

1. ALL DIMENSIONS AND ELEVATIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. SITE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY TO DESIGN ENGINEER.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF A 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 TIMES TO THE SATISFACTION OF THE OWNER.
6. ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANT DRAWINGS.

1. DESIGN BEARING PRESSURE IS ASSUMED AS 100 kPa (SL5) BASED ON THE PROPOSED GROUND IMPROVEMENT PLAN.
2. ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL AS APPROVED BY THE GEO TECHNICAL 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 OPS5 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 GEO TECHNICAL INVESTIGATION REPORT NUMBER 15382-00R2 BY CAMBUNG INC. DATED JANUARY 26, 2024 FOR ALL OTHER CONSIDERATIONS/ RECOMMENDATIONS WITH RESPECT TO FOUNDATION/ UNDERGROUND WORK.

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 SIKKA OR APPROVED EQUIVALENT.
5. ALL EPOXY SHALL BE HILTI HIT-HY 200 U.N.O.

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 CHAINED. LIFTING OF THE WIRE MESH DURING POURS WILL NOT BE ACCEPTED.

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 SPICES FOR DEFORMED BARS:
WALLS - CLASS "B" TENSION SPICE 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.

1. STRUCTURAL STEEL HSS AND W SECTIONS SHALL BE G40.21M-350M CLASS C. ALL OTHERS SHALL BE G40.21M-300M
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. FABRICATOR'S 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 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.

1. WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 086 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
2. LUMBER: UNLESS OTHERWISE NOTED, IT 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 0111, 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 & 8 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, CONFORM TO CSA STANDARD 080.
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" IS 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 INSTALLED 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 ECTION 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.

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.

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

	STEEL MOMENT CONNECTION	INCL	INSIDE FACE
		INCL	INCLUDING
		INTER	INTERIOR
		INT	STEEL ANGLE
	DISTANCE TO TOP OF BEAM	LB	LOW BEAM
	OR FOOTING FROM DATUM	LG	LONG
	ELEVATION OF FLOOR OR	LL	LOW LEVEL
	ROOF	LLV	LOW LEVEL (kN/m ²)
		LLW	LOWER LEVEL
	DISTANCE TO TOP OF SLAB	LLH	LONG LEG HORIZONTAL
	FROM FLOOR ELEVATION	LLV	LONG LEG VERTICAL
		MAX	MAXIMUM
	DENOTES COMPOSITE STEEL	MCx	MOMENT CONNECTION TO HAVE
	BEAM		FACTORED MOMENT CAPACITY
	DIRECTION OF SLOPE	MECH	MECHANICAL
		MEZZ	MEZZANINE
	SHORING LOAD IN KN	MIN	MINIMUM
		MISC	MISCELLANEOUS
	ANCHOR BOLT	MF	FACTORED MOMENT (kN-m)
	FACTORED AXIAL LOAD (kN),	MFI	FACTORED TORSION (kN-m)
	INDICATES TENSION,	NTI	NOT IN CONTRACT
	INDICATES COMPRESSION	NF	NEAR FACE
	ABOVE FINISHED FLOOR	NTS	NOT TO SCALE
	ALTERNATE	OF	OUTSIDE FACE
	ARCHITRUAL	OPP	OPPOSITE
	BOTTOM	OWSJ	OPEN WEB STEEL JOIST
	CAMBER IN 'x' mm	P	POINT LOAD
	COLUMN BRACE	PC	PRECAST CONCRETE
	CENTRE TO CENTRE	PL	PLATE
	CF	PROJ	PROJECTION
	CF	PROJ	PROJECTION
	CJ	ROD	ROD DRAIN
	CONNECTION	REIN	REINFORCING
	CONTINUOUS	REV	REVISION
	CENTRELINE	RI	FACTORED VERTICAL REACTION
			(kN)
	COMPLETE WITH (INCLUDING)	RO	ROUGH OPENING
	COLUMN	SDL	SUPERIMPOSED DL (EXCLUDING
	CONCRETE		SELF WEIGHT) (kN/m ²)
	CONTINUOUS	SDMR	STANDARD UTILITY MASONRY
	DEAD BRIDGE		REINFORCEMENT
	DETAIL	SDMF	STEP DOWN FOOTING
	DIAMETER	SM	SMALL
	DIAGONAL	STD	STANDARD
	DIM	STIFF	STIFFENER
	DL	STL	STEEL
	DN	STRUCT	STRUCTURAL
	DO		
	DITTO		
	DRAINING		
	DRAWL		
	EA	THK	THICKNESS
	EACH	TE	THE JOIST
	EPOXY COATING	T.O.	TOP OF
	EXPANDED	TOS	TOP OF STEEL
	EACH END	TYP	TYPICAL
	EAF	UP	UPPER LEVEL
	ELEV	UNO	UNLESS NOTED OTHERWISE
	ELEV		
	EQ	US	UNDERSIDE
	EQ	VB	VERTICAL BRACE
	ES		VERTICAL
	EACH SIDE	VF	FACTORED SHEAR FORCE
	EACH WAY	VSC	VERTICAL, SLOTTED
	EXIST		CONNECTION
	EXPANSION JOINT	WFL	WELDED WIRE FLANGE
	EXTENSION	WFW	WELDED WIRE MESH
	FLOOR DRAIN		
	FND		
	FOUNDATION		
	FAK		
	FINISHED		
	FL		
	FLOOR		
	FTG		
	FOOTING		
	GAUV		
	GALVANIZED		
	GROUND		
	HB		
	HIGH BEAM		
	HOLLOW CORE CONCRETE		
	SLAB		
	HDMR		
	HEAVY DUTY MASONRY		
	REINFORCEMENT		
	HOKED REINFORCEMENT		
	HK		
	H/HORIZ		
	HORIZONTAL		
	HSC		
	HORIZONTAL, SLOTTED		
	CONNECTION		
	HSS		
	HOLLOW STRUCTURAL SECTION		
	H&V		
	HORIZONTAL AND VERTICAL		

ROOF DEAD:	1.40 kPa
FLOOR DEAD:	3.25 kPa
CORRIDOR LIVE:	4.80 kPa
RESIDENTIAL LIVE:	1.90 kPa
SNOW LOAD: $S_s =$	1.40 kPa
$S_r =$	0.40 kPa
WIND LOAD: $w_s =$	0.48 kPa

STAIRS :
DEAD = 4.75 kPa
LIVE = 4.80 kPa

IMPORTANCE : NORMAL

SEISMIC DATA:	
Sa(0.2):	0.1
Sa(0.5):	0.1
Sa(1.0):	0.0
Sa(2.0):	0.0
Sa(5.0):	0.0
Sa(10.0):	0.0

LOAD: 0.119
PGV: 0.086
SITE CLASS: F

SITE CLASS: E

CONCRETE:

R_D:	1.5
R_0:	1.3

TIMBER

BASE SHEAR: 555

BASE SHEAR: N-S: 555
E-W: 1184

MARK DATA	C1	C2	C3	C4	C5
0. ROOF DECK					
0. FIFTH FLOOR	135	135			
0. FOURTH FLOOR					
0. THIRD FLOOR					
0. SECOND FLOOR					
0. /S OF UNTEL					
0. GROUND FLOOR	150	150	150	150	150
OP. PLATE				16x180x300	
OP. 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

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

5. ALL PIERS TO BE CENTRED ON COLUMNS UNLESS NOTED OTHERWISE.
 CARRY ALL HORIZONTAL WALL REINFORCEMENT THROUGH PIERS.

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

SHEAR WALL CW2

250

(4)-15M V.E.F. CONCENTRATED BARS AT ENDS, TYP. + 10M TIES AT 300 C/C

REFER TO PLANS

15M AT 400 C/C V.E.F. + 10M TIES AT 300 C/C H.E.F.

SHEAR WALL ST3

TO 15/S102 WOOD MEMBERS

SEE 15/S102 FOR HOLD DOWN ANCHORS.

38x184 WOOD BLOCKING AT 1000mm C/C MAX. (TYP.)

38x184 WOOD STUDS AT 305mm C/C

13mm SPF PLYWOOD E.F. c/w 64mm LG. x 3.33mm DIA. NAILS AT 300mm C/C AND AT 50mm C/C AT PANEL ENDS.

38x184 WOOD SILL PLATE C/W 16# x 508mm LG. + 50mm HOOK ANCHORS AT 800mm C/C. 2-38x184 WOOD TOP PLATE.

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.	

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.	

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.	

MARK	SIZE/ SPACING	SILL PLATE	TOP PLATE	SHEATHING
ST1	38x184 @ 300 C/C	38x184 C/W 166 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 166 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			

MARK	SIZE	DETAIL	REMARKS
L1	(3) 38x184		MIN. (3) 38x184 Ø ENDS U.N.O.
L2	(3) 38x184		MIN. (3) 38x184 Ø ENDS U.N.O.
L3	(4) 38x184		MIN. (4) 38x184 Ø ENDS U.N.O.
L4	(3) 38x140		MIN. (3) 38x140 Ø ENDS U.N.O.
L5	(4) 38x235		MIN. (4) 38x184 Ø ENDS U.N.O.
L6	(3) 45x235	1.90E MICROLAM LVL	MIN. (4) 38x140 Ø ENDS U.N.O.
L7	(3) 45x285	1.90E MICROLAM LVL	MIN. (4) 38x184 Ø ENDS U.N.O.
L8	(2) 45x285	1.90E MICROLAM LVL	MIN. (4) 38x184 Ø ENDS U.N.O.

NOTES:
1. UNITS WHERE NOTE SHOWN SHALL BE "1" TYPICAL WHERE NOT SHOWN ON PLANS.
2. ALL UNITS/LS AND UNTEL SUPPORT POSTS TO BE SELECT STRUCTURAL GRADE.

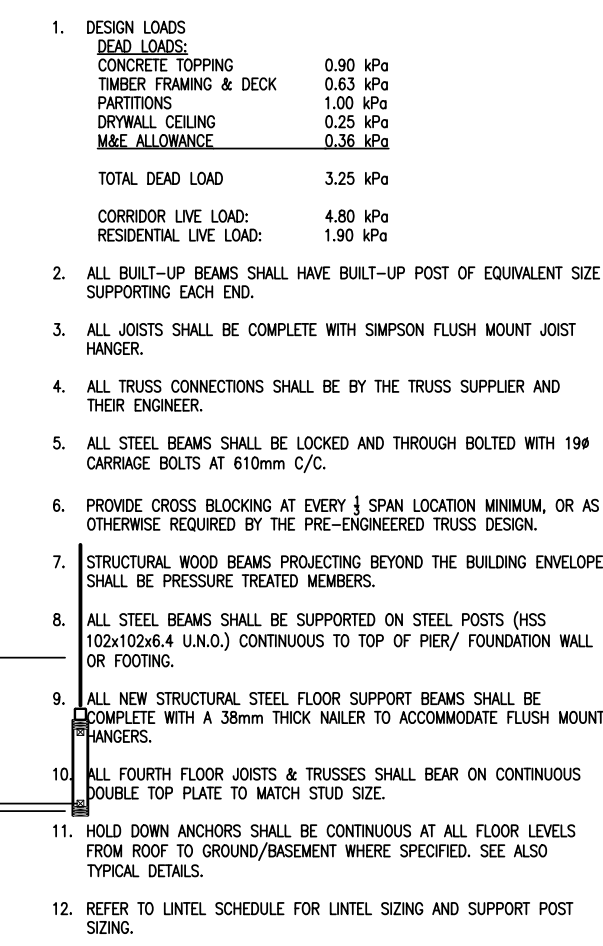


- 9 TYPICAL SLAB SAWCUTS
S102 N.T.S.

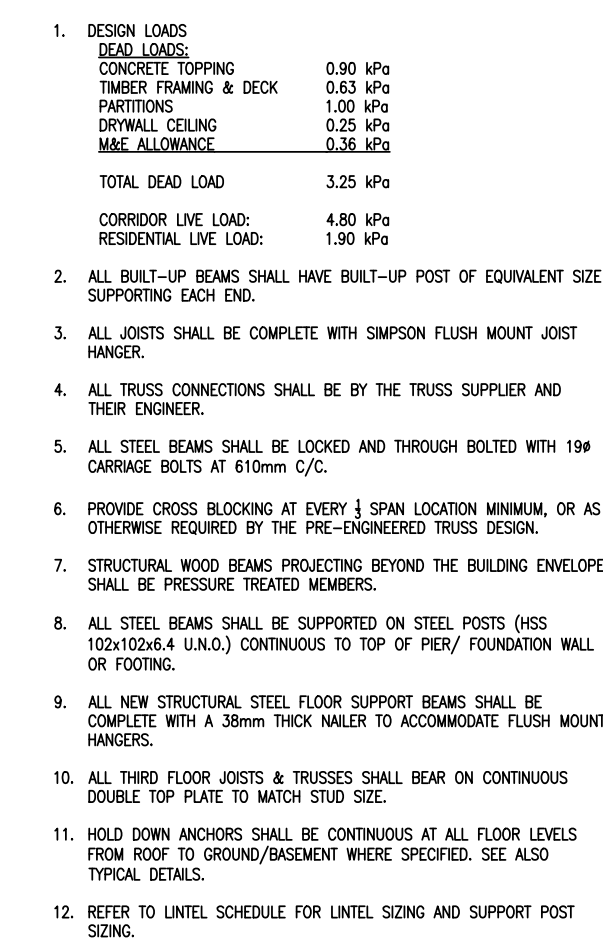


S102

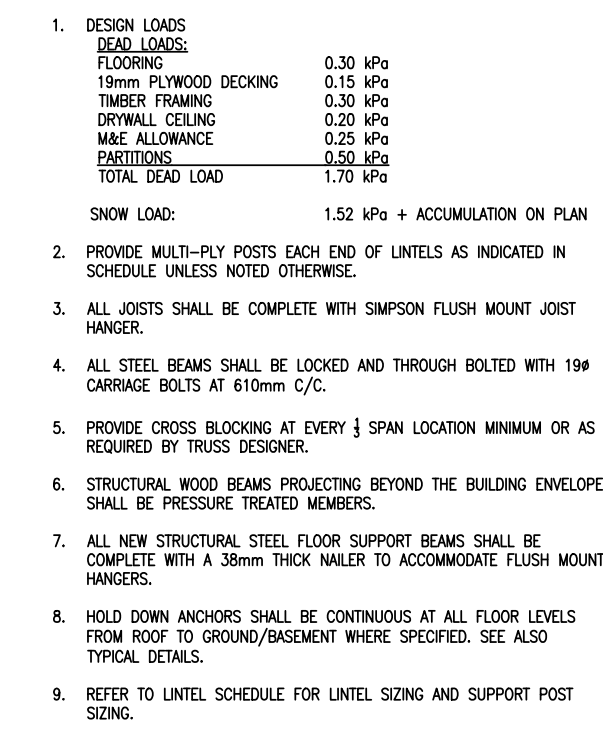
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PROJECT NO: **21046** DRAWING NO: **S202**



1 THIRD FLOOR FRAMING PLAN
S202 1:100



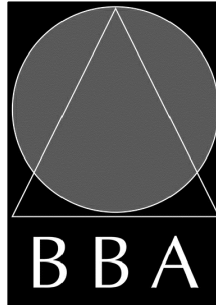
PROJECT:

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
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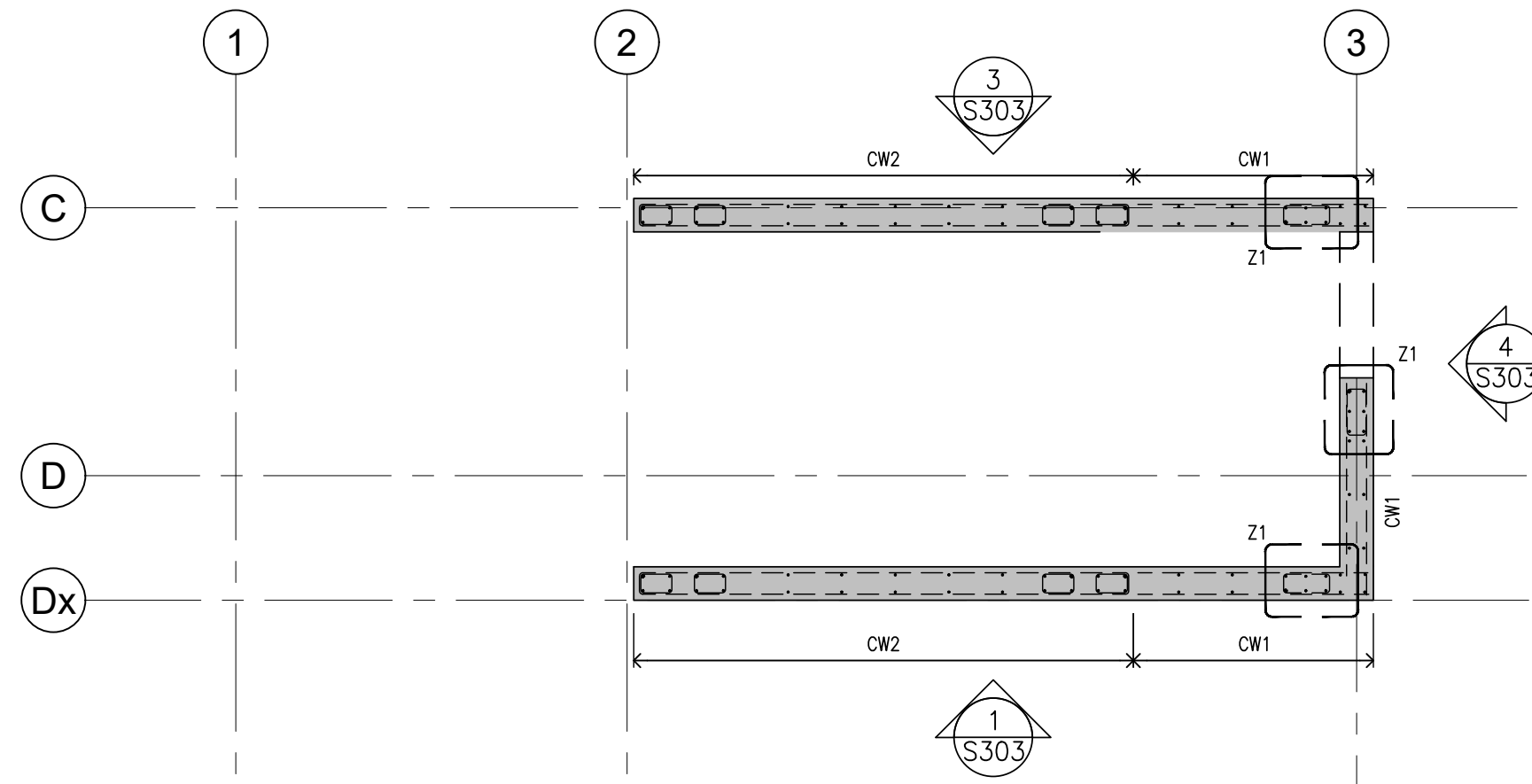
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CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE:	
FILE:	

PROJECT NO:

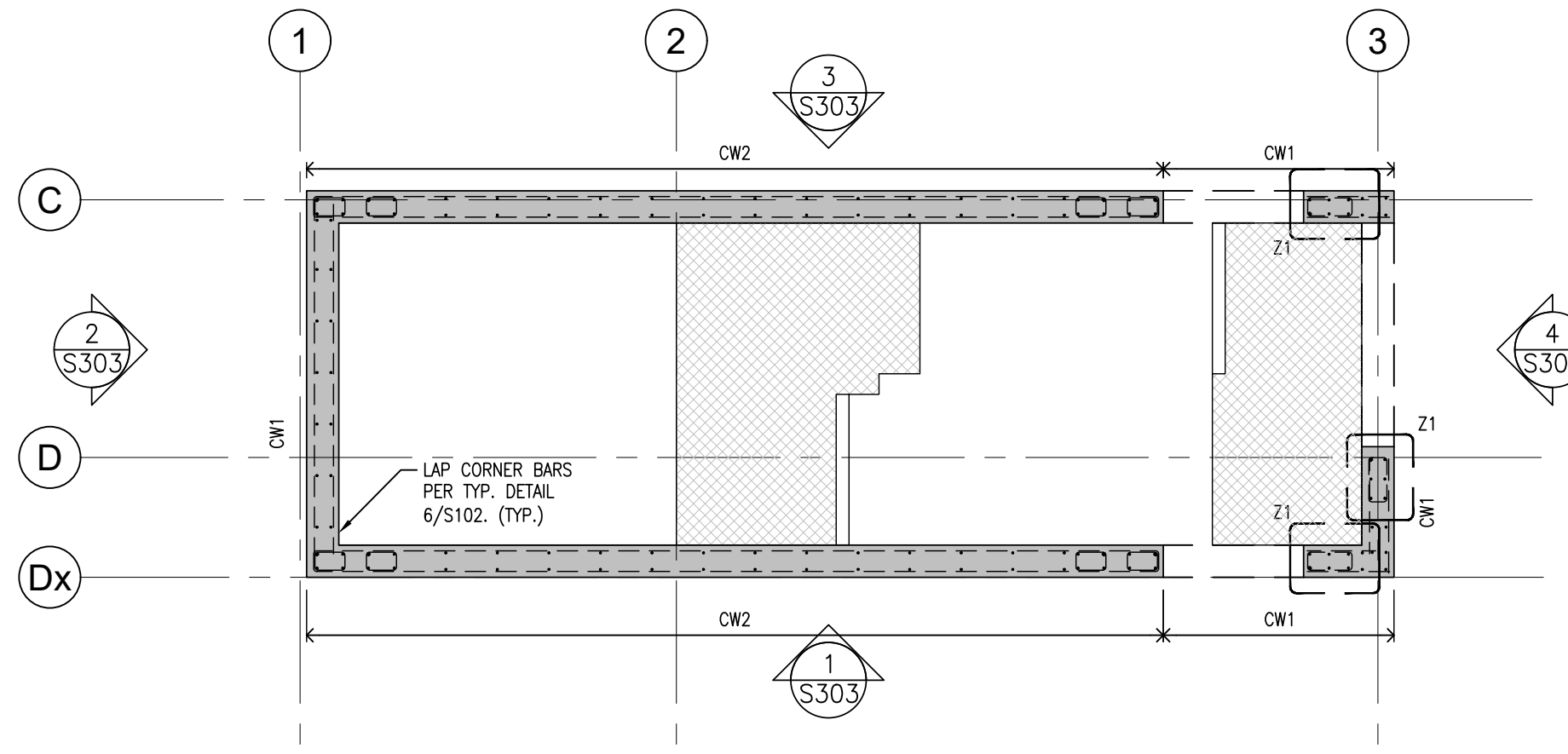
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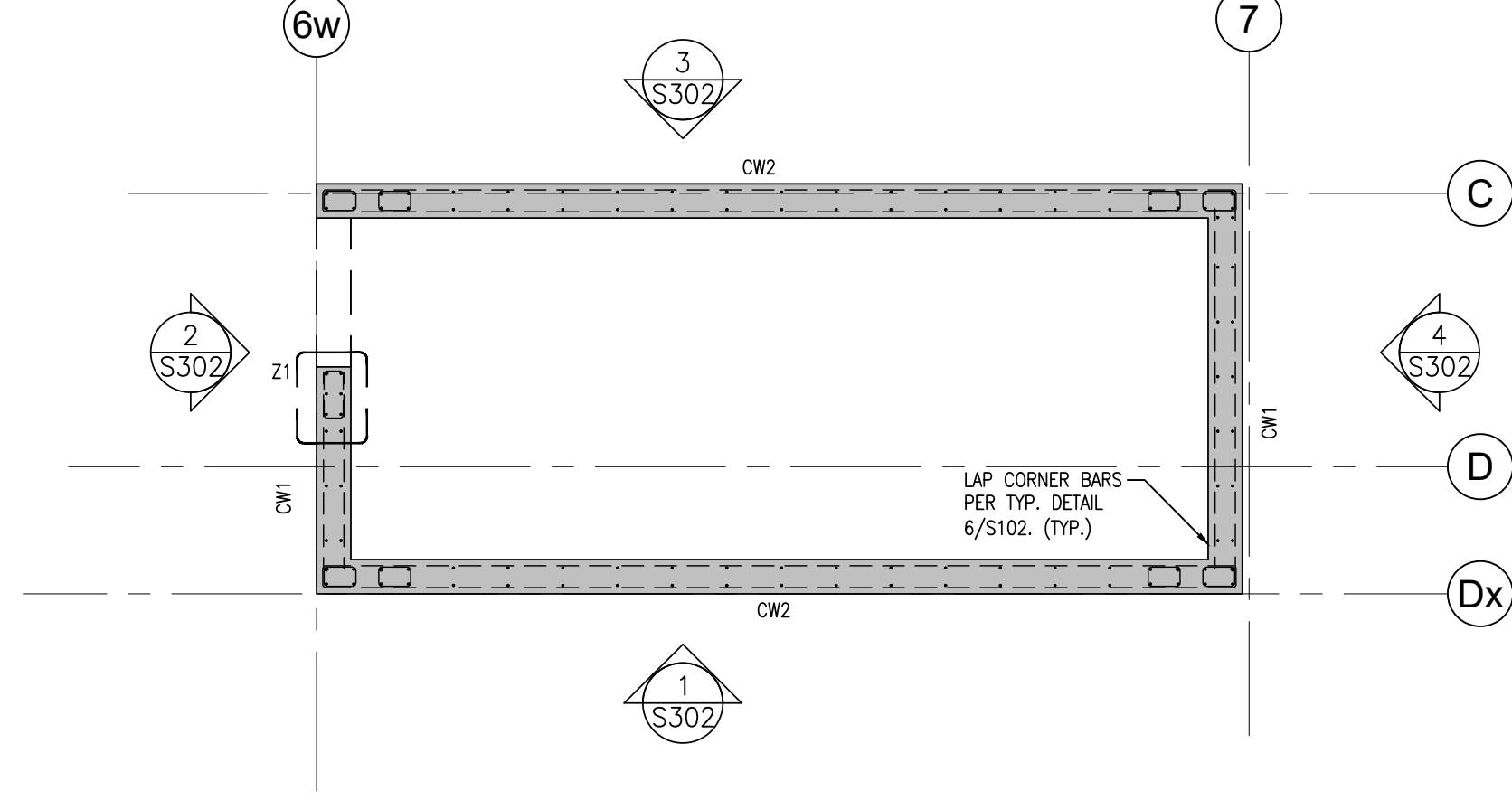
S203



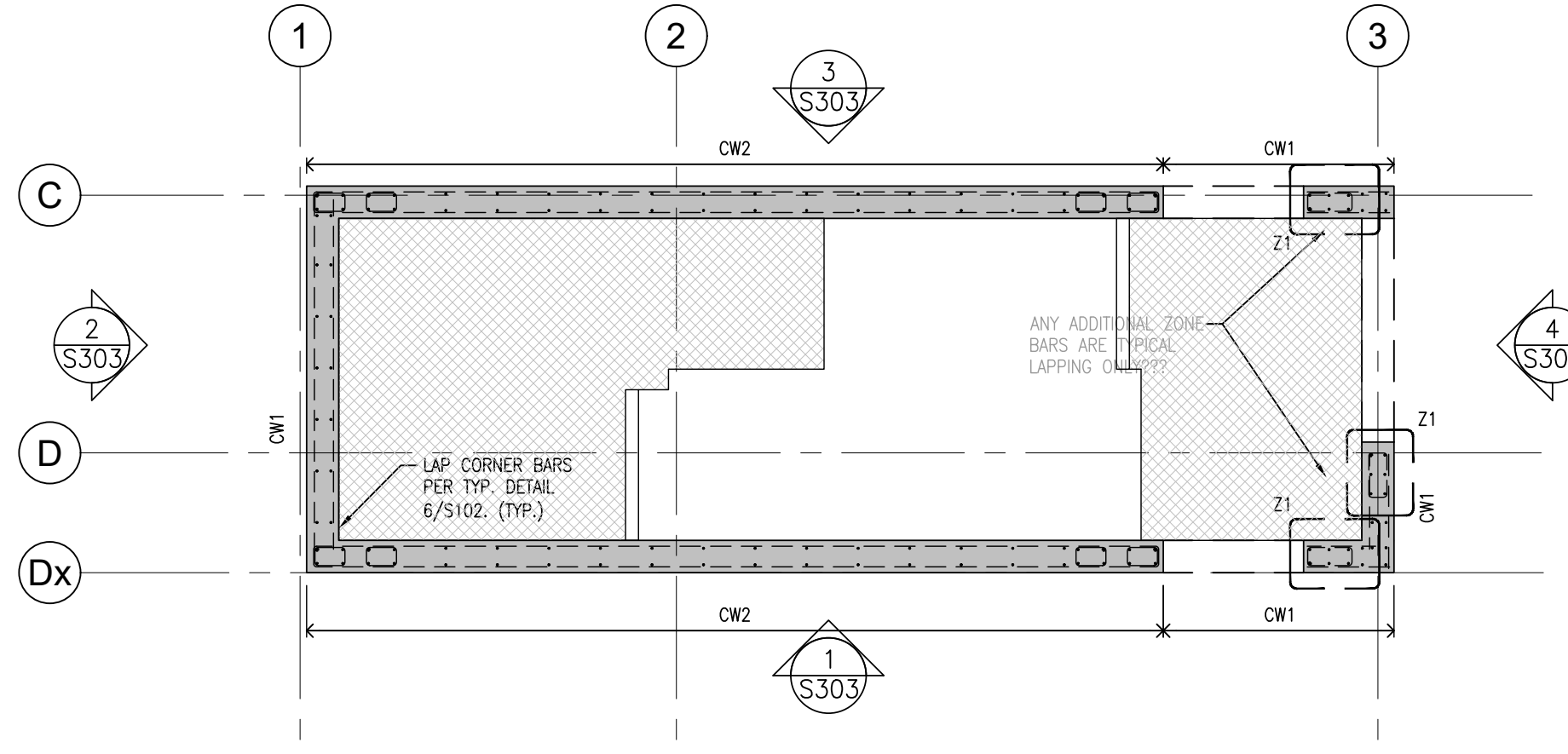
10 STAIR 2- 5TH FLOOR UP TO ROOF
1:50



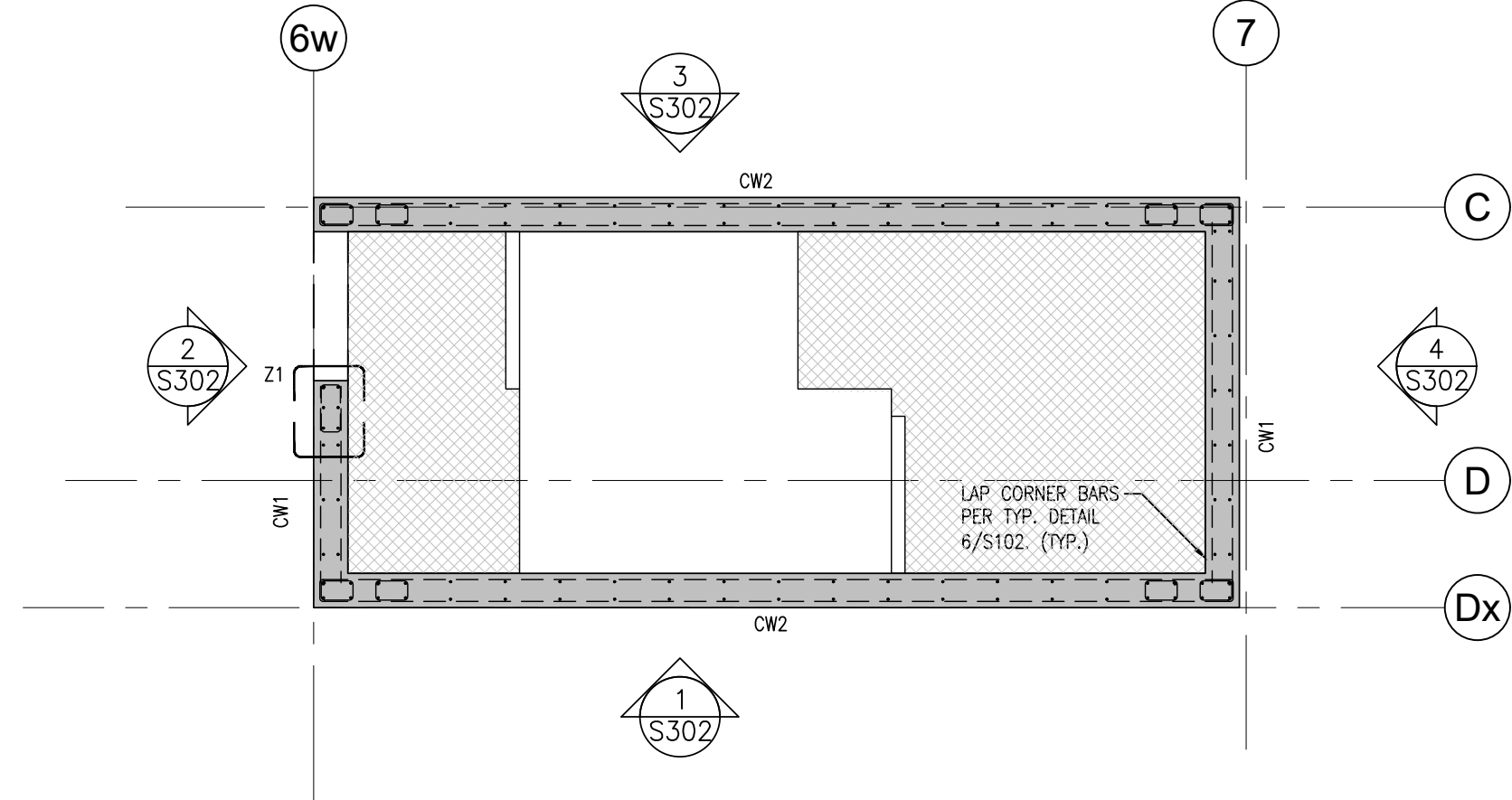
8 STAIR 2- 4TH FLOOR UP TO 5TH
1:50



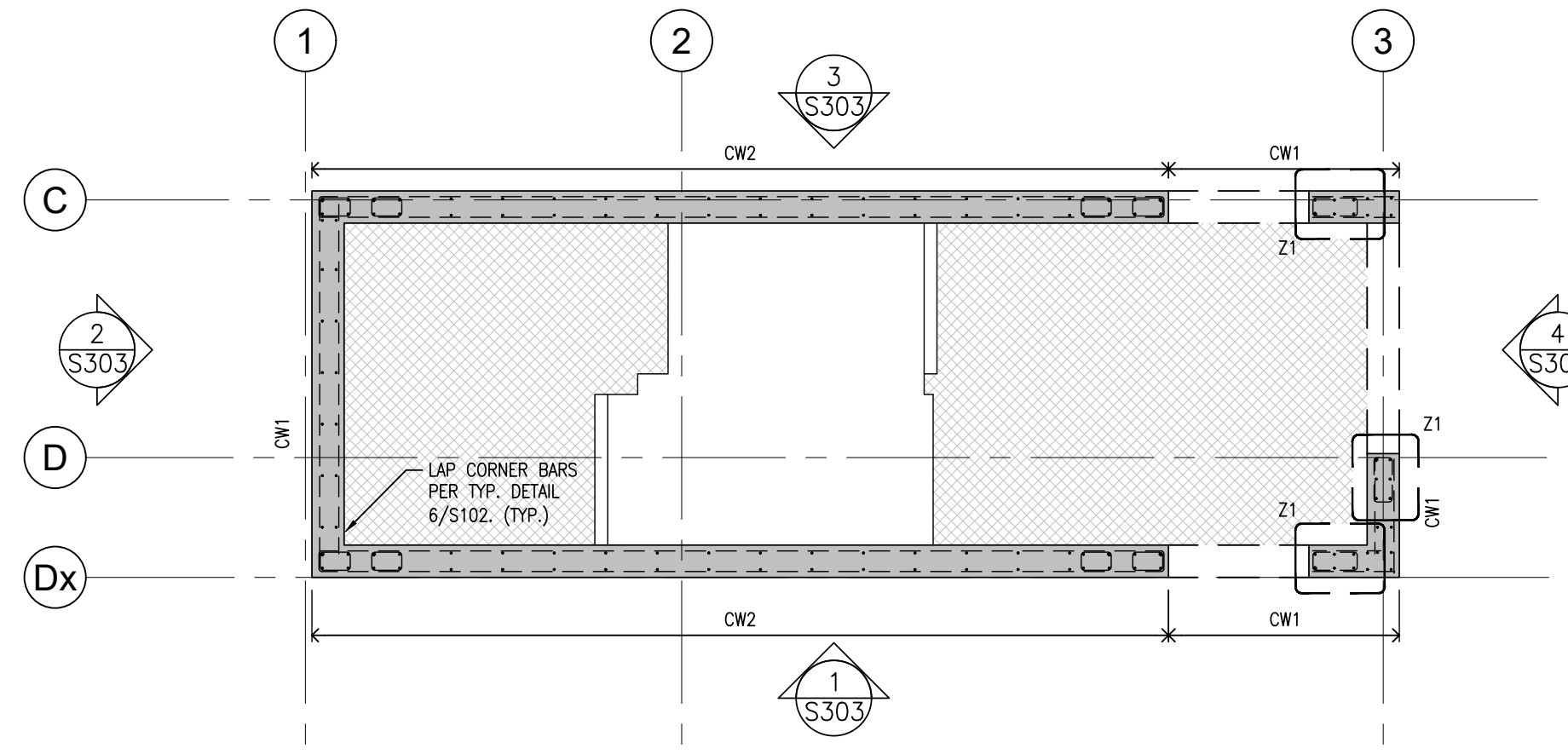
4 STAIR 1- 5TH FLOOR UP TO ROOF
1:50



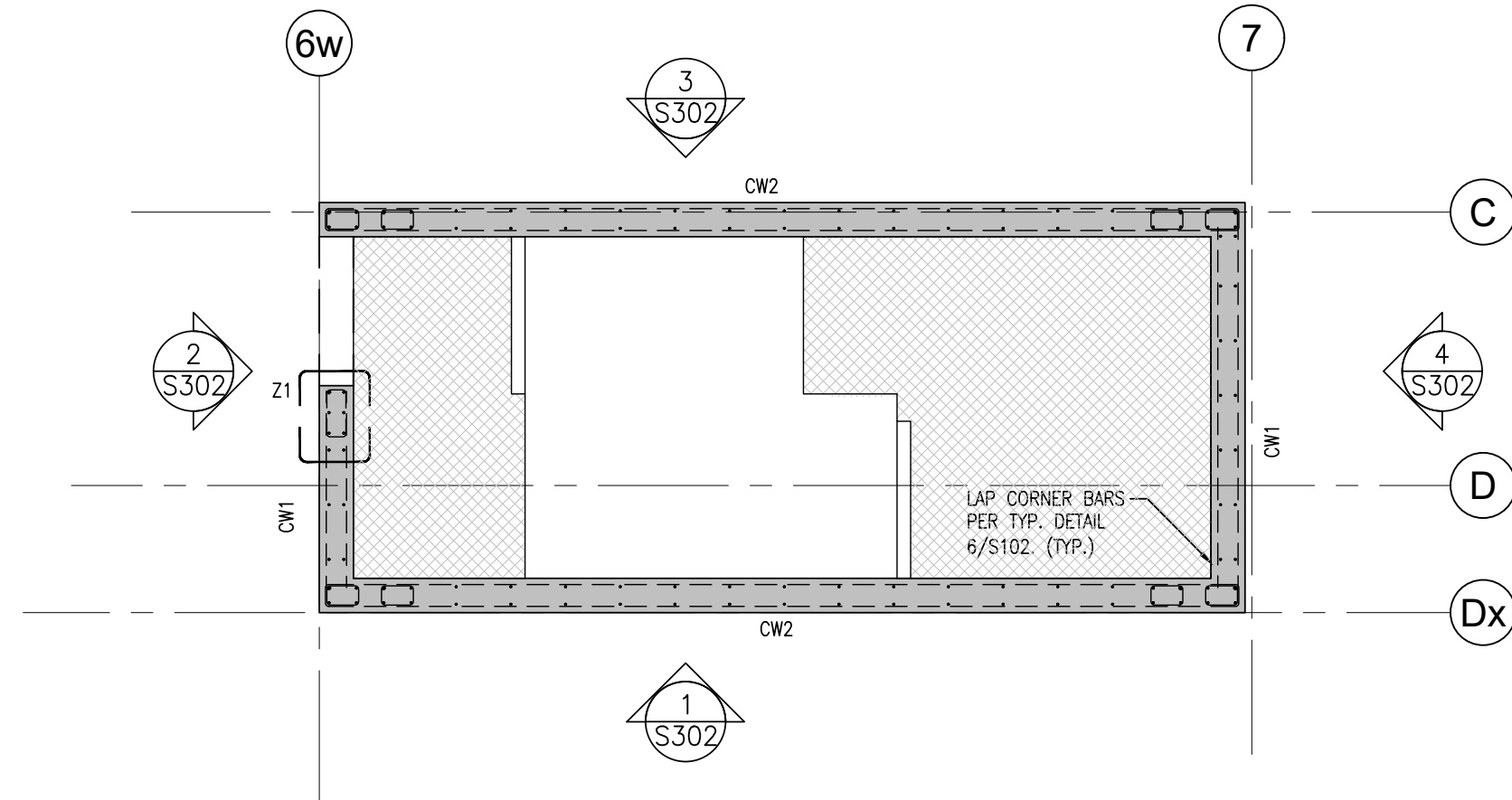
7 STAIR 2- 3RD FLOOR UP TO 5TH FLOOR
1:50



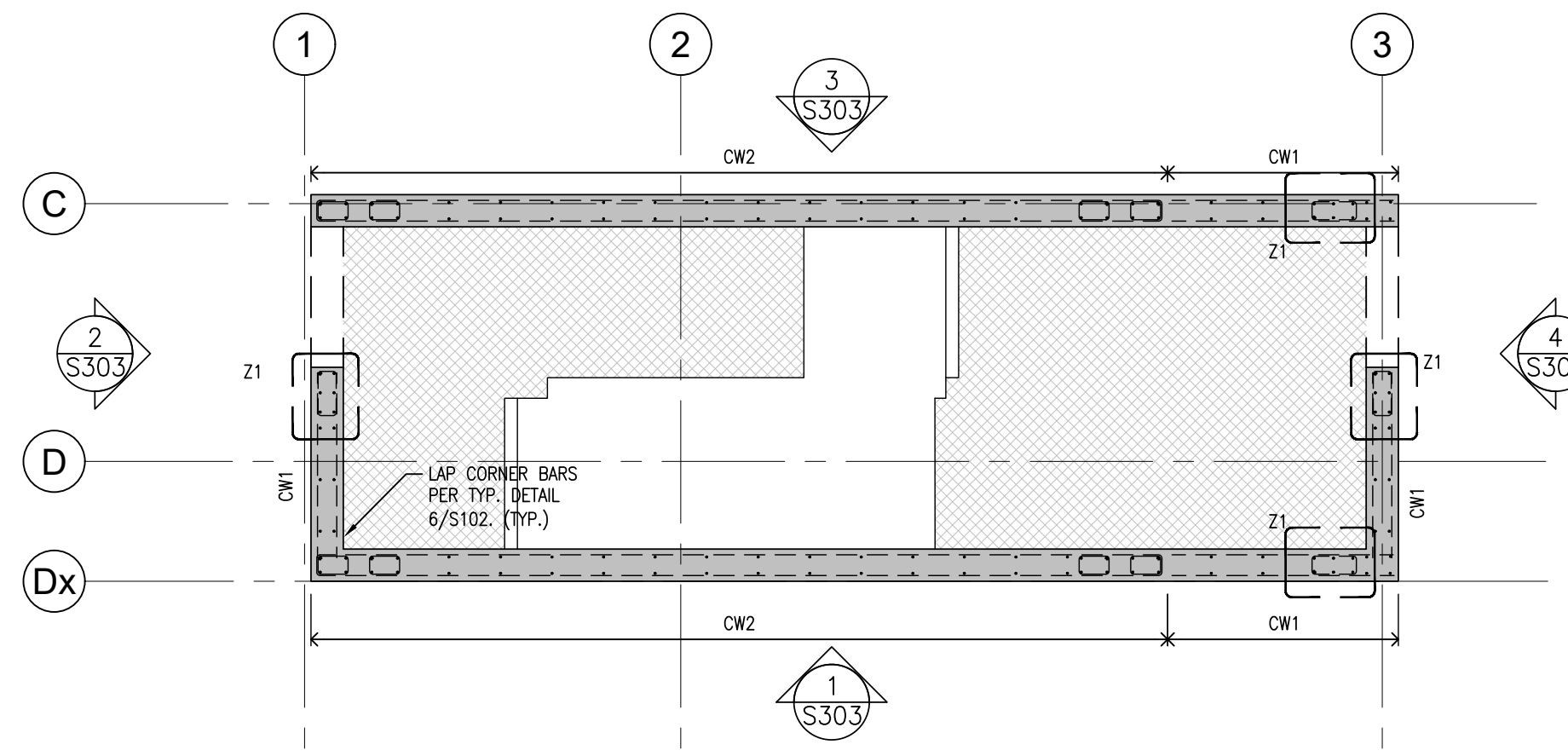
3 STAIR 1- 3RD FLOOR UP TO 5TH FLOOR
1:50



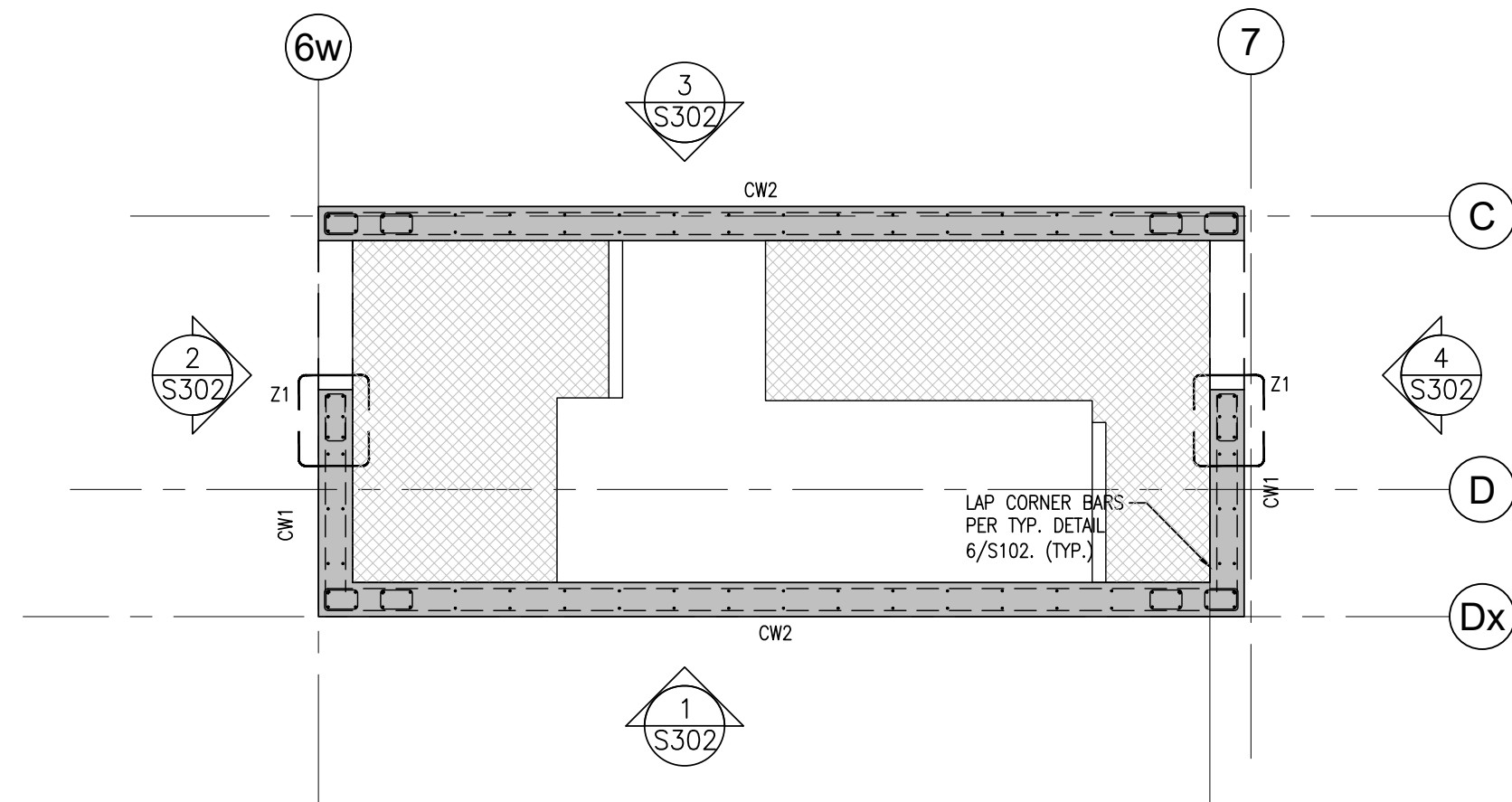
6 STAIR 2- 2ND FLOOR UP TO 3RD FLOOR
1:50



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

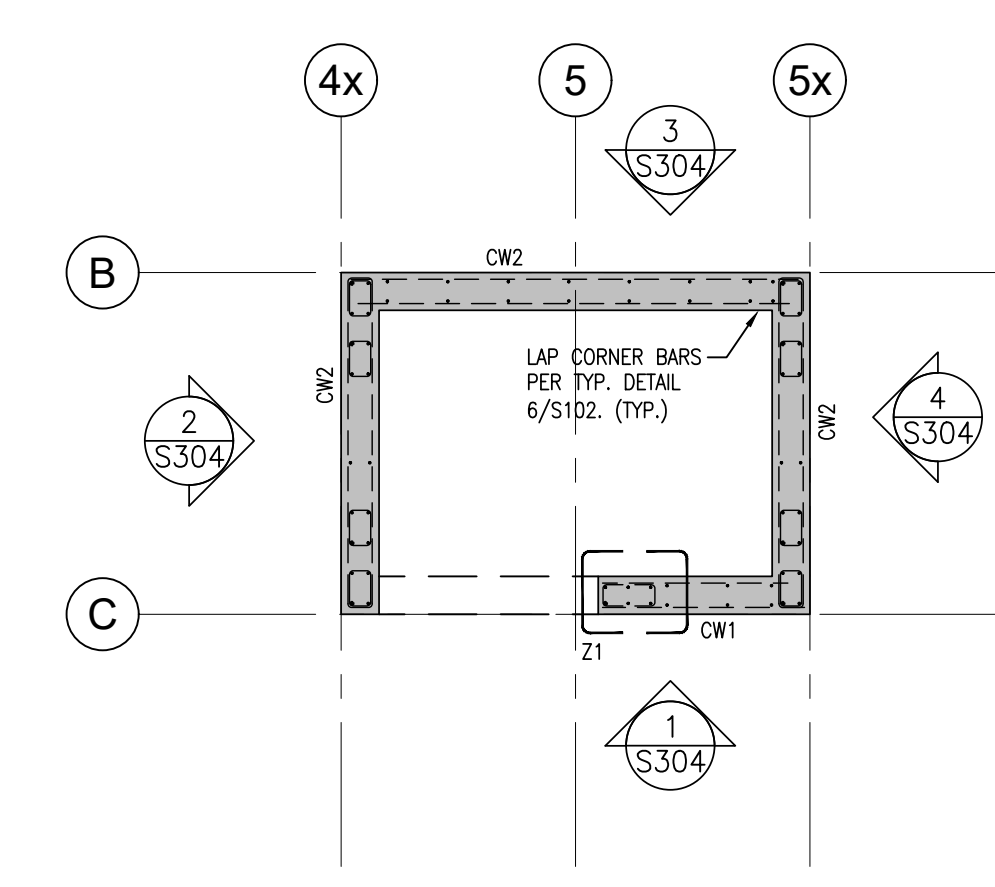


5 STAIR 2- 1ST FLOOR UP TO 2ND FLOOR
1:50



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

ZONE REINFORCEMENT SCHEDULE				
MARK	VERT. REINF.	ZONE STIRRUPS	REMARKS	DETAIL
Z1	6-25M VERT.	10M AT 250 C/C		DETAIL 1
NOTE: 1. ALL ZONE STIRRUPS SHALL BE 10M AT 250 C/C. 2. ALL SPLICES SHALL BE CLASS 'B' TENSION LAP U.N.O.				



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

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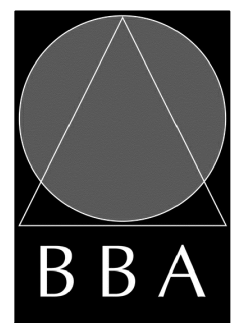
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PROJECT:
**MIXED-USE BUILDING
DEVELOPMENT (BLDG.#3)
PHASE 1**
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
**CONCRETE SHEAR
WALL PLANS**



BARRY BRYAN
ASSOCIATES

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Engineers
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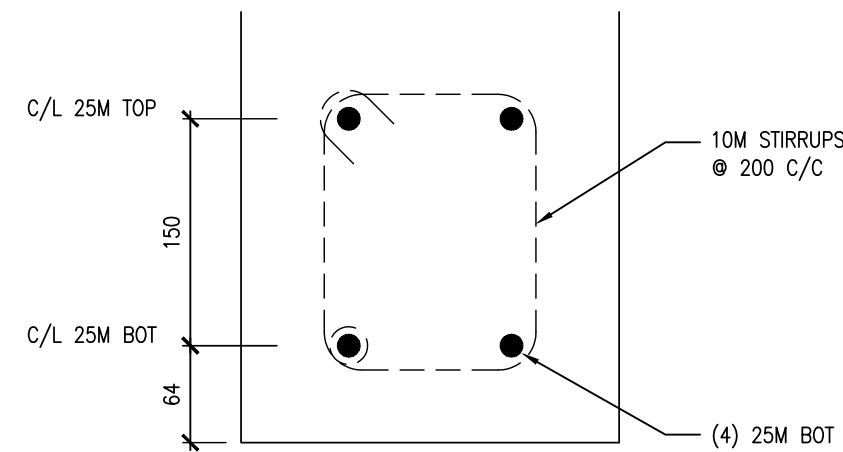
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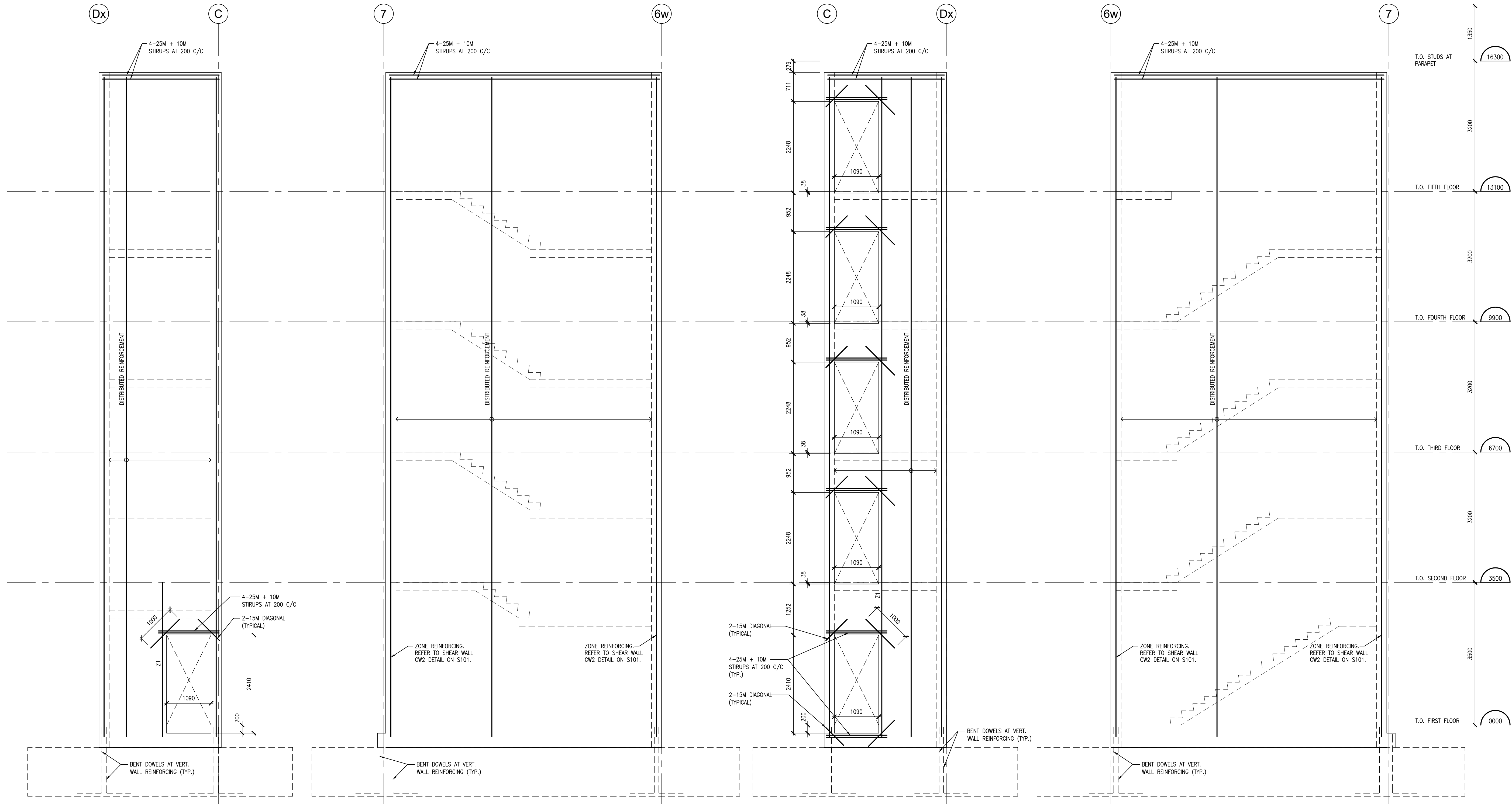
21046

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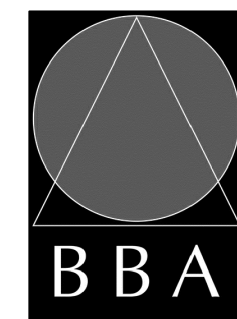
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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
CONCRETE SHEAR WALL ELEVATIONS - STAIR #1



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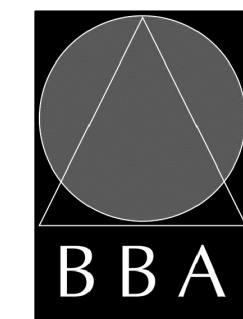
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PROJECT:
**MIXED-USE BUILDING
DEVELOPMENT (BLDG.#3)
PHASE 1**
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
**CONCRETE SHEAR WALL
ELEVATIONS - STAIR # 2**



**BARRY BRYAN
ASSOCIATES**

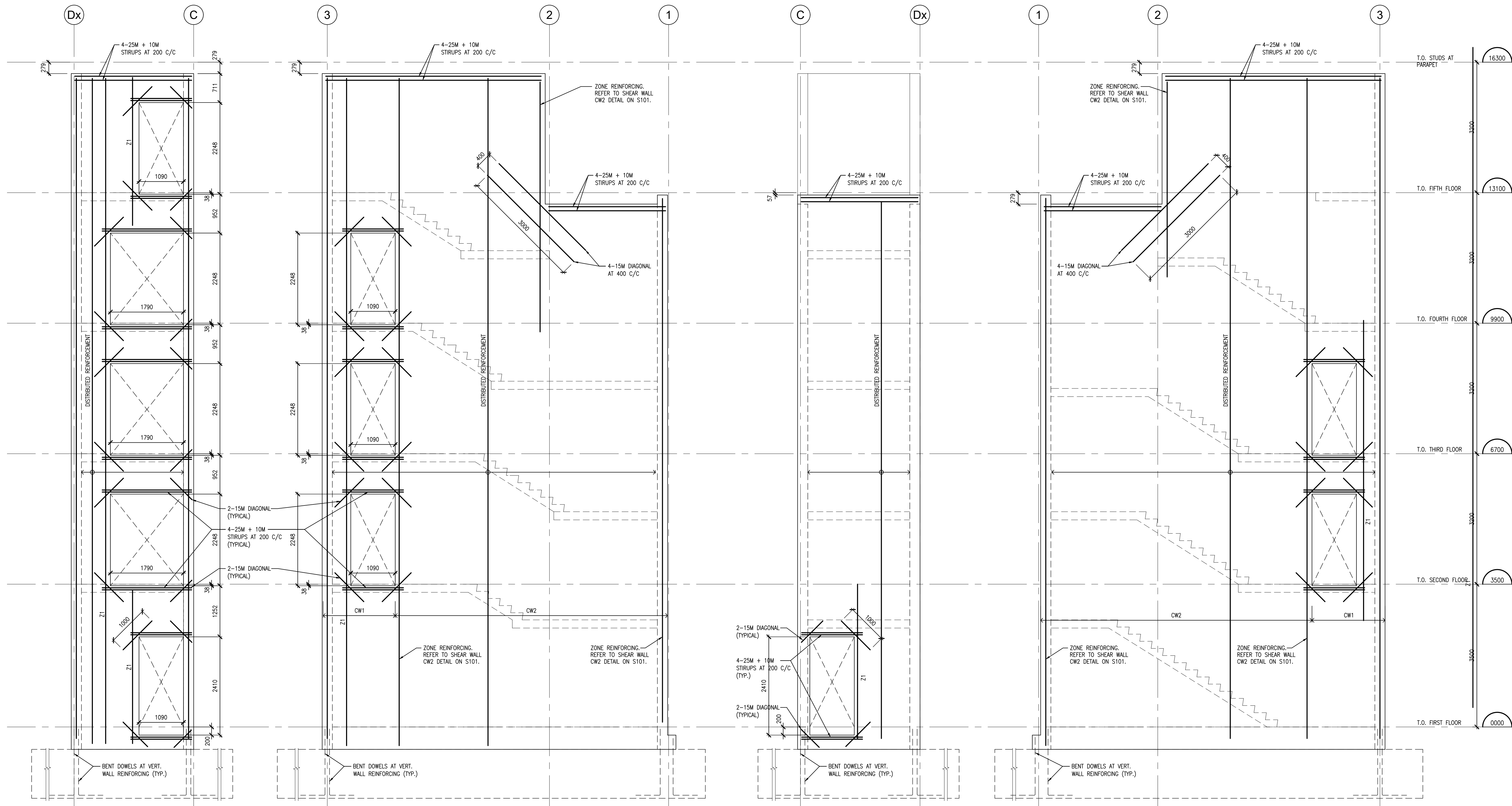
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DRAWING NO:
S303



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

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

2
S303
ELEVATION - STAIR #2-WEST(GRID 1)
1:50

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

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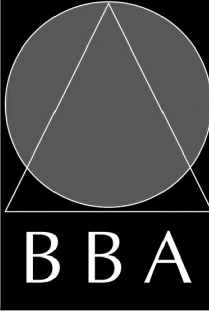
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PHASE 1
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
CONCRETE SHEAR WALL ELEVATIONS - ELEVATOR



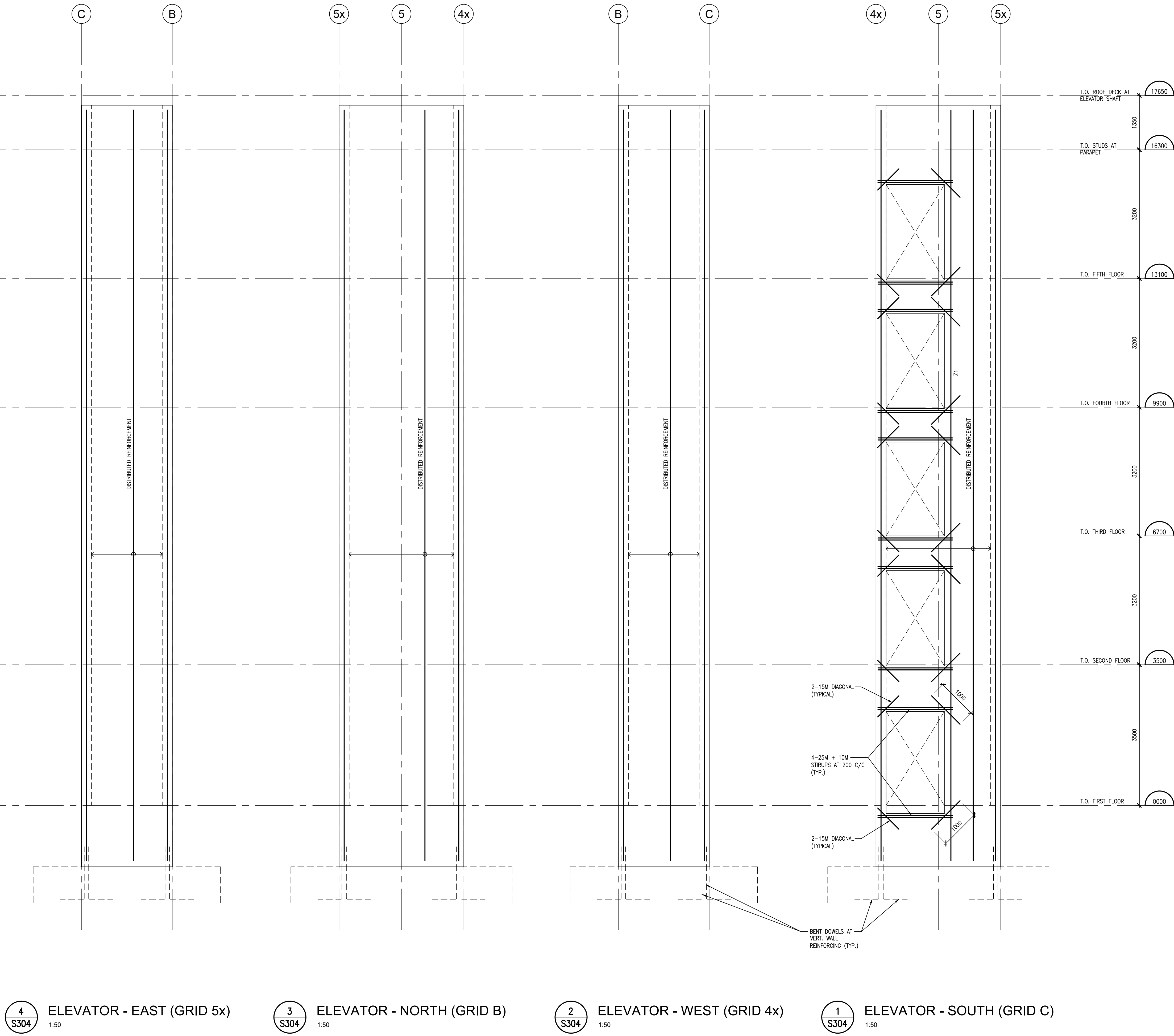
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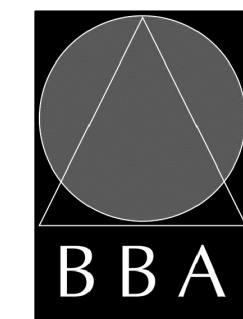
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PROJECT:
**MIXED-USE BUILDING
DEVELOPMENT (BLDG.#3)
PHASE 1**
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
**WOOD STUD SHEAR WALL
ELEVATIONS**



**BARRY BRYAN
ASSOCIATES**

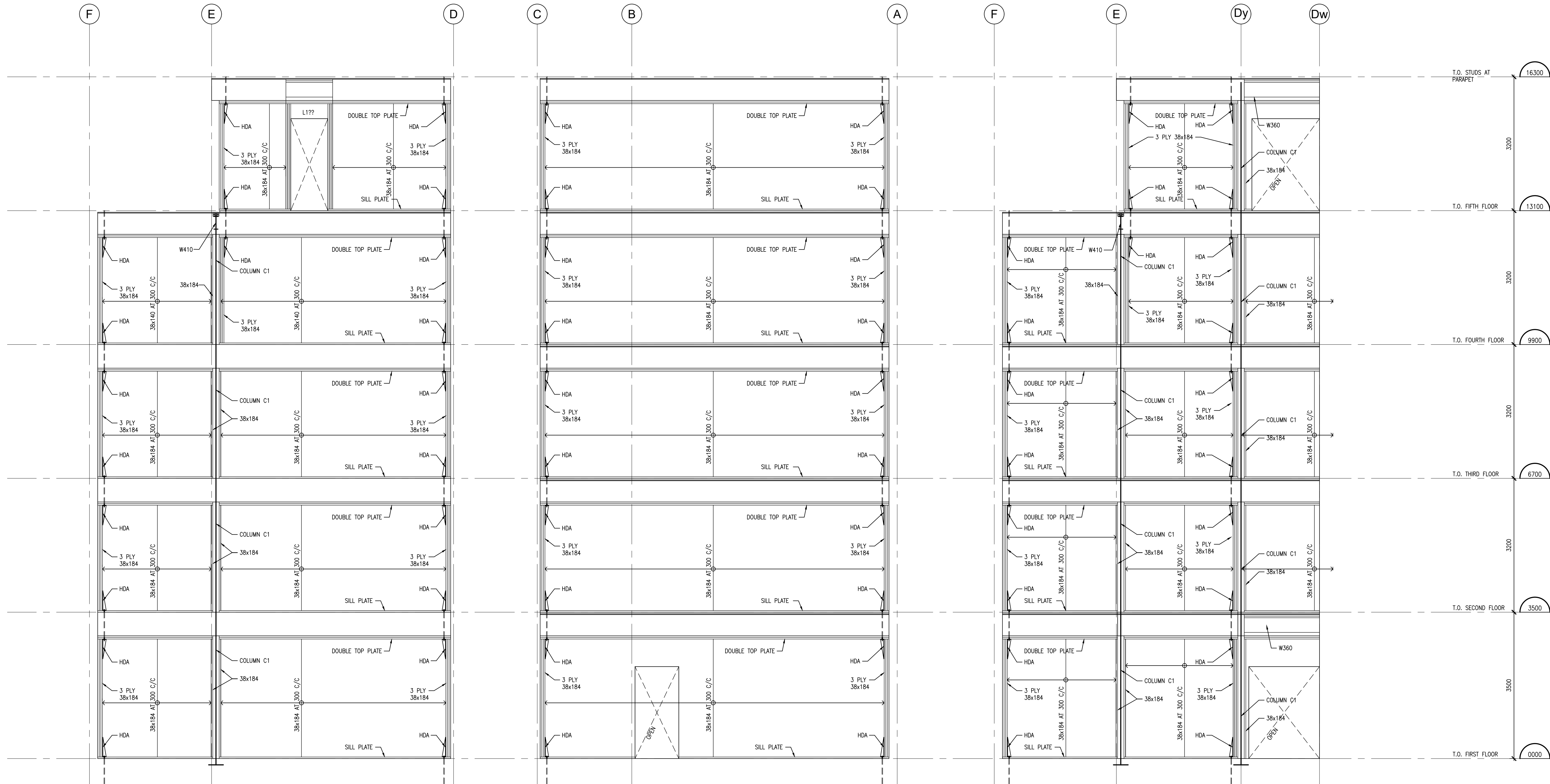
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e-mail: bba@bba-archeng.com



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21046

DRAWING NO:
S305



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

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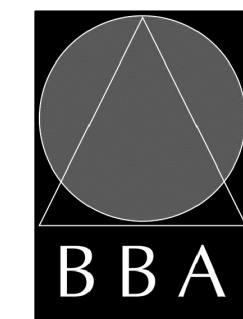
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**MIXED-USE BUILDING
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PHASE 1**
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
**WOOD STUD SHEAR WALL
ELEVATIONS**



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DRAWING NO:
S306



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

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PHASE 1**
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
**WOOD STUD SHEAR WALL
ELEVATIONS**



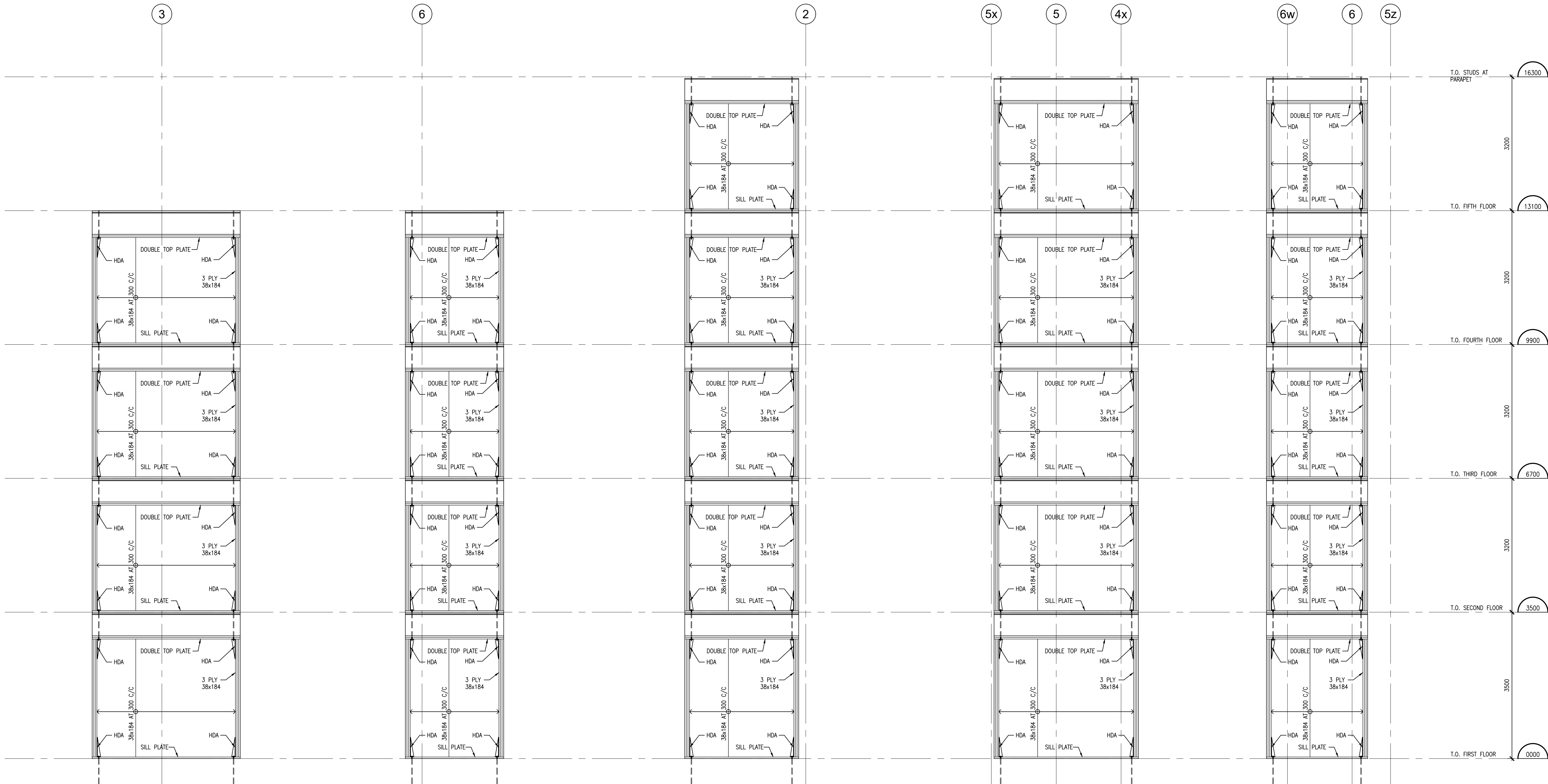
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S307



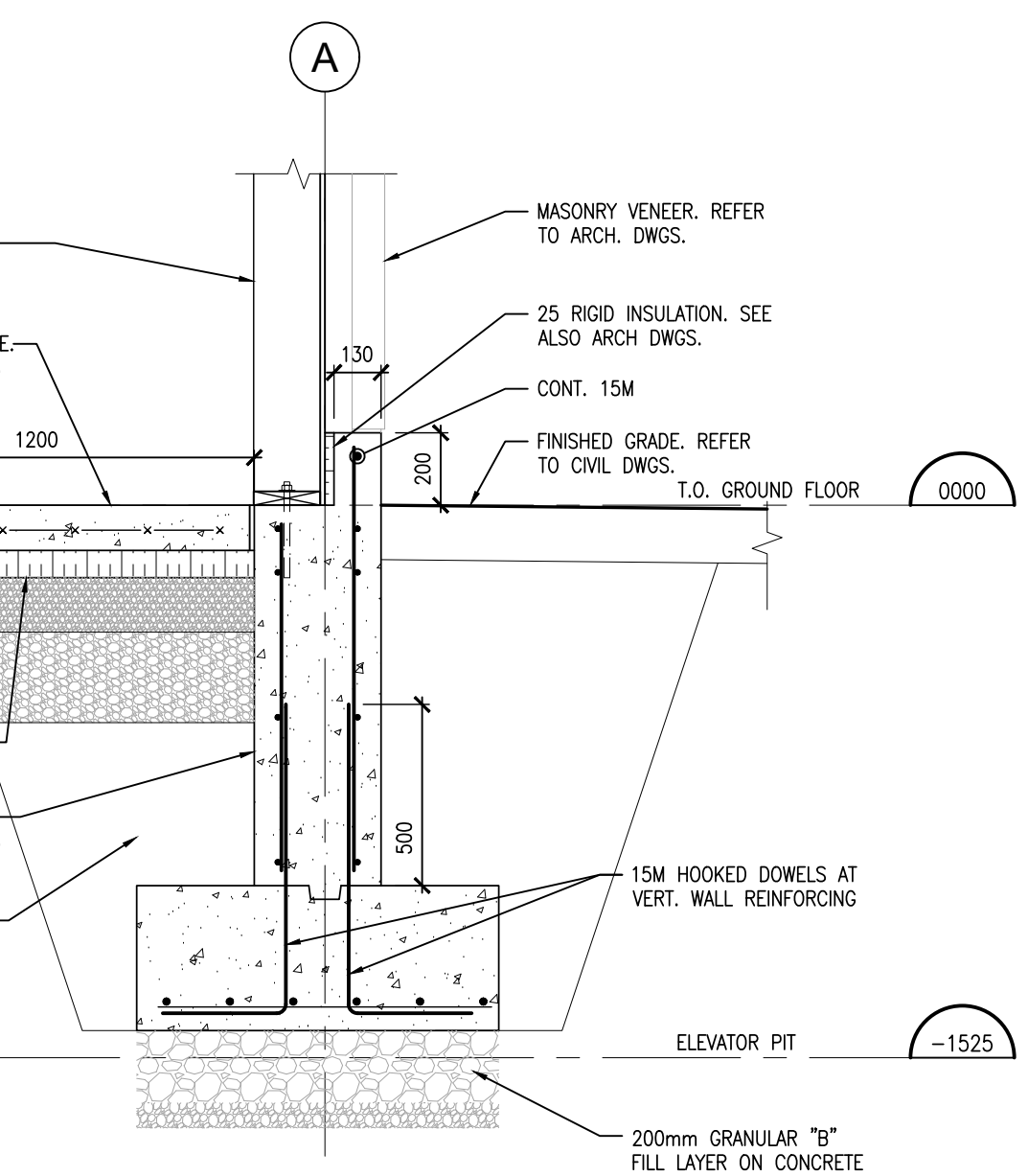
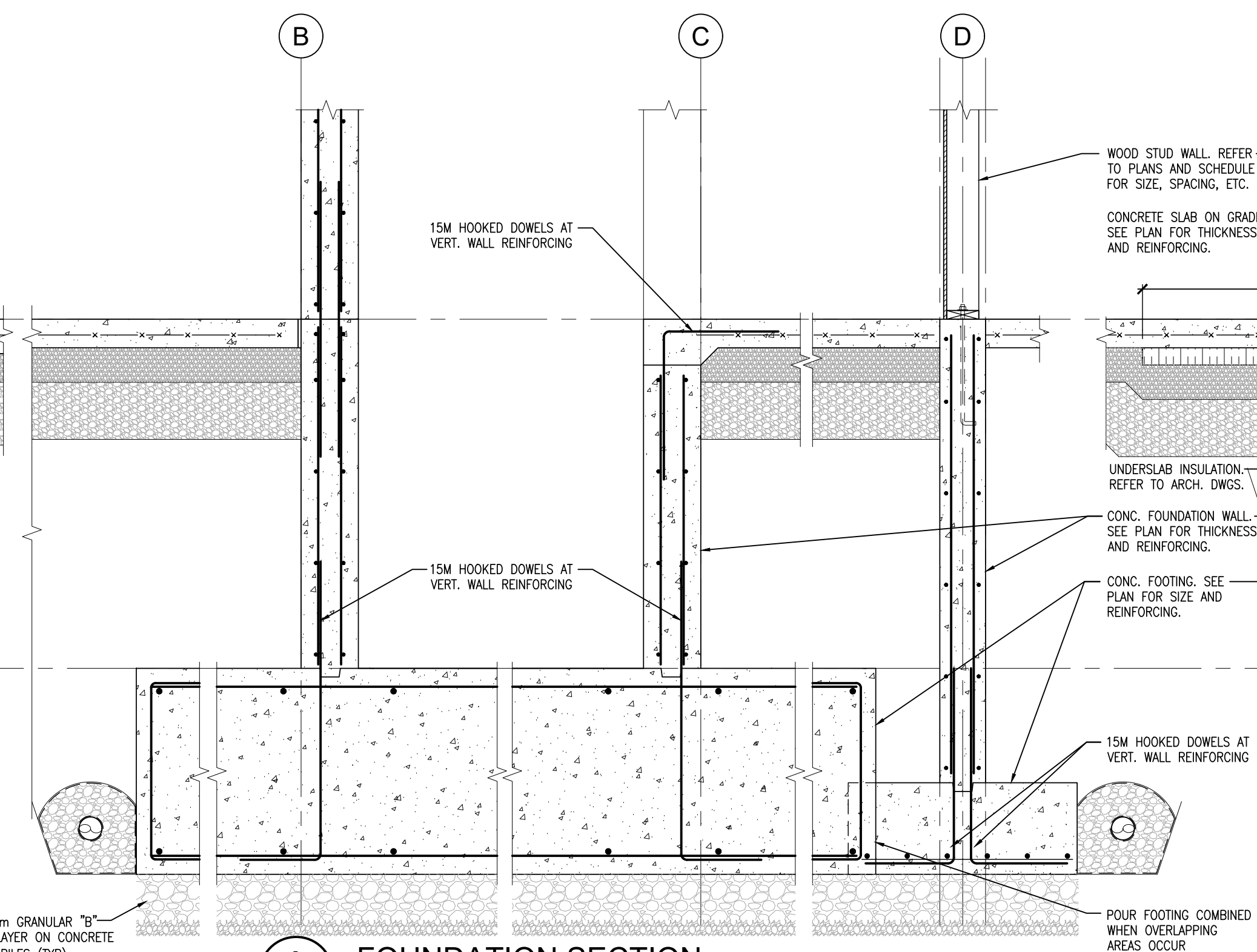
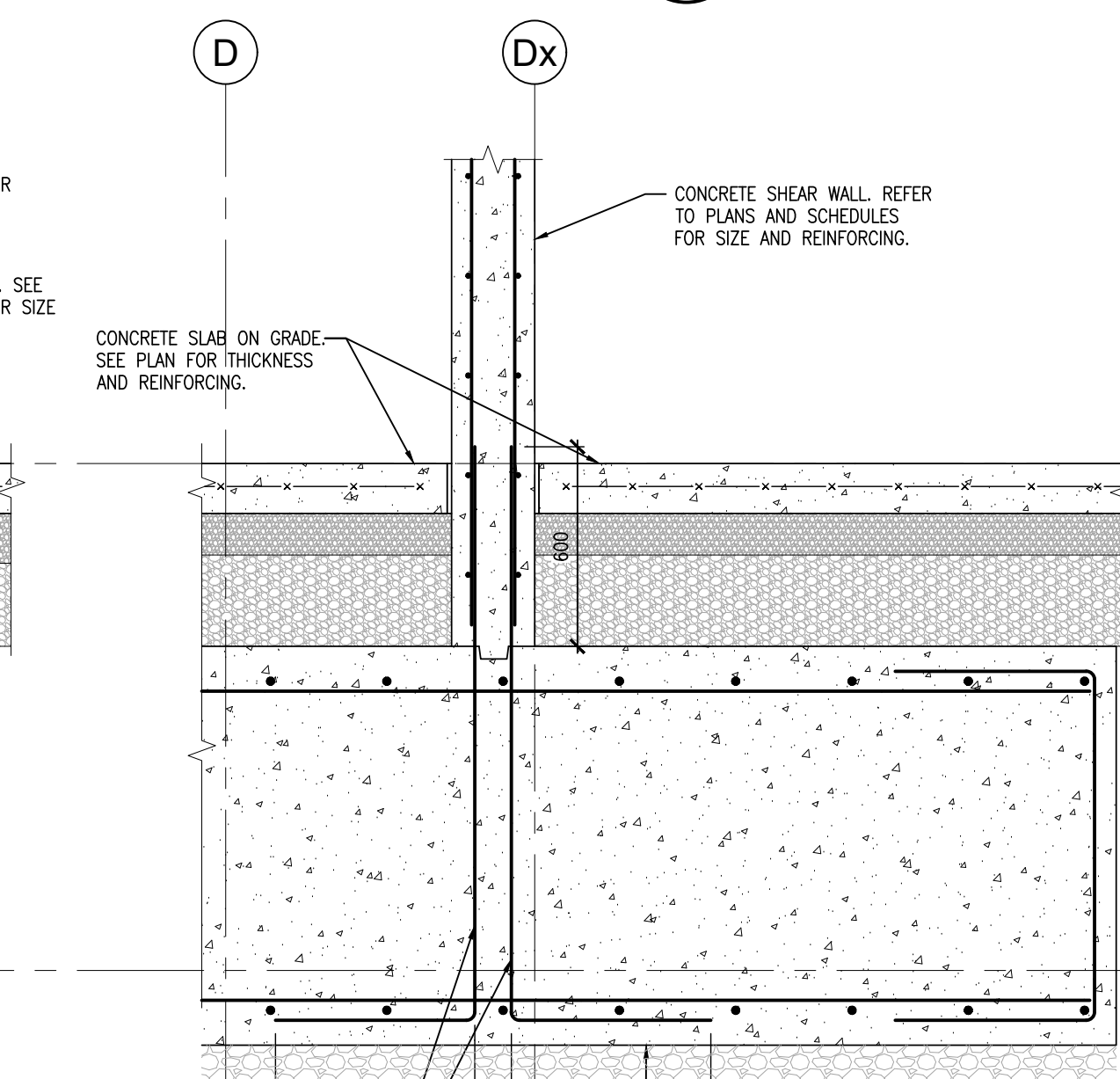
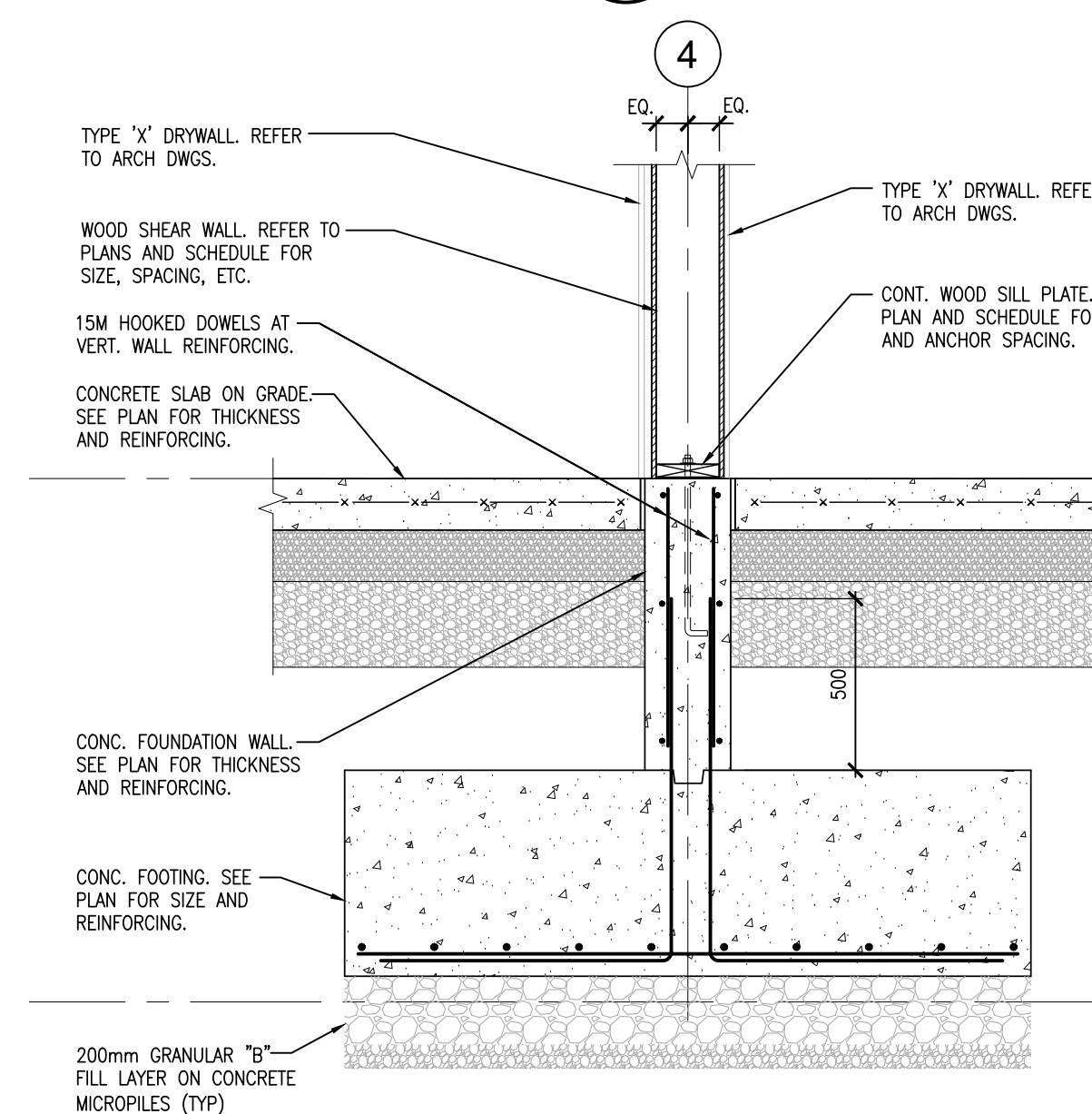
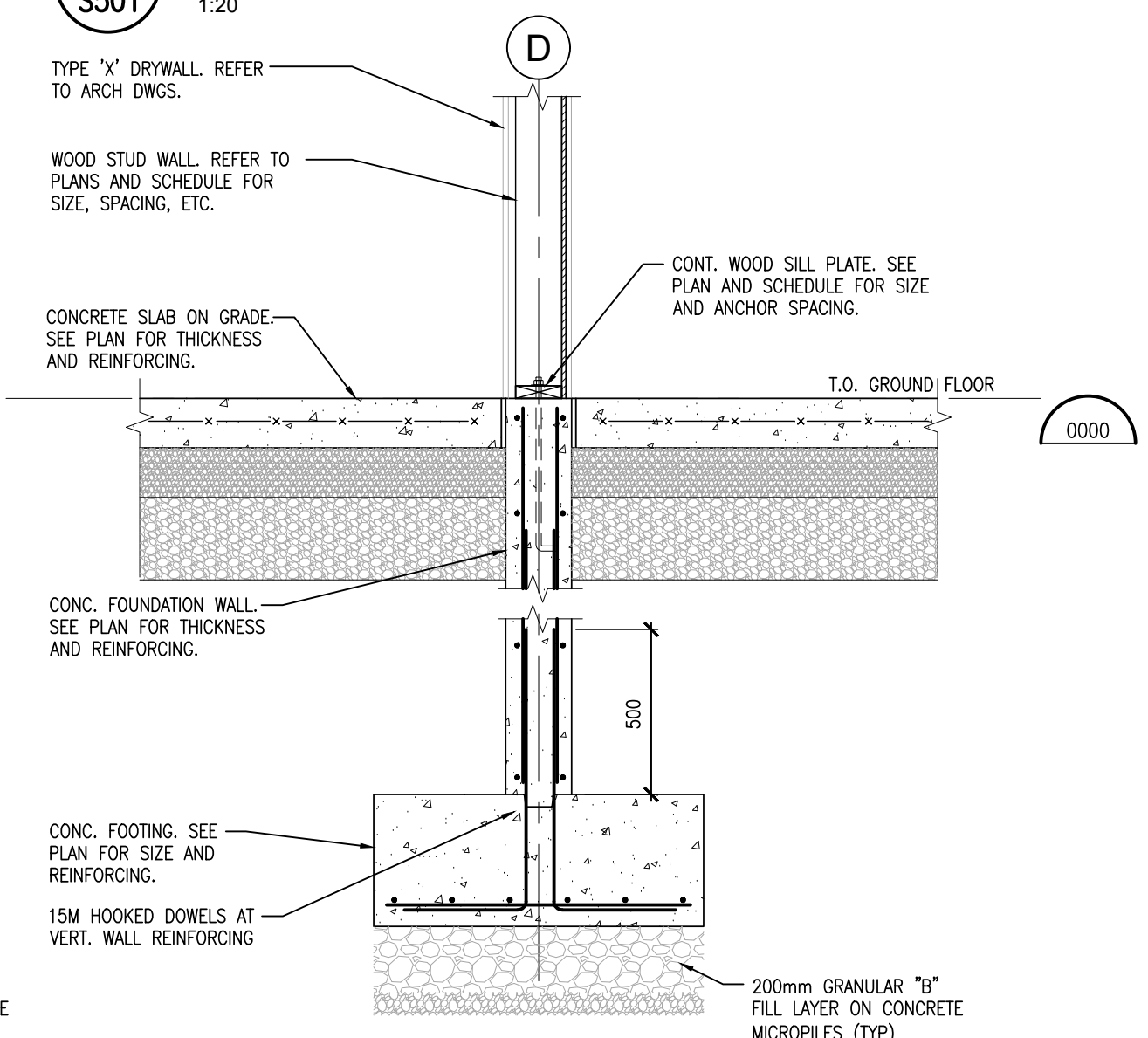
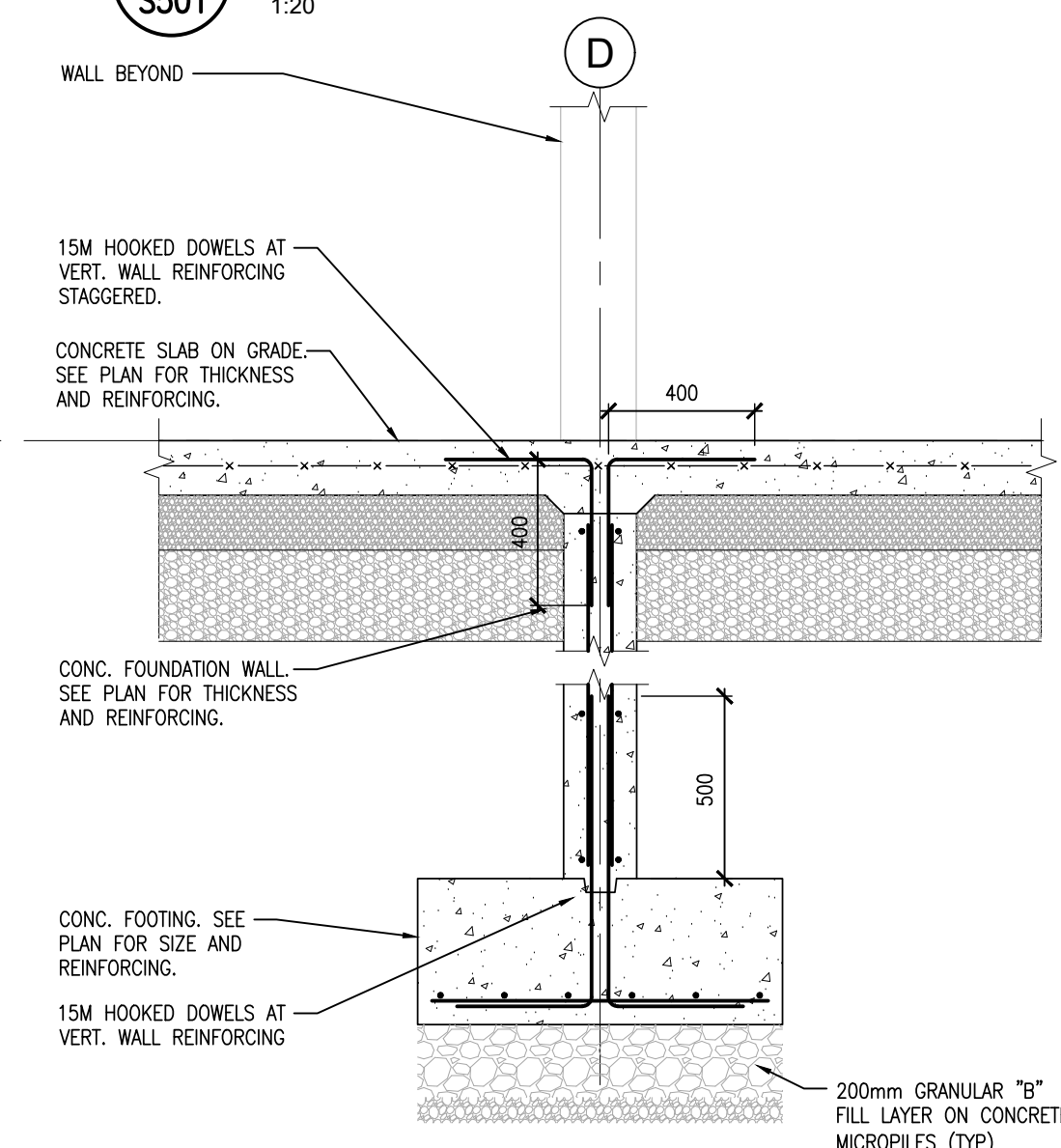
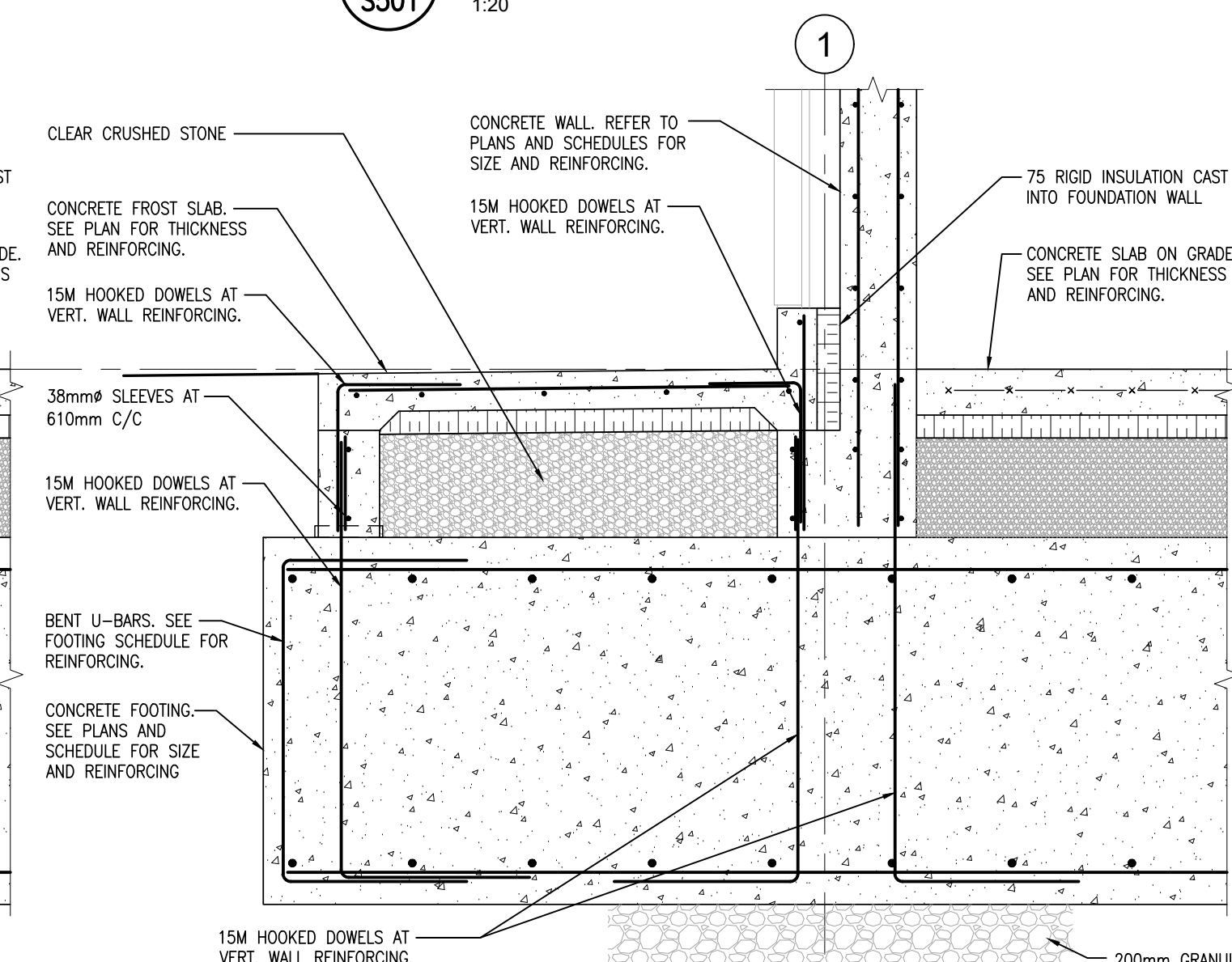
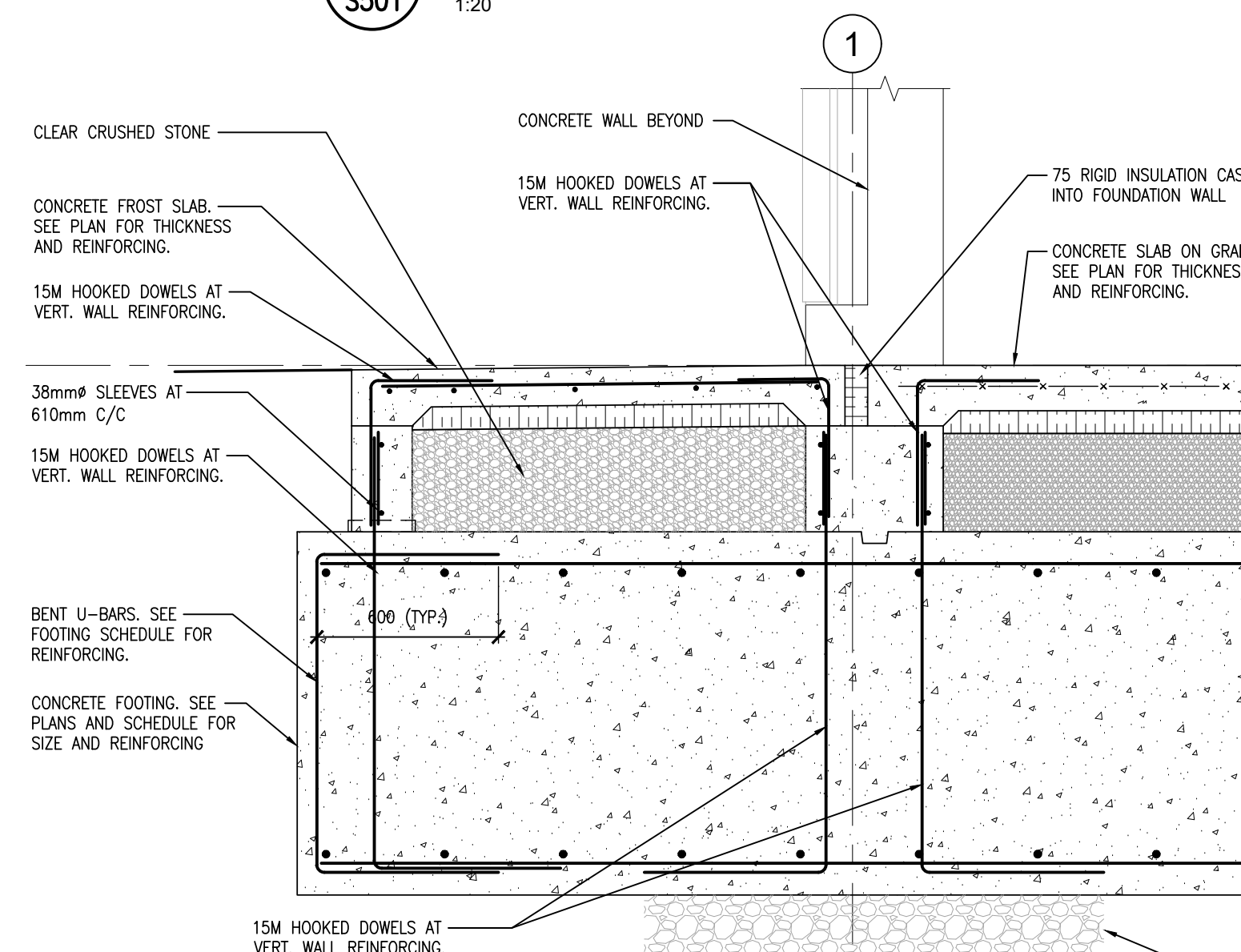
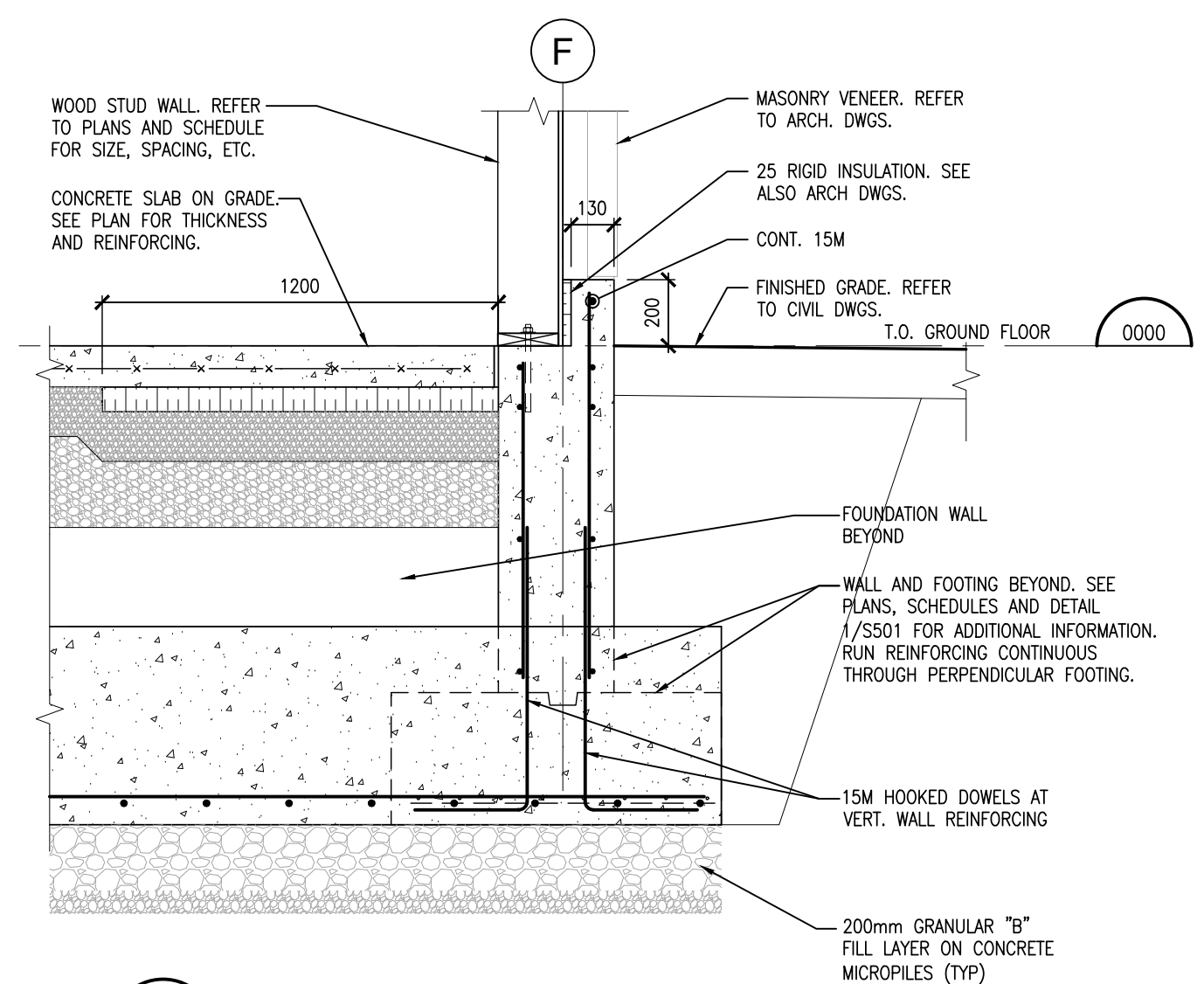
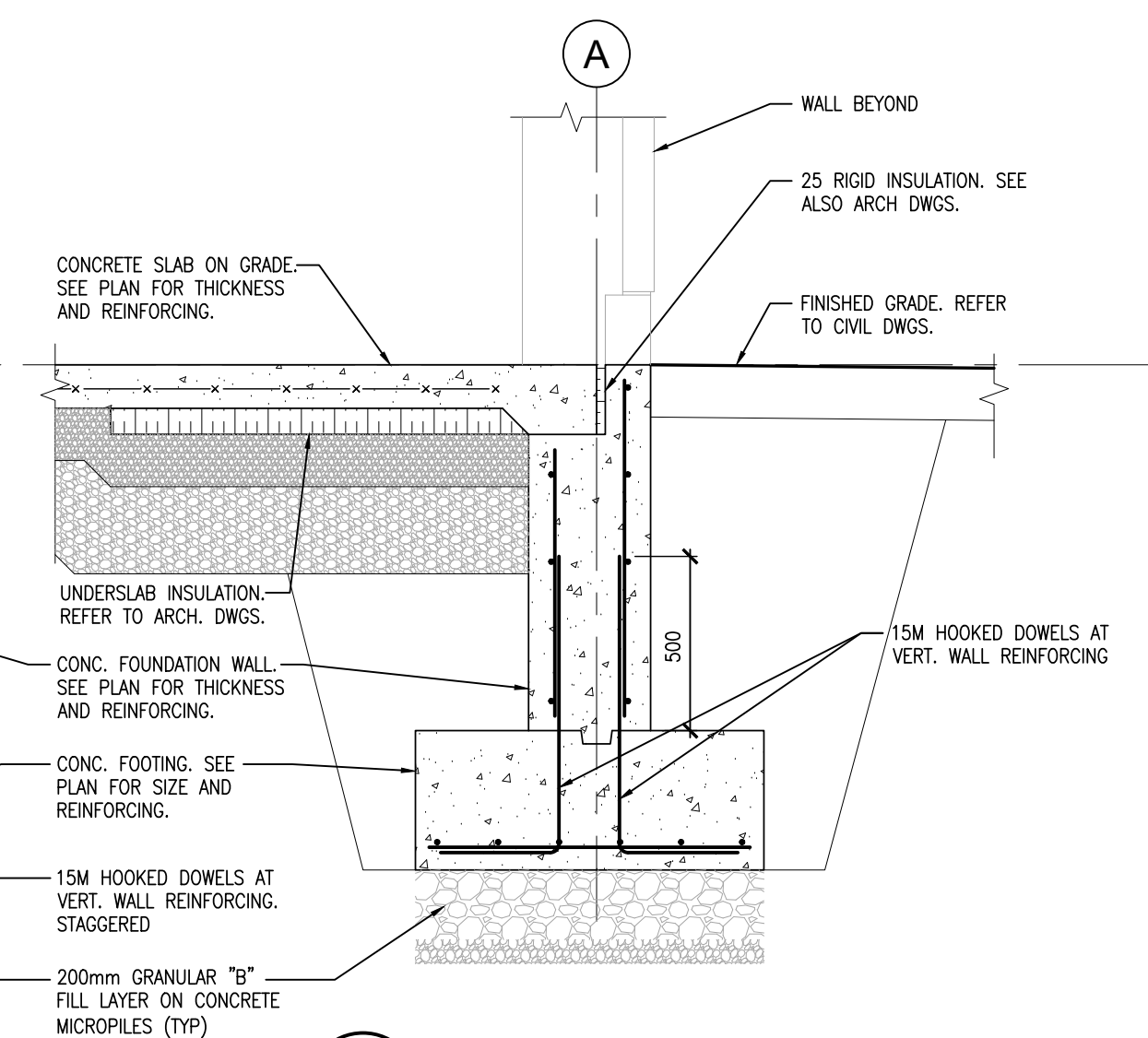
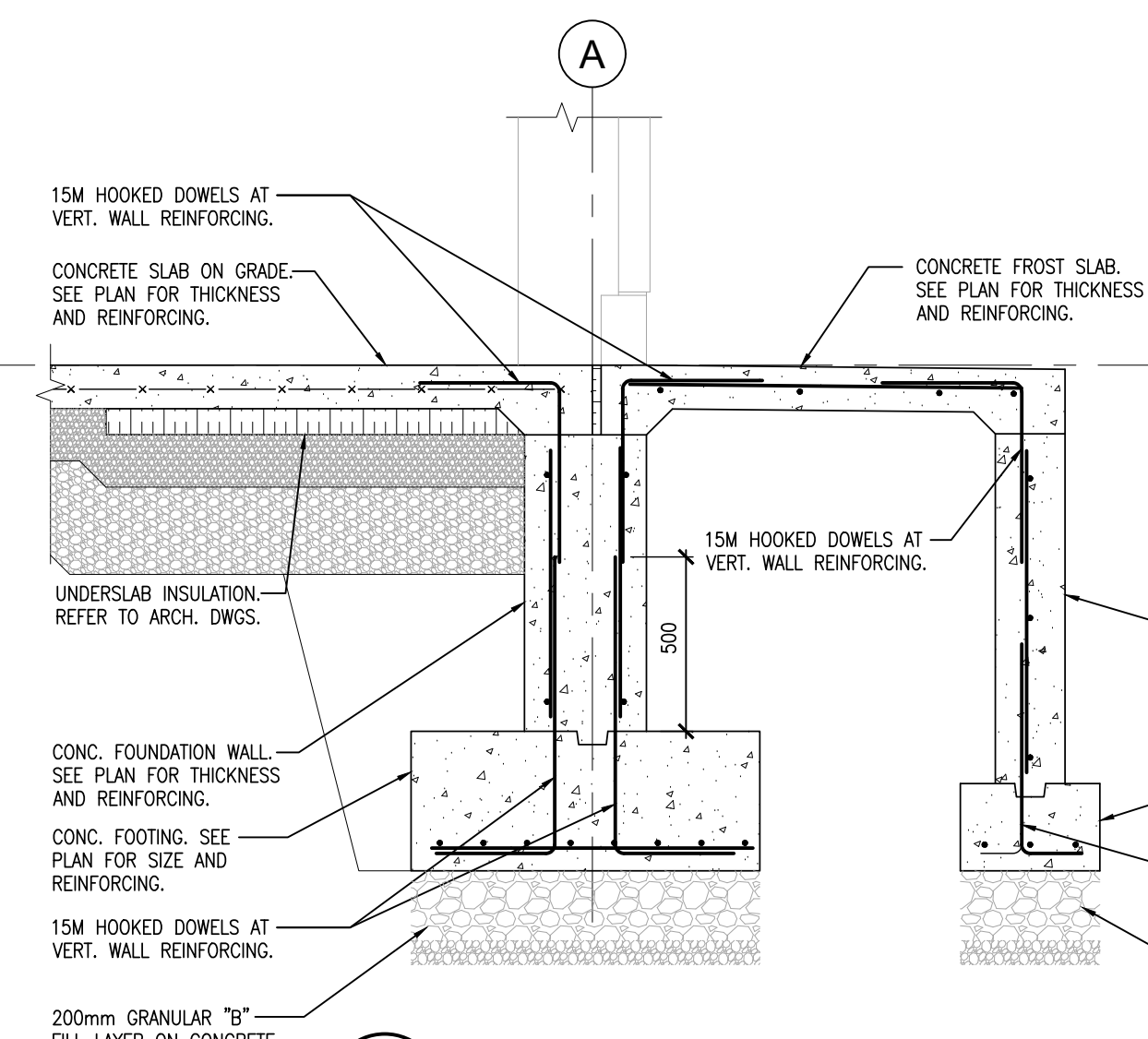
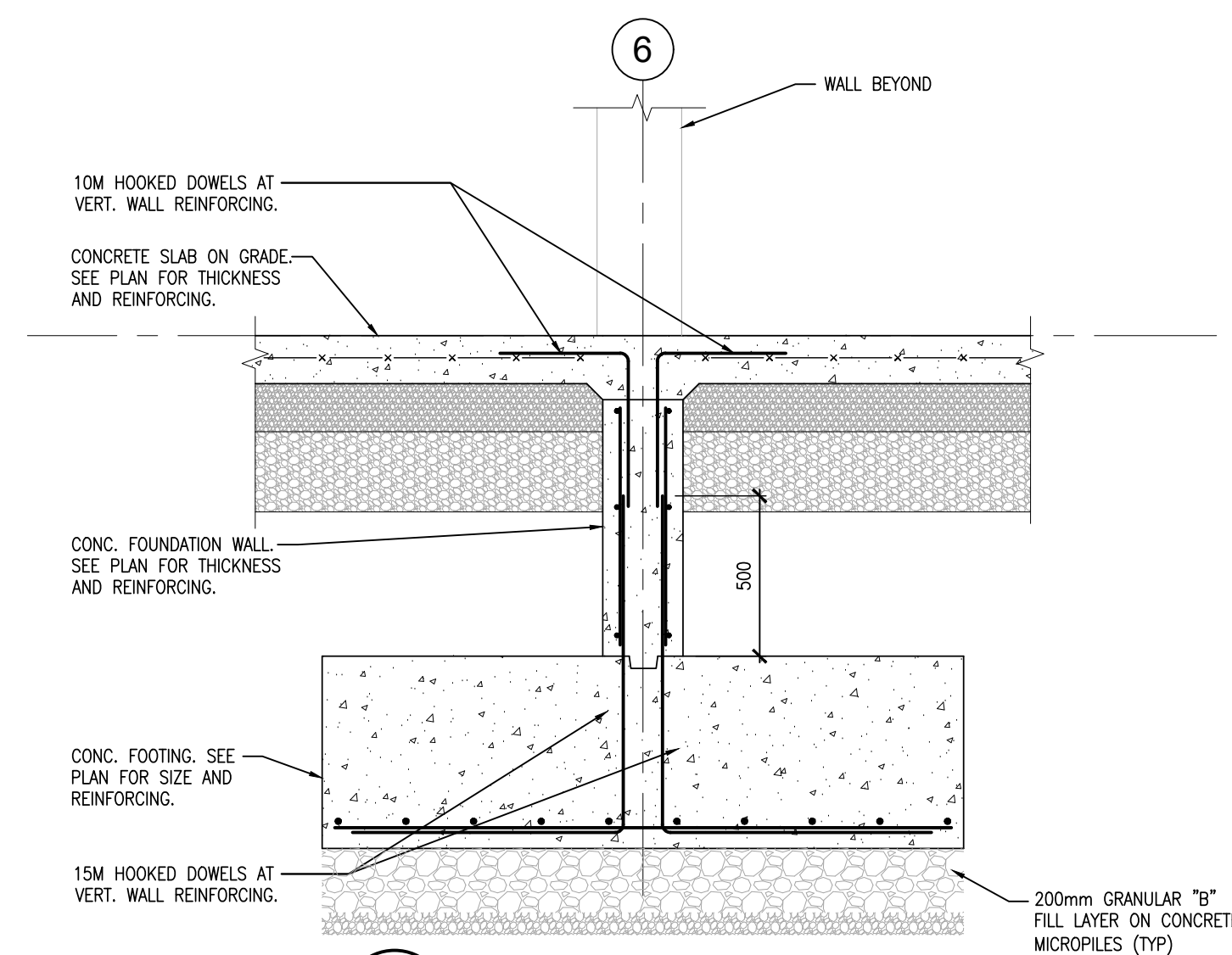
5
S307 SHEARWALL ELEVATION ON GRID F
1:50

4
S307 SHEARWALL ELEVATION ON GRID F
1:50

2
S307 SHEARWALL ELEVATION ON GRID A
1:50

2
S307 SHEARWALL ELEVATION ON GRID A
1:50

1
S307 SHEARWALL ELEVATION ON GRID A
1:50



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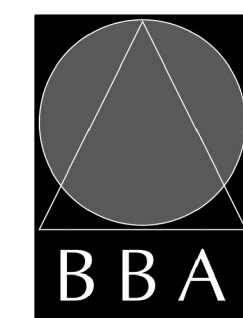
PROJECT:

**MIXED-USE BUILDING
DEVELOPMENT (BLDG.#3)
PHASE 1**

1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
FOUNDATION SECTIONS



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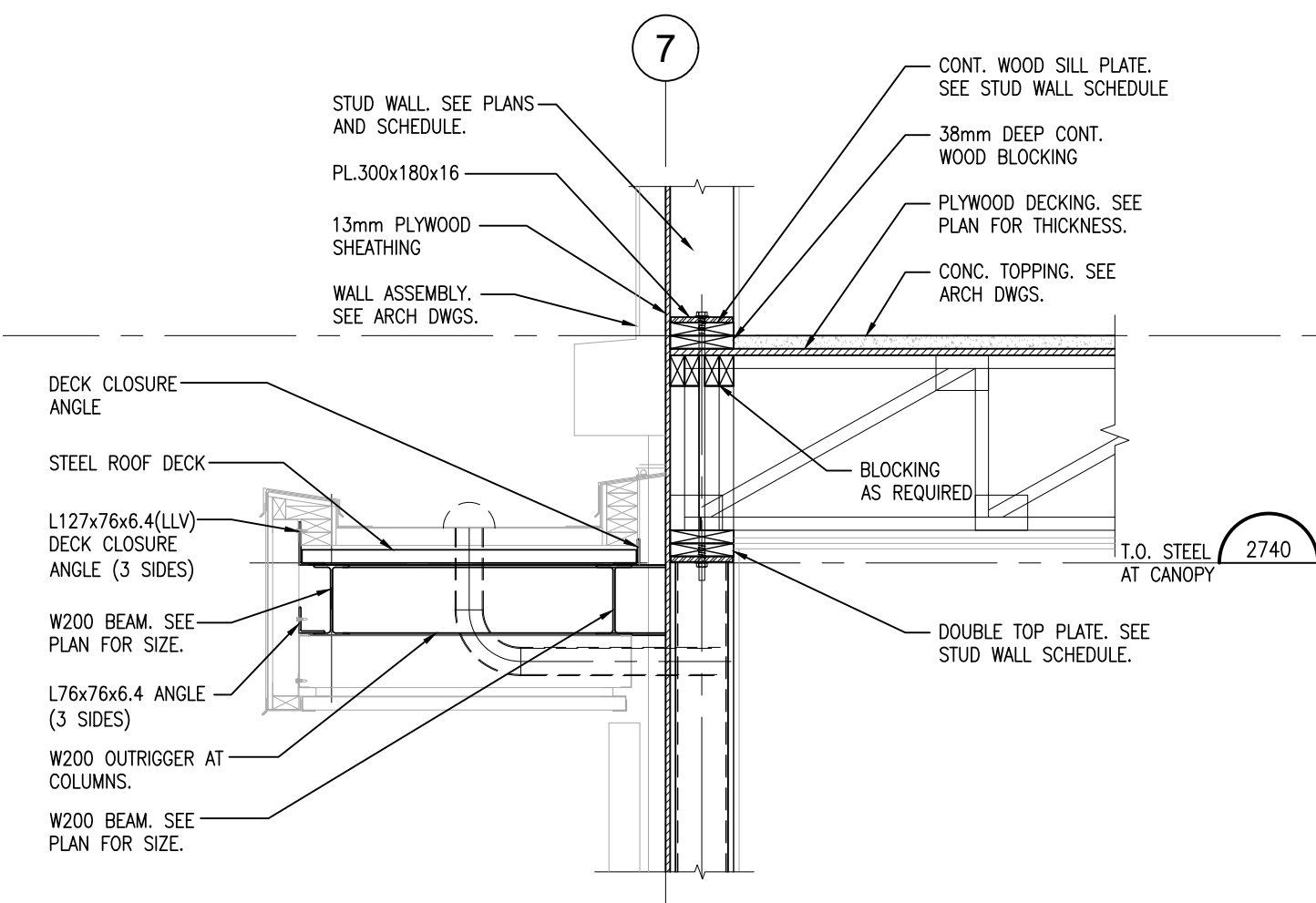


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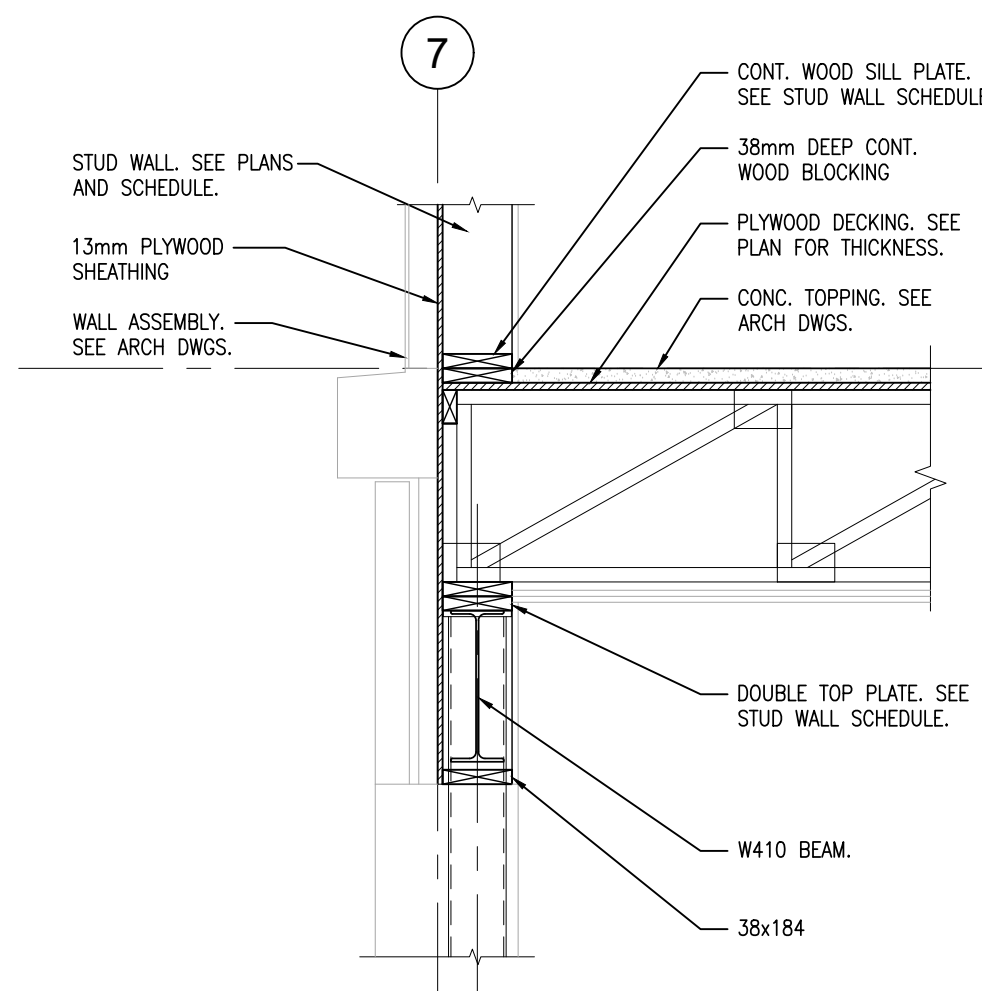
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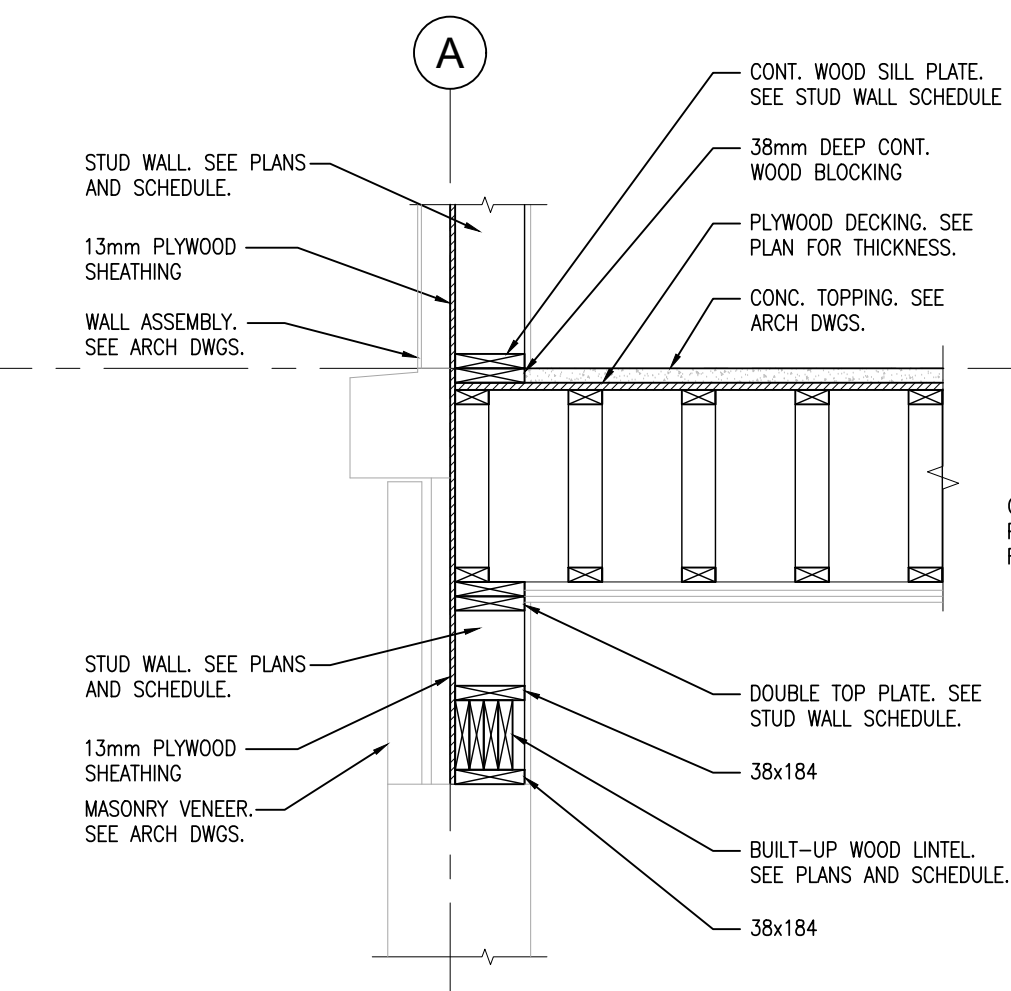
11 SECTION
S502 1:20



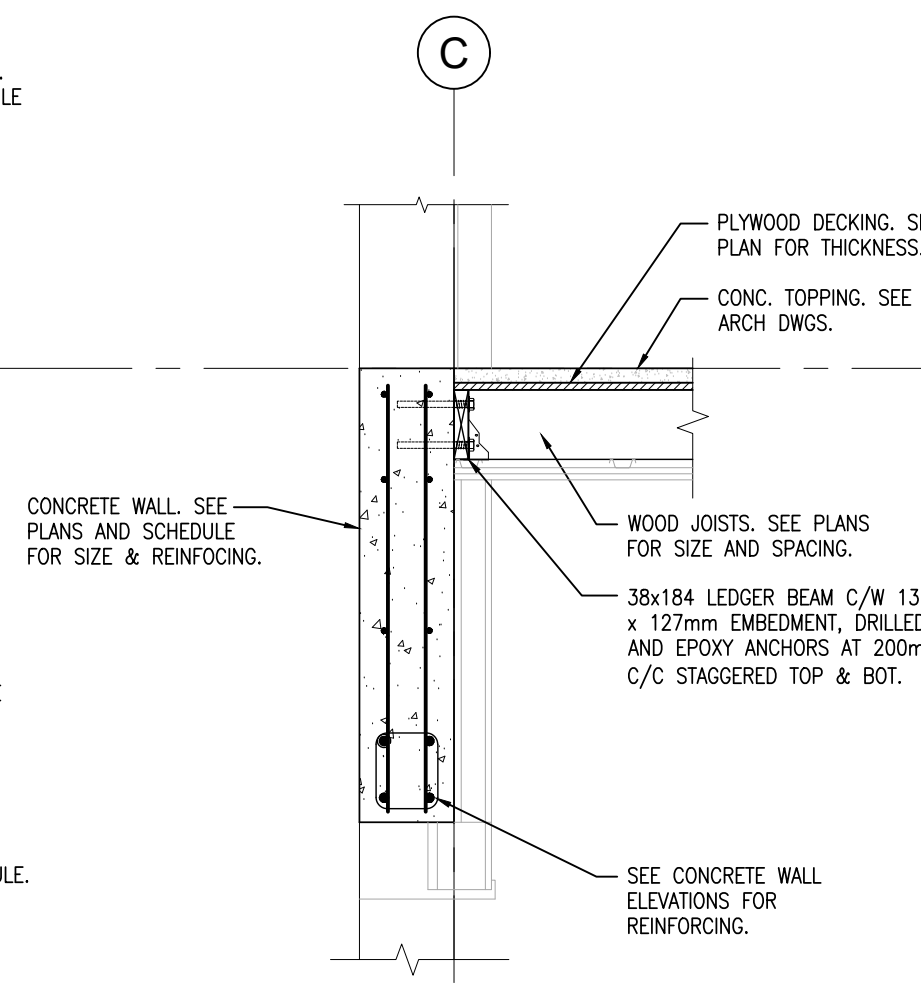
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S502 1:20



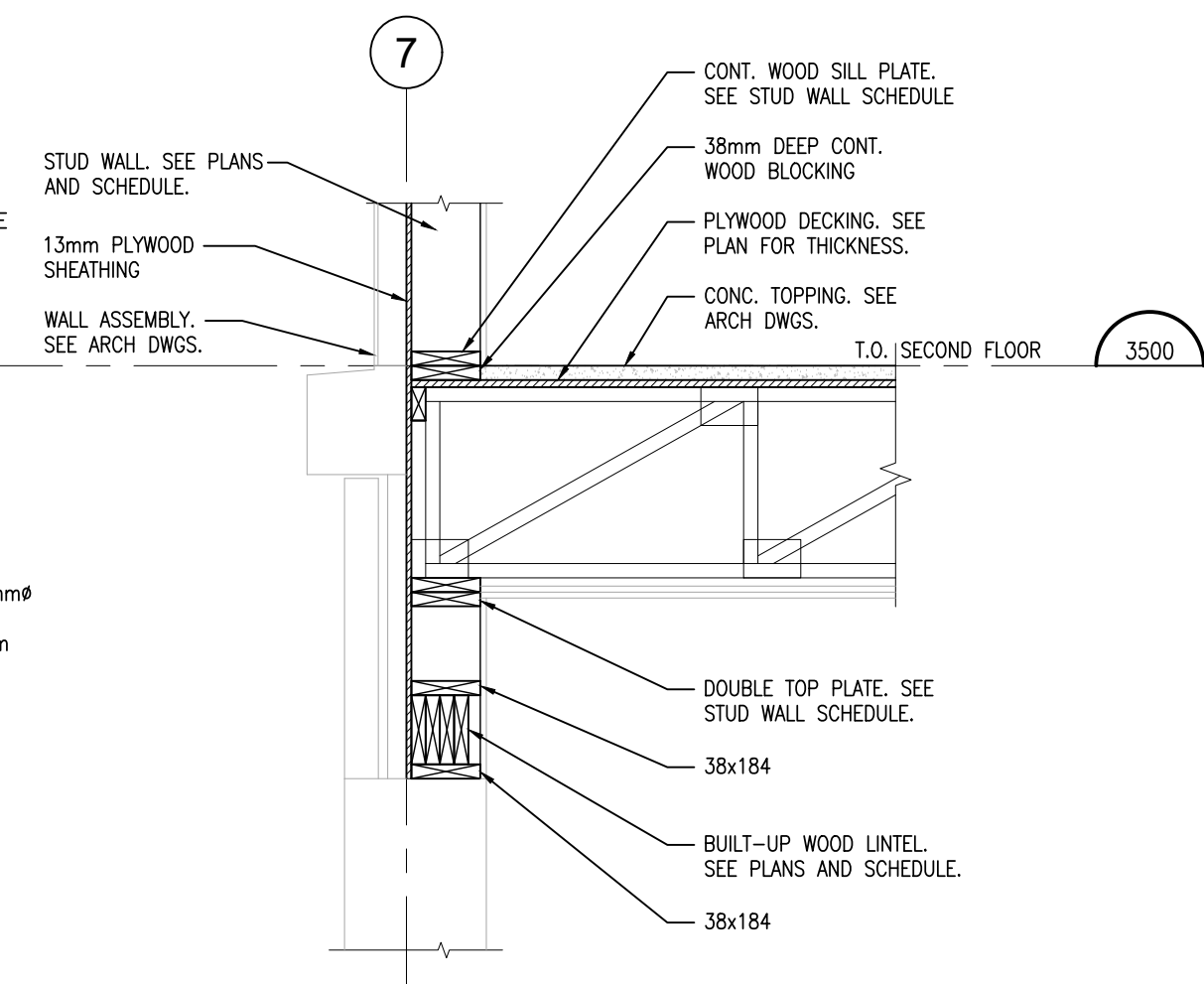
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S502 1:20



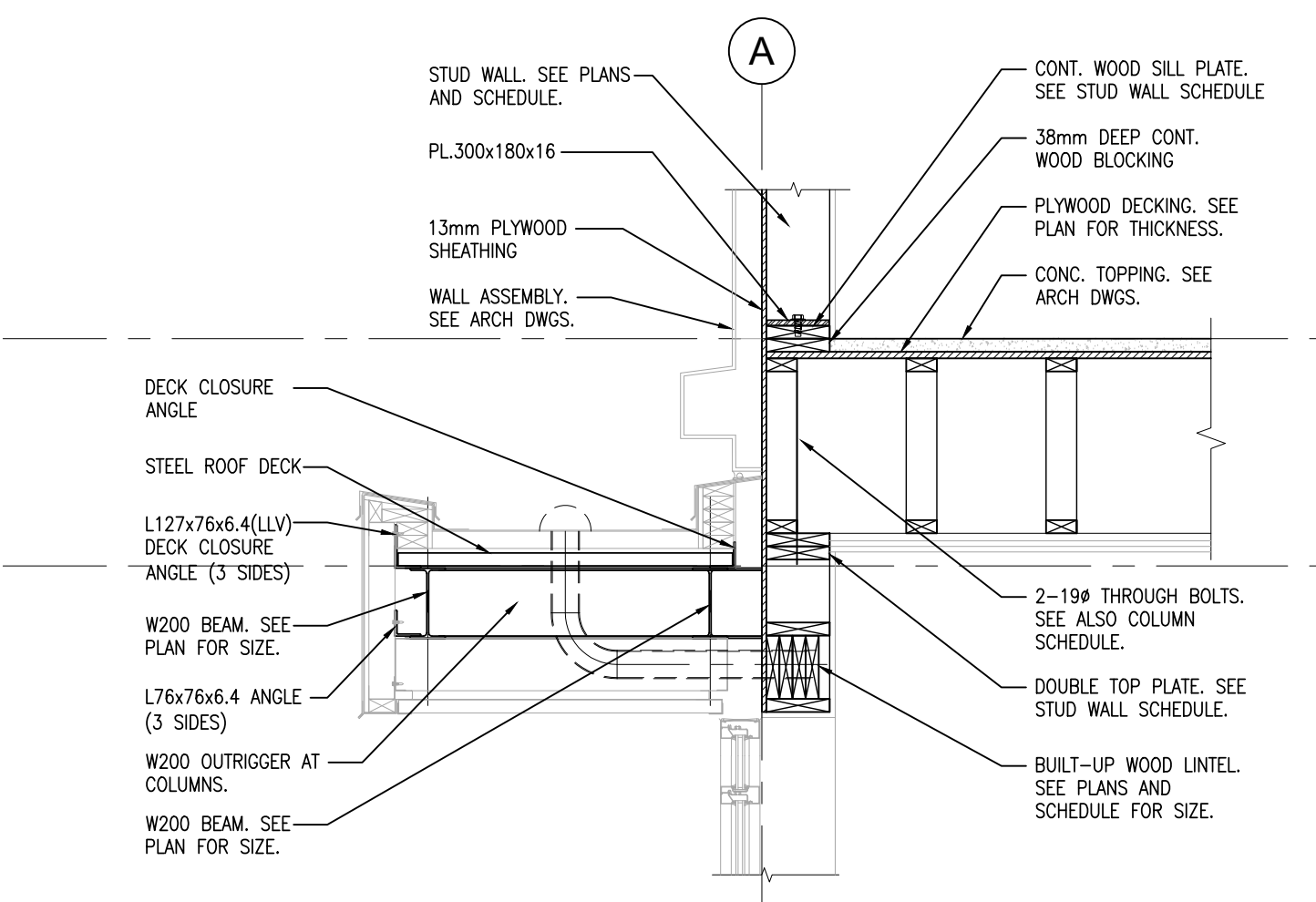
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S502 1:20



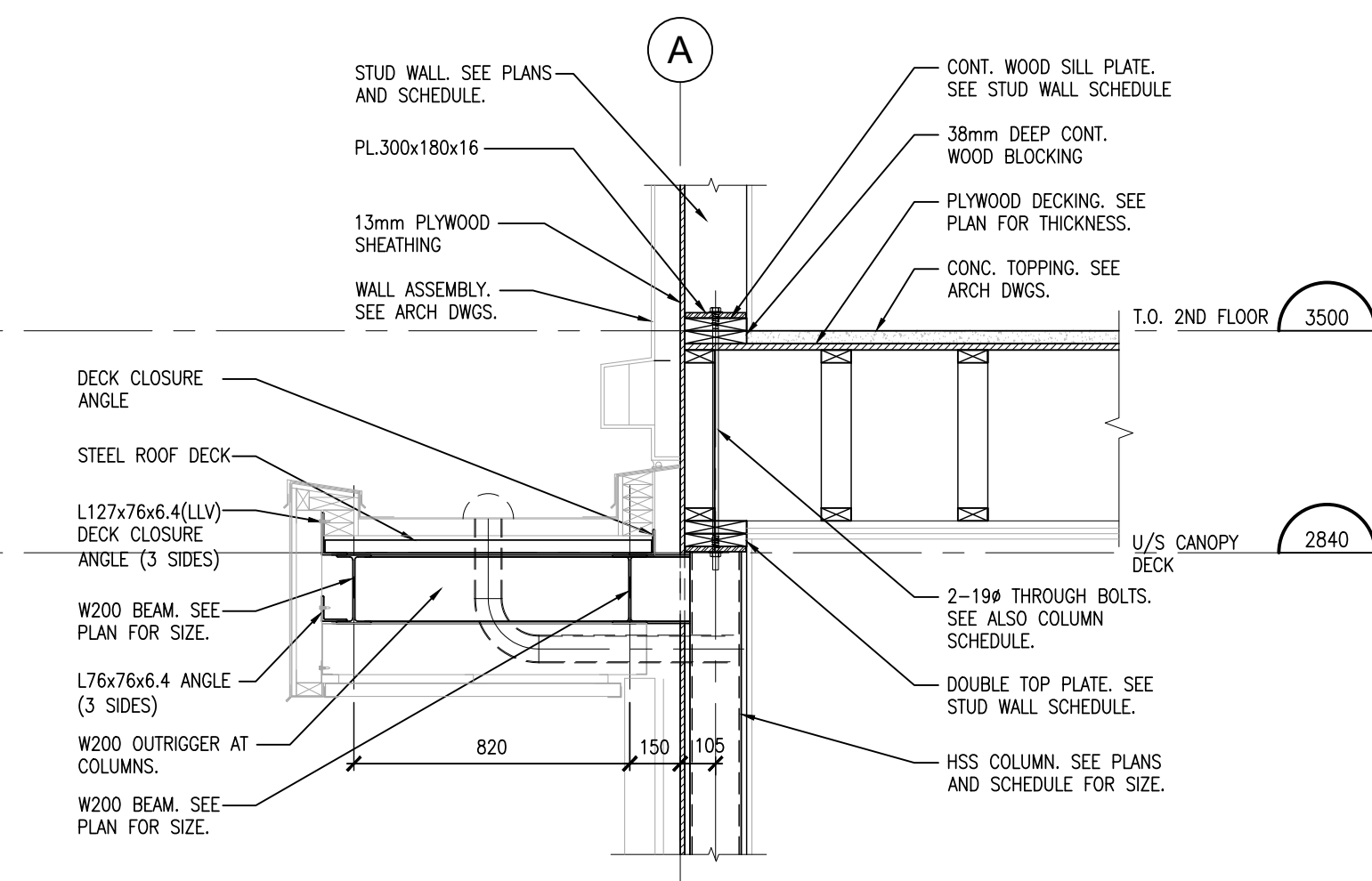
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S502 1:20



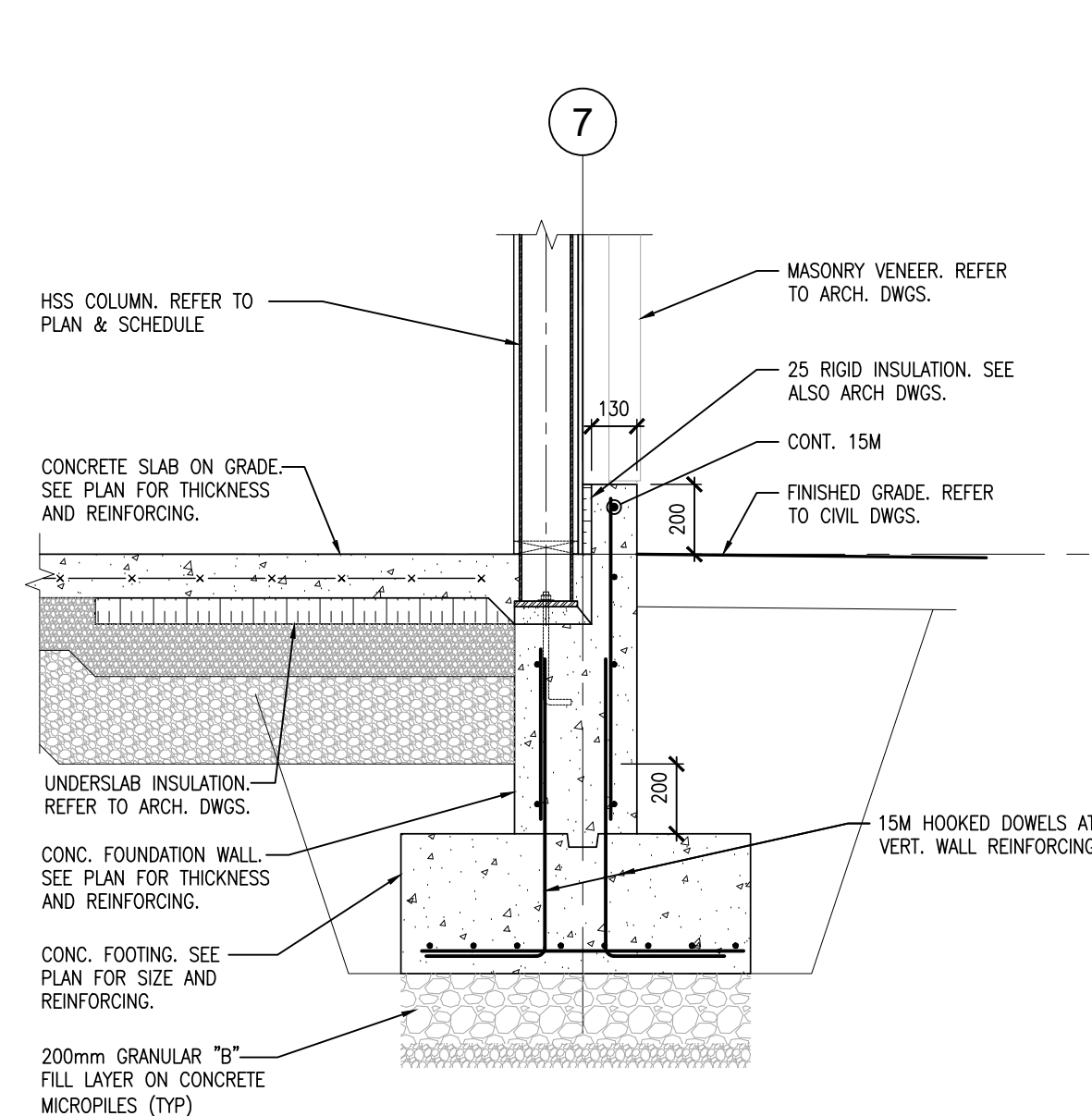
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S502 1:20



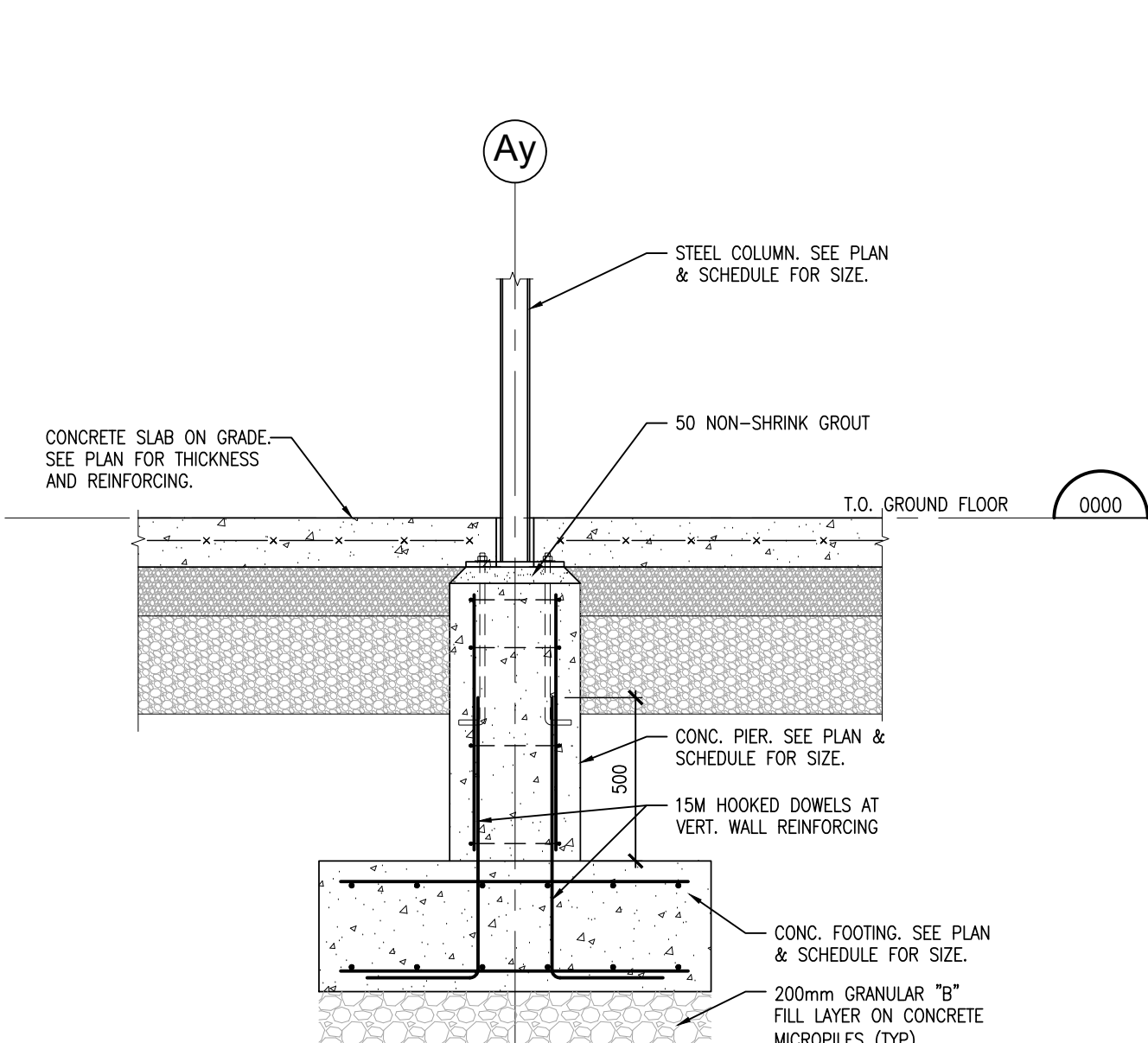
4 CANOPY SECTION
S502 1:20



3 CANOPY SECTION
S502 1:20



2 FOUNDATION SECTION
S502 1:20



1 FOUNDATION SECTION
S502 1:20

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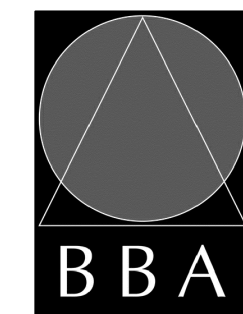
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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2 COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
SECTIONS



BARRY BRYAN ASSOCIATES

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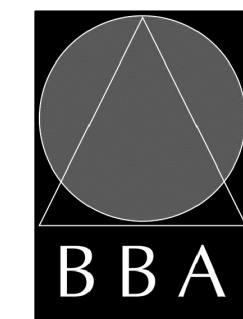
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PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3)
PHASE 1
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
SECTIONS



BARRY BRYAN ASSOCIATES

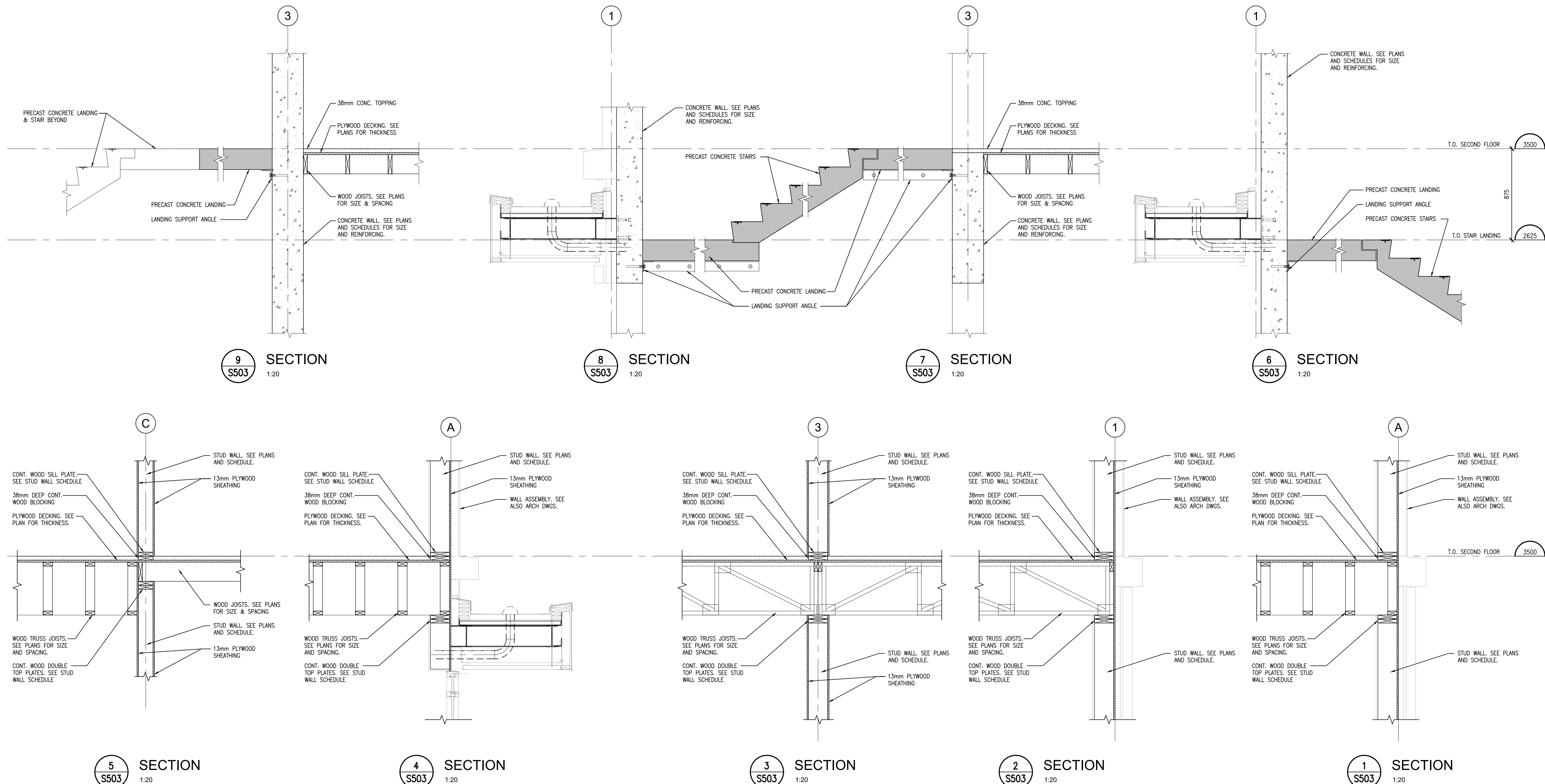
Architects
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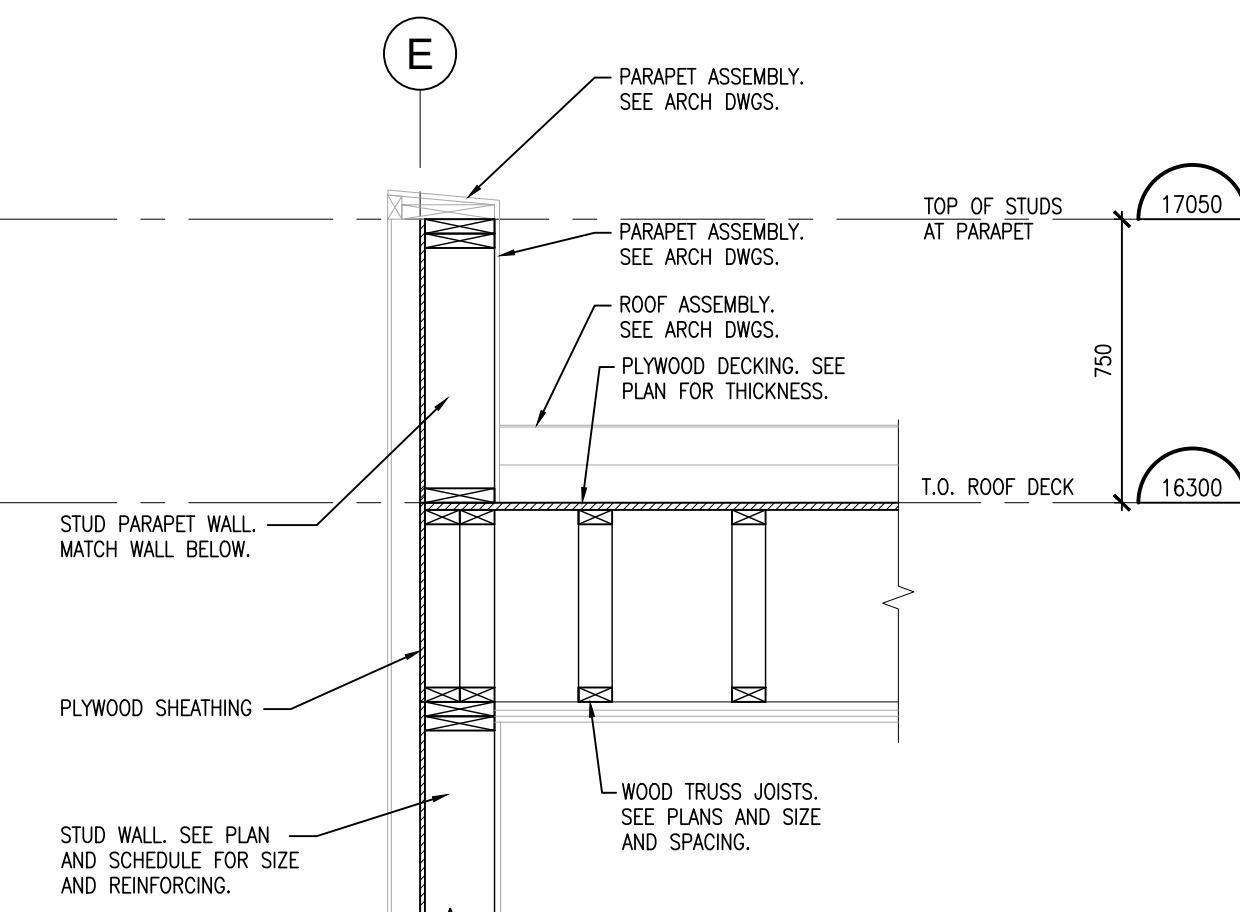


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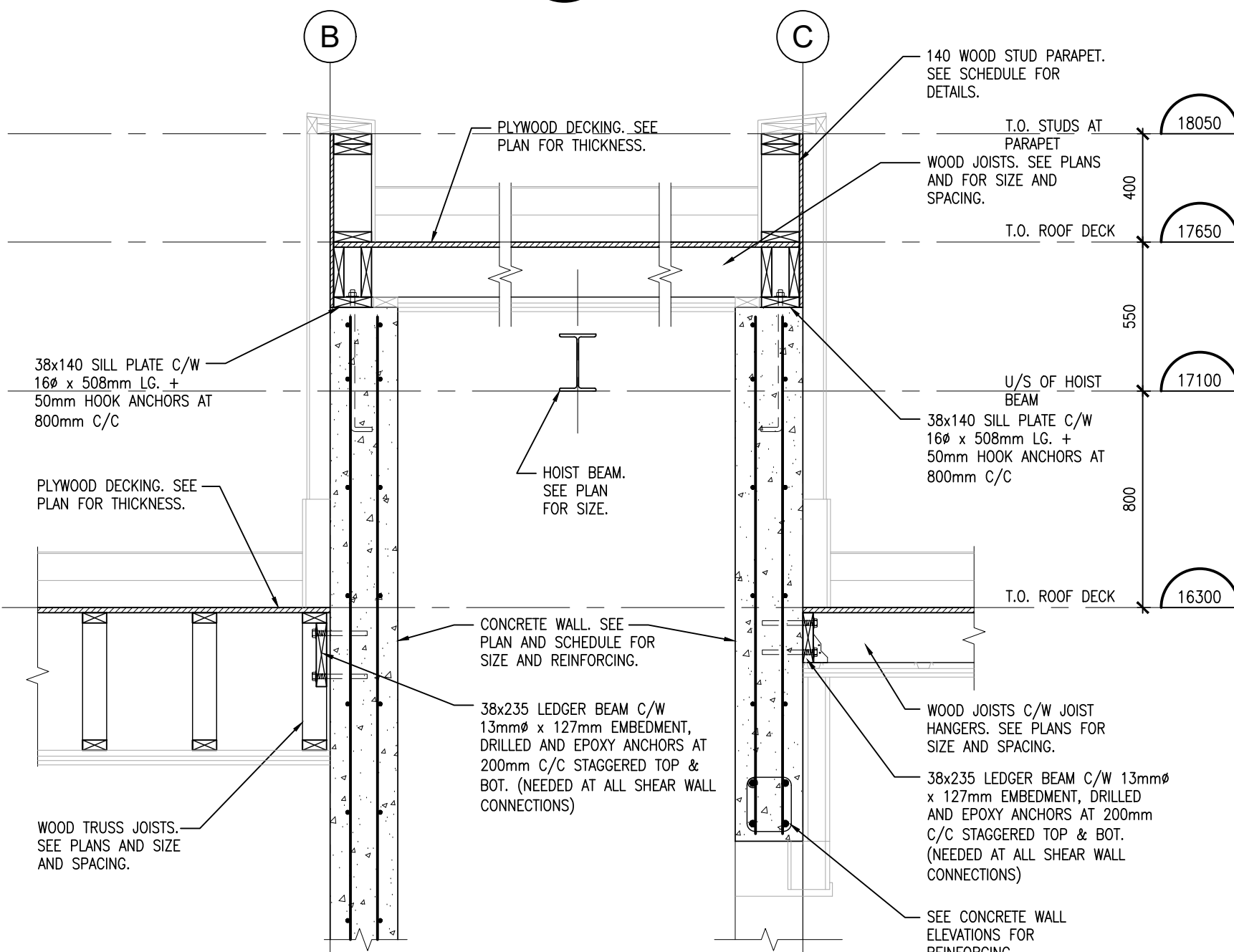
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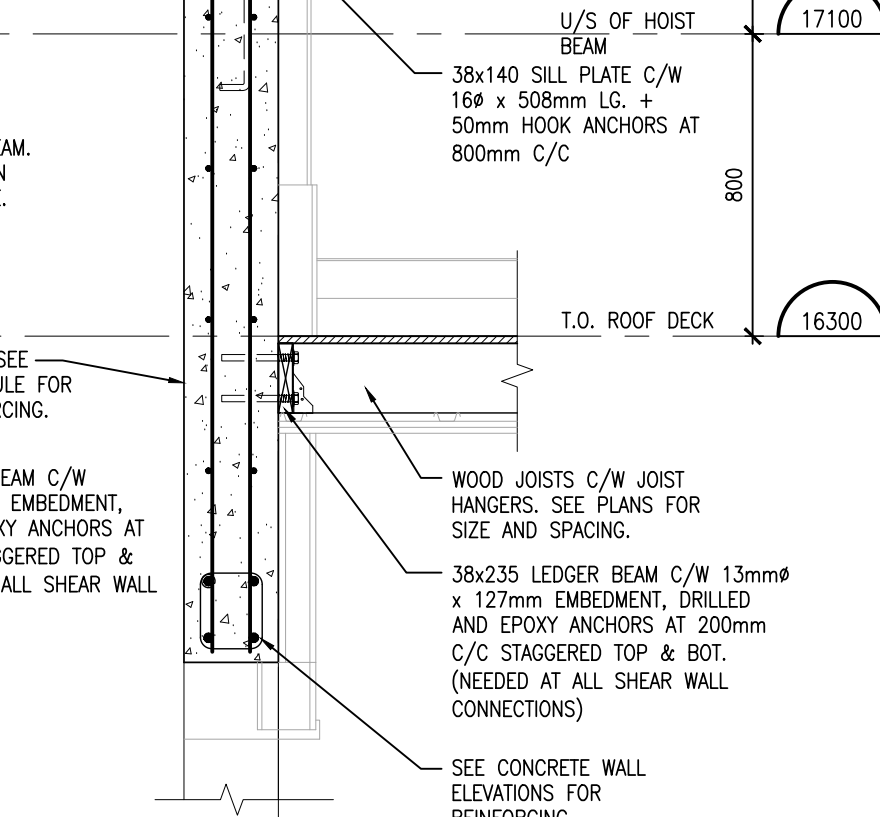
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S504



6
S504

ELEVATOR SECTION

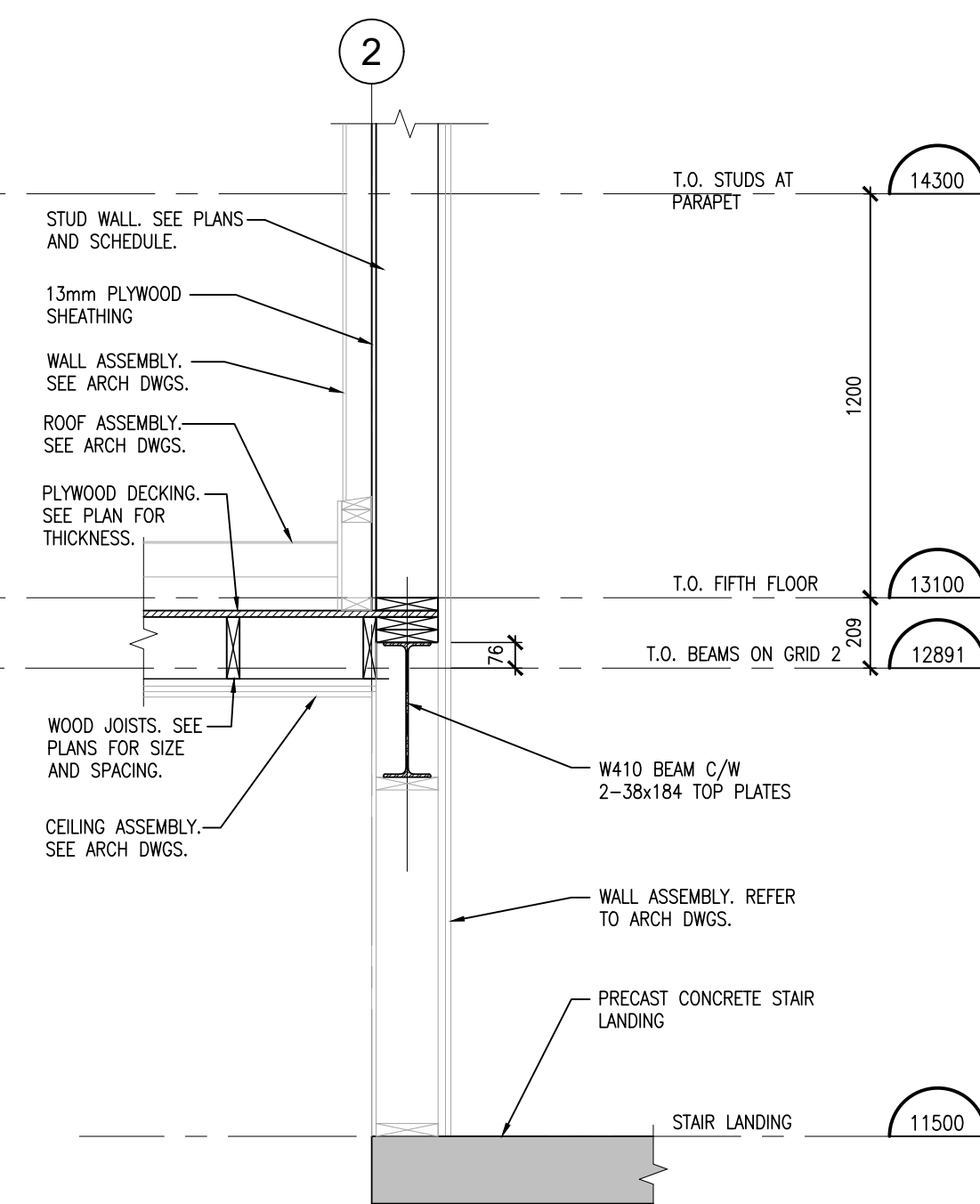
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6
S504

ELEVATOR SECTION

1:20



1
SECTION
S504 1:20

PROJECT NO: 21046	DRAWING NO: S504
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