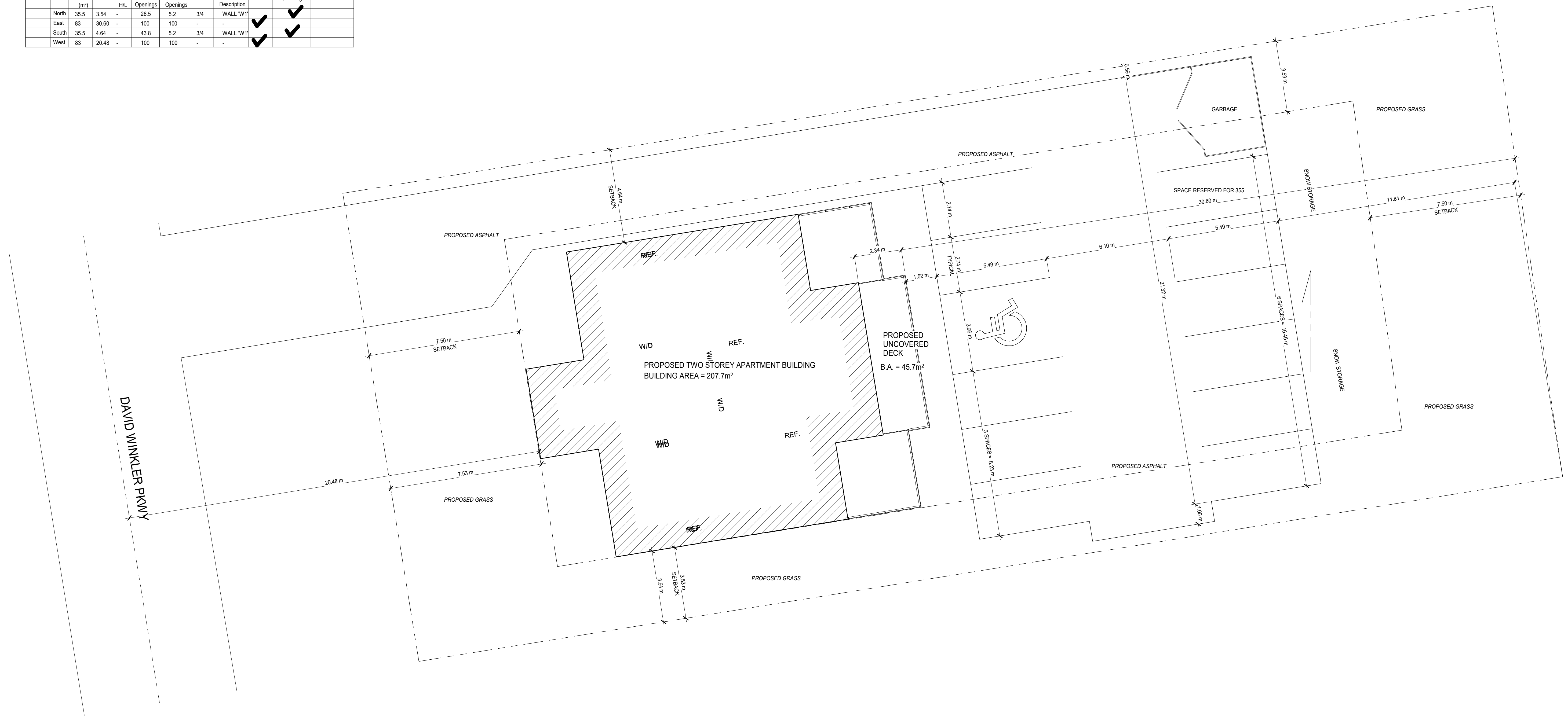


Item	Ontario Building Code Data Matrix Parts 3 & 9	Ontario Building Code Reference
1	Project Description <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration 11.1 to 11.4 2.1.1 2.1.1 2.1.1	2.1.1 9.10.1.3
2	Major Occupancy(s) C	3.1.2.1(1) 9.10.2
3	Building Area (m ²) Existing: 0 New: 253.4 Total: 253.4	1.1.3.2 1.1.3.2
4	Gross Area (m ²) Existing: 0 New: 506.8 Total: 506.8	1.1.3.2 1.1.3.2
5	Number of Storeys Above Grade: 2 Below Grade: 0	3.2.1.1 & 1.1.3.2 2.1.1.3
6	Number of Streets / Fire Fighter Access 1	3.2.2.10 & 3.2.5 9.10.19
7	Building Classification 9.10.4	3.2.2.20-83 9.10.4
8	Sprinkler System Proposed <input type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input checked="" type="checkbox"/> Not Required	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8
9	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4 9.10.7.2
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
13	Permitted Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.2.20-83 9.10.6
14	Mezzanine(s) Area (m ²) -	3.2.1.1(3)-(6) 9.10.4.1
15	Occupant Load Based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of Building	3.1.16 9.9.1.3
	1st Floor Occupancy C Load 6 persons 2nd Floor Occupancy C Load 6 persons	
16	Barrier-Free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Modified (11.3.3.2(3)) <input type="checkbox"/> No	3.8 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3 (4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies Listed Design No. or Description (SC-2) FRR (Hours) Floors 3/4 Hours Roof - Hours Mezzanine 3/4 Hours FRR of Supporting Members Listed Design No. or Description (SC-2) FRR (Hours) Floors 3/4 Hours Roof - Hours Mezzanine 3/4 Hours	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
19	Spatial Separation - Construction of Exterior Walls	3.2.3 9.10.14
	Wall Area of EBF (m ²) L.D. (m) L/H or H/L Permitted Max. % of Openings Proposed Max. % of Openings FRR (Hours) Listed Design or Description Comb. Const. Comb. Const. Non-Comb. Const.	
	North 35.5 3.54 - 26.5 5.2 3/4 WALL W1 ✓ ✓	
	East 83 30.60 - 100 100 - - ✓ ✓	
	South 35.5 4.64 - 43.8 5.2 3/4 WALL W1 ✓ ✓	
	West 83 20.48 - 100 100 - - ✓ ✓	

SITE ZONING INFORMATION TABLE:

Municipality of West Grey BY-LAW 37-2006 SECTION 14.0 - R3 RESIDENTIAL ZONE				
14.2.3	DESCRIPTION	PROPOSED	REQUIRED	VARIANCE
	Lot Area	1343.3m ² (min)	1161.3m ² (min)	
	Lot Frontage	23.4m	19m (min.)	
	Front Yard	7.53m	7.5m (min.)	
	Exterior Side Yard	n/a	7.5m (min.)	
	Interior Side Yard	3.54m	Half Building Height (3.0m min)	
	Rear Yard	30.61m	7.5m (min.)	
	Building Height	7.08m	12.0m (max.)	
	Lot Coverage	18.8%	45% (min.)	
	Min. Floor Area/Dwelling Unit		Bachelor Unit 37m ² (398.3ft ²) One Bedroom Unit 50m ² (538.2ft ²)	
6.27.28	Parking for Apartment	10 + 1 accessible		



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE

PROFESSIONAL STAMP

The undersigned has reviewed and takes responsibility for the design and for the qualifications and needs requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code:
JOSHUA VAN MUYEN *J. Van Muyen* BCIN
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code:
JOSHUA VAN MUYEN *J. Van Muyen* 107087
FIRM NAME BCIN

Joshua Van Muyen
Building Design Services

206 Vine Street
St. Catharines ON, L2M 4S8
email: jvmuyen@gmail.com
phone:905-324-1988

6 Plex

Devin & Christina Iverson

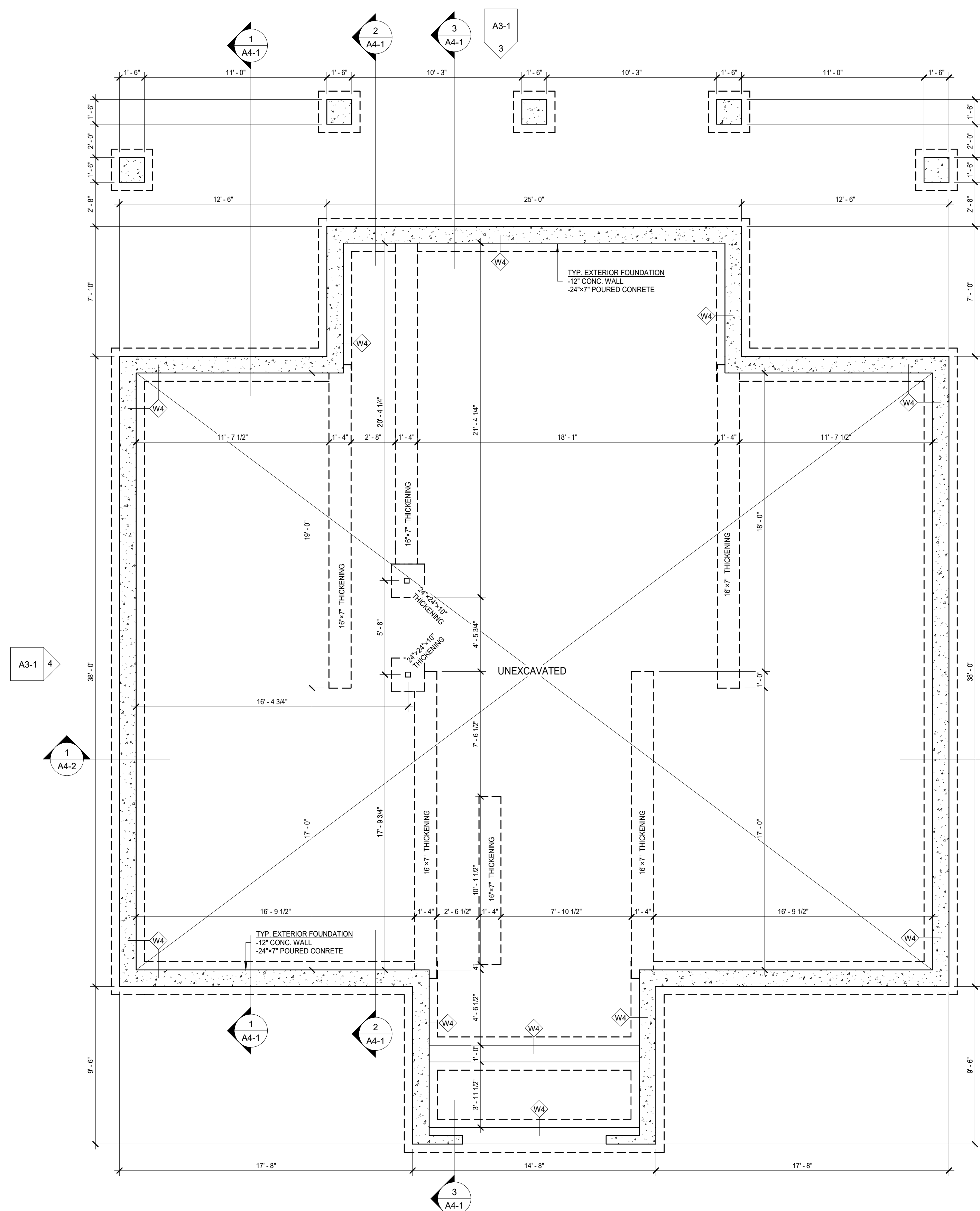
357 David Winkler Pkwy
Neustadt, ON

COVER SHEET

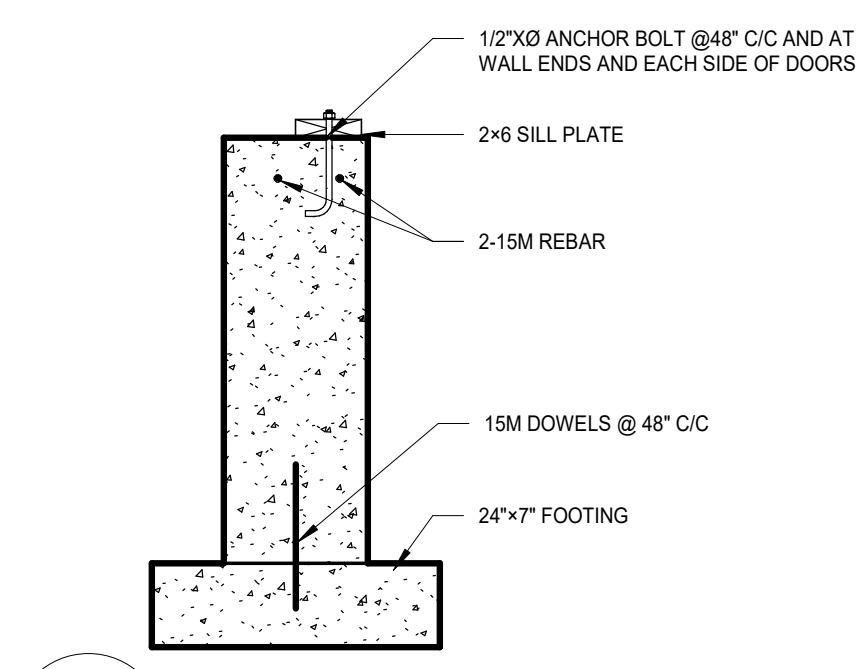
Scale: As indicated
Drawn By: J. Van Muyen
Approved: J. Van Muyen
Date: March 11, 2024
Project #: 23-38
Paper Size: 24"x36"

Drawing #: **A1-1**

2024-03-11 12:35:50 PM



Foundation Plan
1/4" = 1'-0"



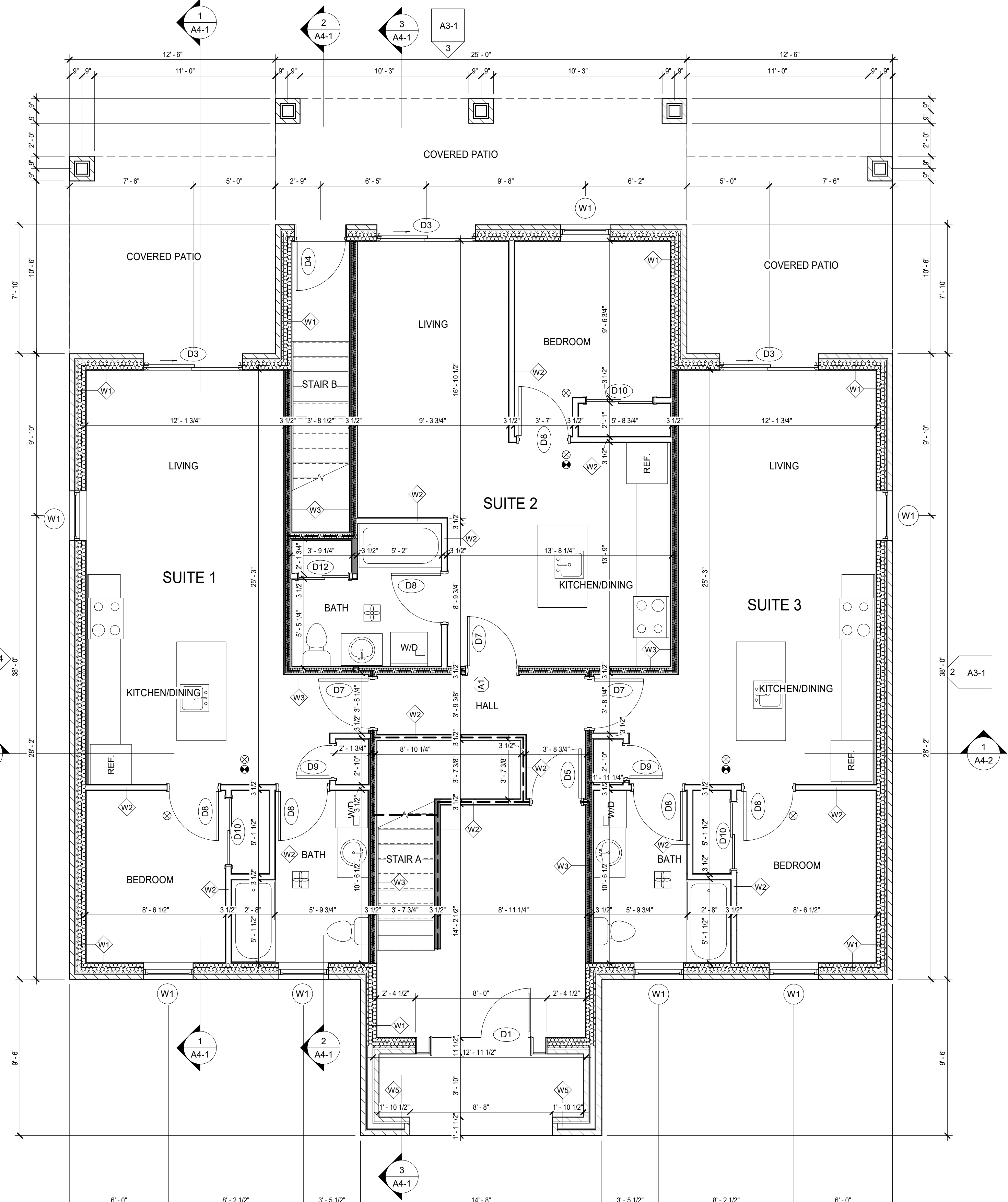
1 FOUNDATION DETAIL
3/4" = 1'-0"

LINTEL SCHEDULE

L1	2-2x8
L2	2-2x10
L3	2-2x12
L4	2-2x12

LEGEND

- INTERCONNECTED SMOKE ALARM
- CO DETECTOR
- EXHAUST FAN
- SHADING INDICATES INTERIOR LOAD BEARING WALLS
- FIRE SEPARATION WITH 60min F.R.R.
- 60min F.R.R. BUT NOT A FIRE SEPARATION



Main Floor
1/4" = 1'-0"

Door Schedule

No.	Count	Width	Height	Elev.	Door Material	Door Finish	Glass	Frame Material	Frame Finish	Fire Rating	Hardware	Remarks
D1	2	0'-9"	6'-9"	C	HM	PAINT	GLAZED	1	WD	PAINT		one panel fixed
D3	6	6'-0"	6'-8"	E	VINYL	PAINT		1	WD	PAINT	closer, insulated, weather stripped, keyed entry	
D4	1	3'-0"	6'-8"	B	SCW	PAINT	TEMP	1	WD	PAINT	locking, insulated	
D5	3	3'-0"	6'-8"	A	HM	PAINT		1	WD	PAINT	closer, insulated, weather stripped, keyed entry	
D6	2	3'-0"	6'-8"	G	HM	PAINT		1	HM	PAINT	45 min closer	
D7	6	3'-0"	6'-8"	A	SCW	PAINT		1	HM	PAINT	45 min lockset, kickplate, closer	
D8	6	3'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT	lockset, kickplate, closer, peep hole	
D9	4	2'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT	20 min privacy lock	
D10	6	4'-0"	6'-8"	E	HCW	PAINT		1	WD	PAINT		
D11	3	2'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT		
D12	1	3'-0"	6'-8"	E	HCW	PAINT		1	WD	PAINT		
D13	3	2'-8"	6'-8"	A	HCW	PAINT		1	WD	PAINT	privacy lock	

The undersigned has reviewed and takes responsibility for the design and for the qualifications and meets requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the Building Code:
JOSHUA VAN MUYEN *[Signature]* BCIN
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the Building Code:
JOSHUA VAN MUYEN *[Signature]* 10297
FIRM NAME BCIN

Joshua Van Muyen
Building Design Services

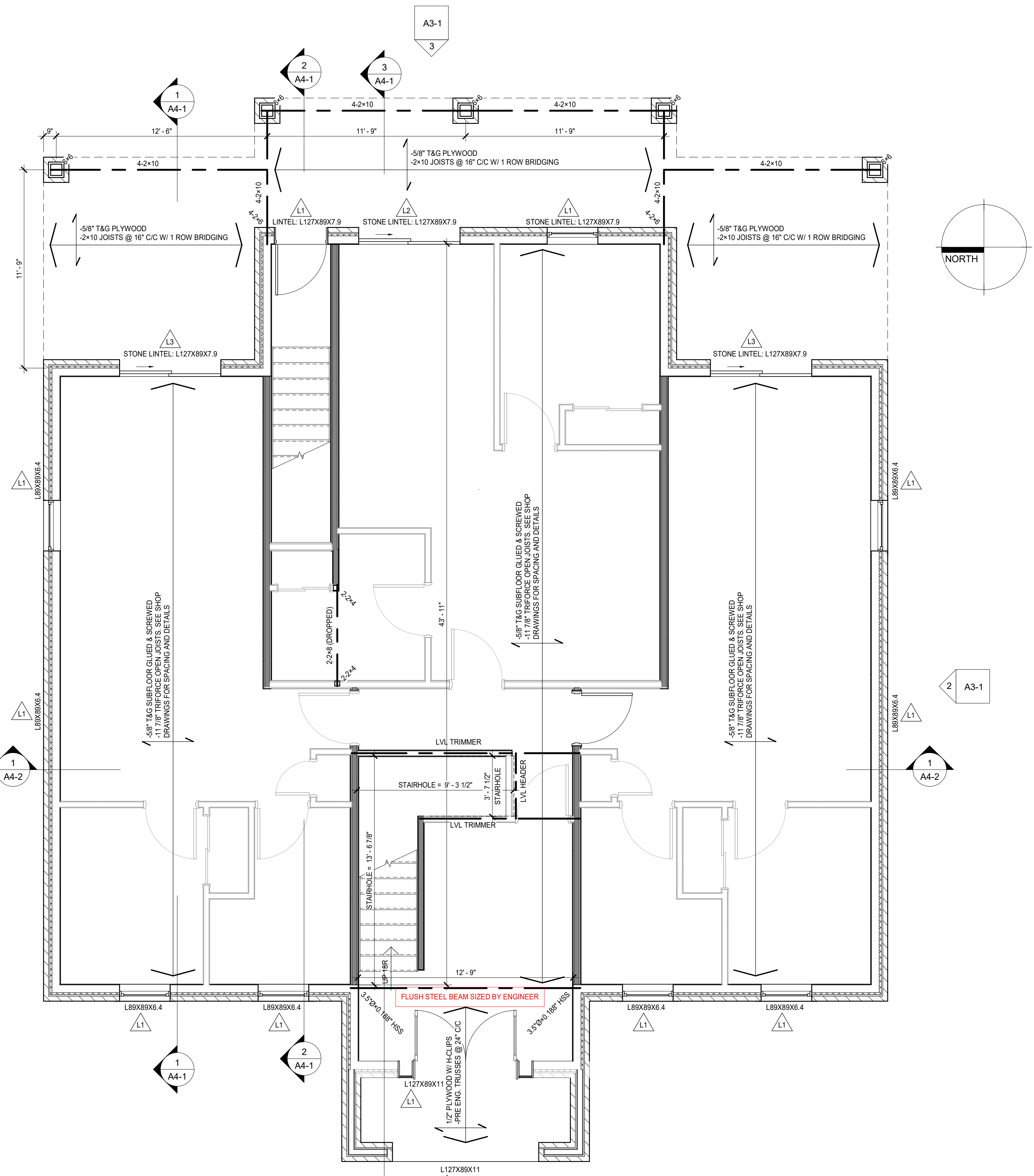
206 Vine Street
St. Catharines ON, L2M 4S8
email: jvmuyen@gmail.com
phone: 905-324-1988

6 Plex
Devin & Christina Iverson

357 David Winkler Pkwy
Neustadt, ON

Floor Plans

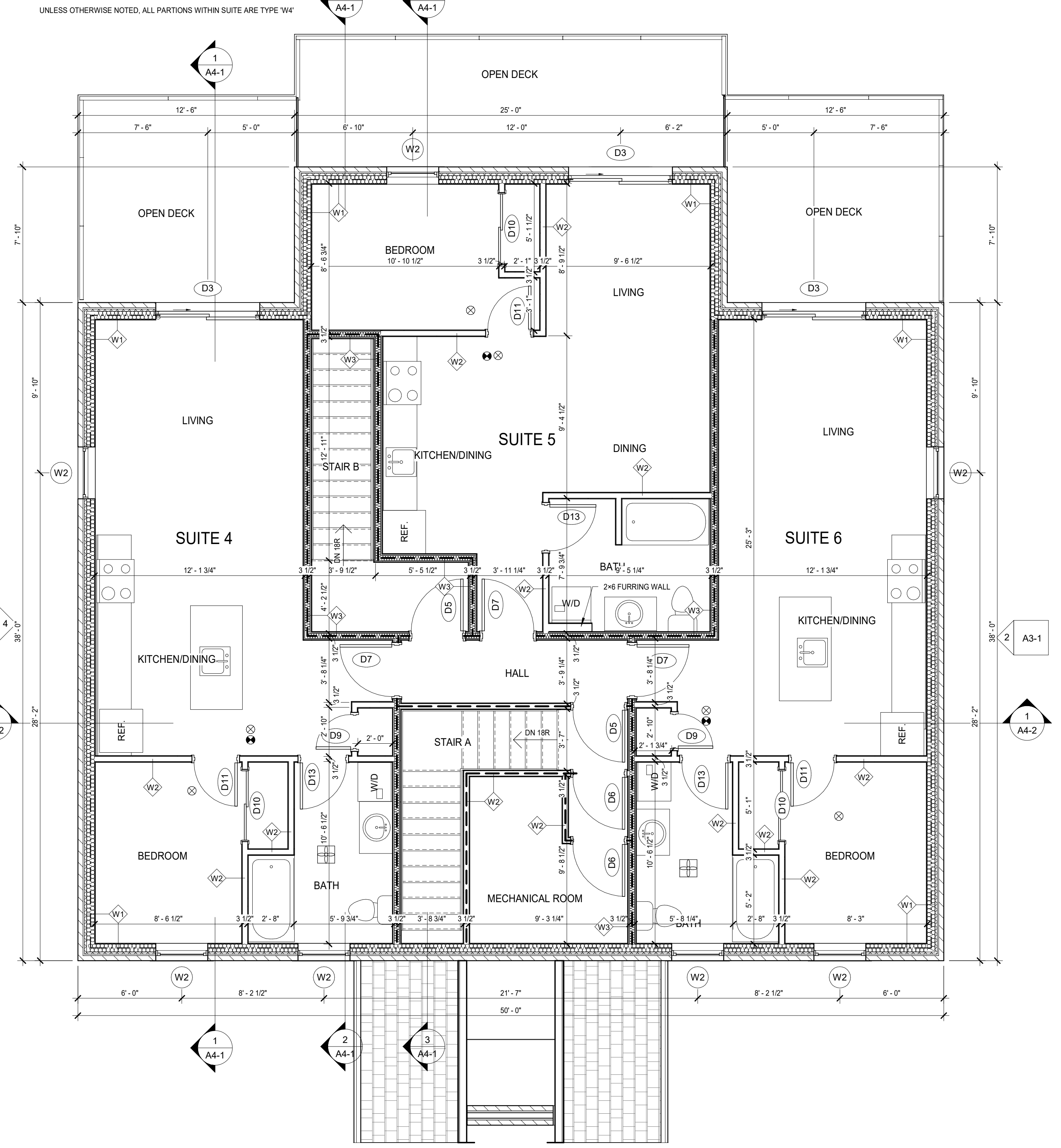
Scale: As indicated
Drawn By: J. Van Muyen
Approved: J. Van Muyen
Date: March 11, 2024
Project #: 23-38
Paper Size: 24"x36"



LINTEL SCHEDULE

L1	2-2x8
L2	2-2x10
L3	2-2x12
L4	2-2x12

- LEGEND
- INTERCONNECTED SMOKE ALARM
 - CO DETECTOR
 - EXHAUST FAN
 - SHADING INDICATES INTERIOR LOAD BEARING WALLS
 - FIRE SEPARATION WITH 60min F.R.R.
 - 60min F.R.R. BUT NOT A FIRE SEPARATION



Door Schedule

No.	Count	Width	Height	Elev.	Material	Finish	Glass	Elev.	Material	Finish	Fire Rating	Hardware	Remarks
D1	1	6'-0"	6'-8"	C	HM	PAINT	GLAZED	1	WD	PAINT		closer, insulated, weather stripped, keyed entry	one panel fixed
D3	6	6'-0"	6'-8"	E	VINYL	PAINT	TEMP	1	WD	PAINT		locking, insulated	
D4	1	3'-0"	6'-8"	A	SCW	PAINT	TEMP	1	WD	PAINT		closer, insulated, weather stripped, keyed entry	
D5	3	3'-0"	6'-8"	A	HM	PAINT	GWG	1	HM	PAINT	45 min	closer	
D6	2	3'-0"	6'-8"	G	HM	PAINT		1	HM	PAINT	45 min	lockset, kickplate, closer	
D7	6	3'-0"	6'-8"	A	SCW	PAINT		1	HM	PAINT	20 min	lockset, kickplate, closer, peep hole	
D8	6	3'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT		lockset, kickplate, closer, peep hole	
D9	4	2'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT		privacy lock	
D10	6	4'-0"	6'-8"	E	HCW	PAINT		1	WD	PAINT			
D11	3	2'-6"	6'-8"	A	HCW	PAINT		1	WD	PAINT			
D12	1	3'-0"	6'-8"	E	HCW	PAINT		1	WD	PAINT			
D13	3	2'-8"	6'-8"	A	HCW	PAINT		1	WD	PAINT		privacy lock	

The undersigned has reviewed and takes responsibility for the design and for the qualifications and needs requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code.
 JOSHUA VAN MUYEN
 NAME SIGNATURE BCN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1 of the building code.
 JOSHUA VAN MUYEN
 FIRM NAME SIGNATURE BCN

Joshua Van Muyen
 Building Design Services

206 Vine Street
 St. Catharines ON, L2M 4S8
 email: jvmuyen@gmail.com
 phone: 905-324-1988

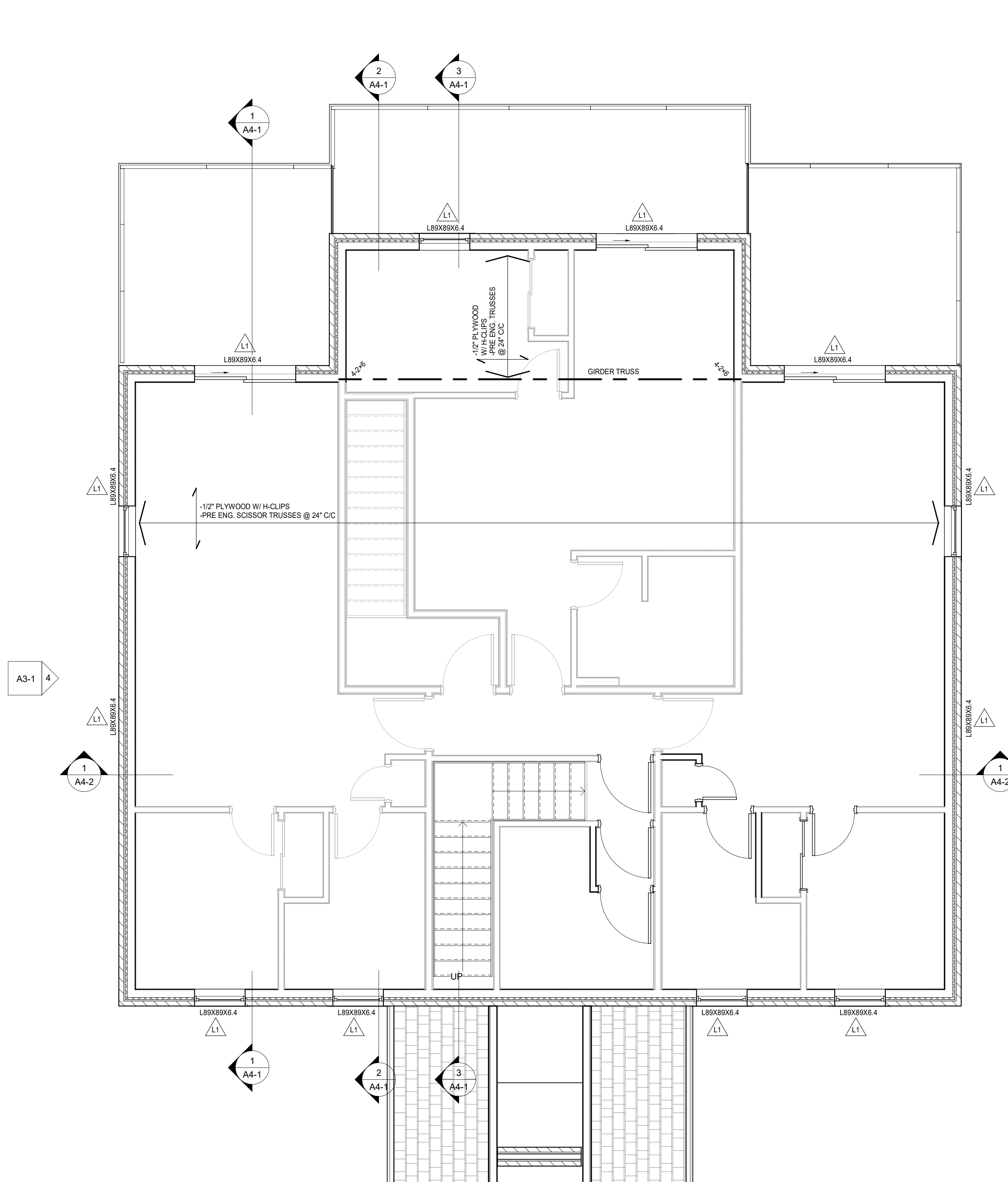
6 Plex
 Devin & Christina Iverson

357 David Winkler Pkwy
 Neustadt, ON

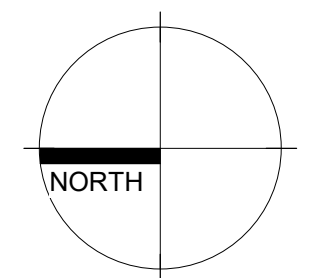
2ND FLOOR

Scale: As indicated
 Drawn By: J. Van Muyen
 Approved: J. Van Muyen
 Date: March 11, 2024
 Project #: 23-38
 Paper Size: 24"x36"

2024-03-11 12:35:53 PM
A2-2

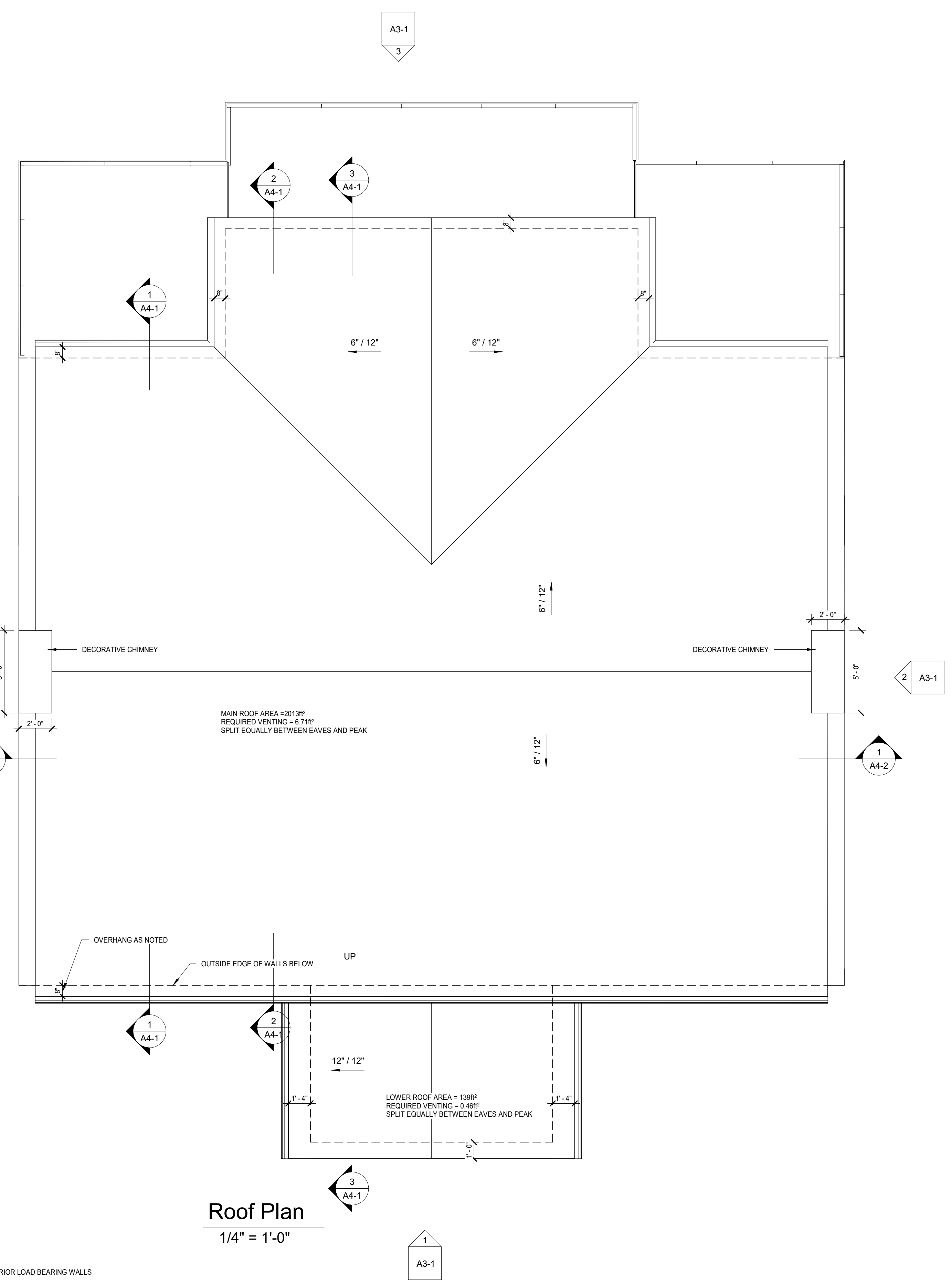


Roof Framing Plan
1/4" = 1'-0"



LINTEL SCHEDULE	
L1	2-2x8
L2	2-2x10
L3	2-2x12
L4	2-2x12

- LEGEND**
- INTERCONNECTED SMOKE ALARM
 - CO DETECTOR
 - EXHAUST FAN
 - SHADING INDICATES INTERIOR LOAD BEARING WALLS
 - FIRE SEPARATION WITH 60min F.R.R.
 - 60min F.R.R. BUT NOT A FIRE SEPARATION



Roof Plan
1/4" = 1'-0"

The undersigned has reviewed and takes responsibility for the design and for the qualifications and needs requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code:
NAME: JOSHUA VAN MUYEN
SIGNATURE: *[Signature]*
BCIN: 120787

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code:
NAME: JOSHUA VAN MUYEN
SIGNATURE: *[Signature]*
BCIN: 120787

Joshua Van Muyen
Building Design Services

206 Vine Street
St. Catharines ON, L2M 4S8
email: jvmuyen@gmail.com
phone: 905-324-1988

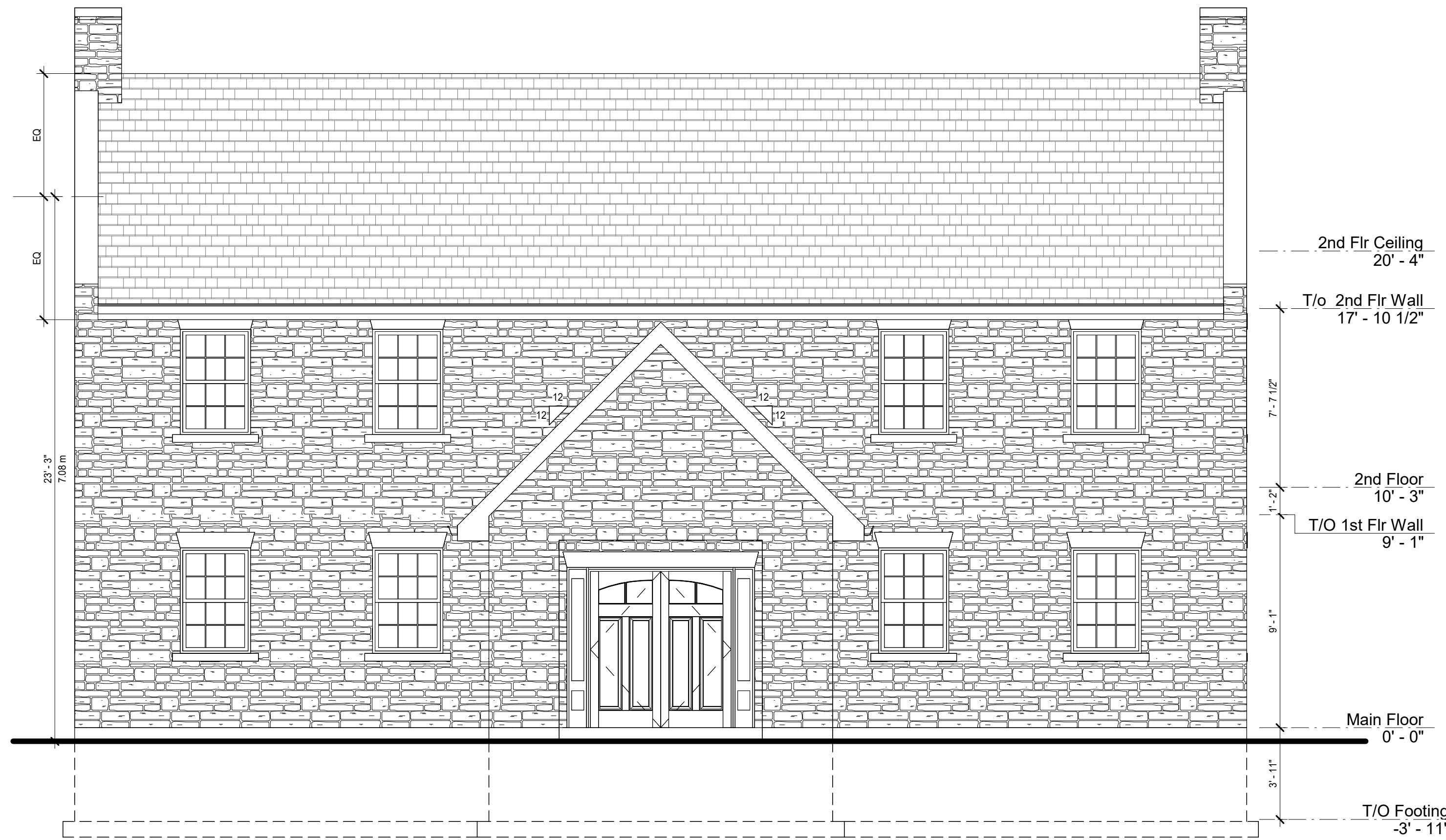
6 Plex
Devin & Christina Iverson

357 David Winkler Pkwy
Neustadt, ON

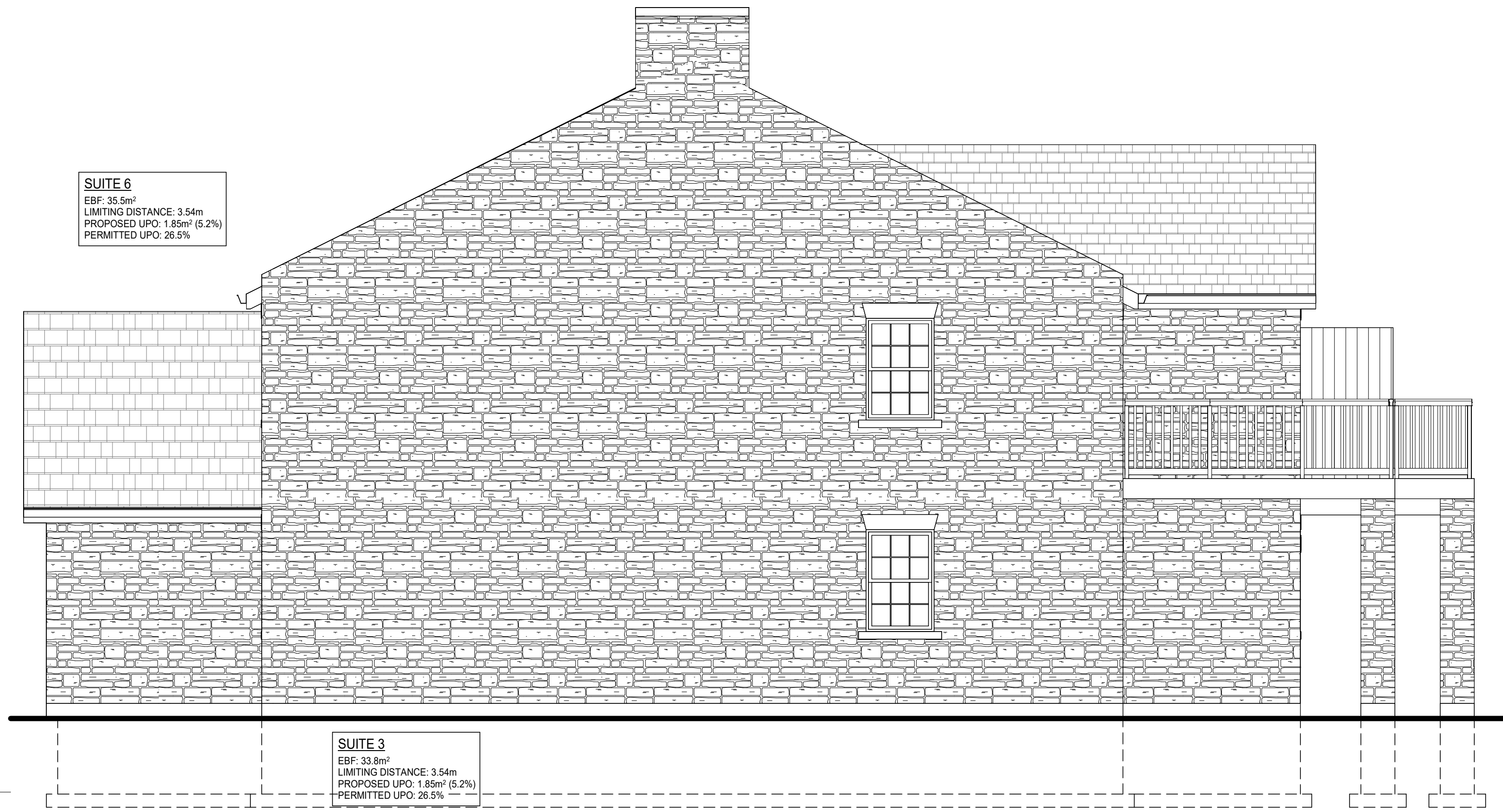
Roof Framing & Roof Plan

Scale: As indicated
Drawn By: Author
Approved: J. Van Muyen
Date: March 11, 2024
Project #: 23-38
Paper Size: 24"x36"

Drawing #: **A2-3**



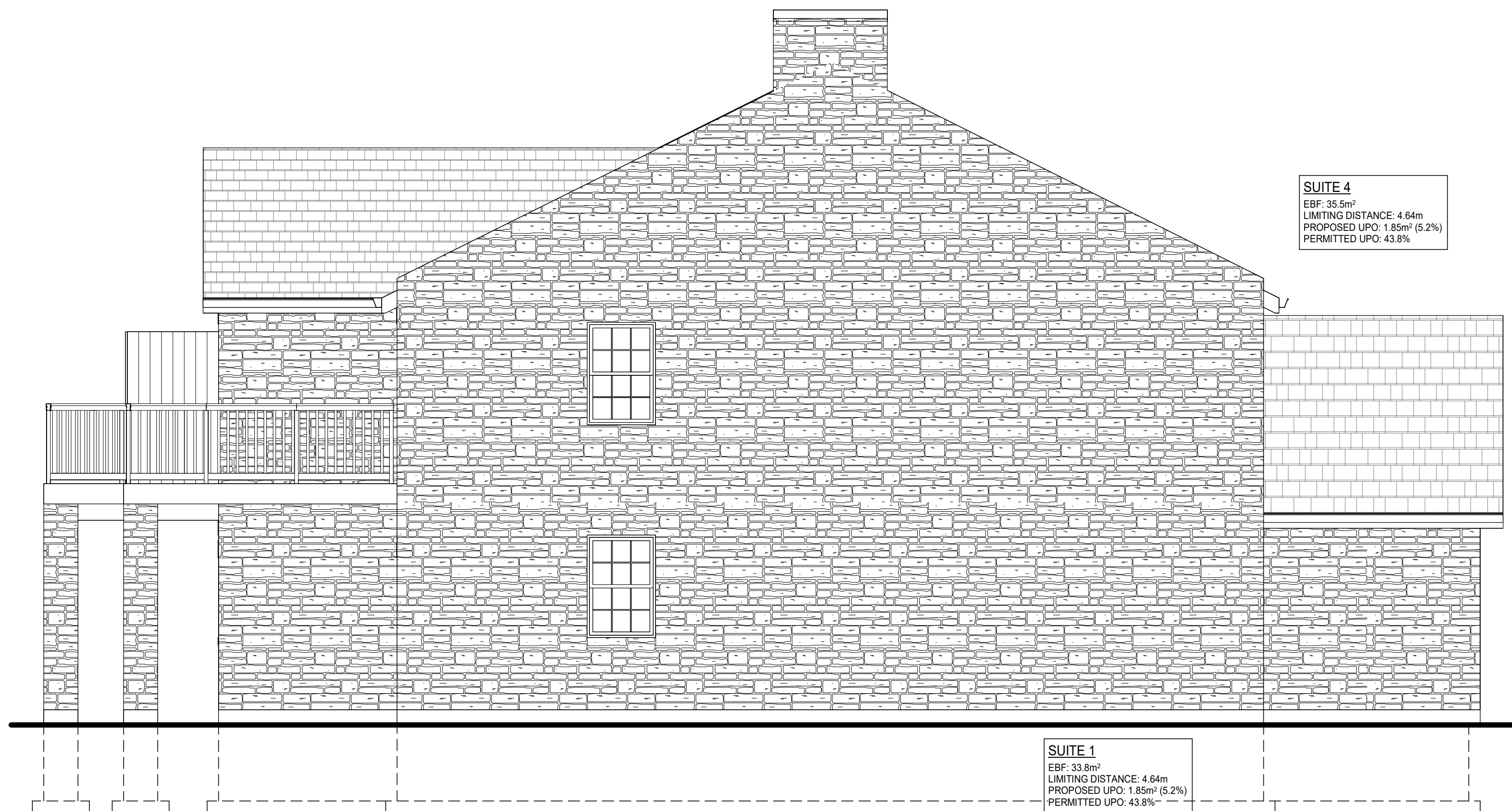
1 West
A3-1 1/4" = 1'-0"



2 South
A3-1 1/4" = 1'-0"



3 East
A3-1 1/4" = 1'-0"



4 North
A3-1 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE

PROFESSIONAL STAMP

The undersigned has reviewed and takes responsibility for the design and for the qualifications and needs requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code.
JOSHUA VAN MUYEN
NAME SIGNATURE BCN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code.
JOSHUA VAN MUYEN
FIRM NAME SIGNATURE BCN

Joshua Van Muyen
Building Design Services

206 Vine Street
St. Catharines ON, L2M 4S8
email: jvmuyen@gmail.com
phone: 905-324-1988

6 Plex
Devin & Christina Iverson

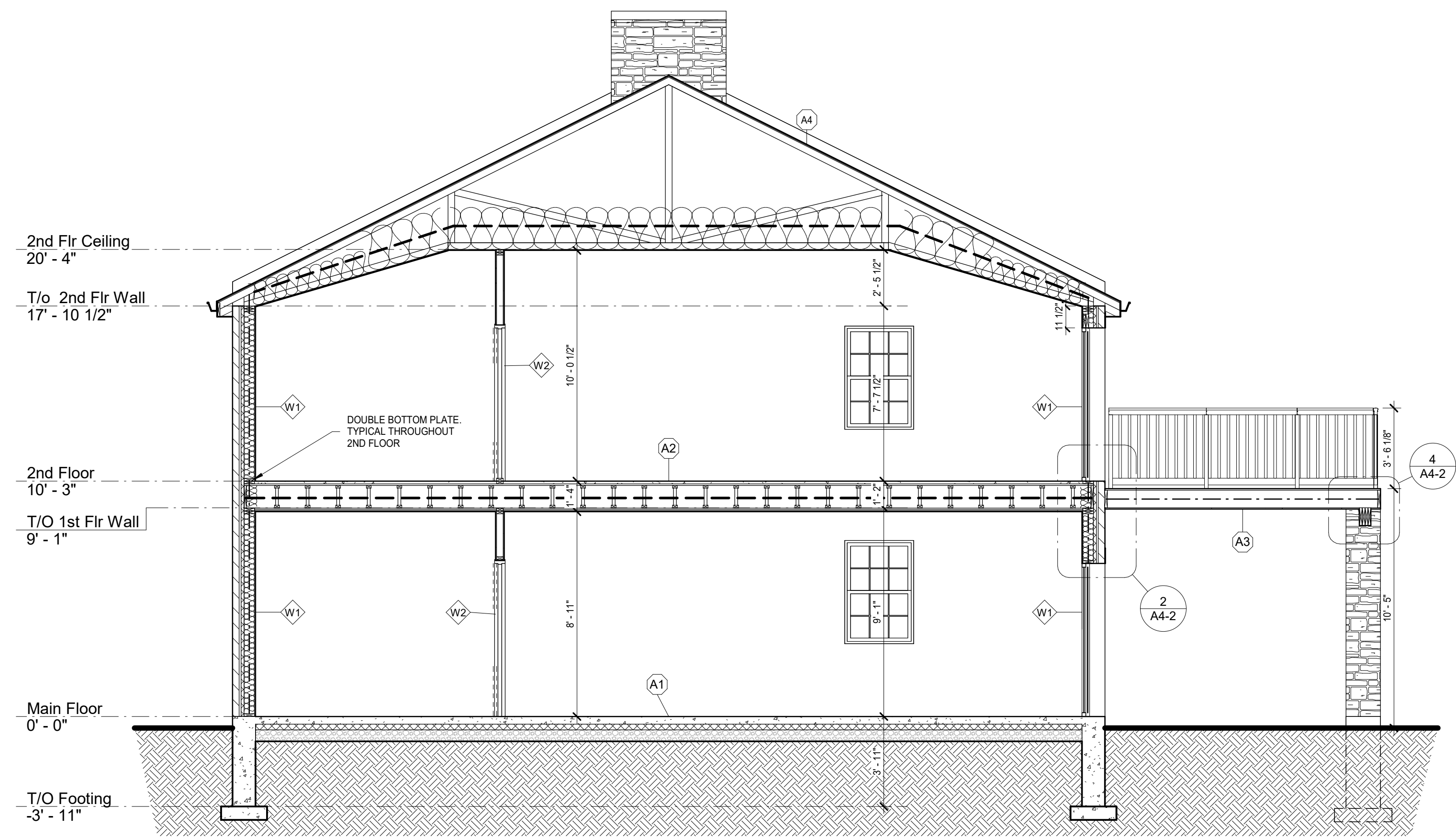
357 David Winkler Pkwy
Neustadt, ON

Elevations

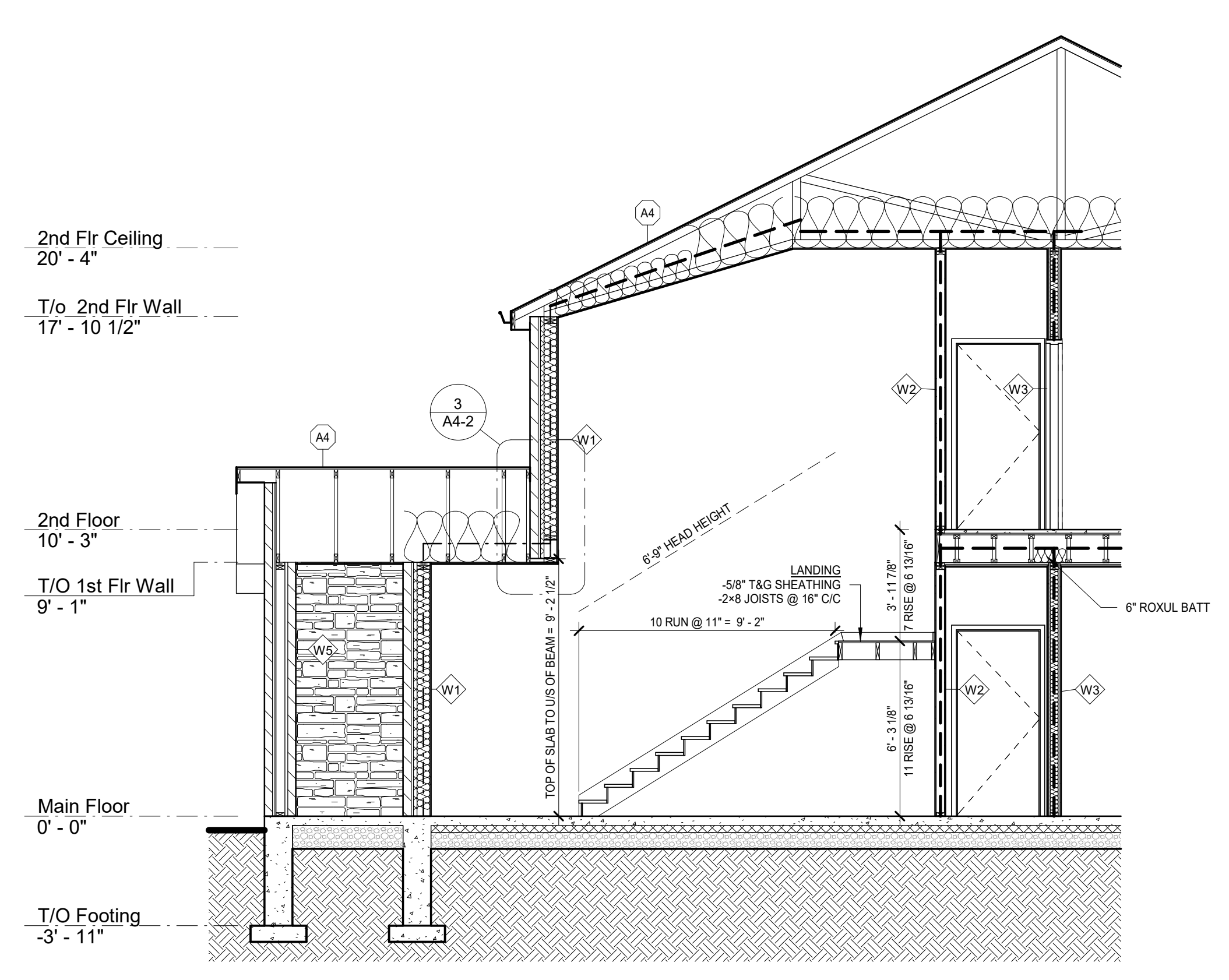
Scale: 1/4" = 1'-0"
Drawn By: J. VAN MUYEN
Approved: J. VAN MUYEN
Date: March 11, 2024
Project #: 23-38
Paper Size: 24"x36"

Drawing #: A3-1

2024-03-11 12:35:57 PM

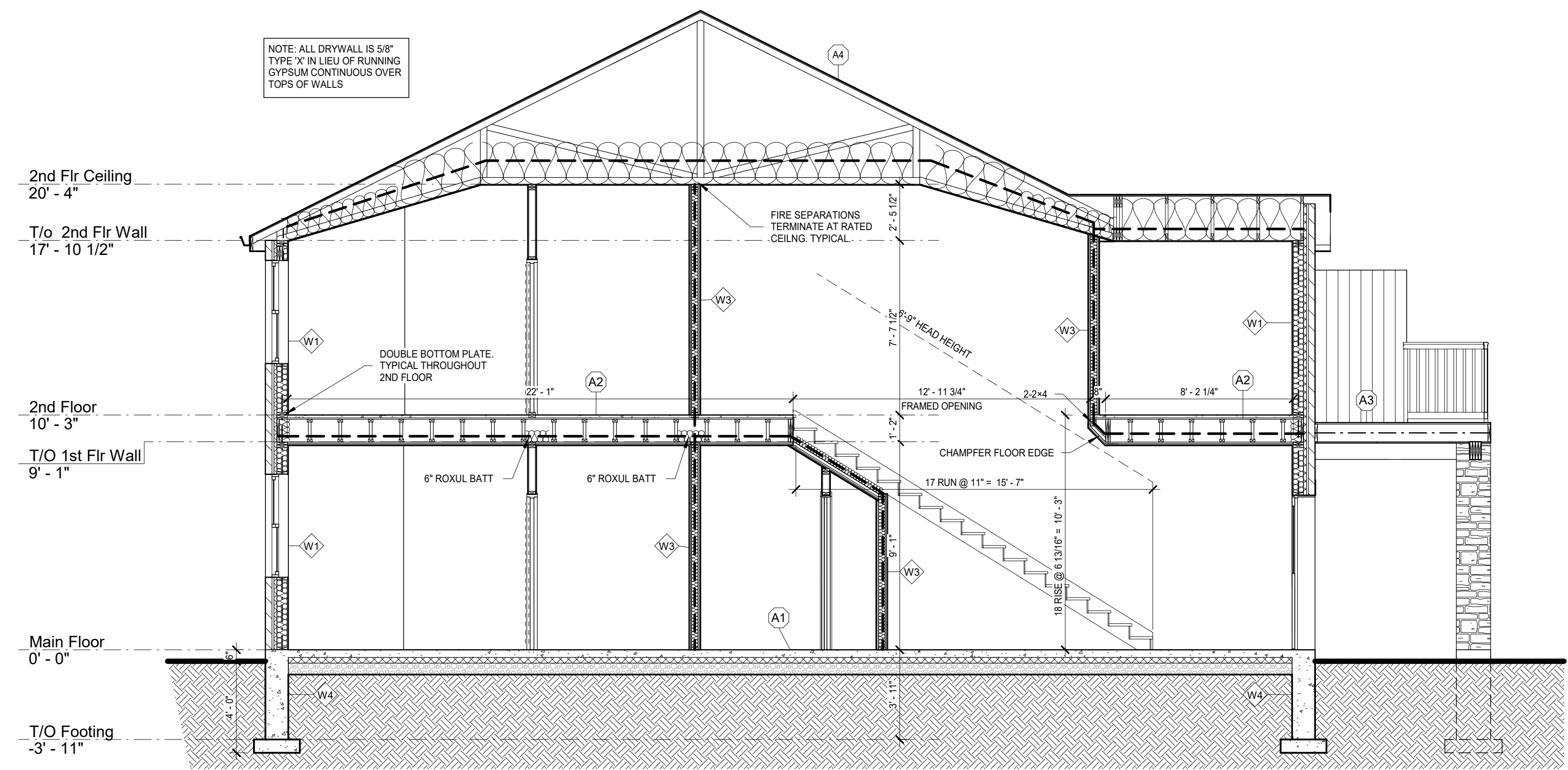


1 Section 1
A4-1 1/4" = 1'-0"



3 Section 3
A4-1 1/4" = 1'-0"

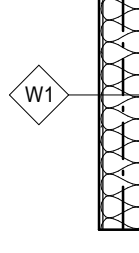
NOTE: ALL DRYWALL IS 5/8" TYPE 'X' IN LIEU OF RUNNING GYPSUM CONTINUOUS OVER TOPS OF WALLS

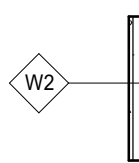


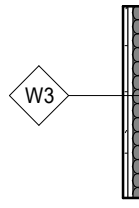
2 Section 2
A4-1 1/4" = 1'-0"

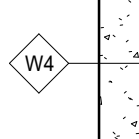
ASSEMBLY TYPES

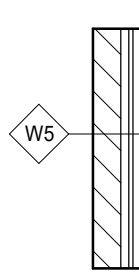
WALLS

- 

STONE WALL w/ WOOD STUDS (EW2b FROM SB-3)
 -5/8" TYPE 'X' DRYWALL
 -6mil POLY V.B.
 -2x6 WOOD STUDS @ 24" C/C w/ R24 MINERAL WOOL BATT INSULATION
 -2" FOIL FACED POLYISOCYANURATE (R13) TAPE SEAMS FOR AIR BARRIER
 -1" AIR SPACE
 -3 1/2" STONE VENEER
 TOTAL ASSEMBLY = 45min F.R.R. (45min REQUIRED)
- 

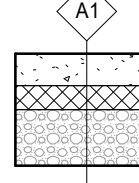
FIRE SEPARATION (W1d FROM SB-3)
 -5/8" TYPE 'X' DRYWALL
 -2x4 WOOD STUDS @ 16" C/C
 -5/8" TYPE 'X' DRYWALL
 1 HOUR F.R.R.
- 

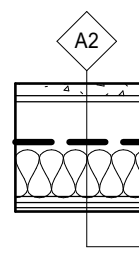
PARTY WALL (W5a FROM SB-3)
 -2 LAYERS 5/8" TYPE 'X' DRYWALL
 -2x4 WOOD STUDS @ 16" C/C w/ 3 1/2" SOUND ATTENUATION BATT
 -3/4" FURRING CHANNEL @ 24" C/C
 -5/8" TYPE 'X' DRYWALL
 1 HOUR F.R.R., S.T.C. OF 51
- 

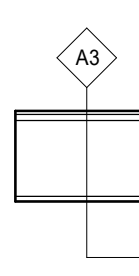
12" FOUNDATION WALL
 -DRAINAGE LAYER
 -MOISTURE BARRIER
 -12" POURED CONCRETE
- 

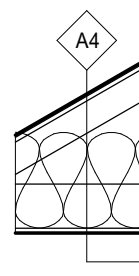
STONE WALL
 -3 1/2" STONE VENEER
 -1" AIR SPACE
 -TYVECK AIR BARRIER
 -7/16" O.S.B.
 -2x4 WOOD STUDS @ 16" C/C
 -7/16" O.S.B.
 -TYVECK AIR BARRIER
 -1" AIR SPACE
 -3 1/2" STONE VENEER

FLOORS & ROOFS

- 

4" CONCRETE SLAB
 -4" CONC. SLAB
 -6mil POLY V.B.
 -3" XPS R15 CONTINUOUS INSULATION
 -6" CLEAR STONE
- 

2ND FLOOR - 1 HOUR RATING (F34c FROM SB-3)
 -1.5" GYPCRETE TOPPING
 -5/8" T&G PLYWOOD OR OSB
 -11 7/8" PARALEL CORD WOOD TRUSSES
 -MIN. 6" THICK SOUND BATT (FIBREGLASS OR ROCK WOOL)
 -RESILIENT CHANNEL SPACED 16" C/C
 -2 LAYERS 5/8" TYPE 'X' GYPSUM
 1 HOUR F.R.R. (45min REQ.), S.T.C. OF 65 (STC 50 REQ.)
- 

DECK FLOOR - 45MIN RATING
 -DURADOCK OR EQUAL VINYL MEMBRANE
 -5/8" T&G O.S.B.
 -2x10 JOISTS @ 16" C/C
 (5min F.R.R. SB-2 T2.3.4.C)
 -1 LAYER 5/8" TYPE 'X' GYPSUM SHEATHING
 (40min F.R.R. SB-2 T.2.3.4.A)
 -FIRE FINISHED ALUMINUM SOFFIT
 TOTAL ASSEMBLY = 45minutes (45min REQ.)
- 

9.5" WOOD T/F FLOOR (R1 FROM SB-3)
 -40 YEAR SHINGLES
 -UNDERLAYMENT, INCLUDING EAVE PROTECTION
 -MIN. 12" PAST INSIDE FACE OF EXTERIOR WALLS
 -1/2" PLYWOOD w/ H-CLIPS
 -PRE-ENG. WOOD TRUSSES @ 24" C/C
 -R60 BLOWN IN INSULATION
 -6mil POLY V.B.
 -1 LAYER 5/8" TYPE 'X' GYPSUM

SHADING INDICATES INTERIOR LOAD BEARING WALLS
 FIRE SEPARATION WITH 60min F.R.R.
 60min F.R.R. BUT NOT A FIRE SEPARATION

The undersigned has reviewed and takes responsibility for the design and for the qualifications and needs requirements set out in the Ontario Building Code to be a designer.
 QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code:
 JOSHUA VAN MUYEN
 NAME SIGNATURE BCON
 REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.1.1 of the building code:
 JOSHUA VAN MUYEN
 FIRM NAME BCON

Joshua Van Muyen
 Building Design Services

206 Vine Street
 St. Catharines ON, L2M 4S8
 email: jvmuyen@gmail.com
 phone: 905-324-1988

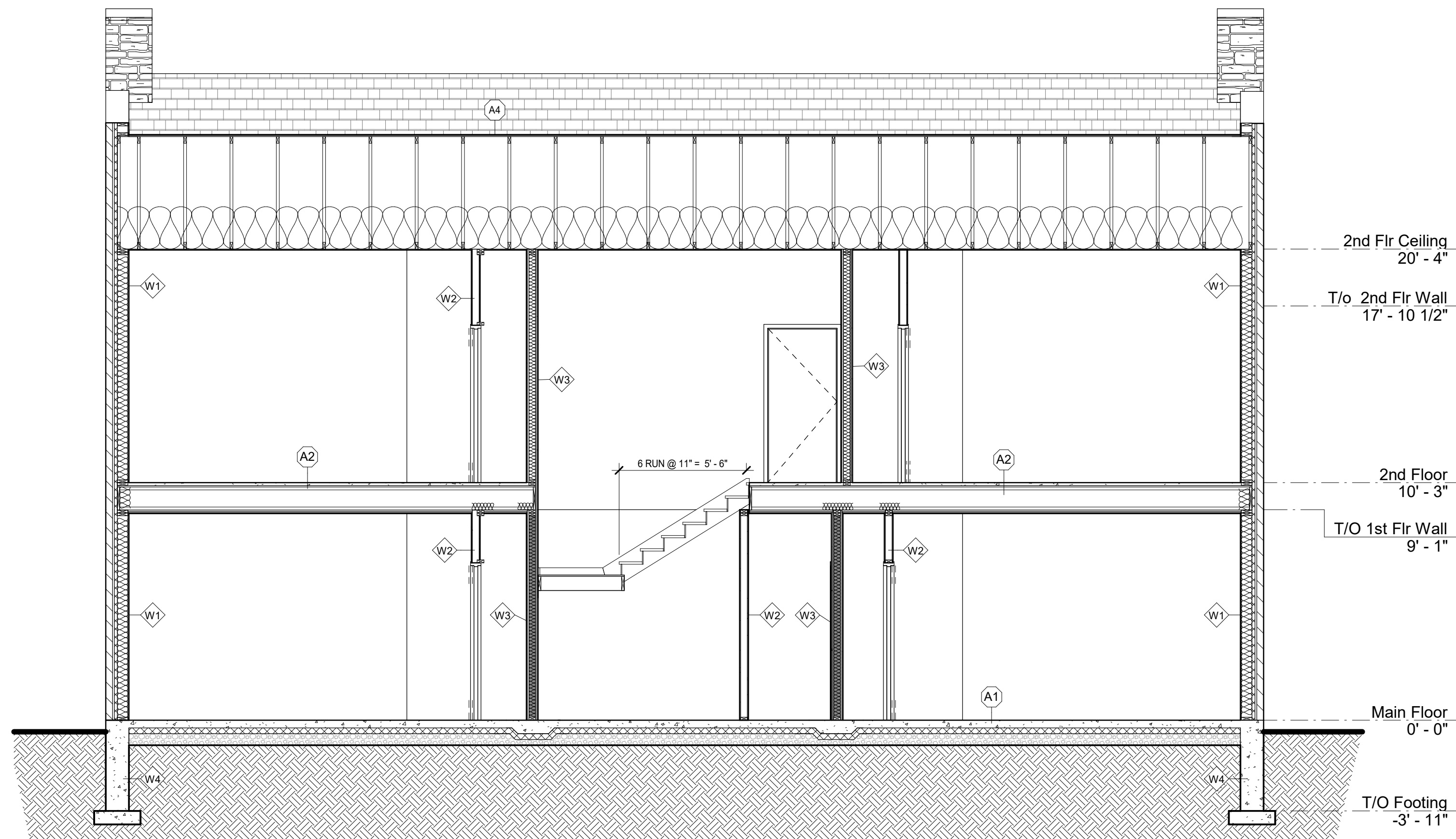
6 Plex
 Devin & Christina Iverson

357 David Winkler Pkwy
 Neustadt, ON

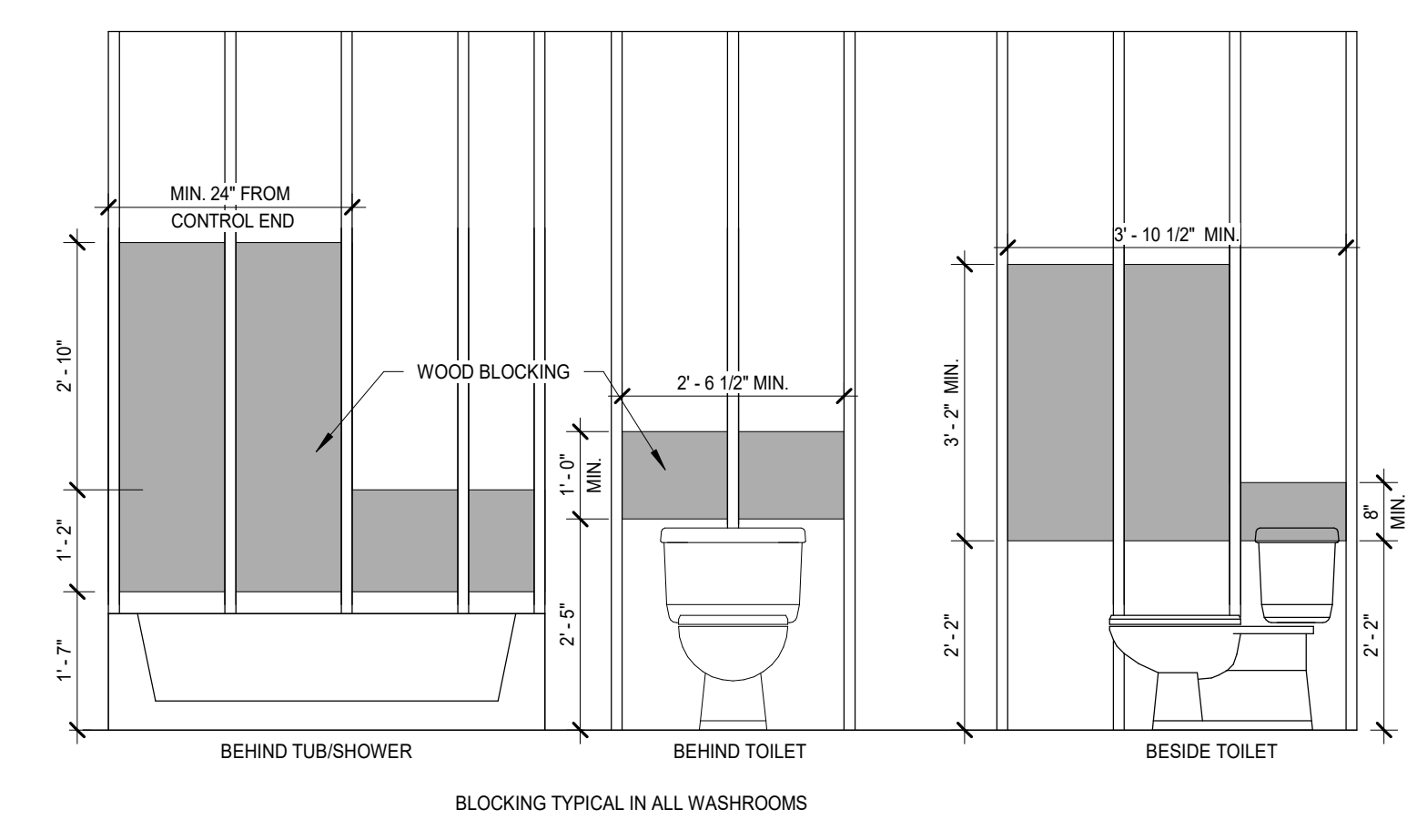
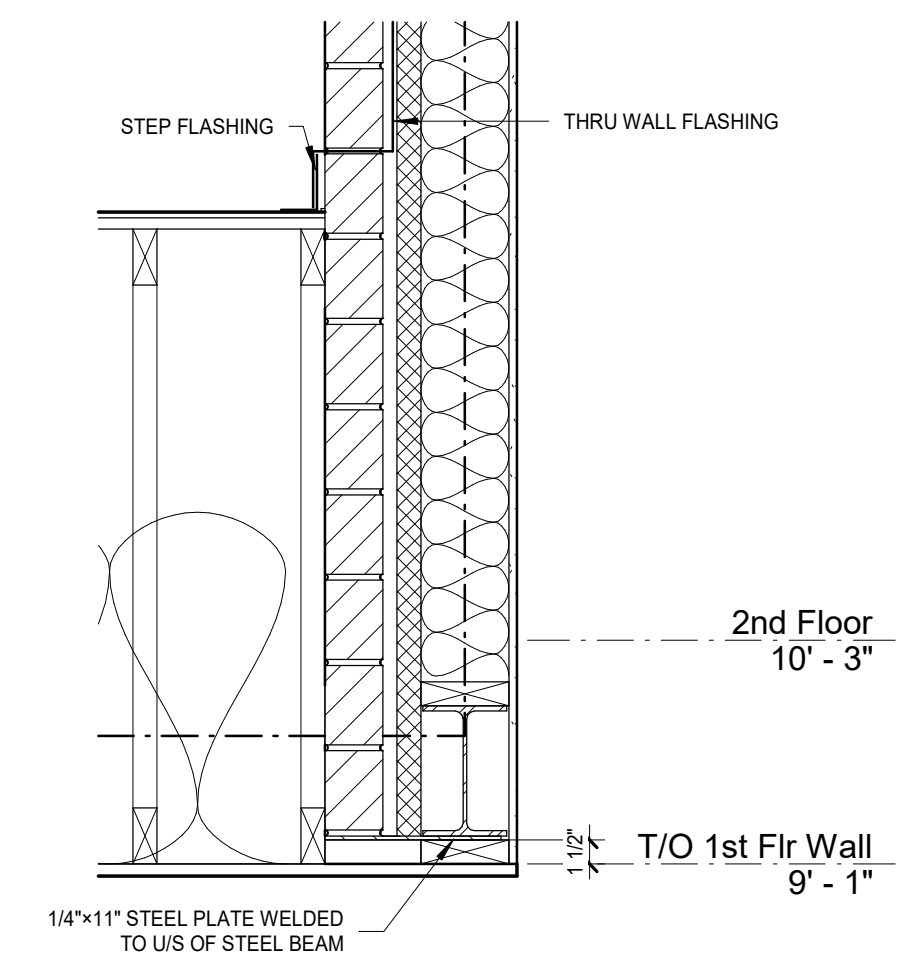
Building Sections

Scale: As indicated
 Drawn By: J. Van Muyen
 Approved: J. Van Muyen
 Date: March 11, 2024
 Project #: 23-38
 Paper Size 24"x36"

Drawing #: A4-1

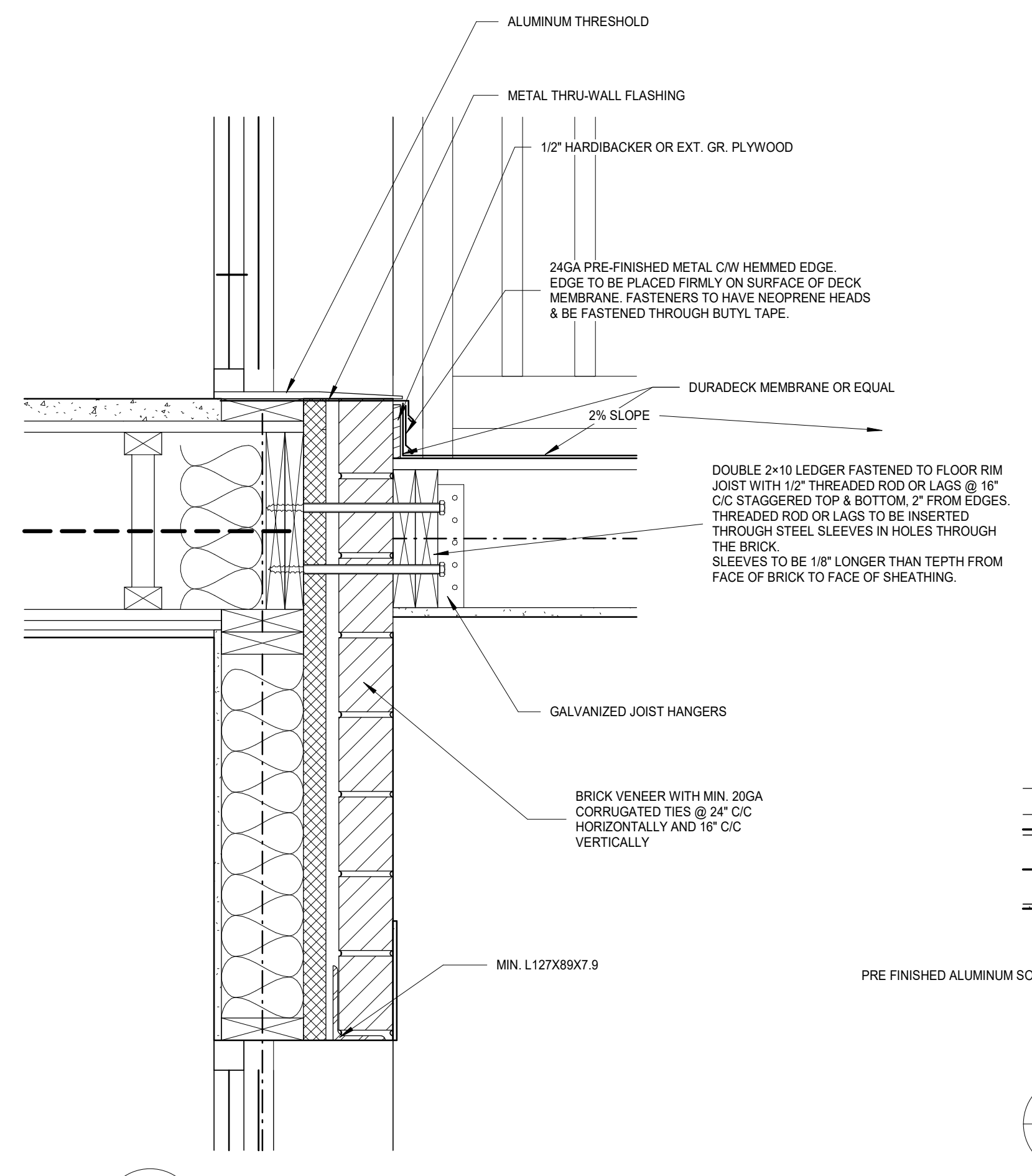


3 Brick/Beam Detail
A4-2 1" = 1'-0"



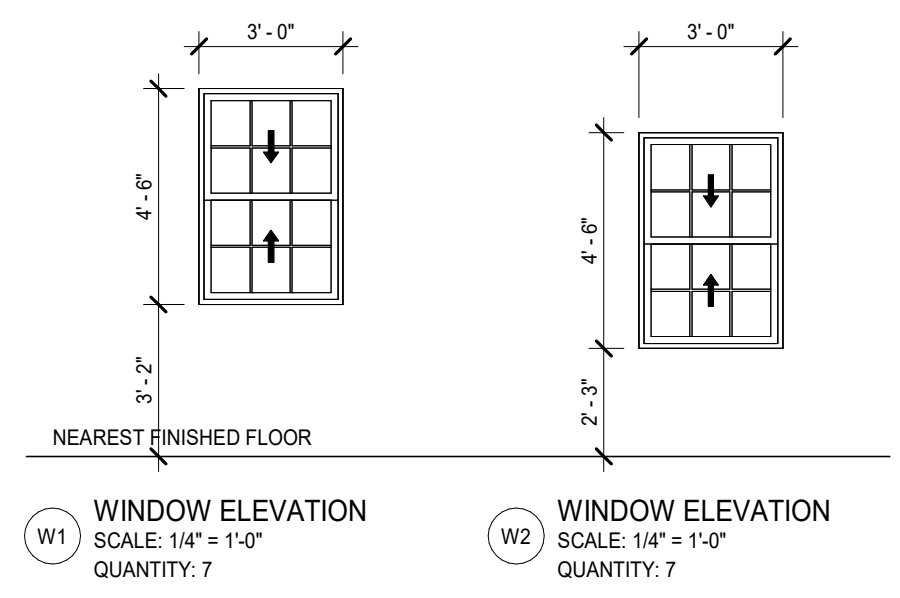
Grab Bar Blocking
1/2" = 1'-0"

1 Section 4
A4-2 1/4" = 1'-0"



2 Deck Ledger Detail
A4-2 1 1/2" = 1'-0"

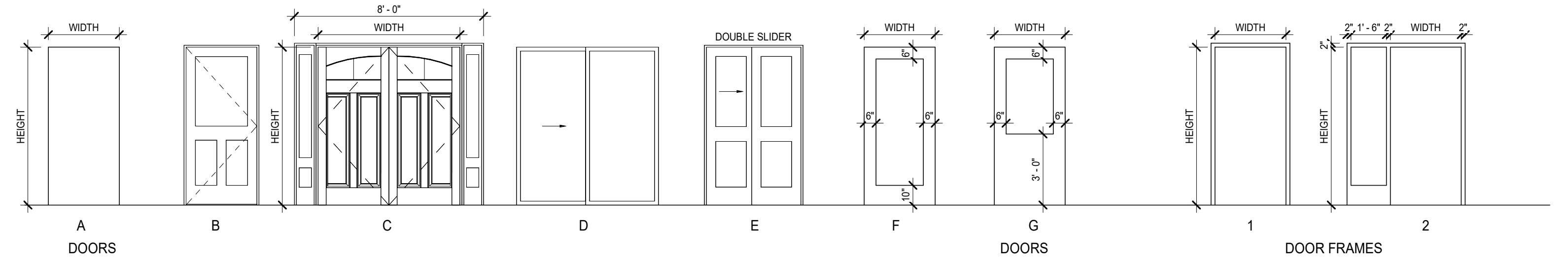
4 Deck Beam Detail
A4-2 3/4" = 1'-0"



Window Schedule
1/4" = 1'-0"

Door Schedule													
No.	Count	Door				Frame			Fire Rating	Hardware	Remarks		
		Width	Height	Elev.	Material	Finish	Glass	Elev.				Material	Finish
D1	1	6'-0"	6'-8"	C	HM	PAINT	GLAZED	1	WD	PAINT		closer, insulated, weather stripped, keyed entry	one panel fixed
D3	6	6'-0"	6'-8"	E	VINYL	PAINT	TEMP	1	WD	PAINT		locking, insulated	
D4	1	3'-0"	6'-8"	B	SCW	PAINT	TEMP	1	WD	PAINT		closer, insulated, weather stripped, keyed entry	
D5	3	3'-0"	6'-8"	A	HM	PAINT	GWG	1	HM	PAINT		45 min closer	
D6	2	3'-0"	6'-8"	G	HM	PAINT		1	HM	PAINT		45 min lockset, kickplate, closer	
D7	6	3'-0"	6'-8"	A	SCW	PAINT		1	HM	PAINT		20 min lockset, kickplate, closer, peep hole	
D8	6	3'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT		privacy lock	
D9	4	2'-0"	6'-8"	A	HCW	PAINT		1	WD	PAINT			
D10	6	4'-0"	6'-8"	E	HCW	PAINT		1	WD	PAINT			
D11	3	2'-6"	6'-8"	A	HCW	PAINT		1	WD	PAINT			
D12	1	3'-0"	6'-8"	E	HCW	PAINT		1	WD	PAINT			
D13	3	2'-8"	6'-8"	A	HCW	PAINT		1	WD	PAINT		privacy lock	

ALUM - ALUMINUM
GWG - GEORGIAN WIRE GLASS
HCW - HOLLOW CORE WOOD
HM - HOLLOW METAL
PRE FIN - PRE FINISHED METAL
SCW - SOLID CORE WOOD
TEMP - TEMPERED GLASS
WD - WOOD



The undersigned has reviewed and takes responsibility for the design and for the qualifications and needs requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code.
JOSHUA VAN MUYEN
NAME SIGNATURE BCN
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code.
JOSHUA VAN MUYEN
FIRM NAME SIGNATURE BCN

Joshua Van Muyen
Building Design Services

206 Vine Street
St. Catharines ON, L2M 4S8
email: jvmuyen@gmail.com
phone: 905-324-1988

6 Plex
Devin & Christina Iverson

357 David Winkler Pkwy
Neustadt, ON

SECTIONS & DETAILS

Scale: As indicated
Drawn By: J. Van Muyen
Approved: J. Van Muyen
Date: March 11, 2024
Project #: 23-38
Paper Size: 24"x36"

Drawing #: **A4-2**