GENERAL

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

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) IMPORT (Is)	1.0 ULS, 0.75 SLS			
	B) GROUND SNOW (Ss 1/50)	1.4 kPa			
	C) GROUND RAIN (Sr 1/50)	0.4 kPa			
4.	WIND LOAD				
	A) IMPORT (Iw)	1.0 ULS, 0.75 SLS		TERRAIN: OPEN	
	B) WIND PRESSURE (q 1/50)	0.48 kPa			
	N-S DIRECTION	BASE SHEAR =		480 kN	
		OVERTURNING MOMENT:		3336 kNm	
	E-W DIRECTION	BASE SHEAR =		735 kN	
		OVERTURNING MOMENT:		5108 kNm	
5.	SEISMIC LOAD				
	A) IMPORT (Ie)	1.0 ULS (NORMAL)			
	B) SEISMIC DATA	Sa (0.2)	Sa (0.5)	Sa (1.0)	Sa (2.0)
		0.346	0.316	0.186	0.0882
	C) SITE DATA	SITE CLASS		SEISMIC CATEGORY	
		D		SC2	
		IeSa(0.2) = 0.346			
	D) METHOD OF ANALYSIS	EQUIVALENT STATIC FORCE PROCEDURE			
	E) EQUIVALENT STATIC FORCE PROCEDURE	Ta = 0.36		Mv=	J=
				1.0	1.0
	N-S DIRECTION	TYPE OF SFRS		Rd=	Ro=
		CONVENTIONAL CONCRETE SHEAR WALLS		1.5	1.3
		BASE SHEAR =		3135 kN	
		OVERTURNING MOMENT:		19,385 kNm	
	E-W DIRECTION	TYPE OF SFRS		Rd=	Ro=
		CONVENTIONAL CONCRETE SHEAR WALLS		1.5	1.3
		BASE SHEAR =		3135 kN	
6.	FOUNDATION				
	DESCRIPTION	CONVENTIONAL CONCRETE FOUNDATION			
	SUB-GRADE	NATIVE		ENGINEERED FILL	
	BEARING (ULS)	600 kPa		225 kPa	
	BEARING (SLS)	240 kPa		150 kPa	
	SOIL REPORT BY:	GHD, DATED SEPTEMBER 13, 2024			

TEMPORARY WORKS

1. 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. EXECUTION OF THE WORKS.
2. 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.
3. 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.
4. 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.

FOUNDATIONS

1. ALL FOOTINGS SHALL BEAR ON ENGINEERED FILL APPROVED BY THE GEOTECHNICAL CONSULTANTS. REPORT ANY DOUBTFUL BEARING CONDITIONS TO THE STRUCTURAL ENGINEER BEFORE PLACING FOOTINGS. REFER TO SOILS REPORT FOR EXCAVATION, BACKFILLING AND DEWATERING PROCEDURES.
2. SEE SOIL REPORT PREPARED BY: GHD, DATED SEPTEMBER 13, 2024. BEARING CAPACITY FOR SERVICEABILITY OF 240 kPa.
3. FROST COVER: BOTTOM OF FOUNDATION WALL AND GRADE BEAMS TO HAVE A MINIMUM 1500(5'-0") COVER TO FINISHED EXTERIOR GRADE FOR FROST PROTECTION UNLESS NOTED.
4. MATERIALS FOR BACKFILL SHALL BE GRAN 'A' AND GRAN 'B' CONFORMING TO OPSS STANDARDS COMPACTED TO 98% STANDARD PROCTOR MAX. DRY DENSITY.
5. ALL PIERS AND FOOTINGS UNDER COLUMNS TO BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE ON THE PLAN.

ABBREVIATIONS

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

EXCAVATION, BACKFILLING AND GRADING

CODES, REGULATIONS:

1. CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS), THE WORKPLACE HEALTH AND SAFETY ACT.
2. PROVIDE MINIMUM 12" TOPSOIL BELOW ANY DISTURBED GREEN SCAPE AREAS TO BE RESTORED PRIOR TO SODDING.

EXAMINATION:

1. 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 GRADES REQUIRED, TO ASSURE HIMSELF THAT HIS DETERMINATIONS ARE MADE IN CONFORMITY WITH THE DRAWINGS AND SPECIFICATIONS.

SETTING OUT WORK:

1. THE DRAWINGS INDICATE THE SITE COMPONENTS LOCATION, AND PROPOSED AND FINAL GRADES. 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.
2. 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.
3. 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:

A. PROTECTION OF EXISTING SERVICES:

1. BEFORE STARTING THE WORK, VERIFY THE LOCATION OF ALL KNOWN UNDERGROUND SERVICES AND UTILITIES OCCURRING IN THE WORK SITE AREA.
2. NOTIFY THE OWNER, PUBLIC UTILITY OR MUNICIPAL AUTHORITIES IN ADVANCE OF PLANNED EXCAVATIONS ADJACENT TO THEIR SERVICES.
3. TAKE CARE NOT TO DAMAGE OR DISPLACE ENCOUNTERED KNOWN AND UNKNOWN SERVICES.
4. 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:
   a. KNOWN SERVICES, REPAIR AT NO EXPENSE TO THE OWNER.
   b. UNKNOWN SERVICES, FORWARD TO THE CONSULTANT A COMPLETE BREAKDOWN OF THE ESTIMATED COST OF SUCH WORK. PROCEED ONLY UPON WRITTEN AUTHORIZATION.
5. 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.
6. 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

1. REMOVE ALL CONCRETE, MASONRY, RUBBLE OR OTHER CONSTRUCTION DEBRIS ENCOUNTERED DURING THE WORK.
2. 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.
3. 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.
4. EXCAVATIONS MUST NOT INTERFERE WITH THE NORMAL 45 DEGREE PLANE OF BEARING FROM THE BOTTOM OF ANY FOOTING.
5. 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.
6. 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

1. 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.
2. DO NOT COMMENCE BACKFILLING OPERATIONS UNTIL SITE DRAINAGE SYSTEMS AND WATERPROOFING HAS BEEN INSPECTED AND APPROVED BY CONSULTANT.
3. WITHDRAW SHORING MATERIAL DURING BACKFILL. LUMBER LEFT IN PLACE WITHOUT THE CONSULTANT'S APPROVAL WILL NOT BE PAID FOR BY THE OWNER.
4. WHERE FILL IN 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.
5. ADD WATER IN AMOUNTS REQUIRED ONLY TO ACHIEVE THE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D1557.
6. BACKFILL SHALL BE FREE OF SNOW AND ICE, TOPSOIL, CONSTRUCTION DEBRIS AND OVERSIZED BOULDERS GREATER THAN 150mm.

CONCRETE

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

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

2. NO ADDITIONAL WATER SHALL BE ADDED AT THE JOB SITE. CONCRETE WHICH HAS BEEN WATERED OR DOES NOT MEET SPECIFICATIONS SHALL BE REJECTED.
3. DURING WINTER WEATHER BELOW 5 °C PROVIDE TEMPORARY HEATING OF CONCRETE
4. STRUCTURAL GROUT SHALL BE NON-SHRINK, NON METALLIC M-BED STANDARD PREMIX BY SIKA OR APPROVED EQUAL.
5. 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

1. 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 (20M BAR OR GREATER) 40mm(1 1/2") AGAINST EARTH (15M BAR) 40mm (1 1/2") AGAINST FORM (20M BAR OR GREATER) 25mm (1") AGAINST FORM (15M BAR)
SLABS	25mm(1") TOP BARS 25mm(1") BOTTOM BARS
COLUMNS/PIERS	40mm(1 1/2") TO TIES
SURFACE IN CONTACT WITH GROUND	75mm(3")

2. STRUCTURAL GROUT SHALL BE NON-SHRINK, NON METALLIC M-BED STANDARD PREMIX BY SIKA OR APPROVED EQUAL.
3. DETAIL REINFORCING STEEL IN ACCORDANCE WITH "REINFORCING STEEL MANUAL OF STANDARD PRACTICE" LATEST EDITION.
4. REINFORCING BAR SPLICES FOR DEFORMED BARS:
   COLUMNS - COMPRESSION LAP UNLESS NOTED
   WALLS - CLASS 'B' TENSION SPLICE UNLESS NOTED
   ALL OTHERS - CLASS 'B' TENSION LAP UNLESS NOTED
5. ALL REINFORCING STEEL SHALL BE DEFORMED HARD GRADE BILLET STEEL CONFORMING TO CSA G30.18 GRADE 400.
6. WELDED STEEL WIRE FABRIC, PLAIN TYPE CONFORMING TO ASTM A1064/A1064M-17 IN FLAT SHEETS NOT ROLLED.
7. ALL CONCRETE REINFORCEMENT MUST BE PROPERLY CHAIRED WITH APPROVED BAR SUPPORTS.
8. 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.
9. CHAIRS SHALL BE SPACED AT 1200mm(4'-0")O.C. MAXIMUM.

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:

1. GENERAL

A. 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.

B. CENTRELINE SPACING TO BE NOT LESS THAN 3 DIAMETERS - UNLESS NOTED OTHERWISE.

C. CENTRELINE SPACING BETWEEN PARALLEL CONDUIT AND REINFORCING BARS TO BE 3 DIAMETERS - UNLESS NOTED OTHERWISE.

D. ADD REINFORCING AT POINTS OF CONGESTION AS DIRECTED BY STRUCTURAL ENGINEER.

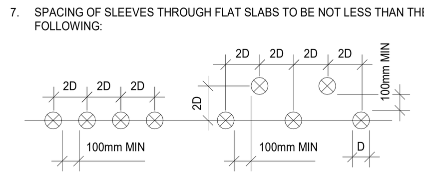
2. FOR SLABS - CONDUITS IN THE PLANE OF THE SLAB.

A. LOCATE BETWEEN TOP AND BOTTOM REINFORCING.

B. MAXIMUM SIZE IN ONE LAYER TO BE NOT MORE THAN 1/4 CONCRETE THICKNESS.

C. THREE LAYERS OR MORE CROSSING WILL NOT BE PERMITTED.

3. FOR COLUMNS - ELECTRICAL BOXES, CONDUIT, SLEEVES OR EMBEDDED PIPES ARE NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
4. 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.
5. FOR SHEAR WALLS - ELECTRICAL BOXES, CONDUIT, SLEEVES OR EMBEDDED PIPES ARE NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
6. 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.
7. SPACING OF SLEEVES THROUGH FLAT SLABS TO BE NOT LESS THAN THE FOLLOWING:



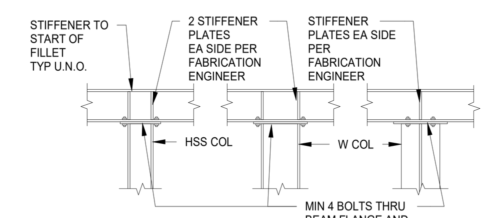
GUIDELINES FOR SLEEVES
- SLEEVES IN FLAT SLABS NOT TO BE LOCATED NEXT TO COLUMNS UNLESS APPROVED BY ENGINEER IN WRITING.
- CLEAR DIMENSION FOR SLEEVES TO COLUMNS TO BE 1200mm MIN. UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

SLAB-ON-GRADE

1. CAST SLAB-ON-GRADE ON 200mm (8")MIN CRUSHED STONE AND COMPACTED SUB-GRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT UNLESS NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS OF COMPOSITION OF MATERIALS BELOW GRADE (INSULATION AND VAPOUR BARRIER).
3. SAWCUT WITHIN 6 TO 18 HOURS. REFER TO THE DRAWINGS FOR SAWCUT REQUIREMENTS.
4. DO NOT CAST SLAB MORE THAN 30 METERS IN LENGTH IN EITHER DIRECTION. PLACE SLAB IN STRIP PATTERN. KEY CONSTRUCTION JOINTS AS DETAILED.
5. MAINTAIN MINIMUM SPECIFIED THICKNESS AT ALL DEPRESSIONS AND CHANGES IN ELEVATIONS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATION OF ALL FINISHES, DEPRESSIONS AND SLOPES.
7. WELDED WIRE MESH REINFORCING IN SLABS ON GRADE MUST BE PROPERLY CHAIRED. LIFTING OF THE WIRE MESH DURING POURS WILL NOT BE ACCEPTED.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL HSS AND W SECTIONS TO BE G40.21M-350W CLASS C. ALL OTHERS TO BE G40.21M-300W
2. DESIGN FORCES INDICATED ON DRAWINGS FOR STRUCTURAL STEEL WORK ARE UN-FACTORED FORCES UNLESS NOTED OTHERWISE.
3. 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.
4. PROVIDE SHOP DRAWINGS OF COMPONENTS AND CONNECTIONS DESIGNED BY THE FABRICATOR'S ENGINEER. DRAWINGS SHALL BE SIGNED AND SEALED BY THAT ENGINEER.
5. FABRICATOR'S ENGINEER MUST BE LICENSED IN THE PROVINCE OF ONTARIO.
6. ALL ERECTION BOLTS SHALL BE ASTM GRADE A325 MINIMUM, AND SHALL BE DESIGNED BY STEEL FABRICATOR'S ENGINEER FOR TRANSFER OF ALL LOADS.
7. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS IN EACH CONNECTION PIECE AND DESIGNED AS BEARING CONNECTIONS U.N.O.
8. UNLESS NOTED OTHERWISE, WHERE BEAMS FRAME OVER COLUMNS, PROVIDE FULL HEIGHT, FULL WIDTH STIFFENER PLATES ON EACH SIDE OVER COLUMN AS SHOWN BELOW:



9. 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.
10. FABRICATION, ERECTION AND WORKMANSHIP SHALL CONFORM TO CSA S16.1.
11. ALL WELDING SHALL CONFORM TO CSA W59 AND SHALL BE PERFORMED BY A WELDER QUALIFIED UNDER CSA W47.
12. ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP APPLIED COAT OF PRIMER. SPOT PRIME ALL WELDED AREAS. DO NOT PAINT STEEL TO RECEIVE CEMENTITIOUS SPRAY FIREPROOFING.
13. REMOVE PAINT FILM FROM ALL STEEL SURFACES TO BE WELDED. SPOT PRIME AS REQUIRED.
14. ALL WELDED CONNECTIONS SHALL BE WITH E49XX ELECTRODES.
15. PROVIDE DRAINAGE HOLES TO ARCHITECT'S APPROVAL IN ALL EXPOSED EXTERIOR HSS FRAMING.
16. PROVIDE CAP PLATES ON ALL HSS FRAMING MEMBERS UNLESS NOTED OTHERWISE.
17. DO NOT CUT OR CORE ANY OPENINGS IN ANY STRUCTURAL STEEL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
18. 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.
19. ALL EXPOSED STEEL SHALL BE HOT DIP GALVANIZED.

STEEL JOISTS

1. STEEL JOISTS AND BRIDGING TO BE IN ACCORDANCE WITH CAN/CSA S16.1 LATEST EDITION AND CSA-S136 LATEST EDITION WITH BRIDGING DESIGNED AND DETAILED BY THE MANUFACTURER. BRIDGING SHALL EXTEND AND BE CONNECTED TO ABUTTING WALLS AND BEAMS.
2. JOIST DESIGNER SHALL BE RESPONSIBLE FOR CONNECTIONS BETWEEN BRIDGING AND SUPPORTING AND/OR MASONRY STRUCTURE.
3. MECHANICAL LOADING ALLOWANCES SHOWN ON THE DRAWINGS ARE FOR DESIGN PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT THE LOADS USED BY THE JOIST DESIGNER ACCURATELY REFLECT THE ACTUAL UNIT OPERATING WEIGHTS INCLUDING PIPES, DUCTS AND OTHER EQUIPMENT BEING INSTALLED.
4. CAMBER JOISTS FOR DEAD LOAD.
5. LIMIT LIVE LOAD DEFLECTION OF JOISTS TO L/360 FOR LIVE LOAD AND L/240 FOR SERVICE LOADS UNLESS NOTED OTHERWISE ON PLANS.
6. WHERE CONCENTRATED LOADS DO NOT INTERSECT OWSJ PANEL POINTS, PROVIDE ADDITIONAL JOIST WEB DIAGONAL BETWEEN CONCENTRATED LOAD AND NEAREST PANEL POINT. REFER TO TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
7. HANGERS FOR SUSPENSION OF DUCTS, PIPES OR CEILING SHALL BE CONNECTED TO JOIST PANEL POINT ONLY. PIPES 50mm O.D. OR LARGER SHALL BE HUNG FROM TOP CHORD PANEL POINTS. USE APPROVED CLAMPING DEVICE OR U-BOLT TYPE CONNECTION ONLY. NO WELDING, CUTTING OR DRILLING IS PERMITTED ON OWSJ OR BRIDGING

STEEL DECK

1. STEEL SHEET TO CSSB1-10M GRADE A STRUCTURAL QUALITY (fy=230 MPa).
2. SPAN DECK OVER AT LEAST 3 SPANS AND PROVIDE INCREASED MATERIAL THICKNESS TO COMPENSATE FOR DISCONTINUITY WHERE LESS THAN 3 SPANS OCCUR.
3. DO NOT SUPPORT CEILING, LIGHTS, DUCTS OR PIPE FROM STEEL DECK.
4. PROVIDE CELL CLOSURES AT SUPPORTS UNLESS NOTED OTHERWISE.
5. PROVIDE CLEAN FORMED EDGE AT ENDS OF COMPOSITE SLAB OPENINGS.
6. GROUT UNDERSIDE OF STEEL FLUTES SOLID WHERE FLOOR DECK SUPPORTS MASONRY WALLS.
7. STEEL DECK SHALL BE SPOT WELDED TO STRUCTURAL STEEL BY 19mm DIA. FUSION WELDS SPACED AT 300mm CENTRE, WITH A WELD ON EACH SIDE OF A SIDE LAPPED JOINT UNLESS OTHERWISE NOTED. SHEET TO BE BUTTON PUNCHED AT 610mm (24") C/C.
8. STEEL DECK SHALL HAVE ADEQUATE CAPACITY TO SUPPORT LOADS GIVEN ON DRAWINGS.
9. STEEL DECK SUB-CONTRACTOR SHALL REINFORCE DECK FOR ROOF OPENINGS 150mm (6") TO 300mm (12") SQUARE ON SITE.
10. COMPOSITE DECK SHALL MEET REQUIREMENTS FOR FIRE RESISTANCE RATING SPECIFIED IN UL DESIGN F816.

ENGINEERED WOOD JOIST

1. OJ SERIES WOOD JOIST TRUSSES BY BARRETTE / TRIFORCE 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.
2. ALL ENGINEERED WOOD JOISTS TO BE DESIGNED FOR LOADING AS SHOWN ON THE STRUCTURAL DRAWINGS.
3. JOIST MANUFACTURER TO SUPPLY AND INSTALL ALL NECESSARY AND ADEQUATE HARDWARE, INCLUDING ANY JOIST HANGERS AND/ON NAILERS TO COMPLETE ALL STRUCTURAL DETAILS FOR TRANSFER OF LOADS TO STEEL BEAMS AND COLUMNS.
4. PROVIDE AT LEAST 2 ROWS OF "X" BRIDGING AT 3RD POINTS OF SPAN OF JOIST FOR STIFFENING AND LOAD SHARING.
5. JOIST MANUFACTURER TO SUPPLY ADEQUATE BEARING STIFFENER AT EACH END OF JOIST FOR TRANSFER OF REACTIONS TO BEAMS OR COLUMNS.
6. THE ENGINEERED JOIST SUPPLIER SHALL SPECIFY ALL ERECTION REQUIREMENTS AND PROVIDE ALL NECESSARY, TEMPORARY AND PERMANENT BRACING.
7. DEFLECTION: TOTAL LOAD (LIVE AND DEAD) FLOOR JOISTS = L/240
   LIVE LOAD FLOOR JOISTS = L/360
8. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. PROVIDE MAXIMUM JOIST SIZE AND SPACING AS SHOWN ON DRAWINGS.
10. COMPLY WITH ALL MANUFACTURERS PUBLISHED INSTRUCTIONS/ REQUIREMENTS FOR INSTALLATION OF TJI JOISTS.
11. PROVIDE ENGINEERED HANGERS TO SUPPORT APPLIED LOADING AS REQUIRED.

LUMBER NOTES

1. STRUCTURAL LUMBER TO BE GRADE MARKED TO CONFORM TO CSA STANDARD 0141.
2. FASTENINGS FOR EXTERIOR WORK: NAILS, BOLTS, STEEL STRAPS AND WELDED CONNECTIONS TO BE HOT DIP GALVANIZED AND CONFORM TO CAN3-86-M80.
3. LUMBER TO LUMBER CONNECTIONS IN SAME PLANE SHALL BE MADE WITH APPROVED JOIST HANGERS OR FRAMING ANCHORS.
4. DESIGN OF TRUSSES SHALL CONFORM TO PART 4 OF OBC ON SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO.
5. UNLESS OTHERWISE NOTED ON PLAN, THE FOLLOWING SHALL BE THE MINIMUM GRADES USED: TRUSSES: SPF 2
6. PROVIDE ERECTION DRAWINGS IN ACCORDANCE WITH M.O.L. STANDARDS FOR SEQUENTIAL ERECTION.
7. 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.
8. 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.
9. SUBMIT SHOP DRAWINGS OF PREFAB ENGINEERED LUMBER ROOF TRUSS FRAMING AND ERECTION.
10. INSTALL ALL LUMBER TRUSSES TO MANUFACTURER'S RECOMMENDED DETAILS INCLUDING ALL NECESSARY BLOCKING, WEB STIFFENERS AND BRACING.
11. UPON INSTALLATION OF THE WOOD TRUSSES THE MANUFACTURER'S SPECIALITY ENGINEER SHALL SUBMIT A LETTER OF FIELD REVIEW AND COMPLIANCE CONFIRMING THAT THE FABRICATION AND INSTALLATION OF THE TRUSS ARE IN CONFORMITY WITH THE SHOP DRAWINGS.
12. 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.
13. 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/SOLID SLAB

1. DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE ONTARIO BUILDING CODE AND CSA STANDARD A23.4 M/8.
2. PRE STRESSED HOLLOW-CORE SLAB AND PRECAST SOLID SLAB SHALL BE DESIGNED BY MANUFACTURER TO CARRY THE SUPERIMPOSED LOADS INDICATED ON THE DRAWING.
3. PROVIDE 90mmx3mm (MIN) MASONITE BEARING PADS ON MASONRY AND 75mmx3mm (MIN) MASONITE BEARING PADS ON STRUCTURAL STEEL.
4. PROVIDE REINFORCEMENT FOR ANCHORAGE TO ALL BEAMS AND WALLS.
5. TOP SURFACE OF ADJACENT PANELS TO BE FLUSH PRIOR TO GROUTING JOINTS.
6. ALL CEILING LONGITUDINAL JOINTS TO BE CAULKED.
7. UNDERSIDE OF SLAB SURFACE SHALL HAVE A "STANDARD FINISH" IN ACCORDANCE WITH CSA A23.4-M78.
8. SLAB SHALL HAVE A FIRE RATING AS SHOWN ON ARCHITECTURAL DRAWINGS.
9. SUBMIT SHOP DRAWING TO THE CONSULTANT FOR REVIEW INDICATING CONCRETE DIMENSIONS, DESIGN LOADS, SLAB REINFORCEMENT, ANCHORAGE CONNECTIONS, ESTIMATED CHAMBER AND DEAD WEIGHT.
10. ALL SHOP DRAWINGS MUST BE STAMPED BY A PROFESSIONAL ENGINEER FROM THE PROVINCE OF ONTARIO.
11. CONFORM TO THE DIMENSION AND GEOMETRY INDICATED ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
12. 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.
13. 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.

MASONRY

1. MASONRY WORK IN ACCORDANCE WITH CAN/CSA A370 AND CAN/CSA A371 EXCEPT WHERE SPECIFIED OTHERWISE.
2. ONLY TYPE 'S' MORTAR SHALL BE USED, MINIMUM STRENGTH SHALL BE 12.4 MPa AT 28 DAYS.
3. GROUT (PEA GRAVEL) AT BOND BEAMS AND GROUTED HOLLOW BLOCKS TO BE A MINIMUM OF 20MPa COMPRESSIVE STRENGTH AT 28 DAYS. IN ACCORDANCE WITH CAN3-A23.1
4. MORTAR FOR EXPOSED EXTERIOR MASONRY SHALL BE AIR ENTRAINED.
5. PROVIDE LATERAL RESTRAINT AT TOP OF NON-LOAD BEARING BLOCK PARTITIONS AS INDICATED ON TYPICAL DETAILS.
6. PROVIDE VERTICAL WALL REINFORCING FOR FULL HEIGHT OF LIFT, CONTINUOUS FROM FLOOR TO FLOOR/ROOF, WITH CLASS B LAPS. VERTICAL REINFORCING TO BE 1-15M, SPACED AT 800 O.C. REINFORCED CORES TO BE FULLY GROUTED.
7. MASONRY WORK SHALL CONFORM TO CAN3-S304 AND ITS REFERENCED DOCUMENTS, INCLUDING:
   A. CONCRETE BLOCK TO CSA-A165.1, TYPE H15/A, SEE ARCH. DWGS. FOR FIREWALL REQUIREMENTS UNLESS NOTED OTHERWISE. (BASED ON NEW AREA) - H 15/C FOR FIREWALL.
   B. MORTAR TO CSA-A179M, TYPE 'S' FOR ALL WALLS.
   C. GROUT TO CSA-A179-M.
   D. MASONRY WIRE REINFORCING TO CSA-G30.14.
   E. REINFORCING BARS TO CSA-G30.18-M-400 MPa.
   F. WELDED REINFORCING BARS TO CSA-G30.18-400 MPa.
   G. CONNECTION TO CAN/CSA A370.
   H. PRACTICE TO CAN/CSA A371.
8. STRUCTURAL DRAWINGS INDICATE ONLY LOAD-BEARING WALLS.
9. SUBMIT EVIDENCE OF MORTAR AND GROUT STRENGTH. FIELD CONTROL AND TESTING SHALL COMPLY WITH REQUIREMENTS OF CLAUSE 5 OF CAN3-304.
10. PROVIDE TEMPORARY BRACING OF MASONRY WORK UNTIL PERMANENT LATERAL SUPPORT IS IN PLACE.
11. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS. SEE LINTEL SCHEDULE FOR REQUIREMENTS.
12. REFER TO TYPICAL DETAILS FOR BOND BEAM AND BEARING REQUIREMENTS AT FLOORS AND ROOF.
13. MINIMUM STANDARD LAP LENGTH: WIRE REINF. - 200mm(8")
    10M BARS - 400mm(16")
    15M BARS - 600mm(24")
    20M BARS - 800mm(32")
14. UNLESS NOTED OTHERWISE, PROVIDE 2-15M VERTICAL BARS FULL HEIGHT AT:
    A. UNSUPPORTED ENDS OF WALLS
    B. EACH SIDE OF CONTROL JOINTS
15. PROVIDE CLEANOUT PORT AT BOTTOM OF EACH GROUTED CORE WHEN REQUIRED BY ENGINEER. DO NOT CLOSE PORT OR PLACE GROUT UNTIL CORE AND STEEL HAVE BEEN INSPECTED.
16. FILL CELLS CONTAINING VERTICAL REINFORCING AND BOLTS WITH GROUT VIBRATE OR PUDDLE TO FILL CELLS COMPLETELY.
17. FILL CELLS IN 1500mm (60") LIFTS MAXIMUM OR BETWEEN BOND BEAMS, WHICHEVER IS LESS, UNLESS SPECIAL PROVISIONS ARE MADE TO ENSURE FULL GROUT COLUMNS HAVE BEEN MADETO THE SATISFACTION OF THE ENGINEER.
18. CONTROL JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 6000mm(20'-0"), IF NOT OTHERWISE SHOWN ON ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
19. FILL BLOCK CORES UNDER ALL BEAMS, JOISTS AND OTHER CONCENTRATED POINT LOAD WITH CONCRETE GROUT. GROUT SHALL EXTEND A MINIMUM OF 600mm (24") BELOW LOAD.
20. CONTROL JOINTS AND EXPANSION JOINTS SHALL BE CONTINUED THROUGH BOND BEAMS NOT OTHERWISE SHOWN.
21. NO MASONRY WORK SHALL BE PERMITTED WITH TEMPERATURE BELOW 5° CELSIUS, UNLESS PROVISIONS ARE MADE FOR HEATING THE MATERIALS AND PROTECTING THE WORK.
22. SET BASE PLATES ON MASONRY ON MIN. 25MPa NON-SHRINK GROUT FOR LEVELING.
23. FIRST COURSE OF MASONRY TO BE LAID IN A FULL BED OF MORTAR. ALL OTHER TO BE LAID WITH MORTAR AT FACE SHELL BED AND HEAD JOINTS.

CONCRETE BLOCK MASONRY COMPRESSIVE STRENGTH (MPa)			
LOCATION	NET	GROSS (f'm) FOR HOLLOW BLOCK	GROSS (f'm) FOR SOLID OR GROUTED BLOCK
TYP. ALL CONCRETE BLOCK	15	9.8	7.5

24. POCKETS FOR STEEL BEAMS AND JOISTS SHALL BE GROUTED SOLID AND THE WALL MADE GOOD AFTER.

INSPECTIONS AND TESTING

1. 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

1. 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.
2. 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.
3. APPROVAL OF CONCRETE AND MORTAR MIX DESIGNS.
4. 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.

ENGINEERED MASONRY TEST

1. TESTS TO VERIFY STRENGTH OF GROUT AND MORTAR.

STRUCTURAL STEEL

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

REINFORCING STEEL

1. CONTRACTOR SHALL ADVISE BARRY BRYAN ASSOCIATES 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

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

SHOP DRAWINGS AND SUBMITTALS

GENERAL

1. 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.
2. 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.
3. DO NOT FABRICATE MATERIALS BASED ON REJECTED OR DISAPPROVED SHOP DRAWINGS.
4. SHOP DRAWING SUBMITTALS SHALL ALSO INCLUDE CLADDING CONNECTION DETAILS, STAIR DETAILS, SAFETY GUARDS, MECHANICAL UNIT SUPPORT FRAMING, CURTAINWALL, PRECAST STAIR AND LANDINGS, LADDERS, AND ANY ELEMENTS DESIGNED BY THE CONTRACTORS 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

1. SUBMIT FOR REVIEW COPY OF REINFORCEMENT PLACING DRAWINGS AND BAR LISTS FOR EVERY PORTION OF THE STRUCTURE. SHOW WALLS IN FULL ELEVATION. SHOW SLABS WITH REINFORCING STEEL CALLED UP DIRECTLY ON PLAN.
2. 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.
3. SUBMIT FOR REVIEW ALL PROPOSED CONCRETE MIX DESIGNS. SUBMIT AT LEAST 15 WORKING DAYS PRIOR TO START OF WORK.
4. SUBMIT FOR REVIEW DRAWINGS OF ALL PROPOSED CONSTRUCTION JOINTS LOCATIONS, AND LAYOUT DRAWINGS OF CONCRETE ISOLATION AND HOUSEKEEPING PADS.
5. REGULARLY SUBMIT REPORTS OF ALL CONCRETE TESTING AS SOON AFTER TESTING IS PERFORMED AS POSSIBLE.

MASONRY

1. SUBMIT EVIDENCE OF MORTAR AND GROUT STRENGTH.

STRUCTURAL STEEL, JOISTS AND STEEL DECK

1. SUBMIT WITH SHOP DRAWINGS: DECKING PLAN, PROFILE, DIMENSIONS, CORE THICKNESS, CONNECTIONS TO SUPPORTS, REQUIRED BEARINGS, CLOSURES AND ACCESSORIES.
2. SUBMIT FOR REVIEW A COPY OF ERECTION DRAWINGS FOR ALL STRUCTURAL STEEL ELEMENTS. ALL MOMENT CONNECTIONS SHALL BE DESIGNED AND THE DRAWINGS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.
3. SHOP DRAWING SUBMITTALS SHALL INCLUDE STEEL BEAM, COLUMN CONNECTIONS AND STEEL JOIST DETAILS ALONG WITH DESIGN CALCULATIONS. JOIST CALCULATIONS 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.
4. JOIST FABRICATOR TO SUBMIT LAYOUT DRAWINGS FOR JOISTS TO ALLOW COORDINATION OF RELATED INSERTS BY GENERAL CONTRACTOR. 5. SUBMIT MILL TEST CERTIFICATES FOR EACH DIFFERENT STRUCTURAL STEEL MEMBER SIZE AND SHAPE PRIOR TO ERECTION.

LUMBER AND ENGINEERED WOOD JOISTS

1. JOIST FABRICATOR TO SUBMIT LAYOUT DRAWINGS FOR JOISTS TO ALLOW COORDINATION OF RELATED INSERTS BY GENERAL CONTRACTOR. JOIST SUBMITTALS TO INCLUDE ALL APPLICABLE LOADING, REACTION FORCES, AND DETAILS, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF WORK.

RECORD DRAWINGS

1. 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

S101 GENERAL NOTES
S102 TYPICAL DETAILS
S103 TYPICAL DETAILS
S201 FOUNDATION PLAN & 2nd FLOOR FRAMING PLAN
S202 TYPICAL 3RD TO 4TH FLOOR & ROOF FRAMING PLAN
S301 FRAMING ELEVATIONS
S302 CONCRETE SHEAR WALL ELEVATIONS - STAIR 1 & 2
S303 CONCRETE SHEAR WALL ELEVATION
S501 FOUNDATION SECTIONS
S502 FRAMING SECTIONS
S801 SCHEDULES

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	DATE	BY
1	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
2	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

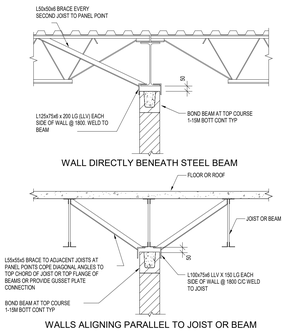
510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
GENERAL NOTES

DESIGN BY: *SJ*
DRAWN BY: *NV*
CHECKED BY: *DM*
DATE: *06/22/26*
SCALE: *1 : 100*

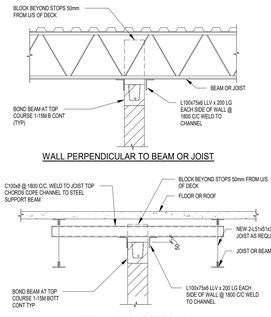
SEAL: LICENSED PROFESSIONAL ENGINEER S. J. B. A. JAAGUMAGI 100225530 PROVINCE OF ONTARIO

PROJECT NO: **22132**
DRAWING NO: **S101**



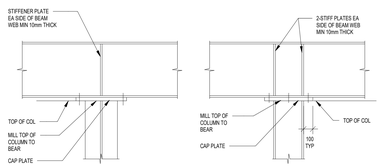
22 S102 LATERAL SUPPORT OF TOP OF MASONRY WALLS

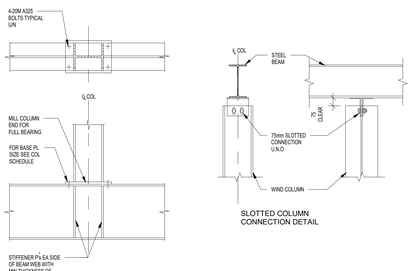
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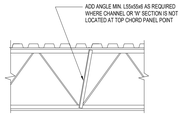


21 S102 LATERAL SUPPORT OF TOP OF MASONRY WALLS

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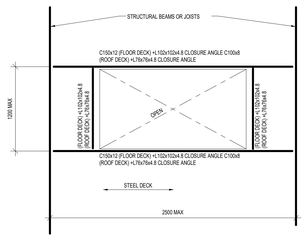






24 S102 JOINT REINFORCING FOR LOAD BETWEEN PANEL POINTS

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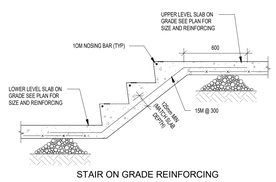


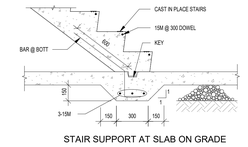
23 S102 ROOF FLOOR OPENING REINFORCEMENT

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20 S102 TYP. STEEL COLUMN DETAIL

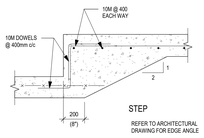
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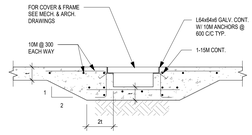
19 S102 TYP. STAIR DETAIL

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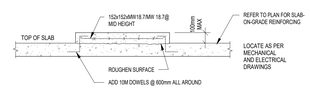
14 S102 SLAB ON GRADE STEPS

NTS



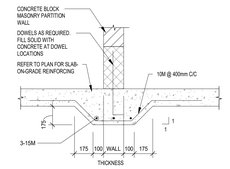
13 S102 TYP. TRENCH DRAIN

NTS



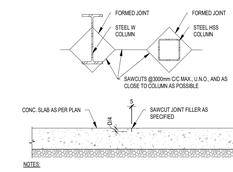
12 S102 TYP. HOUSEKEEPING PAD DETAIL

1 : 20



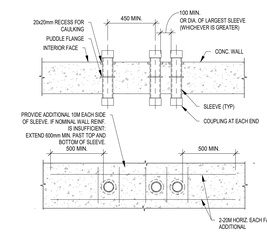
11 S102 TYP. SLAB THICKENING AT NON-BEARING MASONRY WALLS

1 : 20



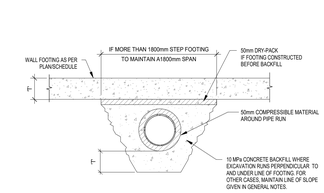
10 S102 TYP. SLAB SAWCUT DETAIL

1 : 20



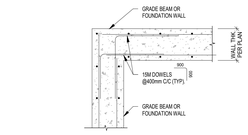
9 S102 TYP. SLEEVES THROUGH CONCRETE WALLS

1 : 20



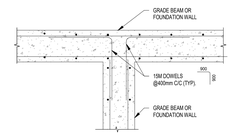
8 S102 TYP. BACKFILL UNDER CONT. WALL FOOTING

1 : 20



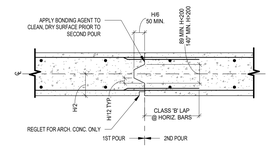
7 S102 TYP. WALL REINF. AT WALL CORNERS

1 : 20



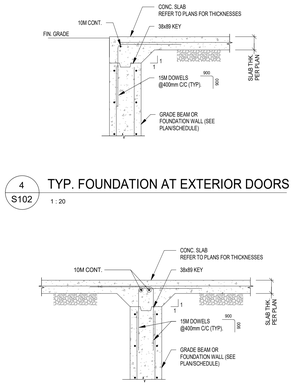
6 S102 TYP. WALL REINF. AT WALL TEE

1 : 20



5 S102 TYP. VERT. CONSTRUCTION JOINT DETAIL

1 : 10

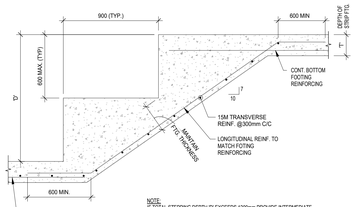


4 S102 TYP. FOUNDATION AT EXTERIOR DOORS

1 : 20

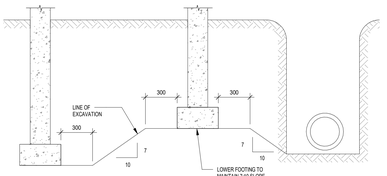
3 S102 TYP. FOUNDATION AT INTERIOR DOORS

1 : 20



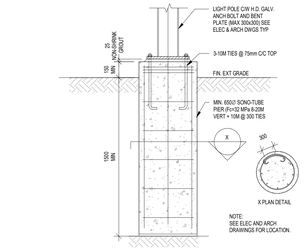
2 S102 TYP. STEP DOWN FOOTING DETAIL

1 : 20



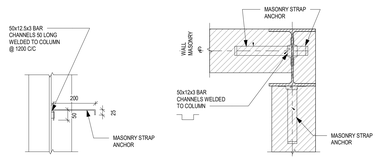
1 S102 TYP. SLOPE BETWEEN ADJACENT EXCAVATIONS

1 : 20



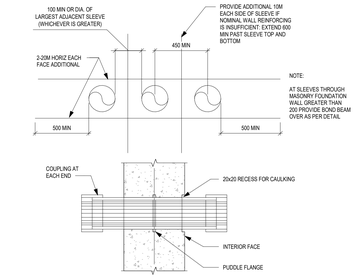
18 S102 TYP. LIGHT POLE FOUNDATION DETAIL

1 : 20



17 S102 MASONRY ANCHORAGE DETAIL

NTS

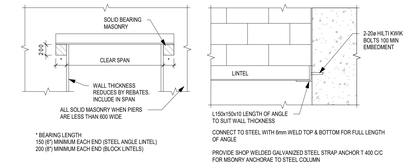


16 S102 REINFORCING FOR OPENING IN CONCRETE WALL

NTS

NON-LOAD BEARING STEEL LINTELS FOR MASONRY WALLS				
WALL THICKNESS	CLEAR SPAN			DETAIL
	UP TO 1200	1200 TO 1800	1800 TO 2400	
90 VENEER	1-L89x89x6.4	1-L102x89x7.9	1-L127x89x7.9 LLV	L
140	2-L64x64x6.4	2-L89x64x6.4 LLV	2-L89x64x7.9 LLV	⊥ 64 LEGS HORIZ.
190	2-L89x76x6.4 LLV	2-L89x89x6.4	2-L102x89x7.9 LLV	⊥ 89 LEGS HORIZ.
240	1-L102x76x6.4 LLV 1-L127x76x6.4 LLV	1-L102x102x6.4 1-L127x76x6.4 LLV	1-L102x102x7.9 1-L127x89x7.9 LLV	⊥ 102 & 127 LEGS HORIZ.
290	3-L89x76x6.4 LLV	3-L89x89x6.4	3-L102x89x7.9	⊥

NOTES:
1. CONNECT ANGLES AT 600 c/c BY WELDING OR BOLTING FOR ANGLES WITH A TOTAL LENGTH OF 1800 OR MORE. USE 16e BOLTS OR 6x60 LONG WELDS.
2. USE SCHEDULES FOR LINTELS OVER MECHANICAL OPENINGS IN ALL MASONRY WALLS, U.N.O. ON PLAN. REFER TO MECHANICAL DWGS FOR LOCATIONS.
3. OPENINGS TO BE LOCATED MIN. 3 COURSES BELOW UNDERSIDE OF SLAB UNLESS APPROVED BY STRUCTURAL CONSULTANT.
4. FOR DOUBLE WYTHE WALL PROVIDE 10mm GUSSETS @ 400 C/C STEEL LINTEL SUPPORT BLOCK ABOVE PLUS CONT. 3Dx10mm BOT. PLATE.



15 S102 NON LOAD BEARING STEEL LINTELS FOR MASONRY

NTS

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NO.	ISSUES	DATE	BY
1	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
2	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

PROPOSED MIXED-USE BUILDING

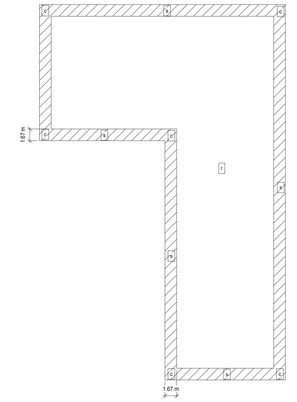
510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

TYPICAL DETAILS

DESIGN BY: SJ	SEAL:
DRAWN BY: IVV	
CHECKED BY: DM	
DATE: 06/22/26	
SCALE: As indicated	
PROJECT NO: 22132	DRAWING NO: S102

ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 7117

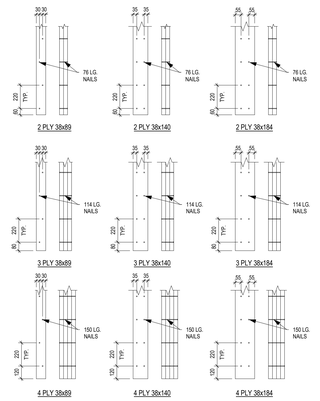


	p (kPa)
c	2.05
r	0.77
s	1.03

NOTE: WIND UPLIFT NOTED IS FOR STRUCTURAL FRAMING ONLY AND NOT BE USED FOR ROOFING ASSEMBLY. ROOFING ASSEMBLY SUPPLIER TO DETERMINE APPLICABLE UPLIFT LOADING

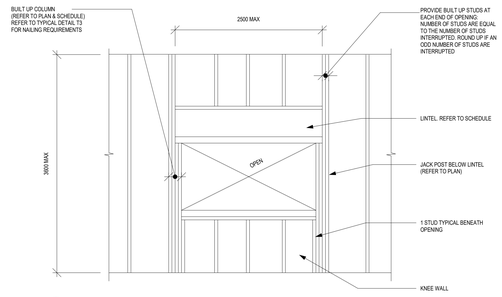
4 S103 WIND UPLIFT DIAGRAM

1 : 300



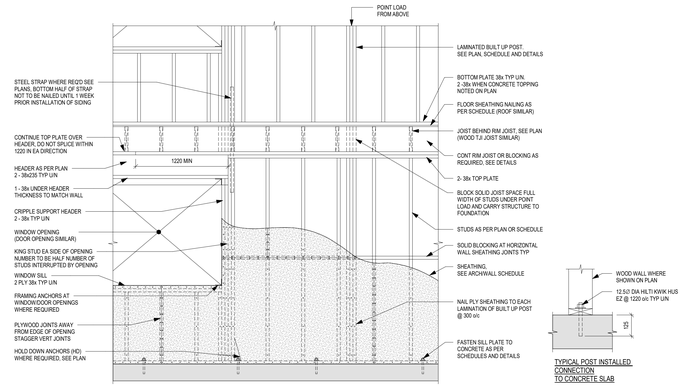
3 S103 TYP. BUILT-UP WOOD NAILING PATTERN

NTS



2 S103 TYP. OPENING IN TIMBER STUD WALLS

NTS



TYPICAL POST INSTALLED CONNECTION TO CONCRETE SLAB

SEE PLANS AND GENERAL NOTES FOR HOLD DOWN ANCHOR REQUIREMENTS AT SHEAR WALLS.

1 S103 TYP. TIMBER LOAD BEARING WALL FRAMING

NTS

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NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

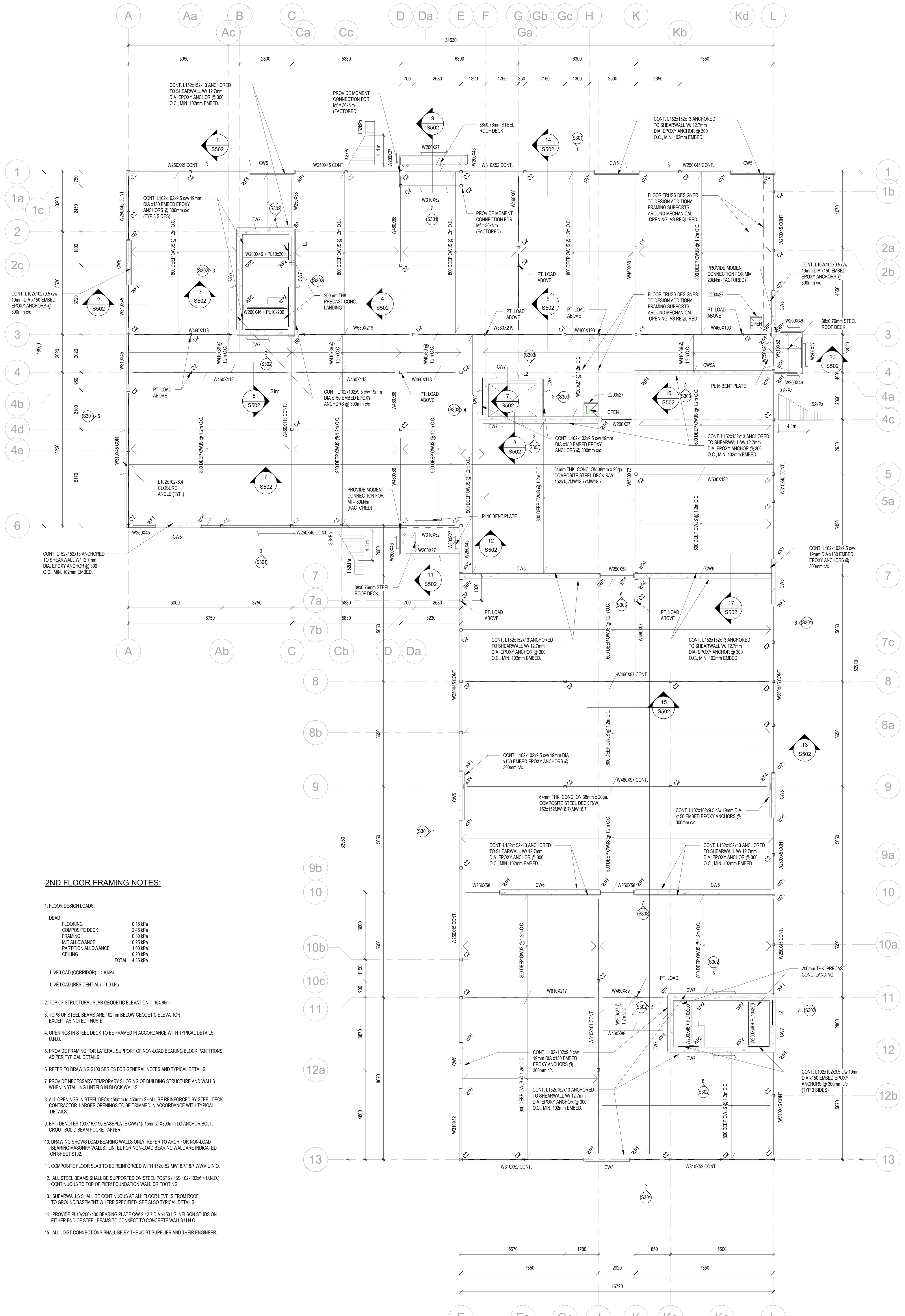
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

TYPICAL DETAILS

DESIGN BY: SJ	SEAL:
DRAWN BY: NV	
CHECKED BY: DM	
DATE: 08/11/26	
SCALE: As indicated	
PROJECT NO: 22132	DRAWING NO: S103



2 S201 2nd FLOOR FRAMING PLAN
1 : 100

2ND FLOOR FRAMING NOTES:

1. FLOOR DESIGN LOADS:

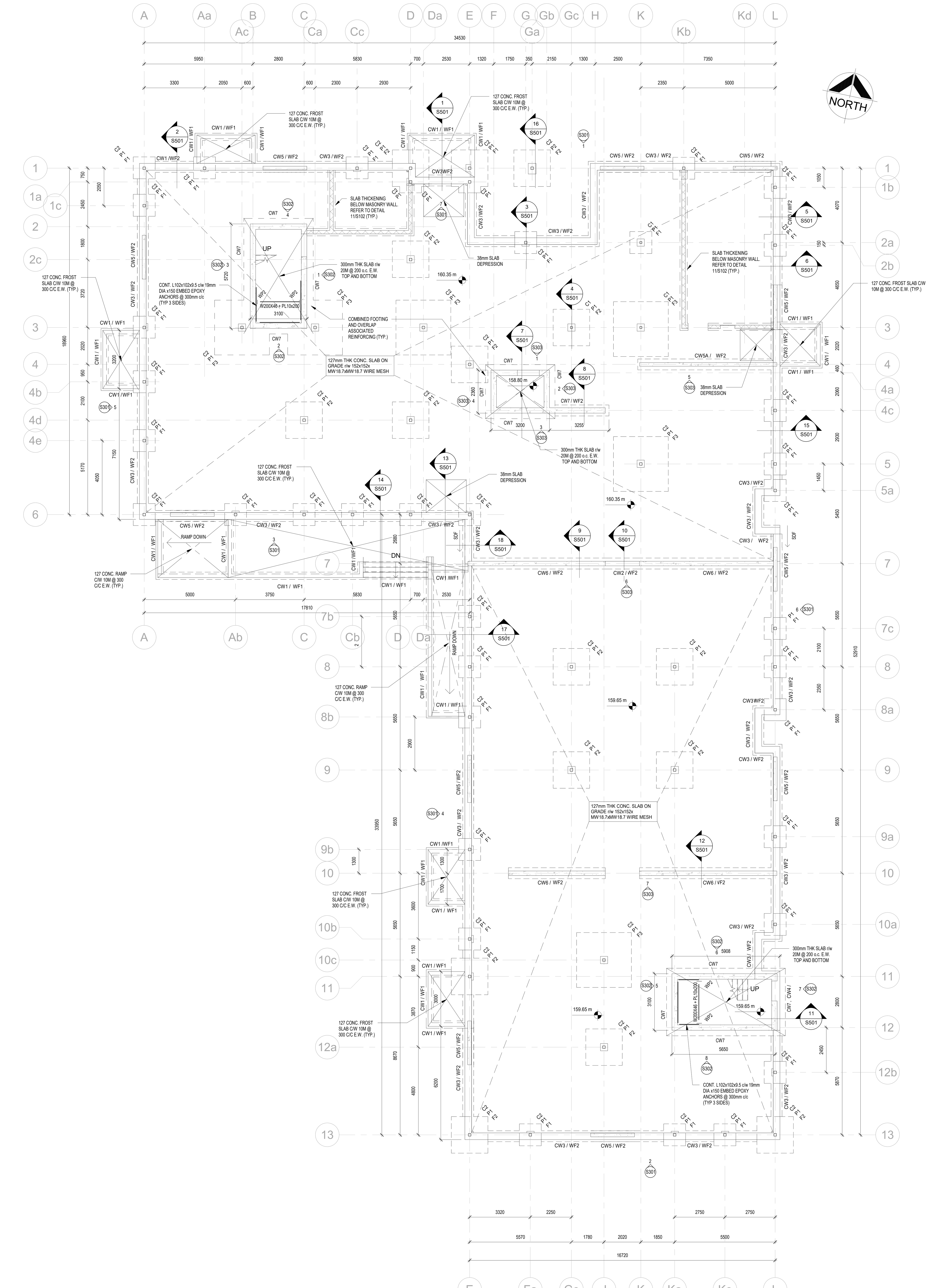
DEAD

FLOORING	0.15 kPa
COMPOSITE DECK	2.45 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
PARTITION ALLOWANCE	1.00 kPa
CEILING	0.20 kPa
TOTAL:	4.35 kPa

LIVE LOAD (CORRIDOR) = 4.8 kPa

LIVE LOAD (RESIDENTIAL) = 1.9 kPa

2. TOP OF STRUCTURAL SLAB GEODETIC ELEVATION = 164.65m
3. TOPS OF STEEL BEAMS ARE 102mm BELOW GEODETIC ELEVATION EXCEPT AS NOTED THUS ±
4. OPENINGS IN STEEL DECK TO BE FRAMED IN ACCORDANCE WITH TYPICAL DETAILS, U.N.O.
5. PROVIDE FRAMING FOR LATERAL SUPPORT OF NON-LOAD BEARING BLOCK PARTITIONS AS PER TYPICAL DETAILS.
6. REFER TO DRAWING S100 SERIES FOR GENERAL NOTES AND TYPICAL DETAILS.
7. PROVIDE NECESSARY TEMPORARY SHORING OF BUILDING STRUCTURE AND WALLS WHEN INSTALLING LINTELS IN BLOCK WALLS.
8. ALL OPENINGS IN STEEL DECK 150mm to 450mm SHALL BE REINFORCED BY STEEL DECK CONTRACTOR. LARGER OPENINGS TO BE TRIMMED IN ACCORDANCE WITH TYPICAL DETAILS.
9. BPI - DENOTES 190X16X190 BASEPLATE C/W (1)- 15mmØ X300mm LG ANCHOR BOLT. GROUT SOLID BEAM POCKET AFTER.
10. DRAWING SHOWS LOAD BEARING WALLS ONLY. REFER TO ARCH FOR NON-LOAD BEARING MASONRY WALLS. LINTEL FOR NON-LOAD BEARING WALL ARE INDICATED ON SHEET S102.
11. COMPOSITE FLOOR SLAB TO BE REINFORCED WITH 152x152 MW18.7/18.7 WWM U.N.O.
12. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
13. SHEARWALLS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
14. PROVIDE PL10x200x400 BEARING PLATE C/W 2-12.7 DIA.x150 LG. NELSON STUDS ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS U.N.O.
15. ALL JOIST CONNECTIONS SHALL BE BY THE JOIST SUPPLIER AND THEIR ENGINEER.



1 S201 FOUNDATION PLAN
1 : 100

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NO.	ISSUES	DATE	BY
1	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
2	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

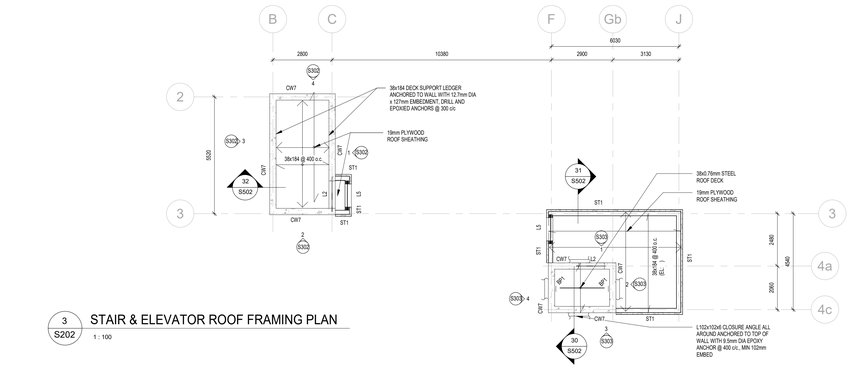
PROJECT:
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
FOUNDATION PLAN & 2nd FLOOR FRAMING PLAN

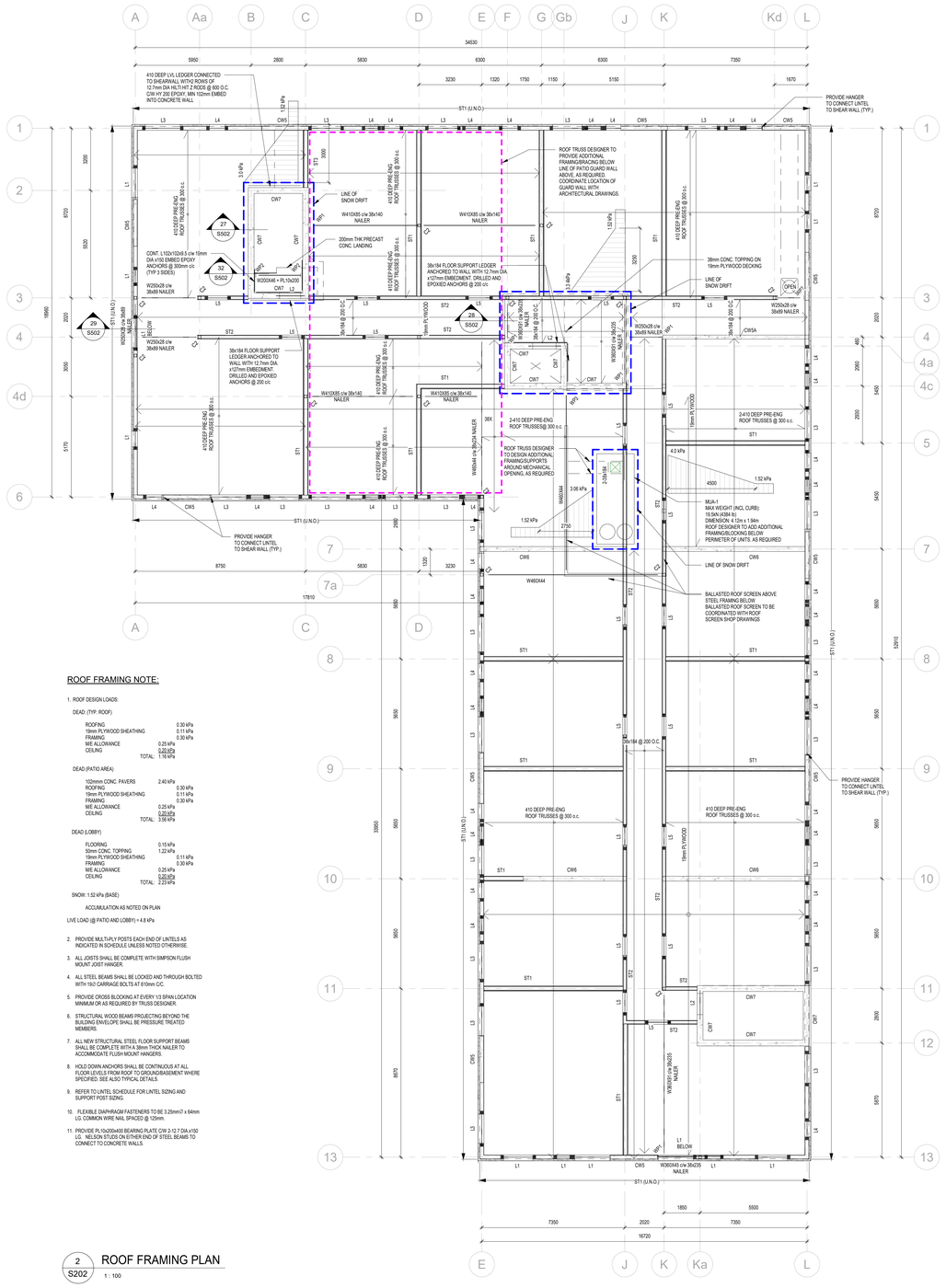
DESIGN BY: SJ
DRAWN BY: NV
CHECKED BY:
DATE: 06/12/26
SCALE: 1 : 100
SEAL: LICENSED PROFESSIONAL ENGINEER S. J. B. A. JAAGUMAGI 100225530 PROVINCE OF ONTARIO

PROJECT NO: **22132**
DRAWING NO: **S201**



3 S202 STAIR & ELEVATOR ROOF FRAMING PLAN

1 : 100



ROOF FRAMING NOTE:

1. ROOF DESIGN LOADS:

DEAD: (TYP. ROOF)

ROOFING	0.30 kPa
19mm PLYWOOD SHEATHING	0.11 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
CEILING	0.20 kPa
TOTAL:	1.16 kPa

DEAD (PATIO AREA)

102mmm CONC. PAVERS	2.40 kPa
ROOFING	0.30 kPa
19mm PLYWOOD SHEATHING	0.11 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
CEILING	0.20 kPa
TOTAL:	3.56 kPa

DEAD (LOBBY)

FLOORING	0.15 kPa
50mm CONC. TOPPING	1.22 kPa
19mm PLYWOOD SHEATHING	0.11 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
CEILING	0.20 kPa
TOTAL:	2.23 kPa

SNOW: 1.52 kPa (BASE)

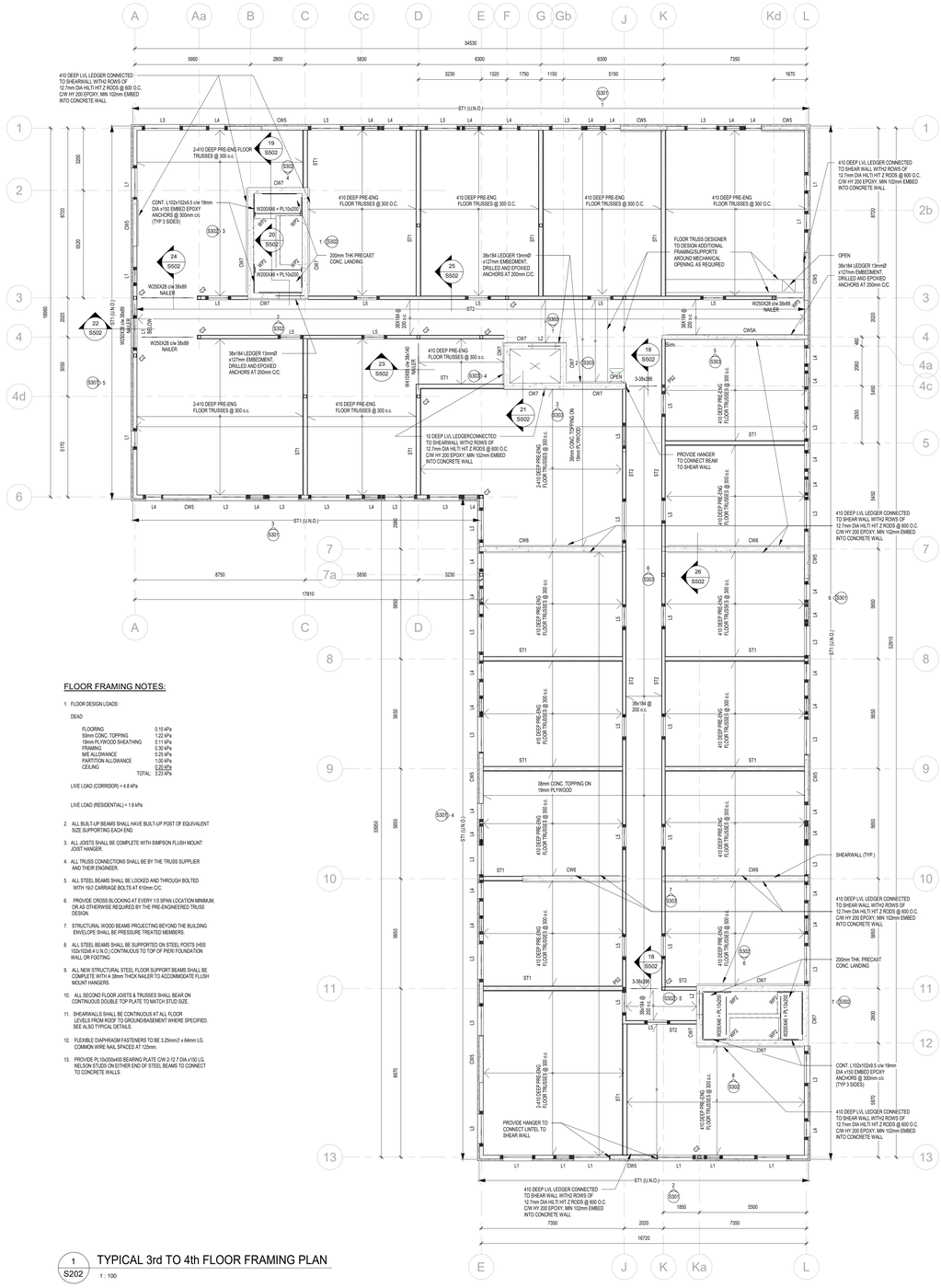
ACCUMULATION AS NOTED ON PLAN

LIVE LOAD (@ PATIO AND LOBBY) = 4.8 kPa

2. PROVIDE MULTI-PLY POSTS EACH END OF LINTELS AS INDICATED IN SCHEDULE UNLESS NOTED OTHERWISE.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19Ø CARRIAGE BOLTS AT 610mm C/C.
5. PROVIDE CROSS BLOCKING AT EVERY 1/3 SPAN LOCATION MINIMUM OR AS REQUIRED BY TRUSS DESIGNER.
6. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
7. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
8. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
9. REFER TO LINTEL SCHEDULE FOR LINTEL SIZING AND SUPPORT POST SIZING.
10. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mm∅ x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.
11. PROVIDE PL10x200x400 BEARING PLATE C/W 2-12.7 DIA.x150 LG. NELSON STUDS ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.

2 S202 ROOF FRAMING PLAN

1 : 100



FLOOR FRAMING NOTES:

1. FLOOR DESIGN LOADS:

DEAD

FLOORING	0.15 kPa
50mm CONC. TOPPING	1.22 kPa
19mm PLYWOOD SHEATHING	0.11 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
PARTITION ALLOWANCE	1.00 kPa
CEILING	0.20 kPa
TOTAL:	3.23 kPa

LIVE LOAD (CORRIDOR) = 4.8 kPa

LIVE LOAD (RESIDENTIAL) = 1.9 kPa

2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19Ø CARRIAGE BOLTS AT 610mm C/C.
6. PROVIDE CROSS BLOCKING AT EVERY 1/3 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 NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. SHEARWALLS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
12. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mm∅ x 64mm LG. COMMON WIRE NAIL SPACED AT 125mm.
13. PROVIDE PL10x200x400 BEARING PLATE C/W 2-12.7 DIA.x150 LG. NELSON STUDS ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.

1 S202 TYPICAL 3rd TO 4th FLOOR FRAMING PLAN

1 : 100

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NO.	ISSUES	DATE	BY
1	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
2	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

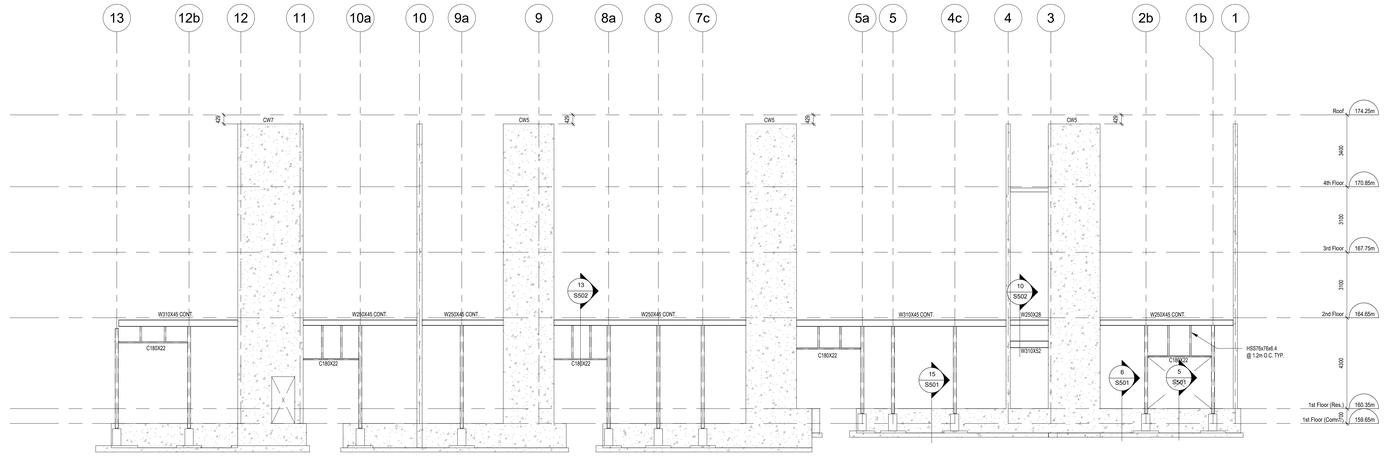
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

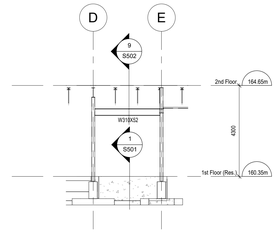
DRAWING:

TYPICAL 3RD TO 4TH FLOOR & ROOF FRAMING PLAN

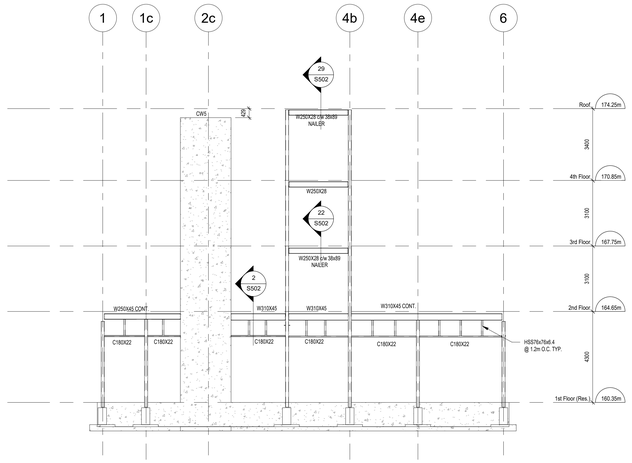
DESIGN BY: SJ	SEAL:
DRAWN BY: NV	
CHECKED BY:	
DATE: 06/15/26	
SCALE: 1 : 100	
PROJECT NO: 22132	DRAWING NO: S202



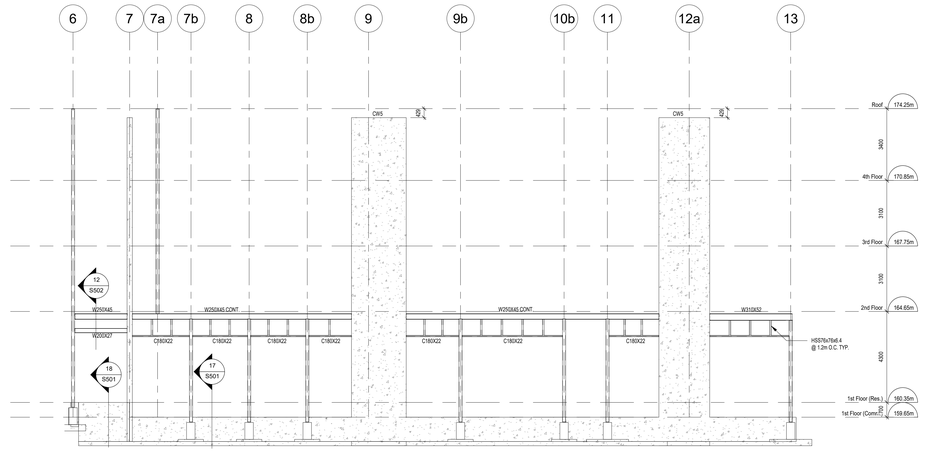
6 S301 FRAMING ELEV. ALONG G/L 'L' LOOKING WEST
1 : 100



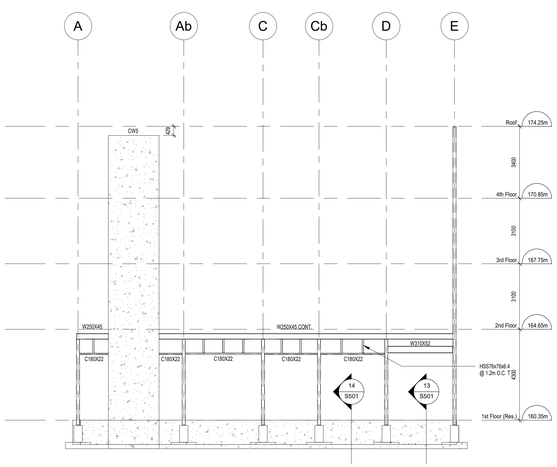
7 S301 FRAMING ELEV. ALONG G/L '1A' LOOKING NORTH
1 : 100



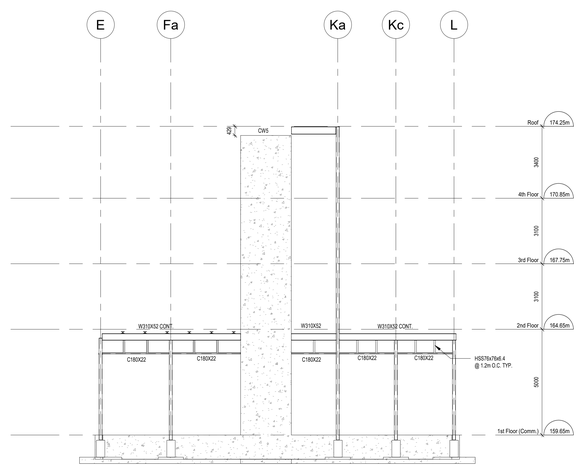
5 S301 FRAMING ELEV. ALONG G/L 'A' LOOKING EAST
1 : 100



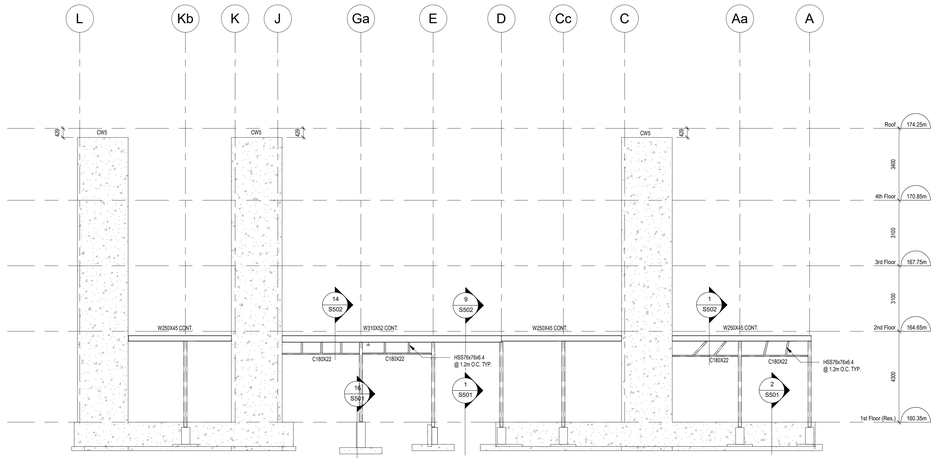
4 S301 FRAMING ELEV. ALONG G/L 'E' LOOKING EAST
1 : 100



3 S301 FRAMING ELEV. ALONG G/L '6' LOOKING NORTH
1 : 100



2 S301 FRAMING ELEV. ALONG G/L '13' LOOKING NORTH
1 : 100



1 S301 FRAMING ELEV. ALONG G/L '1' LOOKING SOUTH
1 : 100

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NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

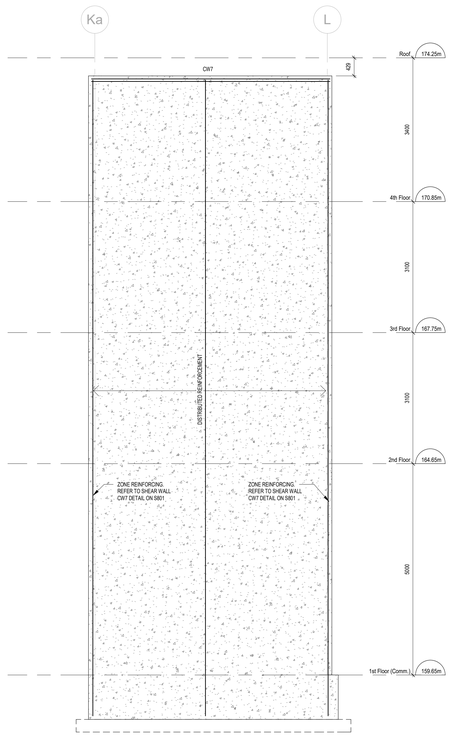
BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

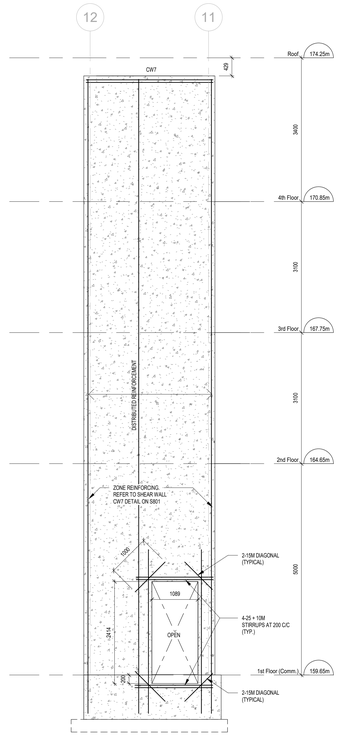
510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
FRAMING ELEVATIONS

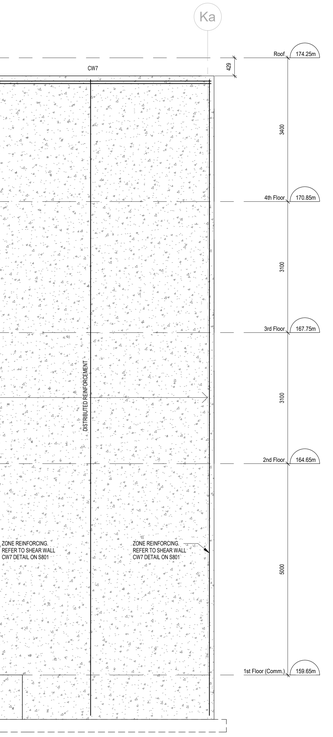
DESIGN BY: SJ	SEAL: ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 7117
DRAWN BY: NV	
CHECKED BY: DM	
DATE: 08/18/26	
SCALE: 1 : 100	
PROJECT NO: 22132	DRAWING NO: S301



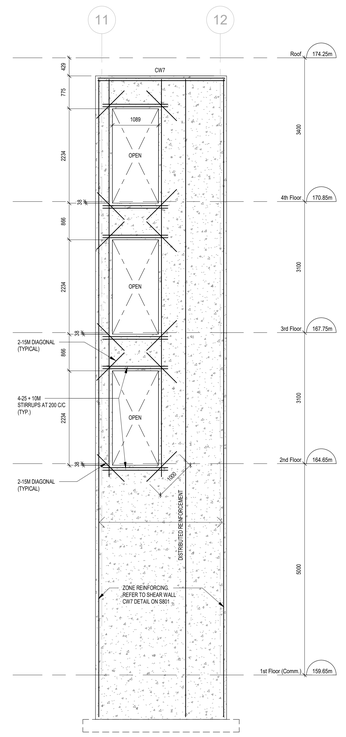
8 S302 ELEVATION - STAIR 2 - SOUTH (GRID 12)
1 : 50



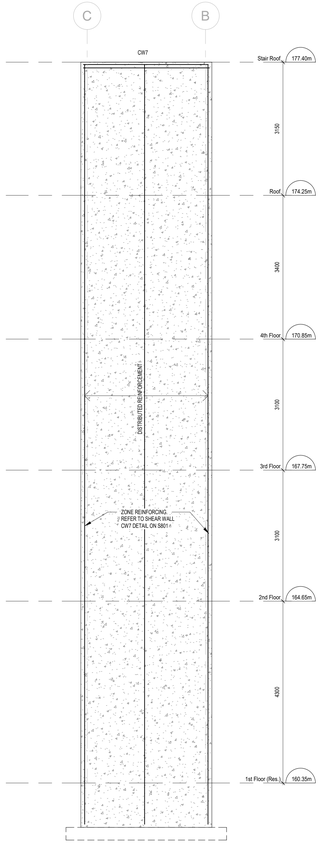
7 S302 ELEVATION - STAIR 2 - EAST (GRID L)
1 : 50



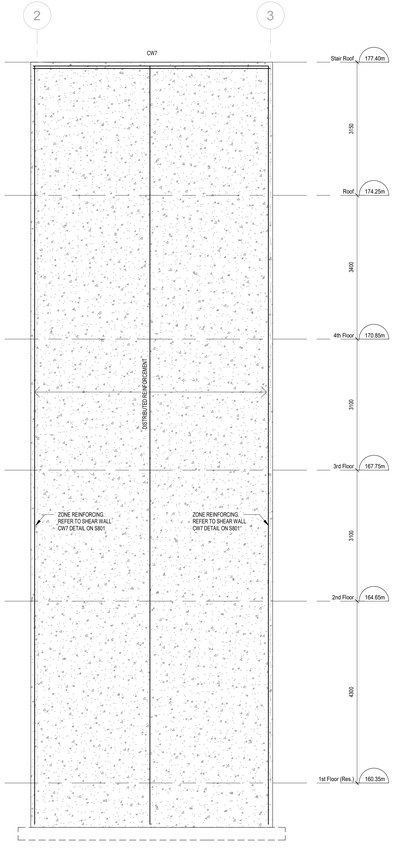
6 S302 ELEVATION - STAIR 2 - NORTH (GRID 11)
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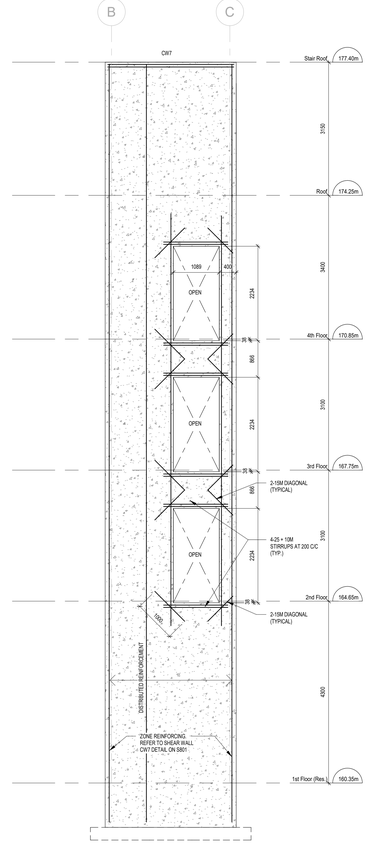
5 S302 ELEVATION - STAIR 2 - WEST (GRID Ka)
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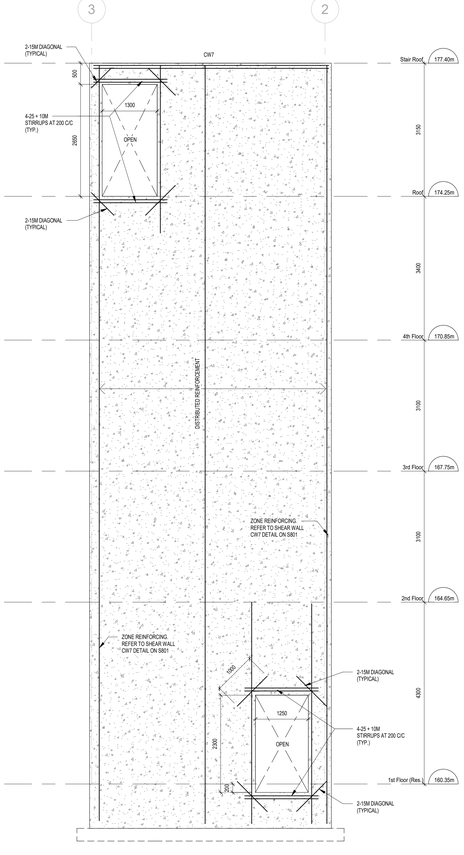
4 S302 ELEVATION - STAIR 1 - NORTH (GRID 2)
1 : 50



3 S302 ELEVATION - STAIR 1 - WEST (GRID B)
1 : 50



2 S302 ELEVATION - STAIR 1 - SOUTH (GRID 3)
1 : 50



1 S302 ELEVATION - STAIR 1 - EAST (GRID C)
1 : 50

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NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

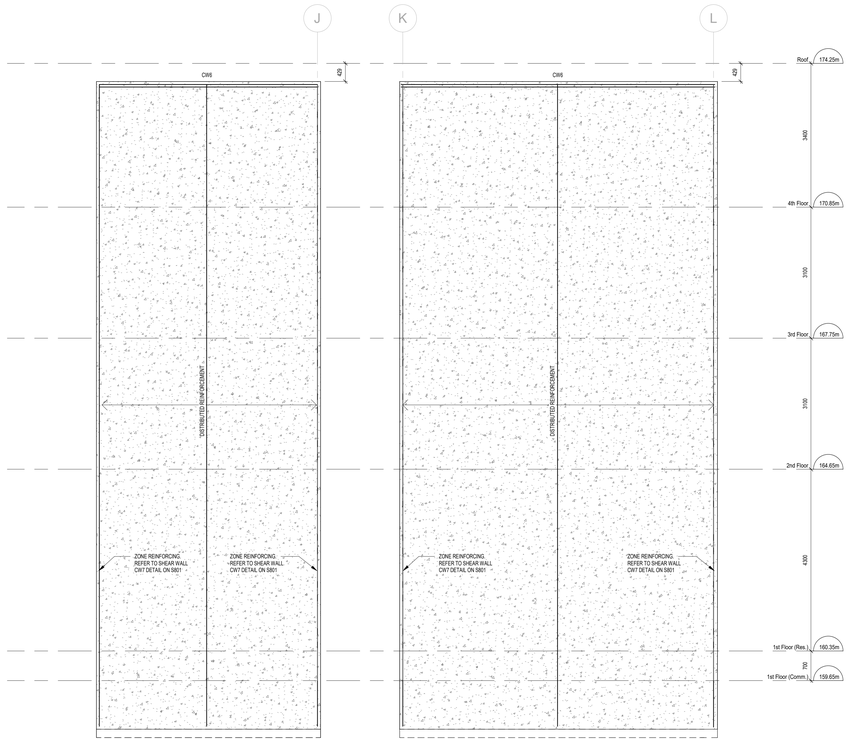
510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
CONCRETE SHEAR WALL ELEVATIONS - STAIR 1 & 2

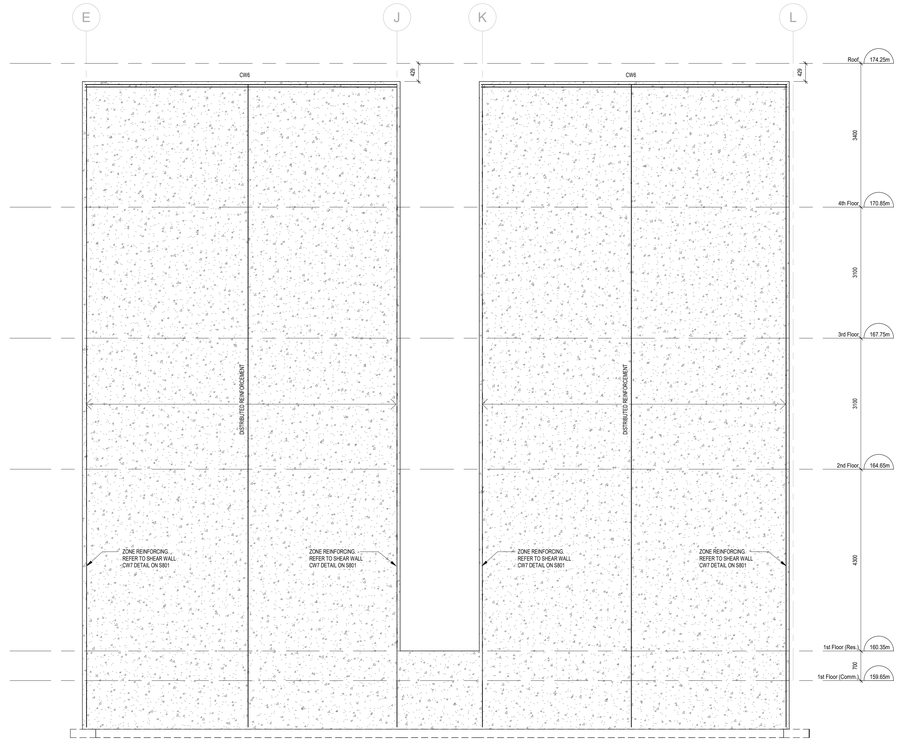
DESIGN BY:	SJ
DRAWN BY:	NV
CHECKED BY:	DM
DATE:	09/21/26
SCALE:	1 : 50

SEAL:
LICENSED PROFESSIONAL ENGINEER
S. J. B. A. JANUMALA
100755539
PROVINCE OF ONTARIO

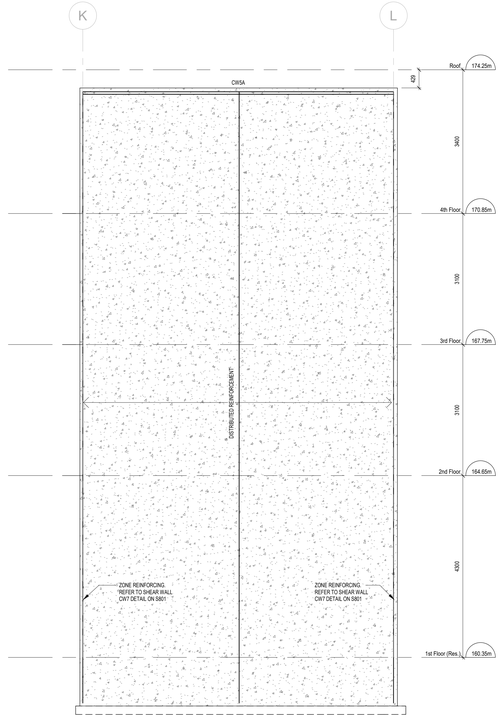
PROJECT NO: **22132**
DRAWING NO: **S302**



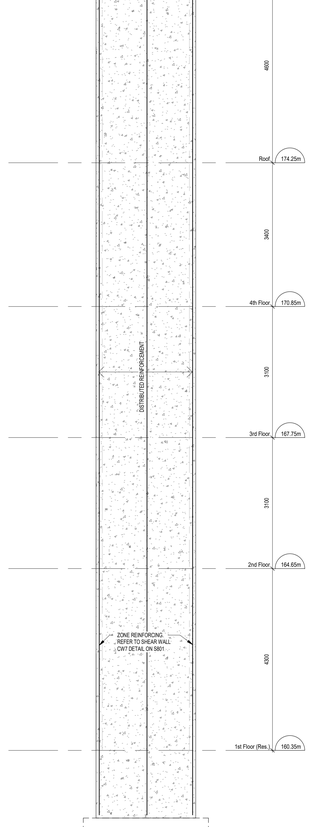
7 S303 ELEVATION - LOOKING NORTH (GRID 10)
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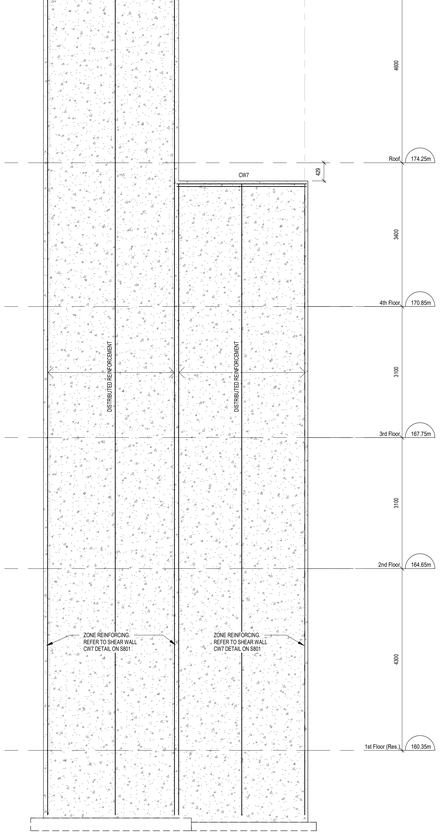
6 S303 ELEVATION - LOOKING NORTH (GRID 7)
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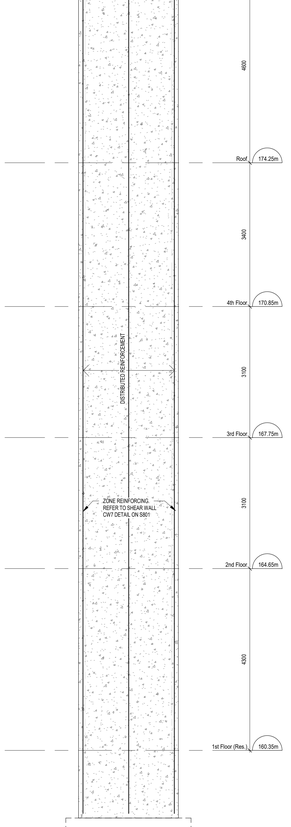
5 S303 ELEVATION - LOOKING NORTH (GRID 4)
1 : 50



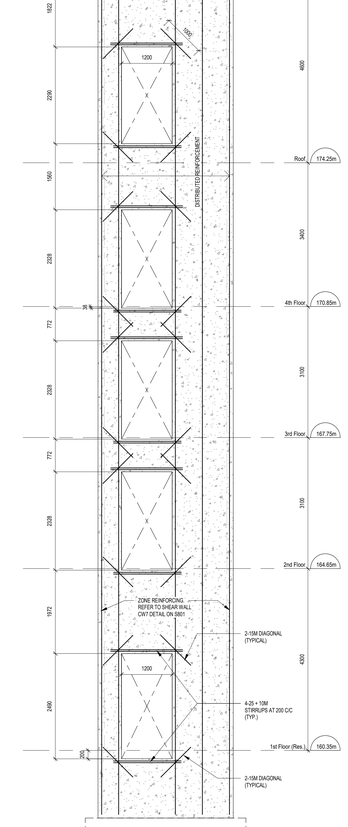
4 S303 ELEVATION - ELEVATOR - WEST (GRID F)
1 : 50



3 S303 ELEVATION - ELEVATOR - SOUTH (GRID 4c)
1 : 50



2 S303 ELEVATION - ELEVATOR - EAST (GRID Gb)
1 : 50



1 S303 ELEVATION - ELEVATOR - NORTH (GRID 4a)
1 : 50

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NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
CONCRETE SHEAR WALL ELEVATION

DESIGN BY: SJ	SEAL:
DRAWN BY: IVV	
CHECKED BY: DM	
DATE: 09/21/26	
SCALE: 1 : 50	

LICENSED PROFESSIONAL ENGINEER
S. J. B. A. JUNQUIMAG
100725539
PROVINCE OF ONTARIO

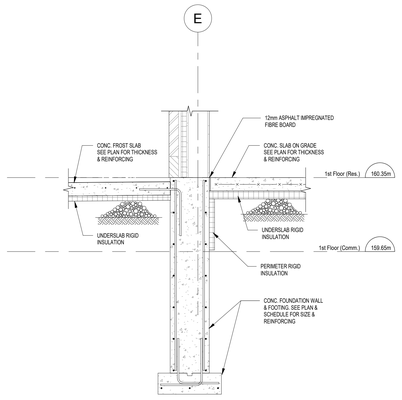
PROJECT NO:	DRAWING NO:
22132	S303

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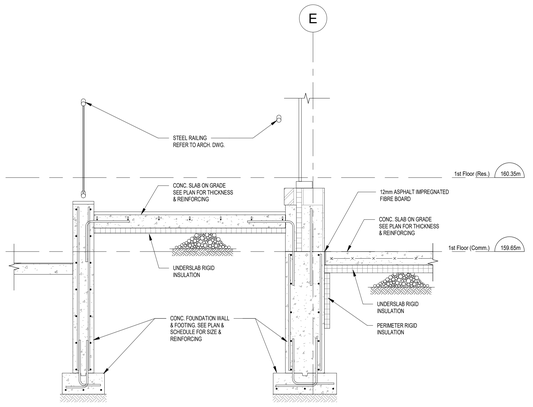
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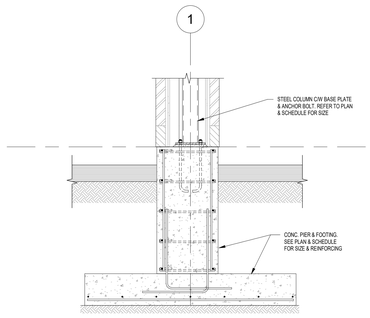
NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA



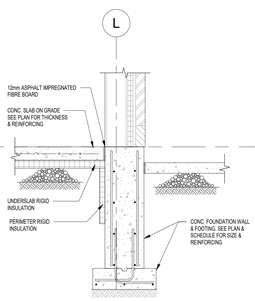
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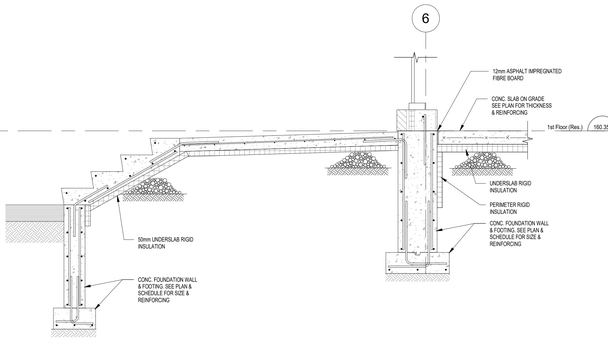
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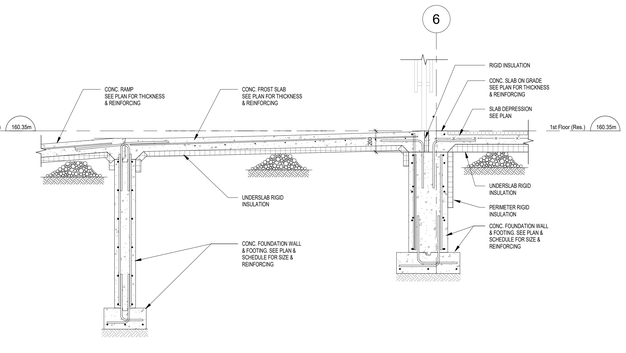
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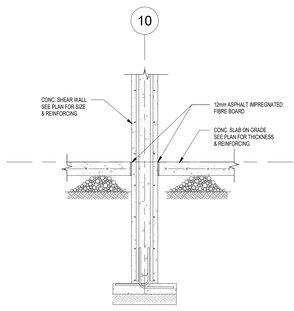
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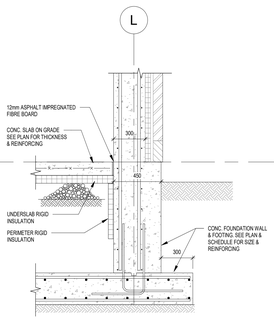
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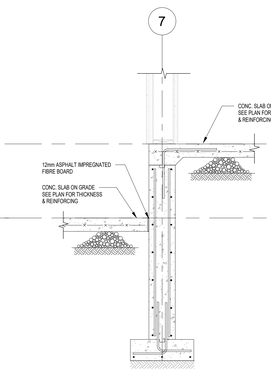
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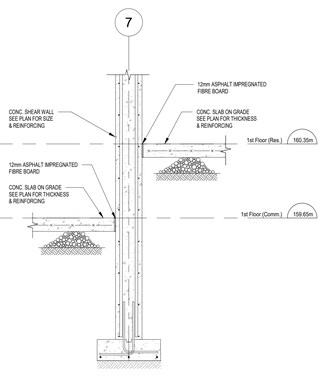
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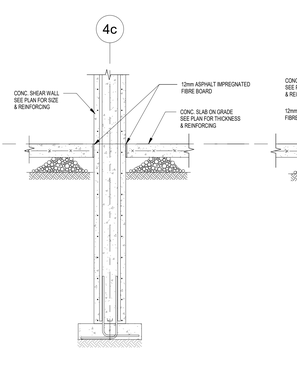
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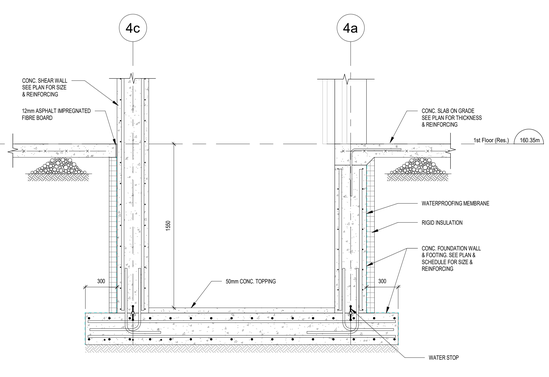
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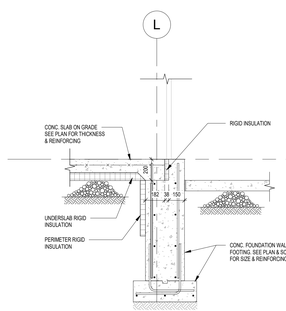
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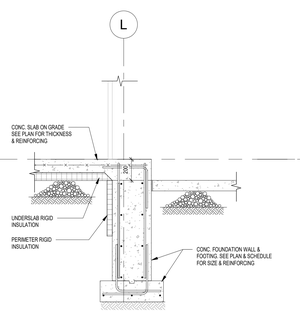
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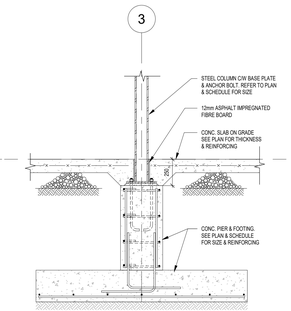
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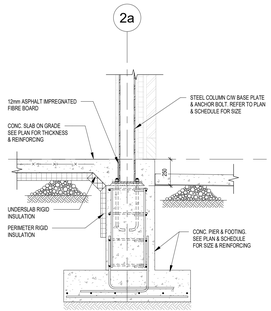
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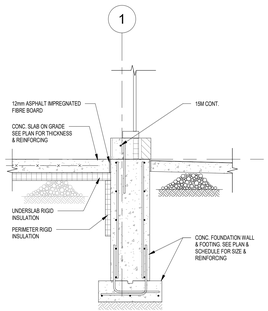
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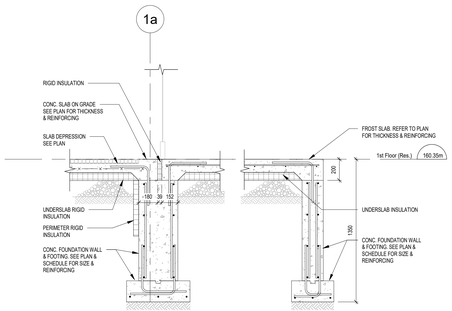
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3 S501 SECTION 1 : 20



2 S501 SECTION 1 : 20



1 S501 SECTION 1 : 20

BARRY BRYAN ASSOCIATES

PROJECT:

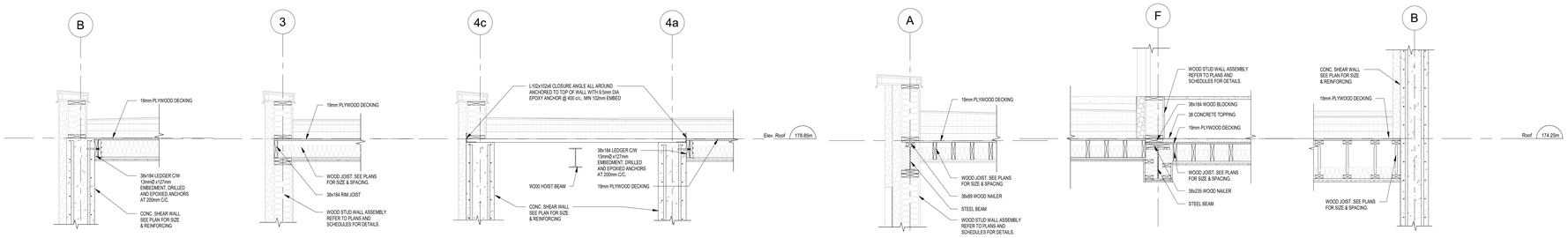
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

FOUNDATION SECTIONS

DESIGN BY: SJ	SEAL:
DRAWN BY: NV	
CHECKED BY:	
DATE: 08/05/26	
SCALE: 1 : 20	
PROJECT NO: **22132**	DRAWING NO: **S501**



32 S502 SECTION 1 : 20

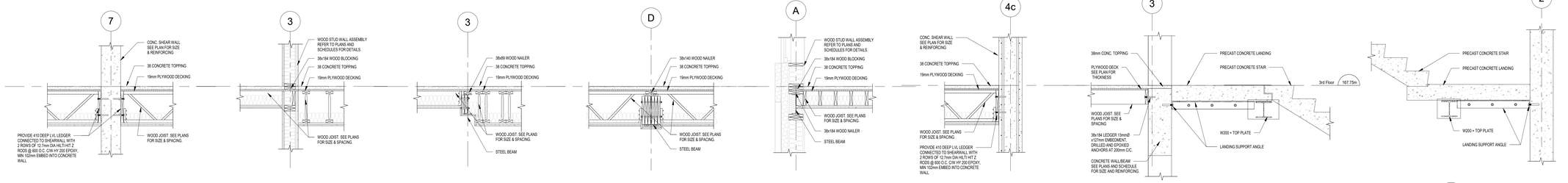
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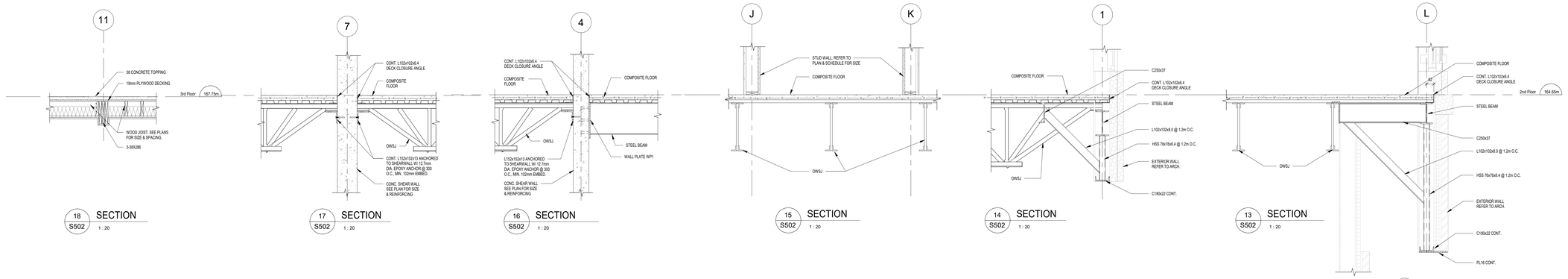
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18 S502 SECTION 1 : 20

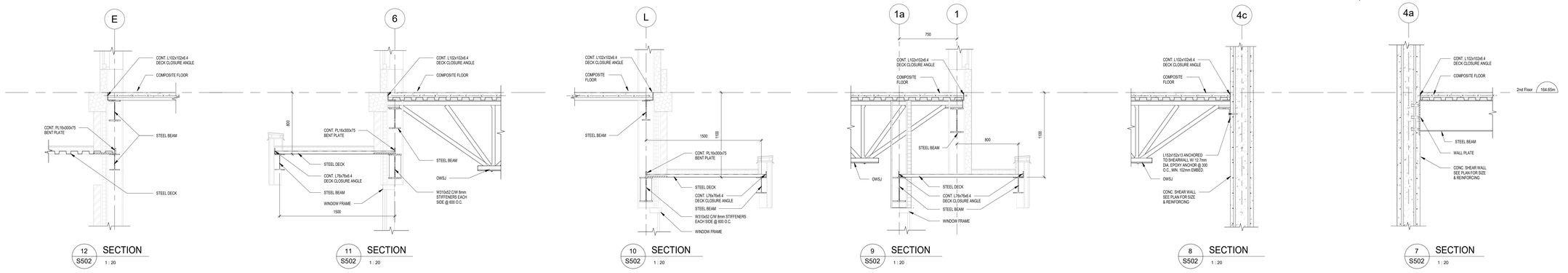
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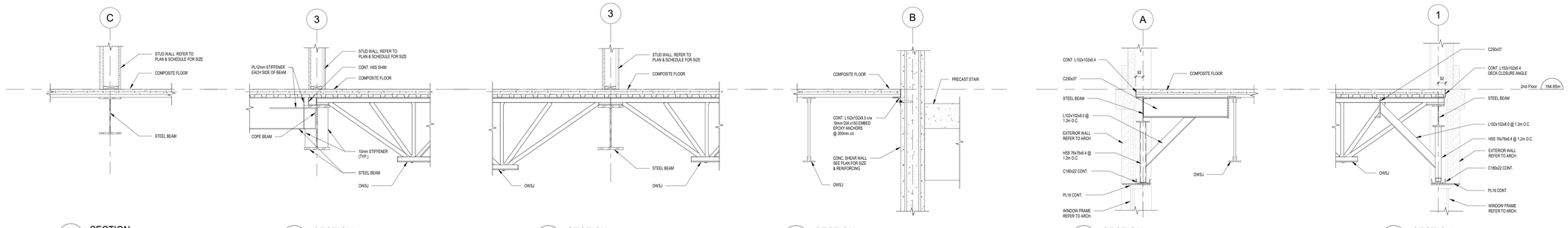
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9 S502 SECTION 1 : 20

8 S502 SECTION 1 : 20

7 S502 SECTION 1 : 20



6 S502 SECTION 1 : 20

5 S502 SECTION 1 : 20

4 S502 SECTION 1 : 20

3 S502 SECTION 1 : 20

2 S502 SECTION 1 : 20

1 S502 SECTION 1 : 20

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NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

FRAMING SECTIONS

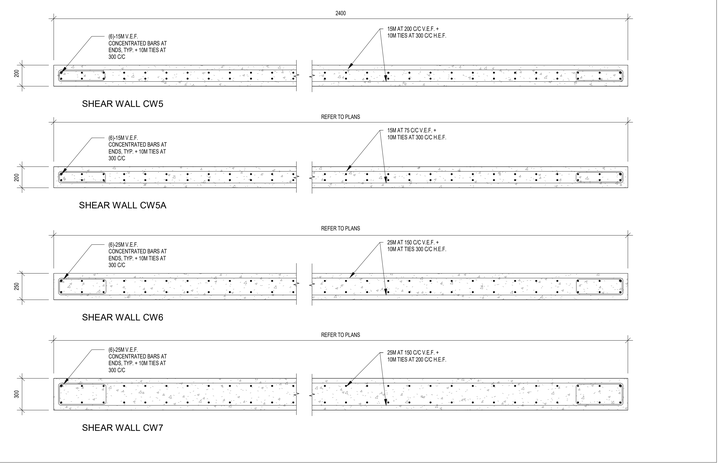
DESIGN BY:	SJ
DRAWN BY:	IVV
CHECKED BY:	
DATE:	08/05/26
SCALE:	1 : 20
PROJECT NO:	22132
DRAWING NO:	S502

SEAL:



Roof																														Roof
174250 4th Floor			C3		C3			C3			C3			C3	C3													C3		174250 4th Floor
170850 3rd Floor								C3		C2		C3		C3	C3															170850 3rd Floor
167750 2nd Floor			C3		C3						C2																		C3	167750 2nd Floor
164650 1st Floor (Res.)	C3	C2		C2		C3	C2		C2	C2		C2	C3			C3	C1	C3	C2	C2	C2	C2	C2	C3	C2	C2	C2	C2		164650 1st Floor (Res.)
160350																														160350
Column Locations	A-1, A-6, C-6, D-6, Aa-1, Ab-6, Cb-6, Cc-1, Kb-1	A-1c	A-3, A-4b, D-2c, D-4d	A-4e	C-4d, E-6	D-1, E-1	D-1a	D-4	E-1a, G-2a, K-5	E-4	E-7a, K-7(-1320)	E-7b, E-8, E-8b, E-9b, E-10b, E-11	E-13	F-3, J-3, Aa-3, Aa-4, Ke-3	G-2c, K-11	J-10c, J-12a	K-2a	K-3, Gc-3	L-1b, L-2b	L-4c, L-5, L-5a	L-7c, L-8, L-8a, L-8a, L-10a	L-12b	L-13, Fa-13, Kc-13	Ac-3	Ca-3	Da-3	Ga-1	Gc-8, Gc-9, Ka-8, Ka-9	Ka-13	

SHEAR WALL SCHEDULE



LINTEL SCHEDULE

MARK	SIZE	NOTES
L1	3-44x235 LVL 1.9 E, 3000Fb	PROVIDE P1 EACH END
L2	300x600 CONC. HEADER r/w 5-15M AND 10M TIES @ 300 o.c.	
L3	2-44x292 LVL 1.9 E, 3000Fb	PROVIDE P1 EACH END
L4	3-38x184	PROVIDE P1 EACH END
L5	3-38x286	PROVIDE P2 EACH END

WOOD POST SCHEDULE

MARK	SIZE	NOTES
PS1	4-38x184	
PS2	4-38x140	

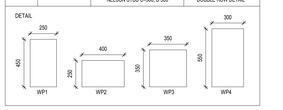
STUD WALL SCHEDULE

MARK	SIZE / SPACING	SILL PLATE	TOP PLATE	SHEATHING
ST1	38x184 @ 400 C/C	38x184 C/W 12.5Ø x 150 EMBED HILTI HUS EPOXY ANCHORS @ 800 C/C	2-38x184	
ST2	38x140 @ 300 C/C	38x184 C/W 12.5Ø x 150 EMBED HILTI HUS EPOXY ANCHORS @ 800 C/C	2-38x140	
ST3				

WALL PLATE SCHEDULE

MARK	PLATE	ANCHORAGE	REMARKS
WP1	250x450x16	6-20mmØ x 100mm LG. NELSON STUD C+275, D 125	SINGLE PLATE DOUBLE ROW DETAIL
WP2	400x250x16	4-20mmØ x 127mm LG. NELSON STUD C+300, D 500	SINGLE PLATE DOUBLE ROW DETAIL
WP3	350x350x16	4-20mmØ x 127mm LG. NELSON STUD C+300, D 500	SINGLE PLATE DOUBLE ROW DETAIL
WP4	300x550x16	4-20mmØ x 127mm LG. NELSON STUD C+300, D 500	SINGLE PLATE DOUBLE ROW DETAIL

DETAIL



STEEL COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C1	HS127x127x7.9	280x280x19	4-19mmØ x 500mmLG + 75mm HOOK EMBEDDED ANCHOR BOLTS
C2	HS152x152x7.9	280x280x19	4-19mmØ x 500mmLG + 75mm HOOK EMBEDDED ANCHOR BOLTS

BEARING PLATE SCHEDULE

MARK	SIZE	ANCHORAGE
BP1	10x200x100	(2)-12.7mm Ø x 150mm LG. NELSON STUD

CONCRETE FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
F1	1200x1200	300	6 - 15M BOTTOM E.W.
F2	2000x2000	300	7 - 15M BOTTOM E.W.
F3	3000x3000	300	6 - 20M BOTTOM E.W.

CONCRETE PIER SCHEDULE

MARK	SIZE	VERT. REINF.	TIES	DETAILS
P1	400x400	6 - 15M	15M @ 300 C/C	
P2	430x580	6 - 15M	15M @ 300 C/C	

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

WALL FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
WF1	400	200	3 - 15M CONT.
WF2	600	200	3 - 15M CONT.

CONCRETE WALL SCHEDULE

MARK	WIDTH	REINFORCING	NOTES
CW1	200	15M @ 300 O.C. E.W. E.F.	
CW2	250	15M @ 300 O.C. E.W. E.F.	
CW3	370	15M @ 200 O.C. E.W. E.F.	
CW4	450	15M @ 300 O.C. E.W. E.F.	
CW5	200	SEE SHEARWALL SCHEDULE	
CW5A	200	SEE SHEARWALL SCHEDULE	
CW6	250	SEE SHEARWALL SCHEDULE	
CW7	300	SEE SHEARWALL SCHEDULE	

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CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

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NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

SCHEDULES

DESIGN BY: *SJ*
DRAWN BY: *NV*
CHECKED BY:
DATE: *08/11/26*
SCALE: *As indicated*

SEAL:

LICENSED PROFESSIONAL ENGINEER
S. S. B. A. JINGUMAGE
M072593
PROVINCE OF ONTARIO

PROJECT NO: **22132**

DRAWING NO: **S801**