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 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 RPORT 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:

LOCATION	DESIGN STRENGTH (28 DAYS)	SLUMP	EXPOSURE CLASS
INTERIOR FOOTINGS/ FOUNDATION WALLS AND PIERS	25 MPa	80± 30	N
EXTERIOR FOOTINGS/ FOUNDATION WALLS AND PIERS	25 MPa	80± 30	F-2
ALL EXTERIOR REINFORCED CONCRETE (STAIRS & RETAINING WALLS)	35 MPa U.N.O.	80± 30	C-1
EXTERIOR UN-REINFORCED CONCRETE (CURBS & CONCRETE WALKWAYS)	32 MPa U.N.O.	80± 30	C-2
SLAB ON GRADE	25 MPa	80± 30	N
LEAN CONCRETE	0.9 MPa	140± 30	F-2

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:

LOCATION	CLEAR COVER
FOOTINGS	75mm UNDERSIDE 50mm TOP AND ENDS
WALLS	50mm AGAINST EARTH (20M BAR OR GREATER) 40mm AGAINST EARTH (15M BAR) 40mm AGAINST FORM (20M BAR OR GREATER) 25mm AGAINST FORM (15M BAR)
SLABS	25mm TOP BARS 25mm BOTTOM BARS
COLUMNS/PIERS	40mm TO TIES
SURFACE IN CONTACT WITH GROUND	75mm

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, PLAIN 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.
6. FABRICATION, ERECTION AND WORKMANSHIP SHALL CONFORM TO CSA S16.1, LATEST EDITION.
7. ALL WELDING SHALL CONFORM TO CSA W59 AND SHALL BE PERFORMED BY A WELDER QUALIFIED UNDER CSA W47.
8. ALL CONNECTIONS SHALL BE WELDED USING E49XX ELECTRODES OR BOLTED USING ASTM A325 HIGH STRENGTH BOLTS.
9. ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP APPLIED COAT OF PRIMER. SPOT PRIME ALL WELDED AREAS. SPOT PRIME AS REQUIRED.
10. REMOVE PAINT FILM FROM ALL STEEL SURFACES TO BE WELDED.
11. DO NOT CUT OR CORE ANY OPENINGS IN ANY STRUCTURAL STEEL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER
12. WHERE A STRUCTURAL STEEL 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.

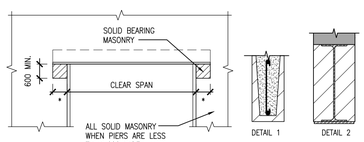
LUMBER NOTES

1. WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 086 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
2. LUMBER: UNLESS OTHERWISE NOTED, TO BE SPRUCE, GRADE NO.2 CONFORMING TO CSA STANDARD 0141 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, PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 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 CAN3-86-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 " SPECIAL " 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 SPECIALITY 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.

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/ON NAILERS TO COMPLETE ALL STRUCTURAL DETAILS FOR TRANSFER OF LOADS TO STEEL BEAMS AND 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 TJI 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

▶	STEEL MOMENT CONNECTION	IF	INSIDE FACE
		INCL	INCLUDING
		INT	INTERIOR
⌓	DISTANCE TO TOP OF BEAM OR FOOTING FROM DATUM ELEVATION OF FLOOR OR ROOF	L	STEEL ANGLE
		LB	LOW BEAM
		LG	LONG
▭	DISTANCE TO TOP OF SLAB FROM FLOOR ELEVATION	LL	LIVE LOAD (kN/m2)
		LL	LOWER LAYER
		LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL
#	DENOTES COMPOSITE STEEL BEAM	MAX	MAXIMUM
		MCx	MOMENT CONNECTION TO HAVE FACTORED MOMENT CAPACITY IN "x" kNm
⟶	DIRECTION OF SLOPE	MECH	MECHANICAL
		MEZZ	MEZZANINE
⇧	SHORING LOAD IN kN	MIN	MINIMUM
		MISC	MISCELLANEOUS
AB	ANCHOR BOLT	Mf	FACTORED MOMENT (kN-m)
Af	FACTORED AXIAL LOAD (kN).	MTf	FACTORED TORSION (kN-m)
+	INDICATES TENSION,	NIC	NOT IN CONTRACT
-	INDICATES COMPRESSION	NF	NEAR FACE
AFF	ABOVE FINISHED FLOOR	NTS	NOT TO SCALE
ALT	ALTERNATE	OF	OUTSIDE FACE
ARCH	ARCHITECTURAL	OPP	OPPOSITE
B	BOTTOM	OWSJ	OPEN WEB STEEL JOIST
CAMx	CAMBER IN "x" mm	P	POINT LOAD
CB	COLUMN BRACE	PC	PRECAST CONCRETE
C/C	CENTRE TO CENTRE	PL	PLATE
Cf	FACTORED COMPRESSION (kN)	PROJ	PROJECTION
CJ	CONTROL JOINT	RD	ROOF DRAIN
CONN	CONNECTION	REINF	REINFORCING
CONT	CONTINUOUS	REV	REVISION
CL	CENTRELINE	Rf	FACTORED VERTICAL REACTION (kN)
C/W	COMPLETE WITH (INCLUDING)	RO	ROUGH OPENING
COL	COLUMN	SDL	SUPERIMPOSED DL (EXCLUDING SELF WEIGHT) (kN/m2)
CONC	CONCRETE	SDMR	STANDARD DUTY MASONRY REINFORCEMENT
CONT	CONTINUOUS	SDF	STEP DOWN FOOTING
DB	DIAGONAL BRACE	SIM	SIMILAR
DET	DETAIL	STD	STANDARD
DIA	DIAMETER	STIFF	STIFFENER
DIAG	DIAGONAL	STL	STEEL
DIM	DIMENSION	STRUCT	STRUCTURAL
DL	DEAD LOAD (kN/m2)	T	TOP
DN	DOWN	Tf	FACTORED TENSION FORCE
DO	DITTO	THK	THICKNESS
DWG	DRAWING	TJ	TIE JOIST
DWL	DOWEL	T.O.	TOP OF
EA	EACH	TOS	TOP OF STEEL
EC	EPOXY COATED REINFORCEMENT	TYP	TYPICAL
EE	EACH END	UL	UPPER LAYER
EF	EACH FACE	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	U/S	UNDERSIDE
ELEV	ELEVATION	VB	VERTICAL BRACE
EQ	EQUAL	V	VERTICAL
ES	EACH SIDE	Vf	FACTORED SHEAR FORCE
EW	EACH WAY	VSC	VERTICAL SLOTTED CONNECTION
EXIST	EXISTING	WF	FACTORED WEIGHT
EXP JT	EXPANSION JOINT	WPL	WALL PLATE
EXT	EXTERIOR	WWF	WELDED WIDE FLANGE
FD	FLOOR DRAIN	WWM	WELDED WIRE MESH
FDN	FOUNDATION		
FF	FAR FACE		
FIN	FINISHED		
FL	FLOOR		
FTG	FOOTING		
GALV	GALVANIZED		
GND	GROUND		
HB	HIGH BEAM		
HC	HOLLOW CORE CONCRETE SLAB		
HDMR	HEAVY DUTY MASONRY REINFORCEMENT		
HK	HOOKED REINFORCEMENT		
H/HORIZ	HORIZONTAL		
HSC	HORIZONTAL SLOTTED CONNECTION		
HSS	HOLLOW STRUCTURAL SECTION		
H&V	HORIZONTAL AND VERTICAL		

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
Sr= 0.40 kPa
WIND LOAD: q(1/50): 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

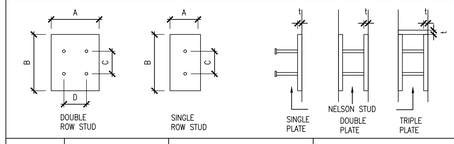
MARK / DATA	C1	C2	C3	C4	C5
T.O. ROOF DECK					
T.O. FIFTH FLOOR	L33	L33			
T.O. FOURTH FLOOR					
T.O. THIRD FLOOR	HSS 127x127x6.4	HSS 127x127x6.4			
T.O. SECOND FLOOR					
U/S OF LINTEL					
T.O. GROUND FLOOR	150	150	150 RHS 141x6.4	150 HSS 152x152x6.4	150 HSS 152x152x6.4
TOP PLATE				16x180x300	
TOP PLATE ANCHORS				(2) 19Ø x 150 LG. THROUGH BOLTS THROUGH ST1 TOP PLATE	
BASE PLATE	19x180x350	19x300x300	19x300x300	19x180x350	19x180x350
BASE ANCHOR RODS	(2) 19Ø x 500 LG + 64 HOOK	(4) 19Ø x 500 LG + 64 HOOK	(4) 19Ø x 500 LG + 64 HOOK	(2) 19Ø x 500 LG + 64 HOOK	(2) 19Ø x 500 LG + 64 HOOK

LINTEL SCHEDULE

MARK	SIZE	DETAIL	REMARKS
L1	3 PLY 38x184		MIN. 3 PLY 38x184 AT ENDS U.N.O.
L2	4 PLY 38x235		MIN. 4 PLY 38x184 AT ENDS U.N.O.
L3	4 PLY 38x184		MIN. 4 PLY 38x184 AT ENDS U.N.O.
L4	3 PLY 38x140		MIN. 3 PLY 38x140 AT ENDS U.N.O.
L5	(3) 38x235		MIN. 3 PLY 38x184
L6	(3) 38x235	1.90E MICROLAM LVL	MIN. 4 PLY 38x140

NOTES: LINTELS WHERE NOTE SHOWN SHALL BE 'L1' TYPICAL WHERE NOT SHOWN ON PLANS.

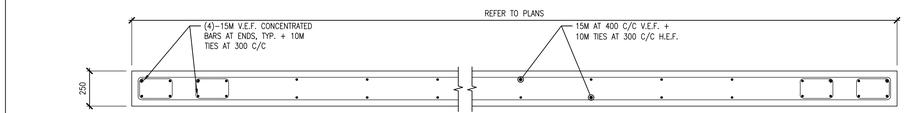
WALL PLATE SCHEDULE



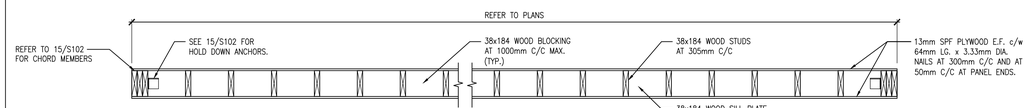
MARK	PLATE AxBxt mm	ANCHORAGE (LENGTH) CxD mm	PLATE TYPE
WP1	200x250x16	4-19ø x 127mm LG. NELSON STUD 150x100	SINGLE PLATE, DOUBLE ROW
WP2	400x250x16	4-19ø x 127mm LG. NELSON STUD 300x100	SINGLE PLATE, DOUBLE ROW
WP3	450x200x16	4-19ø NELSON STUDS 350x100	DOUBLE PLATE, DOUBLE ROW

NOTES

SHEAR WALL SCHEDULE



SHEAR WALL CW2



SHEAR WALL ST3

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING	REMARKS
F1	6500x10500	1200	28-25M T&B SHORT SPAN + 18-25M T&B LONG SPAN + 25M PERIMETER U-BARS AT REINFORCING LOCATIONS.	
F2	5500x5500	900	11-25M T&B EACH WAY + 25M PERIMETER U-BARS AT REINFORCING LOCATIONS.	
F3	1200x1200	400	6-15M T&B EACH WAY	
F4	6500x11200	1200	28-25M T&B SHORT SPAN + 18-25M T&B LONG SPAN + 25M PERIMETER U-BARS AT REINFORCING LOCATIONS.	

WALL FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCING	REMARKS
WF1	2000	600	10-20M CONT. LONG 20M AT 250 TRANSVERSE	
WF2	1000	400	6-20M CONT. LONG 20M AT 350 TRANSVERSE	
WF3	400	250	3-15M CONT.	

CONCRETE WALL SCHEDULE

MARK	THICKNESS	VERT. REINFORCING	HORIZ. REINFORCING	REMARKS
CW1	250	15M AT 400 C/C	15M AT 400 C/C	
CW2	250	SEE SHEAR WALL SCHEDULE		
CW3	250	15M AT 400 c/c E.F.	15M AT 400 c/c E.F.	
CW4	200	15M AT 400 c/c	15M AT 400 c/c	
CW5	455	15M AT 400 c/c E.F.	15M AT 400 c/c E.F.	
CW6	200	15M AT 400 c/c E.F.	15M AT 400 c/c E.F.	

STUD WALL SCHEDULE

MARK	SIZE/ SPACING	SILL PLATE	TOP PLATE	SHEATHING
ST1	38x184 @ 300 C/C	38x184 C/W 16ø x 200 EMBED. EPOXY ANCHORS AT 800 C/C	2-38x184	13 EXT. PLYWOOD SHEATHING C/W STAGGERED JOINTS
ST2	38x140 @ 300 C/C	38x140 C/W 16ø x 500 LG+ 50 HOOK ANCHORS AT 800 C/C	2-38x140	13 PLYWOOD SHEATHING C/W STAGGERED JOINTS (BOTH SIDES)
ST3	SEE SHEAR WALL SCHEDULE			

CONCRETE PIER SCHEDULE

MARK	SIZE	VERT. REINF.	TIES	REMARKS	DETAIL
P1	400x400	8-15M VERT.	10M AT 300	DETAIL 1	DETAIL 1

NOTE:
1. ALL PIERS TO BE CENTRED ON COLUMNS UNLESS NOTED OTHERWISE.
2. CARRY ALL HORIZONTAL WALL REINFORCMENT THROUGH PIERS.

DO NOT SCALE THE DRAWINGS.

CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

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DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
2	RE-ISSUED FOR PERMIT	JULY 23, 2024	BBA

NO.	REVISIONS	DATE	BY

PROJECT:

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

R.H. Gay Holdings Co.

DRAWING:

GENERAL NOTES & SCHEDULES

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Architects
Engineers
Project Managers
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Suite 201
Whitby, Ontario
L1N 0G6
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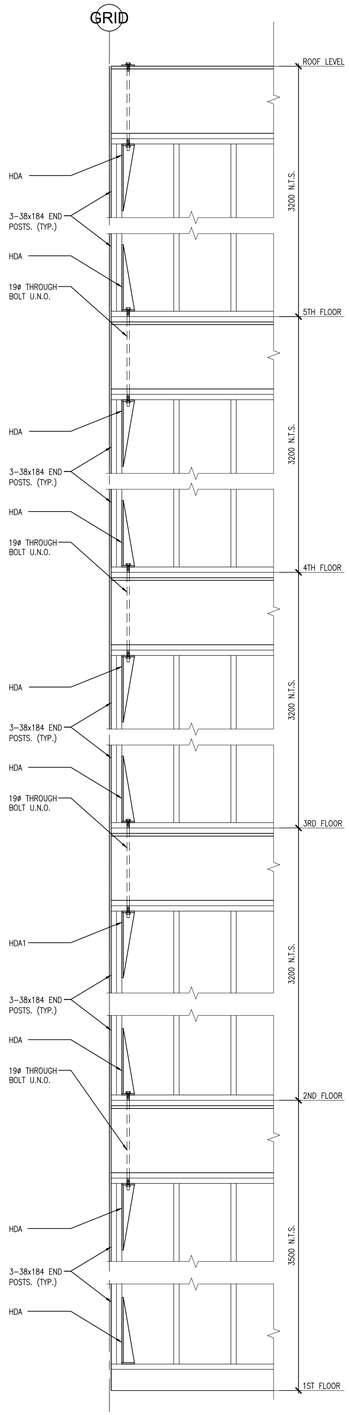
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

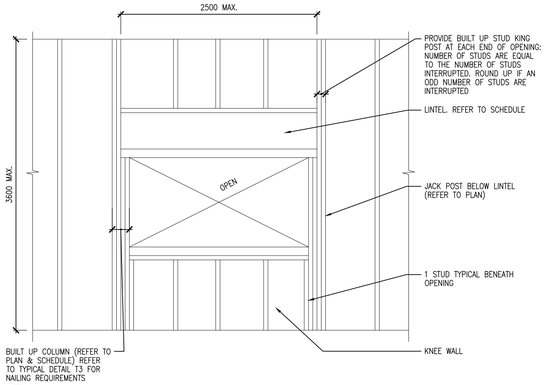
DESIGN BY: MF	DOC CONTROL DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE:	
FILE:	

PROJECT NO: **21046**

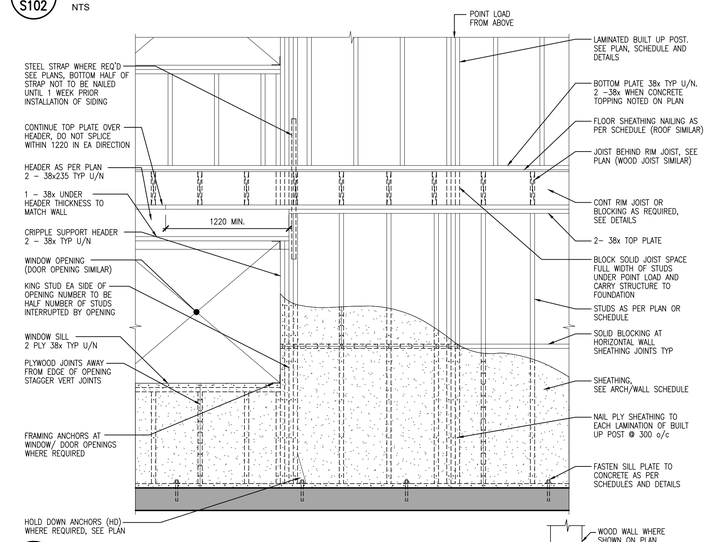
DRAWING NO: **S101**



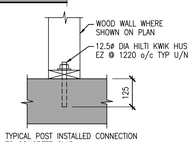
15 S102 TYP. SHEAR WALL ELEVATION AT ANCHORS
N.T.S.



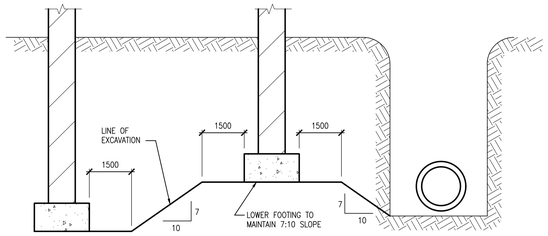
13 S102 OPENING IN TIMBER STUD WALLS
NTS



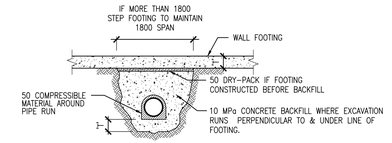
12 S102 TIMBER LOAD BEARING WALL FRAMING
NTS



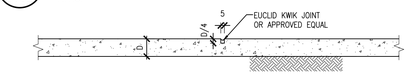
TYPICAL POST INSTALLED CONNECTION TO CONCRETE SLAB



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



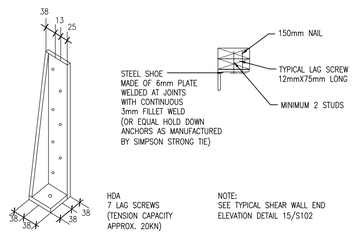
10 S102 BACKFILL UNDER CONT. WALL FOOTING
N.T.S.



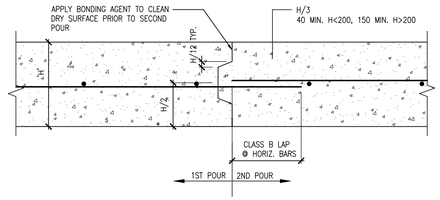
NOTES:

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

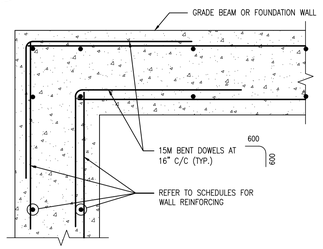
9 S102 TYPICAL SLAB SAWCUTS
N.T.S.



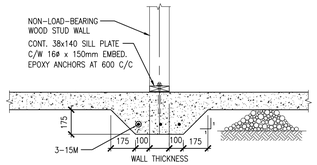
8 S102 HOLD DOWN ANCHOR (HDA)
1:10



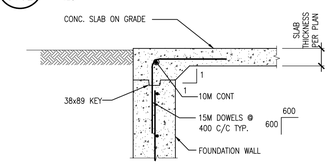
7 S102 TYP. VERT. CONSTRUCTION JOINT DETAIL
NTS



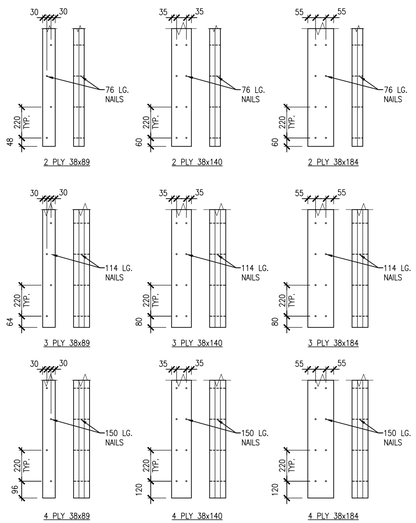
6 S102 TYP. WALL REINF. AT WALL CORNERS
1:10



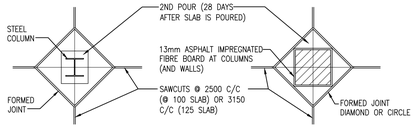
5 S102 SLAB THICKENING
1:20



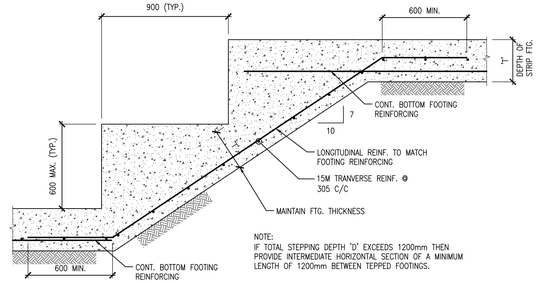
4 S102 FOUNDATION WALL AT DOOR OPENING
1:20



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



2 S102 TYP. SLAB SAWCUTS @ COLUMNS
NTS



1 S102 TYP. STEP DOWN FOOTING DETAIL
1:20

NO.	ISSUES	DATE	BY
1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
2	RE-ISSUED FOR PERMIT	JULY 23, 2024	BBA

NO.	REVISIONS	DATE	BY

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
Architects
Engineers
Project Managers
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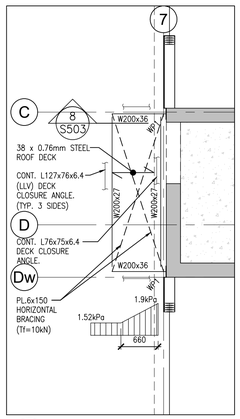
L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bba@bba-archeng.com

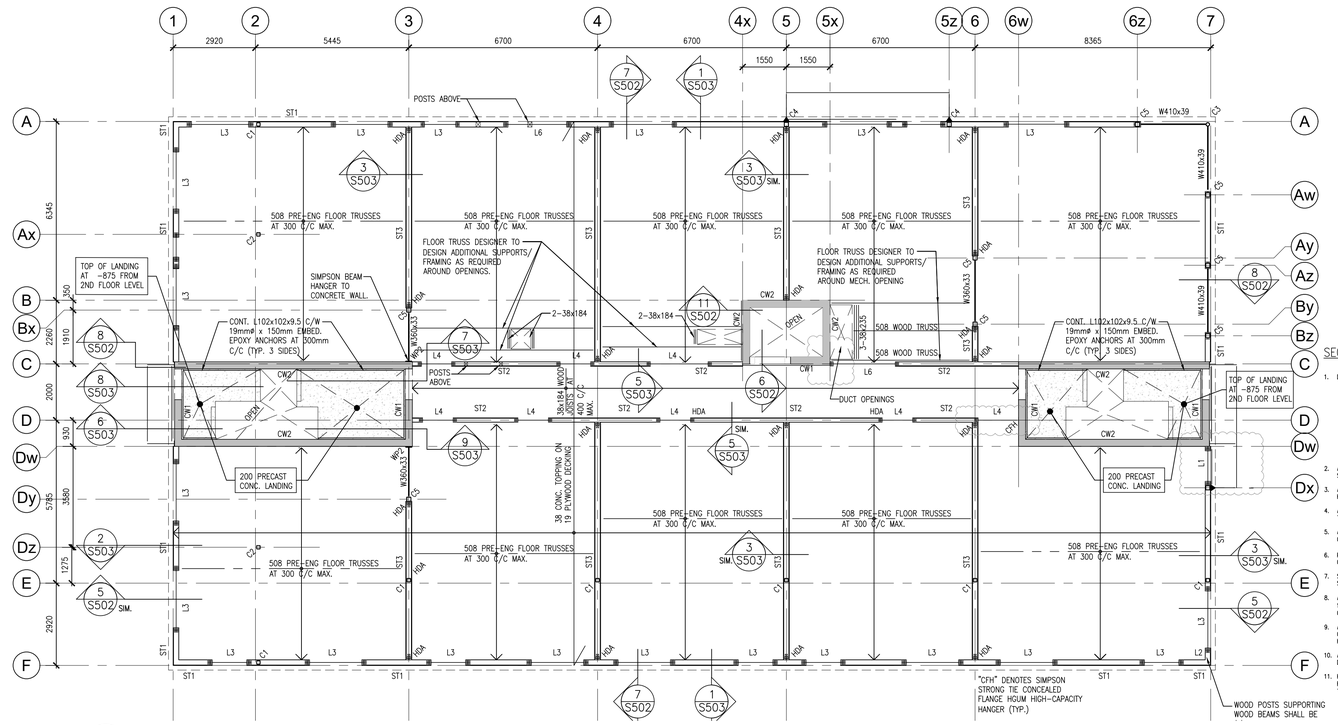
DESIGN BY:	MF	DOC. CONTROL DATE:	
DRAWN BY:	CM	% COMPLETE:	
CHECKED BY:	BK	INITIAL:	
DATE:	FEB. 2024		
SCALE:			
FILE:			

PROJECT NO: **21046**

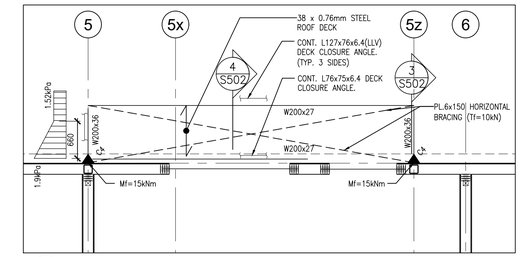
DRAWING NO: **S102**



5 S201 CANOPY FRAMING PLAN
1:50



2 S201 SECOND FLOOR FRAMING PLAN
1:100



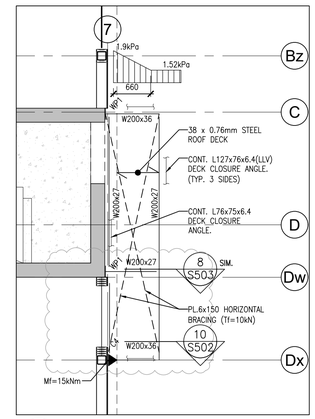
4 S201 CANOPY FRAMING PLAN
1:50

SECOND FLOOR FRAMING NOTES:

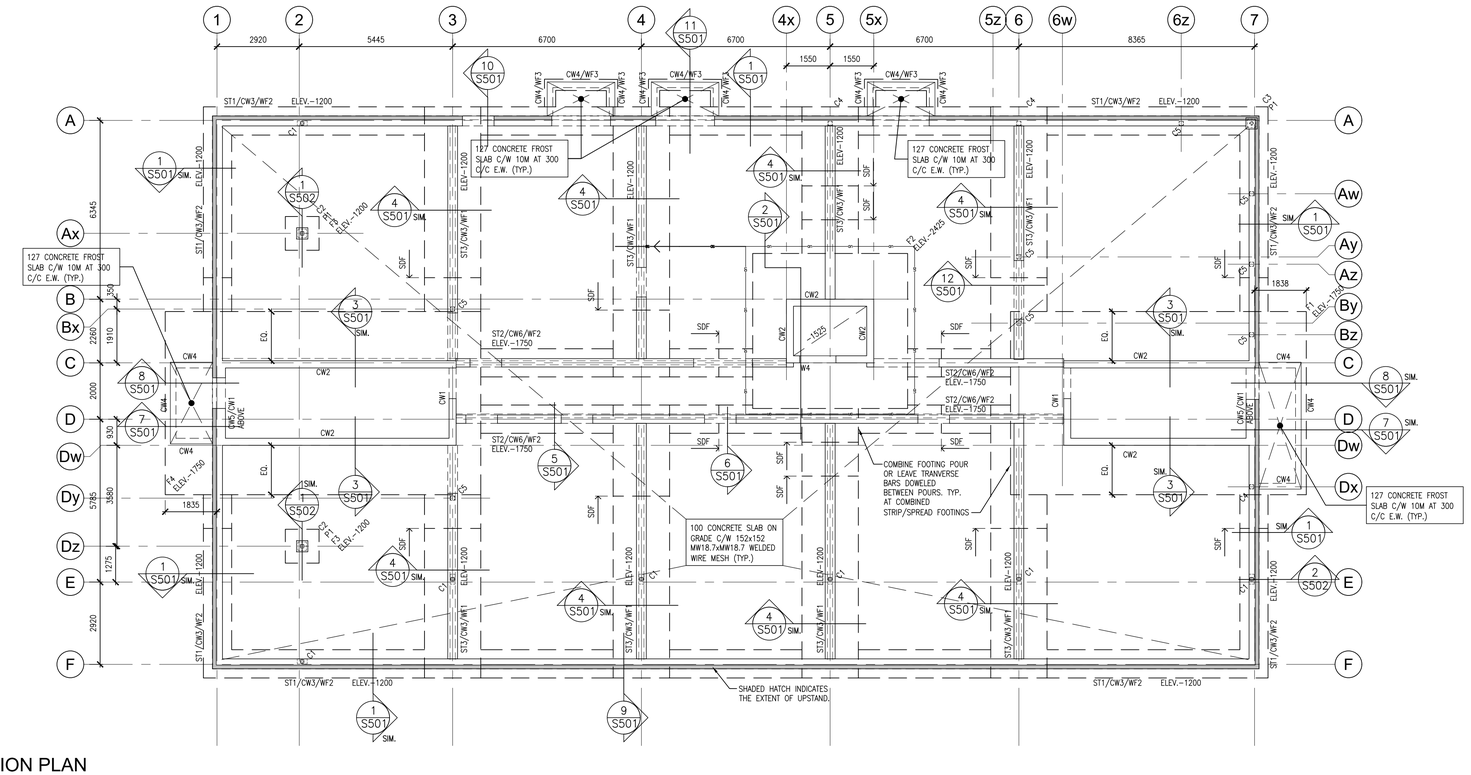
1. DESIGN LOADS

DEAD LOADS:	
CONCRETE TOPPING	0.90 kPa
TIMBER FRAMING & DECK	0.63 kPa
PARTITIONS	1.00 kPa
DRYWALL CEILING	0.25 kPa
MMC ALLOWANCE	0.36 kPa
TOTAL DEAD LOAD	3.25 kPa
CORRIDOR LIVE LOAD:	4.80 kPa
RESIDENTIAL LIVE LOAD:	1.90 kPa

2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19ø CARRIAGE BOLTS AT 610mm C/C.
6. PROVIDE CROSS BLOCKING AT EVERY ½ SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
7. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
8. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
9. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.



3 S201 CANOPY FRAMING PLAN
1:50



1 S201 FOUNDATION PLAN
1:100

FOUNDATION PLAN NOTES:

1. 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.
2. ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL AS APPROVED BY THE GEOTECHNICAL CONSULTANT. DESIGN SOIL BEARING CAPACITY IS 100kPa (SLS).
3. ALL EXTERIOR FOOTINGS SHALL BE FOUNDED AT MINIMUM DEPTH EL.-1300 FROM FINISHED GRADE. TYPICAL ALL FOOTINGS UNLESS OTHERWISE NOTED DEEPER ON PLAN.
4. ALL FOOTINGS SHALL BE CENTERED UNDER PIERS, WALLS AND OR COLUMNS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS.
5. 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.
6. 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.
7. PROTECT ALL EXISTING SUB GRADE SERVICES DURING INSTALLATION OF FOUNDATIONS.
8. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
9. PROVIDE DOWELS IN THE FOOTINGS TO MATCH ALL VERTICAL WALL REINFORCEMENT.
10. 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.
11. SDF DENOTES STEP DOWN FOOTING. REFER TO TYPICAL DETAILS.
12. REFER TO PROJECT GEOTECHNICAL REPORT FOR ALL OTHER REQUIREMENTS.
13. ALL FOOTINGS SHALL BE PLACED ON 200mm COMPACTED TYPE 2 GRANULAR B ON CONCRETE GROUND STABILIZATION PILES BY MENARD.

DO NOT SCALE THE DRAWINGS.

CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

NO.	ISSUES	DATE	BY
1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
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NO.	REVISIONS	DATE	BY

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

BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers
250 Water Street
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Tel: (905) 666-5252
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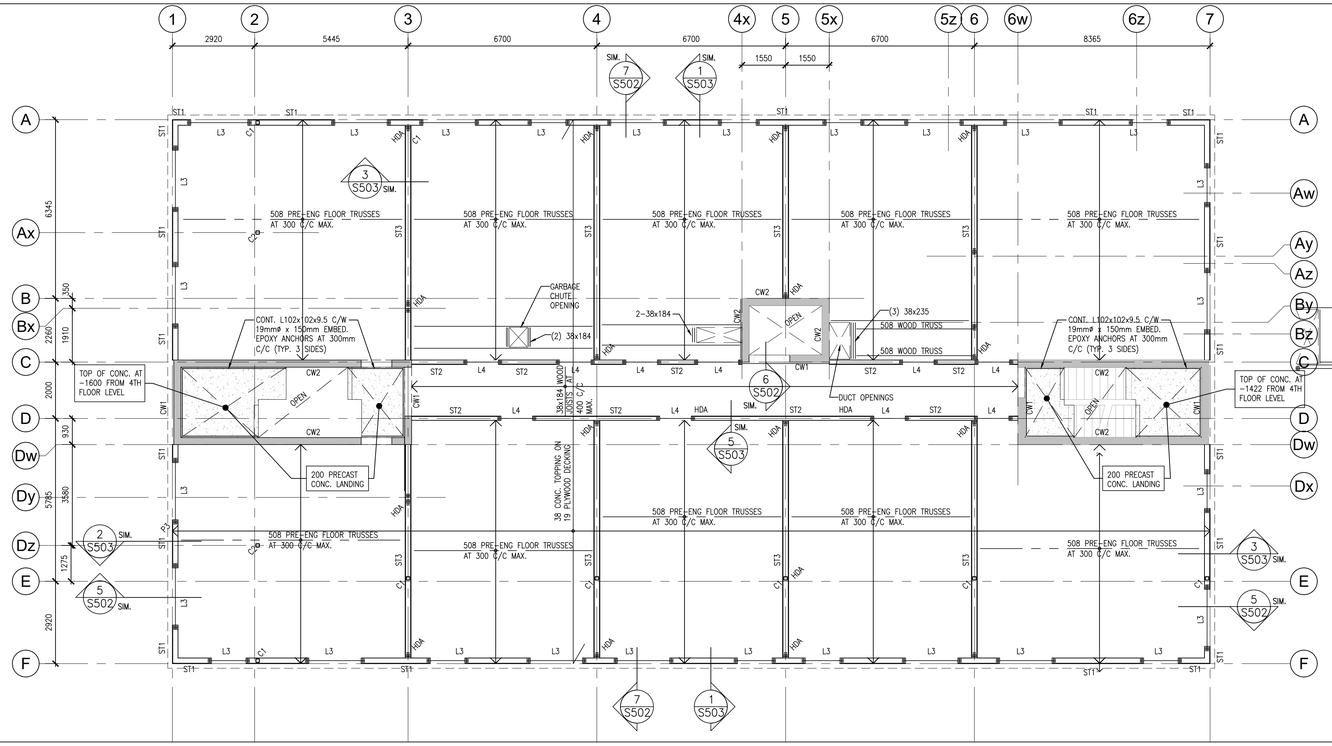
DESIGN BY: MF	DOC. CONTROL DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE:	
FILE:	

PROJECT NO: **21046**

DRAWING NO: **S201**

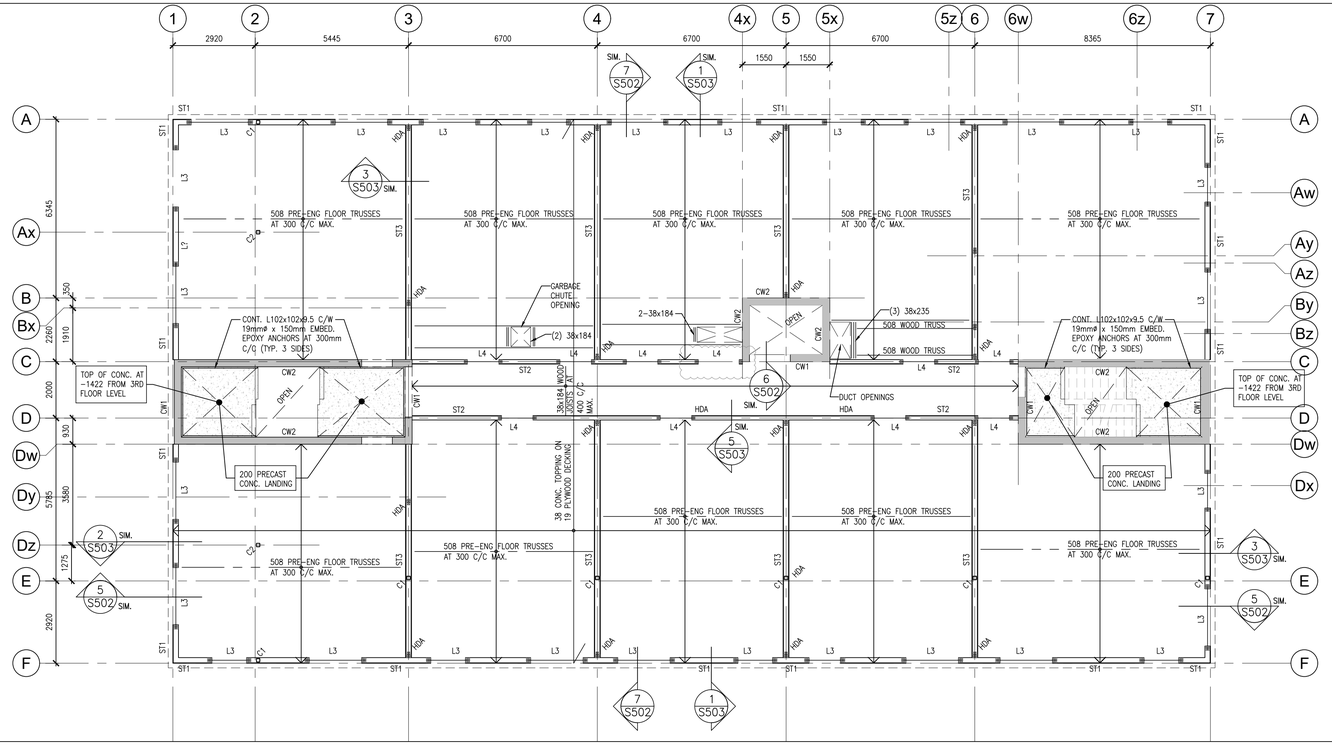


2 S202 FOURTH FLOOR FRAMING PLAN

1:100

FOURTH FLOOR FRAMING NOTES:

1. DESIGN LOADS
   DEAD LOADS:
   CONCRETE TOPPING 0.90 kPa
   TIMBER FRAMING & DECK 0.63 kPa
   PARTITIONS 1.00 kPa
   DRYWALL CEILING 0.25 kPa
   M&E ALLOWANCE 0.36 kPa
   TOTAL DEAD LOAD 3.25 kPa
   CORRIDOR LIVE LOAD: 4.80 kPa
   RESIDENTIAL LIVE LOAD: 1.90 kPa
2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19ø CARRIAGE BOLTS AT 610mm C/C.
6. PROVIDE CROSS BLOCKING AT EVERY ⅓ SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
7. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
8. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
9. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL FOURTH FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
12. WOOD POSTS SUPPORTING WOOD BEAMS AND LINTELS SHALL BE (3) - 38x184 THP. U.N.O.



1 S202 THIRD FLOOR FRAMING PLAN

1:100

THIRD FLOOR FRAMING NOTES:

1. DESIGN LOADS
   DEAD LOADS:
   CONCRETE TOPPING 0.90 kPa
   TIMBER FRAMING & DECK 0.63 kPa
   PARTITIONS 1.00 kPa
   DRYWALL CEILING 0.25 kPa
   M&E ALLOWANCE 0.36 kPa
   TOTAL DEAD LOAD 3.25 kPa
   CORRIDOR LIVE LOAD: 4.80 kPa
   RESIDENTIAL LIVE LOAD: 1.90 kPa
2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19ø CARRIAGE BOLTS AT 610mm C/C.
6. PROVIDE CROSS BLOCKING AT EVERY ⅓ SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
7. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
8. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
9. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL THIRD FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
12. WOOD POSTS SUPPORTING WOOD BEAMS AND LINTELS SHALL BE (4) - 38x184 THP. U.N.O.

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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

BBA

BARRY BRYAN ASSOCIATES

Architects
Engineers
Project Managers

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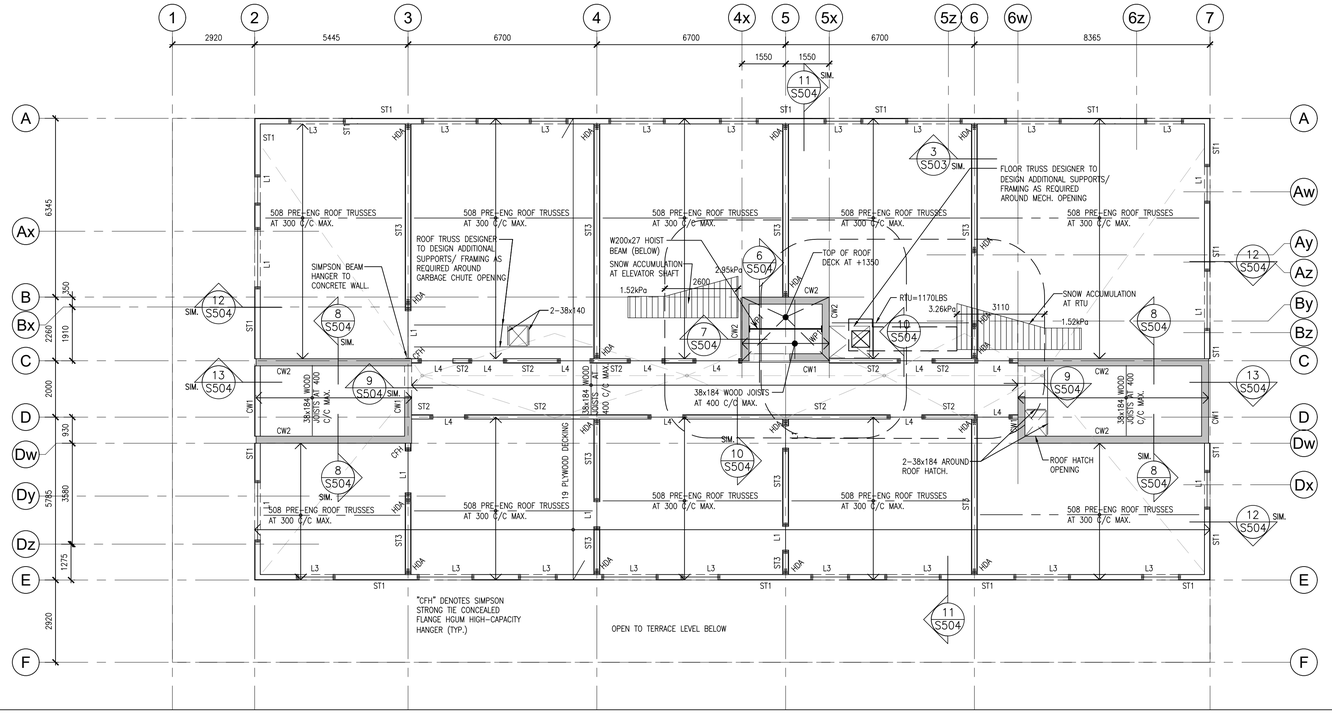
e-mail: bba@bba-arcneng.com

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

PROJECT NO: **21046**

DRAWING NO: **S202**

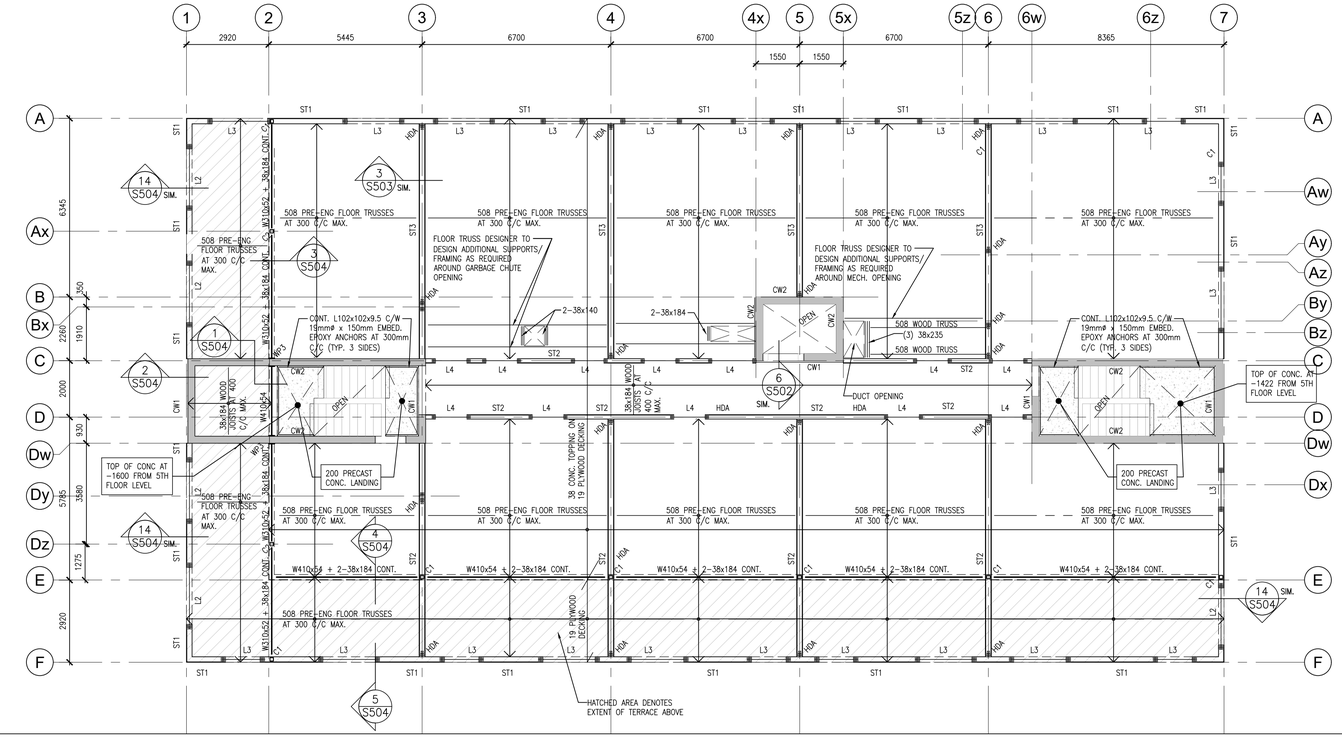


ROOF FRAMING NOTES:

1. DESIGN LOADS

DEAD LOADS:	
FLOORING	0.30 kPa
19mm PLYWOOD DECKING	0.15 kPa
TIMBER FRAMING	0.30 kPa
DRYWALL CEILING	0.20 kPa
MAE ALLOWANCE	0.25 kPa
PARTITIONS	0.50 kPa
TOTAL DEAD LOAD	1.70 kPa
SNOW LOAD:	1.52 kPa + ACCUMULATION ON PLAN

2. PROVIDE MULTI-PLY POSTS EACH END OF LINTELS AS INDICATED IN SCHEDULE UNLESS NOTED OTHERWISE.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19ø CARRIAGE BOLTS AT 610mm C/C.
5. PROVIDE CROSS BLOCKING AT EVERY ⅓ SPAN LOCATION MINIMUM OR AS REQUIRED BY TRUSS DESIGNER.
6. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
7. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
8. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
9. WOOD POSTS SUPPORTING WOOD BEAMS AND LINTELS SHALL BE (2) - 38x184 TYP. U.N.O.



FIFTH FLOOR/TERRACE FRAMING NOTES:

1. DESIGN LOADS

DEAD LOADS:	
CONCRETE TOPPING	0.90 kPa
TIMBER FRAMING & DECK	0.63 kPa
PARTITIONS	1.00 kPa
DRYWALL CEILING	0.25 kPa
MAE ALLOWANCE	0.30 kPa
TOTAL DEAD LOAD	3.25 kPa
CORRIDOR LIVE LOAD:	4.80 kPa
RESIDENTIAL LIVE LOAD:	1.90 kPa
TERRACE LIVE LOAD:	4.80 kPa

2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19ø CARRIAGE BOLTS AT 610mm C/C.
6. PROVIDE CROSS BLOCKING AT EVERY ⅓ SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
7. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
8. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
9. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL FIFTH FLOOR & TERRACE JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
12. WOOD POSTS SUPPORTING WOOD BEAMS AND LINTELS SHALL BE (3) - 38x184 TYP. U.N.O.
13. NOTE : LOVE LOAD ON TERRACE ROOF SUPERCEDES SNOW DRIFTING.

1 S203 FIFTH FLOOR/ TERRACE FRAMING PLAN
1:100

DO NOT SCALE THE DRAWINGS.

CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
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NO.	REVISIONS	DATE	BY

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

BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers
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L1N 0G5
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DESIGN BY:	MF
DRAWN BY:	CM
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DATE:	FEB. 2024
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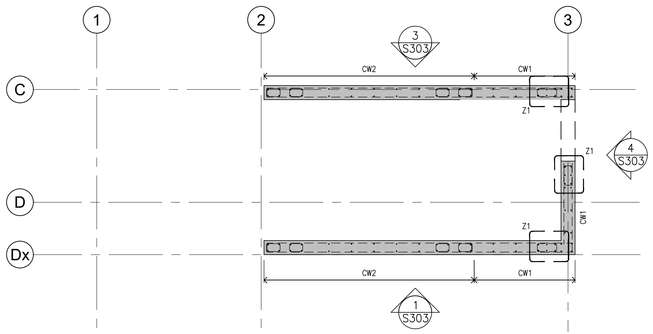
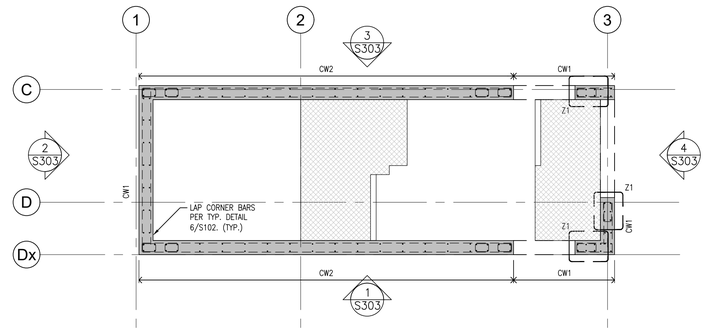
PROJECT NO: **21046**

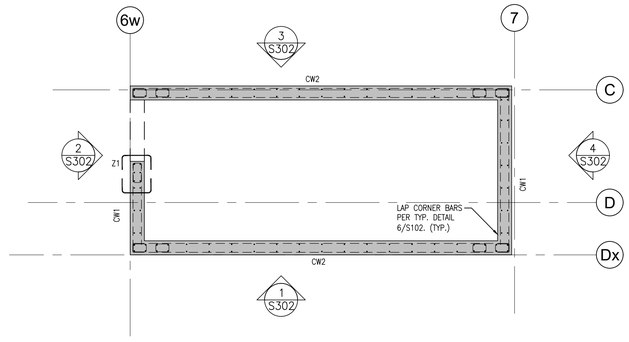
DRAWING NO: **S203**



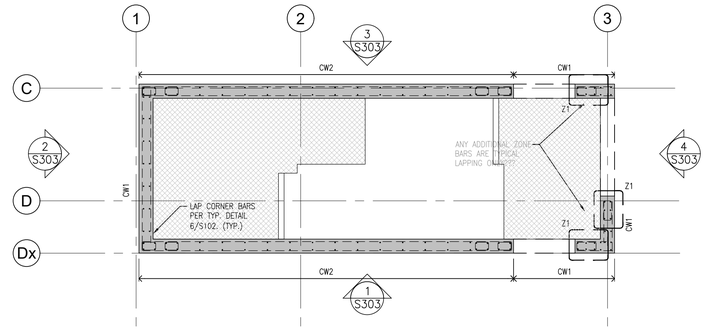
10 A301 STAIR 2- 5TH FLOOR UP TO ROOF
1:50



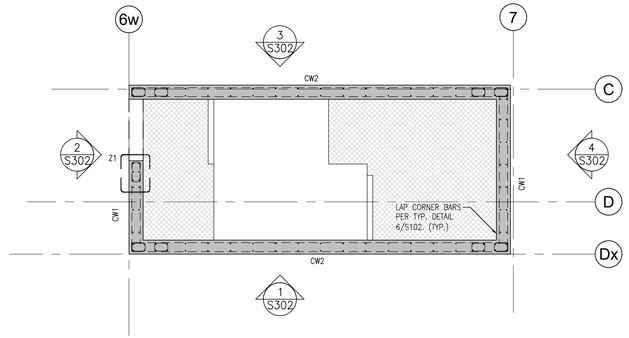
8 A301 STAIR 2- 4TH FLOOR UP TO 5TH
1:50



4 A301 STAIR 1- 5TH FLOOR UP TO ROOF
1:50



7 A301 STAIR 2- 3RD FLOOR UP TO 5TH FLOOR
1:50

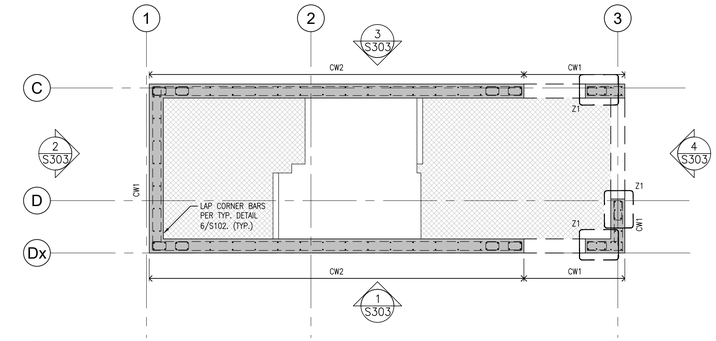


3 A301 STAIR 1- 3RD FLOOR UP TO 5TH FLOOR
1:50

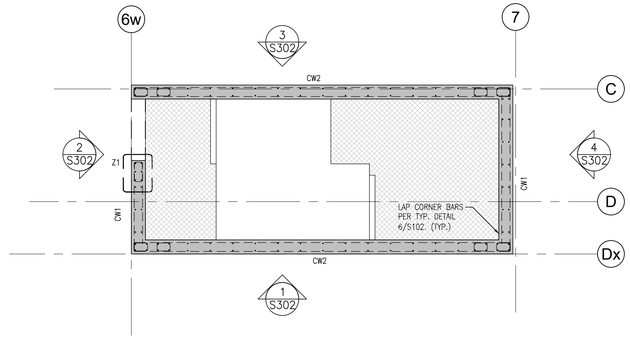
ZONE REINFORCEMENT SCHEDULE

MARK	VERT. REINF.	ZONE STIRUPS	REMARKS	DETAIL
Z1	6-25M VERT.	10M AT 250 C/C		DETAIL 1

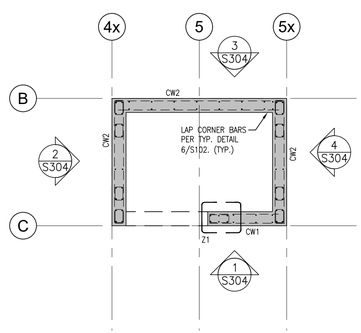
NOTE:
1. ALL ZONE STIRUPS SHALL BE 10M AT 250 C/C.
2. ALL SPLICES SHALL BE CLASS 'B' TENSION LAP U.N.O.



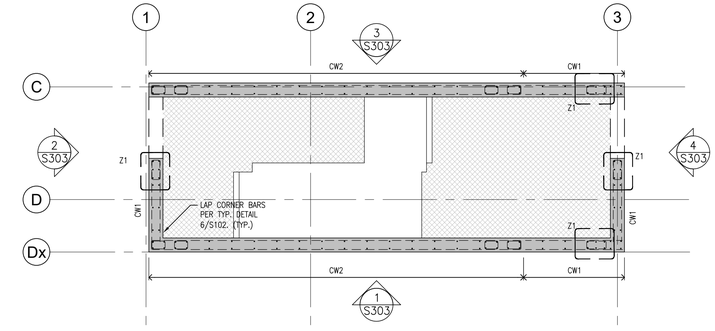
6 A301 STAIR 2- 2ND FLOOR UP TO 3RD FLOOR
1:50



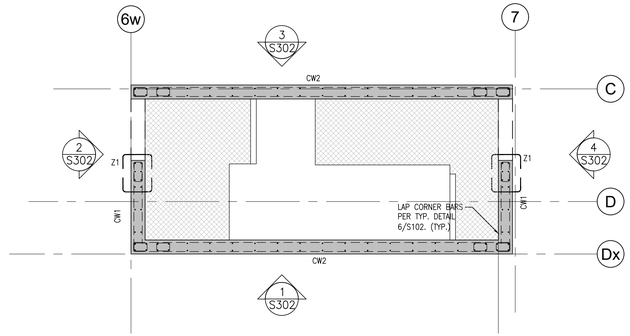
2 A301 STAIR 1- 2ND FLOOR UP TO 3RD FLOOR
1:50



9 A301 ELEVATOR - 1ST FLOOR UP TO ROOF
1:50



5 A301 STAIR 2- 1ST FLOOR UP TO 2ND FLOOR
1:50



1 A301 STAIR 1- 1ST FLOOR UP TO 2ND FLOOR
1:50

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1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
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NO.	REVISIONS	DATE	BY

PROJECT:

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

R.H. Gay Holdings Co.

DRAWING:

CONCRETE SHEAR WALL PLANS

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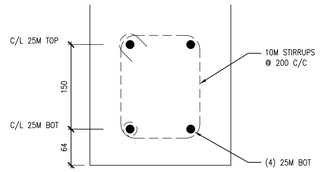
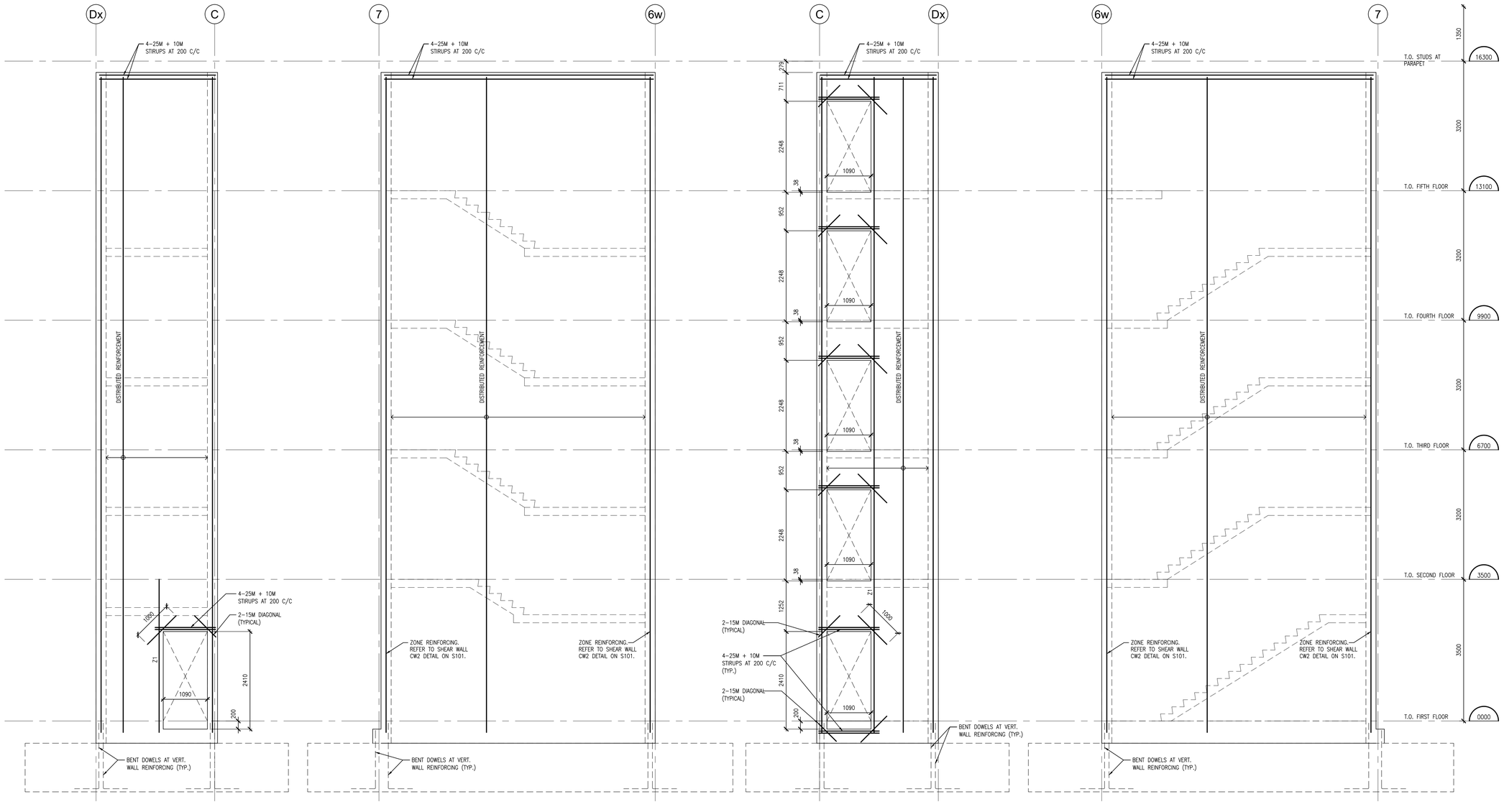
FILE:			

PROJECT NO: **21046**

DRAWING NO: **S301**



5 / S302 TYPICAL CONC. HEADER
1:5



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

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

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

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

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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

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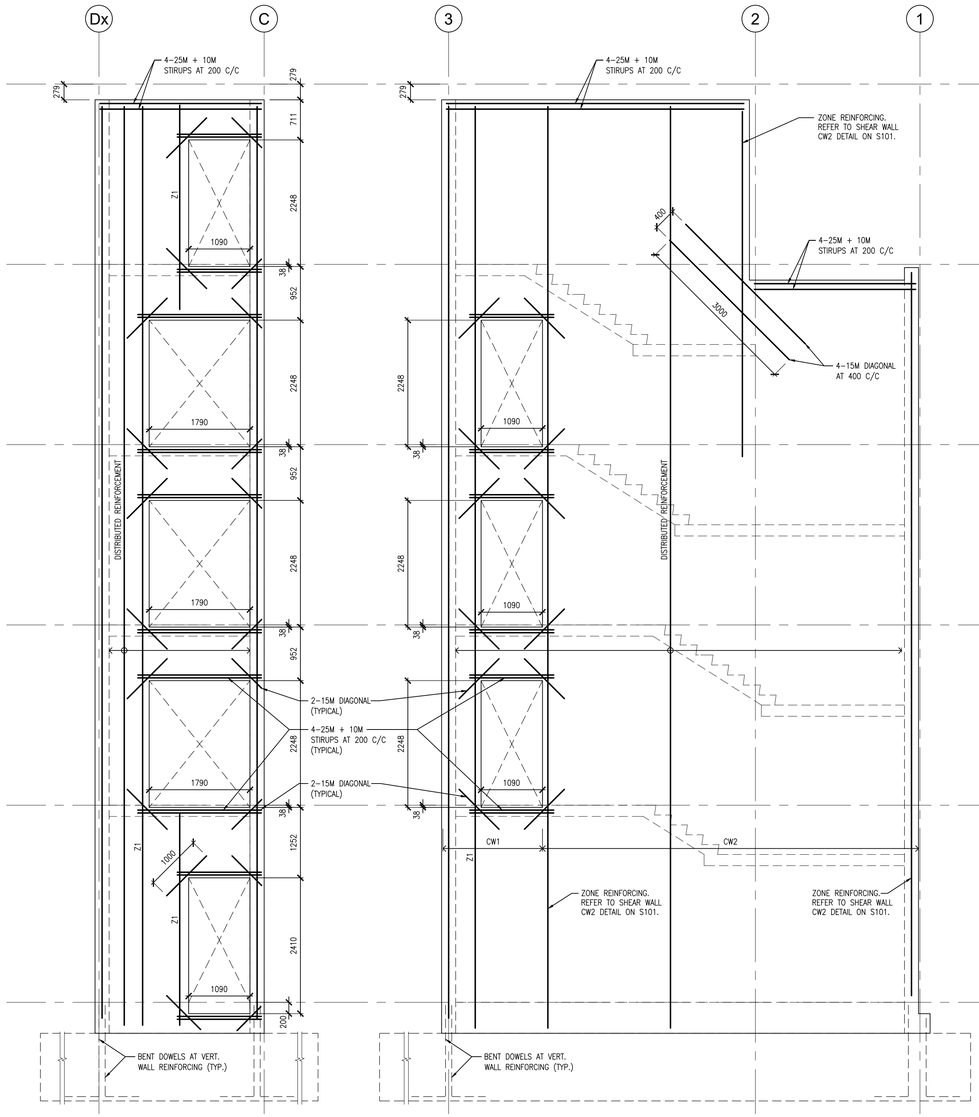
FILE:	

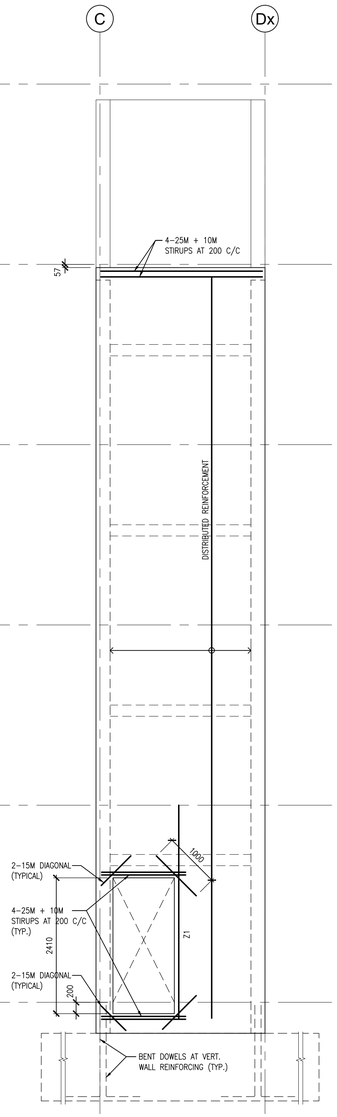
PROJECT NO: **21046**

DRAWING NO: **S302**



4/S303 ELEVATION - STAIR #2-EAST(GRID 3)
1:50

3/S303 ELEVATION - STAIR #2 - NORTH(GRID C)
1:50



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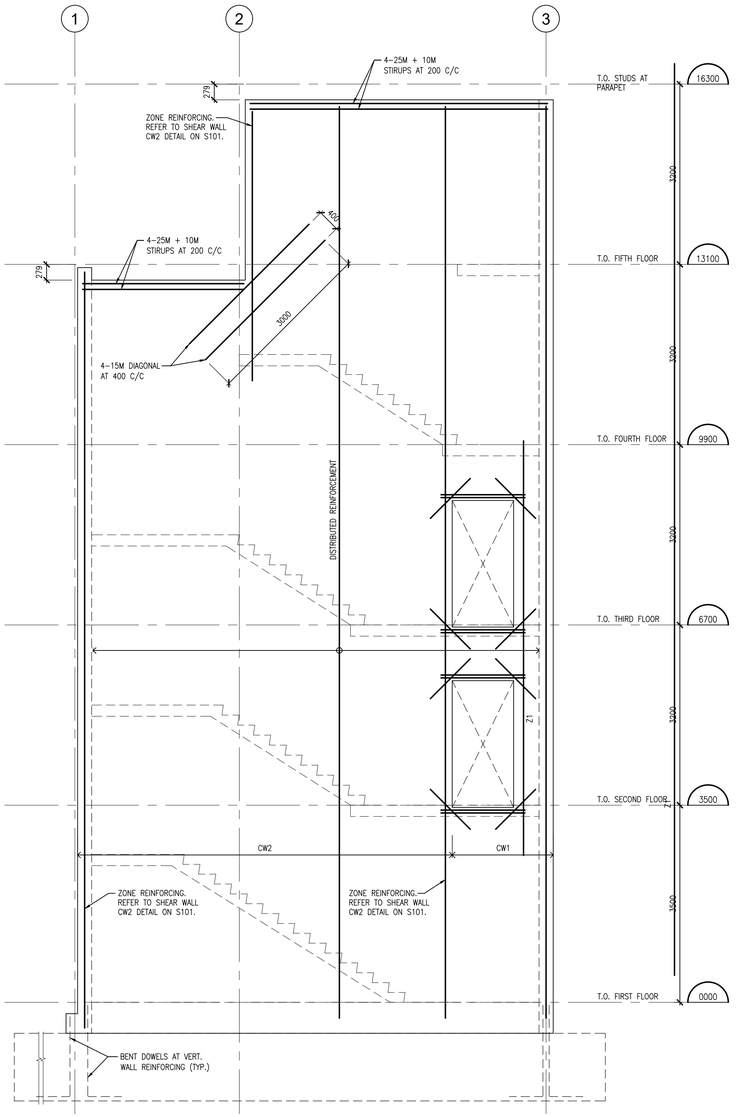
1:50



1/S303 ELEVATION - STAIR #2 - SOUTH(GRID Dx)
1:50

DO NOT SCALE THE DRAWINGS.

CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
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NO.	REVISIONS	DATE	BY

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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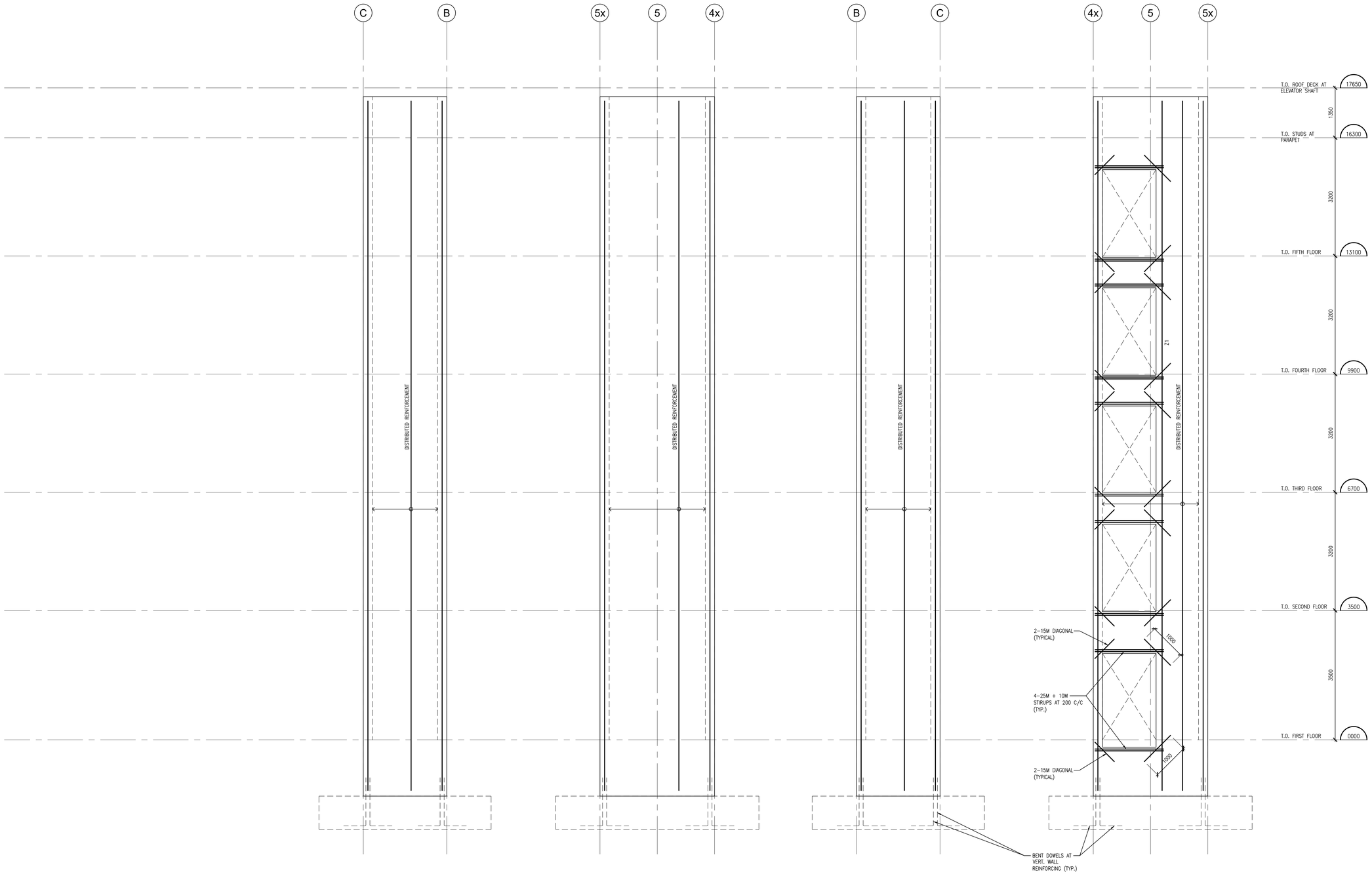
PROJECT NO: **21046**

DRAWING NO: **S303**



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

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:

CONCRETE SHEAR WALL ELEVATIONS - ELEVATOR

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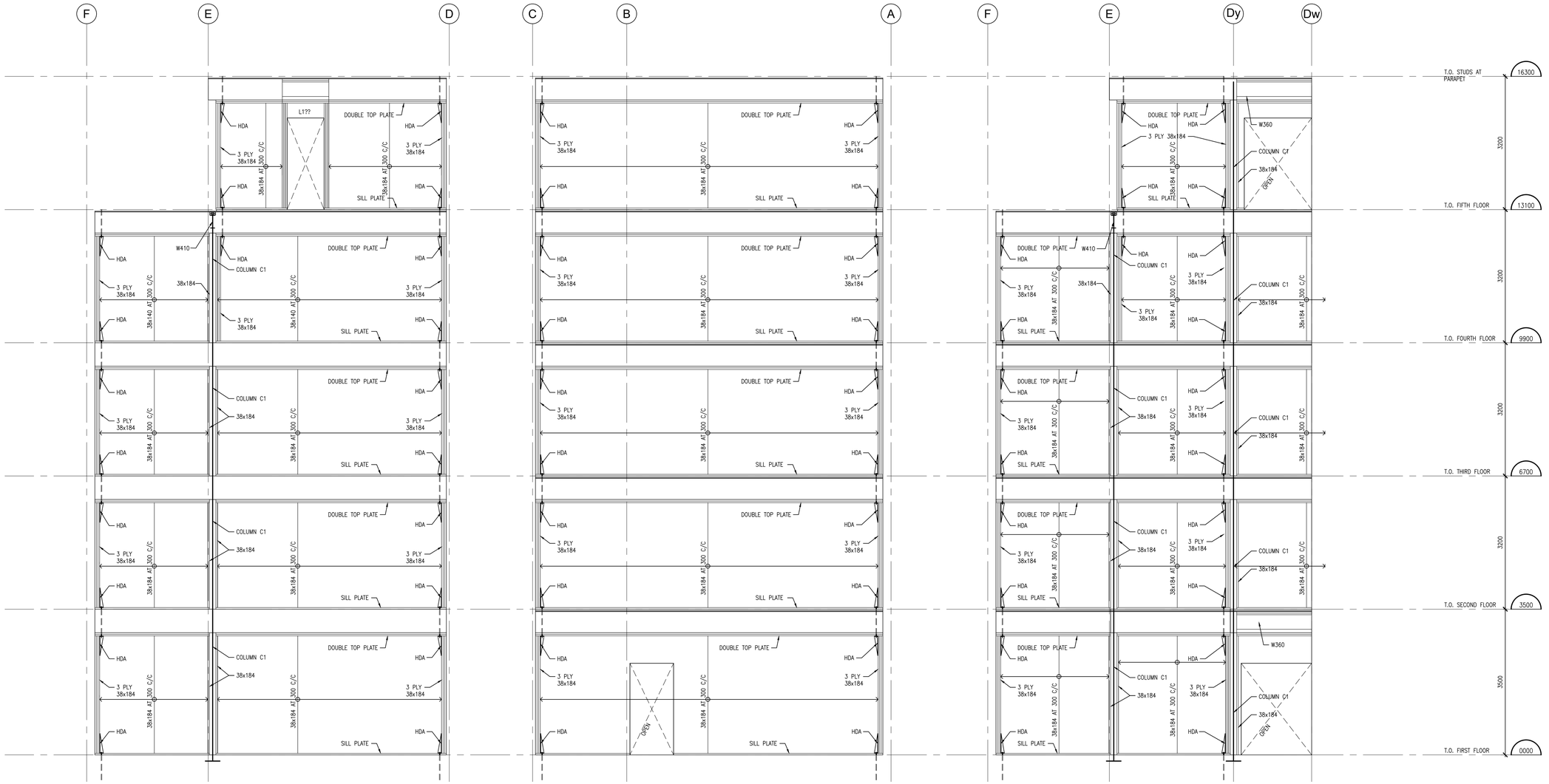
FILE:	

PROJECT NO: **21046**

DRAWING NO: **S304**



1 S305 SHEARWALL ELEVATION ON GRID 4
1:50

1 S305 SHEARWALL ELEVATION ON GRID 4
1:50

1 S305 SHEARWALL ELEVATION ON GRID 3
1:50

NO.	ISSUES	DATE	BY
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NO.	REVISIONS	DATE	BY

PROJECT:

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

R.H. Gay Holdings Co.

DRAWING:

WOOD STUD SHEAR WALL ELEVATIONS

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FILE:			

PROJECT NO: **21046**

DRAWING NO: **S305**

3 S306 SHEARWALL ELEVATION ON GRID 6
1:50

2 S306 SHEARWALL ELEVATION ON GRID 5
1:50

1 S306 SHEARWALL ELEVATION ON GRID 3
1:50

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:

WOOD STUD SHEAR WALL ELEVATIONS

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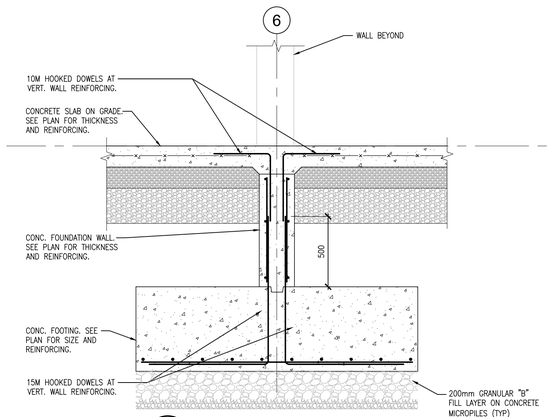
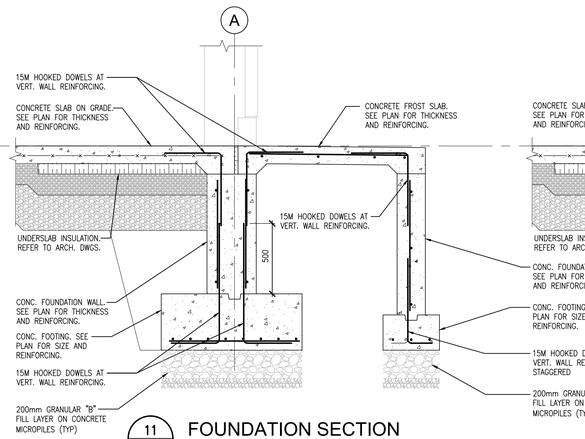
PROJECT NO: **21046**

DRAWING NO: **S306**



12 S501 FOUNDATION SECTION
1:20



11 S501 FOUNDATION SECTION
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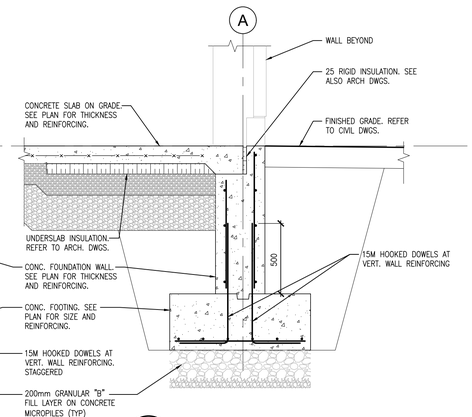

10 S501 FOUNDATION SECTION
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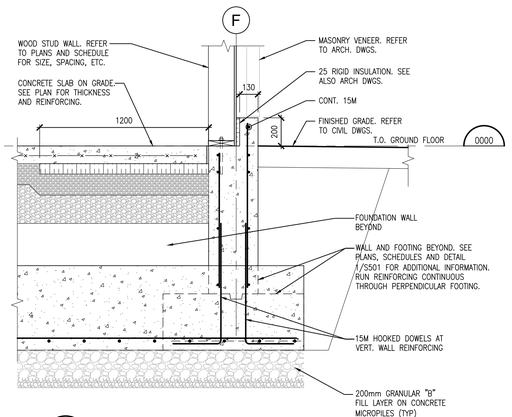

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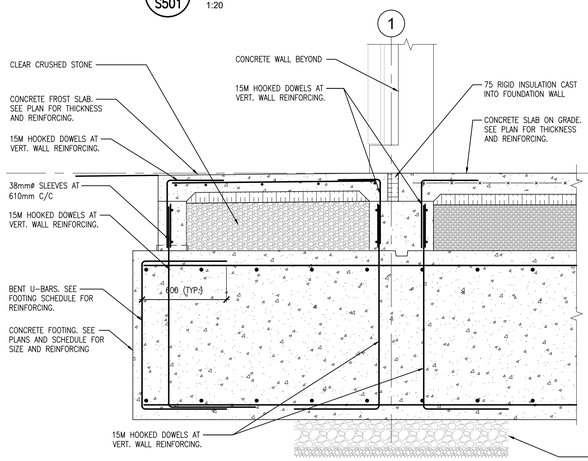

8 S501 FOUNDATION SECTION
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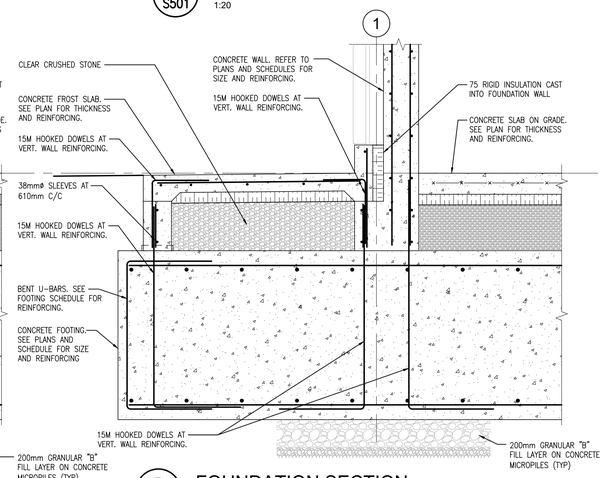

7 S501 FOUNDATION SECTION
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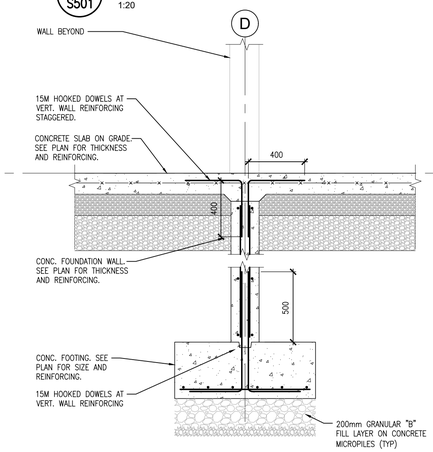

6 S501 FOUNDATION SECTION
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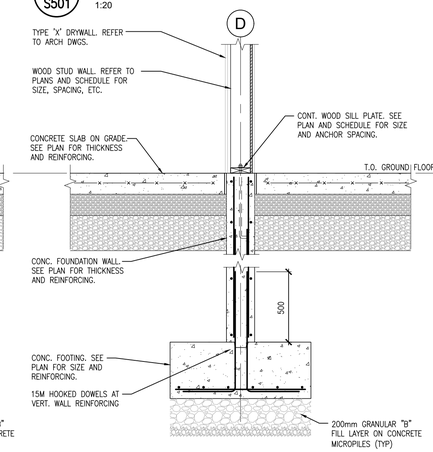

5 S501 FOUNDATION SECTION
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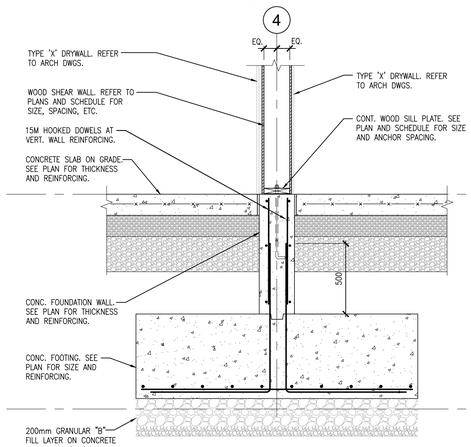

4 S501 FOUNDATION SECTION
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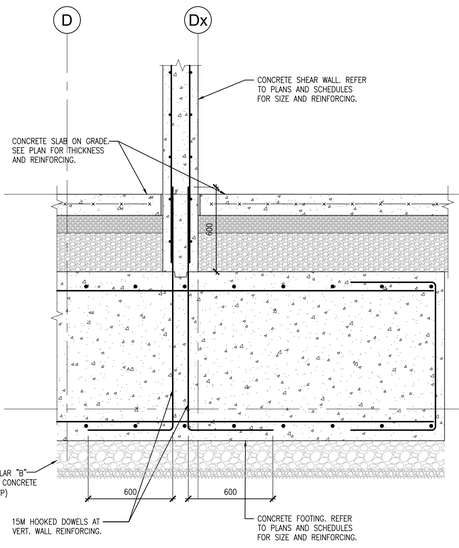

3 S501 FOUNDATION SECTION
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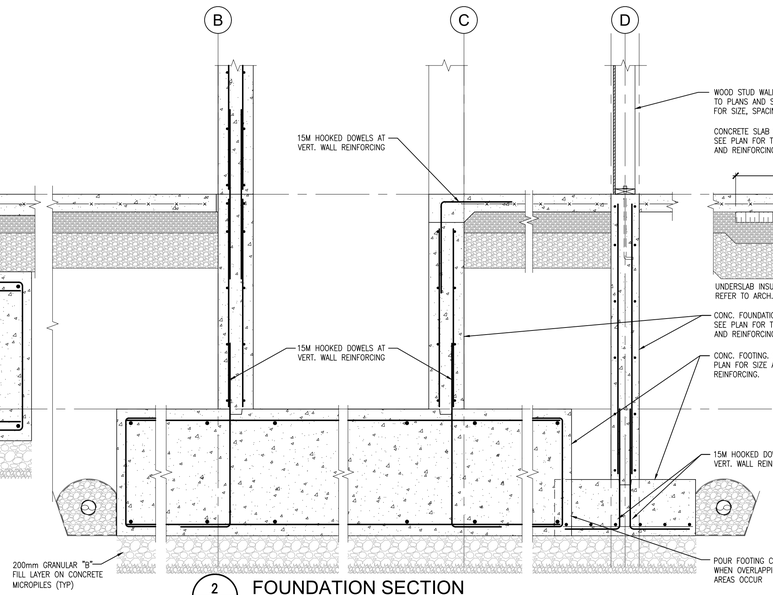

2 S501 FOUNDATION SECTION
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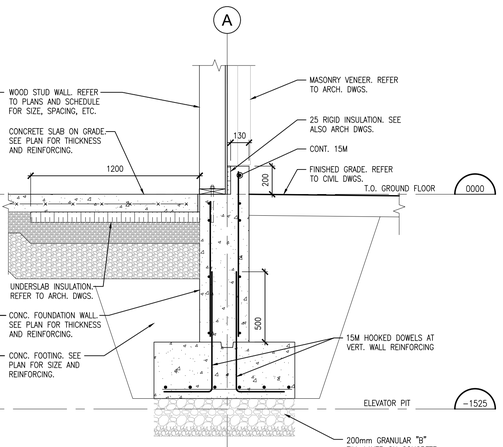

1 S501 FOUNDATION SECTION
1:20

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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 SECTIONS

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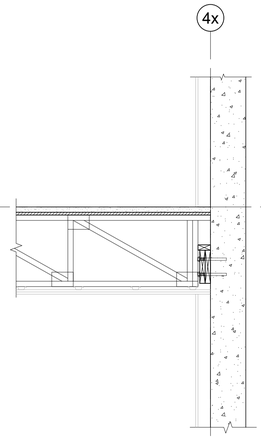

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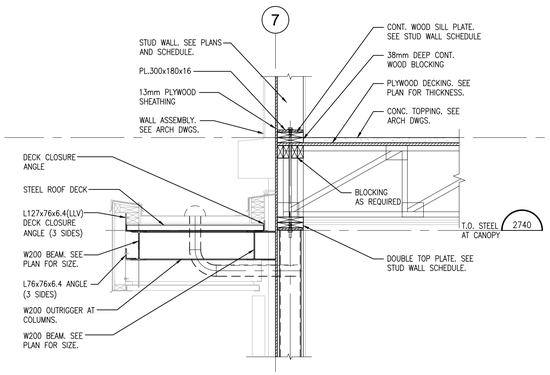

10 S502 SECTION
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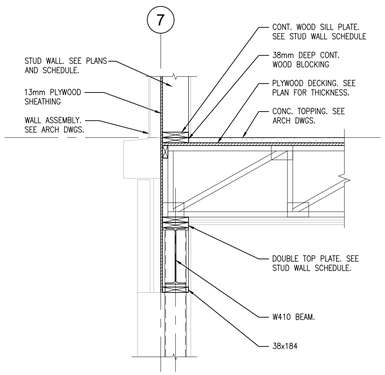

8 S502 SECTION
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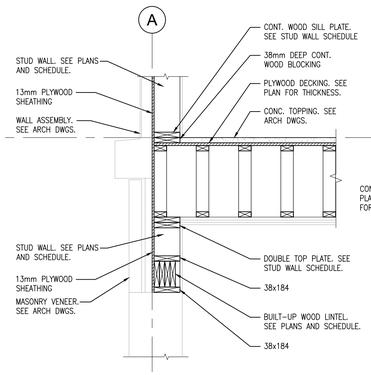

7 S502 SECTION
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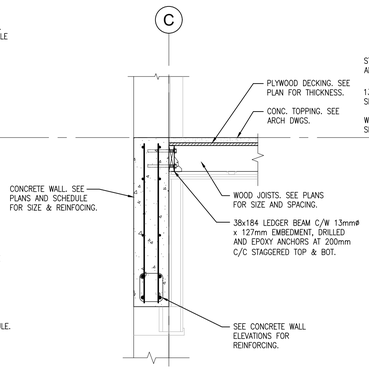

6 S502 SECTION
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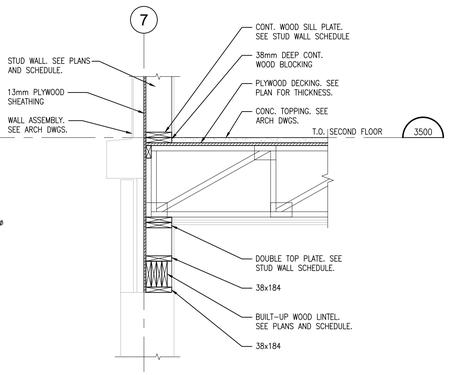

5 S502 SECTION
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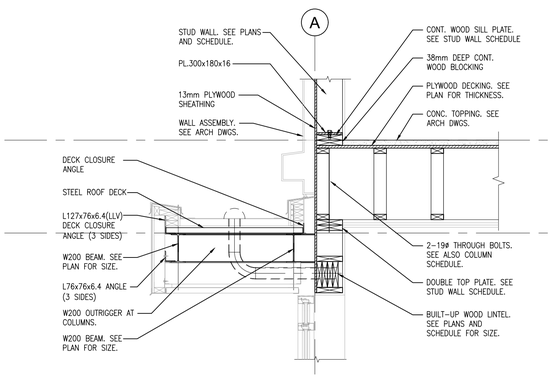

4 S502 CANOPY SECTION
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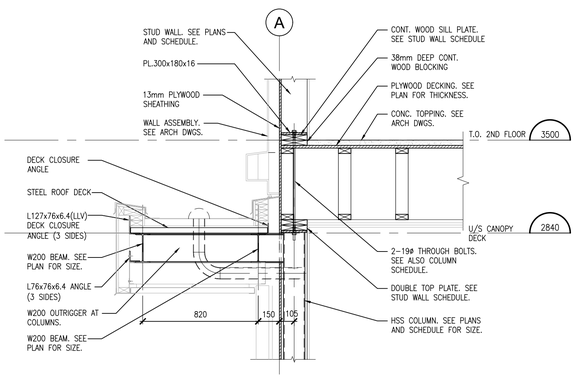

3 S502 CANOPY SECTION
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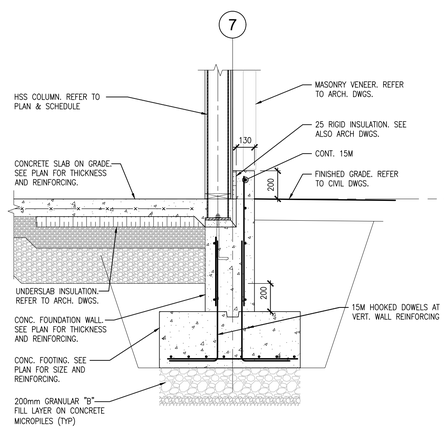

2 S502 FOUNDATION SECTION
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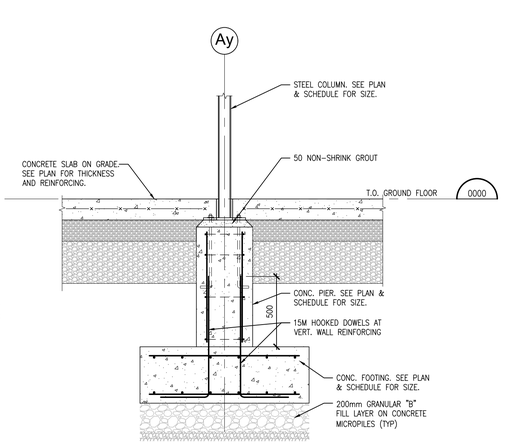

1 S502 FOUNDATION SECTION
1:20

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NO.	REVISIONS	DATE	BY

PROJECT:

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

R.H. Gay Holdings Co.

DRAWING:

SECTIONS

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Architects
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DESIGN BY: MF	DOC CONTROL DATE:
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CHECKED BY: BK	INITIAL:
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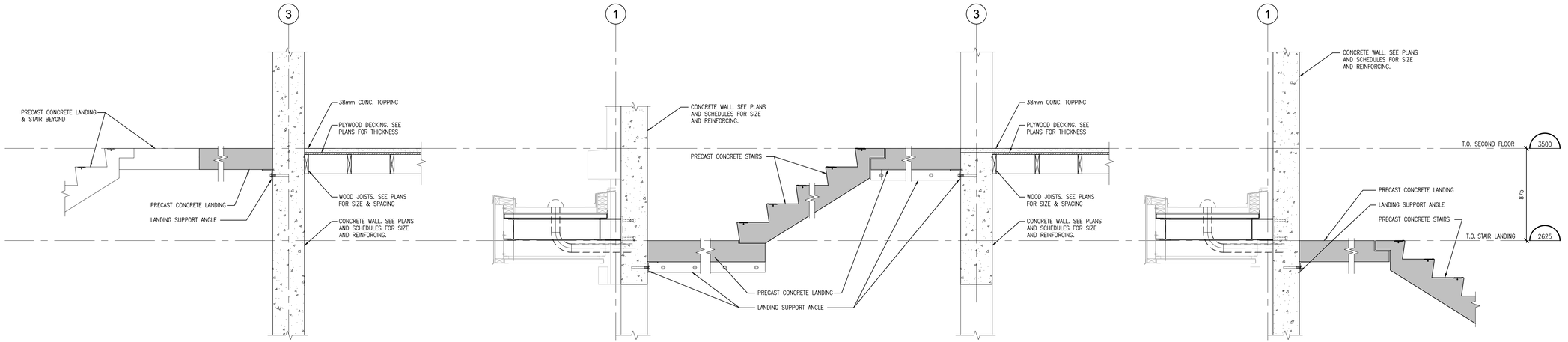
SCALE:	
FILE:	

PROJECT NO: **21046**

DRAWING NO: **S502**

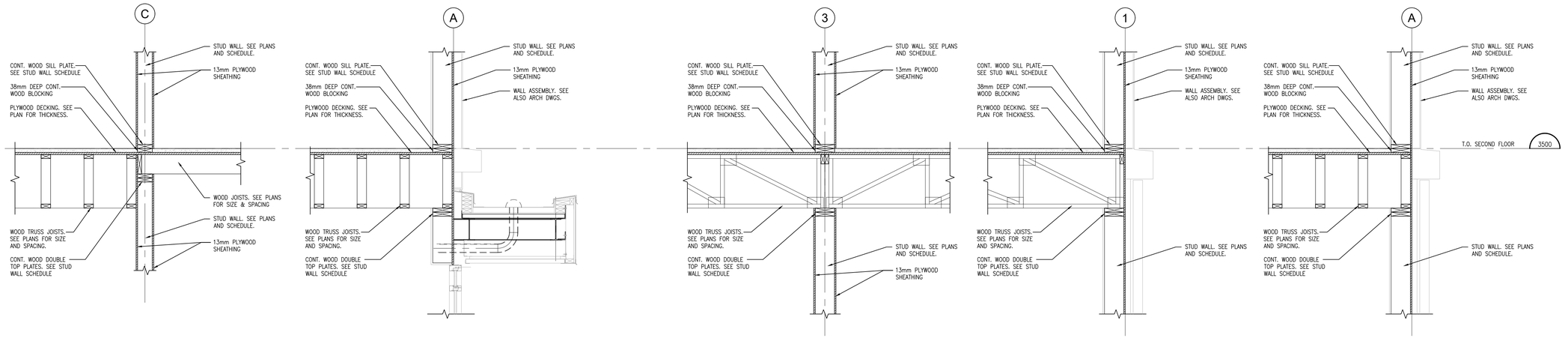


9 / S503 SECTION 1:20

8 / S503 SECTION 1:20

7 / S503 SECTION 1:20

6 / S503 SECTION 1:20



5 / S503 SECTION 1:20

4 / S503 SECTION 1:20

3 / S503 SECTION 1:20

2 / S503 SECTION 1:20

1 / S503 SECTION 1:20

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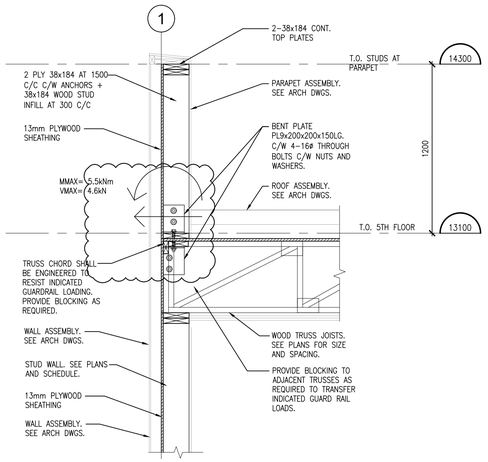

14 S504 PARAPET
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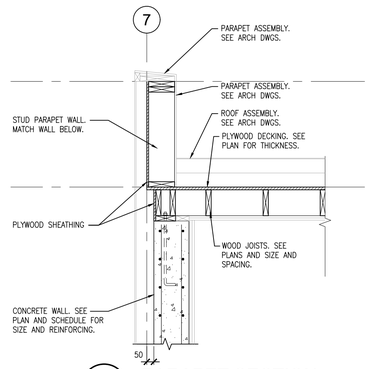

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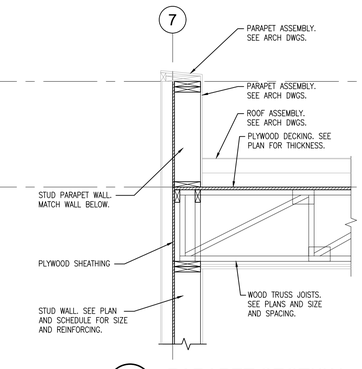

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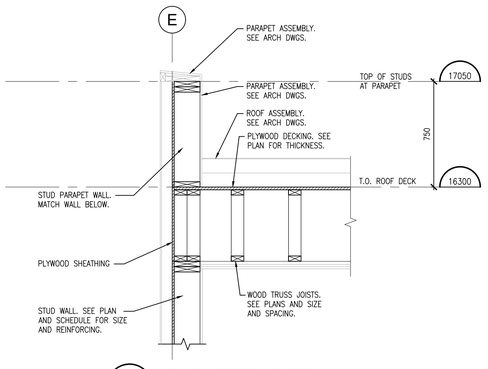

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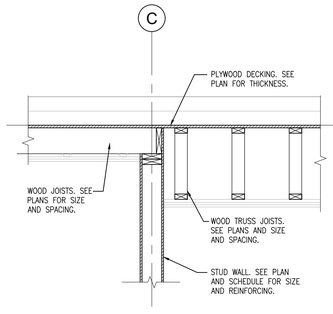
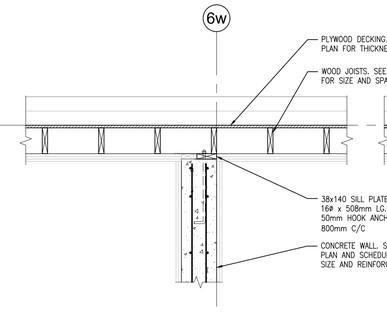


10 S504 ROOF SECTION
1:20



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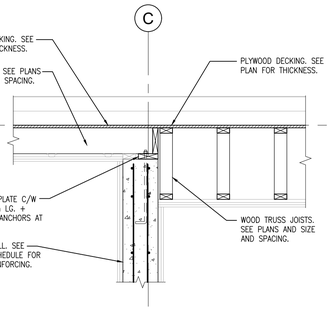

8 S504 ROOF SECTION
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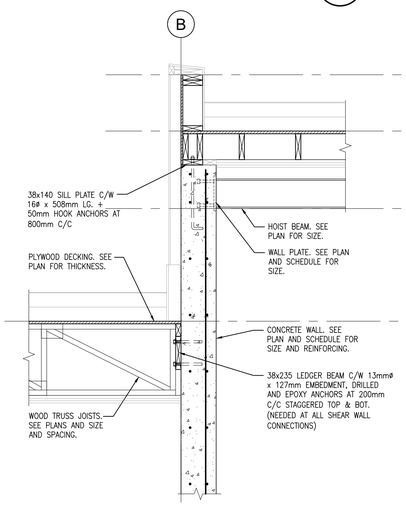

7 S504 ELEVATOR SECTION
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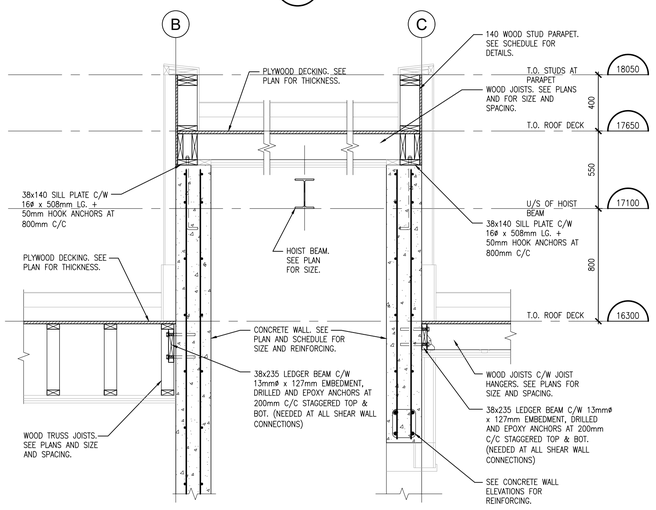

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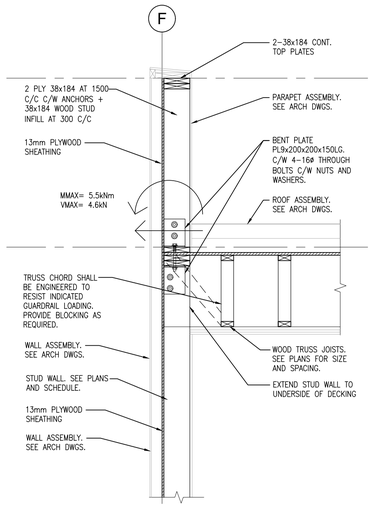

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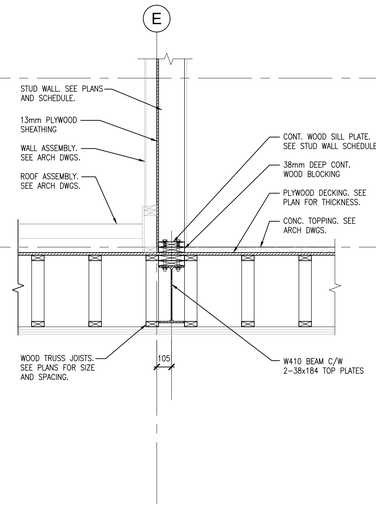

4 S504 SECTION
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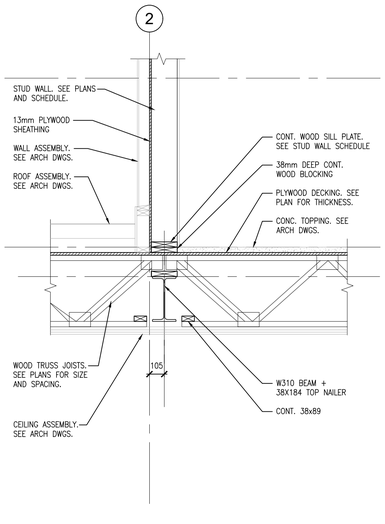

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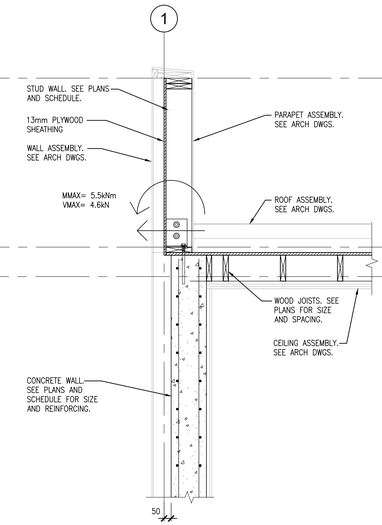

2 S504 SECTION
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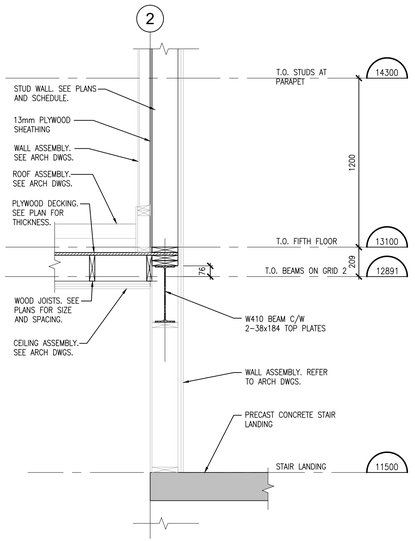

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