



PROPOSED BUILDING B
Mixed Use Building
175 Geddes St., Elora

PERMIT AMENDMENT 2025/02/10

DRAWING LIST			
CIVIL		STRUCTURAL	
C1.0	GRADING PLAN - PHASE 2	S0.1	GENERAL NOTES
C2.0	SERVICING PLAN - PHASE 2	S1.1	FOUNDATION PLAN
C3.0	DETAILS	S1.2	TYPICAL FOUNDATION DETAILS
SITE SURVEY		S1.3	FOUNDATION SECTIONS
S01.0	SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DATA	S1.4	FOUNDATION SECTIONS
SITE ELECTRICAL		S2.1	GROUND FLOOR FRAMING PLAN
E0.1	SITE POWER PLAN - PHASE 1	S2.2	2ND FLOOR FRAMING PLAN
E0.2	SITE POWER PLAN - PHASE 2	S2.3	3RD FLOOR FRAMING PLAN
E0.3	SITE POWER PLAN - DETAILS	S2.4	4TH FLOOR FRAMING PLAN
E001	SITE PLAN ELECTRICAL	S2.5	ROOF FRAMING PLAN
SITE LIGHTING		S3.1	BUILDING SECTIONS
SL.1	COVER PAGE	S3.2	BUILDING SECTIONS
SL.2	PROPOSED SITE PLAN	S4.1	TYPICAL FRAMING DETAILS
LANDSCAPE		S4.2	SECTIONS & DETAILS
L2	LANDSCAPE PLAN PHASE 2 - OVERALL	S4.3	DETAILS
L4	LANDSCAPE PLAN PHASE 2 - PLANTING	MECHANICAL	
L5	LANDSCAPE DETAILS	M101	BASEMENT PLAN PLUMBING
L6	LANDSCAPE DETAILS	M102	FIRST FLOOR PLAN PLUMBING
TPP1	TREE PRESERVATION PLAN	M103	SECOND FLOOR PLAN PLUMBING
TPP2	TREE PRESERVATION NOTES & DETAILS	M104	THIRD FLOOR PLAN PLUMBING
ARCHITECTURAL		M105	FOURTH FLOOR PLAN PLUMBING
A0.0	COVER PAGE	M106	SUITE PLANS PLUMBING
SP1.2	PROPOSED SITE PLAN	M107	SUITE PLANS PLUMBING
A1.1	PROJECT DATA	M108	SUITE PLANS PLUMBING
A1.2	LIMITING DISTANCE CALCULATIONS	M109	SUITE PLANS PLUMBING
A1.3	LIMITING DISTANCE NEIGHBOURING BUILDING	M110	SANITARY & WATER RISERS PLUMBING
A1.4	AREA PLANS	M111	SPEC. & SCHEDULE PLUMBING
A2.0	FOUNDATION PLAN	M201	BASEMENT PLAN HVAC
A2.1	BASEMENT PLAN	M202	FIRST FLOOR PLAN HVAC
A2.2	1ST FLOOR PLAN	M203	SECOND FLOOR PLAN HVAC
A2.3	2ND FLOOR PLAN	M204	THIRD FLOOR PLAN HVAC
A2.4	3RD FLOOR PLAN	M205	FOURTH FLOOR PLAN HVAC
A2.5	4TH FLOOR PLAN	M206	ROOF PLAN HVAC
A2.6	ROOF PLAN	M207	SPECIFICATIONS, DETAILS & SCHEDULES - HVAC
A2.7	REFLECTED CEILING PLANS	M208	SUITE PLANS HVAC
A2.8	REFLECTED CEILING PLANS	M209	SUITE PLANS HVAC
A3.0	NORTH HALF OF DETAIL UNIT PLANS FOR FLOOR 02	M210	SUITE PLANS HVAC
A3.1	SOUTH HALF OF DETAIL UNIT PLANS FOR FLOOR 02 03	M211	SUITE PLANS HVAC
A3.2	SOUTH HALF OF DETAIL UNIT PLANS FOR FLOOR 04	M212	SCHEDULES AND DETAILS MECHANICAL
A3.3	NORTH HALF OF DETAIL UNIT PLANS FOR FLOOR 04	ELECTRICAL	
A3.4	NORTH HALF OF DETAIL UNIT TYPE 'A' B.F. FLOOR 03	E101	BASEMENT PLAN ELECTRICAL
A4.0	GEDDES STREET ELEVATION	E102	FIRST FLOOR PLAN ELECTRICAL
A4.1	SOUTH ELEVATION	E103	SECOND FLOOR PLAN ELECTRICAL
A4.2	EAST & WEST ELEVATIONS	E104	THIRD FLOOR PLAN ELECTRICAL
A5.0	BUILDING SECTIONS	E105	FOURTH FLOOR PLAN ELECTRICAL
A5.1	EXTERIOR WALL SECTIONS	E106	ROOF PLAN ELECTRICAL
A5.2	INTERIOR WALL SECTIONS	E107	SUITE PLANS ELECTRICAL
A6.0	STAIR SECTIONS	E108	SUITE PLANS ELECTRICAL
A6.1	STAIR PLANS	E109	SUITE PLANS ELECTRICAL
A1.0	EXTERIOR DETAILS	E110	SUITE PLANS ELECTRICAL
A1.1	EXTERIOR DETAILS	E111	SUITE PLANS ELECTRICAL
A1.2	DETAILS	E112	SUITE PLANS ELECTRICAL
A1.3	DETAILS	E201	SCHEDULE & DETAILS SCHEDULES - ELECTRICAL
A1.4	PLAN & SECTION DETAILS AT EXISTING BUILDING	E202	SERVICE RISER ELECTRICAL
A1.5	OPENING DETAILS	E203	FIRE ALARM SYSTEM ELECTRICAL
A1.6	PLAN/ISOMETRIC DETAILS	E301	FIRE ALARM SYSTEM ELECTRICAL
A3.0	WALL CONSTRUCTION AND MATERIAL LEGEND	SPRINKLER	
A3.1	DOOR & WINDOW SCHEDULES	SP101	BASEMENT PLAN SPRINKLERS
		SP102	FIRST FLOOR PLAN SPRINKLERS
		SP103	SECOND FLOOR PLAN SPRINKLERS
		SP104	THIRD FLOOR PLAN SPRINKLERS
		SP105	FOURTH FLOOR PLAN SPRINKLERS

PROJECT ARCHITECT



FRYETT TURNER ARCHITECTS INC.
115 METCALFE STREET
ELORA, ON.
N0B1S0
CONTACT: ROBERT TURNER
P: (519) 846-2201 ex 220
F: (519) 846-0343

STRUCTURAL ENGINEER



TACOMA ENGINEERS
116 SPEEDVALE AVE. WEST
GUELPH, ONTARIO
N1H 1C3
CONTACT: SEAN HENRY
P: (519) 763-2000 ex 221

MECHANICAL ENGINEER



R.M. MONTGOMERY ENGINEERING INC.
192 NICKLIN RD.
GUELPH, ONTARIO
N1H 1L5
CONTACT: RON MONTGOMERY
P: (519) 761-0514

ELECTRICAL ENGINEER



R.M. MONTGOMERY ENGINEERING INC.
192 NICKLIN RD.
GUELPH, ONTARIO
N1H 1L5
CONTACT: RON MONTGOMERY
P: (519) 761-0514

CIVIL ENGINEER



VAN HARTEN SURVEYING INC.
660 RIDDELL RD. UNIT 1
ORANGEVILLE, ONTARIO
L9A 5K5
CONTACT: KRISTINE CAMPBELL
P: 519-940-4110 ex 261

LANDSCAPE ARCHITECT

THE LANDPLAN STUDIO INC.
80 CALGARY AVENUE
GUELPH, ONTARIO
N1E 4M2
CONTACT: MARK STEELE
P: (519) 824-8664

PARKING SIGNAGE	
BF Type A	BARRIER FREE PARKING SIGN FOR TYPE A PARKING SPACE
BF Type B	BARRIER FREE PARKING SIGN FOR TYPE B PARKING SPACE



10.1 General Commercial Provisions Lot Area: 14245m²				
RQV	REGULATION	REQUIRED	PROPOSED Building B Phase 2 - Commercial	COMPLIES
a)	Minimum Lot Area	No Minimum	No Minimum (14245m²)	YES
b)	Minimum Lot Frontage	No Minimum	No Minimum	YES
c)	Minimum Front Yard	No Minimum	No Minimum	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (4.8)	N/A	YES
e)	Minimum Interior Side Yard	No minimum except where an interior side lot line abuts a Residential Zone, the minimum shall be 3.0 metres (4.8)	N/A	YES
f)	Maximum Lot Coverage	40% Maximum	800 m2	YES
g)	Minimum Exterior Side Yard	No Minimum	No Minimum	YES
h)	Maximum Building Height	3 storeys but not more than 11 m (36ft)	4 Storey - 12.8m	Minor Variance File No. A015-2023
i)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A	YES

AREA CALCULATION

Ex. Building A	315 m2
Proposed Building B	800 m2
Ex. Building C	266 m2 Building, 362m2 Incl. window wells
Ex. Building D	99 m2
Total Coverage	1516 m2 = 1023 / 2462.5 = 59%

Site Area 2462.5 m2

RESIDENTIAL PARKING CALCULATION

Building A - Residential	3 units x 1 space / unit = 3 Spaces
Building B - Dwelling Units above Ground Floor Commercial	11 units x 1 space / unit = 11 Spaces
Building C - Dwelling Units	12 units x 1 space / unit = 12 Spaces
Building D - Detached Dwelling	1 units x 1 space / unit = 1 Space Required

Total Residential Parking Calculated	= 33 Spaces
50% Reduction for CBD	= 11 Residential Spaces Required

No visitor parking required for mixed-use site.

COMMERCIAL PARKING CALCULATION

Building A - Commercial 171m2 - 15% for GLA	= 145 m2
Building B - Commercial	
Commercial A	486 m2 - 48m2 (common area) = 438 m2
Total Commercial area	= 583 m2
1 Space / 30m2 x 50% Reduction	= 10 Commercial Spaces Required

Total Parking Buildings A,B,C,D	= 21 Spaces Required
	= 30 Spaces Provided
	= 3 Spaces Required
	= 3 Barrier-Free Provided (3 Required)

Bicycle Parking Calculation
10% of the number of automobile spaces required by the zoning by-law = 10% of 21 = 2.1
3 Bicycle Spaces Required

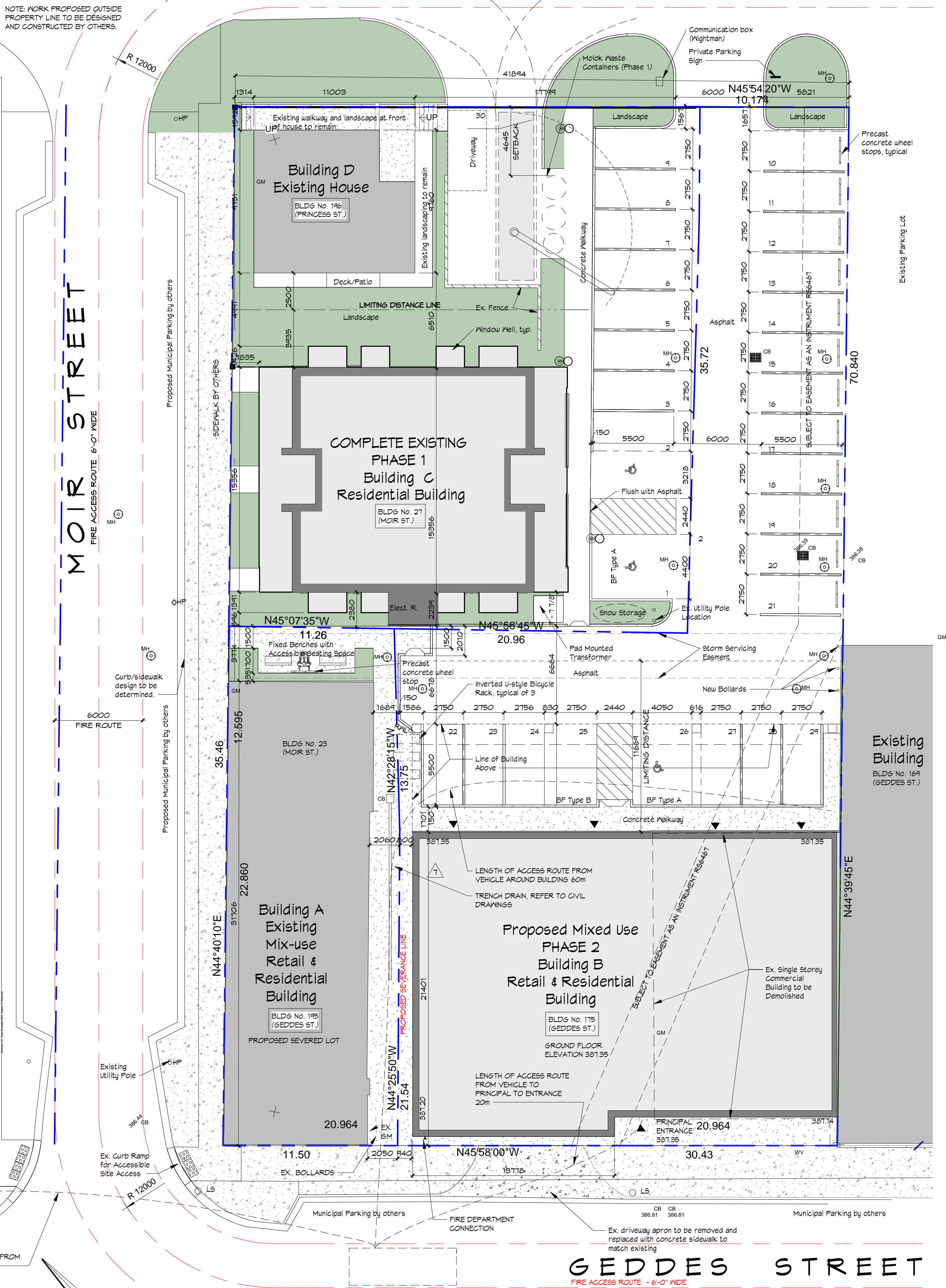
NOTE: PARKING ACCESS AGREEMENTS SHALL BE REGISTERED ON TITLES FOR 21 MOIR STREET, 175 GEDDES STREET AND 115 GEDDES STREET



COMMON BUILDING 115 GEDDES STREET
HERITAGE LISTED BUILDING NOTES:
1. REFER TO SHORING ENGINEERS VIBRATION MITIGATION MEASURES FOR DEMOLITION AND CONSTRUCTION MITIGATION MEASURES
2. MATERIAL STORAGE AND PARKING OF CONSTRUCTION EQUIPMENT IS PROHIBITED IN THE IMMEDIATE AREA OF THE 115 GEDDES STREET.

Site Legend	
	Property Line
	Existing to be demolished
	Existing building to remain
	Proposed new
	Landscape

NOTE: WORK PROPOSED OUTSIDE PROPERTY LINE TO BE DESIGNED AND CONSTRUCTED BY OTHERS.



1 Site Plan Phase 2
SP.1.2 1:175

11	Site Instruction #11	202051006
10	SEVERANCE	20250114
9	SPA AMENDMENT	20241121
7	PERMIT PH2 REV	20240730
REVISIONS		DATE

Moir & Geddes Mixed Residential

27 Moir St., Elora

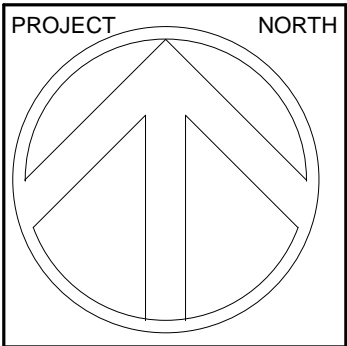
175 Geddes - Site Plan

STATUS	SPA
PROJECT #	15076
CHKD	RIT
DRAWN	JMC
SCALE	As indicated
DATE DWN	07/06/21
ISSUED	20260912
SHEET #	

SP1.2

Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettturner.ca
Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE THE PROPERTY OF THE ARCHITECT AND ARE TO BE RETURNED AT THE REQUEST OF THE ARCHITECT. DO NOT SCALE DRAWINGS.



NAME OF PROJECT:
MIXED USE DEVELOPMENT

LOCATION:
175 GEDDES ST.,
ELORA - ON, N0B1S0

ITEM

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 4

OBC REFERENCE

1

PROJECT DESCRIPTION:

☒ NEW
☐ ADDITION
☐ CHANGE OF USE
☐ ALTERATION

Residential C Major Occupancy, Commercial E Minor Occupancy & F3 Minor Occupancy

2

MAJOR OCCUPANCY(S)

EXISTING 0 m2
NEW 630 m2
TOTAL 630 m2

3

BUILDING AREA (m2)

EXISTING 0 m2
NEW 2351 m2
TOTAL 2351 m2

4

GROSS AREA

EXISTING 0 m2
NEW 2351 m2
TOTAL 2351 m2

5

NUMBER OF STOREYS

4 ABOVE GRADE
4 BELOW GRADE
1

6

NUMBER OF STREETS / FIRE FIGHTER ACCESS

FACING 1 STREET

7

BUILDING CLASSIFICATION

GROUP E UP TO 4 STOREYS 3.2.2.55, GROUP C UP TO 4 STOREYS 3.2.2.45

8

SPRINKLER SYSTEM PROPOSED

☒ ENTIRE BUILDING
☐ BASEMENT COMPARTMENTS
☐ IN LBU OF ROOF RATINGS
☐ NOT REQUIRED

9

STANDPIPE REQUIRED

☒ YES
☐ NO

10

FIRE ALARM REQUIRED

☒ YES
☐ NO

11

WATER SERVICE / SUPPLY IS ADEQUATE

☒ YES
☐ NO

12

HIGH BUILDING

☐ YES
☒ NO

13

PERMITTED CONSTRUCTION

☐ COMBUSTIBLE
☐ NON COMBUSTIBLE
☒ BOTH

14

IMPORTANCE FACTOR

☐ LOW
☒ NORMAL
☐ HIGH
☐ POST-DISASTER

15

MEZZANINE(S) AREA m2

0m2

16

GROUND AND MAIN FLOOR OCCUPANCY LOAD BASED ON

☒ m2/PERSON
☐ DESIGN OF BUILDING

17

BARRIER-FREE DESIGN

☒ YES
☐ NO (EXPLAIN)

18

HAZARDOUS SUBSTANCES

☐ YES
☒ NO

19

REQUIRED FIRE RESISTANCE RATINGS (FRR)

HORIZONTAL ASSEMBLIES

FLOORS 1 & 2

ROOF

MEZZANINE

FRR OF SUPPORTING MEMBERS

FLOORS 1 & 2

ROOF

MEZZANINE

LISTED DESIGN NO. OR DESCRIPTION (50-2)

FIRE SEPARATIONS SEE AT.1

LISTED DESIGN NO. OR DESCRIPTION (50-2)

FIRE SEPARATIONS

20

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

WALL	AREA OF EBF (m2)	L.D. (m)	L.H. OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB CONST	COMB CONSTR NON-GLAZING	NON-COMB CONST
NORTH C1	17.54	4.3	-	100	35.85	-	-	YES	NO	NO
NORTH C2	16.79	4.3	-	100	33.71	-	-	YES	NO	NO
NORTH C3	11.9	4.3	-	100	35.1	-	-	YES	NO	NO
NORTH C4	11.29	4.3	-	100	32.67	-	-	YES	NO	NO
NORTH C5	17.85	4.3	-	100	35.25	-	-	YES	NO	NO
NORTH C6	17.3	4.3	-	100	32.67	-	-	YES	NO	NO
NORTH C7	16.62	6.16	-	100	44.5	-	-	YES	NO	NO
NORTH C8	22.54	6.16	-	100	32.67	-	-	YES	NO	NO
NORTH C9	22.54	6.16	-	100	32.49	-	-	YES	NO	NO
NORTH E1	44.4	11.64	-	100	8.76	-	-	YES	NO	NO
SOUTH C1	35.0	13.35	-	100	30.7	-	-	YES	NO	NO
SOUTH C2	17.2	13.35	-	100	16.6	-	-	YES	NO	NO
SOUTH C3	22.55	11.43	-	100	35.6	-	-	YES	NO	NO
SOUTH C4	22.55	11.43	-	100	30.1	-	-	YES	NO	NO
SOUTH C5	17.9	11.43	-	100	16.6	-	-	YES	NO	NO
SOUTH C6	17.9	11.43	-	100	16.6	-	-	YES	NO	NO
SOUTH C7	17.56	10.37	-	100	26.4	-	-	YES	NO	NO
SOUTH C8	17.56	10.37	-	100	26.4	-	-	YES	NO	NO
SOUTH E1	40.43	10.37	-	84	46.2	1 Hr	-	YES	NO	NO
EAST C1	26.42	5.5	-	100	21.46	45 Min	-	YES	NO	NO
EAST C2	32.54	5.5	-	98	23.1	45 Min	-	YES	NO	NO
EAST C3	33.30	5.5	-	98	22.6	45 Min	-	YES	NO	NO
EAST C4	33.28	5.5	-	98	22.6	45 Min	-	YES	NO	NO
EAST C5	33.24	5.5	-	98	19.1	45 Min	-	YES	NO	NO
EAST C6	33.26	5.5	-	98	19.1	45 Min	-	YES	NO	NO
EAST E1	64.45	0	-	0	0	2 Hr	-	NO	NO	YES
WEST C1	30.7	4.57	-	64	4.9	45 Min	-	YES	NO	NO
WEST C2	24.8	4.57	-	60	14.4	45 Min	-	YES	NO	NO
WEST C3	30.88	0.5	-	9.3	8.3	1 Hr	-	NO	NO	YES
WEST C4	30.88	0.5	-	9.3	8.3	1 Hr	-	NO	NO	YES
WEST C5	30.88	0.5	-	9.3	8.3	1 Hr	-	NO	NO	YES
WEST C6	30.88	0.5	-	9.3	8.3	1 Hr	-	NO	NO	YES
WEST E1	64.23	0.5	-	4.8	0	2 Hr	-	NO	NO	YES

21

OTHER - DESCRIBE

1 00 Basement Fire Ratings (Group C)
A1.1 1 : 200

2 02 2nd Floor Fire Ratings (Group C)
A1.1 1 : 200

2 01 1st Floor Fire Ratings (Group E)
A1.1 1 : 200

4 03 3rd Floor Fire Ratings (Group C)
A1.1 1 : 200

5 04 4th Floor Fire Ratings (Group C)
A1.1 1 : 200

OBC LEGEND	
FIRE SEPARATIONS/FIRE RESISTANCE RATINGS	
	0 HR F.R.R. - FIRE SEPARATION OBC 3.3.1.20(3); 3.3.1.21(3); 3.3.3.5(4)
	45 min F.R.R. - FIRE SEPARATION
	1 HR F.R.R. - FIRE SEPARATION OBC 3.6.2.1(1); (6); 3.3.3.5(5)
	2 HR F.R.R. - FIRE SEPARATION OBC 3.6.2.1(1); (6); 3.3.3.5(5)
TRAVEL DISTANCES / EXITING	
	45m MAX TRAVEL DISTANCE TO ONE EXIT. OBC 3.4.2.5(1)(c)
	45m MAX TRAVEL DISTANCE TO NEXT FIRE COMPARTMENT. OBC 3.3.3.5(7)
	EXISTING TRAVEL DISTANCE
	OCCUPANT LOAD FOR EXIT
	REQUIRED AREA OF 2.5m2/PERSON FOR ADDITIONAL OCCUPANT LOAD FROM ADJACENT FIRE COMPARTMENT OBC 3.3.3.5(6)

14 Permit Revision
5 Permit Resubmission 1
REVISIONS
DATE

20250527
20240916
DATE

Mixed Use Building
175 Geddes St., Elora
Project Data

STATUS
PROJECT #
CHKD
DRAWN
SCALE
DATE DWN
ISSUED

IFC
180716
JMC
NDM
As indicated
02/07/14
20260312

PROJECT
TITLE

Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.ftarchitects.ca

Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE THE PROPERTY AND INSTRUMENTS OF HIS SERVICE, AND ARE TO BE RETURNED AT REQUEST.

DO NOT SCALE DRAWINGS.

SEAL
ONTARIO ASSOCIATION
OF ARCHITECTS
Robert Ian Turner
LICENCE
7867

PROJECT
NORTH

A1.1

2026-03-12 3:00:27 PM



3 South Elevation - Geddes St.
A1.2 1 : 120



4 North Elevation
A1.2 1 : 120



14 Permit Revision	20250527
13 Addendum #5	20250507
5 Permit Resubmission 1	20240816
REVISIONS	DATE

IFC	13076
PROJECT #	JMC
CHKD	NDM
DRAWN	NDM
SCALE	1 : 120
DATE DWN	07/27/23
ISSUED	20260312

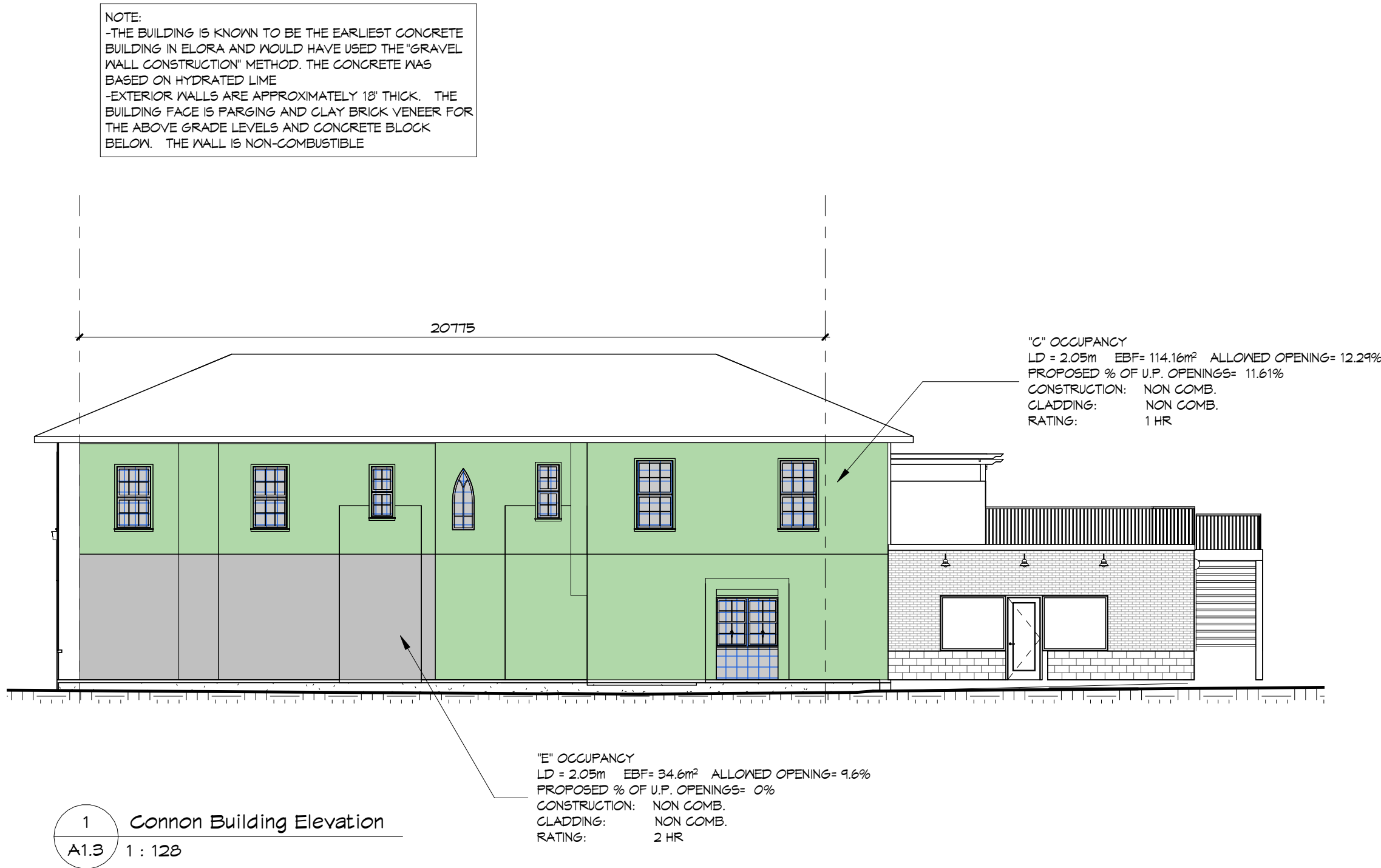
Mixed Use Building
175 Geddes St., Eora
Limiting Distance Calculations



PROJECT NORTH

Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.fryettturner.ca
Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE KEPT IN A SAFE PLACE.
© COPYRIGHT
DO NOT SCALE DRAWINGS.



20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS							3.2.3	9.10.14 & 9.10.15	
	WALL	AREA OF EBF (m2)	LD (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)		COMB CONST	NON-COMB CONST
	EAST E	36.4	2.05	-	9.6	0	2 HR	-	NO	YES
	EAST G	114.16	2.05	-	12.29	11.61	2 HR	-	NO	YES
21	OTHER - DESCRIBE									

STATUS	IFC
PROJECT #	180716
CHKD	Checker
DRAWN	Author
SCALE	As Indicated
DATE DWN	02/20/24
ISSUED	20260312

PROJECT
TITLE

Mixed Use Building
175 Geddes St., Elora
Limiting Distance Neighbouring Building

PROJECT NORTH

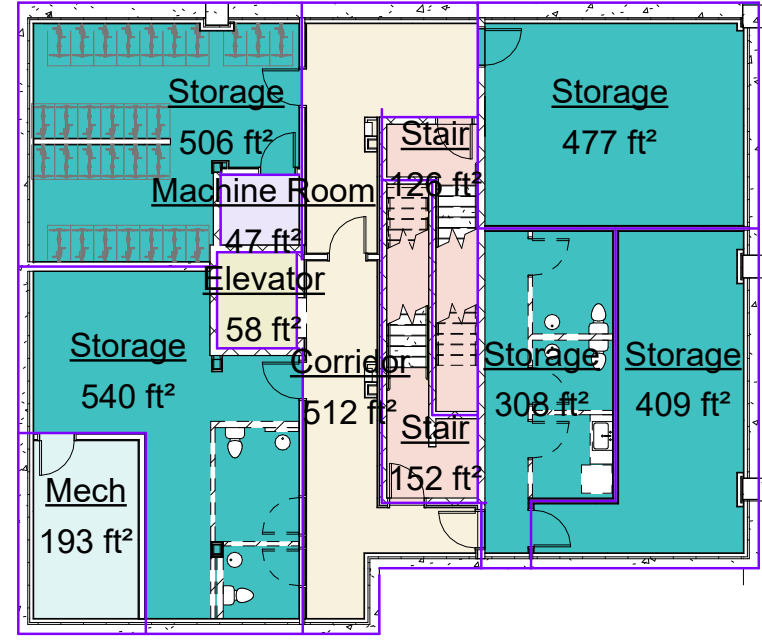


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL PROCEED UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

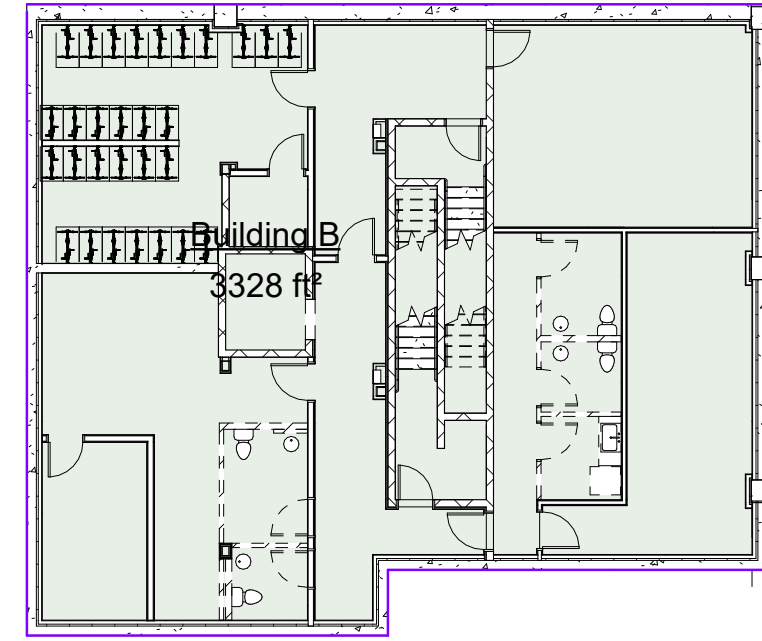
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT HIS WRITTEN CONSENT.

DO NOT SCALE DRAWINGS.

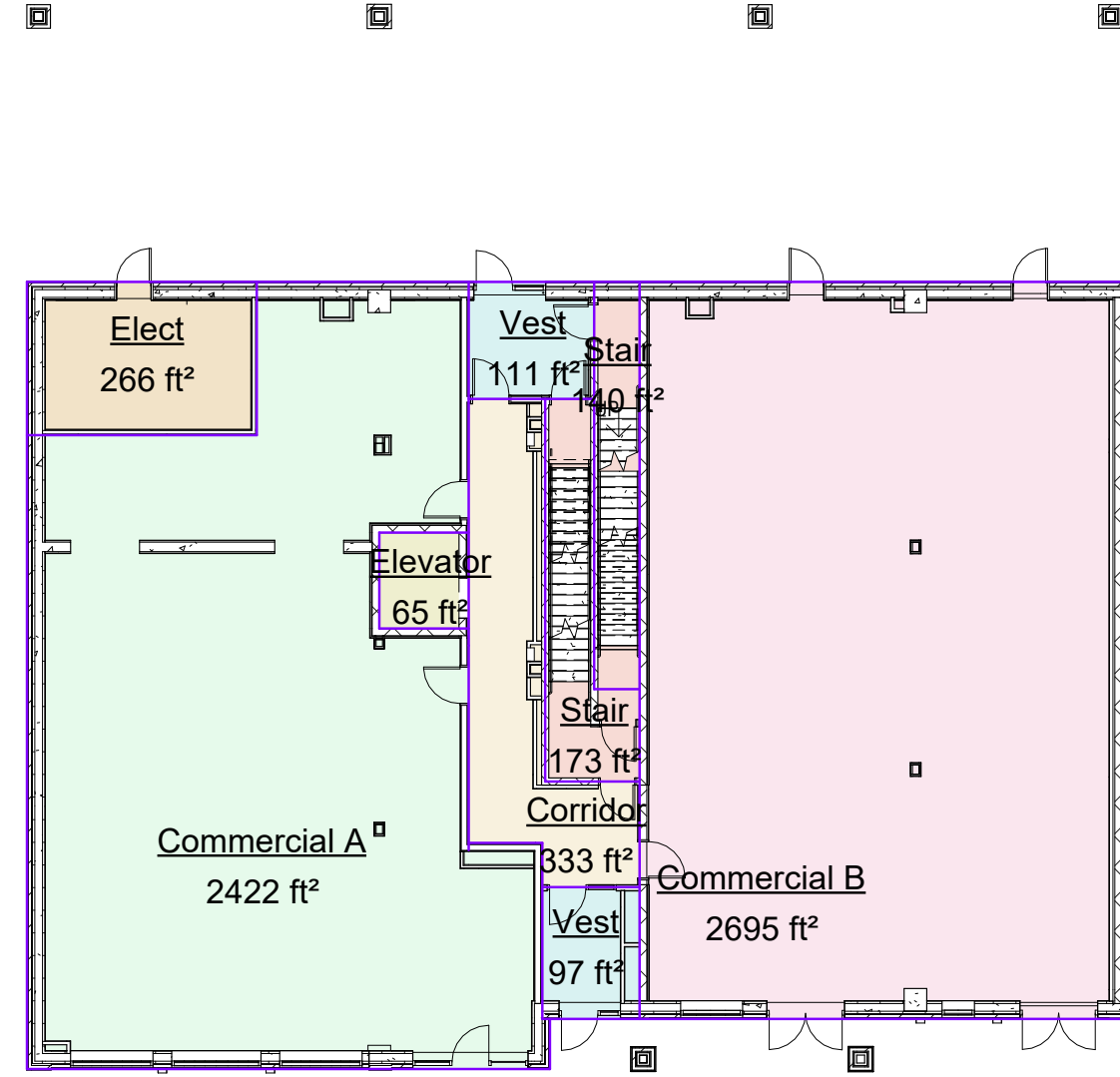
2026-03-12 3:00:37 PM



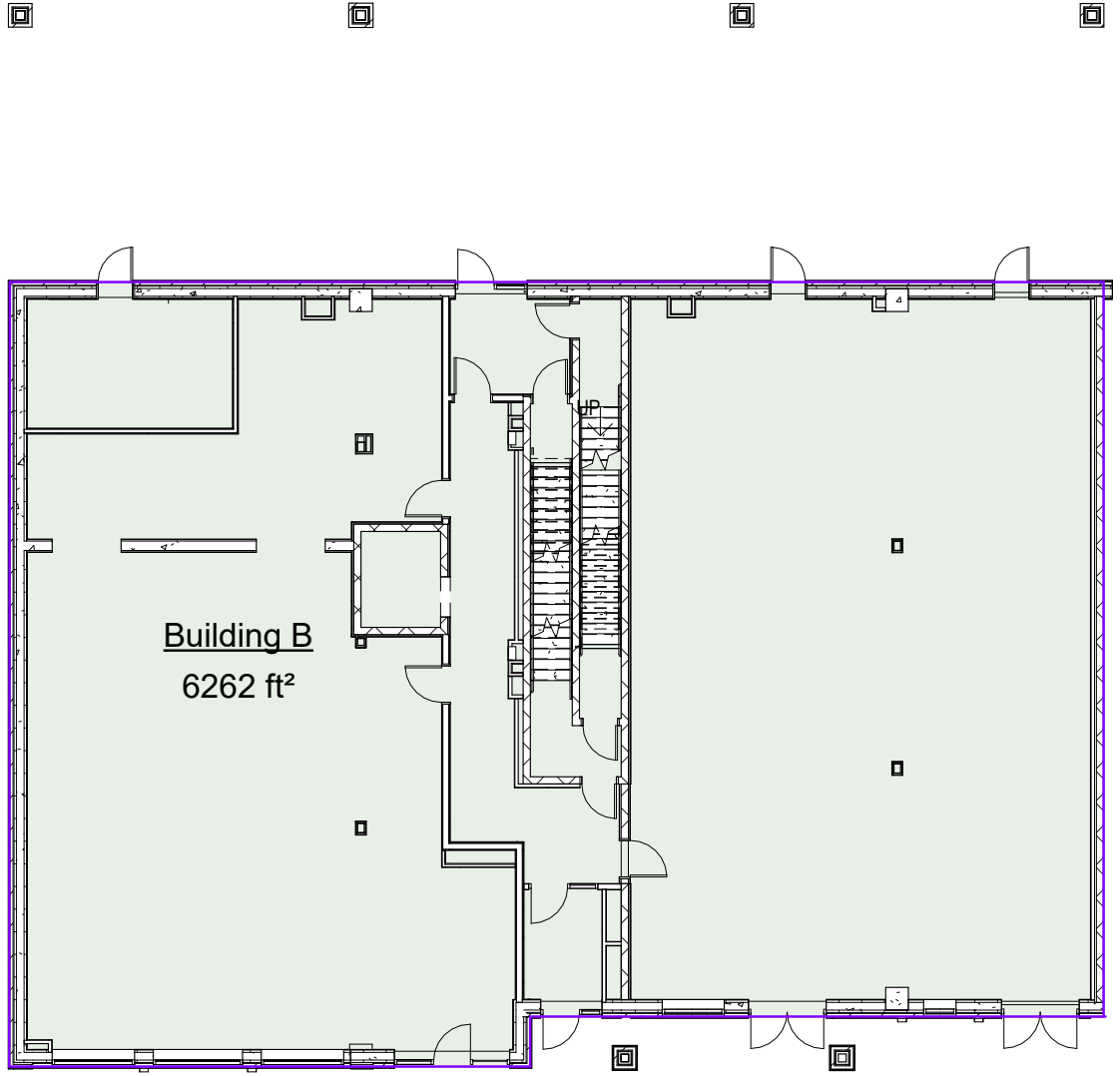
9 Basement Area Plan
A1.4 1 : 200



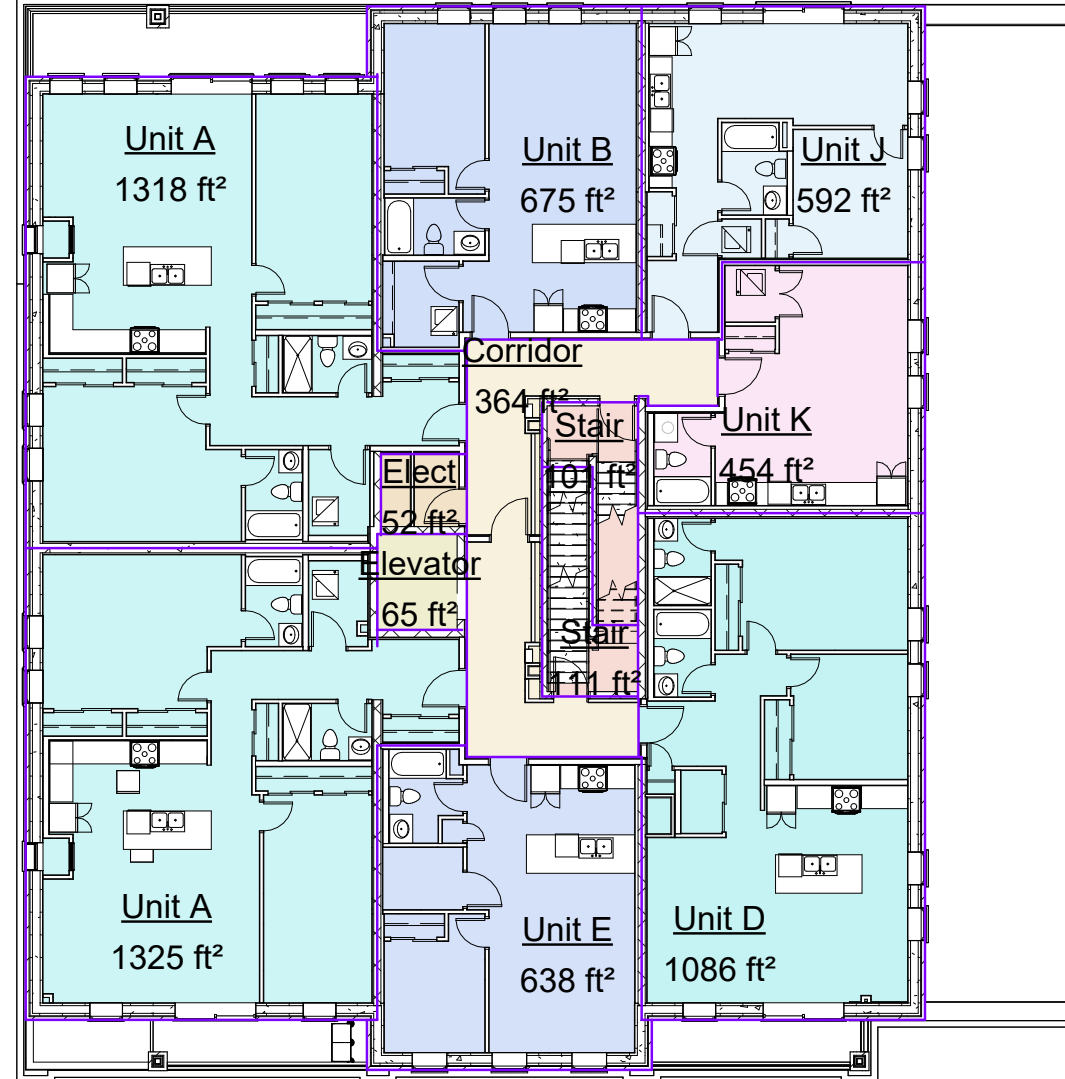
3 Basement Gross Area Plan
A1.4 1 : 200



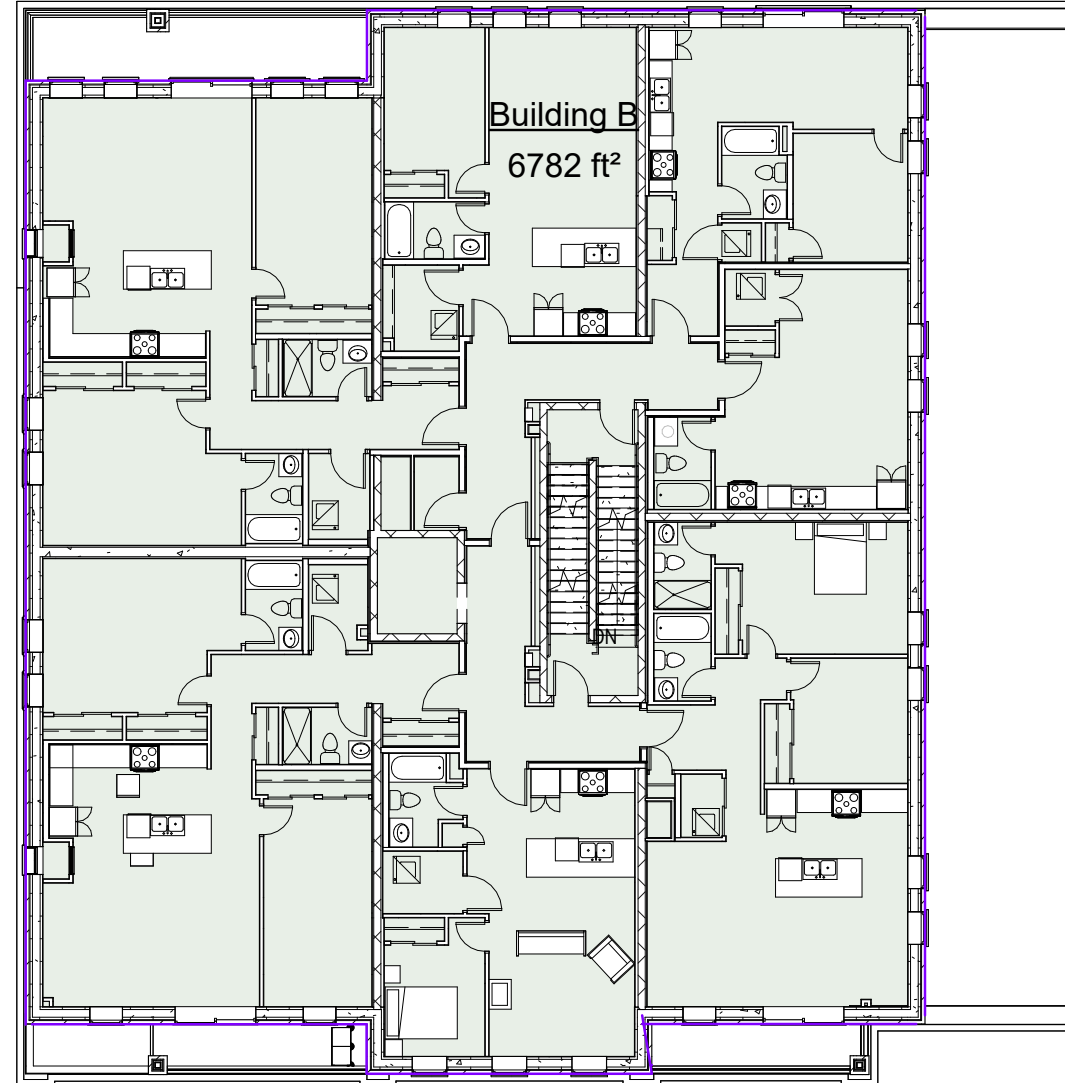
10 1st Floor Area Plan - Rentable
A1.4 1 : 200



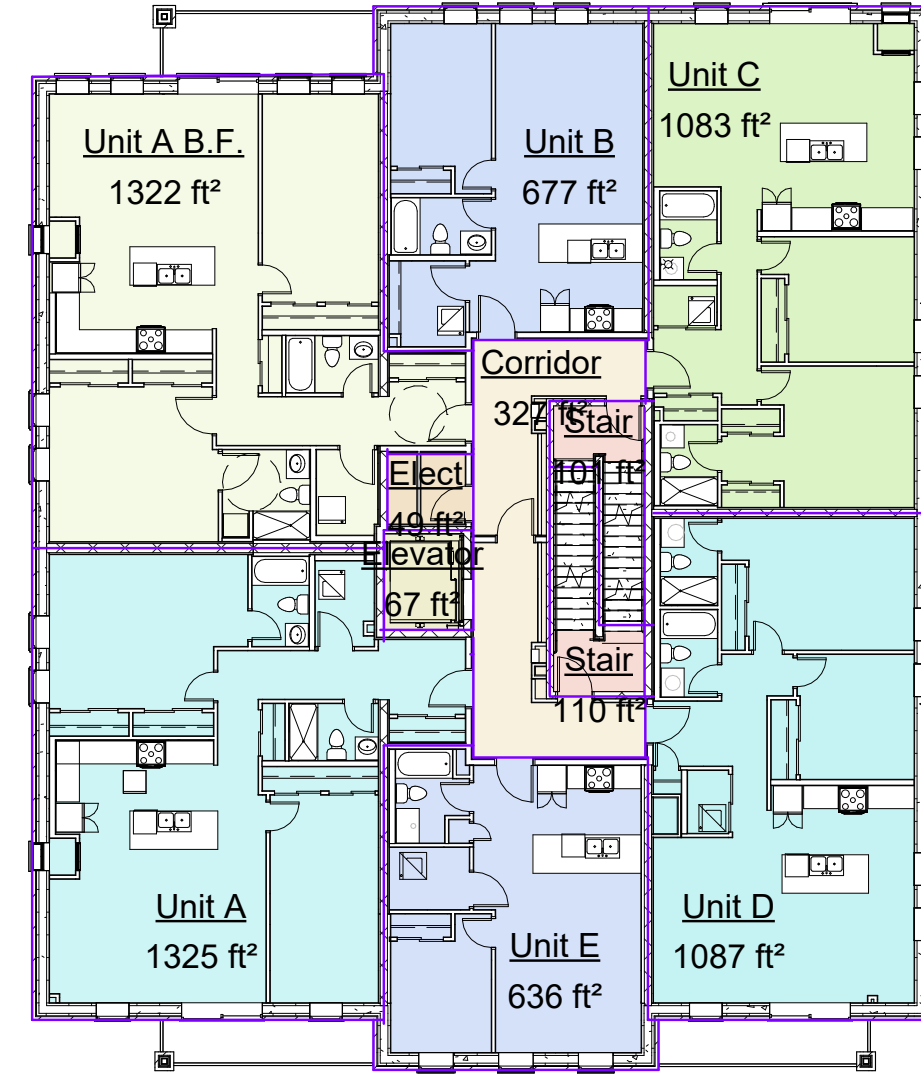
1 1st Floor Gross Area Plan
A1.4 1 : 200



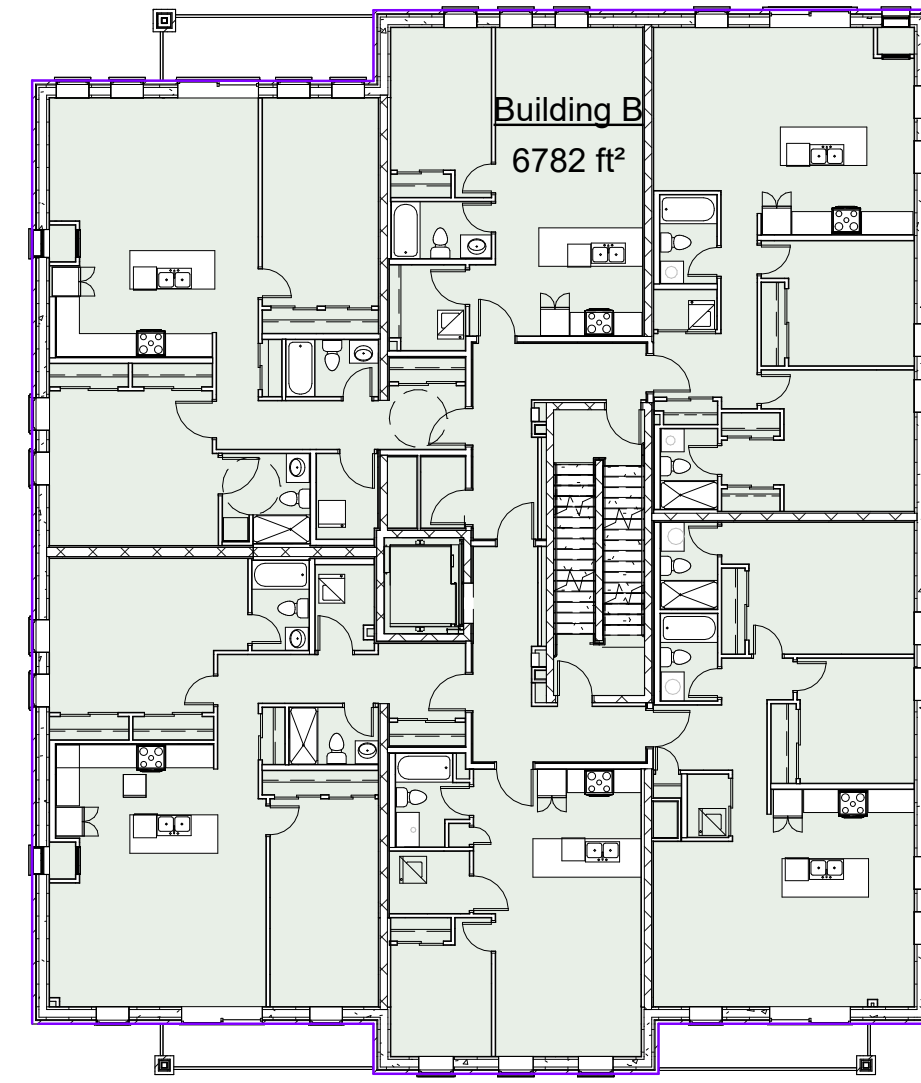
4 2nd Floor Area Plan
A1.4 1 : 200



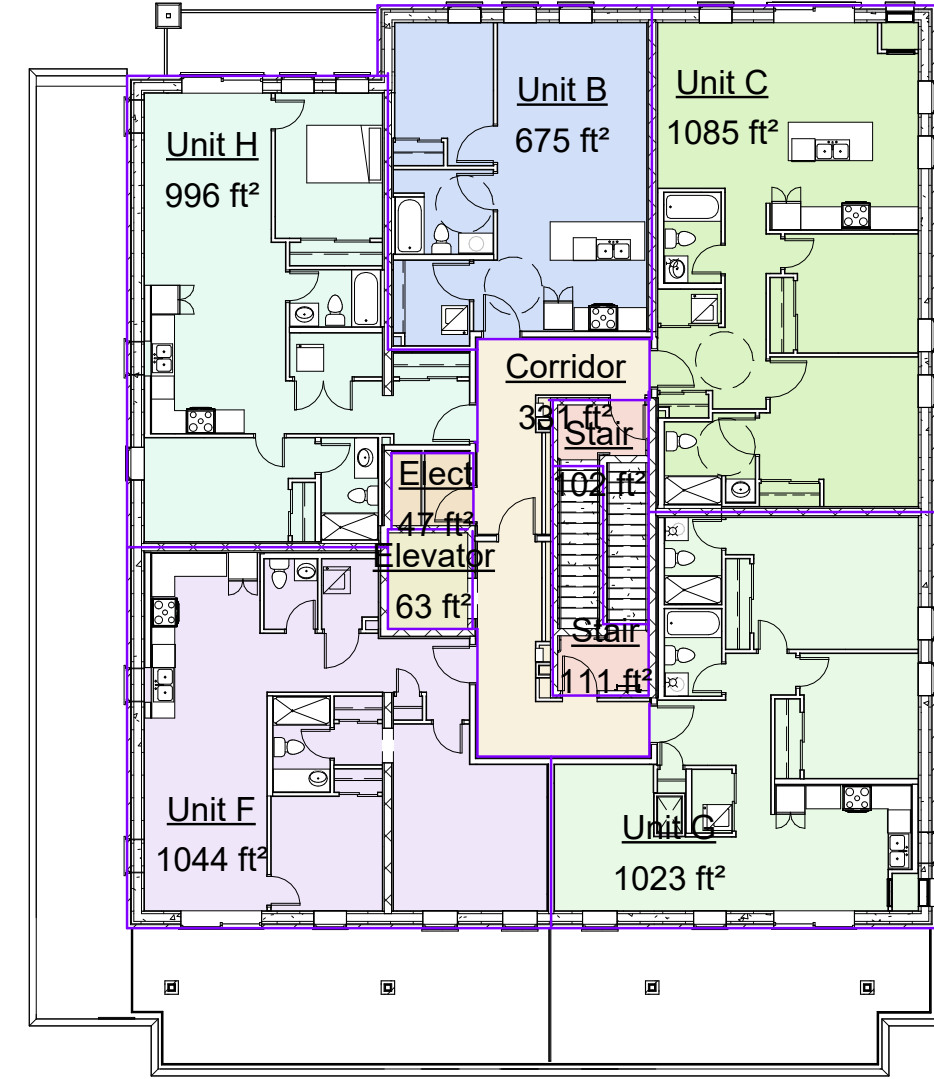
2 2nd Floor Gross Area Plan
A1.4 1 : 200



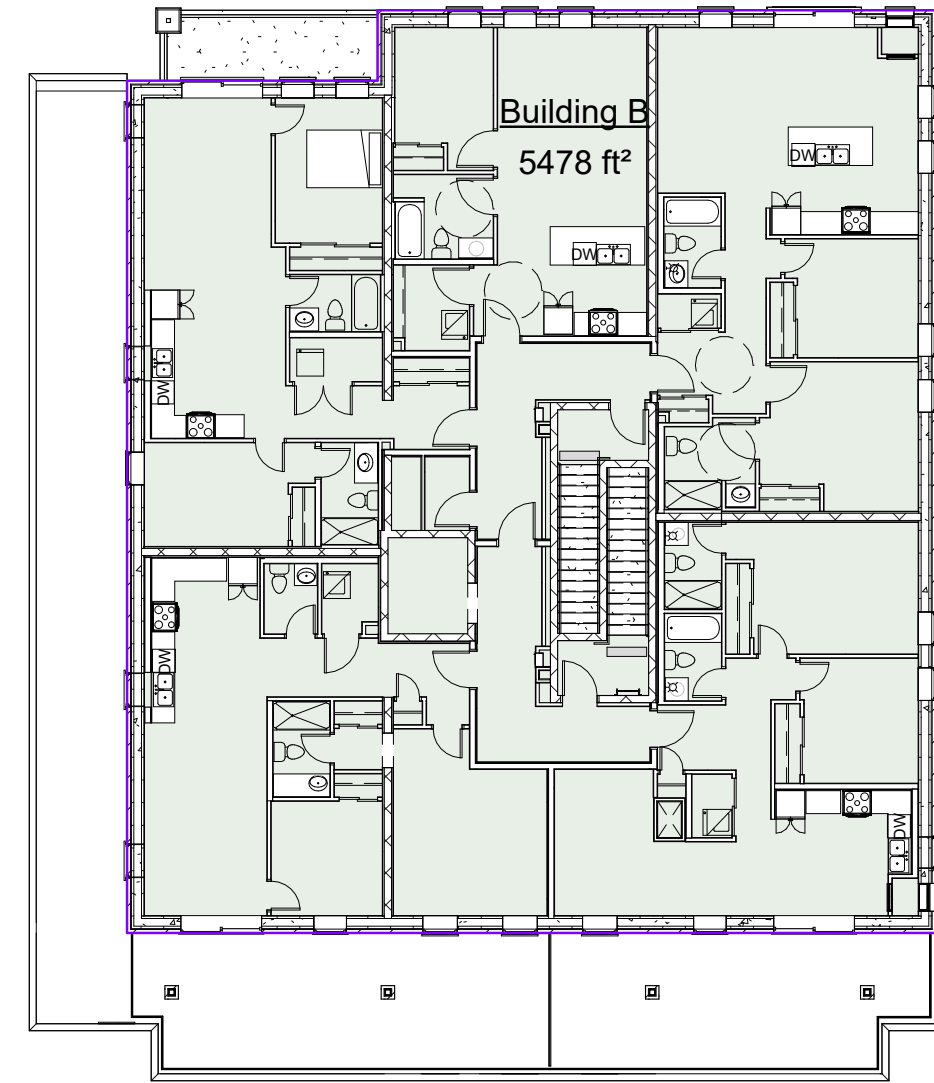
5 3rd Floor Area Plan
A1.4 1 : 200



7 3rd Floor Gross Area Plan
A1.4 1 : 200



6 4th Floor Area Plan
A1.4 1 : 200



8 4th Floor Gross Area Plan
A1.4 1 : 200

Area Schedule (Gross Building)				
Level	Name	Area	Area SF	Area Total
00 BASEMENT	Building B	3328 ft²	3328 ft²	3328 ft²
01 1st FLOOR	Building B	6262 ft²	6262 ft²	6262 ft²
02 2nd FLOOR	Building B	6782 ft²	6782 ft²	6782 ft²
03 3rd FLOOR	Building B	6782 ft²	6782 ft²	6782 ft²
04 4th FLOOR	Building B	5478 ft²	5478 ft²	5478 ft²
Grand total				28631 ft²

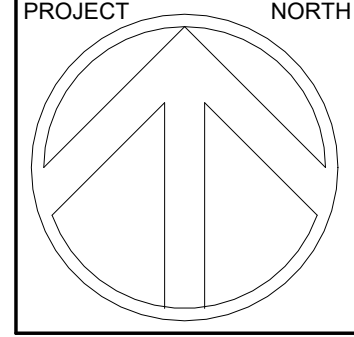
11 Addendum #4
5 Permit Resubmission 1
REVISIONS

20250321
20240916
DATE

STATUS	IFC
PROJECT #	180716
CHKD	JMC
DRAWN	NDM
SCALE	1 : 200
DATE DWN	FEB. 26/13
ISSUED	20260312

SHEET #
PROJECT
TITLE

Mixed Use Building
175 Geddes St., Elora
Area Plans



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HEREBY SUBMITTED AS INSTRUMENTS OF HIS SERVICE AND ARE TO BE USED AS SUCH.
DO NOT SCALE DRAWINGS.

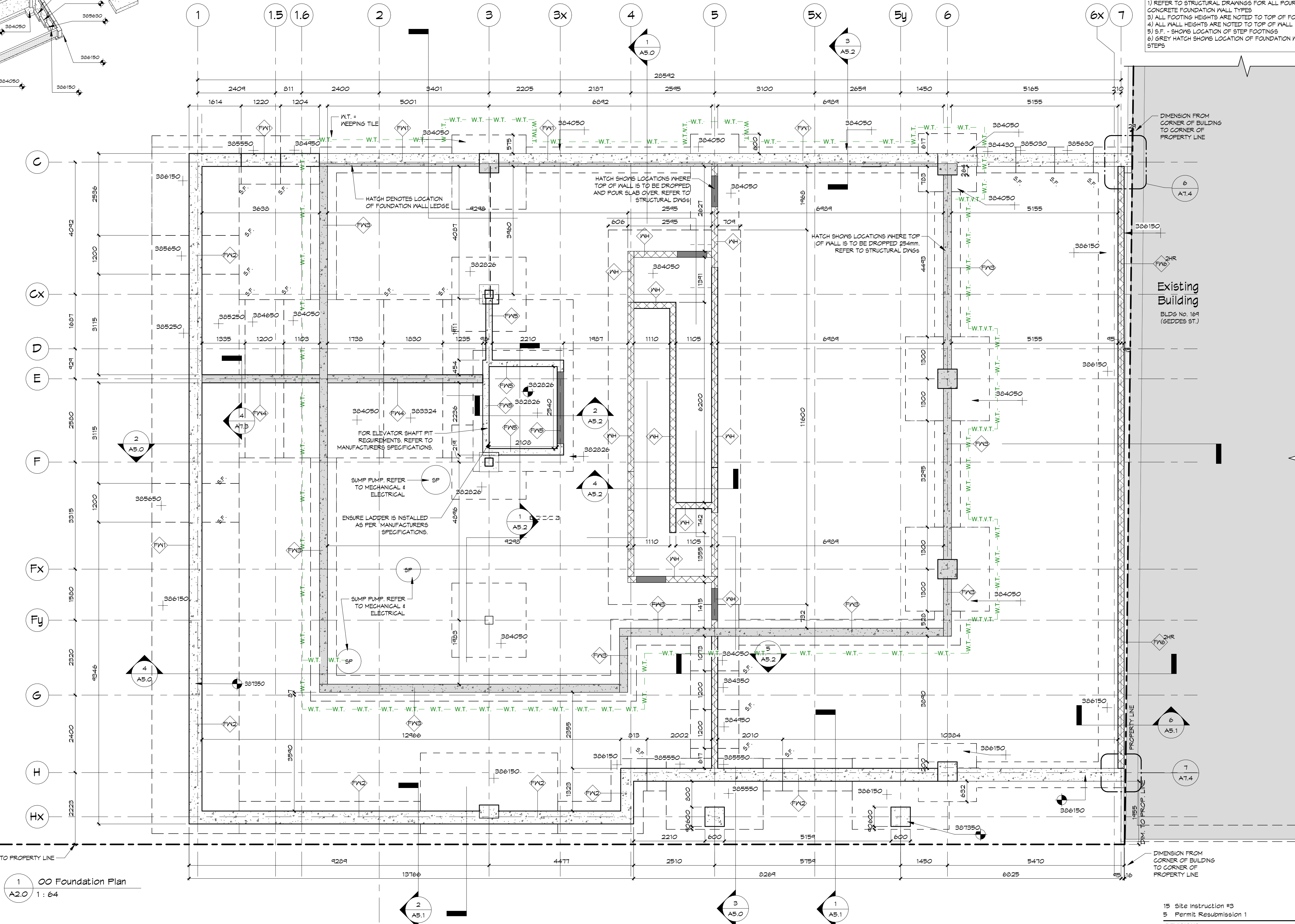
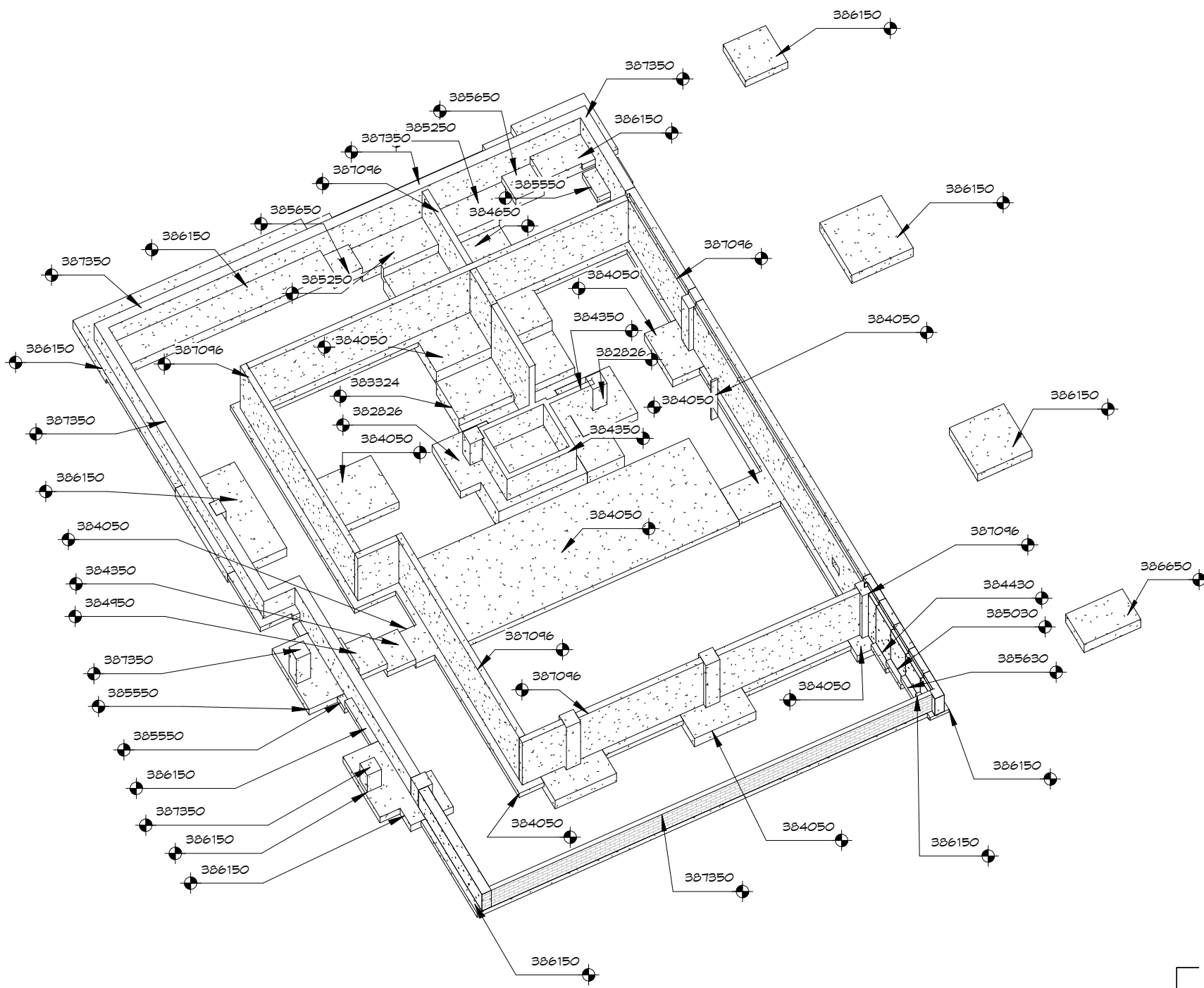


Fryett Turner
ARCHITECTS INC.
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettturner.ca
Tel: 519-846-2201
Fax: 519-846-0343

A1.4

2026-03-12 3:00:40 PM

2 Foundation Isometric
A2.0



1 00 Foundation Plan
A2.0 1: 64

- PLAN LEGEND
- XX HR. WALL TYPES SEE A1.1
 - XX = FIRE RESISTANCE RATING
 - W/DOWN TYPES SEE A1.2
 - DOOR TYPES SEE A1.2
 - INTERIOR ELEVATIONS SEE A1.0
 - WALL SCONCE - REFER TO ELECTRICAL
- NOTES
- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
 - ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.R.
 - ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.O. SEE STRUCTURAL DWGS.
 - ROD AND SHELF TYPICAL ALL CLOSETS.
 - FOR UNIT DETAILS SEE A5.0.
 - WALLS TO BE WALL TYPE W/A U.O.
 - ENSURE ALL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER FIRE CAULKED, COLLARED AND OR STOPPED AS PER REVERSED SHOP DRAWINGS.
 - PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
 - ELEVATOR DOOR ROUGH OPENING TO BE FULL HOISTWAY WIDTH ON ALL FLOORS. PER ELEVATOR SHOP DRAWINGS.
- NOTES
- REFER TO STRUCTURAL DRAWINGS FOR ALL POURED CONCRETE FOUNDATION WALL TYPES.
 - ALL FOOTING HEIGHTS ARE NOTED TO TOP OF FOOTING.
 - ALL WALL HEIGHTS ARE NOTED TO TOP OF WALL.
 - S.F. = SHOWS LOCATION OF STEP FOOTINGS.
 - GREY HATCH SHOWS LOCATION OF FOUNDATION WALL TOP STEPS.

Mixed Use Building
175 Geddes St., Eora
Foundation Plan

STATUS	IFC
PROJECT #	180716
CHKD	JMC
DRAWN	NDM
SCALE	As indicated
DATE DWN	12/01/25
ISSUED	20260312

PROJECT	TITLE
PROJECT	TITLE

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

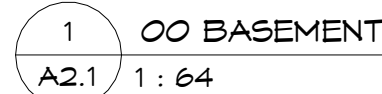
15 Site Instruction #3
5 Permit Resubmission 1

20250709
20240216
DATE

REVISIONS

15 Site Instruction #3
5 Permit Resubmission 1

20250709
202402



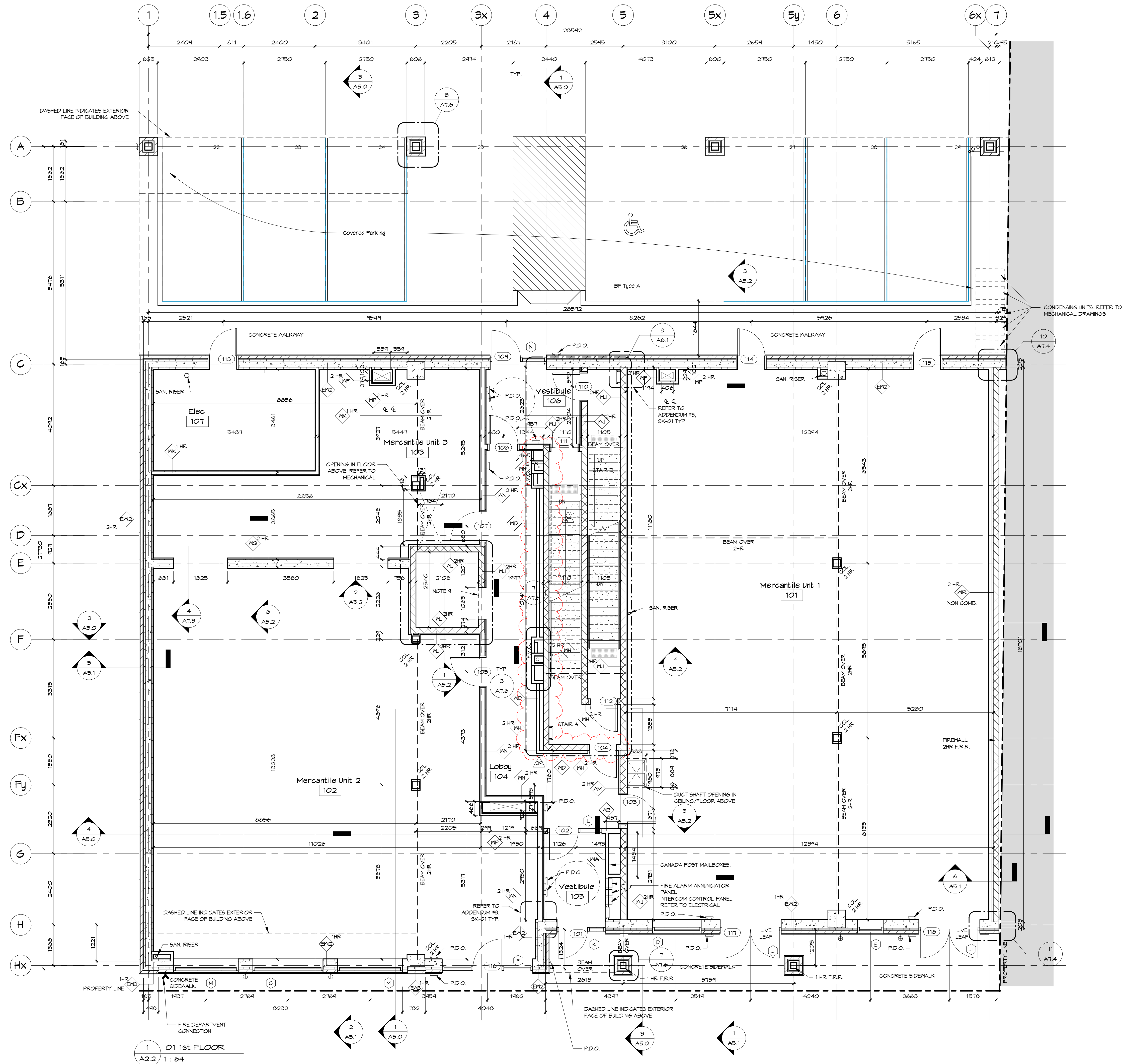
NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS
- 2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2ND FLOOR RATED AS 2HRS ABOVE GROUND LEVEL BE 2HRS FIRE RATED
- 3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS.
- 4) ROD AND SHELF TYPICAL ALL CLOSETS.
- 5) FOR UNIT DETAILS SEE A3.0.
- 6) WALLS TO BE MALL TYPE Y/A U.N.O.
- 7) ENSURE ALL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER PROPERLY FLASHED, GYLLARD OR STOPPED AS PER REVIEWED SHOP DRAWINGS.
- 8) PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
- 9) ELEVATOR DOOR ROUGH OPENING TO BE FULL HOISTWAY WIDTH ON ALL FLOORS. PER ELEVATOR SHOP DRAWINGS.

STATUS	IFC
PROJECT #	18076
CHKD	JMC
DRAWN	NDM
SCALE	As indicated
DATE DWN	06/28/13
ISSUED	20260312

A2.1

2026-03-12 3:00:47 PM



PLAN LEGEND

- xx HR. WALL TYPES SEE AT.1
- xx * FIRE RESISTANCE RATING
- WINDOW TYPES SEE AT.2
- DOOR TYPES SEE AT.2
- INTERIOR ELEVATIONS SEE AT.0
- WALL SCONCE - REFER TO ELECTRICAL

NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DNGS FOR ALL STRUCTURAL ITEMS.
- 2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.R.
- 3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DNGS.
- 4) ROD AND SHELF TYPICAL ALL CLOSETS.
- 5) FOR UNIT DETAILS SEE A3.0.
- 6) WALLS TO BE WALL TYPE YW U.N.O.
- 7) ENSURE ALL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER FIRE CAULKED, COLLARED AND/OR STOPPED AS PER REVISED SHOP DRAWINGS.
- 8) PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
- 9) ELEVATOR DOOR ROUGH OPENING TO BE FULL HOISTWAY WIDTH ON ALL FLOORS. PER ELEVATOR SHOP DRAWINGS.

SEAL

ONTARIO ASSOCIATION
of
ARCHITECTS

ROBERT IAN TURNER
LICENCE
7887

PROJECT NORTH

Mixed Use Building
175 Geddes St., Eora
1st Floor Plan

STATUS	IFC
PROJECT #	18076
CHKD	JMC
DRAWN	NDM
SCALE	As indicated
DATE DWN	2019/06/14
ISSUED	2026/03/12

A2.2

Fryett Turner
ARCHITECTS INC

115 Metcalfe Street
Eora, Ontario N0B 1S0
www.fryettturner.ca

Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SERVICE AND AWE TO BE RENDERED AT ALL TIMES.






© COPYRIGHT

DO NOT SCALE DRAWINGS.

29	Site Instruction #24	2026/03/12
24	RFI 10	2026/01/07
22	Site Instruction #19	2026/01/07
21	Site Instruction #14	2025/10/27
20	Site Instruction #11	2025/10/06
11	Addendum #4	2025/03/21
7	Addendum #2	2024/11/15
5	Permit Resubmission 1	2024/08/16
REVISIONS		DATE



PLAN LEGEND

	WALL TYPES SEE A7.1 xx = FIRE RESISTANCE RATING
	WINDOW TYPES SEE A7.2
	DOOR TYPES SEE A7.2
	INTERIOR ELEVATIONS SEE A7.0
	MALL SCONCE - REFER TO ELECTRICAL

NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES
- 2) REFER TO STRUCTURAL DINGS FOR ALL STRUCTURAL ITEMS.
- 3) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.R.
- 4) ALL INTERIOR STEEL BEAMS SUPPORTING FREE-CAST FLOOR TO BE 2-HR. BEAMS U.N.O. SEE STRUCTURAL DINGS.
- 5) ROD AND SHELF ALL CLOSETS.
- 6) FOR UNIT DETAILS SEE A9.0.
- 7) WALLS TO BE MALL TYPE XX U.N.O.
- 8) GENERAL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER FIRE CAULKED, COLLARD AND OR STOP SCAPED AS PER REVIEWED SHOP DRAWINGS.
- 9) PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
- 10) ELEVATOR DOOR ROUGH OPENINGS TO BE FULL HOISTWAY WIDTH ON ALL FLOORS. PER ELEVATOR SHOP DRAWINGS.

STATUS
PROJECT
CHKD
DRAWN
SCALE
DATE DWG
ISSUED

SHEET #

A2.3

Mixed Use Building
175 Geddes St., Elora

2nd Floor Plan




THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AS INSTRUMENTS OF HIS SERVICE, AND ARE TO BE RETURNED AT HIS REQUEST.

DO NOT SCALE DRAWINGS.

© COPYRIGHT

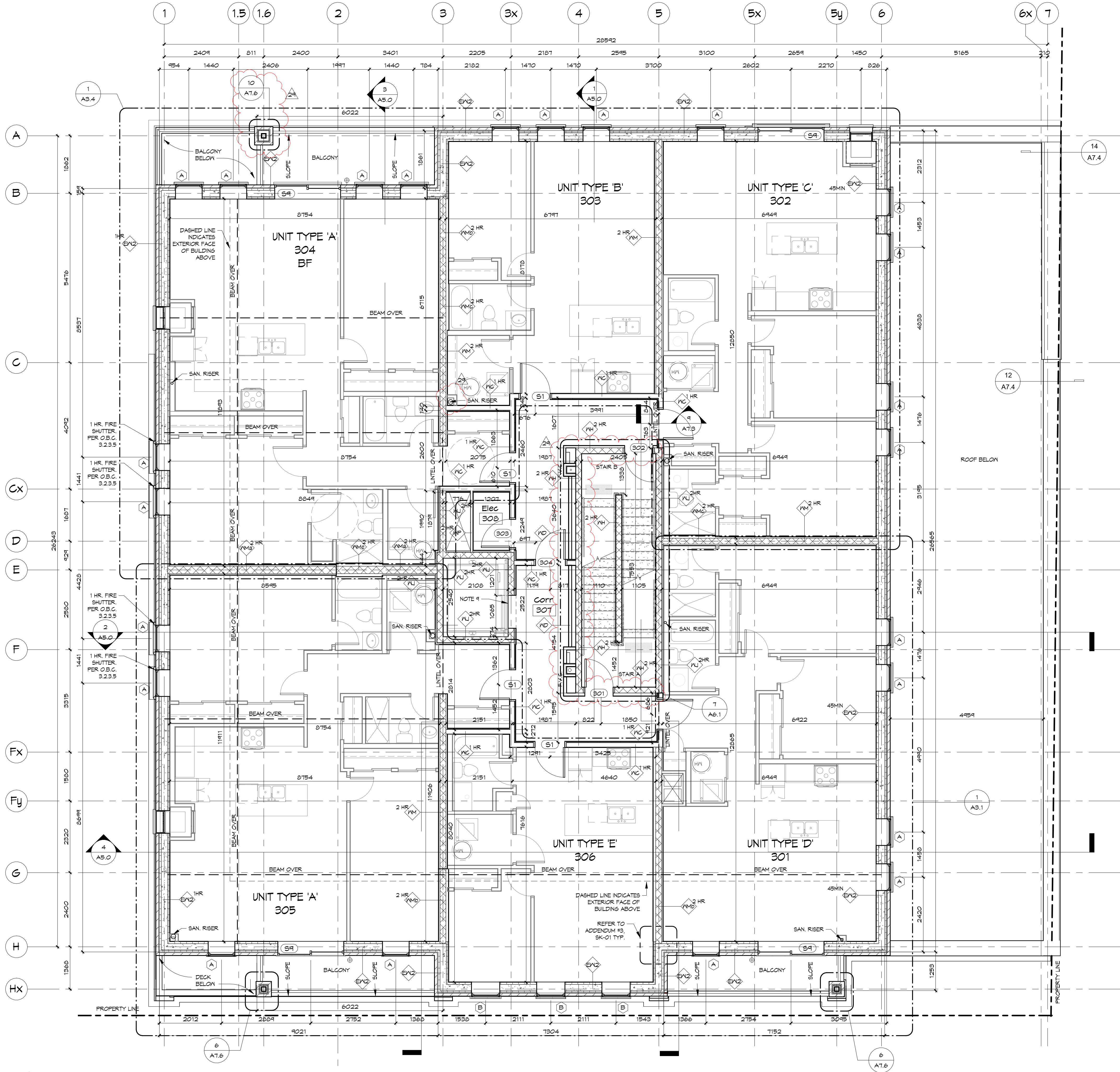
 **Fryett Turner**

ARCHITECTS INC.

115 Metcalfe Street
Etobicoke, Ontario N0B 1S0
Tel: 519-846-2201
Fax: 519-846-0343
www.fryettarchitects.ca

2026-03-12 3:00:51 PM

1 03 3rd FLOOR
A2.4 1: 64



PLAN LEGEND

WY XX HR. WALL TYPES SEE A1.1
XX = FIRE RESISTANCE RATING
A WINDOW TYPES SEE A1.2
D1 DOOR TYPES SEE A1.2
A3.0 INTERIOR ELEVATIONS SEE A1.0
MALL SCONCE - REFER TO ELECTRICAL

NOTES:
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.R.
3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS.
4) ROOF AND SHELVE TYPICAL ALL CLOSETS.
5) FOR UNIT DETAILS SEE A3.0.
6) WALLS TO BE WALL TYPE WA U.N.O.
7) ENSURE ALL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER FIRE CAULKED, GULLARD AND OR STOPPED AS PER REVENUE SHOP DRAWINGS.
8) PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
9) ELEVATOR DOOR ROUGH OPENINGS TO BE FULL HOISTWAY WIDTH ON ALL FLOORS, PER ELEVATOR SHOP DRAWINGS.

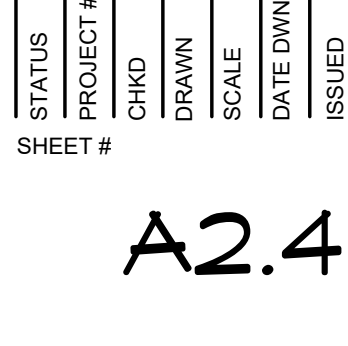
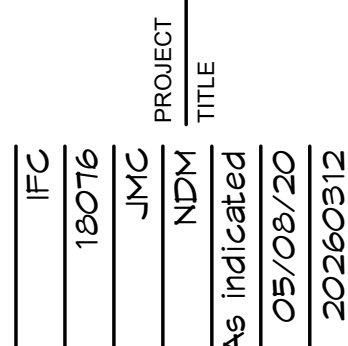
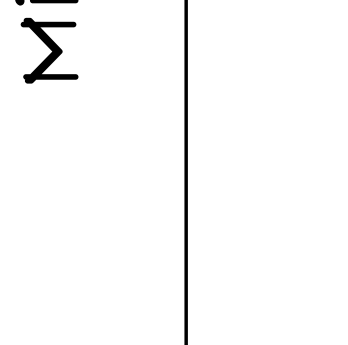
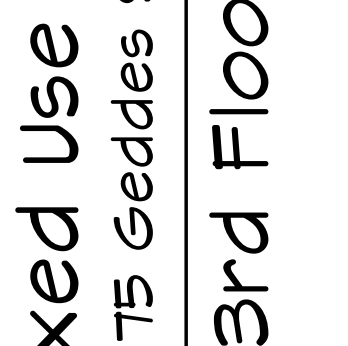
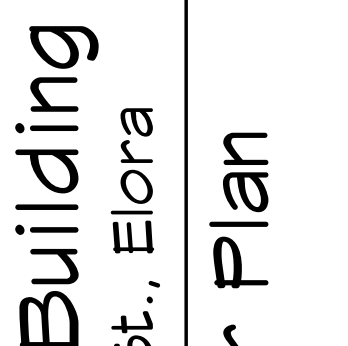
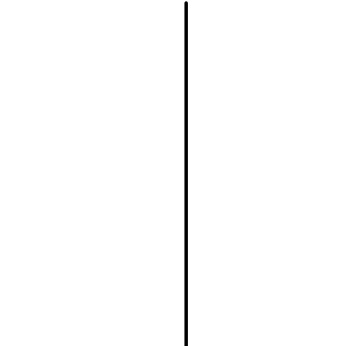
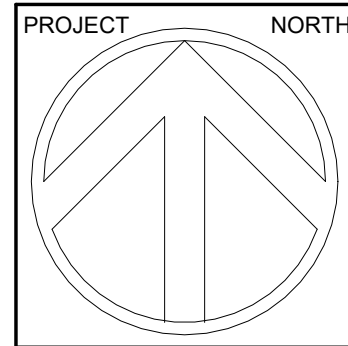
Mixed Use Building
175 Geddes St., E10A
3rd Floor Plan

STATUS	IFC
PROJECT #	120716
CHKD	JNC
DRAWN	NDM
SCALE	As indicated
DATE DWN	05/03/20
ISSUED	20260312

PROJECT	TITLE
20260312	20260101
20251027	20251027
20250921	20250921
20250901	20250901
20250409	20250409
20250321	20250321

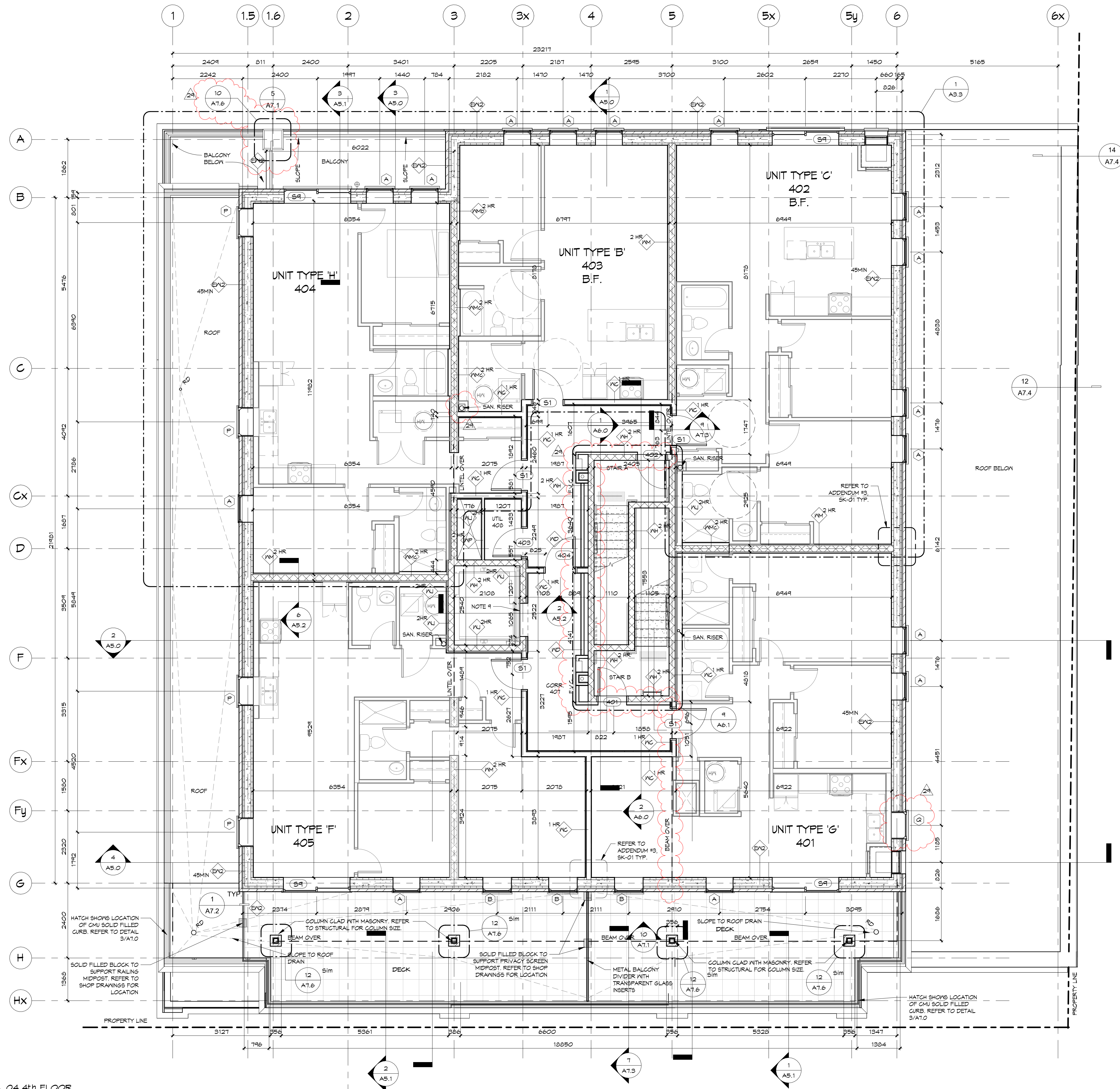
REVISIONS DATE

A2.4








Fryett Turner
ARCHITECTS INC.
115 Metcalfe Street
Toronto, Ontario M5S 1S0
Tel: 519-846-2201
Fax: 519-846-0343
www.ftarchitects.ca

1 04 4th FLOOR
A2.5 1:64



PLAN LEGEND

	MALL TYPES SEE AT.1 XX = FIRE RESISTANCE RATING
	WINDOWN TYPES SEE AT.2
	DOOR TYPES SEE AT.2
	INTERIOR ELEVATIONS SEE AT.0
	MALL SCIENCE - REFER TO ELECTRICAL

NOTES:

- 1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ITEMS.
- 2) ALL BEAMS, WALLS AND CEILING SUPPORTING 200K RATED FLOORS ABOVE SHALL BE 2HR. F.R.R.
- 3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE 25K BEAMS U.N.O. SEE STRUCTURAL DINGS.
- 4) RCD AND SHEET TYPICAL ALL CLOSETS.
- 5) FOR UNIT DETAILS SEE A3.0.
- 6) WALLS TO BE WALL TYPE MALL U.N.O.
- 7) ENSURE ALL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER FIRE CAULKED, COLLARD AND OR STOPPED AS PER REVISED SHOP DRAWINGS.
- 8) PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
- 9) ELEVATOR DOOR ROUGH OPENINGS TO BE FULL HOISTWAY WIDTH ON ALL FLOORS. PER ELEVATOR SHOP DRAWINGS.

Mixed Use Building
175 Geddes St., Elora
4th Floor Plan

Fixed Use Building
175 Geddes St., Elora

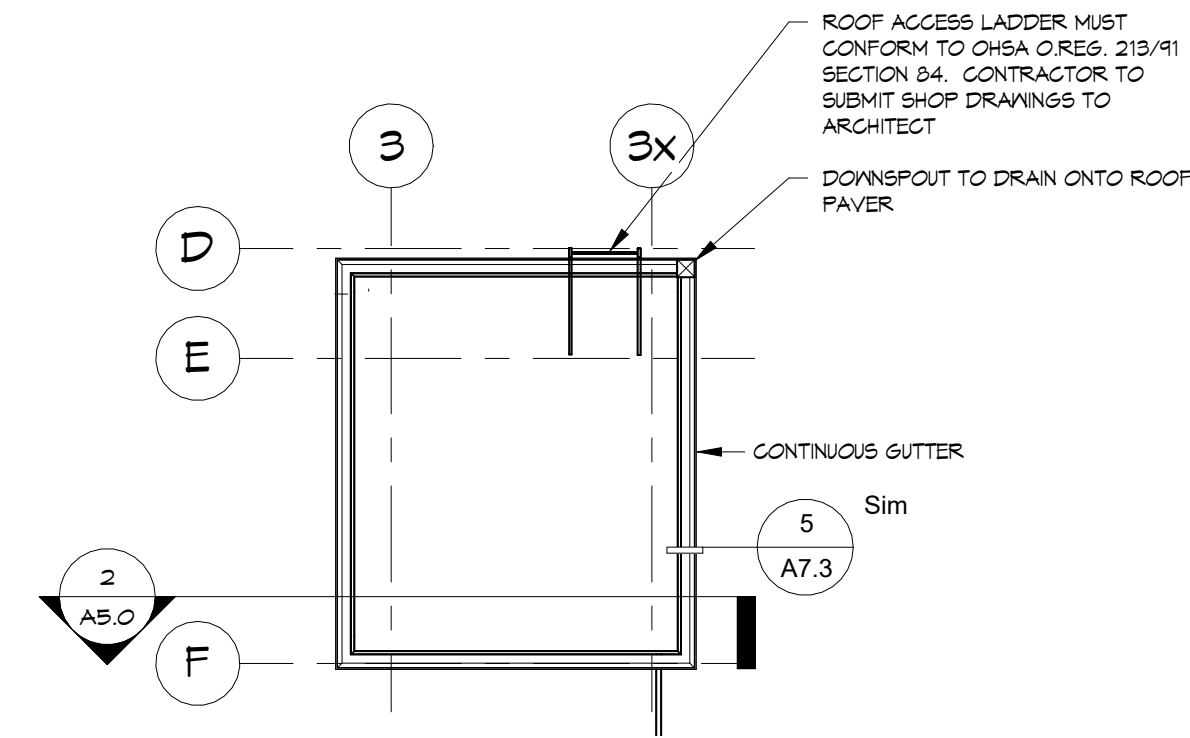
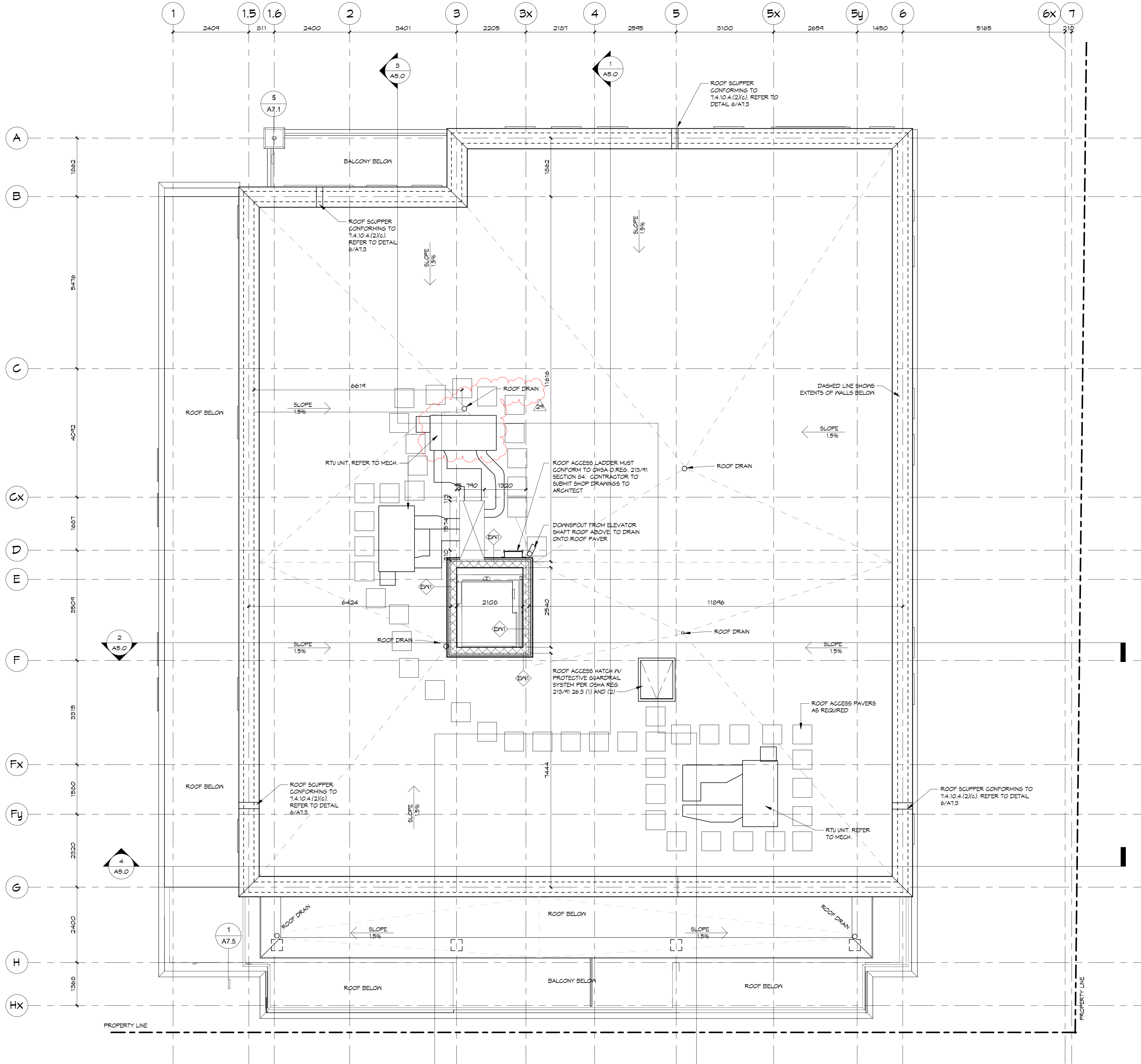
4th Floor Plan

STATUS	IFC	PROJECT TITLE
PROJECT #	180716	
CHKD	JMC	
DRAWN	NDM	
SCALE	As indicated	
DATE DWN	05/08/20	
ISSUED	20260312	

A2.5

2026-03-12 3:00:54 PM

1
A2.6
05 Roof Plan
1 : 64

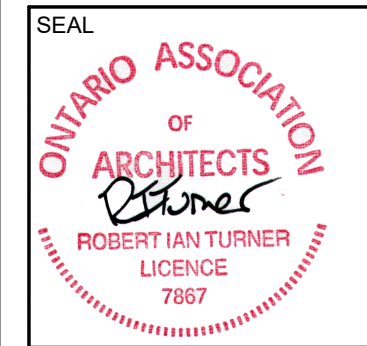
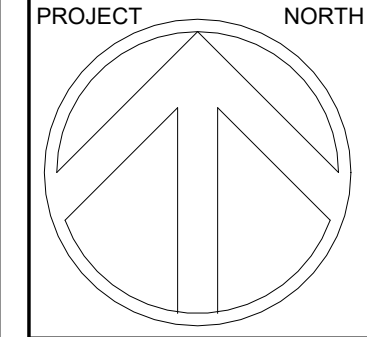


2
A2.6
06 Elevator Shaft Roof Plan
1 : 64

29 Site Instruction #24
11 Addendum #4
9 Site Instruction 01
REVISIONS
DATE
20260312
20250321
20241204

STATUS	IFC
PROJECT #	180716
CHKD	JMG
DRAWN	NDM
SCALE	1 : 64
DATE DWN	02/04/21
ISSUED	20260312

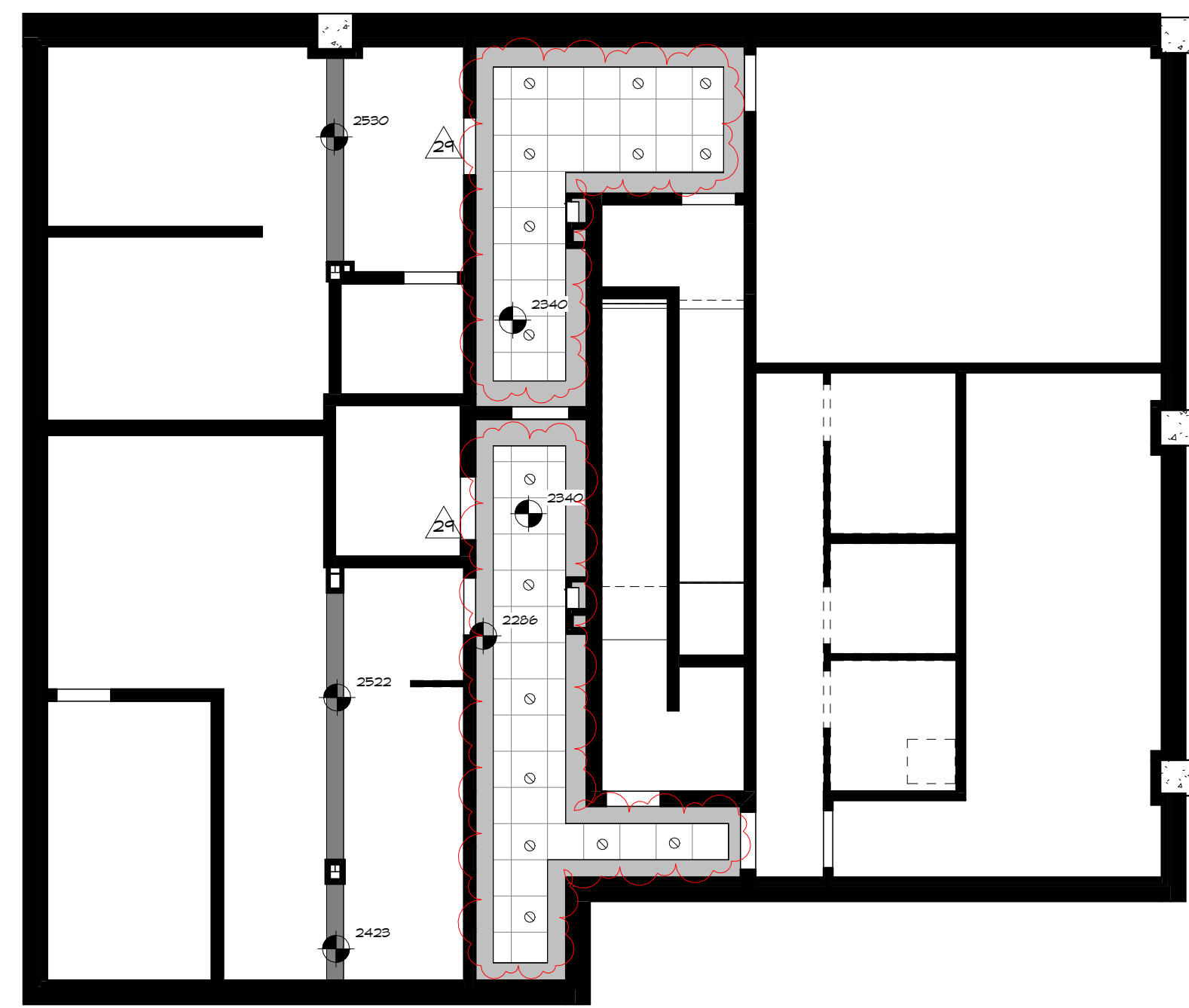
Mixed Use Building
175 Geddes St., Elora
Roof Plan



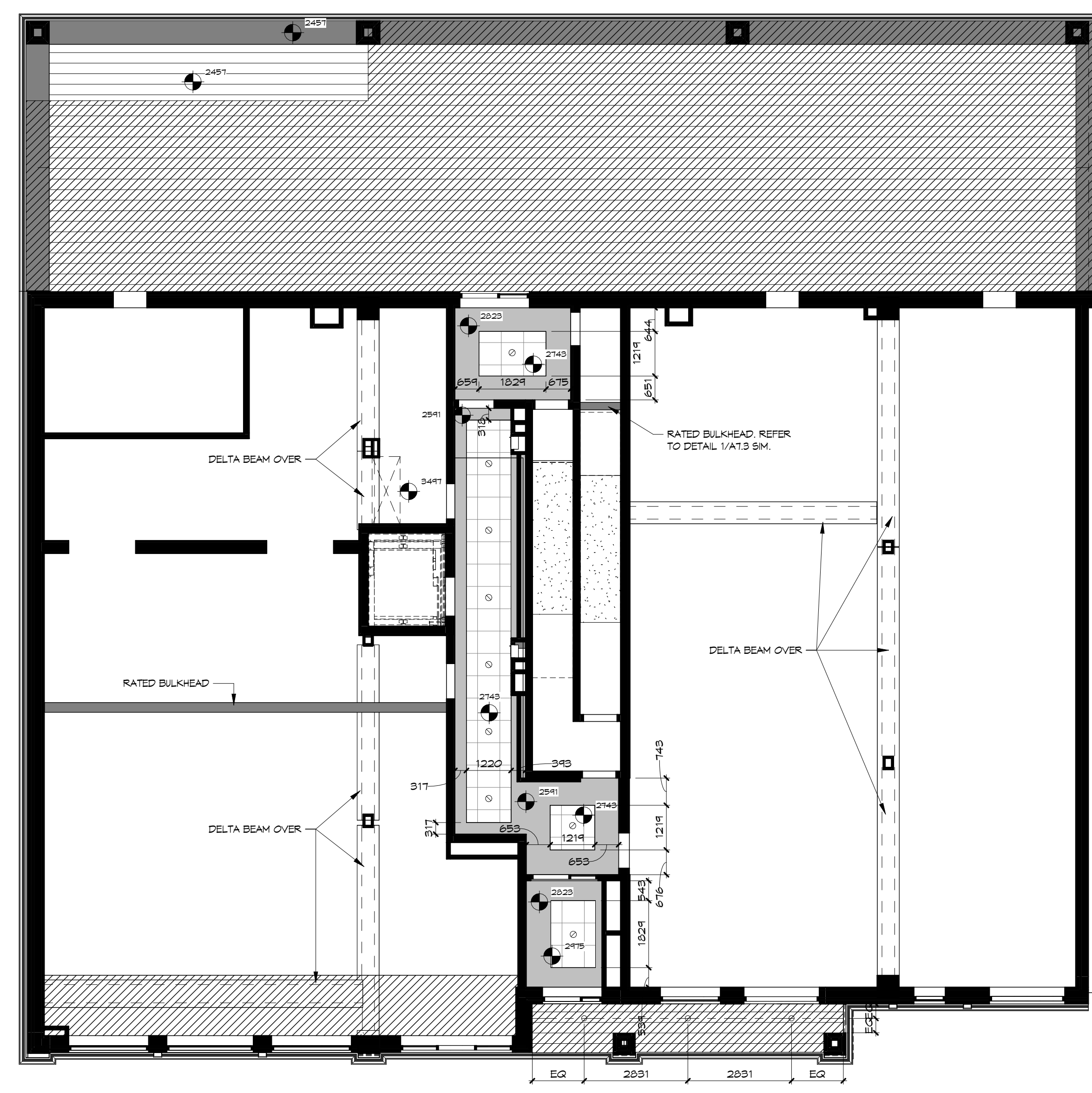
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HEREBY SUBMITTED AS INSTRUMENTS OF HIS SERVICE AND ARE TO BE USED AS SUCH.
DO NOT SCALE DRAWINGS.

Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

A2.6



2 00 BASEMENT - RCP
A2.7 1:96















1 01 1st FLOOR - RCP
A2.7 1 : 96



3 O2 2nd Floor - RCP
A2.7 1:96

LEGEND - REFLECTED CEILING PLANS

















	ACOUSTICAL TILE CEILING 610X610
	GYPSUM BOARD CEILING
	1/5 OF G.B. BULKHEAD
	1/5 OF RATED G.B. BULKHEAD
	1/5 OF PRECAST
	METAL SOFFIT
	1/5 OF SLAB TO BE INSULATED. REFER TO A.D.O.
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

LEGEND: ACOUSTICAL CEILING TYPES

1	610x1220	STANDARD TILE
2	610x1220	DECORATIVE TILE
3	610x610	DECORATIVE TILE
4	610x1220	WASHABLE TILE

NOTE:
ALL CEILING/BULKHEAD HEIGHTS ARE TO BE COORDINATED WITH ALL CONSULTANT DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO PROJECT ARCHITECT. MIN. CLEAR HEIGHT UNDER BULKHEADS/CEILINGS TO BE 2100mm.

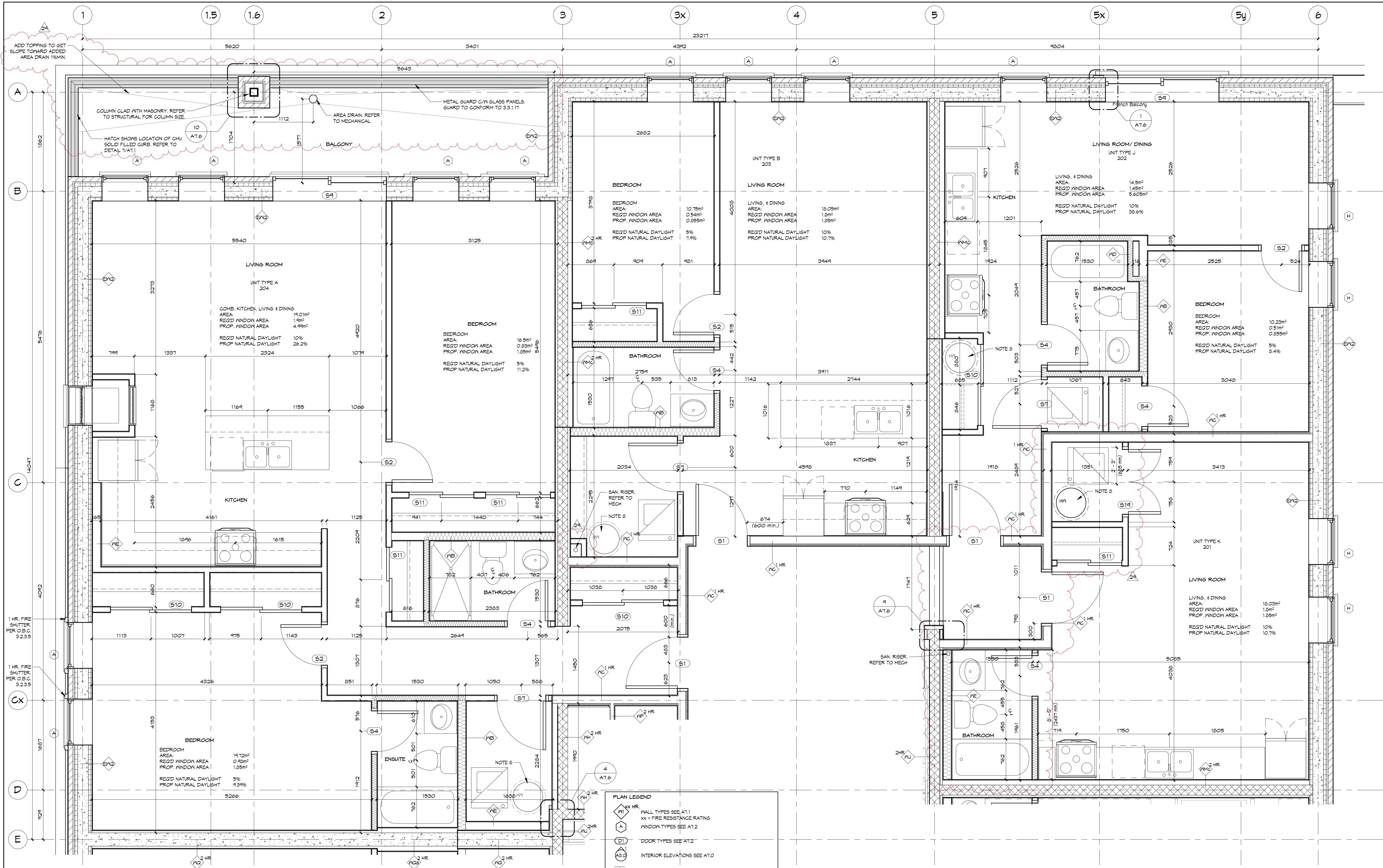
29	Site Instruction #24	20260312
13	Addendum #5	20250507
11	Addendum #4	20250321
5	Permit Resubmission 1	20240816
REVISIONS		DATE

	ACOUSTICAL TILE CEILING 610X610
	GYPSUM BOARD CEILING
	1/3 OF 6 B. BULKHEAD
	1/3 OF RATED 6 B. BULKHEAD
	1/3 OF PRECAST
	METAL SOFFIT
	1/3 OF SLAB TO BE INSULATED. REFER TO A-6
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	
	RETURN AIR (REFER TO MECH. DWGS.)
	
	EXHAUST (REFER TO MECH. DWGS.)
	
	FAN COIL UNIT (REFER TO MECH. DWGS.)



29 Site Instruction #24	20260312
16 Site Instruction #6	20250812
13 Addendum #5	20250507
11 Addendum #4	20250321
REVISIONS	DATE

2026-03-12 3:01:00 PM



1 Floor 02 North Detail Unit Plans
A3.0 1 : 32

- PLAN LEGEND
- WALL TYPES SEE A1.1
XX = FIRE RESISTANCE RATING
WINDOW TYPES SEE A1.2
 - DOOR TYPES SEE A1.2
 - INTERIOR ELEVATIONS SEE A1.0
 - WALL SCONCE - REFER TO ELECTRICAL

NOTES:
1) STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWS FOR ALL STRUCTURAL ITEMS.
2) ALL BEAMS, WALLS AND COLUMNS SUPPORTING 2-HR. RATED FLOORS ABOVE SHALL BE 2-HR. F.R.R.
3) ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWS.
4) ROD AND SHELF TYPICAL ALL CLOSETS.
5) FOR UNIT DETAILS SEE A3.0.
6) WALLS TO BE WALL TYPE 'NA' U.N.O.
7) ENSURE ALL PENETRATIONS THROUGH F.R.R. ASSEMBLIES ARE EITHER FIRE CAULKED, GOLLARD AND/OR STOPPED AS PER REVISED SHOP DRAWINGS.
8) PROVIDE LEAK PAN UNDER ALL WATER HEATERS.
9) ELEVATOR DOOR ROUGH OPENING TO BE FULL HOISTWAY WIDTH ON ALL FLOORS. PER ELEVATOR SHOP DRAWINGS.

24 Site Instruction #24
25 Site Instruction #25
26 RFI 16
27 Site Instruction #14
28 Site Instruction #14
29 Permit Revision
30 Addendum #5
31 Addendum #4
32 Permit Resubmission 1

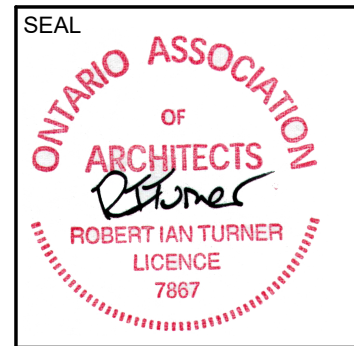
20260312
Date 26
20260107
20251027
20250527
20250507
20250321
20240816

STATUS IFC
PROJECT # 18076
CHKD JMC
DRAWN NDV
SCALE As indicated
DATE DWN 07/19/23
ISSUED 20260312

REVISIONS DATE

Mixed Use Building
175 Geddes St., Eora
North Half of Detail Unit Plans for
Floor 02

PROJECT NORTH

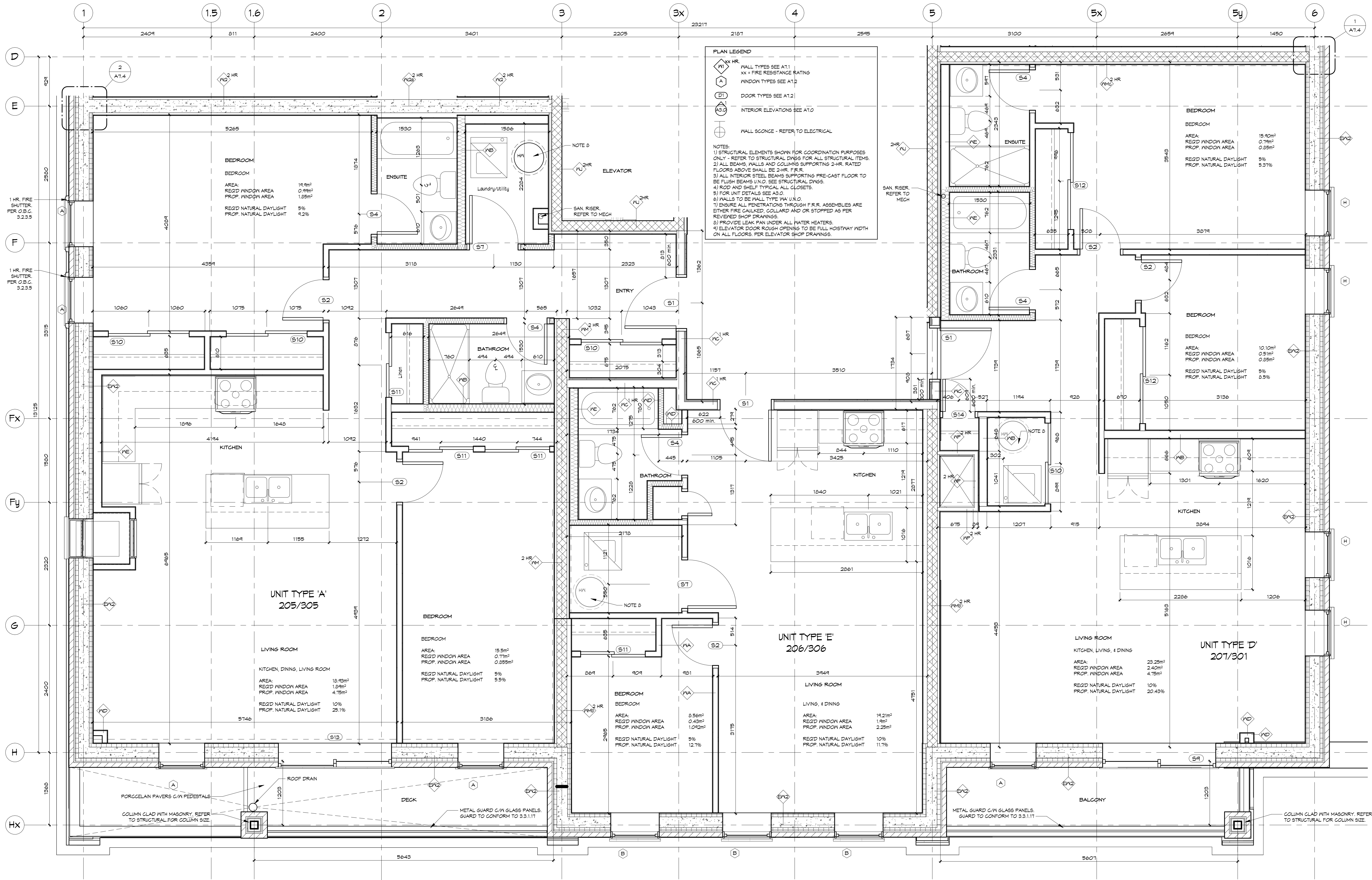


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

A3.0

2026-03-12 10:02 PM

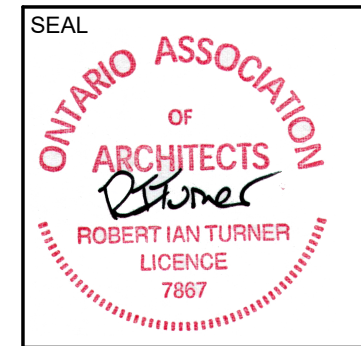


1 Floor 02 03 South Detail Unit Plans
A3.1 1:32

27	Site Instruction #22
28	RFI #6
29	Site Instruction #19
30	Site Instruction #14
31	Permit Revision
32	Addendum #5
33	Addendum #4
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

STATUS	IFC
PROJECT #	18076
CHKD	JMC
DRAWN	NDM
SCALE	As indicated
DATE DWN	07/19/23
ISSUED	20260312
SHEET #	

Mixed Use Building
175 Geddes St., Eora
South Half of Detail Unit Plans for
Floor 02 03



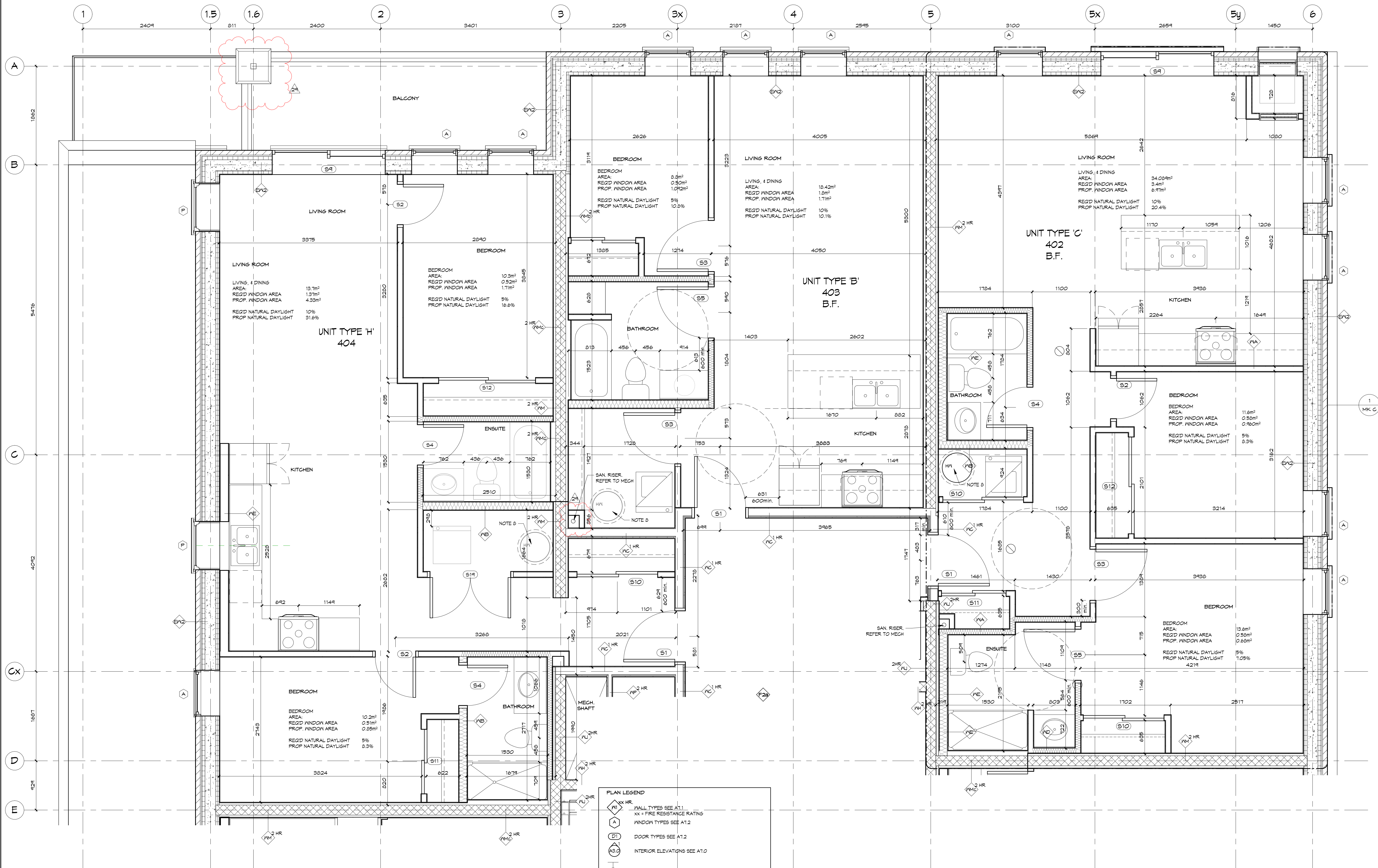
PROJECT NORTH

Fryett Turner
ARCHITECTS INC.
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE THE SOLE RESPONSIBILITY OF HIS SERVICE AND ARE TO BE USED AS SUCH.
DO NOT SCALE DRAWINGS.

A3.1

2026-03-12 3:01:05 PM



1 Floor 04 North Detail Unit Plans
A3.3 1 : 32

Fryett Turner
ARCHITECTS INC.

115 Metcalfe Street
Etora, Ontario N0B 1S0
www.ftarchitects.ca

Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE THE PROPERTY OF FRYETT TURNER ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE ARCHITECT'S WRITTEN CONSENT IS STRICTLY PROHIBITED.

© COPYRIGHT 2026

SEAL
ONTARIO ASSOCIATION
OF
ARCHITECTS
Robert Ian Turner
LICENCE
7867

PROJECT NORTH

Mixed Use Building
175 Geddes St., Etora

North Half of Detail Unit Plans for
Floor 04

STATUS	IFC	20260312
PROJECT #	18076	20260107
CHKO	JMC	20260107
DRAWN	NDM	20260107
SCALE	As indicated	20260107
DATE DWN	12/14/23	20260107
ISSUED	20260312	20260312


REVISIONS

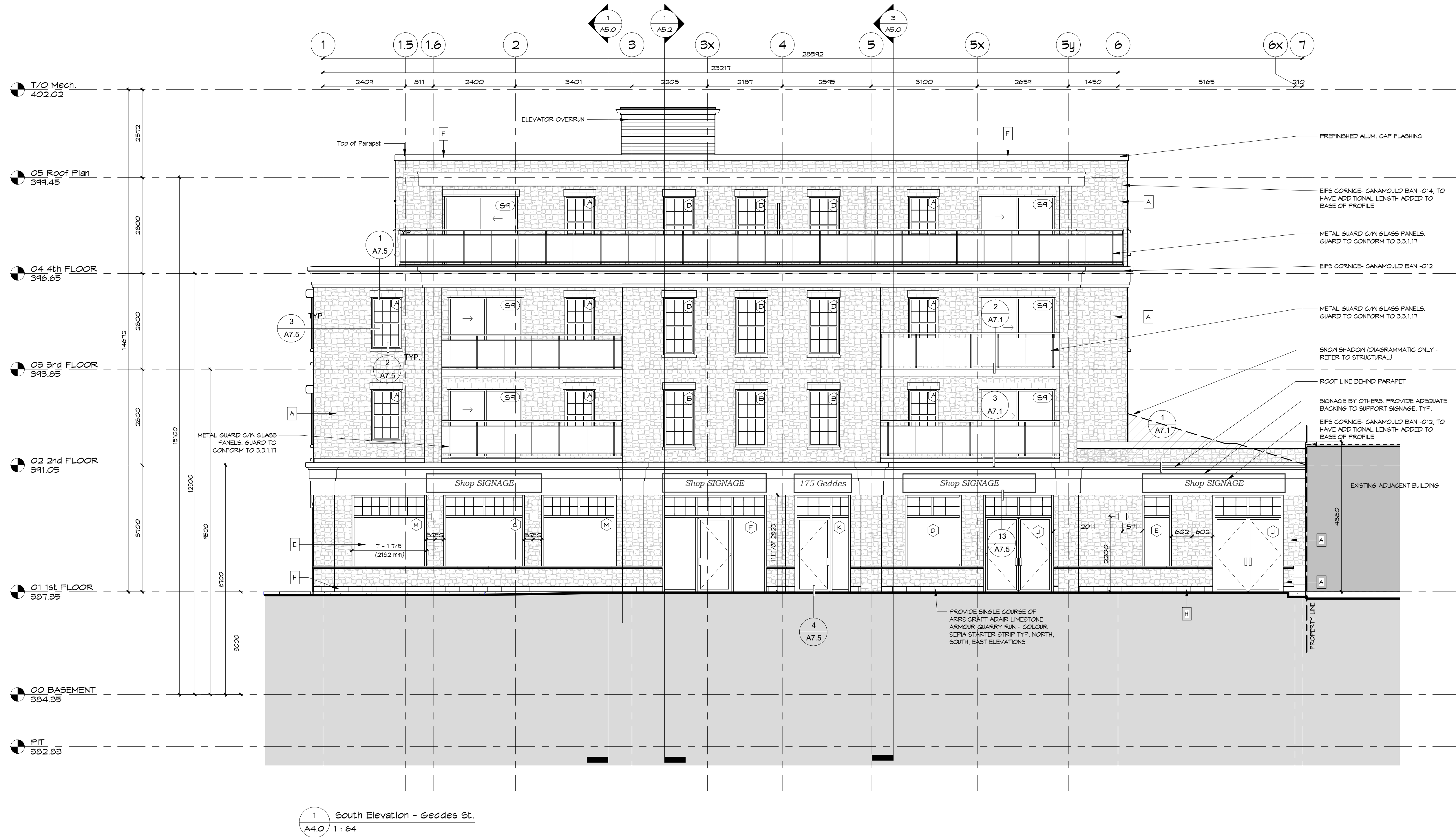
24	Site Instruction #24	20260312
23	RFI #16	20260107
22	Site Instruction #19	20260107
21	Site Instruction #14	20260107
16	Site Instruction #6	20260107
11	Addendum #4	20260107
7	Addendum #2	20241115

DATE

A3.3

2026-03-12 3:01:10 PM

MATERIAL LEGEND		OTHER ELEMENTS
	A	ARRISCRAFT BRICK - CITADEL - CASHMERE
	B	WINDOW HEADER ARRISCRAFT BRICK - CAMBRIDGE RENAISSANCE WHITE ROCKED FACE
NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER		C PRECAST STONE STILL - ARRISCRAFT - CAMBRIDGE - WHITE ROCKED
		D GLASS GUARD
		E WINDOWS - TO MATCH MATERIAL 'A'
		F METAL FLASHING - GENTEK PEBBLE KAKI
		G CORNICE - TO MATCH MATERIAL 'A'
		H STARTER COURSE - ADAIR LIMESTONE ARMOUR QUARRY RUN - COLOUR SEPIA
		J PREFINISHED METAL SOFFIT - GENTEK PEBBLE KAKI

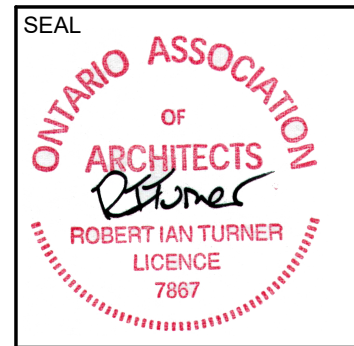


REVISIONS		DATE
22	Site Instruction #19	2026/01/07
21	Site Instruction #14	2025/10/27
14	Permit Revision	2025/09/27
11	Addendum #4	2025/03/21
7	Addendum #2	2024/11/15

STATUS	IFC
PROJECT #	18076
CHKD	JMC
DRAWN	NDM
SCALE	As Indicated
DATE DWN	2019/06/14
ISSUED	2026/03/12

Mixed Use Building
175 Geddes St., Eora
Geddes Street Elevation

PROJECT NORTH




THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE THE PROPERTY OF FRYETT TURNER ARCHITECTS INC. AND ARE TO BE KEPT IN CONFIDENCE. DO NOT SCALE DRAWINGS.

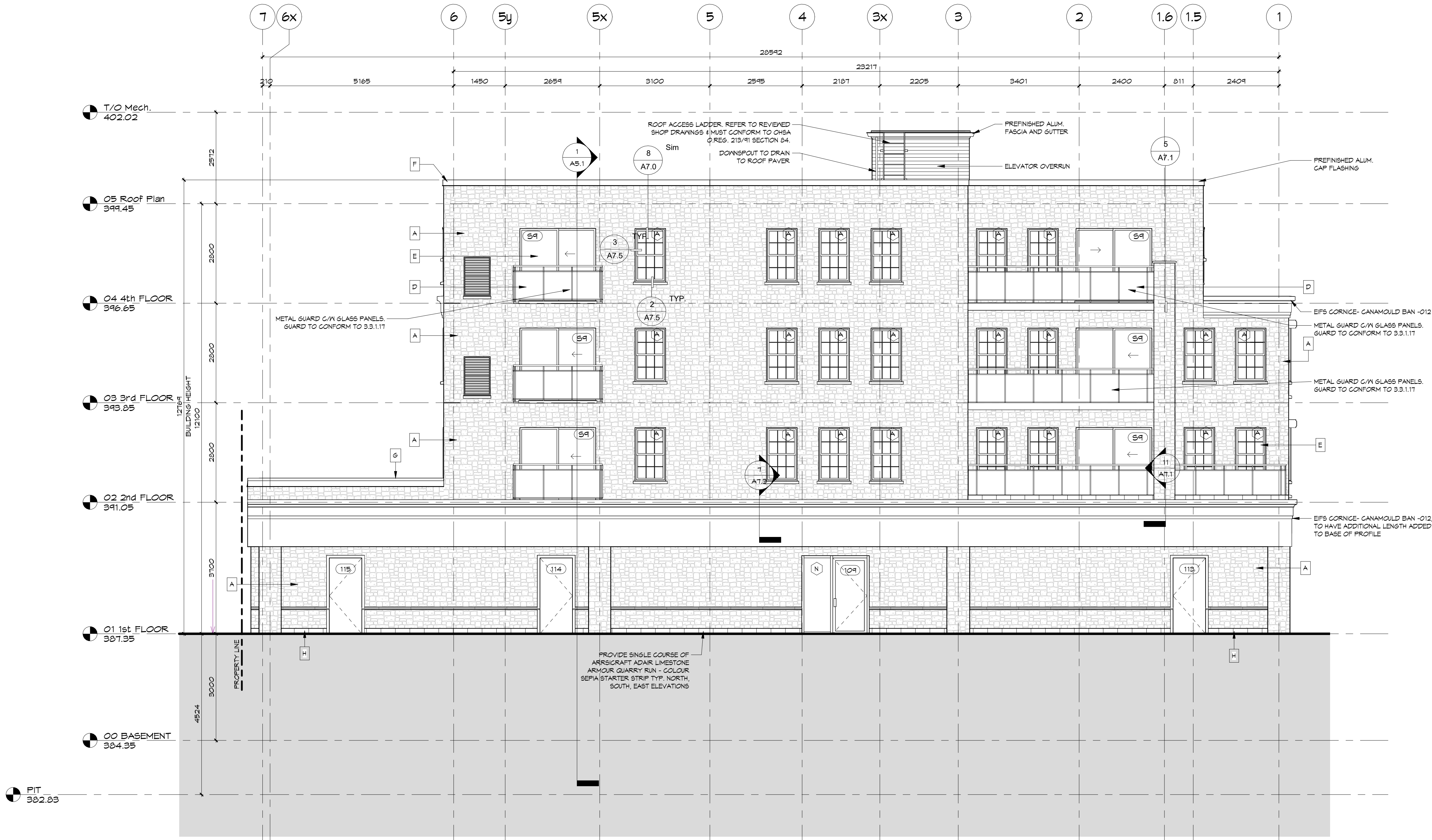
Fryett Turner
ARCHITECTS INC.
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

A4.0

2026-03-12 3:01:14 PM

MATERIAL LEGEND		OTHER ELEMENTS
	A	ARRISCRAFT BRICK - CITADEL - CASHMERE
	B	WINDOW HEADER ARRISCRAFT BRICK - CAMBRIDGE RENAISSANCE WHITE ROCKED FACE
NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER		C PRECAST STONE STILL - ARRISCRAFT - CAMBRIDGE - WHITE ROCKED
		D GLASS GUARD
		E WINDOWS - TO MATCH MATERIAL 'A'
		F METAL FLASHING - GENTEK PEBBLE KAKI
		G CORNICE - TO MATCH MATERIAL 'A'
		H STARTER COURSE - ADAIR LIMESTONE ARMOUR QUARRY RUN - COLOUR SEPIA
		J PREFINISHED METAL SOFFIT - GENTEK PEBBLE KAKI

NOTES:
1. SHADED AREA SHOWS LOCATION OF REQUIRED DRAIN HOLES, 6'-0" O.C., IN EIFS CORNICE. HOLES TO BE 50mm X 100mm ENSURE SEALED WATER TIGHT.



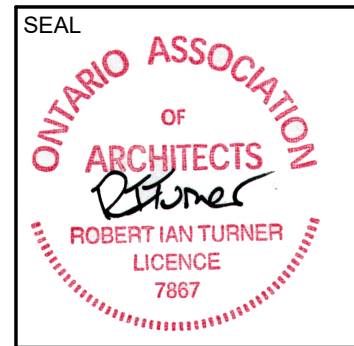
1 North Elevation
A4.1 1 : 64

REVISIONS		DATE
22	Site Instruction #19	2026/01/07
21	Site Instruction #14	2025/10/27
16	Site Instruction #6	2025/09/12
14	Permit Revision	2025/05/27
13	Addendum #5	2025/05/07
7	Addendum #2	2024/11/15

STATUS		IFC
PROJECT #	18076	
CHKD	JMC	
DRAWN	NDM	
SCALE	As Indicated	
DATE DWN	05/09/20	
ISSUED	2026/03/12	

Mixed Use Building
175 Geddes St., Elora
North Elevation

PROJECT		NORTH



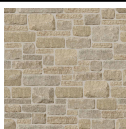

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

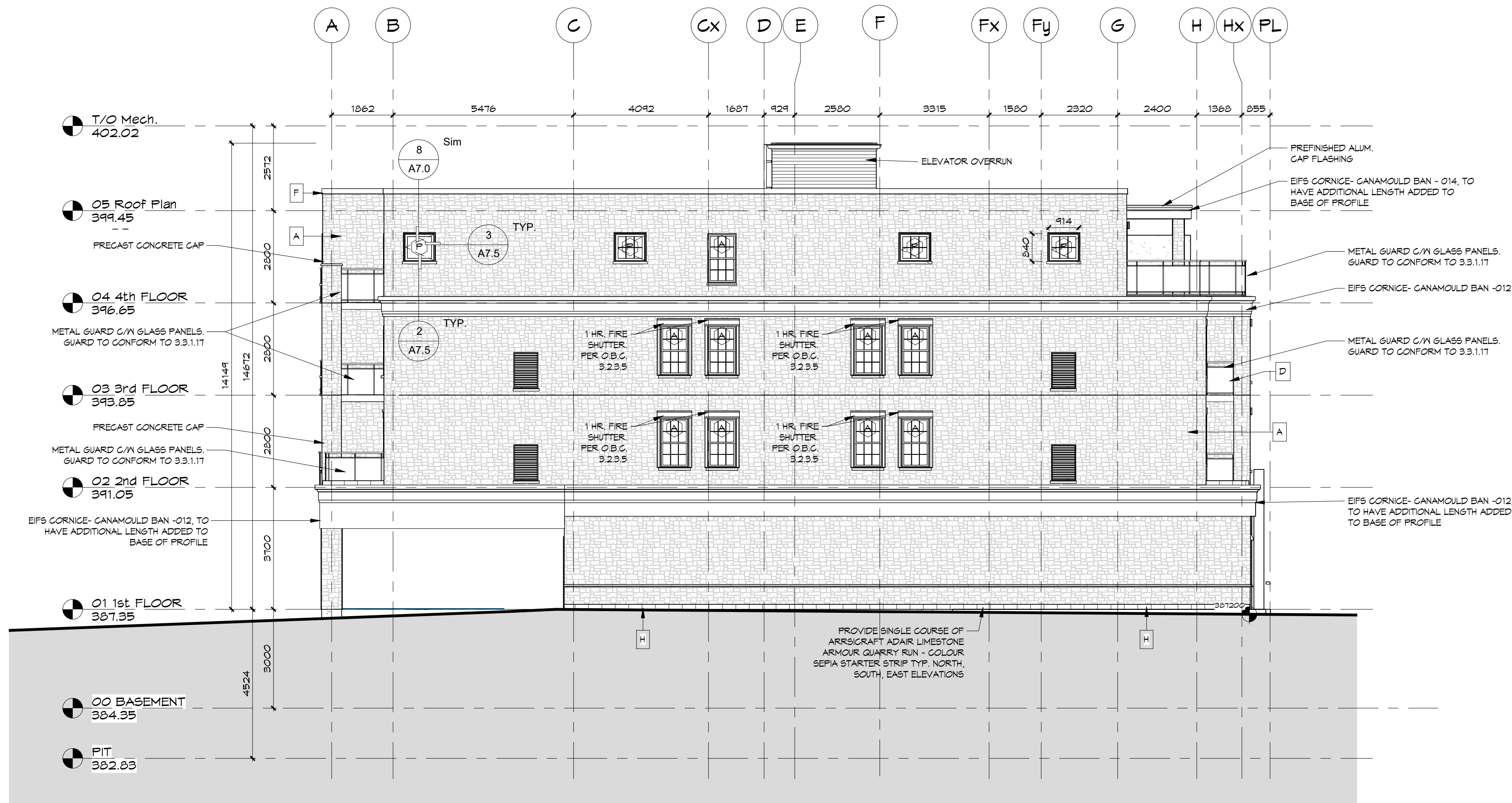
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HIS PROPERTY AND INSTRUMENTS OF HIS SERVICE. AND ARE TO BE RETURNED TO HIS OFFICE.

DO NOT SCALE DRAWINGS.

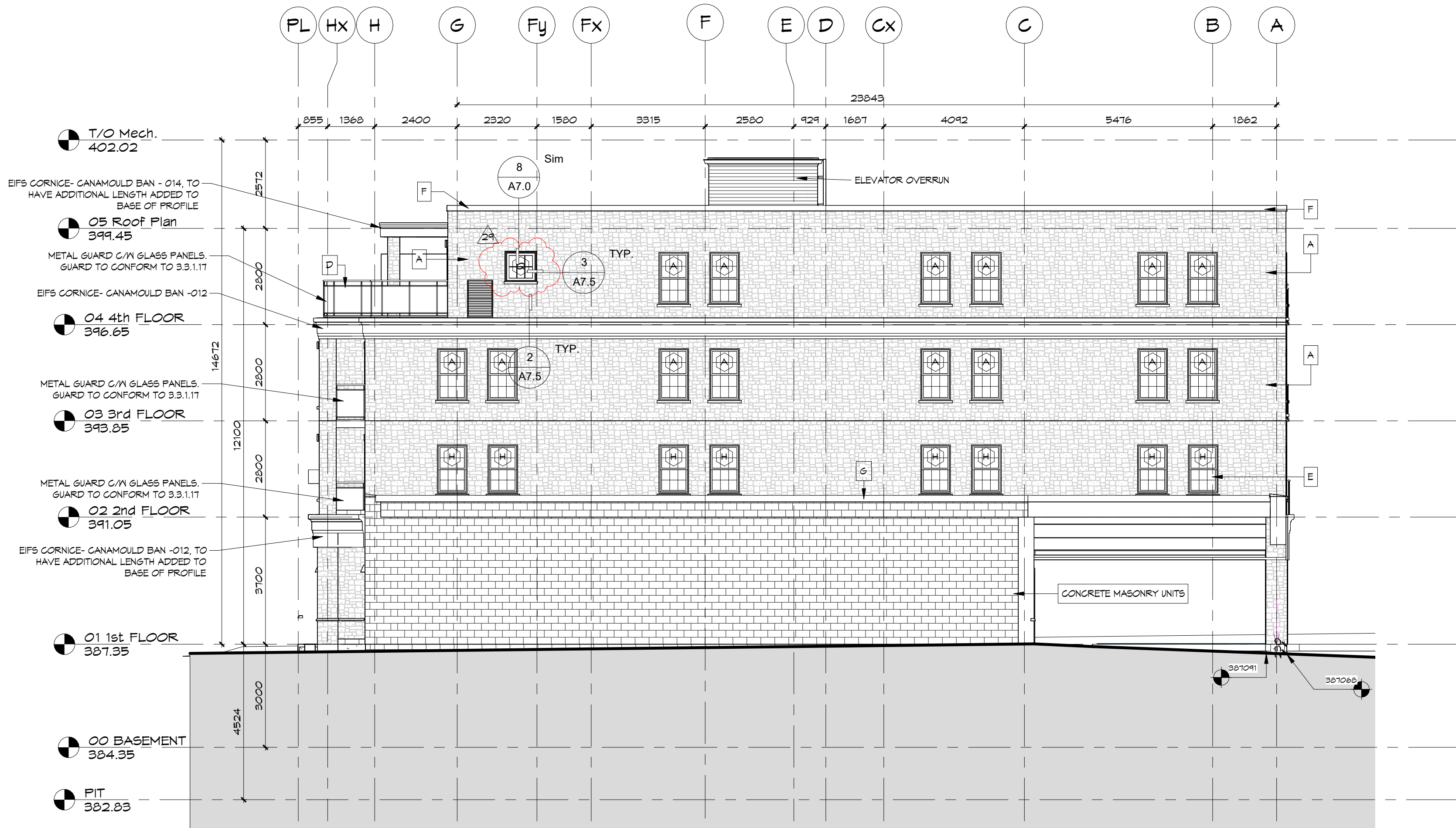
© COPYRIGHT

2026-03-12 3:01:21 PM

MATERIAL LEGEND		OTHER ELEMENTS
	A	ARRISCAFT BRICK - CITADEL - CASHMERE
	B	WINDOW HEADER ARRISCAFT BRICK - CAMBRIDGE RENAISSANCE WHITE ROCKED FACE
NOTE: CONFIRM FINAL COLOUR SELECTIONS WITH OWNER		
C	PRECAST STONE STILL - ARRISCAFT - CAMBRIDGE - WHITE ROCKED	
D	GLASS GUARD	
E	WINDOWS - TO MATCH MATERIAL 'A'	
F	METAL FLASHING - GENTEK PEBBLE KAKI	
G	CORNICE - TO MATCH MATERIAL 'A'	
H	STARTER COURSE - ADAIR LIMESTONE ARMOUR QUARRY RUN - COLOUR SEPIA	
J	PREFINISHED METAL SOFFIT - GENTEK PEBBLE KAKI	



1 West Elevation
A4.2 1 : 96



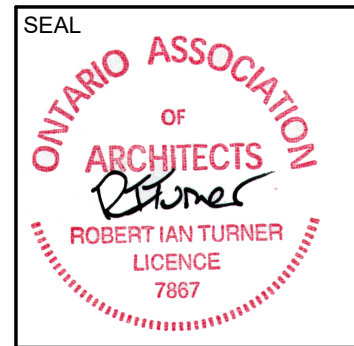
2 East Elevation
A4.2 1 : 96

REVISIONS		DATE
29	Site Instruction #24	20260312
22	Site Instruction #19	20260107
14	Permit Revision	20250927
13	Addendum #5	20250907
11	Addendum #4	20250321
7	Addendum #2	20241115

STATUS	IFC
PROJECT #	13076
CHKD	JMC
DRAWN	NDM
SCALE	As indicated
DATE DWN	20190614
ISSUED	20260312

Mixed Use Building
175 Geddes St., Eora
East & West Elevations

PROJECT	NORTH

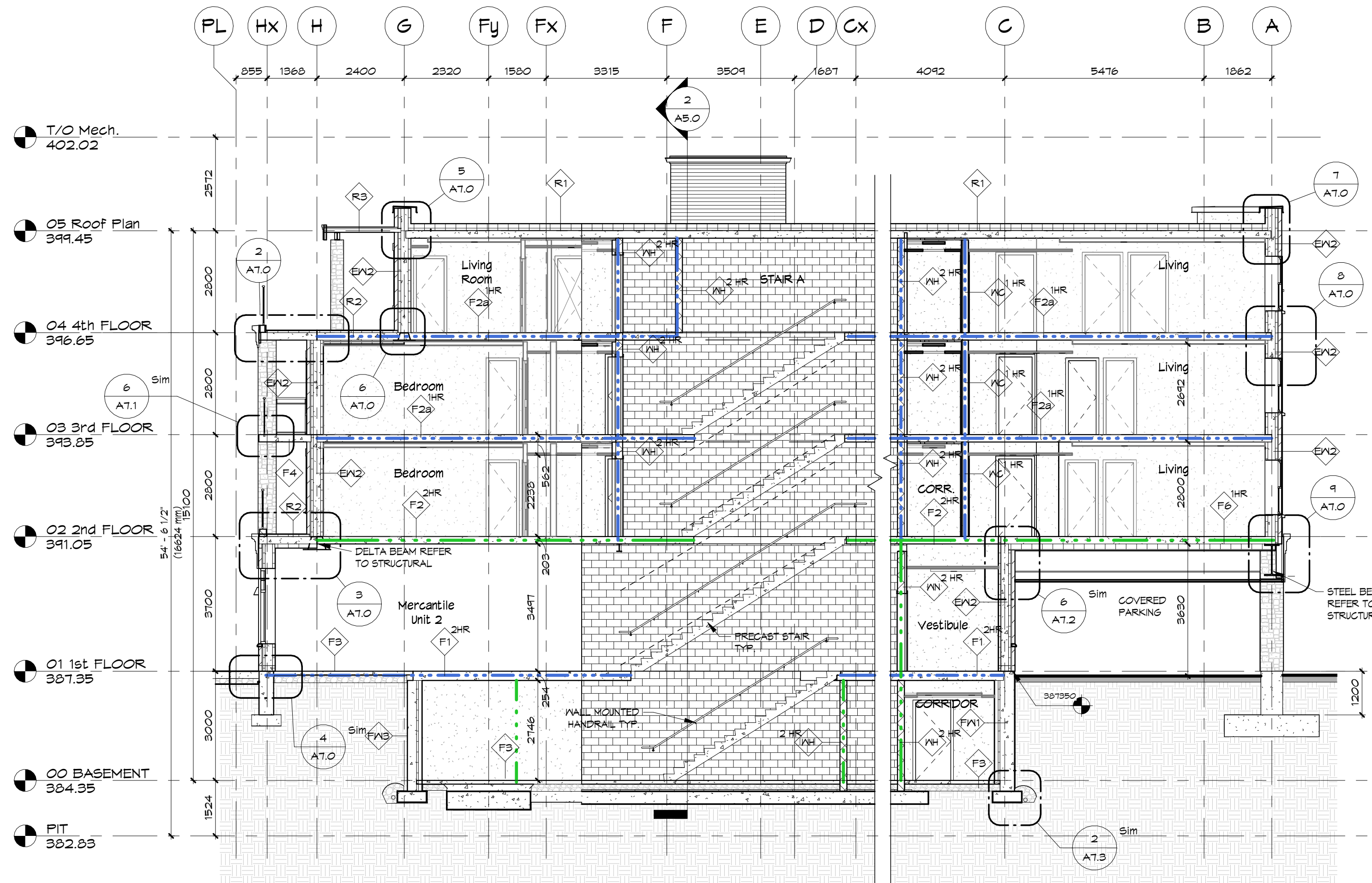


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE IN ACCORDANCE WITH THE INSTRUMENTS OF HIS SERVICE AND ARE TO BE USED AS SUCH.
DO NOT SCALE DRAWINGS.

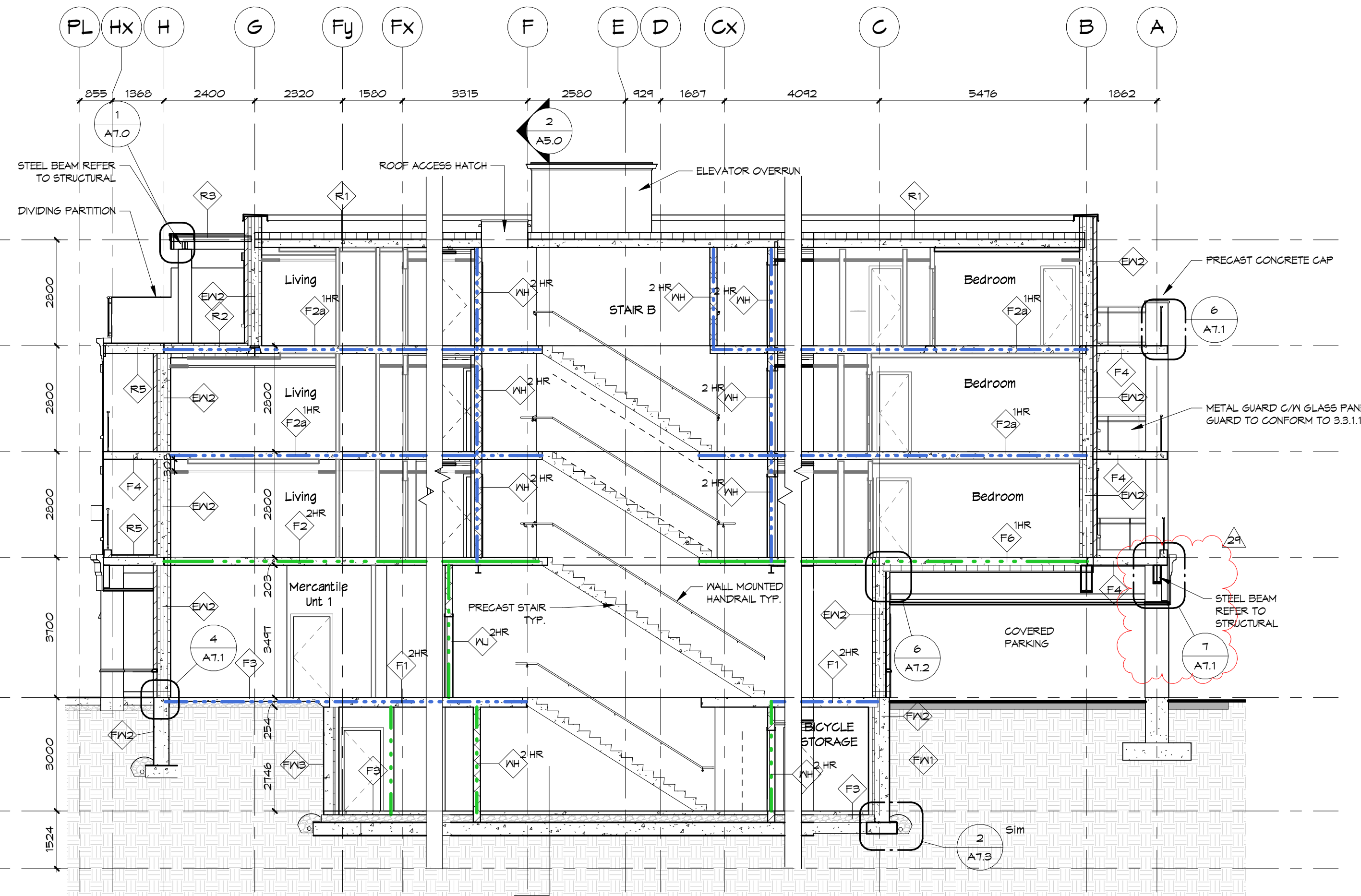
Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

A4.2

2026-03-12 3:01:27 PM

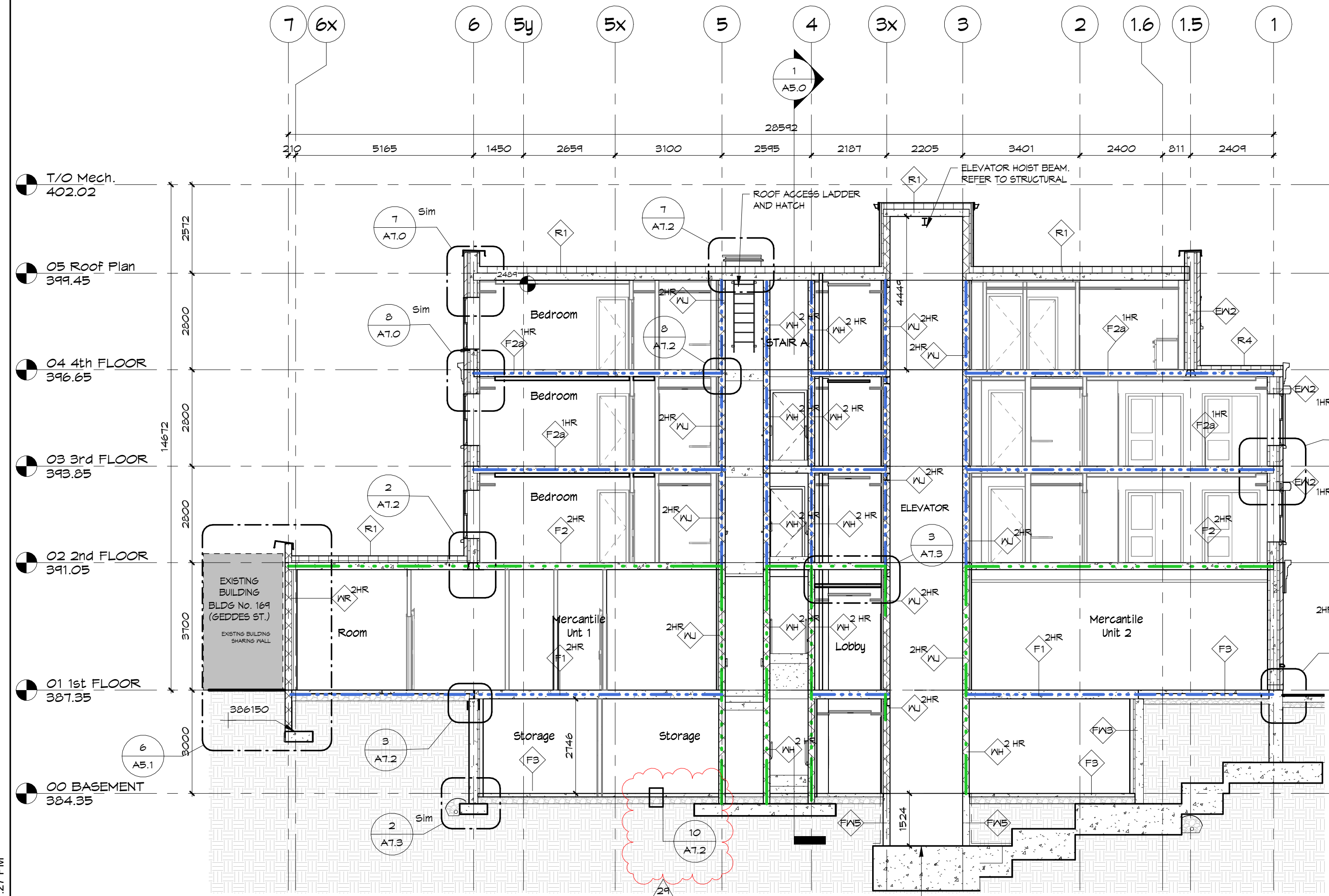


1 Building Section Facing West 1
A5.0 1: 96

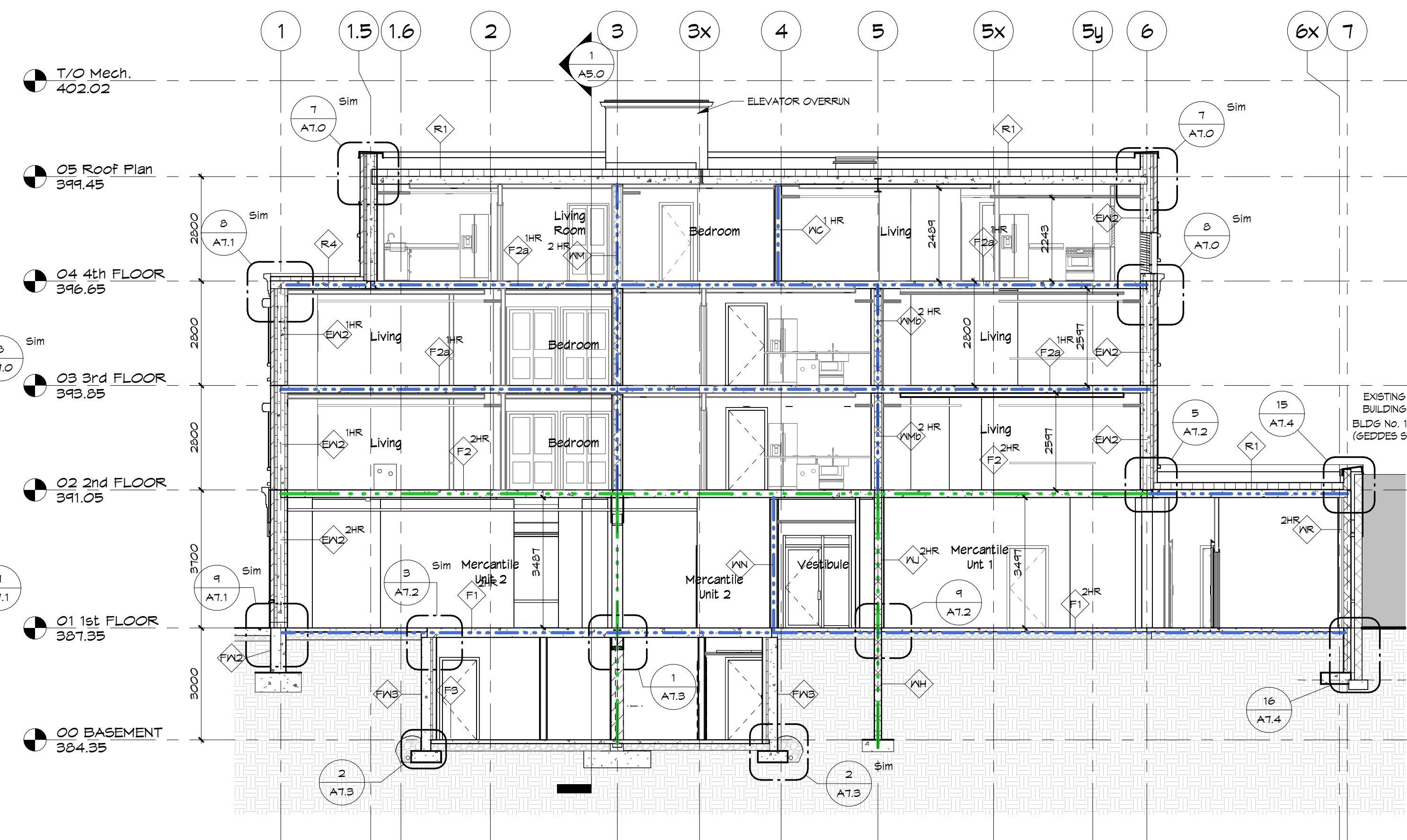


3 Building Section Facing West 2
A5.0 1: 96

OBC LEGEND	
FIRE SEPARATIONS/FIRE RESISTANCE RATINGS	
---	1 HR F.R.R. - FIRE SEPARATION OBC 9.6.2.1.(1), (6), 9.9.3.5.(5)
---	2 HR F.R.R. - FIRE SEPARATION OBC 9.6.2.1.(1), (6), 9.9.3.5.(5)



2 Building Section Facing South
A5.0 1: 96



4 Building Section Facing North
A5.0 1: 96

24 Site Instruction #24
25 Site Instruction #25
26 RFI 17
22 Site Instruction #19
7 Addendum #2
REVISIONS
DATE

20260312
Date 20
20260212
20260107
20241115
DATE

Fryett Turner
ARCHITECTS INC

115 Metcalfe Street
Etora, Ontario N0B 1S0
www.fryettturner.ca

Tel: 519-846-2201
Fax: 519-846-0343

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE THE PROPERTY OF THE ARCHITECT AND ARE TO BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. DO NOT SCALE DRAWINGS.

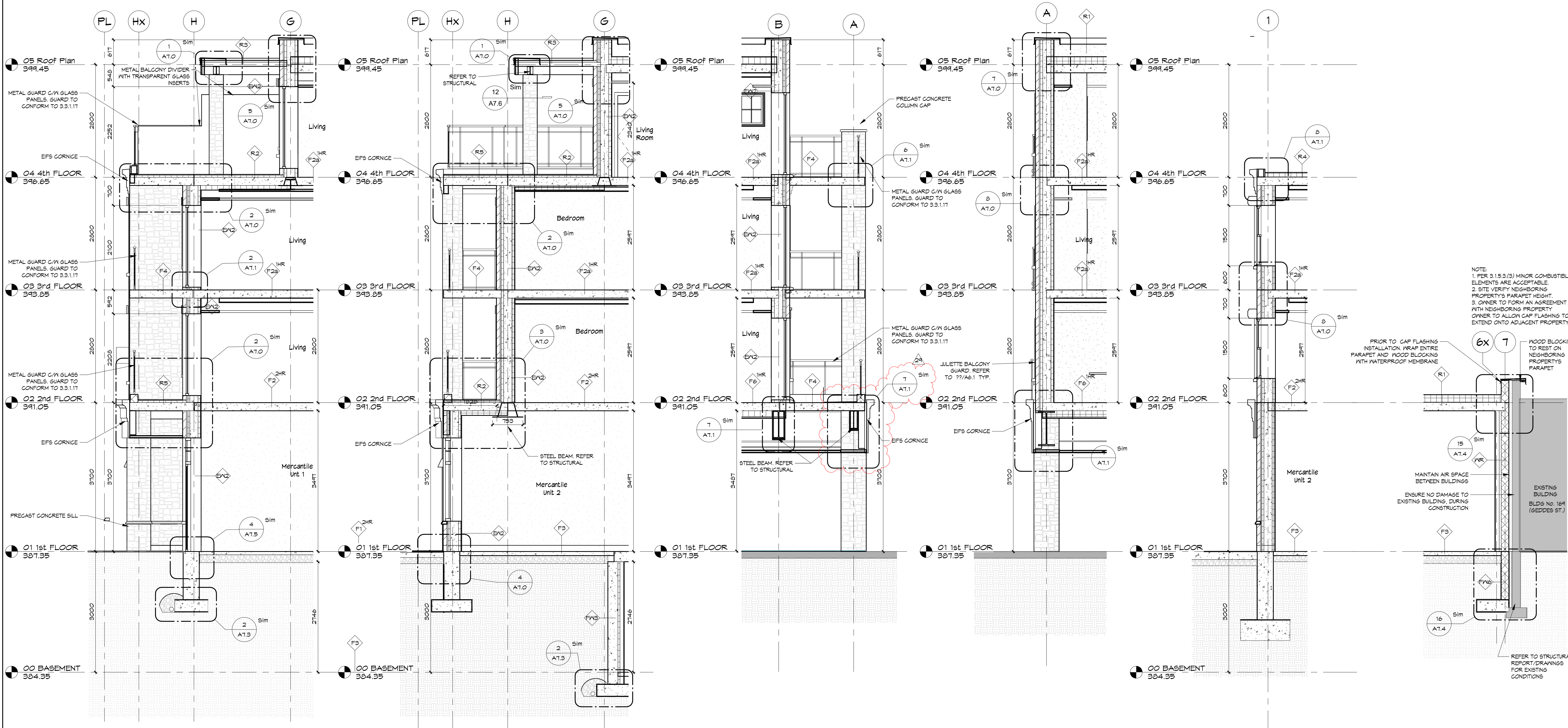
PROJECT NORTH

Mixed Use Building
175 Geddes St., Etora
Building Sections

STATUS	IFC
PROJECT #	18076
CHKD	JMC
DRAWN	NDM
SCALE	As indicated
DATE DWN	2019/06/14
ISSUED	2026/03/12

A5.0

2026-03-12 3:01:29 PM



1 Wall Section Through South Balconies, Entrance, Wall
A5.1 1 : 48

2 Wall Section Through South Balconies and Wall
A5.1 1 : 48

3 Wall Section Through North Balconies
A5.1 1 : 48

4 Wall Section Through South Wall
A5.1 1 : 48

5 Wall Section Through East & West Walls
A5.1 1 : 48

6 Wall Section @ Existing Building
A5.1 1 : 48

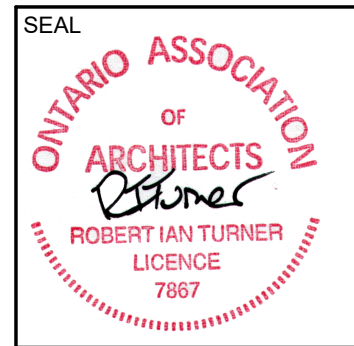
29 Site Instruction #24
REVISIONS

20260312
DATE

STATUS	IFC
PROJECT #	18076
CHKD	JNC
DRAWN	NDM
SCALE	1 : 48
DATE DWN	09/03/20
ISSUED	20260312
SHEET #	

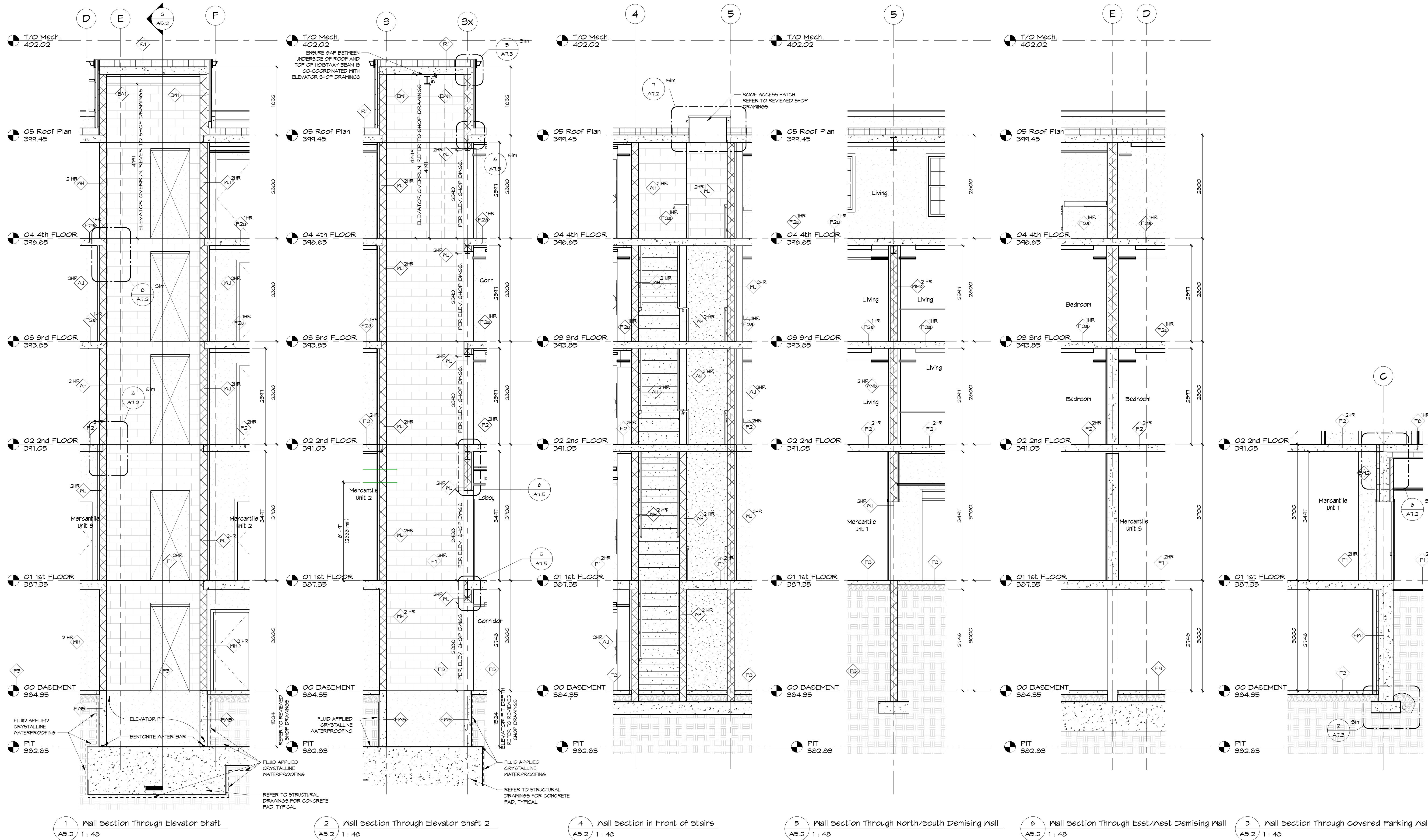
Mixed Use Building
175 Geddes St., Eora
Exterior Wall Sections

PROJECT NORTH



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2026-03-12 3:01:33 PM



28 Site Instruction #23
26 RFI 17
15 Site Instruction #3
Date 28
20260212
20250709
REVISIONS
DATE

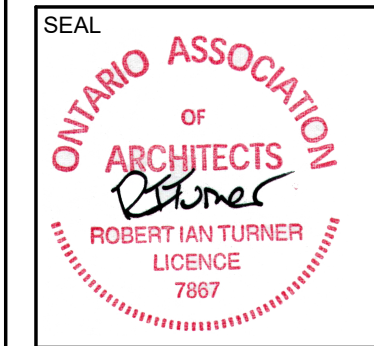
STATUS	IFC
PROJECT #	12076
CHKD	JNC
DRAWN	NDM
SCALE	1 : 48
DATE DWN	FEB. 26/13
ISSUED	20260312

Mixed Use Building

175 Geddes St., Eora

Interior Wall Sections

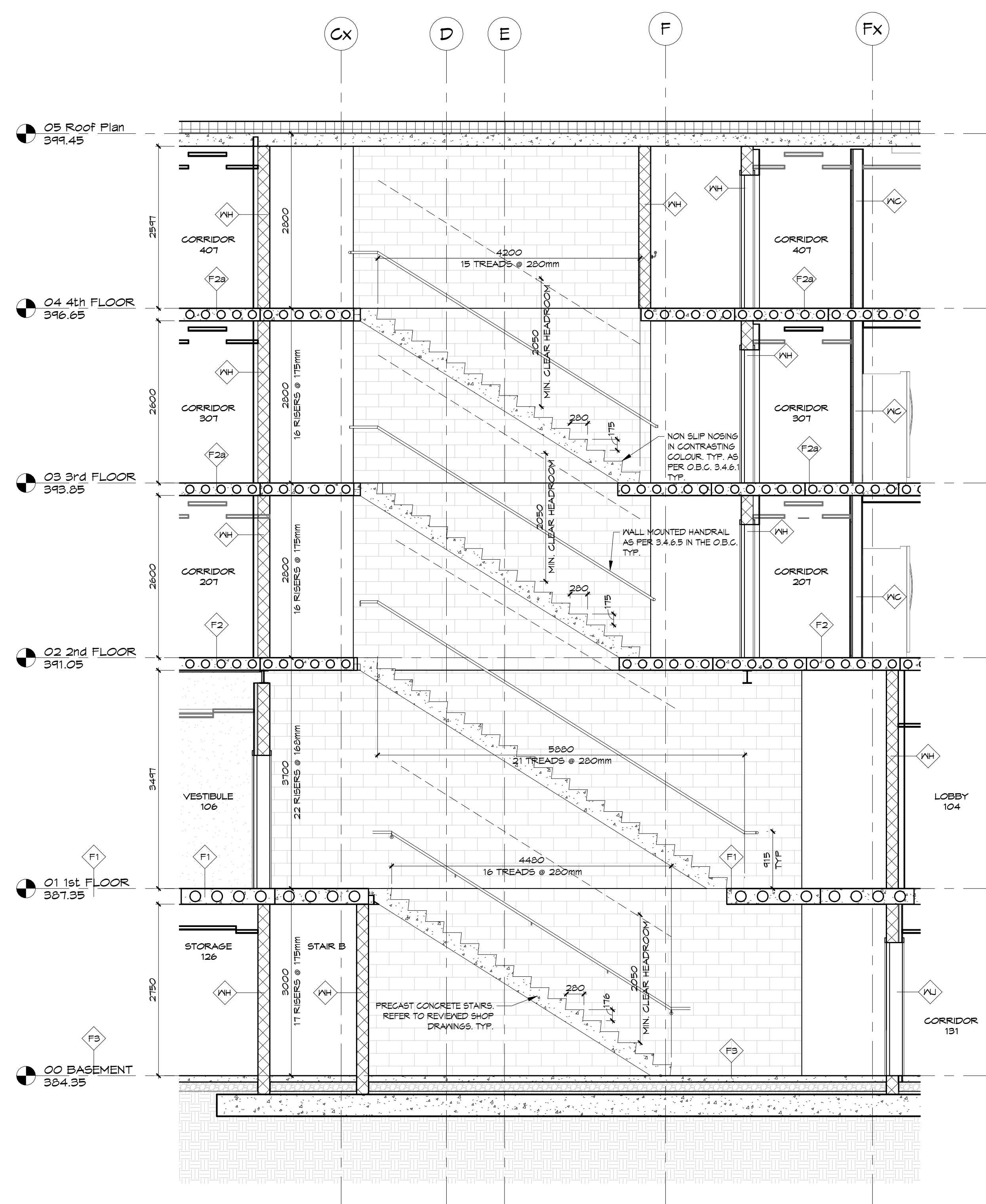
PROJECT NORTH



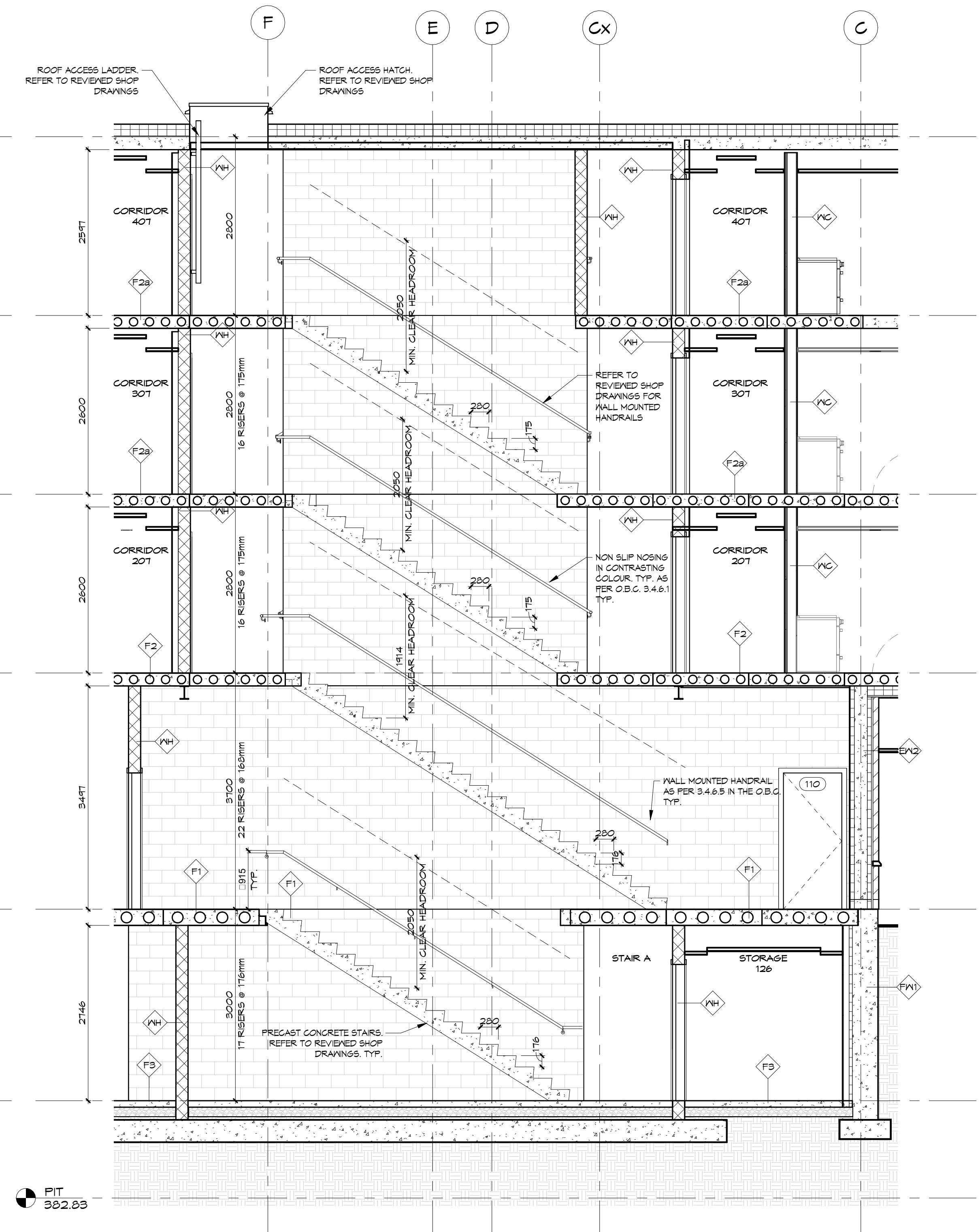
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE HEREBY AS RETAINED BY HIS SERVICE AND ARE TO BE RETURNED AT REQUEST.
DO NOT SCALE DRAWINGS.

Fryett Turner
ARCHITECTS INC.
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

A5.2

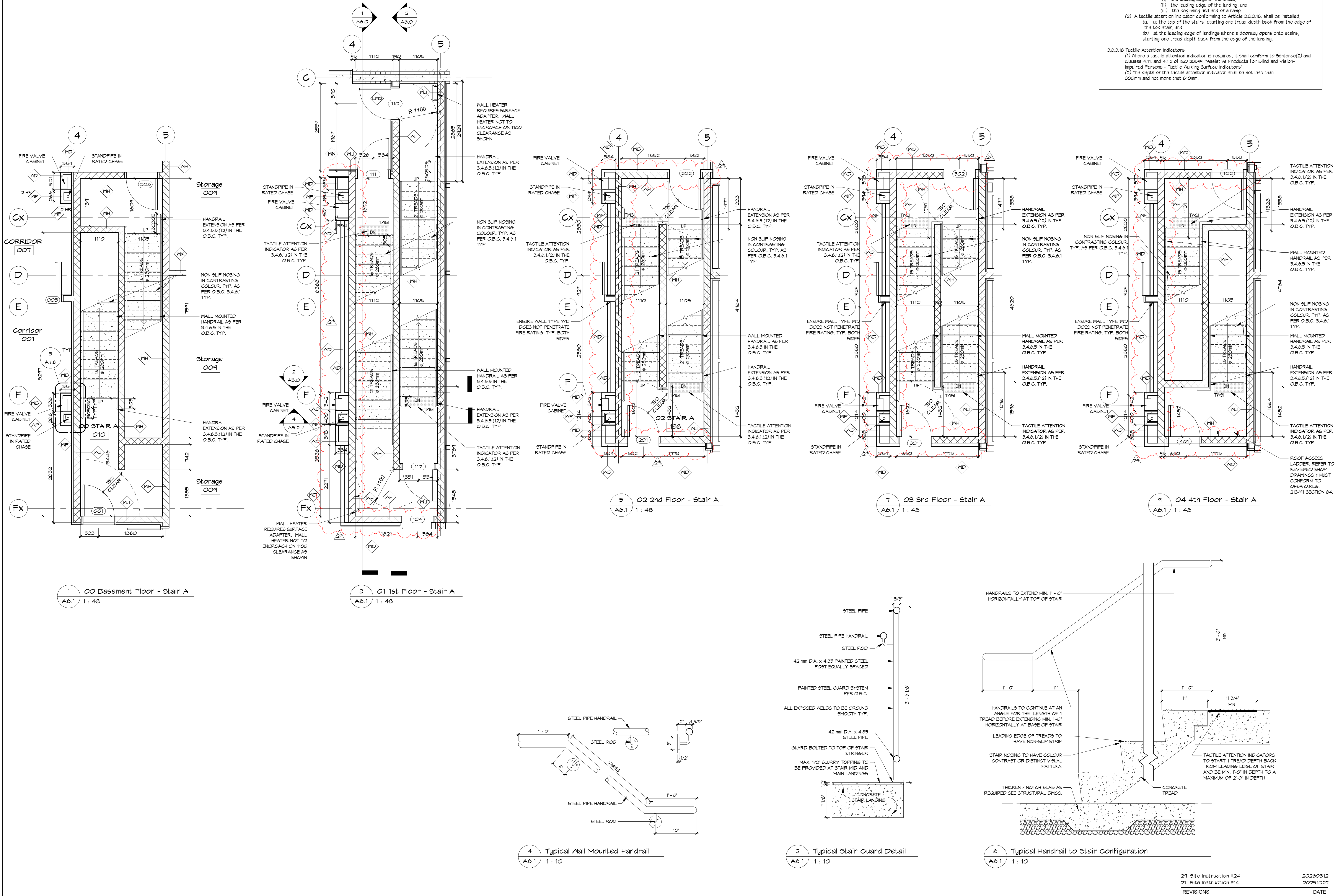


1 Stair 'A' Detail Section
A6.0 1 : 48



2 Stair Detail Section Reverse
A6.0 1 : 48

28 Site Instruction #23	Date 28
26 RFI 17	20260212
22 Site Instruction #19	20260107
<hr/>	
REVISIONS	DATE



Mixed Use Building

175 Geddes St., Eora

Stair Plans

PROJECT	TITLE
STATUS	IFC
PROJECT #	18076
CHKO	JMC
DRAWN	NDM
SCALE	As indicated
DATE	11/26/20
ISSUED	20260312
SHEET #	

A6.1

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HIS SERVICE AND ARE TO BE INTERPRETED AS SUCH.

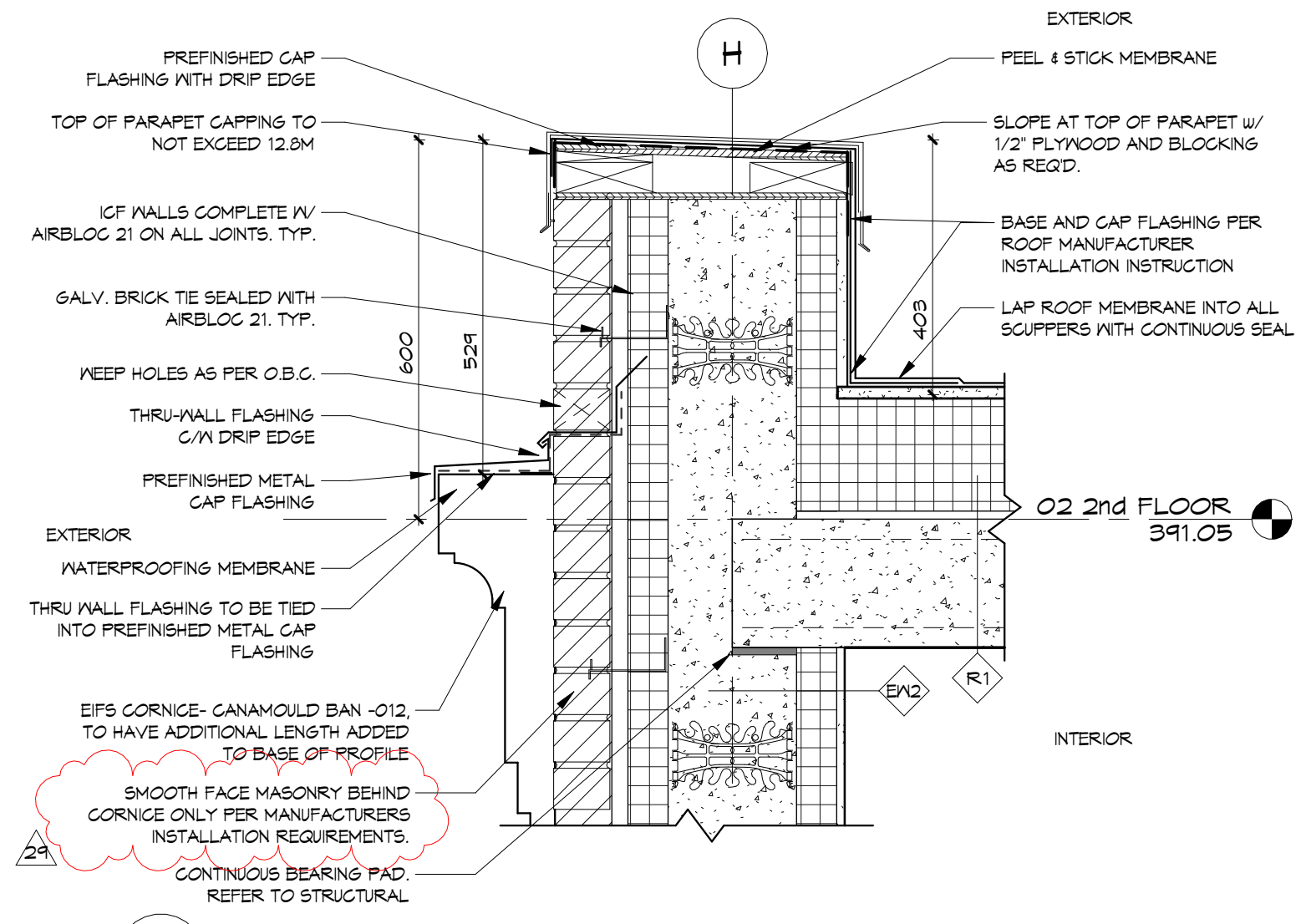
DO NOT SCALE DRAWINGS.



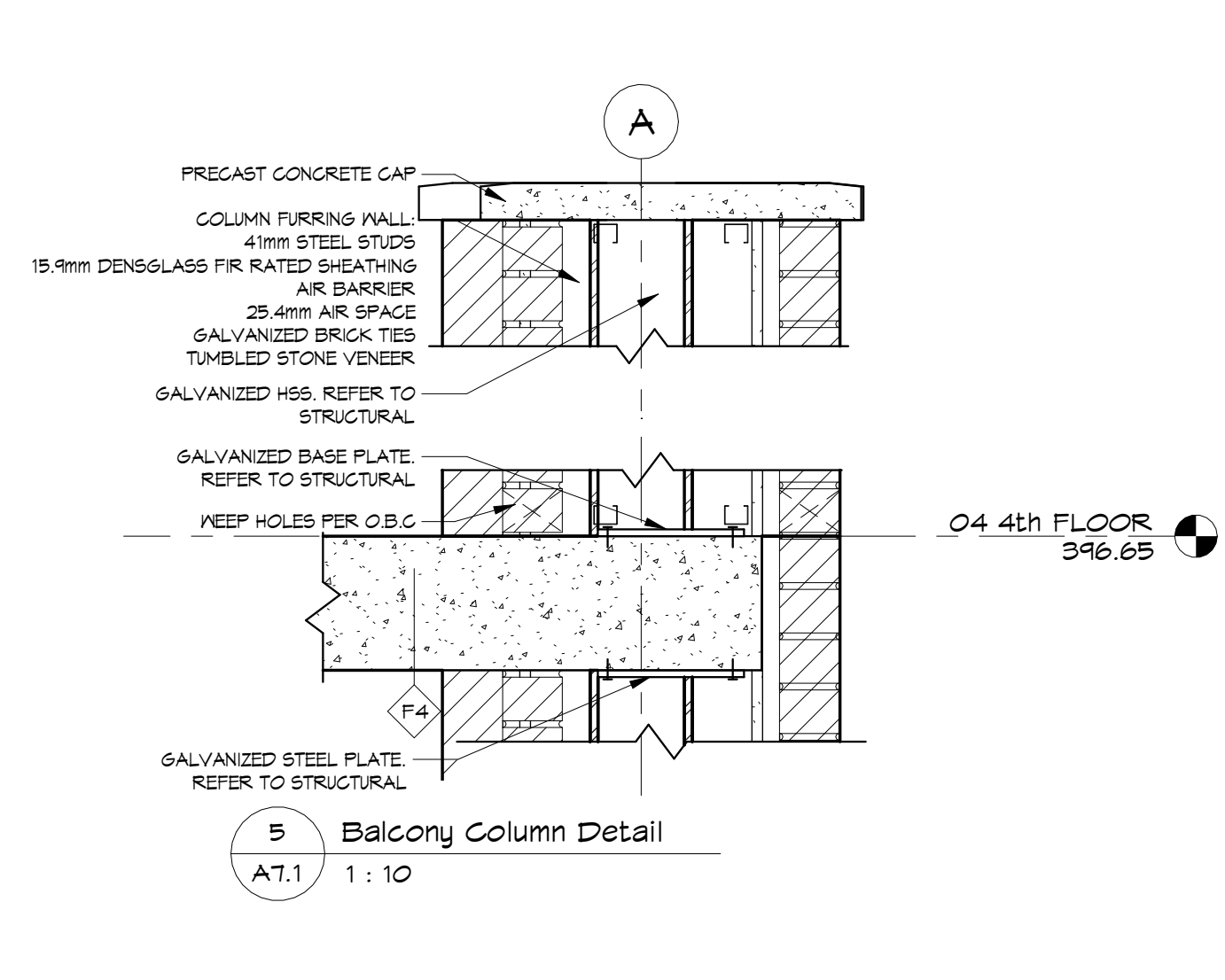
PROJECT NORTH

PROJECT	TITLE
STATUS	IFC
PROJECT #	18076
CHKO	JMC
DRAWN	NDM
SCALE	As indicated
DATE	11/26/20
ISSUED	20260312
SHEET #	

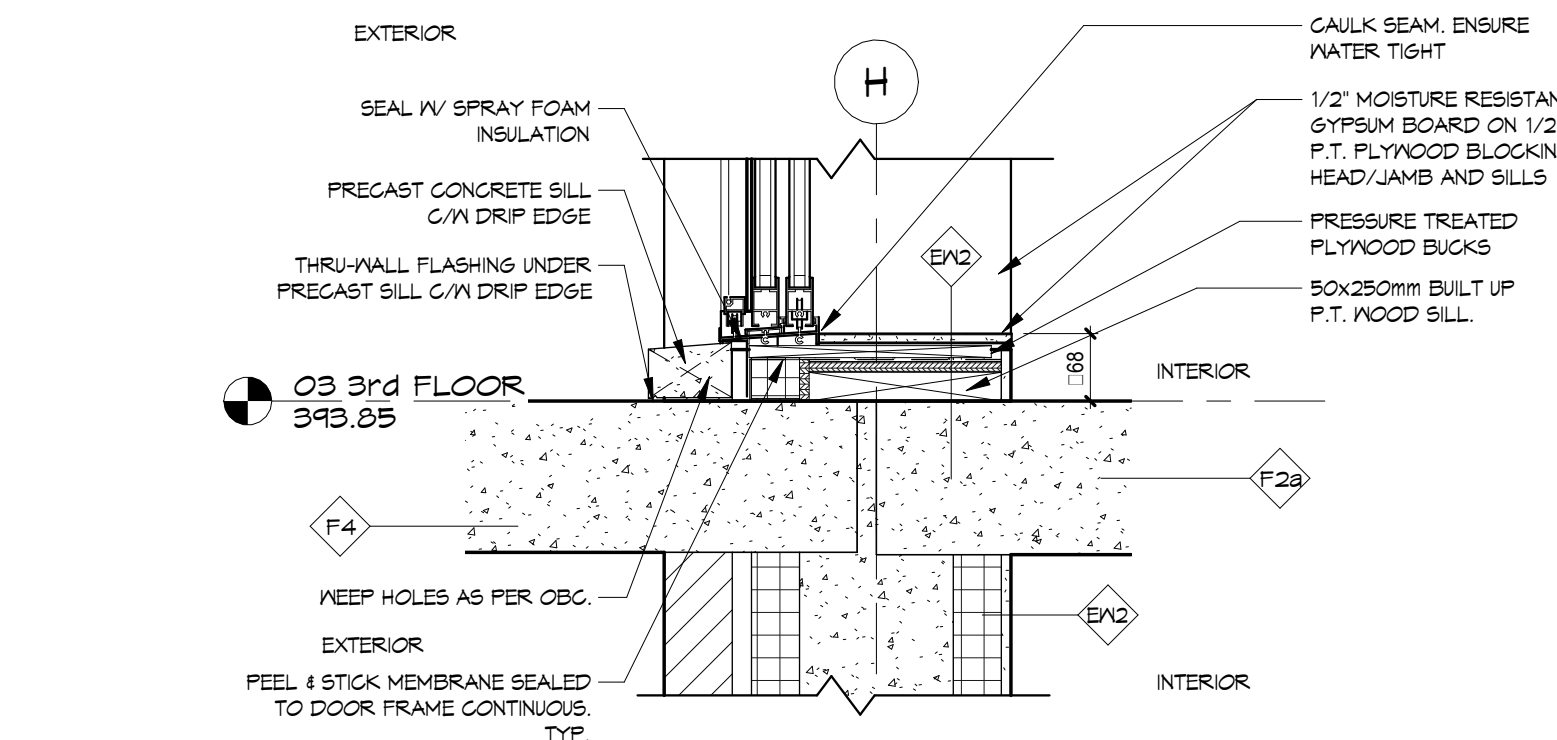
A6.1



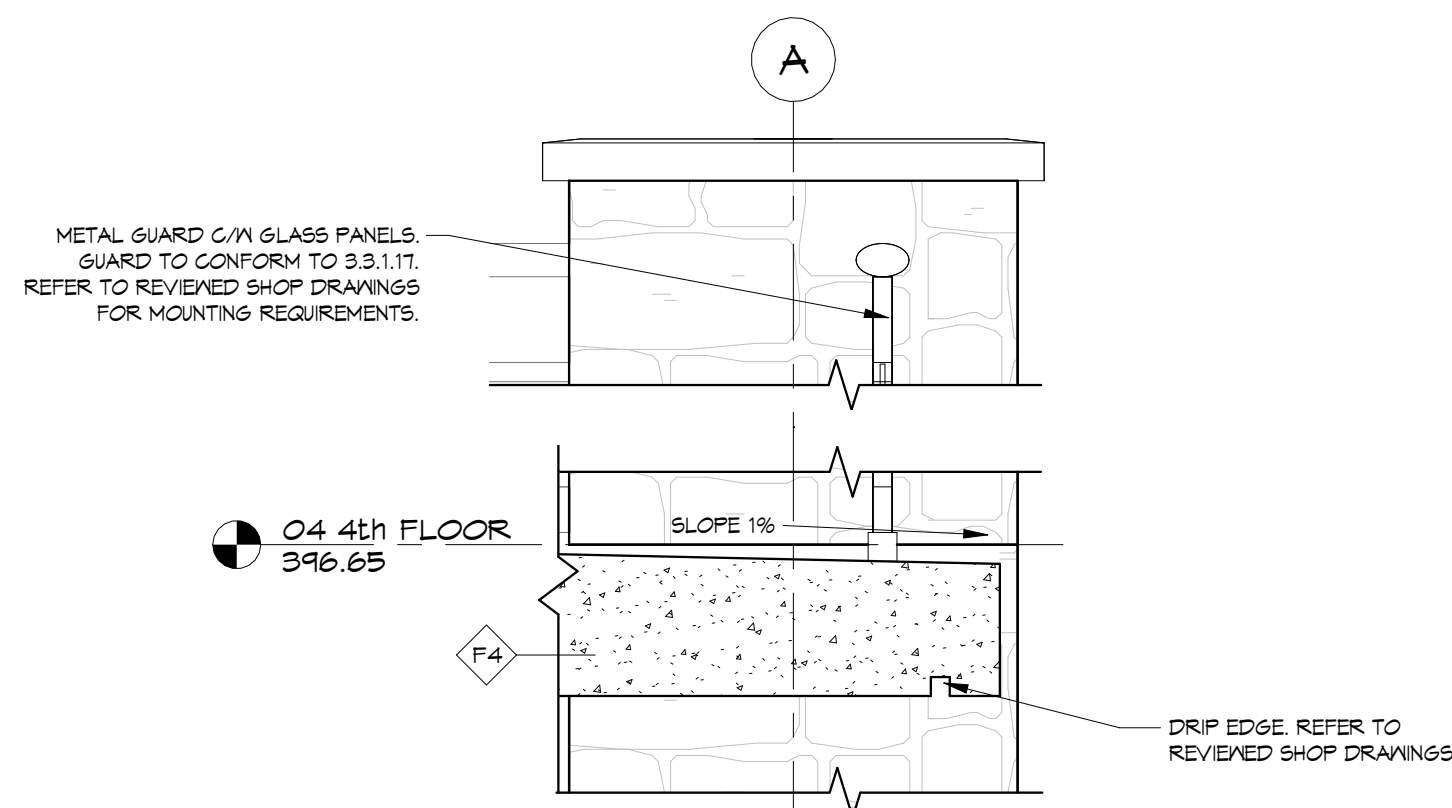
1 Parapet Detail @ 1st Floor
A7.1 1 : 10



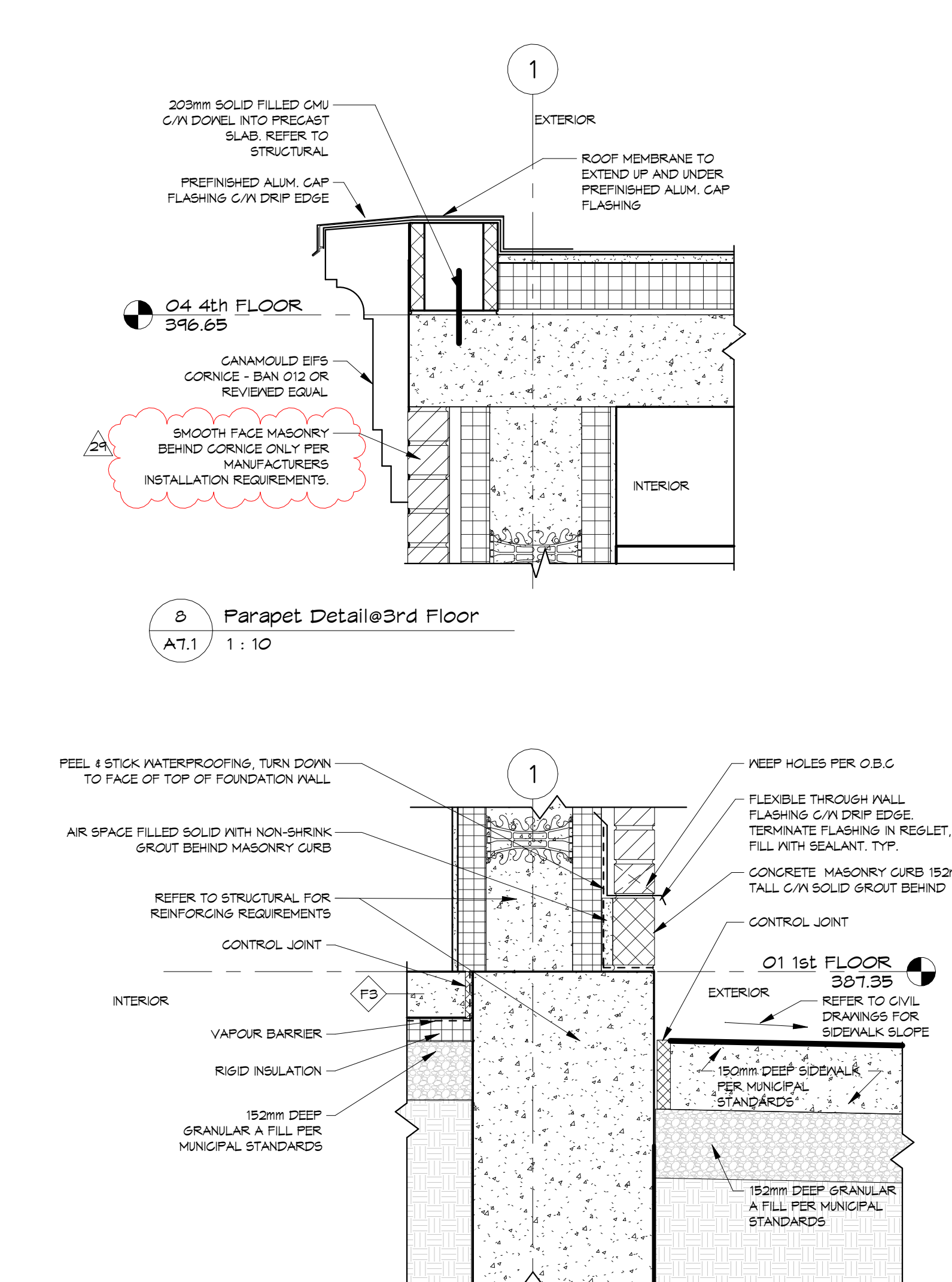
5 Balcony Column Detail
A7.1 1 : 10



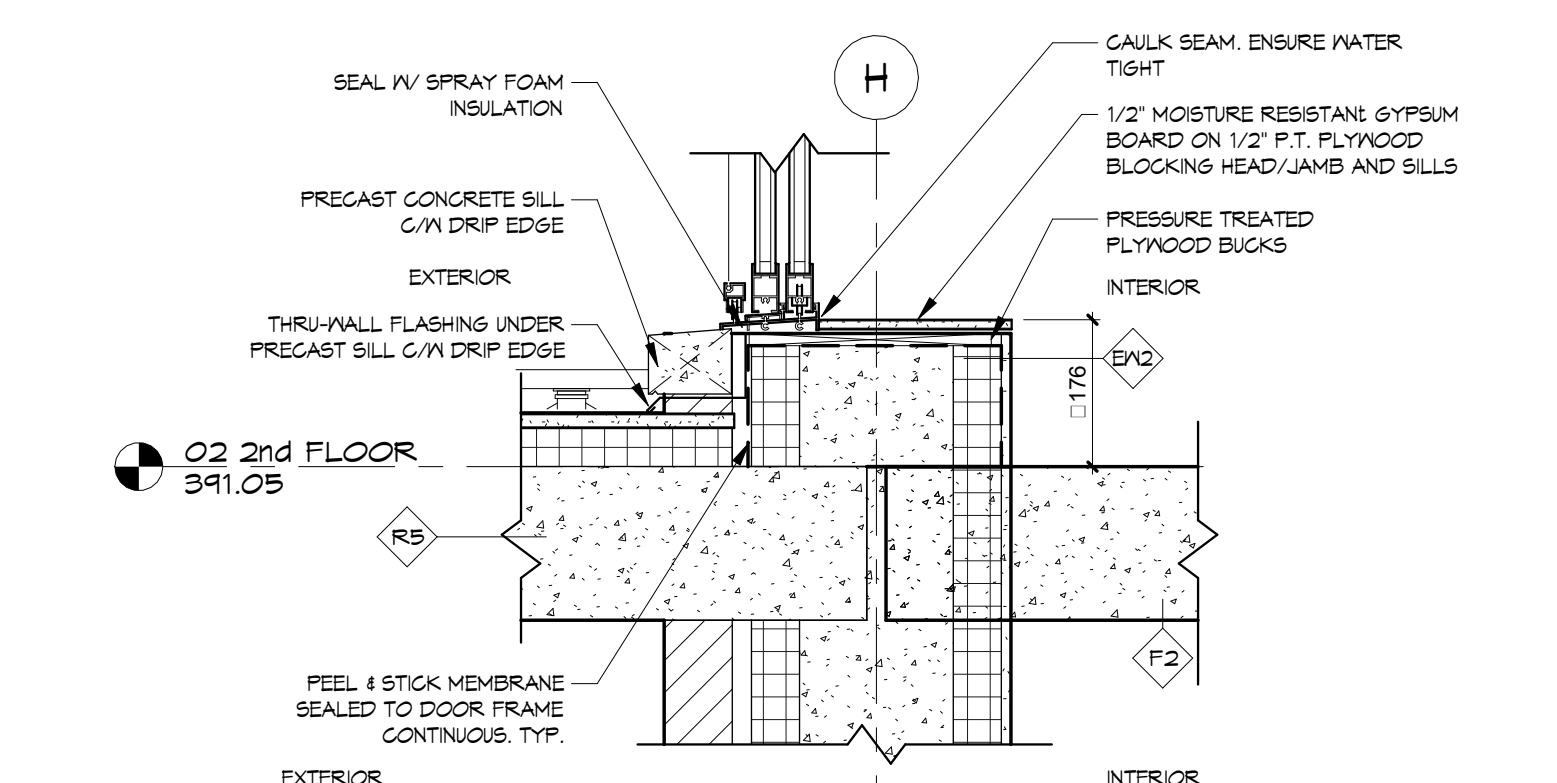
2	Patio Door Sill @ 3rd Floor
A7.1	1 : 10



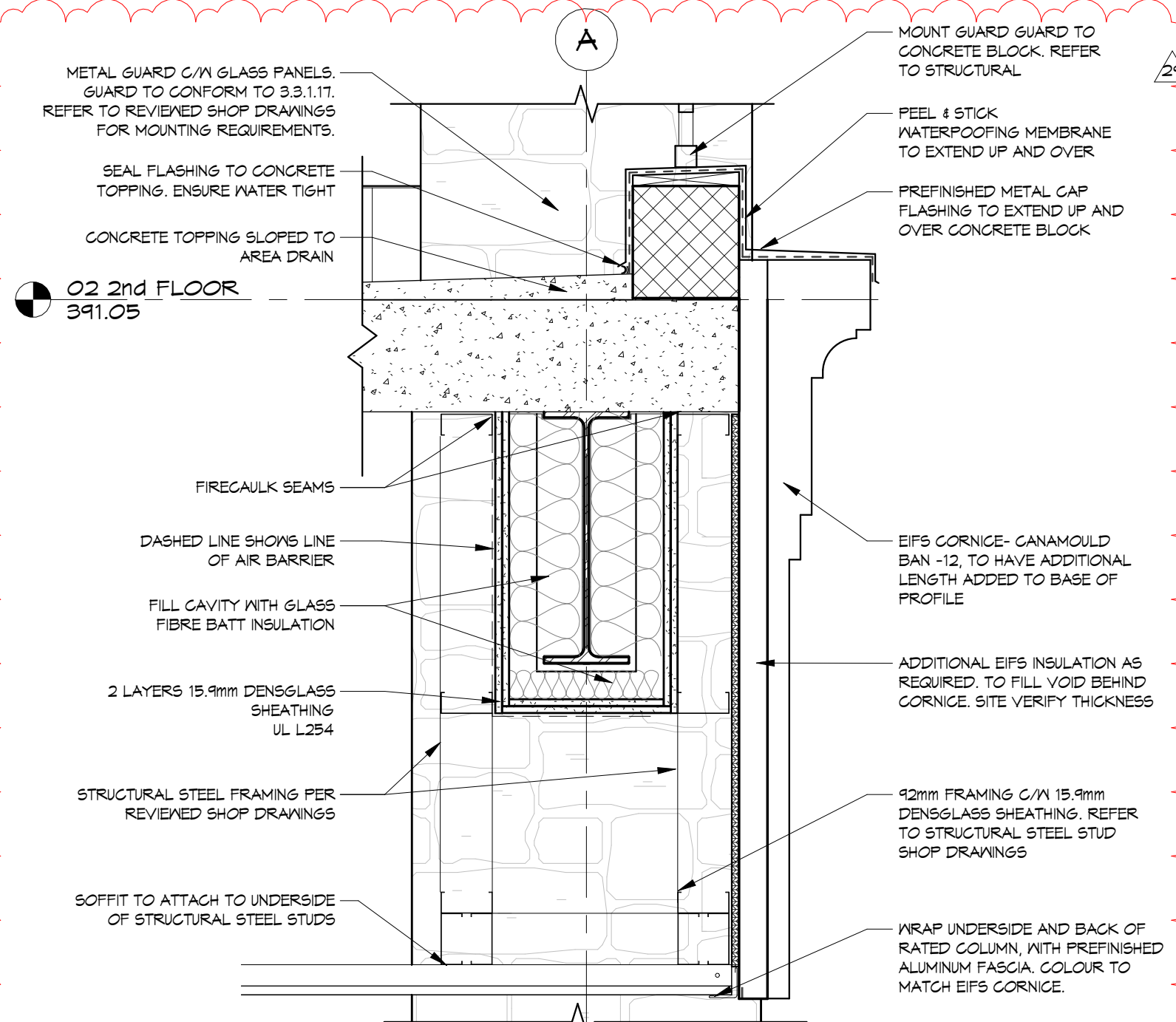
6	Precast Balcony Detail
A7.1	1 : 10



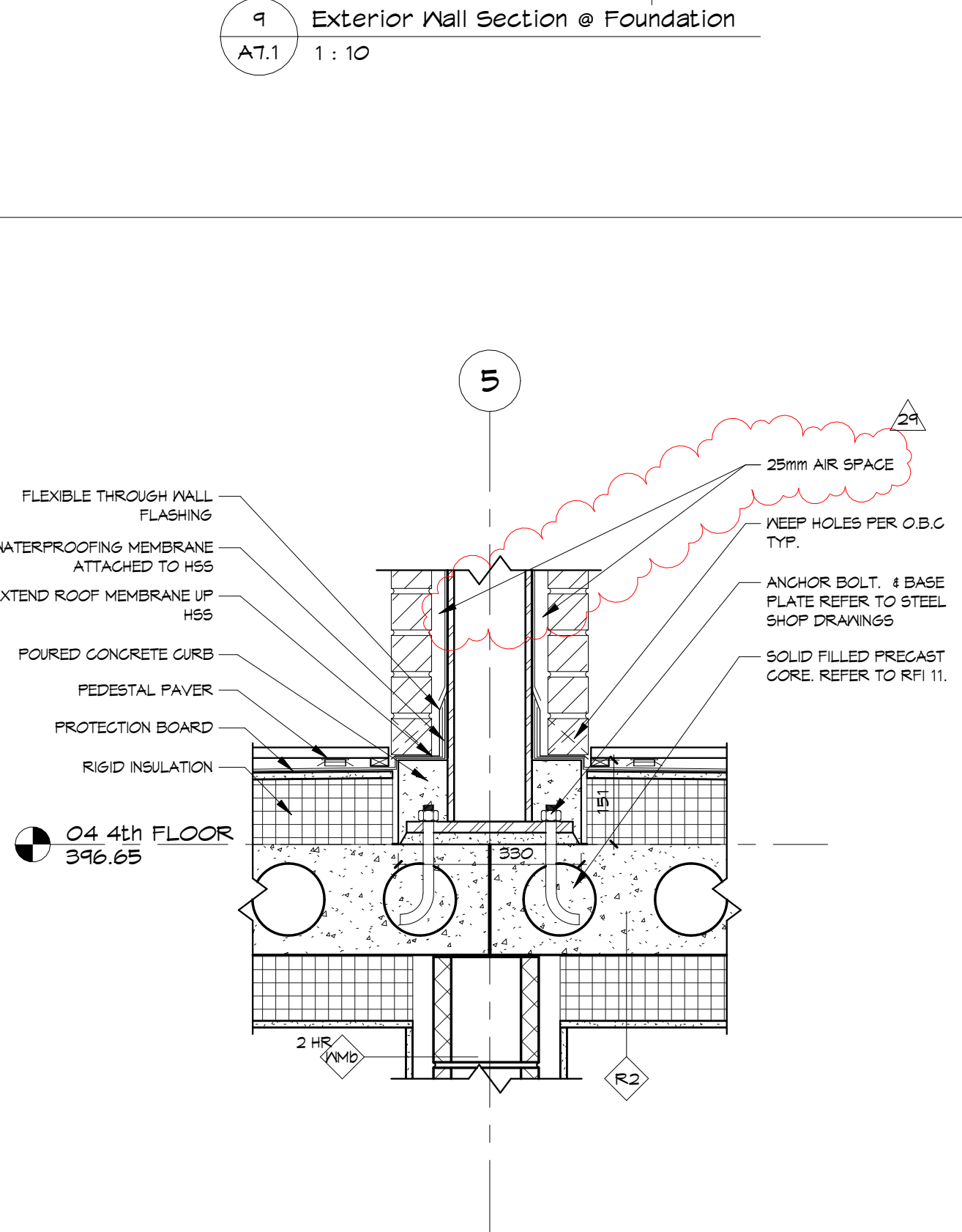
8 Parapet Detail@3rd Floor
A7.1 1 : 10



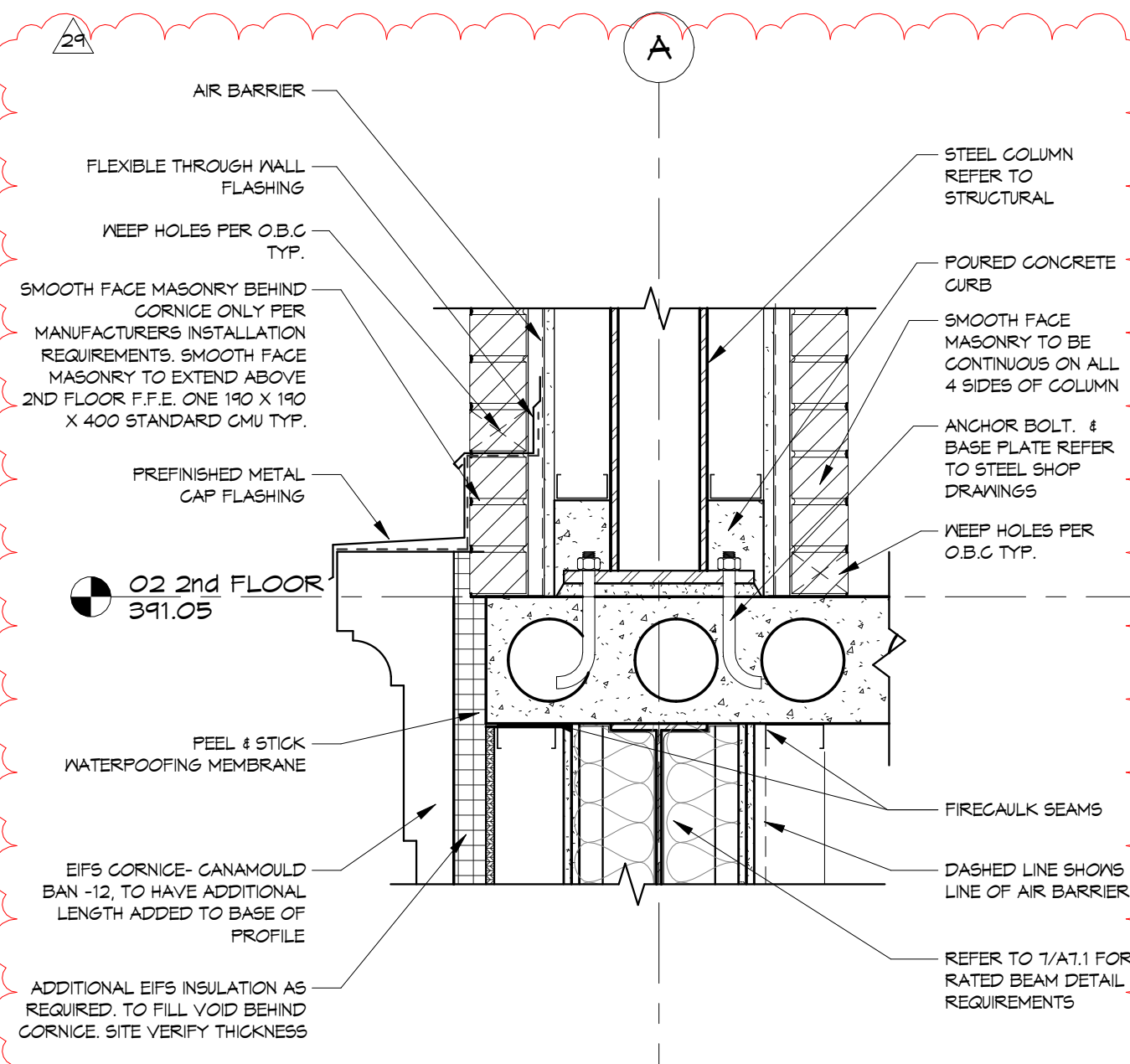
3	Patio Door Sill @ 2nd Floor
A7.1	1 : 10



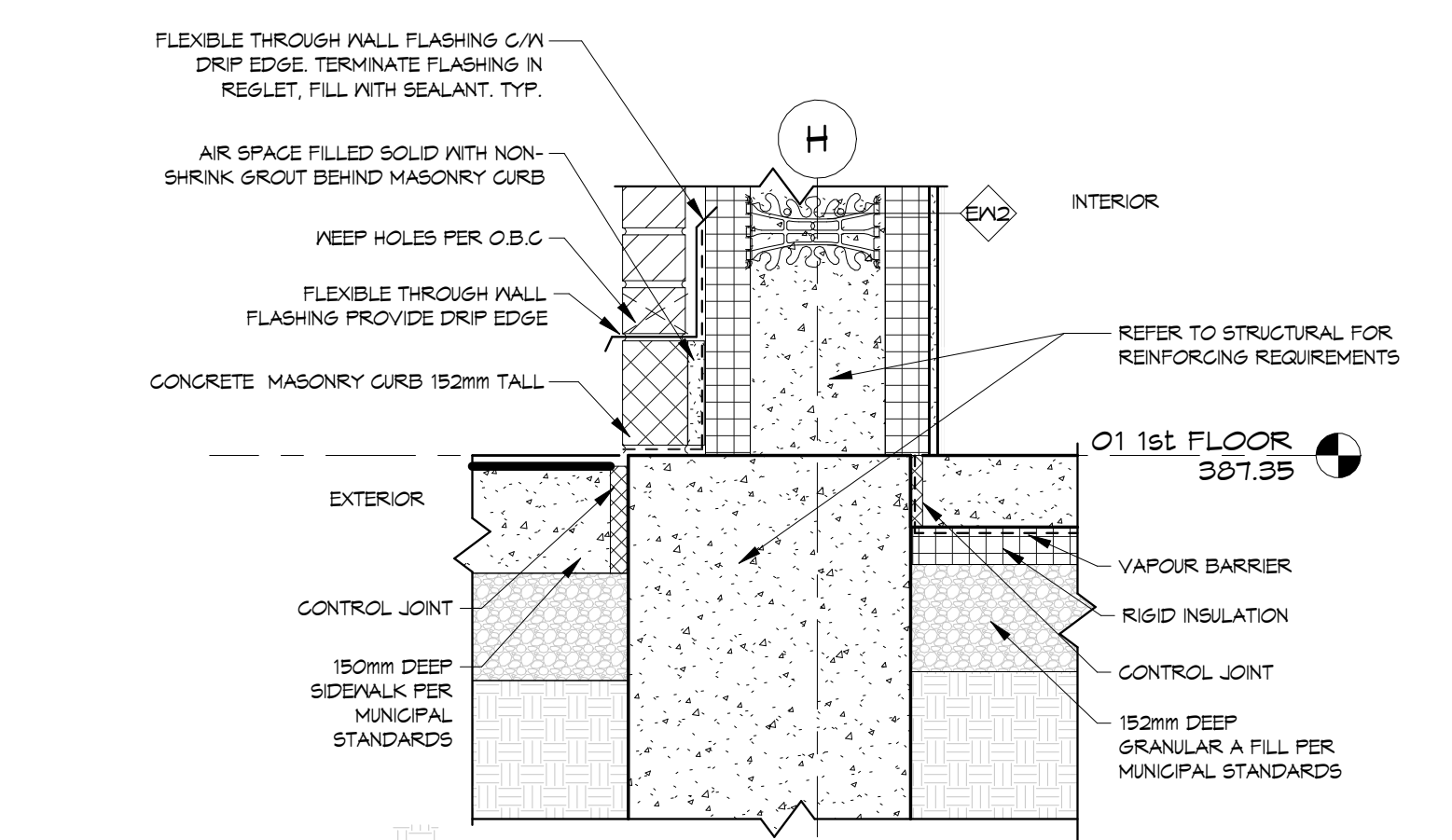
7 Exterior Rated Beam Detail
A71 1:10



10 Typical Column Base on 4th Floor Along Grid Line H
A7.1 1 : 10

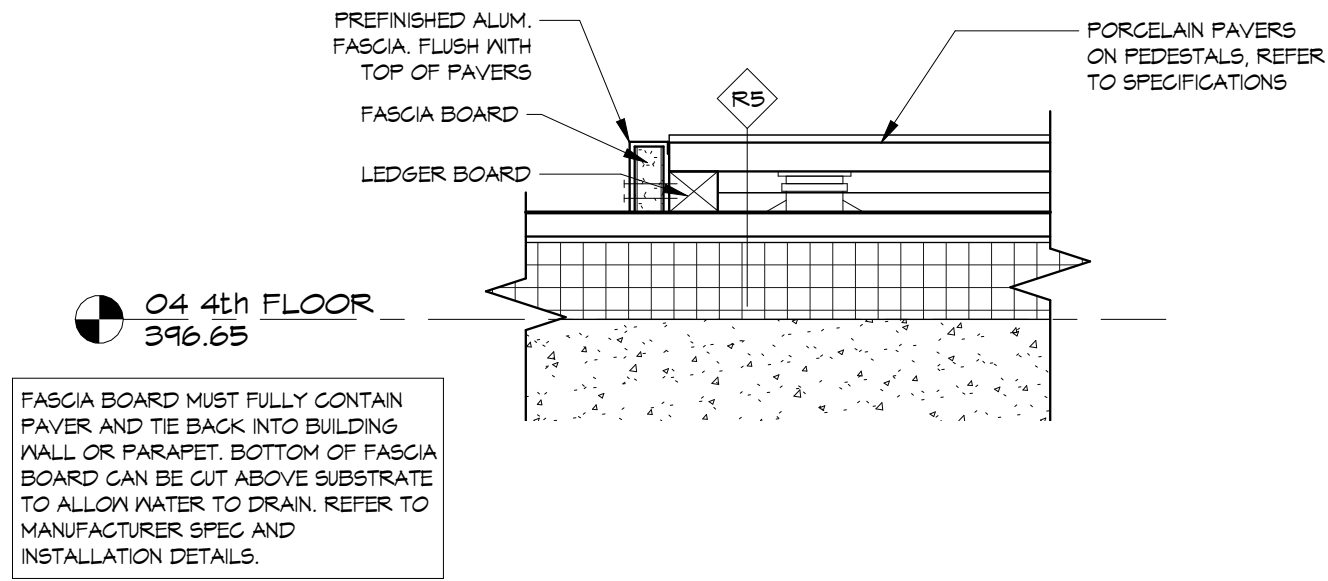


11 Typical Column Base at Balconies
A7.1 1:10

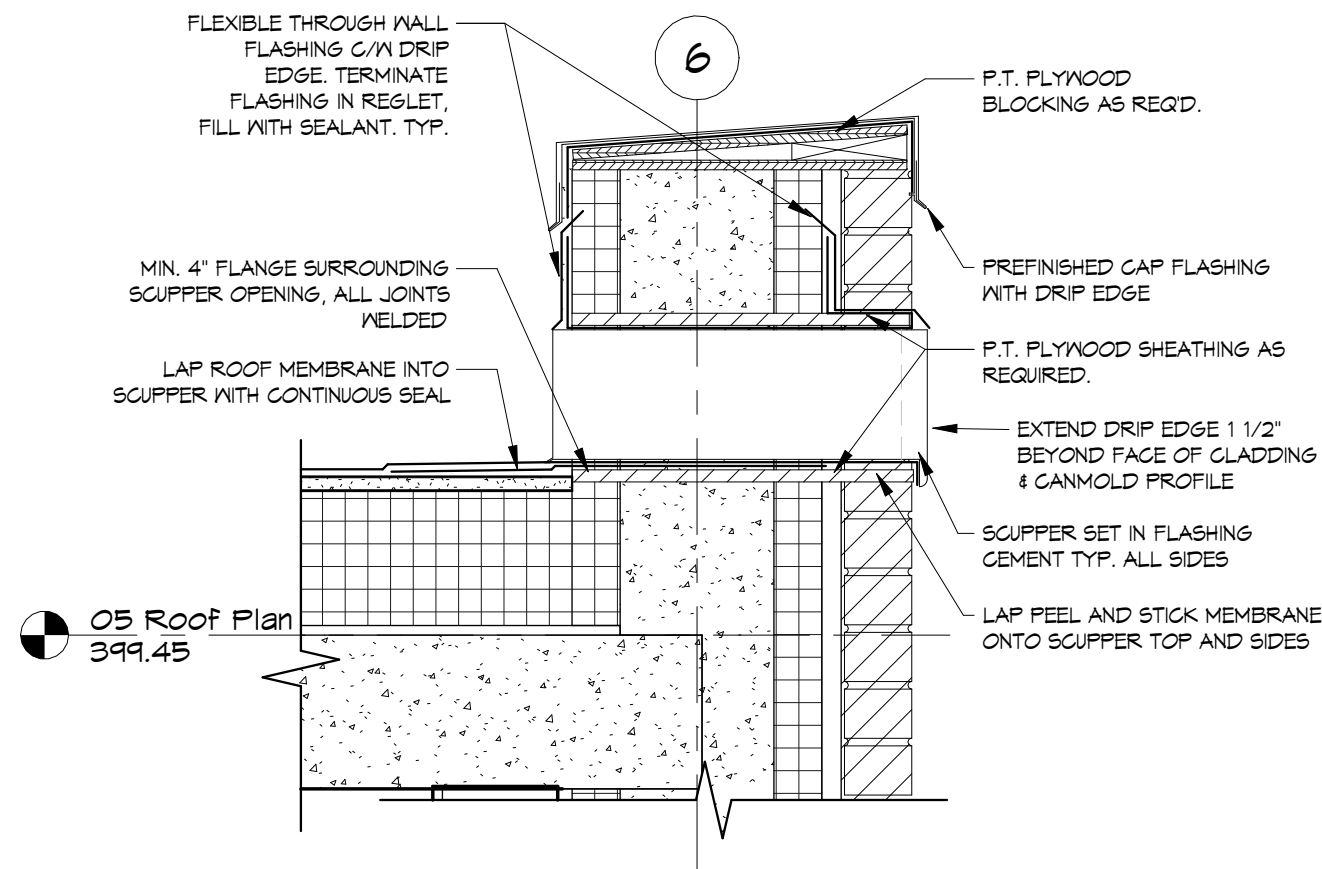


4 Exterior Wall @ Geddes Street Section Detail
A7.1 1:10

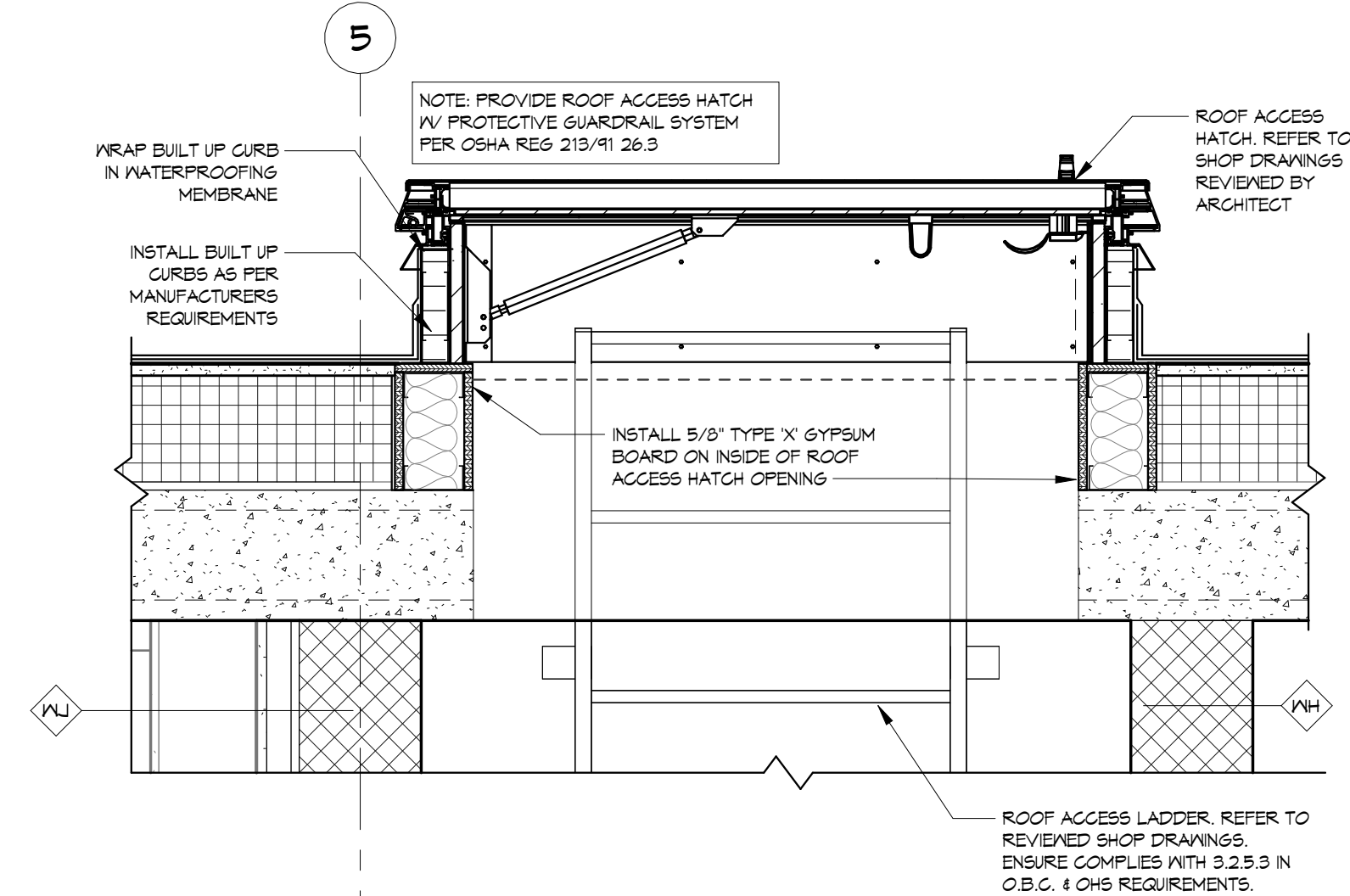
2026-03-12 3:01:47 PM



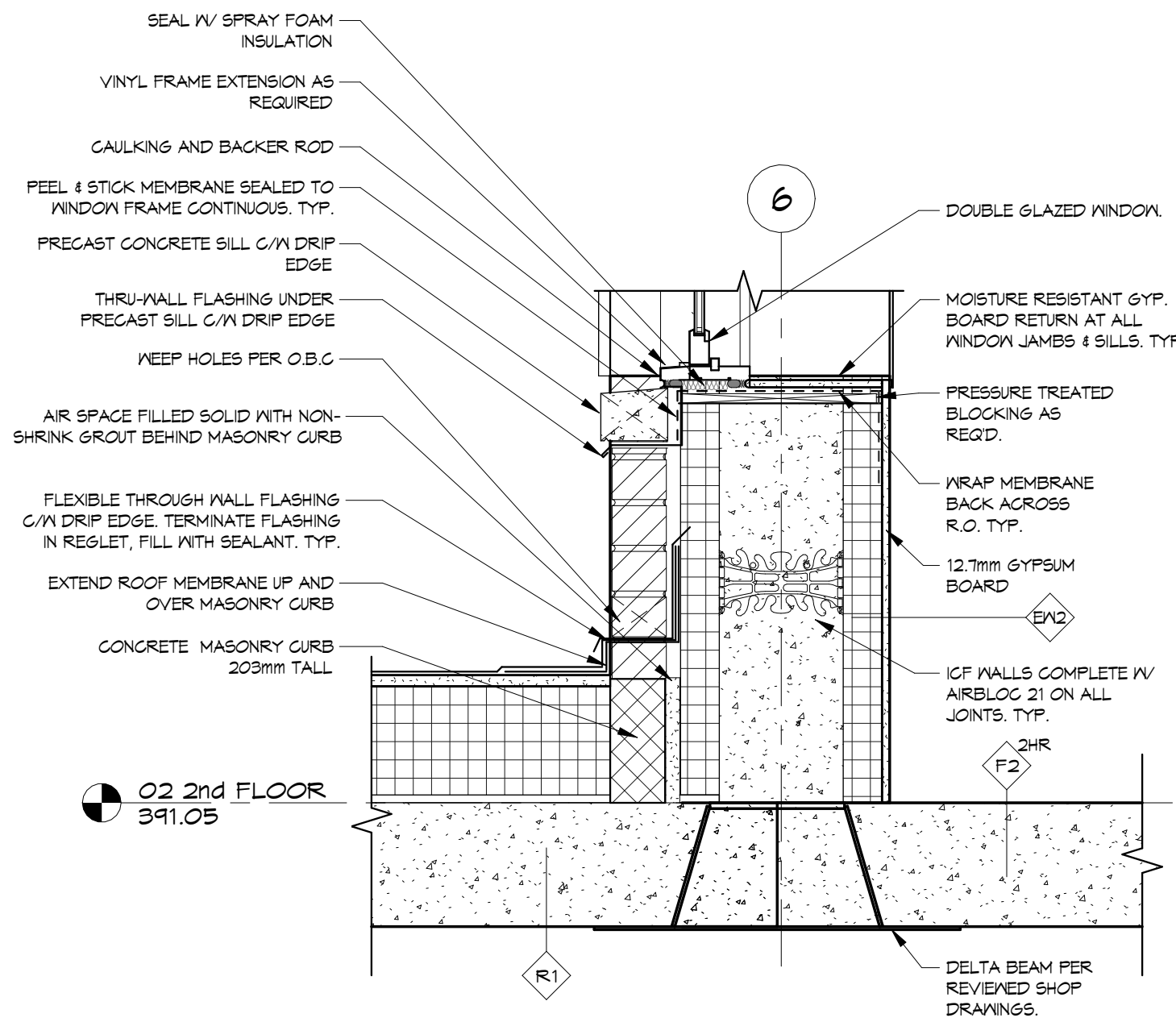
1 Roof Paver Detail
A7.2 1:5



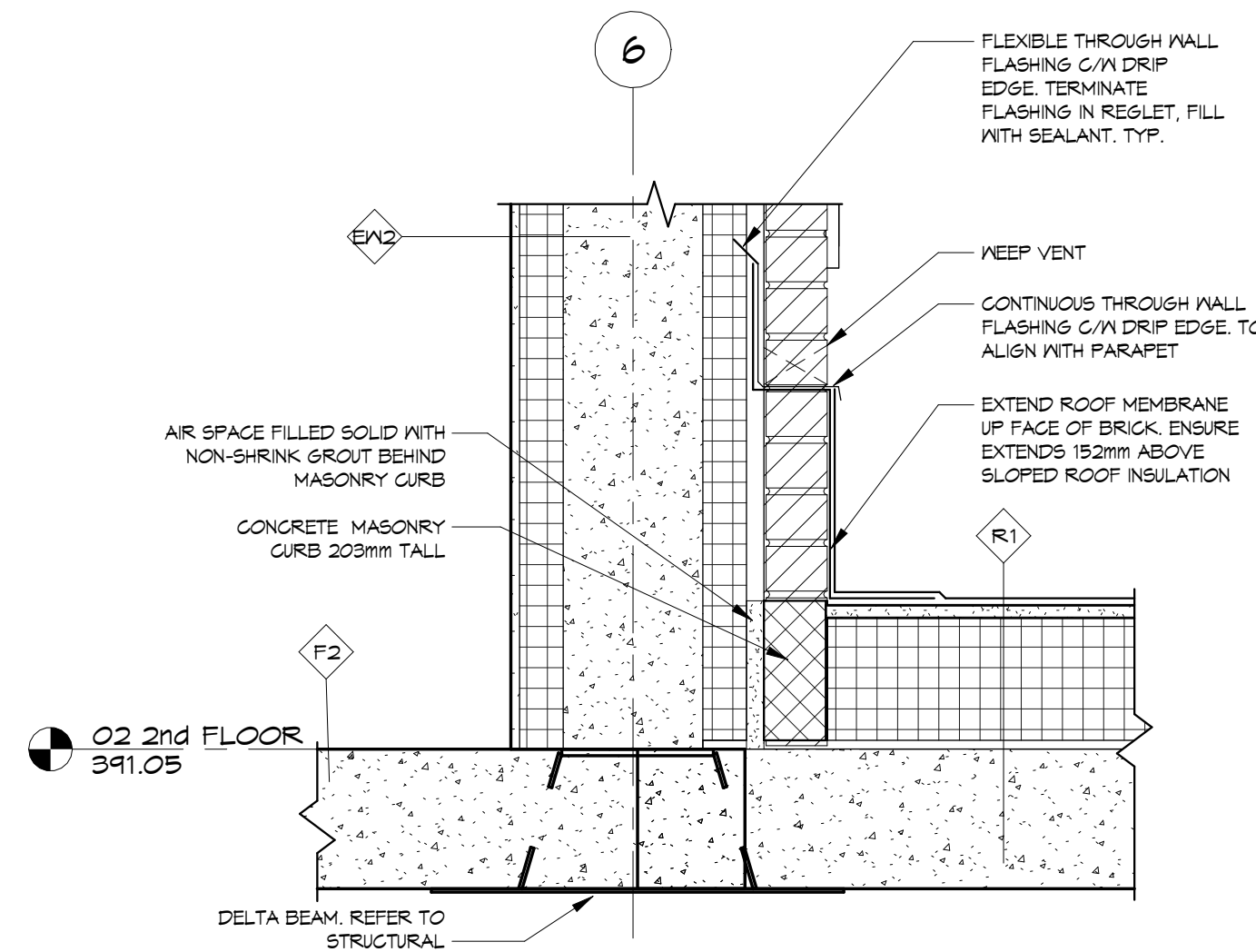
4 Roof Scupper Detail
A7.2 1:10



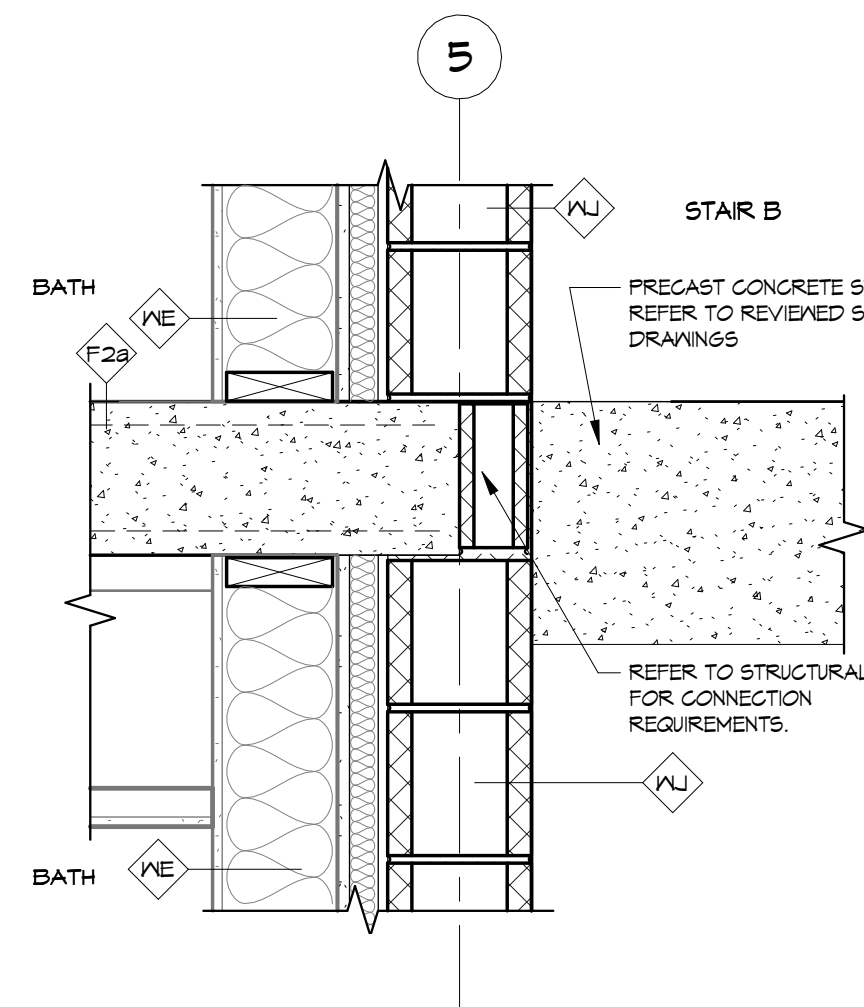
7 Roof Access Hatch/Ladder Detail
A7.2 1:10



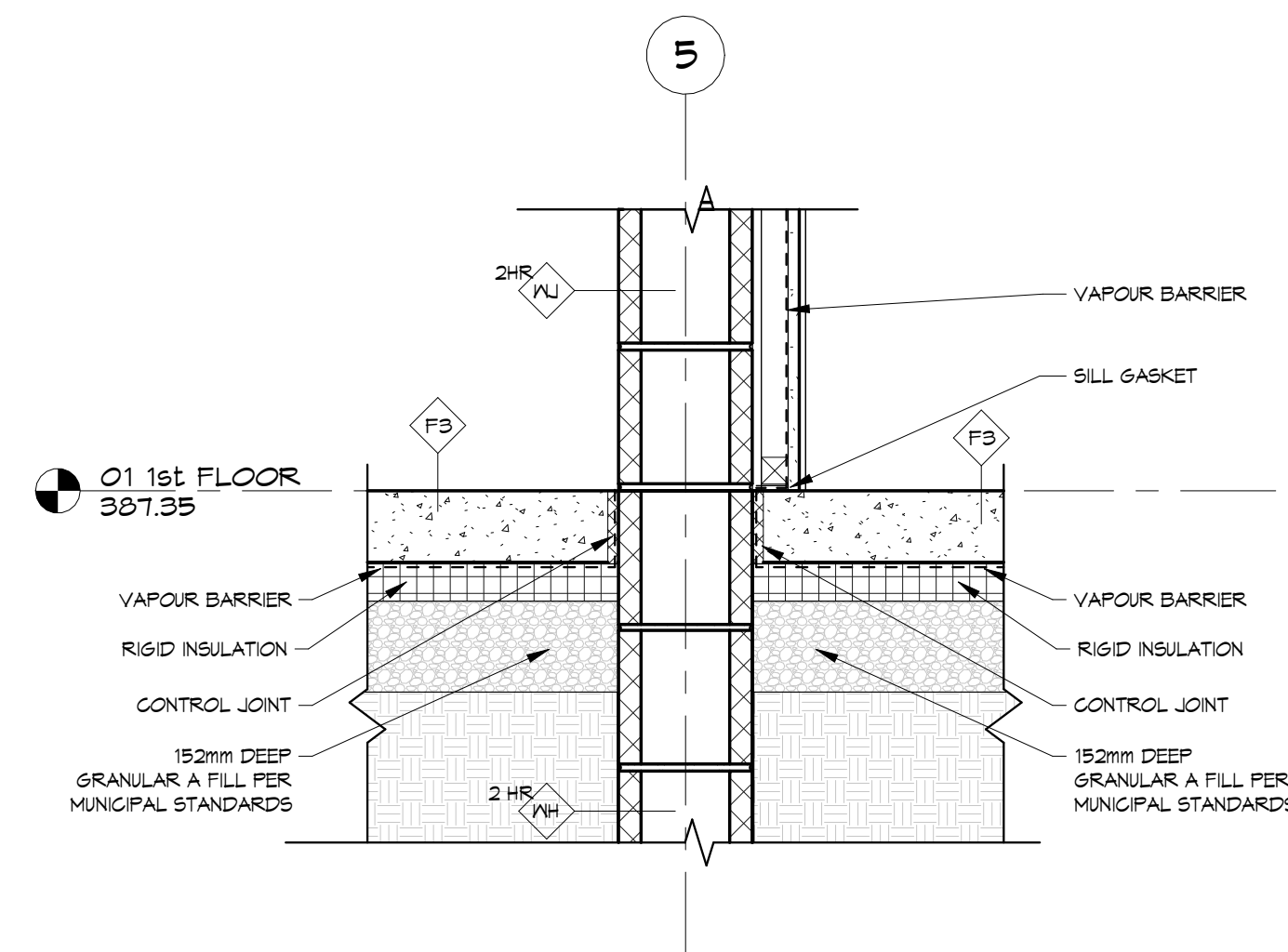
2 Roof @ Exterior Wall detail
A7.2 1:10



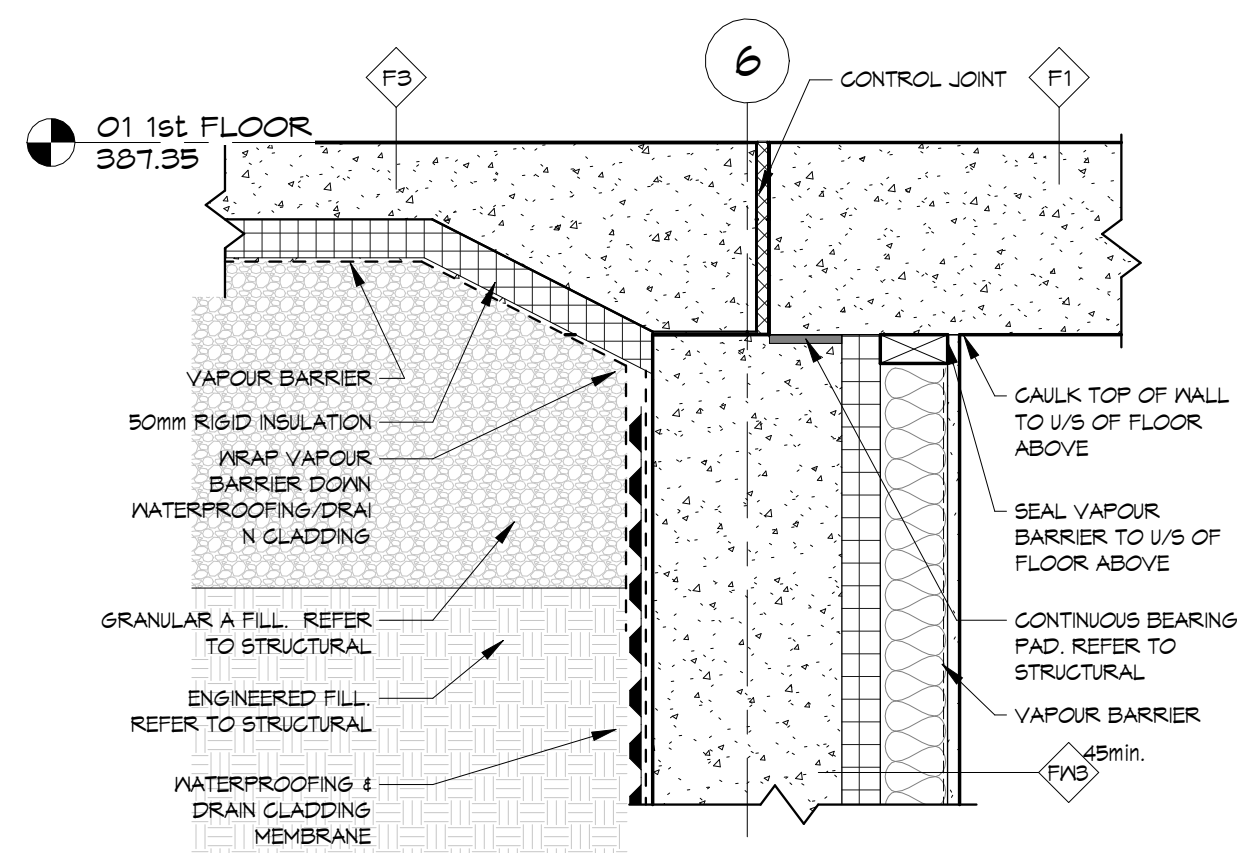
5 Roof at Exterior Wall Detail
A7.2 1:10



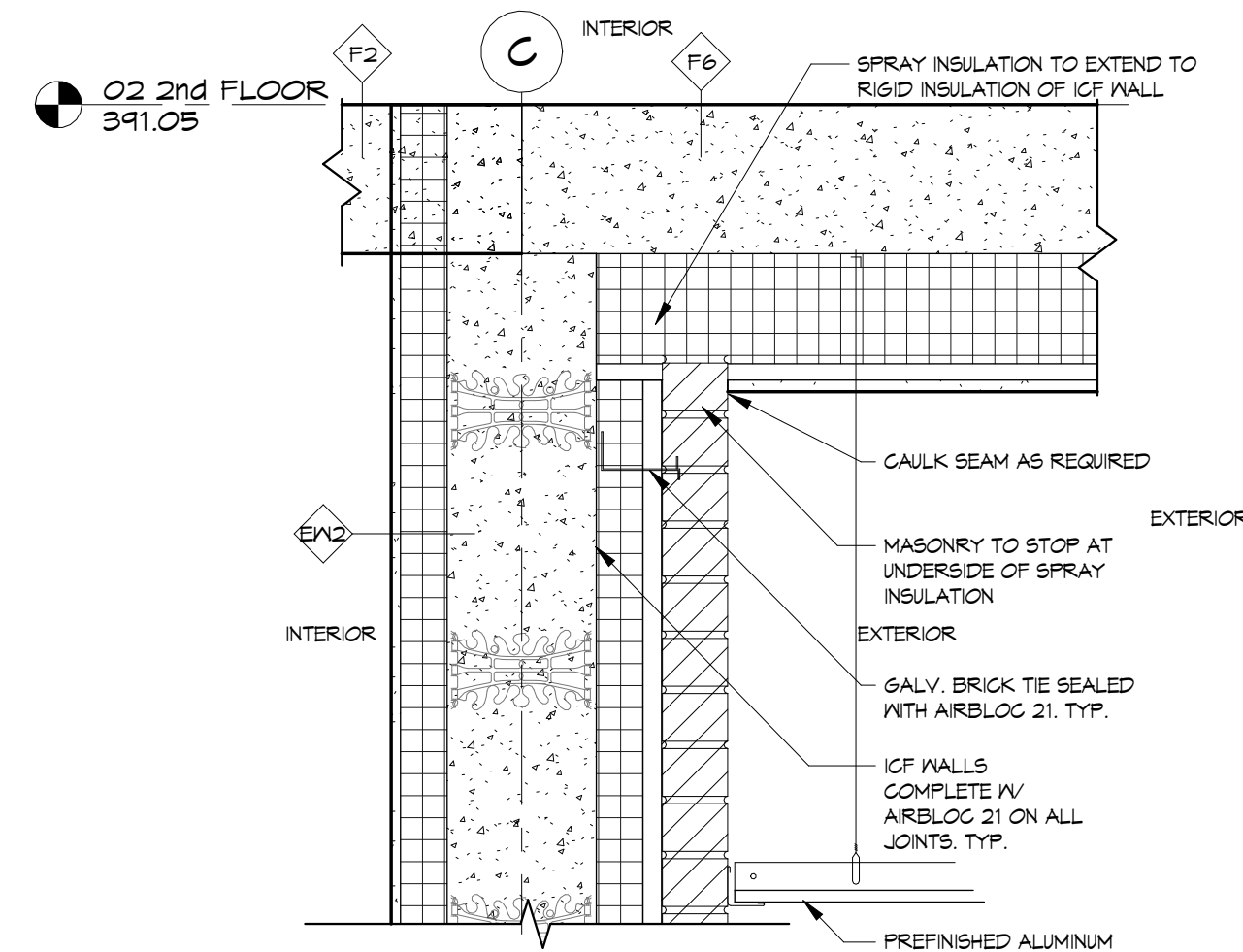
8 Section Stair Detail @ Demising Wall
A7.2 1:10



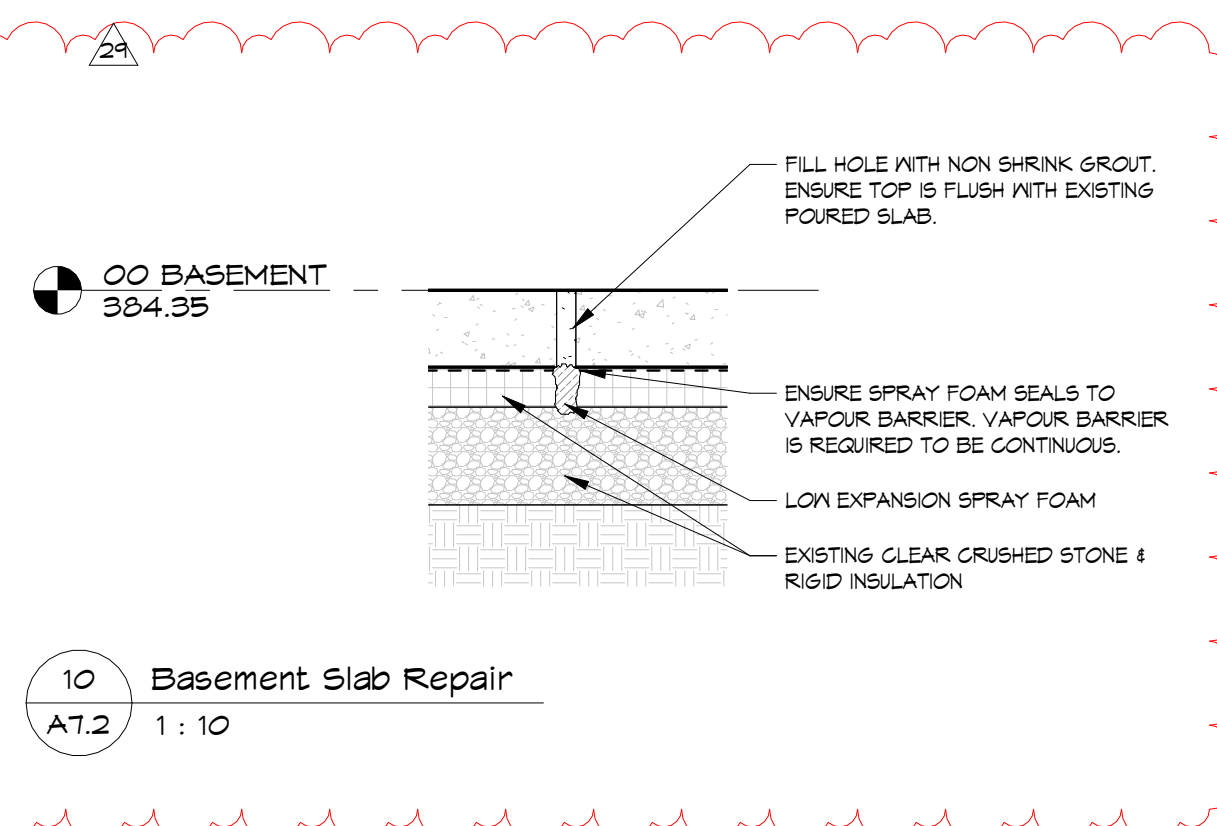
9 Typical Poured Slab at Masonry Wall Detail
A7.2 1:10



3 Precast Slab on Grade Detail
A7.2 1:10



6 Exposed Floor at Exterior Wall Detail
A7.2 1:10



10 Basement Slab Repair
A7.2 1:10

29 Site Instruction #24
22 Site Instruction #19
21 Site Instruction #14
REVISIONS

20260312
20260107
20251027
DATE

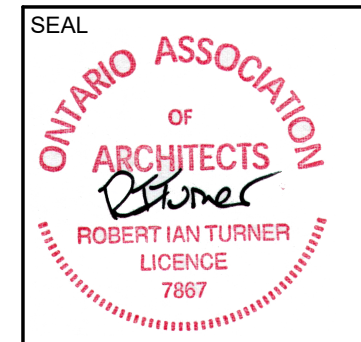
STATUS	IFC
PROJECT #	18076
CHKD	Checker
DRAWN	Author
SCALE	As Indicated
DATE DWN	11/28/24
ISSUED	20260312

SHEET #

Mixed Use Building
175 Geddes St., Eora
Details

PROJECT
TITLE

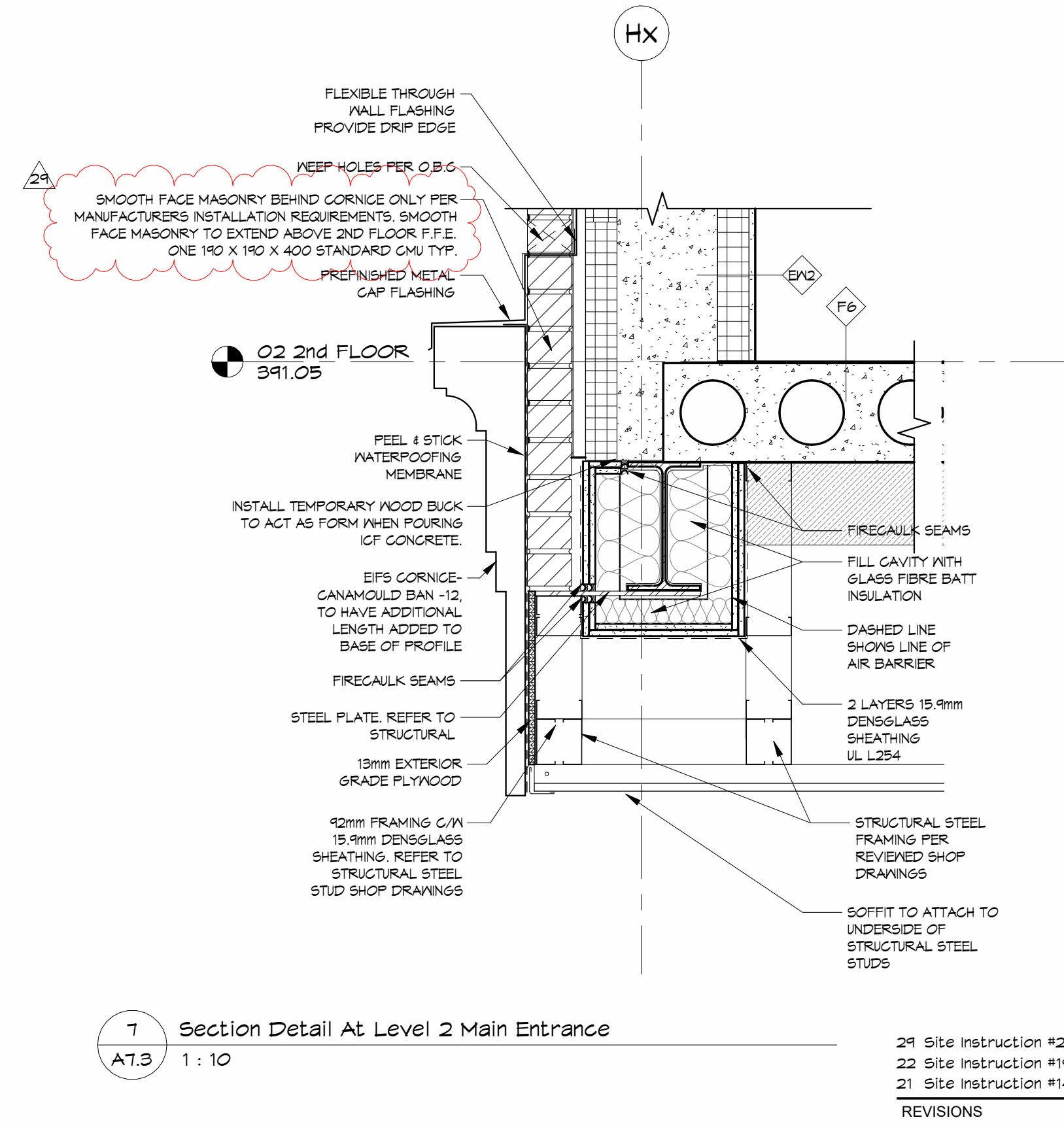
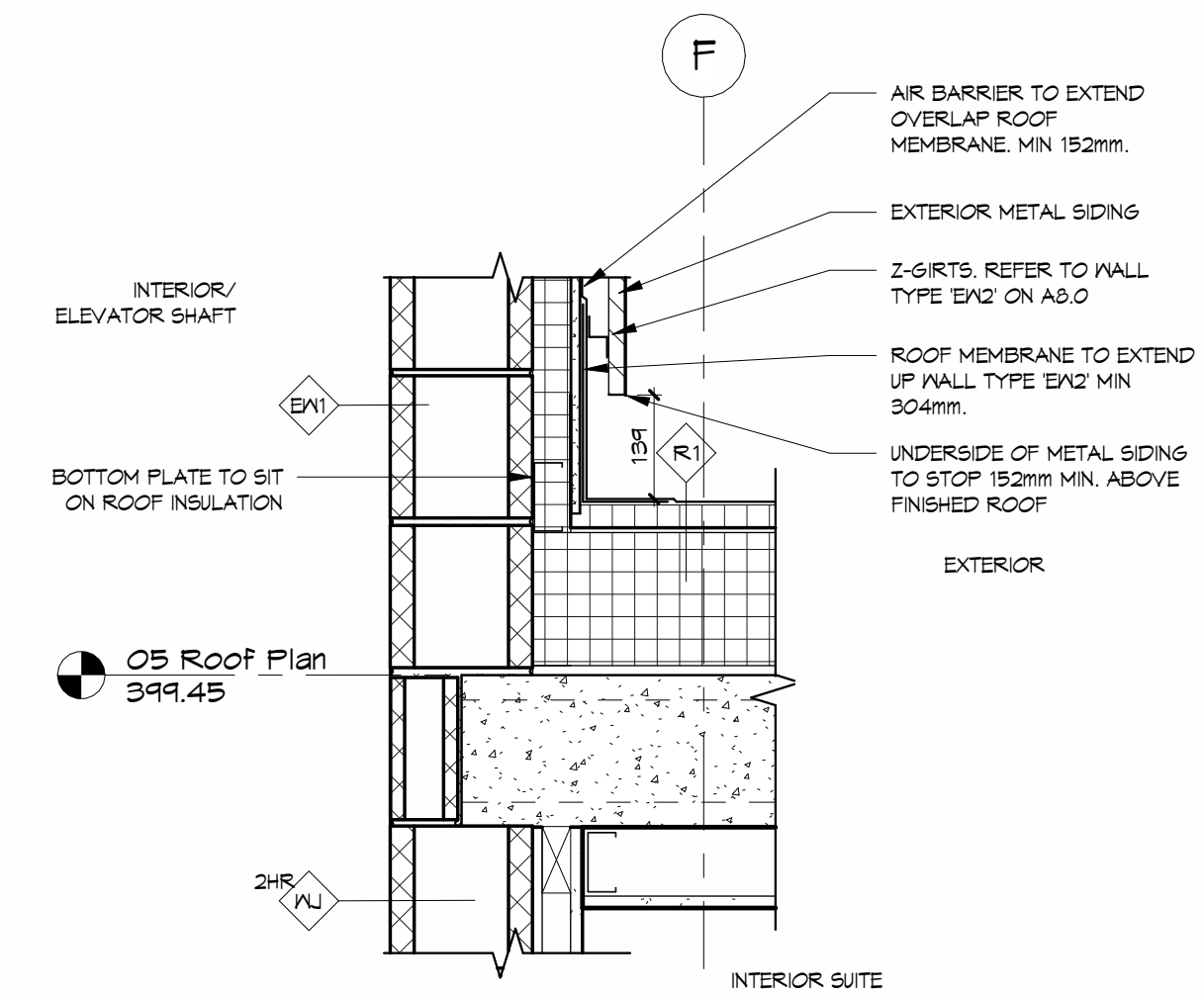
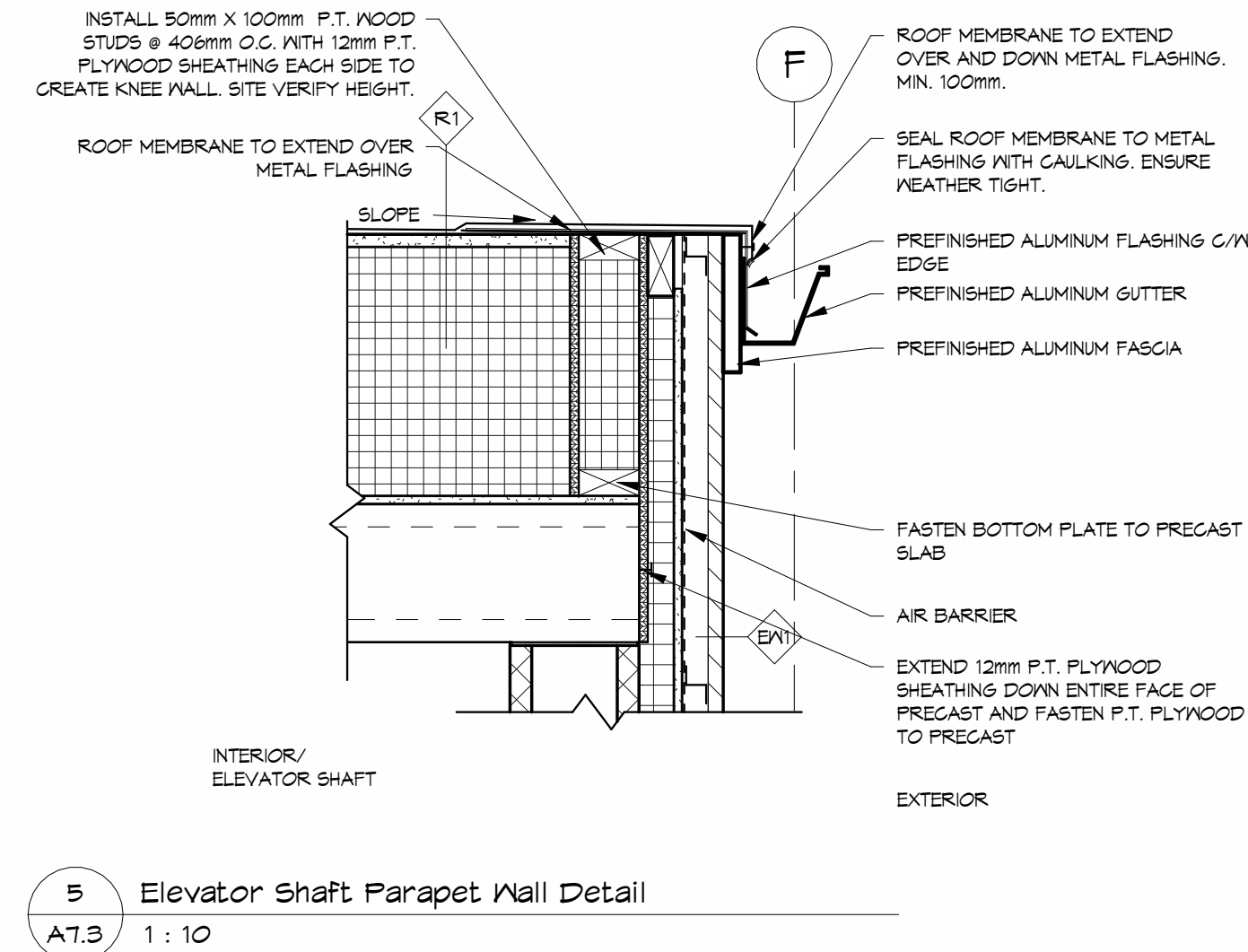
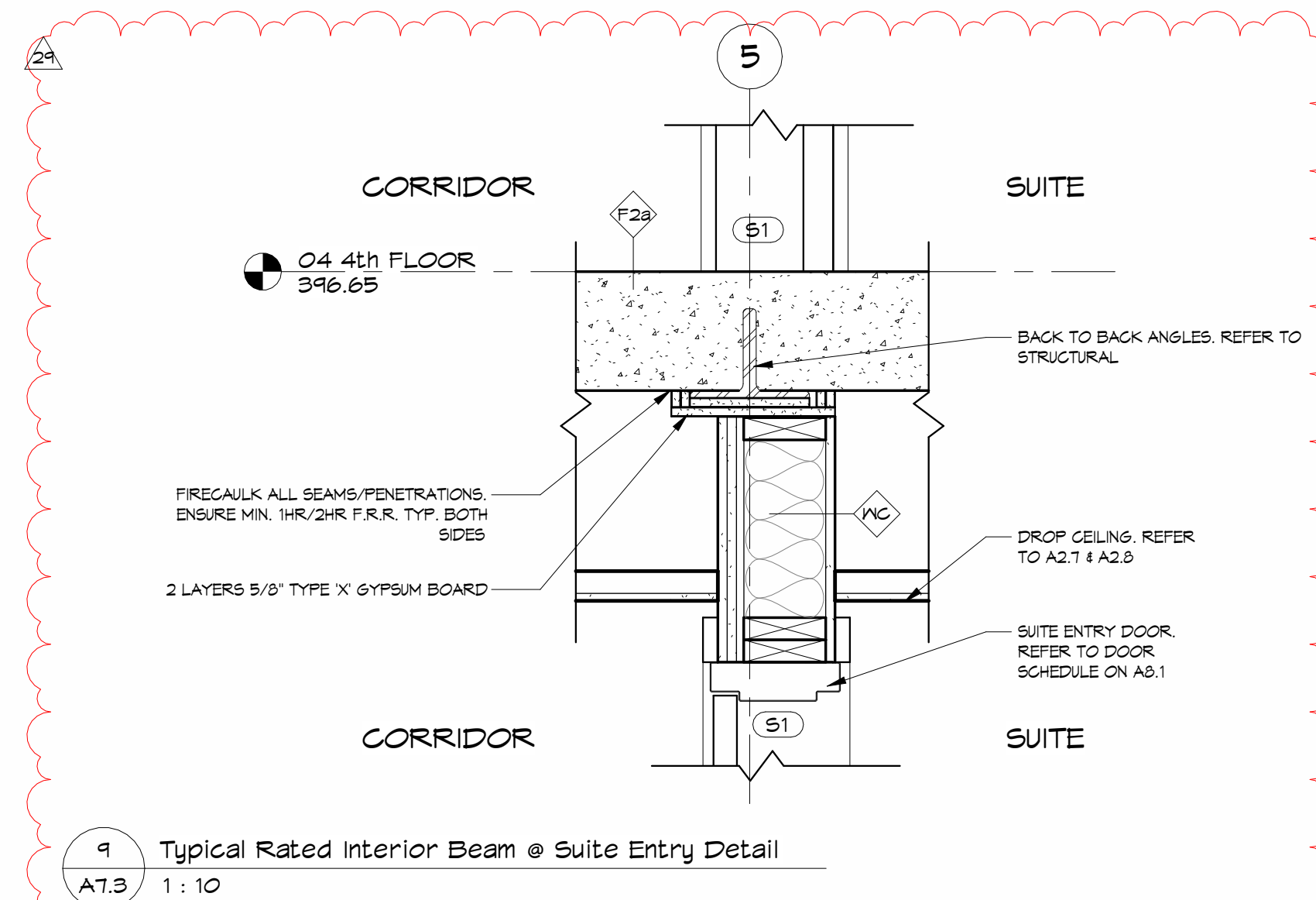
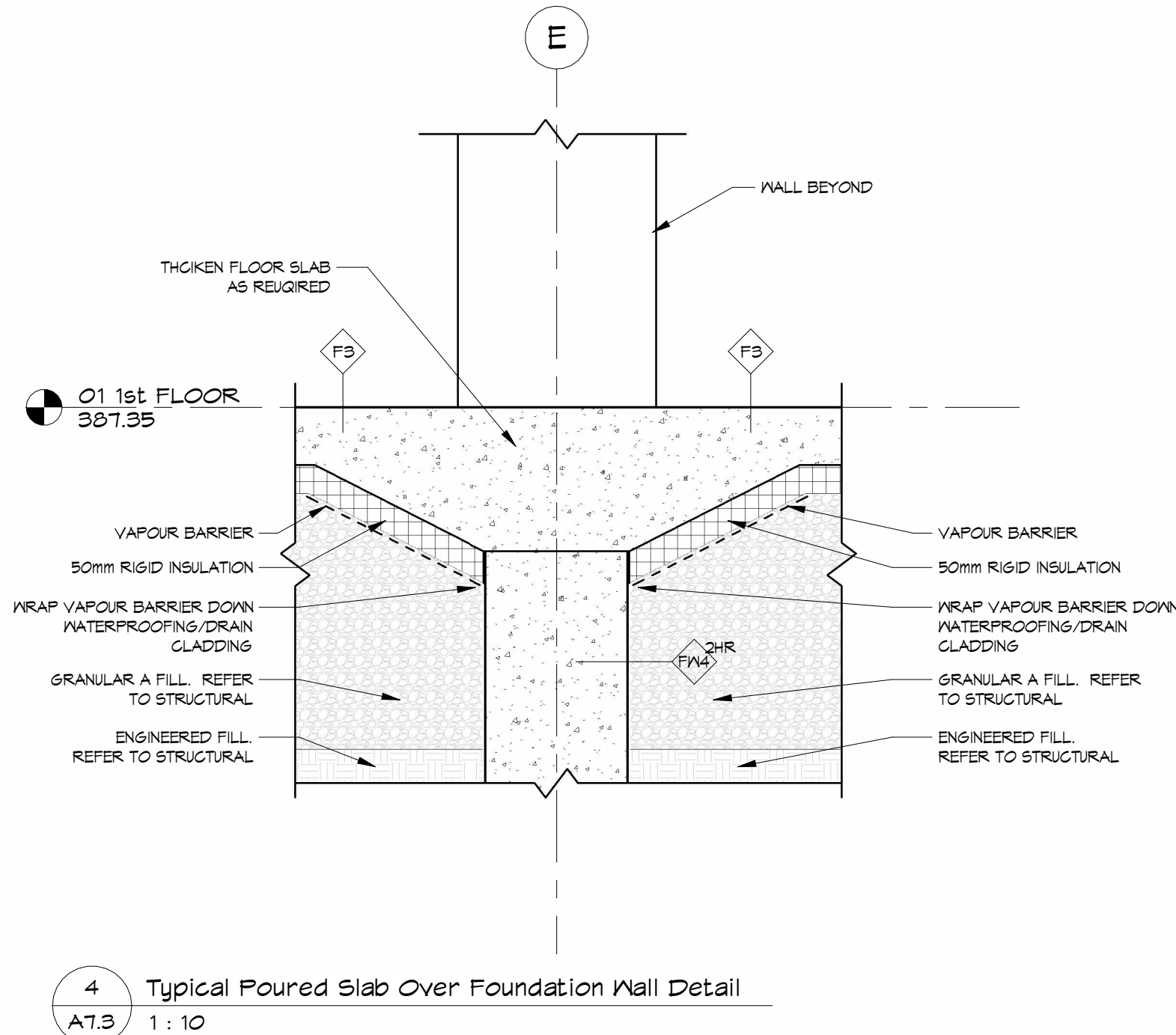
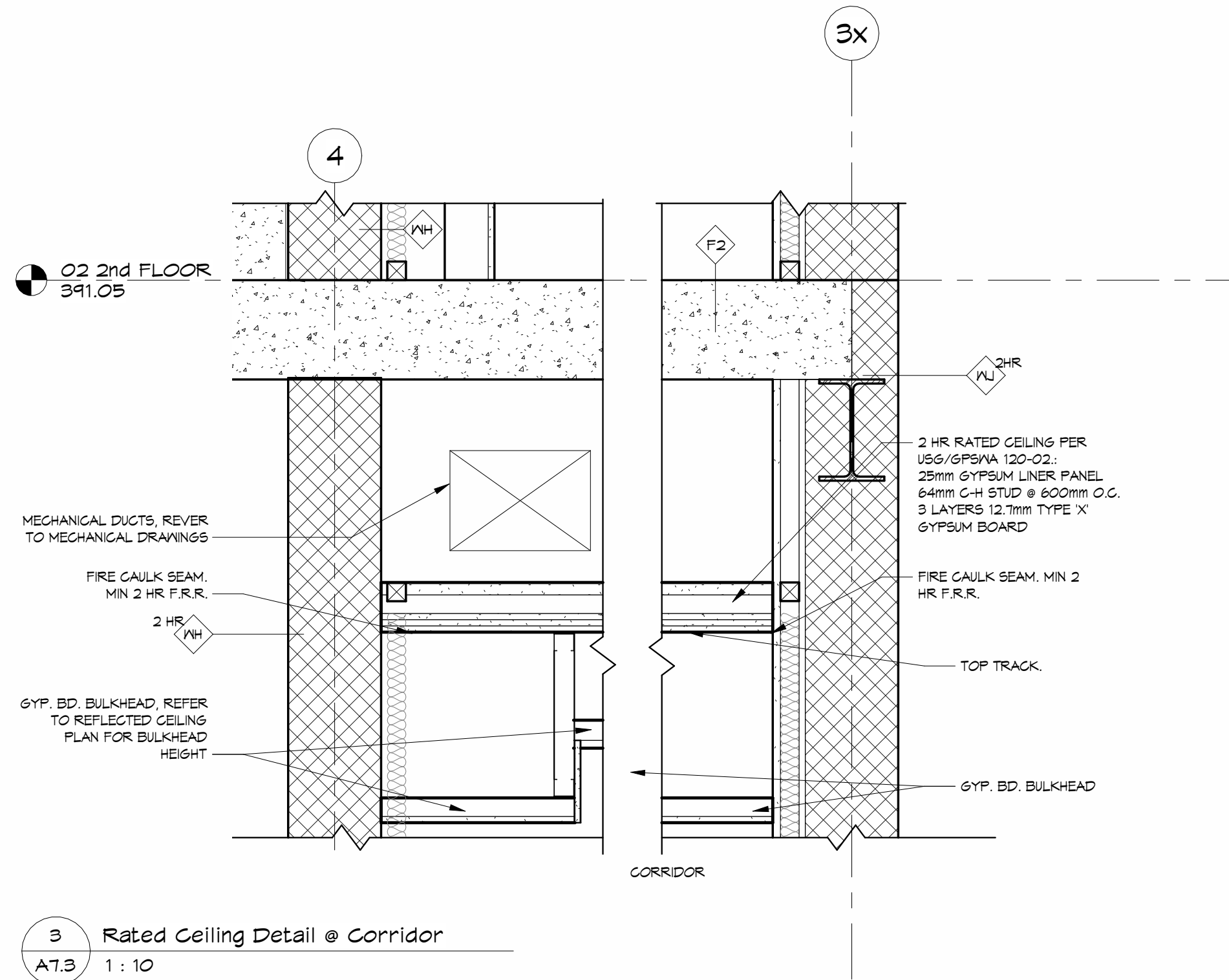
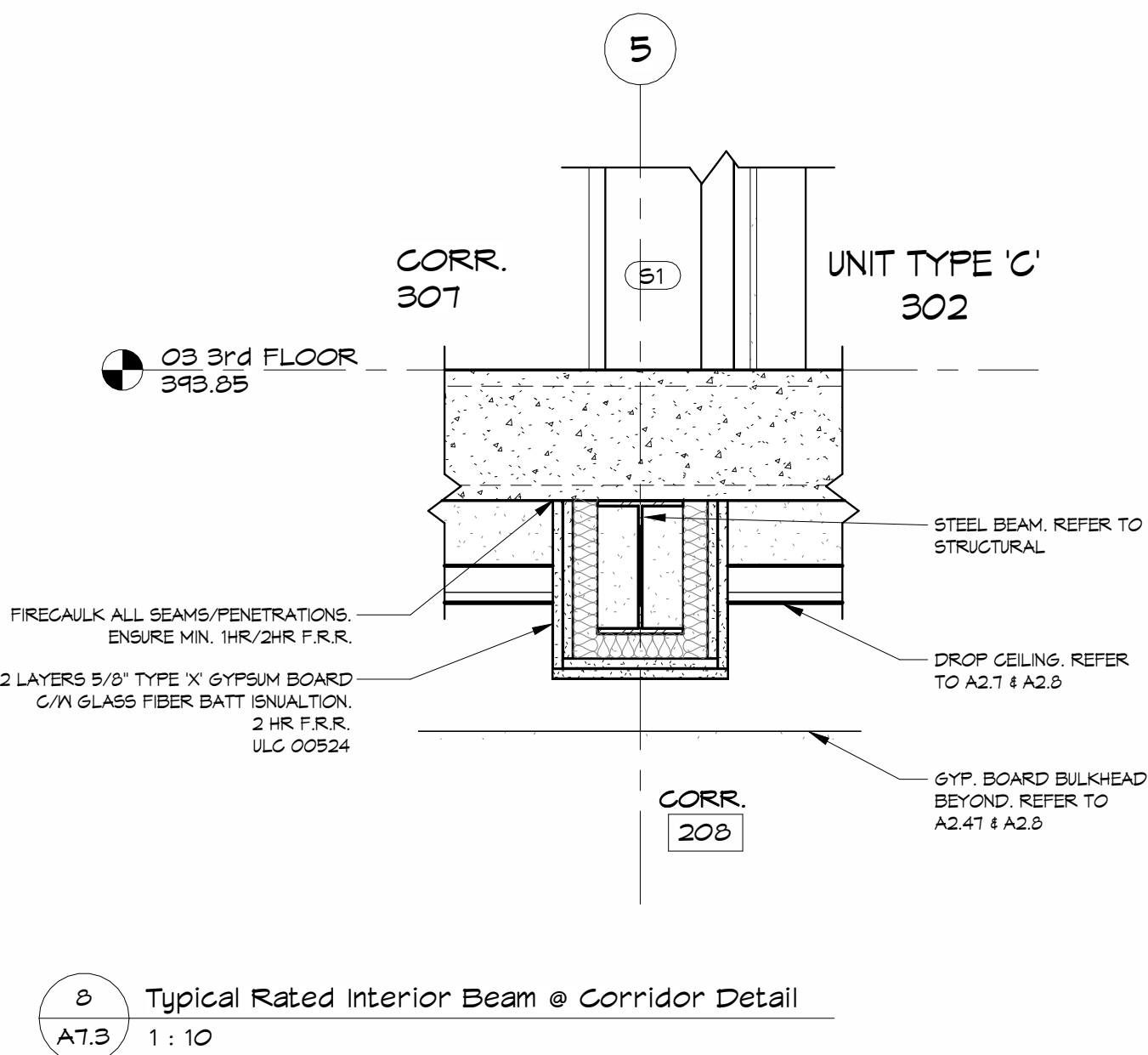
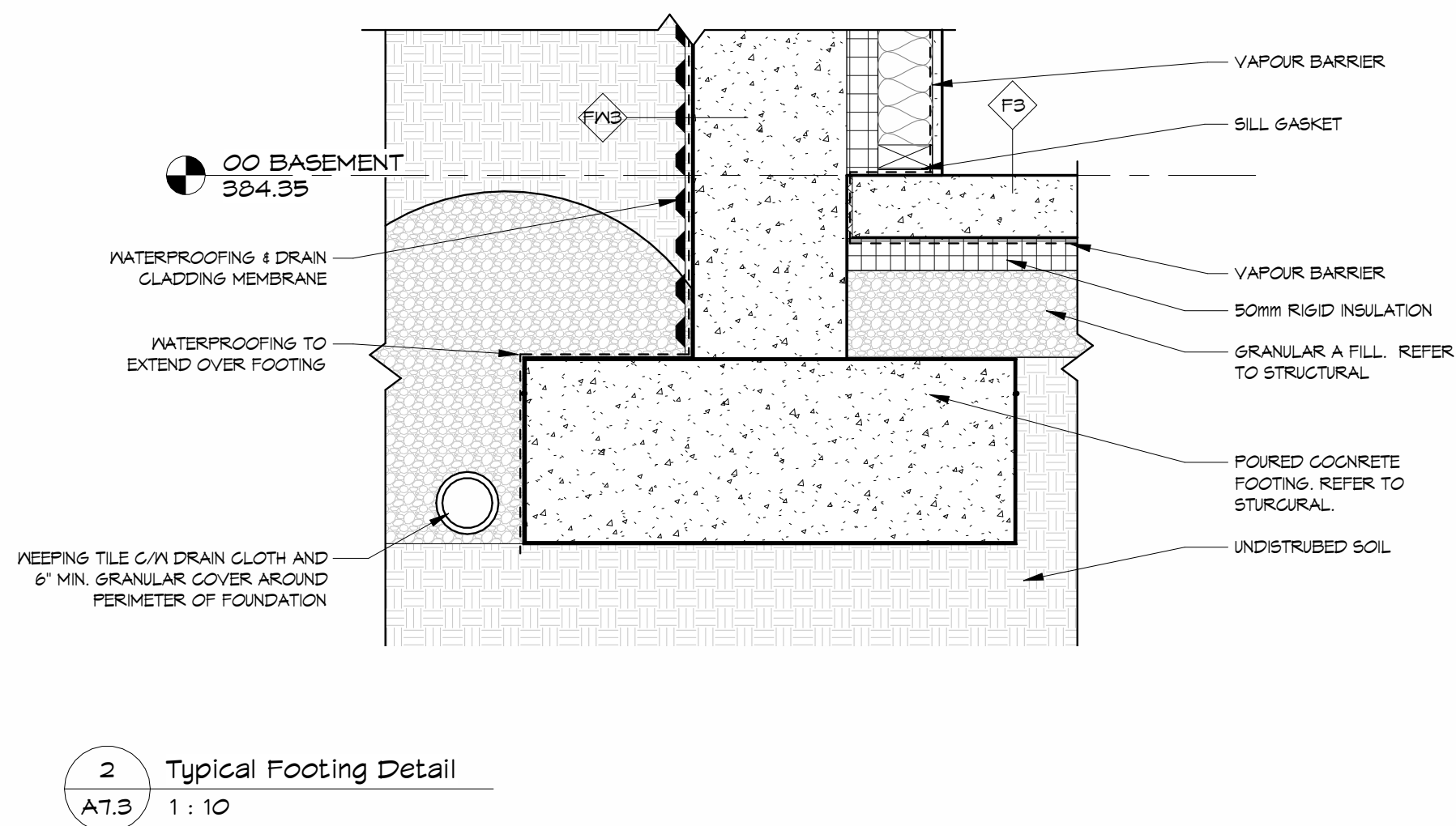
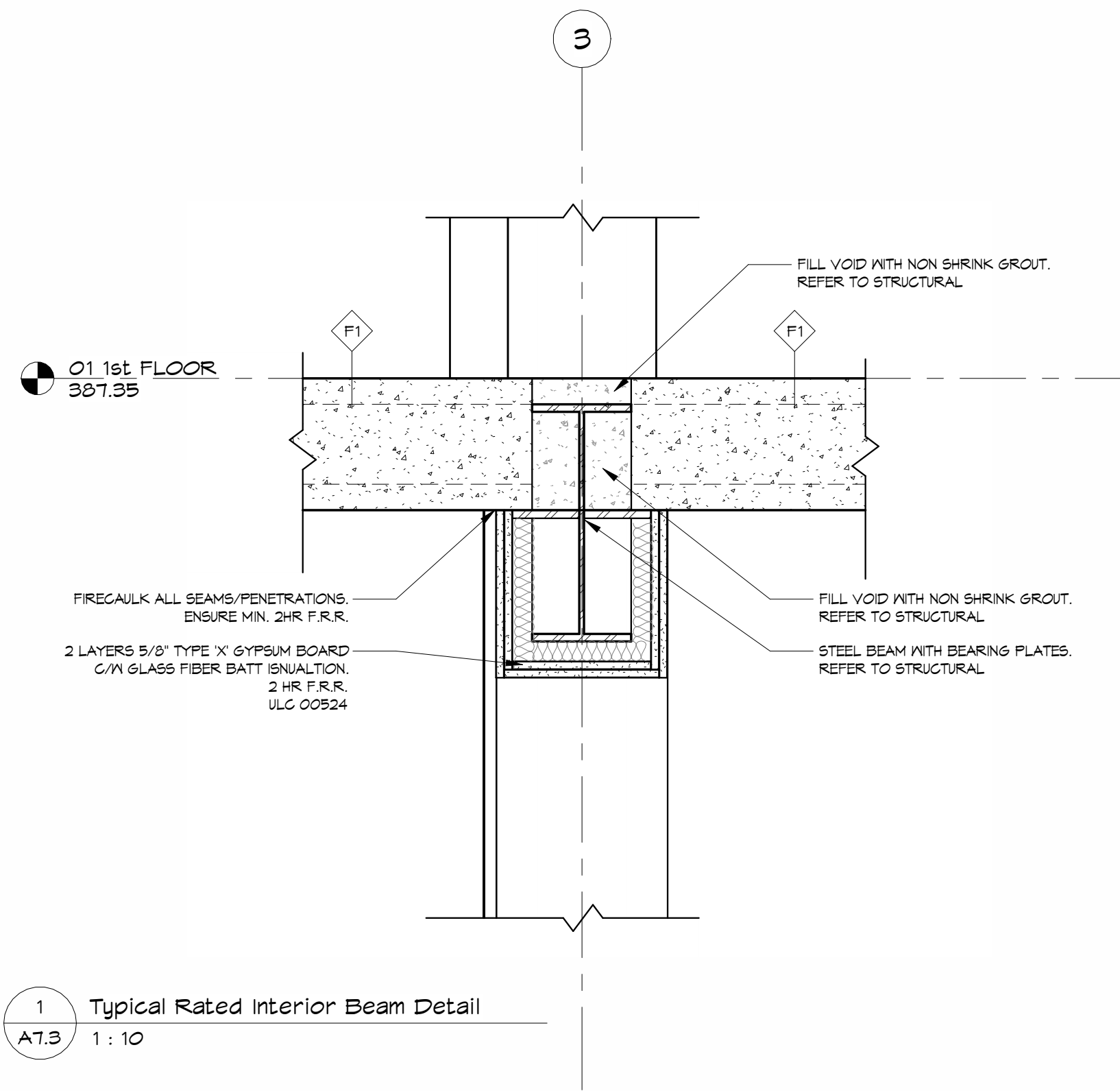
PROJECT NORTH



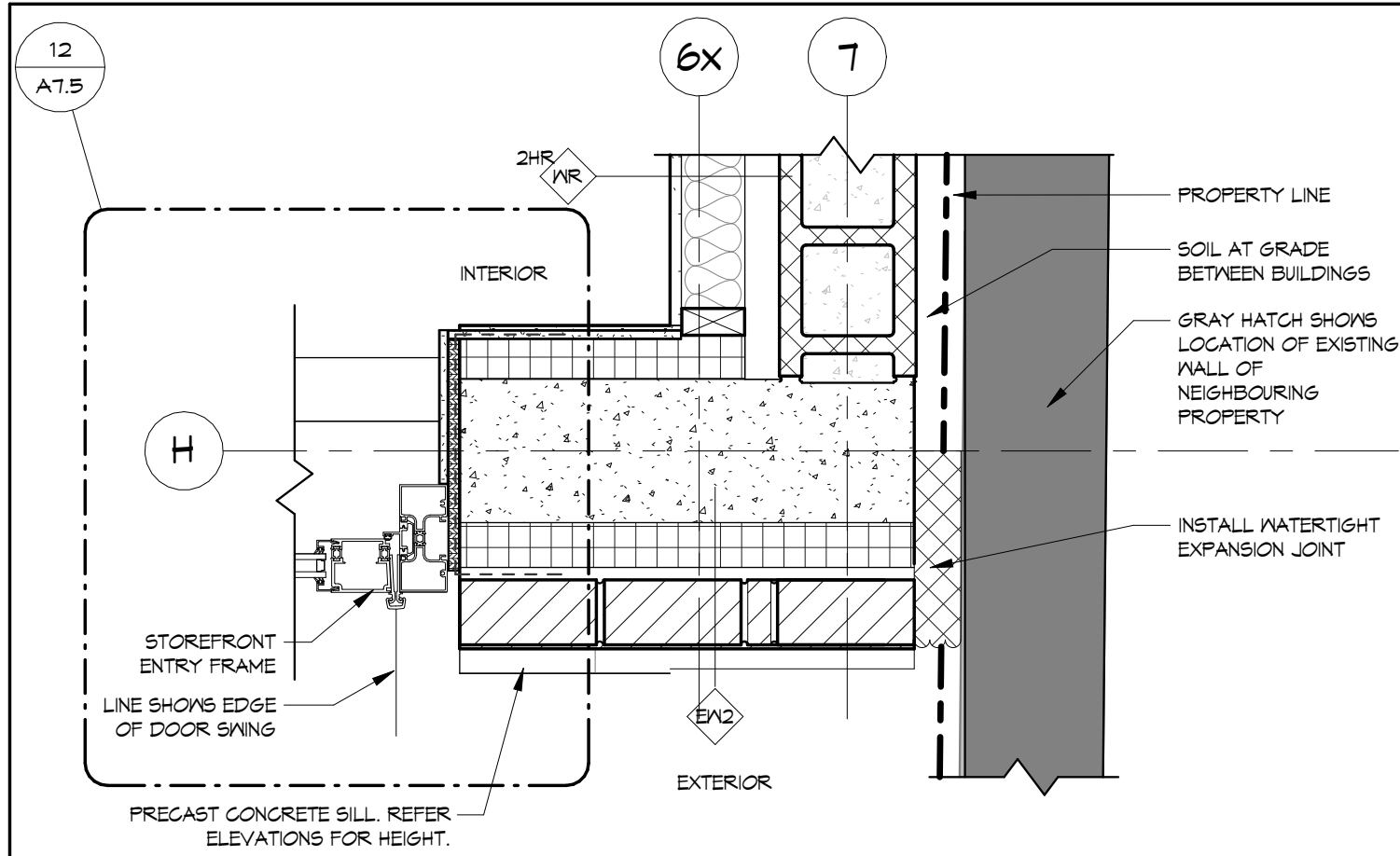
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HIS SERVICE AND ARE TO BE USED AS A GUIDE ONLY.
DO NOT SCALE DRAWINGS.

Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Eora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

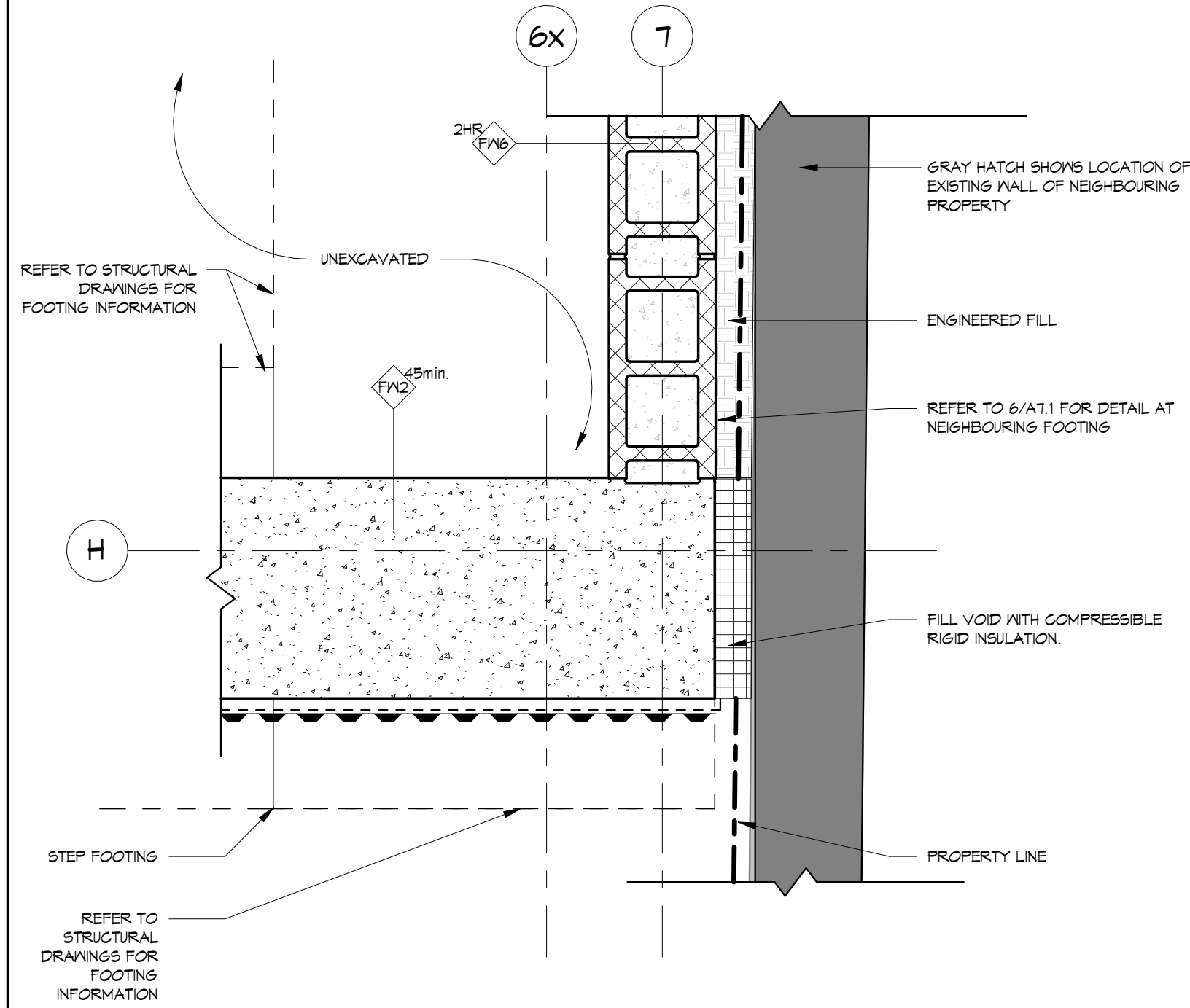
A7.2



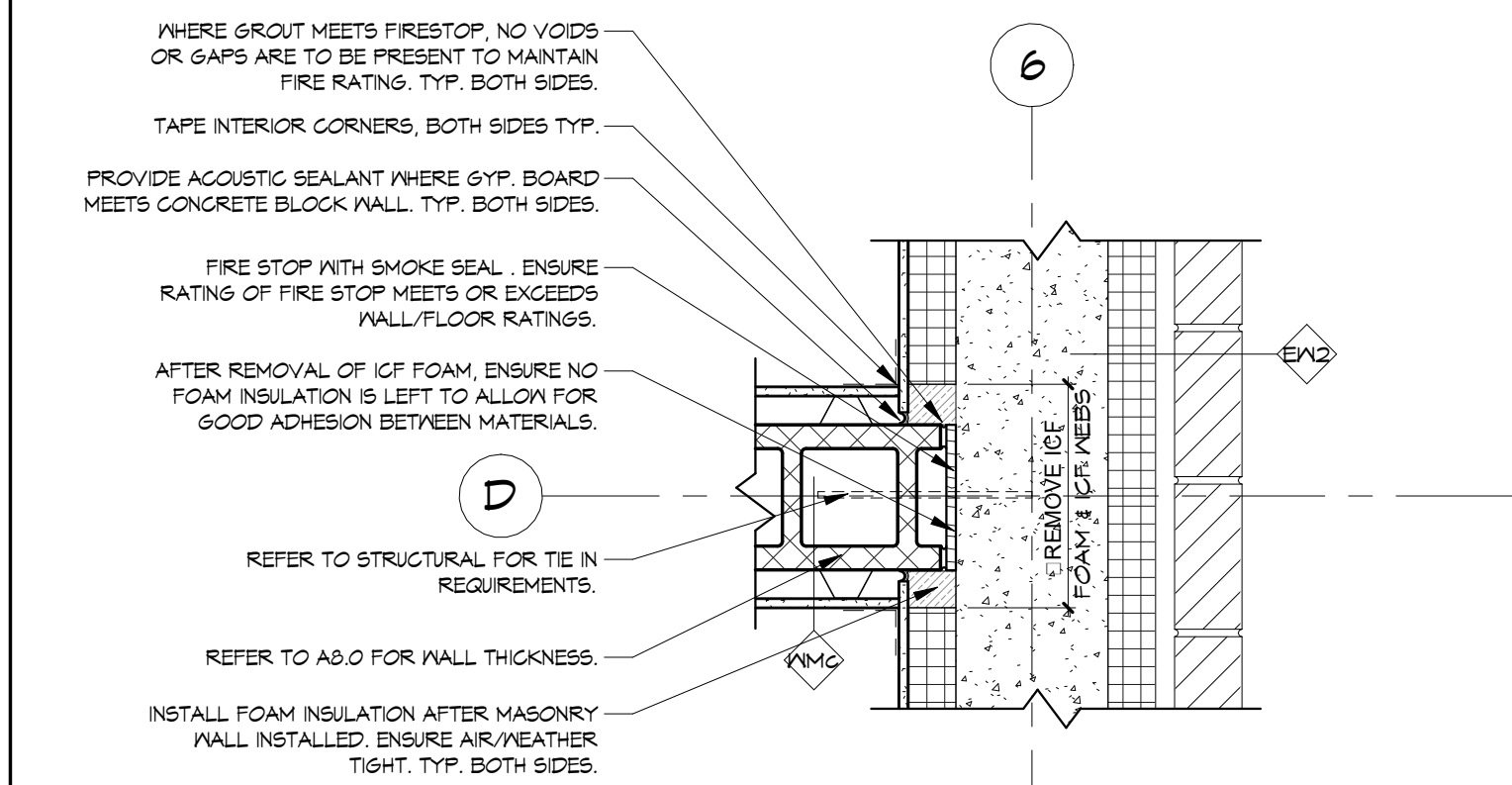
2026-03-12 3:01:56 PM



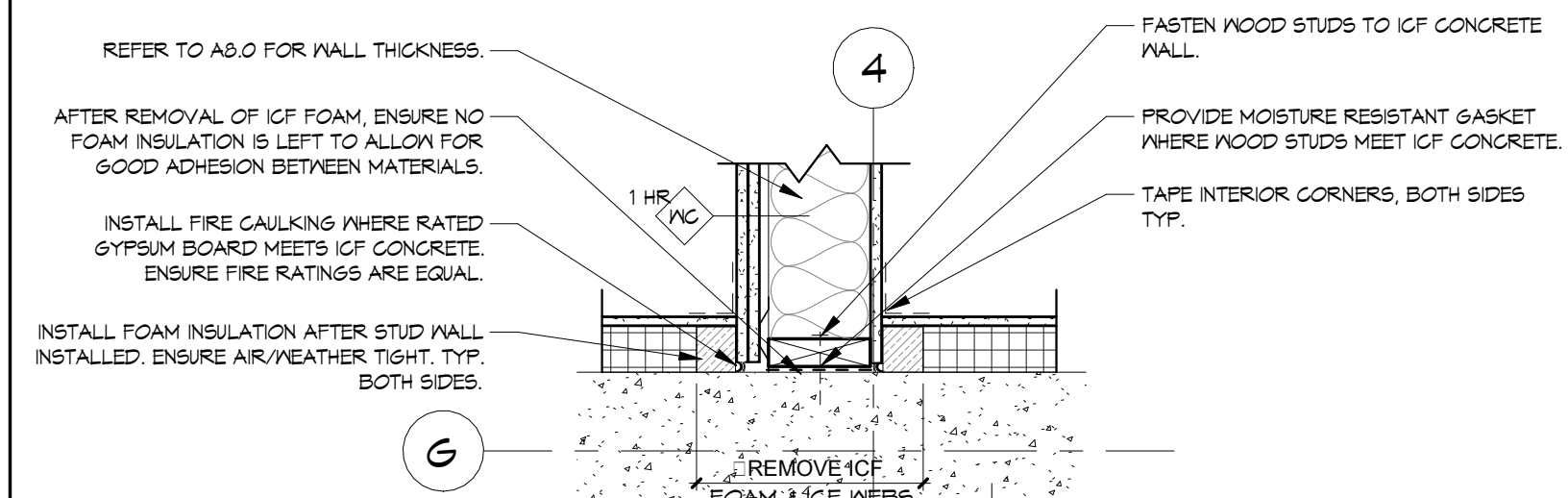
11 Ground Floor @ Geddes Neighbouring Building Plan Detail
A7.4 1:10



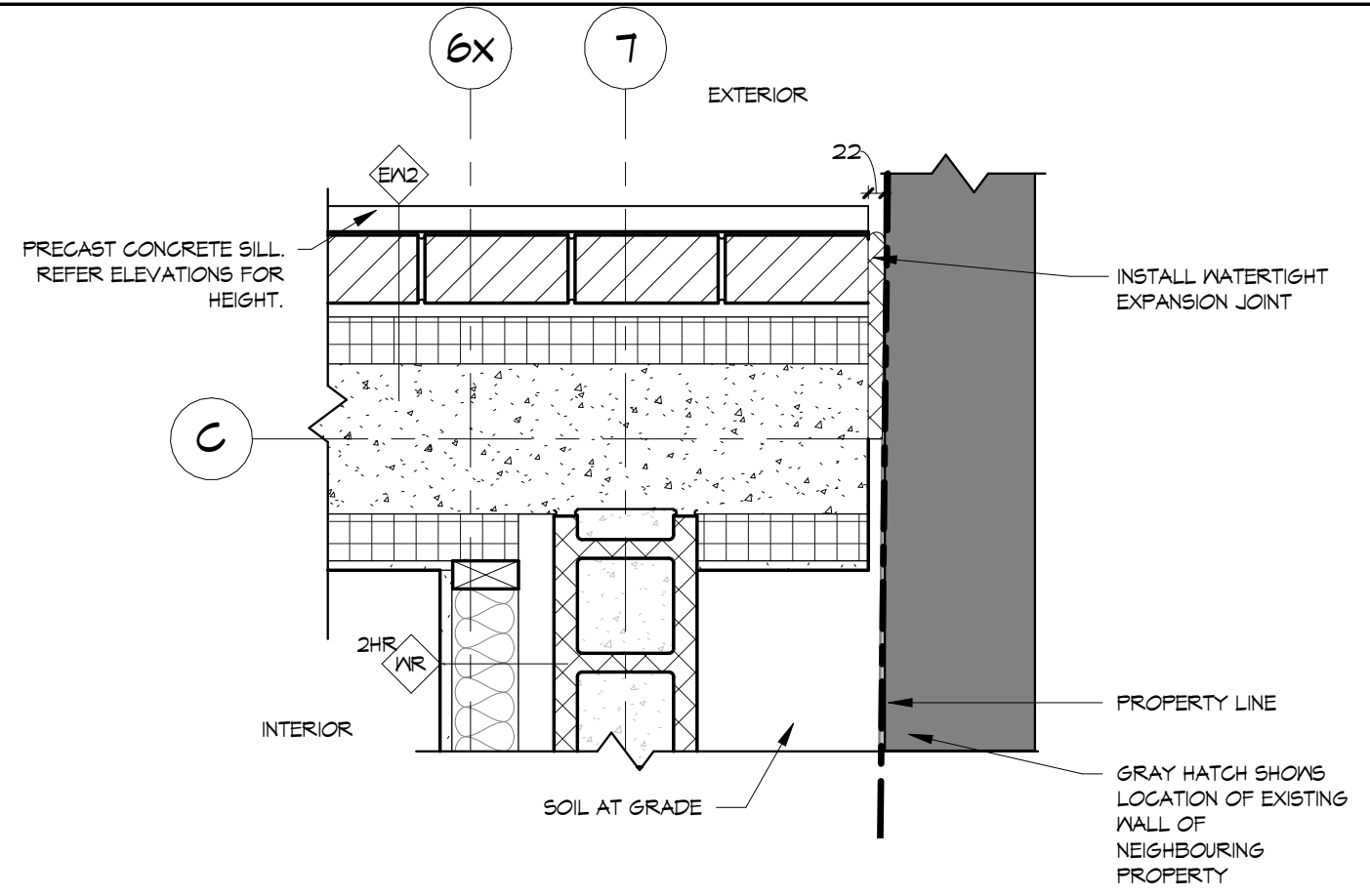
7 Foundation @ Geddes Neighbouring Building Plan Detail
A7.4 1:10



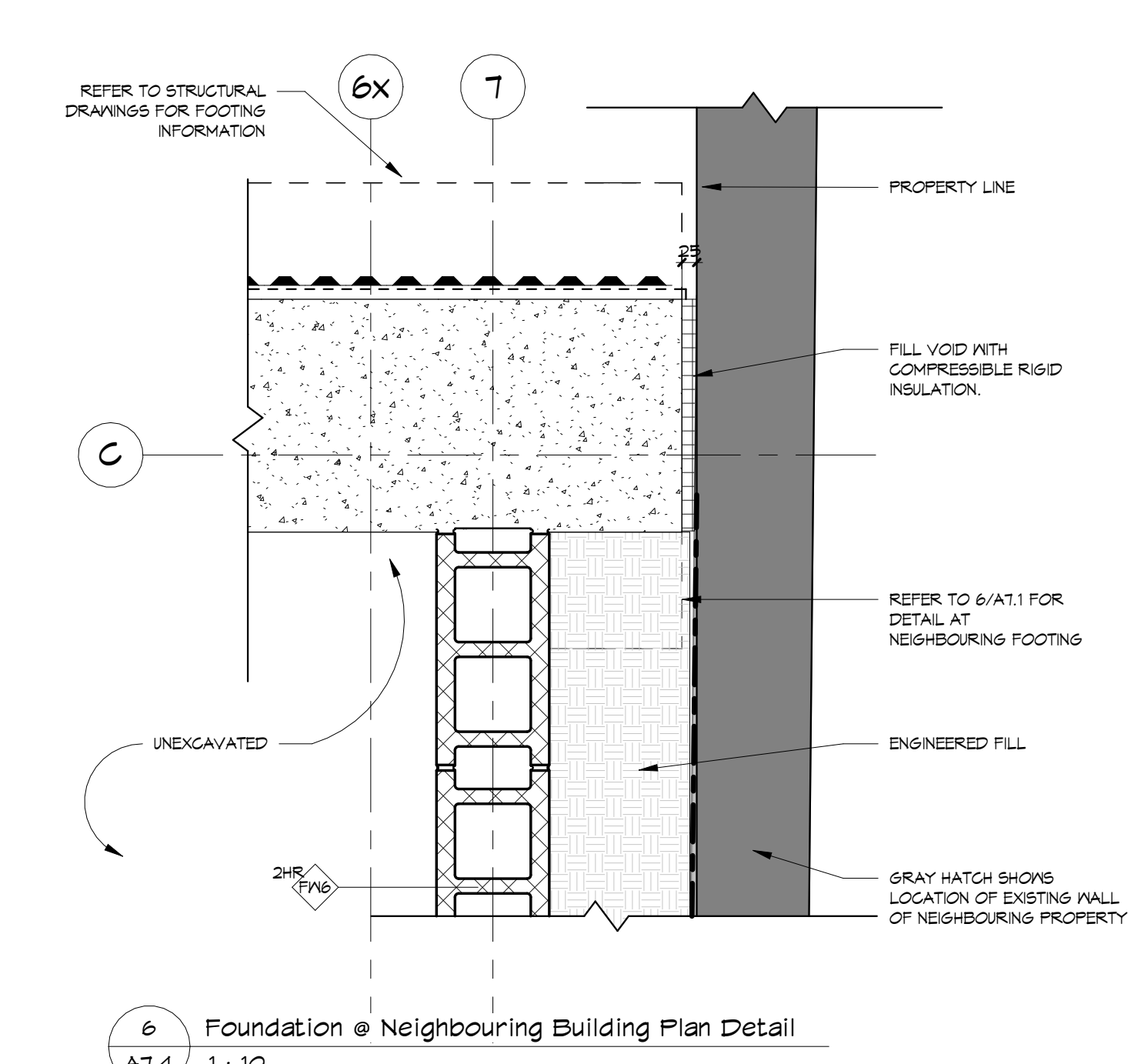
1 Plan Detail - Block Wall @ ICF Check
A7.4 1:10



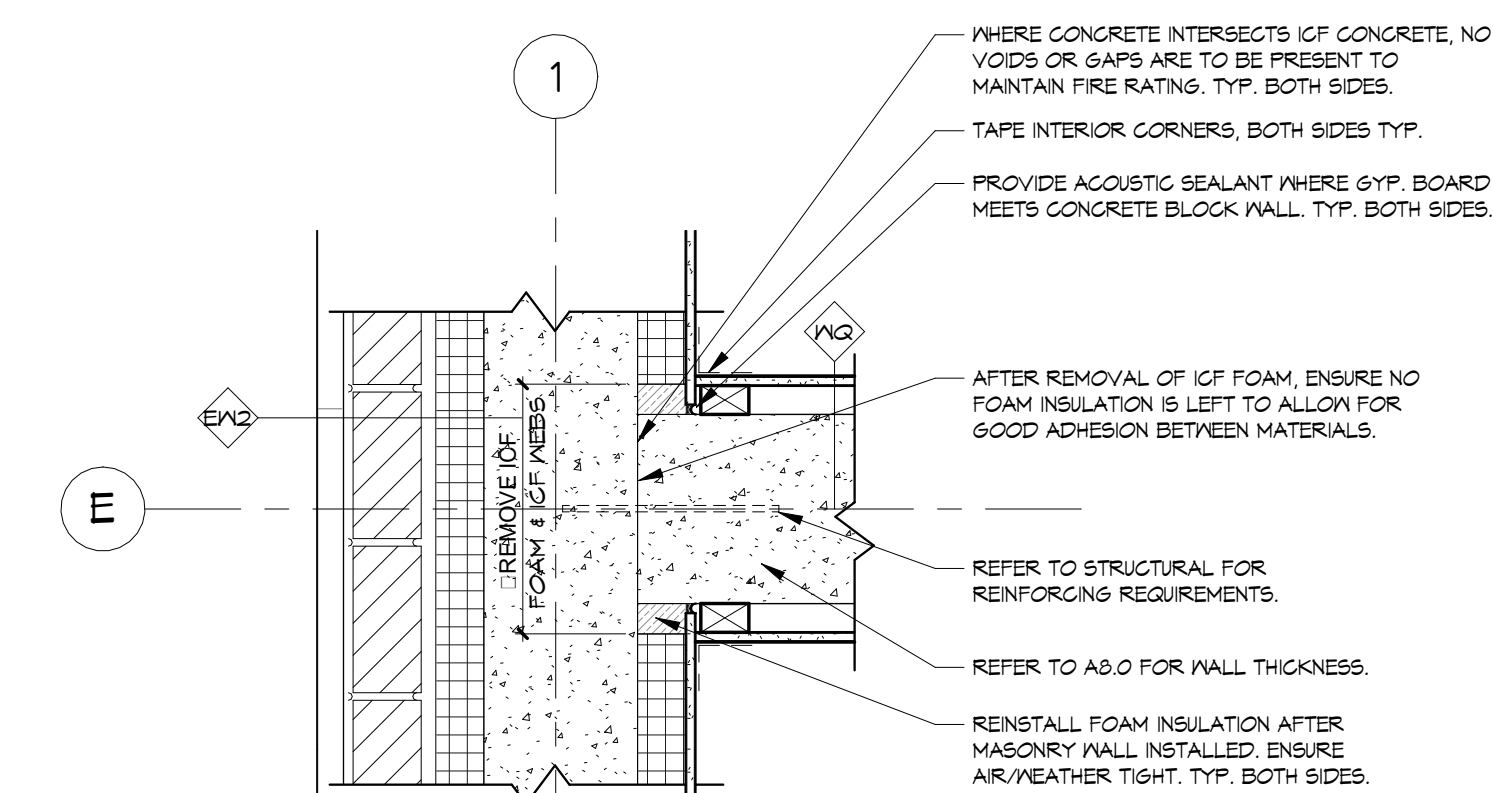
3 Plan Detail - Demising Wall @ ICF Check
A7.4 1:10



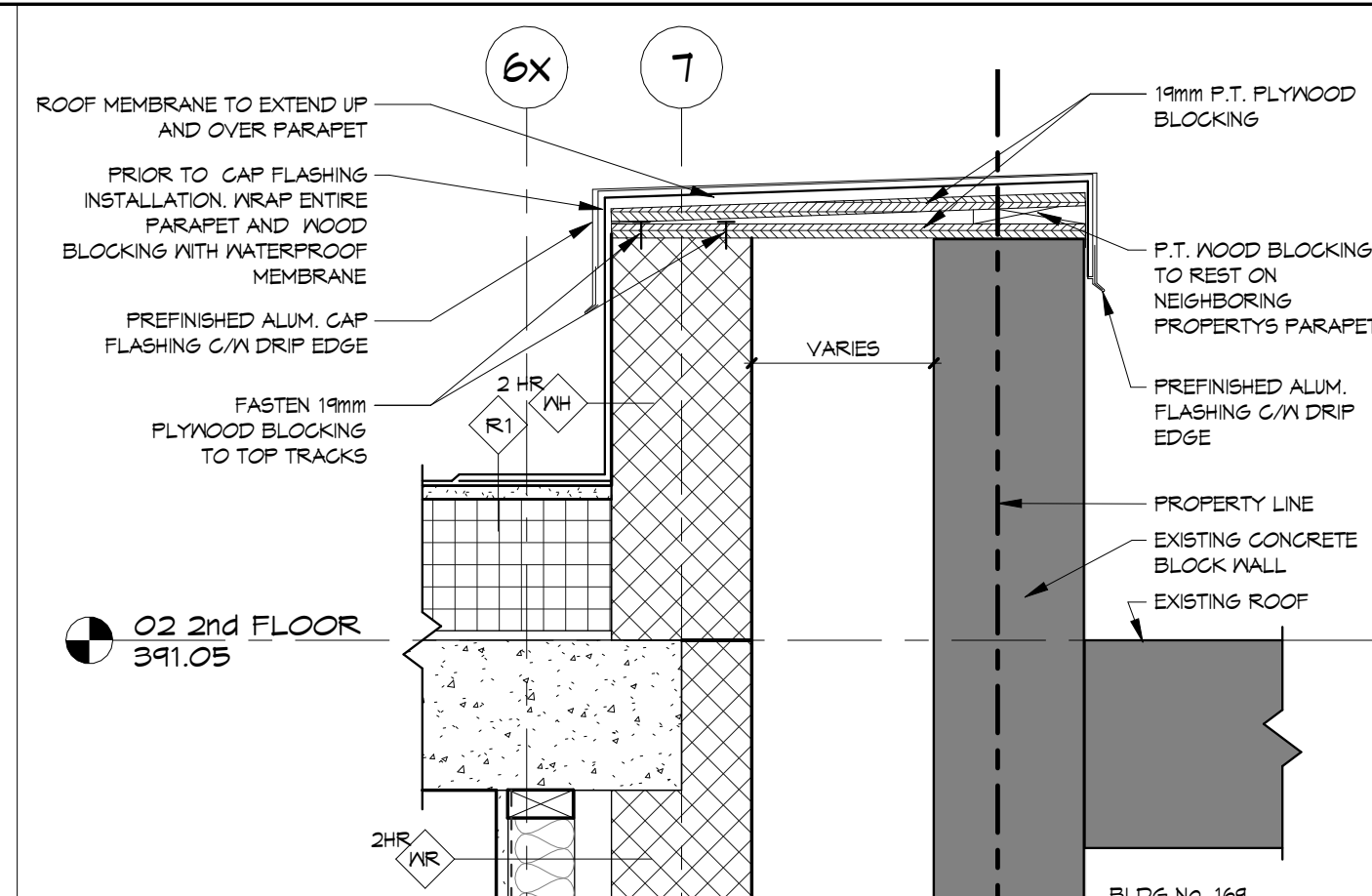
10 Ground Floor @ Neighbouring Building Plan Detail
A7.4 1:10



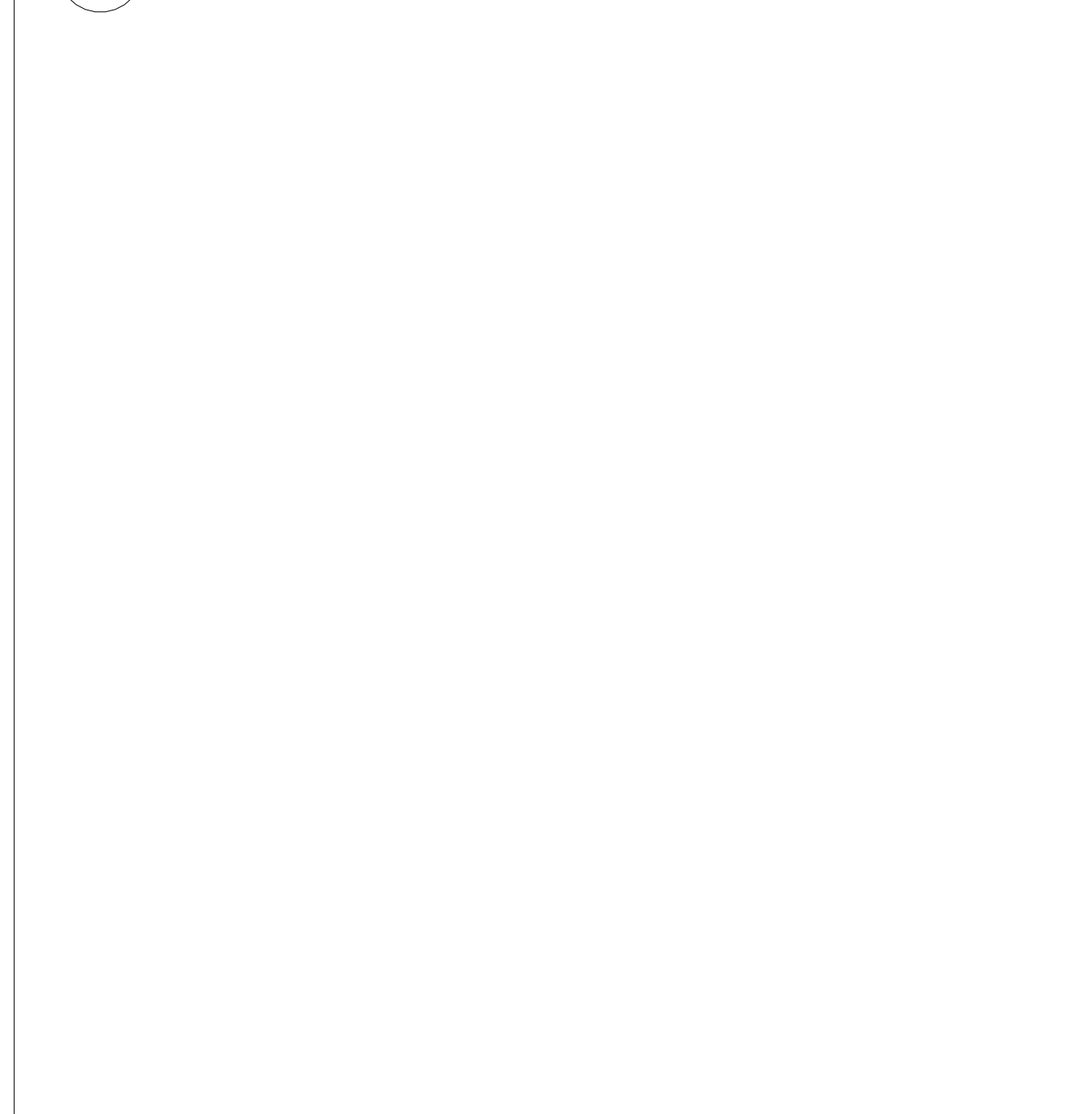
6 Foundation @ Neighbouring Building Plan Detail
A7.4 1:10



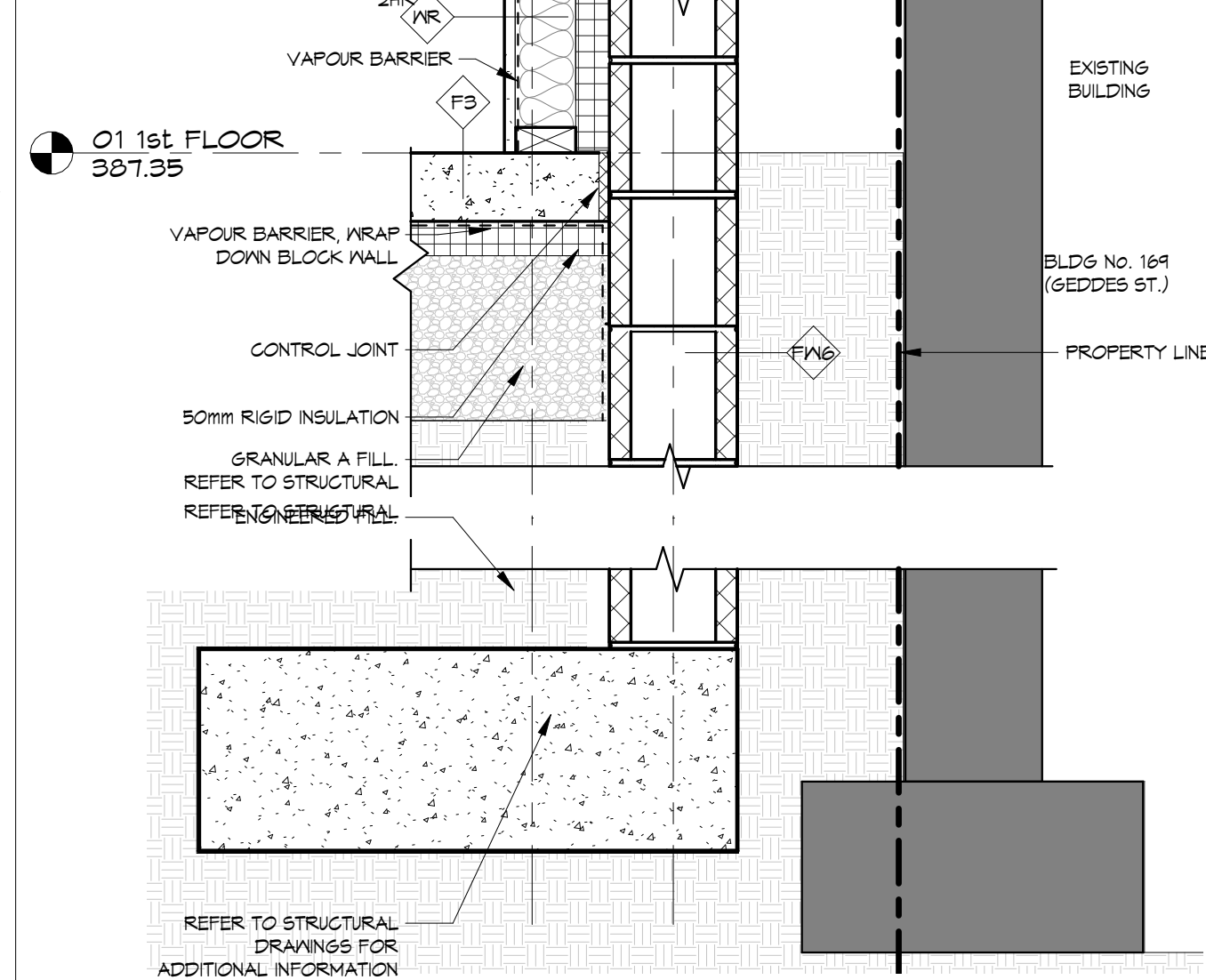
2 Plan Detail - Concrete Wall @ ICF Check
A7.4 1:10



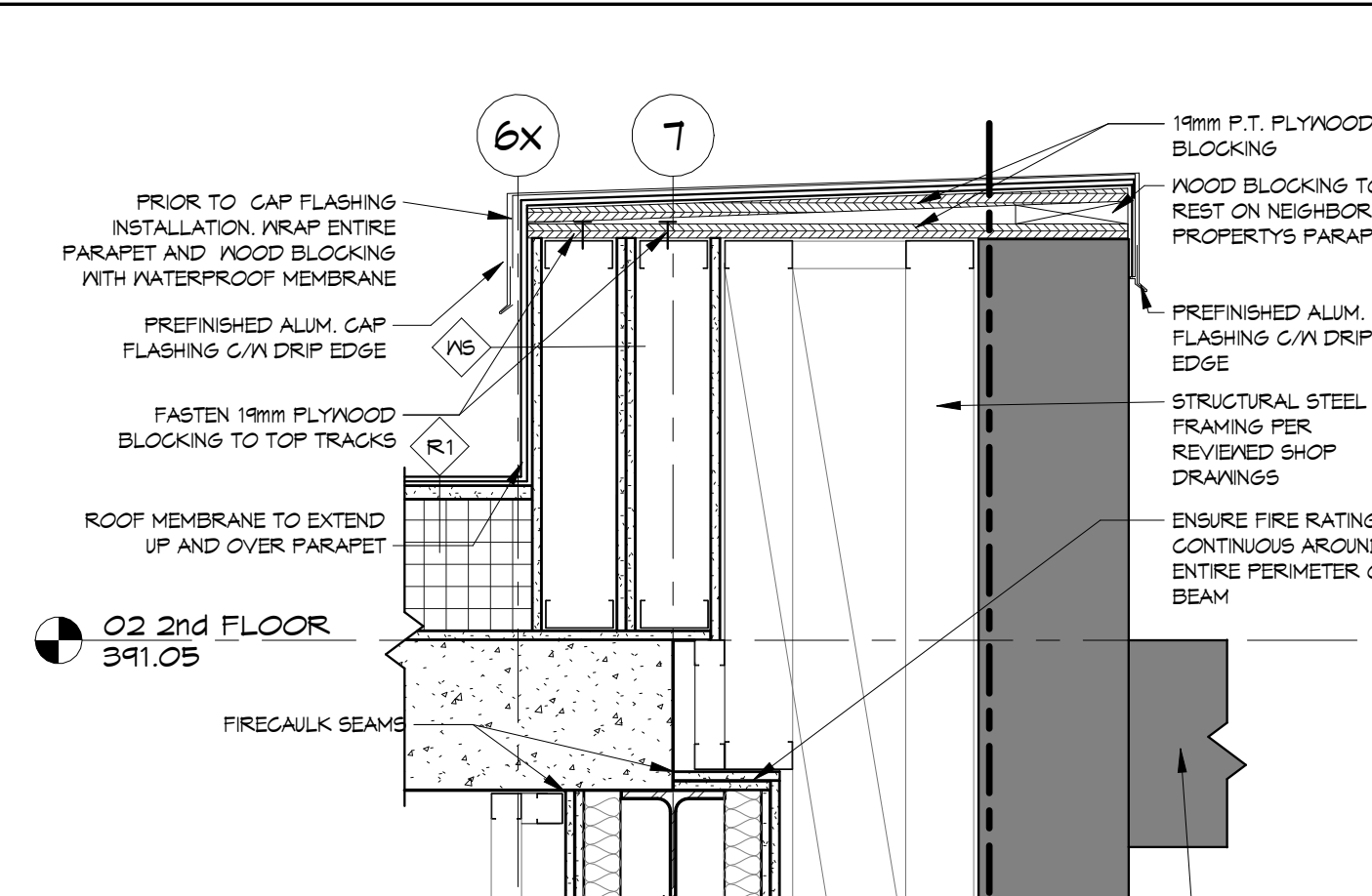
12 Parapet Detail @ Neighbouring Property
A7.4 1:10



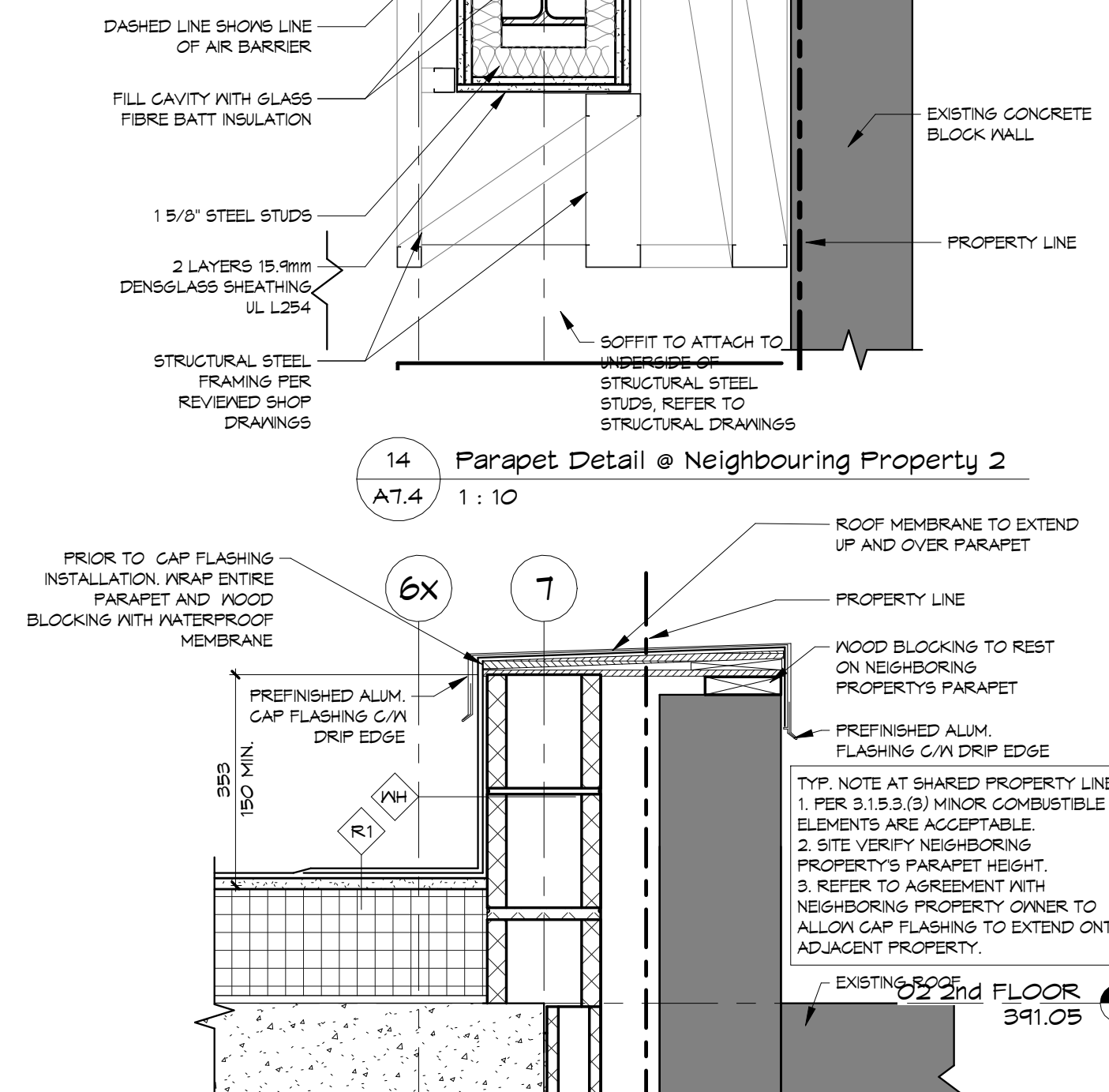
13 Foundation Detail @ Neighbouring Building
A7.4 1:10



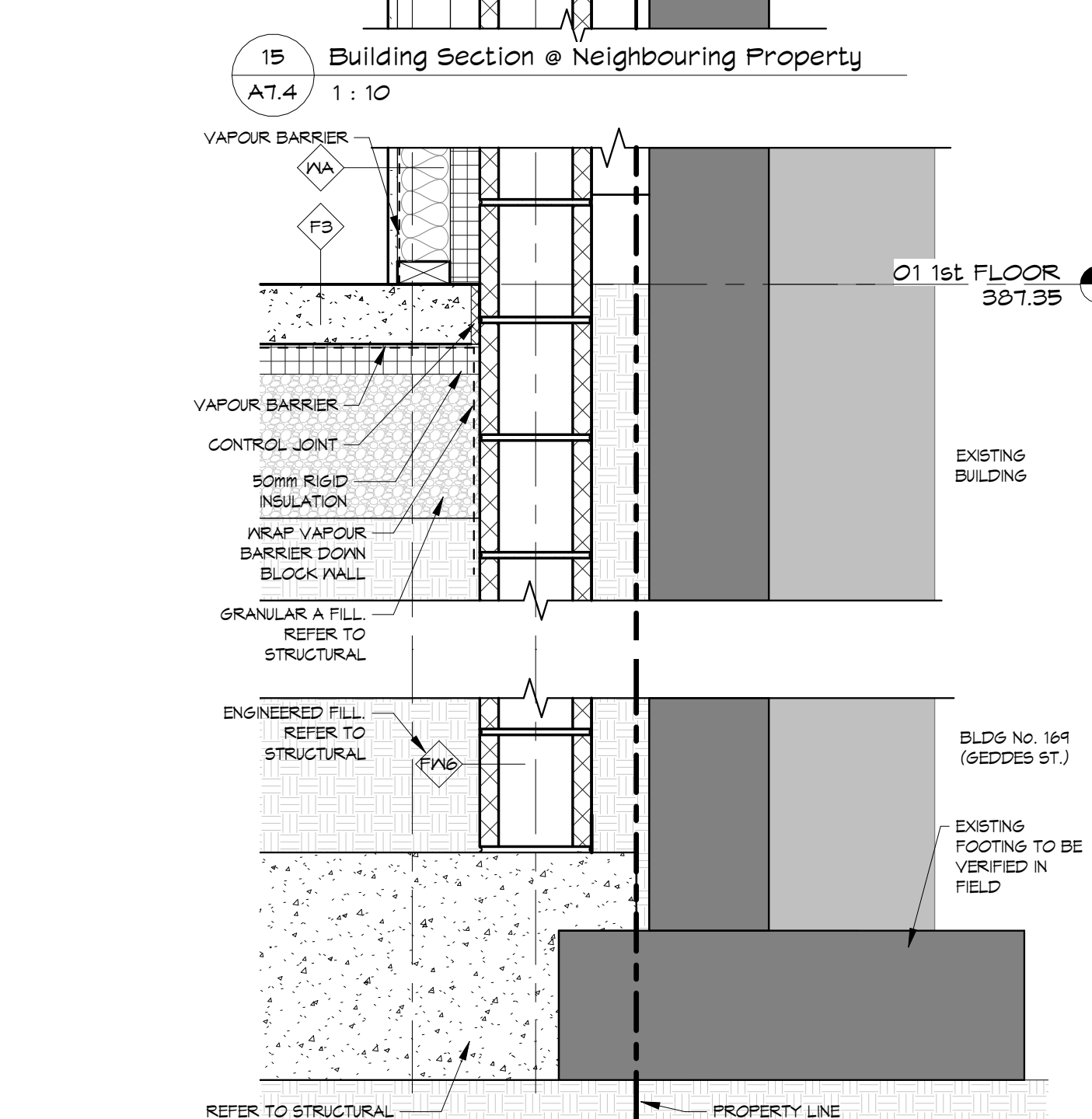
13 Foundation Detail @ Neighbouring Building
A7.4 1:10



14 Parapet Detail @ Neighbouring Property 2
A7.4 1:10

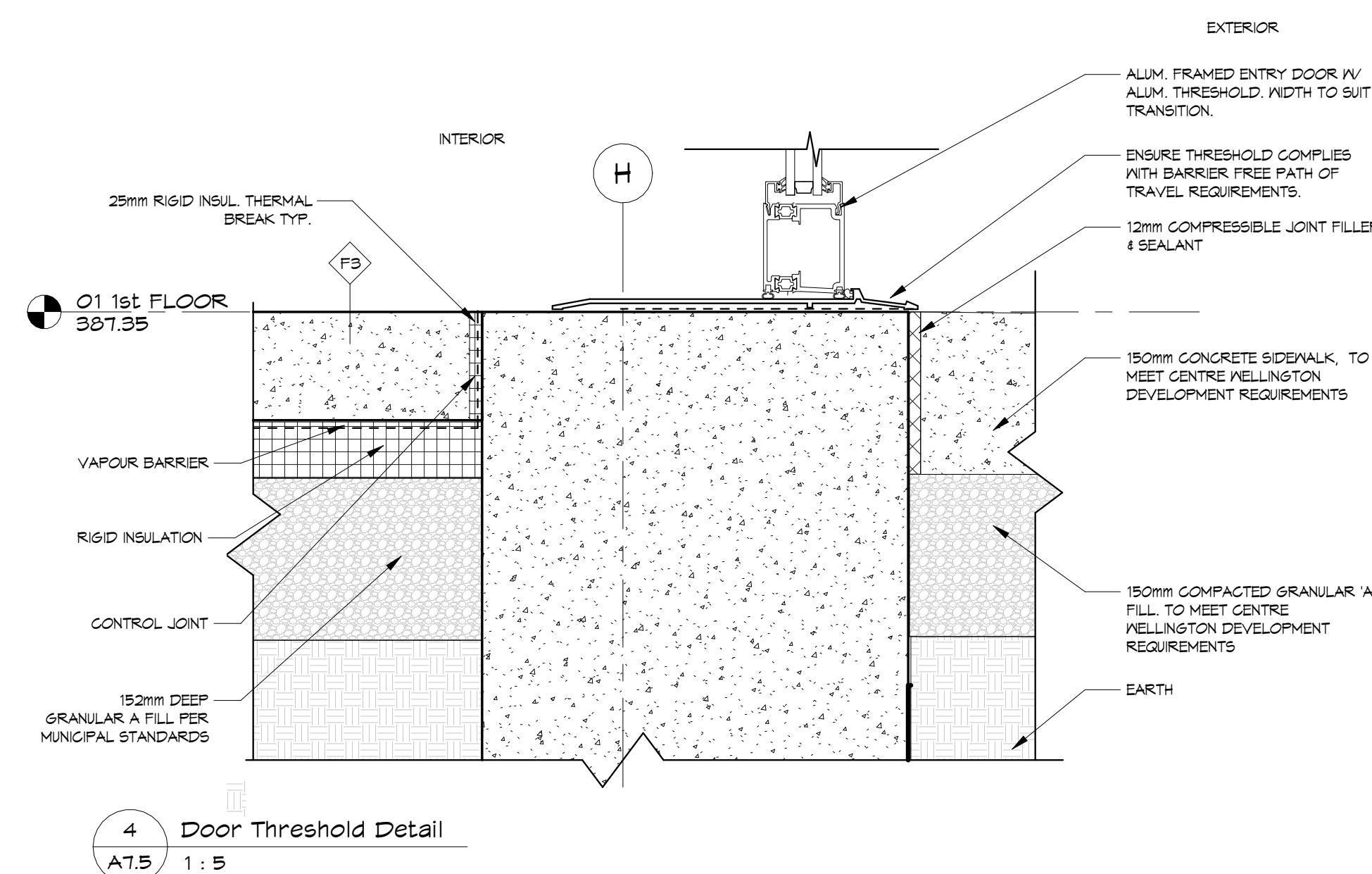
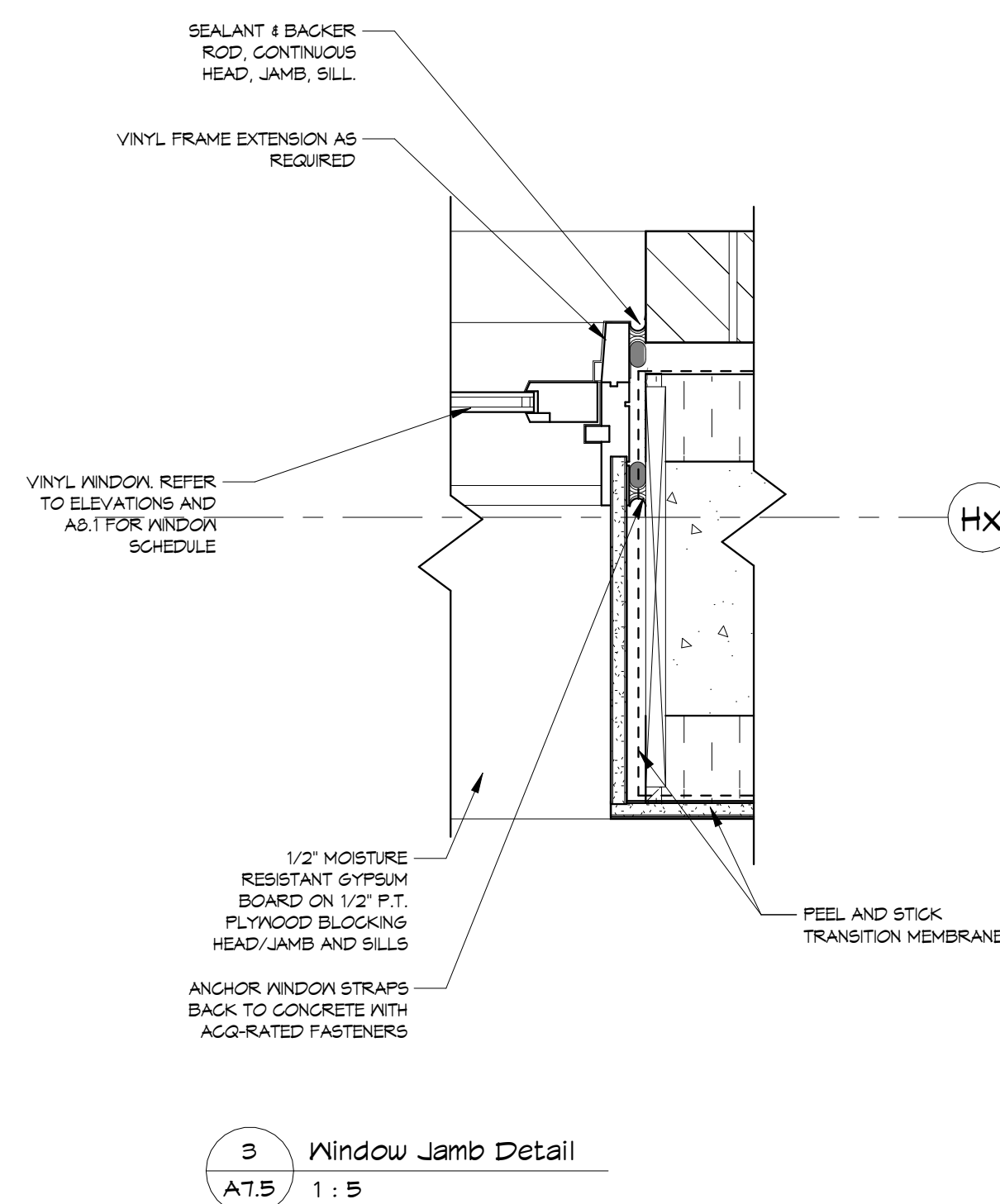
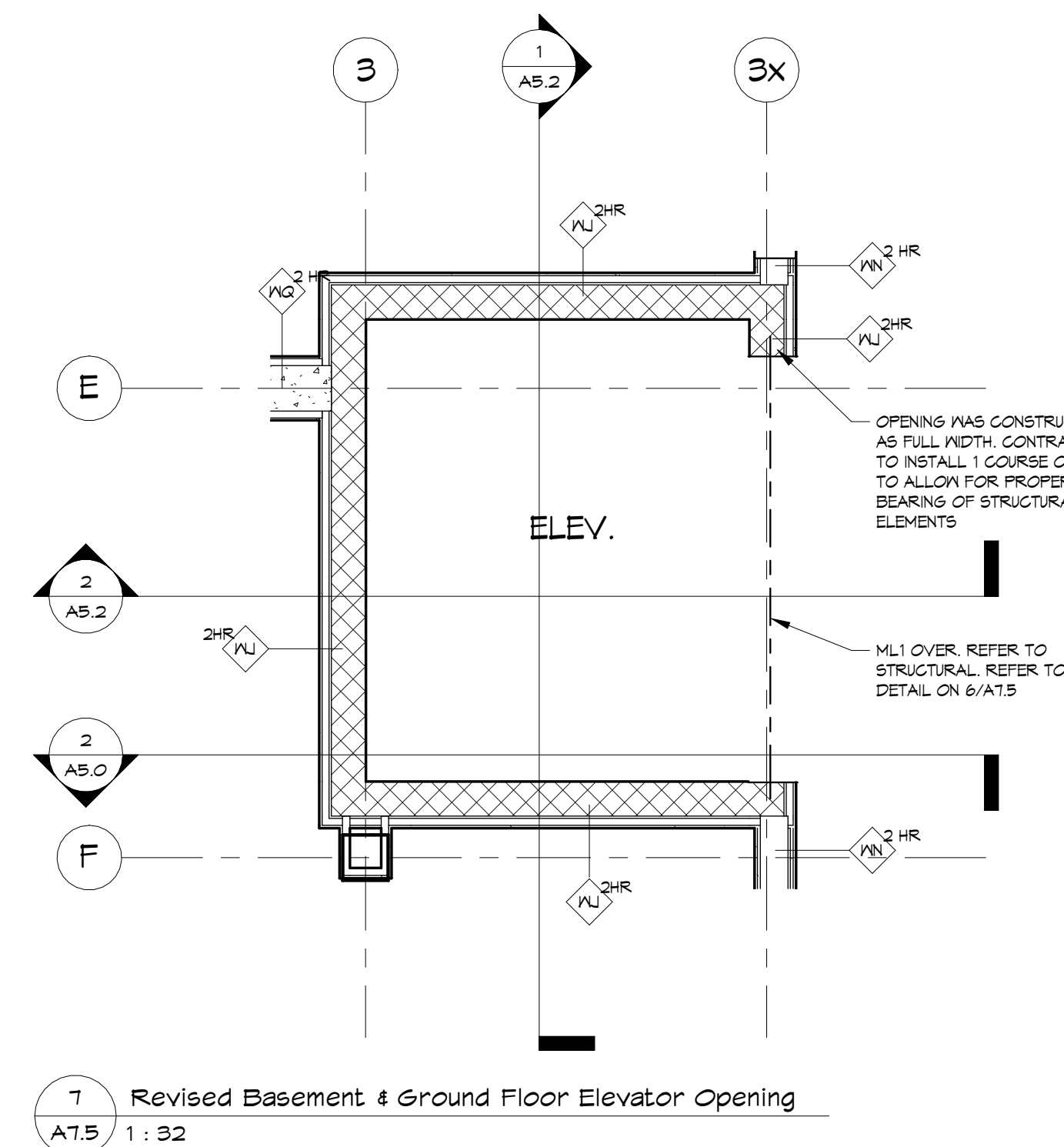
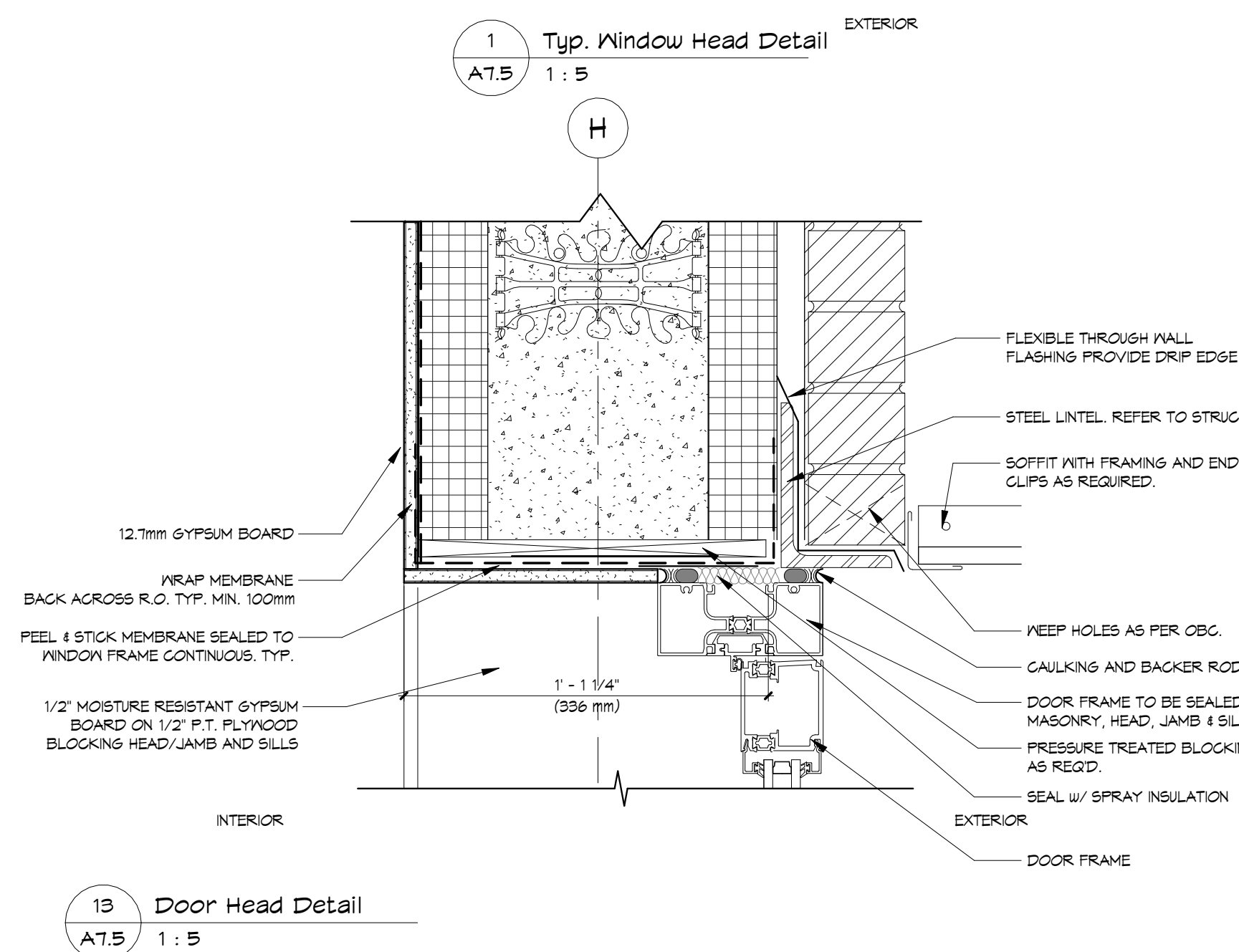
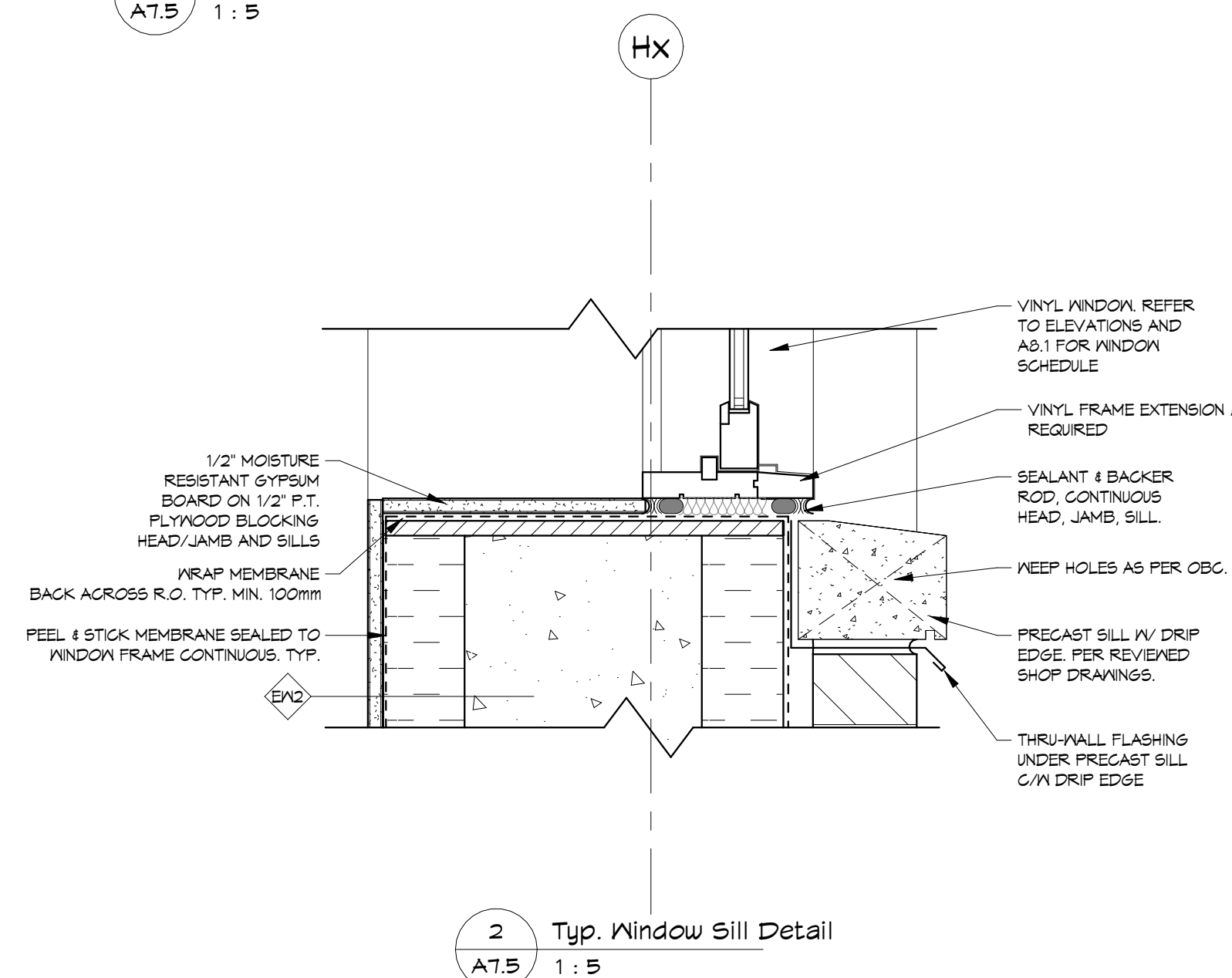
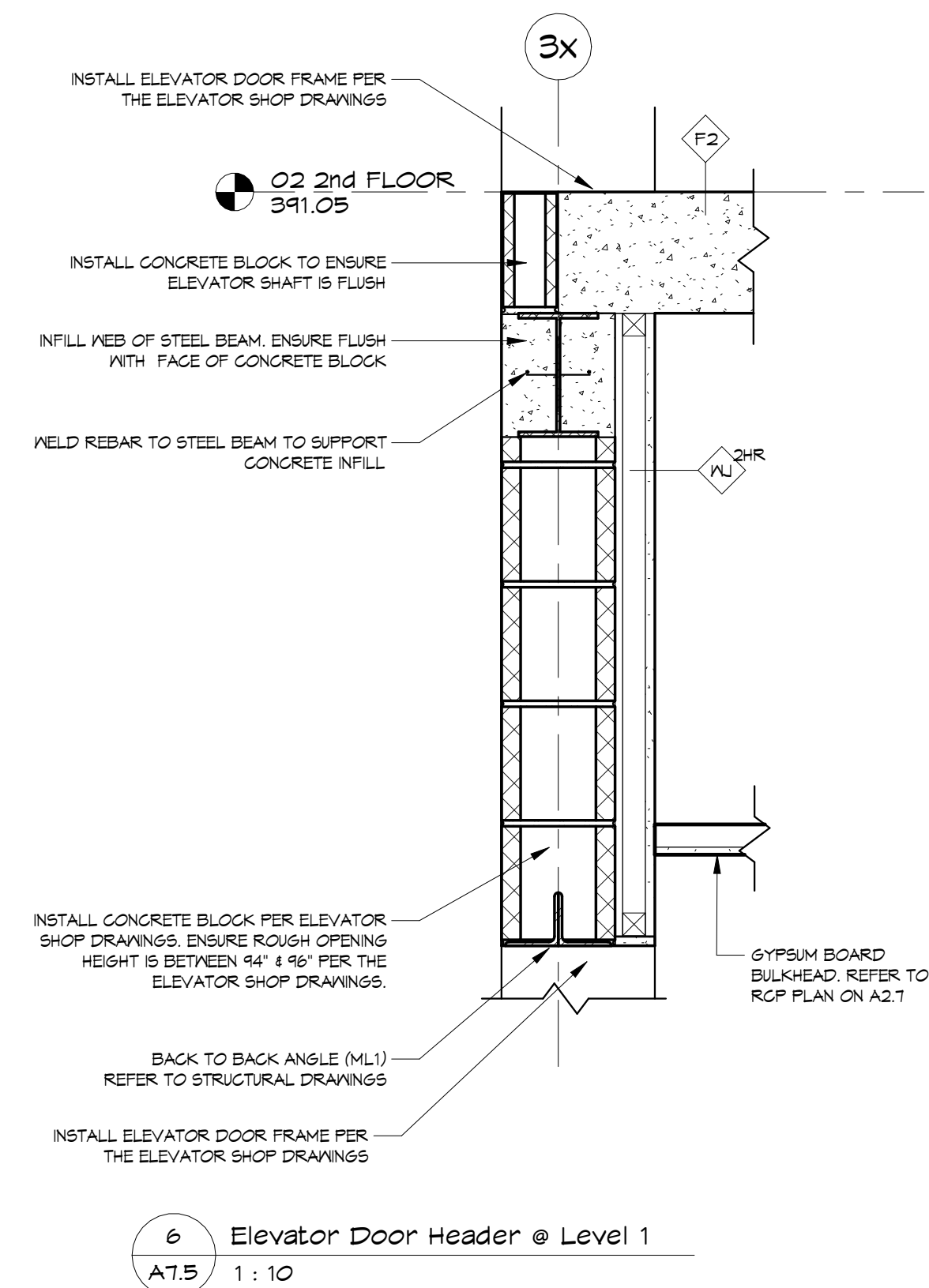
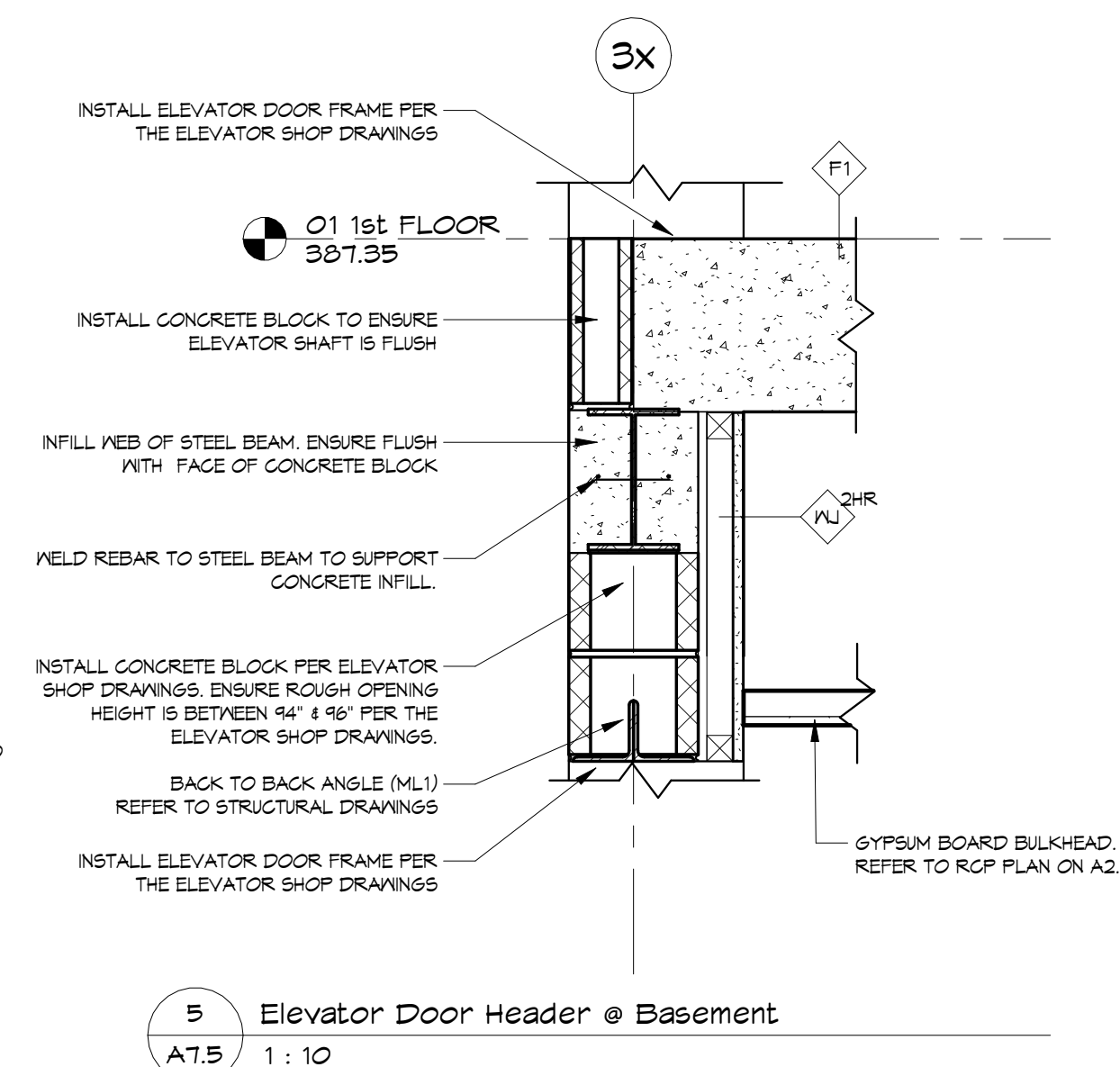
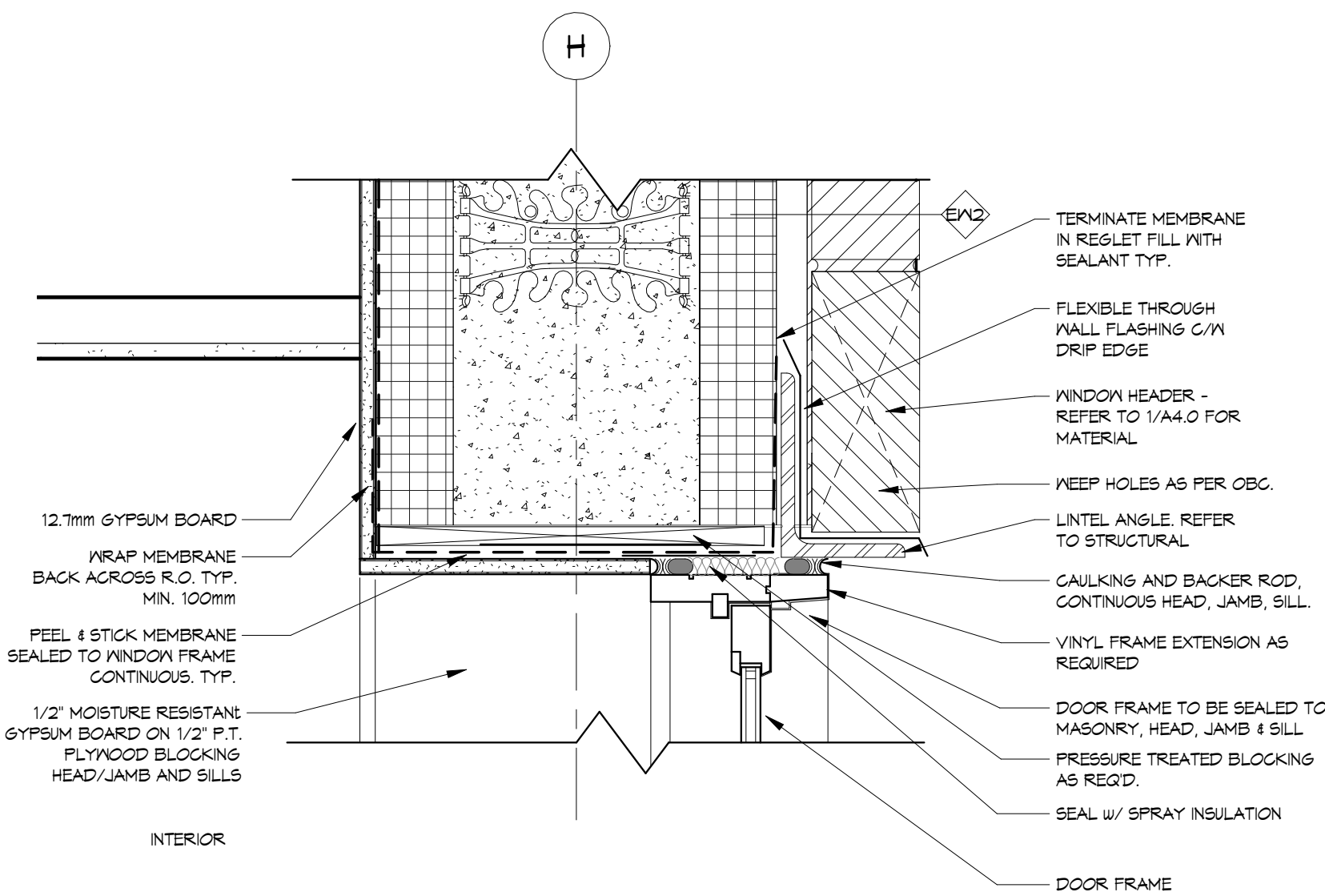
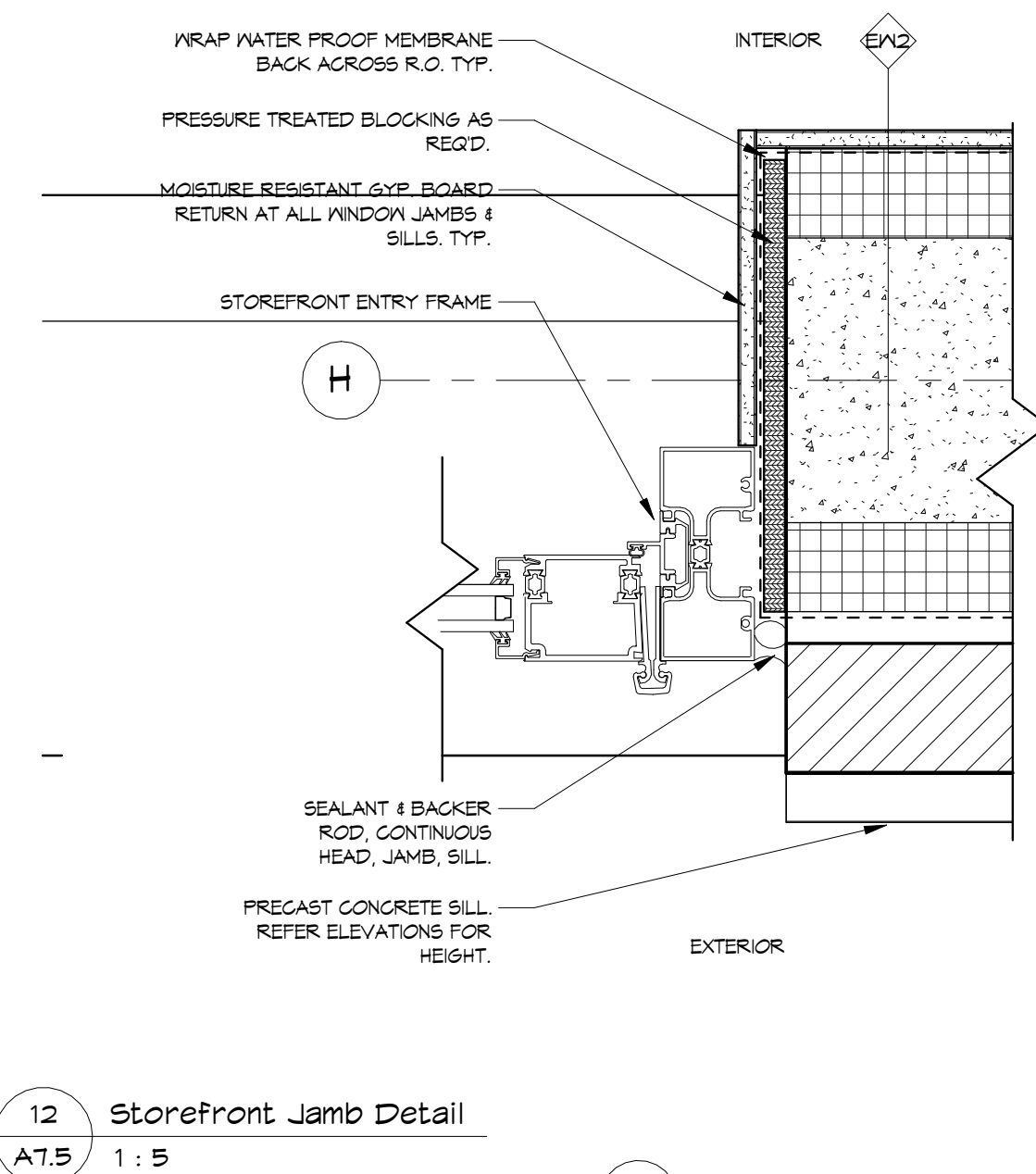


15 Building Section @ Neighbouring Property
A7.4 1:10



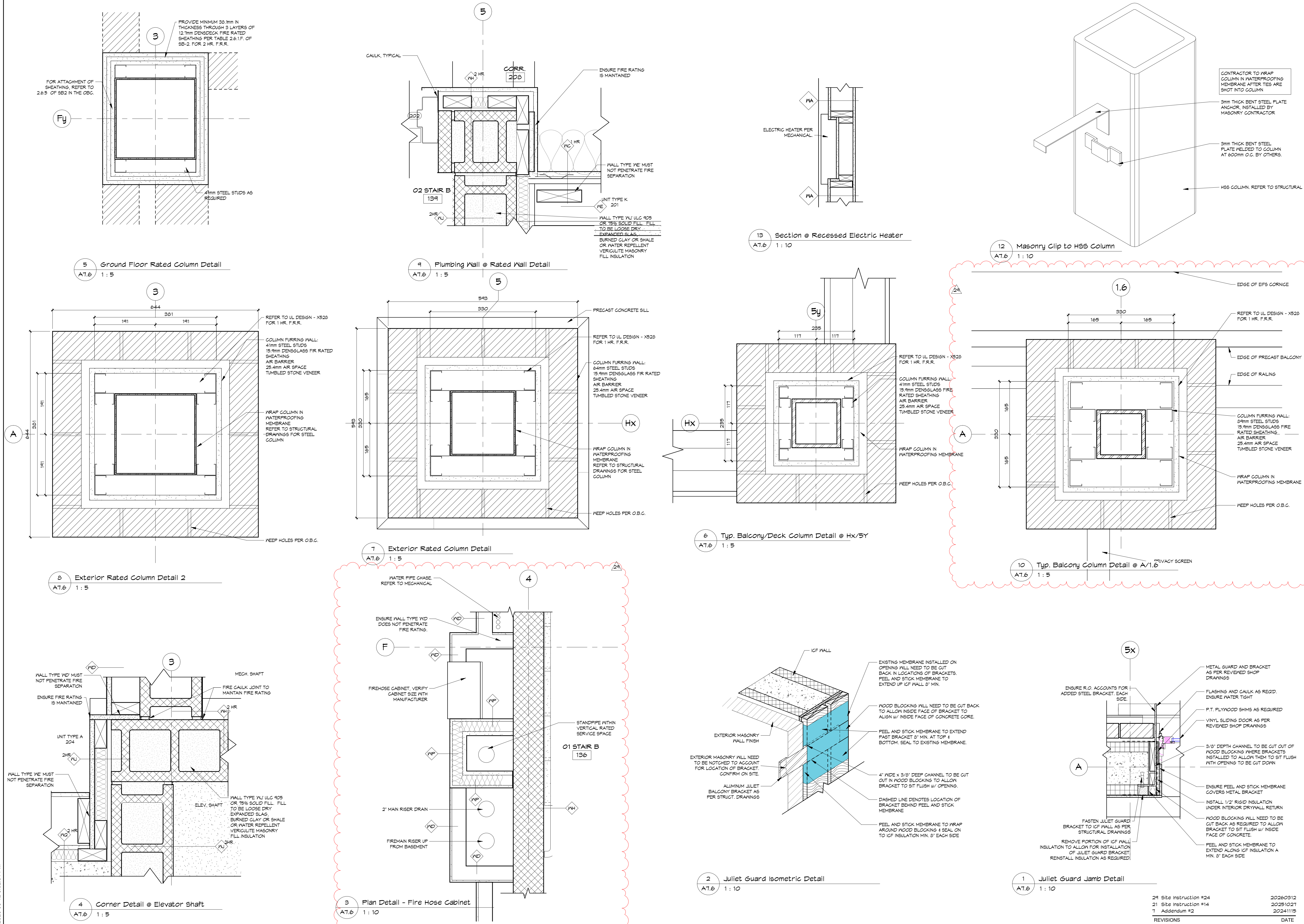
16 Foundation Detail @ Neighbouring Building 2
A7.4 1:10

22 Site Instruction #18	2026/01/07
11 Addendum #4	2025/10/27
9 Site Instruction 01	2025/09/11
REVISIONS	2025/03/21
DATE	2024/12/04



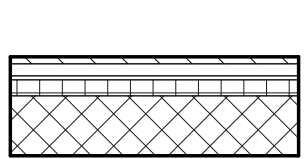
28 Site Instruction #23	Date 28
7 Addendum #2	20241115
REVISIONS	DATE

2026-03-12 3:02:01 PM



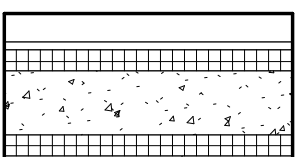
MALL CONSTRUCTION

EXTERIOR WALLS



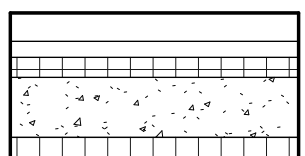
SB-2 TABLE 2.1.1.
FRR 1.0 HR

WALL TYPE E1: METAL SIDING
METAL CORRUGATED SIDING
30mm HORIZONTAL Z GIRTS @ 610mm O.C.
12mm EXTERIOR SHEATHING
AIR BARRIER
50mm x 50mm P.T. WOOD STUDS @ 406mm O.C.
50mm RIGID INSULATION
203mm CONCRETE BLOCK



SB-2 TABLE 2.1.1.
FRR 2.0 HR
SB-10 TABLE 5.5.1
CLIMATE ZONE 1
MAX. U-VALUE: 0.046

WALL TYPE E2: STONE VENEER 1
TUMBLED STONE VENEER
25mm AIR GAP
GALVANIZED BRICK TIES
(ICF) 203mm CONCRETE IV
10mm RIGID INSULATION BOTH SIDES
12.7mm GYPSUM BOARD

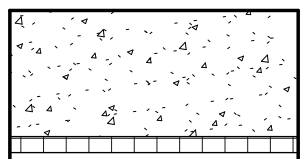


SB-2 TABLE 2.1.1.
FRR 2.0 HR
SB-10 TABLE 5.5.1
CLIMATE ZONE 1
MAX. U-VALUE: 0.046

WALL TYPE E3: STONE VENEER 1
TUMBLED STONE VENEER
50mm AIR GAP
GALVANIZED BRICK TIES
(ICF) 203mm CONCRETE IV
10mm RIGID INSULATION BOTH SIDES
12.7mm GYPSUM BOARD

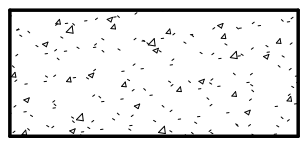
NOTE: SEAL ICF EXT. NORTH & SOUTH WALLS WITH HENRY AIR-BLOC 21.
SEAL ICF EXT. EAST & WEST WALLS & INT. ICF DEMISING WALLS WITH HENRY AIR-BLOC 21FR (FIRE RATED).
GAPS LARGER THAN 5mm TO USE AIR-BLOC 21 AS NOTED ABOVE TO MAINTAIN VAPOUR/AIR RESISTANCE OF ASSEMBLY

FOUNDATION WALLS



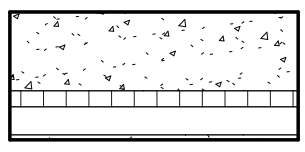
SB-2 TABLE 2.1.1.
FRR 1.0 HR

WALL TYPE F1: EXTERIOR FDN. WALL
DRAINAGE LAYER
FLUID APPLIED WATERPROFFING
REINFORCED CONCRETE WALL
(REFER TO STRUCT.)
MOISTURE BARRIER
50mm RIGID INSULATION - R10
50mm x 101mm WOOD STUDS @ 406mm O.C.
BATT INSULATION - R15
6 MIL VAPOUR BARRIER
15.9mm TYPE 'X' GYPSUM BOARD



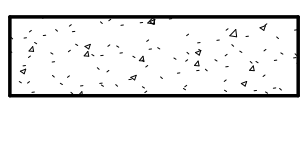
SB-2 TABLE 2.1.1.
FRR 2.0 HR

WALL TYPE F2: EXTERIOR FDN. WALL
DRAINAGE LAYER
FLUID APPLIED WATERPROFFING
REINFORCED CONCRETE WALL
(REFER TO STRUCT.)



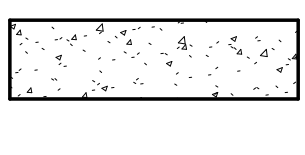
SB-2 TABLE 2.1.1.
FRR 1.0 HR

WALL TYPE F3: EXTERIOR FDN. WALL
DRAINAGE LAYER
FLUID APPLIED WATERPROFFING
REINFORCED CONCRETE WALL
(REFER TO STRUCT.)
MOISTURE BARRIER
50mm RIGID INSULATION - R10
50mm x 101mm WOOD STUDS @ 406mm O.C.
BATT INSULATION - R15
6 MIL VAPOUR BARRIER
15.9mm TYPE 'X' GYPSUM BOARD



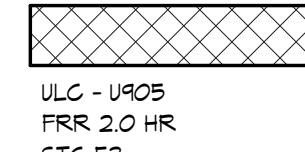
SB-2 TABLE 2.1.1.
FRR 2.0 HR

WALL TYPE F4: INTERIOR FDN. WALL
REINFORCED CONCRETE WALL
(REFER TO STRUCT.)



SB-2 TABLE 2.1.1.
FRR 1.0 HR

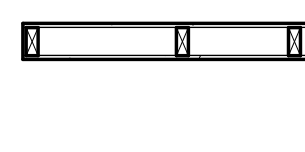
WALL TYPE F5: INTERIOR FDN. WALL
REINFORCED CONCRETE WALL
(REFER TO STRUCT.)



ULC - U905
FRR 2.0 HR
STC 53

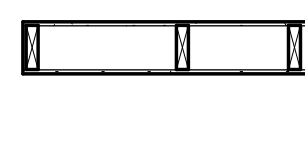
WALL TYPE F6: INTERIOR FDN. WALL
8" CONCRETE BLOCK SOLID FILLED
REFER TO STRUCTURAL

INTERIOR WALLS



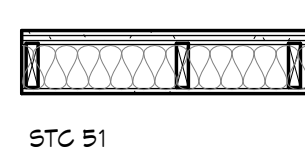
SB-2 TABLE 2.1.1

WALL TYPE I1: SUITE INTERIOR 2x4 WALL
12.7mm GYPSUM BOARD
50mm x 101mm WOOD STUDS @ 400mm O.C.
12.7mm GYPSUM BOARD
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS & SOUND BATT WHERE INDICATED ON DRAGS.



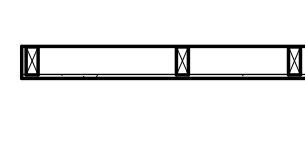
SB-2 TABLE 2.1.1

WALL TYPE I2: SUITE INTERIOR 2x6 WALL
12.7mm GYPSUM BOARD
50mm x 152mm WOOD STUDS @ 400mm O.C.
12.7mm GYPSUM BOARD
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS & SOUND BATT WHERE INDICATED ON DRAGS.



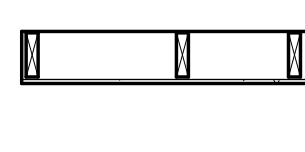
STC 51
ULC. DES. NO. U305
1 HR. F.R.R. L.B.

WALL TYPE I3: 1 HR. SUITE DIVIDING WALL
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD
12.7mm RESILIENT CHANNELS
50mm x 152mm WOOD STUDS @ 406mm O.C.
152mm GLASS FIBER SOUND INSUL.
15.9mm TYPE 'X' GYPSUM BOARD



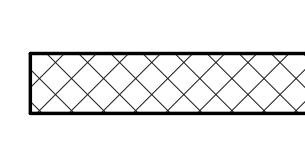
SB-2 TABLE 2.1.1

WALL TYPE I4: INTERIOR FURRING WALL
12.7mm GYPSUM BOARD
50mm x 64mm WOOD STUDS @ 400mm O.C.
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS & SOUND BATT WHERE INDICATED ON DRAGS.



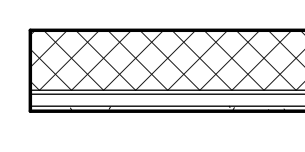
SB-2 TABLE 2.1.1

WALL TYPE I5: INTERIOR FURRING WALL
12.7mm GYPSUM BOARD
50mm x 152mm WOOD STUDS @ 400mm O.C.
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS & SOUND BATT WHERE INDICATED ON DRAGS.



ULC - U905
FRR 2.0 HR
STC 53

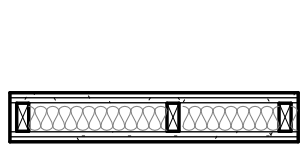
WALL TYPE I6: ELECTRICAL ROOM DEMISING WALL
8" CONCRETE BLOCK



ULC - U905
FRR 2.0 HR
STC 53

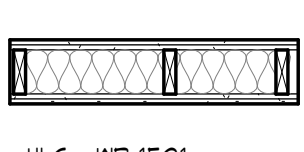
WALL TYPE I7: BLOCK WALL
190 2-HR. CONCRETE BLOCK (LOADBEARING) OR 15% SOLID FILL
10 AIR GAP
38mm x 38mm WOOD STUDS @ 400 O.C.
64mm GLASS FIBER SOUND INSUL.
15.9mm TYPE 'X' G.B. ON SUITE SIDE
NOTE: ON ONE SIDE OF WALL, SEAL AIR TIGHT WITH MIN. THREE COATS OF LATEX BLOCK SEALER

INTERIOR WALLS



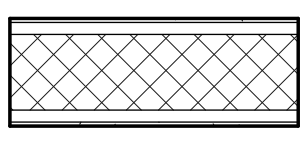
ULC - I901
FRR 1.0 HR
STC 55

WALL TYPE I8: ELECTRICAL ROOM DEMISING WALL
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD
50mm x 152mm WOOD STUDS @ 406mm O.C. C/M GLASS FIBER SOUND INSUL.
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD



ULC - I901
FRR 1.0 HR
STC 55

WALL TYPE I9: ELECTRICAL ROOM DEMISING WALL
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD
50mm x 152mm WOOD STUDS @ 406mm O.C. C/M GLASS FIBER SOUND INSUL.
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD



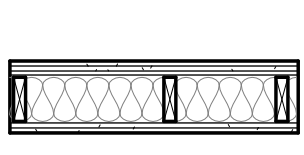
SB-2 TABLE 2.1.1
SB-3 - B6e SIM.
STC OF 51

WALL TYPE I10: DEMISING WALL - FRR 2.0 HR
12.7mm GYPSUM BOARD
38mm WOOD STUDS @ 16" O.C.
140mm CONCRETE BLOCK
38mm WOOD STUDS @ 16" O.C.
12.7mm GYPSUM BOARD
NOTE: WALL TYPE I10 - FRR 1.0 HR
REPLACE 190 CONCRETE BLOCK WITH 240 CONCRETE BLOCK



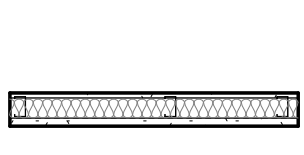
SB-2 TABLE 2.1.1
SB-3 - B6e SIM.
STC OF 51

WALL TYPE I11: DEMISING WALL - FRR 1.0 HR
REPLACE 38mm WOOD STUDS WITH 50mm x 152mm WOOD STUDS @ 16" O.C. ON ONE SIDE
WALL TYPE I12: DEMISING WALL - FRR 1.0 HR
REPLACE 38mm WOOD STUDS WITH 50mm x 100mm WOOD STUDS @ 16" O.C. ON ONE SIDE
WALL TYPE I13: DEMISING WALL - FRR 1.0 HR
REPLACE 38mm WOOD STUDS WITH 50mm x 100mm WOOD STUDS @ 16" O.C. BOTH SIDES



STC 58
ULC. DES. NO. U301
2 HR. F.R.R. L.B.

WALL TYPE I14: DEMISING WALL
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD
12.7mm RESILIENT CHANNELS
50mm x 152mm WOOD STUDS @ 406mm O.C.
152mm GLASS FIBER SOUND INSUL.
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD



CERTANTEED GYPSUM CORP.
STC 42
1.0 HR F.R.R.
ULC I446

WALL TYPE I15: DEMISING WALL
15.9mm TYPE 'X' GYPSUM BOARD
64mm C-T STUD IV
38mm GLASS FIBER SOUND INSUL.
25.4mm TYPE 'X' GYPSUM BOARD
SHAFTLINER ON SHAFT INTERIOR



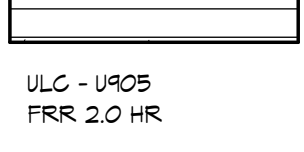
SB-2 TABLE 2.1.1

WALL TYPE I16: DEMISING WALL
12.7mm GYPSUM BOARD
38mm WOOD STUDS @ 16" O.C.
250mm POURED CONCRETE
38mm WOOD STUDS @ 16" O.C.
12.7mm GYPSUM BOARD



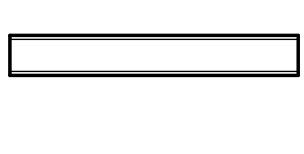
ULC - U905
FRR 2.0 HR

WALL TYPE I17: FIRE WALL
203mm CONCRETE BLOCK
50mm RIGID INSULATION (R10)
50mm x 101mm WOOD STUDS @ 406mm O.C.
12mm GLASS FIBER SOUND INSULATION
15.9mm GYPSUM BOARD TYPE 'X'



ULC - U905
FRR 2.0 HR

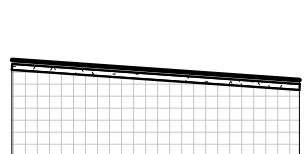
WALL TYPE I18: FIRE WALL
203mm CONCRETE BLOCK
50mm RIGID INSULATION (R10)
50mm x 101mm WOOD STUDS @ 406mm O.C.
12mm GLASS FIBER SOUND INSULATION
15.9mm GYPSUM BOARD TYPE 'X'



SB-2 TABLE 2.1.1

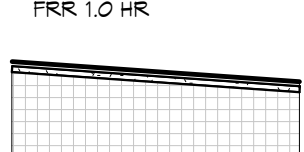
WALL TYPE I19: PARAPET KNEE WALL
12.7mm EXTERIOR GRADE SHEATHING
101mm STEEL STUDS @ 406mm O.C.
12.7mm EXTERIOR GRADE SHEATHING

ROOF CONSTRUCTION



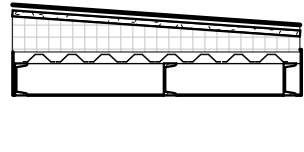
CBG TYPE F16
CBG SB10 TABLE 5.5.1 - R40
FRR 1.0 HR

ROOF TYPE R1: MAIN ROOF
FULLY ADHERED EPDM ROOF MEMBRANE
14 PROTECTION BOARD
TAPERED RIGID INSULATION (R40 MIN)
SLOPED TO DRAIN 1% MIN.
VAPOUR RETARDER
203 PRECAST HOLLOW CORE ROOF
SEE STRUCTURAL DRG'S
SEE RCP FOR CEILING TYPE
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS



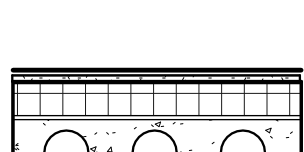
CBG TYPE F16
CBG SB10 TABLE 5.5.1 - R40
FRR 1.0 HR

ROOF TYPE R2: BALCONY ROOF
600 x 600 x 50 PORCELAIN ROOF PAVERS C/M ADJUSTABLE PEDESTALS
FULLY ADHERED EPDM ROOF MEMBRANE
14 PROTECTION BOARD
TAPERED RIGID INSULATION 101mm MAX. (R28)
SLOPED TO DRAIN 1% MIN.
VAPOUR RETARDER
203 PRECAST HOLLOW CORE ROOF
SEE STRUCTURAL DRG'S
115 SPRAY-ON INSULATION BELOW PATIO R35 MIN.
CEILING WIRE C/M TRACK
12.7 GYPSUM BOARD CEILING TO ENCLOSE INSULATION
SEE RCP FOR CEILING TYPE



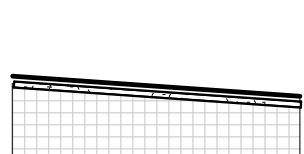
CBG TYPE F16
CBG SB10 TABLE 5.5.1 - R40
FRR 1.0 HR

ROOF TYPE R3: BALCONY ROOF
FULLY ADHERED WHITE EPDM ROOF MEMBRANE
14 PROTECTION BOARD
TAPERED RIGID INSULATION FOR DRAINAGE
STEEL 'C' CHANNELS. REFER TO STRUCTURAL FOR SPACING & SIZE
RESILIENT CHANNELS @ 406mm O.C.
PREFINISHED ALUMINUM SOFFIT



CBG TYPE F16
CBG SB10 TABLE 5.5.1 - R40
FRR 1.0 HR

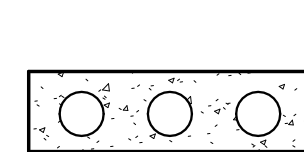
ROOF TYPE R4: BALCONY ROOF
FULLY ADHERED EPDM ROOF MEMBRANE
14 PROTECTION BOARD
TAPERED RIGID INSULATION 101mm MAX. (R28)
SLOPED TO DRAIN 1% MIN.
VAPOUR RETARDER
203 PRECAST HOLLOW CORE ROOF
SEE STRUCTURAL DRG'S
115 SPRAY-ON INSULATION BELOW PATIO R35 MIN.
CEILING WIRE C/M TRACK
12.7 GYPSUM BOARD CEILING TO ENCLOSE INSULATION
SEE RCP FOR CEILING TYPE



CBG TYPE F16
CBG SB10 TABLE 5.5.1 - R40
FRR 1.0 HR

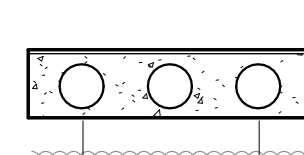
ROOF TYPE R5: BALCONY ROOF
600 x 600 x 50 PORCELAIN ROOF PAVERS C/M ADJUSTABLE PEDESTALS
FULLY ADHERED EPDM ROOF MEMBRANE
14 PROTECTION BOARD
TAPERED RIGID INSULATION 101mm MAX.
SLOPED TO DRAIN 1% MIN.
VAPOUR RETARDER
203 PRECAST HOLLOW CORE ROOF
SOFFIT HANGERS
PREFINISHED ALUMINUM SOFFIT
SEE STRUCTURAL DRG'S

FLOOR CONSTRUCTION



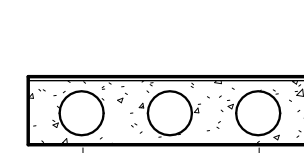
ULC. DES. NO. J491
2 HR. F.R.R. L.B.

FLOOR TYPE F1: UNIT FLOOR
FLOOR FINISH
10mm CONCRETE TOPPING
250mm PRECAST H.C. CONCRETE
DROP CEILING ON HANGERS
SOUND BATT INSULATION
RESILIENT CHANNELS @ 400mm O.C.
12.7mm GYPSUM BOARD
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS



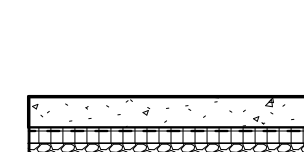
ULC. DES. NO. J491
2 HR. F.R.R. L.B.

FLOOR TYPE F2: UNIT FLOOR
FLOOR FINISH
10mm CONCRETE TOPPING
203mm PRECAST H.C. CONCRETE
DROP CEILING ON HANGERS
SOUND BATT INSULATION
RESILIENT CHANNELS @ 400mm O.C.
12.7mm GYPSUM BOARD
NOTE:
1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS
2. RATED CEILING U415 SYSTEM B:
25mm GYPSUM LINER PANEL
38mm C-H STUDS @ 10 O.C.
2X LAYERS 15.9mm TYPE 'X' GYPSUM BOARD



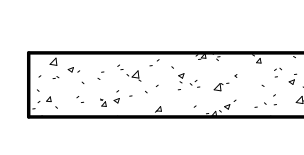
ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F3: UNIT FLOOR
FLOOR FINISH
10mm CONCRETE TOPPING
203mm PRECAST H.C. CONCRETE
DROP CEILING ON HANGERS
SOUND BATT INSULATION
RESILIENT CHANNELS @ 400mm O.C.
12.7mm GYPSUM BOARD
NOTE: PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WASHROOMS



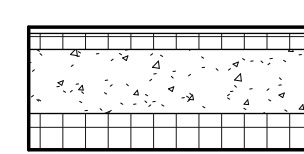
ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F4: BASEMENT FLOOR
FLOOR FINISH
100mm CONCRETE SLAB IV/ V/M. SLOPED TO DRAIN @ 1.5% MIN.
MOISTURE BARRIER
50mm RIGID INSULATION R10 MIN.
152mm CLEAR CRUSHED STONE



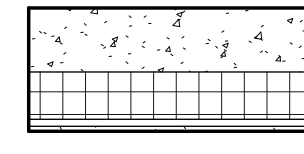
ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F5: BALCONY
203mm SOLID PRECAST CONCRETE SLOPED TO EDGE @ 1.5% MIN.



ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F6: BALCONY
203mm SOLID PRECAST CONCRETE SLOPED TO EDGE @ 1.5% MIN.
R 35 SPRAY FOAM INSULATION
SOFFIT HANGERS
PREFINISHED ALUMINUM SOFFIT



ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F7: BALCONY
203mm SOLID PRECAST CONCRETE SLOPED TO EDGE @ 1.5% MIN.
R 35 SPRAY FOAM INSULATION
SOFFIT HANGERS
PREFINISHED ALUMINUM SOFFIT



ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F8: BALCONY
203mm SOLID PRECAST CONCRETE SLOPED TO EDGE @ 1.5% MIN.
R 35 SPRAY FOAM INSULATION
SOFFIT HANGERS
PREFINISHED ALUMINUM SOFFIT



ULC. DES. NO. J491
1 HR. F.R.R. L.B.

FLOOR TYPE F9: BALCONY
203mm SOLID PRECAST CONCRETE SLOPED TO EDGE @ 1.5% MIN.
R 35 SPRAY FOAM INSULATION
SOFFIT HANGERS
PREFINISHED ALUMINUM SOFFIT

22 Site Instruction #19	2026/01/01
21 Site Instruction #14	2025/10/27
19 Site Instruction #13	2025/04/25
12 Proposed Change #1	2025/04/09
9 Site Instruction #1	2024/12/04
REVISIONS	DATE

Mixed Use Building

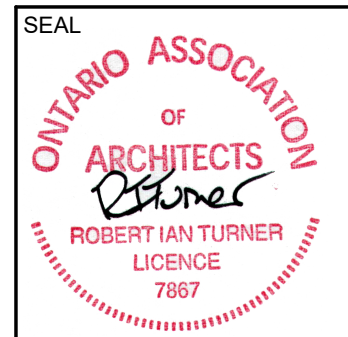
175 Geddes St., E101

Wall Construction and Material Legend

STATUS	IFC
PROJECT #	18076
CHKD	JNG
DRAWN	NDM
SCALE	1 : 24
DATE DWN	FEB. 26/19
ISSUED	2026/03/12

PROJECT TITLE

PROJECT NORTH



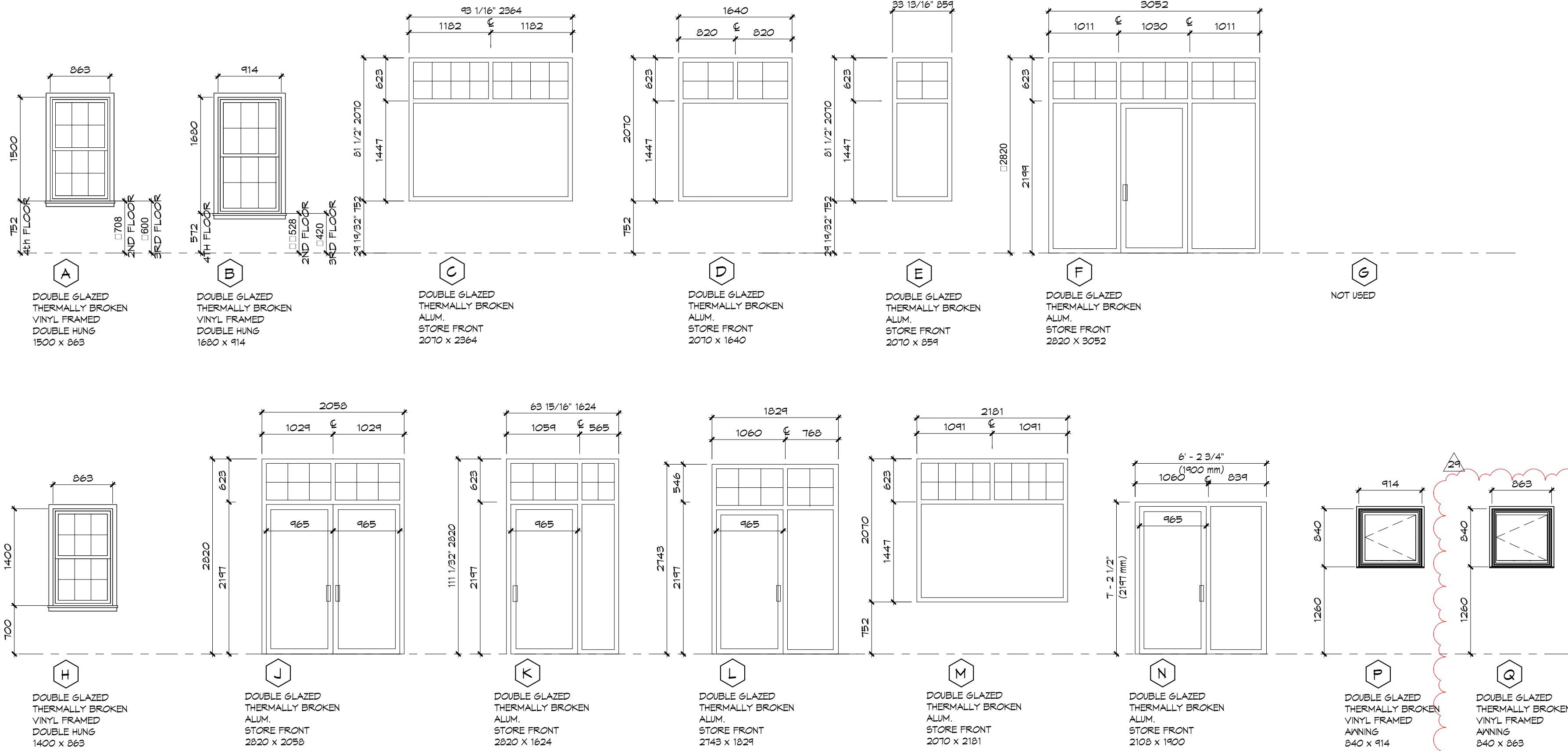
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.
ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT ARE THE PROPERTY OF FRYETT TURNER ARCHITECTS INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO REUSE OR REPRODUCTION OF ANY PART OF THIS DOCUMENT IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF FRYETT TURNER ARCHITECTS INC.
© COPYRIGHT



Fryett Turner
ARCHITECTS INC.

115 Metcalfe Street
E101, Ontario N6B 1S0
www.fryettturner.ca

Tel: 519-846-2201
Fax: 519-846-0343



Door Schedule Common														
Door No.	Fire Rating	Door					Frame			Handle	Closer	Lockset	Exit Hardware	Description
		Width	Height	Type	Material	Finish	Type	Material	Finish					
00 BASEMENT														
001	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	P.D.O.
002	90 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
003	90 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
004	45 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
005	45 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
006	45 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
007	90 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
008	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
010	45 min.	914	2134	A	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
012	45 min.	914	2134	A	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
01 1st FLOOR														
101		965	2160	E	ALUM.	CLR ANOD	3	ALUM.	CUSTOM	FULL	Yes		Yes	P.D.O.
102		965	2160	E	ALUM.	CLR ANOD	3	ALUM.	CUSTOM	FULL	Yes	Yes	Yes	P.D.O.
103	90 min.	965	2134	B	H.M.	PAINTED	1	ALUM.	CUSTOM	LEVER	Yes	Yes	Yes	
104	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
105	90 min.	965	2134	B	H.M.	PAINTED	1	ALUM.	CUSTOM	LEVER	Yes	Yes	Yes	
107	90 min.	965	2134	B	H.M.	PAINTED	1	H.M.	CUSTOM	LEVER	Yes	Yes	Yes	
108	90 min.	965	2134	B	H.M.	PAINTED	1	H.M.	CUSTOM	LEVER	Yes		Yes	
109		965	2134	E	ALUM.	CLR ANOD	3	ALUM.	CUSTOM	FULL	Yes	Yes	Yes	P.D.O.
110	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
111	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
112	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
113		914	2134	A	H.M. INSUL.	PAINTED	1	H.M.	PAINTED	LEVER	Yes	Yes	Yes	
114		914	2134	A	H.M. INSUL.	PAINTED	1	H.M.	PAINTED	LEVER	Yes	Yes	Yes	
115		914	2134	A	H.M. INSUL.	PAINTED	1	H.M.	PAINTED	LEVER	Yes	Yes	Yes	
116		977	2160	E	ALUM.	CLR ANOD	2	ALUM.	CUSTOM	FULL	Yes	Yes	Yes	P.D.O.
117		1931	2160	E	ALUM.	CLR ANOD	2	ALUM.	ANODIZED	FULL	Yes		Yes	P.D.O.
118		1931	2160	E	ALUM.	CLR ANOD	2	ALUM.	ANODIZED	FULL	Yes		Yes	P.D.O.
02 2nd FLOOR														
201	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
202	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
203	90 min.	914	2134	A	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes	Yes	Yes	
204	45 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
03 3rd FLOOR														
301	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
302	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
303	90 min.	914	2134	A	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes	Yes	Yes	
304	45 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
04 4th FLOOR														
401	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
402	90 min.	914	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	
403	90 min.	914	2134	A	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes	Yes	Yes	
404	45 min.	965	2134	B	H.M.	PAINTED	1	H.M.	PAINTED	LEVER	Yes		Yes	

Door Schedule Suite Doors												
Type Mark	FRR	Door					Frame			b o o s	Description	
		Width	Height	Type	Material	Finish	Type	Material	Finish			
S1	20 min	965	2134	A	S.C.W.D.	PAINTED	1	H.M.	PAINTED	Yes	DOOR SNEEP, DOOR VIEWER, DEADBOLT, SOUND SEALS HEAD & JAMB	
S2		762	2032	C	H.C.W.D.	PAINTED	1	W.D.	PAINTED	varies		
S3		965	2134	C	H.C.W.D.	PAINTED	1	W.D.	PAINTED			
S4		762	2032	C	H.C.W.D.	PAINTED	1	W.D.	PAINTED		PRIVACY SET	
S5		965	2134	C	H.C.W.D.	PAINTED	1	W.D.	PAINTED		PRIVACY SET	
S7		914	2134	C	H.C.W.D.	PAINTED	1	W.D.	PAINTED			
S9		2134	2032	D	VINYL	VINYL	2	VINYL	VINYL		LOCKSET	
S10		1524	2032	A	H.C.W.D.	PAINTED	2	W.D.	PAINTED			
S11		1219	2032	A	H.C.W.D.	PAINTED	2	W.D.	PAINTED			
S12		1029	2032	A	H.C.W.D.	PAINTED	2	W.D.	PAINTED			
S14		610	2032	C	H.C.W.D.	PAINTED	1	W.D.	PAINTED			
S15		1016	2032	A	H.C.W.D.	PAINTED	2	W.D.	PAINTED			
S17		1524	2032	A	H.C.W.D.	PAINTED	2	W.D.	PAINTED			
S18		457	2032	A	H.C.W.D.	PAINTED	1	W.D.	PAINTED			
S19		1219	2032	A	H.C.W.D.	PAINTED	2	W.D.	PAINTED			