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IROQUOIS APARTMENTS BLOCK 'A' MULTI-UNIT RESIDENTIAL

ARCHITECTURAL DRAWINGS:

SP01 -SITE PLAN
A001 -FOUNDATION WALL, EXTERIOR WALL AND
PARTITION WALL ASSEMBLIES
A002 -FLOOR/CEILING AND ROOF ASSEMBLIES,
STRUCTURAL NOTES AND EXTERIOR STAIR
WALL FRAMING DETAIL
A100 -FOUNDATION PLAN
A101 -BASEMENT FLOOR PLAN (THRU
EXTERIOR CONCRETE WALL)
A102 -ENTRANCE - JOIST LAYOUT
A103 -BASEMENT FLOOR PLAN (THRU
EXTERIOR STUD WALL)
A104 -GROUND FLOOR - JOIST LAYOUT
A105 -GROUND FLOOR PLAN
A106 -SECOND FLOOR - JOIST LAYOUT
A107 -SECOND FLOOR PLAN
A108 -THIRD FLOOR - JOIST LAYOUT
A109 -THIRD FLOOR PLAN
A110 -ROOF PLAN
A200 -FRONT ELEVATION
A201 -RIGHT ELEVATION
A202 -REAR ELEVATION
A203 -LEFT ELEVATION

A300 -TRANSVERSE BUILDING SECTION
(THRU BALCONY AND UNIT)
A301 -TRANSVERSE BUILDING SECTION
(THRU STAIRS, CORRIDOR, ELEVATOR
SHAFT AND VESTIBULE)
A302 -TRANSVERSE BUILDING SECTION
(THRU CORRIDOR AND UNITS)
A303 -TRANSVERSE BUILDING SECTION
(THRU STAIRS, CORRIDOR AND UNITS)
A304 -LONGITUDINAL BUILDING SECTION
(THRU VESTIBULE, STAIRS AND UNITS)
A305 -LONGITUDINAL BUILDING SECTION
(THRU UNITS AND STAIRS)
A400 -UNIT TYPE "A" AND "B" LAYOUT PLAN
A401 -UNIT TYPE "C" AND "D" LAYOUT PLAN
A402 -UNIT TYPE "E" AND "F" LAYOUT PLAN
A403 -UNIT TYPE "G", "H" AND "I" LAYOUT PLAN
A404 -CORE LAYOUT PLAN - BASEMENT

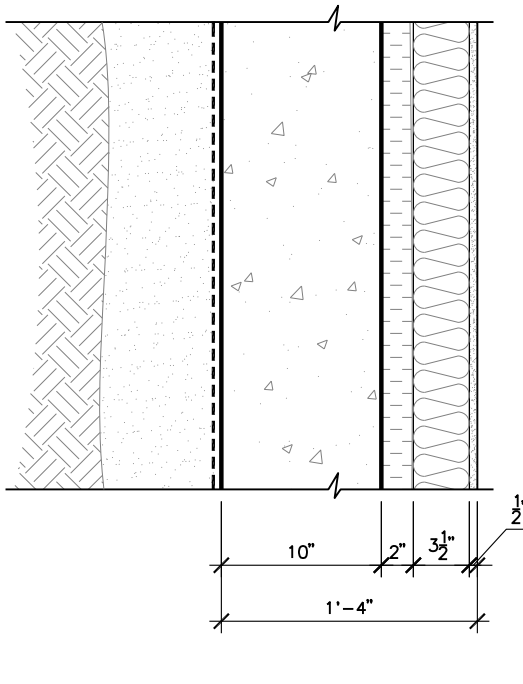
A500 -STAIR A AND B PLAN
A501 -STAIR A AND B SECTION AND SECTION DETAILS
A600 -WALL SECTIONS
A601 -WALL SECTIONS
A700 -SECTION DETAILS
A800 -PLAN DETAILS
A900 -DOOR SCHEDULE AND DOOR ELEVATIONS
A901 -WINDOW SCHEDULE AND WINDOW ELEVATIONS
A902 -WINDOW ELEVATIONS
E100 -ELECTRICAL PLAN - BASEMENT FLOOR
E101 -ELECTRICAL PLAN - GROUND FLOOR
E102 -ELECTRICAL PLAN - SECOND FLOOR
E103 -ELECTRICAL PLAN - THIRD FLOOR

FOUNDATION WALL ASSEMBLIES

F1 FOUNDATION WALL

—DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
—DAMP-PROOFING MEMBRANE (BELOW GRADE)
—10" (OR OTHERWISE NOTED) CONCRETE WALL 20Mpa C/W 13M BARS @ 16" o/c EACH WAY
—R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
—2"x4" WOOD STUDS @ 16" o/c FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
—R-12, 3 1/2" FIBREGLASS BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
—DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
—1/2" GYPSUM BOARD

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.



EXTERIOR WALL ASSEMBLIES

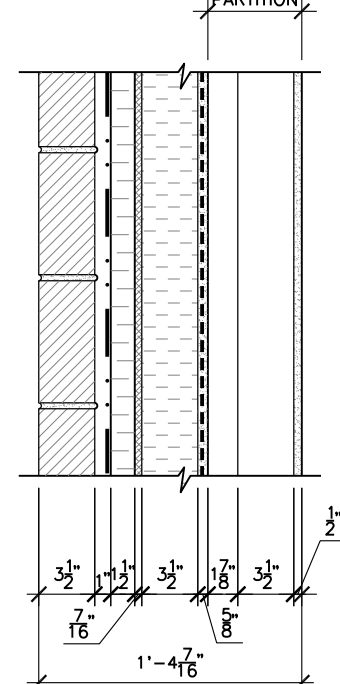
W1 EXTERIOR BASEMENT WOOD WALL

BASED ON O.B.C. 2012, SB-3, TABLE 1 – EW1a (LOADBEARING)
1 HR FIRE RESISTANCE RATING

—MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
—WEEP HOLES AT 24" AT BOTTOM OF CAVITY
—1" min AIR SPACE
—1 1/2" STYRO RAIL – SR-Air 200 R-6, TYPE 2 EXPANDED POLYSTYRENE LAMINATED TO AN AIR AND WEATHER BARRIER MAX 0.02 L/s/m² (TAPE ALL JOINTS)
—7/16" O.S.B. SHEATHING NAILED @ 6" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD
—2"x4" WOOD STUDS @ 16" o/c C/W HORIZONTAL 2"x4" WOOD BLOCKING @ 48" o/c (TO PROVIDE SOLID BACKING FOR NAILING AT O.S.B. SHEATHING JOINTS)
—R-20 CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION
—6 mil POLY VAPOUR BARRIER
—5/8" TYPE "X" GYPSUM BOARD
—1 7/8" AIR SPACE
—2"x4" WOOD STUDS @ 16" o/c

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.

W1a SAME AS W1 ACCEPT FOR O.S.B. NAILING TO BE: —7/16" O.S.B. SHEATHING NAILED @ 4" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD



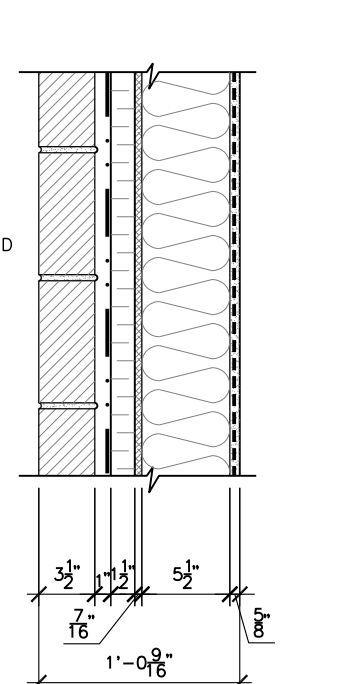
W2 EXTERIOR WALL AT MASONRY VENEER

BASED ON O.B.C. 2012, SB-3, TABLE 1 – EW1a (LOADBEARING)
1 HR FIRE RESISTANCE RATING

—MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
—WEEP HOLES AT 24" AT BOTTOM OF CAVITY
—1" min AIR SPACE
—1 1/2" STYRO RAIL – SR-Air 200 R-6, TYPE 2 EXPANDED POLYSTYRENE LAMINATED TO AN AIR AND WEATHER BARRIER MAX 0.02 L/s/m² (TAPE ALL JOINTS)
—7/16" O.S.B. SHEATHING NAILED @ 6" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD
—2"x6" WOOD STUDS @ 16" o/c C/W HORIZONTAL 2"x6" WOOD BLOCKING @ 48" o/c (TO PROVIDE SOLID BACKING FOR NAILING AT O.S.B. SHEATHING JOINTS)
—R-20 FIBREGLASS BATT INSULATION
—6 mil POLY VAPOUR BARRIER
—5/8" TYPE "X" GYPSUM BOARD

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.

W2a SAME AS W2 ACCEPT FOR O.S.B. NAILING TO BE: —7/16" O.S.B. SHEATHING NAILED @ 4" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD



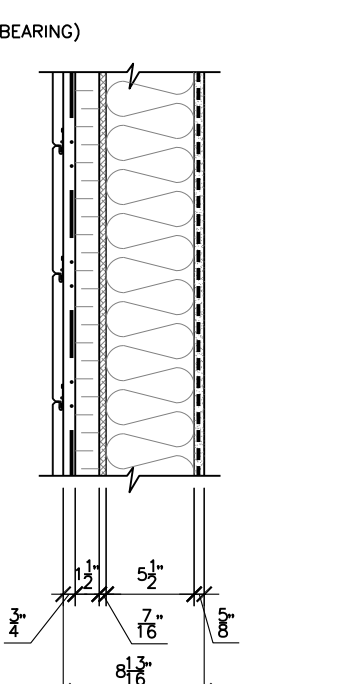
W3 EXTERIOR WALL AT WEST RIDGE SERIES – SINGLE 8" PLANK SIDING OR HARRYWOOD PLUS 6 1/16" TITANIUM BLACK SIDING

BASED ON O.B.C. 2012, SB-3, TABLE 1 – EW1a (LOADBEARING)
1 HR FIRE RESISTANCE RATING

—WEST RIDGE SERIES – SINGLE 8" PLANK SIDING
—1"x3" VERTICAL WOOD STRAPPING @ 16" o/c FASTEN THROUGH INSULATION BACK TO WOOD STUDS
—1 1/2" STYRO RAIL – SR-Air 200 R-6, TYPE 2 EXPANDED POLYSTYRENE LAMINATED TO AN AIR AND WEATHER BARRIER MAX 0.02 L/s/m² (TAPE ALL JOINTS)
—7/16" O.S.B. SHEATHING NAILED @ 6" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD
—2"x6" WOOD STUDS @ 16" o/c C/W HORIZONTAL 2"x6" WOOD BLOCKING @ 48" o/c (TO PROVIDE SOLID BACKING FOR NAILING AT O.S.B. SHEATHING JOINTS)
—R-20 FIBREGLASS BATT INSULATION
—6 mil POLY VAPOUR BARRIER
—5/8" TYPE "X" GYPSUM BOARD

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.

W3a SAME AS W3 ACCEPT FOR O.S.B. NAILING TO BE: —7/16" O.S.B. SHEATHING NAILED @ 4" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD



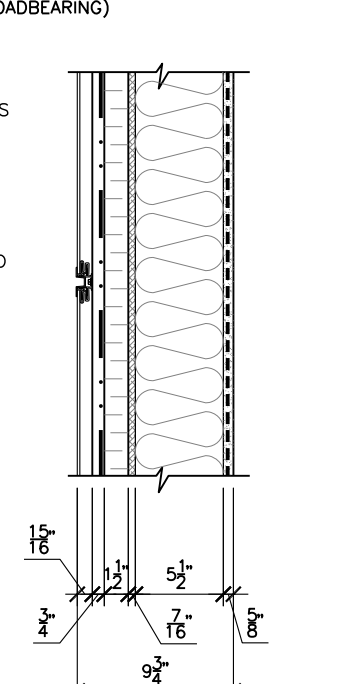
W4 EXTERIOR WALL AT AL13 ARCHITECTURAL SYSTEM ALUMINUM PANEL

BASED ON O.B.C. 2012, SB-3, TABLE 1 – EW1a (LOADBEARING)
1 HR FIRE RESISTANCE RATING

—AL13 ARCHITECTURAL SYSTEM ALUMINUM PANEL
—1"x3" VERTICAL WOOD STRAPPING @ 16" o/c FASTEN THROUGH INSULATION BACK TO WOOD STUDS
—1 1/2" STYRO RAIL – SR-Air 200 R-6, TYPE 2 EXPANDED POLYSTYRENE LAMINATED TO AN AIR AND WEATHER BARRIER MAX 0.02 L/s/m² (TAPE ALL JOINTS)
—7/16" O.S.B. SHEATHING NAILED @ 6" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD
—2"x6" WOOD STUDS @ 16" o/c C/W HORIZONTAL 2"x6" WOOD BLOCKING @ 48" o/c (TO PROVIDE SOLID BACKING FOR NAILING AT O.S.B. SHEATHING JOINTS)
—R-20 FIBREGLASS BATT INSULATION
—6 mil POLY VAPOUR BARRIER
—5/8" TYPE "X" GYPSUM BOARD

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.

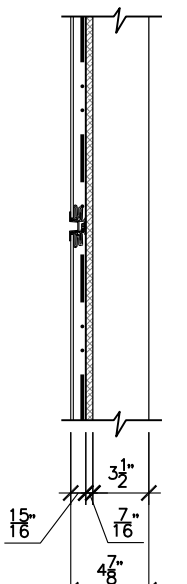
W4a SAME AS W4 ACCEPT FOR O.S.B. NAILING TO BE: —7/16" O.S.B. SHEATHING NAILED @ 4" o/c ALONG THE EDGES AND 12" o/c IN THE FIELD MINIMUM 2 1/2" PENETRATION OF NAILS INTO WOOD



W5 EXTERIOR WALL AT AL13 ARCHITECTURAL SYSTEM ALUMINUM PANEL

(LOADBEARING)

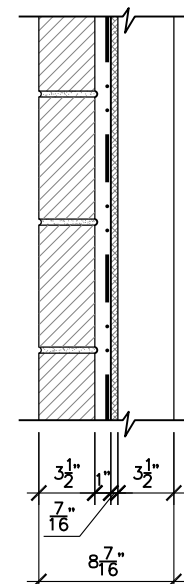
—AL13 ARCHITECTURAL SYSTEM ALUMINUM PANEL
—0.02 L/s/m² (TAPE ALL JOINTS)
—7/16" O.S.B. SHEATHING
—2"x4" WOOD STUDS @ 16" o/c



W6 EXTERIOR WALL AT MASONRY VENEER

BASED ON O.B.C. 2012, SB-3, TABLE 1 – EW1a (LOADBEARING)
1 HR FIRE RESISTANCE RATING

—MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
—WEEP HOLES AT 24" AT BOTTOM OF CAVITY
—1" min AIR SPACE
—0.02 L/s/m² (TAPE ALL JOINTS)
—7/16" O.S.B. SHEATHING
—2"x4" WOOD STUDS @ 16" o/c



INTERIOR PARTITIONS

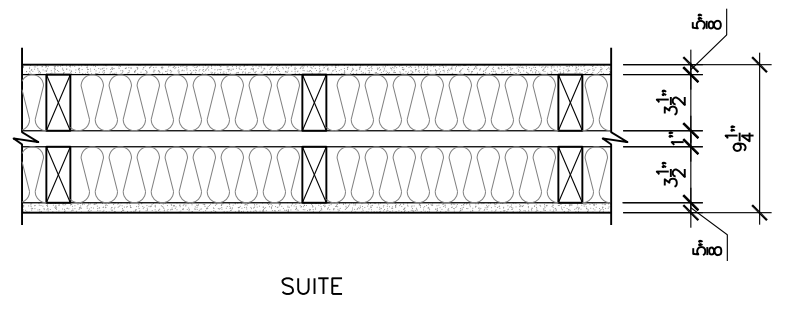
P1 PARTITION SUITE / SUITE

BASED ON O.B.C. 2012, SB-3, TABLE 1 – W13a (LOADBEARING)
STC 57 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)
—2"x4" WOOD STUDS @ 16" o/c
—3 1/2" FIBREGLASS BATT INSULATION
—1" AIR SPACE
—3 1/2" FIBREGLASS BATT INSULATION
—2"x4" WOOD STUDS @ 16" o/c
—5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER AND FIRE RESISTANCE RATING.
NO ELECTRICAL OUTLETS TO BE BACK TO BACK.

SUITE



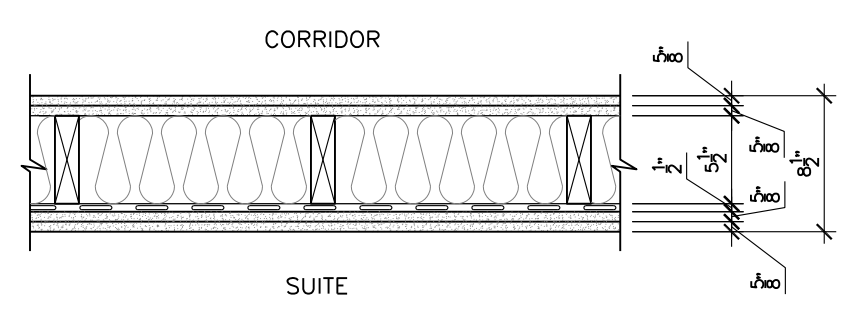
P2 PARTITION CORRIDOR / SUITE

BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (CORRIDOR SIDE)
—2"x6" WOOD STUDS @ 16" o/c
—5 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c (SUITE SIDE)
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

CORRIDOR



P3 PARTITION STAIR / SUITE

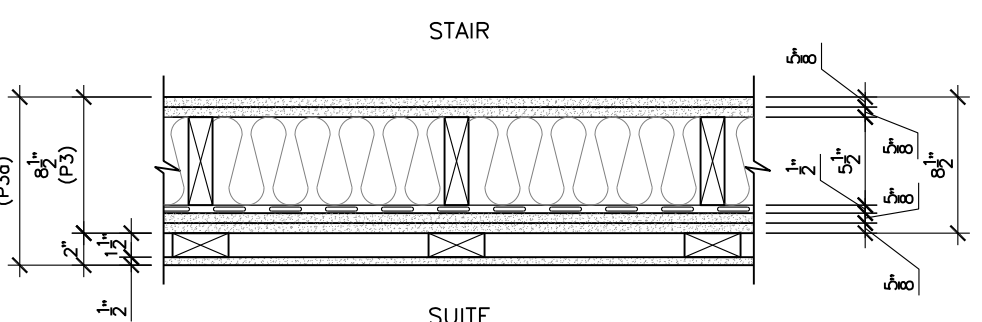
BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (STAIR SIDE)
—2"x6" WOOD STUDS @ 16" o/c
—5 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c (SUITE SIDE)
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

P3a SAME AS P3 PLUS ADD ON THE SUITE SIDE: —2"x4" WOOD STUD ON THE FLAT @ 16" o/c —1/2" GYPSUM BOARD

STAIR



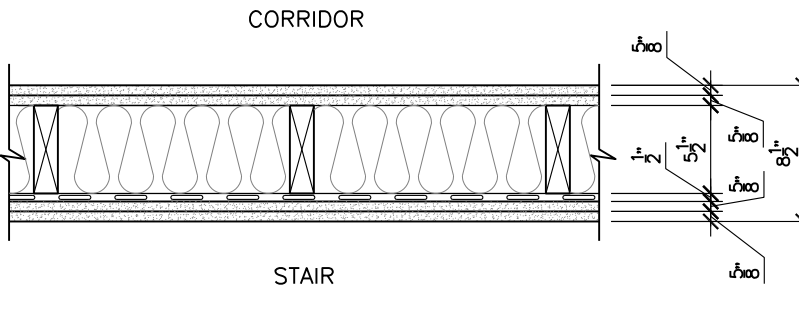
P4 PARTITION CORRIDOR / STAIR

BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (CORRIDOR SIDE)
—2"x6" WOOD STUDS @ 16" o/c
—5 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c (STAIR SIDE)
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (STAIR SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

CORRIDOR



P5 PARTITION VESTIBULE OR CRAWL SPACE OR SUITE / SUITE

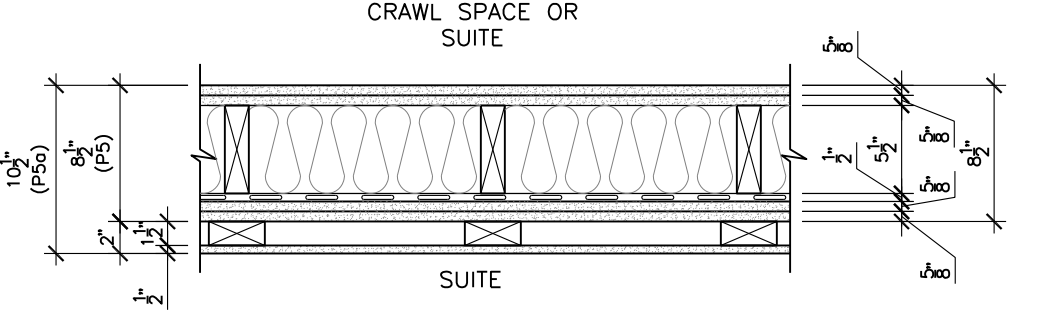
BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)
—2"x6" WOOD STUDS @ 16" o/c
—5 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

P5a SAME AS P5 PLUS ADD ON THE SUITE SIDE: —2"x4" WOOD STUD ON THE FLAT @ 16" o/c —1/2" GYPSUM BOARD

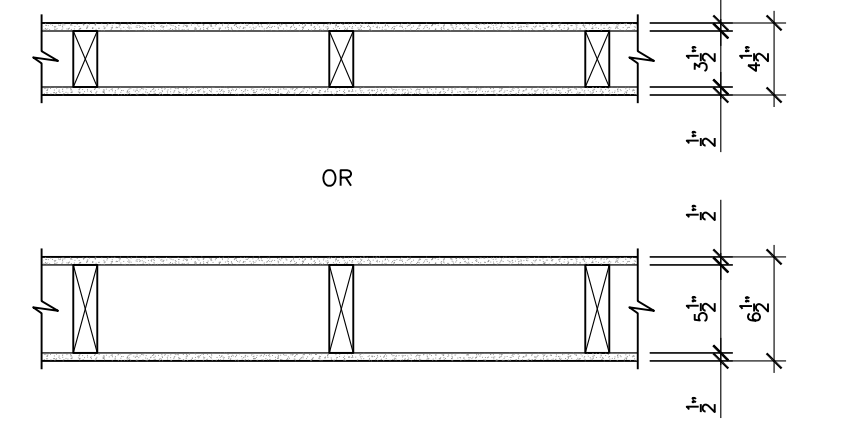
VESTIBULE OR CRAWL SPACE OR SUITE



P6 PARTITION INTERIOR SUITE WALL

—1/2" GYPSUM BOARD
—2"x4" OR 2"x6" WOOD STUDS @ 16" o/c
—1/2" GYPSUM BOARD

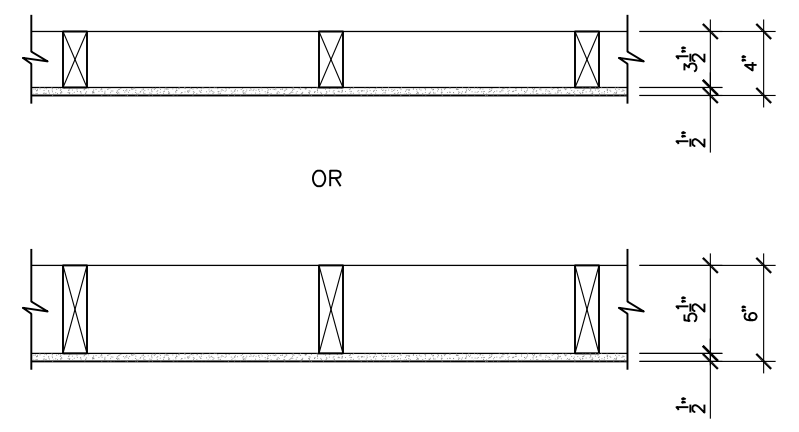
OR



P7 PARTITION FUR OUT SUITE WALL

—2"x4" OR 2"x6" WOOD STUDS @ 16" o/c
—1/2" GYPSUM BOARD

OR



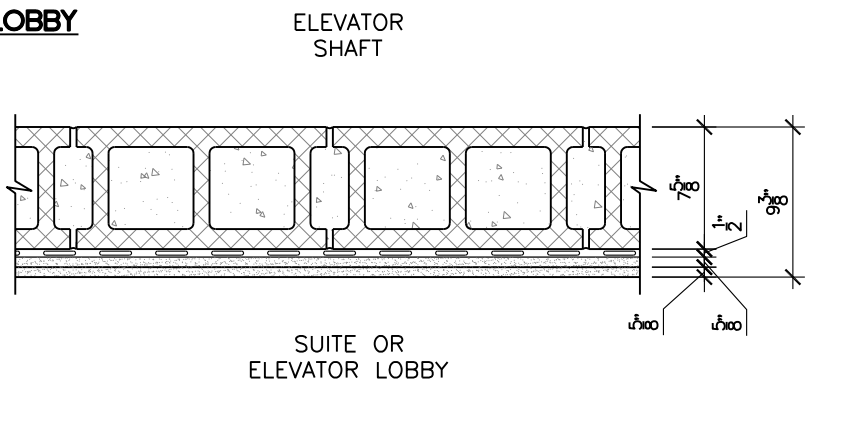
P8 PARTITION ELEVATOR SHAFT / SUITE OR ELEVATOR LOBBY

BASED ON O.B.C. 2012, SB-3, TABLE 1 – B10a (LOADBEARING OR NON LOADBEARING)
STC 58 (SOUND TRANSMISSION CLASS)
3 HR FIRE RESISTANCE RATING

—EXPOSED CONCRETE BLOCK (ELEVATOR SHAFT SIDE)
—8"x8"x16" NOMINAL CONCRETE BLOCK FULLY GROUTED WITH 15M VERTICAL BARS @ 16" o/c AND AND BOND BEAMS WITH (2) 15M BARS @ EACH FLOOR LEVEL DEFLECTION ALLOWANCE AT TOP OF WALL PACK VOID WITH FIRE STOP MATERIAL
—1/2" RESILIENT METAL CHANNELS AT 24" o/c (SUITE OR ELEVATOR LOBBY SIDE)
—FIBREGLASS BATT INSULATION FILLING RESILIENT METAL CHANNEL SPACE
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE OR ELEVATOR LOBBY SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

ELEVATOR SHAFT



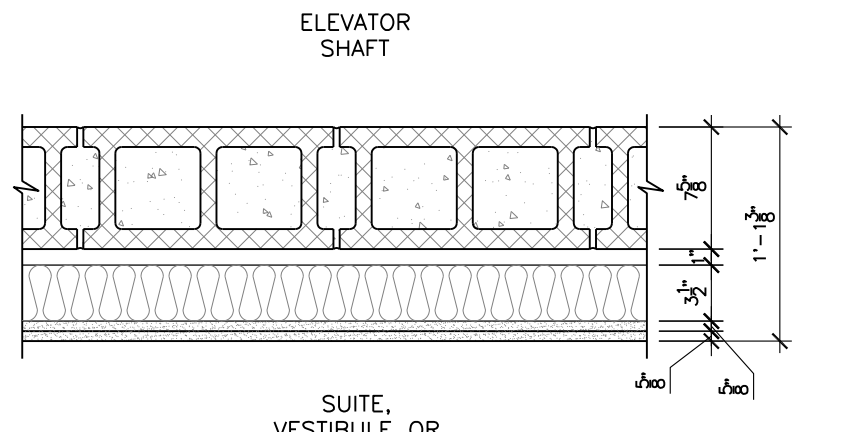
P9 PARTITION ELEVATOR SHAFT / SUITE, VESTIBULE OR CRAWL SPACE

BASED ON O.B.C. 2012, SB-3, TABLE 1 – B1b (LOADBEARING)
STC 58 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—EXPOSED CONCRETE BLOCK (ELEVATOR SHAFT SIDE)
—8"x8"x16" NOMINAL CONCRETE BLOCK FULLY GROUTED WITH 15M VERTICAL BARS @ 16" o/c AND AND BOND BEAMS WITH (2) 15M BARS @ EACH FLOOR LEVEL DEFLECTION ALLOWANCE AT TOP OF WALL PACK VOID WITH FIRE STOP MATERIAL
—1" AIR SPACE
—2"x4" WOOD STUDS @ 16" o/c (LOADBEARING)
—3 1/2" FIBREGLASS BATT INSULATION
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE, VESTIBULE OR CRAWL SPACE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

SUITE, VESTIBULE OR CRAWL SPACE



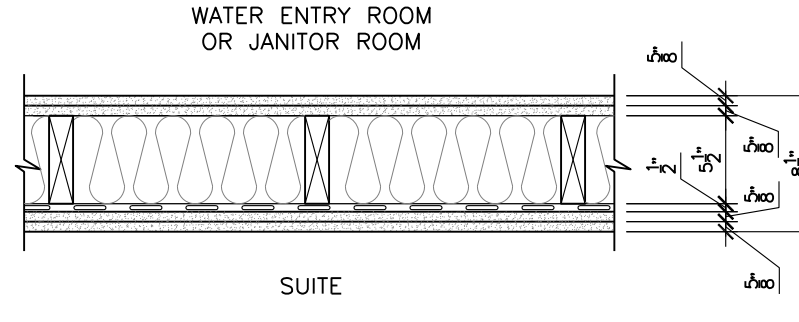
P10 PARTITION WATER ENTRY OR JANITOR ROOM / SUITE

BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (NON-LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (CORRIDOR SIDE)
—2"x6" WOOD STUDS @ 16" o/c
—5 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c (SUITE SIDE)
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATINGS.

WATER ENTRY ROOM OR JANITOR ROOM



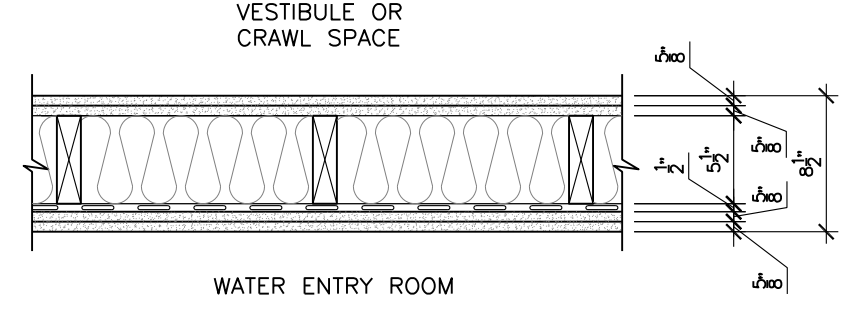
P11 PARTITION VESTIBULE OR CRAWL SPACE / WATER ENTRY ROOM

BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (NON-LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (CORRIDOR SIDE)
—2"x6" WOOD STUDS @ 16" o/c
—5 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c (SUITE SIDE)
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATINGS.

VESTIBULE OR CRAWL SPACE



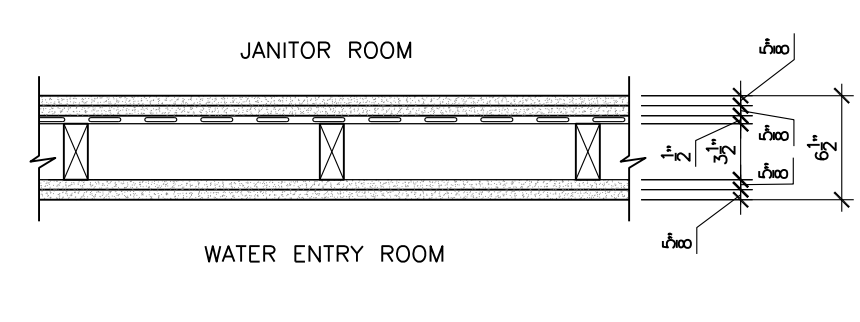
P12 PARTITION JANITOR ROOM / WATER ENTRY ROOM

BASED ON O.B.C. 2012, SB-3, TABLE 1 – W6a (NON-LOADBEARING)
STC 55 (SOUND TRANSMISSION CLASS)
1.5 HR FIRE RESISTANCE RATING

—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (CORRIDOR SIDE)
—2"x4" WOOD STUDS @ 16" o/c
—3 1/2" FIBREGLASS BATT INSULATION
—1/2" RESILIENT METAL CHANNELS AT 16" o/c (SUITE SIDE)
—2 LAYERS 5/8" TYPE "X" GYPSUM BOARD (SUITE SIDE)

CAULK AND SEAL TOP, BOTTOM PLATES AND ALL PENETRATIONS TO MAINTAIN SOUND ATTENUATION BARRIER & FIRE RESISTANCE RATING.

JANITOR ROOM



BLOCK: A
DATE: 04/09/2024

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

DRAWING: **FOUNDATION WALL, EXTERIOR WALL AND PARTITION WALL ASSEMBLIES**

SCALE: 1/4" = 1'-0" DATE: XX/XX/XXXX MM/DD/YYYY

PROJECT: **IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL** SHEET: **A001**

BILINGS AVE. IRROQUOIS, ONTARIO

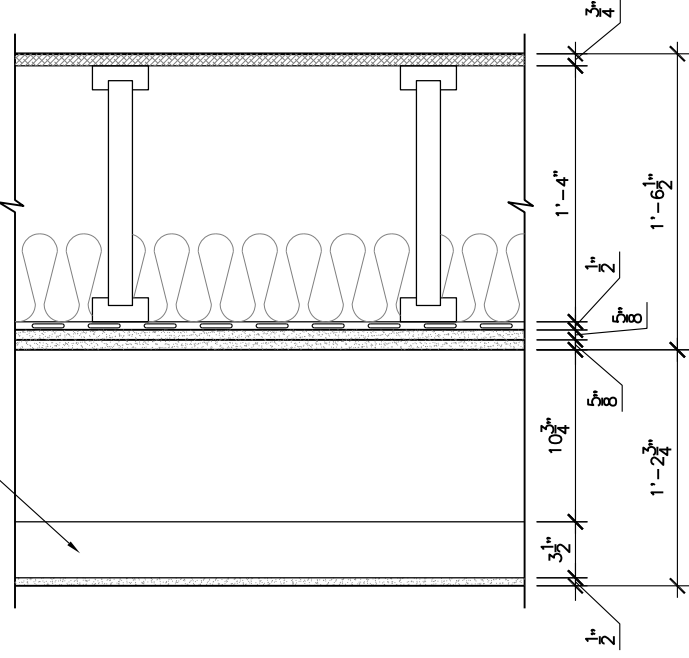
FLOOR AND CEILING ASSEMBLIES

FL1 UNIT FLOOR AND CEILING

BASED ON O.B.C. 2012, SB-3, TABLE 2 - F28c
STC 54 (SOUND TRANSMISSION CLASS)
IC 46 (IMPACT INSULATION CLASS)
1 HR FIRE RESISTANCE RATING

-FLOOR FINISH
-3/4" T&G O.S.B. SUBFLOOR SHEATHING GLUED AND SCREWED TO JOISTS
-16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER)
-5 1/2" FIBERGLASS BATT INSULATION
-1/2" RESILIENT METAL CHANNELS AT 16" o/c
-2 LAYERS 5/8" TYPE "X" GYPSUM BOARD

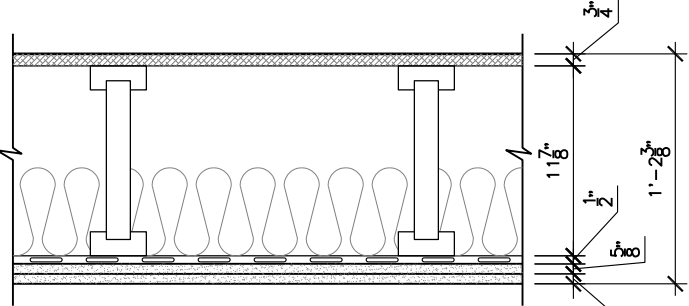
DROP CEILING:
-2"x4" CEILING JOISTS @ 16" o/c
-1/2" GYPSUM BOARD



FL2 VESTIBULE FLOOR AND CEILING

BASED ON O.B.C. 2012, SB-3, TABLE 2 - F28c
STC 54 (SOUND TRANSMISSION CLASS)
IC 46 (IMPACT INSULATION CLASS)
1 HR FIRE RESISTANCE RATING

-FLOOR FINISH
-3/4" T&G O.S.B. SUBFLOOR SHEATHING GLUED AND SCREWED TO JOISTS
-11 7/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER)
-5 1/2" FIBERGLASS BATT INSULATION
-1/2" RESILIENT METAL CHANNELS AT 16" o/c
-2 LAYERS 5/8" TYPE "X" GYPSUM BOARD

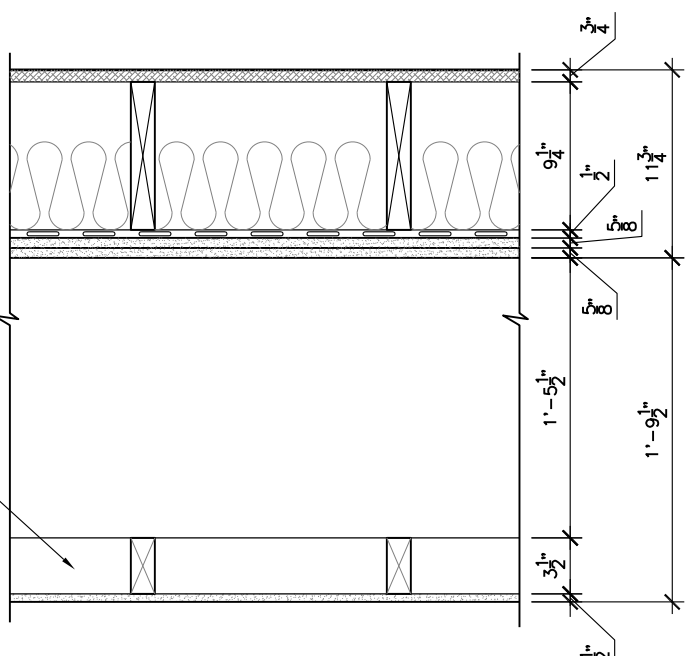


FL3 CORRIDOR FLOOR AND CEILING

BASED ON O.B.C. 2012, SB-3, TABLE 2 - F9c
STC 52 (SOUND TRANSMISSION CLASS)
IC 46 (IMPACT INSULATION CLASS)
1 HR FIRE RESISTANCE RATING

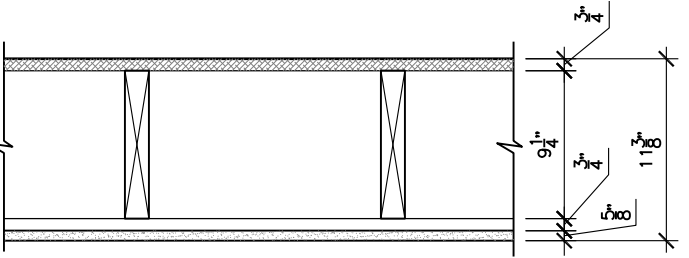
-FLOOR FINISH
-3/4" T&G O.S.B. SUBFLOOR SHEATHING GLUED AND SCREWED TO JOISTS
-2"x10" FLOOR JOIST @ 16" o/c UNLESS OTHERWISE NOTED
-5 1/2" FIBERGLASS BATT INSULATION
-1/2" RESILIENT METAL CHANNELS AT 16" o/c
-2 LAYERS 5/8" TYPE "X" GYPSUM BOARD

DROP CEILING:
-2"x4" CEILING JOISTS @ 16" o/c
-1/2" GYPSUM BOARD



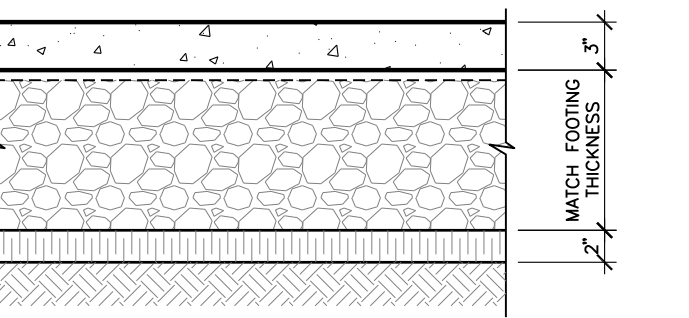
FL4 STAIR LANDING FLOOR AND CEILING

-FLOOR FINISH
-3/4" T&G O.S.B. SUBFLOOR SHEATHING GLUED AND SCREWED TO JOISTS
-2"x10" FLOOR JOIST @ 16" o/c UNLESS OTHERWISE NOTED
-3/4" WOOD STRAPPING @ 16" o/c
-5/8" TYPE "X" GYPSUM BOARD



FL5 BASEMENT CONCRETE SLAB

-FLOOR FINISH
-3" POURED CONCRETE SLAB 20MPa
-6 mil POLY VAPOUR BARRIER
-3/4" CLEAR STONE
-2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT
-UNDISTURBED SOIL



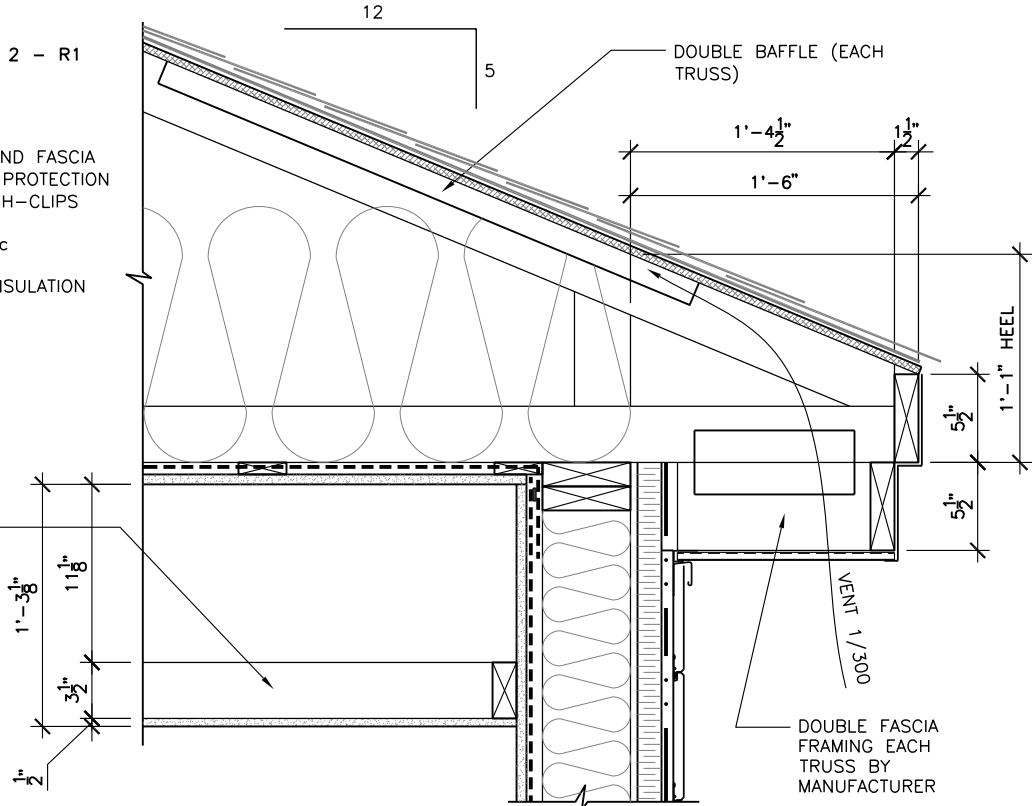
ROOF ASSEMBLIES

R1 ROOF

BASED ON O.B.C. 2012, SB-3, TABLE 2 - R1
45 MIN FIRE RESISTANCE RATING

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-7/16" O.S.B. SHEATHING OR eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION OR BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-5/8" TYPE "X" GYPSUM BOARD

DROP CEILING:
-2"x4" CEILING JOISTS @ 16" o/c
-1/2" GYPSUM BOARD



STRUCTURAL NOTES

GENERAL INFORMATION:

1. THE INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN DESIGNED AND ANALYZED IN ACCORDANCE WITH DIVISION B - PART 9 OF O.B.C. 2012, O.REG. 332/12 AS AMENDED OR PART 4 AS REQUIRED. ALL MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING INCLUDING THE FASTENING AND CONNECTION OF STRUCTURAL AND NON-STRUCTURAL ELEMENTS MUST CONFORM TO SPECIFICATIONS, PROCEDURES AND GUIDELINES NOTED ON THIS DRAWING AND IN PART 9 OF O.B.C. 2012, O.REG. 332/12 AS AMENDED.
2. GUARD RAILS AND HAND RAILS SHALL BE DESIGNED AND CERTIFIED BY THE FABRICATOR'S PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IN ACCORDANCE WITH THE LOADS CONFORMING TO SECTIONS 9.8.8.2 OF O.B.C. REG. 332/12 AS AMENDED.
3. GUARDS ARE REQUIRED ON DECKS AND OTHER WALKING SURFACES THAT EXTEND 23 9/8"(600mm) ABOVE GRADE AND SHALL CONFORM TO THE LOADING CRITERIA IN PART 9 OF THE O.B.C. REG. 332/12 AS AMENDED OR BE CONSTRUCTED AS SET OUT IN THE MAIN SUPPLEMENTARY STANDARD SB-7. (9.8.8.1). FOR METAL GUARDS SUPPLIER'S SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN AND INSTALLATION CONFORMING TO SECTION 9.8.8.2 OF O.B.C. 2012, O.REG. 332/12 AS AMENDED

GRAVITY LOADS:

Roof
Snow Factors
Ss = 2.3 KPa
Sr = 0.4 KPa
S = Ss+Sr = 2.7 KPa
Deflection due to Live Load < L/360
Deflection due to Total Load < L/240
Floor
Live load = 1.9 KPa
Dead Load = 0.72 KPa
Deflection due to Live Load < L/360
Deflection due to Total Load < L/240

STRUCTURAL STEEL:

1. THE DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
1.1. GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL:CAN/CSA-G40.21.
1.2. STRUCTURAL QUALITY STEELS: CAN/CSA-G40.20/G40.21.
1.3. CERTIFICATION OF COMPANIES FOR FUSION WELDING AND FABRICATION OF STEEL STRUCTURES:CSA-W471.
2. STEEL STRENGTHS SHALL BE AS FOLLOWS:
2.1. STRUCTURAL STEEL GRADE C40.21W 350W, Fy = 345 MPa FOR W SHAPES, Fy = 300 MPa FOR OTHER SHAPES
2.2. HSS GRADE C40.21W 350W OR ASTM A500, GRADE C, Fy = 350 MPa
2.3. BOLTS A325/A325M (U/N), ANCHOR BOLTS A307/A307M (U/N)
3. ALL SHOP CONNECTIONS SHALL BE WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR BOLTED, USING HIGH TENSILE BOLTS BEARING TYPE. PROVIDE MINIMUM 1"4" (38mm) WELD ALL AROUND AT ALL STEEL TO STEEL CONNECTIONS - TYPICAL UNLESS NOTED OTHERWISE
4. SHOP PAINT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
5. CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING DURING CONSTRUCTION.
6. PROVIDE 12" (304MPa) THICK NON-SHRINK DROUF BELOW COLUMN BASEPLATES - TYPICAL
7. CONTRACTOR TO HIRE THIRD PARTY INSPECTION AND TESTING COMPANY TO INSPECT BOLTS, WELDS, SECTION SIZES, AND ERECTION OF STEEL PER LATEST CSA STANDARDS.

MASONRY VENEER:

1. TIES TO HAVE max. VERTICAL SPACING AS PER OBC TABLE 9.20.9.5
2. THROUGHWALL FLASHING SHALL BE PROVIDED IN SUCH A WAY THAT ANY MOISTURE THAT ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING - OBC 9.20.13.3(2)
3. WEEP HOLES MUST NOT BE SPACED MORE THAN 2'-0" (600mm) APART AND BE PROVIDED AT THE BOTTOM OF EVERY CAVITY
4. STEEL UNTEL SHALL CONFORM TO OBC 9.20.5.2

CONCRETE:

1. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
1.1. CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION: CAN/CSA-A23.1
1.2. METHODS OF TEST FOR CONCRETE: CAN/CSA-A23.3
1.3. BULLETT STEEL BARS FOR CONCRETE REINFORCEMENTFy = 400 MPa, TO CSA G30.18
2. CONCRETE STRENGTH (AFTER 28 DAYS) SHALL BE AS FOLLOWS:
2.1. FOOTINGS 20 MPa
2.2. FOUNDATION WALLS(HOUSE) 20 MPa
2.3. SLAB-ON-GRADE (INTERIOR) 20MPa
2.4. SLAB-ON-GRADE (EXTERIOR) 32MPa
3. MINIMUM COVER TO REINFORCING BARS SHALL BE AS FOLLOWS (U/N):
3.1. FOOTINGS 75 mm
3.2. FOUNDATION WALLS 60 mm
4. AIR ENTRAINED CONCRETE WITH 5% TO 7% AIR CONTENT SHALL BE USED FOR ALL WORK EXPOSED TO EARTH OR WEATHER.
5. DETAIL BEND, SUPPORT AND PLACE REINFORCING STEEL TO CONFORM WITH R.S.I.O. MANUAL OF STANDARD PRACTICE U/N.
6. PROVIDE 36 BAR-DIAMETER LAP SPLICES FOR ALL REINFORCING STEEL UNLESS OTHERWISE NOTED ON DRAWINGS (INCLUDING CORNERS & INTERSECTIONS).
7. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE MATERIAL OR COMPACTED GRANULAR WITH MINIMUM ALLOWABLE BEARING STRENGTH OF 75 KPa, TO BE CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE FRAMING NOTES

FOUNDATIONS:

1. ALL FOOTINGS TO BEAR ON SOUND ENGINEERED FILL OR WITH A MINIMUM ALLOWABLE BEARING VALUE OF 75KPa. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.
2. PROTECT SUB-GRADE FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.
3. PROVIDE MINIMUM FROST COVER (FINISHED GRADE TO U/S FOOTING) FOR EXTERIOR FOOTINGS. CONSULT GEOTECHNICAL ENGINEER FOR INSULATION REQUIREMENTS IN LIEU OF COVER.
4. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS (EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), AND COMPACTED IN LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER.
5. CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION AND COMPACTION OF FILL SUPPORTING SLAB ON GRADE.
6. PROVIDE DOWELS FROM FOOTINGS TO MATCH VERTICAL REINFORCING OF WALLS AND PIERS UNLESS OTHERWISE SHOWN.
7. UNLESS OTHERWISE NOTED - FOOTINGS AND PIERS ARE TO BE CONCENTRIC WITH COLUMN GRID LINES.

REINFORCING STEEL:

1. SPACING OF BARS SHALL BE APPROXIMATELY UNIFORM. DO NOT ELIMINATE OR DISPLACE REINFORCEMENT TO ACCOMMODATE HARDWARE. IF INSERTS CANNOT BE LOCATED AS SPECIFIED OBTAIN APPROVAL OF ALL MODIFICATIONS FROM ARCHITECT/ENGINEER BEFORE PLACING.
2. WHERE TENSION LAPS ARE SPECIFIED, LAP REINFORCING STEEL IN ACCORDANCE WITH THE REQUIREMENT OF CAN-A23.
3. LATEST EDITION, ALL OTHER LAPS AND EMBEDMENT OF DOWELS SHALL BE 24 BAR DIAMETERS BUT NOT LESS THAN 600MM IF NOT SPECIFIED OTHERWISE. WIRE MESH LAPS SHALL BE 150MM MINIMUM.

WOOD CONSTRUCTION:

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. ROOF SHEATHING: UNLESS NOTED OTHERWISE, 18MM SOFTWOOD OR DOUGLAS FIR PLYWOOD SHEATHING TO BE UNLOCKED DIAPHRAGM WITH 64 MM COMMON NAILS AT 100MM O.C. PLACED AT PANEL EDGES TO BE H-CLIPPED AND 150MM O.C. AT INTERMEDIATE SUPPORT. SAWN LUMBER SHALL CONFORM TO CAN/CSA 086.1-M94 AND SHALL IDENTIFY LUMBER BY OFFICIAL GRADE MARKS.
3. ALL STRUCTURAL WOOD FRAMING MEMBERS IN ADDITION TO LUMBER USED IN THE MANUFACTURING OF STRUCTURAL COMPONENTS COMPONENTS TO BE SPF, NO.2 OR BETTER, STAMPED SD OR KD WITH MAXIMUM 19% MOISTURE CONTENT
4. SHOP DRAWINGS FOR TRUSSES AND PRE-ENGINEERED WOOD ELEMENTS (I-JOIST AND LAMINATED PRODUCTS) SHALL BE SINGLE-SOURCE AND STAMPED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN AND REGISTERED IN THE PROVINCE OF ONTARIO. SHOP DRAWINGS SHALL DETAIL ALL SIZES, SPACING AND LOCATION OF BRIDGING, BLOCKING, HANGERS, UPLIFT CLIPS, FASTENERS AND CONNECTOR TYPES. ALL ELEMENTS AND CONNECTORS ARE TO BE DESIGNED IN ACCORDANCE WITH OBC REG. 332/12 AS AMENDED. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OF TRUSSES.
5. MANIPULATION, INSTALLATION, TEMPORARY AND PERMANENT BRACING OF TRUSS MEMBERS AND ROOF SYSTEM MUST CONFORM TO GUIDELINES AND PROCEDURES NOTED ON THE BUILDING COMPONENT SAFETY INFORMATION GUIDE (BCSIS) TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
6. DO NOT CUT OR REMOVE ANY TRUSS MEMBERS.
7. FRAMING ANCHORS SHALL BE ZINC COATED SHEET STEEL CONFORMING TO CSA STANDARDS.
8. EACH TRUSS TO BE ANCHORED TO WOOD PLATES AND SHEATHING WITH TENSION ANCHORS BY SIMPSON OR EQUIVALENT.
9. NAILING OF FRAMING MEMBERS MUST CONFORM TO TABLE 9.23.3.4 AND TABLE 9.23.13.8 WITH MINIMUM PENETRATION IN SUPPORTING MEMBER OF 38 MM GYPSUM BOARD TO BE FASTENED TO SUPPORTING MEMBERS WITH NAILS OR SCREWS CONFORMING TO THE GUIDELINES IN SECTION 9.25.5.
10. ALL LVL MUST BE 20E 2900IB UNLESS NOTED OTHERWISE.
11. TWO- AND THREE-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 3" 10d SPIRAL WIRE NAILS @ 12" C/C IN 2, 3 AND 4 ROWS FOR 2X6, 2X8 AND 2X10 AND DEEPER BEAMS, RESPECTIVELY. NAILS TO BE DRIVEN FROM BOTH SIDES, STAGGERED FOR 3-PLY BEAMS. FOUR-PLY CONVENTIONAL BEAMS TO BE ATTACHED TOGETHER USING 2 ROWS OF 6" LONG SDDS SCREWS @ 12" C/C ON BOTH SIDES, STAGGERED UNLESS NOTED OTHERWISE.
12. TWO- AND THREE-PLY DROPPED LVL BEAMS TO BE ATTACHED TOGETHER USING 3-1/2" SPIRAL WIRE NAILS @ 12" C/C IN 3 ROWS FOR 9-1/2" TO 14" DEEP BEAMS AND 4 ROWS FOR 16" TO 18" DEEP BEAMS. NAILS TO BE DRIVEN FROM BOTH SIDES, STAGGERED FOR 3-PLY BEAMS. FOUR-PLY LVL BEAMS TO BE ATTACHED TOGETHER USING 2 ROWS OF 6" LONG SDDS SCREWS @ 24" C/C ON BOTH SIDES, STAGGERED UNLESS NOTED OTHERWISE. REFER TO SUPPLIER FOR ADDITIONAL INFORMATION.
13. TWO- AND THREE-PLY BUILT-UP COLUMNS TO BE ATTACHED TOGETHER USING ONE ROW OF 3" 10d NAILS @ 12" C/C. FOUR- AND FIVE-PLY BUILT-UP COLUMNS TO BE ATTACHED TOGETHER USING ONE ROW OF 6" LONG SDDS SCREWS @ 24" C/C ON BOTH SIDES, STAGGERED.
14. STUD WALL REINFORCEMENT IN THE MAIN BATHROOM FOR FUTURE INSTALLATION OF GRAB BARS AS PER SECTION 9.5.2.3.
15. SILL PLATES SHALL BE MINIMUM 2X4 PT ANCHORED TO FOUNDATION WALL USING 12.5MM BOLTS AT MAXIMUM SPACING OF 1500mm. MINIMUM TWO BOLTS PER WALL SECTION. SET SILL PLATE IN A FULL BED OF MORTAR OR ON TOP OF LEVELLED FLAT FOUNDATION WALL AS PER SECTION 9.23.7.2. SEAL IN ACCORDANCE WITH SECTION 9.25.3.
16. DRAINAGE OF FOOTING UNDER FOUNDATION WALL TO CONFORM TO SECTION 9.14.2.1. PLATION OR AS DETAILS M.S DRAINAGE LAYER TO TOP OF FOOTING.
17. IN WALLS PROVIDE CONTINUOUS 2x6 TOP PLATE AND STAGGER LAPS. AT HOLES OR BREAKS IN CONTINUOUS TOP PLATE PROVIDE 1 1/4" x 20" x 1/16" # 4-5" LONG NAILS EACH SIDE (8 TOTAL)
18. STRUCTURE IS NOT TO BE ALTERED WITHOUT P.ENG. APPROVAL

MEMBER TO MEMBER CONNECTION:

UNLESS NOTED OTHERWISE MULTI PLY MEMBER MUST BE ATTACHED TOGETHER AS FOLLOWS:
1. DROPPED BEAM CONVENTIONAL LUMBER UP TO 3 PLES USE 3" NAILS IN TWO ROWS 12" C/C
2. DROPPED BEAM CONVENTIONAL LUMBER 4 PLES USE 1/2" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
3. FLUSH BEAM CONVENTIONAL LUMBER UP TO 3 PLES USE 3" NAILS IN THREE ROWS AT 6" C/C
4. FLUSH BEAM CONVENTIONAL LUMBER 4 PLES USE 1/2" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
5. DROPPED LVL BEAM UP TO 3 PLES USE 3-1/2" NAILS IN TWO ROWS 12" C/C
6. DROPPED LVL BEAM 4 PLES USE 1/2" BOLTS + NUTS + WASHERS IN TWO ROWS AT 24" C/C
7. FLUSH LVL BEAM UP TO 3 PLES USE 3-1/2" NAILS IN THREE ROWS AT 6" C/C
8. FLUSH LVL BEAM 4 PLES USE 1/2" BOLTS + NUTS + WASHERS IN TWO ROWS AT 12" C/C
9. WOOD POST UP TO 3 PLY USE 3" NAILS IN TWO ROWS AT 12" C/C
10. WOOD POST UP TO 4 PLY USE 6" LONG 1/4" DIAMETER LAG SCREWS IN ONE ROW AT 24" C/C STAGGER ON BOTH SIDES OF POST
11. FOR LVL MEMBERS REFER TO SUPPLIER FOR ADDITIONAL INFORMATION.

WOOD ROOF TRUSSES / JOISTS:

1. ROOF TRUSS MANUFACTURER TO DESIGN TRUSS LOADS INDICATED ON THESE DRAWINGS.
2. TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ONTARIO BUILDING CODE, O-REG 332/12 (LATEST EDITION).
3. TRUSS & JOIST SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
4. TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT (REFER TO NBC 2010 STRUCTURAL COMMENTARIES, FIG B-10).
5. SPECIFIC-PURPOSE CONNECTORS (HURRICANE CLIPS) ARE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

BLOCK: A

DATE: 04/09/2024

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS Altogether, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE FOR THE CONSTRUCTION SITE.

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING: FLOOR / CEILING AND ROOF
ASSEMBLIES, STRUCTURAL
NOTES AND EXTERIOR STAIR
WALL FRAMING DETAIL

SCALE: 1/4" = 1'-0" DATE: XX/XX/XXXX
MM/DD/YYYY

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILLINGS AVE, IROQUOIS, ONTARIO

SHEET: A002

NOTES:

- FOOTINGS HAVE BEEN DESIGNED FOR THE ALLOWABLE SOIL BEARING CAPACITY OR BEARING RESISTANCE AT SLS AND DESIGN PARAMETERS OUTLINED IN A GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP AND/OR OTHERS (AVAILABLE UPON REQUEST);

- BEARING STRATA TO BE INSPECTED AND THE BEARING VALUE AND UNDER SIDE OF FOOTING (USF) ELEVATION CONFIRMED BY GEOTECHNICAL CONSULTANT AT TIME OF EXCAVATION;

- THICKNESS OF L.W.F. IS SPECIFIED ON DRAWINGS. THICKNESS OF L.W.F. AT GARAGES, PORCHES AND PLACEMENT OF L.W.F. AT OTHER AREAS, IF REQUIRED, TO BE CONFIRMED AS PER GEOTECHNICAL CONSULTANTS RECOMMENDATIONS AT THE TIME OF EXCAVATION;

- FOR ALLOWABLE BEARING VALUES OUTSIDE OF THE FOOTING SCHEDULE, CONTACT THE STRUCTURAL ENGINEER FOR INSTRUCTIONS;

- CONCRETE STRENGTH @ 28 DAYS FOR FOOTINGS AND WALL = 20MPa AND CONCRETE FOR FOUNDATION WALLS SHOULD HAVE 6% (+1%) AIR ENTRAINMENT;

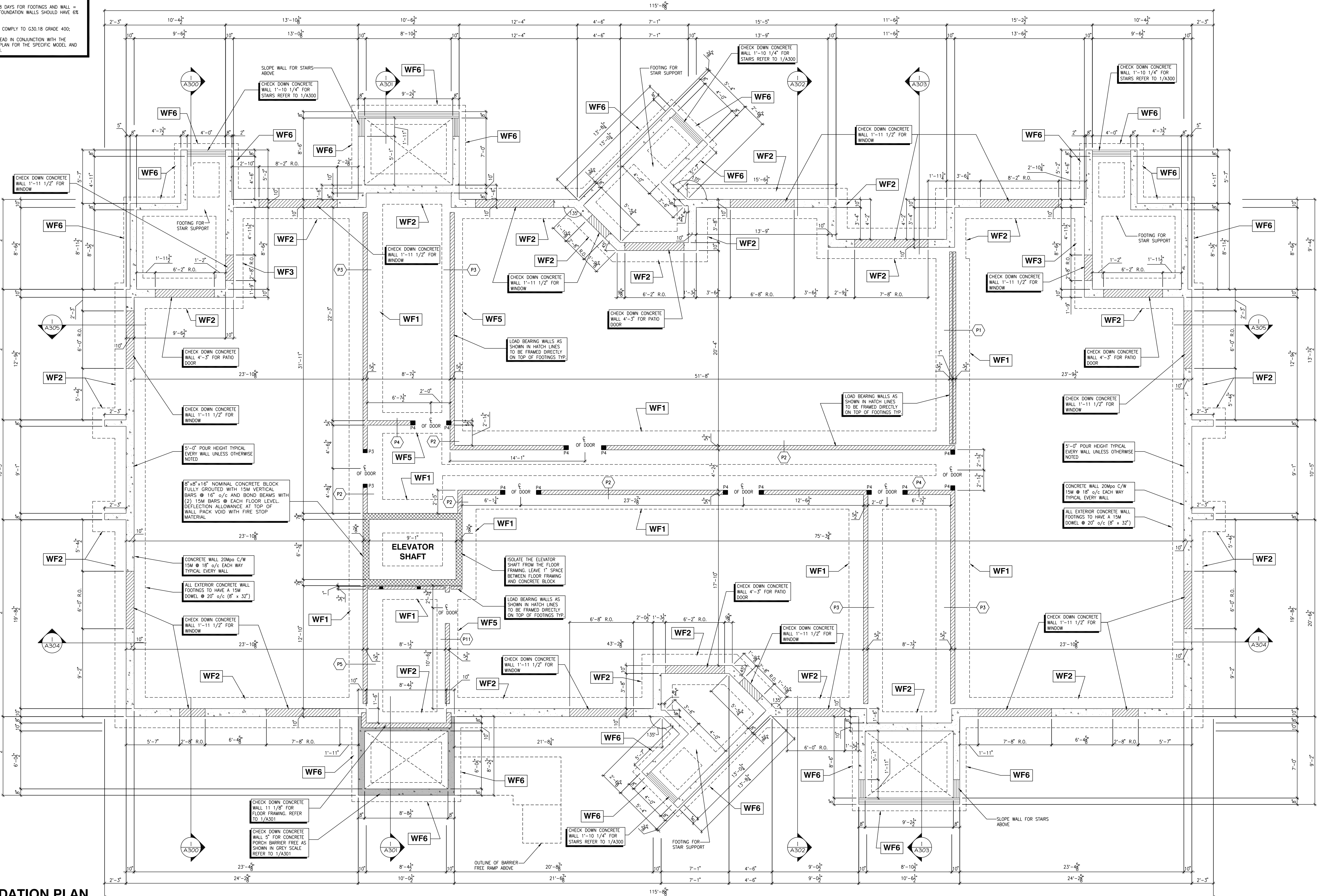
- REINFORCING STEEL SHALL COMPLY TO G30.18 GRADE 400;

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL FOUNDATION PLAN FOR THE SPECIFIC MODEL AND ARCHITECTURAL SPECIFICATION.

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>				
WALL FOOTINGS	100KPa	55KPa	75KPa	60KPa
WF1	32"W. x 10"H. 2-15M LONGITUDINAL BARS	38"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 12" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	42"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 35" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	54"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF2	26"W. x 10"H. 2-15M LONGITUDINAL BARS	34"W. x 10"H. 2-15M LONGITUDINAL BARS	38"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS	46"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 42" LONG @ 16" o/c 3-15M LONGITUDINAL BARS
WF3	26"W. x 10"H. 2-15M LONGITUDINAL BARS	30"W. x 10"H. 2-15M LONGITUDINAL BARS	34"W. x 10"H. 2-15M LONGITUDINAL BARS	42"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 38" LONG @ 20" o/c 3-15M LONGITUDINAL BARS

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>				
WALL FOOTINGS	100KPa	55KPa	75KPa	60KPa
WF4	24"W. x 10"H. 2-15M LONGITUDINAL BARS	28"W. x 10"H. 2-15M LONGITUDINAL BARS	32"W. x 10"H. 2-15M LONGITUDINAL BARS	38"W. x 10"H. 15M TRANSVERSE BOTTOM BARS 34" LONG @ 20" o/c 3-15M LONGITUDINAL BARS
WF5	24"W. x 10"H. 2-15M LONGITUDINAL BARS	24"W. x 10"H. 2-15M LONGITUDINAL BARS	26"W. x 10"H. 2-15M LONGITUDINAL BARS	34"W. x 10"H. 2-15M LONGITUDINAL BARS
WF6	24"W. x 10"H. 2-15M LONGITUDINAL BARS	24"W. x 10"H. 2-15M LONGITUDINAL BARS	24"W. x 10"H. 2-15M LONGITUDINAL BARS	30"W. x 10"H. 2-15M LONGITUDINAL BARS

FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>				
WALL FOOTINGS	100KPa	55KPa	75KPa	60KPa
WF7	30"W. x 10"H. 2-15M LONGITUDINAL BARS	20"W. x 10"H. 2-15M LONGITUDINAL BARS	20"W. x 10"H. 2-15M LONGITUDINAL BARS	24"W. x 8"H. 2-15M LONGITUDINAL BARS
PAD FOOTING SCHEDULE				
ALLOWABLE SOIL BEARING CAPACITY / BEARING RESISTANCE AT SLS FOR <SITE CLASS>				
POST FOOTINGS	100KPa	55KPa	75KPa	60KPa
F1	52"W x 52"W x 10"H. W/ 4-15M BARS x 40" LONG EACH WAY	56"W x 56"W x 12"H. W/ 5-15M BARS x 50" LONG EACH WAY	60"W x 60"W x 12"H. W/ 5-15M BARS x 54" LONG EACH WAY	68"W x 68"W x 12"H. W/ 6-15M BARS x 62" LONG EACH WAY
F2	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	24"W. x 24"W. x 10"H.	28"W. x 28"W. x 10"H.



1. FOUNDATION PLAN
A100 3/16" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

POST TABLE:

P2 = 2'-2"x4" OR 2'-2"x6"
P3 = 3'-2"x4" OR 3'-2"x6"
P4 = 4'-2"x4" OR 4'-2"x6"
P5 = 5'-2"x4" OR 5'-2"x6"
P6 = 6'-2"x4" OR 6'-2"x6"

* POST ARE ALL JACK STUD C/W KING STUD
(EX: P3 = 2 JACK STUD + 1 KING STUD)
* IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

FOUNDATION PLAN

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL

BLINDS AVE. IROQUOIS, ONTARIO

SHEET: A100

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL TABLE:

S1 = L 3.5"x5.5"x1/4" (90mmx90mmx6mm)
S2 = L 4"x5.5"x1/4" (100mmx90mmx6mm)
S3 = L 5"x5.5"x7/16" (125mmx90mmx11mm)

WOOD LINTEL TABLE:

L1 = 2-2"x10"
L2 = 3-2"x10"
L3 = 3-1.75"x9.5" LVL

• IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

WOOD POST TABLE:

P2 = 2-2"x4" OR 2-2"x6"
P3 = 3-2"x4" OR 3-2"x6"
P4 = 4-2"x4" OR 4-2"x6"
P5 = 5-2"x4" OR 5-2"x6"
P6 = 6-2"x4" OR 6-2"x6"

• POST ARE ALL JACK STUD c/w KING STUD
(EX: P3 = 2 JACK STUD + 1 KING STUD)
• IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

• SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.19.4.(3) AND 9.10.19. OF THE ONTARIO BUILDING CODE:
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- SHALL BE INSTALLED ON OR NEAR THE CEILING;
- PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
- HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
- INTERCONNECTION OF SMOKE DETECTORS WITHIN SUITES;
- SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES, AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING;
- SHALL HAVE A VISUAL SIGNALING DEVICE;
• CARBON MONOXIDE ALARM AS PER SECTION 6.2.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE.
= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

FLOOR FRAMING:

F1 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A201 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

F2 2"x10" JOIST @ 16" o/c UNLESS OTHERWISE NOTED

F3 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A201 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

GENERAL NOTES:

- 1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- 2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- 3- COORDINATE COLLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

DRAWING: **BASEMENT FLOOR PLAN**

(THRU EXTERIOR CONCRETE WALL)

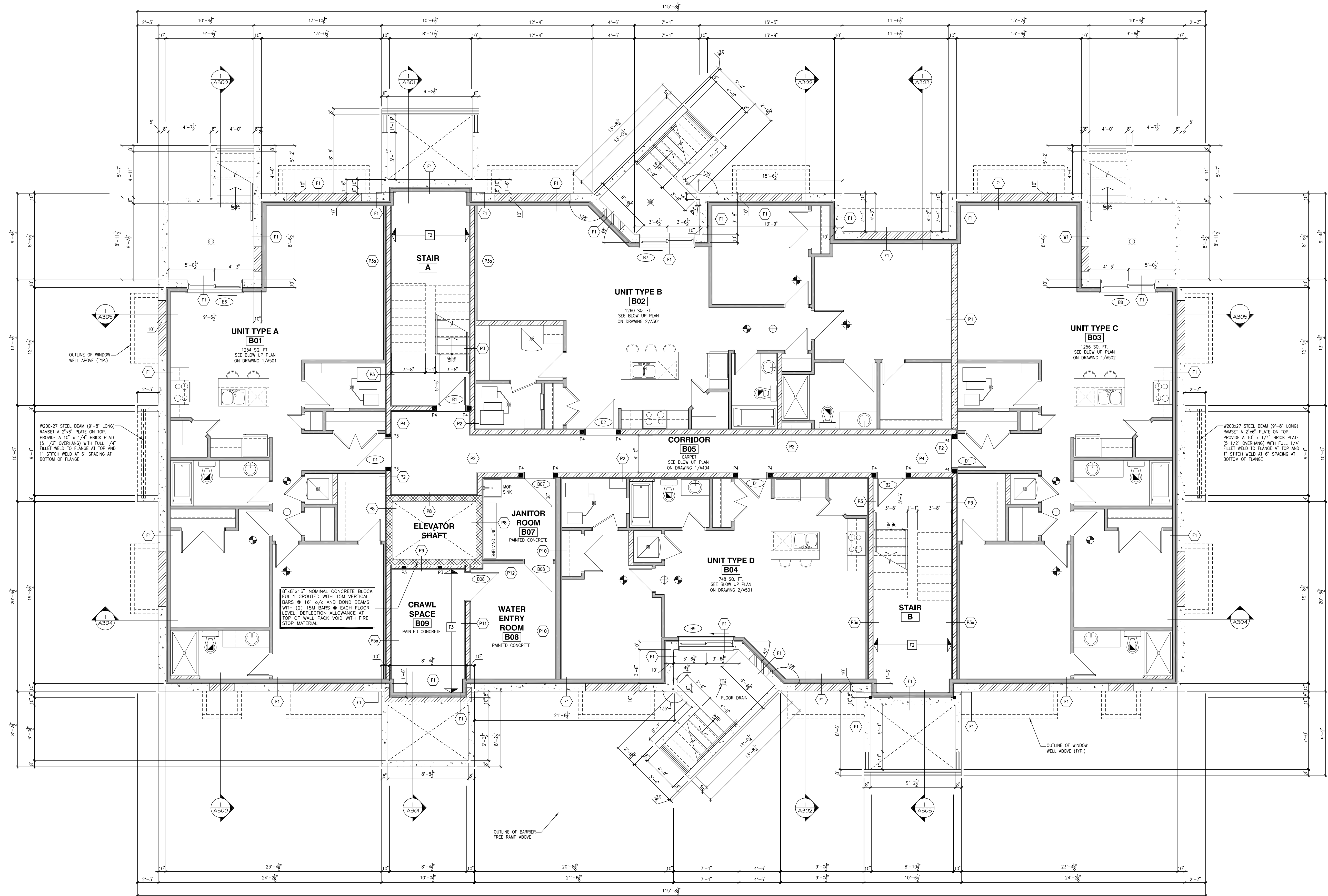
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS

MULTI-UNIT RESIDENTIAL

BULINGS AVE, BROOMS, ONTARIO

SHEET: **A101**



THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



2012 O.B.C. DRAWINGS

DRAWING: ENTRANCE
JOIST LAYOUT

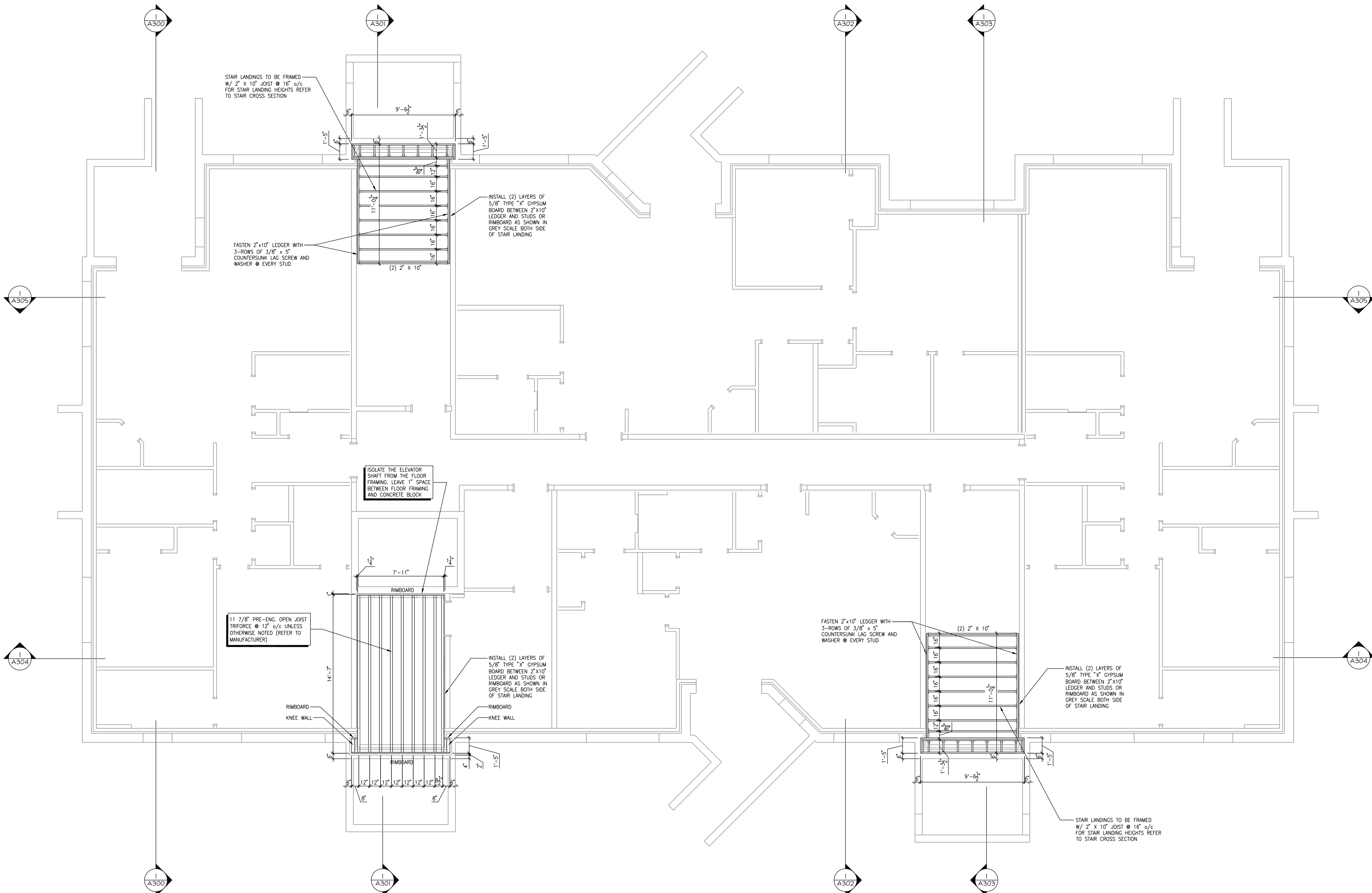
SCALE: 3/16" = 1'-0" DATE: xx/xx/xxxx

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILLINGS AVE, IROQUOIS, ONTARIO

SHEET: A102

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE GRATING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.



ENTRANCE - JOIST LAYOUT

1. A102 3/16" = 1'-0"

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL TABLE:
S1 = L 3.5"x5"x1/4" (90mmx90mmx6mm)
S2 = L 4"x3.5"x1/4" (100mmx90mmx6mm)
S3 = L 5"x3.5"x7/16" (125mmx90mmx11mm)

WOOD LINTEL TABLE:
L1 = 2"-2"x10"
L2 = 3"-2"x10"
L3 = 3"-1.75"x9.5" LVL

• IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

WOOD POST TABLE:
P2 = 2"-2"x4" OR 2"-2"x6"
P3 = 3"-2"x4" OR 3"-2"x6"
P4 = 4"-2"x4" OR 4"-2"x6"
P5 = 5"-2"x4" OR 5"-2"x6"
P6 = 6"-2"x4" OR 6"-2"x6"

• POST ARE ALL JACK STUD C/W KING STUD
(EX. P3 = 2 JACK STUD + 1 KING STUD)
• IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

• SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.19.4.(3) AND 9.10.19. OF THE ONTARIO BUILDING CODE:
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- SHALL BE INSTALLED ON OR NEAR THE CEILING;
- PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
- HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
- INTERCONNECTION OF SMOKE DETECTORS WITHIN SUITES;
- SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES, AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING;
- SHALL HAVE A VISUAL SIGNALING DEVICE;
• CARBON MONOXIDE ALARM AS PER SECTION 6.2.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE
= PROVIDE MECHANICAL EXHAUST TO OUTSIDE

FLOOR FRAMING:

F1 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A201 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

F2 2"x10" JOIST @ 16" o/c UNLESS OTHERWISE NOTED

F3 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A201 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

GENERAL NOTES:

- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- COORDINATE COLLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

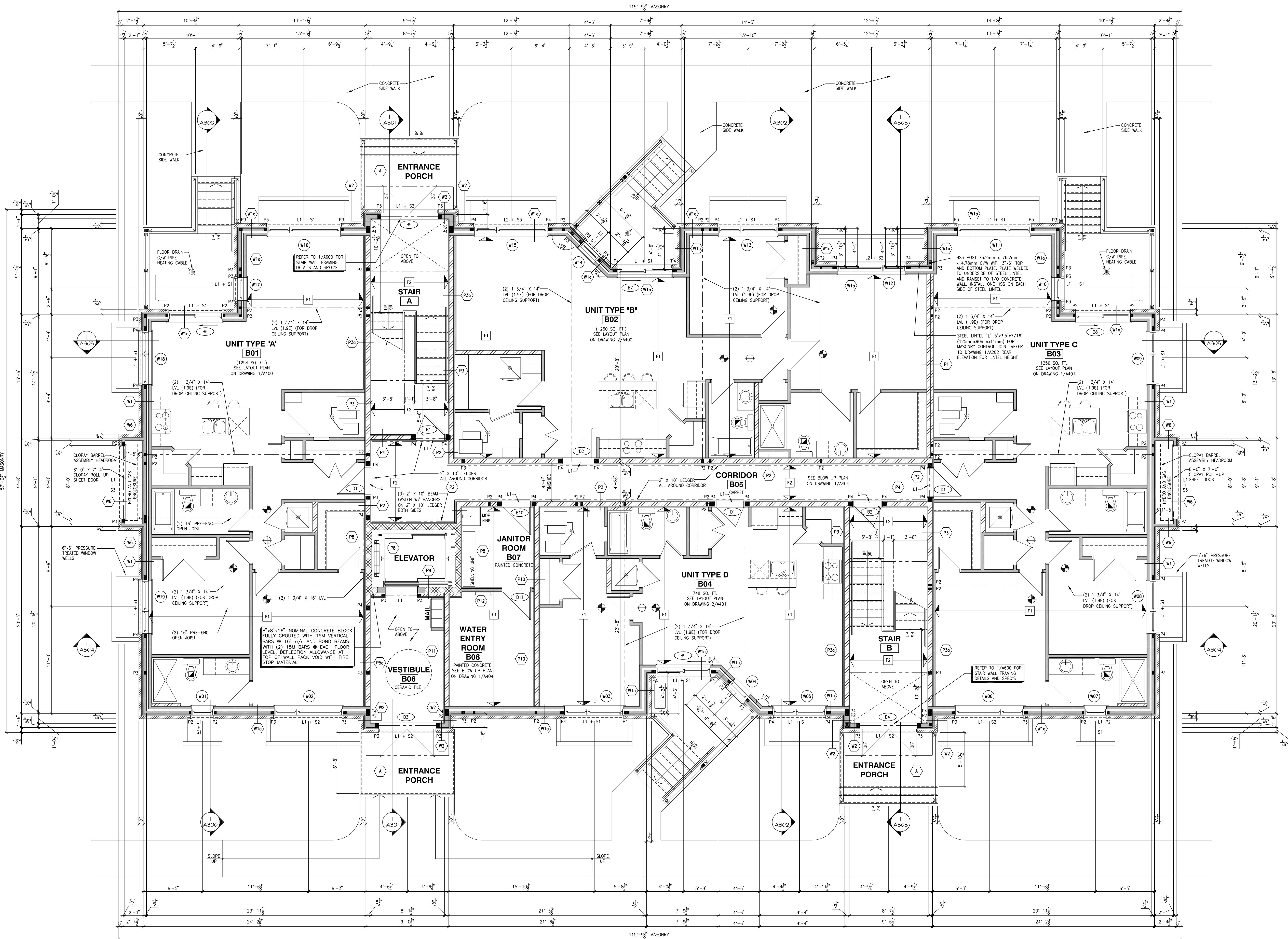
WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

DRAWING: **BASEMENT FLOOR PLAN (THRU EXTERIOR STUD WALL)**

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX MM/DD/YYYY

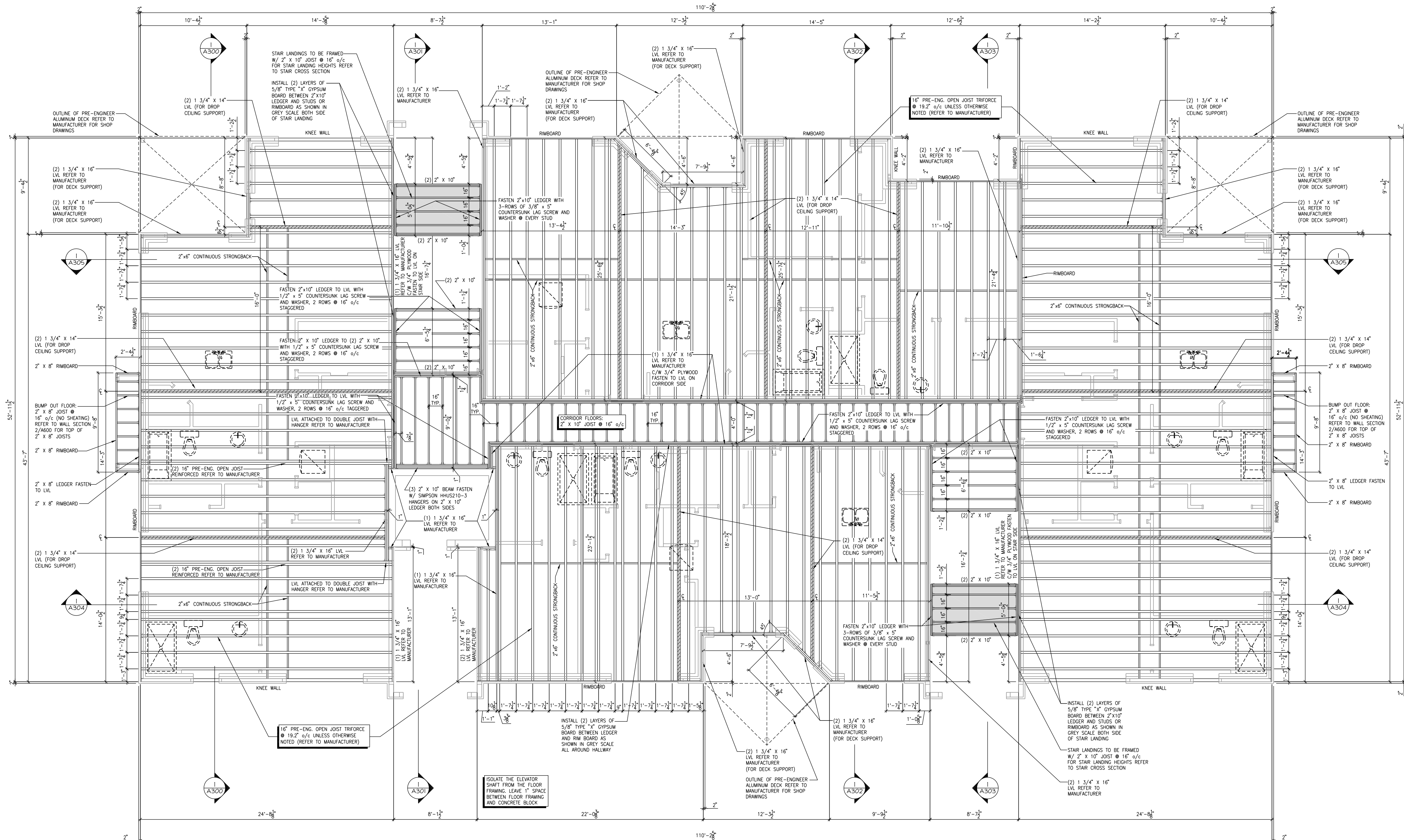
PROJECT: **IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL** SHEET: **A103**
BUILDING: AVE. IROQUOIS, ONTARIO



ALL DIMENSIONS ARE TAKEN FROM STUD FACE

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.



REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/20/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:

GROUND FLOOR
JOIST LAYOUT

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A104

BILINGS AVE. IRONWOOD, ONTARIO

ROOF AND FLOOR LAYOUT NOTES:
- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOORS SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SILD BLOCKING DOWN TO FOUNDATION.

BARRIER FREE UNITS

TOTAL UNITS AMOUNT: 16 UNITS
REQUIRED BARRIER FREE UNITS: 2 UNITS (15%)



BARRIER FREE COMMON SPACES

NOTES:

- BARRIER FREE UNITS SHALL BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR INTO THE FOLLOWING ROOMS: ONE BEDROOM, ONE BARRIER FREE BATHROOM, KITCHEN AND LIVING ROOM.
- PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm (43 1/4").
- EVERY DOOR GIVING ACCESS TO AN AREA MENTIONED ABOVE SHALL BE OF 915mm (36") (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 810mm (31 7/8"). DOORS NEED TO HAVE A CLEARANCE OF 600mm (23 5/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWING TOWARD THE APPROACH SIDE AND 300mm (11 7/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.
- THERMOSTATS SHALL BE INSTALLED AT A HEIGHT OF 1200mm (47 1/4") ABOVE FINISHED FLOOR. ANY OTHER CONTROLS SHALL BE INSTALLED NOT LESS THAN 900mm (35 1/2") AND NOT MORE THAN 1100mm (43 1/4") ABOVE THE FINISHED FLOOR.
- DESIGNATED BARRIER-FREE WASHROOMS SHALL CONTAIN A LAVATORY, A WATER CLOSET AND A BATHTUB OR A SHOWER. NOTE THAT THE BATHROOM IS NOT INTENDED TO INCLUDE A BP BATHTUB AND/OR SHOWER. BP WASHROOM SHALL BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE OF NOT LESS THAN 1500mm (59") IN DIAMETER. WALL REINFORCEMENT SHALL BE INSTALLED FOR FUTURE REQUIRED GRAB BARS FOR ALL PLUMBING FIXTURES INSTALLED.

NOTES:

- PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm (43 1/4").
- EVERY DOOR GIVING A BARRIER-FREE ACCESS TO A UNIT SHALL BE OF 965mm (38") (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 860mm (33 7/8"). DOORS NEED TO HAVE A CLEARANCE OF 600mm (23 5/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWING TOWARD THE APPROACH SIDE AND 300mm (11 7/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.
- CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES IN A BARRIER-FREE PATH OF TRAVEL, INCLUDING ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES SHALL BE MOUNTED:
 - i) 1 200 mm (47 1/4") ABOVE THE FINISHED FLOOR IN THE CASE OF A THERMOSTAT OR A MANUAL PULL STATION, AND
 - ii) NOT LESS THAN 900mm (35 1/2") AND NOT MORE THAN 1100mm (43 1/4") ABOVE THE FINISHED FLOOR, IN THE CASE OF ALL OTHER CONTROLS.

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS. PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTES:

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT.
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012.
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER.
- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPECS AND P.L.E.G. IN OTHER CASE.
- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

BLOCK: A
DATE: 04/09/2024

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL TABLE:

- S1 = L 3.5"x5.5"x1/4" (90mmx90mmx6mm)
- S2 = L 4"x5.5"x1/4" (100mmx90mmx6mm)
- S3 = L 5"x5.5"x7/16" (125mmx90mmx11mm)

WOOD LINTEL TABLE:

- L1 = 2'-2"x10"
- L2 = 3'-2"x10"
- L3 = 3'-1.75"x9.5" LVL

• IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

WOOD POST TABLE:

- P2 = 2'-2"x4" OR 2'-2"x6"
- P3 = 3'-2"x4" OR 3'-2"x6"
- P4 = 4'-2"x4" OR 4'-2"x6"
- P5 = 5'-2"x4" OR 5'-2"x6"
- P6 = 6'-2"x4" OR 6'-2"x6"

- POST ARE ALL JACK STUD c/w KING STUD (EX. P3 = 2 JACK STUD + 1 KING STUD)
- IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.14.3) AND 9.10.19, OF THE ONTARIO BUILDING CODE:

- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- SHALL BE INSTALLED ON OR NEAR THE CEILING;
- PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
- HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
- INTERCONNECTION OF SMOKE DETECTORS WITHIN SUITES;
- SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES, AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING;
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- CARBON MONOXIDE ALARM AS PER SECTION 6.2.12, ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE;
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

FLOOR FRAMING:

- F1 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A001 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)
- F2 2"x10" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
- F3 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A001 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

GENERAL NOTES:

- 1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- 2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- 3- COORDINATE COLLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:

GROUND FLOOR PLAN

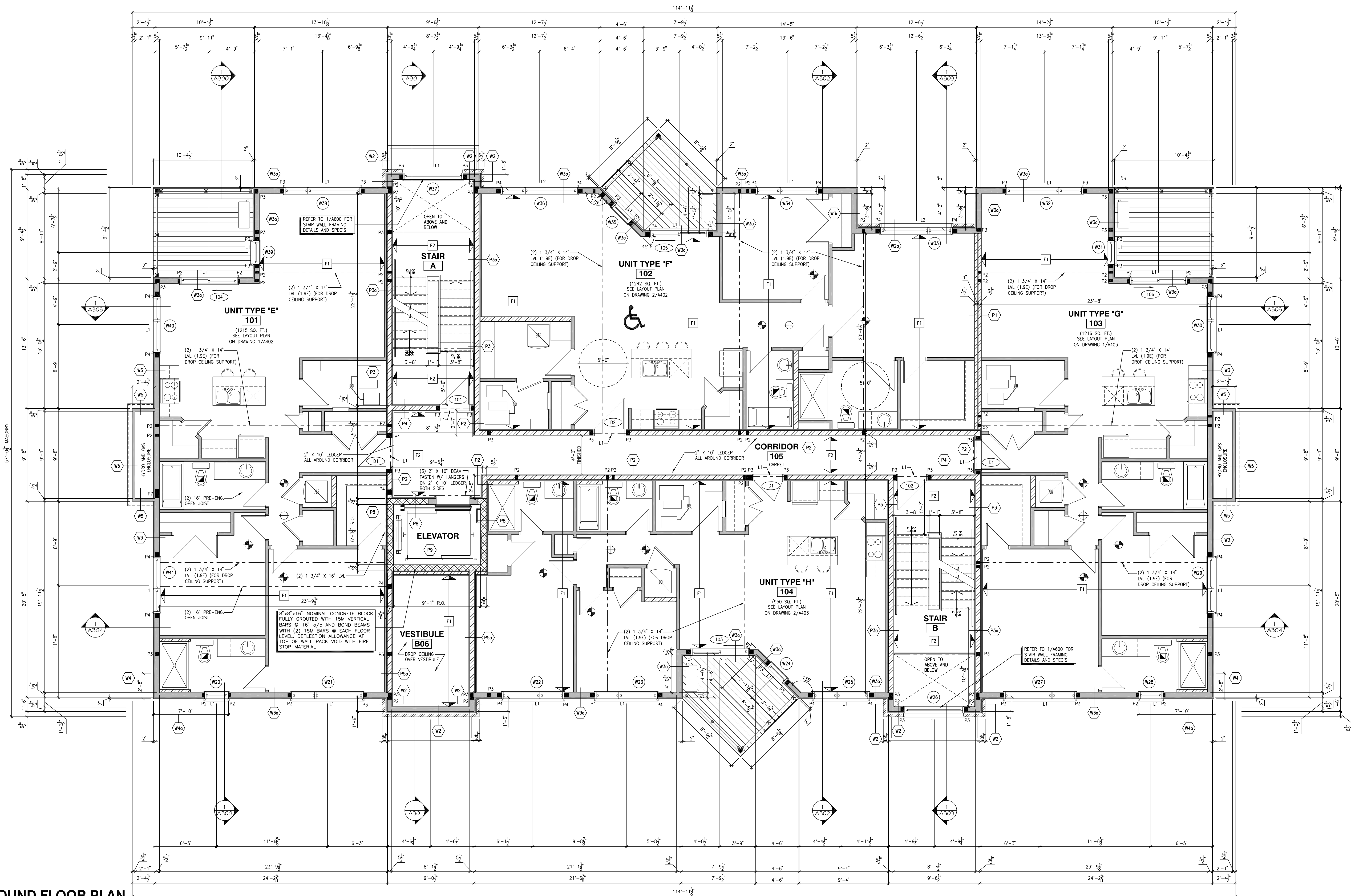
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX
PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL
BLUES AVE. IRONWOOD, ONTARIO

A105

GROUND FLOOR PLAN

1 A105 3/16" = 1'-0"

ALL DIMENSIONS ARE TAKEN FROM STUD FACE



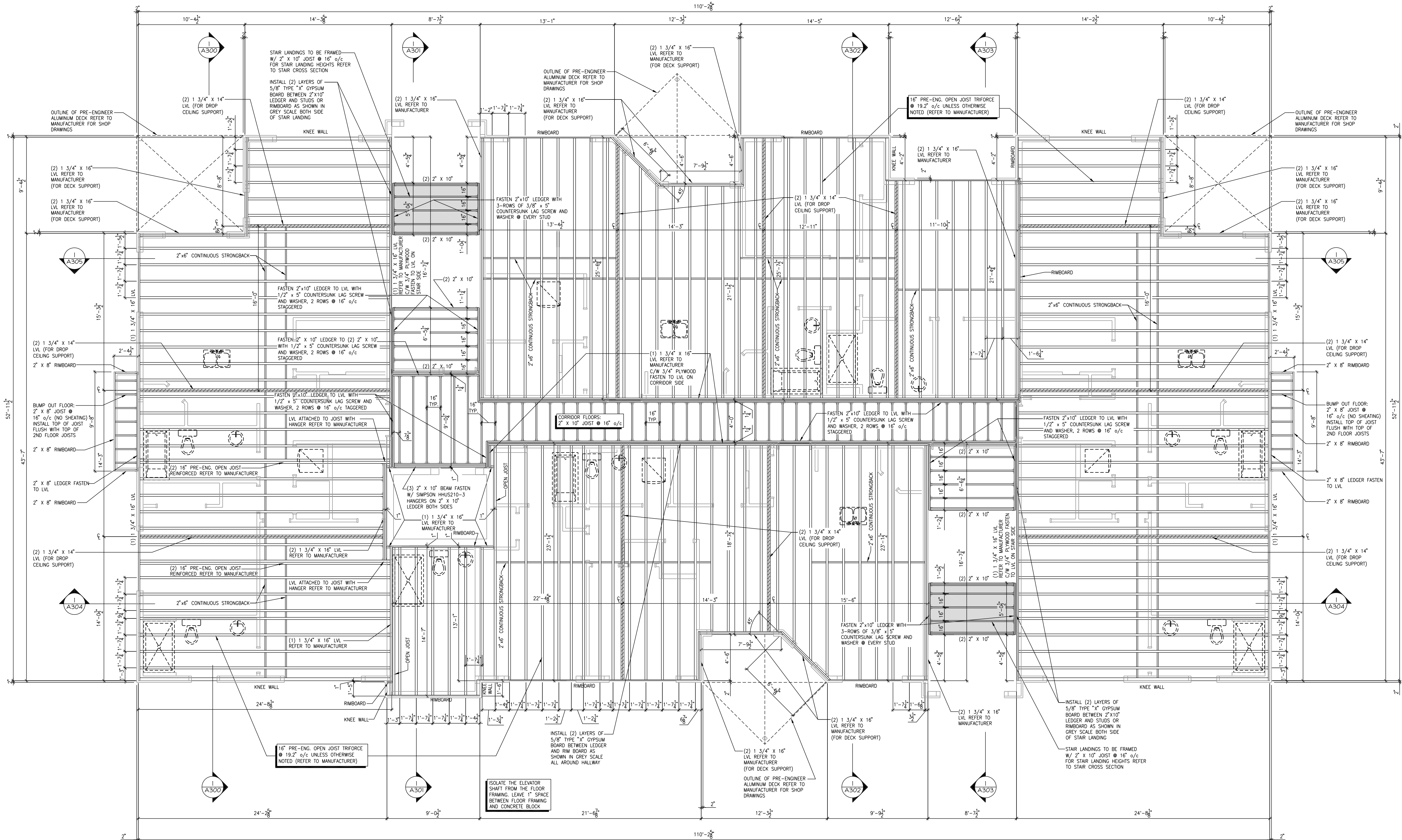
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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.



1 SECOND FLOOR - JOIST LAYOUT
A106 3/16" = 1'-0"

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SLOD BLOCKING DOWN TO FOUNDATION.

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



2012 O.B.C. DRAWINGS

DRAWING: **SECOND AND THIRD FLOOR JOIST LAYOUT**

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: **IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL** SHEET: **A106**
BUILDING AVE. IROQUOIS, ONTARIO

BARRIER FREE UNITS



TOTAL UNITS AMOUNT: 16 UNITS
REQUIRED BARRIER FREE UNITS: 2 UNITS (12%)

BARRIER FREE COMMON SPACES

NOTES:

- BARRIER FREE UNITS SHALL BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR INTO THE FOLLOWING ROOMS: ONE BEDROOM, ONE BARRIER FREE BATHROOM, KITCHEN AND LIVING ROOM.
- PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm (43 1/4").
- EVERY DOOR GIVING ACCESS TO AN AREA MENTIONED ABOVE SHALL BE OF 915mm (36") (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 810mm (31 7/8"). DOORS NEED TO HAVE A CLEARANCE OF 800mm (23 5/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWING TOWARD THE APPROACH SIDE AND 300mm (11 7/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.
- THERMOSTATS SHALL BE INSTALLED AT A HEIGHT OF 1200mm (47 1/4") ABOVE FINISHED FLOOR. ANY OTHER CONTROLS SHALL BE INSTALLED NOT LESS THAN 900mm (35 1/2") AND NOT MORE THAN 1100mm (43 1/4") ABOVE THE FINISHED FLOOR.
- DESIGNATED BARRIER-FREE WASHROOMS SHALL CONTAIN A LAVATORY, A WATER CLOSET AND A BATHTUB OR A SHOWER. NOTE THAT THE BATHROOM IS NOT INTENDED TO INCLUDE A BATHUB AND/OR SHOWER. BF WASHROOM SHALL BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE OF NOT LESS THAN 1500mm IN DIAMETER. WALL REINFORCEMENT SHALL BE INSTALLED FOR FUTURE REQUIRED GRAB BARS FOR ALL PLUMBING FIXTURES INSTALLED.

NOTES:

- PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm (43 1/4").
- EVERY DOOR GIVING A BARRIER-FREE ACCESS TO A UNIT SHALL BE OF 965mm (38") (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 860mm (33 7/8"). DOORS NEED TO HAVE A CLEARANCE OF 800mm (23 5/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWING TOWARD THE APPROACH SIDE AND 300mm (11 7/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.
- CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES IN A BARRIER-FREE PATH OF TRAVEL, INCLUDING ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES SHALL BE MOUNTED:
 - i) 1 200 mm ABOVE THE FINISHED FLOOR IN THE CASE OF A THERMOSTAT OR A MANUAL PULL STATION, AND
 - ii) NOT LESS THAN 900mm (35 1/2") AND NOT MORE THAN 1100mm (43 1/4") ABOVE THE FINISHED FLOOR, IN THE CASE OF ALL OTHER CONTROLS.

NOTES:

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT.
- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;
- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;
- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPECS AND P.L.E.G. IN OTHER CASE;
- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS. PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

BLOCK: A

DATE: 04/09/2024

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL TABLE:

- S1 = 1.35x3.5x1/4" (90mmx90mmx6mm)
- S2 = 1.4x3.5x1/4" (100mmx90mmx6mm)
- S3 = 1.5x3.5x1/4" (125mmx90mmx11mm)

WOOD LINTEL TABLE:

- L1 = 2-2"x10"
- L2 = 3-2"x10"
- L3 = 3-1.75"x9.5" LVL

• IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

WOOD POST TABLE:

- P2 = 2-2"x4" OR 2-2"x6"
- P3 = 3-2"x4" OR 3-2"x6"
- P4 = 4-2"x4" OR 4-2"x6"
- P5 = 5-2"x4" OR 5-2"x6"
- P6 = 6-2"x4" OR 6-2"x6"

• POST ARE ALL JACK STUD c/w KING STUD (EX. P3 = 2 JACK STUD + 1 KING STUD)

• IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.14.3) AND 9.10.19. OF THE ONTARIO BUILDING CODE:

- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- SHALL BE INSTALLED ON OR NEAR THE CEILING;
- PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
- HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
- INTERCONNECTION OF SMOKE DETECTORS WITHIN SUITES;
- SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES, AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING;
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- CARBON MONOXIDE ALARM AS PER SECTION 6.2.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE;
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

FLOOR FRAMING:

F1 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A001 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

F2 2"x10" JOIST @ 16" o/c UNLESS OTHERWISE NOTED

F3 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A001 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

GENERAL NOTES:

- 1- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- 2- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- 3- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET:

BUILDING NO. 000000, ONTARIO

A107

1 SECOND FLOOR PLAN

A107 3/16" = 1'-0"

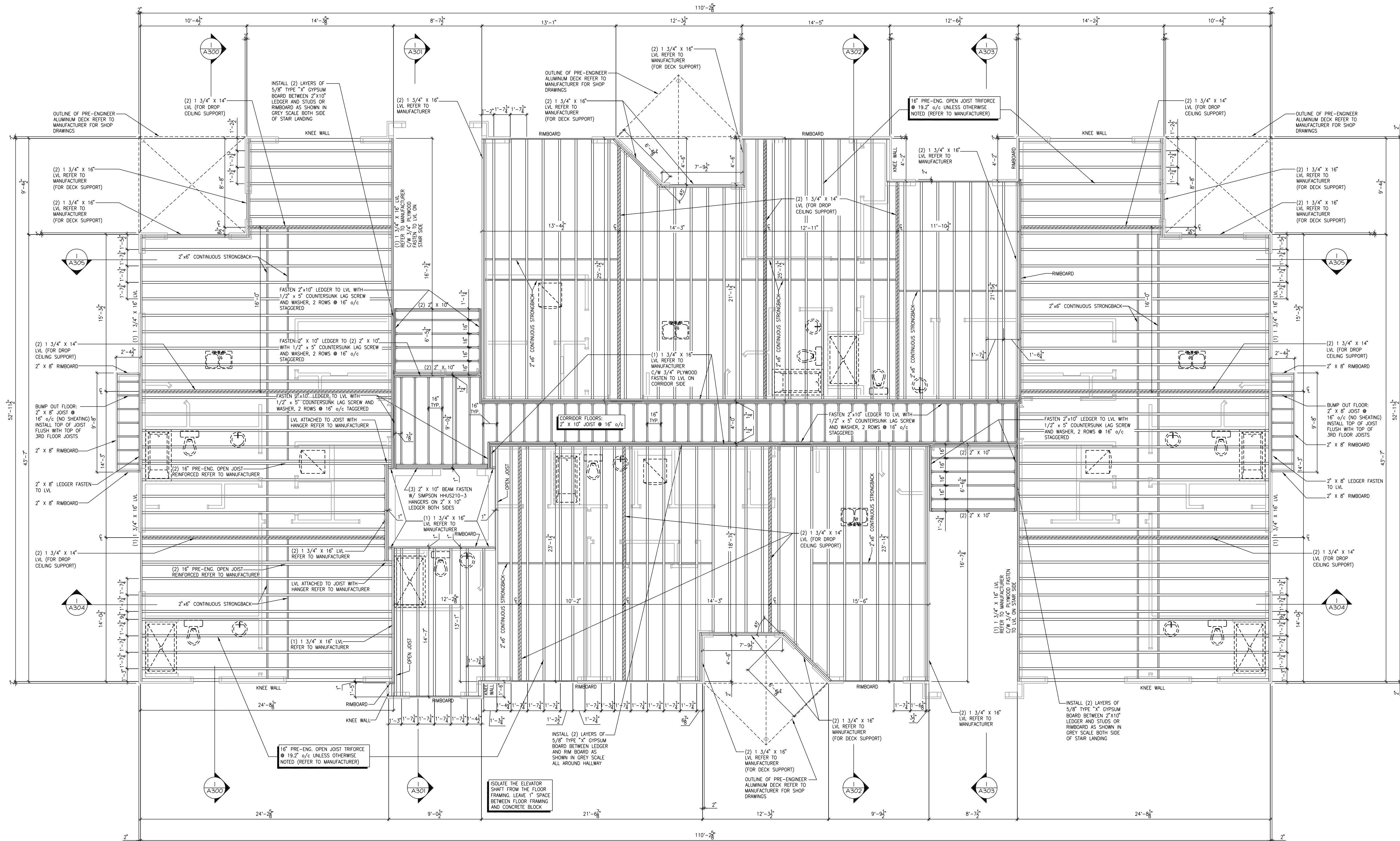
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1 THIRD FLOOR - JOIST LAYOUT
3/16" = 1'-0"

ROOF AND FLOOR LAYOUT NOTES:
- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE GRATING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOORS SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLD BLOCKING DOWN TO FOUNDATION.

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



2012 O.B.C. DRAWINGS

SECOND AND THIRD FLOOR JOIST LAYOUT

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: **IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL** SHEET: **A108**
BUILDING NO. 800005, ONTARIO

BARRIER FREE UNITS

TOTAL UNITS AMOUNT: 16 UNITS
REQUIRED BARRIER FREE UNITS: 2 UNITS (15%)



BARRIER FREE COMMON SPACES

NOTES:

-BARRIER FREE UNITS SHALL BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL FROM THE SUITE ENTRANCE DOOR INTO THE FOLLOWING ROOMS: ONE BEDROOM, ONE BARRIER FREE BATHROOM, KITCHEN AND LIVING ROOM.
-PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm (43 1/4").
-EVERY DOOR GIVING ACCESS TO AN AREA MENTIONED ABOVE SHALL BE OF 915mm (36") (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 810mm (31 7/8"). DOORS NEED TO HAVE A CLEARANCE OF 800mm (23 5/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWING TOWARD THE APPROACH SIDE AND 300mm (11 7/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.
-THERMOSTATS SHALL BE INSTALLED AT A HEIGHT OF 1200mm (47 1/4") ABOVE FINISHED FLOOR. ANY OTHER CONTROLS SHALL BE INSTALLED NOT LESS THAN 900mm (35 1/2") AND NOT MORE THAN 1100mm (43 1/4") ABOVE THE FINISHED FLOOR.
-DESIGNATED BARRIER-FREE WASHROOMS SHALL CONTAIN A LAVATORY, A WATER CLOSET AND A BATHTUB OR A SHOWER. NOTE THAT THE BATHROOM IS NOT INTENDED TO INCLUDE A BATH TUB AND/OR SHOWER. BF WASHROOM SHALL BE DESIGNED TO PERMIT A WHEELCHAIR TO TURN IN AN OPEN SPACE OF NOT LESS THAN 1500mm IN DIAMETER. WALL REINFORCEMENT SHALL BE INSTALLED FOR FUTURE REQUIRED GRAB BARS FOR ALL PLUMBING FIXTURES INSTALLED.

NOTES:

-PATH OF TRAVEL SHALL BE OF A MINIMUM WIDTH OF 1100mm (43 1/4").
-EVERY DOOR GIVING A BARRIER-FREE ACCESS TO A UNIT SHALL BE OF 965mm (38") (TO BE VERIFIED WITH MANUFACTURER) IN ORDER TO PROVIDE A PERFECTLY NON-OBSTRUCTED CLEAR WIDTH PASSAGE OF NOT LESS THAN 860mm (33 7/8"). DOORS NEED TO HAVE A CLEARANCE OF 800mm (23 5/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWING TOWARD THE APPROACH SIDE AND 300mm (11 7/8") BEYOND THE EDGE OF THE DOOR OPENING IF THE DOOR SWINGS AWAY FROM THE APPROACH SIDE.
-CONTROLS FOR THE OPERATION OF BUILDING SERVICES OR SAFETY DEVICES IN A BARRIER-FREE PATH OF TRAVEL, INCLUDING ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES SHALL BE MOUNTED:
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ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOORS SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS. PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTES:

- FINISH FLOORING IN BATHROOMS, KITCHEN, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT.

- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012;

- WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH VALECRAFT HOMES LTD AND THE MANUFACTURER;

- COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER SPECS AND P.L.E.G. IN OTHER CASE;

- COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH VALECRAFT HOMES LTD AND MANUFACTURERS.

BLOCK: A

DATE: 04/09/2024

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

NOTES:

STEEL LINTEL TABLE:

S1 = L 3.5"x5"x1/4" (90mmx90mmx6mm)
S2 = L 4"x3.5"x1/4" (100mmx90mmx6mm)
S3 = L 5"x3.5"x7/16" (125mmx90mmx11mm)

WOOD LINTEL TABLE:

L1 = 2"-2"x10"
L2 = 3"-2"x10"
L3 = 3-1.75"x9.5" LVL

• IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

WOOD POST TABLE:

P2 = 2"-2"x4" OR 2"-2"x6"
P3 = 3"-2"x4" OR 3"-2"x6"
P4 = 4"-2"x4" OR 4"-2"x6"
P5 = 5"-2"x4" OR 5"-2"x6"
P6 = 6"-2"x4" OR 6"-2"x6"

• POST ARE ALL JACK STUD C/W KING STUD
(EX. P3 = 2 JACK STUD + 1 KING STUD)

• IF NO POST ARE MENTIONED ON PLANS, PROVIDE MIN. A "P2"

- SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.19.4.(3) AND 9.10.19. OF THE ONTARIO BUILDING CODE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- SHALL BE INSTALLED ON OR NEAR THE CEILING;
- PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
- HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
- INTERCONNECTION OF SMOKE DETECTORS WITHIN SUITES;
- SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES, AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING;
- SHALL HAVE A VISUAL SIGNALING DEVICE;
- CARBON MONOXIDE ALARM AS PER SECTION 6.2.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE;
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE

FLOOR FRAMING:

F1 16" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A001 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)
F2 2"x10" JOIST @ 16" o/c UNLESS OTHERWISE NOTED
F3 11 3/8" PRE-ENG. OPEN JOIST TRIFORCE @ 19.2" o/c UNLESS OTHERWISE NOTED (REFER TO MANUFACTURER, DRAWING A001 FLOOR AND CEILING ASSEMBLIES AND JOIST LAYOUT PLANS)

GENERAL NOTES:

- ALL POINT LOADS TO BE BLOCKED DOWN TO THE FOUNDATION WALL OR SUPPORTING MEMBER
- ALL BEAMS TO HAVE A MIN 3 1/2" END BEARING
- COORDINATE COLUMNS WITH FINAL LOCATION OF GIRDER TRUSSES AS PER APPROVED ROOF TRUSS SHOP DRAWINGS

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:

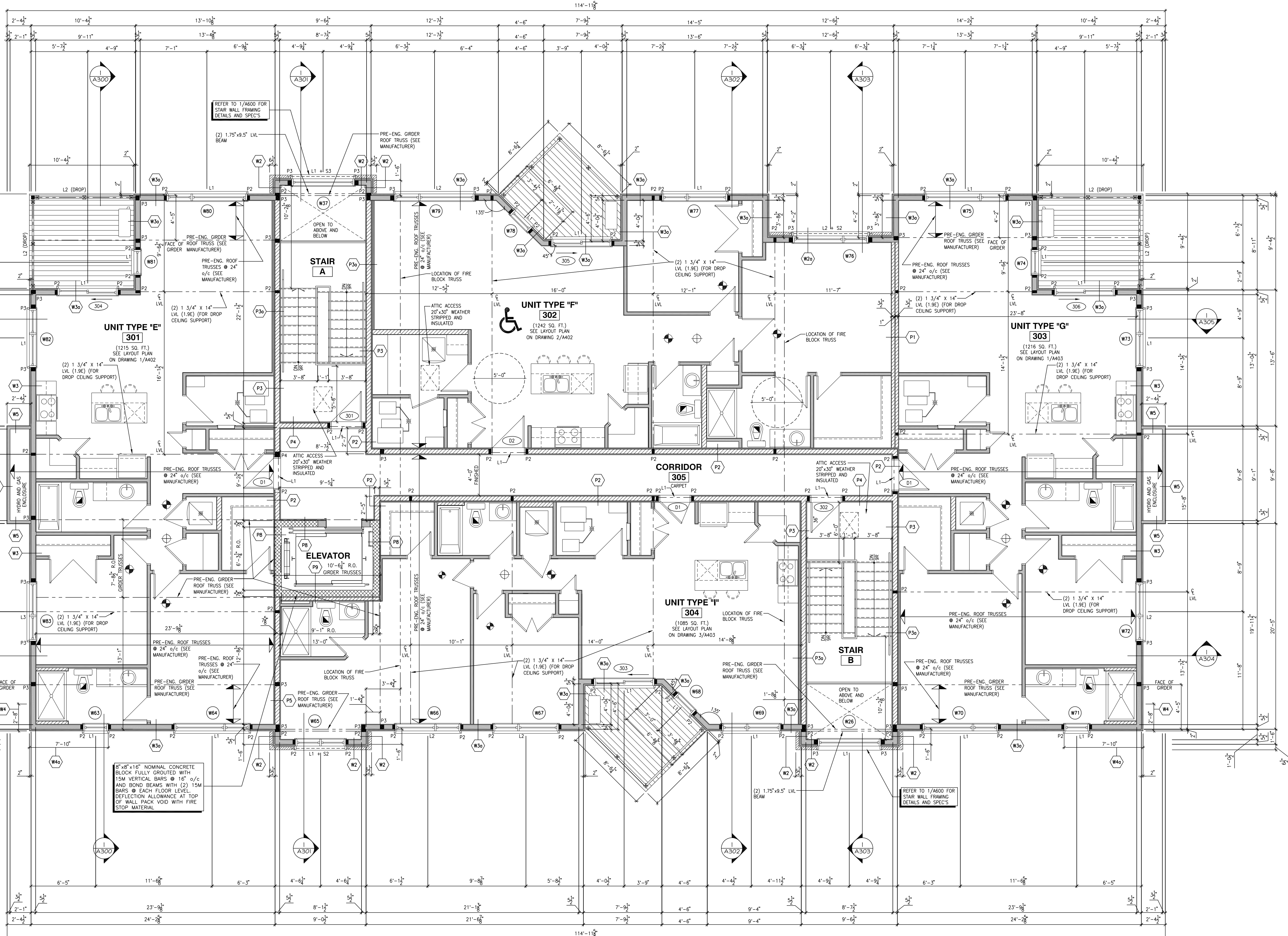
THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX
PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A109

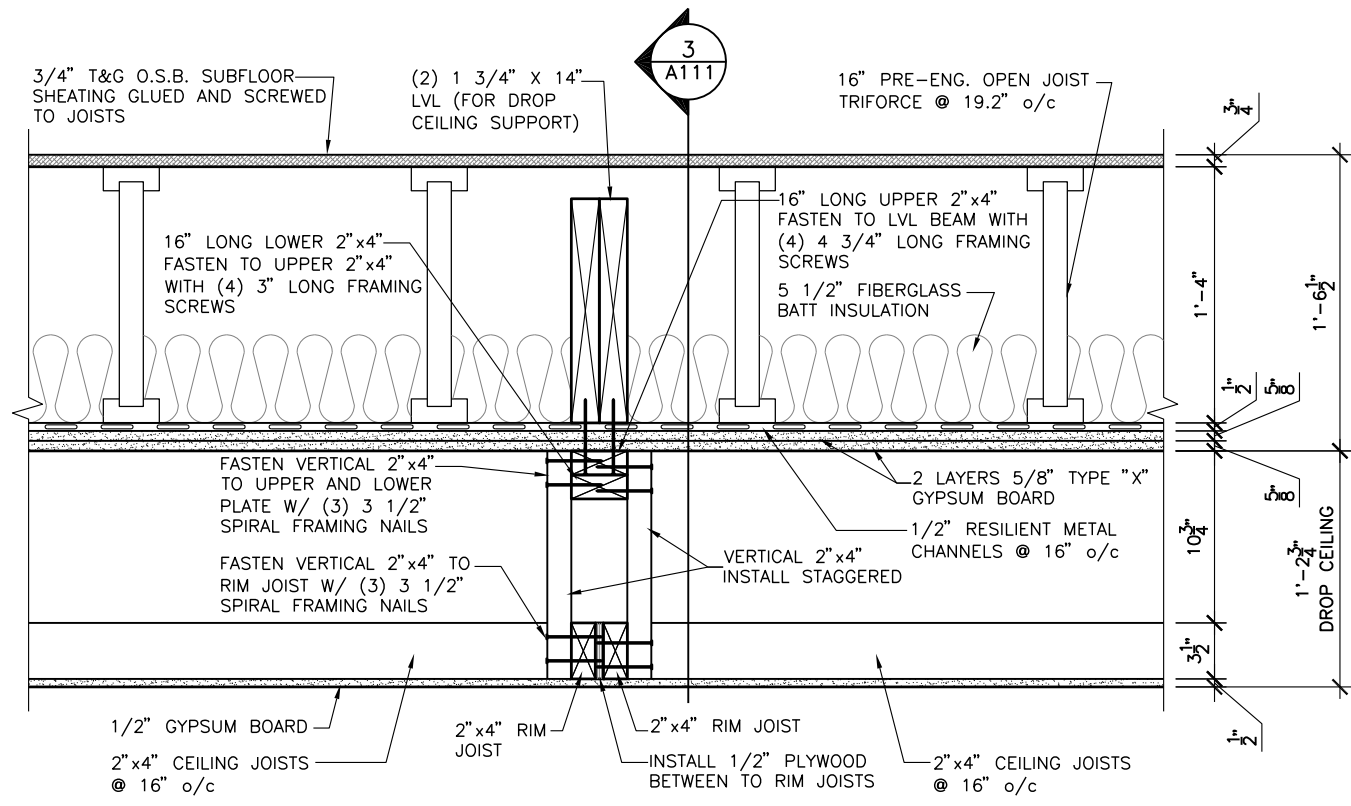
BLUES AVE. IRROQUOIS, ONTARIO

1 THIRD FLOOR PLAN

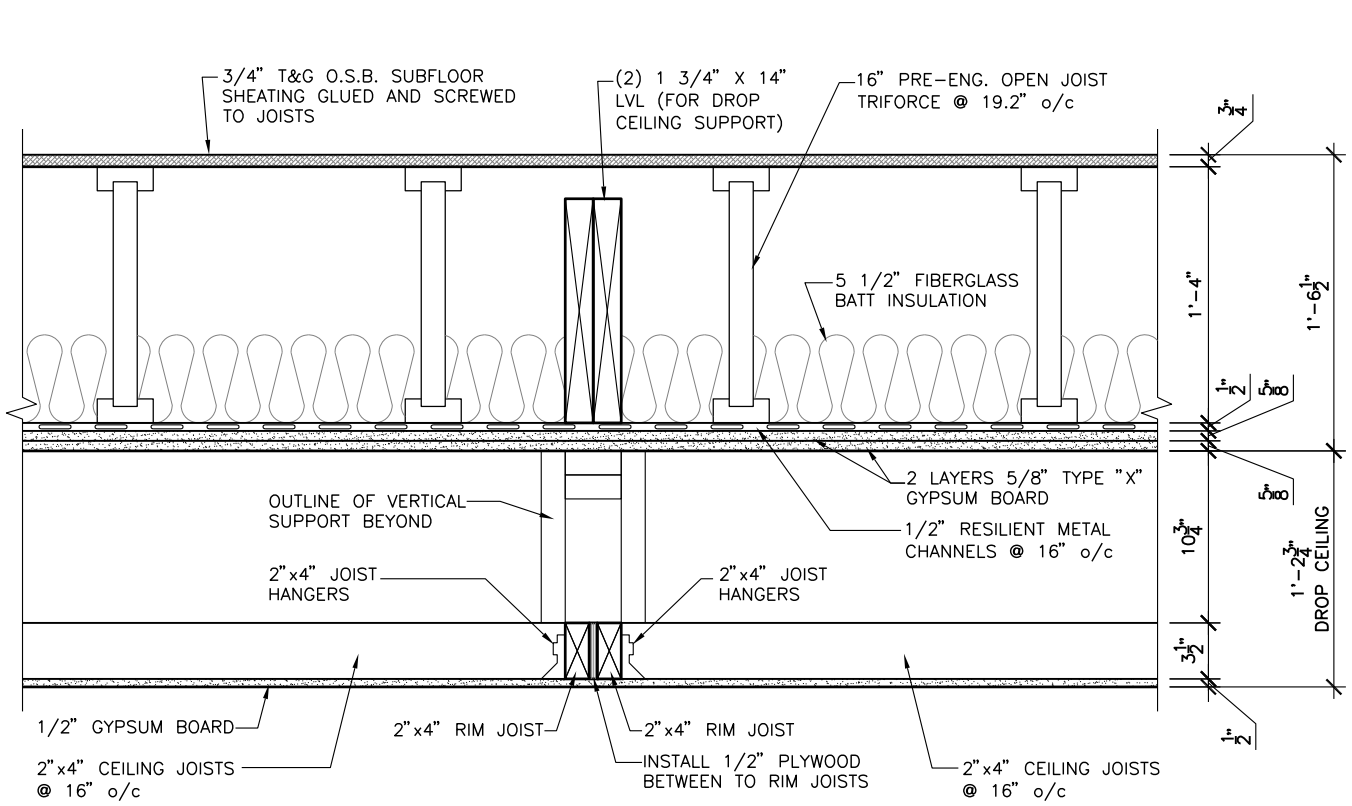
A109 3/16" = 1'-0"



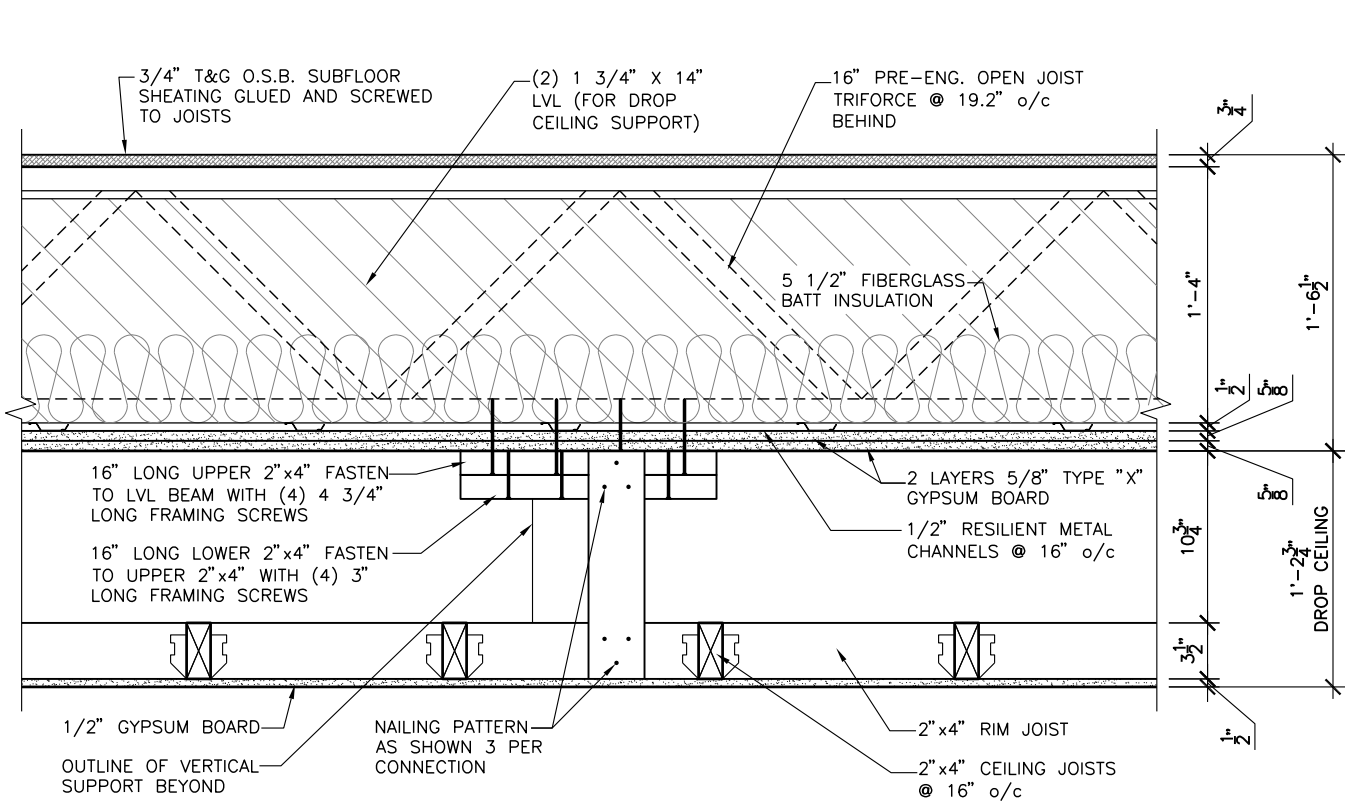




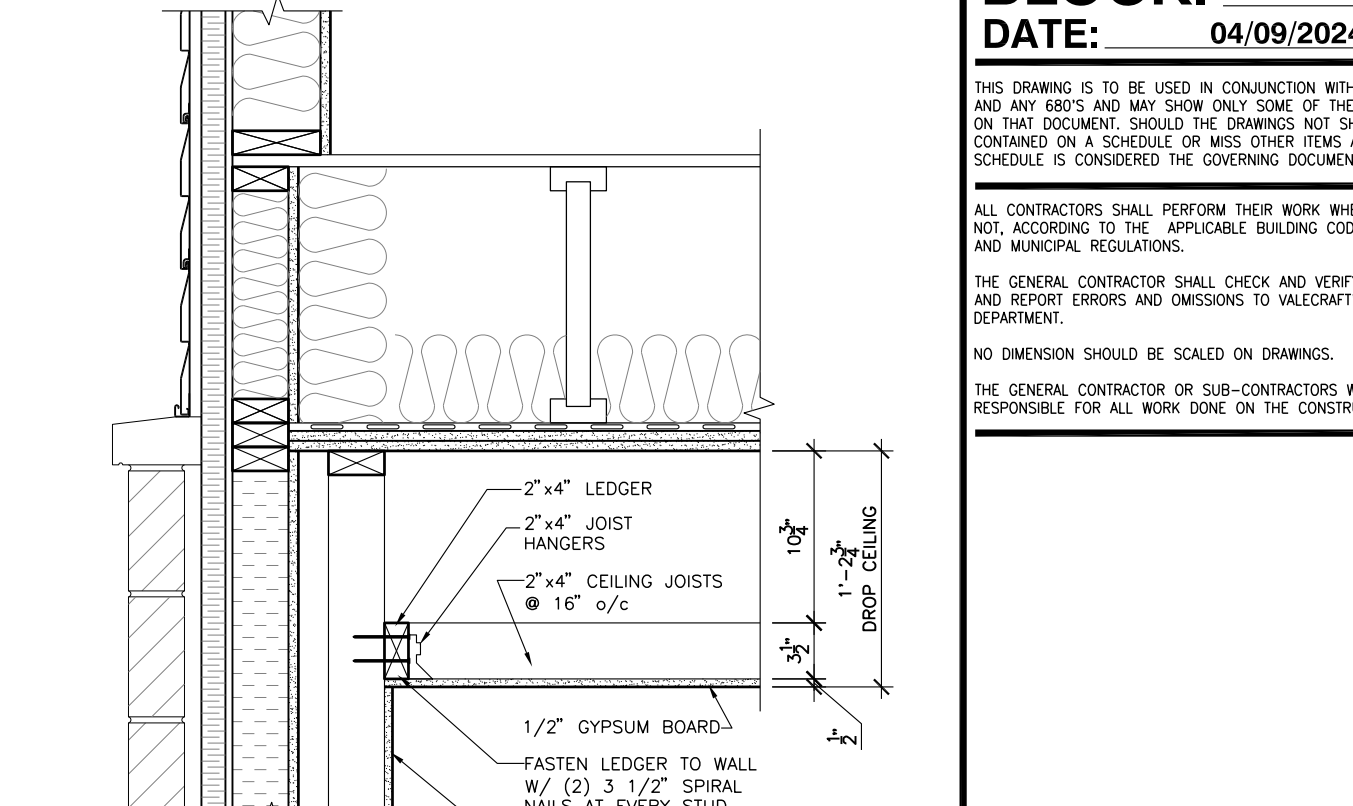
1
A111 **DROP CEILING FASTEN TO UPPER AND LOWER PLATE DETAIL**
1" = 1'-0"



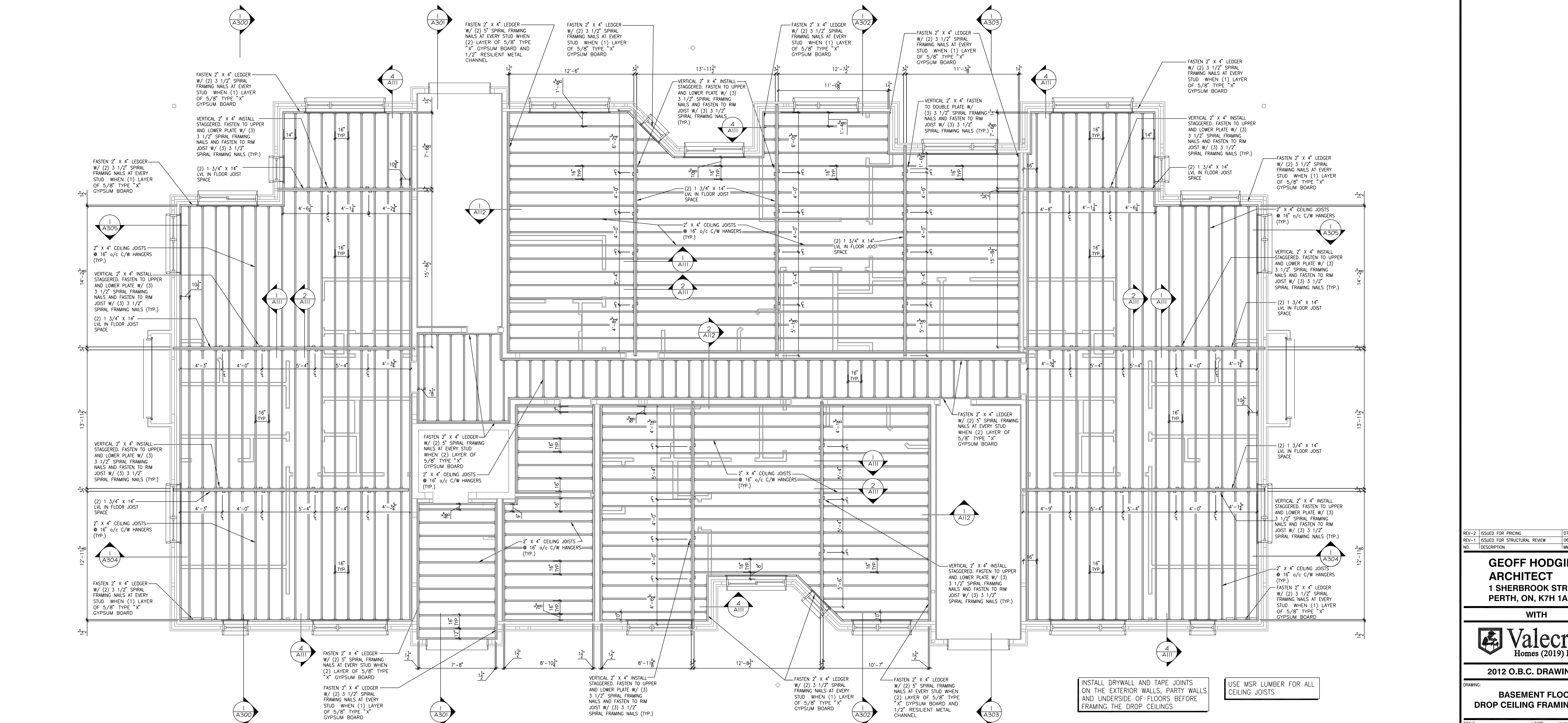
2
A111 **DROP CEILING JOIST FASTEN TO RIM JOIST DETAIL**
1" = 1'-0"



3
A111 **DROP CEILING FASTEN TO LVL BEAM DETAIL**
1" = 1'-0"



4
A111 **DROP CEILING LEDGER CONNECTION DETAIL**
1" = 1'-0"



5
A111 **BASEMENT FLOOR - DROP CEILING FRAMING PLAN**
3/16" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/18/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

**BASEMENT FLOOR
DROP CEILING FRAMING PLAN**

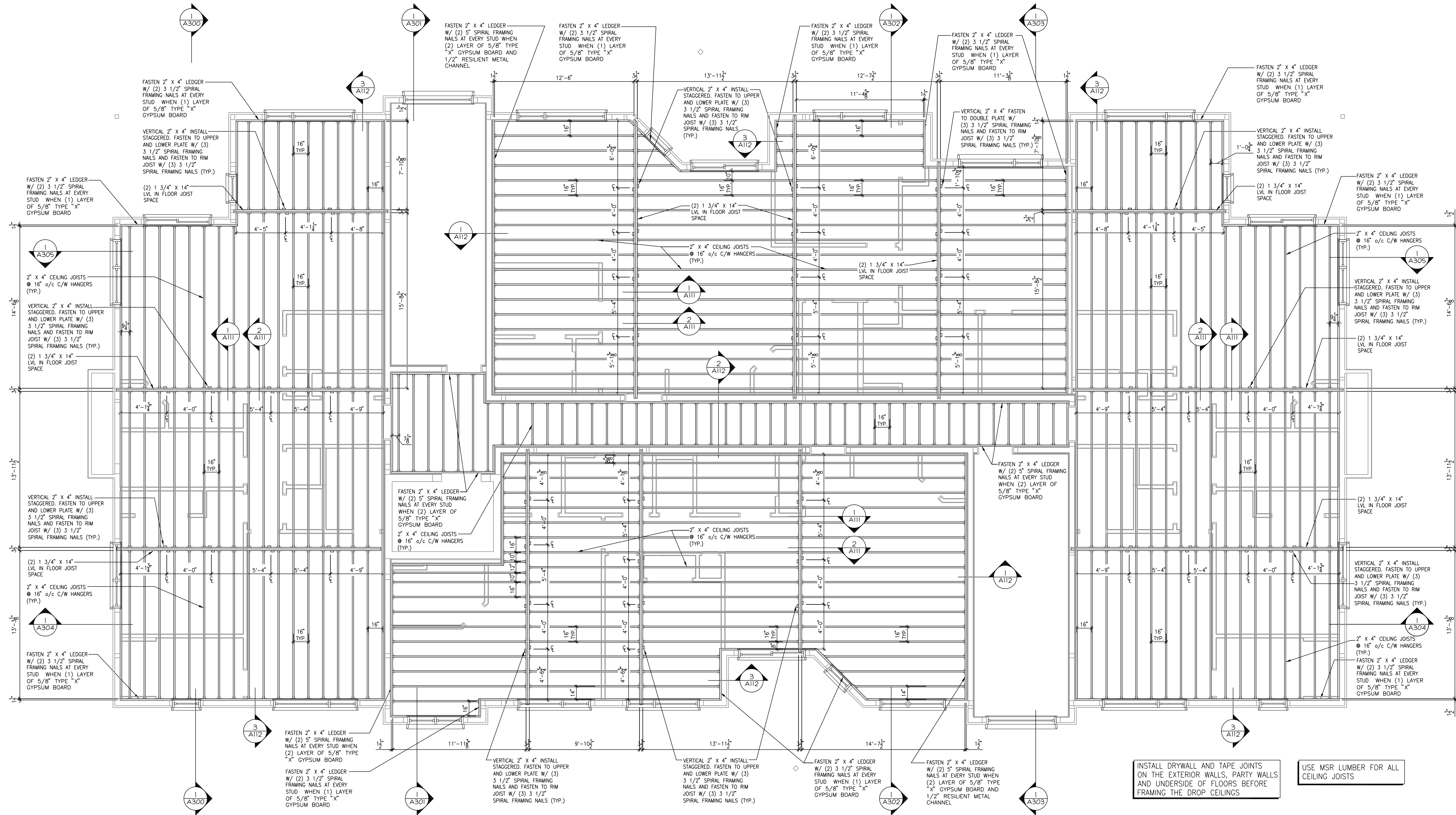
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX
PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A111
BUILDING: AVE. 800000, ONTARIO

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



2012 O.B.C. DRAWINGS

DRAWING:
SECOND FLOOR
DROP CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILINGS AVE. IROQUOIS, ONTARIO

SHEET:
A113

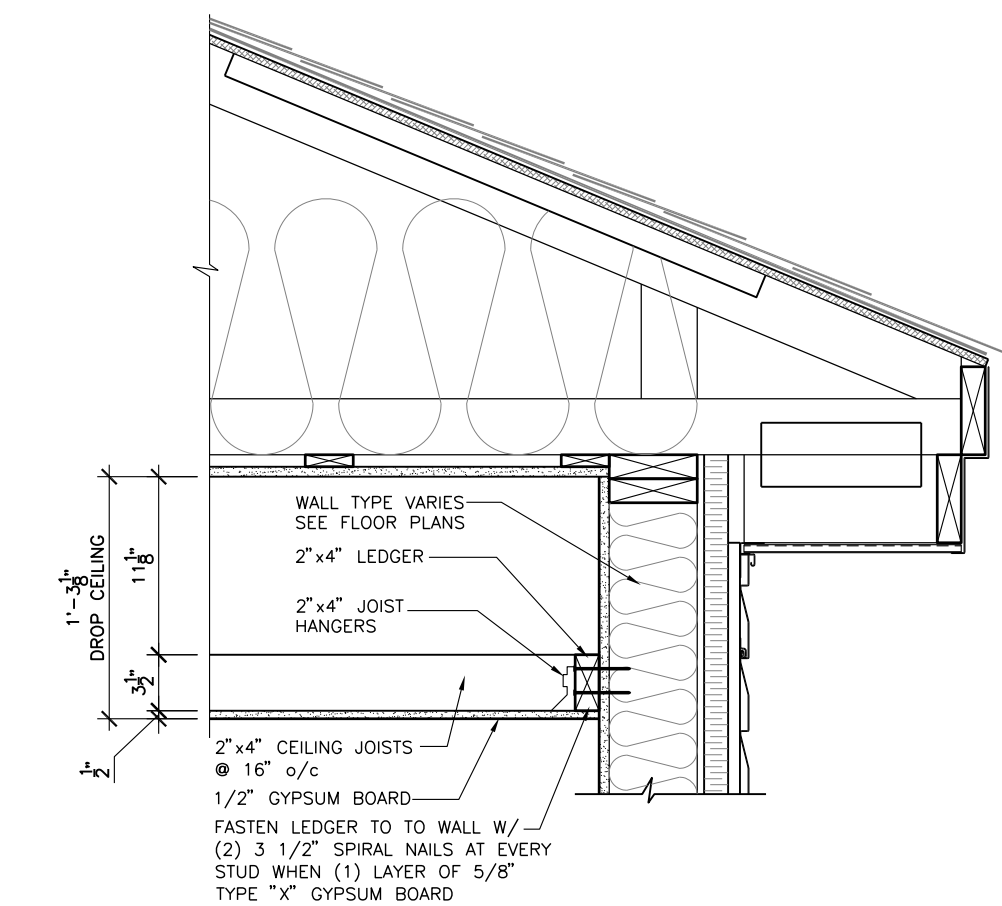
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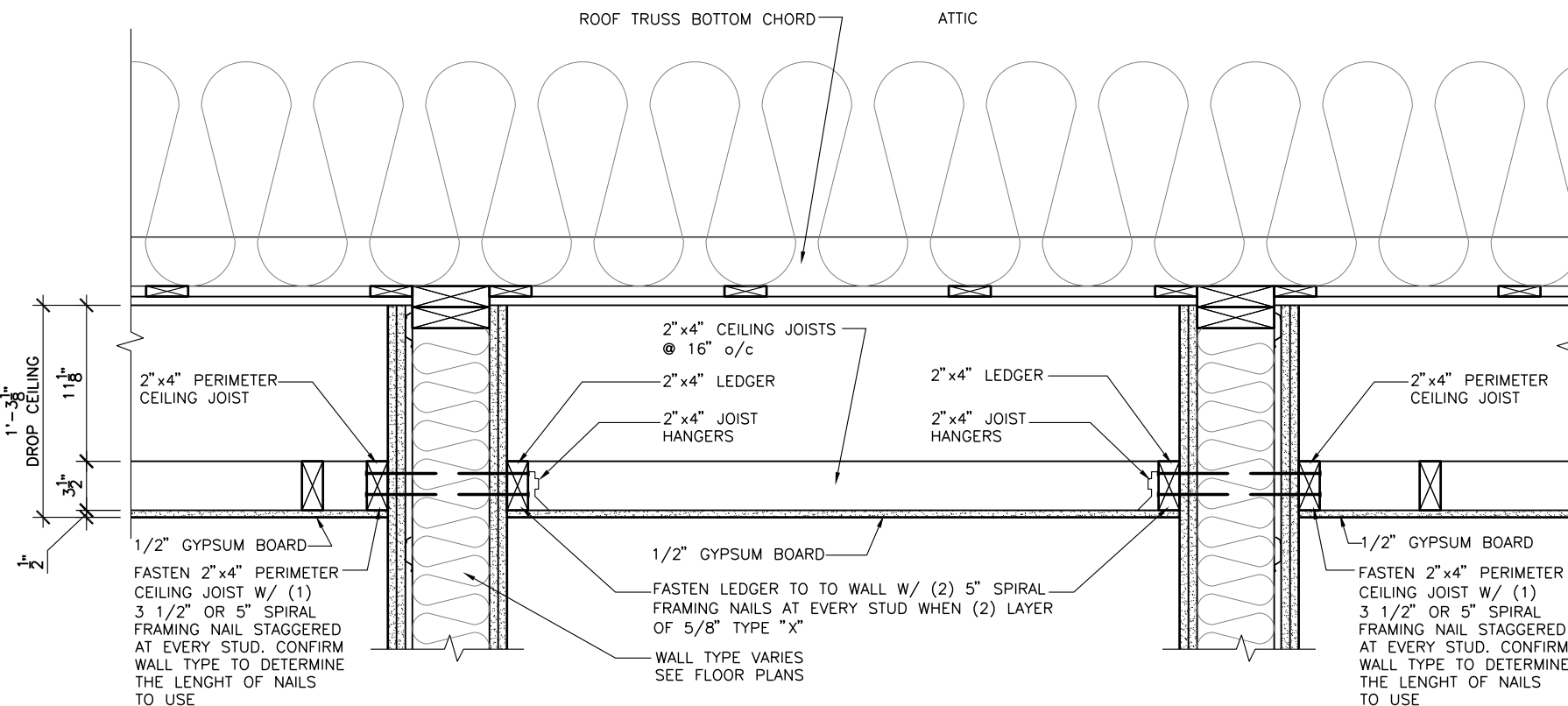
NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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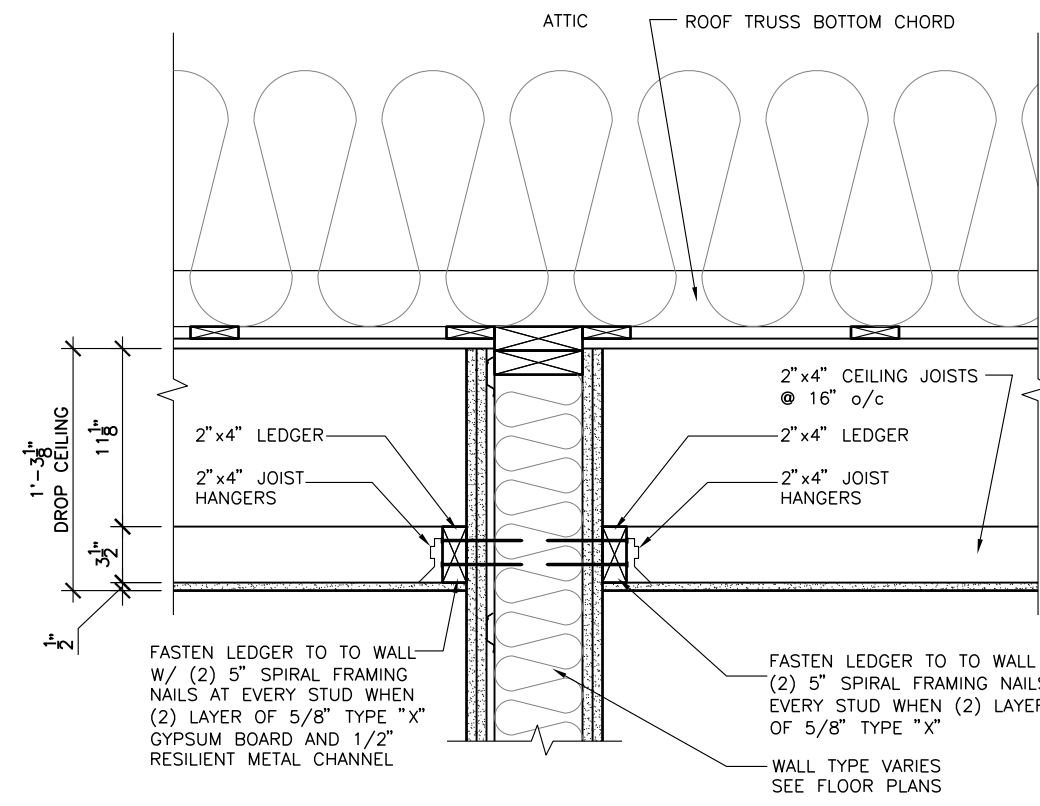
DROP CEILING LEDGER CONNECTION DETAIL

1" = 1'-0"



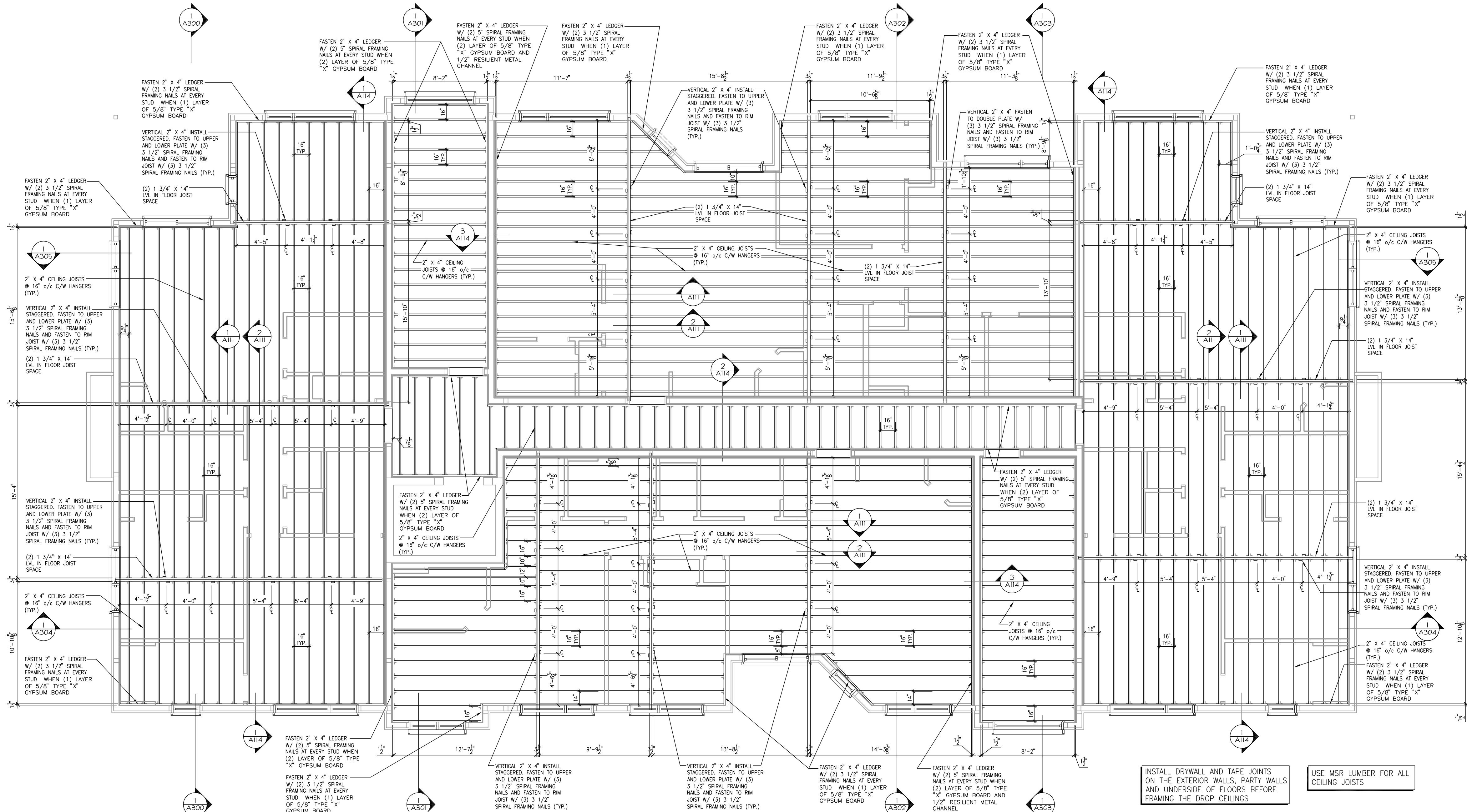
DROP CEILING LEDGER CONNECTION DETAIL (CORRIDOR)

1" = 1'-0"



DROP CEILING LEDGER CONNECTION DETAIL

1" = 1'-0"



THIRD FLOOR - DROP CEILING FRAMING PLAN

3/16" = 1'-0"

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



2012 O.B.C. DRAWINGS

THIRD FLOOR
DROP CEILING FRAMING PLAN

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BLINDS AVE. IROQUOIS, ONTARIO

A114

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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STANDARD:
GROSS INSULATED = 1404.4 M. SQ.
WALL AREA
GROSS WINDOW = 339.4 M. SQ.
AREA
PERCENT GLASS TO WALL AREA = 24.2%



REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

DRAWING:

FRONT ELEVATION

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A200

BILLINGS AVE. IROQUOIS, ONTARIO

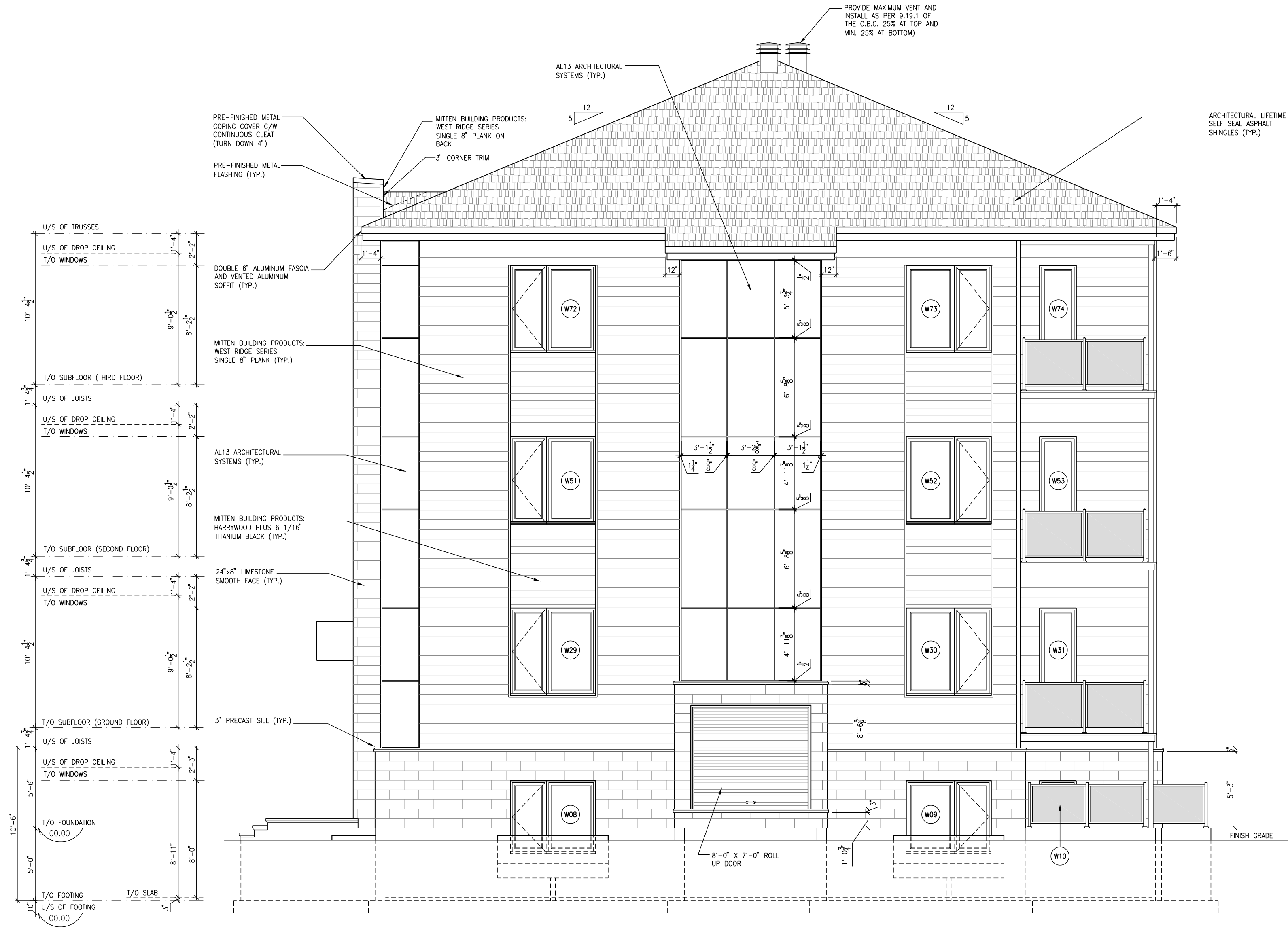
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REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:

RIGHT ELEVATION

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX MM/DD/YYYY

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET:

BILLINGS AVE. IROQUOIS, ONTARIO A201

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

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Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

DRAWING:

REAR ELEVATION

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A202

BILLINGS AVE. IROQUOIS, ONTARIO

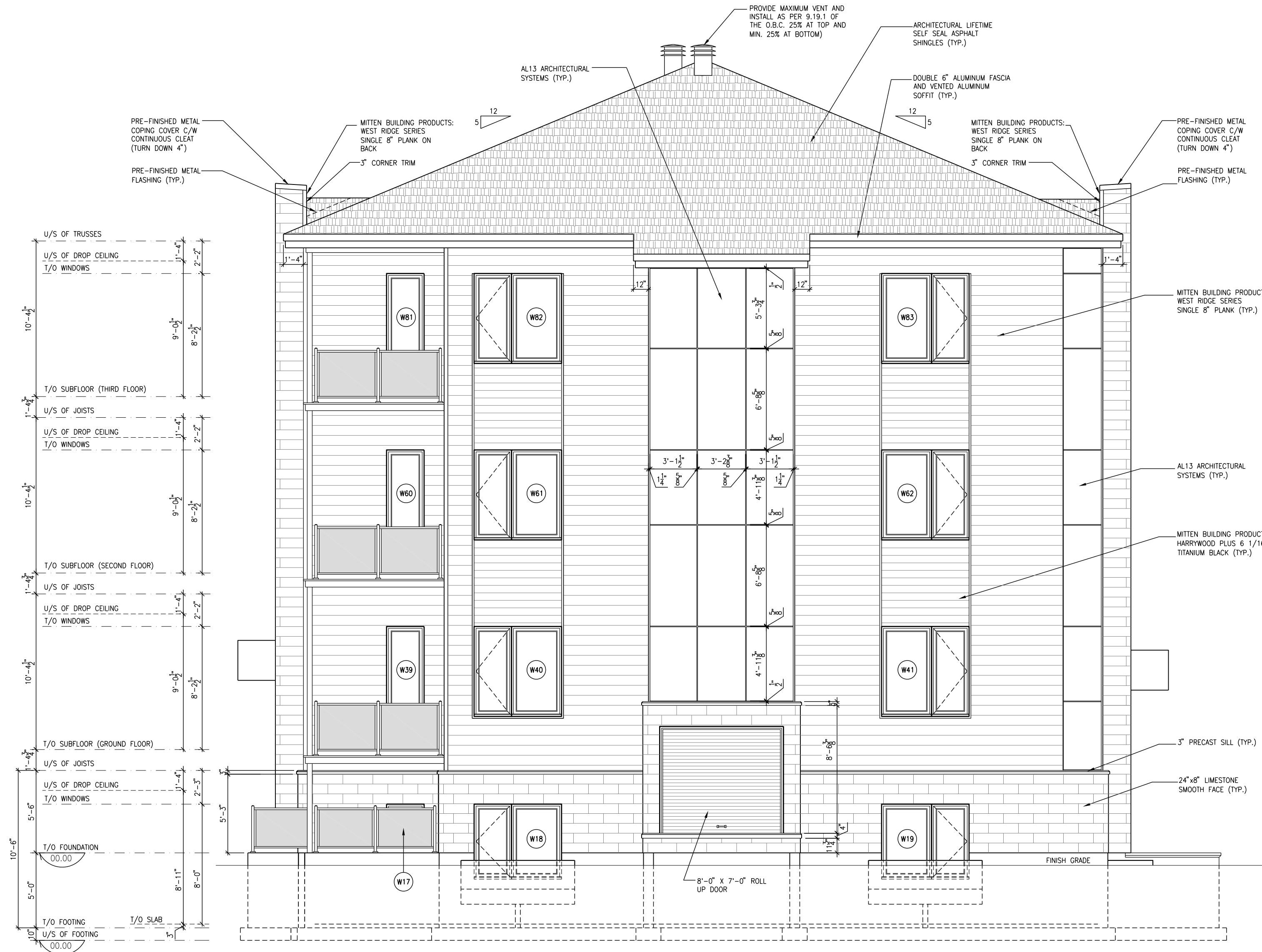
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REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

2012 O.B.C. DRAWINGS

DRAWING:
LEFT ELEVATION

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX
PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A203

BILLINGS AVE. IROQUOIS, ONTARIO

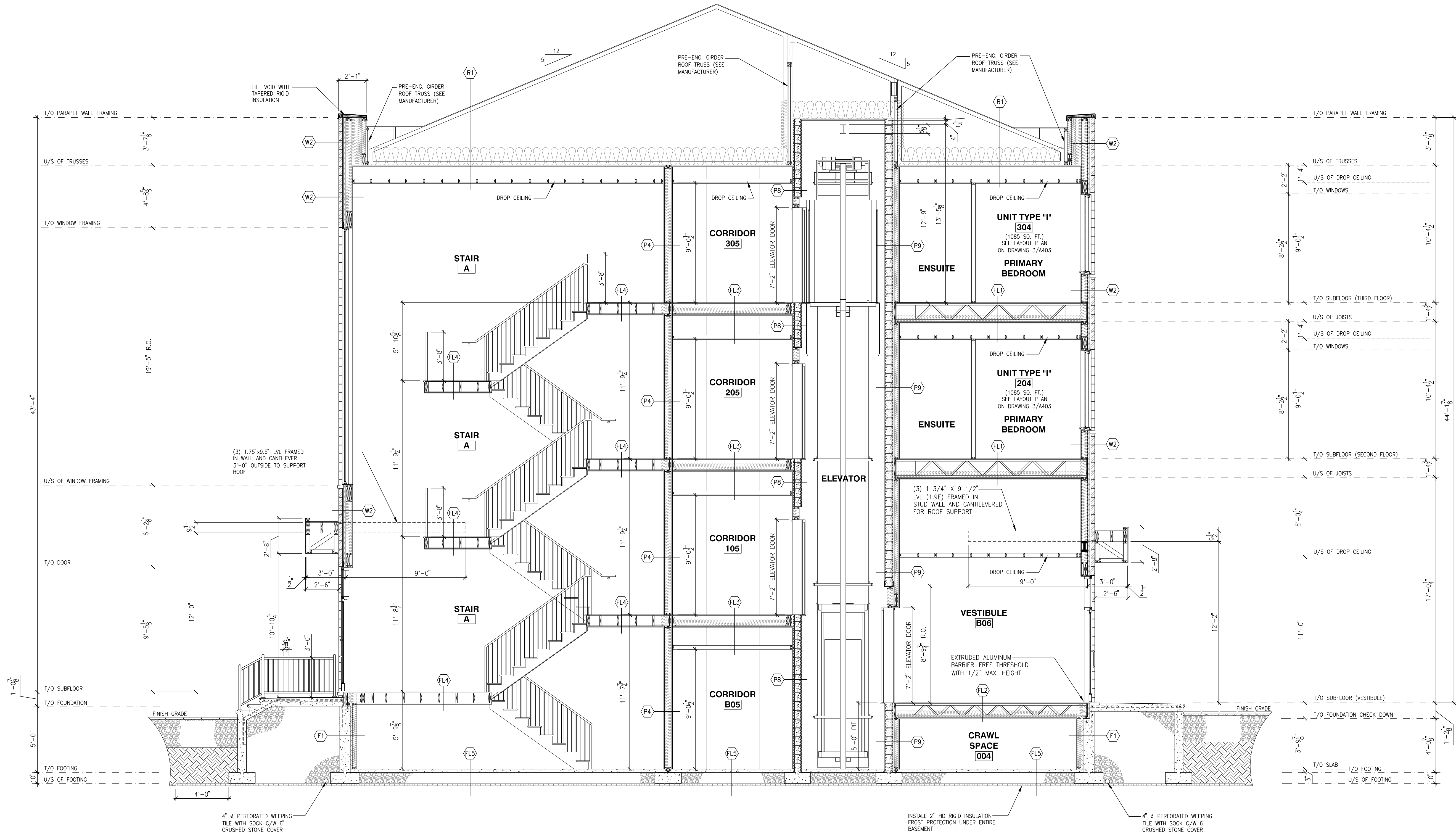
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REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



2012 O.B.C. DRAWINGS

DRAWING: TRANSVERSE BUILDING SECTION (THRU STAIRS, CORRIDOR ELEVATOR SHAFT AND VESTIBULE)

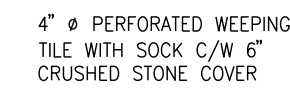
SCALE: 1/4" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A301

BILLINGS AVE. IROQUOIS, ONTARIO

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

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INSTALL 2" HD RIGID INSULATION -
FROST PROTECTION UNDER ENTIRE
BASEMENT

— 4" ϕ PERFORATED WEEPING
TILE WITH SOCK C/W 6"
CRUSHED STONE COVER

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

2012 O.B.C. DRAWINGS

SCALE: 1/4" = 1'-0" | DATE: XX/XX/XXXX
MM/DD/YYYY

PROJECT:	SHEET:
IROQUOIS APARTMENTS	A302
MULTI-UNIT RESIDENTIAL	
BILLINGS AVE., IROQUOIS, ONTARIO	

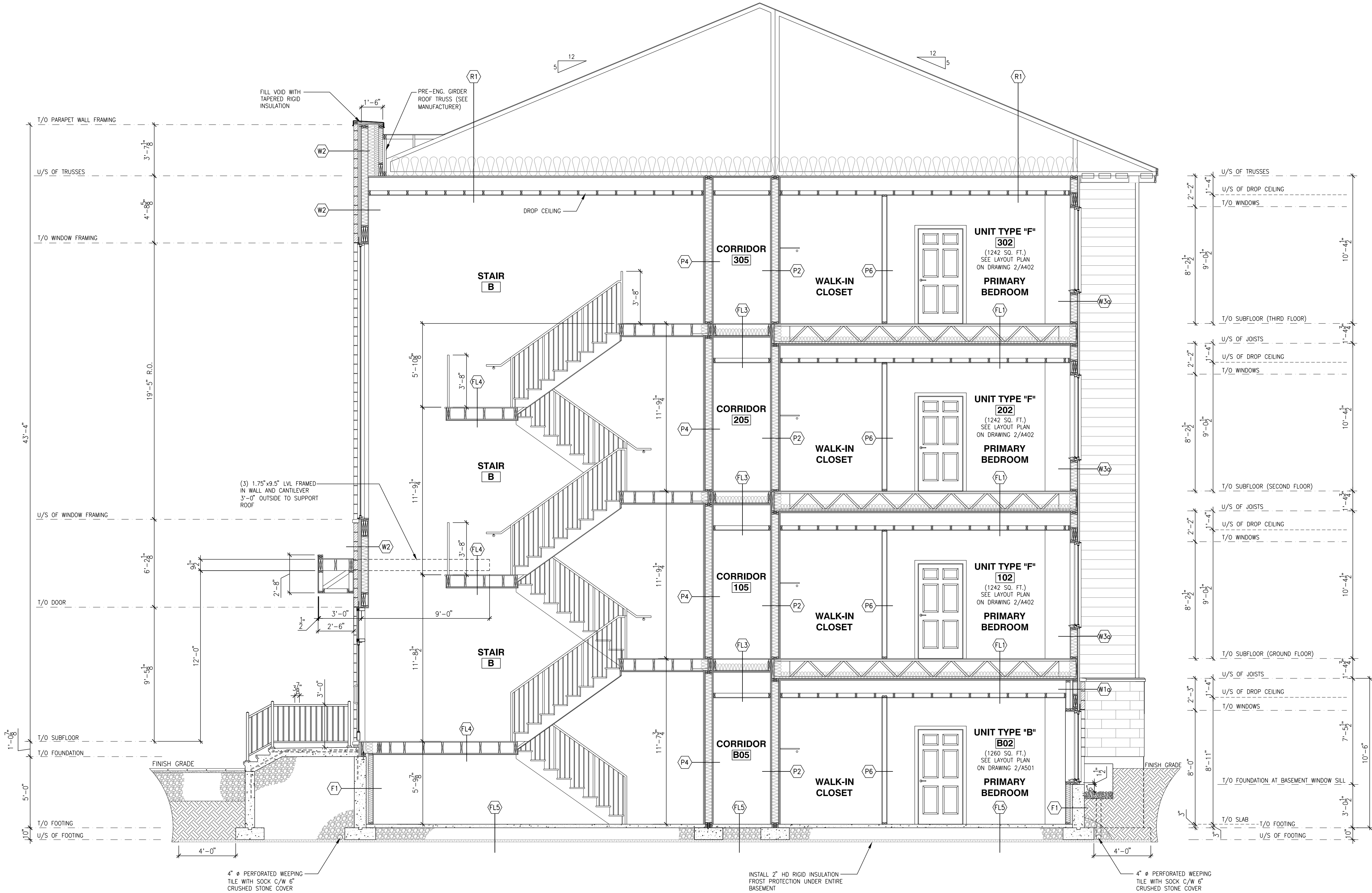
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REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

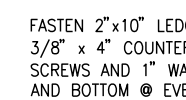


2012 O.B.C. DRAWINGS

DRAWING: **TRANSVERSE BUILDING SECTION (THRU STAIRS, CORRIDOR AND UNITS)**

SCALE: 1/4" = 1'-0" DATE: XX/XX/XXXX

PROJECT: **IROQUOIS APARTMENTS** SHEET: **A303**
MULTI-UNIT RESIDENTIAL
BILINGS AVE. IROQUOIS, ONTARIO



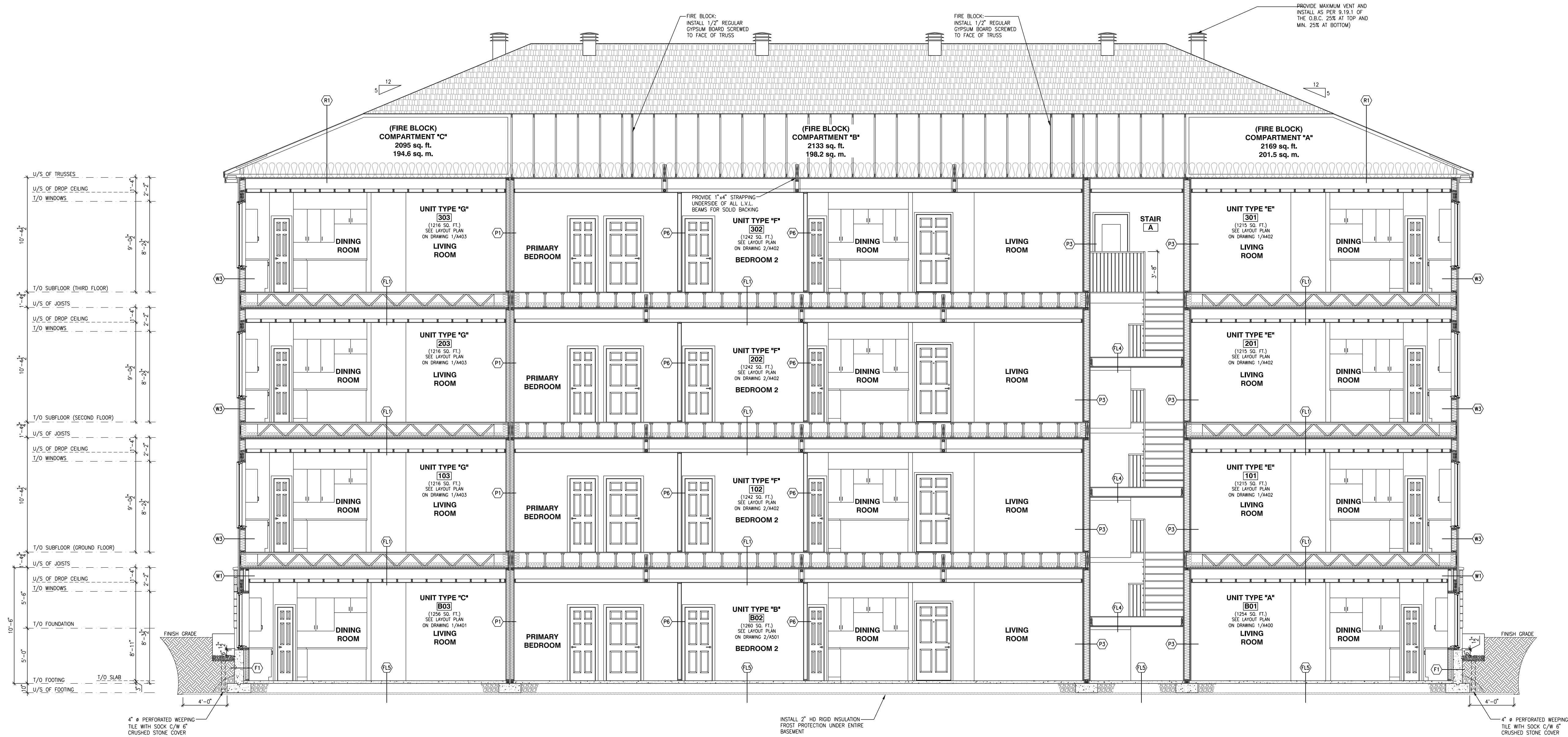
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REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1



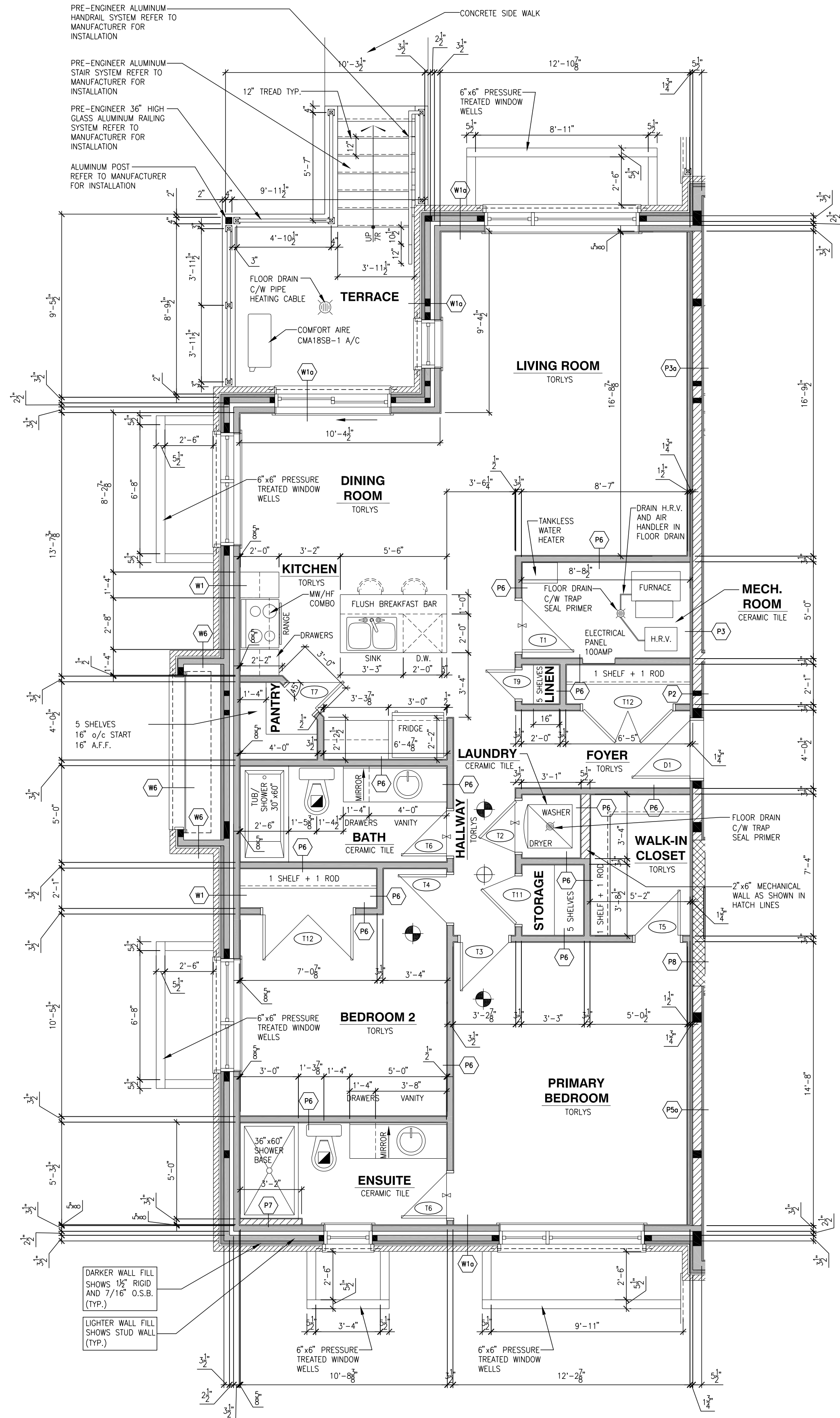
2012 O.B.C. DRAWINGS

DRAWING: LONGITUDINAL BUILDING SECTION (THRU UNITS AND STAIRS)

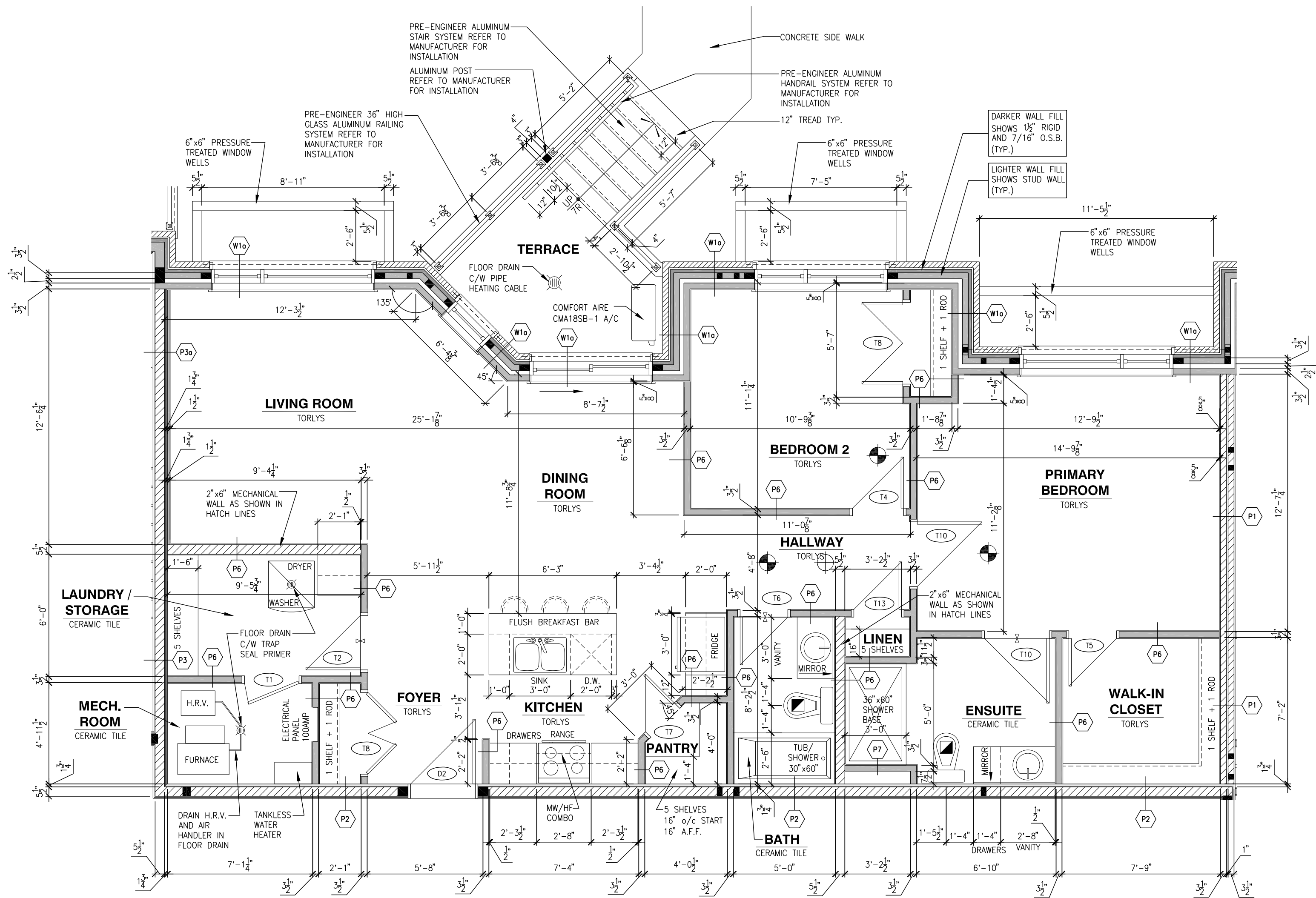
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILINGS AVE. IROQUOIS, ONTARIO

SHEET: **A305**



1 UNIT TYPE "A" LAYOUT PLAN (1254 SQ.FT.) UNIT B01
A400 1/4" = 1'-0"



2 UNIT TYPE "B" LAYOUT PLAN (1260 SQ.FT.) UNIT B02
A400 1/4" = 1'-0"

BLOCK: A
DATE: 04/09/2024

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

GENERAL NOTES:

- 1- ALL DIMENSIONS ARE TAKEN FROM DRYWALL FACE
2- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE A900

LEGEND:

- DX INDICATES BASE BUILDING DOOR NUMBER; REFER TO DOOR SCHEDULE
TX INDICATES DOOR NUMBER WITHIN SUITES; REFER TO DOOR SCHEDULE
PX INDICATES WALLS AND PARTITION TYPES; REFER DRAWING A001

D.W. INDICATES DISHWASHER

MW/HF COMBO INDICATES MICROWAVE AND HOOD FAN COMBO

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/25/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

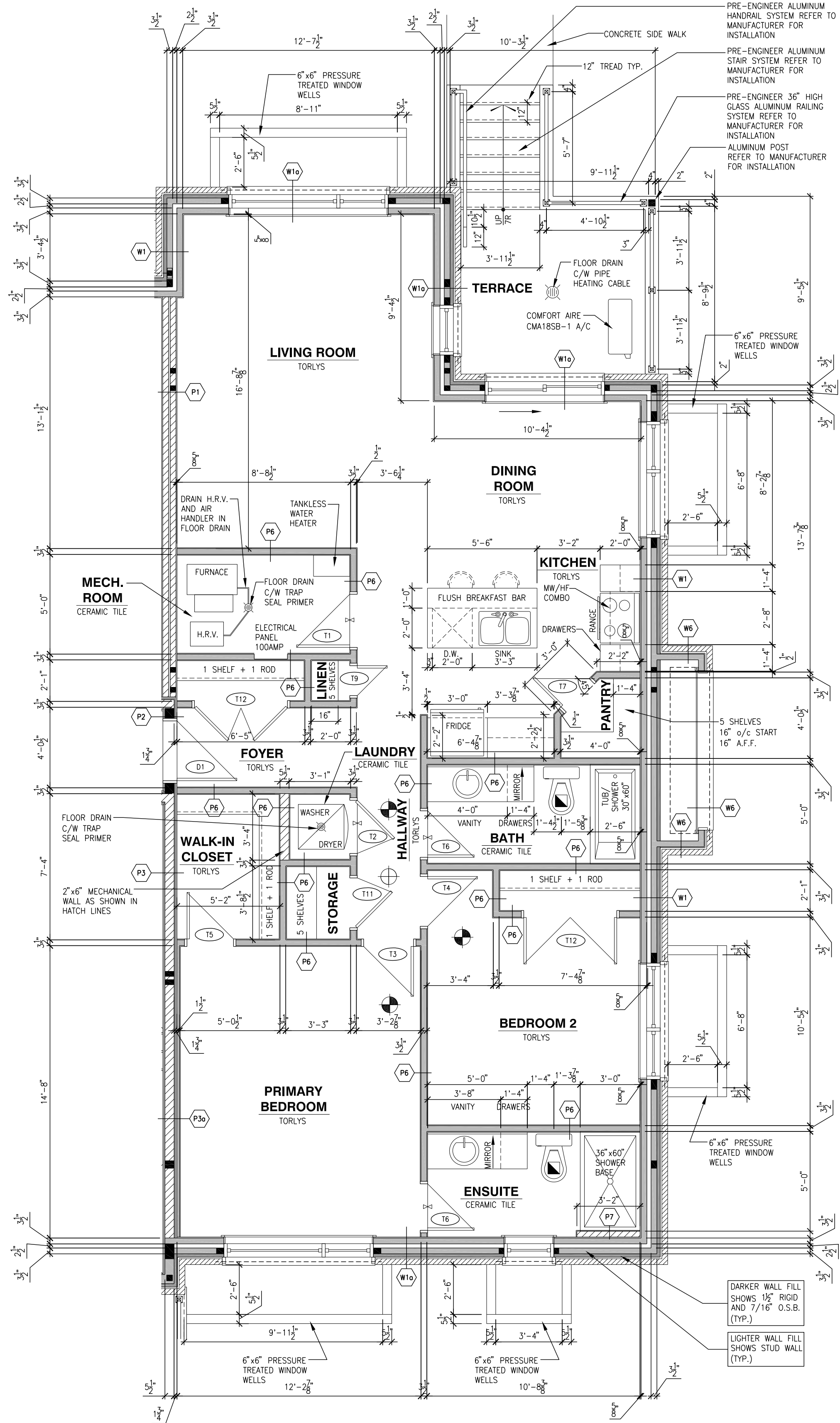
DRAWING:

UNIT TYPE "A" AND "B"
LAYOUT PLAN

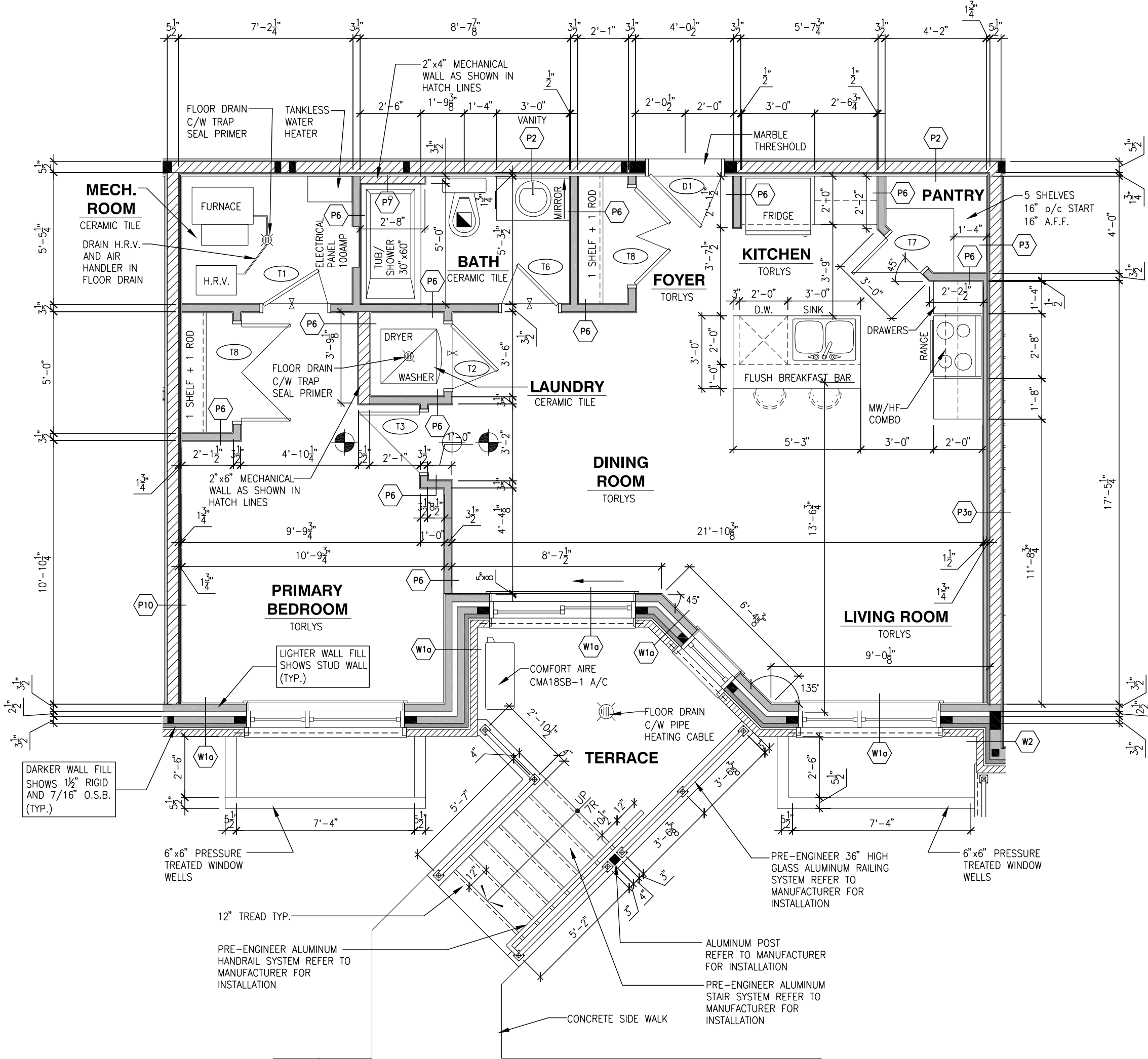
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET:

BLUNDS AVE. IROQUOIS, ONTARIO **A400**



1 UNIT TYPE "C" LAYOUT PLAN (1256 SQ.FT.) UNIT B03
A401 1/4" = 1'-0"



2 UNIT TYPE "D" LAYOUT PLAN (748 SQ.FT.) UNIT B04
A401 1/4" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

GENERAL NOTES:

- 1- ALL DIMENSIONS ARE TAKEN FROM DRYWALL FACE
2- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE A900

LEGEND:

- DX INDICATES BASE BUILDING DOOR NUMBER; REFER TO DOOR SCHEDULE
TX INDICATES DOOR NUMBER WITHIN SUITES; REFER TO DOOR SCHEDULE
PX INDICATES WALLS AND PARTITION TYPES; REFER DRAWING A901

D.W. INDICATES DISHWASHER

MW/HF COMBO INDICATES MICROWAVE AND HOOD FAN COMBO

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/25/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

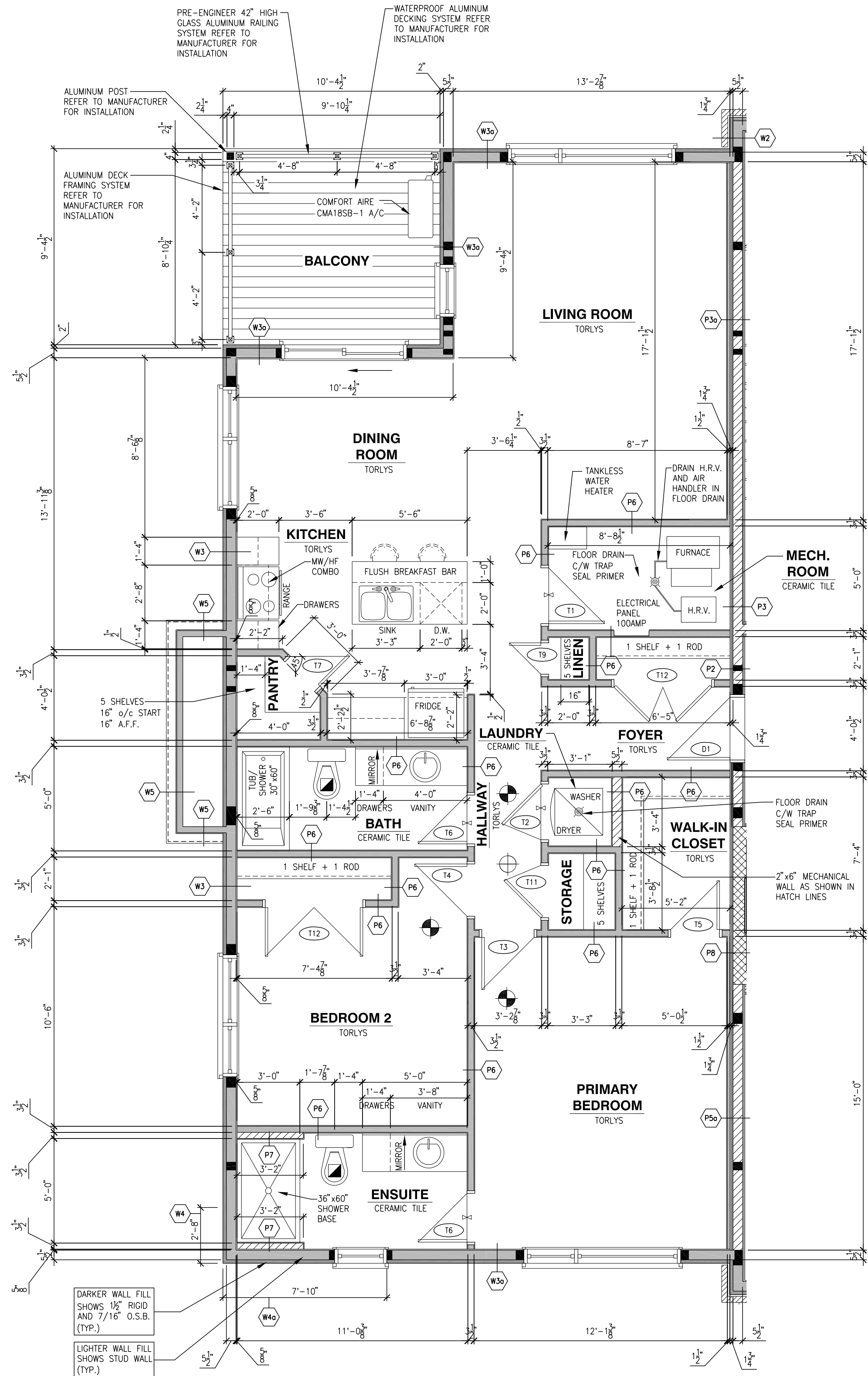
DRAWING:

UNIT TYPE "C" AND "D"
LAYOUT PLAN

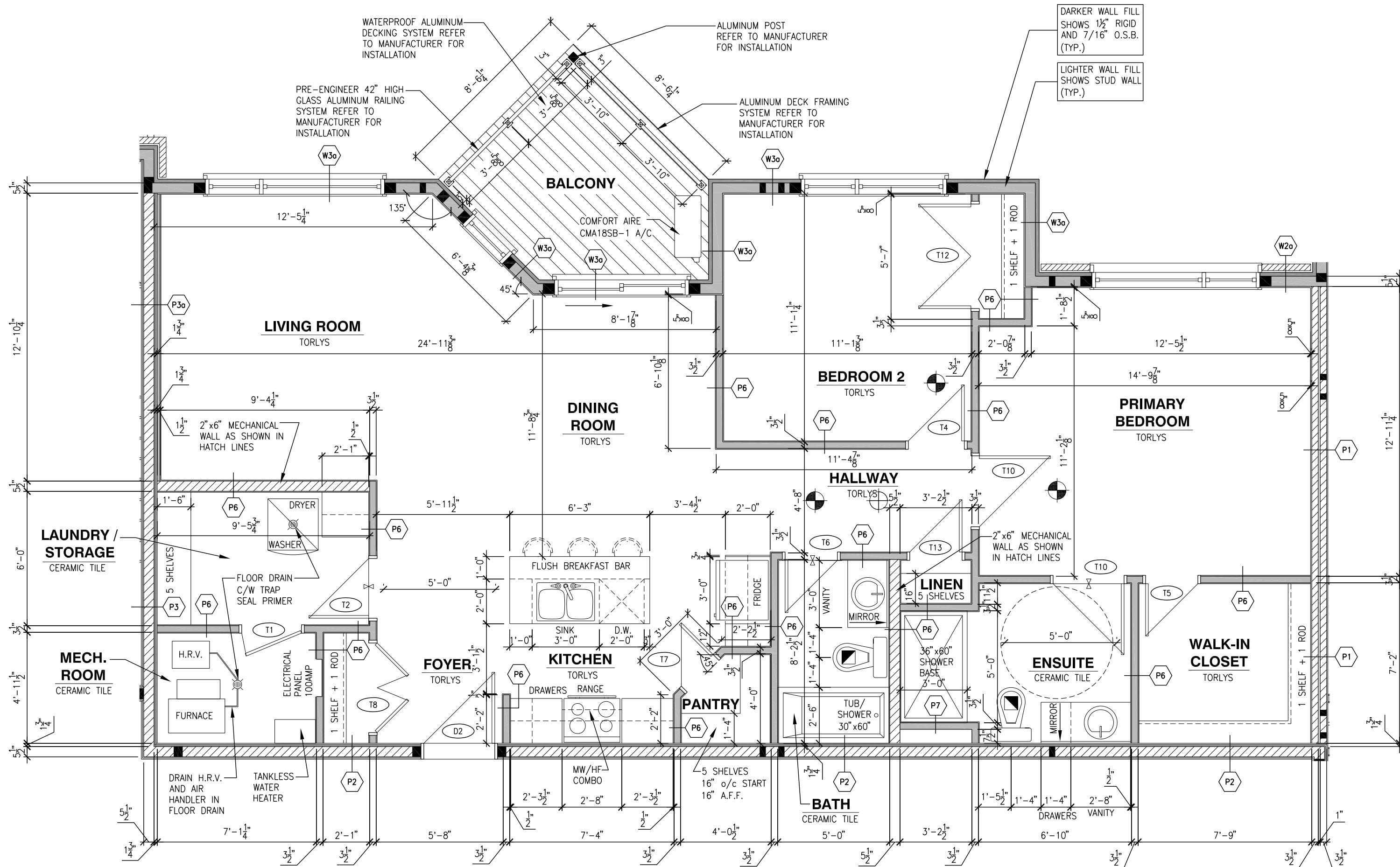
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET:

BLUNGS AVE. IROQUOIS, ONTARIO A401



1 UNIT TYPE "E" LAYOUT PLAN (1215 SQ.FT.) UNIT 101, 201, 301
A402 1/4" = 1'-0"



2 UNIT TYPE "F" LAYOUT PLAN (1242 SQ.FT.) UNIT 102, 202, 302
A402 1/4" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
- SHALL HAVE A VISUAL SIGNALING DEVICE;
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND
 - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

PROVIDE MECHANICAL EXHAUST TO OUTSIDE

GENERAL NOTES:

- 1- ALL DIMENSIONS ARE TAKEN FROM DRYWALL FACE
- 2- FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE A800

LEGEND:

- DX INDICATES BASE BUILDING DOOR NUMBER; REFER TO DOOR SCHEDULE
- TX INDICATES DOOR NUMBER WITHIN SUITES; REFER TO DOOR SCHEDULE
- PX INDICATES WALLS AND PARTITION TYPES; REFER DRAWING A001
- D.W. INDICATES DISHWASHER
- MW/HF COMBO INDICATES MICROWAVE AND HOOD FAN COMBO

REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/25/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

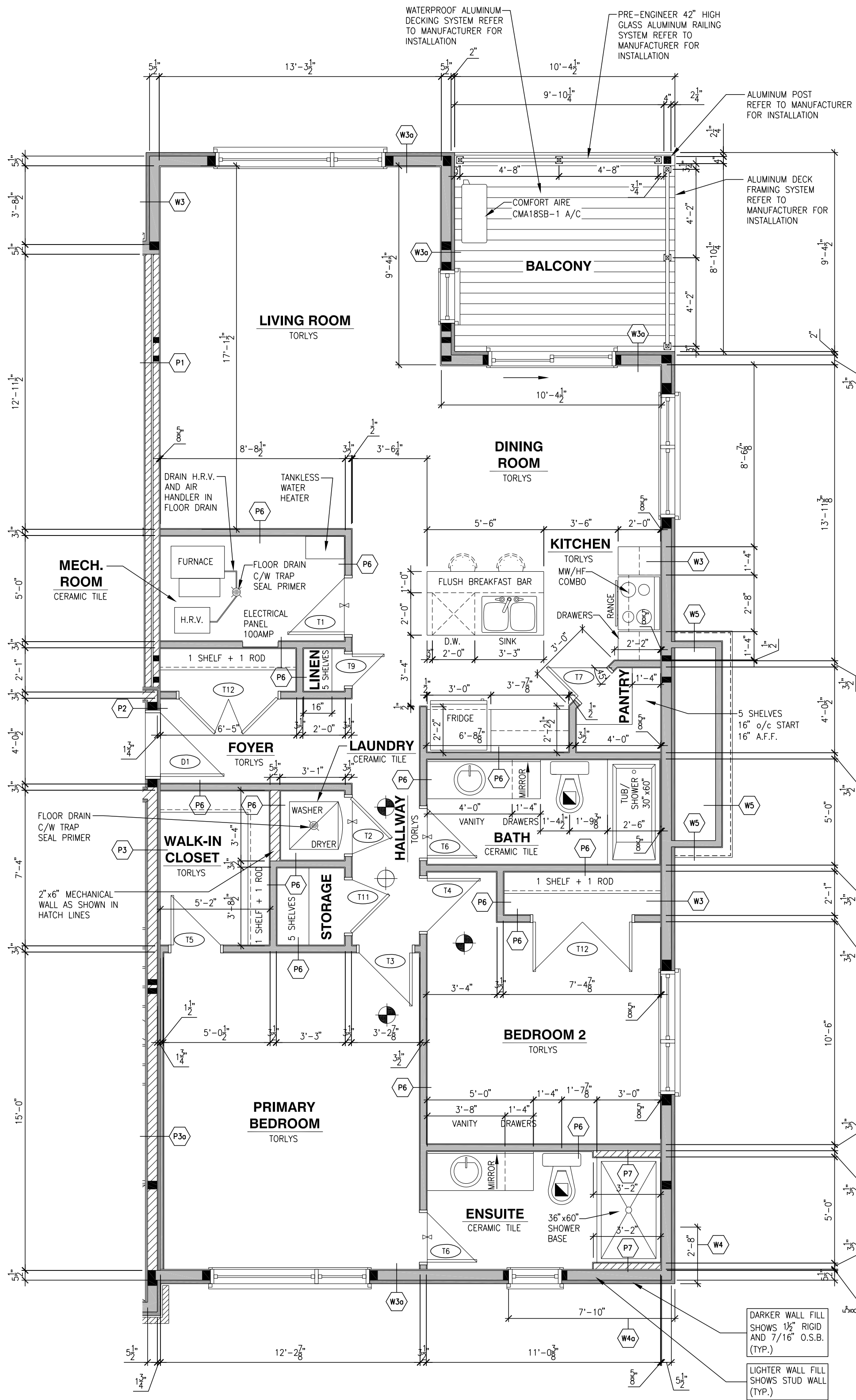
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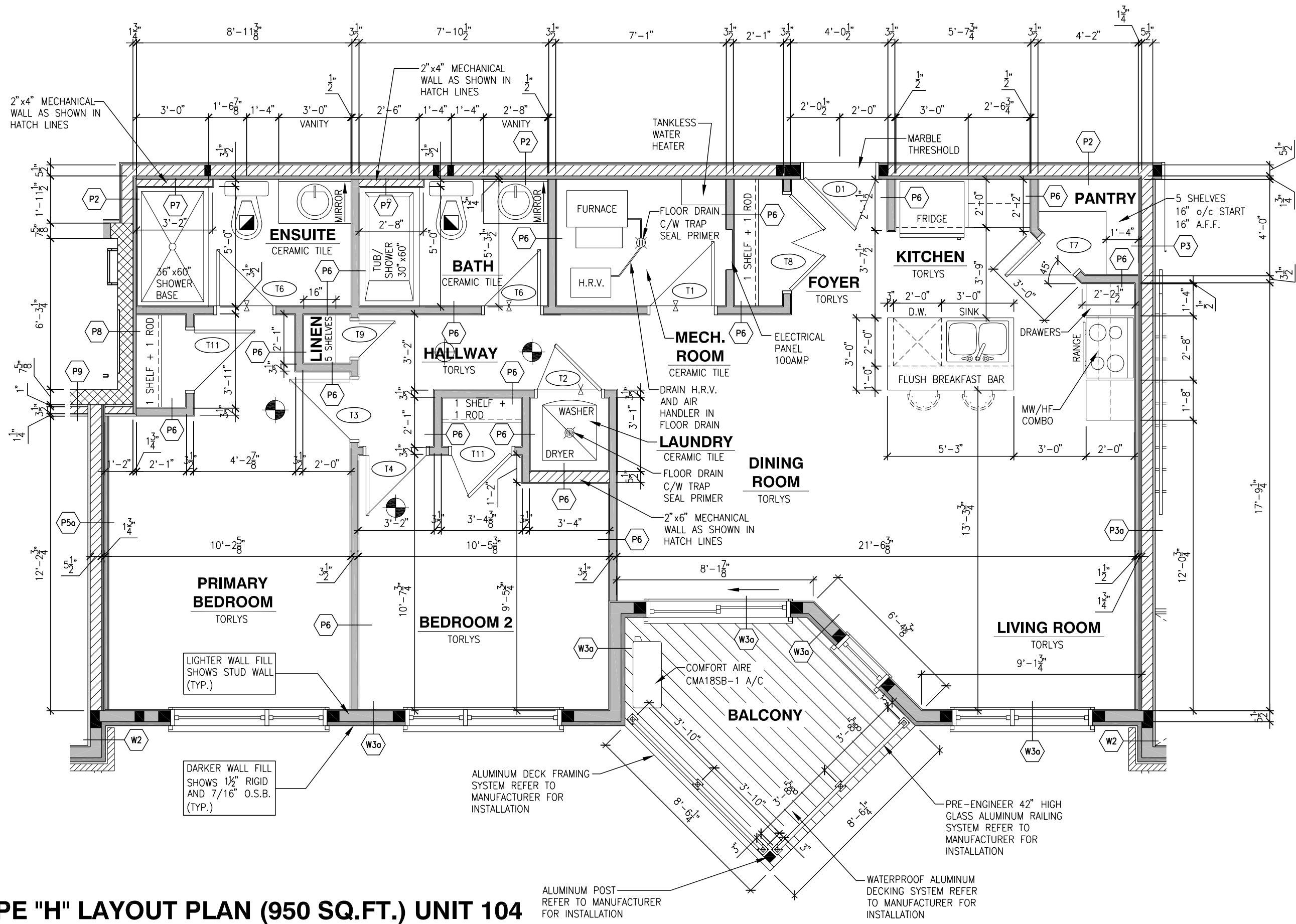
DRAWING:
UNIT TYPE "E" AND "F"
LAYOUT PLAN

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

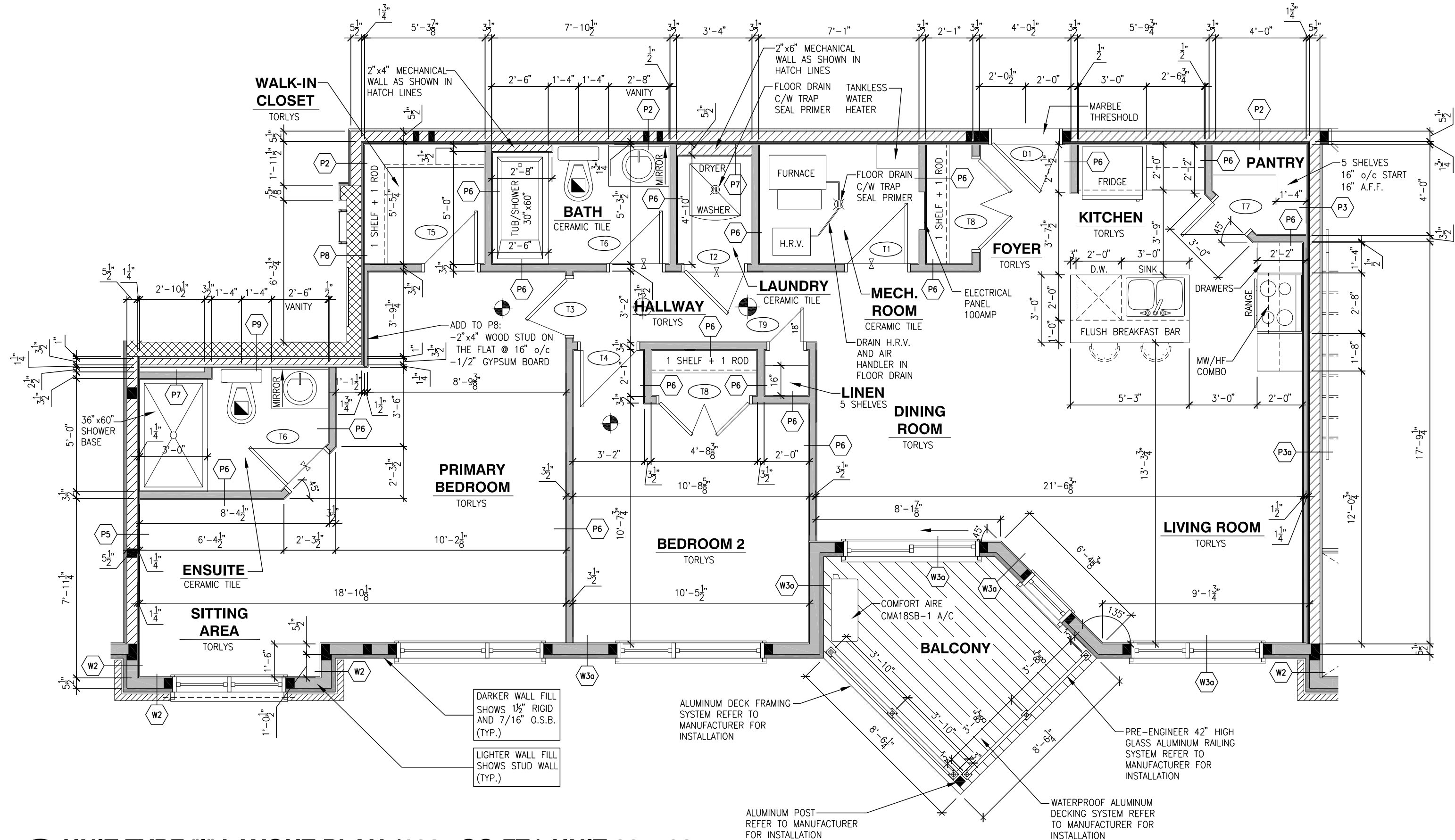
PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BURLING AVE. IROQUOIS, ONTARIO
SHEET: A402



1
A403 UNIT TYPE "G" LAYOUT PLAN (1216 SQ.FT.) UNIT 103, 203, 303
1/4" = 1'-0"



2
A403 UNIT TYPE "H" LAYOUT PLAN (950 SQ.FT.) UNIT 104
1/4" = 1'-0"



3
A403 UNIT TYPE "I" LAYOUT PLAN (1085 SQ.FT.) UNIT 204, 304
1/4" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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- = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

GENERAL NOTES:

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LEGEND:

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TX INDICATES DOOR NUMBER WITHIN SUITES; REFER TO DOOR SCHEDULE

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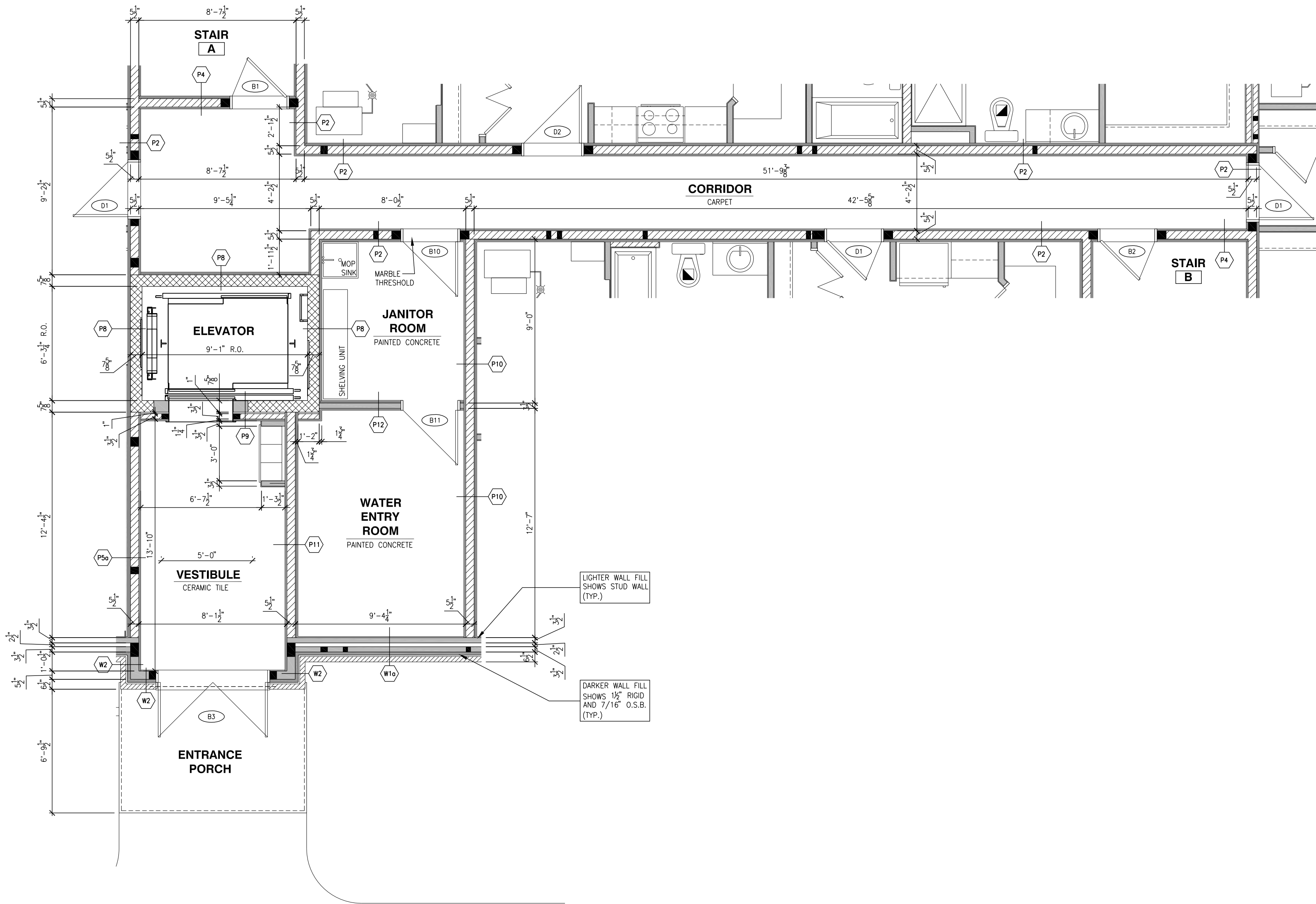
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DRAWING:
UNIT TYPE "G", "H" AND "I"
LAYOUT PLAN

SCALE: 3/16" = 1'-0" DATE: xx/xx/xxxx
PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: A403

BLINDS A/C, 80000S, ONTARIO



1
A404 CORE LAYOUT PLAN - BASEMENT
1/4" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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REV-1	ISSUED FOR STRUCTURAL REVIEW	06/25/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

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2012 O.B.C. DRAWINGS

DRAWING:
CORE LAYOUT PLAN
BASEMENT

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILLINGS AVE. IROQUOIS, ONTARIO

SHEET:
A404

1
A600 $1/4" = 1'-0"$ **EXTERIOR STAIR WALL FRAMING DETAIL**

2 WALL SECTION (THRU SIDE BUMP OUT)
A600 $3/16" = 1'-0"$





DOOR SCHEDULE

No.	FROM	TO	DOOR		THICKNESS	DOOR ELEVATION	TYPE	FINISH	LABEL F.R.R.	FRAME	FINISH	LABEL F.R.R.	HARDWARE	GROUP	REMARKS	DOOR COUNT
			SIZE	HEIGHT												
			WIDTH	HEIGHT						MATERIAL						
BASEMENT																
B1	CORRIDOR	STAIR A	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
B2	CORRIDOR	STAIR B	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
B3	EXTERIOR	VESTIBULE	(2) 36"	7'-0"	1 1/2"	J	ALUMINUM DOOR, GLAZED	PREFINISHED	-	ALUMINUM FRAME	PREFINISHED	-	HG-3		TRANSOM OVER DOORS	1
B4	EXTERIOR	STAIR B	(2) 36"	7'-0"	1 1/2"	J	ALUMINUM DOOR, GLAZED	PREFINISHED	-	ALUMINUM FRAME	PREFINISHED	-	HG-4		TRANSOM OVER DOORS	1
B5	EXTERIOR	STAIR A	(2) 36"	7'-0"	1 1/2"	J	ALUMINUM DOOR, GLAZED	PREFINISHED	-	ALUMINUM FRAME	PREFINISHED	-	HG-4		TRANSOM OVER DOORS	1
B6	EXTERIOR	UNIT	72"	6'-10"	1 1/2"	L	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
B7	EXTERIOR	UNIT	72"	6'-10"	1 1/2"	L	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
B8	EXTERIOR	UNIT	72"	6'-10"	1 1/2"	L	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
B9	EXTERIOR	UNIT	72"	6'-10"	1 1/2"	L	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
B10	CORRIDOR	JANITOR ROOM	36"	7'-0"	1 1/2"	M	METAL DOOR, HOLLOW CORE	PAINT	-	PRESSED STEEL FRAME	PAINT	-	HG-8			1
B11	JANITOR ROOM	WATER ENTRY ROOM	36"	7'-0"	1 1/2"	M	METAL DOOR, HOLLOW CORE	PAINT	-	PRESSED STEEL FRAME	PAINT	-	HG-8			1

GROUND FLOOR PLAN

101	CORRIDOR	STAIR A	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
102	CORRIDOR	STAIR B	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
103	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
104	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
105	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
106	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1

2nd FLOOR

201	CORRIDOR	STAIR A	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
202	CORRIDOR	STAIR B	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
203	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
204	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
205	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
206	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1

3rd FLOOR

301	CORRIDOR	STAIR A	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
302	CORRIDOR	STAIR B	36"	7'-0"	1 1/2"	N	METAL DOOR, HOLLOW CORE	PAINT	20 Min	PRESSED STEEL FRAME	PAINT	20 Min	HG-1			1
303	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
304	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
305	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1
306	BALCONY	UNIT	72"	8'-0"	1 1/2"	K	PATIO DOOR	VINYL	-	VINYL	VINYL	-	-			1

TYPICAL UNIT

D1	CORRIDOR	SUITE	36"	7'-0"	1 1/2"	B	WOOD DOOR, SOLID CORE	PAINT	20 min.	PRESSED STEEL FRAME	PAINT	20 min.	HG-2			12
D2	CORRIDOR	SUITE	38"	7'-0"	1 1/2"	A	WOOD DOOR, SOLID CORE	PAINT	20 min.	PRESSED STEEL FRAME	PAINT	20 min.	HG-2			4
T1	VARIES	MECHANICAL ROOM	32"	6'-8"	1 1/2"	D	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			16
T2	VAIRIES	LAUNDRY	32"	6'-8"	1 1/2"	D	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			16
T3	HALLWAY	PRIMARY BEDROOM	30"	6'-8"	1 1/2"	E	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-6			16
T4	HALLWAY	BEDROOM 2	30"	6'-8"	1 1/2"	E	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			15
T5	PRIMARY BEDROOM	WALK-IN CLOSET	28"	6'-8"	1 1/2"	F	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			14
T6	VAIRIES	ENSUITE / BATH	28"	6'-8"	1 1/2"	F	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-6			27
T7	KITCHEN	PANTRY	24"	6'-8"	1 1/2"	G	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			16
T8	VAIRIES	CLOSET	(2) 24"	6'-8"	1 1/2"	I	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-7			12
T9	HALLWAY	LINEN	18"	6'-8"	1 1/2"	H	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			11
T10	PRIMARY BEDROOM	ENSUITE	38"	6'-8"	1 1/2"	C	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-6			4
T11	VARIES	CLOSET / STORAGE	30"	6'-8"	1 1/2"	E	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			10
T12	VARIES	CLOSET	(2) 28"	6'-8"	1 1/2"	O	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			19
T13	HALLWAY	LINEN	28"	6'-8"	1 1/2"	F	WOOD DOOR, HOLLOW CORE	PAINT	-	MDF	PAINT	-	HG-5			4

HARDWARE GROUPS

HG-1
STAIR INTERIOR DOOR

- 1- CLOSER
- 3- HINGES
- 1- DOOR PULL HANDLE
- 1- PANIC BAR
- 1- DOOR STOP
- 1- KICKPLATE
- 1- SIGN

HG-2
SUITE DOOR

- 1- CLOSER
- 3- HINGES
- 1- LEVER PASSAGE SET
- 1- DEAD BOLT
- 1- DOOR STOP
- 1- PEEP HOLE (WIDE ANGLE)
- 1- DOOR GASKET
- 1- DOOR SWEEP
- 1- UNIT NUMBER
- 1- MARBLE THRESHOLD

HG-3
VESTIBULE DOORS

- DOUBLE DOORS
- EACH DOOR:
- 1- CLOSER
- 3- HINGES
- 1- DOOR PULL HANDLE
- 1- LOCKSET
- 1- PANIC BAR
- 1- WEATHER-STRIP KIT
- 1- DOOR STOP
- 1- BARRIER FREE THRESHOLD
- 1- BARRIER FREE POWER DOOR OPERATOR
- 1- ELECTRIC LOCK CONNECTED TO INTERCOM

HG-4
STAIR EXTERIOR DOORS

- DOUBLE DOORS
- EACH DOOR:
- 1- CLOSER
- 3- HINGES
- 1- DOOR PULL HANDLE
- 1- LOCKSET
- 1- PANIC BAR
- 1- WEATHER-STRIP KIT
- 1- DOOR STOP
- 1- THRESHOLD
- 1- ELECTRIC LOCK CONNECTED TO INTERCOM

HG-5
BEDROOM 2, CLOSET
PANTRY, LINEN,
MECH. ROOM

- 3- HINGES
- 1- LEVER PASSAGE SET
- 1- DOOR STOP

HG-6 PRIMARY BEDROOM,
ENSUITE, BATH

- 3- HINGES
- 1- LEVER PRIVACY SET
- 1- DOOR STOP

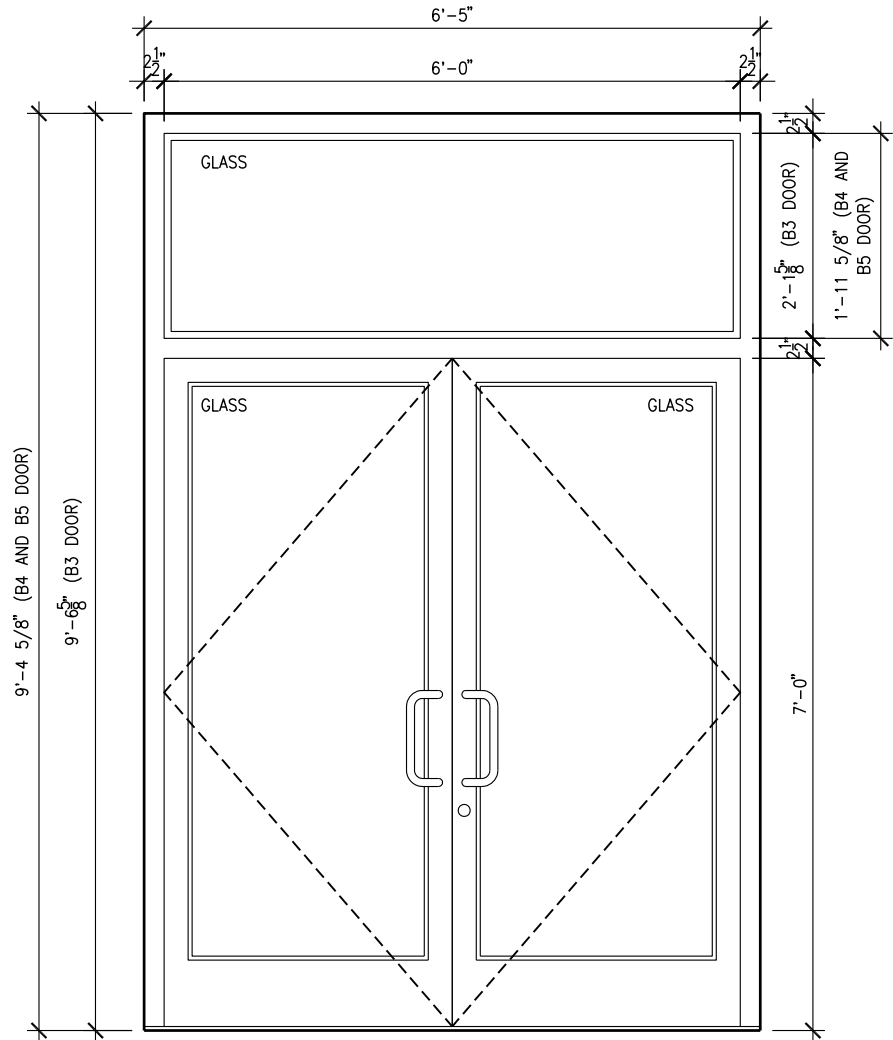
HG-7
CLOSET

- DOUBLE DOORS
- EACH DOOR:
- 3- HINGES
- 1- LEVER DOOR PULL
- 1- ROLLING LATCH

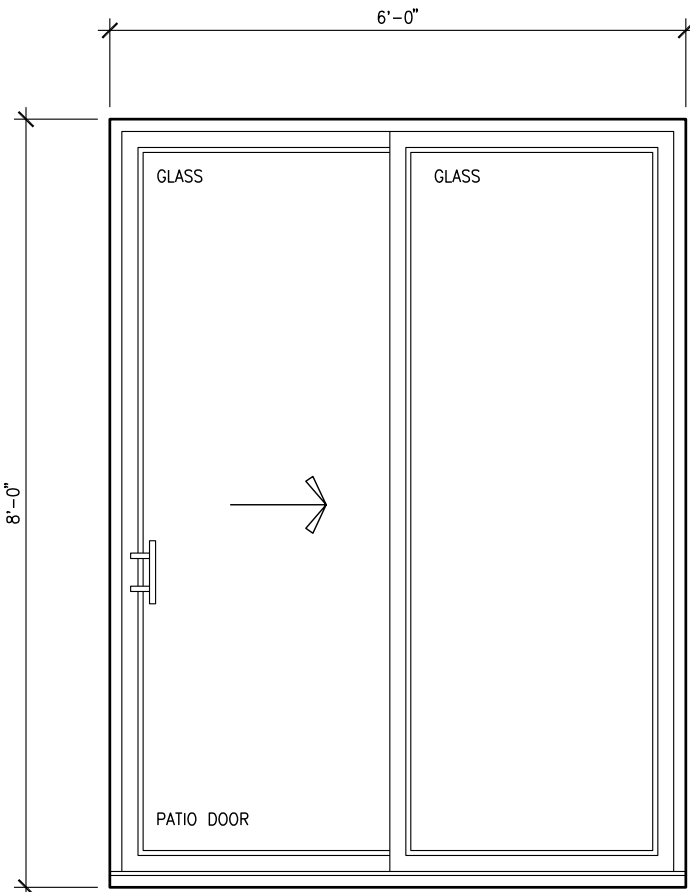
HG-8
JANITOR, WATER
ENTRY ROOM

- 1- CLOSER
- 3- HINGES
- 1- LEVER PASSAGE SET
- 1- DEAD BOLT
- 1- DOOR STOP
- 1- KICKPLATE
- 1- SIGN

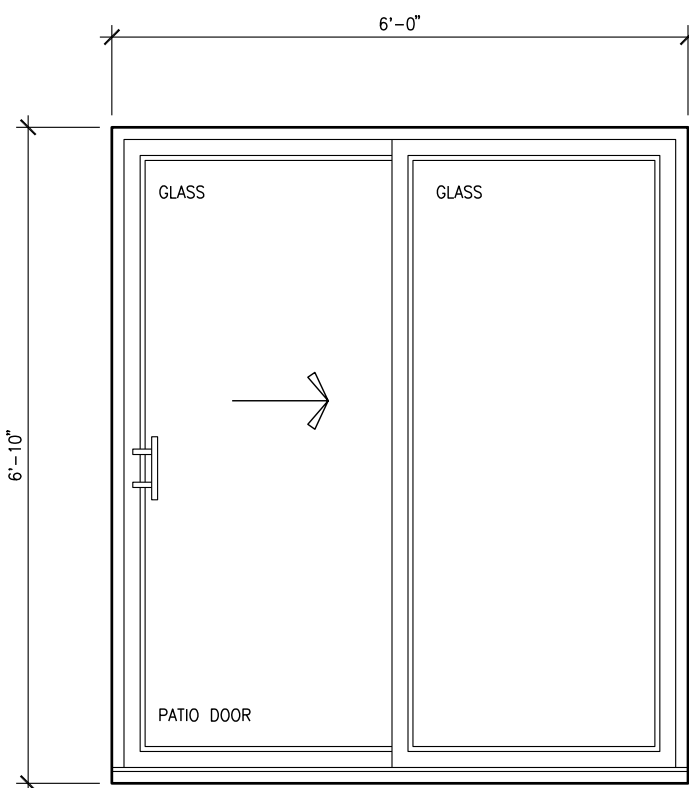
NOTES:
ALL HARDWARE TO HAVE BRUSHED NICKEL FINISH
ALL HARDWARE TO BE LEVER STYLE
ALL LEVER HANDLES TO BE MOUNTED @ 927mm (36 1/2")
ABOVE FINISHED FLOOR FOR BARRIER FREE ACCESS



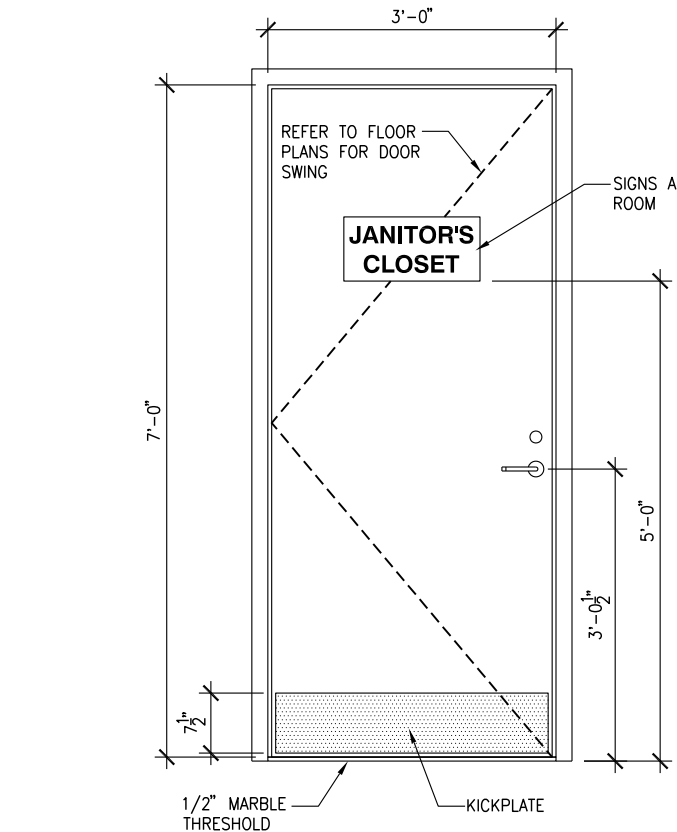
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A900
1/2" = 1'-0"



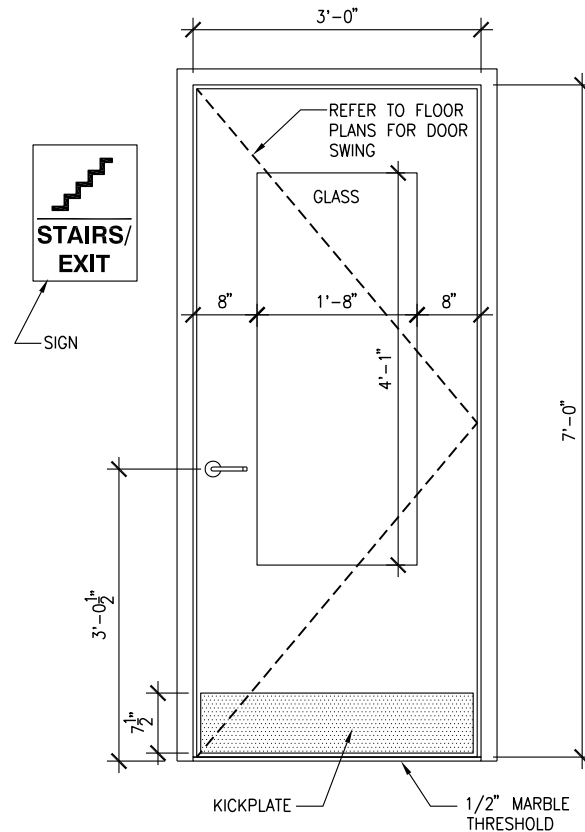
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1/2" = 1'-0"



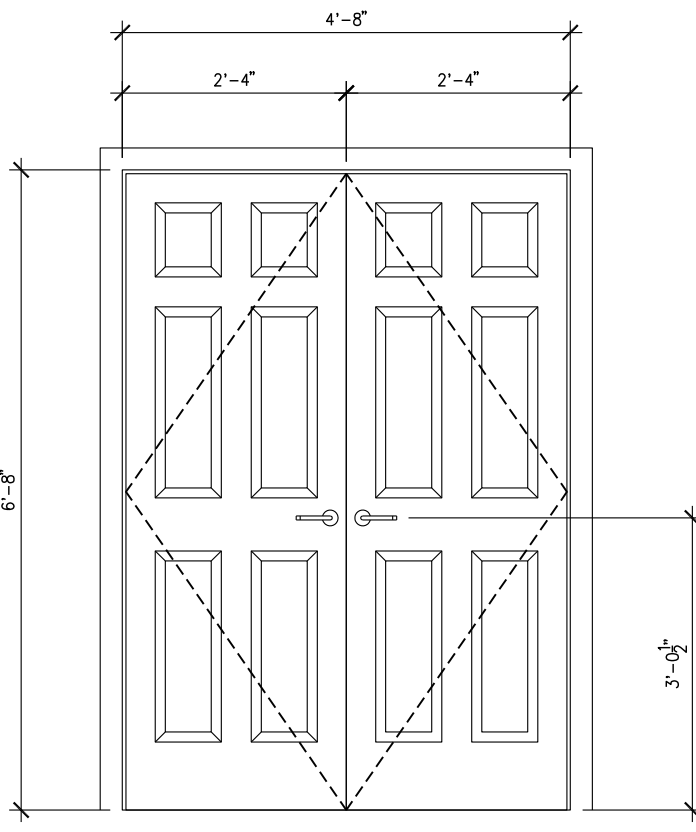
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1/2" = 1'-0"



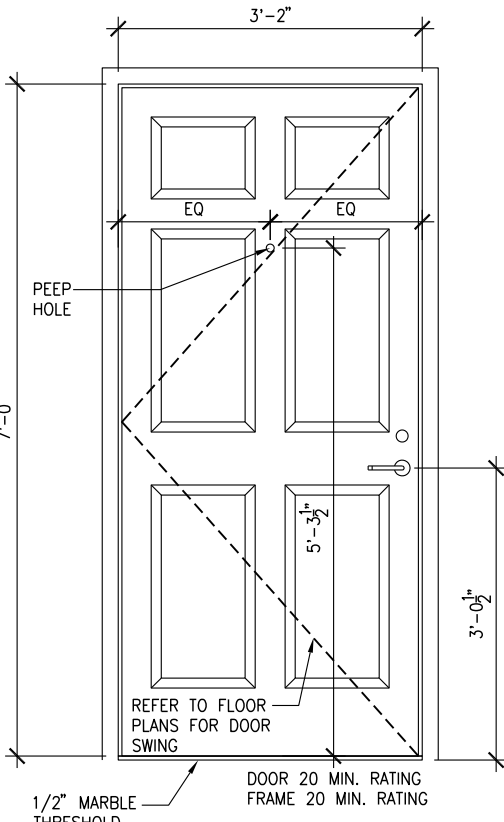
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A900
1/2" = 1'-0"



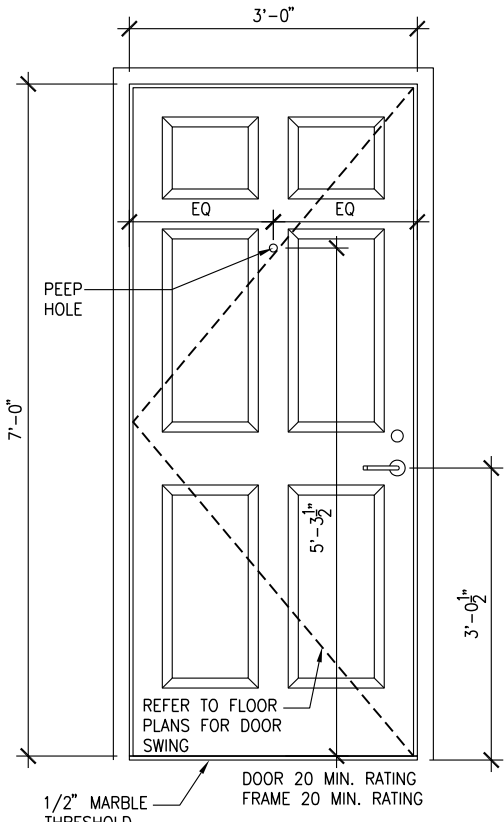
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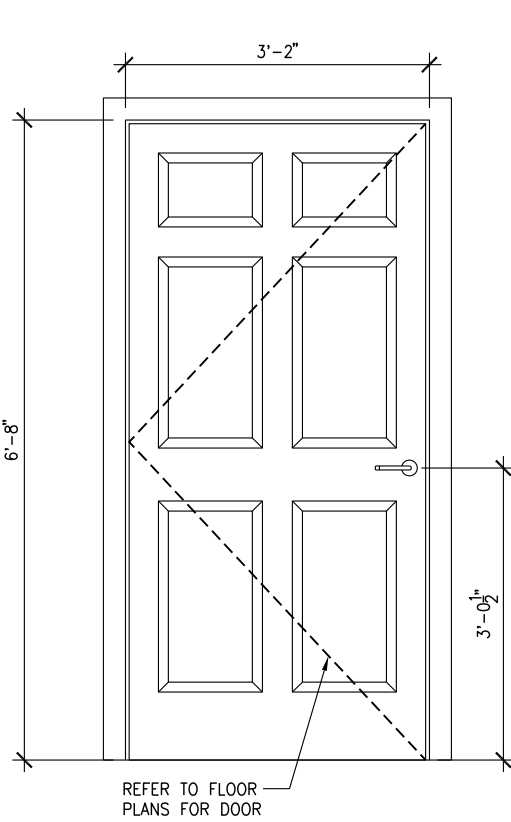
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A900
1/2" = 1'-0"



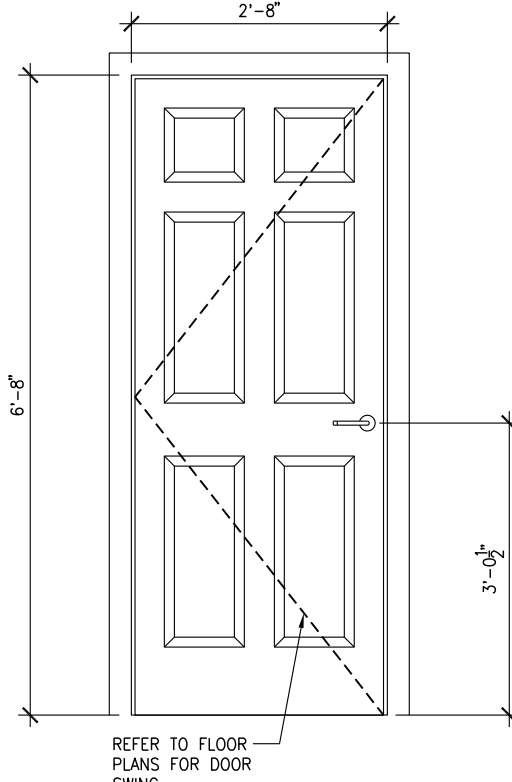
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1/2" = 1'-0"



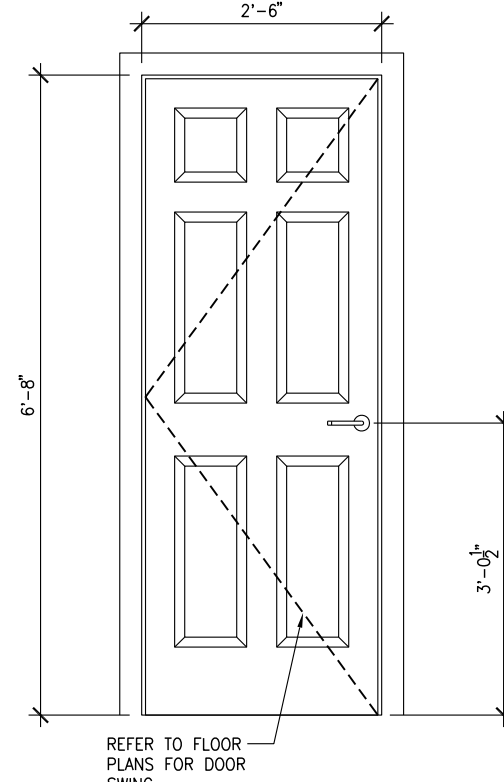
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A900
1/2" = 1'-0"



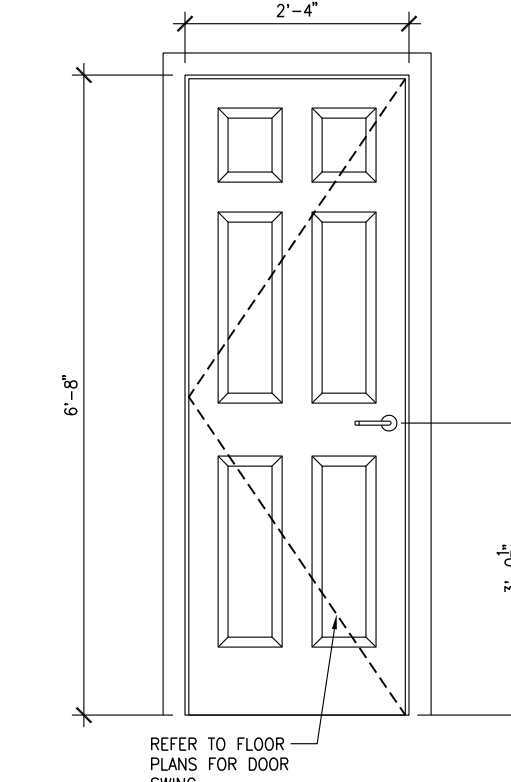
C
A900
1/2" = 1'-0"



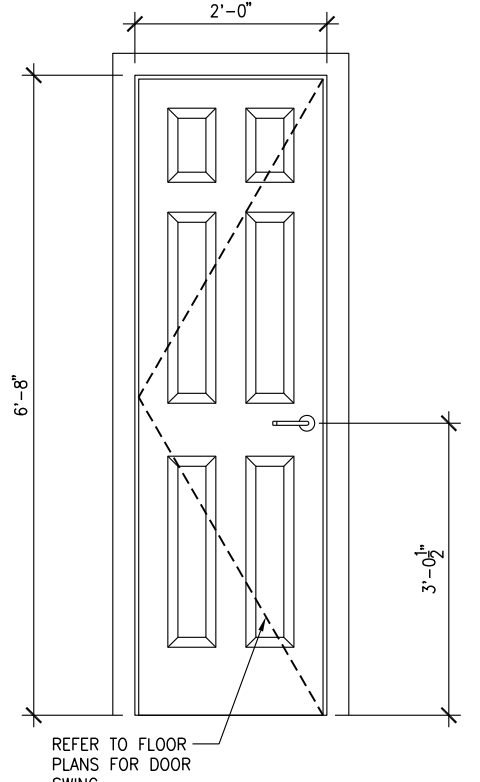
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A900
1/2" = 1'-0"



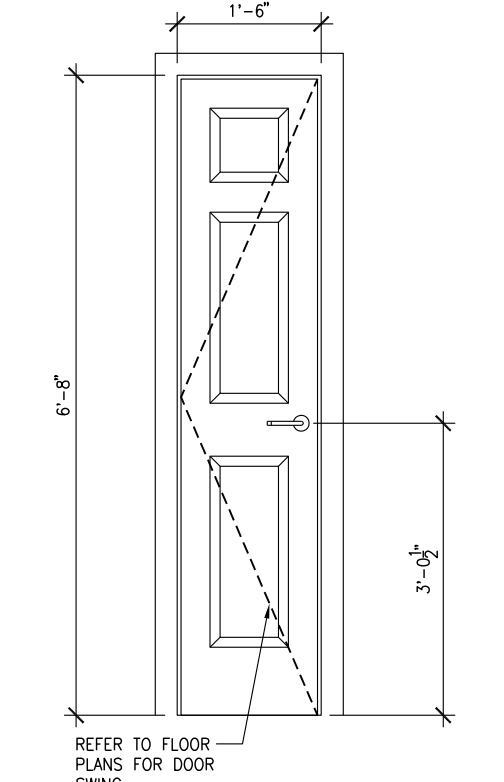
E
A900
1/2" = 1'-0"



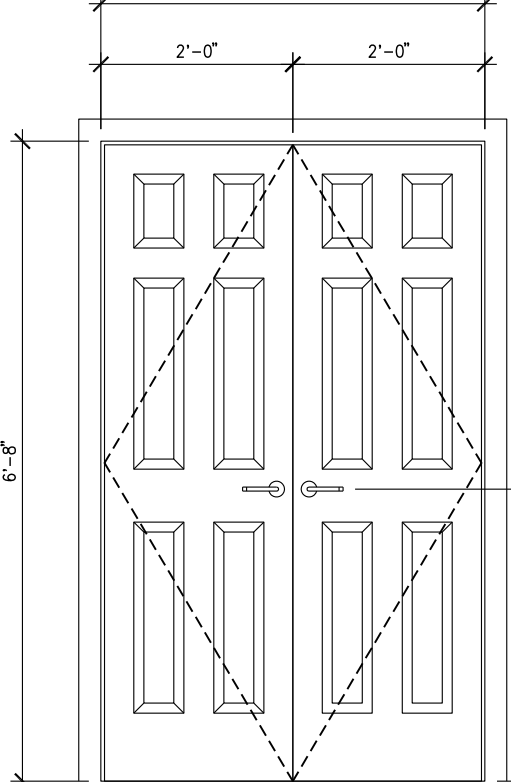
F
A900
1/2" = 1'-0"



G
A900
1/2" = 1'-0"



H
A900
1/2" = 1'-0"



I
A900
1/2" = 1'-0"

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ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:

DOOR SCHEDULE AND
DOOR ELEVATIONS

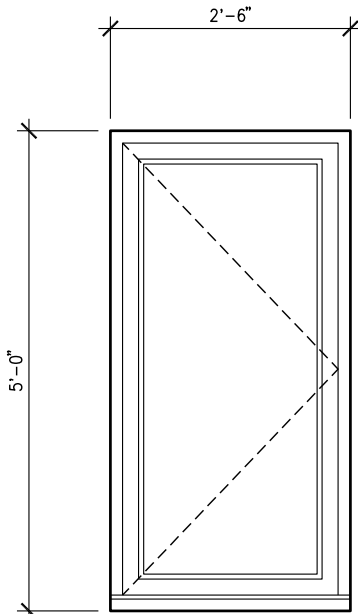
SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET:

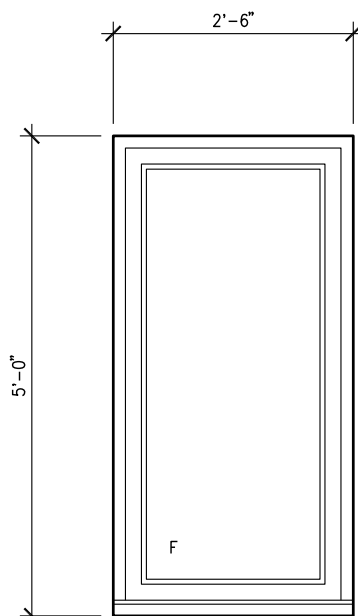
BLINDS AVE. #00005, ONTARIO A900

WINDOW SCHEDULE:

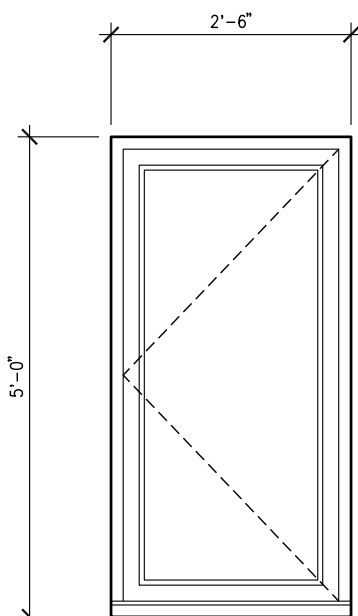
NUMBER	WINDOW SIZES		MATERIAL	TYPE	FINISH	COLOR		WINDOW JAMB	LOW E	ARGON	MUNTIN BARS	NOTES
	WIDTH	HEIGHT										
01	30"	60"	100% VINYL	CASEMENT	A	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
02	90"	60"	100% VINYL	CASEMENT	B	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
03	78"	60"	100% VINYL	CASEMENT	C	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
04	30"	60"	100% VINYL	PICTURE	D	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
05	70"	60"	100% VINYL	CASEMENT	E	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
06	90"	60"	100% VINYL	CASEMENT	F	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
07	30"	60"	100% VINYL	CASEMENT	G	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
08	70"	60"	100% VINYL	CASEMENT	E	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
09	70"	60"	100% VINYL	CASEMENT	H	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
10	30"	60"	100% VINYL	PICTURE	D	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
11	96"	60"	100% VINYL	CASEMENT	I	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
12	90"	60"	100% VINYL	CASEMENT	B	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
13	78"	60"	100% VINYL	CASEMENT	J	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
14	30"	60"	100% VINYL	PICTURE	D	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
15	96"	60"	100% VINYL	CASEMENT	K	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
16	96"	60"	100% VINYL	CASEMENT	K	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
17	30"	60"	100% VINYL	PICTURE	D	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
18	70"	60"	100% VINYL	CASEMENT	E	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
19	70"	60"	100% VINYL	CASEMENT	H	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
20	30"	60"	100% VINYL	CASEMENT	A	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
21	90"	72"	100% VINYL	CASEMENT	L	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
22	78"	72"	100% VINYL	CASEMENT	M	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
23	78"	72"	100% VINYL	CASEMENT	N	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
24	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
25	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
26	75"	232"	100% VINYL	PICTURE	Y	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
27	90"	72"	100% VINYL	CASEMENT	Q	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
28	30"	60"	100% VINYL	CASEMENT	G	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
29	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
30	70"	72"	100% VINYL	CASEMENT	R	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
31	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
32	96"	72"	100% VINYL	CASEMENT	S	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
33	90"	72"	100% VINYL	CASEMENT	T	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
34	78"	72"	100% VINYL	CASEMENT	M	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
35	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
36	96"	72"	100% VINYL	CASEMENT	U	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
37	75"	232"	100% VINYL	PICTURE	Y	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
38	96"	72"	100% VINYL	CASEMENT	U	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
39	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
40	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
41	70"	72"	100% VINYL	CASEMENT	R	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
42	30"	60"	100% VINYL	CASEMENT	A	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
43	90"	72"	100% VINYL	CASEMENT	L	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
44	60"	72"	100% VINYL	CASEMENT	V	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
45	78"	72"	100% VINYL	CASEMENT	M	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
46	78"	72"	100% VINYL	CASEMENT	N	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
47	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
48	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
49	90"	72"	100% VINYL	CASEMENT	Q	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
50	30"	60"	100% VINYL	CASEMENT	G	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
51	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
52	70"	72"	100% VINYL	CASEMENT	R	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
53	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
54	96"	72"	100% VINYL	CASEMENT	S	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
55	90"	72"	100% VINYL	CASEMENT	T	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
56	78"	72"	100% VINYL	CASEMENT	M	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
57	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
58	96"	72"	100% VINYL	CASEMENT	U	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
59	96"	72"	100% VINYL	CASEMENT	U	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
60	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
61	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
62	70"	72"	100% VINYL	CASEMENT	R	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
63	30"	60"	100% VINYL	CASEMENT	A	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
64	90"	72"	100% VINYL	CASEMENT	L	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
65	60"	72"	100% VINYL	CASEMENT	V	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
66	78"	72"	100% VINYL	CASEMENT	M	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
67	78"	72"	100% VINYL	CASEMENT	N	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
68	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
69	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
70	90"	72"	100% VINYL	CASEMENT	Q	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
71	30"	60"	100% VINYL	CASEMENT	G	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
72	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
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74	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
75	96"	72"	100% VINYL	CASEMENT	S	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
76	90"	72"	100% VINYL	CASEMENT	T	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
77	78"	72"	100% VINYL	CASEMENT	M	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
78	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
79	96"	72"	100% VINYL	CASEMENT	U	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
80	96"	72"	100% VINYL	CASEMENT	U	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
81	30"	72"	100% VINYL	PICTURE	O	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
82	70"	72"	100% VINYL	CASEMENT	P	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○
83	70"	72"	100% VINYL	CASEMENT	R	VINYL	VINYL	WHITE	SEE VALECRAFT	WOOD	PAINT	● ● ○



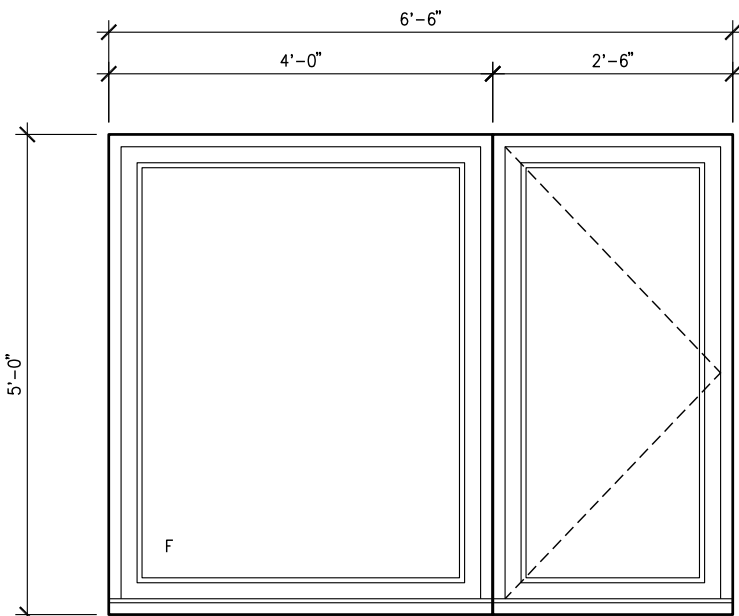
1 WINDOW ELEVATION A
A901 1/2" = 1'-0"



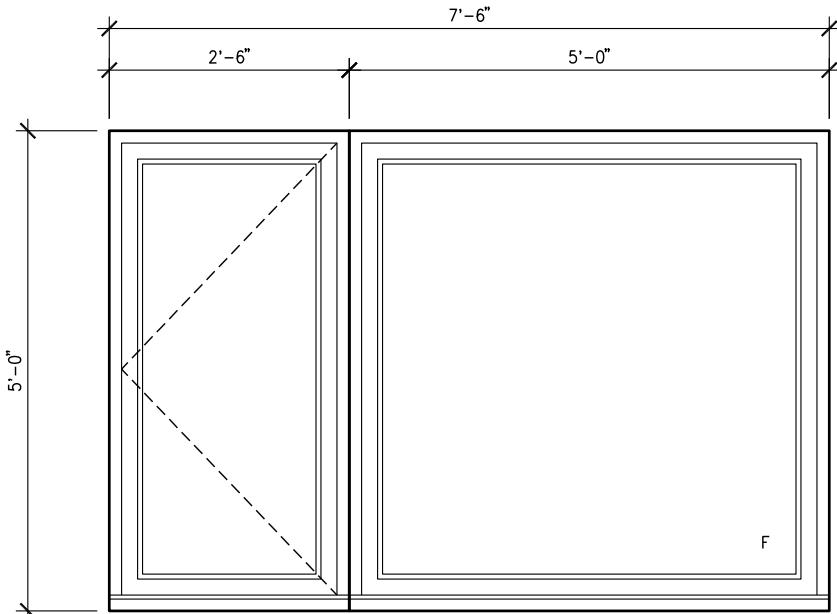
4 WINDOW ELEVATION D
A901 1/2" = 1'-0"



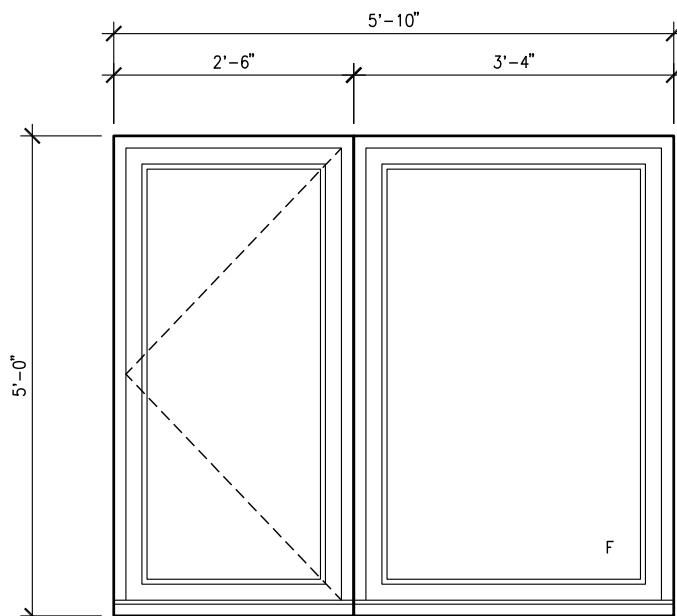
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A901 1/2" = 1'-0"



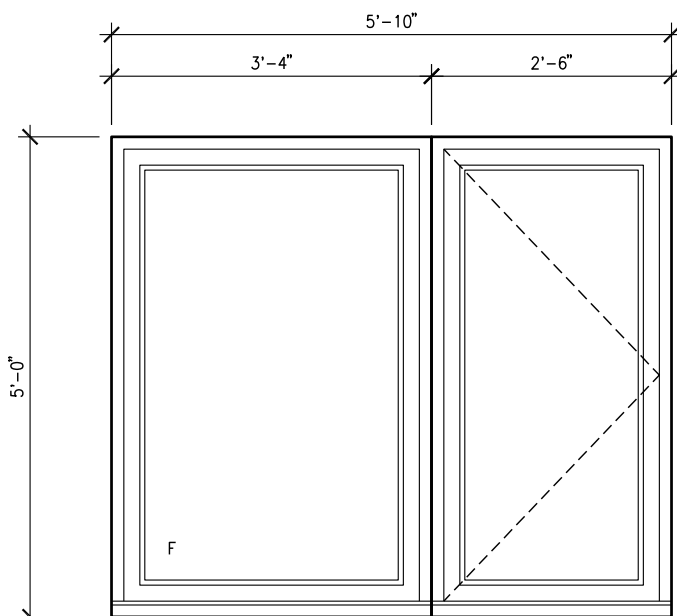
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A901 1/2" = 1'-0"



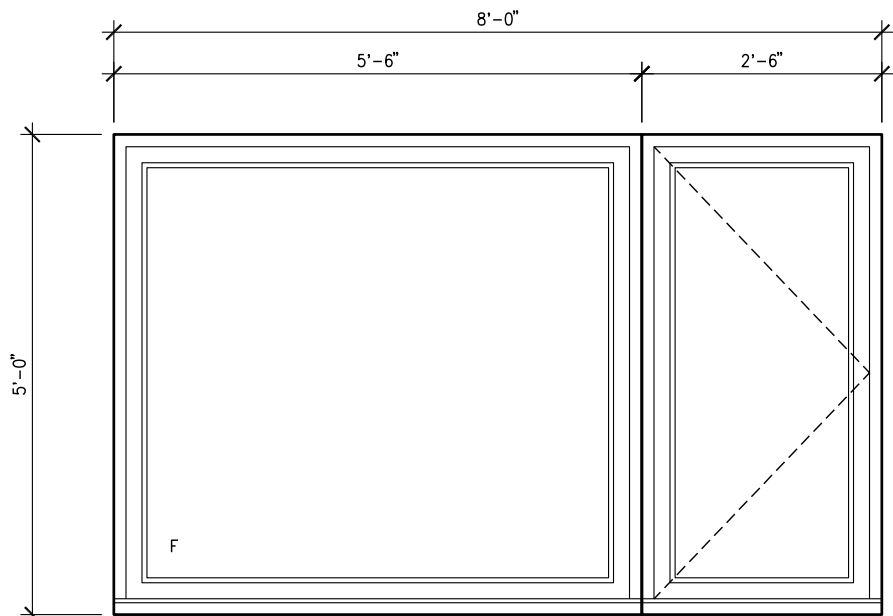
2 WINDOW ELEVATION B
A901 1/2" = 1'-0"



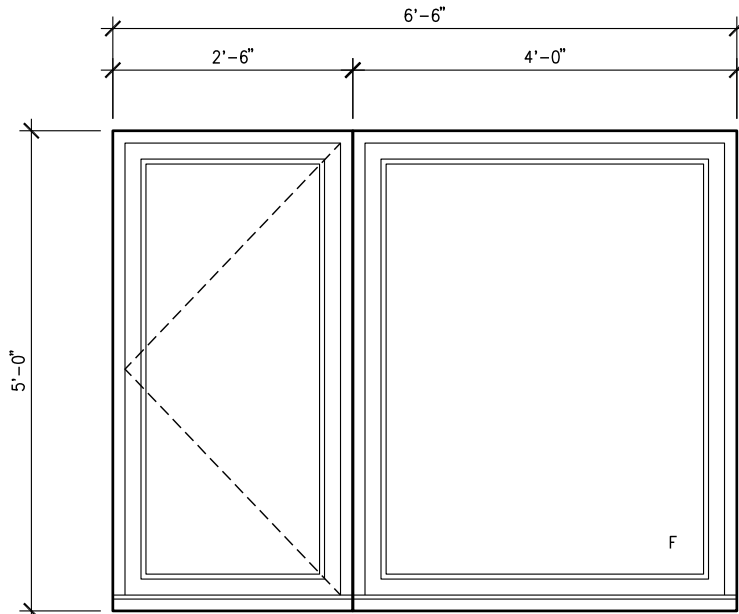
5 WINDOW ELEVATION E
A901 1/2" = 1'-0"



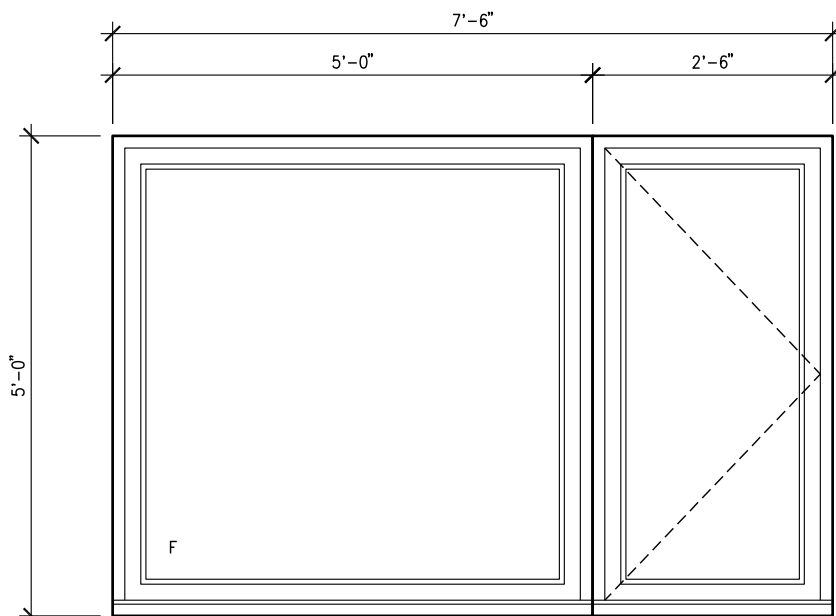
8 WINDOW ELEVATION H
A901 1/2" = 1'-0"



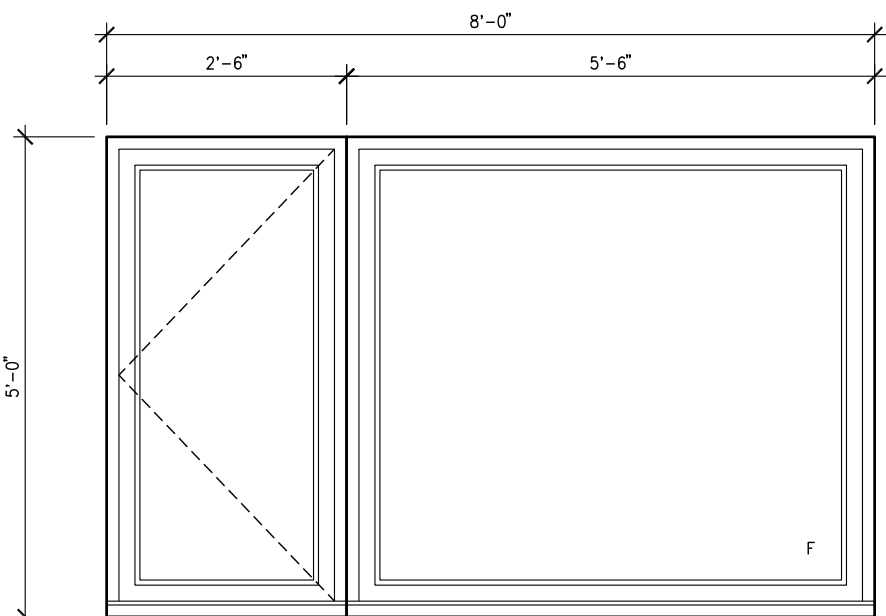
11 WINDOW ELEVATION K
A901 1/2" = 1'-0"



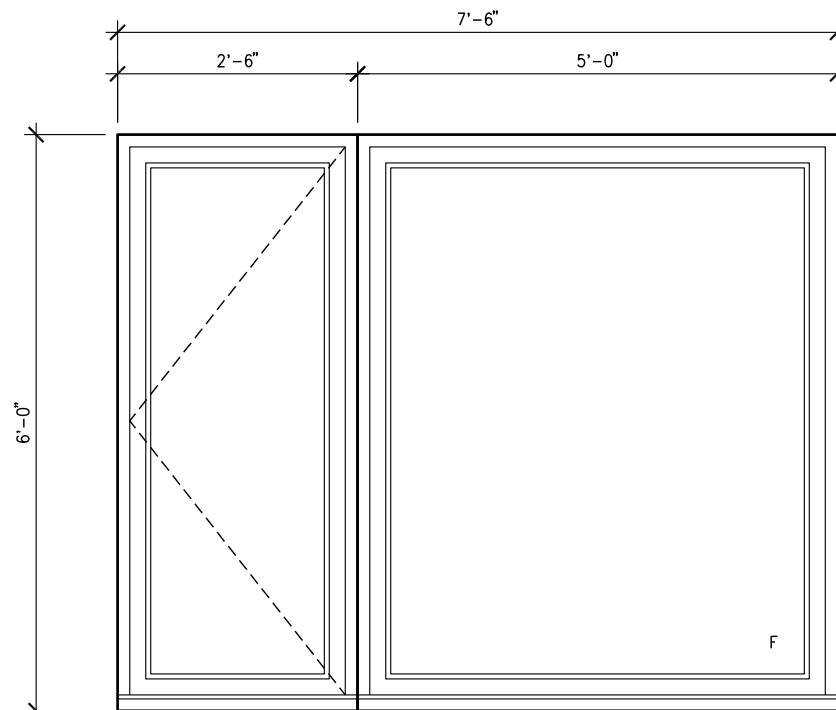
3 WINDOW ELEVATION C
A901 1/2" = 1'-0"



6 WINDOW ELEVATION F
A901 1/2" = 1'-0"



9 WINDOW ELEVATION I
A901 1/2" = 1'-0"



12 WINDOW ELEVATION L
A901 1/2" = 1'-0"

BLOCK: A
DATE: 04/09/2024

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REV-2 ISSUED FOR PRICING 07/23/2024 DOYON
REV-1 ISSUED FOR STRUCTURAL REVIEW 06/25/2024 DOYON
NO. DESCRIPTION MM/DD/YYYY BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

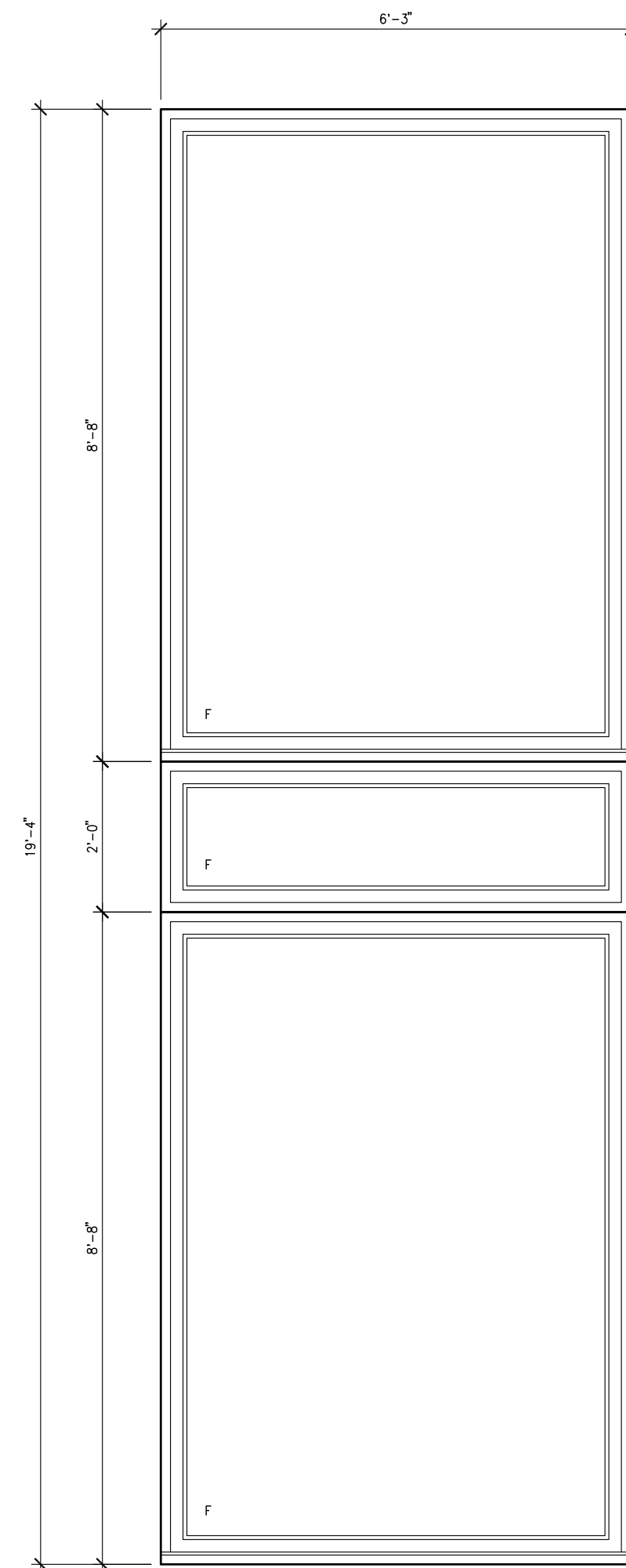
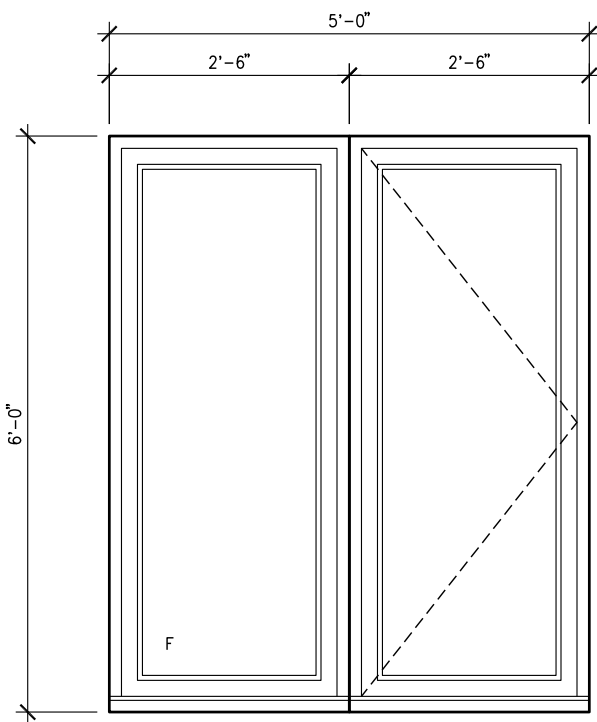
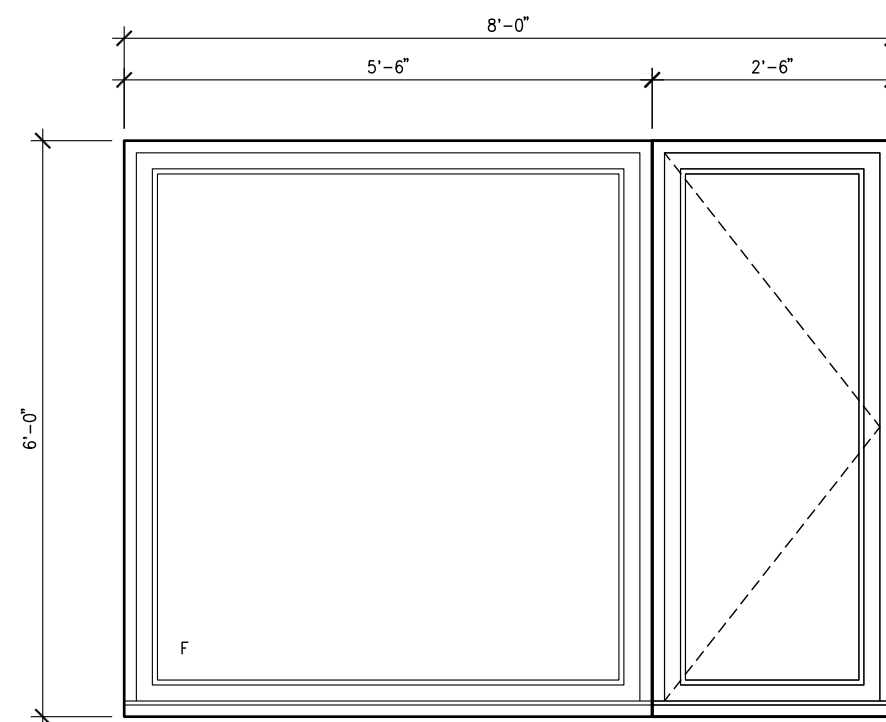
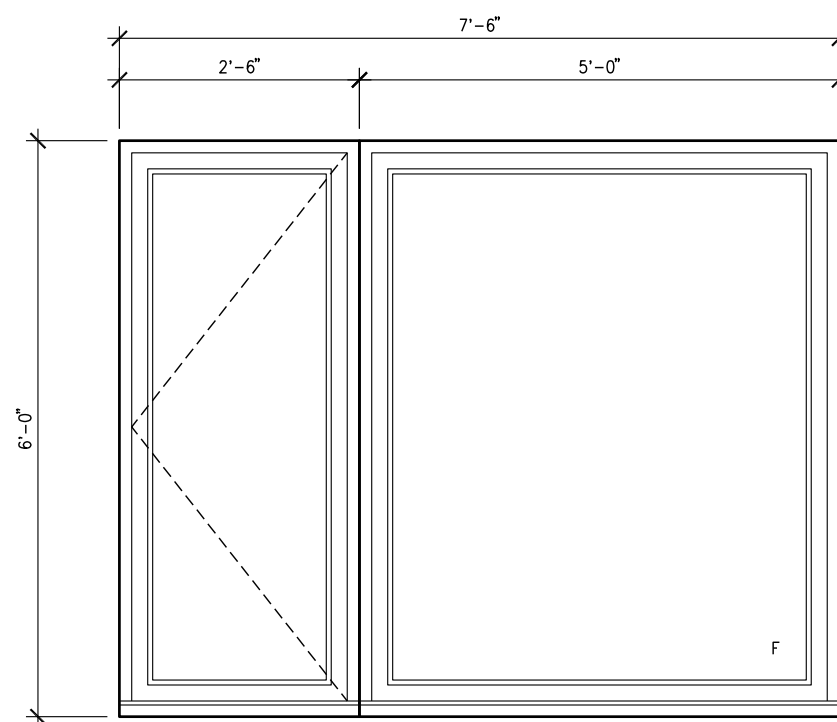
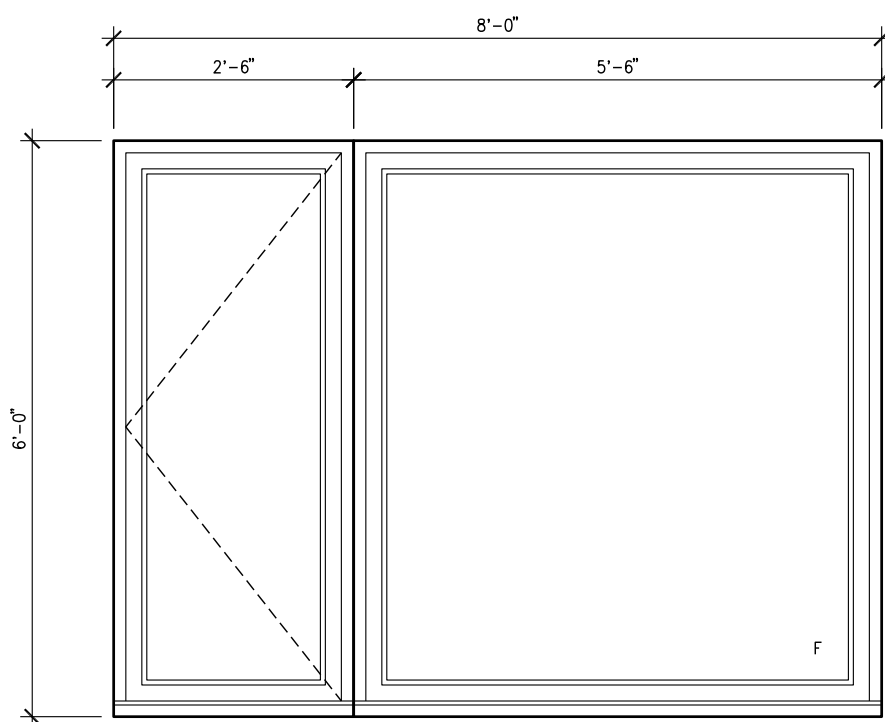
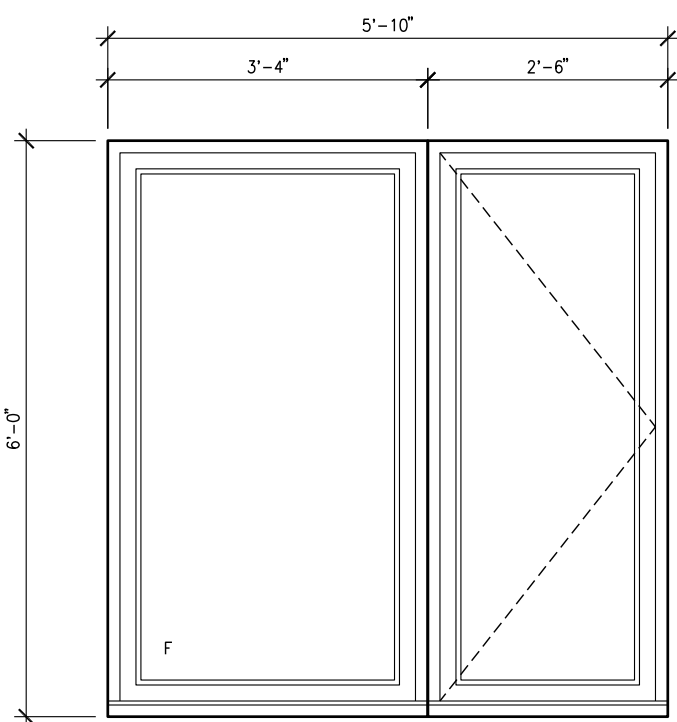
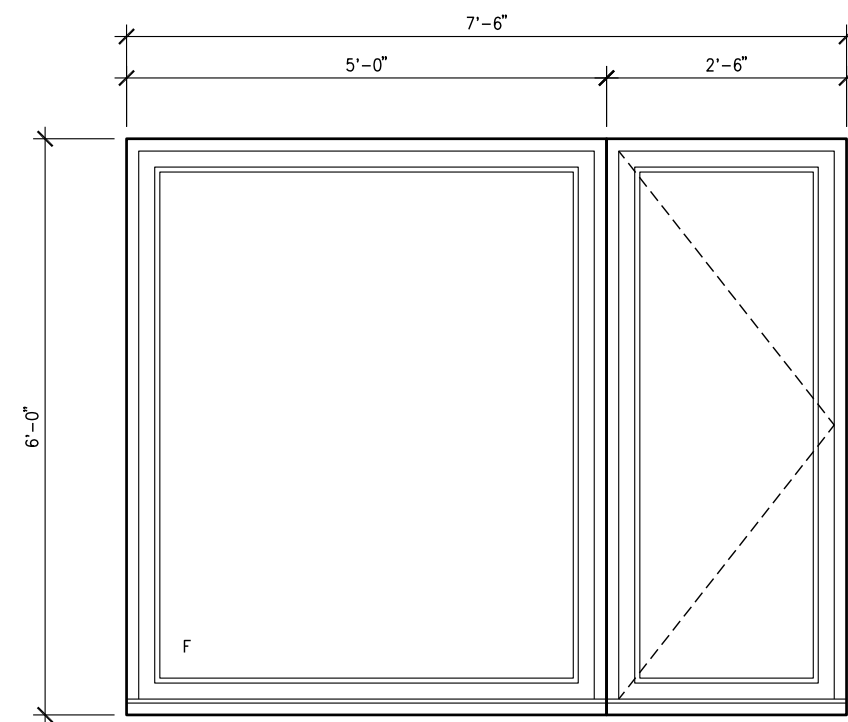
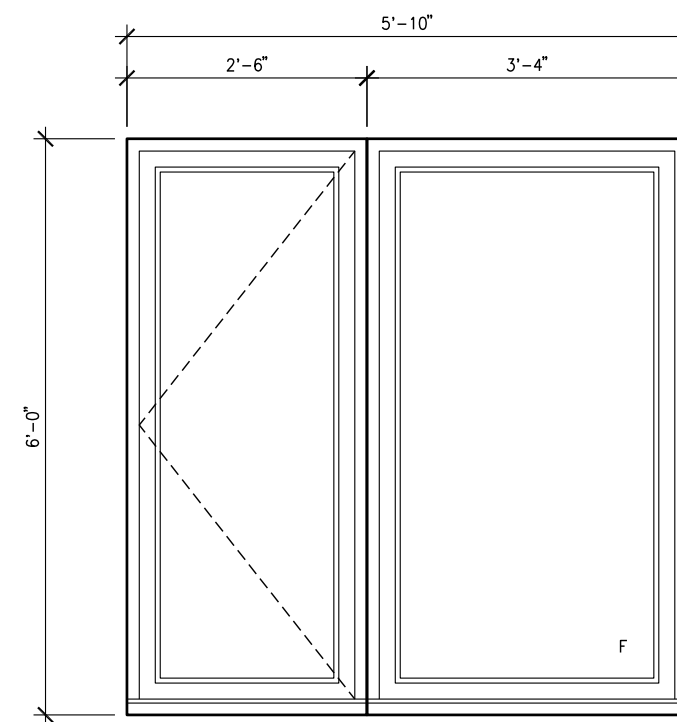
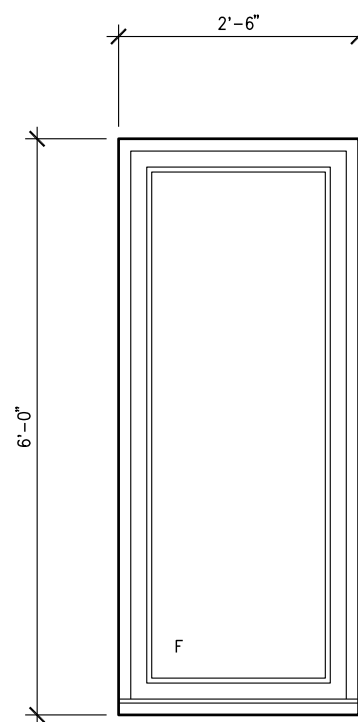
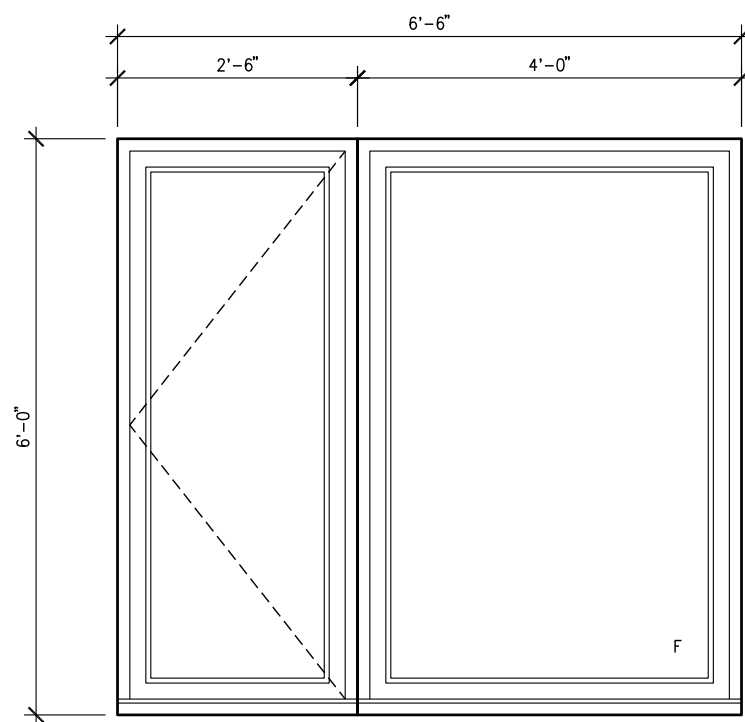
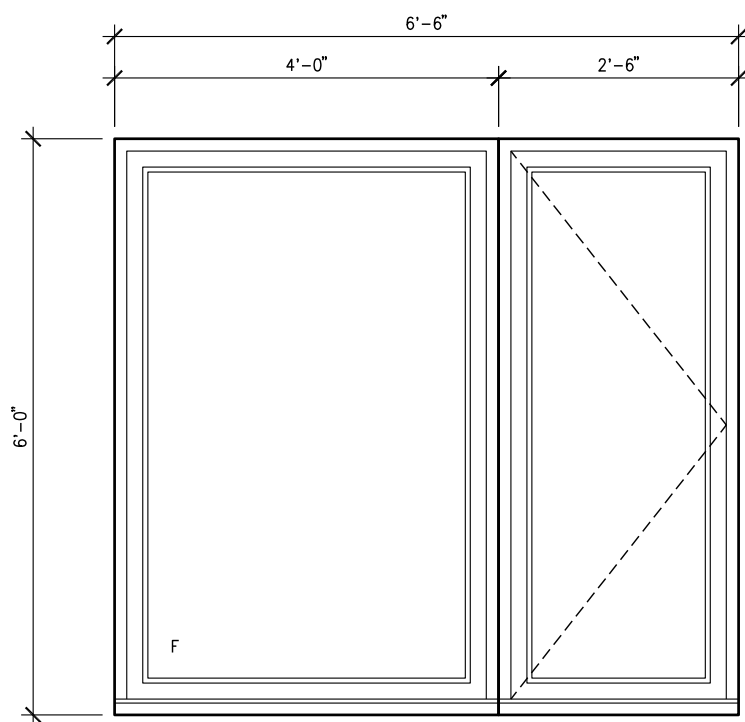
DRAWING:

WINDOW SCHEDULE AND
WINDOW ELEVATIONS

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET:

BILLINGS AVE. IROQUOIS, ONTARIO A901



BLOCK: **A**
DATE: 04/09/2024

DATE: 04/09/2024

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REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/25/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

**GEOFF HODGINS
ARCHITECT**
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING

WINDOW ELEVATIONS

SCALE: _____ DATE: XX/XX/XXXX

PROJECT:	SHEET:
IROQUOIS APARTMENTS	A902
MULTI-UNIT RESIDENTIAL	
BILLINGS AVE., IROQUOIS, ONTARIO	

WINDOW ELEVATION Y

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

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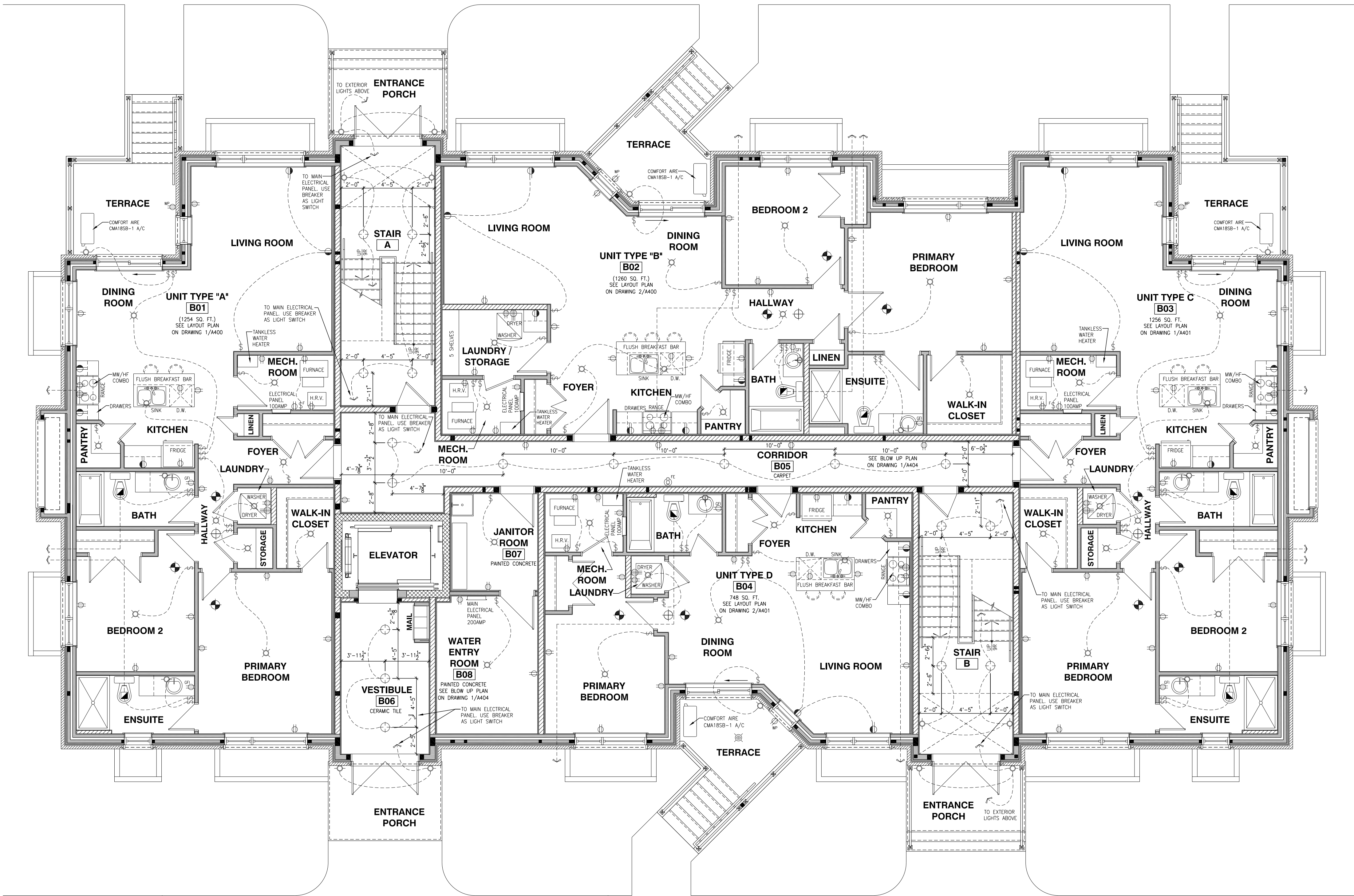
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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

ELECTRICAL LEGEND:

- \$ SINGLE POLE SWITCH
- \$3 3 WAY SWITCH
- \$4 4 WAY SWITCH
- \$F FURNACE SWITCH
- \$FP FIREPLACE SWITCH
- Ⓛ DUPLEX OUTLET (12" HIGH)
- Ⓛ DUPLEX OUTLET (UPPER HALF SWITCH)
- Ⓛ GROUND FAULT INTERVOLT
- Ⓛ WEATHER PROOF DUPLEX OUTLET
- Ⓛ SPLIT OUTLET
- Ⓛ 220 VOLT OUTLET
- Ⓛ WALL MOUNTED LIGHT FIXTURE
- Ⓛ CEILING MOUNTED LIGHT FIXTURE
- Ⓛ POT LIGHT
- Ⓛ SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.19.4.(3) AND 9.10.19. OF THE ONTARIO BUILDING CODE:
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - SHALL BE INSTALLED ON OR NEAR THE CEILING;
 - PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
 - HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
 - INTERCONNECTION OF SMOKE DETECTORS WITHIN SUITES;
 - SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES, AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING;
 - SHALL HAVE A VISUAL SIGNALING DEVICE;
- Ⓛ CARBON MONOXIDE ALARM AS PER SECTION 6.3.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE.
- Ⓛ PROVIDE MECHANICAL EXHAUST TO OUTSIDE
- Ⓛ EXPOSED FIRE EXTINGUISHER AS PER SECTION 9.10.20.4 OF THE ONTARIO BUILDING CODE



REFER TO ELECTRICAL ENGINEER WORKING DRAWINGS FOR THE ALARM AND DETECTION SYSTEM, EXIT SIGNS AND EMERGENCY LIGHTING

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

ELECTRICAL PLAN
BASEMENT FLOOR

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILINGS AVE. IROQUOIS, ONTARIO

E100

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

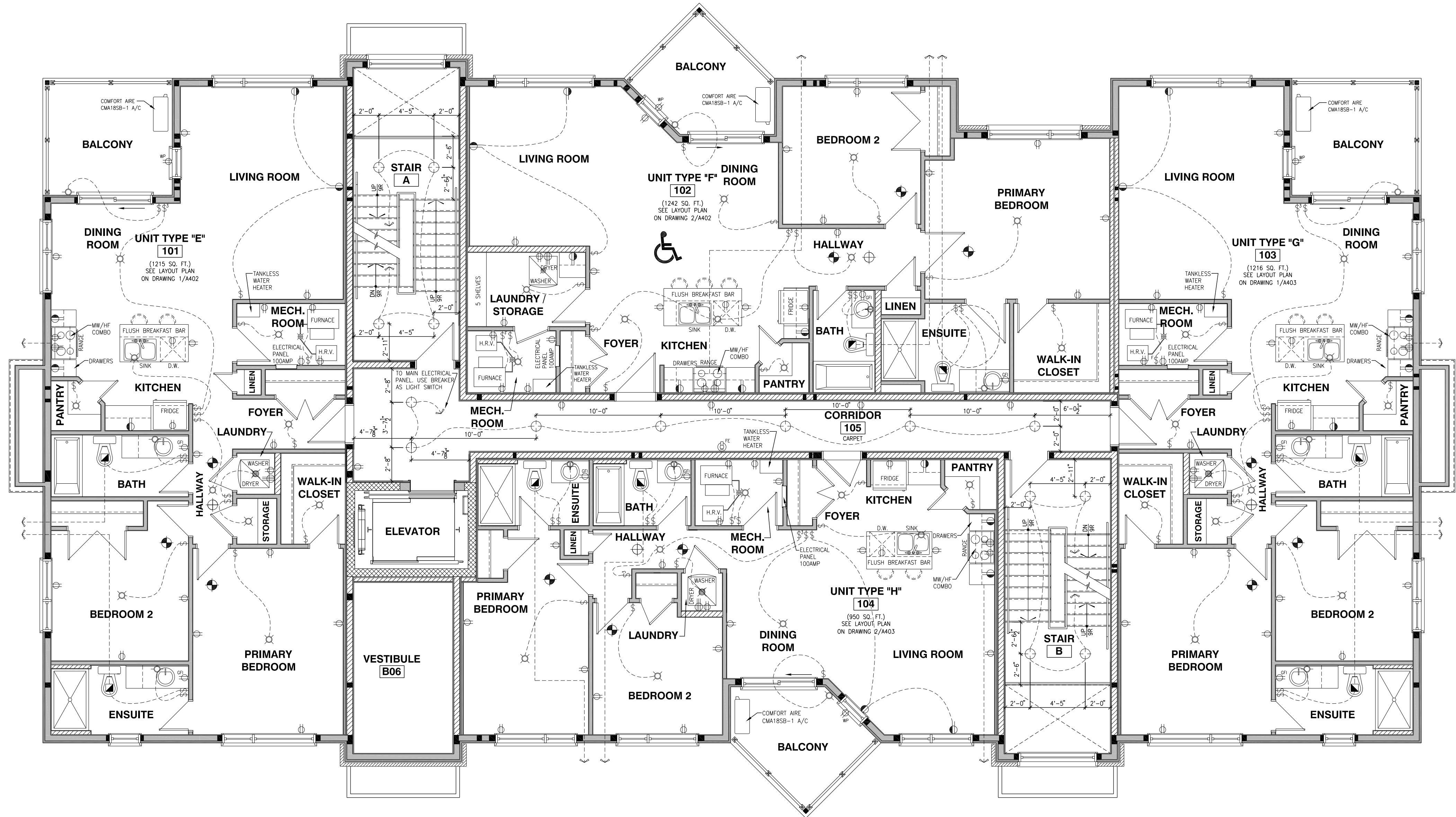
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

ELECTRICAL LEGEND:

- \$ SINGLE POLE SWITCH
- \$ 3 WAY SWITCH
- \$ 4 WAY SWITCH
- \$ FURNACE SWITCH
- \$ FIREPLACE SWITCH
- \$ DUPLEX OUTLET (12" HIGH)
- \$ DUPLEX OUTLET (UPPER HALF SWITCH)
- \$ GROUND FAULT INTERVOLT
- \$ WEATHER PROOF DUPLEX OUTLET
- \$ SPLIT OUTLET
- \$ 220 VOLT OUTLET
- \$ WALL MOUNTED LIGHT FIXTURE
- \$ CEILING MOUNTED LIGHT FIXTURE
- \$ POT LIGHT
- \$ SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.19.4.(3) AND 9.10.19. OF THE ONTARIO BUILDING CODE:
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
 - SHALL BE INSTALLED ON OR NEAR THE CEILING;
 - PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
 - HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM;
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 - SHALL HAVE A VISUAL SIGNALING DEVICES;
- \$ CARBON MONOXIDE ALARM AS PER SECTION 6.3.12. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE.
- \$ PROVIDE MECHANICAL EXHAUST TO OUTSIDE
- \$ EXPOSED FIRE EXTINGUISHER AS PER SECTION 9.10.20.4 OF THE ONTARIO BUILDING CODE



REFER TO ELECTRICAL ENGINEER WORKING DRAWINGS FOR THE ALARM AND DETECTION SYSTEM, EXIT SIGNS AND EMERGENCY LIGHTING

REV-2	ISSUED FOR PRICING	07/23/2024	DOYON
REV-1	ISSUED FOR STRUCTURAL REVIEW	06/18/2024	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH



2012 O.B.C. DRAWINGS

DRAWING:
ELECTRICAL PLAN
GROUND FLOOR

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILINGS AVE. IROQUOIS, ONTARIO
SHEET: E101

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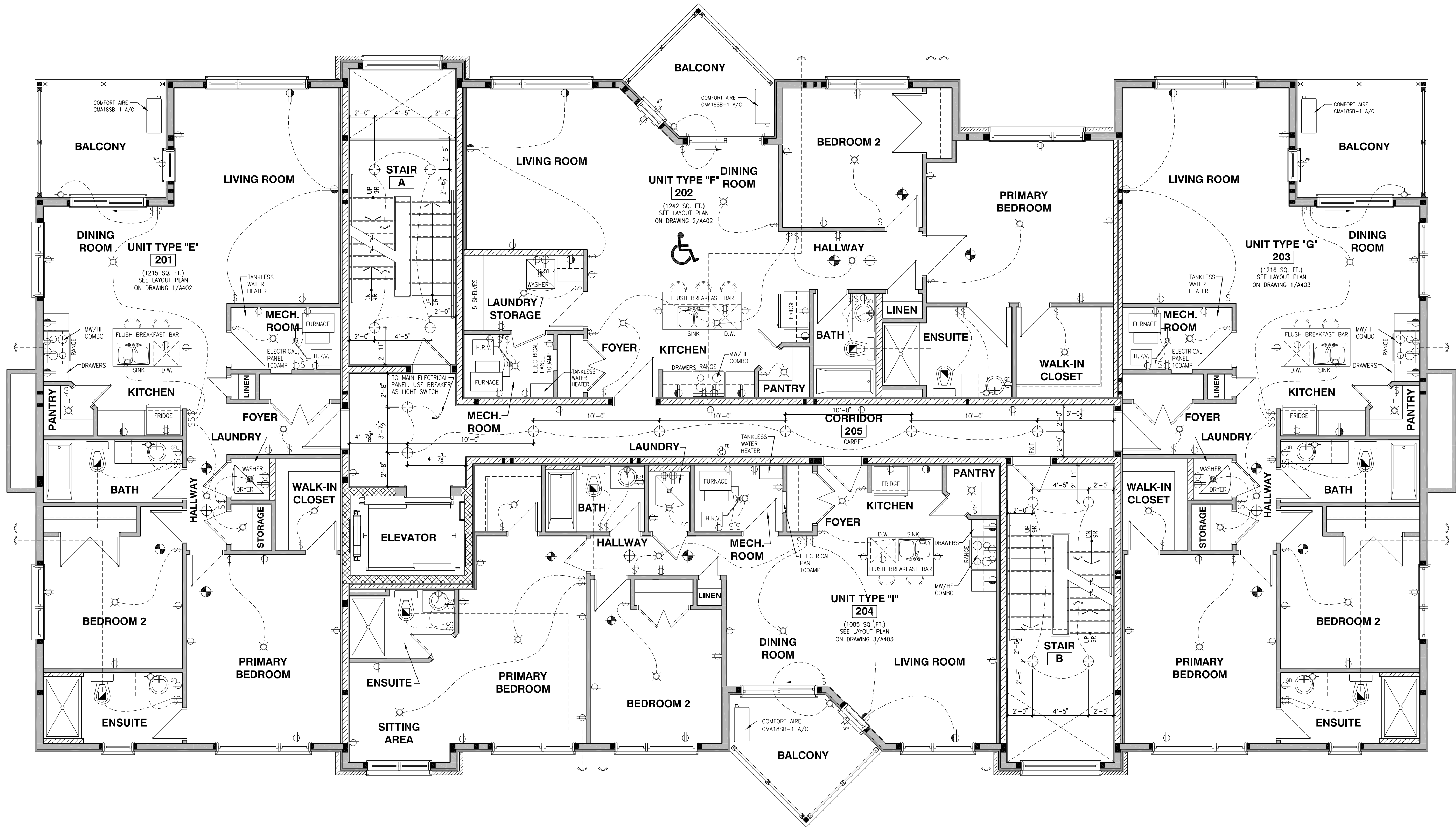
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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

ELECTRICAL LEGEND:

- \$ SINGLE POLE SWITCH
- \$3 3 WAY SWITCH
- \$4 4 WAY SWITCH
- \$F FURNACE SWITCH
- \$FP FIREPLACE SWITCH
- Ⓛ DUPLEX OUTLET (12" HIGH)
- Ⓛ DUPLEX OUTLET (UPPER HALF SWITCH)
- Ⓛ GROUND FAULT INTERVOLT
- Ⓛ WEATHER PROOF DUPLEX OUTLET
- Ⓛ SPLIT OUTLET
- Ⓛ 220 VOLT OUTLET
- Ⓛ WALL MOUNTED LIGHT FIXTURE
- Ⓛ CEILING MOUNTED LIGHT FIXTURE
- Ⓛ POT LIGHT
- Ⓛ SMOKE DETECTORS IN SUITES IN LIEU OF SMOKE ALARMS AS PER SECTION 9.10.19.4.(3) AND 9.10.19. OF THE ONTARIO BUILDING CODE:
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 - SHALL BE INSTALLED ON OR NEAR THE CEILING;
 - PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT;
 - HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM;
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 - SHALL HAVE A VISUAL SIGNALING DEVICES.
- Ⓛ CARBON MONOXIDE ALARM AS PER SECTION 6.3.12.2. ARE REQUIRED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE.
- Ⓛ PROVIDE MECHANICAL EXHAUST TO OUTSIDE
- Ⓛ EXPOSED FIRE EXTINGUISHER AS PER SECTION 9.10.20.4 OF THE ONTARIO BUILDING CODE



REFER TO ELECTRICAL ENGINEER WORKING DRAWINGS FOR THE ALARM AND DETECTION SYSTEM, EXIT SIGNS AND EMERGENCY LIGHTING

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NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
 Valecraft
Homes (2019) Limited

2012 O.B.C. DRAWINGS

DRAWING:
ELECTRICAL PLAN
SECOND FLOOR

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS
MULTI-UNIT RESIDENTIAL
BILINGS AVE. IROQUOIS, ONTARIO

SHEET:
E102

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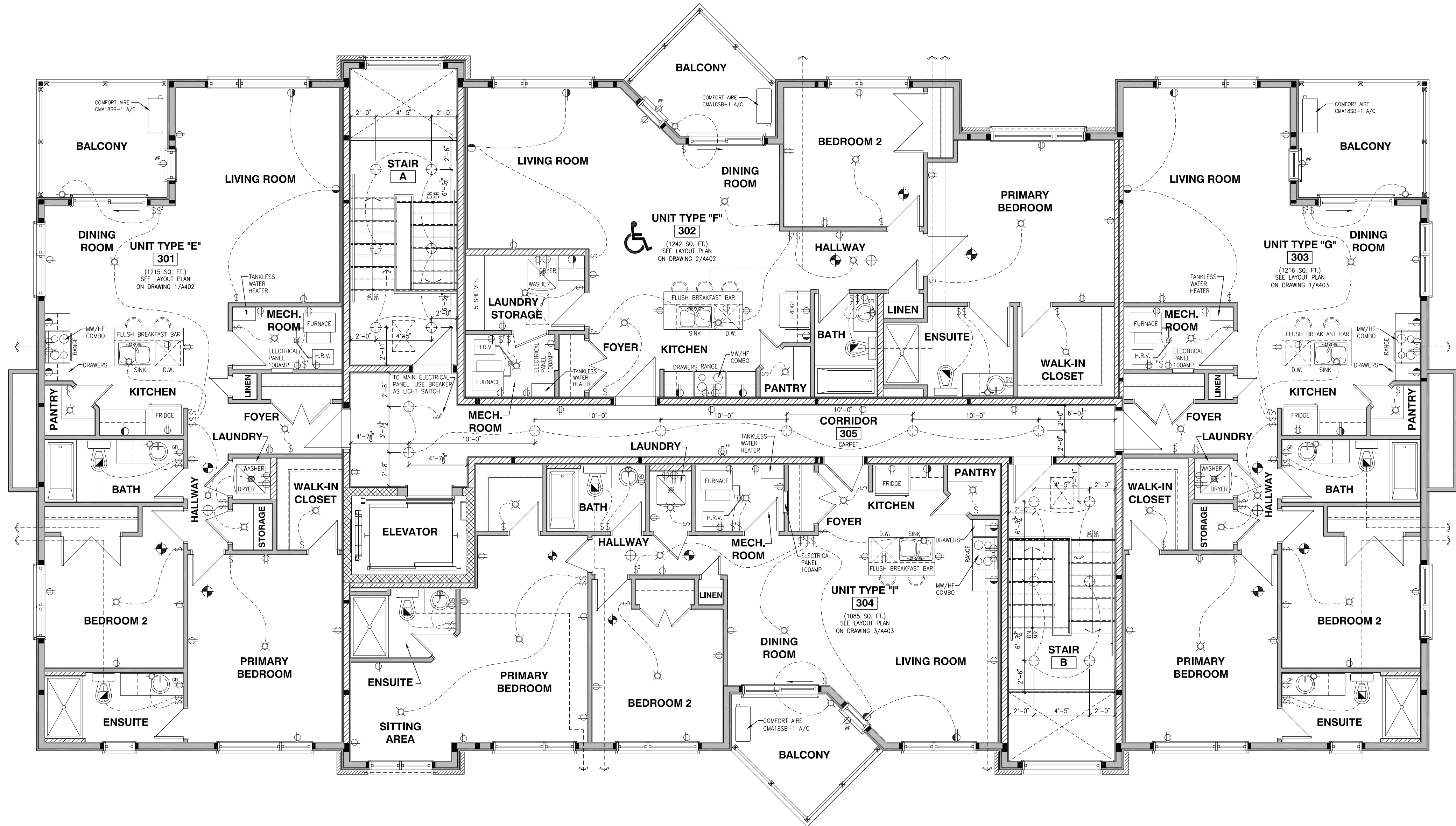
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REFER TO ELECTRICAL ENGINEER WORKING DRAWINGS FOR THE ALARM AND DETECTION SYSTEM, EXIT SIGNS AND EMERGENCY LIGHTING

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NO.	DESCRIPTION	MM/DD/YYYY	BY

GEOFF HODGINS
ARCHITECT
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WITH



2012 O.B.C. DRAWINGS

DRAWING:
ELECTRICAL PLAN
THIRD FLOOR

SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

PROJECT: IROQUOIS APARTMENTS MULTI-UNIT RESIDENTIAL SHEET: E103

BILLINGS AVE. IROQUOIS, ONTARIO