FINAL PROJECT DRAWING PACKAGE

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Bulwer House
37 Bulwer Street, Toronto, ON

COVER PAGE

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CONSTRUCTION NOTES

FOUNDATION ASSEMBLY
- STRIP FOOTING REBAR
- METAL ANCHOR BOLTS
- GRAVEL

FLOOR ASSEMBLIES
BASEMENT
- POLISHED CONCRETE FLOORING
- POLISHED WALNUT HARDWOOD FLOOR.
- PORCELAIN TILE FLOORING

1ST FLOOR
- POLISHED CONCRETE FLOORING
- PORCELAIN TILE FLOORING
- WHITE OAK HARDWOOD FLOORING

2ND FLOOR
- POLISHED CONCRETE FLOORING
- POLISHED WALNUT HARDWOOD FLOOR.

WALL SCHEDULE
EXTERIOR WALLS
NOTE: Walls have Low-E triple-glazed window inserts in various locations (See diagrams).

Ⓐ
- GRAPHIC CONCRETE (PROTRUDED)

Ⓓ
- WALNUT WOOD (RECESSED)

Ⓑ **GYPSUM BOARD INTERIOR PARTITION WALL**
- 12.7mm GYPSUM BOARD
- 38x100mm STEEL STUDS @ 406mm O.C
- 12.7mm GYPSUM BOARD

Ⓒ **GLASS CURTAIN WALL**
- CURVILINEAR PARTITION WALLS WITH ALUMINUM FRAMING (BASEMENT)
- STRAIGHT FLOOR-TO-FLOOR WALLS GUARDING VOID YARD AND NUMEROUS INTERIOR SPACES

CEILING ASSEMBLY
- PROPOSED INTERIOR WOODEN GIRDERS FOR RECREATIONAL ROOM (BASEMENT), DINING ROOM (1ST FLOOR) AND LIVING ROOM (2ND FLOOR)
- SUPPORTS FOR WOODERN GIRDERS 140 x 337 mm TIMBER COLUMNS

DOOR SCHEDULE
Ⓐ
- 900 x 1980 mm STEEL SINGLE-FLUSH DOOR

Ⓑ
- 900 x 1980 mm WOODEN SINGLE-FLUSH DOOR

Ⓒ
- 860 x 1980 mm GLASS SINGLE-FLUSH MST. BATH. DOOR

Ⓓ
- 860 x 1980 mm WOODEN SINGLE-FLUSH DOOR

Ⓔ
- GLASS FLOOR-TO-CEILING SLIDING DOOR TO BALCONY

ROOF ASSEMBLY
- 900mm x 200mm CONCRETE CLADDING
- 760mm RIGID R22 FIBERGLASS BATTS INSULATION
- SUPPORTS FOR BATTS INSULATION 1X4 WELDED STEEL FLANGE
- 500mm AIRSPACE
- 3PLY MEMBRANE
- 100mm R20 STYROFOAM CAVITY INSULATION
- 12.7mm 5/8" T&G WAFERBOARD
- PREFABRICATED JSI JOIST
- JSI BLOCKING
- VENT 1 SF/150 SF MIN.
- BOARDS SPACED AT 24" O.C.
- 6 MIL. CONT. AIR/VAPOUR BARRIER
- DOUBLE 12.7mm (5/8") GYPSUM WALLBOARD

STAIRS CONSTRUCTION
NOTE: Handrails and guardrails of interior stairs construction to comply with O.B.C 9.8.

STAIR DESCRIPTION
- QUARTER LANDING CORE STAIRS
- STAIRWAY WIDTH MIN. (1m)
- DESIGN: PRECAST CONCRETE STAIRS OPEN RISERS ADJOINED TO CONCRETE SUPPORT WITH EMBEDDED UNDER-STAIR SPOTLIGHTS

RUNS, RISERS AND TREADS
- MIN. RUN (1.1m)
- MAX. RUN (1.9m)
- MAX. VERTICAL RISE (180mm)
- MIN. TREAD (300mm)
- # OF RISERS AND TREADS (18)

INTERIOR LANDINGS
- LANDING 1 (1.1 x 1.1m)
- LANDING 2 (1.1 x 1.6m)
- LANDING 3 (1.1m)

HANDRAILS AND GUARDRAILS
- MAX. GUARD (1.2m)
- MAX. GUARDRAIL (800mm)
- MAX. HANDRAIL (800mm)
- LOCATION: INTERIOR
- DESIGN: 1 HANDRAIL REQ. FOR STAIRS < 1.1 M WIDE; GLASS GUARD PANELS WITH ALUMINUM FRAMING AND ELLIPTICAL RAILING

HEADROOM CLEARANCES
- HEADROOM 1 (2 m)
- HEADROOM 2 (4.8 m)
- HEADROOM 3 (2.5 m)

GENERAL NOTES

1. All work to comply with the Ontario Building Code, latest edition, and all other authorities having jurisdiction.
2. All materials supplied and installed in this project must meet smoke/flame spread ratings, as specified in the Ontario Building Code, latest edition.
3. All materials shall be as specified. No substitutes shall be made without written direction and approval from the Architect.
4. This drawing is to be read in conjunction with all other drawings, including Plans, Elevations, Sections, and Details in reference to structure size, choice of materiality, and contextual and conceptual and design.
5. Sheet set compiled by Emem Essien, ED 3rd Year. All rights reserved.

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Bulwer House
37 Bulwer Street, Toronto, ON

CONSTRUCTION NOTES

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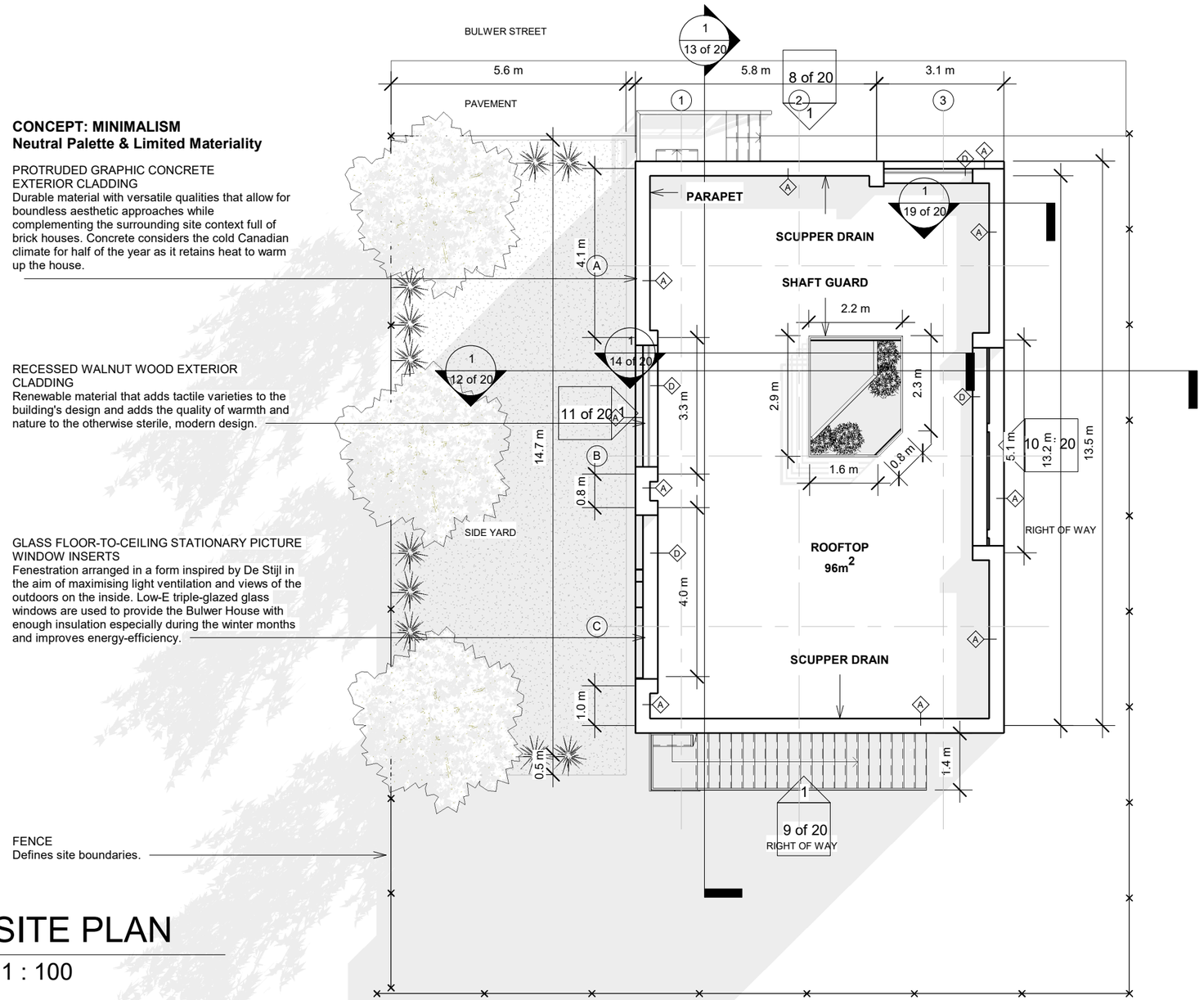
CONCEPT: MINIMALISM
Neutral Palette & Limited Materiality

PROTRUDED GRAPHIC CONCRETE EXTERIOR CLADDING
Durable material with versatile qualities that allow for boundless aesthetic approaches while complementing the surrounding site context full of brick houses. Concrete considers the cold Canadian climate for half of the year as it retains heat to warm up the house.

RECESSED WALNUT WOOD EXTERIOR CLADDING
Renewable material that adds tactile varieties to the building's design and adds the quality of warmth and nature to the otherwise sterile, modern design.

GLASS FLOOR-TO-CEILING STATIONARY PICTURE WINDOW INSERTS
Fenestration arranged in a form inspired by De Stijl in the aim of maximising light ventilation and views of the outdoors on the inside. Low-E triple-glazed glass windows are used to provide the Bulwer House with enough insulation especially during the winter months and improves energy-efficiency.

FENCE
Defines site boundaries.



1 SITE PLAN
1 : 100

EXISTING PLACEMENT

TRUE NORTH / PROJECT NORTH

# Rev.	Revision	Date

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SITE PLAN

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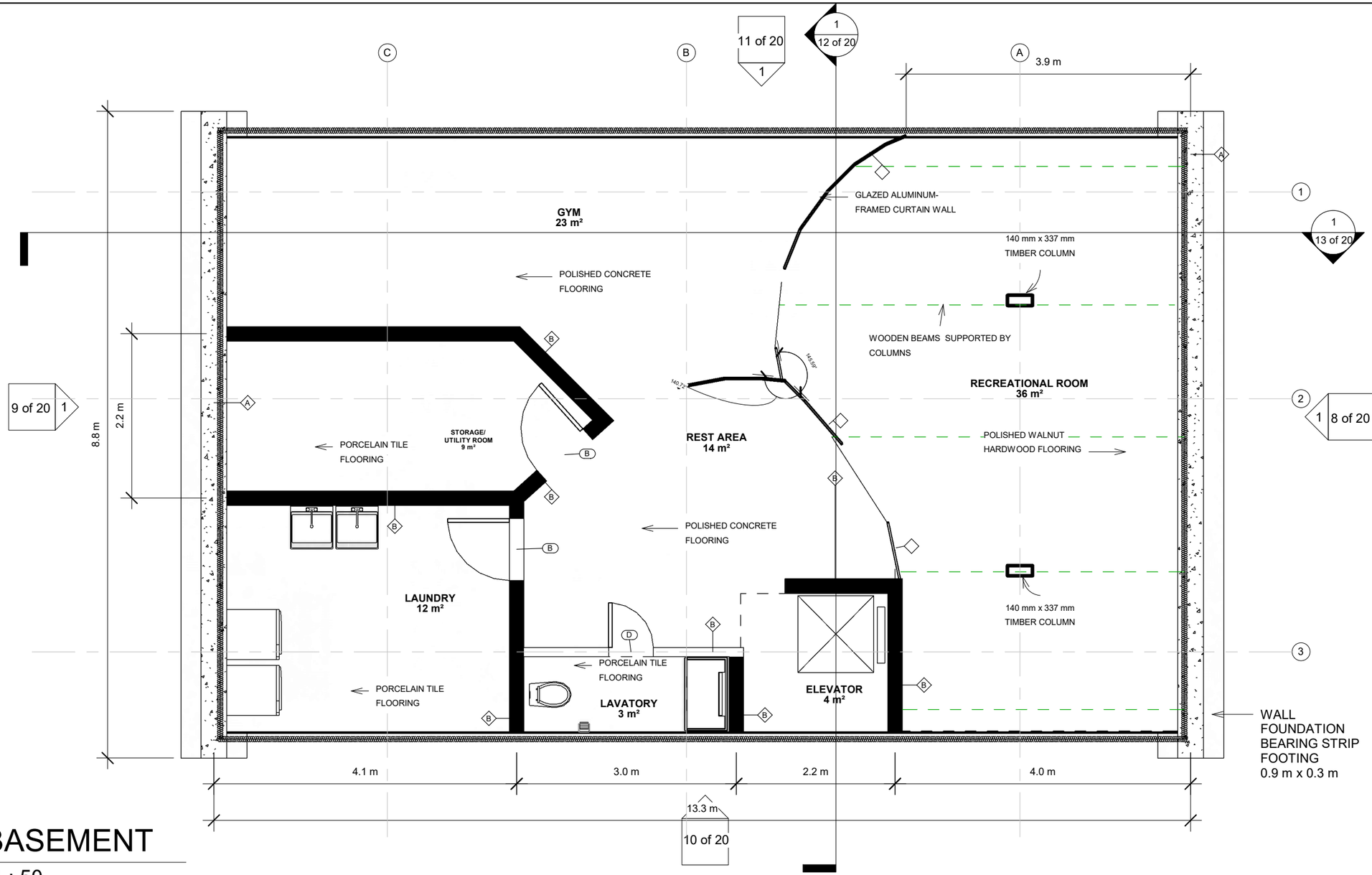

1 BASEMENT

1 : 50

TRUE NORTH
PROJECT NORTH

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Bulwer House
37 Bulwer Street, Toronto, ON

BASEMENT PLAN

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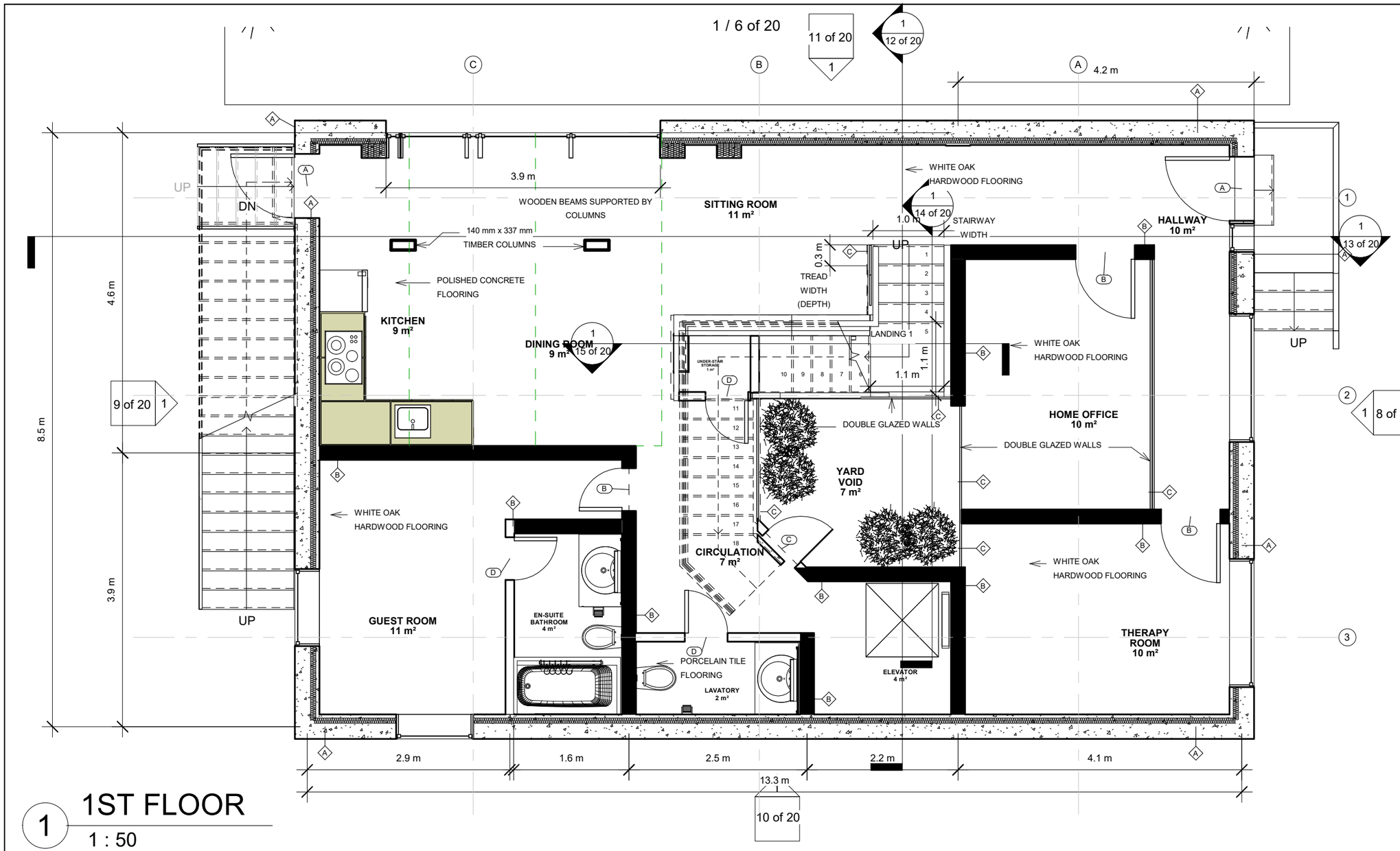
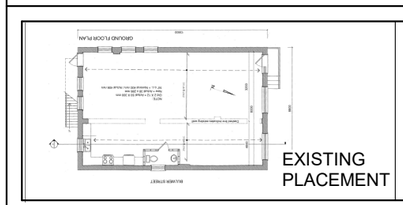


1 1ST FLOOR

1 : 50



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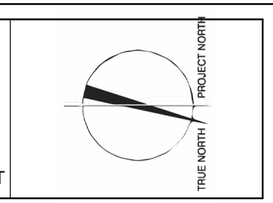

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1st FLOOR PLAN

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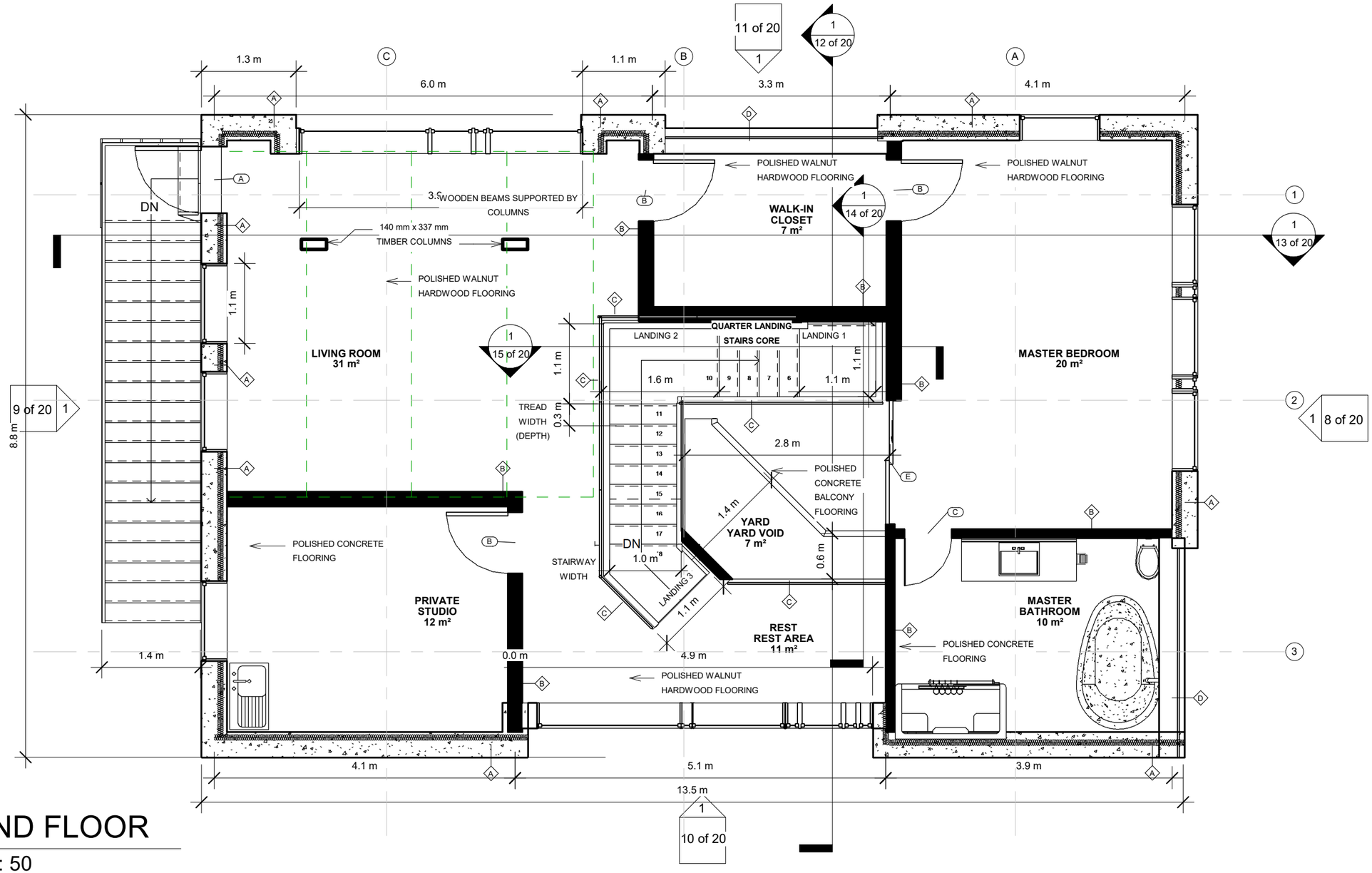

1 2ND FLOOR

1 : 50

TRUE NORTH

PROJECT NORTH

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2nd FLOOR PLAN

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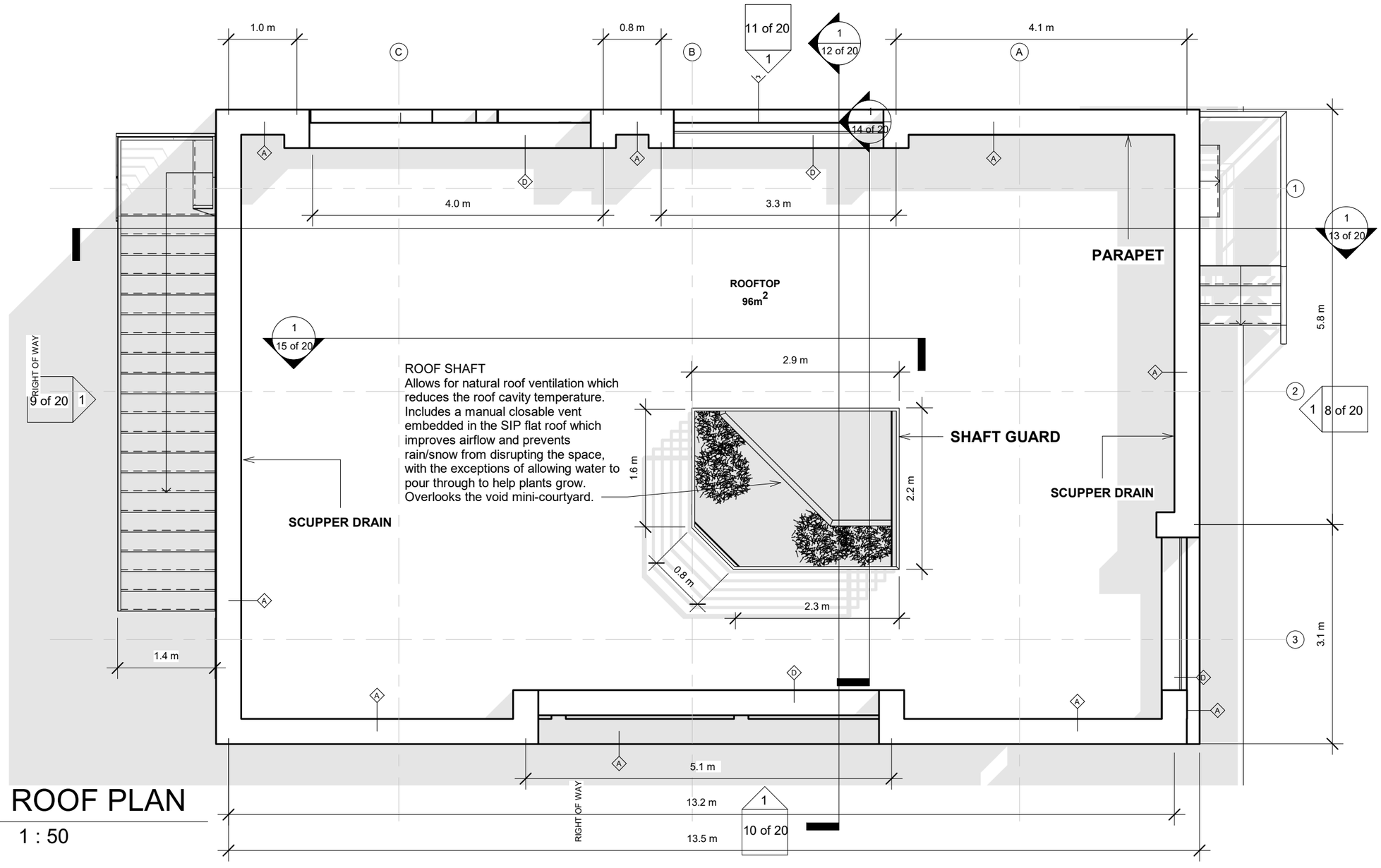
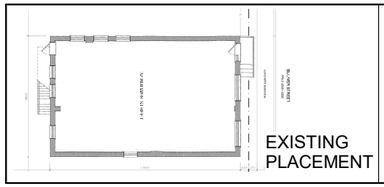
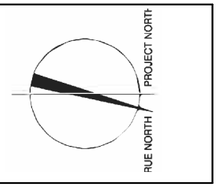


1 ROOF PLAN

1 : 50





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ROOF PLAN

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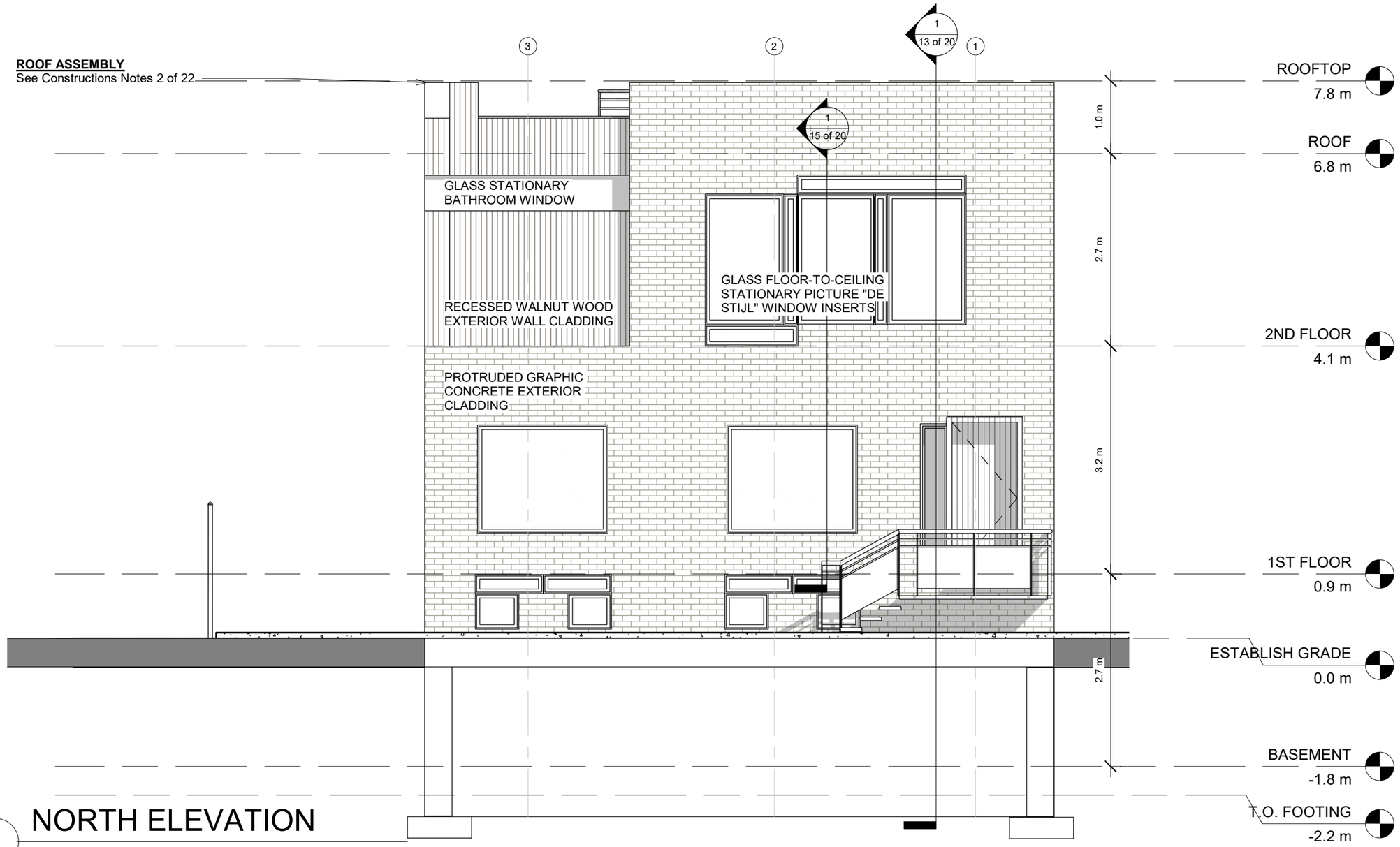
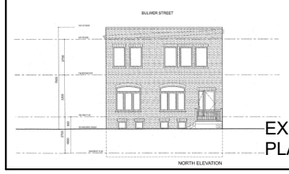


1 NORTH ELEVATION

1 : 50



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NORTH ELEVATION

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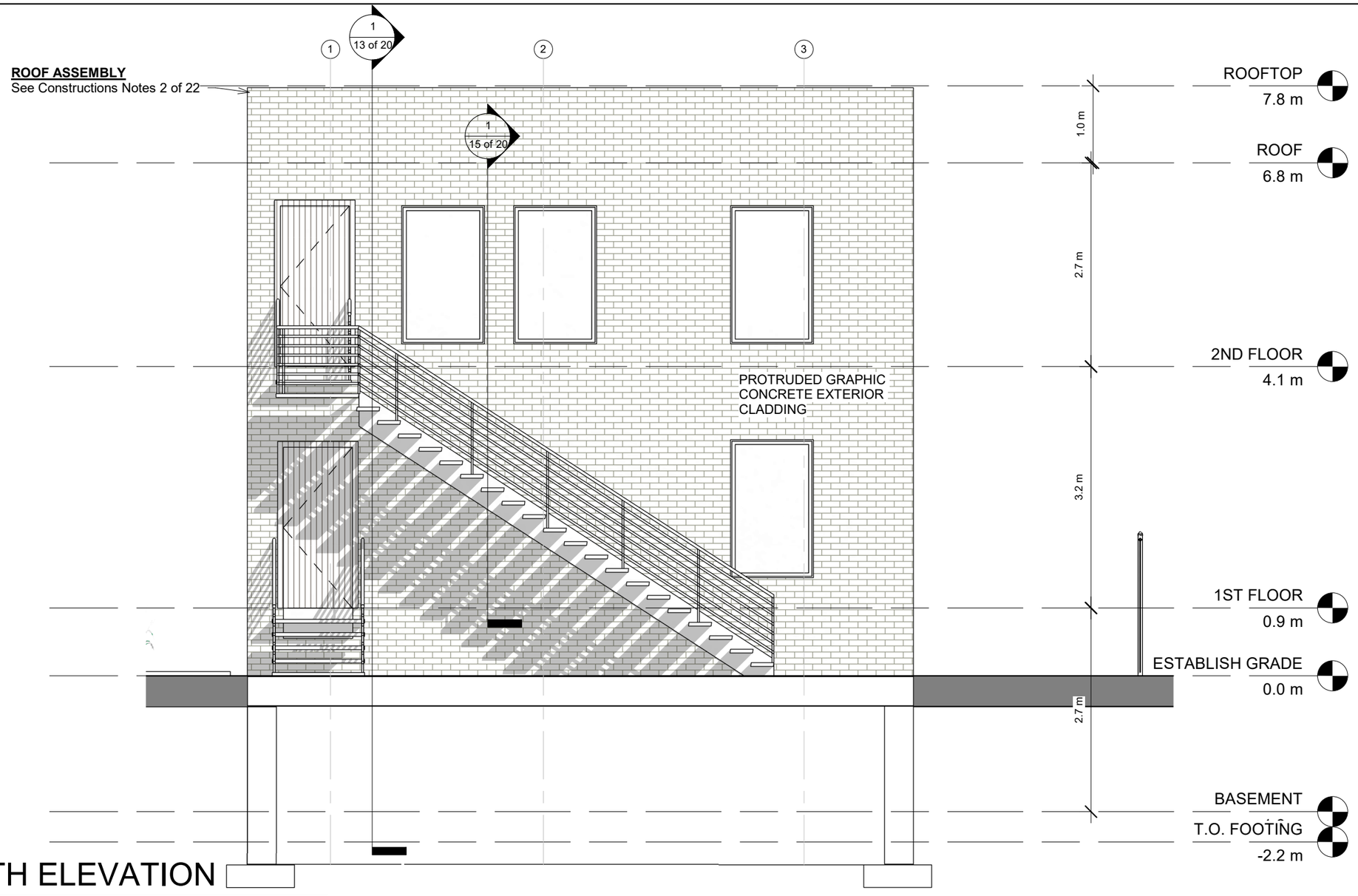

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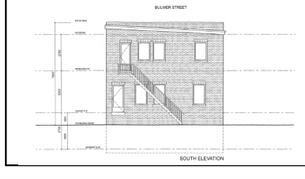

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SOUTH ELEVATION

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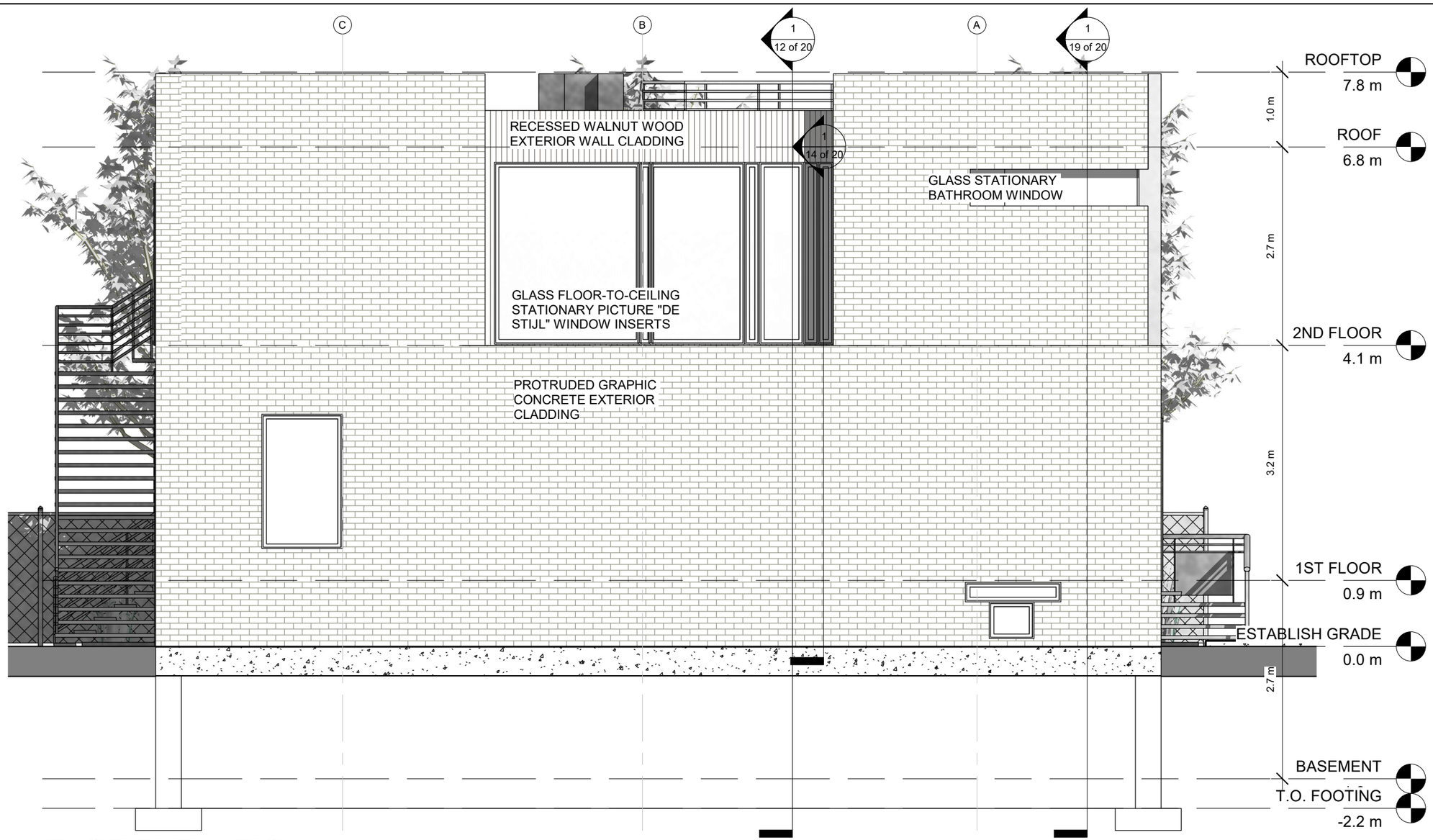

1 EAST ELEVATION

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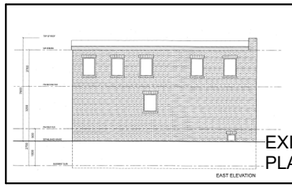

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EAST ELEVATION

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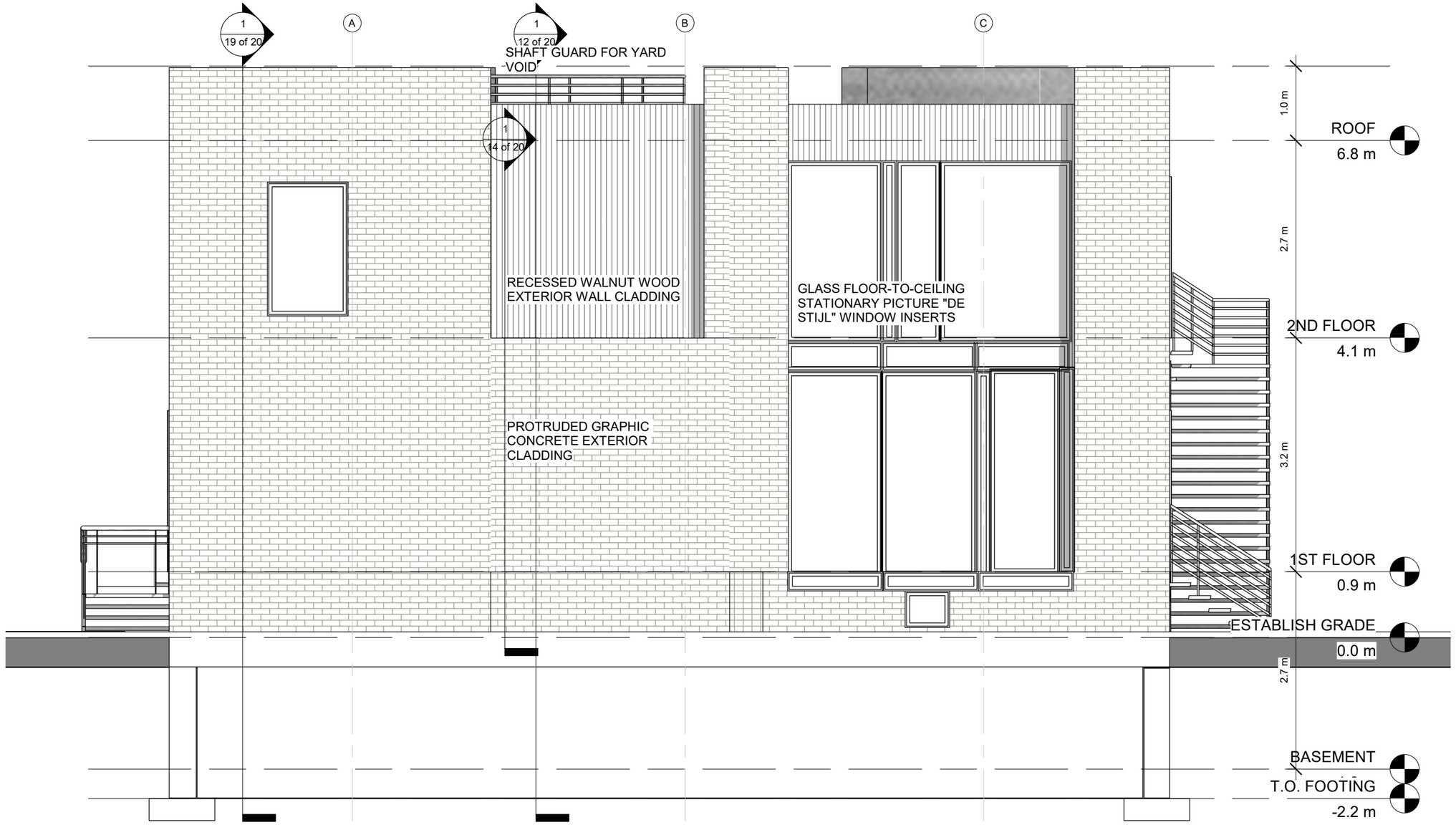

1 WEST ELEVATION

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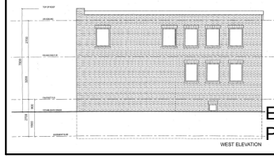

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WEST ELEVATION

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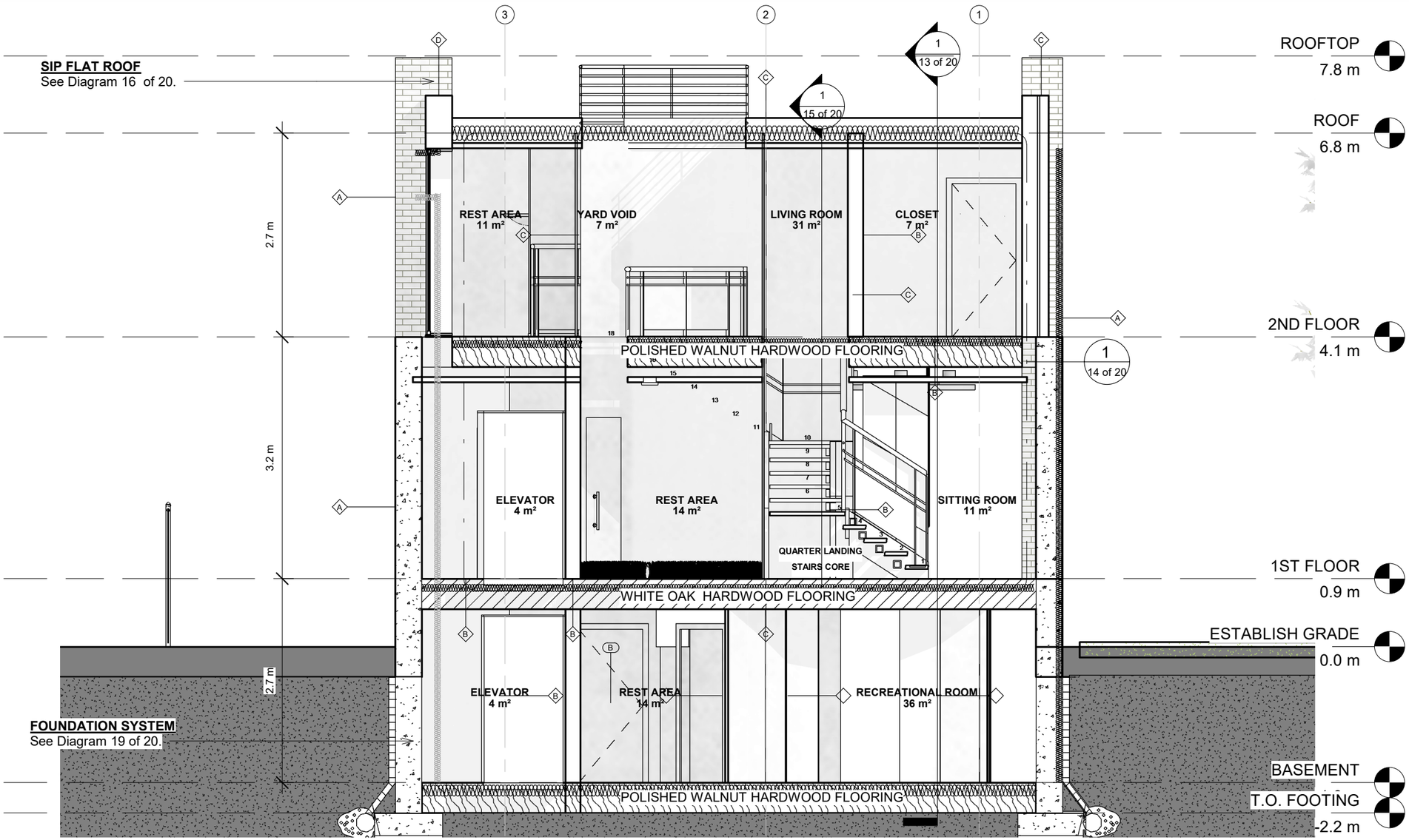

1 NORTH SECTION

1 : 50

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Bulwer House
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NORTH SECTION

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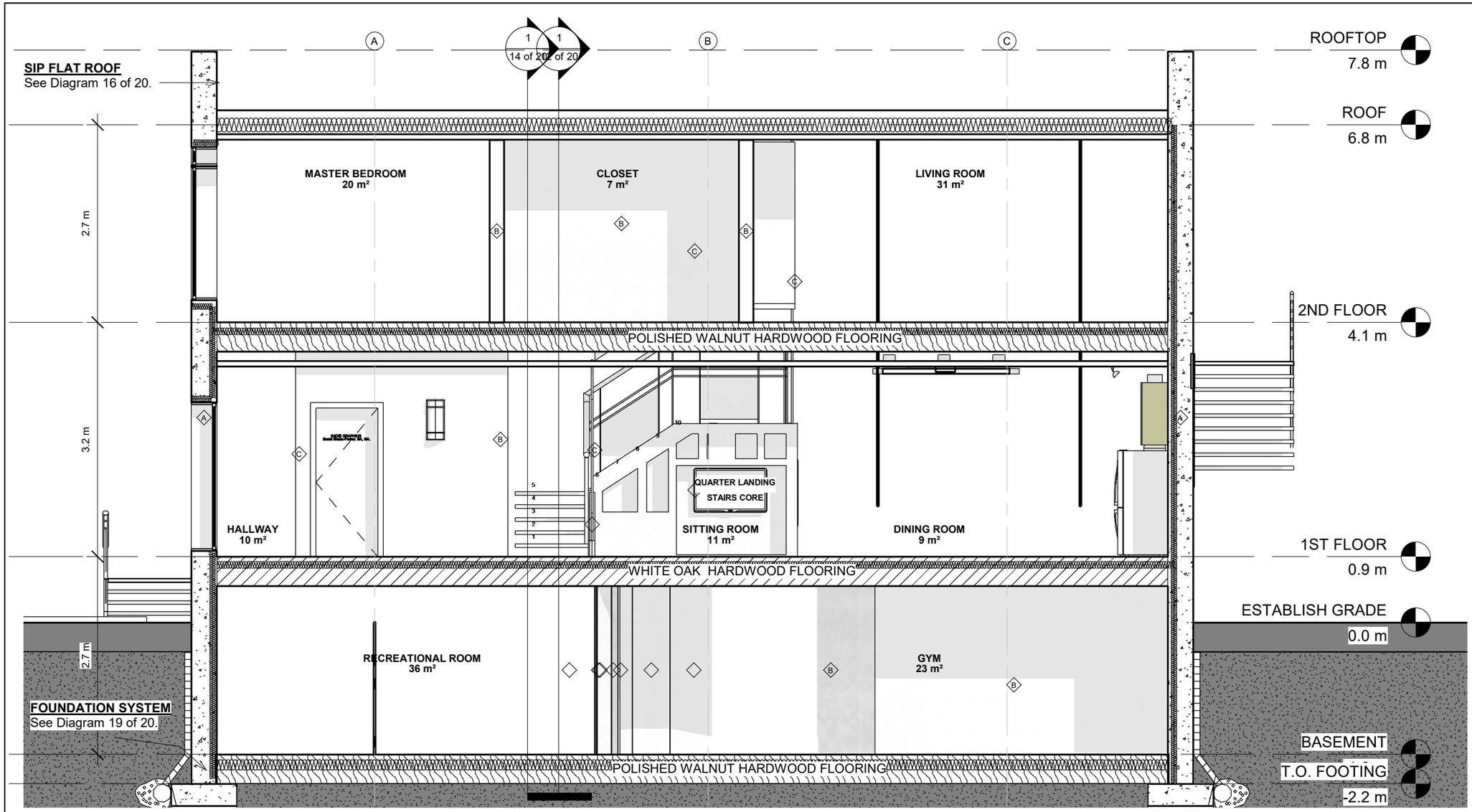

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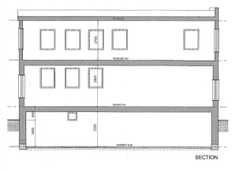
1 : 50



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WEST SECTION

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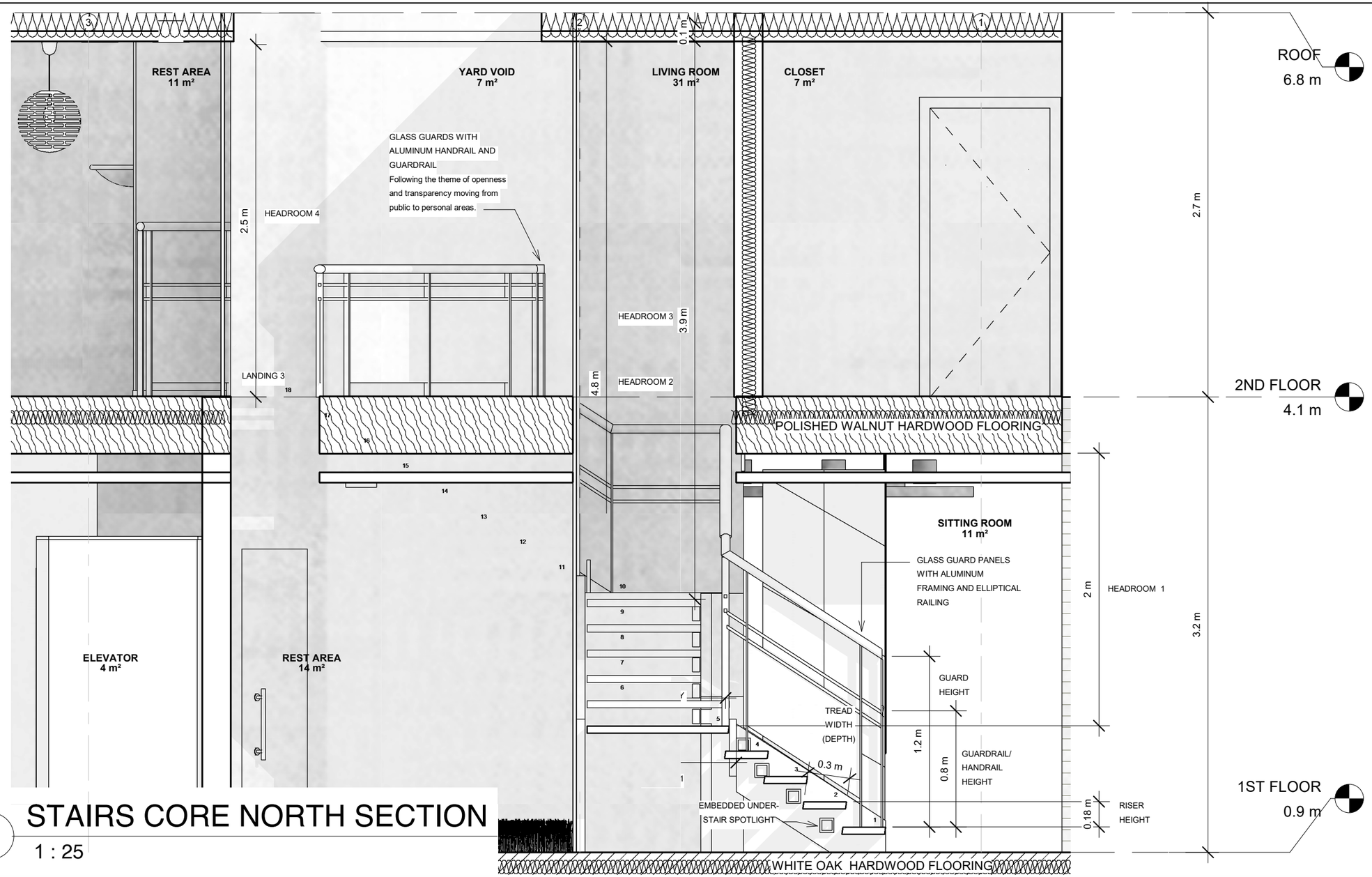
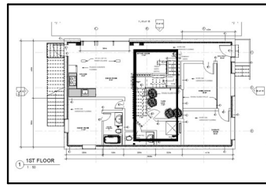


1 STAIRS CORE NORTH SECTION

1 : 25



SECTION CUT

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37 Bulwer Street, Toronto, ON

DETAIL 1- STAIRS CORE N

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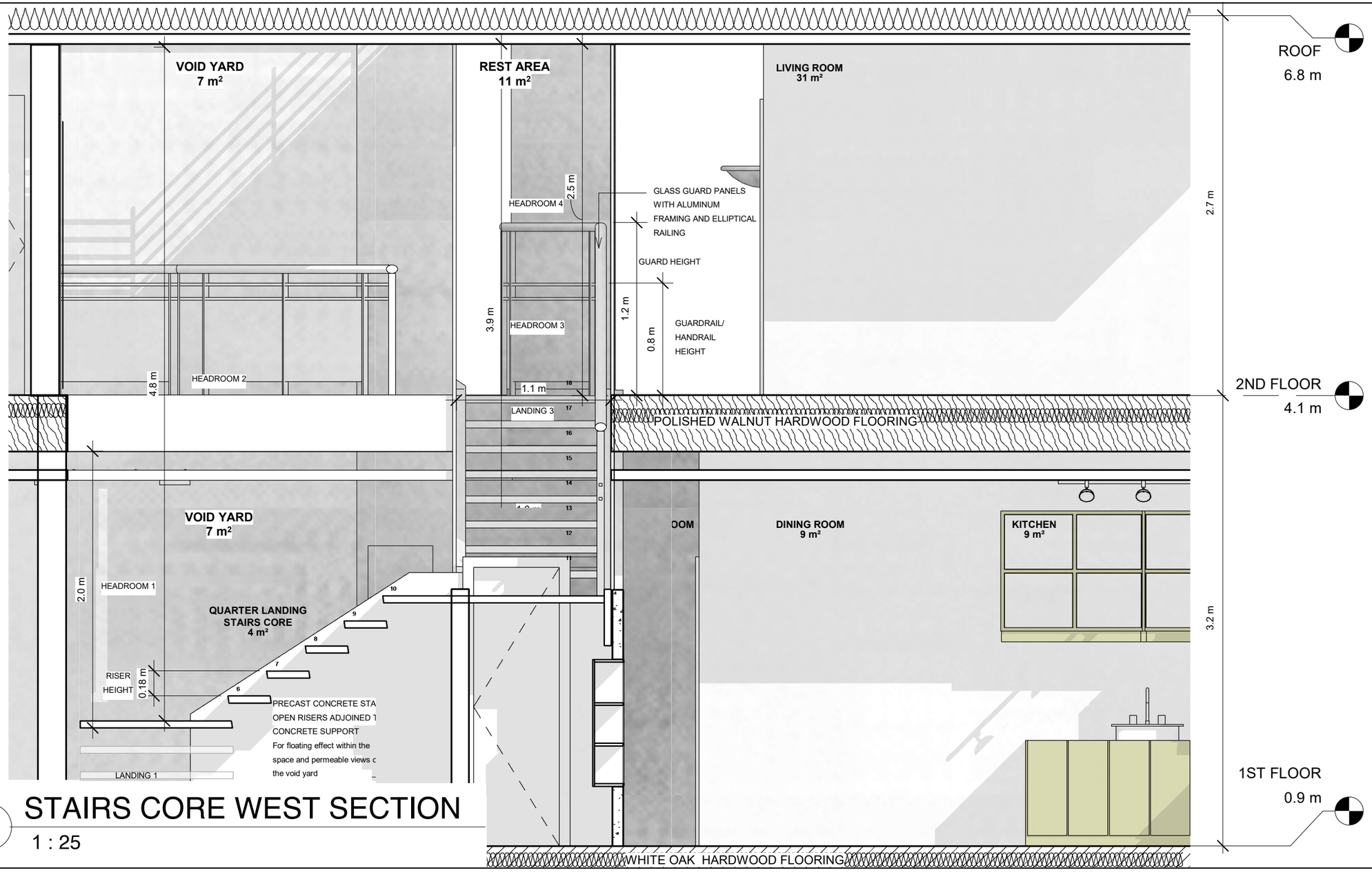
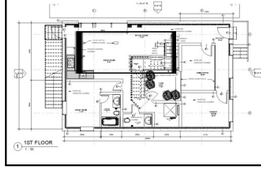


1 STAIRS CORE WEST SECTION

1 : 25



SECTION
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DETAIL 2- STAIRS CORE W

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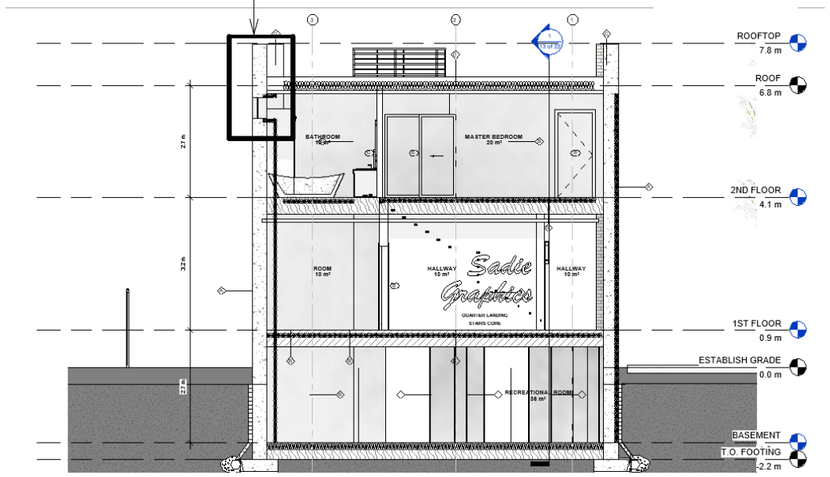
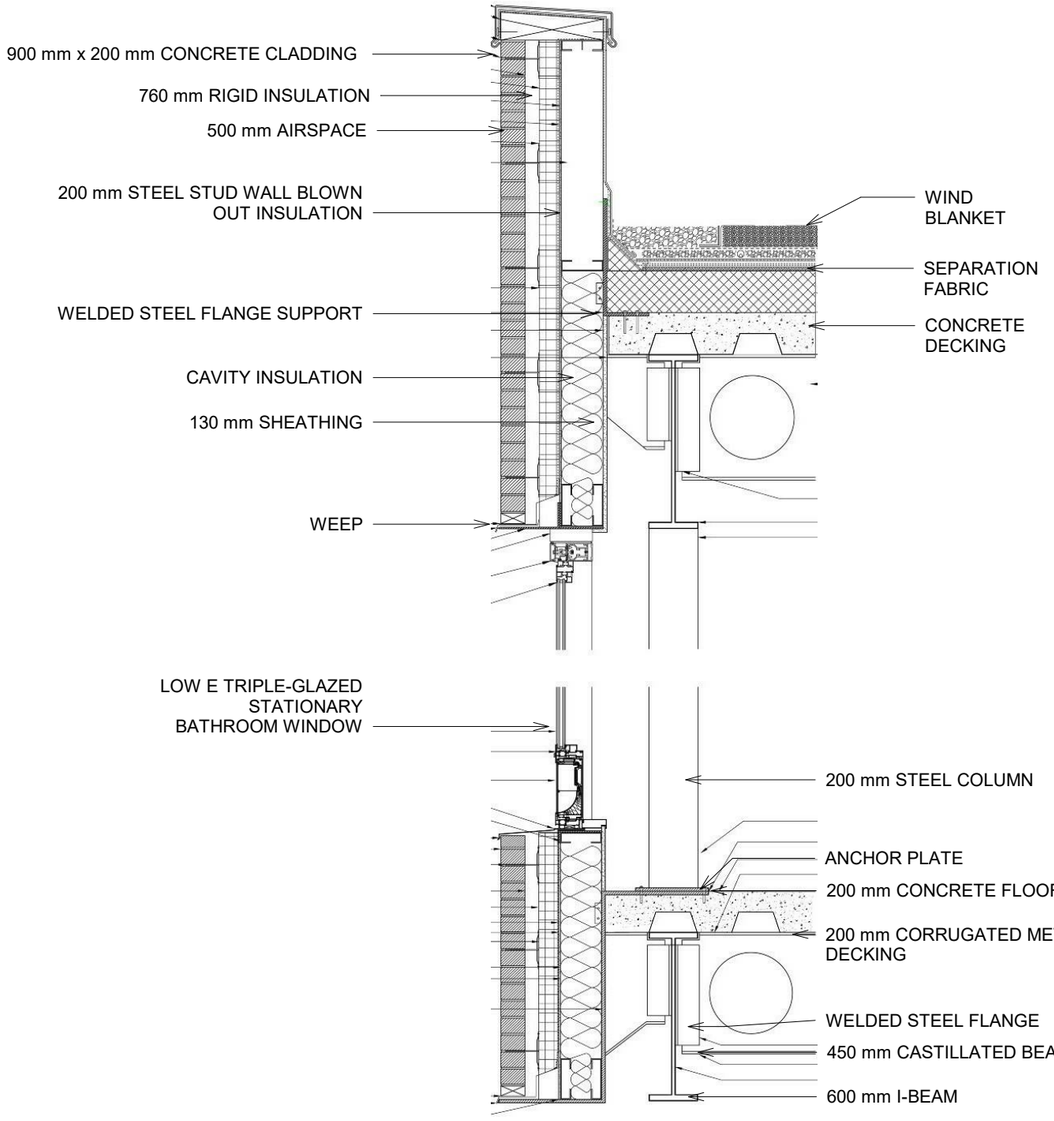
SIP FLAT ROOF
ZOOMED OUT VIEW





1 SIP FLAT ROOF NORTH SECTION

1 : 15

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DETAIL 3- SIP FLAT ROOF

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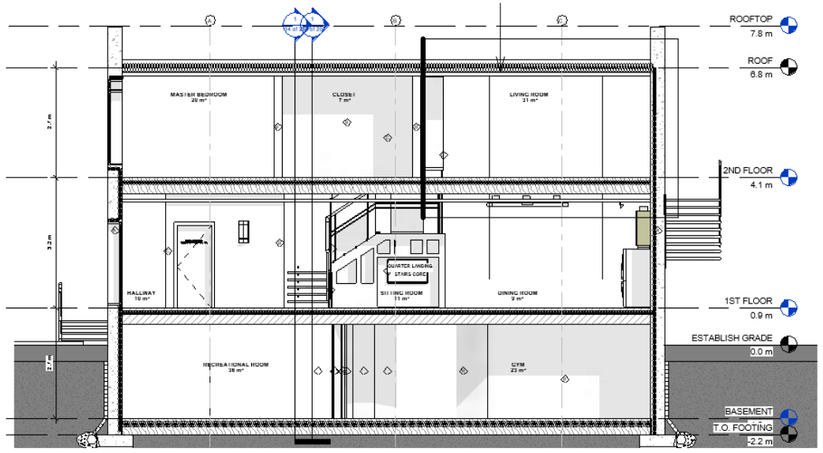
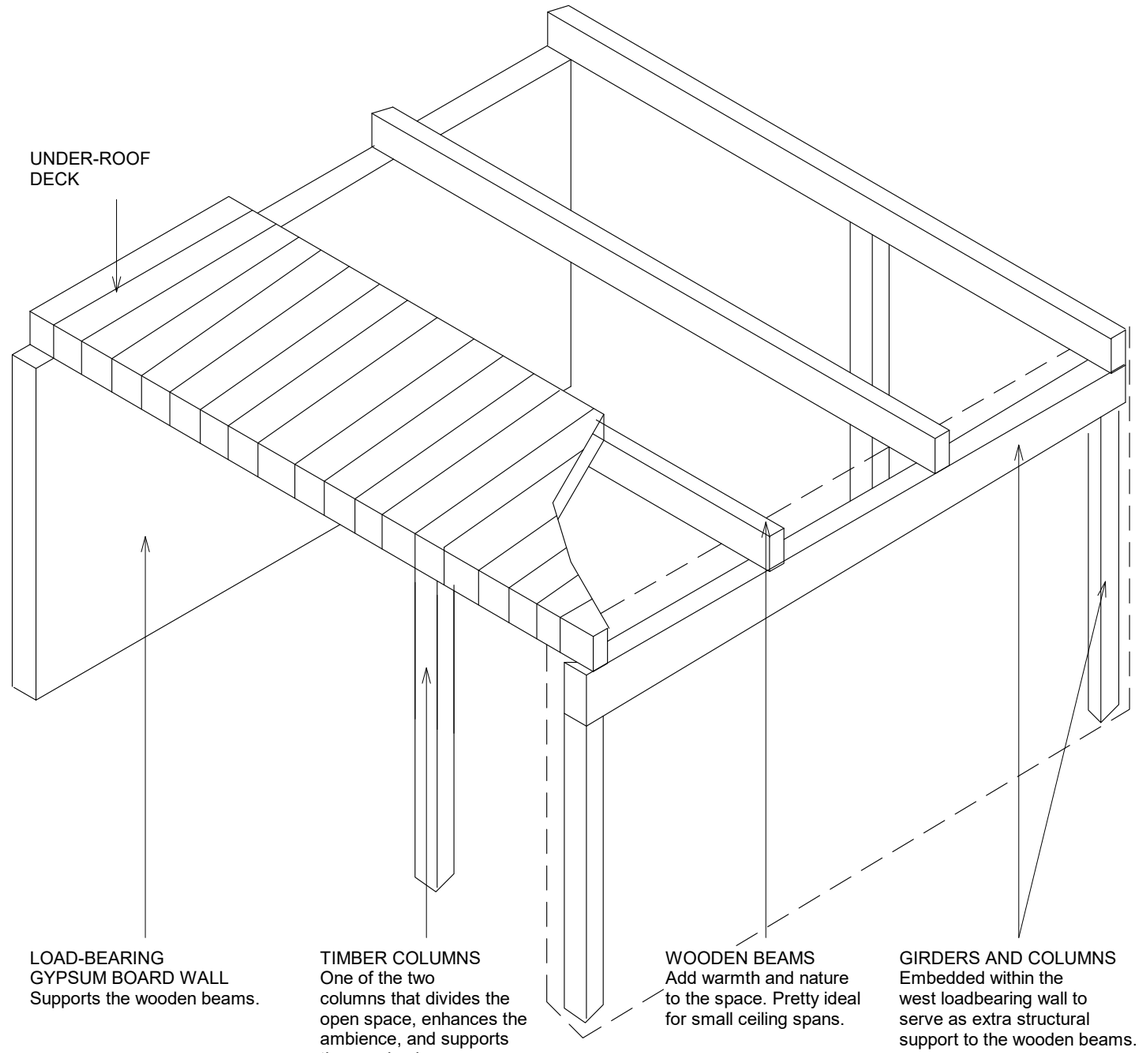
WOODEN BEAMS EXPOSED CEILING
LIVING ROOM (2nd Floor)
ZOOMED OUT VIEW
Also built in the dining room (1st floor) and recreational room (basement)



UNDER-ROOF
DECK



LOAD-BEARING
GYPSUM BOARD WALL
Supports the wooden beams.

TIMBER COLUMNS
One of the two columns that divides the open space, enhances the ambience, and supports the wooden beams.

WOODEN BEAMS
Add warmth and nature to the space. Pretty ideal for small ceiling spans.

GIRDERS AND COLUMNS
Embedded within the west loadbearing wall to serve as extra structural support to the wooden beams.

1 LIVING ROOM CEILING BEAMS WEST SECTION

1 : 40

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DETAIL 4- CEILING BEAMS

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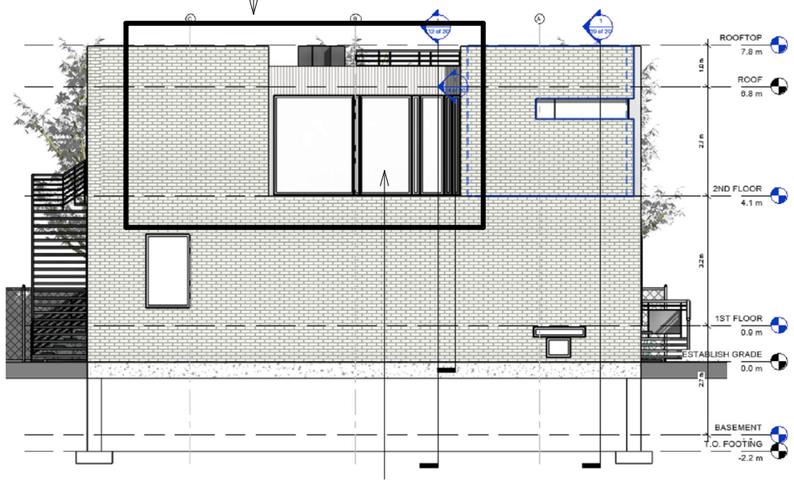
Project Number 3

CONCRETE, GLASS & WALNUT
EXTERIOR WALLS
ZOOMED OUT VIEW



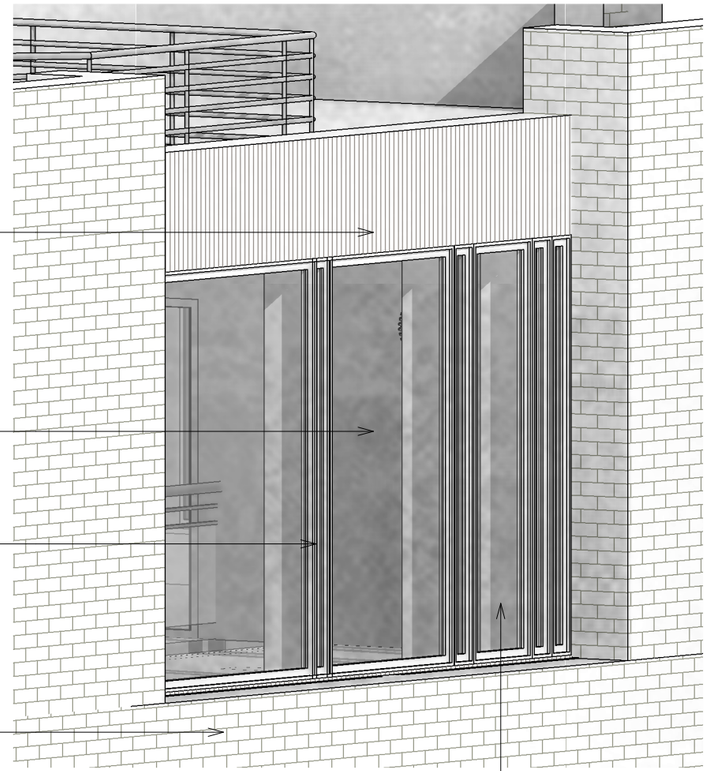
LOW-E TRIPLE GLASS WINDOWS
ZOOMED OUT VIEW

RECESSED WALNUT WOOD
SLAT PATTERNED EXTERIOR CLADDING

LOW-E TRIPLE-GLAZED
FLOOR-TO-CEILING
PICTURE WINDOWS

uPVC WINDOW FRAME

900 mm x 200 mm
PROTRUDED GRAPHIC CONCRETE
STRETCHER BOND PATTERNED
MASONRY EXTERIOR CLADDING



LOW-E TRIPLE GLASS PROFILE

ARGON GAS SPACES"

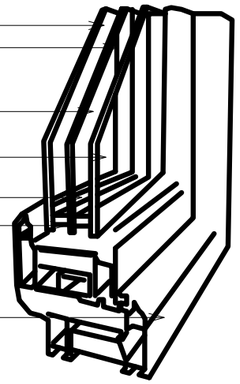
TOUGHENED LOW-E GLASS

LOW-E GLASS

INTERNAL GLAZING

WARM EDGE SPACER BAR

uPVC WINDOW FRAME



1 CONCRETE, GLASS AND WALNUT WALLS

1 : 25

# Rev.	Revision	Date

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37 Bulwer Street, Toronto, ON

DETAIL 5- EXTERIOR WALLS

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Approved By	Darryl Biedron		
Sheet Number	18 of 20		
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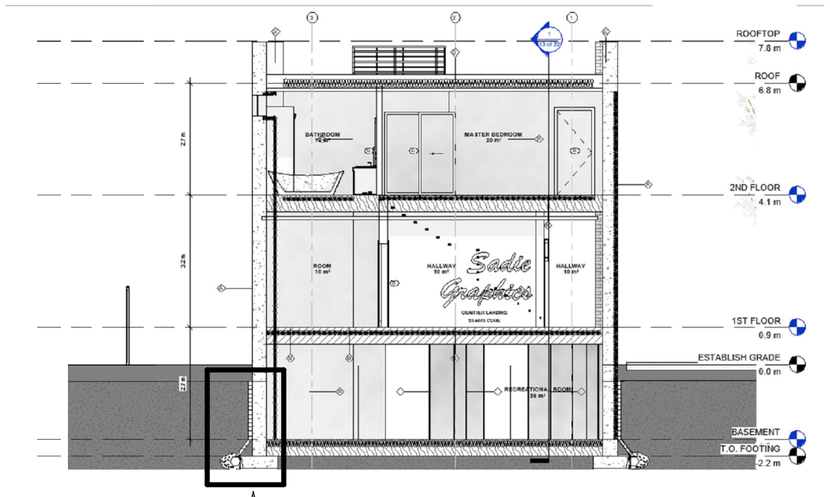
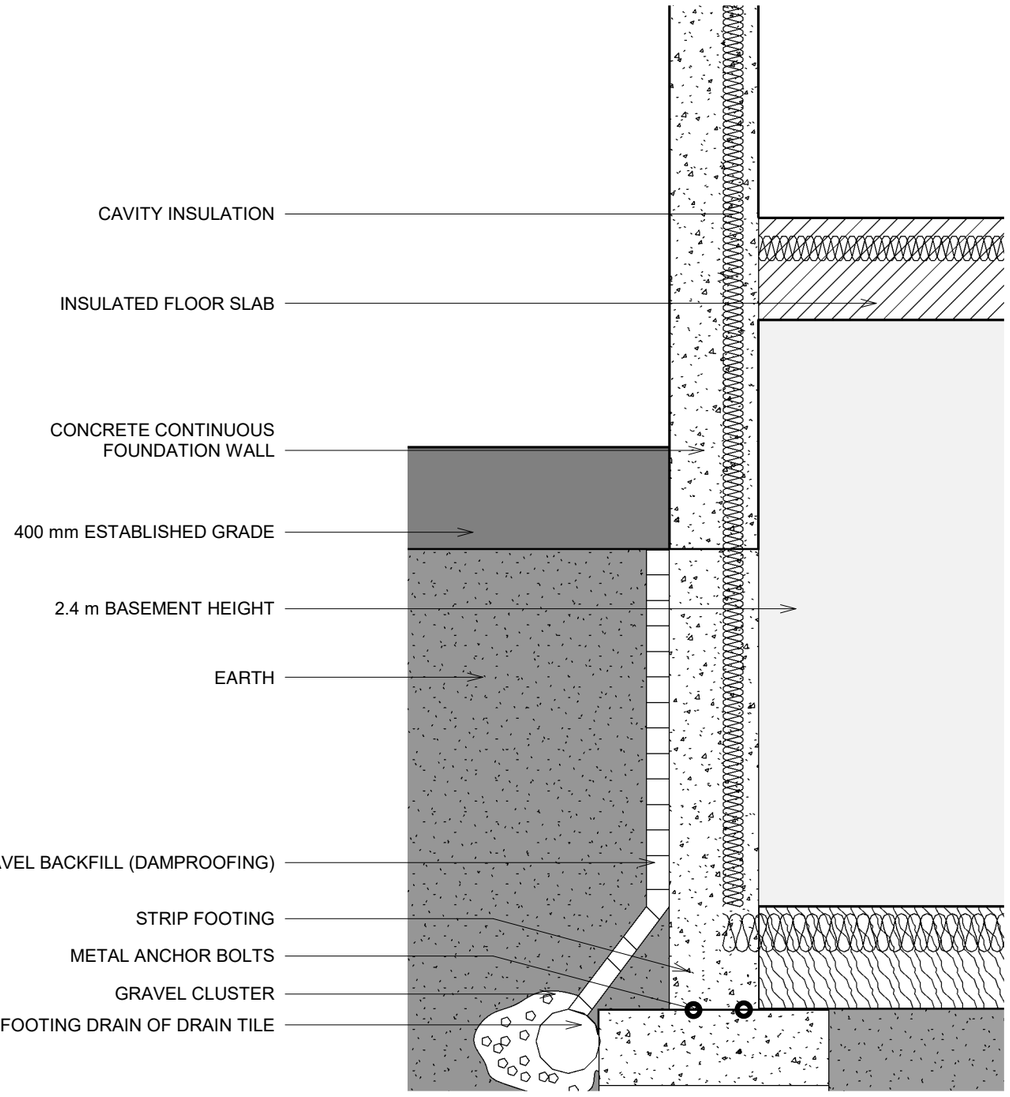


FOUNDATION SYSTEM
ZOOMED OUT VIEW



1 SITE-CAST REINFORCED CONCRETE FOUNDATION

1 : 20

# Rev.	Revision	Date

Designer

Bulwer House
37 Bulwer Street, Toronto, ON

DETAIL 6- FOUNDATION

Course Code	ENVR-3009-001
Approved By	Darryl Biedron
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Date	7th April 2019

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# Rev.	Revision	Date

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BACK COVER

Course Code	ENVR-3009-001	1 : 1	
Approved By	Approver		
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