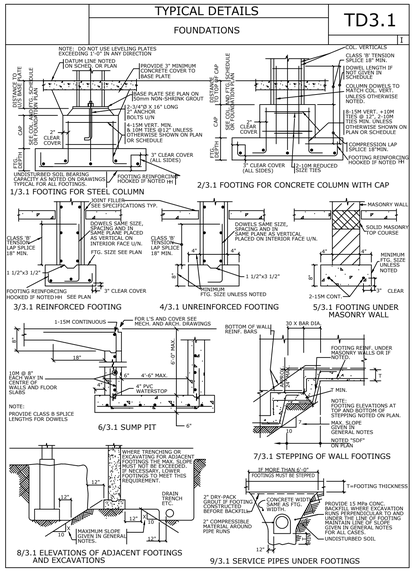

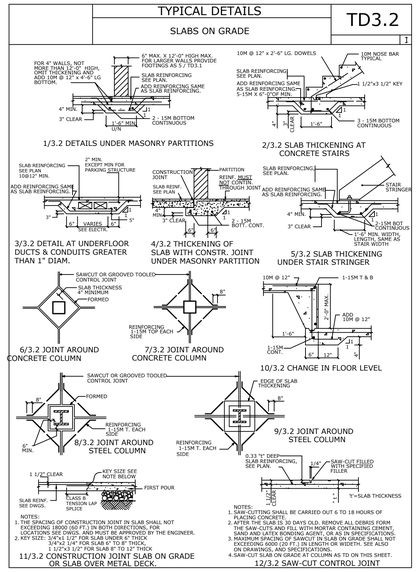

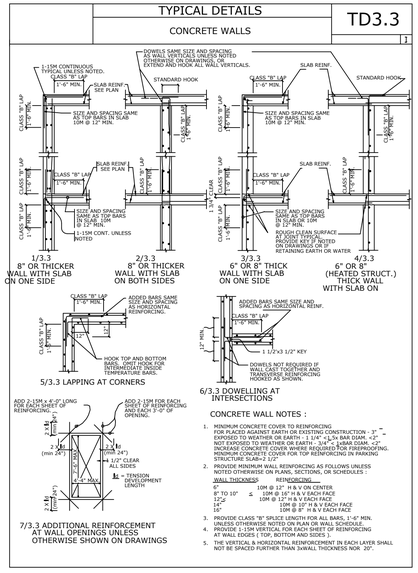

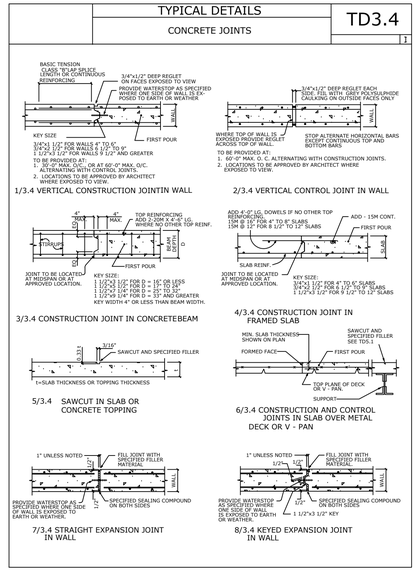

GENERAL NOTES

1. Check all dimensions on Structural Drawings with the Architectural Drawings. All dimensions pertaining to existing construction must be field verified. Report any inconsistencies before proceeding with the work. DO NOT scale these drawings.
2. Safeguard all existing structures and utilities that will be affected by this work.
3. The contractor shall examine the site and satisfy himself of the actual conditions and requirements of the work.
4. Bars marked Continuous shall be developed by Class B tension lap where spliced.
5. Guardrails/handrails shall be designed and certified by the fabricator's professional engineer licensed in Ontario in accordance with the loads provided in 4.1.5.15, 3.4.6.4 and 3.4.6.5 of the 2012 Ontario building code. Stamped shop drawings to be submitted to EOR for review.

DESIGN STANDARDS

1. Ontario Regulation 350/12, (2012 Ontario Building Code, Division B, Part 4)
2. Structural Commentaries on The National Building Code of Canada 2010 (NBC)
3. CSA CAN/CSA-O86-09 - Engineering Design of Wood
4. CAN/CSA A23.3-04(R2010) - Design of Concrete Structures
5. CAN/CSA A23.1-04 - Concrete Materials & Methods of Concrete Construction
6. Canadian Foundation Engineering Manual 4th Edition/2006

SITEWORK

1. Where soil has been disturbed below foundation elevation designated, lower elevation of foundations or backfill with lean concrete of such strength that it is at least equal to the allowable soil value.
2. Protect footings, walls, slabs on grade and adjacent soil against freezing and frost action at all times during construction.
3. The line of slope between adjacent excavations for footings or trenches or along stepped footings shall not exceed a rise of 7 in a run of 10. Maximum step approximately 2 feet.
4. Centre footings and piers under centroid of anchor bolts unless otherwise noted.
5. Do not backfill against walls retaining earth until elements providing lateral support are completed. Place backfill simultaneously on both sides of other walls below grade.
6. Backfill structural elements with approved native material or granular backfill compacted to 98% SPMDD. Compact granular 'A' below slabs on grade to 100% SPMDD.

CONCRETE

1. Concrete construction shall comply with CSA A23.1 and RSIO Manual of Standard Practice.
2. Submit shop drawings of bar lists and placing diagrams prior to fabrication of reinforcing steel. Draw diagrams to a scale of not less than 1/4"=1'-0" (1:50). Review of shop drawings is a precaution against oversight or error. It is not a detailed check and must not be construed as relieving the contractor of responsibility for making the work accurate and in conformit with the contract documents. Maintain a set of reviewed drawings on site.
3. Concrete shall be ready-mixed using normal (type 10) Portland cement conforming to CSA Standard A5. Air-entraining agents and chemical admixtures shall conform to CSA Standards A266.1 and A266.2. All concrete shall contain a water reducing agent. Use vibrators for placement of all concrete. Do not place concrete in the rain.
4. Concrete compressive strength at 28 days and exposure class:
   a) Unless noted and footings: 20 MPa, class N
   b) Foundation Walls and piers: 25 MPa, class F2
   c) Interior Slab on Grade: 25 MPa, class N
   d) Exterior Slab on Grade: 32 MPa, class C2 (Sidewalks, curbs)
5. Concrete quality shall be tested by sampling as per CSA A23.1 and tested as per CSA A23.2.
6. Reinforcing steel shall be new deformed bars conforming to CSA Standard G30.21, Grade 400. Use plastic or concrete bar supports in exposed locations. Do not close forms until reinforcement has been reviewed.
7. Reinforcing Fabric shall conform to CSA G30.5.
8. Seal exposed concrete floors with a clear liquid conforming to CGSB Standard 90-GP-1A, Type 1.
9. Notify the Engineer 48 hours in advance of placing concrete to permit viewing reinforcement and placing of concrete.
10. Maximum slump for all concrete is 3" (75mm).
11. Sawcut joint filler shall be cement grout or grey polysulphide caulking in exposed locations. (unless otherwise specified by the Architect)
    Slab Finish:
    a) Steel trowel finish to be measured by straightedge method.
    b) Class B, Flat ±6mm

MASONRY

1. All masonry work shall comply with S304.1-04(R2010), CAN3-A370-04 and CAN3-A371-04 unless otherwise noted.
2. Masonry Units: to CSA A165. type H/15/A/M
3. Masonry Mortar: to CSA A179, type N and type S below grade.
4. Masonry Grout: to CSA A179, fine grout with minimum 20 MPa., 28 day strength. Place grout in lifts not greater than 1800(72").
5. Provide air entrainment in mortar for all exposed masonry.
6. Reinforcing:
   Masonry walls DO NOT require any reinforcing other than HDMR joint reinforcing every second course.
7. Provide masonry joint reinforcement: SMR- 9 ga. wire or HDMR- 3/16" side rods.

STRUCTURAL STEEL

1. Structural Steel: to CSA G40.21-04. Design to CISC Code of Standard Practice.
2. Provide shop drawings for review prior to fabrication.
3. Applicable specification for steel as follows (U/N elsewhere):

Rolled shapes:	Grade 350W
Plates and angles:	Grade 300W
HSS Sections:	Grade 350W (Class C or ASTM A500)
Welding electrodes:	E70XX (E480XX)
Fasteners:	A325 (A325M) (min. 2 per connection)
Anchor bolts:	ASTM A307
Primer Paint:	CISC/CPMA Specification 2-75.

4. Companies to be certified under Division 1 or 2.1 of CSA W47.1 for fusion welding of steel.

TIMBER

1. All timber to be SPF#2 grade or better. (Stud grade not permitted for load bearing studs)
2. All timber details not shown shall conform to Part 9 of the Ontario Building Code.
3. SCL Beams to be Parallam (2.0E) by Truss Joist.
4. Submit shop drawings for manufactured joists and trusses designed to Part 4 of the Ontario Building Code and stamped by a Professional Engineer registered in Ontario.
5. Provide blocking between studs for walls greater than 8ft. and then at maximum 5ft. spacing.
6. For lintels supported in walls provide 2 jack studs under the ends for lintel spans greater than 10ft. or as shown in lintel schedules.
7. Walls are to be laterally braced at all corners in both directions.
8. Notching or drilling of load bearing timber shall only be undertaken after review and approval by the Project Engineer.
9. Moisture content of wood shall be 19% or less.
10. Plywood shall conform to CSA0151 U.N.O.
11. OSB shall conform to CSA 0325 or CSA 0437.0.
12. Where wood bears directly on concrete or masonry, 6 mil (0.152 mm) polyethylene sheet shall be used as a protection barrier.
13. Exterior walls shall be laterally supported by providing bridging at 1200 mm in the adjacent two joist spaces.
14. All nails shall conform to CSA B111.
15. Beams shall be restrained from lateral movement at ends by means of solid blocking or mechanical connector.
16. Beams laminated together are to be fastened with 89mm nails T&B and 400mm apart.
17. All timber connections in same plane to have joist or beam hangers.
18. Beam hangers to be heavy duty: Simpson, HGUS or USP, THD.
19. Joist hangers to match joist width and depth or use Simpson A35 framing angle each side.

COLD FORMED STEEL

1. Cold formed steel to CSA S136-16 (R2021) Design of Cold-formed Steel Structural Members.
2. Conform to the requirements of the CSSBI Lightweight Steel Framing Details.
3. Framing elements are designated in accordance with universal (imperial) four-part designator system (example, 600S162-54)

3.1. member depth in 1/100th of an inch
3.1. type (S=stud, T=track, P=plate, L=angle)
3.2. flange width in 1/100th of an inch
3.3. minimum steel thickness in 1/1000th of an inch

4. Provide bridging at the following maximum spacings, spaced at equal intervals over the length of the member:

4.1. wind bearing studs 1500mm o.c. max.
4.2. axial load bearing studs 1200mm o.c. max.
4.3. joists 2100mm o.c. max.

5. Provide 40mm stud or furring channel secured between studs for attachment of fixtures including lavatory basins, grab bars, towel rails, electrical boxes, etc.
6. Where slotted tracks or angles are used, maintain a gap of 25mm at the top of the studs. Wafer head sheet metal screws shall be installed in the center of slots. Do not fasten sheathing to the top track.
7. Steel Stud Framing

Exterior Steel Stud Wall: (Load bearing)	
Stud:	600S162-33 @ 406
Bot. Tracks:	600T125-33
Top Tracks:	600T200-33

(a)Provide 1-#10 Tek screw per stud per side into tracks top and bottom.
(b)Provide solid blocking at 1500
(c)Provide 1 HILTI X-U fastener at 600mm o.c. into concrete at bottom track.
(d)Provide 1 HILTI X-U fastener at 600mm o.c. into metal beam at top track.

REV.	DATE	DESCRIPTION
C	2024.10.30	PERMIT
B	2024.08.02	REVIEW
A	2024.06.18	REVIEW

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LICENSED PROFESSIONAL ENGINEER
S. D. McNEELY
Oct. 3/24
PROVINCE OF ONTARIO

Project
NEW STARBUCKS
COBOURG
1030 DIVISION ST.
Cobourg, ON

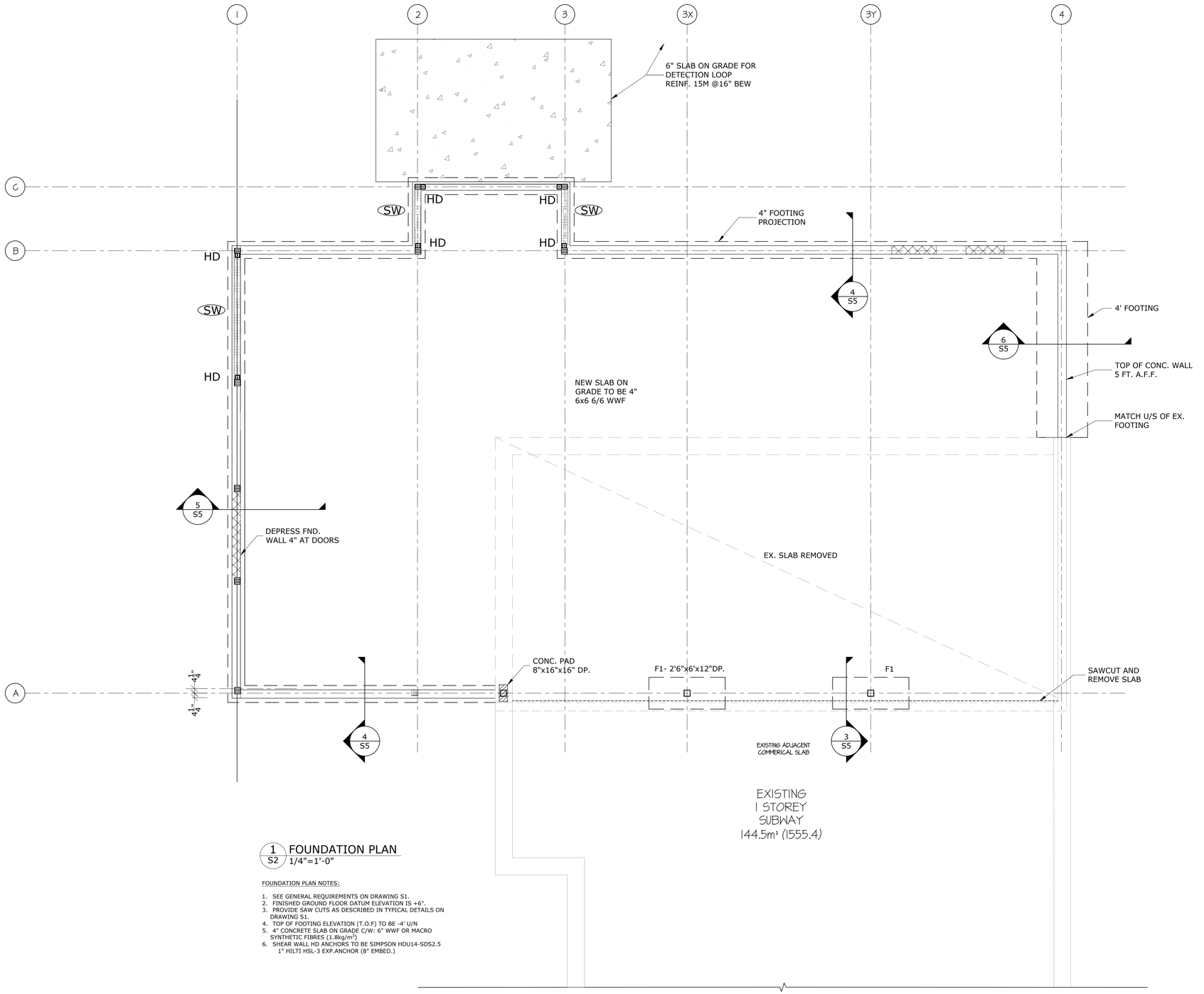
Drawing
GENERAL NOTES
AND DETAILS

Drawn By SF

Scale NTS Date 2024.05.28

Project No. 24-025

Drawing No. S1



1/S2 FOUNDATION PLAN

1/4"=1'-0"

FOUNDATION PLAN NOTES:

1. SEE GENERAL REQUIREMENTS ON DRAWING S1.
2. FINISHED GROUND FLOOR DATUM ELEVATION IS +6".
3. PROVIDE SAW CUTS AS DESCRIBED IN TYPICAL DETAILS ON DRAWING S1.
4. TOP OF FOOTING ELEVATION (T.O.F) TO BE -4' U/N
5. 4" CONCRETE SLAB ON GRADE C/W: 6" WWF OR MACRO SYNTHETIC FIBRES (1.8kg/m³).
6. SHEAR WALL HD ANCHORS TO BE SIMPSON HDU14-SDS2.5 1" HILTI HSL-3 EXP.ANCHOR (8" EMBED.)

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Project
NEW STARBUCKS
COBOURG
1030 DIVISION ST.
Cobourg, ON

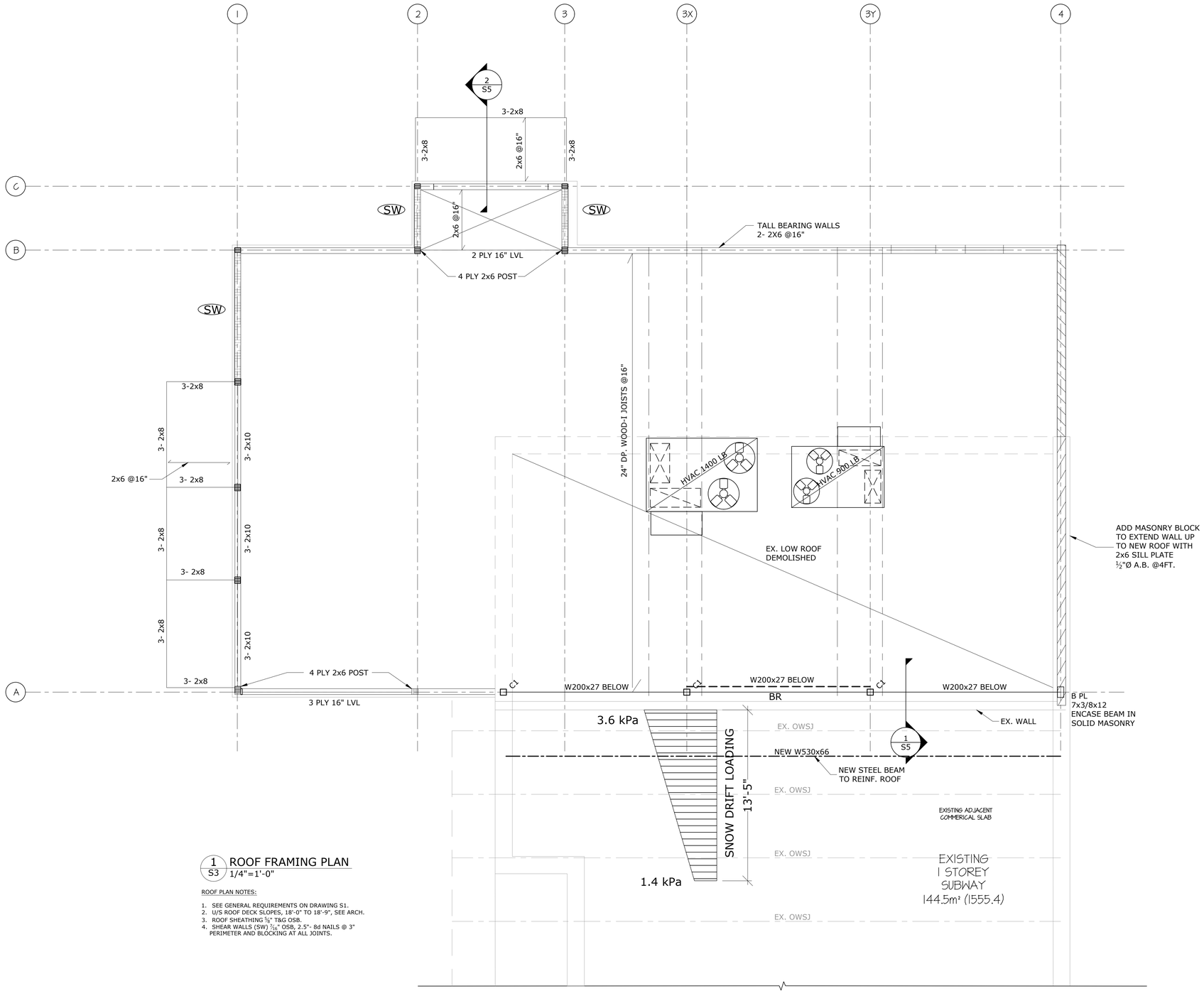
Drawing
FOUNDATION PLAN

Drawn By SF

Scale 3/16"=1"-0" Date 2024.05.28

Project No. 24-025

Drawing No. S2



1 S3 ROOF FRAMING PLAN

1/4"=1'-0"

ROOF PLAN NOTES:

1. SEE GENERAL REQUIREMENTS ON DRAWING S1.
2. U/S ROOF DECK SLOPES, 18'-0" TO 18'-9", SEE ARCH.
3. ROOF SHEATHING ⅝" T&G OSB.
4. SHEAR WALLS (SW) 7/16" OSB, 2.5"- 8d NAILS @ 3" PERIMETER AND BLOCKING AT ALL JOINTS.

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Project
NEW STARBUCKS
COBOURG
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Cobourg, ON

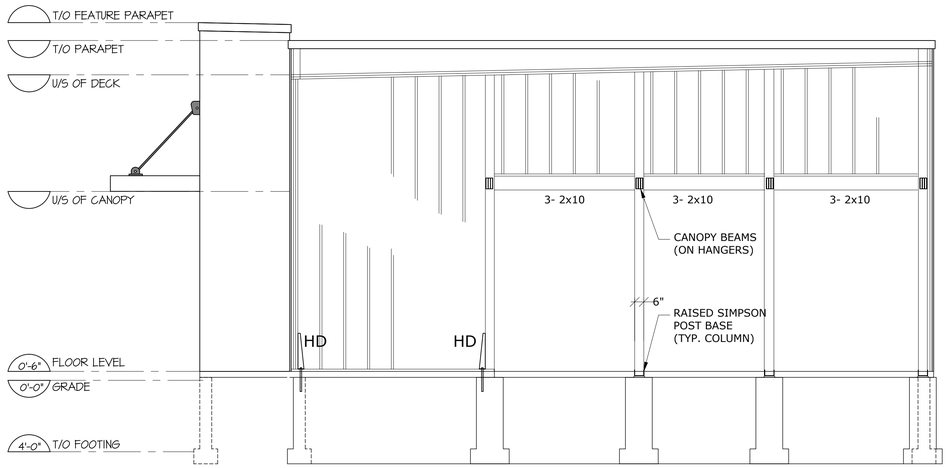
Drawing
ROOF PLAN

Drawn By SF

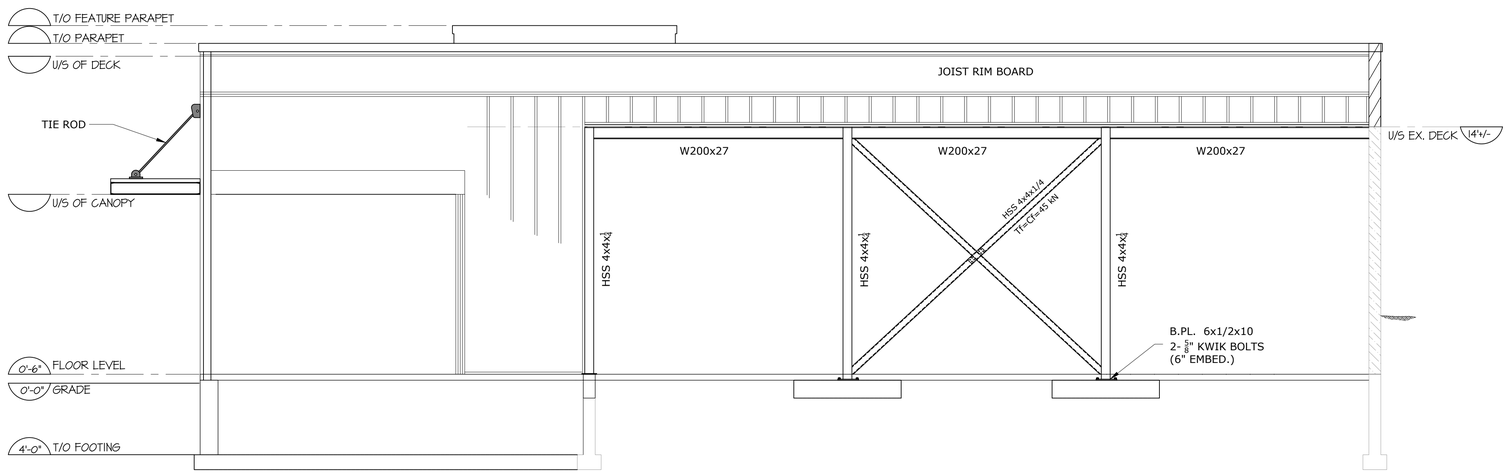
Scale 3/16"=1'-0" Date 2024.05.28

Project No. 24-025

Drawing No. S3



1 / S4 NORTH ELEVATION
1/4"=1'-0"



1 / S4 WEST ELEVATION
1/4"=1'-0"

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Project
NEW STARBUCKS
COBOURG
1030 DIVISION ST.
Cobourg, ON

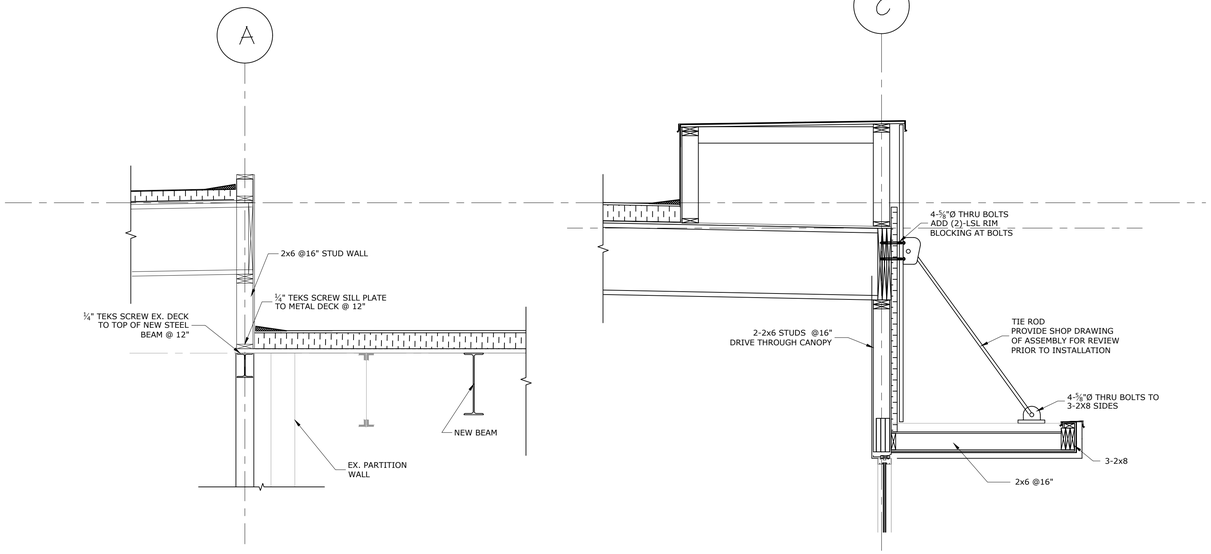
Drawing
ELEVATIONS

Drawn By SF

Scale 3/16"=1'-0" Date 2024.05.28

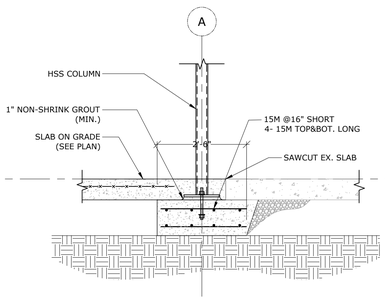
Project No. 24-025

Drawing No. S4

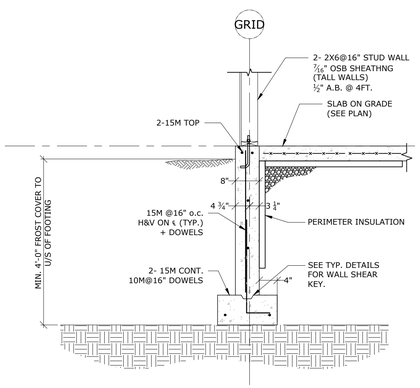


1 S5 SECTION: WALL AT EXISTING
1/2"=1'-0"

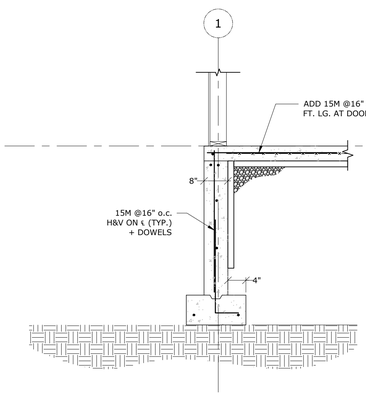
2 S5 SECTION: CANOPY AT DRIVE THRU
1/2"=1'-0"



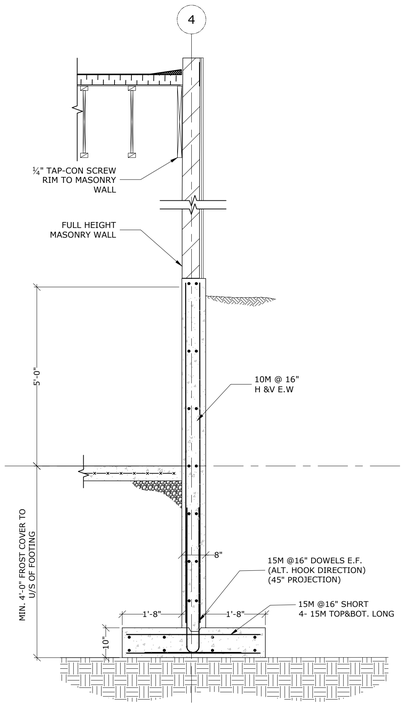
3 S5 SECTION: INTERIOR PIER/FOOTING
1/2"=1'-0"



4 S5 SECTION: TYP. FOUNDATION WALL
1/2"=1'-0"



5 S5 SECTION: DOOR OPENINGS
1/2"=1'-0"



6 S5 SECTION:WALL ON GRID 4
1/2"=1'-0"

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Project
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1030 DIVISION ST.
Cobourg, ON

Drawing
SECTIONS

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Scale ASN

Date 2024.05.28

Project No.
24-025

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S5