

BONARCH

TECHNICAL DESIGN + BIM COORDINATION

Selected Portfolio for UAE & North American Delivery

RESIDENTIAL

COMMERCIAL

MIXED-USE

HOSPITALITY

INTERIOR FIT-OUT

EDUCATIONAL

INSTITUTIONAL

RENOVATION & ADAPTIVE REUSE

PORTFOLIO FOCUS

Bonarch provides BIM-driven architectural drafting and coordination services tailored for consultants and contractors working on complex building projects.

ABOUT US

We help teams reduce time spent on documentation and coordination by delivering structured, standards-compliant models and drawings aligned with real project workflows.

Our expertise includes BIM modeling (LOD 100–400), multi-discipline coordination, clash detection, and construction documentation using Revit, AutoCAD, and Navisworks.

Our team consists of experienced technologists and BIM specialists with international project exposure, capable of integrating into fast-paced project environments and remote collaboration systems.

Our approach is based on structured BIM workflows, clear model organization, and coordination-first thinking, ensuring our deliverables can integrate smoothly into client-side standards and project requirements.

We prioritize clear communication, delivering fast, reliable, and precise drafting services you can count on. With Bonarch handling the technical execution, you're free to focus on what matters most—the future of design.

SERVICES + TECHNOLOGY STACK

- Architectural Drawings
- Shop Drawings
- As-built Drawings
- 3D Modeling (LOD 100–400)
- Clash Detection & Coordination
- Model Auditing
- Construction Drawing Sets
- Submission Packages

We provide BIM-driven drafting and coordination services across multiple stages of project delivery, supporting consultants and contractors with structured, reliable outputs.

Our services include BIM modeling (LOD 100–400), multi-discipline coordination, clash detection, and preparation of construction and shop drawings.

We focus on clear model organization, accurate documentation, and coordination-ready deliverables that integrate seamlessly into client workflows and project requirements.

BIM & Coordination

- R E V I T BIM modeling (LOD 100–400)
- N A V I S W O R K Clash detection & coordination

Drafting & Documentation

- A U T O C A D Construction documentation

Collaboration

- B I M 3 6 0 Collaboration & CDE workflows

Visualization

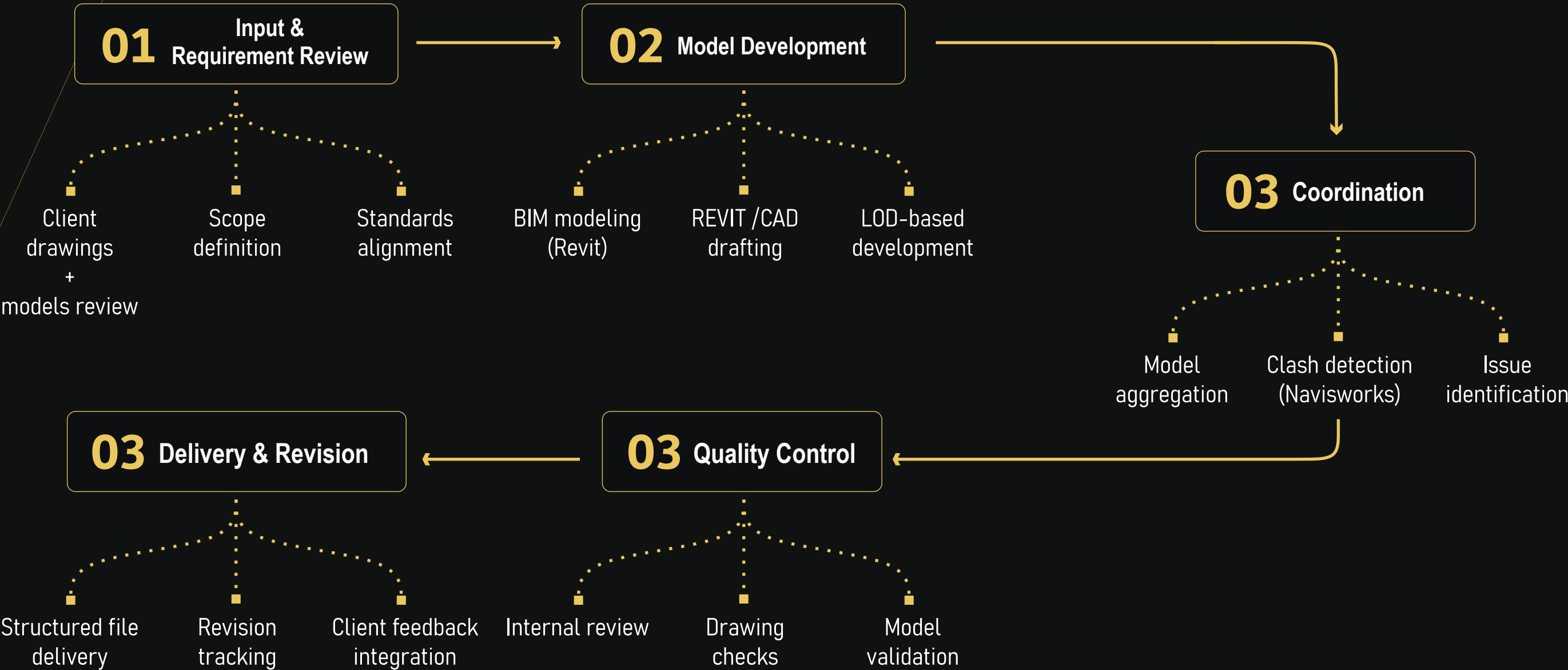
- L U M I O N Real-time Architectural Presentation
- E N S C A P E Live Visualization And Design Validation

Concept & Advanced Modeling

- S K E T C H U P Concept Modeling
- R H I N O C E R O S Complex 3D Modeling

PROJECT WORKFLOW

Structured BIM-driven Production Workflow Developed for Fast-track Architectural Delivery.
Coordination Efficiency and Scalable Documentation Support Across UAE and North American



UAE + CANADA

SELECTED PROJECTS

UAE CORE PROJECTS

HIGH-END LUXURY VILLAS

Dubai, UAE

- LOD 350 BIM Documentation
- Interior Detailing
- Contractor-Level Coordination
- Joinery Coordination
- Ceiling Coordination
- Fast-Track Delivery

ROLE: BIM Modeling + Drafting

SCOPE: Interior BIM modeling (LOD 350) including joinery and fixed elements

CHALLENGES: Tight timeline with high-volume deliverables

RESULT: Enhanced project readiness for construction

Selected luxury residential projects delivered for high-end Dubai villa developments, focused on BIM coordination, technical detailing, joinery packages, ceiling coordination, and accelerated production workflows.

Confidential project selection

PACKAGE CONTENT

Plans

Elevations

Joinery Details

Bathroom Coordination

Ceiling Details

Schedules

PROJECT VALUE

High-end detailing

Coordination clarity

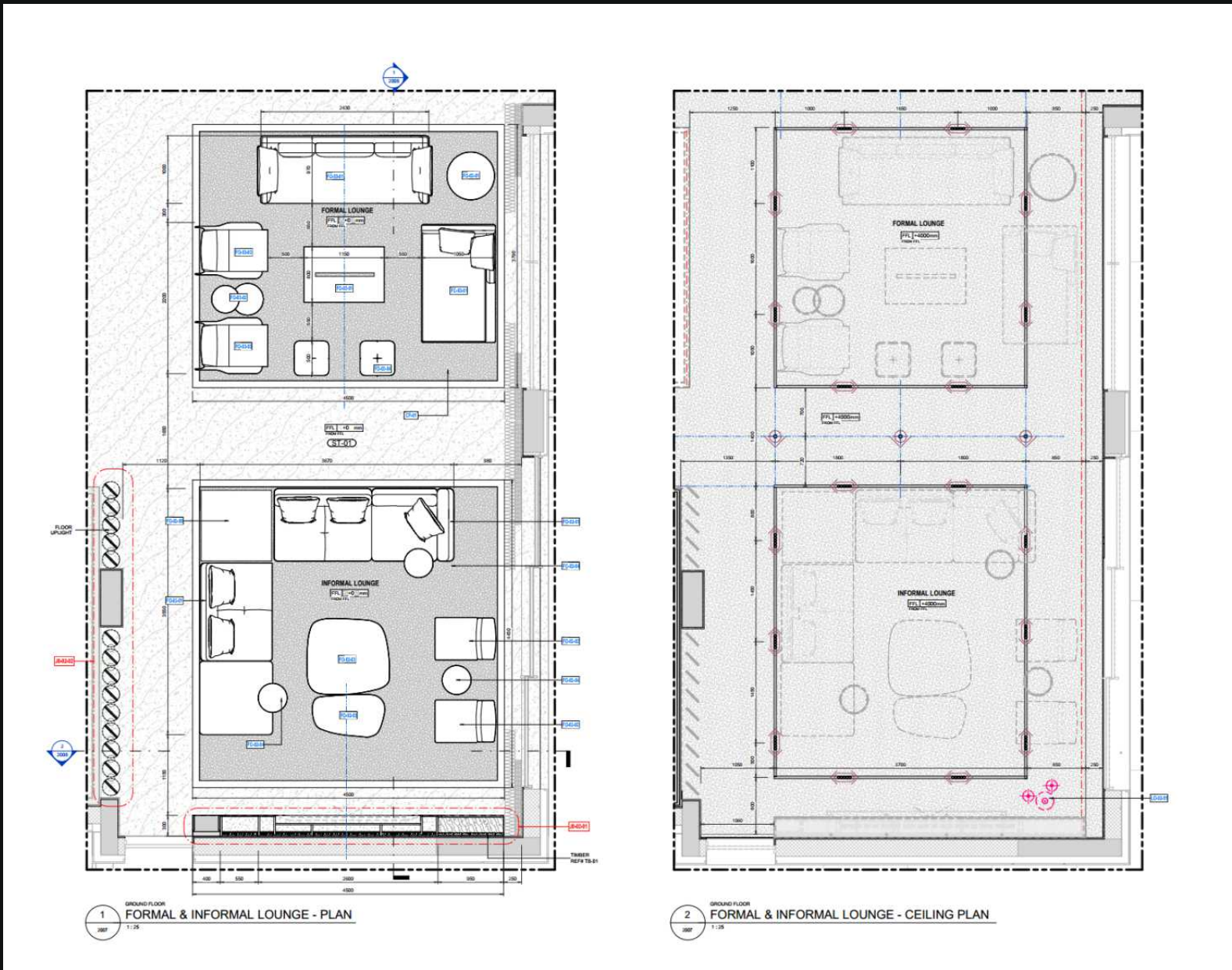
Fast response workflow

Contractor-focused documentation

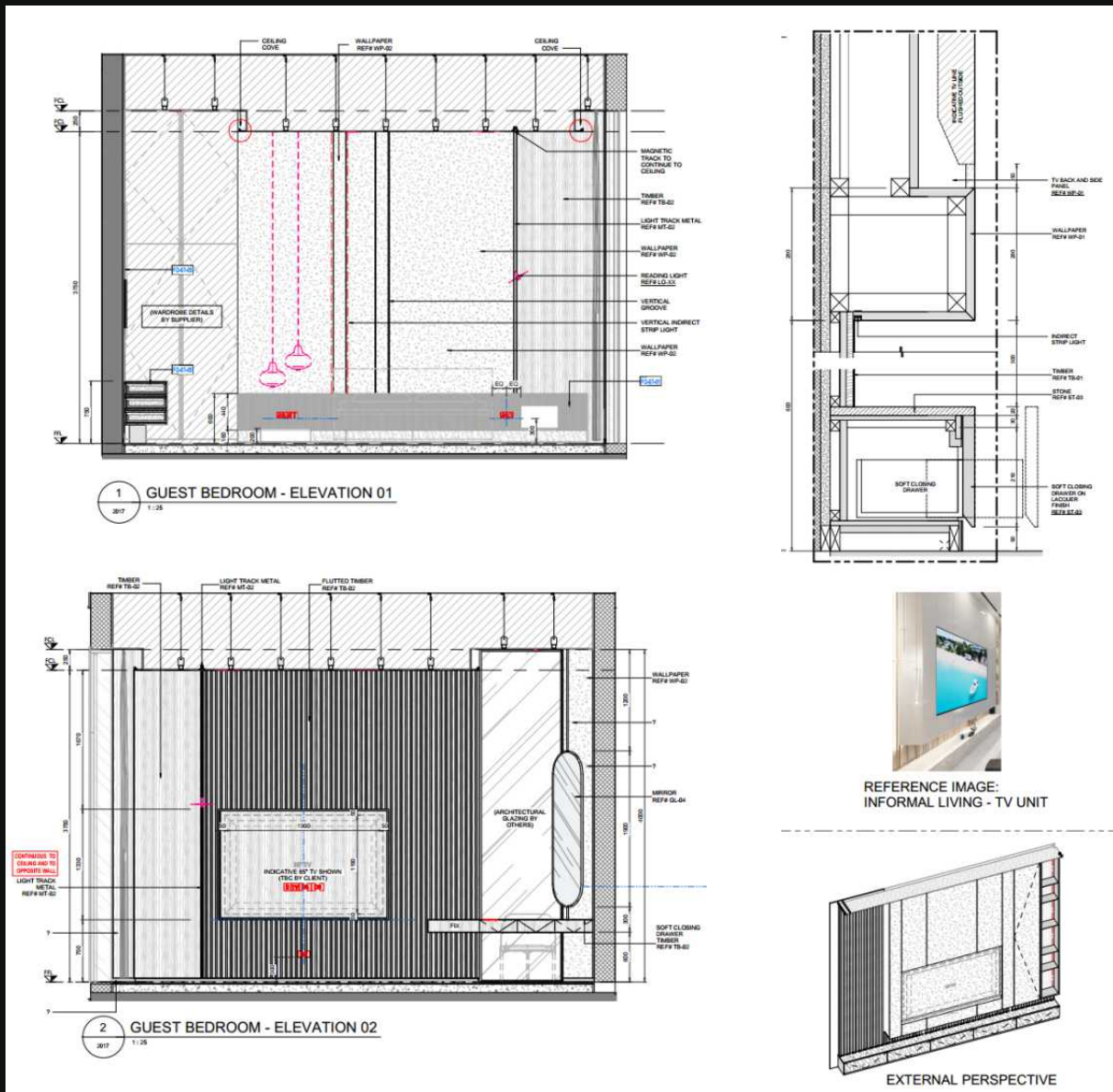
TECHNICAL OUTPUTS

Detailed for luxury execution, coordinated for fast-track delivery.

This package demonstrates our capability to deliver contractor-level interior documentation for luxury villas in Dubai. Coordinated vanity details, bathroom interfaces, guest bedroom elevations, and ceiling solutions are developed with precision to ensure seamless execution, material clarity, and alignment with high-end UAE construction standards and workflows.



COORDINATION



TYPE:
Luxury Villa Interior



SCOPE:
Interior Detailing,
Joinery Coordination,
Ceiling Coordination,
BIM Documentation



TOOLS:
Revit, AutoCAD



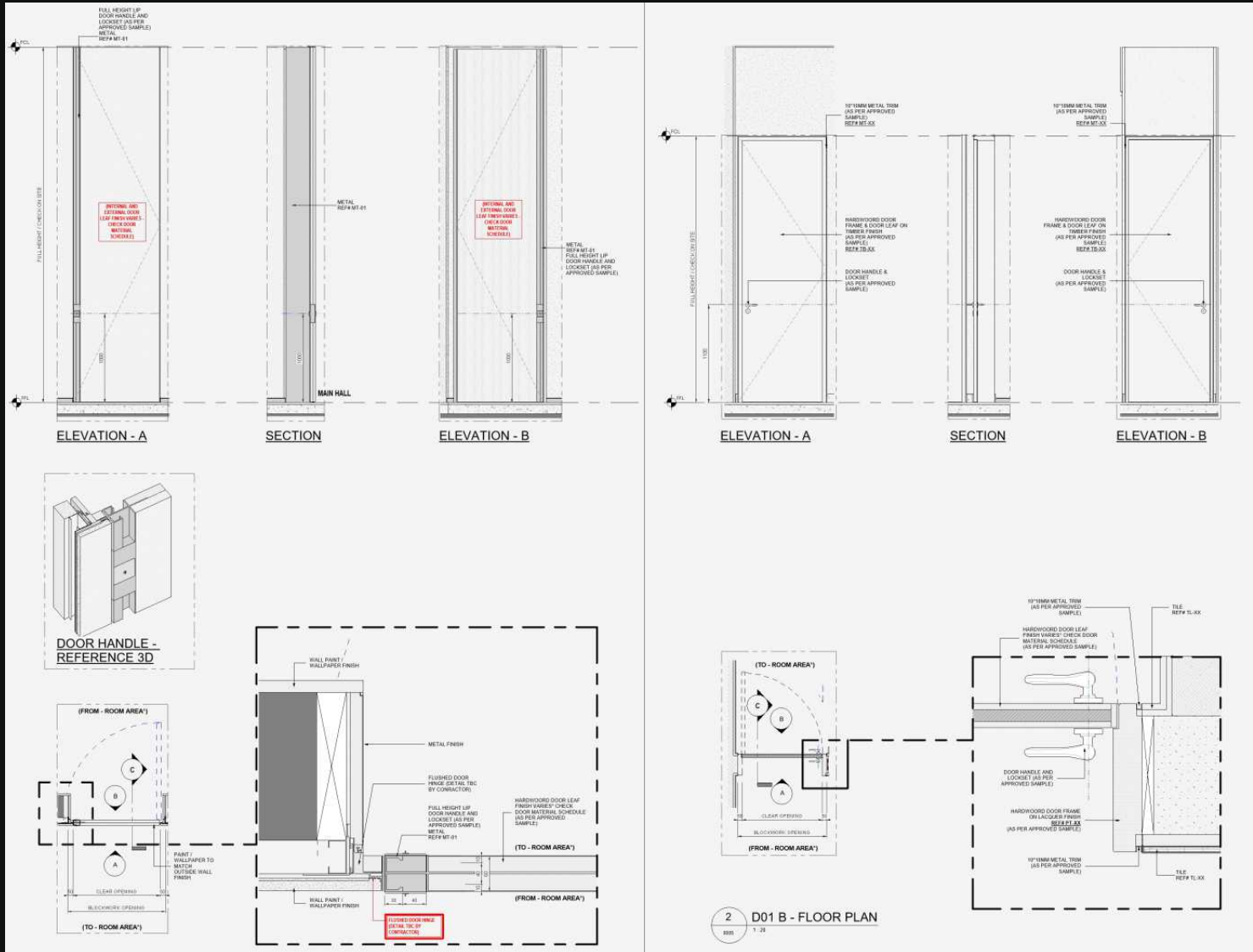
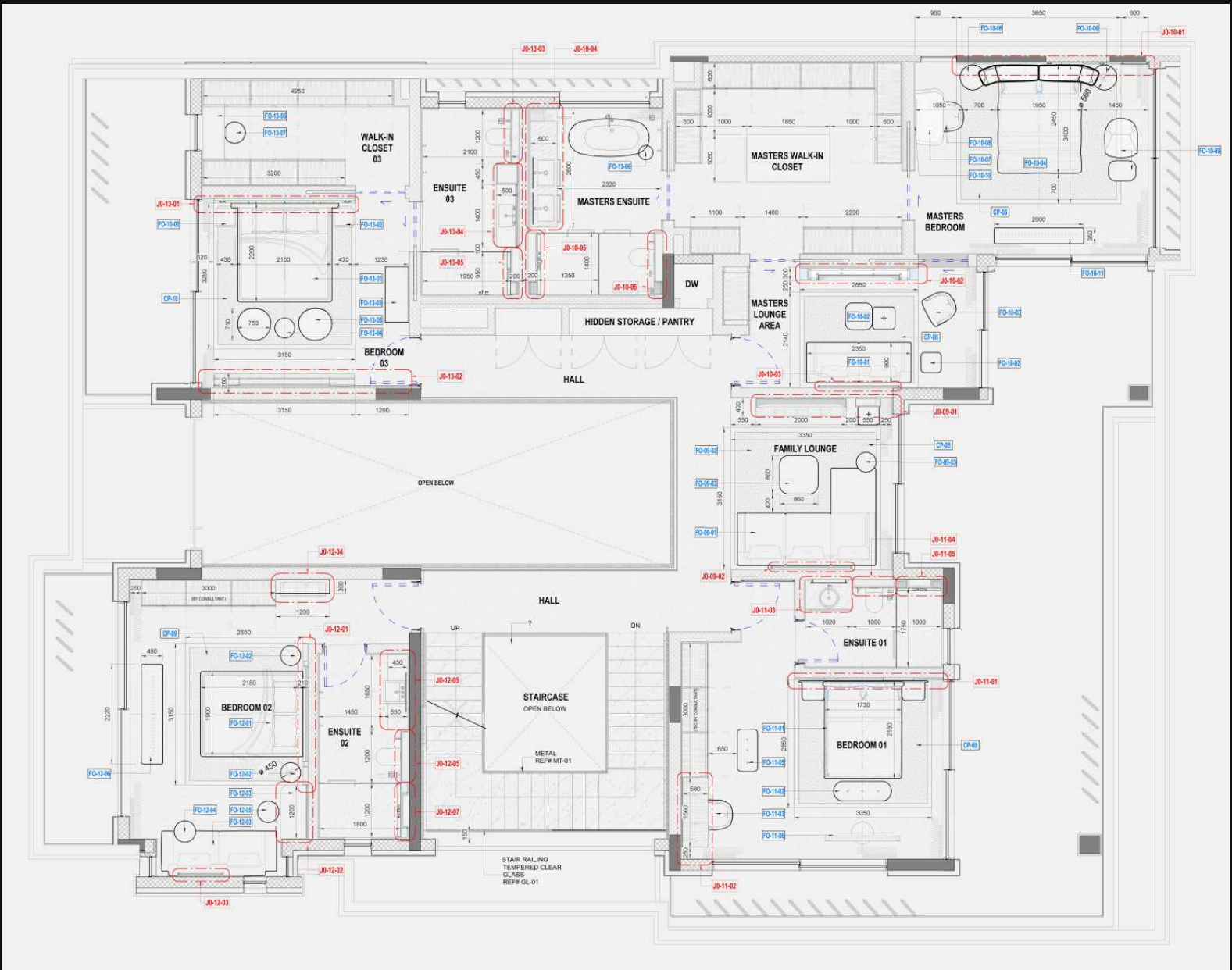
DELIVERY:
Fast-track 8-week
production



Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.

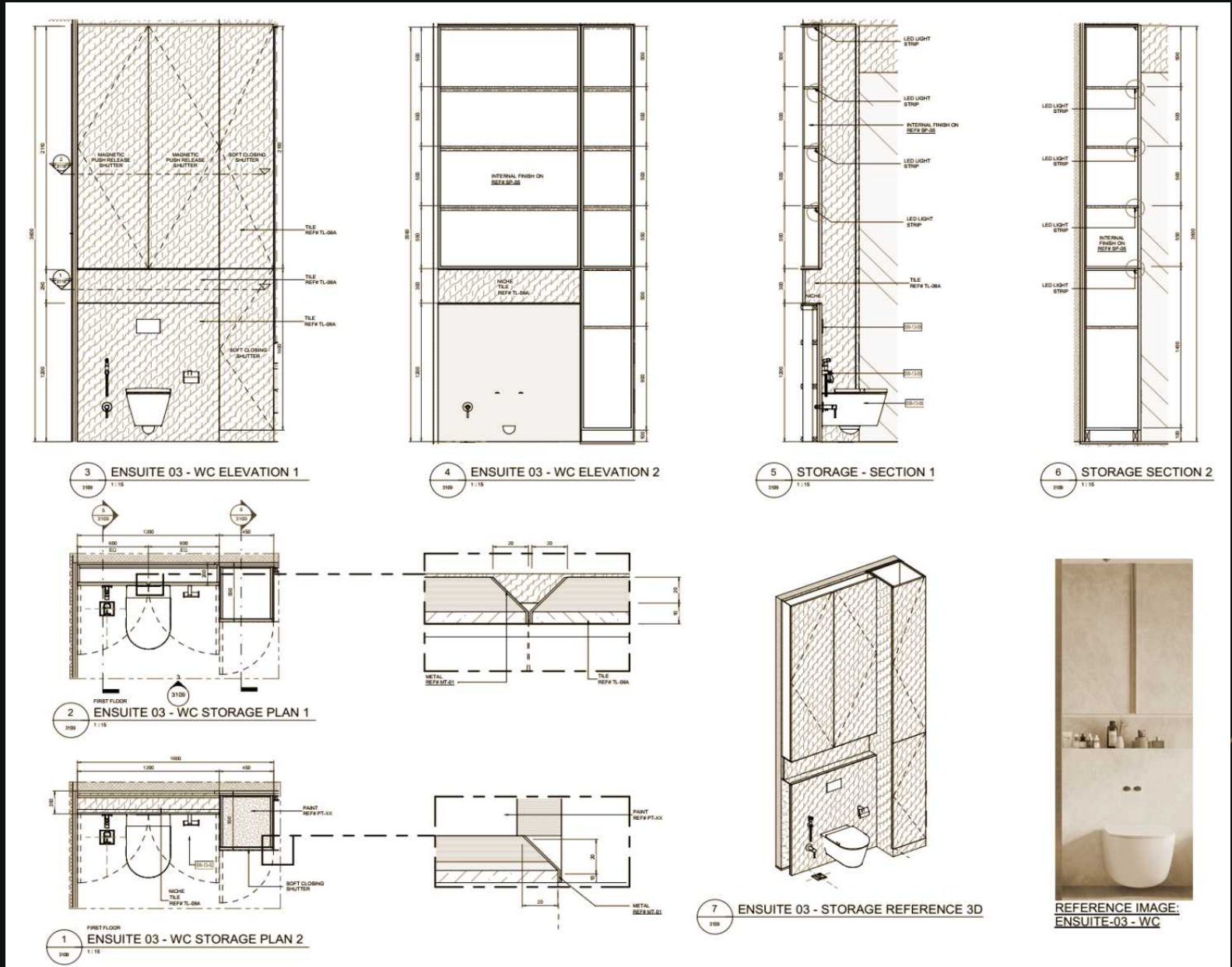
TECHNICAL OUTPUTS

FURNITURE LAYOUT PLAN + DOOR DETAILS + SCHEDULE



SINGLE LEAF - SLIDING DOOR				IRONMONGERY					
D-02C				HEAVY SLIDING MECHANISM, HEAVY DUTY LOCKSET, DOOR STOPPER, METAL HANDLE (ALL SAMPLES TO BE SUBMITTED AND APPROVED BY XBD PRIOR TO ANY INSTALLATION/EXECUTION ON SITE)					
SINGLE LEAF - SLIDING POCKET DOOR									
FLOOR	FROM ROOM	FINISH	TO ROOM	FINISH	STRUCTURAL OPENING ± WIDTH	± HEIGHT	CLEAR OPENING (APPROX.) ± WIDTH	± HEIGHT	QTY.
GROUND FLOOR	DRIVERS ROOM	PT-03	DRIVER ENSUITE	PT-03	1000	4000	900	3950	1 SET
GROUND FLOOR	STAFF ROOM	PT-03	STAFF ENSUITE	PT-03	1000	3500	900	3450	1 SET

INTERIOR DETAILING & DOCUMENTATION



CEILING RECESS
SHADOW GAP
AS PER DETAIL

LINEAR LED
STRIP LIGHTING
AS PER APPROVED
SAMPLE

CUSTOM STONE
VAINY TOP
AS PER DETAIL

SOFT CLOSE
DRAWER
AS PER SPEC

LED LIGHT STRIP
UNDER SHELF

GYPSEUM CEILING
ON PAINTED FINISH
(TBC BY CONTRACTOR)

SHOWER NICHE
INTEGRATED LED
LIGHTING AS PER
DETAIL

WALL FINISH
AS PER APPROVED
SAMPLE

CONCEALED CISTERN
& FLUSH PLATE
AS PER DETAIL



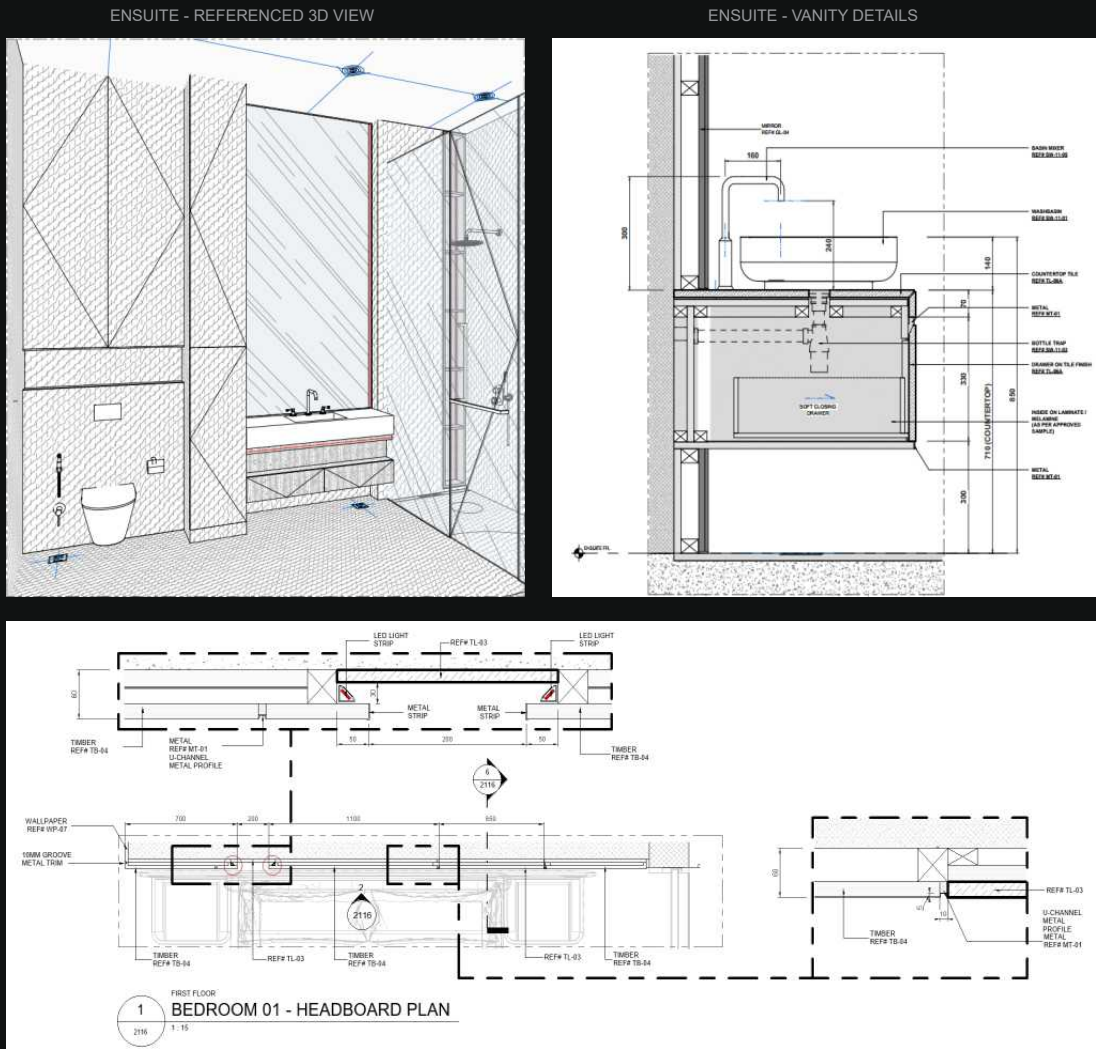
INTERIOR DETAILING & DOCUMENTATION

ENSUITE + VANITY DETAILING



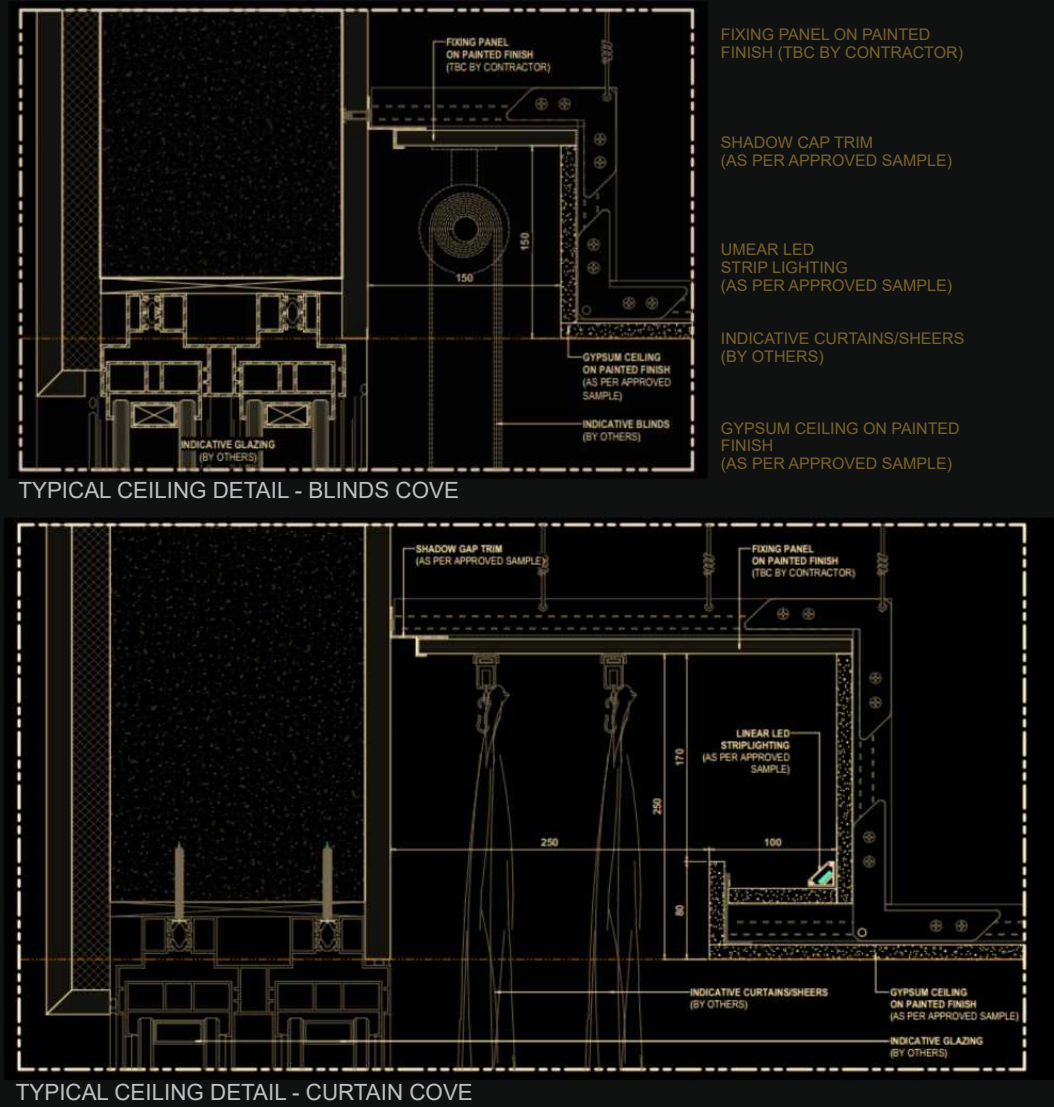
 Coordinated 3D reference aligning materials, lighting, fixtures and joinery for confident execution.

JOINERY COORDINATION



 Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.

REFLECTED CEILING + BLINDS COVE DETAILS



 Precision ceiling and blinds coordination ensuring seamless integration and construction accuracy.

MIDDLE EAST CORE PROJECTS

HOLIDAY HOTEL

Masqat

Architectural BIM Modeling

Construction Documentation

Structural BIM Coordination

Technical Detailing

Interior BIM Development

Public Space Design

MEP Integration

- ROLE:

SCOPE:

CHALLENGES:

RESULT:
- Lead BIM Coordinator & Model Manager

Developed and coordinated Architectural, Structural, and MEP BIM models while producing construction documentation and interior BIM deliverables.

Managing multidisciplinary coordination across hospitality, residential, and public spaces under accelerated project schedules. Multi-layer façade coordination (GFRC + Ciporex + insulation) across many levels.

Delivered coordinated BIM models and construction-ready documentation that streamlined project delivery and reduced coordination conflicts.

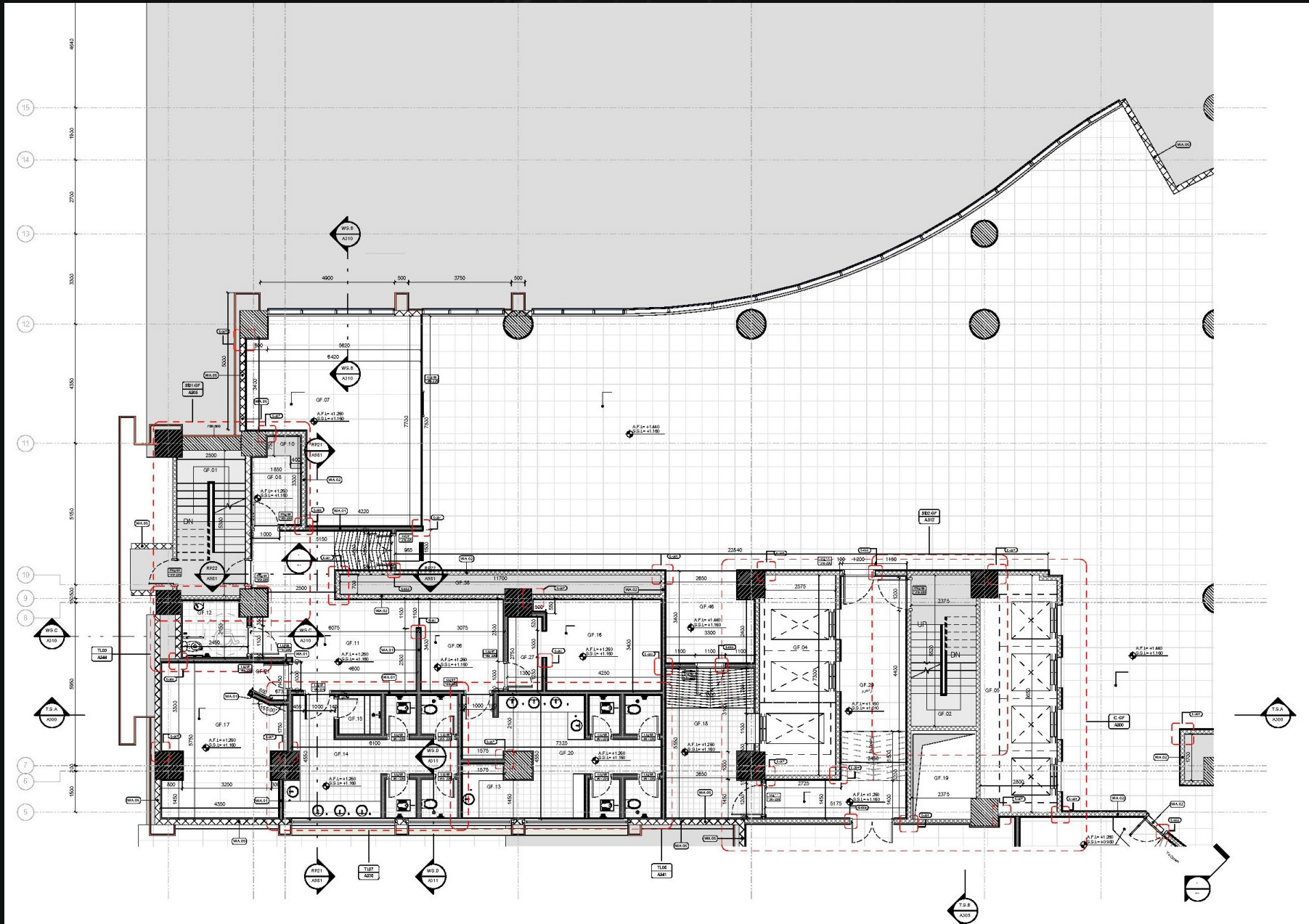
Selected for its multidisciplinary BIM scope and coordination complexity, this hospitality project showcases Bonarch Draft’s capability to deliver integrated Architectural, Structural, MEP, and Interior BIM solutions. The project demonstrates our expertise in BIM coordination, construction documentation, visualization, and fast-track project delivery across multiple design disciplines within a large-scale hospitality development.

☐ Confidential project selection



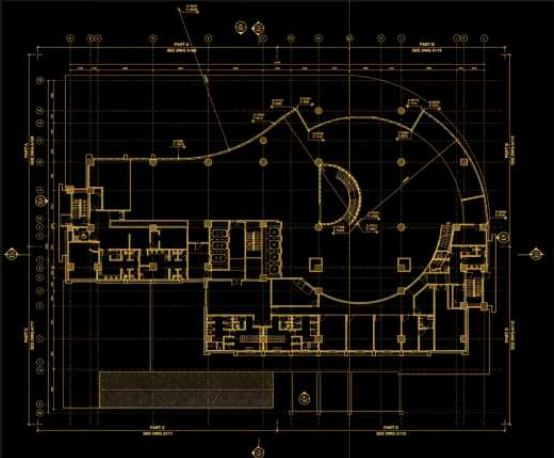
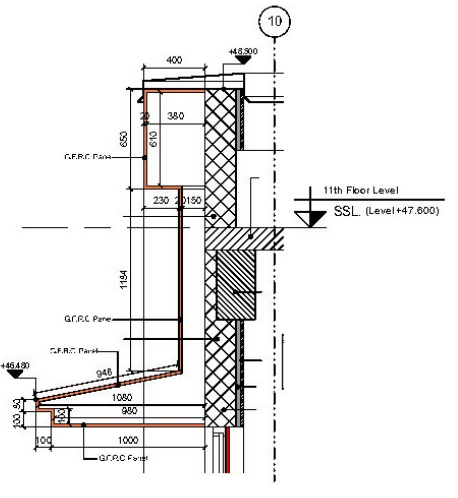
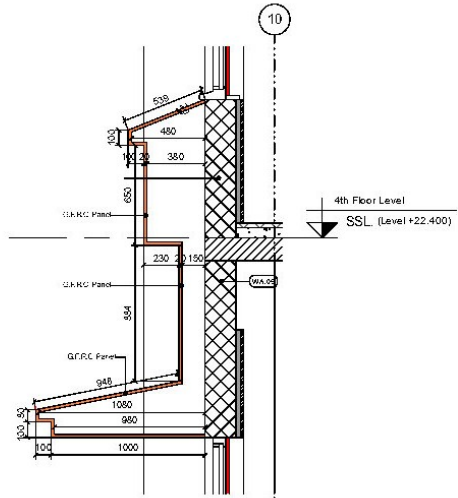
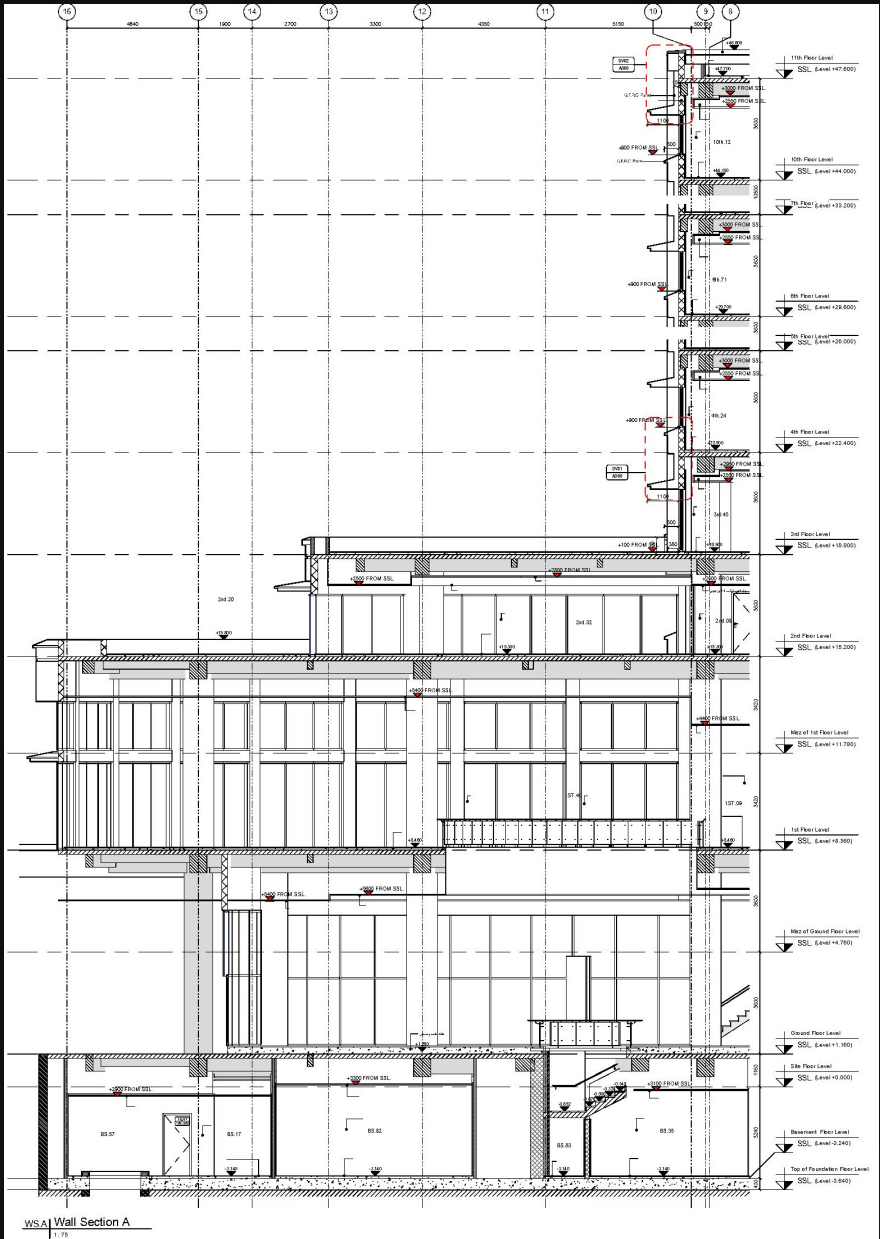
Technical Documentation & Architectural Coordination

GROUND FLOOR – PARTIAL PLAN : Public Amenities & Service Infrastructure



3D WALL SECTION: SYSTEM INTEGRATION

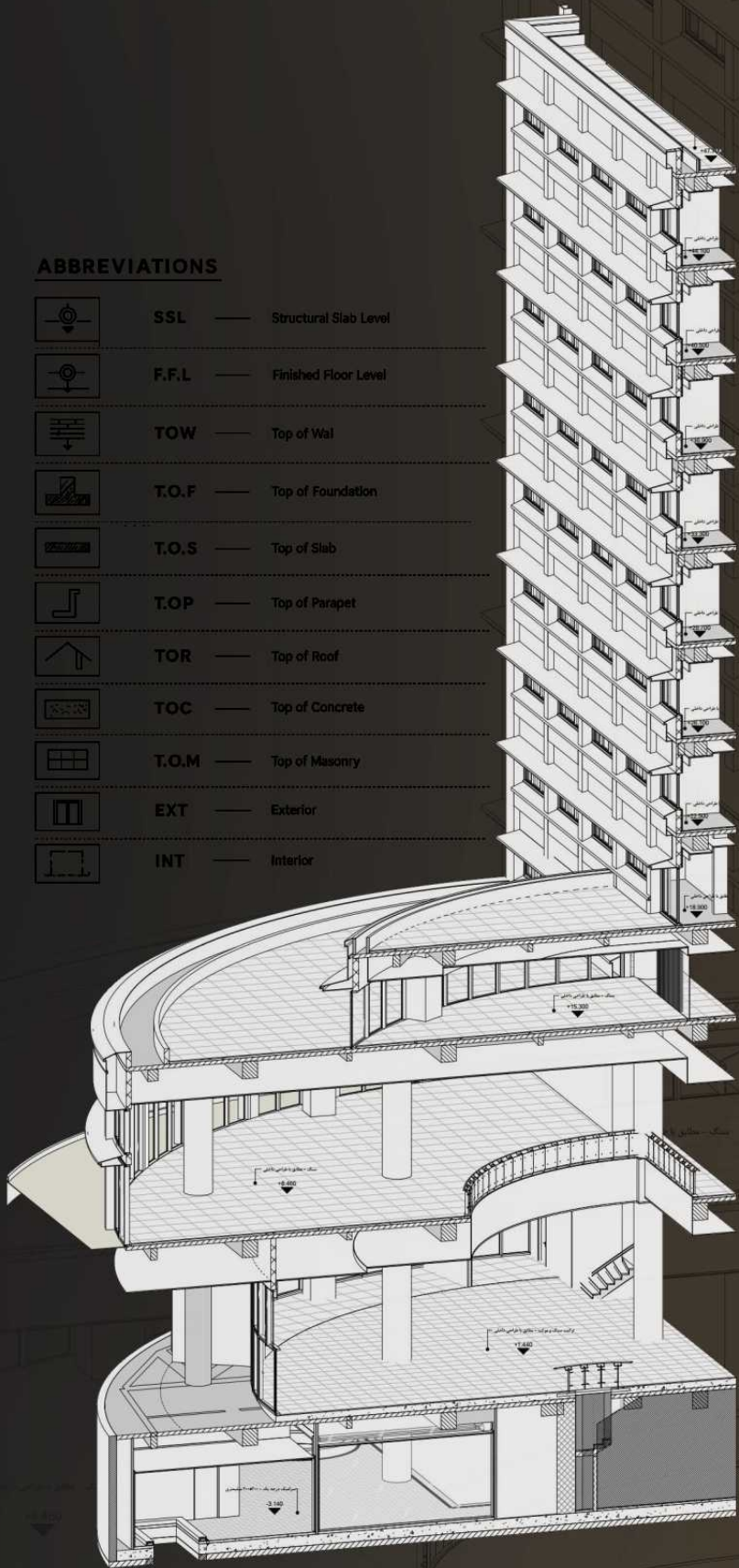
2D TECHNICAL SECTION + CONSTRUCTION DETAILS + KEY PLAN



- ### GENERAL NOTES
- 01 All Dimensions and levels are in millimeters unless otherwise noted.
 - 02 Do not scale from this drawing. Use written dimensions only.
 - 03 All dimensions shall be verified on site before commencement of work.
 - 04 Any discrepancies between drawings and site conditions shall be reported to the consultant immediately.
 - 05 This drawing shall be read in conjunction with all relevant architectural, structural, and MEP drawings.
 - 06 All materials and finishes shall be as specified in the project specifications.
 - 07 The contractor shall be responsible for the stability and safety of all works during construction.
 - 08 This drawing is the property of the consultant and shall not be used for any purpose other than project stated.
 - 09 Any variation from this drawing requires written approval from the consultant.

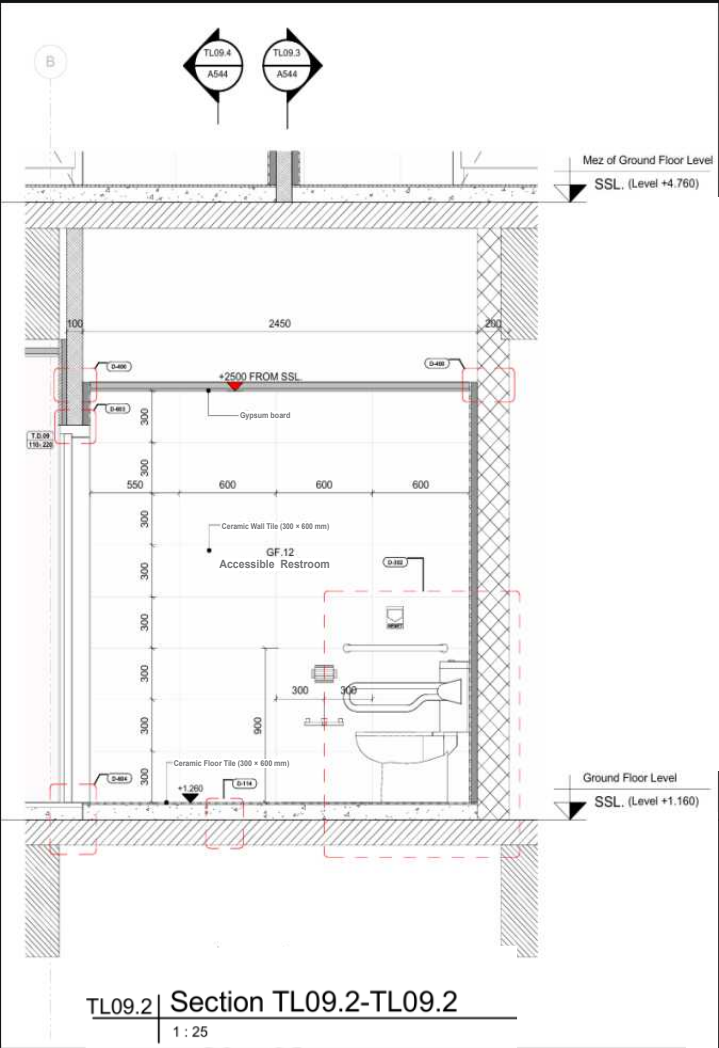
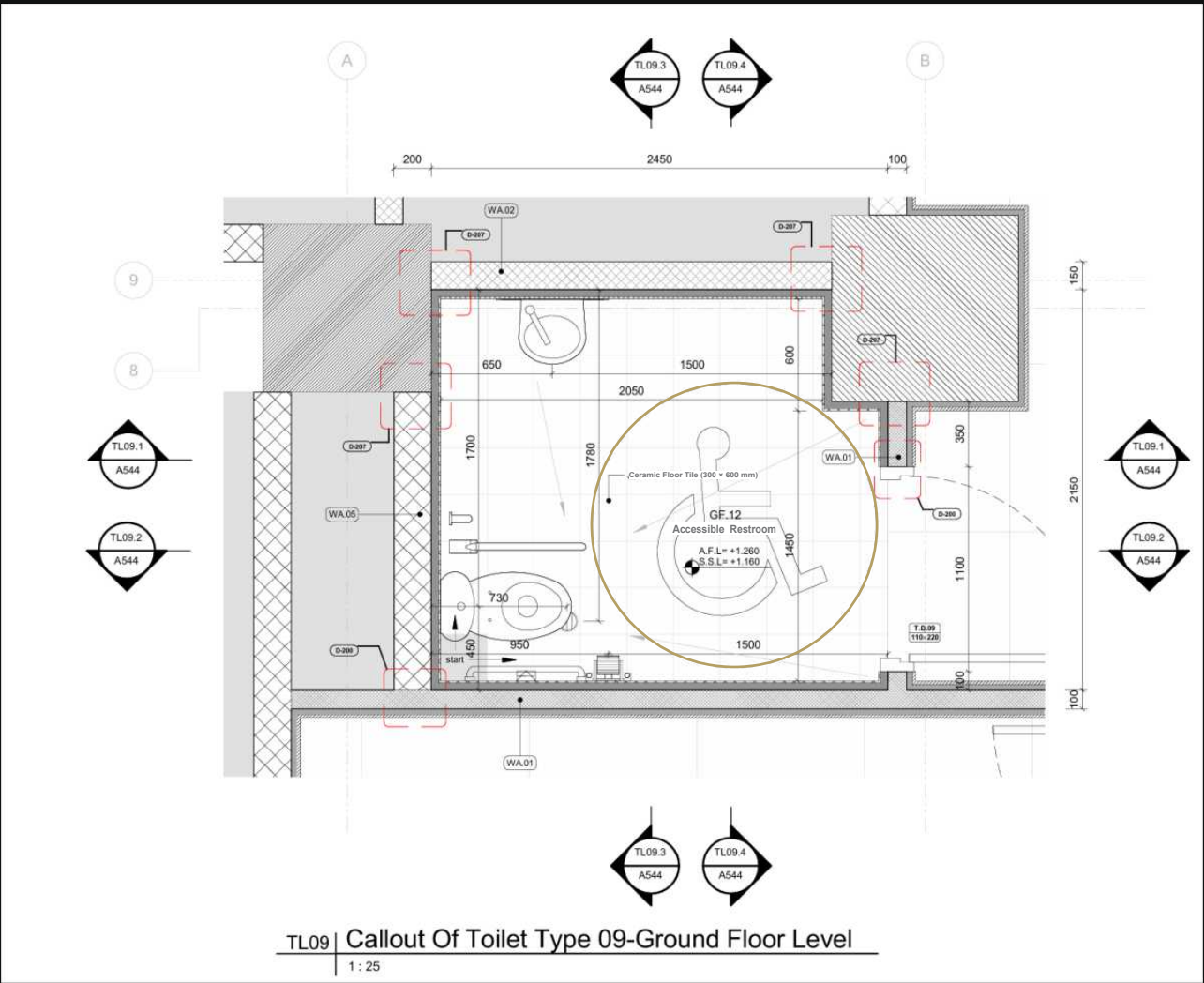
ABBREVIATIONS

	SSL	Structural Slab Level
	F.F.L	Finished Floor Level
	T.O.W	Top of Wall
	T.O.F	Top of Foundation
	T.O.S	Top of Slab
	T.O.P	Top of Parapet
	T.O.R	Top of Roof
	T.O.C	Top of Concrete
	T.O.M	Top of Masonry
	EXT	Exterior
	INT	Interior



RESTROOM TECHNICAL DESIGN

ACCESSIBLE RESTROOM – ENLARGED PLAN & ELEVATION

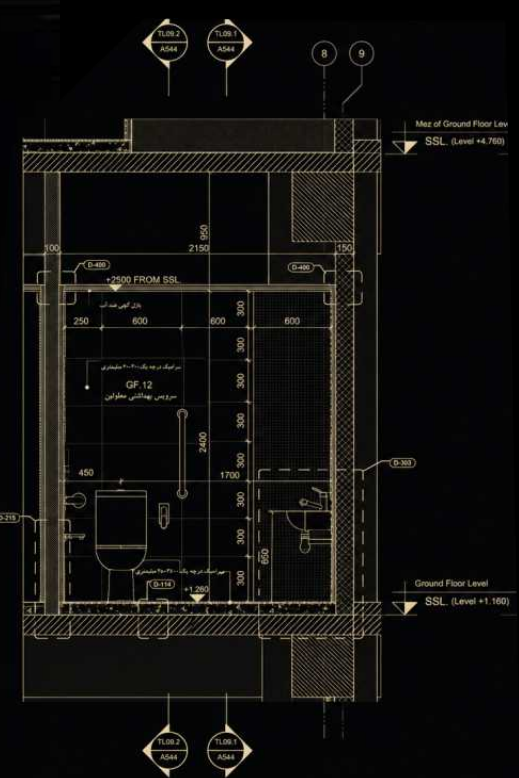


Technical Statement:
This sheet presents the detailed coordination of Toilet Type 09, combining plan, sections, level references, and finish specifications into a fully integrated architectural detail. The layout demonstrates precision in spatial organization, accessibility, material continuity, and constructible coordination with structural and MEP systems.

TECHNICAL SECTIONS

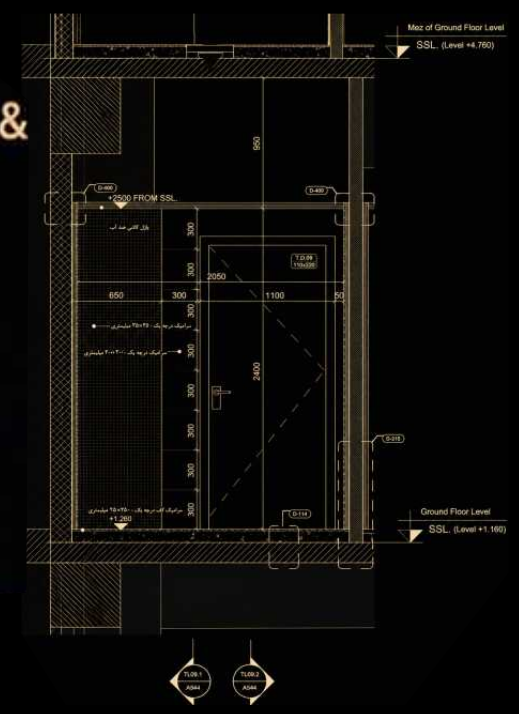
TL09.3 MODULAR TILING & FIXTURE COORDINATION

- 300×300 mm modular tile grid coordination
- Alignment of fixtures with tile joints
- Accessibility placement for grab bars & fixtures
- Wall-to-floor transition detailing
- Insulation & finish layers at partition bases

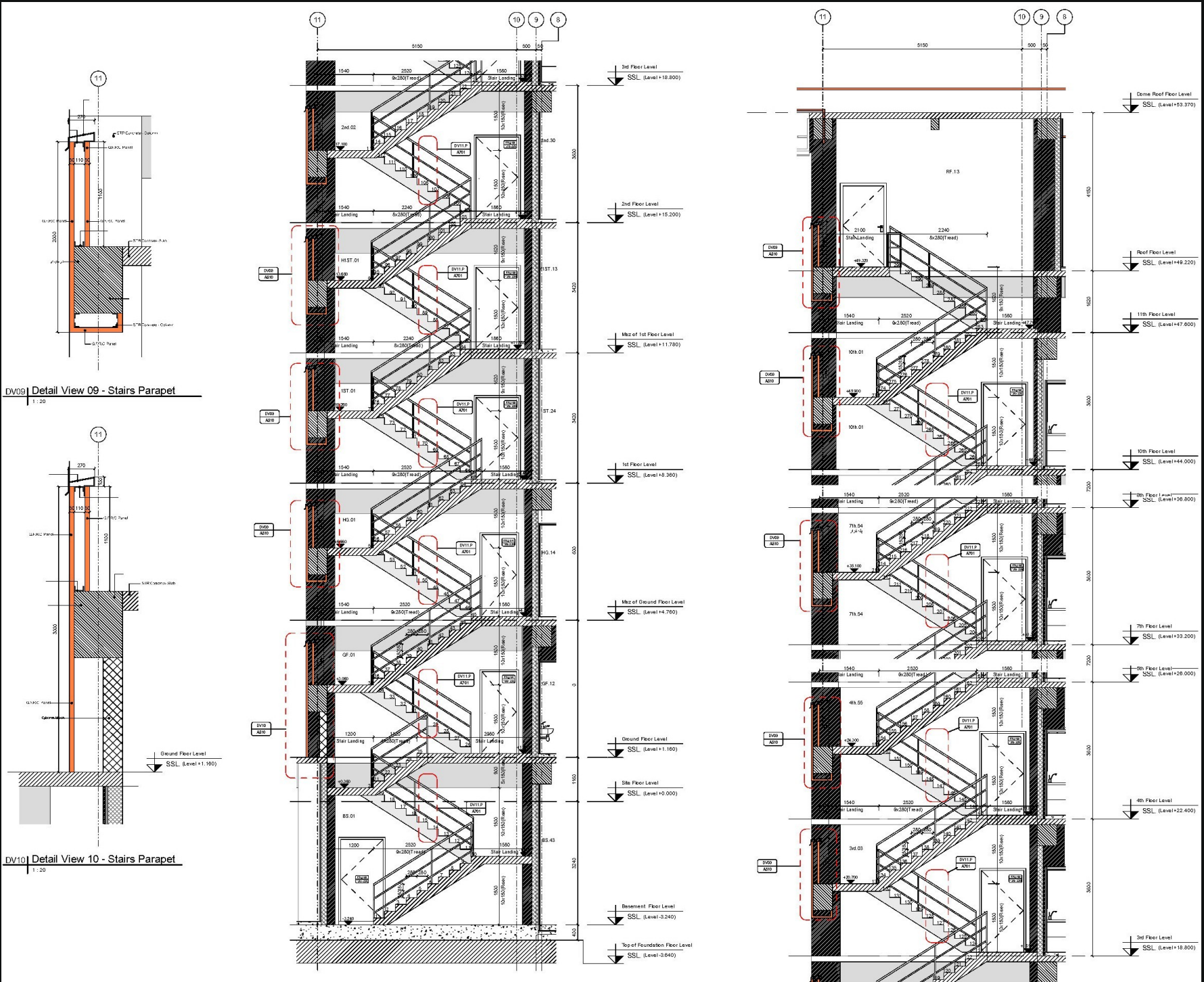


TL09.4 OPENING COORDINATION & JOINERY DETAILS

- Door frame integration with wall finishes
- Coordination of floor levels & opening dimensions
- Seamless transition between tiles & door frames
- Alignment of openings with partition systems
- Acoustic privacy & finish continuity



VERTICAL CIRCULATION CORE

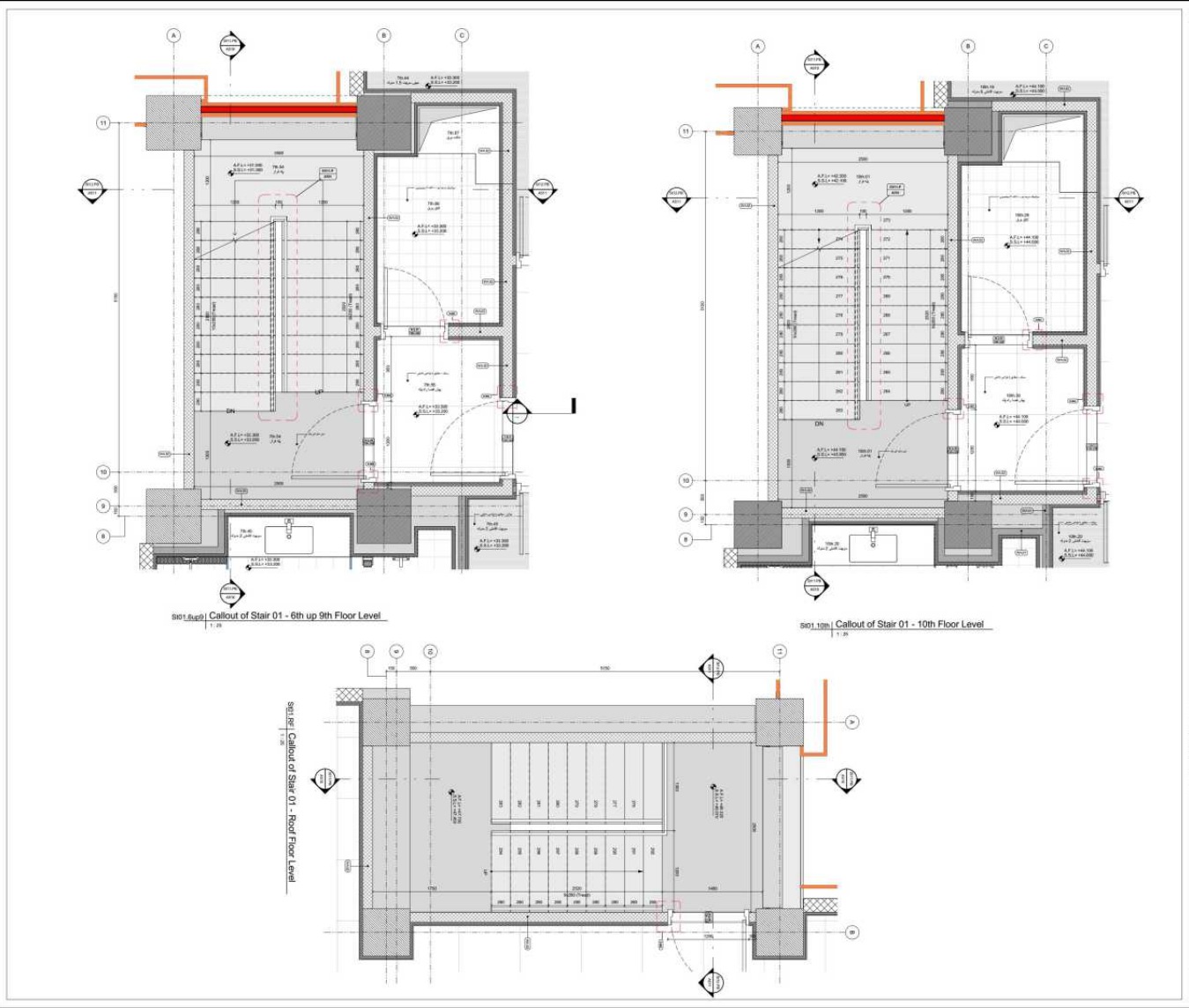


ENLARGED SECTION + DETAILS

CODE + CONSTRUCTABILITY INTEGRATION

The stair assembly has been coordinated to support code-compliant egress requirements while maintaining efficient constructability and clean architectural integration.

ENLARGED PLAN



UAE CORE PROJECTS

WORKPLACE INTERIOR DESIGN FIT-OUT

Dubai, UAE

LOD 350 BIM Documentation

Interior Detailing

Contractor-Level Coordination

Joinery Coordination

Ceiling Coordination

Fast-Track Delivery

ROLE: BIM Modeling + Drafting
SCOPE: Interior BIM modeling (LOD 350) including joinery and fixed elements
CHALLENGES: Tight timeline with high-volume deliverables
RESULT: Enhanced project readiness for construction

Selected commercial office fit-out projects delivered for premium Dubai workplaces, focused on BIM coordination, joinery and millwork detailing, reflected ceiling systems, glass partition integration, and fast-track production workflows.

☐ Confidential project selection

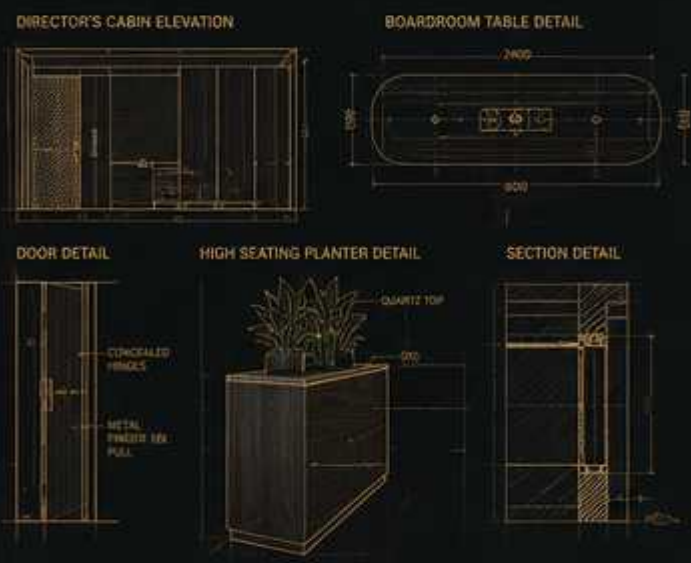


TECHNICAL ELEVATIONS



CUSTOM JOINERY & INTERIOR DETAILING

- TIMBER VENEER
- TEXTURED LAMINATE
- CONCEALED HINGES
- INTEGRATED LED STRIP
- METAL FINGER PULL
- QUARTZ SURFACE DETAIL



Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.



TYPE:
Office Interior Design Documentation



SCOPE:
Interior Detailing, Joinery Coordination, Ceiling Coordination, BIM Documentation

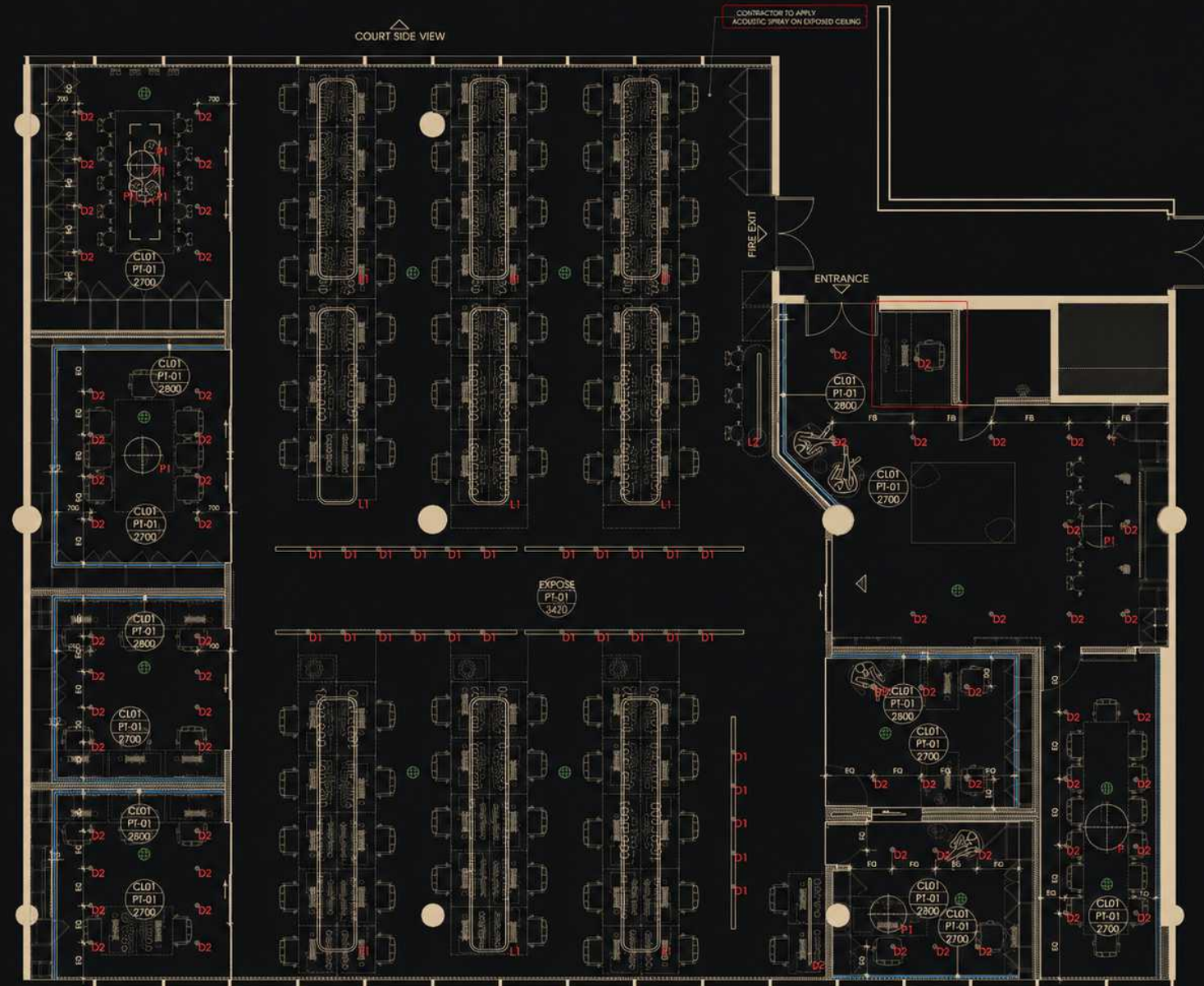


TOOLS:
Revit, AutoCAD



DELIVERY:
Fast-track 4-week Production

CEILING & JOINERY COORDINATION



01 Reflected Ceiling Plan
ADD 6-01 SCALE 1:50



CLASH DETECTION & REPORTS

PROJECT OVERVIEW

PROJECT: Office Fit-Out – Dubai, UAE
LOCATION: Dubai Design District, UAE
PROJECT TYPE: Commercial Interior Fit-Out
BIM MODEL USED: Architectural + Interior + MEP
SOFTWARE: Autodesk Navisworks Manage
CHECK TYPE: Hard Clash + Soft Clash
DATE OF CHECK: 22 May 2024
MODEL STATUS: Coordination Model – LOD 300
DISCIPLINES CHECKED: ARCH, STR, HVAC, ELE, PLUMB, FF

CLASH SUMMARY

TOTAL CLASHES	HARD CLASHES	SOFT CLASHES
128	56	72

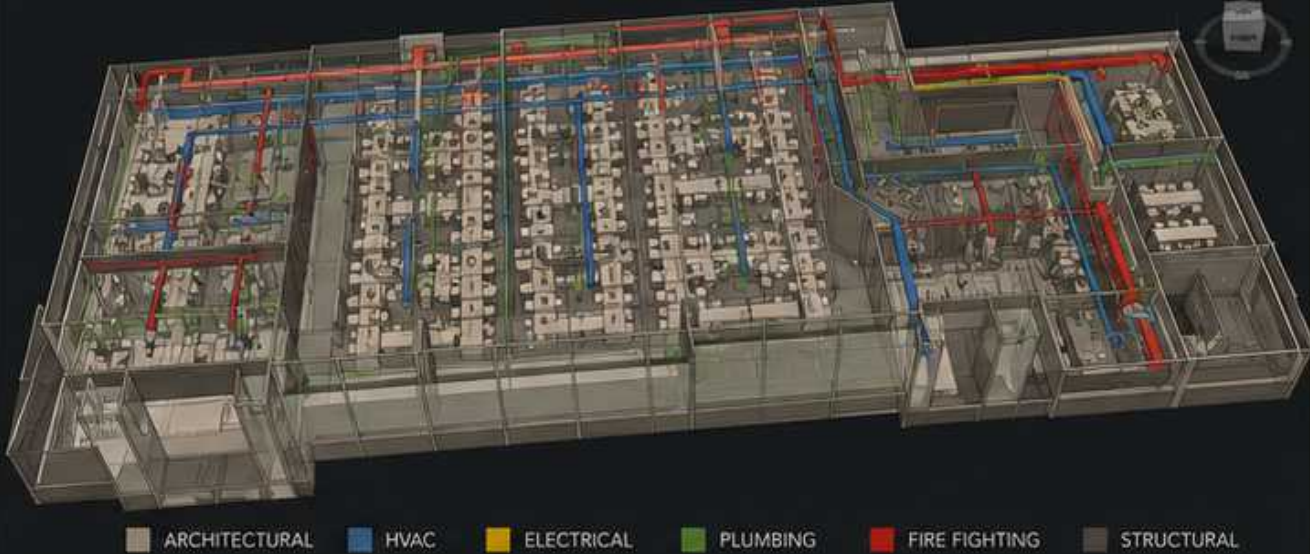
CLASH BREAKDOWN BY DISCIPLINE



CLASH STATUS

STATUS	COUNT	%
New	68	53%
Active	37	29%
Reviewed	15	12%
Resolved	8	6%

OVERALL 3D MODEL – COORDINATION VIEW



KEY PLAN – LEVEL 01



SAMPLE CLASHES

1 HVAC DUCT vs CEILING Hard Clash	2 CABLE TRAY vs LIGHT FIXTURE Hard Clash	3 SPRINKLER PIPE vs DUCT Hard Clash	4 PLUMBING PIPE vs WALL Soft Clash	5 FIRE DAMPER vs PARTITION Soft Clash
LOCATION: Open Workspace	LOCATION: Open Workspace	LOCATION: MEETING ROOM 01	LOCATION: PANTRY	LOCATION: BOARDROOM
DISCIPLINES: HVAC / ARCH	DISCIPLINES: ELE / ARCH	DISCIPLINES: FF / HVAC	DISCIPLINES: PLUMB / ARCH	DISCIPLINES: FF / ARCH
STATUS: Active	STATUS: Active	STATUS: New	STATUS: Active	STATUS: Reviewed
ACTION: Raise ceiling level / Reroute duct	ACTION: Lower cable tray / Reposition light	ACTION: Reroute sprinkler / Adjust duct height	ACTION: Adjust pipe location / Coordinate wall build-up	ACTION: Verify clearance / Confirm installation

OBSERVATIONS

- Major clashes are concentrated in open workspace and MEP dense areas.
- Coordination with ceiling layout required for HVAC and electrical systems.
- All fire fighting penetrations to be coordinated with partition and joinery.
- Regular model updates and clash checks to be continued during execution.

CLASH SEVERITY LEGEND

- HARD CLASH**
Physical interference (Not acceptable)
- SOFT CLASH**
Clearance / proximity issue (Review required)
- NO CLASH**
No interference (Acceptable)

SECTION 02

CANADA CORE PROJECTS

3033 DUNDAS MIXED USE RESIDENTIAL DEVELOPMENT

MISSISSAUGA, CANADA

LOD 200 BIM Documentation

Interior Architectural Design

Facade Cladding

Permit Set Drawings

Floor Plan Coordination

Clash detection

ROLE: BIM Modeling + Drafting
SCOPE: LOD 200 modeling + Permit Set Drawings
CHALLENGES: Incomplete Input Drawings
RESULT: Improved Documentation Quality + Faster Submission Readiness



Selected mixed-use residential development support delivered for a mid-rise residential project in Canada, focused on BIM modeling, permit documentation, technical drafting, and accelerated production coordination. The project involved reconstructing incomplete design information into coordinated LOD 200 BIM models and permit-ready drawing packages, improving documentation quality, submission readiness, and workflow efficiency across a fast-paced residential development environment.

☐ Confidential project selection

TECHNICAL OUTPUTS

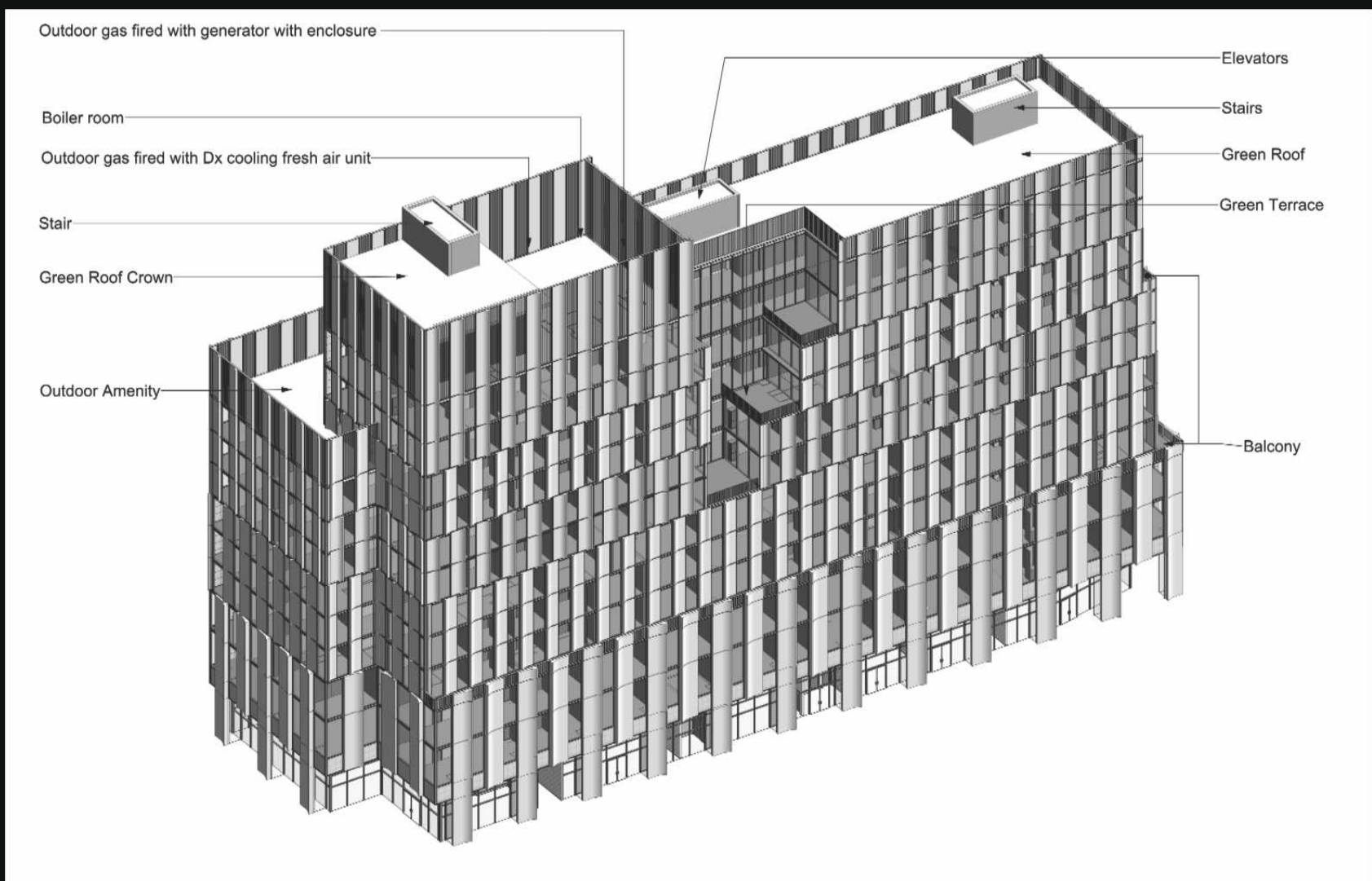
FLOOR PLANS



PERMIT DOCUMENTATION & BIM DEVELOPMENT

This package demonstrates Bonarch Draft's capability to deliver coordinated BIM modeling and permit documentation for large-scale residential developments in Ontario. Architectural plans, elevations, construction details, and consultant coordination packages are developed with precision to support municipal approval processes, improve documentation clarity, accelerate submission readiness, and ensure seamless coordination across complex multi-unit residential projects.

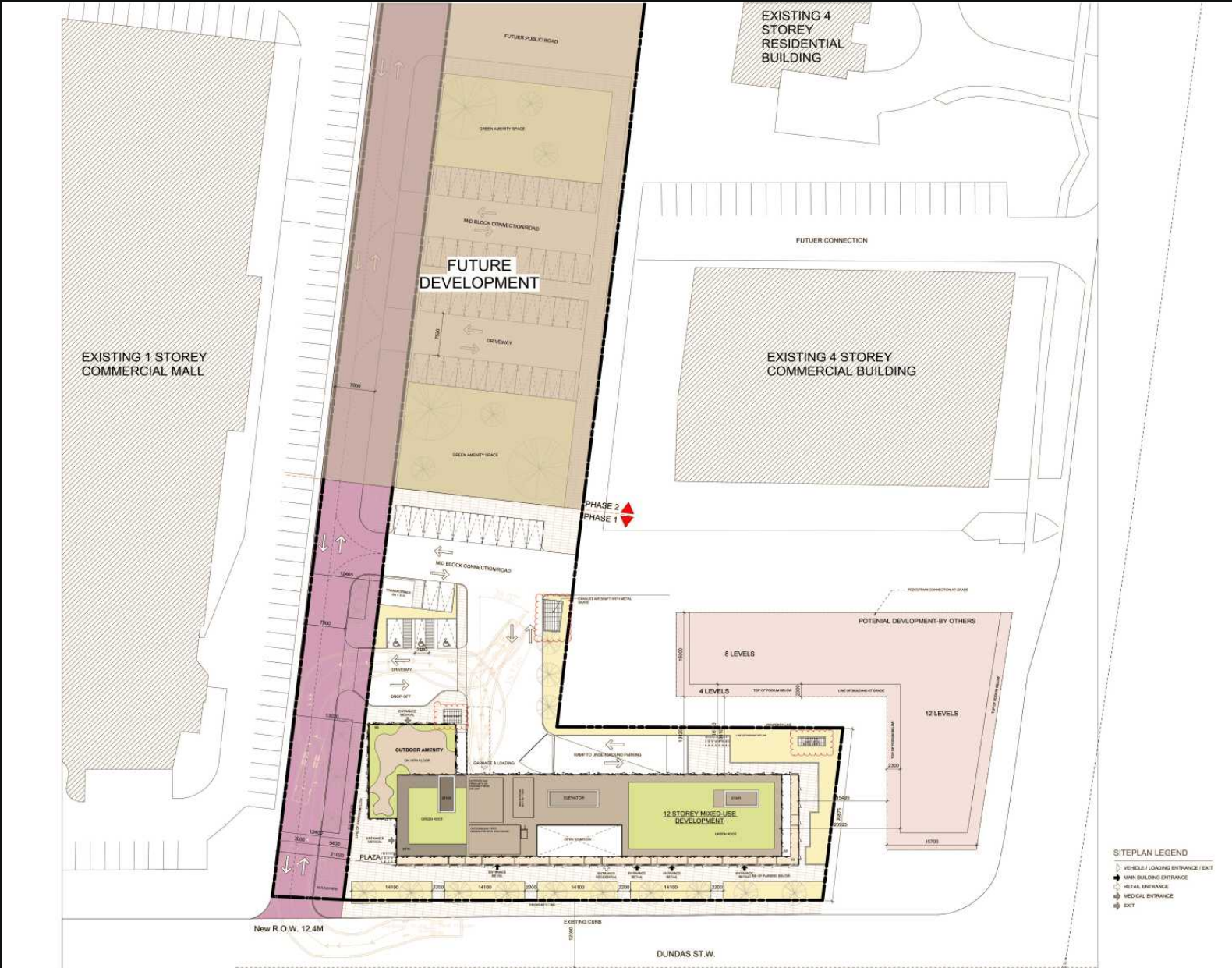
3D DIAGRAM OF THE BUILDING



Clean, coordinated elevations communicating materials, proportions and bespoke joinery intent.

PERMIT SET OUTPUTS

SITE PLAN & WASTE MANAGEMENT PLAN



TYPE:

Mid-rise Residential



SCOPE:

Facade Cladding & Modeling
Permit Set Drawing
Ceiling Coordination
BIM Documentation



TOOLS:

Revit, AutoCAD



MULTI-DISCIPLINE COORDINATION & CLASH RESOLUTION

CLASH DETECTION SAMPLES

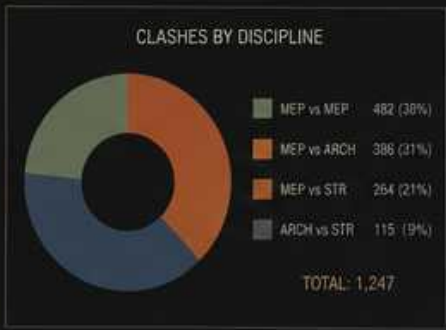
CLASH NAME & ID	CLASH PREVIEW		DESCRIPTION	STATUS	PRIORITY	GRID / LEVEL	ASSIGNED TO
Clash1 ID: 854			DUCT VS BEAM Rectangular duct intersects structural beam.	ACTIVE	HIGH	B5 / L08	MEP
Clash2 ID: 723			PIPE VS BEAM Sprinkler pipe intersects structural beam.	ACTIVE	HIGH	C7 / L06	MEP
Clash3 ID: 512			DUCT VS WALL Supply duct intersects partition wall.	ACTIVE	MEDIUM	D3 / L04	MEP
Clash4 ID: 331			PIPE VS DUCT Mechanical pipe intersects rectangular duct.	ACTIVE	MEDIUM	A2 / L03	MEP

CLASH DETECTION OVERVIEW

MODEL COORDINATION USING NAVISWORKS



TOTAL CLASHES	1,247
NEW CLASHES	352
ACTIVE CLASHES	895
RESOLVED CLASHES	497



CLASH SUMMARY BY DISCIPLINE				
CLASH TYPE	TOTAL	NEW	ACTIVE	RESOLVED
MEP vs MEP	482	132	350	262
MEP vs ARCH	386	98	288	186
MEP vs STR	264	74	190	138
ARCH vs STR	115	48	67	48
TOTAL	1,247	352	895	497

TOP CLASH CATEGORIES	
CATEGORY	ACTIVE CLASHES
DUCT vs DUC.	198
DUCT vs BEAM	176
PIPE vs BEAM	154
PIPE vs DUCT	121
DUCT vs WALL	98



NAVISWORKS CLASH REPORT

This package demonstrates Bonarch Draft’s capability to deliver coordinated BIM documentation and clash detection workflows for mid and high-rise residential developments in Canada. Integrated architectural, structural, mechanical, electrical, and plumbing systems are reviewed through advanced coordination processes to identify conflicts prior to construction, reduce site issues, improve consultant alignment, and support efficient project execution across complex multi-storey residential environments.

SECTION 02

CANADA CORE PROJECTS

CRISTAL BEACH RESIDENCE

TORONTO, CANADA

LOD 200 BIM Documentation

Interior Architectural Design

Architectural Modeling

Permit Set Drawings

Drafting

Facade Detailing

Coordination

ROLE: Comprehensive BIM Modeling + Drafting
SCOPE: LOD 200 modeling + Permit Set Documentation
CHALLENGES: Incomplete Input Drawings
RESULT: Improved Documentation Quality + Faster Submission Readiness

This residential project delivered for Ontario custom home developments, focused on BIM coordination, permit set documentation, technical detailing, architectural drafting, consultant coordination, and efficient production workflows.



Confidential project selection



EAST ELEVATION

2
A4-02

SCALE: 1 : 50

- 1 PRE-FINISHED METAL ROOF & FLASHING
- 2 BRICK VENEER (STONE GREY)
- 3 STONE TRIM & ARCHITECTURAL DETAIL
- 4 ALUMINUM WINDOWS & DOORS (BLACK)
- 5 DECORATIVE METAL RAILING (BLACK)
- 6 PRECAST STONE SILL
- 7 EXTERIOR WALL LIGHT (WALL SCONCE)



WEST ELEVATION

1
A4-02

SCALE: 1 : 50

- 1 PRE-FINISHED METAL ROOF & FLASHING
- 2 BRICK VENEER (STONE GREY)
- 3 STONE TRIM & ARCHITECTURAL DETAIL
- 4 ALUMINUM WINDOWS & DOORS (BLACK)
- 5 DECORATIVE METAL RAILING (BLACK)
- 6 PRECAST STONE SILL
- 7 EXTERIOR WALL LIGHT (WALL SCONCE)



DETAILED ELEVATIONS

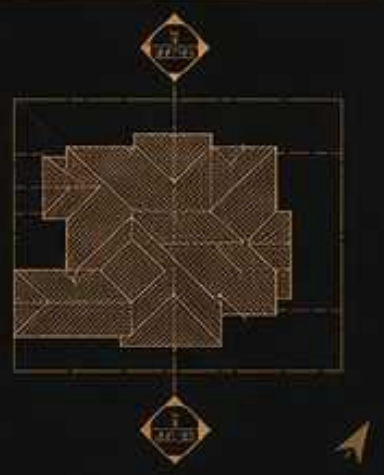
EXTERIOR FINISH LEGEND

- 1 MASONRY CLAY BRICK VENEER
COLOUR: STONE GREY
SIZE: MODULAR
MANUFACTURER: MERIDIAN
- 2 MASONRY STONE VENEER
COLOUR: LIMESTONE GREY
MANUFACTURER: ARRS-CRAFT
- 3 EIFS - STUCCO FINISH
COLOUR: LIGHT GREY
MANUFACTURER: DRYVIT
SYSTEM: OUTSULATION
- 4 ALUMINUM WINDOWS & DOORS
COLOUR: BLACK
MANUFACTURER: KAWNEER
SERIES: 1600
- 5 METAL RAILING
COLOUR: BLACK
MANUFACTURER: AGWAY
STYLE: VERTICAL PICKET
- 6 PRECAST STONE SILL
COLOUR: LIMESTONE GREY
MANUFACTURER: PERMACON
- 7 EXTERIOR WALL LIGHT
COLOUR: BLACK
MANUFACTURER: HINKLEY
MODEL: 1506BK

NOTES

- ALL EXTERIOR MATERIALS AND COLOURS TO BE VERIFIED WITH OWNER PRIOR TO ORDER.
- REFER TO MATERIAL SCHEDULE FOR FULL SPECIFICATIONS.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND ELEVATIONS ON SITE.

KEY PLAN

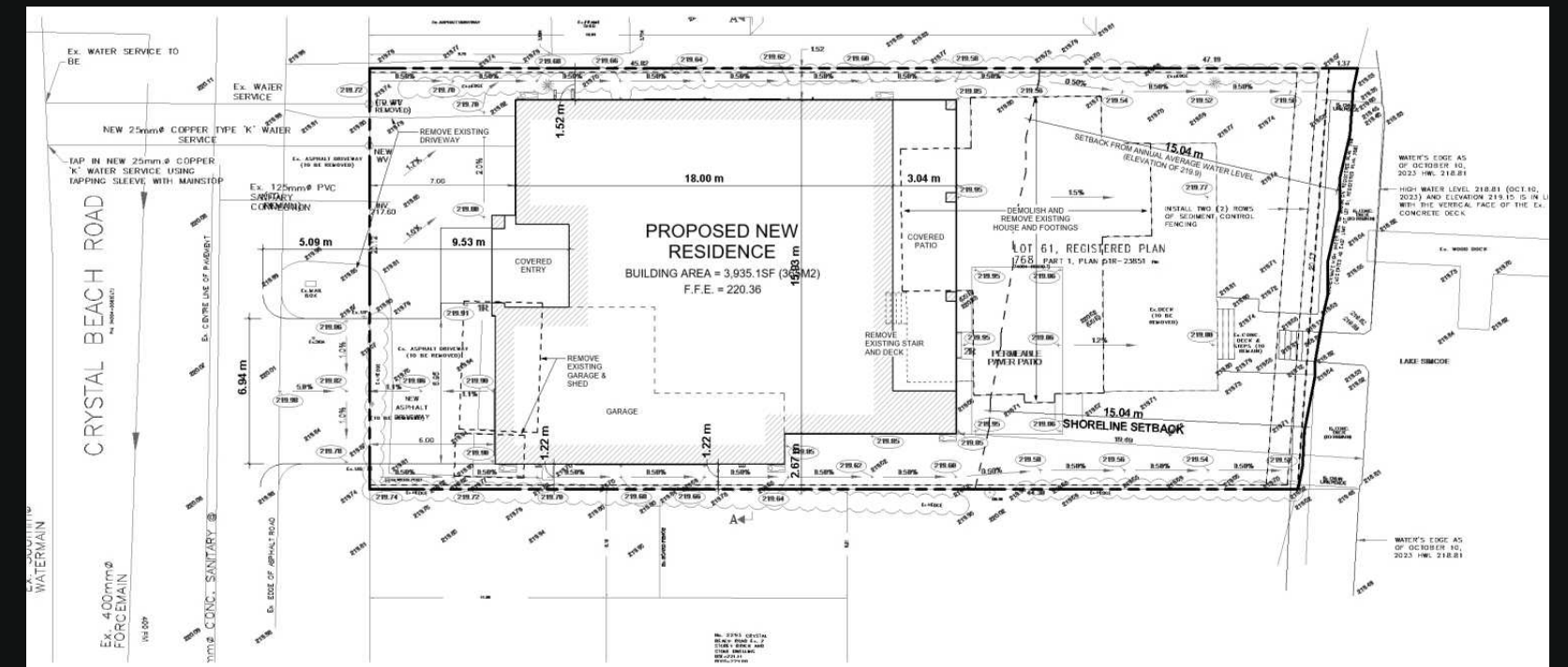


INTERIOR DETAILING & DOCUMENTATION

3D VISUALIZATION



 2	 5,420 ft ²	 4
FLOORS	TOTAL AREA	BEDROOMS
 5.5	 2	 100%
BATHROOMS	CAR GARAGE	PERMIT SET



LOD 200 3D MODELING

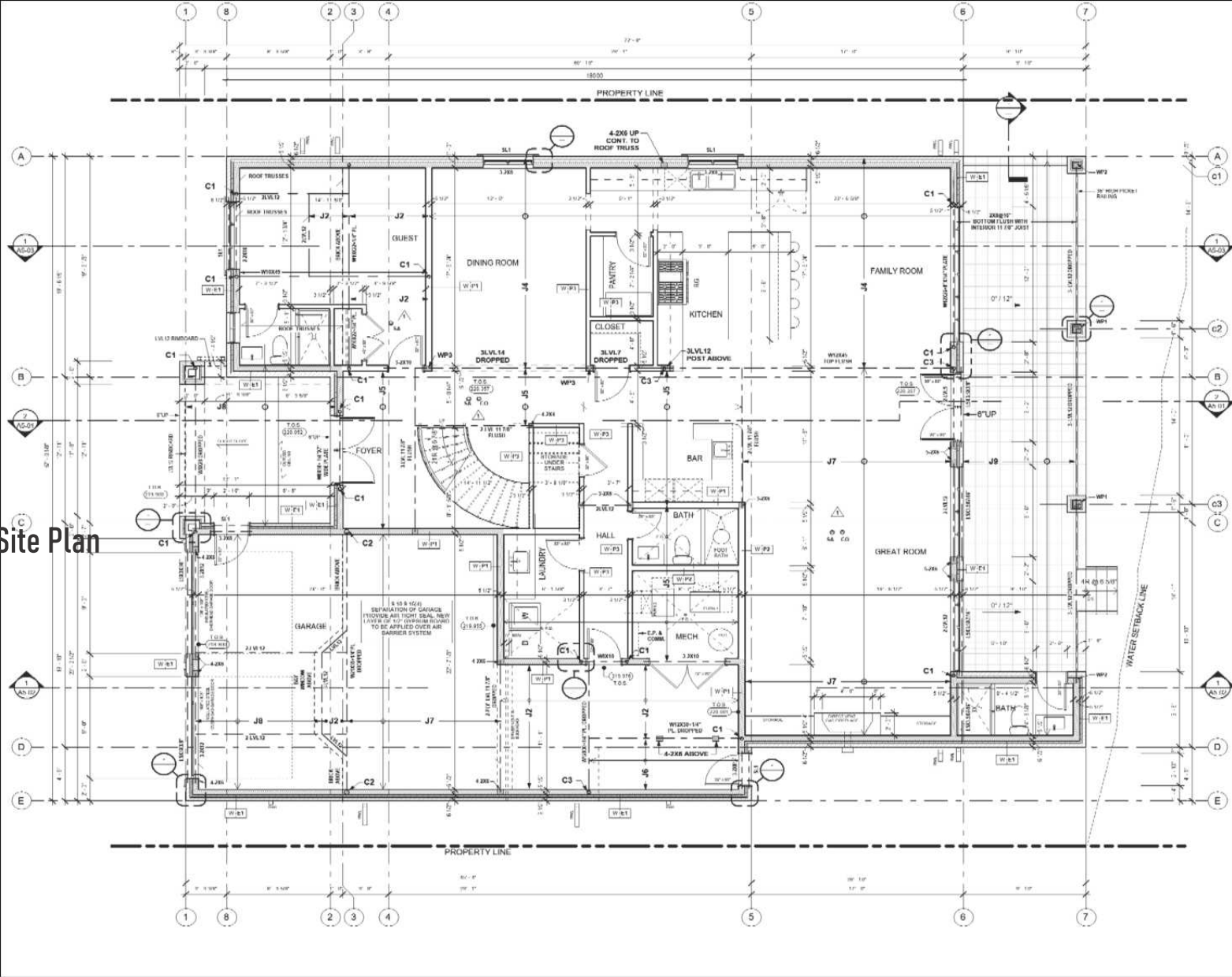


SITE PLAN FOR APPROVAL

PERMIT SET ELEMENTS

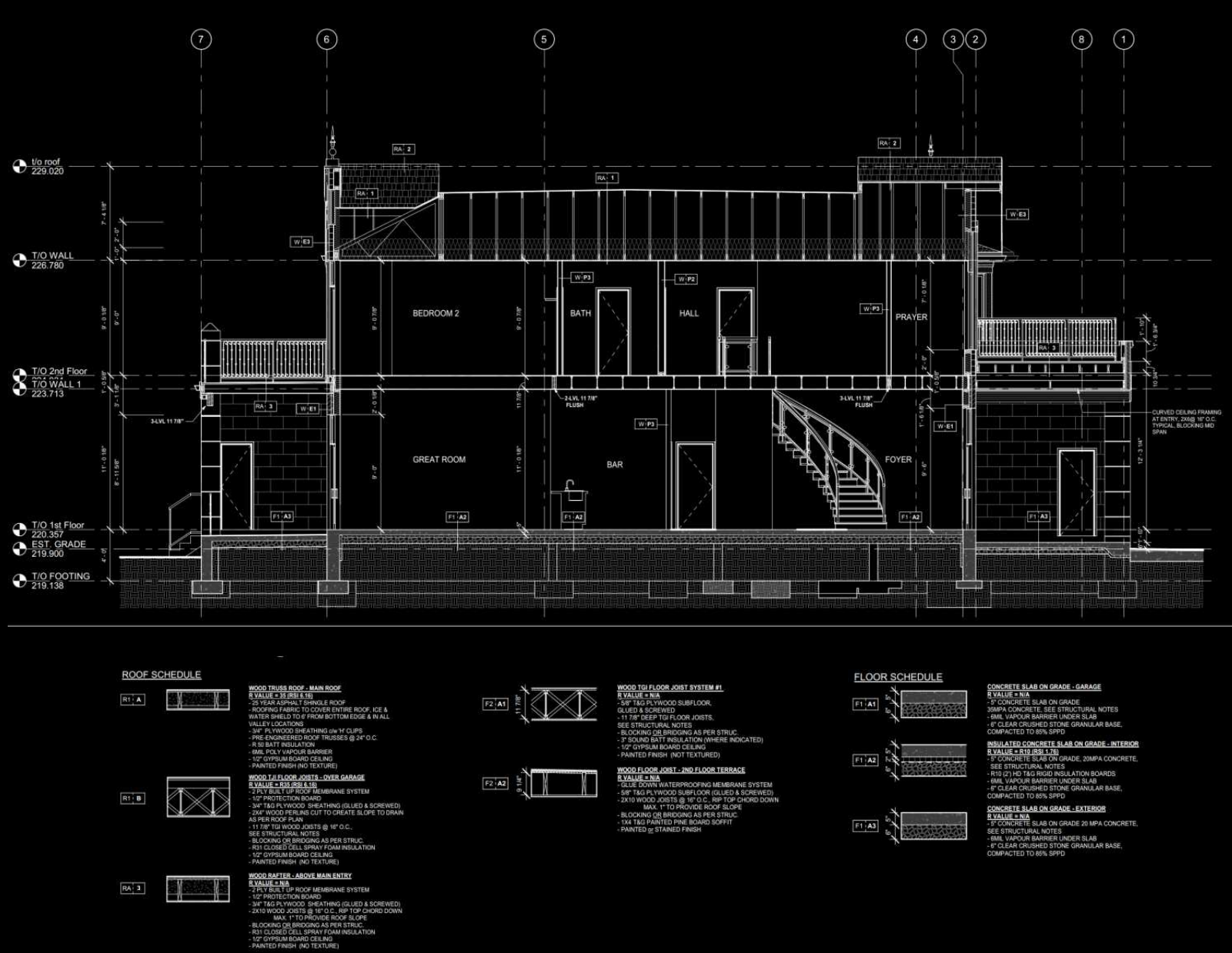
Detailed for execution, coordinated for Approval delivery.

This package demonstrates Bonarch Draft's capability to deliver contractor-level interior documentation for ordinary villas in Toronto. Coordinated Sections Plans, elevations, and ceiling solutions are developed with precision to ensure seamless execution, material clarity, and alignment with Canada construction standards and workflows.



FIRST FLOOR PLAN

DETAILED SECTION AND LEGENDS



ROOF SCHEDULE

- R1: A
- R1: B
- RA: 3

WOOD TRUSS ROOF - MAIN ROOF
R1: A & B
- 25 YEAR ASPHALT SHINGLE ROOF
- ROOFING FASIM TO COVER ENTIRE ROOF, ICE & WATER SHEILD TO 6" FROM BOTTOM EDGE & IN ALL VALLEY LOCATIONS
- 3/4" PLYWOOD SHEATHING ON W/ CLIPS
- PRE-ENGINEERED ROOF BRACING @ 24" O.C.
- R18 BATT INSULATION
- 6ML POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD CEILING
- PAINTED FINISH (NO TEXTURES)

WOOD 1st FLOOR JOIST - OVER GARAGE
R1: B
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 1/2" PROTECTION BOARD
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 2x12 WOOD PERPENDICULAR TO CREATE SLOPE TO DRAIN AS PER ROOF PLAN
- 11 1/8" TYP WOOD JOISTS @ 16" O.C.
- SEE STRUCTURAL NOTES
- BLOCKING OR BRIDGING AS PER STRUC.
- R18 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD CEILING
- PAINTED FINISH (NO TEXTURES)

WOOD RAFTER - ABOVE MAIN ENTRY
RA: 3
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 1/2" PROTECTION BOARD
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 2x12 WOOD PERPENDICULAR TO CREATE SLOPE TO DRAIN AS PER ROOF PLAN
- 11 1/8" TYP WOOD JOISTS @ 16" O.C.
- SEE STRUCTURAL NOTES
- BLOCKING OR BRIDGING AS PER STRUC.
- R18 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD CEILING
- PAINTED FINISH (NO TEXTURES)

FLOOR SCHEDULE

- F1: A1
- F1: A2
- F1: A3

WOOD 2nd FLOOR JOIST SYSTEM #1
F1: A1 & A2
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 11 1/8" DEEP TYP FLOOR JOISTS
- SEE STRUCTURAL NOTES
- BLOCKING OR BRIDGING AS PER STRUC.
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 2x12 WOOD PERPENDICULAR TO CREATE SLOPE TO DRAIN AS PER ROOF PLAN
- 11 1/8" TYP WOOD JOISTS @ 16" O.C.
- SEE STRUCTURAL NOTES
- BLOCKING OR BRIDGING AS PER STRUC.
- R18 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD CEILING
- PAINTED FINISH (NO TEXTURES)

WOOD 2nd FLOOR JOIST - 2ND FLOOR TERRACE
F1: A3
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 11 1/8" DEEP TYP FLOOR JOISTS
- SEE STRUCTURAL NOTES
- BLOCKING OR BRIDGING AS PER STRUC.
- 2x12 PLYWOOD SHEATHING (GLUED & SCREWED)
- 2x12 WOOD PERPENDICULAR TO CREATE SLOPE TO DRAIN AS PER ROOF PLAN
- 11 1/8" TYP WOOD JOISTS @ 16" O.C.
- SEE STRUCTURAL NOTES
- BLOCKING OR BRIDGING AS PER STRUC.
- R18 CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM BOARD CEILING
- PAINTED FINISH (NO TEXTURES)

CONCRETE SLAB ON GRADE - GARAGE
F1: A1 & A2
- 5" CONCRETE SLAB ON GRADE
- 3/4" POLY VAPOUR BARRIER UNDER SLAB
- 6" CLEAR CRUSHED STONE GRANULAR BASE, COMPACTED TO 80% SPPO

INSULATED CONCRETE SLAB ON GRADE - INTERIOR
F1: A1 & A2
- 5" CONCRETE SLAB ON GRADE, 20MPA CONCRETE, SEE STRUCTURAL NOTES
- R18 D1 HD TAG RIGID INSULATION BOARDS
- 6ML VAPOUR BARRIER UNDER SLAB
- 6" CLEAR CRUSHED STONE GRANULAR BASE, COMPACTED TO 80% SPPO

CONCRETE SLAB ON GRADE - EXTERIOR
F1: A3
- 5" CONCRETE SLAB ON GRADE, 20MPA CONCRETE, SEE STRUCTURAL NOTES
- 6ML VAPOUR BARRIER UNDER SLAB
- 6" CLEAR CRUSHED STONE GRANULAR BASE, COMPACTED TO 80% SPPO

SECTION 02

CANADA CORE PROJECTS

14-STORY RESIDENTIAL DEVELOPMENT

TORONTO, CANADA

LOD 200 BIM Documentation

Clash detection

Contractor-Level Coordination

Permit Set Drawings

Floor Plan Coordination

Facade Visualization

ROLE: BIM Modeling + Drafting
SCOPE: LOD 200 modeling + Permit Set Drawings
CHALLENGES: Incomplete Input Drawings
RESULT: Improved Documentation Quality + Faster Submission Readiness

Selected mixed-use residential BIM coordination support delivered for a mid-rise residential development in Toronto, focused on multidisciplinary clash detection, Navisworks coordination, permit-stage BIM workflows, and technical model integration. Scope included BIM coordination across architectural, structural, and MEP systems, clash analysis reporting, issue tracking, and coordination visualization to improve constructability, reduce coordination conflicts, and accelerate documentation readiness within a high-density urban development environment.

☐ Confidential project selection



PERMIT SET DOCUMENTATION

WASTE MANAGEMENT PLANS & CALCULATIONS

APPENDIX 7: WASTE BIN CALCULATIONS

Note: The required numbers of bins should be rounded up to the nearest whole number.

Multi-Residential Complexes and Stacked Townhouses

Type of Bin	3 yd ³ (units/bin)	4 yd ³ (units/bin)	6 yd ³ (units/bin)
Compacted Garbage	54	72	N/A
Non-compacted Garbage	18	24	36
Recyclable Materials	45	60	90

Multi-Residential Fron-End Bin Calculation for 208 Unit Proposed:

- For non-compacted Garbage , would require four 3yd³ Front End bins
- 208Units / 54 = 3.8 rounded to 4 bins
- For Recyclable , would require five 3yd³ Front End bins
- 168Units / 45 = 4.6 rounded to 5 bins

WASTE MANAGEMENT BIN CALCULATION

3

04/1.04

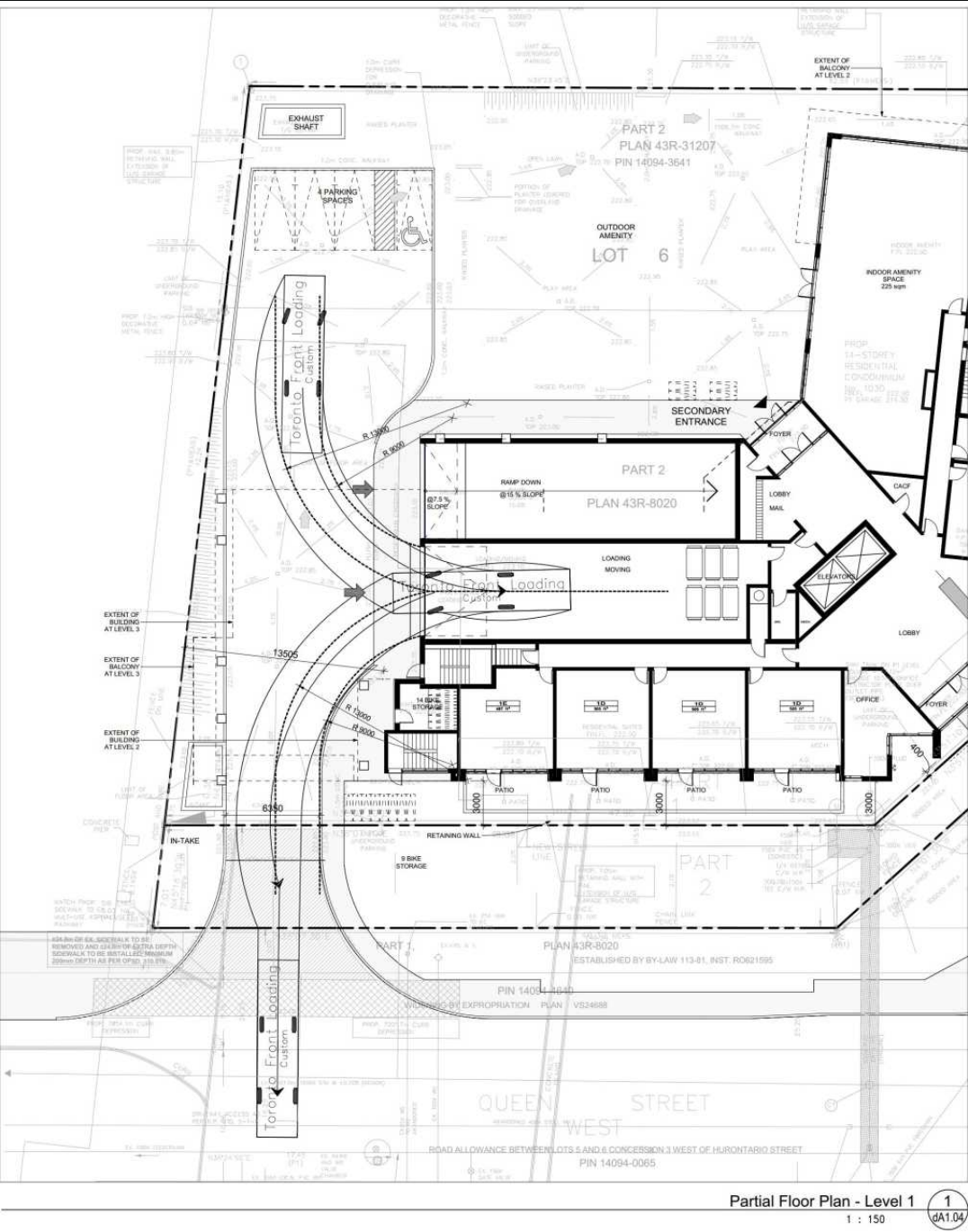
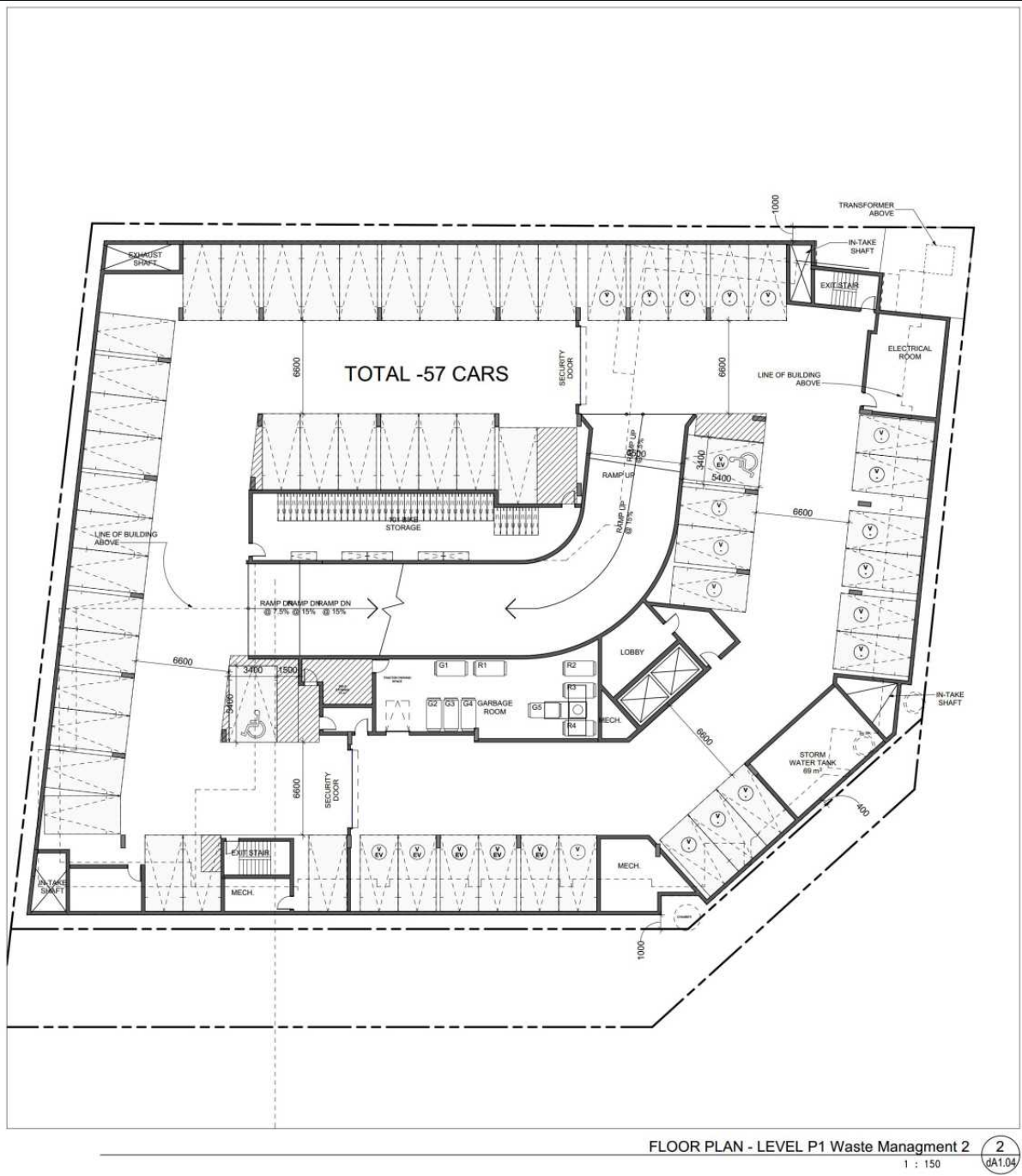
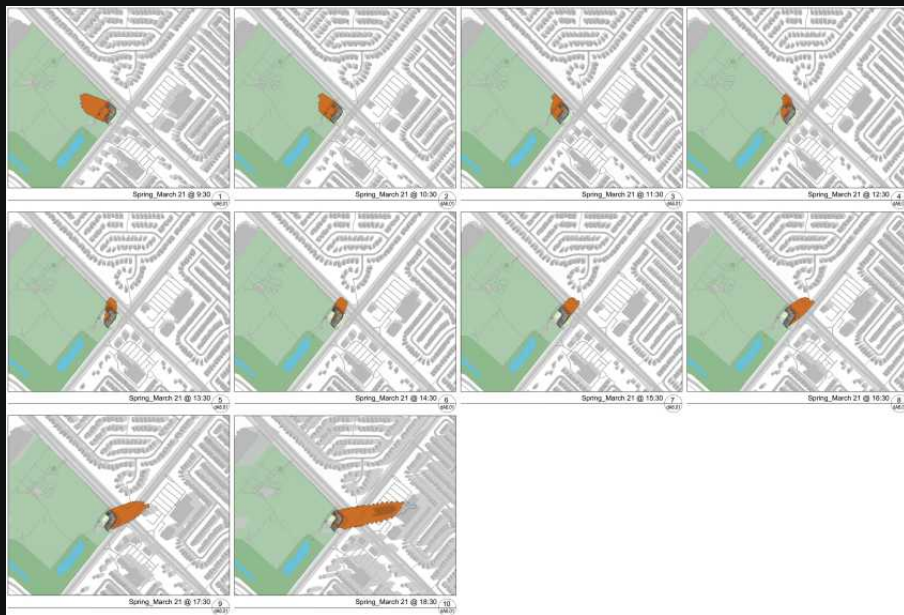
WASTE MANAGEMENT NOTES

4

04/1.04

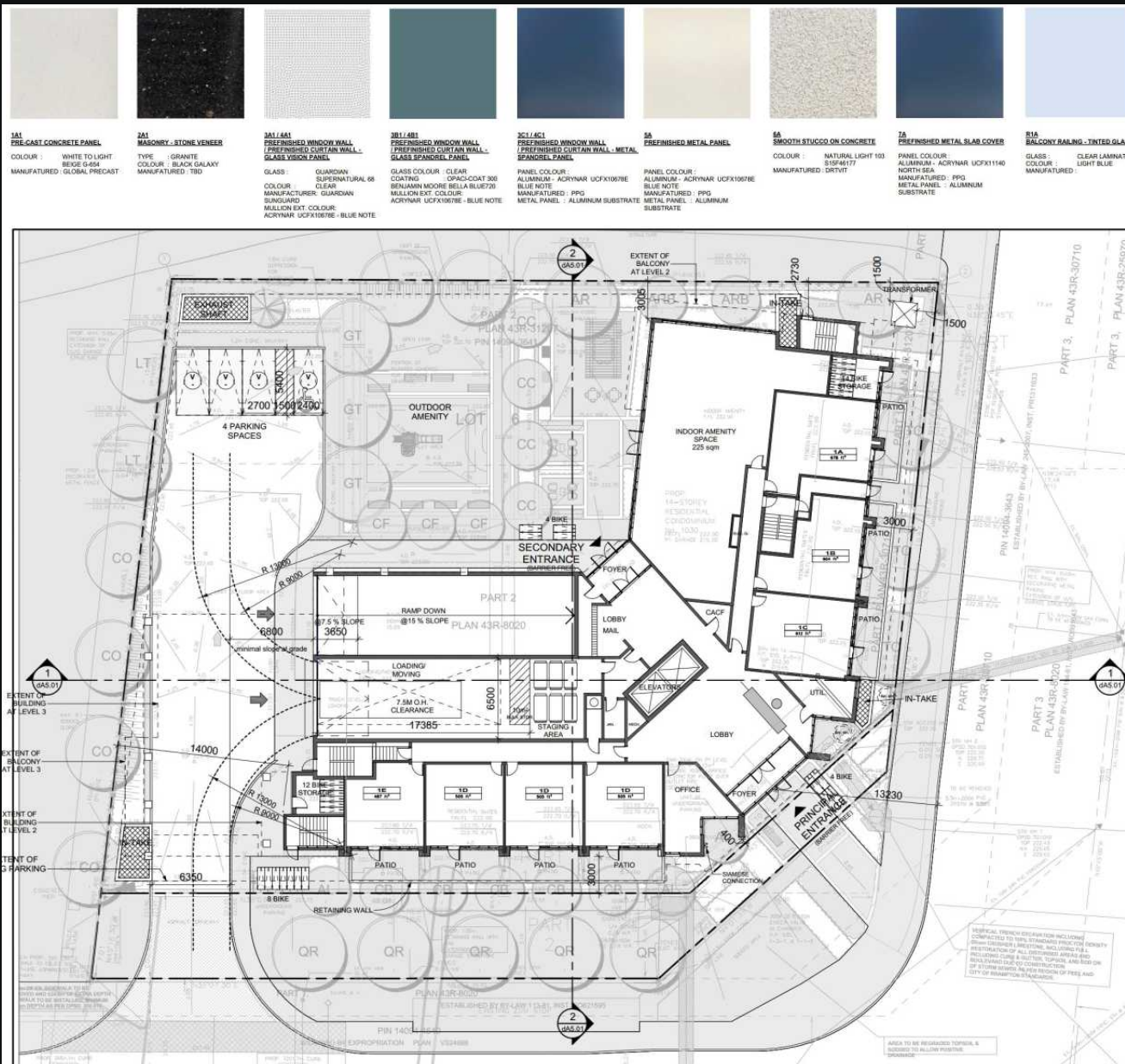
- The bins should be properly positioned in the collection area on the day of collection before 7 am.
- The driver is not required to exit the collection vehicle to facilitate collection.
- Property management is responsible for moving bins during collection.
- The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.
- Property management must be visible to waste collection vehicle on approach to site, otherwise the waste collection vehicle will not enter the site.
- Property management will be responsible for safely maneuvering waste collection vehicles into and/or out of, as well as around the site.
- Property management staff will be responsible for moving bins to the staging area at the time of collection and returning to storage room following collection

SUN SHADOW STUDY DIAGRAM



TECHNICAL OUTPUTS

GROUND FLOOR PLAN



ENLARGED ELEVATION



YOUR DRAFTING ALLY

We support consultants and contractors with structured BIM workflows, reliable coordination, and construction-ready deliverables.

01

Coordination-Focused
Approach
& multi-level checks

02

Scalable Project
Support

03

Scale Without Overhead

04

Structured & Reliable
Delivery

05

Seamless Remote
Collaboration



PARTNERS



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KIRKOR ARCHITECTS AND
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Kailash Patel Architects Inc.



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Masjid Al Jannah



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OUR CONTACT

Book a 15-minute call to review your current project workload and see how we can support your team.

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