

[illegible]

1. DESIGN LOADS:
DEAD LOADS:
FLOORING + CONC. TOPPING 1.00 kPa
FRAMING & SHEATHING 0.83 kPa
PARTITION ALLOWANCE 1.00 kPa
CEILING 0.25 kPa
WIND ALLOWANCE 0.40 kPa
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- TOTAL DEAD LOAD 3.28 kPa
- CORRIDOR LIVE LOAD: 4.80 kPa
RESIDENTIAL SUITES LIVE LOAD: 1.90 kPa
2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END. ALL BUILT-UP POSTS AT GROUND FLOOR TO BE APPLY.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE C/LOCKED AND THROUGH BOLTED WITH 19 CARRIAGE BOLTS AT 610mm c/c.
6. PROVIDE CROSS BRACING AT EVERY 3 SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
7. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
8. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
9. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM GROUND TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO FINAL DETAILS.
12. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mm ϕ x 64mm LG. COMMON WIRE NAIL SPACED AT 125mm.
13. UNLESS NOTED OTHERWISE, PROVIDE BEARING PLATE IP4 ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.

1 FOUNDATION PLAN
S201 1:100



1. FINISHED GROUND FLOOR IS AT ELEVATION 000 EXCEPT AS CROSSED AND NOTED. ELEVATIONS FOR AREAS CROSSED AND NOTED ARE TO BE READ FROM THE FINISHED FLOOR ELEVATION 000 UNLESS OTHERWISE NOTED.
2. ALL FOOTINGS SHALL BE ON IMPROVED SOIL AS APPROVED BY THE GEOTECHNICAL CONSULTANT. DESIGN SOIL BEARING CAPACITY IS 150kpa (SLS).
3. ALL EXTERIOR FOOTINGS SHALL BE FOUND AT MINIMUM DEPTH EL-1500 FROM FINISHED GRADE. TYPICAL ALL FOOTINGS UNLESS OTHERWISE NOTED DEEPER ON PLAN.
4. ALL FOOTINGS SHALL BE CENTERED UNDER PIERS, WALLS AND OR COLUMNS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS.
5. VERIFY ANY EXISTING FOOTING ELEVATIONS AND SITE SERVICES PRIOR TO PROCEEDING WITH WORK. NOTIFY CONSULTANTS OF ANY DISCREPANCIES. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. LOWER FOOTINGS TO ACCOMMODATE NEW AND/OR EXISTING FOOTINGS, MECHANICAL, ELECTRICAL OR CIVIL SERVICES. SEE MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR ELEVATIONS OF SAME. FOOTINGS ARE NOT TO BE UNDERMINED BY EXCAVATION FOR SERVICES, PITS, ETC.
7. PROTECT ALL EXISTING SUB GRADE SERVICES DURING INSTALLATION OF FOUNDATIONS.
8. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
9. PROVIDE DOWELS IN THE FOOTINGS TO MATCH ALL VERTICAL WALL REINFORCEMENT.
10. PLACE ALL CONCRETE SLAB ON GRADE ON 200mm COMPACTED GRANULAR 'A' COMPACTED TO 100% S.P.M.D.D. AND COMPACTED GRANULAR 'B' IN 200mm LIFTS.
11. S/D? DENOTES STEP DOWN FOOTING. REFER TO TYPICAL DETAILS.
12. REFER TO PROJECT GEOTECHNICAL REPORT FOR ALL OTHER REQUIREMENTS.
13. ALL FOOTINGS SHALL BE PLACED ON 200mm COMPACTED TYPE GRANULAR B ON CONCRETE GROUND STABILIZATION PILES BY MENARD.

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

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

DRAWING:
FOUNDATION & SECOND
FLOOR FRAMING PLANS

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

25271	S201
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