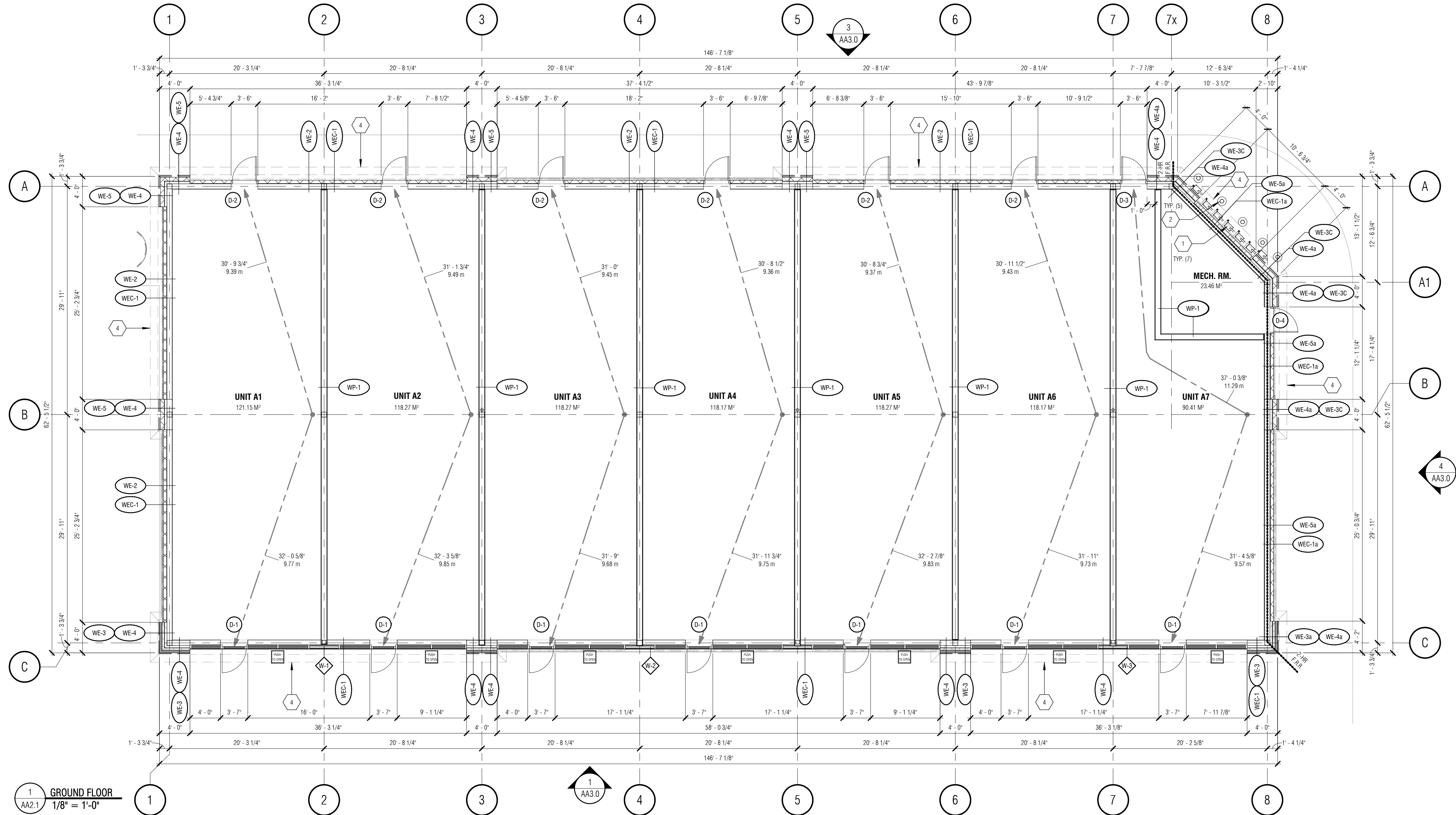


EXTERIOR WALL SCHEDULE	
WEC-1 6" CONCRETE CURB (SEE ELEVATIONS) 3/8" R12 RIGID INSULATION 5/8" EXTERIOR GRADE SHEATHING 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER 5/8" GYPSUM BOARD	WE-1 3 1/2" MASONRY BRICK (SEE ELEVATIONS FOR TYPE) 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL 3" R12 RIGID INSULATION 5/8" EXTERIOR GRADE SHEATHING 8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER 5/8" GYPSUM BOARD
WEC-2 6" EXTERIOR INSULATED FINISHING SYSTEM R12 - VERTICALLY NOTCHED TROWELED ON AIR BARRIER 3" R12 RIGID INSULATION 5/8" EXTERIOR GRADE SHEATHING 8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER 5/8" GYPSUM BOARD	WE-3 3 1/2" MASONRY BRICK (SEE ELEVATIONS FOR TYPE) 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL 3" R12 RIGID INSULATION 5/8" EXTERIOR GRADE SHEATHING 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER 5/8" GYPSUM BOARD
WEC-4 3 1/2" MASONRY BRICK (SEE ELEVATIONS FOR TYPE) 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL 3" R12 RIGID INSULATION 5/8" EXTERIOR GRADE SHEATHING 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER 5/8" GYPSUM BOARD	WE-5 6" EXTERIOR INSULATED FINISHING SYSTEM R12 - VERTICALLY NOTCHED TROWELED ON AIR BARRIER 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER 5/8" GYPSUM BOARD
WEC-1a 6" CONCRETE CURB (SEE ELEVATIONS) 3/8" R12 RIGID INSULATION 5/8" EXTERIOR GRADE TYPE 'X' SHEATHING - TYPE C 1/2" GYPSUM BOARD 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD	WE-2 E.I.F.S. ASSEMBLYS TO INCORPORATE INSULATION WITH GEOMETRICALLY DEFINED DRAINAGE CAVITY AND ASSOCIATED DRAINAGE DETAILS
WEC-3a - PROVIDED F.R.R.: 1 HR ULC W404 - REQUIRED F.R.R.: 1 HR 6" EXTERIOR INSULATED FINISHING SYSTEM - VERTICALLY NOTCHED TROWELED ON AIR BARRIER 3" R12 RIGID INSULATION 5/8" EXTERIOR GRADE TYPE 'X' SHEATHING - TYPE C 1/2" GYPSUM BOARD 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD	WE-3a - PROVIDED F.R.R.: 1 HR ULC W404 - REQUIRED F.R.R.: 1 HR 3 1/2" MASONRY BRICK (SEE ELEVATIONS FOR TYPE) 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL 3" R12 RIGID INSULATION 5/8" EXTERIOR GRADE TYPE 'X' SHEATHING - TYPE C 1/2" GYPSUM BOARD 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD
WEC-4a - PROVIDED F.R.R.: 1 HR ULC W404 - REQUIRED F.R.R.: 1 HR 6" EXTERIOR INSULATED FINISHING SYSTEM R15 - VERTICALLY NOTCHED TROWELED ON AIR BARRIER 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD	WE-5a - PROVIDED F.R.R.: 1 HR ULC W404 - REQUIRED F.R.R.: 1 HR 6" EXTERIOR INSULATED FINISHING SYSTEM R15 - VERTICALLY NOTCHED TROWELED ON AIR BARRIER 3/8" STUDS @ 16" o/c - c/w R15 BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD

INTERIOR WALL SCHEDULE	
WP-1 - REQUIRED F.R.R.: 1 HOUR - PROVIDED F.R.R.: 2 HOUR (ULC A14) 5/8" TYPE 'X' GYPSUM BOARD 5/8" TYPE 'X' GYPSUM BOARD 8" STEEL STUDS @ 16" o/c - c/w SOUND BATT INSULATION 5/8" TYPE 'X' GYPSUM BOARD 5/8" TYPE 'X' GYPSUM BOARD	



FLOOR PLAN NOTES	
1. ALL DIMENSIONS ON THIS DRAWING HAVE BEEN ROUNDED TO THE NEAREST 1/8" FOR CLARITY.	13. GENERAL CONTRACTOR TO INSTALL ALL DOORS A MINIMUM OF 3" OFF ANY ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
2. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED WITH WOOD STUDS, BLOCKING AND/OR PLYWOOD AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.	14. ALL FLOOR DRAINS TO BE INSPECTED BY A PLUMBER ONE WEEK PRIOR TO BUILDING TURNOVER TO ENSURE DRAINS ARE IN GOOD WORKING ORDER, CLEAN DRAIN AND TRAP OF DEBRIS.
3. GENERAL CONTRACTOR TO REVIEW ALL CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES IN EXISTING DIMENSIONS ARE TO BE REPORTED TO THE PROJECT MANAGER.	15. GENERAL CONTRACTOR TO ENSURE A POSITIVE SLOPE TO ALL FLOOR AND TRENCH DRAINS.
4. ALLOW IN YOUR TENDER FOR THE PATCHING AND REPAIRING OF ALL REMAINING SURROUNDING SURFACES EFFECTED BY THE INSTALLATION OF NEW COMPONENTS.	16. PLUMBING CONTRACTOR TO VERIFY ALL DRAIN LOCATIONS PRIOR TO THE FLOOR POUR.
5. ALL STEEL STUD PARTITIONS ARE TO BE FULL HEIGHT, FRAMED @ 16" o/c AND PROVIDED WITH A TOP DEFLECTION TRACK, UNLESS NOTED OTHERWISE.	17. GENERAL CONTRACTOR TO PROVIDE GYPSUM WALL BOARD CONTROL JOINTS IN ALL WALLS. CONTROL JOINTS ARE TO BE STRAIGHT, CONTINUOUS AND INSTALLED 30" o/c MAXIMUM OR AS INDICATED ON THE DRAWINGS AND AT AREAS OF ANTICIPATED DEFLECTION, TWISTING AND SWAYING, WHERE LOCATED WITHIN A FIRE SEPARATION, THE CONTROL JOINT SHALL BE SEALED AT THE PENETRATION BY A FIRE STOP SYSTEM THAT HAS AN FT RATING NOT LESS THAN FIRE RESISTANCE RATING FOR THE FIRE SEPARATION.
6. ALL STEEL STUD PARTITIONS 12'-0" OR HIGHER ARE TO BE DESIGNED BY THE DRYWALL CONTRACTOR'S ENGINEER. SEALED SHOP DRAWINGS TO BE PROVIDED TO THE STRUCTURAL ENGINEER.	18. PROVIDE SOFT WEATHER TIGHT JOINTS AT ALL ADJACENT MATERIALS AND SURFACES AS PER MANUFACTURER'S SPECIFICATIONS.
7. BUILDING SERVICES THAT PENETRATE A WALL OR FLOOR FIRE SEPARATION THAT IS REQUIRED TO HAVE A FIRE RESISTANCE RATING, SHALL BE SEALED AT THE PENETRATION BY A FIRE STOP SYSTEM THAT HAS AN FT RATING NOT LESS THAN FIRE RESISTANCE RATING FOR THE FIRE SEPARATION. O.B.C. Div B - 3.1.9.1. (FIRE STOPPING OF SERVICE PENETRATIONS)	19. GENERAL CONTRACTOR TO INSTALL EMERGENCY EXIT LIGHTING SEE ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ELECTRICAL CONSULTANT WITH AN EMERGENCY LIGHTING TEST REPORT. (SEE ELECTRICAL)
8. GENERAL CONTRACTOR TO ENSURE GYPSUM BOARD IS CONTINUOUS AT ALL FIRE SEPARATIONS.	20. EMERGENCY LIGHTING BATTERY PACKS TO BE INSTALLED AS HIGH AS POSSIBLE AND BE COORDINATED WITH SHELVEING TO MAXIMIZE STORAGE.
9. GENERAL CONTRACTOR TO ENSURE ALL JOINTS ARE TAPED AND THE PERIMETER OF ALL FIRE SEPARATION WALLS ARE SEALED TO ADJACENT MATERIALS AND SURFACES.	21. REFER TO MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR NEW UNDERGROUND SERVICES.
10. FIRE RATED WALLS TO EXTEND TO THE UNDERSIDE OF THE RATED HORIZONTAL ASSEMBLY ABOVE.	22. SEE STRUCTURAL FOR FLOOR SLAB SAWCUT CONTROL JOINTS.
11. ALL COMPONENTS WITHIN A ULC DESIGNATED FIRE SEPARATION ARE TO BE INSTALLED AS PER THEIR RESPECTIVE ULC SYSTEM (I.E. STUD DESIGNATION, FASTENERS TYPE AND SPACING ETC.)	23. CONTRACTOR TO RETAIN A 3rd PARTY ENGINEER TO PROVIDE REVIEWS & REPORTS FOR ERECTION OF FIRE ENGINEERED STEEL FRAME, TO ENSURE CONFORMITY WITH ENGINEERED SHOP DRAWINGS. 3RD PARTY ENGINEER TO PROVIDE DOCUMENTATION TO BE SUBMITTED TO BUILDING DEPARTMENT TO SATISFY BUILDING PERMIT & OCCUPANCY REQUIREMENTS.
12. DOOR AND WINDOW MANUFACTURER(S) TO SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.	

2024 ONTARIO BUILDING CODE DATA MATRIX - PART 3	
PROJECT TYPE:	☒ NEW ☐ ADDITION ☐ RENOVATION
DESCRIPTION:	NEW BUILDING SHELL AND SERVICES FOR FUTURE TENANTS [A] 1.3.3.2.
MAJOR OCCUPANCY CLASSIFICATION:	GROUP E 3.1.2.
SUPERIMPOSED MAJOR OCCUPANCIES:	☐ YES ☒ NO 3.2.2.7
BUILDING AREA (m ²):	DESCRIPTION: EXISTING NEW TOTAL [A] 1.4.1.2. TOTAL BUILDING AREA 0 826.17 826.17
GROSS AREA (m ²):	DESCRIPTION: EXISTING NEW TOTAL [A] 1.4.1.2. SUITE A1 0 121.15 121.15 SUITE A2 0 118.27 118.27 SUITE A3 0 118.27 118.27 SUITE A4 0 118.17 118.17 SUITE A5 0 118.27 118.27 SUITE A6 0 118.17 118.17 SUITE A7 0 90.41 90.41 BUILDING MECHANICAL ROOM 0 23.46 23.46 TOTAL GROSS AREA (ALL FLOORS) 0 826.17 826.17
MEZZANINE AREA (m ²):	DESCRIPTION: EXISTING NEW TOTAL 3.2.1.1. 0 0 0
BUILDING HEIGHT:	1 STOREYS ABOVE GRADE 5.48 M ABOVE GRADE [A] 1.4.1.2. & 3.2.1.1. 0 STOREYS BELOW GRADE
HIGH BUILDING:	☒ NO ☐ YES 3.2.6
NUMBER OF STREETS:	2 FIRE ROUTES 3.2.2.10. & 3.2.5.
BUILDING CLASSIFICATION:	GROUP E, 2 STOREY, NON SPRINKLERED - 3.2.2.70. 3.2.2.20 - 93.
CONSTRUCTION TYPE:	RESTRICTION: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH 3.2.2.20 - 93 & 3.1.6. ACTUAL: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH HEAVY TIMBER: ☐ YES ☒ NO 3.1.4.6, 7, & 3.2.2.16.
REQUIRED FIRE RESISTANCE RATING (FRR):	HORIZONTAL ASSEMBLY RATING SUPPORTING ASSEMBLY NON-COMBUSTIBLE IN LIEU OF RATING FLOORS 45 MIN. 45 MIN. ☐ NO ☐ YES ☒ N/A 3.2.2.20 - 93. FLOORS OVER BASEMENT N/A N/A ☐ NO ☐ YES ☒ N/A 3.2.1.2, 3.2.1.4, & 3.2.2.15. ROOF N/A N/A ☐ NO ☐ YES ☒ N/A MEZZANINE N/A N/A ☐ NO ☐ YES ☒ N/A
SPATIAL SEPARATION:	IF A BUILDING IS DIVIDED BY FIRE SEPARATIONS INTO FIRE COMPARTMENTS, THE AREA OF EXPOSING BUILDING FACE IS PERMITTED TO BE CALCULATED FOR EACH FIRE COMPARTMENT PROVIDED THE FIRE SEPARATIONS HAVE A FIRE RESISTANCE RATING NOT LESS THAN 45MIN. 3.2.3.2 (2).
WALL:	AREA OF E.B.F. (m ²) L.D. (m) RATIO L/D OR H/L PERMITTED MAX 'X' OF U.P.O. PROPOSED MAX 'X' OF U.P.O. REQUIRED FRR (HOURS) CONSTRUCTION TYPE PERMITTED CLADDING TYPE PERMITTED 3.2.3. NORTH 245.13 26.6 8.14 100 6.8 N/A COMBUSTIBLE COMBUSTIBLE NORTHEAST 30.86 0 1.02 0 0 2 NON-COMBUSTIBLE NON-COMBUSTIBLE EAST 84.7 0 2.74 0 0 2 NON-COMBUSTIBLE NON-COMBUSTIBLE SOUTH 245.13 45.4 8.14 100 57.87 N/A COMBUSTIBLE COMBUSTIBLE WEST 104.45 48.4 3.47 100 0 N/A COMBUSTIBLE COMBUSTIBLE
SPRINKLER SYSTEM:	☐ REQUIRED ☒ NOT REQUIRED 3.2.1.5, 3.2.2.18, & 3.2.5.12 - 14.
PROPOSED:	☐ ENTIRE BUILDING ☒ NONE ☐ SELECTED FLOOR AREAS ☐ COMPARTMENTS ☐ BASEMENT ☐ EXISTING
STANDPIPE SYSTEM:	☐ REQUIRED ☒ NOT REQUIRED 3.2.5.8 - 11.
FIRE ALARM SYSTEM:	☐ REQUIRED ☒ NOT REQUIRED 3.2.4.
BARRIER-FREE DESIGN:	☒ YES ☐ NO 3.8.
HAZARDOUS SUBSTANCES:	☐ YES ☒ NO 3.3.1.2.
SUITE SEPARATION:	GENERAL NOTE: FIRE RESISTANCE RATING OF A FIRE SEPARATION BETWEEN SUITES SHALL COMPLY WITH TABLE 3.1.3.1 NO FIRE SEPARATION IS REQUIRED BETWEEN SUITES OF BUSINESS AND PERSONAL OCCUPANCY. ALL SUITES SHALL BE SEPARATED FROM ADJOINING SUITES BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING NOT LESS THAN ONE (1) HOUR. THE FIRE RESISTANCE RATING OF THE FIRE SEPARATION IS PERMITTED TO BE LESS THAN ONE (1) HOUR BUT NOT LESS THAN FORTY FIVE (45) MINUTES PROVIDED THE FIRE RESISTANCE RATING REQUIRED BY SUBSECTION 3.2.2. IS PERMITTED TO BE LESS THAN ONE (1) HOUR FOR THE FLOOR ASSEMBLY ABOVE THE FLOOR AREA OR THE FLOOR ASSEMBLY BELOW PROVIDED THERE IS NO FLOOR ASSEMBLY ABOVE.
SHELL:	GENERAL NOTE: SUITE CLASSIFICATION, OCCUPANT LOAD, EXIT CAPACITY AND WASHROOM COUNTS SHALL BE CALCULATED AND CONFIRMED AT THE TIME OF TENANT FITOUT. ALL TENANT FITOUTS TO BE COMPLETED UNDER A SEPARATE BUILDING PERMIT.

FLOOR PLAN KEYED NOTES	
1	GAS METER
2	BOLLARD
3	ROOF ACCESS LADDER
4	CANOPY / AWNING ABOVE
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	

FLOOR PLAN LEGEND	
	KEYED NOTE CALL-OUT
	WINDOW CALL-OUT
	WALL/FLOOR TYPE CALL-OUT
	DOOR CALL-OUT
	SECTION CALL-OUT
	BUILDING GRID CALL-OUT
	TRAVEL DISTANCE

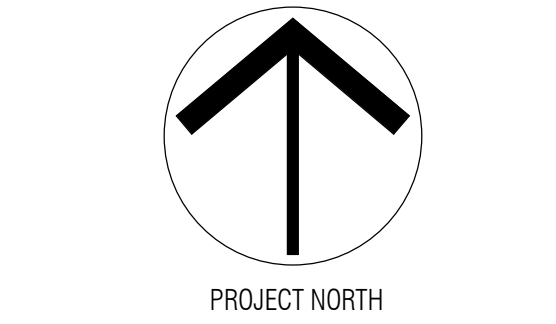
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4	ISSUED FOR ZBA	2026.06.05
3	ISSUED FOR ZBA	2025.09.26
2	ISSUED FOR REVIEW	2025.09.18
1	ISSUED FOR REVIEW	2025.09.10
REV	DESCRIPTION	DATE

CLIENT:



PROJECT:

BUILDING A

DERRY HEIGHTS
DERRY ROAD & BRONTE ST.
MILTON, ONTARIO

DRAWING:

FLOOR PLAN &
OBC MATRIX

DRAWN BY:
R.P.

REVISION NUMBER:

4

SCALE:
As indicated

DRAWING NUMBER:

AA2.1

JOB NUMBER:
25201-E



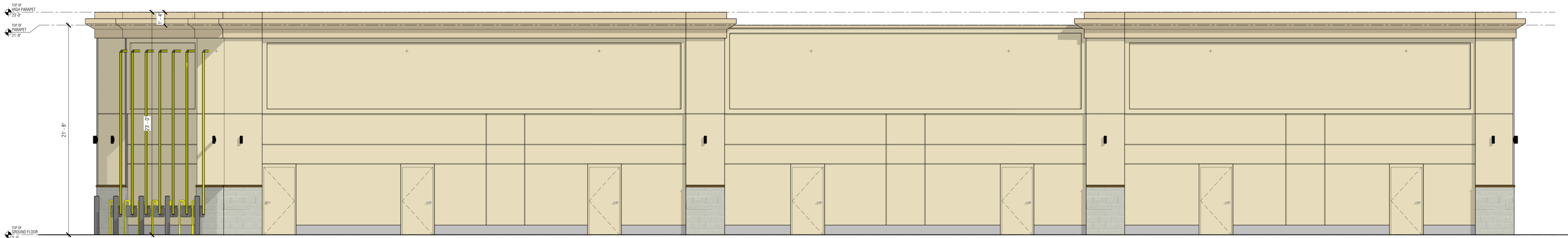
1 SOUTH ELEVATION
AA3.0 3/16" = 1'-0"



4 EAST ELEVATION
AA3.0 3/16" = 1'-0"



5 WEST ELEVATION
AA3.0 3/16" = 1'-0"



3 NORTH ELEVATION
AA3.0 3/16" = 1'-0"

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Cambridge, Ontario N1H 3M4
T: (519) 896-1010 ext.100



5	ISSUED FOR ZBA	2026.06.05
4	ISSUED FOR REVIEW	2026.01.16
3	ISSUED FOR ZBA	2025.09.26
2	ISSUED FOR REVIEW	2025.09.18
1	ISSUED FOR REVIEW	2025.09.05
REV	DESCRIPTION	DATE

CLIENT:



PROJECT:

BUILDING A

DERRY HEIGHTS
DERRY ROAD & BRONTE ST.
MILTON, ONTARIO

DRAWING:

EXTERIOR
ELEVATIONS

DRAWN BY:

R.P.

SCALE:

3/16" = 1'-0"

JOB NUMBER:

25201-E

REVISION NUMBER:

5

DRAWING NUMBER:

AA3.0



1 SOUTH WEST ISOMETRIC ELEVATION
AA3.1



3 NORTH EAST ISOMETRIC ELEVATION
AA3.1



2 NORTH WEST ISOMETRIC ELEVATION
AA3.1



4 SOUTH EAST ISOMETRIC ELEVATION
AA3.1

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

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2	ISSUED FOR ZBA	2026.06.05
1	ISSUED FOR REVIEW	2026.01.16
REV	DESCRIPTION	DATE

CLIENT:

PROJECT:

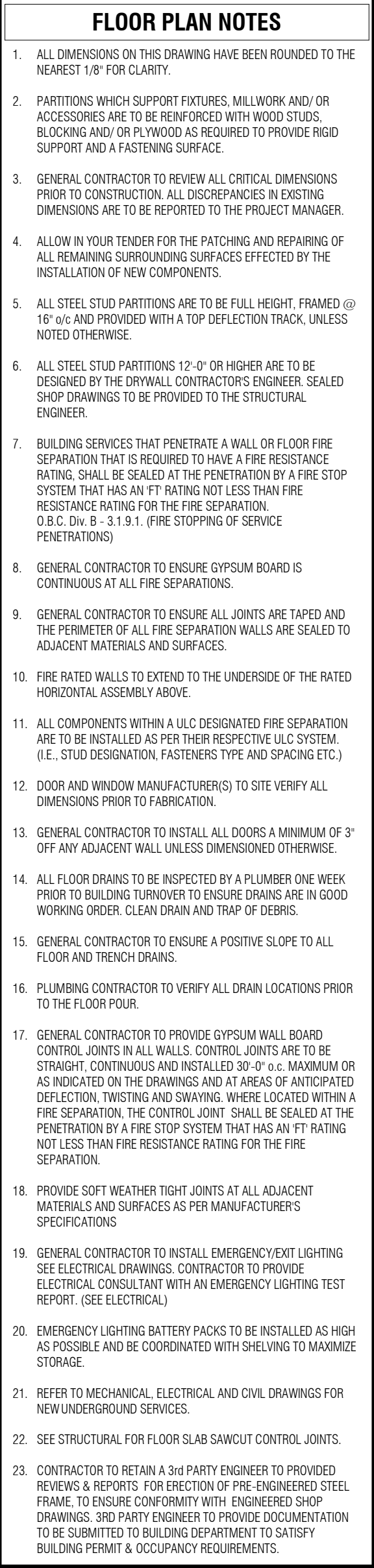
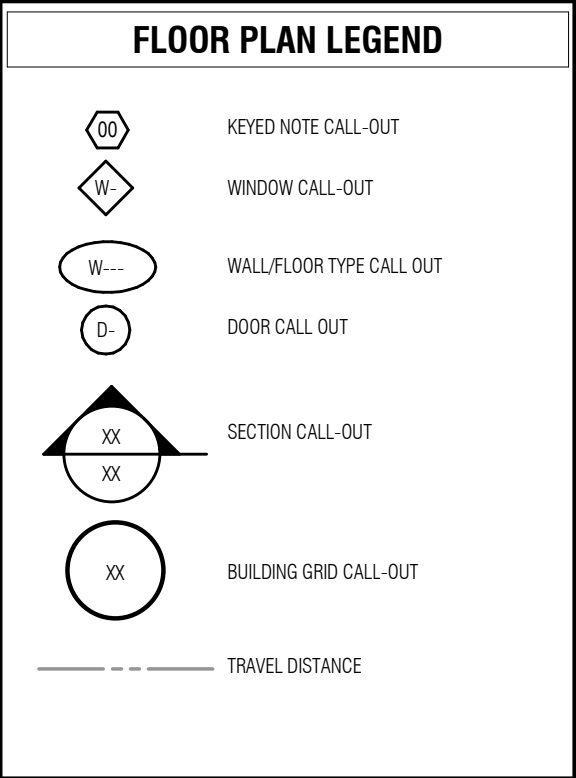
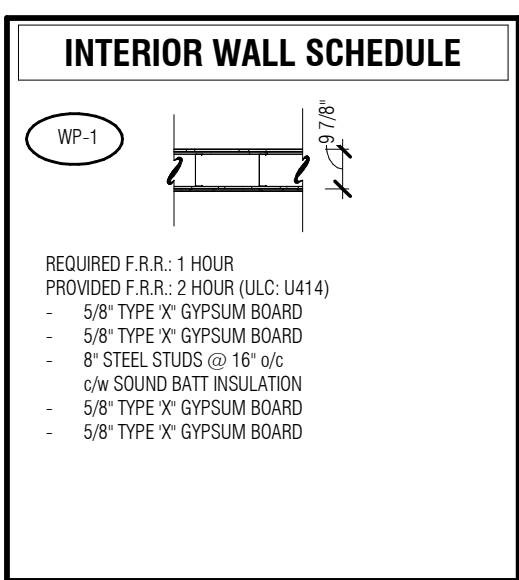
BUILDING A

DERRY HEIGHTS
DERRY ROAD & BRONTE ST.
MILTON, ONTARIO

DRAWING:

3D VIEWS

DRAWN BY: Author	REVISION NUMBER: 2
SCALE:	DRAWING NUMBER: AA3.1
JOB NUMBER: 25201-E	



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

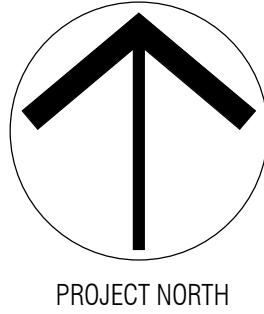
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6	ISSUED FOR ZBA	2026.06.05
5	ISSUED FOR COORDINATION	2026.05.29
4	ISSUED FOR REVIEW	2026.05.21
3	ISSUED FOR ZBA	2025.09.26
2	ISSUED FOR REVIEW	2025.09.18
1	ISSUED FOR REVIEW	2025.09.05
REV	DESCRIPTION	DATE

CLIENT:



PROJECT:

BUILDING F

DERRY HEIGHTS - DERRY ROAD
& BRONTE ST. - MILTON,
ONTARIO

DRAWING

GROUND FLOOR PLAN

DRAWN BY:

M.A./R.P

REVISION NUMBER:

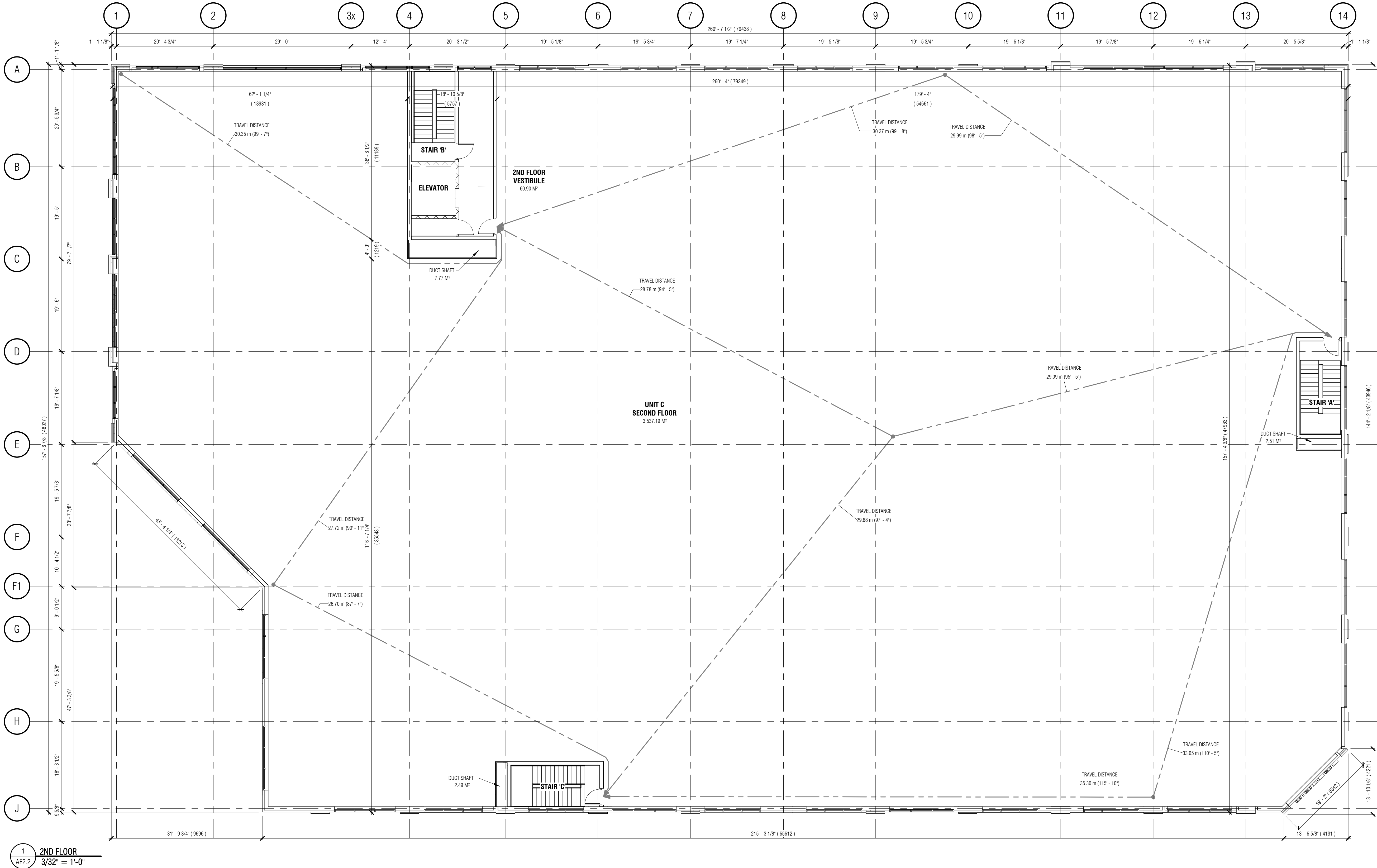
6

DRAWING NUMBER

AF2.1

EXTERIOR WALL SCHEDULE									
WEC-1		WEC-1a		WE-1		WE-2		WE-3	
PROVIDED F.R.R.: 2 HR ULC W414 REQUIRED F.R.R.: 2 HR									
- 6" CONCRETE CURB (SEE STRUCTURAL) - 3/8" RIGID INSULATION - 5/8" EXTERIOR GRADE SHEATHING - 3/8" STUDS @ 16" o/c - c/w BATT INSULATION - VAPOUR BARRIER - 5/8" GYPSUM BOARD									
- 3 1/2" MASONRY BRICK (SEE ELEVATIONS FOR TYPE) - 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL - 3" RIGID INSULATION - 5/8" EXTERIOR GRADE SHEATHING - 8" STUDS @ 16" o/c - c/w BATT INSULATION - VAPOUR BARRIER - 5/8" GYPSUM BOARD									
- EIFS - 6" RIGID INSULATION - 5/8" EXTERIOR GRADE TYPE X SHEATHING - 1/2" TYPE C 1/2" GYPSUM BOARD - 8" STUDS @ 16" o/c - c/w BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD									
- 3 1/2" MASONRY BRICK (SEE ELEVATIONS FOR TYPE) - 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL - 3" RIGID INSULATION - 5/8" EXTERIOR GRADE TYPE X SHEATHING - 1/2" TYPE C 1/2" GYPSUM BOARD - TYPE C 1/2" GYPSUM BOARD - 3/8" STUDS @ 16" o/c - 8" STUDS @ 16" o/c - c/w BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD									
- 3 1/2" MASONRY BLOCK (SEE ELEVATIONS FOR TYPE) - 1" AIR SPACE c/w MORTAR MESH AT BOTTOM OF WALL - 3" RIGID INSULATION - 5/8" EXTERIOR GRADE TYPE X SHEATHING - 1/2" TYPE C 1/2" GYPSUM BOARD - TYPE C 1/2" GYPSUM BOARD - 3/8" STUDS @ 16" o/c - 8" STUDS @ 16" o/c - c/w BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD									
- EIFS - 6" RIGID INSULATION - 5/8" EXTERIOR GRADE TYPE X SHEATHING - TYPE C 1/2" GYPSUM BOARD - 3/8" STUDS @ 16" o/c - 8" STUDS @ 16" o/c - c/w BATT INSULATION - VAPOUR BARRIER - TYPE C 1/2" GYPSUM BOARD - TYPE X 5/8" GYPSUM BOARD									

INTERIOR WALL SCHEDULE	
WP-1	
REQUIRED F.R.R.: 1 HOUR PROVIDED F.R.R.: 2 HOUR (ULC: U414)	
- 5/8" TYPE X GYPSUM BOARD - 5/8" TYPE X GYPSUM BOARD - 8" STEEL STUDS @ 16" o/c - c/w SOUND BATT INSULATION - 5/8" TYPE X GYPSUM BOARD - 5/8" TYPE X GYPSUM BOARD	



1
AF2.2
2ND FLOOR
3/32" = 1'-0"

FLOOR PLAN LEGEND	
	KEYED NOTE CALL-OUT
	WINDOW CALL-OUT
	WALL/FLOOR TYPE CALL-OUT
	DOOR CALL-OUT
	SECTION CALL-OUT
	BUILDING GRID CALL-OUT
	TRAVEL DISTANCE

FLOOR PLAN NOTES	
1.	ALL DIMENSIONS ON THIS DRAWING HAVE BEEN ROUNDED TO THE NEAREST 1/8" FOR CLARITY.
2.	PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED WITH WOOD STUDS, BLOCKING AND/OR PLINTHS AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
3.	GENERAL CONTRACTOR TO REVIEW ALL CRITICAL DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES IN EXISTING DIMENSIONS ARE TO BE REPORTED TO THE PROJECT MANAGER.
4.	ALLOW IN YOUR TENDER FOR THE PATCHING AND REPAIRING OF ALL REMAINING SURROUNDING SURFACES EFFECTED BY THE INSTALLATION OF NEW COMPONENTS.
5.	ALL STEEL STUD PARTITIONS ARE TO BE FULL HEIGHT, FRAMED @ 16" o/c AND PROVIDED WITH A TOP DEFLECTION TRACK, UNLESS NOTED OTHERWISE.
6.	ALL STEEL STUD PARTITIONS 12'-0" OR HIGHER ARE TO BE DESIGNED BY THE DRYWALL CONTRACTOR'S ENGINEER. SEALED SHOP DRAWINGS TO BE PROVIDED TO THE STRUCTURAL ENGINEER.
7.	BUILDING SERVICES THAT PENETRATE A WALL OR FLOOR FIRE SEPARATION THAT IS REQUIRED TO HAVE A FIRE RESISTANCE RATING, SHALL BE SEALED AT THE PENETRATION BY A FIRE STOP SYSTEM THAT HAS AN FT RATING NOT LESS THAN FIRE RESISTANCE RATING FOR THE FIRE SEPARATION. O.B.C. Div. 8 - 3.1.9.1. (FIRE STOPPING OF SERVICE PENETRATIONS)
8.	GENERAL CONTRACTOR TO ENSURE GYPSUM BOARD IS CONTINUOUS AT ALL FIRE SEPARATIONS.
9.	GENERAL CONTRACTOR TO ENSURE ALL JOINTS ARE TAPED AND THE PERIMETER OF ALL FIRE SEPARATION WALLS ARE SEALED TO ADJACENT MATERIALS AND SURFACES.
10.	FIRE RATED WALLS TO EXTEND TO THE UNDERSIDE OF THE RATED HORIZONTAL ASSEMBLY ABOVE.
11.	ALL COMPONENTS WITHIN A ULC DESIGNATED FIRE SEPARATION ARE TO BE INSTALLED AS PER THEIR RESPECTIVE ULC SYSTEM (I.E. STUD DESIGNATION, FASTENERS TYPE AND SPACING ETC.)
12.	DOOR AND WINDOW MANUFACTURER(S) TO SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
13.	GENERAL CONTRACTOR TO INSTALL ALL DOORS A MINIMUM OF 3" OFF ANY ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
14.	ALL FLOOR DRAINS TO BE INSPECTED BY A PLUMBER ONE WEEK PRIOR TO BUILDING TURNOVER TO ENSURE DRAINS ARE IN GOOD WORKING ORDER. CLEAN DRAIN AND TRAP OF DEBRIS.
15.	GENERAL CONTRACTOR TO ENSURE A POSITIVE SLOPE TO ALL FLOOR AND TRENCH DRAINS.
16.	PLUMBING CONTRACTOR TO VERIFY ALL DRAIN LOCATIONS PRIOR TO THE FLOOR POUR.
17.	GENERAL CONTRACTOR TO PROVIDE GYPSUM WALL BOARD CONTROL JOINTS IN ALL WALLS. CONTROL JOINTS ARE TO BE STRAIGHT, CONTINUOUS AND INSTALLED 30" o/c MAXIMUM OR AS INDICATED ON THE DRAWINGS AND AT AREAS OF ANTICIPATED DEFLECTION, TWISTING AND SWAYING. WHERE LOCATED WITHIN A FIRE SEPARATION, THE CONTROL JOINT SHALL BE SEALED AT THE PENETRATION BY A FIRE STOP SYSTEM THAT HAS AN FT RATING NOT LESS THAN FIRE RESISTANCE RATING FOR THE FIRE SEPARATION.
18.	PROVIDE SOFT WEATHER RIGHT JOINTS AT ALL ADJACENT MATERIALS AND SURFACES AS PER MANUFACTURER'S SPECIFICATIONS.
19.	GENERAL CONTRACTOR TO INSTALL EMERGENCY EXIT LIGHTING. SEE ELECTRICAL DRAWINGS. CONTRACTOR TO PROVIDE ELECTRICAL CONSULTANT WITH AN EMERGENCY LIGHTING TEST REPORT. (SEE ELECTRICAL).
20.	EMERGENCY LIGHTING BATTERY PACKS TO BE INSTALLED AS HIGH AS POSSIBLE AND BE COORDINATED WITH SHELVING TO MAXIMIZE STORAGE.
21.	REFER TO MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR NEW UNDERGROUND SERVICES.
22.	SEE STRUCTURAL FOR FLOOR SLAB SAWCUT CONTROL JOINTS.
23.	CONTRACTOR TO RETAIN A 3rd PARTY ENGINEER TO PROVIDE REVIEWS & REPORTS FOR DETECTION OF PRE-ENGINEERED STEEL FRAME, TO ENSURE CONFORMITY WITH ENGINEERED SHOP DRAWINGS. 3RD PARTY ENGINEER TO PROVIDE DOCUMENTATION TO BE SUBMITTED TO BUILDING DEPARTMENT TO SATISFY BUILDING PERMIT & OCCUPANCY REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

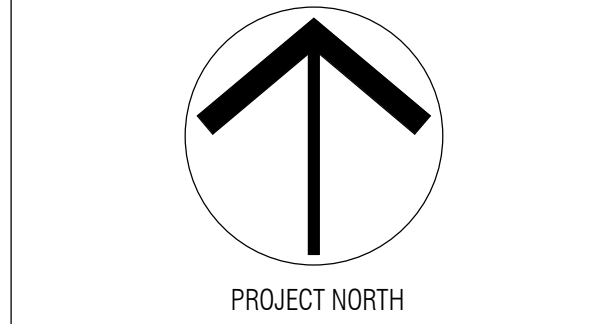
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4	ISSUED FOR REVIEW	2026.05.21
3	ISSUED FOR ZBA	2025.09.26
2	ISSUED FOR REVIEW	2025.09.18
1	ISSUED FOR REVIEW	2025.09.05
REV	DESCRIPTION	DATE

CLIENT:



PROJECT:

BUILDING F

DERRY HEIGHTS - DERRY ROAD
& BRONTE ST. - MILTON,
ONTARIO

DRAWING:

SECOND FLOOR
PLAN

DRAWN BY:	REVISION NUMBER:
M.A./R.P.	6
SCALE:	DRAWING NUMBER:
As indicated	AF2.2
JOB NUMBER:	
25201-E	

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CLIENT:



PROJECT:

BUILDING F

DERRY HEIGHTS - DERRY ROAD
& BRONTE ST. - MILTON,
ONTARIO

DRAWING:

EXTERIOR
ELEVATIONS

DRAWN BY:
M.A./R.P.

SCALE:
3/32" = 1'-0"

JOB NUMBER:
25201-E

REVISION NUMBER:

6

DRAWING NUMBER:

AF3.0



6 BLDG F - NORTH ELEVATION
AF3.0 3/32" = 1'-0"



7 BLDG F - EAST ELEVATION
AF3.0 3/32" = 1'-0"



8 BLDG F - SOUTH ELEVATION
AF3.0 3/32" = 1'-0"



1 BLDG F - WEST ELEVATION
3/32" = 1'-0"



2 NORTH WEST ISOMETRIC ELEVATION
AF3.1

2024 ONTARIO BUILDING CODE DATA MATRIX - PART 3										
PROJECT TYPE:	☒ NEW		☐ ADDITION		☐ RENOVATION					
	☐ CHANGE OF USE		☐ ADDITION AND RENOVATION							
DESCRIPTION:	BUILDING F - NEW BUILDING SHELL AND SERVICES FOR FUTURE TENANTS							[A] 1.3.3.2		
MAJOR OCCUPANCY CLASSIFICATION:	GROUP E							3.1.2		
SUPERIMPOSED MAJOR OCCUPANCIES:	☒ YES		☐ NO		3.2.2.7					
	GROUP A1 OVER GROUP E									
BUILDING AREA (m²):	DESCRIPTION:				EXISTING	NEW	TOTAL	[A] 1.4.1.2		
	TOTAL BUILDING AREA				0	3 612.55	3 612.55			
GROSS AREA (m²):	DESCRIPTION:				EXISTING	NEW	TOTAL	[A] 1.4.1.2		
	GROUND FLOOR				0	3 612.55	3 612.55			
	SECOND FLOOR				0	3 612.55	3 612.55			
	TOTAL GROSS AREA (ALL FLOORS)				0	7 225.1	7 225.1			
MEZZANINE AREA (m²):	DESCRIPTION:				EXISTING	NEW	TOTAL	3.2.1.1.		
					0	0	0			
BUILDING HEIGHT:	2 STOREYS ABOVE GRADE				12.04 M ABOVE GRADE					[A]1.4.1.2. & 3.2.1.1
	0 STOREYS BELOW GRADE									
HIGH BUILDING:	☒ NO		☐ YES		3.2.6					
NUMBER OF STREETS	2 STREET(S)							3.2.2.10. & 3.2.5.		
BUILDING CLASSIFICATION:	GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED - 3.2.2.66							3.2.2.20. - 93.		
CONSTRUCTION TYPE:	RESTRICTION:		☐ COMBUSTIBLE		☒ NON-COMBUSTIBLE		☐ BOTH		3.2.2.20. - 93 & 3.1.6.	
	ACTUAL:		☐ COMBUSTIBLE		☒ NON-COMBUSTIBLE		☐ BOTH			
	HEAVY TIMBER:		☐ YES		☒ NO					
REQUIRED FIRE RESISTANCE RATING (FRR):	HORIZONTAL ASSEMBLY FLOORS:		RATING 2 HR		SUPPORTING ASSEMBLY		NON-COMBUSTIBLE IN LIEU OF RATING			
	FLOORS OVER BASEMENT		N/A		N/A		☐ NO ☒ YES		3.2.2.20. - 93	
	ROOF		N/A		N/A		☐ NO ☒ YES		3.2.1.2, 3.2.1.4, & 3.2.2.15	
	MEZZANINE		1 HR		1 HR		☐ NO ☒ YES		N/A	
SPATIAL SEPARATION:	IF A BUILDING IS DIVIDED BY FIRE SEPARATIONS INTO FIRE COMPARTMENTS, THE AREA OF EXPOSING BUILDING FACE IS PERMITTED TO BE CALCULATED FOR EACH FIRE COMPARTMENT PROVIDED THE FIRE SEPARATIONS HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 45MIN.							3.2.3.2.(2)		
WALL	AREA OF E.B.F. (m²)	L.D. (m)	RATIO LH OR HL	PERMITTED MAX. % OF U.P.O.	PROPOSED MAX. % OF U.P.O.	REQUIRED FRR (HOURS)	CONSTRUCTION TYPE PERMITTED	CLADDING TYPE PERMITTED	3.2.3.	
NORTH	966.49	45.165	-	100	45.0	N/A	NON-COMBUSTIBLE	COMBUSTIBLE	3.2.3.10	
EAST	531.24	24.4	-	100	41.93	N/A	NON-COMBUSTIBLE	COMBUSTIBLE		
SOUTH	795.51	3.628	-	100	13.11	N/A	NON-COMBUSTIBLE	COMBUSTIBLE		
SOUTHEAST	70.22	24.4	-	100	0	N/A	NON-COMBUSTIBLE	COMBUSTIBLE		
WEST (UNIT A)	171.77	52.556	-	100	21.16	N/A	NON-COMBUSTIBLE	COMBUSTIBLE		
WEST (UNIT B)	292.22	40.296	-	100	42.6	N/A	NON-COMBUSTIBLE	COMBUSTIBLE		
SOUTHWEST	161.11	20.176	-	100	16.39	N/A	NON-COMBUSTIBLE	COMBUSTIBLE		
SPRINKLER SYSTEM	☒ REQUIRED		☐ NOT REQUIRED		3.2.1.5, 3.2.2.18, & 3.2.3.12. - 14.					
PROPOSED	☒ ENTIRE BUILDING		☐ NONE		☐ SELECTED FLOOR AREAS					
	☐ COMPARTMENTS		☐ BASEMENT		☐ EXISTING					
STANDPIPE SYSTEM	☐ REQUIRED		☒ NOT REQUIRED		3.2.5.8. - 11.					
FIRE ALARM SYSTEM	☒ REQUIRED		☐ NOT REQUIRED		3.2.4					
BARRIER-FREE DESIGN:	☒ YES		☐ NO		3.8.					
HAZARDOUS SUBSTANCES:	☐ YES		☒ NO		3.3.1.2					
SUITE SEPARATION:	GENERAL NOTE:									
	FIRE RESISTANCE RATING OF A FIRE SEPARATION BETWEEN SUITES SHALL COMPLY WITH TABLE 3.1.3.1							3.3.1.1.		
	ALL SUITES SHALL BE SEPARATED FROM ADJOINING SUITES BY A FIRE SEPARATION HAVING A FIRE RESISTANCE RATING NOT LESS THAN TWO (2) HOUR.									
SHELL:	GENERAL NOTE:									
	SUITE CLASSIFICATION, OCCUPANT LOAD, EXIT CAPACITY, AND WASHROOM COUNTS SHALL BE CALCULATED AND CONFIRMED AT THE TIME OF TENANT FITOUT. ALL TENANT FITOUTS TO BE COMPLETED UNDER A SEPARATE BUILDING PERMIT.									

ONTARIO BUILDING CODE DATA MATRIX - SB-10									
ZONE:	BUILDING LOCATION		MILTON				SB-1 - T2		
	NUMBER OF DEGREE DAYS		3930				Dw 3 - 1.3.1.1.		
ZONE			ZONE 5						
BUILDING ENVELOPE OPAQUE ELEMENTS:	ASSEMBLY		MAX. U		MIN. R-VALUE		Dw 3 - T.SB 5.5-6 (i-P)		
	ROOF								
	INSULATION ENTIRELY ABOVE DECK		U-0.029		R-35.0 C.I.				
	WALLS, ABOVE GRADE		U-0.050		R-13.0 + R-12.0 C.I.				
	STEEL FRAMED								
	SLAB ON GRADE FLOOR		F-0.459		R-15 FOUR 48"				
	UNHEATED								
	OPAQUE DOORS		U-0.45						
	SWINGING								
	BUILDING ENVELOPE FENESTRATION ELEMENTS:	VERTICAL FENESTRATION, 0%-40% OF WALL		MAX. U		MAX. SHGC		Dw 3 - T.SB 5.5-6 (i-P)	
METAL FRAMING: FIXED		U-0.38		0.40					
METAL FRAMING: OPERABLE		U-0.45		0.40					
METAL FRAMING: ENTRANCE DOOR		U-0.69		0.40					
FENESTRATION:	WALL		NORTH	EAST	SOUTH	WEST	TOTAL:	ROOF:	
	T.E.B.F. AREA (m²)		966.49	531.24	1,026.84	463.99	2,988.56	3,612.55	
	FENESTRATION AREA (m²)		435.00	222.79	130.77	160.97	949.53	0	
	FENESTRATION AREA (%)		45.0	41.98	12.73	34.69	31.77	0	

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BUILDING F

DERRY HEIGHTS - DERRY ROAD
& BRONTE ST. - MILTON,
ONTARIO

DRAWING:

EXTERIOR
ELEVATIONS& OBC
MATRIX

DRAWN BY:
M.A./R.P.

REVISION NUMBER:

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SCALE:
As indicated

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