



Consulting Engineers | Working Together, Better

EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

PREPARED FOR:
HOMESTEAD LAND HOLDINGS LTD.
SUITE 200 - 5555 NORTH SERVICE RD.
BURLINGTON ON L7L 5H7
ATTN.: MR. GREG ROPP, P.ENG., MBA, BSS

PREPARED BY:
PRETIUM ENGINEERING INC.
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BRESLAU, ON, N0B 1M0
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MAR. 14, 2023
22-01137

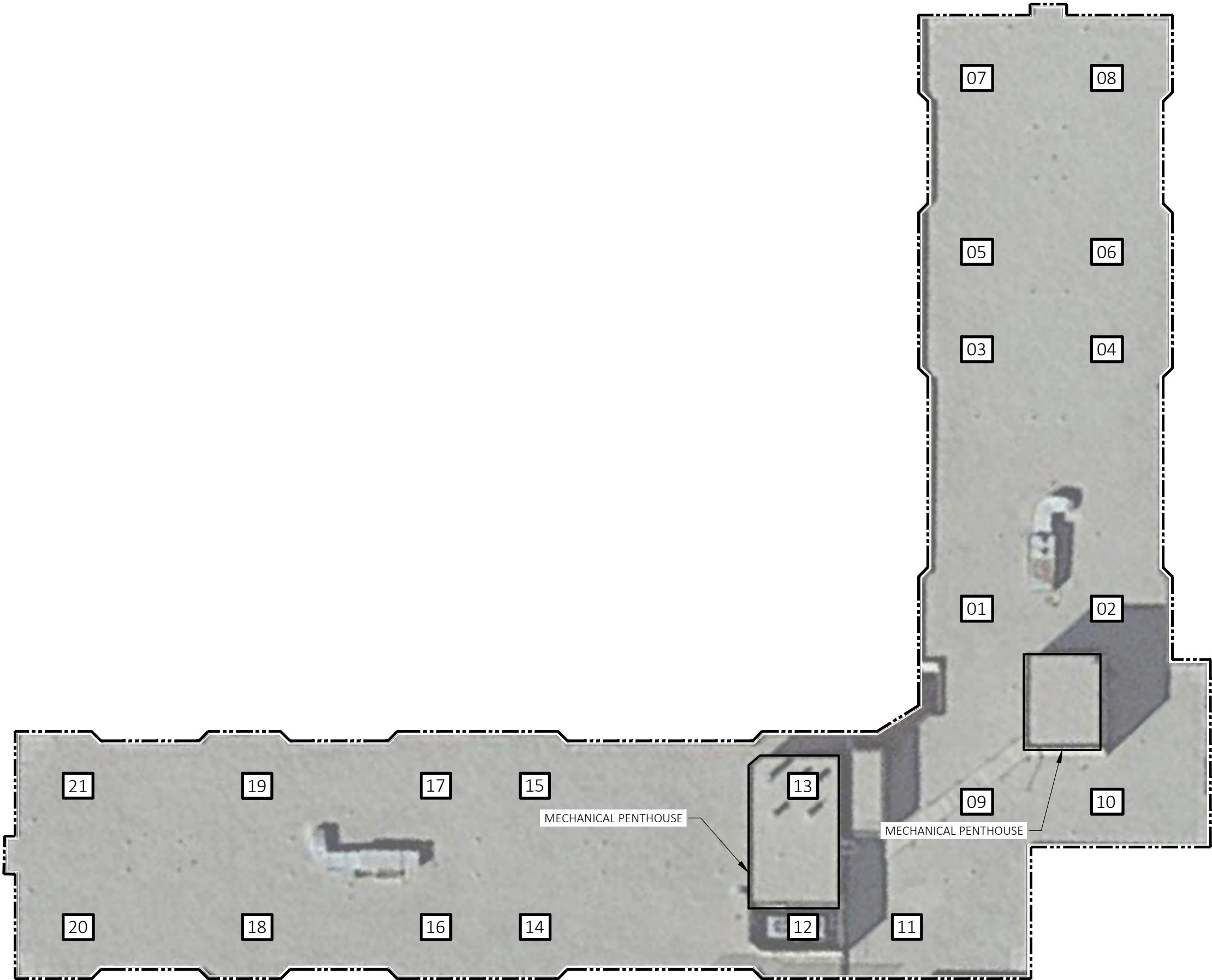
GENERAL NOTES

1. ALL DRAWINGS ARE THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF THE CONSULTANT.
2. THE CONSULTANT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THE DOCUMENTS BY THE CONTRACTOR. THE CONSULTANT WILL PROVIDE CLARIFICATION OR SUPPLEMENTAL INFORMATION REGARDING THE INTENT OF THE DOCUMENTS UPON WRITTEN APPLICATION.
3. ALL DIMENSIONS ARE NOMINAL AND REPRESENT MILLIMETERS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND ELEVATIONS. THE DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
5. ALL MATERIALS IN DETAILS ARE TO BE NEW EXCEPT AS NOTED OTHERWISE.
6. COORDINATE ALL SITE ACCESS AND CLEARANCES WITH THE OWNER.
7. ALL WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND BYLAWS HAVING JURISDICTION. COORDINATE ALL INSPECTIONS WITH THE MUNICIPALITY.
8. COORDINATE ALL UTILITY STAKEOUTS AND CLEARANCES WITH THE APPROPRIATE UTILITY.
9. COORDINATE WITH AND INFORM CONSULTANTS OF WORK IN PROGRESS AND PROVIDE FREE ACCESS FOR REVIEW BY THE CONSULTANT.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SAFEGUARD ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
11. SUBMIT DATA SHEETS FOR ALL PROPOSED MATERIALS/PRODUCTS TO THE CONSULTANT PRIOR TO INCORPORATING INTO THE WORK.
12. NO HOLES SHALL BE MADE THROUGH STRUCTURAL MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CONSULTANT.
13. THE CONTRACTOR SHALL VERIFY THE WORK AREA WITH THE CONSULTANT PRIOR TO BEGINNING WORK.

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

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S503	TYPICAL BALCONY THROUGH SLAB REPAIR
S504	VERTICAL REPAIR
S505	SHEAR WALL EDGE REPAIR



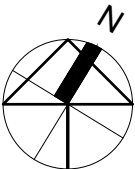
AERIAL VIEW

LEGEND:

--- EIFS WITH 3" INSULATION

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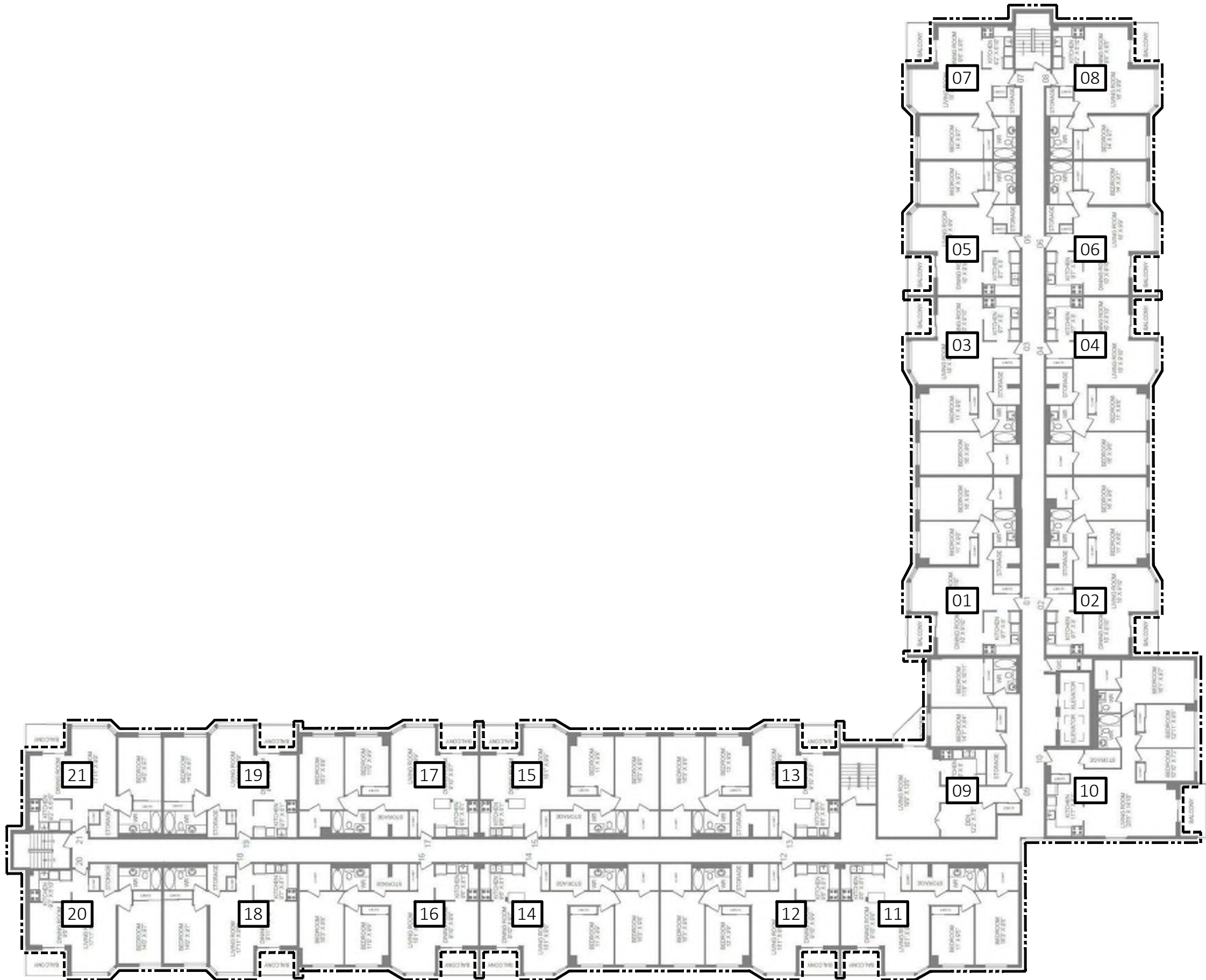


CLIENT: HOMESTEAD LAND HOLDINGS LTD.

PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING: ROOF PLAN

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A100



AERIAL VIEW

LEGEND:

- EIFS WITH 3" INSULATION
- EIFS WITH 2" INSULATION

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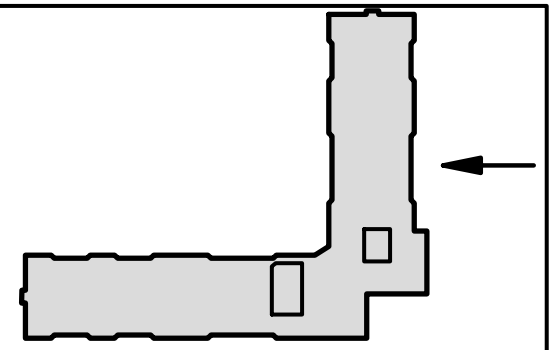
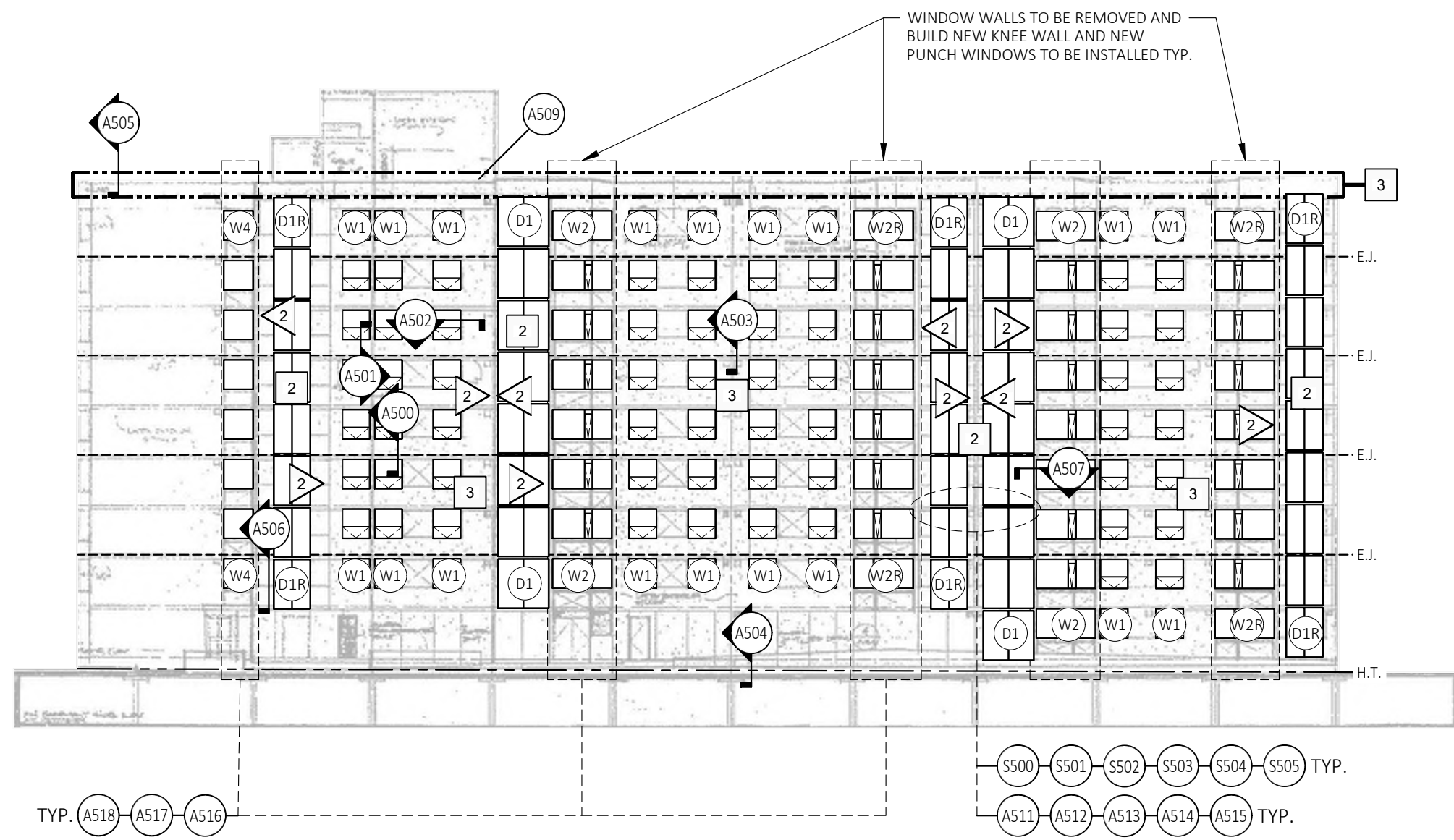
Pretium Engineering Inc.

CLIENT: HOMESTEAD LAND HOLDINGS LTD.

PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON






DRAWING: TYPICAL FLOOR PLAN

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A101



KEY PLAN

LEGEND:

-  TAFS (BASE, MESH AND FINISH COAT) (< FOR EDGES, □ FOR SURFACE)
-  EIFS WITH X" THICKNESS OF INSULATION (< FOR EDGES, □ FOR SURFACE)
-  H.T. EIFS HORIZONTAL TERMINATION
-  E.J. EIFS EXPANSION JOINT
-  EIFS WITH 3" INSULATION

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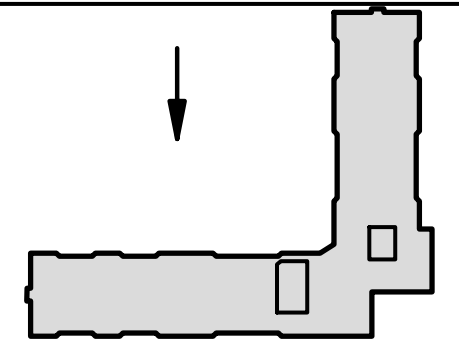
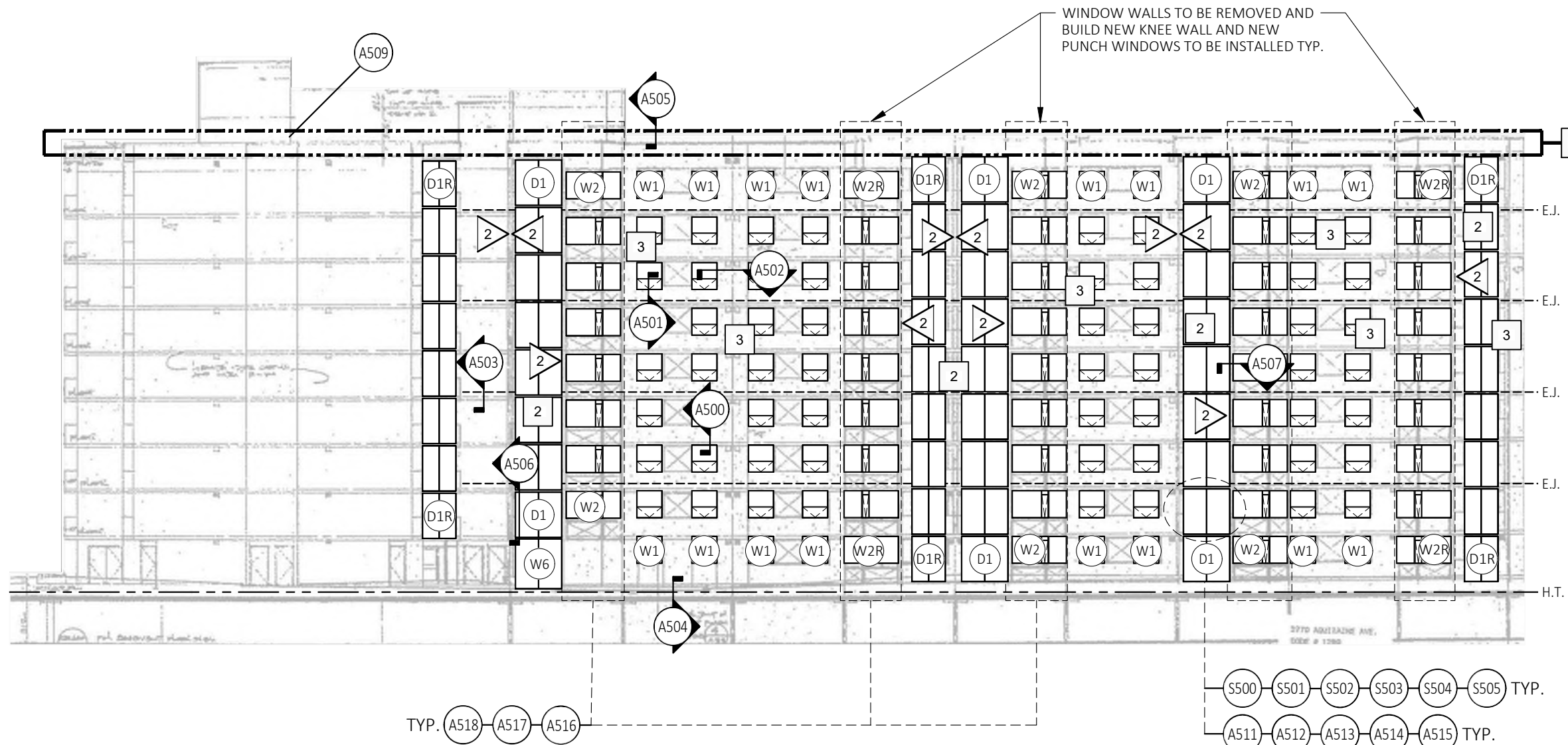
CLIENT: HOMESTEAD LAND HOLDINGS LTD.

PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING: NORTH ELEVATION(EAST WING)

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A200



KEY PLAN

LEGEND:

- TAFS (BASE, MESH AND FINISH COAT) (< FOR EDGES, □ FOR SURFACE)
- EIFS WITH X" THICKNESS OF INSULATION (< FOR EDGES, □ FOR SURFACE)
- H.T. EIFS HORIZONTAL TERMINATION
- - - - - E.J. EIFS EXPANSION JOINT
- EIFS WITH 3" INSULATION

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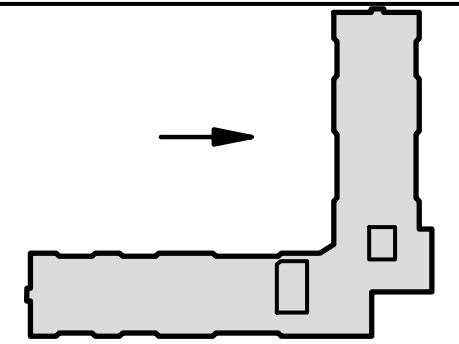
CLIENT: HOMESTEAD LAND HOLDINGS LTD.

PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION






2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING: NORTH ELEVATION(WEST WING)

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A201



LEGEND:

- | | |
|---|--|
|  | TAFS (BASE, MESH AND FINISH COAT)
(◁ FOR EDGES, ◻ FOR SURFACE) |
|  | EIFS WITH X" THICKNESS OF INSULATION
(◁ FOR EDGES, ◻ FOR SURFACE) |
|  | H.T. EIFS HORIZONTAL TERMINATION |
|  | E.J. EIFS EXPANSION JOINT |
|  | EIFS WITH 3" INSULATION |

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EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

SOUTH ELEVATION(EAST WING)

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A202

WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES.
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.



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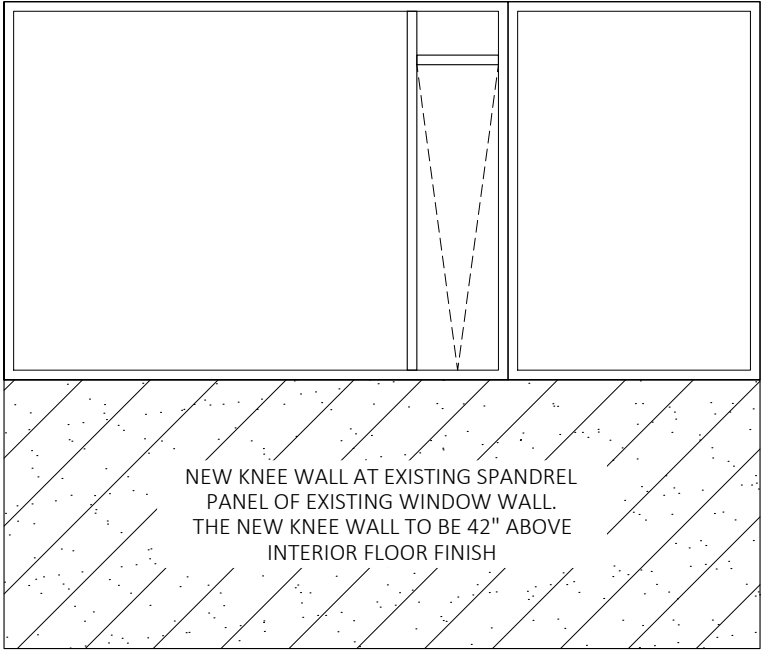
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

WINDOW SCHEDULE

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A401

WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES.
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.



ALTERNATES RIGHT OR LEFT
SEE W2R

W2

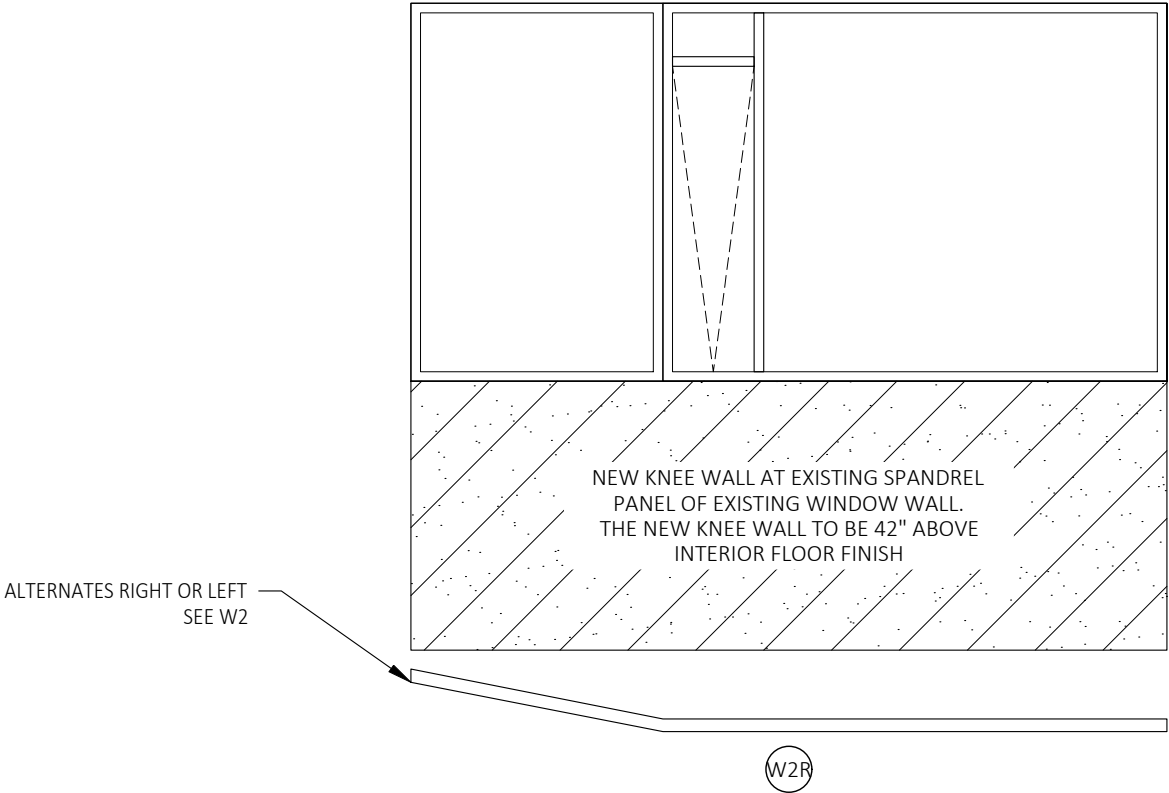


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CLIENT: HOMESTEAD LAND HOLDINGS LTD.	
PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION 2770 AQUITAINE AVENUE, MISSISSAUGA ON	
DRAWING: WINDOW SCHEDULE	
DRAWN BY: DS	SCALE: NTS
CHECKED: MP	DATE: MAR. 14, 2023
PROJECT No.: 22-01137	DWG. #: A402

WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES.
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.



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CLIENT:

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PROJECT:

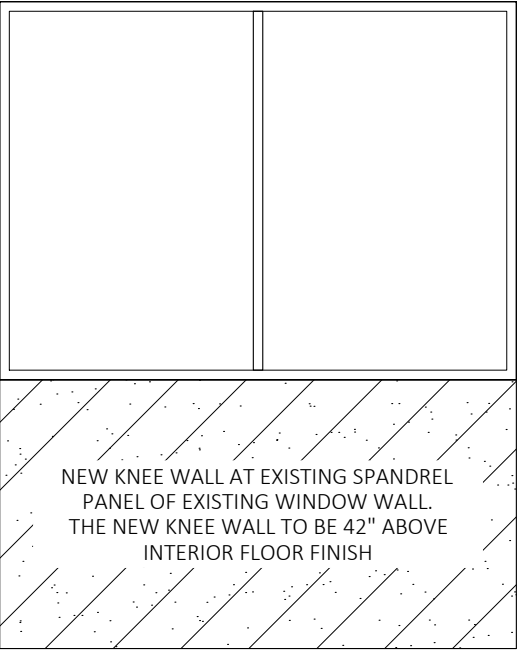
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

WINDOW SCHEDULE

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A403



W3



WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES.
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.

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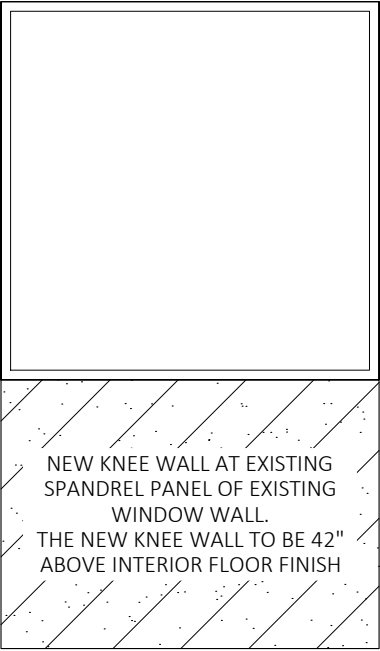
CLIENT:	HOMESTEAD LAND HOLDINGS LTD.
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PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
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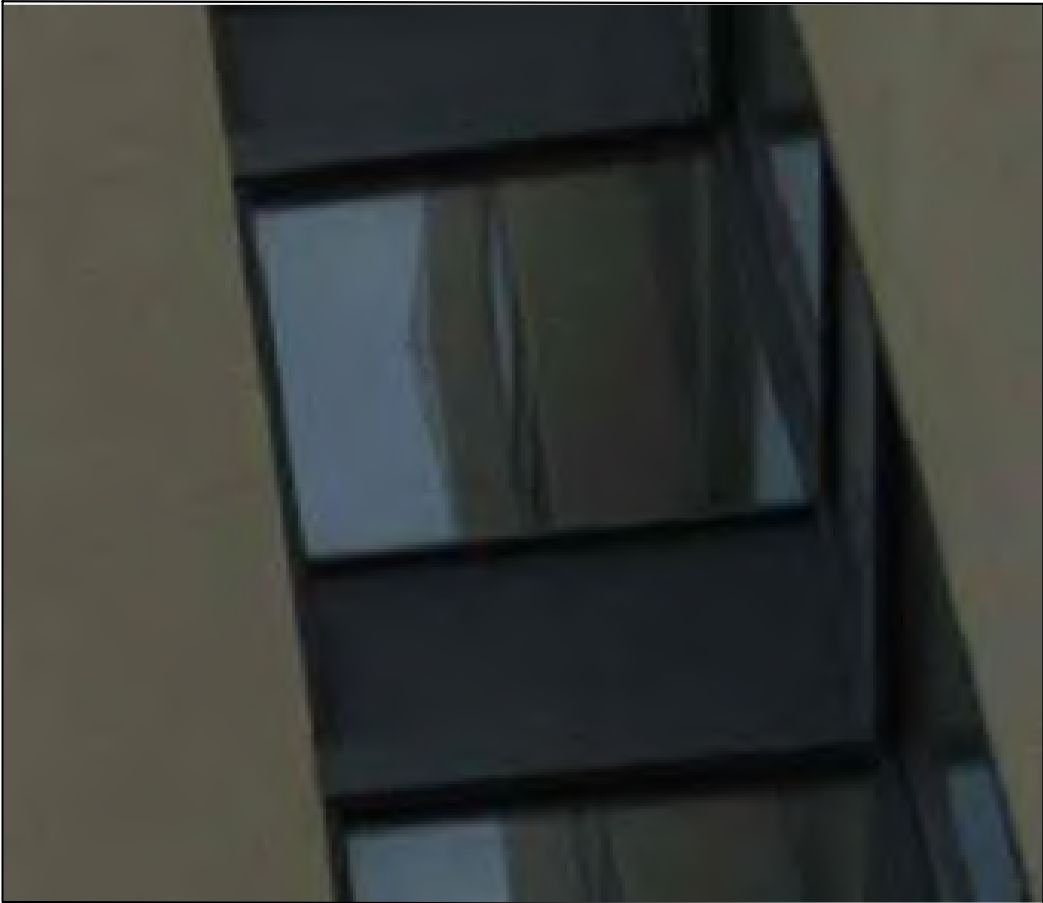
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:	WINDOW SCHEDULE
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DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A404



W4



WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES. CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.

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PROJECT:

EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

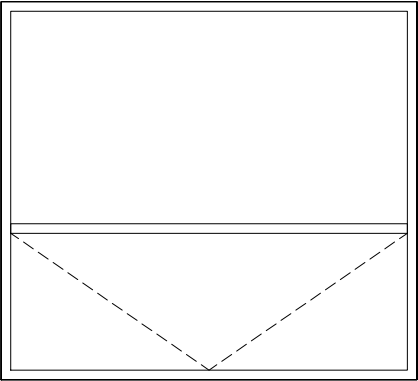
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

WINDOW SCHEDULE

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A405

WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES.
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.



W5



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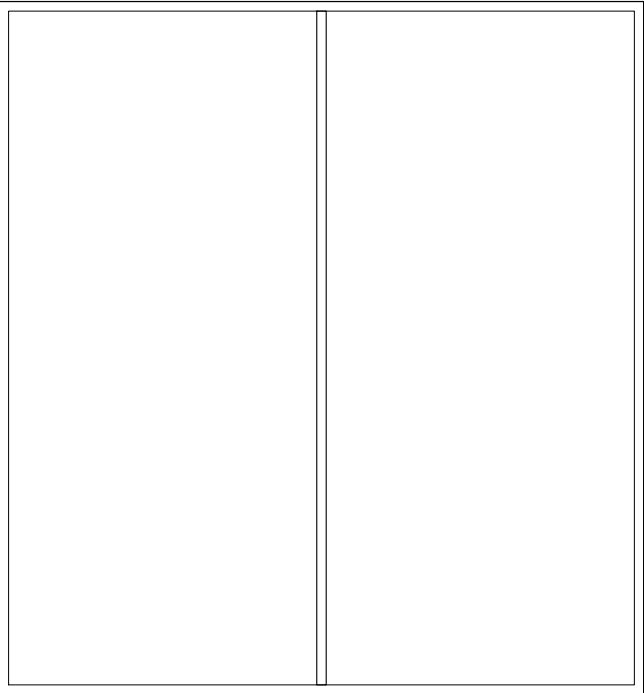
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

WINDOW SCHEDULE

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A406



W6



WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES. CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.

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CLIENT:

HOMESTEAD LAND HOLDINGS LTD.

PROJECT:

EXTERIOR WALL RETROFIT AND BALCONY RESTORATION


2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

WINDOW SCHEDULE


DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A407

D1



WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES. CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.

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PROJECT:

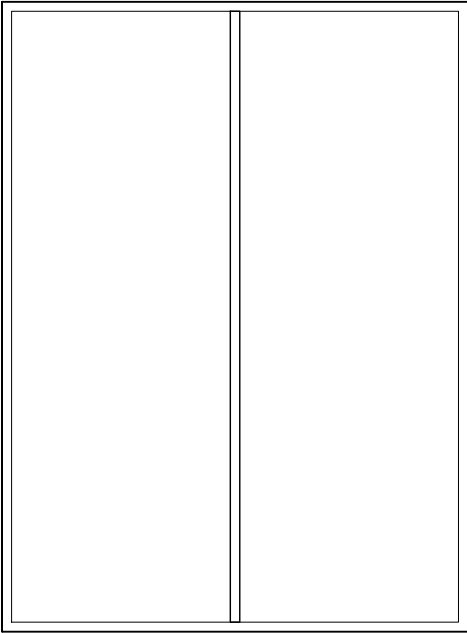
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:

DOOR SCHEDULE

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A408



D1R



WINDOW DIMENSIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES.
CONTRACTOR SHALL SITE VERIFY ALL DIMENSIONS AND QUANTITIES.

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PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
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2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:	DOOR SCHEDULE
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DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A409

- EIFS (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)
- AIR/MOISTURE BARRIER
- EXISTING WALL ASSEMBLY

SEAL LEADING EDGE OF FLASHING

SELF-ADHERING MEMBRANE



FILL GAP WITH SPRAY FOAM

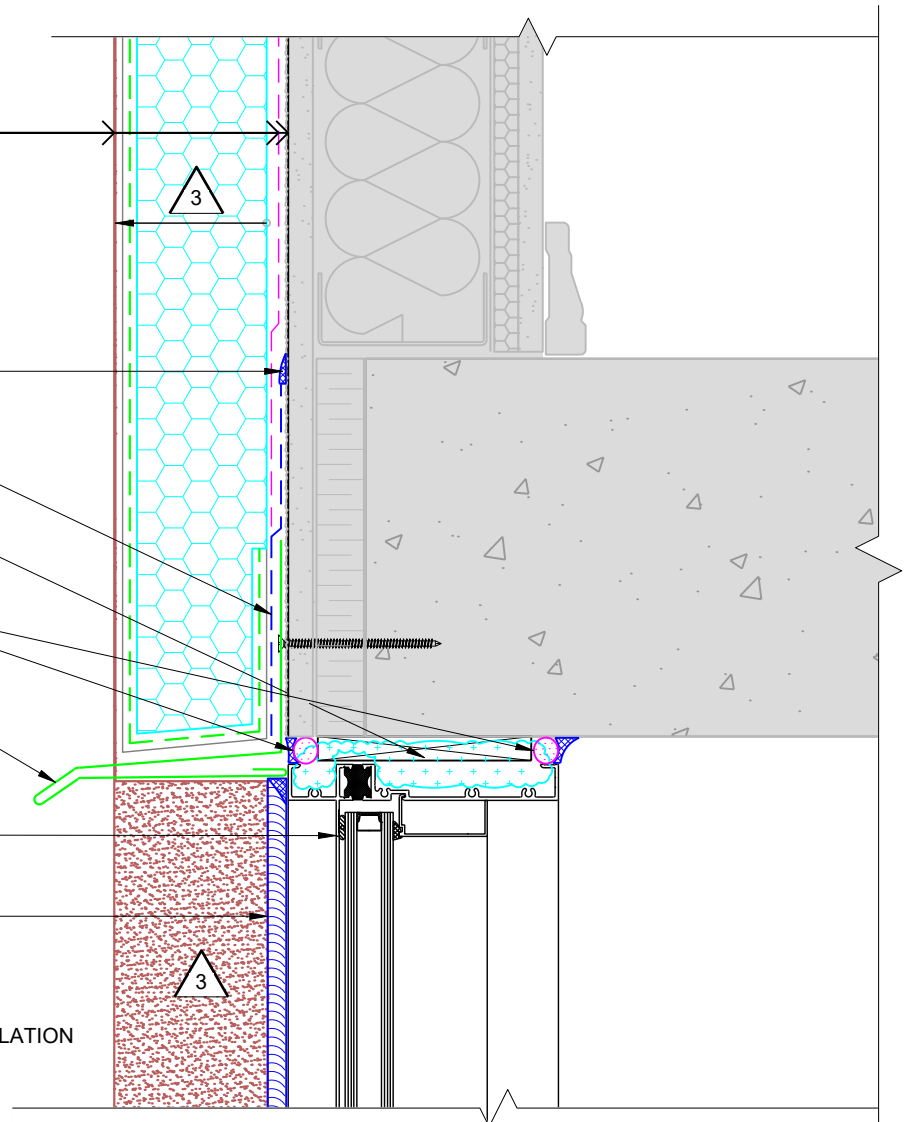
SEALANT AND BACKER ROD

PREFINISHED METAL FLASHING

NEW WINDOW ASSEMBLY SHOWN FOR REPRESENTATION PURPOSE ONLY

SEALANT

  EIFS WITH X" THICKNESS OF INSULATION
(Δ FOR EDGES □ FOR SURFACE)



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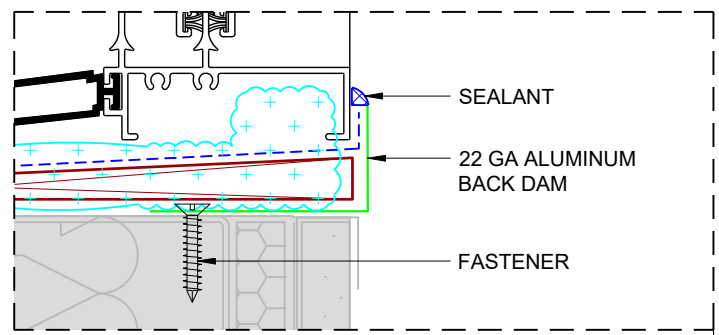
PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING: EIFS TERMINATION AT WINDOW HEAD TYPICAL

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CHECKED: MP	DATE: MAR. 14, 2023
PROJECT No.: 22-01137	DWG. #: A500



NEW WINDOW ASSEMBLY SHOWN FOR REPRESENTATION PURPOSE ONLY

NEW SEALANT

EXTEND MESH, BASE AND FINISH COATS ONTO RETURN. REMOVE EXISTING SEALANT PRIOR TO EIFS INSTALLATION

ALUMINUM EXTRUDED DRIP DEFLECTOR ANGLE TO OVERHANG SILL TO MATCH OR EXCEED DRIPLINE. DEFLECTOR TO BE SECURED TO NEW SILL WITH ALUMINUM RIVETS.

ROUND ALL EDGES.

SELF-ADHERING MEMBRANE

PREFINISHED METAL FLASHING

1 1/2"

- EIFS (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)
- AIR/MOISTURE BARRIER
- EXISTING WALL ASSEMBLY

SEALANT

22 GA ALUMINUM BACK DAM

INSTALL WOOD SHIMS AS PER MANUFACTURER INSTRUCTIONS c/w LOW-EXPANSION POLYURETHANE FOAM FULL DEPTH OF THE FRAME

△ X EIFS WITH X" THICKNESS OF INSULATION (△ FOR EDGES □ FOR SURFACE)

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PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

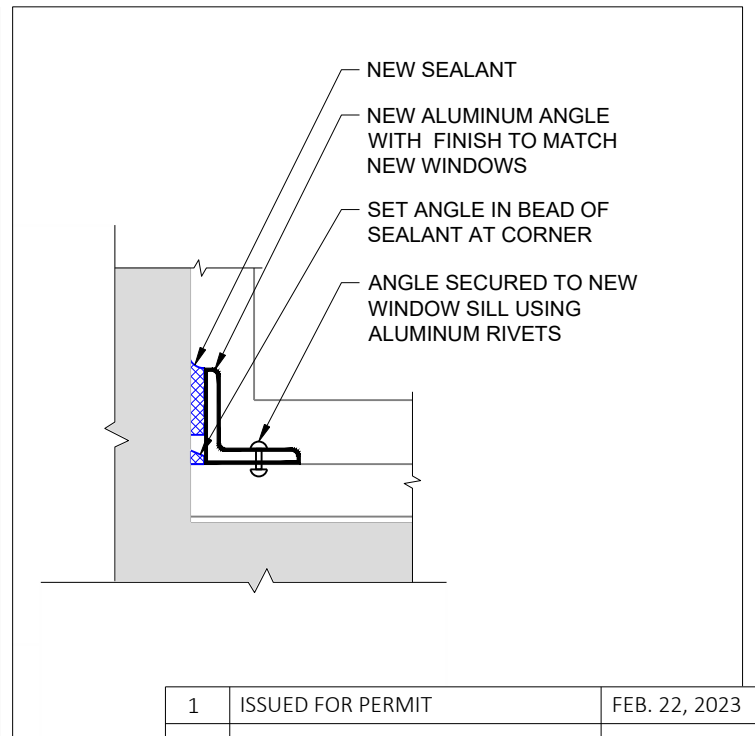
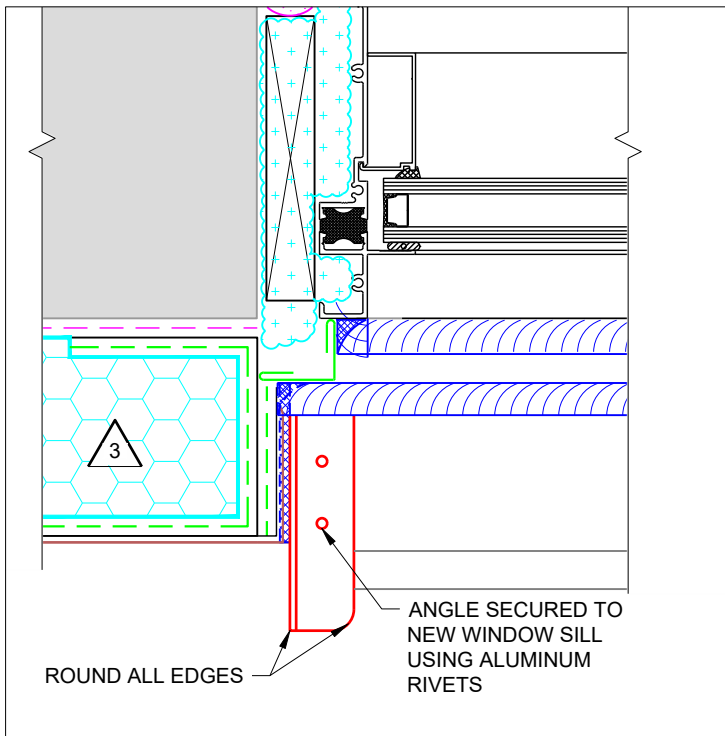
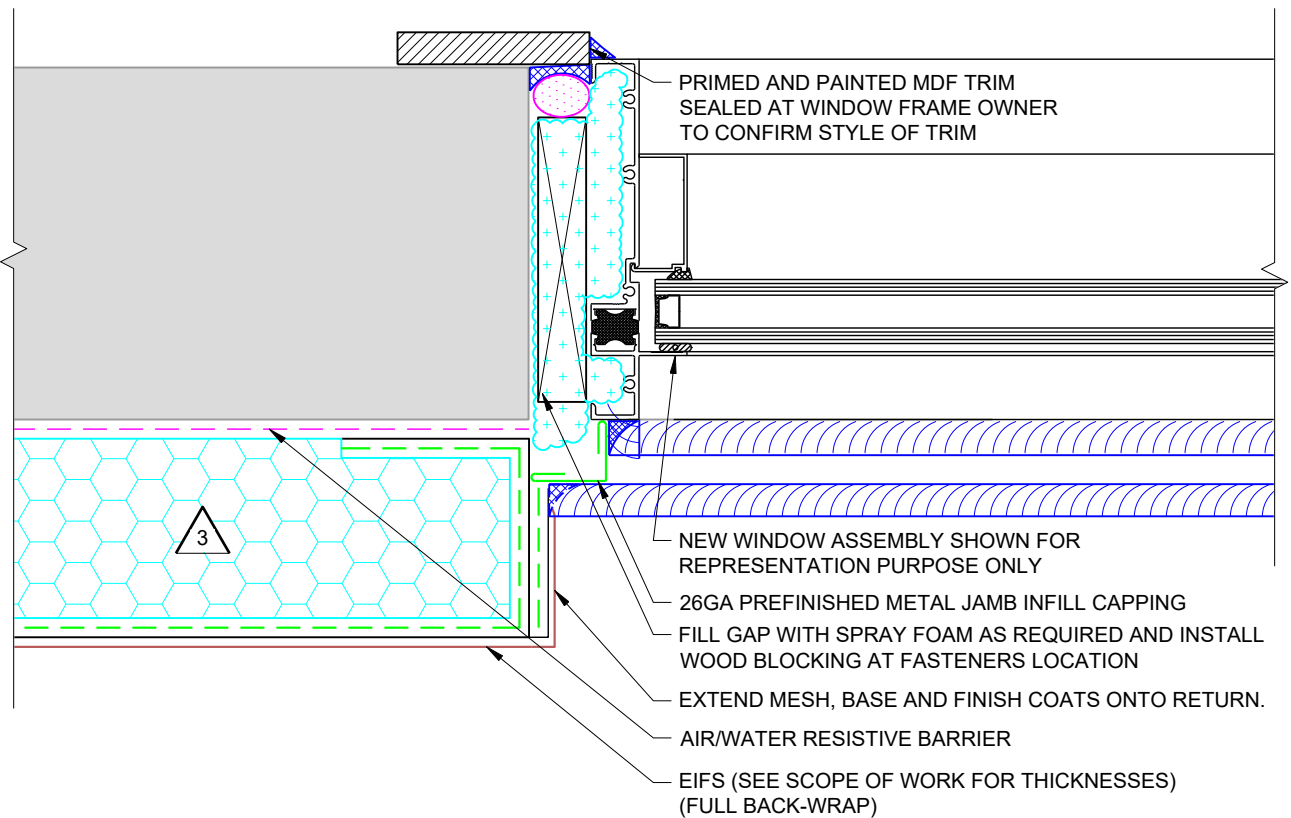
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING: EIFS TERMINATION AT WINDOW SILL TYPICAL

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CHECKED: MP	DATE: MAR. 14, 2023
PROJECT No.: 22-01137	DWG. #: A501



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HOMESTEAD LAND HOLDINGS LTD.

PROJECT:
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:
EIFS TERMINATION AT WINDOW JAMB

STAMP:



DRAWN BY:	DS	SCALE:	NTS
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PROJECT No.:	22-01137	DWG. #:	A502

- EIFS (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)
- AIR/MOISTURE BARRIER
- EXISTING WALL ASSEMBLY

VERTICAL EXPANSION JOINT
SEE ELEVATION DRAWING FOR LOCATION

SELF-ADHERING MEMBRANE

SEALANT COMPLETE WITH
BACKER ROD AND STAINLESS STEEL
DRAINAGE VENTS @ 4'-0" c/c SEALANT
APPLIED ONLY TO BASE COAT

PROVIDE WEEPER AT INTERSECTION
OF VERTICAL/HORIZONTAL
INTERSECTION

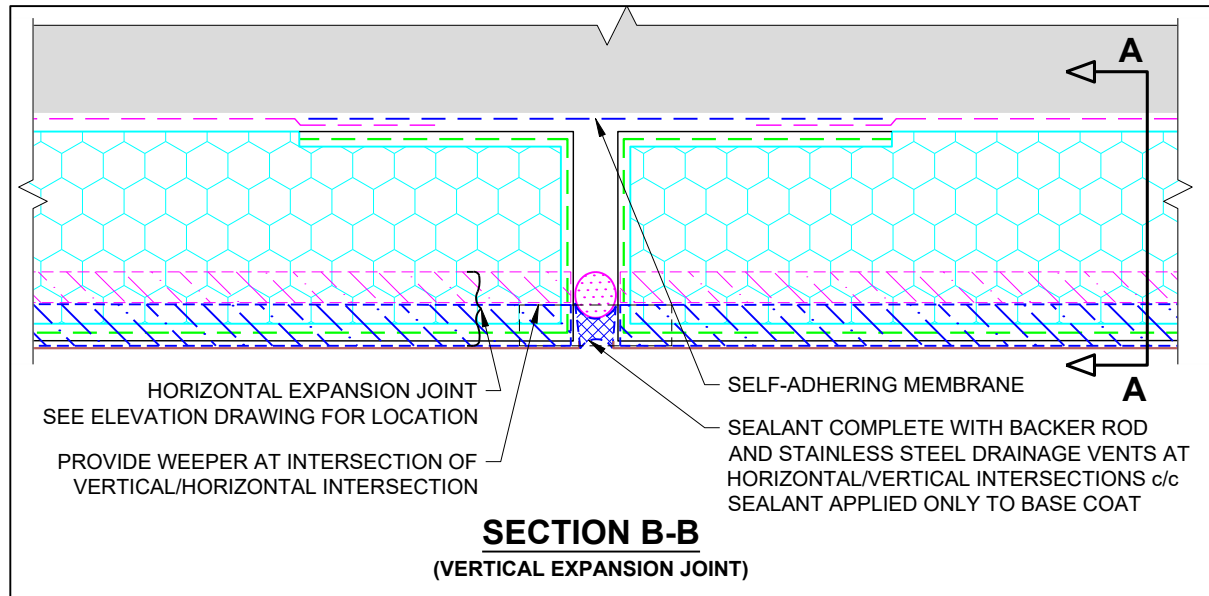
MIN. 5/8"

SLOPE INSULATION BOARDS

VERTICAL EXPANSION JOINT
SEE ELEVATION DRAWING FOR LOCATION

SECTION A-A

(HORIZONTAL EXPANSION JOINT)



HORIZONTAL EXPANSION JOINT
SEE ELEVATION DRAWING FOR LOCATION

PROVIDE WEEPER AT INTERSECTION OF
VERTICAL/HORIZONTAL INTERSECTION

SECTION B-B

(VERTICAL EXPANSION JOINT)

SELF-ADHERING MEMBRANE

SEALANT COMPLETE WITH BACKER ROD
AND STAINLESS STEEL DRAINAGE VENTS AT
HORIZONTAL/VERTICAL INTERSECTIONS c/c
SEALANT APPLIED ONLY TO BASE COAT

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:
HOMESTEAD LAND HOLDINGS LTD.

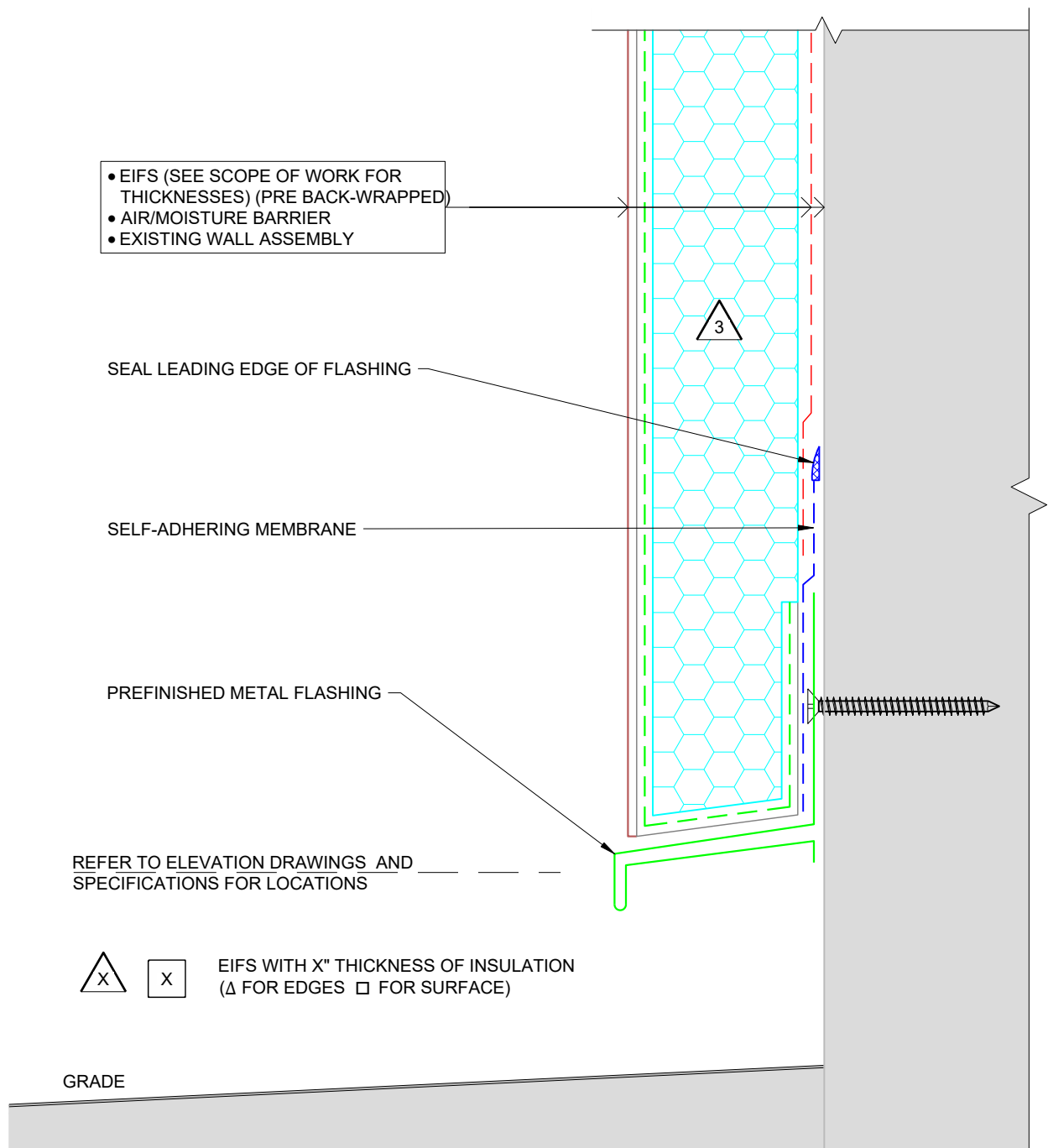
PROJECT:
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:
TYPICAL INTERSECTION OF HORIZ. AND VERT.
EXPANSION JOINT


STAMP:

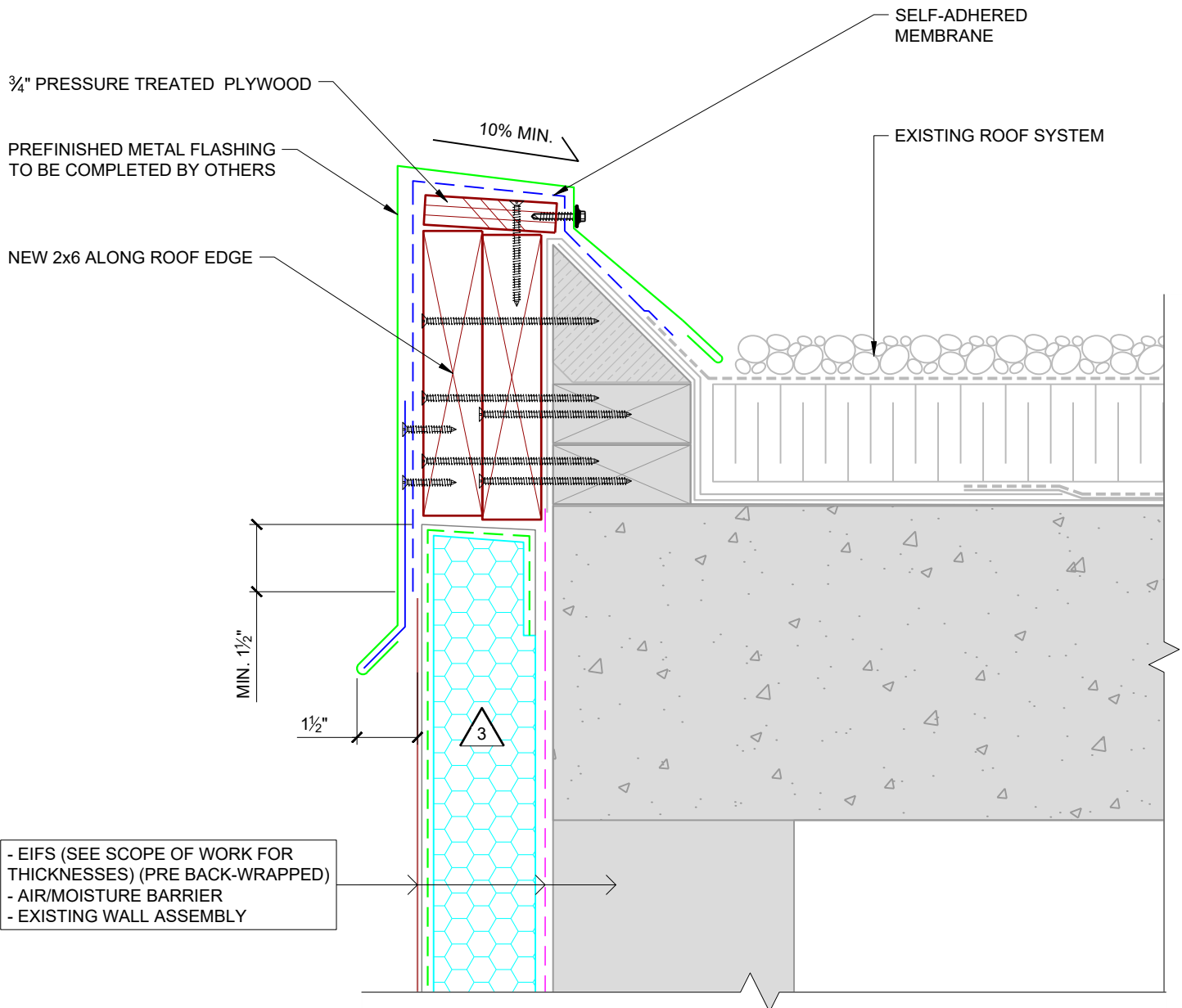


DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A503




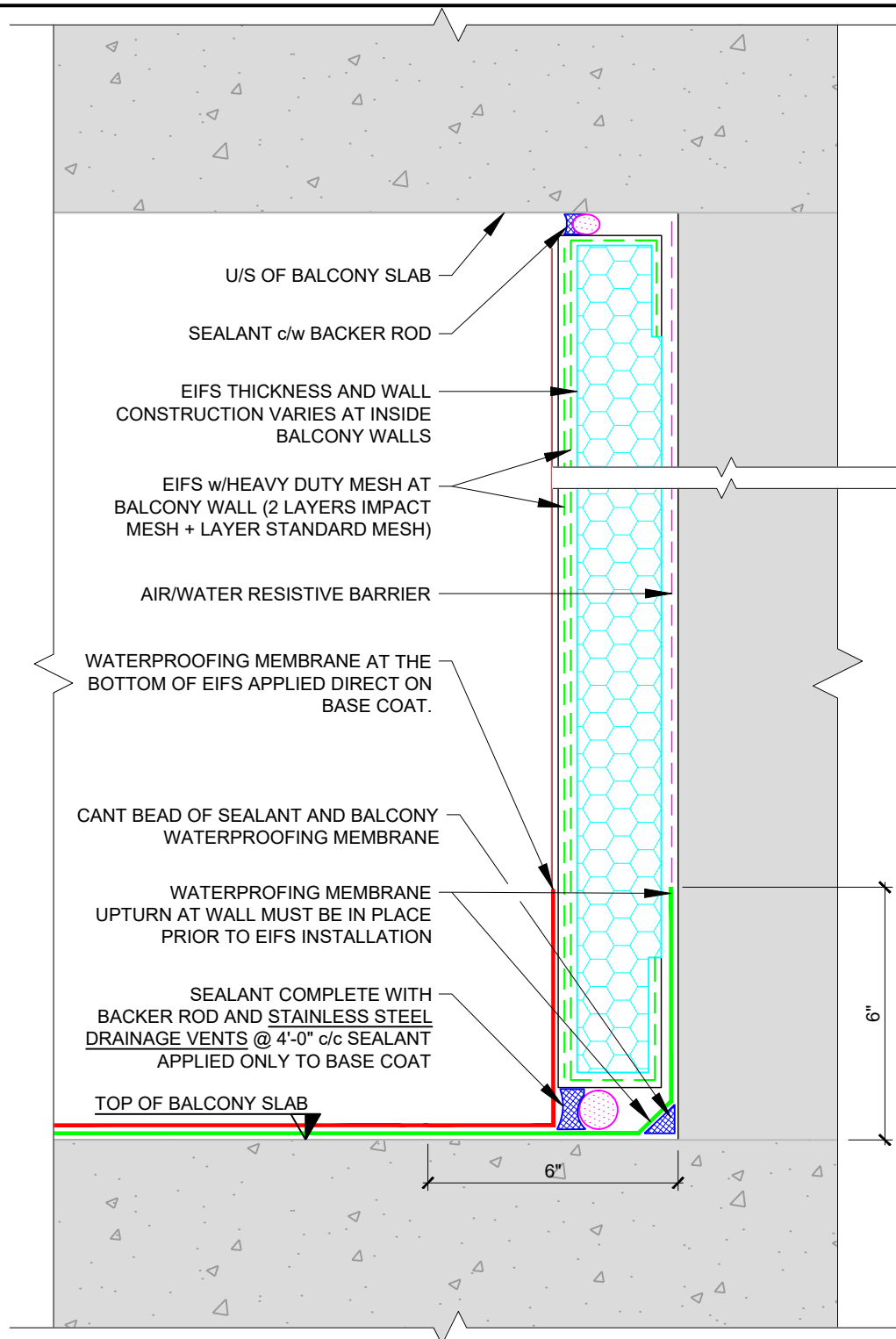
1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	<div><p>Pretium Engineering Inc.</p></div>		
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION				
	2770 AQUITAINE AVENUE, MISSISSAUGA ON				
DRAWING:	TYPICAL EIFS HORIZONTAL TERMINATION				
		DRAWN BY:	DS	SCALE:	NTS
		CHECKED:	MP	DATE:	MAR. 14, 2023
		PROJECT No.:	22-01137	DWG. #:	A504



1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE


CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	 Pretium Engineering Inc.	
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION			
	2770 AQUITAINE AVENUE, MISSISSAUGA ON			
DRAWING:	TYPICAL PARAPET DETAIL MAIN ROOF		DRAWN BY:	DS
			CHECKED:	MP
			PROJECT No.:	22-01137
			SCALE:	NTS
			DATE:	MAR. 14, 2023
			DWG. #:	A505

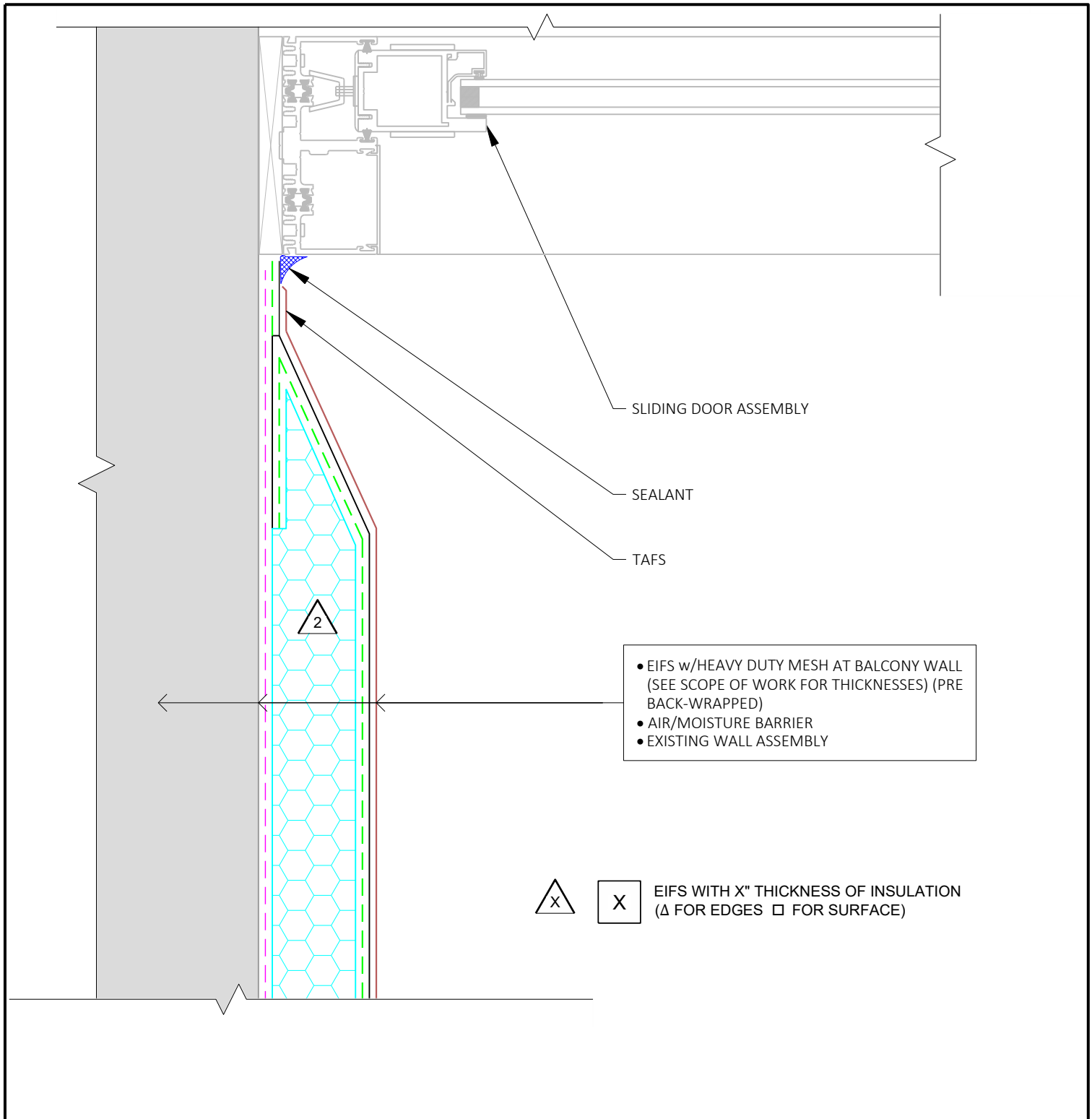



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NO.	REVISIONS	DATE

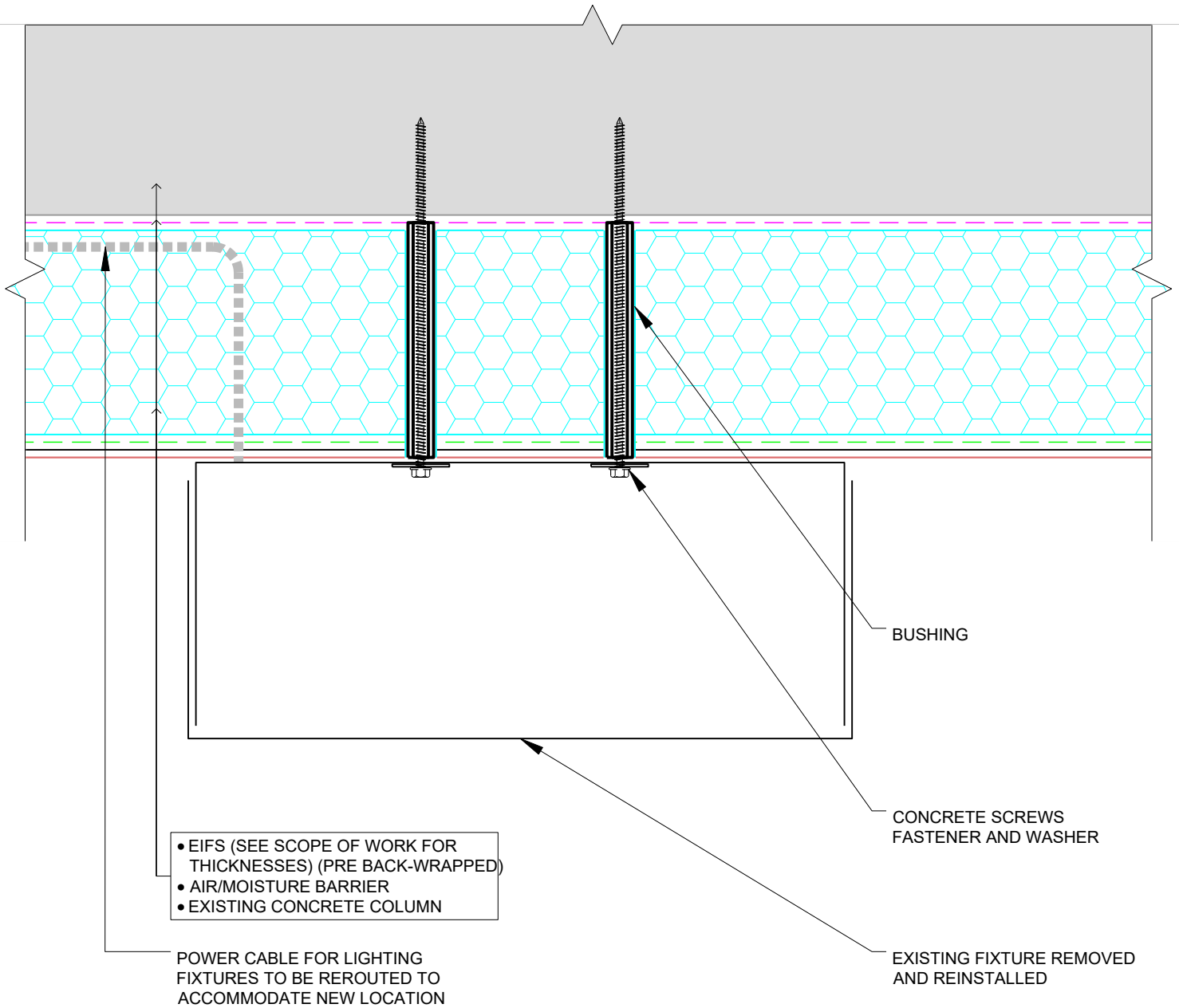
CLIENT:	HOMESTEAD LAND HOLDINGS LTD.
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION 2770 AQUITAINE AVENUE, MISSISSAUGA ON
DRAWING:	EIFS HORIZONTAL TERMINATION AT BALCONY

STAMP:	

 Pretium Engineering Inc.		
DRAWN BY:	DS	SCALE: NTS
CHECKED:	MP	DATE: MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #: A506

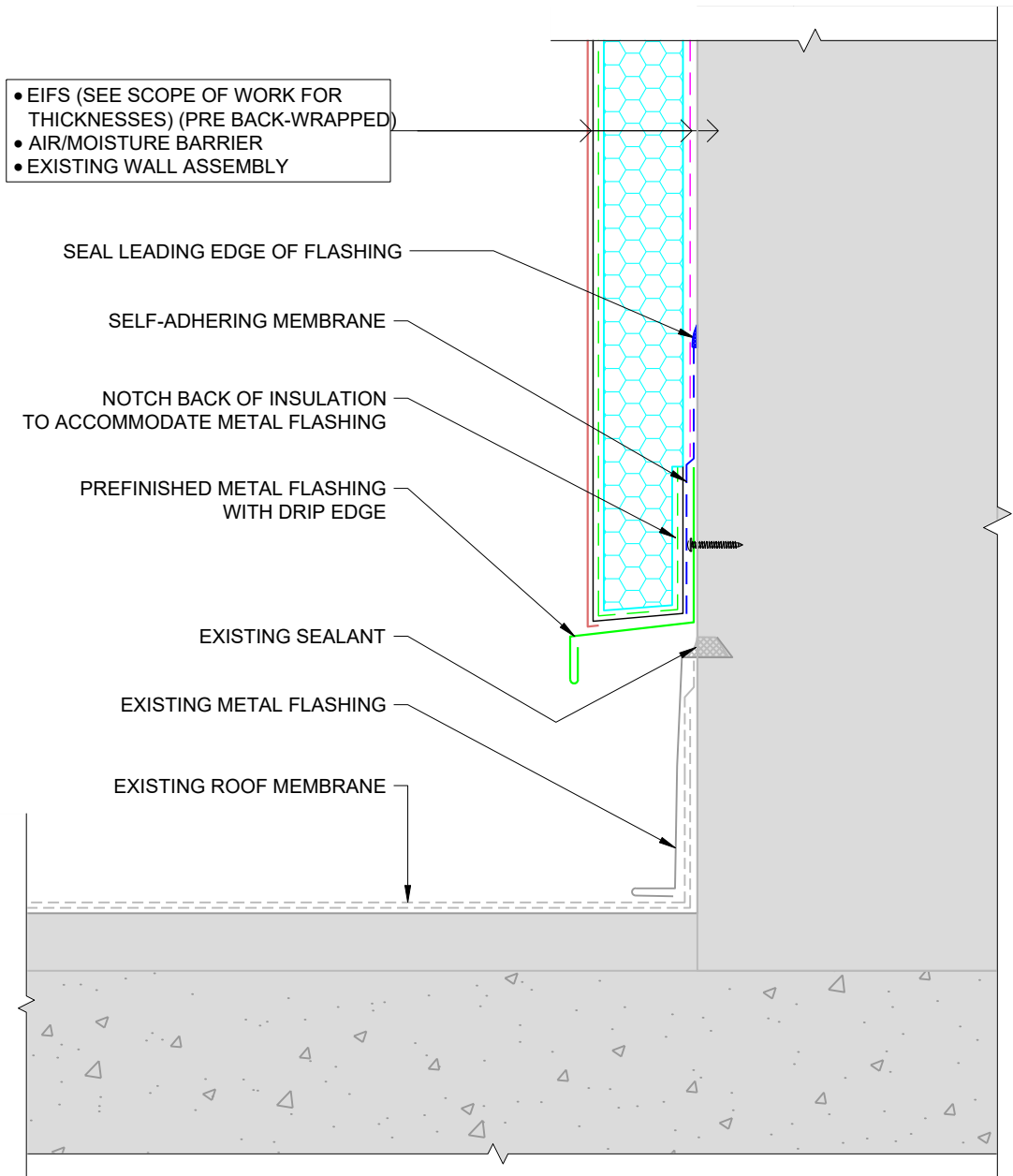


		1	ISSUED FOR PERMIT	FEB. 22, 2023
		NO.	REVISIONS	DATE
CLIENT:	HOMESTEAD LAND HOLDINGS LTD.			
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION			
	2770 AQUITAINE AVENUE, MISSISSAUGA ON			
DRAWING:	EIFS VERTICAL TRANSITION TO TAFS AT DOOR JAMB			
STAMP:		 Pretium Engineering Inc.		
		DRAWN BY:	DS	SCALE: NTS
		CHECKED:	MP	DATE: MAR. 14, 2023
		PROJECT No.:	22-01137	DWG. #: A507



1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

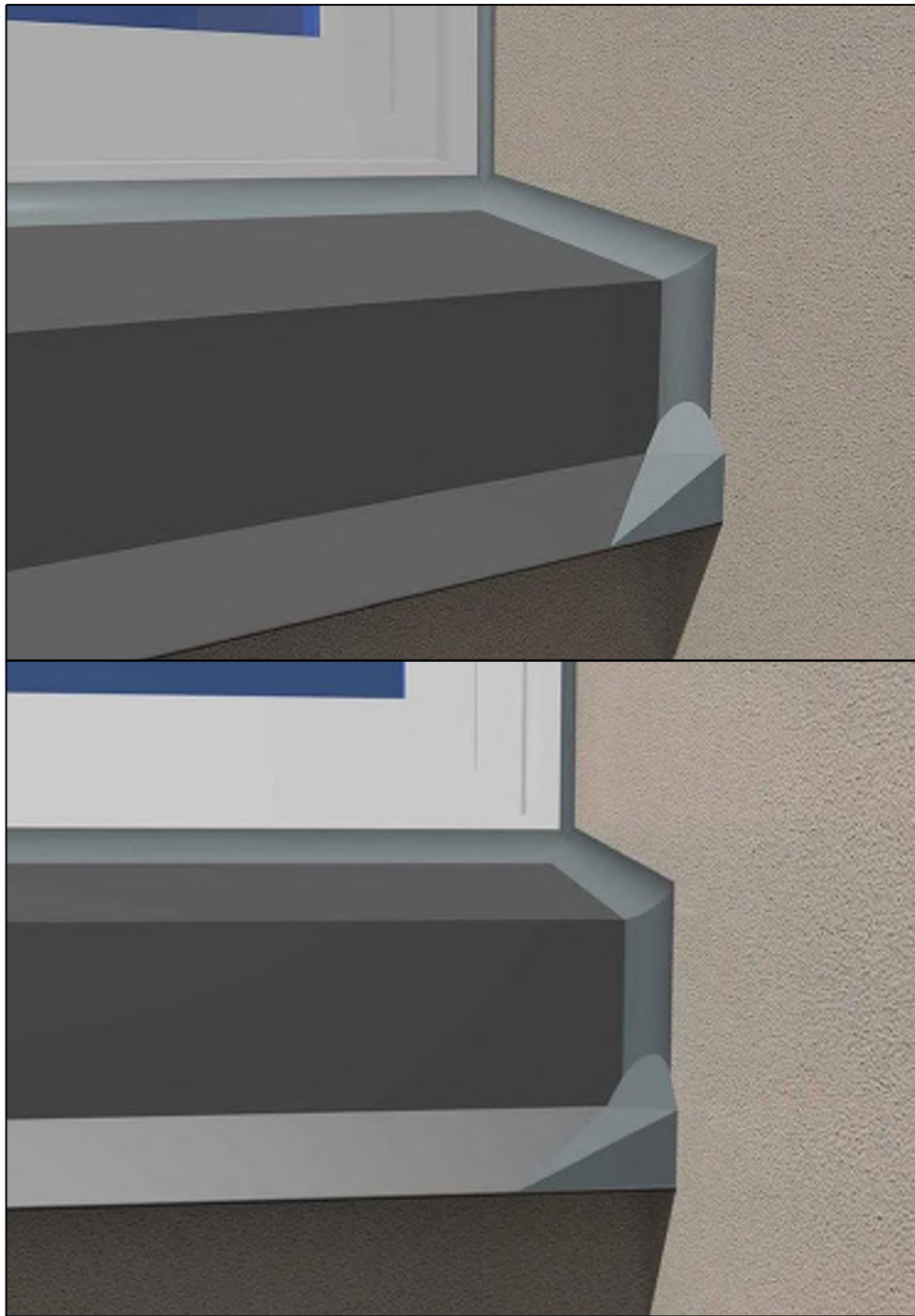
<div>CLIENT:</div> <div>HOMESTEAD LAND HOLDINGS LTD.</div>	<div>STAMP:</div>	<div><div><div><div></div><div></div><div></div></div><div>Pretium</div></div><div>Pretium Engineering Inc.</div></div>	
<div>PROJECT:</div> <div>EXTERIOR WALL RETROFIT AND BALCONY RESTORATION</div> <div>2770 AQUITAINE AVENUE, MISSISSAUGA ON</div>		<div>DRAWN BY:</div> <div>DS</div>	<div>SCALE:</div> <div>NTS</div>
<div>DRAWING:</div> <div>LIGHTING FIXTURE DETAIL</div>		<div>CHECKED:</div> <div>MP</div>	<div>DATE:</div> <div>MAR. 14, 2023</div>
		<div>PROJECT No.:</div> <div>22-01137</div>	<div>DWG. #:</div> <div>A508</div>



1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

<div>CLIENT:</div> <div>HOMESTEAD LAND HOLDINGS LTD.</div>	<div>STAMP:</div>	<div><div><div><div></div><div></div><div></div><div></div></div><div>Pretium</div></div><div>Pretium Engineering Inc.</div></div>	
<div>PROJECT:</div> <div>EXTERIOR WALL RETROFIT AND BALCONY RESTORATION</div> <div>2770 AQUITAINE AVENUE, MISSISSAUGA ON</div>		<div>DRAWN BY:</div> <div>DS</div>	<div>SCALE:</div> <div>NTS</div>
<div>DRAWING:</div> <div>EIFS HORIZ. TRANSITION DETAIL AT MECHANICAL PENTHOUSE</div>		<div>CHECKED:</div> <div>MP</div>	<div>DATE:</div> <div>MAR. 14, 2023</div>
		<div>PROJECT No.:</div> <div>22-01137</div>	<div>DWG. #:</div> <div>A509</div>

TYPICAL WINDOW SILL DRIP DEFLECTOR SHAPED FROM SEALANT
AT WALL FLUSH WITH WINDOW (3D RENDERING)



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<div>PROJECT:</div> <div>EXTERIOR WALL RETROFIT AND BALCONY RESTORATION</div> <div>2770 AQUITAINE AVENUE, MISSISSAUGA ON</div>		<div>DRAWN BY:</div> <div>DS</div>	<div>SCALE:</div> <div>NTS</div>
<div>DRAWING:</div> <div>TYPICAL WINDOW SILL DRIP DEFLECTOR SHAPED FROM SEALANT</div>		<div>CHECKED:</div> <div>MP</div>	<div>DATE:</div> <div>MAR. 14, 2023</div>
		<div>PROJECT No.:</div> <div>22-01137</div>	<div>DWG. #:</div> <div>A510</div>

A512

A513

2

2

2

2" EIFS w/HEAVY DUTY MESH AT BALCONY WING WALL (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)

BY OTHERS:
GUARD ASSEMBLY AND GUARD BASE PLATE



SEALANT TO DIVERT WATER AWAY FROM WALL AND EIFS AFTER EIFS INSTALLATION

UNDERSIDE OF BALCONY SLAB

SEALANT AT BALCONY SLAB EDGE AND EIFS c/w BOND BREAKER

CONTINUOUS EXPANSION JOINT AT UNDERSIDE OF BALCONY SLAB AND FACE OF SHEAR WALL AT EVERY FLOOR

EXISTING SHEAR WALL (BEHIND EIFS)

  EIFS WITH X" THICKNESS OF INSULATION (Δ FOR EDGES □ FOR SURFACE)

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE


CLIENT: HOMESTEAD LAND HOLDINGS LTD.

PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

2770 AQUITAINE AVENUE, MISSISSAUGA ON

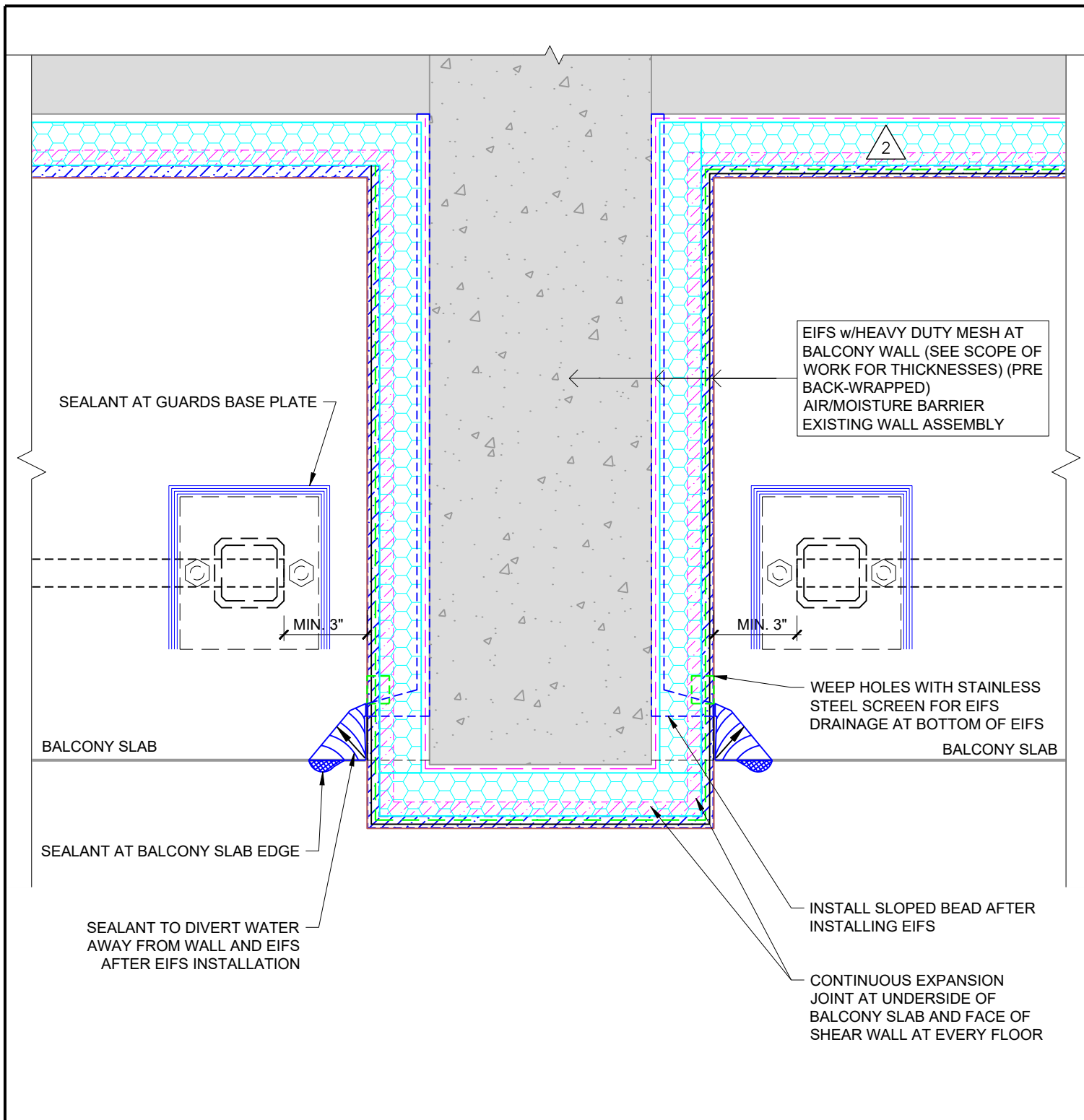
DRAWING: BALCONY CONCRETE SHEAR WALL PARTIAL ELEVATION

STAMP:




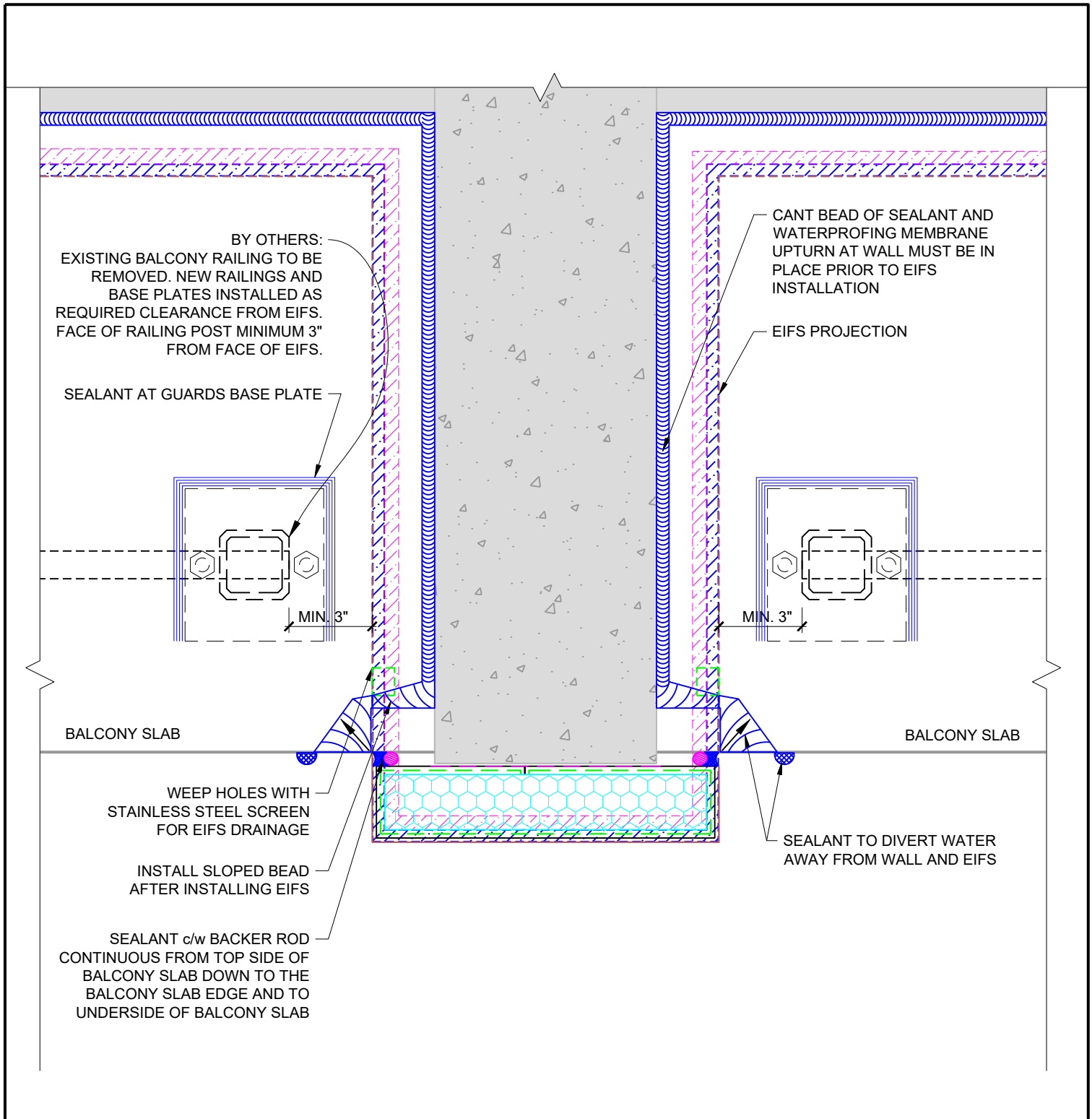
Pretium Engineering Inc.

DRAWN BY: DS	SCALE: NTS
CHECKED: MP	DATE: MAR. 14, 2023
PROJECT No.: 22-01137	DWG. #: A511




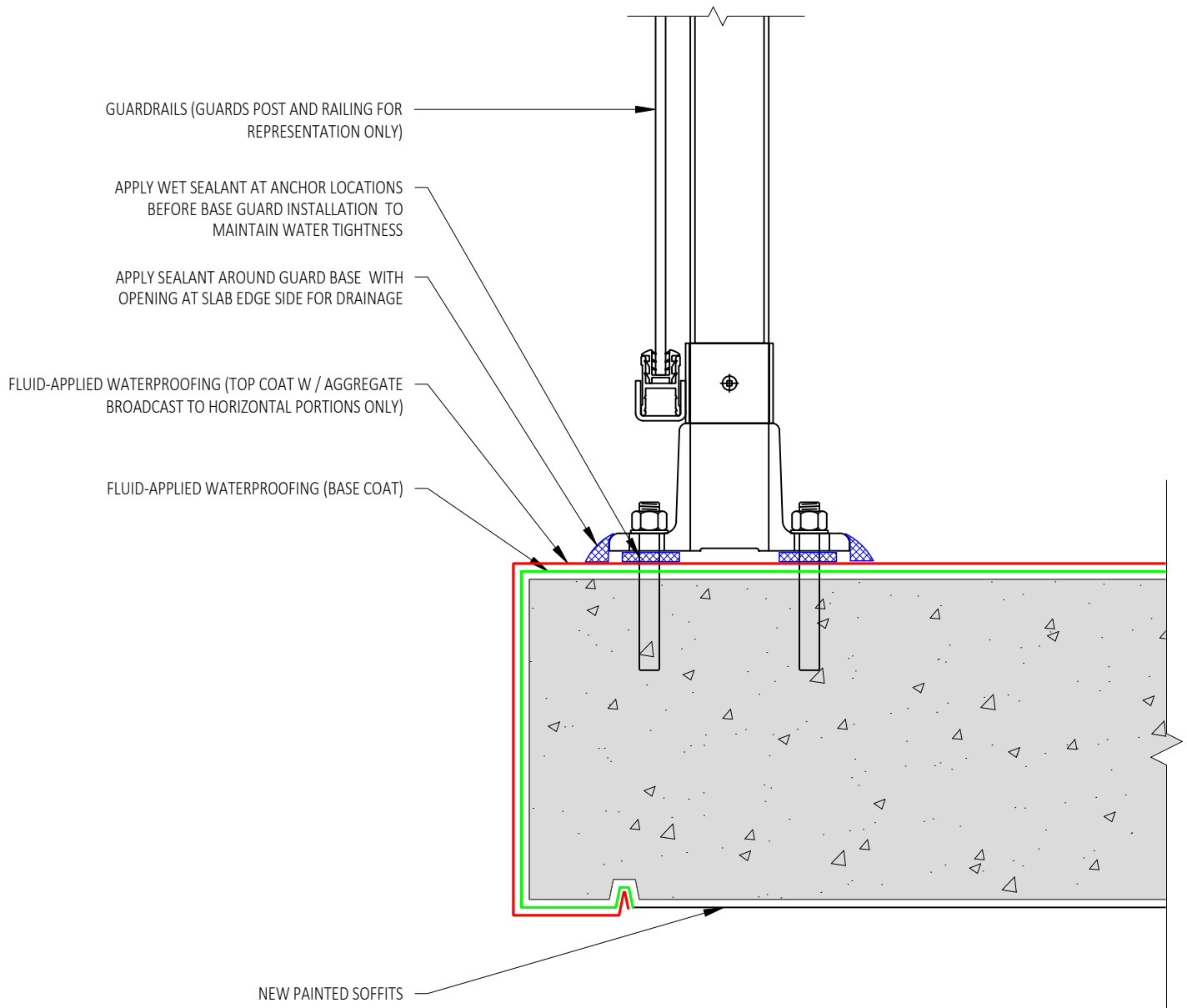
1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	<div><div>Pretium Engineering Inc.</div></div>			
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION					
	2770 AQUITAINE AVENUE, MISSISSAUGA ON					
DRAWING:	BALCONY CONCRETE SHEAR WALL PARTIAL PLAN THROUGH EIFS					
			DRAWN BY:	DS	SCALE:	NTS
			CHECKED:	MP	DATE:	MAR. 14, 2023
			PROJECT No.:	22-01137	DWG. #:	A512



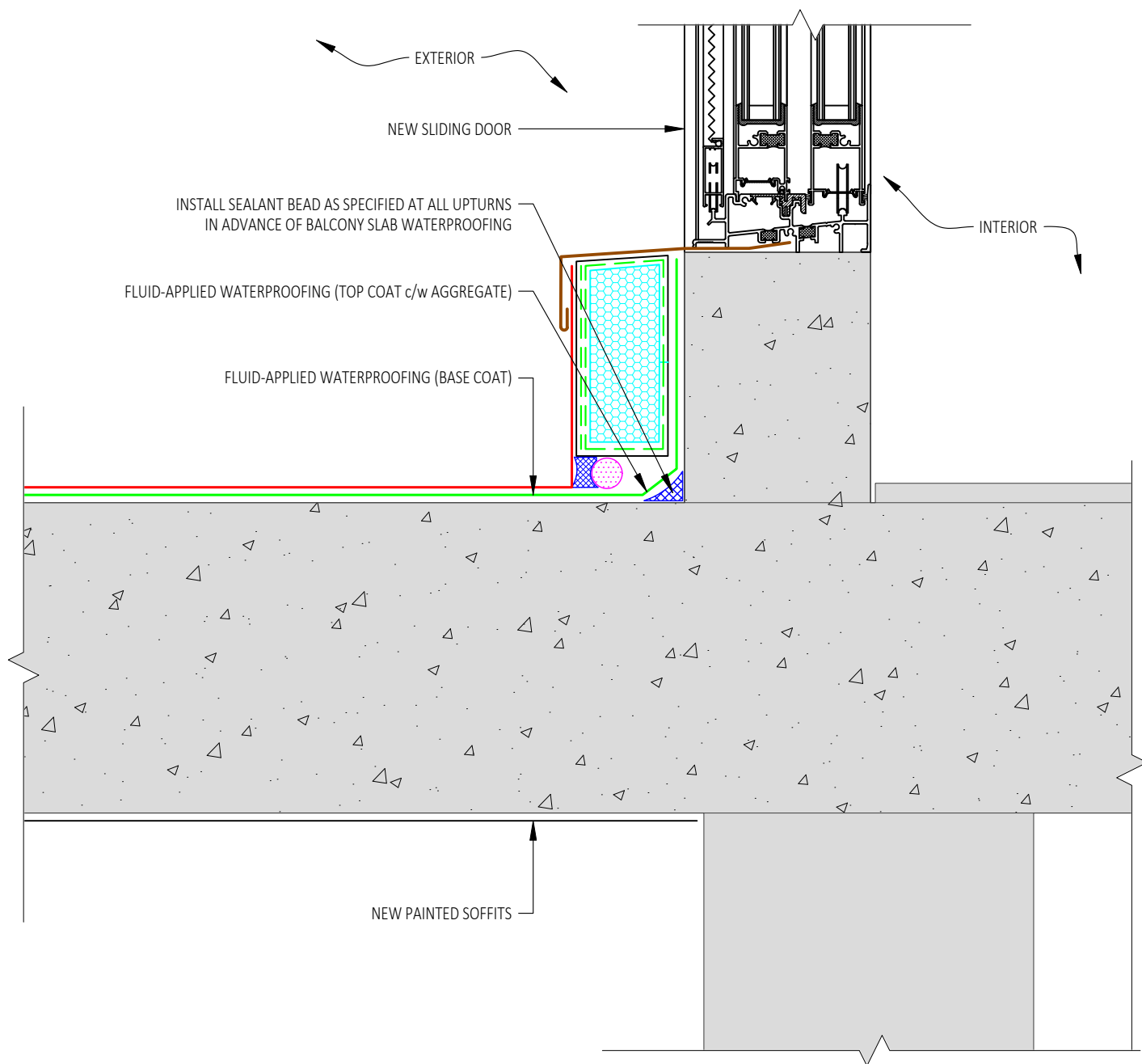
1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	 Pretium Engineering Inc.	
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION			
	2770 AQUITAINE AVENUE, MISSISSAUGA ON			
DRAWING:	BALCONY CONCRETE SHEAR WALL PARTIAL PLAN THROUGH SEALANT		DRAWN BY:	DS
			CHECKED:	MP
			PROJECT No.:	22-01137
			SCALE:	NTS
			DATE:	MAR. 14, 2023
			DWG. #:	A513



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CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	<div></div>	<div><div><div><div></div><div></div><div></div></div><div>Pretium</div><div>Pretium Engineering Inc.</div></div></div>	
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION				
	2770 AQUITAINE AVENUE, MISSISSAUGA ON				
DRAWING:	BALCONY EDGE WATERPROOFING AT RAILING				
		DRAWN BY:	DS	SCALE:	NTS
		CHECKED:	MP	DATE:	MAR. 14, 2023
		PROJECT No.:	22-01137	DWG. #:	A514




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NO.	REVISIONS	DATE

CLIENT:
HOMESTEAD LAND HOLDINGS LTD.

PROJECT:
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:
BALCONY WATERPROOFING AT SLIDING DOOR

STAMP:



Pretium

Pretium Engineering Inc.

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A515

HEADER WINDOW DETAIL
SEE DRAWING A518

INSTALL THE
TOP TRACK
WITH A MIN 2%
SLOPE

SOLID PINE STOOL
PRIME FINISH

- EIFS (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)
- AIR/MOISTURE BARRIER
- CEMENT BOARD TO MATCH EXISTING STUCCO THICKNESS
- STEEL STUDS WALL FILLED WITH BATT INSULATION
- VAPOR BARRIER
- DRYWALL PRIMED AND PAINTED TO MATCH EXISTING PAINT

1/4" CONCRETE FASTENERS 2"
LONG @ 16" SPACING

CONTINUOUS SEALANT BEAD UNDER STEEL
U-TRACK AND SLOTTED SEALANT AT
CONCRETE SLAB EDGE FOR DRAINAGE

1/2" DRYWALL FINISH
TO BE TAPED AND
MUDDED

HEADER WINDOW DETAIL
SEE DRAWING A517

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:
HOMESTEAD LAND HOLDINGS LTD.

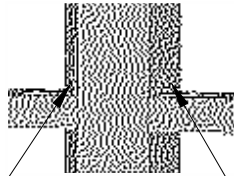
PROJECT:
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:
NEW KNEE WALL

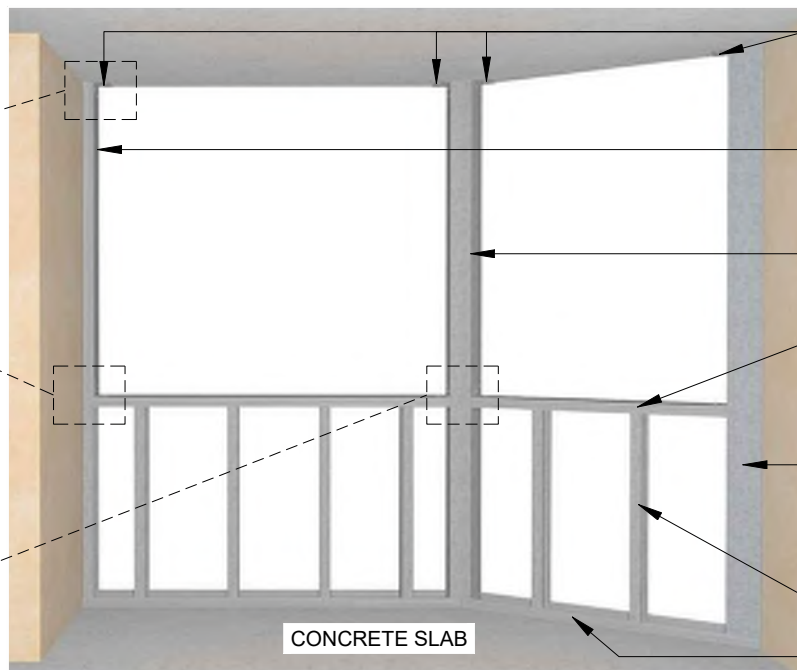
STAMP:



DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A516

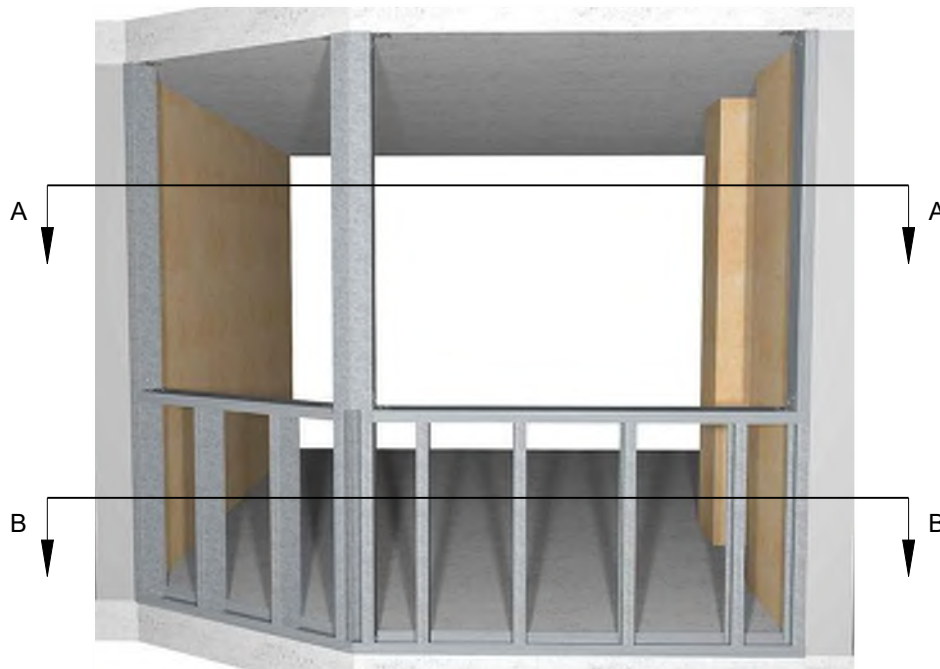


16GA BENT CLIP WITH
SCREWS #12 INTO STUD
AND TRACK (TYP.)



KNEE WALL ELEVATION (INTERIOR VIEW)

- 16GA BENT CLIP WITH 2
SCREWS #12 INTO STUD
AND 2 TAPCONS 1/4"x2" INTO
CONCRETE (TYP.)
- 600S200-68 STUD CAPPED
WITH U-TRACK FASTENED
AT THE FLANGES
- 2x600S200-68 STUDS SEE
DETAILS A519
- 600T150-68 C/W #12
SCREWS AT EVERY STUD
INTERSECTION
- 16GA CUSTOM FLASHING
FASTENED WITH FASTENERS
TO ADJACENT EXISTING
STEEL STUDS (TYP.)
- 600S125-33 (TYP.) @16" c/c
- 600T150-68 c/w 1/4"x2"
TAPCON INTO CONCRETE
SLAB @16" C/C



KNEE WALL ELEVATION (EXTERIOR VIEW)


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CLIENT:
HOMESTEAD LAND HOLDINGS LTD.

PROJECT:
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:
NEW KNEE WALL FRAMING ELEVATIONS

STAMP:

 **Pretium**
Pretium Engineering Inc.

DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	A517




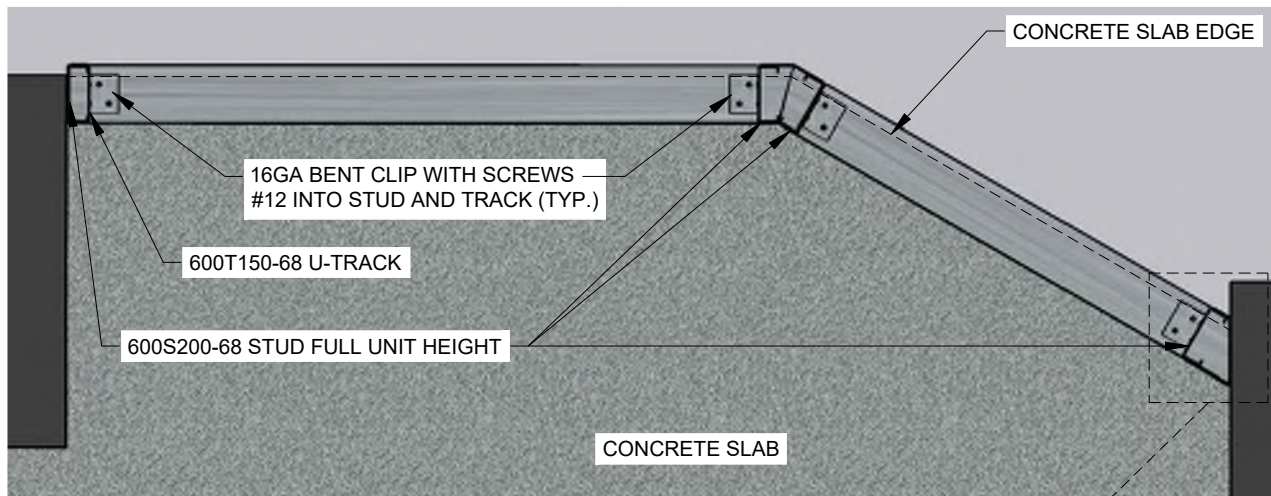
LOWER KNEE WALL 3D VIEW (INTERIOR VIEW)



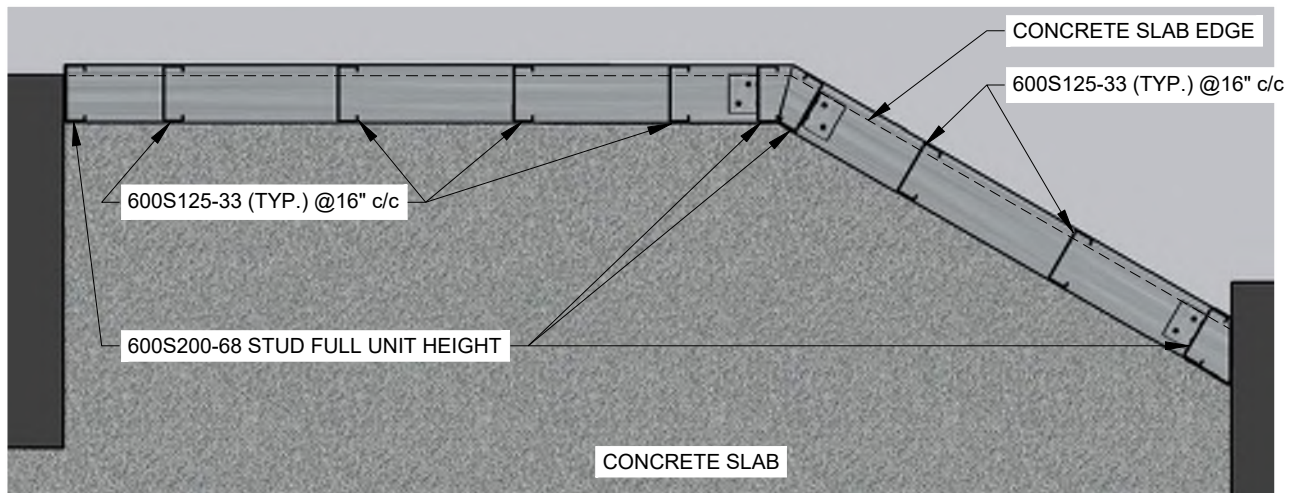
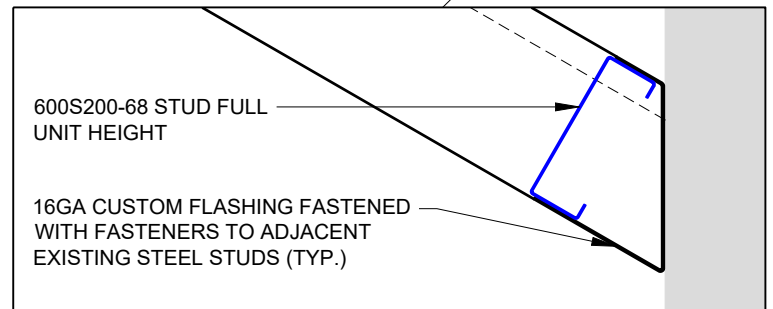
UPPER KNEE WALL 3D VIEW (INTERIOR VIEW)

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NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	<div><p>Pretium Engineering Inc.</p></div>			
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION					
	2770 AQUITAINE AVENUE, MISSISSAUGA ON					
DRAWING:	UPPER AND LOWER KNEE WALL FRAMING VIEWS					
			DRAWN BY:	DS	SCALE:	NTS
			CHECKED:	MP	DATE:	MAR. 14, 2023
			PROJECT No.:	22-01137	DWG. #:	A518




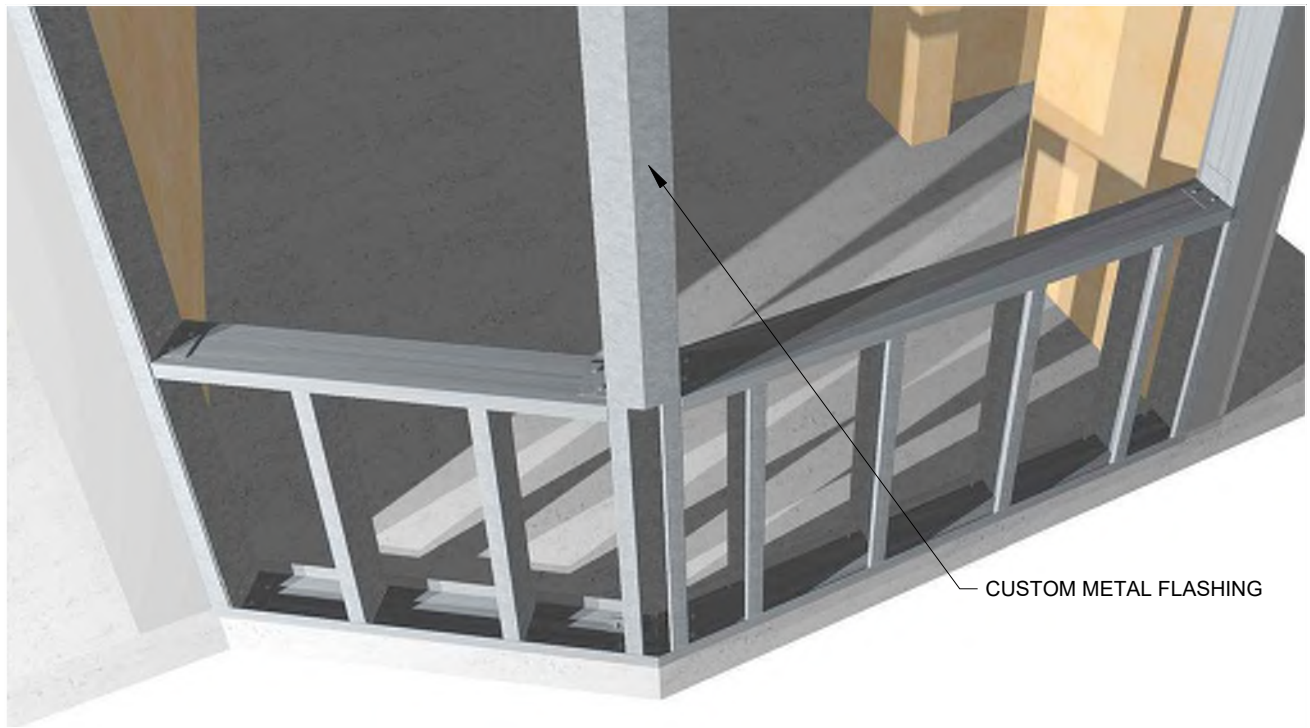
KNEE WALL CROSS SECTION A



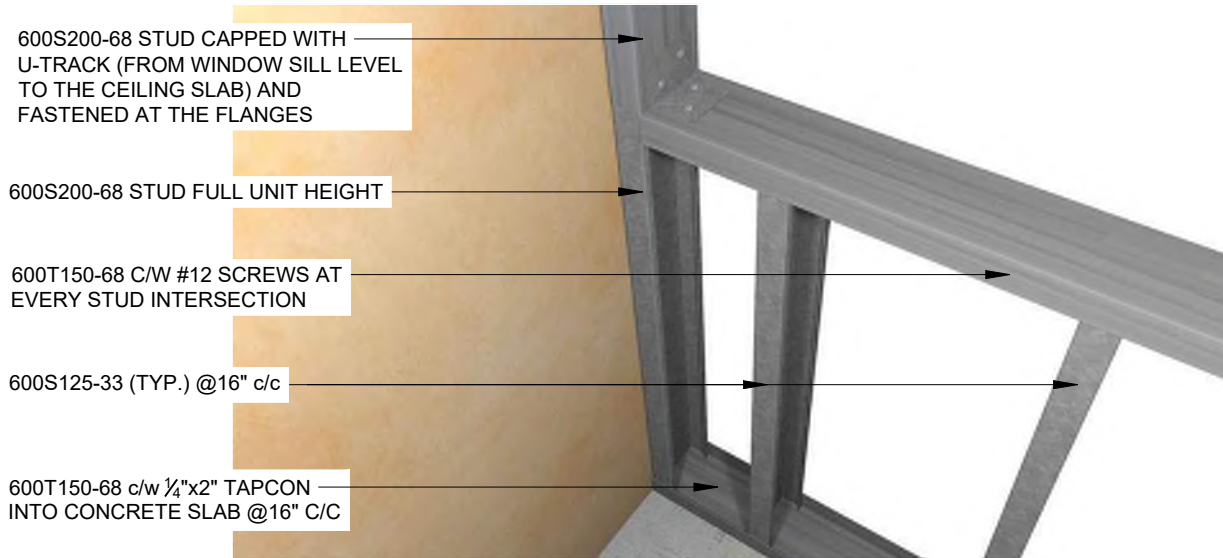
KNEE WALL CROSS SECTION B

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	 <p>Pretium Engineering Inc.</p>
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION		
	2770 AQUITAINE AVENUE, MISSISSAUGA ON		
DRAWING:	NEW KNEE WALL FRAMING CROSS SECTIONS		
		DRAWN BY: DS	SCALE: NTS
		CHECKED: MP	DATE: MAR. 14, 2023
		PROJECT No.: 22-01137	DWG. #: A519




KNEE WALL 3D DETAILS (EXTERIOR VIEW)



KNEE WALL 3D FRAMING JAMB DETAIL (INTERIOR VIEW)

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NO.	REVISIONS	DATE

CLIENT: HOMESTEAD LAND HOLDINGS LTD.	STAMP:	 Pretium Engineering Inc.	
PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION 2770 AQUITAINE AVENUE, MISSISSAUGA ON			
DRAWING: NEW KNEE WALL FRAMING CONNECTIONS DETAILS			
		DRAWN BY: DS	SCALE: NTS
		CHECKED: MP	DATE: MAR. 14, 2023
		PROJECT No.: 22-01137	DWG. #: A520

- EIFS (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)
- AIR/MOISTURE BARRIER
- CEMENT BOARD TO MATCH EXISTING STUCCO THICKNESS
- STEEL STUDS WALL FILLED WITH BATT INSULATION
- VAPOR BARRIER
- DRYWALL PRIMED AND PAINTED TO MATCH EXISTING PAINT

1/4" TAPCON 3" LONG @ 18" SPACING

PRIMED AND PAINTED MDF BASE BOARD OWNER TO CONFIRM STYLE

CONTINUOUS SEALANT BEAD UNDER STEEL U-TRACK AND SLOTTED SEALANT AT CONCRETE SLAB EDGE FOR DRAINAGE

SEAL LEADING EDGE OF FLASHING

SELF-ADHERING MEMBRANE



FILL GAP WITH SPRAY FOAM

SEALANT AND BACKER ROD


PREFINISHED METAL FLASHING

NEW WINDOW ASSEMBLY SHOWN FOR REPRESENTATION PURPOSE ONLY

SEALANT

  EIFS WITH X" THICKNESS OF INSULATION
(Δ FOR EDGES □ FOR SURFACE)

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NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	<div><div>Pretium</div><div>Pretium Engineering Inc.</div></div>			
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION					
	2770 AQUITAINE AVENUE, MISSISSAUGA ON					
DRAWING:	WINDOW HEAD DETAIL AT NEW KNEE WALL LOCATIONS		DRAWN BY:	DS	SCALE:	NTS
			CHECKED:	MP	DATE:	MAR. 14, 2023
			PROJECT No.:	22-01137	DWG. #:	A517

NEW WINDOW ASSEMBLY
SHOWN FOR REPRESENTATION
PURPOSE ONLY

NEW SEALANT

EXTEND MESH, BASE AND FINISH
COATS ONTO RETURN.
REMOVE EXISTING SEALANT PRIOR
TO EIFS INSTALLATION

ALUMINUM EXTRUDED DRIP
DEFLECTOR ANGLE TO OVERHANG
SILL TO MATCH OR EXCEED
DRIPLINE. DEFLECTOR TO BE
SECURED TO NEW SILL WITH
ALUMINUM RIVETS.

ROUND ALL EDGES.

SELF-ADHERING MEMBRANE

PREFINISHED METAL FLASHING

1 1/2"

- EIFS (SEE SCOPE OF WORK FOR THICKNESSES) (PRE BACK-WRAPPED)
- AIR/MOISTURE BARRIER
- CEMENT BOARD TO MATCH EXISTING STUCCO THICKNESS
- STEEL STUDS WALL FILLED WITH BATT INSULATION
- VAPOR BARRIER
- DRYWALL PRIMED AND PAINTED TO MATCH EXISTING PAINT

3

SEALANT

22 GA ALUMINUM
BACK DAM


INSTALL WOOD SHIMS AS
PER MANUFACTURER
INSTRUCTIONS c/w
LOW-EXPANSION
POLYURETHANE FOAM
FULL DEPTH OF THE
FRAME

PRIMED AND PAINTED MDF TRIM
SEALED AT WINDOW FRAME OWNER
TO CONFIRM STYLE OF TRIM

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NO.	REVISIONS	DATE

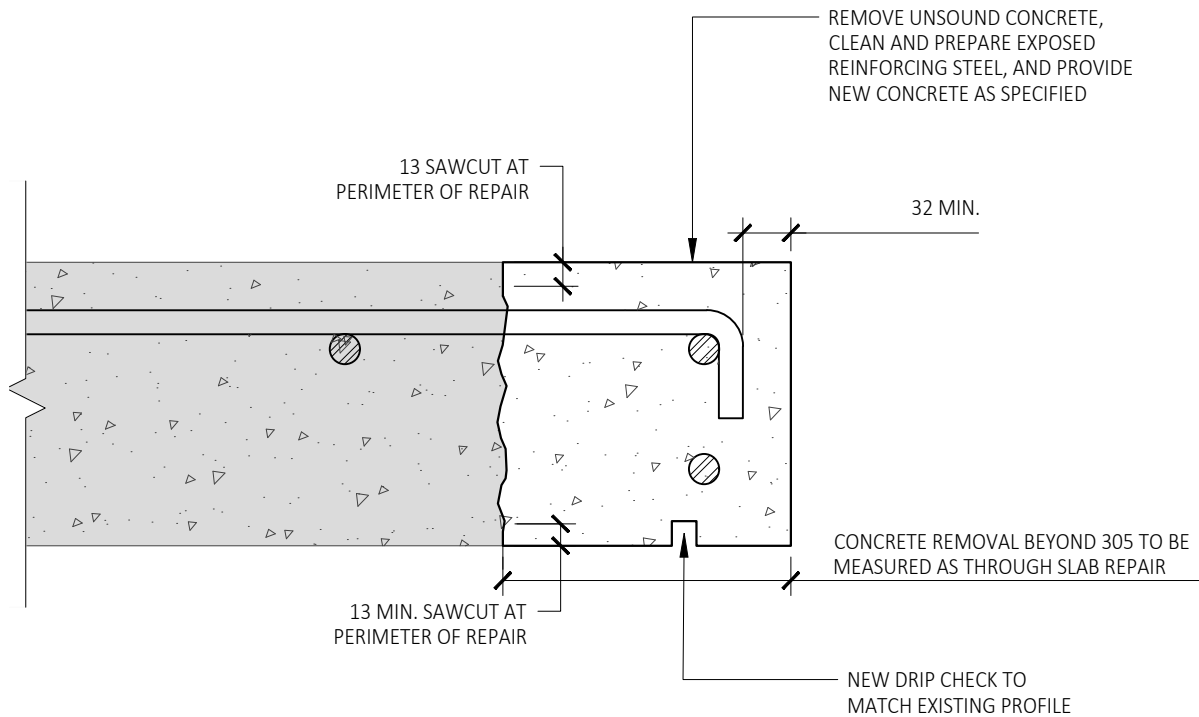
CLIENT:	HOMESTEAD LAND HOLDINGS LTD.
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION
	2770 AQUITAINE AVENUE, MISSISSAUGA ON
DRAWING:	WINDOW SILL DETAIL AT NEW KNEE WALL LOCATIONS

STAMP:	
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Pretium Engineering Inc.



DRAWN BY: DS	SCALE: NTS
CHECKED: MP	DATE: MAR. 14, 2023
PROJECT No.: 22-01137	DWG. #: A518

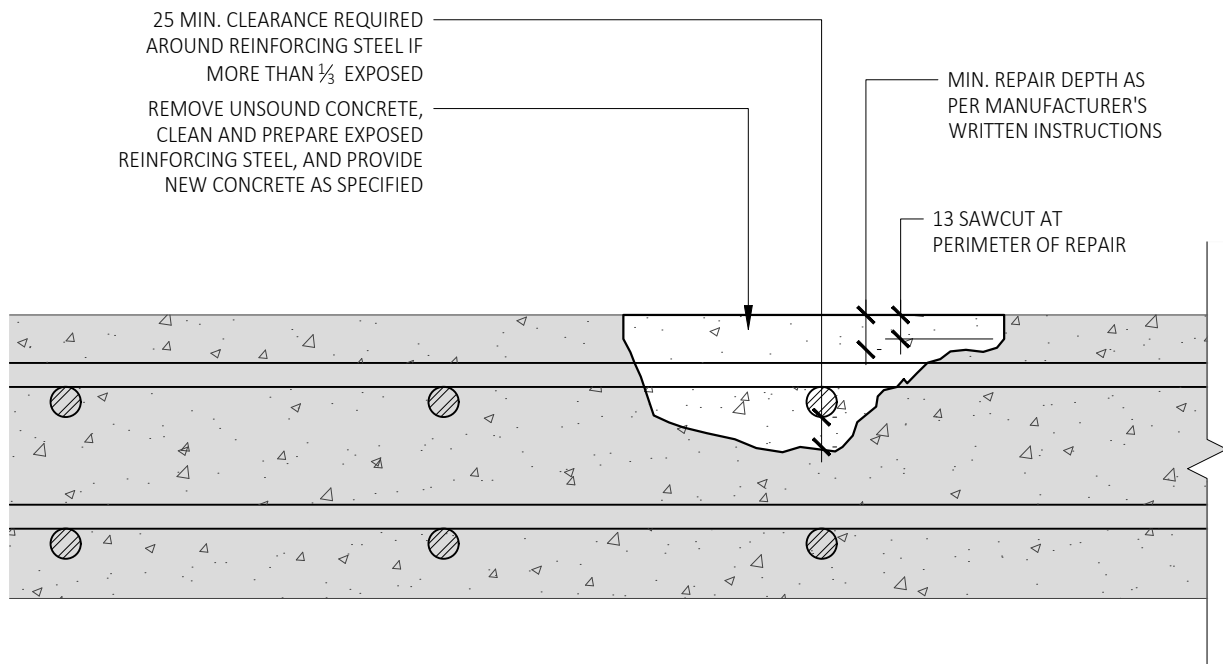


NOTE:


- AT REPAIR AREAS WITHOUT REINFORCING STEEL, INSTALL 10M L-BARS EMBEDDED 102 MIN. INTO EXISTING CONCRETE WITH SPECIFIED ADHESIVE

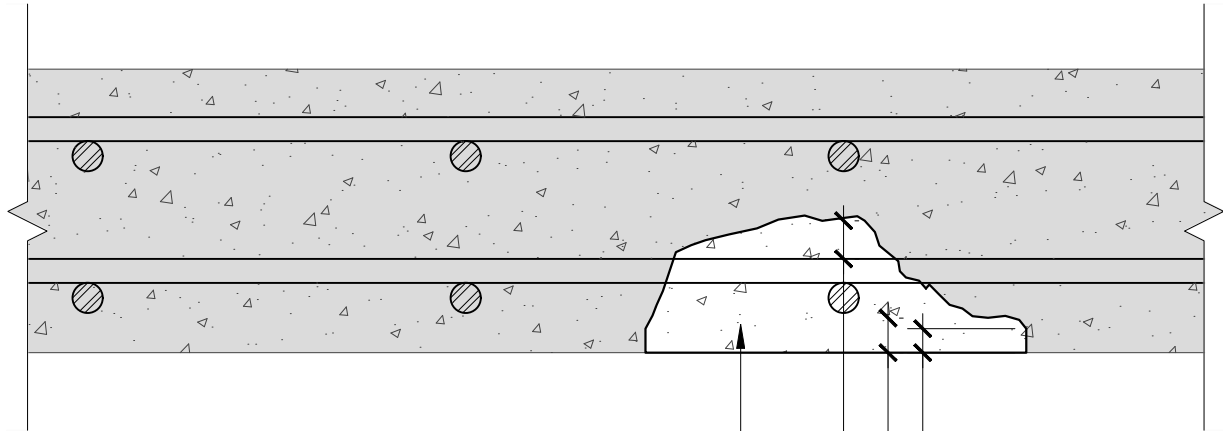
1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.					
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION		Pretium Engineering Inc.			
	2770 AQUITAINE AVENUE, MISSISSAUGA ON					
DRAWING:	TYPICAL BALCONY EDGE REPAIR		DRAWN BY:	DS	SCALE:	NTS
			CHECKED:	MP	DATE:	MAR. 14, 2023
			PROJECT No.:	22-01137	DWG. #:	S500



1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT: HOMESTEAD LAND HOLDINGS LTD.	STAMP: <div style="border: 1px solid black; width: 150px; height: 40px; margin: 10px auto;"></div>	 Pretium Engineering Inc.			
PROJECT: EXTERIOR WALL RETROFIT AND BALCONY RESTORATION 2770 AQUITAINE AVENUE, MISSISSAUGA ON			DRAWN BY:	DS	SCALE:
DRAWING: TYPICAL BALCONY TOPSIDE REPAIR		CHECKED:	MP	DATE:	MAR. 14, 2023
		PROJECT No.:	22-01137	DWG. #:	S501



REMOVE UNSOUND CONCRETE,
CLEAN AND PREPARE EXPOSED
REINFORCING STEEL, AND PROVIDE
NEW CONCRETE AS SPECIFIED

25 MIN. CLEARANCE REQUIRED
AROUND REINFORCING STEEL IF
MORE THAN $\frac{1}{3}$ EXPOSED

13 SAWCUT AT
PERIMETER OF REPAIR
MIN. REPAIR DEPTH AS
PER MANUFACTURER'S
WRITTEN INSTRUCTIONS

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:
HOMESTEAD LAND HOLDINGS LTD.

PROJECT:
EXTERIOR WALL RETROFIT AND BALCONY RESTORATION

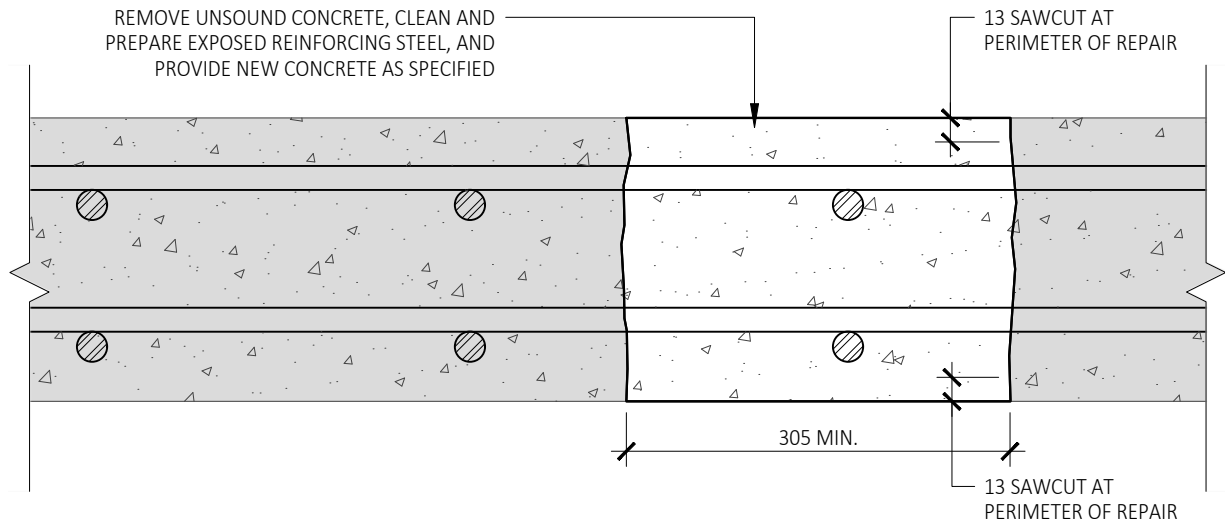
2770 AQUITAINE AVENUE, MISSISSAUGA ON

DRAWING:
TYPICAL BALCONY SOFFIT REPAIR

STAMP:




DRAWN BY:	DS	SCALE:	NTS
CHECKED:	MP	DATE:	MAR. 14, 2023
PROJECT No.:	22-01137	DWG. #:	S502

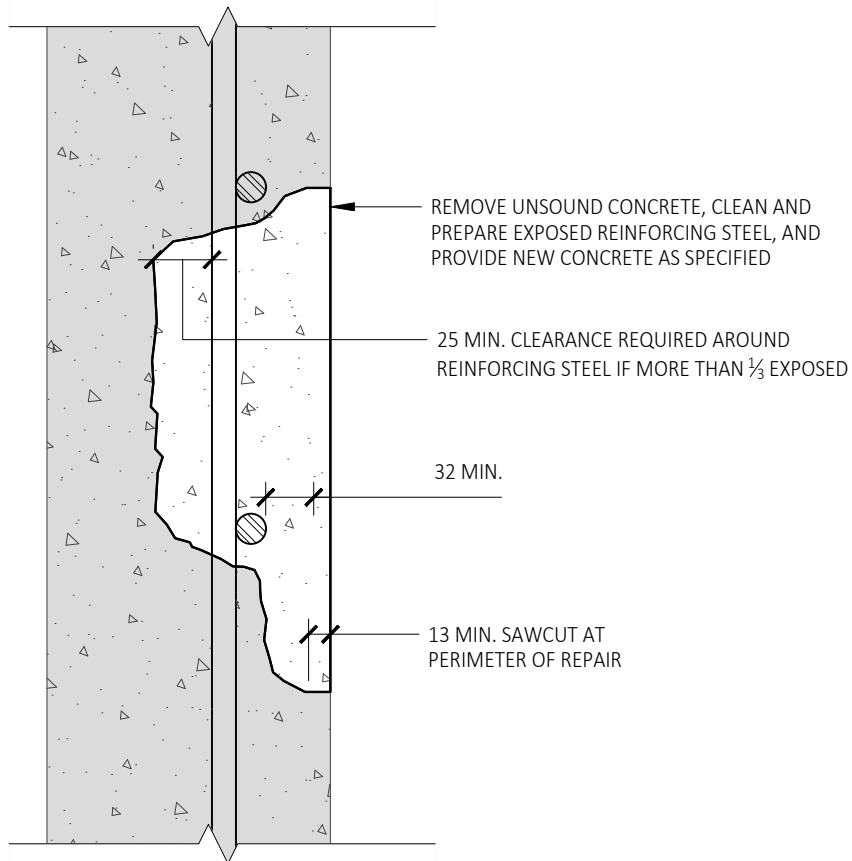


NOTE:


- IF SHORING IS REQUIRED, IT MUST BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER

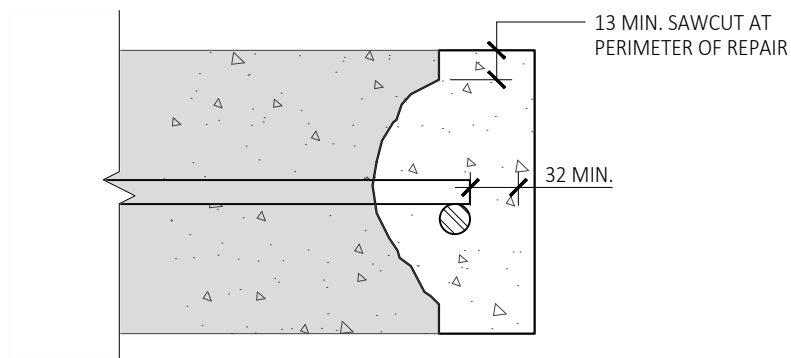
1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	 Pretium Engineering Inc.												
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION														
	2770 AQUITAINE AVENUE, MISSISSAUGA ON														
DRAWING:	TYPICAL BALCONY THROUGH SLAB REPAIR		<table border="1"> <tr> <td>DRAWN BY:</td><td>DS</td><td>SCALE:</td><td>NTS</td></tr> <tr> <td>CHECKED:</td><td>MP</td><td>DATE:</td><td>MAR. 14, 2023</td></tr> <tr> <td>PROJECT No.:</td><td>22-01137</td><td>DWG. #:</td><td>S503</td></tr> </table>	DRAWN BY:	DS	SCALE:	NTS	CHECKED:	MP	DATE:	MAR. 14, 2023	PROJECT No.:	22-01137	DWG. #:	S503
DRAWN BY:	DS	SCALE:	NTS												
CHECKED:	MP	DATE:	MAR. 14, 2023												
PROJECT No.:	22-01137	DWG. #:	S503												

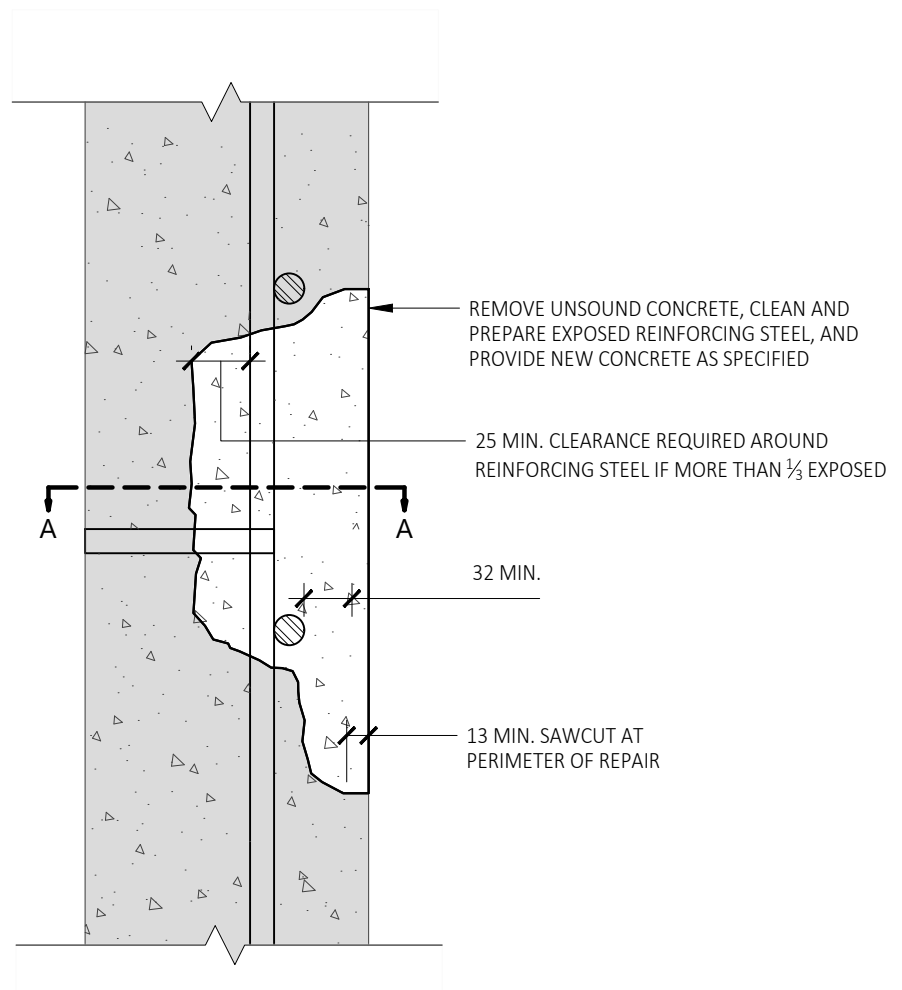


1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	 Pretium Engineering Inc.												
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION														
	2770 AQUITAINE AVENUE, MISSISSAUGA ON														
DRAWING:	VERTICAL REPAIR		<table border="1"> <tr> <td>DRAWN BY:</td><td>DS</td><td>SCALE:</td><td>NTS</td></tr> <tr> <td>CHECKED:</td><td>MP</td><td>DATE:</td><td>MAR. 14, 2023</td></tr> <tr> <td>PROJECT No.:</td><td>22-01137</td><td>DWG. #:</td><td>S504</td></tr> </table>	DRAWN BY:	DS	SCALE:	NTS	CHECKED:	MP	DATE:	MAR. 14, 2023	PROJECT No.:	22-01137	DWG. #:	S504
DRAWN BY:	DS	SCALE:	NTS												
CHECKED:	MP	DATE:	MAR. 14, 2023												
PROJECT No.:	22-01137	DWG. #:	S504												



PLAN SECTION A-A



SIDE ELEVATION

1	ISSUED FOR PERMIT	FEB. 22, 2023
NO.	REVISIONS	DATE

CLIENT:	HOMESTEAD LAND HOLDINGS LTD.	STAMP:	<div></div>	<div><div><div><div></div><div></div><div></div></div><div>Pretium</div><div>Pretium Engineering Inc.</div></div></div>	
PROJECT:	EXTERIOR WALL RETROFIT AND BALCONY RESTORATION				
	2770 AQUITAINE AVENUE, MISSISSAUGA ON				
DRAWING:	SHEAR WALL EDGE REPAIR				
		DRAWN BY:	DS	SCALE:	NTS
		CHECKED:	MP	DATE:	MAR. 14, 2023
		PROJECT No.:	22-01137	DWG. #:	S505