

CLARINGTON GARDENS PHASE 2 4 STOREY MULTI-RESIDENTIAL BUILDING

1697 Durham Regional Hwy#2
Courtice, Ontario

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M6	SANITARY SECOND FLOOR
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FIRE PROTECTION

FP-1	SPRINKLER PLANS AND DETAILS
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CONSULTANTS

ARCHITECTURAL / STRUCTURAL:



250 WATER STREET, SUITE 201
WHITBY, ONTARIO, CANADA L1N 0G5
TEL: (905) - 666 - 5252
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CIVIL :

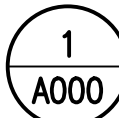
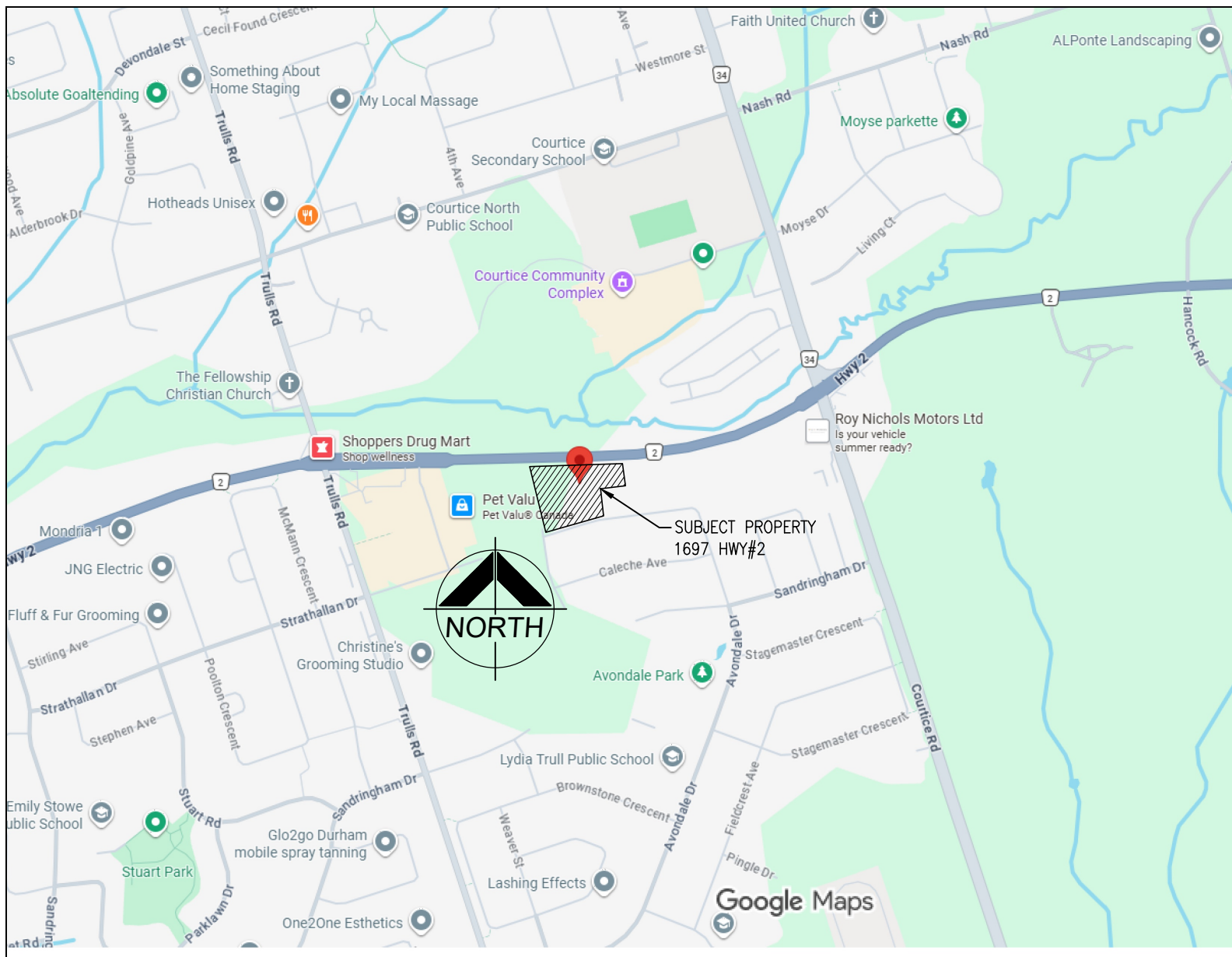


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info@dgbiddle.com

LANDSCAPE :

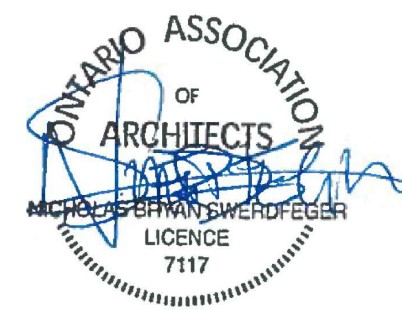


P: 289-251-4396
www.tropicroad.com



SITE LOCATION PLAN
N.T.S.

NAME OF CONSULTANT : BARRY BRYAN ASSOCIATES
CERTIFICATE OF PRACTICE NUMBER : 5192
250 WATER STREET, SUITE 201
WHITBY, ONTARIO, CANADA L1N 0G5
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(Toronto) (905) - 427 - 4495
FAX: (905) - 666 - 5256



NAME OF PROJECT :
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL BUILDING

LOCATION OF PROJECT :
1697 DURHAM REGIONAL HIGHWAY # 2, COURTICE, ON

DATE :
AUGUST 2026

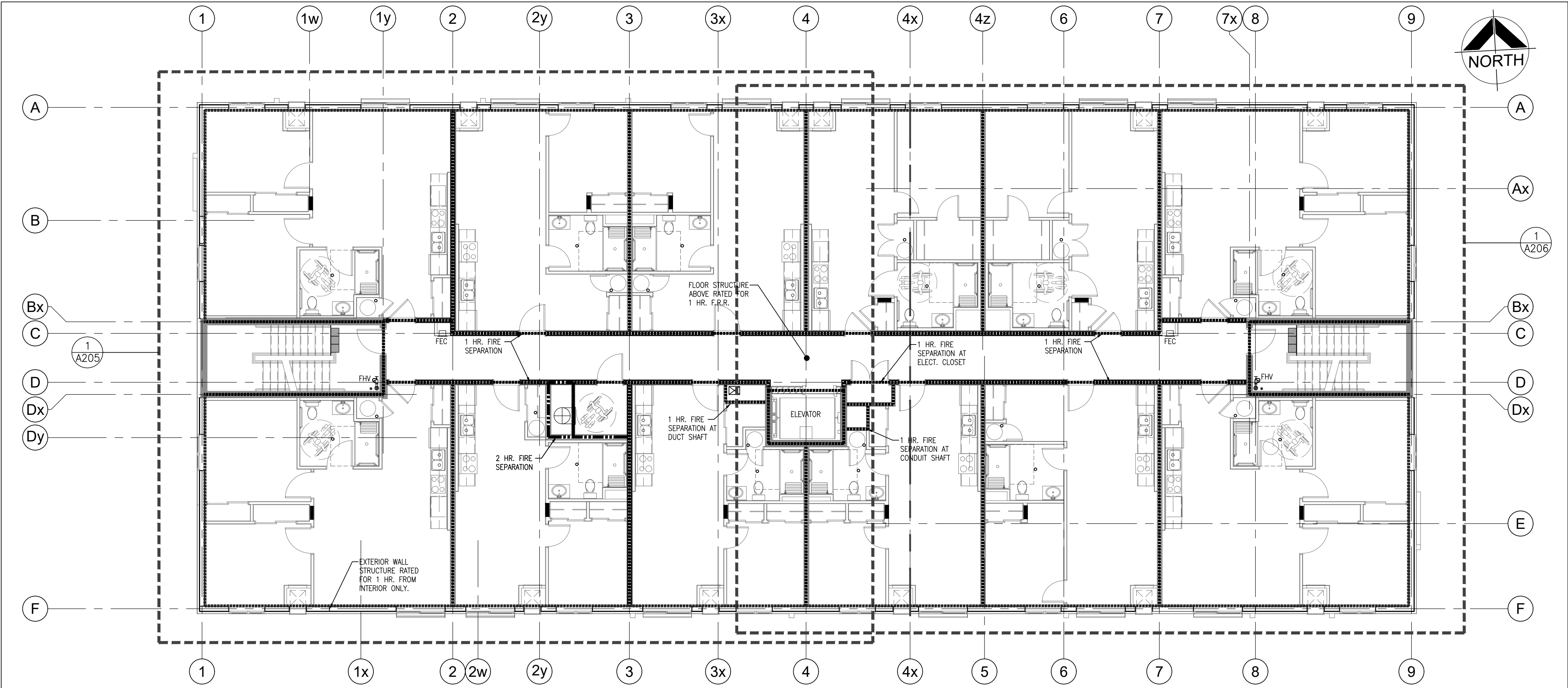
Ontario Building Code Data Matrix Part 3						OBC Reference
3.00	Building Code Version:	O. Reg. 163/24	Last Amendment:	O. Reg. 447/24		
3.01	Project Type:	☒ New ☐ Addition ☐ Renovation ☐ Change of use ☐ Addition and Renovation Description MIXED-USE BUILDING				[A] 1.3.3.2
3.02	Major Occupancy Classification:	Occupancy C Use RESIDENTIAL (APARTMENTS)				3.1.2
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes Description -				3.2.2.7
3.04	Building Area (m ²)	Description Building #2 Existing - New 902.85 m ² Total= 902.85 m ²				[A] 1.4.1.2.
3.05	Gross Area (m ²)	Description First Floor Second Floor Third Floor Fourth Floor Total=	Existing - New 556.05 m ² 895.45 m ² 892.48 m ² 892.48 m ² 3,236.46 m ²	Total 556.05 m ² 895.45 m ² 892.48 m ² 892.48 m ² 3,236.46 m ²		[A] 1.4.1.2.
3.06	Mezzanine Area (m ²)	Description N/A Existing - New - Total=				3.2.1.1
3.07	Building Height	4 Storeys above grade 0 Storeys below grade	14.0 (m) Above grade (Top of Parapet)			[A] 1.4.1.2 & 3.2.1.1
3.08	High Building	☒ No ☐ Yes				3.2.6
3.09	Number of streets/ fire fighter access:	1 street(s)				3.2.2.10 & 3.2.5
3.10	Building Classification:	3.2.2.52	Group/ Div. Group C, up to 4 Storeys, Sprinklered			3.2.2.20 - 93
3.11	Sprinkler System	☒ Required ☐ Not Required Proposed: ☒ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none				3.2.1.5, 3.2.2.18, 3.2.2.21, 3.2.2.22, 3.2.2.29, 3.2.4.9, 3.2.4.15 and 3.2.5.12 to .14
3.12	Standpipe System	☐ Not Required ☒ Required				3.2.5.8-11
3.13	Fire Alarm System	☒ Required ☐ Not Required Type Provide: ☒ Single Stage ☐ Two Stage ☐ None				3.2.4
3.14	Water Service/ Supply is Adequate	☐ No ☒ Yes				3.2.5.7
3.15	Construction Type:	Restriction: ☒ Combustible Permitted ☐ Non-combustible Required ☐ Encapsulated mass timber Actual: ☐ Combustible ☐ Non-combustible ☐ Encapsulated mass timber ☒ Combination of Combustible and non-combustible ☐ Combination of Encapsulated mass timber and non-combustible				3.2.2.20 - 93 & 3.1.6
3.16	Actual construction Category:	Heavy Timber Construction: ☒ No ☐ Yes ☐ Low ☐ Normal ☐ High ☐ Post-disaster ☐ Minor storage building ☐ Explosives or hazardous substances				3.1.4.6 to 7 & 3.12.2.16
3.17	Seismic Category:	Seismic Category SC3 Site Class: E Seismic design required for Table 4.1.1.18. Items 6 to 22: ☒ Required ☐ Not Required Reasons: $I_e S(0.2) = 0.381$				4.1.2.1 (3) & T4.1.2.1
3.18	Occupant Load:	Floor Level/ Area First Floor C(5 sleeping rooms) First Floor Amenity for residents Second Floor C(16 sleeping rooms) Third Floor C(16 sleeping rooms) Fourth Floor C(16 sleeping rooms)	Occupancy Type 2 / Bed 0.75/sq 2 / Bed 2 / Bed 2 / Bed	Based On 10 (55) 32 32 32	Occupant Load No No No No No	Posted limit Required No No No No No
3.19	Barrier-free Design:	☒ Yes ☐ No Explanation				3.8
3.20	Barrier-free Entrances:	Number 1 Explanation				3.1.8.2
3.21	Hazardous Substances:	☐ Yes ☒ No Explanation				3.3.1.2
3.21	Required Fire Resistance Ratings:	Horizontal Assembly Storeys below grade Floors over basement Floors Mezzanine Roof	Rating(H) N/A 1 Hour N/A N/A	Supporting Assembly(H) - 1 Hour - -	Non combustible in lieu of ratings: ☐ No ☒ Yes ☒ N/A ☐ No ☒ Yes ☒ N/A ☐ No ☒ Yes ☒ N/A ☐ No ☒ Yes ☒ N/A	3.2.2.20 - 93, 3.2.1.2, 3.2.1.4, 3.2.2.15 & 3.3.2.1
3.22a	Spatial Separation:	Exposed Building Face Area of EBF (m ²) North 26 m South 16 m East 9 m West 25 sqm 5.4 m	L.D. (m) L/H or H/L Required FRR (Hours) Max. % Of Openings Permitted % Of Openings Proposed			3.2.3
3.22b	Spatial Separation: cont.	Wall EBF (Repeated) North 100% South 100% East 100% West 100%	Construction Type Combustible Combustible Combustible Combustible	Cladding Type ☐ Noncombustible ☐ Noncombustible ☐ Noncombustible ☐ Noncombustible		3.2.3
3.23a	Plumbing Fixture Requirements:	Ratio: Male/Female = 50/50 Except as noted otherwise Floor level/ Area 1 WASHROOM IN EACH UNIT	Occupant Load OBC Reference WC's Required WC's Provided			3.7.4, 3.8.2.3

DO NOT SCALE THE DRAWINGS.
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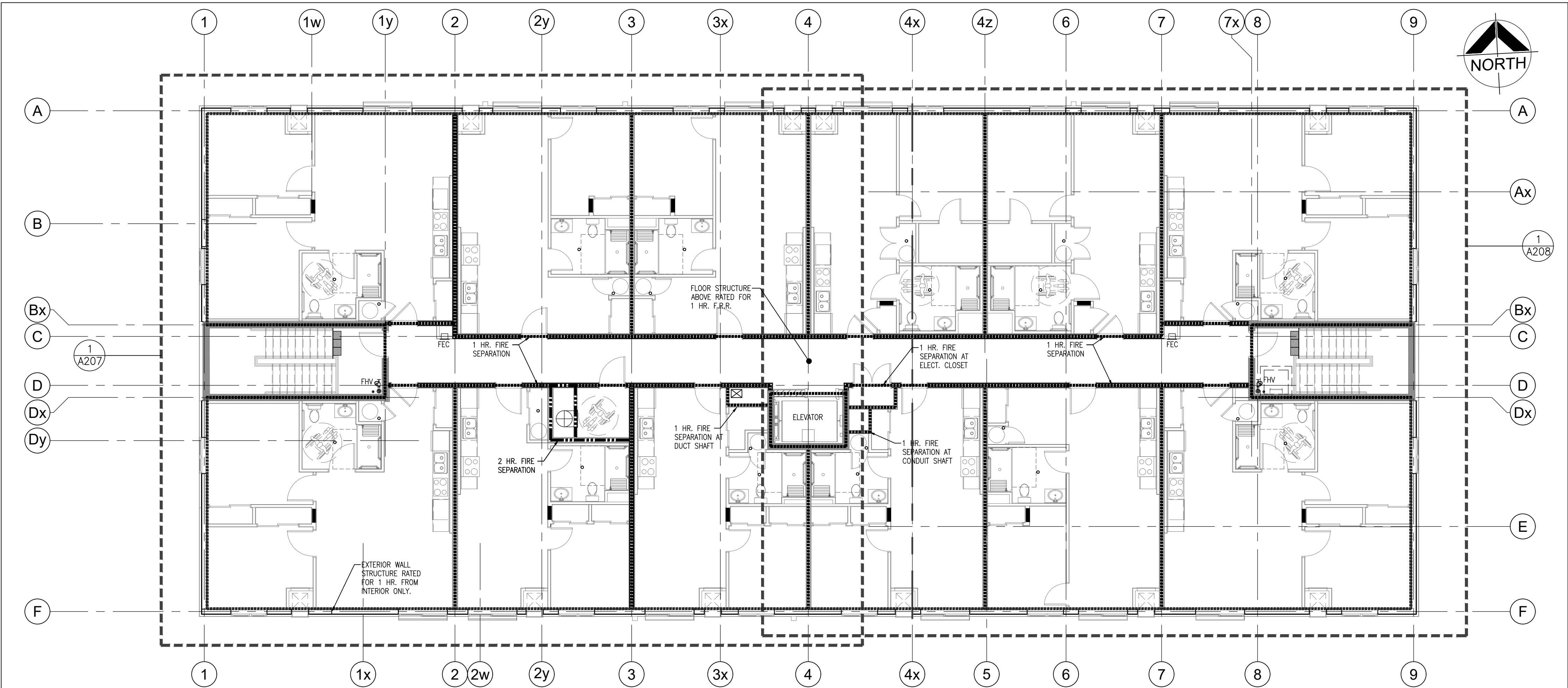
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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



1
A002
THIRD FLOOR LIFE SAFETY/ KEY PLAN
1:100



2
A002
FOURTH FLOOR LIFE SAFETY/ KEY PLAN
1:100

FIRE SEPARATION LEGEND		
WALLS & FLOORS		DOORS & CLOSURES
—	0 HR. FIRE RESISTANCE RATING (F.R.R.) FULL HT.	0 HR. F.R.R.
- - -	30 MIN. FIRE RESISTANCE RATING (F.R.R.)	20 MIN. F.R.R.
.....	1 HR. FIRE RESISTANCE RATING (F.R.R.)	45 MIN. F.R.R. 20 MIN. AT SUITE DOORS PER OBC 3.1.8.12
— — — — —	90 MIN. FIRE RESISTANCE RATING (F.R.R.)	1 HR. F.R.R.
— · — · — · —	2 HR. FIRE RESISTANCE RATING (F.R.R.)	1.5 HR. F.R.R.
.....	MIN. 1 HR. FIRE RESISTANCE RATING (F.R.R.) OF EXTERIOR LOAD BEARING WALLS.	
C1	1 HR FIRE RESISTANCE RATING (F.R.R.) AT STEEL COLUMNS. FIRE PROTECT STEEL COLUMN WITH ULC LISTED MASTIC AND INTUMESCENT COATING MEETING UL 263/COWZ7. DRY FILM THICKNESS TO BE AS PER MANUFACTURER'S SPECIFICATIONS.	
C2	1.5 HR FIRE RESISTANCE RATING (F.R.R.) AT STEEL COLUMNS. FIRE PROTECT STEEL COLUMN WITH ULC LISTED MASTIC AND INTUMESCENT COATING MEETING UL 263/COWZ7. DRY FILM THICKNESS TO BE AS PER MANUFACTURER'S SPECIFICATIONS.	
C3	2 HR FIRE RESISTANCE RATING (F.R.R.) AT STEEL COLUMNS. FIRE PROTECT STEEL COLUMN WITH ULC LISTED MASTIC AND INTUMESCENT COATING MEETING UL 263/COWZ7. DRY FILM THICKNESS TO BE AS PER MANUFACTURER'S SPECIFICATIONS.	

OCCUPANCY LEGEND	
20P	INDICATES ROOM OCCUPANT LOAD
2500	INDICATES TOTAL OCCUPANT LOAD
→	DIRECTION OF TRAVEL TO EXIT
FEC	FEC DENOTES RECESSED FIRE EXTINGUISHER AND CABINET
FHV	FHV DENOTES FIRE HOSE VALVE

- NOTES
- REFER TO PARTITION/ WALL TYPES SCHEDULE AND PLANS FOR DESCRIPTION OF PARTITIONS TO BE USED.
 - ALL RATED WALLS/ PARTITIONS TO BE FULL HEIGHT TO UNDERSIDE OF FLOOR/ ROOF DECK FOR CONTINUOUS FIRE STOPPING/ SMOKE SEAL INCLUDING INFILL OF DECK FLUTES WHERE APPLICABLE. PROVIDE SHAFT WALL INFILL (OFFSET) AT TOPS OF ALL RATED PARTITIONS DESIGNED BY THE FIRE STOPPING SUPPLIER TO MEET CODE REQUIREMENTS AND TO SUIT THE APPLICATION, AND SHALL HAVE A FIRE RESISTANCE RATING EQUIVALENT TO THE RATING INDICATED FOR THE ASSEMBLY WHERE WALLS/ PARTITIONS ABUT/ ALIGN TO UNDERSIDE OF STRUCTURE (BEAMS OR JOISTS).
 - ALL PENETRATIONS THROUGH RATED ASSEMBLIES TO BE FIRE STOPPED/ SMOKE SEALED. FIRE STOPPING SHALL BE DESIGNED BY THE FIRE STOPPING SUPPLIER TO MEET CODE REQUIREMENTS AND TO SUIT THE APPLICATION AND SHALL HAVE A FIRE RESISTANCE RATING EQUIVALENT TO THE RATING INDICATED FOR THE ASSEMBLY.
 - ALL STEEL COLUMNS SHALL BE FIRE PROOFED WITH INTUMESCENT COATING (UL 263/COWZ7) PRIOR TO ENCLOSING WITH WOOD STUD WALLS.
 - ALL STEEL BEAMS SHALL BE FIRE PROOFED WITH INTUMESCENT COATING (UL 263/COWZ7) PRIOR TO ENCLOSING WITH WOOD STUD WALLS.

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1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



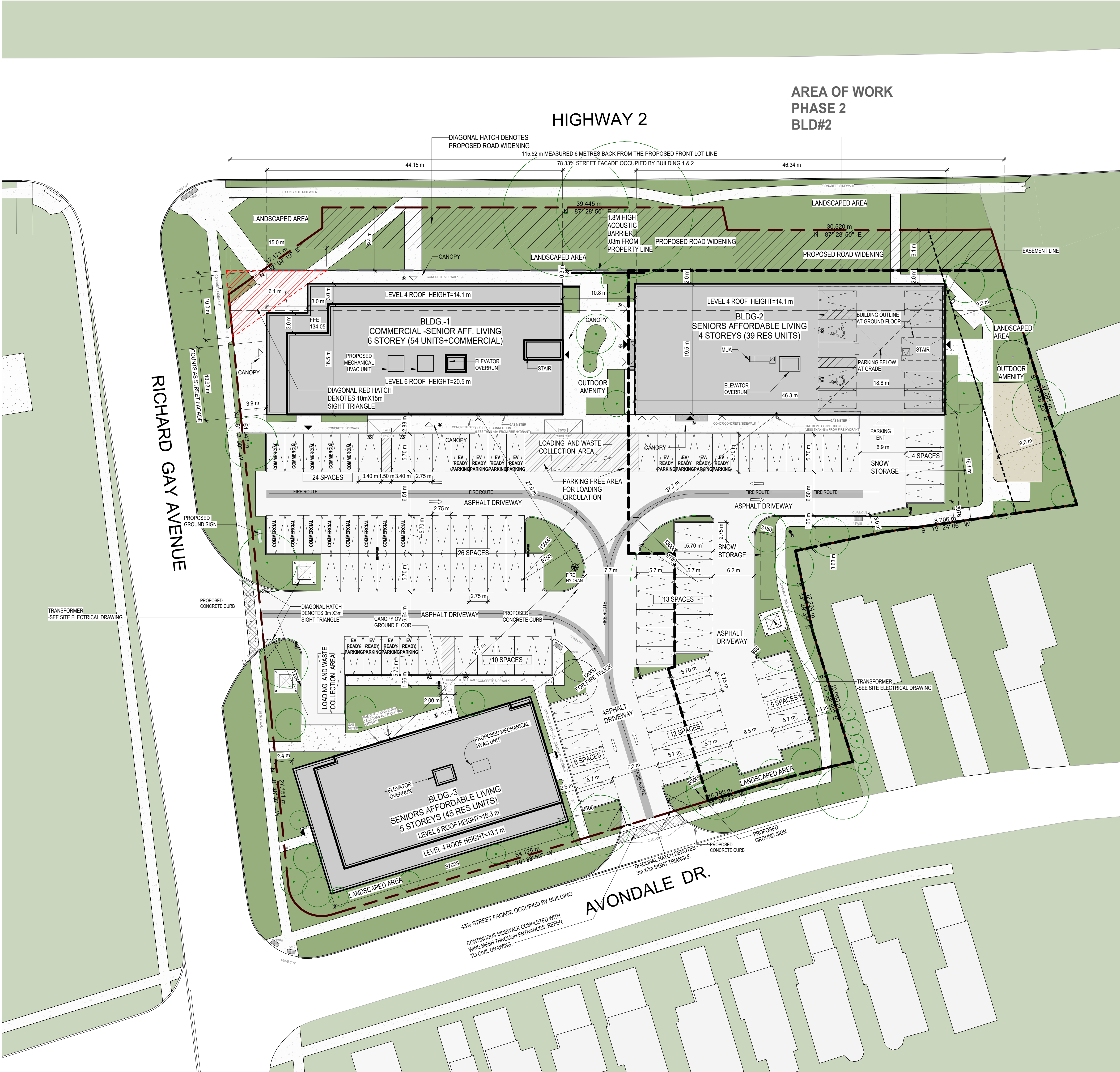
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
THIRD AND FOURTH
FLOOR LIFE SAFETY/
KEY PLANS

DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	MAY 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	

25271 A002



SITE STATISTICS

LEGAL DESCRIPTION: PART OF LOTS 29 AND 30 CONCESSION 2 MUNICIPALITY OF CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM

ZONING & SITE: ZONING: PROPOSED ZONING R TBD

LOT AREA: 9340.42 m²

ROAD WIDENING AREA: 839.52 m²

NET SITE AREA: 8509.9 m²

LOT FRONTAGE: 69.965 (North) 89.09(West)

BUILDING AREA TOTAL: 2458 m²

BUILDING COVERAGE: 28.8%

PAVED AREA: 3914 m²

PAVED AREA COVERAGE: 45.89%

LANDSCAPE AREA (SOFT+HARD): 2143 m² = 25.18%

BLDG#	BUILDING AREA	BLDG HEIGHT
BLDG-1	834 m²	20.5m
BLDG-2	903 m²	14.1m
BLDG-3	721 m²	16.3m

BUILDING SETBACKS (SEE DRAWING)

NORTH (FRONT) FROM BLDG 1 & 2: 11.4 m (2.0 m + 9.4 M Road Widening)

EAST (SIDE) FROM BLDG 2: 9.5 m

SOUTH (REAR) FROM BLDG 3: 3.0 m

WEST (SIDE) FROM BLDG 3: 2.4 m

LENGTH OF THE STREET FAÇADE BY BUILDINGS :

-ALONG HWY 2 = 78.33%

-ALONG RICHARD GAY AVE. = 24.67%

-ALONG AVONDALE DR = 43%

AVERAGE AMOUNT OF TRANSPARENT GLAZING WITHIN THE BUSINESS ESTABLISHMENT STREET FAÇADE: 60.35%

GROSS FLOOR AREA:

	BUILDING #1	BUILDING #2	BUILDING #3
UG UTILITY	199 m²	886 m²	181 m²
GROUND FLOOR (COM. and/or RES)	834 m²	886 m²	721 m²
2nd FLOOR (RESIDENTIAL)	789 m²	886 m²	721 m²
3rd FLOOR (RESIDENTIAL)	789 m²	886 m²	721 m²
4th FLOOR (RESIDENTIAL)	789 m²	886 m²	721 m²
5th FLOOR (RESIDENTIAL)	626 m²	886 m²	721 m²
6th FLOOR (RESIDENTIAL)	626 m²	886 m²	721 m²
TOTAL	4646 m²	3258 m²	3813 m²

GROSS FLOOR AREA TOTAL (BLDG 1+2+3): 11,495 m²

SUITE MIX

BLDG	1 BED UNIT	2 BED UNIT	TOTAL	BARRIER FREE SUITES PROVIDED
BLDG-1	39	15	54	
BLDG-2	25	14	39	7 (4 1-BED UNITS & 3 2-BED UNITS)
BLDG-3	30	15	45	
BLDG-1+2+3			138	

PARKING

REQUIRED CAR PARKING: 110 SPACES (SEE CALCULATIONS BELOW)

PROVIDED CAR PARKING: 110 SPACES (104 + 6 BARRIER FREE SPACES)

LOADING SPACES REQUIRED: 3 SPACES

EV READY CAR PARKING: 12 SPACES

INDOOR BICYCLE PARKING: 35 SPACES (@0.25 PER UNIT)

OUTDOOR BICYCLE PARKING: 10 SPACES

CAR PARKING CALCULATIONS

BLDG#1

COMMERCIAL 1SP/40m² = 485/40= 13 spaces

RESIDENTIAL (54 UNITS) = 38 spaces

TOTAL = 51

BLDG#2 AFFORDABLE SENIORS

RESIDENTIAL (39 UNITS) = 27 spaces

TOTAL = 22

BLDG#3 AFFORDABLE SENIORS

RESIDENTIAL (45 UNITS) = 32 spaces

TOTAL = 32

TOTAL RES. PARKING FOR 138 UNITS @0.7 RATE= 97 spaces

AMENITY

INDOOR:	REQUIRED =276m² (2.0m²/UNIT)	PROVIDED: 292.57 m² (GROSS) 277 m² (NET)
OUTDOOR:	REQUIRED =952m² (4.0m²/UNIT)	PROVIDED: 678.97 m²

CONCRETE / STAMPED CONCRETE -SEE LANDSCAPE PLANS

LANDSCAPED AREA -SEE LANDSCAPE PLAN

ASPHALT

PROPOSED BUILDING

PARKING - PAINT LINES TYP. HATCH WHITE

TREE PLANTING -SEE LANDSCAPE PLANS

PROPOSED FIRE EXITS

PROPOSED ENTRANCE

PROPERTY LINE

BARRIER FREE ENTRANCE

VISITOR

VISITOR PARKING

BARRIER FREE PARKING

TACTILE WARNING SURF. INDICATOR

SITE LIGHTING -SEE ELECTRICAL SITEPLAN

VISITOR PARKING ONLY

BY PERMIT ONLY

FIRE ROUTE

VISITOR PARKING ONLY (TYPICAL)

TYP. ACCESSIBLE SPACE (AS)

TYP. FIRE ACCESS ROUTE SIGNAGE (FR)

1525x1525 OUTSIDE DIMENSIONS

BLUE BACKGROUND

WHITE BORDER AND SYMBOL

ACCESSIBLE PARKING

ACCESSIBLE PARKING

REGULAR PARKING

PARKING STANDARD

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NO.	ISSUES	DATE	BY
1	FOR CLIENT REVIEW	Jun 09, 2024	RG
2	ISSUED FOR REFERENCE (SPA ISSUED 2024)	Aug 28, 2024	RG



PROJECT: CLARINGTON GARDENS PHASE 2 4 STOREY MULTI-RESIDENTIAL BUILDING

1697 DURHAM REGIONAL HWY#2 COURTICE, ONTARIO RH GAY HOLDINGS CO.

DRAWING: SITE PLAN

DESIGN BY: AA

DRAWN BY: AA/JP

CHECKED BY: AA/NS

DATE: 2023-11-03

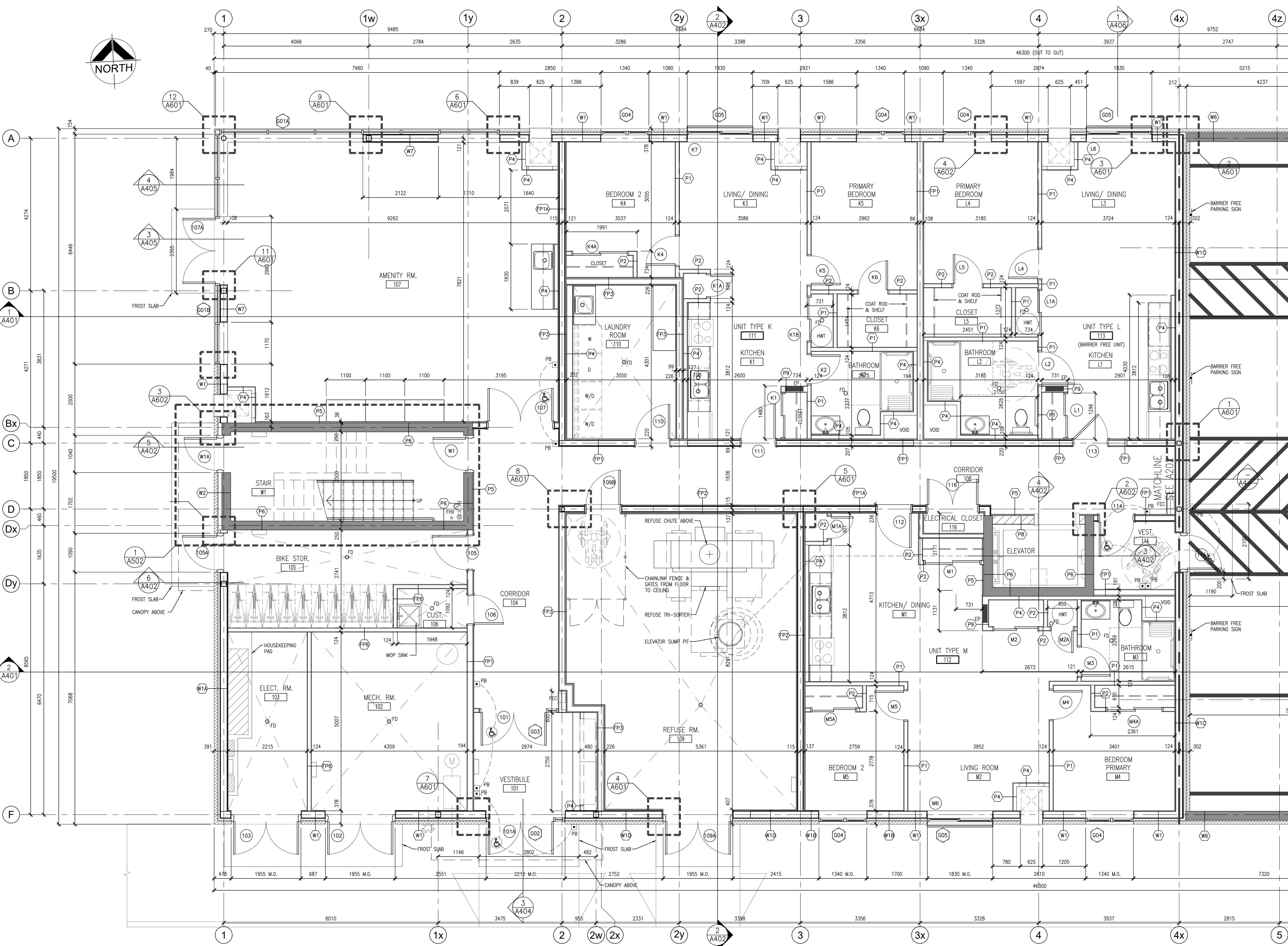
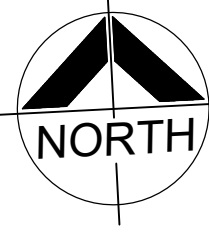
SCALE: As indicated

PROJECT NO: 25271

DRAWING NO: A101

ONTARIO ASSOCIATION OF ARCHITECTS

LICENCE 7117



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2	ISSUED FOR PERMIT	2026-08-28	BBA



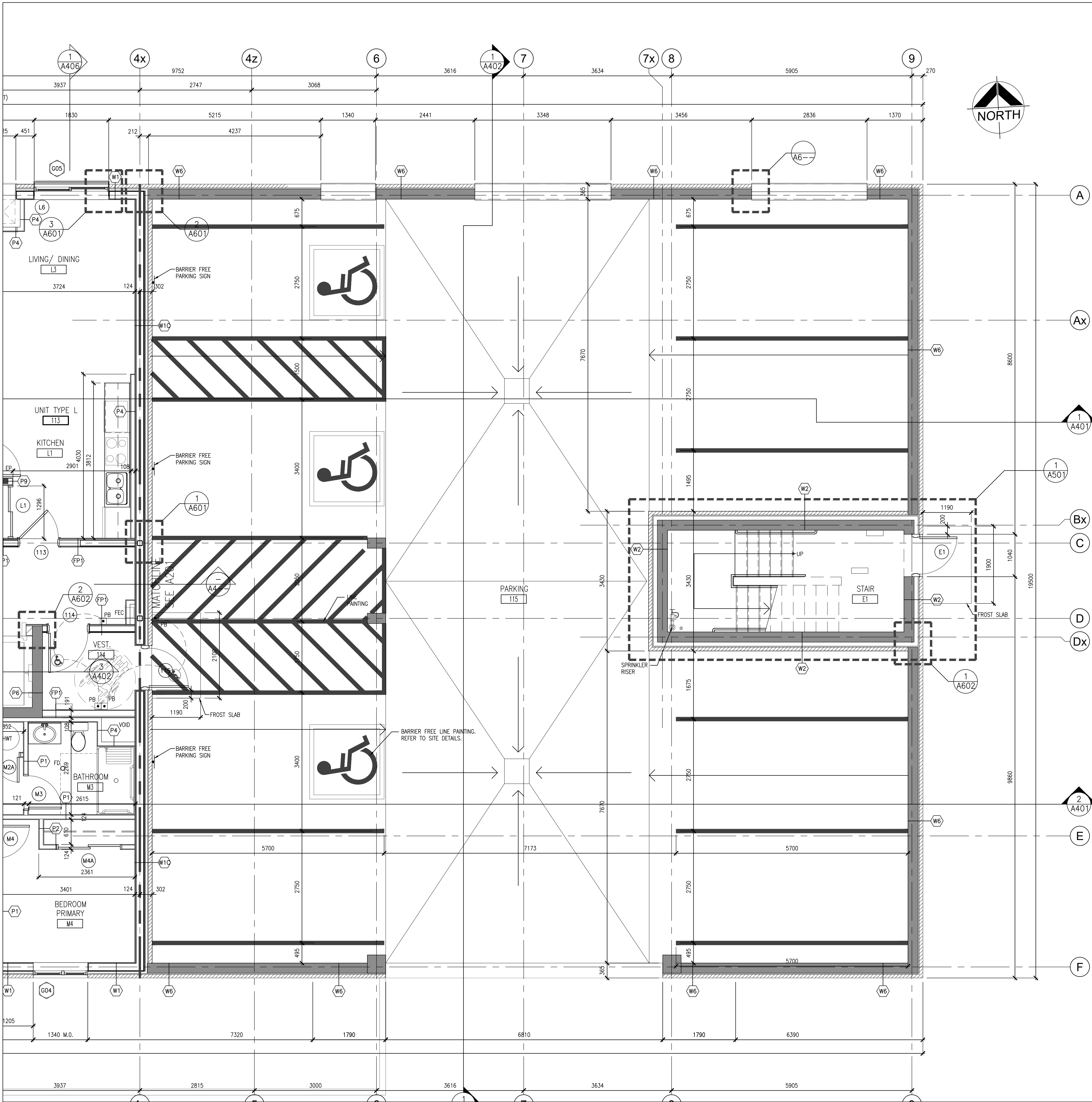
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FIRST FLOOR PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: DRAWING NO:

SEAL:
ARCHITECTS
MICHAEL BRYAN, LICENSED PROFESSIONAL ENGINEER
LICENCE 7117



1
A202
PART FIRST FLOOR PLAN
1:50

FLOOR PLAN NOTATION LEGEND

CORRIDOR	ROOM NAME & NUMBER
CA	
WXX	EXTERIOR WALL TYPE
PXX	INTERIOR PARTITION OR FURRING TYPE
G01	EXTERIOR GLAZING NUMBER
SC01	INTERIOR GLAZED SCREEN NUMBER
101	DOOR NUMBER
PB	BARRIER FREE DOOR OPERATOR PUSH BUTTON
PL	PUSH TO LOCK PUSH BUTTON
EM	EMERGENCY ASSISTANCE CALL BUTTON
CR	CARD READER
DOOR WITH DOOR OPERATOR	
ML1	MILLWORK NUMBER
1 A200	WALL SECTION REFERENCE
1 A200	BUILDING SECTION/ EXTERIOR ELEVATION REFERENCE
D 1 A901 B	INTERIOR ELEVATION REFERENCE NUMBER
FF2 FF1	FLOOR FINISH TYPE (SEE ALSO ROOM FINISH SCHEDULE)
FEC	RECESSED FIRE EXTINGUISHER CABINET

TYPICAL NOTES

- FLOOR DRAIN AND CLEAN OUT LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.
- ACCESS PANEL LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.

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1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

BBA
BARRY BRYAN ASSOCIATES

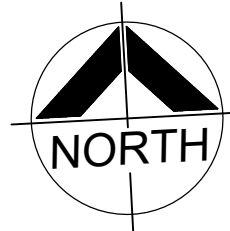
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FIRST FLOOR PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: 
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: A202



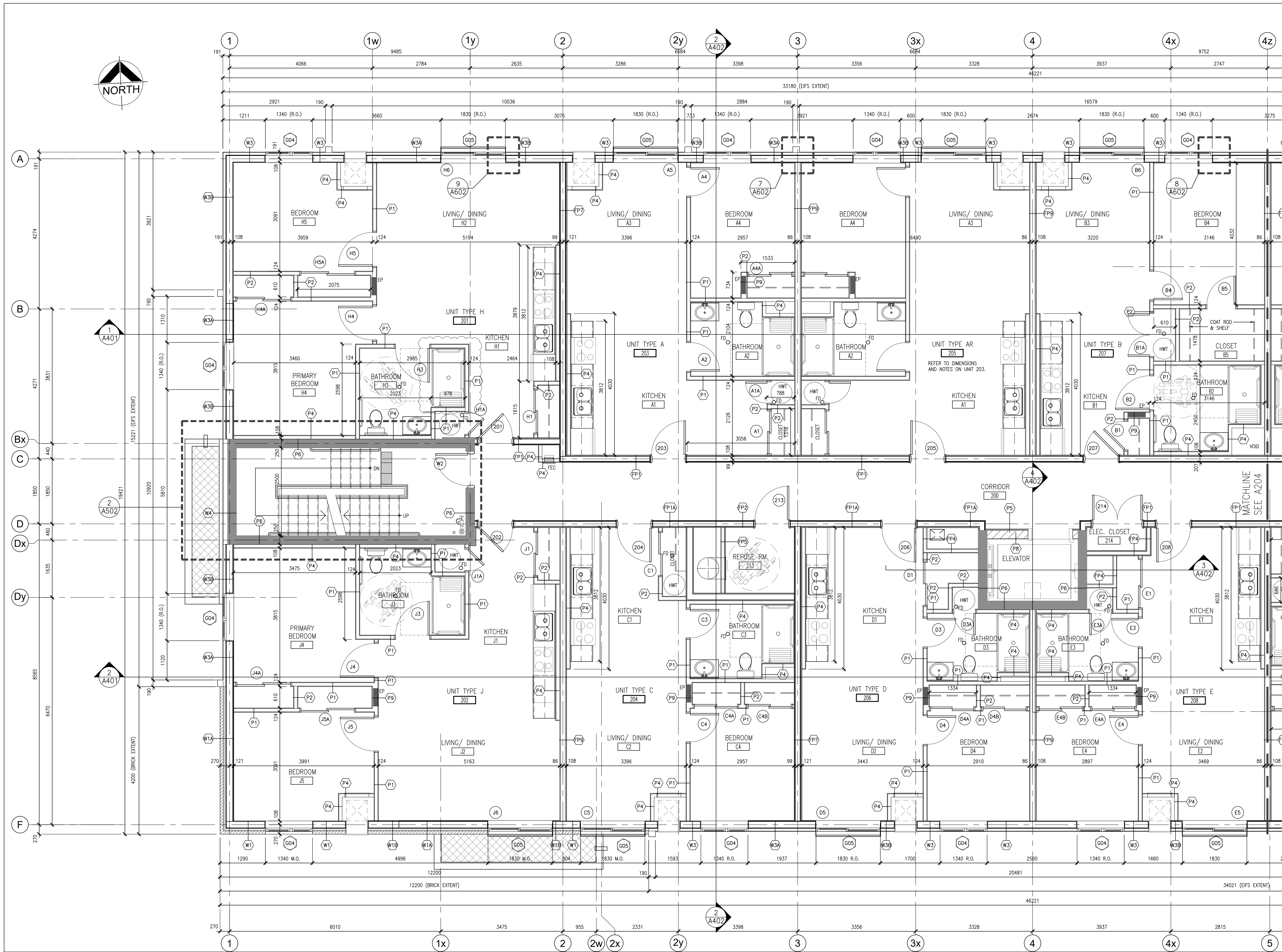


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NO.	ISSUES/ REVISIONS	DATE	BY
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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

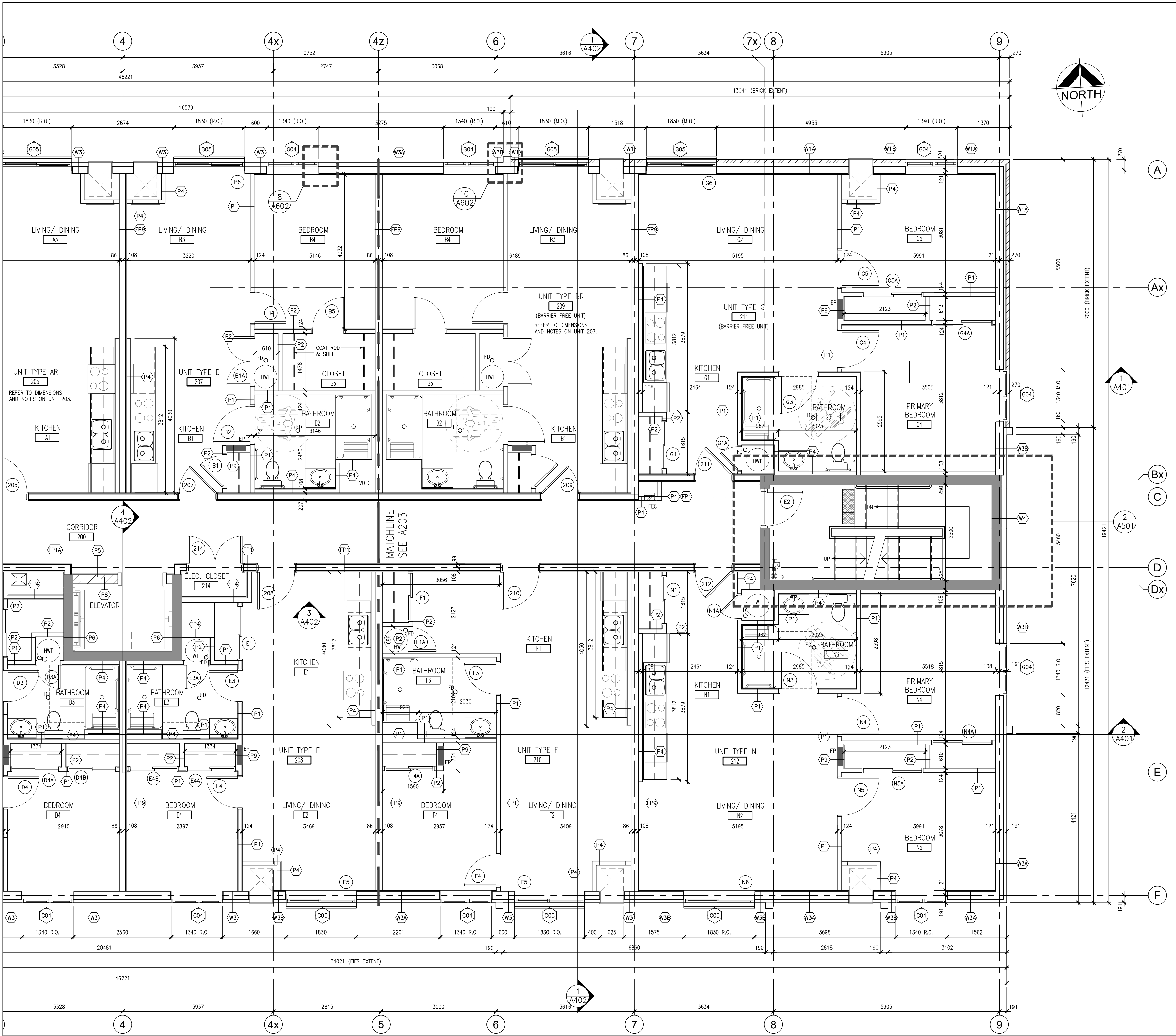
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART SECOND FLOOR PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: BBA
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: DRAWING NO:

25271 A203

1 A203 PART SECOND FLOOR PLAN
1:50



FLOOR PLAN NOTATION LEGEND

CORRIDOR	ROOM NAME & NUMBER
CA	
WXX	EXTERIOR WALL TYPE
PXX	INTERIOR PARTITION OR FURRING TYPE
G01	EXTERIOR GLAZING NUMBER
SC01	INTERIOR GLAZED SCREEN NUMBER
101	DOOR NUMBER
PB	BARRIER FREE DOOR OPERATOR PUSH BUTTON
PL	PUSH TO LOCK PUSH BUTTON
EM	EMERGENCY ASSISTANCE CALL BUTTON
CR	CARD READER
	DOOR WITH DOOR OPERATOR
ML1	MILLWORK NUMBER
1 A200	WALL SECTION REFERENCE
1 A200	BUILDING SECTION/ EXTERIOR ELEVATION REFERENCE
1 A901	INTERIOR ELEVATION REFERENCE NUMBER
FF2 FF1	FLOOR FINISH TYPE (SEE ALSO ROOM FINISH SCHEDULE)
FEC	RECESSED FIRE EXTINGUISHER CABINET

TYPICAL NOTES

- FLOOR DRAIN AND CLEAN OUT LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.
- ACCESS PANEL LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.

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2	ISSUED FOR PERMIT	2026-08-25	BBA

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART SECOND FLOOR PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: A204

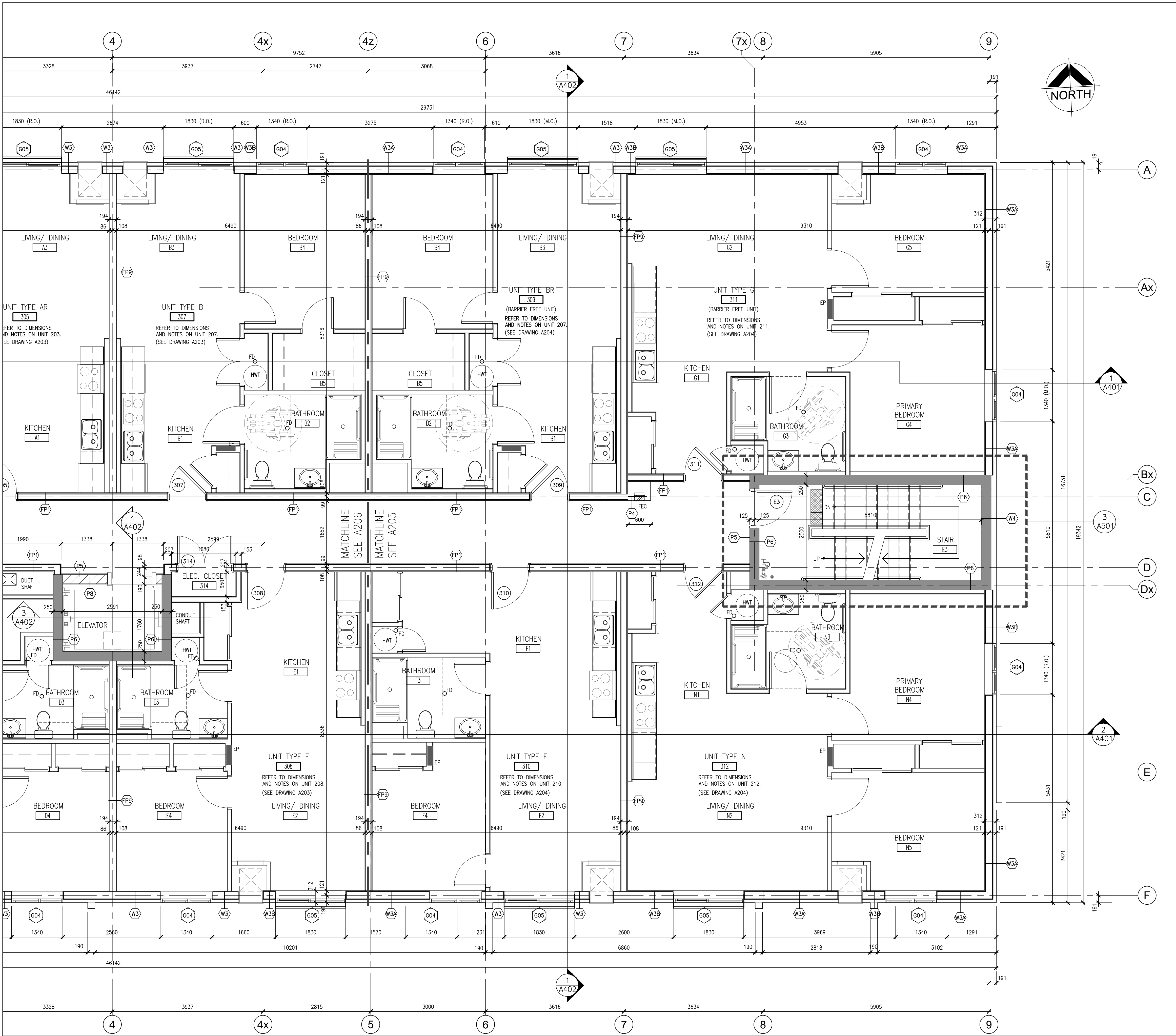


1 A204 PART SECOND FLOOR PLAN
1:50

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1
A206
PART THIRD FLOOR PLAN
1:50

FLOOR PLAN NOTATION LEGEND

CORRIDOR CA	ROOM NAME & NUMBER
WXX	EXTERIOR WALL TYPE
PXX	INTERIOR PARTITION OR FURRING TYPE
G01	EXTERIOR GLAZING NUMBER
SC01	INTERIOR GLAZED SCREEN NUMBER
101	DOOR NUMBER
PB	BARRIER FREE DOOR OPERATOR PUSH BUTTON
PL	PUSH TO LOCK PUSH BUTTON
EM	EMERGENCY ASSISTANCE CALL BUTTON
CR	CARD READER
DOOR WITH DOOR OPERATOR	
ML1	MILLWORK NUMBER
1 A200	WALL SECTION REFERENCE
1 A200	BUILDING SECTION/ EXTERIOR ELEVATION REFERENCE
D 1 A901 C A B	INTERIOR ELEVATION REFERENCE NUMBER
FF2 FF1	FLOOR FINISH TYPE (SEE ALSO ROOM FINISH SCHEDULE)
FEC	RECESSED FIRE EXTINGUISHER CABINET

TYPICAL NOTES

- FLOOR DRAIN AND CLEAN OUT LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.
- ACCESS PANEL LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.

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2	ISSUED FOR PERMIT	2026-08-25	BBA



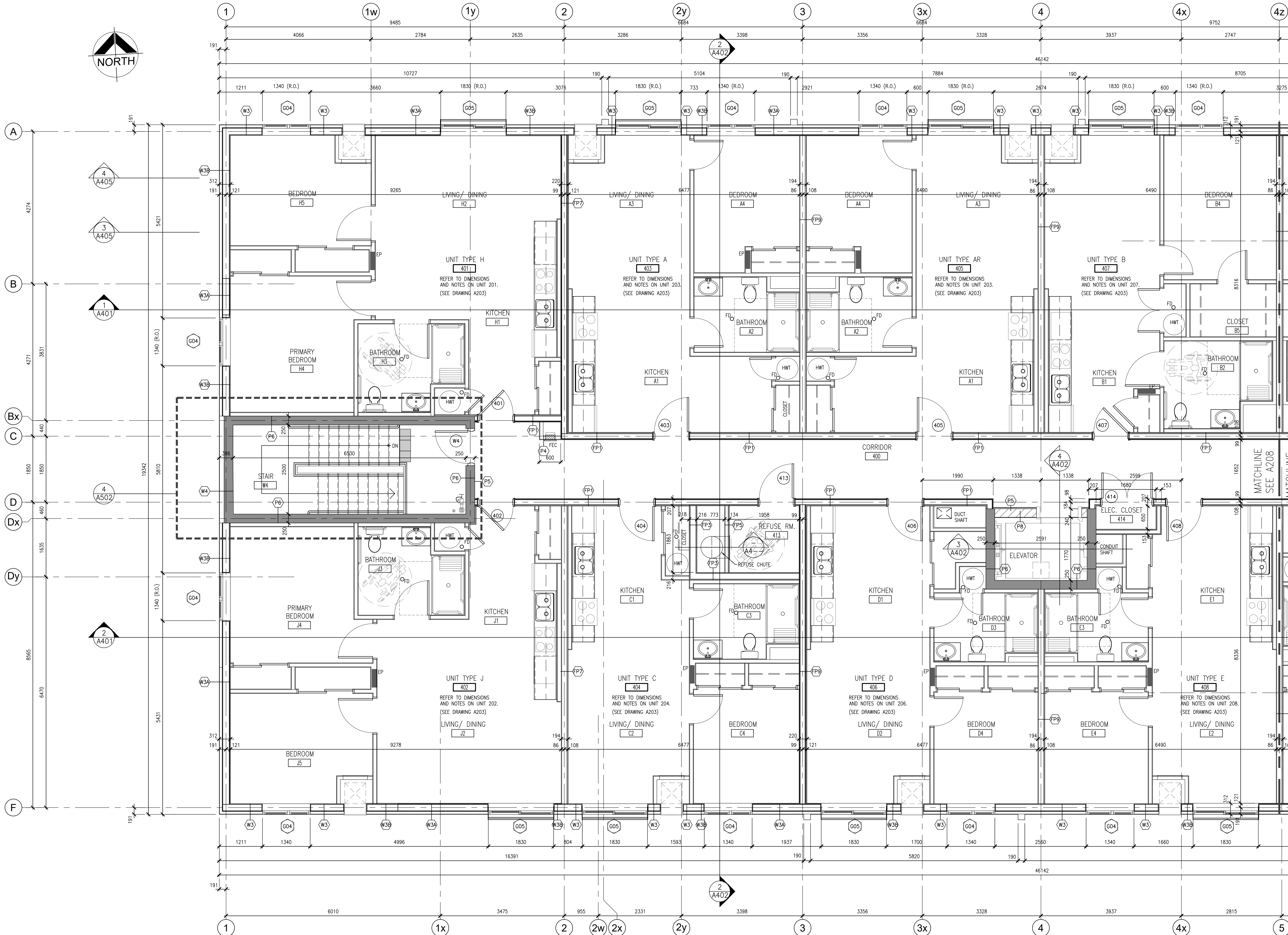
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART THIRD FLOOR PLAN

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	ARCHITECTS
CHECKED BY:	OF
DATE: MAY 2026	ARCHITECT
SCALE: AS NOTED	LICENCE 7117
PROJECT NO:	DRAWING NO:

25271 A206



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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

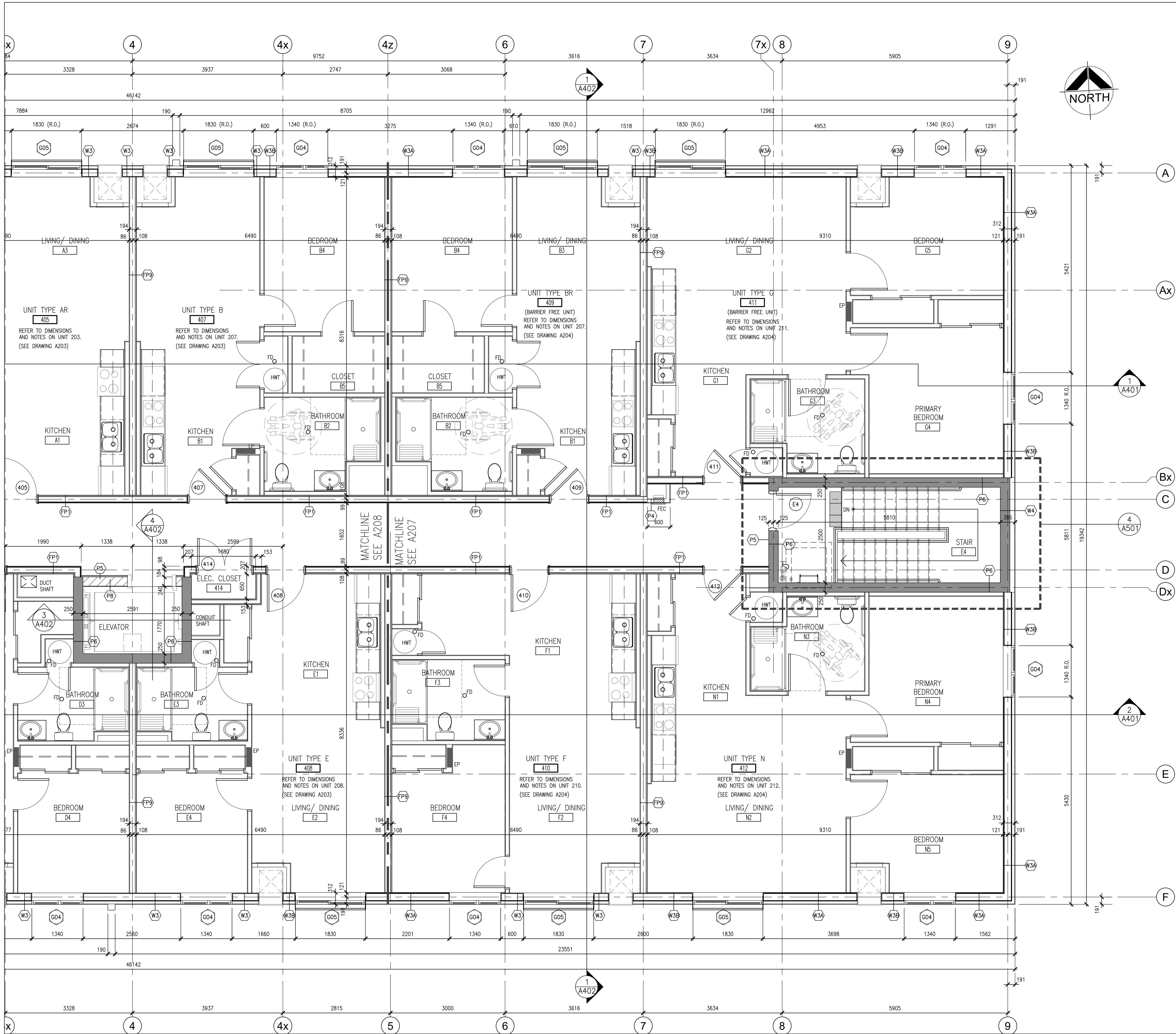
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FOURTH FLOOR PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: 
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: DRAWING NO:



25271 A207



1
A208
PART FOURTH FLOOR PLAN
1:50

FLOOR PLAN NOTATION LEGEND

CORRIDOR	ROOM NAME & NUMBER
CA	
WXX	EXTERIOR WALL TYPE
PXX	INTERIOR PARTITION OR FURRING TYPE
G01	EXTERIOR GLAZING NUMBER
SC01	INTERIOR GLAZED SCREEN NUMBER
101	DOOR NUMBER
PB	BARRIER FREE DOOR OPERATOR PUSH BUTTON
PL	PUSH TO LOCK PUSH BUTTON
EM	EMERGENCY ASSISTANCE CALL BUTTON
CR	CARD READER
	DOOR WITH DOOR OPERATOR
ML1	MILLWORK NUMBER
1 A200	WALL SECTION REFERENCE
1 A200	BUILDING SECTION/ EXTERIOR ELEVATION REFERENCE
D 1 A901 C A B	INTERIOR ELEVATION REFERENCE NUMBER
FF2 FF1	FLOOR FINISH TYPE (SEE ALSO ROOM FINISH SCHEDULE)
FEC	RECESSED FIRE EXTINGUISHER CABINET

TYPICAL NOTES

- FLOOR DRAIN AND CLEAN OUT LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.
- ACCESS PANEL LOCATIONS TO BE COORDINATED WITH MECHANICAL, ARCHITECTURAL AND TILE LAYOUT.

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BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FOURTH FLOOR PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: 
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: A208



25271 A208

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ROOF NOTATION LEGEND

- (R1) ROOF TYPE (REFER TO ROOF TYPE SCHEDULE & SPECIFICATION)
- ROOF DATUM 4000 ROOF DATUM (TOP OF STEEL ROOF DECK)
- 2 A402 BUILDING SECTION NUMBER
- INDICATE DIRECTION OF ROOF DRAINAGE (MIN. 2% SLOPE)
- INDICATES AREA OF ROOF WITH TAPERED INSULATION (MIN. 2% SLOPE)
- 600x600x64 THICK PRECAST CONCRETE ROOF PAVERS C/W LEVELING/SETTING PADS
- RD ROOF DRAIN
- SD SCUPPER DRAIN

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

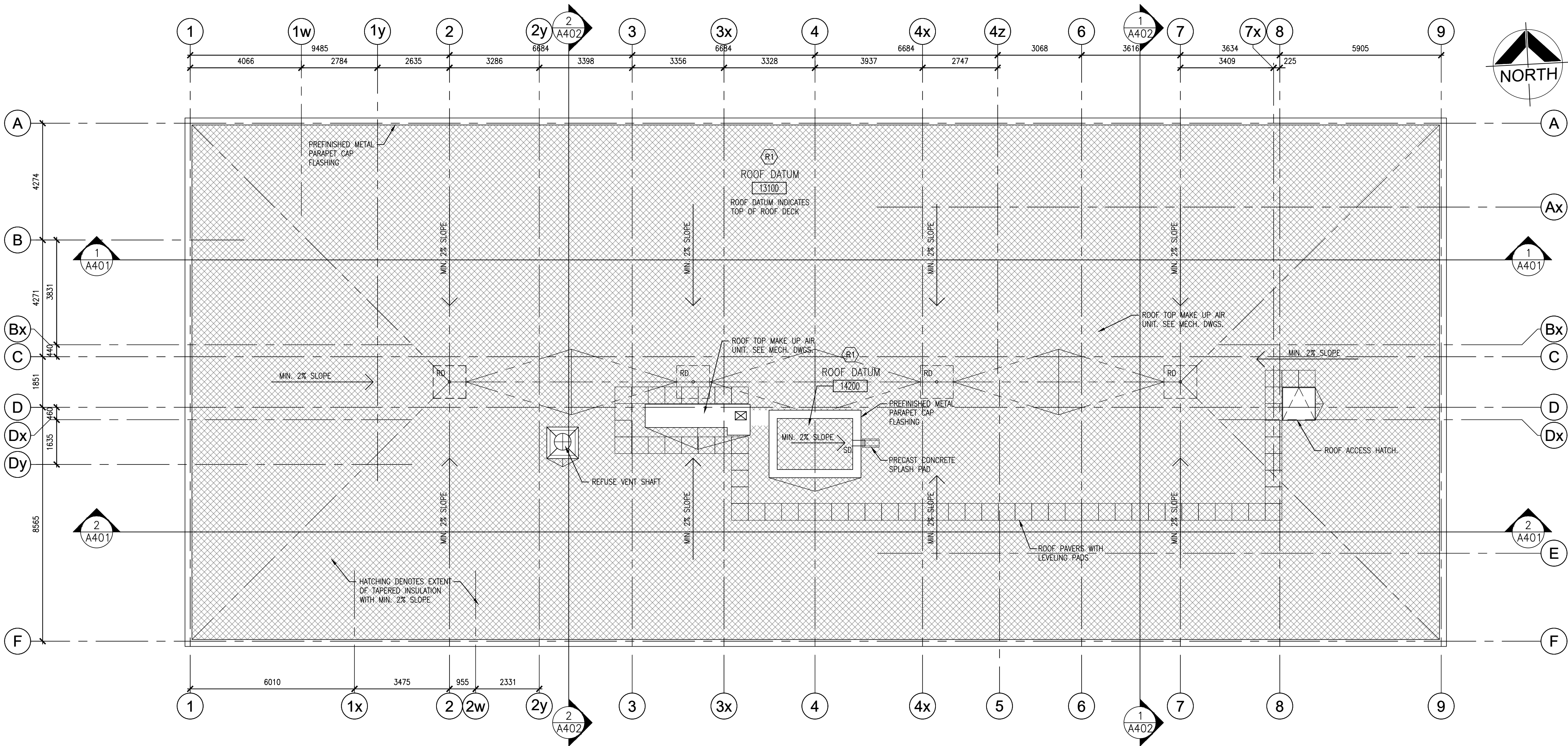
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
ROOF PLAN

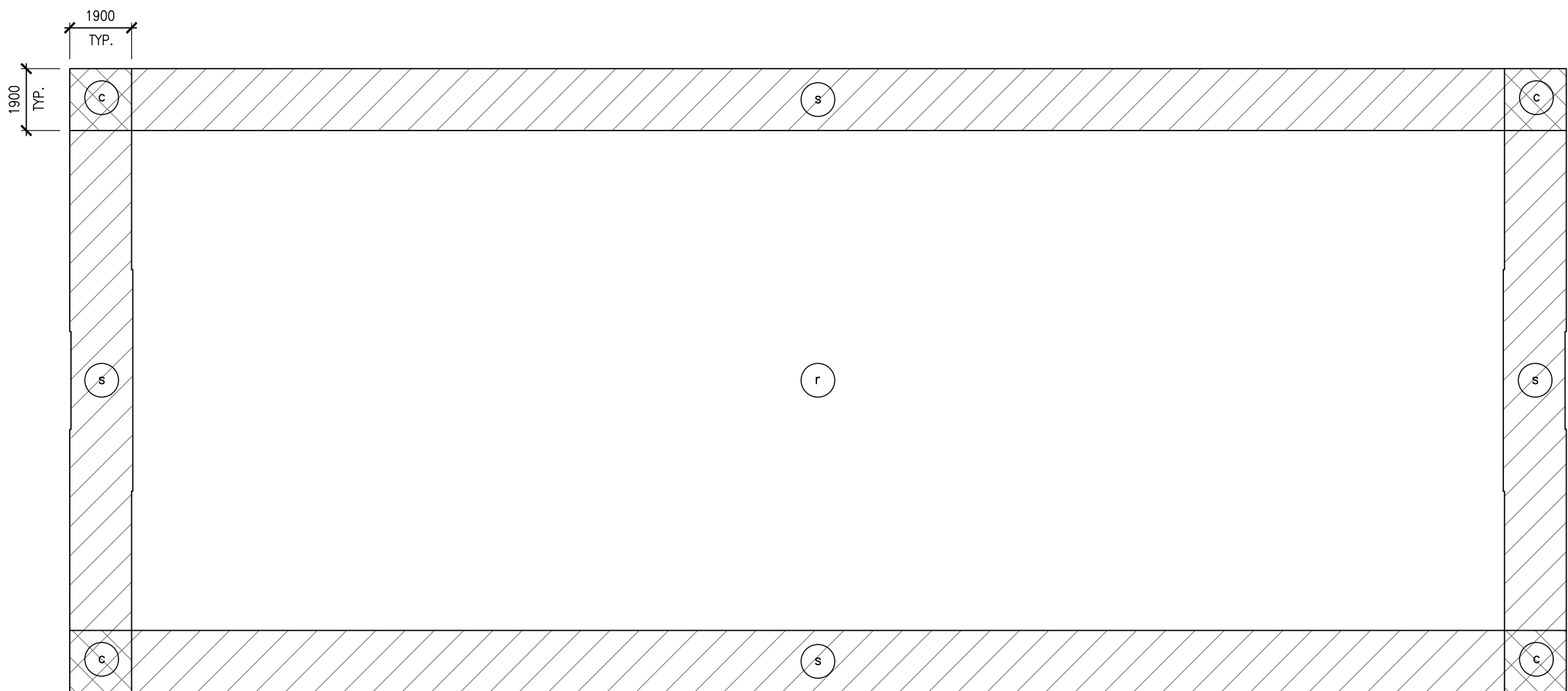
DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: MICHAEL BRYAN
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: DRAWING NO:

SEAL:
BARRY BRYAN ASSOCIATES
ARCHITECTS
MICHAEL BRYAN
LICENCE 7117

25271 A209

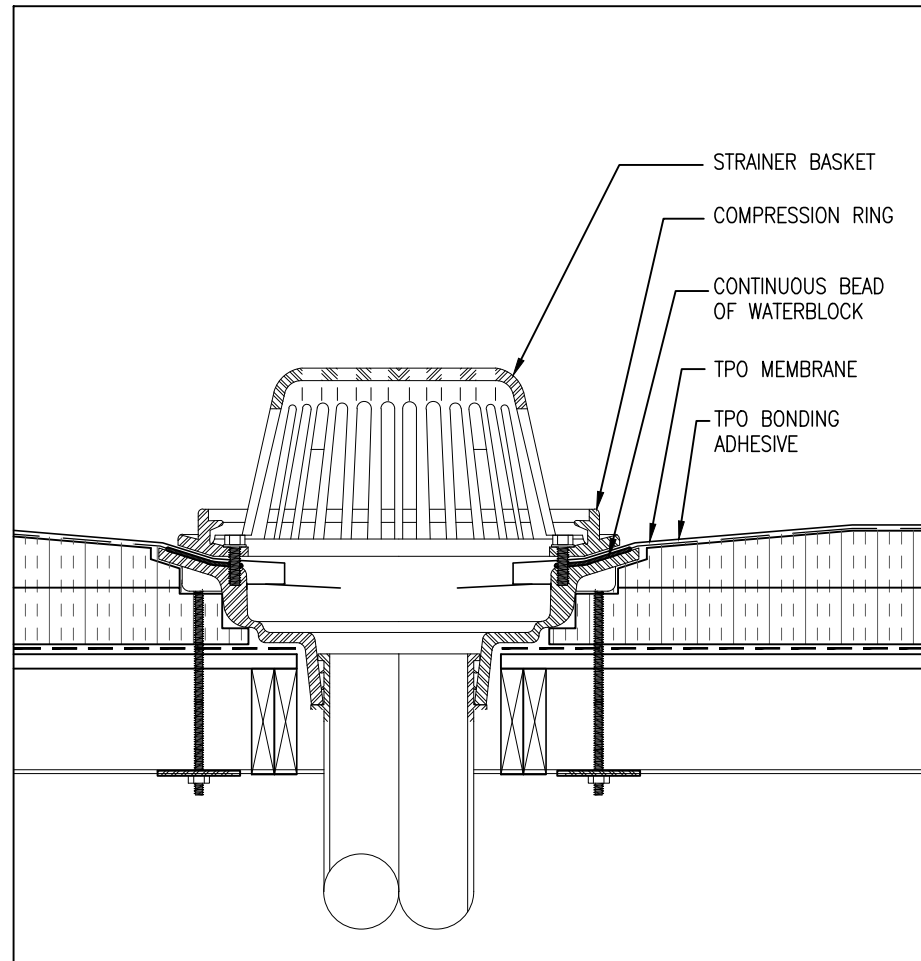


1 ROOF PLAN
A209 1:100

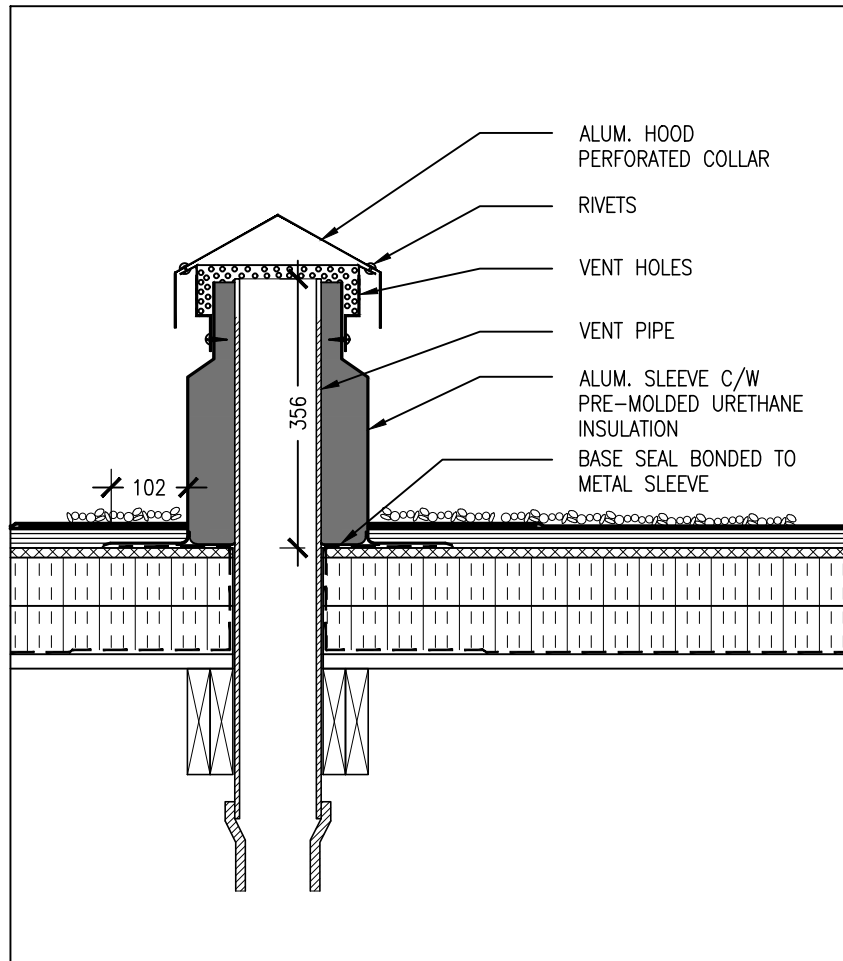


WIND UPLIFT	
MARK	GROSS UPLIFT (UNFACTORED)
c	1.93 kPa
s	1.02 kPa
r	0.763 kPa

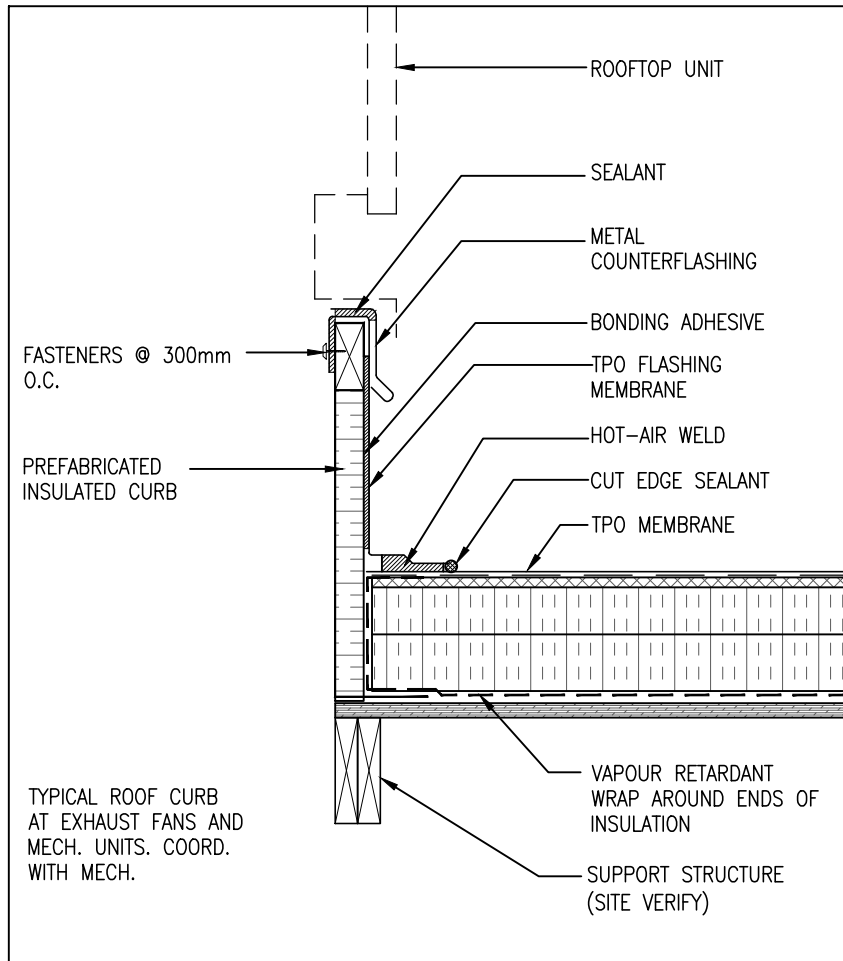
2 WIND UPLIFT DIAGRAM
A209 N.T.S.



3 ROOF DRAIN DETAIL
A209 1:10



4 VENT STACK DETAIL
A209 1:10



5 TYP. ROOF CURB DETAIL
A209 1:10

CEILING TYPES

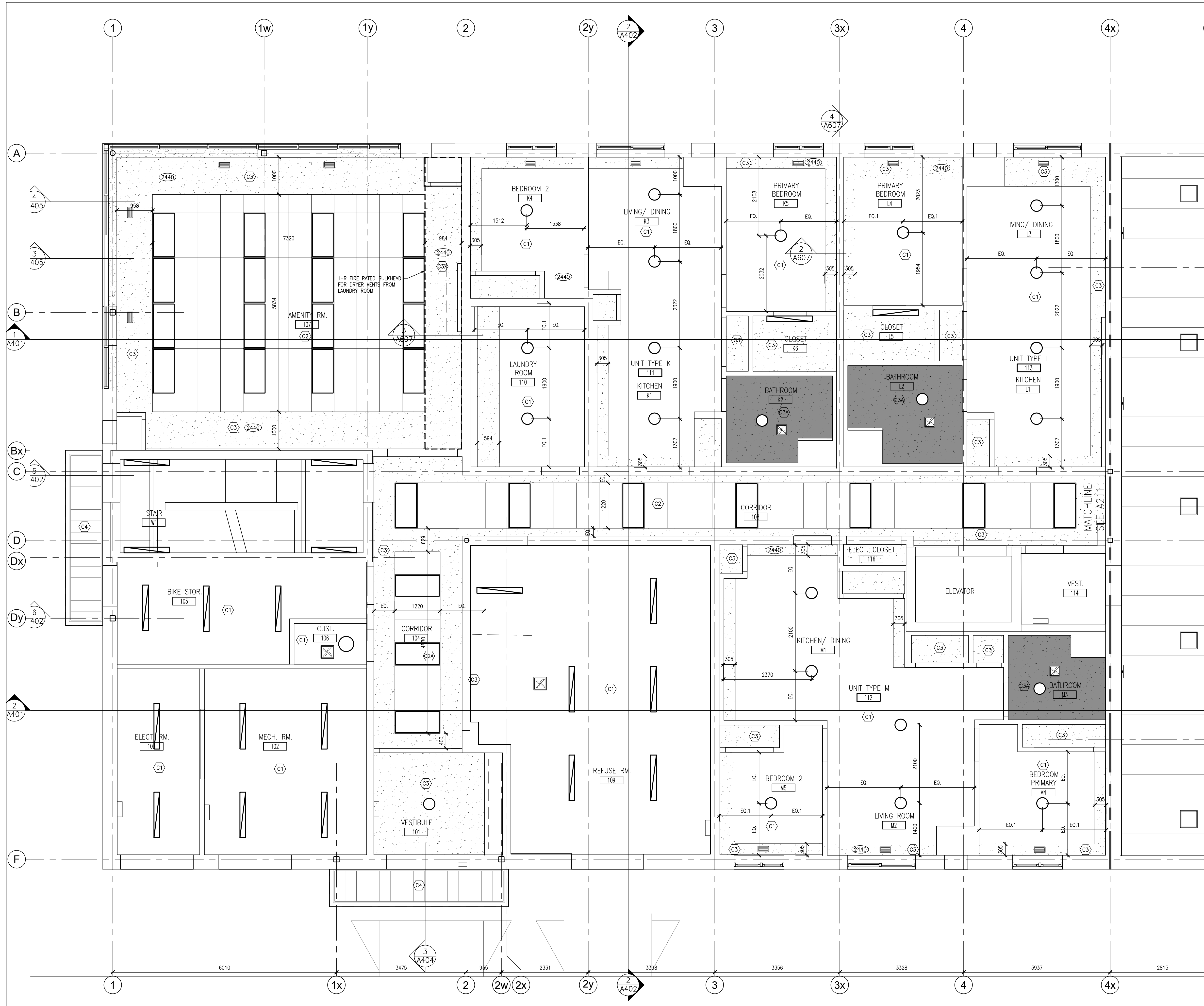
	C1 FIRE RATED GYPSUM BOARD CEILING. SEE ALSO LIFE SAFETY PLANS
	C2 1220mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C2A 610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C3 13mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING
	C3A 13mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
	C3X FIRE RATED GYP. BD. BULKHEAD
	C4 PREFIN. METAL SIDING/ SOFFIT ON SUB-FRAMING
	C5 PREFIN. METAL LINER PANEL SOFFIT

CEILING LEGEND

	CEILING TYPE REFERENCE.
	CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
	PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
	PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
	12" DIA. SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
	LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

CEILING NOTES

1. ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
2. ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
3. ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
4. ALL GYPSUM BOARD CEILINGS C1, C3 & C3a SHALL HAVE PAINT FINISH.
- 5.



1 PART FIRST FLOOR REFLECTED CEILING PLAN
1:50

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BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FIRST FLOOR
REFLECTED CEILING PLAN

DESIGN BY:	BBA	SEAL:	ARCHITECTS ASSOCIATION OF ONTARIO
DRAWN BY:	BBA	CHECKED BY:	MICHAEL BRYAN
DATE:	MAY 2026	LICENCE:	7117
SCALE:	AS NOTED	PROJECT NO:	25271
		DRAWING NO:	A210

CEILING TYPES

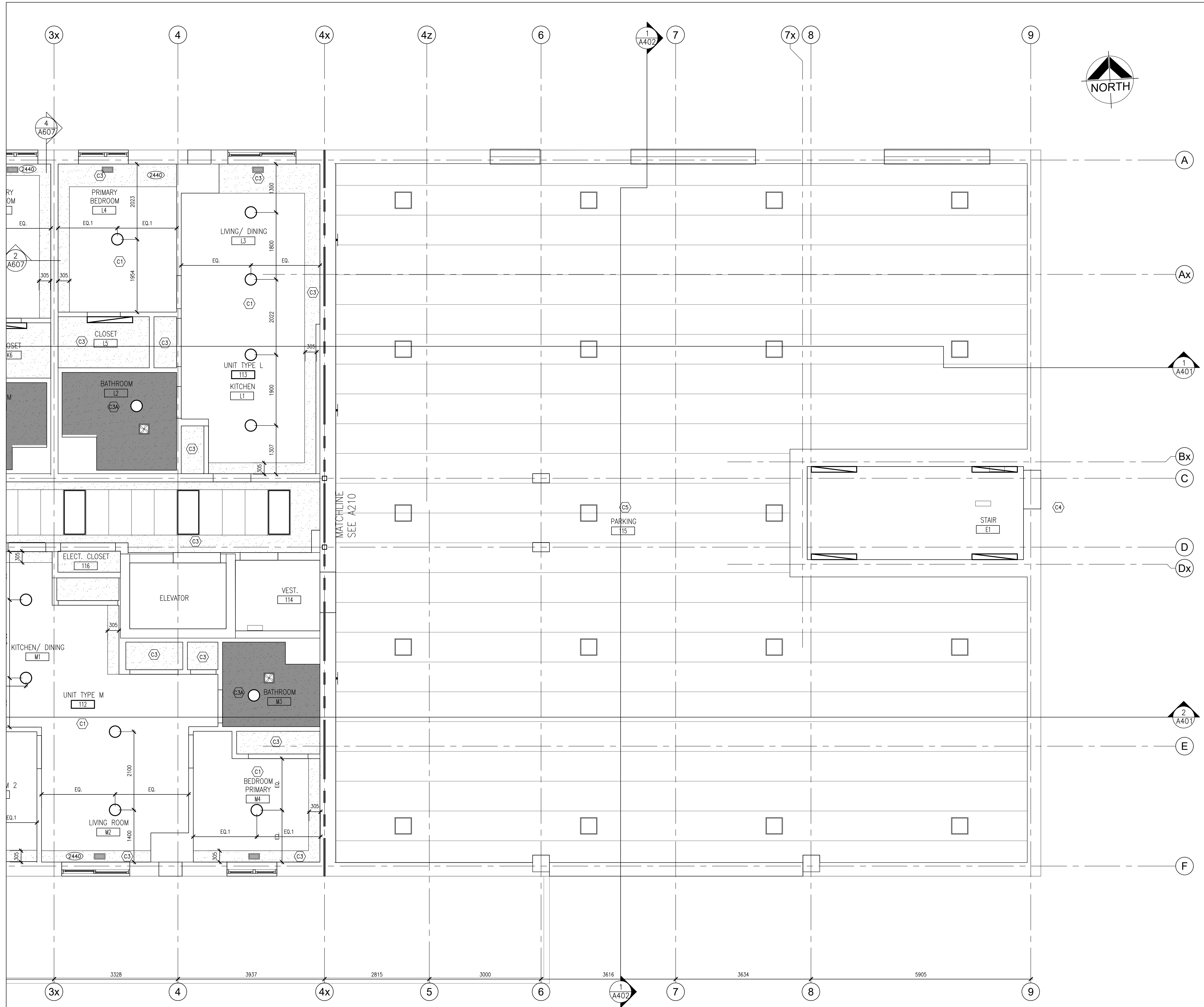
	C1	FIRE RATED GYPSUM BOARD CEILING. SEE ALSO LIFE SAFETY PLANS
	C2	1220mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C2A	610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C3	13mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING
	C3A	13mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
	C3X	FIRE RATED GYP. BD. BULKHEAD
	C4	PREFIN. METAL SIDING/ SOFFIT ON SUB-FRAMING
	C5	PREFIN. METAL LINER PANEL SOFFIT

CEILING LEGEND

	C1	CEILING TYPE REFERENCE.
	2340	CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
		PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
		PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
		12" DIA. SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
		LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

CEILING NOTES

1. ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
2. ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
3. ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
4. ALL GYPSUM BOARD CEILINGS C1, C3 & C3A SHALL HAVE PAINT FINISH.
- 5.



1
A211

PART FIRST FLOOR REFLECTED CEILING PLAN

1:50

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BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FIRST FLOOR
REFLECTED CEILING PLAN

DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	MAY 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	

25271 A211

CEILING TYPES

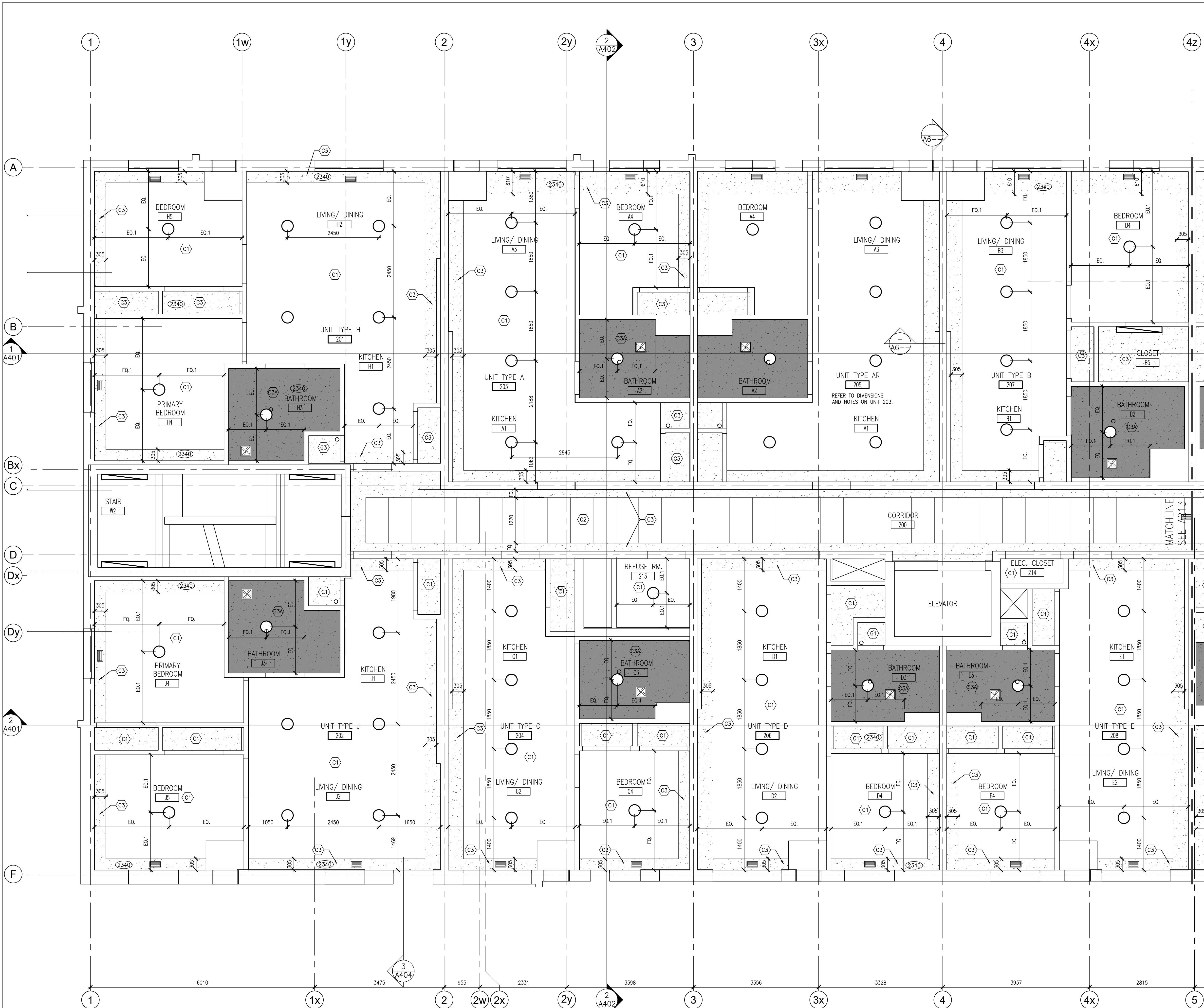
	C1 FIRE RATED GYPSUM BOARD CEILING. SEE ALSO LIFE SAFETY PLANS
	C2 1220mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C2A 610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C3 13mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING
	C3A 13mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
	C3B FIRE RATED GYP. BD. BULKHEAD
	C4 PREFIN. METAL SIDING/ SOFFIT ON SUB-FRAMING
	C5 PREFIN. METAL LINER PANEL SOFFIT

CEILING LEGEND

	CEILING TYPE REFERENCE.
	CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
	PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
	PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
	12" DIA SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
	LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

CEILING NOTES

1. ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
2. ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
3. ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
4. ALL GYPSUM BOARD CEILINGS C1, C3 & C3A SHALL HAVE PAINT FINISH.
- 5.



1 A212 PART SECOND FLOOR REFLECTED CEILING PLAN
1:50

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

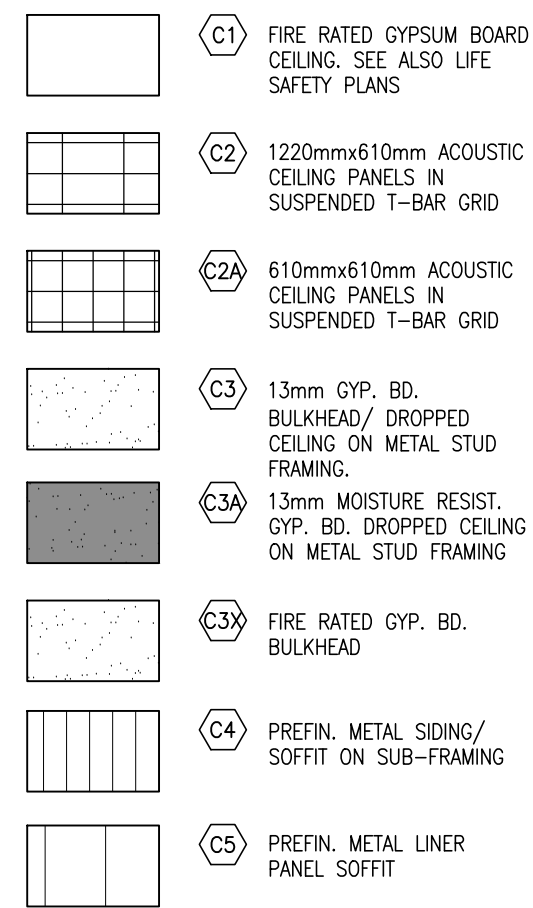
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART SECOND FLOOR
REFLECTED CEILING PLAN

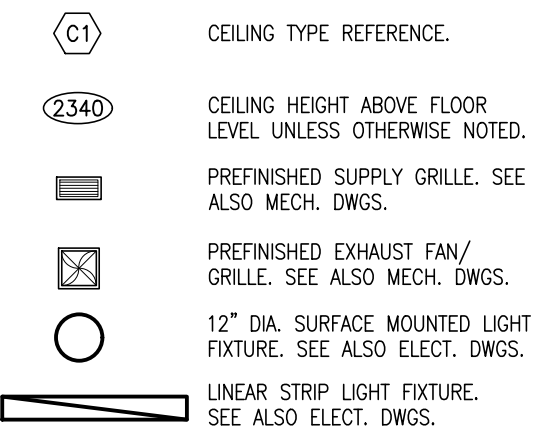
DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	MAY 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	

25271 A212

CEILING TYPES

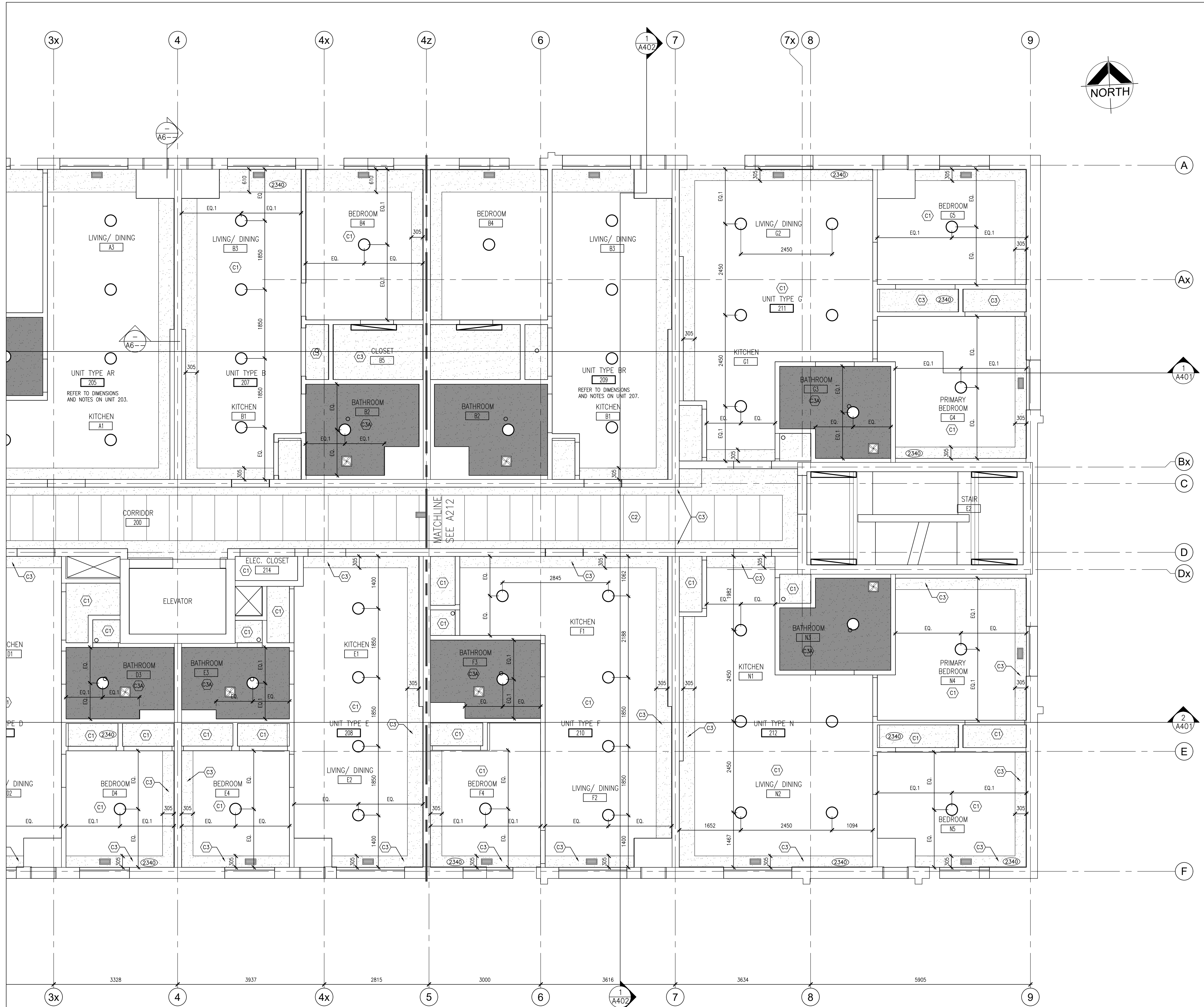


CEILING LEGEND



CEILING NOTES

- ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
- ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
- ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
- ALL GYPSUM BOARD CEILINGS C1, C3 & C3A SHALL HAVE PAINT FINISH.
-



1
A213
PART SECOND FLOOR REFLECTED CEILING PLAN
1:50

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

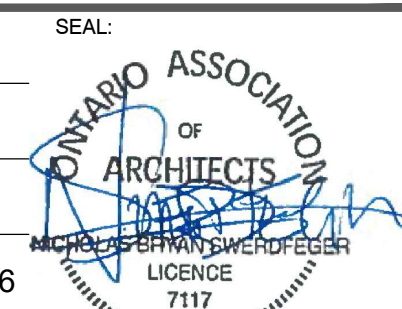
BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART SECOND FLOOR
REFLECTED CEILING PLAN

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: 
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: A213



CEILING TYPES

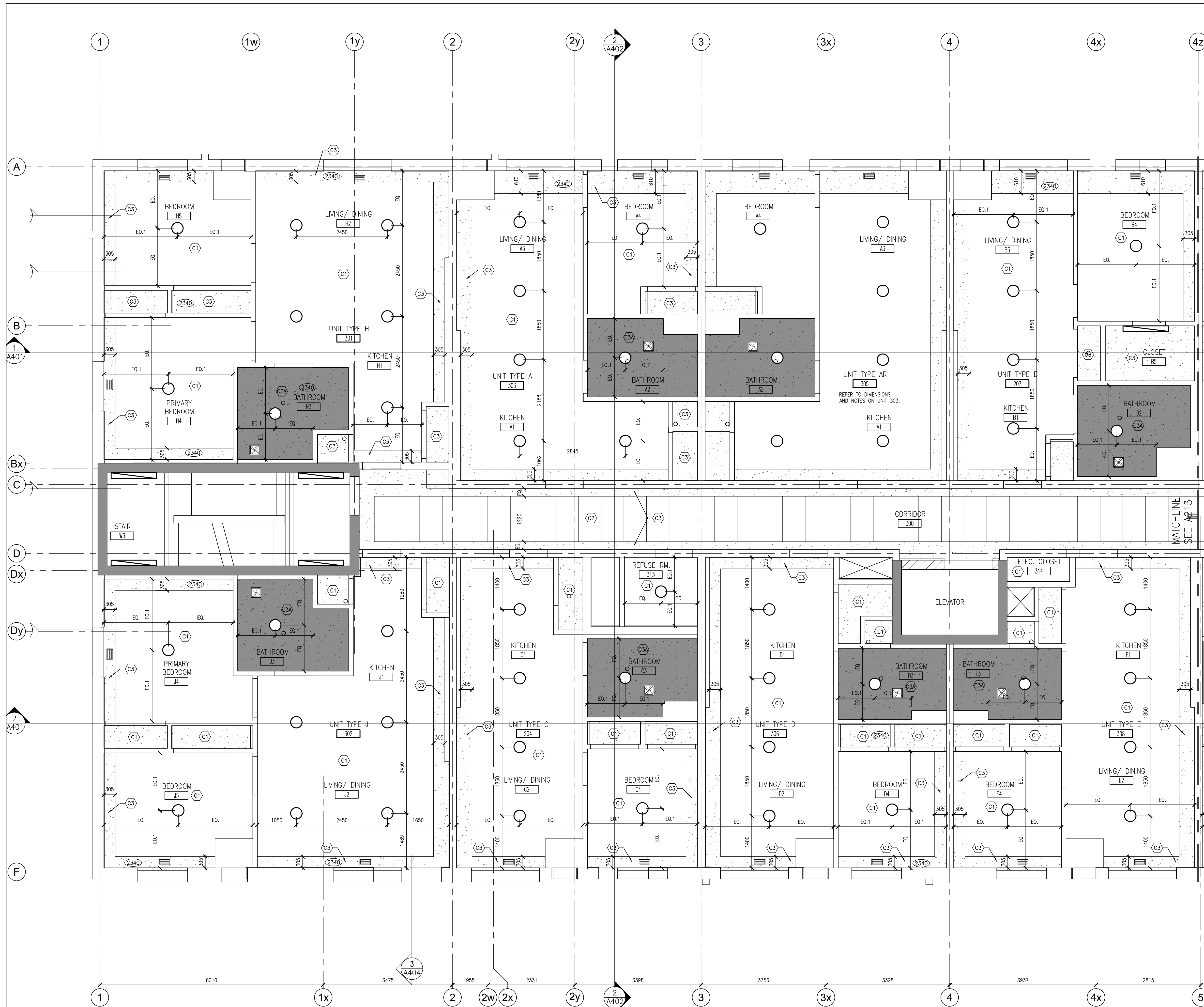
- C1 FIRE RATED GYPSUM BOARD CEILING. SEE ALSO LIFE SAFETY PLANS
- C2 1220mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
- C2A 610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
- C3 13mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING
- C3A 13mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
- C3B FIRE RATED GYP. BD. BULKHEAD
- C4 PREFIN. METAL SIDING/ SOFFIT ON SUB-FRAMING
- C5 PREFIN. METAL LINER PANEL SOFFIT

CEILING LEGEND

- C1 CEILING TYPE REFERENCE.
- 2340 CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
- PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
- PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
- 12" DIA. SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
- LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

CEILING NOTES

- ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
- ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
- ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
- ALL GYPSUM BOARD CEILINGS C1, C3 & C3A SHALL HAVE PAINT FINISH.
-



1 A214 PART THIRD FLOOR REFLECTED CEILING PLAN
1:50

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART THIRD FLOOR
REFLECTED CEILING PLAN

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	ARCHITECTS
CHECKED BY:	ARCHITECTS
DATE: MAY 2026	LICENCE 7117
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:

25271 A214

CEILING TYPES

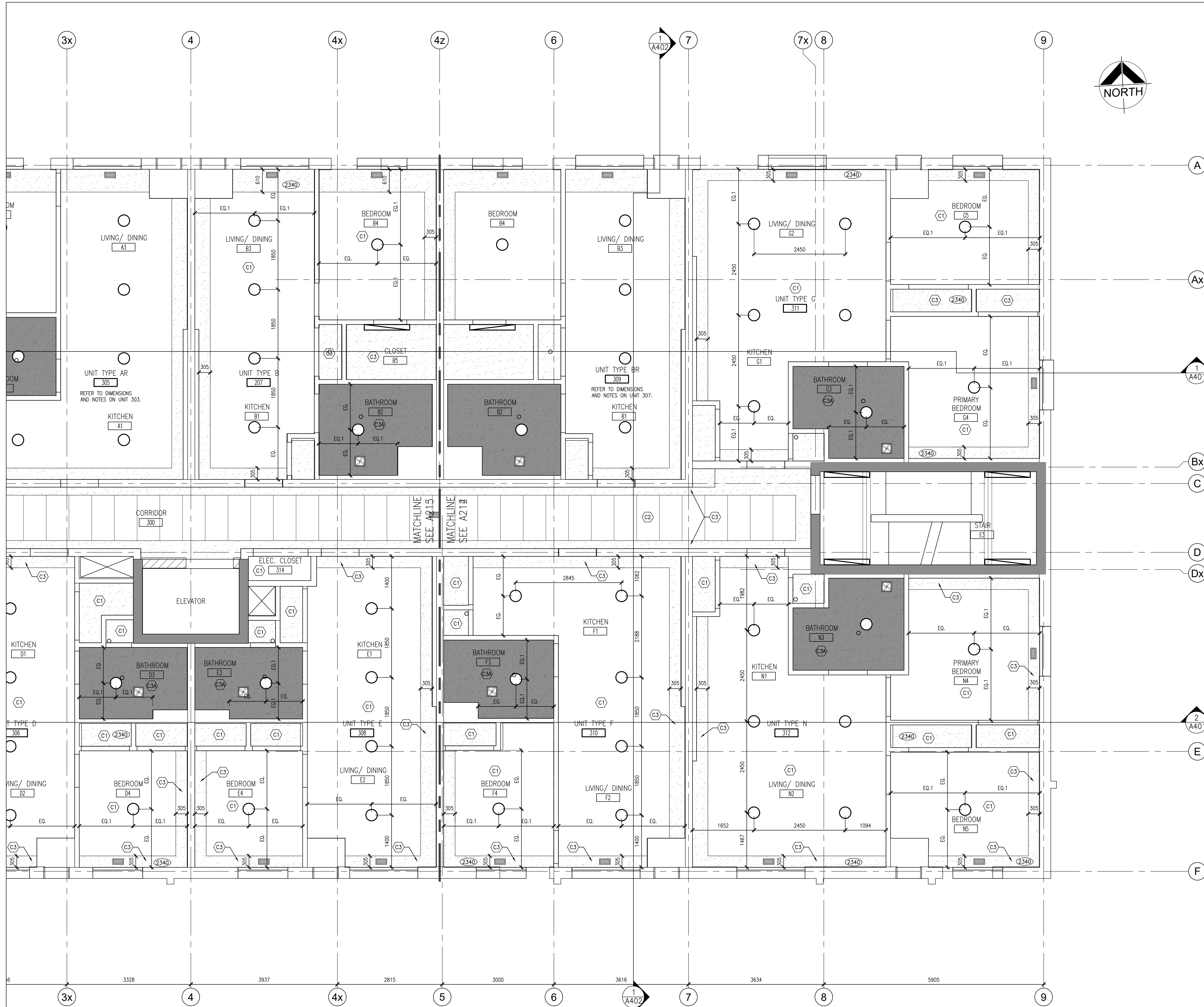
	C1	FIRE RATED GYPSUM BOARD CEILING. SEE ALSO LIFE SAFETY PLANS
	C2	1220mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C2A	610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C3	13mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING
	C3A	13mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
	C3X	FIRE RATED GYP. BD. BULKHEAD
	C4	PREFIN. METAL SIDING/ SOFFIT ON SUB-FRAMING
	C5	PREFIN. METAL LINER PANEL SOFFIT

CEILING LEGEND

	C1	CEILING TYPE REFERENCE.
	2340	CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
		PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
		PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
		12" DIA. SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
		LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

CEILING NOTES

- ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
- ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
- ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
- ALL GYPSUM BOARD CEILINGS C1, C3 & C3A SHALL HAVE PAINT FINISH.
-



1
A215
PART THIRD FLOOR REFLECTED CEILING PLAN
1:50

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2	ISSUED FOR PERMIT	2026-08-25	BBA

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

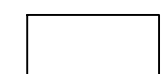
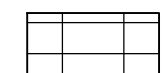
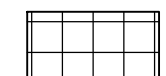
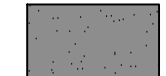
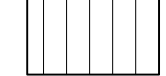
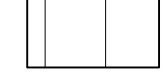
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART THIRD FLOOR
REFLECTED CEILING PLAN

DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	MAY 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	

25271
A215

CEILING TYPES

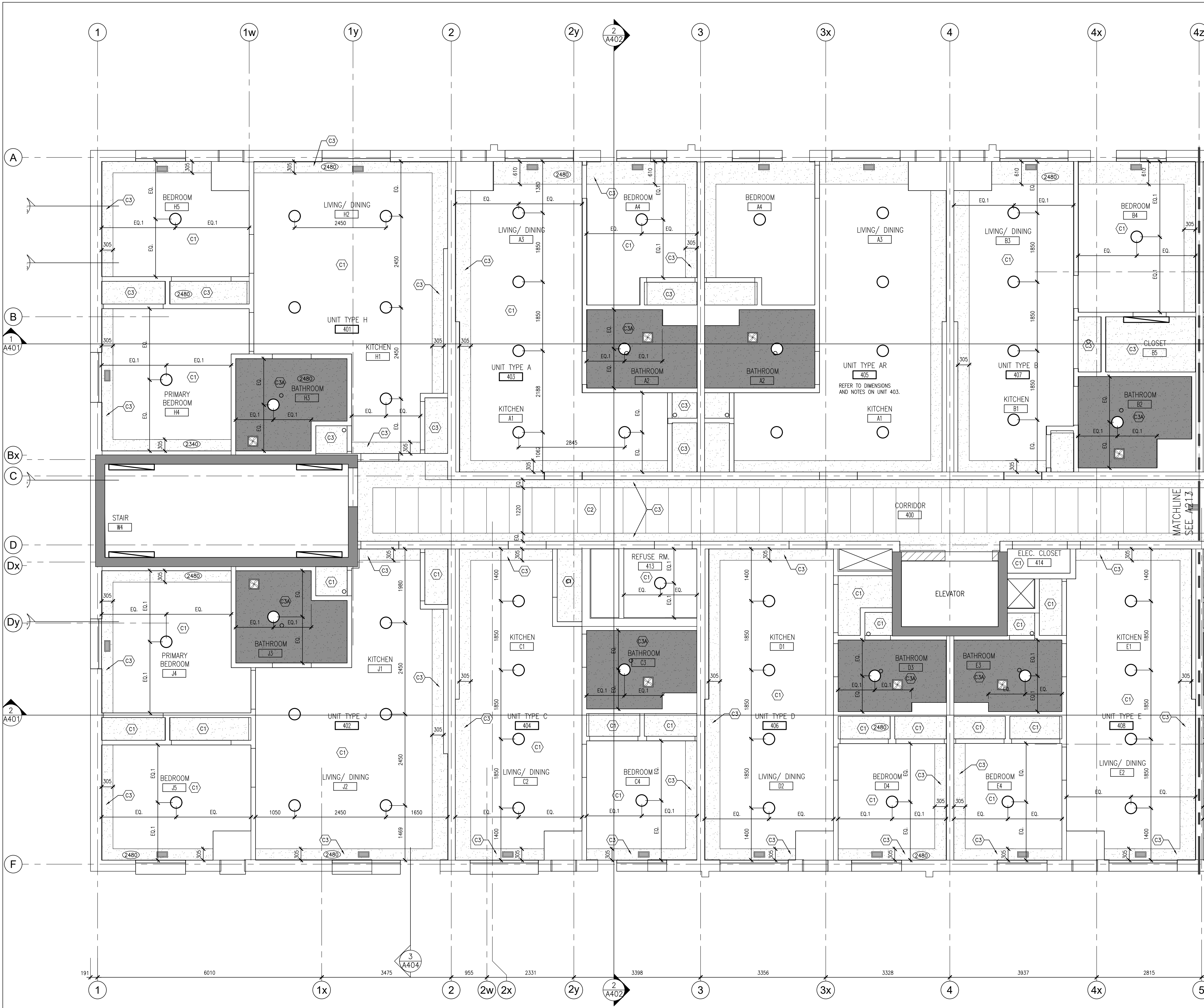
-  C1 FIRE RATED GYPSUM BOARD CEILING. SEE ALSO LIFE SAFETY PLANS
-  C2 120mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
-  C2A 610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
-  C3 13mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING
-  C3A 13mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
-  C3B FIRE RATED GYP. BD. BULKHEAD
-  C4 PREFIN. METAL SIDING/ SOFFIT ON SUB-FRAMING
-  C5 PREFIN. METAL LINER PANEL SOFFIT

CEILING LEGEND

-  C1 CEILING TYPE REFERENCE.
-  2340 CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
-  PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
-  PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
-  12" DIA. SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
-  LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

CEILING NOTES

- ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
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- ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
- ALL GYPSUM BOARD CEILINGS C1, C3 & C3A SHALL HAVE PAINT FINISH.
-



1
A216 PART FOURTH FLOOR REFLECTED CEILING PLAN
1:50

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FOURTH FLOOR
REFLECTED CEILING PLAN

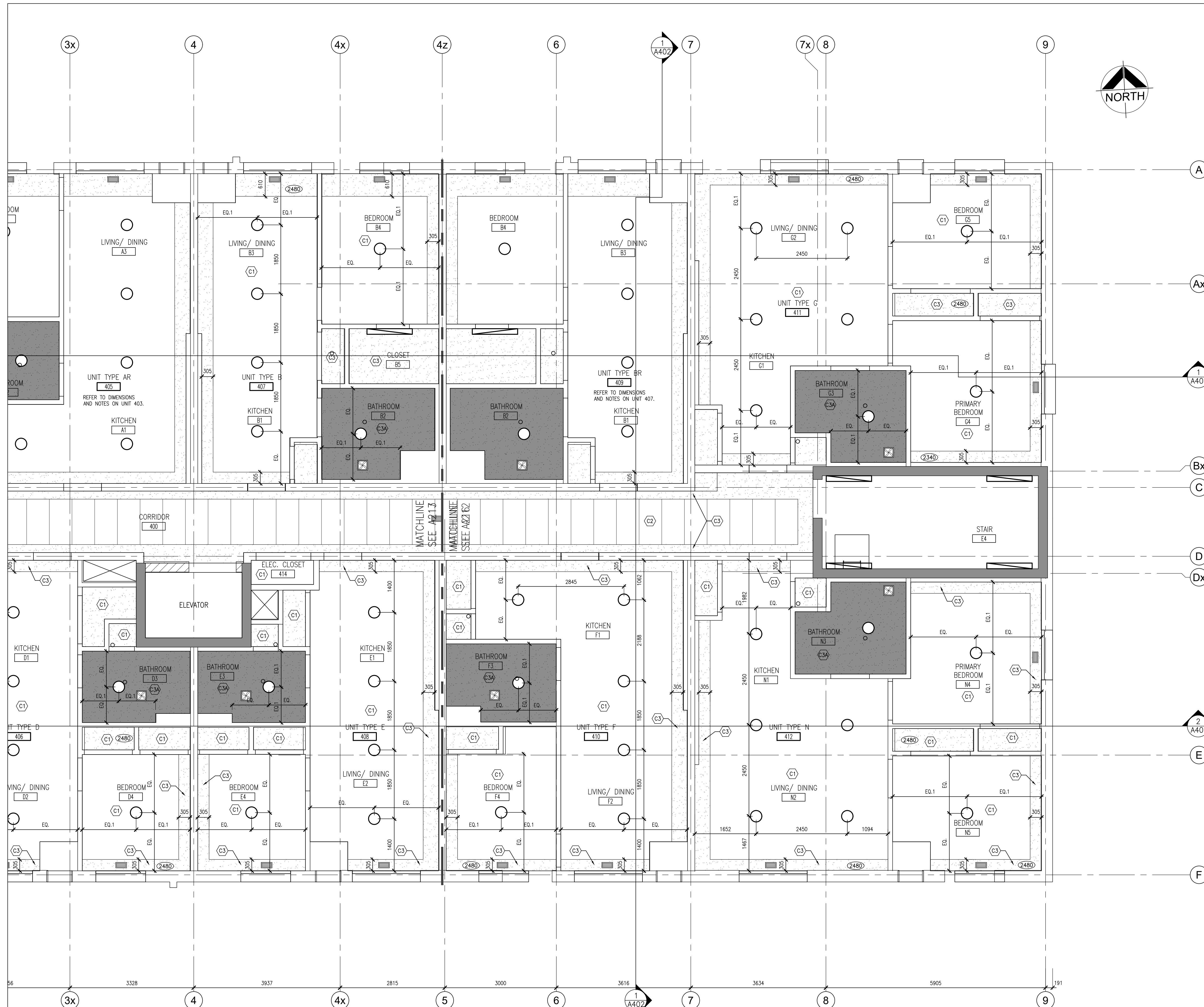
DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	MAY 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	

25271 **A216**

	C1 FIRE RATED GYPSUM BOARD CEILING. SEE ALSO FIRE SAFETY PLANS
	C2 1220mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C2A 610mmx610mm ACOUSTIC CEILING PANELS IN SUSPENDED T-BAR GRID
	C3 15mm GYP. BD. BULKHEAD/ DROPPED CEILING ON METAL STUD FRAMING.
	C3A 15mm MOISTURE RESIST. GYP. BD. DROPPED CEILING ON METAL STUD FRAMING
	C3X FIRE RATED GYP. BD. BULKHEAD
	C4 PREFIN, METAL SIDING/ SOFFIT ON SUB-FRAMING
	C5 PREFIN, METAL LINER PANEL SOFFIT

	CEILING TYPE REFERENCE.
	CEILING HEIGHT ABOVE FLOOR LEVEL UNLESS OTHERWISE NOTED.
	PREFINISHED SUPPLY GRILLE. SEE ALSO MECH. DWGS.
	PREFINISHED EXHAUST FAN/ GRILLE. SEE ALSO MECH. DWGS.
	12" DIA. SURFACE MOUNTED LIGHT FIXTURE. SEE ALSO ELECT. DWGS.
	LINEAR STRIP LIGHT FIXTURE. SEE ALSO ELECT. DWGS.

1. ALL DROP CEILINGS/ BULKHEADS AT 2340mm ABOVE FINISHED FLOOR LEVEL AT FIRST, SECOND & THIRD FLOOR LEVELS UNLESS NOTED OTHERWISE.
2. ALL DROP CEILINGS/ BULKHEADS AT 2480mm ABOVE FINISHED FLOOR LEVEL AT FOURTH FLOOR LEVEL UNLESS NOTED OTHERWISE.
3. ALL WASHROOM CEILINGS SHALL BE MOISTURE RESISTANT GYPSUM BOARD.
4. ALL GYPSUM BOARD CEILINGS C1, C3 & C3a SHALL HAVE PAINT FINISH.
- 5.



1 PART FOURTH FLOOR REFLECTED CEILING PLAN
A217 1:50

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[illegible]

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART FOURTH FLOOR
REFLECTED CEILING PLAN

DESIGN BY: BBA SEAL: 

DRAWN BY: _____

BBA

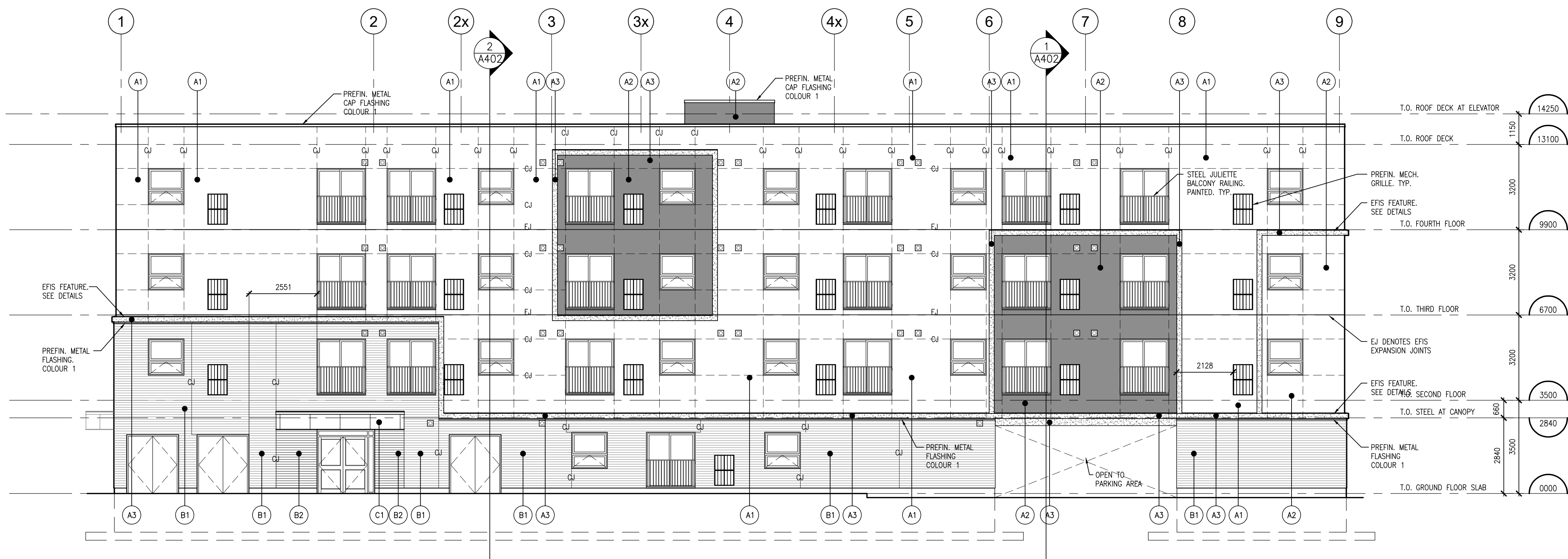
CHECKED BY: _____

DATE: MAY 2026

SCALE: _____

AS NOTED

25271	A217
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MATERIALS LEGEND		
A1	EIFS CLADDING - COLOUR 1	
A2	EIFS CLADDING - COLOUR 2	
A3	EIFS CLADDING - COLOUR 3	
B1	BRICK VENEER - COLOUR 1	
B2	BRICK VENEER - COLOUR 2	
C1	COMPOSITE ALUMINUM PANELS COLOUR 1	
D	PREFIN. METAL SIDING - COLOUR 2	

ABBREVIATION LEGEND	
LF	LIGHT FIXTURE
CJ	CONTROL JOINT LOCATIONS AS PER THIS DRAWING. MINIMUM O.C. SPACING
SD	SCUPPER DRAIN
EJ	EIFS EXPANSION JOINT
CJ	EIFS CONTROL JOINT
CJ	MASONRY CONTROL JOINT

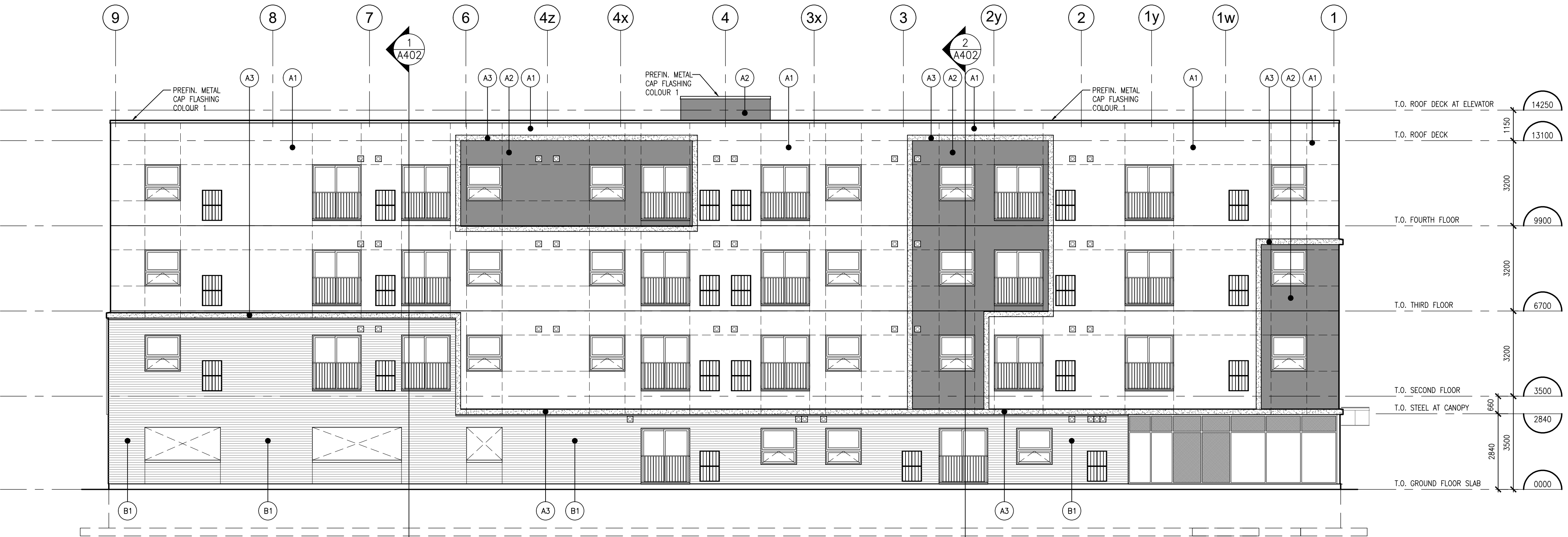
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1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

1 SOUTH ELEVATION
1:100



2 NORTH ELEVATION
1:100



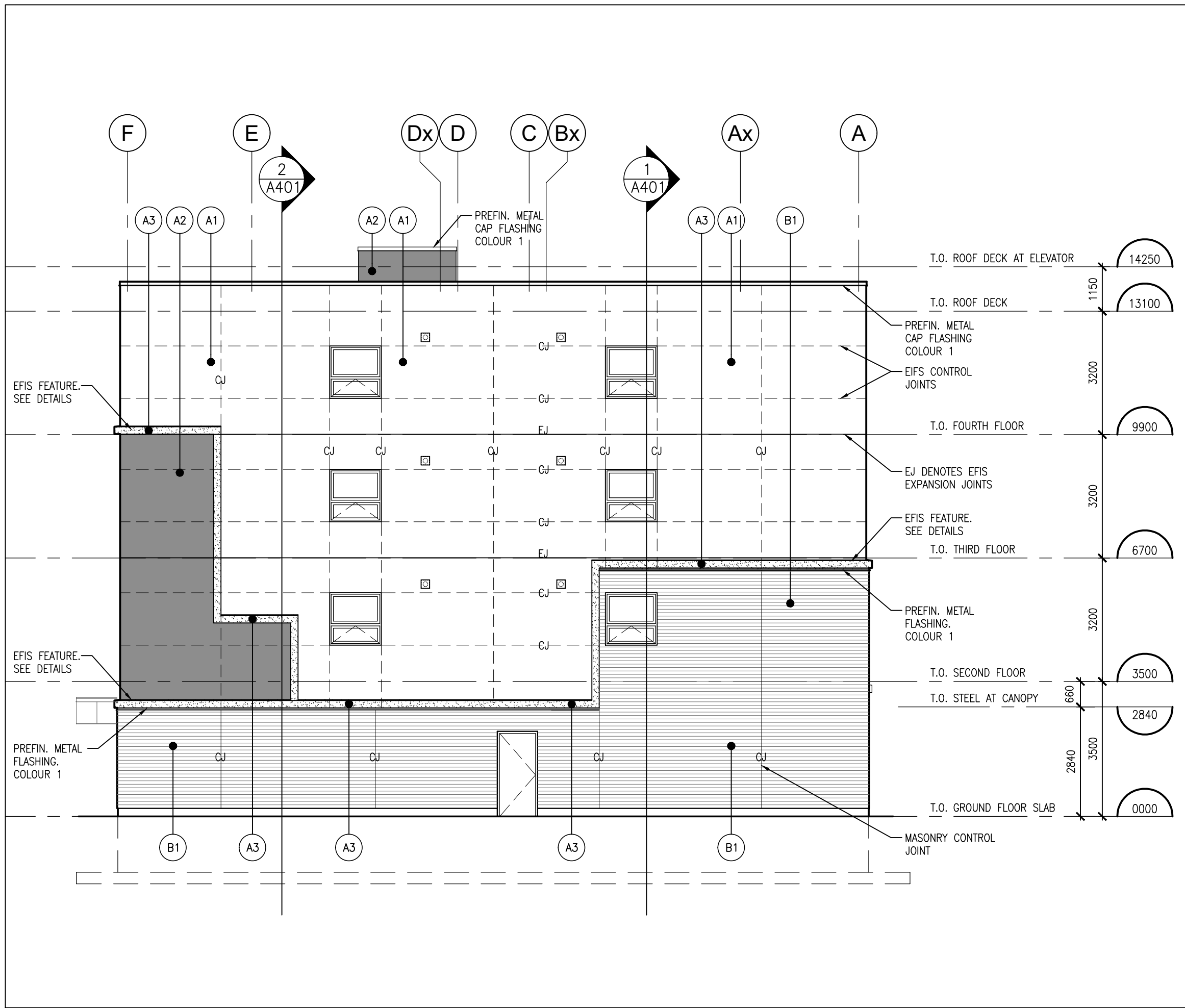
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

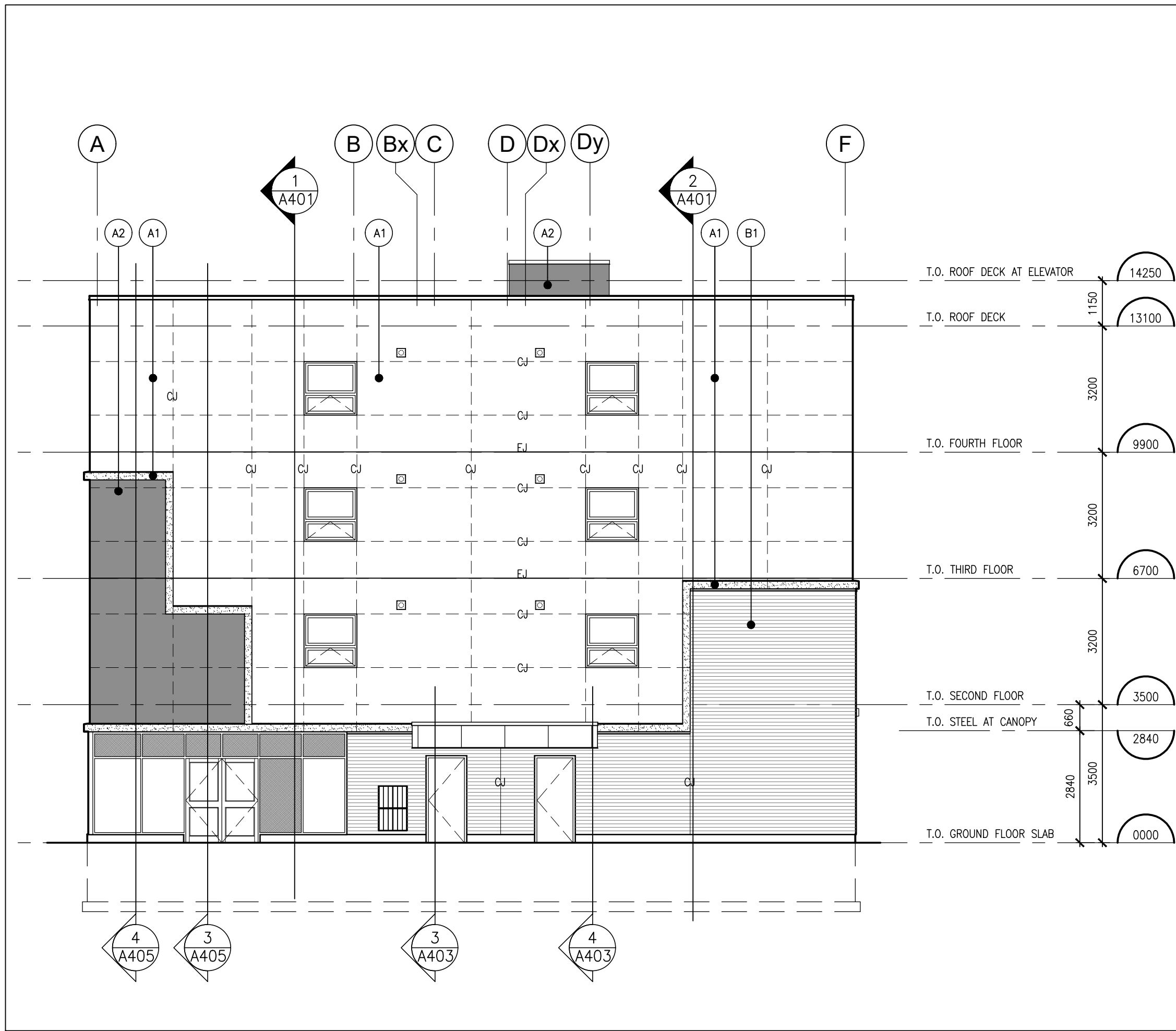
DRAWING:
NORTH & SOUTH
ELEVATIONS

DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	JUNE 2026		
SCALE:	AS NOTED		

PROJECT NO:	DRAWING NO:
25271	A301



1 EAST ELEVATION
A302 1:100



2 WEST ELEVATION
A302 1:100

MATERIALS LEGEND

A1 EIFS CLADDING - COLOUR 1

A2 EIFS CLADDING - COLOUR 2

A3 EIFS CLADDING - COLOUR 3

B1 BRICK VENEER -COLOUR 1

B2 BRICK VENEER -COLOUR 2

C1 COMPOSITE ALUMINUM PANELS COLOUR 1

D PREFIN. METAL SIDING - COLOUR 2

ABBREVIATION LEGEND

LF LIGHT FIXTURE

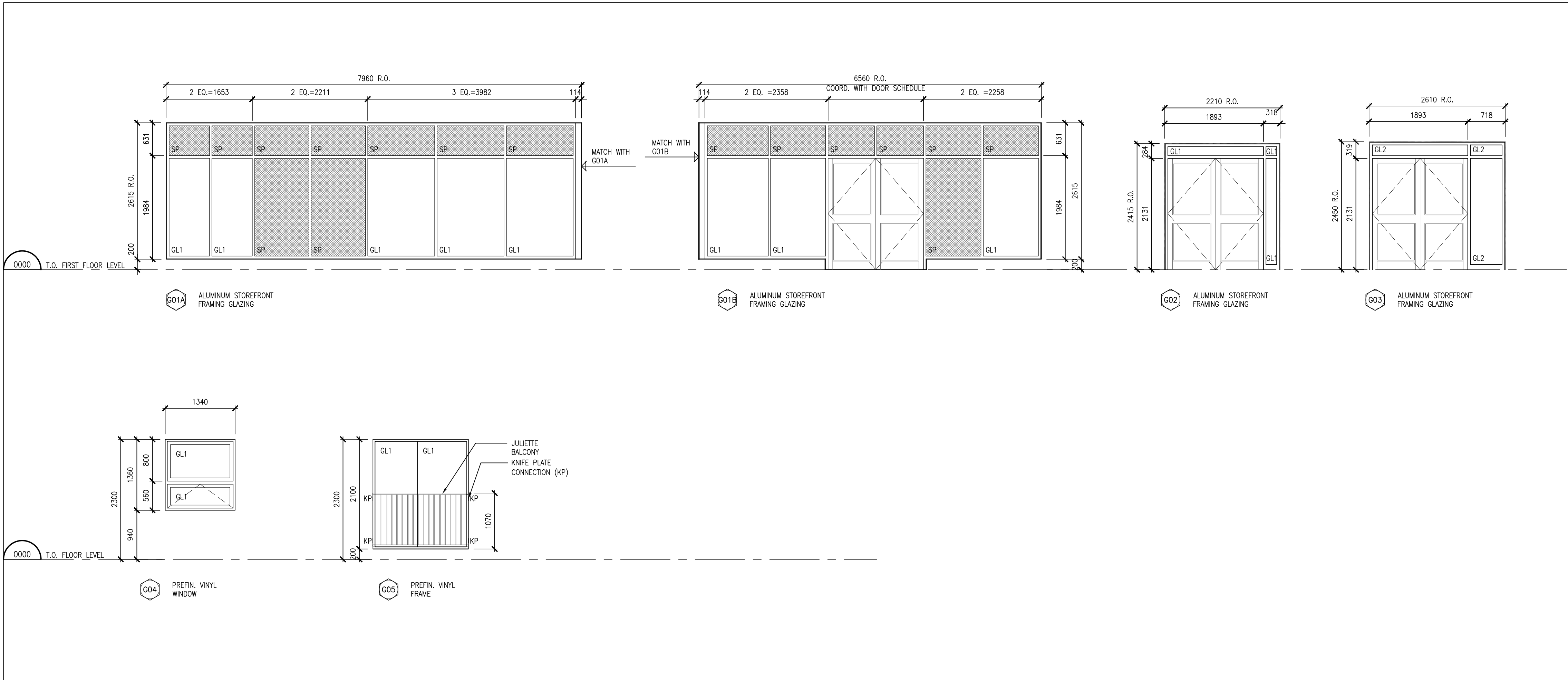
CJ CONTROL JOINT LOCATIONS AS PER THIS DRAWING. MINIMUM O.C. SPACING

SD SCUPPER DRAIN

EJ EIFS EXPANSION JOINT

CJ EIFS CONTROL JOINT

CJ MASONRY CONTROL JOINT



3 GLAZING SCHEDULE
A302 1:50

GLAZING LEGEND

GL1 25mm DOUBLE GLAZED UNITS (CLEAR)

GL2 SINGLE GLAZED TEMPERED GLASS (CLEAR)

SP 25mm DOUBLE GLAZED SPANDREL GLASS PANEL

GENERAL NOTE FOR JULIETTE BALCONY

1. STRUCTURAL KNIFE PLATE CONNECTION TO WALL FRAMING (PLACED IN BETWEEN WINDOW JAMB AND WALL JACK STUD) TO SECURE PREFAB ALUMINUM GUARD SYSTEM.

2. PROVIDE GASKET BETWEEN ALUMINUM AND STEEL AT BOLTED CONNECTION.

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

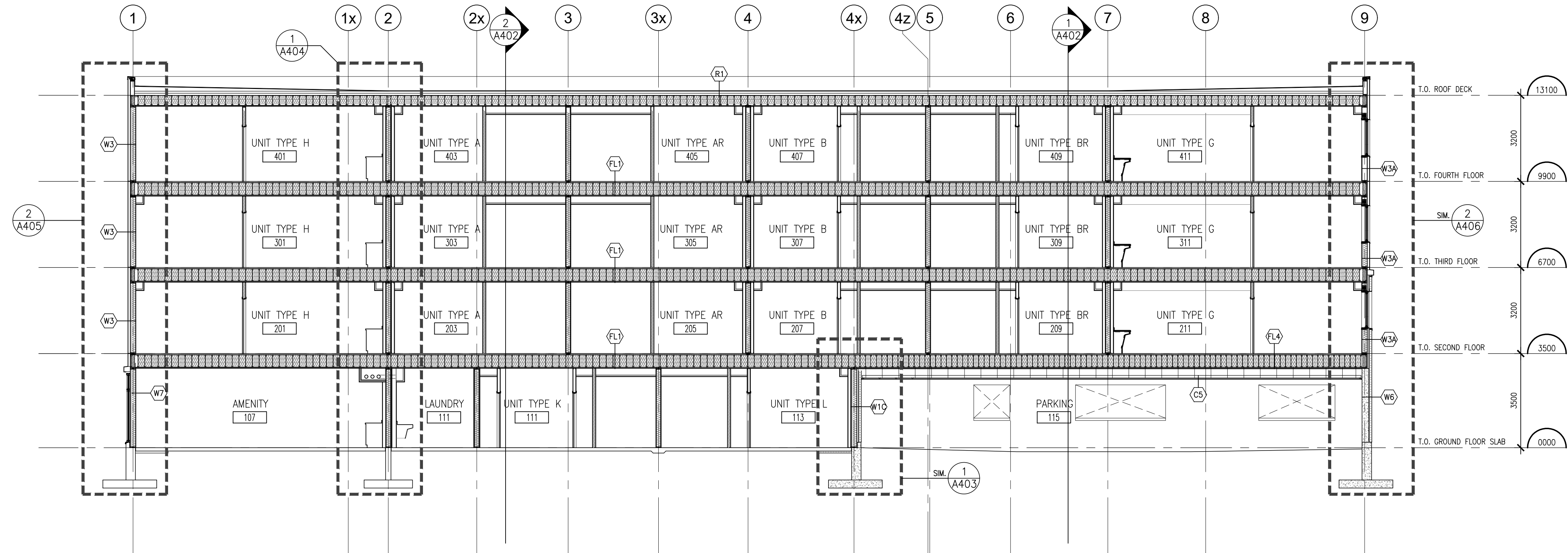
DRAWING:
EAST & WEST ELEVATIONS
AND GLAZING SCHEDULE

DESIGN BY:	BBA	SEAL:	
DRAWN BY:	BBA		
CHECKED BY:			
DATE:	JUNE 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	

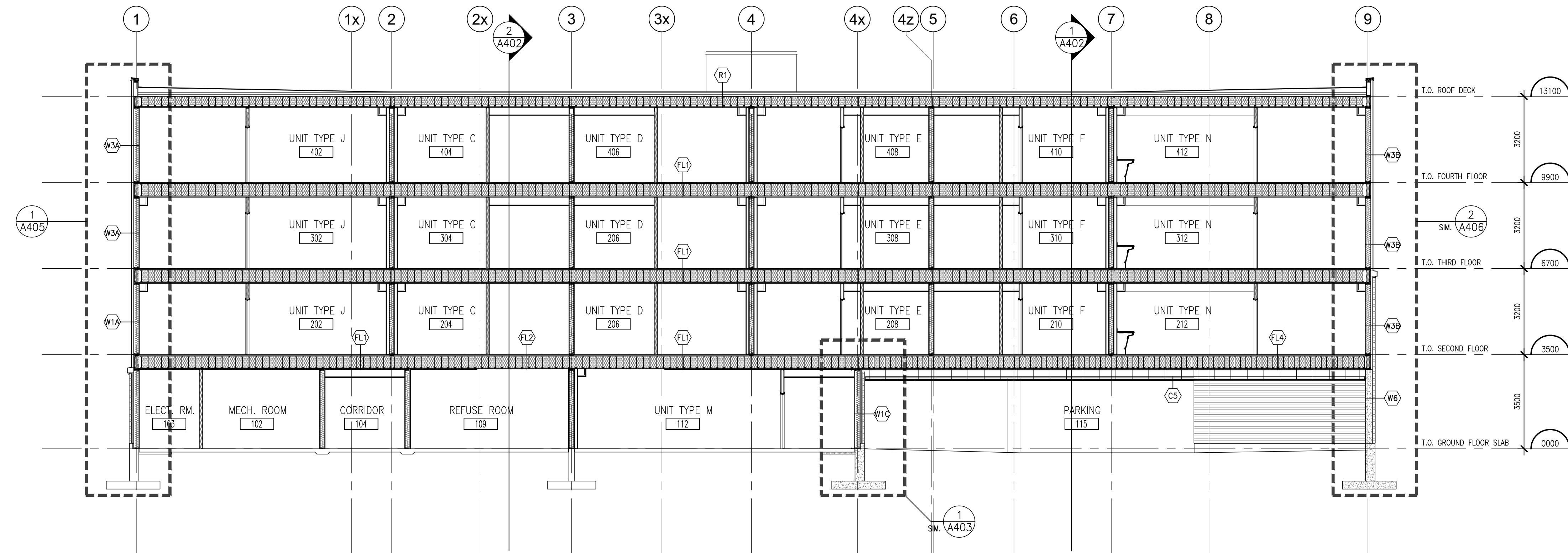
25271 A302

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[illegible]

 **BUILDING SECTION A**
1:100



 BUILDING SECTION B
1:100

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING: BUILDING SECTIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: JUNE 2026
SCALE:

SEAL:
DIPLOMA ASSOCIATION
OF
ARCHITECTS
MICHAEL BERNHARD SWERDLOFFER
LICENCE
7117

AS NOTED

PROJECT NO:	DRAWING NO:
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25271	A401
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2	ISSUED FOR PERMIT	2026-08-25	BBA



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

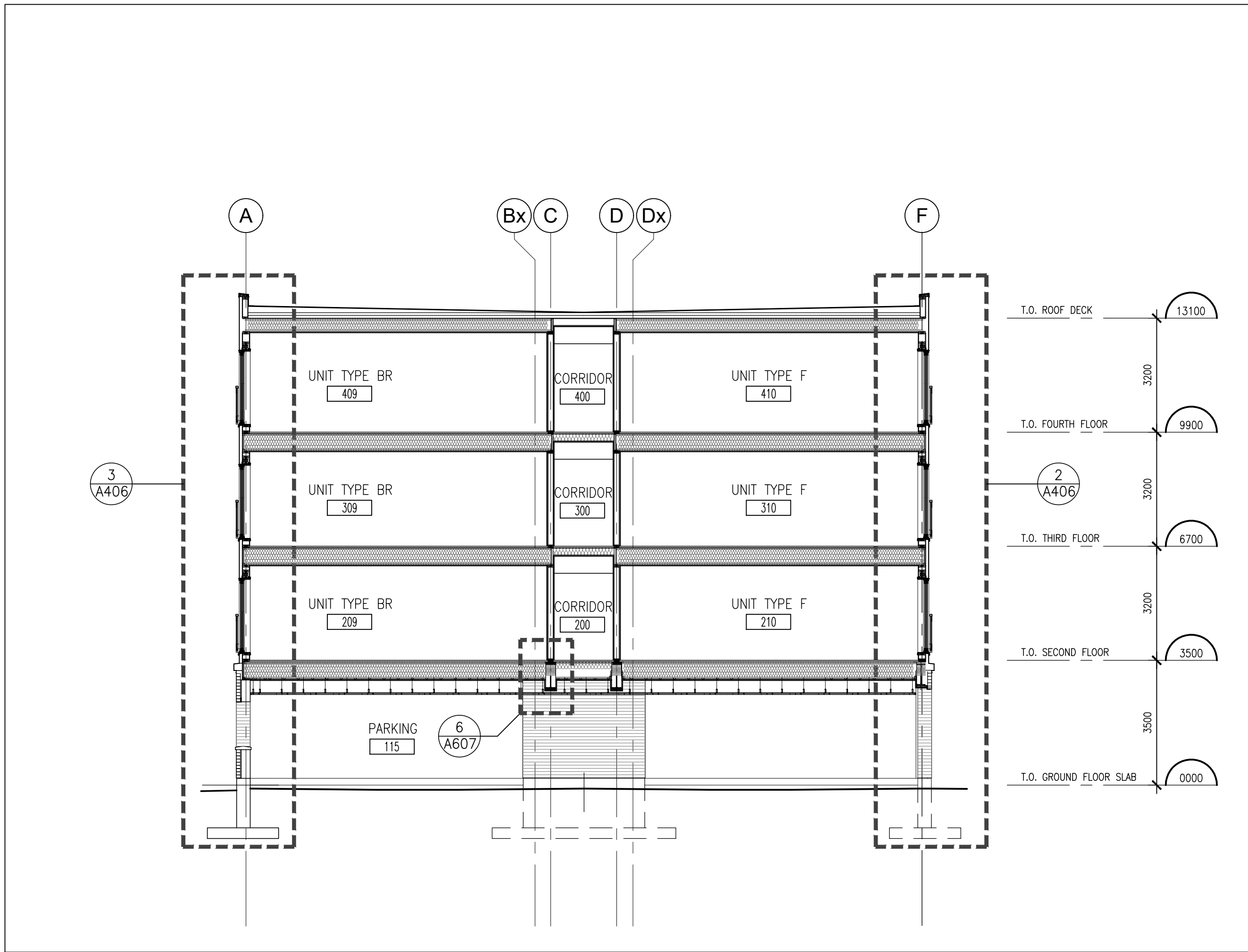
DRAWING:
BUILDING SECTIONS &
ELEVATOR SECTIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: JUNE 2026
SCALE: AS NOTED

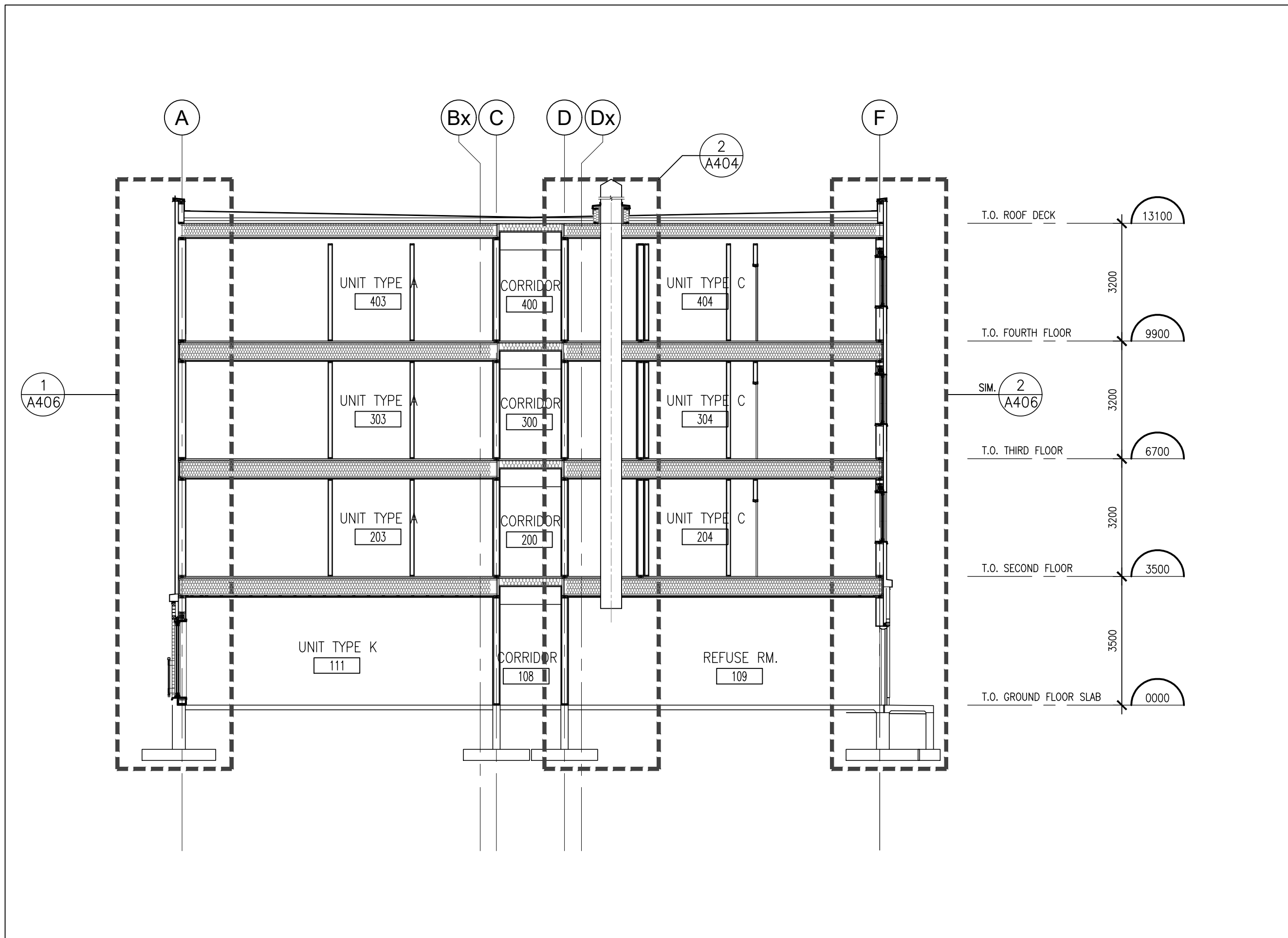
SEAL:
ONTARIO ASSOCIATION
OF ARCHITECTS
MICHAEL BRYAN, PROFESSIONAL
LICENCE 7117

PROJECT NO: DRAWING NO:

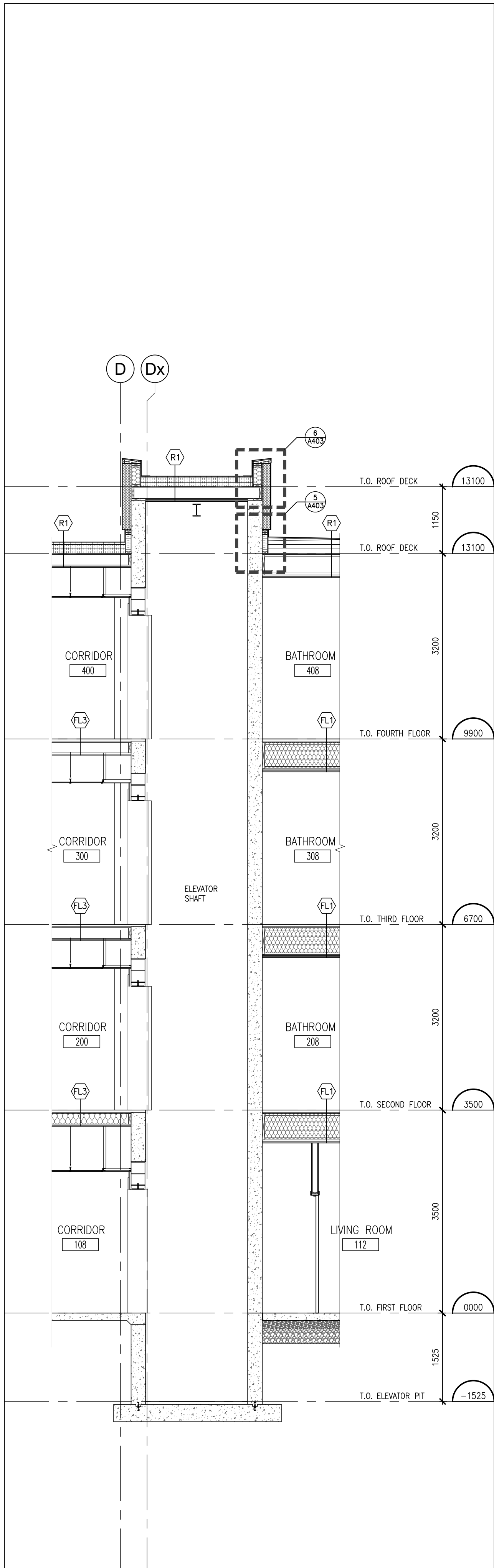
25271 A402



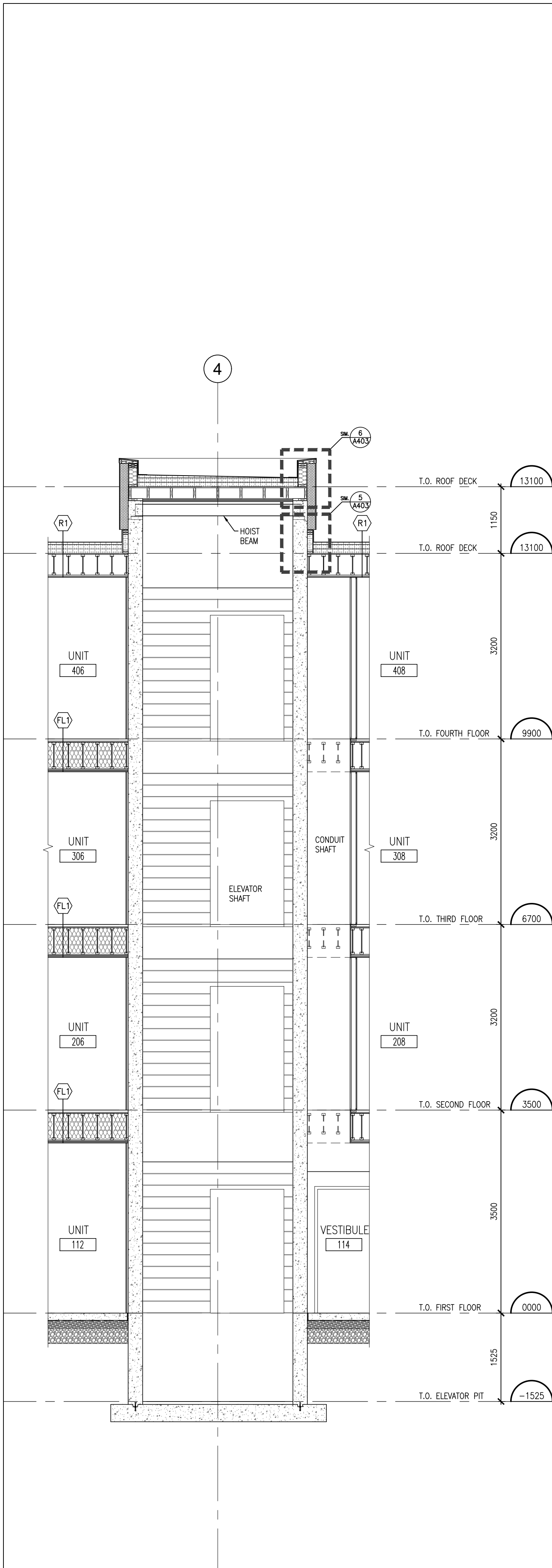
1 BUILDING SECTION C
A402 1:100



2 BUILDING SECTION D
A402 1:100



4 ELEVATOR SECTION
A402 1:50



3 ELEVATOR SECTION
A402 1:50

IN PROGRESS REFERENCE ONLY

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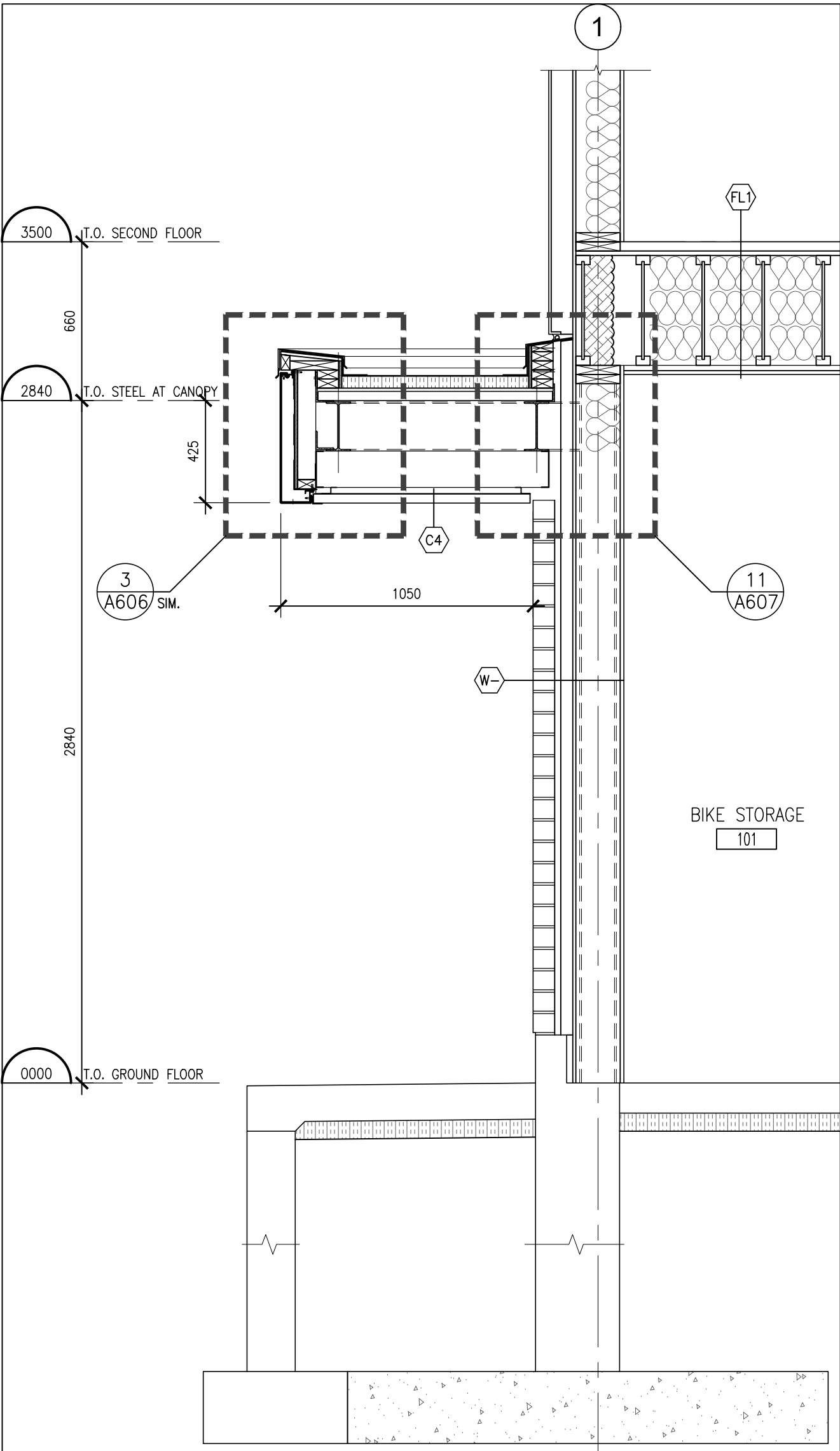
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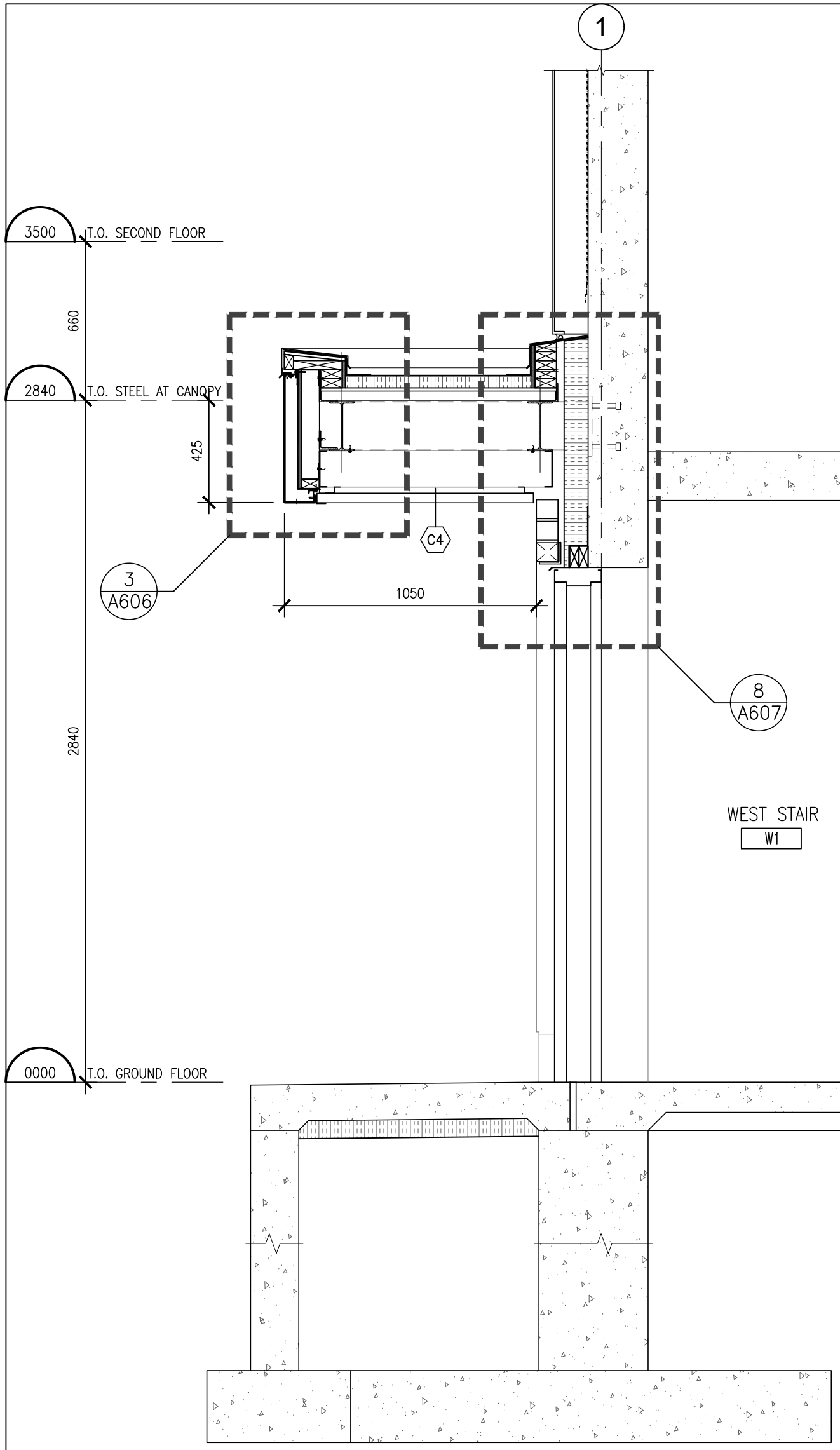
NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

6
A403
DETAIL AT ELEVATOR PARAPET
1:5

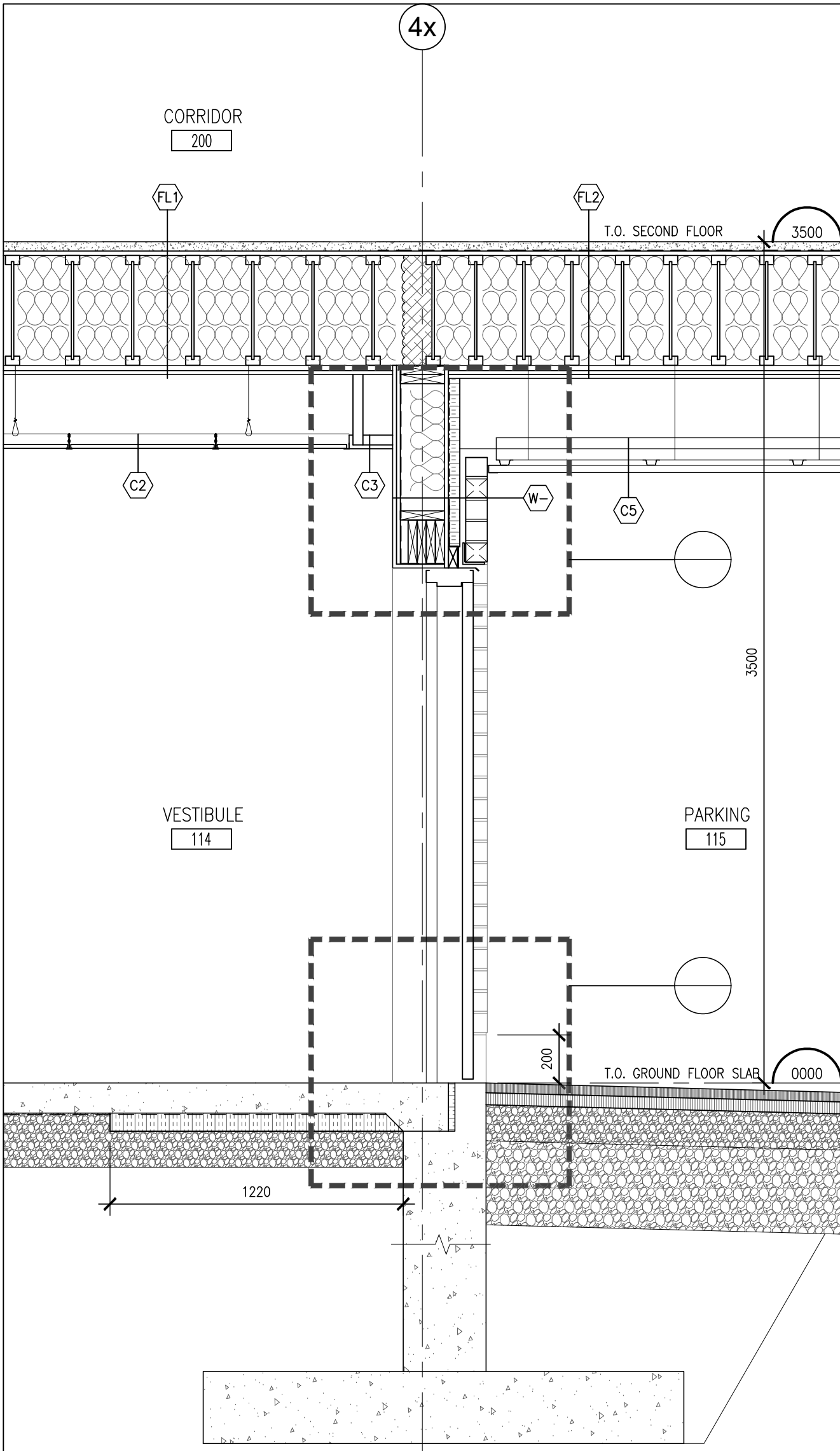
5
A403
DETAIL AT ELEVATOR
1:5



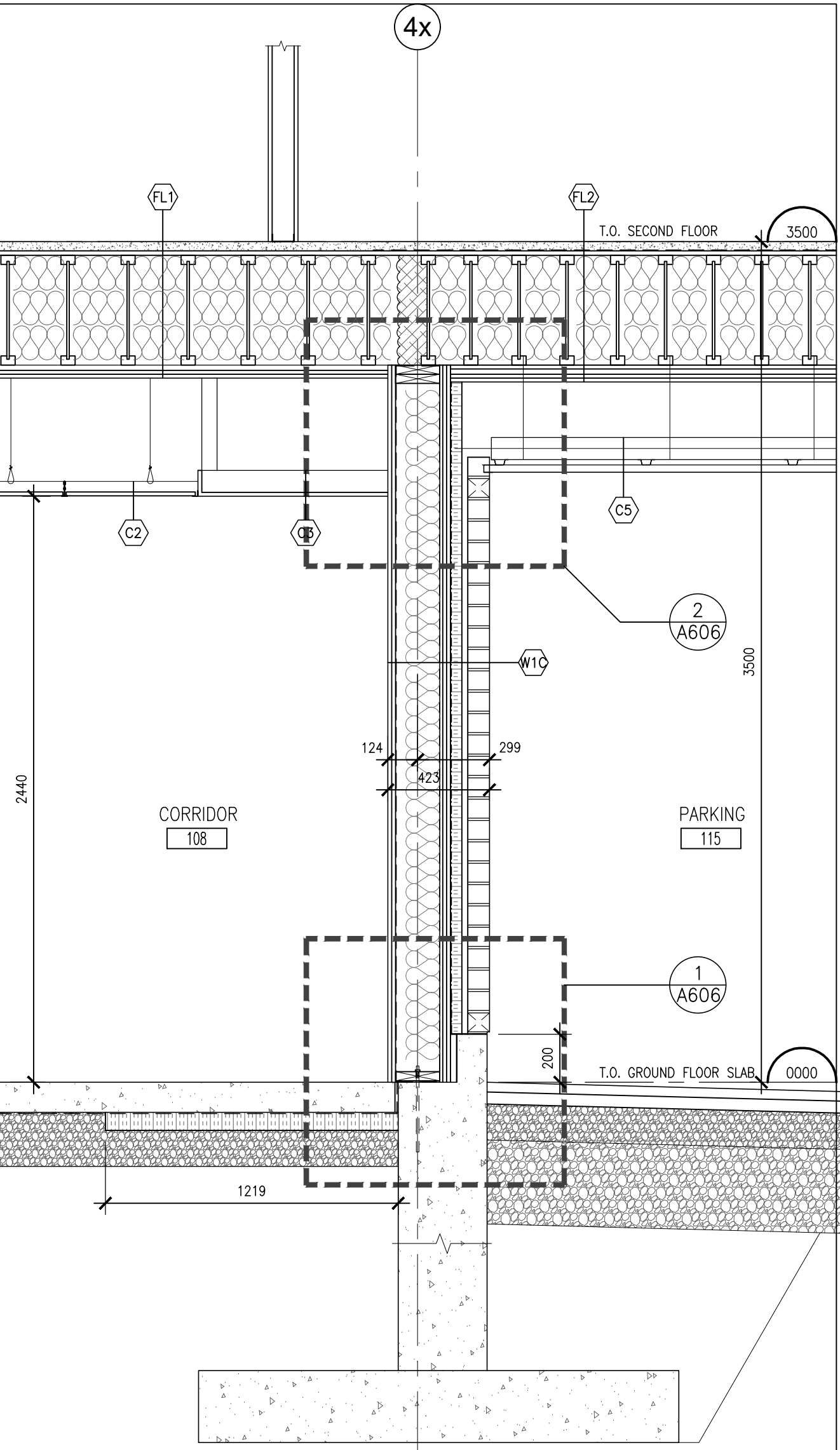
4
A403
WALL SECTION AT CANOPY
1:20



3
A403
WALL SECTION AT CANOPY
1:20



2
A403
WALL SECTION AT PARKING AREA
1:20



1
A403
WALL SECTION AT PARKING AREA
1:20

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
WALL SECTIONS

DESIGN BY:
BBA
DRAWN BY:
BBA
CHECKED BY:

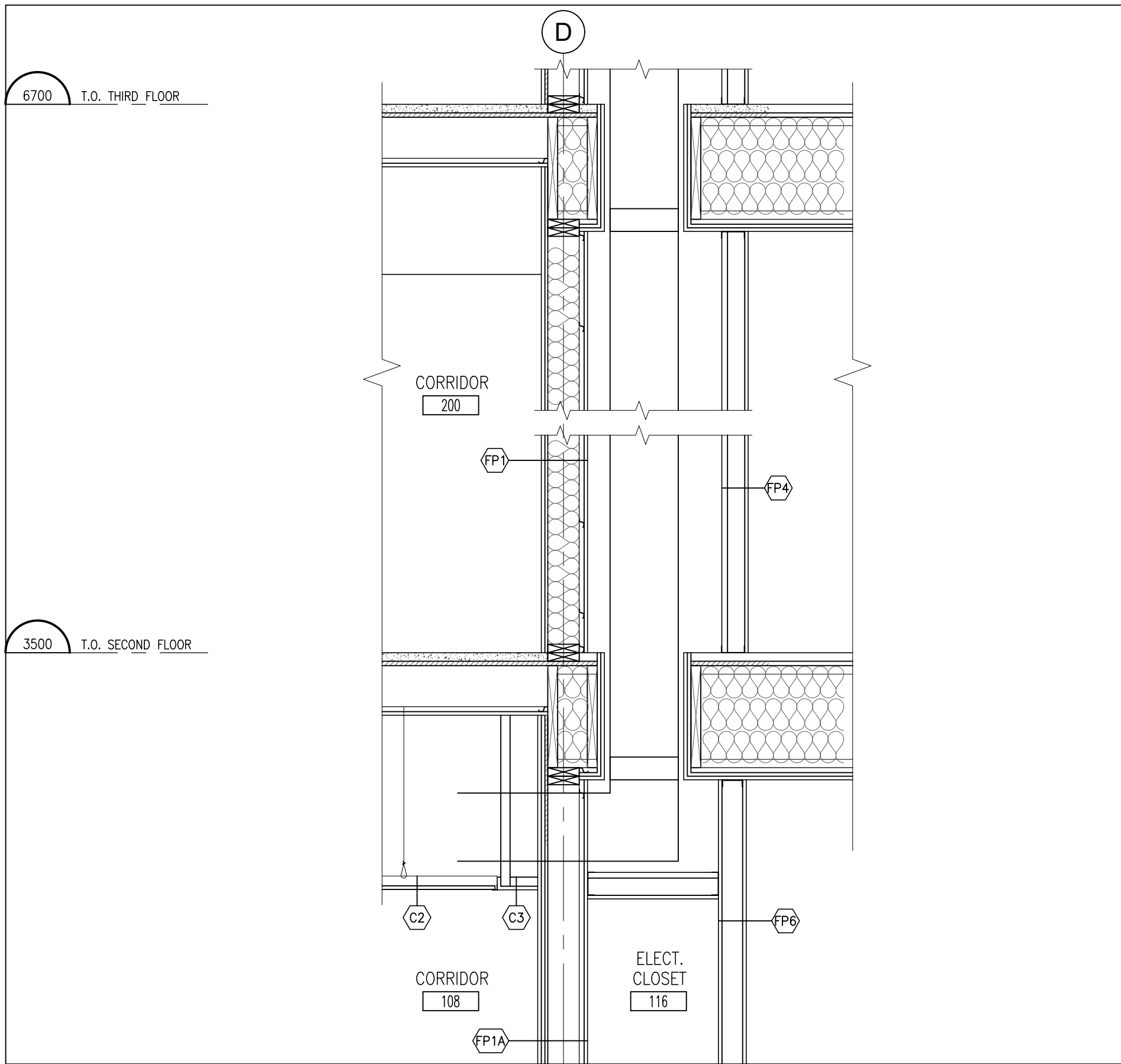
DATE:
MAY 2026

SCALE:
1:20 U.N.O.

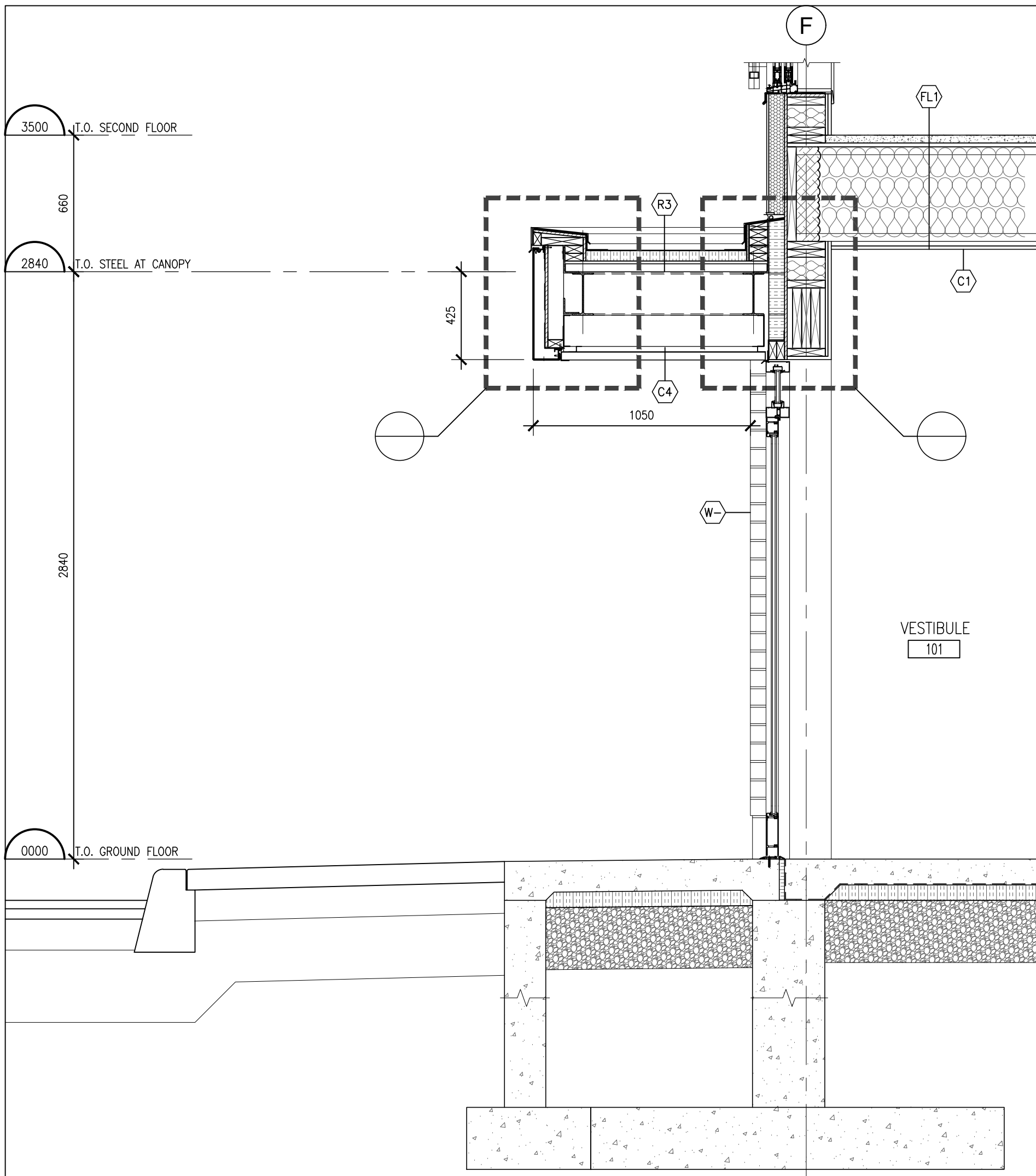
PROJECT NO:

DRAWING NO:

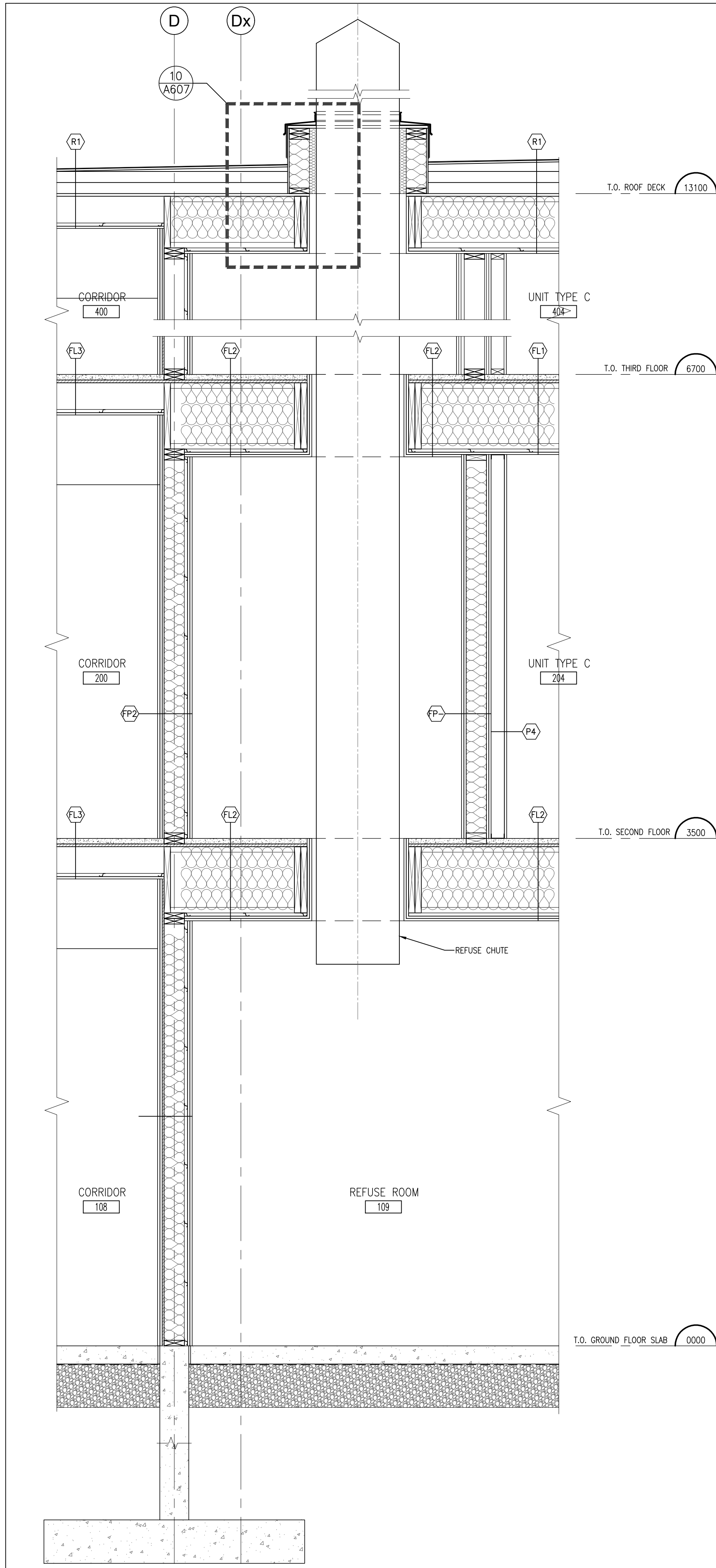
25271 A403



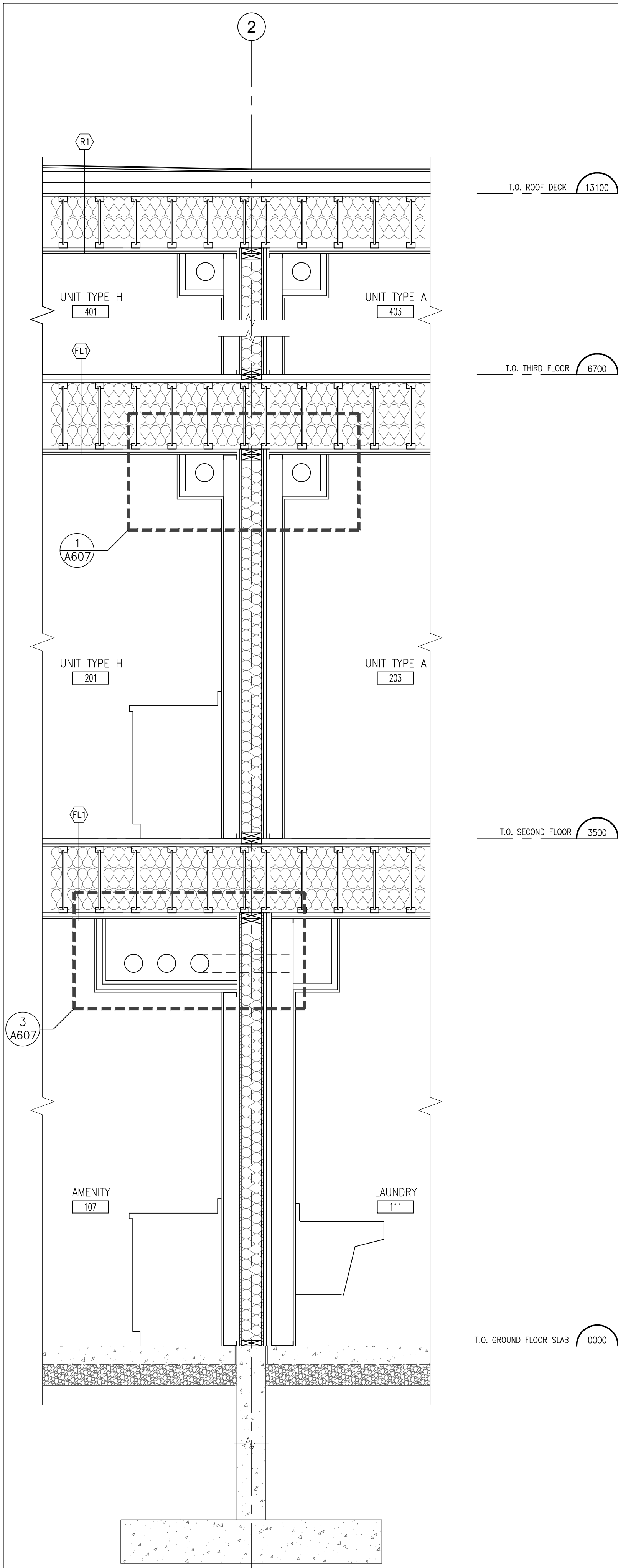
4 PART SECTION AT DUCT SHAFT
A404 1:20



3 WALL SECTION AT CANOPY
A404 1:20



2 WALL SECTION AT REFUSE CHUTE
A404 1:20



1 WALL SECTION AT SHEARWALL
A404 1:20

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-28	BBA

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BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
WALL SECTIONS

DESIGN BY: BBA
DRAWN BY: DG
CHECKED BY: INITIALS
DATE: 26-07-27
SCALE: 1:20
PROJECT NO:
DRAWING NO:

SEAL:

25271 A404

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

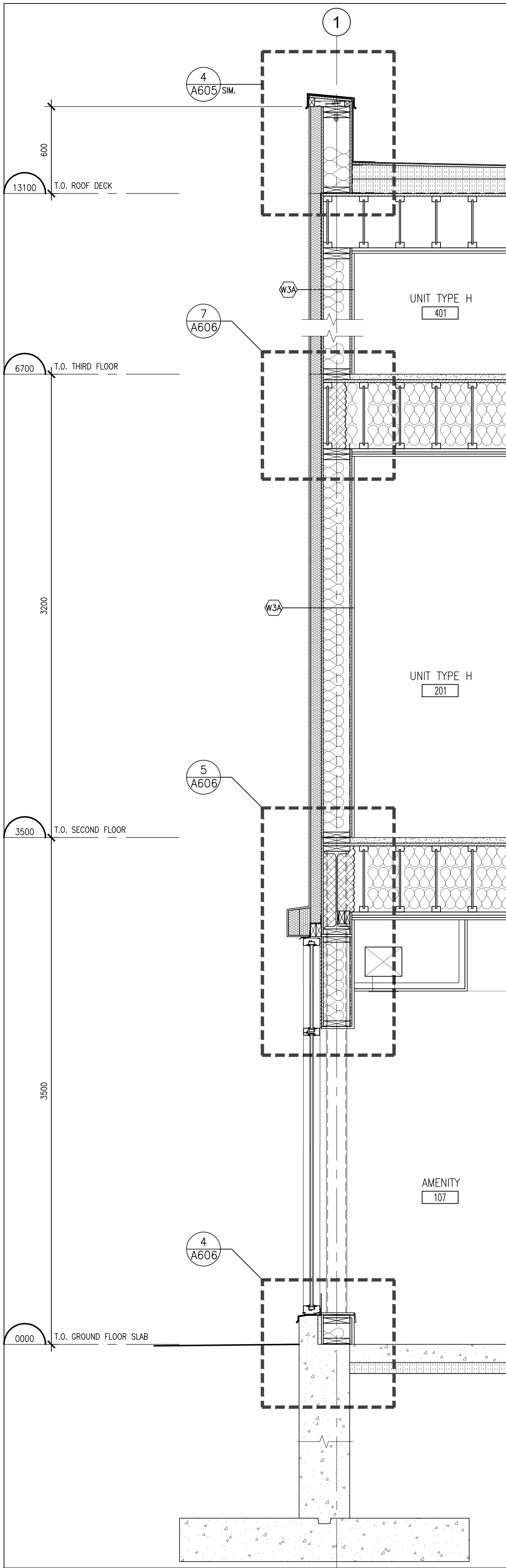
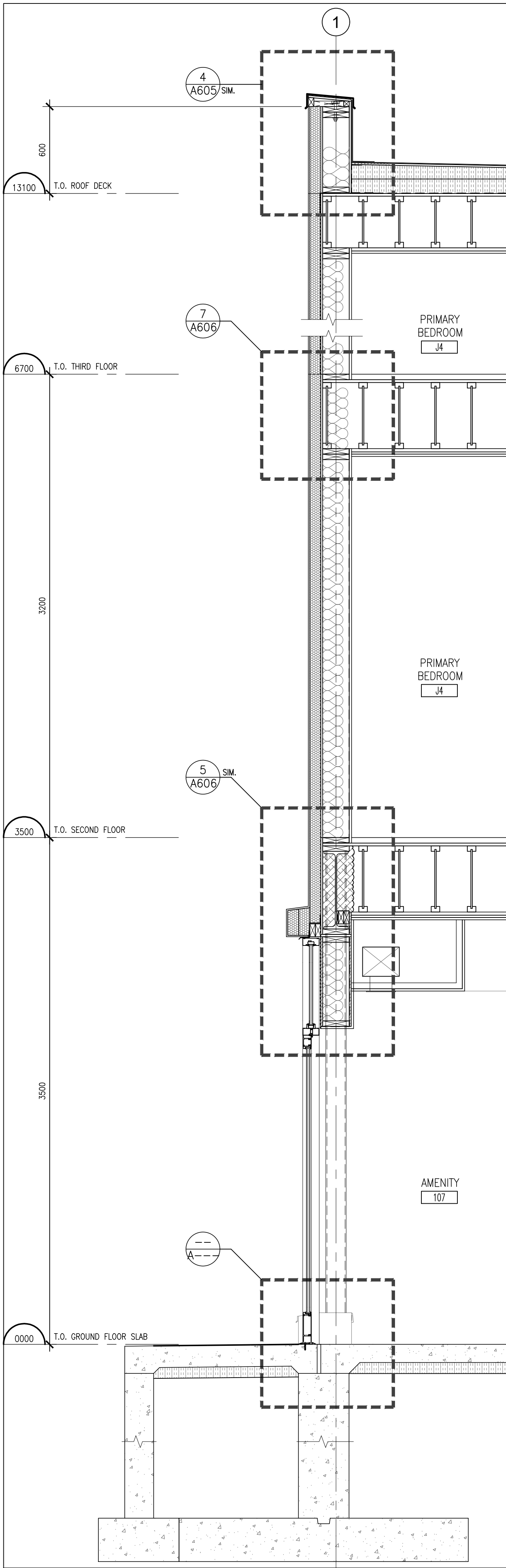
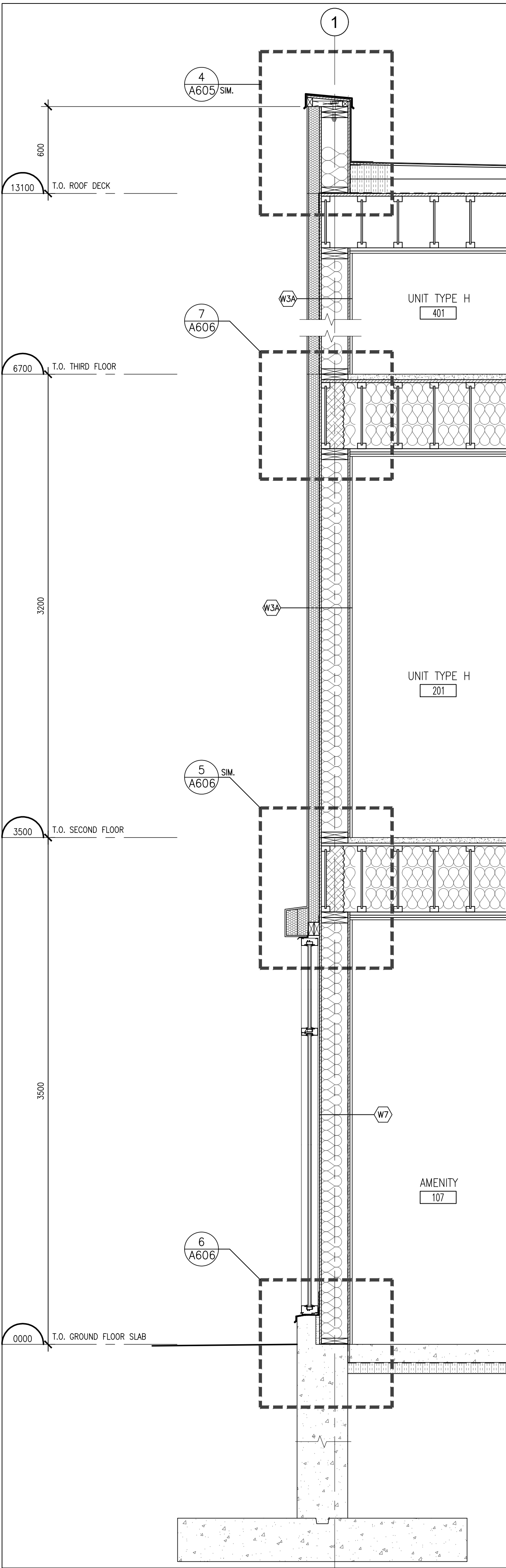
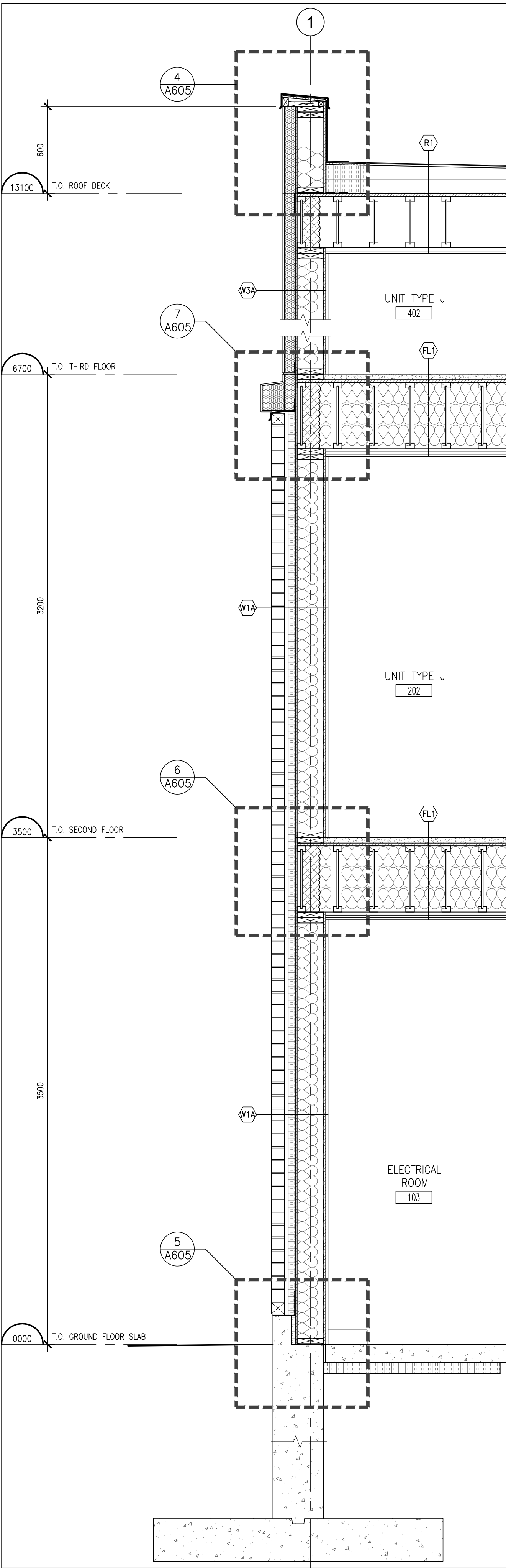


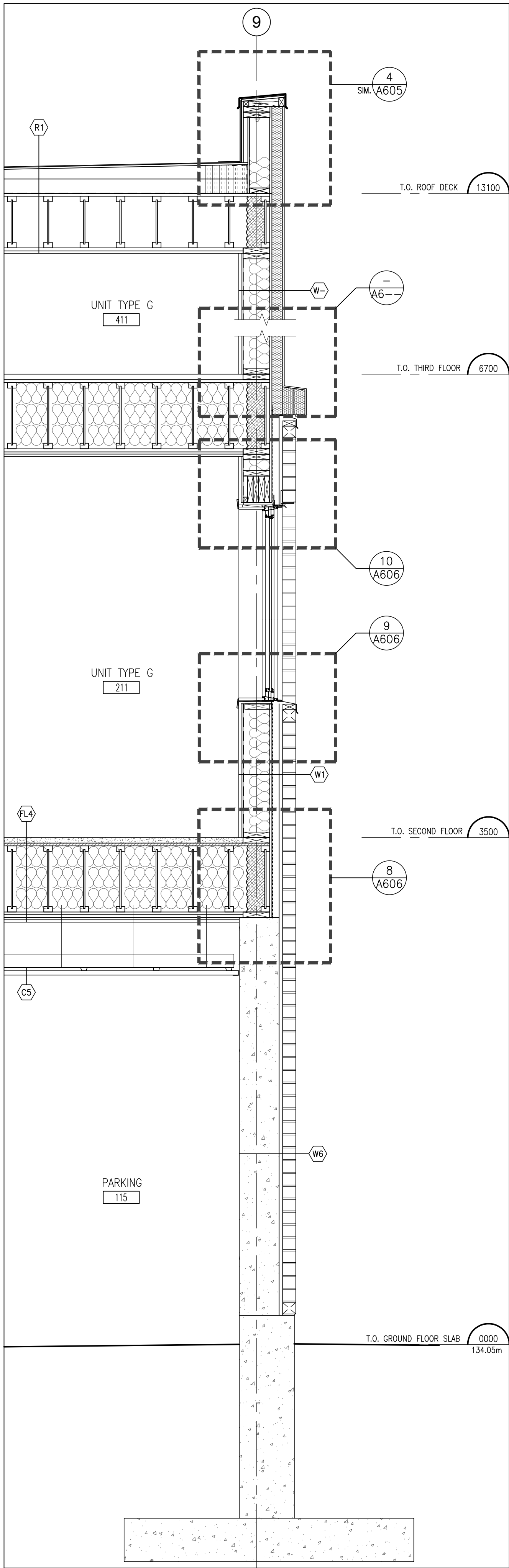
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

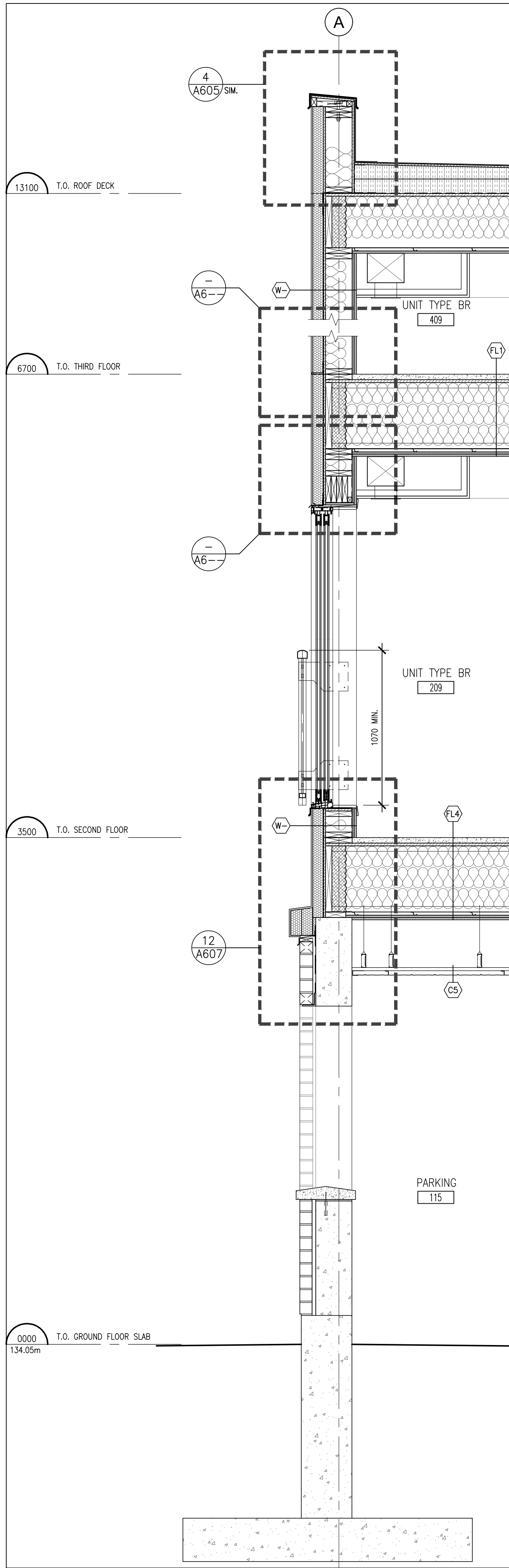
DRAWING:
WALL SECTIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: 
DATE: MAY 2026
SCALE: 1:20 U.N.O.
PROJECT NO: 25271
DRAWING NO: A405

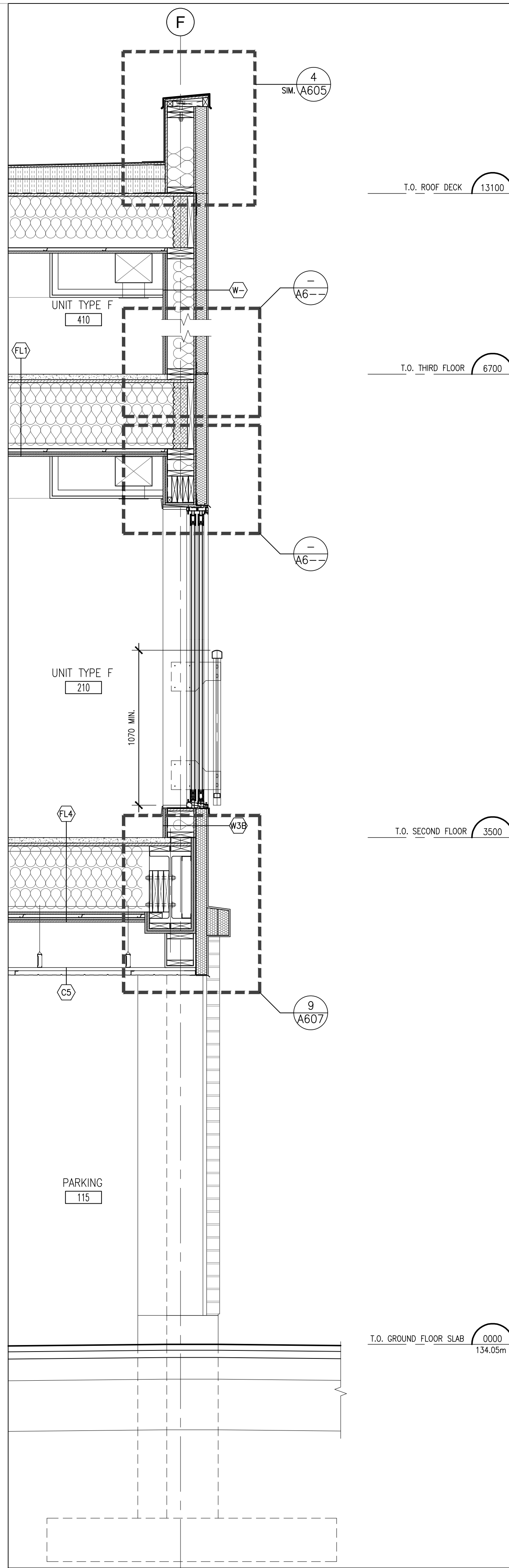




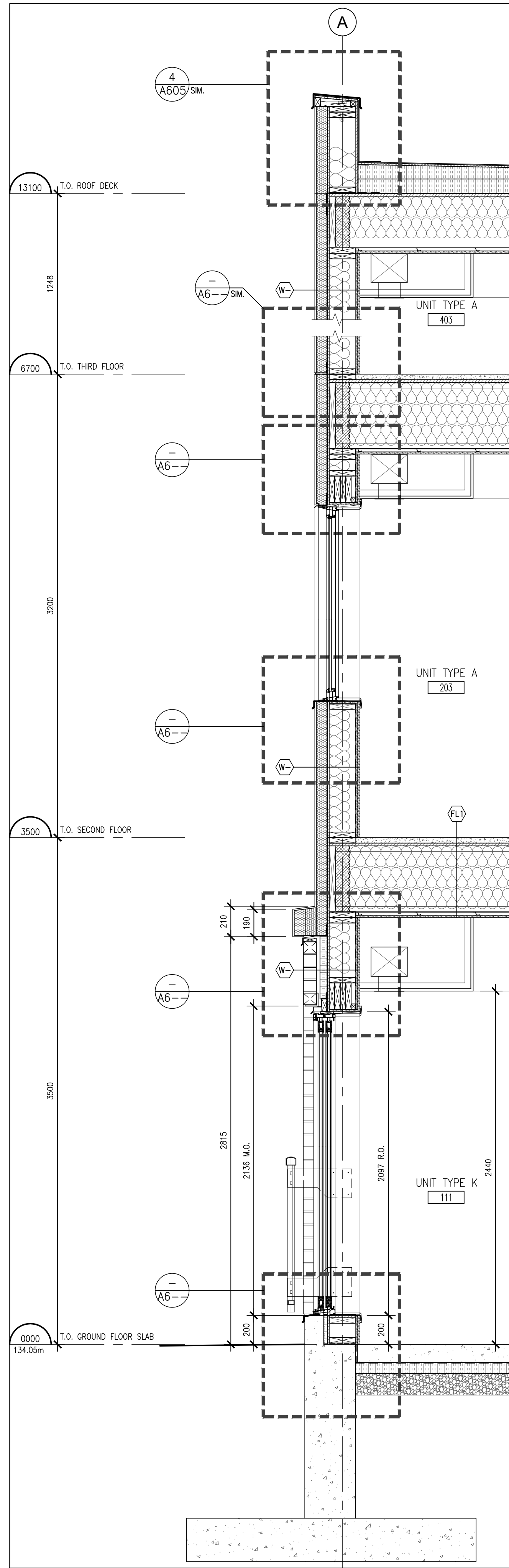
4 WALL SECTION
A406 1:20



3 WALL SECTION
A406 1:20



2 WALL SECTION
A406 1:20



1 WALL SECTION
A406 1:20

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1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
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BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

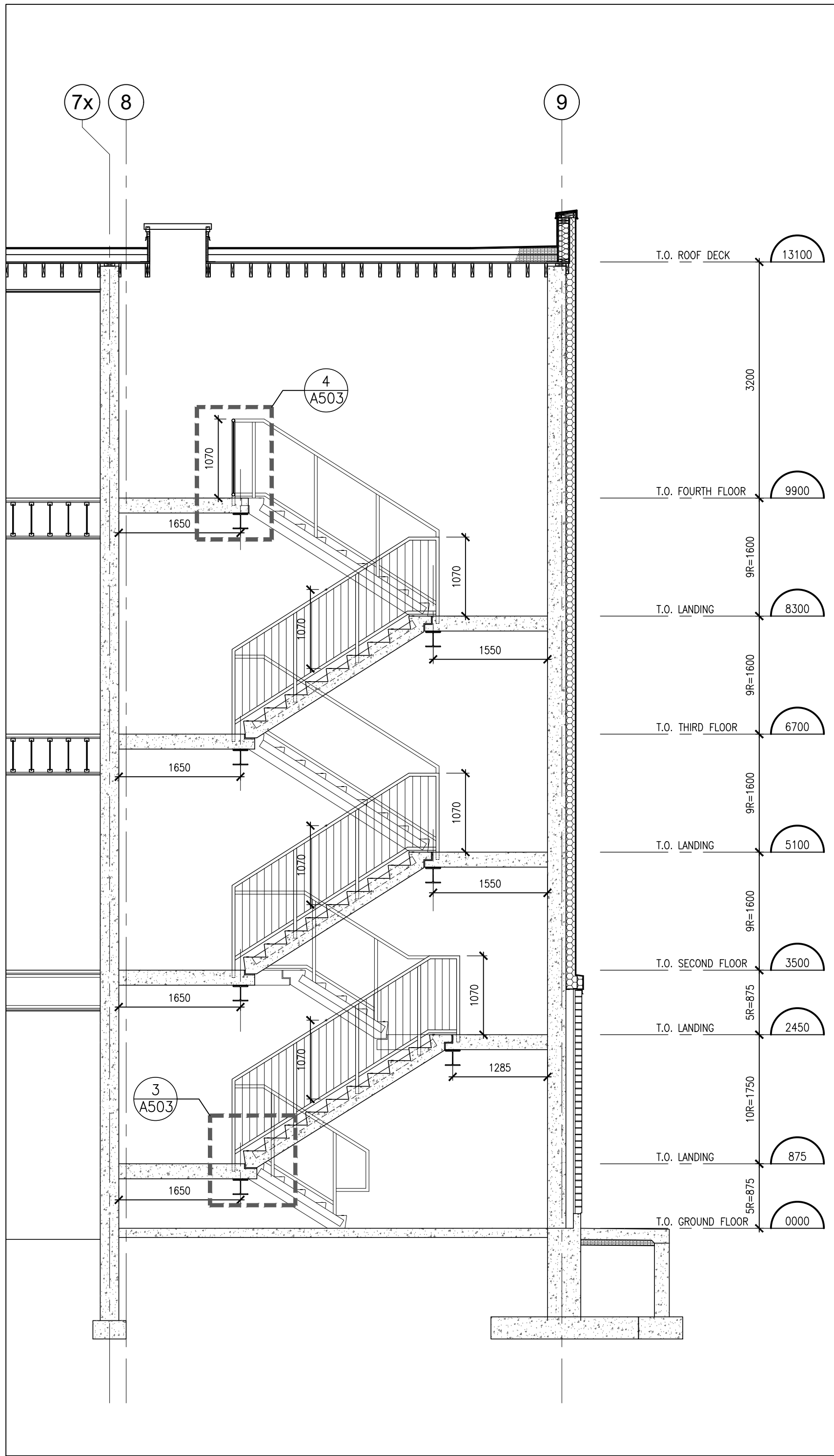
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
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DRAWING:
WALL SECTIONS

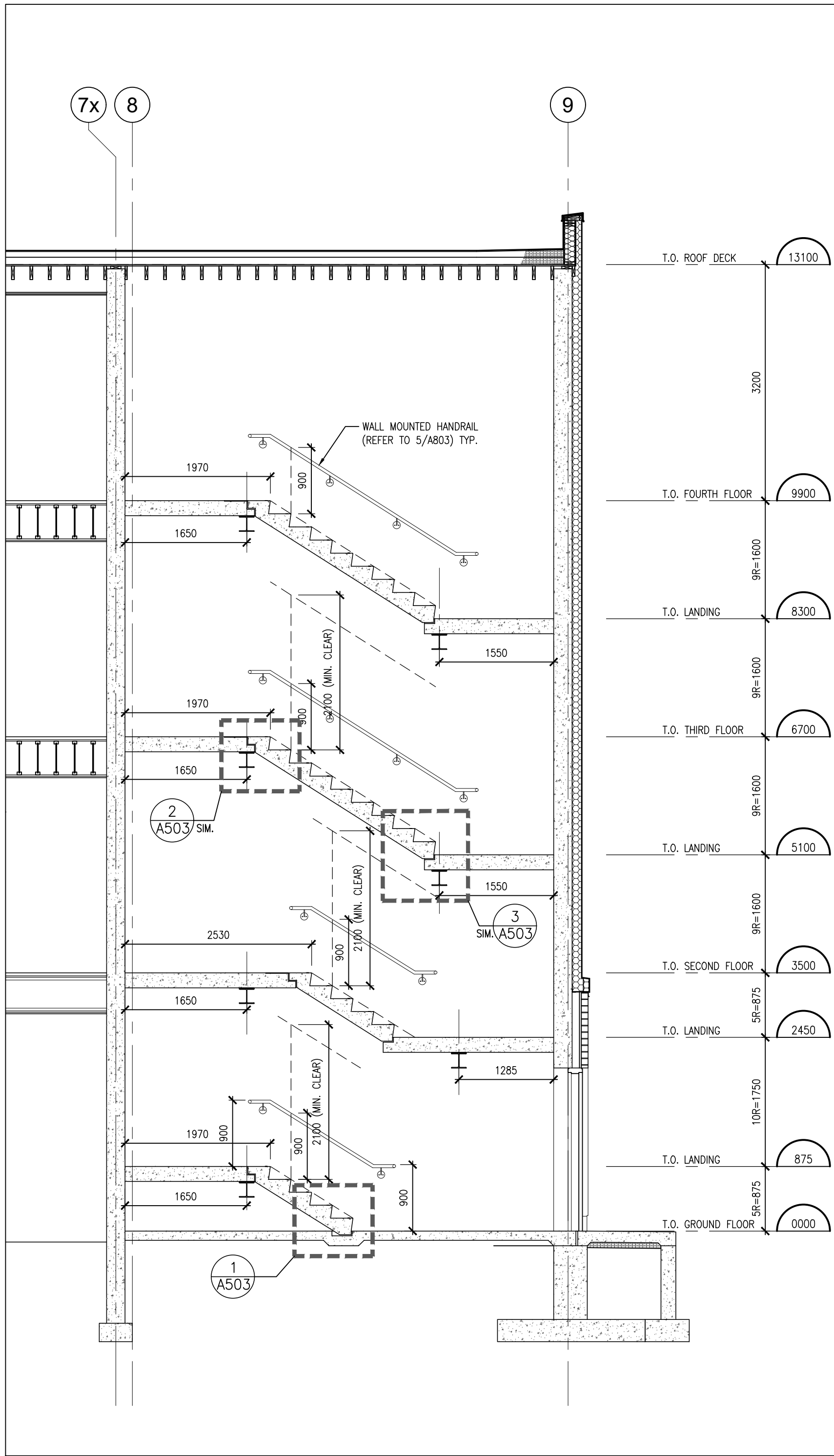
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DRAWN BY: BBA
CHECKED BY: 
DATE: MAY 2026
SCALE: 1:20 U.N.O.
PROJECT NO: 25271
DRAWING NO: A406



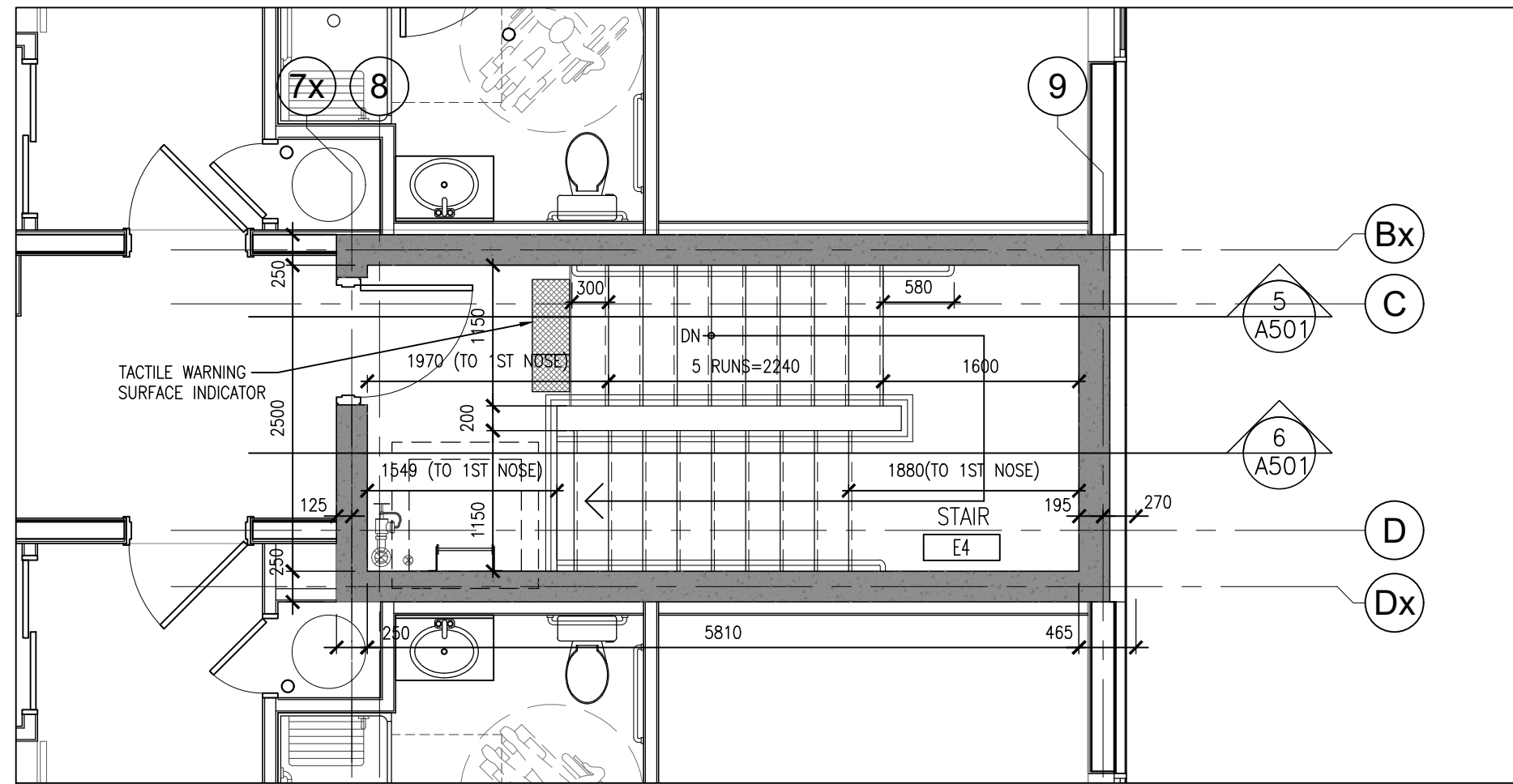
25271 A406



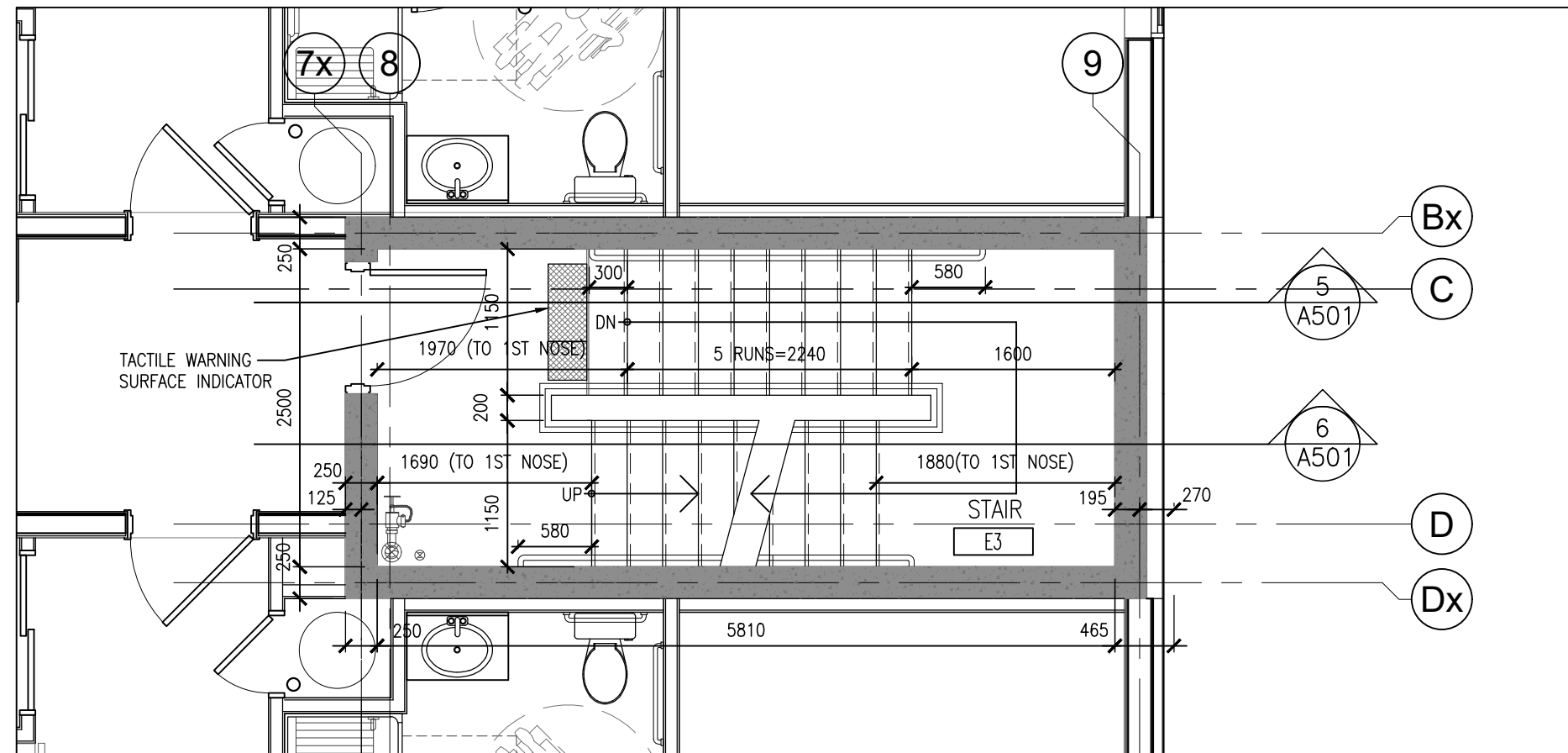
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1:50



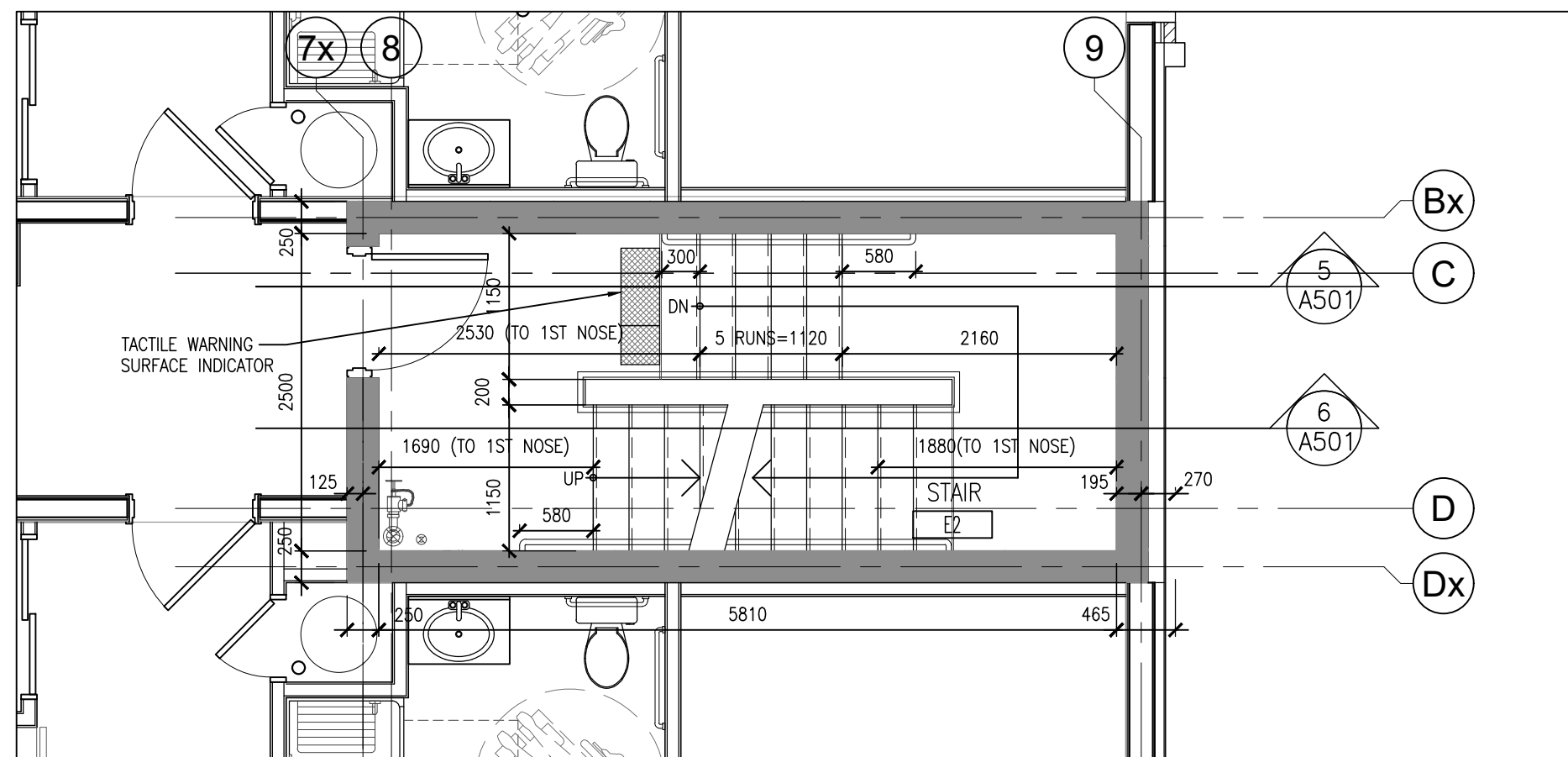
5 EAST STAIR - SECTION
1:50



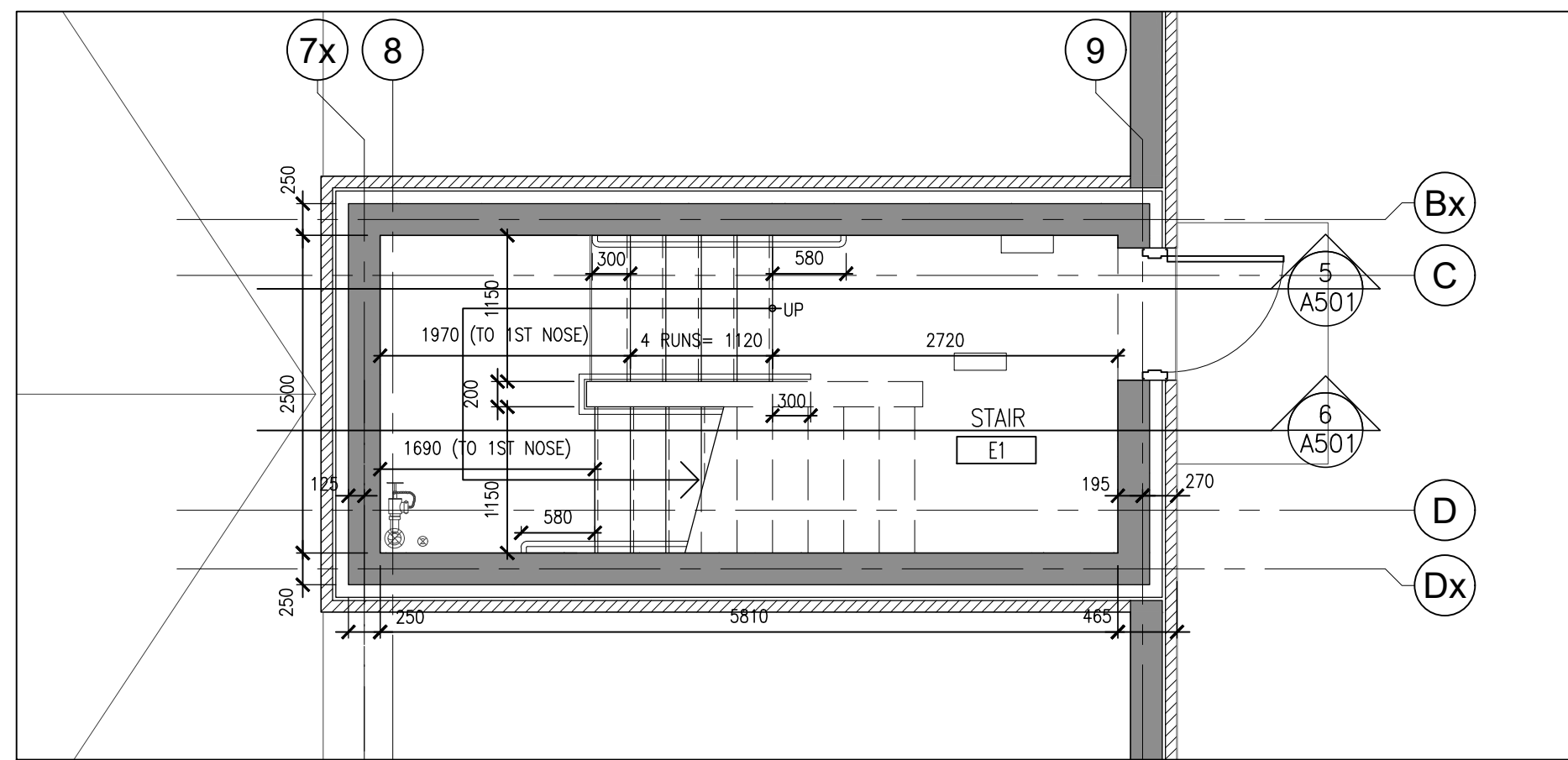
4 EAST STAIR - 4TH FLOOR
1:50



3 EAST STAIR - 3RD FLOOR
1:50



2 EAST STAIR - 2ND FLOOR
1:50



1 EAST STAIR - 1ST FLOOR
1:50

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1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
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BARRY BRYAN ASSOCIATES

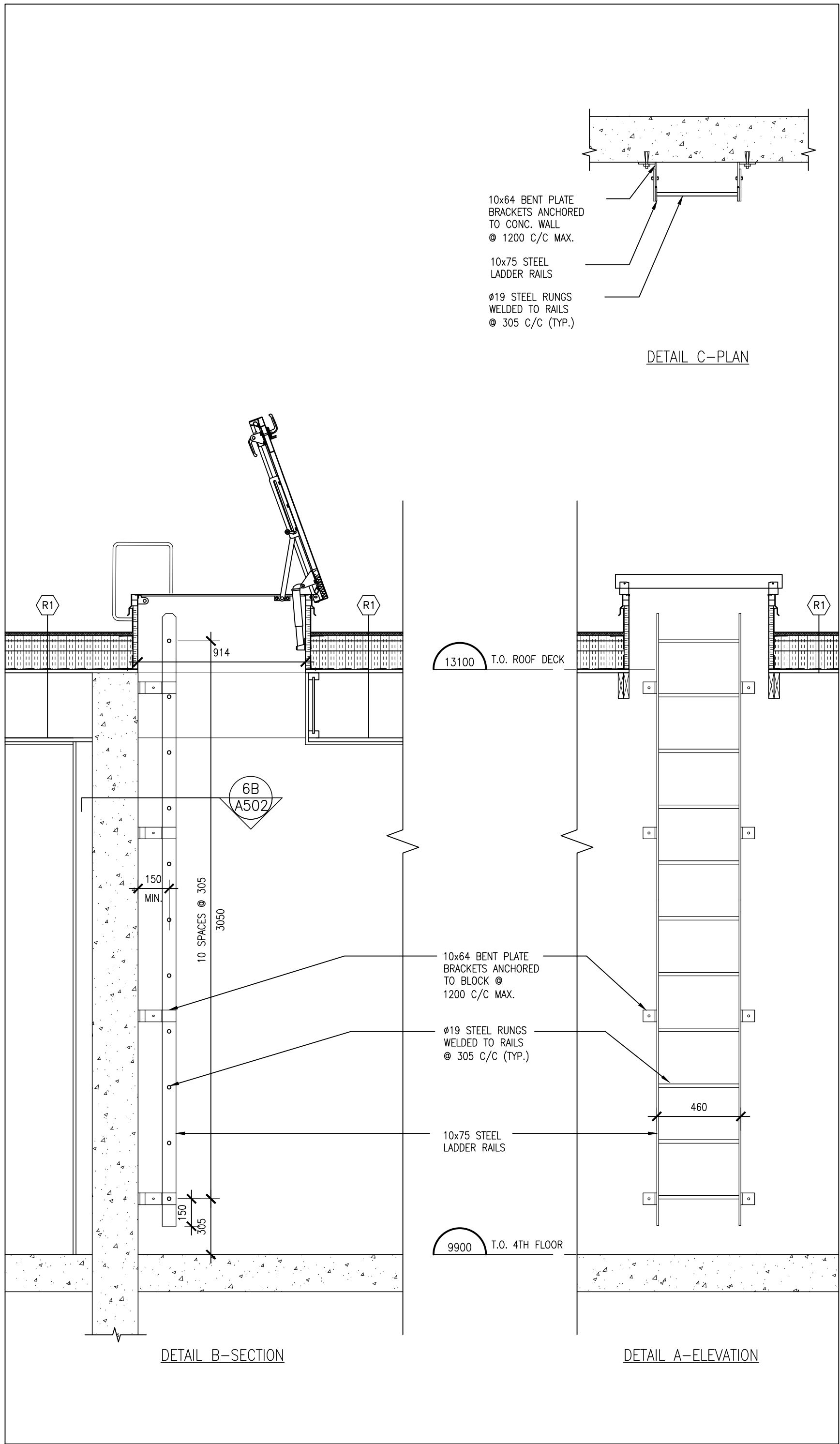
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

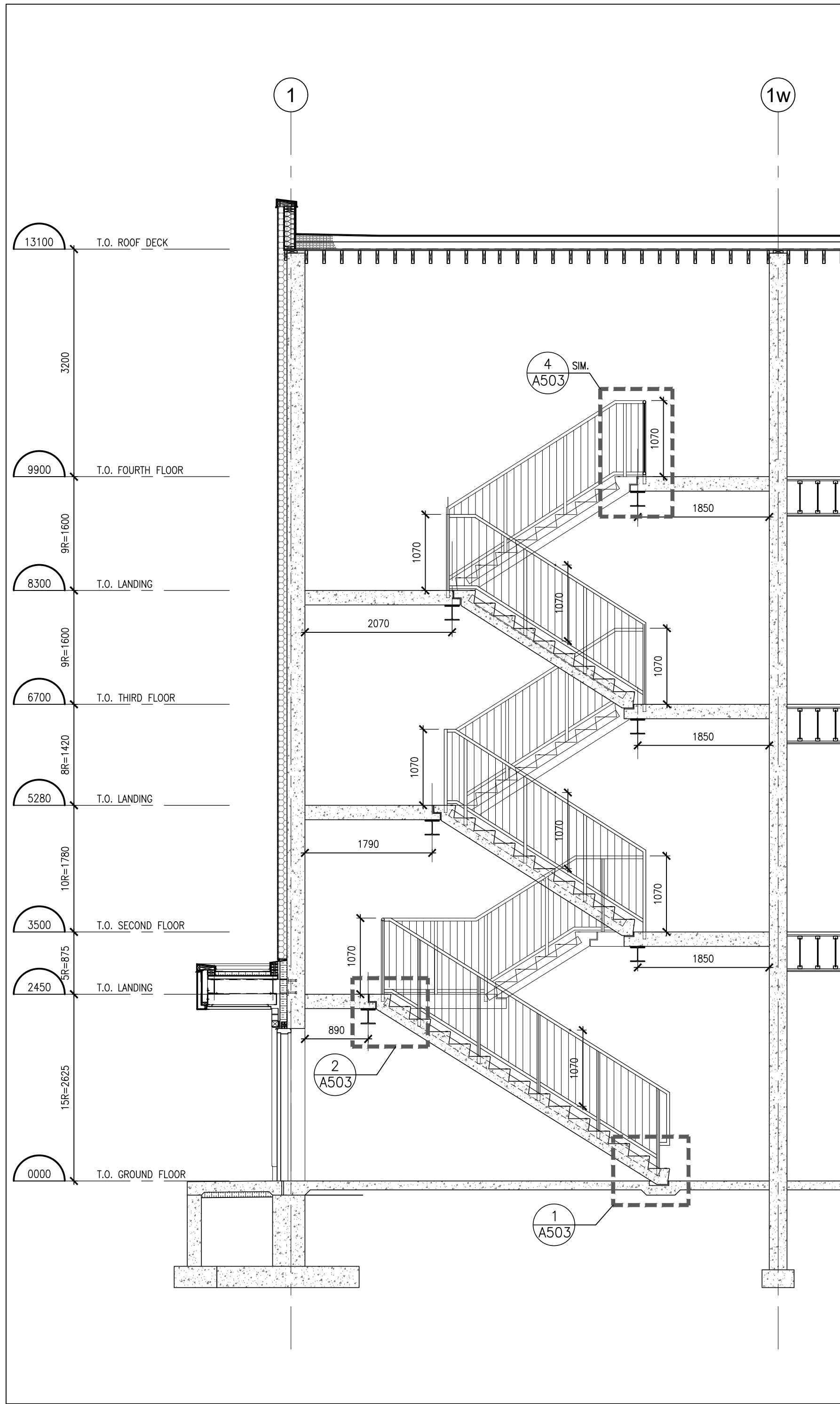
DRAWING:
EAST STAIR PLANS
& SECTIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: A501

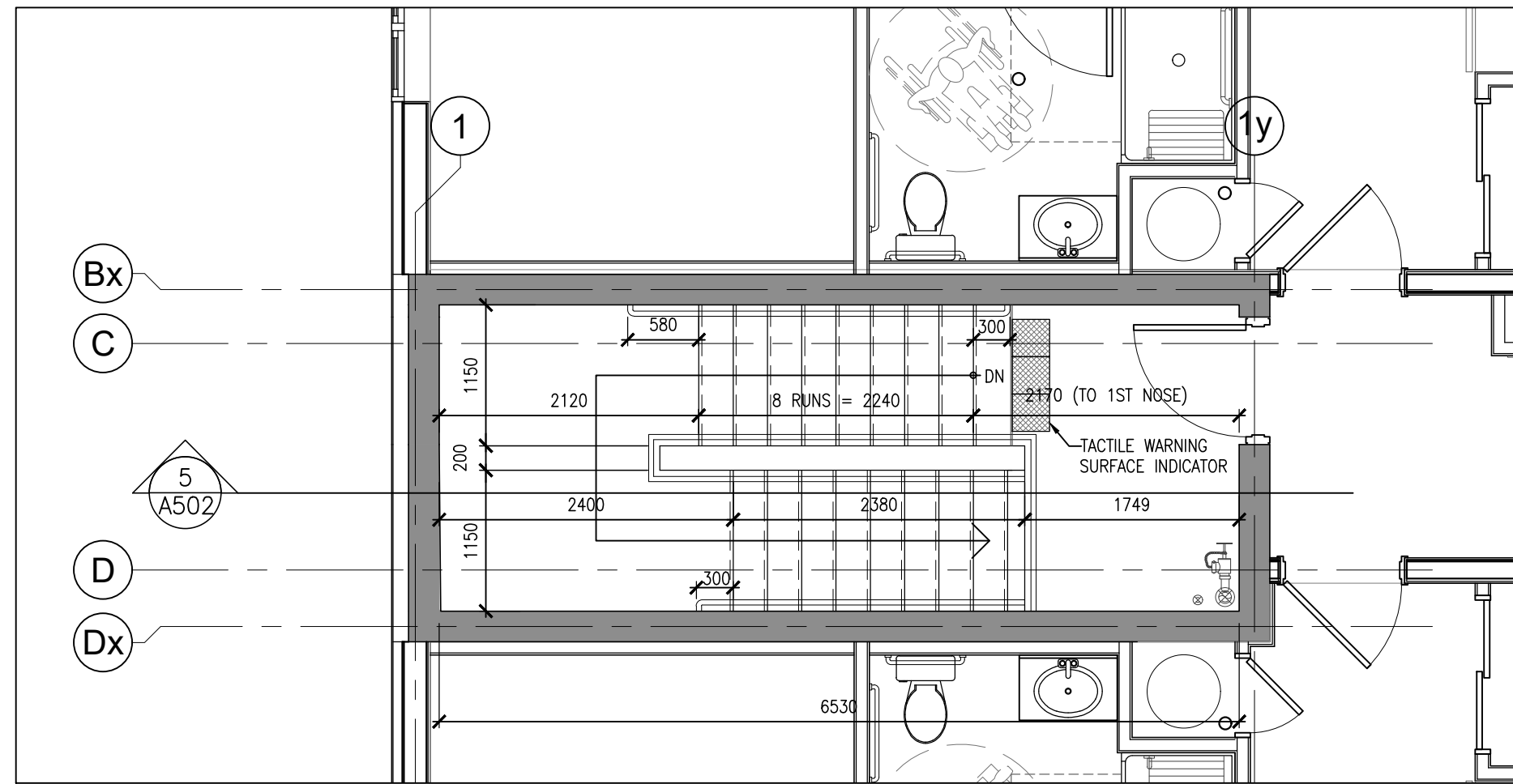
SEAL:
ONTARIO ASSOCIATION
OF ARCHITECTS
REGISTERED PROFESSIONAL
LICENCE 7117



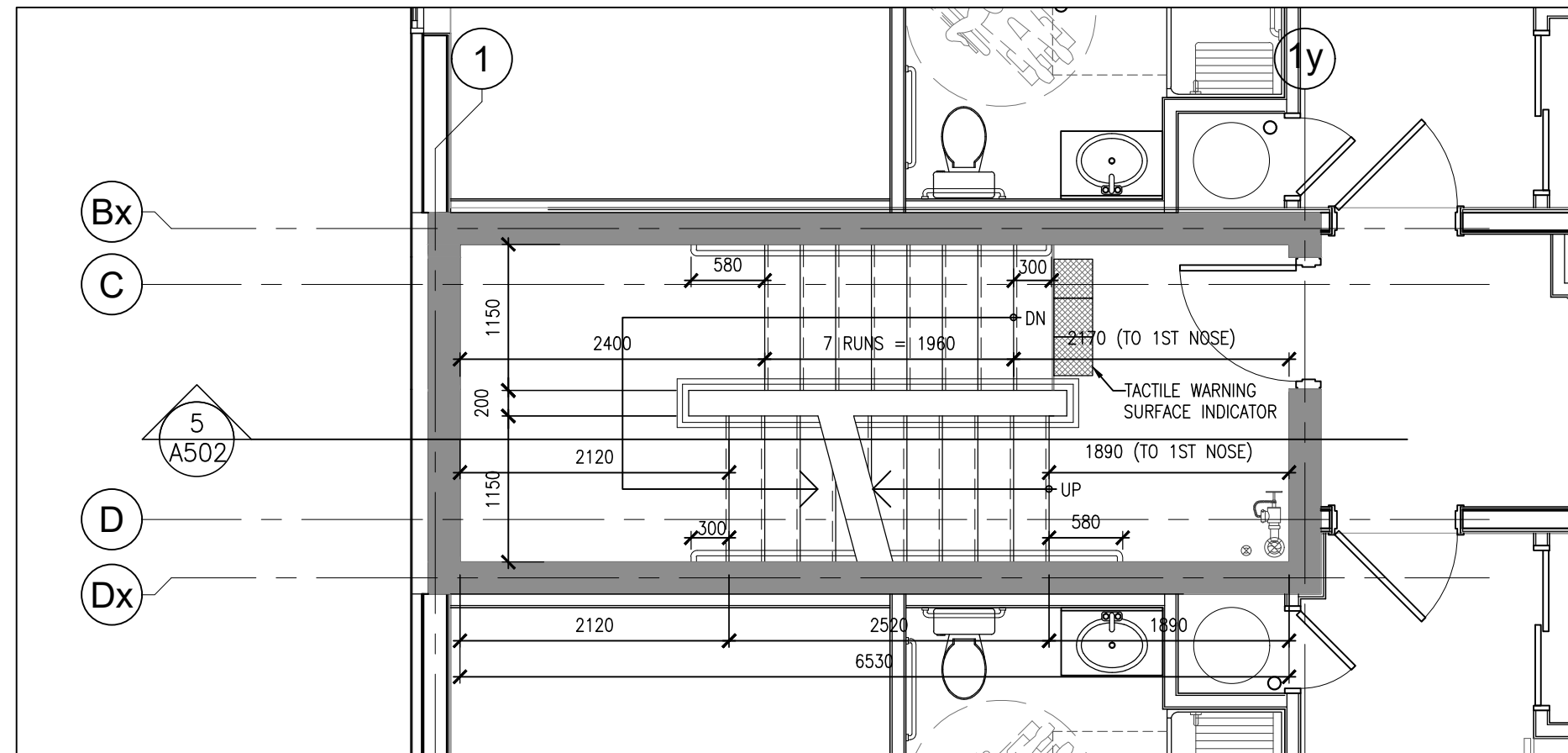
6 ACCESS LADDER DETAIL
A502 1:20



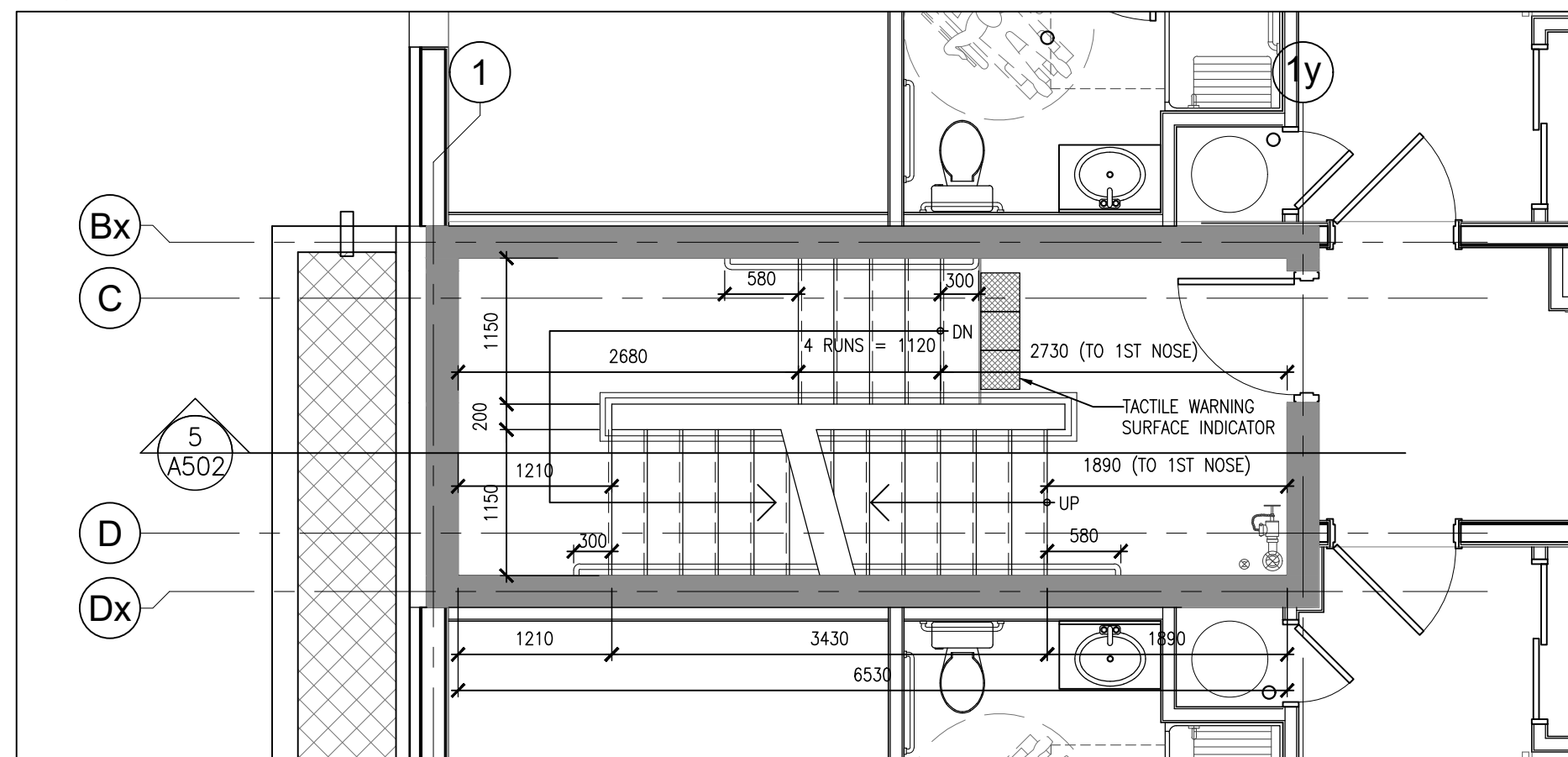
5 WEST STAIR - SECTION
A502 1:50



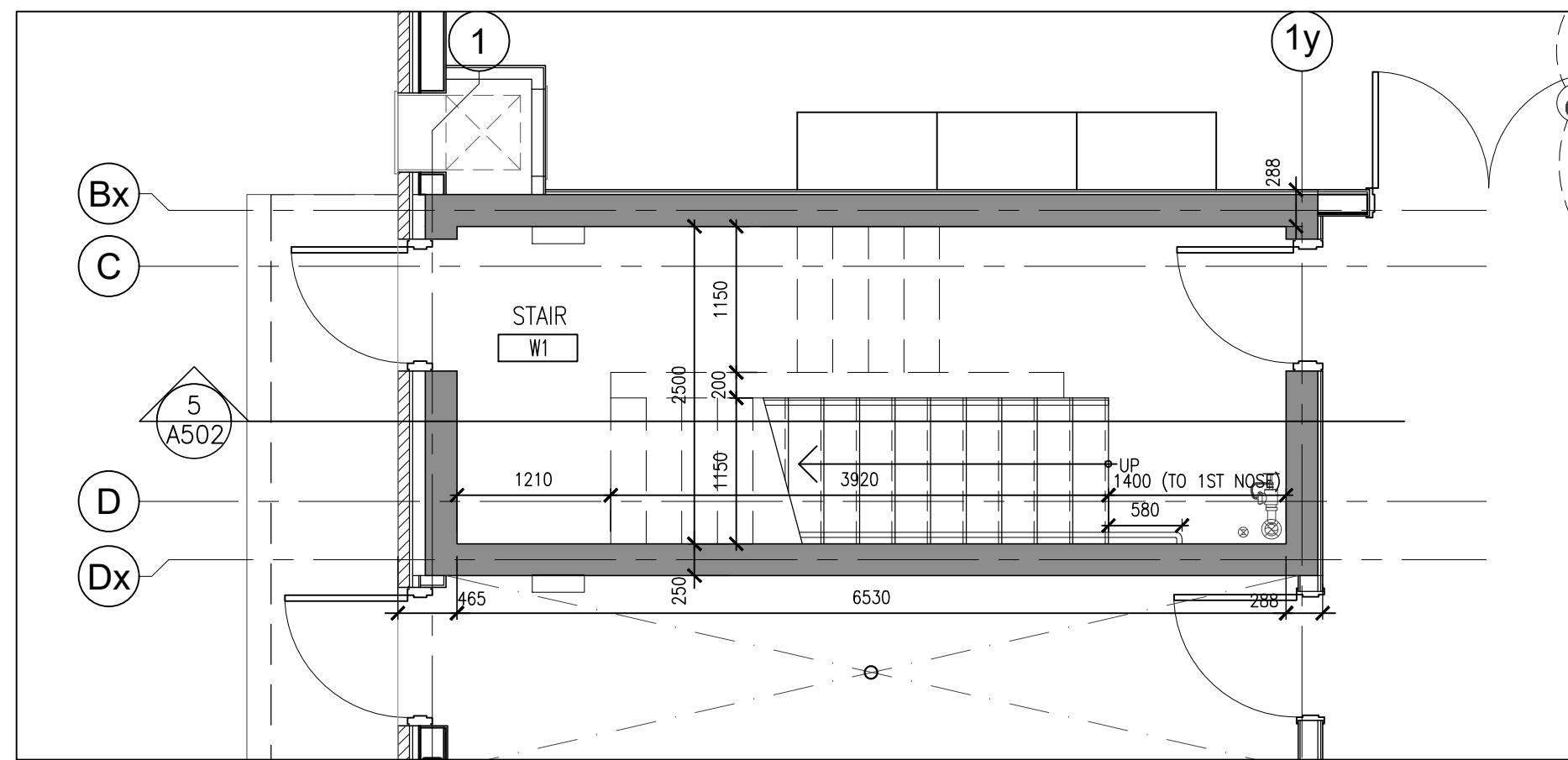
4 EAST STAIR - 4TH FLOOR
A501 1:50



3 EAST STAIR - 3RD FLOOR
A501 1:50



2 WEST STAIR - 2ND FLOOR
A502 1:50



1 WEST STAIR - 1ST FLOOR
A502 1:50

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BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
WEST STAIR PLANS
& SECTIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: MAY 2026
SCALE: AS NOTED
PROJECT NO: DRAWING NO:

SEAL:
ONTARIO ASSOCIATION
OF
ARCHITECTS
REGISTERED PROFESSIONAL
LICENCE
7117

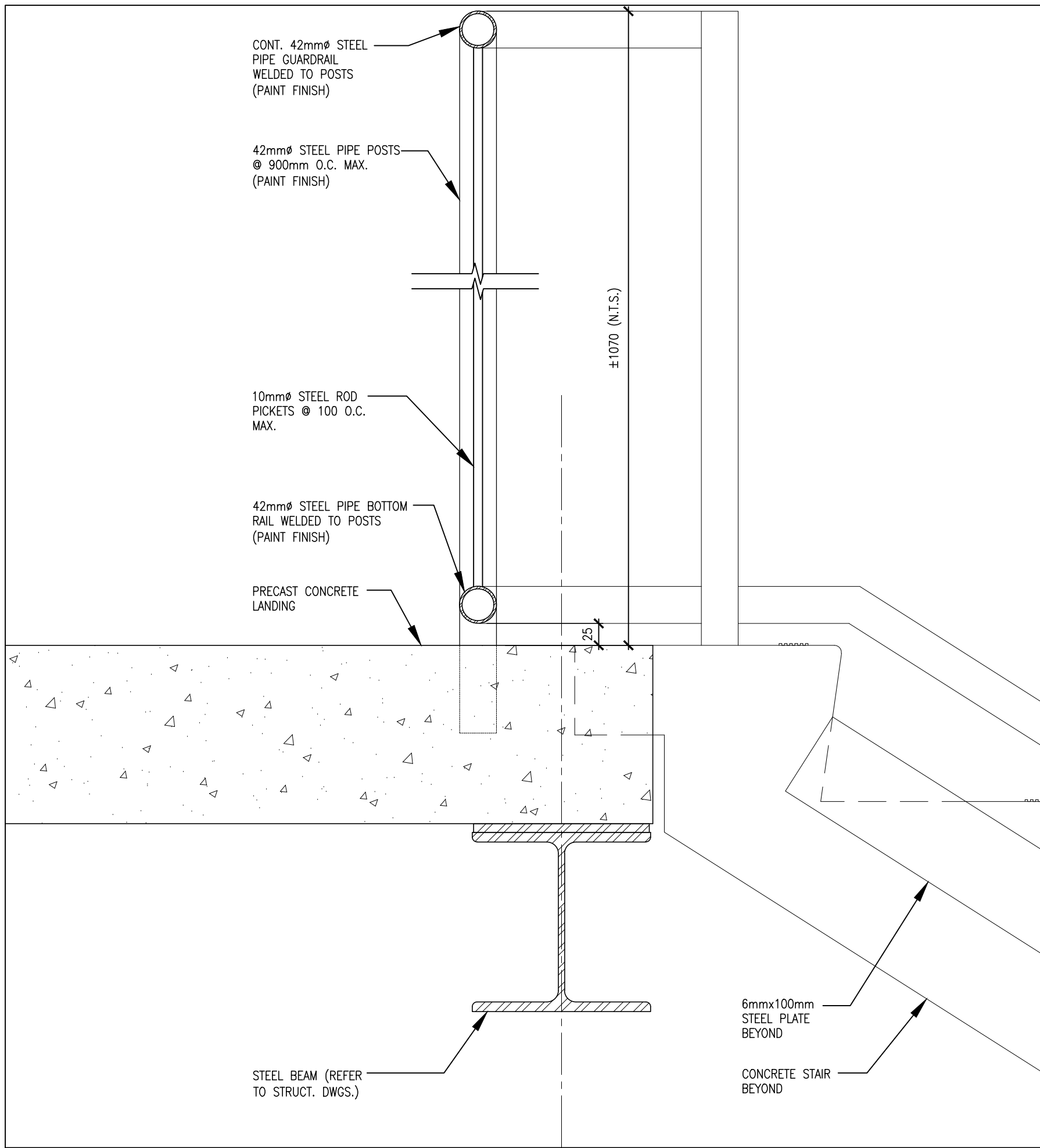
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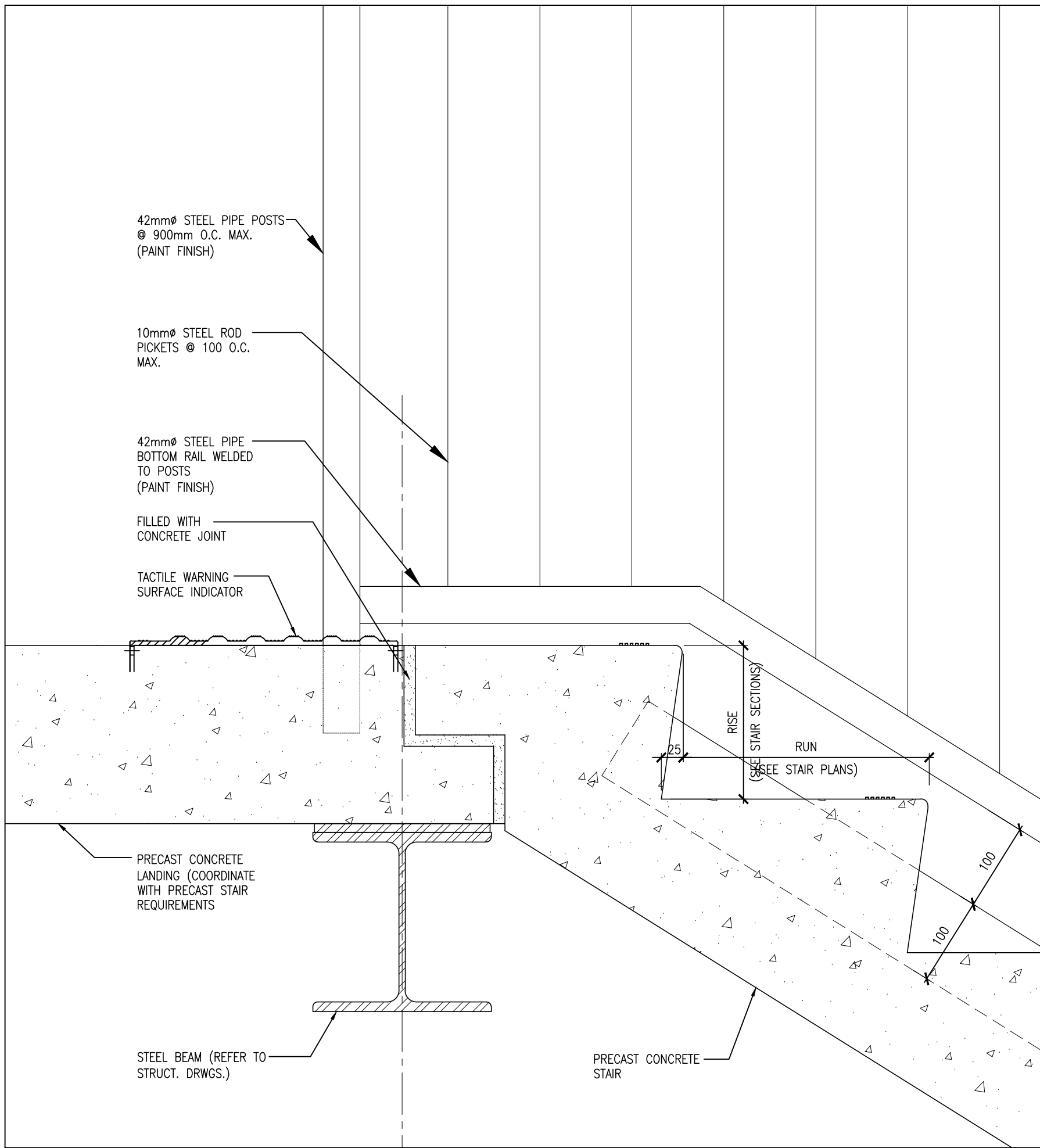
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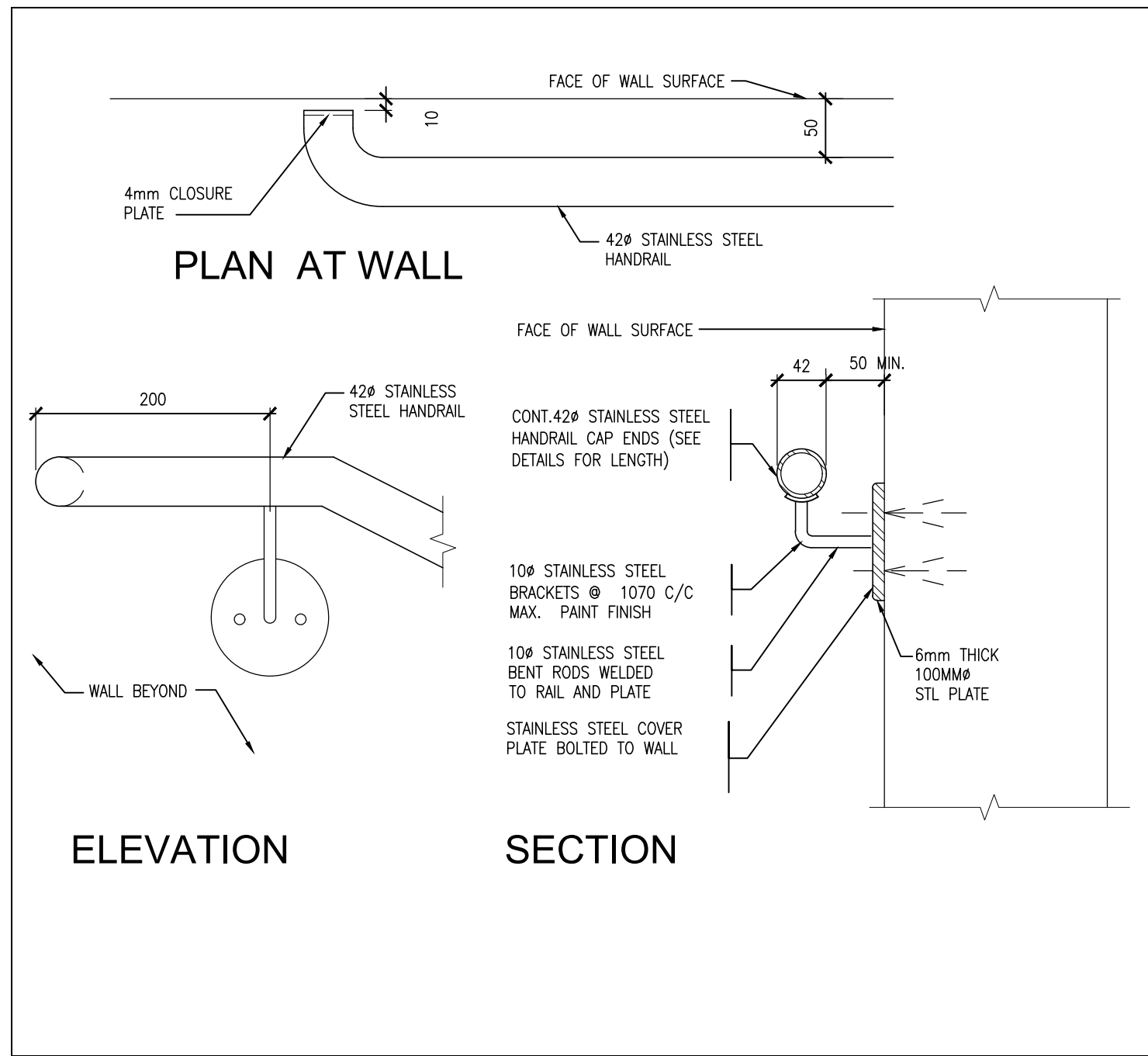
NO.	ISSUES/ REVISIONS	DATE	BY
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2	ISSUED FOR PERMIT	2026-08-25	BBA



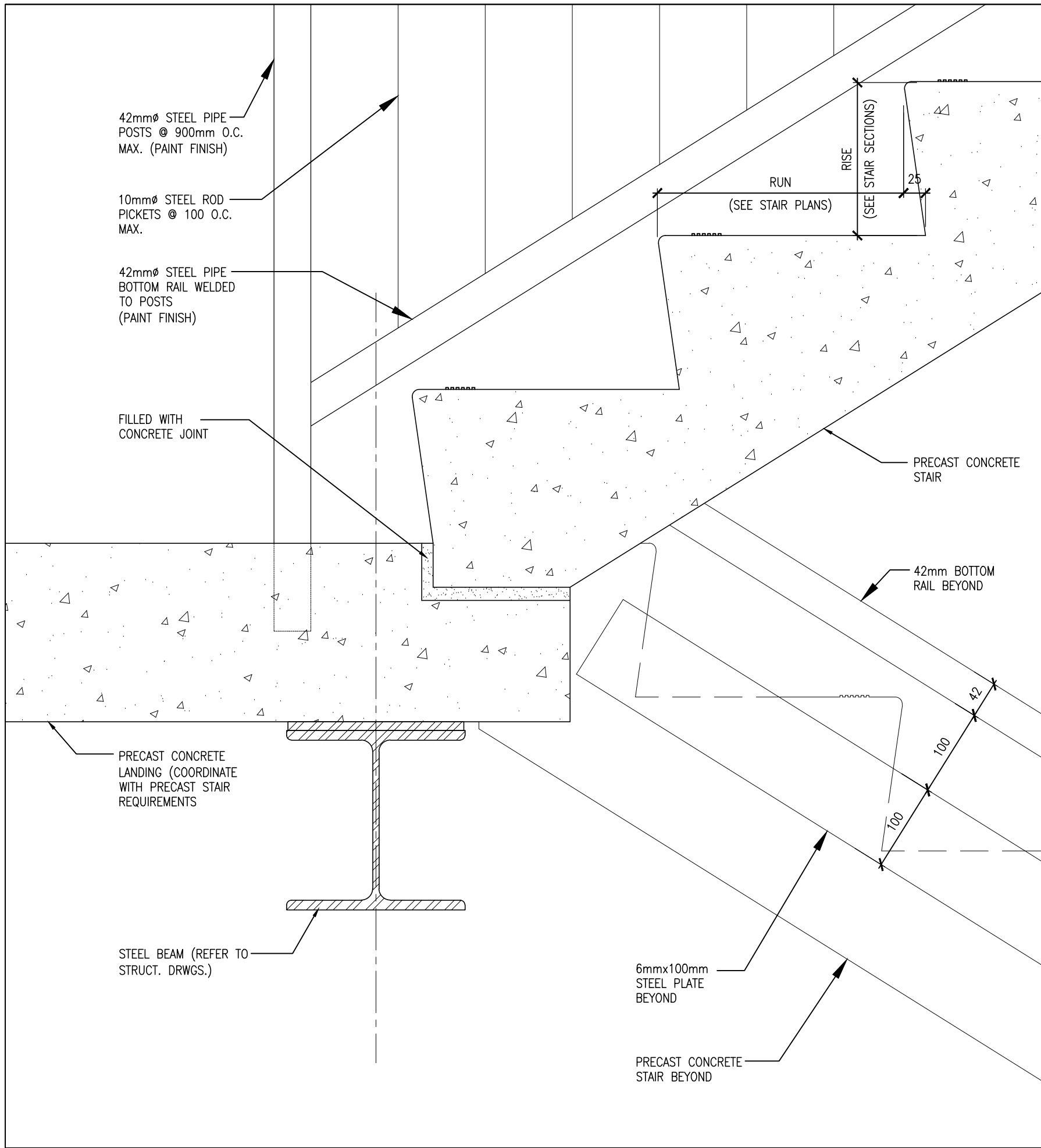
4 SECTION DETAIL
A503 1:5



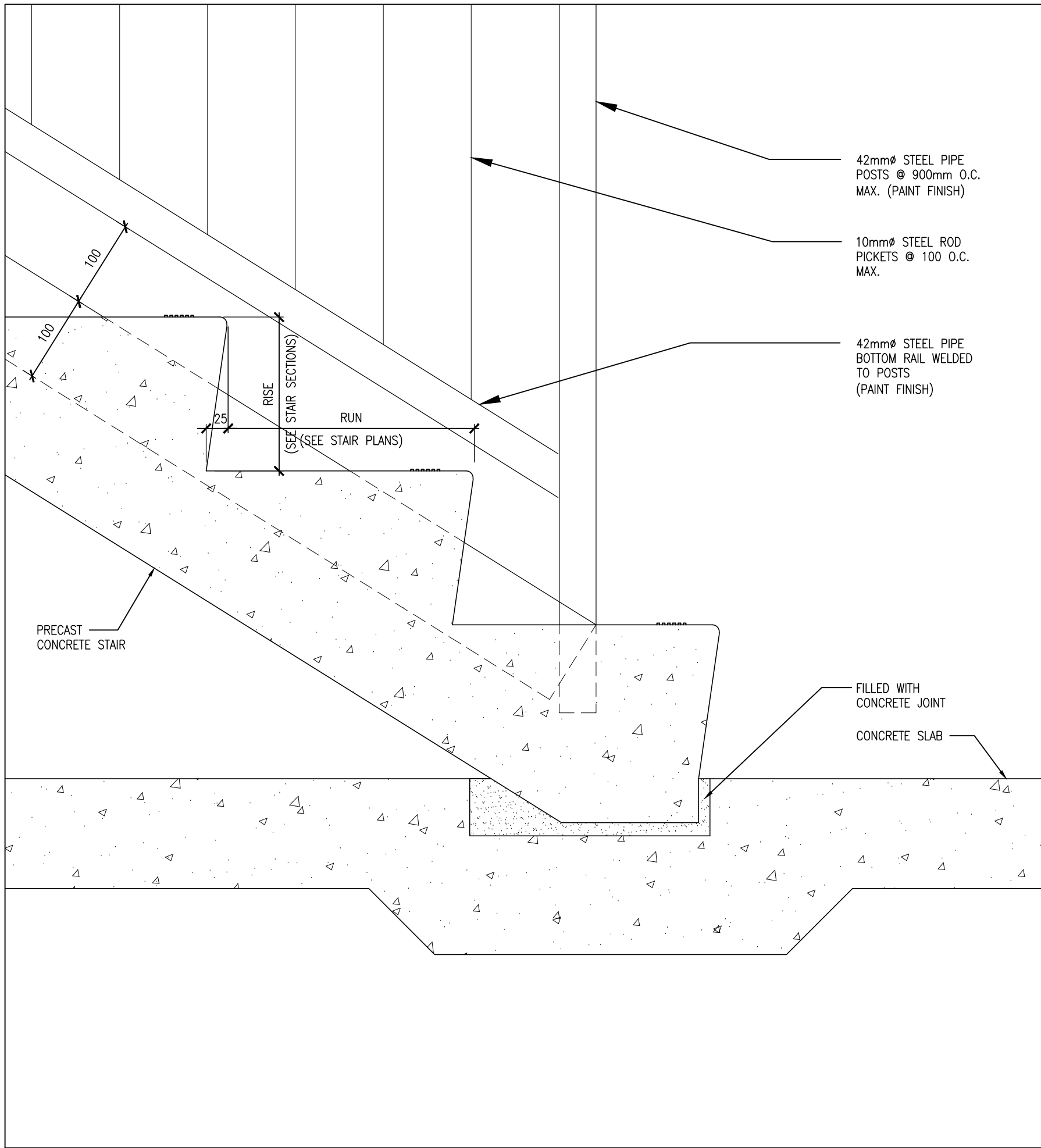
2 SECTION DETAIL @ LANDING
A503 1:5



5 TYPICAL WALL MOUNTED HANDRAIL
A503 1:5



3 SECTION DETAIL @ LANDING
A503 1:5



1 SECTION DETAIL
A503 1:5

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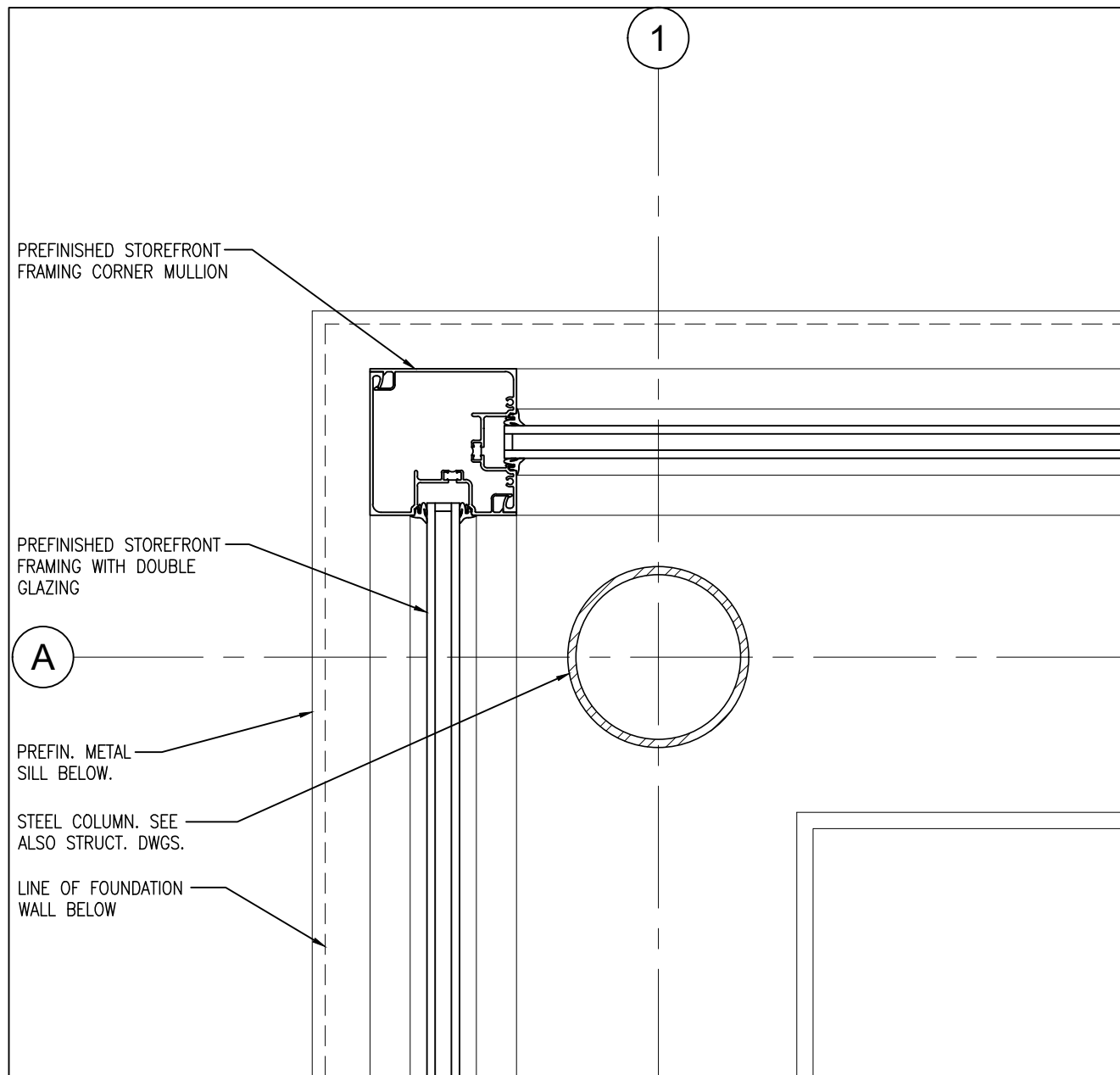
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

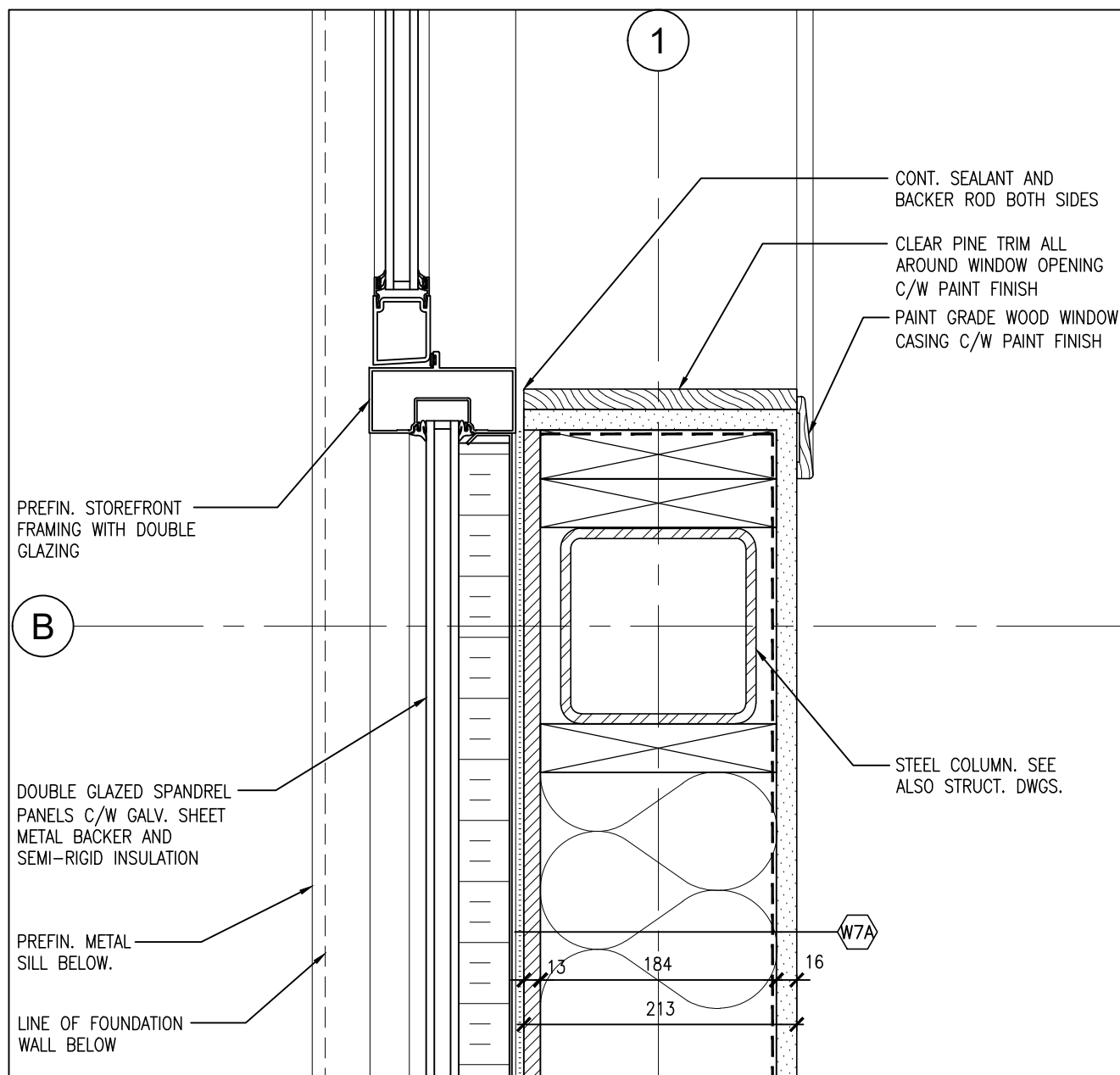
DRAWING:
SECTION DETAILS

DESIGN BY: BBA
DRAWN BY: LQQ
CHECKED BY: CM
DATE: JULY 2026
SCALE: 1:5
PROJECT NO: 25271
DRAWING NO: A503

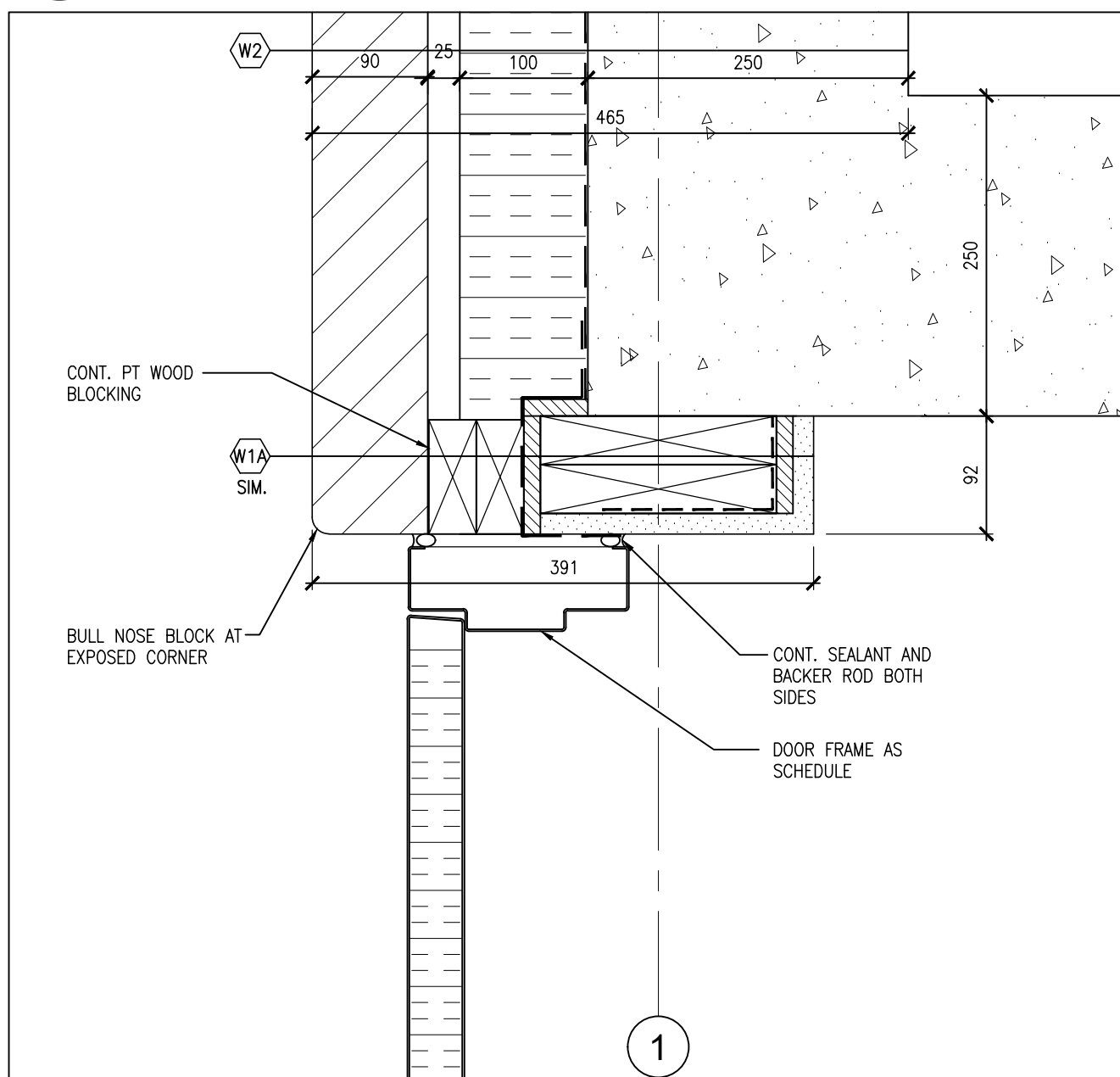
SEAL: ONTARIO ASSOCIATION OF ARCHITECTS
BARRY BRYAN, PROFESSIONAL ARCHITECT
LICENCE 7117



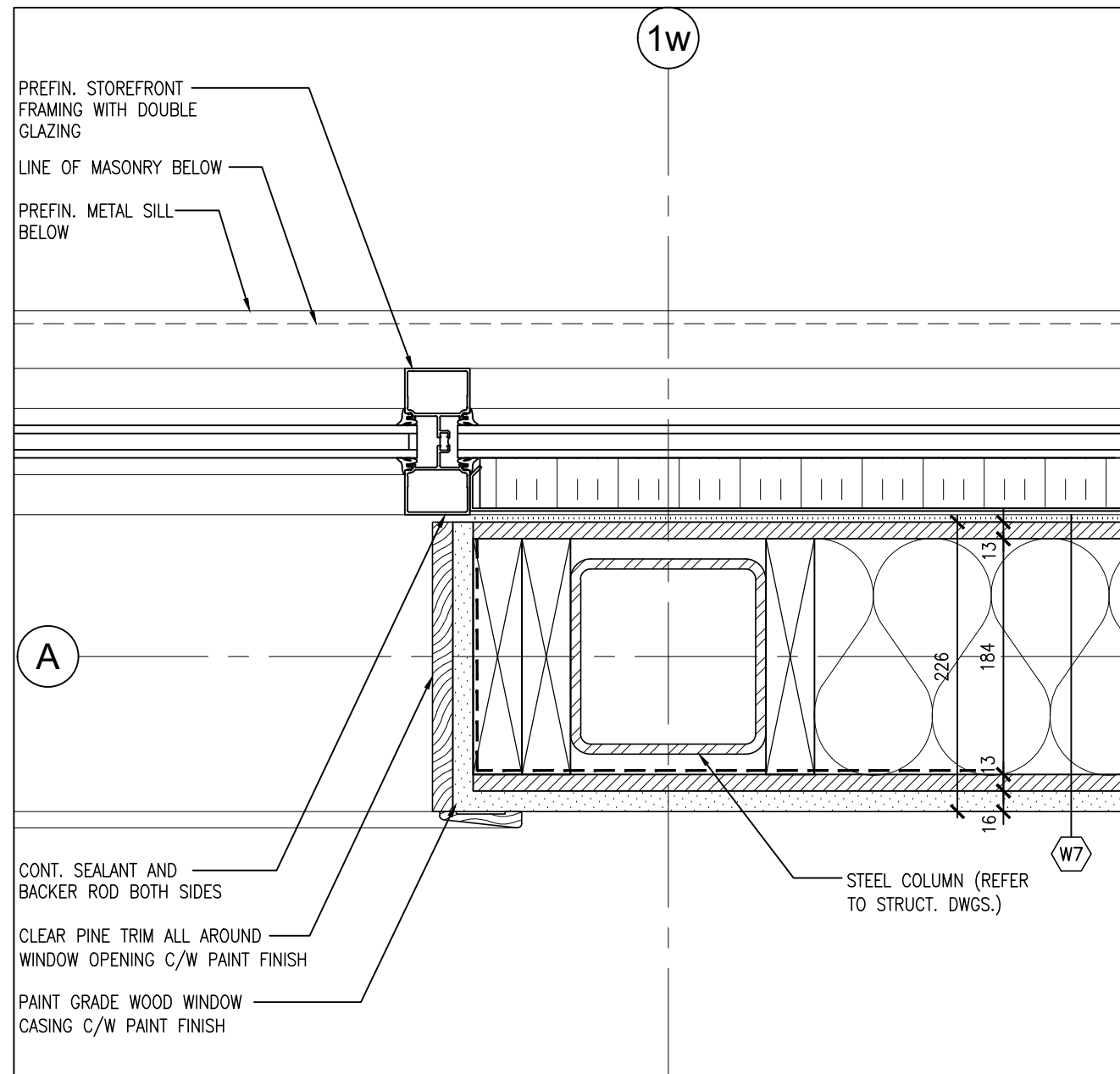
12 PLAN DETAIL (1ST FLOOR)
A601 1:5



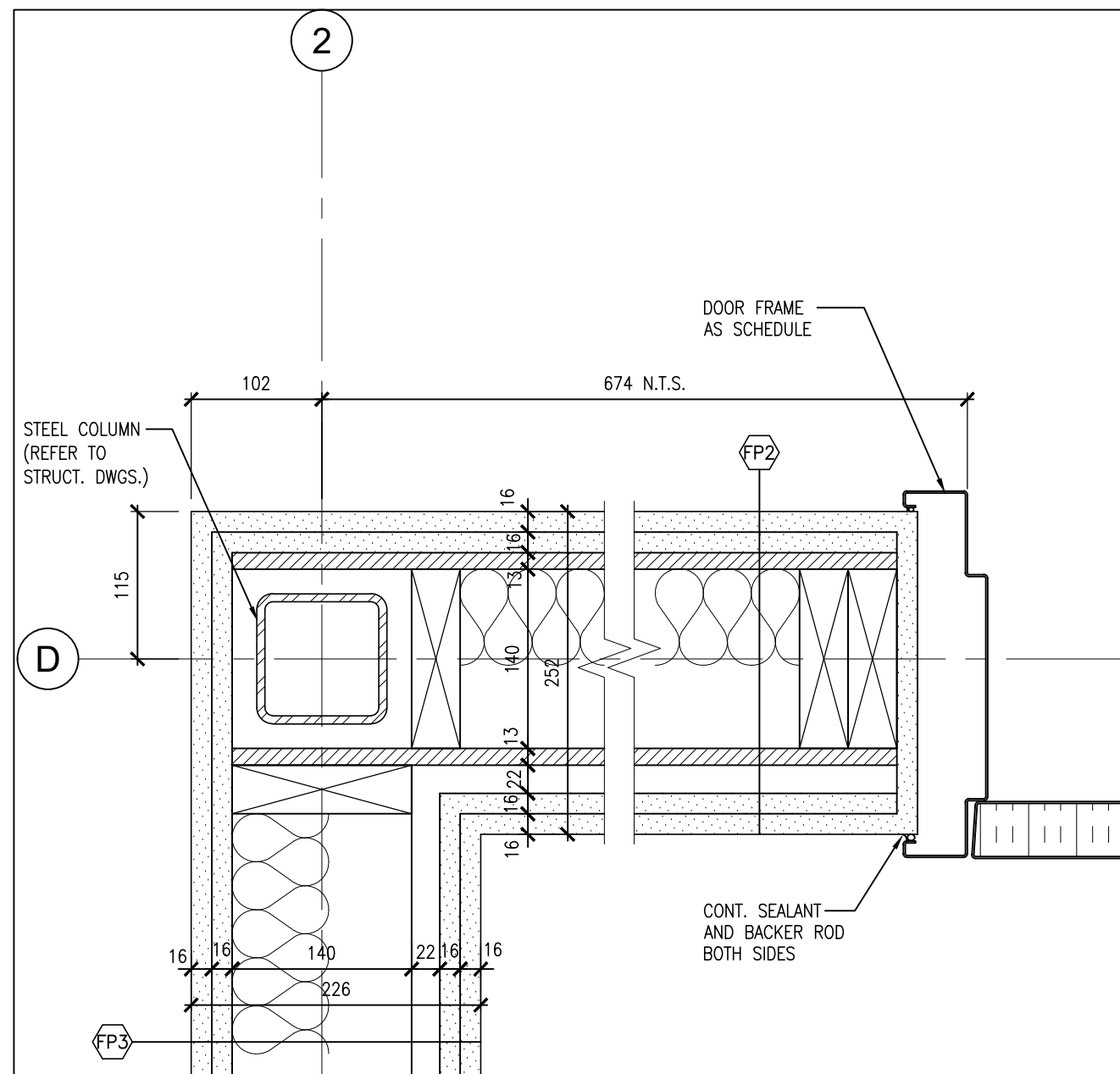
11 PLAN DETAIL (1ST FLOOR)
A601 1:5



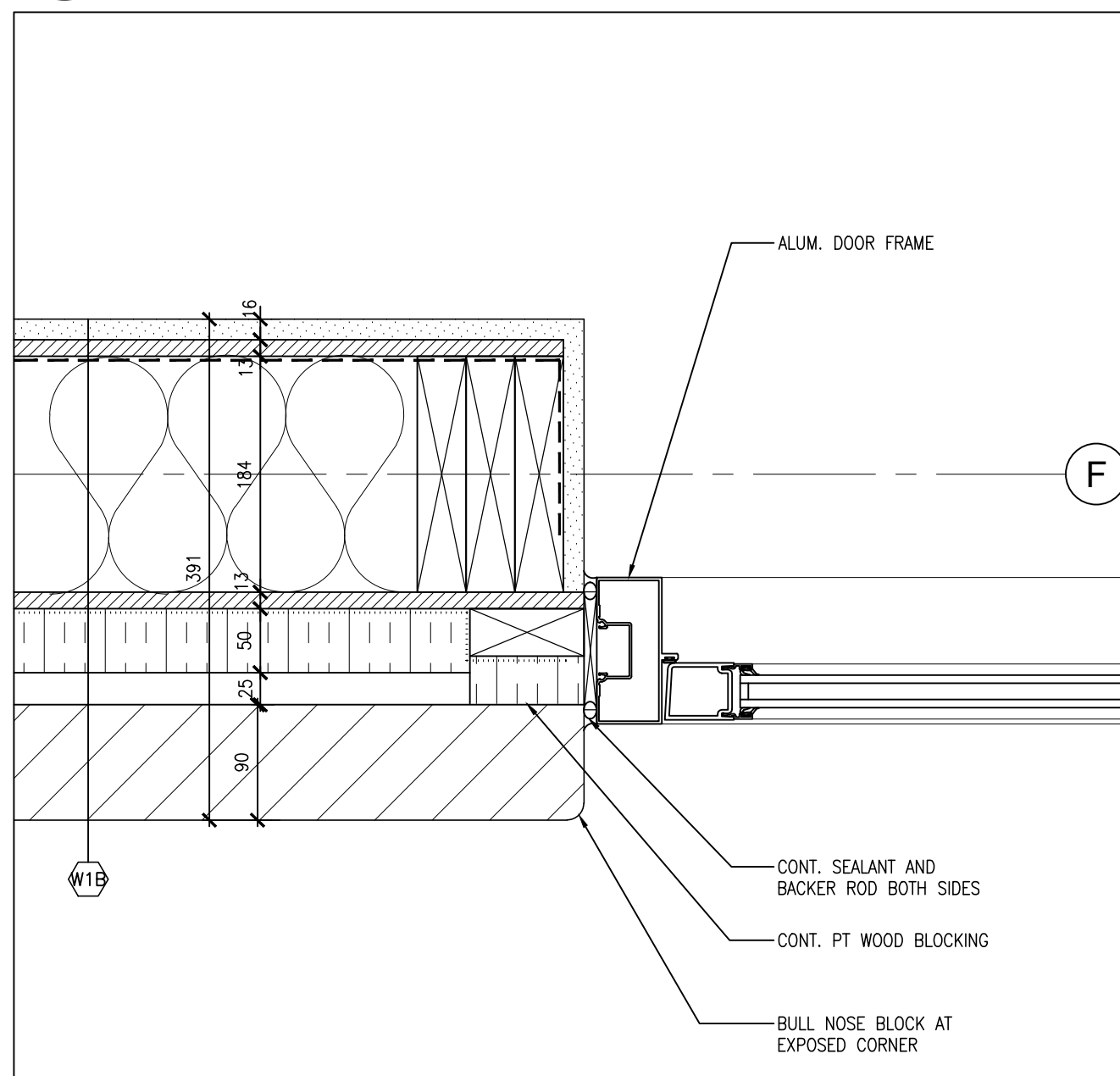
10 PLAN DETAIL (1ST FLOOR)
A601 1:5



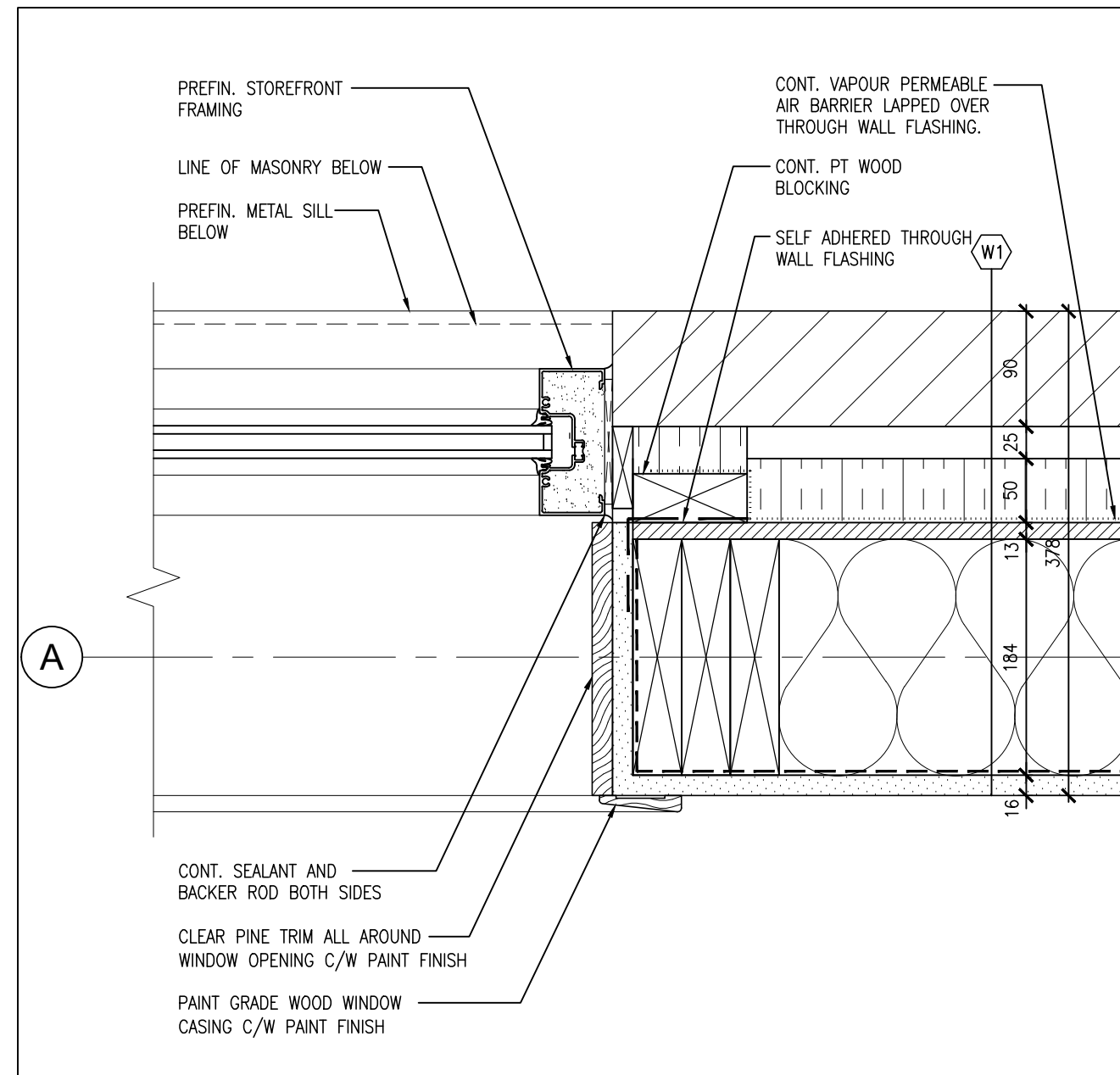
9 PLAN DETAIL (1ST FLOOR)
A601 1:5



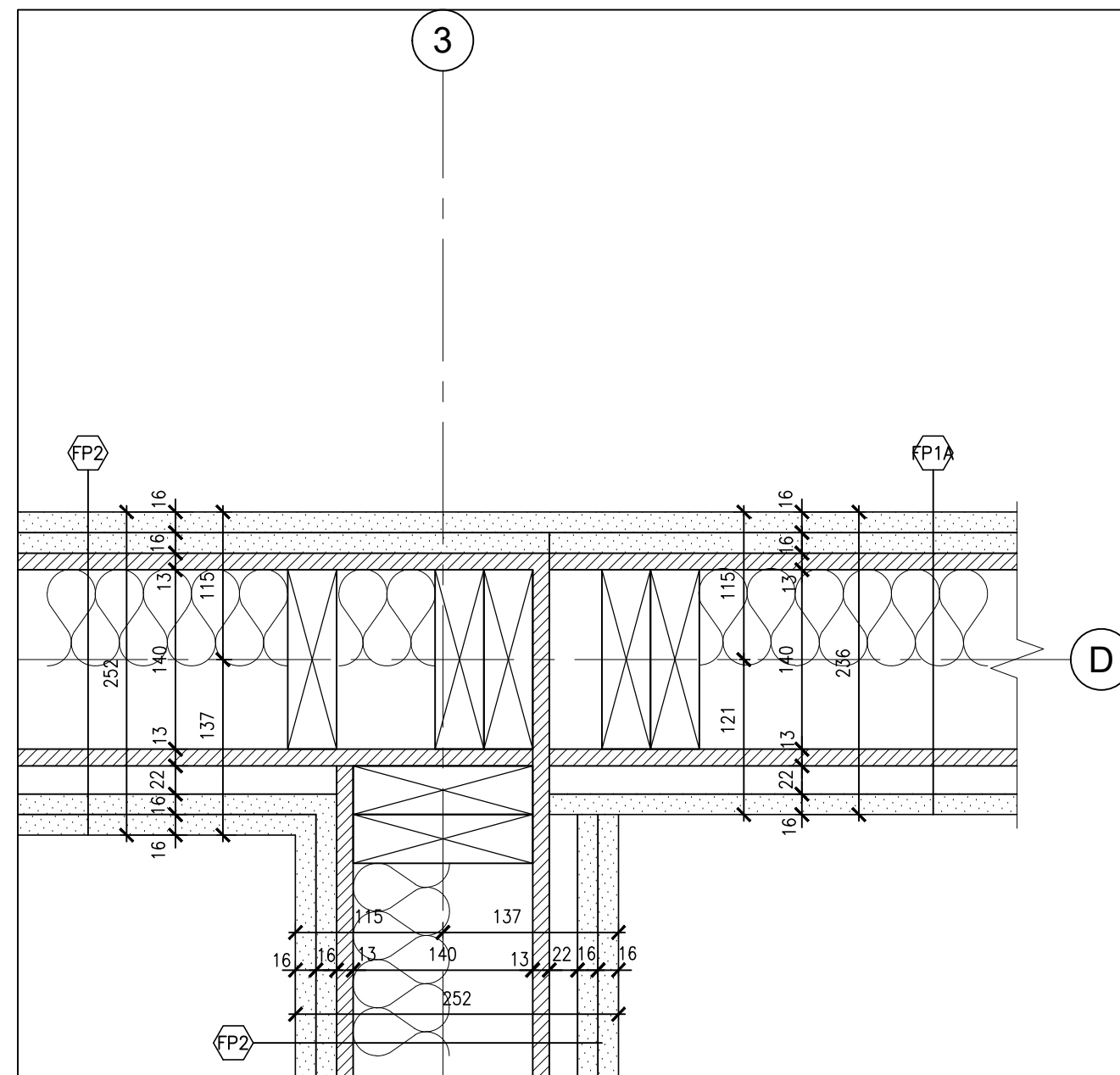
8 PLAN DETAIL (1ST FLOOR)
A601 1:5



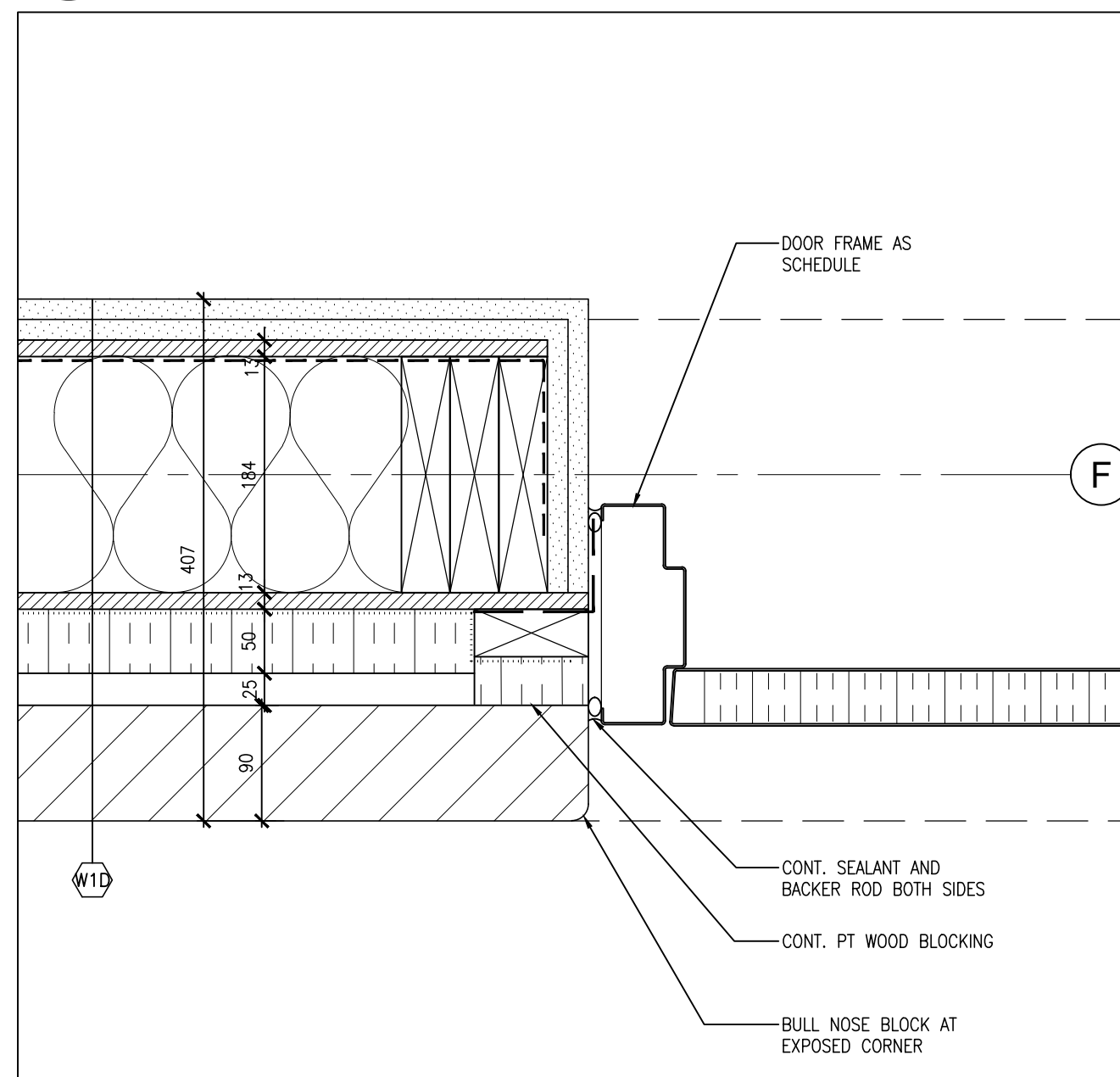
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A601 1:5



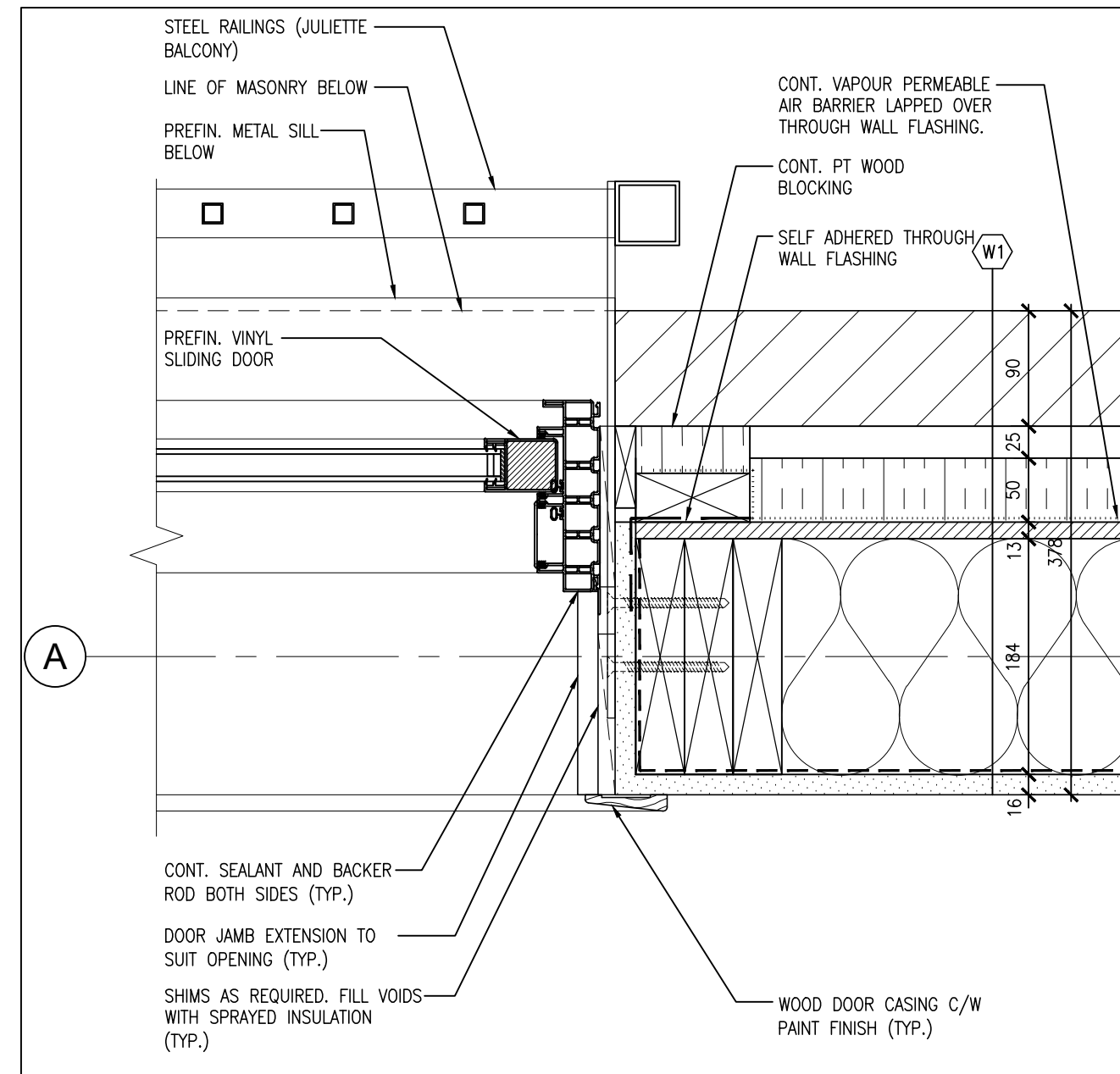
6 PLAN DETAIL (1ST FLOOR)
A601 1:5



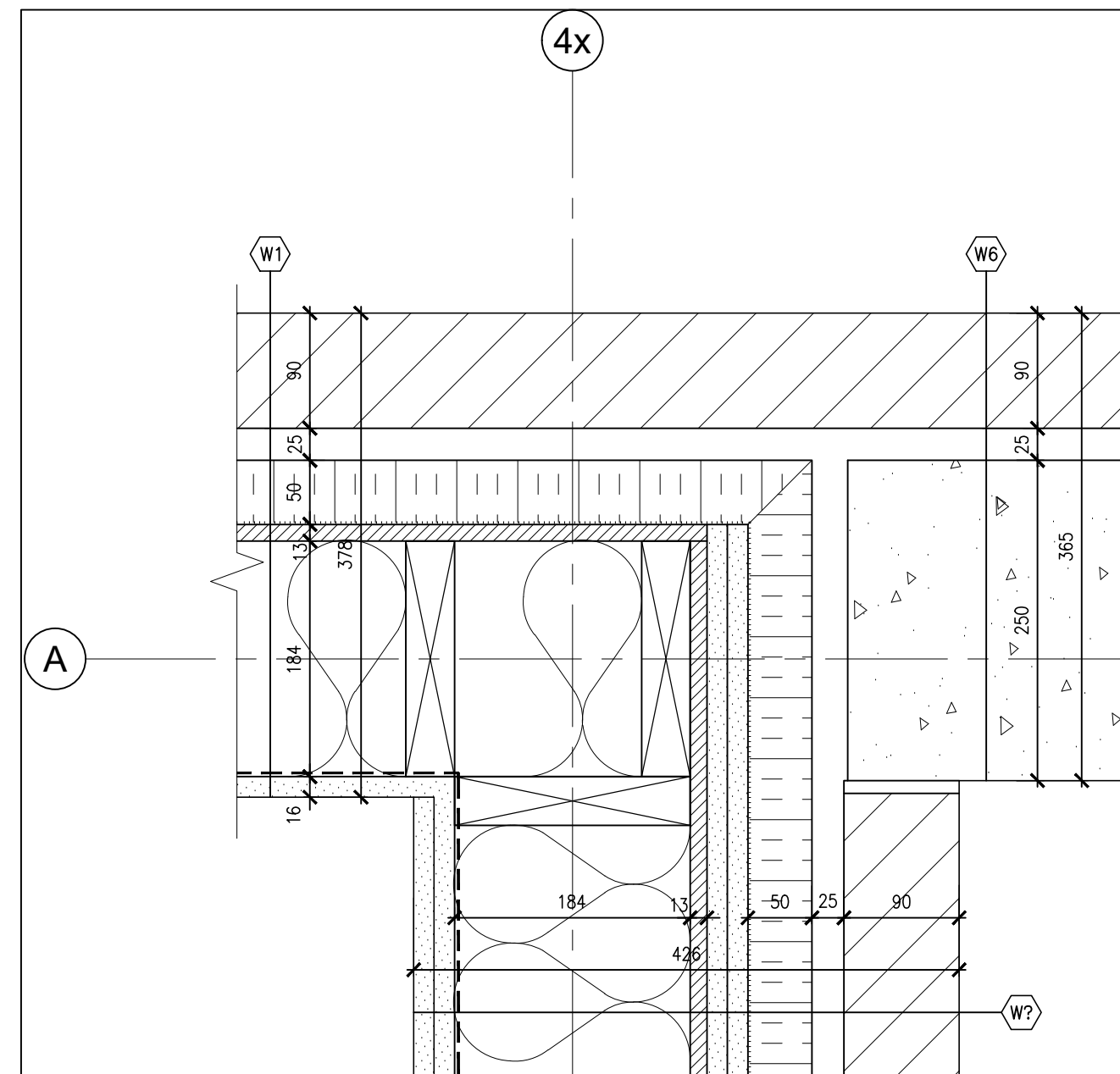
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A601 1:5



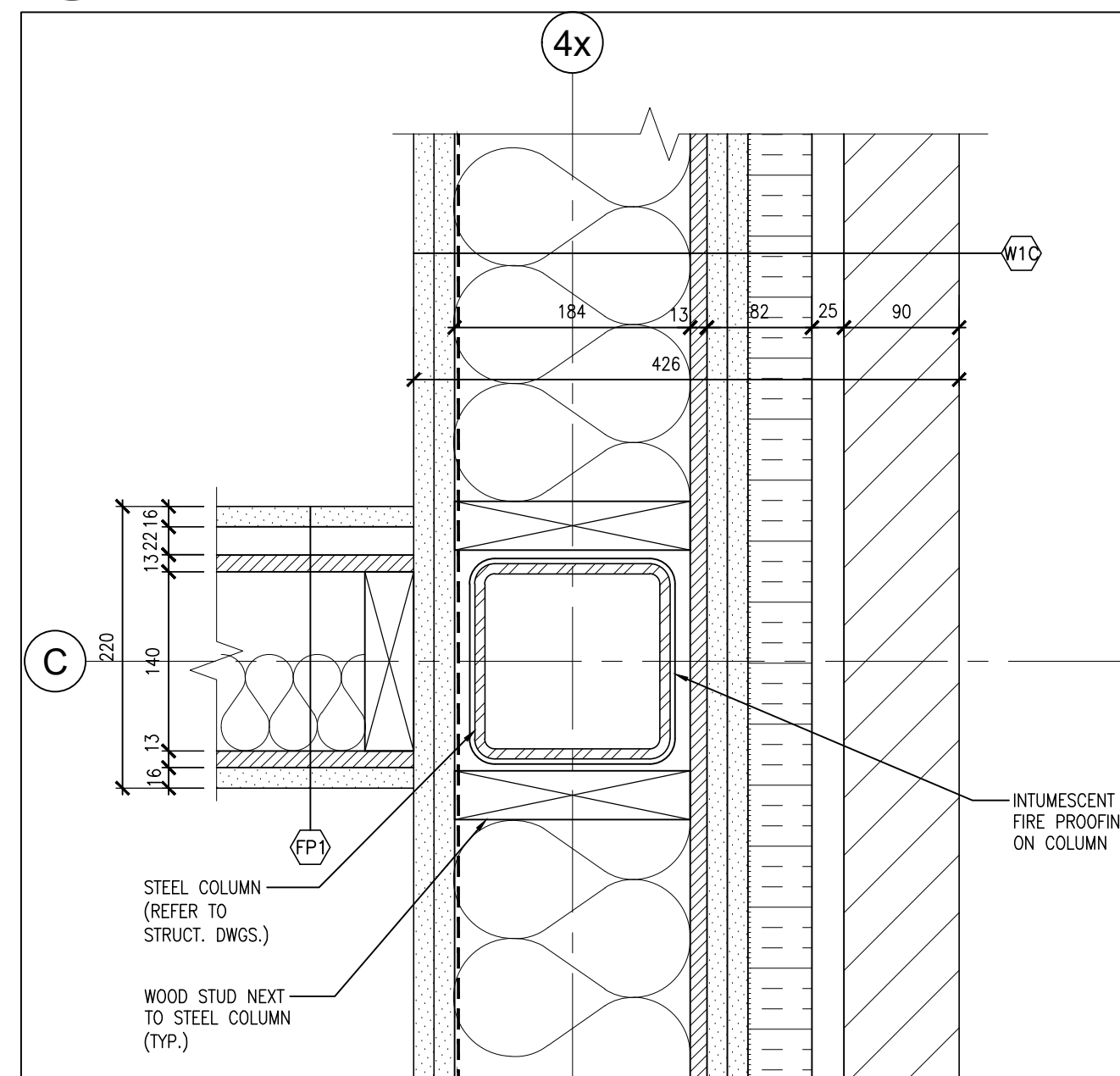
4 PLAN DETAIL (1ST FLOOR)
A601 1:5



3 PLAN DETAIL (1ST FLOOR)
A601 1:5



2 PLAN DETAIL (1ST FLOOR)
A601 1:5



1 PLAN DETAIL (1ST FLOOR)
A601 1:5

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1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

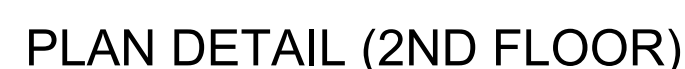
DRAWING:
PLAN DETAILS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: BBA
DATE: JULY 2026
SCALE: 1:5
PROJECT NO: 25271
DRAWING NO: A601

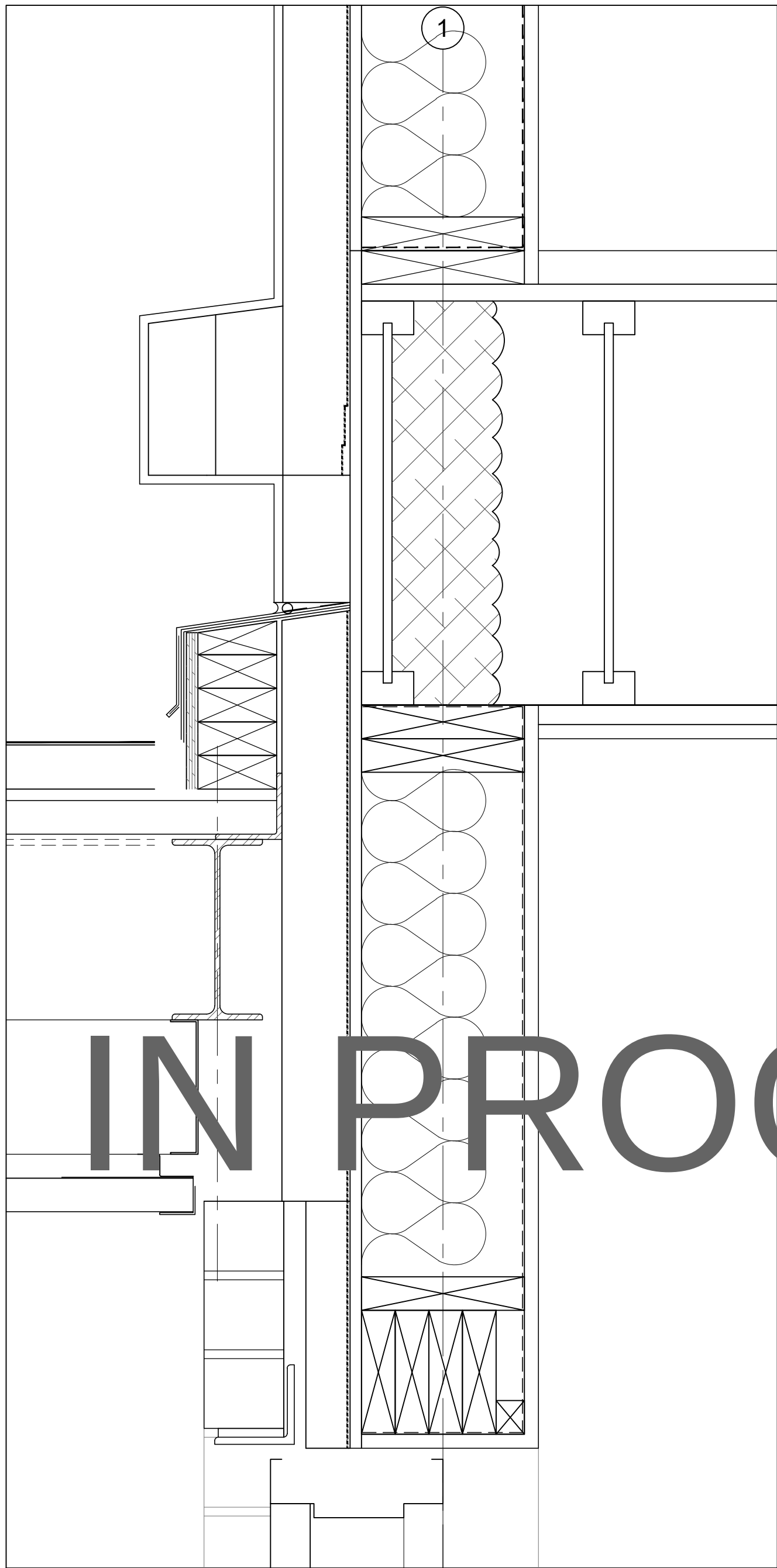
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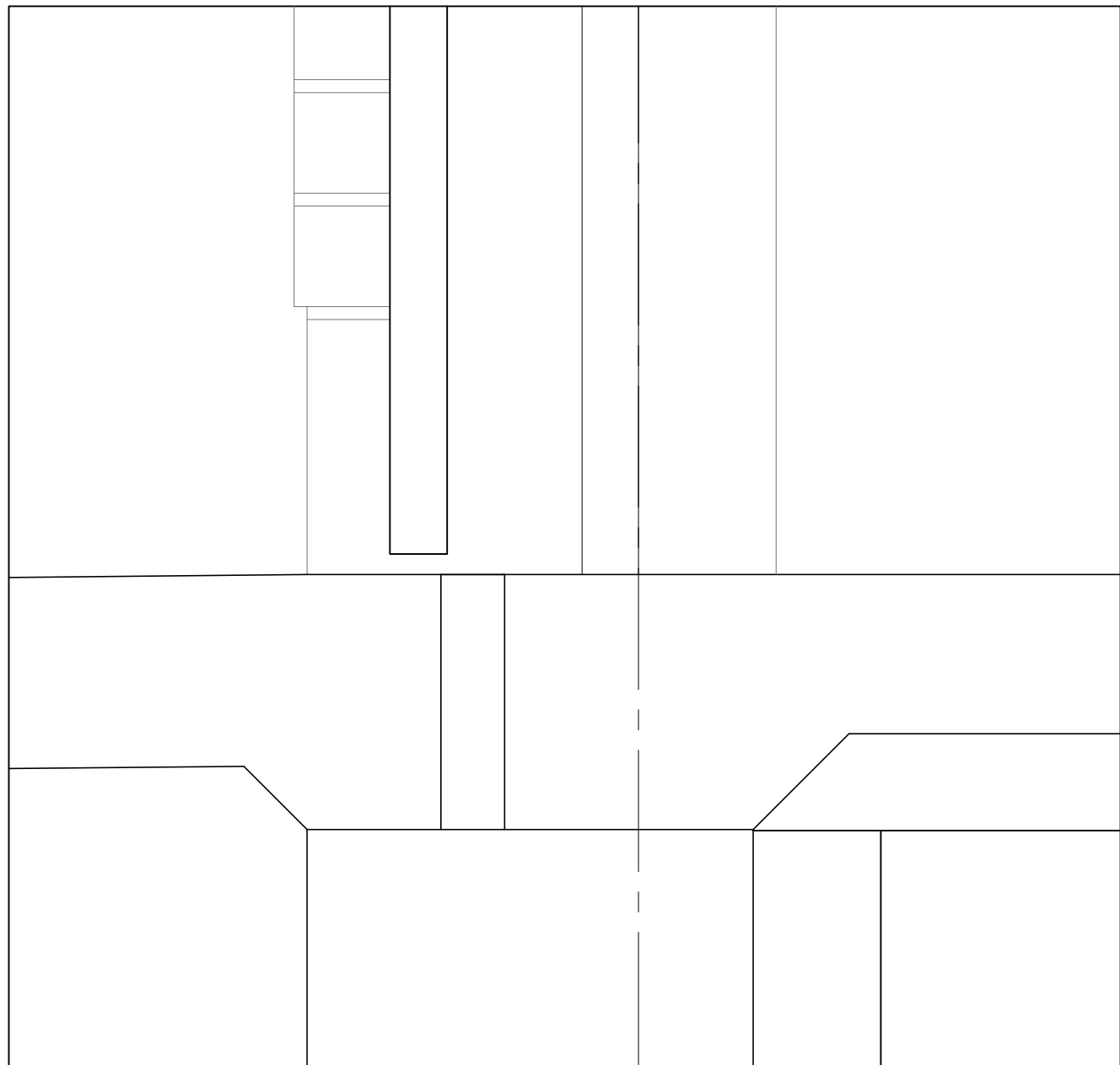
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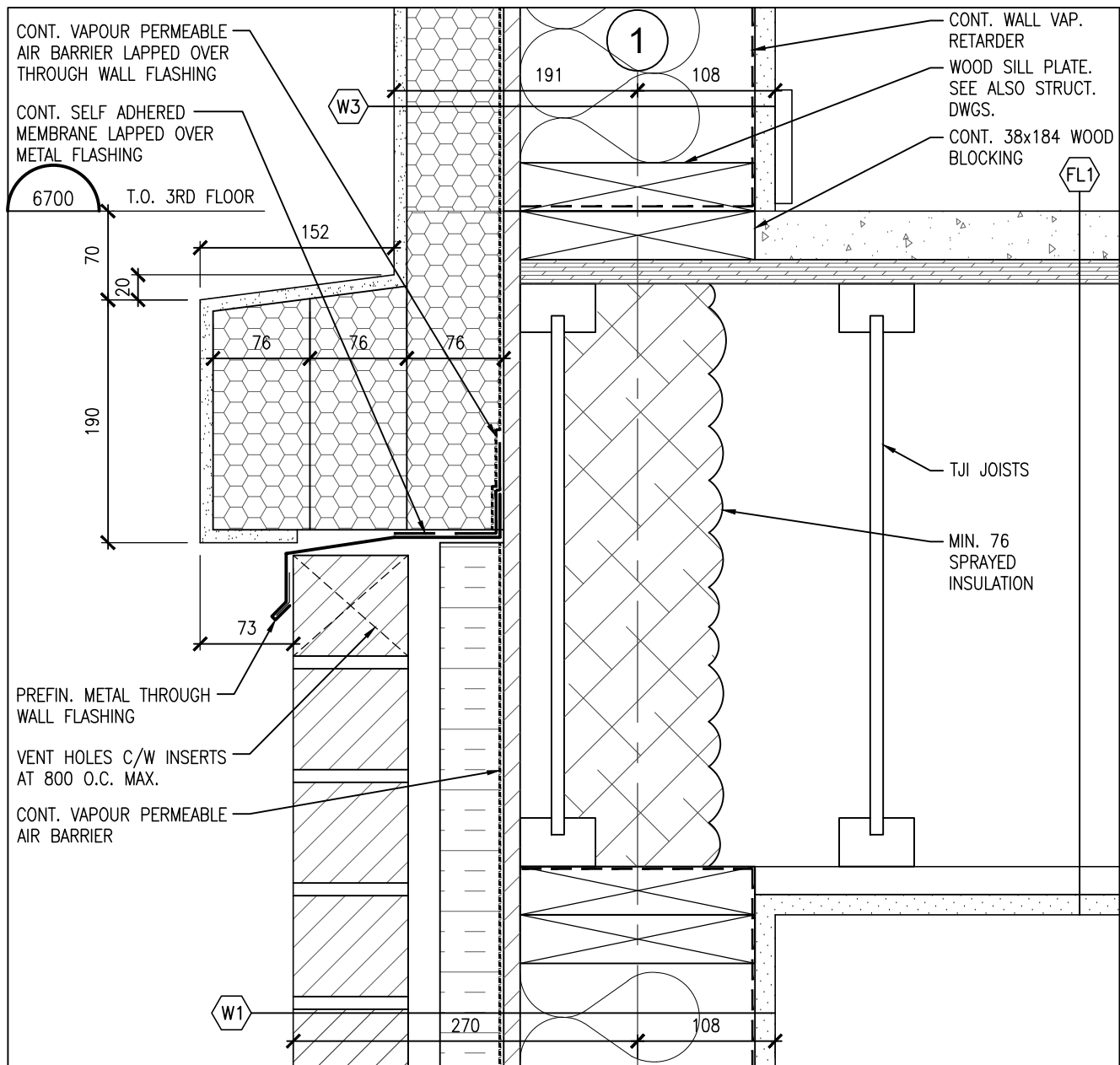
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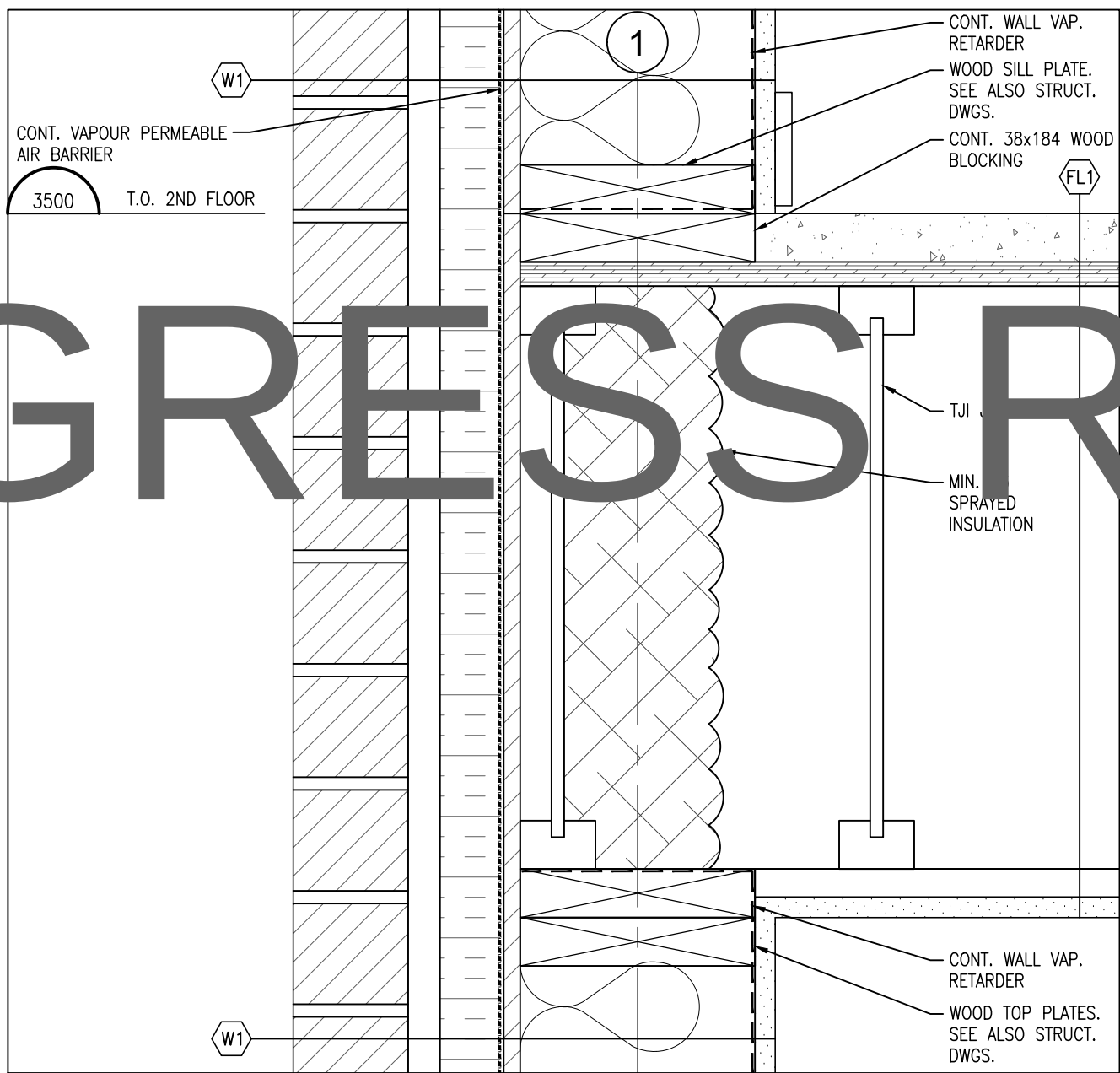
9 CANOPY SECTION
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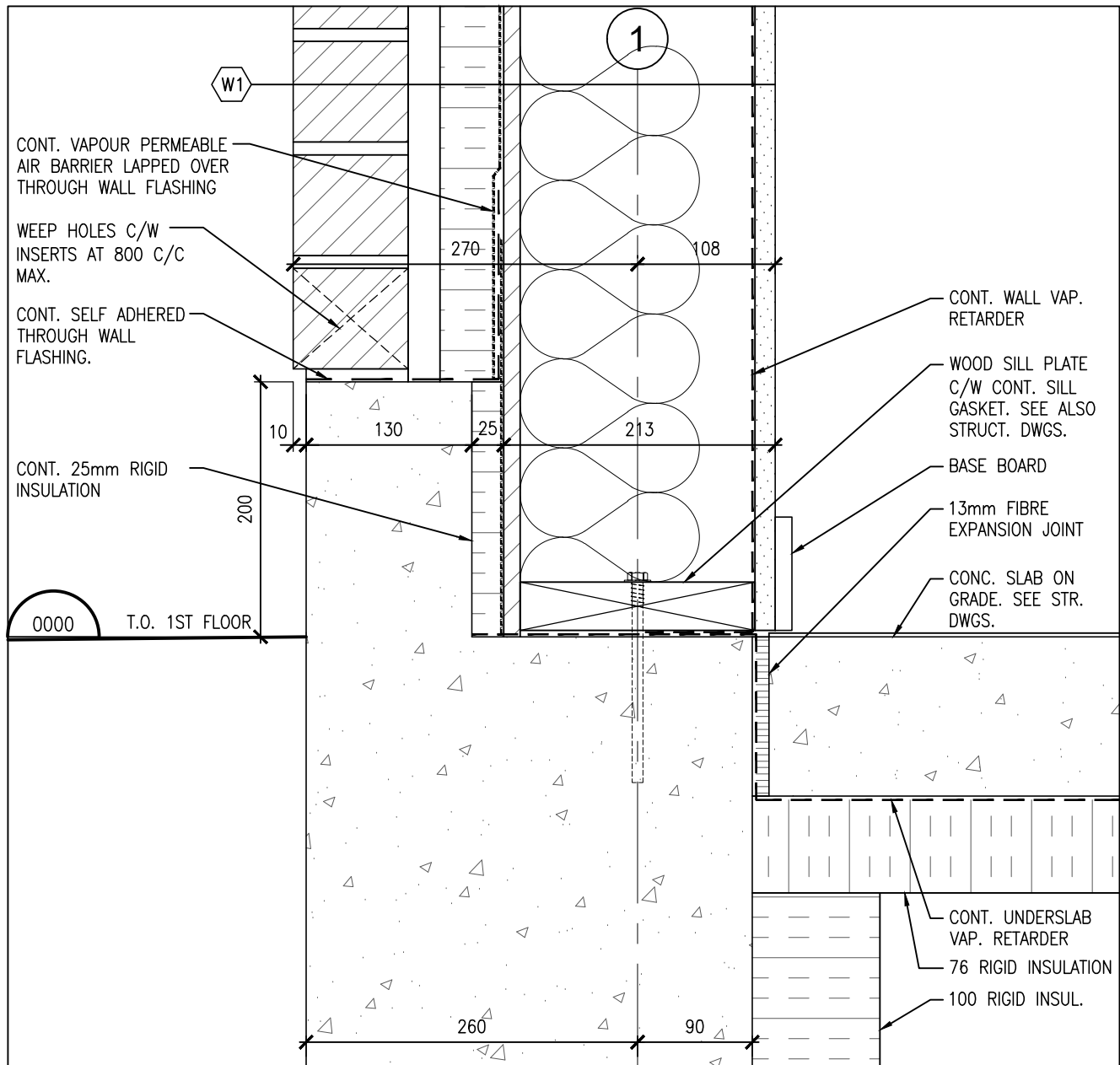
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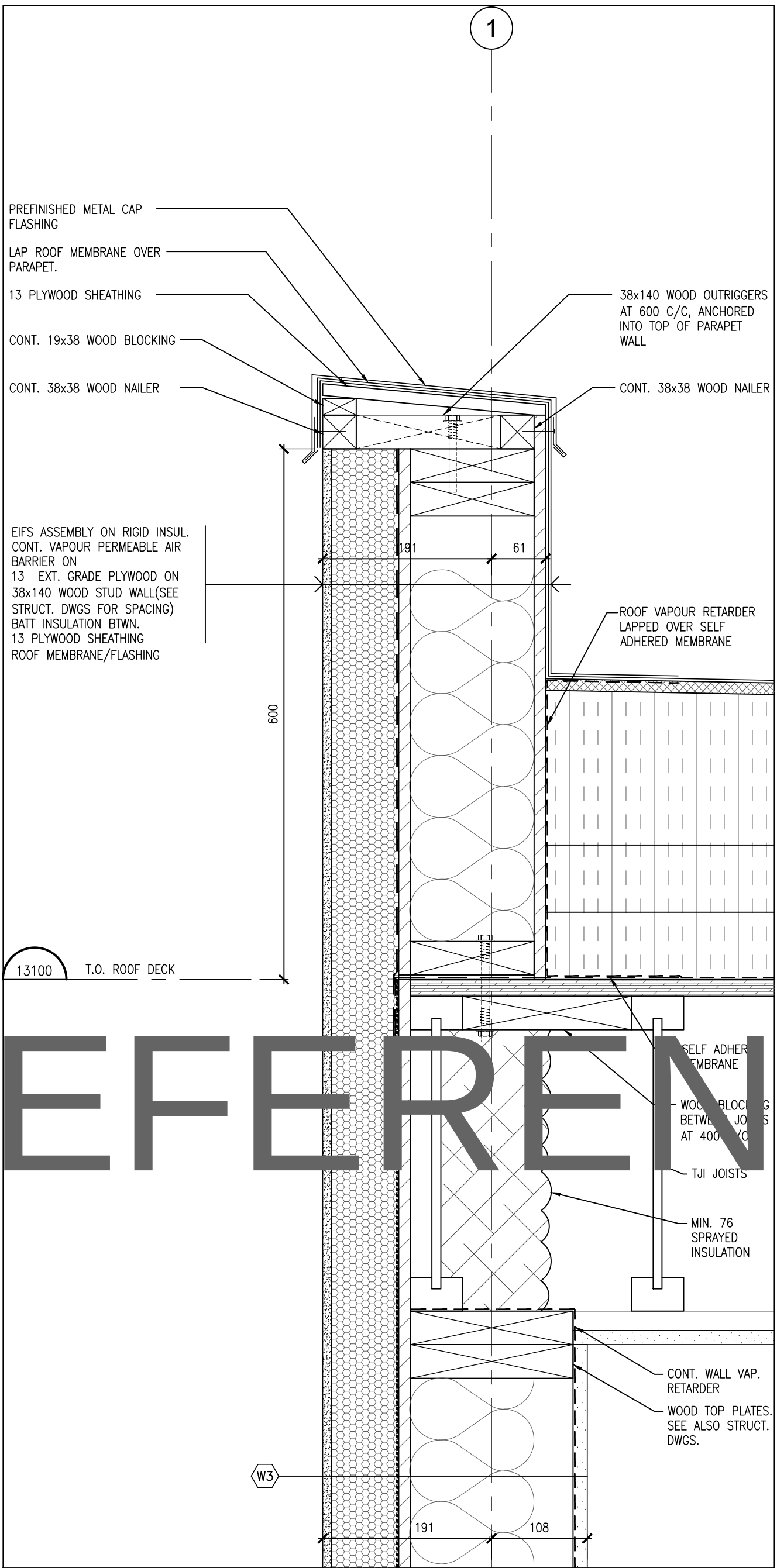
7 SECTION DETAIL
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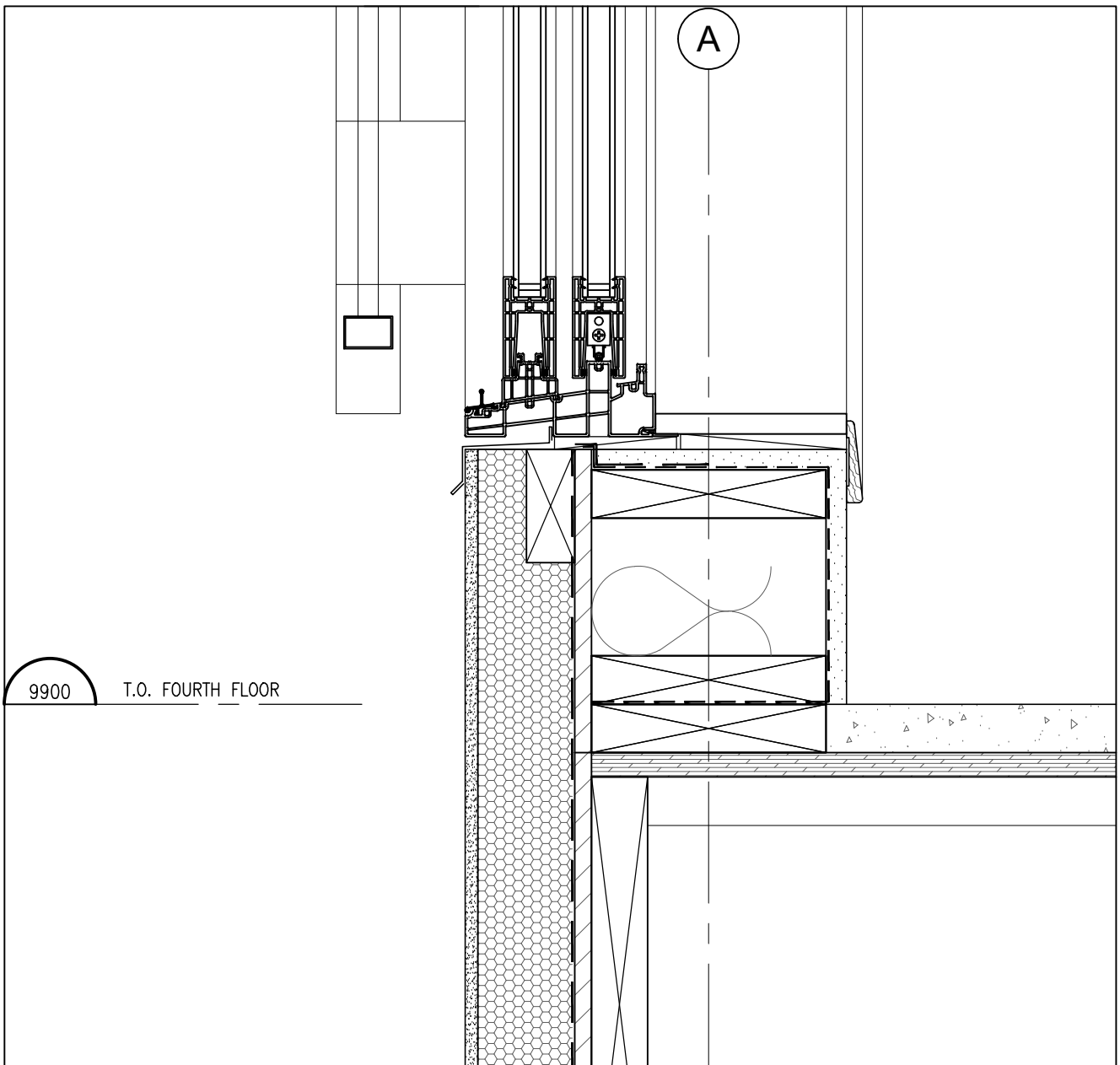
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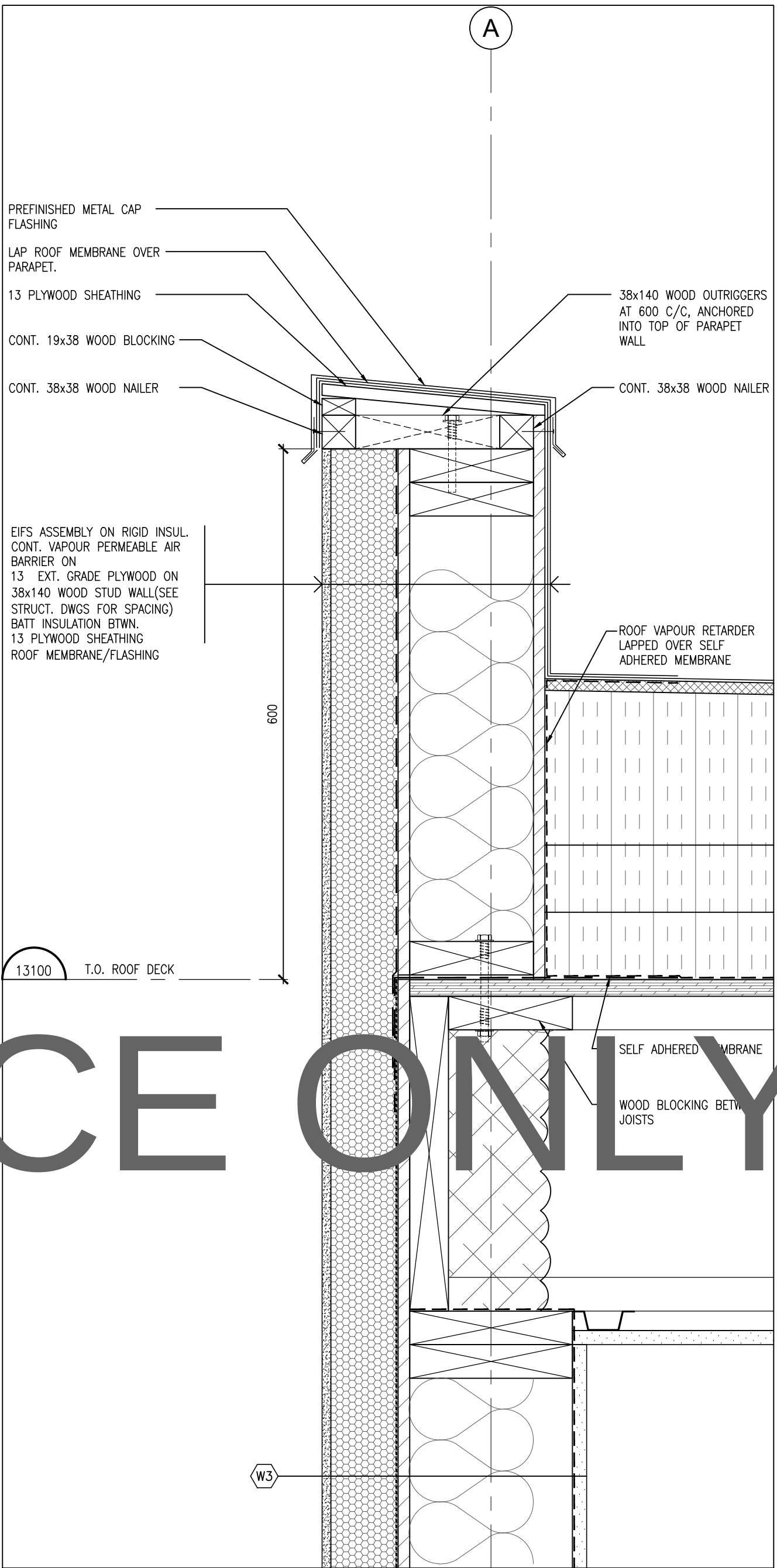
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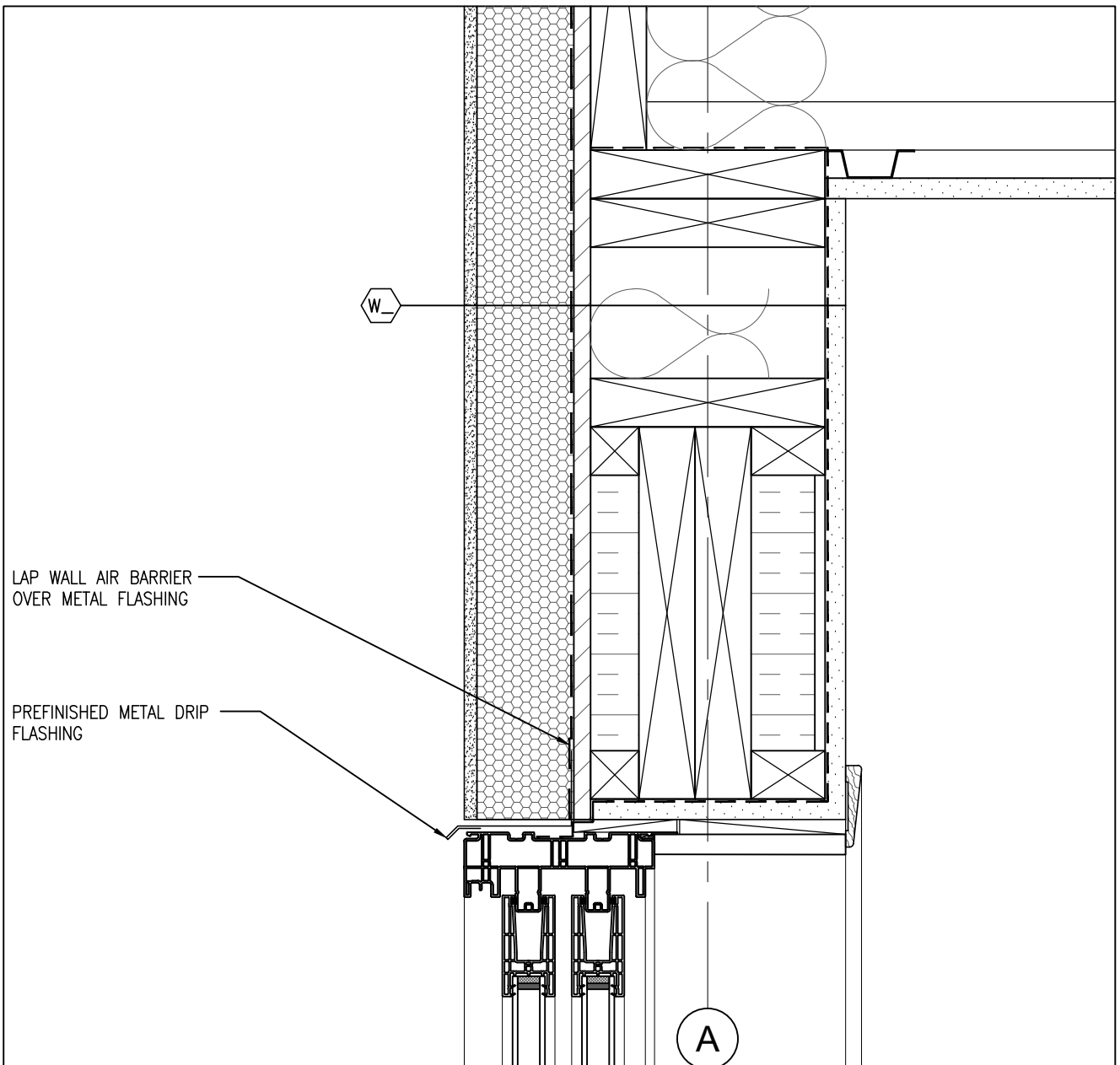
4 PARAPET SECTION
1:5



3 SILL DETAIL
1:5



2 PARAPET SECTION
1:5



1 HEAD DETAIL
1:5

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

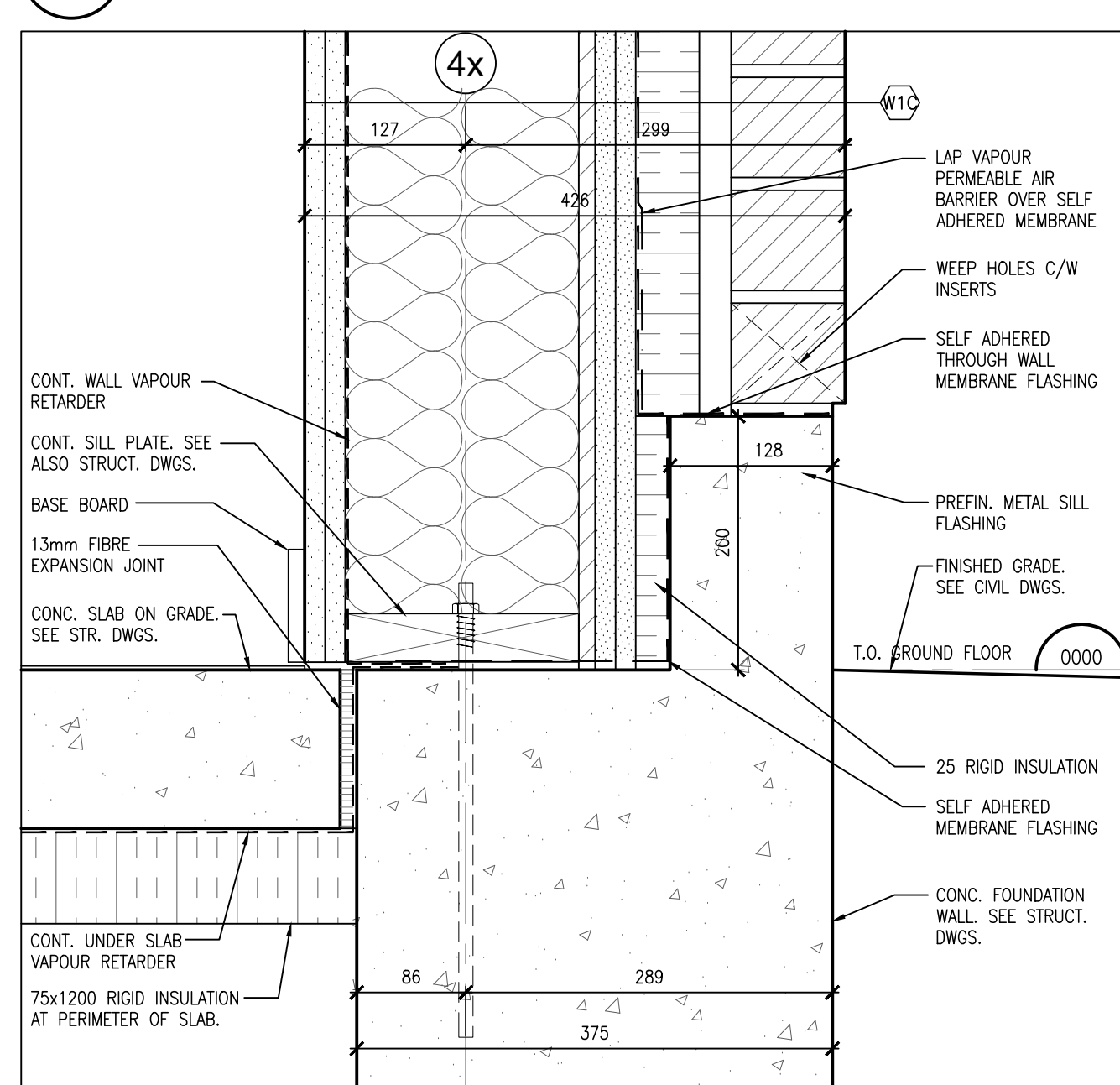
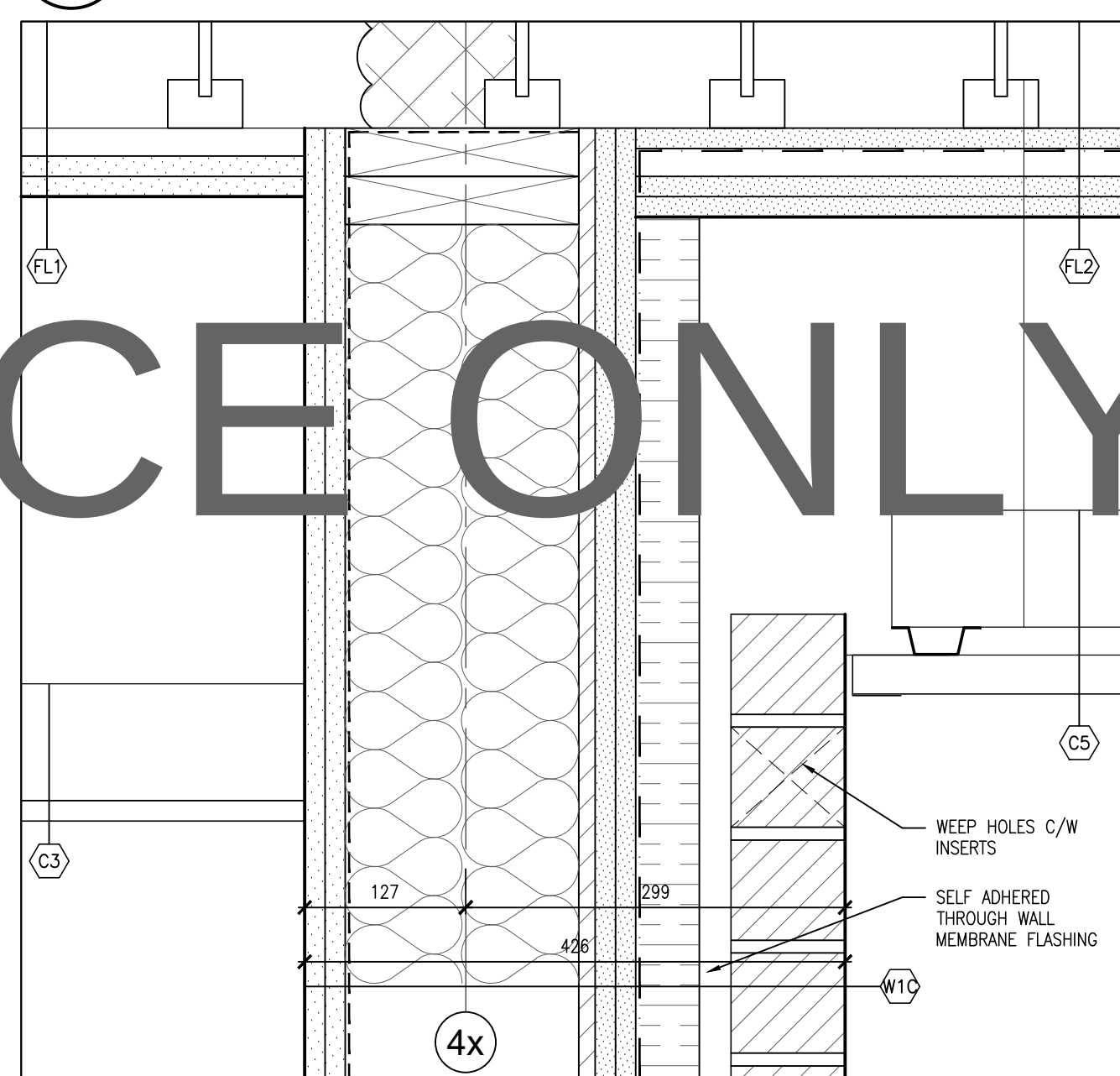
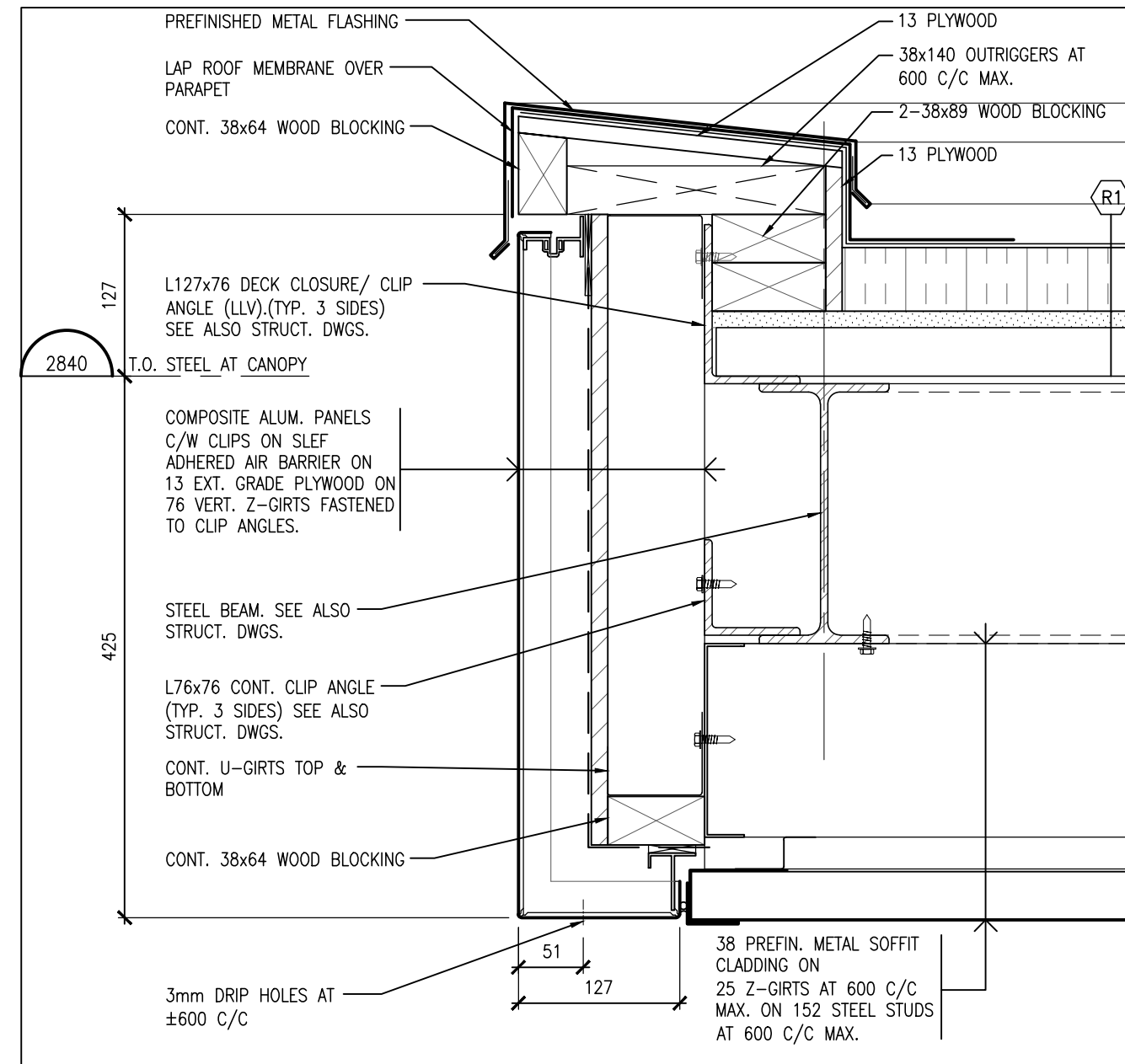
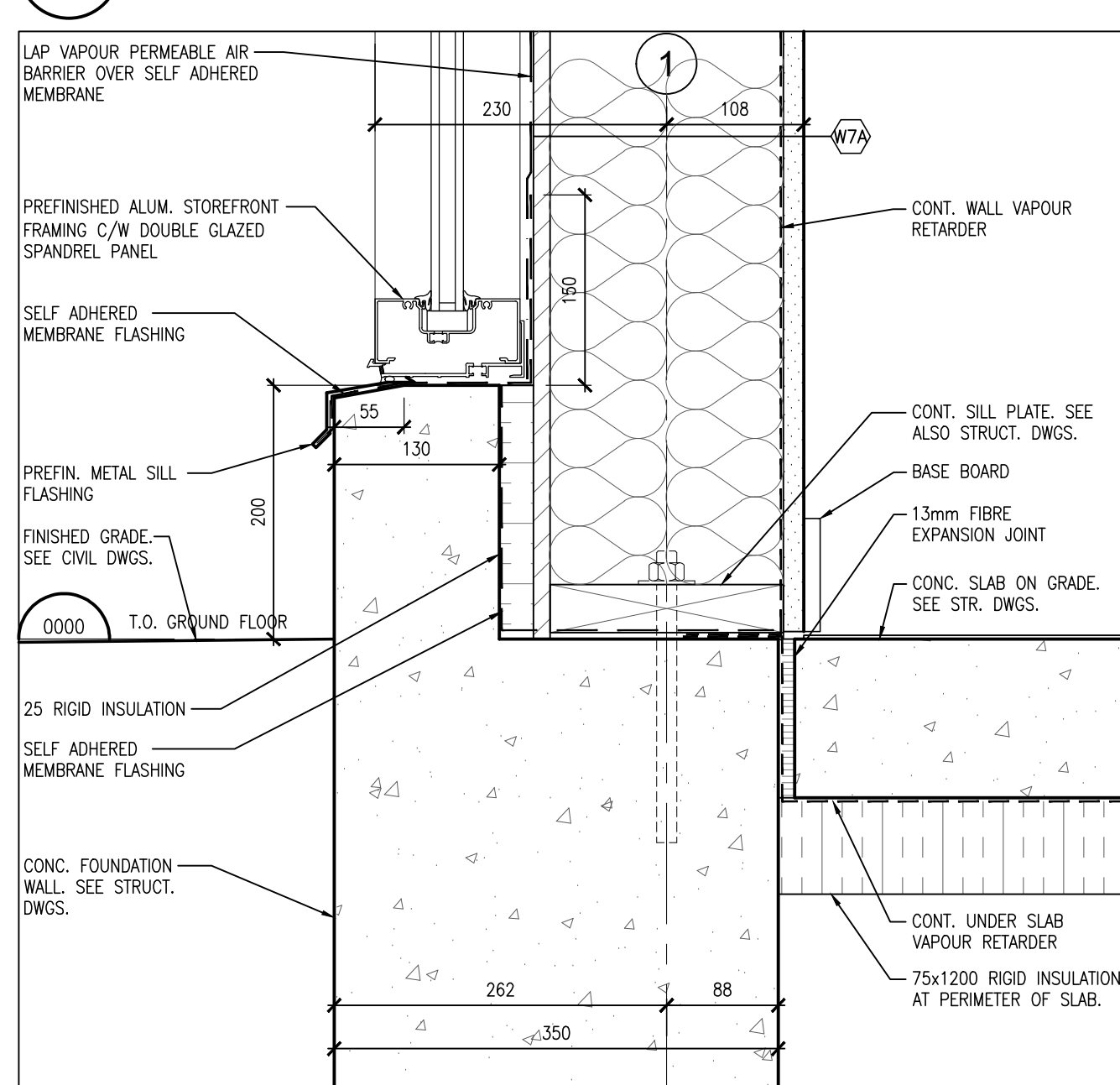
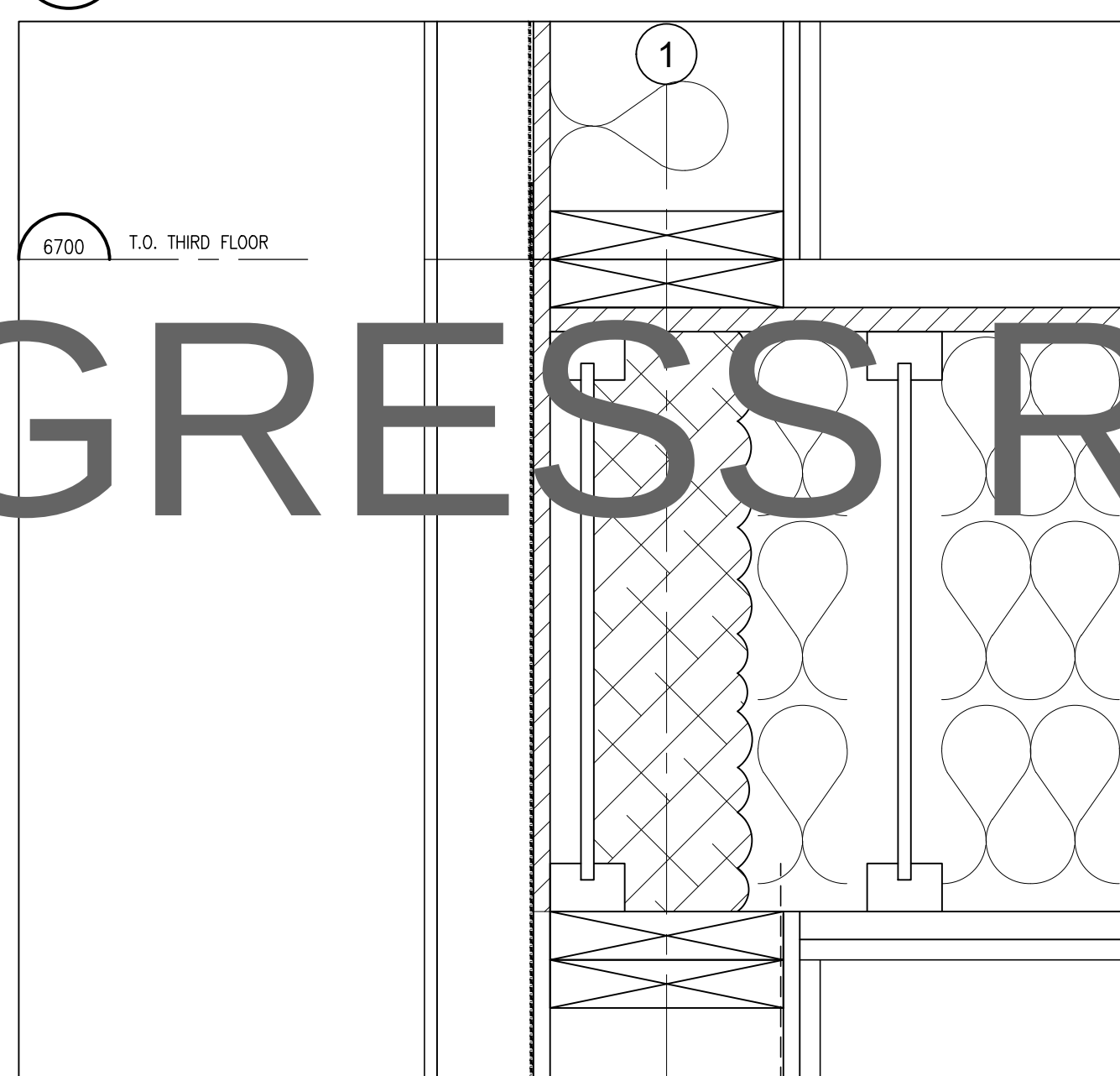
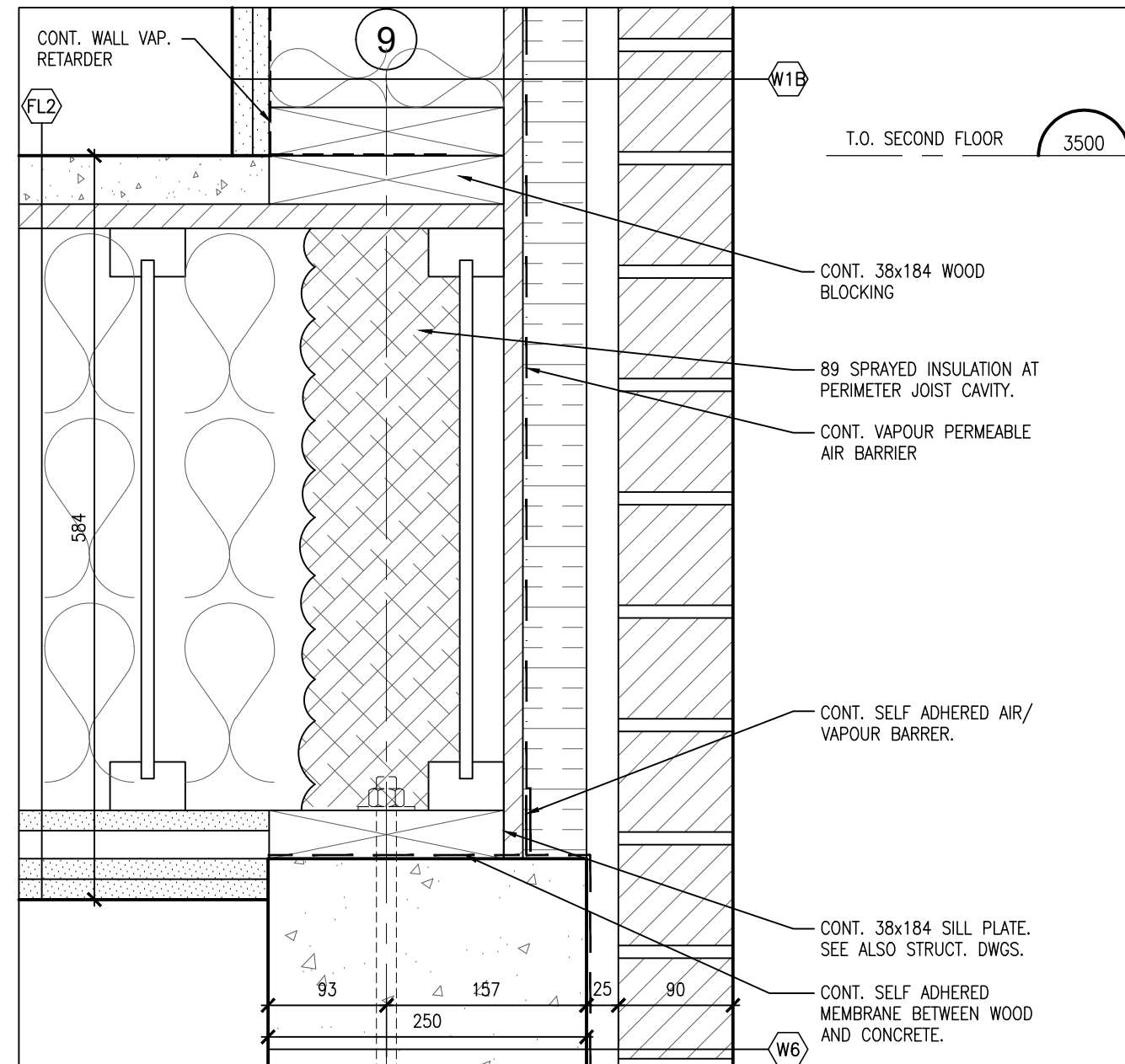
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SECTION DETAILS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: JULY 2026
SCALE: 1:5 U.N.O.

PROJECT NO: DRAWING NO:

25271 A605

[illegible]

BBA
BARRY BRYAN ASSOCIATES

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DESIGN BY: BBA

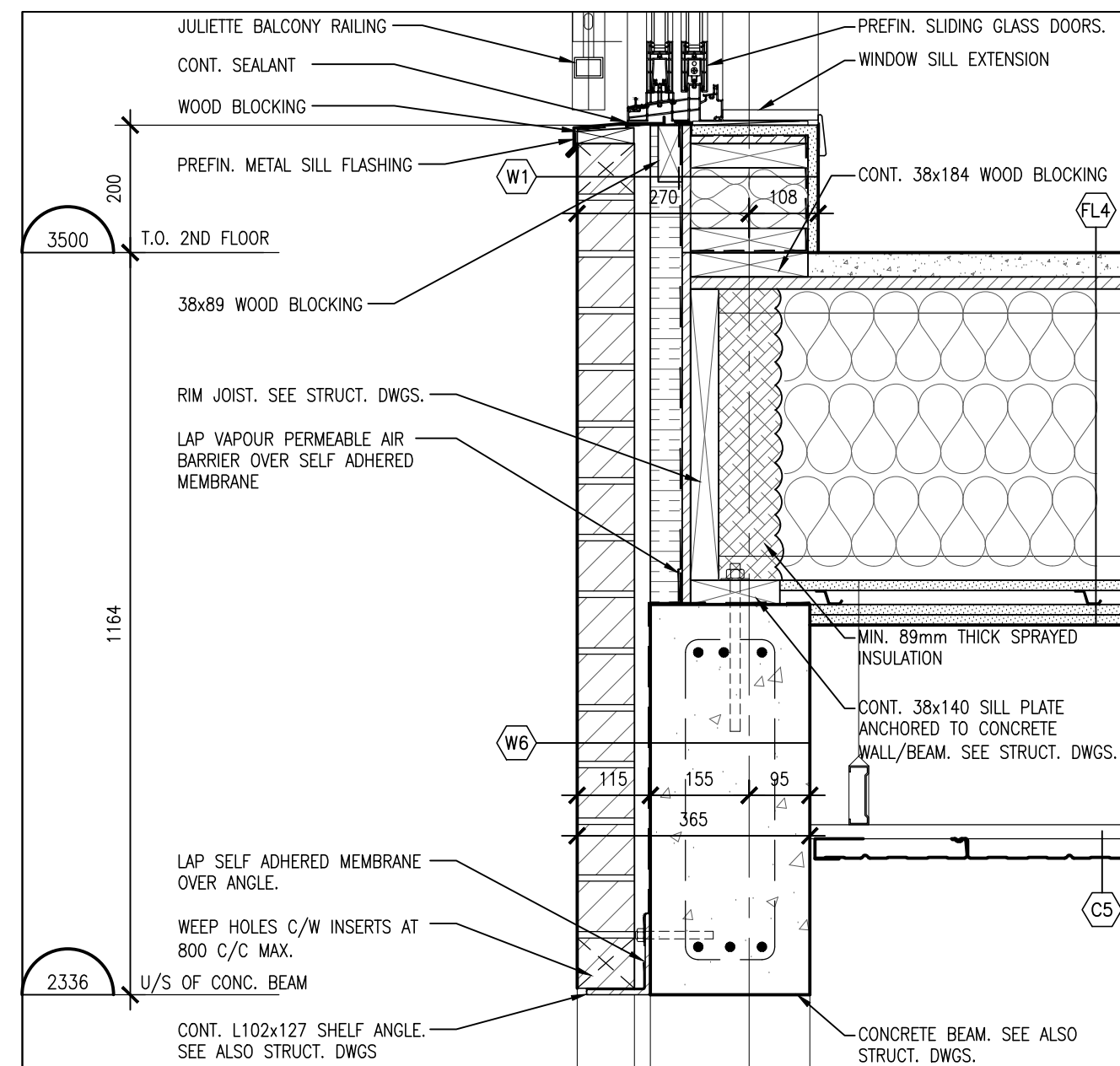
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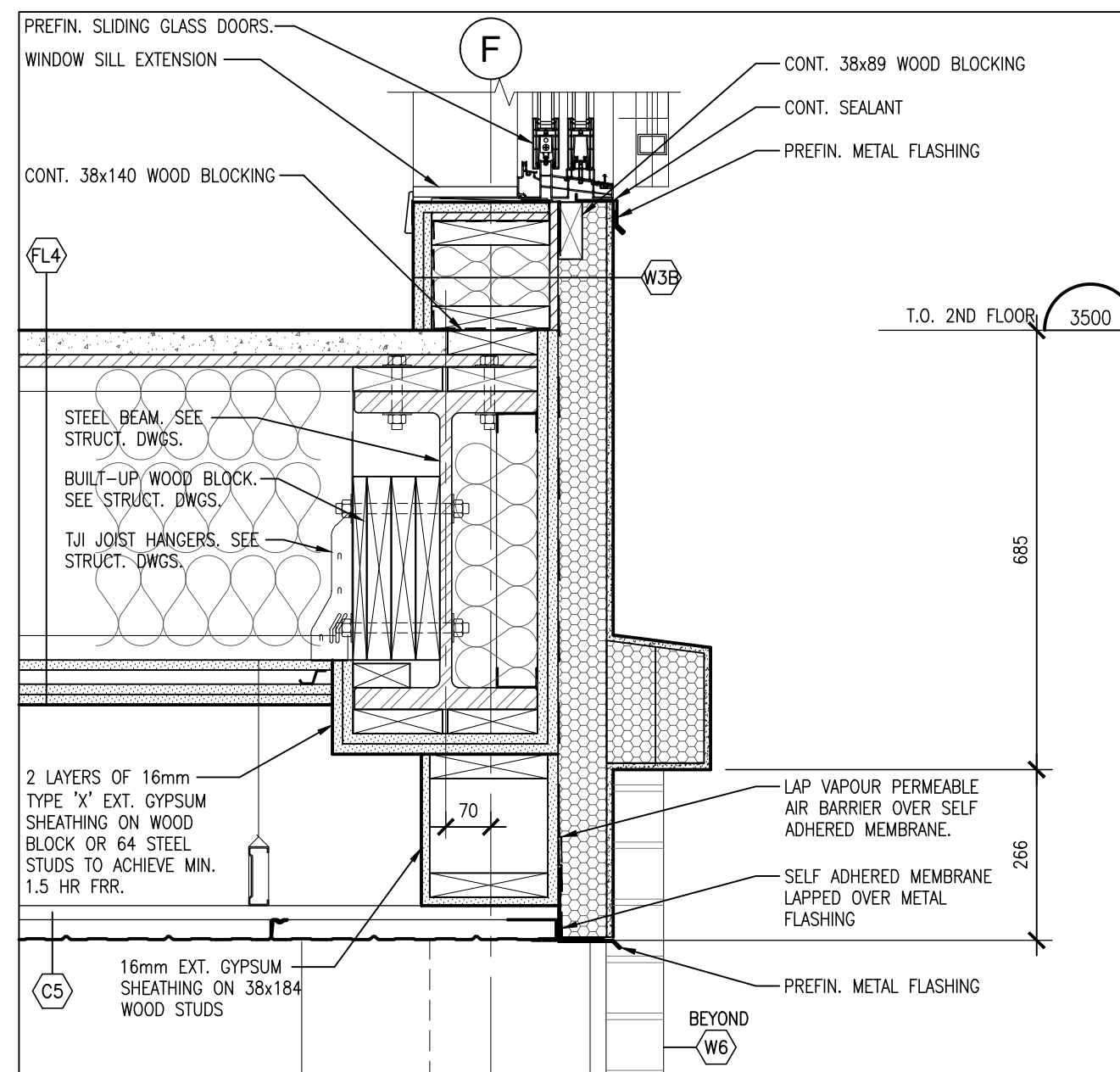
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PROJECT NO:	DRAWING NO:
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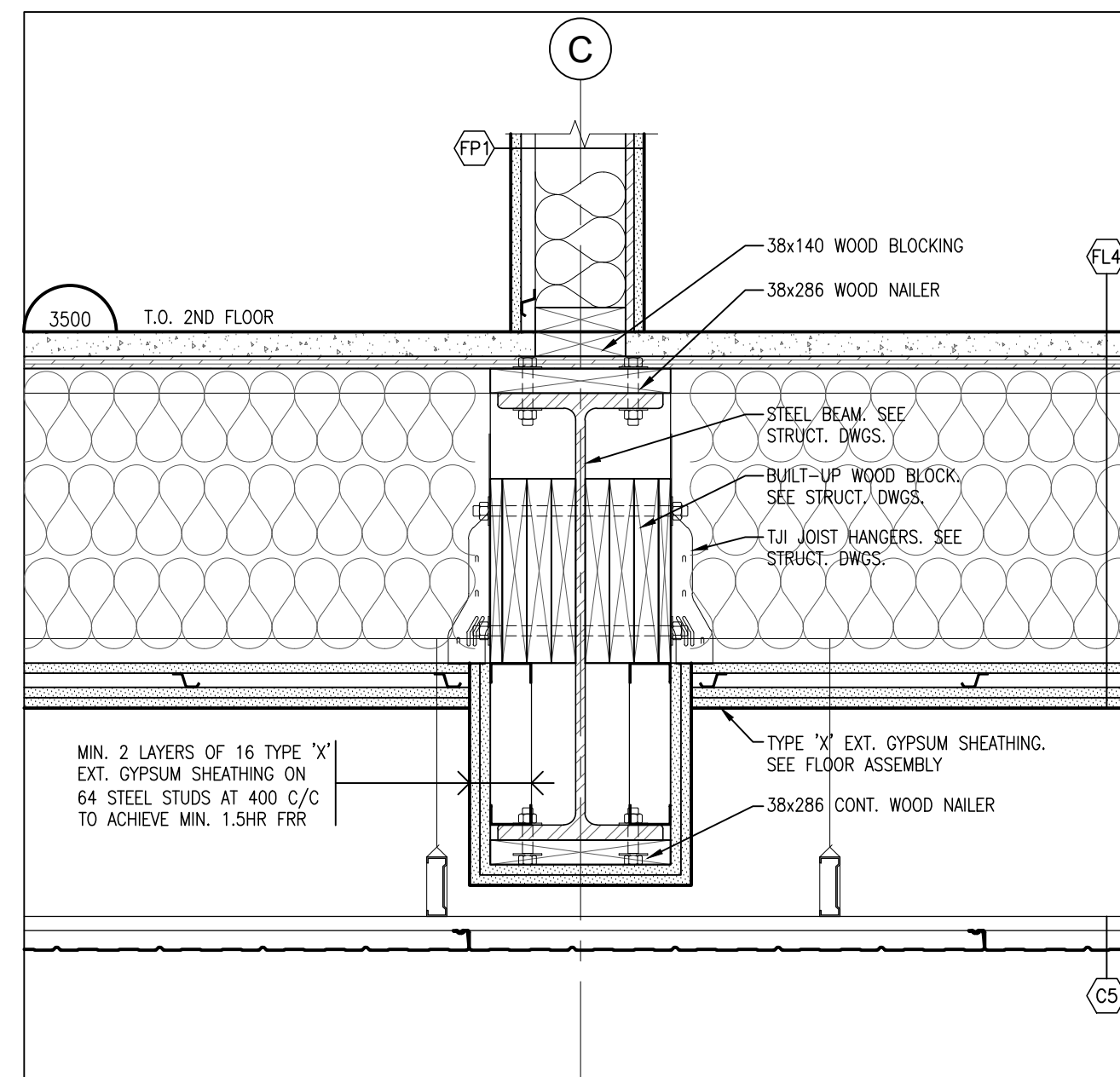
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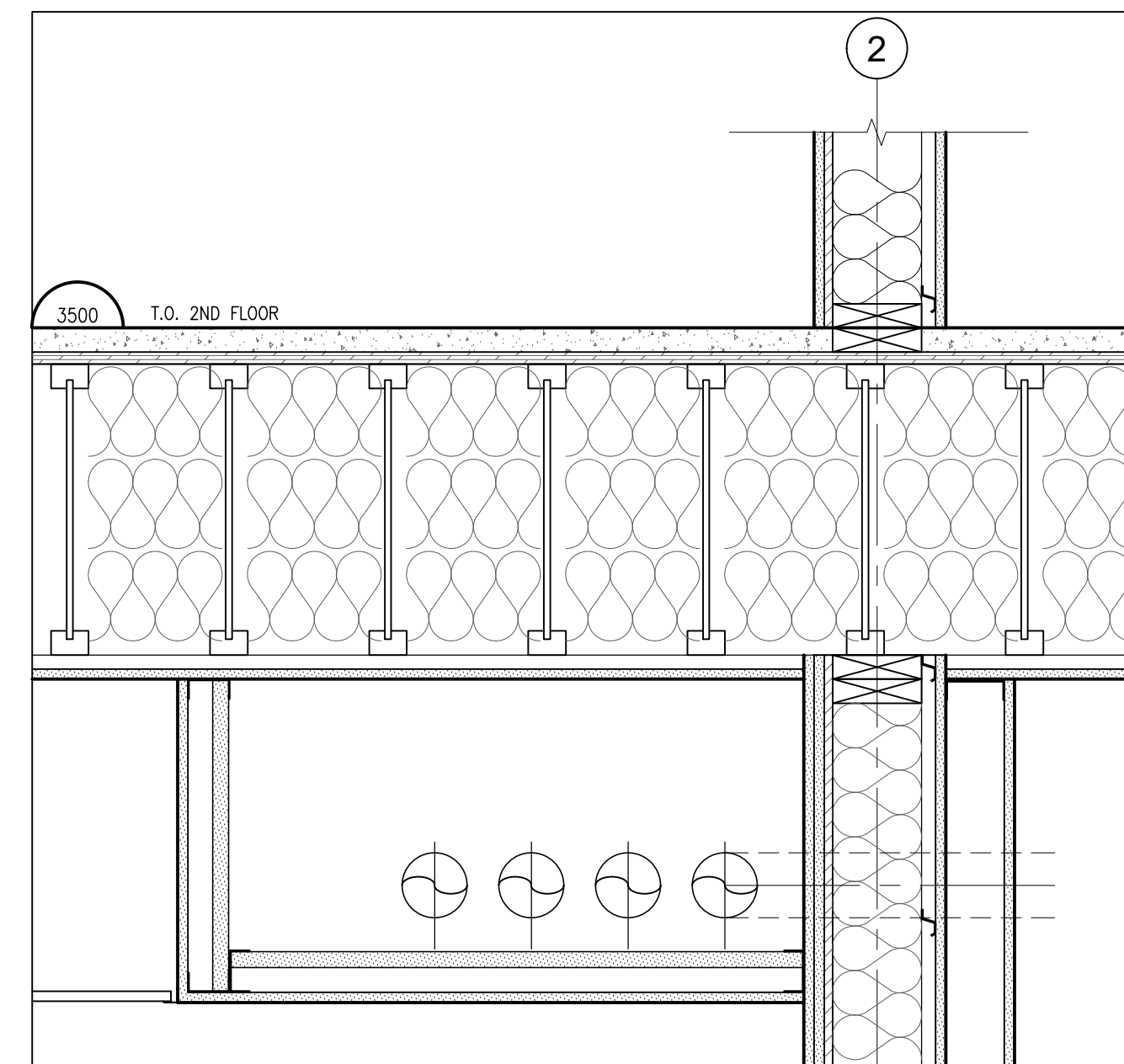
12 SECTION DETAIL
A607 1:10



9 SECTION DETAIL
A607 1:10

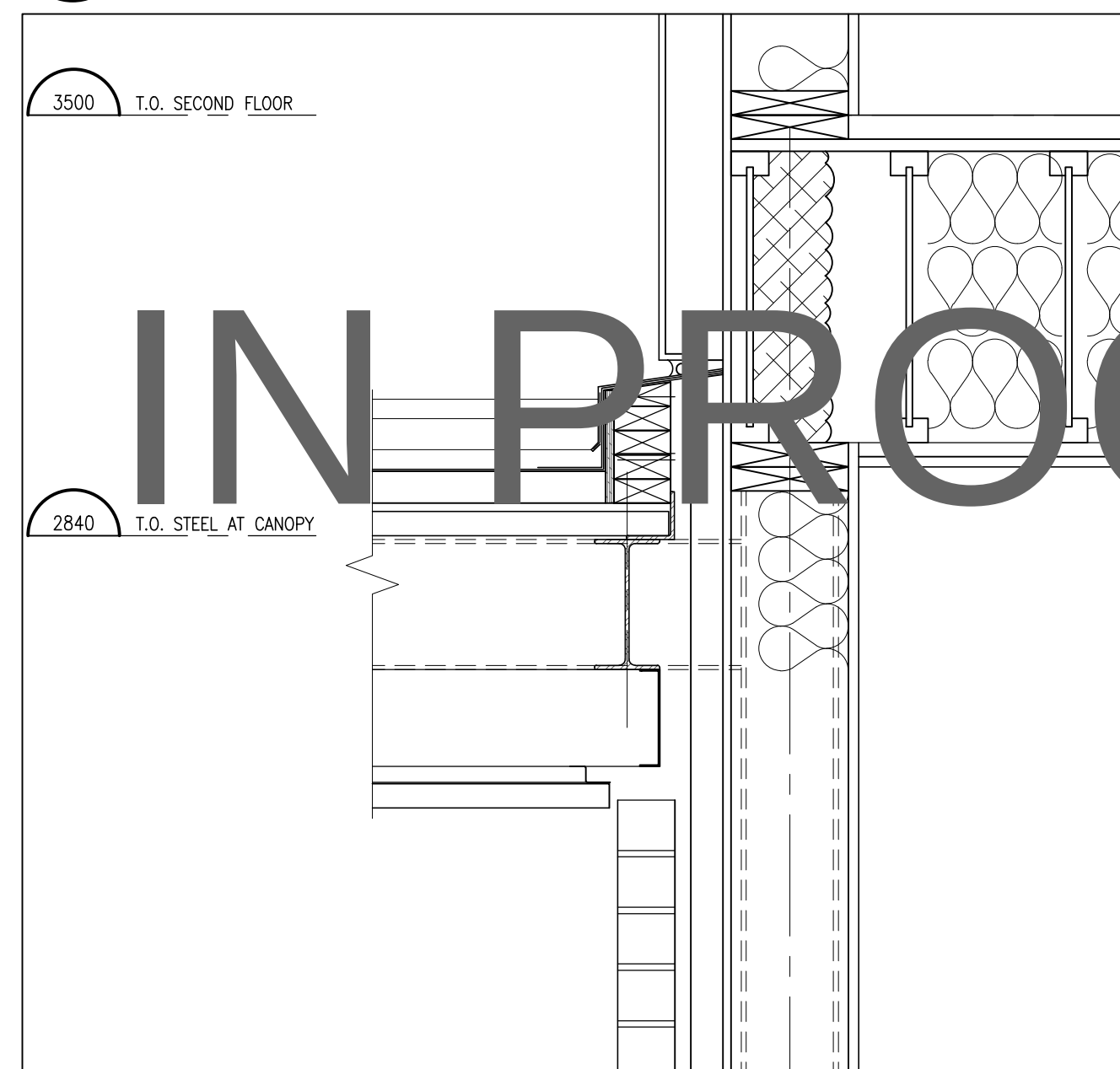


6 SECTION DETAIL
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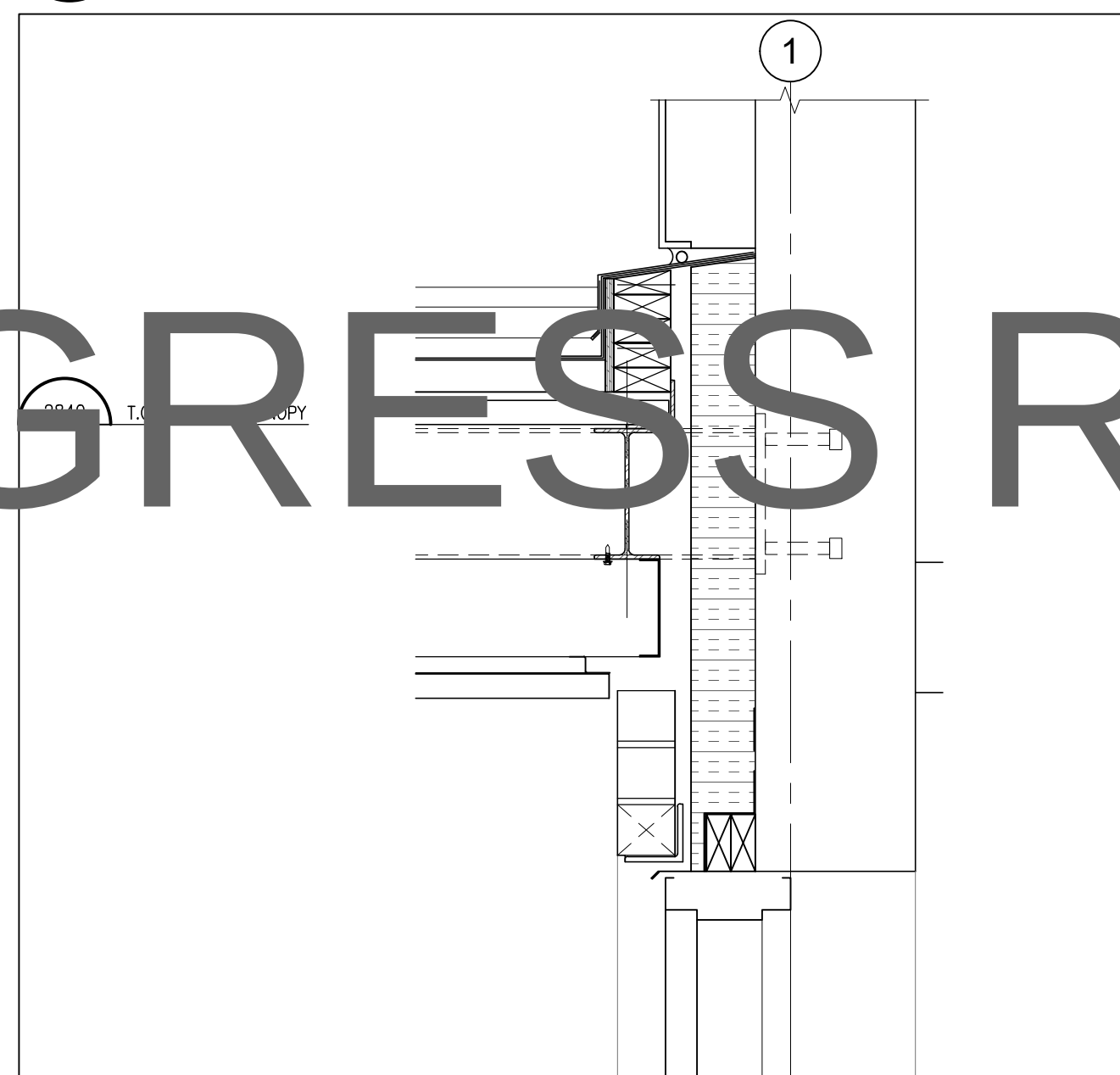


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BULKHEAD SECTION
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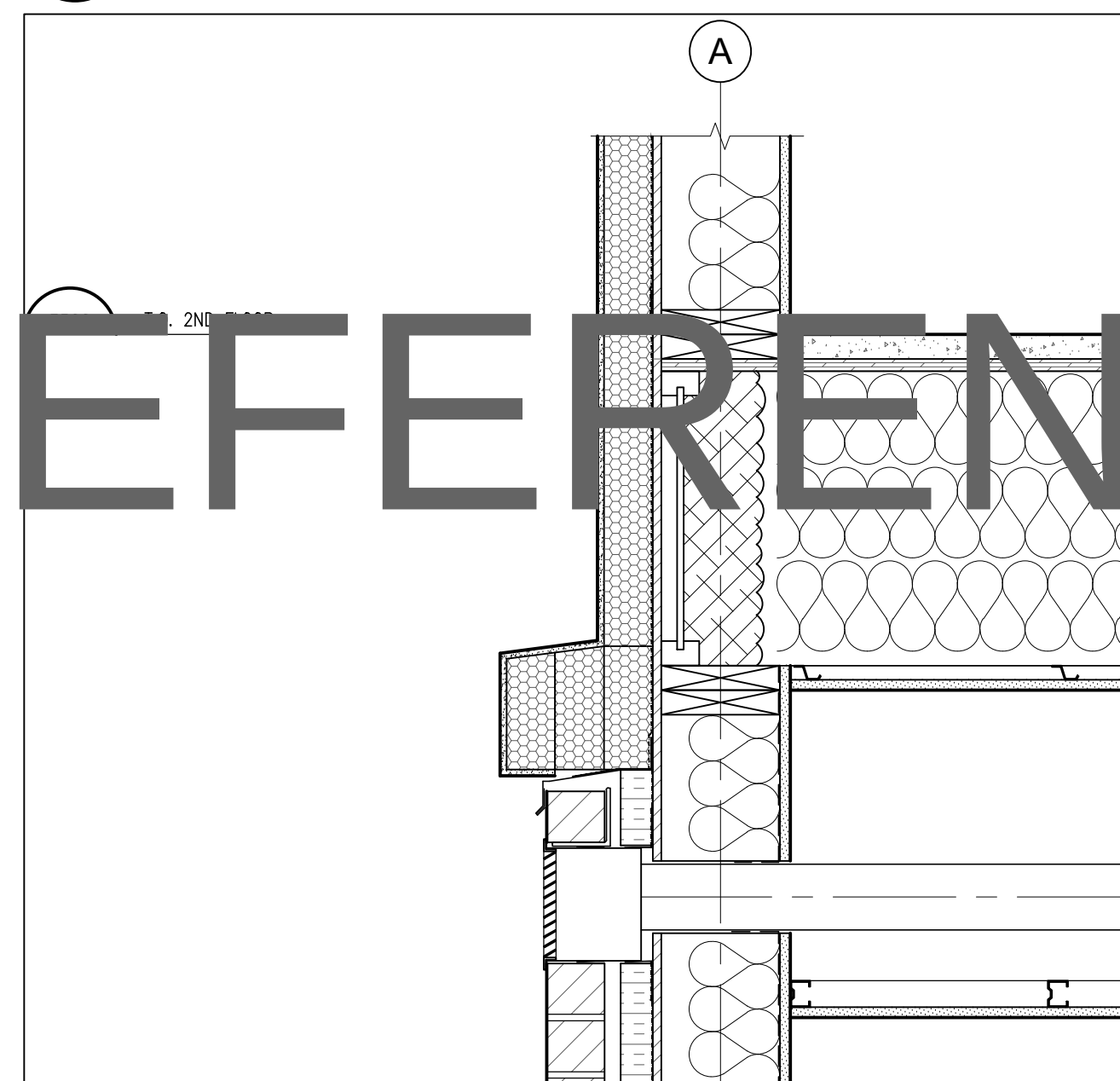


11 SECTION DETAIL
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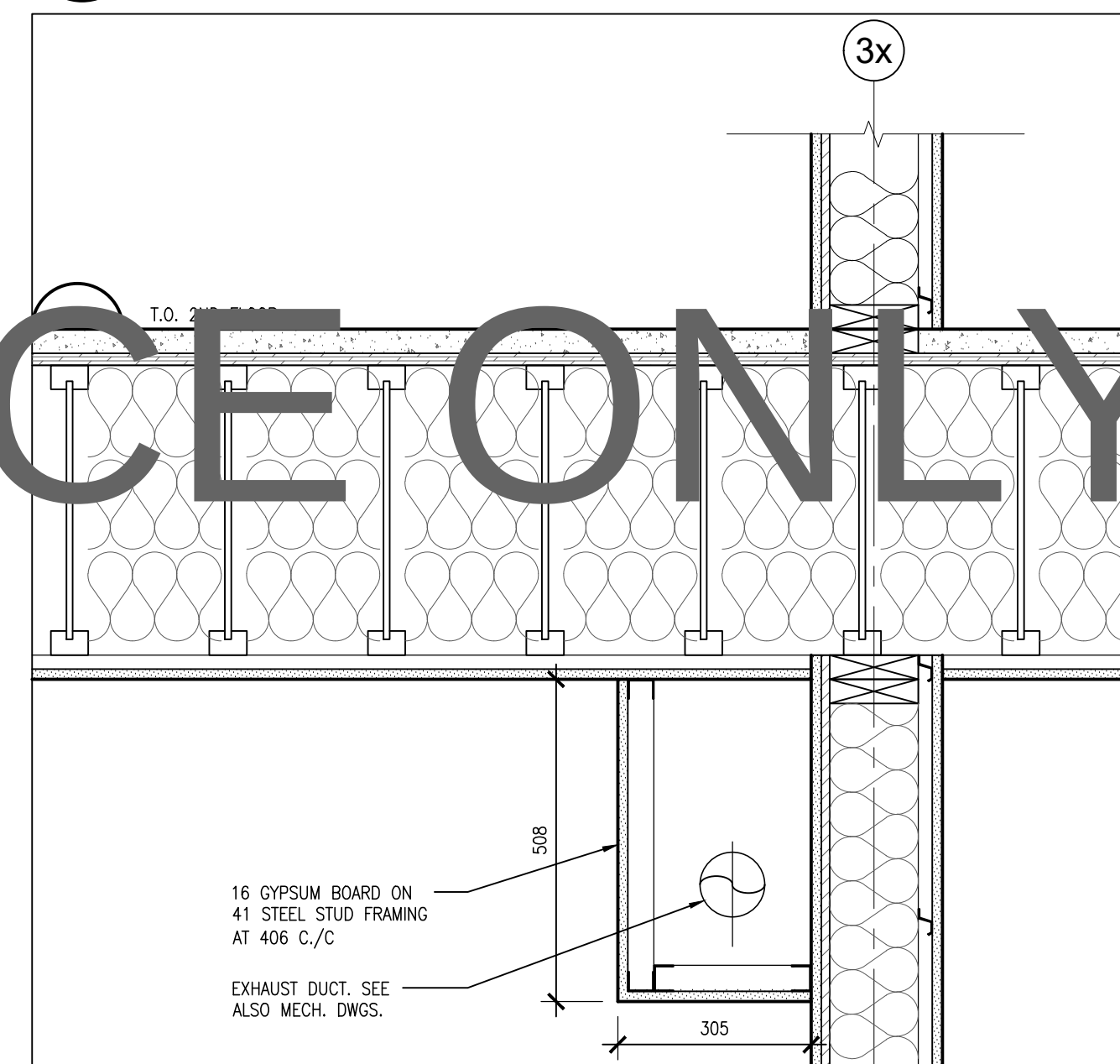


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CANOPY DETAIL
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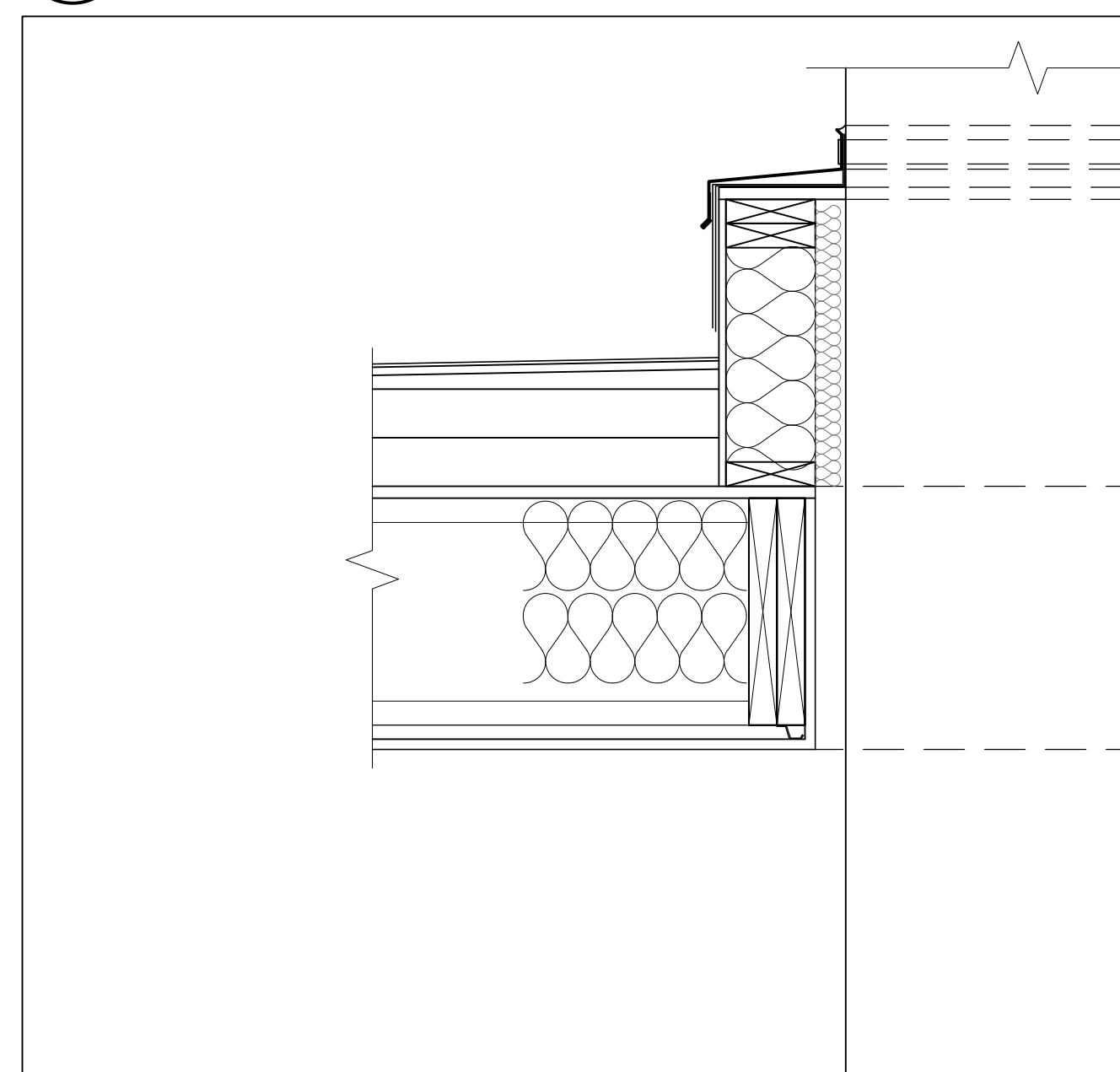
5 VENT BOX SECTION AT BRICK
A607 1:10



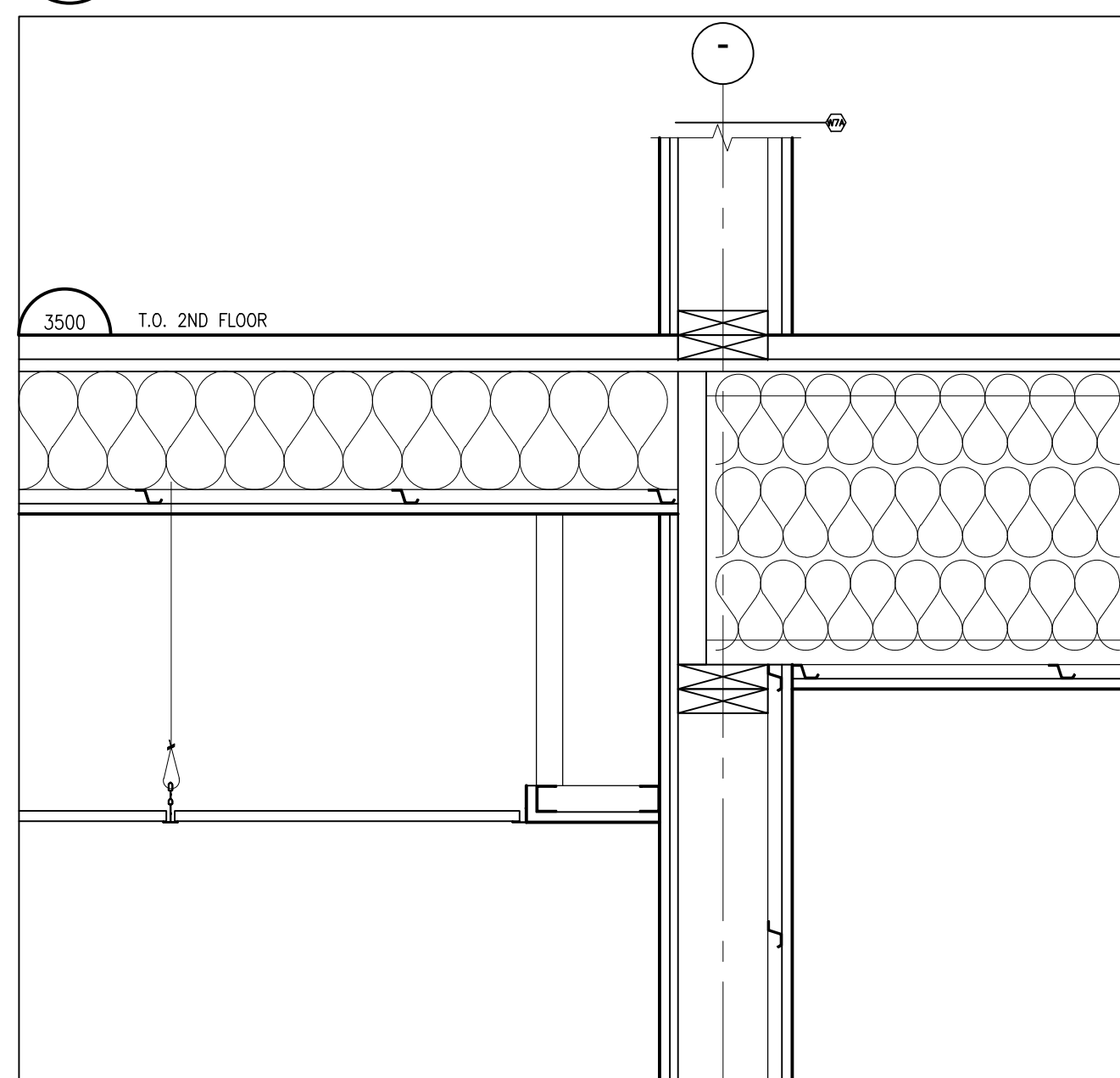
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A607

BULKHEAD SECTION

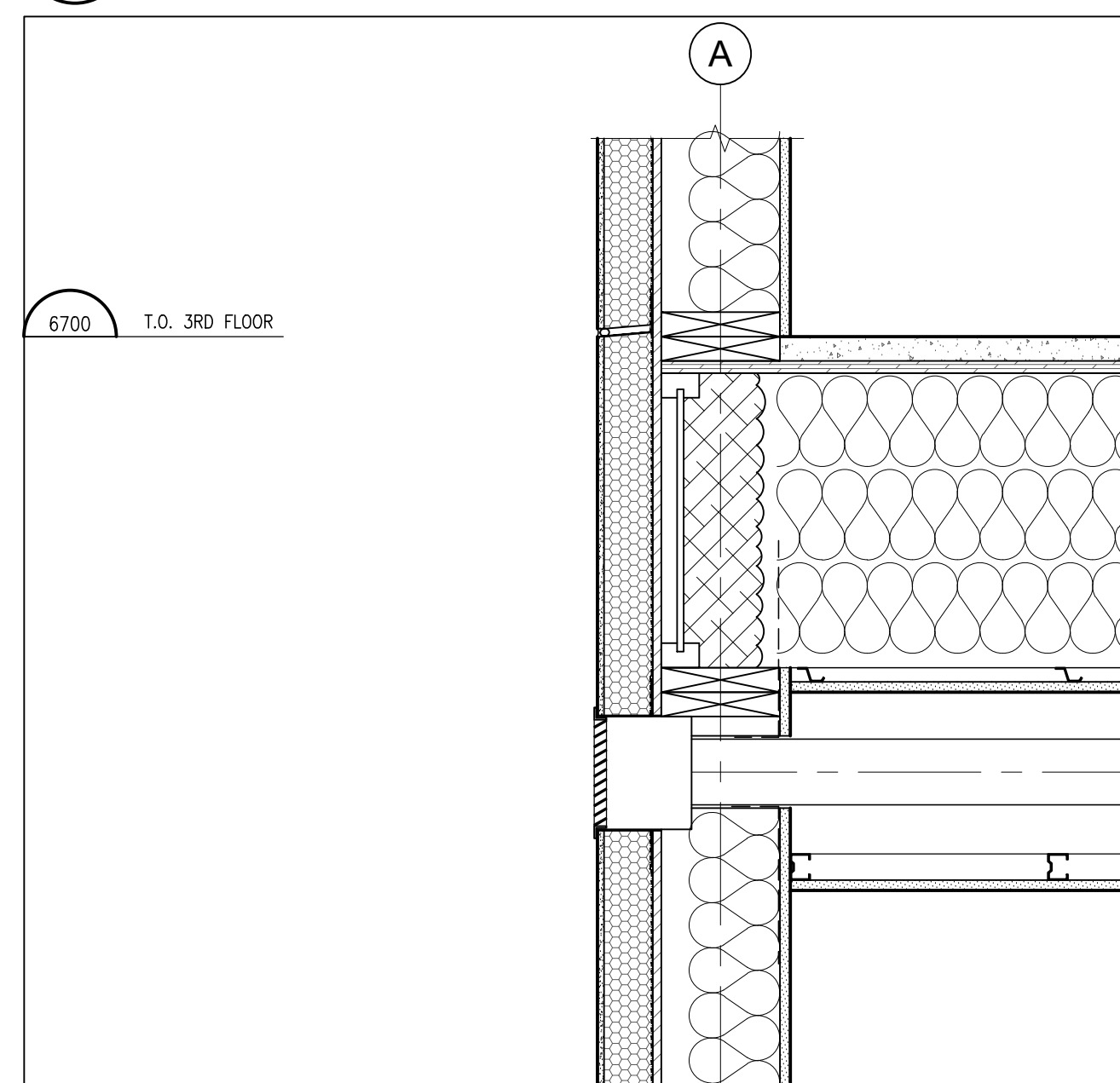
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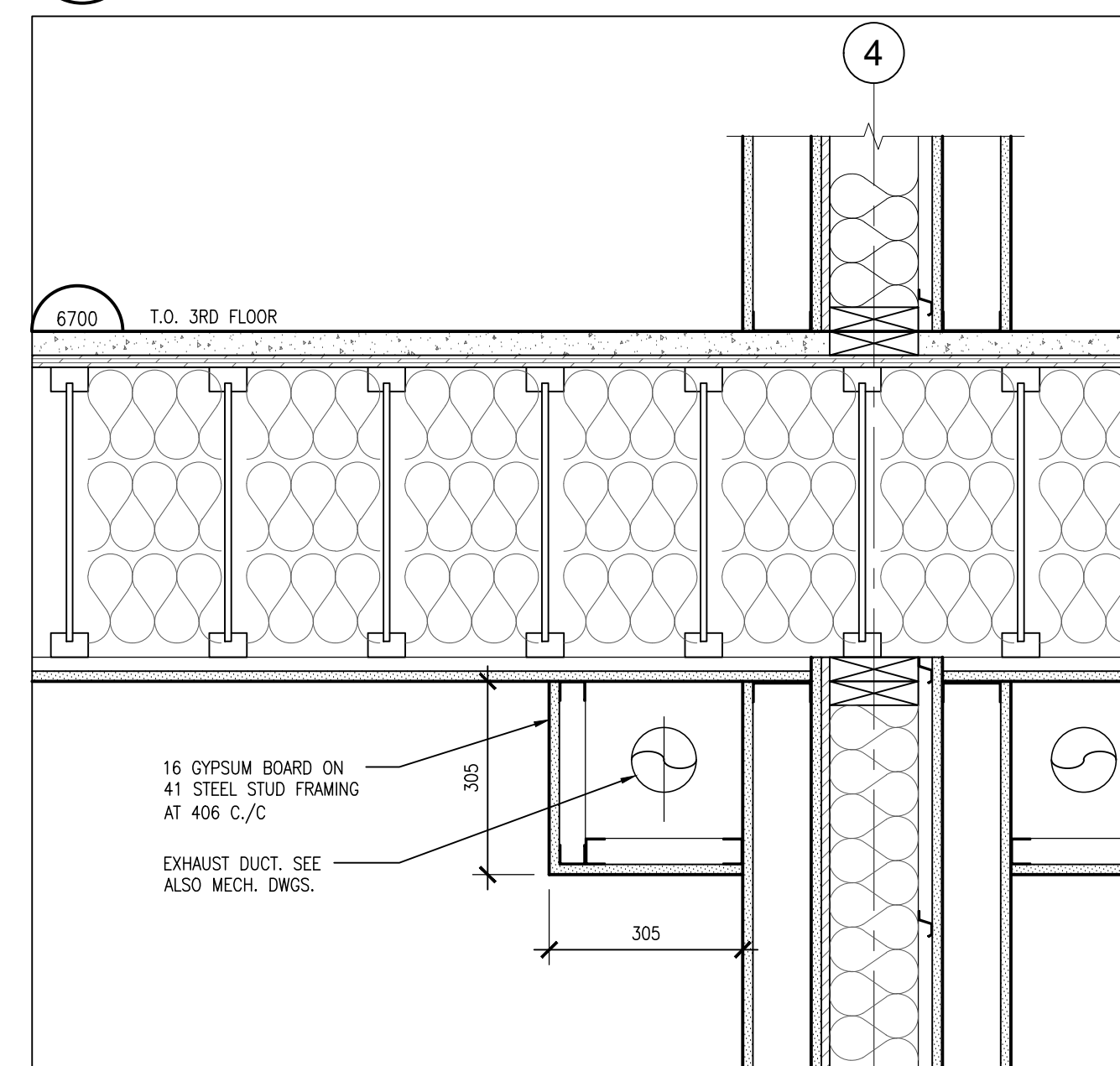
SECTION DETAIL



 BULKHEAD SECTION AT CORRIDOR
1:10



4 VENT BOX SECTION AT EIFS
A607 1:10



1
A607

BULKHEAD SECTION
1:10

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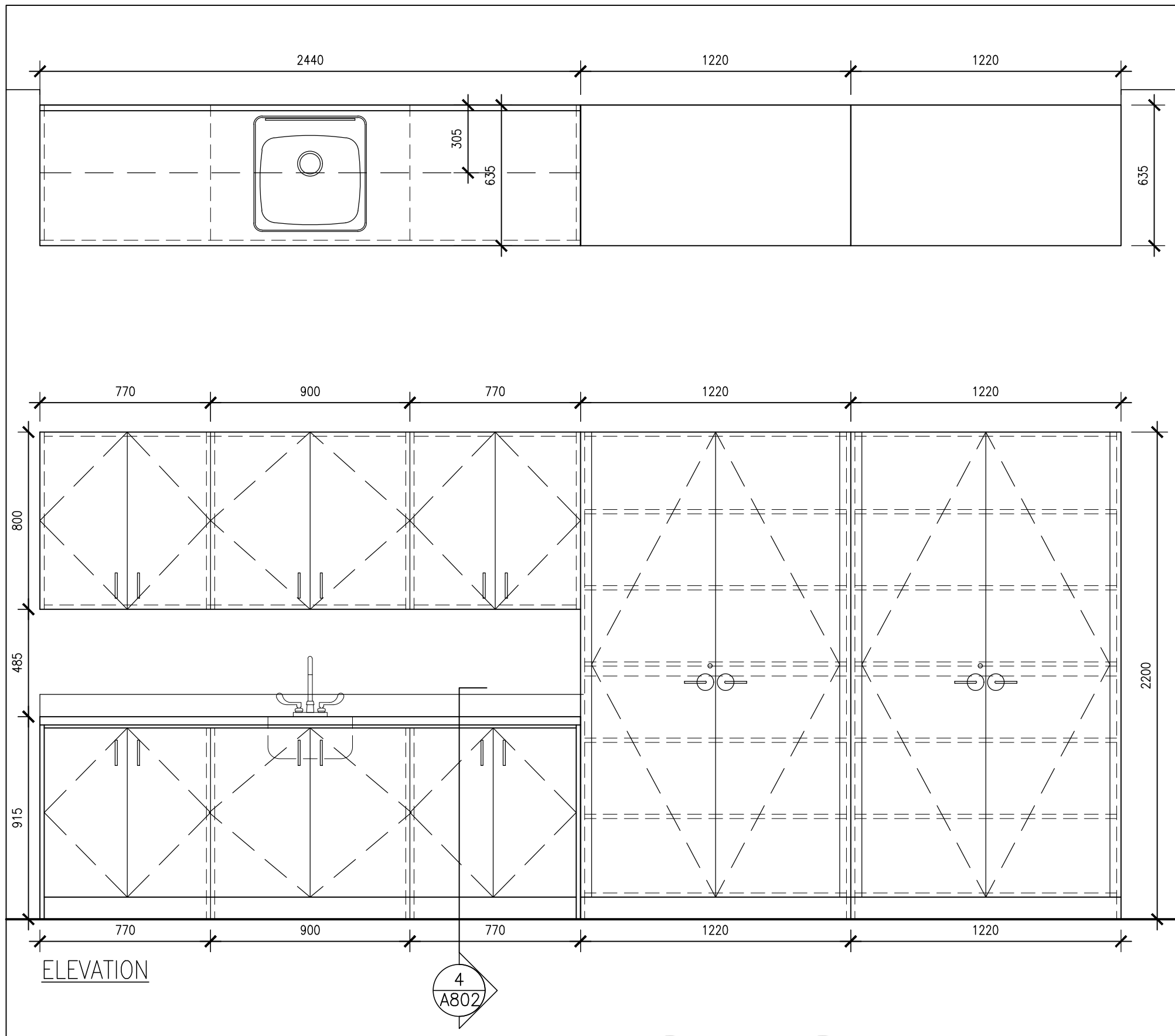
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

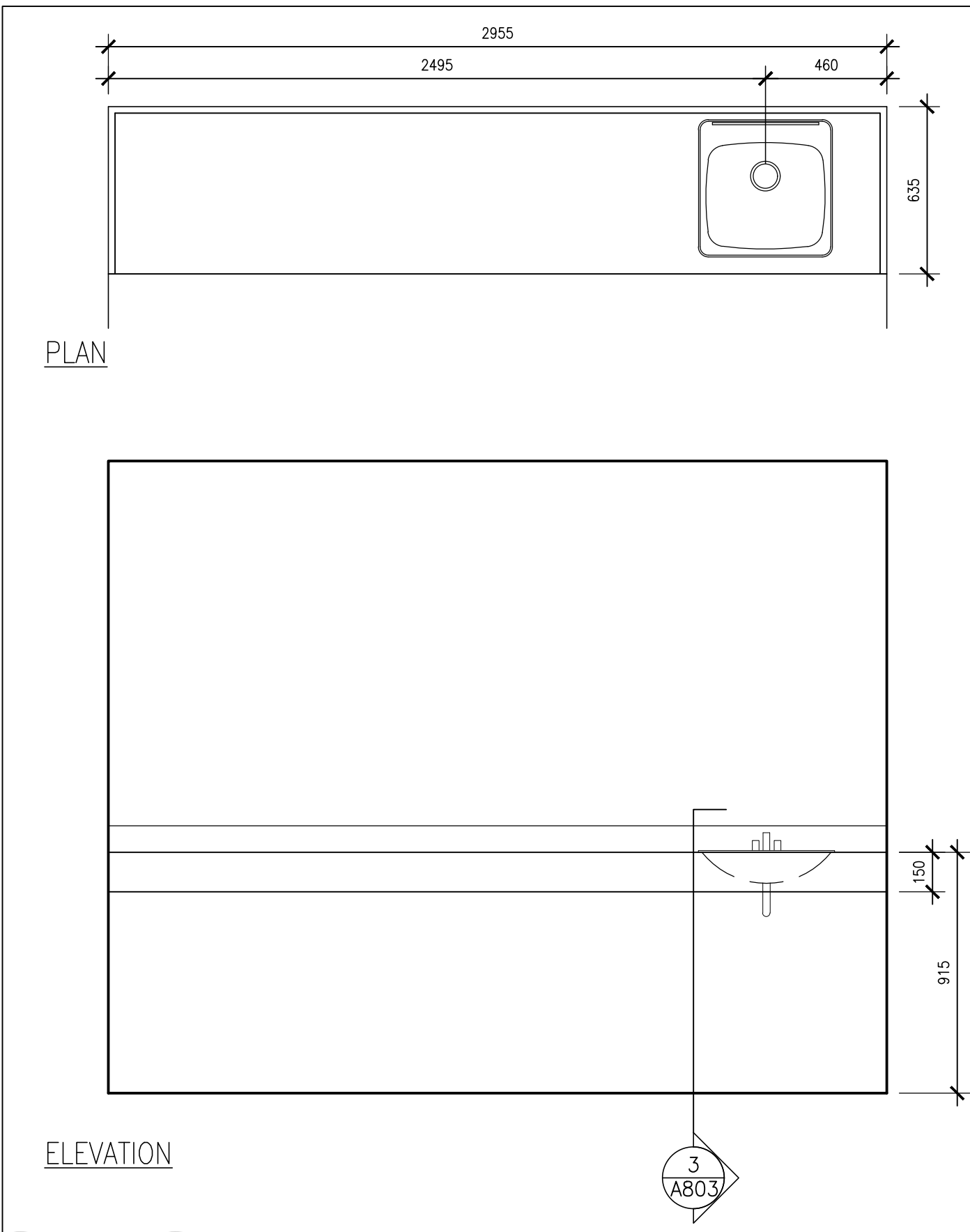
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SECTION DETAILS

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DRAWN BY:	BBA
CHECKED BY:	
DATE:	JULY 2026
SCALE:	1:10 U.N.O.
PROJECT NO:	

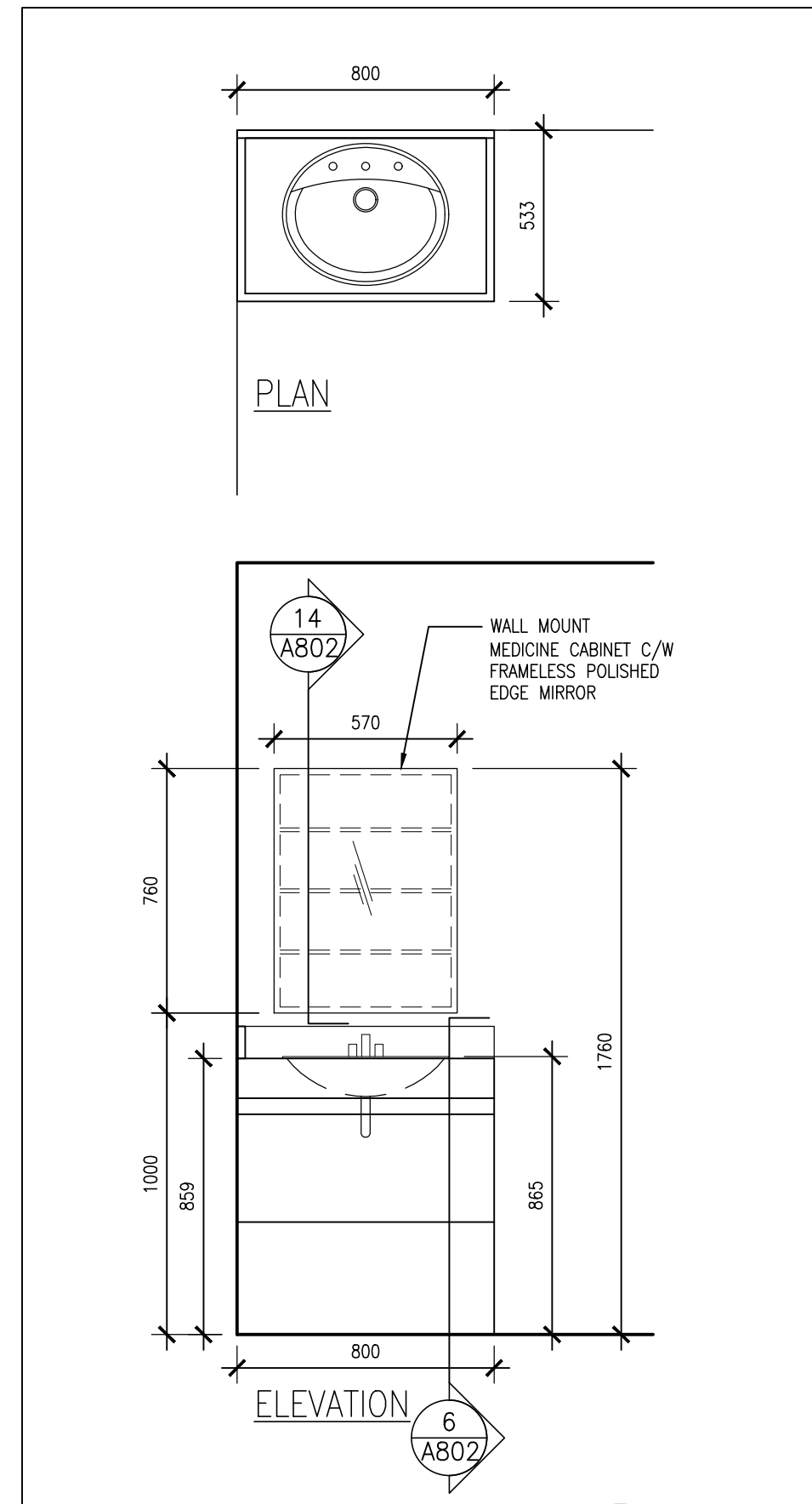
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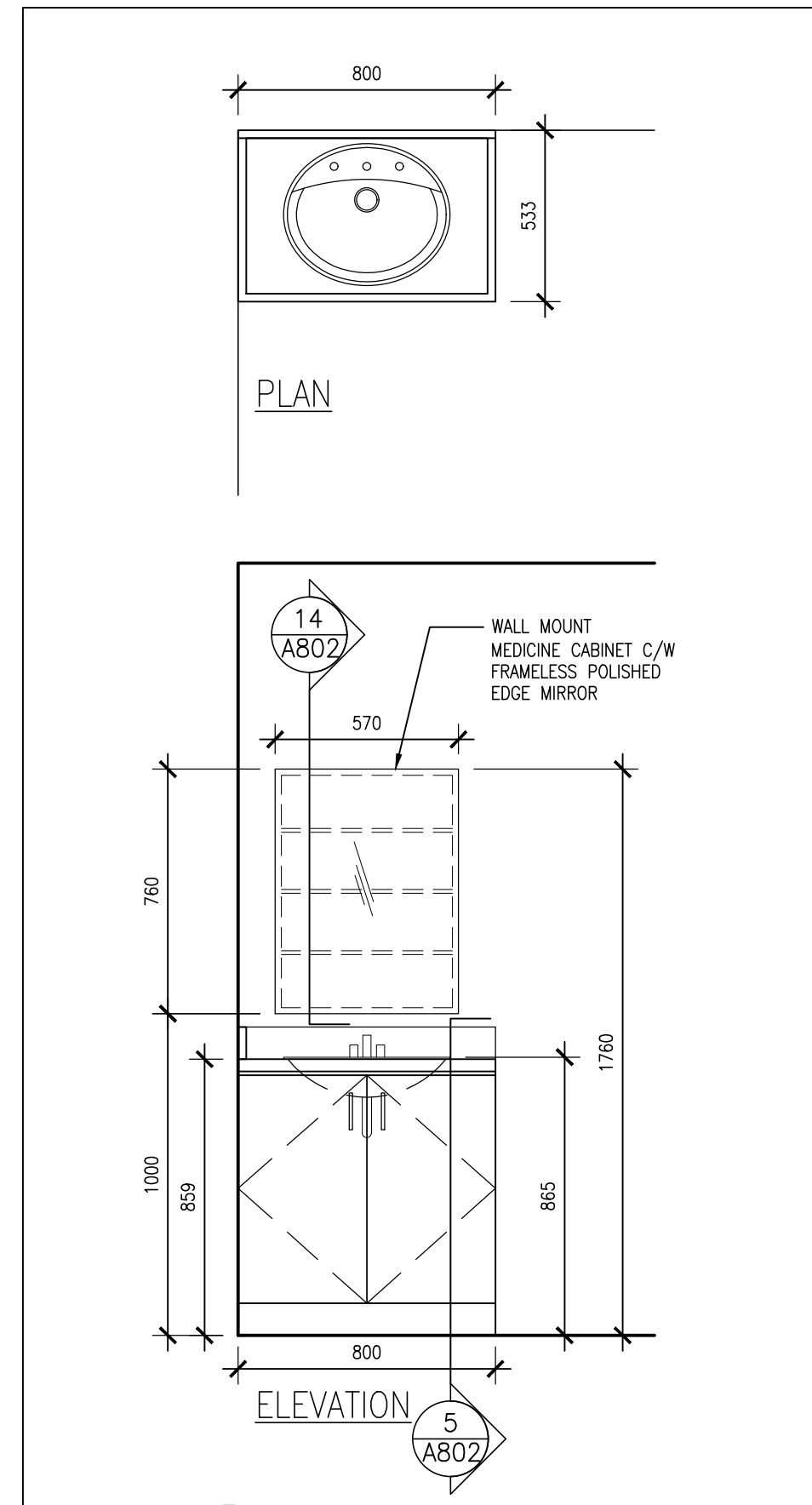
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MILLWORK - AMENITY ROOM
1:20



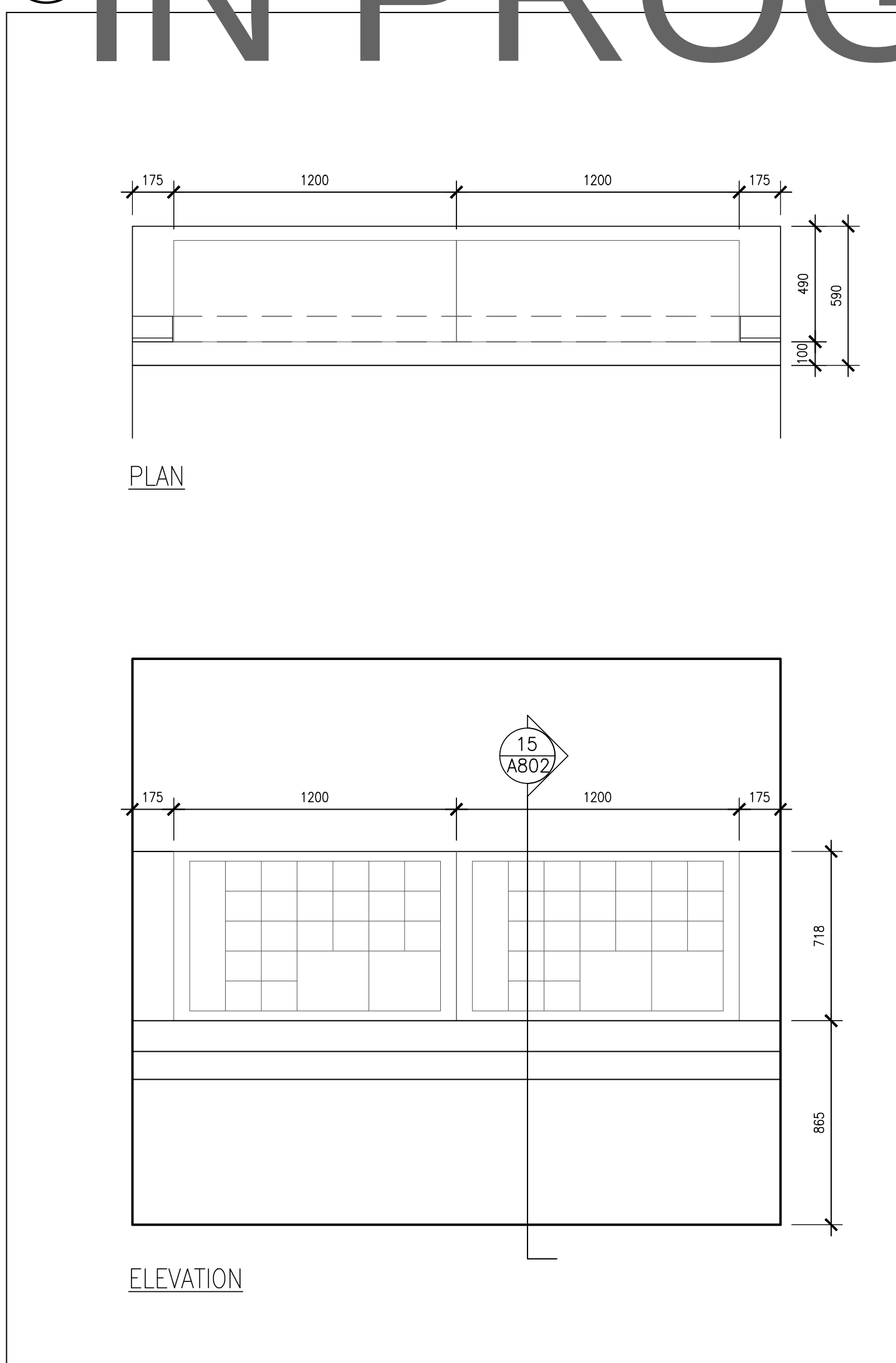
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MILLWORK - LAUNDRY
1:20



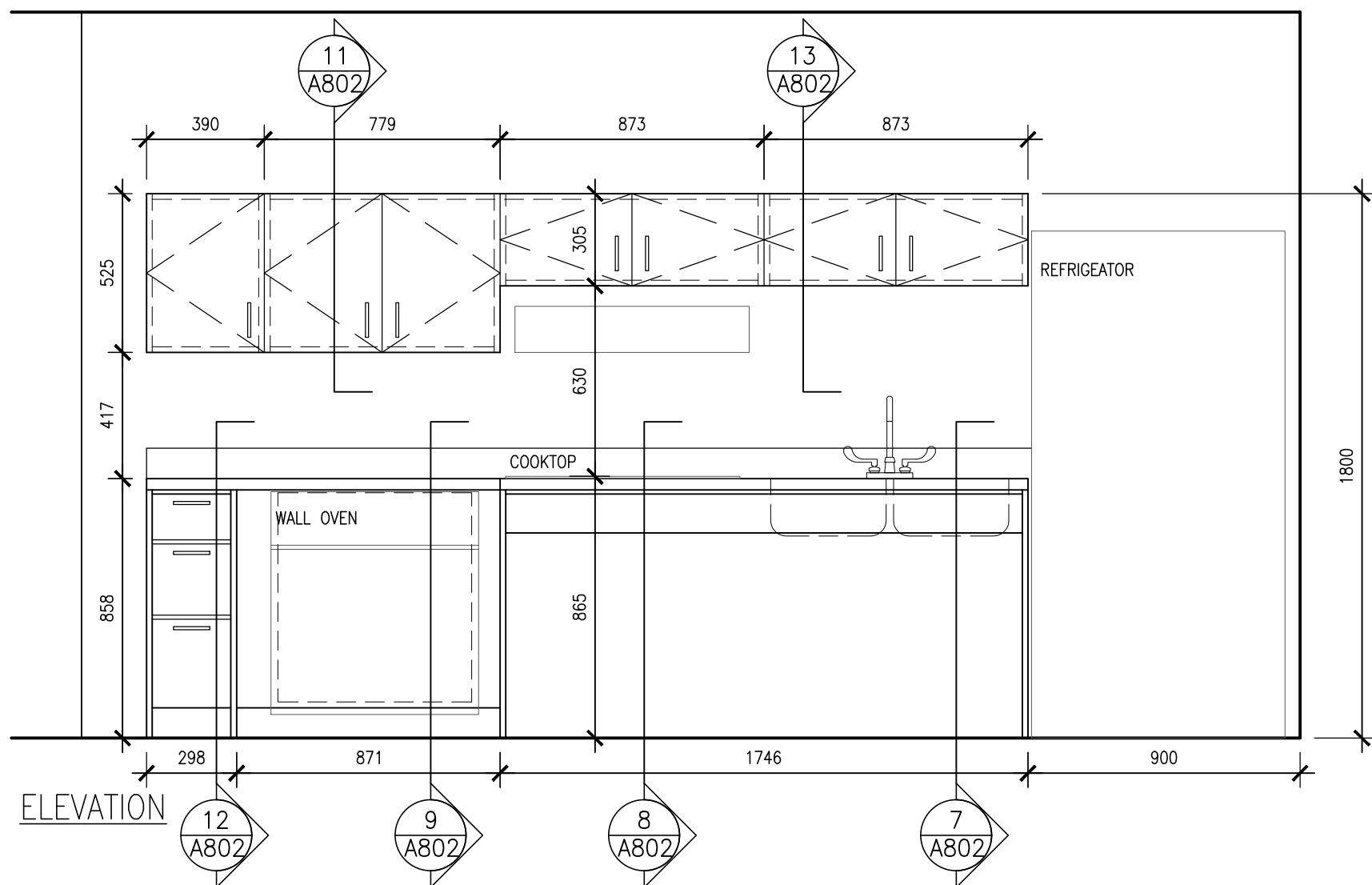
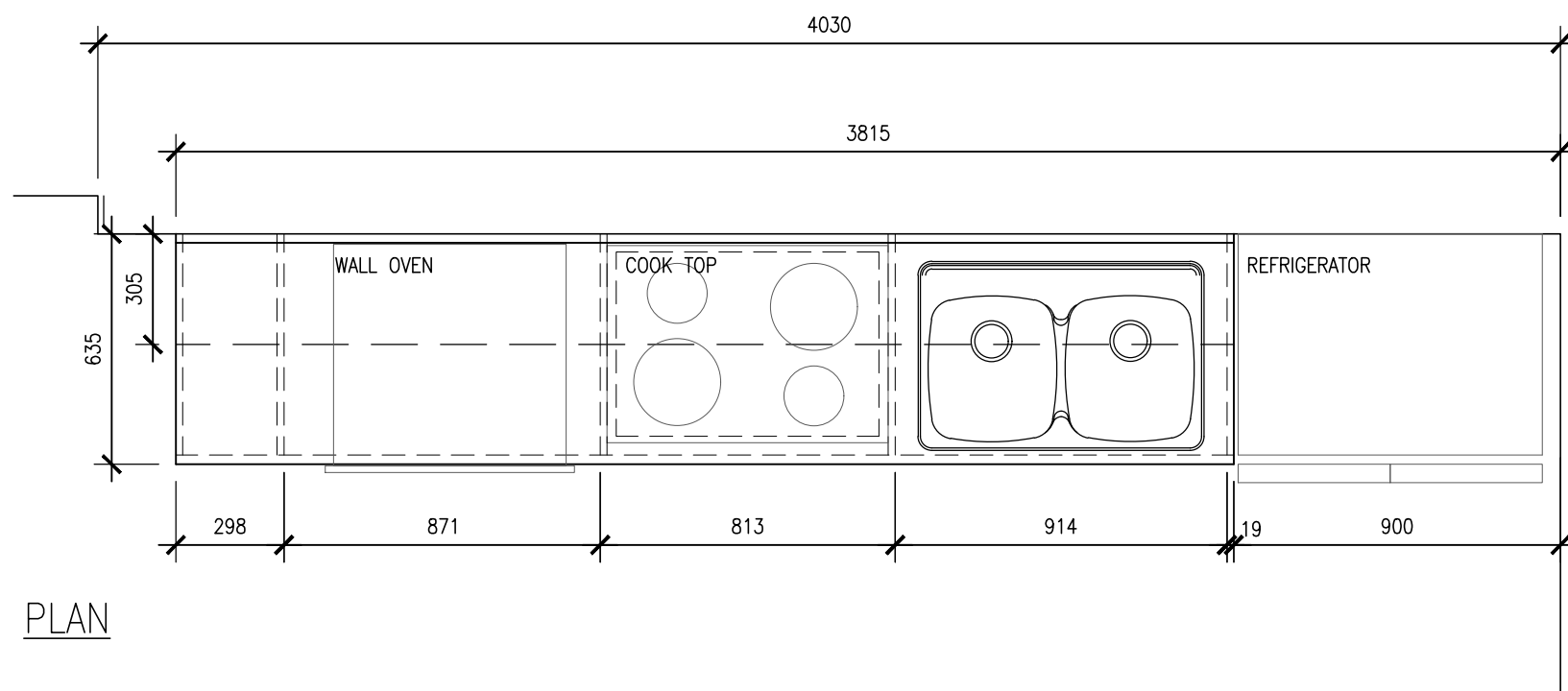
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TYPICAL LF VANITY
1:20



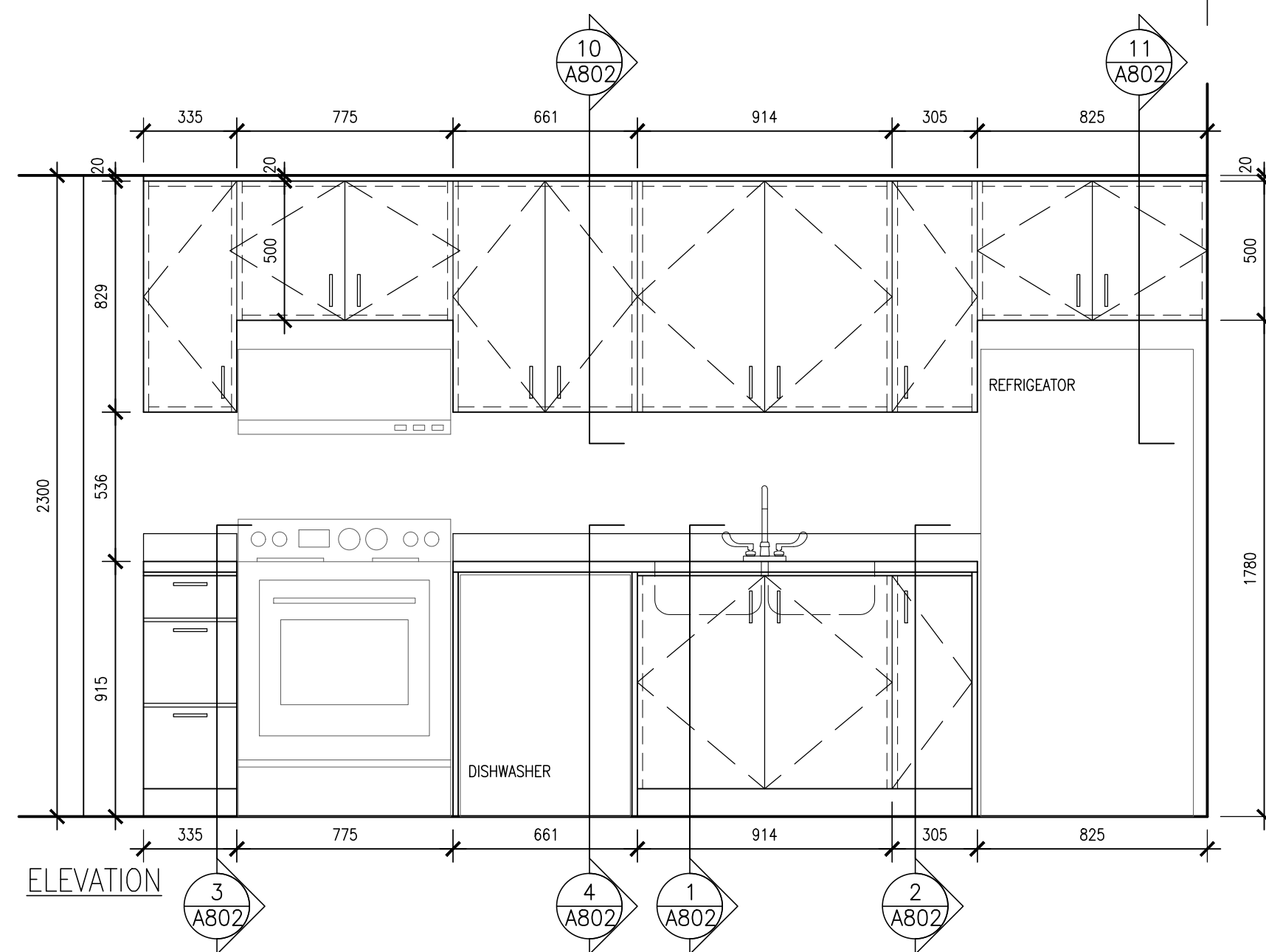
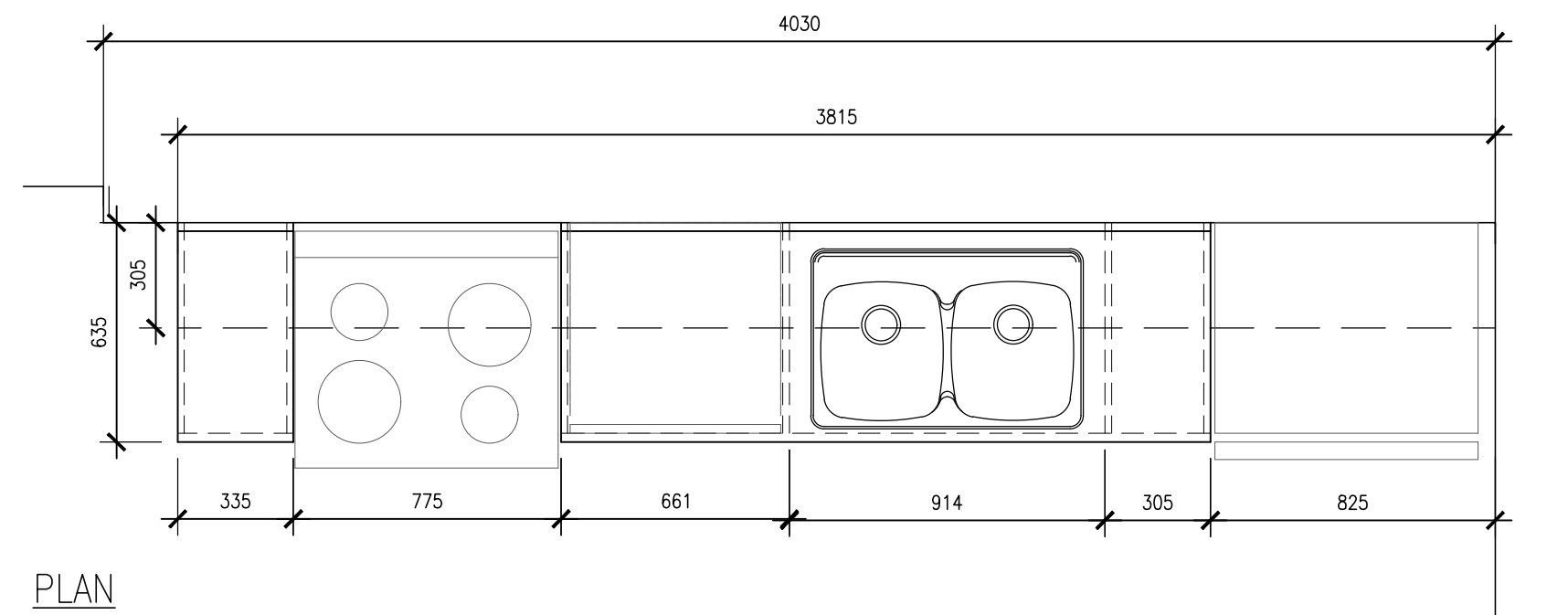
4
A801
TYPICAL VANITY
1:20



3
A801
MAIL BOX
1:20



2
A801
TYPICAL BF KITCHEN
1:20



1
A801
TYPICAL KITCHEN
1:20

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2	ISSUED FOR PERMIT	2026-08-25	BBA



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
MILLWORK PLANS AND
ELEVATIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: JUNE 2026
SCALE: 1:20
PROJECT NO:
DRAWING NO:

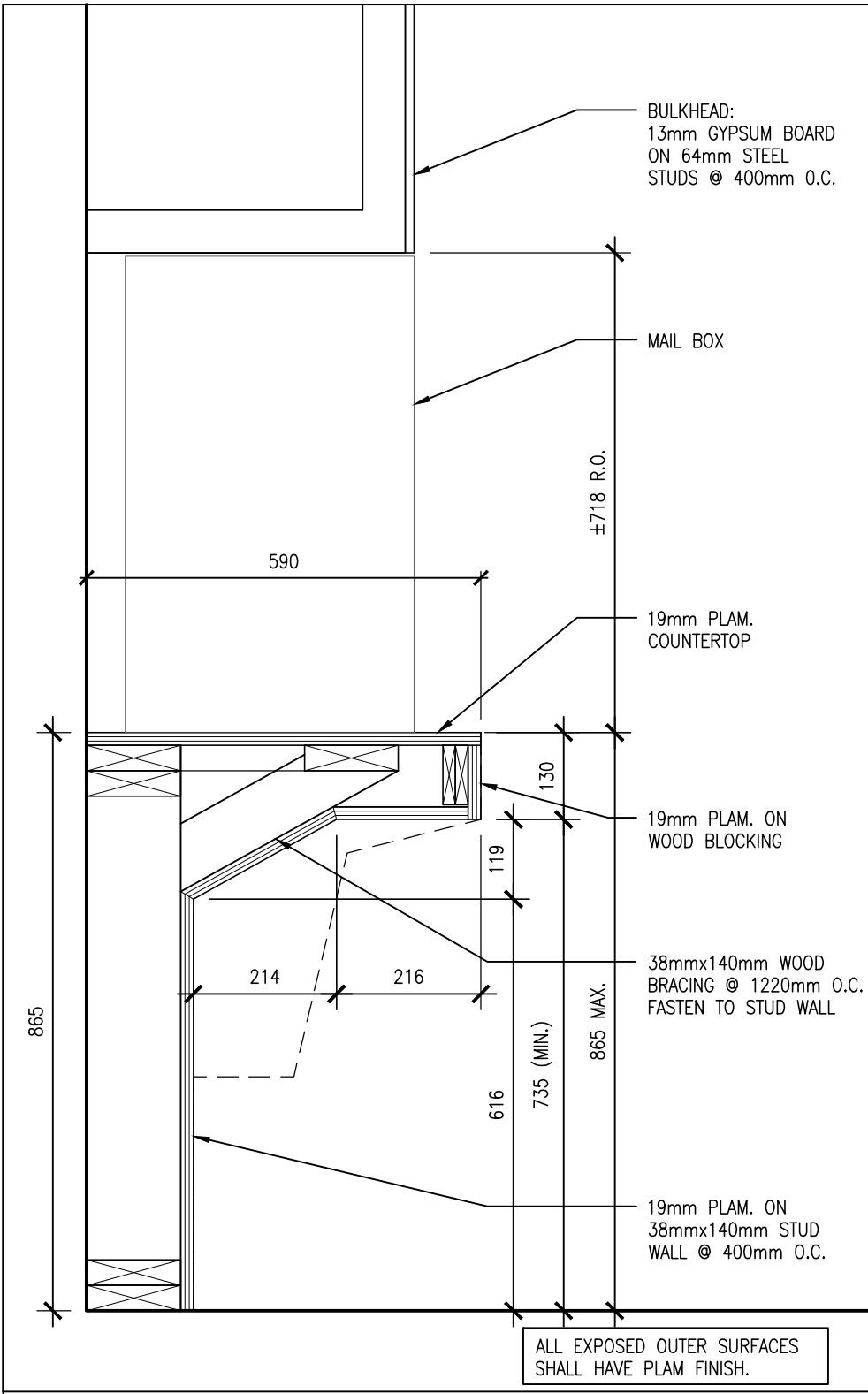
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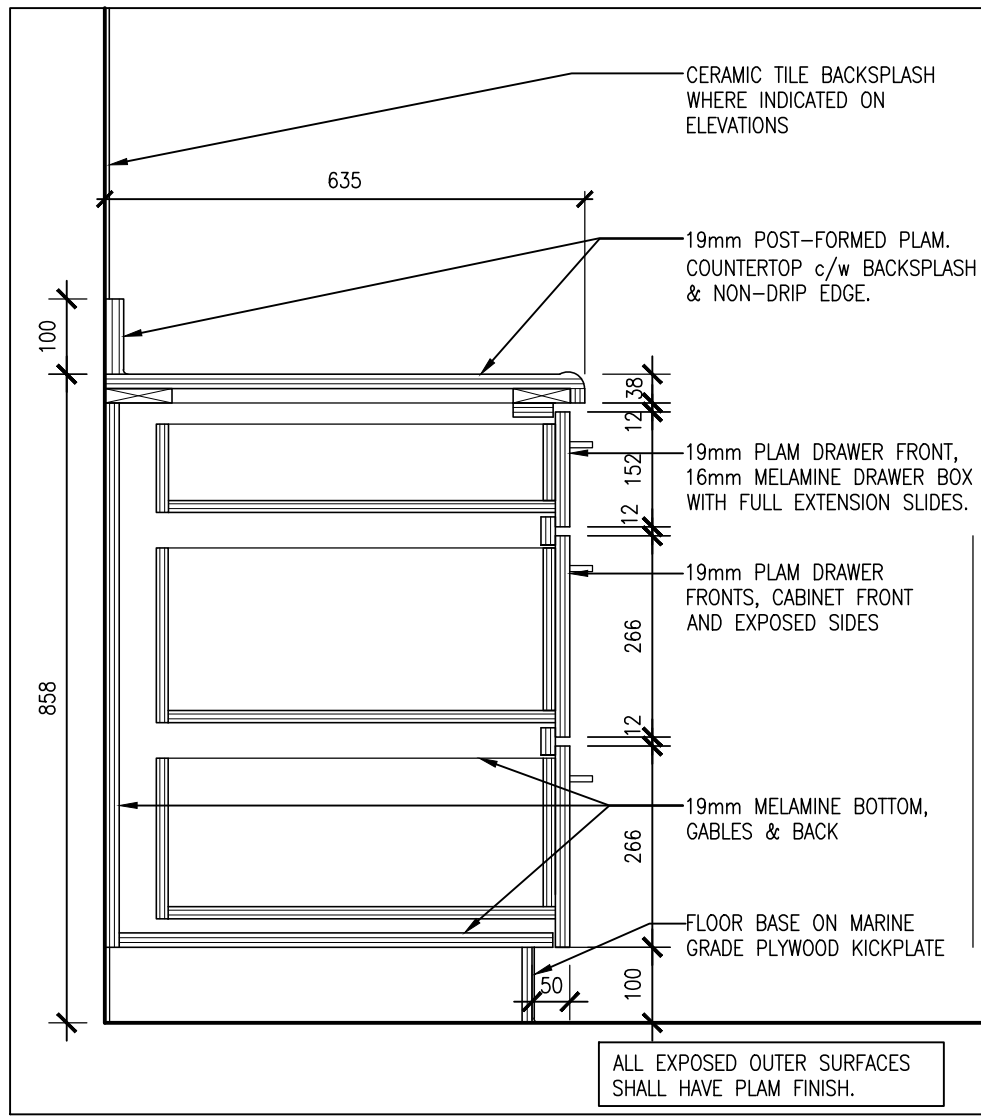
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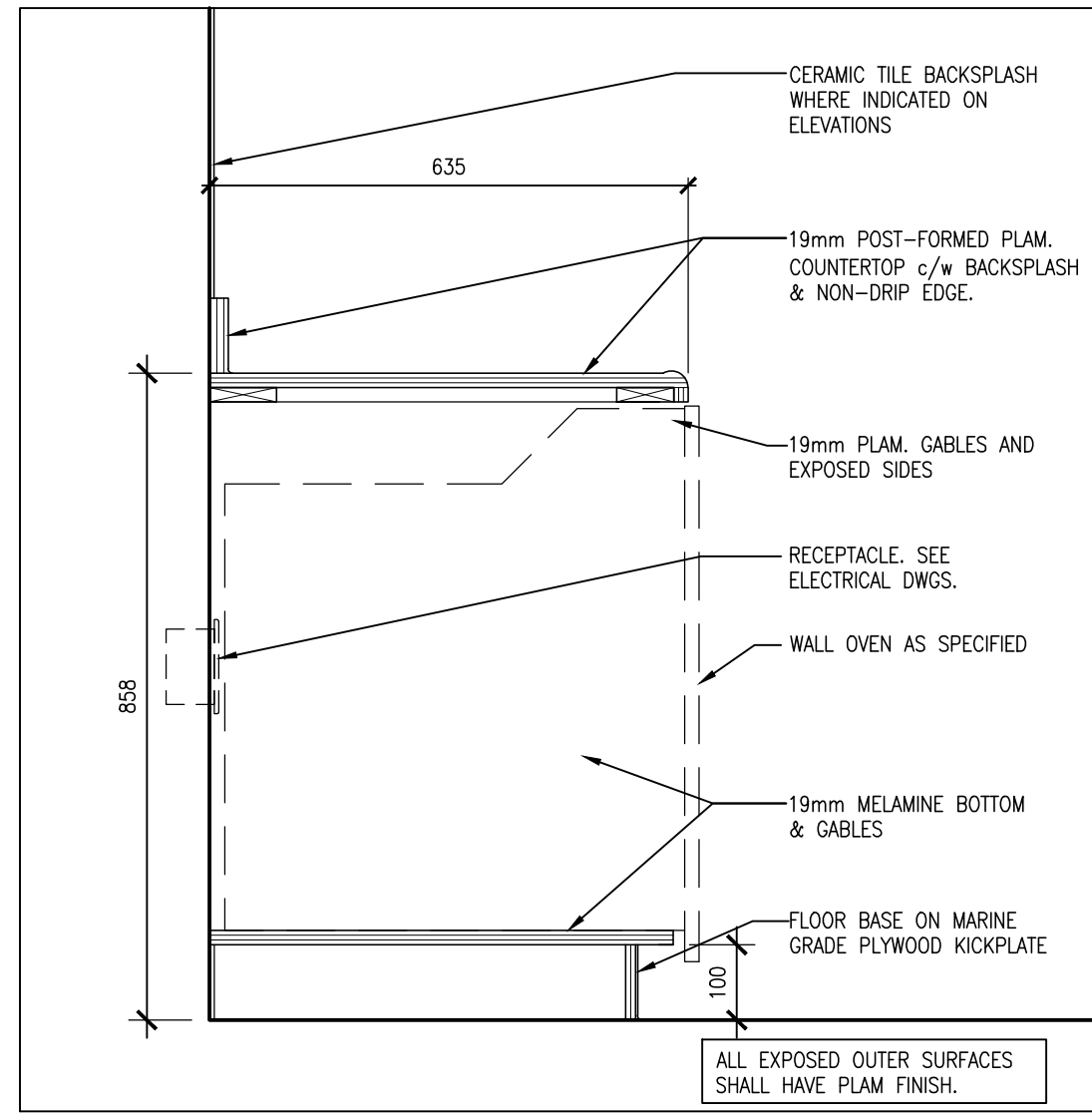
NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



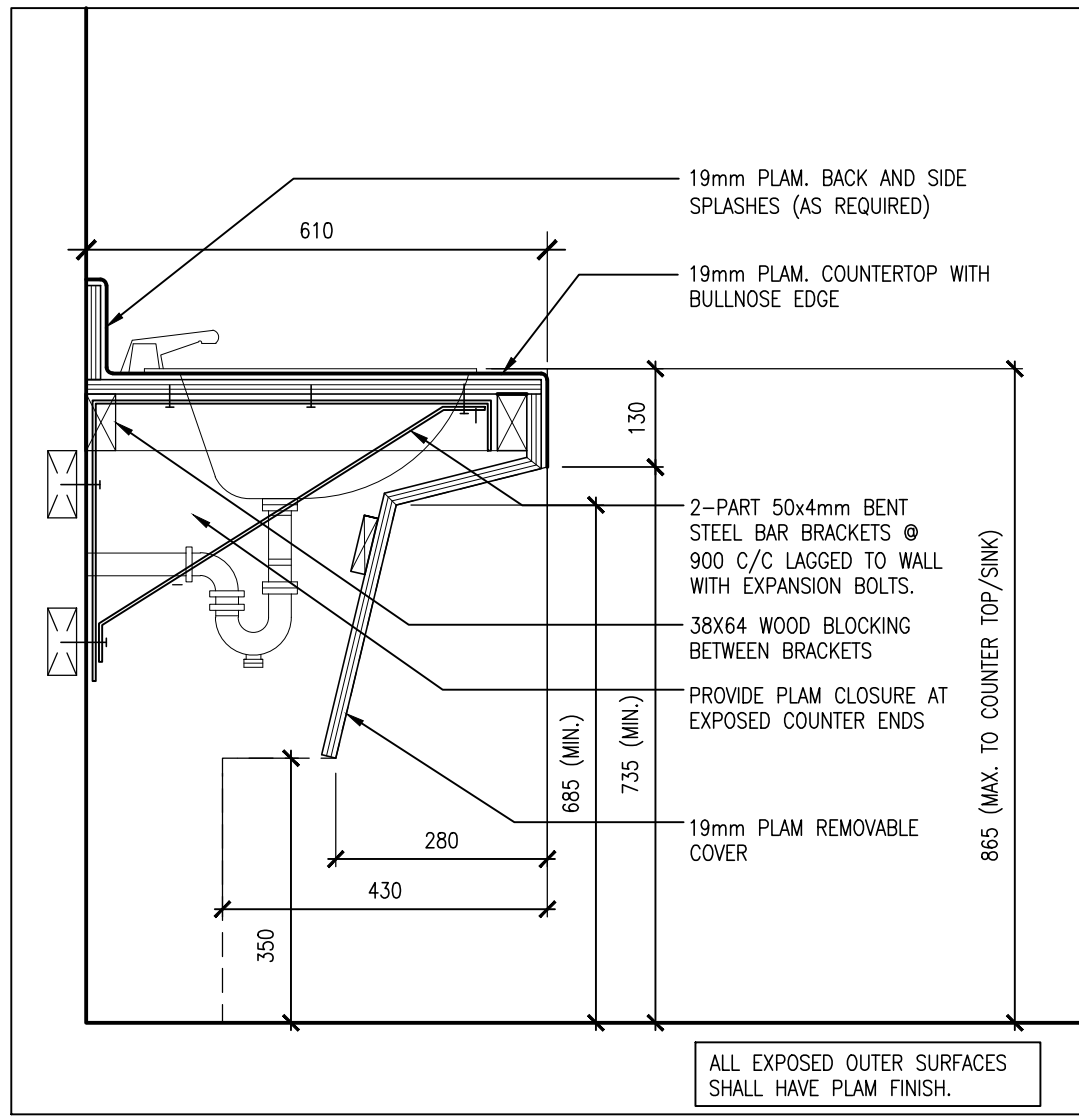
15 MAIL BOX SECTION
A802 1:10



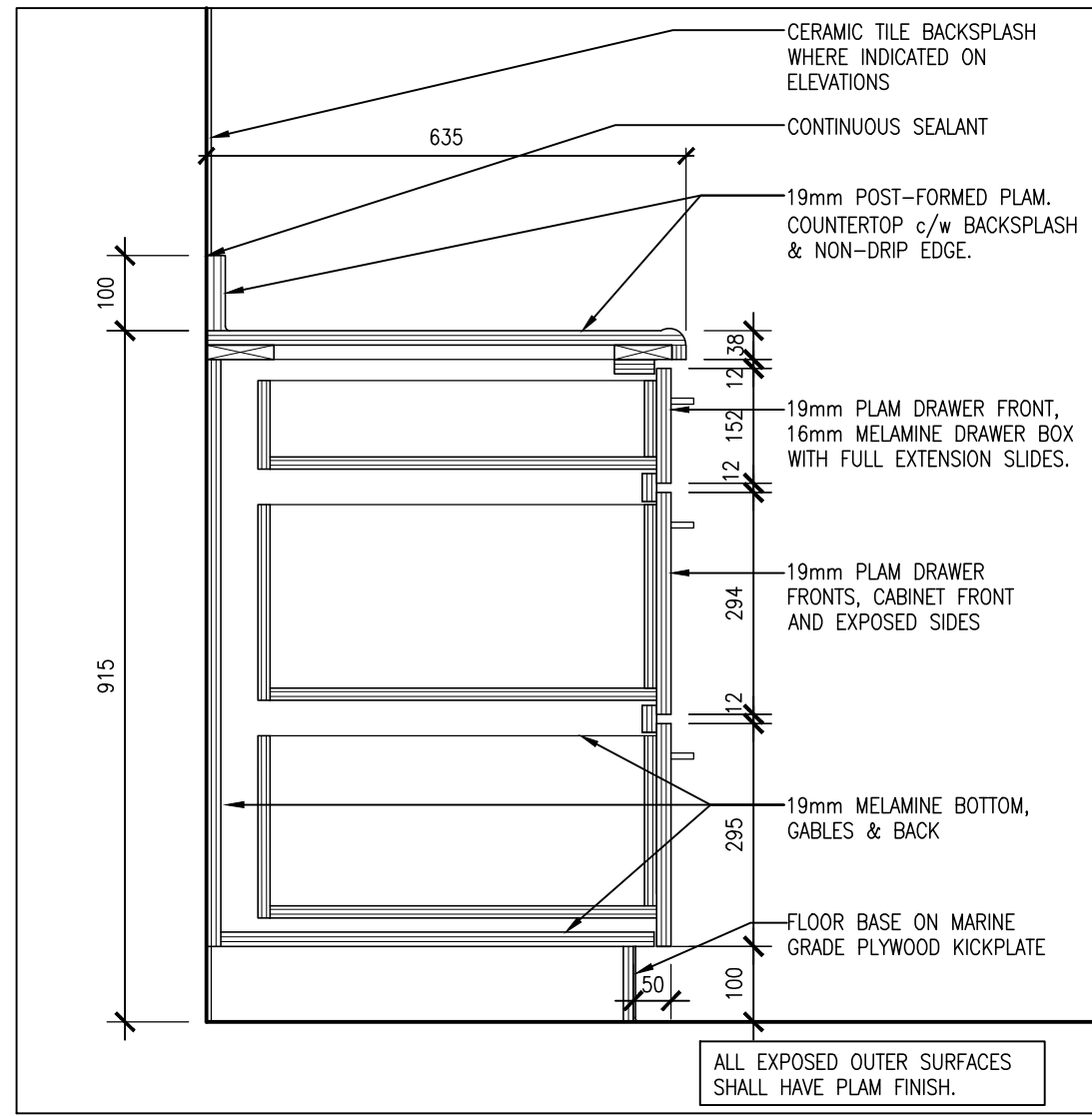
12 BF BASE CABINET
A802 1:10



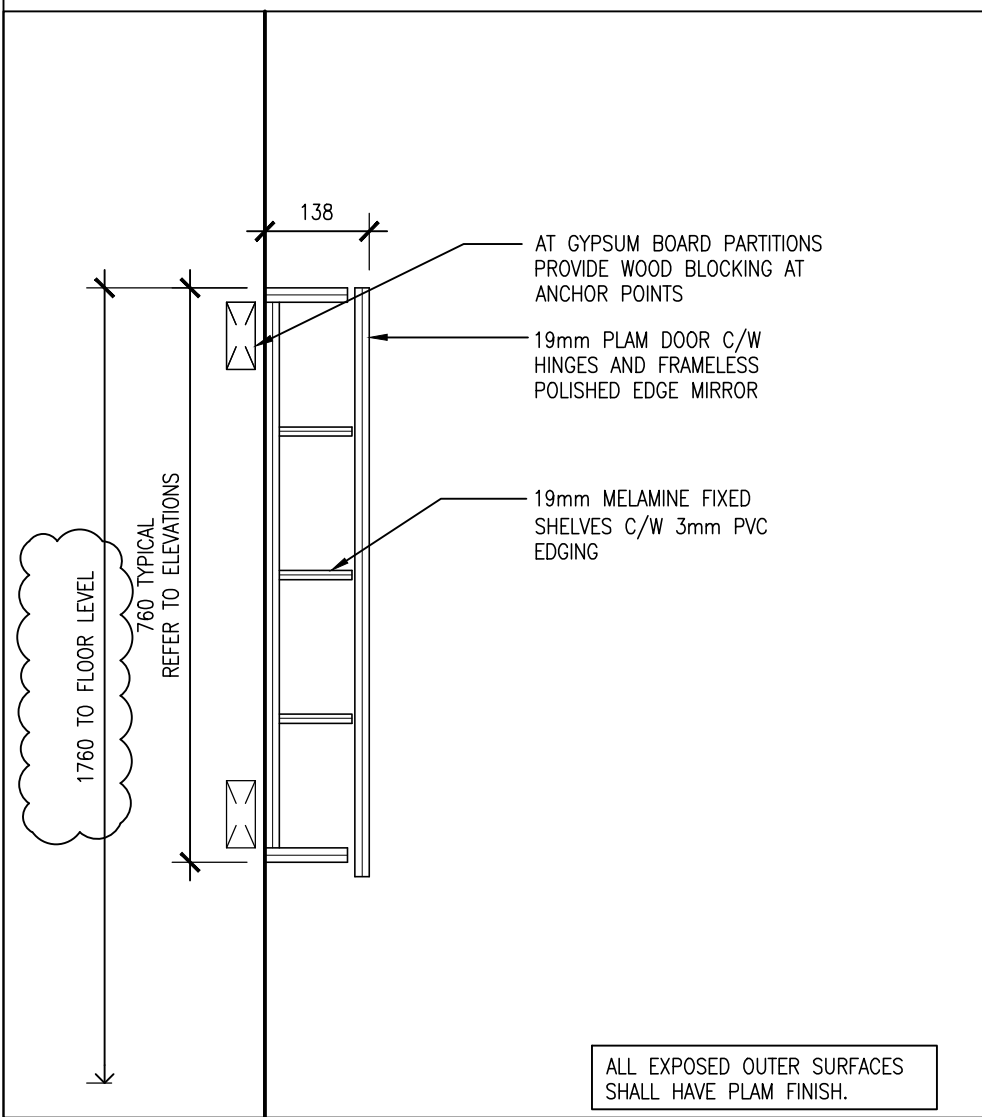
9 BF WALL OVEN CABINET
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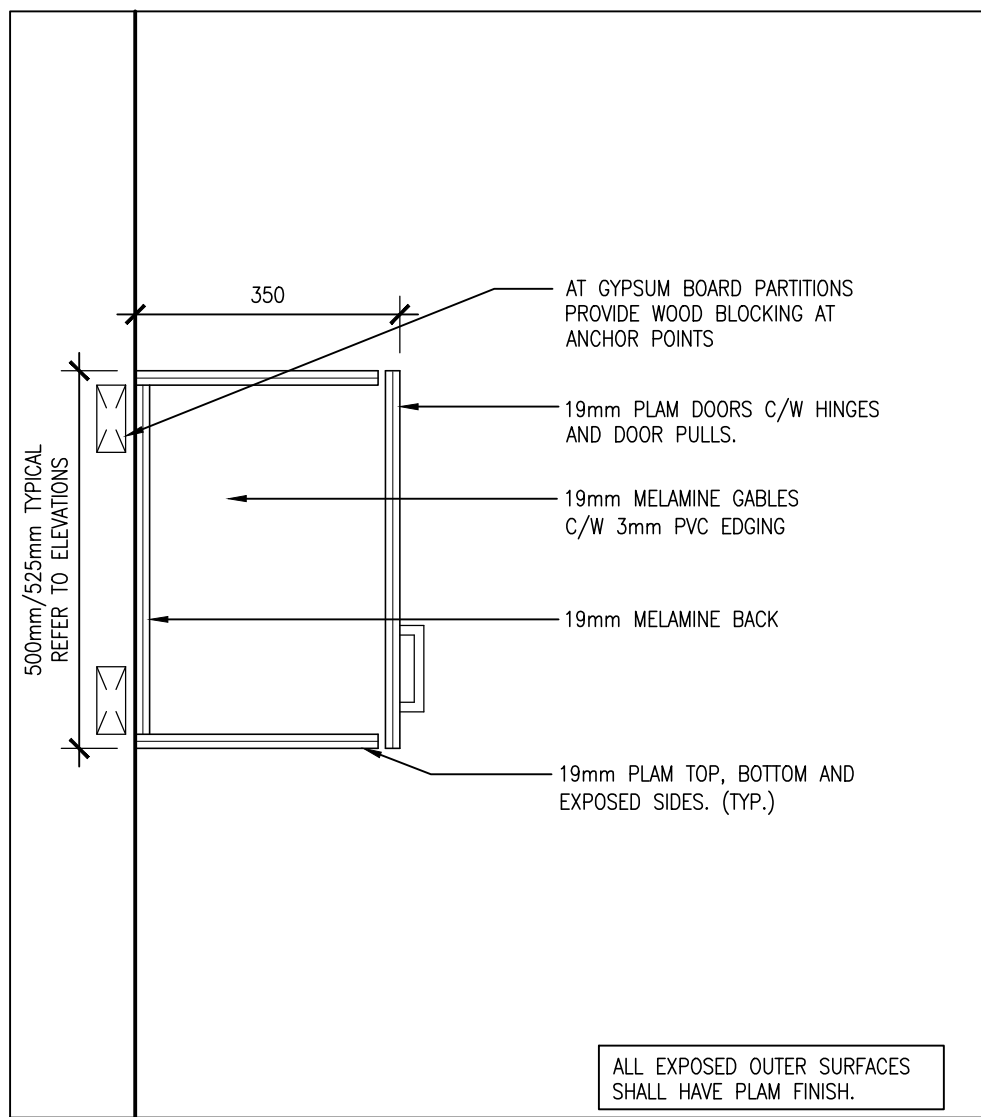
6 TYP. BF VANITY COUNTER
A802 1:10



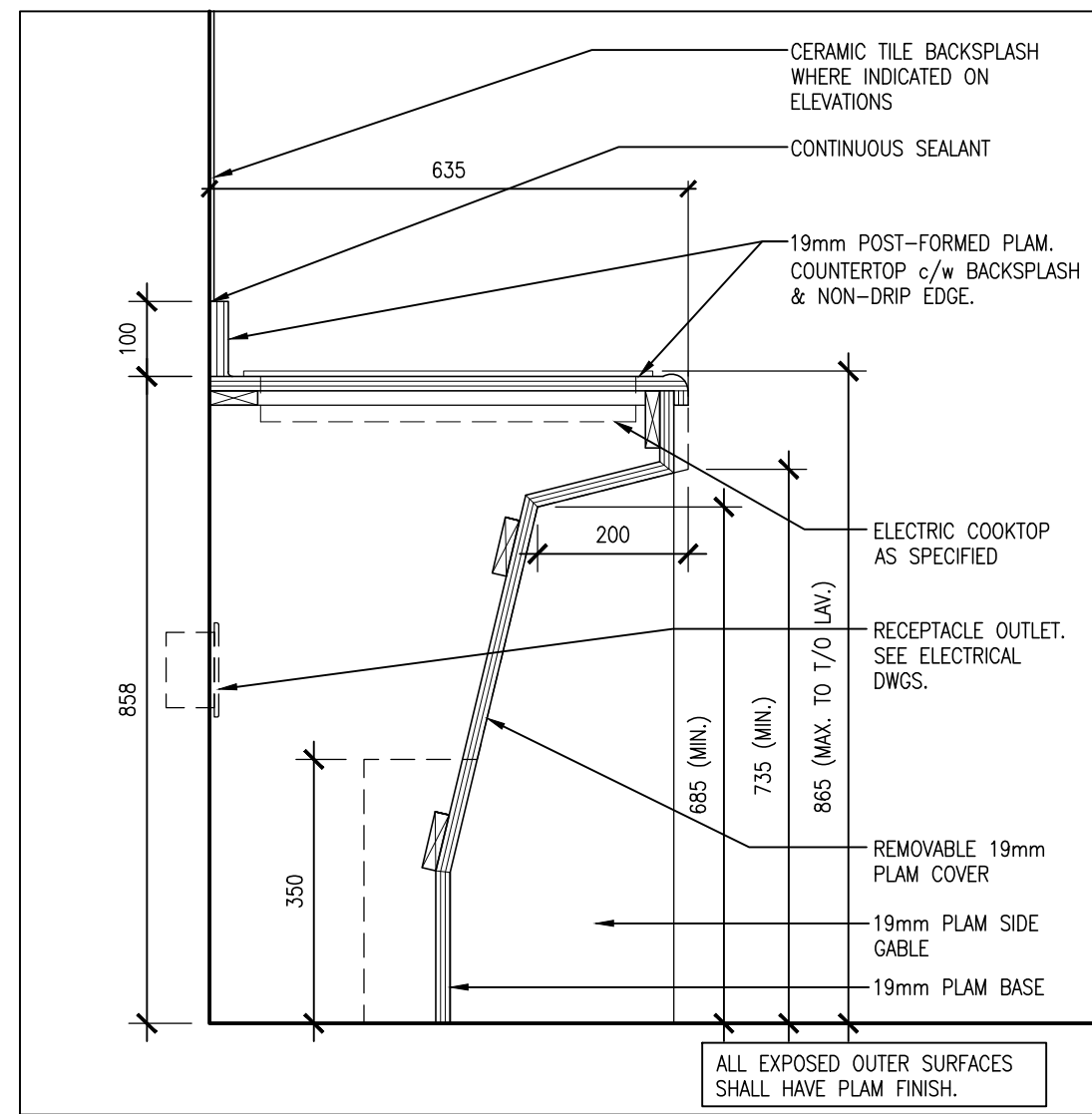
3 BASE CABINET
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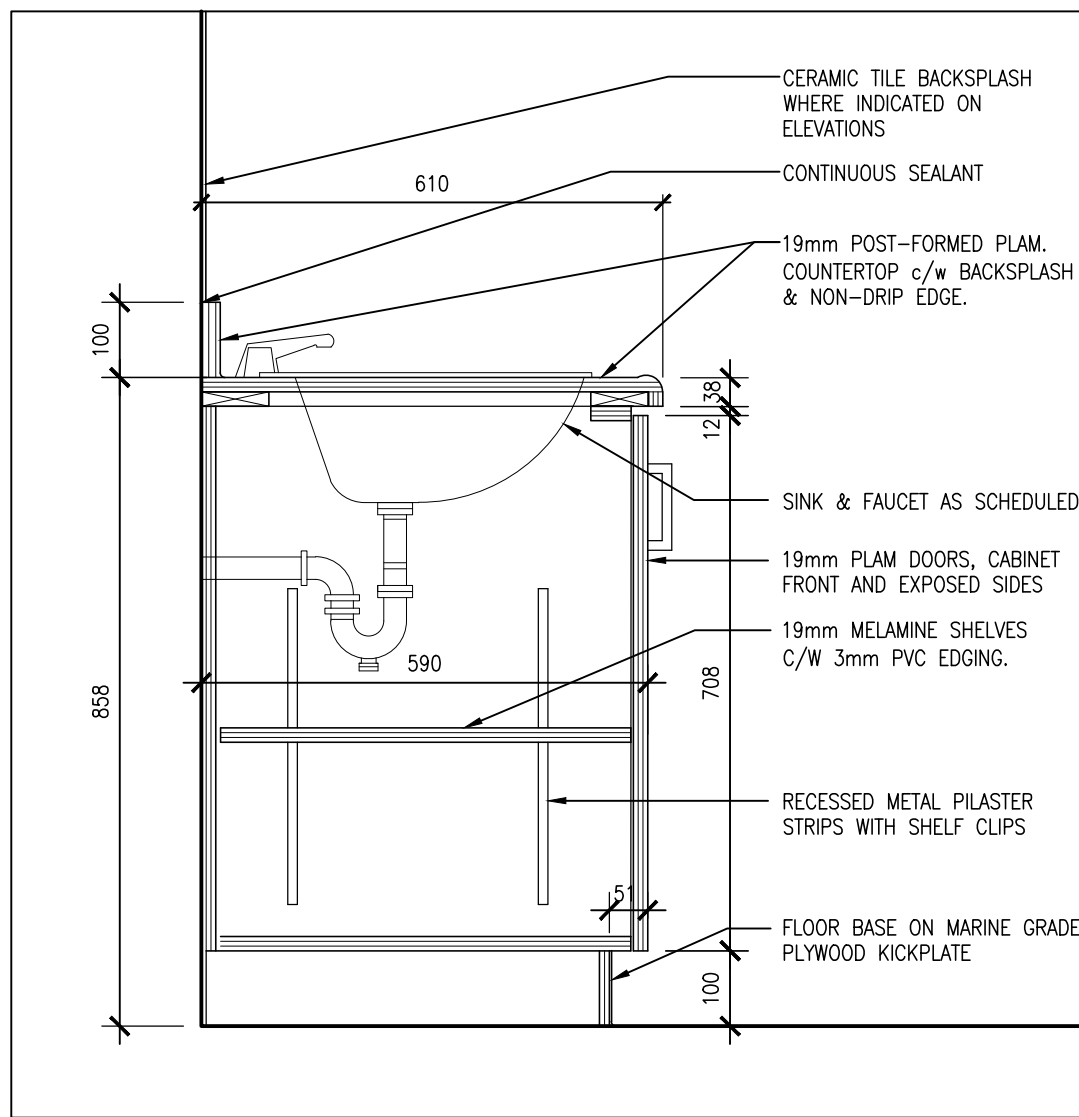
14 MEDICINE CABINET
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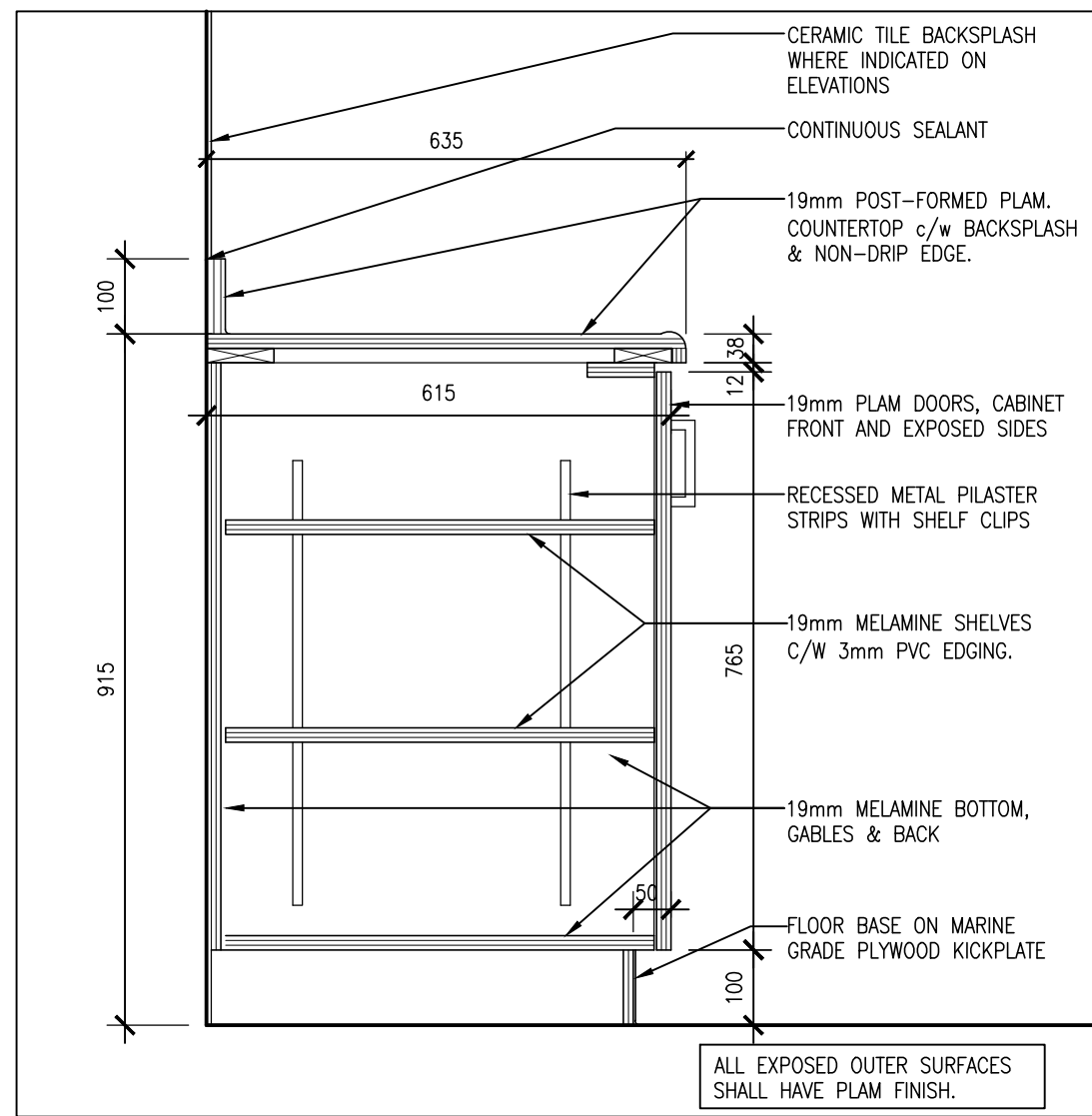
11 UPPER CABINET
A802 1:10



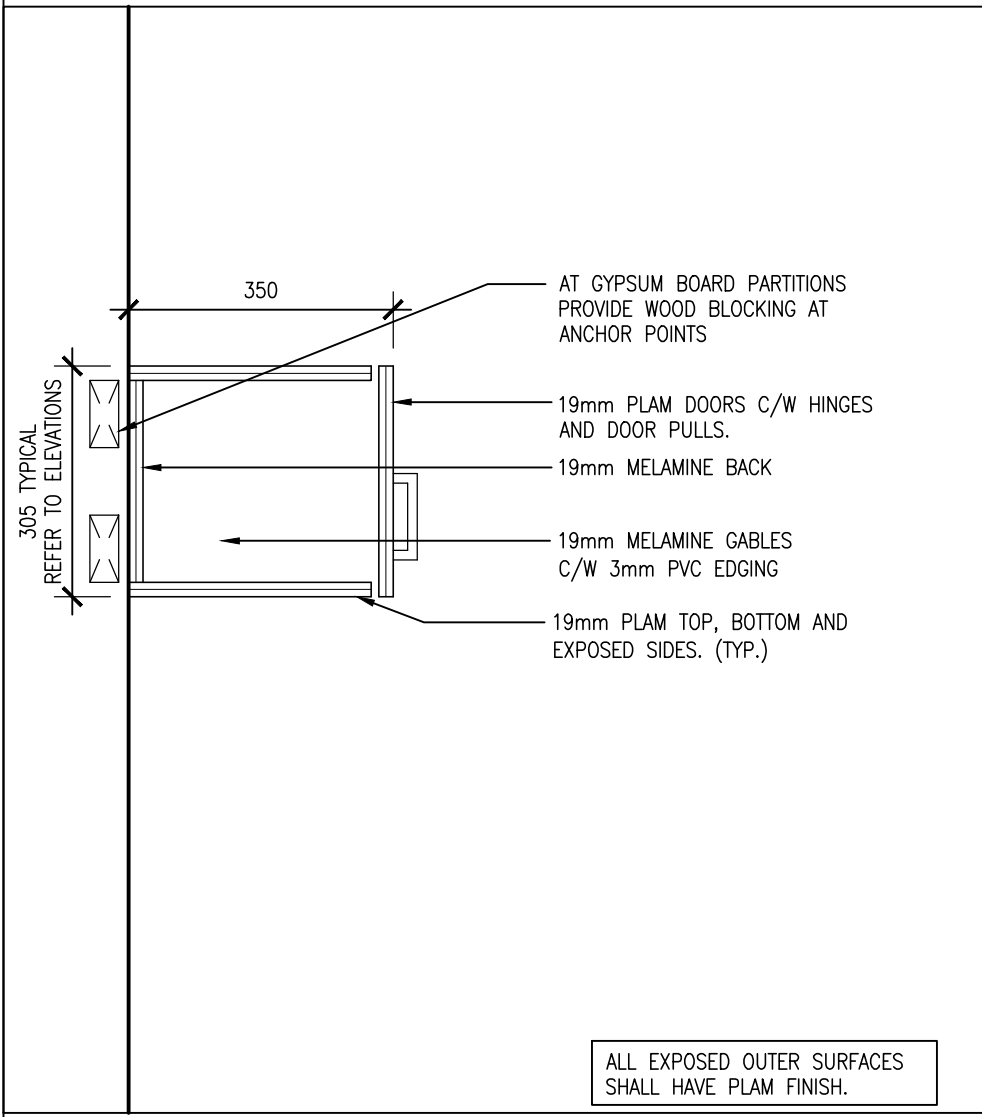
8 BF COOK TOP COUNTER
A802 1:10



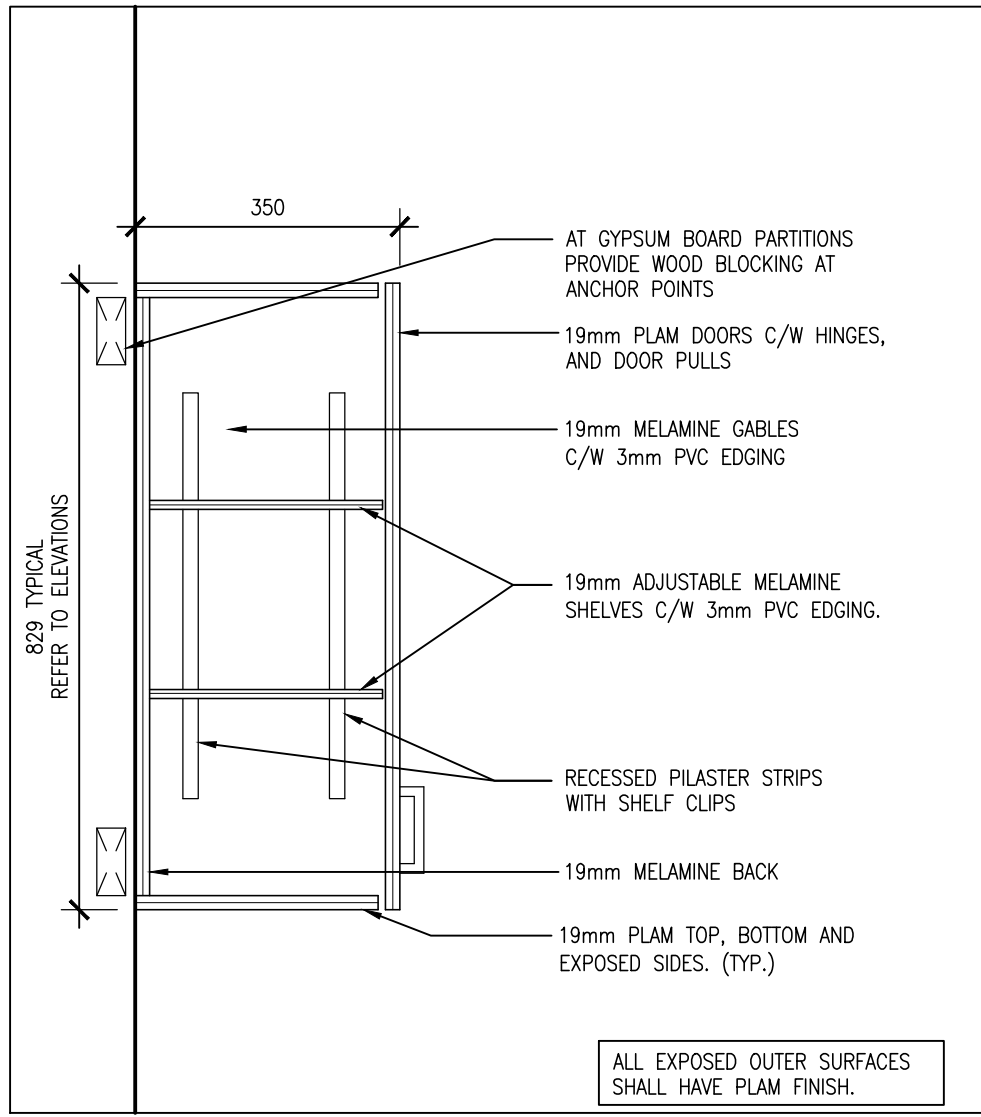
5 TYP. VANITY COUNTER
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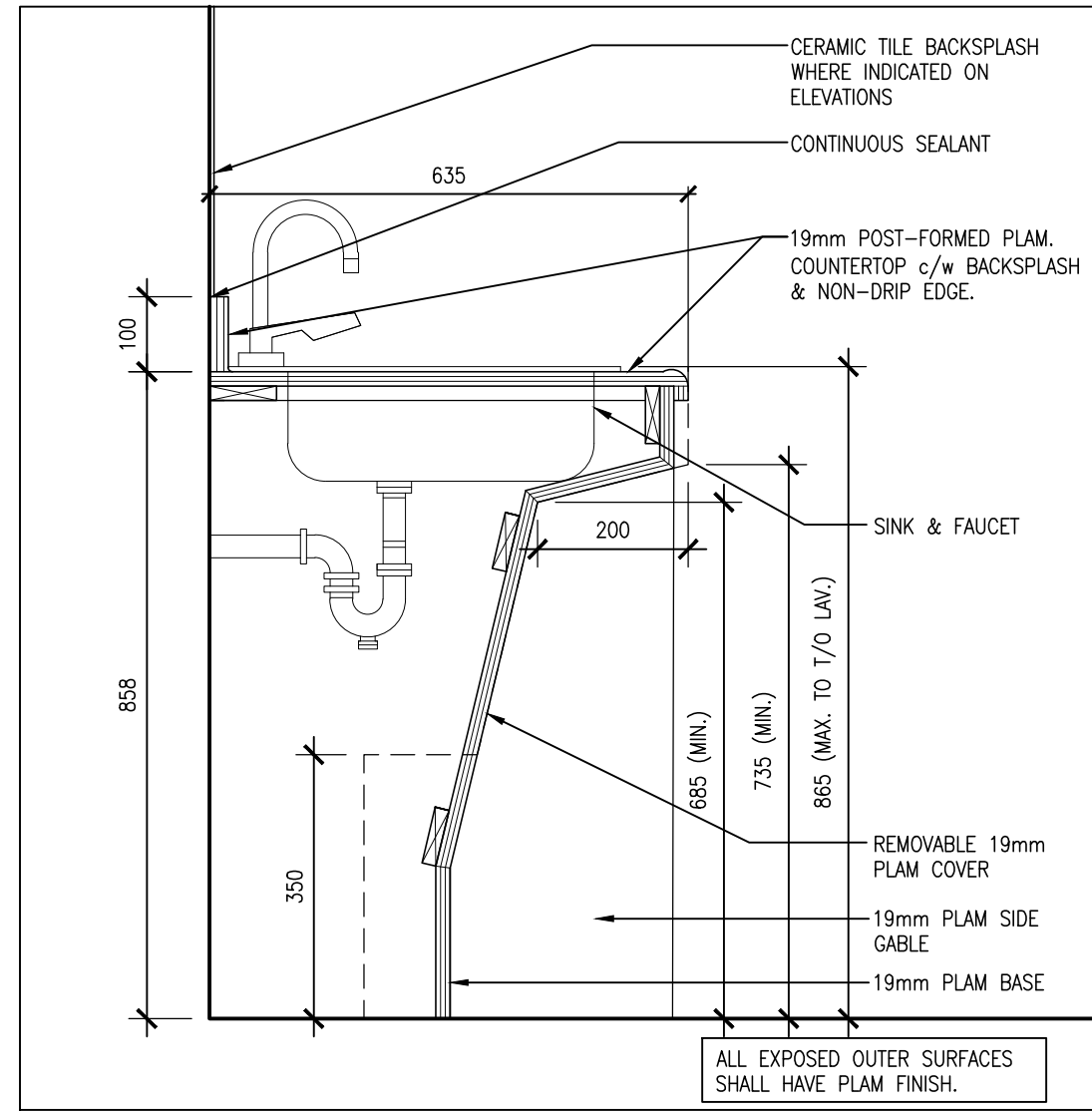
2 BASE CABINET
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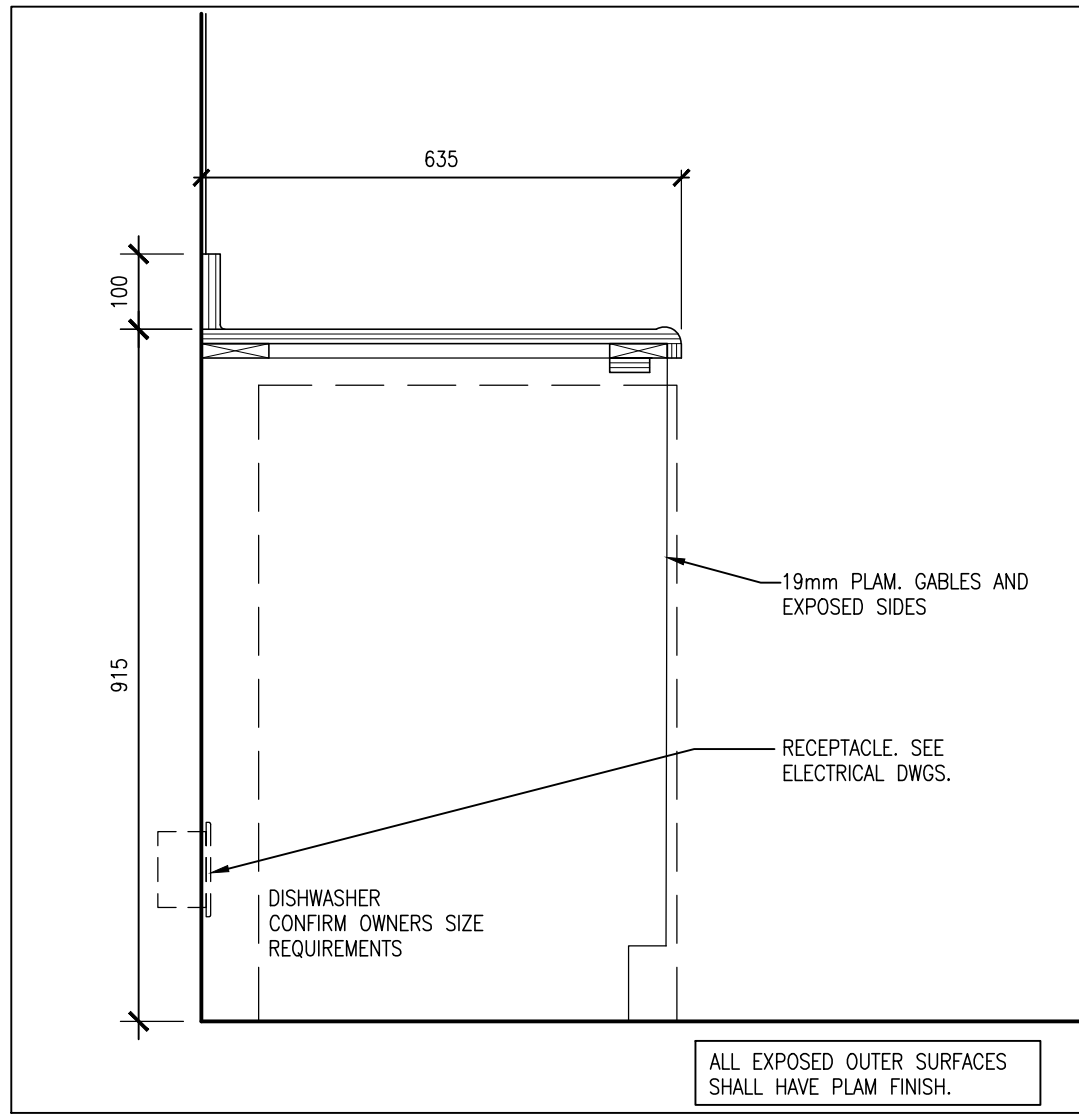
13 UPPER CABINET
A802 1:10



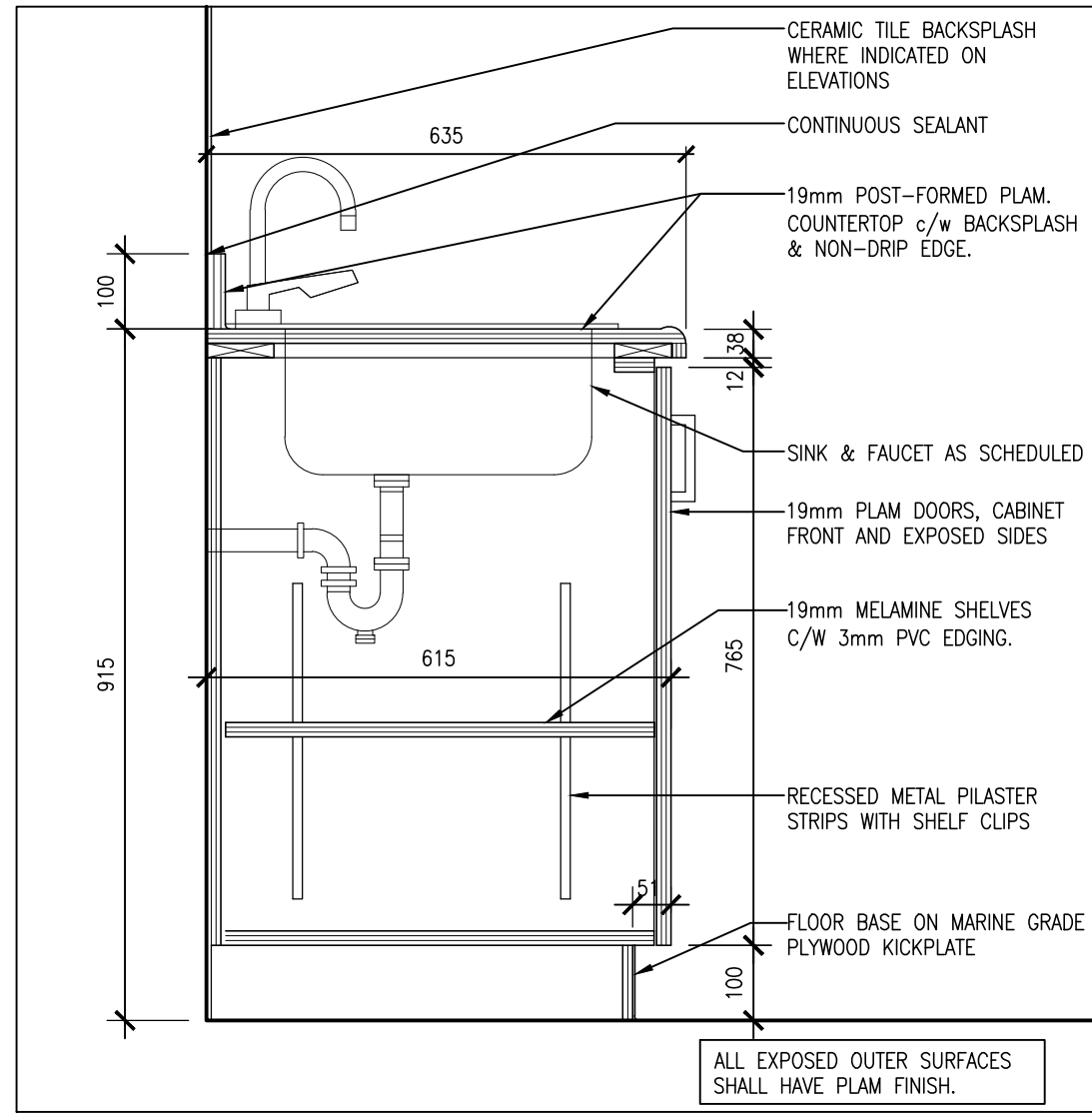
10 UPPER CABINET
A802 1:10



7 BF SINK BASE COUNTER
A802 1:10



4 DISWASHER BASE CABINET
A802 1:10



1 SINK BASE COUNTER
A802 1:10

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
MILLWORK DETAILS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY: 
DATE: JUNE 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: A802



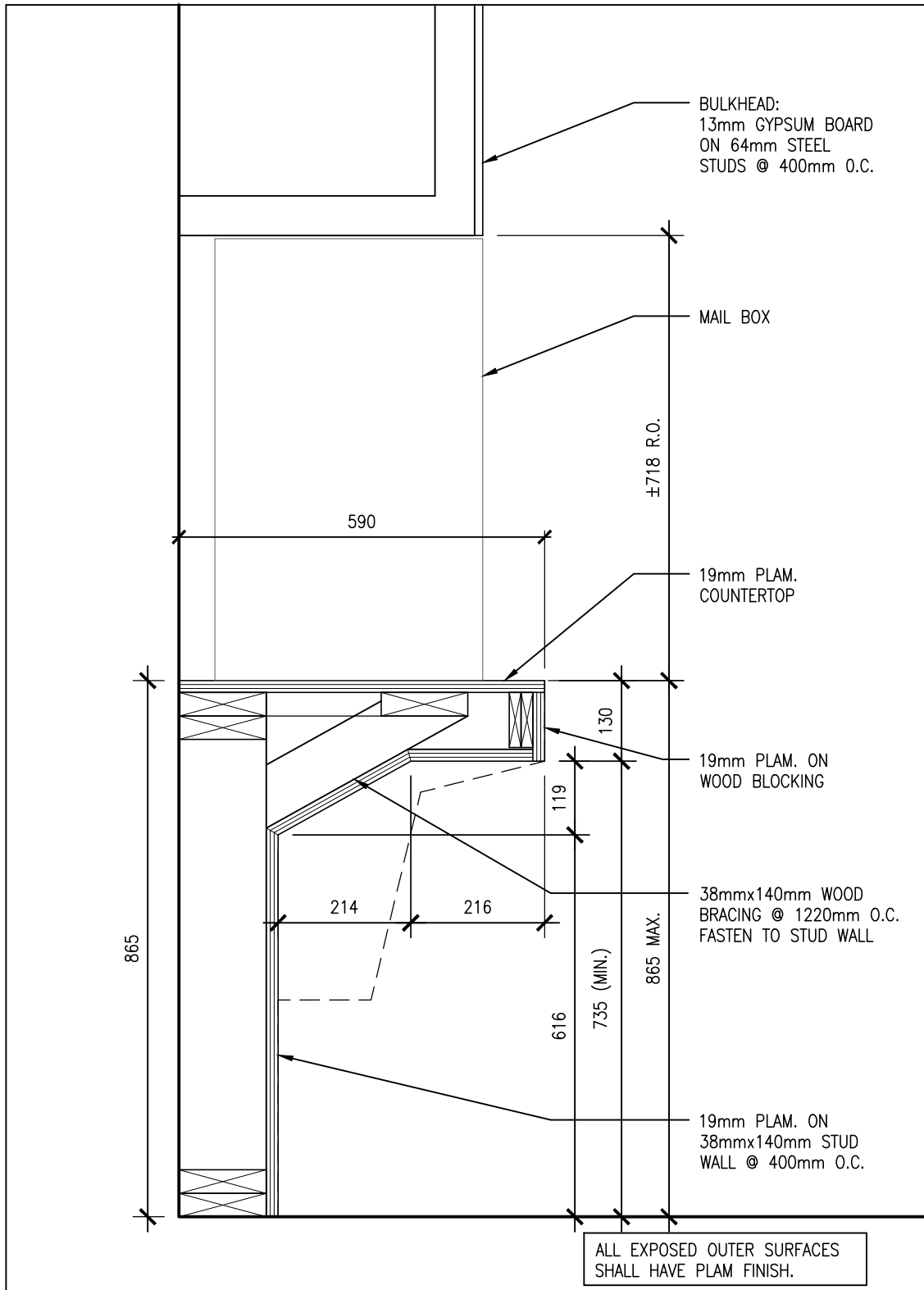
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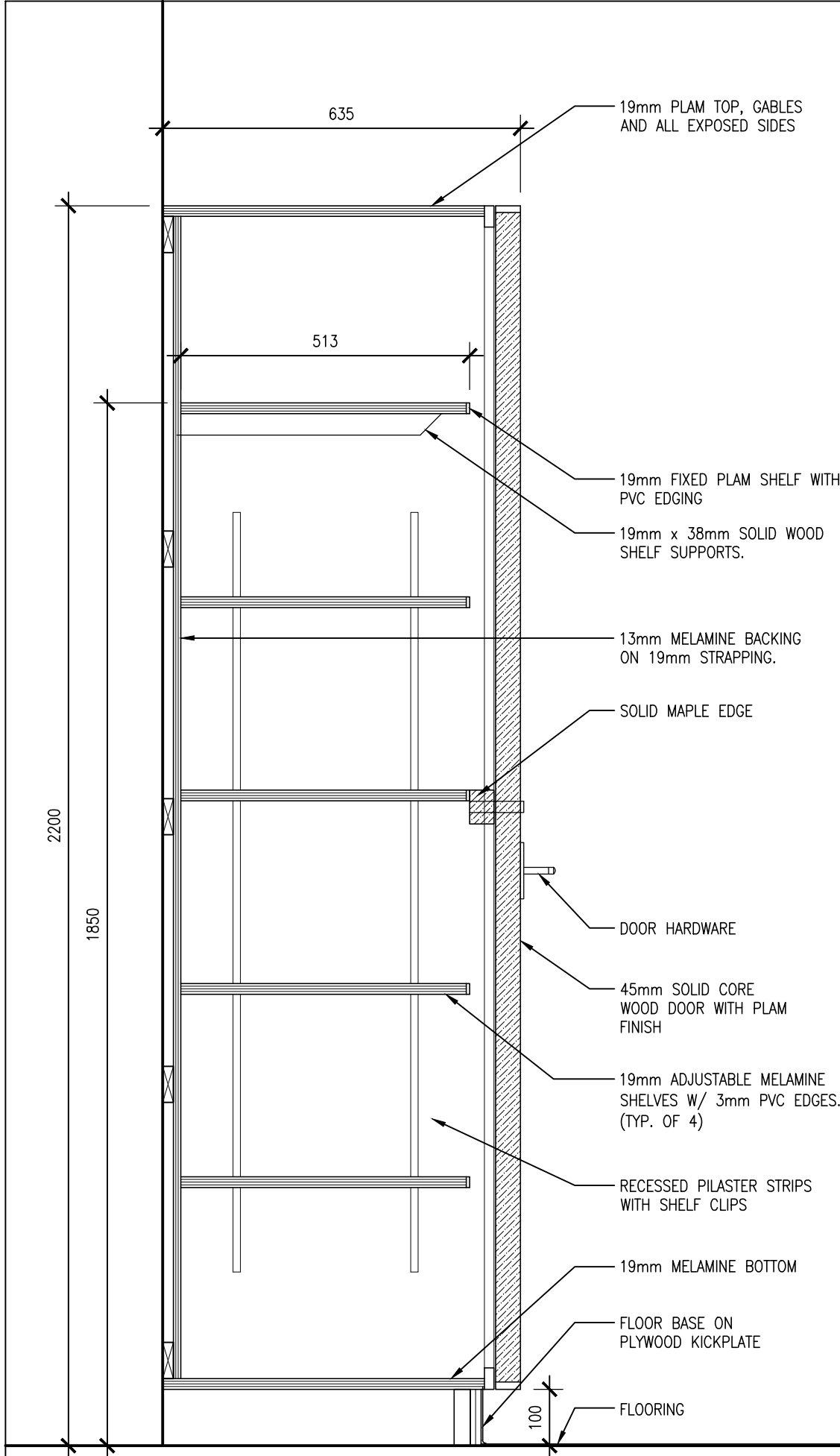
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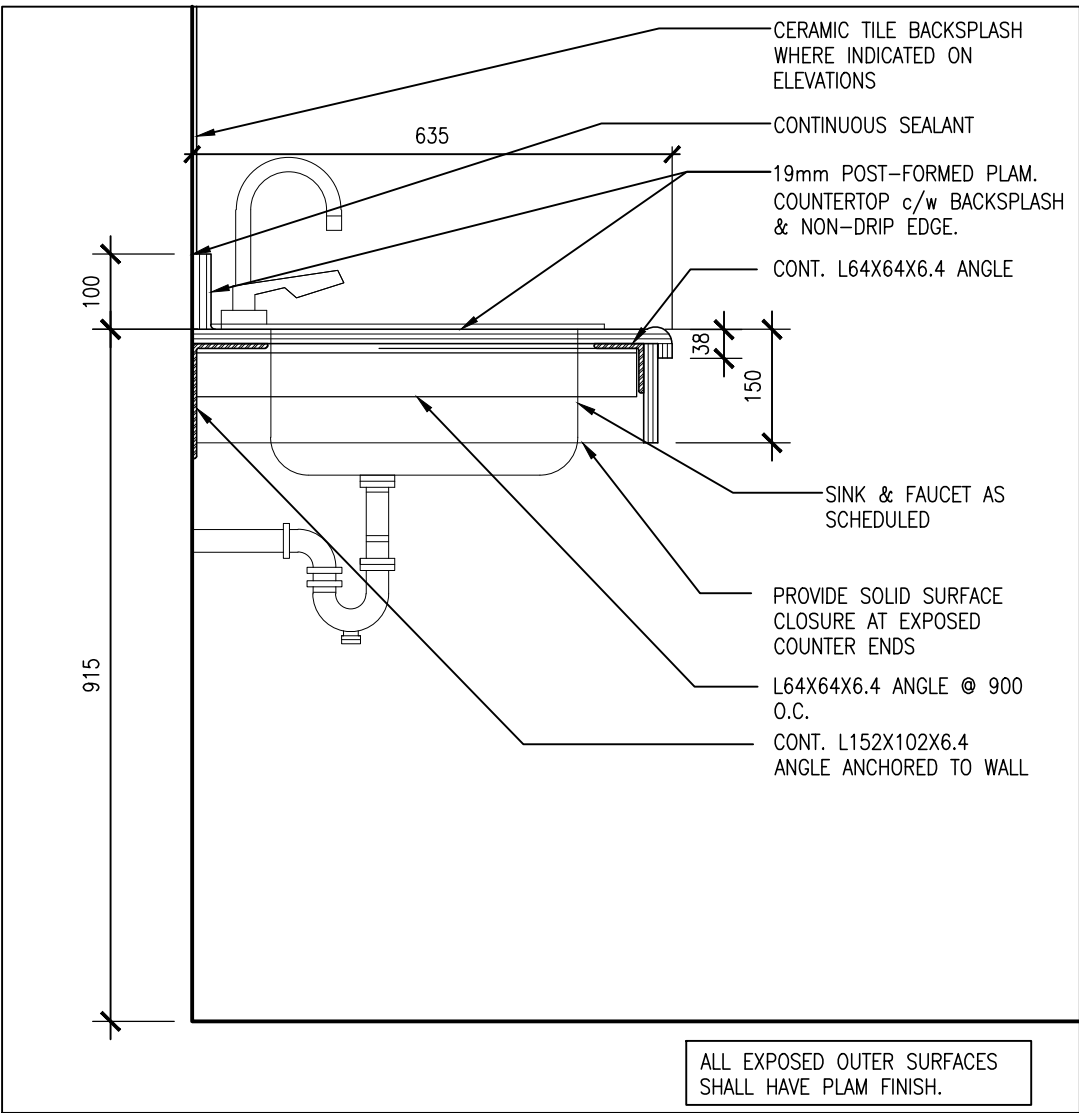
NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA



2 MAIL BOX SECTION
1:10



1 CLOSET SECTION
1:10



3 SINK BASE COUNTER
1:10

	ROOM SCHEDULE													
	ROOM			FLOOR	BASE	WALLS				CEILING	CEILING HEIGHT	REV.	REMARKS	
	NO.	ROOM NAME				NORTH	EAST	SOUTH	WEST					
UNIT K	K1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	- -	GB PT	GB PT	GB PT	GB PT			ALL CLOSETS TO BE PAINTED	
	K2	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
	K3	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	- -	GB PT	GB PT				
	K4	BEDROOM 2	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT			CLOSET TO BE PAINTED	
	K5	PRIMARY BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
	K6	CLOSET	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
UNIT L	L1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	- -	GB PT	GB PT	GB PT	GB PT			ALL CLOSETS TO BE PAINTED	
	L2	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
	L3	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	- -	GB PT	GB PT				
	L4	PRIMARY BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
	L5	CLOSET	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
UNIT M	M1	KITCHEN/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	- -	GB PT	GB PT			ALL CLOSETS TO BE PAINTED	
	M2	LIVING ROOM	MAT. FIN.	WD LVT	WD MDF	- -	GB PT	GB PT	GB PT	GB PT				
	M3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
	M4	BEDROOM PRIMARY	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT			CLOSET TO BE PAINTED	
UNIT N	N1	BEDROOM 2	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT			CLOSET TO BE PAINTED	
	N1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	- -	GB PT	GB PT			ALL CLOSETS TO BE PAINTED	
	N2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	- -	GB PT	GB PT	GB PT	GB PT				
	N3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT				
	N4	PRIMARY BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT			CLOSET TO BE PAINTED	
	N5	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT			CLOSET TO BE PAINTED	
			MAT. FIN.											

	NO.	ROOM ROOM NAME	FLOOR	BASE	WALLS				CEILING	CEILING HEIGHT	REV.	REMARKS
					NORTH	EAST	SOUTH	WEST				
UNIT B/ UNIT BR	B1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
	B2	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	B3	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		
	B4	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	B5	CLOSET	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
UNIT C	C1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		
	C2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		
	C3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	C4	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
UNIT D	D1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		CLOSET TO BE PAINTED
	D2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		
	D3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	D4	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
UNIT E	E1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		CLOSET TO BE PAINTED
	E2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		
UNIT F	F1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
	F2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		
	F3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	F4	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
UNIT G	G1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
	G2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		
	G3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	G4	PRIMARY BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
	G5	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
UNIT H	H1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
	H2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		
	H3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	H4	PRIMARY BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
	H5	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
UNIT J	J1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
	J2	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	J3	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	J4	PRIMARY BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
	J5	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED

	NO.	ROOM ROOM NAME	FLOOR	BASE	WALLS				CEILING	CEILING HEIGHT	REV.	REMARKS
					NORTH	EAST	SOUTH	WEST				
GROUND FLOOR	101	VESTIBULE	MAT. FIN.	CONC PCT	CONC PCT	GB/G PT	GB PT	GB/G PT	GB PT	GB PT	--	--
	102	MECHANICAL ROOM	MAT. FIN.	CONC EF	CONC R	GB PT	GB PT	GB PT	GB PT	GB PT	--	
	103	ELECTRICAL ROOM	MAT. FIN.	CONC EF	CONC R	GB PT	GB PT	GB PT	GB PT	GB PT	--	
	104	CORRIDOR	MAT. FIN.	CONC LVT	CONC MDF	GB PT	GB PT	GB PT	GB PT	ACP		
	105	BIKE STORAGE	MAT. FIN.	CONC EF	CONC R	CONC PT	GB PT	GB PT	GB PT	GB PT		
	106	CUSTODIAN	MAT. FIN.	CONC EF	CONC R	CONC PT	GB PT	GB PT	GB PT	GB PT		
	107	AMENITY ROOM	MAT. FIN.	CONC LVT	CONC MDF	GB/G PT	GB PT	GB/G PT	GB/G PT	ACP		
	108	CORRIDOR	MAT. FIN.	CONC LVT	CONC MDF	GB PT	GB PT	GB PT	GB PT	ACP		
	109	REFUSE ROOM	MAT. FIN.	CONC EF	CONC R	GB PT	GB PT	GB PT	GB PT	GB PT		
	110	LAUNDRY ROOM	MAT. FIN.	CONC LVT	CONC MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	114	VESTIBULE	MAT. FIN.	CONC PCT	CONC PCT	GB PT	GB PT	GB PT	CONC PT	GB PT		
	115	PARKING EXTERIOR	MAT. FIN.									
		ELEVATOR	MAT. FIN.	LVT								
	213	REFUSE ROOM	MAT. FIN.	WD EF	WD R	GB PT	GB PT	GB PT	GB PT	GB PT		
	214	ELECTRICAL CLOSET	MAT. FIN.	WD EF	WD R	GB PT	GB PT	GB PT	CONC/GB PT	GB PT		
2ND FLOOR		ELEVATOR	MAT. FIN.									
	313	REFUSE ROOM	MAT. FIN.	WD EF	WD R	GB PT	GB PT	GB PT	GB PT	GB PT		
	314	ELECTRICAL CLOSET	MAT. FIN.	WD EF	WD R	GB PT	GB PT	GB PT	CONC/GB PT	GB PT		
		ELEVATOR	MAT. FIN.									
3RD FLOOR			MAT. FIN.									
	413	REFUSE ROOM	MAT. FIN.	WD EF	WD R	GB PT	GB PT	GB PT	GB PT	GB PT		
	414	ELECTRICAL CLOSET	MAT. FIN.	WD EF	WD R	GB PT	GB PT	GB PT	CONC/GB PT	GB PT		
		ELEVATOR	MAT. FIN.									
4TH FLOOR			MAT. FIN.									
	E1	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT	--	
	E2	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT		
	E3	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT		
STAIRS	E4	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT		
	W1	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT		
	W2	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT		
	W3	STAIR	MAT. FIN.	CONC EF	CONC R	CONC PT	CONC PT	CONC PT	CONC PT	CONC PT		
UNIT A/ UNIT AR	A1	KITCHEN	MAT. FIN.	WD LVT	WD MDF	-- PT	GB PT	GB PT	GB PT	GB PT		ALL CLOSETS TO BE PAINTED
	A2	BATHROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		
	A3	LIVING/ DINING	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	-- PT	GB PT	GB PT		
	A4	BEDROOM	MAT. FIN.	WD LVT	WD MDF	GB PT	GB PT	GB PT	GB PT	GB PT		CLOSET TO BE PAINTED
			MAT. FIN.									
			MAT. FIN.									

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-28	BBA



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
ROOM FINISH SCHEDULE

DESIGN BY:
BBA

DRAWN BY:
BBA

DOOR TYPES

M: Solid door.

M1: Solid door with 2 peep holes. Height: 1524mm. Width: 1100mm.

M2: Interior suite doors.

AL2: Aluminum door.

2G: Glazing as scheduled. Top: 153mm. Height: 1067mm. Width: 903mm.

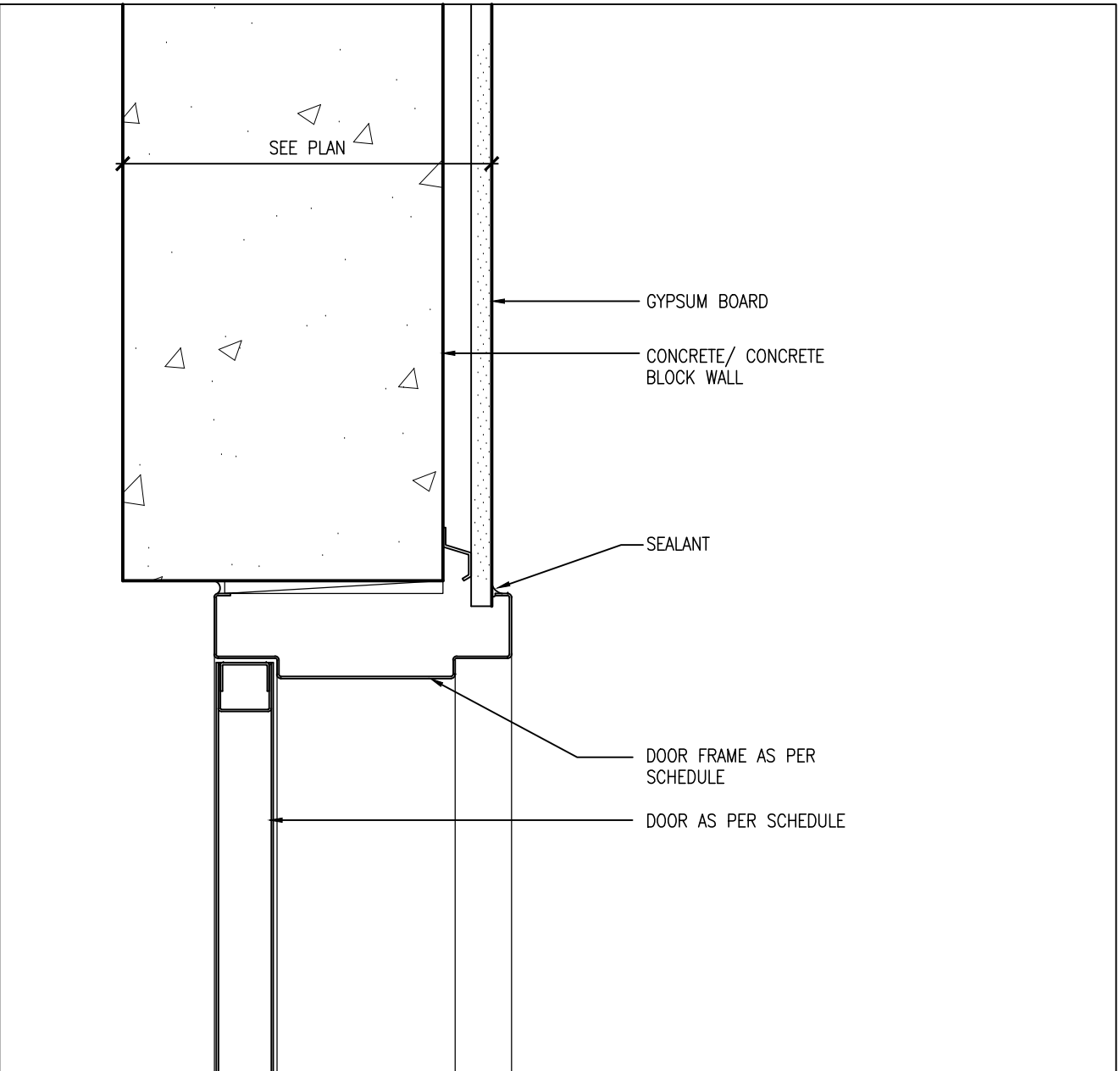
NL: Glazing as scheduled. Top: 152mm. Height: 900mm.

SLD: Sliding door.

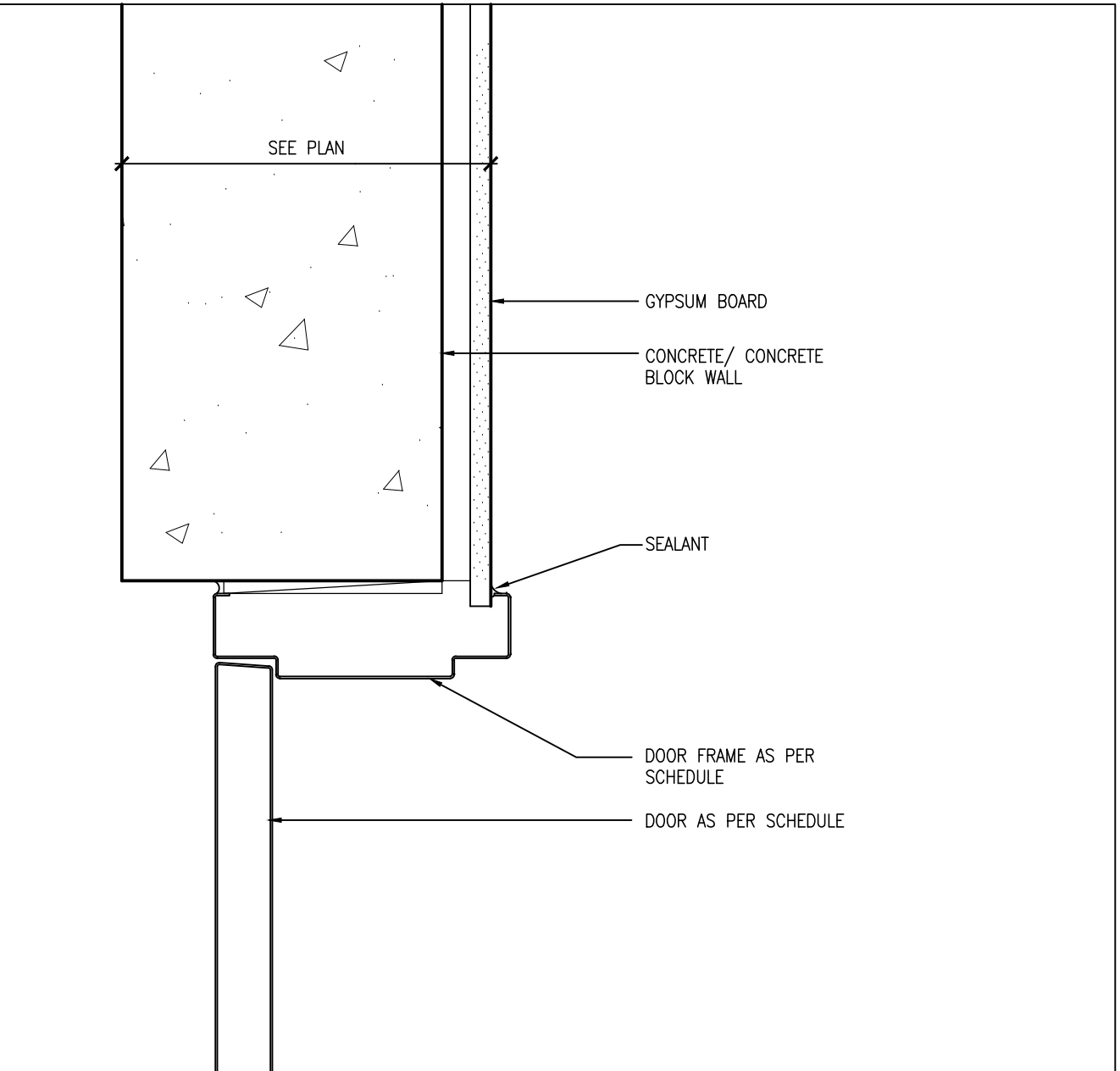
- A. GLASS PANELS IN DOORS TO COMPLY WITH BARRIER FAN VISIBILITY REQUIREMENTS.
- B. ALL EXTERIOR FRAMES SHALL BE INSULATED.
- C. ALUMINUM EXTERIOR DOORS TO HAVE INSULATION FRAMES.
- D. PREPARE DOORS AND FRAMES FOR WEATHERSTRIPPING WERE INDICATED. CONDUITS SHALL BE CONCEALED IN FRAMES.
- E. REMOVE AND REINSTALL (MISC. ELECTRONIC ATTACHMENTS) AS PER EXISTING DOOR LOCATIONS. PATCH, REPAIR AND MAKE GOOD ALL AFFECTED SURFACES.
- F. ALL EXTERIOR DOORS SHALL HAVE WEATHERSTRIPPING & ALUMINUM THRESHOLD.
- G. ALL EXTERIOR GLAZING SHALL BE TYPE GL1 UNLESS NOTED OTHERWISE.
- H. ALL DOORS IN FIRE SEPARATION LOCATIONS SHALL HAVE LATCHING DEVICE.
- J. ALL INTERIOR PRESSED STEEL FRAME DEPTHS SHALL BE WRAPPED THE INTERIOR WALL.

GL1	25mm DOUBLE GLAZED UNITS (CLEAR)
GL2	SINGLE GLAZED TEMPERED GLASS (CLEAR)

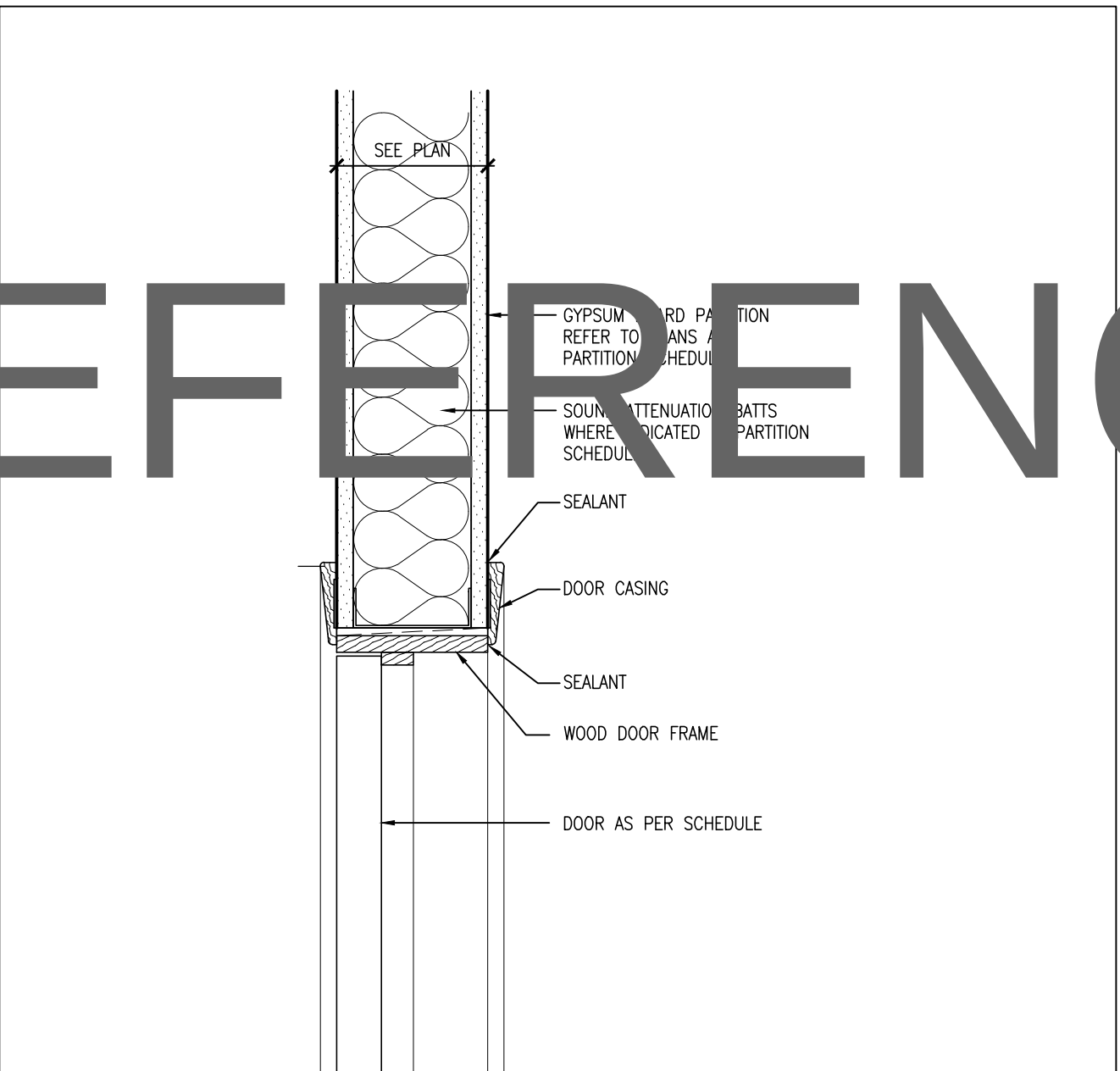
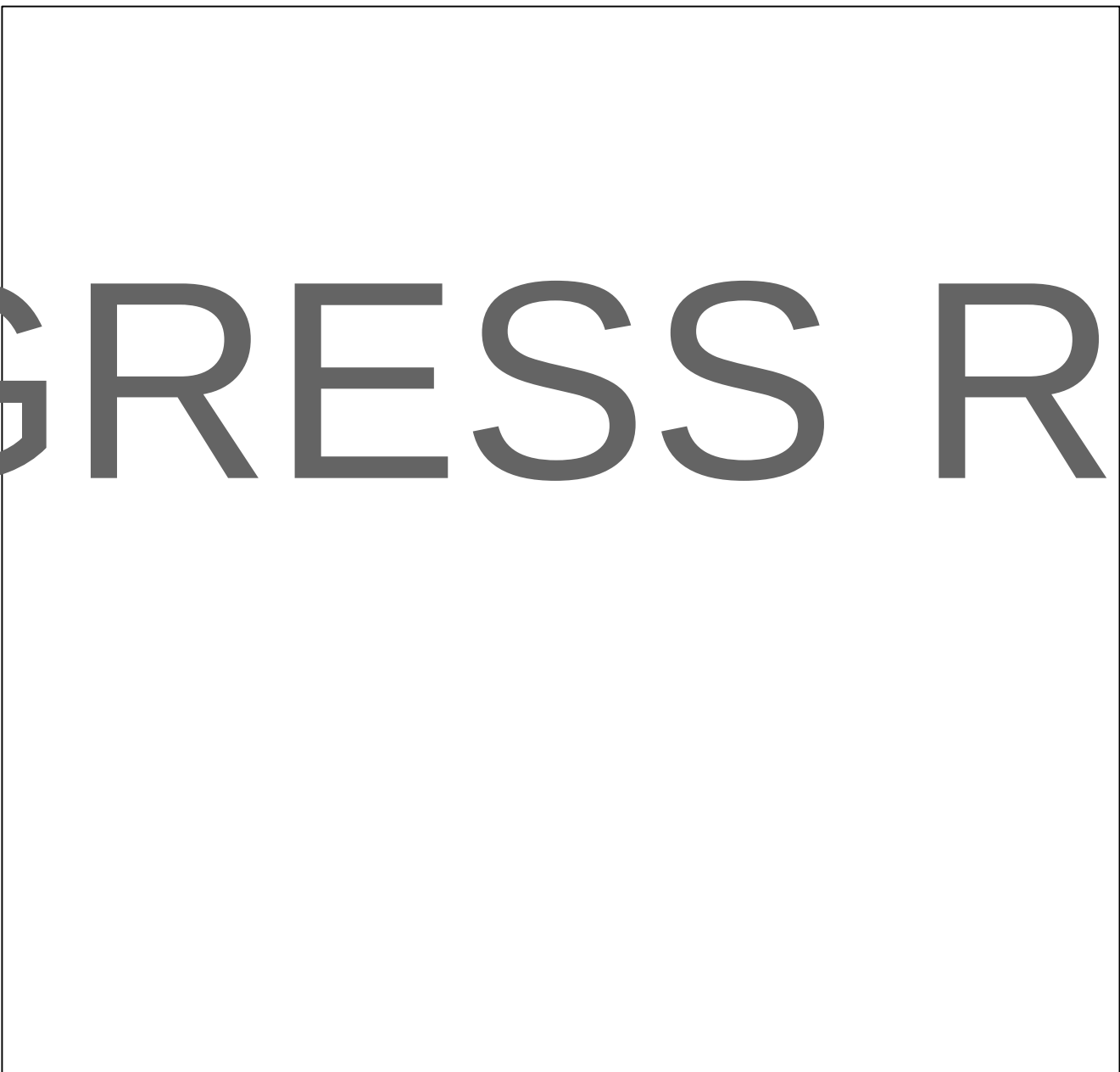
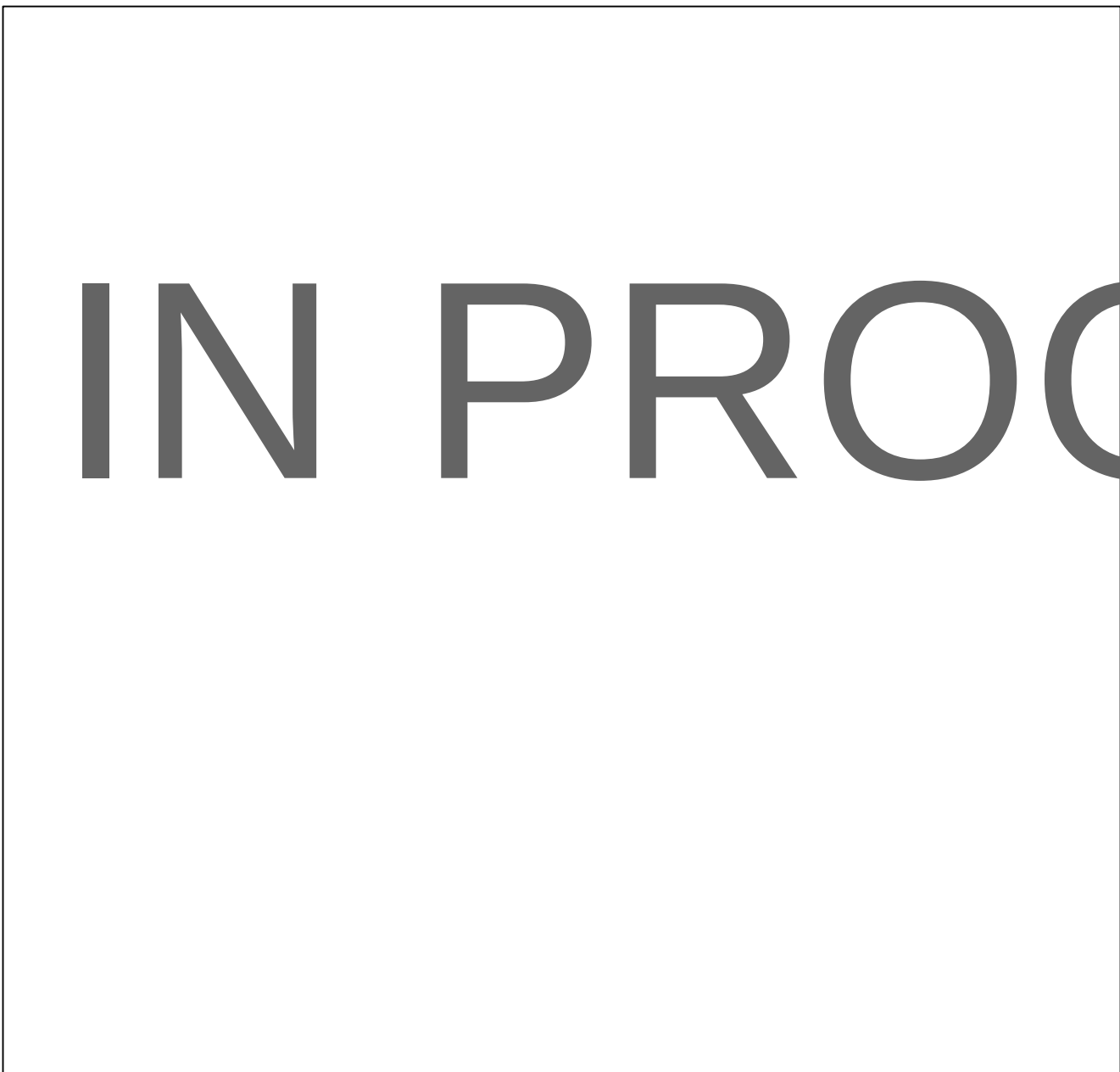
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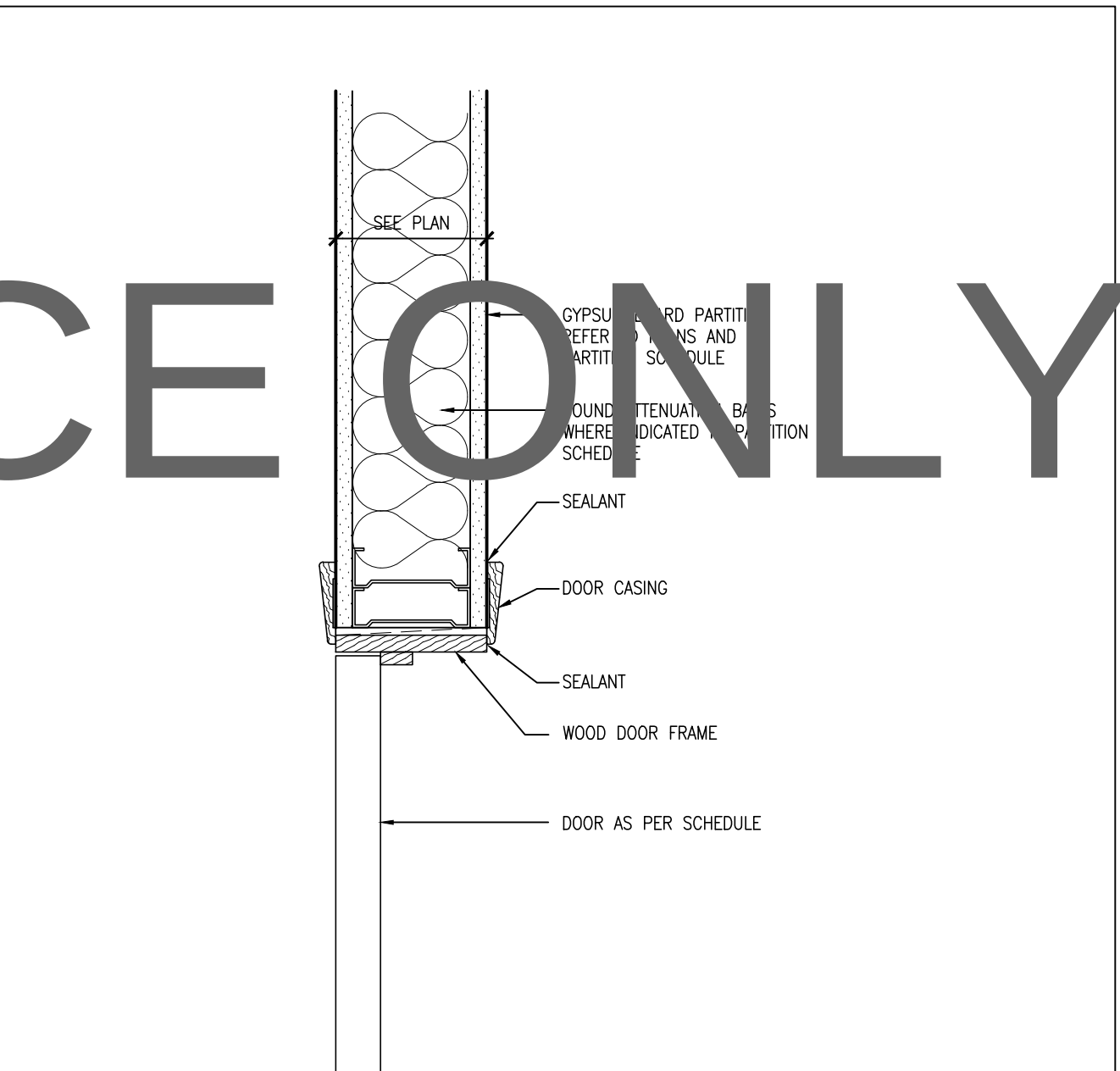
6 HEAD H3
A903 1:5



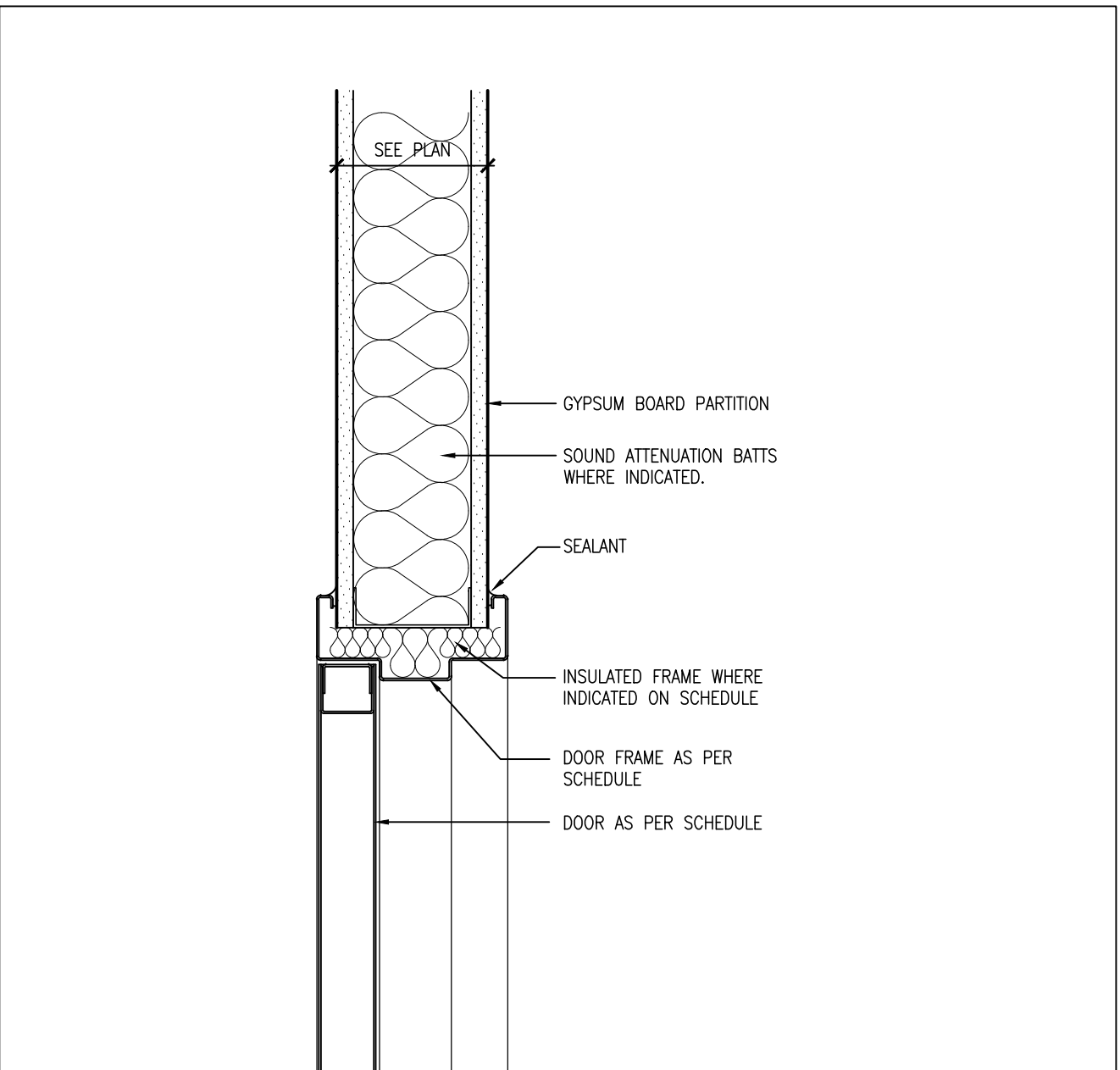
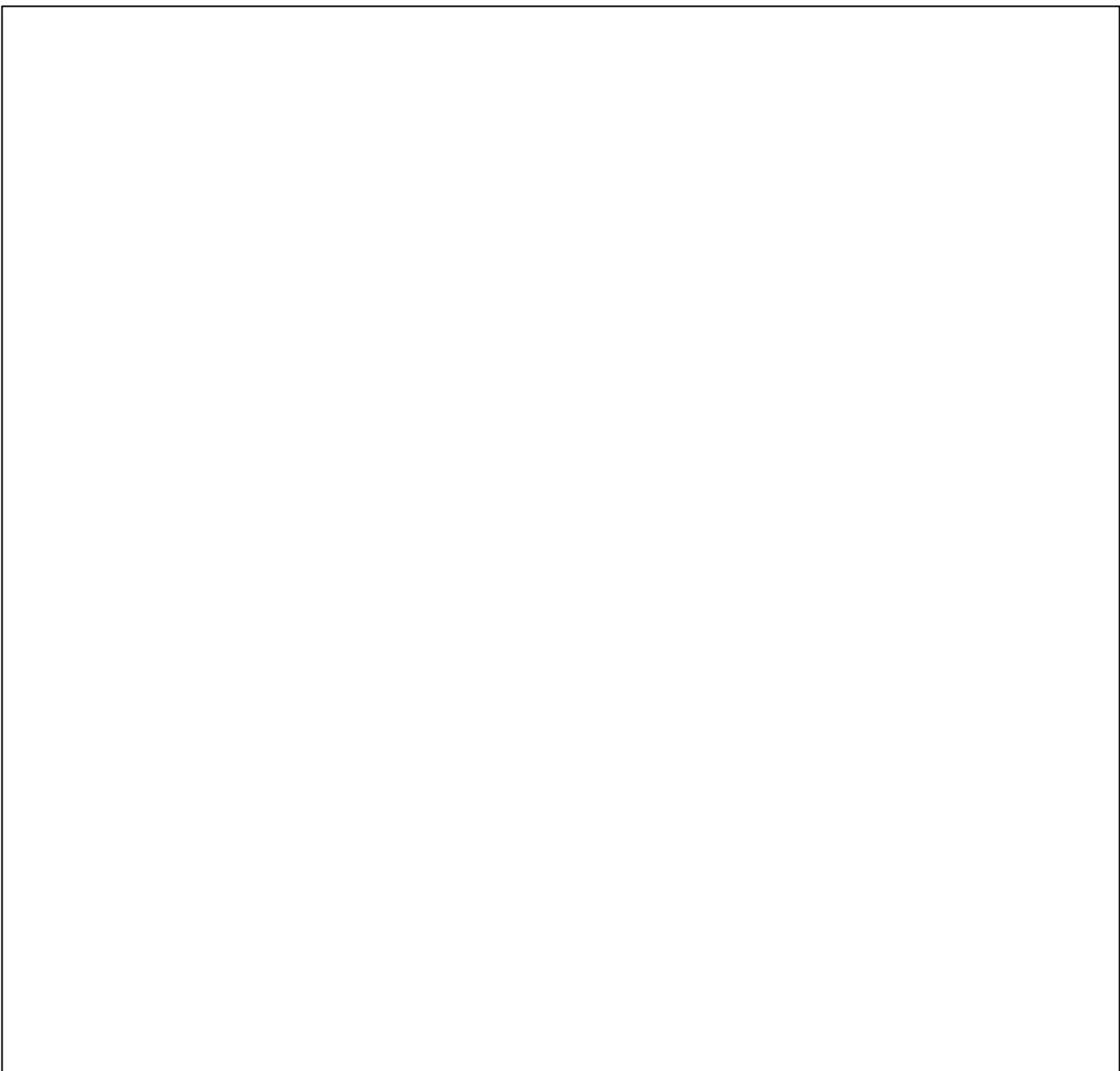
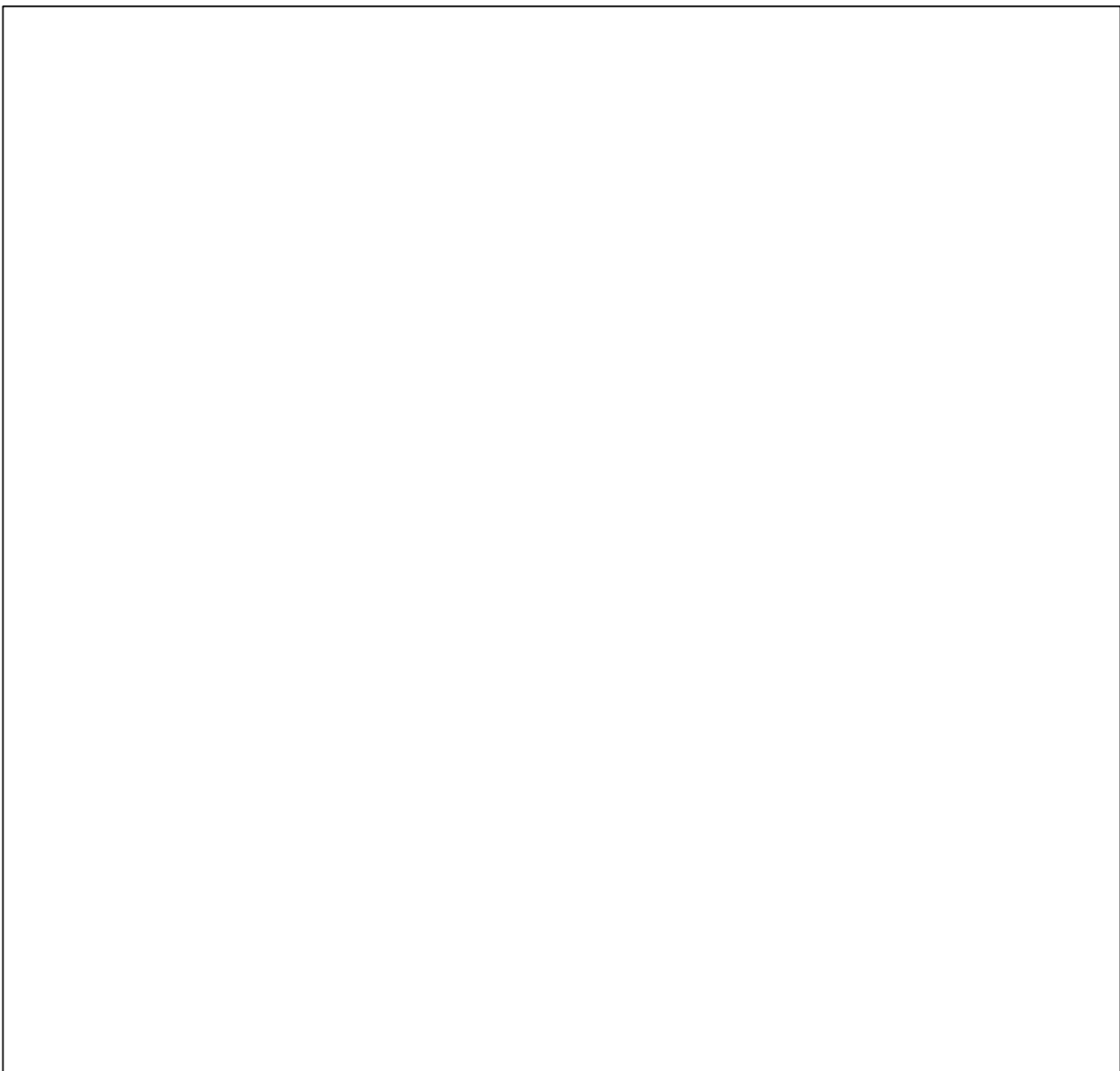
3 JAMB J3
A903 1:5



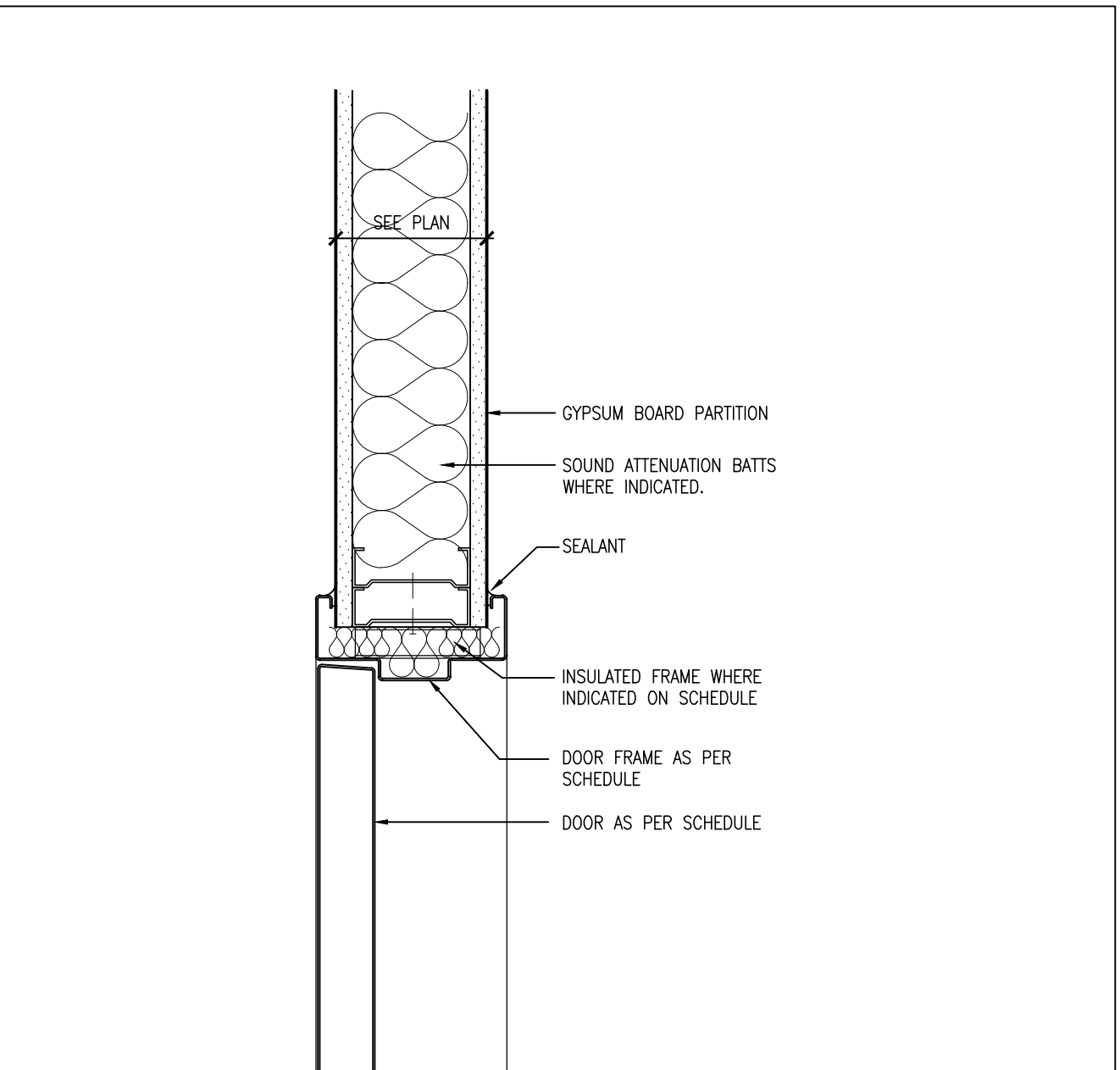
5 HEAD H2
A903 1:5



2 JAMB J2
A903 1:5



4 HEAD H1
A903 1:5



1 JAMB J1
A903 1:5

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NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR 90% REVIEW	2026-08-21	BBA
2	ISSUED FOR PERMIT	2026-08-25	BBA

IN PROGRESS REFERENCE ONLY



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
DOOR HEAD & JAMB
DETAILS

DESIGN BY: BBA SEAL:
DRAWN BY: BBA
CHECKED BY:
DATE: JUNE 2026
SCALE: AS NOTED
PROJECT NO: DRAWING NO:

25271 A903

GENERAL

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF ALL RELEVANT CODES AND STANDARDS.
- CONFORM TO OWNER'S GENERAL SPECIFICATIONS INCLUDING ALL SAFETY REQUIREMENTS.
- SITE VERIFY ALL DIMENSIONS AND LEVELS.
- KEEP THE SITE THROUGHOUT THE WORK AREA IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES TO THE SATISFACTION OF THE OWNER.
- ALL STRUCTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS.

TEMPORARY WORKS

- THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORKS REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS.
- IN THE EXECUTION OF THE TEMPORARY WORKS AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORKS IN PLUMB AND ALIGNMENT AND FREE FROM EXCESSIVE DEFLECTION.
- ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF CONSTRUCTION MATERIALS ON THE FLOORS ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ARCHITECT.
- SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORKS FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.

EXCAVATION, BACKFILLING AND GRADING

CODES, REGULATIONS

- CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND THE WORKPLACE HEALTH AND SAFETY ACT.
- PROVIDE MINIMUM 8" TOPSOIL BELOW ANY DISTURBED GREEN SCAPE AREAS TO BE RESTORED PRIOR TO SOODING.

EXAMINATION

- BEFORE TENDERING THE WORK, THE CONTRACTOR SHALL EXAMINE THE SITE AND ASCERTAIN THE EXTENT AND NATURE OF THE MATERIAL IT MAY BE NECESSARY TO REMOVE TO PROVIDE FOR THE DEPTHS, LEVELS AND GRADIES REQUIRED, TO ASSURE HIMSELF THAT HIS DETERMINATIONS ARE MADE IN CONFORMITY WITH THE DRAWINGS AND SPECIFICATIONS.

SETTING OUT WORK

- THE DRAWINGS INDICATE THE SITE COMPONENTS LOCATION, AND PROPOSED AND FINAL GRADIES. BE RESPONSIBLE TO CONSTRUCT THE WORK ACCORDING TO LEVELS AND LOCATIONS SHOWN ON THE DRAWINGS, REPORT ANY ERRORS OR DISCREPANCIES TO THE CONSULTANT BEFORE COMMENCING WITH THE WORK. COMMENCEMENT OF ANY PART OF THE WORK SHALL CONSTITUTE ACCEPTANCE OF DRAWINGS AS BEING CORRECT.
- EMPLOY A COMPETENT INSTRUMENT MAN AND PROVIDE ALL LINES AND LEVELS, LIMIT LINES AND BOUNDARY STAKES FOR THE EXECUTION OF THE WORK AS REQUIRED. ALL BENCH MARKS SHALL BE CAREFULLY PROTECTED.
- PROVIDE ALL SUBCONTRACTORS WITH, AND BE RESPONSIBLE FOR, ALL LINES, LEVELS AND DIMENSIONS WHICH SUCH TRADES REQUIRE TO RELATE THEIR WORK TO THE WORK OF THE CONTRACTOR OR OTHER TRADES. ALL TRADES SHALL BE NOTIFIED THAT ALL SUCH LEVELS AND DIMENSIONS MUST BE OBTAINED FROM THE CONTRACTOR.

PROTECTION

- PROTECTION OF EXISTING SERVICES
- BEFORE STARTING THE WORK, VERIFY THE LOCATION OF ALL KNOWN UNDERGROUND SERVICES AND UTILITIES OCCURRING IN THE WORK SITE AREA.
- NOTIFY THE OWNER, PUBLIC UTILITY OR MUNICIPAL AUTHORITIES IN ADVANCE OF PLANNED EXCAVATIONS ADJACENT TO THEIR SERVICES.
- TAKE CARE NOT TO DAMAGE OR DISPLACE ENCOUNTERED KNOWN AND UNKNOWN SERVICES.
- WHEN SUCH SERVICES ARE ENCOUNTERED DURING THE EXECUTION OF WORK, IMMEDIATELY NOTIFY THE CONSULTANT AND PROTECT, BRACE AND SUPPORT ACTIVE SERVICES. WHERE REPAIRS TO THESE SERVICES BECOME NECESSARY USE THE FOLLOWING PROCEDURE:
 - KNOWN SERVICES: REPAIR AT NO EXPENSE TO THE OWNER.
 - UNKNOWN SERVICES: FORWARD TO THE CONSULTANT A COMPLETE BREAKDOWN OF THE ESTIMATED COST OF SUCH WORK. PROCEED ONLY UPON WRITTEN AUTHORIZATION.
- IN THE CASE OF DAMAGE TO, OR CUTTING OFF OF AN ESSENTIAL SERVICE, NOTIFY CONSULTANT, THE OWNER, AND PUBLIC UTILITY OR MUNICIPAL AUTHORITIES IMMEDIATELY AND REPAIR THE SERVICE UNDER THE CONSULTANT'S DIRECTION.

- BACKFILL
 - ASSUME REUSE EXISTING COMPACT SOIL AND INFILL BALANCE OF GRANULAR MATERIAL/TOPSOIL AS REQUIRED TO ACCOMPLISH WORK ON PROJECT.
 - ALL FILL SHALL BE STORED ON SITE IN A LOCATION APPROVED BY THE OWNER/CONSULTANT AND SHALL BE PROTECTED AS REQUIRED FOR RE-USE.

EXCAVATION WORK

- REMOVE ALL CONCRETE, MASONRY, RUBBLE OR OTHER CONSTRUCTION DEBRIS ENCOUNTERED DURING THE WORK.
- KEEP EXCAVATION FREE OF WATER BY BAILING, PUMPING OR A SYSTEM OF DRAINAGE AS REQUIRED AND PROVIDE PUMPS, SUCTION AND DISCHARGE LINES OR WELL POINTS OF SUFFICIENT CAPACITY AND MAINTAIN UNTIL SUCH TIME AS THE PERMANENT DRAINAGE SYSTEM IS INSTALLED OR UNTIL THE CONSULTANT'S APPROVAL OF REMOVAL OF EQUIPMENT IS OBTAINED. TAKE ALL NECESSARY MEASURES TO PREVENT FLOW OF WATER INTO THE EXCAVATION.
- PROTECT THE BOTTOM AND SIDES OF EXCAVATED PITS AND TRENCHES FROM FREEZING. PROTECT ALSO FROM EXPOSURE TO THE SUN AND WET WEATHER TO PREVENT CAVE-INS AND SOFTENING OF THE BED UPON WHICH CONCRETE OR DRAINS REST.
- EXCAVATIONS MUST NOT INTERFERE WITH THE NORMAL 45 DEGREE PLANE OF BEARING FROM THE BOTTOM OF ANY FOOTING.
- KEEP BOTTOMS OF EXCAVATIONS CLEAN AND CLEAR OF LOOSE MATERIALS LEVELLED AND STEPPED AT CHANGES OF LEVELS WITH EXCEPTION OF EXCAVATIONS MADE FOR DRAINAGE PURPOSES AND THOSE SLOPE AS REQUIRED.
- IF THE EXCAVATIONS REVEAL SEEPAGE ZONES, SPRINGS OR OTHER UNEXPECTED SUB-SURFACE CONDITIONS WHICH MAY NECESSITATE REVISIONS OR ADDITIONS TO ANY DRAINAGE SYSTEM, INFORM THE CONSULTANT IMMEDIATELY SO THAT REMEDIAL CAN BE TAKEN.

BACK FILLING

- PROCEED PROMPTLY WITH BACKFILLING AS THE BUILDING REPAIRS PROGRESSES, AND AS WORK TO BE BACKFILLED HAS BEEN INSPECTED AND APPROVED BY THE CONSULTANT. THE BACKFILL SHOULD BE PLACED IN LIFTS NOT GREATER THAN 200mm THICK IN THE LOOSE STATE, EACH LIFT BEING COMPACTED WITH A SUITABLE COMPACTOR TO THE SPECIFIED DENSITY.
- DO NOT COMMENCE BACKFILLING OPERATIONS UNTIL SITE DRAINAGE SYSTEMS AND WATERPROOFING HAS BEEN INSPECTED AND APPROVED BY CONSULTANT.
- WITHDRAW SHORING MATERIAL DURING BACKFILL. LUMBER LEFT IN PLACE WITHOUT THE CONSULTANT'S APPROVAL WILL NOT BE PAID FOR BY THE OWNER.
- WHERE FILL IS PLACED ADJACENT TO STRUCTURES OR VULNERABLE BUILDING COMPONENTS OR IN RESTRICTED AREAS, THE FILL SHALL BE COMPACTED TO THE SAME DEGREE AS SPECIFIED BY SUITABLE EQUIPMENT APPROVED BY THE CONSULTANT. AVOID DAMAGE TO OR DISPLACEMENT OF EXISTING/NEW STRUCTURES.
- ADD WATER IN AMOUNTS REQUIRED ONLY TO ACHIEVE THE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D1557.
- BACKFILL SHALL BE FREE OF SNOW AND ICE, TOPSOIL, CONSTRUCTION DEBRIS AND OVERSIZED BOULDERS GREATER THAN 150mm.

FOUNDATIONS

- ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL APPROVED BY THE GEOTECHNICAL CONSULTANTS. REPORT ANY DOUBTFUL BEARING CONDITIONS TO THE STRUCTURAL ENGINEER BEFORE PLACING FOOTINGS. REFER TO SOLS REPORT FOR EXCAVATION, BACKFILLING AND Dewatering PROCEDURES.
- SEE SOIL REPORT PREPARED BY: CAMBIUM, REF #02601182.000, DATED MAY 6, 2026.
- FROST COVER: BOTTOM OF FOUNDATION WALL AND GRADE BEAMS TO HAVE A MINIMUM 1500 COVER TO FINISHED EXTERIOR GRADE FOR FROST PROTECTION UNLESS NOTED.
- MATERIALS FOR BACKFILL SHALL BE GRAN 'A' AND GRAN 'B' CONFORMING TO OPSS STANDARDS COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
- ALL PIERS AND FOOTINGS UNDER COLUMNS TO BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE ON THE PLAN.
- DESIGN BEARING PRESSURE IS ASSUMED AS 150 kPa (SLS). TO BE CONFIRMED WITH GROUND IMPROVEMENT PLAN.

CONCRETE

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

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

- NO ADDITIONAL WATER SHALL BE ADDED AT THE JOB SITE. CONCRETE WHICH HAS BEEN WATERED OR DOES NOT MEET SPECIFICATIONS SHALL BE REJECTED.
- DURING WINTER WEATHER BELOW 5 °C PROVIDE TEMPORARY HEATING OF CONCRETE IN ACCORDANCE WITH THE REQUIREMENTS OF CSA A23.1, LATEST EDITION.
- STRUCTURAL GROUT SHALL BE NON-SHRINK, NON METALLIC M-BED STANDARD PREMIX BY Sika OR APPROVED EQUAL.
- WHEN PIPES, CONDUITS, OR SLEEVES ARE REQUIRED TO PENETRATE CONCRETE ASSEMBLIES, THE FOLLOWING SHALL BE OBSERVED:
 - SPACING OF SUCH ITEMS SHALL BE 3x DIAMETER C/C.
 - CONCRETE SHALL NOT BE PENETRATED WITHIN 600mm (24") OF CONCENTRATED LOADS.
 - ANY PENETRATIONS SHALL BE A MINIMUM OF 600mm (24") FROM ALL EDGES, SUCH AS ENDS AND TOPS OF WALLS.
 - FOR ANY PENETRATIONS GREATER THAN 300mm (12"), CONSULT THE ENGINEER FOR REVIEW AND DETERMINATION OF EXTRA REINFORCEMENT REQUIREMENTS.

CONCRETE REINFORCEMENT

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

LOCATION	CLEAR COVER
FOOTINGS	75mm(3") UNDERSIDE 50mm(2") TOP AND ENDS
WALLS	50mm(2") AGAINST EARTH (20W BAR OR GREATER) 40mm(1½") AGAINST EARTH (15M BAR) 40mm (½") AGAINST FORM (20W BAR OR GREATER) 25mm (1") AGAINST FORM (15M BAR)
SLABS	25mm(1") TOP BARS 25mm(1") BOTTOM BARS
COLUMNS/PIERS	40mm(1½") TO TIES
SURFACE IN CONTACT WITH GROUND	75mm(3")

- DETAIL REINFORCING STEEL IN ACCORDANCE WITH "REINFORCING STEEL MANUAL OF STANDARD PRACTICE" LATEST EDITION.
- REINFORCING BAR SPICES FOR DEFORMED BARS: COLUMNS – COMPRESSION LAP UNLESS NOTED WALLS – CLASS 'B' TENSION SPICE UNLESS NOTED ALL OTHERS – CLASS 'B' TENSION LAP UNLESS NOTED
- ALL REINFORCING STEEL SHALL BE DEFORMED HARD GRADE BILLET STEEL CONFORMING TO CSA G30.18 GRADE 400.
- WELDED STEEL WIRE FABRIC, PLAIN TYPE CONFORMING TO ASTM A1064/A1064M-17 IN FLAT SHEETS NOT ROLLED.
- ALL CONCRETE REINFORCEMENT MUST BE PROPERLY CHAIRED WITH APPROVED BAR SUPPORTS.
- 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 CHAIRS TO BE PLASTIC, PLASTIC TIPPED OR CONCRETE. ALL TIE WIRE, CHAIRS AND BAR SUPPORTS USED FOR COATED REINFORCING SHALL BE NON-METALLIC OR PROTECTED WITH ACCEPTABLE COATING.
- CHAIRS SHALL BE SPACED AT 1200mm(4'-0")O.C. MAXIMUM.

SLAB ON GRADE

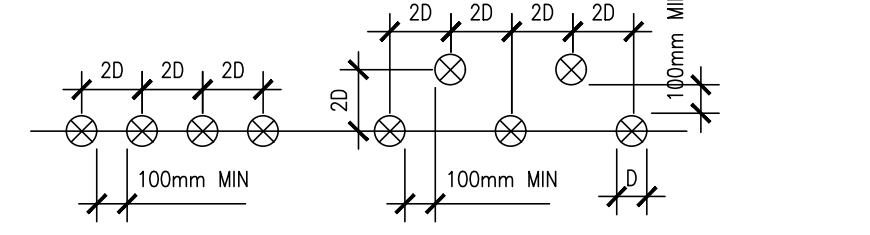
- CAST SLAB ON GRADE ON 300mm (12")MIN CRUSHED STONE AND COMPACTED SUB-GRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS OF COMPOSITION OF MATERIALS BELOW GRADE (INSULATION AND VAPOUR BARRIER).
- SAWCUT WITHIN 6 TO 18 HOURS. REFER TO THE DRAWINGS FOR SAWCUT REQUIREMENTS.
- DO NOT CAST SLAB MORE THAN 30 METERS IN LENGTH IN EITHER DIRECTION. PLACE SLAB IN STRIP PATTERN. KEY CONSTRUCTION JOINTS AS DETAILED.
- MAINTAIN MINIMUM SPECIFIED THICKNESS AT ALL DEPRESSIONS AND CHANGES IN ELEVATIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATION OF ALL FINISHES, DEPRESSIONS AND SLOPES.
- WELDED WIRE MESH REINFORCING IN SLABS ON GRADE MUST BE PROPERLY CHAIRED. LIFTING OF THE WIRE MESH DURING POURS WILL NOT BE ACCEPTED.

CONDUITS, PIPES AND SLEEVES EMBEDDED IN CONCRETE

SEE ALSO CSA-A23.1 – CLAUSE 13.5

EXCEPT WHEN APPROVED BY THE STRUCTURAL ENGINEER, PIPES, CONDUITS, AND SLEEVES EMBEDDED IN CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

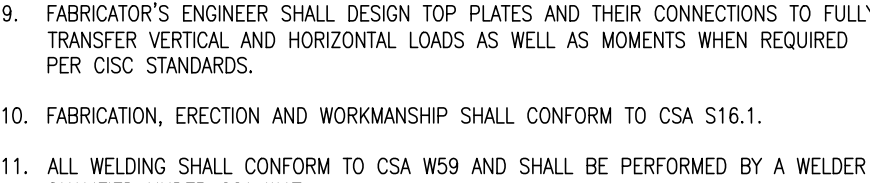
- GENERAL
- NOT WITHSTANDING THE SATISFYING OF THESE GUIDELINES, THE CONDUIT, SLEEVES, PIPES, ETC. SHALL NOT IMPAIR THE STRUCTURAL STRENGTH AND SHALL BE MOVED IF SO DIRECTED BY THE STRUCTURAL ENGINEER.
- CENTRELINE SPACING TO BE NOT LESS THAN 3 DIAMETERS – UNLESS NOTED OTHERWISE.
- CENTRELINE SPACING BETWEEN PARALLEL CONDUIT AND REINFORCING BARS TO BE 3 DIAMETERS – UNLESS NOTED OTHERWISE.
- ADD REINFORCING AT POINTS OF CONGESTION AS DIRECTED BY STRUCTURAL ENGINEER.
- FOR SLABS – CONDUITS IN THE PLANE OF THE SLAB.
- LOCATE BETWEEN TOP AND BOTTOM REINFORCING.
- MAXIMUM SIZE IN ONE LAYER TO BE NOT MORE THAN 1/4 CONCRETE THICKNESS.
- THREE LAYERS OR MORE CROSSING WILL NOT BE PERMITTED.
- FOR COLUMNS – ELECTRICAL BOXES, CONDUIT, SLEEVES OR EMBEDDED PIPES ARE NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- FOR BEAMS – THE TOTAL MAXIMUM SIZE OF HORIZONTAL CONDUIT PARALLEL TO THE BEAM NOT TO EXCEED 4% OF THE AREA. NO SLEEVES THRU ANY BEAMS OR SLAB BANDS UNLESS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
- FOR SHEAR WALLS – ELECTRICAL BOXES, CONDUIT, SLEEVES OR EMBEDDED PIPES ARE NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- FOR NON-SHEAR WALLS – CONDUIT, SLEEVES OR EMBEDDED PIPES: MAX. DIAMETER = 1/4 WALL THICKNESS.
 - NO HORIZONTAL RUNS PERMITTED.
 - VERTICAL RUNS TO HAVE MINIMUM 50mm CONCRETE COVER AND SHALL HAVE A MINIMUM CLEAR SPACING OF 4 DIAMETERS.
- SPACING OF SLEEVES THROUGH FLAT SLABS TO BE NOT LESS THAN THE FOLLOWING:



- GUIDELINES FOR SLEEVES
- SLEEVES IN FLAT SLABS NOT TO BE LOCATED NEXT TO COLUMNS UNLESS APPROVED BY ENGINEER IN WRITING.
- CLEAR DIMENSION FOR SLEEVES TO COLUMNS TO BE 1200mm MIN. UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL HSS AND W SECTIONS TO BE G40.21M-350W CLASS C. ALL OTHERS TO BE G40.21M-300W.
- DESIGN FORCES INDICATED ON DRAWINGS FOR STRUCTURAL STEEL WORK ARE UN-FACTORED FORCES UNLESS NOTED OTHERWISE.
- ALL CONNECTIONS TO BE DESIGNED BY FABRICATOR UNLESS NOTED OTHERWISE. ALL BEAM CONNECTIONS TO BE STANDARD SHEAR CONNECTIONS IN COMPLIANCE WITH CISC, UNLESS NOTED OTHERWISE.
- PROVIDE SHOP DRAWINGS OF COMPONENTS AND CONNECTIONS DESIGNED BY THE FABRICATOR'S ENGINEER. DRAWINGS SHALL BE SIGNED AND SEALED BY THAT ENGINEER.
- FABRICATOR'S ENGINEER MUST BE LICENSED IN THE PROVINCE OF ONTARIO.
- ALL ERECTION BOLTS SHALL BE ASTM GRADE A325 MASONRY AND SHALL BE DESIGNED BY STEEL FABRICATOR'S ENGINEER FOR TRANSFER OF ALL LOADS.
- BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTION PIECE AND DESIGNED AS BEARING CONNECTIONS U.N.O.
- UNLESS NOTED OTHERWISE, WHERE BEAMS FRAME OVER COLUMNS, PROVIDE FULL HEIGHT, FULL WIDTH STIFFENER PLATES ON EACH SIDE OVER COLUMN AS SHOWN BELOW:



- FABRICATOR'S ENGINEER SHALL DESIGN TOP PLATES AND THEIR CONNECTIONS TO FULLY TRANSFER VERTICAL AND HORIZONTAL LOADS AS WELL AS MOMENTS WHEN REQUIRED PER CISC STANDARDS.
- FABRICATION, ERECTION AND WORKMANSHIP SHALL CONFORM TO CSA S16.1.
- ALL WELDING SHALL CONFORM TO CSA W59 AND SHALL BE PERFORMED BY A WELDER QUALIFIED UNDER CSA W47.
- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP APPLIED COAT OF PRIMER. SPOT PRIME ALL WELDED AREAS.
- REMOVE PAINT FILM FROM ALL STEEL SURFACES TO BE WELDED. SPOT PRIME AS REQUIRED.
- ALL WELDED CONNECTIONS SHALL BE WITH CSA W48 SERIES ELECTRODES.
- PROVIDE DRAINAGE HOLES TO ARCHITECT'S APPROVAL IN ALL EXPOSED EXTERIOR HSS FRAMING.
- PROVIDE CAP PLATES ON ALL HSS FRAMING MEMBERS UNLESS NOTED OTHERWISE.
- DO NOT CUT OR CORE ANY OPENINGS IN ANY STRUCTURAL STEEL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
- 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.
- ALL EXTERIOR EXPOSED STEEL SHALL BE HOT DIP GALVANIZED.

ENGINEERED WOOD JOISTS

- TJ4 – SERIES WOOD JOISTS BY TRUSS JOIST CANADA LTD. "I" BEAMS BY JAGER INDUSTRIES INC., QNI-SERIES BY GANG-NAL CANADA ARE ALL ACCEPTABLE STANDARDS OF ENGINEERED WOOD JOISTS. PROVIDE ENGINEERED JOISTS WHICH MEET THIS ACCEPTABLE STANDARD OF QUALITY AND/OR ARE REVIEWED EQUIVALENT BY THE ARCHITECT/ STRUCTURAL ENGINEER.
- ALL ENGINEERED WOOD JOISTS TO BE DESIGNED FOR LOADING AS SHOWN ON THE STRUCTURAL DRAWINGS.
- JOIST MANUFACTURER TO SUPPLY AND INSTALL ALL NECESSARY AND ADEQUATE HARDWARE, INCLUDING ANY JOIST HANGERS AND/OR NAILERS TO COMPLETE ALL STRUCTURAL DETAILS FOR TRANSFER OF LOADS TO STEEL BEAMS AND COLUMNS.
- PROVIDE AT LEAST 2 ROWS OF "X" BRIDGING AT 3RD POINTS OF SPAN OF JOIST FOR STIFFENING AND LOAD SHARING.

ENGINEERED WOOD JOISTS(cont.)

- JOIST MANUFACTURER TO SUPPLY ADEQUATE BEARING STIFFENER AT EACH END OF JOIST FOR TRANSFER OF REACTIONS TO BEAMS OR COLUMNS.
- THE ENGINEERED JOIST SUPPLIER SHALL SPECIFY ALL ERECTION REQUIREMENTS AND PROVIDE ALL NECESSARY, TEMPORARY AND PERMANENT BRACING.
- DEFLECTION: TOTAL LOAD (LIVE AND DEAD)
FLOOR JOISTS = L/240
LIVE LOAD
FLOOR JOISTS = L/360
- COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE MAXIMUM JOIST SIZE AND SPACING AS SHOWN ON DRAWINGS.
- COMPLY WITH ALL MANUFACTURERS PUBLISHED INSTRUCTIONS/ REQUIREMENTS FOR INSTALLATION OF TJ4 JOISTS.
- PROVIDE ENGINEERED HANGERS TO SUPPORT APPLIED LOADING AS REQUIRED.

LUMBER NOTES

- STRUCTURAL LUMBER TO BE GRADE MARKED TO CONFORM TO CSA STANDARD 0141.
- FASTENINGS FOR EXTERIOR WORK: NAILS, BOLTS, STEEL STRAPS AND WELDED CONNECTIONS TO BE HOT DIP GALVANIZED AND CONFORM TO CAN3-86-M80.
- LUMBER TO LUMBER CONNECTIONS IN SAME PLANE SHALL BE MADE WITH APPROVED JOIST HANGERS OR FRAMING ANCHORS.
- DESIGN OF TRUSSES SHALL CONFORM TO PART 4 OF OBC ON SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO.
- UNLESS OTHERWISE NOTED ON PLAN, THE FOLLOWING SHALL BE THE MINIMUM GRADES USED: TRUSSES: SPF 2
- PROVIDE ERECTION DRAWINGS IN ACCORDANCE WITH M.O.L. STANDARDS FOR SEQUENTIAL ERECTION.
- 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.
- 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.
- SUBMIT SHOP DRAWINGS OF PREFAB ENGINEERED LUMBER ROOF TRUSS FRAMING AND ERECTION.
- INSTALL ALL LUMBER TRUSSES TO MANUFACTURER'S RECOMMENDED DETAILS INCLUDING ALL NECESSARY BLOCKING, WEB STIFFENERS AND BRACING.
- 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.
- 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.
- 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.

PRECAST/ PRESTRESSED HOLLOW-CORE SLAB

- DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE ONTARIO BUILDING CODE AND CSA STANDARD A23.4 M/8.
- PRE STRESSED HOLLOW-CORE SLAB SHALL BE DESIGNED BY MANUFACTURER TO CARRY THE SUPERIMPOSED LOADS INDICATED ON THE DRAWING.
- PROVIDE 90mmx3mm (MIN) MASONITE BEARING PADS ON MASONRY AND 75mmx3mm (MIN) MASONITE BEARING PADS ON STRUCTURAL STEEL.
- PROVIDE REINFORCEMENT FOR ANCHORAGE TO ALL BEAMS AND WALLS.
- TOP SURFACE OF ADJACENT PANELS TO BE FLUSH PRIOR TO GROUTING JOINTS.
- ALL CEILING LONGITUDINAL JOINTS TO BE CAULKED.
- UNDERSIDE OF SLAB SURFACE SHALL HAVE A "STANDARD FINISH" IN ACCORDANCE WITH CSA A23.4-M78.
- SLAB SHALL HAVE A FIRE RATING AS SHOWN ON ARCHITECTURAL DRAWINGS.
- SUBMIT SHOP DRAWING TO THE CONSULTANT FOR REVIEW INDICATING CONCRETE DIMENSIONS, DESIGN LOADS, SLAB REINFORCEMENT, ANCHORAGE CONNECTIONS, ESTIMATED CHAMBER AND DEAD WEIGHT.
- ALL SHOP DRAWINGS MUST BE STAMPED BY A PROFESSIONAL ENGINEER FROM THE PROVINCE OF ONTARIO.
- REVIEW ALL ARCHITECTURAL, STRUCTURE, MECHANICAL AND ELECTRICAL DRAWING AND SATISFY THEMSELVES OF THE ADEQUACY OF ALL SUPPORTING STRUCTURAL DETAILS. NOTIFY THE CONSULTANT OF ANY AREA OF CONCERN PRIOR TO PROCEEDING WITH FABRICATION.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS IN SLAB. DRILL ALL OPENING UP TO 150mm IN DIAMETER INDICATE ALL OPENINGS GREATER THEN 150mm ON THE SHOP DRAWING.

INSPECTIONS AND TESTING

- THE FOLLOWING ITEMS SHALL BE INSPECTED OR TESTED BY INDEPENDENT INSPECTION/ TESTING AGENCIES DESIGNATED BY THE CLIENT. MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REJECTED BY THE CONTRACTOR. REPORTS AND TEST RESULTS SHALL BE PROMPTLY SUBMITTED TO THE ENGINEER FOR REVIEW. TESTING SHALL INCLUDE BUT NOT BE LIMITED TO:

CONCRETE

- CONCRETE AND GROUT TESTING IN ACCORDANCE WITH CSA A23.2 LATEST EDITION AND THE SPECIFICATIONS, INCLUDING THE REQUIREMENTS OF SLUMP, AIR AND AGE PRIOR TO BEING USED. CONTRACTOR TO KEEP RECORDS OF POUR DATES, TESTING PERFORMED, CLASS OF CONCRETE USED AND TEST RESULTS FOR ALL ITEMS Poured.
- TESTING TO DETERMINE THE IN-SITU STRENGTH OF CONCRETE FOR EARLY FORM REMOVAL PURPOSES WITH THE TYPE OF TEST BEING DETERMINED ON THE ADVICE OF THE TESTING AGENCY. REPAIRS NECESSARY TO THE STRUCTURE AS A RESULT OF THESE TESTS SHALL BE MADE BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- APPROVAL OF CONCRETE AND MORTAR MIX DESIGNS.
- TESTING AS REQUIRED AND SPECIFIED BY THE ENGINEER TO DETERMINE THE IN-SITU STRENGTH OF CONCRETE WHICH FAILS TO MEET THE SPECIFIED REQUIREMENTS OR WHICH, DUE TO APPEARANCE, DAMAGE OR DEFECTS MAY BE DEEMED REJECTABLE. CORES SHALL BE ACQUIRED AND TESTED BY THE DESIGNATED TESTING AGENCY BUT ANY REPAIRS NECESSARY TO THE STRUCTURE AS A RESULT OF THESE TESTS SHALL BE PERFORMED AT NO COST TO THE OWNER.

STRUCTURAL STEEL

- VISUAL INSPECTION OF ALL WELDS, TORQUE TESTING OF BOLTED CONNECTIONS AND CHECK ON BEARING, PLUMBNESS AND ALIGNMENT OF STEEL STRUCTURES.
- NON-DESTRUCTIVE TESTING TO VERIFY THE QUALITY OF WELDING, WHERE DEEMED QUESTIONABLE BY VISIBLE DEFECTS OR WHERE REQUIRED BY THE ENGINEER.

INSPECTIONS AND TESTING(cont.)

REINFORCING STEEL

- CONTRACTOR SHALL ADVISE BARRY BRYAN ASSOCIATES (1991) LTD. OF REQUIRED REINFORCING STEEL INSPECTIONS AT LEAST 24 HOURS PRIOR TO CLOSING OF COLUMN OR WALL FORMS AND 24 HOURS PRIOR TO PLACING OF CONCRETE IN SLABS, FOOTINGS, ETC.

STRUCTURAL PRECAST CONCRETE

- SUBMIT FOR REVIEW 2 COPIES AND 1 SET/PA OF DESIGN CALCULATIONS AND SHOP DRAWINGS FOR ALL MEMBERS.
- SHOP DRAWINGS AND CALCULATIONS, WHERE REQUIRED, SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER.

STRUCTURAL DRAWING LIST

S101 GENERAL NOTES

S102 TYPICAL DETAILS

S103 TYPICAL DETAILS

S104 TYPICAL DETAILS

S201 FOUNDATION & SECOND FLOOR FRAMING PLANS

S202 THIRD AND FOURTH FLOOR FRAMING PLANS

S203 ROOF FRAMING PLANS

S204 PART CONCRETE SHEAR WALL PLANS

S301 SHEARWALL ELEVATIONS WEST STAIR

S302 SHEARWALL ELEVATIONS EAST STAIR

S303 SHEARWALL ELEVATIONS ELEVATOR

S304 SHEARWALL ELEVATIONS

S305 SHEARWALL ELEVATIONS

S306 SHEARWALL ELEVATIONS

S307 SHEARWALL ELEVATIONS

S308 SHEARWALL ELEVATIONS

S309 SHEARWALL ELEVATIONS

S501 SECTIONS

S502 SECTIONS

S503 SECTIONS

S504 SECTIONS

S801 SCHEDULES

SHOP DRAWINGS AND SUBMITTALS

GENERAL

- REPRODUCTIONS OF THE STRUCTURAL DRAWINGS SHALL NOT BE ACCEPTED AS SHOP DRAWINGS. "PROFESSIONAL ENGINEER" IN THE FOLLOWING PARAGRAPHS SHALL BE REGISTERED AND LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO.
- REVIEW OF DRAWINGS APPLIES TO GENERAL ARRANGEMENT ONLY FOR THE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THIS REVIEW DOES NOT IMPLY APPROVAL OF DETAIL DESIGN OR QUANTITIES IN SUBMITTED DRAWINGS, NOR DOES IT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR MAKING THE WORK COMPLETE, ACCURATE AND IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS. ALLOW 10 WORKING DAYS FOR SHOP DRAWING REVIEW.
- DO NOT FABRICATE MATERIALS BASED ON REJECTED OR DISAPPROVED SHOP DRAWINGS.
- SHOP DRAWING SUBMITTALS SHALL ALSO INCLUDE CLADDING CONNECTION DETAILS, STAIR DETAILS, SAFETY GUARDS, ELEVATOR CONNECTIONS, LADDERS, SEISMIC BRACING/RESTRAINT AND CONNECTIONS, AND ANY ELEMENTS DESIGNED BY THE CONTRACTOR'S FORCES WHICH SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH N.B.C. SECTIONS 2.3.4.4 AND 2.3.4.5 LATEST EDITIONS.

REINFORCED CONCRETE

- SUBMIT FOR REVIEW 2 COPIES OF REINFORCEMENT PLACING DRAWINGS AND BARLISTS FOR EVERY PORTION OF THE STRUCTURE. SHOW WALLS IN FULL ELEVATION. SHOW SLABS WITH REINFORCING STEEL CALLED UP DIRECTLY ON PLAN.
- PROVIDE DETAILS OF DESIGN AND CONSTRUCTION OF FORMS AND FALSEWORK, SHORING AND RESHORING AND ANY SPECIAL REQUIREMENTS FOR STRIPPING OF FORMWORK. ALL SUCH DESIGN SHEETS SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER.
- SUBMIT FOR REVIEW ALL PROPOSED CONCRETE MIX DESIGNS. SUBMIT AT LEAST 15 WORKING DAYS PRIOR TO START OF WORK.
- SUBMIT FOR REVIEW DRAWINGS OF ALL PROPOSED CONSTRUCTION JOINTS, LOCATIONS, AND LAYOUT DRAWINGS OF CONCRETE ISOLATION AND HOUSEKEEPING PADS.
- REGULARLY SUBMIT REPORTS OF ALL CONCRETE TESTING AS SOON AFTER TESTING IS PERFORMED AS POSSIBLE.

STRUCTURAL STEEL

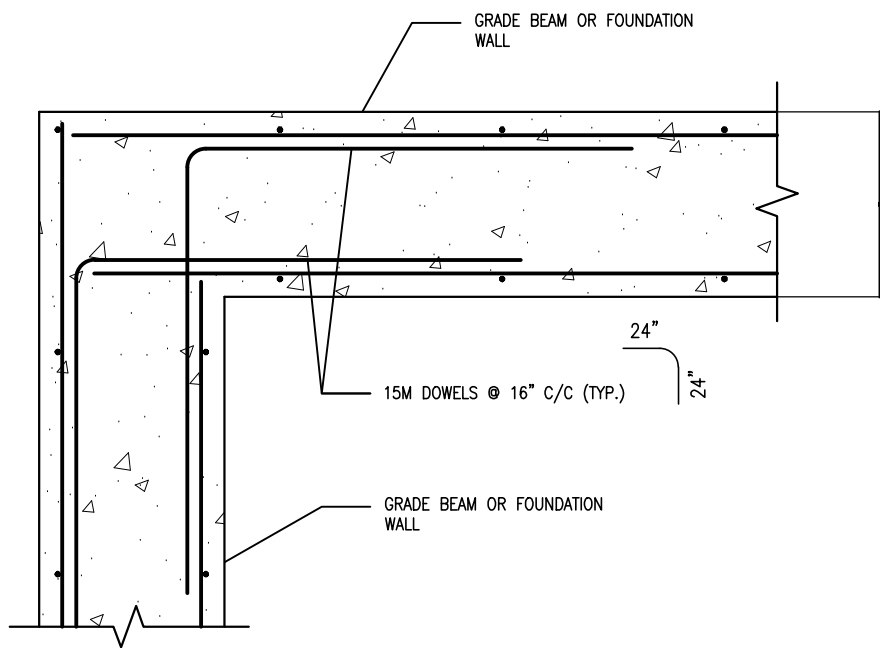
- SUBMIT FOR REVIEW 2 PRINTS OF ERECTION DRAWINGS FOR ALL STRUCTURAL STEEL ELEMENTS. ALL MOMENT CONNECTIONS SHALL BE DESIGNED AND THE DRAWINGS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.

- SHOP DRAWING SUBMITTALS SHALL INCLUDE STEEL BEAM, COLUMN CONNECTIONS AND DETAILS, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH N.B.C. SECTIONS 2.3.4.4 AND 2.3.4.5.

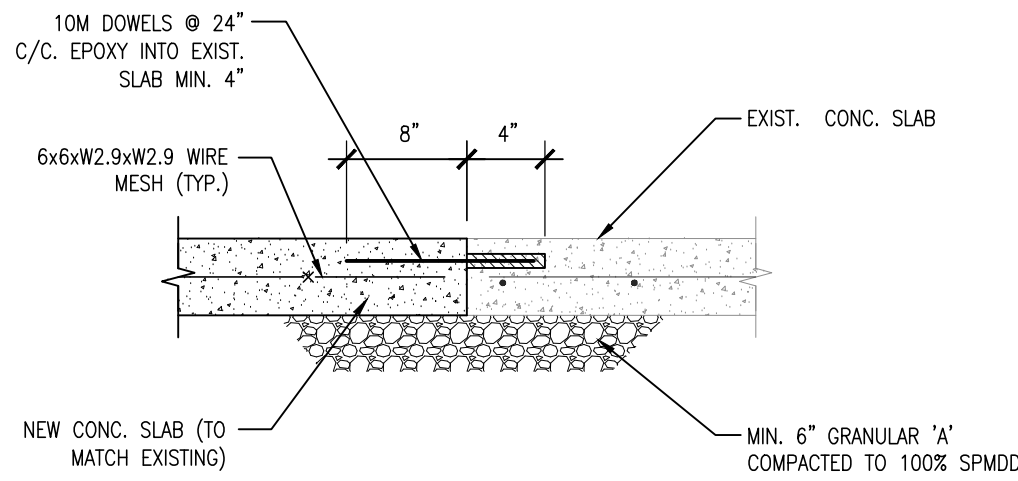
RECORD DRAWINGS

- GENERAL CONTRACTOR SHALL MAINTAIN TWO SETS OF RECORD DRAWINGS WHICH SHOW AS-BUILT DETAILS OF ALL ASPECTS OF THE STRUCTURE, FOR REVIEW DURING CONSTRUCTION AND FOR SUBMISSION AT THE END OF THE PROJECT.

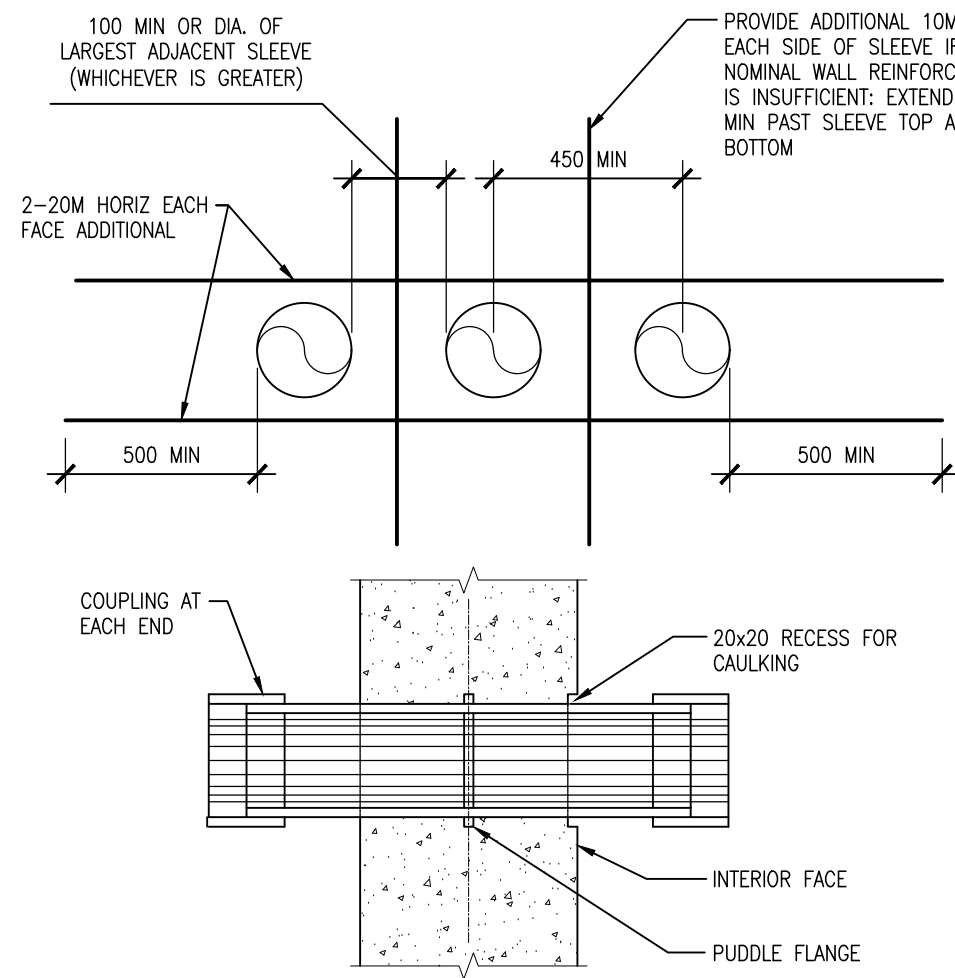
STRUCTURAL DESIGN DATA MATRIX						
NO.	ITEM	DESCRIPTION				
1.	STRUCTURAL SYSTEM	WOOD FRAME CONSTRUCTION WITH WOOD SHEAR WALLS AND CONCRETE CORES, SUPPORTED ON CONCRETE FOUNDATIONS				
2.	DESIGN CODE	2024 OBC PART 4 (LATEST EDITION)				
3.	SNOW/ RAIN LOADS					
	A) IMPORTANCE (I _s)	1.0 ULS, 0.9 SLS				
	B) GROUND SNOW (S _g Δ _g)	1.4 kPa				
	C) GROUND RAIN (S _r Δ _r)	0.4 kPa				
4.	WIND LOAD					
	A) IMPORT (I _w)	1.0 ULS, 0.75 SLS			TERRAIN: OPEN	
	B) WIND PRESSURE (q Δ _g)	0.48 kPa			595 kN	
	N-S DIRECTION	BASE SHEAR=			247 kN	
	E-W DIRECTION	BASE SHEAR=			247 kN	
5.	SEISMIC LOAD					
	A) IMPORTANCE (I _e)	1.0 ULS				
	B) SEISMIC DATA	S _a (0.2)	S _a (0.5)	S _a (1.0)	S _a (2.0)	
		0.381	0.371	0.223	0.107	
	C) SITE DATA	SITE CLASS			SEISMIC CATEGORY	
		E			SC3	
		I _e S(0.2)= 0.381				
	D) METHOD OF ANALYSIS	EQUVALENT STATIC FORCE PROCEDURE				
	E) EQUIVALENT STATIC FORCE PROCEDURE	T ₀ =		M ₀ =	J ₀ =	
		0.344 SEC.		1.0	1.0	
	N-S DIRECTION	TYPE OF SFRS		R _d =	R _o =	
		CONVENTIONAL WOOD SHEAR WALLS		3.0	1.7	
		BASE SHEAR=		626 kN		
	E-W DIRECTION	TYPE OF SFRS		R _d =	R _o =	
		CONVENTIONAL WOOD SHEAR WALLS		3.0	1.7	
		BASE SHEAR=		626 kN		
6.	FOUNDATION					
	DESCRIPTION	CONVENTIONAL CONCRETE FOUNDATIONS				
	SUB-GRADE				GROUND IMPROVEMENTS	
	BEARING (ULS)				250 kPa	
	BEARING (SLS)				150 kPa	
	SOIL REPORT BY:	CAMBIUM, REF. NO.: 02601182.000, DATED MAY 6, 2026				



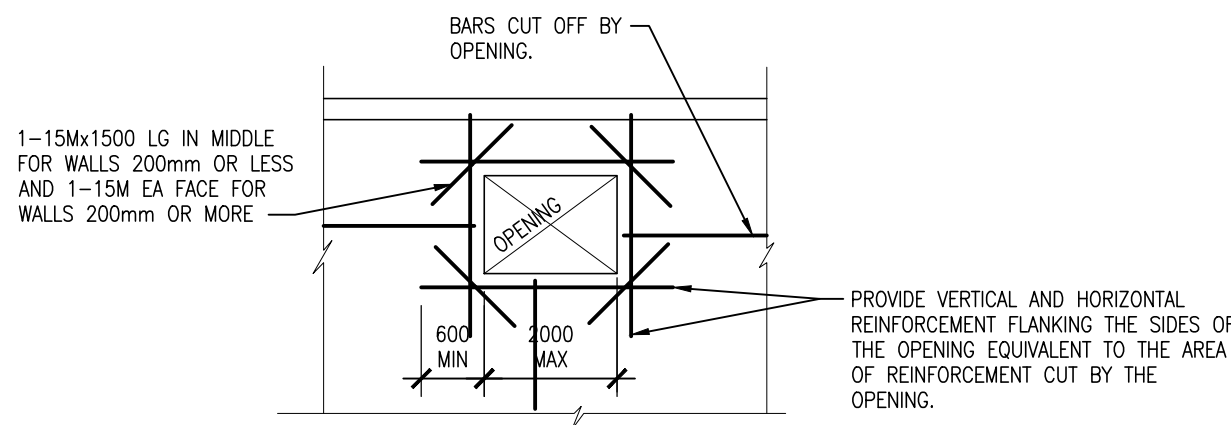
6 TYP. WALL REINF. AT WALL CORNERS
NTS



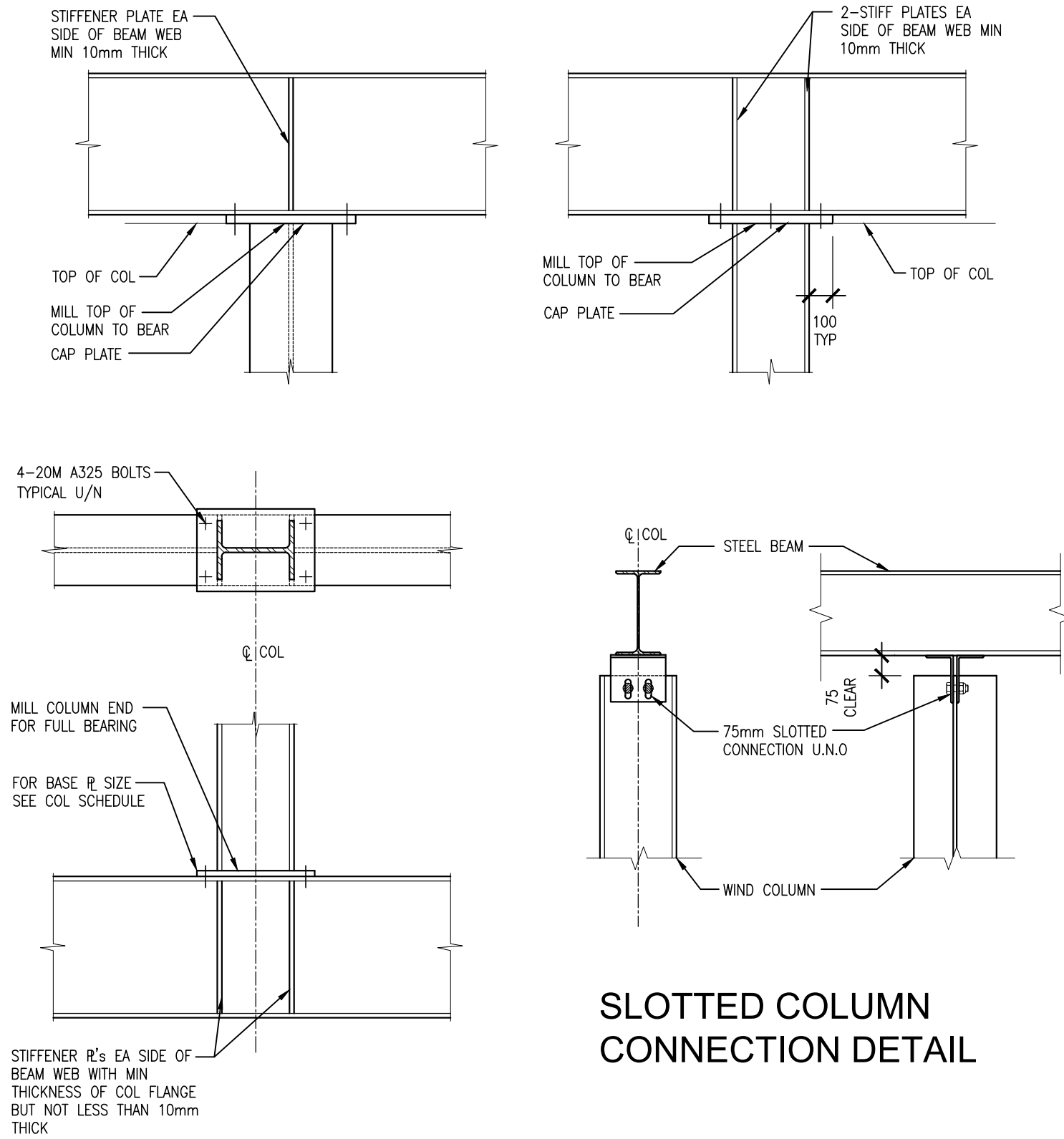
5 TYP. SLAB-TO-SLAB CONNECTION DETAIL
NTS



- NOTES:
- UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, REINFORCE AROUND OPENING IN WALL AS PER DETAILS BELOW.
 - DO NOT MAKE OPENINGS LARGER THAN THE MAXIMUM DIMENSIONS NOTED BELOW WITHOUT PRIOR APPROVAL FROM THE ENGINEER OR UNLESS NOTED ON STRUCTURAL DRAWINGS.



4 REINFORCEMENT FOR OPENINGS IN CONC. WALLS
NTS.

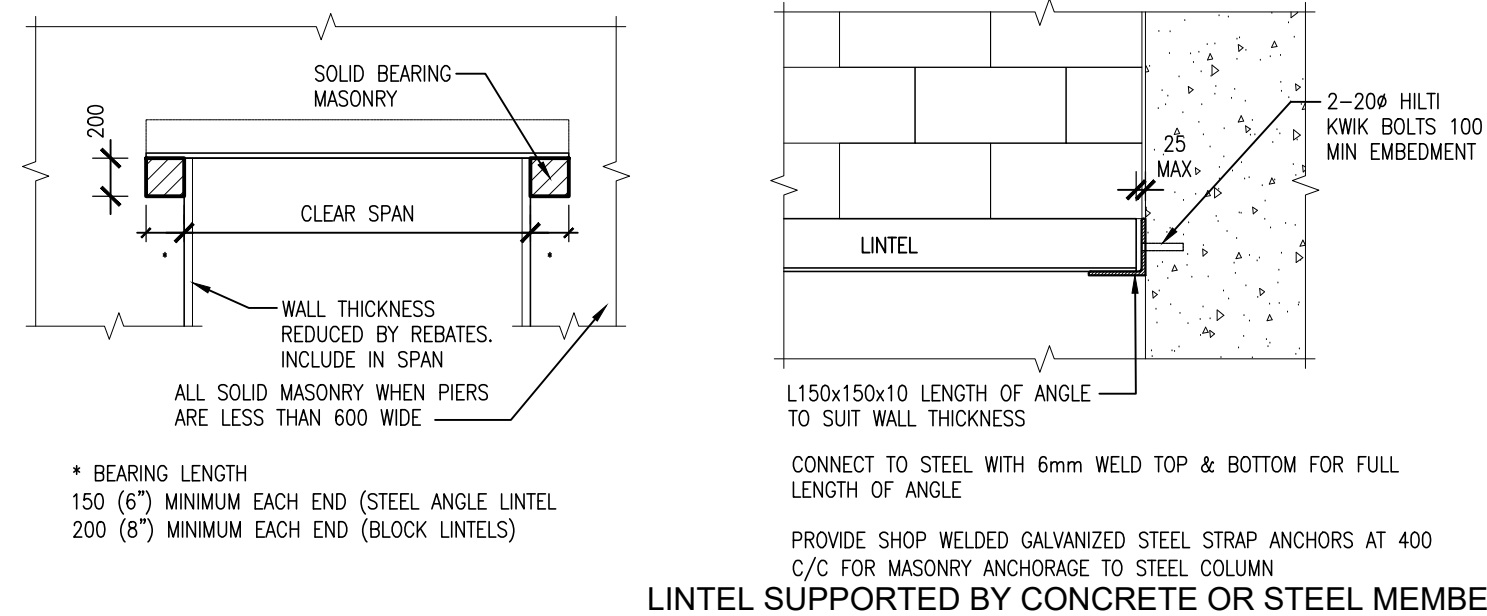


3 STEEL COLUMN DETAILS
NTS.

2 NOT USED
NTS.

WALL THICKNESS	CLEAR SPAN					DETAIL
	UP TO 1200	1200 TO 1800	1800 TO 2400	2400 TO 3000	3000 TO 4500	
90 VENEER	1-L89x89x6.4	1-L127x89x6.4 (LLV)	1-L127x89x7.9 (LLV)	1-L152x89x9.5 (LLV)	SEE NOTE #4	L
140	2-L64x64x6.4	2-L89x64x6.4	2-L89x64x7.9	2-L89x64x9.5	W200x27	64 LEGS HORIZ
190	2-L89x75x6	2-L89x89x6	2-L102x89x8	2-L127x89x8	W200x36+180x12 CONT TOP PLATE	89 LEGS HORIZ
240	1-L102x76x6.4+1-L127x76x6.4	1-L102x102x6+1-L127x75x6	1-L102x102x8+1-L127x89x8	1-L102x150x8+1-L127x125x8	W200x46+230x12 CONT TOP PLATE	102 & 127 LEGS HORIZ
290	3-L89x76x6.4 (LLH)	3-L89x89x6.4	3-L102x89x7.9 (LLV)	3-L127x89x7.9 (LLV)	W200x52+280x12 CONT TOP PLATE	L

- NOTES
- CONNECT ANGLES AT 600 C/C BY WELDING OR BOLTING FOR ANGLES WITH A TOTAL LENGTH OF 1800 OR MORE. USE 16# BOLTS OR 6x50 LONG WELDS.
 - USE SCHEDULES FOR LINTELS OVER MECH OPENINGS IN ALL MASONRY WALLS UNLESS NOTED OTHERWISE ON PLAN. REFER TO MECH DWGS FOR LOCATIONS.
 - OPENINGS TO BE LOCATED MIN 3 COURSES BELOW UNDERSIDE OF SLAB UNLESS APPROVED BY STRUCTURAL ENGINEER.
 - FOR DOUBLE WYTHE WALLS PROVIDE 10mm GUSSETS @ 800 C/C STEEL LINTEL SUPPORT BLOCK ABOVE PLUS CONT. 320x10mm BOT PLATE.



1 MASONRY LINTEL SCHEDULE
NTS.

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN.

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

NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR PERMIT & TENDER	2026-08-28	BBA

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
TYPICAL DETAILS

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: 2026-05-06	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:

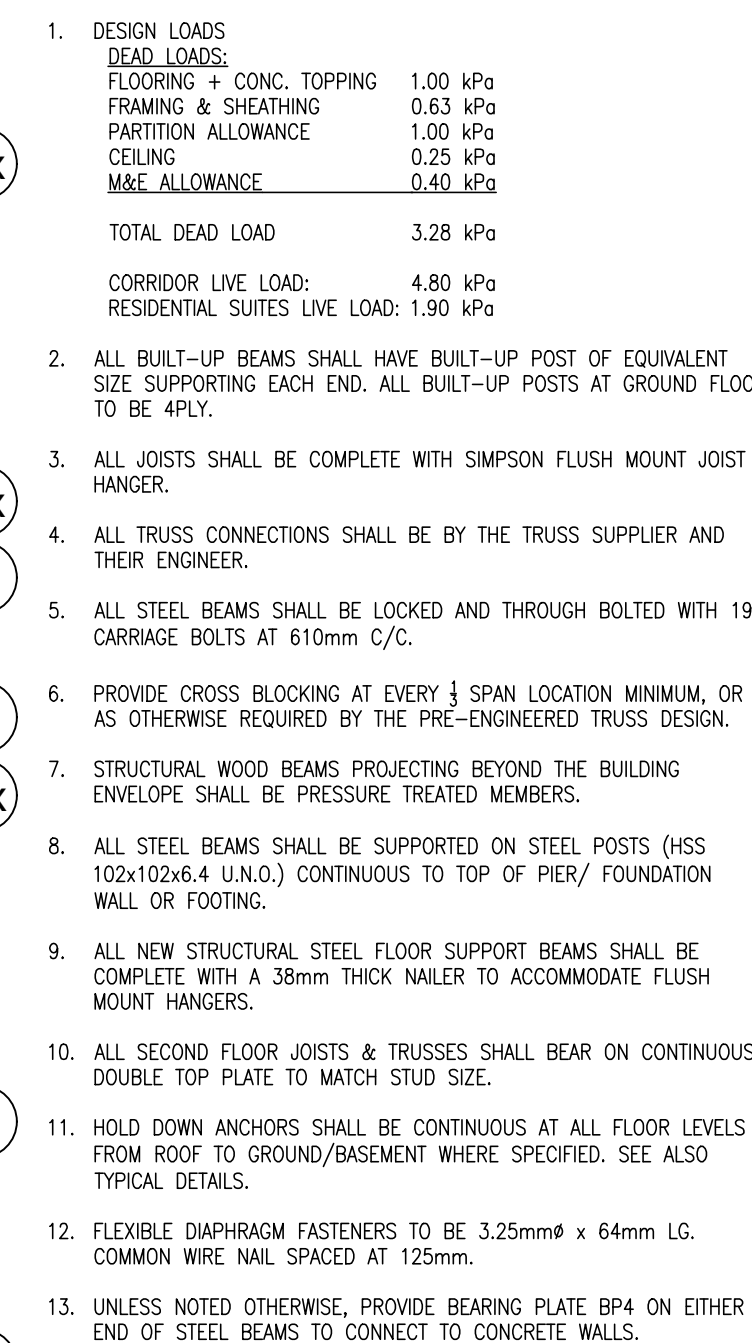


25271 S103

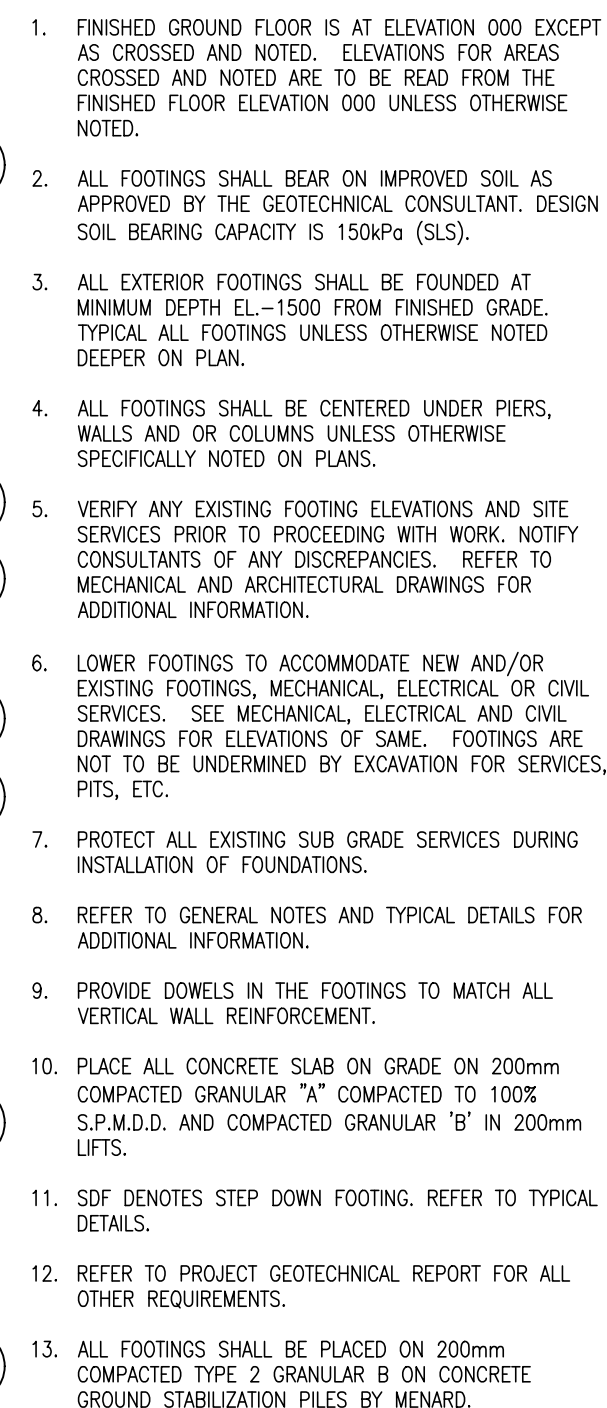
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S104

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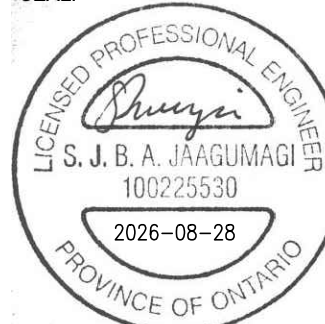
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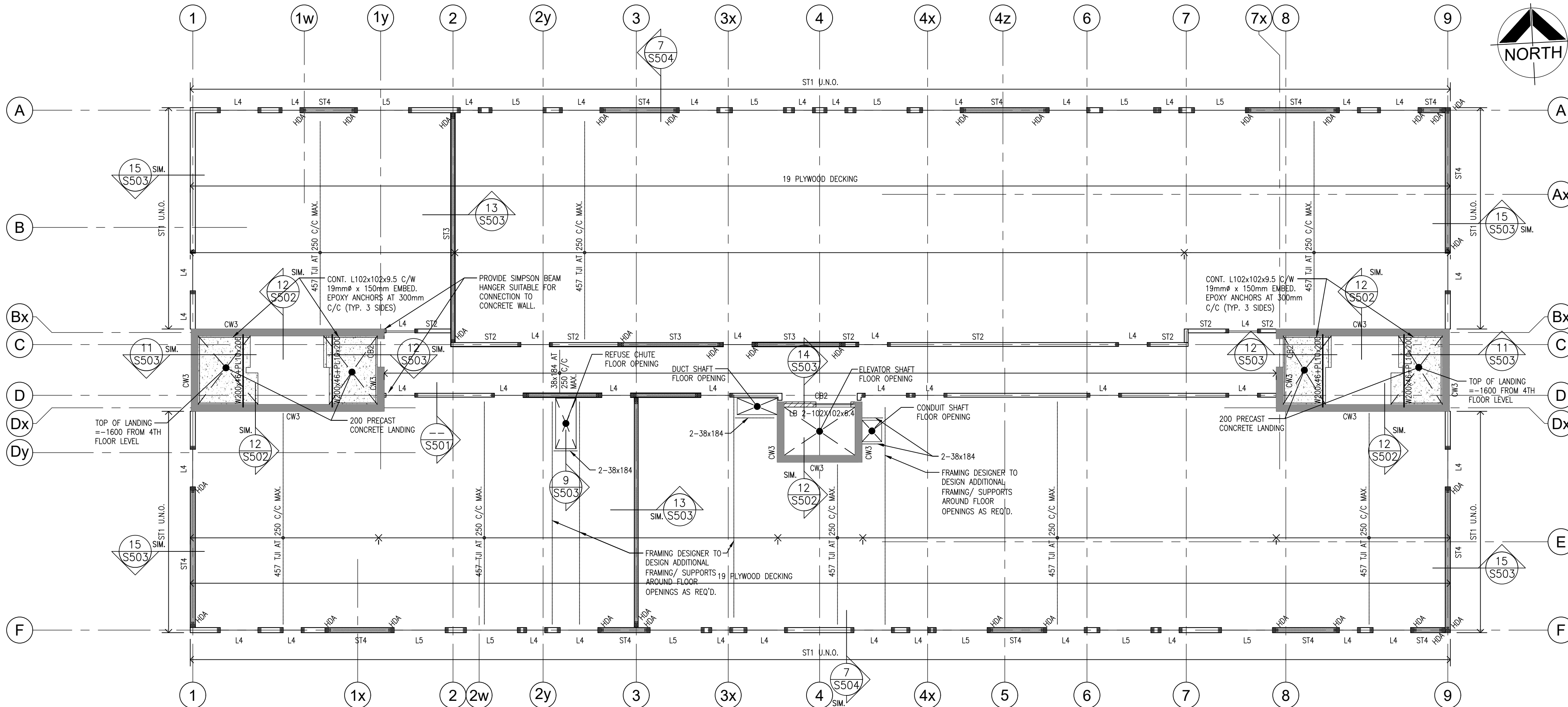
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S201



1
S201

S201



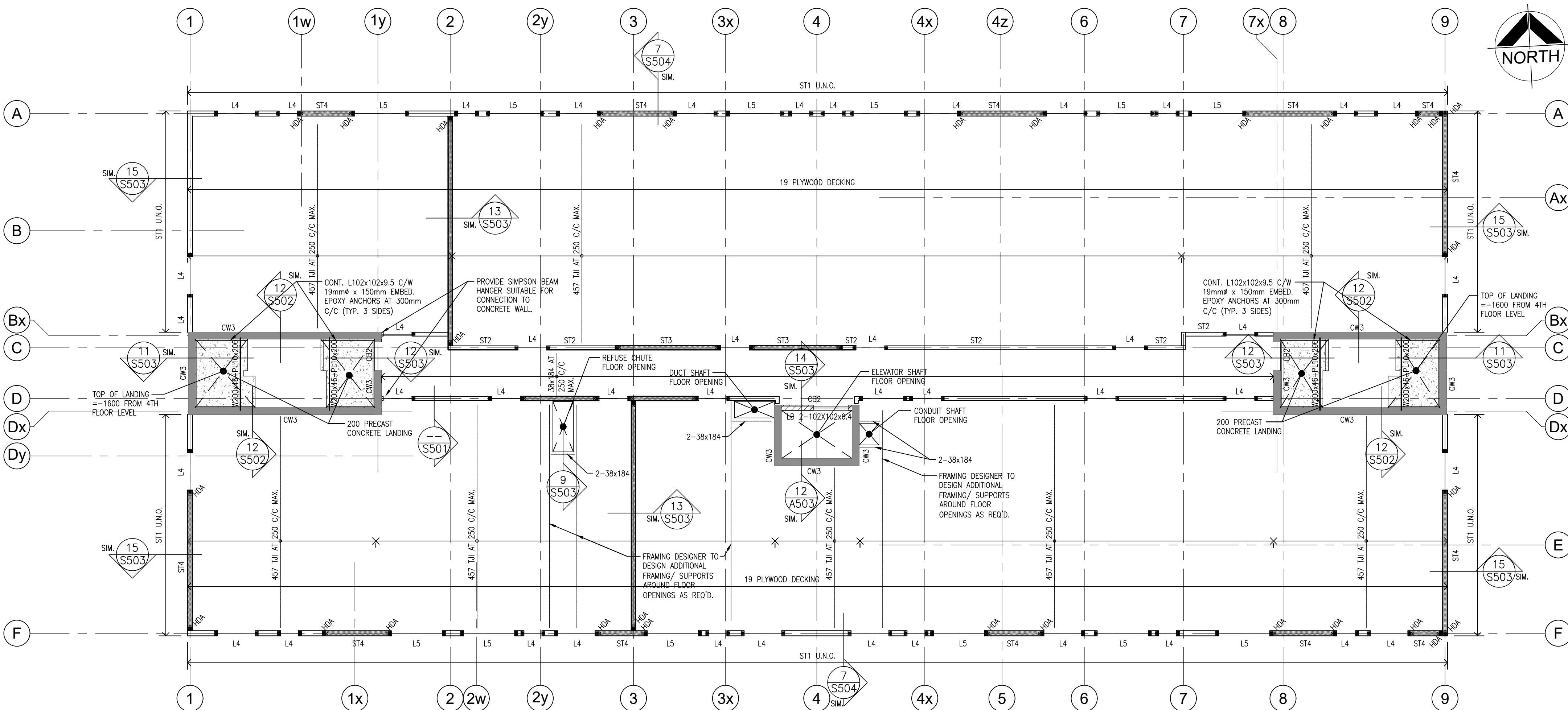


FOURTH FLOOR FRAMING NOTES:

- DESIGN LOADS
DEAD LOADS:
FLOORING + CONC. TOPPING 1.00 kPa
FRAMING & SHEATHING 0.63 kPa
PARTITION ALLOWANCE 1.00 kPa
CEILING 0.25 kPa
M&E ALLOWANCE 0.40 kPa
TOTAL DEAD LOAD 3.28 kPa
CORRIDOR LIVE LOAD: 4.80 kPa
RESIDENTIAL SUITES LIVE LOAD: 1.90 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19Ø CARRIAGE BOLTS AT 610mm C/C.
- PROVIDE CROSS BLOCKING AT EVERY ½ SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mmØ x 64mm LG. COMMON WIRE NAIL SPACED AT 125mm.
- UNLESS NOTED OTHERWISE, PROVIDE BEARING PLATE BP4 ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.

NO.	ISSUES/ REVISIONS	DATE	BY
1	ISSUED FOR PERMIT & TENDER	2026-08-28	BBA

2
S202
FOURTH FLOOR FRAMING PLAN
1:100



THIRD FLOOR FRAMING NOTES:

- DESIGN LOADS
DEAD LOADS:
FLOORING + CONC. TOPPING 1.00 kPa
FRAMING & SHEATHING 0.63 kPa
PARTITION ALLOWANCE 1.00 kPa
CEILING 0.25 kPa
M&E ALLOWANCE 0.40 kPa
TOTAL DEAD LOAD 3.28 kPa
CORRIDOR LIVE LOAD: 4.80 kPa
RESIDENTIAL SUITES LIVE LOAD: 1.90 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19Ø CARRIAGE BOLTS AT 610mm C/C.
- PROVIDE CROSS BLOCKING AT EVERY ½ SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mmØ x 64mm LG. COMMON WIRE NAIL SPACED AT 125mm.
- UNLESS NOTED OTHERWISE, PROVIDE BEARING PLATE BP4 ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
THIRD & FOURTH
FLOOR FRAMING PLANS

DESIGN BY: BBA	SEAL: S. J. B. A. JAAGUMAGI 100225530 2026-08-28 PROVINCE OF ONTARIO
DRAWN BY: BBA	
CHECKED BY:	
DATE: MAY 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:

25271 S202

1
S202
THIRD FLOOR FRAMING PLAN
1:100

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ROOF FRAMING NOTES:

- DESIGN LOADS:
DEAD LOADS:
FLOORING 0.30 kPa
19mm PLYWOOD DECKING 0.15 kPa
TIMBER FRAMING 0.30 kPa
DRYWALL CEILING 0.20 kPa
M&E ALLOWANCE 0.25 kPa
PARTITIONS 0.50 kPa
TOTAL DEAD LOAD 1.70 kPa

SNOW LOAD: 1.52 kPa + ACCUMULATION ON PLAN
- PROVIDE MULTI-PLY POSTS EACH END OF LINTELS AS INDICATED IN SCHEDULE UNLESS NOTED OTHERWISE.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19# CARRIAGE BOLTS AT 610mm C/C.
- PROVIDE CROSS BLOCKING AT EVERY 1/3 SPAN LOCATION MINIMUM OR AS REQUIRED BY TRUSS DESIGNER.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO LINTEL SCHEDULE FOR LINTEL SIZING AND SUPPORT POST SIZING.
- FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mmØ x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.
- UNLESS NOTED OTHERWISE, PROVIDE BEARING PLATE BPA ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

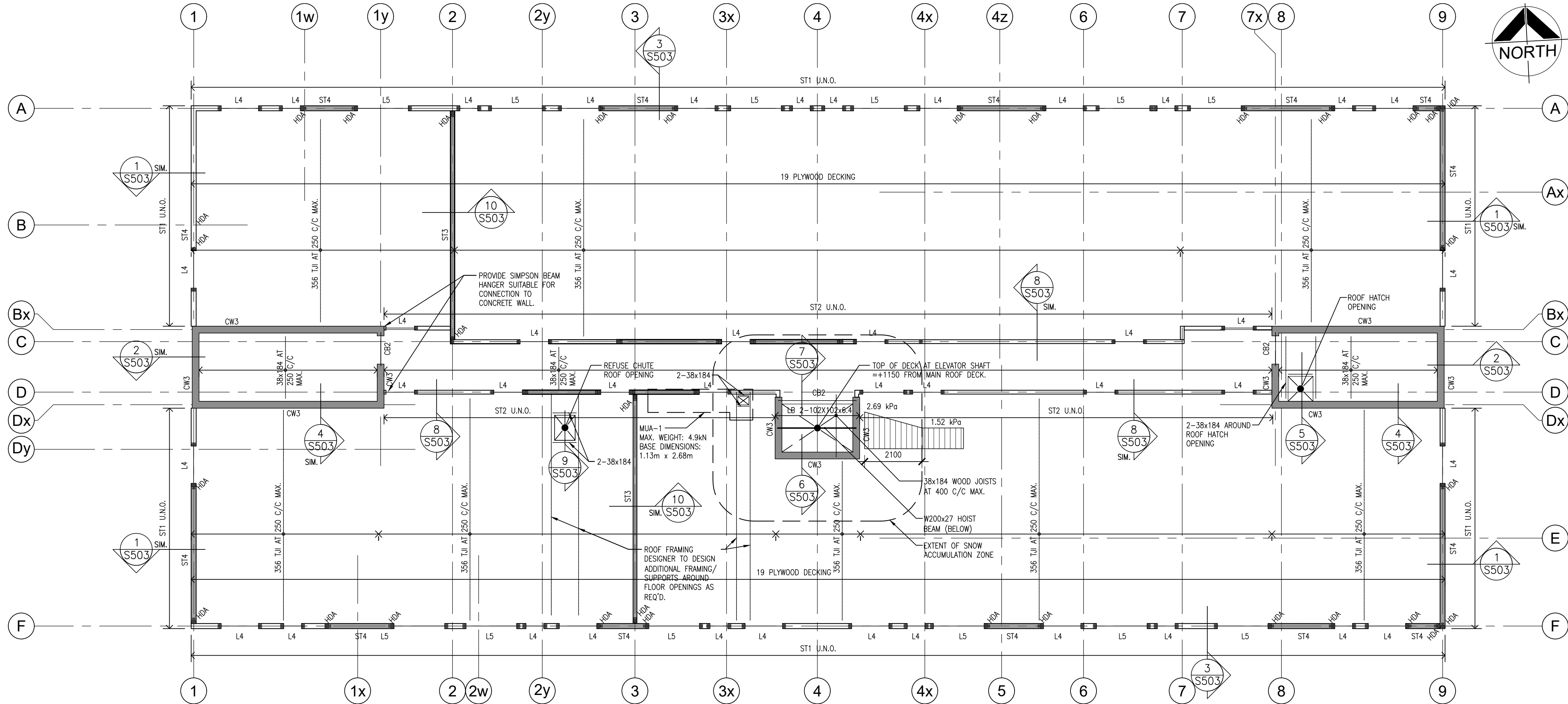
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
ROOF FRAMING PLANS

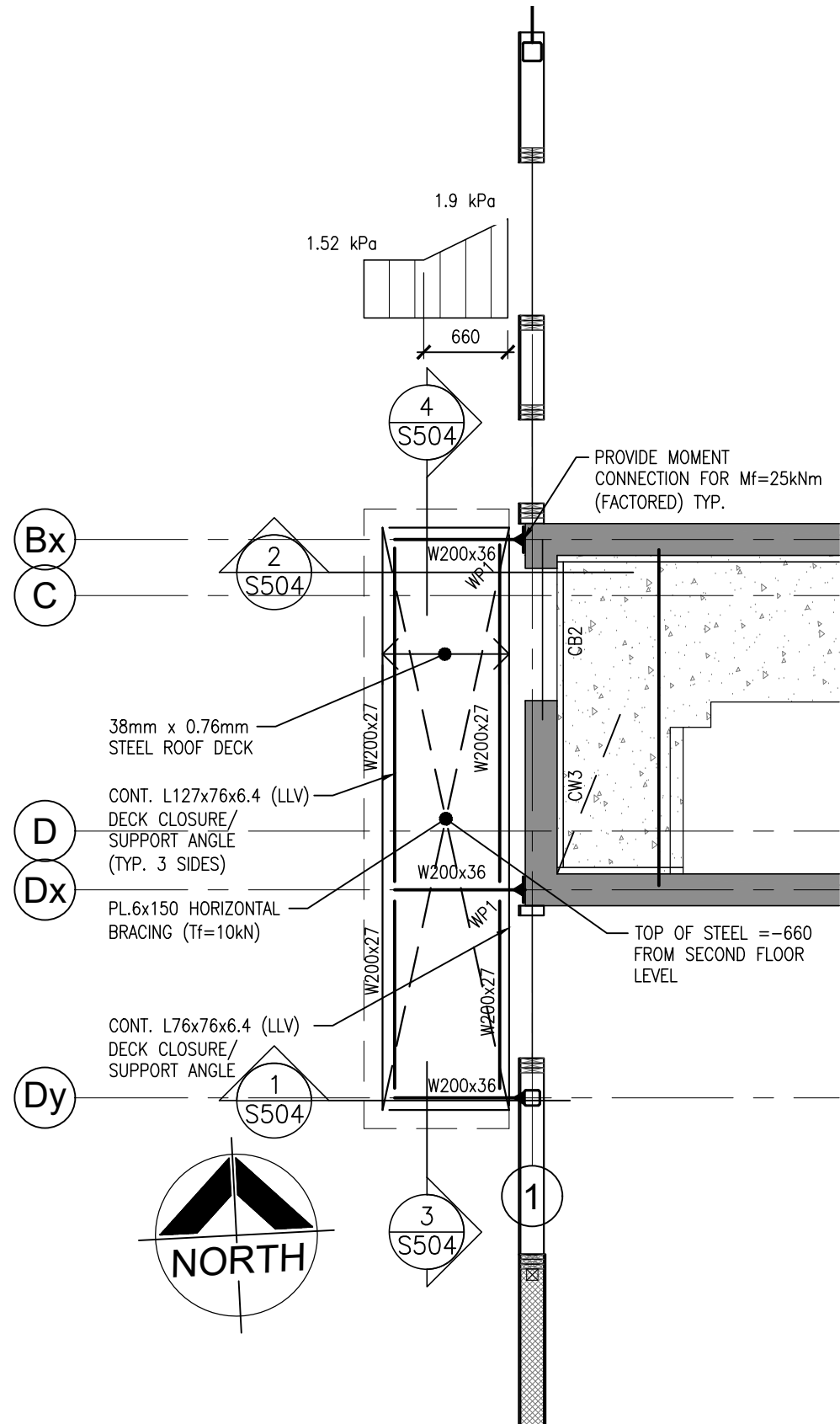
DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: MAY 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:



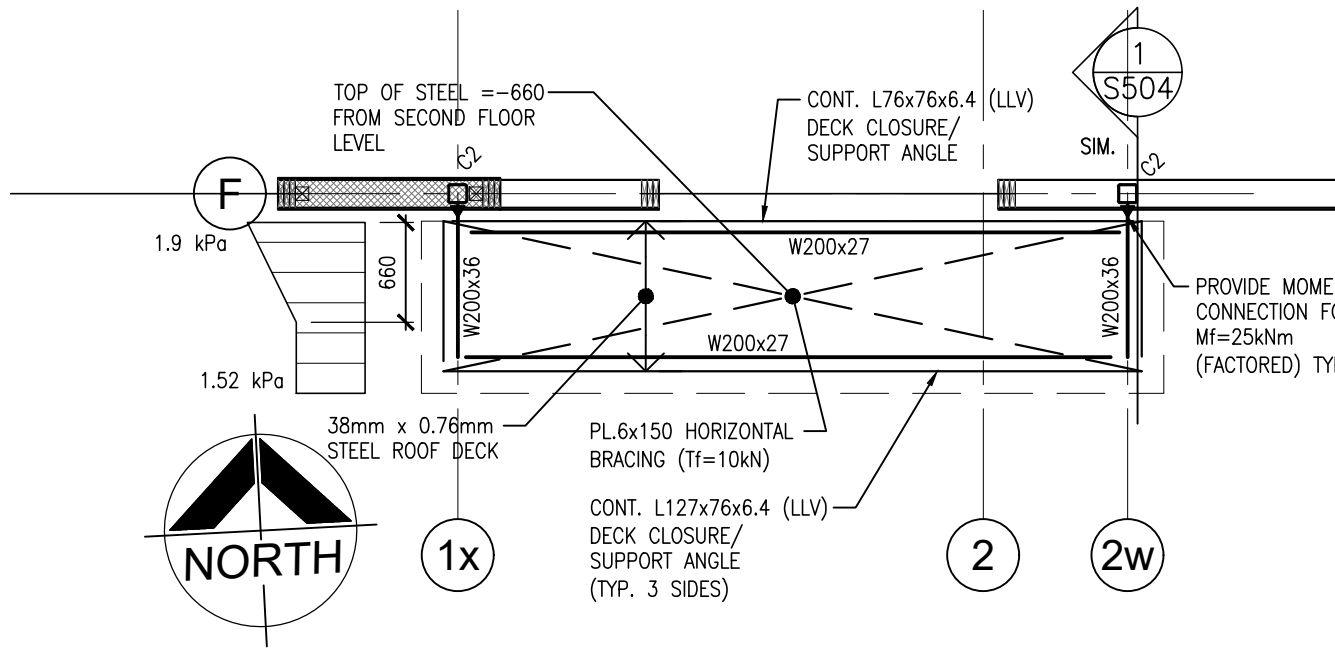
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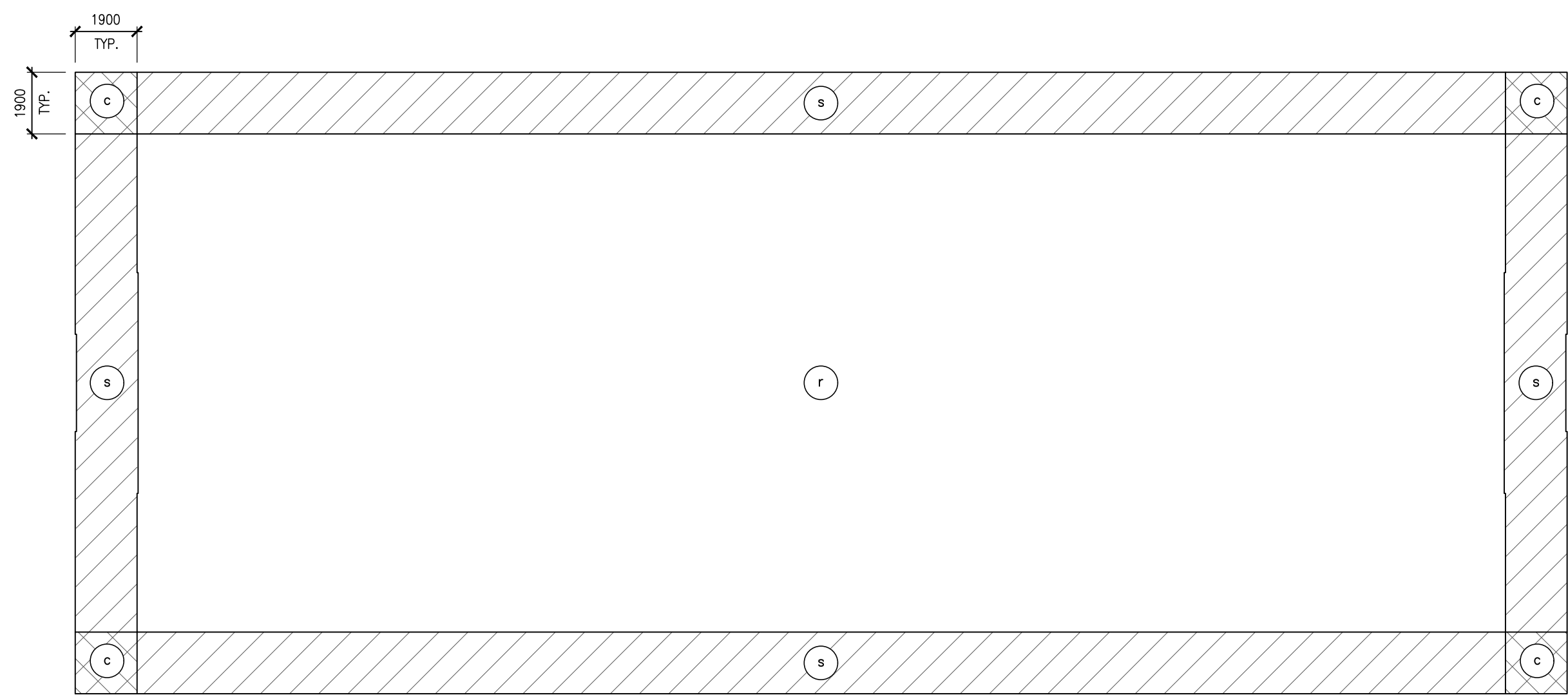
1 S203 ROOF FRAMING PLAN
1:100



2 S203 WEST CANOPY ROOF FRAMING PLAN
1:50

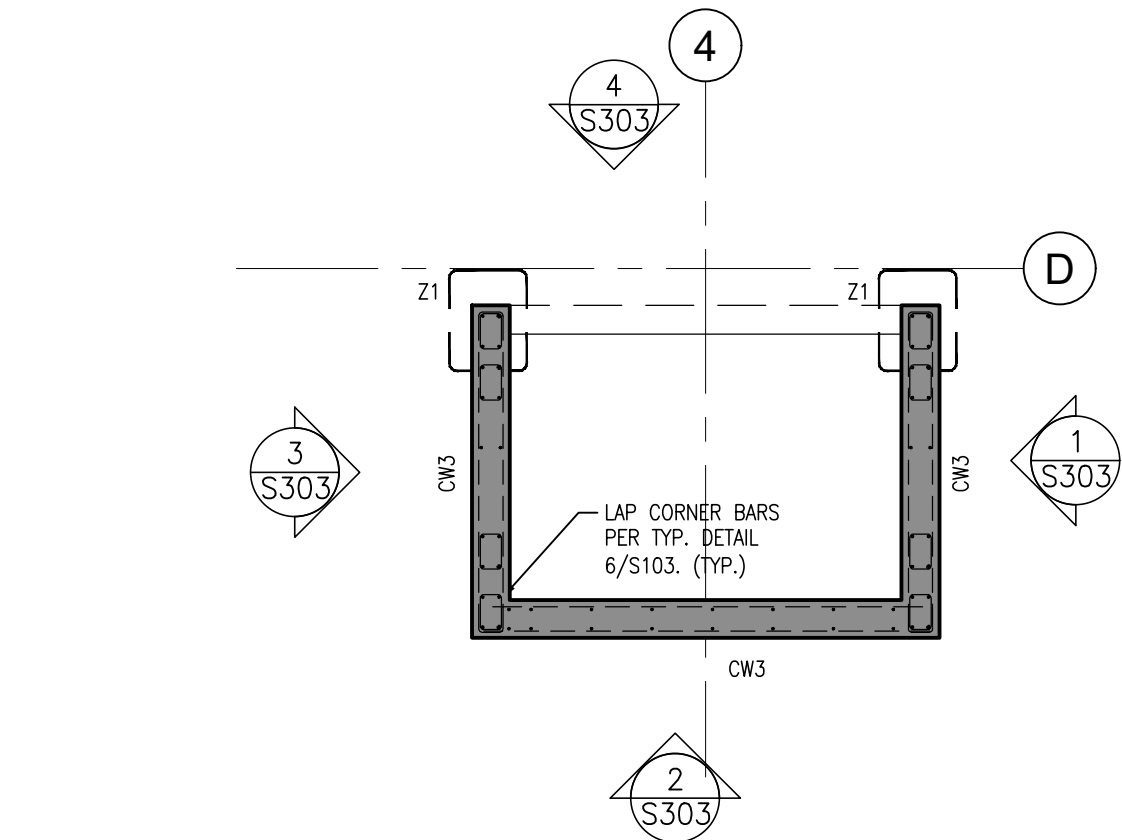


3 S203 SOUTH CANOPY ROOF FRAMING PLAN
1:50

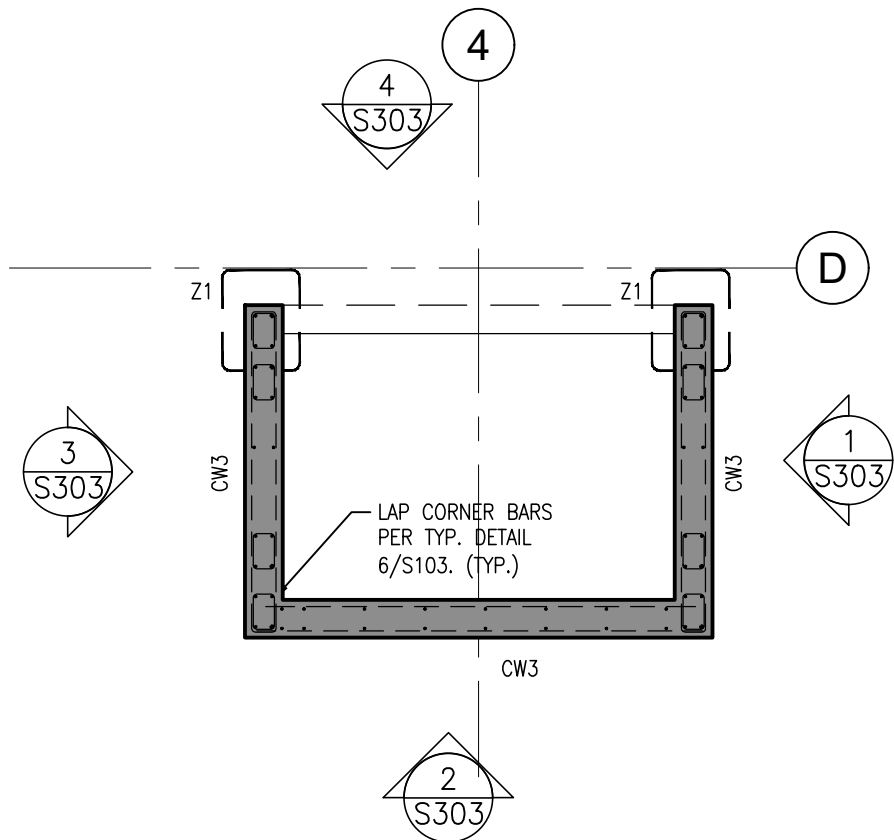


4 S203 WIND UPLIFT DIAGRAM
N.T.S.

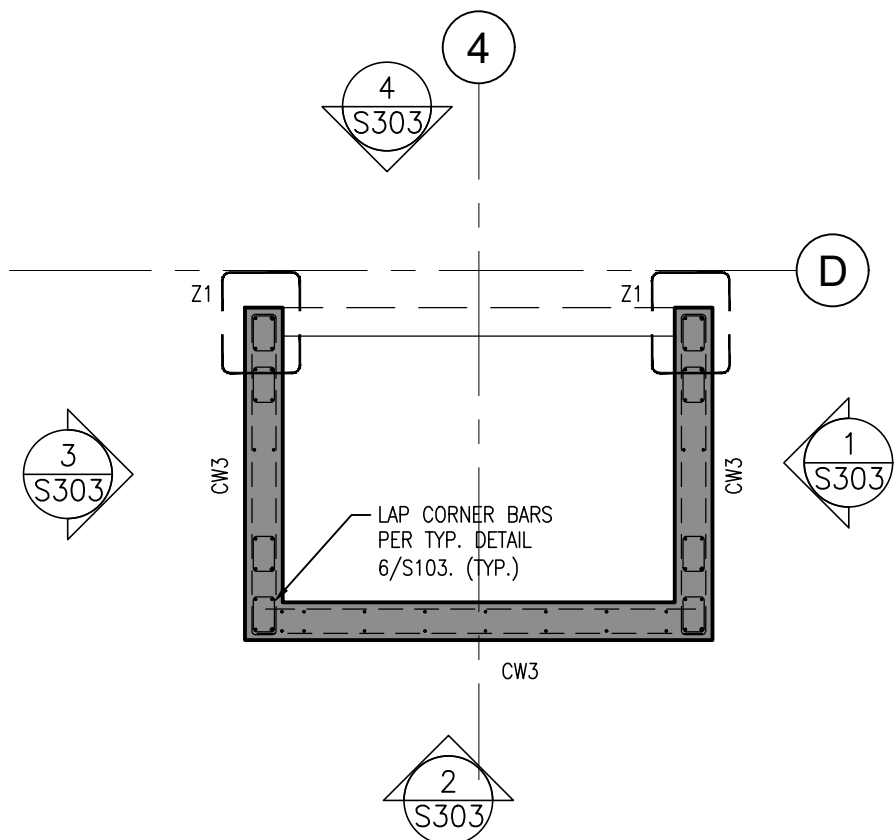
WIND UPLIFT	
MARK	GROSS UPLIFT (UNFACTORED)
c	1.93 kPa
s	1.02 kPa
r	0.763 kPa



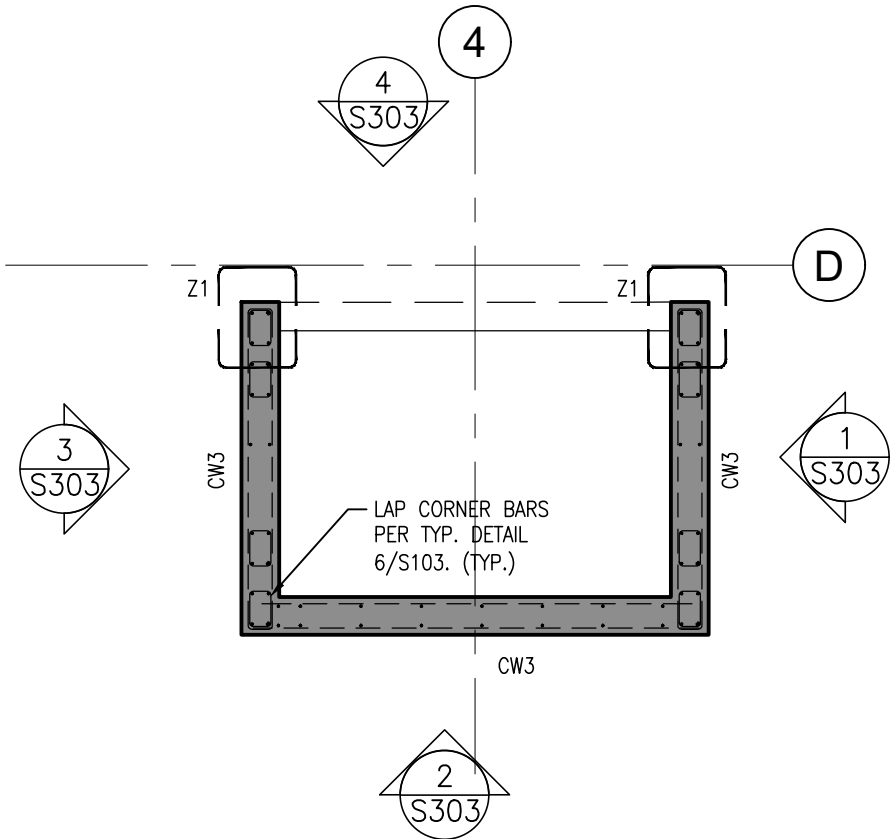
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S204 ELEVATOR - 4TH FLOOR TO ROOF
1:50



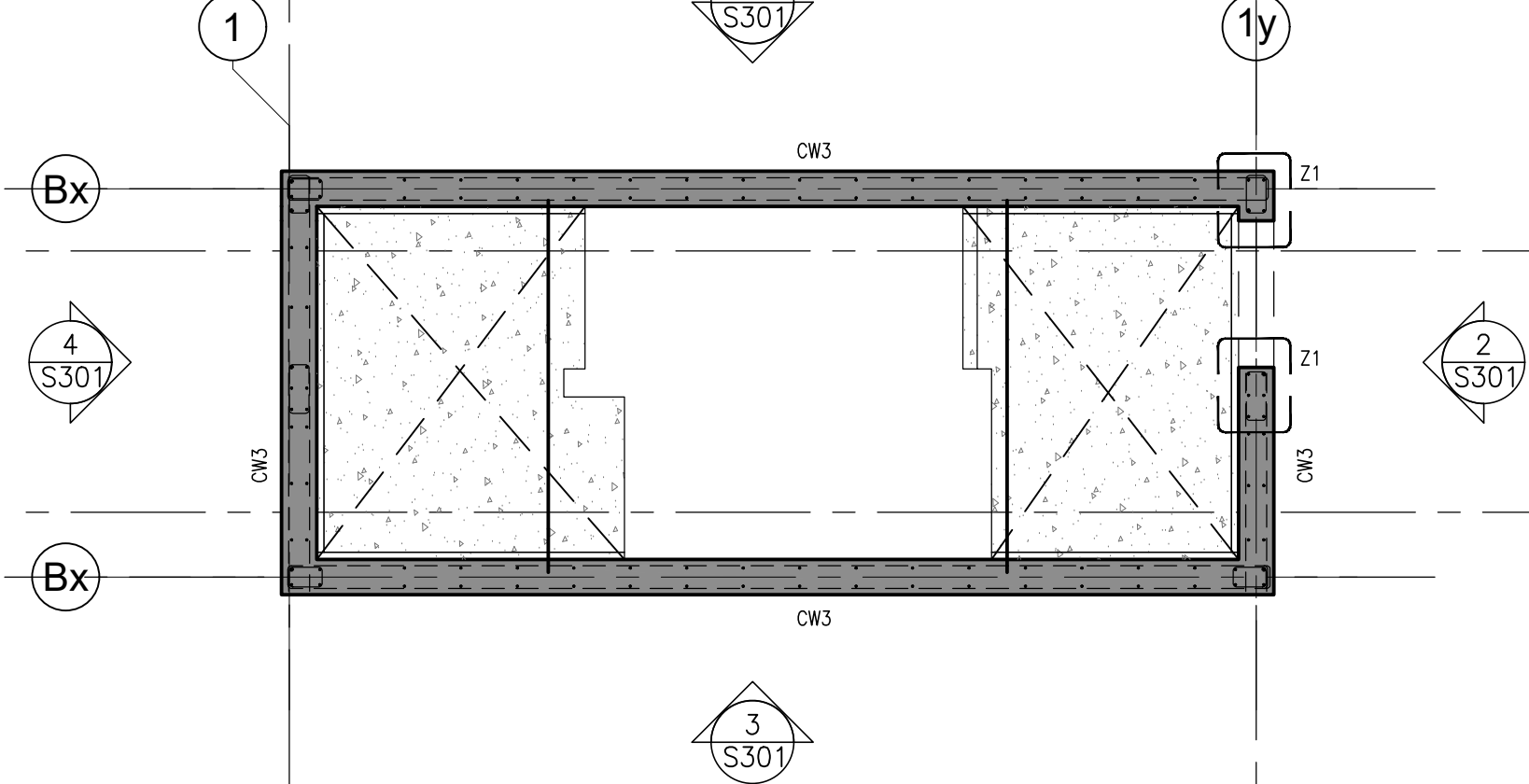
11
S204 ELEVATOR - 3RD FLOOR TO 4TH FLOOR
1:50



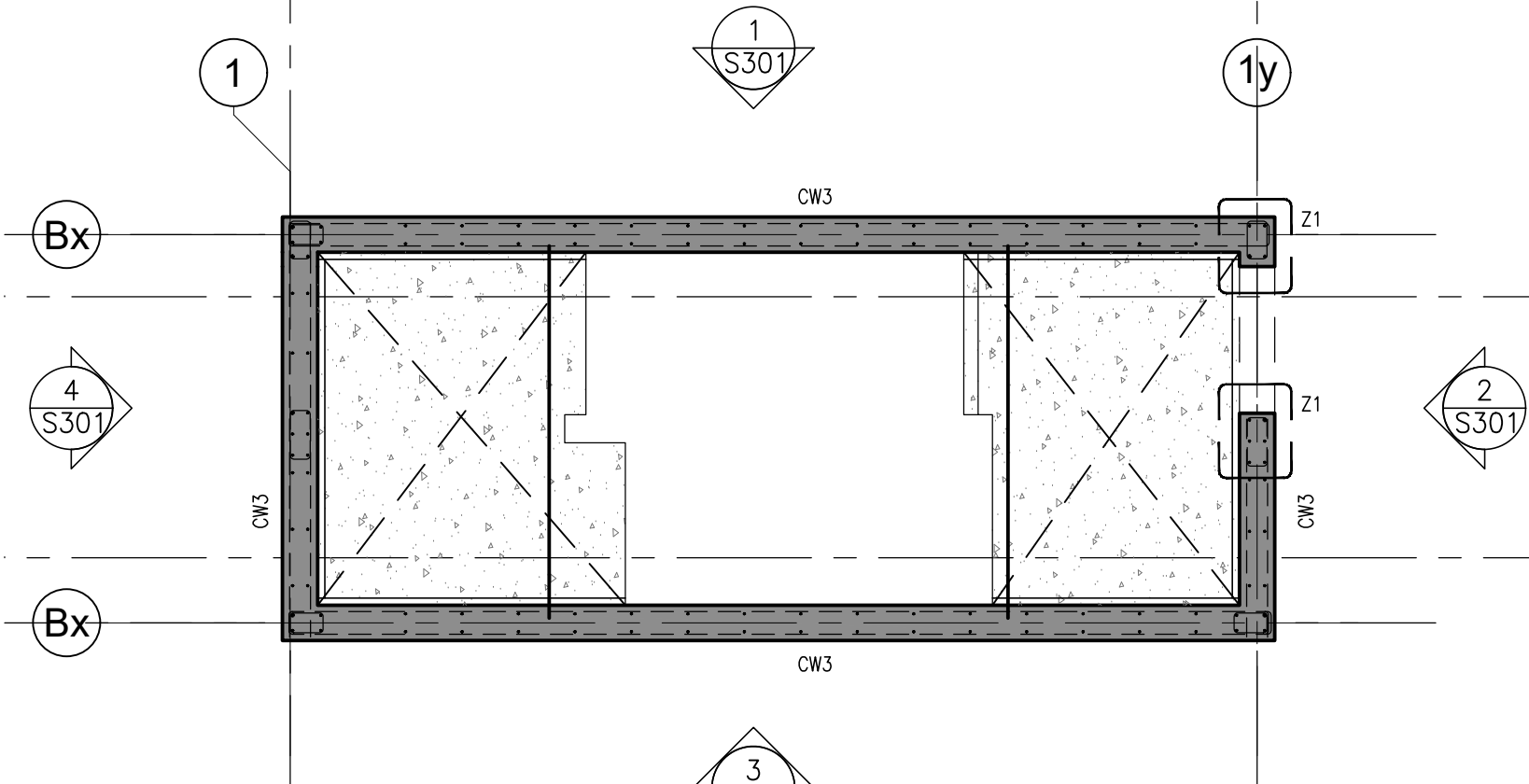
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S204 ELEVATOR - 2ND FLOOR TO 3RD FLOOR
1:50



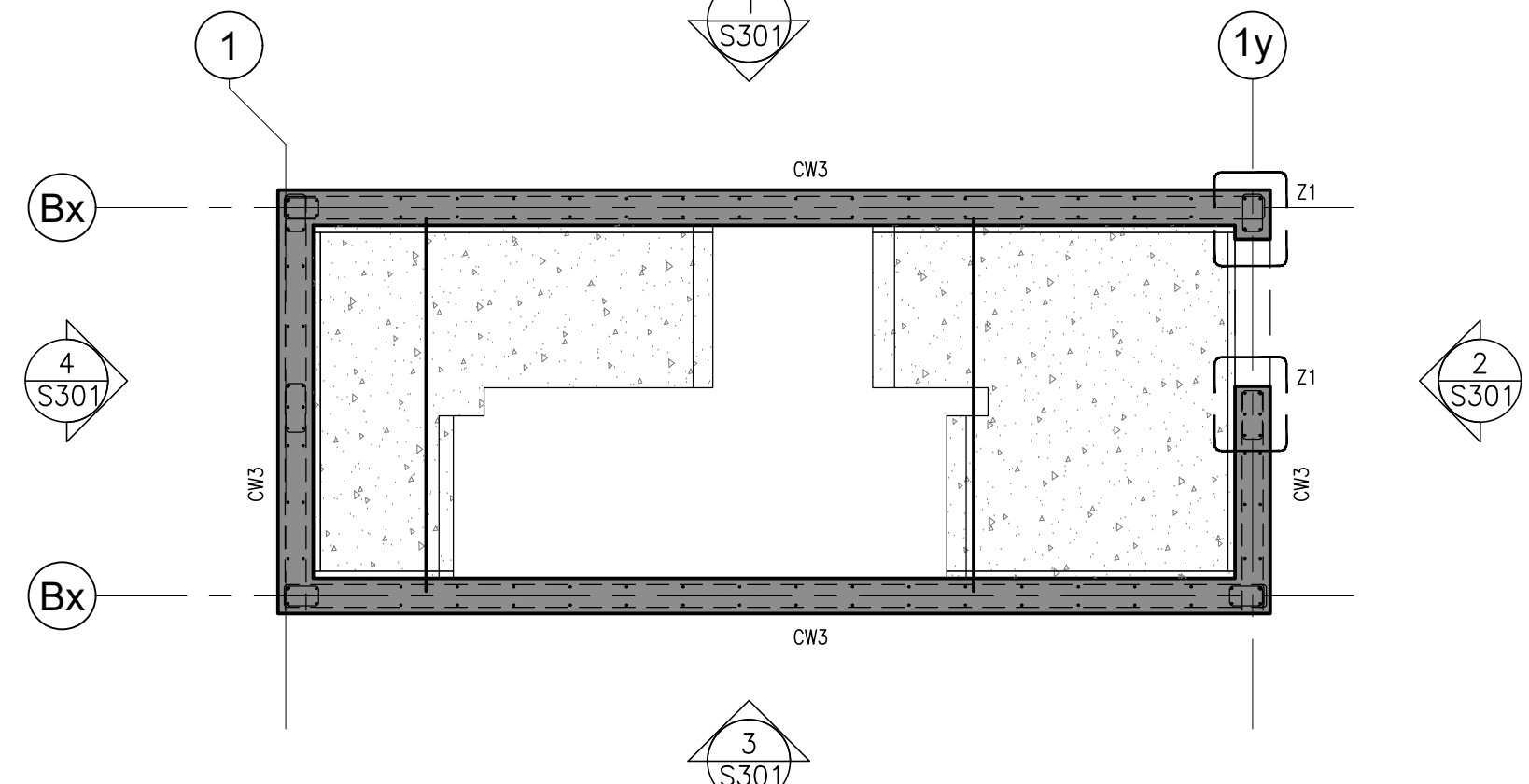
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S204 ELEVATOR - 1ST FLOOR TO 2ND FLOOR
1:50



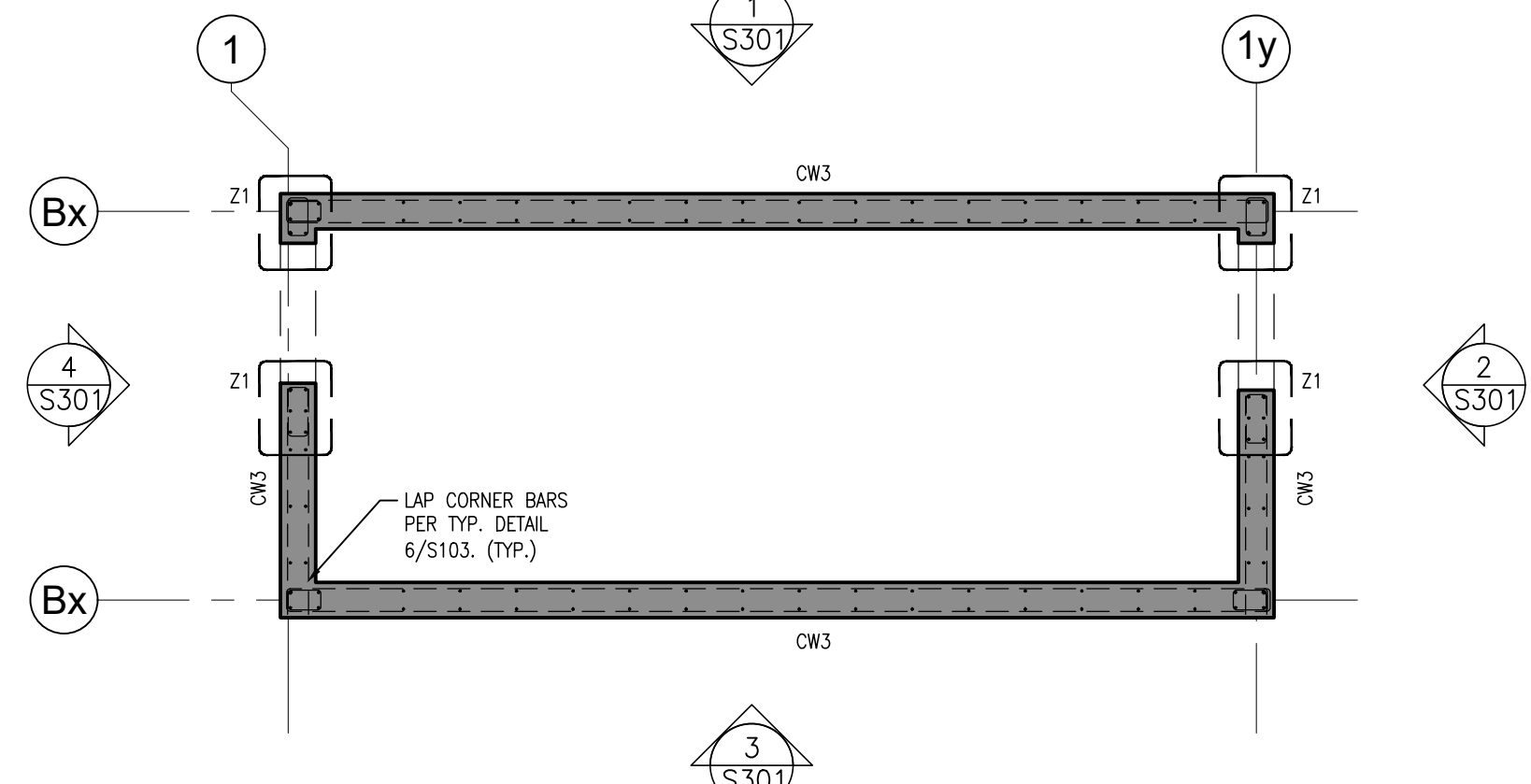
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S204 WEST STAIR - 4TH FLOOR TO ROOF
1:50



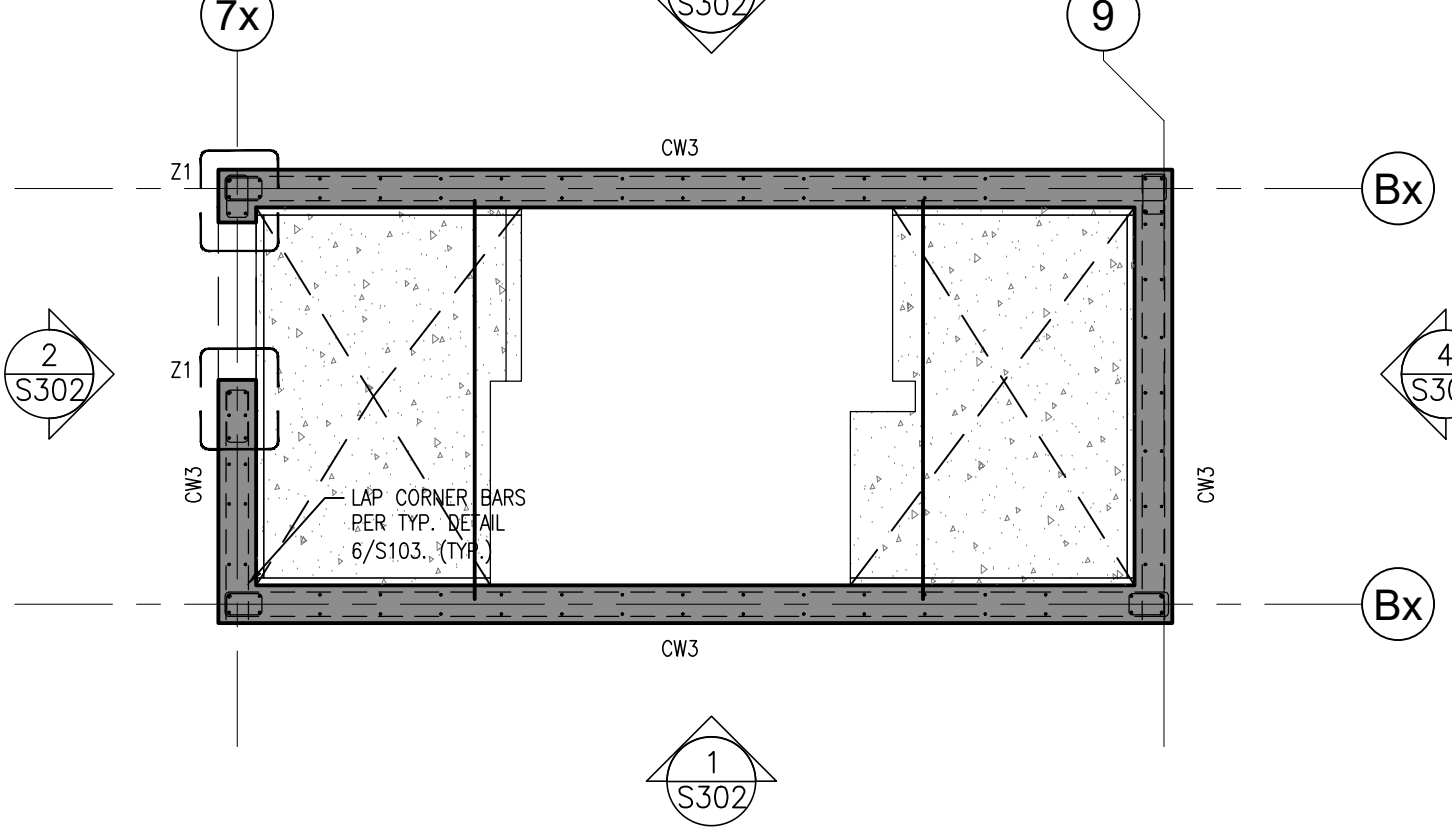
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S204 WEST STAIR - 3RD FLOOR TO 4TH FLOOR
1:50



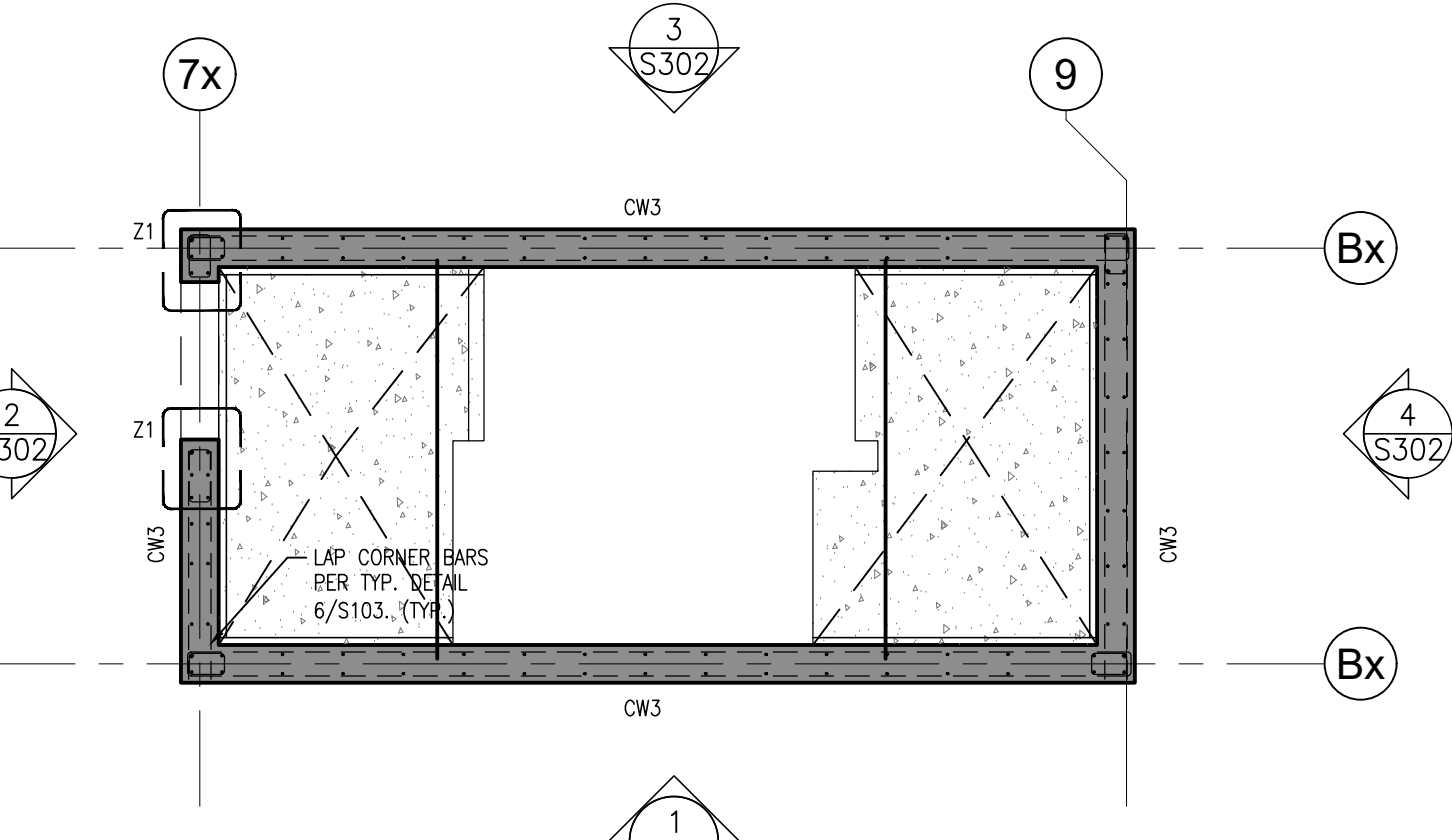
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S204 WEST STAIR - 2ND FLOOR TO 3RD FLOOR
1:50



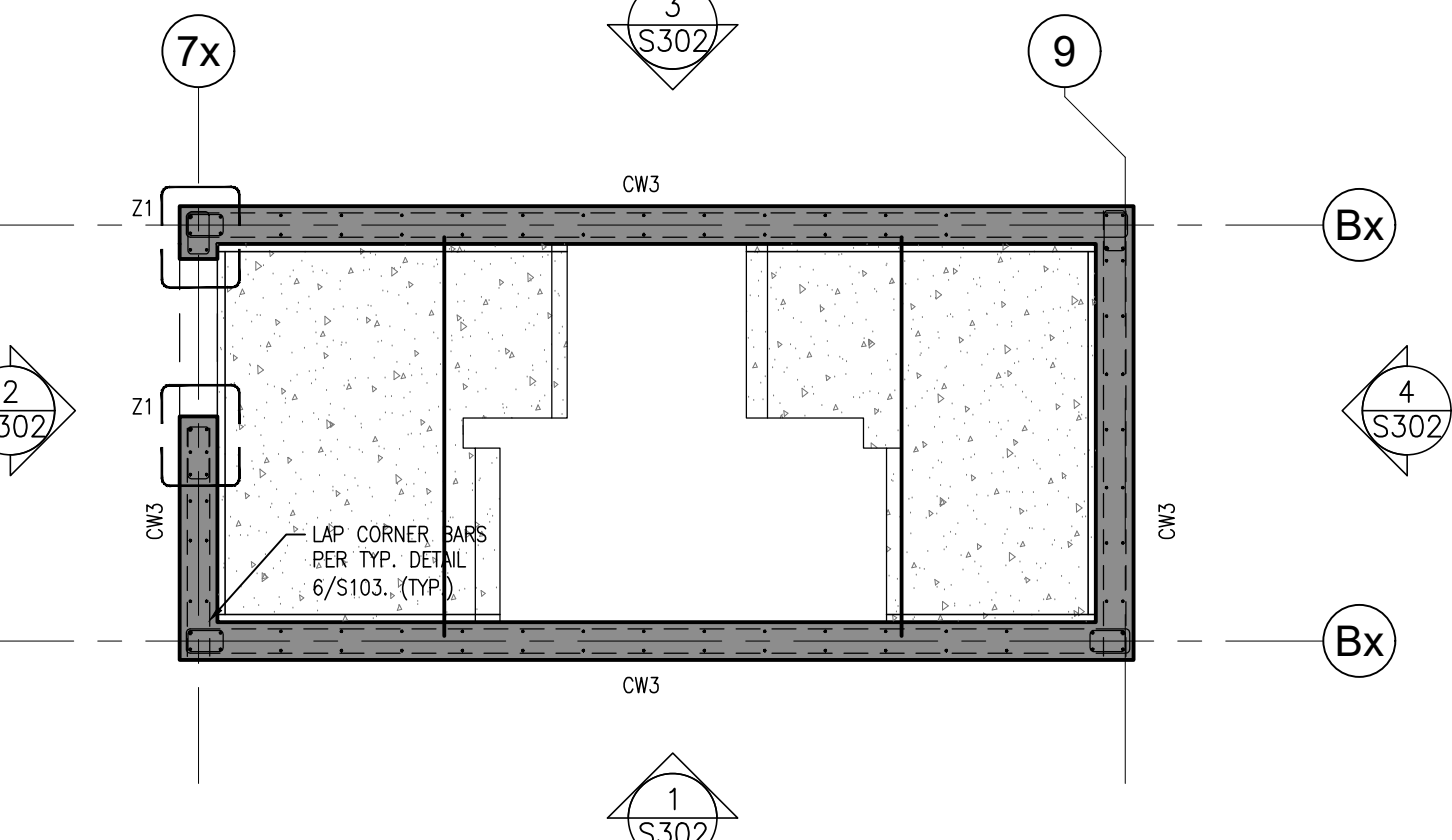
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S204 WEST STAIR - 1ST FLOOR TO 2ND FLOOR
1:50



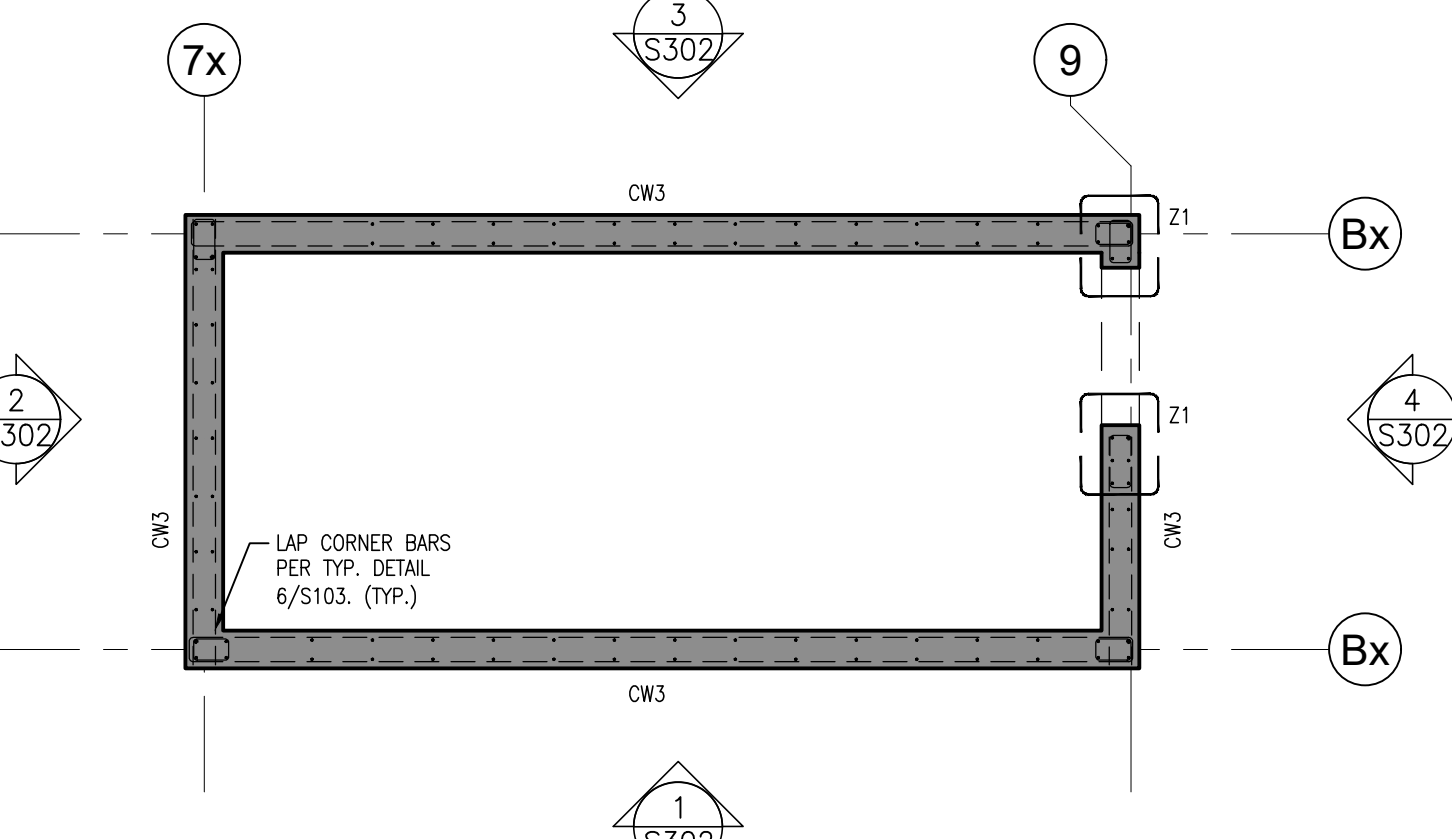
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S204 EAST STAIR - 4TH FLOOR TO ROOF
1:50



3
S204 EAST STAIR - 3RD FLOOR TO 4TH FLOOR
1:50



2
S204 EAST STAIR - 2ND FLOOR TO 3RD FLOOR
1:50



1
S204 EAST STAIR - 1ST FLOOR TO 2ND FLOOR
1:50

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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
PART CONCRETE
SHEAR WALL PLANS

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: AUG. 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:

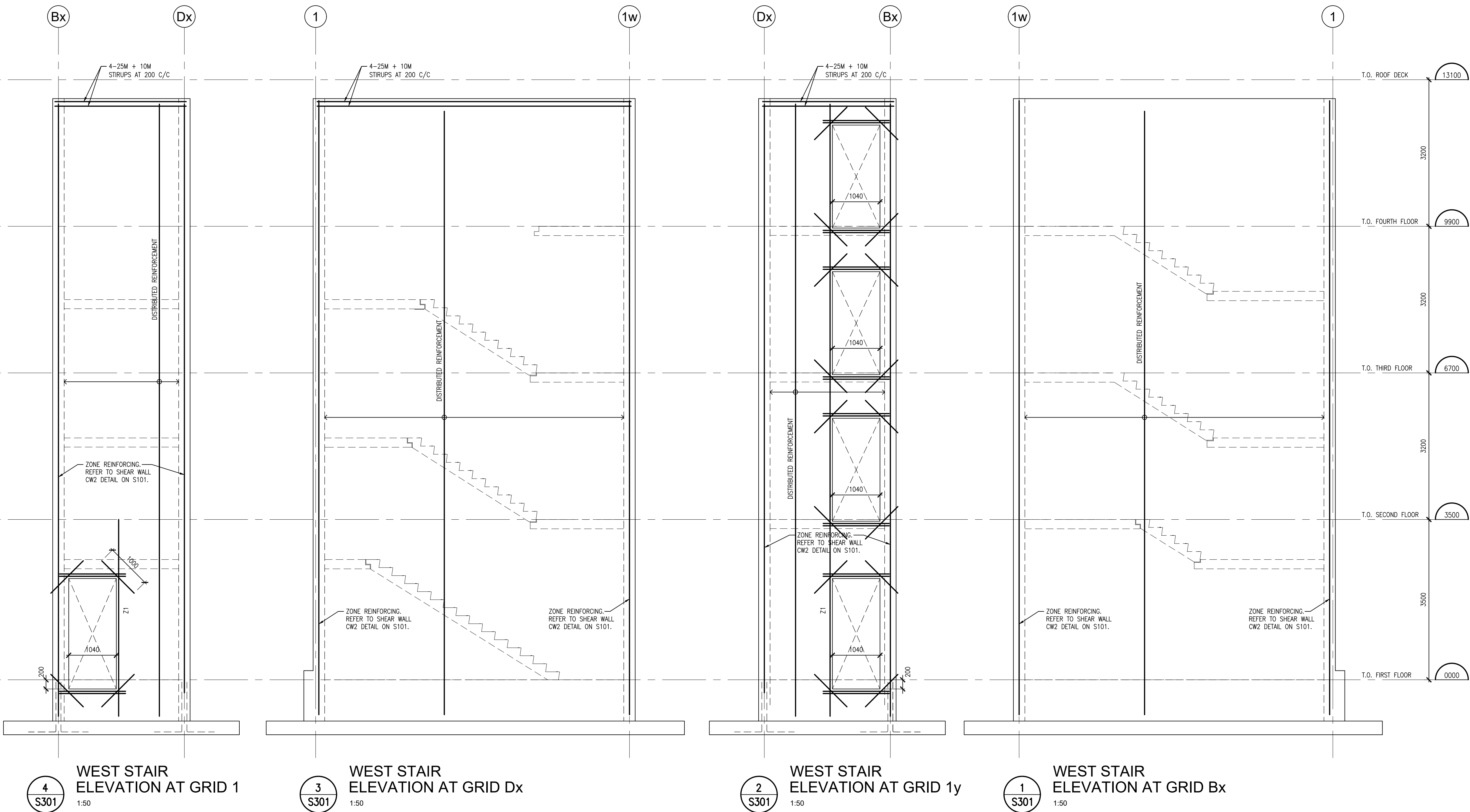
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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS
WEST STAIR

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: AUG. 2026	
SCALE: AS NOTED	

PROJECT NO: 25271	DRAWING NO: S301
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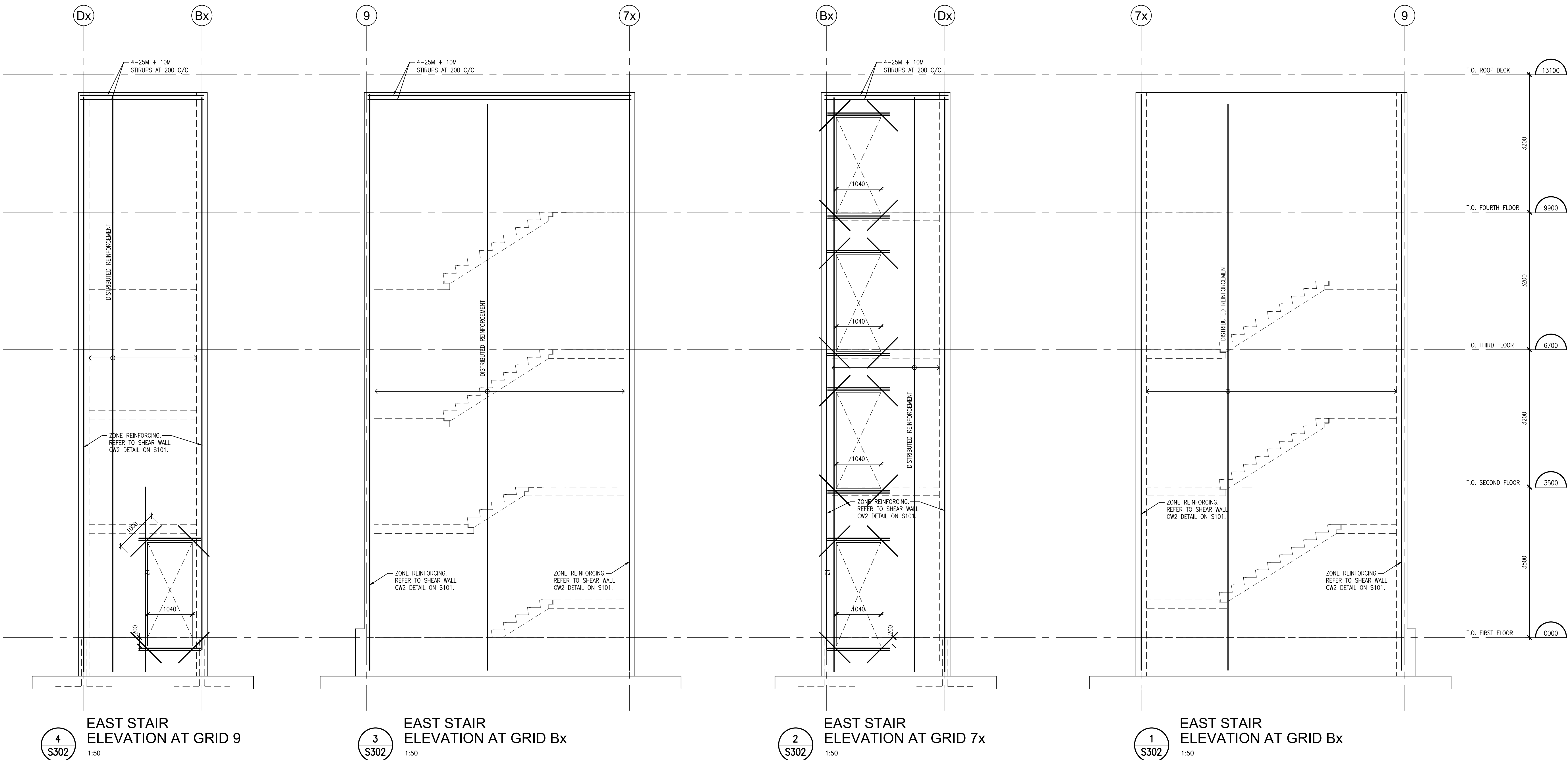
PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS
EAST STAIR

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: AUG. 2026	
SCALE: AS NOTED	

PROJECT NO:	DRAWING NO:
25271	S302

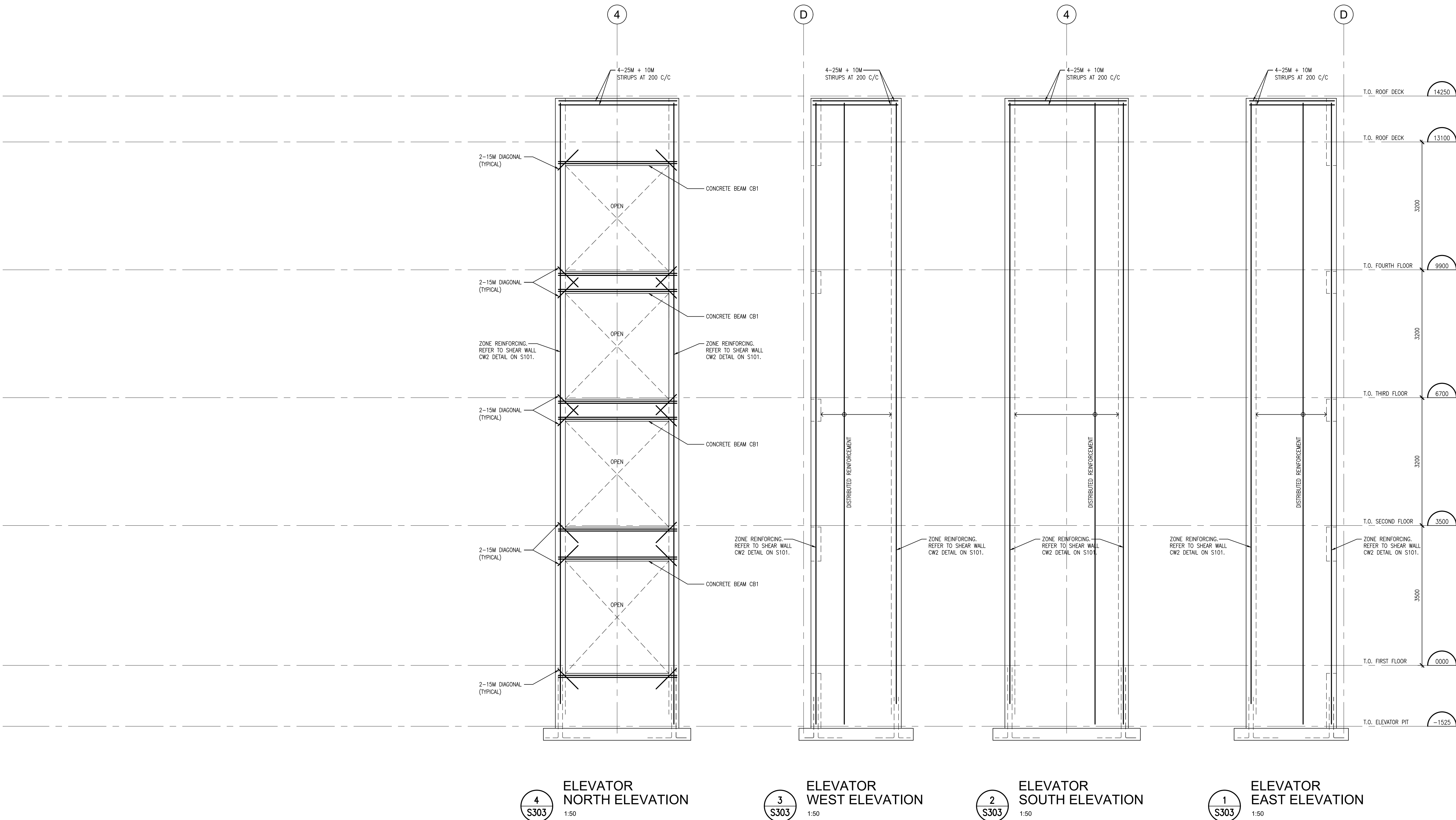


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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS
ELEVATOR

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: AUG. 2026
SCALE: AS NOTED



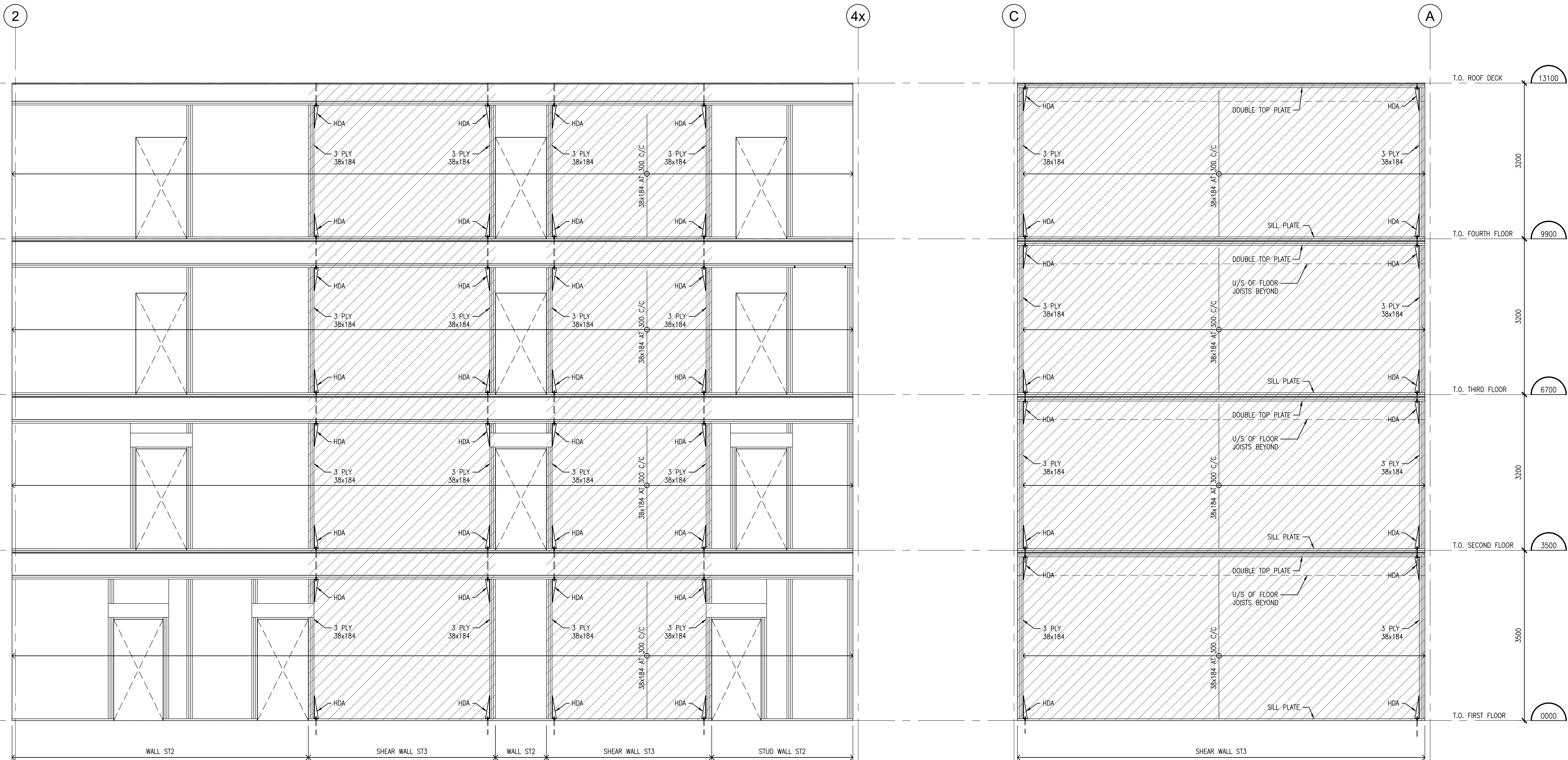
PROJECT NO: 25271
DRAWING NO: S303

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NO.	ISSUES/ REVISIONS	DATE	BY
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2
S304
ELEVATION AT GRID C
1:50

1
S304
ELEVATION AT GRID 2
1:50



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: AUG. 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:



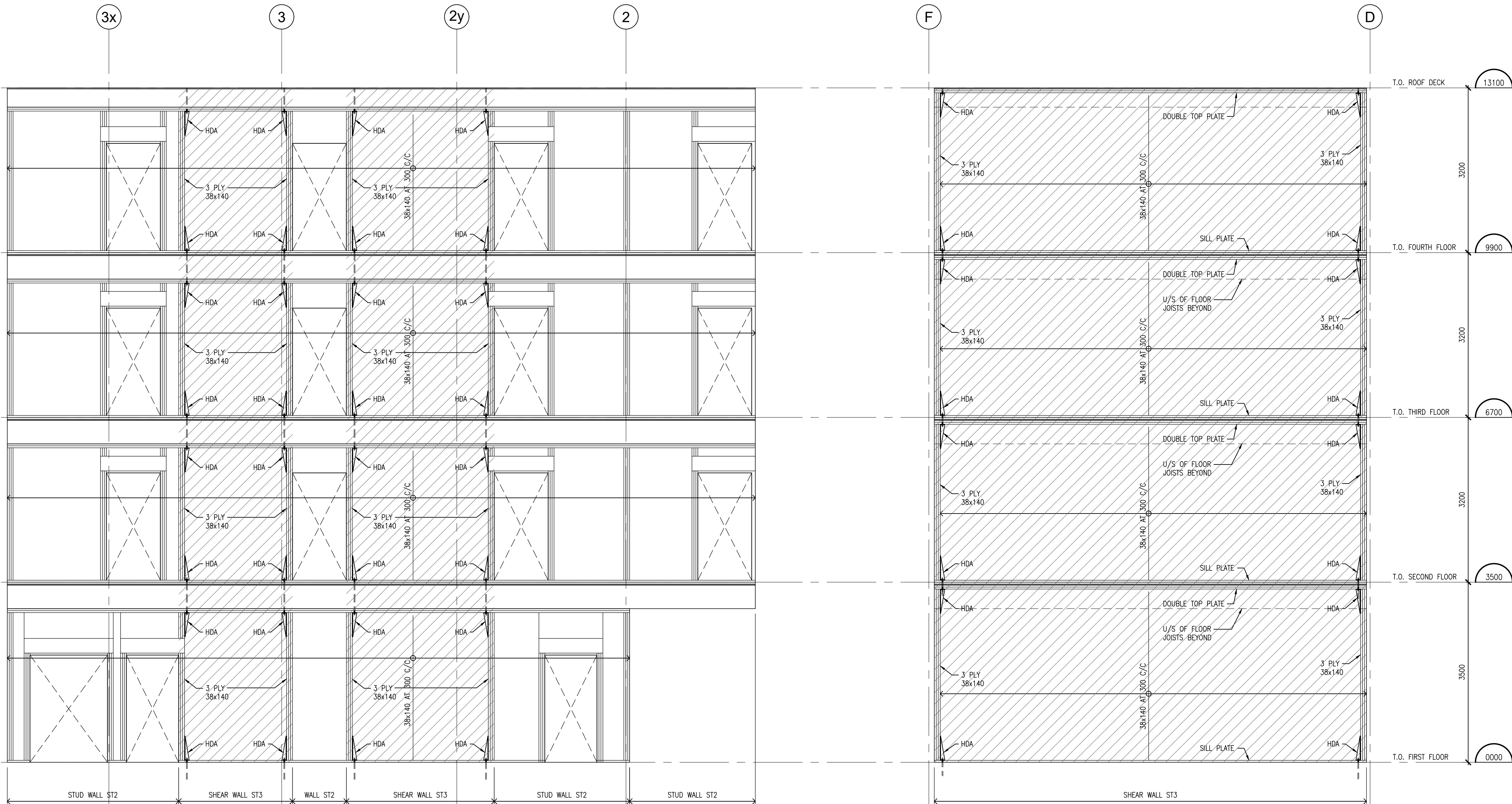
25271 **S304**

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2
S305
ELEVATION AT GRID D
1:50

1
S305
ELEVATION AT GRID 3
1:50



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

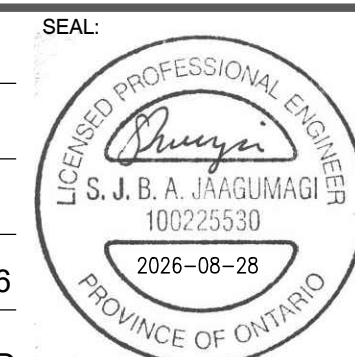
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS

DESIGN BY: BBA
DRAWN BY: BBA
CHECKED BY:
DATE: AUG. 2026
SCALE: AS NOTED

PROJECT NO: DRAWING NO:

25271 S305



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[illegible]

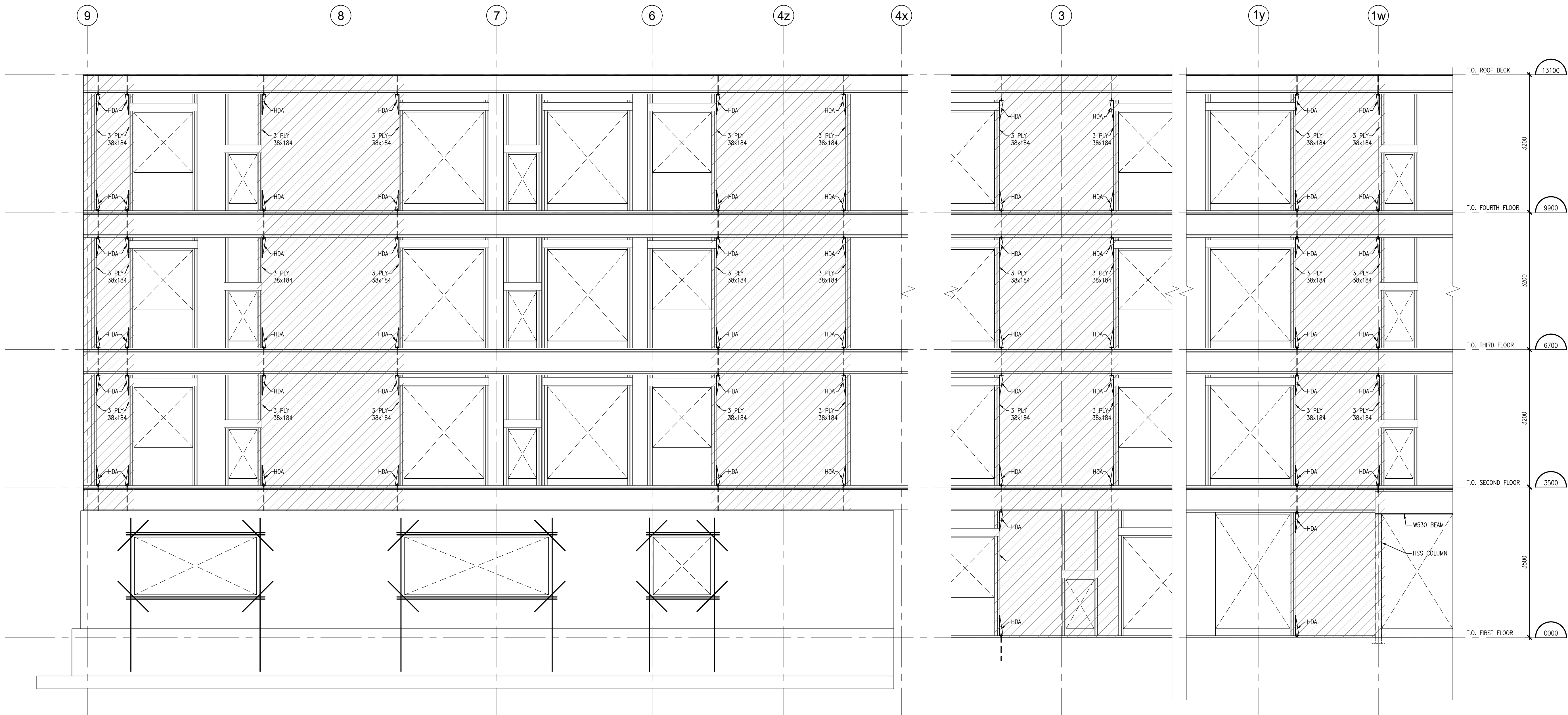
PROJECT NO:	DRAWING NO:
25271	S306

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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: AUG. 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:

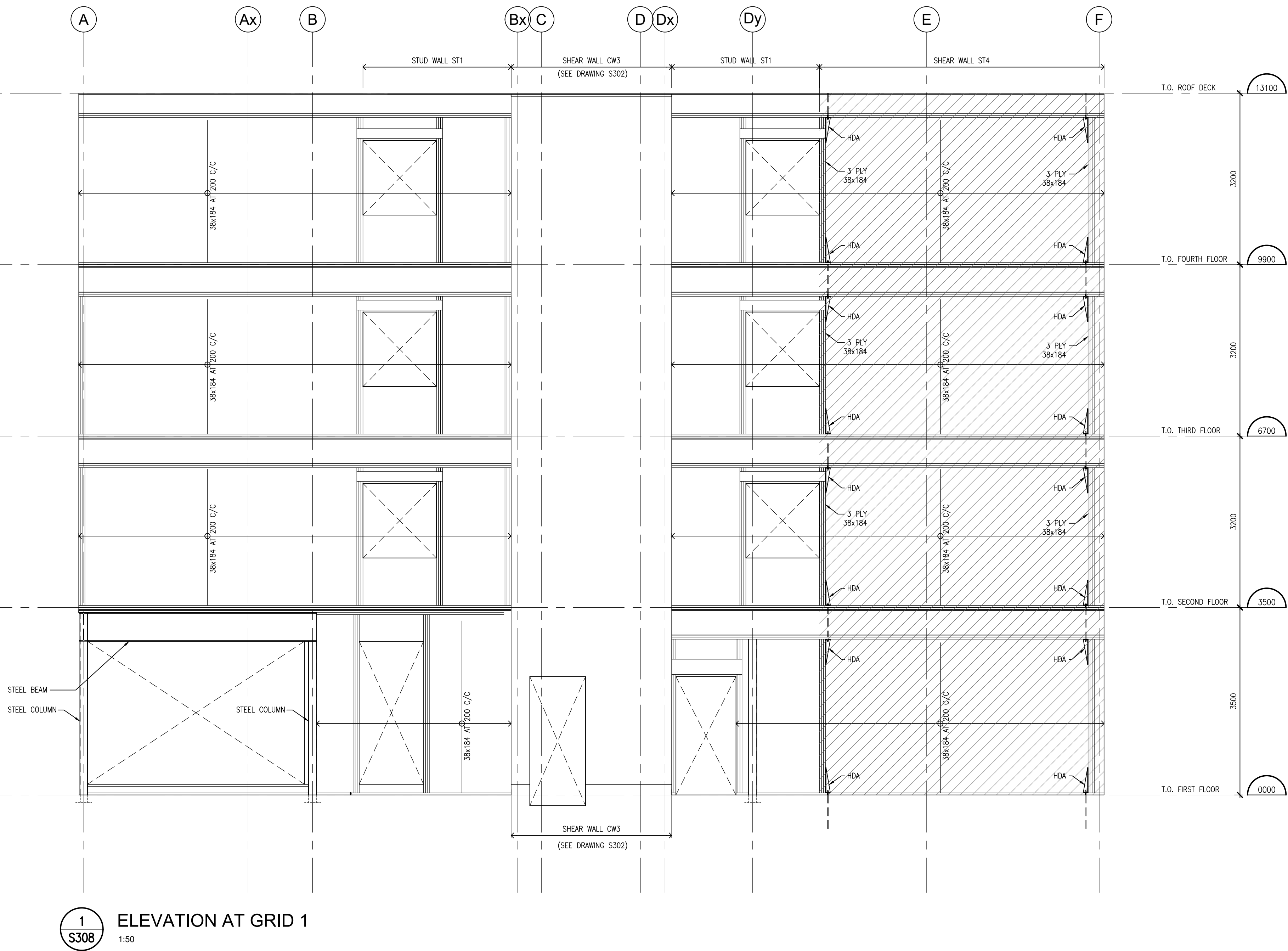
25271 S307

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PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS

DESIGN BY: BBA	SEAL:
DRAWN BY: BBA	
CHECKED BY:	
DATE: AUG. 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:

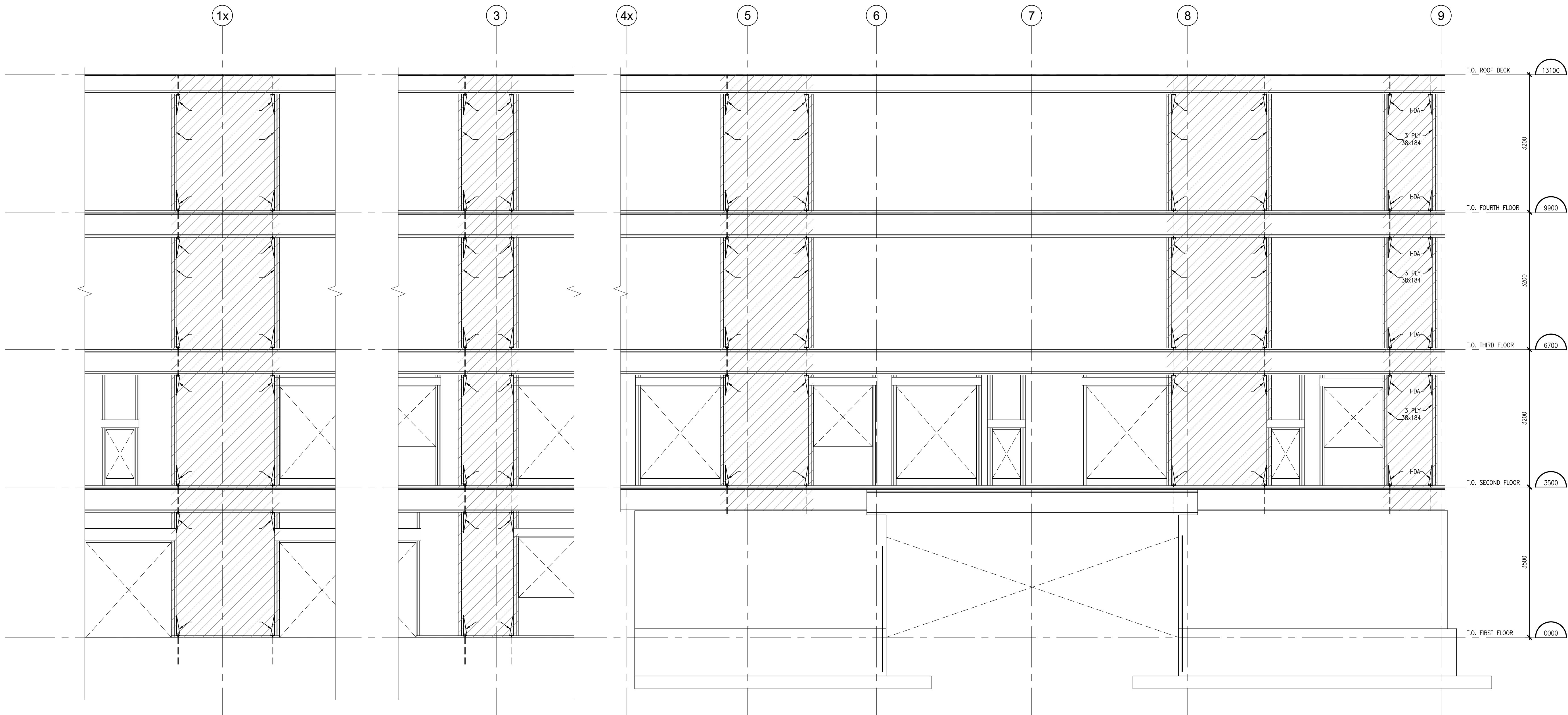
25271 S308

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1 PART ELEVATIONS AT GRID F
S309 1:50



PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

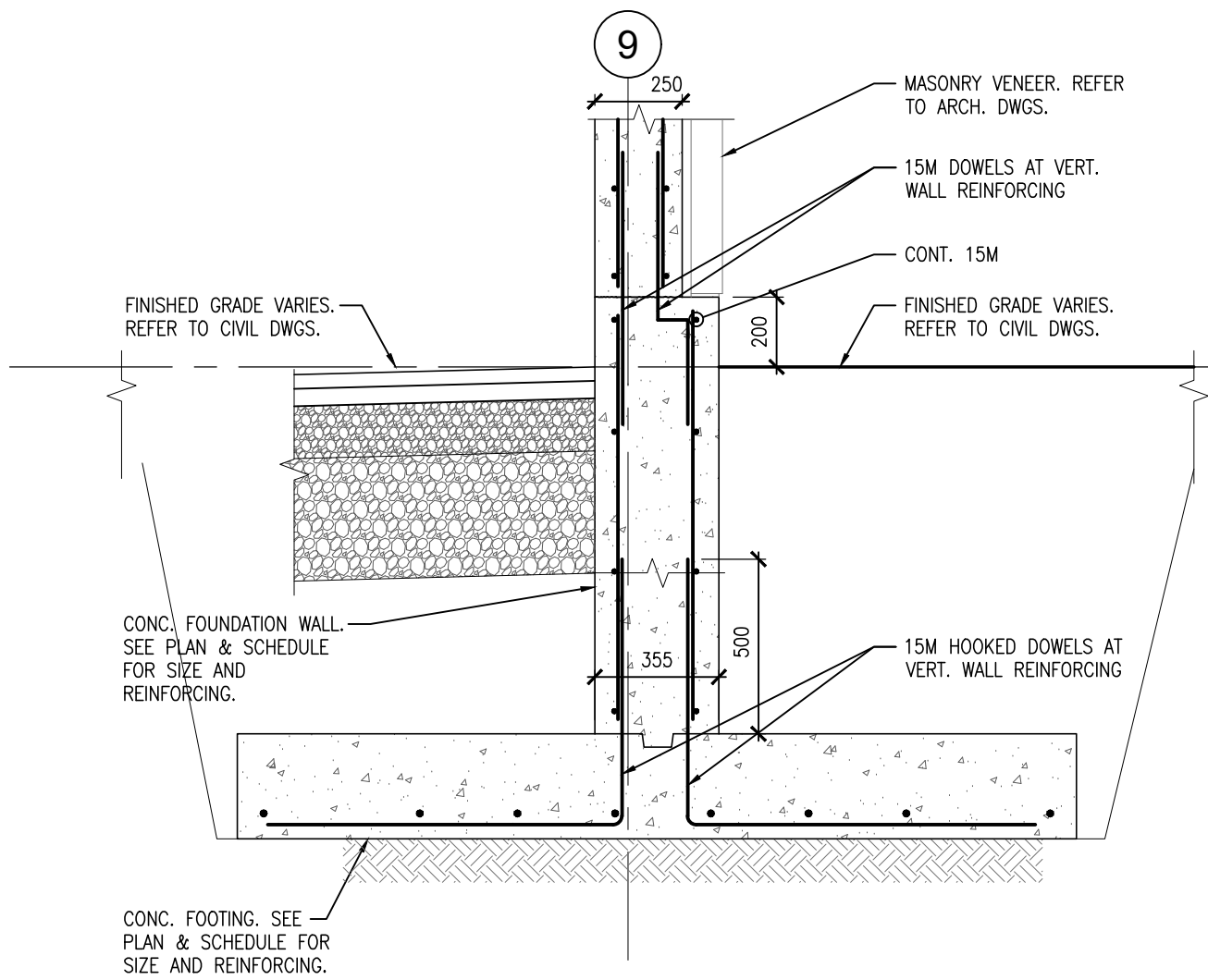
1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SHEAR WALL ELEVATIONS

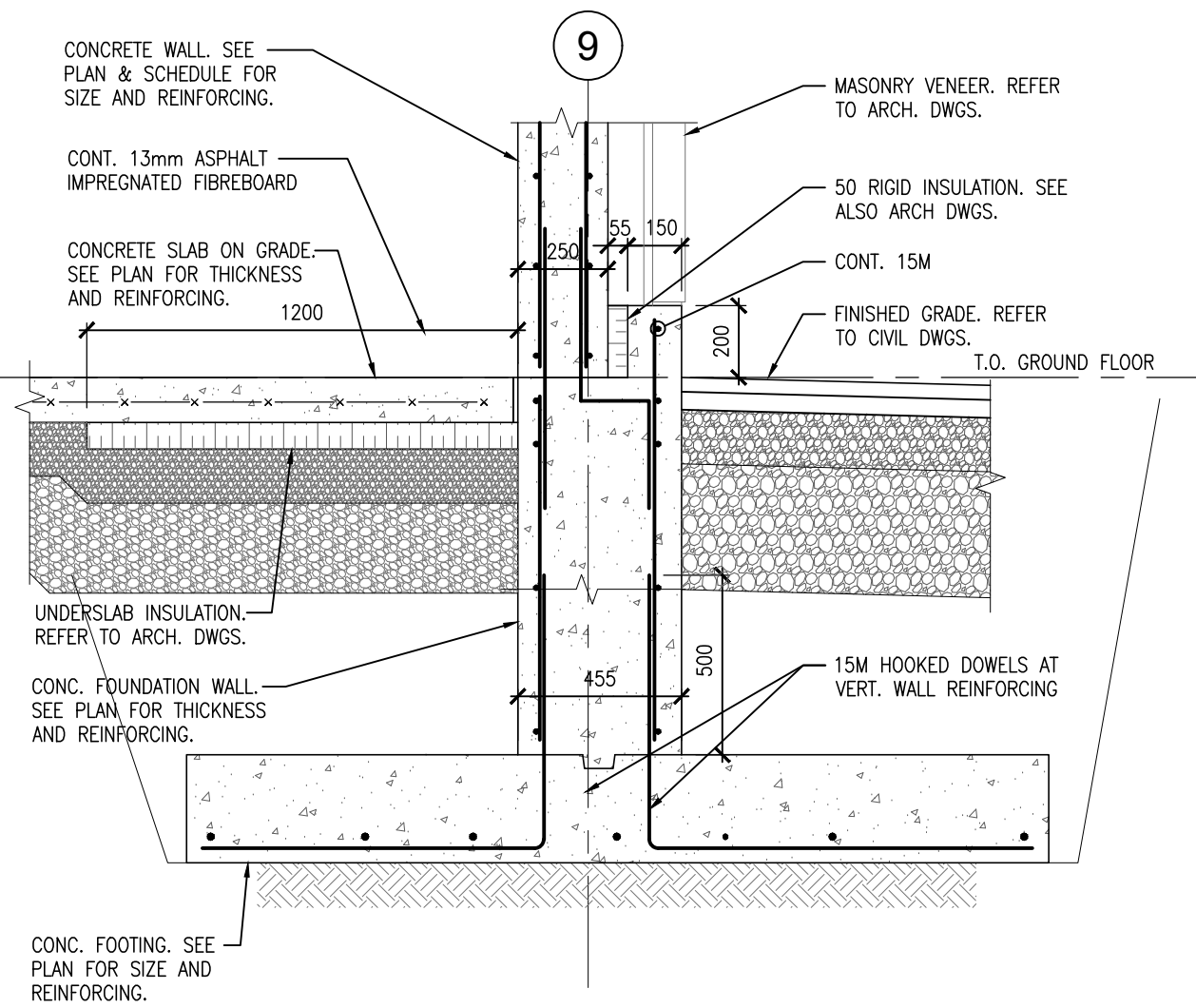
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DATE: AUG. 2026	
SCALE: AS NOTED	
PROJECT NO:	DRAWING NO:



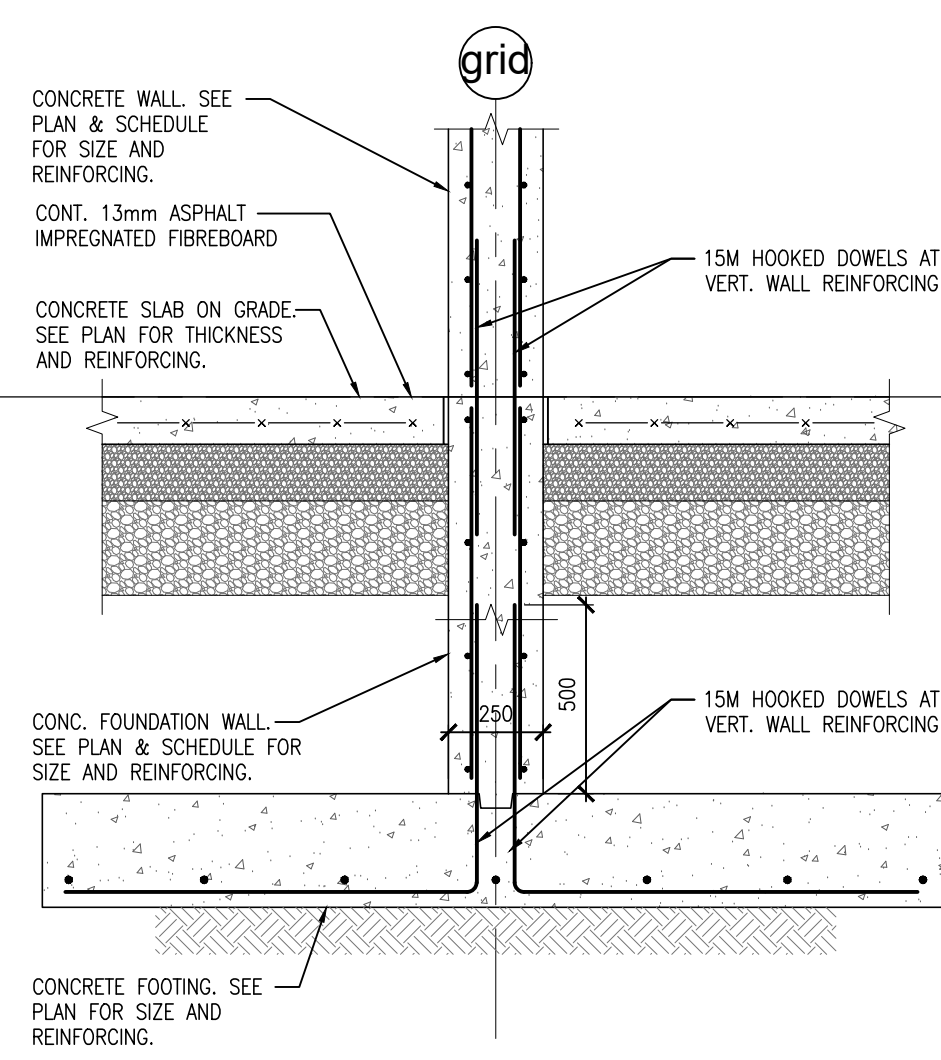
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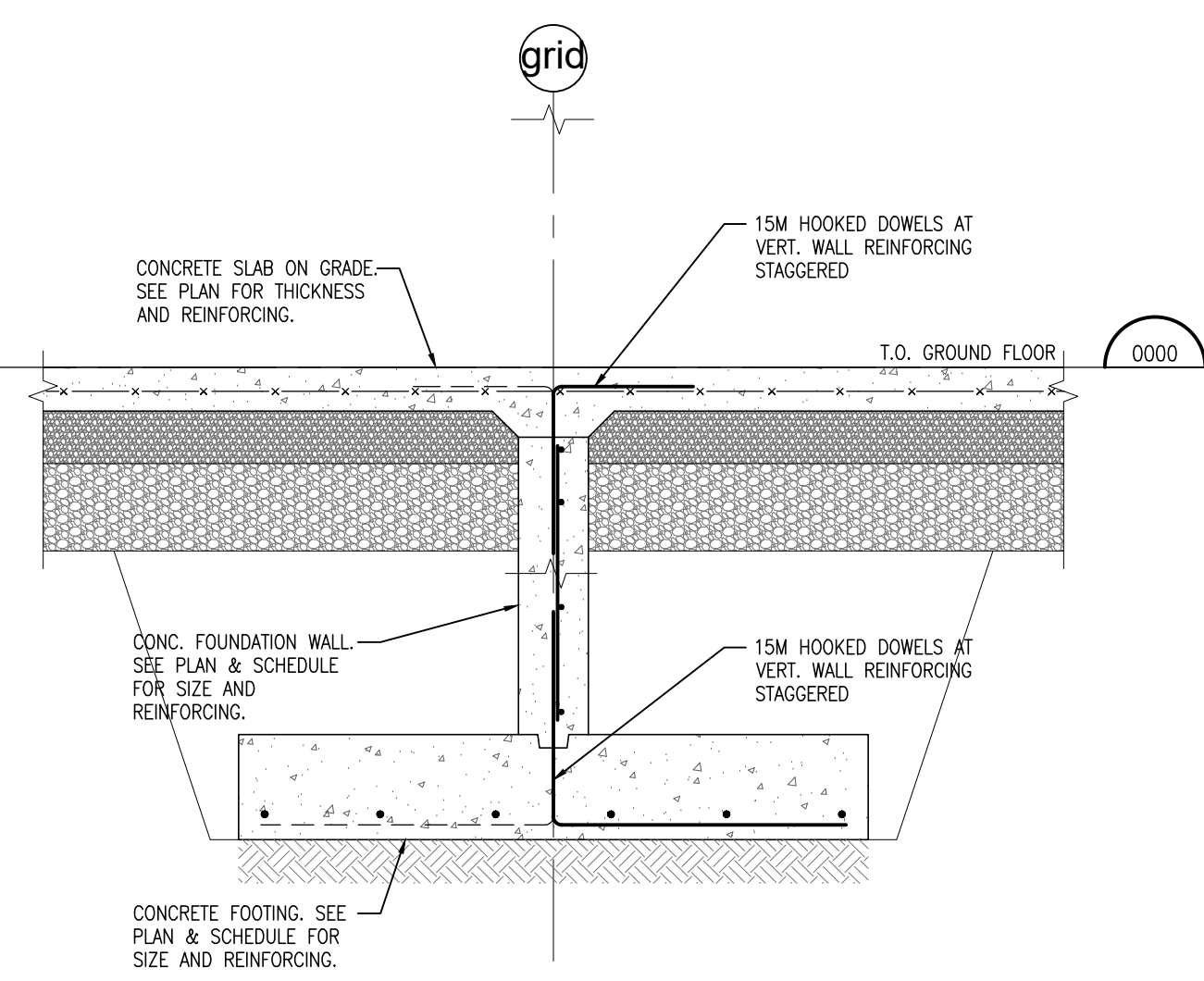
11 FOUNDATION SECTION
S501 1:20



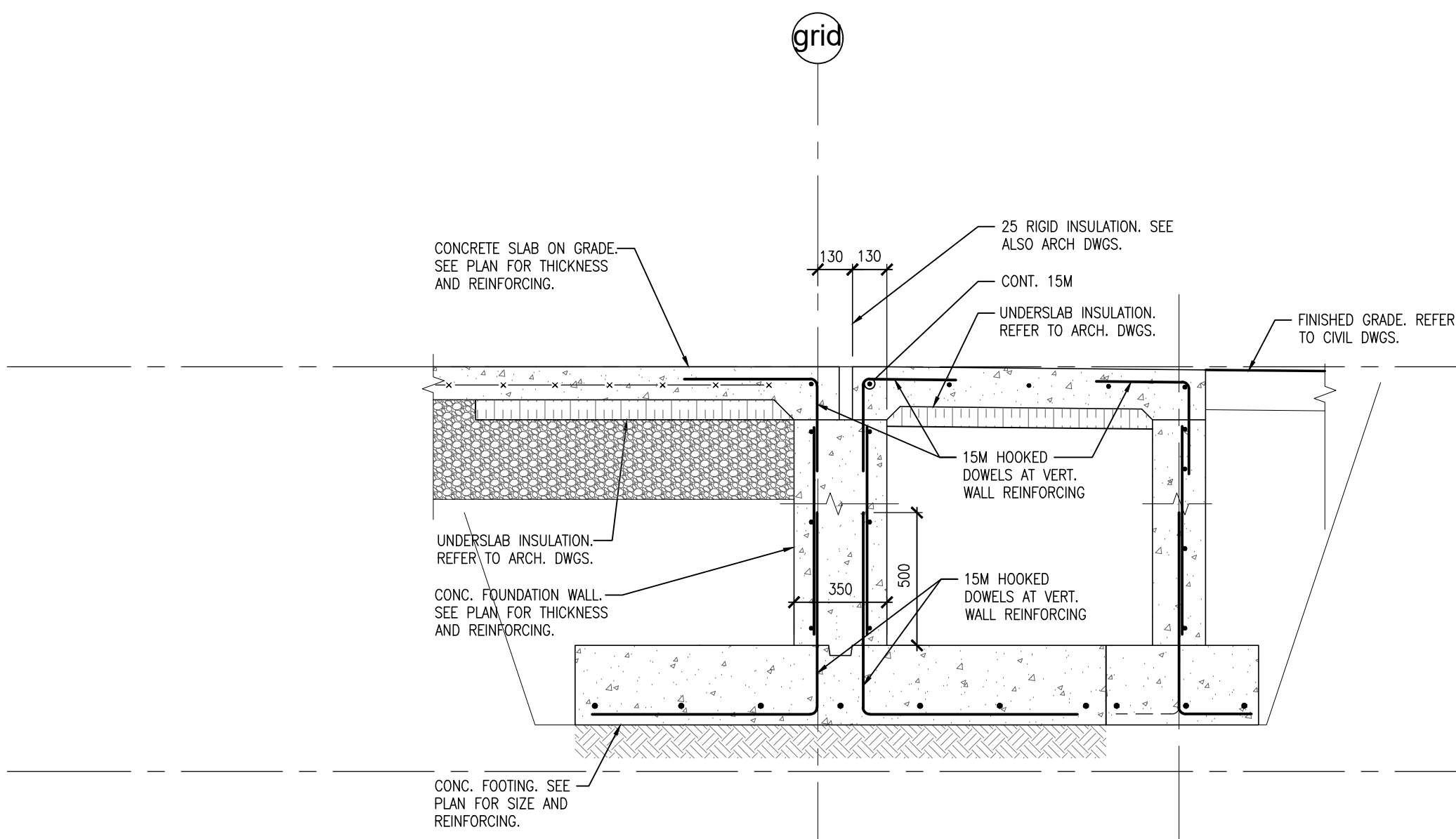
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S501 1:20



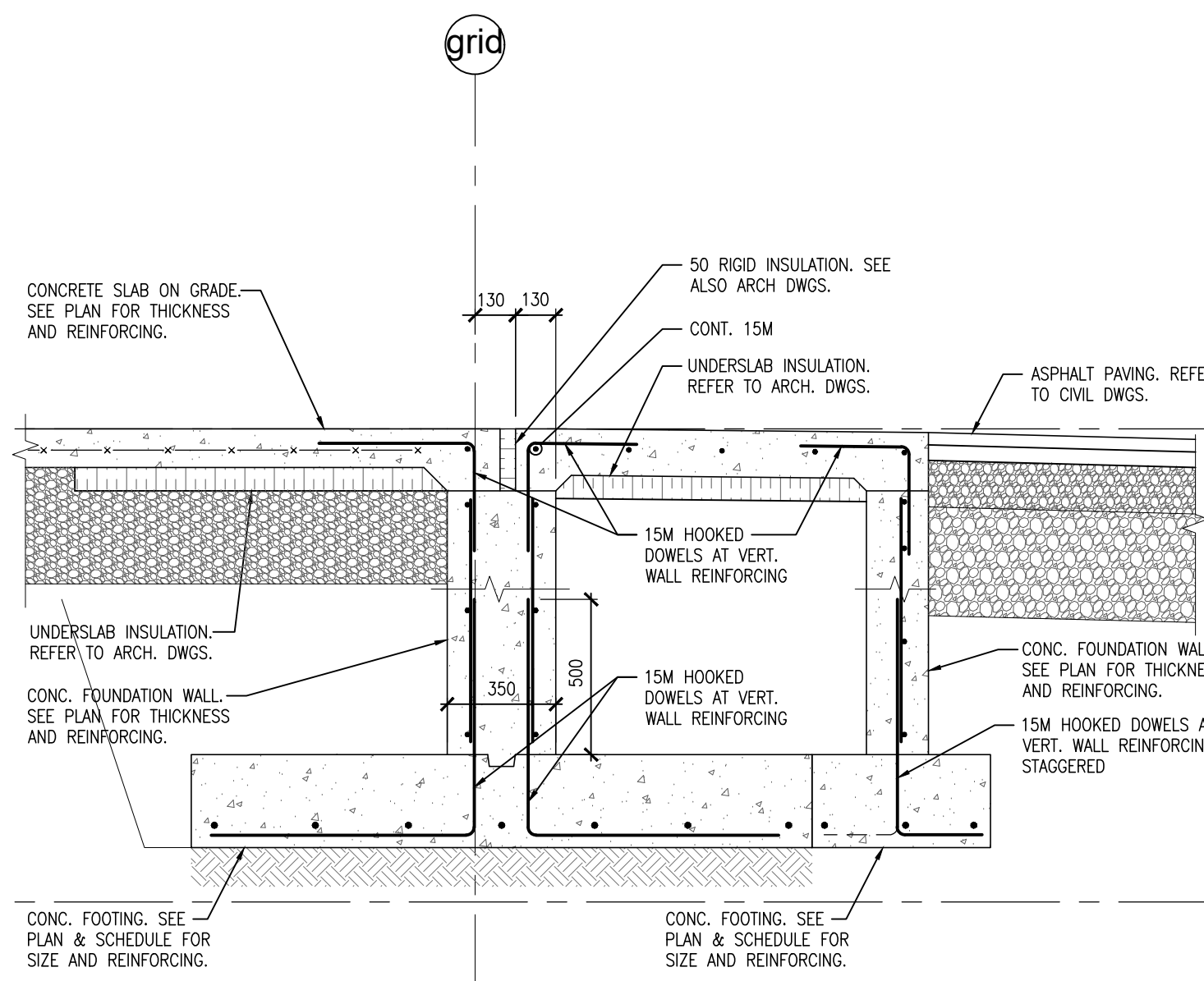
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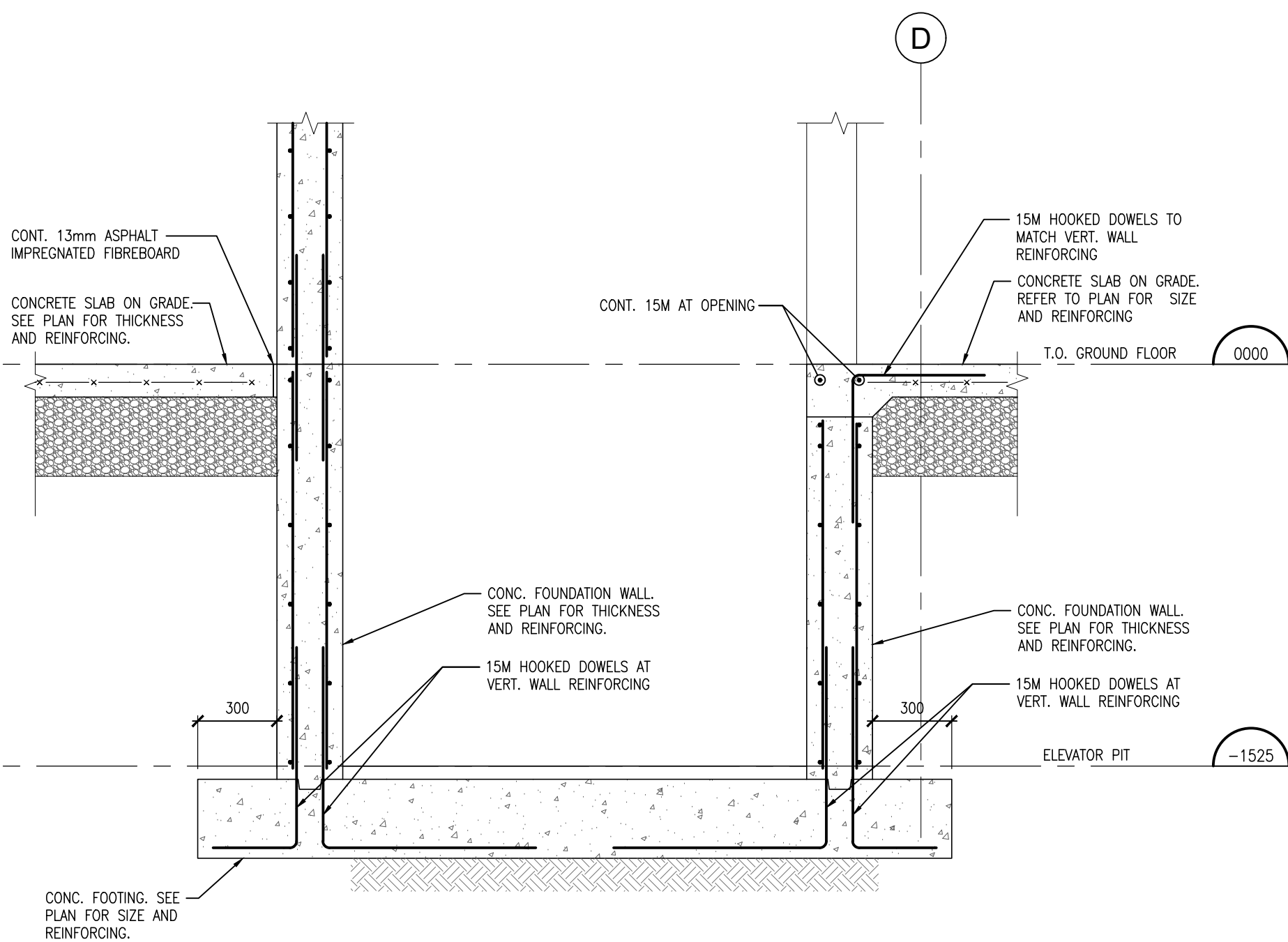
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S501 1:20



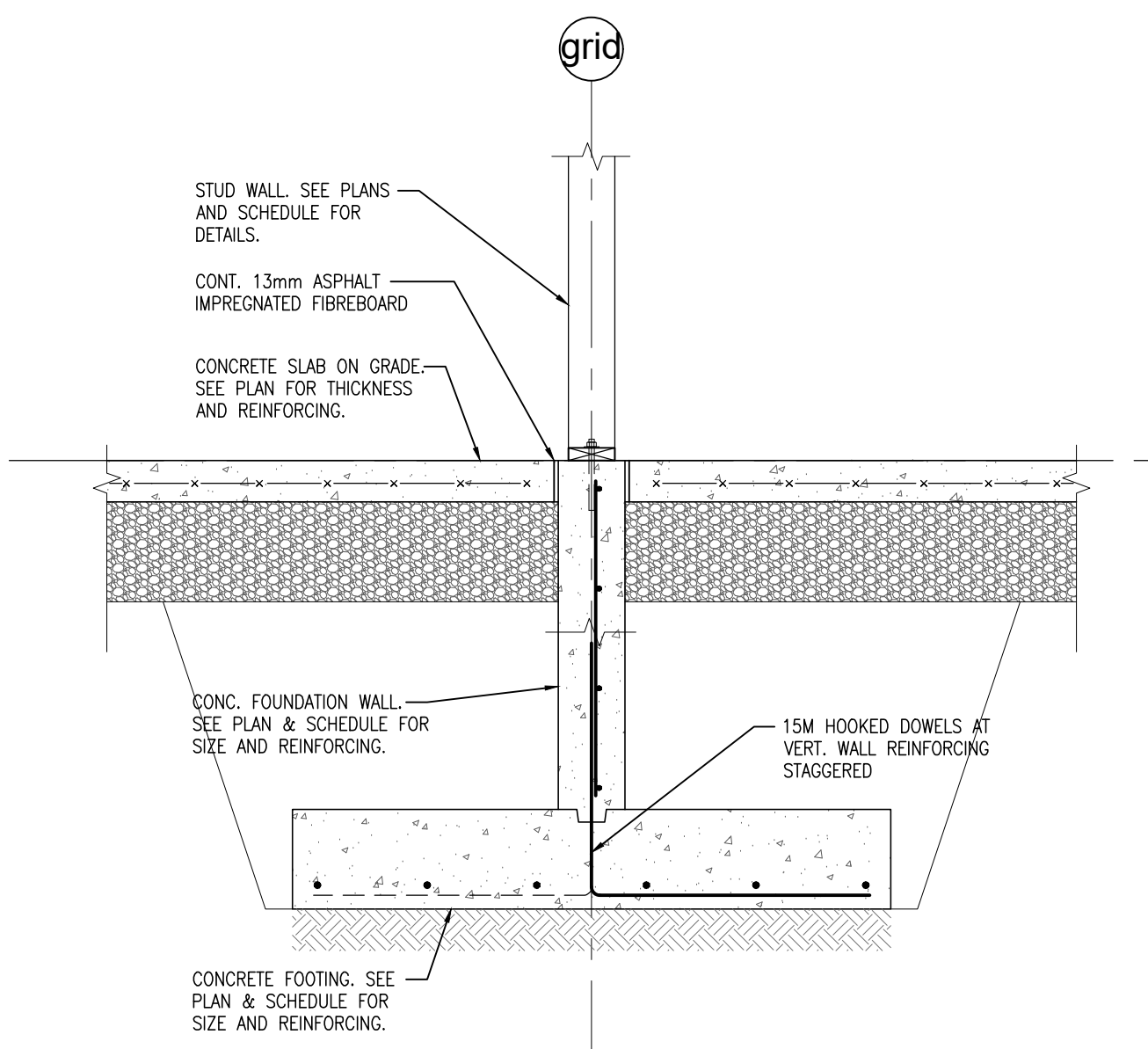
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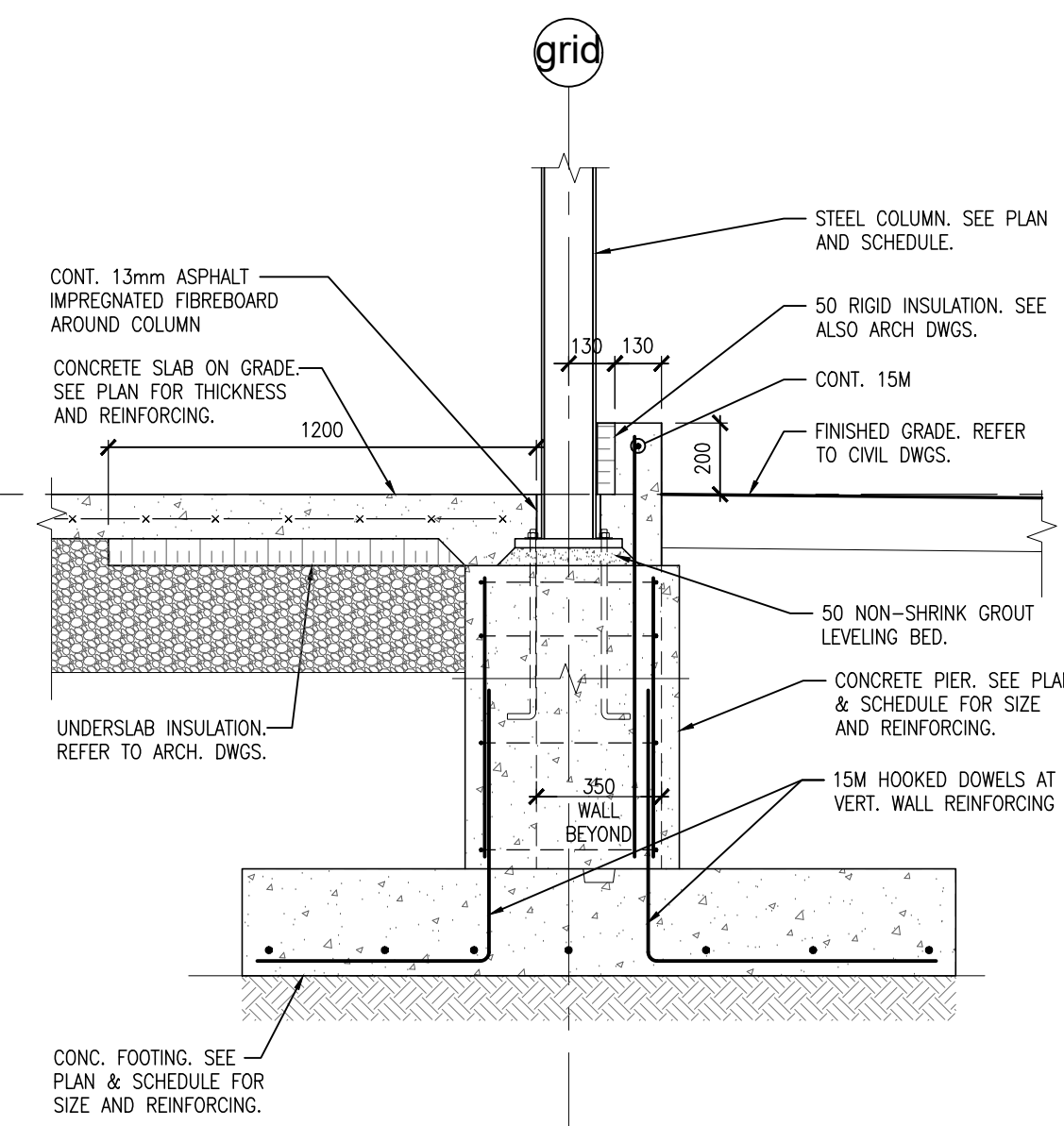
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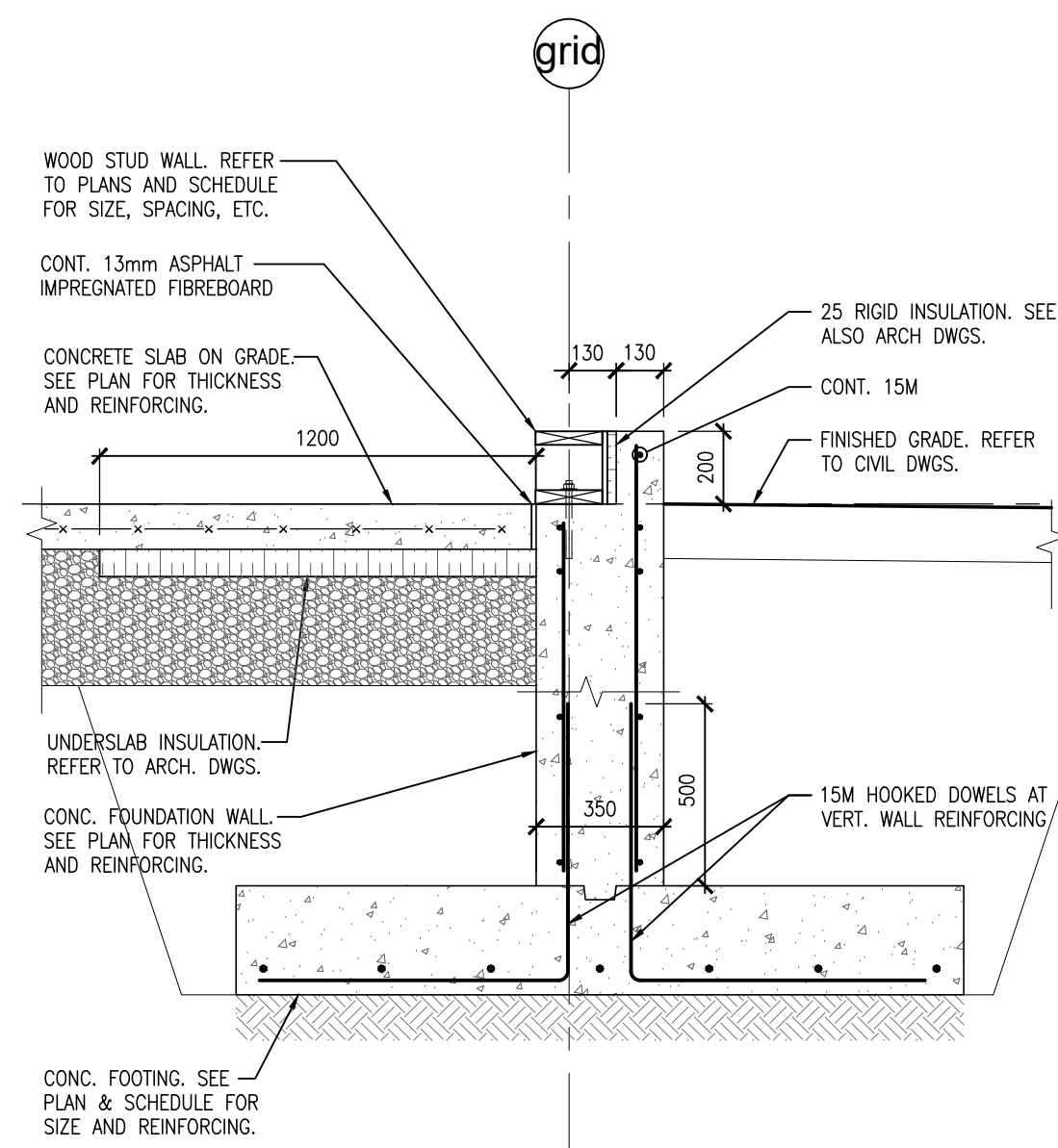
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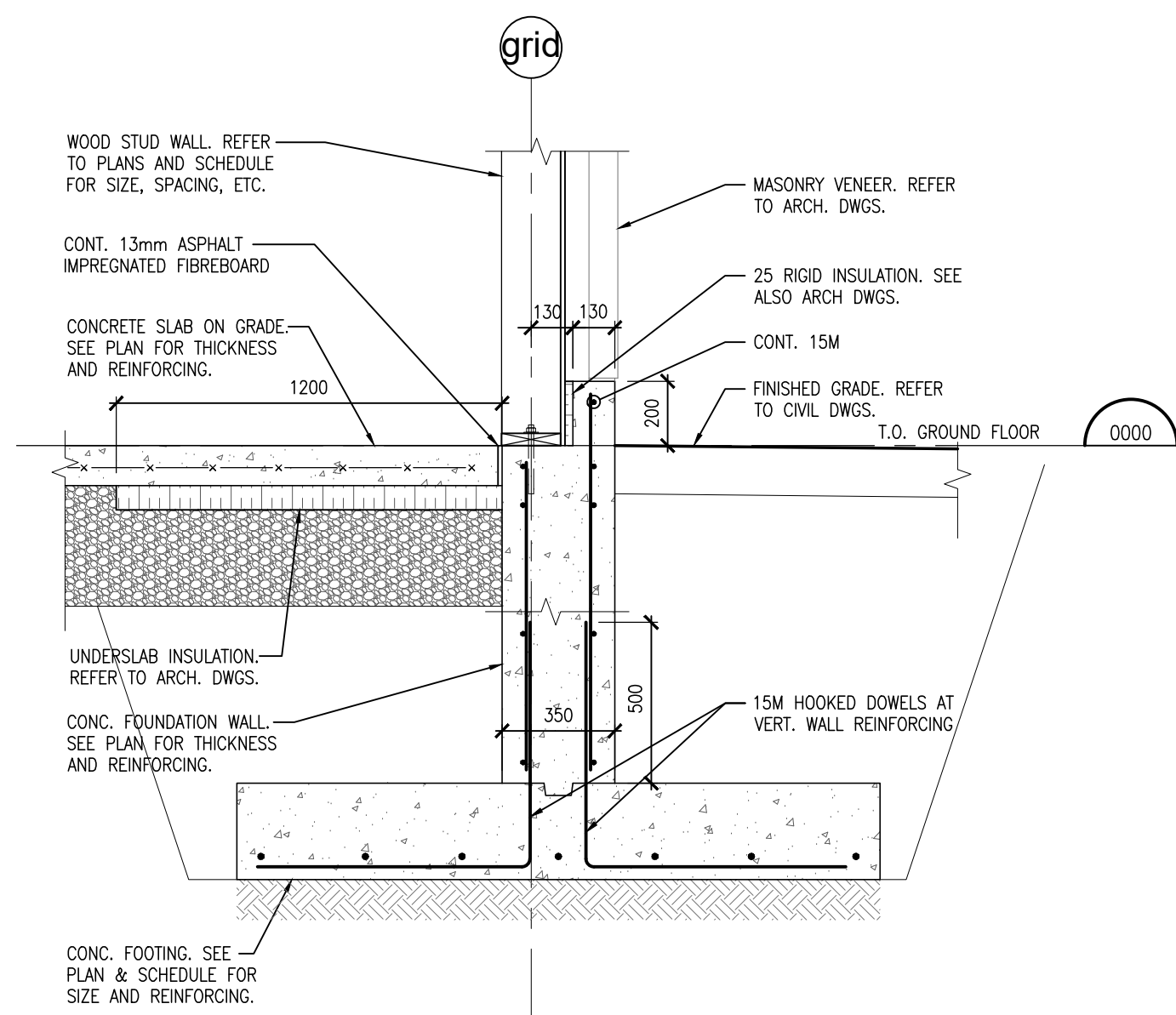
4 FOUNDATION SECTION
S501 1:20



3 FOUNDATION SECTION
S501 1:20



2 FOUNDATION SECTION
S501 1:20



1 FOUNDATION SECTION
S501 1:20

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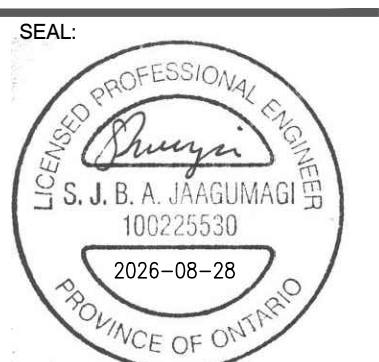
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BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

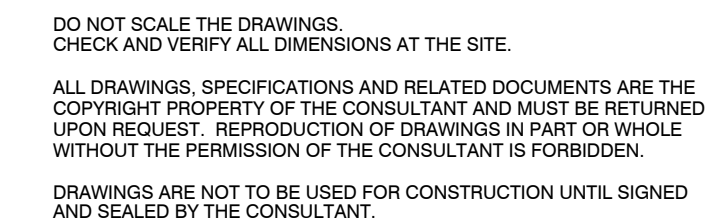
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DRAWING:
SECTIONS

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CHECKED BY: BBA
DATE: JUNE 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: S501



25271 S501

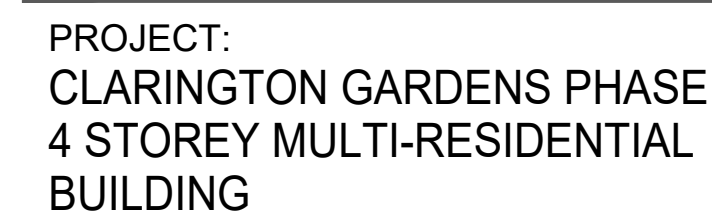
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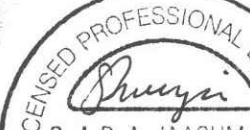


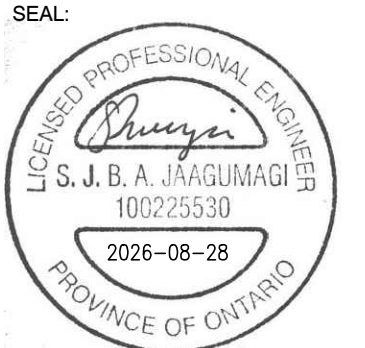
5
S502

FRAMING SECTION
1:20



DRAWING: SECTIONS

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CHECKED BY:	BBA		
DATE:	JULY 2026		
SCALE:	AS NOTED		
PROJECT NO:		DRAWING NO:	



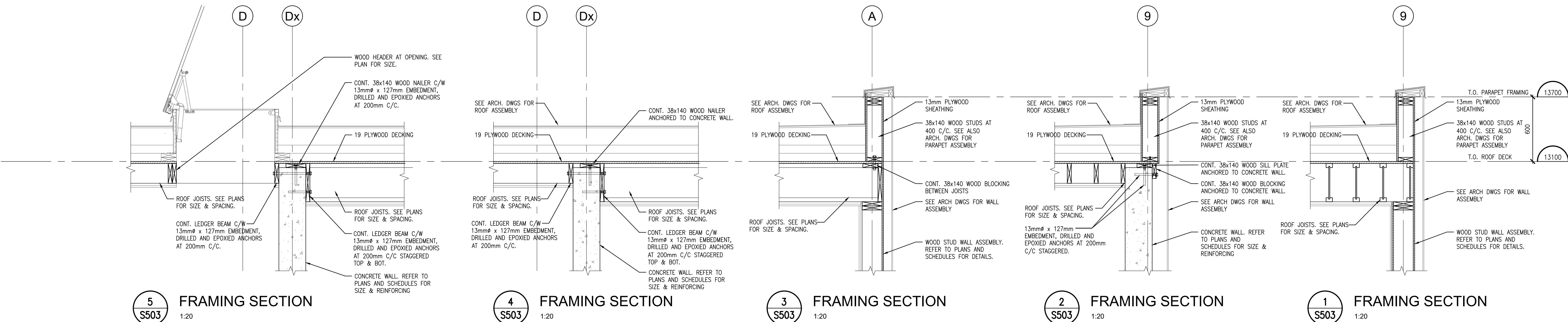
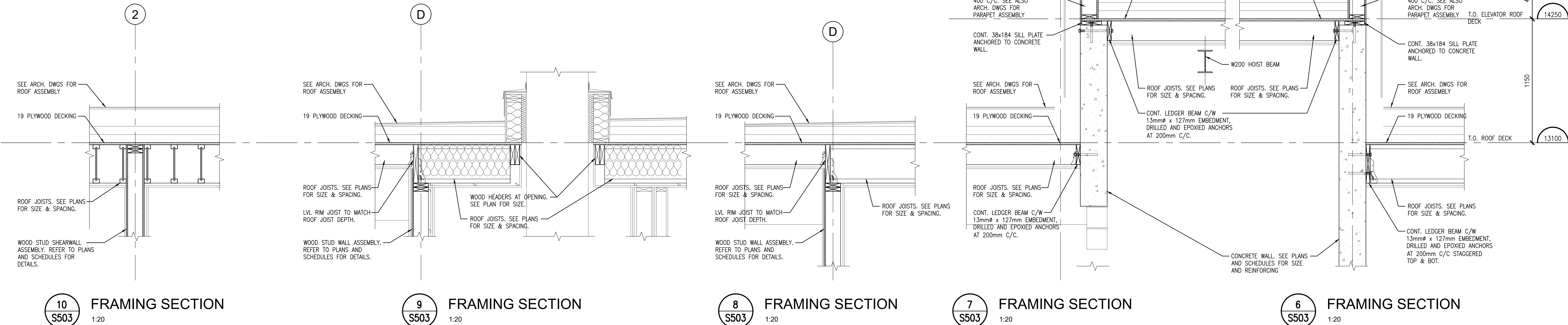
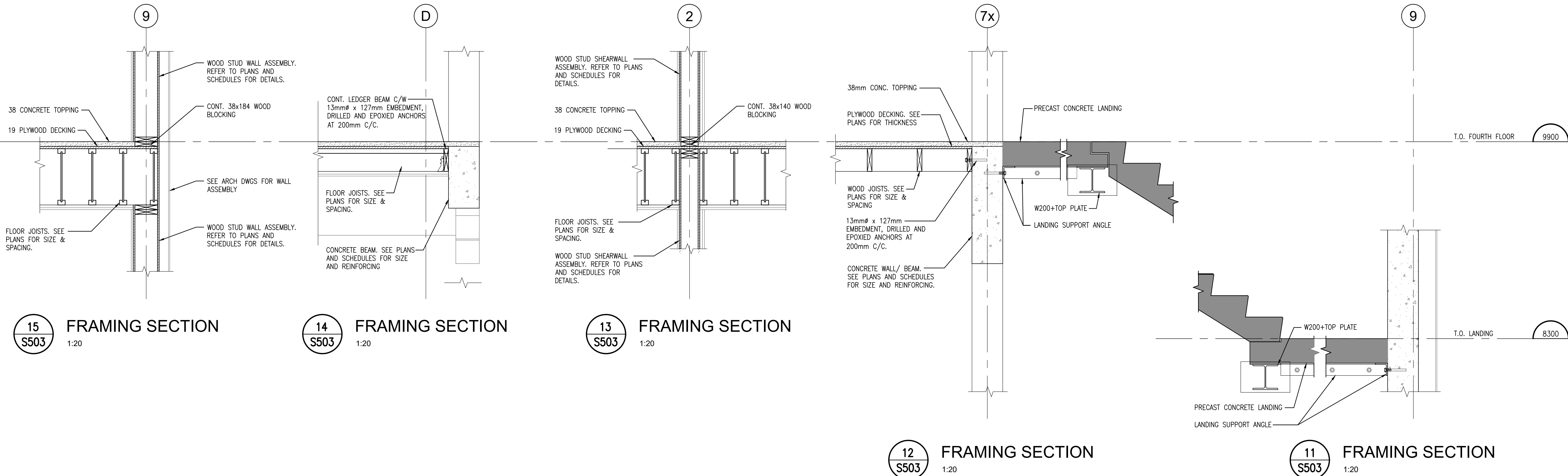
25271	S502
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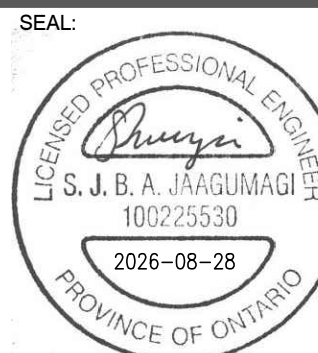


PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SECTIONS

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SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: S503

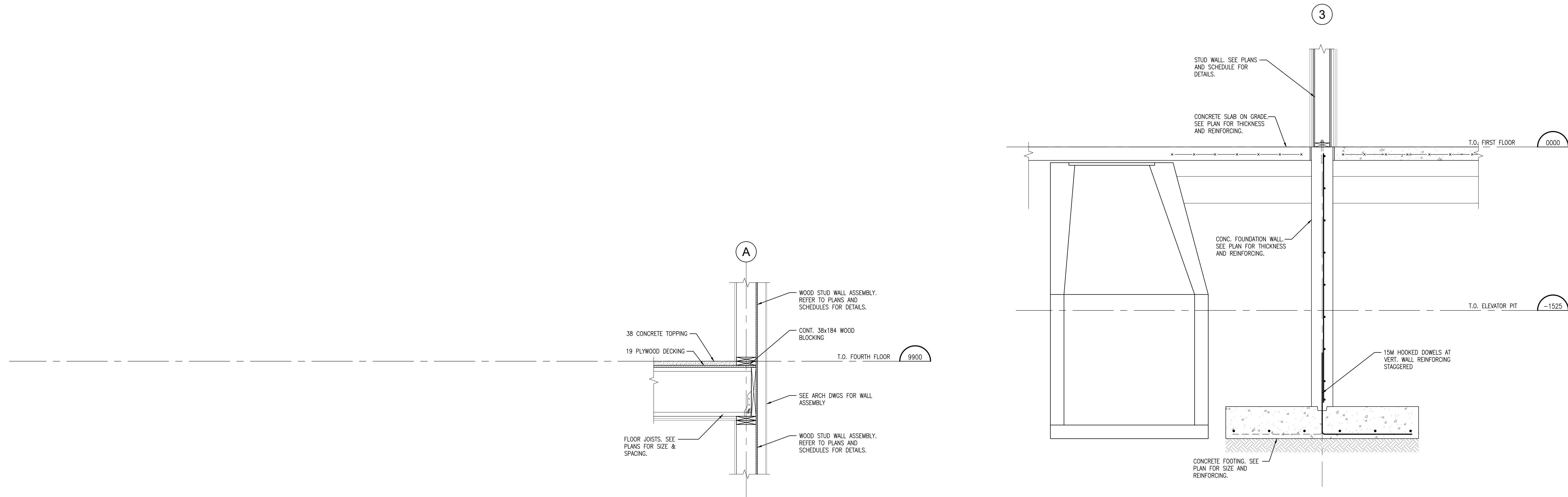


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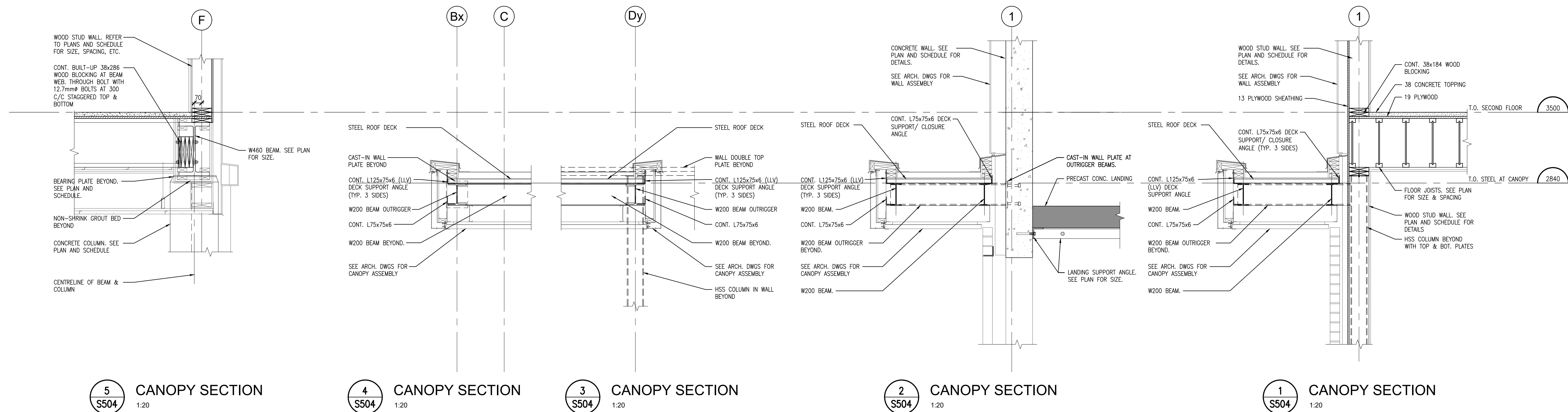
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7 FRAMING SECTION
S504 1:20

6 FOUNDATION SECTION
S504 1:20



5 CANOPY SECTION
S504 1:20

4 CANOPY SECTION
S504 1:20

3 CANOPY SECTION
S504 1:20

2 CANOPY SECTION
S504 1:20

1 CANOPY SECTION
S504 1:20

BBA
BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL
BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
SECTIONS

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DATE: AUG. 2026
SCALE: AS NOTED
PROJECT NO: 25271
DRAWING NO: S504

SEAL:
LICENSED PROFESSIONAL ENGINEER
S. J. B. A. JAAQUIMAGI
100225530
2026-08-28
PROVINCE OF ONTARIO

25271 S504

WALL PLATE SCHEDULE			
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

LINTEL SCHEDULE			
MARK	SIZE	DETAIL	REMARKS
L1	2 PLY 38x184		MIN. 3-38x140 AT ENDS U.N.O.
L2	3 PLY 38x184		MIN. 3-38x140 AT ENDS U.N.O.
L3	2 PLY 38x286		MIN. 3-38x140 AT ENDS U.N.O.
L4	3 PLY 38x286		MIN. 3-38x140 AT ENDS U.N.O.
L5	3 PLY 44x235	1.90E MICROLAM LVL	MIN. 4-38x184 AT ENDS U.N.O.
L6	3 PLY 44x292	1.90E MICROLAM LVL	MIN. 4-38x140 AT ENDS U.N.O.
L7	W360x64 c/w 38x140 NAILER		POCKET INTO CONCRETE WALL AND PROVIDE BP1
NOTES: 1. LINTELS WHERE NOTE SHOWN SHALL BE '1' TYPICAL WHERE NOT SHOWN ON PLANS. 2. ALL LINTELS AND LINTEL SUPPORT POSTS TO BE SELECT STRUCTURAL GRADE.			

CONCRETE BEAM SCHEDULE				
MARK	SIZE (W x H)	REINF.	TIES	REMARKS
CB1	250x750	3-25M BOTTOM	10M STIRRUPS AT 200 O.C.	
CB2	250x500 (MIN.)	3-25M	10M TIES AT 300 O.C.	
NOTE: 1. ALL PIERS TO BE CENTRED ON COLUMNS UNLESS NOTED OTHERWISE. 2. CARRY ALL HORIZONTAL WALL REINFORCEMENT THROUGH PIERS.				

COLUMN SCHEDULE					
MARK	C1	C2	C3		
T.O. ROOF DECK					
T.O. FOURTH FLOOR					
T.O. THIRD FLOOR					
T.O. SECOND FLOOR					
U/S OF LINTEL					
T.O. GROUND FLOOR					
TOP PLATE					
TOP PLATE ANCHORS					
BASE PLATE	19x180x350	19x300x300	19x300x300		
BASE ANCHOR RODS	(2) 19# x 500 LG + 64 HOOK	(4) 19# x 500 LG + 64 HOOK	(4) 19# x 500 LG + 64 HOOK		

CONCRETE PIER SCHEDULE					
MARK	SIZE	VERT. REINF.	TIES	REMARKS	DETAIL
P1	NOT USED				
P2	600x600	6-20M VERT.	10M AT 300	DETAIL 1	
NOTE: 1. ALL PIERS TO BE CENTRED ON COLUMNS UNLESS NOTED OTHERWISE. 2. CARRY ALL HORIZONTAL WALL REINFORCEMENT THROUGH PIERS.					

CONCRETE COLUMN SCHEDULE					
MARK	SIZE	VERT. REINF.	TIES	REMARKS	DETAIL
CC1	300x600	10-20M VERT.	10M AT 300 + TOP 3 AT 75mm C/C	DETAIL 1	
CC2	450x450	8-20M VERT.	10M AT 300 + TOP 3 AT 75mm C/C	DETAIL 2	
NOTE: 1. ALL PIERS TO BE CENTRED ON COLUMNS UNLESS NOTED OTHERWISE. 2. CARRY ALL HORIZONTAL WALL REINFORCEMENT THROUGH PIERS.					

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	REMARKS
F1	3500x4000	450	7-20M TOP & BOTTOM E.W.	
F2	2000x2000	300	5-20M BOTTOM E.W.	
F3	2000x4000	300	7-20M BOTTOM E.W.	

WALL FOOTING SCHEDULE				
MARK	WIDTH	DEPTH	REINFORCING	REMARKS
WF1	2000	300	7-15M CONT. LONG	TRANSVERSE 15M AT 300 c/c
WF2	1800	300	6-15M CONT. LONG	TRANSVERSE 15M AT 300 c/c
WF3	2400	300	8-15M CONT. LONG	TRANSVERSE 15M AT 300 c/c
WF4	600	300	3-15M CONT.	

CONCRETE WALL SCHEDULE				
MARK	THICKNESS	VERT. REINFORCING	HORIZ. REINFORCING	REMARKS
CW1	455	15M AT 300 C/C E.F.	15M AT 300 C/C E.F.	
CW2	355	15M AT 300 c/c E.F.	15M AT 300 c/c E.F.	
CW3	250	15M AT 300 c/c E.F.	15M AT 300 c/c E.F.	8-15M VERT. EACH END, c/w 10M TIES AT 300 c/c
CW4	200	15M AT 300 c/c	15M AT 300 c/c	
CW5	370	15M AT 300 c/c E.F.	15M AT 300 c/c E.F.	

STUD WALL SCHEDULE				
MARK	SIZE/ SPACING	SILL PLATE	TOP PLATE	SHEATHING
ST1	38x184 @ 300 C/C	38x184 C/W 12.5# x 150 EMBED. HILTI HUS EPOXY ANCHORS AT 800 C/C	2-38x184	13 EXT. PLYWOOD SHEATHING C/W STAGGERED JOINTS
ST2	38x140 @ 300 C/C	38x140 C/W 12.5# x 150 EMBED. HILTI HUS EPOXY ANCHORS AT 800 C/C	2-38x140	13 PLYWOOD SHEATHING C/W STAGGERED JOINTS (BOTH SIDES)
ST3	SEE SHEAR WALL SCHEDULE			

BEARING PLATE SCHEDULE		
MARK	SIZE	ANCHORAGE
BP1	25x200x400	(2)-12.7mm DIA. x 150mm LG. NELSON STUDS
BP2	25x250x500	(4)-12.7mm DIA. x 150mm LG. NELSON STUDS
BP3	25x400x400	(4)-12.7mm DIA. x 150mm LG. NELSON STUDS
BP4	10x200x400	(2)-12.7mm DIA. x 150mm LG. NELSON STUDS

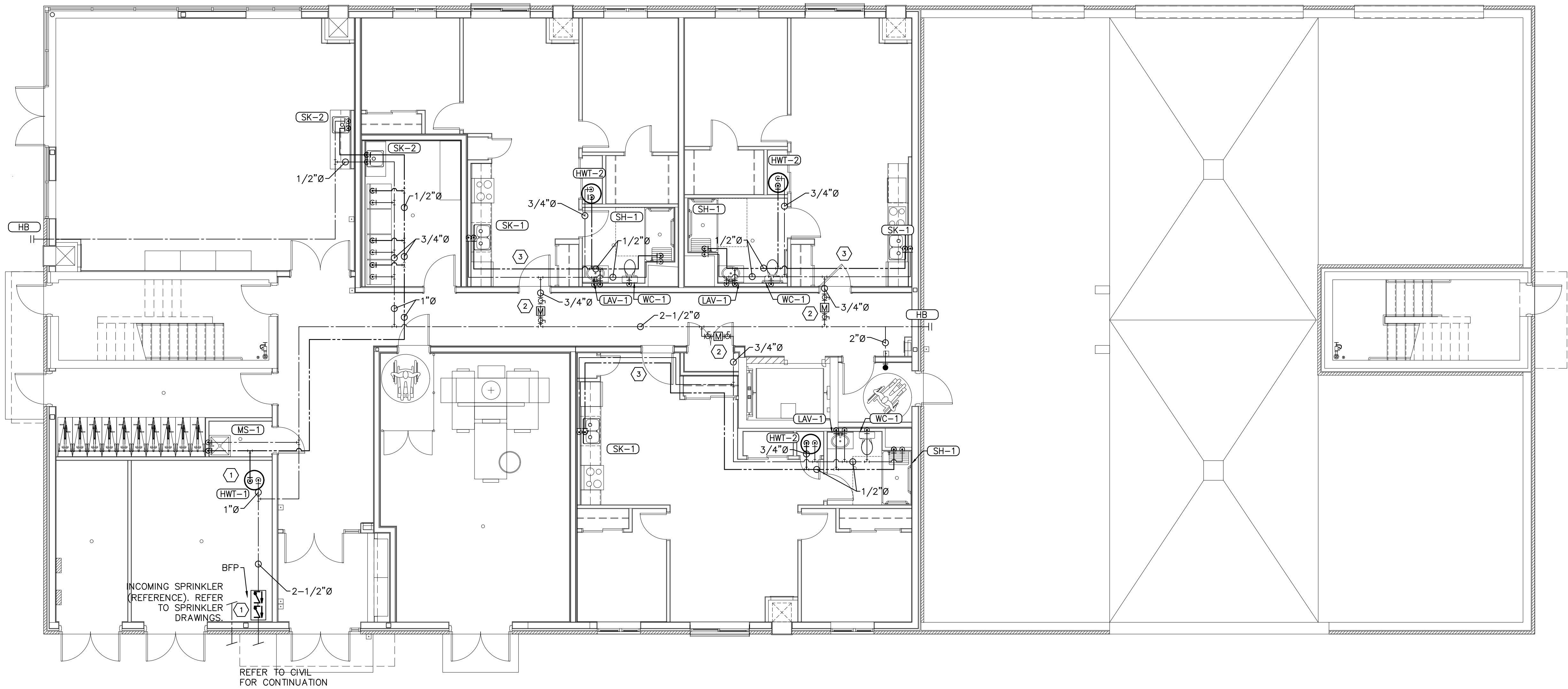
SHEAR WALL SCHEDULE	

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1	ISSUED FOR PERMIT & TENDER	2026-08-26	BBA



1 FIRST FLOOR DOMESTIC LAYOUT
M1
SCALE: 1:75
1000 0 1000 2000 3000 4000 5000 mm

GENERAL NOTES

- DCW AND DHW CONNECTION TO ALL PLUMBING FIXTURES TO BE $\frac{1}{2}$ "Ø.
- PROVIDE ISOLATION VALVE FOR EACH FIXTURE.
- PROVIDE FIRE RATED SEAL FOR ANY PENETRATION THROUGH A FIRE RATED ASSEMBLY, INCLUDING ALL FLOORS AND PERIMETER WALLS OF UNITS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE SEPARATIONS.
- INSULATE DHW PIPE FROM HWT TO FIXTURES.

DRAWING NOTES

- COORDINATE EXACT LOCATION OF BFP WITH SITE CONDITIONS.
- SUB-METER SUPPLIED BY CARMA, INSTALLED BY MECHANICAL CONTROL WIRING BY ELECTRICAL
- RUN PIPING IN BULKHEAD ALONG WALLS OR CLOSET CEILING SPACE. PIPING SPACED APART FOR CLARITY ON DRAWING

NO.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	2026.08.28	CSM

REVISIONS

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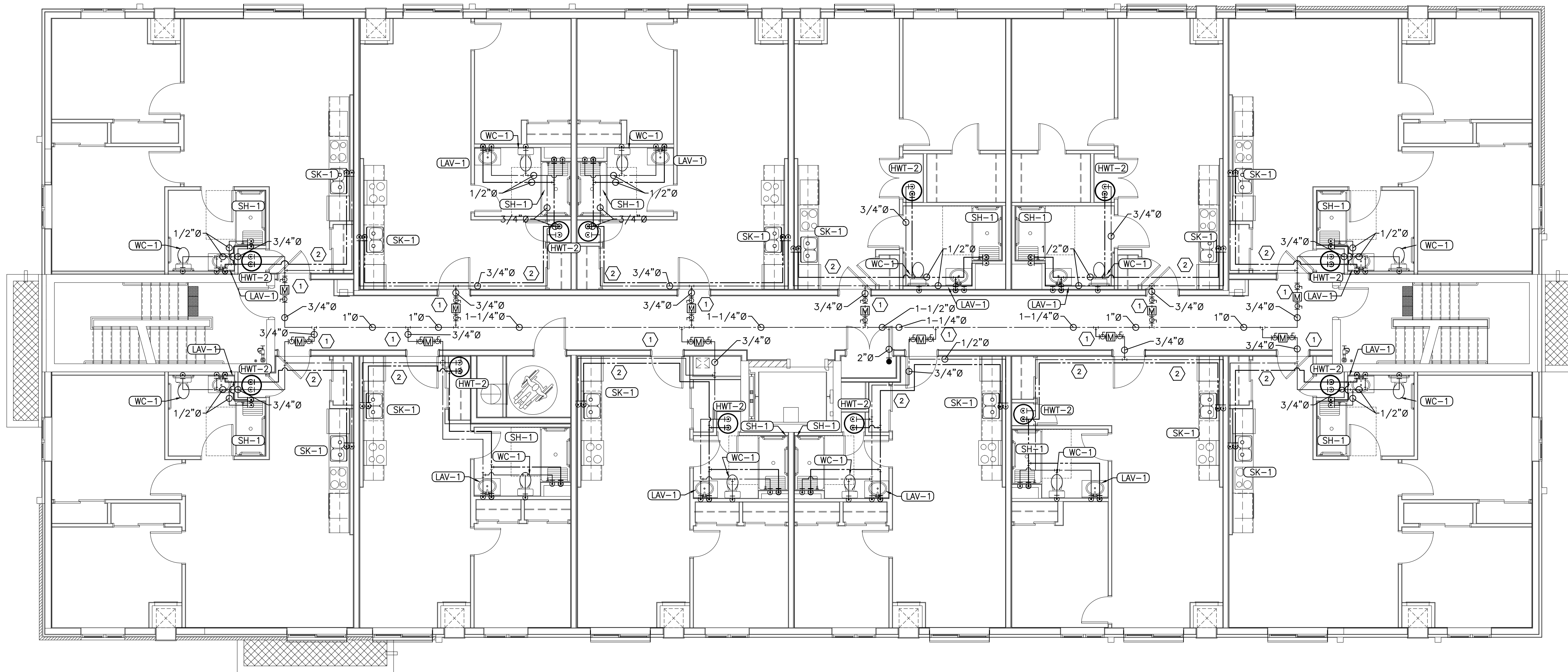
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Peterborough, Ontario
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PROJECT
**NEW SENIORS
APPARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**DOMESTIC
FIRST FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

M1



1 SECOND FLOOR DOMESTIC LAYOUT
M2 SCALE: 1:75

GENERAL NOTES

1. DCW AND DHW CONNECTION TO ALL PLUMBING FIXTURES TO BE 1/2".
2. PROVIDE ISOLATION VALVE FOR EACH FIXTURE.
3. PROVIDE FIRE RATED SEAL FOR ANY PENETRATION THROUGH A FIRE RATED ASSEMBLY, INCLUDING ALL FLOORS AND PERIMETER WALLS OF UNITS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE SEPARATIONS.
4. INSULATE DHW PIPE FROM HWT TO FIXTURES.

DRAWING NOTES

- 1 SUB-METER SUPPLIED BY CARMA, INSTALLED BY MECHANICAL CONTROL WIRING BY ELECTRICAL
- 2 RUN PIPING IN BULKHEAD ALONG WALLS OR CLOSET CEILING SPACE. PIPING SPACED APART FOR CLARITY ON DRAWING

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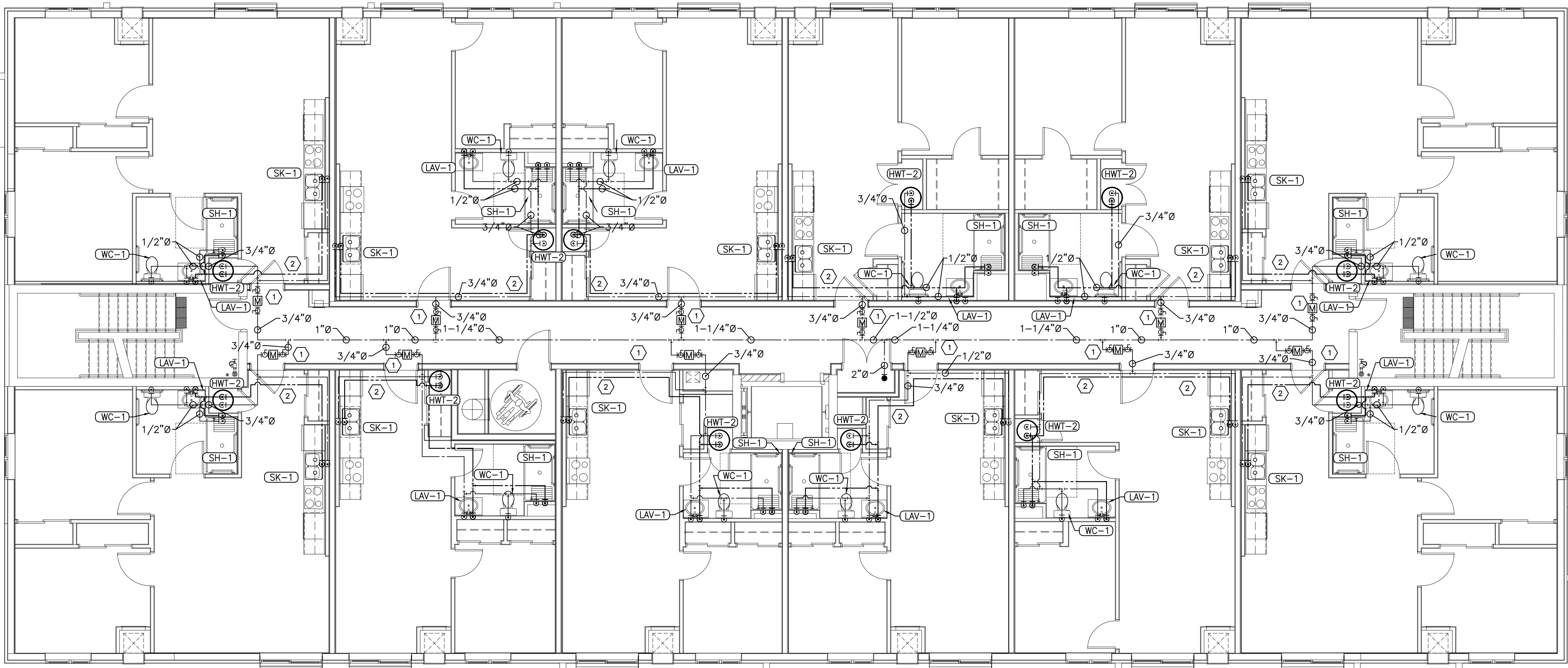
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PROJECT
**NEW SENIORS
APPARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**DOMESTIC
SECOND FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

M2



1 THIRD FLOOR DOMESTIC LAYOUT
M3
SCALE: 1:75
1000 0 1000 2000 3000 4000 5000 mm

GENERAL NOTES

1. DCW AND DHW CONNECTION TO ALL PLUMBING FIXTURES TO BE 1/2"Ø.
2. PROVIDE ISOLATION VALVE FOR EACH FIXTURE.
3. PROVIDE FIRE RATED SEAL FOR ANY PENETRATION THROUGH A FIRE RATED ASSEMBLY, INCLUDING ALL FLOORS AND PERIMETER WALLS OF UNITS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE SEPARATIONS.
4. INSULATE DHW PIPE FROM HWT TO FIXTURES.

DRAWING NOTES

- 1 SUB-METER SUPPLIED BY CARMA, INSTALLED BY MECHANICAL CONTROL WIRING BY ELECTRICAL
- 2 RUN PIPING IN BULKHEAD ALONG WALLS OR CLOSET CEILING SPACE, PIPING SPACED APART FOR CLARITY ON DRAWING

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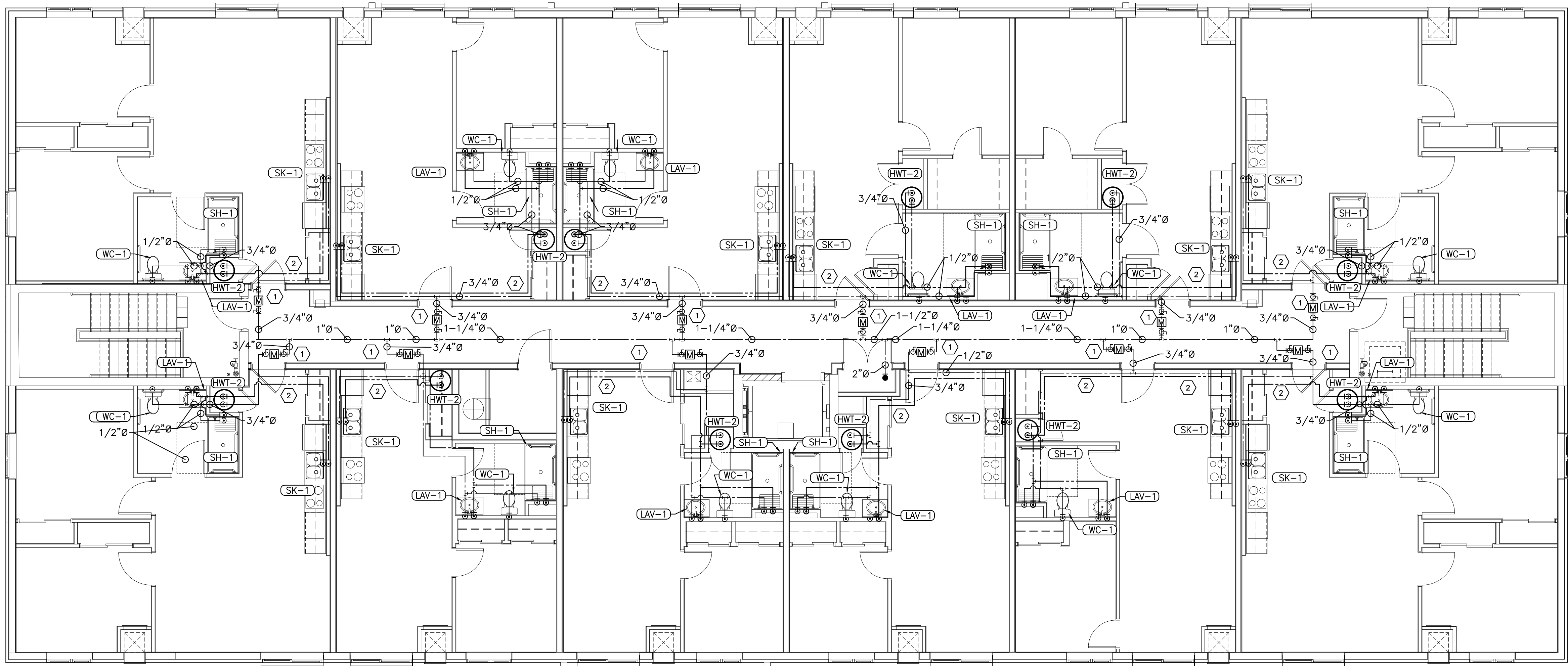
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**DOMESTIC
THIRD FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

M3



1 FOURTH FLOOR DOMESTIC LAYOUT
M4 SCALE: 1:75

GENERAL NOTES

- DCW AND DHW CONNECTION TO ALL PLUMBING FIXTURES TO BE $\frac{1}{2}$ "Ø.
- PROVIDE ISOLATION VALVE FOR EACH FIXTURE.
- PROVIDE FIRE RATED SEAL FOR ANY PENETRATION THROUGH A FIRE RATED ASSEMBLY, INCLUDING ALL FLOORS AND PERIMETER WALLS OF UNITS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE SEPARATIONS.
- INSULATE DHW PIPE FROM HWT TO FIXTURES.

DRAWING NOTES

- SUB-METER SUPPLIED BY CARMA, INSTALLED BY MECHANICAL CONTROL WIRING BY ELECTRICAL
- RUN PIPING IN BULKHEAD ALONG WALLS OR CLOSET CEILING SPACE. PIPING SPACED APART FOR CLARITY ON DRAWING

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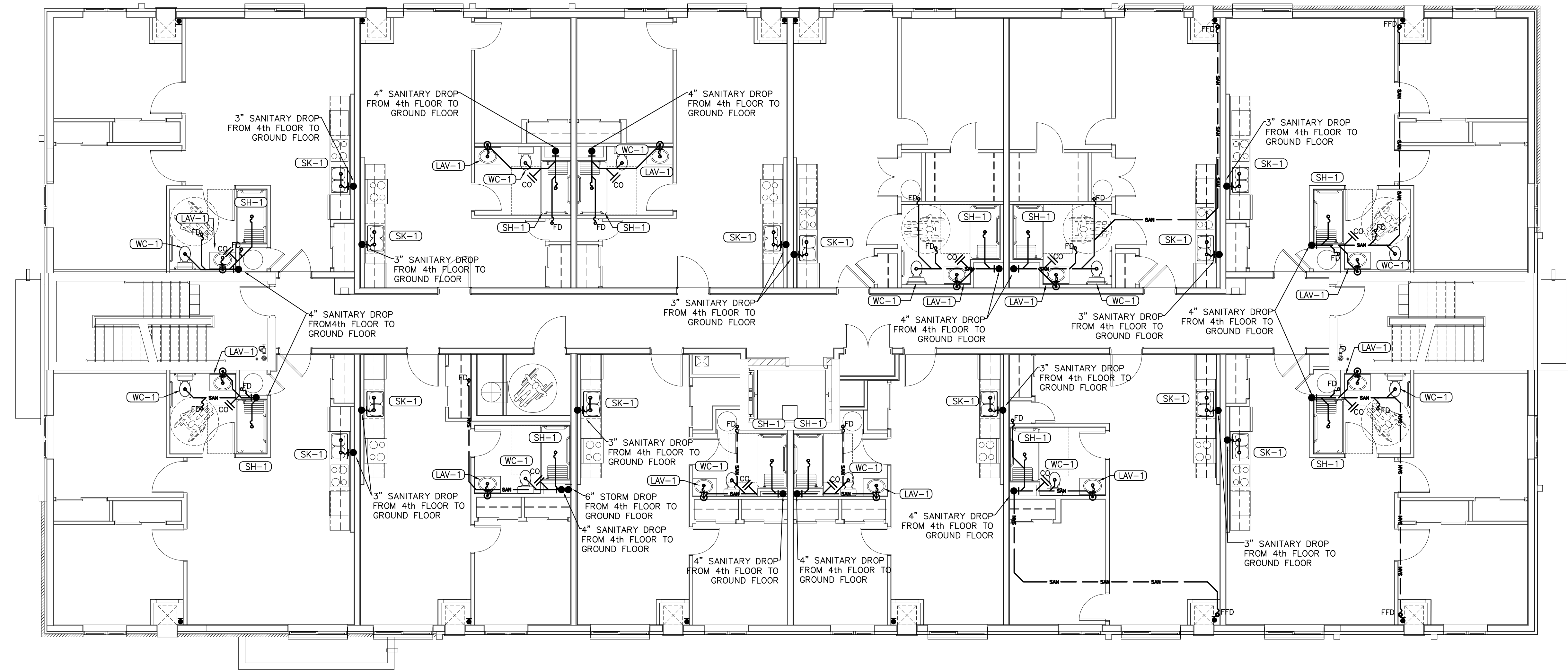
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**DOMESTIC
FORTH FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

M4



① SECOND FLOOR SANITARY LAYOUT
M6 SCALE: 1:75

0	ISSUED FOR PERMIT	2026.08.28	CSM
NO.	DESCRIPTION	DATE	BY

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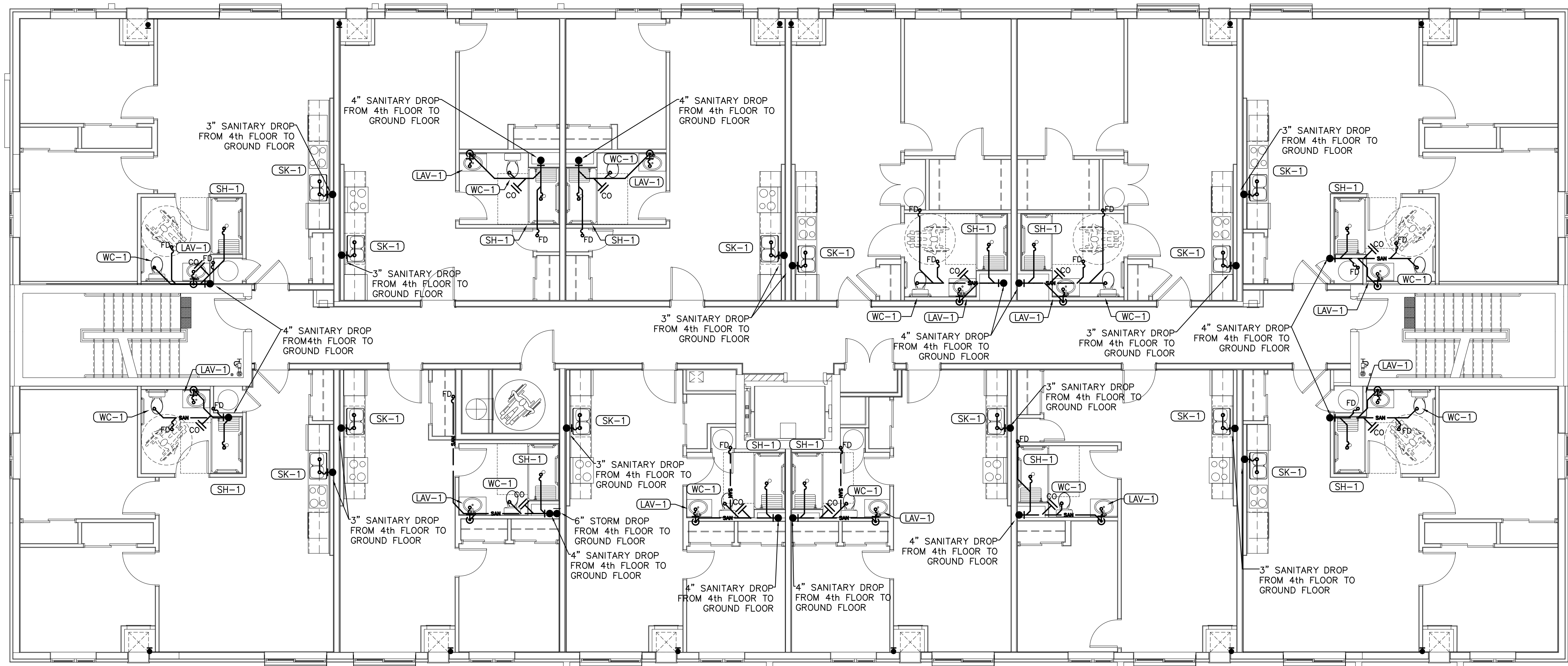
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PROJECT

**NEW SENIORS
APPARTMENT BUILDING
PHASE TWO**

**1697 Hwy #2
Courtice, ON.**

TITLE		
SANITARY SECOND FLOOR		
DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	M6
APPROVED	CSM	
PROJECT	7669	



1 THIRD FLOOR SANITARY LAYOUT
M7 SCALE: 1:75

NO.	DESCRIPTION	DATE	BY
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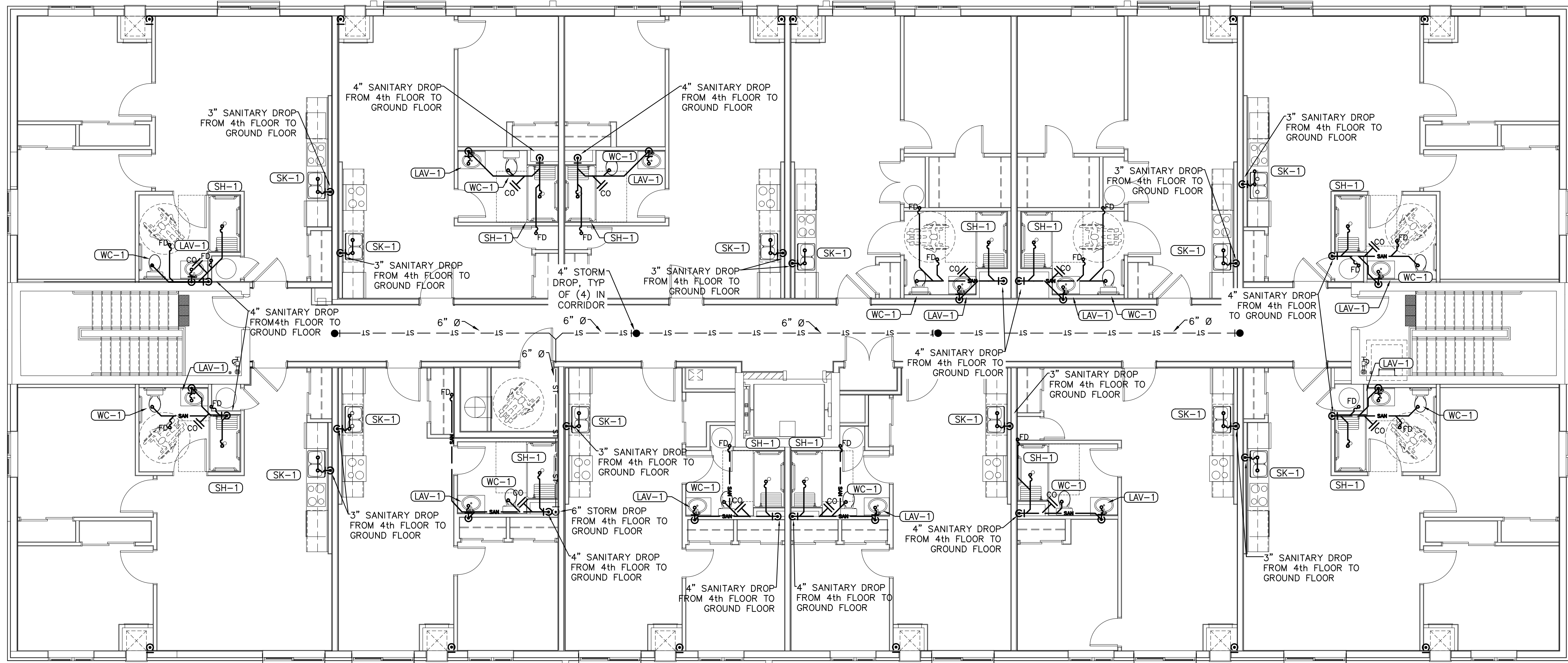
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**SANITARY
THIRD FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

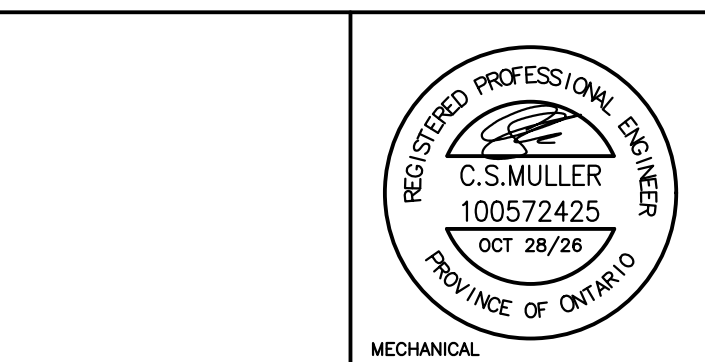


1 FOURTH FLOOR SANITARY LAYOUT
M8 SCALE: 1:75

NO.	DESCRIPTION	DATE	BY
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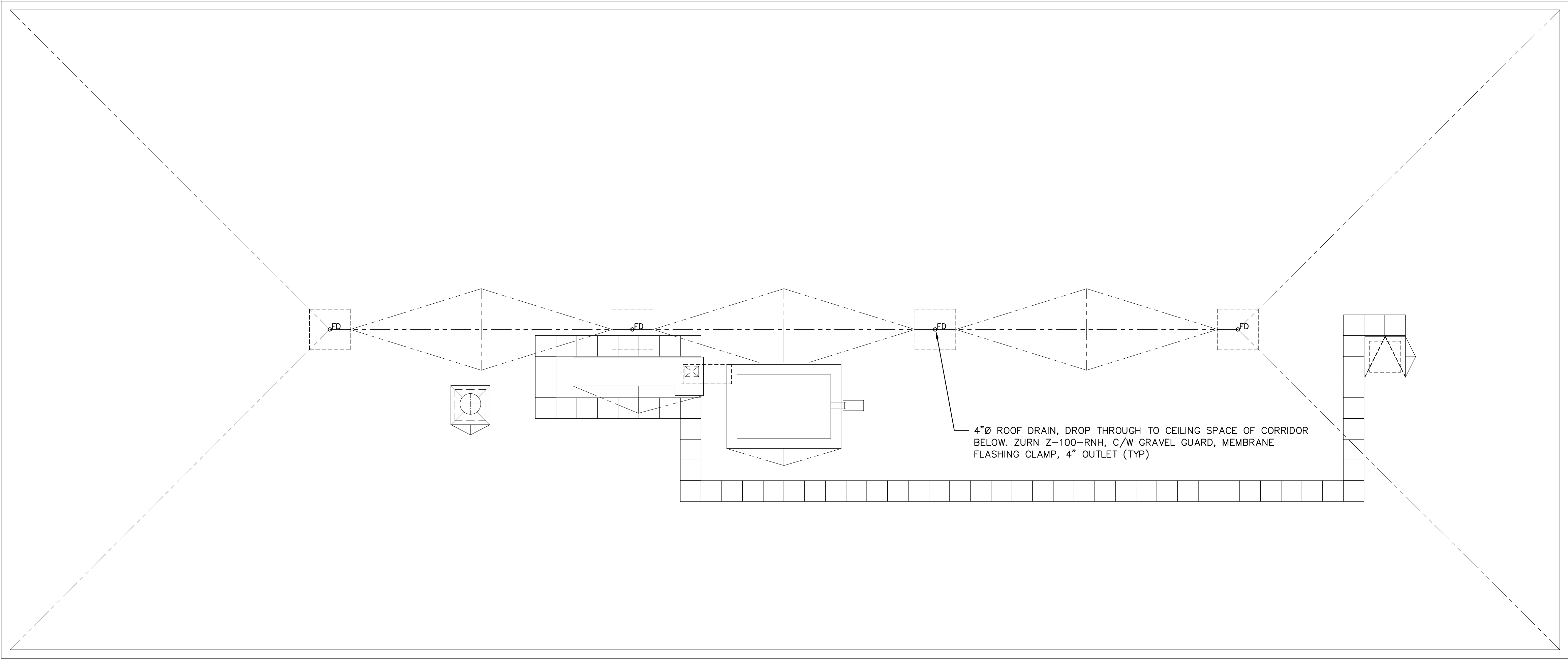


PROJECT
NEW SENIORS
APPARTMENT BUILDING
PHASE TWO
1697 Hwy #2
Courtice, ON.

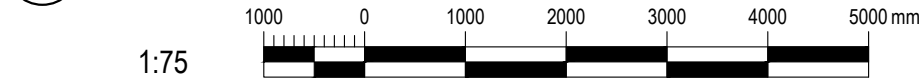
TITLE
SANITARY
FORTH FLOOR

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

M8

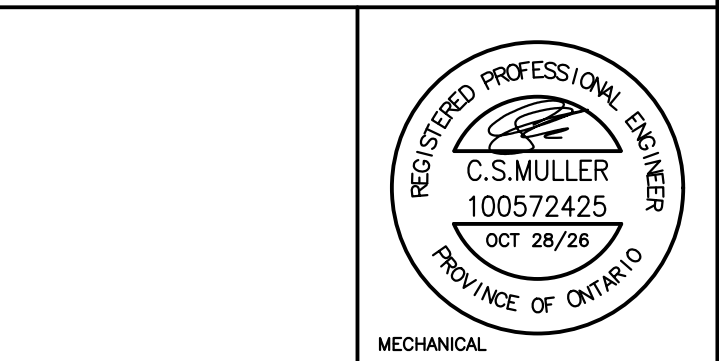


1 ROOF SANITARY LAYOUT



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NO.	DESCRIPTION	DATE	BY

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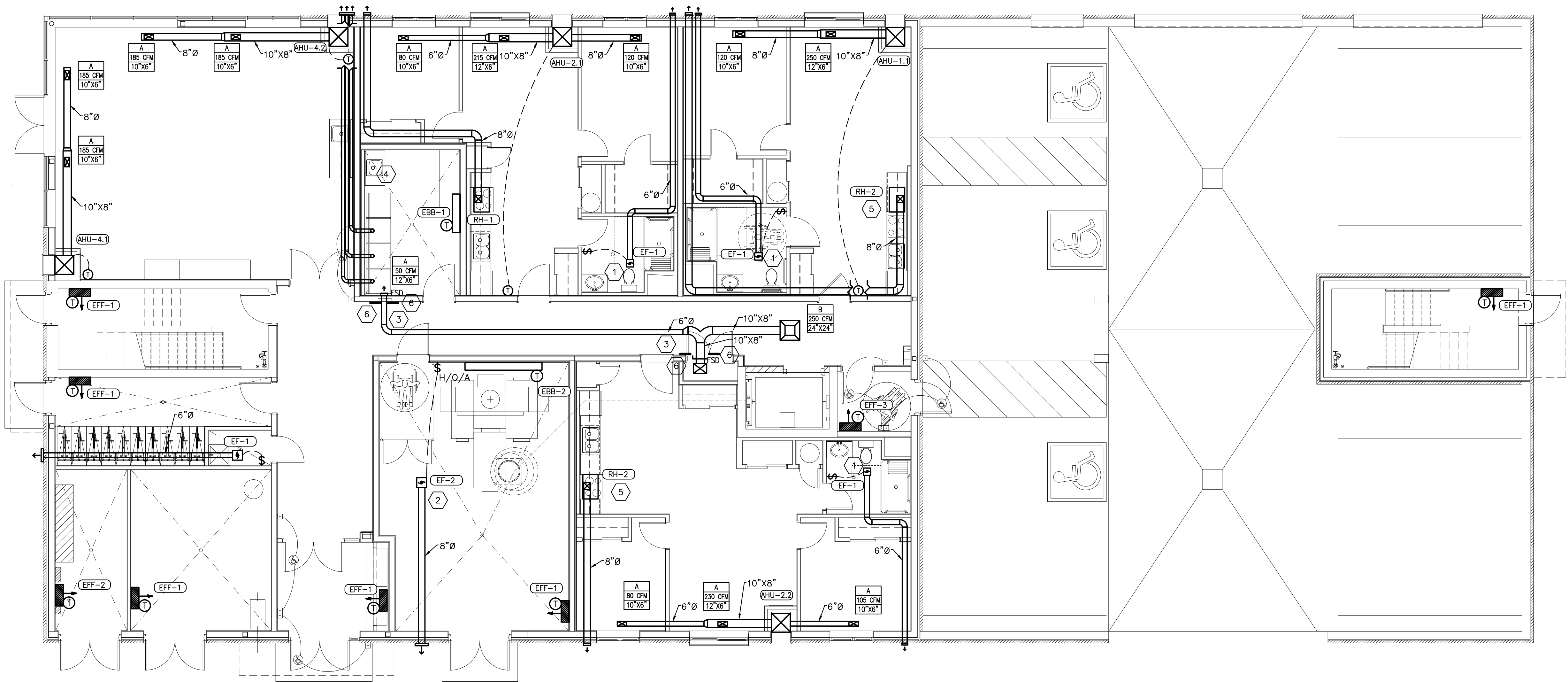
**NEW SENIORS
APPARTMENT BUILDING
PHASE TWO**

**1697 Hwy #2
Courtice, ON.**

TITLE

**SANITARY
ROOF**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	M9
APPROVED	CSM	
PROJECT	7669	



1 FIRST FLOOR HVAC LAYOUT
M10

SCALE: 1:75
1000 0 1000 2000 3000 4000 5000 mm

DRAWING NOTES

- 1 EXHAUST FAN CONTROL INTERLOCKED WITH LIGHTING CONTROLS. EXHAUST FAN SUPPLIED AND INSTALLED BY MECHANICAL, CONTROLS BY ELECTRICAL
- 2 HAND/OFF/AUTO FOR GARBAGE ROOM, BY MECHANICAL. ON AUTO SHALL BE SET TO RUN CONTINUOUSLY
- 3 FSD TO BE SUPPLIED AND INSTALLED BY MECHANICAL. POWER AND INTERCONNECTION WITH SMOKE DETECTOR BY ELECTRICAL
- 4 VENT DRYER PER MANUFACTURERS INSTRUCTIONS. DRYERS COMPLETE WITH SECONDARY LINT TRAPS.
- 5 ALL RH-2 (BARRIER FREE SUITS) TO HAVE REMOTE SWITCH FOR ACCESSIBLE RANGE HOOD CONTROL.
- 6 BEST ACCESS DOORS BAC-PFI-12-12 FIRE RATED INSULATED ACCESS HATCH COMPLETE WITH KEYED ACCESS OPTION. MOUNT ON ACTUATOR SIDE OF SMOKE DAMPER.

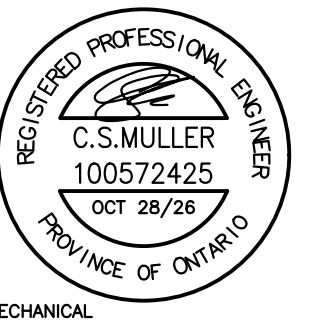
NOTES:

1. EACH AMANA VTAC HEAT PUMP HAS FRESH AIR INLET INCORPORATED INTO THE UNIT, ALLOWING 95 CFM OF FRESH AIR INTO THE UNIT TO BE DISTRIBUTED. FRESH AIR IS DELIVERED INTO THE CORRIDOR PRIMARILY FOR PRESSURIZATION OF THE CORRIDOR.

0	ISSUED FOR PERMIT	2026.08.28	CSM
NO.	DESCRIPTION	DATE	BY

REVISIONS

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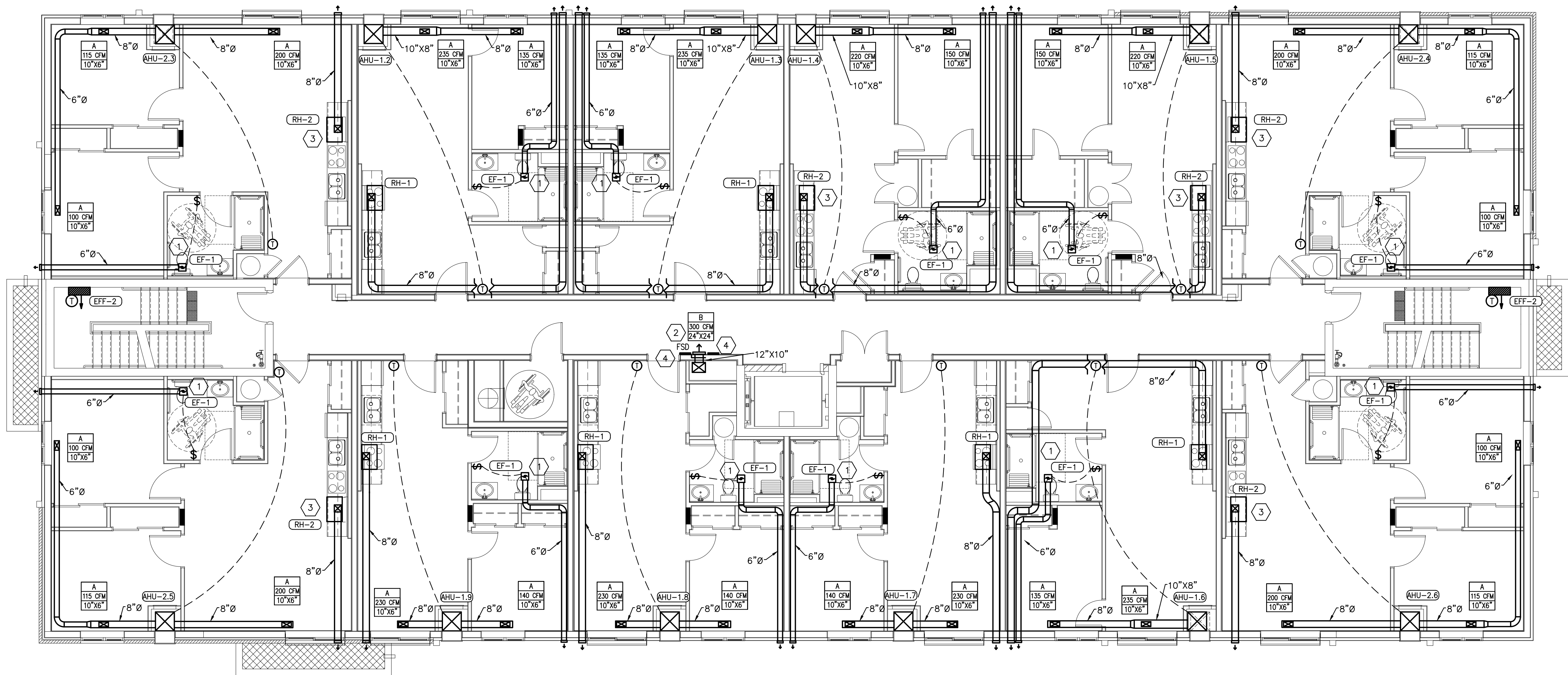
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PROJECT
**NEW SENIORS
APPARTMENT BUILDING
PHASE TWO
ETC.1
Courtice, ON.**

TITLE
**HVAC
FIRST FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	M10



1 SECOND FLOOR HVAC LAYOUT
M11 SCALE: 1:75

DRAWING NOTES

- 1 EXHAUST FAN CONTROL INTERLOCKED WITH LIGHTING CONTROLS. EXHAUST FAN SUPPLIED AND INSTALLED BY MECHANICAL, CONTROLS BY ELECTRICAL
- 2 FSD TO BE SUPPLIED AND INSTALLED BY MECHANICAL. POWER AND INTERCONNECTION WITH SMOKE DETECTOR BY ELECTRICAL
- 3 ALL RH-2 (BARRIER FREE SUITS) TO HAVE REMOTE SWITCH FOR ACCESSIBLE RANGE HOOD CONTROL.
- 4 BEST ACCESS DOORS BAC-PFI-12-12 FIRE RATED INSULATED ACCESS HATCH COMPLETE WITH KEYS ACCESS OPTION. MOUNT ON ACTUATOR SIDE OF SMOKE DAMPER.

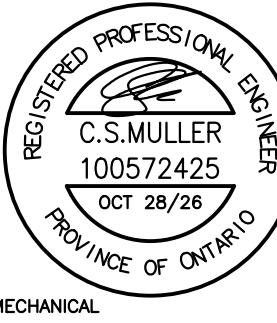
NOTES:

1. EACH AMANA VTAC HEAT PUMP HAS FRESH AIR INLET INCORPORATED INTO THE UNIT, ALLOWING 95 CFM OF FRESH AIR INTO THE UNIT TO BE DISTRIBUTED. FRESH AIR IS DELIVERED INTO THE CORRIDOR PRIMARILY FOR PRESSURIZATION OF THE CORRIDOR.

0	ISSUED FOR PERMIT	2026.08.28	CSM
NO.	DESCRIPTION	DATE	BY

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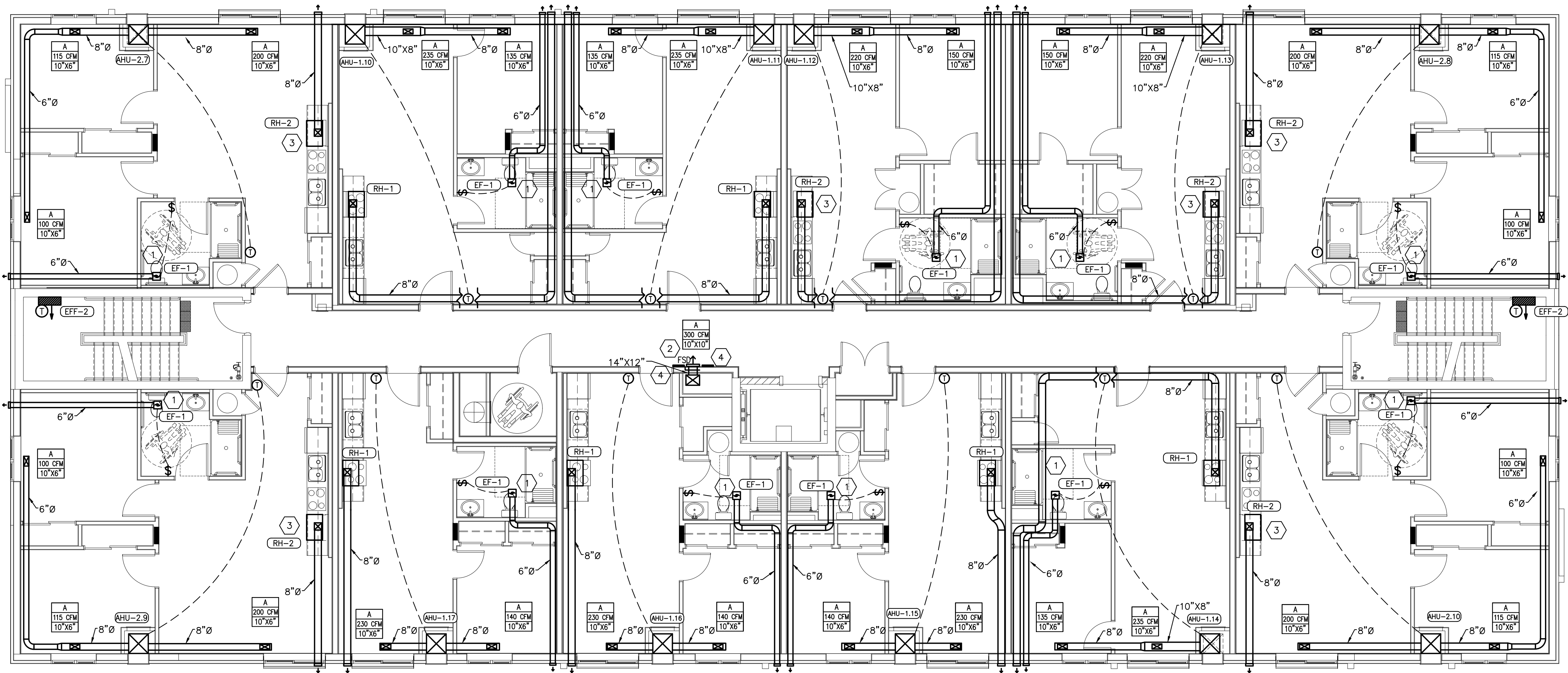
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO
ETC.1
Courtice, ON.**

TITLE
**HVAC
SECOND FLOOR**

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	
APPROVED	CSM	
PROJECT	7669	

M11



1 THIRD FLOOR HVAC LAYOUT
W12 SCALE:

1:75
1000 0 1000 2000 3000 4000 5000 mm

DRAWING NOTES

- 1 EXHAUST FAN CONTROL INTERLOCKED WITH LIGHTING CONTROLS. EXHAUST FAN SUPPLIED AND INSTALLED BY MECHANICAL, CONTROLS BY ELECTRICAL.
- 2 FSD TO BE SUPPLIED AND INSTALLED BY MECHANICAL. POWER AND INTERCONNECTION WITH SMOKE DETECTOR BY ELECTRICAL.
- 3 ALL RH-2 (BARRIER FREE SUITS) TO HAVE REMOTE SWITCH FOR ACCESSIBLE RANGE HOOD CONTROL.
- 4 BEST ACCESS DOORS BAC-PFI-12-12 FIRE RATED INSULATED ACCESS HATCH COMPLETE WITH KEYED ACCESS OPTION. MOUNT ON ACTUATOR SIDE OF SMOKE DAMPER.

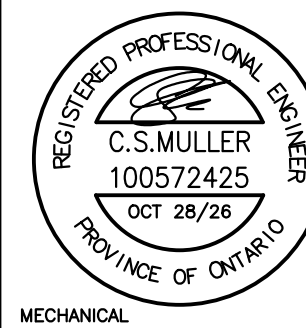
NOTES:

1. EACH AMANA VTAC HEAT PUMP HAS FRESH AIR INLET INCORPORATED INTO THE UNIT, ALLOWING 95 CFM OF FRESH AIR INTO THE UNIT TO BE DISTRIBUTED. FRESH AIR IS DELIVERED INTO THE CORRIDOR PRIMARILY FOR PRESSURIZATION OF THE CORRIDOR.

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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**HVAC
THIRD FLOOR**

DESIGN CSM SCALE: AS NOTED

DRAWN AJM DWG NO.

CHECKED CSM

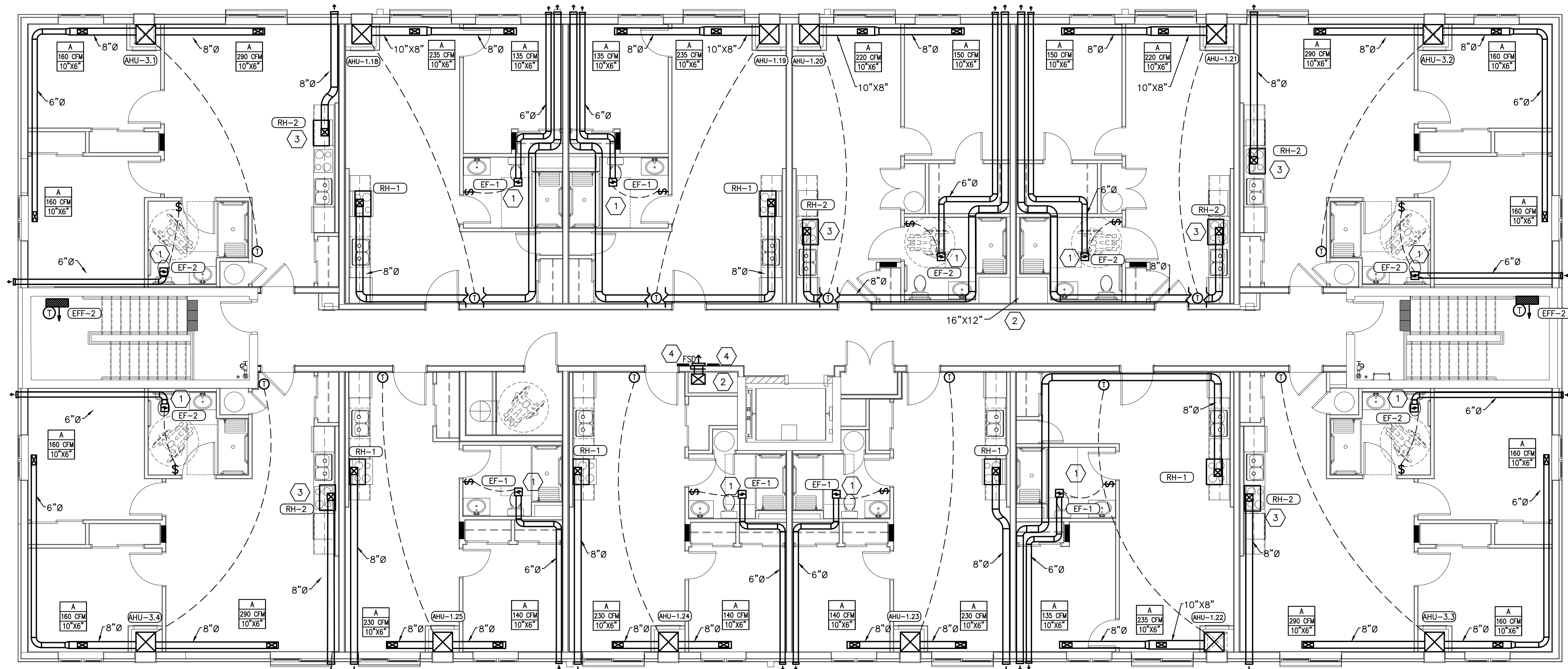
APPROVED CSM

PROJECT 7669

M12

1 FOURTH FLOOR HVAC LAYOUT

M13 SCALE: 1:75



DRAWING NOTES

- 1 EXHAUST FAN CONTROL INTERLOCKED WITH LIGHTING CONTROLS. EXHAUST FAN SUPPLIED AND INSTALLED BY MECHANICAL, CONTROLS BY ELECTRICAL.
- 2 FSD TO BE SUPPLIED AND INSTALLED BY MECHANICAL. POWER AND INTERCONNECTION WITH SMOKE DETECTOR BY ELECTRICAL.
- 3 ALL RH-2 (BARRIER FREE SUITS) TO HAVE REMOTE SWITCH FOR ACCESSIBLE RANGE HOOD CONTROL.
- 4 BEST ACCESS DOORS BAC-PFI-12-12 FIRE RATED INSULATED ACCESS HATCH COMPLETE WITH KEYED ACCESS OPTION. MOUNT ON ACTUATOR SIDE OF SMOKE DAMPER.

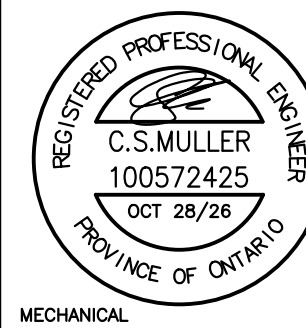
NOTES:

1. EACH AMANA VTAC HEAT PUMP HAS FRESH AIR INLET INCORPORATED INTO THE UNIT, ALLOWING 95 CFM OF FRESH AIR INTO THE UNIT TO BE DISTRIBUTED. FRESH AIR IS DELIVERED INTO THE CORRIDOR PRIMARILY FOR PRESSURIZATION OF THE CORRIDOR.

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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**HVAC
FORTH FLOOR**

DESIGN CSM SCALE AS NOTED

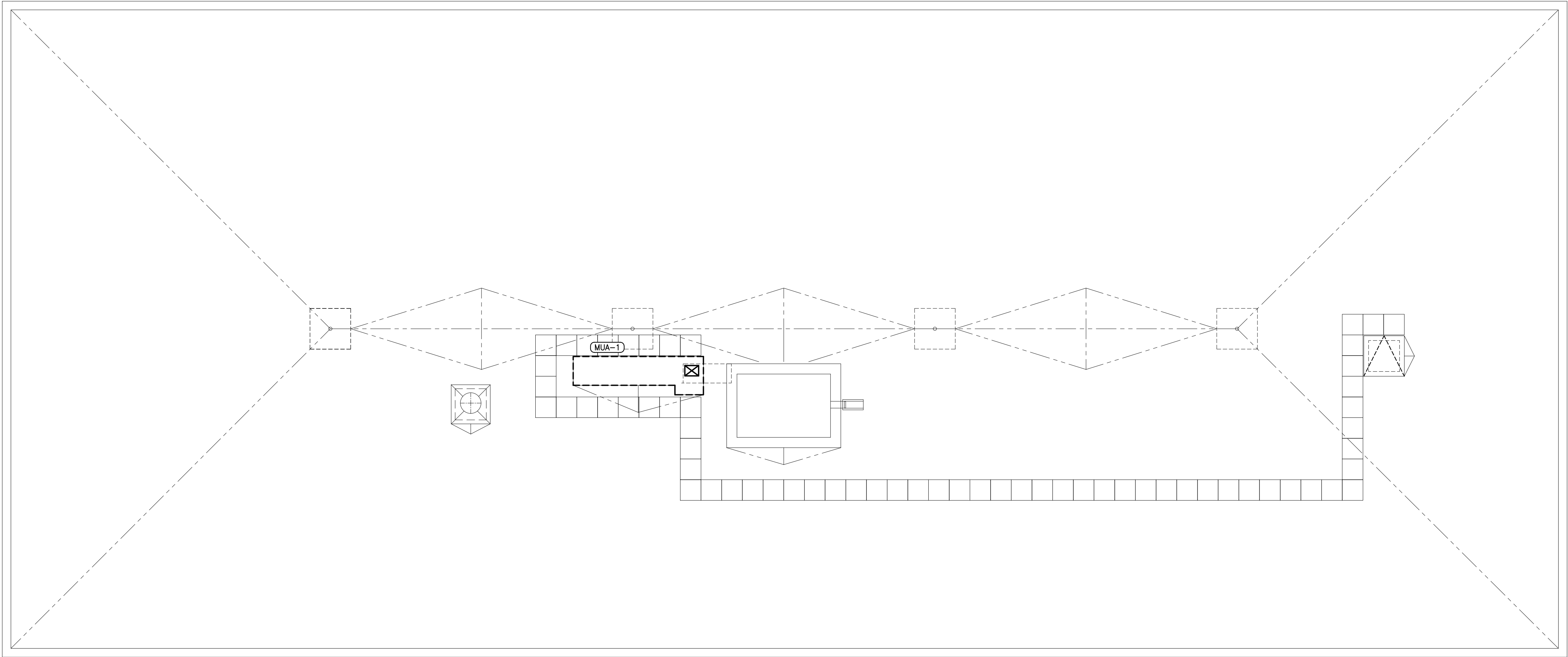
DRAWN AJM DWG NO.

CHECKED CSM

APPROVED CSM

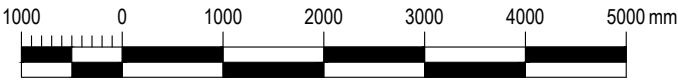
PROJECT 7669

M13



1 ROOF HVAC LAYOUT

M14 SCALE: 1:75



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MECHANICAL

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NEW SENIORS
APPARTMENT BUILDING
PHASE TWO
1697 Hwy #2
Courtice, ON.

TITLE
HVAC
ROOF

DESIGN	CSM	SCALE	AS NOTED
DRAWN	AJM	DWG NO.	
CHECKED	CSM		
APPROVED	CSM		
PROJECT	7669		

M14

EXHAUST FAN SCHEDULE									
IDENT.	MANUFACTURER	TYPE	ELECTRICAL	DUCT SIZE	MODEL	CFM/STATIC PRESSURE	MOTOR (HP)	OPER. FAN (RPM)	NOTES
EF-1	GREENHECK	CEILING MTD.	120V/1/60 1.70A 128 MAX INPUT WATTS	6"Ø	SP-B150	155 CFM @ 0.125" WG	–	1050	c/w BACKDRAFT DAMPER, DISCONNECT, MOUNTING BRACKETS, CONTROLLED BY OCCUPANCY SENSOR.
EF-2	GREENHECK	CEILING MTD.	120V/1/60 1.34A 135 MAX INPUT WATTS	8"Ø	SP-A390	395 CFM @ 0.1" WG	–	1350	c/w BACKDRAFT DAMPER, DISCONNECT, MOUNTING BRACKETS, CONTROLLED BY OCCUPANCY SENSOR.

MUA SCHEDULE									
IDENT.	LOCATION	MANUFACTURER	TYPE	POWER	MODEL	CAPACITY (MBH)	SUPPLY	CONTROL	REMARKS
MUA-1	ROOF	GREENHECK	INDIRECT GAS MAKE UP AIR UNIT	208/60/3 MCA: 5A MOP: 15A	IGX-P109-H12-MF-C	HEATING: 100,000 IN 80,000 OUT	1,200 CFM	CONSTANT VOLUME 100% OA	GAS FIRED MAKE UP AIR UNIT, HEATING ONLY. COMPLETE WITH CURB, PER MANUFACTURER RECOMMENDATIONS. BOTTOM DISCHARGE NO RETURN

SUITE AHU SCHEDULE										
IDENT.	MANUFACTURER	TYPE	VOLTAGE	ELECTRICAL	MODEL	HEAT PUMP CAPACITY @14F DB HEATING AND @95F DB COOLING	ELECTRIC HEAT (230/208)	SUPPLY	CONTROL	REMARKS
AHU-1.1 TO AHU-1.25	AMANA	VERTICAL HEAT PUMP AHU	208/1/60	MCA: 41.8A MOP: 45A	AVH093J75AXXX	HEATING: 4.9 MBH COOLING: 9.4 MBH	7.5/6.1 KW	370 CFM	THERMOSTAT	VERTICAL HEAT PUMP C/W DIGITAL THERMOSTAT, W AUX HEAT LOCKOUT AND VENTILATION CONTROL COORDINATE SELECTION OF WALL SLEEVE WITH ROOM LAYOUT. C/W EXTERIOR LOUVER (COORDINATE COLOUR SELECTION WITH ARCHITECT). C/W LOUVERED RETURN AIR ACCESS PANEL, PART #AVLWP01A C/W DIGITAL THERMOSTAT PART #PHWT-A200
AHU-2.1 TO AHU-2.10	AMANA	VERTICAL HEAT PUMP AHU	208/1/60	MCA: 41.8A MOP: 45A	AVH123J75AXXX	HEATING: 6.0 MBH COOLING: 10.4 MBH	7.5/6.1 KW	415 CFM	THERMOSTAT	VERTICAL HEAT PUMP C/W DIGITAL THERMOSTAT, W AUX HEAT LOCKOUT AND VENTILATION CONTROL COORDINATE SELECTION OF WALL SLEEVE WITH ROOM LAYOUT. C/W EXTERIOR LOUVER (COORDINATE COLOUR SELECTION WITH ARCHITECT). C/W LOUVERED RETURN AIR ACCESS PANEL, PART #AVLWP01A C/W DIGITAL THERMOSTAT PART #PHWT-A200
AHU-3.1 TO AHU-3.4	AMANA	VERTICAL HEAT PUMP AHU	208/1/60	MCA: 41.8A MOP: 45A	AVH183J75AXXX	HEATING: 9.8 MBH COOLING: 16.2 MBH	7.5/6.1 KW	610 CFM	THERMOSTAT	VERTICAL HEAT PUMP C/W DIGITAL THERMOSTAT, W AUX HEAT LOCKOUT AND VENTILATION CONTROL COORDINATE SELECTION OF WALL SLEEVE WITH ROOM LAYOUT. C/W EXTERIOR LOUVER (COORDINATE COLOUR SELECTION WITH ARCHITECT). C/W LOUVERED RETURN AIR ACCESS PANEL, PART #AVLWP01A C/W DIGITAL THERMOSTAT PART #PHWT-A200
AHU-4.1 AHU-4.2	AMANA	VERTICAL HEAT PUMP AHU	208/1/60	MCA: 41.8A MOP: 45A	AVH243J75AXXX	HEATING: 12.4 MBH COOLING: 22.6 MBH	7.5/6.1 KW	670 CFM	THERMOSTAT	VERTICAL HEAT PUMP C/W DIGITAL THERMOSTAT, W AUX HEAT LOCKOUT AND VENTILATION CONTROL COORDINATE SELECTION OF WALL SLEEVE WITH ROOM LAYOUT. C/W EXTERIOR LOUVER (COORDINATE COLOUR SELECTION WITH ARCHITECT). C/W LOUVERED RETURN AIR ACCESS PANEL, PART #AVLWP01A C/W DIGITAL THERMOSTAT PART #PHWT-A200

PLUMBING FIXTURE TABLE			
FIXTURE	MANUFACTURER	MODEL #	DESCRIPTION
WC-1	AMERICAN STANDARD	3517A 101 BOWL WITH 4188A.154 TANK	SEPARATE COMPONENT PARTS: 3517A 101 RIGHT HEIGHT ELONGATED BOWL, 4188A 154 TANK. COLOUR WHITE. FLOOR MOUNTED WITH FLOOR OUTLET.
WC-2	AMERICAN STANDARD	3517A 101 BOWL WITH 4188A.154 TANK	SEPARATE COMPONENT PARTS: 3517A 101 RIGHT HEIGHT ELONGATED BOWL, 4188A 154 TANK. COLOUR WHITE. INSTALLED WITH CANTOCO 500STSCC-001 SEAT. FLOOR MOUNTED WITH FLOOR OUTLET.
SK-1	AMERICAN STANDARD	0476.028	AQUALYN COUNTERTOP SINK VITREOUS CHINA. COLOUR WHITE. FAUCET HOLES ON 102mm CENTERS. C/W MOEN L64625 SERIES FAUCET.
SK-2	AMERICAL STANDARD	0954 004EC	MURRO UNIVERSAL DESIGN WALL HUNG SINK WITH EVERCLEAN. FAUCET HOLES ON 102mm CENTERS. C/W 0059 020EC SHROUD/KNEE CONTACT GUARD. COLOUR WHITE. MOEN L64625 SERIES FAUCET. C/W WATTS CA-411/CA-411-WC FLOOR MOUNTED LAVATORY CARRIER WITH CONCEALED ARMS.
KS-1	KINDRED	LBD6408P-1/3	DOUBLE COMPARTMENT STAINLESS STEEL SINK. 3 HOLE 1-1/2" DIAMETER 4" CENTERS. C/W MOEN ALIGN SINGLE HANDLE HIGH ARC PULLDOWN KITCHEN FAUCET 7565 SERIES.
KS-2	FRANKE	ALBD6406P-1.1	DOUBLE COMPARTMENT STAINLESS STEEL SINK. 1 HOLE 1-1/2" DIAMETER. C/W MOEN ALIGN SINGLE HANDLE HIGH ARC PULLDOWN KITCHEN FAUCET 7565 SERIES.
SH-1	LONGEVITY	AL1660-D	4" CENTRE DRAIN, MOULDED RIGHT SEAT. MOEN TL182 SERIES SINGLE HANDLE SHOWER TRIM KIT. MOEN POSI-TEMP VALVE FP62380 (PEX).
SH-2	LONGEVITY	SC2366 OBC 2BAR PHENOLIC SEAT	66in BARRIER FREE SHOWER. FACTORY INSTALLED WOODGRAIN PHENOLIC SEAT, 16"(406MM) X 24"(610MM). MOEN TL181 SERIES SINGLE HANDLE SHOWER TRIM KIT. MOEN POSI-TEMP VALVE FP62380 (PEX). MOEN DROP ELL A725. MOEN4-FUNCTION MASSAGING HANDSHOWER 3669EP SERIES.
MS-1	FIAT PRODUCTS	MSB 2424	SERVICE FAUCET 830-AA, HOSE AND BRACKET 832-AA. WALL GUARD MSG2424
LS-1	KINDRED	ALBS6806P-1	SINGLE SINK STAINLESS STEEL, 1 HOLE, 1-1/2" DIAMETER. MOEN MODEL 8701 9" SPOUT FAUCET.
AS-1	KINDRED	ALBS4606P-1	SINGLE COMPARTMENT STAINLESS STEEL SINK. 1 HOLE 1-1/2" DIAMETER. MOEN 8701 9" SPOUT FAUCET.

RANGE HOOD SCHEDULE						
IDENT.	MANUFACTURER	TYPE	POWER	MODEL	CFM/STATIC PRESSURE	REMARKS
RH-1	BROAN	UNDER CABINET	120V/1/60 2.5A	BU230WH	230 CFM @ 0.15" WG	COMPLETE WITH WALL CONTROL, TO BE MOUNTED ON CABINETRY. COORDINATE COLOUR SELECTION WITH ARCHITECT. COORDINATE WIDTH WITH ARCHITECT.
RH-2	BROAN	UNDER CABINET (BARRIER-FREE)	120V/1/60 2.5A	BU230WH	230 CFM @ 0.15" WG	BARRIER-FREE. COMPLETE WITH REMOTE SWITCH FOR CONTROL. COORDINATE COLOUR SELECTION WITH ARCHITECT. COORDINATE WIDTH WITH ARCHITECT.

PLUMBING/GENERAL SCHEDULE				
IDENT.	ITEM	MANUFACTURER	MODEL	DESCRIPTION
CO	CLEAN OUT	MIFAB	C1100	ADJUSTABLE FLOOR CLEANOUT WITH CAST IRON BODY c/w 2" PIPE,
FD	FLOOR DRAIN	MIFAB	F1100	CAST IRON FLOOR DRAIN WITH POLISHED NICKEL BRONZE STRAINER
HB-1	HOSE BIBB	ZURN	Z1345-CP3	EXPOSED NON-FREEZE, ANTI-SIPHON, COLD WALL FAUCET, CHROME FINISH, 3/4" (19mm) FEMALE/MALE INLET CONNECTIONS, 3/4" MALE HOSE CONNECTION. CONTRACTOR TO SPECIFY LENGTH TO SUIT WALL THICKNESS. TO BE PROVIDED WITH ZURN #720A, 19mm (3/4") PRESSURE VACUUM BREAKER ASSEMBLY(S), SUCH THAT BACKFLOW IS PREVENTED FROM ENTERING COLD WATER PIPING. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

ELECTRONIC TRAP PRIMER				
IDENT.	MANUFACTURER	MODEL	INLET & OUTLET	REMARKS
ETP-1	ZURN	Z1020-10	1/2"Ø	ELECTRONIC TRAP PRIMER, 24VAC, 13mm INLET, PROGRAMMED ELECTRONIC TIMER, MANUAL OVERRIDE, 10 OUTLET c/w 120:24VAC TRANSFORMER

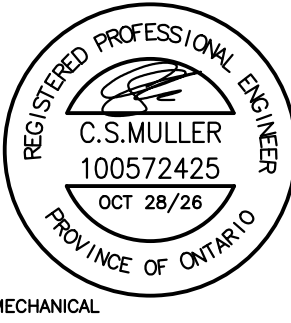
ELECTRIC HEATERS								
IDENT.	MANUFACTURER	POWER	TYPE	MODEL	HEATING CAPACITY (kW)	FINISH	CONTROL	REMARKS
EFF-1	OUELLET	208/1/60	ELECTRIC FAN FORCED HEATER	OAC04000-T	3.0 kW	BY OWNER	UNIT MOUNTED THERMOSTAT	WALL MOUNTED ELECTRIC FAN FORCED HEATER ORDERED C/W WITH INTEGRAL THERMOSTAT.
EFF-2	OUELLET	208/1/60	ELECTRIC FAN FORCED HEATER	OAC03000-T	2.0 kW	BY OWNER	UNIT MOUNTED THERMOSTAT	WALL MOUNTED ELECTRIC FAN FORCED HEATER ORDERED C/W WITH INTEGRAL THERMOSTAT.
EBB-1	OUELLET	208/1/60	ELECTRIC BASEBOARD HEATER	OFM1000	0.75 kW	BY OWNER	UNIT MOUNTED THERMOSTAT	STANDARD WATT DENSITY C/W WITH INTEGRAL THERMOSTAT.

EXHAUST FAN SCHEDULE									
IDENT.	MANUFACTURER	TYPE	ELECTRICAL	DUCT SIZE	MODEL	CFM/STATIC PRESSURE	MOTOR (HP)	OPER. FAN (RPM)	NOTES
EF-1	GREENHECK	CEILING MTD.	120V/1/60 1.70A 128 MAX INPUT WATTS	6"Ø	SP-B150	155 CFM @ 0.125" WG	–	1050	c/w BACKDRAFT DAMPER, DISCONNECT, MOUNTING BRACKETS, CONTROLLED BY OCCUPANCY SENSOR.

HOT WATER HEATER						
IDENT.	MANUFACTURER	MODEL	CAPACITY	ELECTRICAL	FIRST HOUR RATING	REMARKS
HWH-1	AOSMITH	ECT80	80 USG	208V 5500W	85 GPH	COMMERCIAL-GRADE RESIDENTIAL WATER HEATER. HEIGHT OF TANK: 60-1/2" DIAMETER: 24"Ø.
HWH-2	AOSMITH	EPSX50	40 USG	208V 4500W	57 GPH	COMMERCIAL-GRADE RESIDENTIAL WATER HEATER. HEIGHT OF TANK: 48-3/4" DIAMETER: 22"Ø.

SUMP PUMP						
IDENT.	MANUFACTURER	MODEL	ELECTRICAL	DISCHARGE SIZE	CAPACITY	REMARKS
SP-1	HYDROMATIC	SKV50	$\frac{1}{2}$ HP 230V/1/60	2"Ø DISCHARGE	–	ALM-2 HIGH LEVEL ALARM COMPLETE WITH FLOATS. DUPLEX SYSTEM.

0	ISSUED FOR PERMIT	2026.08.28	CSM
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KIRKLAND ENGINEERING LTD.

PROJECT

NEW SENIORS
APARTMENT BUILDING
PHASE TWO
1697 Hwy #2
Courtice, ON.

TITLE

MECHANICAL
SCHEDULES

DESIGN	CSM	SCALE AS NOTED
DRAWN	AJM	DWG NO.
CHECKED	CSM	M15
APPROVED	CSM	
PROJECT	7669	

GENERAL MECHANICAL SPECIFICATIONS

1. THE MECHANICAL DRAWINGS DO NOT SHOW ALL THE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DETAILS. INFORMATION INVOLVING ACCURATE DIMENSIONING OF THE SITE CONDITIONS SHALL BE TAKEN FROM SITE BY CONTRACTOR. CONTRACTOR TO MAKE ANY NECESSARY MODIFICATIONS OR ADDITIONS, WITHOUT CHARGE, TO ACCOMMODATE THE SITE CONDITIONS.
2. EQUIPMENT TO BE AS SPECIFIED OR APPROVED EQUIVALENT. DESIGN BASED ON EQUIPMENT AS SPECIFIED IN EQUIPMENT SCHEDULE AND IS NOT INTENDED TO SHOW EQUIPMENT IN EXACT LOCATIONS. CONTRACTOR IS RESPONSIBLE TO VERIFY EQUIPMENT DIMENSIONS TO ENSURE THAT EQUIPMENT WILL FIT SITE CONDITIONS. ANY COST ASSOCIATED WITH USING EQUIPMENT OTHER THAN WHAT IS SPECIFIED IS THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA WILL BE ALLOWED FOR THESE COSTS.
3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, THE SPECIFICATION, AND ALL OTHER TENDER DOCUMENTS.
4. ALL PIPING AND DUCT WORK TO BE LABELED INCLUDING DIRECTION OF FLOW EVERY 8' AND EACH CHANGE IN DIRECTION.
5. CONTRACTOR IS RESPONSIBLE TO ENSURE ALL EQUIPMENT AND MATERIALS CAN FIT INTO MECHANICAL ROOM OR ITS PLACE, THROUGH FINISHED OPENINGS, OR THAT MATERIAL IS PLACED IN MECHANICAL ROOM AT APPROPRIATE PHASE OF CONSTRUCTION.
6. PRIOR TO SUBMITTING TENDERS, THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE ALL EXISTING CONDITIONS. ALLOW FOR ALL COSTS ASSOCIATED WITH COMPLETING THE WORK OF MECHANICAL DIVISION IN ACCORDANCE WITH EXISTING SITE AND BUILDING CONDITIONS. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITY CONNECTIONS WHERE CONNECTIONS ARE REQUIRED. CONTRACTOR TO VERIFY LOCATION, DEPTH, ELEVATION, AND SIZE OF INVERT. NO ALLOWANCE FOR EXTRA PAYMENTS TO THE CONTRACTOR WILL BE MADE BY THE OWNER FOR FAILING TO VISIT AND EXAMINE SITE CONDITIONS.
7. SUB-CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL FULLY PROTECT BOTH THE OWNER AND THE SUB-CONTRACTOR FROM ANY AND ALL CLAIMS UNDER THE WORKMEN'S COMPENSATION ACT, ALSO ALL INSURANCE.
8. MAINTAIN A SEPARATE SET OF WHITE PRINTS ON THE SITE AND NOTE ALL CHANGES AND DEVIATIONS FROM THE ORIGINAL DESIGN. TWO SETS OF THESE DRAWINGS SHOWING ALL AS-BUILT CONDITIONS SHALL BE FORWARDED TO THE OWNER AT THE COMPLETION OF THIS CONTRACT AND BEFORE APPLYING FOR FINAL PAYMENT.
9. ADDITIONAL MONEY OVER THE CONTRACT PRICE SHALL NOT BE PAID UNLESS AN APPROVED CHANGE ORDER IS ISSUED BY THE OWNER. CLAIMS FOR EXTRAS SHALL BE SUBMITTED WITH A COMPLETE BREAKDOWN OF MATERIAL, LABOUR, HOURLY RATES, ETC.
10. BE RESPONSIBLE TO KEEP THE AREA CLEAN AT ALL TIMES AND TO PERIODICALLY REMOVE ALL DEBRIS. CONSTRUCTION AREA TO BE ISOLATED BY MEANS OF TARPS AND/OR TEMPORARY PARTITIONS.
11. ALL CUTTING AND PATCHING REQUIRED FOR THE WORK OF THIS DIVISION SHALL BE CARRIED OUT BY THIS DIVISION. CUTTING AND DRILLING SHALL BE PERFORMED IN A MANNER SO AS TO CAUSE LITTLE DAMAGE. BE RESPONSIBLE AND PAY FOR ANY DAMAGE TO THE BUILDING INCURRED BY WORK OF THIS DIVISION.
12. BE RESPONSIBLE TO COORDINATE THE INSTALLATION OF EQUIPMENT, DUCTING, PIPING, ETC. WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE PRIOR TO THE ACTUAL INSTALLATION.
13. BE RESPONSIBLE FOR MECHANICAL WORK UNTIL THE COMPLETION AND FINAL ACCEPTANCE, FOR REPLACING ANY ITEM THAT MAY BE DEFECTIVE, DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER OR DELAY TO THE COMPLETION OF THE PROJECT.
14. SHOP DRAWINGS AND PRODUCT DATA. 'SHOP DRAWINGS' MEANS DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE, CHARTS, BROCHURES, AND OTHER DATA WHICH ARE TO BE PROVIDED BY THE CONTRACTOR TO ILLUSTRATE DETAILS OF A PORTION OF THE WORK. INDICATE MATERIALS METHODS OF CONSTRUCTION AND ATTACHMENT OR ANCHORAGE, NECESSARY FOR COMPLETION OF WORK. ADJUSTMENTS MADE ON SHOP DRAWINGS BY OWNER OR ENGINEER ARE NOT INTENDED TO CHANGE CONTRACT PRICE. MAKE CHANGES IN SHOP DRAWINGS AS OWNER OR ENGINEER MAY REQUIRE. SUBMIT 6 HARD COPIES, OR 1 HIGH QUALITY ELECTRONIC COPY OF PRODUCT DATA SHEETS OR BROCHURES FOR ALL MECHANICAL EQUIPMENT. PROVIDE 2 MAINTENANCE MANUALS COMPLETE WITH WARRANTEE, CERTIFICATE OF INSPECTIONS, AND COPY OF ALL PRODUCT LITERATURE AND MAINTENANCE INFORMATION.
15. PRIOR TO FINAL INSPECTION DEMONSTRATE OPERATION OF EACH SYSTEM TO OWNER AND ENGINEER. INSTRUCT PERSONNEL IN OPERATION ADJUSTMENT AND MAINTENANCE OF EQUIPMENT AND SYSTEMS, USING PROVIDED OPERATION AND MAINTENANCE DATA AS BASIS FOR INSTRUCTION.
16. AFTER THE WORK IS COMPLETED, GIVE A WRITTEN GUARANTEE FOR ONE YEAR COVERING WORKMANSHIP AND MATERIALS. REPAIR OR REPLACE, WITHOUT EXPENSE TO THE OWNER, ANY DEFECTS DUE TO WORKMANSHIP OR MATERIALS WHICH IN THE OWNER'S OPINION, ARE NOT DUE TO MISUSE OR NEGLIGENCE.
17. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT EVERY FIXTURE, PLUMBING APPLIANCE, INTERCEPTOR, CLEANOUT, VALVE, DEVICE OR PIECE OF EQUIPMENT SHALL BE LOCATED IN A MANNER THAT IT IS READILY ACCESSIBLE FOR USE, CLEANING, MAINTENANCE OR REPAIR. MECHANICAL CONTRACTOR SHALL PROVIDE ACCESS DOORS LARGE ENOUGH TO PERMIT EASY ACCESS TO CONCEALED FIXTURES, PLUMBING APPLIANCES, FIRE DAMPERS, INTERCEPTORS, CLEANOUTS, VALVES, DEVICES OR PIECES OF EQUIPMENT.
18. CONTRACTOR SHALL CARRY THE SERVICES OF AN APPROVED FIRE STOPPING INSTALLER AND SHALL PROVIDE ALL FIRE STOPPING FOR ALL MECHANICAL AND ELECTRICAL PENETRATIONS. PROVIDE SHOP DRAWINGS FOR FIRE STOPPING MATERIALS USED.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THEIR PROPERTY. THE OWNER BEARS NO RESPONSIBILITY FOR PROTECTION FROM THEFT, FIRE, OR ENVIRONMENTAL CONDITIONS.
20. ALL PIPING AND DUCTING SHOWN FOR SCHEMATIC AND SCOPE OF WORK PURPOSES IN GENERAL LOCATION OF USE. COORDINATE EXACT ROUTING ON SITE AND WITH BEST PRACTICES.

GENERAL PLUMBING SPECIFICATIONS

1. ALL HOT AND COLD WATER PIPING AFTER THE MAIN BUILDING CWS ISOLATION VALVE SHALL BE HARD COPPER TYPE L PIPING WHICH SHALL CONFORM TO ASTM B42 AND ASTM B88.
2. ALL DOMESTIC WATER PIPING TO BE INSULATED c/w VAPOUR BARRIER. PIPE INSULATION TO CONFORM O.B.C. TABLE 12.3.4.5.
3. ALL DRAINAGE, WASTE, AND VENT PIPE TO BE PVC DWV WITH FLAME SPREAD RATING < 25. PIPES TO BE XFR WHERE PENETRATING FIRE RATED WALLS.
4. WATER HAMMER ARRESTORS TO BE STAINLESS STEEL BELLOWS TYPE; WATTS SS-A OR APPROVED EQUIVALENT.
5. ROUTE ABOVE GROUND PIPING IN CEILING SPACE OF WALL INTERIORS FOR CONCEALMENT WHERE EVER POSSIBLE UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS. COORDINATE PIPE INSTALLATION IN WALLS WITH MASON AND OR DRYWALLER OR APPROPRIATE TRADE INVOLVED.
6. INSTALL ISOLATION VALVES IN EACH BRANCH LINE FROM COLD AND HOT WATER MAINS, AT BASE OF EACH RISER, AND BEFORE EACH FIXTURE OR EQUIPMENT CONNECTED TO COLD/HOT WATER SYSTEM. PROVIDE A FIRE RATED ACCESS DOOR AT EACH CONCEALED VALVE.
7. INSTALL FLANGES OR UNIONS TO PERMIT REMOVAL OF EQUIPMENT WITHOUT DISTURBING PIPING SYSTEMS.
8. PROVIDE COMPLETE DRAINAGE AND VENT SYSTEMS TO SERVE FIXTURES AND ITEMS SPECIFIED AND AS SHOWN ON PLANS.
9. WHERE EXPOSED PIPES PASSES THROUGH FINISHED FLOORS, WALLS, OR CEILINGS, PROVIDE CHROME PLATED ESCUTCHEON WITH SET SCREW.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY MATERIALS & LABOUR TO MAINTAIN ALL FIRE SEPARATIONS AFFECTED BY THE WORK PERFORMED.
11. GRADE HORIZONTAL SANITARY DRAINAGE AND VENT PIPING AT MINIMUM 1:50.
12. ALL FAUCET AND TOILET SUPPLY LINES SHALL BE STAINLESS BRAIDED HOSE.
13. ALL FLOOR DRAINS TO BE TRAPPED, PRIMED, AND VENTED WITH STRAINER INSTALLED FLUSH WITH FINISHED FLOOR. SUPPLY AND INSTALL PRIMER AND TUBING FROM CLOSEST COLD WATER BRANCH, C/W SPECIALTY BLEED VALVE (P.P.P. OR EQUAL), UNLESS OTHERWISE SPECIFIED IN DRAWINGS.
14. EXPOSED P--TRAPS SHALL BE CHROME PLATED BRASS.
15. SIZE OF DRAINAGE PIPE SERVING FIXTURES:

DISHWASHER	1-1/2" (38mm)	LAVATORY	1-1/2" (38mm)
SINK	1-1/2" (38mm)	SHOWER	1-1/2" (38mm)
SERVICE SINK	1-1/2" (38mm)	URINAL	2" (51mm)
WC	3" (76mm)	FLOOR DRAIN	2" (51mm)
16. SIZE OF EITHER CWS & HWS ISOLATION VALVES SERVING FIXTURES:

DISHWASHER	1/2" (13mm)	LAVATORY	1/2" (13mm)
SINK	1/2" (13mm)	SHOWER	1/2" (13mm)
SERVICE SINK	1/2" (13mm)	URINAL	3/4" (19mm)
WC	1/2" (13mm)	WF	1/2" (13mm)
17. ALL PIPING FITTINGS WITH TERMINAL EQUIPMENT SHALL BE LEAD FREE.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE INSULATION OF THE STORM PIPES INSIDE THE BUILDING.
19. ALL PIPING IS TO BE STRAIGHT, PARALLEL AND PERPENDICULAR TO THE BUILDING STRUCTURE. SLOPE ALL PIPING TO DRAIN POINTS.
20. WHEN PIPE LAYING NOT IN PROGRESS, CLOSE OFF OPEN ENDS OF PIPE WITH WATER TIGHT PLUG OR CAP.
21. INSTALL CLEANOUTS AS REQUIRED BY PLUMBING CODES. SIZE OF CLEANOUTS TO MATCH SIZE OF ASSOCIATED SANITARY PIPE. ENSURE CLEAN OUTS ARE MADE ACCESSIBLE.
22. CONNECT FIXTURES COMPLETE WITH SUPPLIES AND DRAINS, TRAPPED, SUPPORTED, SANITARY LEVEL AND SQUARE WITH HOT WATER FAUCETS ON THE LEFT.

GENERAL HVAC SPECIFICATIONS

1. PROVIDE DUCTWORK IN ACCORDANCE WITH A.S.H.R.A.E. AND INTERNATIONAL MECHANICAL CODES CHAPTER 5 SECTION 506., LATEST EDITION. ALL DUCTS SHALL BE FABRICATED FROM PRIME QUALITY GALVANIZED STEEL AS PER A.S.H.R.A.E. STANDARDS. DUCTS SHALL BE INSTALLED AS HIGH AS POSSIBLE. PROPER ANGLE IRON SUPPORTS, HANGERS, ETC., SHALL BE PROVIDED FOR ALL DUCTS. SEAL ALL JOINTS OF DUCTS WITH HIGH PRESSURE SEALER. APPLY SEALANT TO OUTSIDE OF JOINTS AS PER MANUFACTURERS RECOMMENDATIONS. CONSTRUCT DUCTS IN ACCORDANCE WITH THE FOLLOWING:

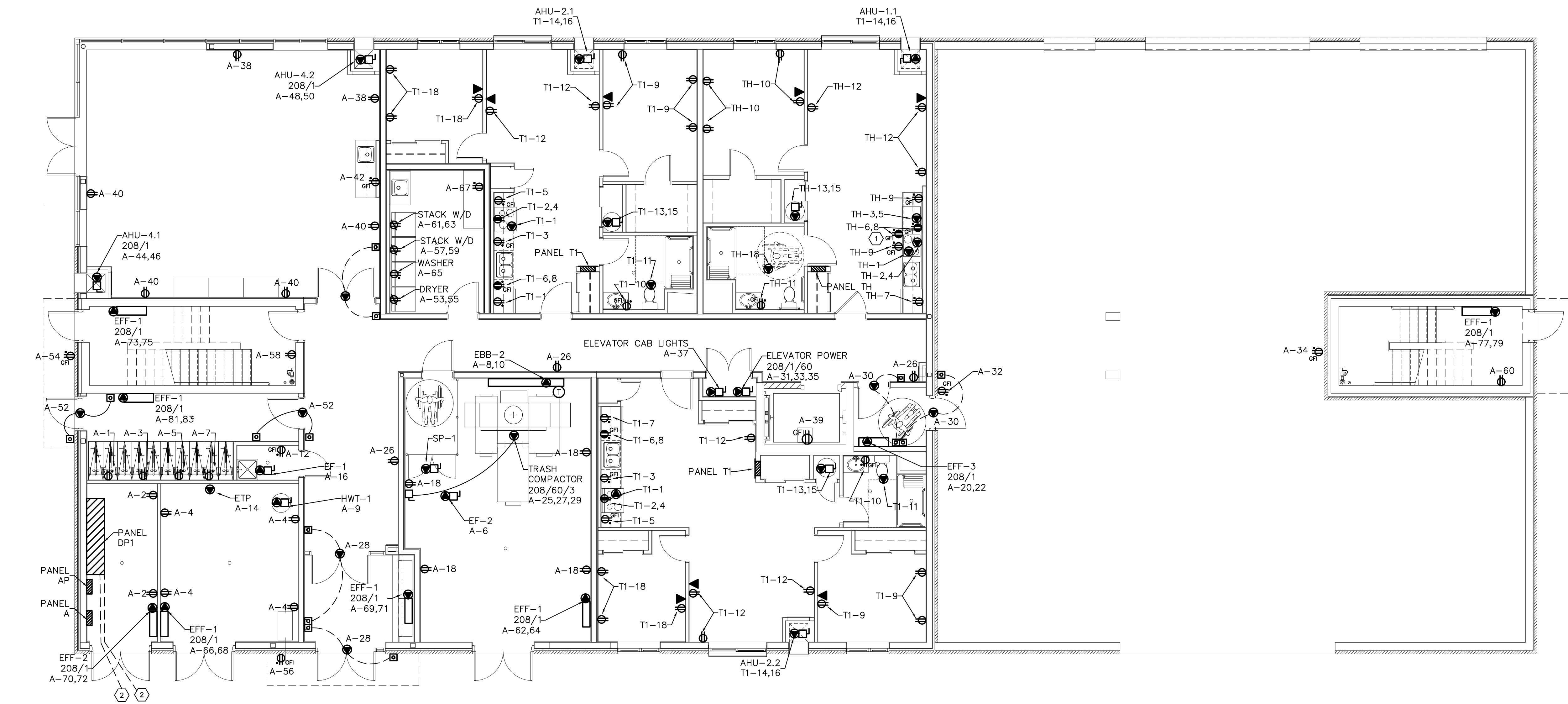
MAX DUCT DIMENSION	U.S. GAUGE
UP TO 12"	26
13" TO 30"	24
31" TO 54"	22

CONSTRUCT ROUND DUCTS IN ACCORDANCE WITH THE FOLLOWING:

4" TO 8" DIAMETER	- 26 GAUGE
9" TO 24" DIAMETER	- 24 GAUGE
2. EQUIVALENT DUCT SIZES MAY BE SUBSTITUTED IN LIEU OF THOSE SHOWN, IN ORDER TO AVOID INTERFERENCE WITH STRUCTURE AND OTHER MECHANICAL SERVICES. CONTRACTOR TO PROVIDE DRAWINGS OF ANY PROPOSED CHANGES TO ENGINEER FOR APPROVAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DESIGN AIR FLOW WITH DUCT INSTALLATION. ALL SUPPLY & RETURN BRANCHES SHALL BE AT 45° TAKE OFFS.
3. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF EQUIPMENT PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED ELBOWS, DUCT ACCESSORIES, ETC. TO COMPLETE THE INTENT OF THE MECHANICAL DRAWINGS.
4. HVAC EQUIPMENT MUST NOT BE USED DURING CONSTRUCTION. DUCT OPENINGS SHALL BE COVERED TO KEEP OUT DUST AND DEBRIS. COMMISSIONING MUST NOT BE PERFORMED UNTIL ALL INTERIOR FINISHES ARE COMPLETE.
5. INSULATE ALL DUCTS IN ACCORDANCE WITH ASHRAE 90.1, LATEST EDITION.
6. MECHANICAL EQUIPMENT TO BE ISOLATED FROM DUCT WORK USING 6" FLEXIBLE DUCT CONNECTORS ON BOTH THE SUPPLY AND RETURN DUCTS.
7. ALL MITERED ELBOWS TO BE COMPLETE WITH DOUBLE THICKNESS AIR VANES. ALL RADIUSSED ELBOWS TO BE COMPLETE WITH SPLITTER VANES PER SMACNA DUCT CONSTRUCTION STANDARDS.
8. PROVIDE VOLUME DAMPERS AT ALL DUCT BRANCHES AND TAKE-OFFS.
9. PROVIDE AN INDEPENDENT FIRM CERTIFIED BY NEBB TO CONDUCT TESTING, ADJUSTING AND BALANCING OF ALL MECHANICAL SYSTEMS AND COMPONENTS, INCLUDING ALL DUCTS AND HYDRONIC PIPING. SUBMIT WRITTEN REPORT IN TRIPLICATE TO MECHANICAL ENGINEER UPON COMPLETION.
10. MAXIMUM LENGTH OF FLEX DUCT PERMITTED IS 10' PER DIFFUSER. NO FLEX DUCT IS PERMITTED ON EXPOSED DUCT WORK.
11. PROVIDE FIRE DAMPERS IN DUCTS AT FLOOR, WALL, CEILING, AND ROOF PENETRATIONS WHERE FIRE SEPARATIONS ARE CROSSED, AND WHERE REQUIRED BY LOCAL AUTHORITIES AND CODES. FIRE DAMPERS SHALL MAINTAIN 100% FREE AREA OF DUCTWORK (TYPE 'B' FIRE DAMPERS). RATE FIRE DAMPERS TO MATCH THE FIRE RATING OF SEPARATION CROSSED. PROVIDE ONLY ULC LABELED DAMPERS AND INSTALL AS SPECIFIED IN NFPA/CUA 90A.
12. SUPPLY AND RETURN DUCTS SHALL BE CONNECTED TO THE HVAC UNIT THROUGH A FLEXIBLE NON METALLIC DUCT.
13. 10' OF ACOUSTIC SOUND INSULATION SHALL BE PROVIDED TO THE DUCTS AT THE BEGINNING NEAR THE HVAC UNIT.
14. SMOKE DETECTORS AT SUPPLY DUCTS SHALL BE PROVIDED TO AUTOMATICALLY SHUT DOWN UNITS UPON DETECTION OF SMOKE.

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NO.	DESCRIPTION	DATE	BY

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PROJECT NEW SENIORS APPARTMENT BUILDING PHASE TWO 1697 Hwy #2 Courtice, ON.			
TITLE MECHANICAL SPECIFICATIONS			
DESIGN	CSM	SCALE AS NOTED	
DRAWN	AJM	DWG NO.	
CHECKED	CSM	M16	
APPROVED	CSM		
PROJECT	7669		



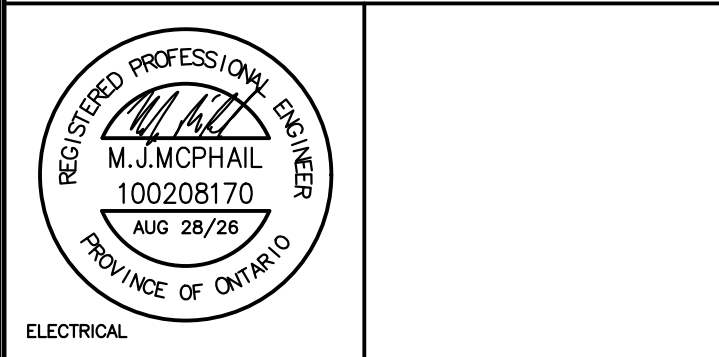
1 GROUND FLOOR POWER LAYOUT
E2 SCALE: 1:75

ELECTRICAL SYMBOLS LEGEND	
	DUPLEX RECEPTACLE
	COUNTER MOUNT
	GFI DUPLEX RECEPTACLE
	STOVE RECEPTACLE
	SPLIT DUPLEX RECEPTACLE
	DIRECT CONNECTION
	DISCONNECT SWITCH
	DATA
	PANEL BOARD

- NOTES:
- 1 SPLIT AND STANDARD RECEPTACLE IN MILLWORK AND IN WALL TO BE ON THE SAME CIRCUIT RESPECTIVELY FOR BARRIER FREE ACCESS.
 - 2 PROVIDE 2.5" PVC CONDUIT FROM MAIN DISTRIBUTION BOARD TO FUTURE OUTDOOR EV-CHARGING STATION LOCATION CENTERED BETWEEN PARKING SPOTS. COORDINATE EXACT LOCATION ON SITE WITH ARCHITECT AND OWNER. TERMINATE CONDUIT IN GASKETED PVC 12x12 BOX INSTALLED FLUSH IN GROUND.
 - 3 PROVIDE A 12" X 12" BOX RECESSED IN ENTRANCE CLOSET WALL IN ALL SUITES FOR USE BY I.T/COMMS CONTRACTOR. RUN ALL CONDUITS FOR DATA/TV/PHONE TO CLOSET BOX AND PROVIDE 1" X 2" CONDUIT FROM BOX TO COMM CLOSET OR ACCESSIBLE CEILING SPACE. COORDINATE WITH COMMS CONTRACTOR ON SITE.

NO.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	26.08.28	MM

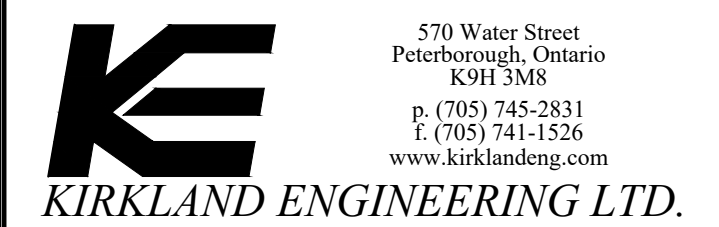
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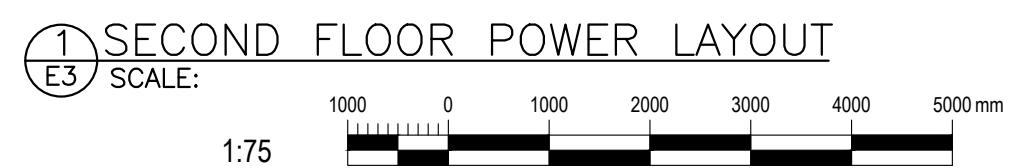
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PROJECT
NEW SENIORS APARTMENT BUILDING PHASE TWO
1697 Hwy #2
Courtice, ON.

TITLE
GROUND FLOOR POWER LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	---	DWG NO.
CHECKED	MJM	E2
APPROVED	MJM	
PROJECT	7669	



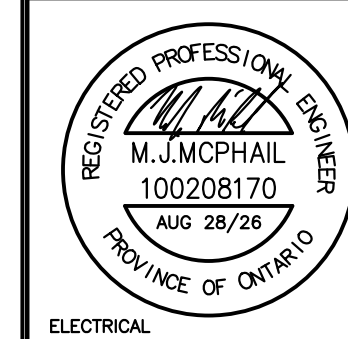
NOTES:

1 PROVIDE A 12" x 12" BOX RECESSED IN ENTRANCE CLOSET WALL IN ALL SUITES FOR USE BY I.T/COMMS CONTRACTOR. RUN ALL CONDUITS FOR DATA/TV/PHONE TO CLOSET BOX AND PROVIDE 1" x 2" CONDUIT FROM BOX TO COMM CLOSET OR ACCESSIBLE CEILING SPACE. COORDINATE WITH COMMS CONTRACTOR ON SITE.

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NO.	DESCRIPTION	DATE	BY

REVISIONS

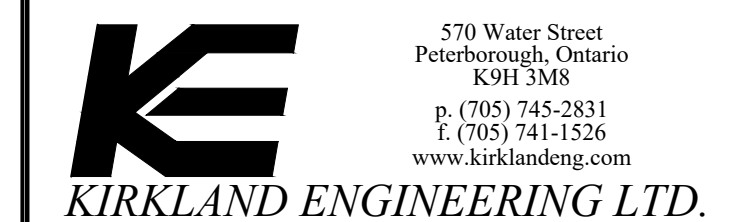
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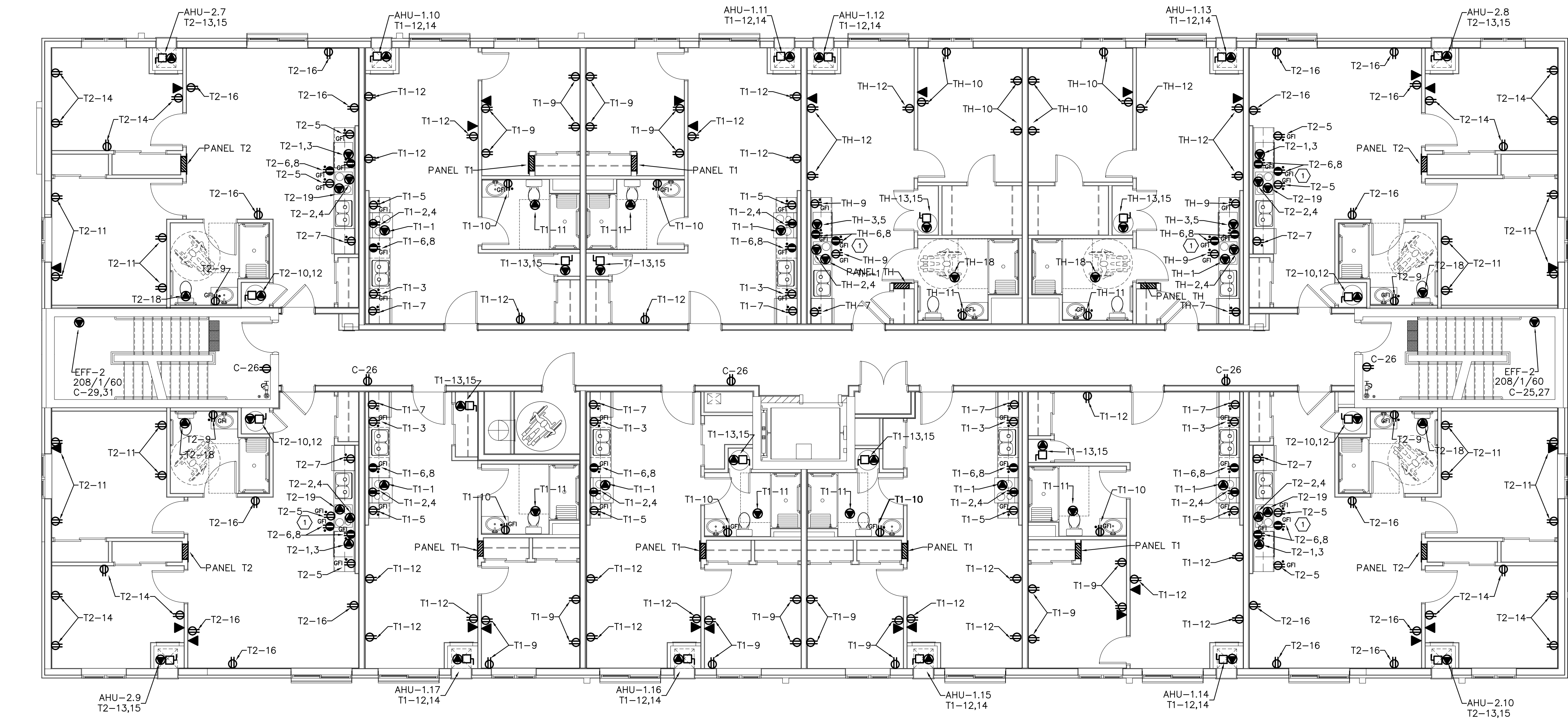


PROJECT

NEW SENIORS
APARTMENT BUILDING
PHASE TWO
1697 Hwy #2
Courtice, ON.

TITLE
SECOND FLOOR POWER
LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	-- --	DWG NO.
CHECKED	MJM	E3
APPROVED	MJM	
PROJECT	7669	



1 THIRD FLOOR POWER LAYOUT

E4 SCALE: 1:75

ELECTRICAL SYMBOLS LEGEND	
	DUPLEX RECEPTACLE
	COUNTER MOUNT
	GFI DUPLEX RECEPTACLE
	STOVE RECEPTACLE
	SPLIT DUPLEX RECEPTACLE
	DIRECT CONNECTION
	DISCONNECT SWITCH
	DATA
	PANEL BOARD

NOTES:

1 PROVIDE A 12" X 12" BOX RECESSED IN ENTRANCE CLOSET WALL IN ALL SUITES FOR USE BY I.T/COMMS CONTRACTOR. RUN ALL CONDUITS FOR DATA/TV/PHONE TO CLOSET BOX AND PROVIDE 1" X 2" CONDUIT FROM BOX TO COMM CLOSET OR ACCESSIBLE CEILING SPACE. COORDINATE WITH COMMS CONTRACTOR ON SITE.

NO.	DESCRIPTION	DATE	BY
0	ISSUED FOR PERMIT	26.08.28	MM

REVISIONS

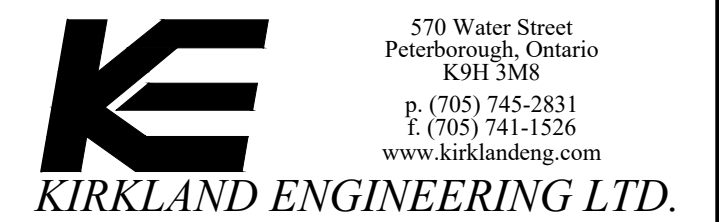
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PROJECT

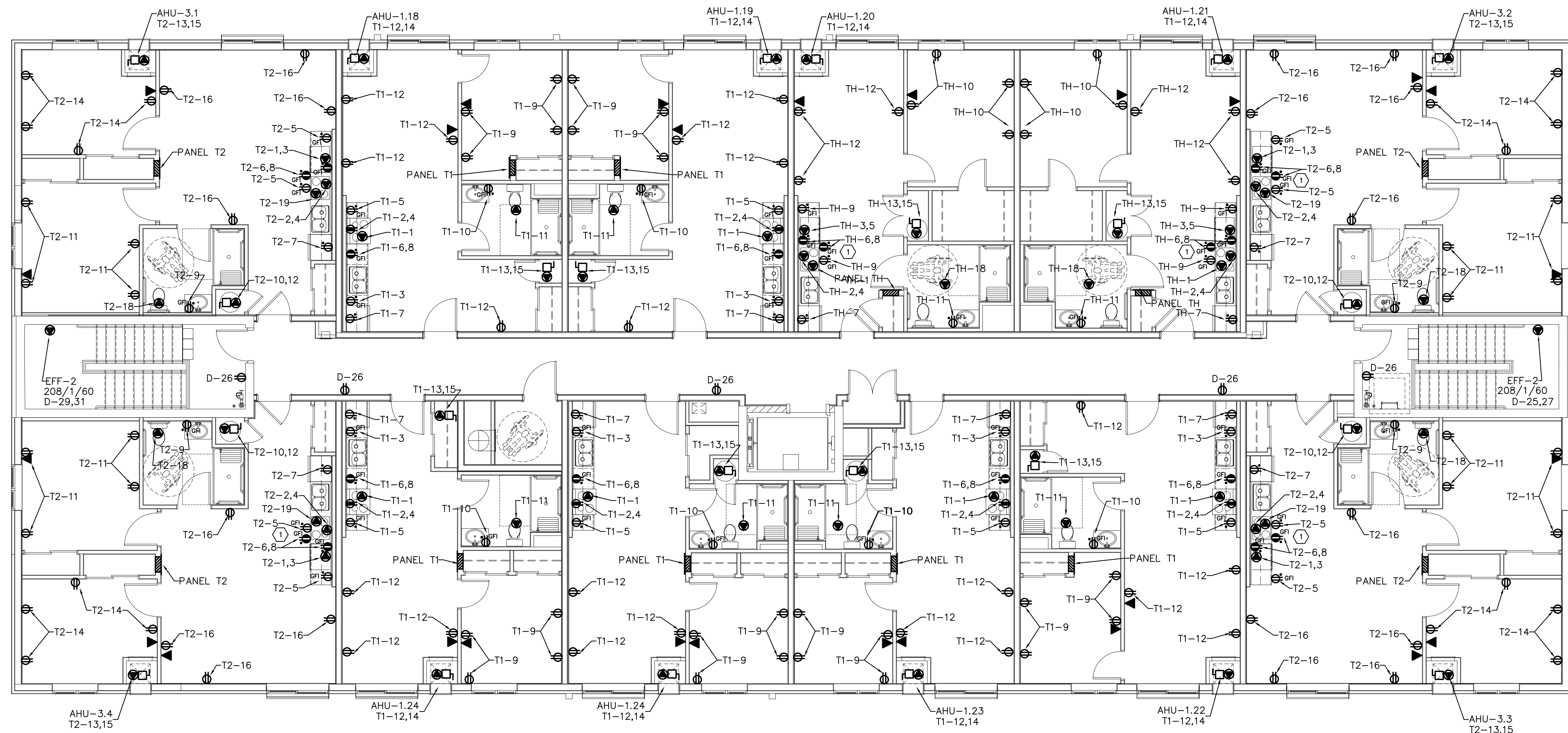
NEW SENIORS APARTMENT BUILDING PHASE TWO

1697 Hwy #2 Courtice, ON.

TITLE

THIRD FLOOR POWER LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	---	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	



ELECTRICAL SYMBOLS LEGEND	
	DUPLEX RECEPTACLE
	COUNTER MOUNT
	GFI DUPLEX RECEPTACLE
	STOVE RECEPTACLE
	SPLIT DUPLEX RECEPTACLE
	DIRECT CONNECTION
	DISCONNECT SWITCH
	DATA
	PANEL BOARD

NOTES:

- 1 PROVIDE A 12" x 12" BOX RECESSED IN ENTRANCE CLOSET WALL IN ALL SUITES FOR USE BY I.T/COMMS CONTRACTOR. RUN ALL CONDUITS FOR DATA/TV/PHONE TO CLOSET BOX AND PROVIDE 1" x 2" CONDUIT FROM BOX TO COMM CLOSET OR ACCESSIBLE CEILING SPACE. COORDINATE WITH COMMS CONTRACTOR ON SITE.

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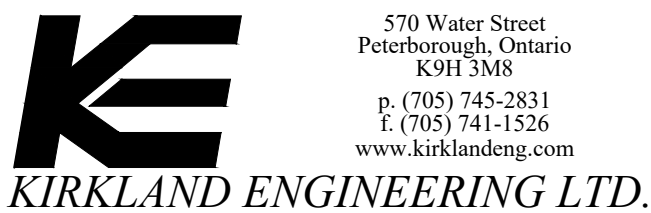


ELECTRICAL

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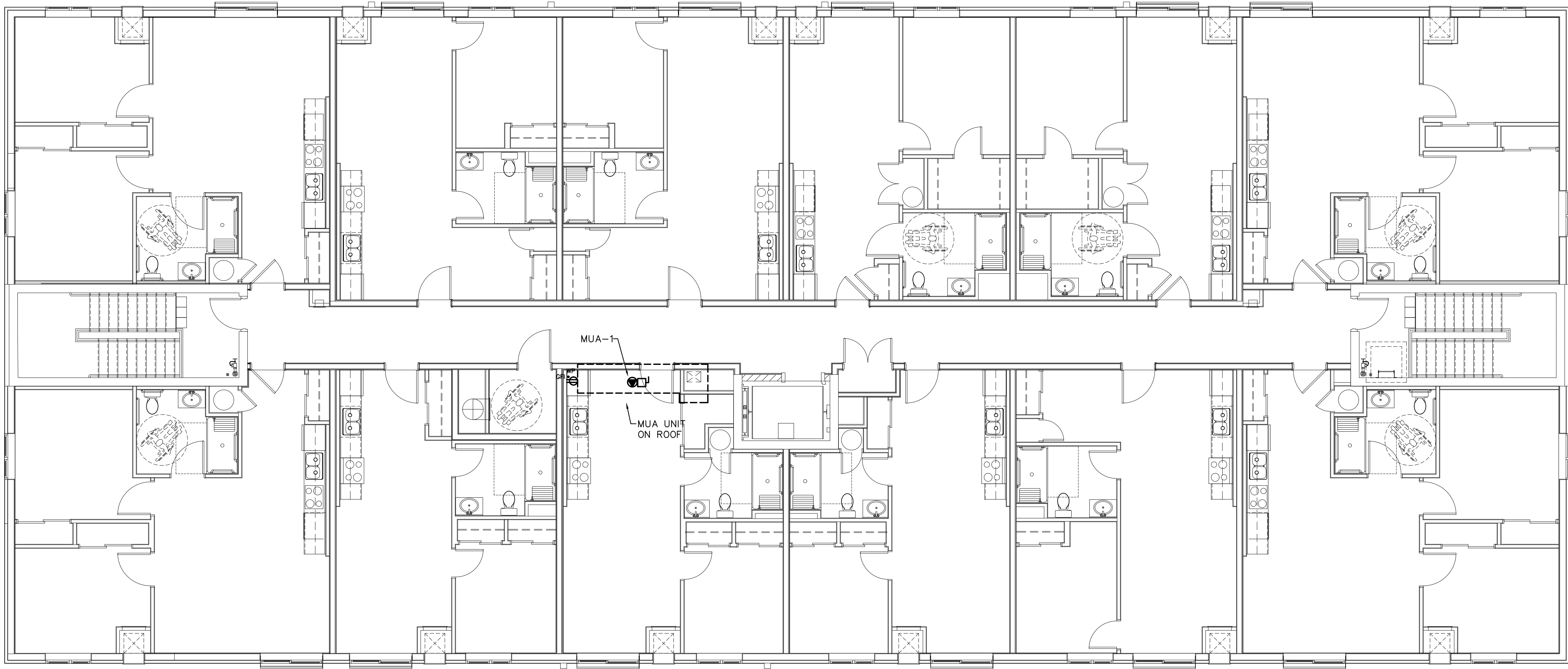
PROJECT

NEW SENIORS
APARTMENT BUILDING
PHASE TWO

1697 Hwy #2
Courtice, ON.

TITLE
 FOURTH FLOOR POWER
 LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	—	DWG NO.
CHECKED	MJM	E5
APPROVED	MJM	
PROJECT	7669	



1 ROOF POWER LAYOUT
E6 SCALE: 1:75

ELECTRICAL SYMBOLS LEGEND

	DUPLEX RECEPTACLE
	COUNTER MOUNT
	GFI DUPLEX RECEPTACLE
	STOVE RECEPTACLE
	SPLIT DUPLEX RECEPTACLE
	DIRECT CONNECTION
	DISCONNECT SWITCH
	DATA
	PANEL BOARD



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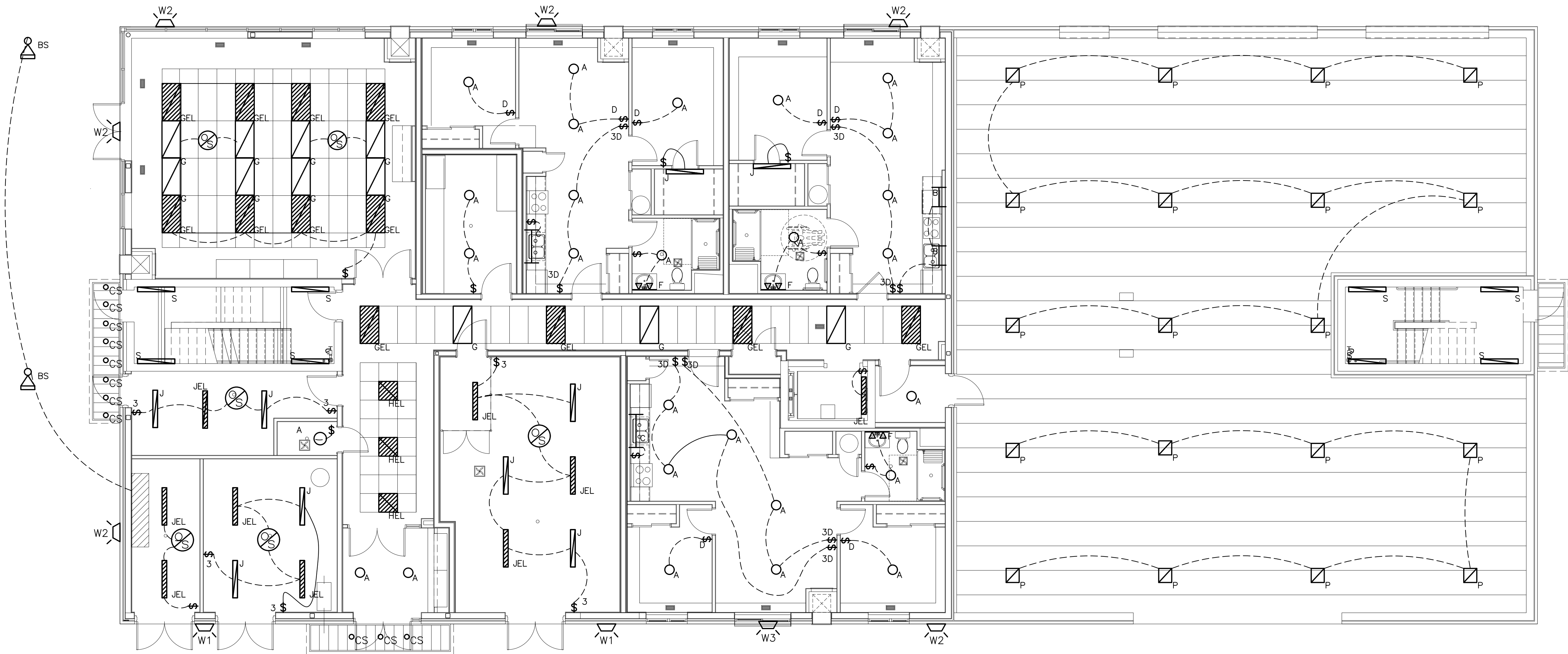
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
**1697 Hwy #2
Courtice, ON.**

TITLE
**ROOF POWER
LAYOUT**

DESIGN	MJM	SCALE AS NOTED
DRAWN	-	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	

E6



1 GROUND FLOOR LIGHTING LAYOUT
E7 SCALE: 1:75

EXTERIOR LIGHTING SCHEDULE			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL No.
BS	D-SERIES BOLLARD ROUND, LED-STATIC, SYMMETRIC 16 LEDS, 4000K, 28W, 1m AFG.	EGLO	DSX1 LED 16C 530 40K SYM
CS	GOTHAM 4" LED ROUND DOWNLIGHT, FULL CUT-OFF, 3000K, 9W RECESSED	GOTHAM	EV04 30/10 AR MD LD 120 GZ1 NLT
W1	LITHONIA WDGE1 LED WALL SCONCE, FULL CUT-OFF, 3000K, 10W, 2.75m AFG	LITHONIA	WDGE1 LED P1 30K 80CRI VF SRM DBLXD
W2	LITHONIA WDGE1 LED WALL SCONCE, FULL CUT-OFF, 3000K, 10W, 3.66m AFG	LITHONIA	WDGE1 LED P1 30K 80CRI VF SRM DBLXD
W3	LITHONIA WDGE1 LED WALL SCONCE, FULL CUT-OFF, 3000K, 10W, 3.66m AFG	LITHONIA	WDGE1 LED P3 30K 80CRI VF SRM DBLXD

NOTES:

EXTERIOR BUILDING LIGHTING IS SHOWN FOR REFERENCE BASED ON THE SITE LIGHTING DRAWINGS SL-1 AND SL-2 PREPARED BY G.D. BIDDLE & ASSOCIATES LTD.

INTERIOR LIGHTING SCHEDULE				INTERIOR LIGHTING SCHEDULE			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL No.	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL No.
A	12" LED SURFACE MOUNT FIXTURE, 0-10V DIMMING, 120V, 24W, 3000K COLOUR TEMP, 80+ CRI, 1787 LUMENS	EGLO	205989A TRAGO 5	JEL	48" LED STRIP LUMINAIRE, 80+ CRI, 0-10V DIMMING, 4000K COLOUR TEMP, 4400 LUMENS, 120V, 29 INPUT WATTS, ROUND FROSTED EXTRUDED ACRYLIC LENS C/W INTEGRATED EMERGENCY BATTERY BACKUP.	VISCOR	LCOM48-LEED840K044LUNV-B39-P77
B	2' LED SURFACE MOUNT UNDER CABINET FIXTURE, 120V, 13W, 3500K COLOUR TEMP, 80 CRI, 1600 LUMENS, WHITE FINISH	VISCOR	LTL24-LED835K016LUNV-F06	P	CEILING LED GARAGE LIGHT, 3000K, 70CRI, 8685 LUMEN, 68W, C/W INTEGRATED EMERGENCY BATTERY BACKUP.	NLS LIGHTING	VSS-1 T5W 64L 35 30K7 UNV CM FSP211-20 FSIR EM8
C	4' LED SURFACE MOUNT UNDER CABINET FIXTURE, 120V, 26W, 3500K COLOUR TEMP, 80 CRI, 3000 LUMENS, WHITE FINISH	VISCOR	LTL48-LED835K030LUNV-F06	S	48" LED STAIRWELL SURFACE FIXTURE, 80+ CRI, WITH INTEGRAL OCCUPANCY SENSOR, EMERGENCY BATTERY DRIVER AND STEP DIMMING (50%,100%),4000K COLOUR TEMP, 4600 LUMENS, 120V, 35 INPUT WATTS, FROSTED EXTRUDED ACRYLIC LENS	LEVITON	LELW48-LED840K053LUNV-B15B39V69
F	LED BATHROOM VANITY, 0-10V DIMMING, 120V, 17.5W MAX WATTAGE, 3000K COLOUR TEMP, 1760 LUMENS	EGLO	205068A TORRETTA				
G	2'x4' LED FLAT PANEL TROFFER, 4640 LUMENS, 35 WATTS, 80+ CRI, 3500K COLOUR TEMPERATURE, 120V, WHITE, 0-10V DIMMING	SAVR	E-TFPS52D-24USCCTW-2				
GEL	2'x4' LED FLAT PANEL TROFFER, 4640 LUMENS, 35 WATTS, 80+ CRI, 3500K COLOUR TEMPERATURE, 120V, WHITE, 0-10V DIMMING	SAVR	E-TFPS52D-24USCCTW-EB				
HEL	2'x2' LED FLAT PANEL TROFFER, APPROX 4150 LUMENS, 30 WATTS, 3500K COLOUR TEMPERATURE,120V, WHITE, COMPLETE WITH INTEGRATED EMERGENCY BATTERY BACKUP	SAVR	E-TFPS42D-22USCCTW-EB				
J	48" LED STRIP LUMINAIRE, 80+ CRI, 0-10V DIMMING, 4000K COLOUR TEMP, 4400 LUMENS, 120V, 29 INPUT WATTS, ROUND FROSTED EXTRUDED ACRYLIC LENS	VISCOR	LCOM48-LEED840K044LUNV-P77				

NOTES:

- 1 ALL FIXTURES WITH INTEGRAL BATTERY BACKUP ARE TO HAVE THE BATTERY SUPPLIED BY AN UN-SWITCHED PORTION OF THE LIGHTING CIRCUIT SUCH THAT THEY WILL AUTOMATICALLY COME ON IN CASES OF POWER OUTAGE AND CAN BE CONTROLLED ON AND OFF BY LIGHTING CONTROLS UNDER NORMAL POWER OPERATING CONDITIONS.

NO.	DESCRIPTION	DATE	BY
B-	ISSUED FOR PERMIT	26.08.28	NM

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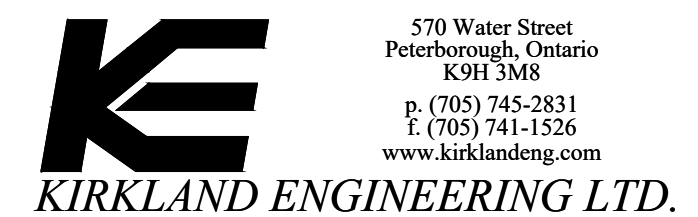
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PROJECT

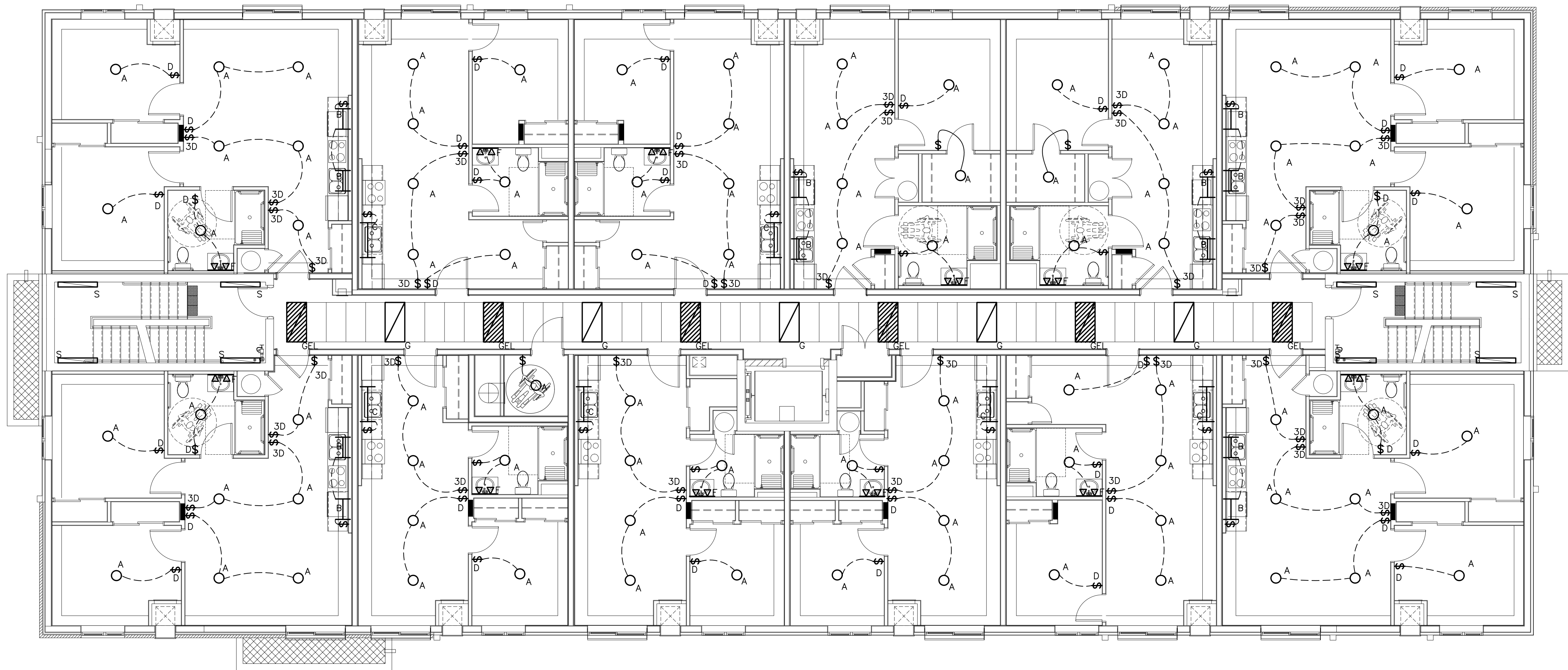
NEW SENIORS APARTMENT BUILDING PHASE TWO

1697 Hwy #2 Courtice, ON.

TITLE

GROUND FLOOR LIGHTING LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	BED	DWG NO.
CHECKED	MJM	E7
APPROVED	MJM	
PROJECT	7669	

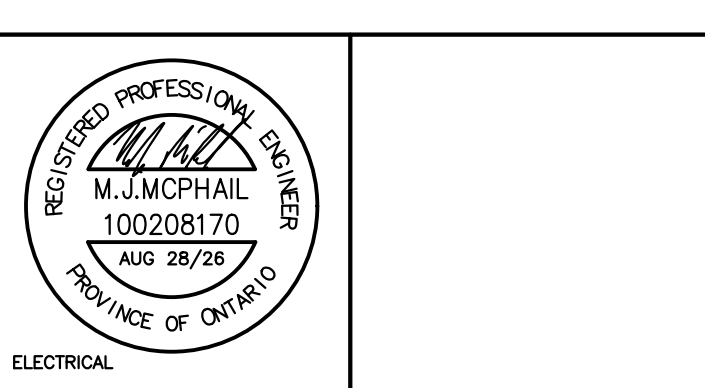


1 SECOND FLOOR LIGHTING LAYOUT
E7 SCALE: 1:75

NOTES:
1 ALL FIXTURES WITH INTEGRAL BATTERY BACKUP ARE TO HAVE THE BATTERY SUPPLIED BY AN UN-SWITCHED PORTION OF THE LIGHTING CIRCUIT SUCH THAT THEY WILL AUTOMATICALLY COME ON IN CASES OF POWER OUTAGE AND CAN BE CONTROLLED ON AND OFF BY LIGHTING CONTROLS UNDER NORMAL POWER OPERATING CONDITIONS.

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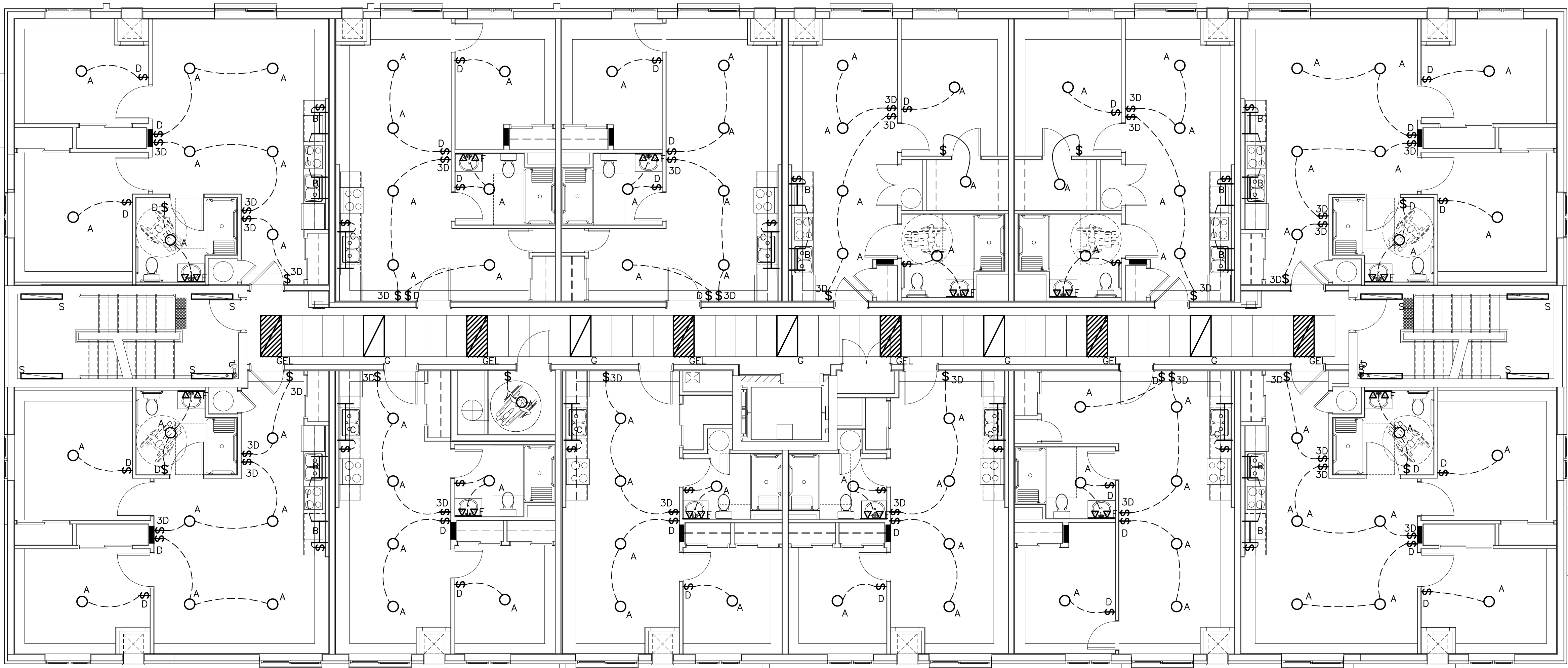
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**SECOND FLOOR LIGHTING
LAYOUT**

DESIGN	MJM	SCALE AS NOTED
DRAWN	BED	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	

E8



1 THIRD FLOOR LIGHTING LAYOUT
E9 SCALE: 1:75

NOTES:
1 ALL FIXTURES WITH INTEGRAL BATTERY BACKUP ARE TO HAVE THE BATTERY SUPPLIED BY AN UN-SWITCHED PORTION OF THE LIGHTING CIRCUIT SUCH THAT THEY WILL AUTOMATICALLY COME ON IN CASES OF POWER OUTAGE AND CAN BE CONTROLLED ON AND OFF BY LIGHTING CONTROLS UNDER NORMAL POWER OPERATING CONDITIONS.

SWITCH LEGEND	
\$	TOGGLE SWITCH
\$3	3-WAY TOGGLE SWITCH
\$D	DIMMER SWITCH
\$3D	3-WAY SWITCH WITH DIMMING
⊗	OCCUPANCY SENSOR

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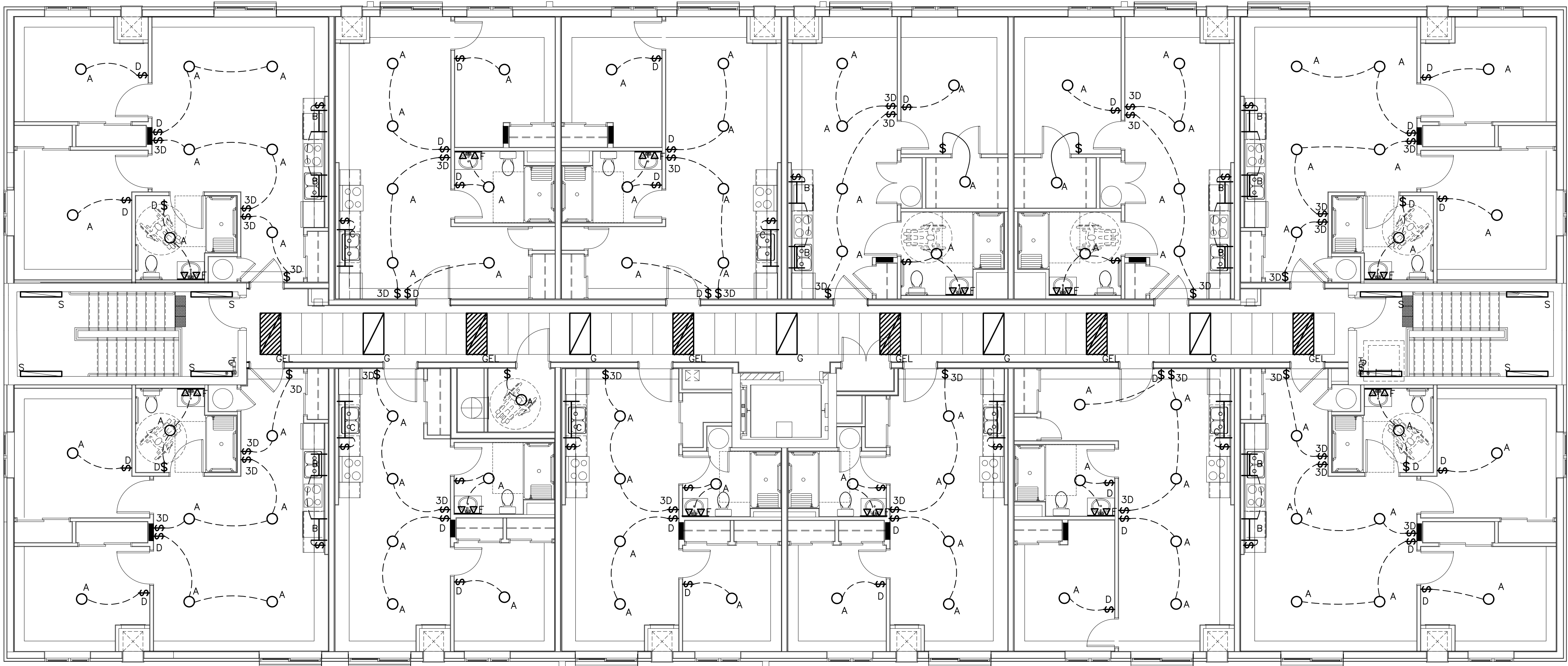
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**THIRD FLOOR LIGHTING
LAYOUT**

DESIGN	MJM	SCALE AS NOTED
DRAWN	BED	DWG NO.
CHECKED	MJM	E9
APPROVED	MJM	
PROJECT	7669	



1 FOURTH FLOOR LIGHTING LAYOUT
E10 SCALE: 1:75

NOTES:
1 ALL FIXTURES WITH INTEGRAL BATTERY BACKUP ARE TO HAVE THE BATTERY SUPPLIED BY AN UN-SWITCHED PORTION OF THE LIGHTING CIRCUIT SUCH THAT THEY WILL AUTOMATICALLY COME ON IN CASES OF POWER OUTAGE AND CAN BE CONTROLLED ON AND OFF BY LIGHTING CONTROLS UNDER NORMAL POWER OPERATING CONDITIONS.

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PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**FOURTH FLOOR LIGHTING
LAYOUT**

DESIGN	MJM	SCALE AS NOTED
DRAWN	BED	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	

E10

ZONE #6

ZONE #7

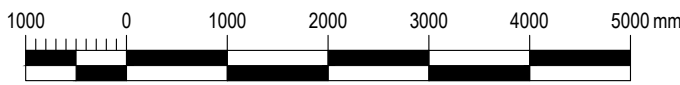
ZONE #1

ZONE #8

ZONE #
10,11,12
13,14,15
16,17,18

1 GROUND FLOOR LIFE SAFETY LAYOUT

E11 SCALE: 1:75



NOTES:

- 1 PROVIDE 120V POWER TO COMBINATION FIRE/SMOKE DAMPER. PROVIDE EACH DAMPER WITH A CONTACTOR FOR CONTROL BY THE FIRE ALARM SYSTEM.
- 2 EACH COMBINATION FIRE/SMOKE DAMPER IS TO HAVE A SMOKE DETECTOR WITHIN 1.5m OF THE. UPON ACTIVATION OF THE SMOKE DETECTOR A FIRE ALARM RELAY MODULE SHALL OPEN THE ASSOCIATED DAMPER CONTACTOR TO CAUSE THE DAMPER TO CLOSE.
- 3 IF ANY COMBINATION FIRE/SMOKE DAMPER CLOSES THE FIRE ALARM SYSTEM SHALL ALSO SHUT DOWN THE ROOFTOP MUA UNIT.
- 4 EXIT SIGNS ARE TO BE SUPPLIED FROM DEDICATED CIRCUIT FROM HOUSE PANEL ON THAT FLOOR. REFER TO PANEL SCHEDULE FOR CIRCUITING.
- 5 EMERGENCY LIGHTING SUPPLIED BY LED GENERAL LIGHTING FIXTURES WITH INTEGRAL BATTERY BACKUP. REFER TO LIGHTING DRAWINGS FOR MORE DETAILS.

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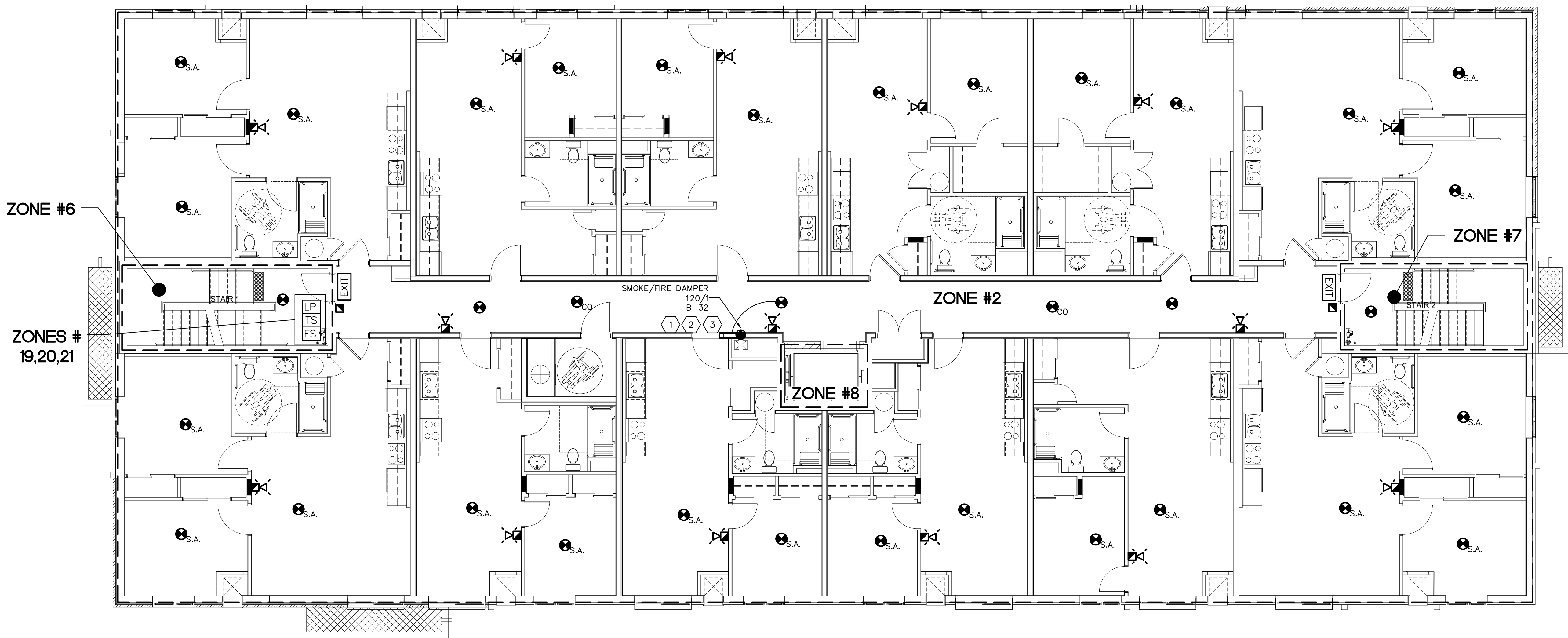
NEW SENIORS
APARTMENT BUILDING
PHASE TWO
1697 Hwy #2
Courtice, ON.

TITLE

GROUND FLOOR
LIFE SAFETY LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	---	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	

E11



1 SECOND FLOOR LIFE SAFETY LAYOUT
E12 SCALE: 1:75

NOTES:

- 1 PROVIDE 120V POWER TO COMBINATION FIRE/SMOKE DAMPER. PROVIDE EACH DAMPER WITH A CONTACTOR FOR CONTROL BY THE FIRE ALARM SYSTEM.
- 2 EACH COMBINATION FIRE/SMOKE DAMPER IS TO HAVE A SMOKE DETECTOR WITHIN 1.5m OF THE. UPON ACTIVATION OF THE SMOKE DETECTOR A FIRE ALARM RELAY MODULE SHALL OPEN THE ASSOCIATED DAMPER CONTACTOR TO CAUSE THE DAMPER TO CLOSE.
- 3 IF ANY COMBINATION FIRE/SMOKE DAMPER CLOSES THE FIRE ALARM SYSTEM SHALL ALSO SHUT DOWN THE ROOFTOP MUA UNIT.
- 4 EXIT SIGNS ARE TO BE SUPPLIED FROM DEDICATED CIRCUIT FROM HOUSE PANEL ON THAT FLOOR. REFER TO PANEL SCHEDULE FOR CIRCUITING.
- 5 EMERGENCY LIGHTING SUPPLIED BY LED GENERAL LIGHTING FIXTURES WITH INTEGRAL BATTERY BACKUP. REFER TO LIGHTING DRAWINGS FOR MORE DETAILS.

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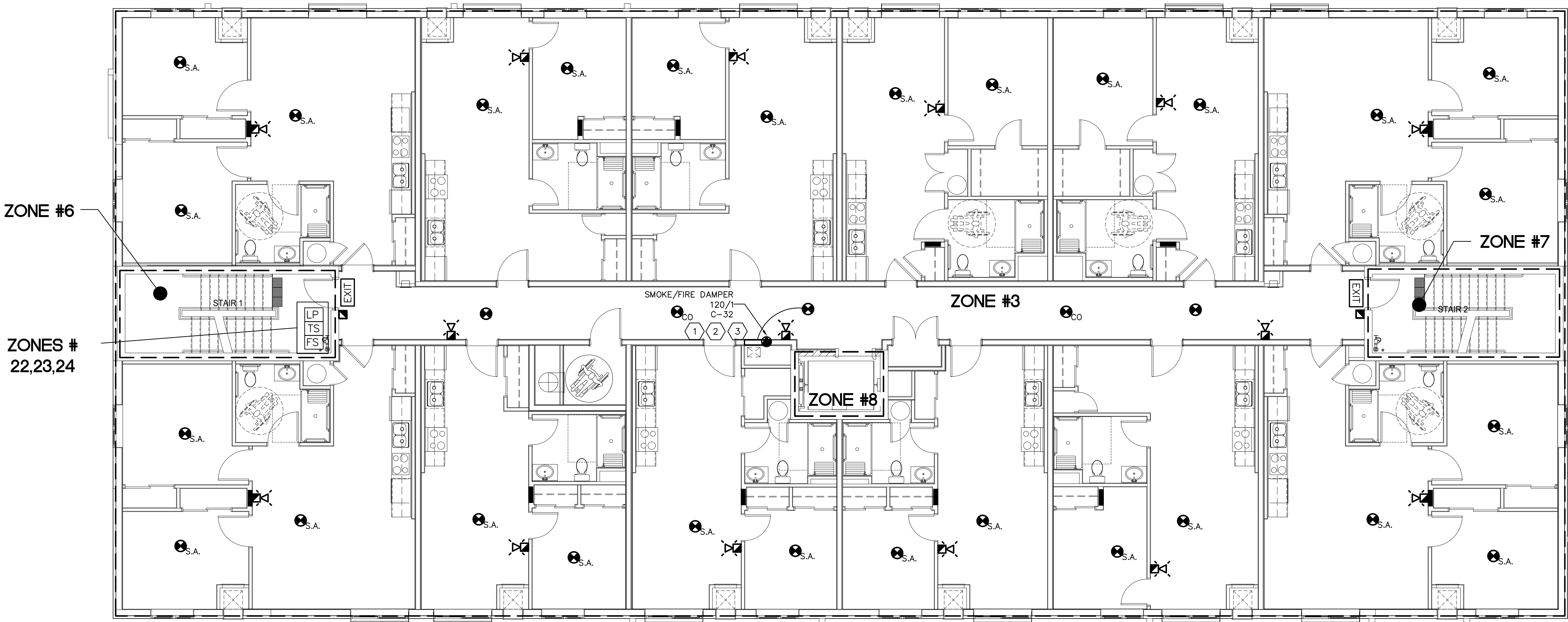
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APARTMENT BUILDING
PHASE TWO
1697 Hwy #2
Courtice, ON.

TITLE

SECOND FLOOR
LIFE SAFETY LAYOUT

DESIGN	MJM	SCALE AS NOTED
DRAWN	---	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	

E12



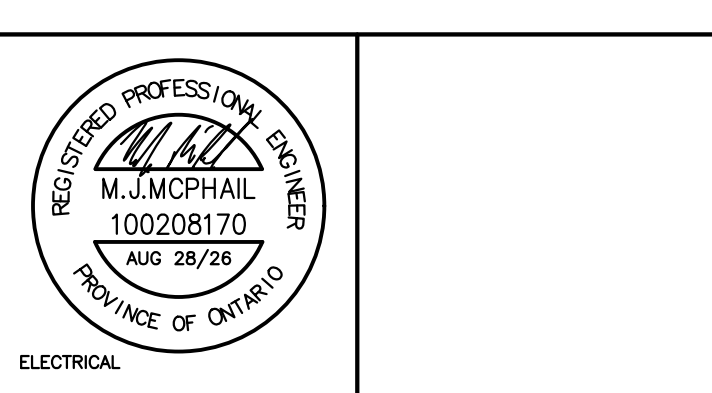
1 THIRD FLOOR LIFE SAFETY LAYOUT
E13 SCALE: 1:75

- NOTES:
- 1 PROVIDE 120V POWER TO COMBINATION FIRE/SMOKE DAMPER. PROVIDE EACH DAMPER WITH A CONTACTOR FOR CONTROL BY THE FIRE ALARM SYSTEM.
 - 2 EACH COMBINATION FIRE/SMOKE DAMPER IS TO HAVE A SMOKE DETECTOR WITHIN 1.5m OF THE. UPON ACTIVATION OF THE SMOKE DETECTOR A FIRE ALARM RELAY MODULE SHALL OPEN THE ASSOCIATED DAMPER CONTACTOR TO CAUSE THE DAMPER TO CLOSE.
 - 3 IF ANY COMBINATION FIRE/SMOKE DAMPER CLOSES THE FIRE ALARM SYSTEM SHALL ALSO SHUT DOWN THE ROOFTOP MUA UNIT.
 - 4 EXIT SIGNS ARE TO BE SUPPLIED FROM DEDICATED CIRCUIT FROM HOUSE PANEL ON THAT FLOOR. REFER TO PANEL SCHEDULE FOR CIRCUITING.
 - 5 EMERGENCY LIGHTING SUPPLIED BY LED GENERAL LIGHTING FIXTURES WITH INTEGRAL BATTERY BACKUP. REFER TO LIGHTING DRAWINGS FOR MORE DETAILS.

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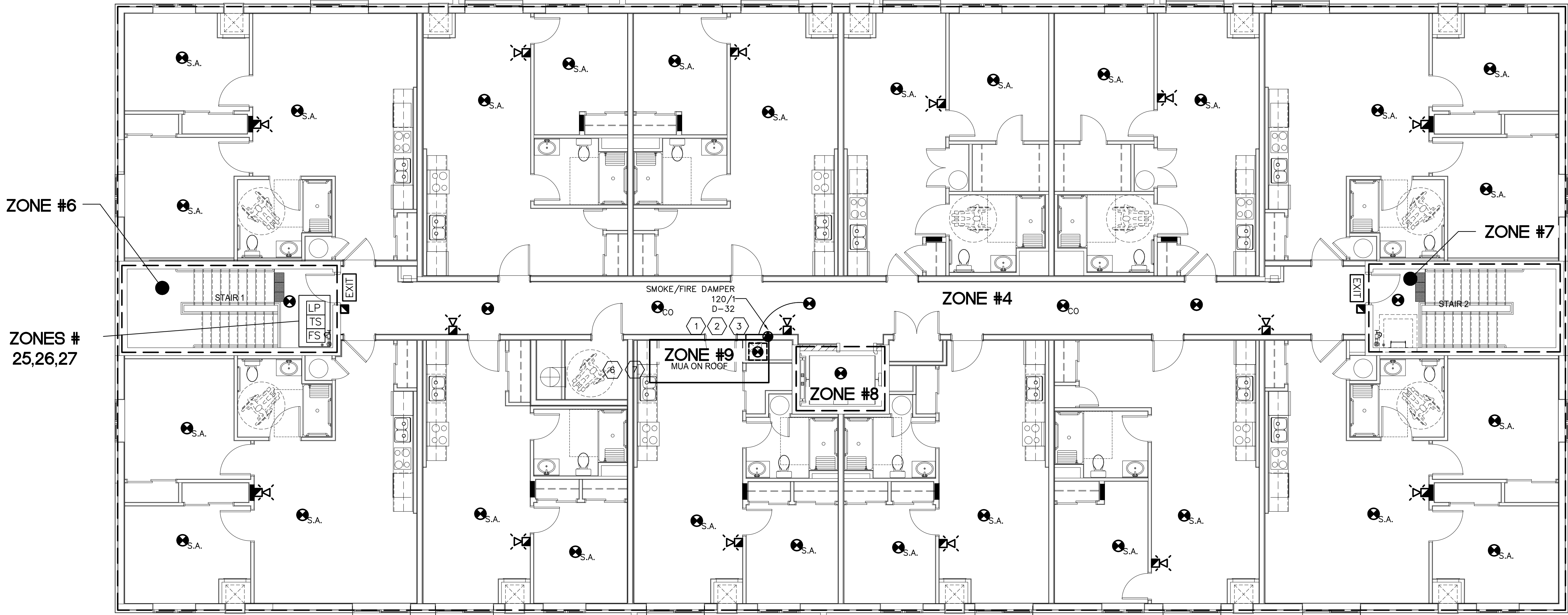
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Courtice, ON.

TITLE

**THIRD FLOOR
LIFE SAFETY LAYOUT**

DESIGN	MJM	SCALE AS NOTED
DRAWN	---	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	

E13



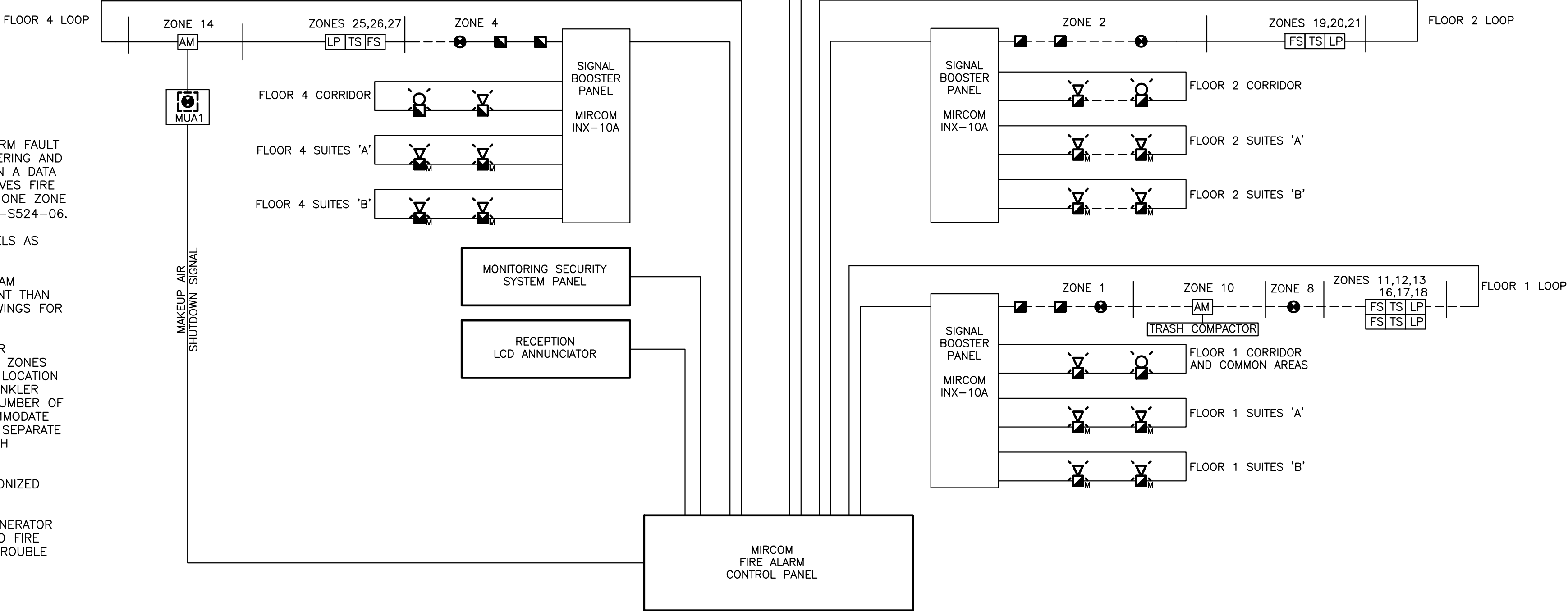
① FOURTH FLOOR LIFE SAFETY LAYOUT
E14 SCALE: 1:75

EMERGENCY LIGHTING & EXIT SCHEDULE			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL No.
	SELF POWERED RUNNING MAN EXIT SIGN, SINGLE OR DOUBLE FACE AS INDICATED, ARROWS AS INDICATED, LED LAMPS FOR 120VAC, CSA-C860-96 LISTED & CERTIFIED	LUMACELL OR APPROVED EQUAL	LA SERIES

FIRE ALARM LEGEND	
	FIRE ALARM HORN
	FIRE ALARM HORN/STROBE
	FIRE ALARM MINI HORN WITH SILENCE SWITCH
	FIRE ALARM STROBE
	MANUAL PULL STATION
	SMOKE DETECTOR
	120V SMOKE ALARM
	120V CARBON MONOXIDE ALARM
	DUCT TYPE SMOKE DETECTOR
	SPRINKLER FLOW SWITCH
	SPRINKLER TAMPER SWITCH
	SPRINKLER LOW PRESSURE
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	ADDRESSABLE MODULE

F/A RISER NOTES:

1. PROVIDE AND INSTALL FIRE ALARM FAULT ISOLATION MODULES WHEN ENTERING AND EXITING A FIRE ALARM ZONE ON A DATA COMMUNICATION LINK THAT SERVES FIRE ALARM DEVICES IN MORE THAN ONE ZONE IN ACCORDANCE WITH CAN/ULC-S524-06.
2. PROVIDE SIGNAL BOOSTER PANELS AS REQUIRED.
3. DASHED LINES ON RISER DIAGRAM INDICATE MORE DEVICES PRESENT THAN SHOWN. REFER TO FLOOR DRAWINGS FOR DEVICE COUNTS.
4. SPRINKLER DEVICES SHOWN FOR REFERENCE. ACTUAL SPRINKLER ZONES AND MONITORING DEVICES AND LOCATION TO BE COORDINATED WITH SPRINKLER SYSTEM DESIGNER. INCREASE NUMBER OF ZONES AS REQUIRED TO ACCOMMODATE ACTUAL INSTALLATION. PROVIDE SEPARATE TROUBLE ZONE INPUT FOR EACH MONITORED DEVICE.
5. ENSURE STROBES ARE SYNCHRONIZED THROUGHOUT FLOOR SPACES.
6. PROVIDE CONNECTION FROM GENERATOR REMOTE ANNUNCIATOR PANEL TO FIRE ALARM SYSTEM FOR GENERAL TROUBLE SIGNAL.



② FIRE ALARM RISER
E14 SCALE: N.T.S.

NOTES:

1. PROVIDE 120V POWER TO COMBINATION FIRE/SMOKE DAMPER. PROVIDE EACH DAMPER WITH A CONTACTOR FOR CONTROL BY THE FIRE ALARM SYSTEM.
2. EACH COMBINATION FIRE/SMOKE DAMPER IS TO HAVE A SMOKE DETECTOR WITHIN 1.5m OF THE. UPON ACTIVATION OF THE SMOKE DETECTOR A FIRE ALARM RELAY MODULE SHALL OPEN THE ASSOCIATED DAMPER CONTACTOR TO CAUSE THE DAMPER TO CLOSE.
3. IF ANY COMBINATION FIRE/SMOKE DAMPER CLOSES THE FIRE ALARM SYSTEM SHALL ALSO SHUT DOWN THE ROOFTOP MUA UNIT.
4. EXIT SIGNS ARE TO BE SUPPLIED FROM DEDICATED CIRCUIT FROM HOUSE PANEL ON THAT FLOOR. REFER TO PANEL SCHEDULE FOR CIRCUITING.
5. EMERGENCY LIGHTING SUPPLIED BY LED GENERAL LIGHTING FIXTURES WITH INTEGRAL BATTERY BACKUP. REFER TO LIGHTING DRAWINGS FOR MORE DETAILS.
6. PROVIDE AND INSTALL A DUCT TYPE SMOKE DETECTOR IN THE SUPPLY OF MUA-1 AND PROVIDE AN ADDRESSABLE MODULE FOR CONNECTION TO THE FIRE ALARM PANEL.
7. ROOFTOP MUA-1 TO BE SHUT DOWN ON SIGNAL FROM FIRE ALARM CONTROL PANEL IF DUCT TYPE SMOKE DETECTOR ACTIVATES OR IF ANY OF THE COMBINATION FIRE/SMOKE DAMPERS ARE TRIGGERED TO CLOSE.

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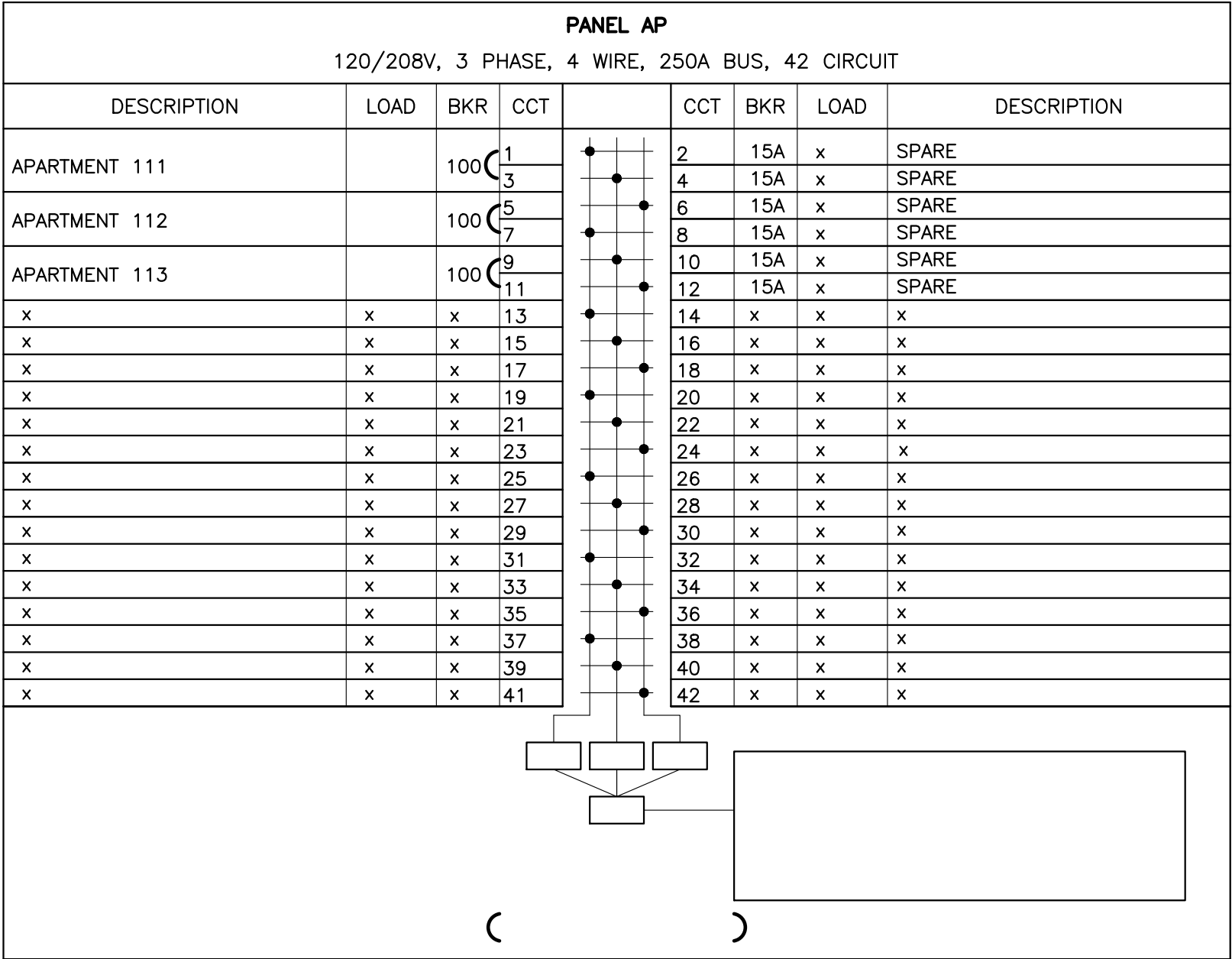
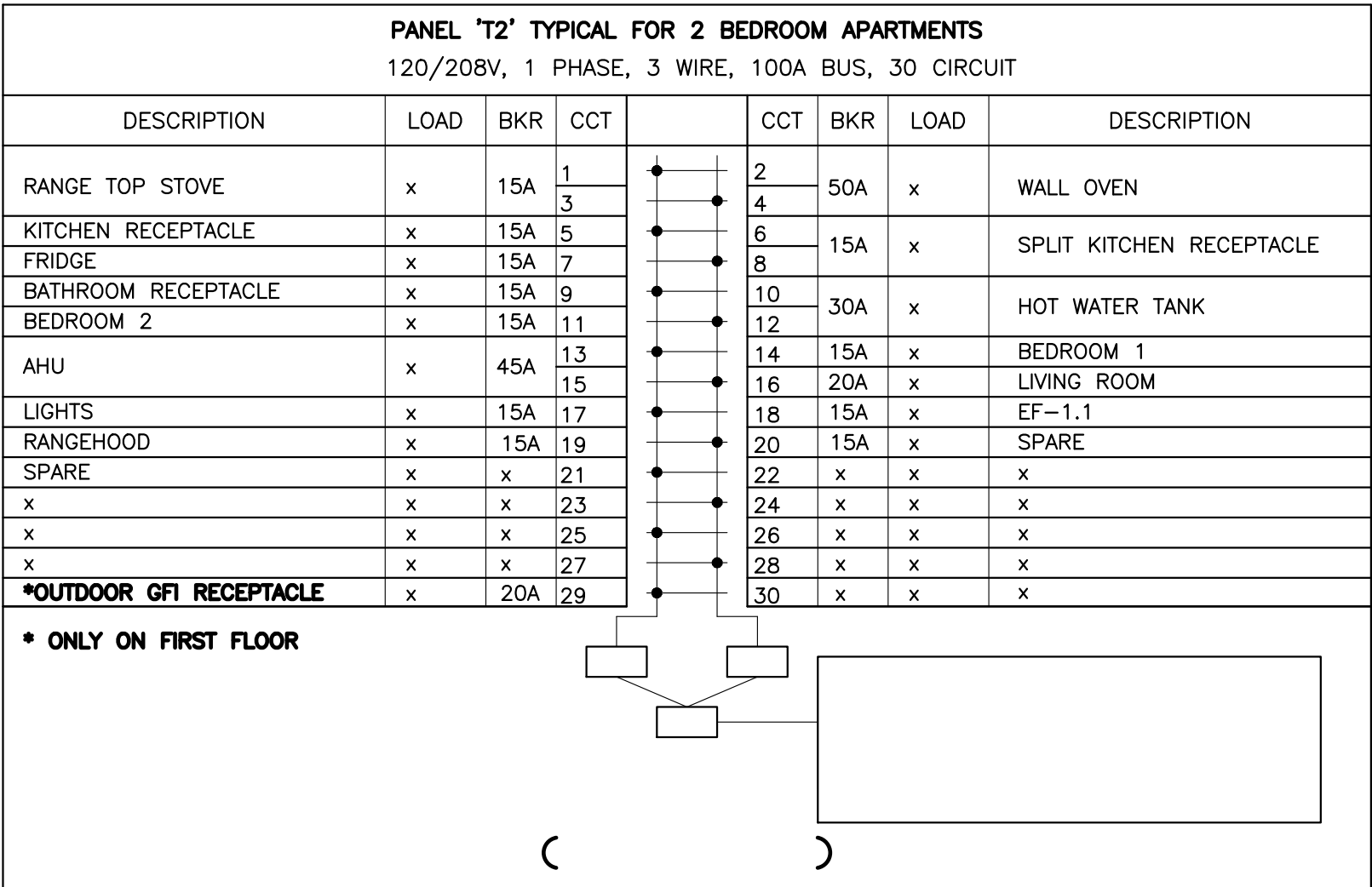
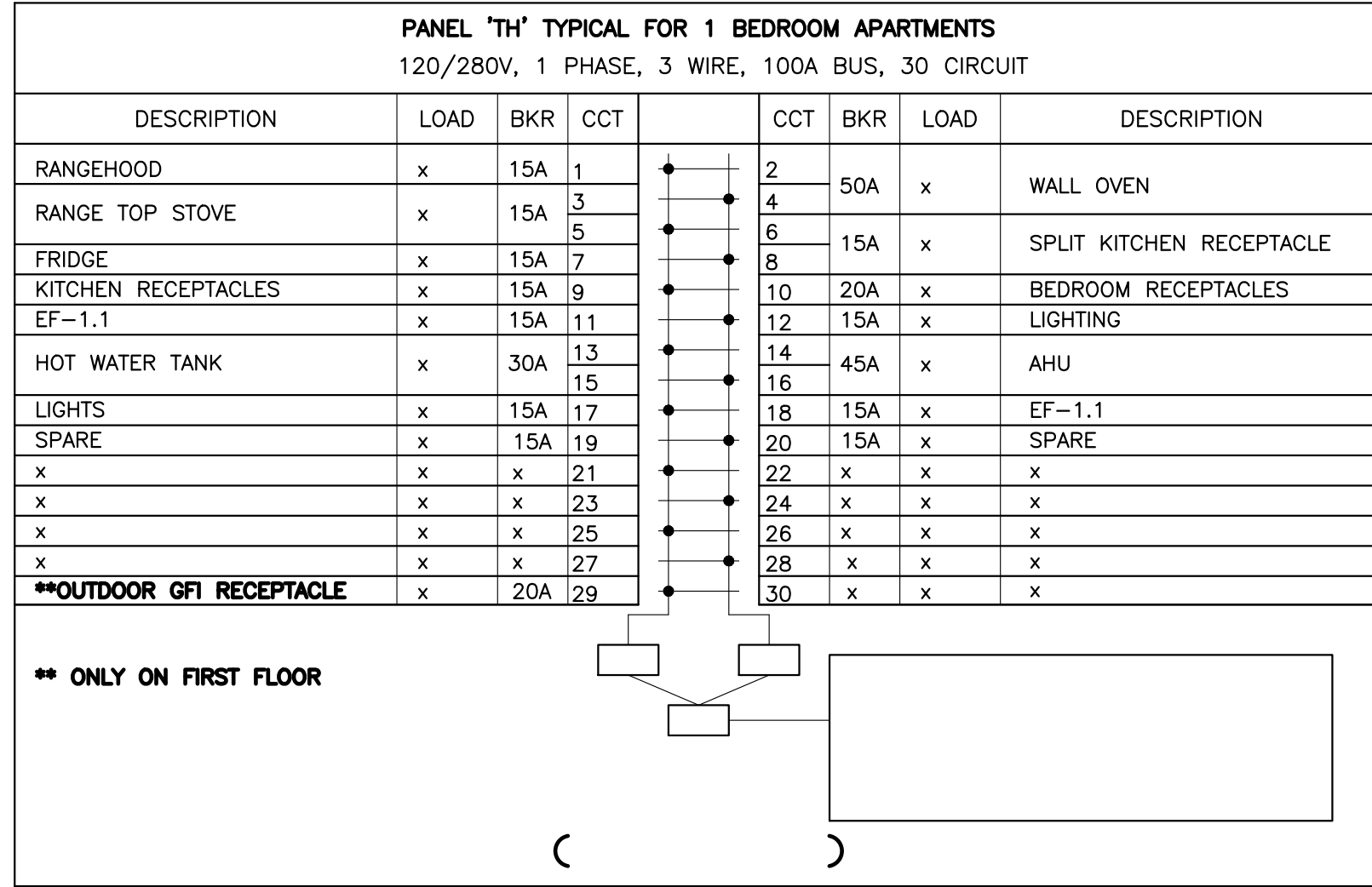
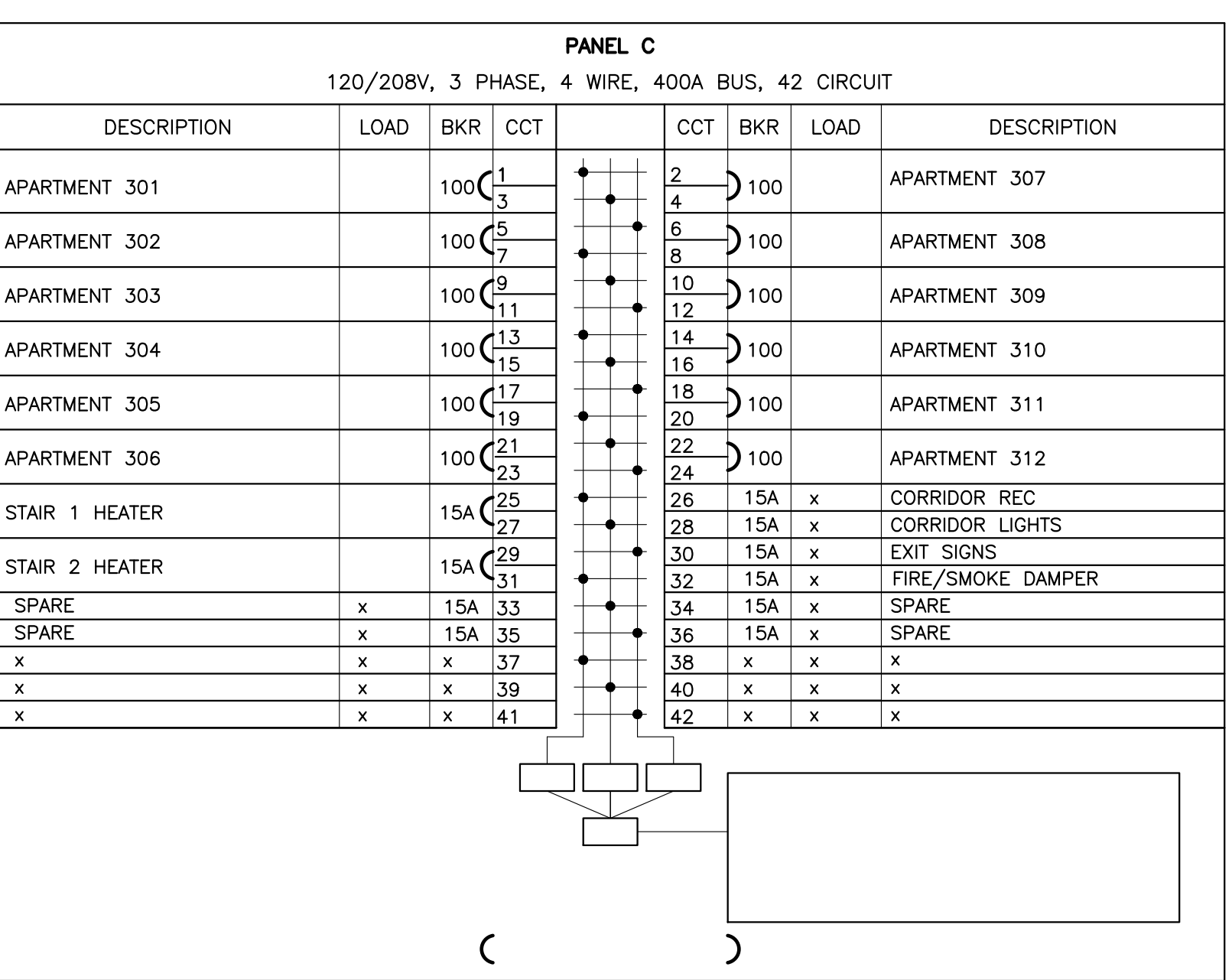
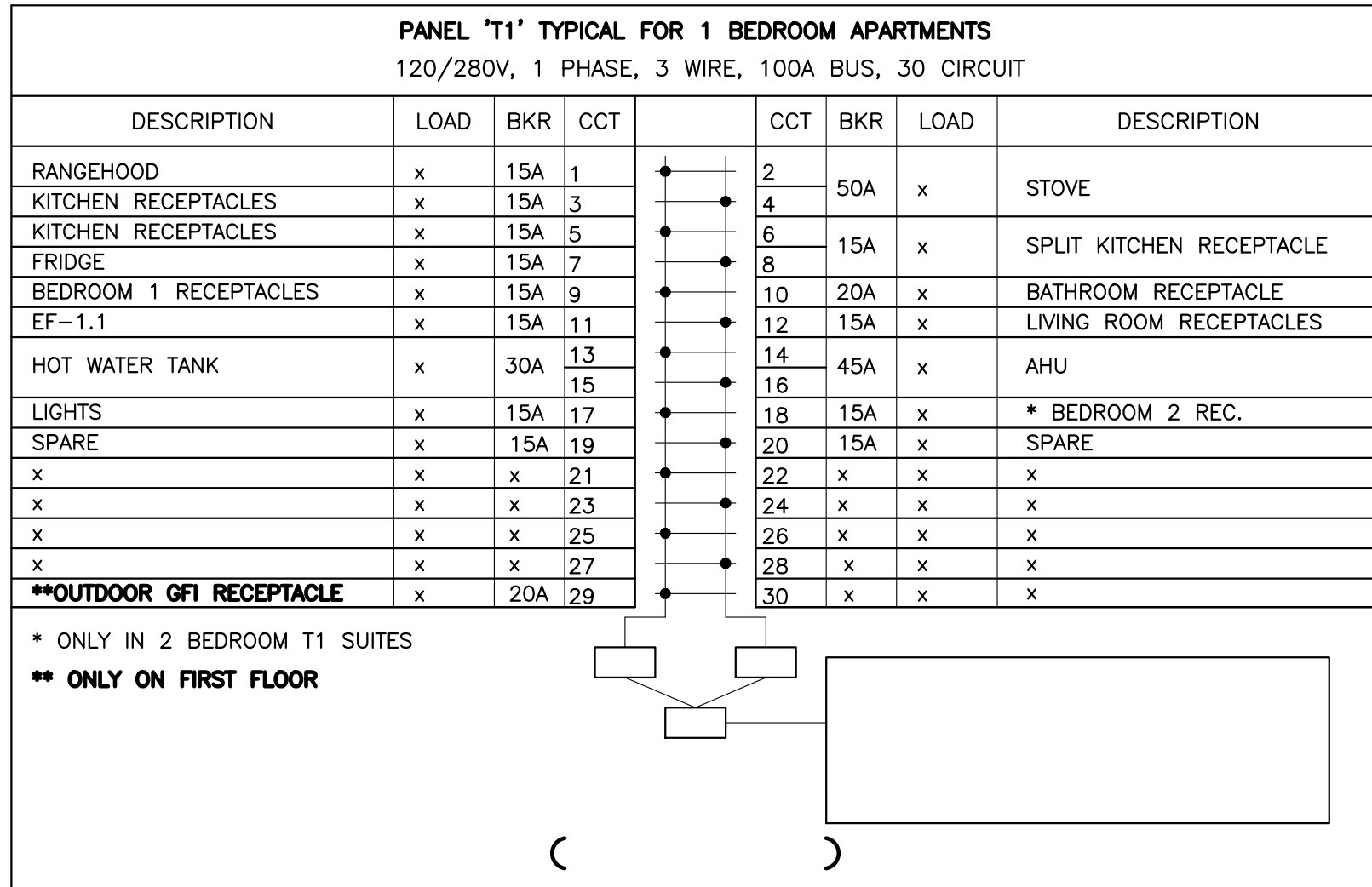
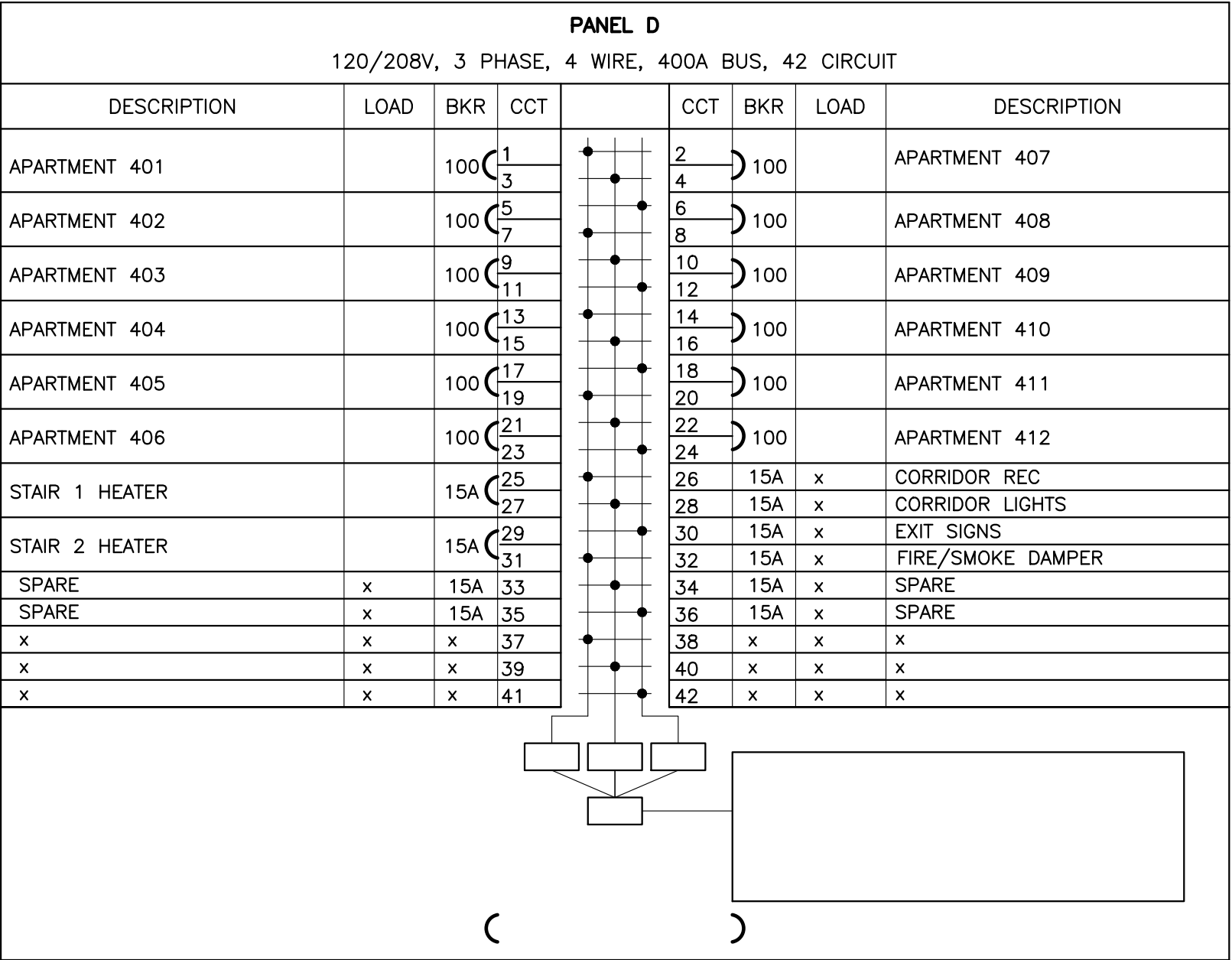
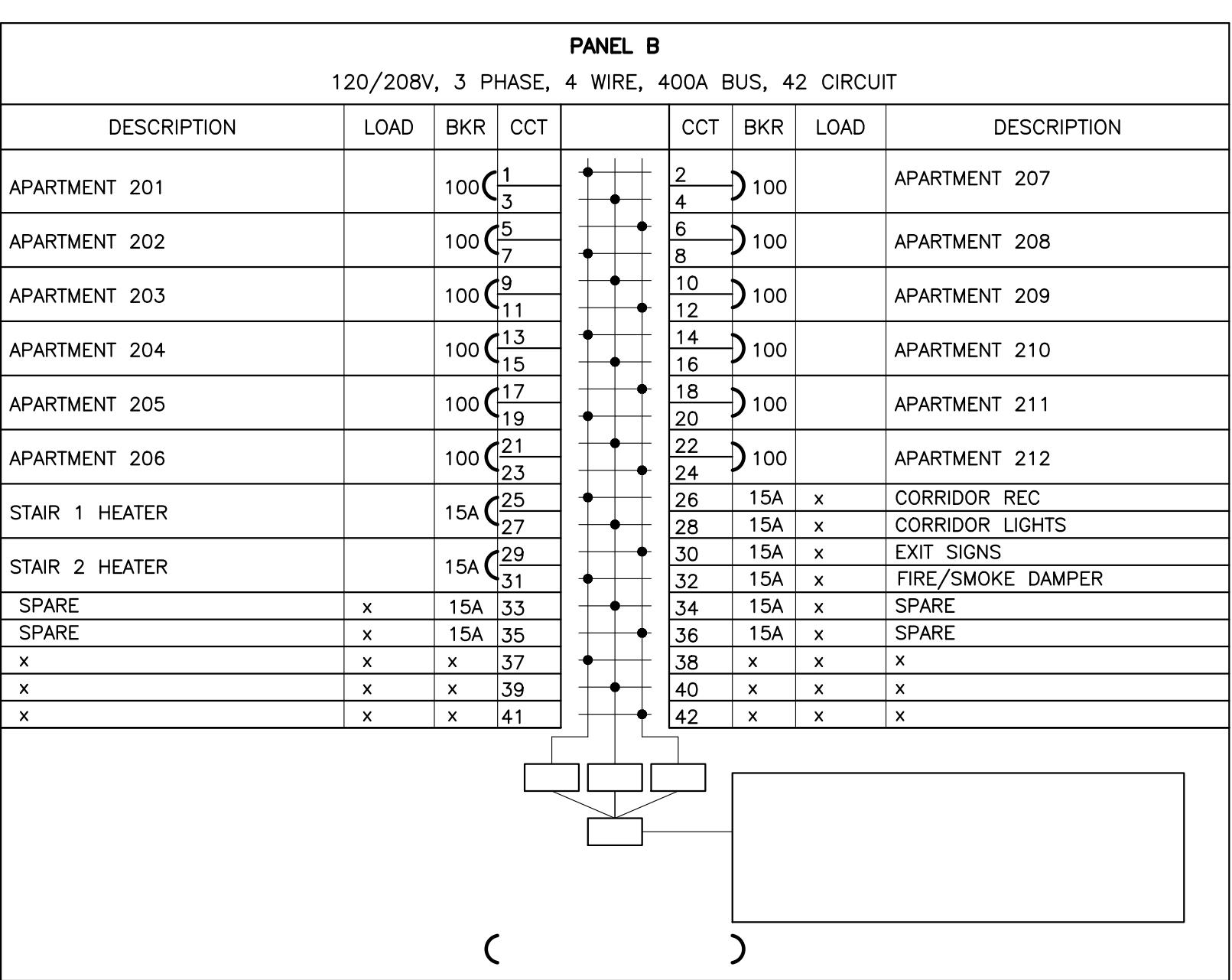
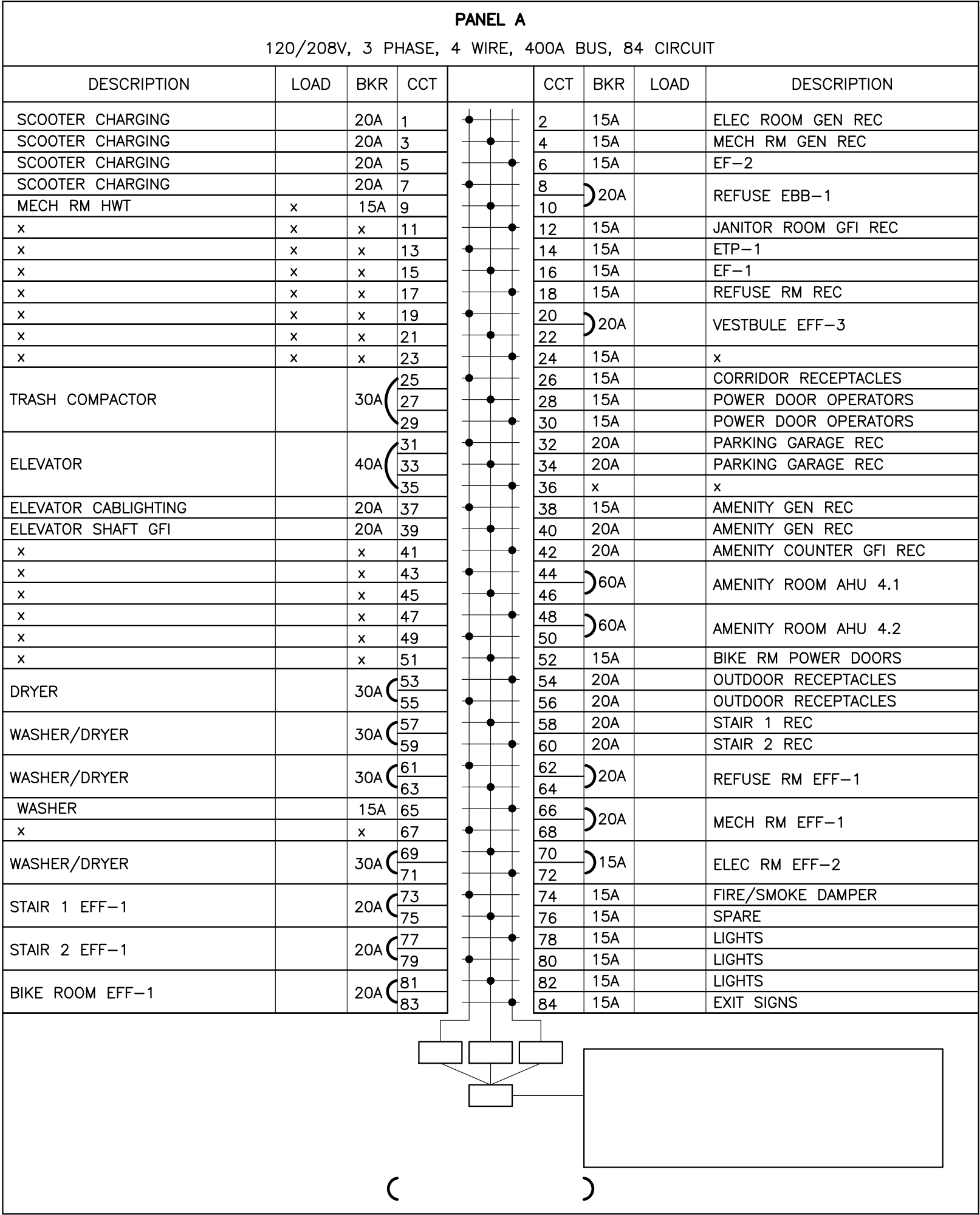
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PROJECT
**NEW SENIORS
APARTMENT BUILDING
PHASE TWO**
1697 Hwy #2
Courtice, ON.

TITLE
**FOURTH FLOOR
LIFE SAFETY LAYOUT**

DESIGN	MJM	SCALE AS NOTED
DRAWN	---	DWG NO.
CHECKED	MJM	
APPROVED	MJM	
PROJECT	7669	



0	ISSUED FOR PERMIT	26.08.28	MM
NO.	DESCRIPTION	DATE	BY

REVISIONS

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