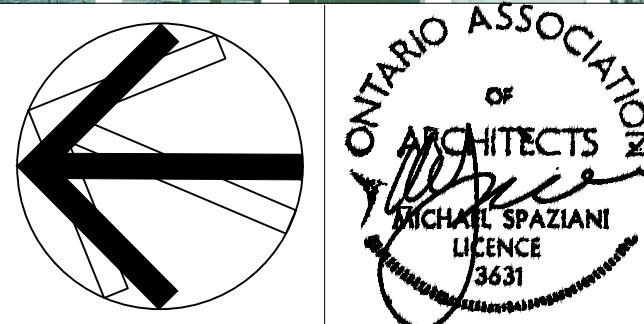
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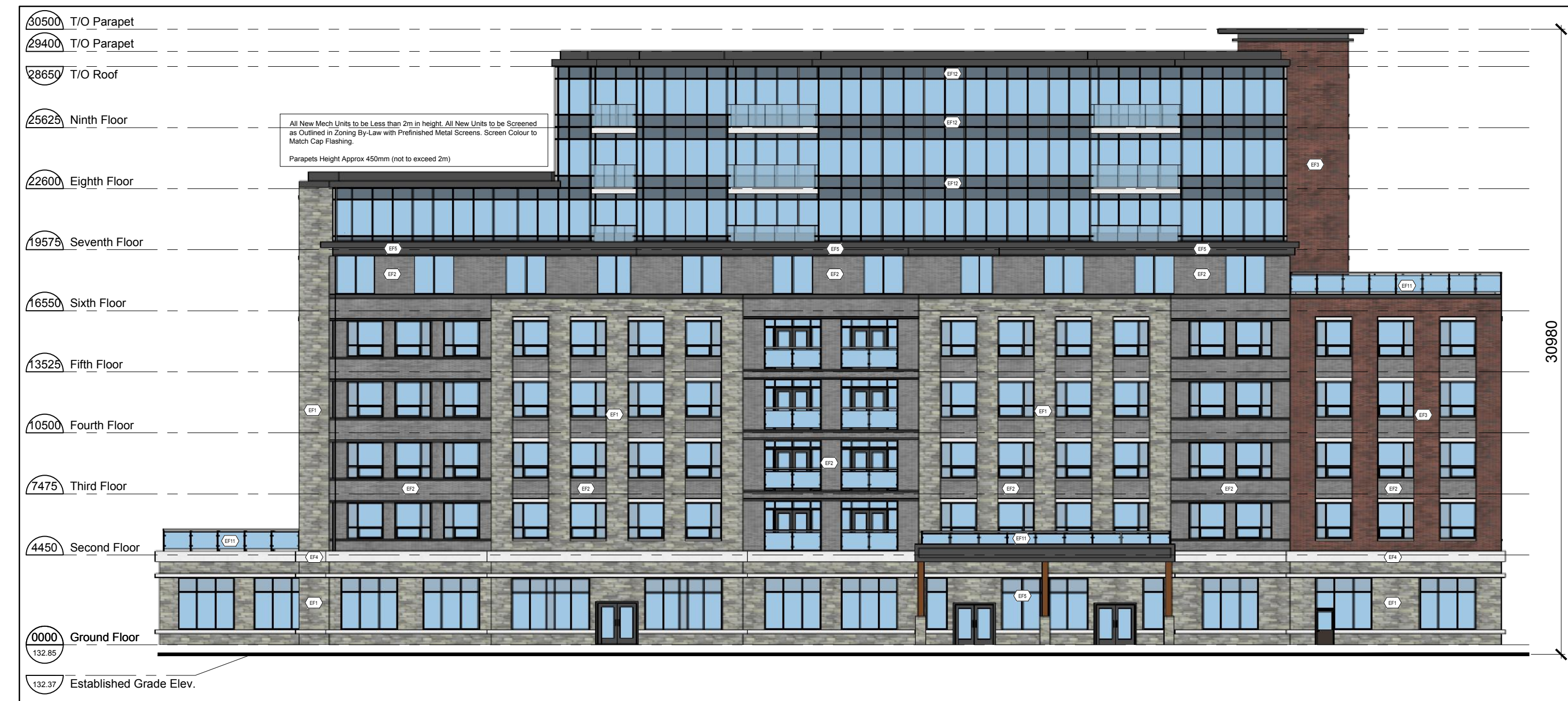
PROJECT:
McCraney Retirement Residence
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SHEET TITLE:
Building Elevations

PROJECT NO. C8046	DATE: July 2019
SCALE: 1:200	SHEET NO.:
CHECKED: msai	A201
FILE NO. C8046	



2 Partial South Elevation
 A202 Scale: 1:200



3 North Elevation
 A201 Scale: 1:200



1 South Elevation
 A202 Scale: 1:200

FINISH SCHEDULE	
EF1	STONE - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND
EF2	BRICK - BRAMPTON BRICK - CONTEMPO DOVER PRP
EF3	BRICK - BRAMPTON BRICK - ST.JOHNS
EF4	EFIS PROFILE- LIGHT GREY
EF5	WINDOW- BLACK
EF6	PERGOLA - LONGBOARD - LIGHT NATIONAL WALNUT
EF7	WINDOW HEADER & SILL
EF8	DECORATIVE RAILING
EF9	PRECAST INSET
EF10	PRECAST BAND
EF11	GLAZED RAILINGS & GUARDS
EF12	SPANDREL PANELS

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Parapets Height Approx 450mm (not to exceed 2m)

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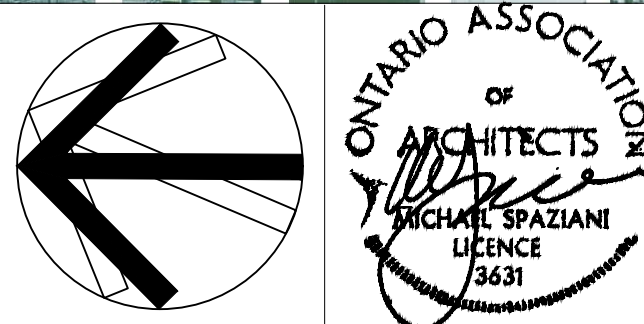
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SHEET TITLE:
Building Elevations

PROJECT NO. C8046	DATE: July 2019
SCALE: 1:200	SHEET NO.:
DRAWN:	A202
CHECKED: msai	
FILE NO. C8046	



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SHEET TITLE:
Enlarged Building Elevations

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A203
FILE NO. C8046	



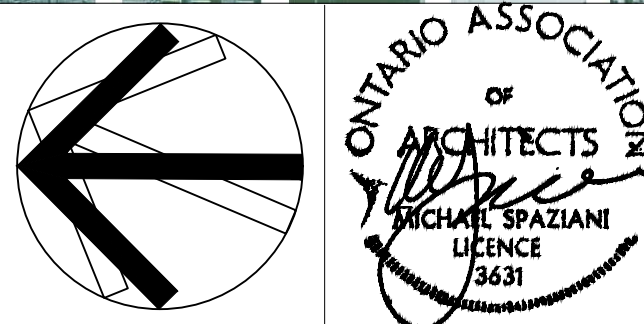
1 East Enlarged Elevation
 A203 Scale: 1:50

- Brick - Brampton Brick - St.John's
- Precast Window Sill
- Brick - Brampton Brick - Contempo Dover PRP
- Precast Window Header
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Stone - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND (or Similar)
- Glazed Railing and Guards
- EIFS Profile Light Grey Finish
- Precast Band
- Aluminum Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Band
- Stone - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND (or Similar)



2 West Enlarged Elevation
 A203 Scale: 1:50

- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Window Sill
- Brick - Brampton Brick - Contempo Dover PRP
- Precast Window Header
- Brick - Brampton Brick - St.John's
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Glazed Railing and Guards
- Aluminum Canopy
- EIFS Profile Light Grey Finish
- Precast Band
- Wood Look - Aluminum Column
- Aluminum Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Band
- Stone - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND (or Similar)



NO.	REVISIONS:	ISSUED:
3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19

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CLIENT:
**Branthaven
 McCraney
 Inc.**

Oakville, Ontario

PROJECT:
**McCraney Retirement
 Residence**
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
**Enlarged Building
 Elevations**

PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A204
FILE NO. C8046	

22600 Eighth Floor

19575 Seventh Floor

16550 Sixth Floor

13525 Fifth Floor

10500 Fourth Floor

7475 Third Floor

4450 Second Floor

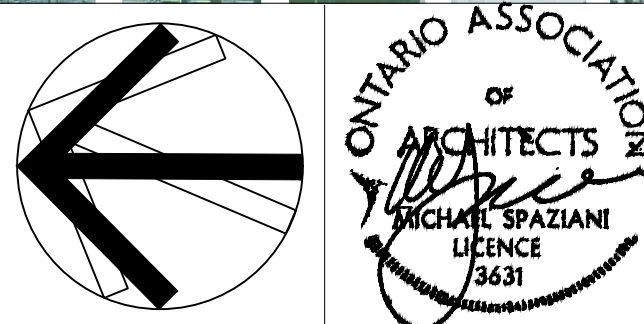
0000 Ground Floor
 132.85

Established Grade Elev.
 132.37

1 Partial South Enlarged Elevation
 A204 Scale: 1:50



- Aluminum Parapet
- Spandrel Panel
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Stone - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND (or Similar)
- Pre-Cast Window Header
- Aluminum Parapet
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Brick - Brampton Brick - St. John's
- Precast Window Header
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Window Sill
- Stone - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND (or Similar)
- Precast Window Header
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Window Sill
- Precast Window Header
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Window Sill
- Precast Window Header
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Window Sill
- Precast Window Header
- Vinyl Window - Dark Brown/ Black Frame + Clear Glazing
- Precast Window Sill
- EIFS Profile Light Grey Finish
- Aluminum Canopy
- Precast Band
- Aluminum Window - Dark Brown/ Black
- Wood Look - Aluminum Column
- Aluminum Door
- Precast Band
- Stone - NG Stone - RAPHAEL COLLECTION - RIVERDALE BLEND (or Similar)



3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19
NO:	REVISIONS:	ISSUED:

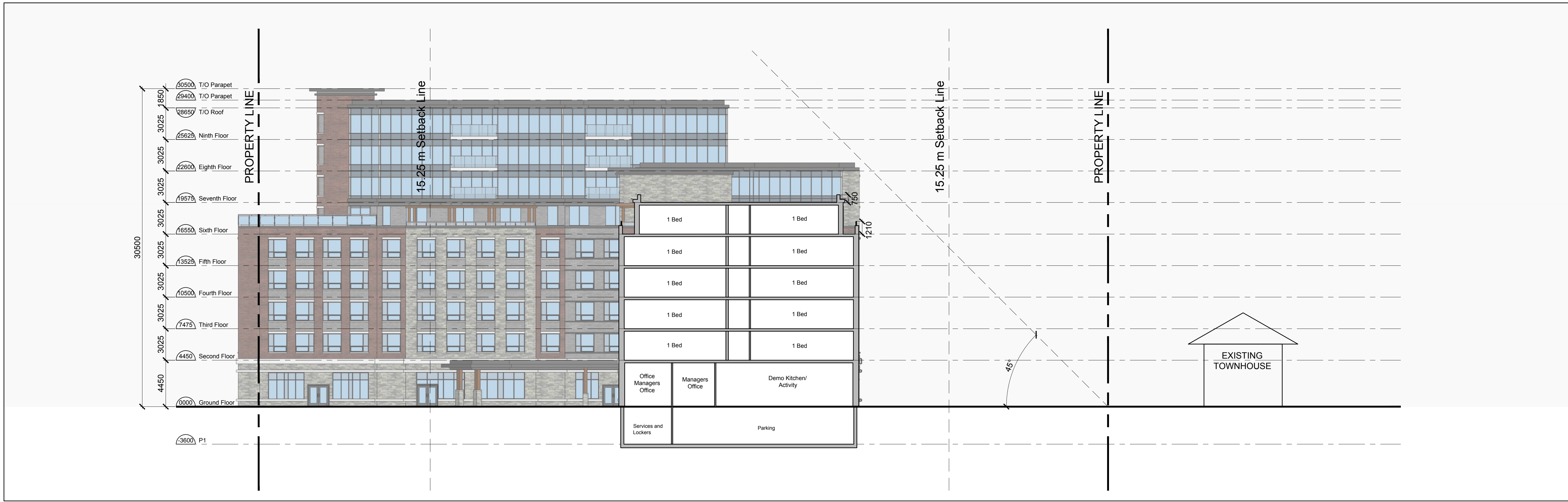
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CLIENT:
Branthaven McCraney Inc.
 Oakville, Ontario

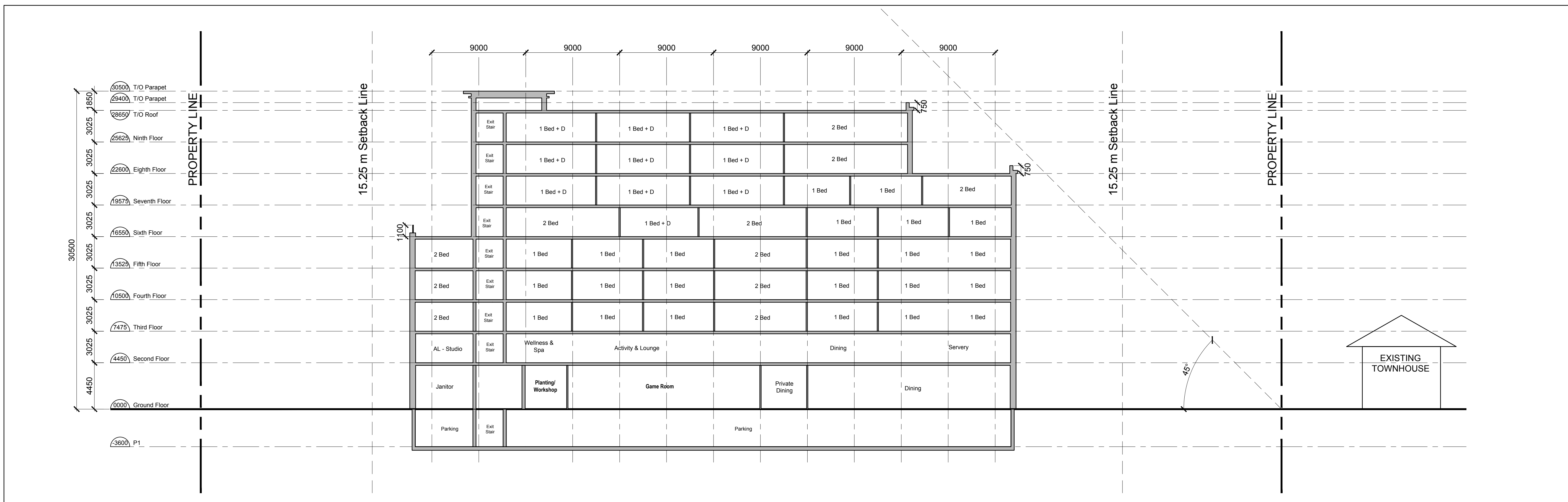
PROJECT:
McCraney Retirement Residence
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
Building Sections

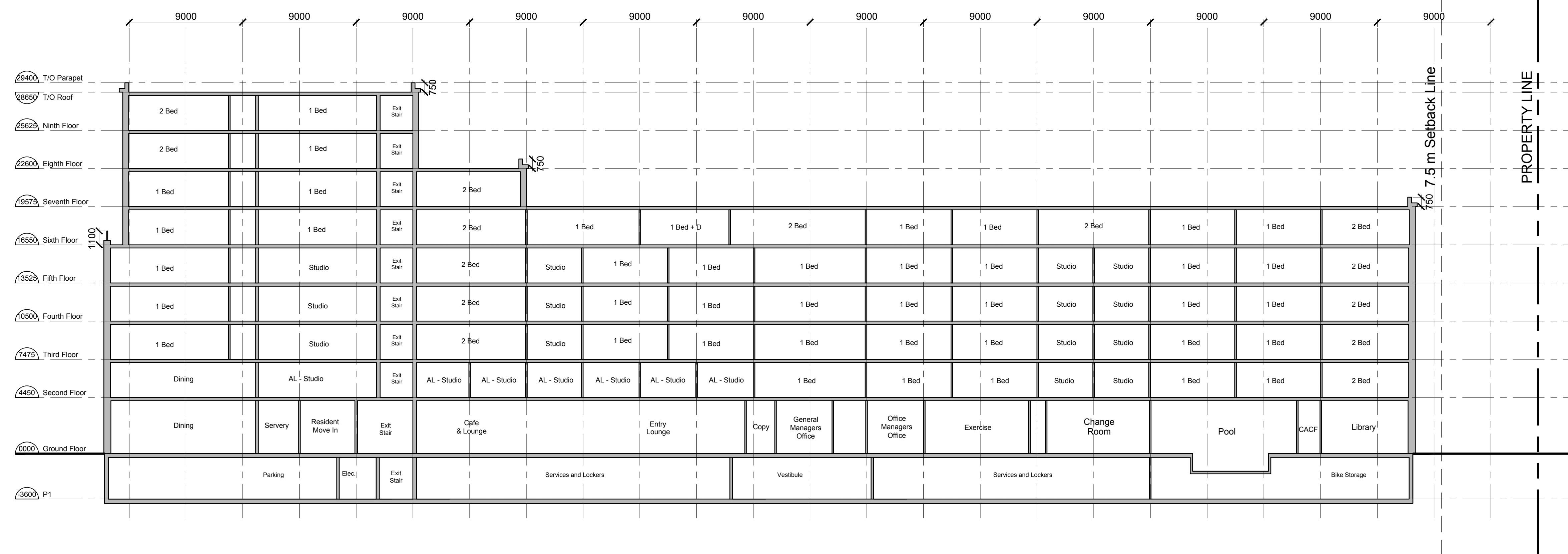
PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A301
FILE NO. C8046	



1 Section A-A
 A301 Scale: 1:200



2 Section B-B
 A301 Scale: 1:200



1 Section C-C
 A302 Scale: 1:200

3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19
NO:	REVISIONS:	ISSUED:

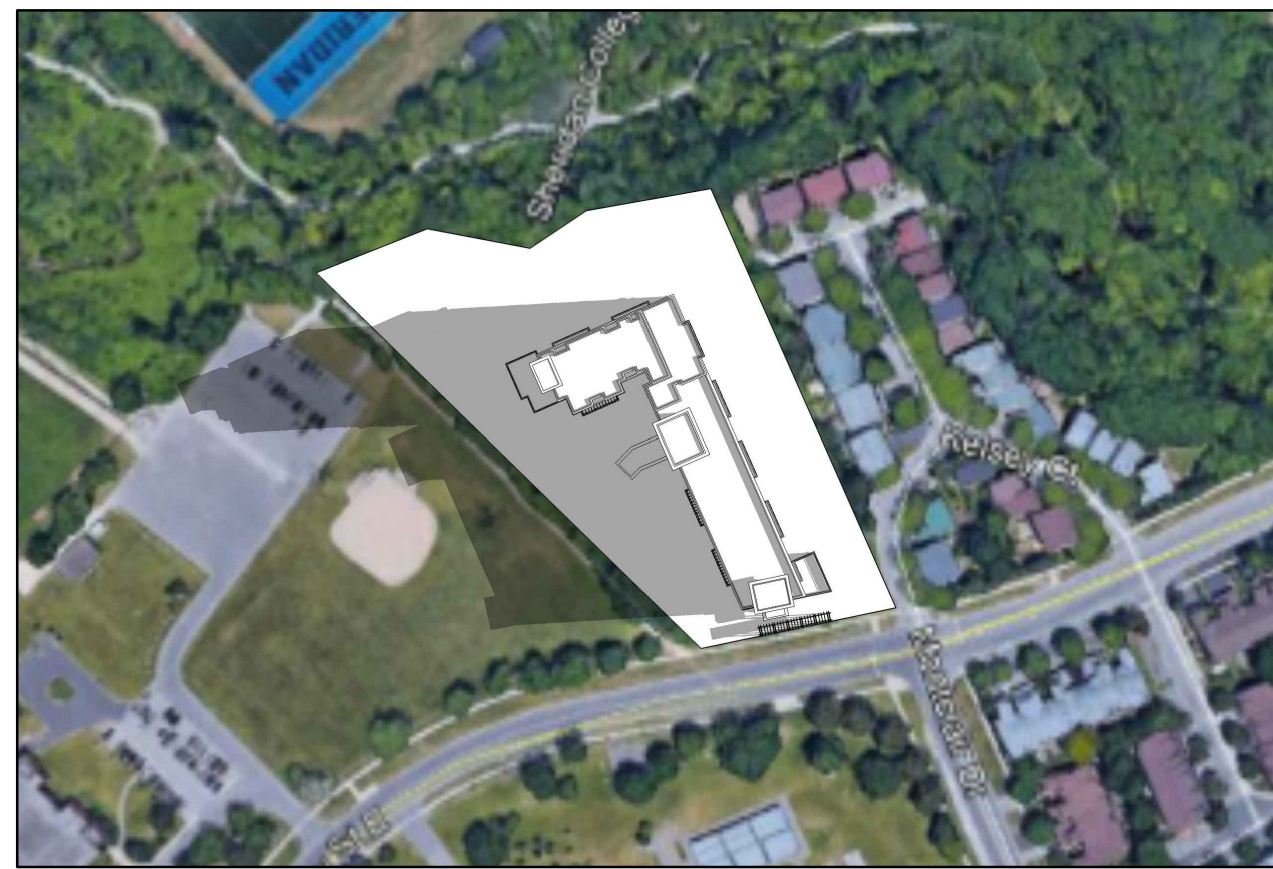
NOTE: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The contractor is to verify all dimensions and conditions on the project and to report any discrepancies to the Architect prior to commencing work. These drawings are not to be used for construction purposes unless indicated as "Issued for construction."

CLIENT:
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 Oakville, Ontario

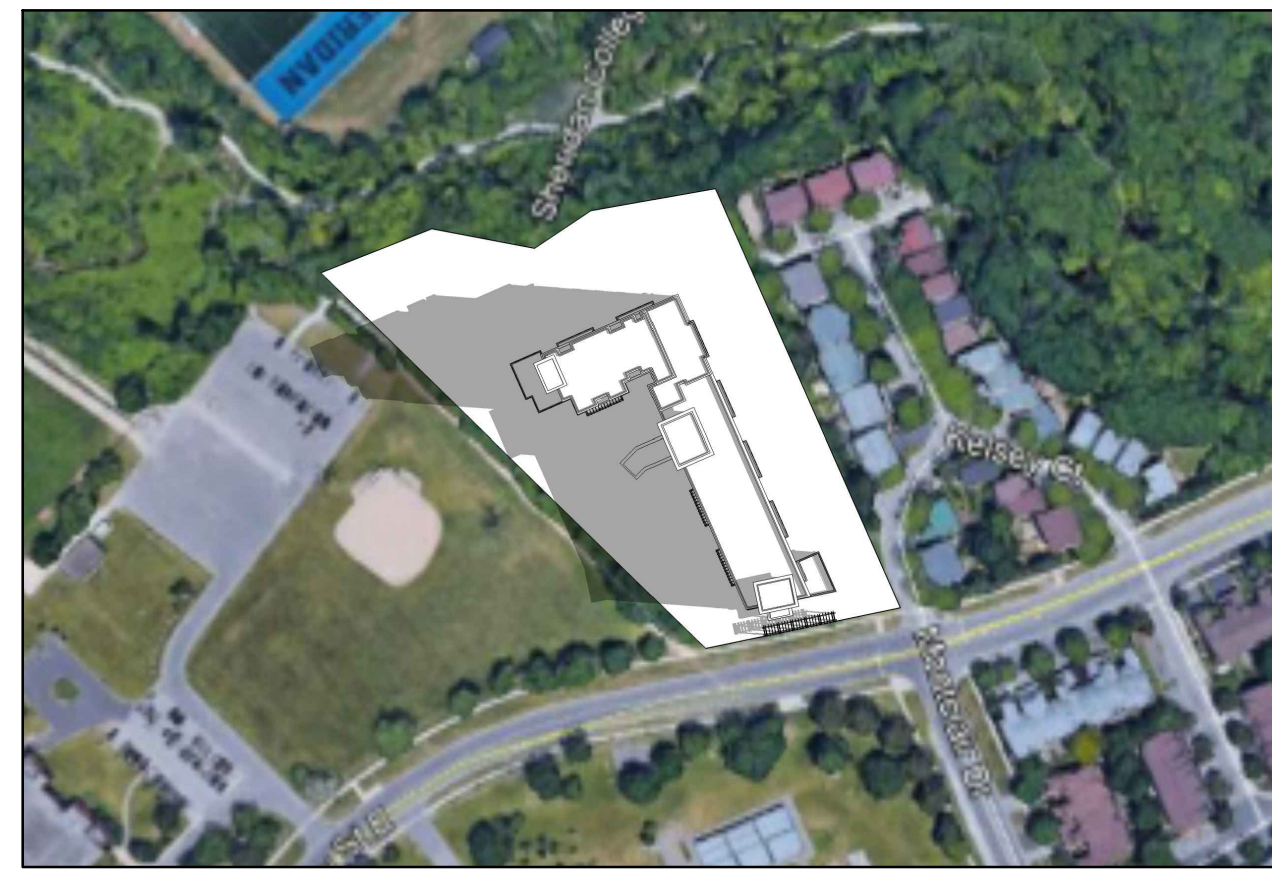
PROJECT:
**McCraney Retirement
 Residence**
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
Building Sections

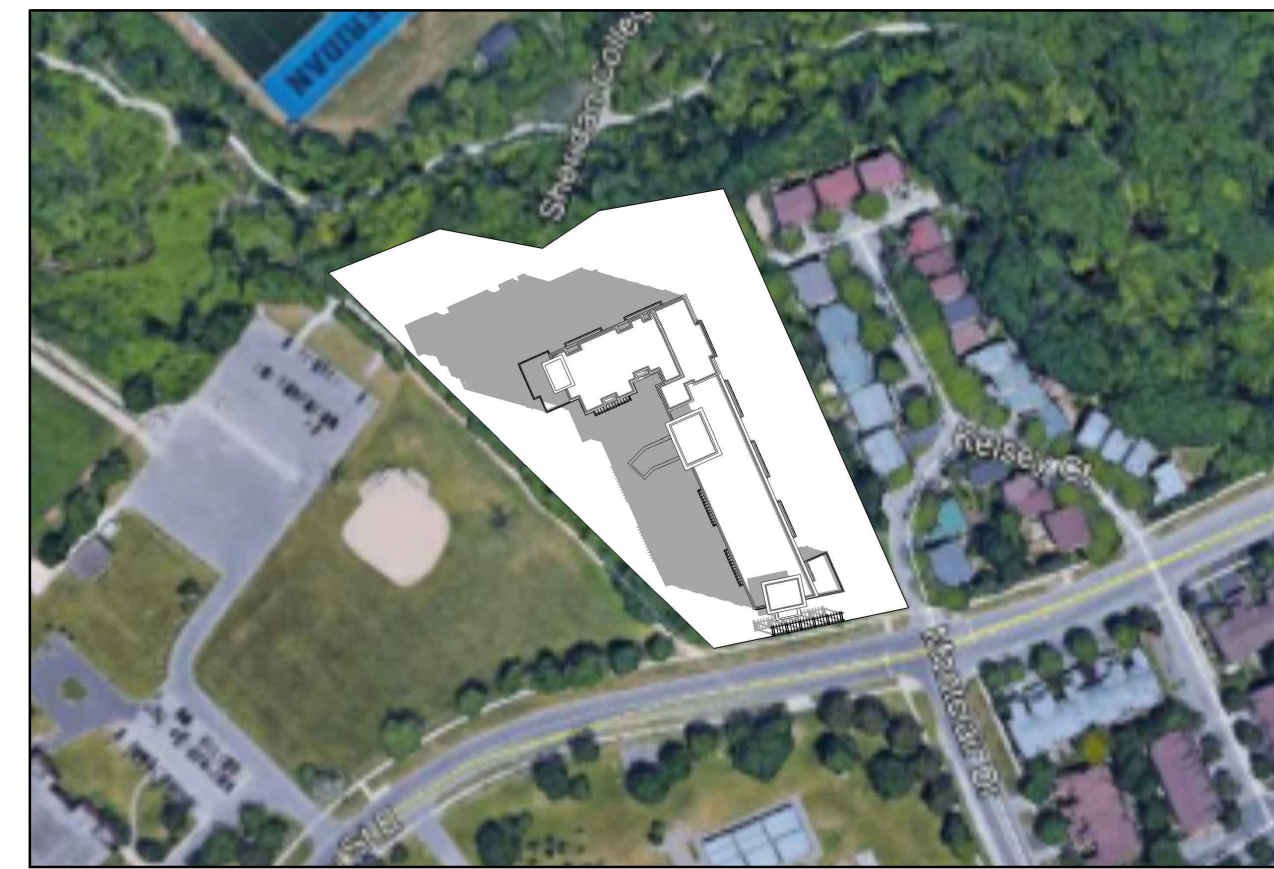
PROJECT NO. C8046	
SCALE: 1:200	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A302
FILE NO. C8046	



1 April 21 @ 7:55
 A501 NTS



2 April 21 @ 8:38
 A501 NTS



3 April 21 @ 9:38
 A501 NTS



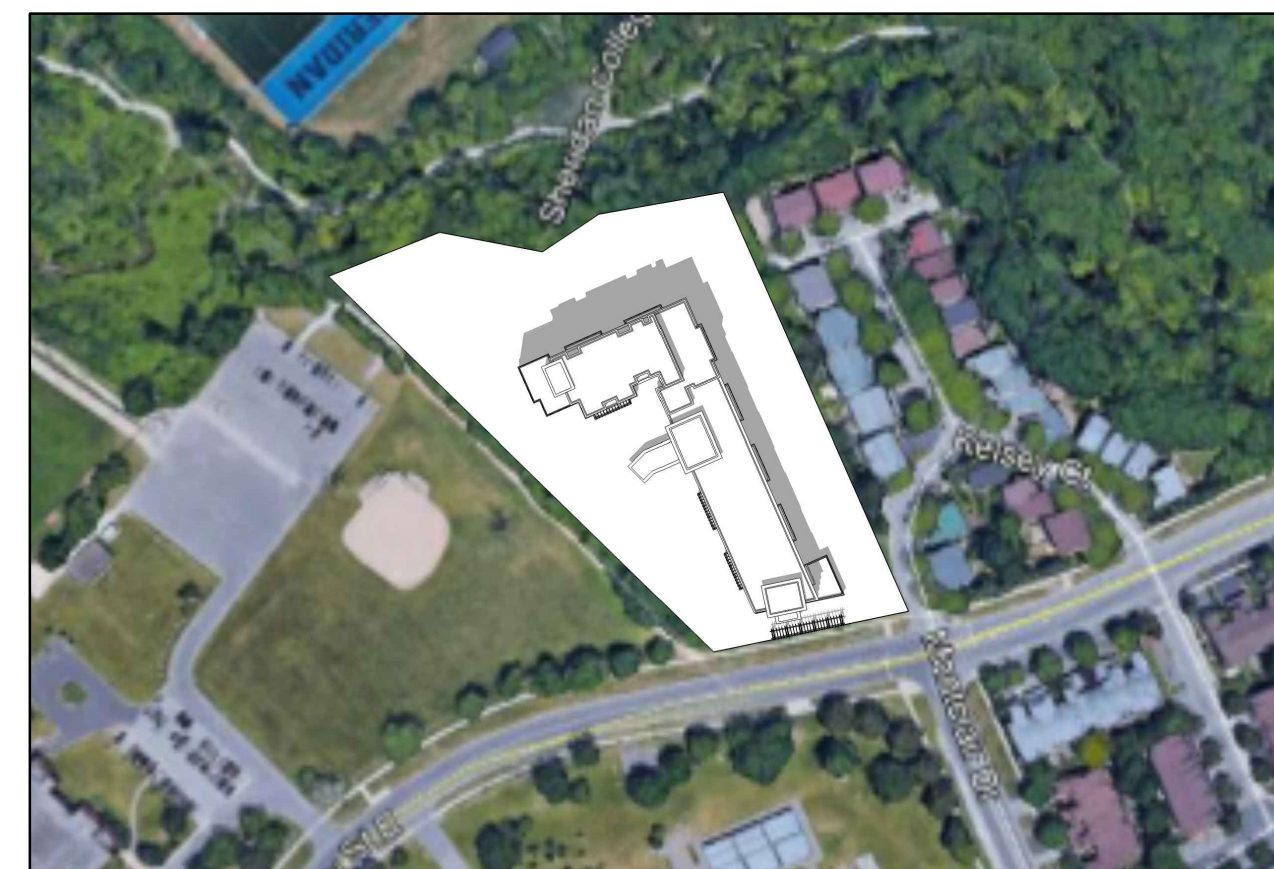
4 April 21 @ 10:38
 A501 NTS



5 April 21 @ 11:38
 A501 NTS



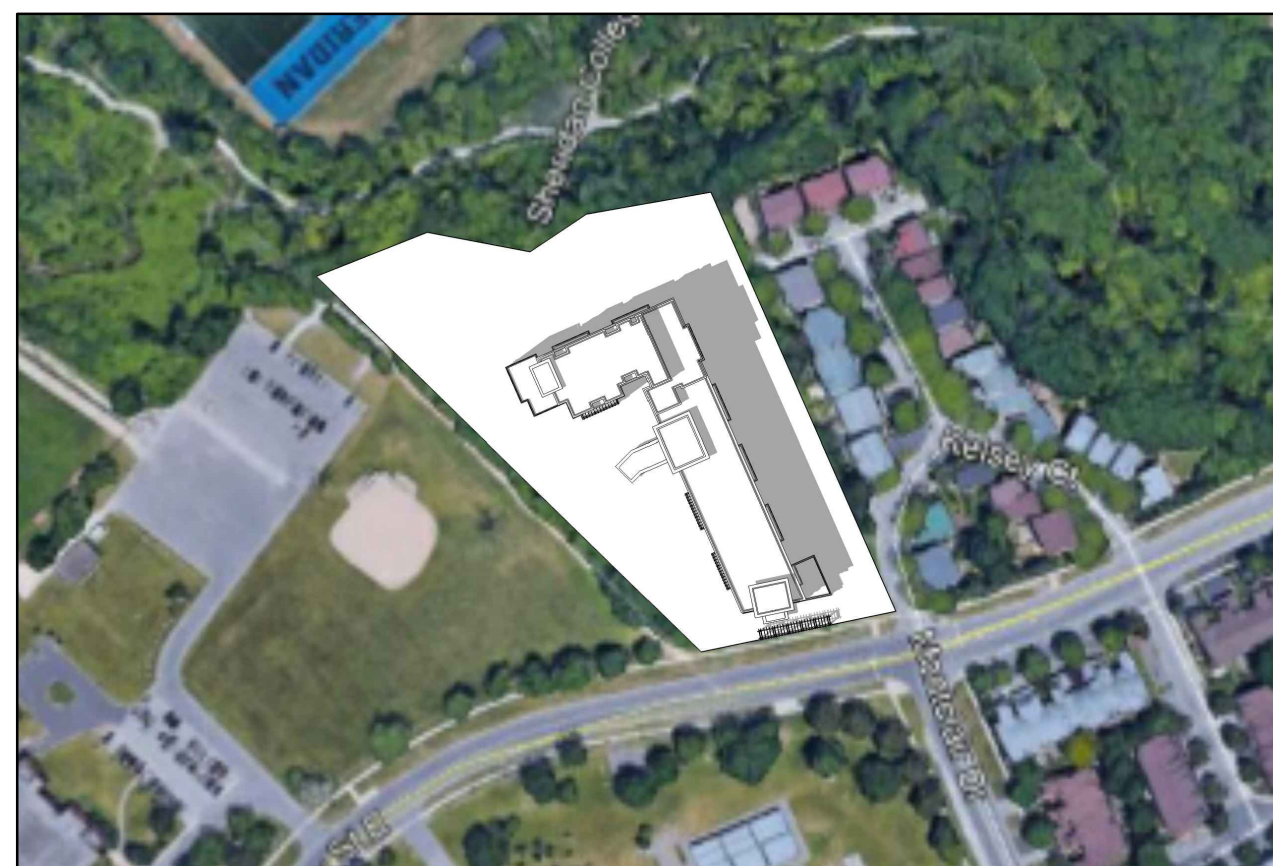
6 April 21 @ 12:38
 A501 NTS



7 April 21 @ 13:38
 A501 NTS



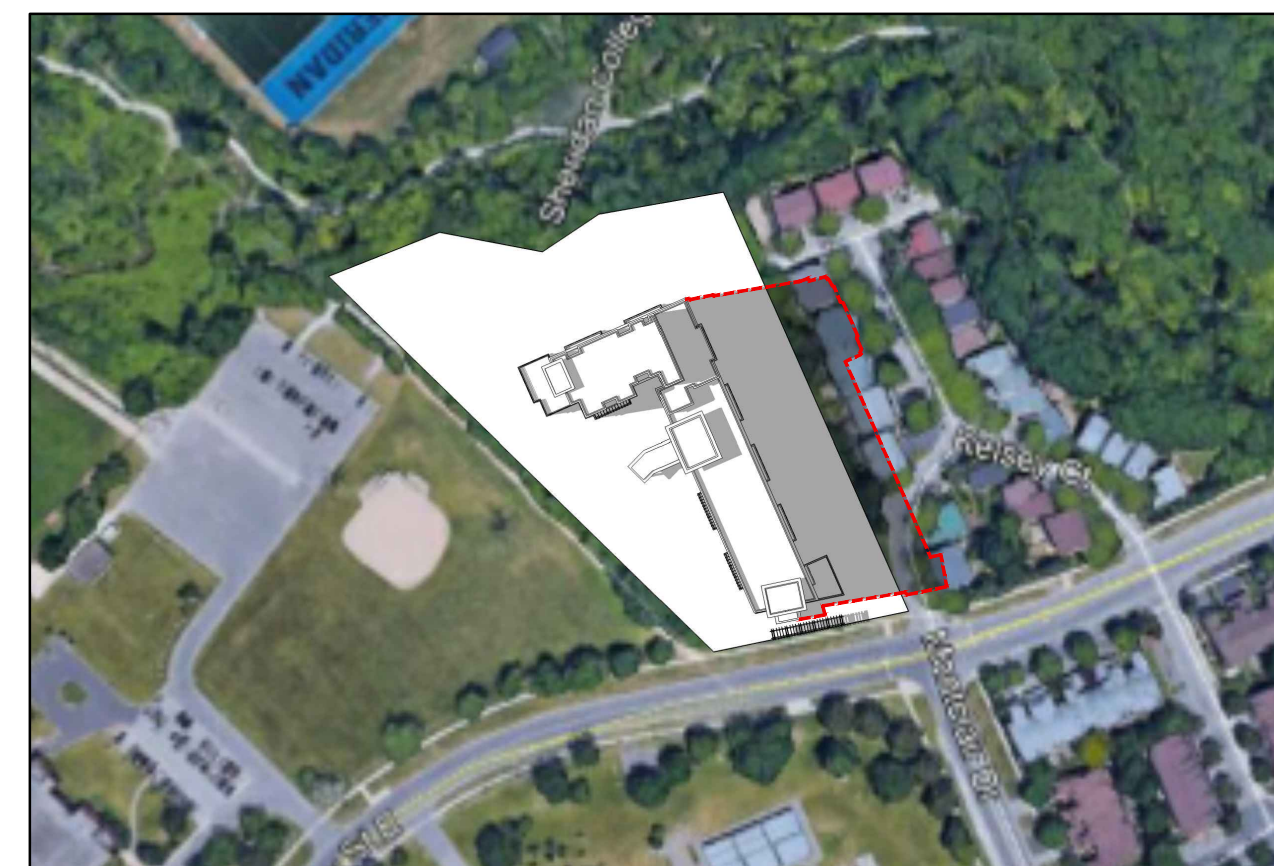
8 April 21 @ 14:38
 A501 NTS



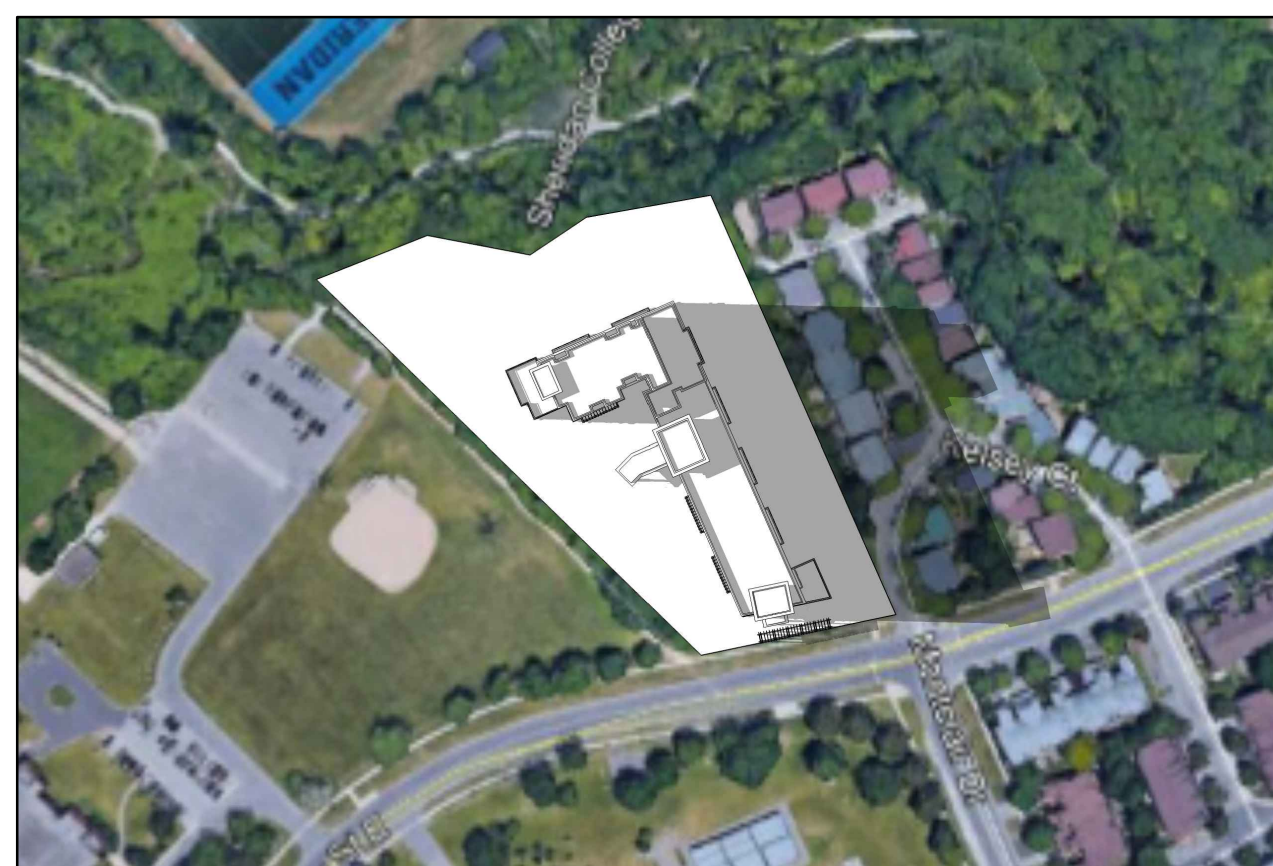
9 April 21 @ 15:38
 A501 NTS



10 April 21 @ 16:38
 A501 NTS



11 April 21 @ 17:38
 A501 NTS

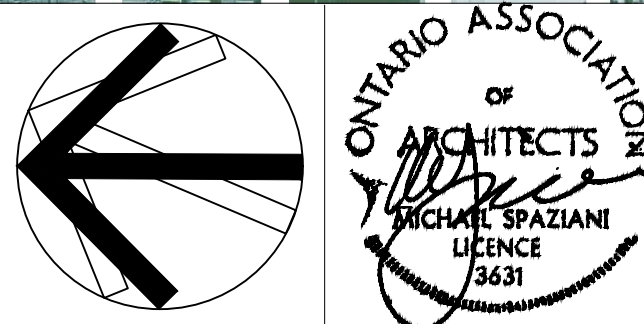


12 April 21 @ 18:38
 A501 NTS

Shadow Study Notes:

The shadow study impact analysis starts 1.5 hours after sunrise and ends 1.5 hours before sunset.

June 21 Daylight: 5:36 am - 9:02 pm
 March/ September Daylight: 7:03 am - 7:16 pm
 December Daylight: 7:47 am - 4:43 pm
 April Daylight: 6:25 am - 8:08 pm



NO.	REVISIONS:	ISSUED:
3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19

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CLIENT:
Branthaven McCraney Inc.
 Oakville, Ontario

PROJECT:
McCraney Retirement Residence
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
Shadow Study - April

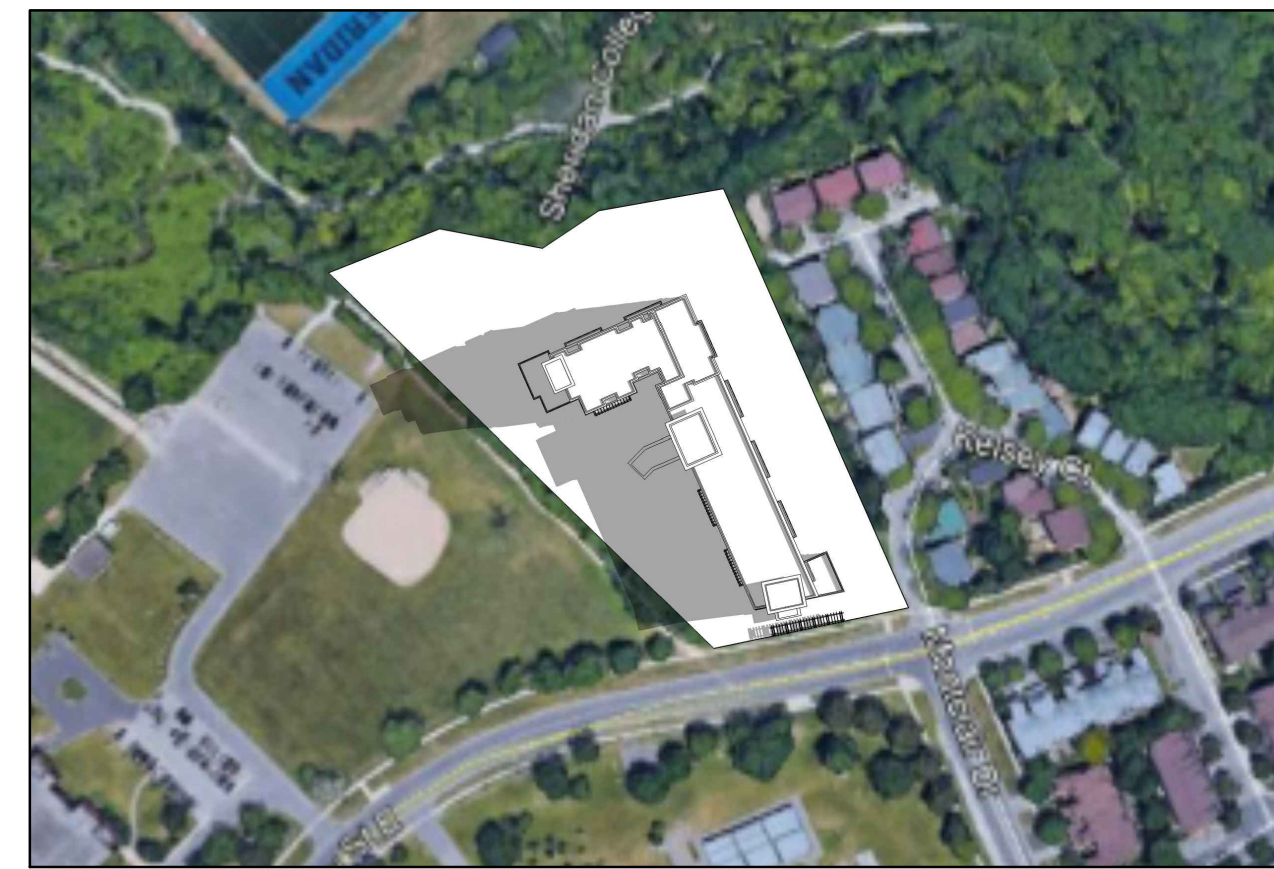
PROJECT NO. C8046	
SCALE:	DATE: July 2019
DRAWN:	SHEET NO.:
CHECKED: msai	A501
FILE NO. C8046	



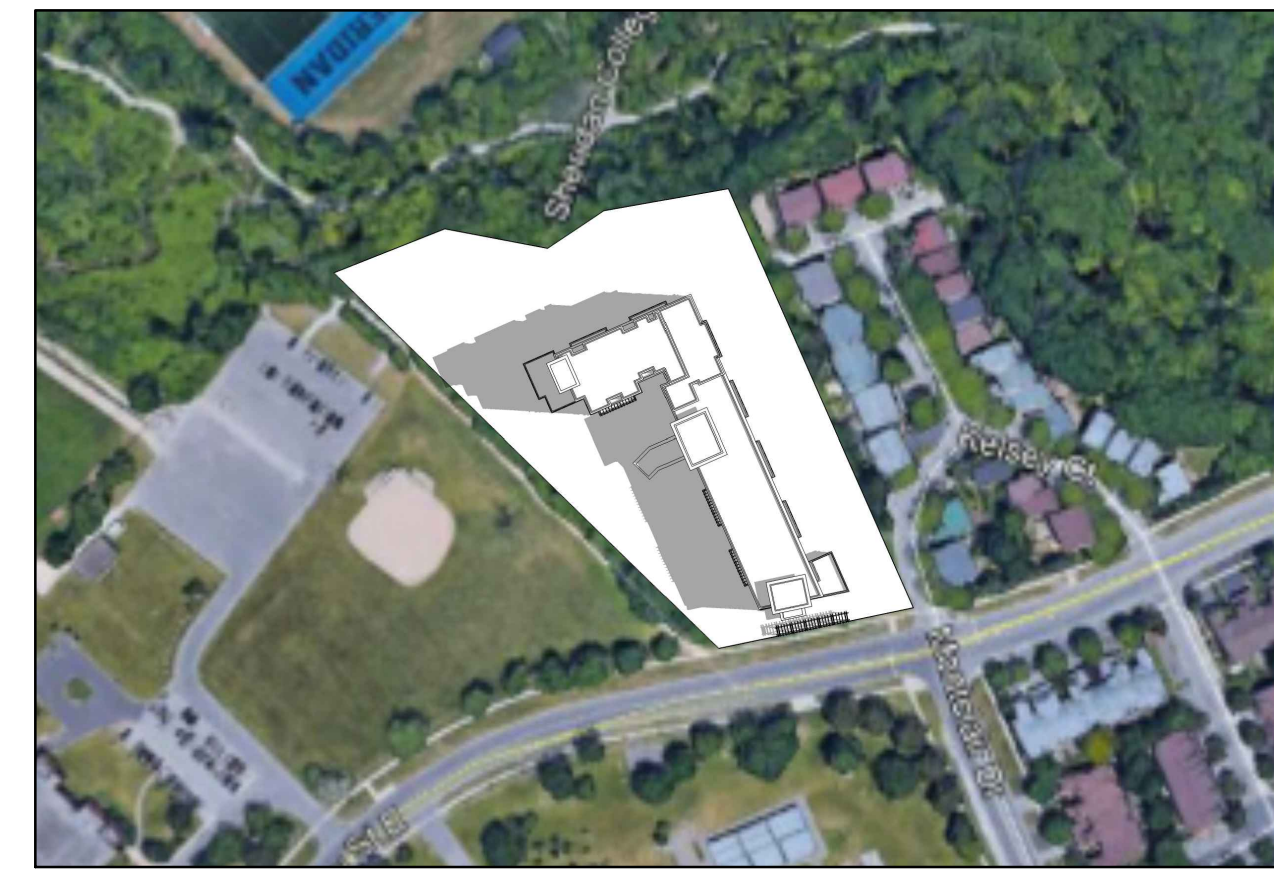
1 June 21 @ 7:06
 A502 NTS



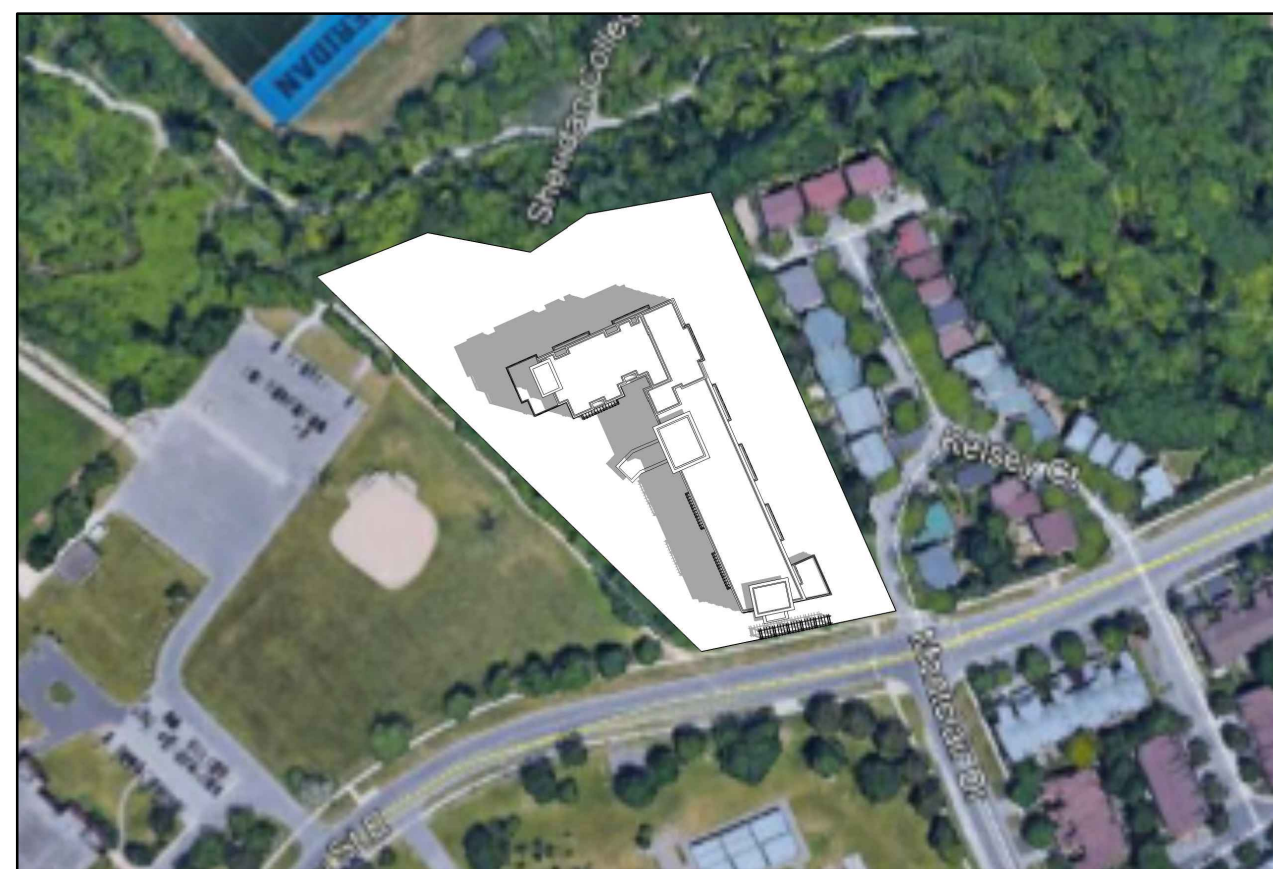
2 June 21 @ 7:32
 A502 NTS



3 June 21 @ 8:32
 A502 NTS



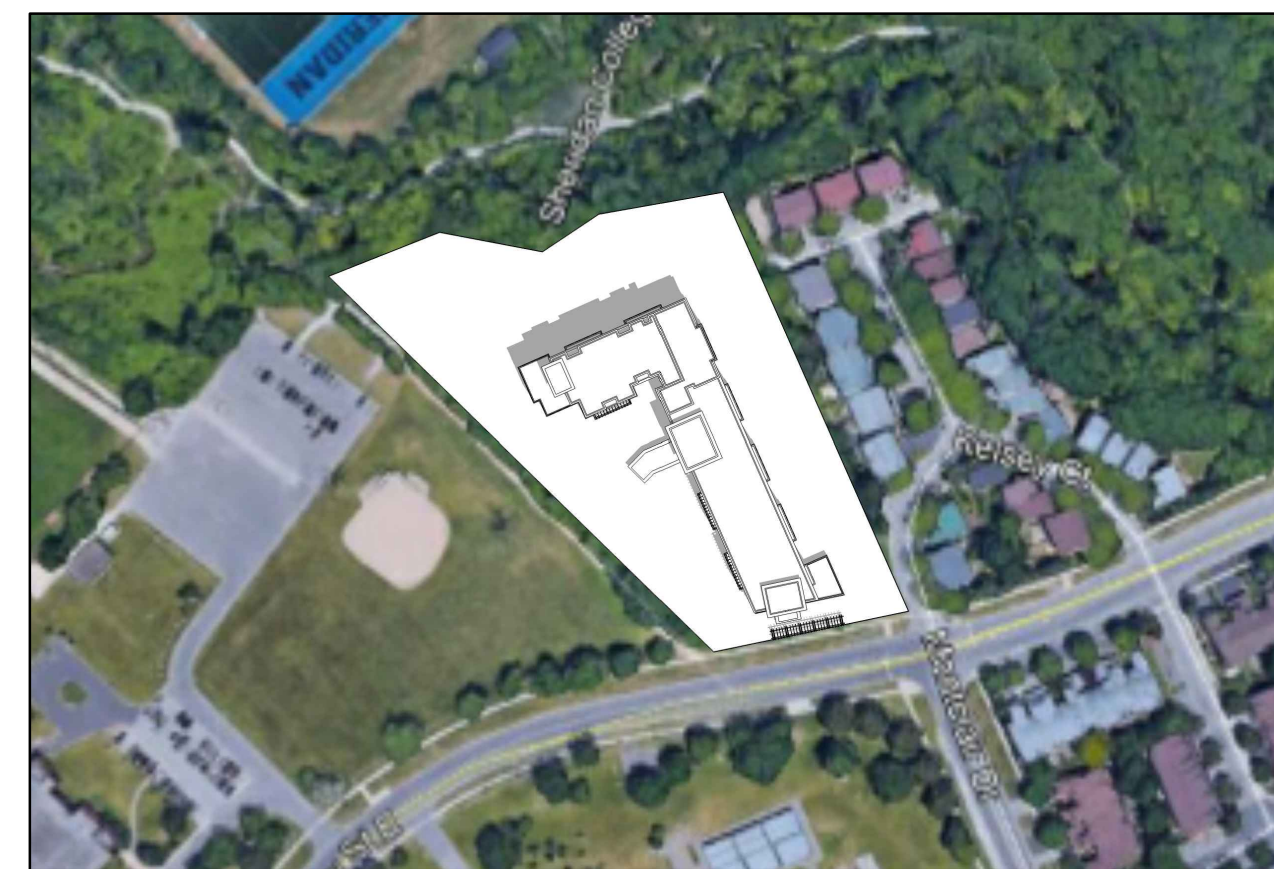
4 June 21 @ 9:32
 A502 NTS



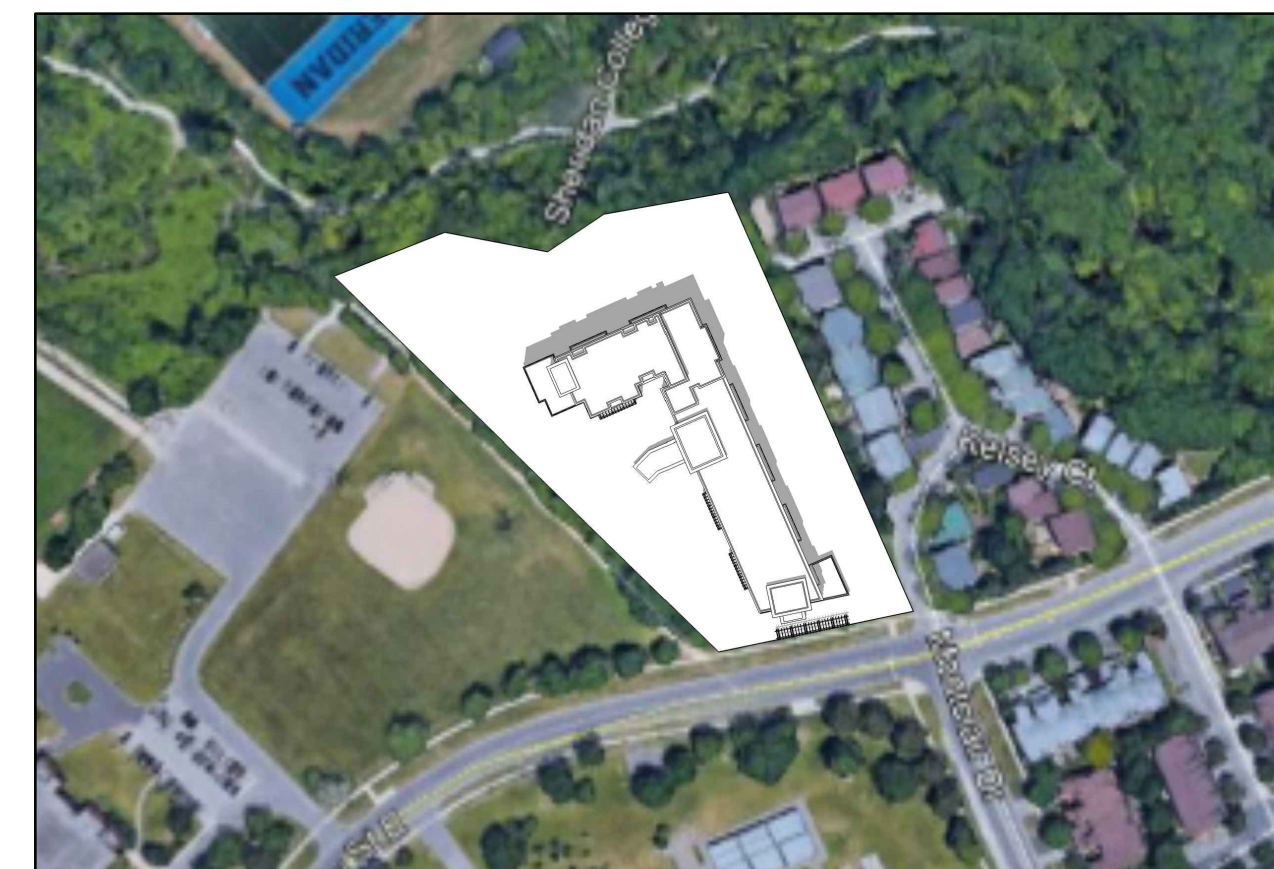
5 June 21 @ 10:32
 A502 NTS



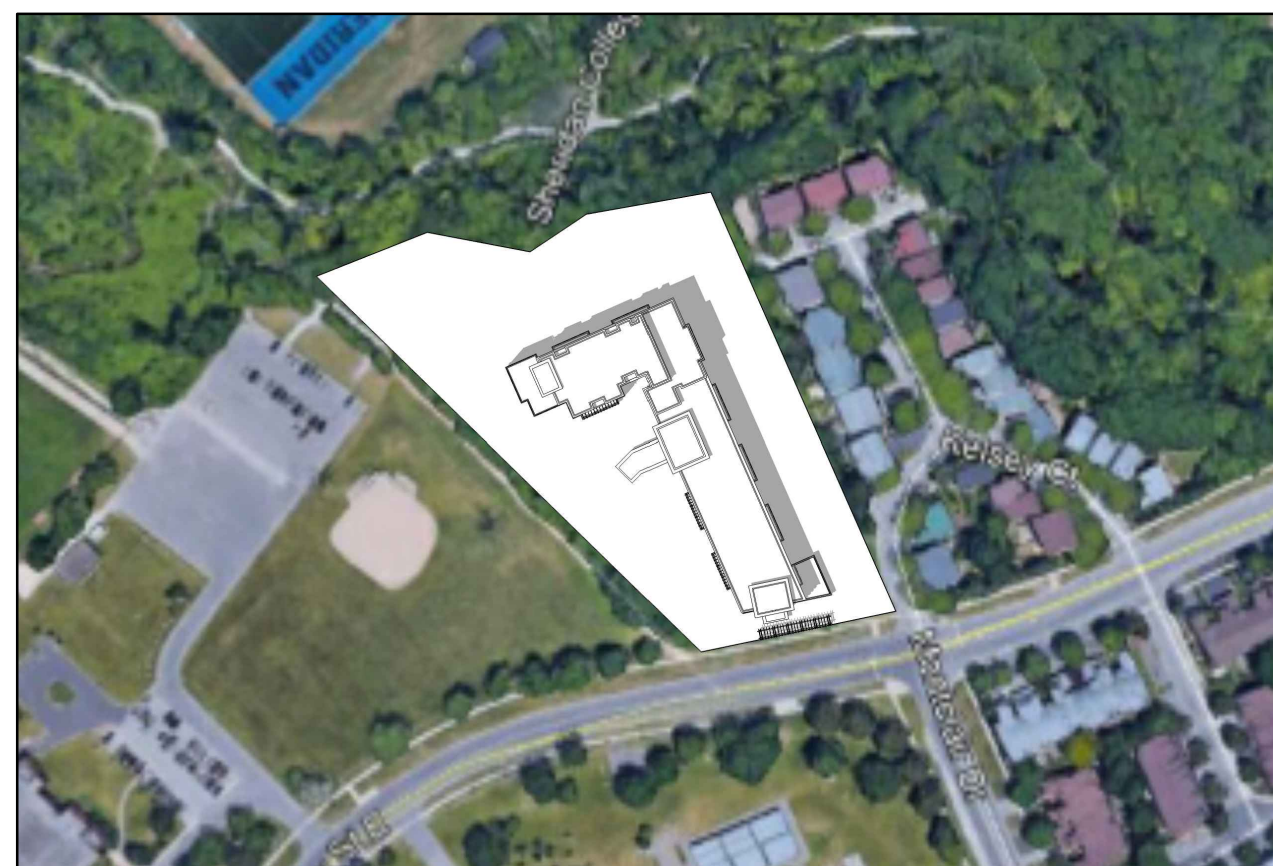
6 June 21 @ 11:32
 A502 NTS



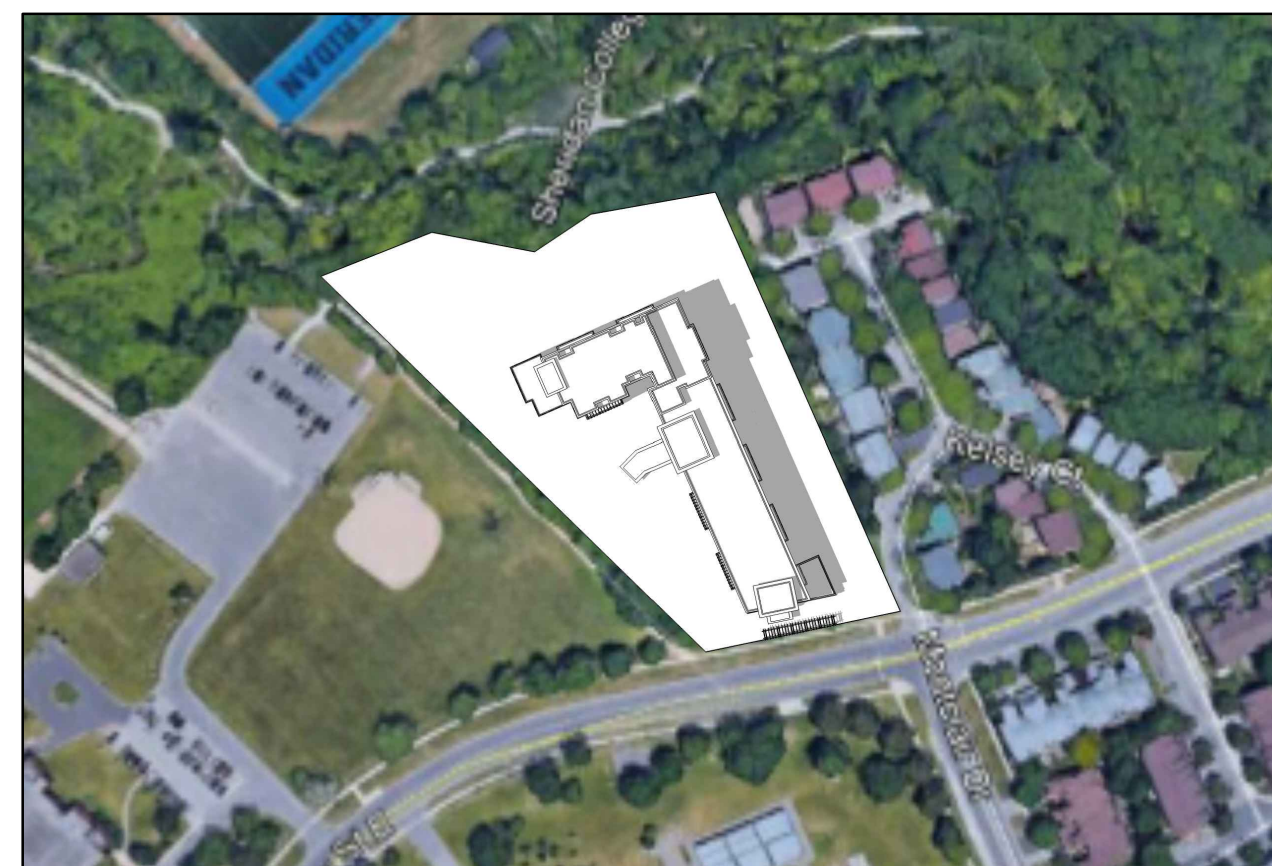
7 June 21 @ 12:32
 A502 NTS



8 June 21 @ 13:32
 A502 NTS



9 June 21 @ 14:32
 A502 NTS



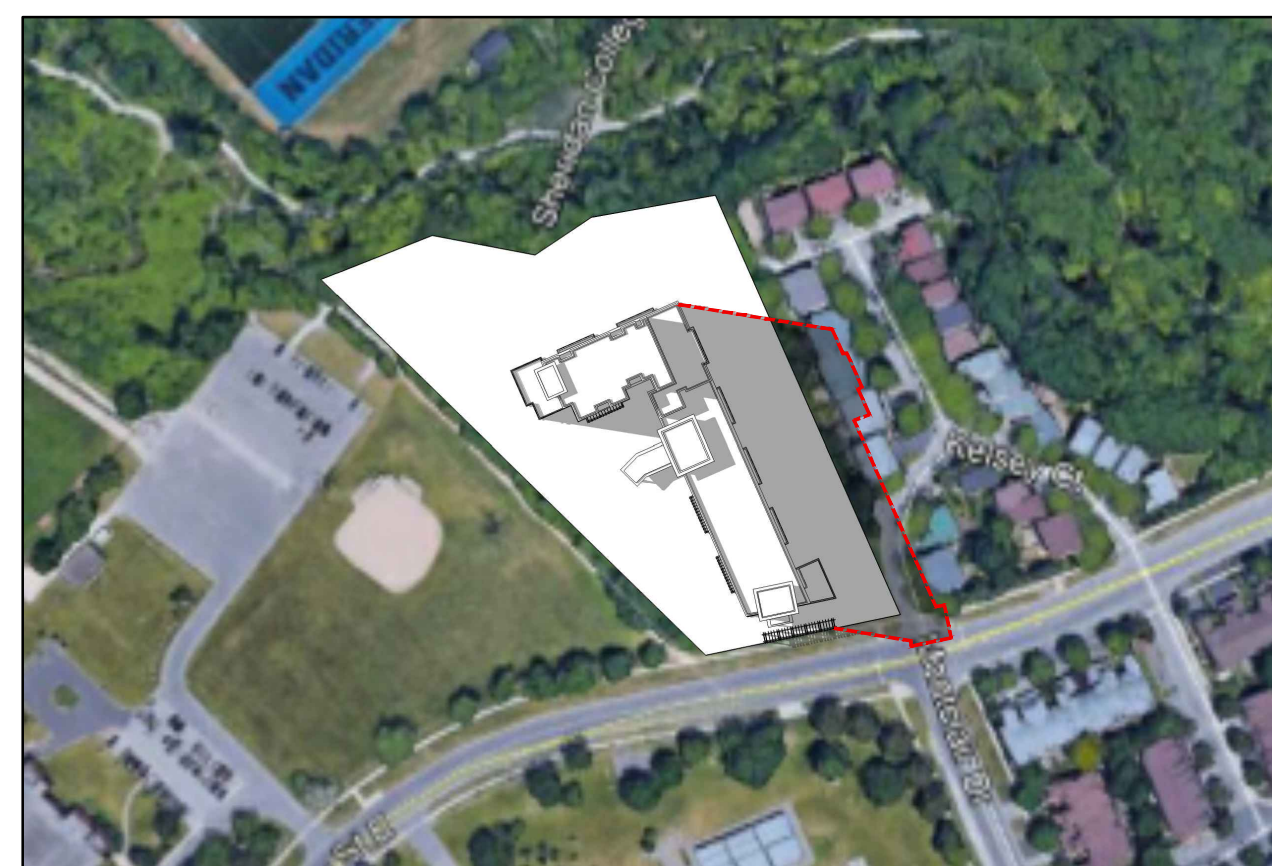
10 June 21 @ 15:32
 A502 NTS



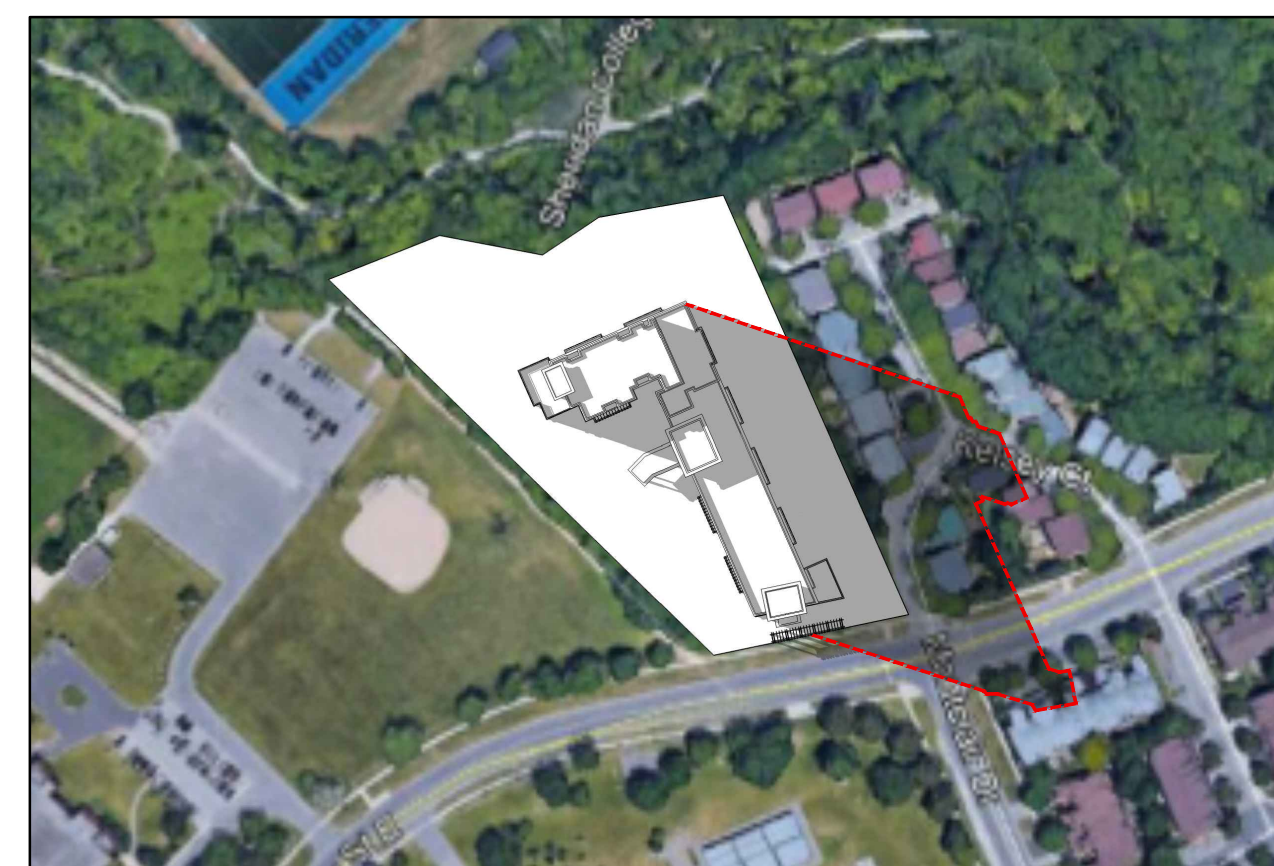
11 June 21 @ 16:32
 A502 NTS



12 June 21 @ 17:32
 A502 NTS



13 June 21 @ 18:32
 A502 NTS

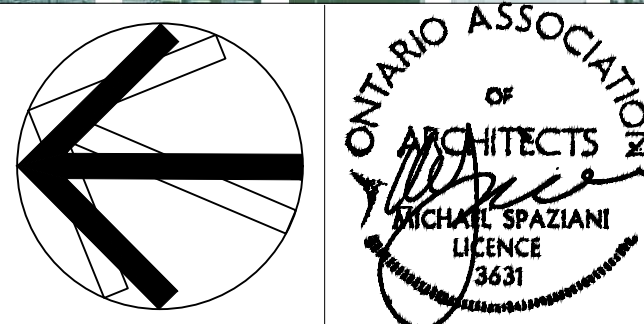


14 June 21 @ 19:32
 A502 NTS

Shadow Study Notes:

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June 21 Daylight: 5:36 am - 9:02 pm
 March/ September Daylight: 7:03 am - 7:16 pm
 December Daylight: 7:47 am - 4:43 pm
 April Daylight: 6:25 am - 8:08 pm



3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19
NO:	REVISIONS:	ISSUED:

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Oakville, Ontario

PROJECT:
**McCraney Retirement
 Residence**
 1105 McCraney Street East
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 SP1514021/01

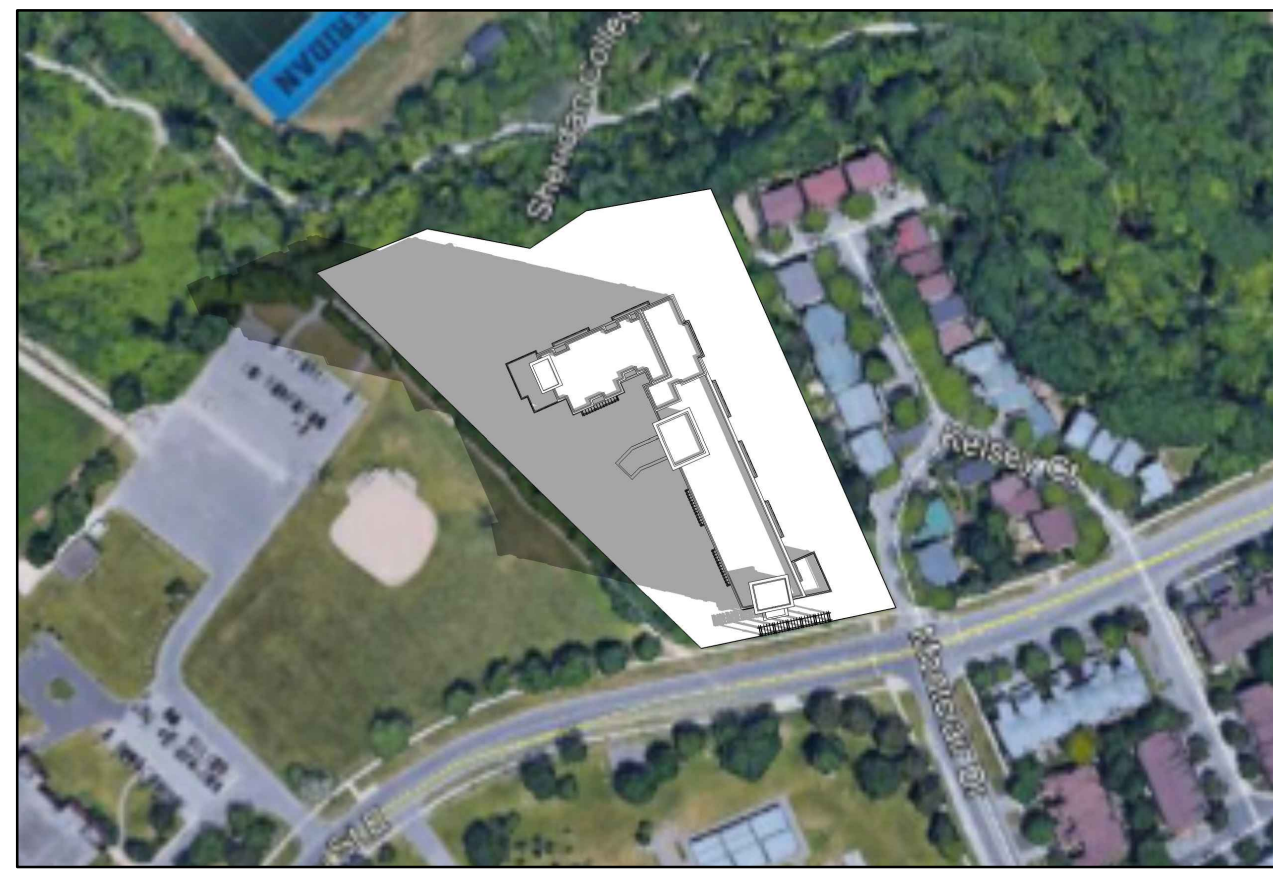
SHEET TITLE:
**Shadow Study -
 June**

PROJECT NO.
 C8046

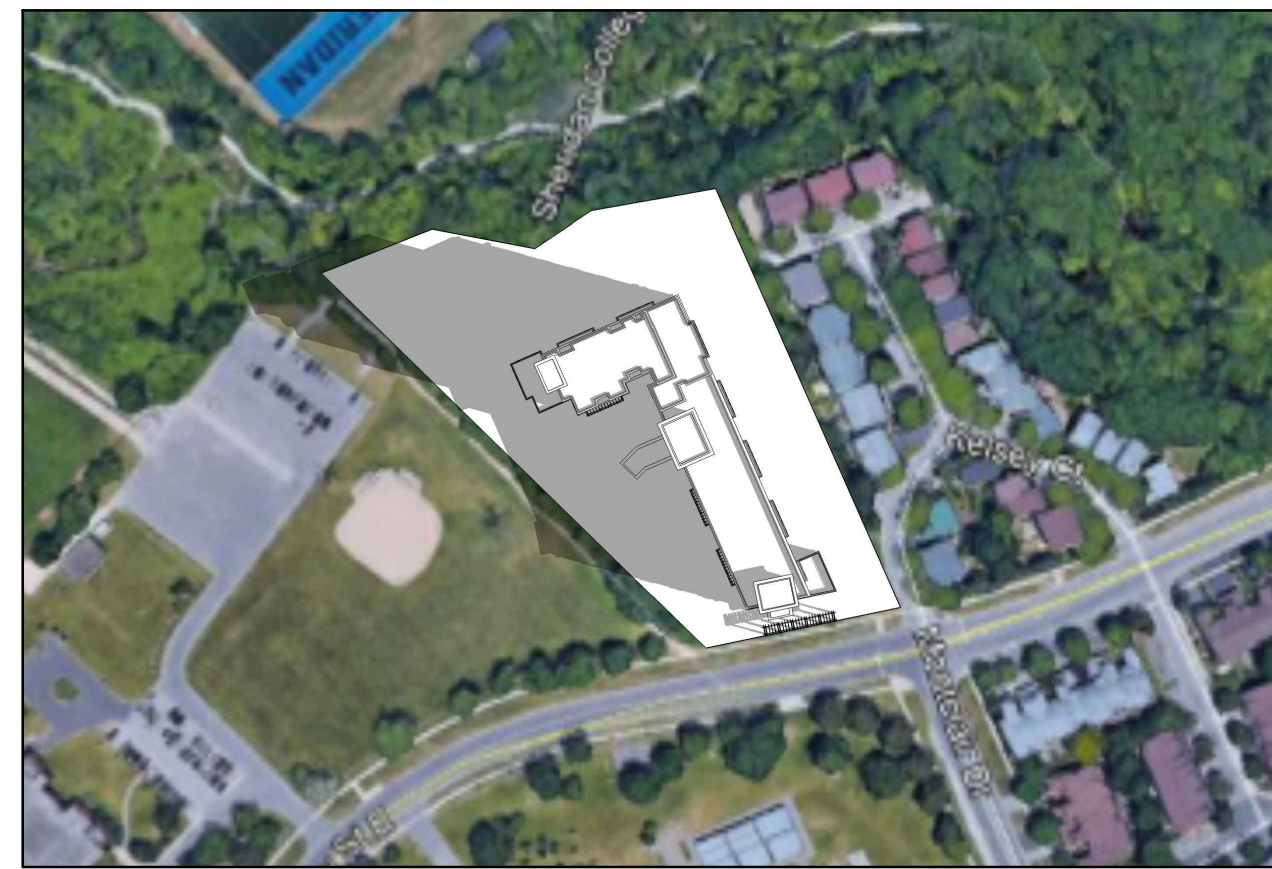
SCALE: DATE:
 DRAWN: July 2019

CHECKED: SHEET NO:
 msai

FILE NO. SHEET NO:
 C8046 **A502**



1 March/September 21 @ 8:33
 A503 NTS



2 March/September 21 @ 8:46
 A503 NTS



3 March/September 21 @ 9:46
 A503 NTS



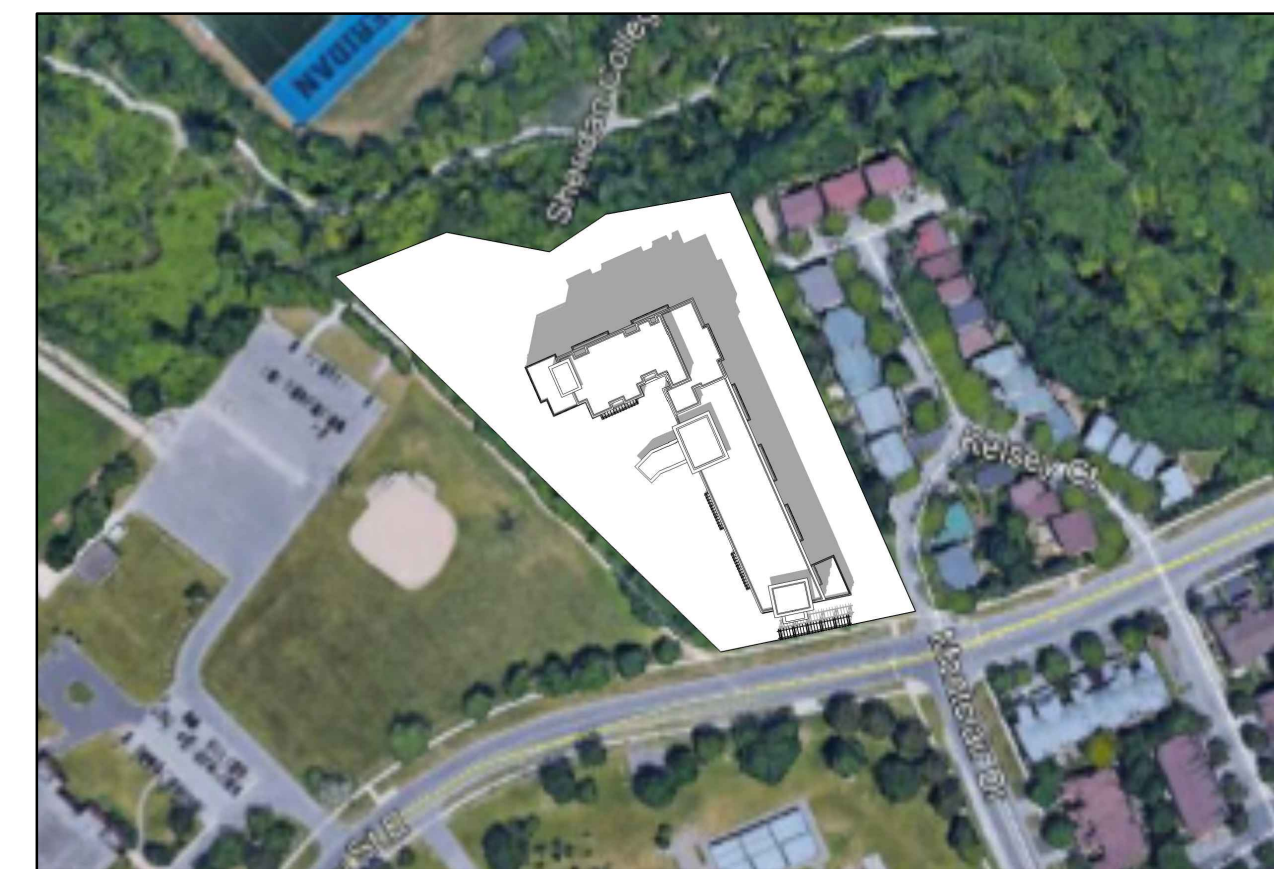
4 March/September 21 @ 10:46
 A503 NTS



5 March/September 21 @ 11:46
 A503 NTS



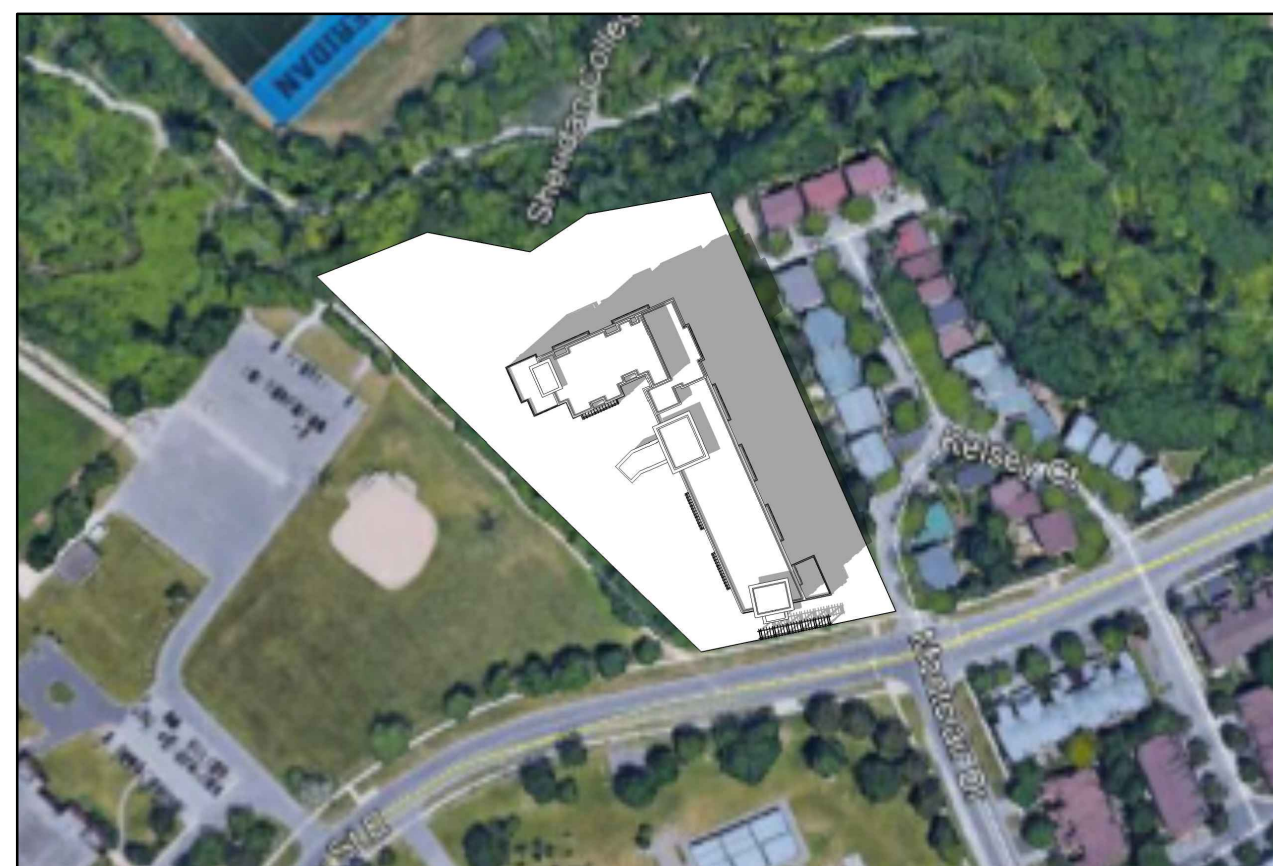
6 March/September 21 @ 12:46
 A503 NTS



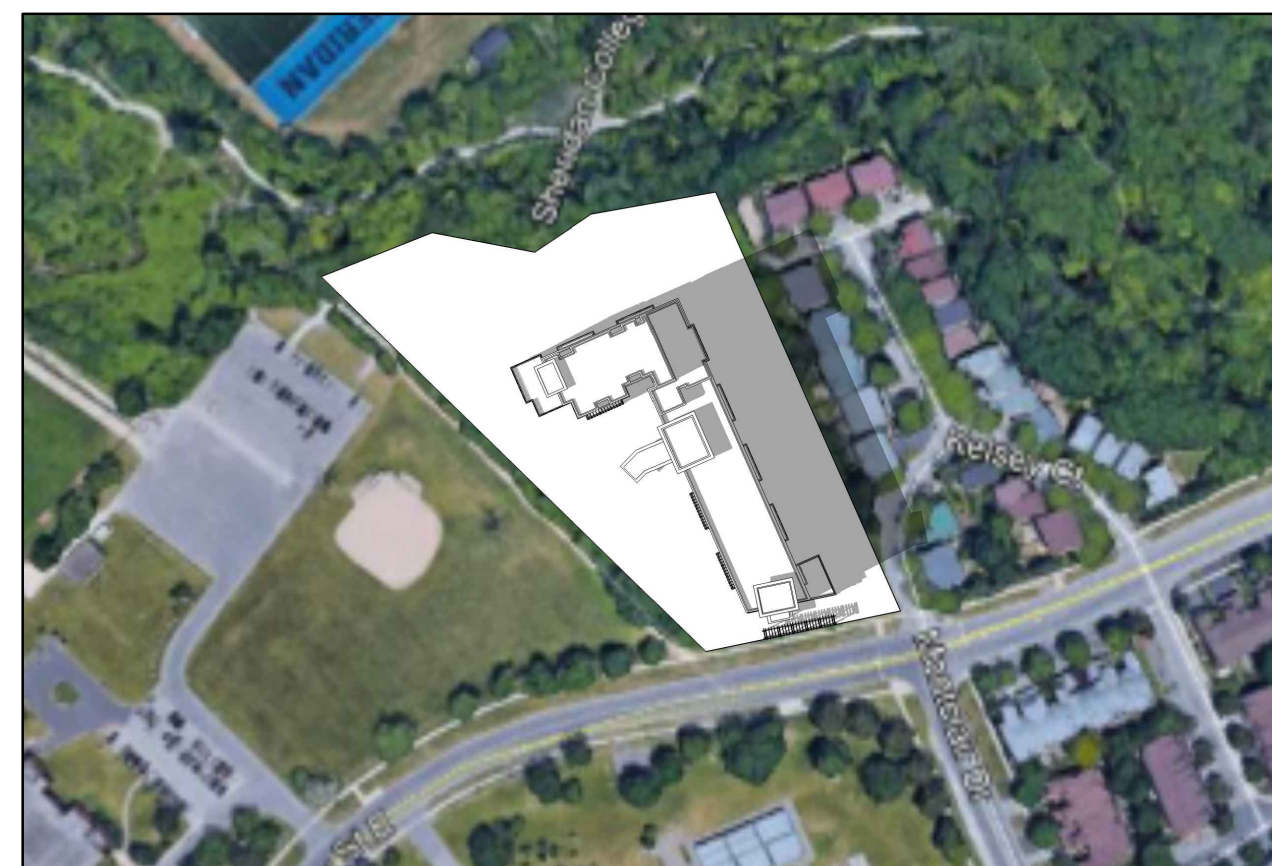
7 March/September 21 @ 13:46
 A503 NTS



8 March/September 21 @ 14:46
 A503 NTS



9 March/September 21 @ 15:46
 A503 NTS



10 March/September 21 @ 16:46
 A503 NTS

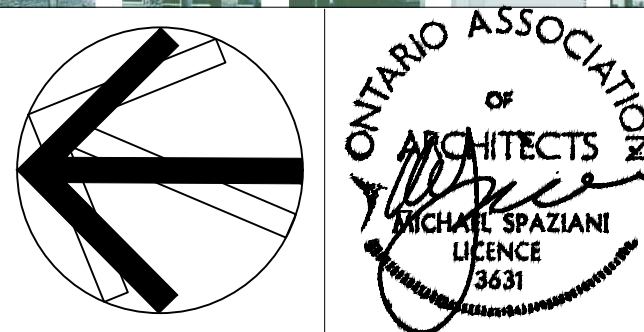


11 March/September 21 @ 17:46
 A503 NTS

Shadow Study Notes:

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June 21 Daylight: 5:36 am - 9:02 pm
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3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19
NO:	REVISIONS:	ISSUED:

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 McCraney
 Inc.**

Oakville, Ontario

PROJECT:
**McCraney Retirement
 Residence**
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
**Shadow Study -
 March/September**

PROJECT NO.
 C8046

SCALE: DATE:
 July 2019

DRAWN: SHEET NO:

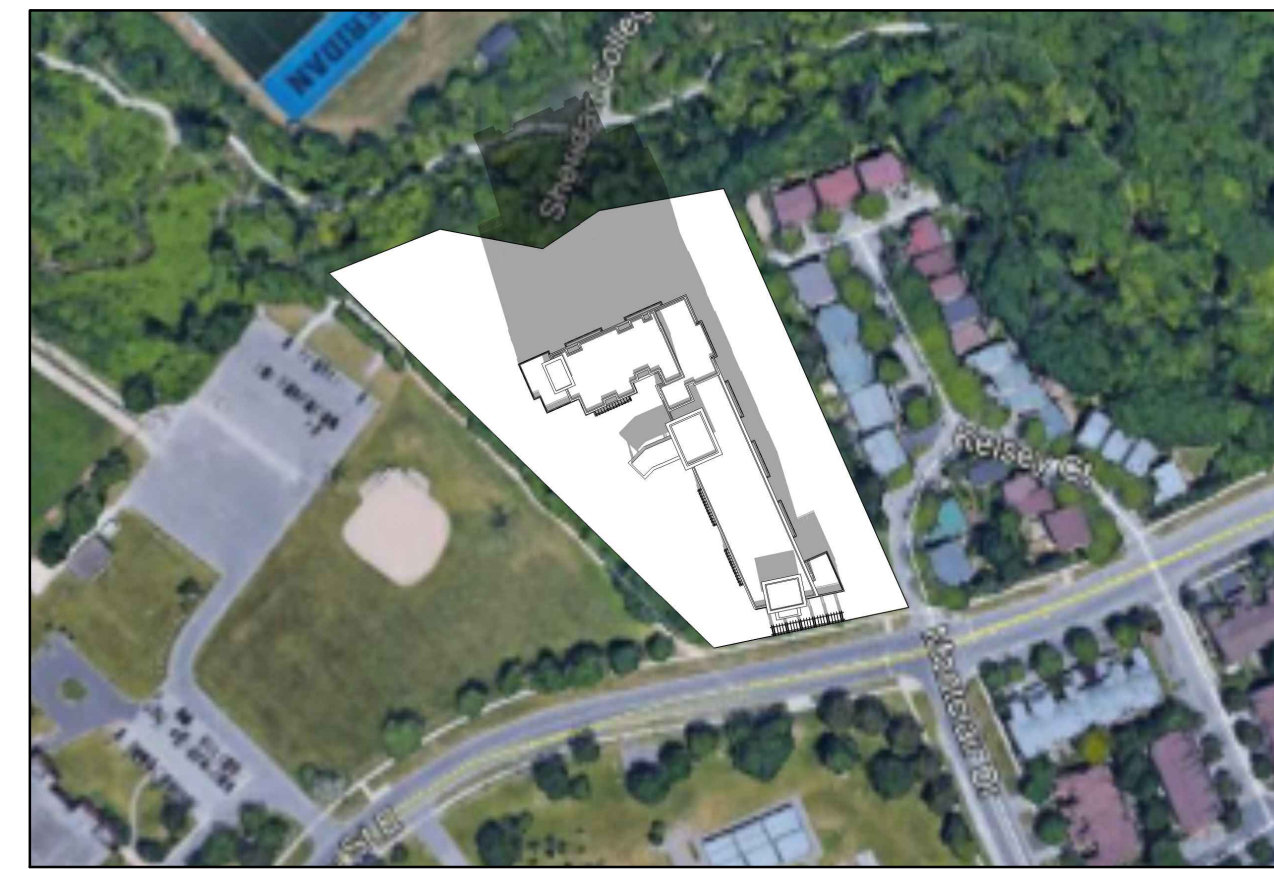
CHECKED: **A503**
 msai
 FILE NO.
 C8046



1 December 21 @ 9:17
A504 NTS



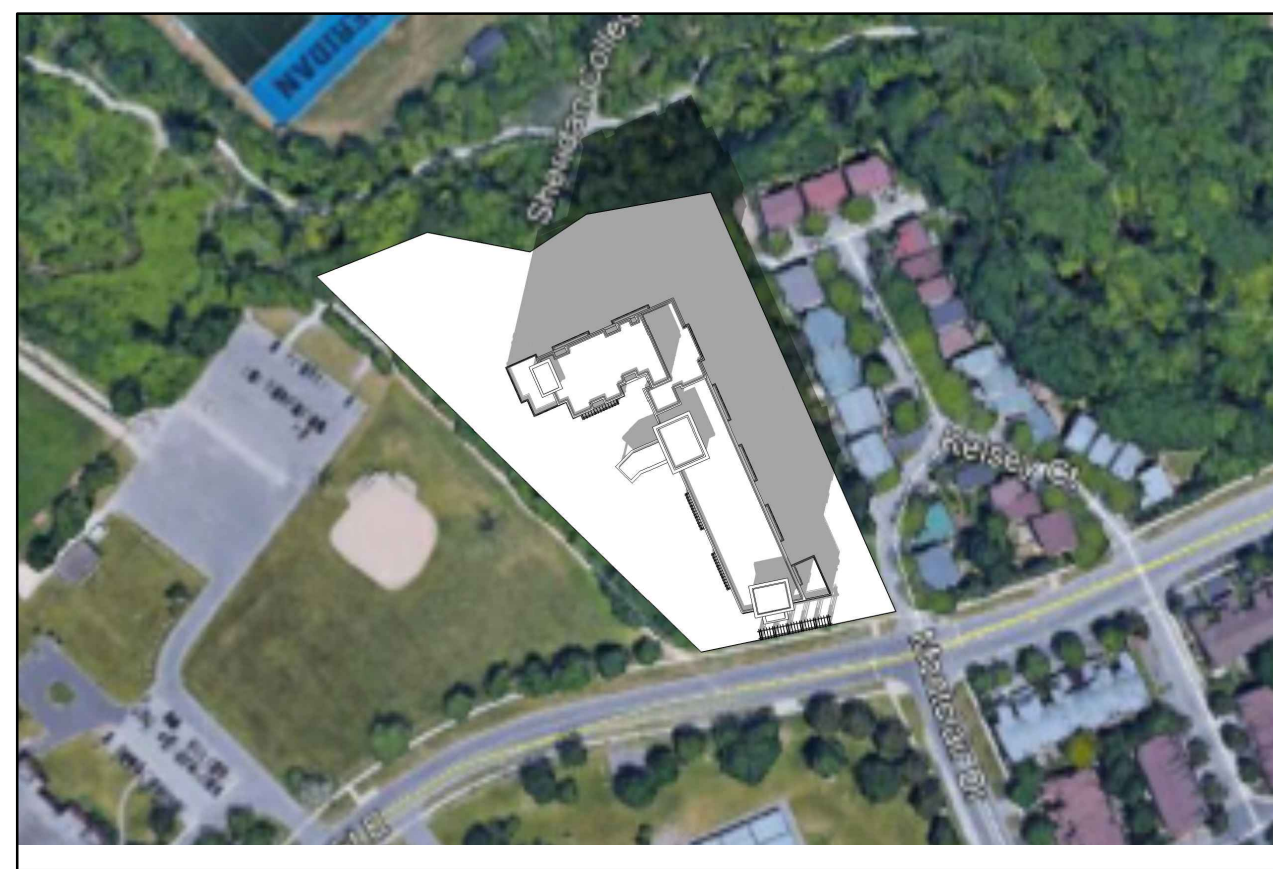
2 December 21 @ 10:13
A504 NTS



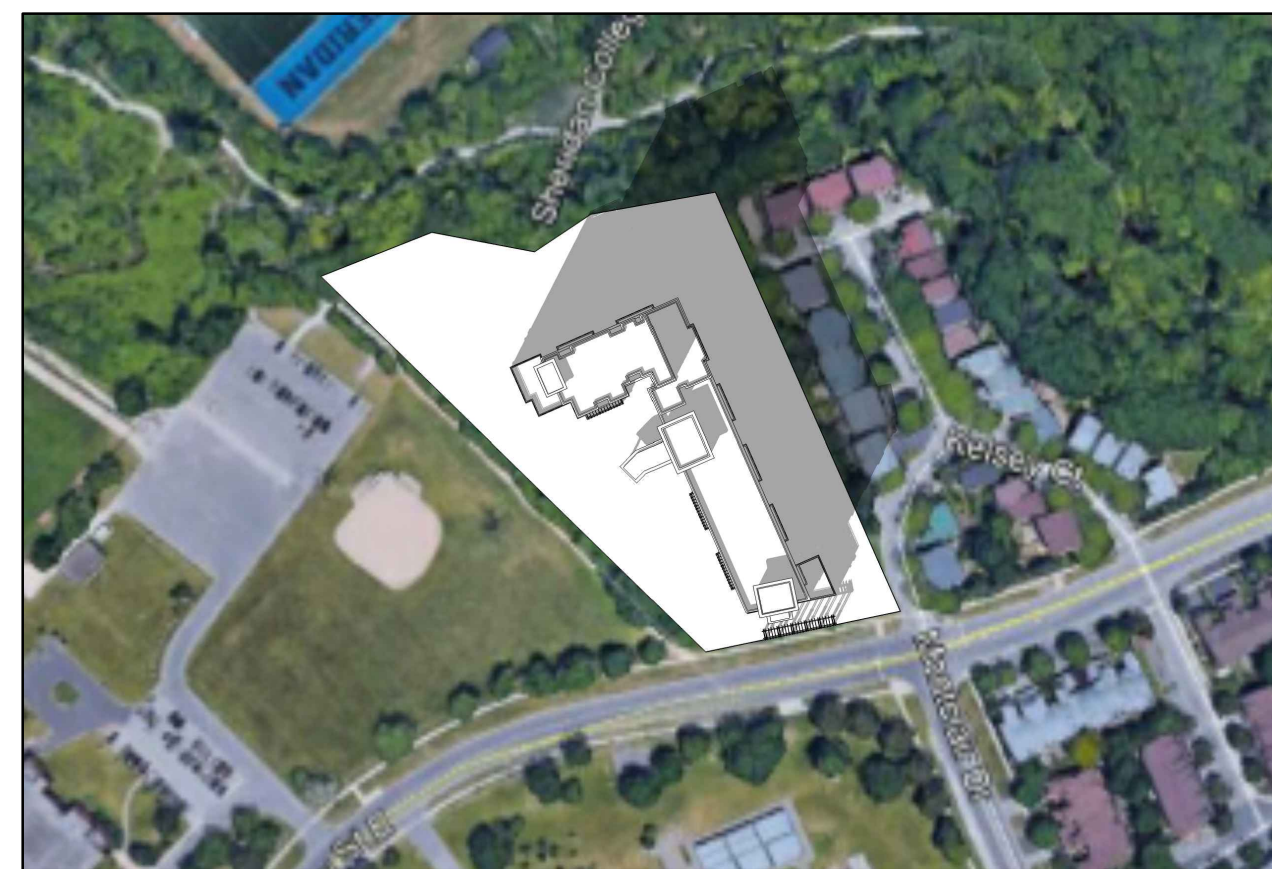
3 December 21 @ 11:13
A504 NTS



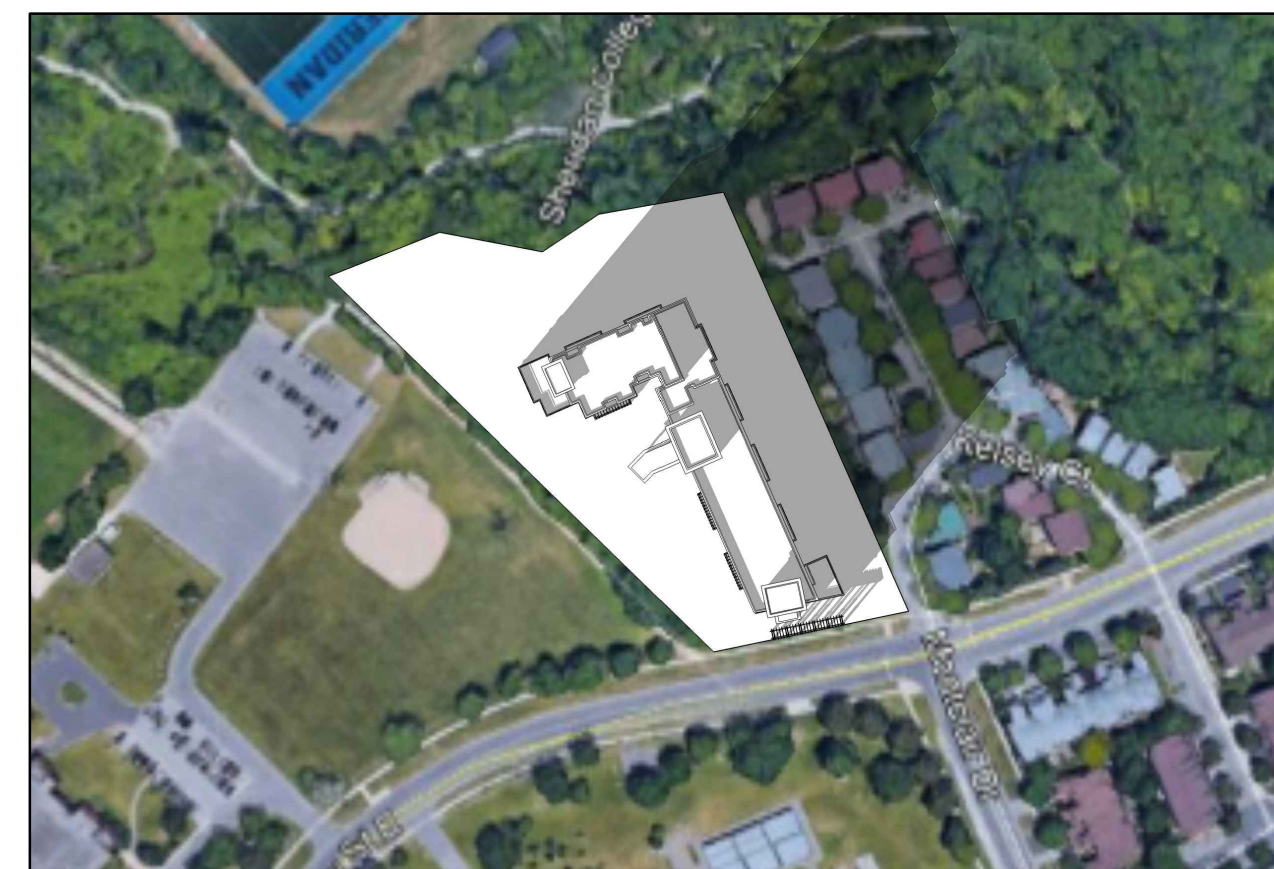
4 December 21 @ 12:13
A504 NTS



5 December 21 @ 13:13
A504 NTS



6 December 21 @ 14:13
A504 NTS



7 December 21 @ 15:13
A504 NTS

Shadow Study Notes:

The shadow study impact analysis starts 1.5 hours after sunrise and ends 1.5 hours before sunset.

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 McCraney
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Oakville, Ontario

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**McCraney Retirement
 Residence**
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
**Shadow Study -
 December**

PROJECT NO. C8046	
SCALE:	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A504
FILE NO. C8046	



1 Perspective 01
A601 NTS



2 Perspective 02
A601 NTS

MSAi

MICHAEL SPAZIANI ARCHITECT INC
6 Helene Street N, Suite 100
Port Credit, Mississauga ON L5G 3B2
T 905 891 0691 F 905 891 0514



3		
2	Issued for SPA Resubmission	Oct 21, '19
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NO:	REVISIONS:	ISSUED:

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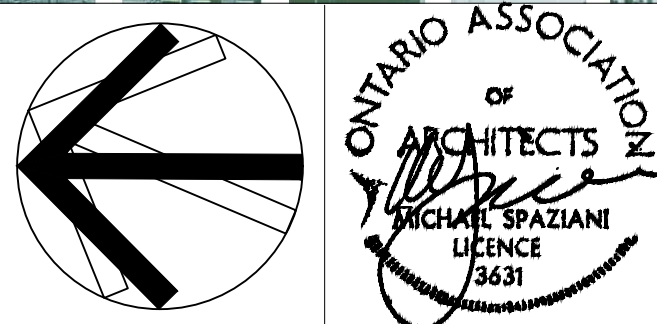
CLIENT:
**Branthaven
McCraney
Inc.**

Oakville, Ontario

PROJECT:
**McCraney Retirement
Residence**
1105 McCraney Street East
Oakville, Ont.
SP1514021/01

SHEET TITLE:
3D Perspective Views

PROJECT NO. C8046	
SCALE:	DATE: July 2019
DRAWN:	SHEET NO:
CHECKED: msai	A601
FILE NO. C8046	



1 Perspective 01
 A602 NTS



2 Perspective 02
 A602 NTS



3 Perspective 03
 A602 NTS

3		
2	Issued for SPA Resubmission	Oct 21, '19
1	Issued for SPA Resubmission	July 17, '19
NO:	REVISIONS:	ISSUED:

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Branthaven McCraney Inc.

Oakville, Ontario

PROJECT:
McCraney Retirement Residence
 1105 McCraney Street East
 Oakville, Ont.
 SP1514021/01

SHEET TITLE:
3D Perspective Views

PROJECT NO.
 C8046

SCALE: DATE:
 DRAWN: July 2019

CHECKED: SHEET NO:
 msai **A602**
 FILE NO.
 C8046