

CONCEPT DESIGN PACKAGE

273-279 EAST AVENUE
NORTH RETROFIT AND
ADDITION

WAYSIDE HOUSE OF HAMILTON

April 15, 2025

D P A I

Design Partners in
Architecture and Interiors

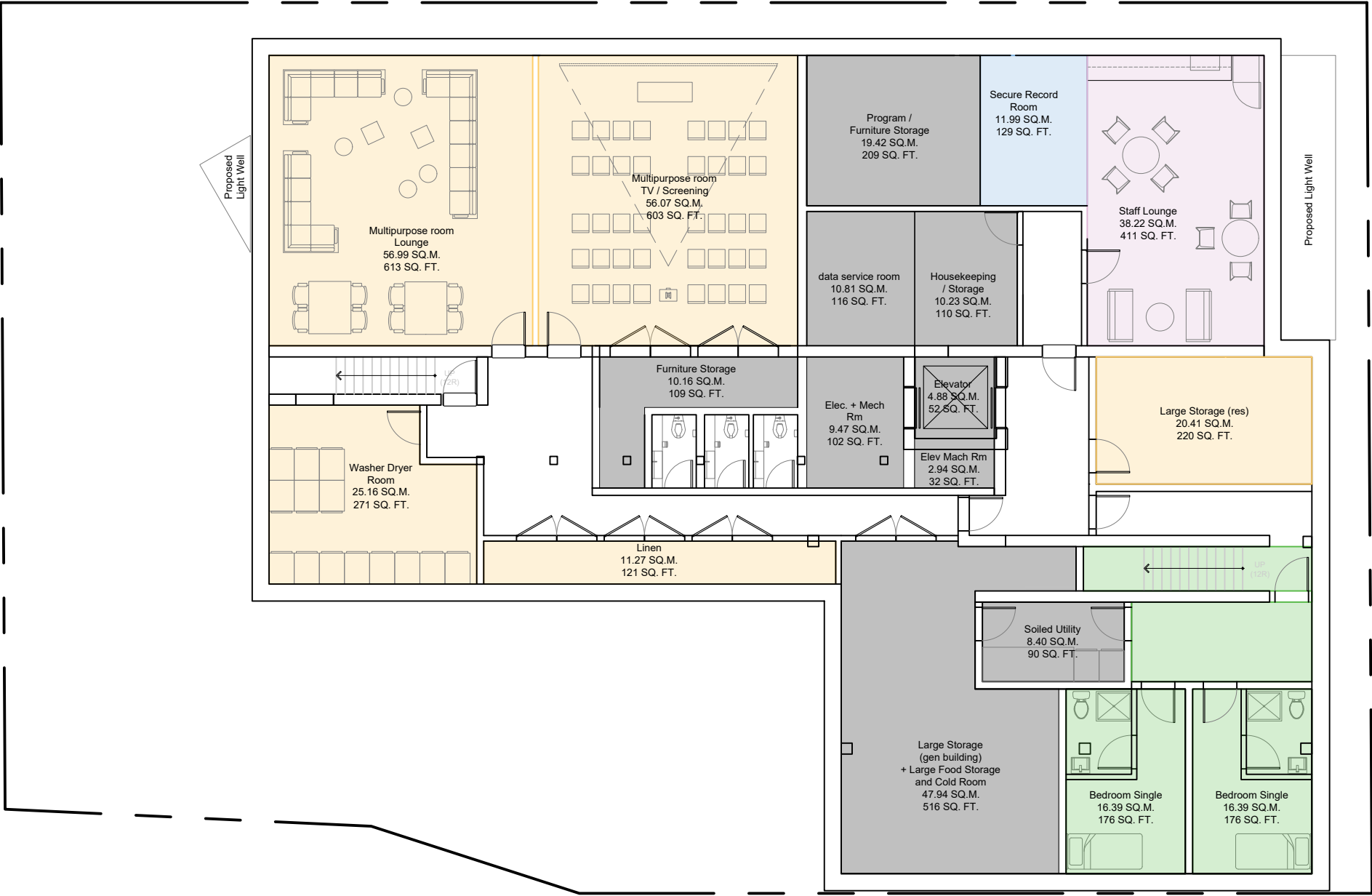
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SECTION 1.0 FLOOR PLANS



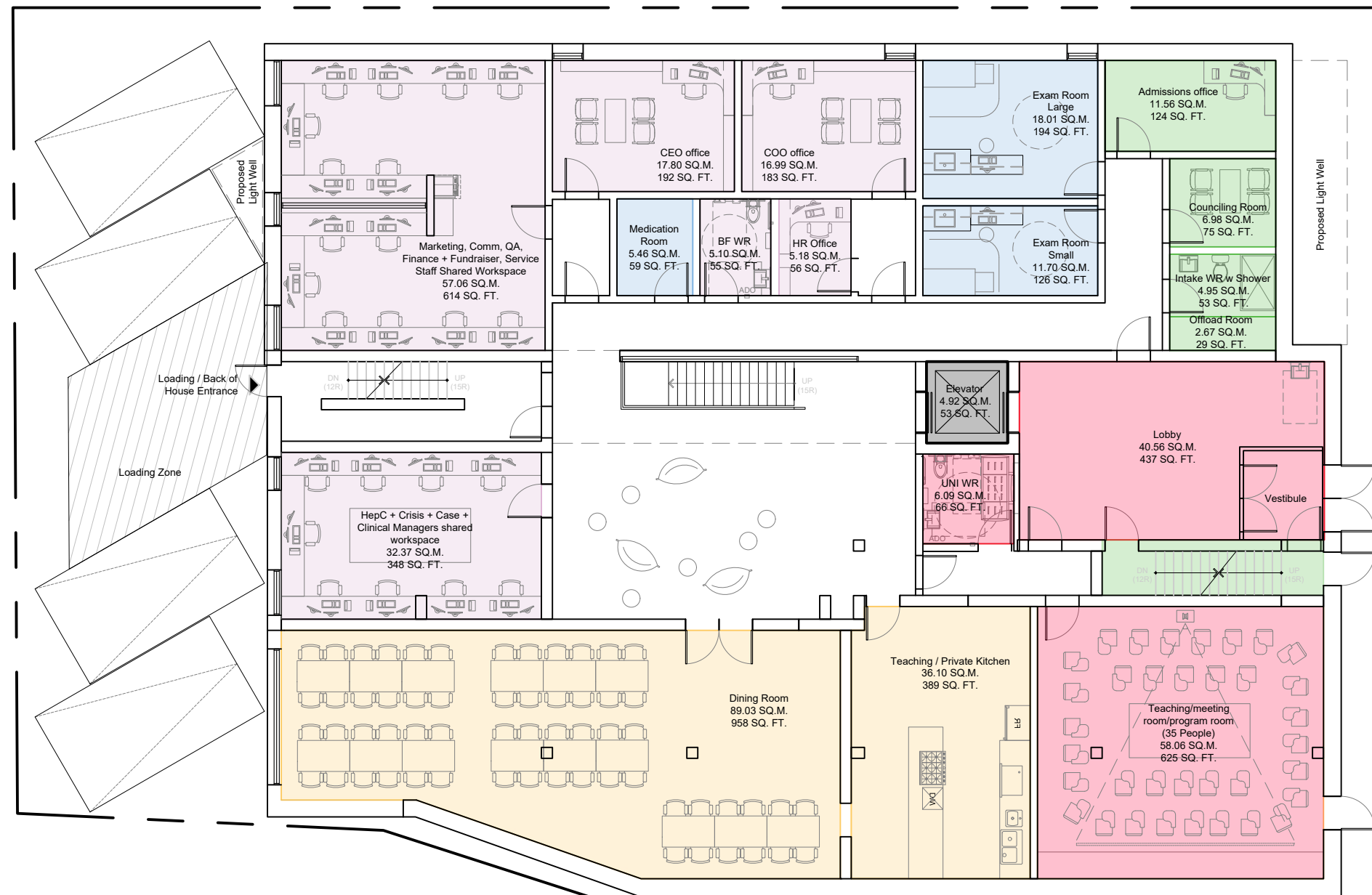
BASEMENT FLOOR PLAN

SCALE: 1:150

- LEGEND:**
- Residential Areas
 - Care Spaces
 - Administration / Staff Areas
 - Admission / Crisis
 - Public Spaces
 - Building Facilities / Others



LEGEND:





LEVEL 2 FLOOR PLAN

SCALE: 1:150

LEGEND:

 Residential Areas	 Care Spaces	 Administration / Staff Areas
 Admission / Crisis	 Public Spaces	 Building Facilities / Others

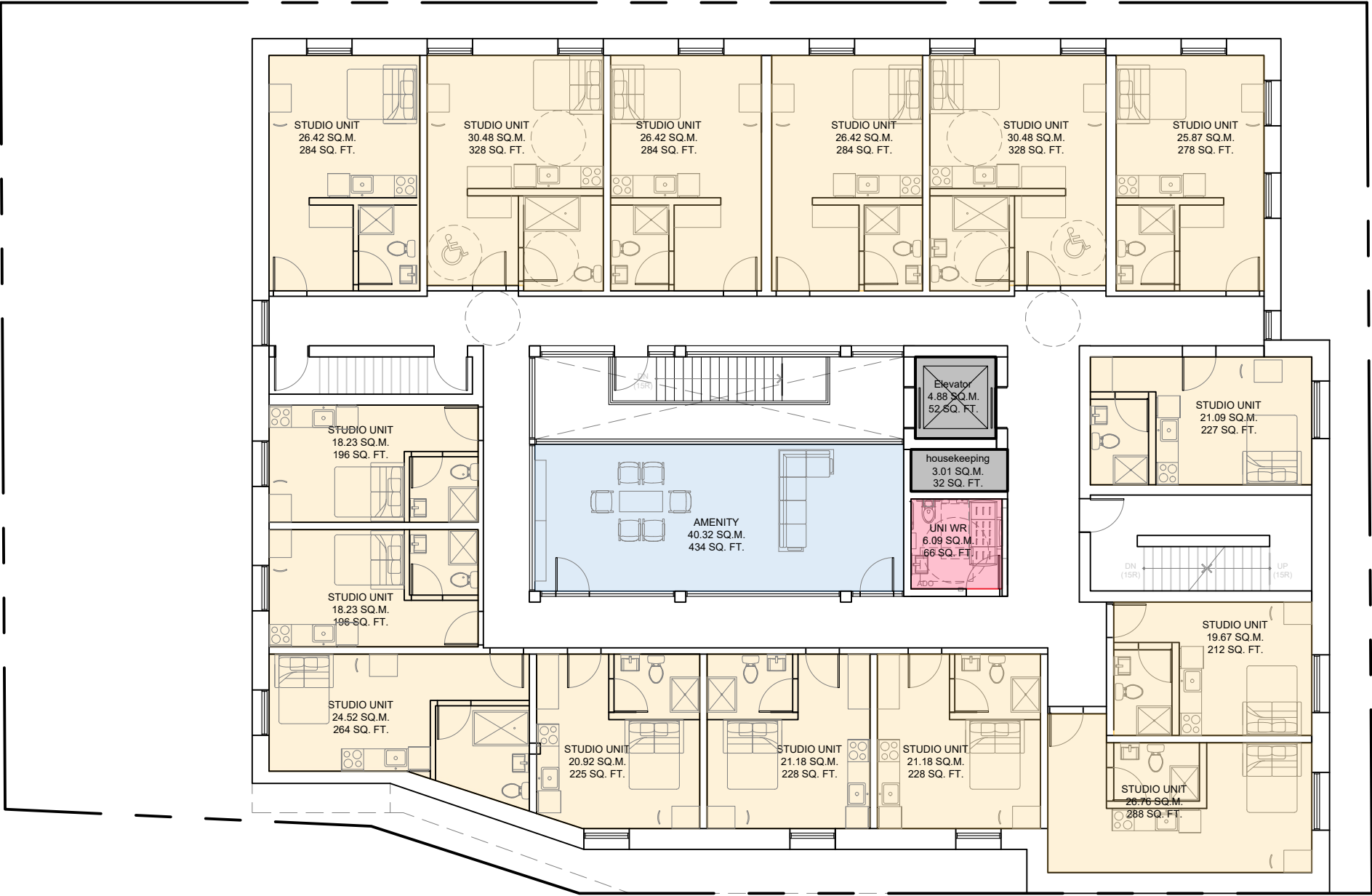




LEVEL 3 FLOOR PLAN

SCALE: 1:150

- LEGEND:**
- Residential Areas
 - Care Spaces
 - Administration / Staff Areas
 - Admission / Crisis
 - Public Spaces
 - Building Facilities / Others



LEVEL 4 FLOOR PLAN

SCALE: 1:150

LEGEND:

Residential Areas

Care Spaces

Administration / Staff Areas

Admission / Crisis

Public Spaces

Building Facilities / Others



Project No.
12305

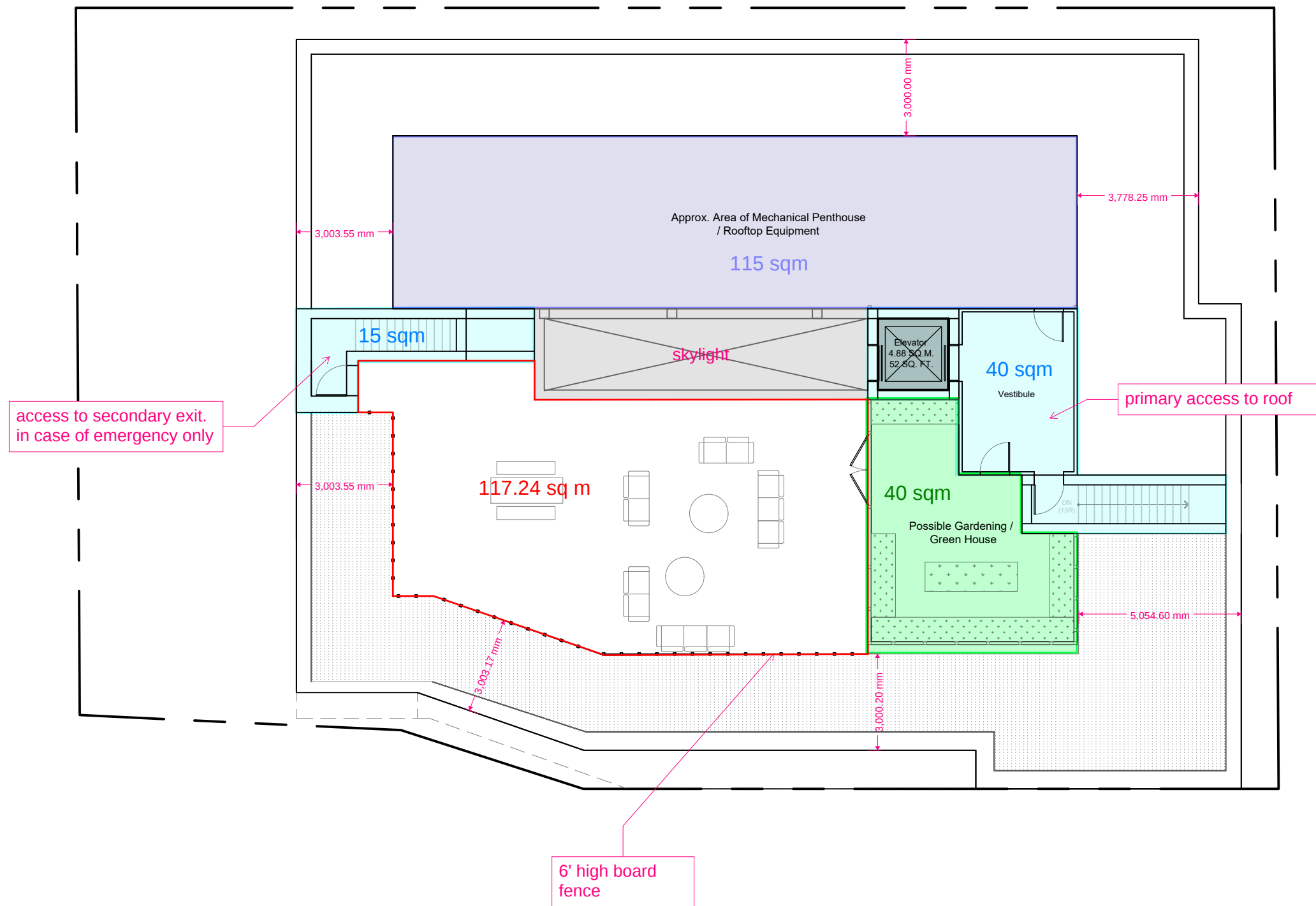
Wayside House Hamilton - Feasibility Study

Schematic Plans

Roof

Scale: 1:150

Date: 2025-12-08



D P A I

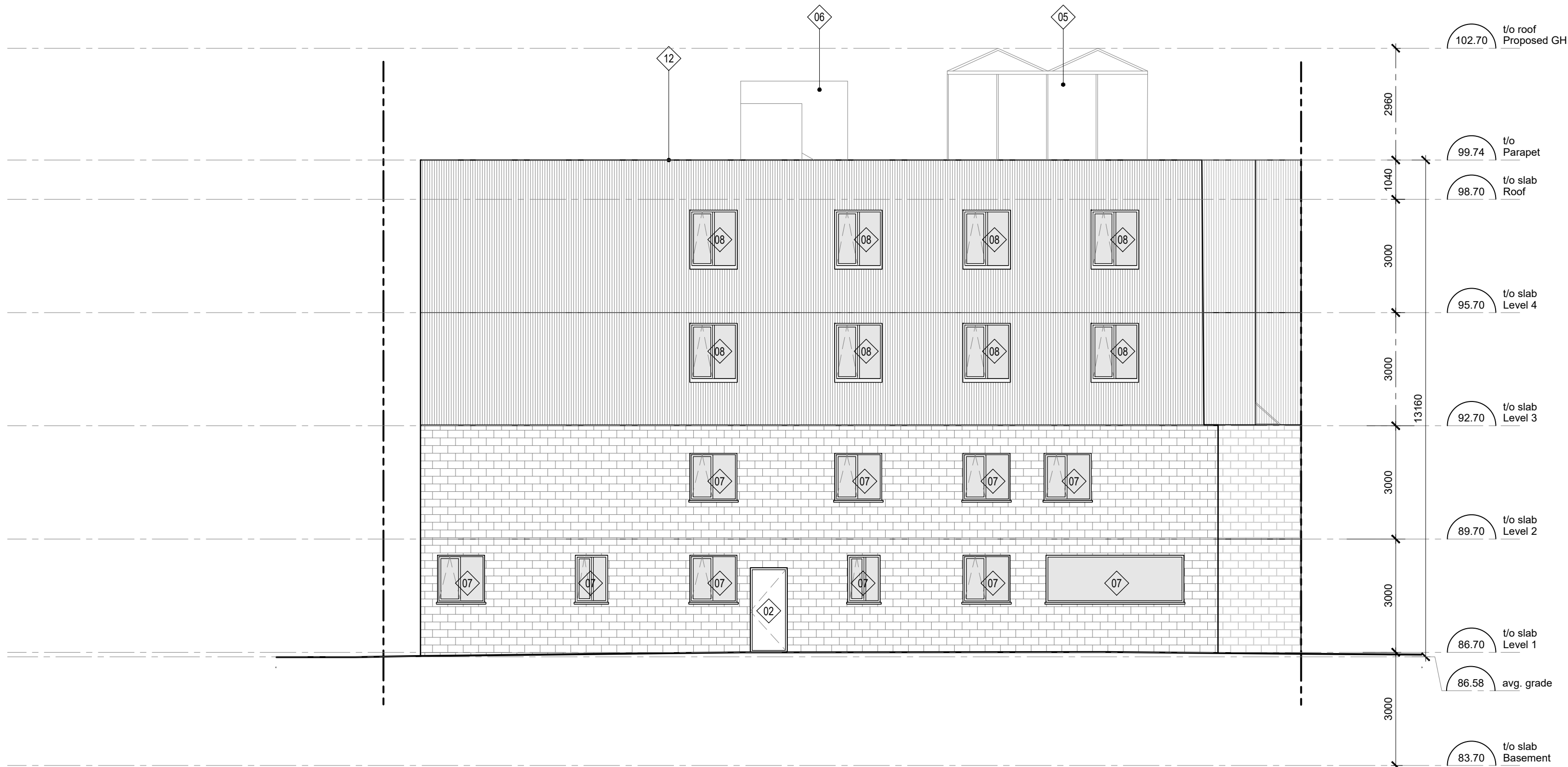
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SECTION 2.0 ELEVATIONS

SECTION 3.0 RENDERED VIEWS



2 | EXTERIOR ELEVATION EAST
1 : 100

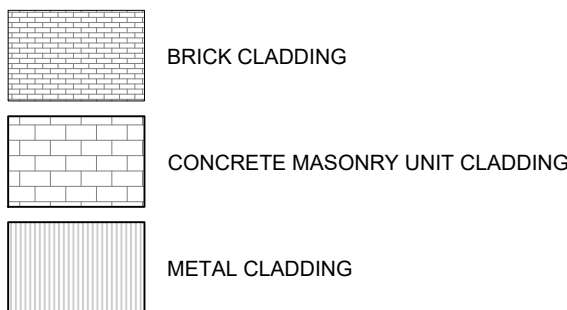


1 | EXTERIOR ELEVATION WEST
1 : 100

GENERAL NOTES - BUILDING ELEVATIONS

- COORDINATION WITH OTHER DISCIPLINES**
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL DRAWINGS PREPARED BY THE MECHANICAL AND ELECTRICAL ENGINEERS TO DETERMINE LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PENETRATIONS, FIXTURES, DEVICES, ETC.
 - ELEVATION DRAWINGS MAY NOT SHOW ALL PENETRATIONS. CONTRACTOR TO REVIEW ALL CONTRACT DRAWINGS AND SPECIFICATIONS TO DETERMINE FULL SCOPE OF WORK. MAKE PROVISIONS FOR PENETRATIONS WHERE INDICATED AND REQUIRED UNDER THE SCOPE OF THIS CONTRACT.
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- INSTALLATION REQUIREMENTS**
 - LOCATION OF FIXTURES, DEVICES, ETC. AS SHOWN ON ELEVATION DRAWINGS SHALL BE INSTALLED IN THE LOCATIONS INDICATED. UNLESS SPECIFICALLY DIMENSIONED, FIXTURES SUCH AS WALL-MOUNTED LIGHTS SHALL BE CENTERED OVER OPENINGS.
 - ALL DOOR AND WINDOW OPENINGS TO BE SITE MEASURED BY CONTRACTOR PRIOR TO FABRICATION.
- DIMENSIONS AND MEASUREMENTS**
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHALL BE TAKEN FROM MASONRY OPENINGS.
 - UNLESS OTHERWISE NOTED, ALL GLAZING WITHIN ALUMINUM ASSEMBLIES ARE TO BE DOUBLE-GLAZED, SEALED, AND INSULATED UNITS.
 - UNLESS OTHERWISE NOTED, ALL JOINT SEALANTS SEPARATING ALUMINUM ASSEMBLIES AND OTHER SUBSTRATES ARE TO MATCH THE COLOUR OF THE ADJOINING ALUMINUM FINISHED ASSEMBLIES.
- MATERIAL COORDINATION**
 - ENSURE THAT ALL ELEVATION MATERIALS, INCLUDING CLADDING, BRICK, AND STONE, ARE COORDINATED WITH THE ARCHITECTURAL FINISH SCHEDULE AND SPECIFICATIONS.
 - ANY MATERIAL JOINTS, SUCH AS EXPANSION JOINTS, CONTROL JOINTS, OR SEALANT JOINTS, SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND AS INDICATED IN CONTRACT DOCUMENTS.
- FLASHING**
 - INSTALL FLASHING AT ALL PARAPETS, DOOR AND WINDOW HEADS, SILLS, AND OTHER NECESSARY LOCATIONS AS REQUIRED TO PREVENT WATER PENETRATION.
 - TOLERANCE AND ALIGNMENT
 - ENSURE THAT ALL VISIBLE ELEMENTS, INCLUDING LOUVERS, SIGNAGE, AND MECHANICAL GRILLES, ARE INSTALLED LEVEL AND PLUMB. CHECK ALIGNMENT WITH ADJACENT FEATURES.
- WEATHERPROOFING**
 - ALL EXTERIOR ELEMENTS SHALL BE PROPERLY WEATHERPROOFED TO PREVENT INFILTRATION OF MOISTURE AND AIR INTO THE BUILDING ENVELOPE.

FACADE FINISHES LEGEND



ELEVATION LEGEND

No.	NOTE
01	EXISTING RETROFITTED WINDOW
02	EXTERIOR INSULATED HOLLOW METAL DOOR
03	ALUMINUM DOUBLE ENTRANCE DOOR
04	STEEL ENTRANCE CANOPY
05	POTENTIAL ROOFTOP GREENHOUSE
06	ROOF ACCESS ELEVATOR AND STAIR
07	NEW WINDOW IN EXISTING FACADE
08	NEW WINDOW ON ADDITION
09	ENTRANCE STEPS
10	ENTRANCE RAMP
11	PLANTERS
12	PREFINISHED METAL PARAPET
13	SKYLIGHT



WAYSIDE HOUSE OF HAMILTON

277 East Avenue North
Hamilton, ON L8L 5J6

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Drawings are not to be scaled.

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Seals:

NOT INTENDED FOR
CONSTRUCTION

02 ISSUED FOR SPA 30-10-2025

01 ISSUED FOR SPA 15-04-2025

No.: Issue / Revision Date

Drawing Title:

EXTERIOR ELEVATIONS

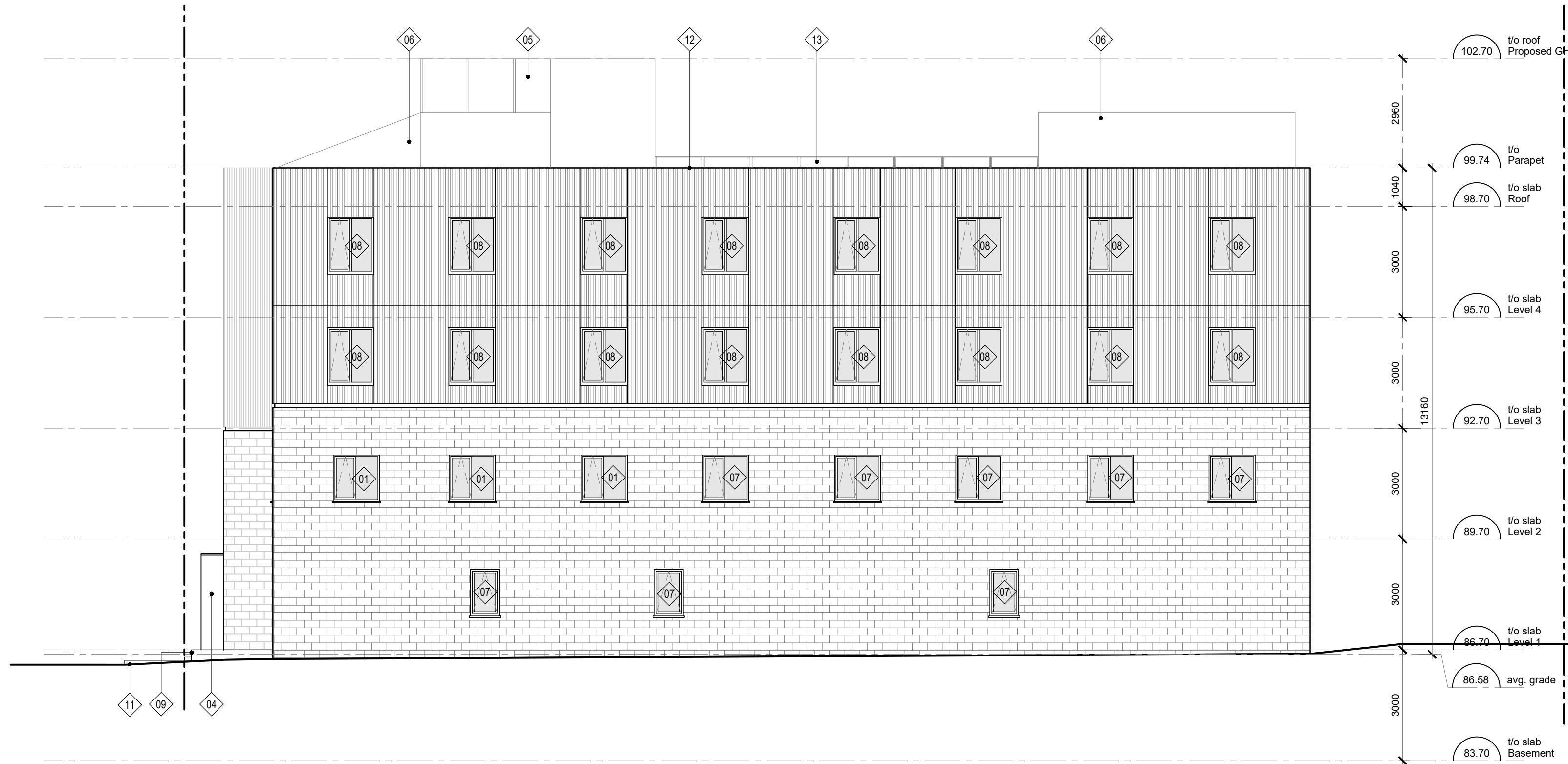
Issue Date: 30-10-2025

Drawn By.: Checked By:

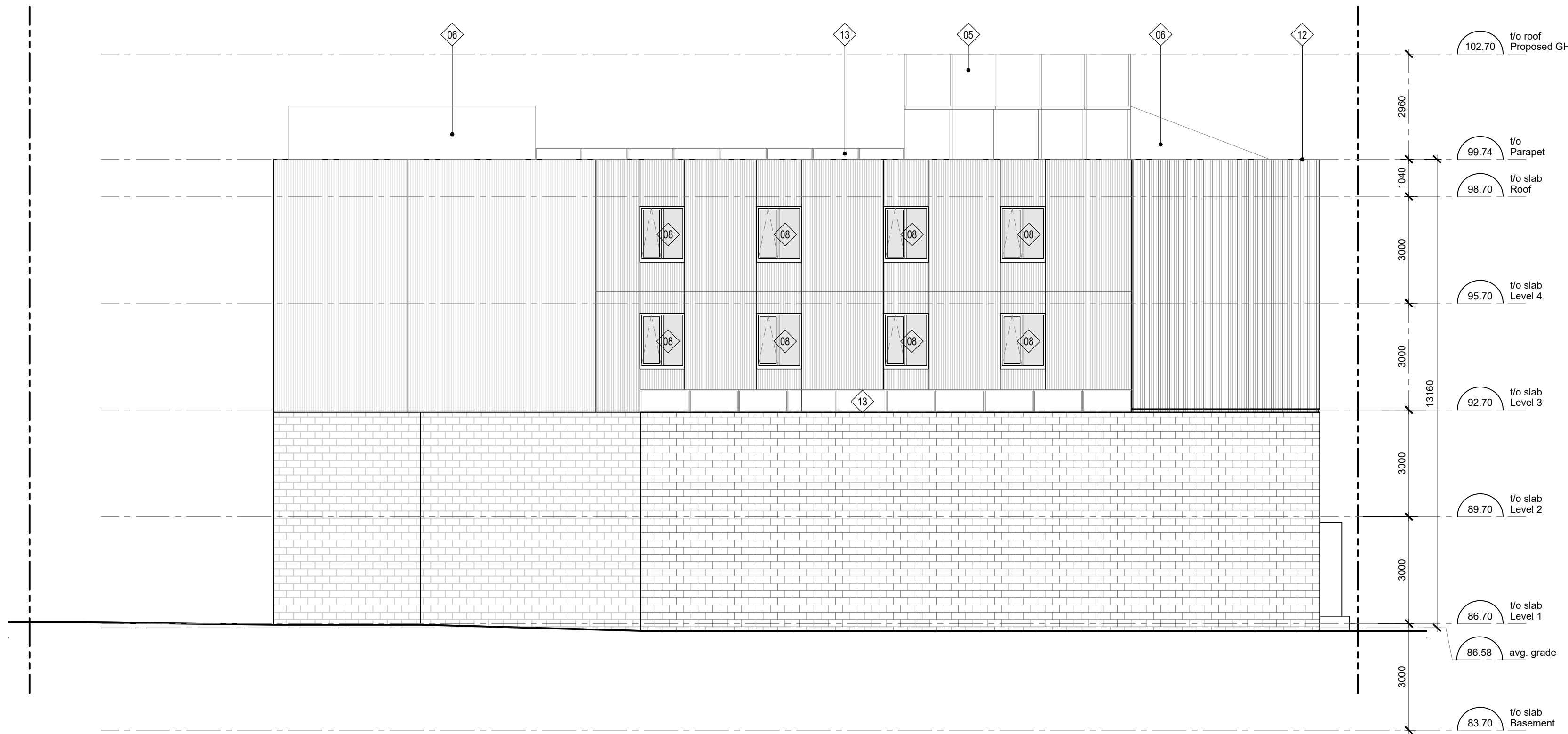
Project No.: 12305 Drawing Scale: As Noted

Drawing No.:

A02.000



2 EXTERIOR ELEVATION NORTH
1 : 100

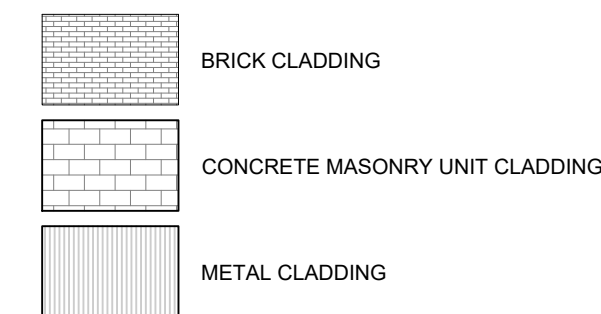


1 EXTERIOR ELEVATION SOUTH
1 : 100

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Drawing Title:

EXTERIOR ELEVATIONS

Issue Date: 30-10-2025

Drawn By.: Checked By:

Project No.: 12305 Drawing Scale: As Noted

Drawing No.:

A02.001

STREET VIEW LOOKING NORTH



AERIAL VIEW



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Hamilton, ON L8P 1H1

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Thank you