



**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers

Transmittal

To: RH Gay Holdings Company
Address: 55 King Street East
Bowmanville, Ontario L1C 1N4

Project No.: 21046
Date: September 16, 2024

Attention: Lawson Gay

Project Name: Courtice Mixed Use Seniors Development at 1697 Highway # 2 in Courtice, ON

- | | | | | | |
|----------------------|-------------------------------------|---------------------|-------------|-------------------------------------|-----------------|
| For your: | <input checked="" type="checkbox"/> | Approval | Via: | <input type="checkbox"/> | Mail |
| | <input type="checkbox"/> | Distribution | | <input type="checkbox"/> | Courier |
| | <input checked="" type="checkbox"/> | Information and use | | <input type="checkbox"/> | By hand |
| | <input type="checkbox"/> | Review and comment | | <input type="checkbox"/> | To be picked up |
| Action taken: | <input type="checkbox"/> | Reviewed | | <input type="checkbox"/> | Fax |
| | <input type="checkbox"/> | Reviewed as noted | | <input checked="" type="checkbox"/> | E-mail |
| | <input type="checkbox"/> | Revise and resubmit | | | |
| | <input type="checkbox"/> | Not reviewed | | | |

Qty.:	Drawing No.:	Issue No.:	Revision No.:	Description:
1	Copy	-	-	Addendum No. 2 dated September 16, 2024

cc: Robin George, Barry Bryan Associates
Nick Swerdfeger, Barry Bryan Associates
Matthew Ficara, Barry Bryan Associates



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Addendum No. 2

Page 1 of 3

Project No.: 21046
Date: September 16, 2024
Project: **Courtice Mixed Use Seniors Development at 1697 Highway # 2
RH GAY HOLDINGS COMPANY**

The following information supplements and/or supersedes the bid documents issued on September 10 2024

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

DRAWINGS

1.1 DRAWING NO. S101- GENERAL NOTES & SCHEDULES

- .1 New shear wall 'ST4' configuration added to Shear Wall Schedule. Flexible diaphragm fasteners specified under Lumber Notes. Refer to Barry Bryan Associates' (BBA) Drawing No. S101 dated September 3, 2024.

1.2 DRAWING NO.S102 - TYPICAL DETAILS

- .1 Hold down anchor embedment specified on Detail 15/S102. Refer to BBA Drawing No. S102 dated September 3, 2024.

1.3 DRAWING NO.S201 - FOUNDATION & SECOND FLOOR FRAMING PLANS

- .1 Shear wall 'ST4' tagged on 1/S201 and 2/S201. Flexible diaphragm fasteners specified under Framing Notes on 2/S201. Refer to BBA Drawing No. S201 dated September 3, 2024.

1.4 DRAWING NO.S202 - THIRD & FOURTH FLOOR FRAMING PLANS

- .1 Shear wall 'ST4' tagged on 2/S202. Flexible diaphragm fasteners specified under Framing Notes on 1/S202 and 2/S202. Refer to BBA Drawing No. S202 dated September 3, 2024.

1.5 DRAWING NO. S203 - FIFTH FLOOR & ROOF FRAMING PLANS

- .1 Flexible diaphragm fasteners specified under Framing Notes on 1/S203 and 2/S203. Refer to BBA Drawing No. S203 dated September 3, 2024.

1.6 DRAWING NO. S301 - CONCRETE SHEAR WALL PLANS

- .1 Refer to BBA Drawing No. S301 dated September 3, 2024.

1.7 DRAWING NO. S302 - CONCRETE SHEAR WALL ELEVATIONS - STAIR #1

- .1 Refer to BBA Drawing No. S302 dated September 3, 2024.

1.8 DRAWING NO. S303 - CONCRETE SHEAR WALL ELEVATIONS - STAIR # 2

- .1 Refer to BBA Drawing No. S303 dated September 3, 2024.

- 1.9 DRAWING NO. S304 - CONCRETE SHEAR WALL ELEVATIONS - ELEVATOR
.1 Refer to BBA Drawing No. S304 dated September 3, 2024.
- 1.10 DRAWING NO. S305 - WOOD STUD SHEAR WALL ELEVATIONS
.1 ST4 shear wall details tagged on first and second floor elevations. Refer to BBA Drawing No. S305 dated September 3, 2024.
- 1.11 DRAWING NO. S306 - WOOD STUD SHEAR WALL ELEVATIONS
.1 ST4 shear wall details tagged on first and second floor elevations. Refer to BBA Drawing No. S306 dated September 3, 2024.
- 1.12 DRAWING NO. 307 - WOOD STUD SHEAR WALL ELEVATIONS
.1 ST4 shear wall details tagged on first and second floor elevations. Refer to BBA Drawing No. S307 dated September 3, 2024.
- 1.13 DRAWING NO. S501 - FOUNDATION SECTIONS
.1 Refer to BBA Drawing No. S501 dated September 3, 2024.
- 1.14 DRAWING NO. S502 - SECTIONS
.1 Refer to BBA Drawing No. S502 dated September 3, 2024.
- 1.15 DRAWING NO. S503 - SECTIONS
.1 Refer to BBA Drawing No. S503 dated September 3, 2024.
- 1.16 DRAWING NO. S504 - SECTIONS
.1 Refer to BBA Drawing No. S504 dated September 3, 2024.
- 1.17 MENARD CANADA'S DRAWING PACKAGE
.1 Refer to Drawings Cover Sheet and Drawing No. G001, G207 and G209 dated August 27, 2024.

End of Addendum No. 2

Barry Bryan Associates

Architects, Engineers, Project Managers



Nicholas B. Swerdfeger, OAA, MRAIC, M.Arch, B.Arch Sci

NS/sm

Attachments: BBA Structural Drawings No. S101, S102, S201, S202, S203, 301, S302, S303, S304, S305, S306 (16 Pages)
S307, S501, S502, S503 and S504 (1 Page)
Menard Canada's Drawing Cover Sheet (3 Pages)
Menard Canada's Drawings No. G001, G207 and G209



I/We hereby acknowledge receipt of this Addendum.

Signature (signing officer of firm)

Position

Name of Firm

One copy of the addendum must be signed and returned with the completed tender, or the tender submitted shall be rejected.



GENERAL NOTES

- 1. ALL DIMENSIONS AND ELEVATIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. SITE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF ALL RELEVANT CODES AND STANDARDS.
4. CONFORM TO OWNER'S GENERAL SPECIFICATIONS INCLUDING ALL SAFETY REQUIREMENTS.
5. KEEP THE SITE THROUGHOUT THE WORK AREA IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER.
6. ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS.

FOUNDATIONS

- 1. DESIGN BEARING PRESSURE IS ASSUMED AS 100 kPa (SLS) BASED ON THE PROPOSED GROUND IMPROVEMENT PLAN.
2. ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL AS APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACING FOOTING CONCRETE. REPORT ANY DOUBTFUL BEARING CONDITIONS TO THE STRUCTURAL ENGINEER BEFORE PLACING FOOTINGS.
3. MATERIALS FOR BACKFILL SHALL BE GRANULAR 'A' AND GRANULAR 'B' CONFORMING TO OPSS STANDARDS COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 1300mm BELOW FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT NUMBER 15382-00LR2 BY CAMBIUM INC. DATED JANUARY 26, 2024 FOR ALL OTHER CONSIDERATIONS/ RECOMMENDATIONS WITH RESPECT TO FOUNDATION/ UNDERGROUND WORK.

CONCRETE

- 1. CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CAN/CSA-A23.1 AND CAN/CSA-A23.3 WITH THE FOLLOWING PROVISIONS:

Table with 4 columns: LOCATION, DESIGN STRENGTH (28 DAYS), SLUMP, EXPOSURE CLASS. Rows include Interior Footings/Piers, Exterior Footings/Piers, All Exterior Reinforced Concrete, Exterior UN-Reinforced Concrete, Slab on Grade, and Lean Concrete.

- 2. NO ADDITIONAL WATER SHALL BE ADDED AT THE JOB SITE. CONCRETE WHICH HAS BEEN WATERED OR DOES NOT MEET SPECIFICATIONS SHALL BE REJECTED.
3. WHEN THE OUTSIDE TEMPERATURE FALLS BELOW 5°C, PROVIDE TEMPORARY HEATING OF CONCRETE IN ACCORDANCE WITH THE REQUIREMENTS OF CSA A23.1.
4. STRUCTURAL GROUT SHALL BE NON-SHRINK, NON METALLIC M-BED STANDARD PREMIX BY SIKA OR APPROVED EQUIVALENT.
5. ALL EPOXY SHALL BE HILTI HIT-HY 200 U.N.O.

SLAB ON GRADE

- 1. CAST SLAB ON GRADE ON 200mm (8") MIN CRUSHED STONE AND COMPACTED SUB-GRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT UNLESS NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS OF COMPOSITION OF MATERIALS BELOW GRADE (INSULATION AND VAPOUR BARRIER).
3. SAWCUT WITHIN 6 TO 18 HOURS. REFER TO THE DRAWINGS FOR SAWCUT REQUIREMENTS.
4. DO NOT CAST SLAB MORE THAN 30 METERS IN LENGTH IN EITHER DIRECTION. PLACE SLAB IN STRIP PATTERN. KEY CONSTRUCTION JOINTS AS DETAILED.
5. MAINTAIN MINIMUM SPECIFIED THICKNESS AT ALL DEPRESSIONS AND CHANGES IN ELEVATIONS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATION OF ALL FINISHES, DEPRESSIONS AND SLOPES.
7. WELDED WIRE MESH REINFORCING IN SLABS ON GRADE MUST BE PROPERLY CHAIRED. LIFTING OF THE WIRE MESH DURING POURS WILL NOT BE ACCEPTED.

CONCRETE REINFORCEMENT

- 1. THE CLEAR DISTANCE BETWEEN REINFORCING STEEL AND SURFACE OF CONCRETE SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

Table with 2 columns: LOCATION, CLEAR COVER. Rows include Footings, Walls, Slabs, Columns/Piers, and Surface in Contact with Ground.

- 2. DETAIL REINFORCING STEEL IN ACCORDANCE WITH 'REINFORCING STEEL MANUAL OF STANDARD PRACTICE' BY THE REINFORCING STEEL INSTITUTE OF CANADA LATEST EDITION.
3. REINFORCING BAR SPLICES FOR DEFORMED BARS: WALLS - CLASS 'B' TENSION SPLICE UNLESS NOTED OTHERWISE. ALL OTHERS - CLASS 'B' TENSION LAP UNLESS NOTED OTHERWISE.
4. ALL REINFORCING STEEL SHALL BE DEFORMED HARD GRADE BILLET STEEL CONFORMING TO CSA G30.18 GRADE 400.
5. WELDED STEEL WIRE FABRIC, PLAN TYPE CONFORMING TO CSA G30.5M IN FLAT SHEETS NOT ROLLED.
6. ALL CONCRETE REINFORCEMENT MUST BE PROPERLY CHAIRED WITH APPROVED BAR SUPPORTS.
7. PROVIDE CHAIRS, SPACER BARS, SUPPORT BARS AND OTHER ACCESSORIES TO SUPPORT REINFORCING IN ACCORDANCE WITH THE LATEST EDITIONS OF CSA A23.1 AND CSA A23.3.
8. CHAIRS SHALL BE SPACED AT 1200mm O.C. MAXIMUM. LIFTING IS NOT ACCEPTABLE.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL HSS AND W SECTIONS SHALL BE G40.21M-350W CLASS C. ALL OTHERS SHALL BE G40.21M-300W.
2. DESIGN FORCES INDICATED ON DRAWINGS FOR STRUCTURAL STEEL WORK ARE UN-FACTORED FORCES UNLESS NOTED OTHERWISE.
3. PREPARE AND SUBMIT SHOP DRAWINGS OF COMPONENTS AND CONNECTIONS. ALL CONNECTIONS MUST BE DESIGNED BY THE FABRICATOR'S ENGINEER AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THAT ENGINEER.
4. FABRICATORS ENGINEER MUST BE PRACTICING PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
5. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTED PIECE.

- 7. FABRICATION, ERECTION AND WORKMANSHIP SHALL CONFORM TO CSA S16.1, LATEST EDITION.
8. ALL WELDING SHALL CONFORM TO CSA W59 AND SHALL BE PERFORMED BY A WELDER QUALIFIED UNDER CSA W47.
9. ALL CONNECTIONS SHALL BE WELDED USING E49XX ELECTRODES OR BOLTED USING ASTM A325 HIGH STRENGTH BOLTS.
10. ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP APPLIED COAT OF PRIMER. SPOT PRIME ALL WELDED AREAS. SPOT PRIME AS REQUIRED.
11. REMOVE PAINT FILM FROM ALL STEEL SURFACES TO BE WELDED.
12. DO NOT CUT OR CORE ANY OPENINGS IN ANY STRUCTURAL STEEL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
13. WHERE A STRUCTURAL SECTION SHAPE SHOWN ON THE DRAWINGS IS UNAVAILABLE, A SHAPE OF EQUAL OR GREATER SECTION PROPERTIES AND STRUCTURAL CAPACITY SHALL BE SUBSTITUTED UPON APPROVAL BY OWNER AND CONSULTANT AT NO EXTRA COST.

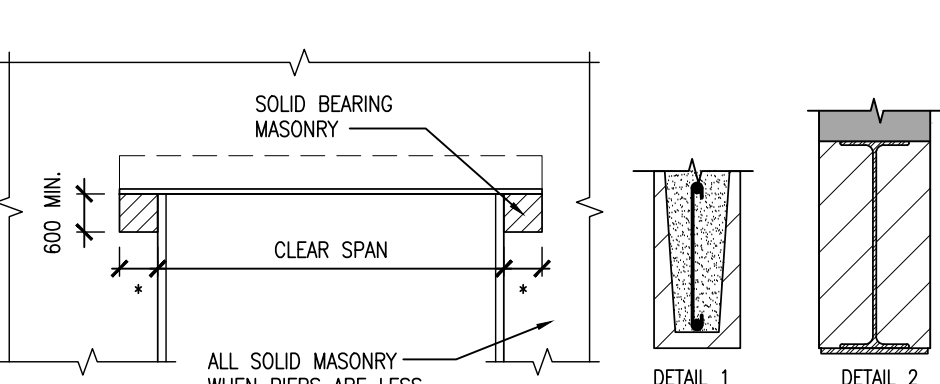
LUMBER NOTES

- 1. WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD O86 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
2. LUMBER: UNLESS OTHERWISE NOTED, TO BE SPRUCE, GRADE NO.2 CONFORMING TO CSA STANDARD O141 WITH MAXIMUM MOISTURE CONTENT OF 15% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
3. NAILS, SPIKES AND STAPLES TO CSA STANDARD B111, GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER, PLAN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.2.3.3 A&B IN THE ONTARIO BUILDING CODE.
4. FASTENINGS FOR EXTERIOR WORK: NAILS, BOLTS, STEEL STRAPS AND WELDED CONNECTIONS TO BE HOT DIP GALVANIZED AND CONFORM TO CAN3-96-M80.
5. LUMBER TO LUMBER CONNECTIONS IN SAME PLANE SHALL BE MADE WITH APPROVED JOIST HANGERS OR FRAMING ANCHORS.
6. WOOD PRESERVATIVE: WHERE REQUIRED, TO CONFORM TO CSA STANDARD O80.
7. FRAMING ANCHORS: FRAMING ANCHORS, JOIST HANGERS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON STRONG TIE OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH NAILS WHERE "S" INSTRUCTIONS UTILIZING THE MANUFACTURER REQUIRED.
8. REMOVE AND REPLACE ANY DEFECTIVE MATERIALS WHEREVER FOUND PRIOR TO FINAL ACCEPTANCE OF THE WORK.
9. ALL TIMBER CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REFERENCE STANDARD AND WITH GOOD CARPENTRY PRACTICE.
10. DESIGN OF TRUSSES SHALL CONFORM TO PART 4 OF OBC ON SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO.
11. UNLESS OTHERWISE NOTED ON PLAN, THE FOLLOWING SHALL BE THE MINIMUM GRADES USED: TRUSSES: SPF 2
12. PROVIDE ERECTION DRAWINGS IN ACCORDANCE WITH M.O.L. STANDARDS FOR SEQUENTIAL ERECTION.
13. DO NOT NOTCH OR DRILL LUMBER TRUSSES ON SITE WITHOUT MANUFACTURER'S APPROVAL. REFER TO MANUFACTURER'S PRINTED INFORMATION FOR OPENINGS IN LUMBER FRAME MEMBERS.
14. PROVIDE LATERAL RESTRAINT AT ALL BEARING LOCATIONS AND ONE ROW OF BRIDGING AT ALL MIDSPANS UNLESS NOTED OTHERWISE. DRAWINGS SHOWING CONNECTION DETAILS, CONSTRUCTION DETAILS, AND TEMPORARY CONSTRUCTION BRACING. ALL SHOP DRAWINGS TO BE PREPARED AND APPROVED BY A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO.
15. SUBMIT SHOP DRAWINGS OF PREFAB ENGINEERED LUMBER ROOF TRUSS FRAMING AND ERECTION.
16. INSTALL ALL LUMBER TRUSSES TO MANUFACTURER'S RECOMMENDED DETAILS INCLUDING ALL NECESSARY BLOCKING, WEB STIFFENERS AND BRACING.
17. UPON INSTALLATION OF THE WOOD TRUSSES THE MANUFACTURER'S SPECIALTY ENGINEER SHALL SUBMIT A LETTER OF FIELD REVIEW AND COMPLIANCE CONFIRMING THAT THE FABRICATION AND INSTALLATION OF THE TRUSS ARE IN CONFORMITY WITH THE SHOP DRAWINGS.
18. REFER TO THE ROOF PLAN FOR THE TRUSS DESIGN LOADS. THE TRUSSES SHOULD ALSO BE DESIGNED FOR A VERTICAL POINT LOAD OF 0.1 kN (UNFACTORED) APPLIED AT ANY POINT OF THE BOTTOM CHORD.
19. THE WOOD TRUSSES ARE TO BE DESIGNED FOR A LIVE LOAD DEFLECTION OF 1/360 OF THE SPAN. WOOD TRUSS DESIGN TO LATERALLY BRACE SUPPORTING BEAM AND COLUMN.
20. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mmØ x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.

ENGINEERED WOOD TRUSSES

- 1. ALL ENGINEERED WOOD TRUSSES TO BE DESIGNED FOR LOADING AS SHOWN ON THE STRUCTURAL DRAWINGS.
2. TRUSS MANUFACTURER TO SUPPLY AND INSTALL ALL NECESSARY AND ADEQUATE HARDWARE, INCLUDING ANY JOIST HANGERS AND/OR NAILERS TO COMPLETE ALL STRUCTURAL DETAILS FOR TRANSFER OF LOADS TO STEEL BEAMS OR COLUMNS.
3. PROVIDE AT LEAST 2 ROWS OF "X" BRIDGING AT 3RD POINTS OF SPAN OF JOIST FOR STIFFENING AND LOAD SHARING.
4. JOIST MANUFACTURER TO SUPPLY ADEQUATE BEARING STIFFENER AT EACH END OF JOIST FOR TRANSFER OF REACTIONS TO BEAMS OR COLUMNS.
5. THE ENGINEERED JOIST SUPPLIER SHALL SPECIFY ALL ERECTION REQUIREMENTS AND PROVIDE ALL NECESSARY, TEMPORARY AND PERMANENT BRACING.
6. DEFLECTION: TOTAL LOAD (LIVE AND DEAD) FLOOR JOISTS = L/240 LIVE LOAD FLOOR JOISTS = L/360
7. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. PROVIDE MAXIMUM JOIST SIZE AND SPACING AS SHOWN ON DRAWINGS.
9. COMPLY WITH ALL MANUFACTURERS PUBLISHED INSTRUCTIONS/ REQUIREMENTS FOR INSTALLATION OF I/J JOISTS.
10. PROVIDE ENGINEERED HANGERS TO SUPPORT APPLIED LOADING AS REQUIRED.

TYPICAL DETAIL FOR LINTEL BEARING



* BEARING LENGTH 150 MINIMUM EACH END (STEEL ANGLE LINTEL) 200 MINIMUM EACH END (BLOCK LINTELS)

ABBREVIATIONS

Table of abbreviations including STEEL MOMENT CONNECTION, DISTANCE TO TOP OF BEAM, DISTANCE TO TOP OF SLAB, DENOTES COMPOSITE STEEL BEAM, DIRECTION OF SLOPE, SHORING LOAD IN kN, ANCHOR BOLT, FACTORED AXIAL LOAD, INDICATES TENSION, INDICATES COMPRESSION, ALTERNATE ARCHITECTURAL BOTTOM, CAMBER IN 'x' mm, COLUMN BRACE, CENTRE TO CENTRE, FACTORED COMPRESSION, CONTROL JOINT CONNECTION, CONTINUOUS REINFORCING, CENTRELINE, COMPLETE WITH (INCLUDING) COLUMN, CONCRETE CONT, DIM, CONC, CONT, DB, DET, DIA, DIAM, DIM, DIM, DL, DN, DL, DN, DOWEL, DRAWING, DWL, EA, EC, EPOXY COATED REINFORCEMENT, EACH END, EACH FACE, EACH WAY, EXIST, EXP, JT, EXT, FD, FDM, FF, FIN, FL, FLT, GALV, GND, HB, HC, HDNR, HK, H/HORIZ, HSC, HSS, H&V, IF, INCL, INT, L, LB, LG, LL, LLH, LLV, L&V, L&V, L&V, L&V, MECH, MEZZ, MN, MSC, MF, MTF, NIC, NF, NTS, OF, OPP, OWSJ, P, PC, PL, PROJ, RD, REIN, REV, RF, RO, SDL, SDMR, SDF, SM, STD, STIFF, STL, STRUCT, T, THK, T.J., T.O., TOS, TYP, UL, UNO, U/S, V, V, WF, WFL, WWF, WWM, INSIDE FACE INCLUDING INTERIOR, STEEL ANGLE, LOW BEAM, LONG, LIVE LOAD (kN/m2), LOWER LAYER, LONG LEG HORIZONTAL, LONG LEG VERTICAL, MAXIMUM MOMENT CONNECTION TO HAVE FACTORED MOMENT CAPACITY IN 'x' kNm, MECHANICAL MEZZANINE, MINIMUM MISCELLANEOUS, FACTORED MOMENT (kN-m), FACTORED TORSION (kN-m), NOT IN CONTRACT NEAR FACE, NOT TO SCALE, OUTSIDE FACE, OPPOSITE, OPEN WEB STEEL JOIST POINT LOAD, PRECAST CONCRETE, PLATE, PROJECTION, ROOF DRAIN REINFORCING, REVISION, FACTORED VERTICAL REACTION (kN), ROUGH OPENING, SUPERIMPOSED DL (EXCLUDING SELF WEIGHT) (kN/m2), STANDARD DUTY MASONRY REINFORCEMENT, STEP DOWN FOOTING, SIMILAR, STANDARD, STIFFENER, STEEL STRUCTURAL TOP, FACTORED TENSION FORCE THICKNESS, TIE, JOIST, TOP OF TOP OF STEEL TYPICAL, UPPER LAYER, UNLESS NOTED OTHERWISE, UNDERSIDE, VERTICAL BRACE VERTICAL, FACTORED SHEAR FORCE, VERTICAL SLOTTED CONNECTION, WALL PLATE, WELDED WIDE FLANGE, WELDED WIRE MESH, WF, WFL, WWF, WWM, DESIGN LOADS: ROOF DEAD: 1.40 kPa, FLOOR DEAD: 3.25 kPa, CORRIDOR LIVE: 4.80 kPa, RESIDENTIAL LIVE: 1.90 kPa, SNOW LOAD: Ss = 1.40 kPa, Ss = 0.40 kPa, WIND LOAD: q(w) = 0.48 kPa, STAIRS: DEAD = 4.75 kPa, LIVE = 4.80 kPa, IMPORTANCE: NORMAL, SEISMIC DATA: Sa(0.2): 0.188, Sa(0.5): 0.107, Sa(1.0): 0.058, Sa(2.0): 0.029, Sa(5.0): 0.0071, Sa(10.0): 0.003, LOAD: 0.119, PGV: 0.086, SITE CLASS: E, CONCRETE: R.D: 1.5, R.O: 1.3, TIMBER: R.D: 3.0, R.O: 1.7, BASE SHEAR: N-S: 555kN, E-W: 1184kN

COLUMN SCHEDULE

Table with columns: MARK, DATA, C1, C2, C3, C4, C5. Includes floor levels from T.O. ROOF DECK to T.O. GROUND FLOOR and TOP PLATE ANCHORS.

CONCRETE PIER SCHEDULE

Table with columns: MARK, SIZE, VERT. REIN., TIES, REMARKS, DETAIL. Includes pier P1 and detail 1.

WALL PLATE SCHEDULE

Table with columns: MARK, PLATE AxByt mm, ANCHORAGE (LENGTH) CxD mm, PLATE TYPE. Includes diagrams for double row stud, single row stud, single plate, double plate, and triple plate.

SHEAR WALL SCHEDULE

Table with columns: MARK, SHEAR WALL CW2, SHEAR WALL ST3, SHEAR WALL ST4. Includes diagrams showing reinforcement details for shear walls CW2, ST3, and ST4.

FOOTING SCHEDULE

Table with columns: MARK, SIZE, DEPTH, REINFORCING, REMARKS. Includes footings F1, F2, F3, and F4.

WALL FOOTING SCHEDULE

Table with columns: MARK, WIDTH, DEPTH, REINFORCING, REMARKS. Includes wall footings WF1, WF2, and WF3.

CONCRETE WALL SCHEDULE

Table with columns: MARK, THICKNESS, VERT. REINFORCING, HORIZ. REINFORCING, REMARKS. Includes concrete walls CW1 through CW6.

STUD WALL SCHEDULE

Table with columns: MARK, SIZE/ SPACING, SILL PLATE, TOP PLATE, SHEATHING. Includes stud walls ST1, ST2, and ST3.

LINTEL SCHEDULE

Table with columns: MARK, SIZE, DETAIL, REMARKS. Includes lintels L1 through L8.

DO NOT SCALE THE DRAWINGS

CHECK AND VERIFY ALL DIMENSIONS AT THE SITE. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

Table with columns: NO., ISSUES, DATE, BY. Includes revision history for issued and re-issued for permit.

Table with columns: NO., REVISIONS, DATE, BY. Includes addendum #1.

PROJECT: MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1 1697 HIGHWAY#2 COURTYNE, ON

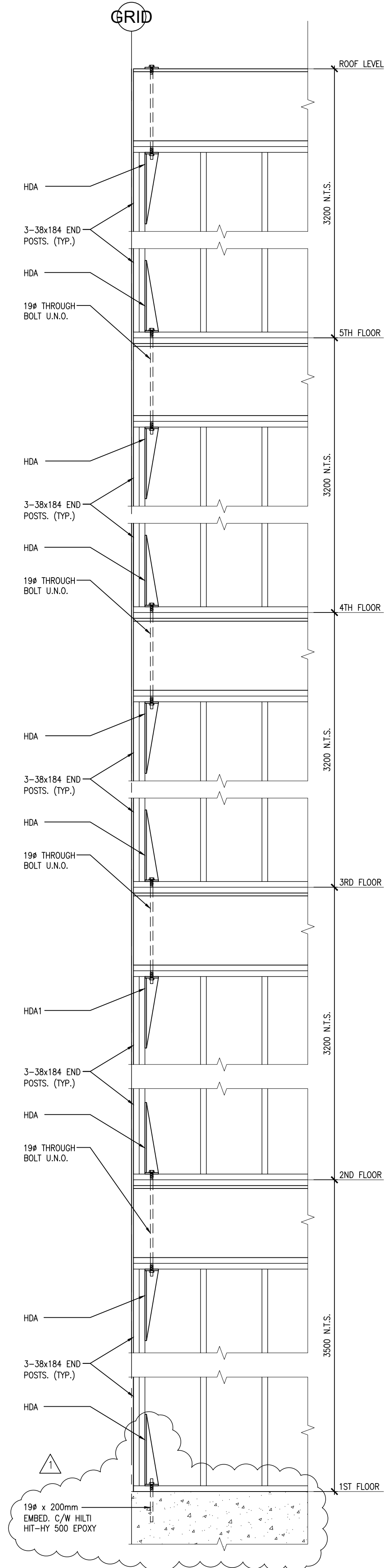
R.H. Gay Holdings Co.

DRAWING: GENERAL NOTES & SCHEDULES

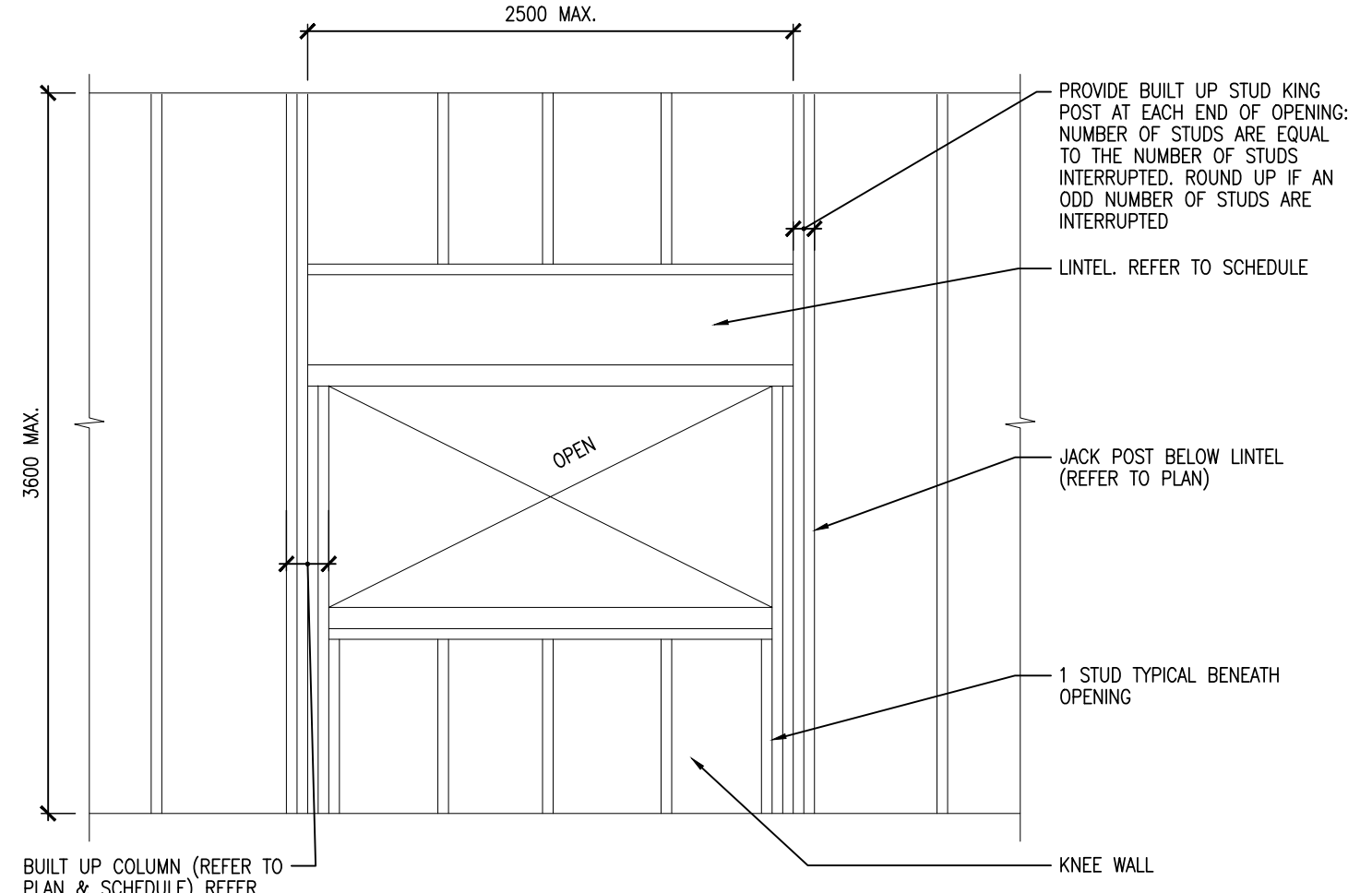


BARRY BRYAN ASSOCIATES Architects Engineers Project Managers 250 Water Street Suite 201 Whiteby, Ontario L1N 0G5

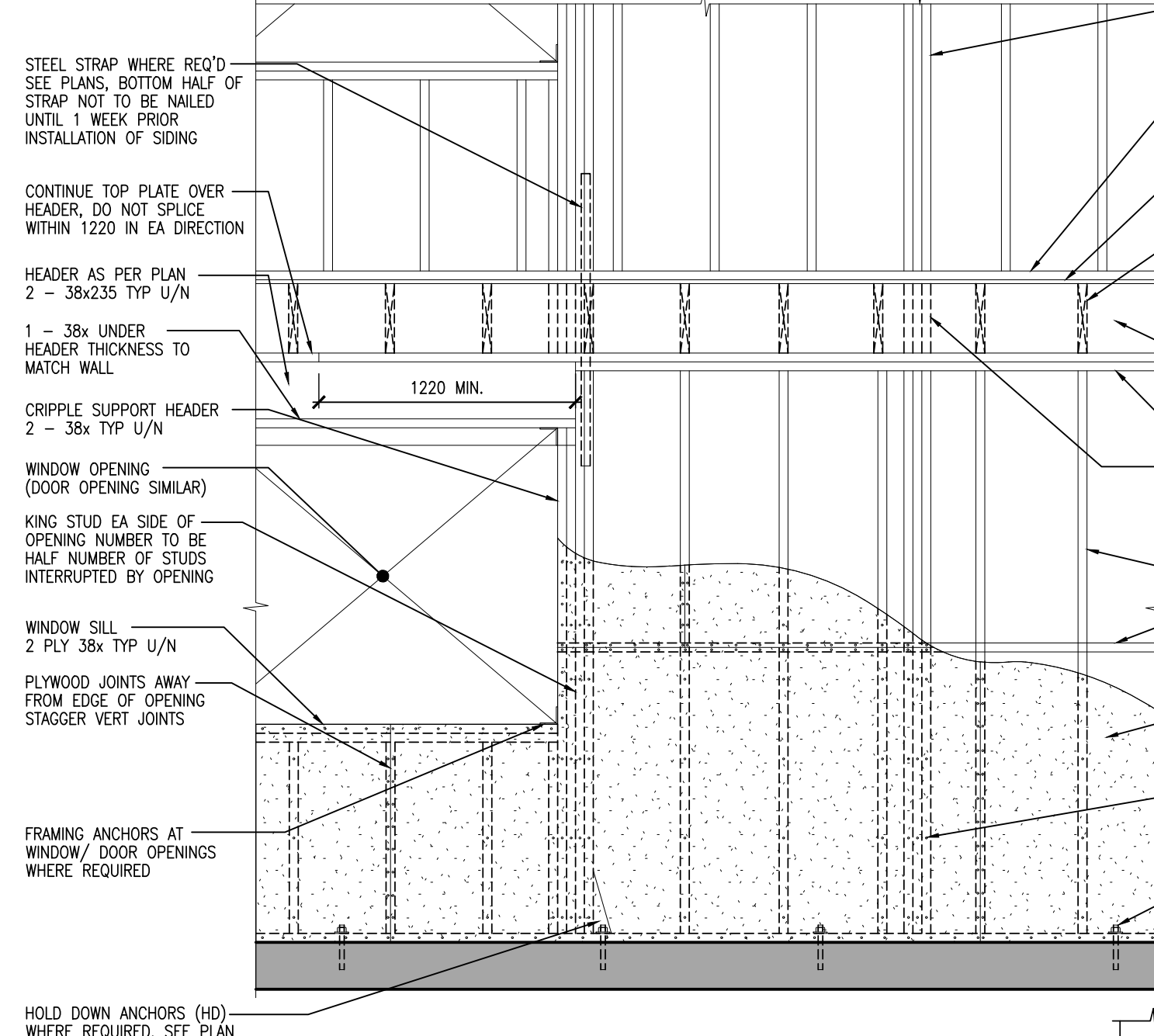
PROJECT NO: 21046 DRAWING NO: S101



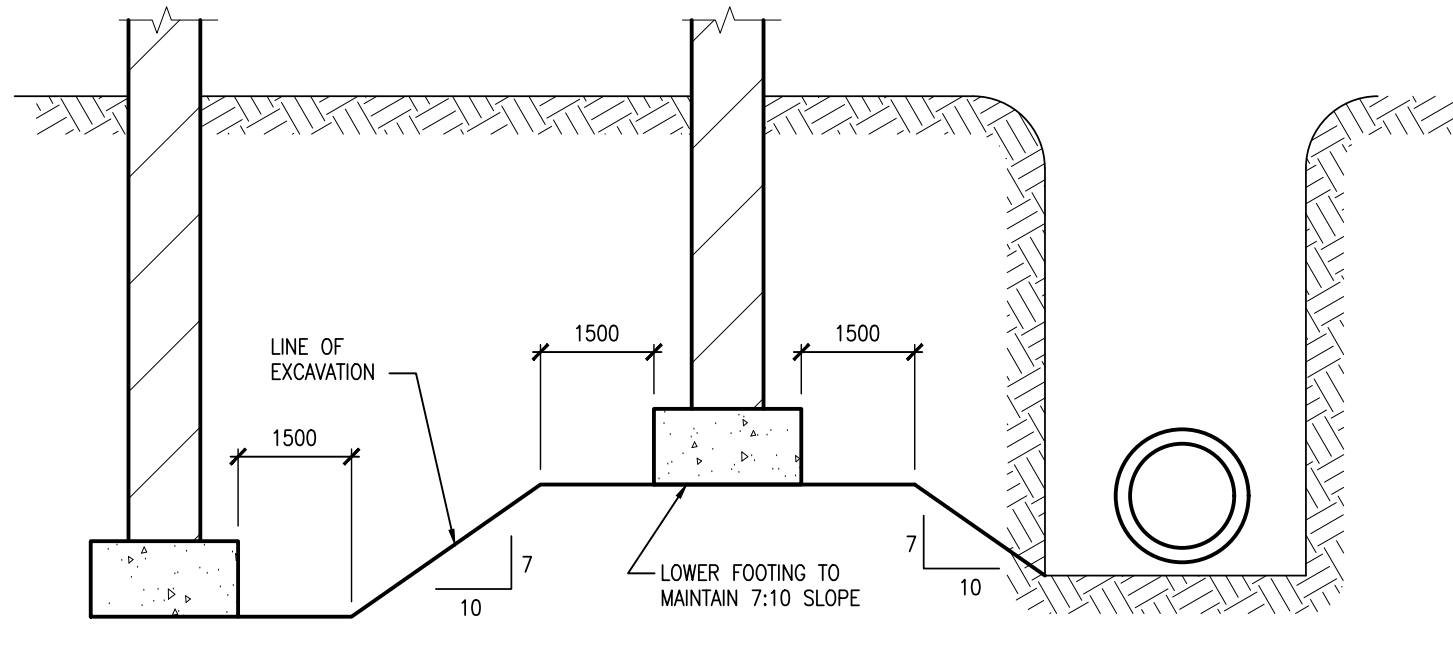
15
S102 TYP. WALL ELEVATION AT HOLD DOWN ANCHORS (HDA)
N.T.S.



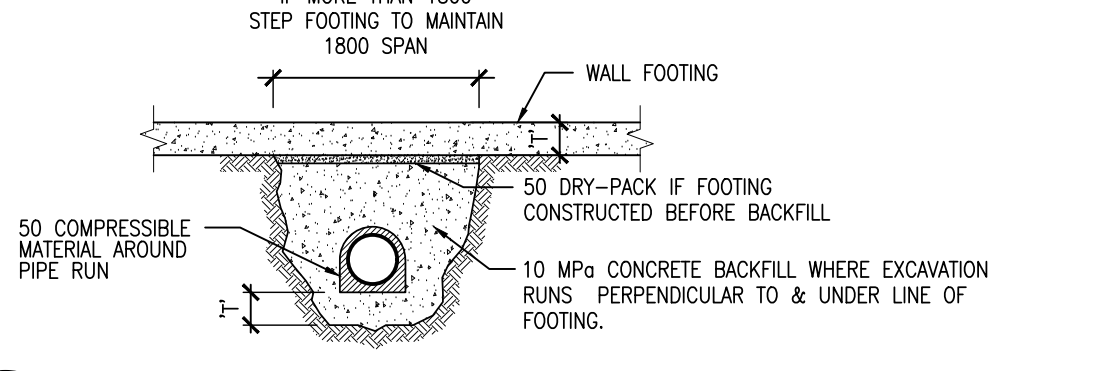
13
S102 OPENING IN TIMBER STUD WALLS
N.T.S.



12
S102 TIMBER LOAD BEARING WALL FRAMING
N.T.S.



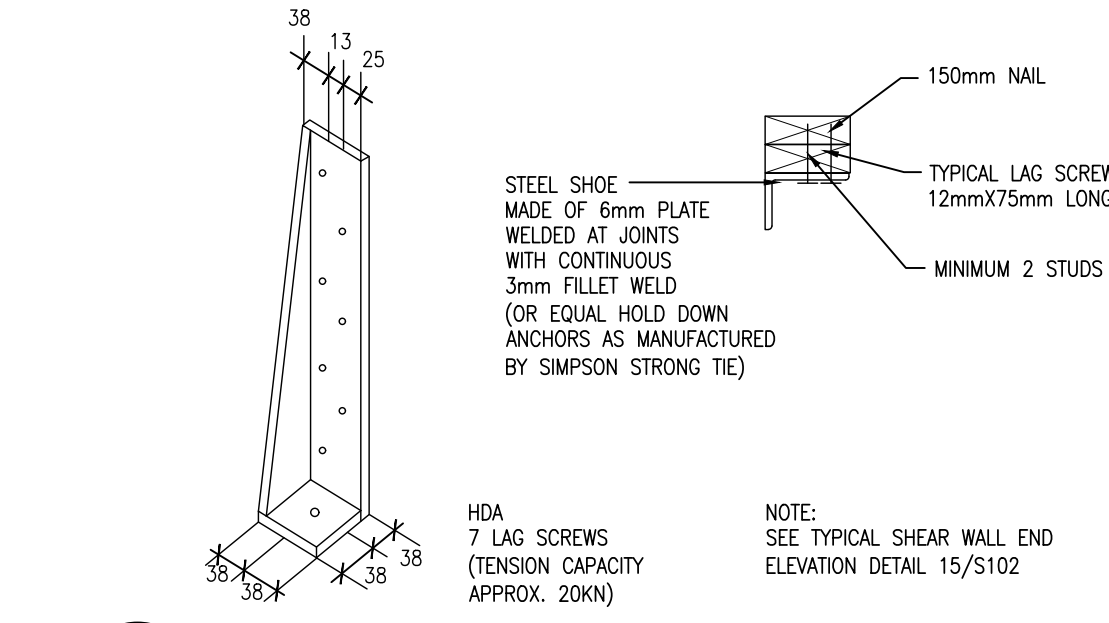
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S102 TYP. SLOPE BETWEEN ADJACENT EXCAVATIONS
N.T.S.



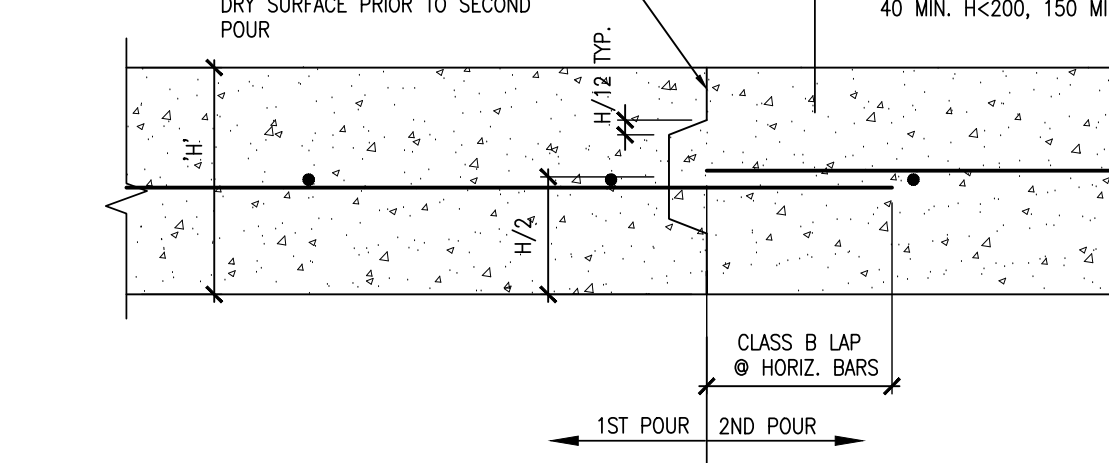
10
S102 BACKFILL UNDER CONT. WALL FOOTING
N.T.S.

- NOTES:
- SAWCUTTING SHALL BE CARRIED OUT WITHIN 6 TO 18 HOURS OF PLACING CONCRETE.
 - AFTER THE SLAB IS 30 DAYS OLD, REMOVE ALL DEBRIS FROM THE SAWCUTS AND FILL WITH JOINT FILLER, EUCLID KWIK JOINT 200 OR EQUAL.
 - SPACING OF SAWCUTS TO BE THE LESSER OF 4500mm C/C OR 25 TIMES THE SLAB THICKNESS UNLESS OTHERWISE NOTED ON THE PLANS.
 - SAWCUT LAYOUT TO BE REVIEWED/VERIFIED BY THE CONSULTANT DURING CONSTRUCTION.

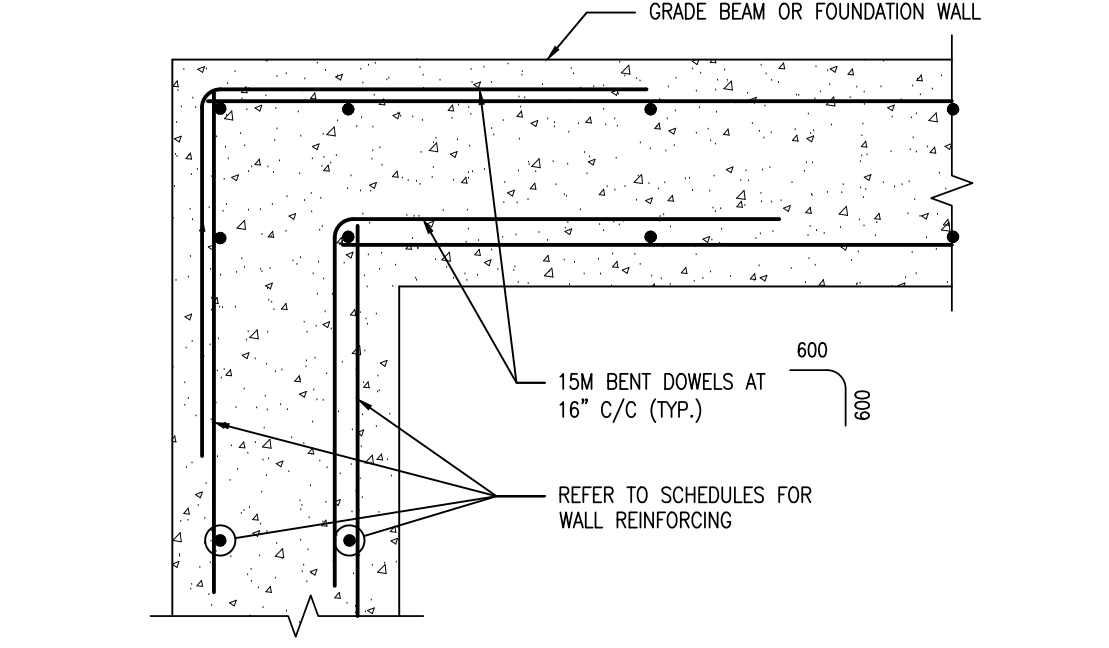
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S102 TYPICAL SLAB SAWCUTS
N.T.S.



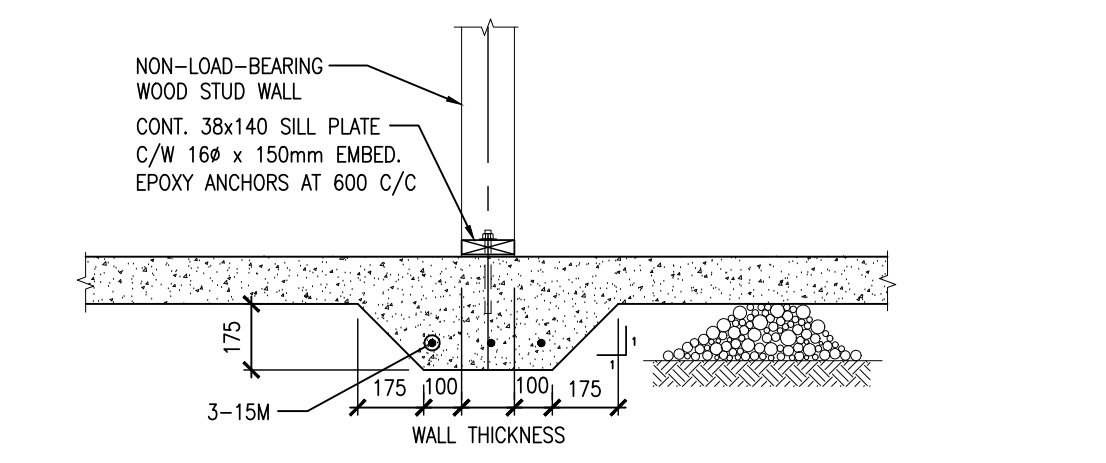
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S102 HOLD DOWN ANCHOR (HDA)
1:10



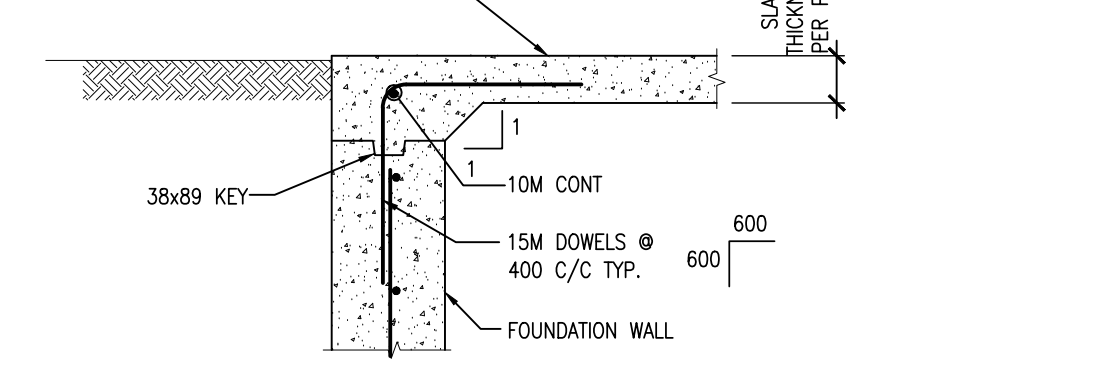
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S102 TYP. VERT. CONSTRUCTION JOINT DETAIL
N.T.S.



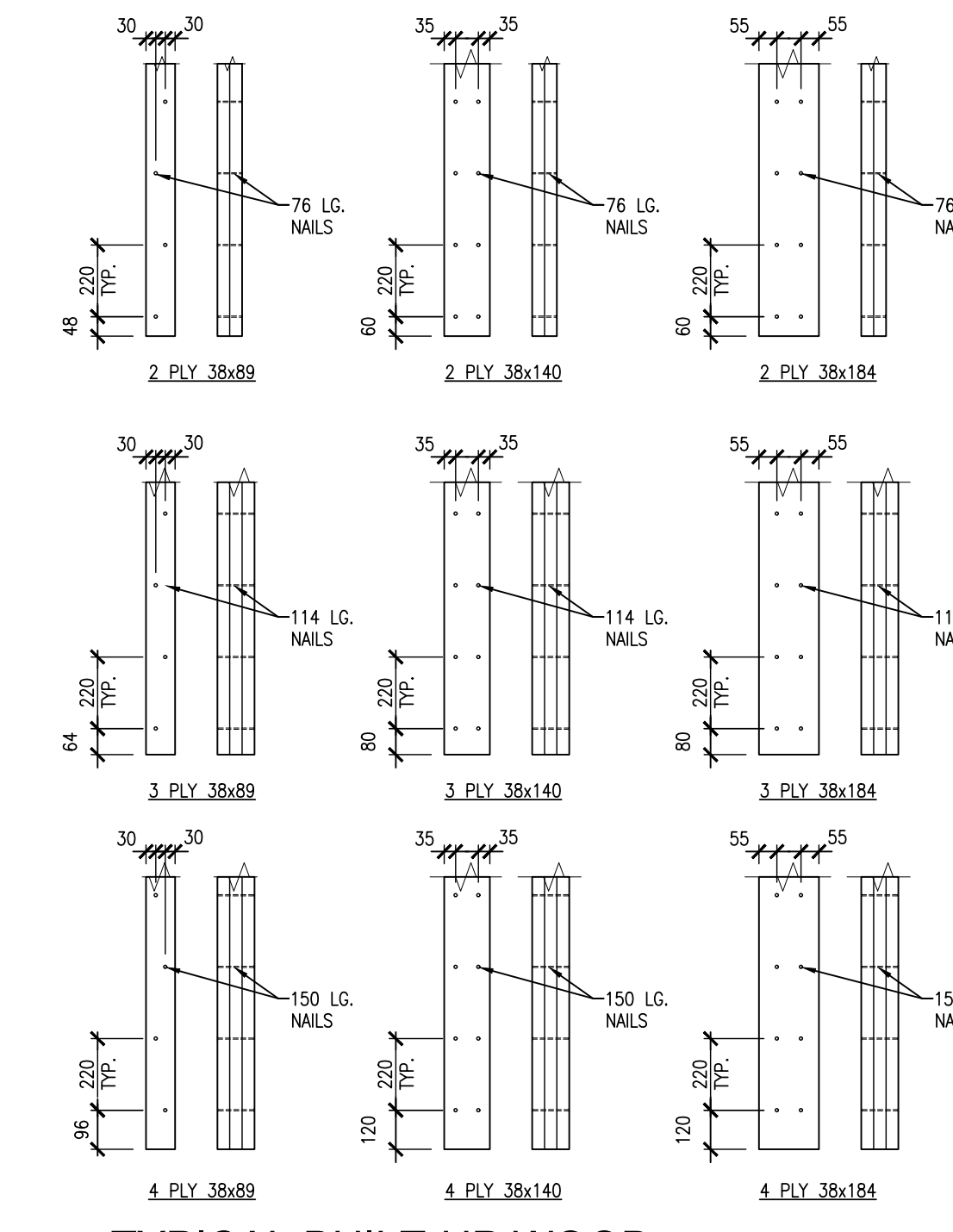
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S102 TYP. WALL REINF. AT WALL CORNERS
1:10



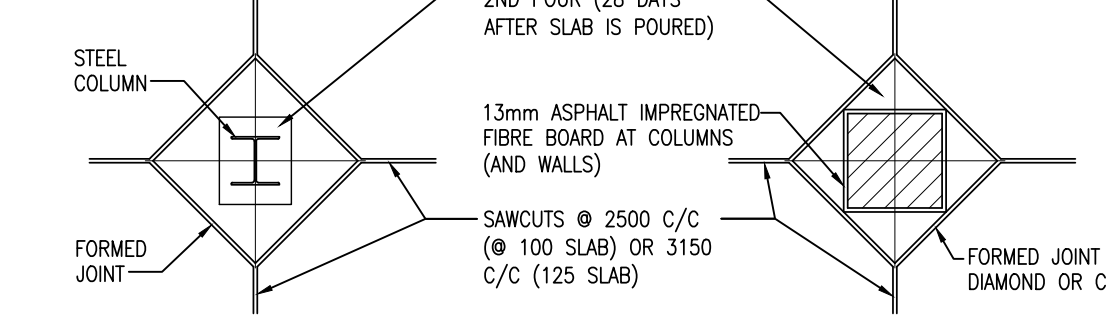
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S102 SLAB THICKENING
1:20



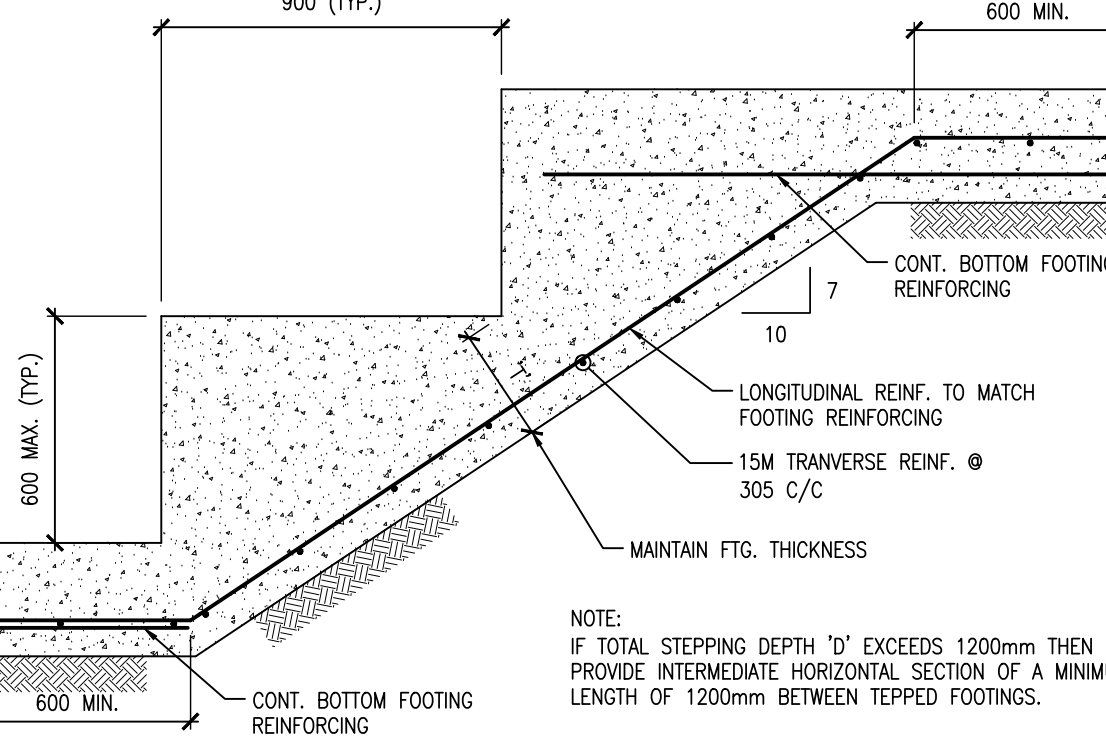
4
S102 FOUNDATION WALL AT DOOR OPENING
1:20



3
S102 TYPICAL BUILT-UP WOOD NAILING PATTERN
1:20



2
S102 TYP. SLAB SAWCUTS @ COLUMNS
N.T.S.



1
S102 TYP. STEP DOWN FOOTING DETAIL
1:20

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NO.	REVISIONS	DATE	BY
1	ADDENDUM #1	SEP. 03, 2024	BBA

PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

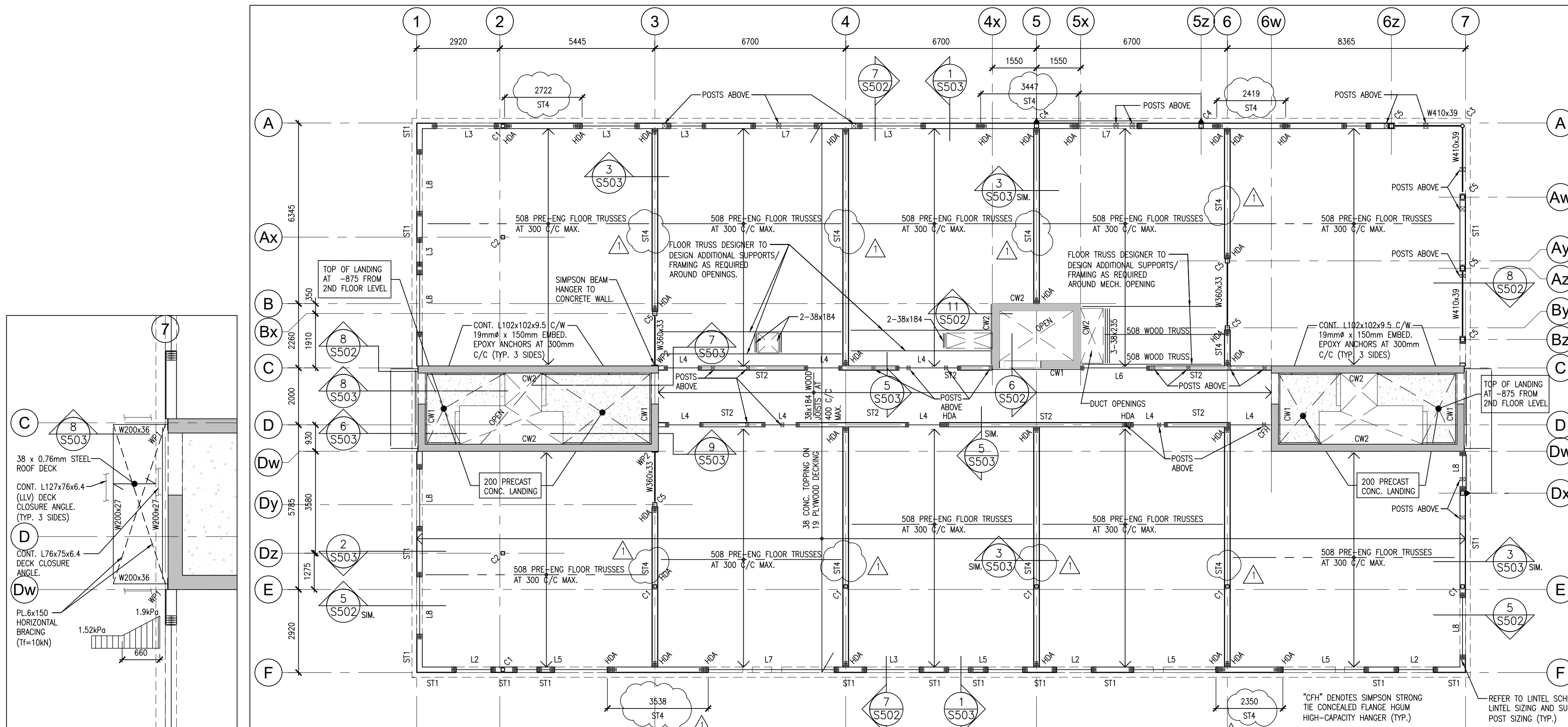
DRAWING:
TYPICAL DETAILS



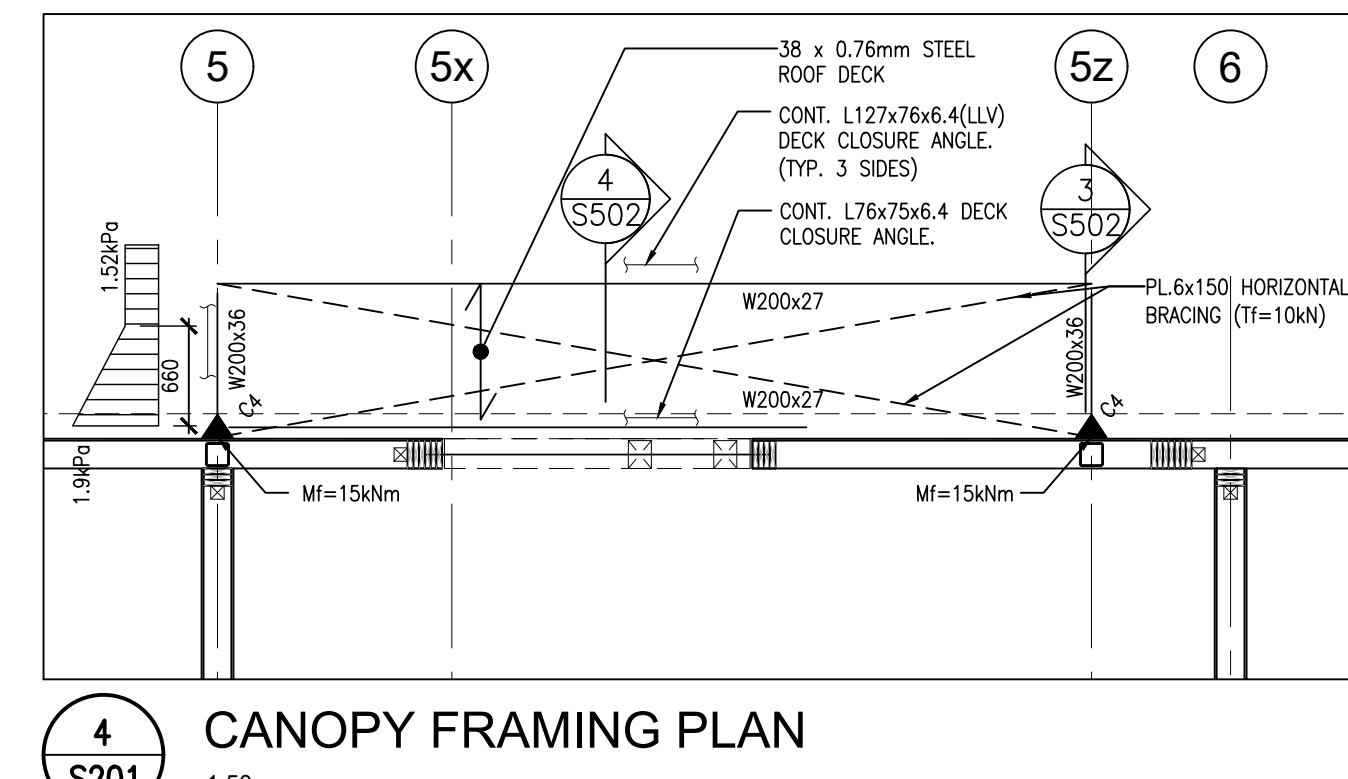
BARRY BRYAN ASSOCIATES
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PROJECT NO:
21046

DRAWING NO:
S102

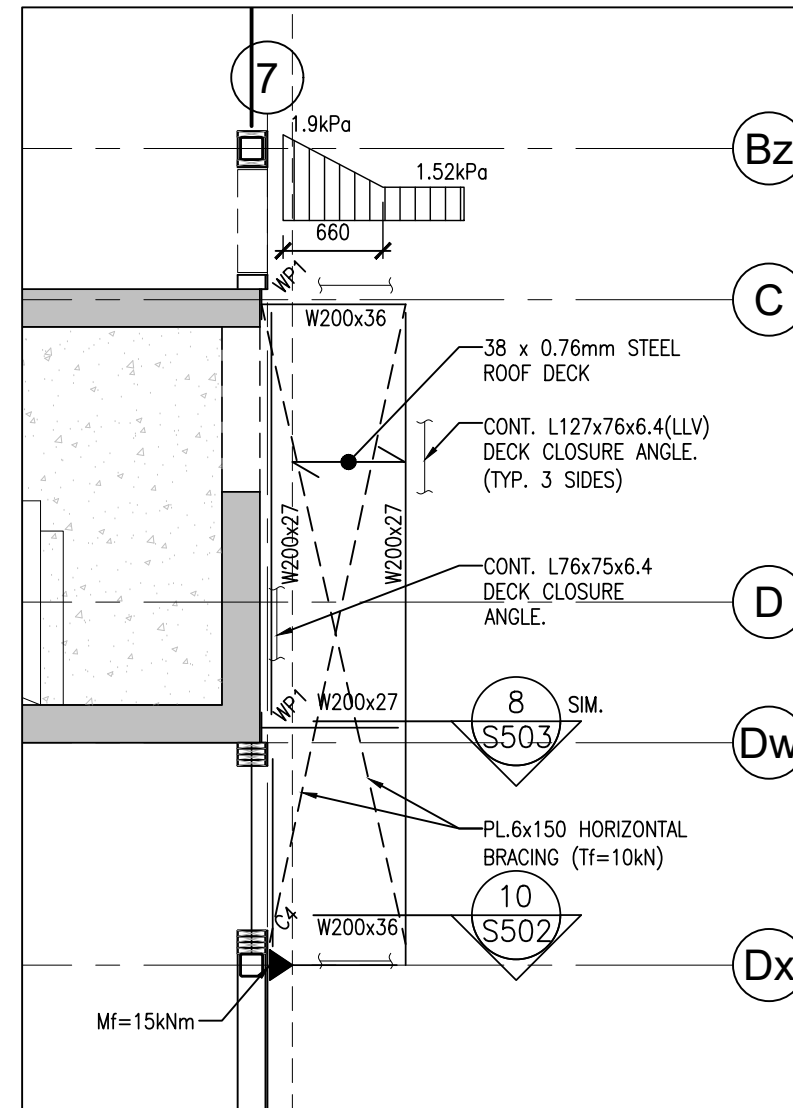


2 SECOND FLOOR FRAMING PLAN
S201 1:100



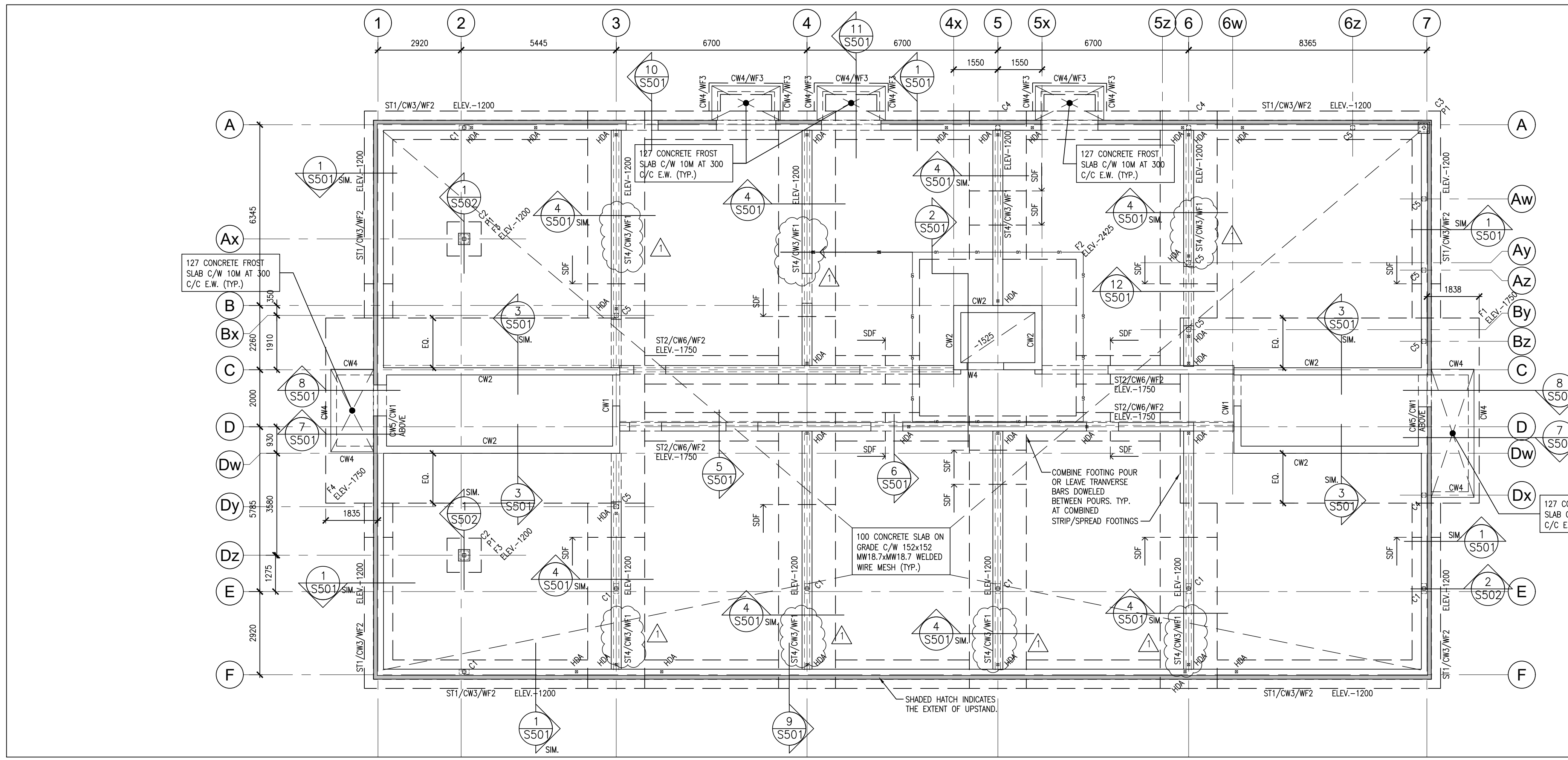
4 CANOPY FRAMING PLAN
S201 1:50

- SECOND FLOOR FRAMING NOTES:**
- DESIGN LOADS
DEAD LOADS: 0.90 kPa
CONCRETE TOPPING: 0.63 kPa
TIMBER FRAMING & DECK: 0.63 kPa
PARTITIONS: 1.00 kPa
OPTIMAL CEILING: 0.25 kPa
WALL ALLOWANCE: 0.36 kPa
TOTAL DEAD LOAD: 3.25 kPa
CORRIDOR LIVE LOAD: 4.80 kPa
RESIDENTIAL LIVE LOAD: 1.90 kPa
 - ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
 - ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
 - ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
 - ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 194 CARBIDE BOLTS AT 80mm C/C.
 - PROVIDE CROSS BRACING AT EVERY 3 SPIN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
 - STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
 - ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (S10102064 UNO.) CONTINUOUS TO TOP OF PIER/FOUNDATION WALL OR FOOTING.
 - ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
 - ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
 - HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
 - FLOOR DIAPHRAGM RIGIDITIES TO BE 3.25mm⁴ x 64mm LG. COMMON WALL SPACED @ 1200mm.



3 CANOPY FRAMING PLAN
S201 1:50

5 CANOPY FRAMING PLAN
S201 1:50



1 FOUNDATION PLAN
S201 1:100

- FOUNDATION PLAN NOTES:**
- FINISHED GROUND FLOOR IS AT ELEVATION 000 EXCEPT AS CROSSED AND NOTED. ELEVATIONS FOR AREAS CROSSED AND NOTED ARE TO BE READ FROM THE FINISHED FLOOR ELEVATION 000 UNLESS OTHERWISE NOTED.
 - ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL AS APPROVED BY THE GEOTECHNICAL CONSULTANT. DESIGN SOIL BEARING CAPACITY IS 100kPa (SLS).
 - ALL EXTERIOR FOOTINGS SHALL BE FOAMED AT MINIMUM DEPTH ELEV.-1300 FROM FINISHED GRADE. TYPICAL ALL FOOTINGS UNLESS OTHERWISE NOTED DEEPER ON PLAN.
 - ALL FOOTINGS SHALL BE CENTERED UNDER PIERS, WALLS AND OR COLUMNS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS.
 - VERIFY ANY EXISTING FOOTING ELEVATIONS AND SITE SERVICES PRIOR TO PROCEEDING WITH WORK. NOTIFY CONSULTANTS OF ANY DISCREPANCIES. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - LOWER FOOTINGS TO ACCOMMODATE NEW AND/OR EXISTING FOOTINGS, MECHANICAL, ELECTRICAL OR CIVIL SERVICES. SEE MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR ELEVATIONS OF SAME. FOOTINGS ARE NOT TO BE UNDERMINED BY EXCAVATION FOR SERVICES, PITS, ETC.
 - PROTECT ALL EXISTING SUB GRADE SERVICES DURING INSTALLATION OF FOUNDATIONS.
 - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
 - PROVIDE DOMES IN THE FOOTINGS TO MATCH ALL VERTICAL WALL REINFORCEMENT.
 - PLACE ALL CONCRETE SLAB ON GRADE ON 200mm COMPACTED GRANULAR "A" COMPACTED TO 100% S.P.M.D.D. AND COMPACTED GRANULAR "B" IN 200mm LIFTS.
 - SPF DENOTES STEP DOWN FOOTING. REFER TO TYPICAL DETAILS.
 - ST1 DENOTES TYPICAL FOOTING. REFER TO TYPICAL DETAILS.
 - ALL FOOTINGS SHALL BE PLACED ON 200mm COMPACTED TYPE 2 GRANULAR B ON CONCRETE GROUND STABILIZATION PILES BY MEANS.

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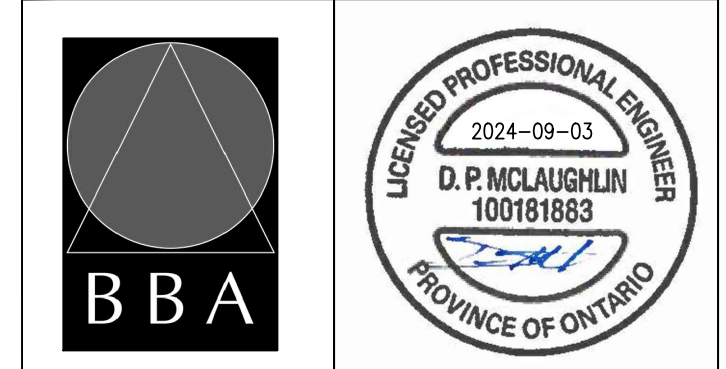
NO.	ISSUES	DATE	BY
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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2 COURTICE, ON

R.H. Gay Holdings Co.

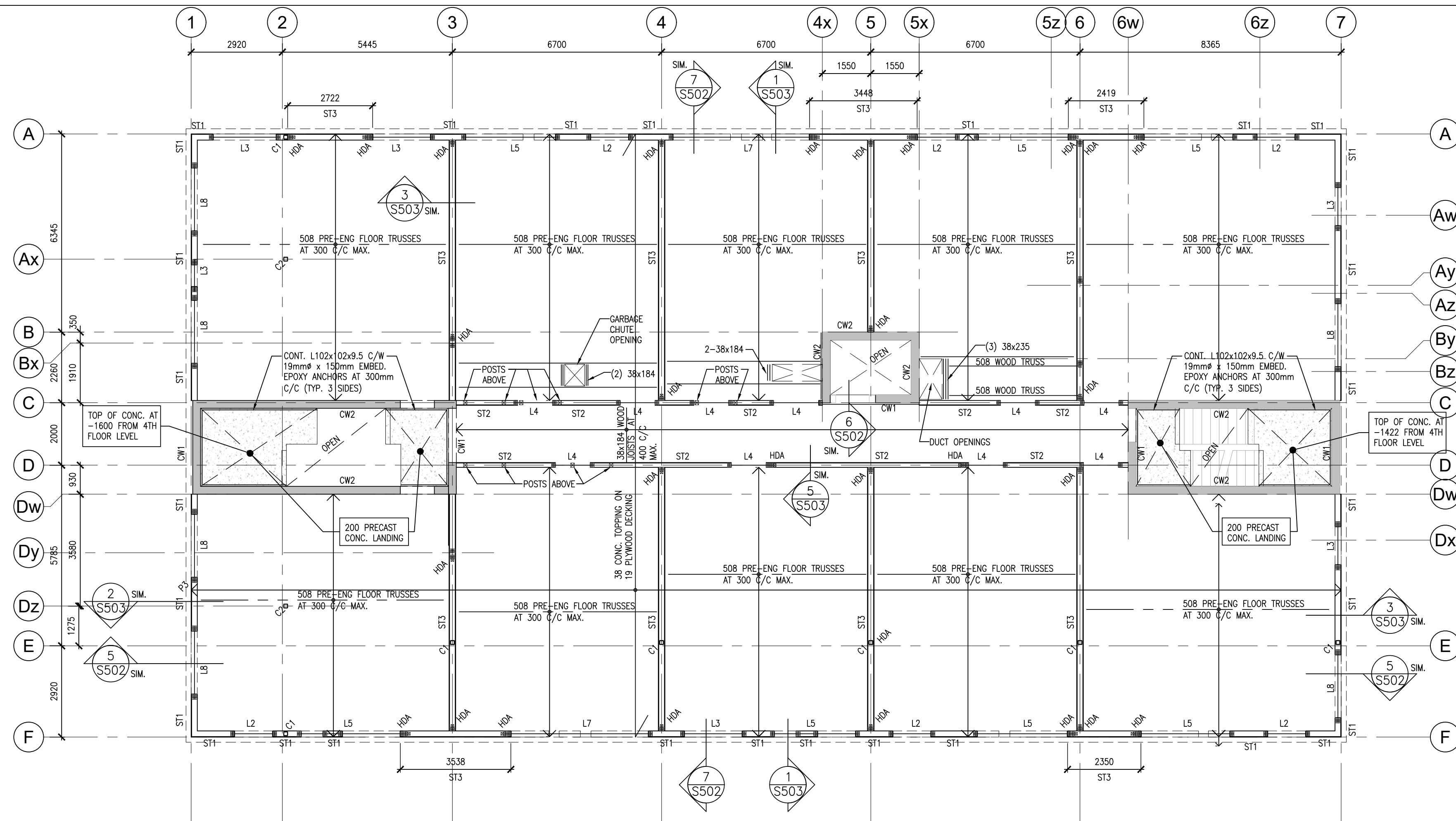
DRAWING:
FOUNDATION & SECOND FLOOR FRAMING PLANS



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DESIGN BY: MF
DRAWN BY: CM
CHECKED BY: BK
DATE: FEB. 2024
SCALE: AS SHOWN
FILE:

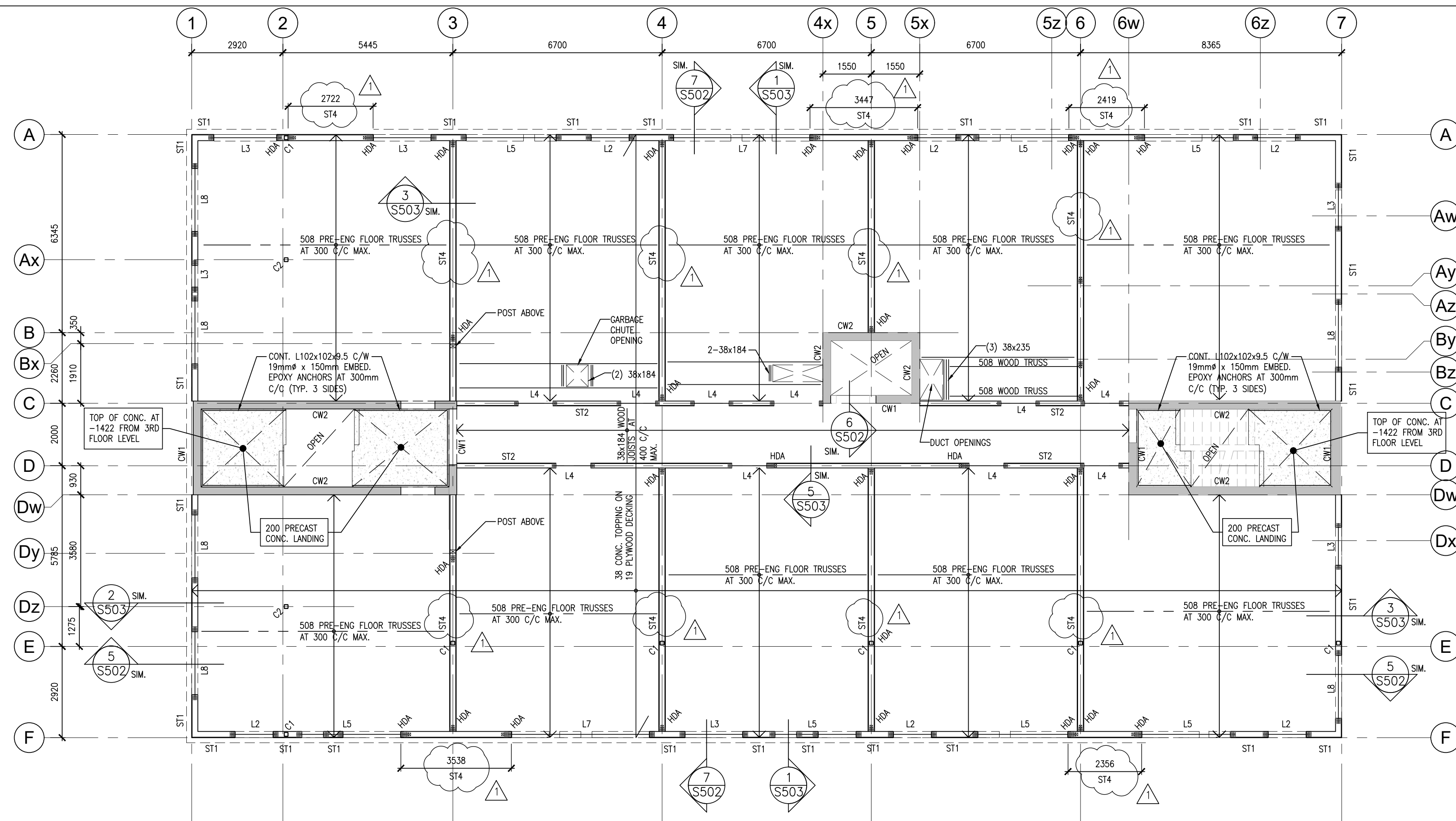
PROJECT NO: **21046**
DRAWING NO: **S201**



FOURTH FLOOR FRAMING NOTES:

- DESIGN LOADS
 DEAD LOADS: 0.90 kPa
 CONCRETE SLIPPING: 0.83 kPa
 PARTITIONS: 1.00 kPa
 DRUMWALL CEILING: 0.25 kPa
 WALK ALLOWANCE: 0.36 kPa
 TOTAL DEAD LOAD: 3.25 kPa
 CORRIDOR LIVE LOAD: 4.80 kPa
 RESIDENTIAL LIVE LOAD: 1.90 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19# CARBIDE BOLTS AT 610mm C/C.
- PROVIDE CROSS BRACING AT EVERY 3 SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x4 UN3) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL FOURTH FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO UNEL SCHEDULE FOR UNEL SIZING AND SUPPORT POST SIZING.
- FLEXIBLE DAMPHRAGM FASTENERS TO BE 3.2mm x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.

2 FOURTH FLOOR FRAMING PLAN
S202 1:100



THIRD FLOOR FRAMING NOTES:

- DESIGN LOADS
 DEAD LOADS: 0.90 kPa
 CONCRETE SLIPPING: 0.83 kPa
 PARTITIONS: 1.00 kPa
 DRUMWALL CEILING: 0.25 kPa
 WALK ALLOWANCE: 0.36 kPa
 TOTAL DEAD LOAD: 3.25 kPa
 CORRIDOR LIVE LOAD: 4.80 kPa
 RESIDENTIAL LIVE LOAD: 1.90 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19# CARBIDE BOLTS AT 610mm C/C.
- PROVIDE CROSS BRACING AT EVERY 3 SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x4 UN3) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL THIRD FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO UNEL SCHEDULE FOR UNEL SIZING AND SUPPORT POST SIZING.
- FLEXIBLE DAMPHRAGM FASTENERS TO BE 3.2mm x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.

1 THIRD FLOOR FRAMING PLAN
S202 1:100

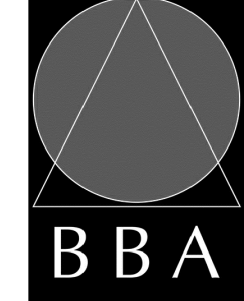
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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
 1697 HIGHWAY#2 COURTICE, ON
 R.H. Gay Holdings Co.

DRAWING:
THIRD & FOURTH FLOOR FRAMING PLANS



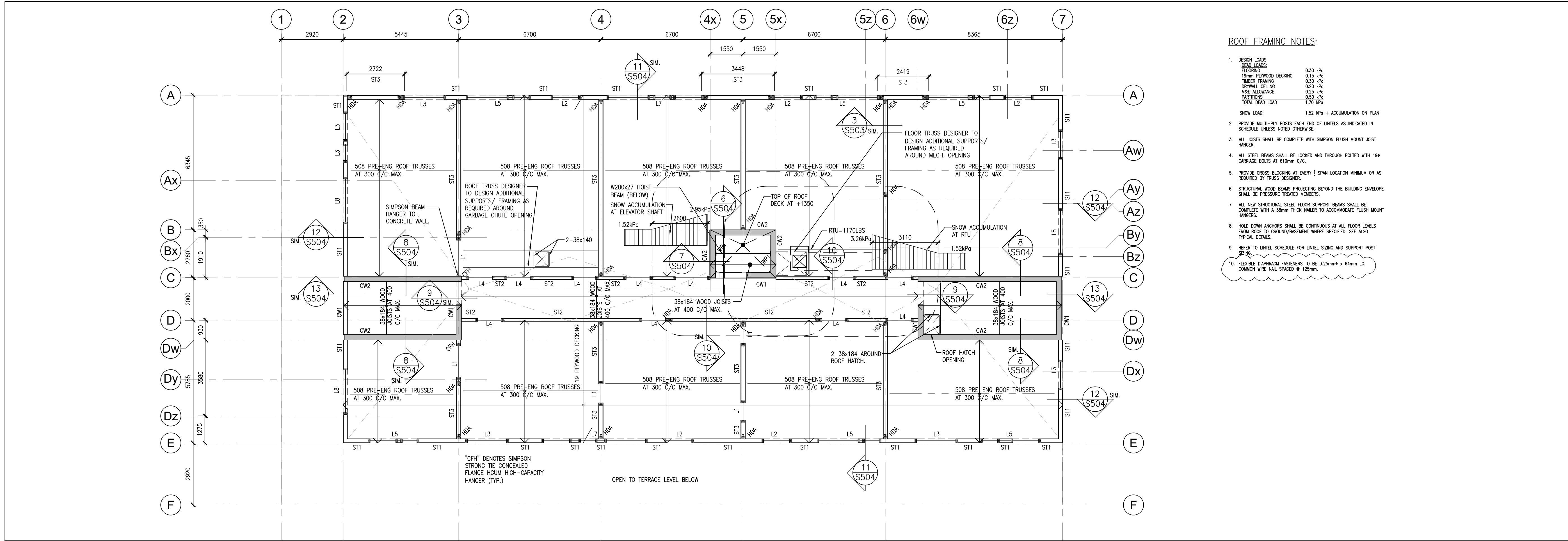
BARRY BRYAN ASSOCIATES
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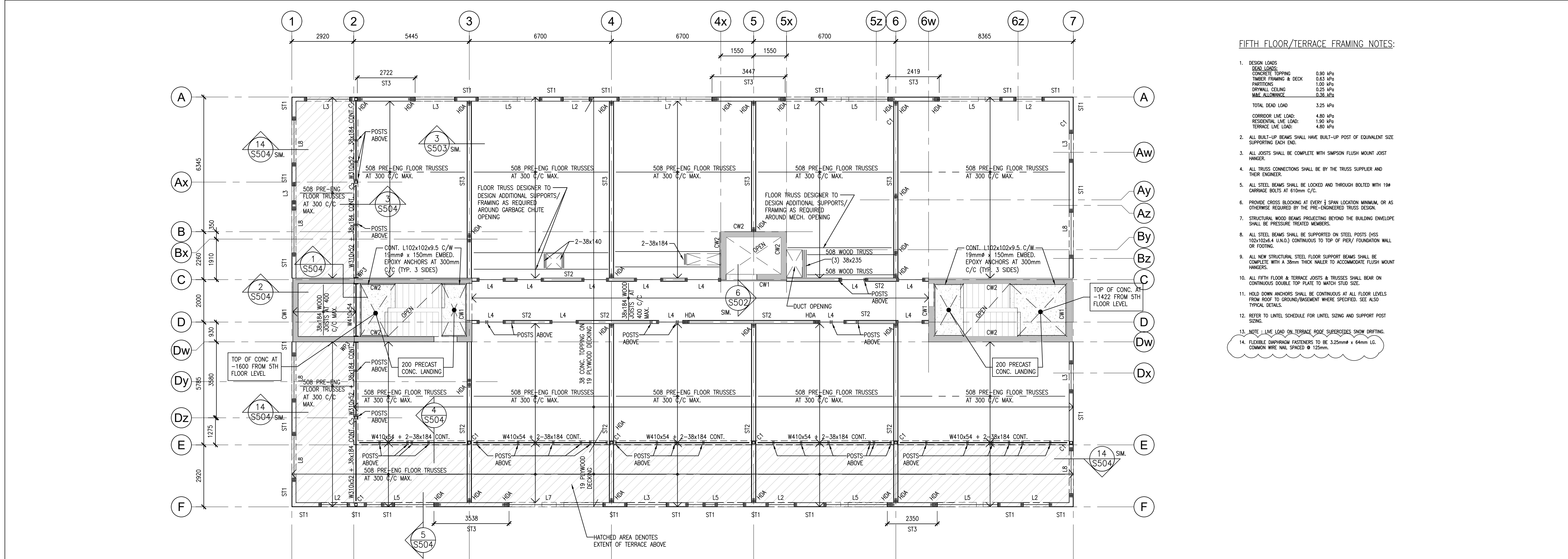
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 CHECKED BY: BK
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DOC. CONTROL DATE:
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 INITIAL:

PROJECT NO: **21046** DRAWING NO: **S202**



2 ROOF FRAMING PLAN
S203 1:100



1 FIFTH FLOOR/ TERRACE FRAMING PLAN
S203 1:100

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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2 COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
FIFTH FLOOR & ROOF FRAMING PLANS



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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
 1697 HIGHWAY#2 COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
CONCRETE SHEAR WALL ELEVATIONS - STAIR #1



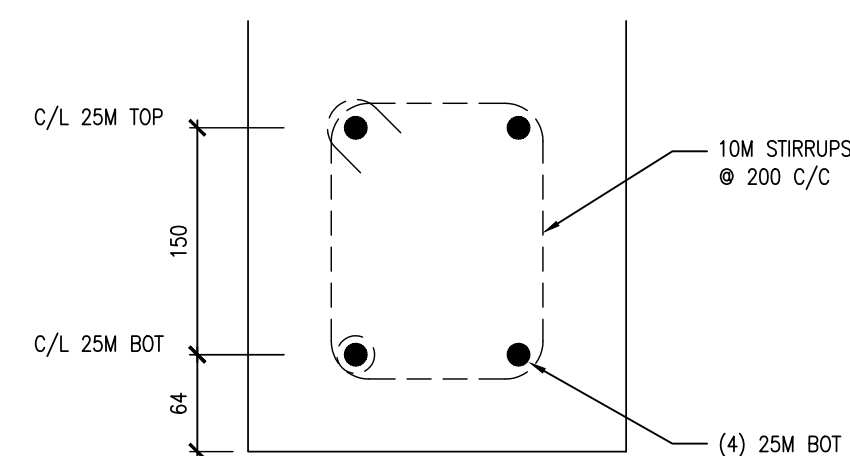
BARRY BRYAN ASSOCIATES

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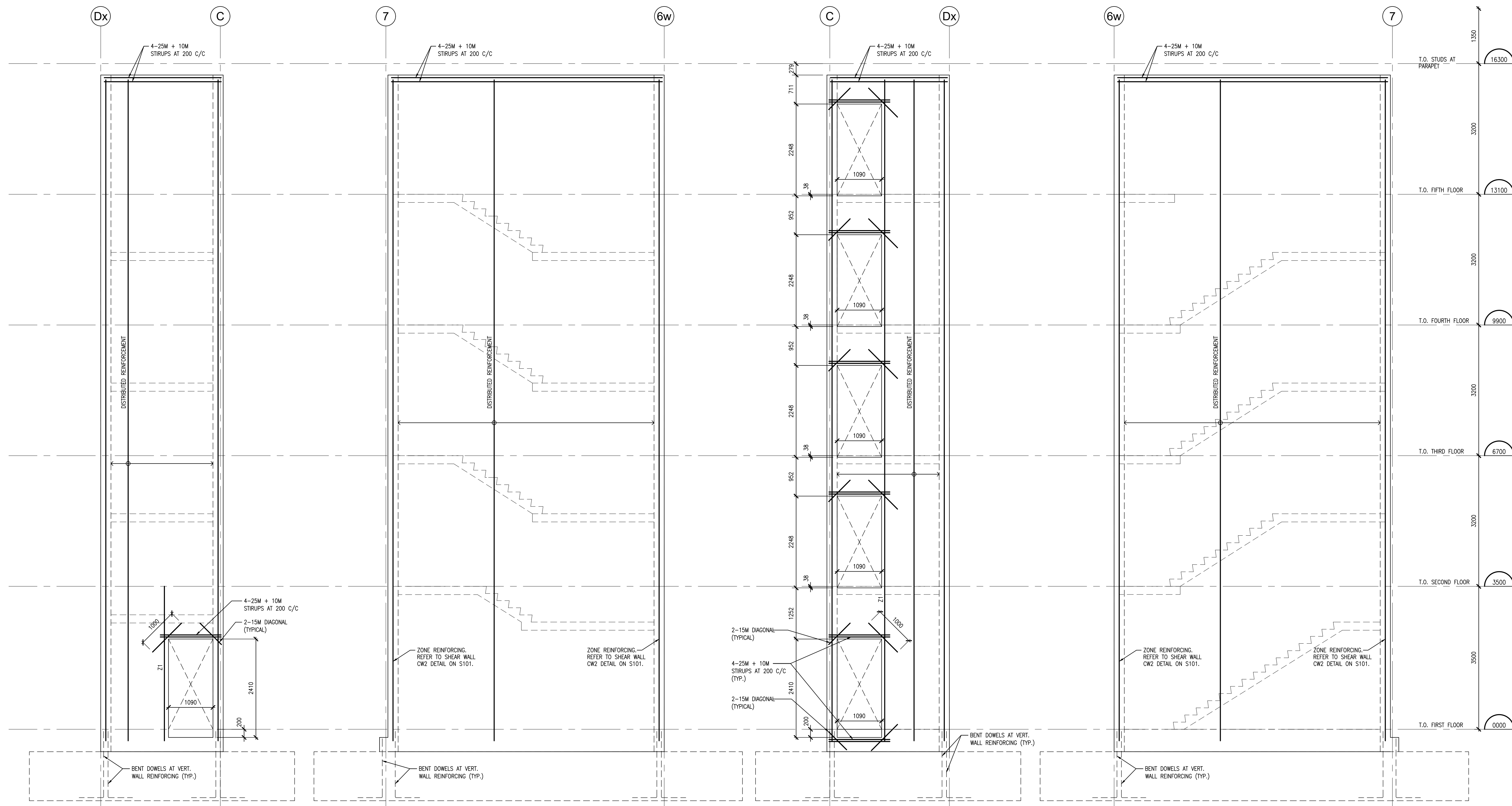
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CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE: 1:50 U.N.O.	
FILE:	

PROJECT NO:
21046

DRAWING NO:
S302



5 TYPICAL CONC. HEADER
 S302 1:5



4 ELEVATION - STAIR #1-EAST (GRID 7)
 S302 1:50

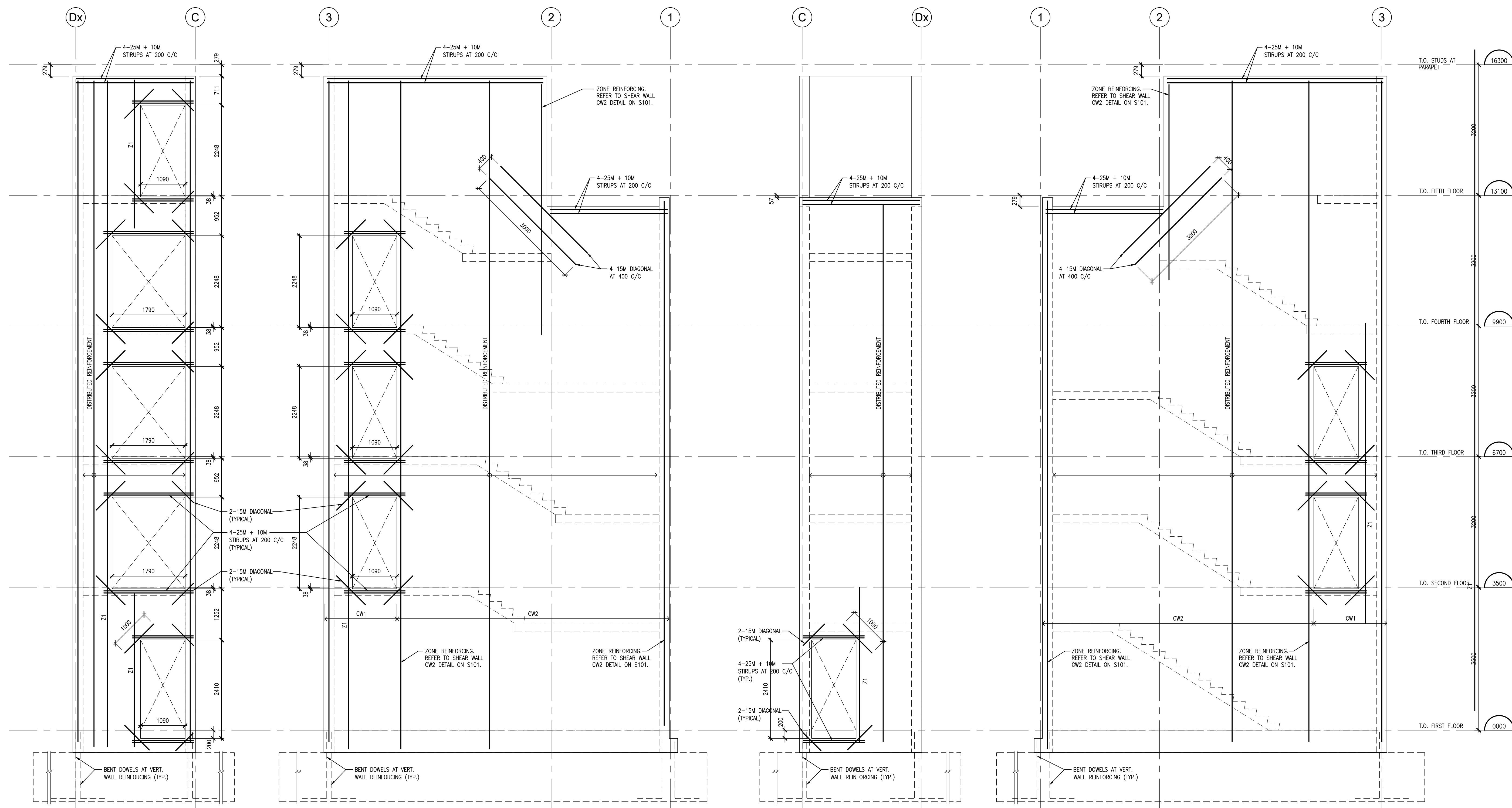
3 ELEVATION - STAIR #1 - NORTH (GRID C)
 S302 1:50

2 ELEVATION - STAIR #1-WEST (GRID 6w)
 S302 1:50

1 ELEVATION - STAIR #1 - SOUTH (GRID Dx)
 S302 1:50

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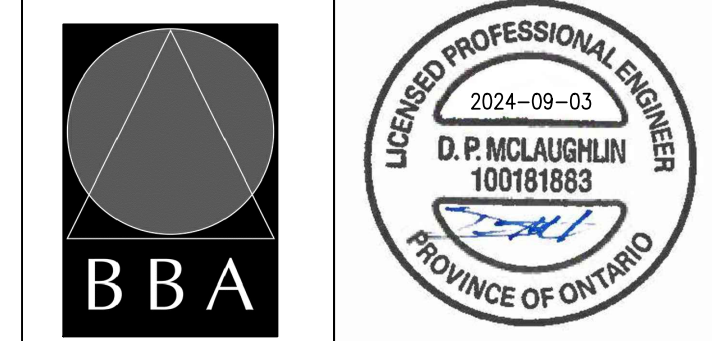
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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
 1697 HIGHWAY#2 COURTICE, ON
 R.H. Gay Holdings Co.

DRAWING:
CONCRETE SHEAR WALL ELEVATIONS - STAIR # 2



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DESIGN BY: MF
 DRAWN BY: CM
 CHECKED BY: BK
 DATE: FEB. 2024
 SCALE: 1:50 U.N.O.
 FILE:

PROJECT NO: **21046**
 DRAWING NO: **S303**

4 ELEVATION - STAIR #2-EAST(GRID 3) **3** ELEVATION - STAIR #2 - NORTH(GRID C) **2** ELEVATION - STAIR #2-WEST(GRID 1) **1** ELEVATION - STAIR #2 - SOUTH(GRID Dx)
 1:50 1:50 1:50 1:50

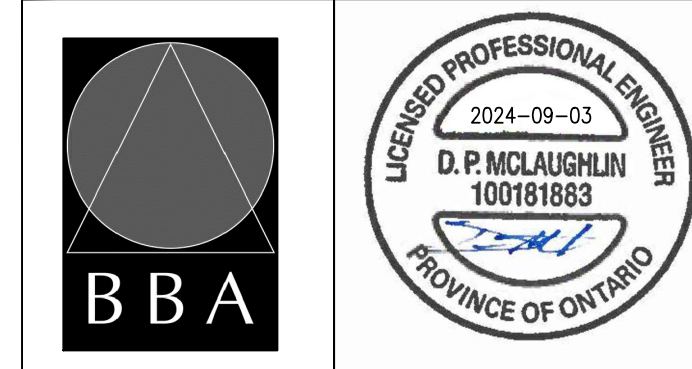
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 1697 HIGHWAY#2 COURTICE, ON
 R.H. Gay Holdings Co.

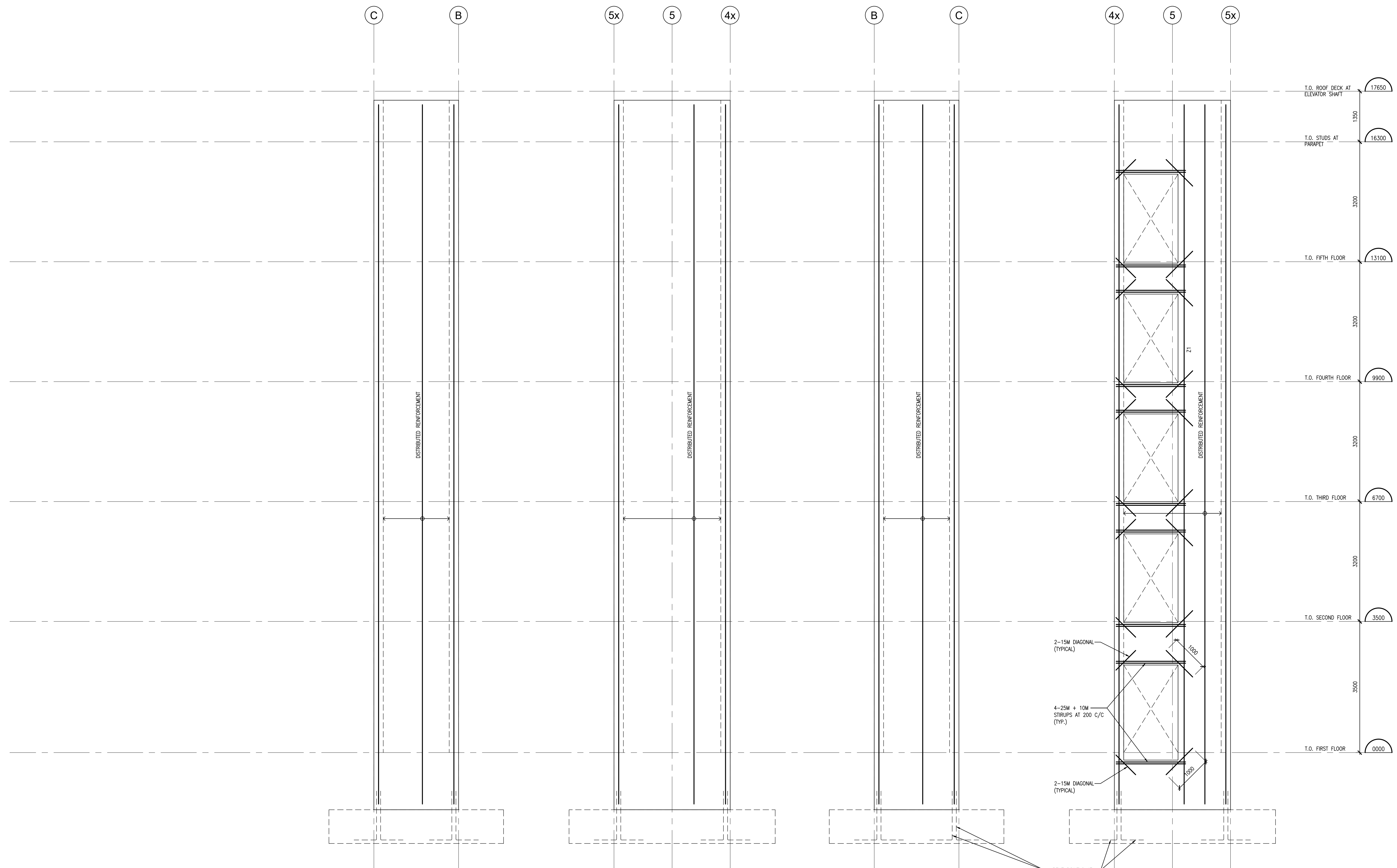
DRAWING:
CONCRETE SHEAR WALL ELEVATIONS - ELEVATOR



BARRY BRYAN ASSOCIATES
 Architects
 Engineers
 Project Managers
 250 Water Street
 Suite 201
 Whitby, Ontario
 L1N 0G5
 Tel: (905) 666-5252
 Fax: (905) 666-5250
 e-mail: bba@bba-archeng.com

DESIGN BY: MF	DOC. CONTROL: DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE: 1:50 U.N.O.	
FILE:	

PROJECT NO: **21046**
 DRAWING NO: **S304**



4 S304
 ELEVATOR - EAST (GRID 5x)
 1:50

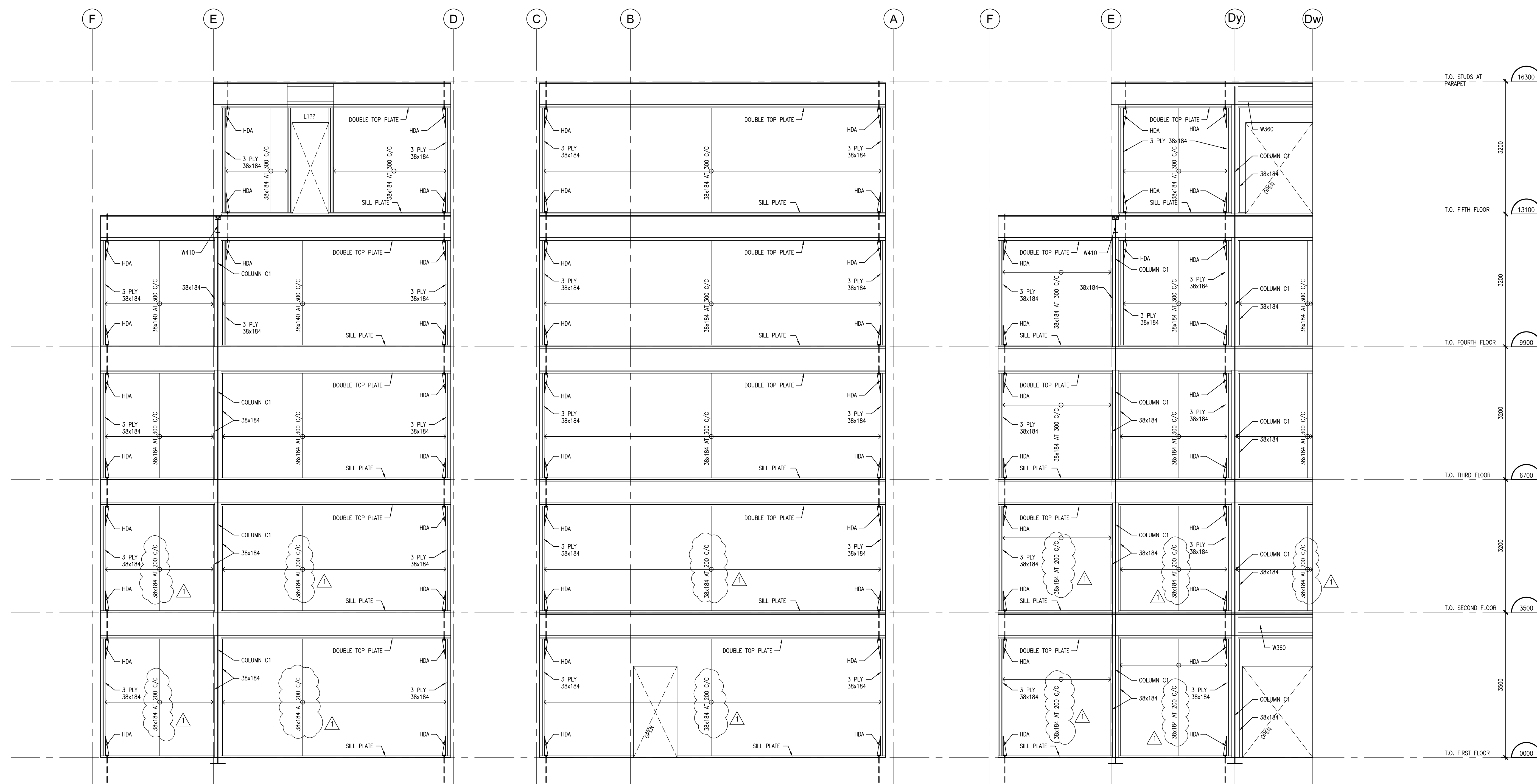
3 S304
 ELEVATOR - NORTH (GRID B)
 1:50

2 S304
 ELEVATOR - WEST (GRID 4x)
 1:50

1 S304
 ELEVATOR - SOUTH (GRID C)
 1:50

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1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
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3	ISSUED FOR PERMIT AND TENDER	AUG. 30, 2024	BBA



1 SHEARWALL ELEVATION ON GRID 4
 S305 1:50

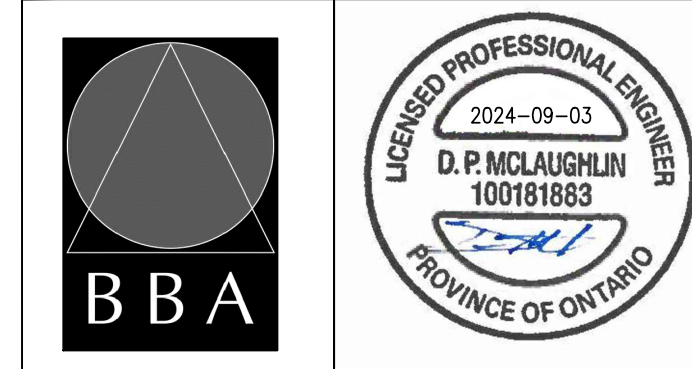
1 SHEARWALL ELEVATION ON GRID 4
 S305 1:50

1 SHEARWALL ELEVATION ON GRID 3
 S305 1:50

PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
 1697 HIGHWAY#2
 COURTCICE, ON

R.H. Gay Holdings Co.

DRAWING:
WOOD STUD SHEAR WALL ELEVATIONS



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DESIGN BY: MF
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 FILE:

PROJECT NO: **21046**
 DRAWING NO: **S305**

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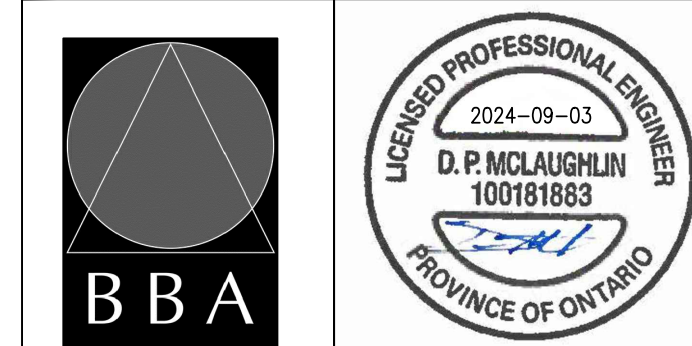


NO.	REVISIONS	DATE	BY
1	ADDENDUM #1	SFP, 03, 2024	BBA

PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
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DRAWING:
WOOD STUD SHEAR WALL ELEVATIONS



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PROJECT NO: **21046**
 DRAWING NO: **S306**

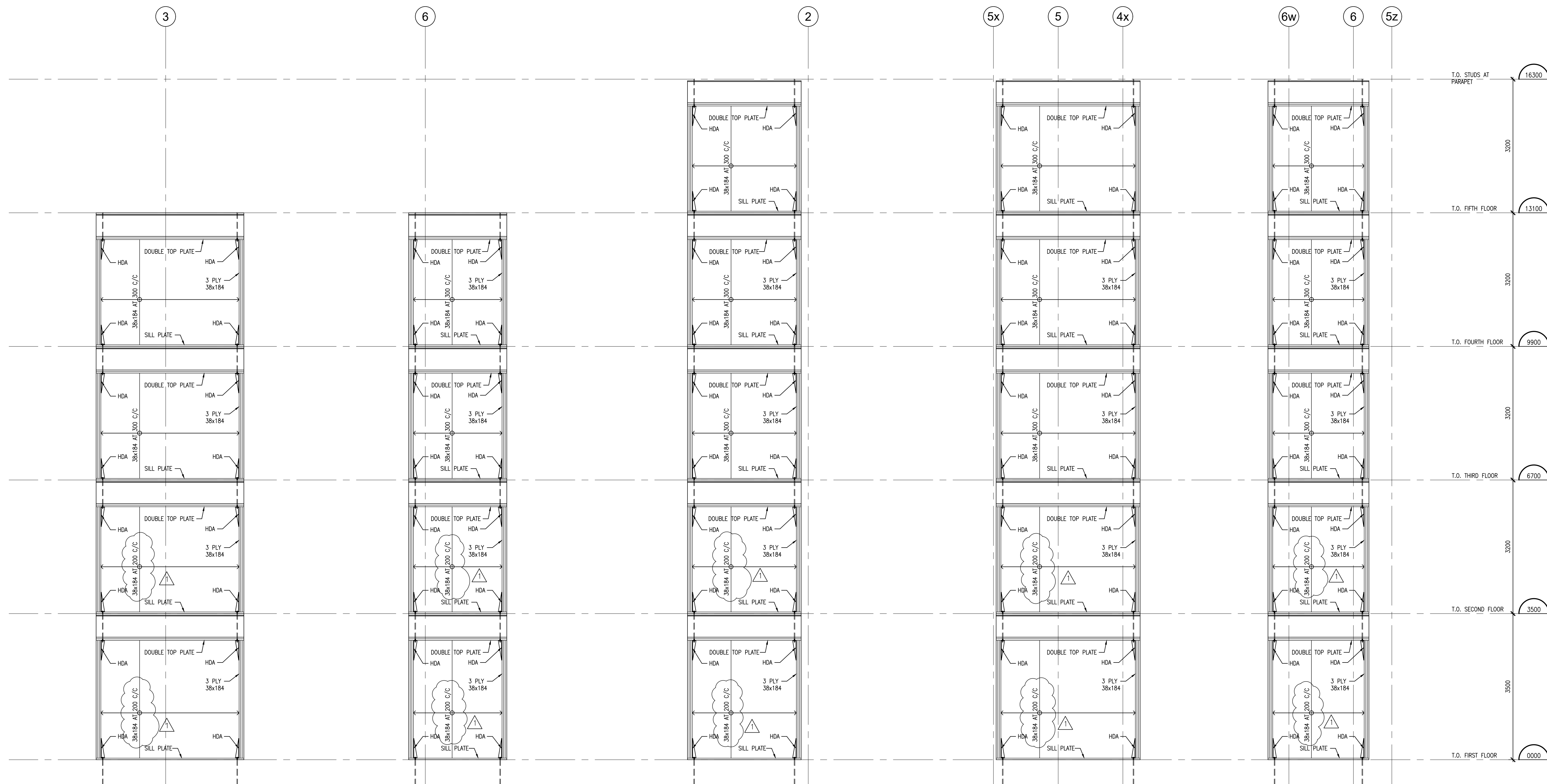
3 SHEARWALL ELEVATION ON GRID 6
 S306 1:50

2 SHEARWALL ELEVATION ON GRID 5
 S306 1:50

1 SHEARWALL ELEVATION ON GRID 3
 S306 1:50

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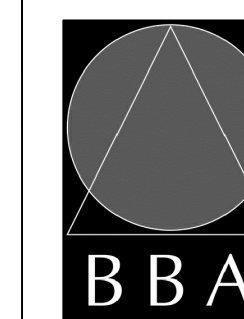


NO.	REVISIONS	DATE	BY
1	ADDENDUM #1	SFP. 03, 2024	BBA

PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
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DRAWING:
WOOD STUD SHEAR WALL ELEVATIONS



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FILE:	

PROJECT NO:
21046

DRAWING NO:
S307

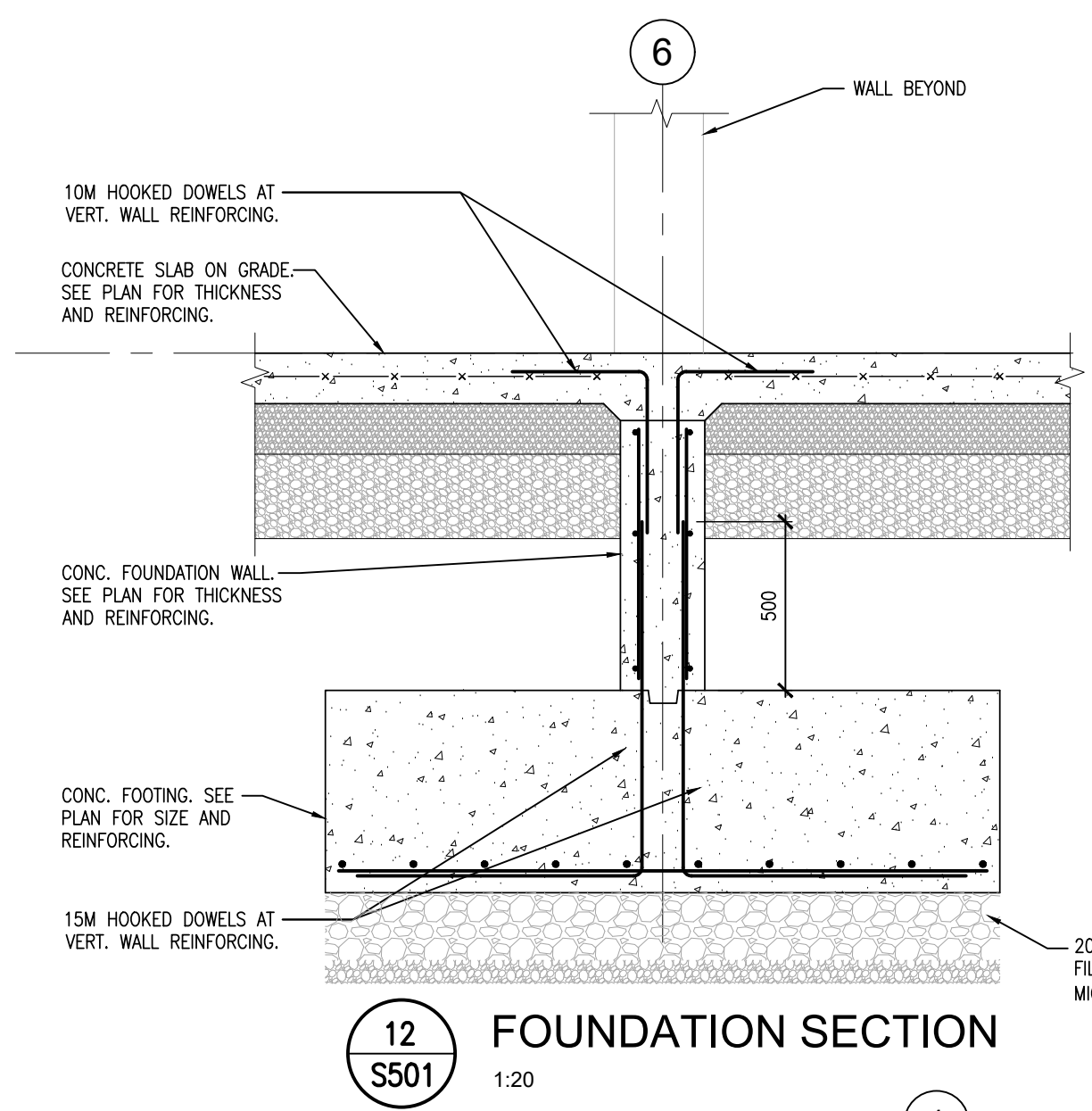
5 SHEARWALL ELEVATION ON GRID F
 S307 1:50

4 SHEARWALL ELEVATION ON GRID F
 S307 1:50

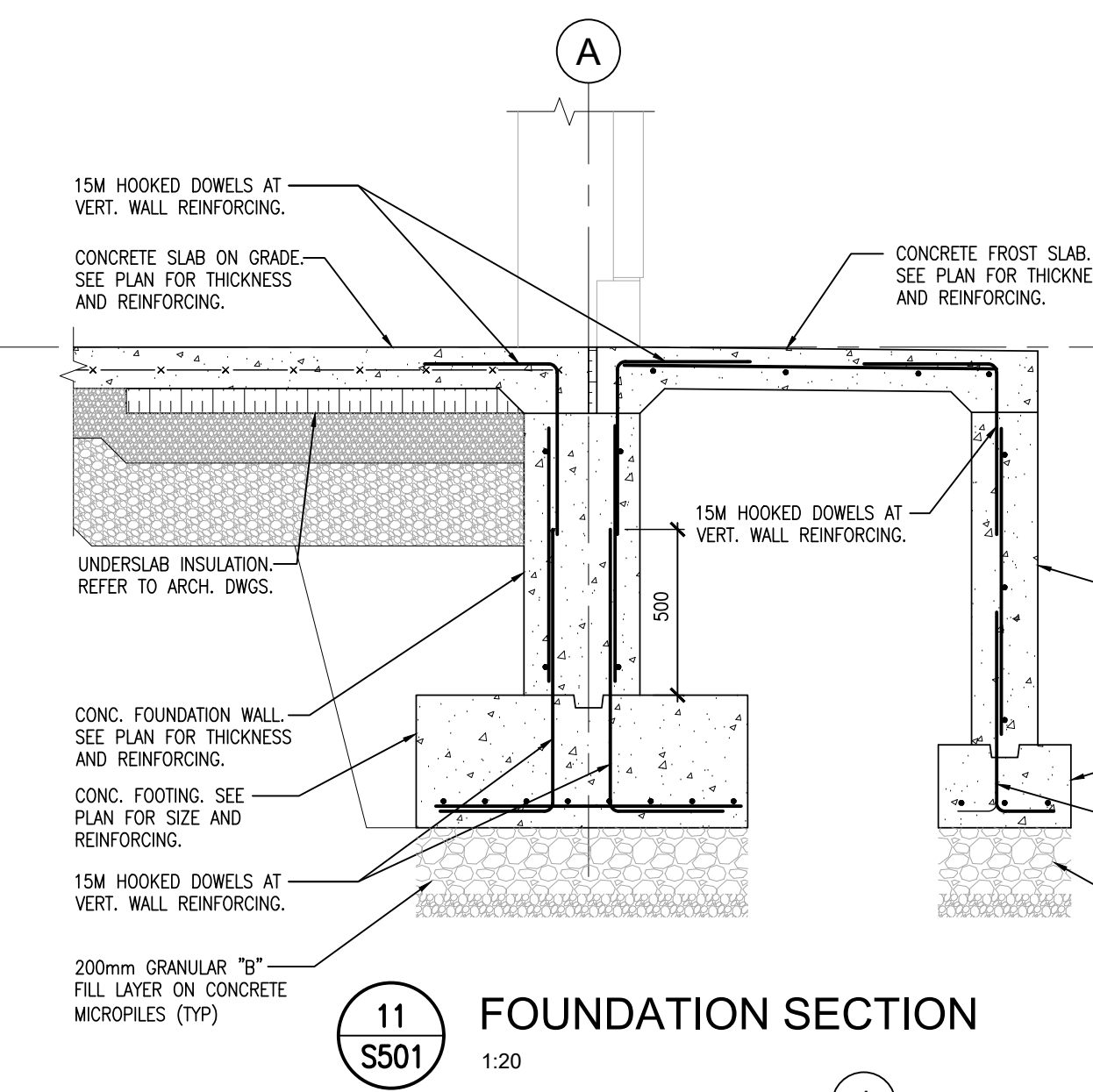
2 SHEARWALL ELEVATION ON GRID A
 S307 1:50

2 SHEARWALL ELEVATION ON GRID A
 S307 1:50

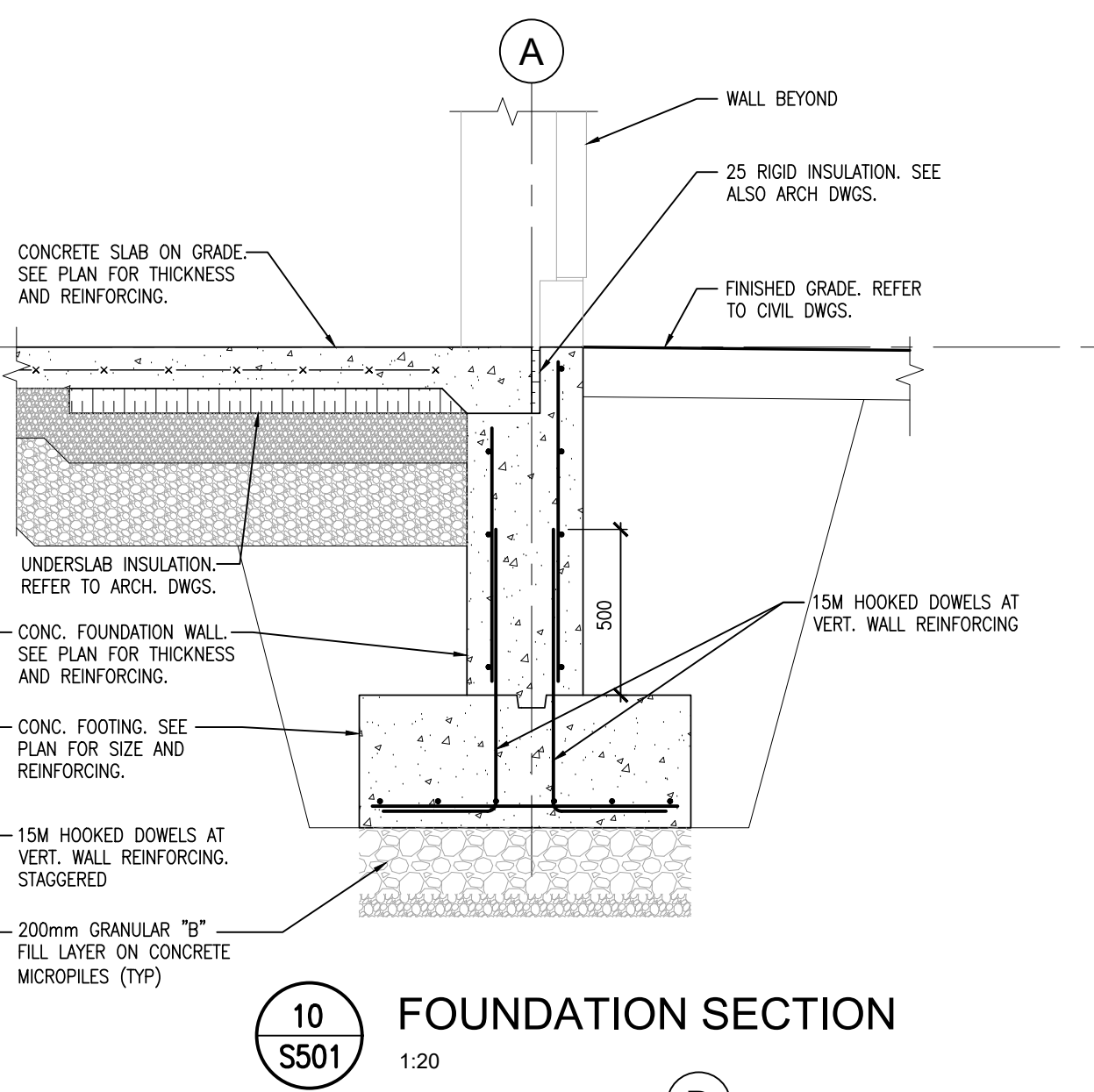
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 S307 1:50



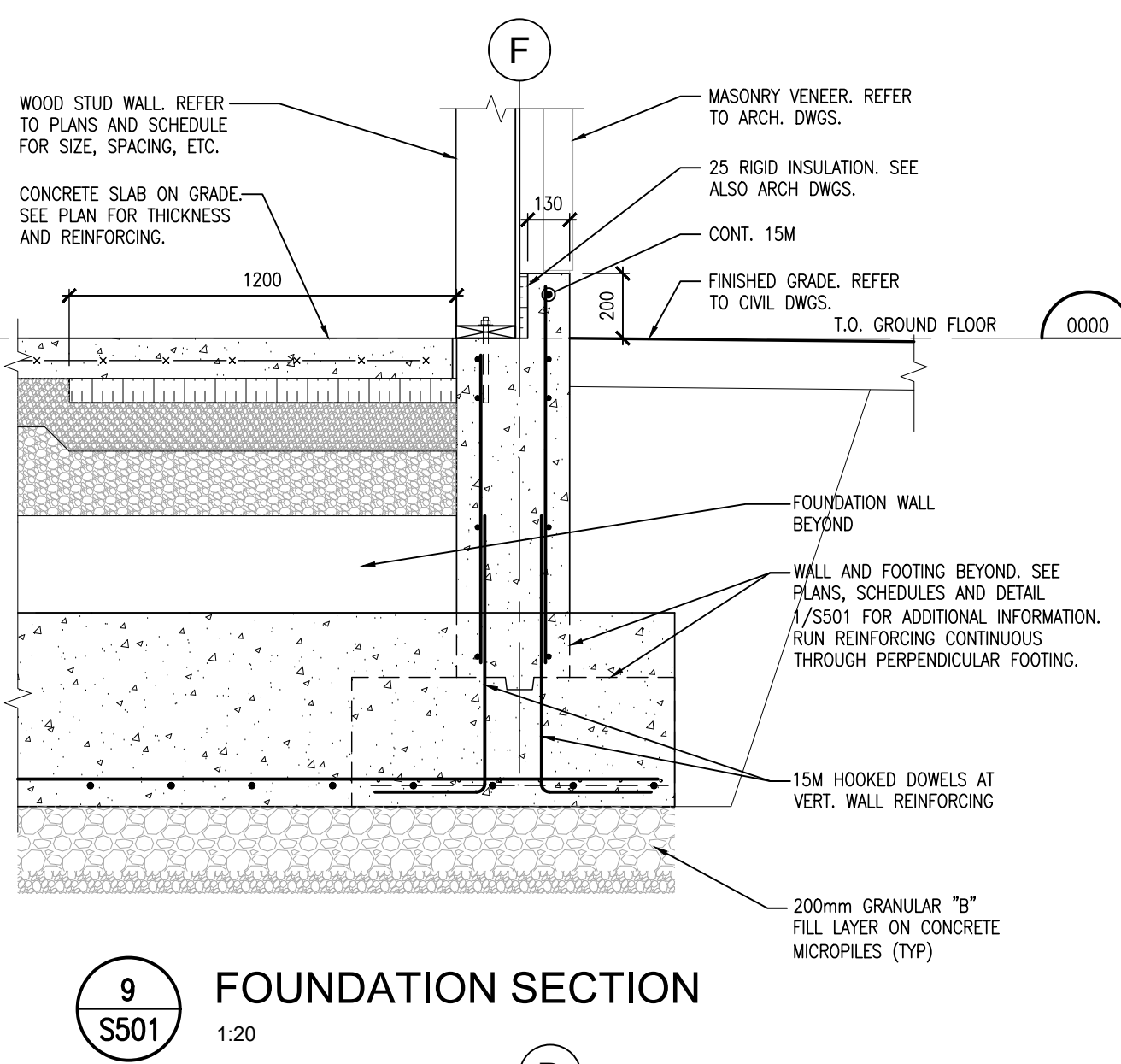
12 FOUNDATION SECTION
S501 1:20



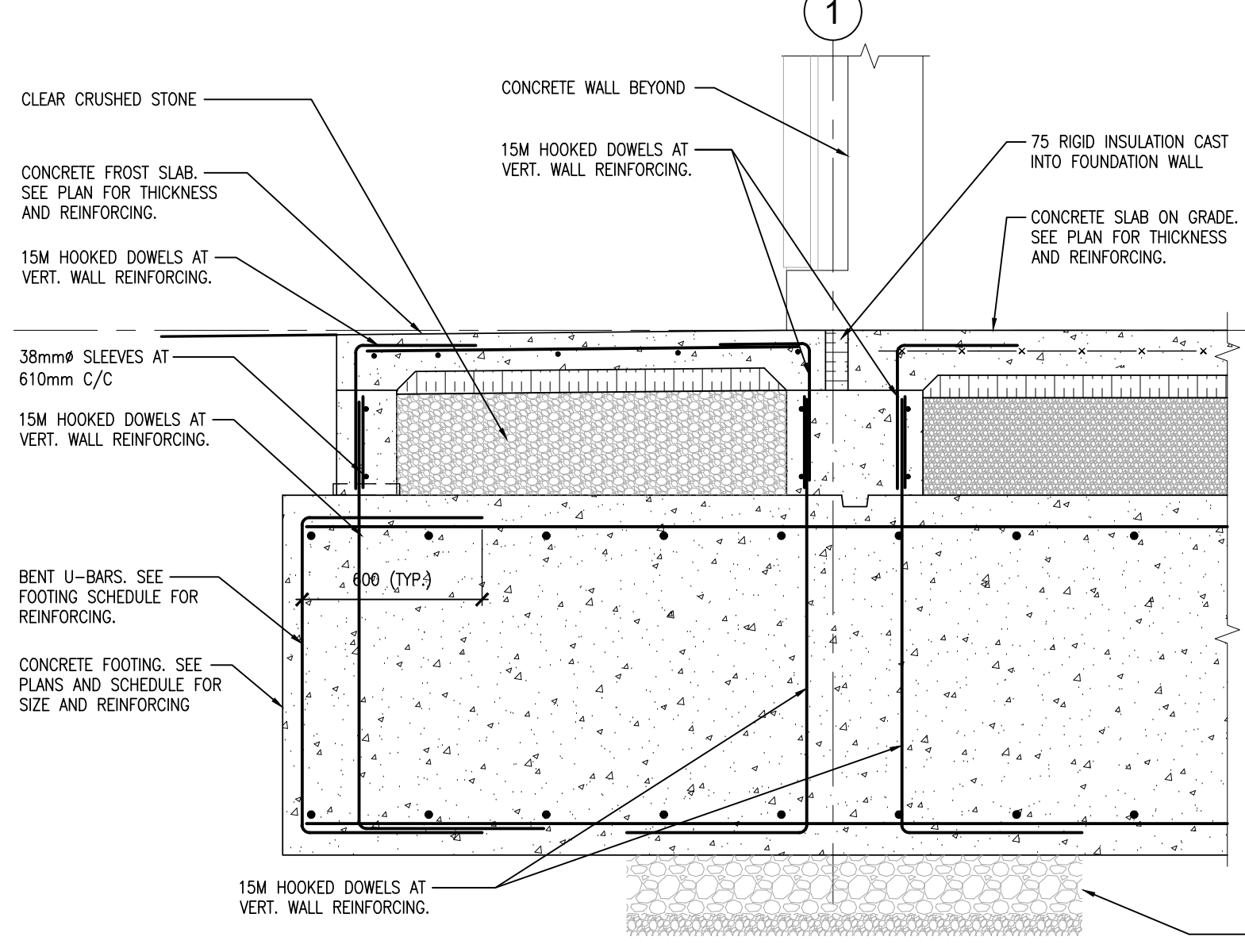
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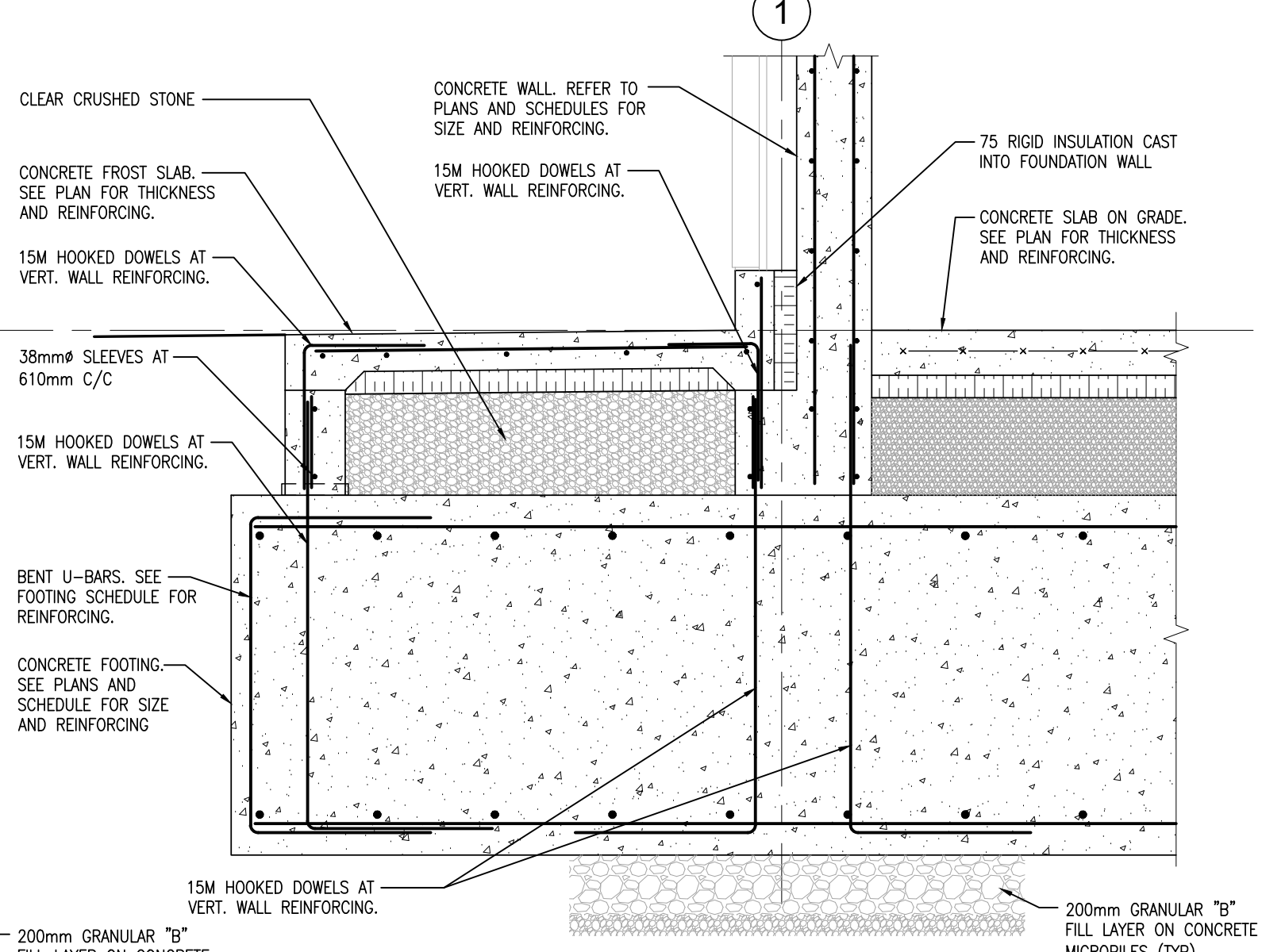
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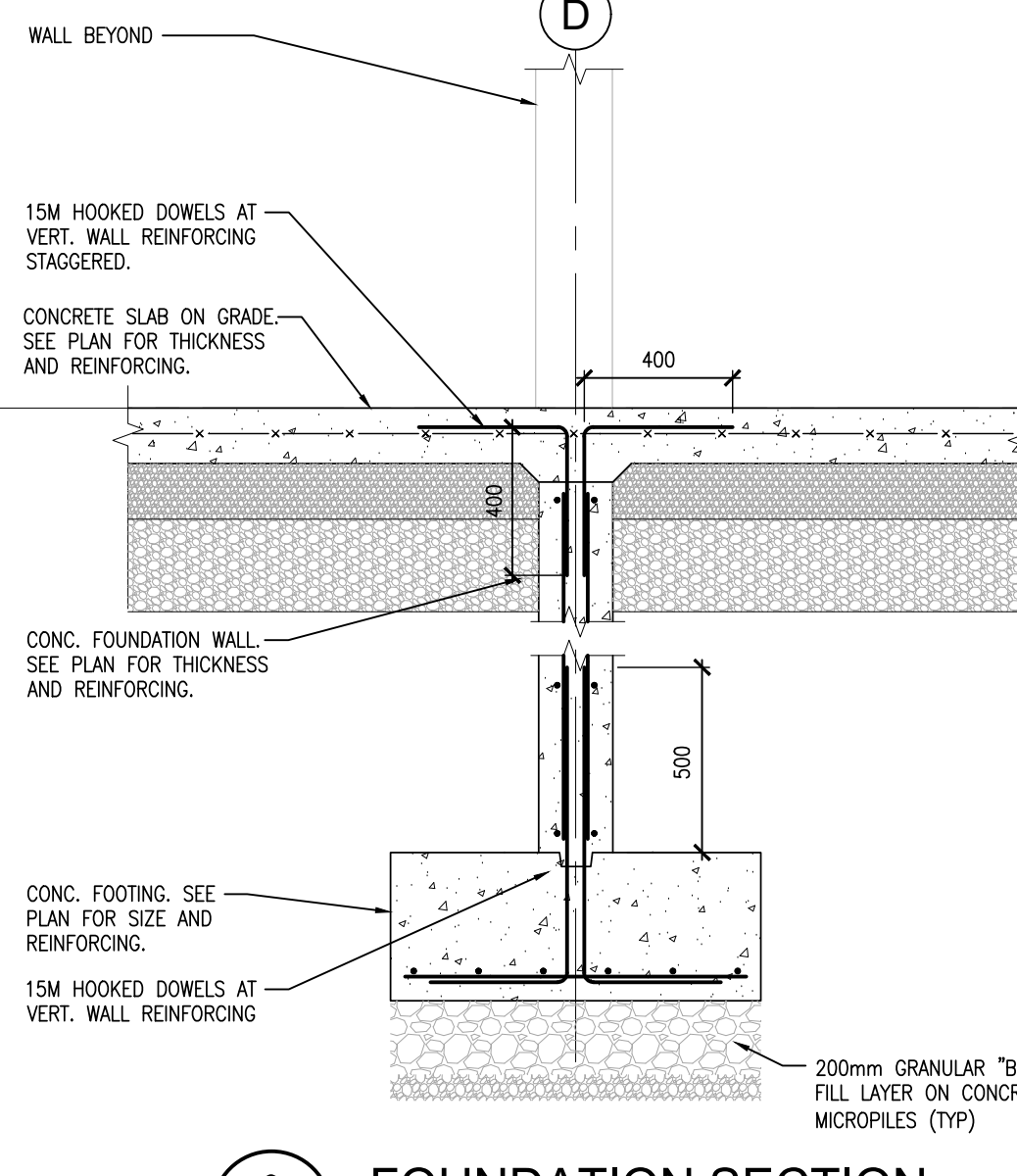
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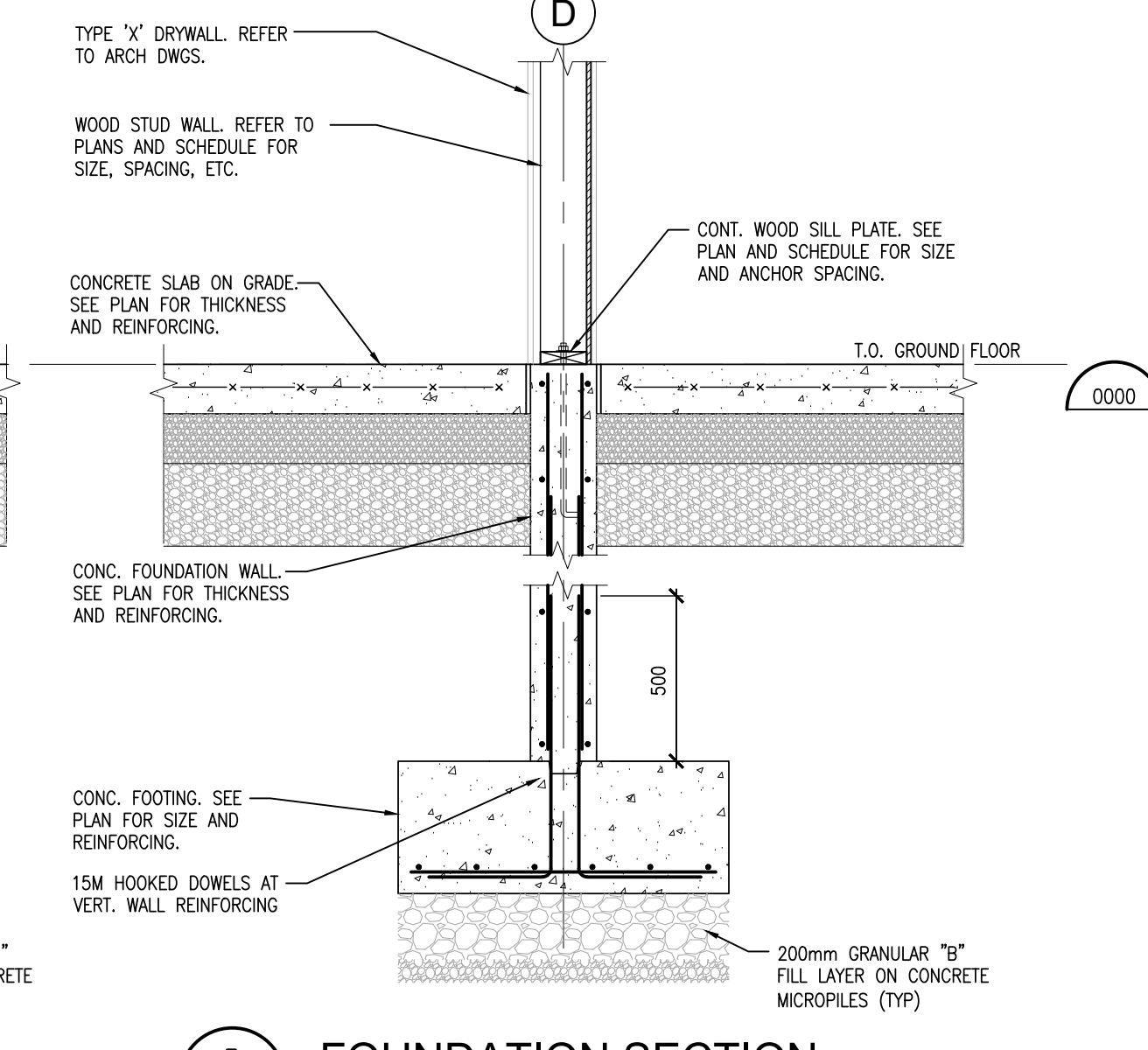
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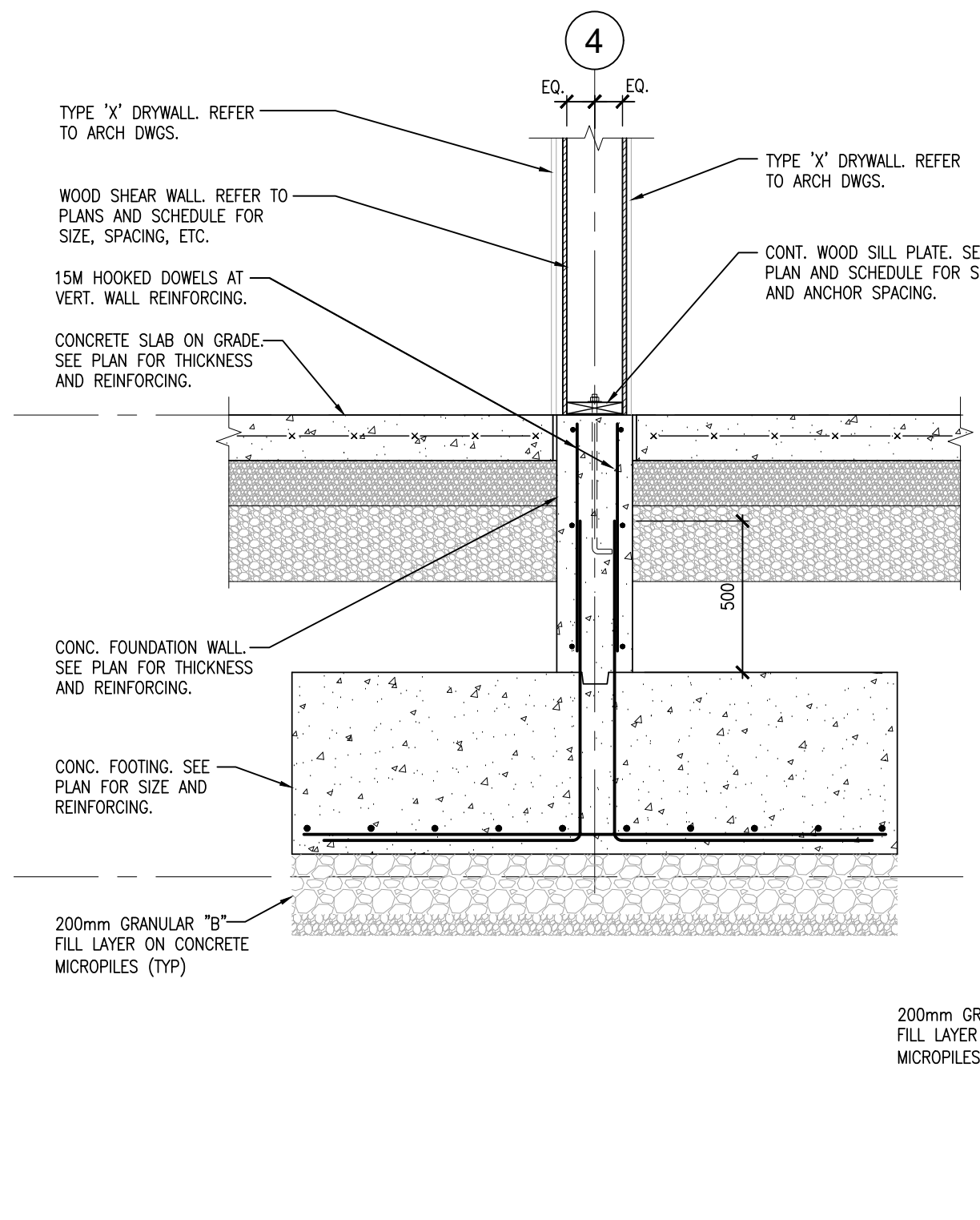
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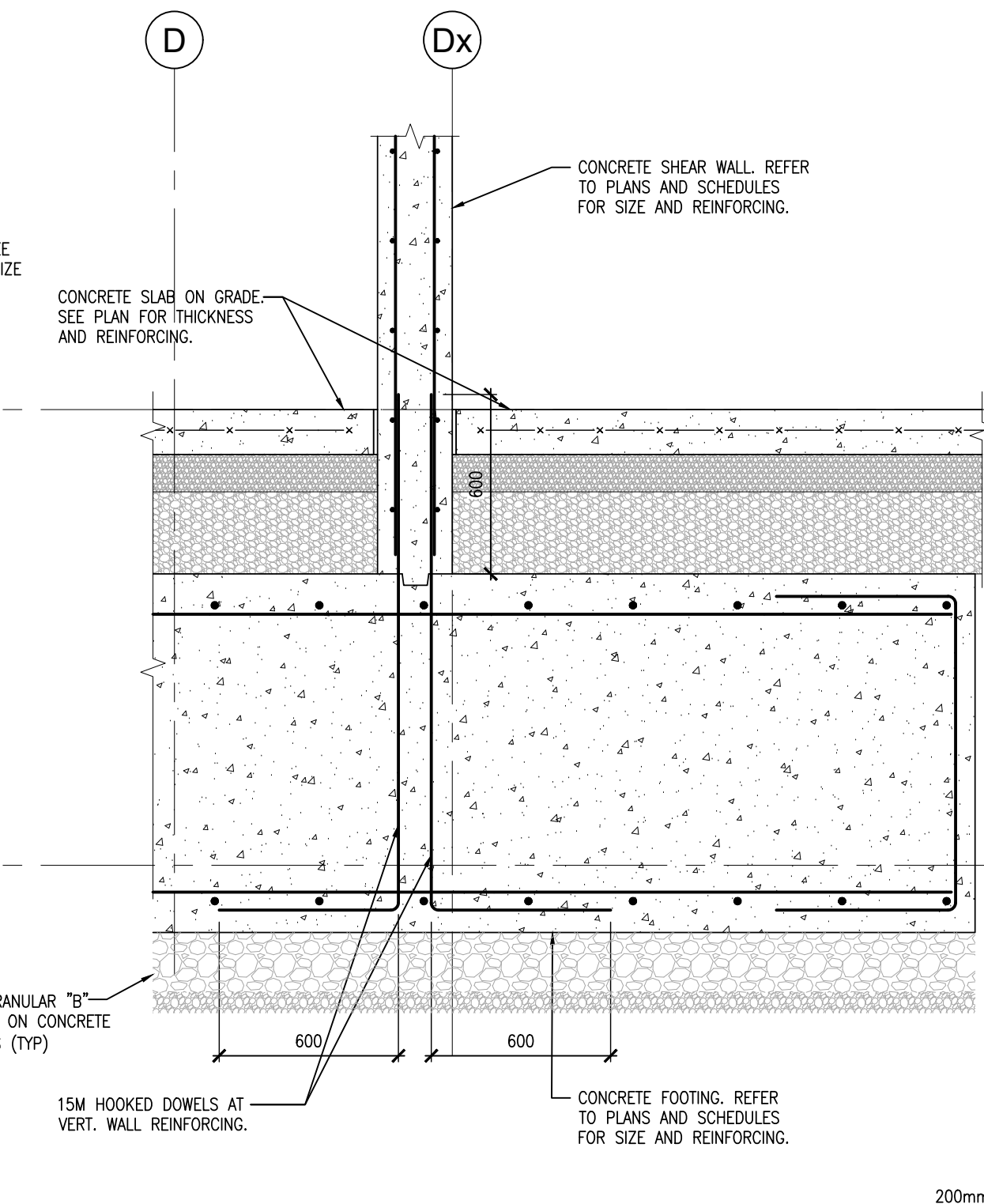
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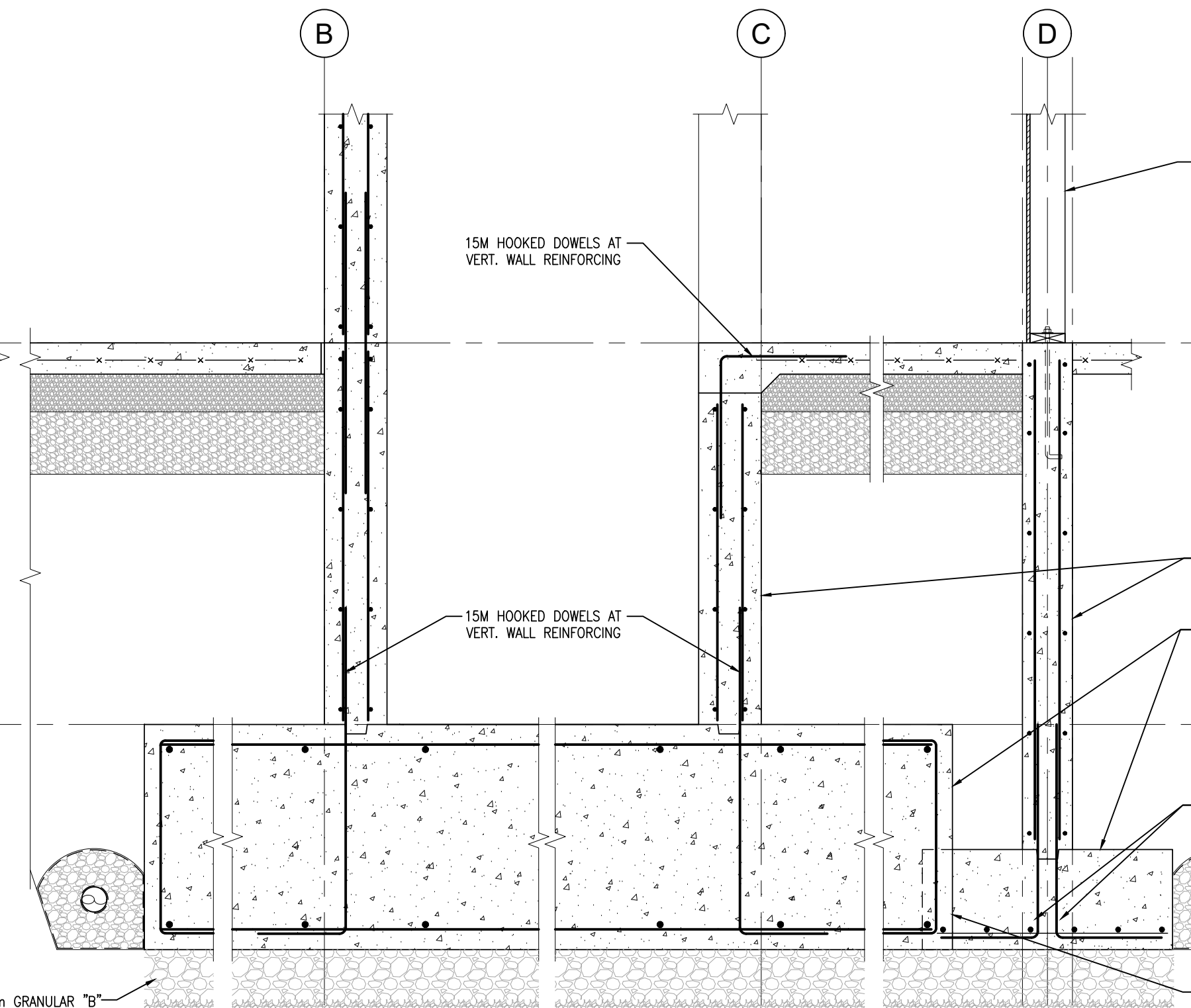
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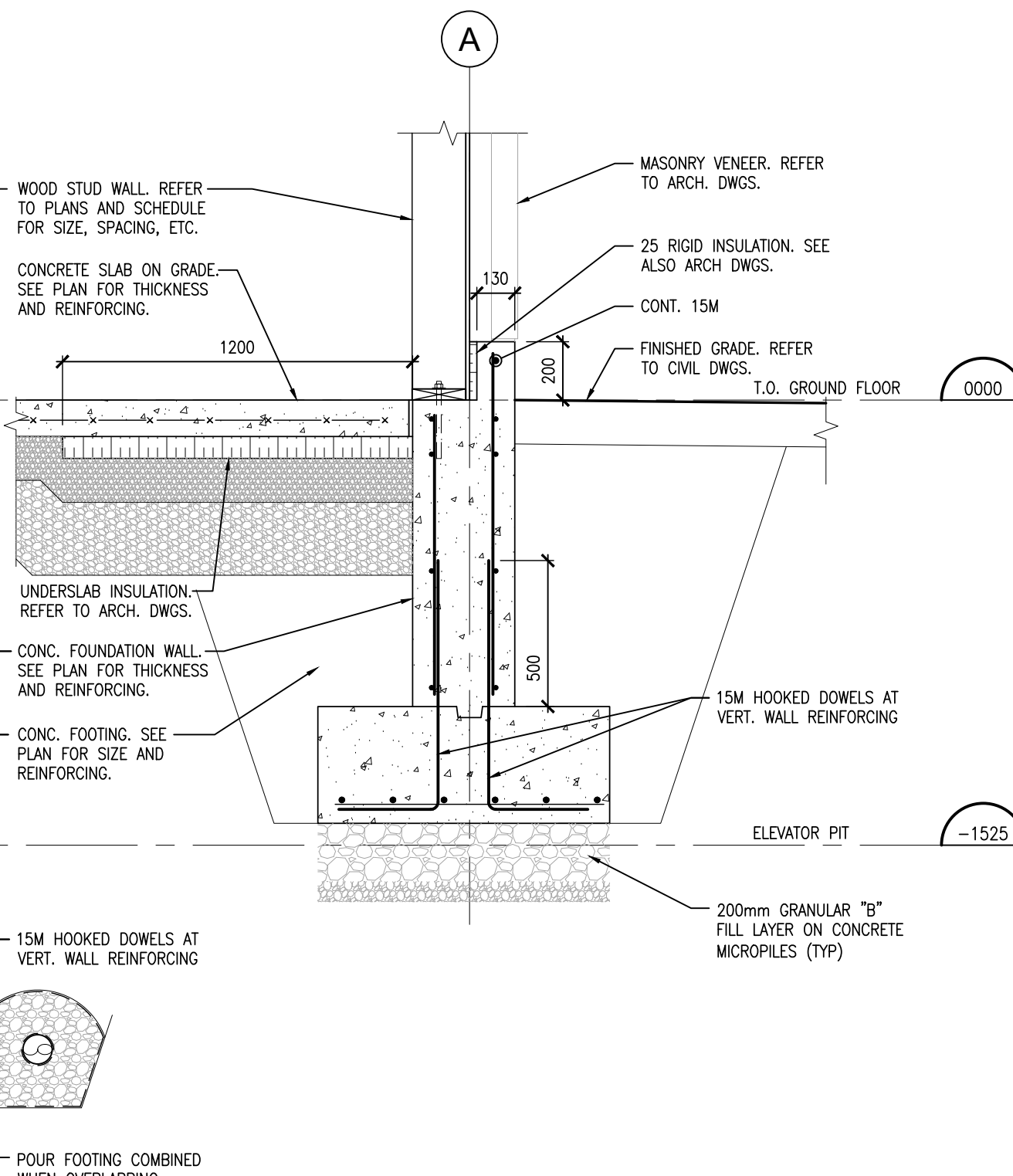
4 FOUNDATION SECTION
S501 1:20



3 FOUNDATION SECTION
S501 1:20



2 FOUNDATION SECTION
S501 1:20



1 FOUNDATION SECTION
S501 1:20

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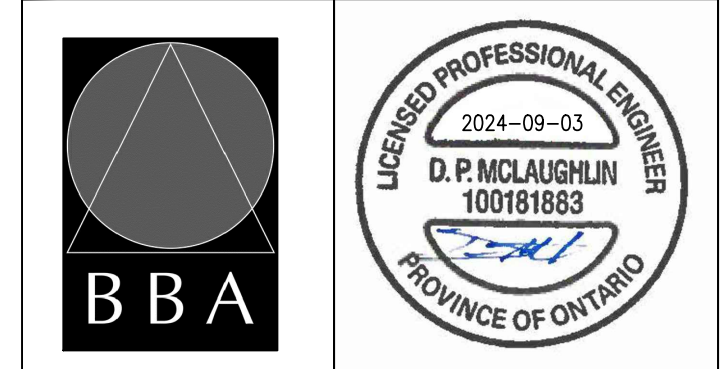
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1697 HIGHWAY#2 COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
FOUNDATION SECTIONS



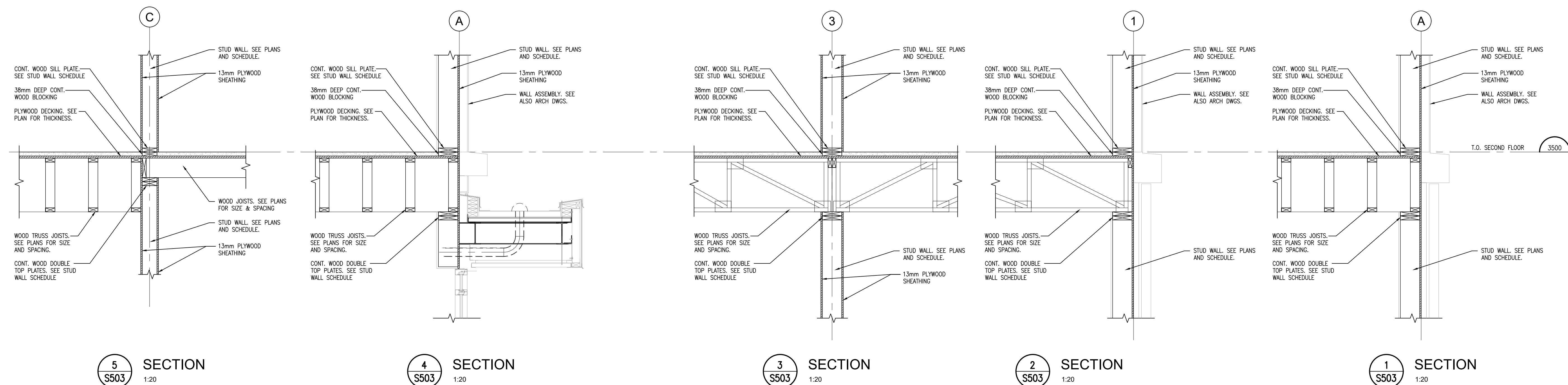
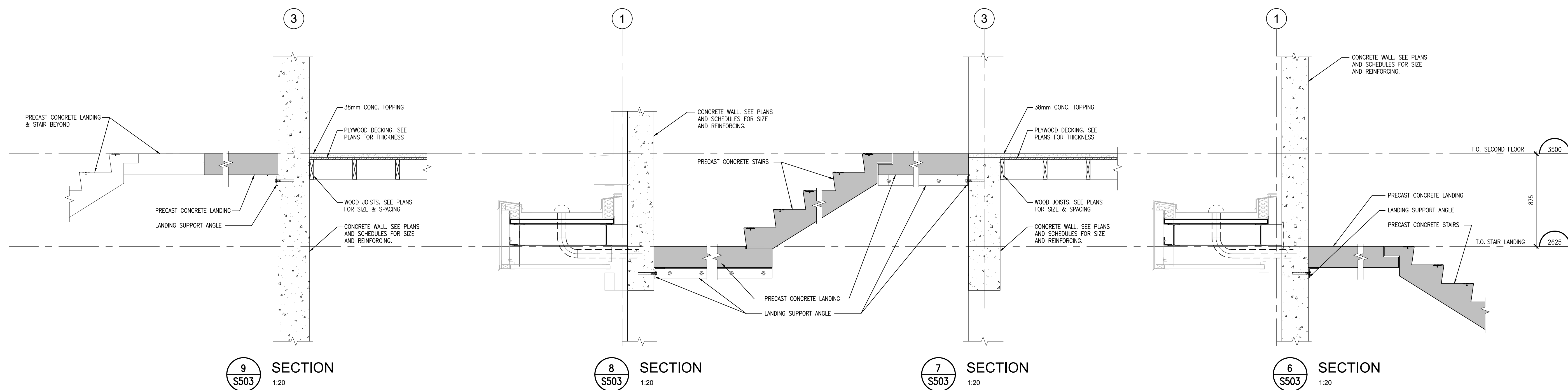
BARRY BRYAN ASSOCIATES
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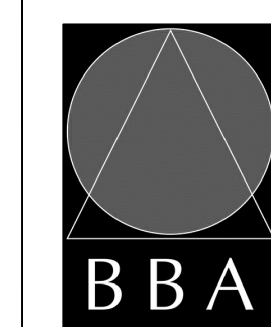
NO.	REVISIONS	DATE	BY



PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
 1697 HIGHWAY#2
 COURTCICE, ON

R.H. Gay Holdings Co.

DRAWING:
SECTIONS



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DESIGN BY: MF	DOC. CONTROL: DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE:	
FILE:	

PROJECT NO:
21046

DRAWING NO:
S503

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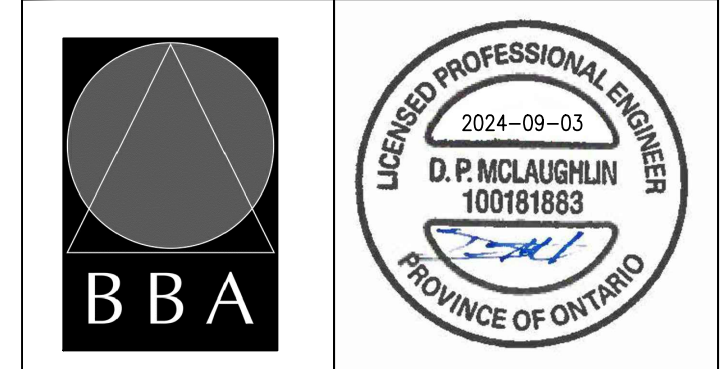
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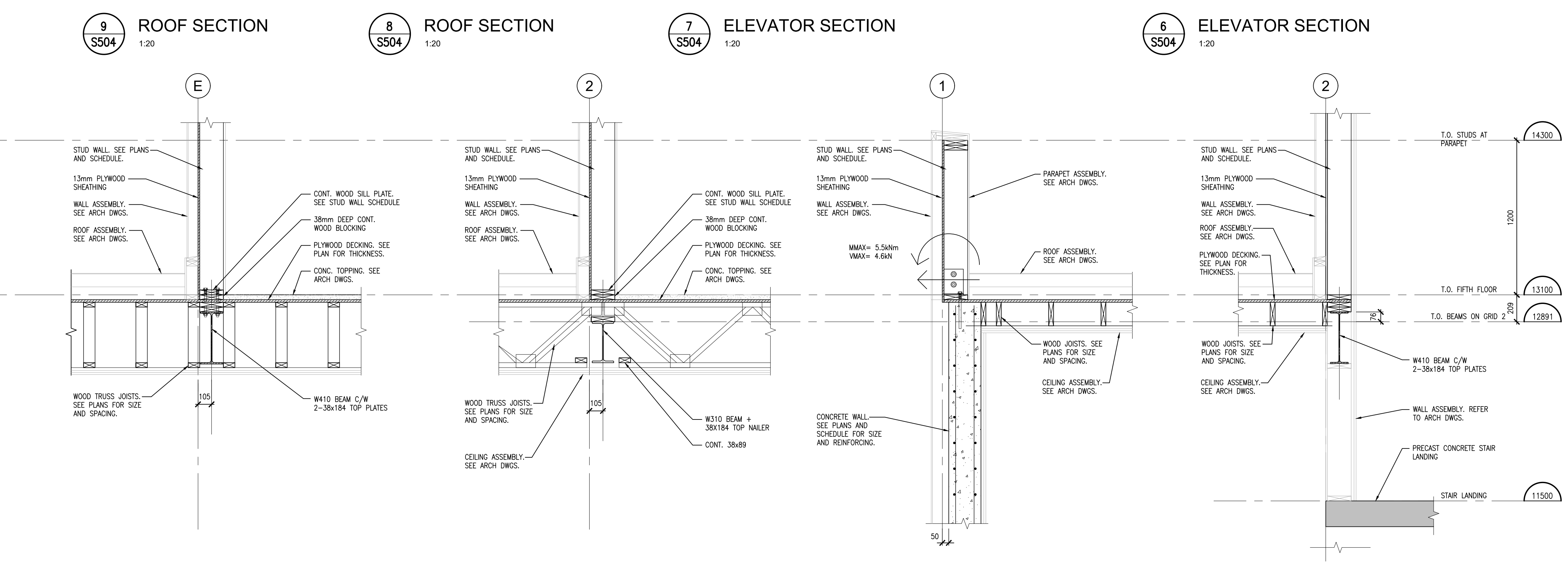
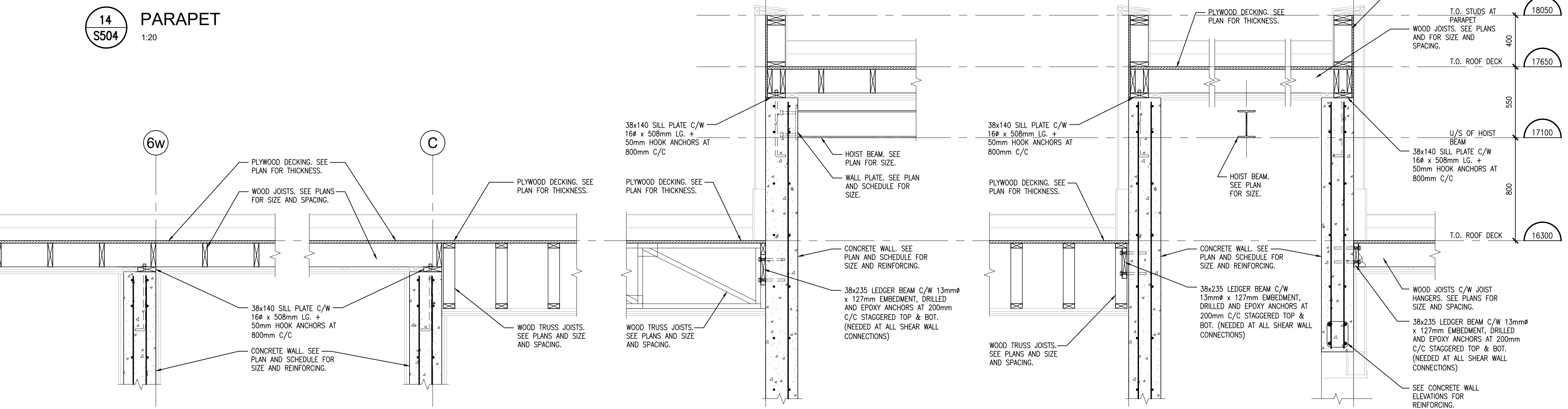
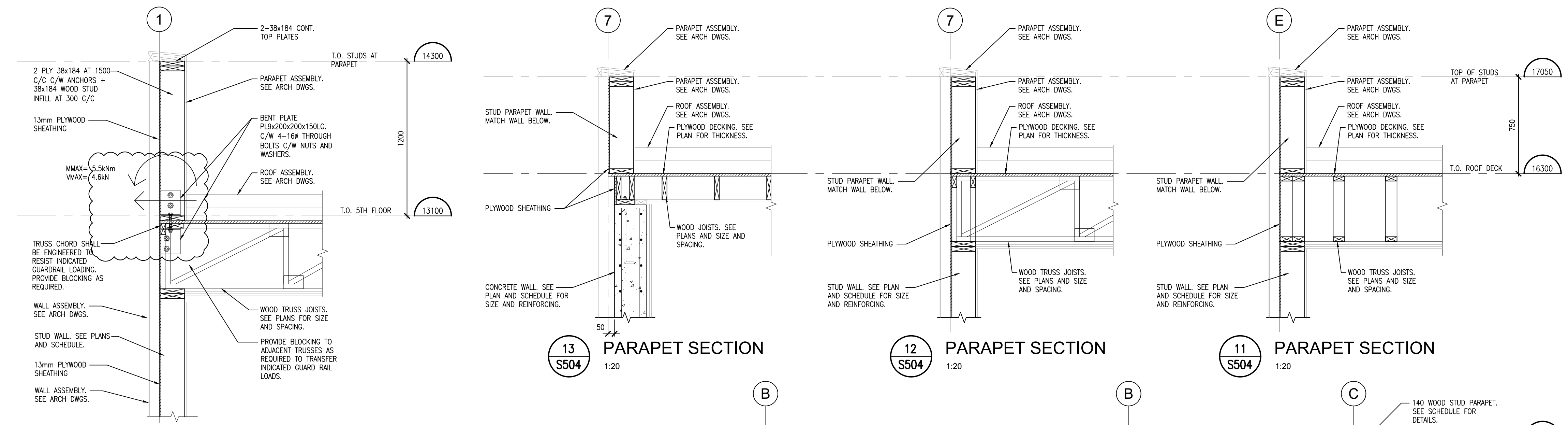
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SECTIONS



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DESIGN BY: MF
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 CHECKED BY: BK
 DATE: FEB. 2024
 SCALE: 1/8" = 1'-0"

PROJECT NO: **21046**
 DRAWING NO: **S504**



5 SECTION
 S504 1:20

4 SECTION
 S504 1:20

3 SECTION
 S504 1:20

2 SECTION
 S504 1:20

1 SECTION
 S504 1:20

1697 HIGHWAY 2 COURTICE, ON



GROUND IMPROVEMENT FOR CONSTRUCTION AUGUST 26, 2024

DRAWN BY:
O. IVANOV, Drafter

DESIGNED BY:
U. IDREES, B. Eng.

VERIFIED BY:
T. BRUCE, P. Eng.

APPROVED BY:
S. BUNIESKI, P. Eng.

1. GENERAL NOTES AND DETAILS

- 1.1. THIS DRAWING CONTAINS INFORMATION PROPRIETARY TO MENARD AND IS BEING FURNISHED FOR USE BY R.H. GAY HOLDINGS CO., ONLY IN CONNECTION WITH THIS PROJECT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE TRANSMITTED TO ANY OTHER ORGANIZATION UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY MENARD CANADA.
- 1.2. THESE DRAWINGS SHOW THE FINAL DESIGN AND ITEMS RELATED TO THE CONSTRUCTION OF THE CONTROLLED MODULUS COLUMNS (CMC), LOAD TRANSFER PLATFORM (LTP) AND WORKING PLATFORM. OTHER ITEMS SHOWN WERE DESIGNED BY OTHERS, MAY BE INCOMPLETE, AND ARE SHOWN HERE ONLY FOR REFERENCE. REFER TO DRAWINGS BY OTHERS FOR ANY ITEMS OUTSIDE OF THE INSTALLATION OF THE CMCS AND LTP.
- 1.3. MENARD'S SCOPE OF WORK CONSISTS OF THE DESIGN AND INSTALLATION OF THE GROUND IMPROVEMENT SOLUTION FOR THIS PROJECT. ANY EARTHWORK (SITE PREPARATION, WORK PLATFORM INSTALLATION/CERTIFICATION, EXCAVATION, LTP INSTALLATION, ETC.) IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR AND SHOULD BE COMPLETED AND INSPECTED BY OTHERS AS PER THE APPLICABLE SPECIFICATIONS.
- 1.4. IF ENCOUNTERED, REPORT ANY OBSERVED CHANGES IN SUBSURFACE CONDITIONS THAT DIFFER FROM THE GEOTECHNICAL REPORT TO MENARD IMMEDIATELY SO THAT THEY CAN EVALUATE POTENTIAL IMPACTS TO DESIGN ASSUMPTIONS AND/OR THE DESIGN SHOWN ON THESE DRAWINGS.
- 1.5. THE CMC PLAN DRAWINGS SHOW THE LAYOUT OF CMC'S RELATIVE TO FOUNDATIONS LOCATED IN THE CONTRACT DRAWINGS. THE OWNER IS RESPONSIBLE FOR VERIFYING CONGRUITY BETWEEN THE CMC LAYOUT PLANS AND THE LOCATION OF THE CMCS AND OTHER STRUCTURES SHOWN ON THE CMC PLAN DRAWINGS. LAYOUT OF ALL CMCS MUST BE PERFORMED BASED ON SURVEY CONTROL POINTS ESTABLISHED BY OTHERS. IN THE EVENT OF CONFLICT BETWEEN CMC PLAN DRAWINGS AND THE CONTRACT DRAWINGS, NOTIFY MENARD IMMEDIATELY.
- 1.6. MENARD ASSUMES NO RESPONSIBILITY FOR STRUCTURAL ELEMENTS OR OTHER GROUND BEARING COMPONENTS NOT DIRECTLY SUPPORTED BY GROUND IMPROVEMENT.
- 1.7. OWNER/CONTRACTOR MUST PROVIDE PROOF OF PROPER INSTALLATION OF THE WORK PLATFORM AND LOAD TRANSFER PLATFORM (IF APPLICABLE) AS PER THE PROVIDED SPECIFICATIONS. THE PROVIDED PROOF MUST BE ACCOMPANIED BY A LETTER OR REPORT STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO CERTIFYING COMPLIANCE WITH THE DESIGN CRITERIA CONTAINED IN THESE DRAWINGS OR ANY RELEVANT DESIGN DOCUMENTS PROVIDED BY MENARD.
- 1.8. PRIOR TO THE START OF WORK, ALL EXISTING PUBLIC AND PRIVATE UNDERGROUND SERVICES AND UTILITIES SHALL BE REMOVED BY OTHERS WITHIN THE FOOTPRINT OF THE SCOPE OF GROUND IMPROVEMENT WORK AS SHOWN IN DRAWING G207.
- 1.9. CMC LAYOUT AND DESIGN IS BASED ON STRUCTURAL DRAWINGS SUPPLIED TO MENARD BY BARRY BRYAN ASSOCIATES.

2. DESIGN CRITERIA

- 2.1. BEARING CAPACITY OF 100 kPa SLS / 150 kPa ULS UNLESS NOTED OTHERWISE (UNO).
- 2.2. MAXIMUM POST-CONSTRUCTION SETTLEMENT OF 25 MM FOR FOUNDATIONS.
- 2.3. MAXIMUM DIFFERENTIAL SETTLEMENT OF 19 MM BETWEEN FOOTINGS.

3. MATERIALS

- 3.1. CAST IN PLACE CONCRETE FOR CMCS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 15 MPa UNO.
- 3.2. SAMPLES FOR COMPRESSIVE STRENGTH TESTING SHALL BE TAKEN DAILY.
- 3.3. EARTHWORK WITHIN THE IMMEDIATE VICINITY OF THE CMC'S MAY PROCEED AFTER WRITTEN APPROVAL FROM MENARD.
- 3.4. LOAD TRANSFER PLATFORM MATERIAL SHALL MEET THE SPECIFICATIONS PROVIDED IN SECTION 5.

4. INSTALLATION OF CMCS

- 4.1. CMCS SHALL BE INSTALLED WITH A HOLLOW AUGER AND TERMINATE AT THE APPROPRIATE DEPTH IDENTIFIED BY MENARD.
- 4.2. THE CONCRETE SHALL BE INJECTED THROUGH THE AUGER DURING EXTRACTION TO FORM THE COLUMN.
- 4.3. IN THE EVENT OF PREMATURE TERMINATION DUE TO OBSTRUCTIONS THAT CANNOT BE PENETRATED BY MENARD'S EQUIPMENT, MENARD WILL ATTEMPT TO RELOCATE THE CMC IN ORDER TO AVOID THE OBSTRUCTION. IN THE EVENT THIS IS NOT POSSIBLE EITHER DUE TO DESIGN CONSTRAINTS OR SIZE OF THE OBSTRUCTION, THE OBSTRUCTION MUST BE REMOVED BY OTHERS. FOLLOWING REMOVAL OF THE OBSTRUCTION THE WORK PLATFORM SHALL BE REMEDIATED BY OTHERS TO ITS ORIGINAL STATE AT NO COST TO MENARD.
- 4.4. CMC INSTALLATION TOLERANCES:
 - 4.4.1. HORIZONTAL: ±10 CM IN ANY DIRECTION.
 - 4.4.2. VERTICAL: ±10 CM IN ANY DIRECTION.
 - 4.4.3. IF OUT-OF-TOLERANCE CMC ELEMENTS ARE ENCOUNTERED DURING EXCAVATION MENARD IS TO BE CONTACTED IMMEDIATELY TO ASSESS REMEDIATION OPTIONS, IF REQUIRED.

5. LOAD TRANSFER PLATFORM (LTP)

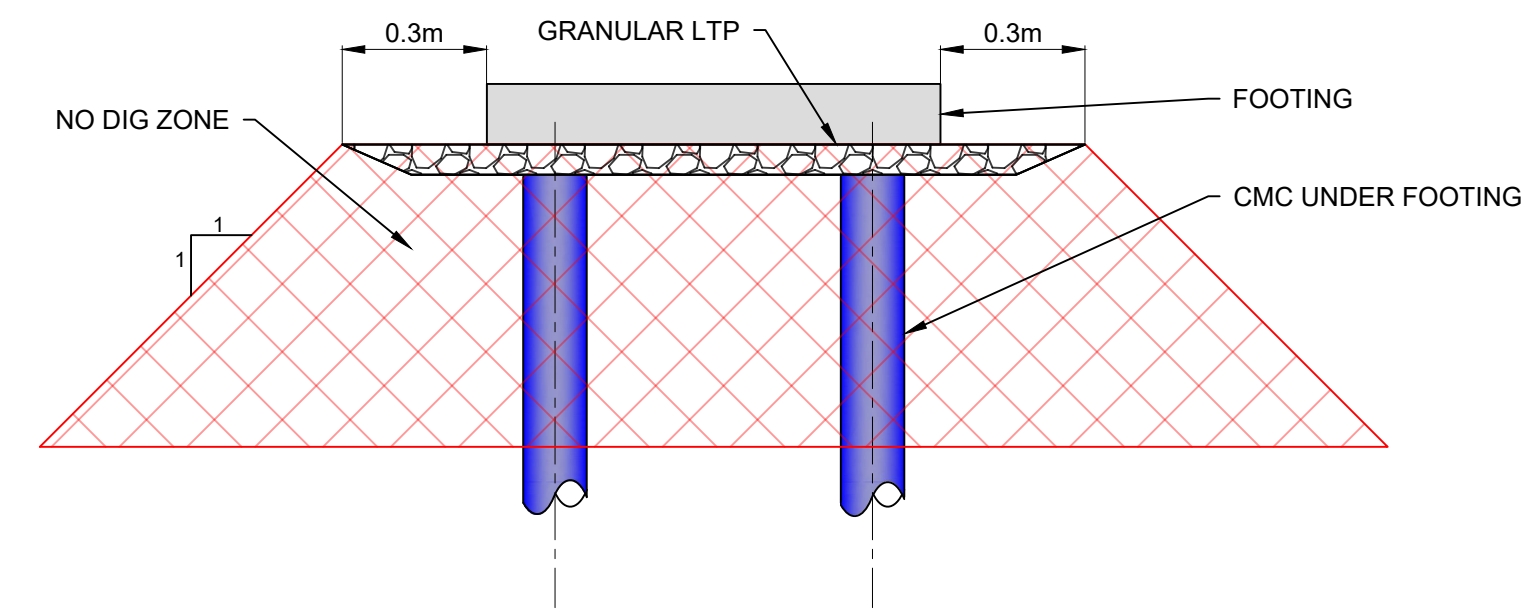
- 5.1. THE LTP SHALL MEET OR EXCEED THE FOLLOWING DESIGN CRITERIA
 - 5.1.1. GRANULAR LTP
 - 5.1.1.1. COMPACTED GRANULAR B TYPE II MATERIAL UNLESS OTHERWISE APPROVED.
 - 5.1.1.2. Ø OF 38"
 - 5.1.1.3. COMPACTED TO 98% SPMD
 - 5.1.1.4. THICKNESS OF 200 MM BETWEEN TOP OF CMC AND U/S OF FOOTING.
 - 5.1.2. SHALE IS NOT PERMITTED FOR USE WITHIN THE LTP.

6. INSTALLATION OF LTP

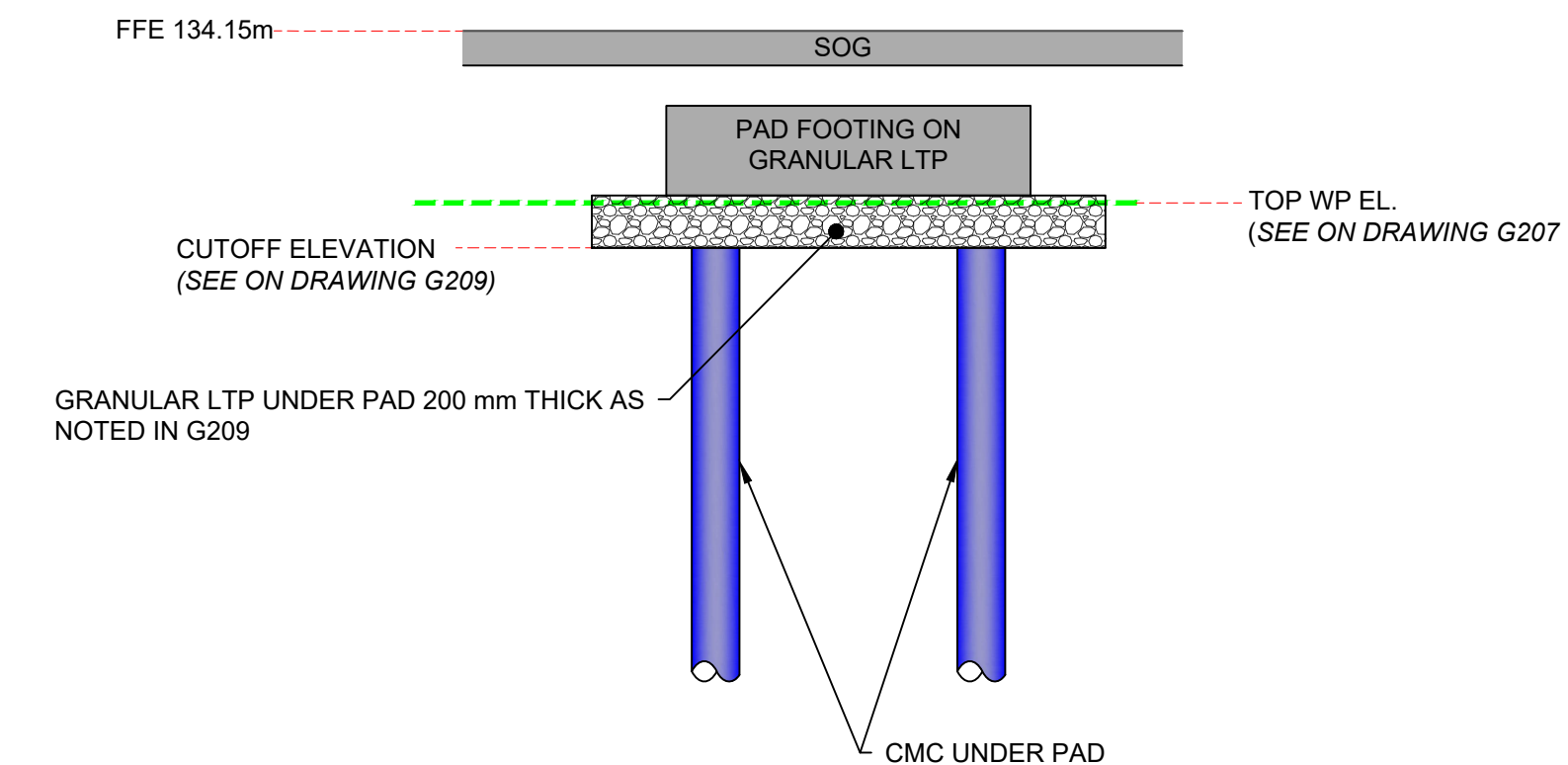
- 6.1. INSTALLATION OF THE LTP MUST BE COMPLETED AS PER DESIGN AND CONSTRUCTION SPECIFICATIONS.
- 6.2. THE LTP IS INSTALLED BETWEEN THE TOP OF CMC ELEMENTS AND THE UNDERSIDE OF THE FOUNDATIONS.
- 6.3. EXCAVATION FOR FOOTINGS SUPPORTED BY CMC ELEMENTS SHALL BE CONDUCTED CAREFULLY TO AVOID ANY DAMAGE TO CMC ELEMENTS. EXCAVATION WITH LARGE EXCAVATORS/BUCKETS IS NOT RECOMMENDED. PLEASE REFER TO EXCAVATION INSTRUCTIONS DOCUMENT INCLUDED IN THE CMC FINAL REPORT. THE INSTRUCTION CAN BE FOUND IN THE APPENDIX OF THE FINAL REPORT. THE FINAL REPORT WILL BE PROVIDED AFTER CMC INSTALLATION.
- 6.4. REPAIR OF ANY CMC ELEMENTS DAMAGED DURING EXCAVATION IS THE RESPONSIBILITY OF THE CLIENT. MENARD CAN PROVIDE INSTRUCTIONS AND GUIDANCE ON REMEDIATION/REPAIR OPTIONS.
- 6.5. DO NOT EXCAVATE, INSTALL, OR POUR CONCRETE FOR FOUNDATIONS WITHOUT WRITTEN APPROVAL FROM MENARD OR PRIOR TO RECEIVING THE STAMPED FINAL REPORT FROM MENARD.
- 6.6. PRIOR TO INSTALLATION OF LTP, HEADS OF CMC COLUMNS MUST BE EXPOSED TO A MAXIMUM HEIGHT OF 75mm ABOVE THE SURROUNDING SOIL. INSTALLATION OF LTP MUST BE COMPLETED UNDER THE ENTIRE FOOTPRINT OF FOUNDATION PLUS AN ADDITIONAL MINIMUM OVERHANG OF 300mm.
- 6.7. WHENEVER POSSIBLE, THE FOUNDATION SHOULD BE INSTALLED ON THE SAME DAY AS THE EXCAVATION. IF NOT POSSIBLE, THE CONTRACTOR MUST ENSURE THAT THE FOUNDING SOIL IS ADEQUATELY PROTECTED AGAINST THE ELEMENTS (DRYING, SATURATION, FROST, ETC.).
- 6.8. WATER ACCUMULATION CANNOT BE TOLERATED WITHIN EXCAVATION PRIOR TO INSTALLATION OF LTP. AREA SHOWN ON SECTION 01 UNLESS OTHERWISE APPROVED BY MENARD.

7. MENARD'S SCOPE OF WORK DOES NOT INCLUDE THE FOLLOWING:

- 7.1. HANDLING AND DISPOSAL OF ANY CONTAMINATED MATERIALS.
- 7.2. MANAGEMENT AND DRAINAGE OF WATER.
- 7.3. REMOVAL OR MANAGEMENT OF OBSTRUCTIONS SUCH AS BOULDERS OR CONSTRUCTION DEBRIS ENCOUNTERED DURING CMC INSTALLATION.
- 7.4. REMOVAL AND DISPOSAL OF CONCRETE SPOILS GENERATED DURING CMC INSTALLATION PROCESS, INCLUDING CMC TOPS.
- 7.5. REMOVAL AND DISPOSAL OF DRILLING SPOILS GENERATED DURING CMC INSTALLATION PROCESS.



SECTION 01 : TYPICAL EXCAVATION LIMITS
NOT TO SCALE



SECTION 02 : LTP & CMC CUT OFF
NOT TO SCALE

LEGEND

REVISIONS		
No.	DATE	DESCRIPTION
0	06/26/2024	ISSUED FOR CONSTRUCTION

DESIGNED BY	O. IVANOV, Drafter	PROJECT	S201
DESIGNED BY	U. IDREES, B. Eng.	CLIENT	BARRY BRYAN ASSOCIATES
DATE	T. BRUCE, P. Eng.	DATE	JULY 23, 2024

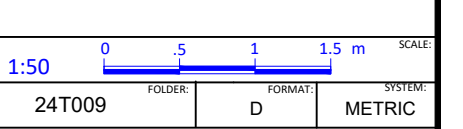
R.H. GAY HOLDINGS CO. CLIENT



1697 HIGHWAY 2
COURTICE, ON

GROUND IMPROVEMENT WORKS

GENERAL NOTES DRAWING TITLE



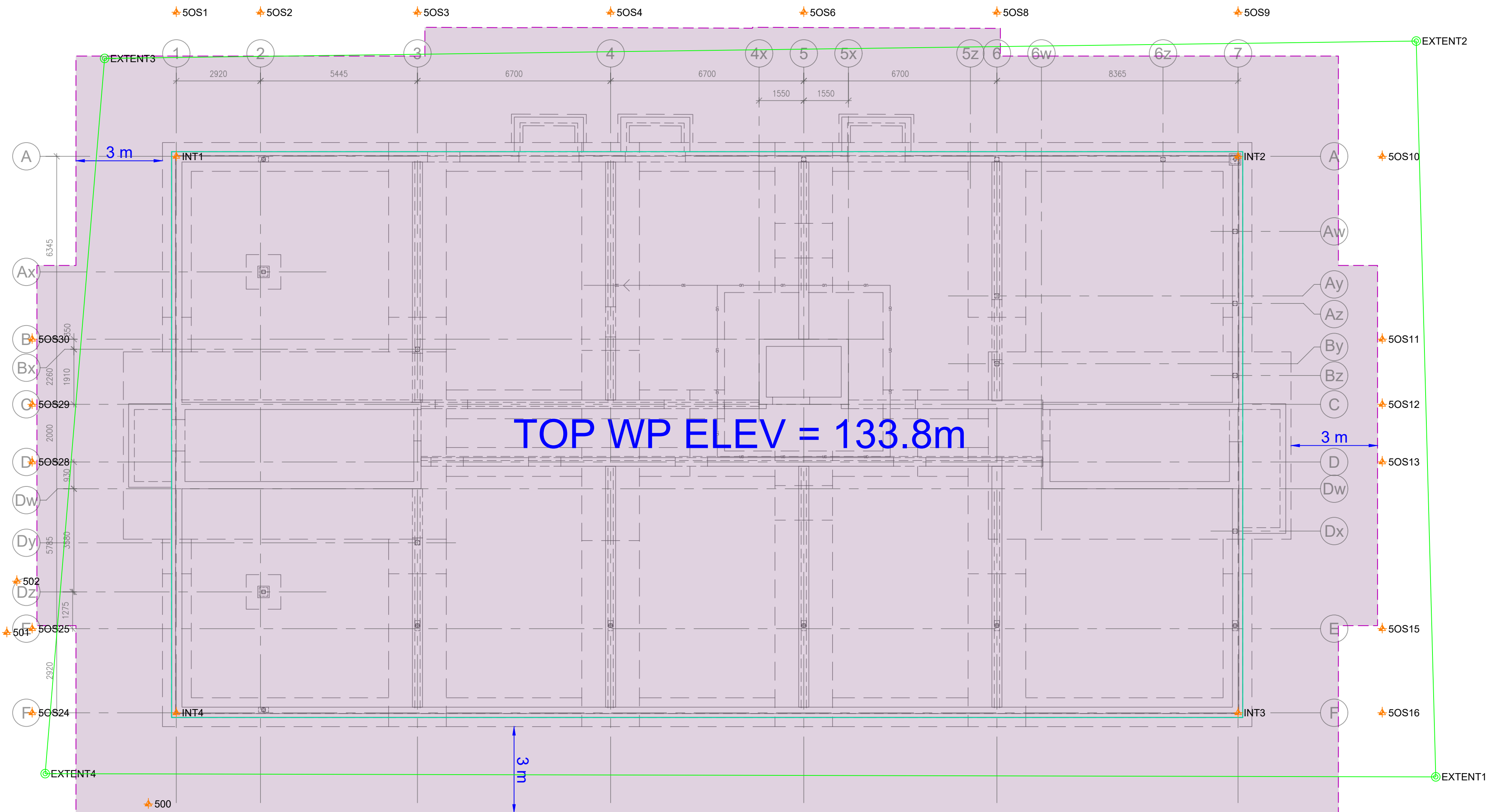
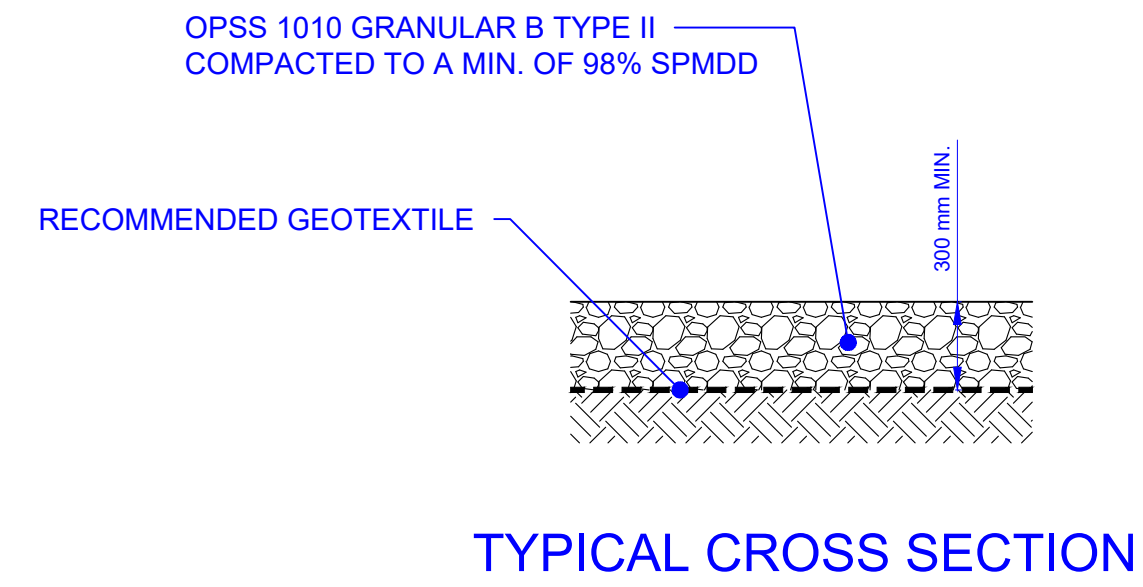
G001

WORKING PLATFORM NOTES

1. WORK PLATFORM

- 1.1. WORKING PLATFORM TO BE INSTALLED BY OTHERS.
- 1.2. WORK PLATFORM HAS BEEN DESIGNED FOR USE BY ENTECO E500 OR EQUIVALENT.
- 1.3. WORKING PLATFORM SHALL BE COMPOSED OF THE FOLLOWING:
 - 1.3.1. MINIMUM 300mm THICK GRANULAR MATERIAL COMPACTED TO 98% SPMD.
 - 1.3.2. ϕ OF 38" FOR COMPACTED GRANULAR MATERIAL ASSUMED.
 - 1.3.3. GEOTEXTILE (TERRAFIX 270R OR EQUIVALENT) AT THE UNDERSIDE OF THE PLATFORM IS RECOMMENDED BUT NOT REQUIRED.
- 1.4. GRANULAR MATERIAL USED FOR WORK PLATFORM SHOULD BE GRANULAR B TYPE II UNLESS OTHERWISE APPROVED BY MENARD PRIOR TO CONSTRUCTION.
- 1.5. WORKING PLATFORM HAS BEEN DESIGNED BASED ON A PROOF-ROLLED AND PREPARED SUBGRADE COMPOSED OF COHESIVE SOILS WITH A MINIMUM S_u OF 55kPa BASED ON THE ASSUMPTIONS OF THE FILL PLACED PRIOR TO MENARD'S MOBILIZATION.
- 1.6. COMPACT AND PROOF ROLL SUBGRADE. ANY SOFT/SATURATED/ORGANIC OR OTHERWISE DELETERIOUS MATERIAL IDENTIFIED SHALL BE REPLACED BY COMPACTED GRANULAR MATERIAL. UNDERSIDE ELEVATION OF WORK PLATFORM MUST BE IN CONTACT WITH COMPETENT, NON-ORGANIC SOILS.
- 1.7. PLATFORM PREPARATION, PROOF ROLL, PLACEMENT OF AGGREGATE, AND COMPACTION SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF THE PROJECT'S GEOTECHNICAL CONSULTANT. INSPECTIONS REPORTS DOCUMENTING INSTALLATION OF WORK PLATFORM BY PROJECT'S GEOTECHNICAL ENGINEER IN ACCORDANCE WITH MENARD'S WORKING PLATFORM DESIGN REPORT TO BE PROVIDED TO MENARD PRIOR TO OPERATION OF THE ENTECO E500 OR EQUIVALENT.

- 1.8. COMPACTION REPORTS SHALL BE INCLUDED IN THE INSPECTION REPORT PROVIDED TO MENARD.
- 1.9. WORK PLATFORM WAS DESIGNED FOR USE BY MENARD'S EQUIPMENT ONLY. GENERAL CONTRACTOR SHOULD VERIFY THE STABILITY OF ALL OTHER TYPE OF EQUIPMENT IF REQUIRED.
- 1.10. MAXIMUM SLOPE OF THE WORKING PLATFORM IS 0.5%.
- 1.11. WORK PLATFORM SHALL EXTEND THROUGHOUT THE WORK AREA PLUS A 3m BUFFER. MENARD TO REVIEW, INSPECT AND APPROVE OF CONSTRUCTION OF WORK PLATFORM PRIOR TO MOBILIZATION TO SITE. MENARD INSPECTION SHALL INCLUDE PROOF ROLL WITH LOADED TRIAXLE DUMP TRUCK PROVIDED BY CLIENT AND OBSERVED BY MENARD.
- 1.12. ALL ACCESS RAMPS TO MEET THE SAME SPECIFICATIONS AS THE WORKING PLATFORMS.
- 1.13. MAXIMUM SLOPE FOR RAMPS (IF APPLICABLE) BETWEEN WORKING PLATFORMS IS 7% (4").
- 1.14. ACCESS RAMPS TO BE APPROVED AND INSPECTED BY MENARD PRIOR TO MOBILIZATION.
- 1.15. WORKING PLATFORM TO BE INSPECTED ON A WEEKLY BASIS BY MENARD AND CLIENT DURING OPERATIONS.
- 1.16. WORK PLATFORM SHALL BE MAINTAINED, LEVELED, DRAINED AND KEPT FREE OF SNOW OR OTHER DELETERIOUS MATERIALS AT ALL TIMES. PLATFORM MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE CLIENT.
- 1.17. WATER MANAGEMENT DURING CMC INSTALLATION IS TO BE COMPLETE USING SUMP PITS AND PUMPS AS OPPOSED TO DEWATERING WELL POINTS TO AVOID DISTURBANCE THE CMC ELEMENTS DURING CURING. DEWATERING WELL POINTS ARE ACCEPTABLE DURING FOUNDATION EXCAVATION.

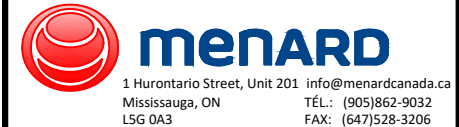


LEGEND

--- WORKING PLATFORM LIMIT

REVISIONS		
No.	DATE	DESCRIPTION
0	06/26/2024	FIRST ISSUE
1	08/01/2024	ISSUED FOR CONSTRUCTION

DESIGNED BY	O. IVANOV, Drafter	PROJECT	S201
DESIGNED BY	U. IDREES, B. Eng.	PROJECT	BARRY BRYAN ASSOCIATES
DESIGNED BY	T. BRUCE, P. Eng.	DATE	JULY 23, 2024
		CLIENT	R.H. GAY HOLDINGS CO.



1697 HIGHWAY 2
COURTICE, ON

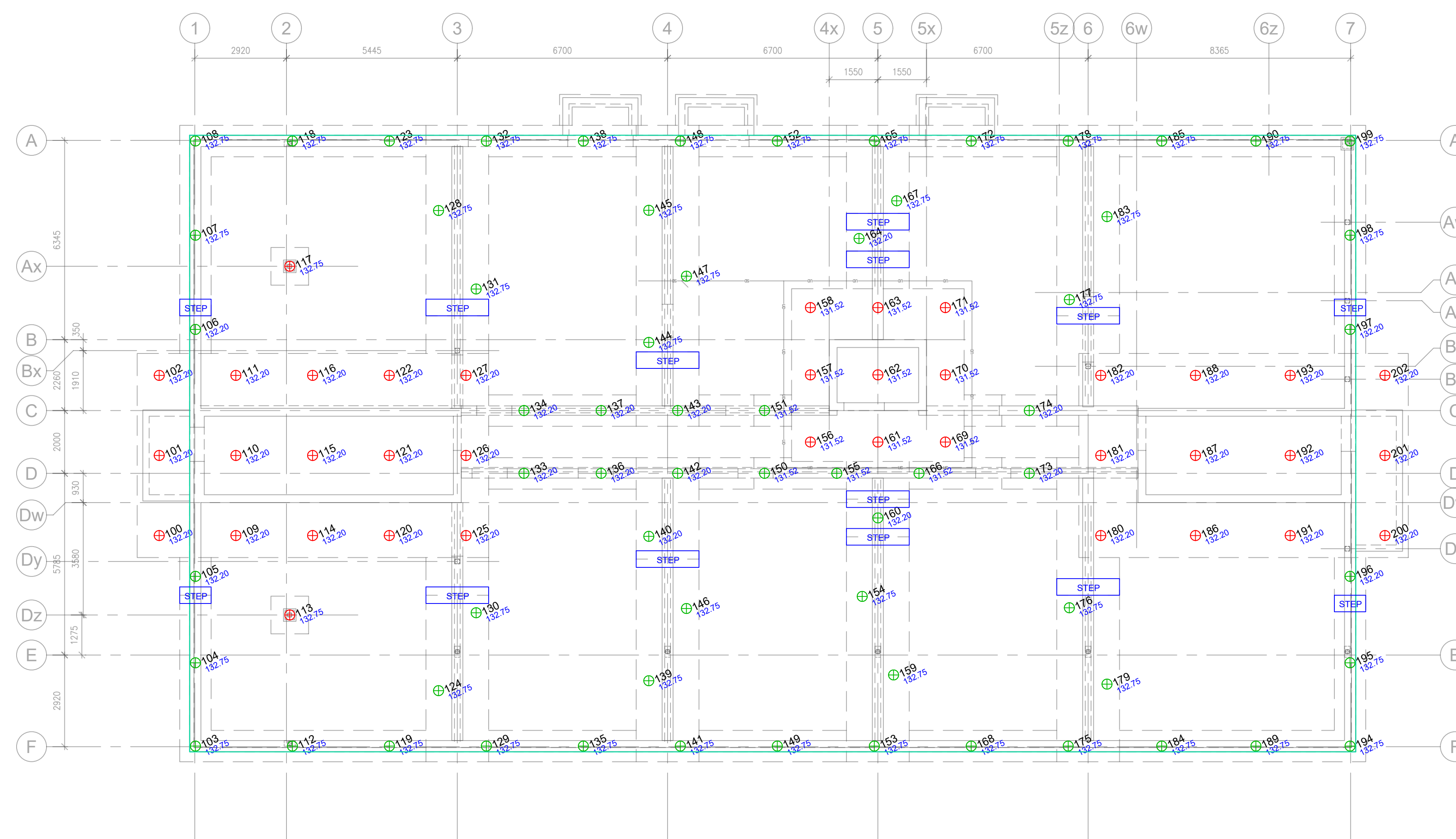
GROUND IMPROVEMENT WORKS
WORKING PLATFORM DRAWING TITLE

1:100 SCALE
24T009 PROJECT D METRIC DRAWING FILE

G207



KEY PLAN



LEGEND

- ⊕ PAD CMC Ø320 (38)
- ⊕ STRIP FOOTING CMC Ø320 (65)
- BUILDING

REVISIONS

No.	DATE	DESCRIPTION
0	06/26/2024	ISSUED FOR CONSTRUCTION

DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY
O. IVANOV, Drafter	S201	U. IDREES, B. Eng.	BARRY BRYAN ASSOCIATES
T. BRUCE, P. Eng.	JULY 23, 2024		

R.H. GAY HOLDINGS CO. CLIENT

1 Hurontario Street, Unit 201 info@menardcanada.ca
 Mississauga, ON TEL: (905)882-9032
 L5G 0A3 FAX: (947)238-3206

1697 HIGHWAY 2 COURTICE, ON PROJECT

GROUND IMPROVEMENT (CMC) WORKS

CMC LAYOUT DRAWING TITLE

1:100 0 1 2 3 m SCALE

24T009 PROJECT D METRIC

G209 DRAWING NO.