



**OMNI SEAFORTH LONG TERM CARE**  
CENTENNIAL DRIVE, SEAFORTH

**ISSUED FOR 50% BUDGET**  
**2026-03-19**

**CORNERSTONE ARCHITECTURE INCORPORATED**  
ARCHITECT

**MTE CONSULTANTS INC.**  
CIVIL ENGINEERS

**ARTHUR LIERMAN LANDSCAPE ARCHITECTURE**  
LANDSCAPE ARCHITECT

**MTE CONSULTANTS INC.**  
STRUCTURAL ENGINEERS

**CHORLEY + BISSET CONSULTING ENGINEERS**  
MECHANICAL & ELECTRICAL ENGINEERS

**DRAWING LIST**

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- L.1 OVERALL SITE LANDSCAPE PLAN
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- S1.01 Unnamed
- SCH SCHEDULE TEMPLATE

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- M1.01 Unnamed
- MW.6 THERMOFOIL CABINET WITH DOORS @ SINK
- MW.7 SHOWER ROOM CABINET
- MW.8 BARRIER FREE SINK
- MW.9 RECEPTION DESK @ KNEE SPACE
- MW.10 RECEPTION DESK @ COUNTER & TRANSITION TOP
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- MW.12 THERMOFOIL CABINETS - TYPICAL
- MW.13 THERMOFOIL CABINET WITH OPEN UPERS
- MW.14 STAFF TV CABINET
- MW.15 THERMOFOIL CABINETS - TYPICAL
- MW.18 2800mm FULL HEIGHT CABINET

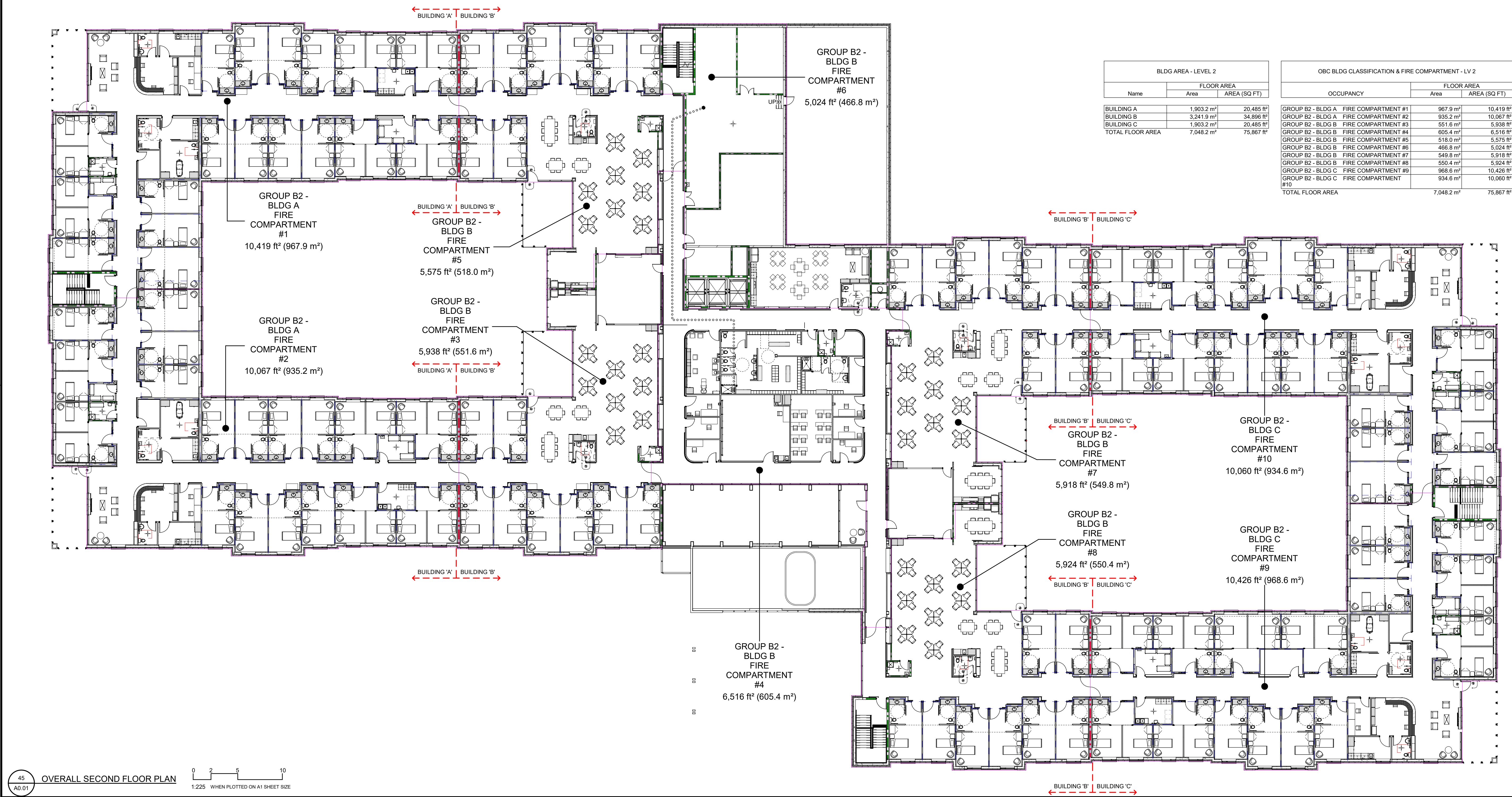
**ELECTRICAL**

- E1.01 Unnamed

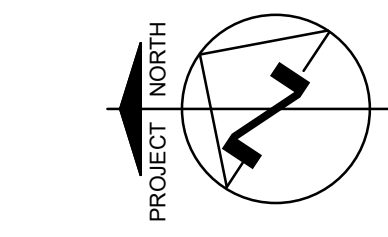




77  
A0.01 OVERALL GROUND FLOOR PLAN



45  
A0.01 OVERALL SECOND FLOOR PLAN



LEGEND:

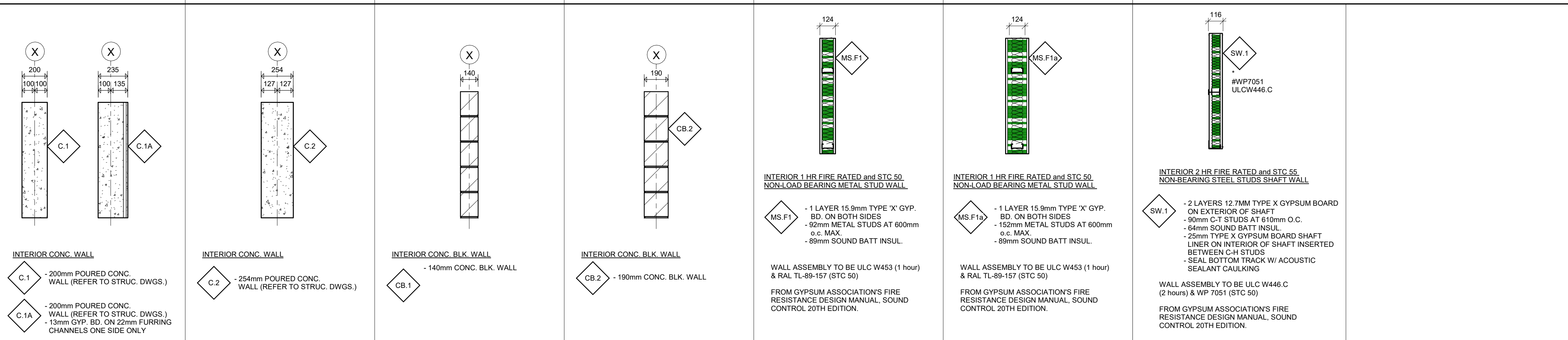
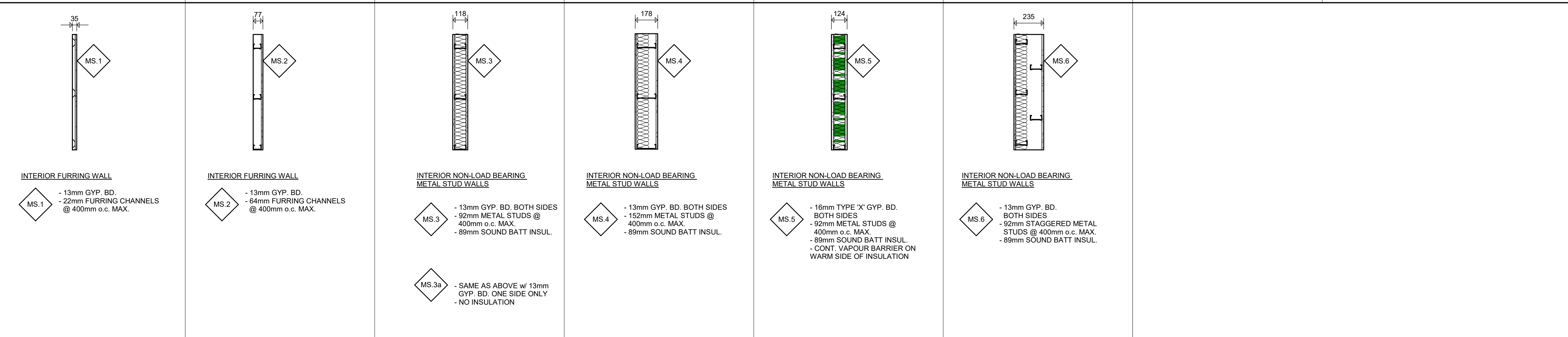
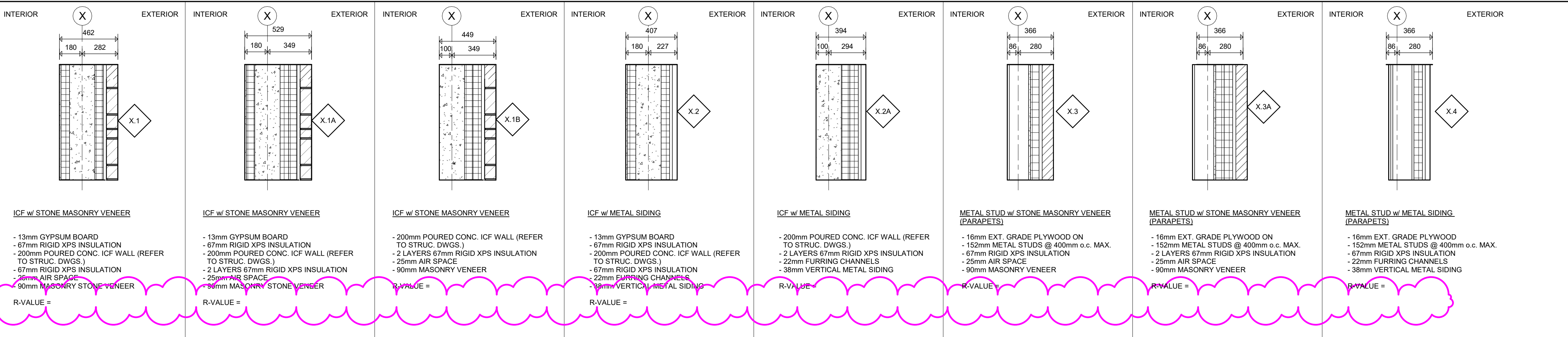
- ○ ○ ○ ○ ○ ○ ○ ○ ○ TRAVEL DISTANCE
- ● ● ● ● ● 0 HOUR FIRE SEPARATION
- ● ● ● ● ● 1 HOUR FIRE SEPARATION
- ● ● ● ● ● 2 HOUR FIRE SEPARATION

BLDG AREA - LEVEL 1			OBC BLDG CLASSIFICATION & FIRE COMPARTMENT - LV 1		
FLOOR AREA			FLOOR AREA		
Name	Area	AREA (SQ FT)	OCCUPANCY	Area	AREA (SQ FT)
BUILDING A	1,903.2 m <sup>2</sup>	20,485 ft <sup>2</sup>	GROUP B2 - BLDG A FIRE COMPARTMENT #1	977.0 m <sup>2</sup>	10,516 ft <sup>2</sup>
BUILDING B	3,844.4 m <sup>2</sup>	41,381 ft <sup>2</sup>	GROUP B2 - BLDG B FIRE COMPARTMENT #2	988.1 m <sup>2</sup>	9,969 ft <sup>2</sup>
BUILDING C	1,903.2 m <sup>2</sup>	20,485 ft <sup>2</sup>	GROUP B2 - BLDG B FIRE COMPARTMENT #3	981.5 m <sup>2</sup>	10,587 ft <sup>2</sup>
TOTAL FLOOR AREA	7,650.7 m <sup>2</sup>	82,352 ft <sup>2</sup>	GROUP B2 - BLDG B FIRE COMPARTMENT #4	891.2 m <sup>2</sup>	9,593 ft <sup>2</sup>
			GROUP B2 - BLDG B FIRE COMPARTMENT #5	546.3 m <sup>2</sup>	5,880 ft <sup>2</sup>
			GROUP B2 - BLDG B FIRE COMPARTMENT #6	751.1 m <sup>2</sup>	8,127 ft <sup>2</sup>
			GROUP B2 - BLDG B FIRE COMPARTMENT #7	550.0 m <sup>2</sup>	5,920 ft <sup>2</sup>
			GROUP B2 - BLDG B FIRE COMPARTMENT #8	550.4 m <sup>2</sup>	5,925 ft <sup>2</sup>
			GROUP B2 - BLDG C FIRE COMPARTMENT #9	977.1 m <sup>2</sup>	10,517 ft <sup>2</sup>
			GROUP B2 - BLDG C FIRE COMPARTMENT #10	926.1 m <sup>2</sup>	9,968 ft <sup>2</sup>
			TOTAL FLOOR AREA	7,650.7 m <sup>2</sup>	82,352 ft <sup>2</sup>

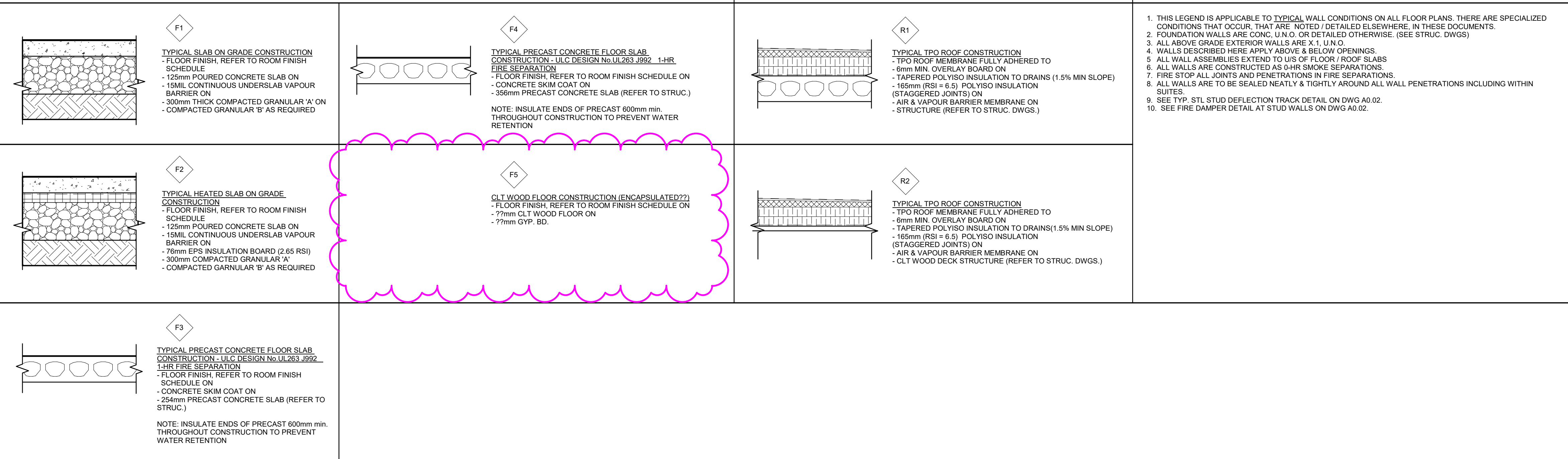
Name of Project: OMNI SEAFORTH LONG TERM CARE			Certificate of Practice No. 2077		
Project Location: CENTENNIAL DRIVE, SEAFORTH, ONTARIO			Name of Project: OMNI SEAFORTH LONG TERM CARE		
ITEM: ONTARIO BUILDING CODE DATA MATRIX PART 3			Project Location: CENTENNIAL DRIVE, SEAFORTH, ONTARIO		
3.01 Project Type:			O.B.C. REFERENCE		
None			PART 3		
Change of Use			[A] 1.1.2		
Description: NEW 256-BED LONG TERM CARE					
3.02 Major Occupancy (s): BUILDING A - B2 OCCUPANCY - LONG TERM CARE			3.1.2.1 (1)		
BUILDING B - B2 OCCUPANCY - LONG TERM CARE					
BUILDING C - B2 OCCUPANCY - LONG TERM CARE					
3.03 Superimposed Major Occupancies:			3.2.2.7		
Description:					
3.04 Building Area (m <sup>2</sup> ):			[A] 1.4.1.2		
BUILDING A					
BUILDING B					
BUILDING C					
3.05 Gross Area (m <sup>2</sup> ):			[A] 1.4.1.2		
BUILDING A					
BUILDING B					
BUILDING C					
3.06 Mezzanine (s) Area m <sup>2</sup> :			3.2.1.1(3)(8)		
N/A					
3.07 Number of Storeys:			[A] 1.4.1.2		
Above Grade: 2					
Height of Building (m): 7.0 m			3.2.1		
3.08 High Building:			3.2.6		
Number of Storeys / Fire Fighters Access Routes:			3.2.2.10.3.2.5		
3.09 Building Classification:			3.2.2.20 - 3.2.2.83		
3.2.2.39					
Occupancy: GROUP B, DIV. 2 UP TO 3					
BUILDING A					
BUILDING B					
BUILDING C					
3.10 Sprinkler System:			3.2.2.20 - 3.2.2.83		
Required					
Not Required					
3.11 Standpipe Required:			3.2.1.7		
Selected Floor Areas					
3.12 Fire Alarm Required:			3.2.4		
Required					
Not Required					
3.13 Water Service / Supply is Adequate:			3.2.2.20 - 3.2.2.83		
Required					
Not Required					
3.14 Construction Type:			4.1.2.1 (3)		
Restriction					
Combustible Permitted					
Non-Combustible					
3.15 Importance Category:			Table 4.1.2.1.B		
Low					
Normal					
High					
3.16 Seismic Category:			4.1.8.4 (4)		
SIC2					
3.17 Seismic Design Required for Table 4.1.8.18, Items 6 to 22:			4.1.8.18 (2)		
Not Required					
3.18 Occupant Load based on:			3.1.17		
m <sup>2</sup> / Person					
Design of building					
3.19 Barrier-free Design:			3.8		
Barrier-free Entrances: 2					
3.20 Hazardous Substances:			3.3.1.2 (1) & 3.3.1.19 (1)		
Required					
Not Required					
3.21 Required Fire Resistance Ratings (FRR):			3.2.2.20 - 3.2.2.83		
Assembly Ratings					
Floor					
Roof					
Mezzanine					
3.22 Spatial Separation - Construction of Exterior Walls:			3.2.3		
Wall					
Bldg. A - North					
Bldg. A - South					
Bldg. A - West					
Bldg. B - North					
Bldg. B - South					
Bldg. C - North					
Bldg. C - East					
Bldg. C - South					
3.23 Building Features/Requirements:			3.7.4		
Ratio: Maximum = 2050 Except as noted otherwise					
Floor Level/Area:					
Occupant Load:					
OBC Reference:					
Fixtures Req'd:					
Fixtures Provided:					
GROUND					
SECOND					
STAFF					
3.24 Energy Efficiency:			12.2.1.2		
Compliance Path: SB-10 Division 3.1.2.1 (1)(a) ASHRAE 90.1 and Chapter 2					
Climate Zone: 6A Degree Days below 18°C: 4100					
3.25 Other Relevant Requirements:					
Fire Separations:					
Subs					
Service Rooms					
Vertical Shafts					
Exit Through Lobby:					
Interconnected Floor Space:					
Floor Fire Sep. Composite Assembly or Single Element:					
Exits:					
Required Exit Capacity:					
Number Required:					
Safety Within Floor Areas					
Group B2 Occupancy Requirements					
Service Space Requirements					
Universal Washrooms					
Sound Ratings (Residential) Required:					
Walls: N/A Floors: N/A Elevator: N/A					



EXTERIOR WALL ASSEMBLIES

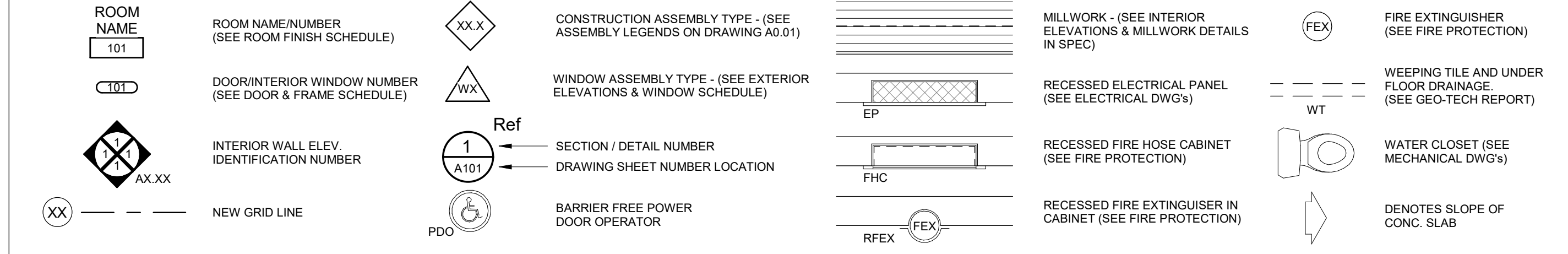


FLOOR ASSEMBLIES



SYMBOL LEGEND

APPLICABLE TO ALL DRAWINGS



ABBREVIATIONS

ACF	ARCHITECTURAL CONCRETE FINISH	D.F.	DRINKING FOUNTAIN	HB	HOSE BIB	RD	ROOF DRAIN
AESS	ARCHITECTURAL EXPOSED STEEL	DW	DISH WASHER	HDG	HOT DIPPED GALVANIZED	RTU	ROOF TOP UNIT
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	HM	HOLLOW METAL	RWL	RAIN WATER LEADER
ALUM	ALUMINUM	EJ	EXPANSION JOINT	INSUL	INSULATION	SND	SANITARY NAPKIN DISPENSER
ARCH	ARCHITECTURAL	ELEC	ELECTRICAL	LKR	LOCKER	SHWR	SHOWER
AT	ACOUSTIC TILE	ELEV	ELEVATOR	MECH	MECHANICAL	SPEC	SPECIFICATIONS
AV	AIR/VAPOUR BARRIER	EP	ELECTRICAL PANEL	MFG	MANUFACTURER	STL	STEEL
B.F.	BARRIER FREE	E-Tel	EMERGENCY TELEPHONE	MICRO	MICROWAVE (OWNER SUPPLIED)	STRUC	STRUCTURAL
EXIST	EXISTING	MIN	MINIMUM	MIR	MIRROR	TB	TOWEL BAR
BLKHD	BULKHEAD	EXT	EXTERIOR	MIRR	MIRROR	TD	TRENCH DRAIN
CB	CATCH BASIN	FEF	FIRE EXTINGUISHER	mm	MILLIMETRES	TO	TOP OF
CBK	CONCRETE BLOCK	F	FRIDGE (OWNER SUPPLIED)	MOP	MOP SINK	TTD	TOILET TISSUE DISPENSER
CC	CENTRE TO CENTRE	F-EJ	FLOOR EXPANSION JOINT	MR	MOISTURE RESISTANT	TV	TELEVISION (OWNER SUPPLIED)
CIP	CAST-IN-PLACE	FD	FLOOR DRAIN	MW	MILLWORK	TWF	THROUGH WALL FLASHING
CLG	CEILING	FG	FLOOR GRILLE	N.I.C	NOT IN CONTRACT	TYP	TYPICAL
CLG	CEILING	FHC	FIRE HOSE CABINET	O.C	ON CENTRE	US	UNDERSIDE
CONC	CONCRETE	FN	FINISH	PDO	POWER DOOR OPERATOR	VCT	VINYL COMPOSITE TILE
CONT	CONTINUOUS	FL	FIRE LITE GLAZING	PREFN	PREFINISHED	W	WASHING MACHINE
c/w	COMPLETE WITH	GB	GRAB BAR	PVB	POLY VAPOUR BARRIER	W-EJ	WALL EXPANSION JOINT
D	DRYER	GMWB	GLASS MAT GYPSUM BOARD	QT	QUARTZ TILE	WT	WEERING TILE
DIA	DIAMETER	GYP BD	GYPSUM BOARD	RFEF	RECESSED FIRE EXTINGUISHER	w	WITH

NOTES, LEGENDS, & ABBREVIATIONS ARE APPLICABLE TO ALL DRAWINGS

LEGEND

- THIS LEGEND IS APPLICABLE TO TYPICAL WALL CONDITIONS ON ALL FLOOR PLANS. THERE ARE SPECIALIZED CONDITIONS THAT OCCUR THAT ARE NOTED / DETAILED ELSEWHERE IN THESE DOCUMENTS.
- FOUNDATION WALLS ARE CONC. U.N.O. OR DETAILED OTHERWISE. (SEE STRUC. DWGS.)
- ALL ABOVE GRADE EXTERIOR WALLS ARE X.1, U.N.O.
- ALL WALLS ARE CONSTRUCTED AS BARRIERS.
- ALL WALL ASSEMBLIES EXTEND TO US OF FLOOR / ROOF SLABS
- ALL WALLS ARE TO BE SEALED TIGHTLY & TIGHTLY AROUND ALL WALL PENETRATIONS INCLUDING WITHIN SUITES.
- FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS
- SEE TYP. STL. STUD DEFLECTION TRACK DETAIL ON DWG A0.02.
- SEE FIRE DAMPER DETAIL AT STUD WALLS ON DWG A0.02.

GENERAL NOTES

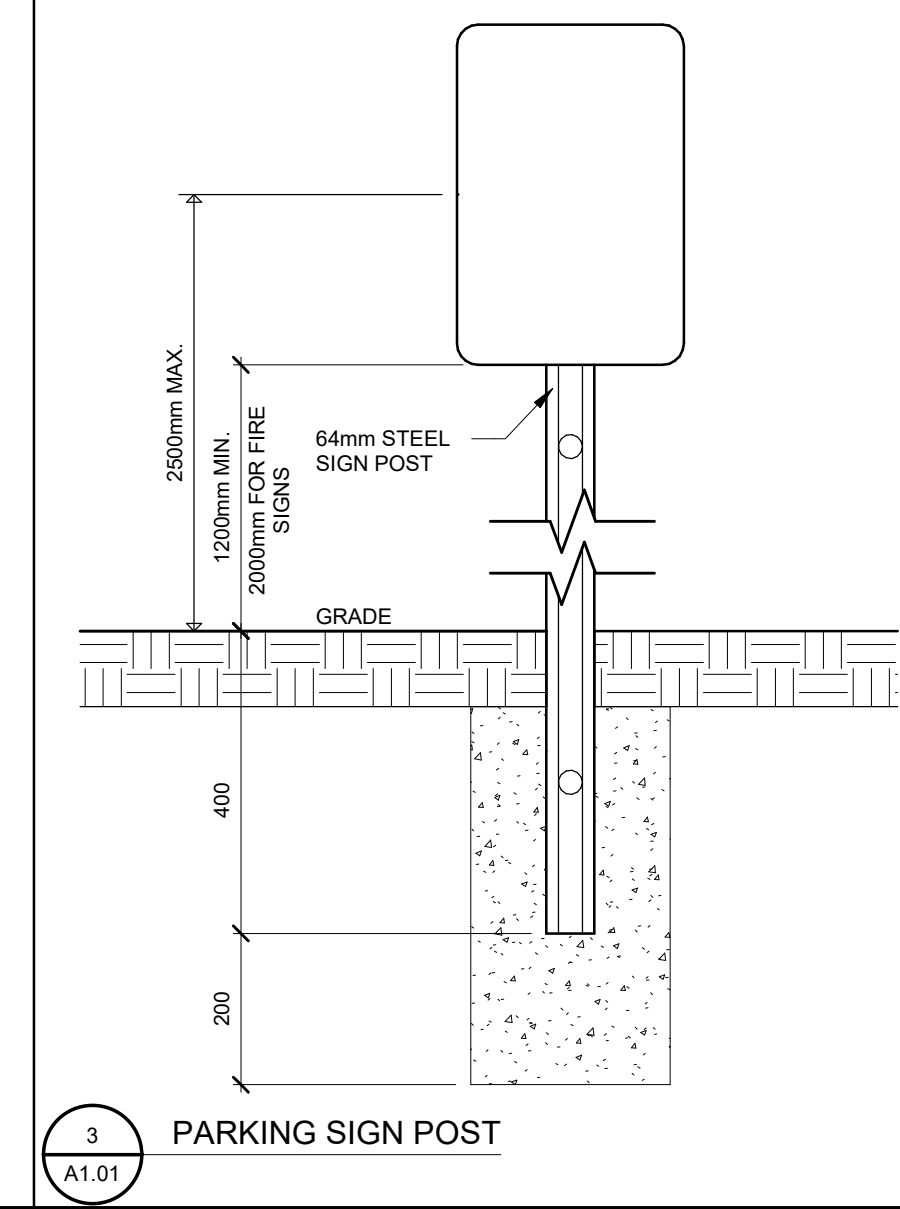
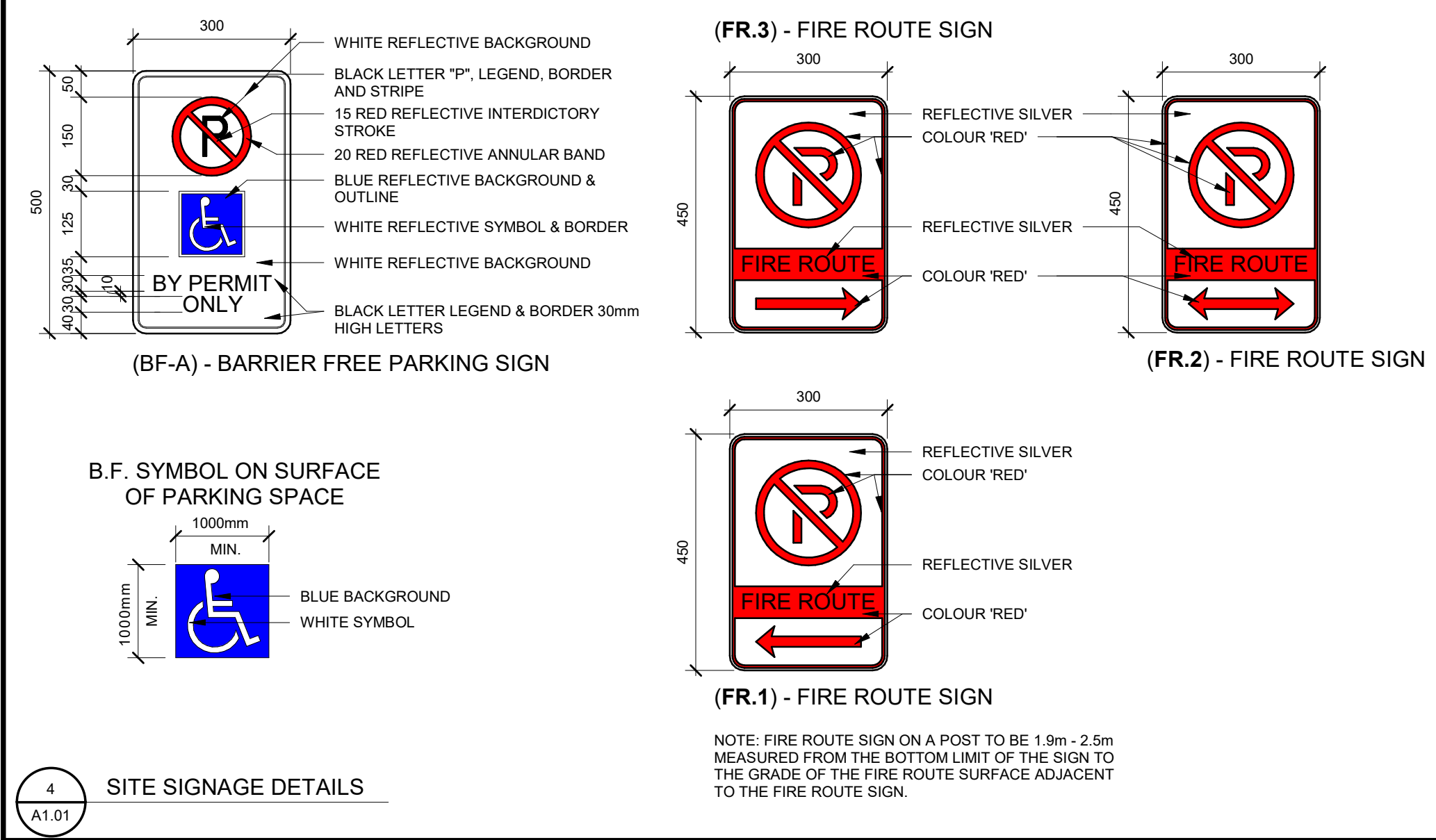
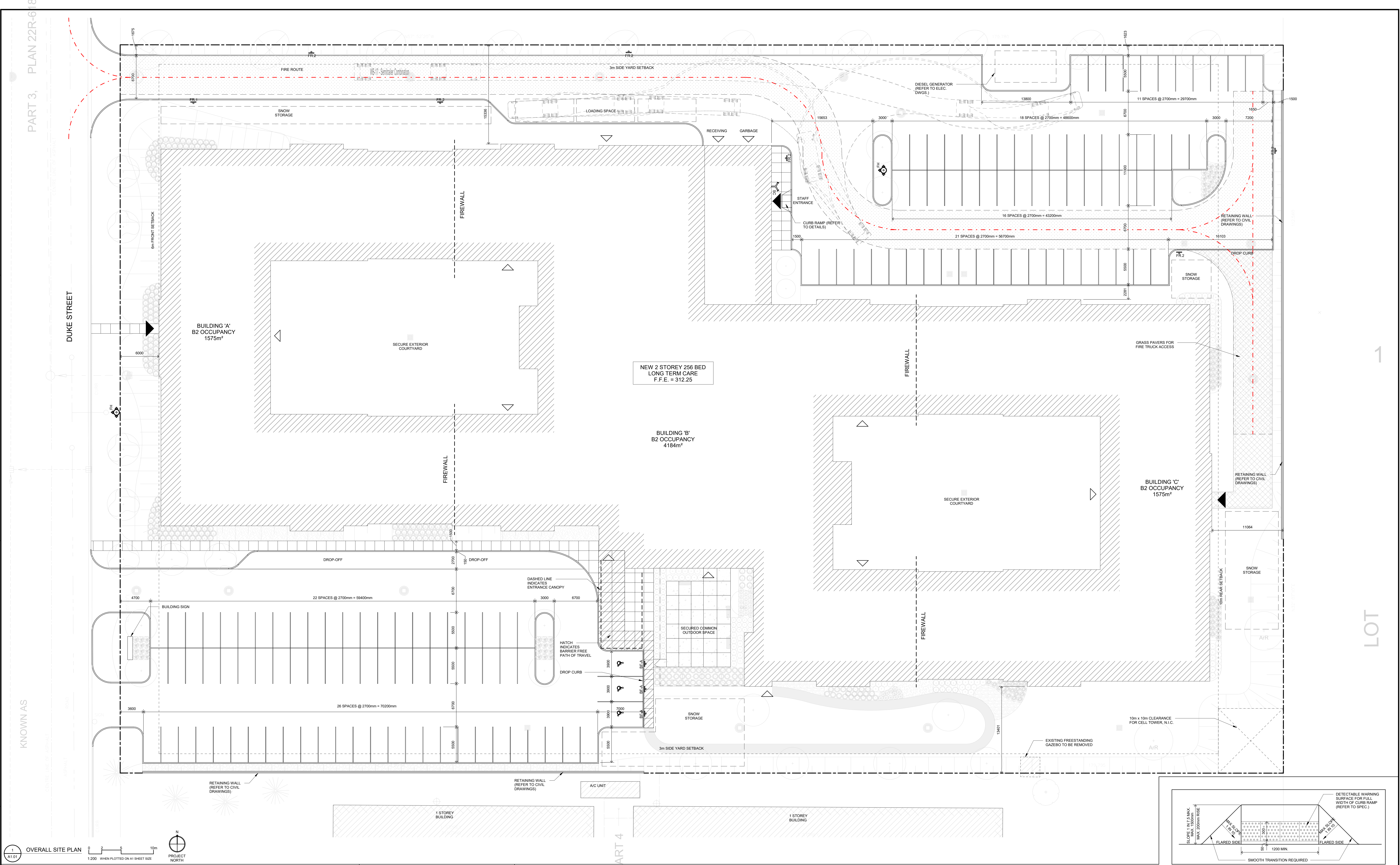
THIS LEGEND IS APPLICABLE TO ALL DRAWINGS

- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
- REFER TO FLOOR PLANS FOR FIRE SEPARATION LOCATIONS. CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
- FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
- INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
- REFER TO OVERALL FLOOR PLANS FOR FIRE SEPARATIONS.
- FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
- SLOPE NEW FLOORS 1.5% TO DRAINS.
- ALL CONCRETE BLOCK TO BE LIGHT WEIGHT.
- PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
- INFL. ALL EXISTING MECHANICAL OPENINGS WITH NEW BLOCK TO MATCH EXISTING. COORDINATE WITH MECHANICAL DEMOLITION PLANS.
- PROVIDE MOISTURE RESISTANT GMWB IN ALL WASHROOMS, SHOWER ROOMS AND KITCHEN AREAS.
- USE MOISTURE RESISTANT GMWB IN ALL WASHROOMS, SHOWER ROOMS AND KITCHEN AREAS.
- USE DOWNSHIELD BEHIND ALL CERAMIC WALL TILE.
- ALL INTERIOR CONCRETE BLOCK TO HAVE BULLNOSE CORNERS. TYPICAL IN ALL LOCATIONS UNLESS NOTED OTHERWISE.
- ALL WALLS TO BE CONSTRUCTED AS 4-HOUR FIRE SEPARATIONS UNLESS NOTED OTHERWISE.
- ALL PARTITIONS TO CARRY OVER OPENINGS UNLESS NOTED OTHERWISE.
- CONTRACTOR TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION.
- TOOTH-IN NEW CONCRETE BLOCK WITH EXISTING CONCRETE BLOCK. NEW CONCRETE BLOCK TO MATCH EXISTING CONCRETE BLOCK IN EXISTING WALL UNLESS NOTED OTHERWISE.
- ALL DOORS INSTALLED 100mm FROM WALL ON HINGE SIDE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
- REFER TO CBC FLOOR PLANS FOR FIRE SEPARATION LOCATIONS. CARRY ALL PARTITIONS TO UNDERSIDE OF STRUCTURAL PRECAST SLABS OR METAL DECK UNLESS NOTED OR DETAILED OTHERWISE.
- FIRE STOP ALL JOINTS AND PENETRATIONS IN FIRE SEPARATIONS.
- INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE BLOCK TO FACE OF CONCRETE BLOCK OR FACE OF GYP. WALL BOARD TO FACE OF GYP. WALL BOARD.
- SLOPE FLOORS 1.5% TO DRAINS.
- ALL CONCRETE BLOCK TO BE LIGHT WEIGHT UNLESS NOTED OTHERWISE.
- PROVIDE SOLID WOOD BLOCKING BEHIND ALL WASHROOM ACCESSORIES & DOOR HARDWARE IN METAL STUD PARTITIONS.
- USE MOISTURE RESISTANT GMWB IN ALL WASHROOMS, SHOWER ROOMS AND KITCHEN AREAS.
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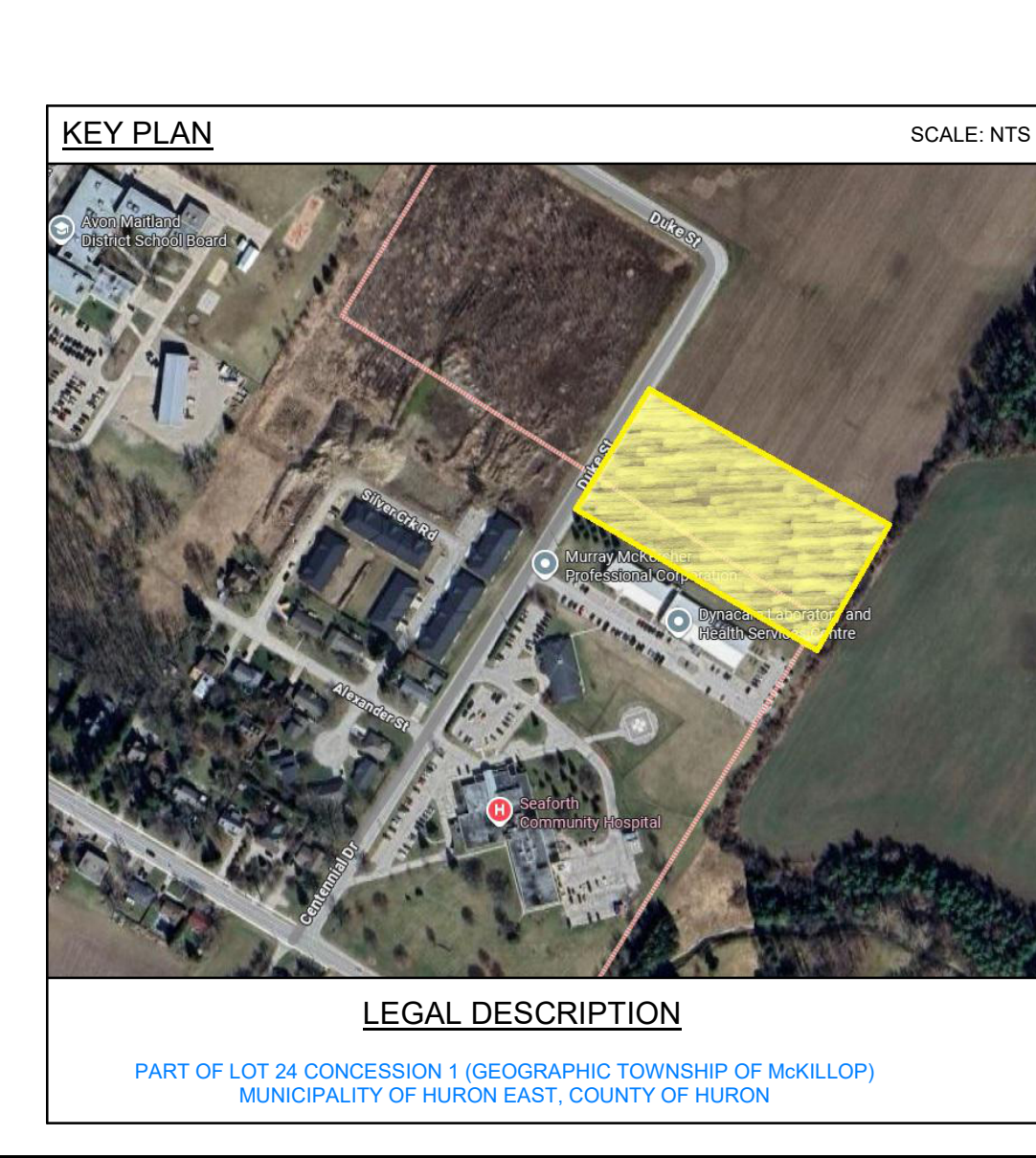


DOOR & FRAME SCHEDULE - FL 1.0																
LEGEND		DF	DOOR FINISH		FM	FRAME MATERIAL		MKP	MECHANICAL KEYPAD		PP	PUSH/PULL		TP	TEMPERED	
ALUM	ALUMINUM	DM	DOOR MATERIAL		H	HEIGHT		mm	MINUTE		ENP	ELECTRIC KEYPAD		S+V	SH+V	
ANOD	ANODIZED	FE	FRAME ELEVATION		NO	HOLD OPEN		mm	MDF		MEDIUM DENSITY FIBREBOARD		STAN	STAIN + VARNISH		
DC	DOOR CONTACT	FF	FRAME FINISH		HM	HOLLOW METAL		P	PAINT		T	THICKNESS		WHC	WOOD HOLLOW CORE	
DE	DOOR ELEVATION	FF	FRAME FINISH		MAG	MAGNETIC - SEE ELEC DWGS		PDO	POWER DOOR OPERATOR		TB	THERMAL BREAK DOOR + FRAME		WSC	WOOD SOLID CORE	
NO.	SIZE	DE	DM	DF	GLASS	LABEL	HEAD SIZE	FE	FRAME	FM	FF	HANDLE	HARDWARE	CLOSING DEVICE	LOCK	REMARKS
FL 1.0																
102-1	1120 x 2134 x 50	DE-4	ALUM	ANOD	SAFETY	~	64mm	FE-1	FD-5	ALUM	ANOD	LEVER	NO	YES	EKP	
102-2	1120 x 2134 x 50	DE-4	ALUM	ANOD	SAFETY	~	64mm	FE-1	FD-5	ALUM	ANOD	LEVER	NO	YES	EKP	
102-3	1120 x 2134 x 50	DE-4	ALUM	ANOD	INSUL	~	64mm	FE-9	FD-9	ALUM	ANOD	PULL	YES	MAG	EKP	DOOR OPERATOR
102-4	1120 x 2134 x 50	DE-4	ALUM	ANOD	INSUL	~	64mm	FE-9	FD-9	ALUM	ANOD	PULL	YES	MAG	EKP	DOOR OPERATOR
103-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	YES	YES	MKP			
104-1	1120 x 2134 x 45	DE-1	WSC	SAV	~	50mm	FE-1	FD-1	HM	P	LEVER	NO	YES			
105-1	1120 x 2134 x 45	DE-1	WSC	SAV	~	50mm	FE-1	FD-1	HM	P	LEVER	NO	YES			
106-1	950 x 2134 x 45	DE-1	HM	P	~	45 mm	50mm	FE-1	HM	P	LEVER	YES	YES			
106-2	950 x 2134 x 45	DE-1	HM	P	~	50mm	50mm	FE-1	HM	P	LEVER	YES	YES			
106-3	950 x 2134 x 45	DE-1	HM	P	~	45 mm	50mm	FE-1	HM	P	LEVER	YES	YES			
106-4	FIRE SHUTTER						45 mm	MANF.	MANF.	FUSIBLE LINK	NO					
107-1	950 x 2134 x 45	DE-1	HM	P	~	45 mm	50mm	FE-1	HM	P	LEVER	YES	YES			
107-2	950 x 2134 x 45	DE-1	HM	P	~	45 mm	50mm	FE-1	HM	P	LEVER	YES	YES			
107-3	950 x 2134 x 45	DE-1	HM	P	~	45 mm	50mm	FE-1	HM	P	LEVER	YES	YES			
107-4	FIRE SHUTTER						45 mm	MANF.	MANF.	FUSIBLE LINK	NO					
108-1	1120 x 2134 x 50	DE-4	ALUM	ANOD	SAFETY	~	64mm	FE-1	FD-6	ALUM	ANOD	LEVER	YES	YES		
108-2	1120 x 2134 x 50	DE-4	ALUM	ANOD	SAFETY	~	64mm	FE-1	FD-6	ALUM	ANOD	LEVER	YES	YES		
109-1	1120 x 2134 x 45	DE-1	WSC	SAV	~	50mm	FE-1	FD-1	HM	P	LEVER	YES	YES			
109-2	1120 x 2134 x 45	DE-1	WSC	SAV	~	50mm	FE-1	FD-1	HM	P	LEVER	YES	YES			
110-1	1120 x 2134 x 45	DE-1	WSC	SAV	~	50mm	FE-1	FD-1	HM	P	LEVER	YES	YES			
111-1	1120 x 2134 x 45	DE-1	WSC	SAV	~	50mm	FE-1	FD-1	HM	P	LEVER	YES	YES			
112-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	YES	YES				
113-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	YES	YES				
114-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	YES	YES				
115-1	1120 x 2134 x 45	DE-2	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
116-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	FD-3	HM	P	LEVER	NO	YES	MKP		
117-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
118-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
119-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
120-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
121-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
123-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
124-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
125-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
126-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
127-1	950 x 2134 x 45	DE-3	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
128-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	FD-1	HM	P	LEVER	NO	YES			
129-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	FD-1	HM	P	LEVER	YES	YES			
130-1	950 x 2134 x 45	DE-6	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
131-1	950 x 2134 x 45	DE-6	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
132-1	950 x 2134 x 45	DE-6	WSC	SAV	~	50mm	FE-1	HM	P	LEVER	NO	YES	MKP			
132-2	WINDOW						50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP	
133-1	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-2	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-3	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-4	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-5	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-6	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-7	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-8	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-9	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-10	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-11	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-12	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-13	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-14	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-15	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-16	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-17	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-18	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-19	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-20	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-21	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
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133-27	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
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133-35	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-36	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-37	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-38	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-39	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-40	950 x 2134 x 45	DE-1	HM	P	~	50mm	FE-1	HM	P	LEVER	NO	YES	UNEQUAL DOOR LEAFS	MKP		
133-41	950 x 2134 x 45															





SITE SYMBOL LEGEND			
	PRINCIPAL / FIRE FIGHTER ENTRANCE		FIRE HYDRANT (SEE SITE SERVICES DWG)
	EXIT / ENTRANCE		NEW ASPHALT PAVING
	FIRE ROUTE		PAINTED LINES
	SIAMESE CONNECTION (SEE MECHANICAL DWG)		CURB RAMP (SEE DETAIL)
	BIKE RACK		LIGHT STANDARD (SEE ELECTRICAL DWG)
	NEW CONC. SIDEWALK / PATIO (SIDEWALKS 1.5m WIDE UNLESS INDICATED) BROOM FINISH		FIRE ROUTE SIGN (SEE DETAIL)
	CONCRETE SIDEWALK - BARRIER FREE PATH OF TRAVEL		BOREHOLE LOCATION (SEE GEOTECHNICAL REPORT)
	DROP CURB (SEE SITE SERVICES DWG)		ACCESSIBLE PARKING SPACE PAINTED SOLID B.F. ENTRANCE
	BOLLARD (SEE DETAIL XXXXX)		FENCE
	ACCESSIBLE PARKING PERMIT SIGN (SEE DETAIL)		TRANSFORMER (SEE ELECTRICAL DWG)



SITE PLAN DATA CHART		
PROPERTY ADDRESS: CENTENIAL DRIVE, SEAFORTH, ONTARIO		
PROPERTY ZONING: RESIDENTIAL HIGH DENSITY ZONE (R5)		
REQUIRED:		PROPOSED:
BUILDING DETAIL:		GROUND: 7,622 m² (82,043 ft²)
BUILDING FLOOR AREA:		SECOND: 7,302 m² (78,369 ft²)
TOTAL:		14,924 m² (160,412 ft²)
NUMBER OF BEDS:		256
NUMBER OF RESIDENT HOME AREAS:		8
BUILDING AREA PER BED:		57 m² (615 ft²)
LOT AREA (MIN):		775m² min.
LOT FRONTAGE (MIN):		55.0 m plus 75m² for each unit over 5.
LOT DEPTH (MIN):		20 m
LOT COVERAGE (MAX):		37.7% (7,622 m²)
SETBACK INFORMATION:		
FRONT (MIN):	6 m	6 m
REAR (MIN):	10 m	11.06 m
INTERIOR SIDE YARD (MIN):	3 m	15.34 m & 13.4 m

PARKING INFORMATION (SITE SPECIFIC)			
STANDARD PARKING (TYP.)		1 PER 3 BEDS (256 BEDS) = 85.33 SPACES REQUIRED	136 STANDARD SPACES
BARRIER FREE PARKING (TYP.)		1 OUT OF THE FIRST 20 SPACES, 1 SPACE OUT OF EACH 100 SPACES OR PORTION THEREOF	3 BARRIER FREE PARKING SPACES REQUIRED
PARKING TOTAL		83 STANDARD + 3 BF SPACES	136 STANDARD + 3 BF SPACES
LOADING SPACES:			2 SPACES
BUILDING HEIGHT:		4 STOREYS	2 STOREYS
AMENITY AREA:		14m² PER UNIT + 8 UNITS = 112m²	1213m²
DENSITY INFORMATION:			
TOTAL LTC BEDS			256 BEDS
LANDSCAPE INFORMATION:			
LOT AREA:		20,231 m²	
BUILDING AREA:		7,622 m²	
PAVED AREA:		5,098 m²	
TOTAL LANDSCAPED AREA:		6,941 m²	34.3 %

SITE PLAN NOTES  
ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW  
ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNERS EXPENSE BY PRIVATE REMOVAL SERVICE

ONTARIO ASSOCIATION OF ARCHITECTS  
RICHARD W. HAMMOND  
LICENCE 4317

105-000 Thames St. London ON Canada N6A 6E1  
P 519.332.6844 F 519.332.6737  
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CORNERSTONE ARCHITECTURE

2025-12-15 ISSUED FOR SITE PLAN APPROVAL

omni Quality Living

OMNI QUALITY LIVING  
Project No.: 1147  
Drawn By: Author  
Per Date: 03/16/18

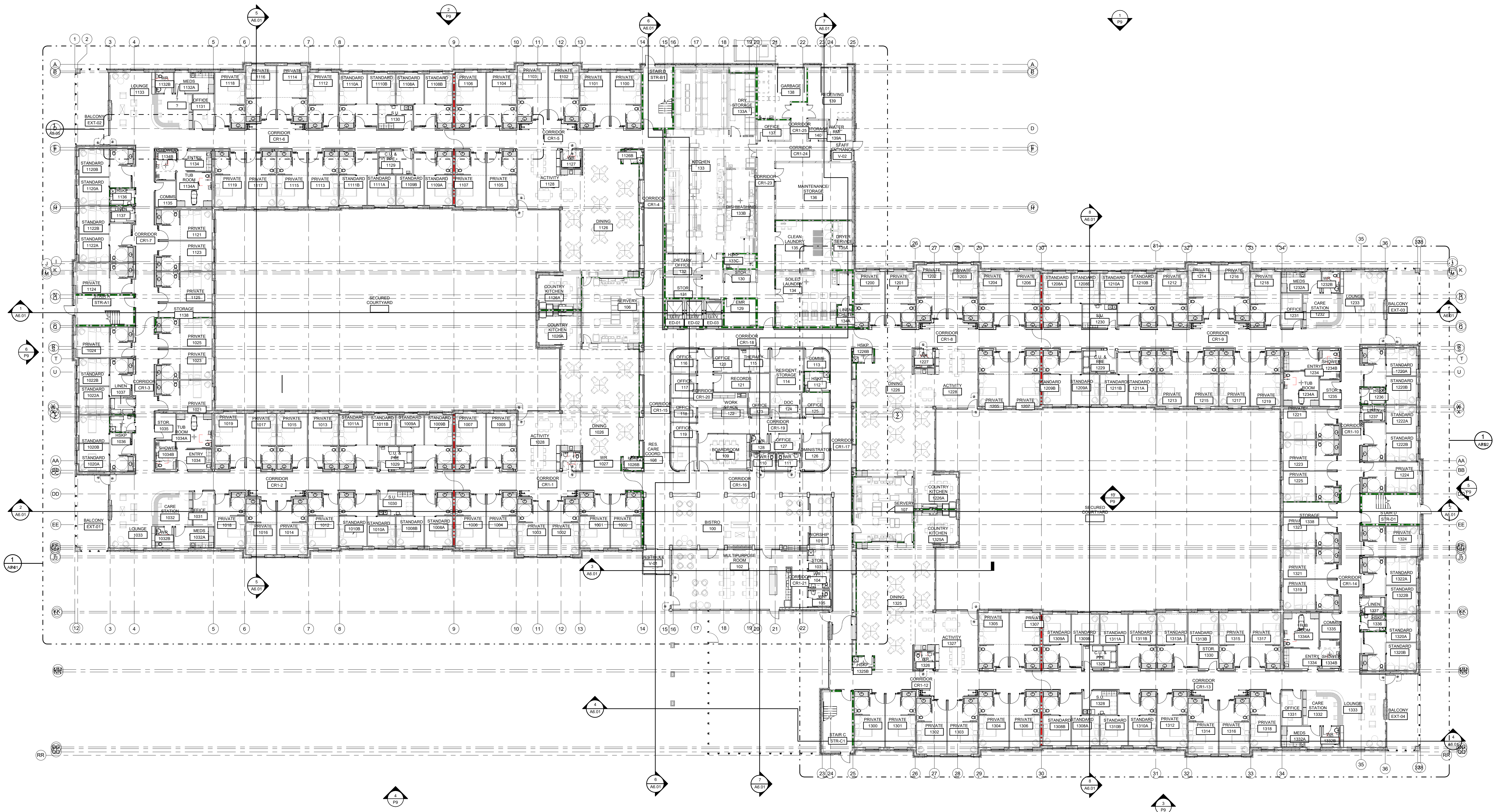
SEAFORTH LONG TERM CARE

CENTENIAL DRIVE, SEAFORTH

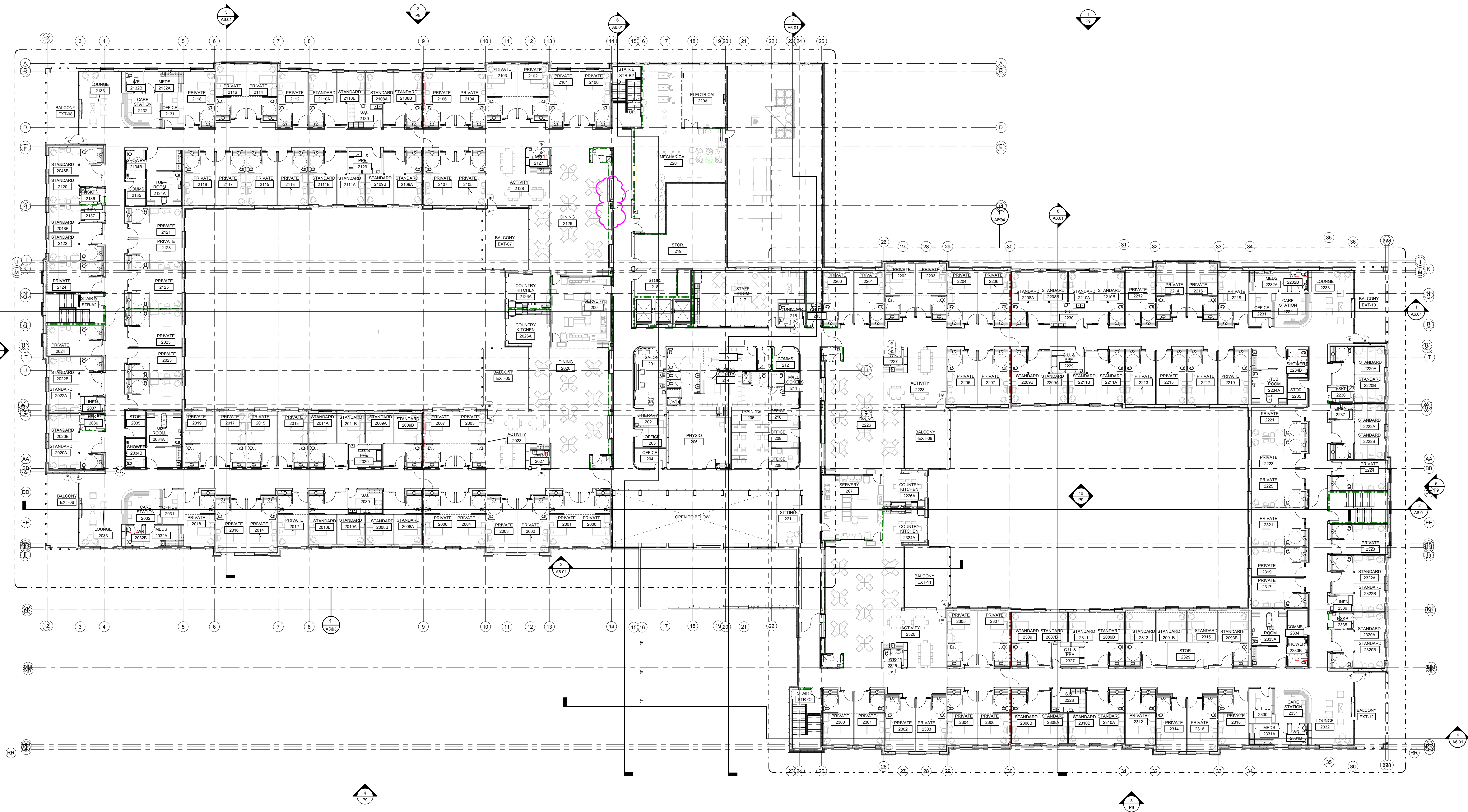
A1.01

SITE PLAN AND DETAILS

















1 GROUND FLOOR - CENTRAL & WEST

100-000 Thomas St. London ON Canada N6A 1E1  
P 519.832.6844 F 519.832.6777  
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**CORNERSTONE**  
ARCHITECTURE

2024-03-19 ISSUED FOR 50% BUDGET

**omni**  
Quality Living

OMNI QUALITY LIVING  
Project No. 1147  
Design By: Author  
Per Date: 04/15/24

**OMNI SEAFORTH LONG TERM CARE**  
CENTENNIAL DRIVE, SEAFORTH  
ENLARGED GROUND FLOOR PLAN

**A3.01**

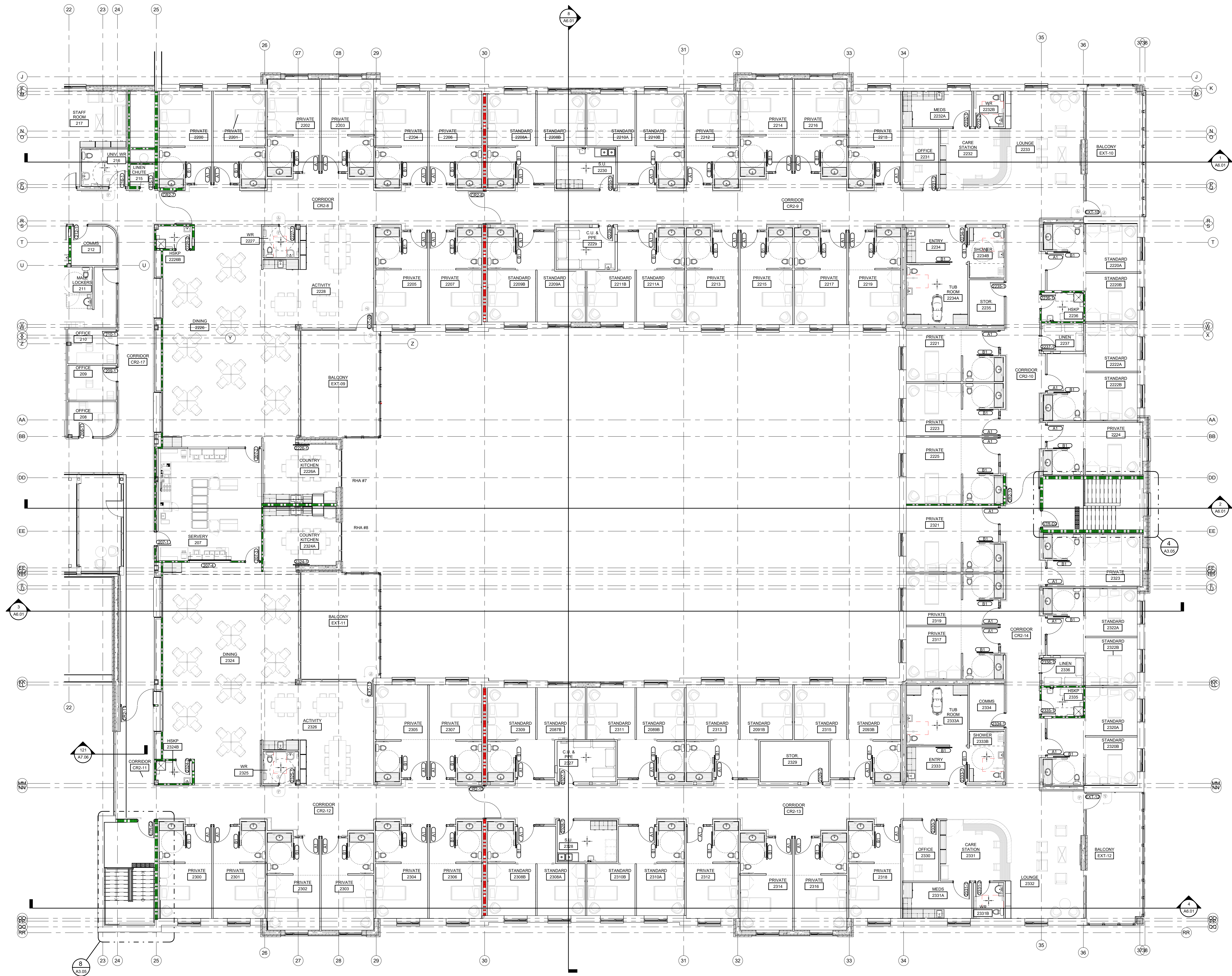




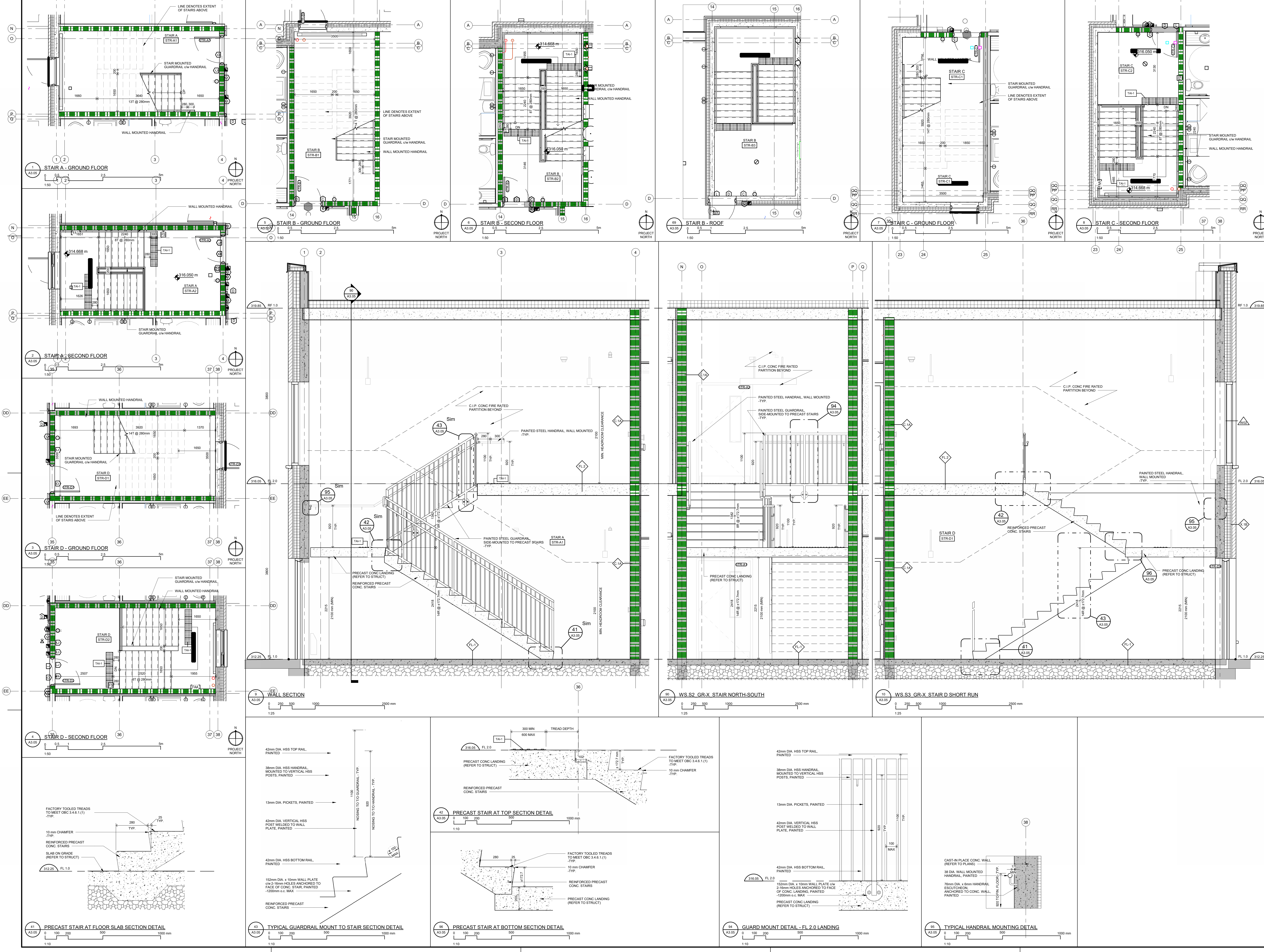




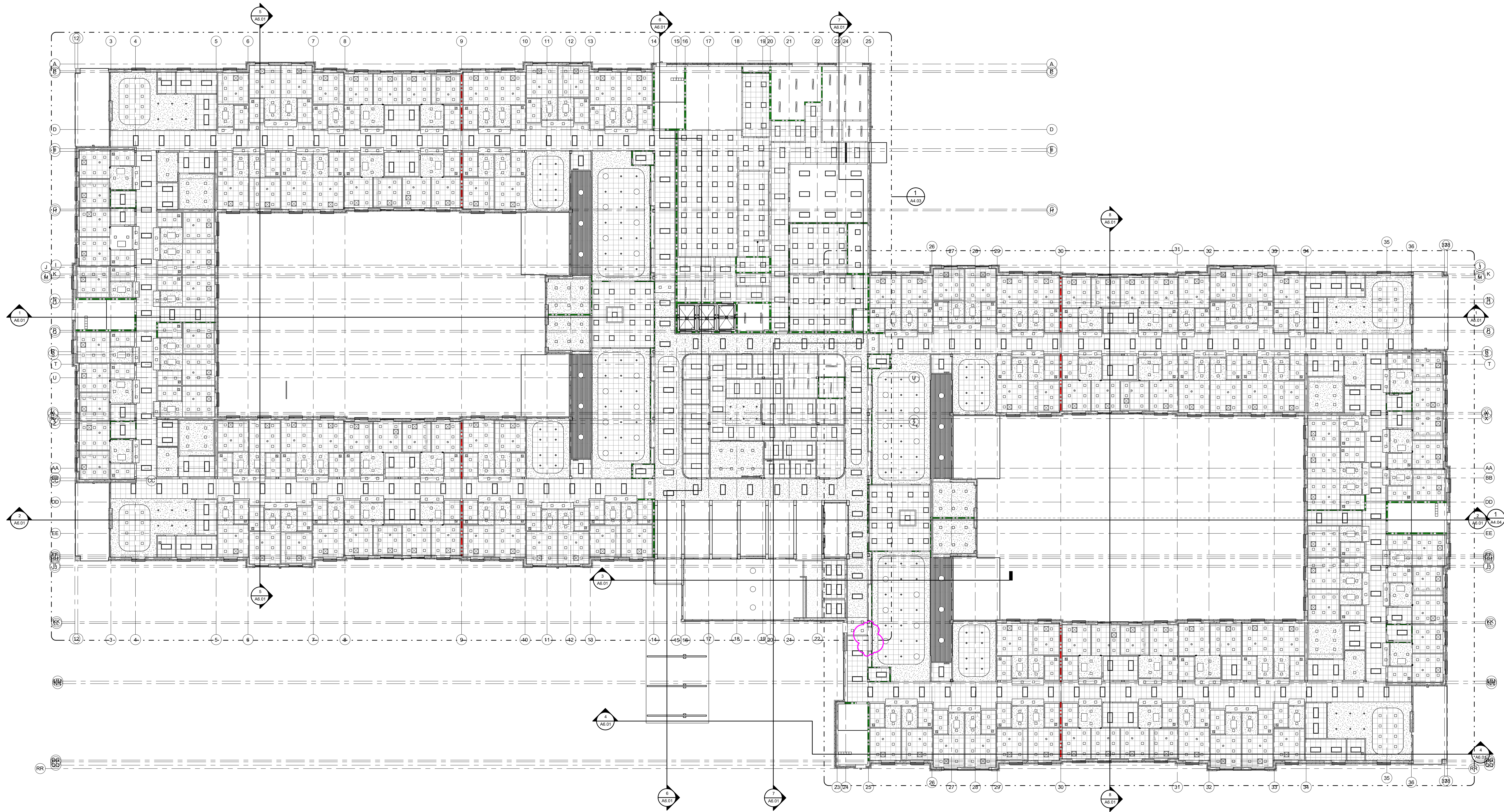




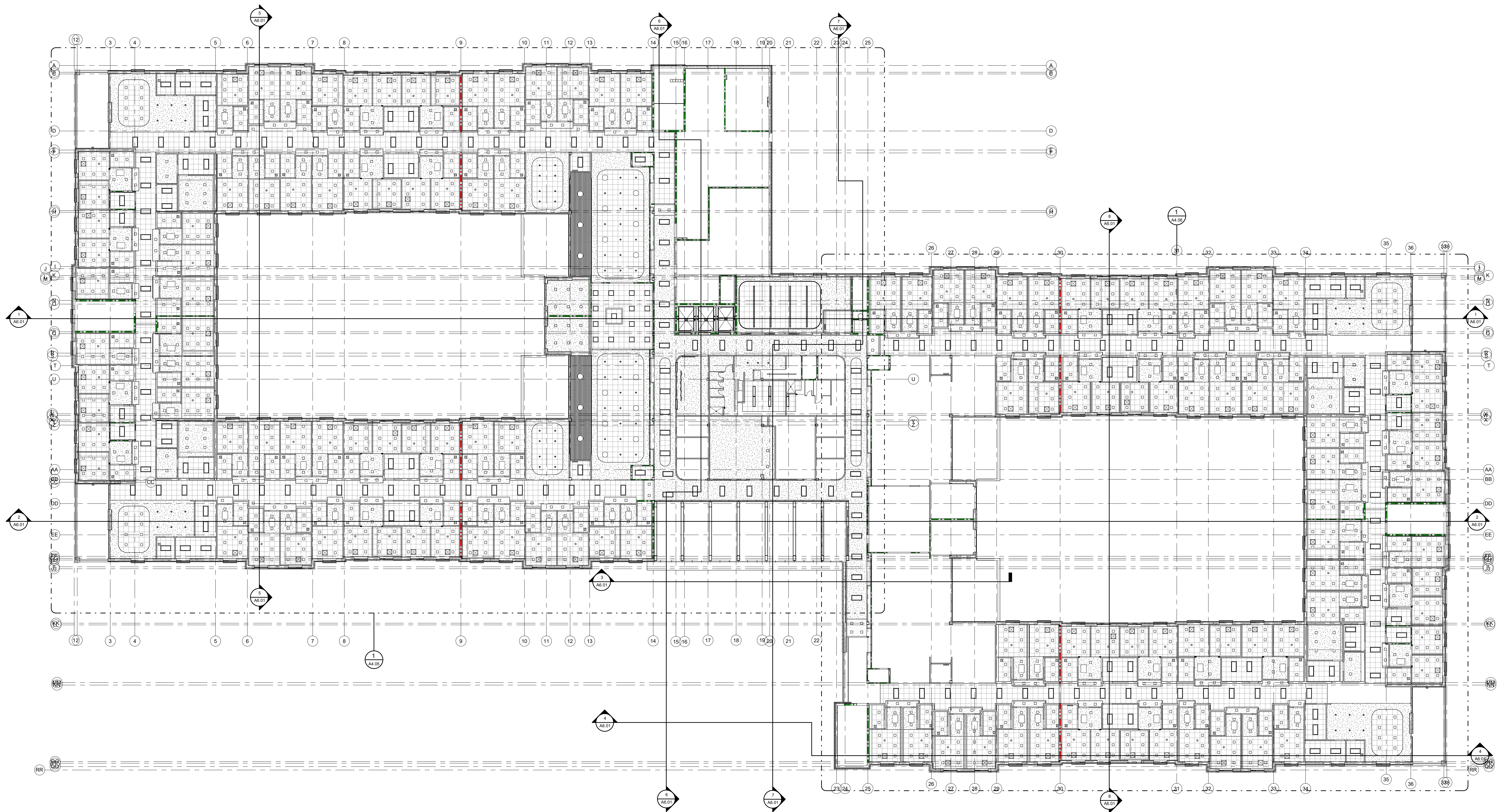




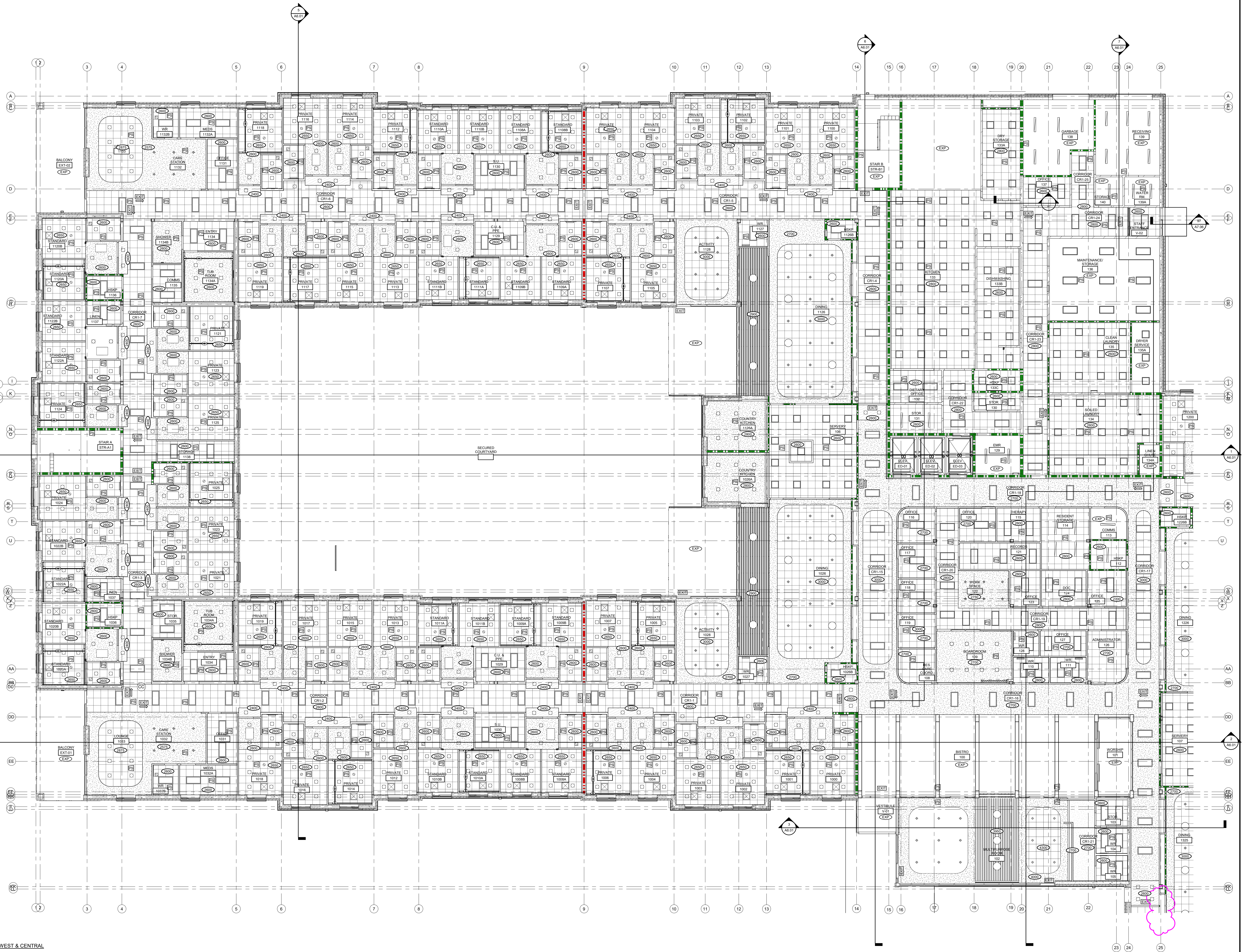




















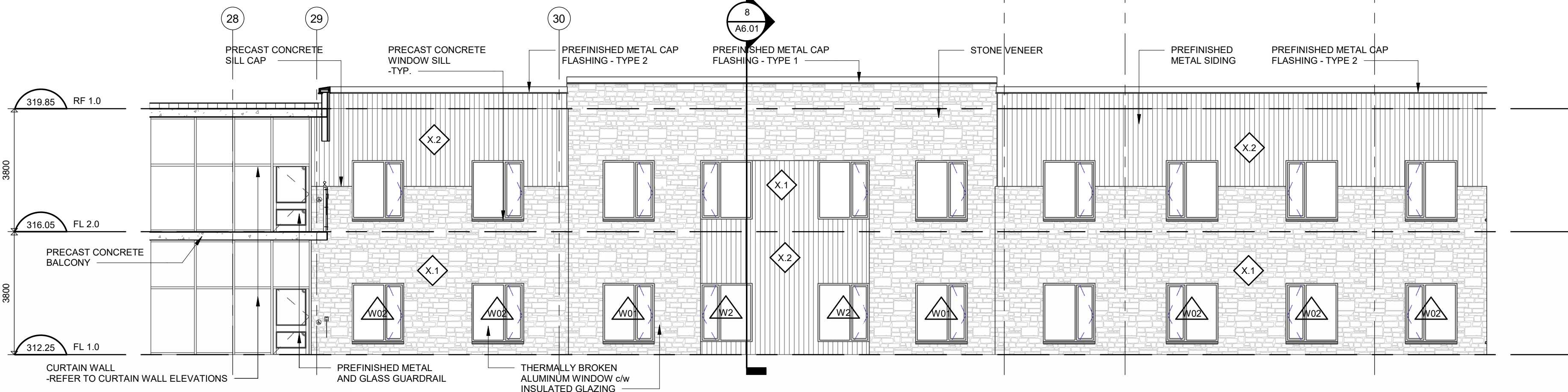




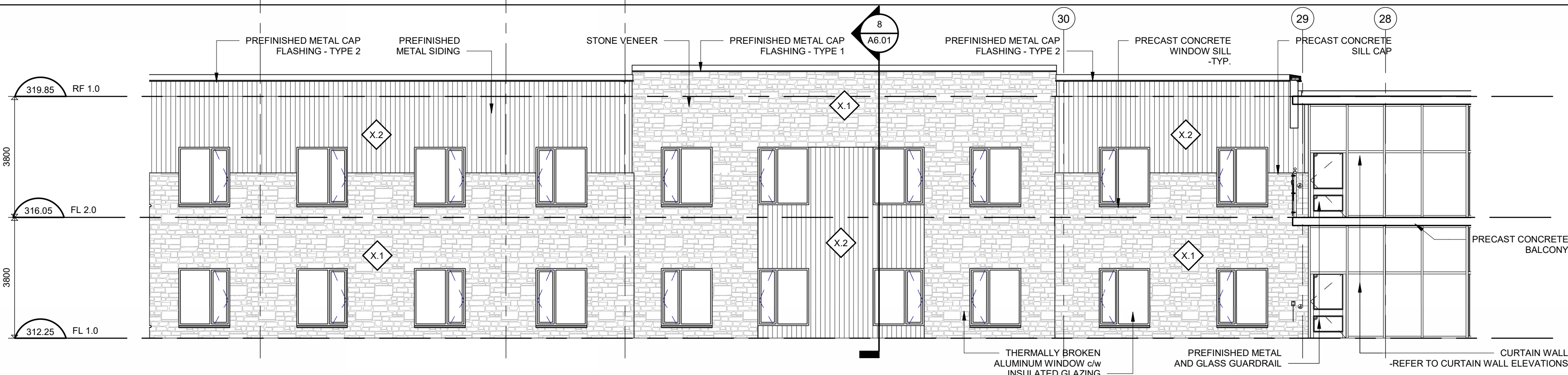




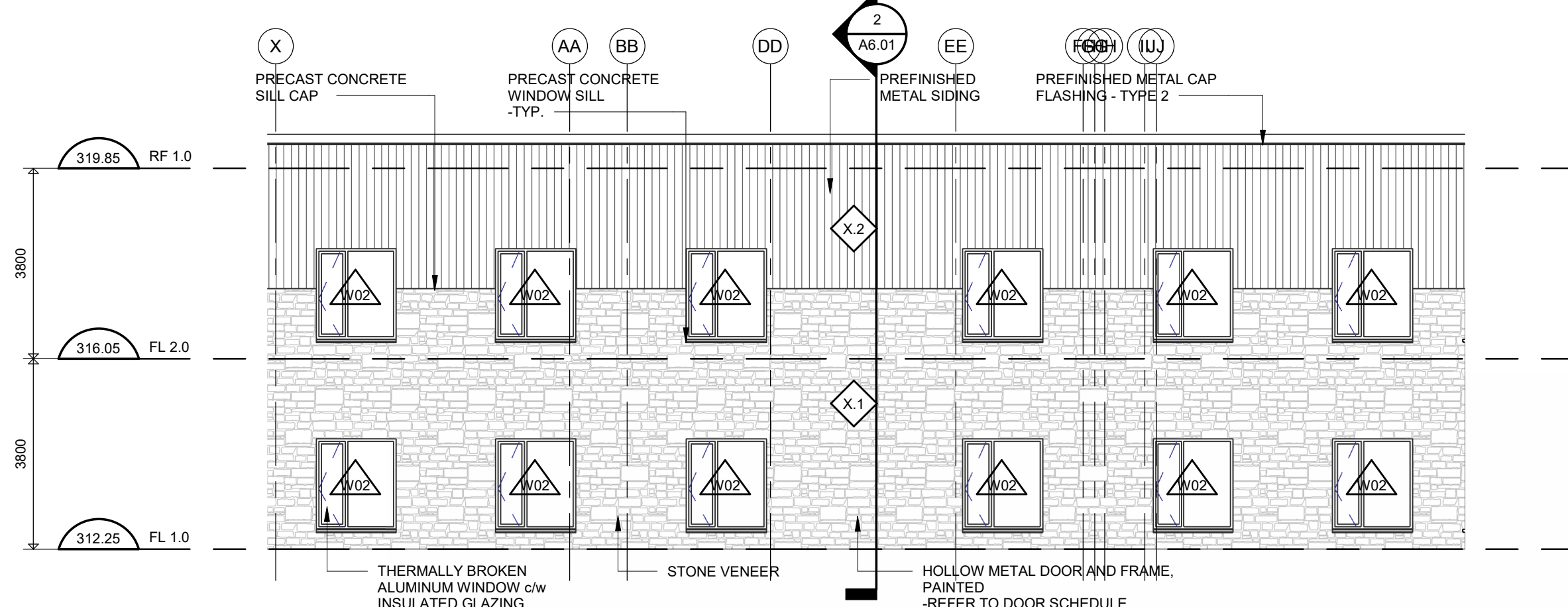




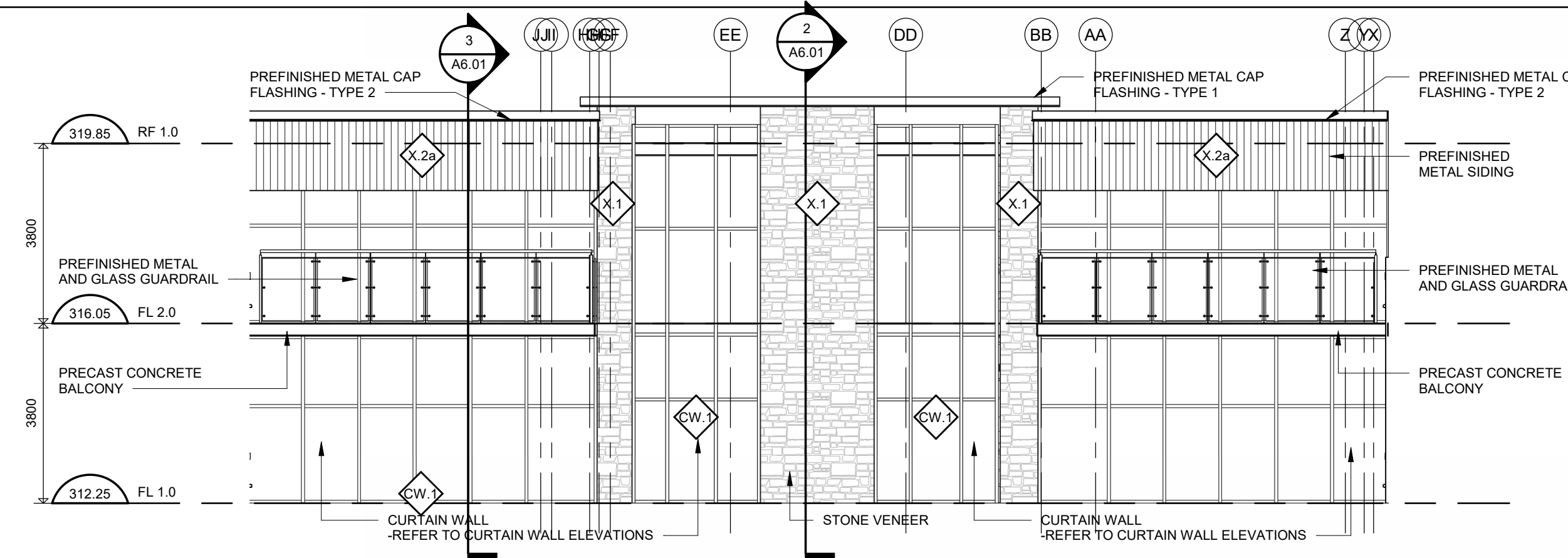
1 COURTYARD - NORTH ELEVATION  
AS 02



3 COURTYARD - SOUTH ELEVATION  
AS 02

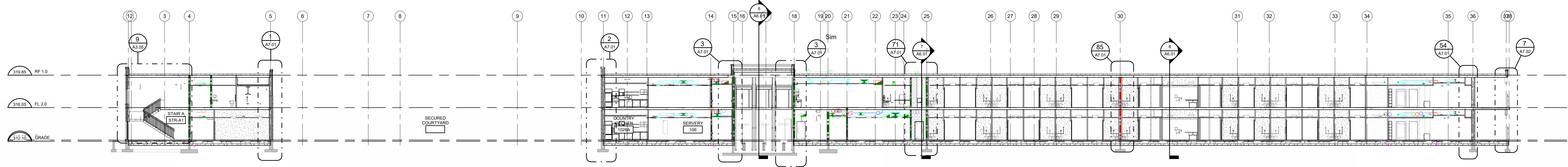


2 COURTYARD - EAST ELEVATION  
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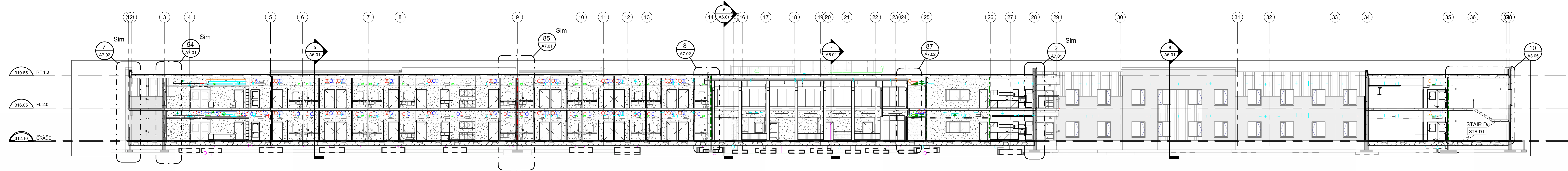


4 COURTYARD - WEST ELEVATION  
AS 02

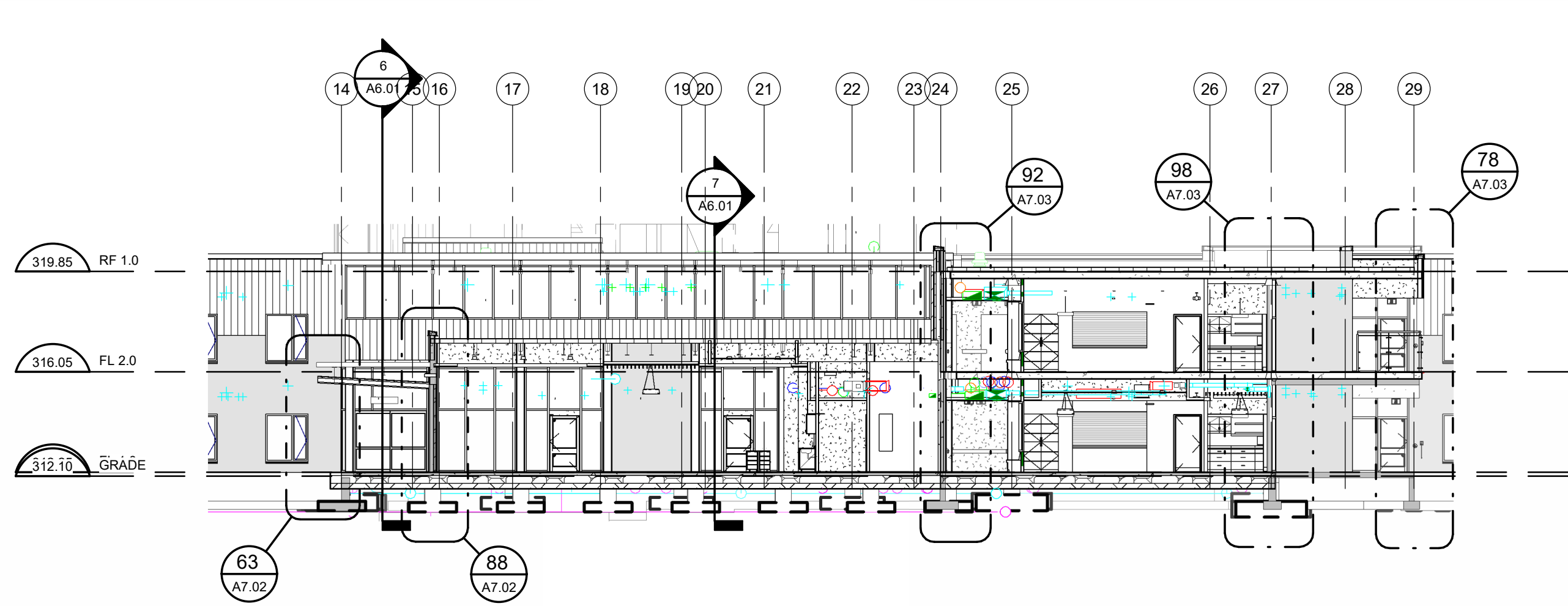




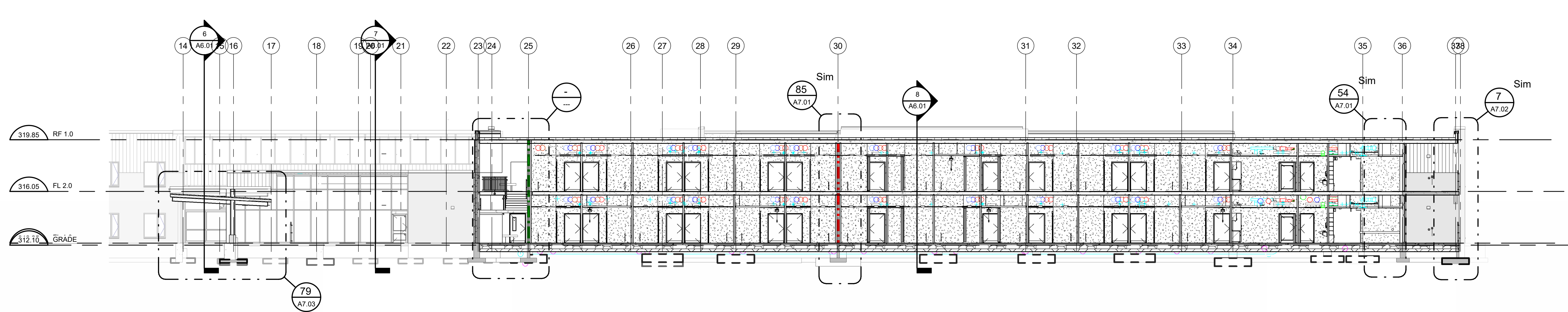
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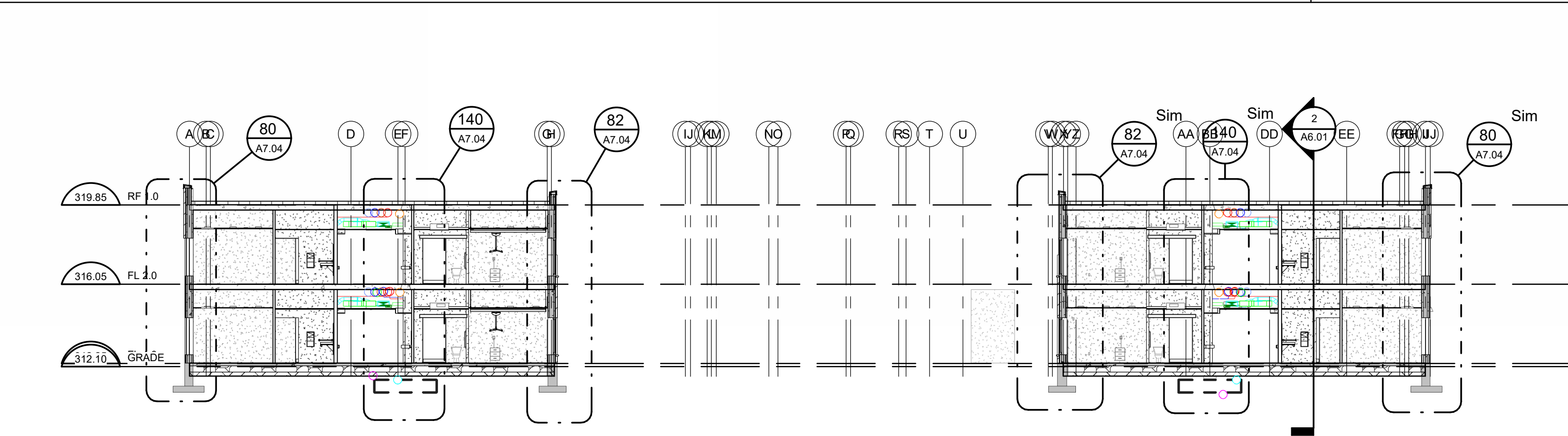
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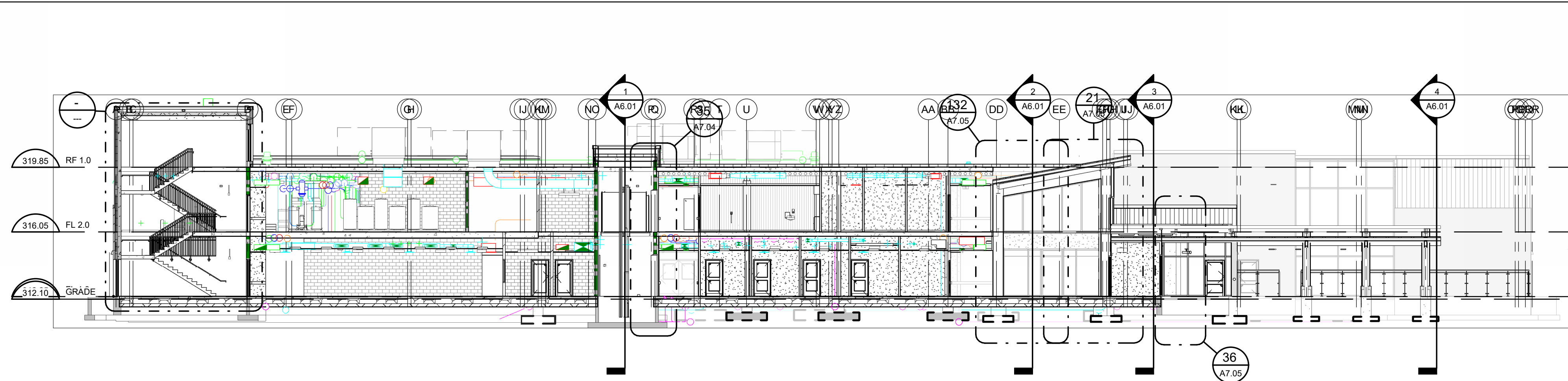
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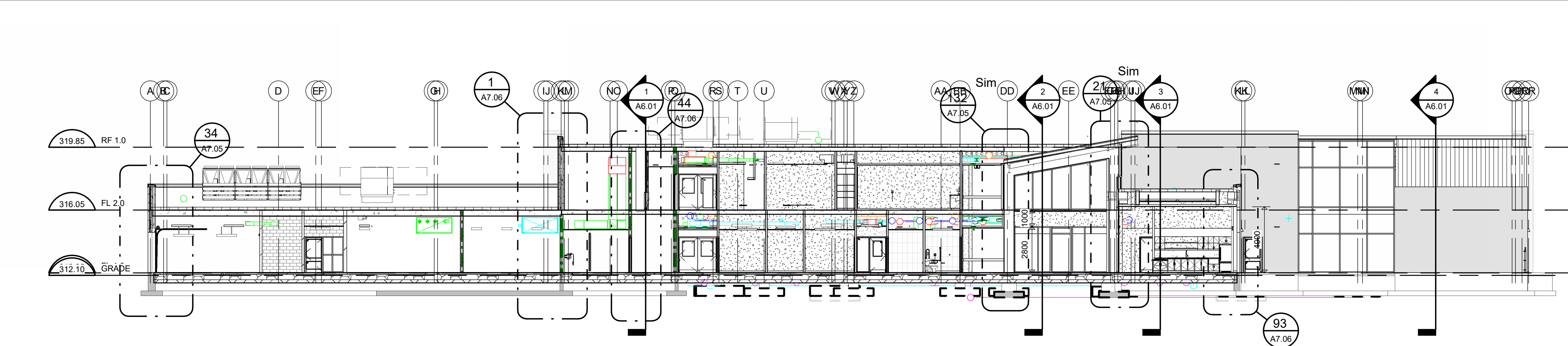
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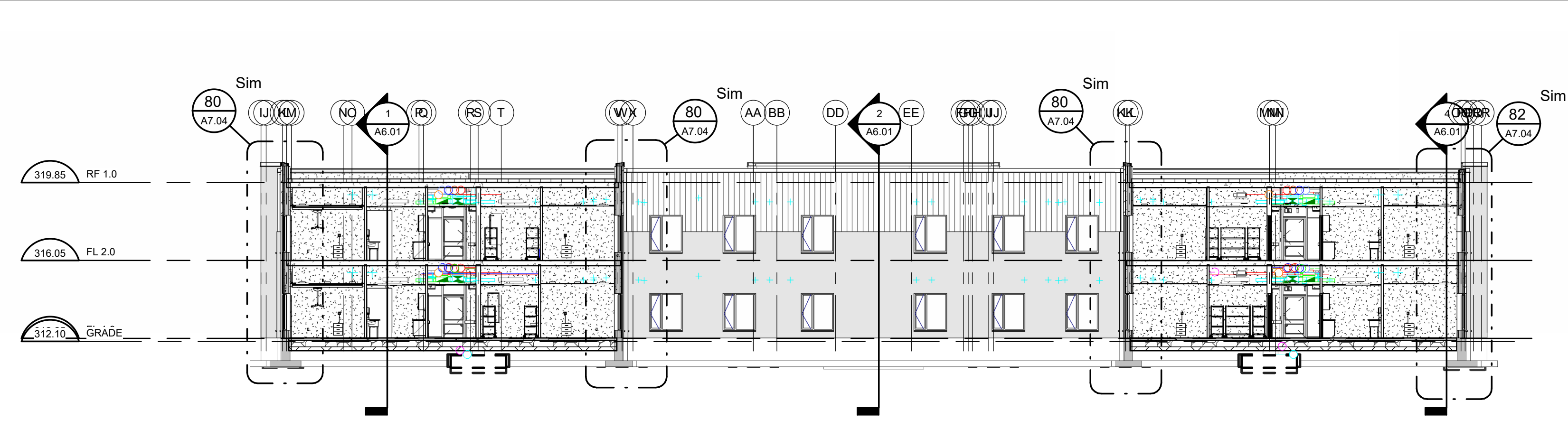
5 BUILDING SECTION  
A6.01



6 BUILDING SECTION  
A6.01

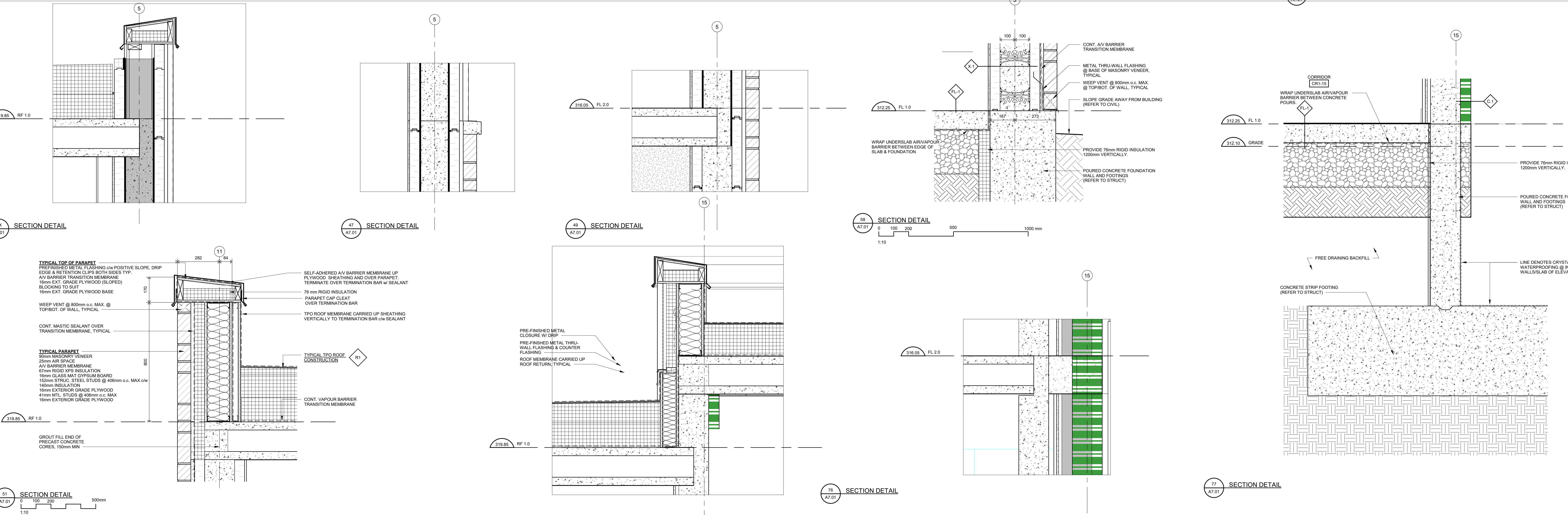


7 BUILDING SECTION  
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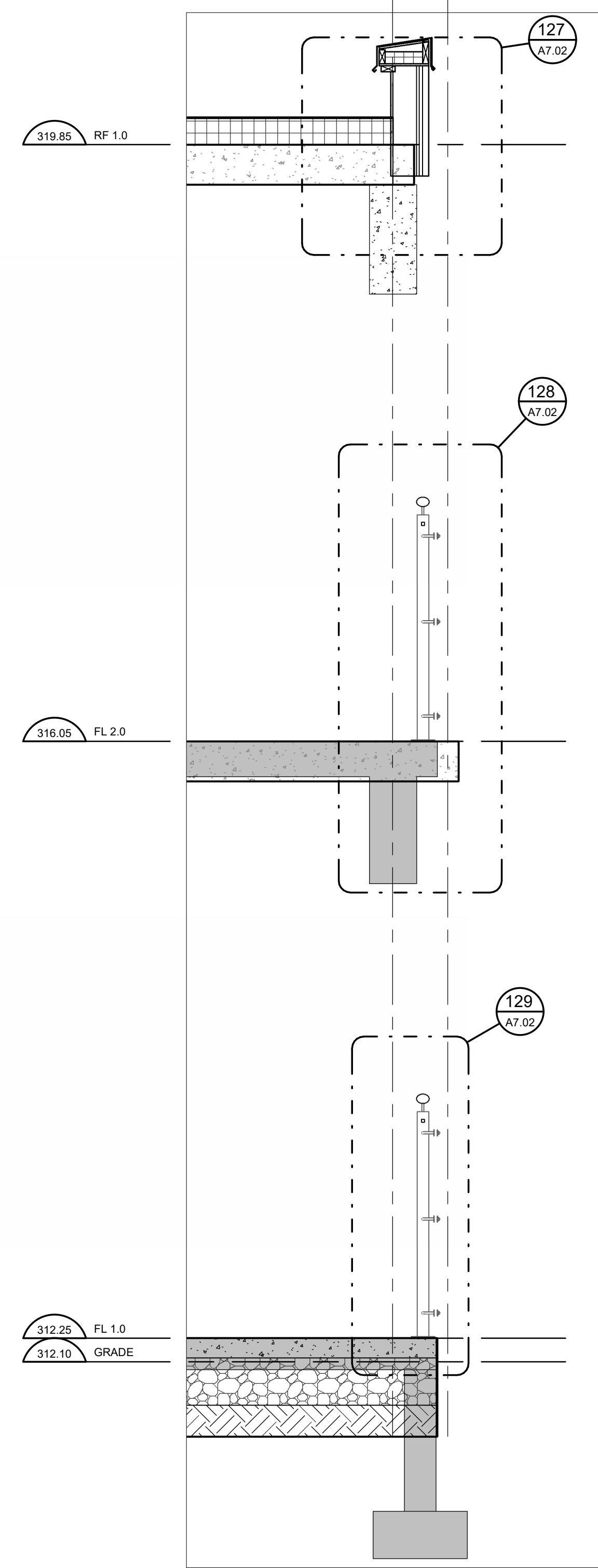


8 BUILDING SECTION  
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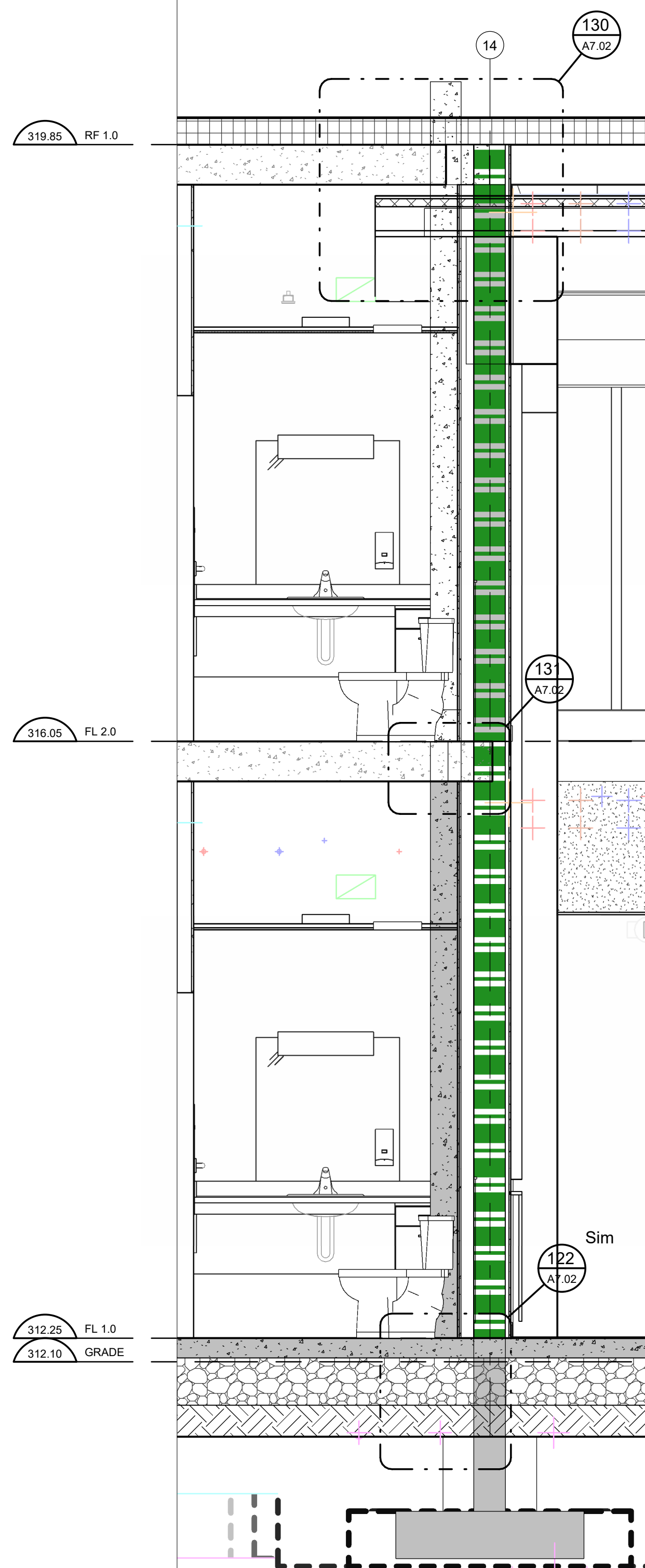




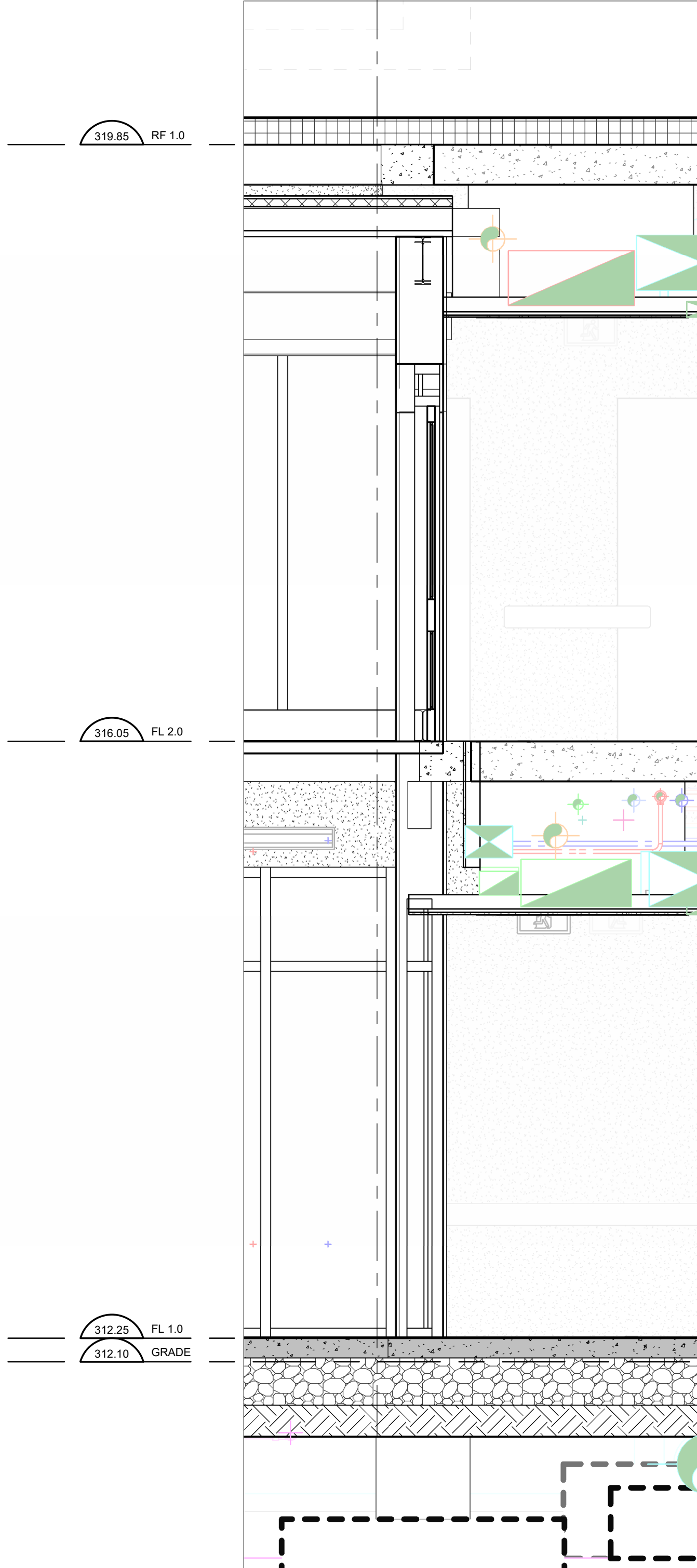




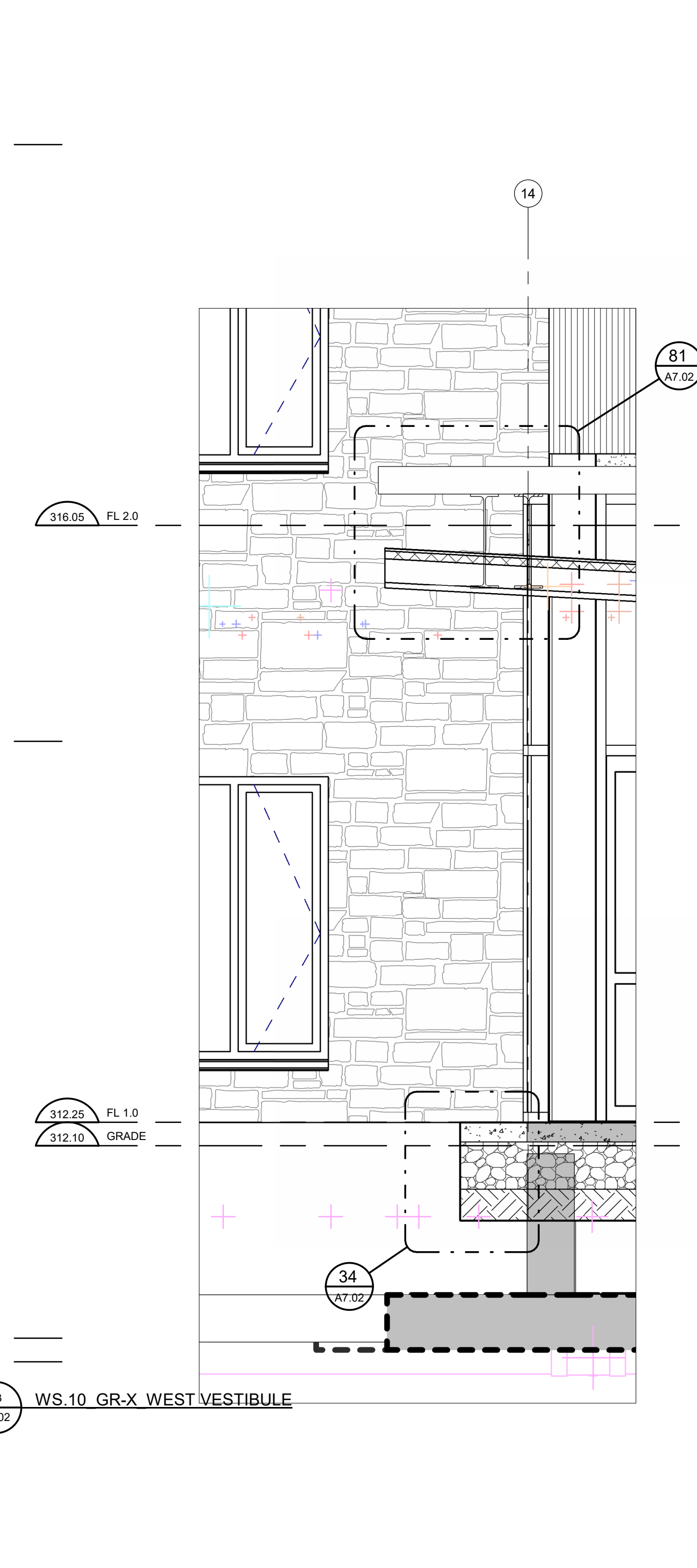
7 WALL SECTION  
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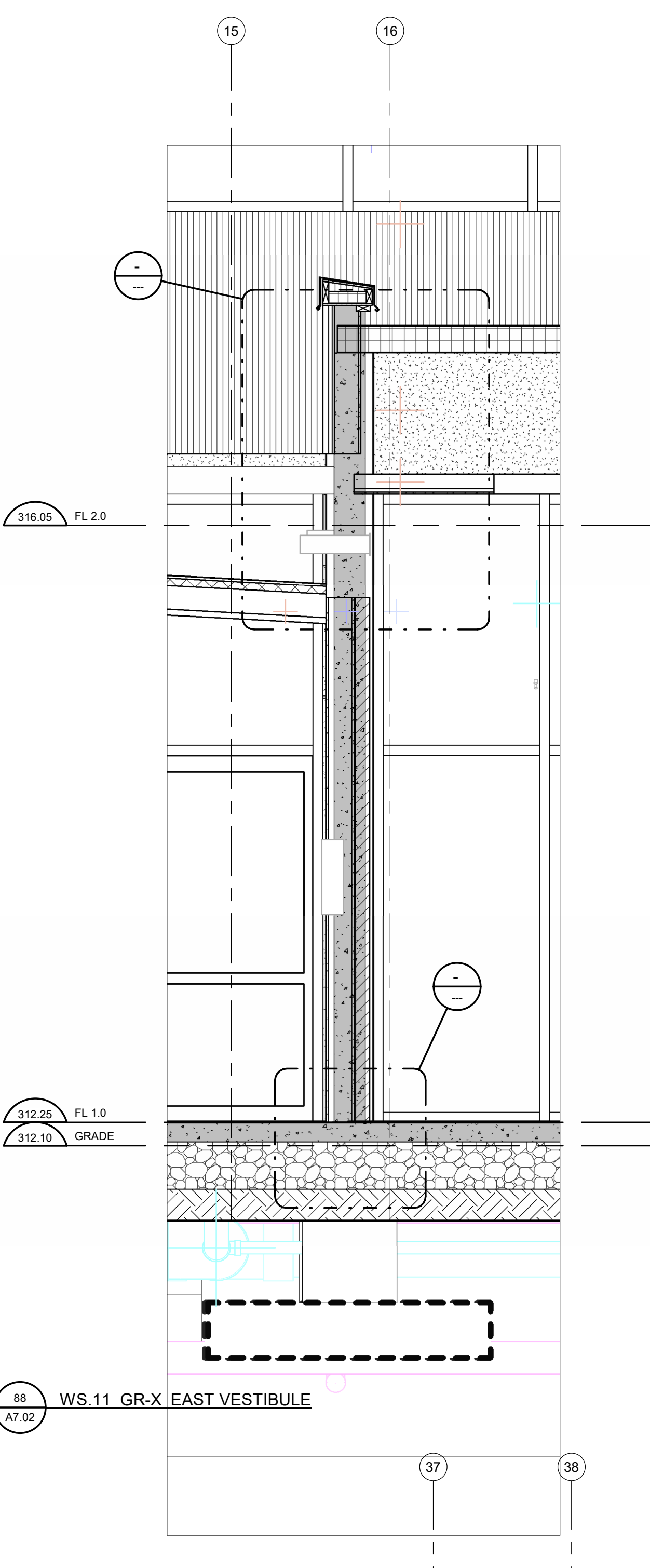
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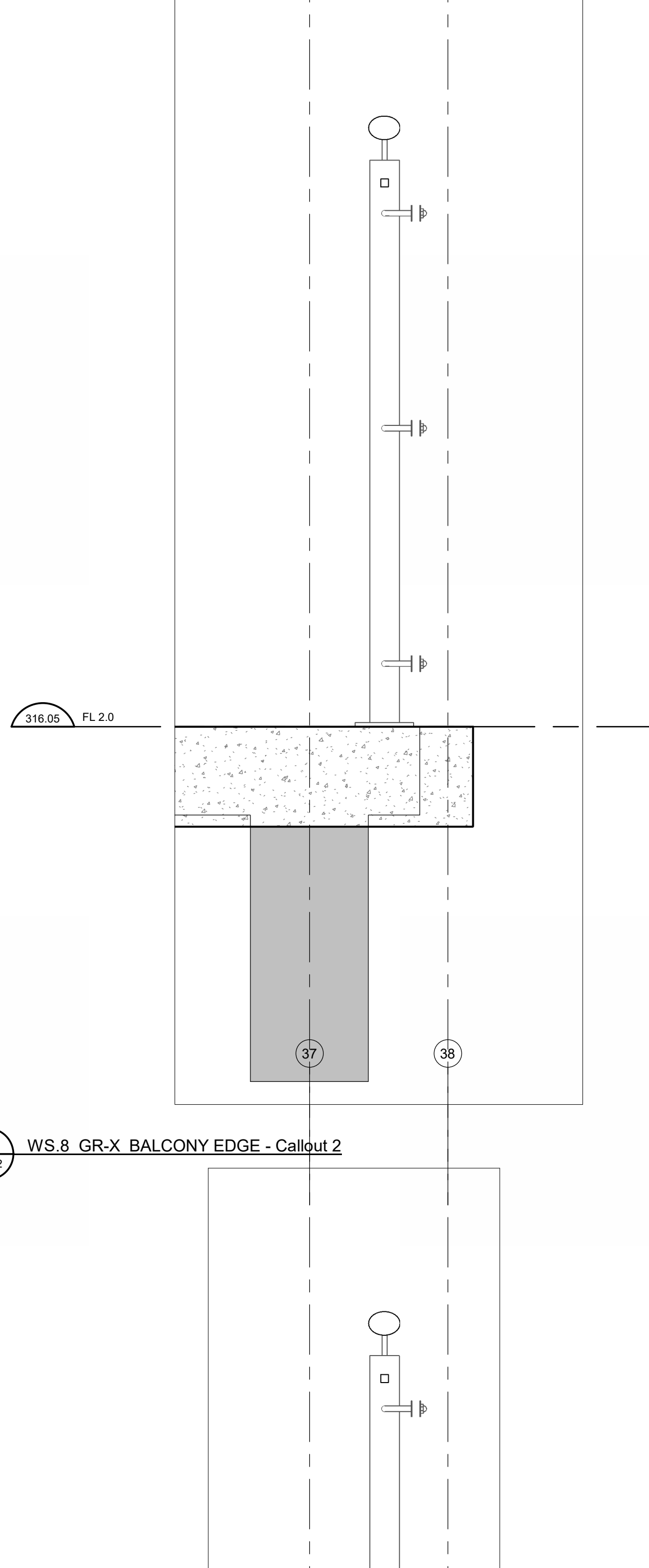
87 WS.9 GR-X EAST BISTRO WALL  
A7.02



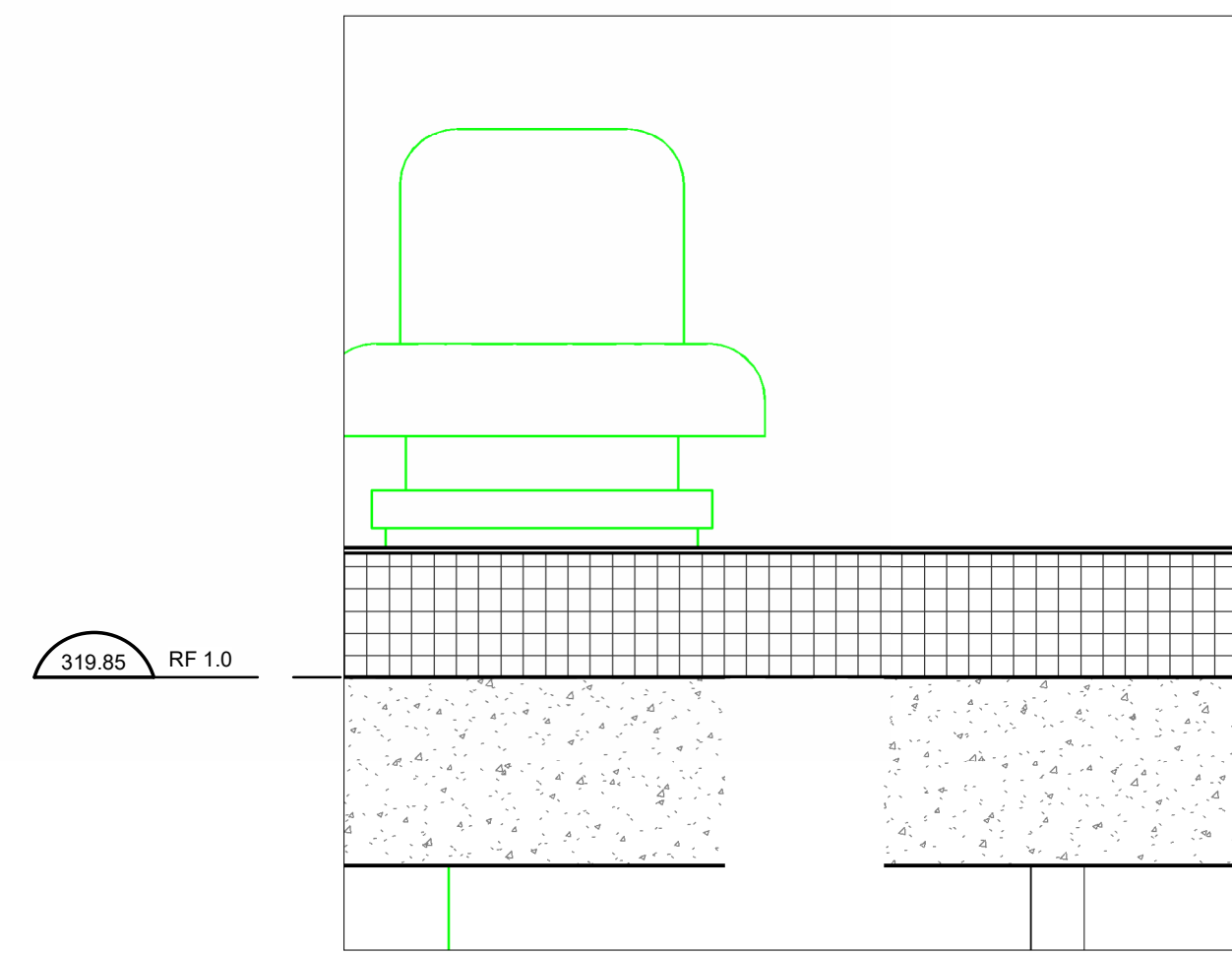
83 WS.10 GR-X WEST VESTIBULE  
A7.02



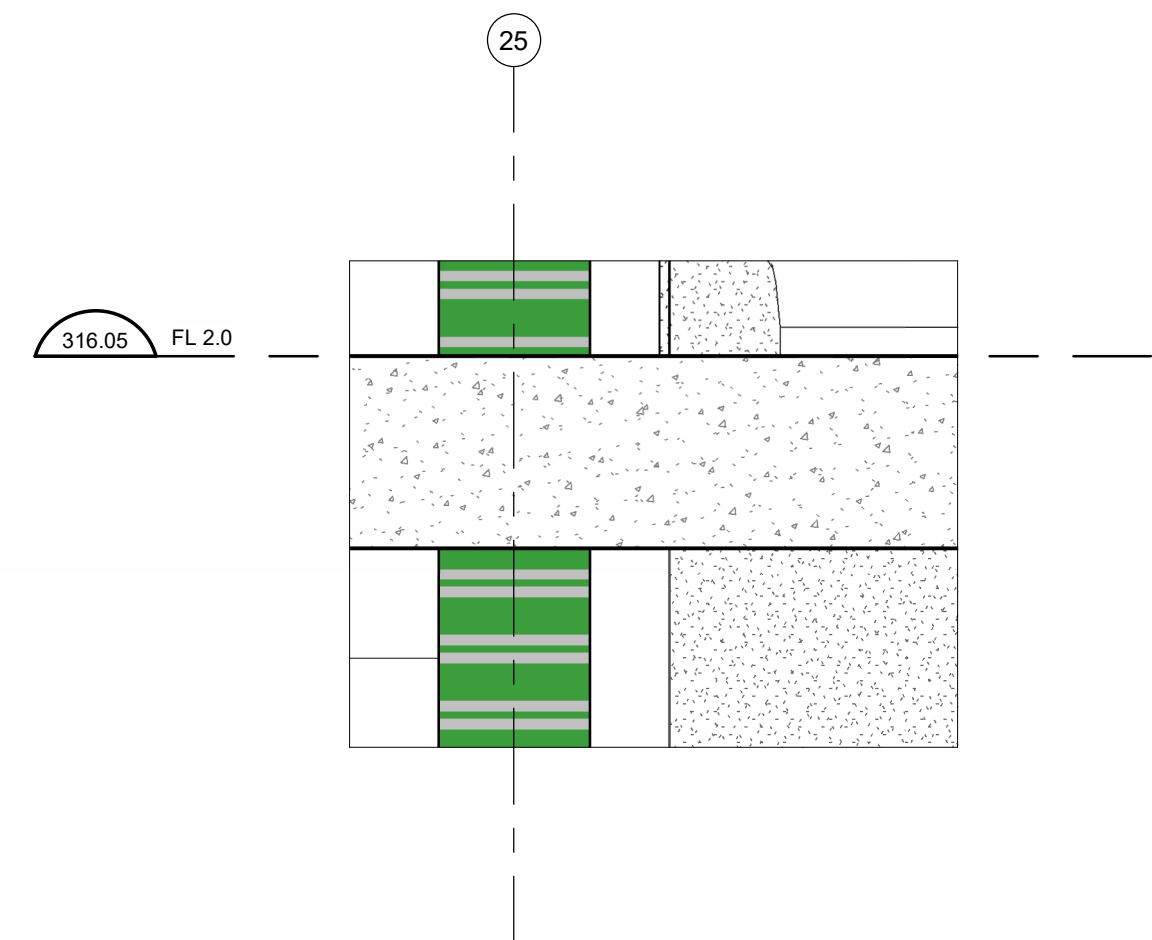
88 WS.11 GR-X EAST VESTIBULE  
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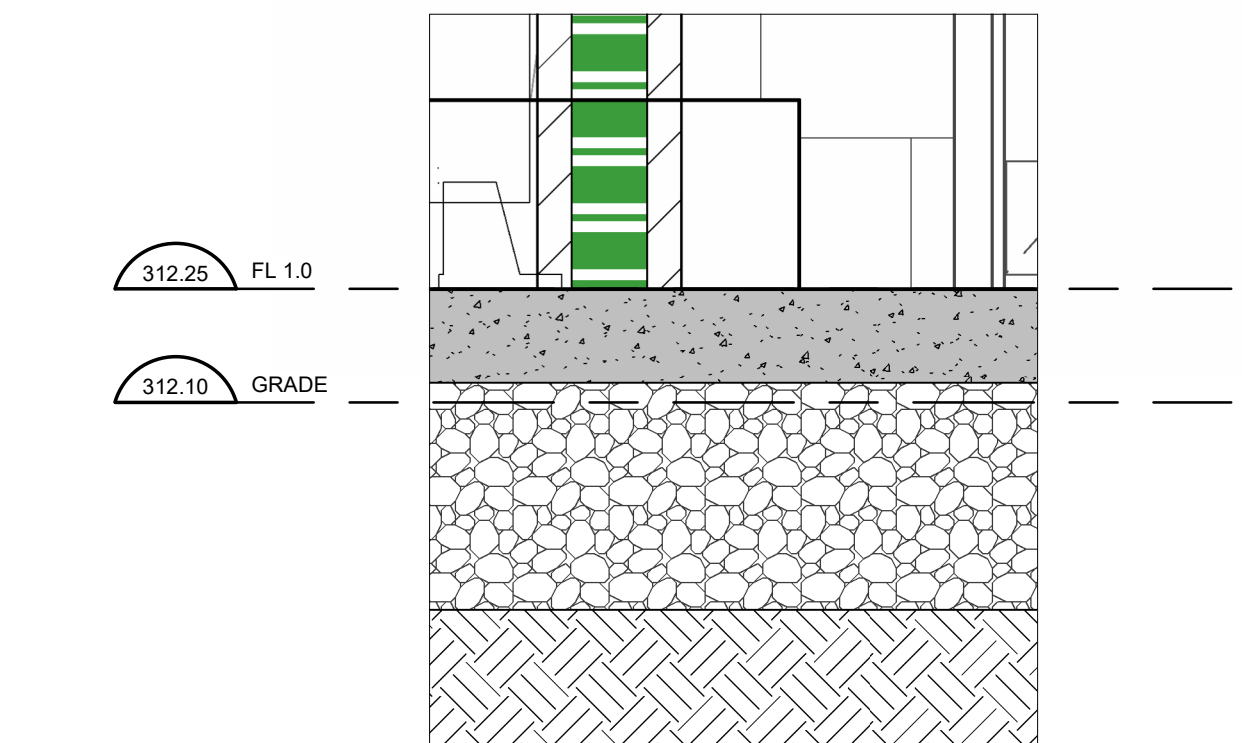
128 WS.8 GR-X BALCONY EDGE - Callout 2  
A7.02



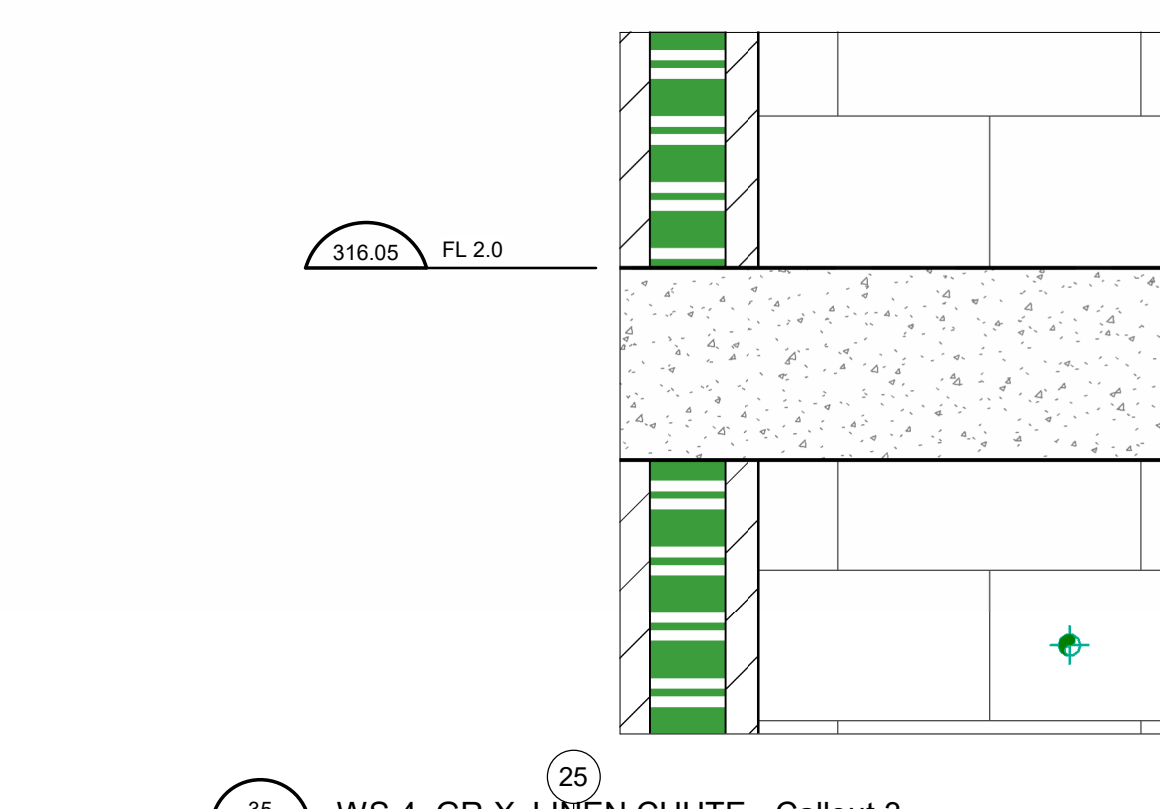
1 WS.4 GR-X LINEN CHUTE - Callout 1  
A7.02



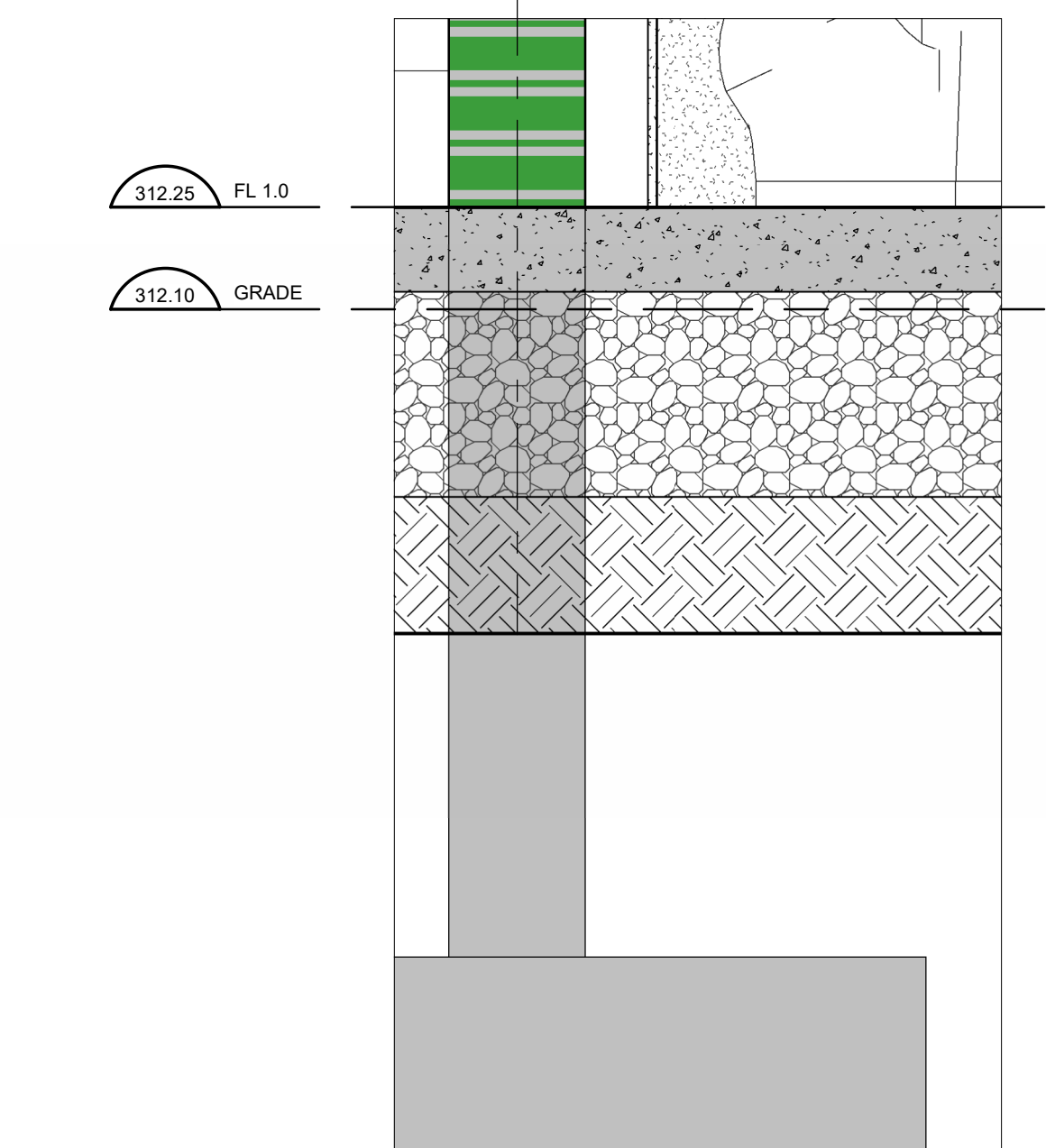
35 WS.4 GR-X LINEN CHUTE - Callout 4  
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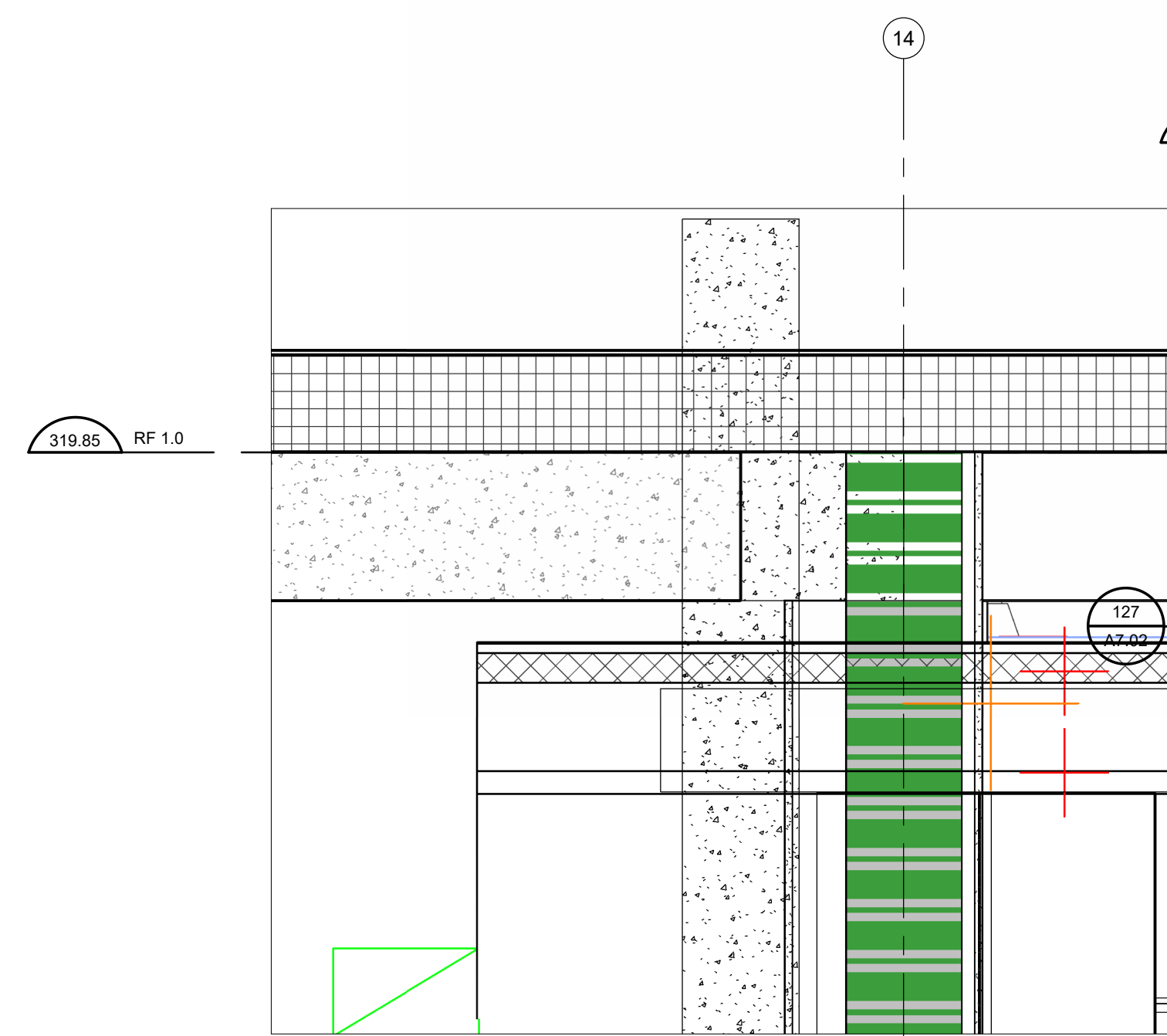
35 WS.4 GR-X LINEN CHUTE - Callout 5  
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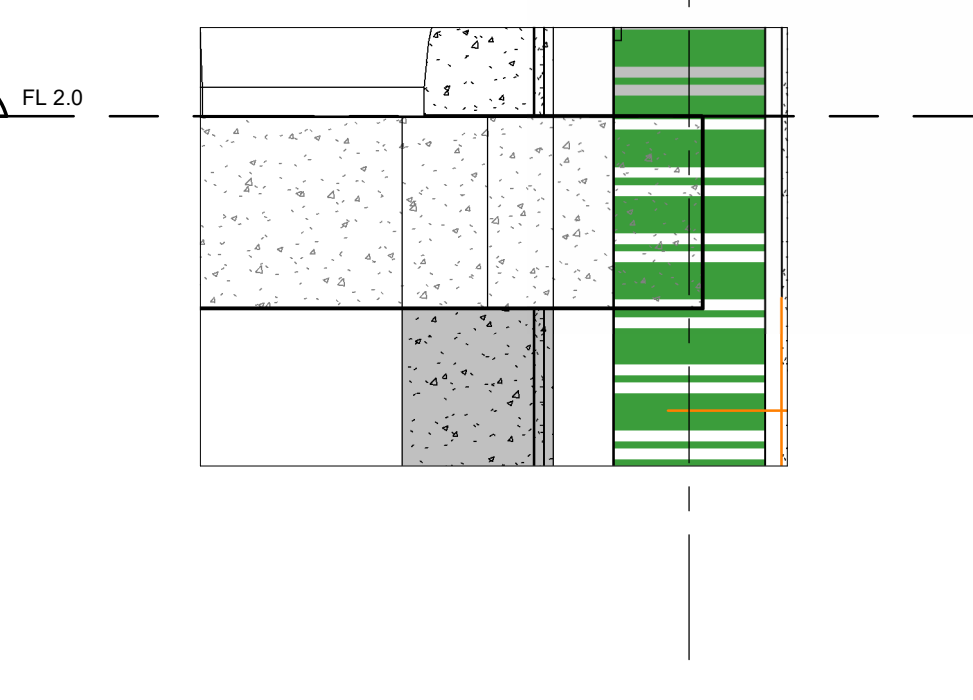
35 WS.4 GR-X LINEN CHUTE - Callout 3  
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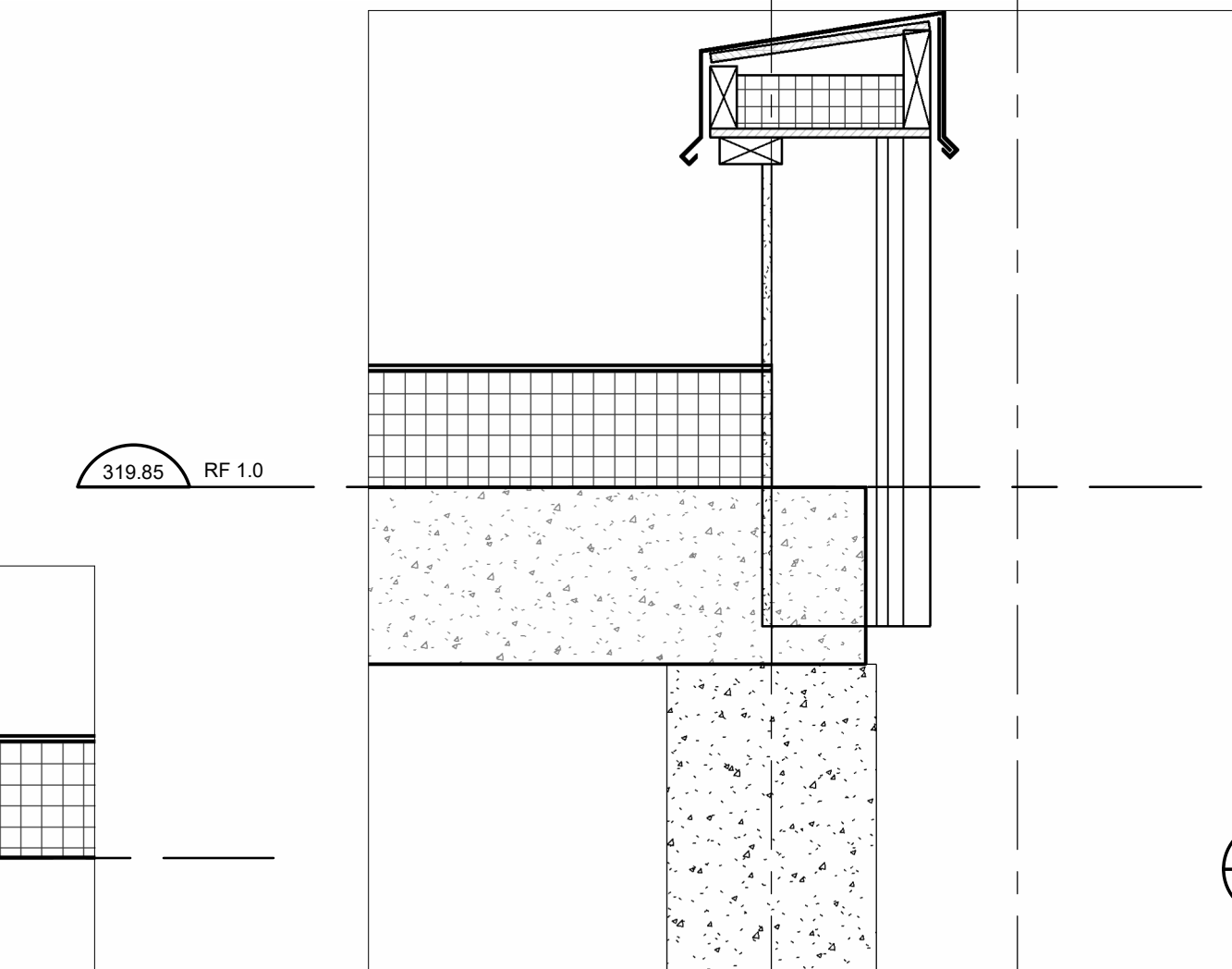
122 WS.4 GR-X LINEN CHUTE - Callout 6  
A7.02



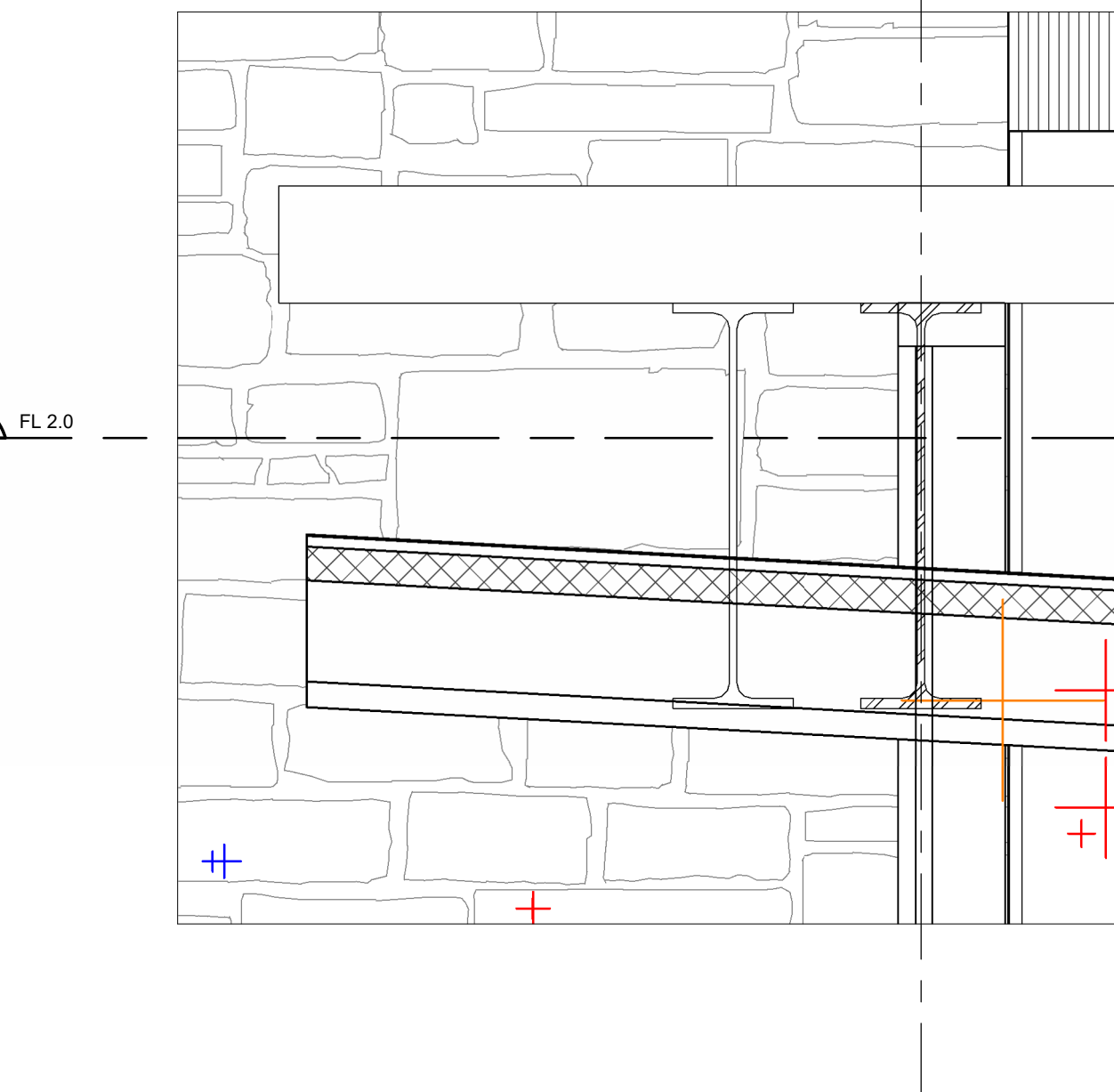
130 WS.9 GR-X WEST BISTRO WALL - Callout 1  
A7.02



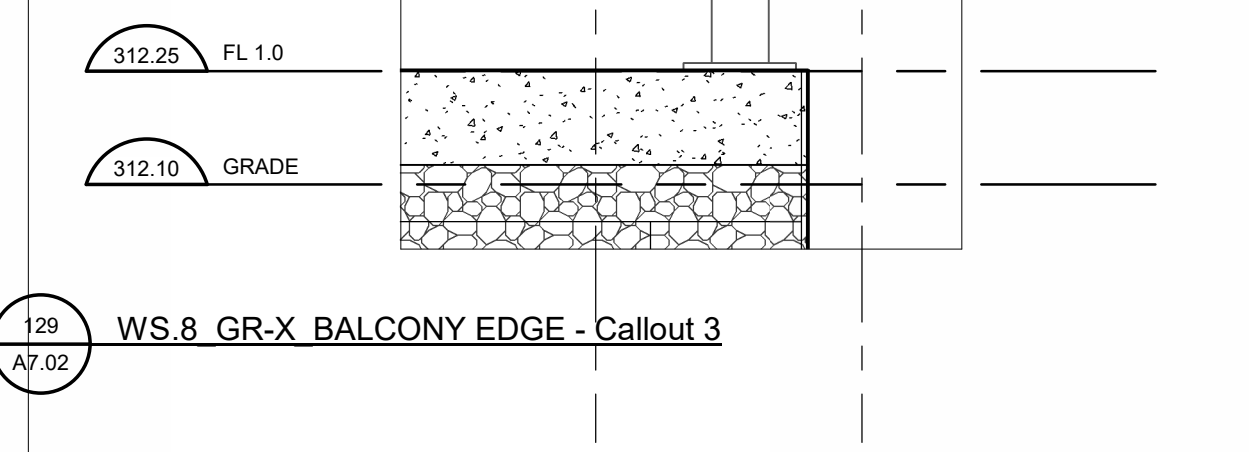
131 WS.9 GR-X WEST BISTRO WALL - Callout 2  
A7.02



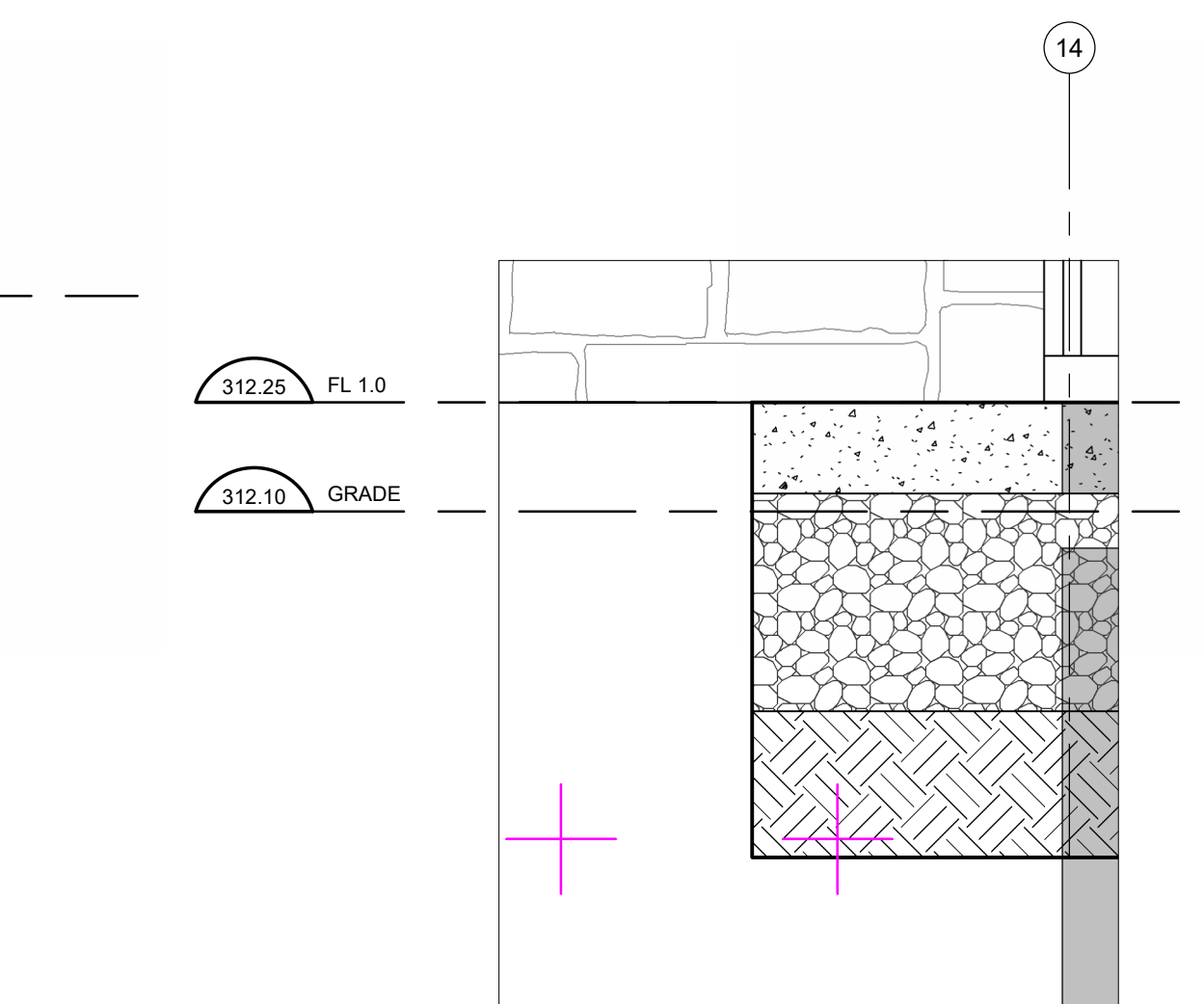
127 WS.8 GR-X BALCONY EDGE - Callout 1  
A7.02



81 WS.10 GR-X WEST VESTIBULE - Callout 1  
A7.02

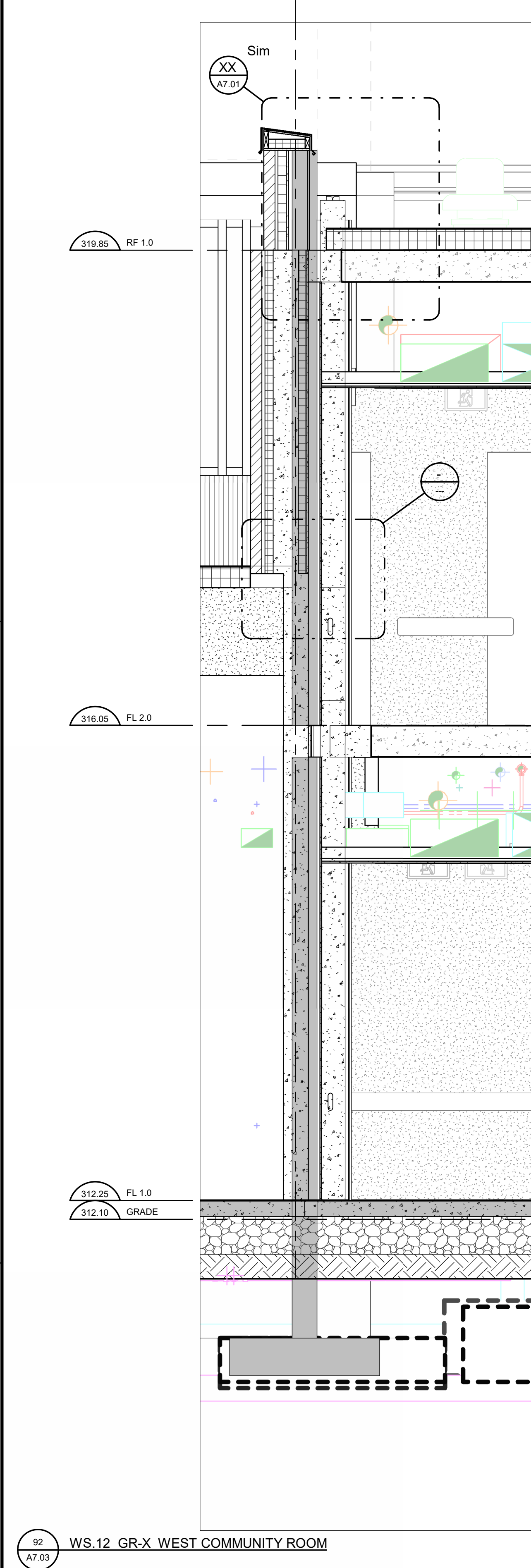


128 WS.8 GR-X BALCONY EDGE - Callout 3  
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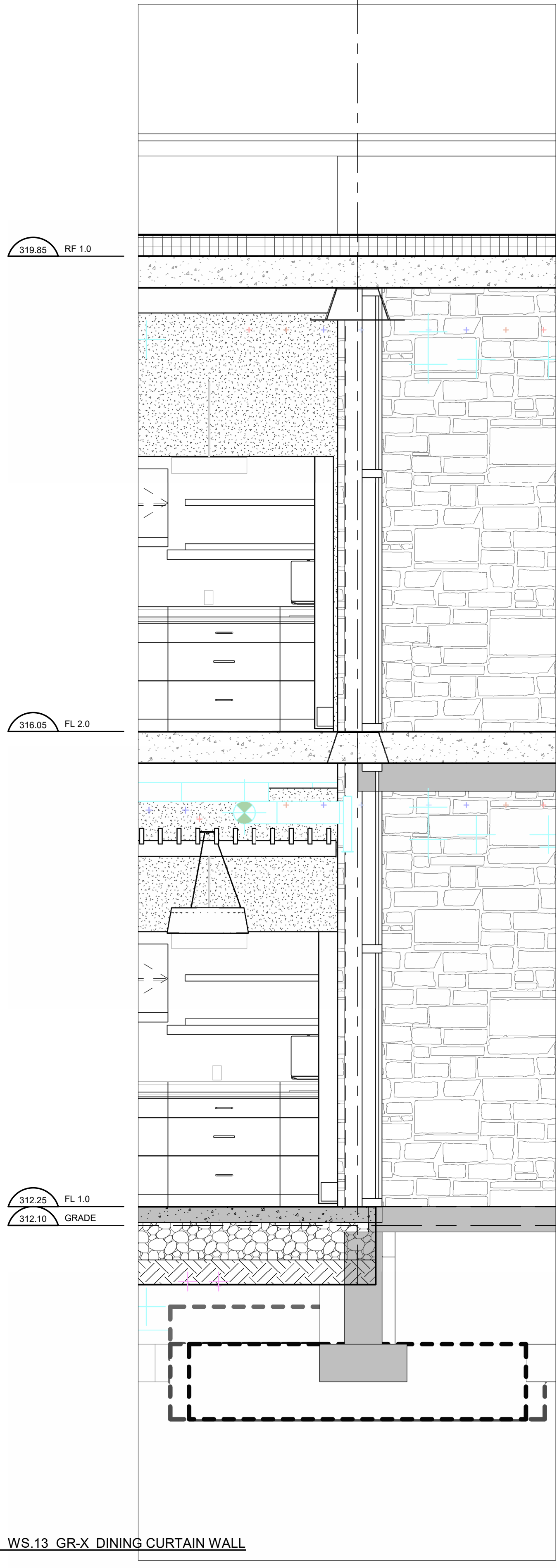


34 WS.10 GR-X WEST VESTIBULE - Callout 2  
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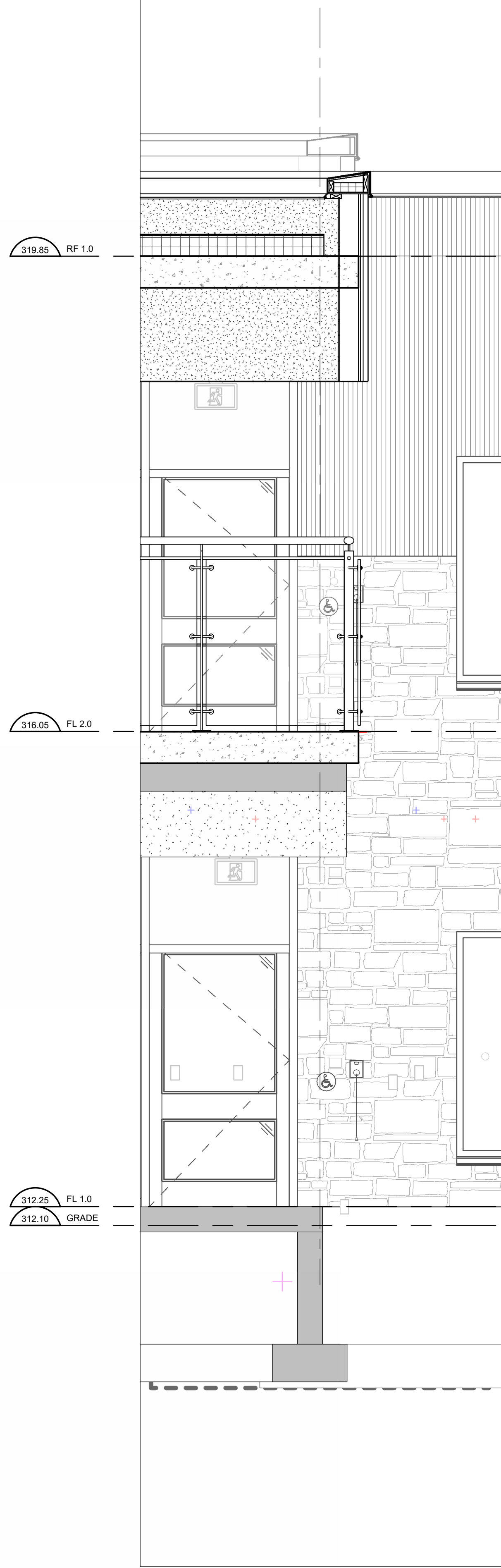




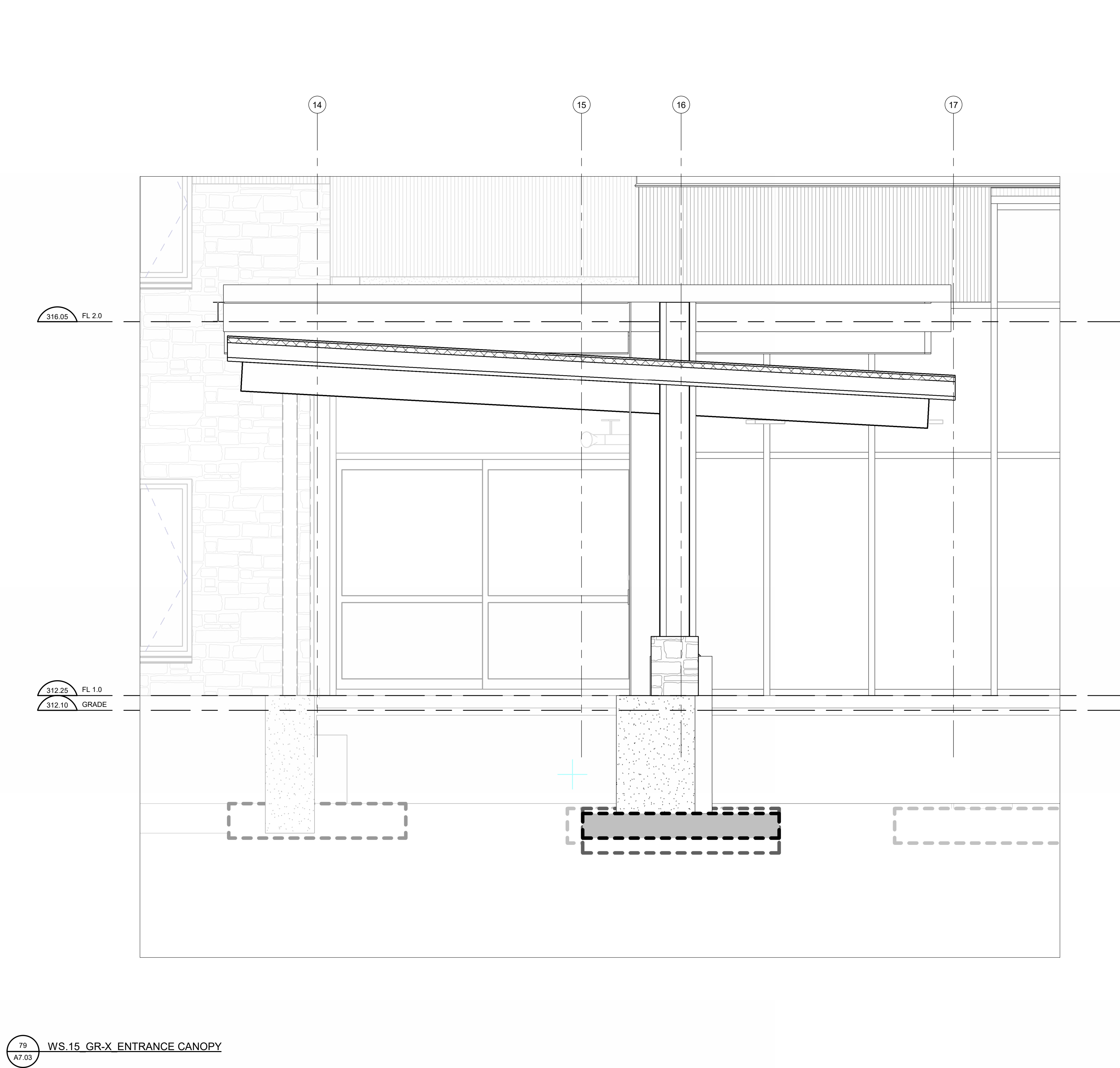
92  
A7.01 WS.12 GR-X WEST COMMUNITY ROOM



98  
A7.01 WS.13 GR-X DINING CURTAIN WALL

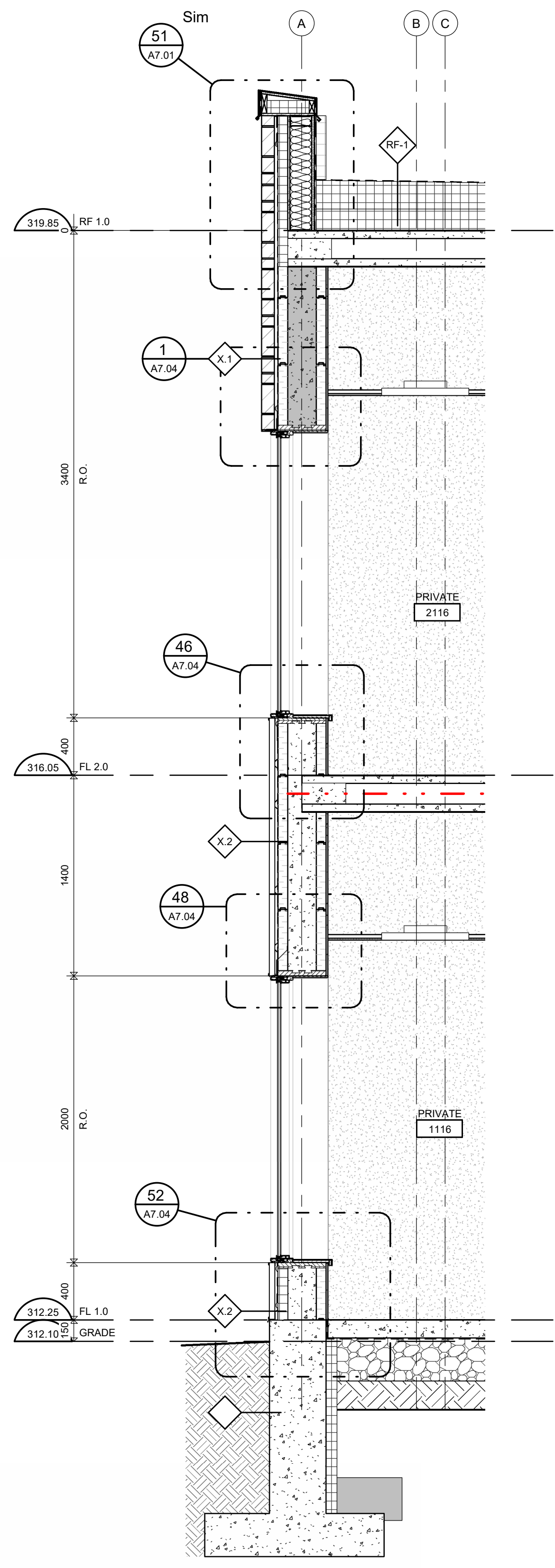


78  
A7.01 WS.14 GR-X COURTYARD BALCONY EDGE

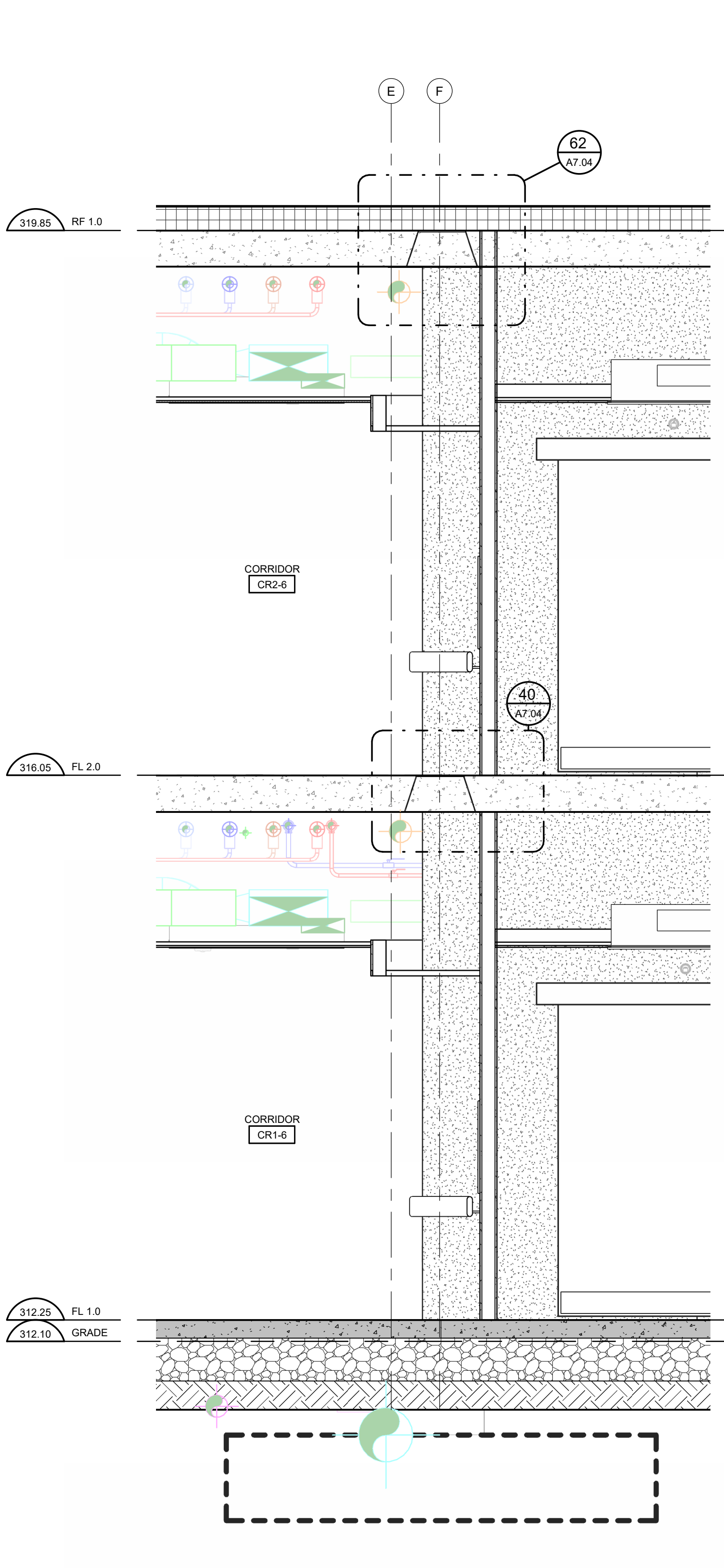


78  
A7.01 WS.15 GR-X ENTRANCE CANOPY

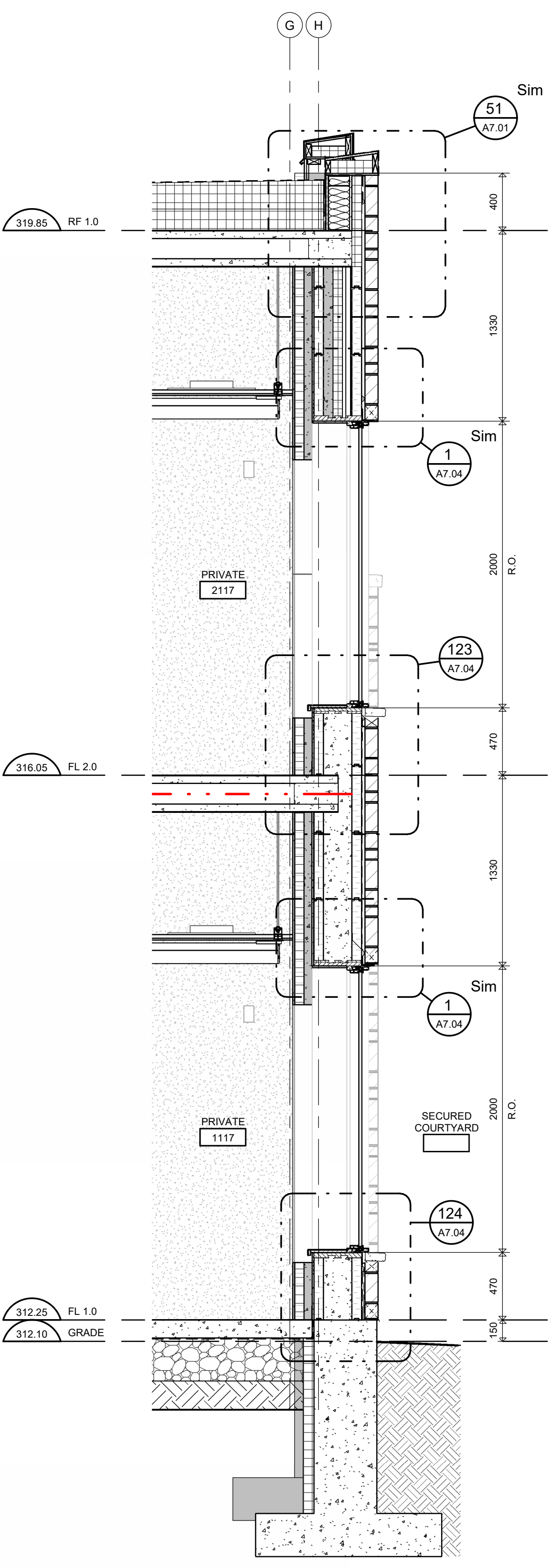




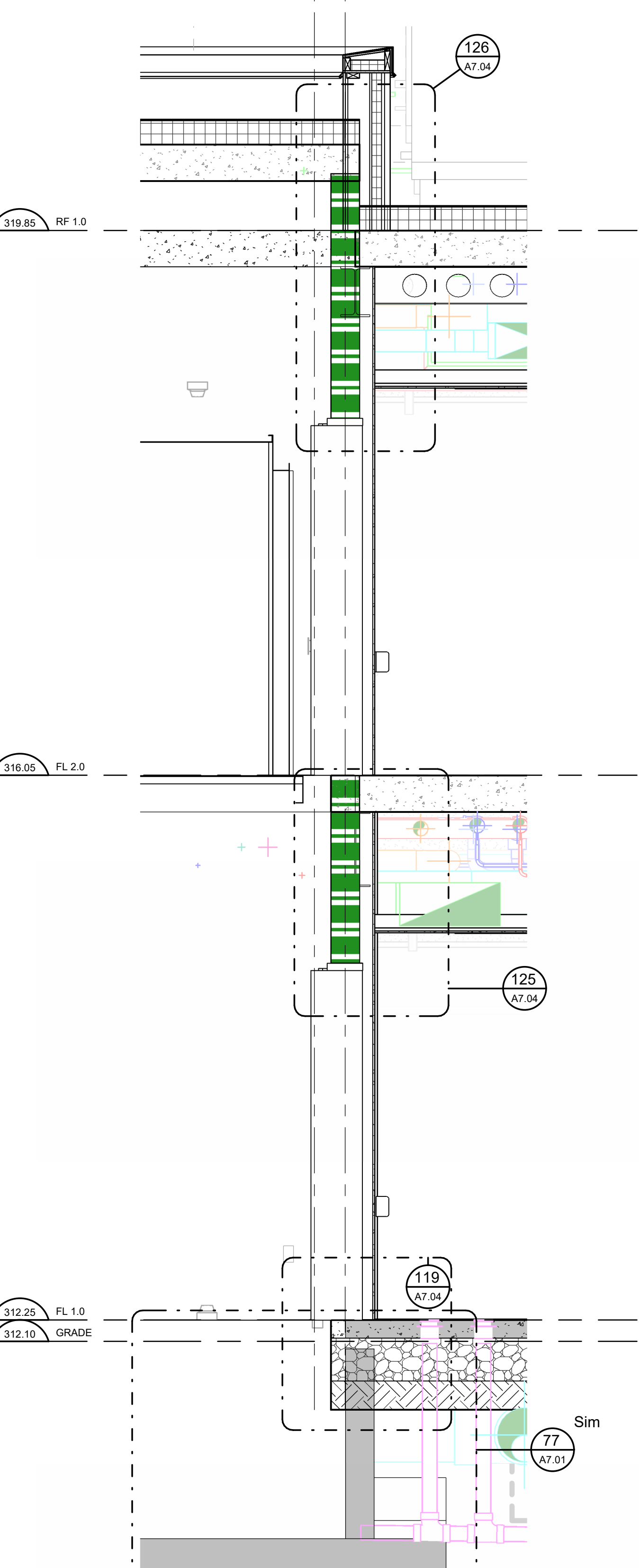
WS.16 GR-X HIGH STONE WINDOWS



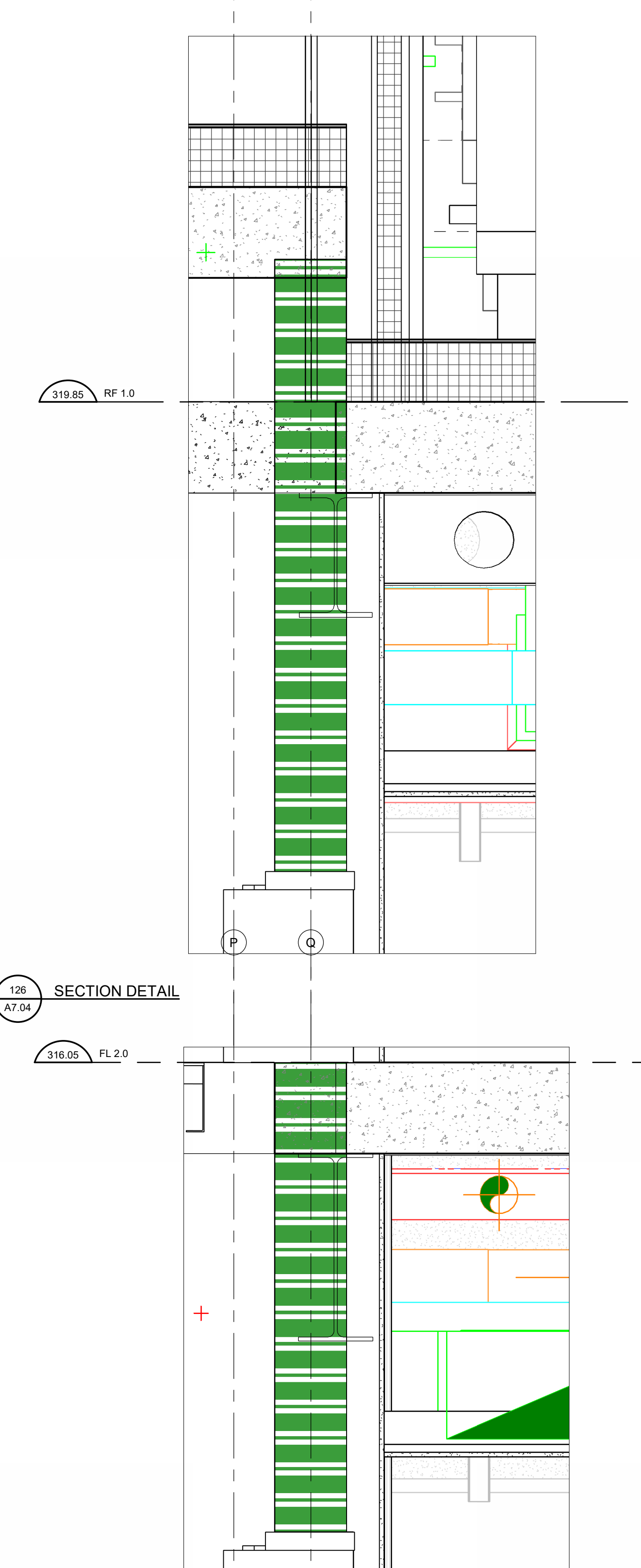
WS.17 GR-X LOAD BEARING CORRIDOR



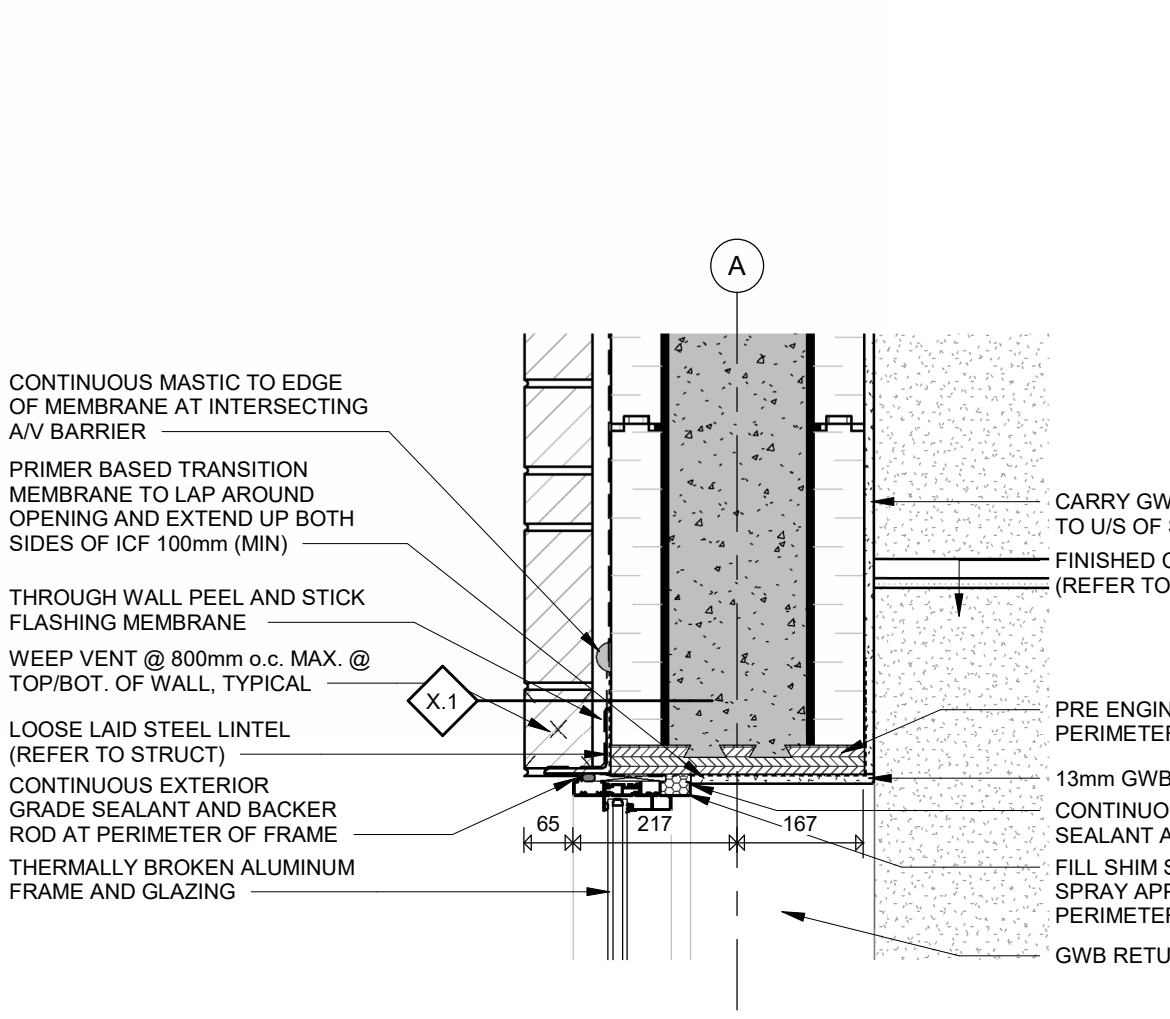
WS.18 GR-X HIGH SIDING WINDOWS



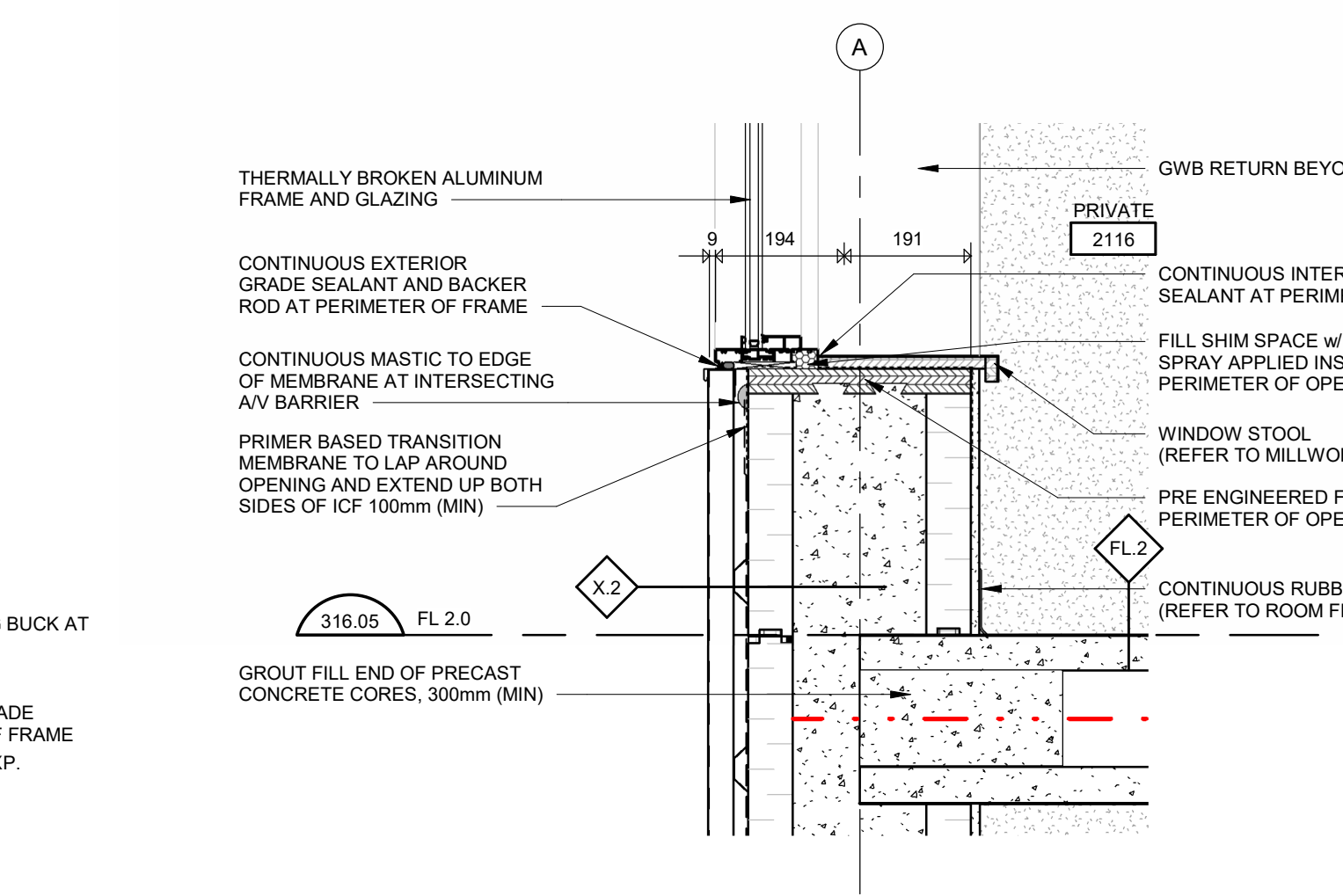
WS.19 GR-X ELEVATOR DOORS



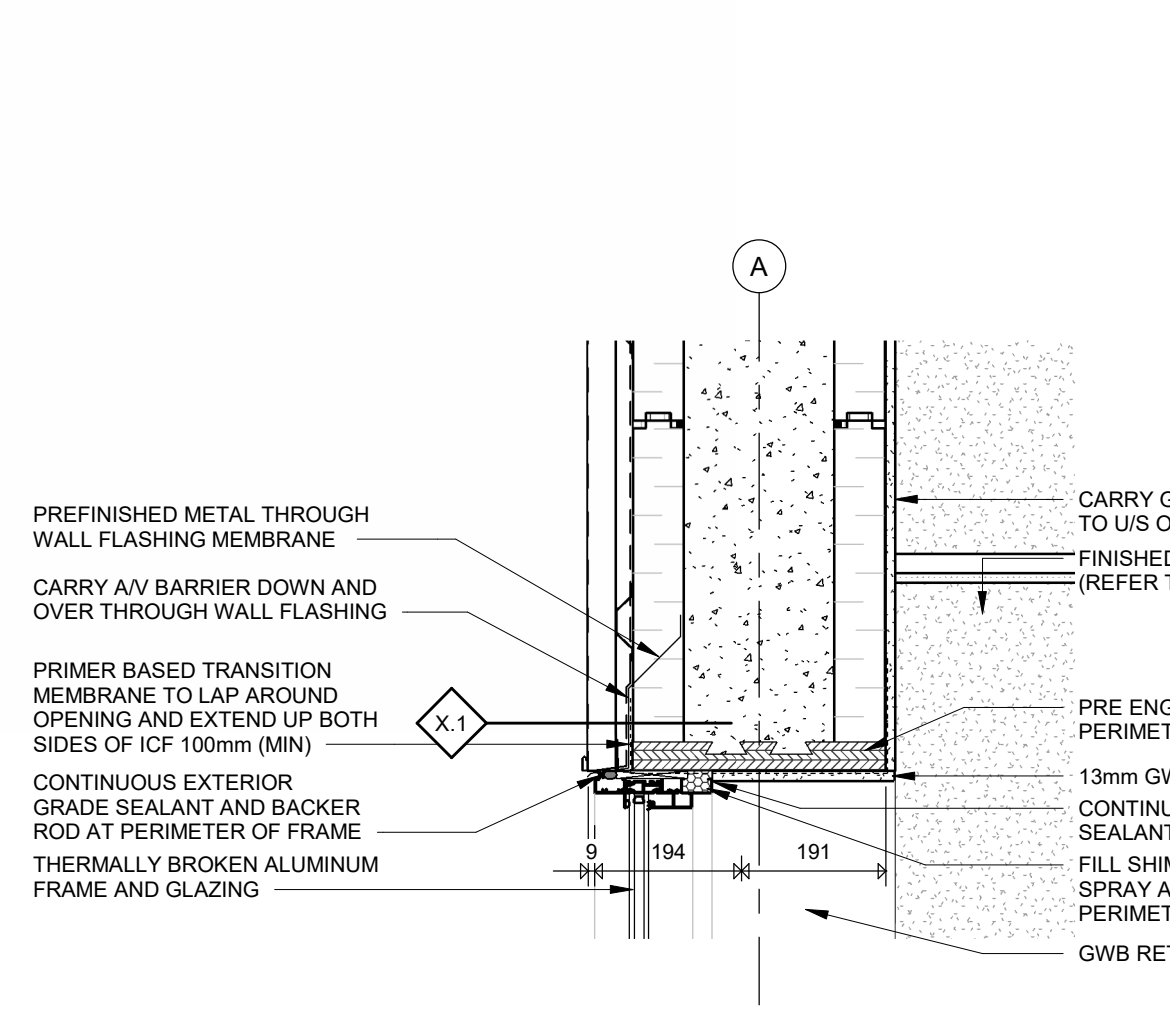
SECTION DETAIL



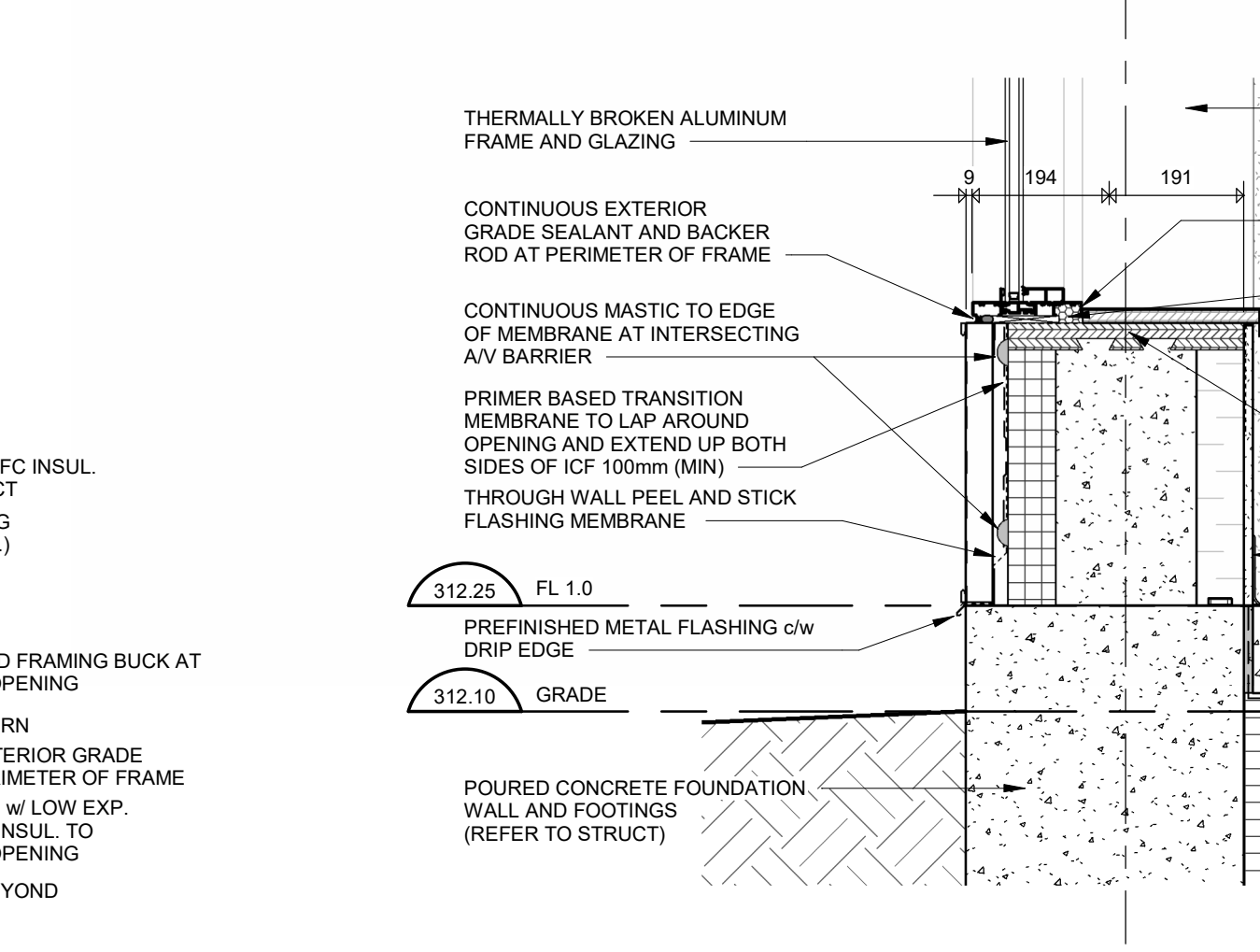
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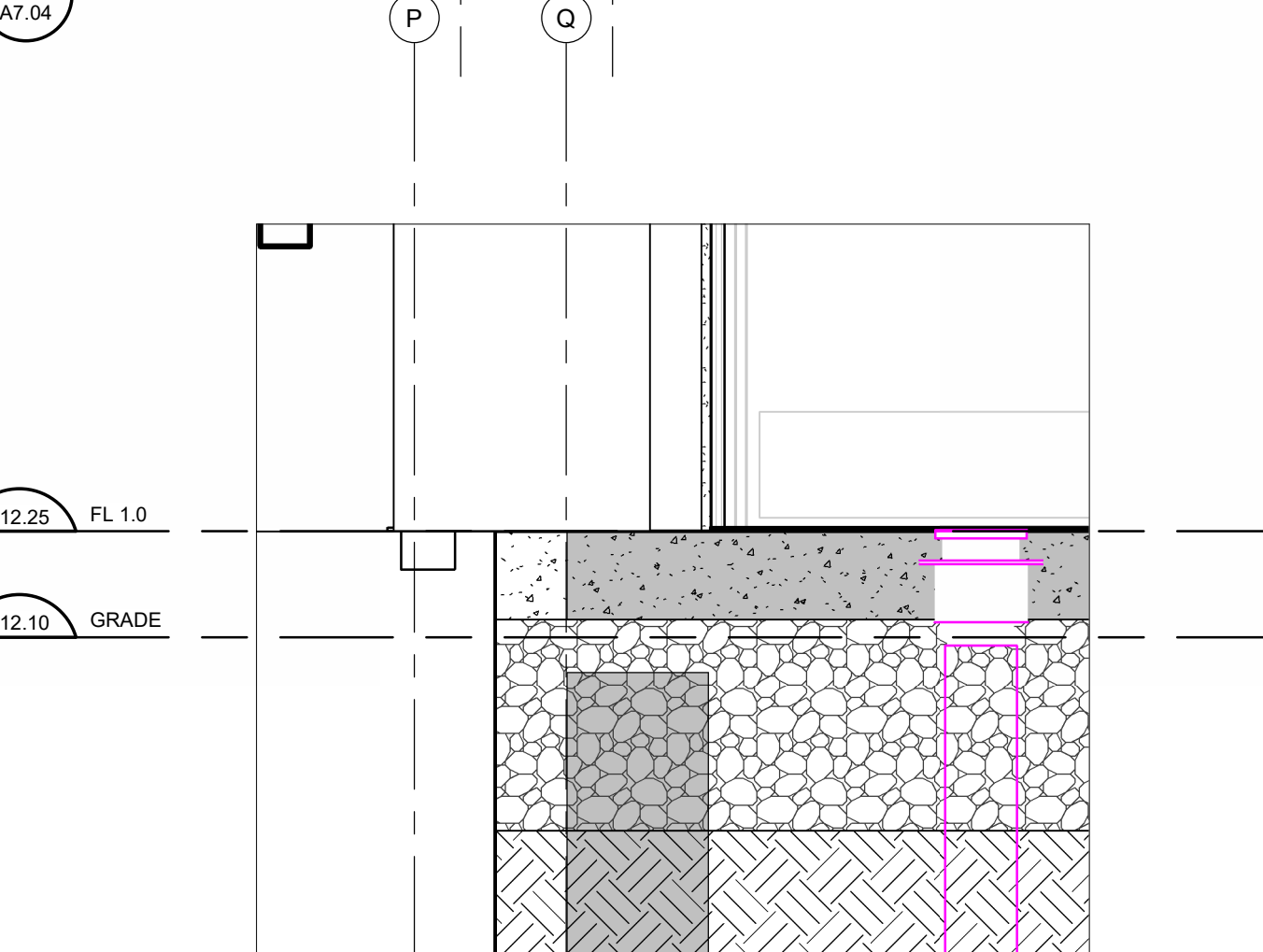
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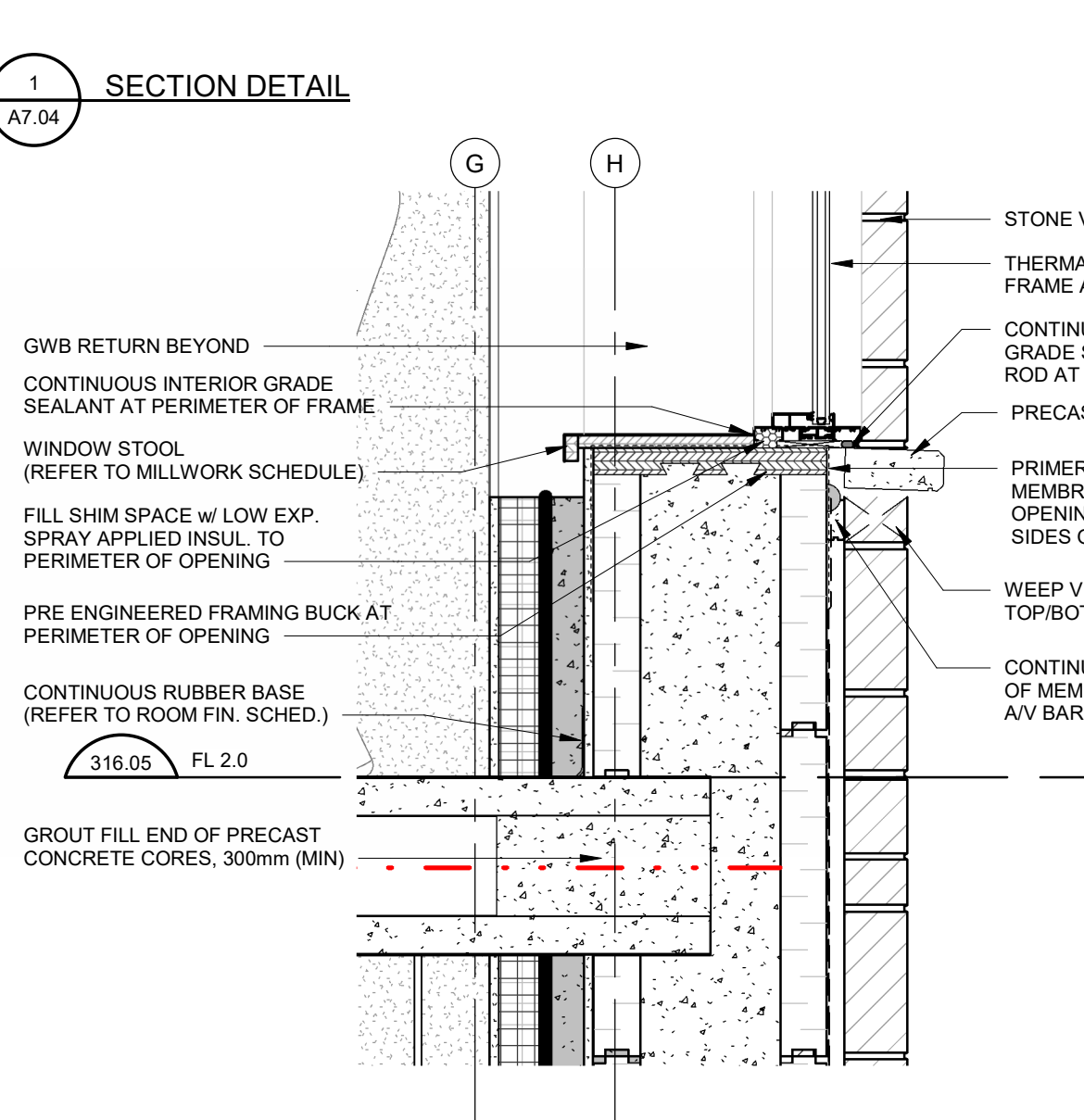
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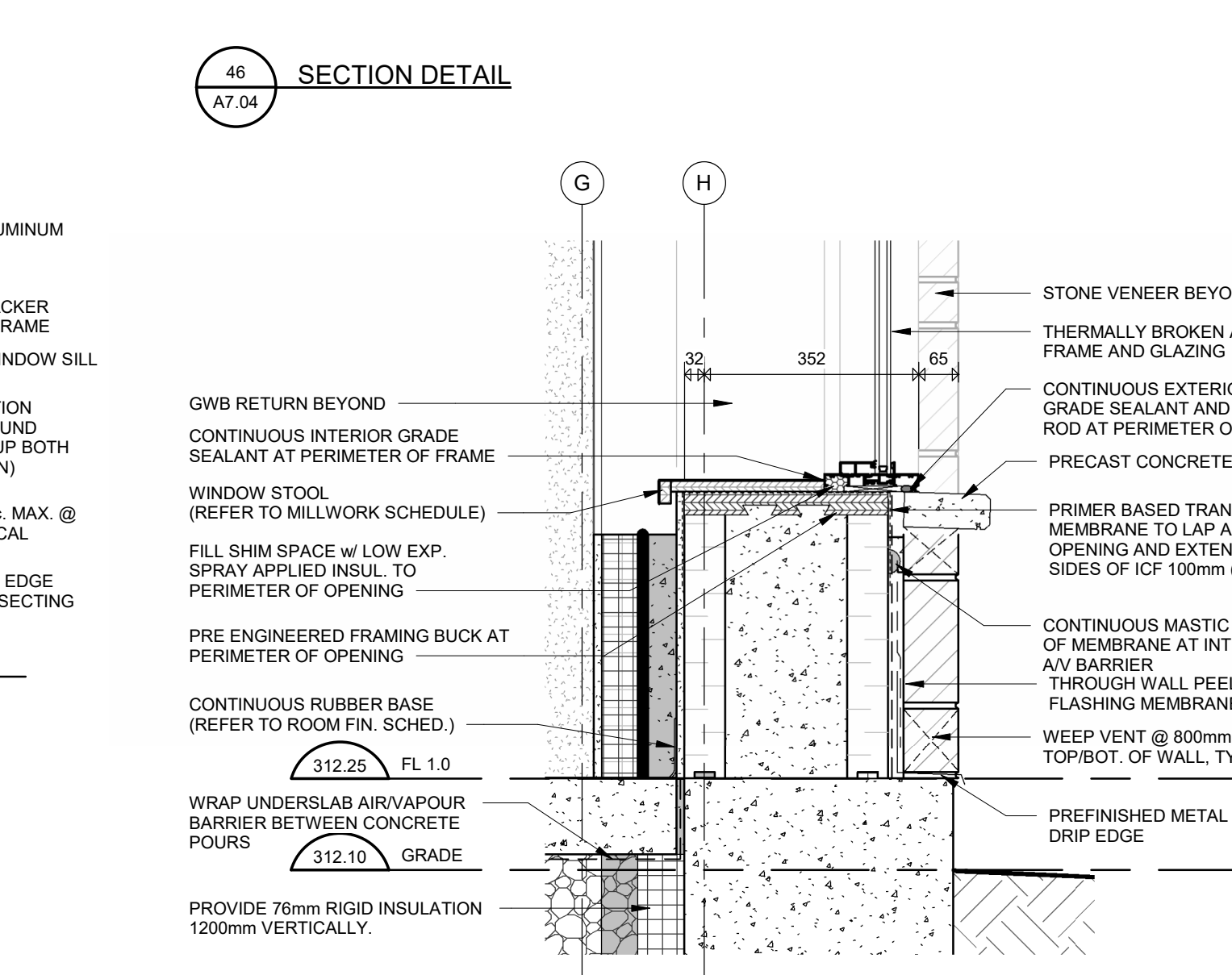
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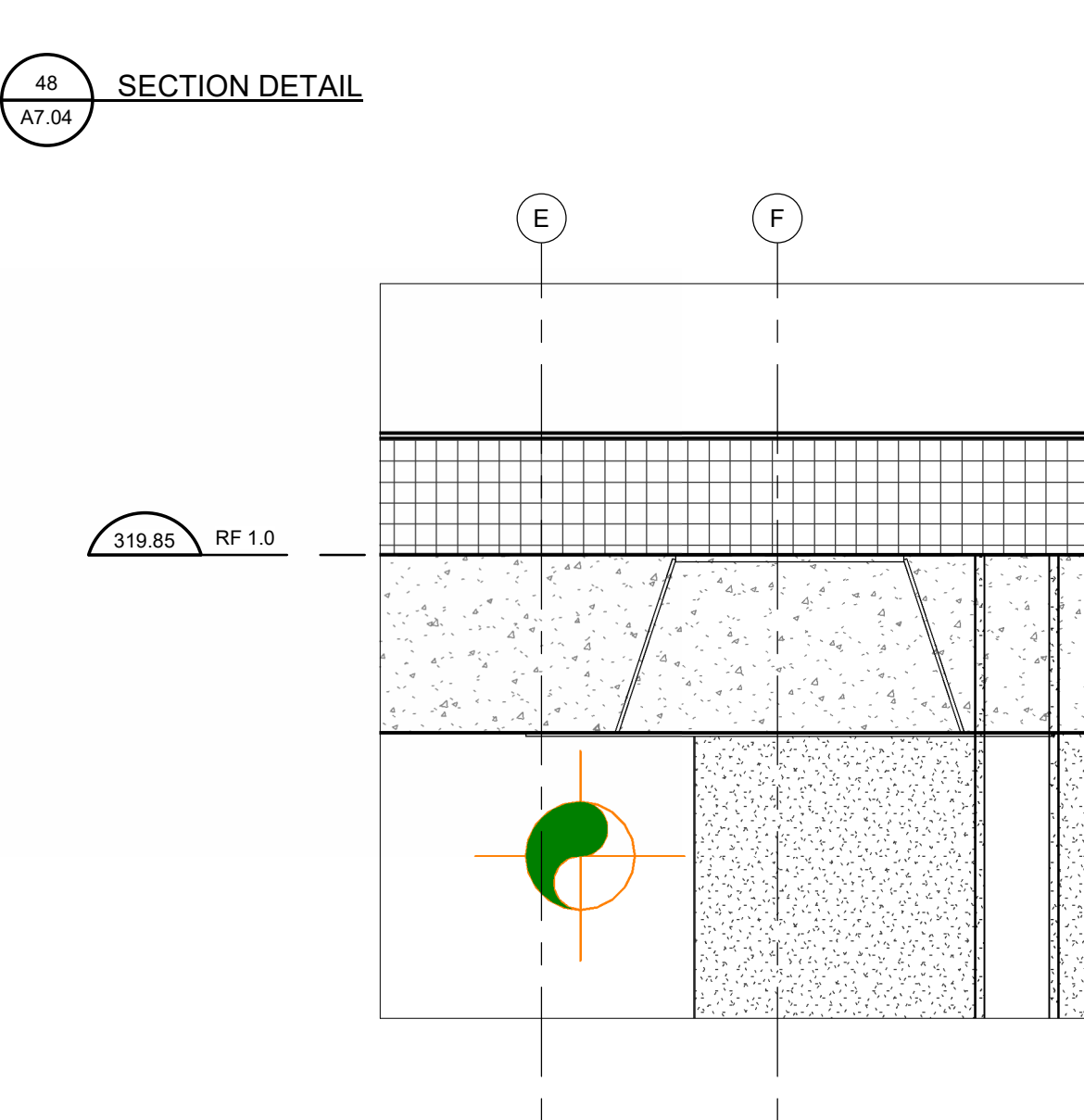
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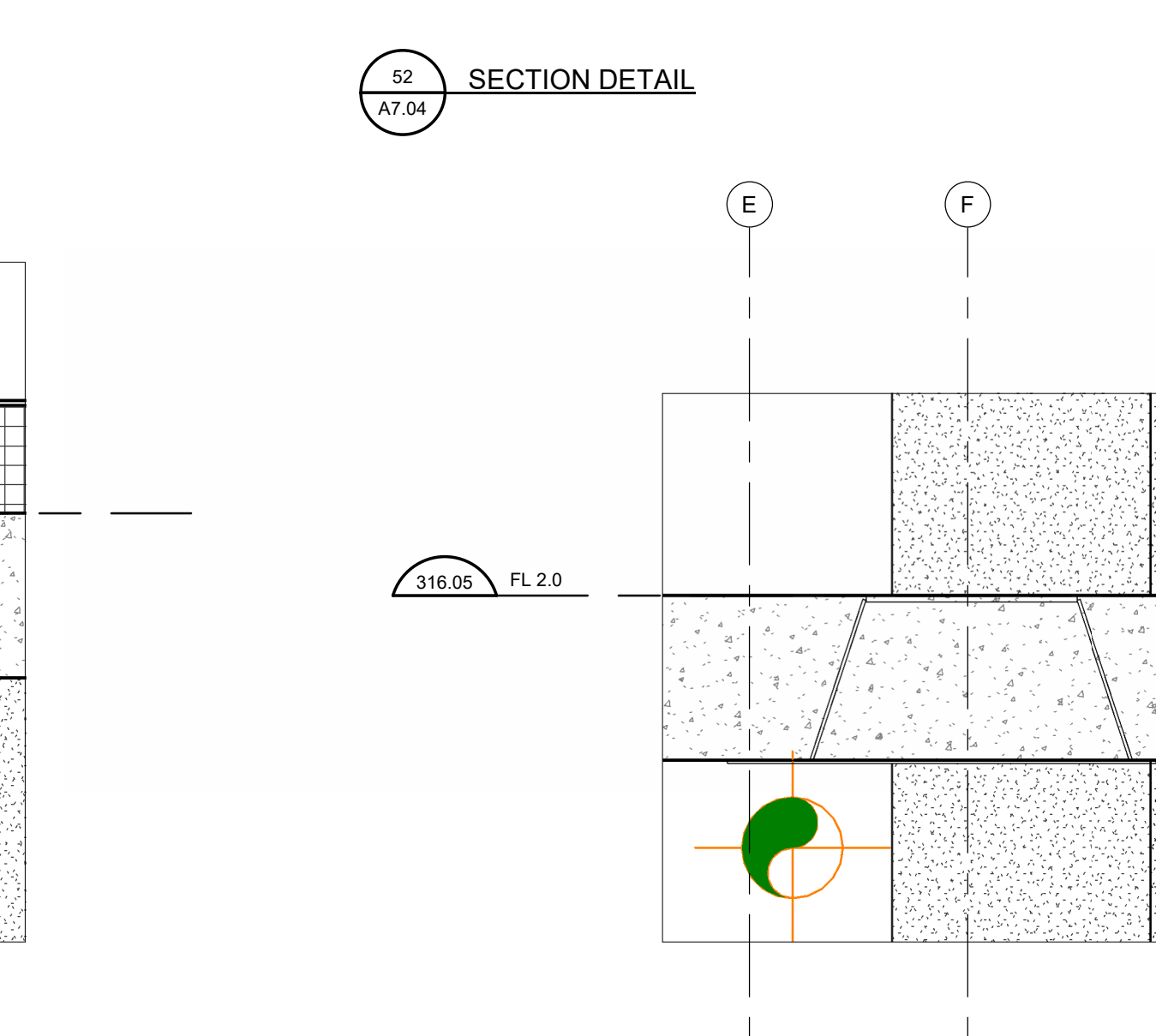
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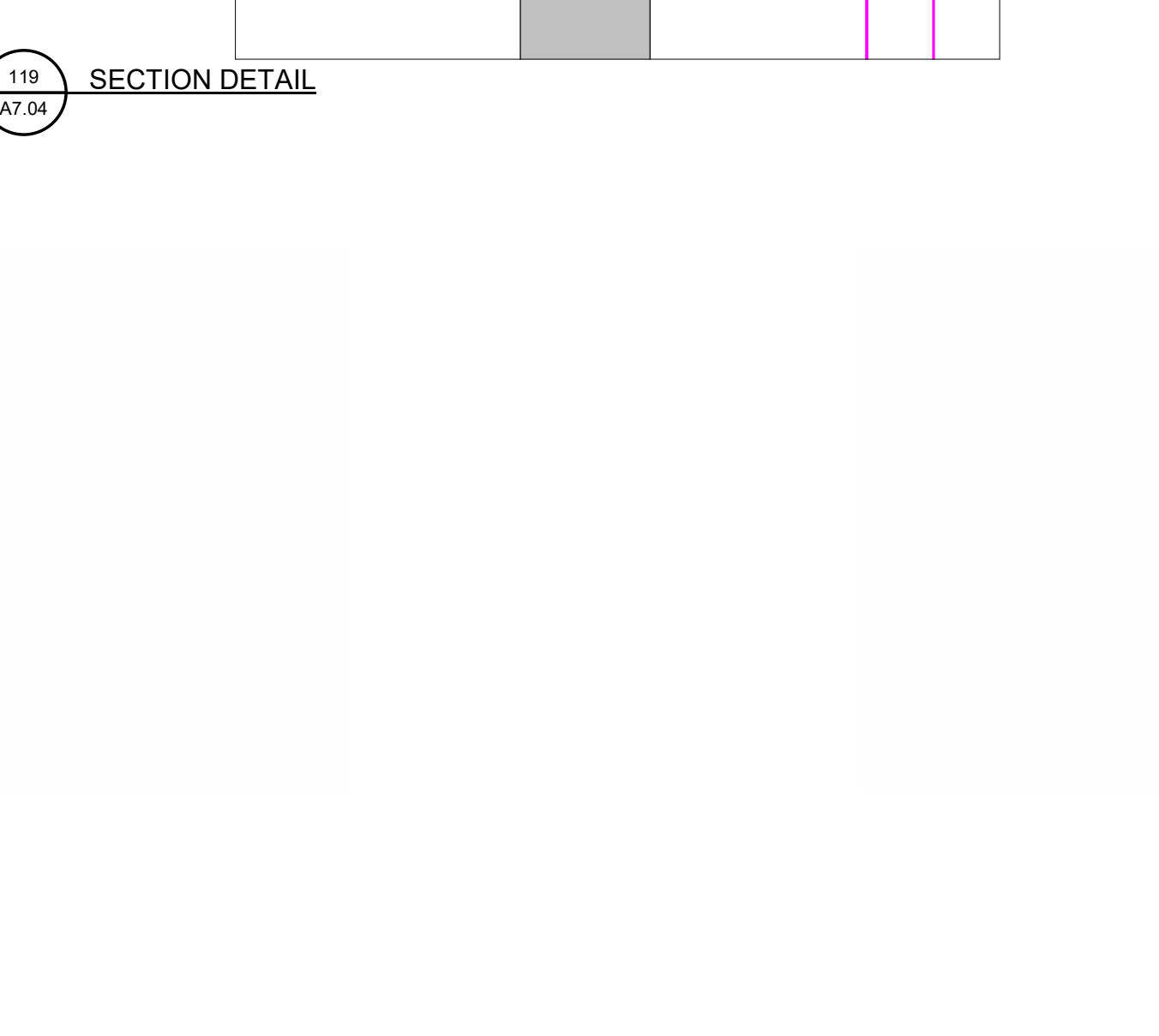
SECTION DETAIL



SECTION DETAIL

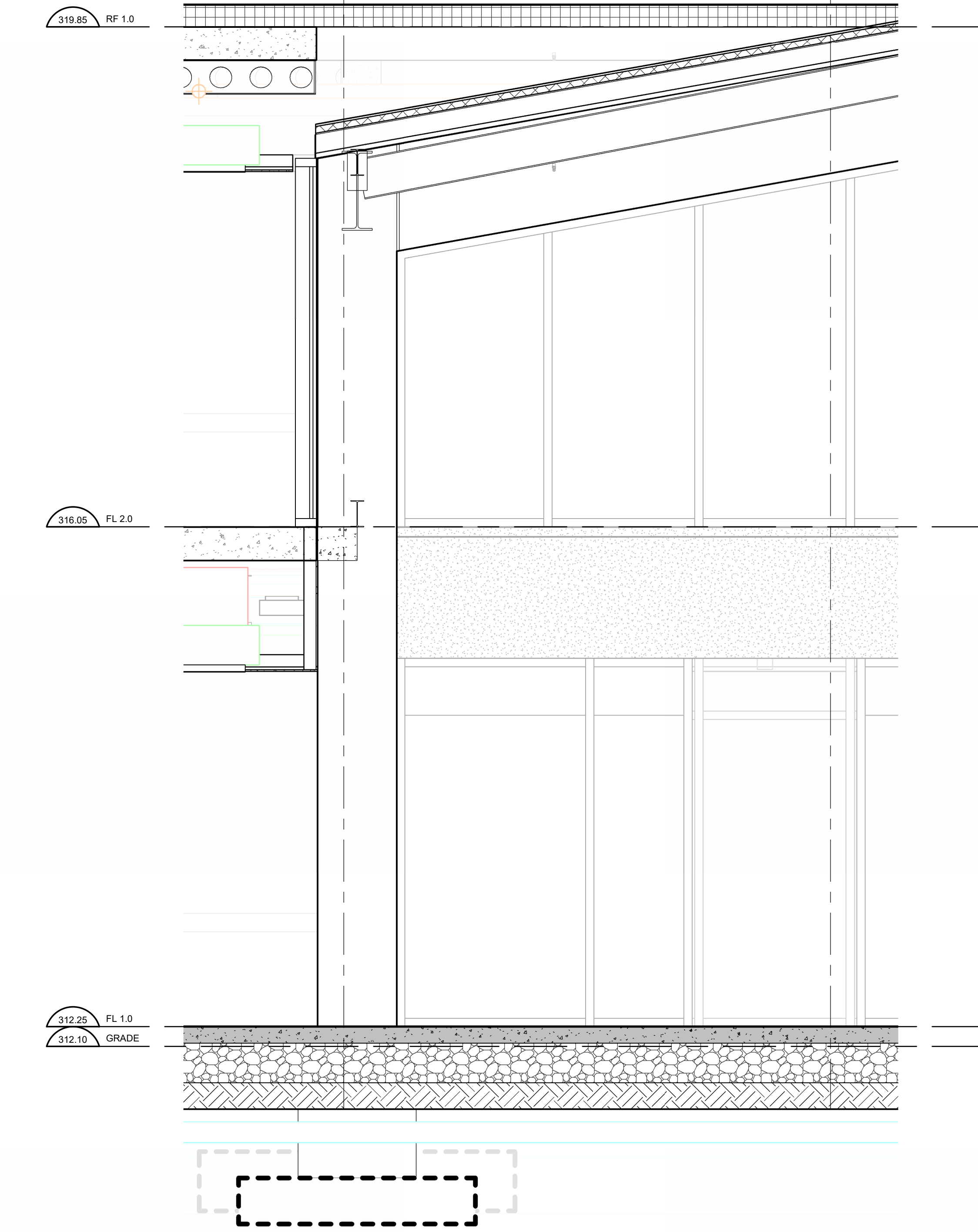


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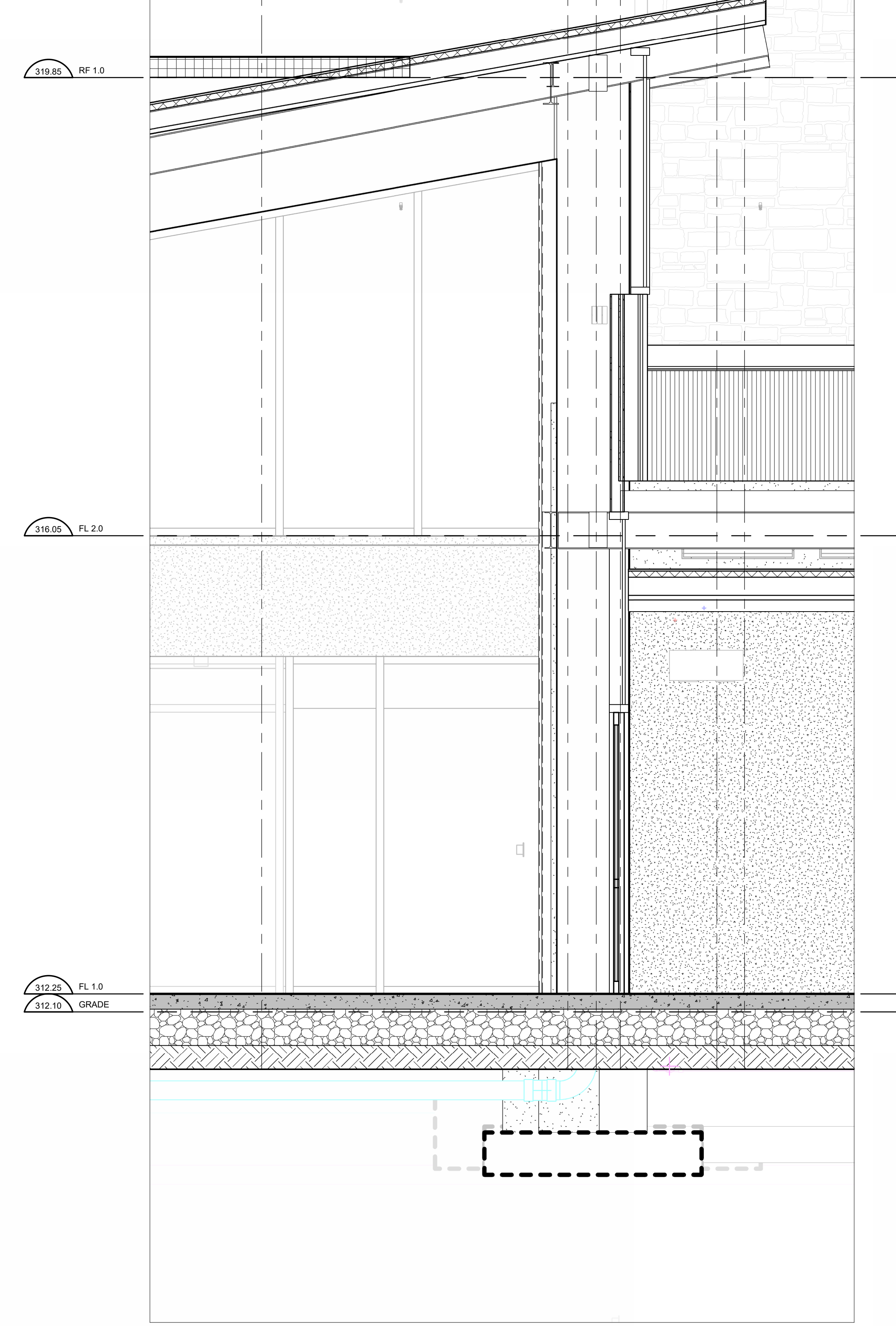


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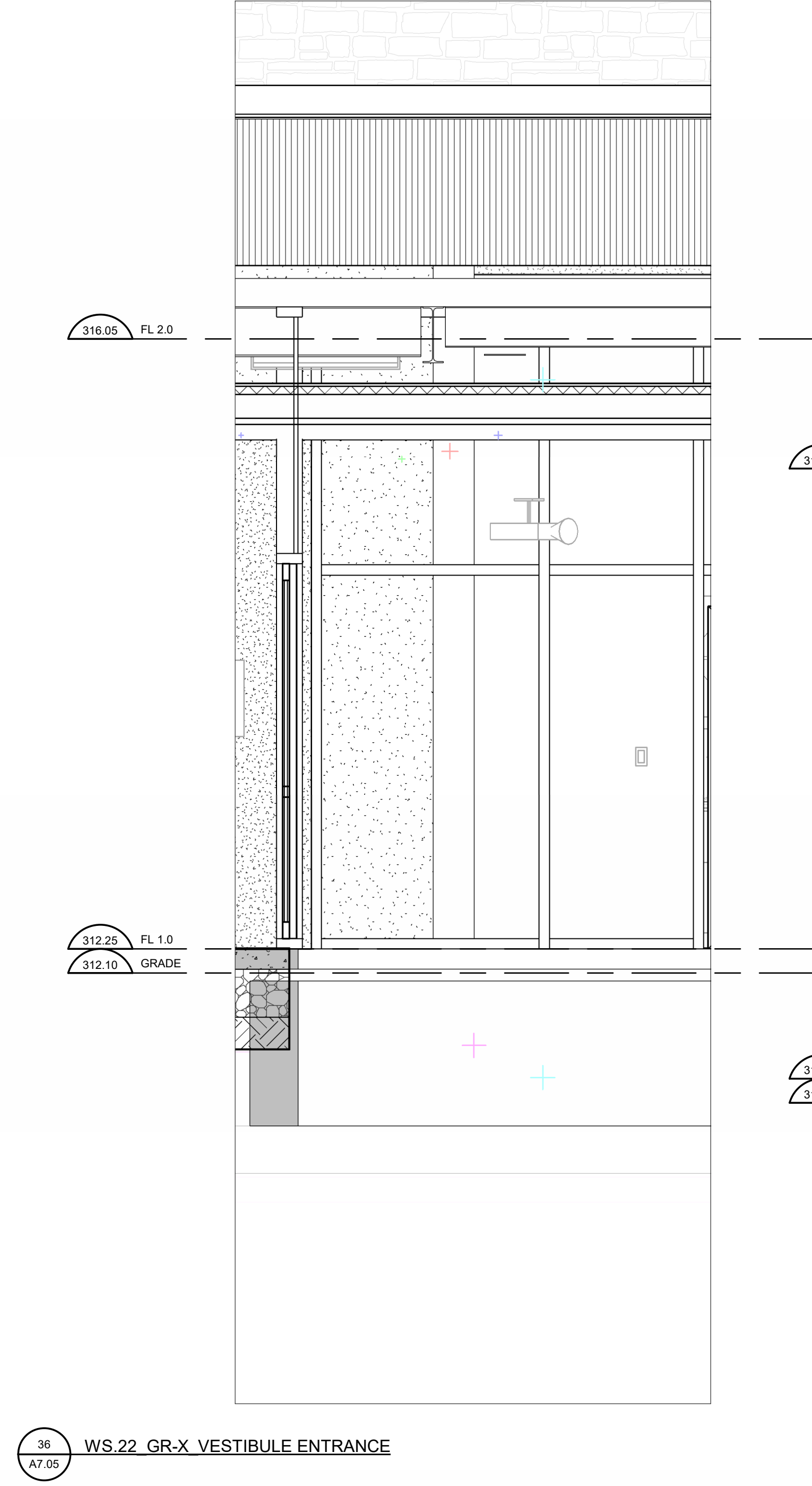




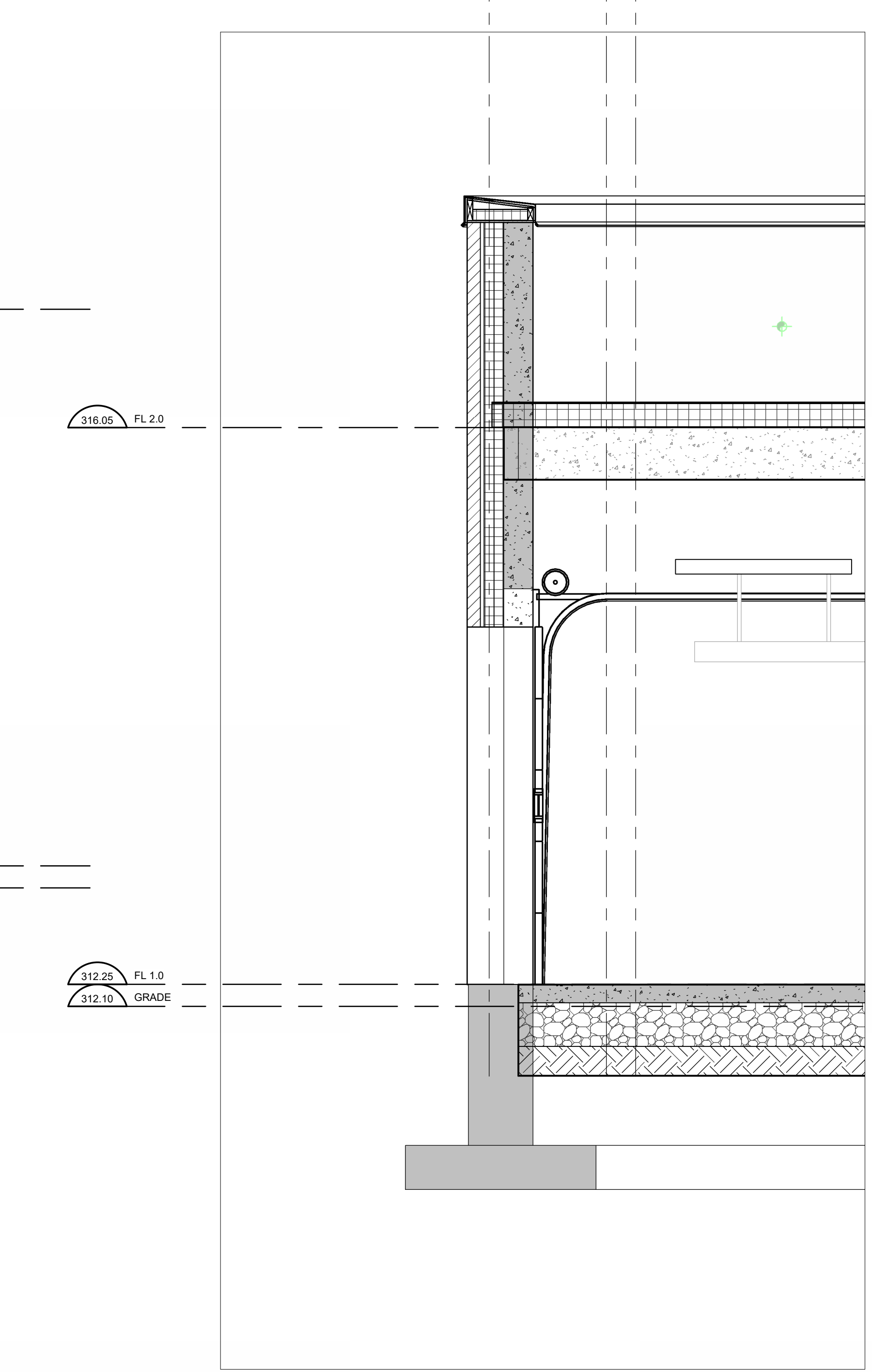
120  
A7.05 WS.20 GR-X HEAVY TIMBER TO PRECAST



21  
A7.05 WS.21 GR-X HEAVY TIMBER CLERESTORY



36  
A7.05 WS.22 GR-X VESTIBULE ENTRANCE



34  
A7.05 WS.23 GR-X GARAGE DOOR

OMNI SEAFORTH LONG TERM CARE

CENTENNIAL DRIVE, SEAFORTH

Project No. 1147

OMNI QUALITY LIVING

Design By

Author

Per Date

01/07/26



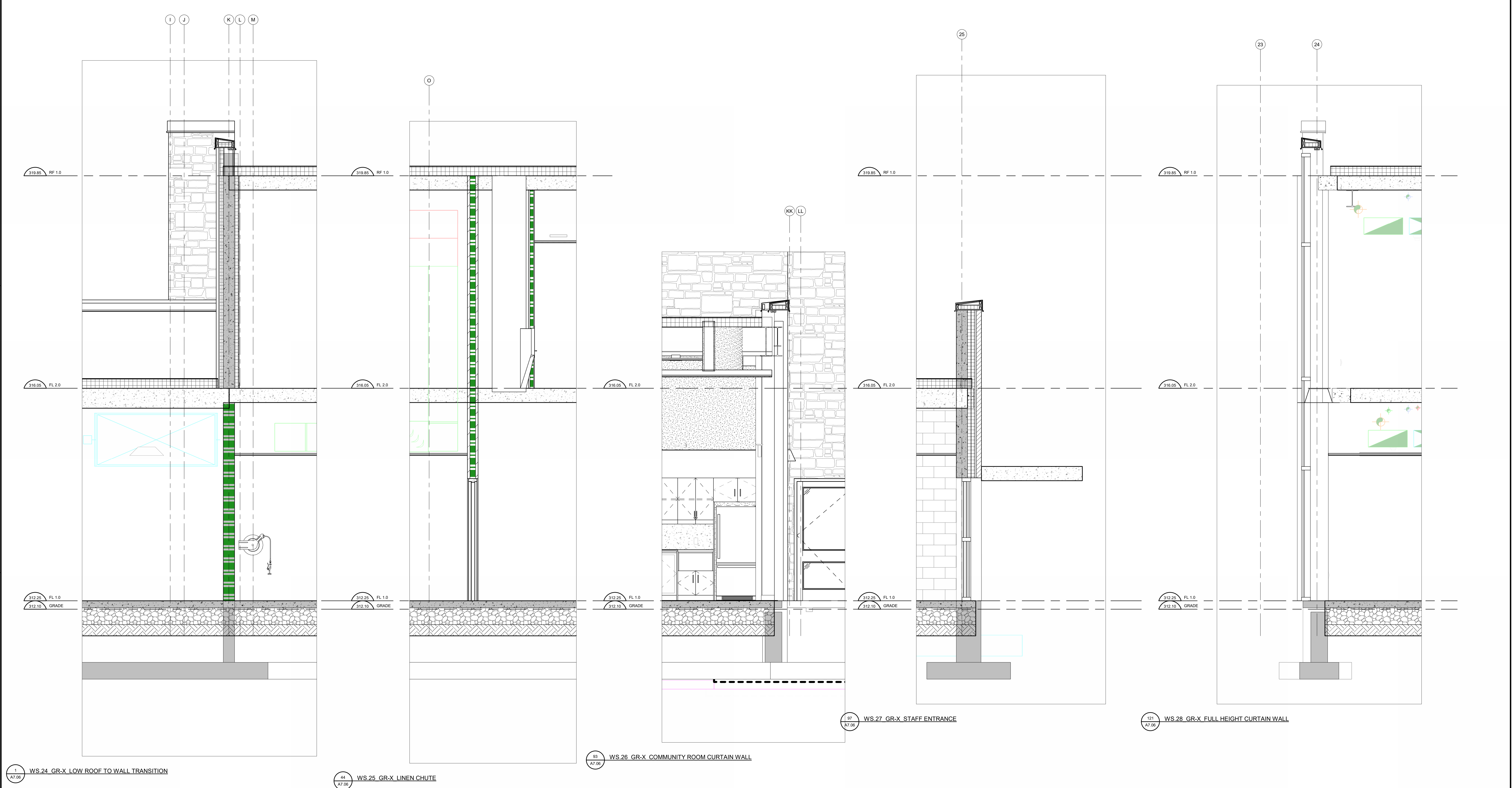
CORNERSTONE  
ARCHITECTURE

2026-03-19 ISSUED FOR 50% BUDGET

100-000 Thames St. London ON Canada M6A 1E1  
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1  
A7.06 WS.24 GR-X LOW ROOF TO WALL TRANSITION

24  
A7.06 WS.25 GR-X LINEN CHUTE

93  
A7.06 WS.26 GR-X COMMUNITY ROOM CURTAIN WALL

97  
A7.06 WS.27 GR-X STAFF ENTRANCE

121  
A7.06 WS.28 GR-X FULL HEIGHT CURTAIN WALL

OMNI SEAFORTH LONG TERM CARE  
CENTENNIAL DRIVE, SEAFORTH

OMNI QUALITY LIVING  
Project No. 1147  
Design By  
Author  
Per Date 01/07/26

105-000 Thames St. London ON Canada N6A 1E1  
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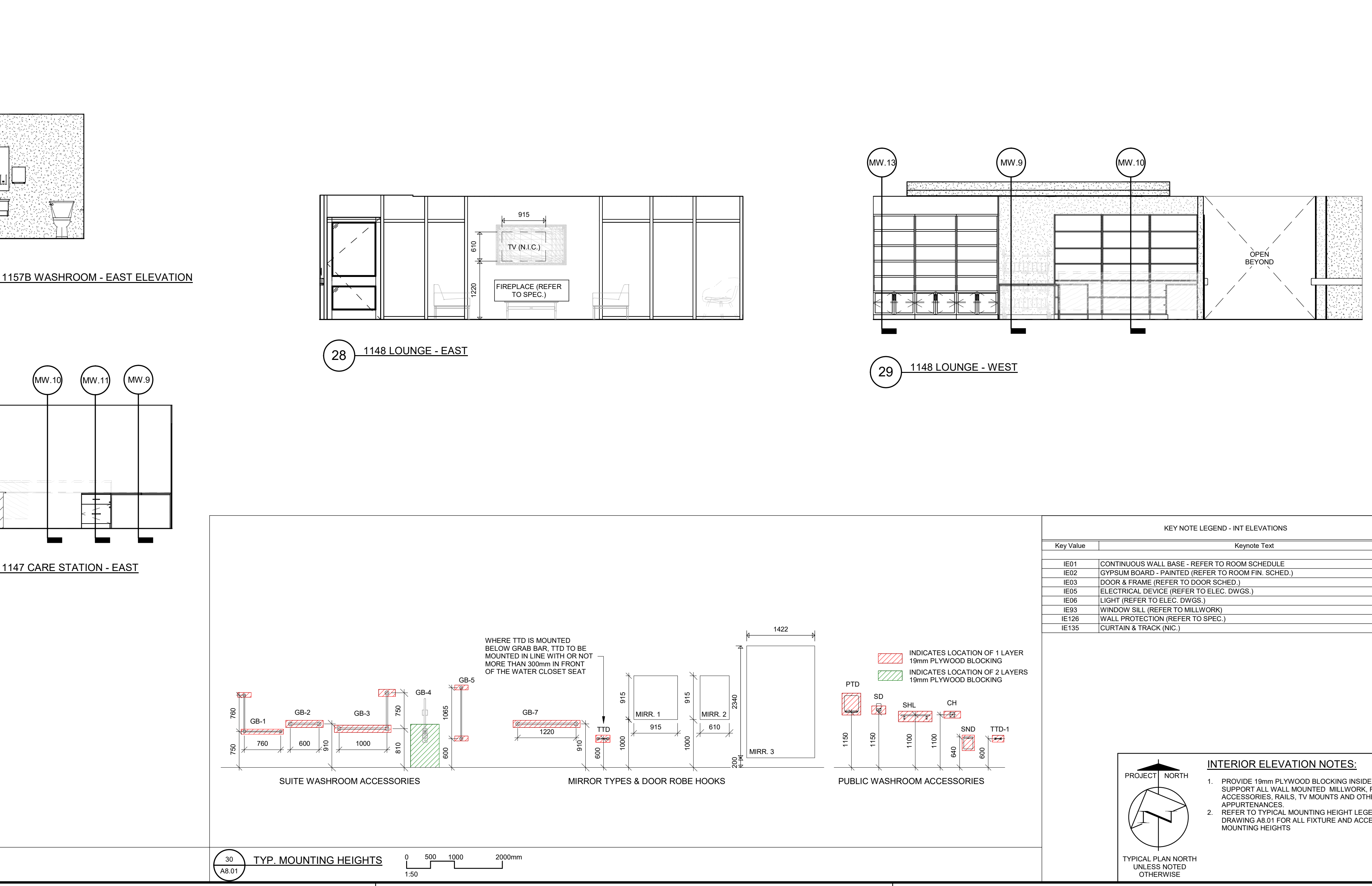
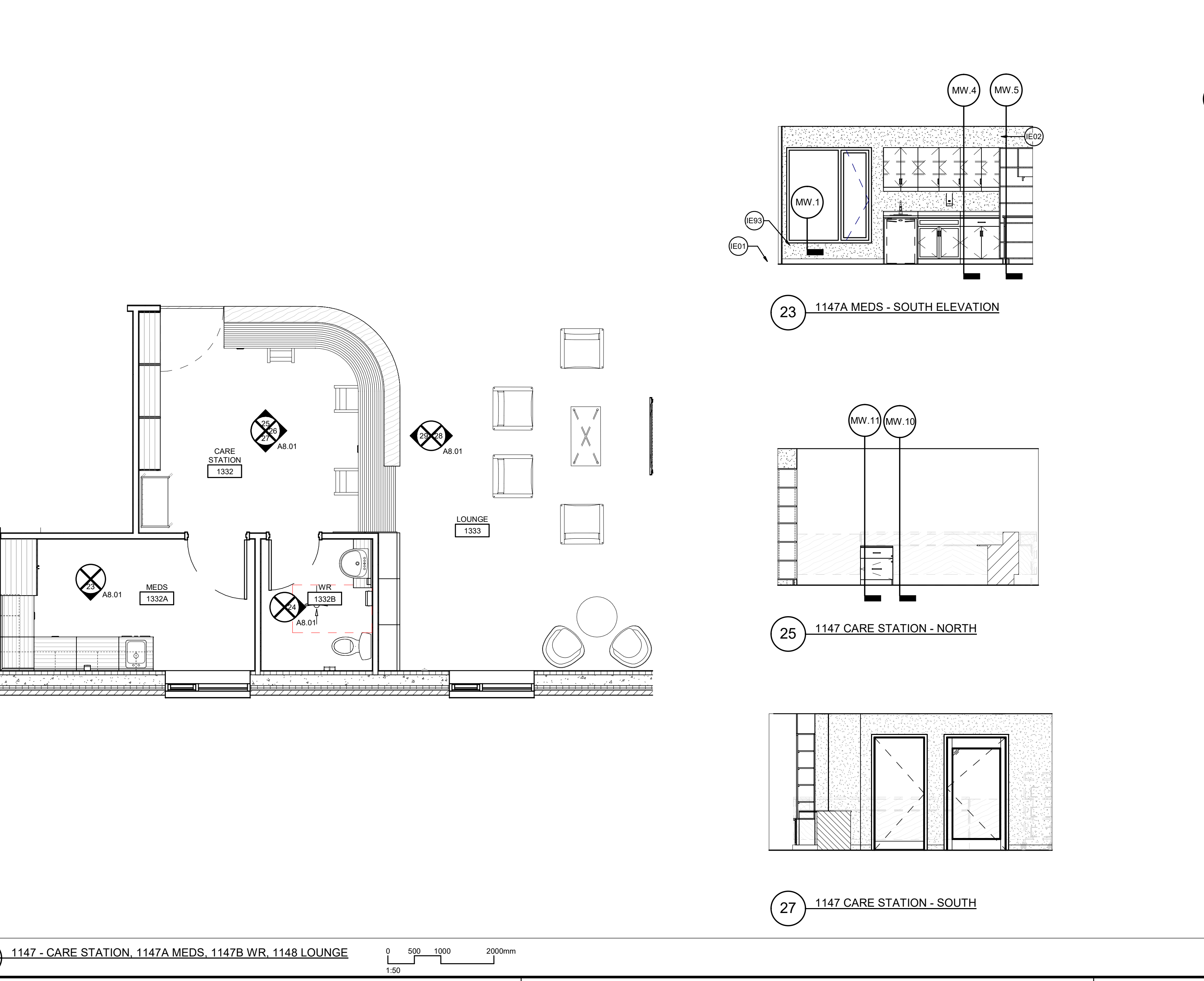
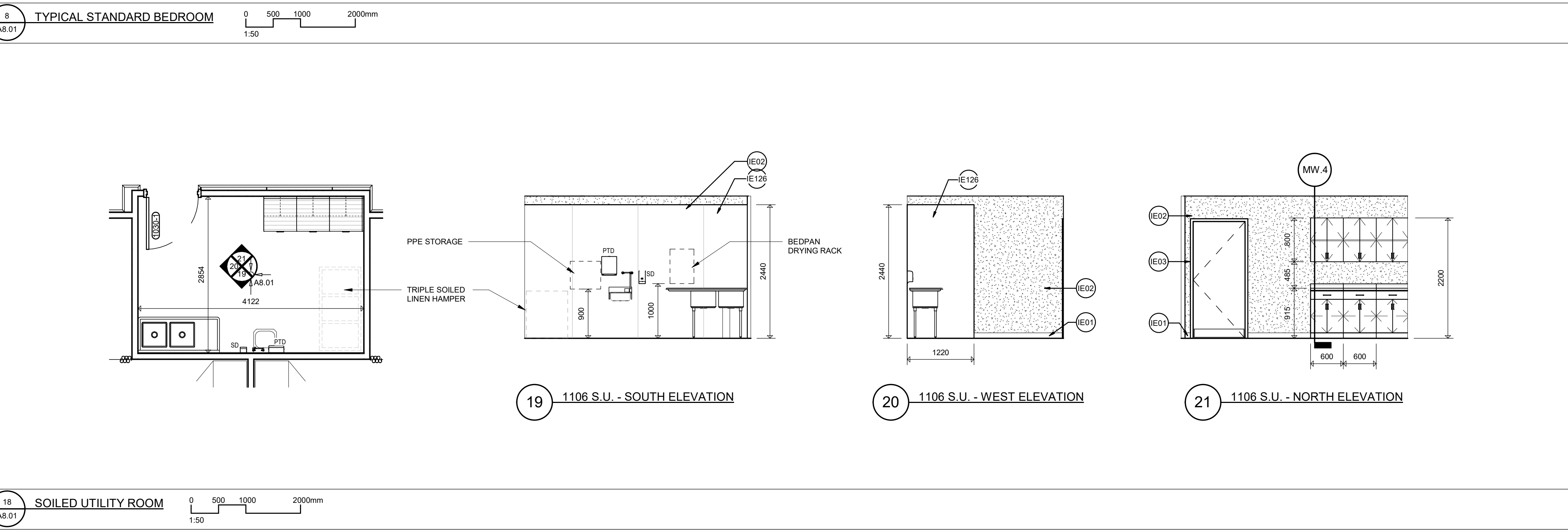
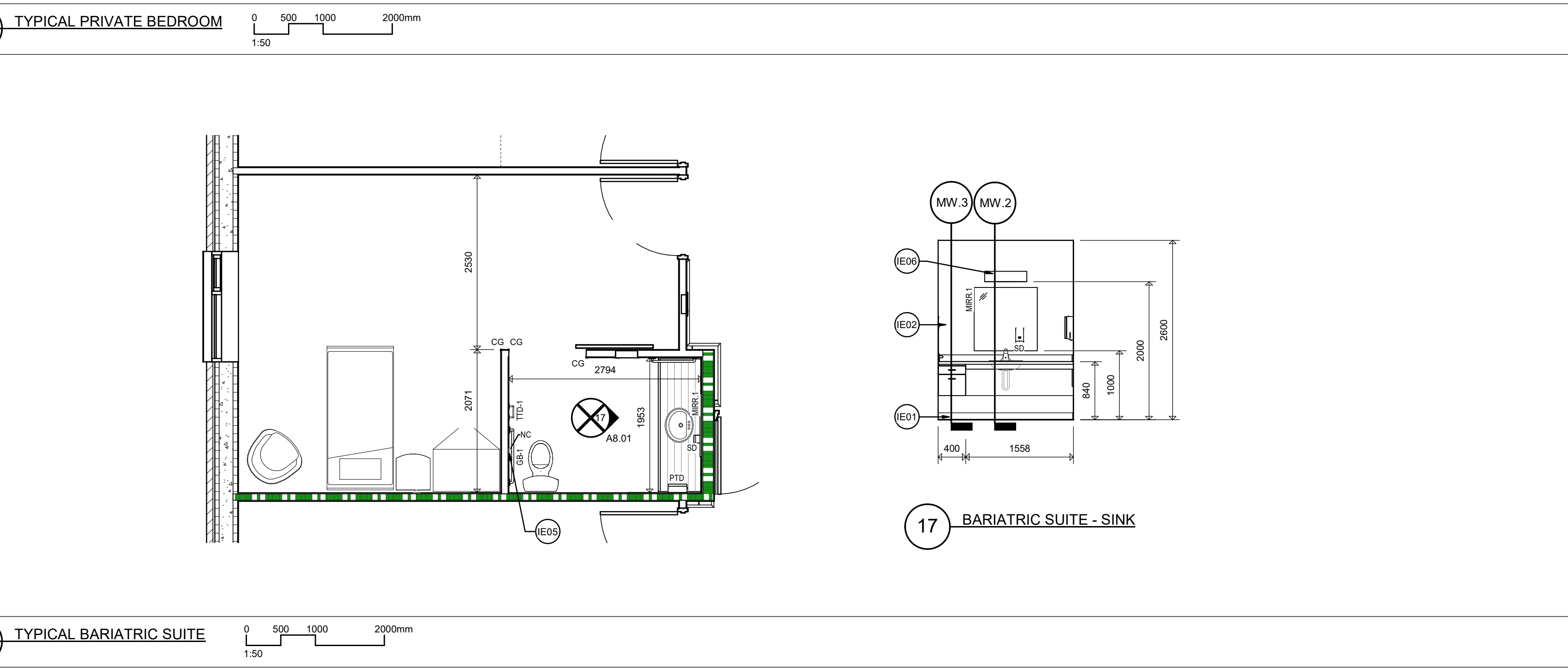
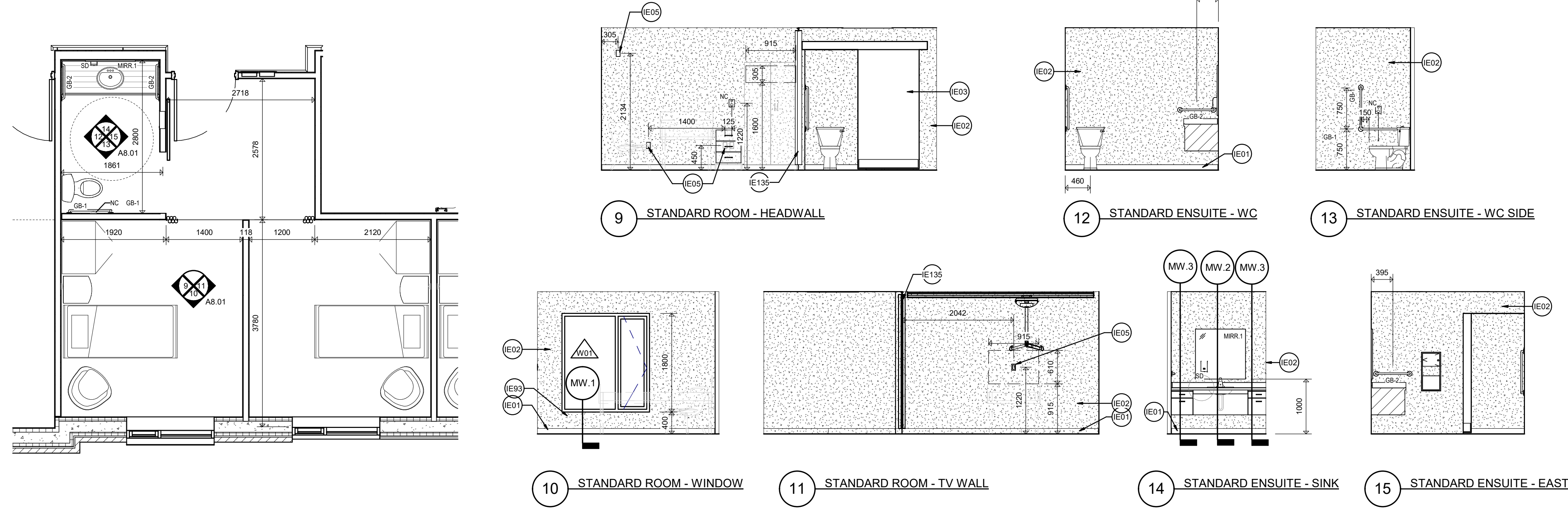
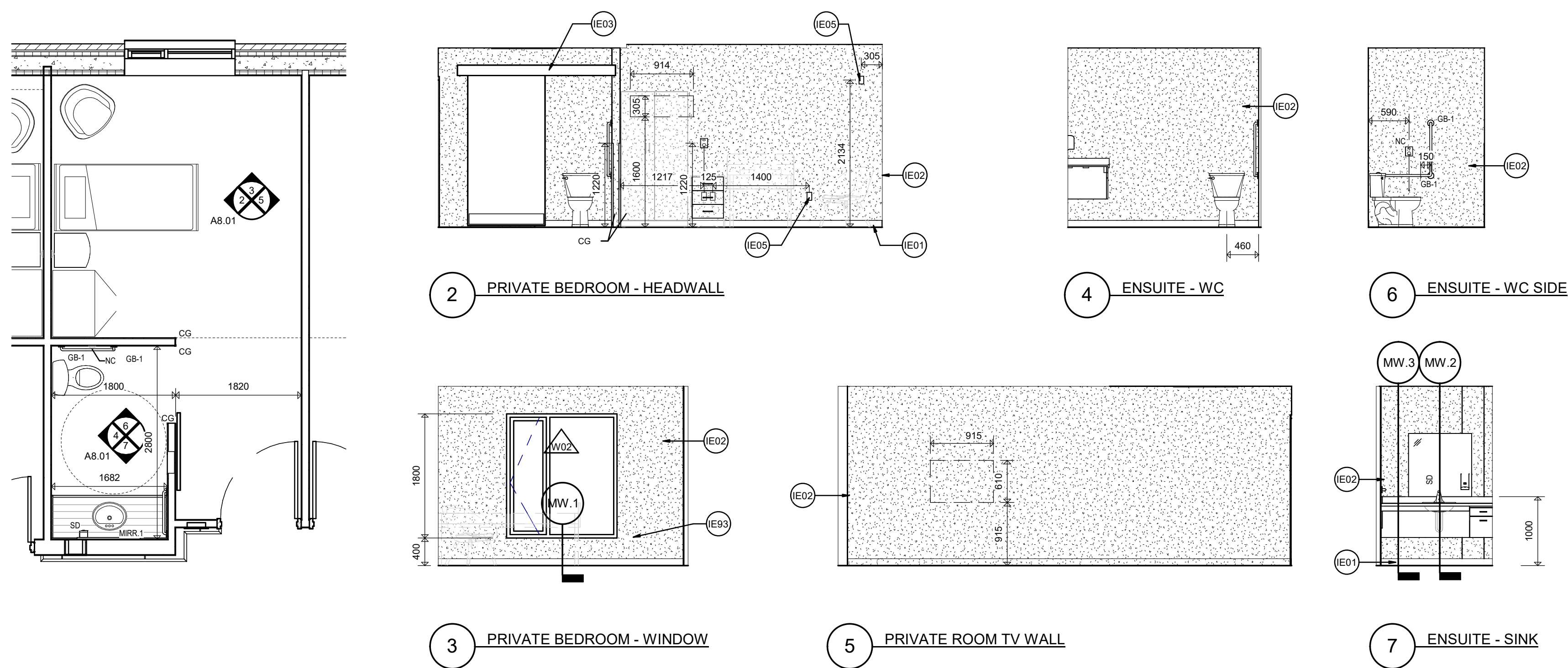
CORNERSTONE  
ARCHITECTURE

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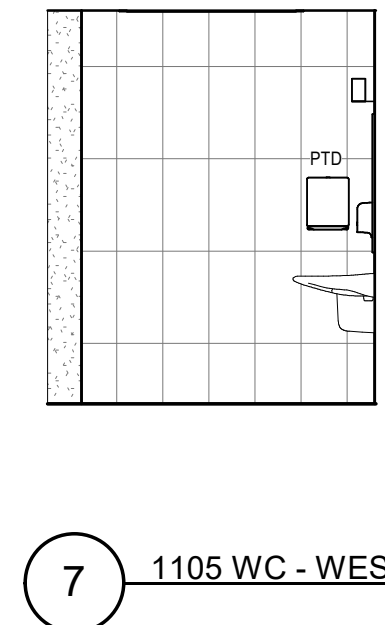
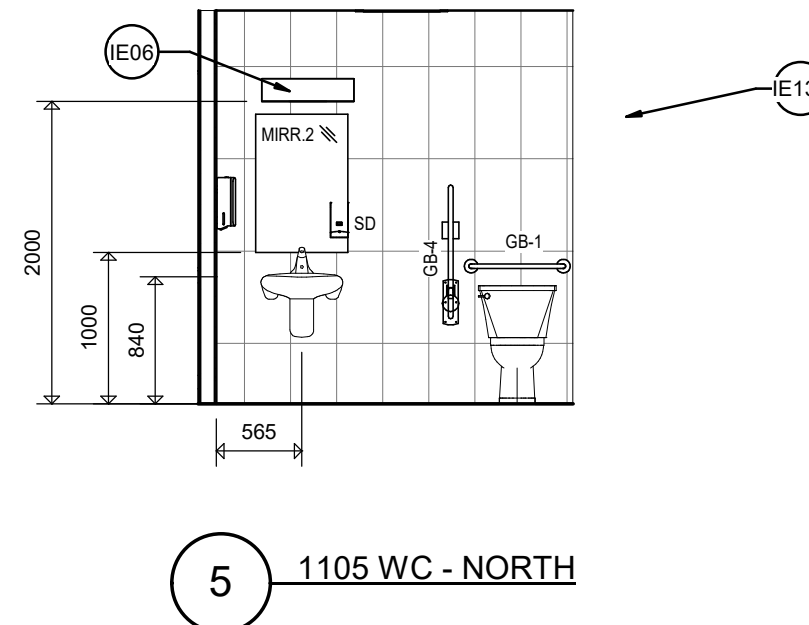
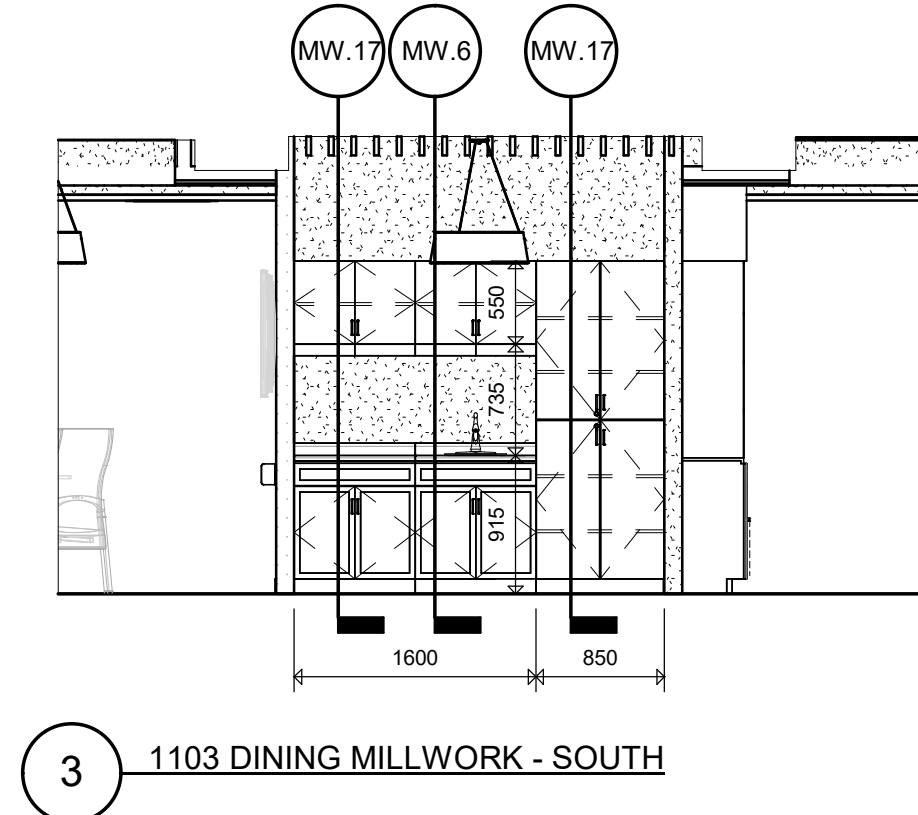
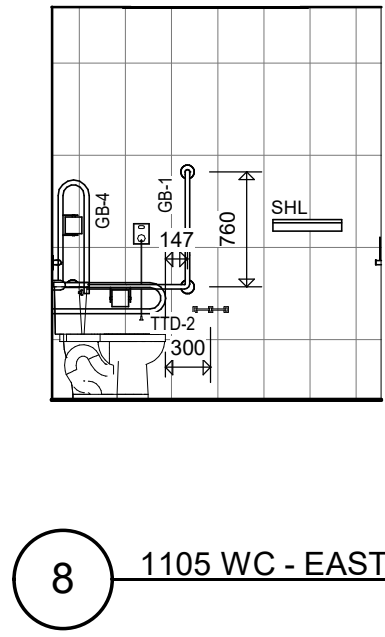
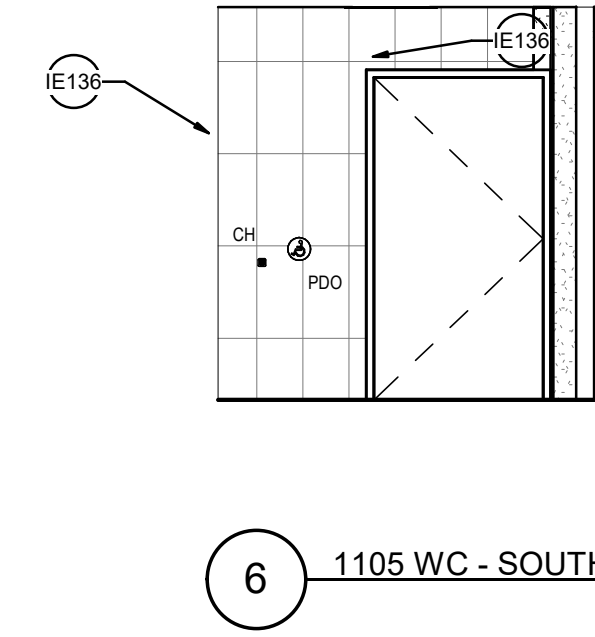
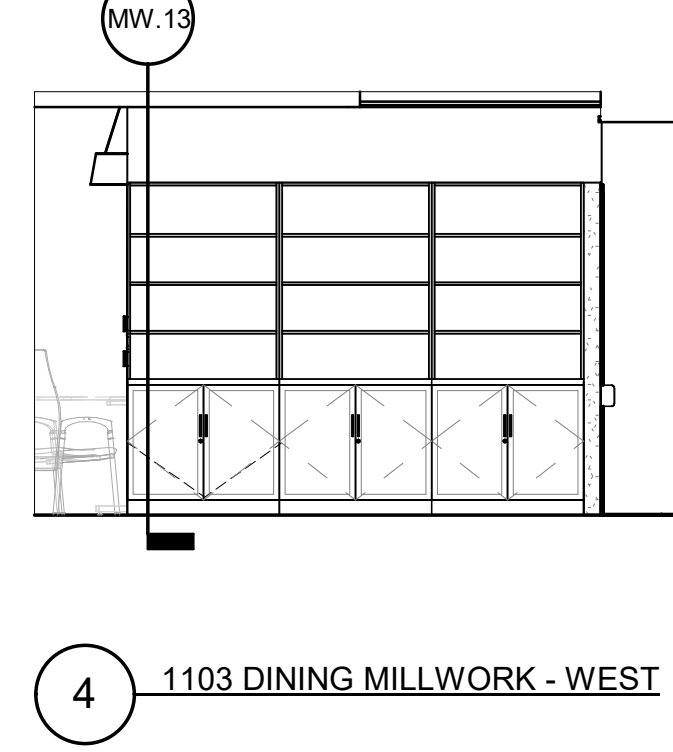
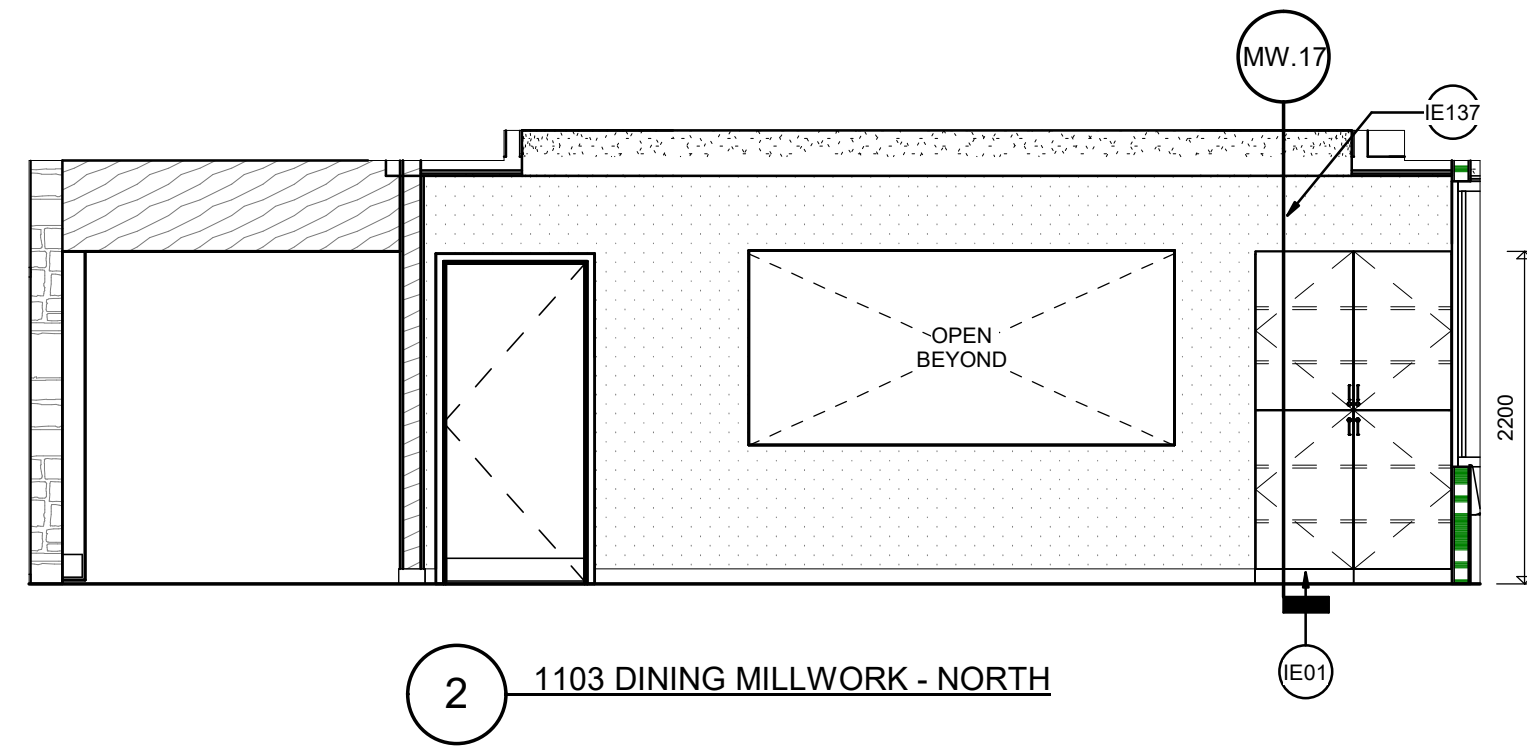
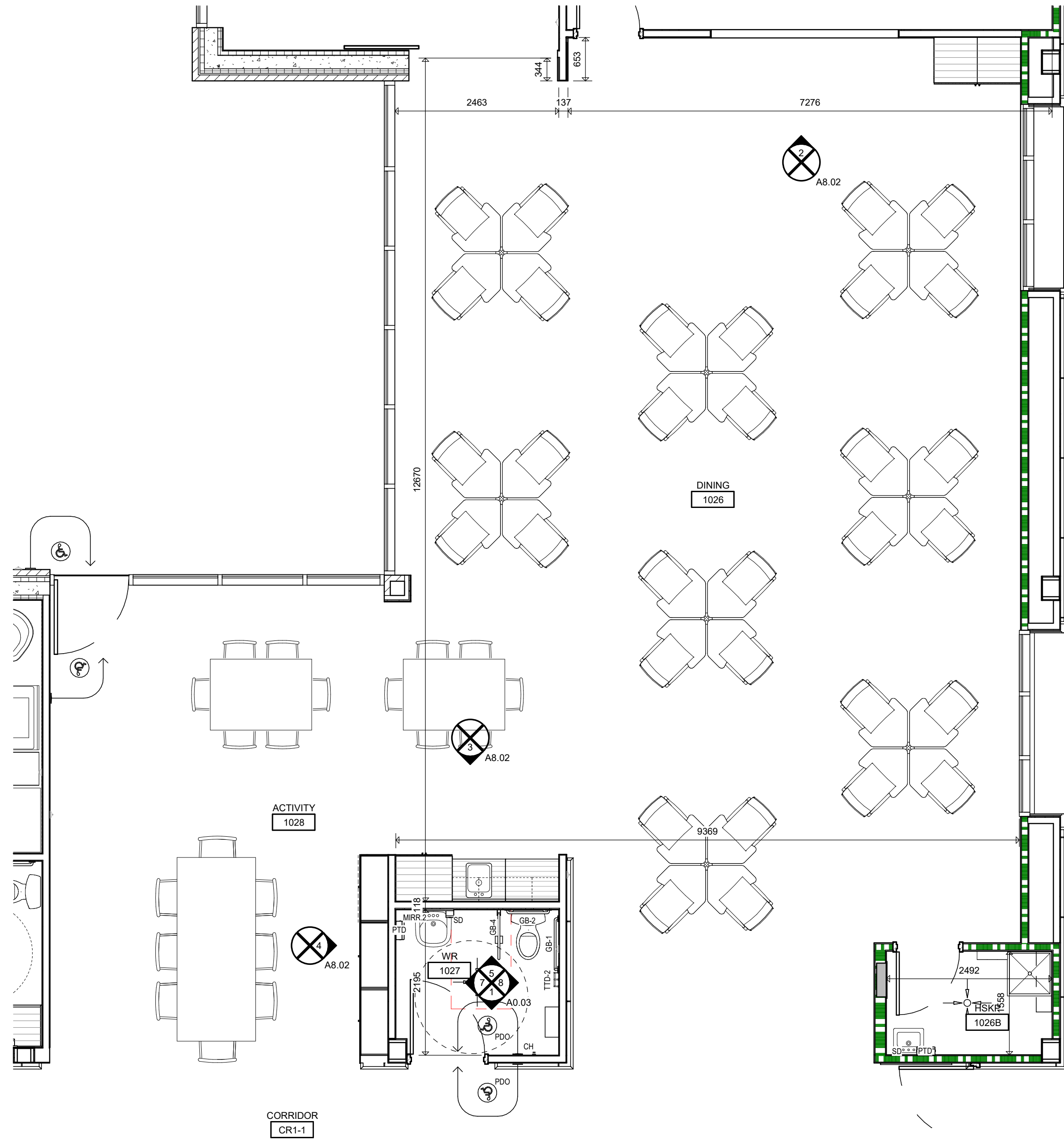
2026-03-19

ISSUED FOR 50% BUDGET

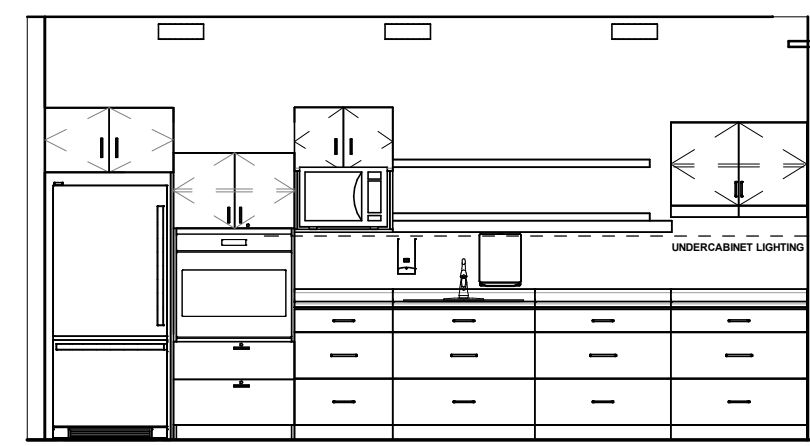




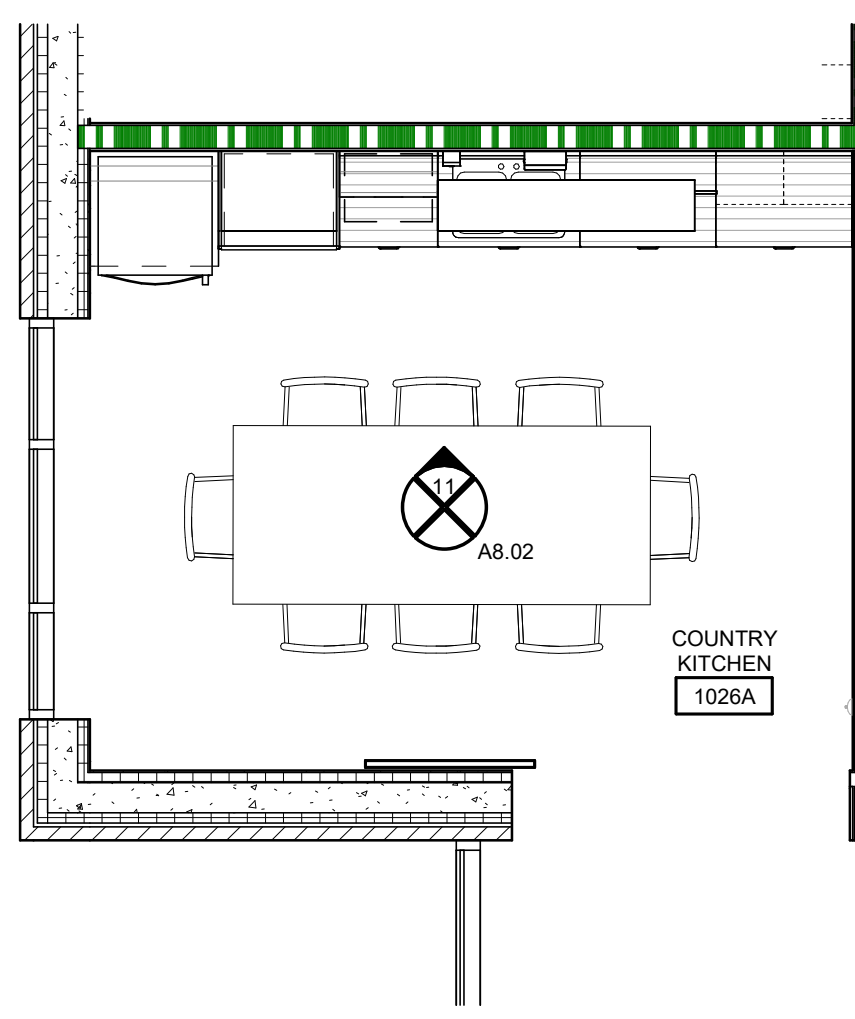




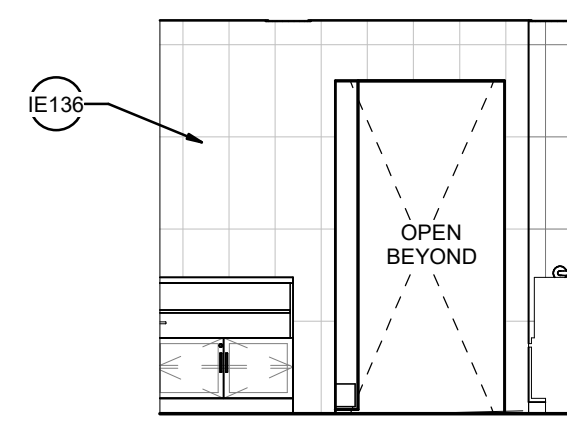
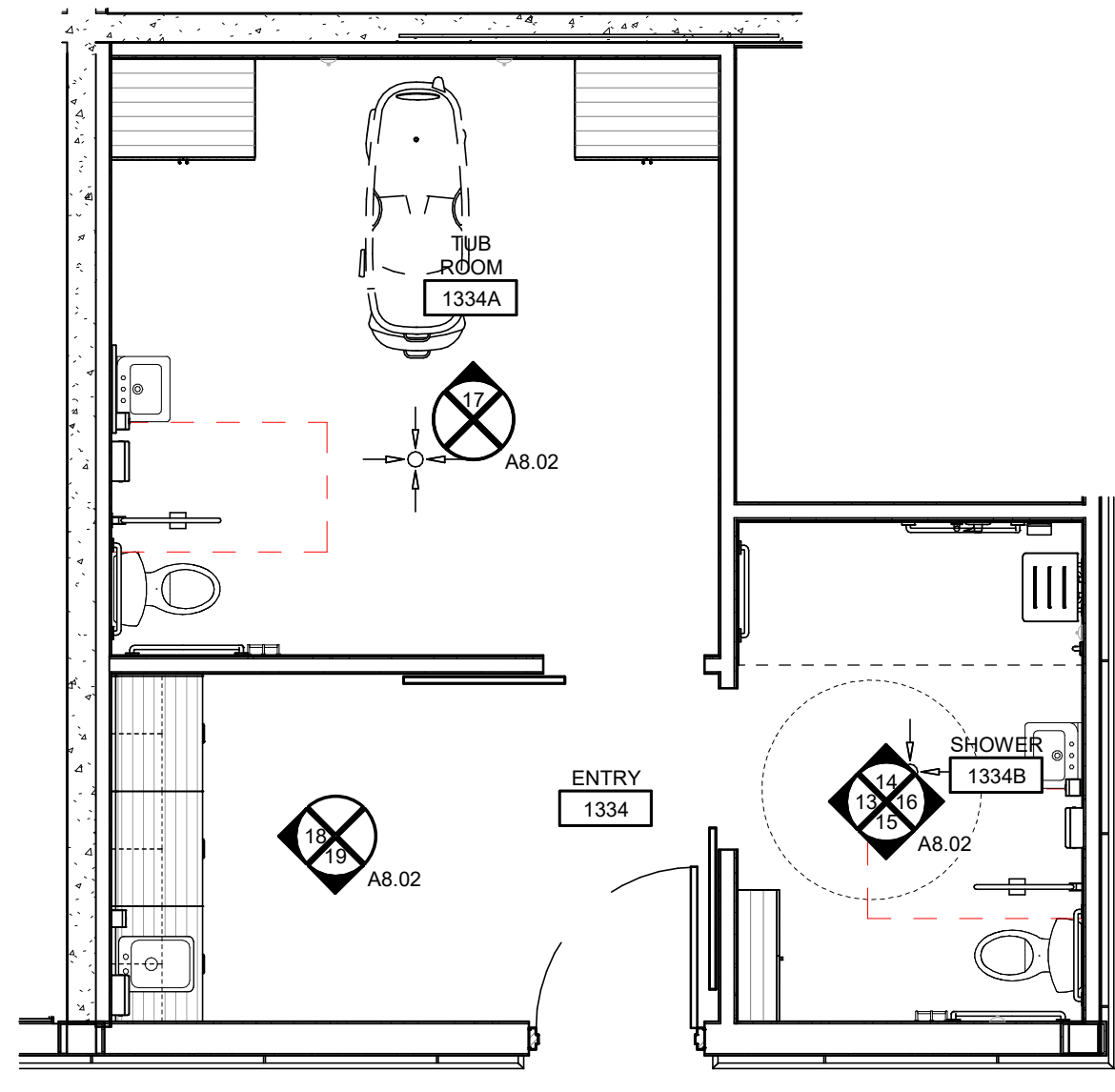
1 1103 - DINING, 1105 ACTIVITY, 1104 WR  
A8.02  
0 500 1000 2000mm  
1:50



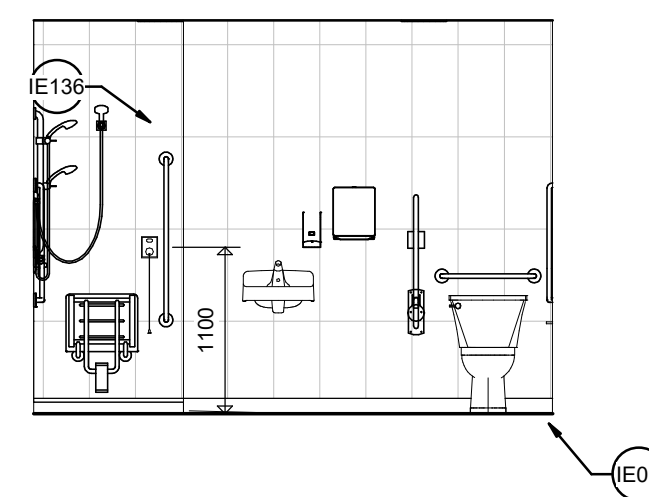
11 1103A COUNTRY KITCHEN - NORTH



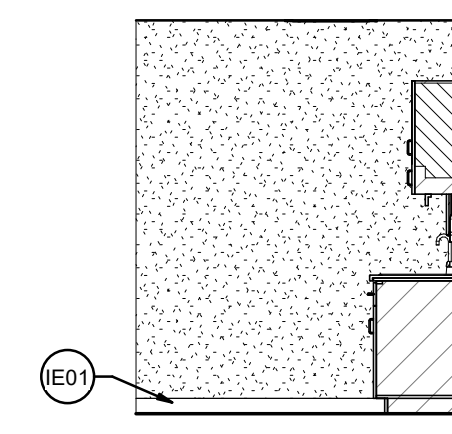
10 1103A - COUNTRY KITCHEN  
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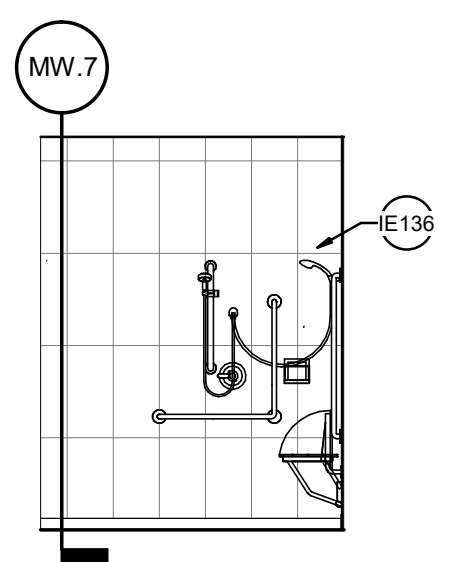
13 1145C SHOWER - WEST ELEVATION



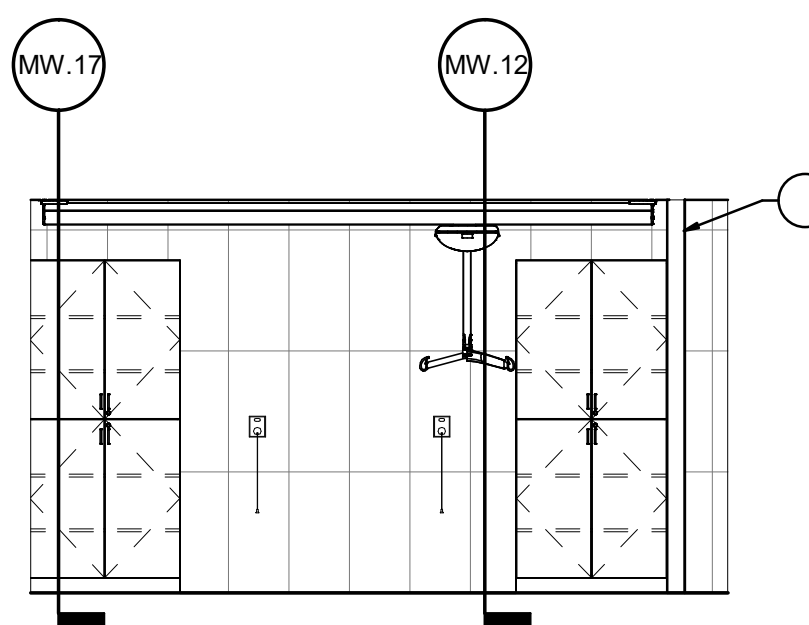
16 1145C SHOWER - EAST ELEVATION



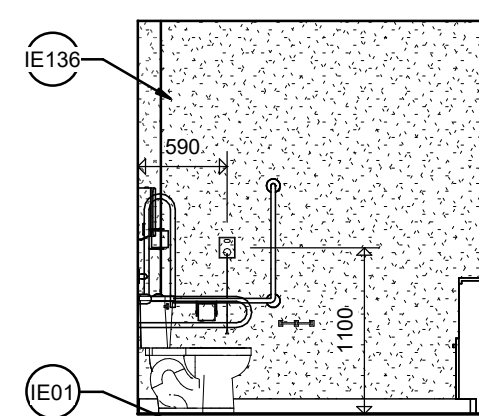
19 1145A WC - SOUTH ELEVATION



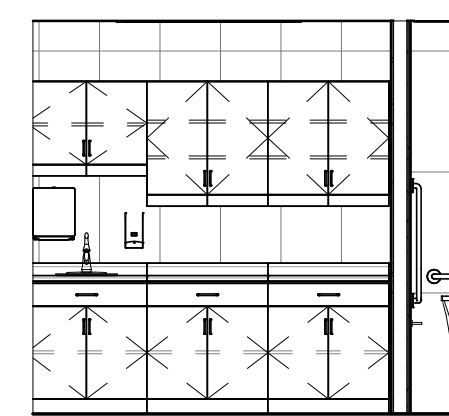
14 1145C SHOWER - NORTH ELEVATION



17 1145B TUB ROOM - NORTH ELEVATION



15 1145C SHOWER - SOUTH ELEVATION



18 1145A WC - WEST ELEVATION

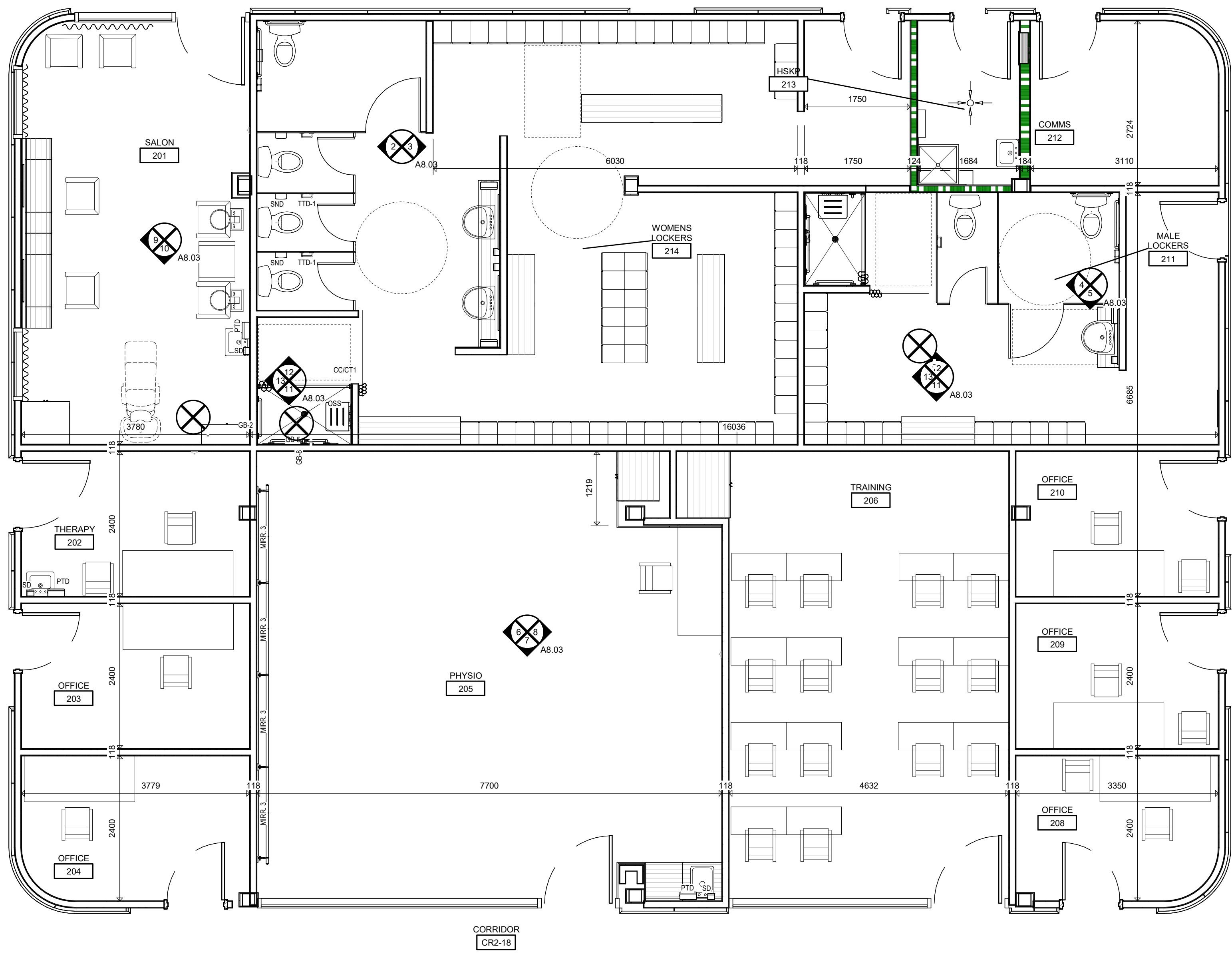
12 1145B TUB ROOM, 1145C SHOWER, 1145A WR  
A8.02  
0 500 1000 2000mm  
1:50

KEY NOTE LEGEND - INT ELEVATIONS	
Key Value	Keynote Text
IE01	CONTINUOUS WALL BASE - REFER TO ROOM SCHEDULE
IE06	LIGHT (REFER TO ELEC DWGS.)
IE136	WALL TILE (REFER TO ROOM FINISH SCHED.)
IE137	VINYL WALLCOVERING (REFER TO ROOM FINISH SCHED.)

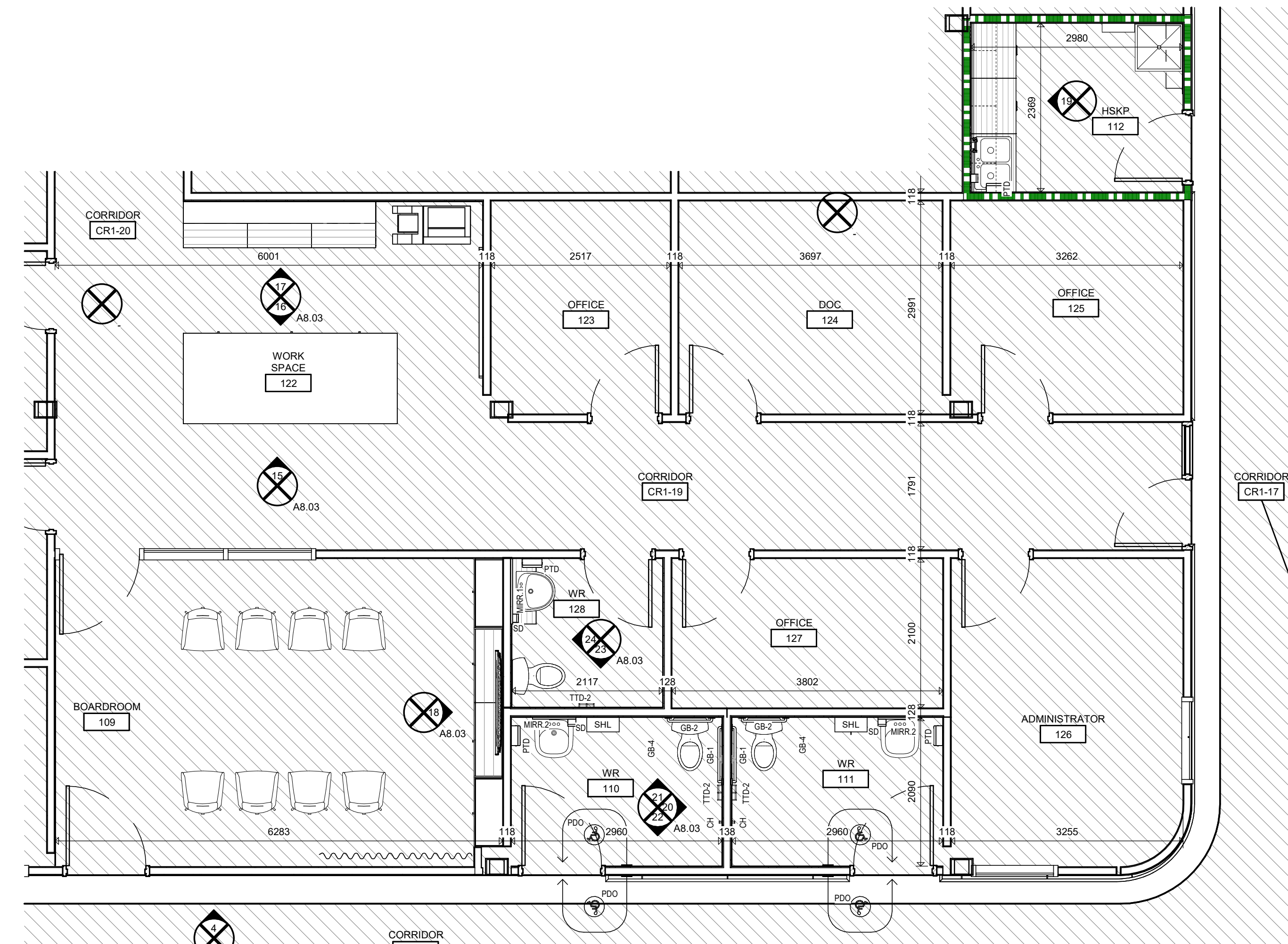
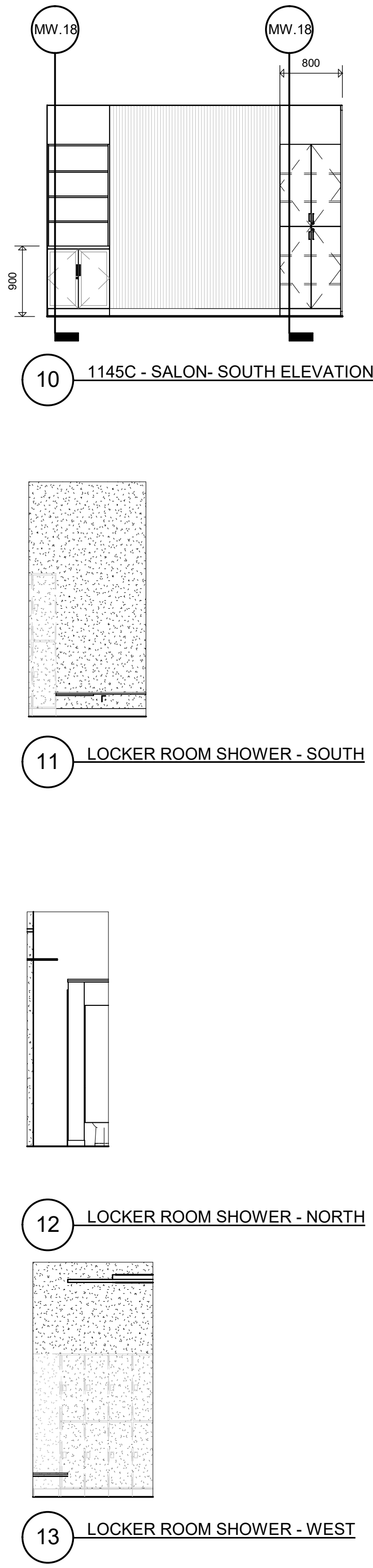
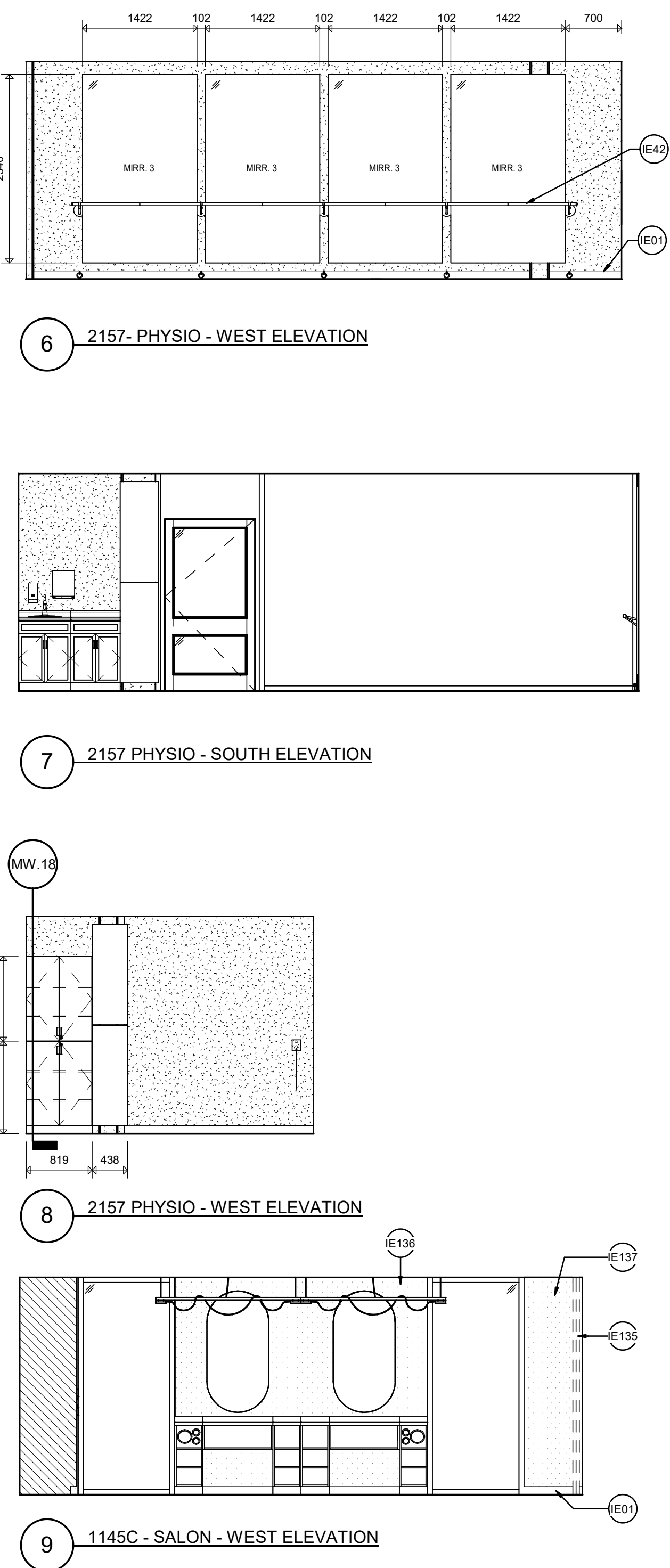
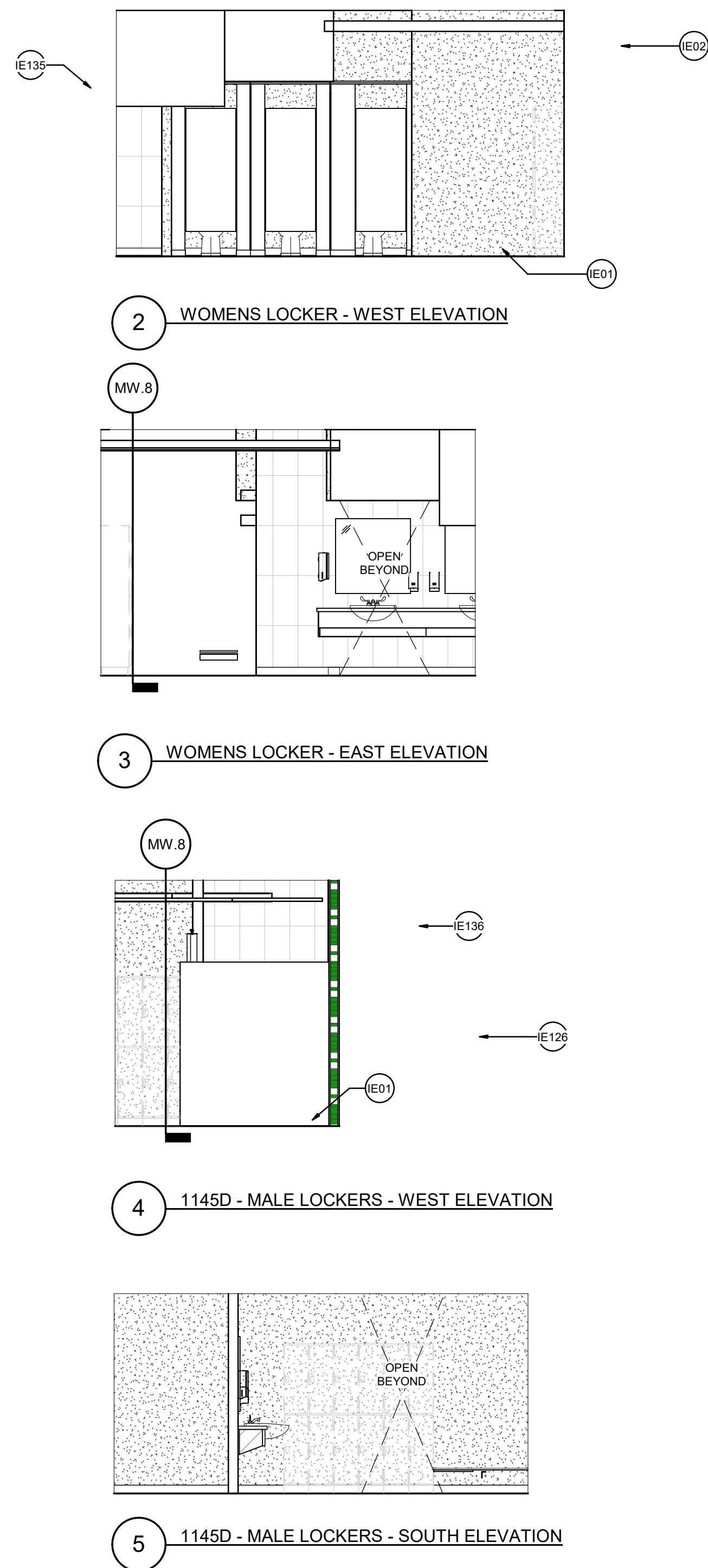
PROJECT NORTH

INTERIOR ELEVATION NOTES:  
1. PROVIDE 19mm PLYWOOD BLOCKING INSIDE WALLS TO SUPPORT ALL WALL MOUNTED MILLWORK, FIXTURES, ACCESSORIES, RAILS, TV MOUNTS AND OTHER APPURTENANCES.  
2. REFER TO TYPICAL MOUNTING HEIGHT LEGEND ON DRAWING A8.01 FOR ALL FIXTURE AND ACCESSORY MOUNTING HEIGHTS

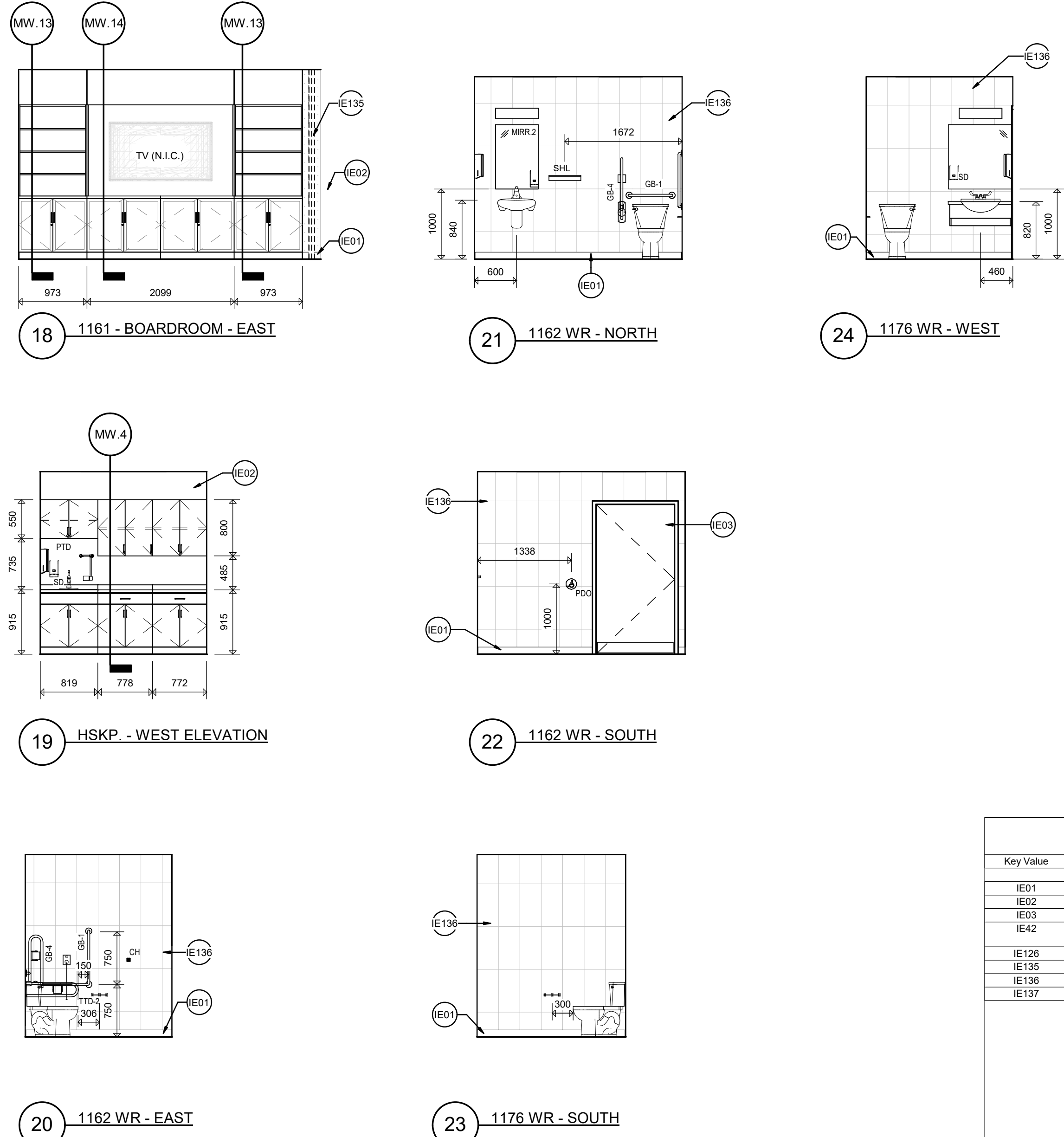
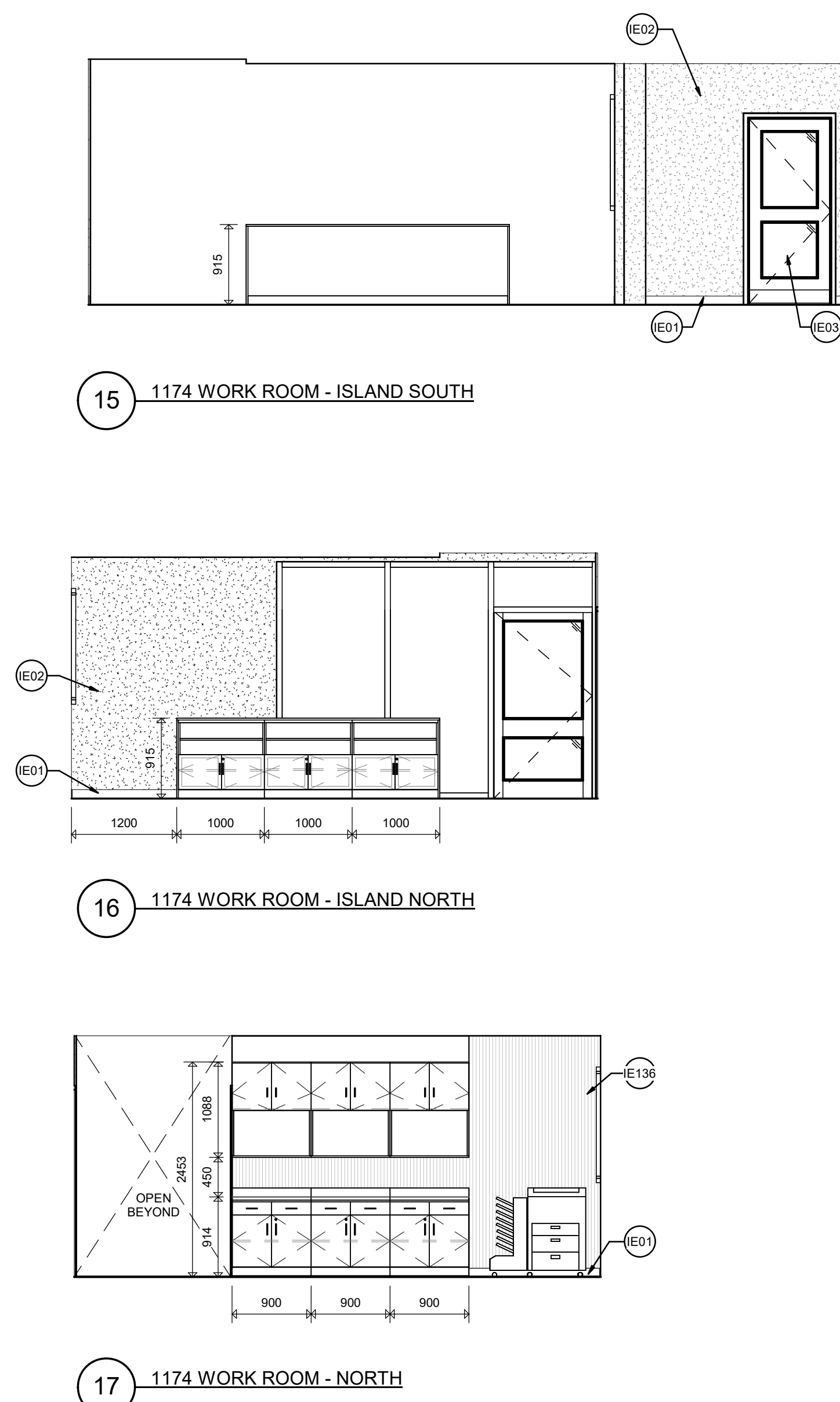




1 2165 - WOMENS LOCKER, 2163 MENS LOCKER, 2153 SALON  
AB.03 0 500 1000 2000mm  
1:50



14 1161 - BOARDROOM, 1174 WORK SPACE  
AB.03 0 500 1000 2000mm  
1:50

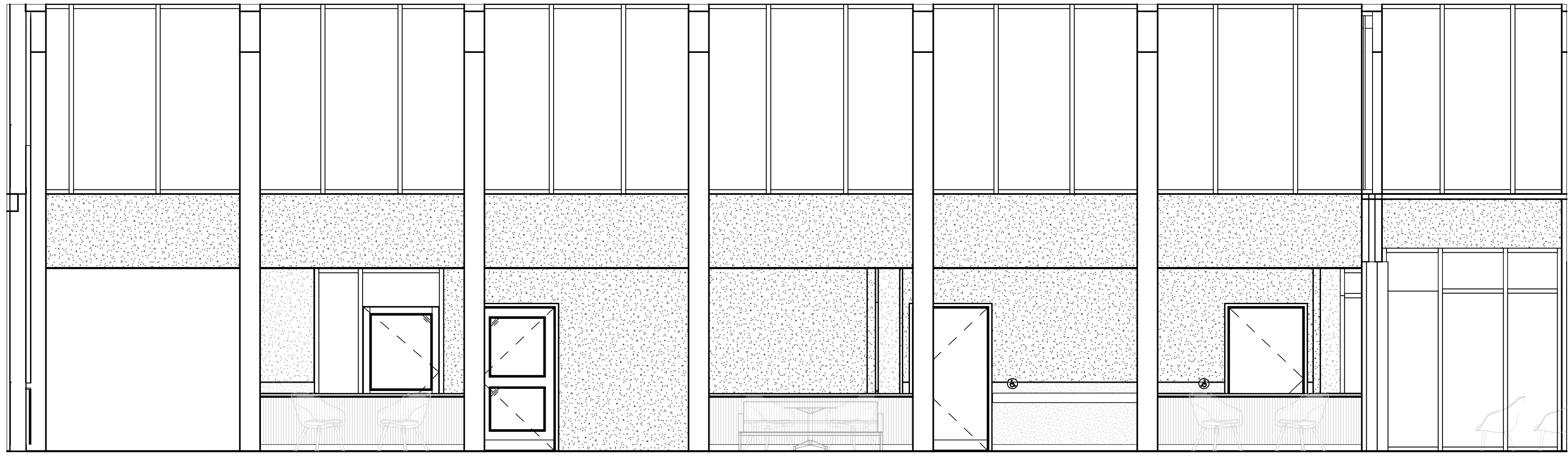


KEY NOTE LEGEND - INT ELEVATIONS	
Key Value	Keynote Text
IE01	CONTINUOUS WALL BASE - REFER TO ROOM SCHEDULE
IE02	GYPSUM BOARD - PAINTED (REFER TO ROOM FIN. SCHED.)
IE03	DOOR & FRAME (REFER TO DOOR SCHED.)
IE42	SOLID WOOD BALLET BAR OW BAR MOUNTS INSTALLED AT JOINTS IN WALL MOUNTED MIRRORS TYP. - REFER TO MW DETAILS
IE126	WALL PROTECTION (REFER TO SPEC.)
IE135	CURTAIN & TRACK (INC.)
IE136	WALL TILE (REFER TO ROOM FINISH SCHED.)
IE137	VINYL WALLCOVERING (REFER TO ROOM FINISH SCHED.)

PROJECT NORTH

INTERIOR ELEVATION NOTES:  
1. PROVIDE 19mm PLYWOOD BLOCKING INSIDE WALLS TO SUPPORT ALL WALL MOUNTED MILLWORK, FIXTURES, ACCESSORIES, RAILS, TV MOUNTS AND OTHER APPLIANCEANCES.  
2. REFER TO TYPICAL MOUNTING HEIGHT LEGEND ON DRAWING A8.01 FOR ALL FIXTURE AND ACCESSORY MOUNTING HEIGHTS

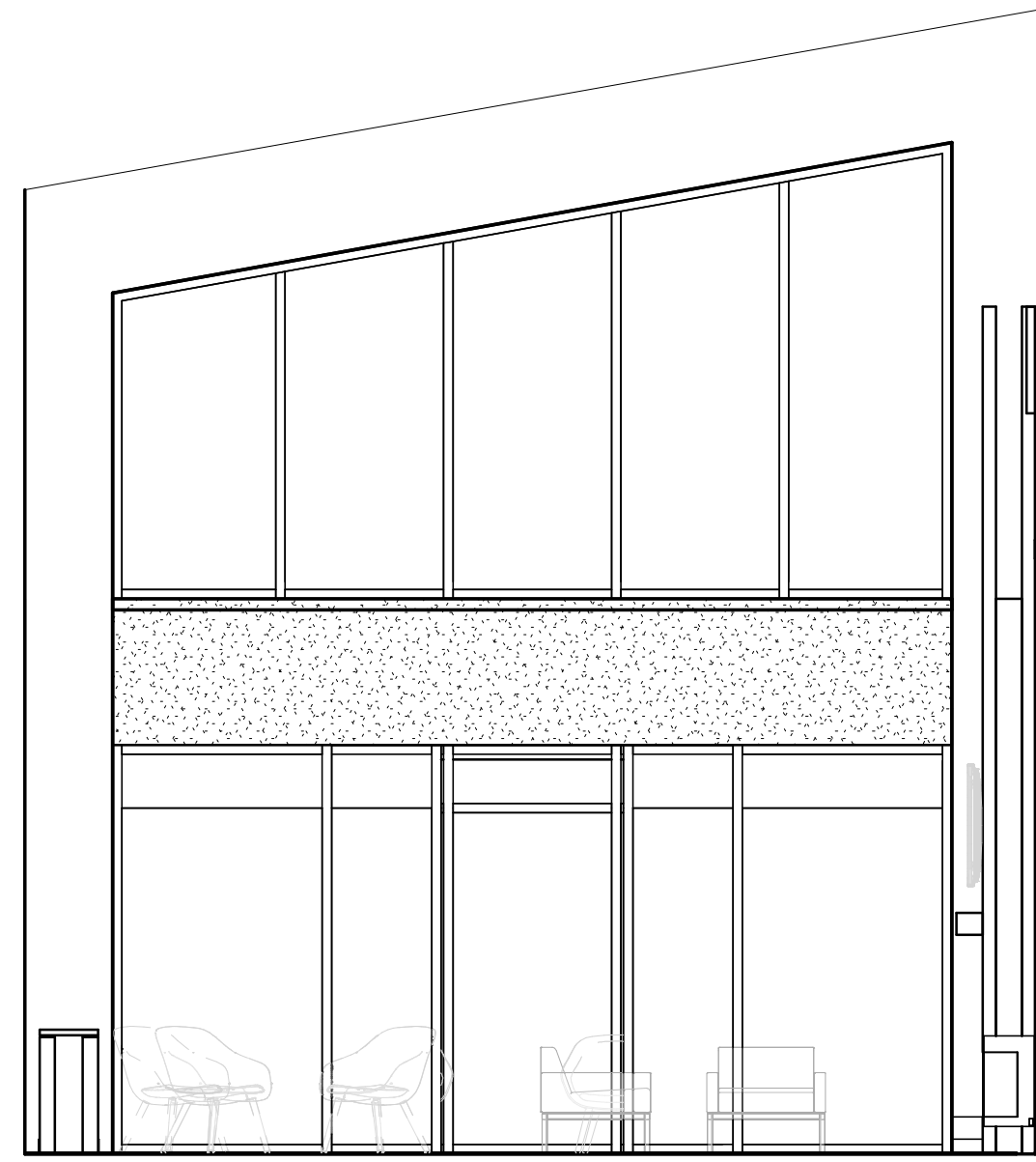
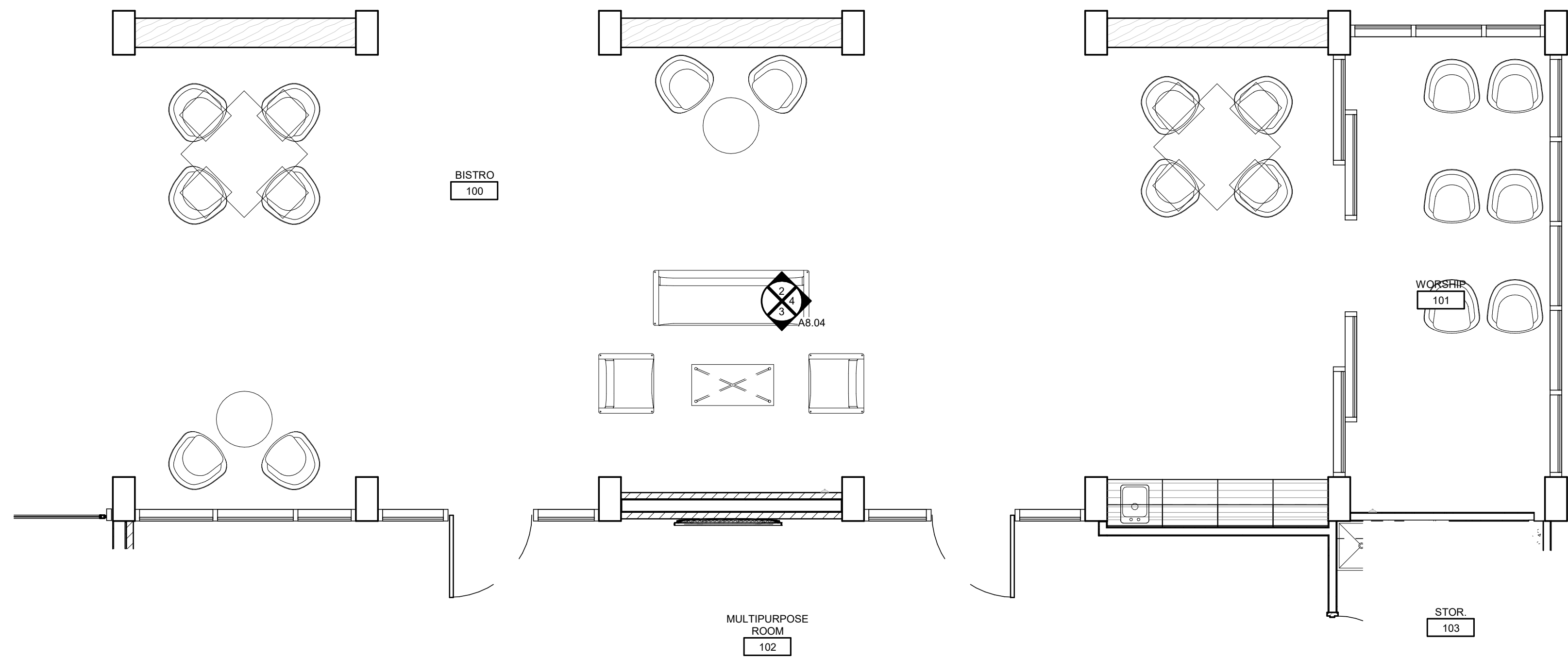




2 1152 BISTRO - NORTH

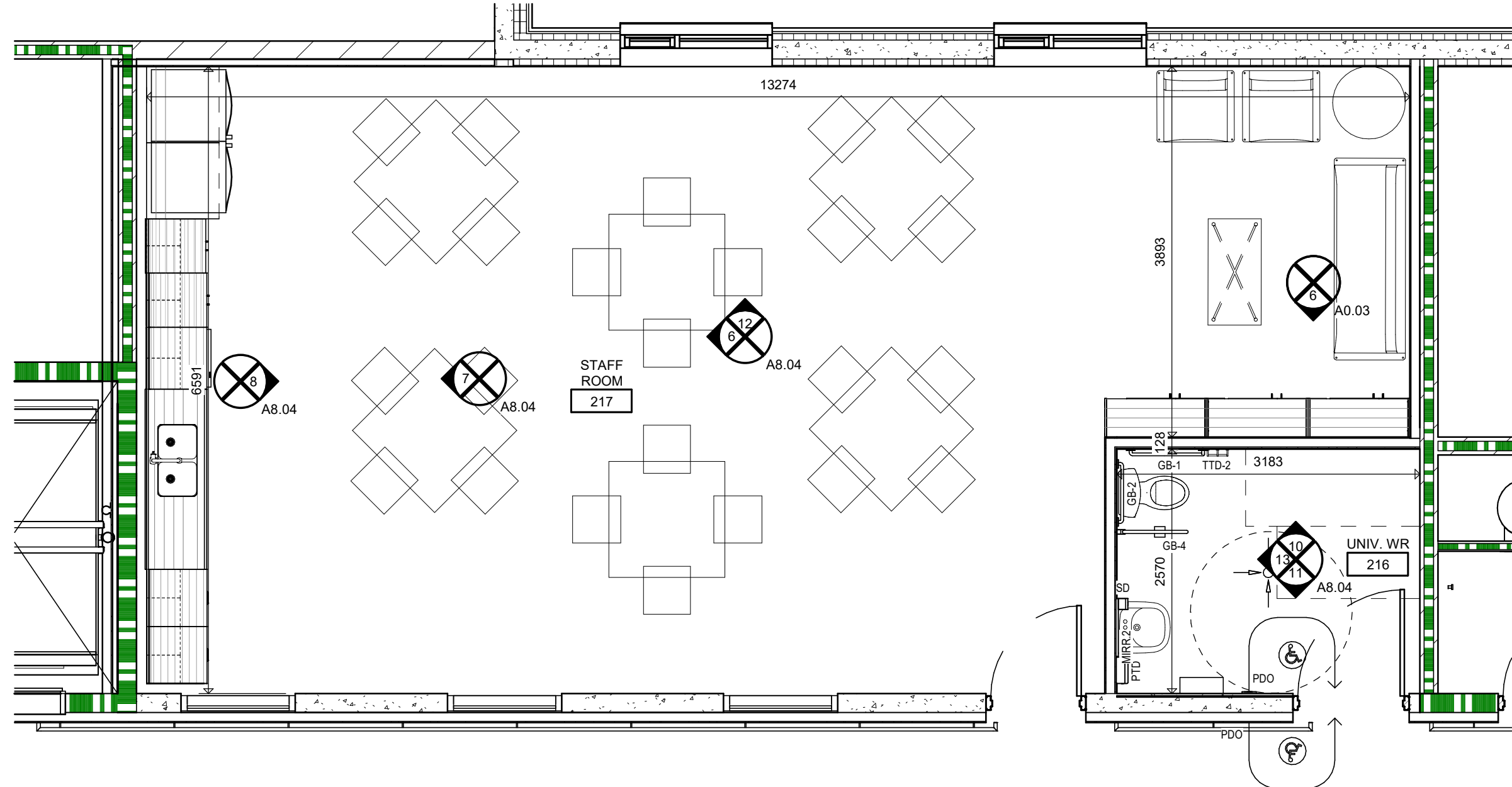


3 1152 BISTRO - SOUTH

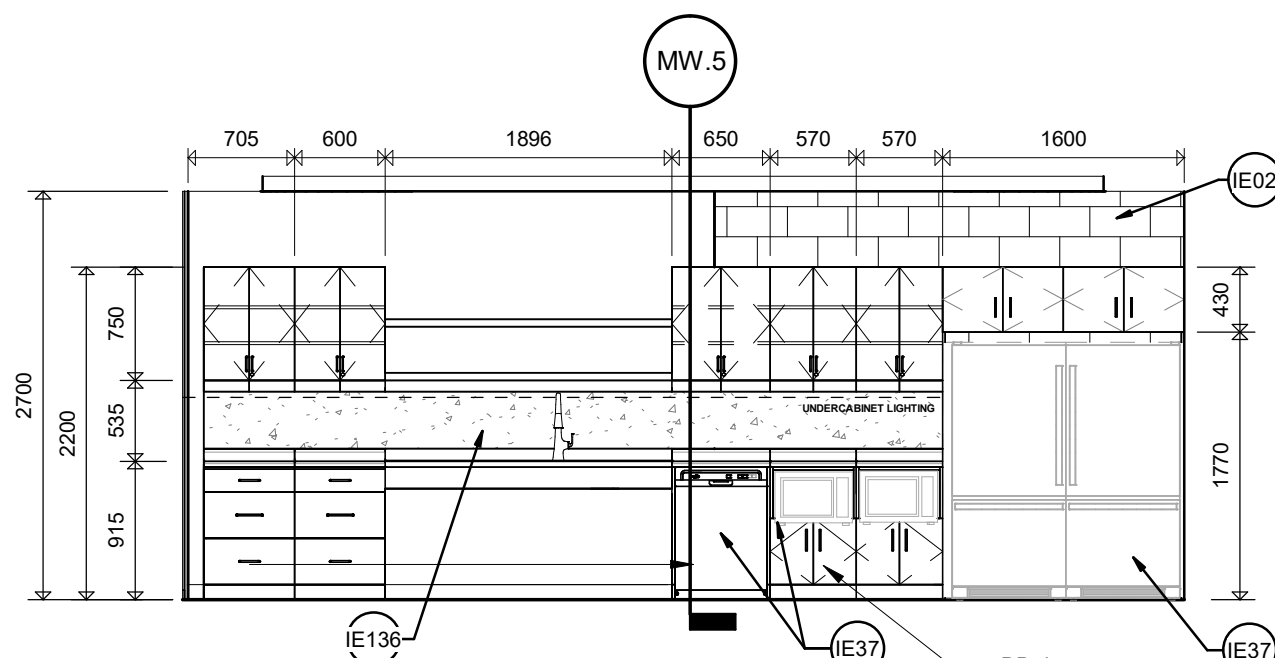


4 1152 BISTRO - EAST

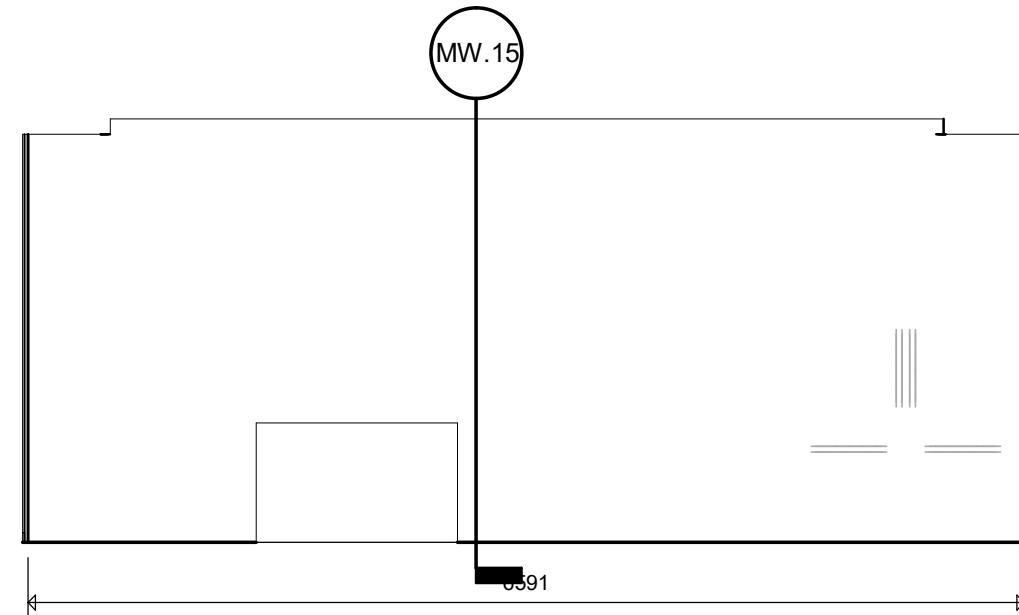
1 1152 - BISTRO  
A8.04



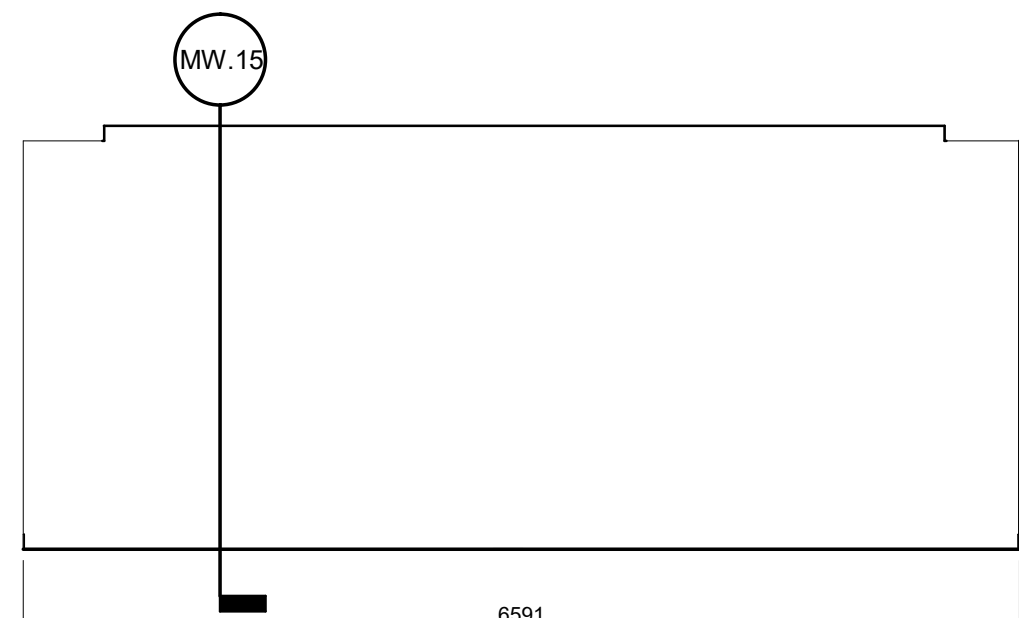
5 2168 - STAFF ROOM  
A8.04



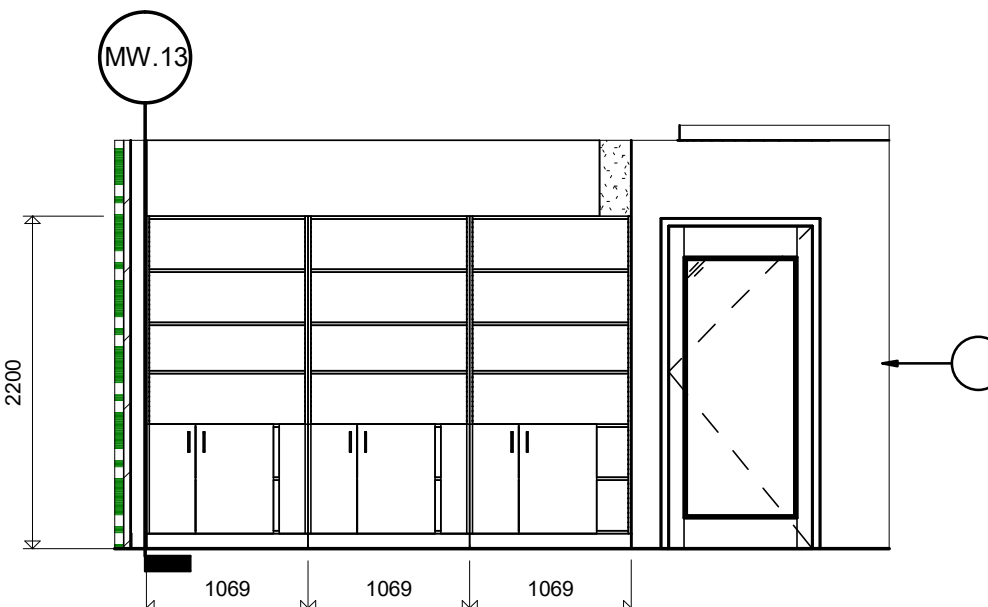
6 2168 - STAFF ROOM - KITCHENETTE



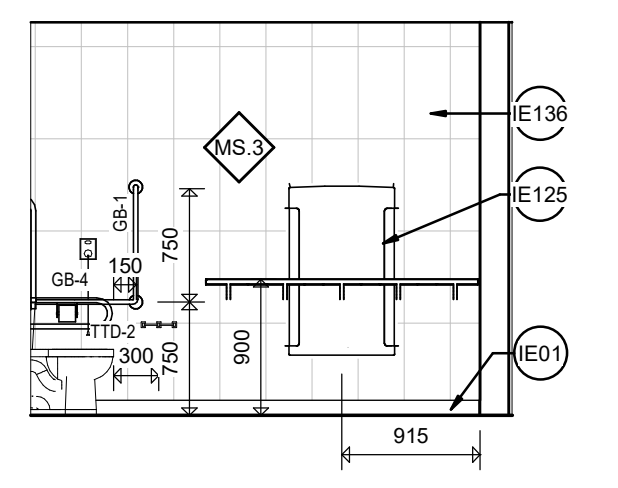
7 2168 - STAFF ROOM - ISLAND WEST



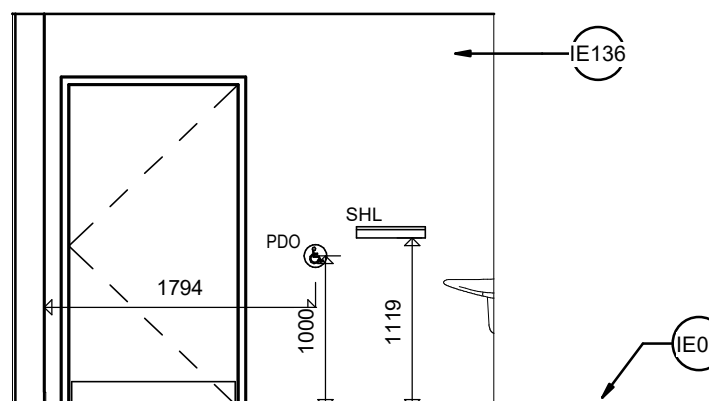
8 2168 - STAFF ROOM - ISLAND EAST



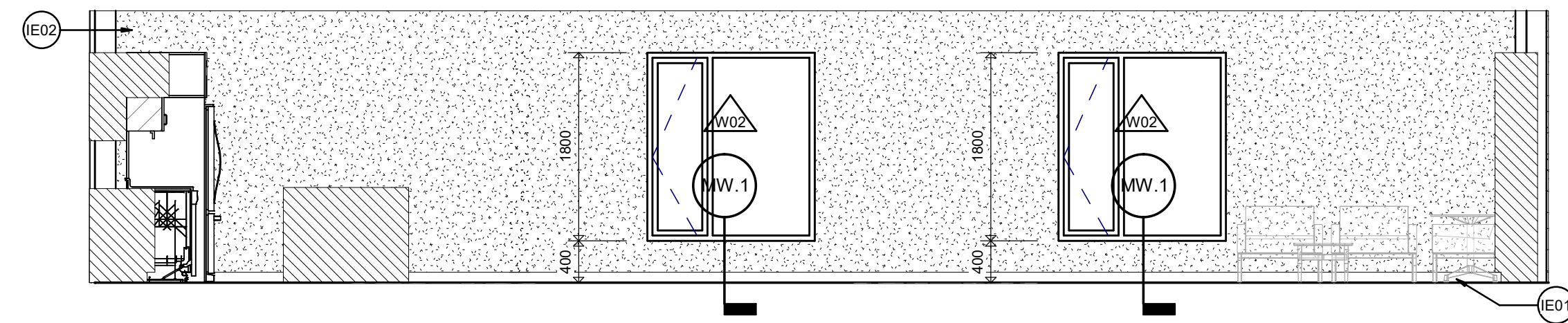
9 2168 STAFF ROOM - SOUTH



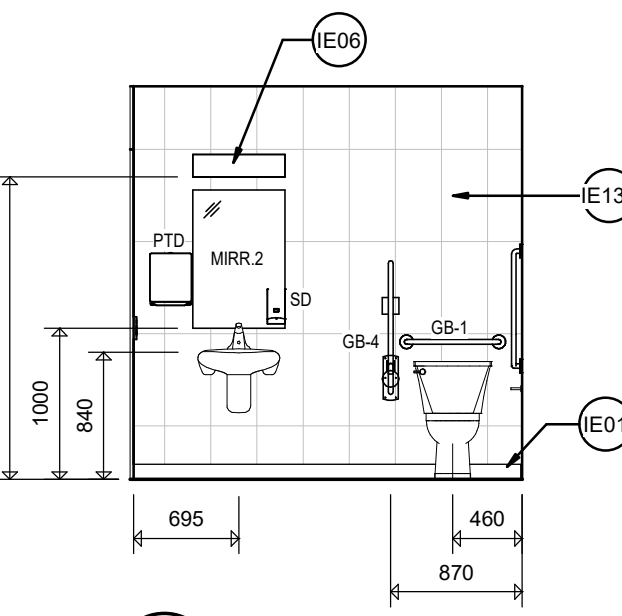
10 2167 UNIV. WR. - NORTH



11 2167 UNIV. WR. - SOUTH

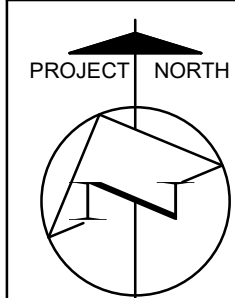


12 2168 - STAFF ROOM - NORTH



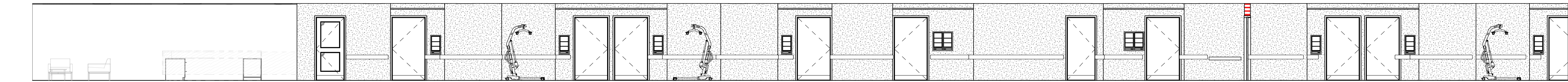
13 2167 UNIV. WR. - WEST

KEY NOTE LEGEND - INT ELEVATIONS	
Key Value	Keynote Text
IE01	CONTINUOUS WALL BASE - REFER TO ROOM SCHEDULE
IE02	GYPSUM BOARD - PAINTED (REFER TO ROOM FIN. SCHED.)
IE06	LIGHT (REFER TO ELEC. DWGS.)
IE37	APPLIANCE (N.I.C.)
IE125	CHANGE TABLE (N.I.C.)
IE136	WALL TILE (REFER TO ROOM FINISH SCHED.)

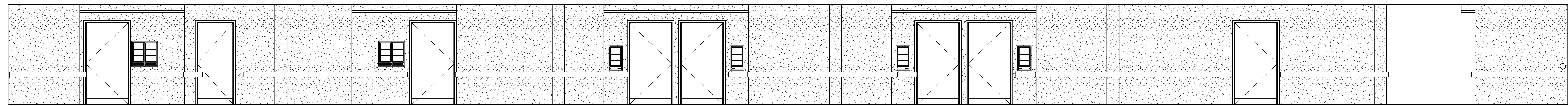


- INTERIOR ELEVATION NOTES:**
1. PROVIDE 19mm PLYWOOD BLOCKING INSIDE WALLS TO SUPPORT ALL WALL MOUNTED MILLWORK, FIXTURES, ACCESSORIES, RAILS, TV MOUNTS AND OTHER APPURTENANCES.
  2. REFER TO TYPICAL MOUNTING HEIGHT LEGEND ON DRAWING A8.01 FOR ALL FIXTURE AND ACCESSORY MOUNTING HEIGHTS.

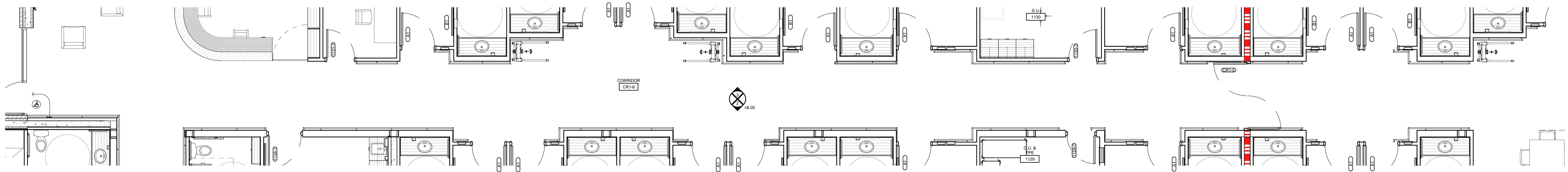




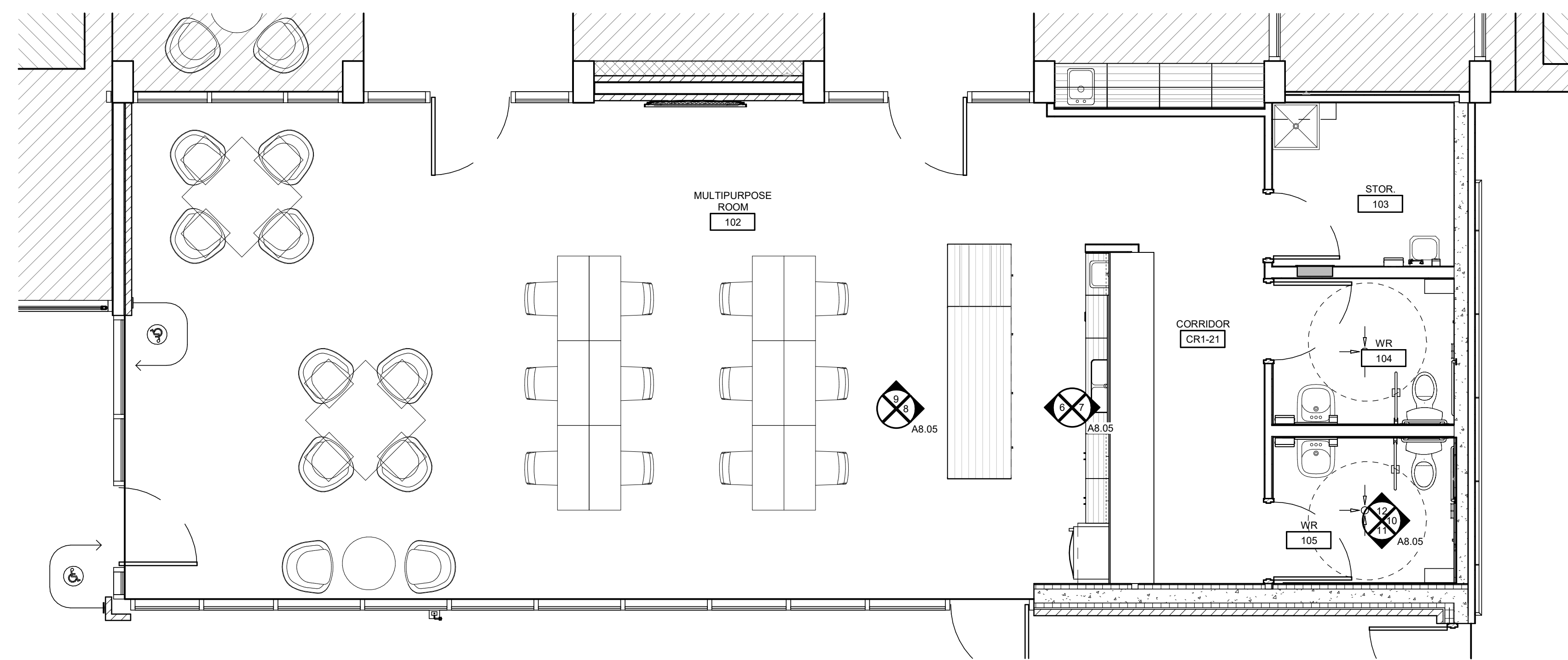
3 CR1-6 CORRIDOR



2 CR1-6 SOUTH



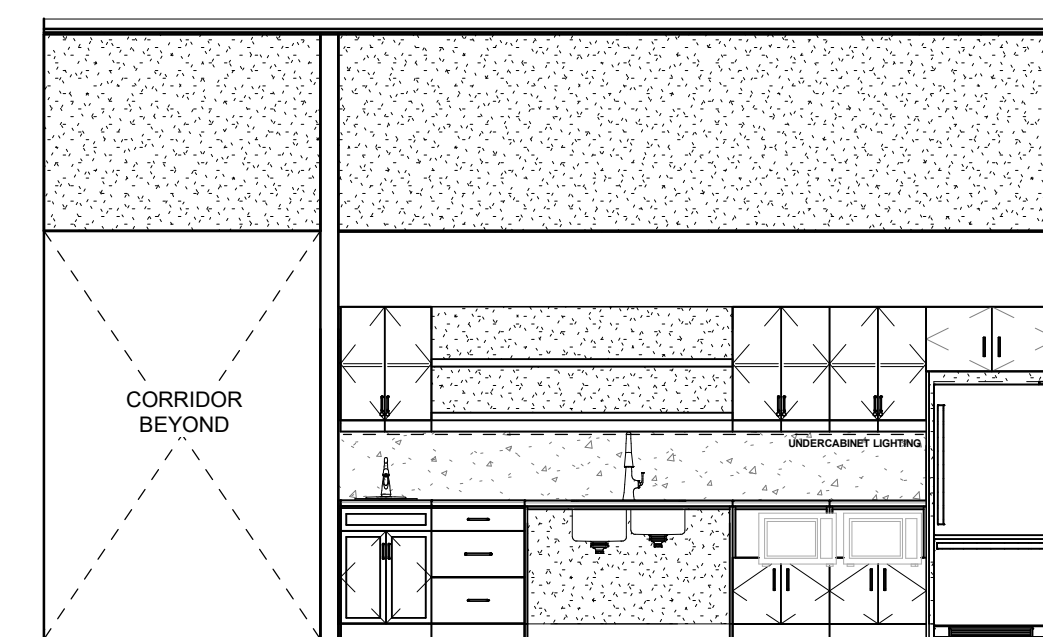
1 CR1-6 CORRIDOR



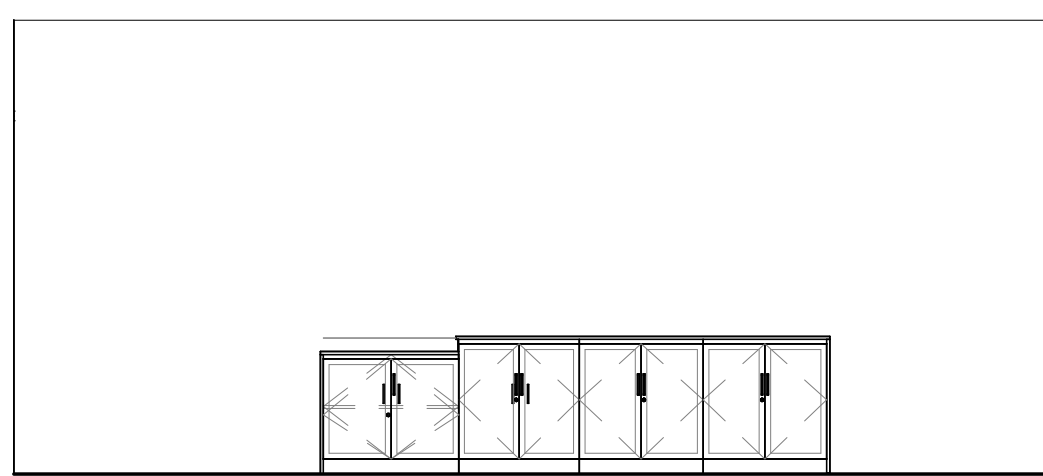
5 1154 - MULTIPURPOSE ROOM



6 1154 MULTIPURPOSE ROOM - ISLAND WEST



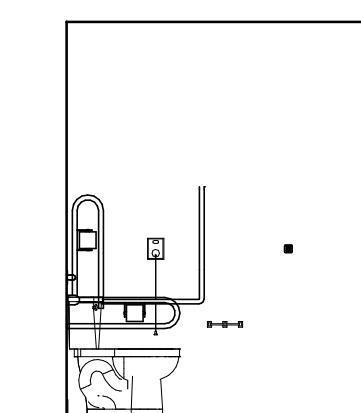
7 1154 MULTIPURPOSE ROOM - KITCHEN EAST



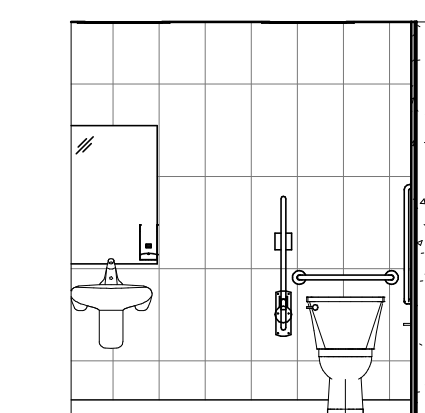
8 1154 MULTIPURPOSE ROOM - ISLAND EAST



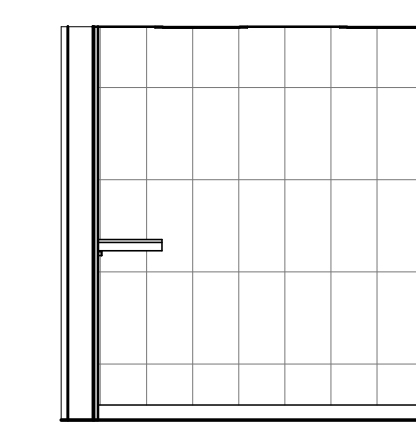
9 1154 MULTIPURPOSE ROOM - NORTH



10 1157 WC - EAST



12 1157 WC - NORTH



11 1157 WC - SOUTH

KEY NOTE LEGEND - INT ELEVATIONS

Key Value	Keynote Text

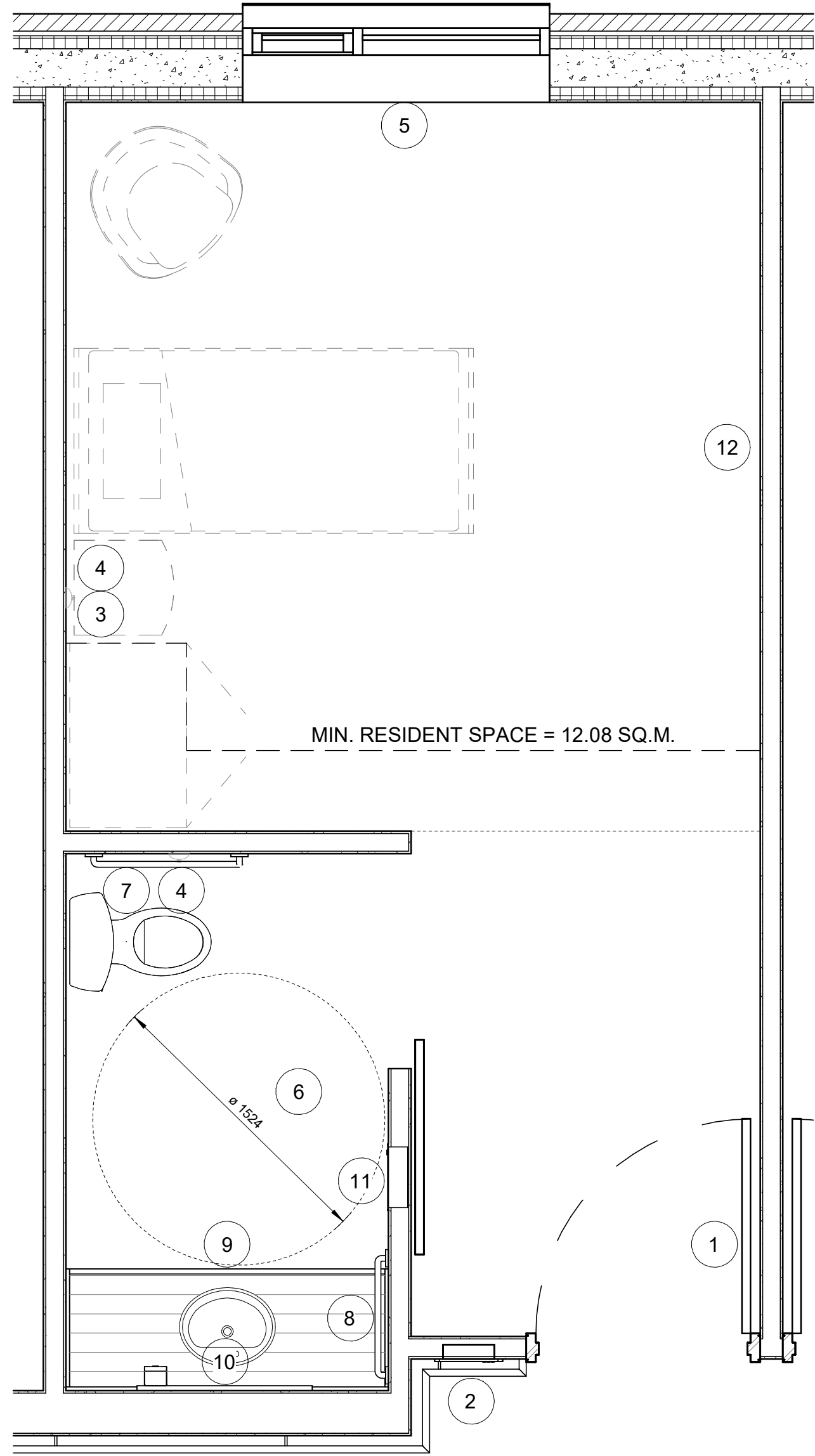
PROJECT NORTH

INTERIOR ELEVATION NOTES:

1. PROVIDE 19mm PLYWOOD BLOCKING INSIDE WALLS TO SUPPORT ALL WALL MOUNTED MILLWORK, FIXTURES, ACCESSORIES, RAILS, TV MOUNTS AND OTHER APPURTENANCES.
2. REFER TO TYPICAL MOUNTING HEIGHT LEGEND ON DRAWING A8.01 FOR ALL FIXTURE AND ACCESSORY MOUNTING HEIGHTS.

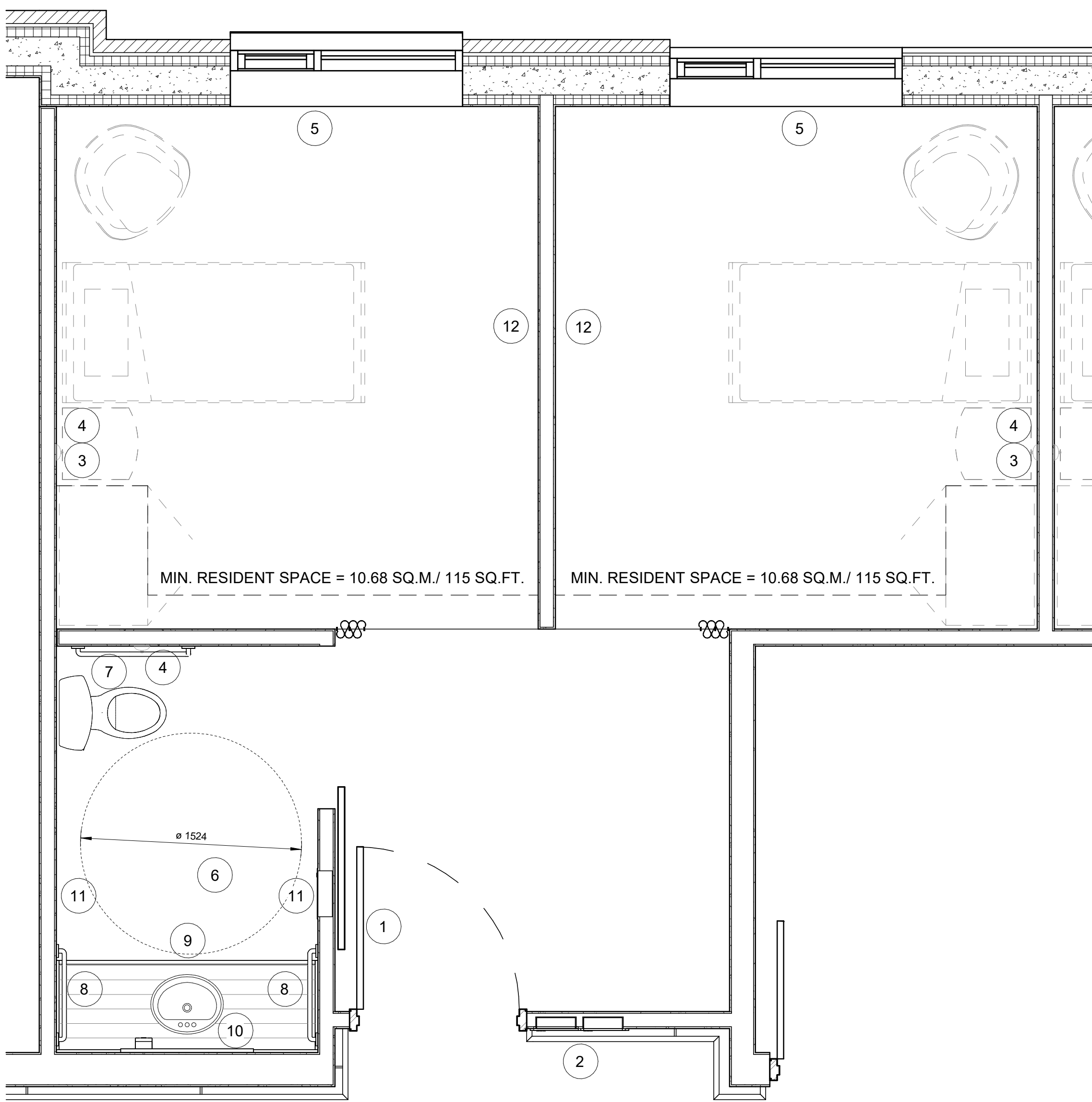
TYPICAL PLAN NORTH  
UNLESS NOTED OTHERWISE





- LEGEND:**
- 1. 120mm WIDE ENTRANCE DOOR
  - 2. QUEING FEATURES:
    - MEMORY BOX
    - LIGHT VALANCE
    - DISPLAY HOOKS
  - 3. PHONE/CATV
  - 4. ATTENDANT CALL STATION
  - 5. WINDOW WITH LOW SHELF
  - 6. 5' TURNING CIRCLE
  - 7. 1' SHARPED GRASS BAR
  - 8. TOWEL BAR
  - 9. VANITY WITH DRAWERS
  - 10. RECESSED GARBAGE/ PAPER TOWEL DISPENSER
  - 11. MIRROR
  - 12. WALL SUPPORT FOR MOUNTED TV

**3** TYPICAL PRIVATE ROOM  
RESIDENT PERSONAL SPACE = 13.3 SQ.M./ 142 SQ.FT.



**4** TYPICAL STANDARD ROOM  
RESIDENT PERSONAL SPACE = 11.3 SQ.M./ 122 SQ.FT.



STRUCTURAL INFORMATION

1. DESCRIPTION

BUILDING AREA, SEE ARCH. BUILDING HEIGHT, SEE ARCH. BASEMENT, NO. STRUCTURAL LATERAL LOAD RESTRAINING SYSTEM. CONVENTIONALLY REINFORCED PRECAST CONCRETE SHEAR WALLS

2. DESIGN STANDARDS

ONTARIO BUILDING CODE 2020, PART 4 (OBC) STRUCTURAL COMMENTARIES ON THE NATIONAL BUILDING CODE OF CANADA 2015 (NBC) CSA A371-14 "MASONRY CONSTRUCTION FOR BUILDINGS" CSA S304-1-14 "MASONRY DESIGN FOR BUILDINGS: LIMIT STATES DESIGN" CAN/CSA-A23.3-14 "DESIGN OF CONCRETE STRUCTURES" CSA A23.2 "TEST METHODS AND STANDARD PRACTICES FOR CONCRETE" CSA A3090 "CEMENTITIOUS MATERIALS COMPENDIUM" CAN/CSA-A23.1-14 "CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION" CSA CAN/CSA-S136-12 "COLD FORMED STEEL STRUCTURAL MEMBERS" CSA 201-M90 "SAFETY CODE FOR WINDOWS CLEANING OPERATIONS" CAN/CSA-S16-14 "CSC CODE OF STANDARD PRACTICE, 7TH EDITION" CAN/CSG8-12.20-M99 "LIMIT STATES DESIGN OF STEEL STRUCTURES" CSA S478 "GUIDELINE ON DURABILITY IN BUILDINGS" AG 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION MATERIALS" CANADIAN FOUNDATION MANUAL

3. LOADS

BUILDING IMPORTANCE CATEGORY - NORMAL

- a) DEAD LOADS - SEE LOAD TABLES ON DRAWING S1.02.  
b) LIVE LOADS - SEE LOAD TABLES ON DRAWING S1.02.

- c) LIVE LOADS DUE TO SNOW, ICE AND RAIN

GROUND SNOW LOAD (Sg) 1.10 kPa PROBABILITY 1/50  
GROUND RAIN LOAD (Sr) 0.40 kPa PROBABILITY 1/50

IMPORTANCE FACTOR (I) 1.0

DRIFT LOAD VARIES SEE PLAN

SNOW DISTRIBUTION AND SNOW LOADING FACTORS APPLIED AS PER OBC AND NBC FIG. 4.1.6.5 A, B

ARE THE ROOF DRAINS DESIGNED TO RETAIN WATER FOR STORM WATER MANAGEMENT? YES ☒ NO ☐

- d) LIVE LOADS DUE TO WIND

HOURLY WIND PRESSURE FOR STRUCTURAL COMPONENTS 0.48 kPa PROBABILITY 1/50

HOURLY WIND PRESSURE FOR CLADDING 0.48 kPa PROBABILITY 1/50

WIND LOAD APPLIED AS PER OBC AND NBC FIG. 4.1.7.8 A, B, C

- e) FULL AND PARTIAL LOADINGS

APPLIED AS PER OBC AND NBC

- f) LIVE LOAD FACTOR

IF LIMIT STATES DESIGN USED 1.5

- g) LIVE LOADS DUE TO EARTHQUAKES

Sd1(0.2) = 0.219 Ed(0.2) = 1.0

Sd1(0.5) = 0.115 Ed(0.5) = 1.0

Sd1(0.9) = 0.066 Ed(0.9) = 1.0

Sd2(0.2) = 0.038 Ed(0.2) = 1.0

Sd2(0.5) = 0.009 Ed(0.5) = 1.0

Sd2(0.9) = 0.007 Ed(0.9) = 1.0

EdSA = 0.141 EdSAB = 1.0

EdSV = 0.09 EdSVB = 1.0

IMPORTANCE FACTOR: Ie = 1.0 Bd = 1.5

SITE CLASSIFICATION: SITE CLASS C Bc = 1.3

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5. WIND LOADING ON WALL SYSTEMS

IN ADDITION TO THE SEISMIC PROVISIONS OF THE ONTARIO BUILDING CODE THE FOLLOWING TABLES PROVIDE THE MINIMUM SPECIFIED WIND LOADS TO BE USED IN THE DESIGN OF THE NOTED WALL SYSTEMS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THE CONTRACTOR'S ENGINEER TO ENSURE THE WALL SYSTEM HAS BEEN DESIGNED TO THE ONTARIO BUILDING CODE BUT NOT LESS THAN THE VALUES GIVEN HERE.

STEEL STUDS, CURTAIN WALL

LEVEL	SPECIFIED PRESSURE OR SUCTION LOADS	
	Wq = q(Ge(CpCg) + Cp Cg)	Wq = q(Ge(CpCg) + Cp Cg)
LEVEL	ULS	SLS
	(kPa)	(kPa)
LV1 TO LV2	1.06	0.79
LV2 TO LV3	1.12	0.84
LV3 TO LV4	1.21	0.91
LV4 TO LV5	1.26	0.96
LV5 TO LV6	1.34	1.00
LV6 TO LV7	1.39	1.07
LV7 TO LV8	1.43	1.07
LV8 TO MAIN ROOF	1.48	1.11
MAIN ROOF TO PENTHOUSE	1.51	1.13

7. PRECAST DESIGN

PRECAST CONCRETE ELEMENT

1. ALL PRECAST ELEMENTS SHALL CONFORM TO THE LATEST CSA STANDARDS A23.3, A23.4 AND CAN/CSA-96 FOR ALL SPECIFIED DESIGN, A23.3 AND A23.4.

2. ALL STRUCTURAL PRECAST ELEMENTS SHALL BE ENGINEERED BY OTHERS IN ACCORDANCE WITH THE CURRENT OBC AND SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER FOR REVIEW BEFORE FABRICATION. DRAWINGS SHALL HAVE THE STAMP OF A LICENSED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO.

3. SHOP DRAWINGS FOR PRECAST PANELS SHALL INCLUDE FULL LAYOUT, REQUIRED SLAB CONNECTION DETAILS, LAYOUT AND DETAILS OF REINFORCING STEEL, SUPPORTING BEAMS, ETC.

4. ALL PRECAST ELEMENTS SHALL BE ERECTED WITHIN ALLOWABLE TOLERANCES AS INDICATED OR SPECIFIED BY THE FABRICATOR. UNITS SHALL BE SET IN A TIGHT, LEVEL POSITION ON TRUE LEVEL BEARING SURFACE PROVIDED BY OTHERS. PRECAST UNITS SHALL BE FASTENED IN PLACE AS INDICATED ON REVIEWED SHOP DRAWINGS.

5. SEE PRECAST MANUFACTURER'S DRAWINGS AND DETAILS FOR PRECAST SLAB ARRANGEMENT DETAILS AND CONNECTIONS.

6. \*\*DELETED

7. PRECAST FLOOR / ROOF UNIT SUPPLIER TO PROVIDE ANTI-ROTATION BARS BETWEEN ALL PANEL ABUTMENT JOINTS AND AS REQUIRED BY DESIGN UNLESS NOTED OTHERWISE ON DRAWINGS.

8. CEMENT MORTAR AT PANEL JOINTS AND CORERS.

9. ALL JOINTS BETWEEN PRECAST FLOOR / ROOF UNITS INCLUDING JOINTS OVER LOAD BEARING WALLS OR SUPPORT STEEL BEAMS SHALL BE FULLY GROUTED.

10. FIELD CUT HOLES AND OPENINGS UP TO 38 mm (1 1/2") DIAMETER FOR MECHANICAL TRADES. OPENINGS LARGER THAN 38 mm (1 1/2") TO BE LOCATED ON SHOP DRAWINGS AT THE TIME OF APPROVAL AND TO BE CUT IN THE FIELD. DO NOT CUT REINFORCING WITHOUT APPROVAL FROM PRE-CAST MANUFACTURER AND ENGINEER.

11. ALL HOLLOWCORE PLANKS TO COME WITH DRAIN HOLES WITH A DIAMETER NOT LESS THAN 15mm (5/8") WITHIN 150mm (6") OF THE LOW ENDS OF THE HOLLOW-CORE VOIDS TO DRAIN ANY WATER THAT FINDS ITS WAY INTO THE CORES.

12. MASONRY WALLS

- a) PRECAST TO BE DESIGNED FOR THE FOLLOWING SERVICE LOADS DUE TO MASONRY PARTITIONS, IN ADDITION TO THE GIVEN FLOOR LOADS:

- a) 90mm BLOCK = 1.44kPa (30psf)

- b) 140mm BLOCK = 2.21kPa (46psf)

- c) 180mm BLOCK = 2.64kPa (55psf)

- d) 240mm BLOCK = 3.11kPa (65psf)

- e) 280mm BLOCK = 3.62kPa (75psf)

- i) ALL MASONRY PARTITION LOCATIONS TO BE VERIFIED AT TIME OF SHOP DRAWING PREPARATION WITH ARCHITECTURAL DRAWINGS.

- j) MECHANICAL

- i) PRECAST TO BE DESIGNED FOR THE FOLLOWING SERVICE LOADS, DUE TO PIPING, IN ADDITION TO THE GIVEN FLOOR AND ROOF LOADS. SCHEDULE 40 PIPE PLUS WATER PLUS FITTINGS

- 200mm DIA (60psf) 760 N/m, 100mm DIA (22psf) 250 N/m 150mm DIA (40psf) 490 N/m.

- i) PRECAST SUPPLIER TO REFER TO MECHANICAL DWGS. FOR SIZE & LOCATION OF PIPING. CO-ORDINATION BY GENERAL CONTRACTOR.

- ii) LOADING INFORMATION AND WEIGHTS OF MECHANICAL EQUIPMENT TO BE SUPPLIED BY MECHANICAL EQUIPMENT CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR. PRECAST TO BE DESIGNED FOR WEIGHT OF EQUIPMENT SHOWN ON SHOP DRAWINGS BUT FOR NOT LESS THAN LOADS SHOWN ON STRUCTURAL DRAWINGS.

- c) FLOOR OPENINGS

- i) SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS THROUGH PRECAST PANELS. NOT ALL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS.

- ii) PRECAST FLOOR PANELS TO BE DESIGNED FOR ALL OPENINGS. PRECAST CONTRACTOR TO DESIGN SUPPLY AND INSTALL ALL STEEL FRAMING REQUIRED TO SUPPORT PRECAST AT OPENINGS IN THE PRECAST (NOT OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS).

- iii) SLAB OPENINGS FOR WATER CLOSETS AND FLOOR DRAINS ARE FIXED. PRECAST FLOOR PANELS TO BE DESIGNED TO ACCOMMODATE DRAIN OPENINGS AT THEIR LOCATION.

STORAGE AND MOVEMENT OF CONSTRUCTION MATERIAL

THE SUSPENDED FLOOR SYSTEM HAS BEEN DESIGNED FOR THE LOADS SHOWN ON THE DRAWINGS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE FOR THE INTENDED USE AND OCCUPANCY. THE STORAGE AND MOVEMENT OF CONSTRUCTION MATERIALS BY USE OF MOTORIZED OR HAND OPERATED DEVICES ON THE SUSPENDED FLOOR SYSTEM IS LIMITED TO MEANS THAT DO NOT PRODUCE LOADS GREATER THAN THE DESIGN LOADS PRESENTED ON THE DRAWINGS OR CONCENTRATED POINT LOADS OF 30kN (6.7kN) ON A LOADING AREA OF 4x4m (10m x 10m) WHICHEVER IS LESS. STORAGE AND MOVEMENT OF CONSTRUCTION MATERIALS, SUCH AS FULL PALLETS OF MASONRY UNITS, WHICH MAY PRODUCE LOADS GREATER THAN THE ABOVE MUST BE REVIEWED AND APPROVED BY THE DECK MANUFACTURER. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THE SAFETY OF THE WORKERS AND PREVENT DAMAGE TO THE STRUCTURAL COMPONENTS OF THE BUILDING DURING THE STORAGE AND MOVEMENT OF THE CONSTRUCTION MATERIALS.

TABLE 1 - CLASS 'B' LAP LENGTHS

BAR TYPE	BAR LOCATION	BAR SIZE	f <sub>c</sub> =20MPa	f <sub>c</sub> =25MPa	f <sub>c</sub> =30MPa	f <sub>c</sub> =35MPa	f <sub>c</sub> =40MPa
BLACK BAR	TOP HORIZONTAL BARS BARS PLACED ABOVE CONCRETE 300mm MIN. CLEARANCE PLACED BELOW BAR	10M	620mm	550mm	500mm	470mm	440mm
		15M	870mm	780mm	710mm	660mm	620mm
		20M	1070mm	950mm	870mm	810mm	760mm
		25M	1720mm	1540mm	1400mm	1300mm	1220mm
		30M	2030mm	1820mm	1660mm	1540mm	1440mm
		35M	2430mm	2180mm	1990mm	1850mm	1720mm
BLACK BAR	OTHER THAN TOP HORIZONTAL BARS	10M	480mm	430mm	390mm	360mm	340mm
		15M	670mm	600mm	550mm	510mm	480mm
		20M	820mm	740mm	670mm	620mm	580mm
		25M	1300mm	1200mm	1080mm	1000mm	940mm
		30M	1570mm	1400mm	1280mm	1180mm	1110mm
		35M	1870mm	1670mm	1530mm	1420mm	1320mm
EPOXY COATED BAR	TOP HORIZONTAL BARS BARS PLACED ABOVE CONCRETE 300mm MIN. CLEARANCE PLACED BELOW BAR	10M	850mm	750mm	700mm	650mm	600mm
		15M	1150mm	1050mm	950mm	900mm	850mm
		20M	1400mm	1290mm	1150mm	1100mm	1000mm
		25M	2250mm	2050mm	1850mm	1700mm	1600mm
		30M	2700mm	2400mm	2200mm	2050mm	1900mm
		35M	3250mm	2850mm	2600mm	2400mm	2250mm
EPOXY COATED BAR	OTHER THAN TOP HORIZONTAL BARS	10M	720mm	640mm	580mm	540mm	500mm
		15M	1020mm	900mm	820mm	760mm	720mm
		20M	1240mm	1100mm	1020mm	940mm	880mm
		25M	1960mm	1780mm	1620mm	1500mm	1400mm
		30M	2360mm	2100mm	1920mm	1780mm	1680mm
		35M	2800mm	2520mm	2300mm	2120mm	1980mm

NOTES:

1 - CLASS 'B' LAP LENGTH IN ACCORDANCE WITH CSA A23.3-94, 12.15.1 (LAP=1.3 x DEVELOPMENT LENGTH)

2 - TABLE VALID FOR:

- NORMAL DENSITY CONCRETE
- DEFORMED REINFORCEMENT, fy=400 MPa
- CLEAR COVER AT LEAST 50 mm
- BEAMS AND COLUMNS:
  - CLEAR SPACING BETWEEN BARS NOT LESS THAN 1.4 d
  - MEMBERS CONTAINING MINIMUM STIRRUP OR TIES WITHIN SPICE LENGTH
- SLABS AND WALLS:
  - CLEAR SPACING BETWEEN BARS NOT LESS THAN 2.0 d

LINTEL SCHEDULES

GENERAL PURPOSE LINTELS			LINTELS FOR IDENTIFIED OPENINGS			
STEEL LINTELS			MARK	MATERIAL	ARRANGEMENT	REMARKS
MAXIMUM CLEAR SPAN	MATERIAL	MASONRY TYPE	L1	W200x15 + PL 190x6.4		
1400mm	L-89 x 89 x 6.4	90 BRICK OR 90 BLOCK PER WYTHE				
1800mm	L-127 x 89 x 6.4 LLV					
2200mm	L-127 x 89 x 7.9 LLV					
2800mm	L-152 x 102 x 9.5 LLV	140 BLOCK				
3000mm	2 L-89 x 64 x 6.4 LLV					
1800mm	2 L-89 x 89 x 6.4					
2400mm	2 L-127 x 89 x 6.4 LLV	190 BLOCK				
4200mm	S200x27 + PL 170x6					
1400mm	L-102 x 102 x 6.4 + L-127 x 102 x 6.4					
3000mm	S150x19 + PL 220x6	240 BLOCK				
1200mm	S100x11 + PL 270x6					
1900mm	S150x19 + PL 270x6					
3500mm	S200x27 + PL 270x6	290 BLOCK				

**SECTION A-A**

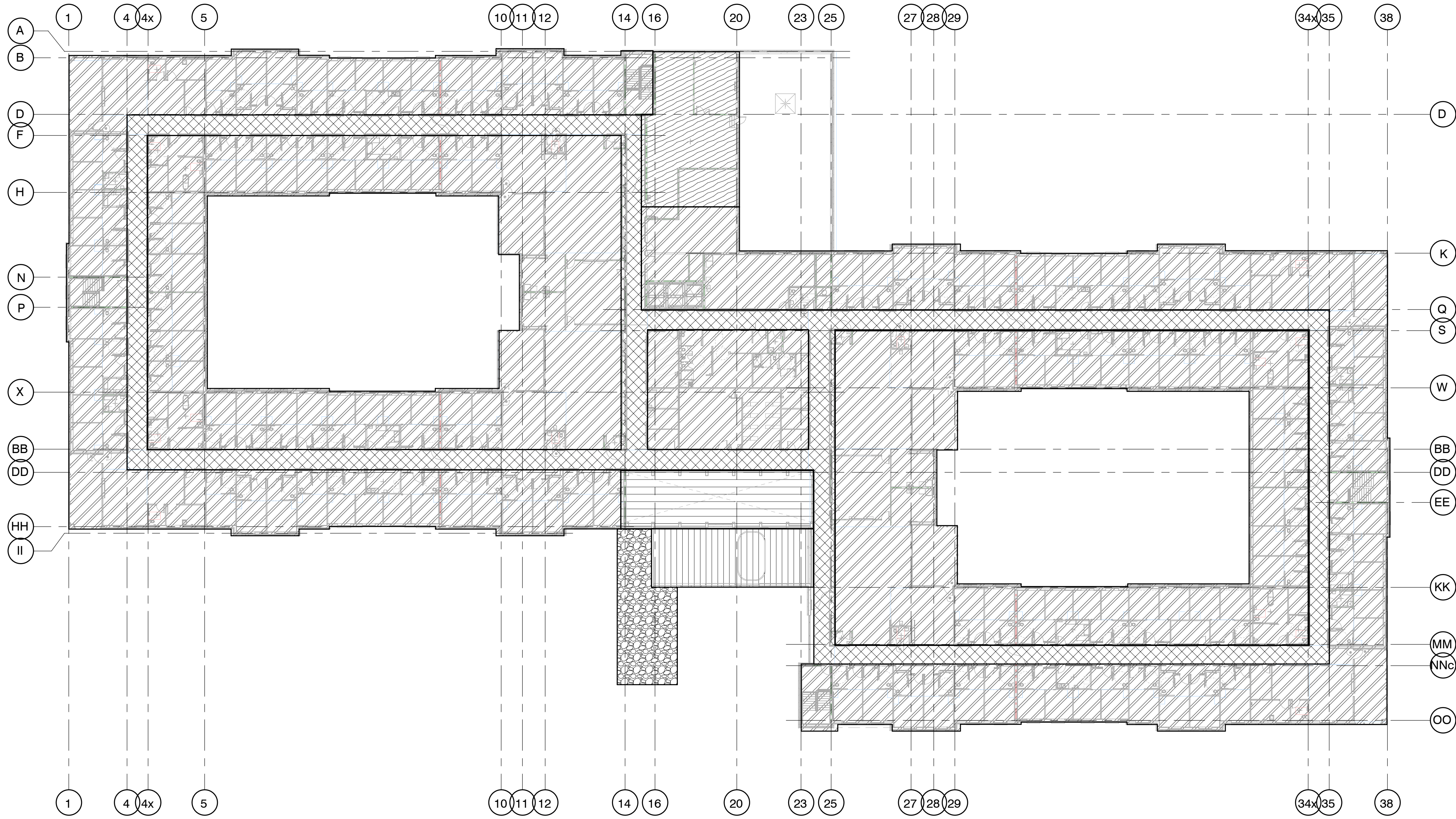
LINTEL DEPTH	OF	L' OPENING WIDTH
200		1300
400		2700
600		3700

<b>CONDITIONS OF USE FOR GENERAL PURPOSE LINTEL SCHEDULE</b>			<b>NOTES FOR LINTELS FOR IDENTIFIED OPENINGS SCHEDULE</b>		
1. WHERE LINTEL MARKS ARE SHOWN THUS: "L1" REFER TO SCHEDULE "LINTELS FOR IDENTIFIED OPENINGS" ON THIS DRAWING.	8. CONNECT LINTELS DIRECTLY TO STRUCTURE WHERE INSUFFICIENT BEARING IS AVAILABLE.	1. A SUITABLE LINTEL IS TO BE SUPPLIED FOR ALL MASONRY OPENINGS. FOR OPENINGS THROUGH MASONRY WALLS WHICH DO NOT HAVE A SPECIFIC MARK REFER TO SCHEDULE "GENERAL PURPOSE LINTELS" ON THIS DRAWING.	2. SEE PLANS FOR LINTEL MARKS.	3. LINTEL SUPPORTING EXTERIOR WYTHE OF MASONRY IN EXTERIOR WALLS SHALL BE HOT-DIP GALVANIZED. SEE GENERAL PURPOSE LINTEL SCHEDULE FOR SIZE.	4. FULL HEAD JOINTS ARE REQUIRED FOR DEPTH OF MASONRY LINTEL WHEN SPECIFIED
2. A SUITABLE LINTEL IS TO BE SUPPLIED FOR ALL MASONRY OPENINGS.	9. LINTEL SUPPORTING EXTERIOR WYTHE OF MASONRY IN EXTERIOR WALLS SHALL BE HOT-DIP GALVANIZED.	2. THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.	10. ALL DOUBLE ANGLE LINTELS TO BE WELDED BACK-TO-BACK TOP AND BOTTOM WITH 5mm FILLET WELDS x 50mm LONG WELD AT 600mm o/c	5. GROUT FOR LINTELS TO BE 25MPa.	6. MASONRY CONTROL JOINTS ARE NOT TO BE LOCATED THROUGH MASONRY LINTELS.
3. THIS SCHEDULE IS TO BE USED AS A GUIDE WITH REGARD TO WALL SIZE AND OPENING WIDTH FOR ANY LINTELS NOT SPECIFICALLY NOTED ON PLAN.	11. LINTELS IN CURVED WALLS ARE TO BE ROLLED TO REQUIRED RADII.	3. THIS SCHEDULE IS TO BE USED AS A GUIDE WITH REGARD TO WALL SIZE AND OPENING WIDTH FOR ANY LINTELS NOT SPECIFICALLY NOTED ON PLAN.	12. MASONRY CONTROL JOINTS ARE NOT TO BE LOCATED THROUGH LINTELS.	7. ALL EXTERIOR LINTELS TO BE HOT-DIP GALVANIZED AFTER FABRICATION AND STRAIGHTENED TO MEET CSA S16 TOLERANCES.	8. PROVIDE 9" BEARING EACH END UNLESS OTHERWISE NOTED ON DRAWING.
4. CONCRETE BLOCK LINTELS ARE HOLLOW AND UNFILLED EXCEPT FOR FIRST COURSE ABOVE LINTEL WHICH SHALL BE FILLED SOLID UNLESS NOTED OTHERWISE.	13. FULL HEAD JOINTS ARE REQUIRED FOR DEPTH OF LINTEL.	4. CONCRETE BLOCK LINTELS ARE HOLLOW AND UNFILLED EXCEPT FOR FIRST COURSE ABOVE LINTEL WHICH SHALL BE FILLED SOLID UNLESS NOTED OTHERWISE.		9. BEARING TO BE ON 2" x 4" LONG BY 2 COURSES DEEP OF FILLED MASONRY UNLESS OTHERWISE NOTED ON PLAN, DRAWING, OR BEARING PLATE SCHEDULE.	
5. DO NOT SHORE LINTELS DURING WALL CONSTRUCTION.		5. DO NOT SHORE LINTELS DURING WALL CONSTRUCTION.			
6. PROVIDE 200mm BEARING EACH END ON 400mm LONG BY 2 COURSES DEEP OF FILLED OR SOLID MASONRY UNLESS NOTED OTHERWISE ON DRAWING.		6. PROVIDE 200mm BEARING EACH END ON 400mm LONG BY 2 COURSES DEEP OF FILLED OR SOLID MASONRY UNLESS NOTED OTHERWISE ON DRAWING.			





LEVEL 2 LOADING PLAN  
1:300



ROOF LOADING PLAN  
1:300

UNFACTORED FLOOR DESIGN LOADS (kPa)															
FLOOR AREA	LIVE			DEAD											TOTAL LOAD
	BASIC	PARTITION ALLOWANCE	TOTAL	SKIM COAT	HOUSEKEEPING PADS (6/5)	PARTITION ALLOWANCE	MEMBRANE	FLOOR FINISH	CONCRETE SLAB	STEEL DECK	FRAMING AND FIREPROOFING	MECHANICAL ELECTRICAL	CEILING		
PRECAST RESIDENTIAL AREA FLOOR	1.90	1.90	2.90	0.60	0.00	0.00	0.00	0.15	3.54 (2A)	0.00	0.00	0.15	0.15	4.59	7.49
PRECAST CORRIDOR & STAIR FLOOR	4.80	0.00	4.80	0.60	0.00	0.00	0.00	0.15	3.54 (2A)	0.00	0.00	0.50	0.15	4.94	9.74
PRECAST MECHANICAL ROOM FLOOR (4/5)	6.00	0.00	6.00	0.60	1.20	0.00	0.00	0.15	4.84 (2D)	0.00	0.00	0.50	0.15	7.44	13.44
PRECAST GENERAL AREA FLOORS	4.80	0.00	4.80	0.60	0.00	1.00	0.00	0.15	3.54 (2A)	0.00	0.00	0.15	0.15	5.59	10.39
BALCONY CONCRETE	4.80	0.00	4.80	0.60	0.00	0.00	0.10	0.15	6.10 (8)	0.00	0.00	0.15	0.60	7.70	12.50
PRECAST TUB ROOM (7)	2.40	1.20	3.60	1.20	0.00	0.00	0.10	0.80	3.00 (2E)	0.00	0.00	0.15	0.15	5.40	9.00

UNFACTORED ROOF DESIGN LOAD (kPa)															
ROOF AREA	SNOW			DEAD											TOTAL LOAD
	BASIC PLUS DRIFT SHOWN ON PLAN	BALLAST	INSULATION	MEMBRANE	GYPSPUM BOARD	STEEL/WOOD DECK	CONCRETE SLAB	MECHANICAL ELECTRICAL	FRAMING FIREPROOFING	SOFFIT	CEILING				
PRECAST GENERAL ROOF	2.62	0.60	0.10	0.10	0.15	0.00	3.54 (2A)	0.15	0.15	0.00	0.15	4.84	7.56		
PRECAST CORRIDOR ROOF	2.62	0.60	0.10	0.10	0.15	0.00	3.54 (2A)	0.50	0.15	0.00	0.15	5.29	7.91		
PRECAST MECHANICAL ROOM ROOF	2.62	0.60	0.10	0.10	0.15	0.00	4.84 (2D)	1.20	0.15	0.00	0.00	7.14	9.76		
PRECAST SERVICE AREA LOW ROOF	2.40	0.60	0.10	0.10	0.15	0.00	4.84 (2D)	0.25	0.15	0.00	0.15	6.34	8.74		
MULTIPURPOSE ROOM LOW ROOF	2.40	0.60	0.10	0.10	0.15	0.88 (1B)	0.00	0.15	0.25	0.00	0.15	2.38	4.78		
LOBBY/BISTRO ROOF	2.40	0.60	0.10	0.10	0.15	0.88 (1B)	0.00	0.15	0.25	0.00	0.15	2.38	4.78		
MAIN CANOPY ROOF	2.40	0.60	0.10	0.10	0.15	0.88 (1B)	0.00	0.15	0.25	0.60	0.00	2.83	5.23		
VESTIBULE LOW ROOF	2.40	0.60	0.10	0.10	0.15	0.88 (1B)	0.00	0.15	0.25	0.00	0.15	2.38	4.78		

1A) 19mm CLT PANEL - ASSUMED SELF WEIGHT

1B) 175mm CLT PANEL - ASSUMED SELF WEIGHT

2A) 254MM HOLLOW PRECAST CONCRETE PANELS - ASSUMED SELF WEIGHT OF PRECAST

2B) 254MM SOLID PRECAST CONCRETE PANELS - ASSUMED SELF WEIGHT OF PRECAST

2C) 30MM HOLLOW PRECAST CONCRETE PANELS - ASSUMED SELF WEIGHT OF PRECAST

2D) 30MM HOLLOW PRECAST CONCRETE PANELS - ASSUMED SELF WEIGHT OF PRECAST

2E) 203MM HOLLOW PRECAST CONCRETE PANELS - ASSUMED SELF WEIGHT OF PRECAST

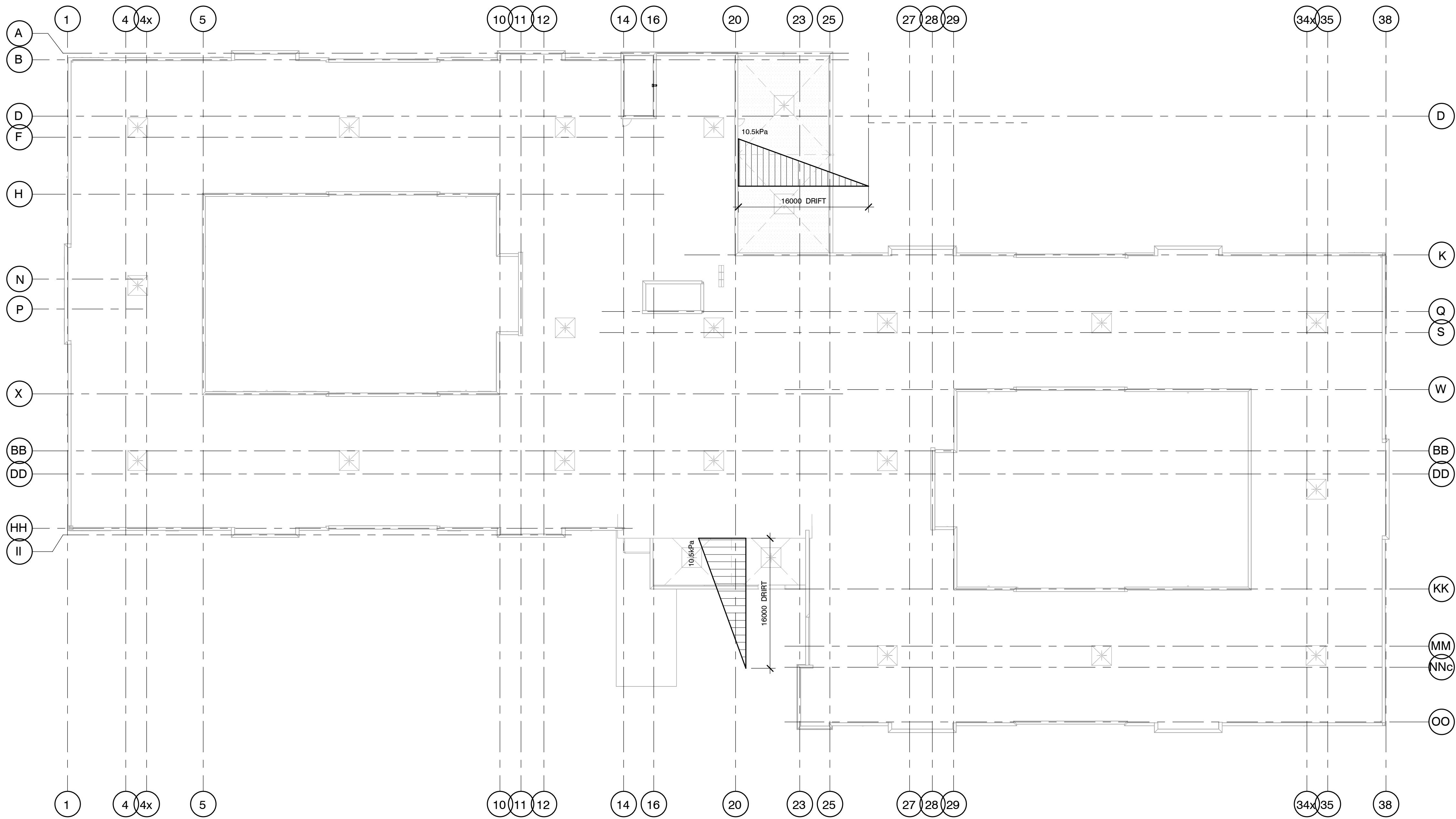
4) MECHANICAL ROOM PRECAST FLOOR PANELS TO BE DESIGNED FOR WEIGHT OF EQUIPMENT SHOWN ON SHOP DRAWINGS BUT FOR NOT LESS THAN LOADS SHOWN IN TABLE ABOVE AND LOADS SHOWN ON MECHANICAL ROOM LAYOUT PLAN

5) MECHANICAL ROOM PRECAST FLOOR PANELS TO BE DESIGNED FOR WEIGHT OF HOUSEKEEPING PADS SHOWN ON BOILER ROOM EQUIPMENT LOADING PLAN BUT FOR NOT LESS THAN LOADS SHOWN IN TABLE ABOVE

6) AVERAGE OVER ENTIRE MECHANICAL ROOM FLOOR AREA

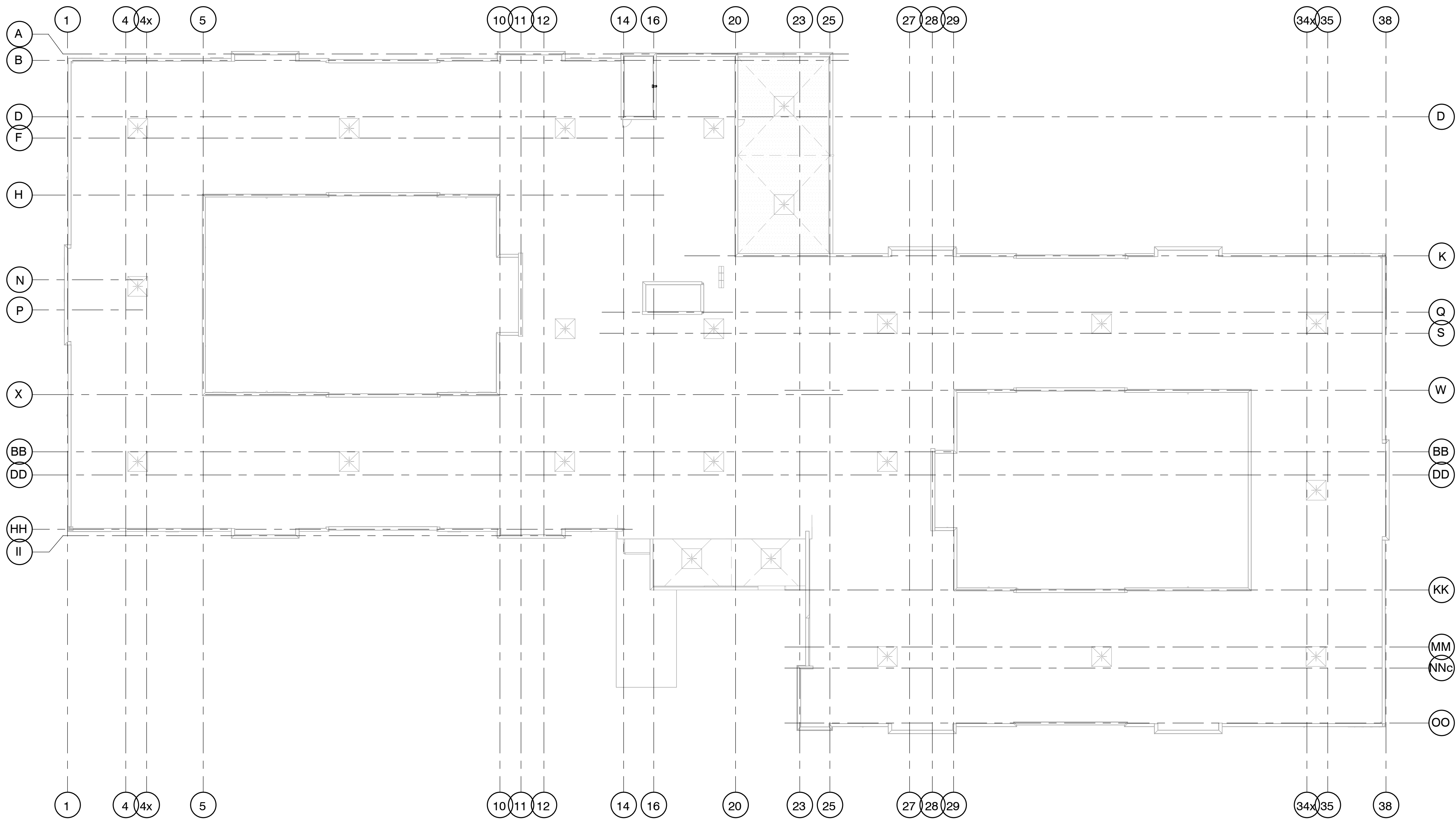
7) ALLOWANCE FOR 50MM MAXIMUM CONCRETE TOPPING





**SNOW LOADING PLAN**

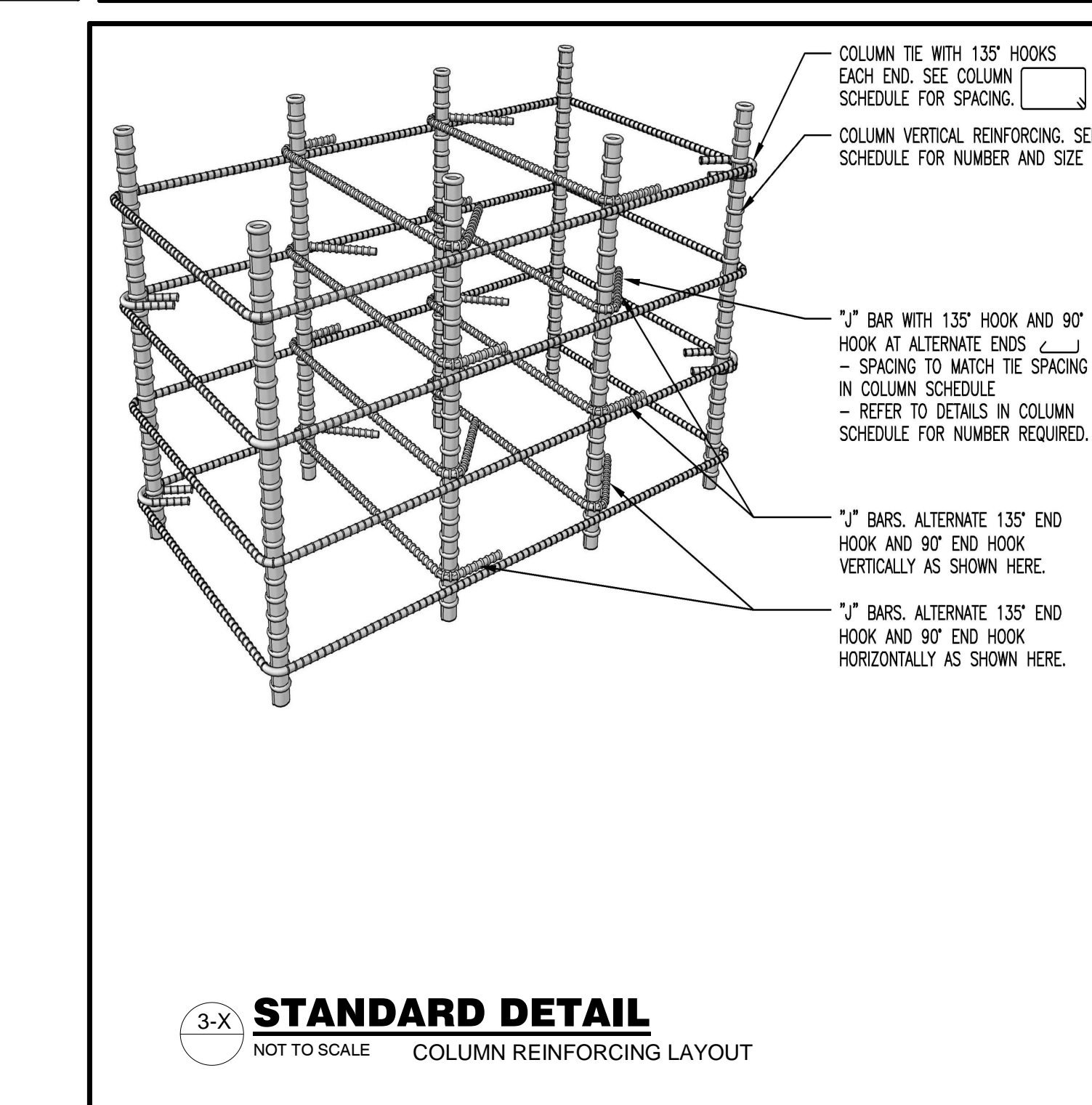
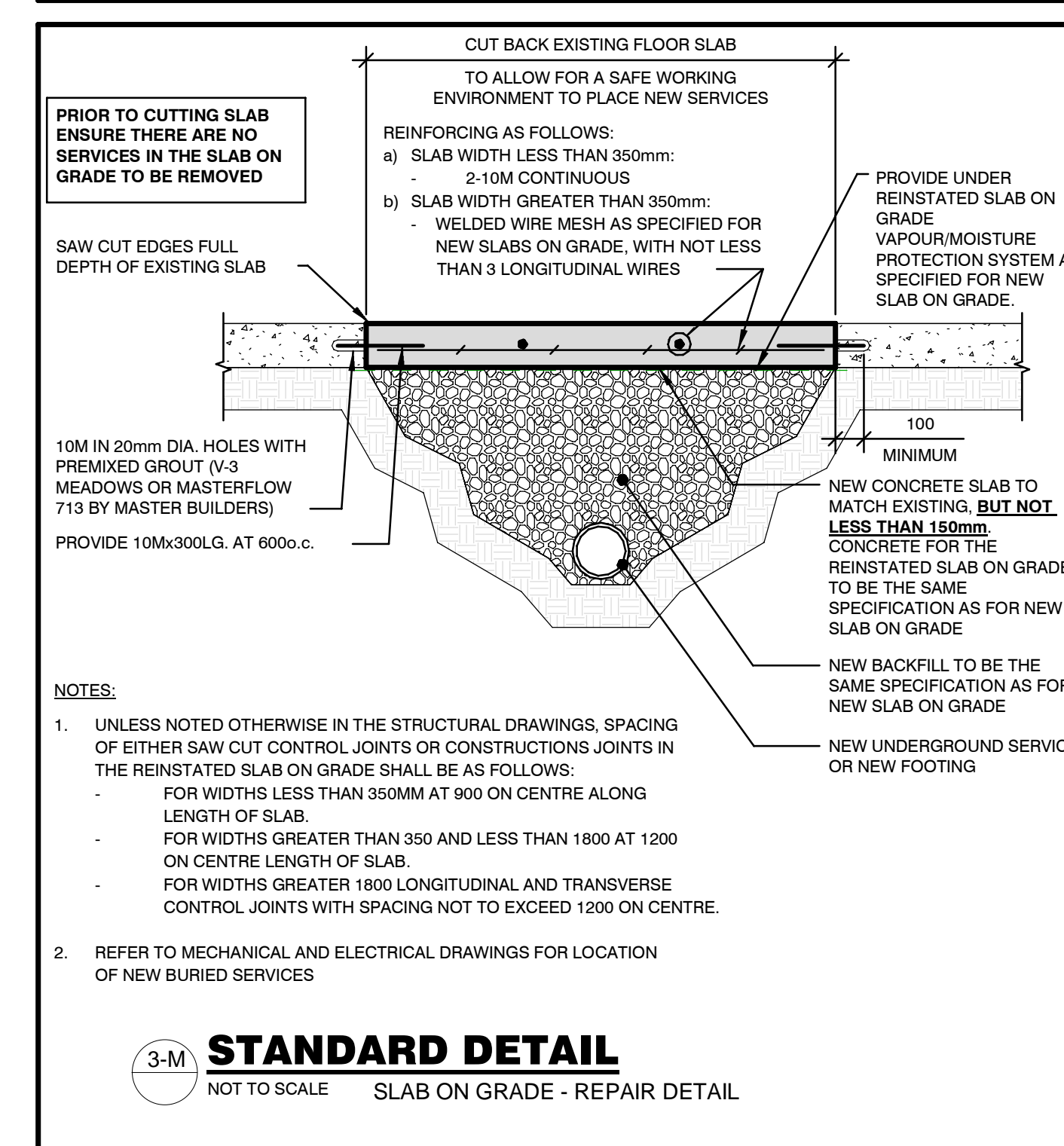
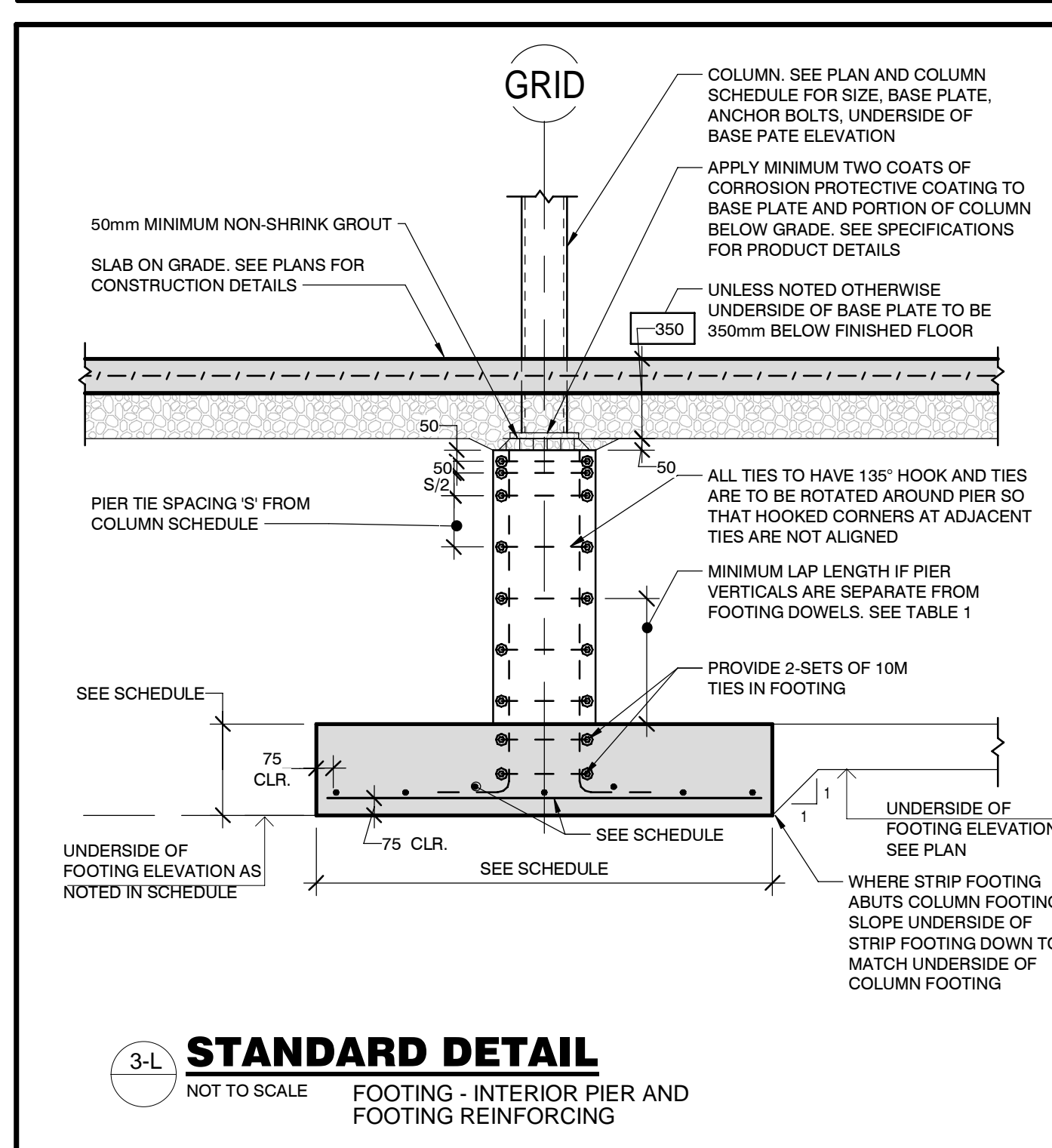
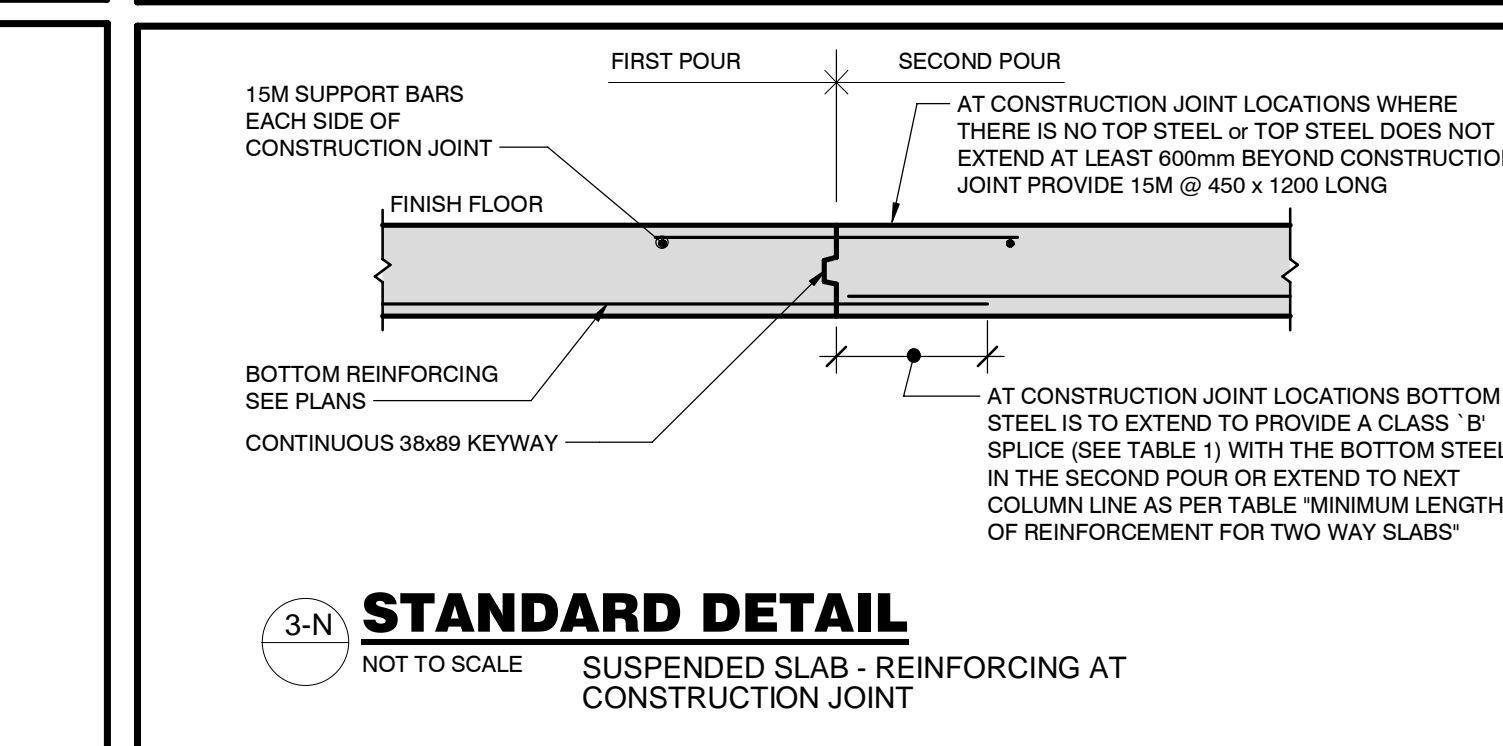
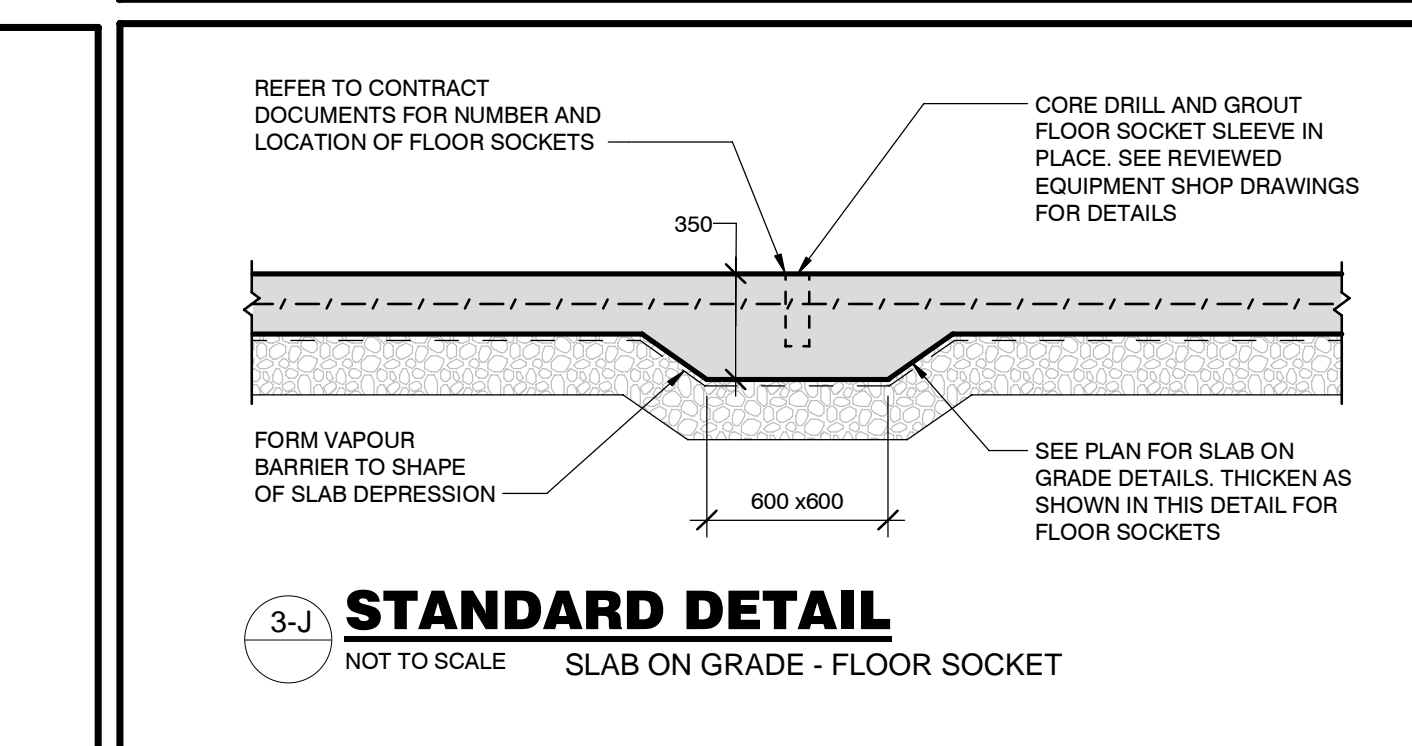
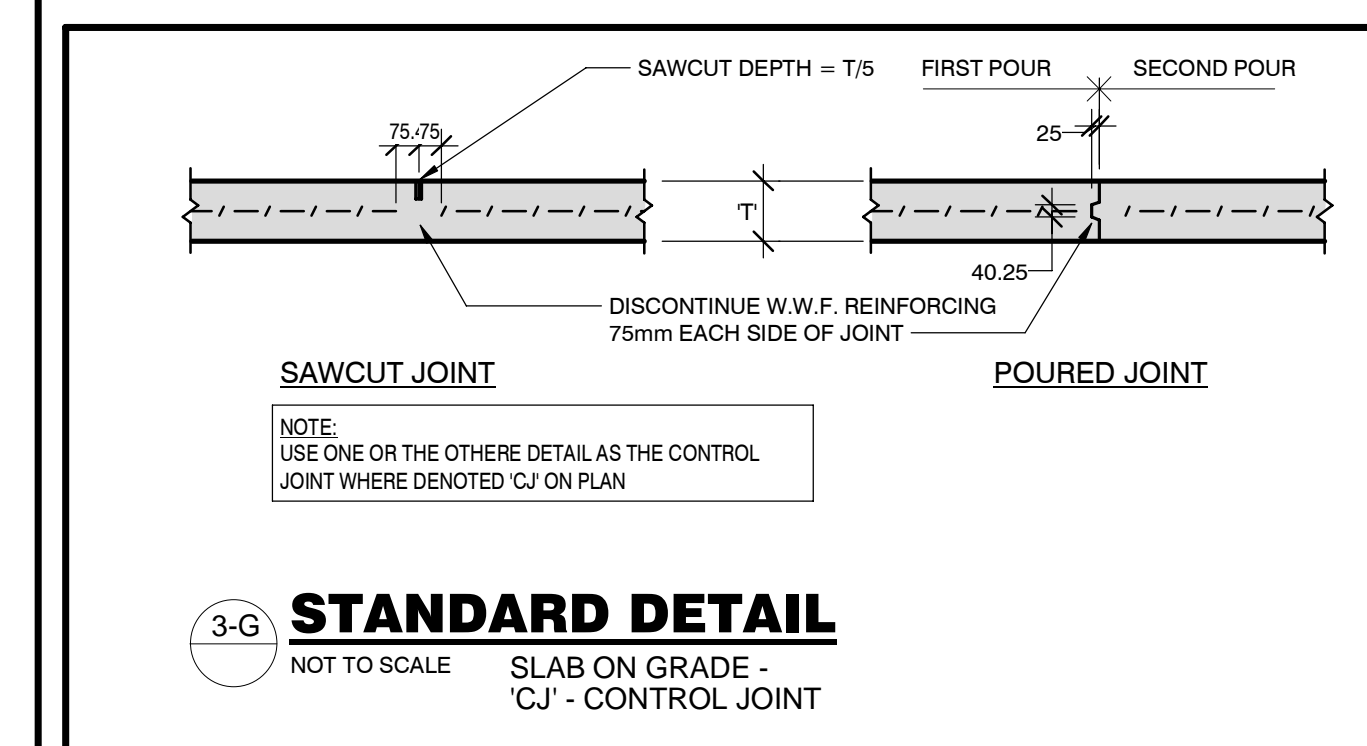
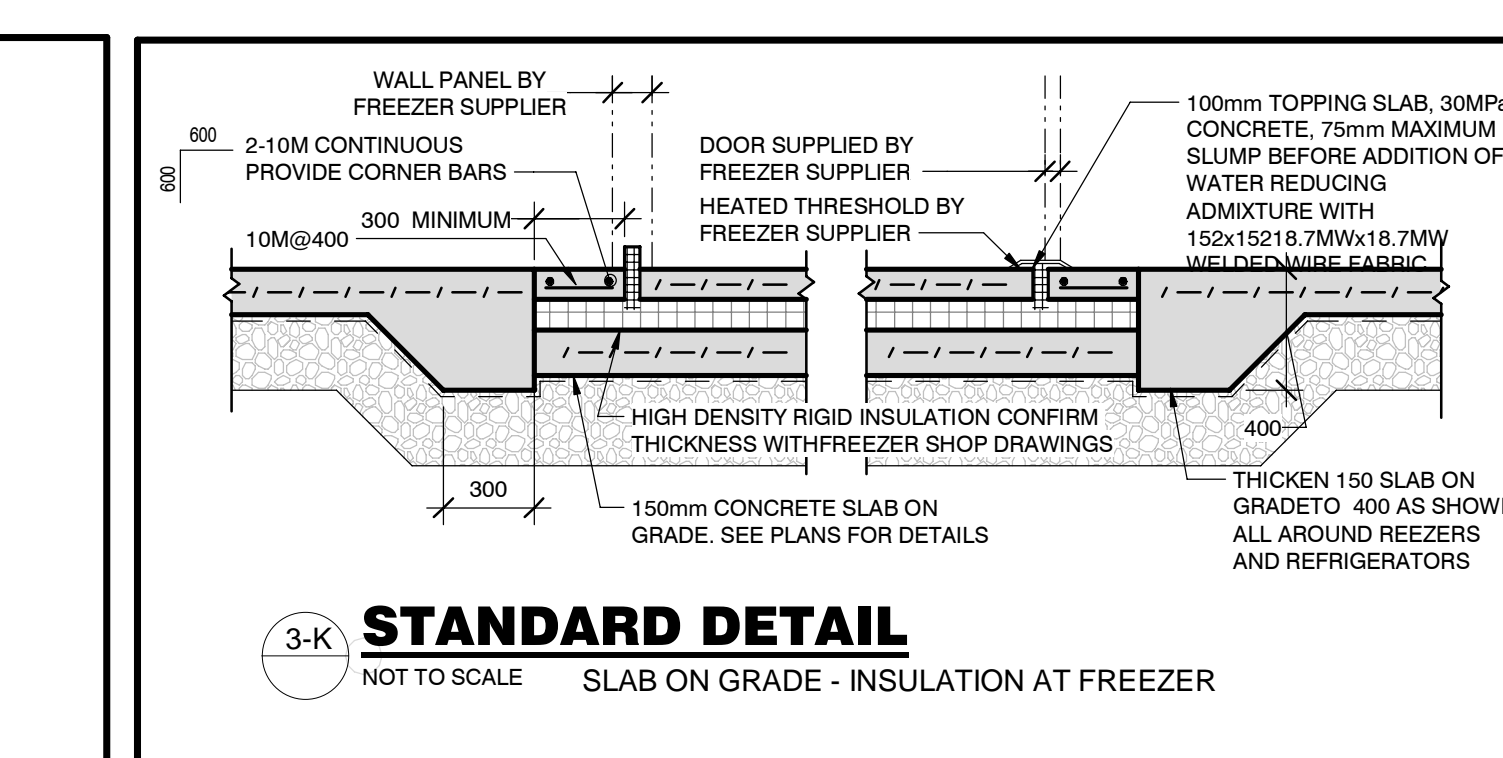
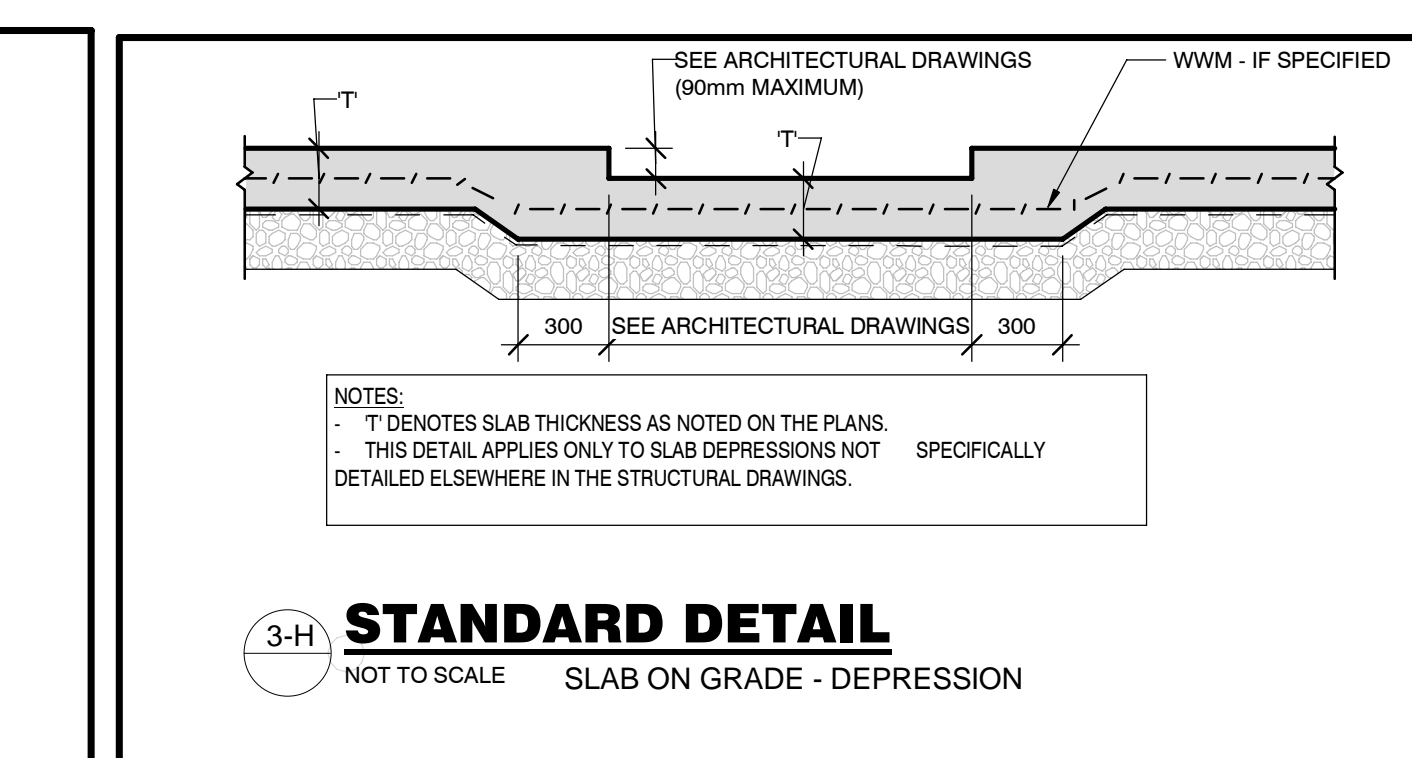
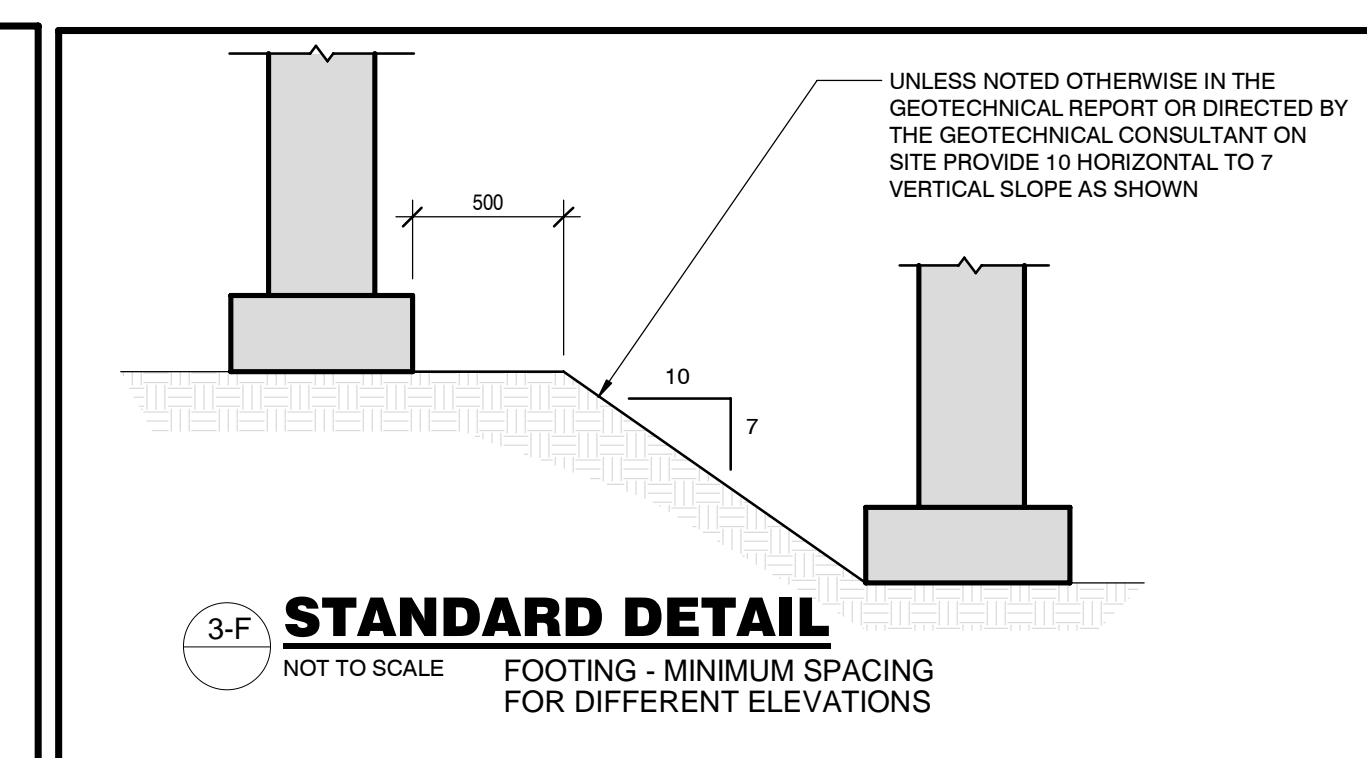
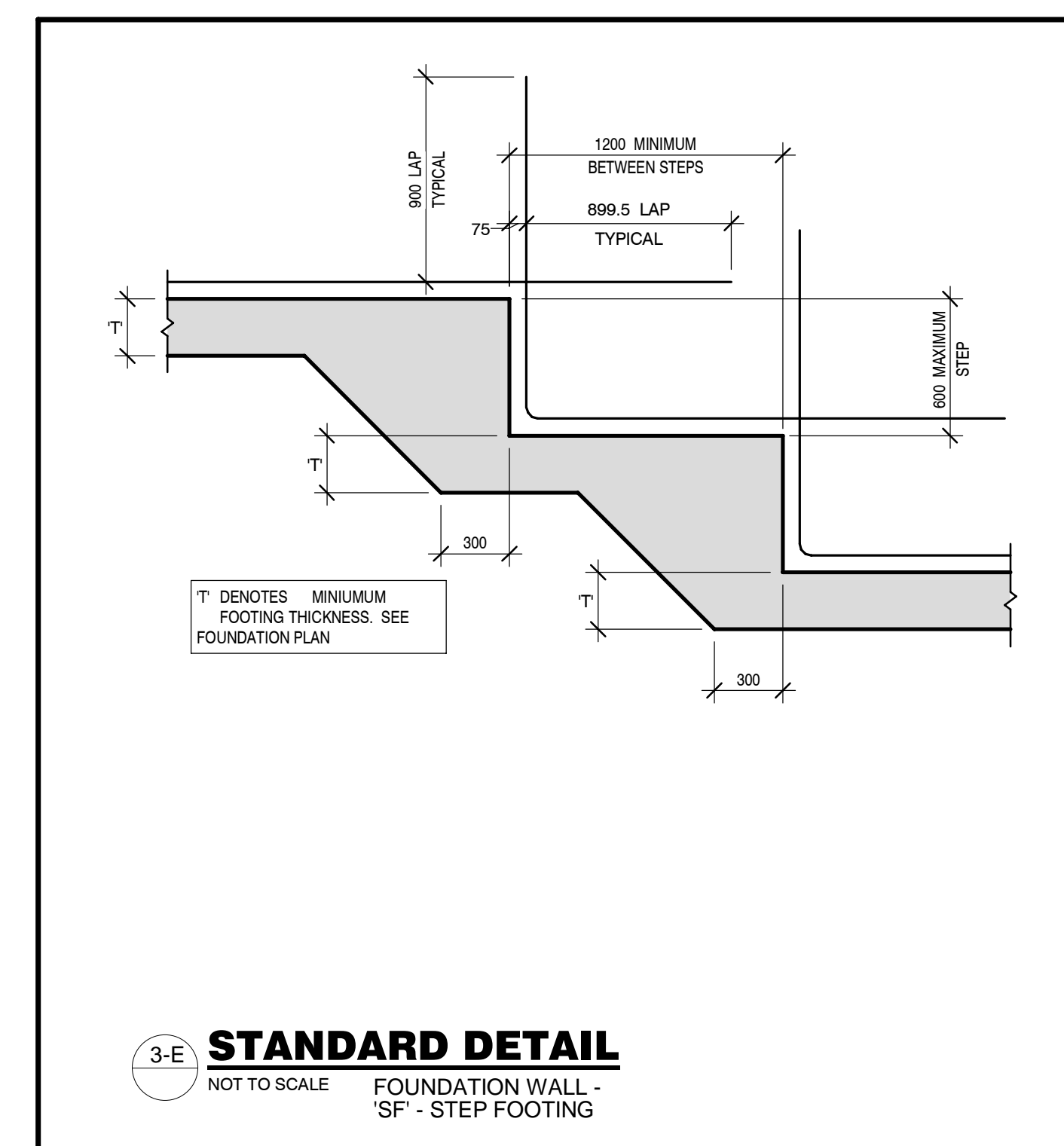
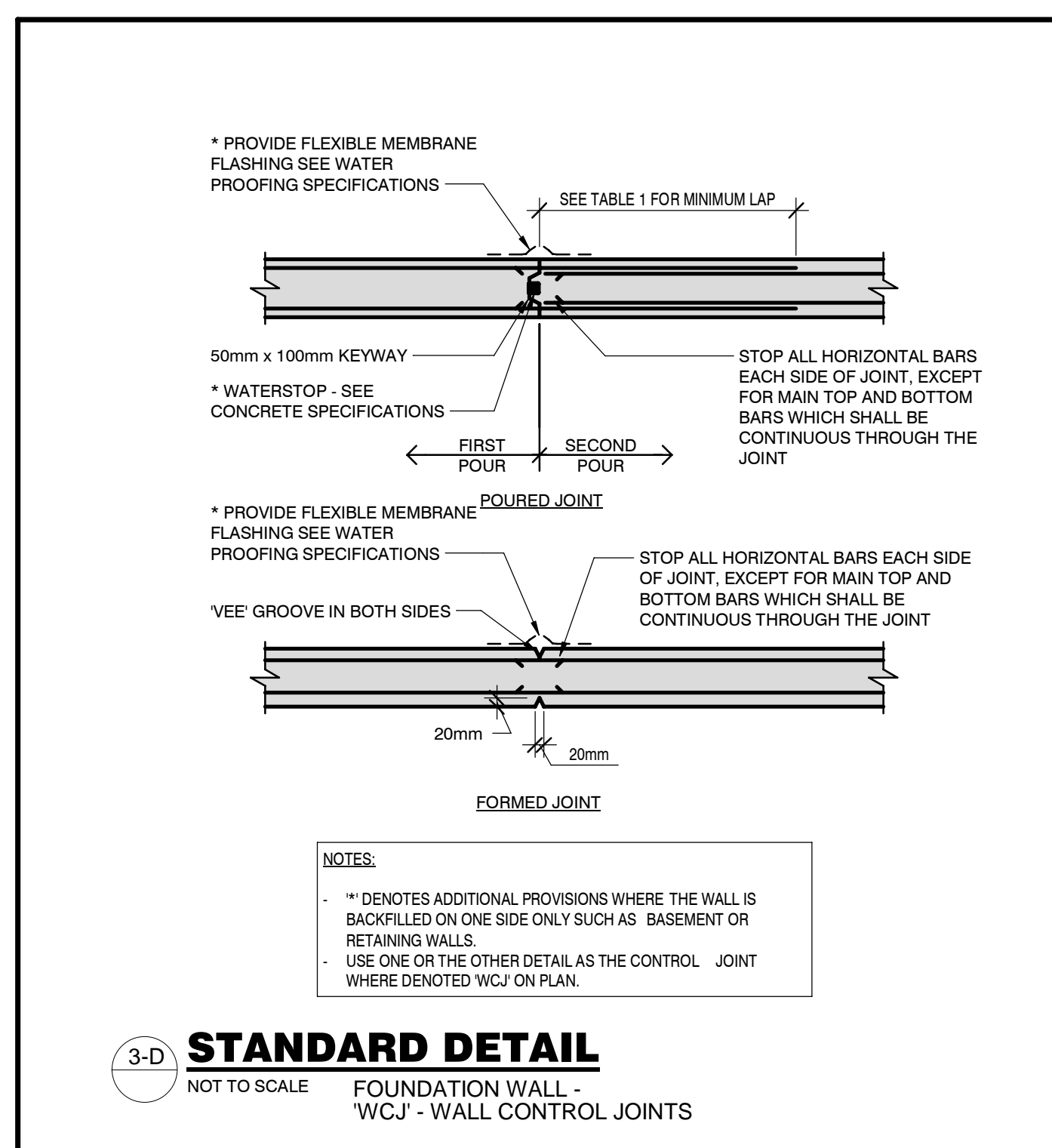
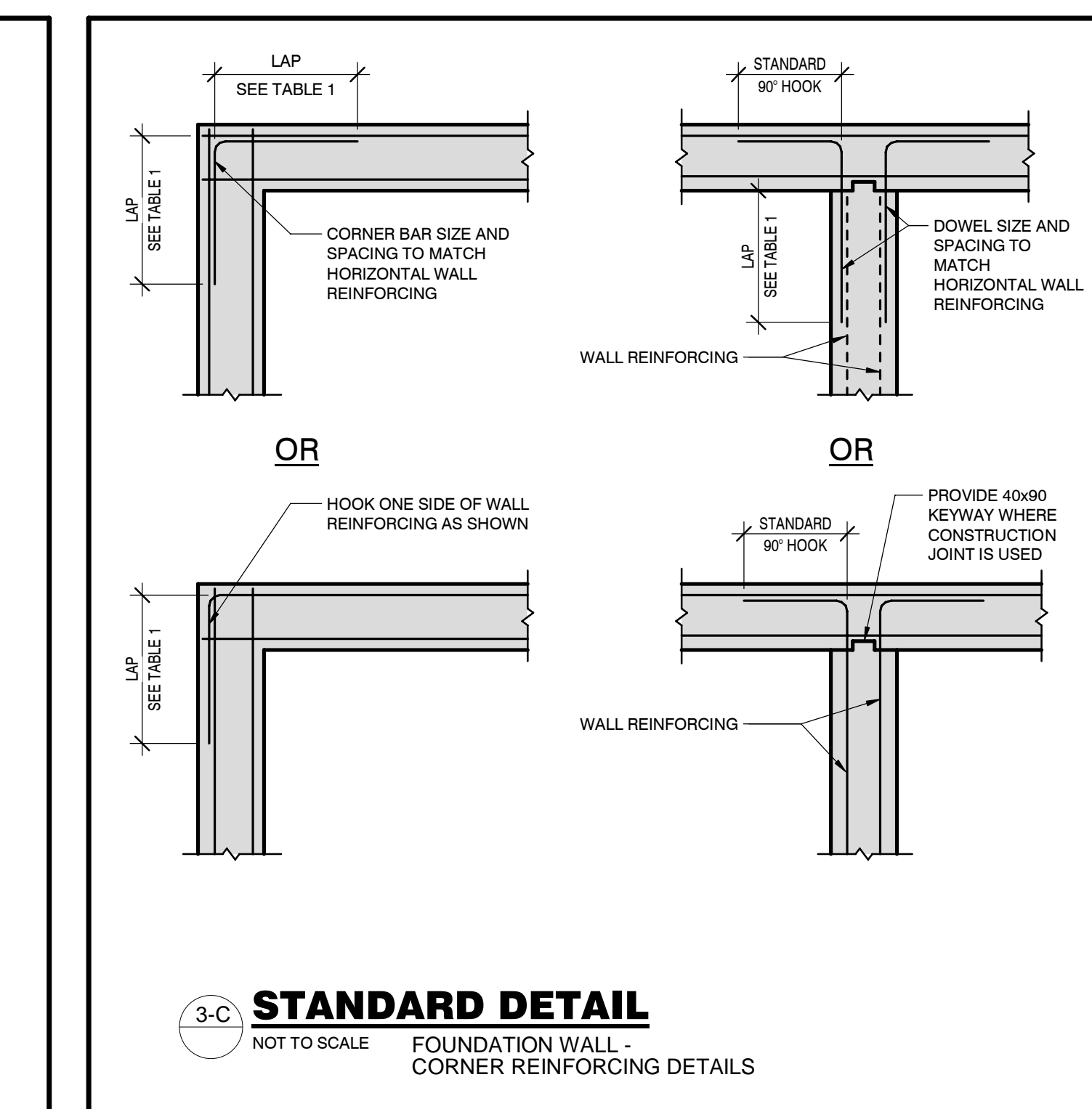
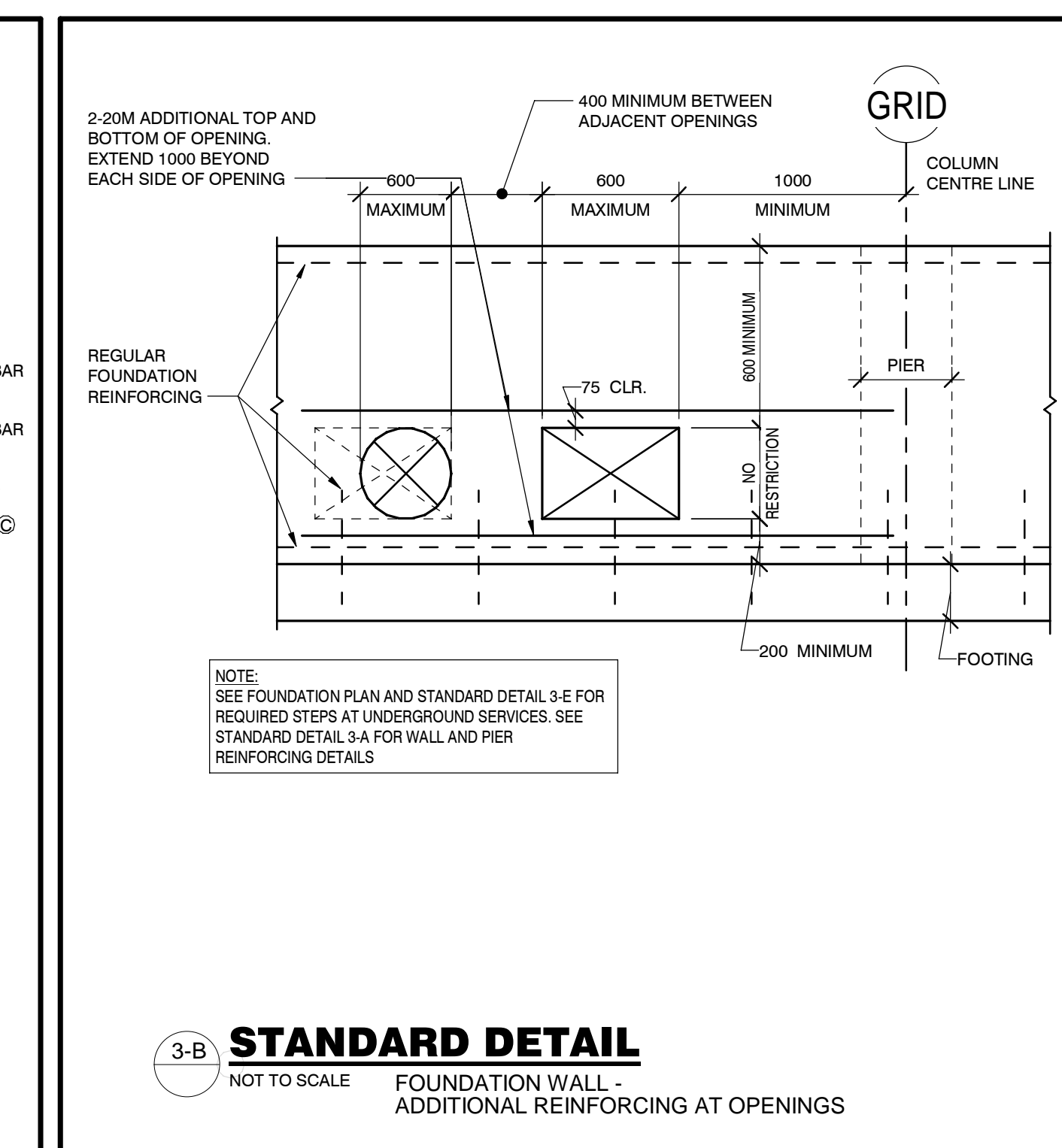
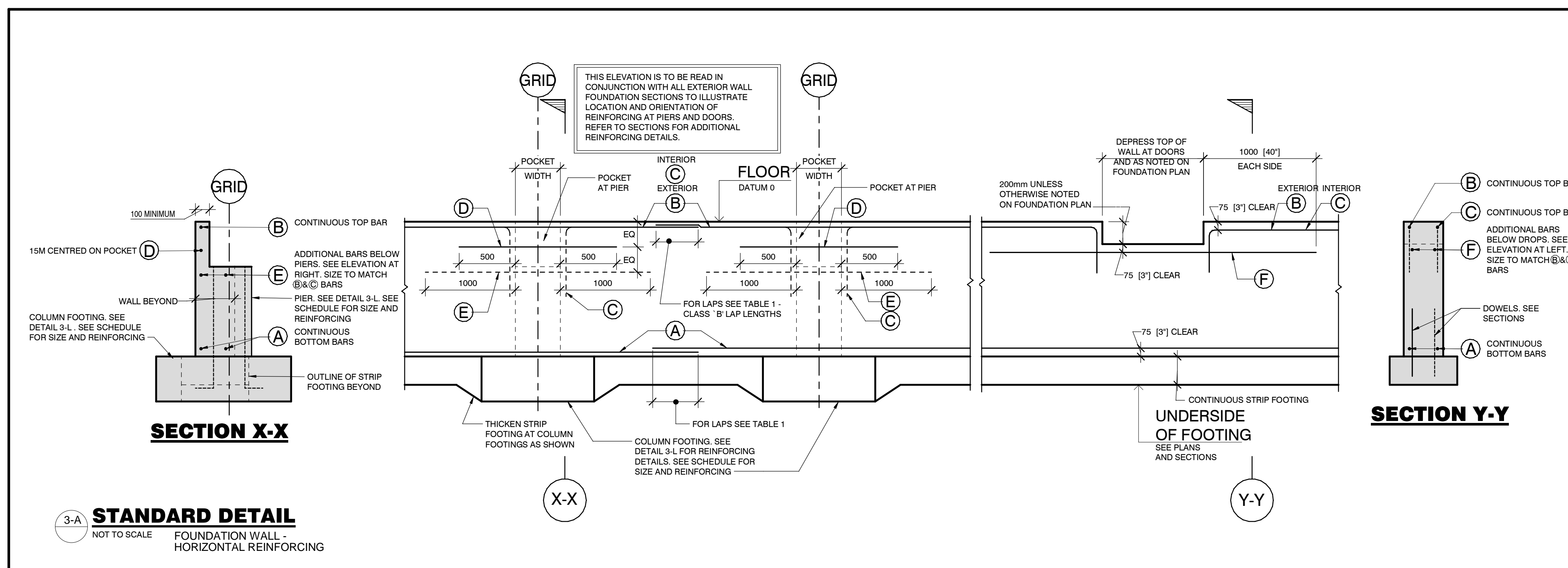
1 : 300  
DRIFT LOADS ARE IN ADDITION TO BASE SNOW LOAD. REFER TO ROOF LOADING PLAN AND TABLE FOR BASE SNOW LOADS.



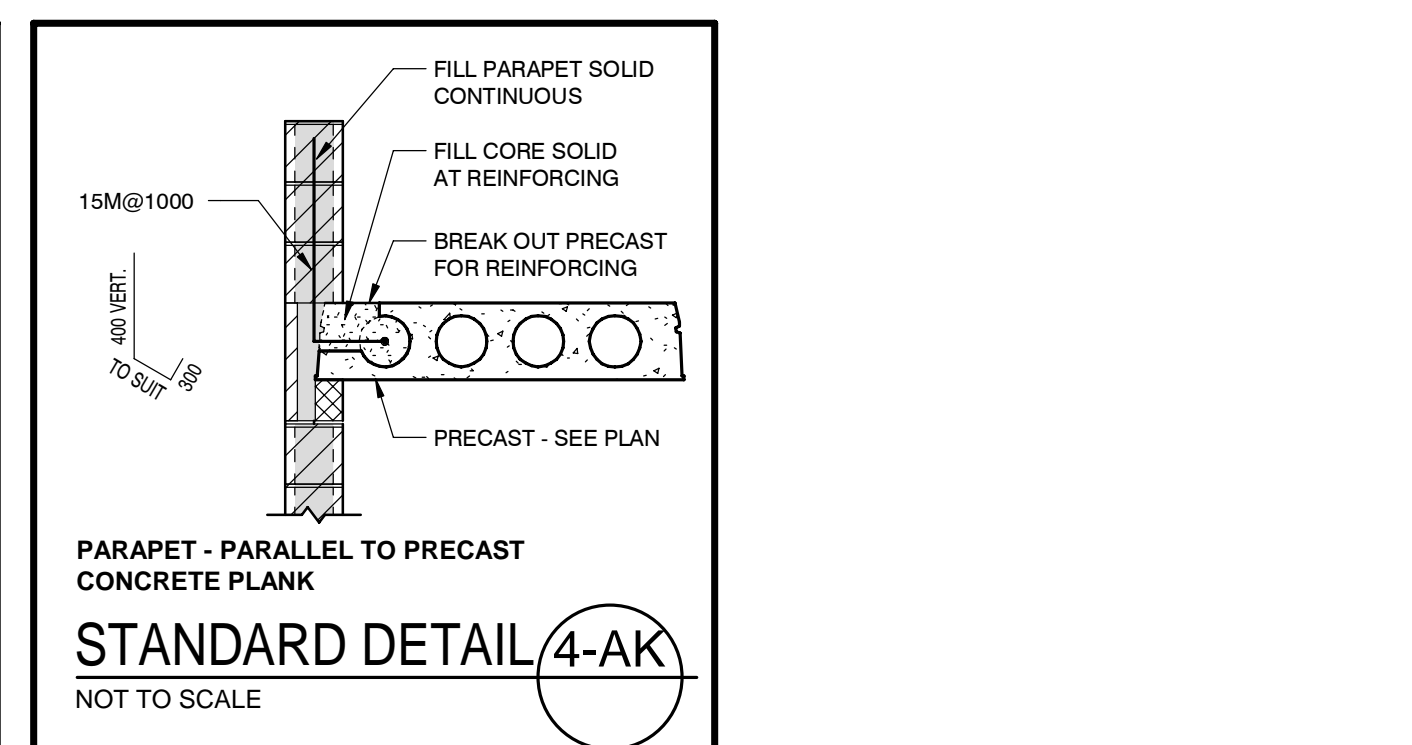
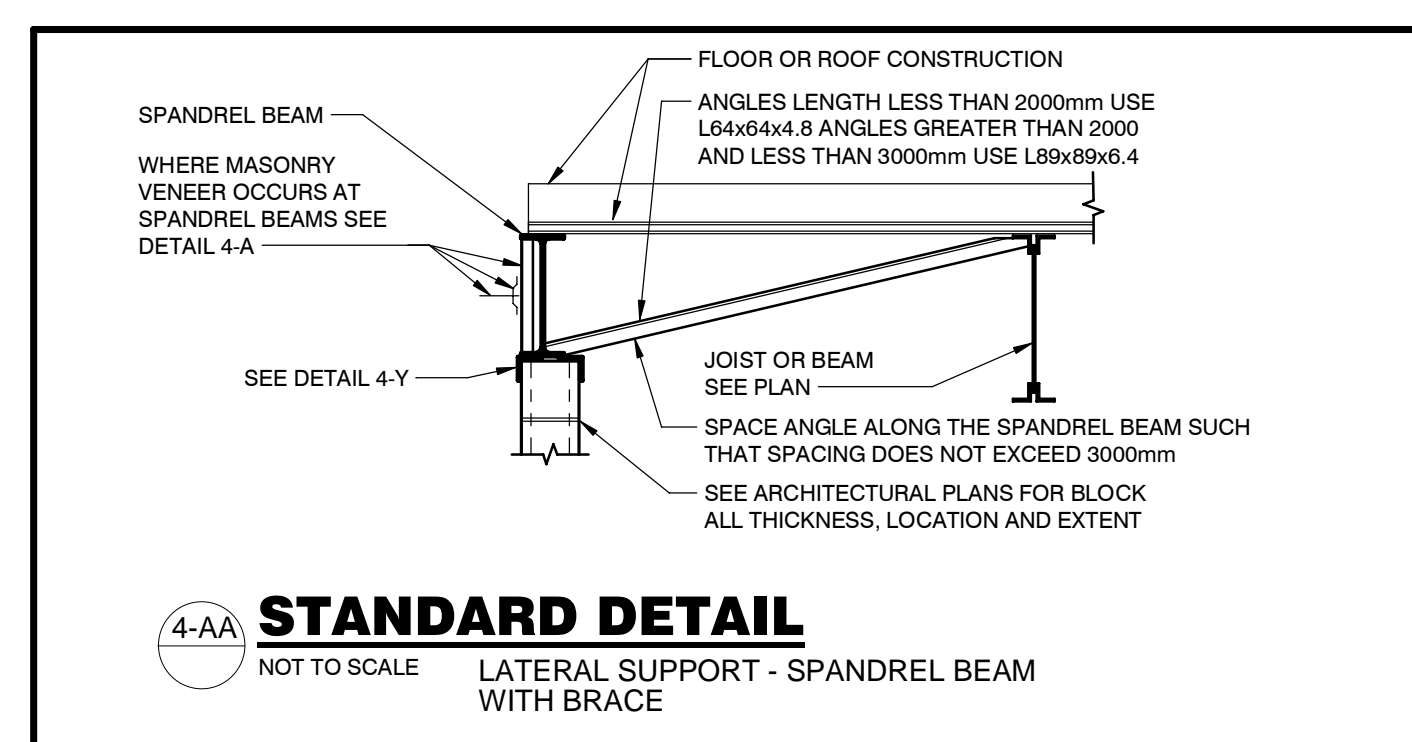
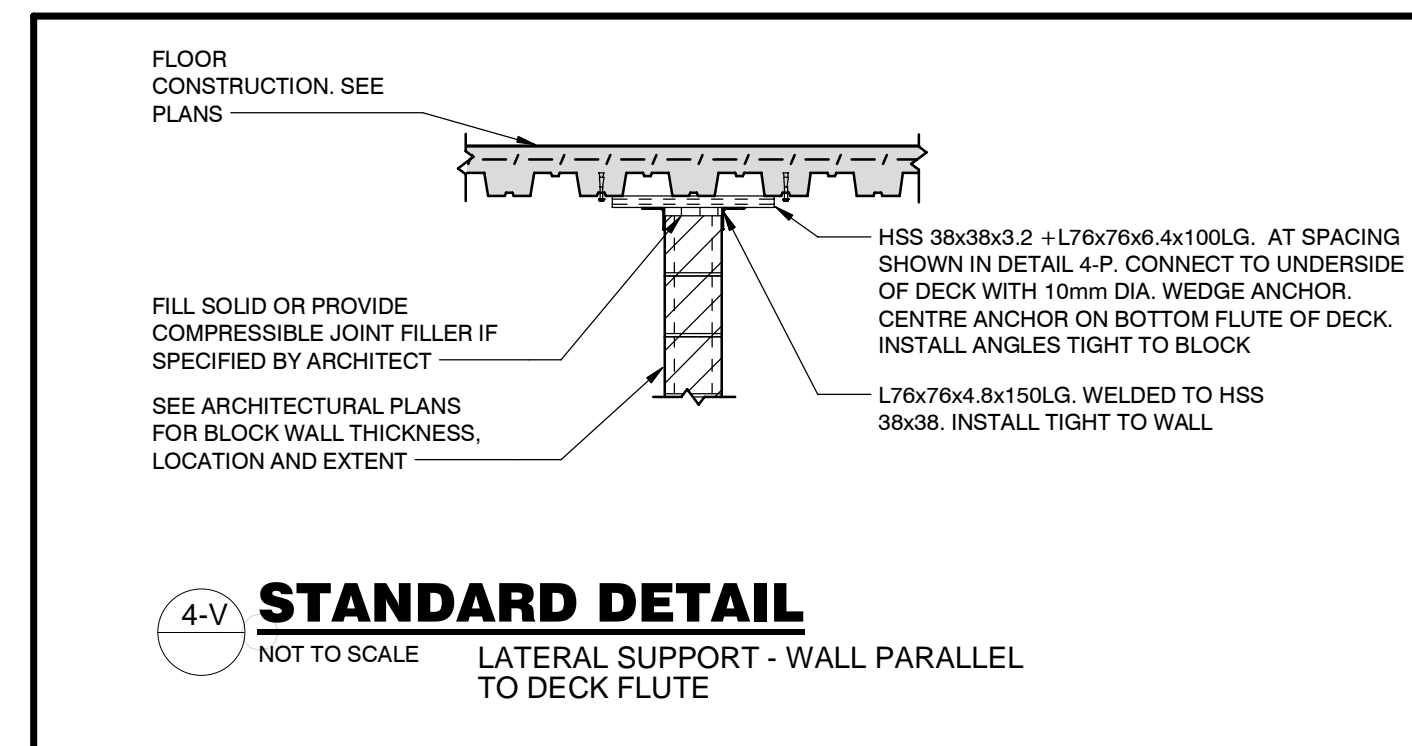
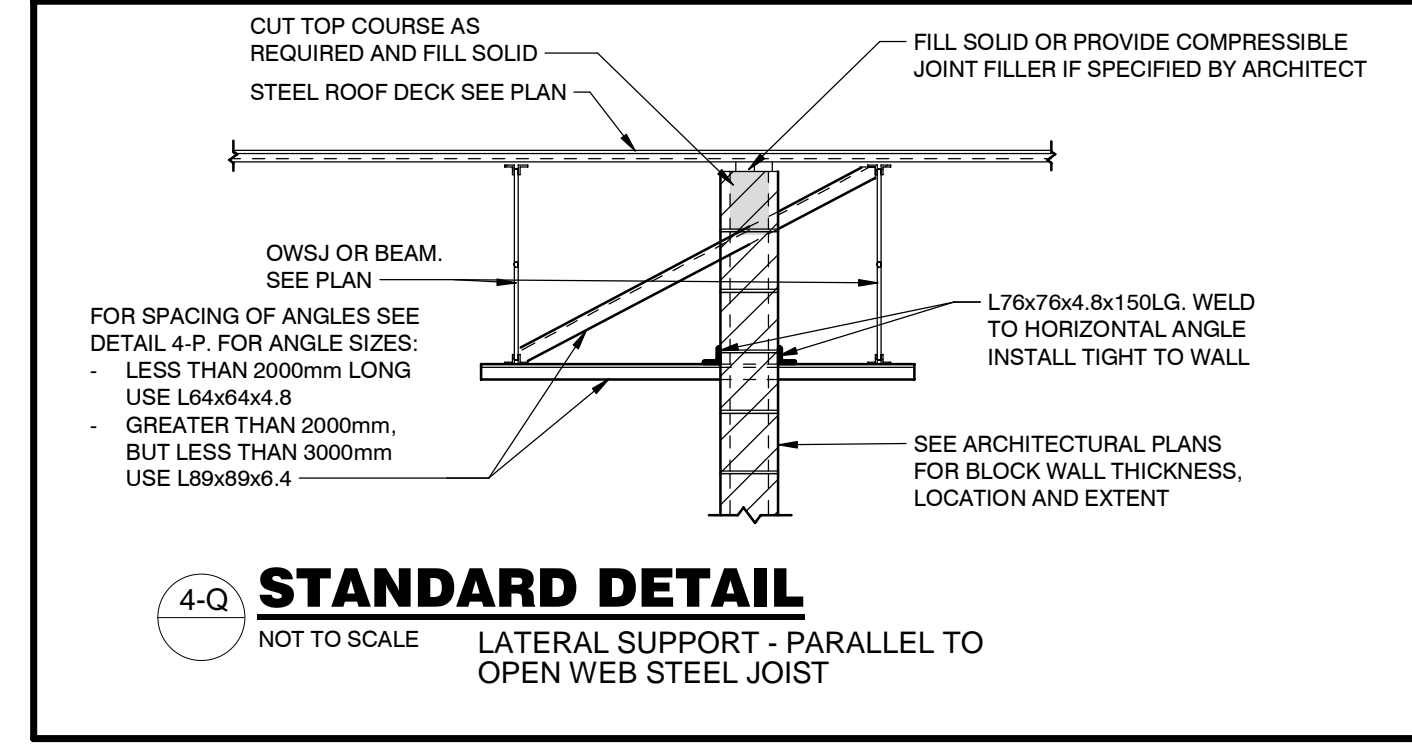
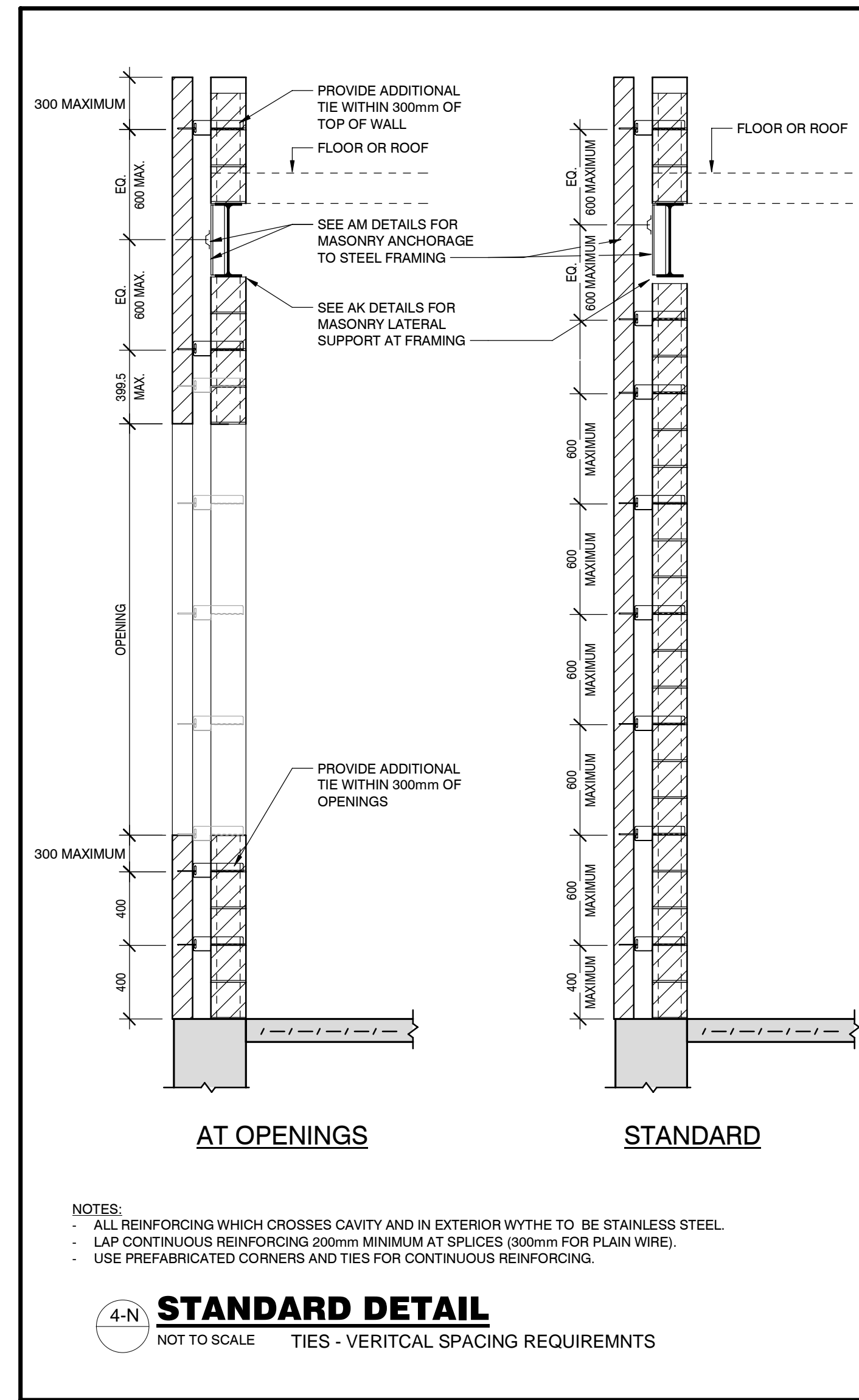
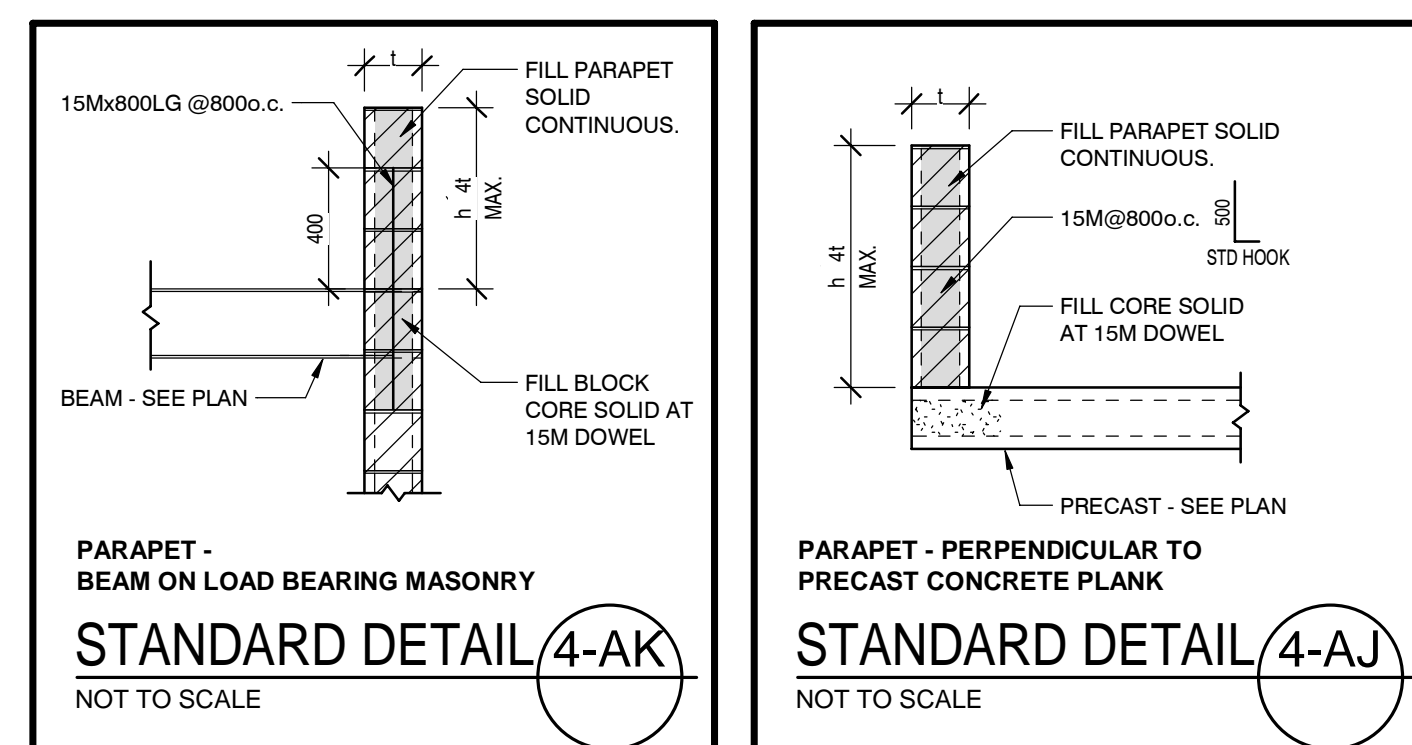
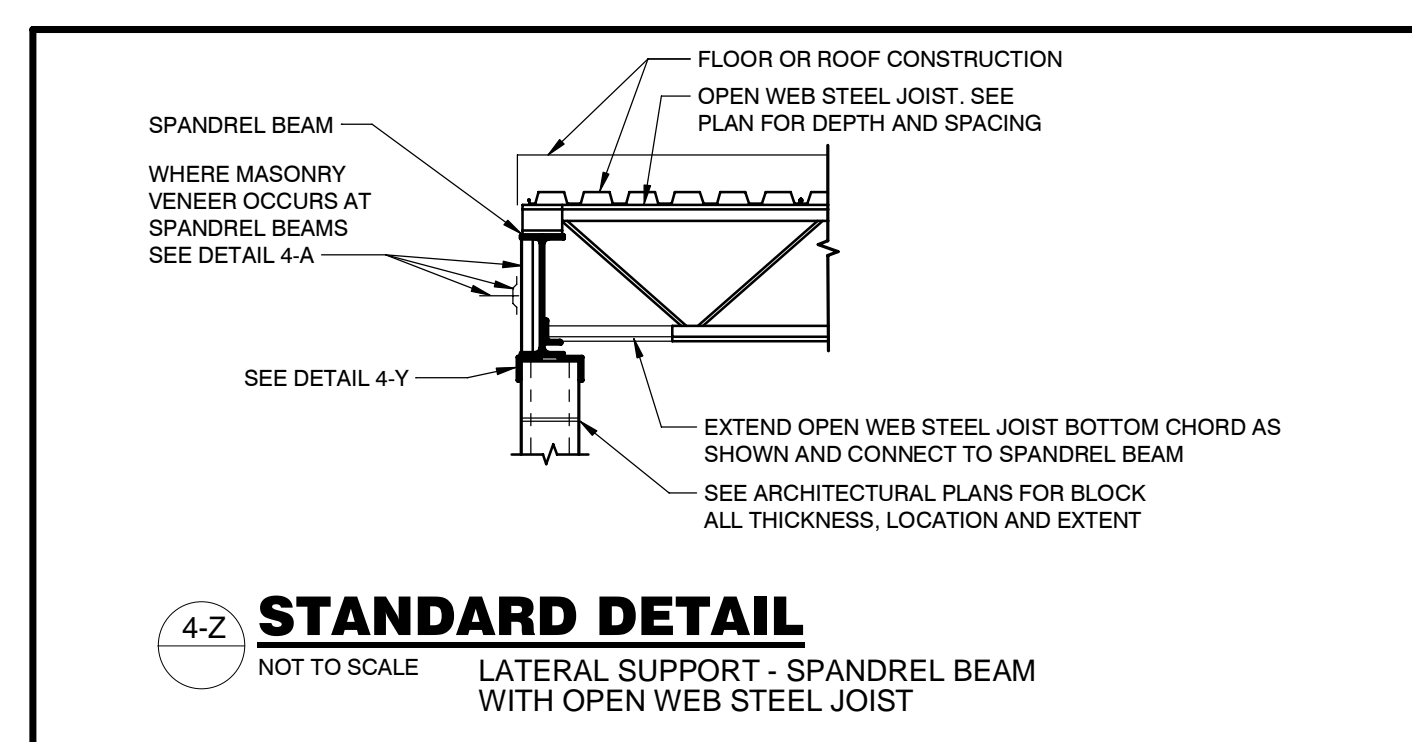
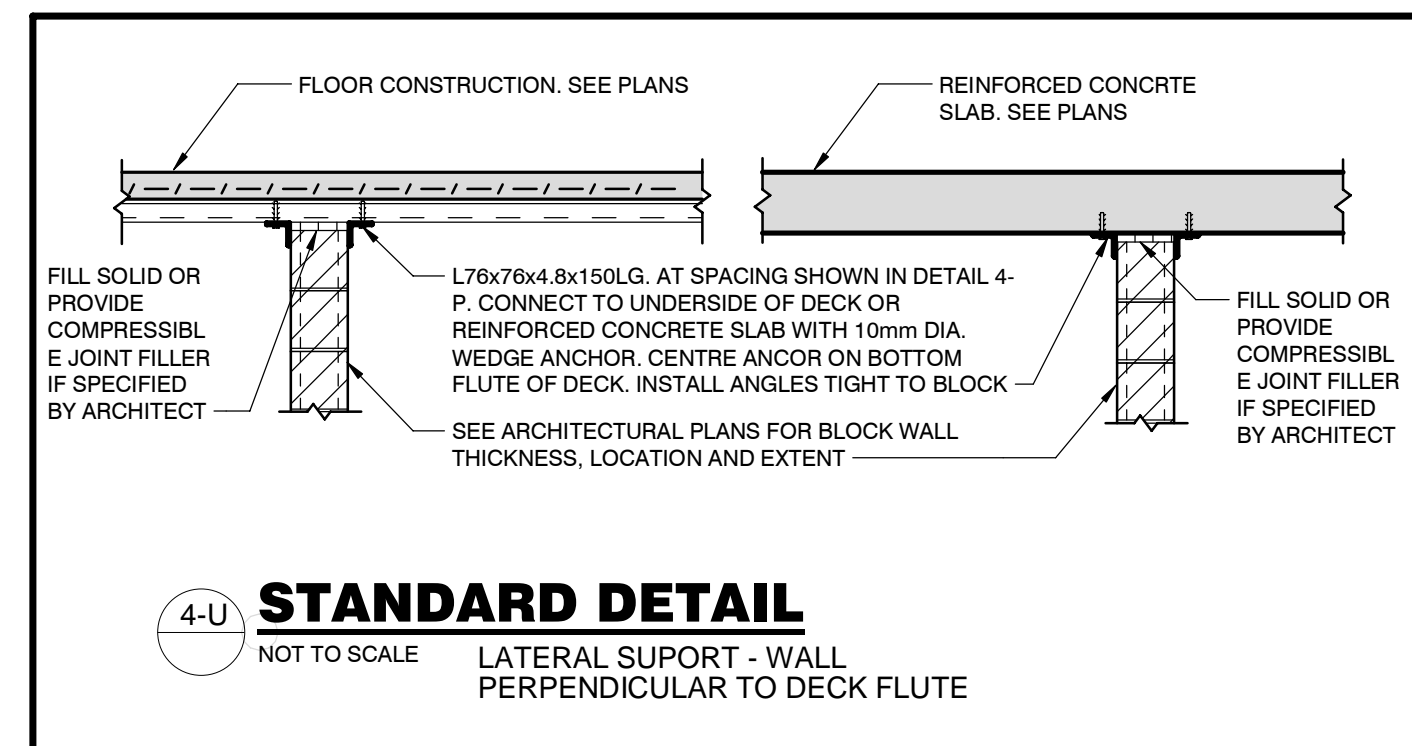
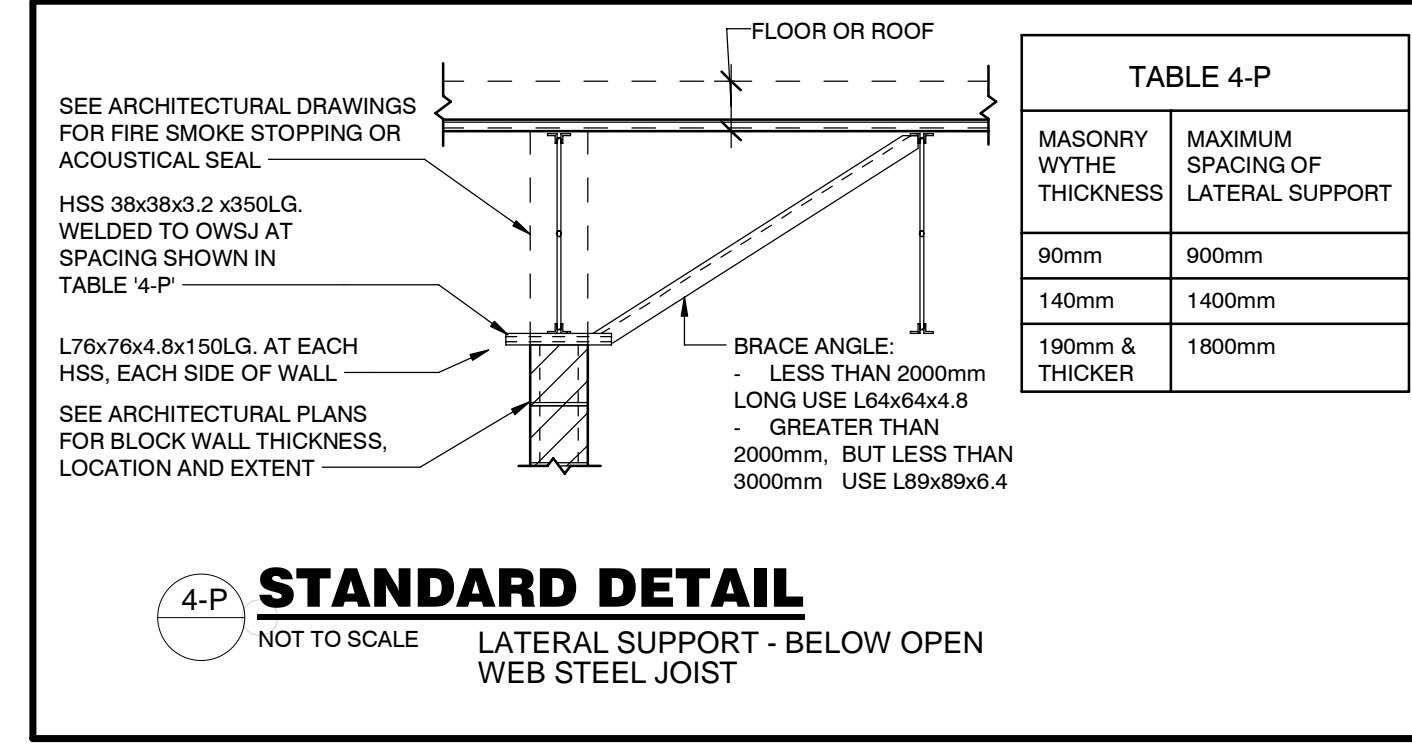
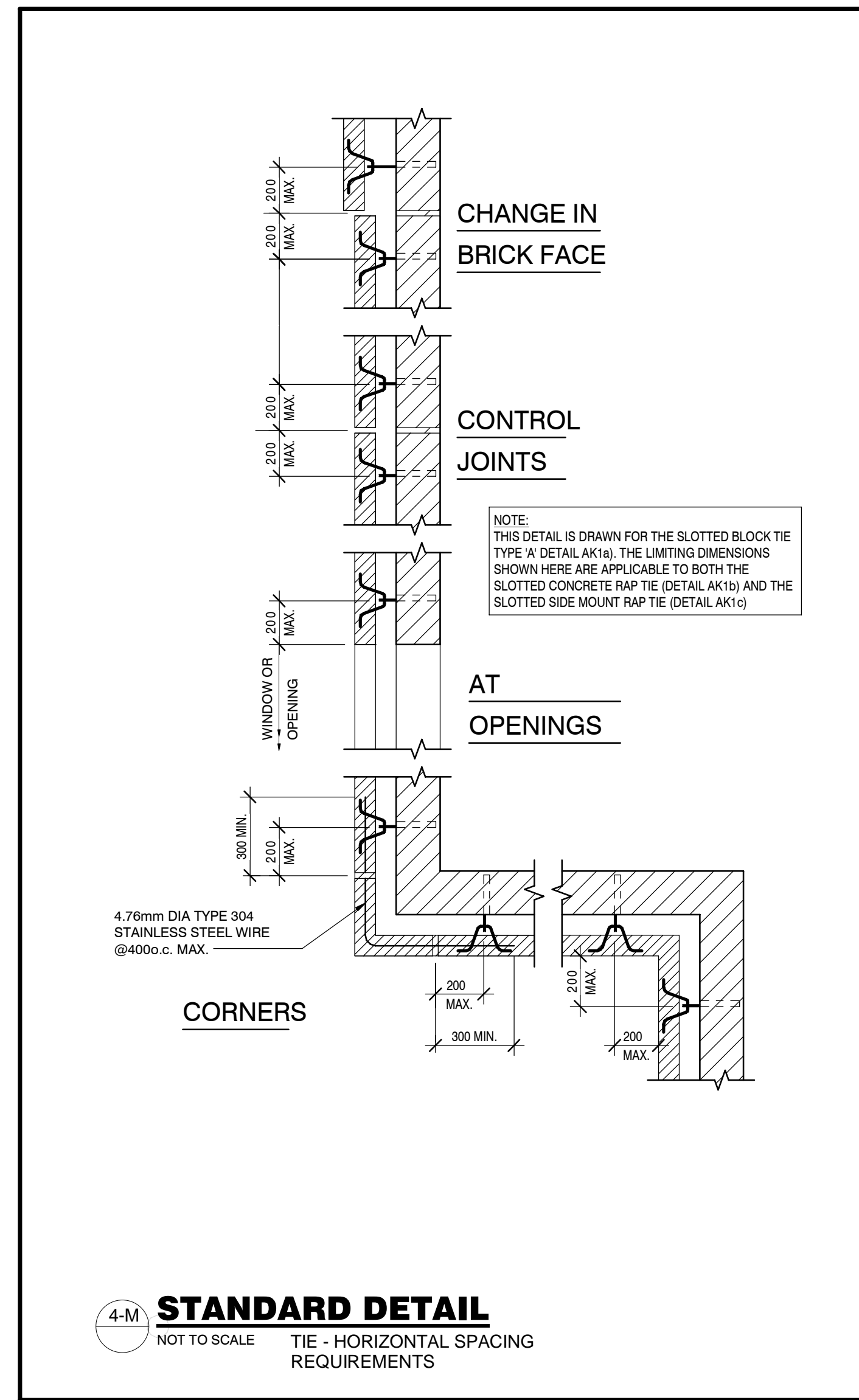
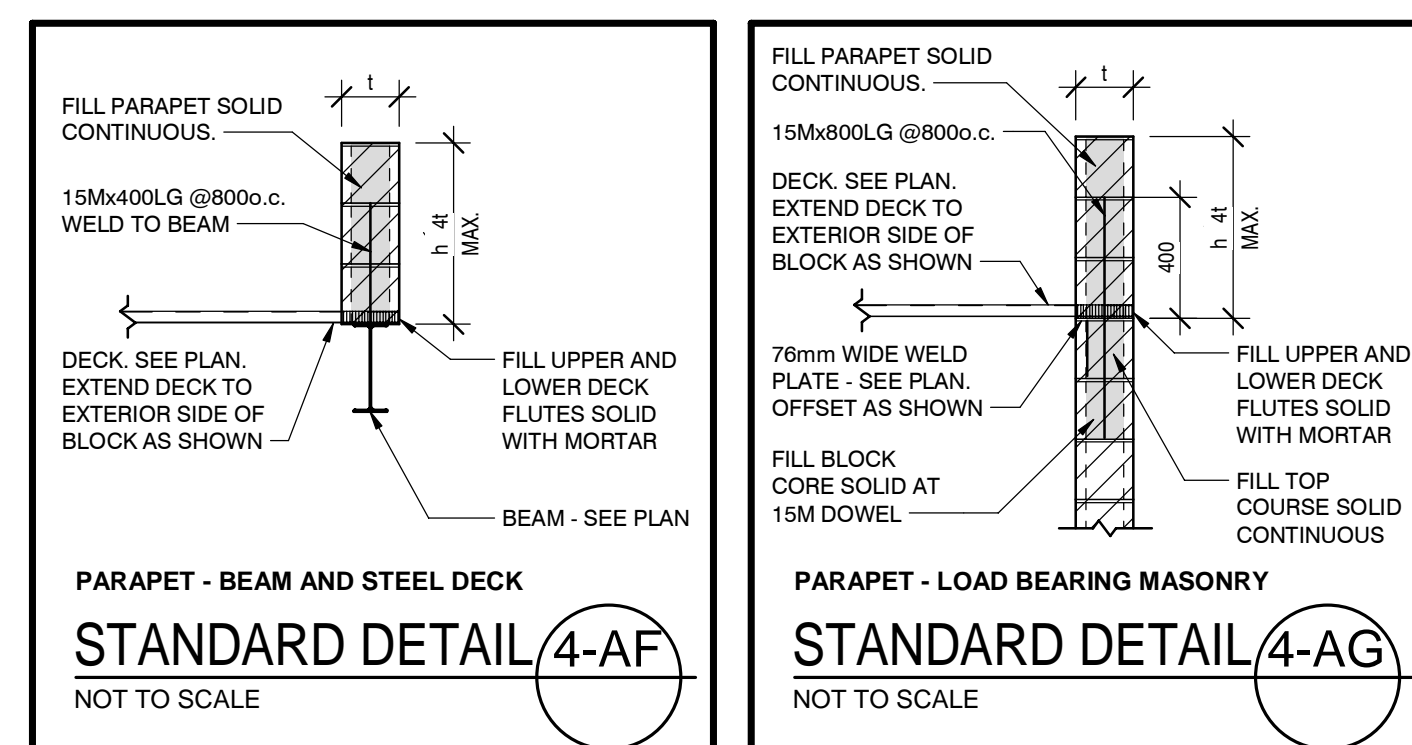
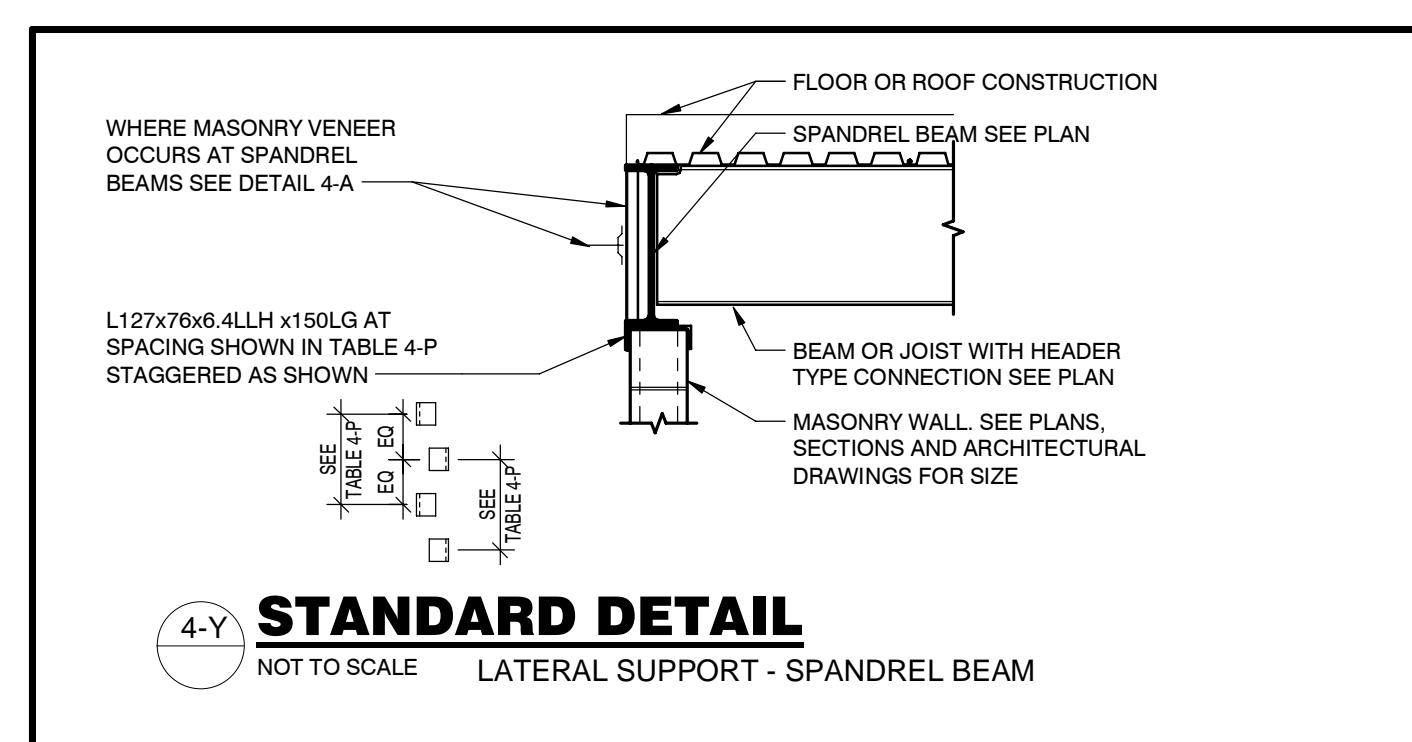
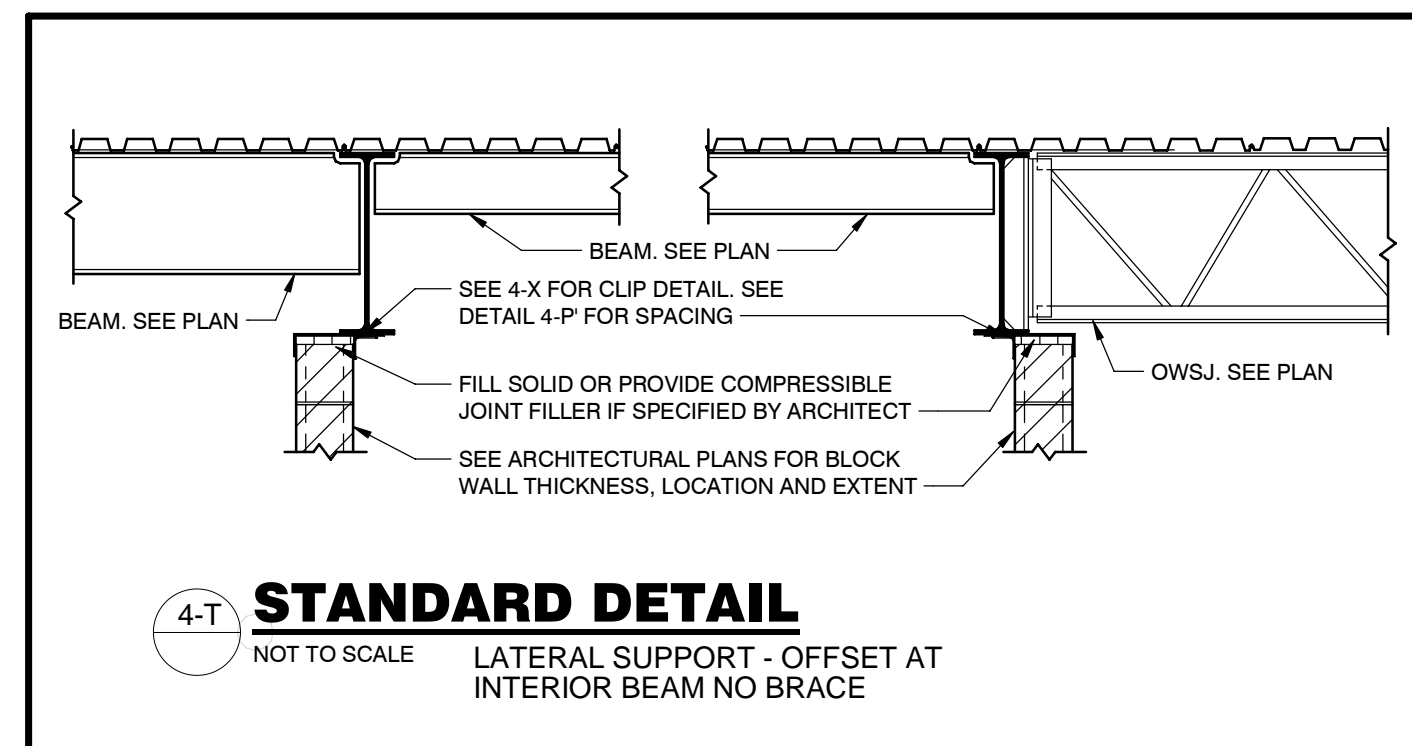
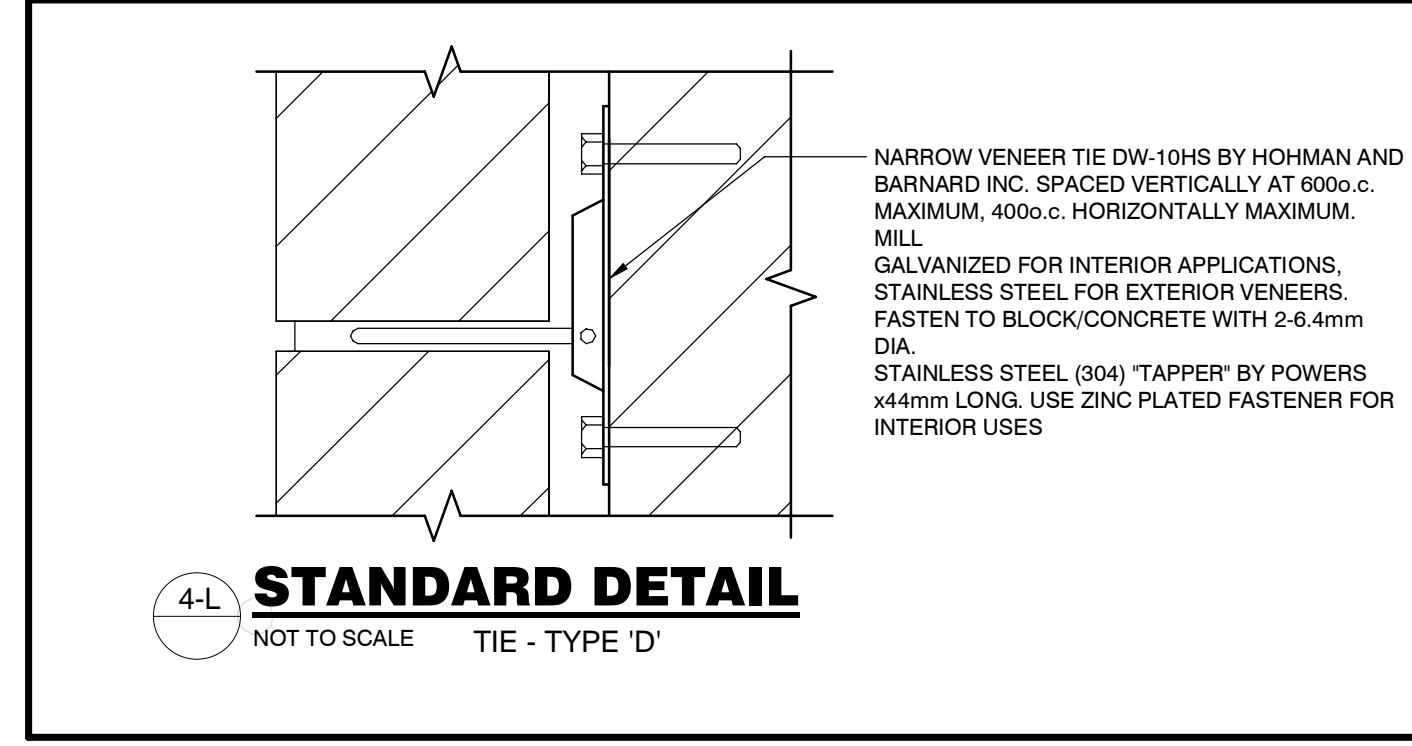
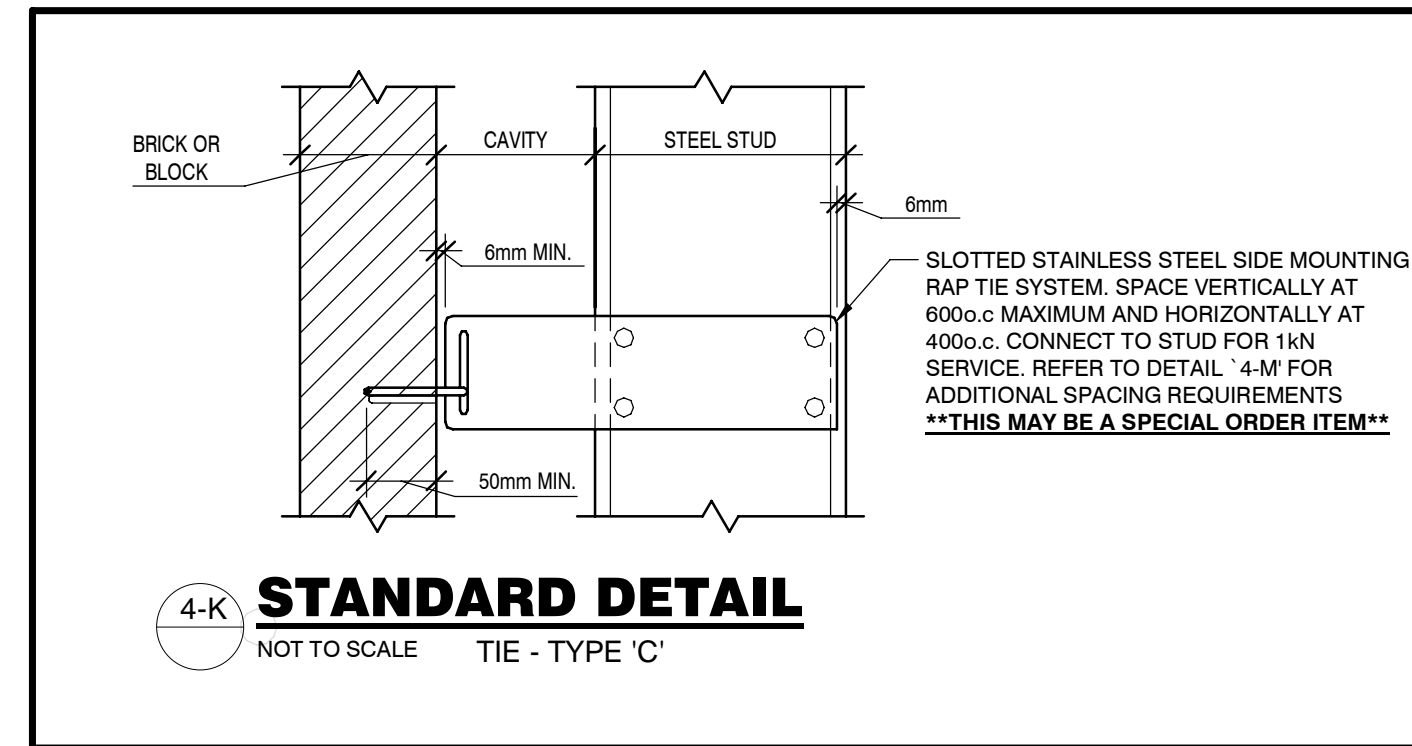
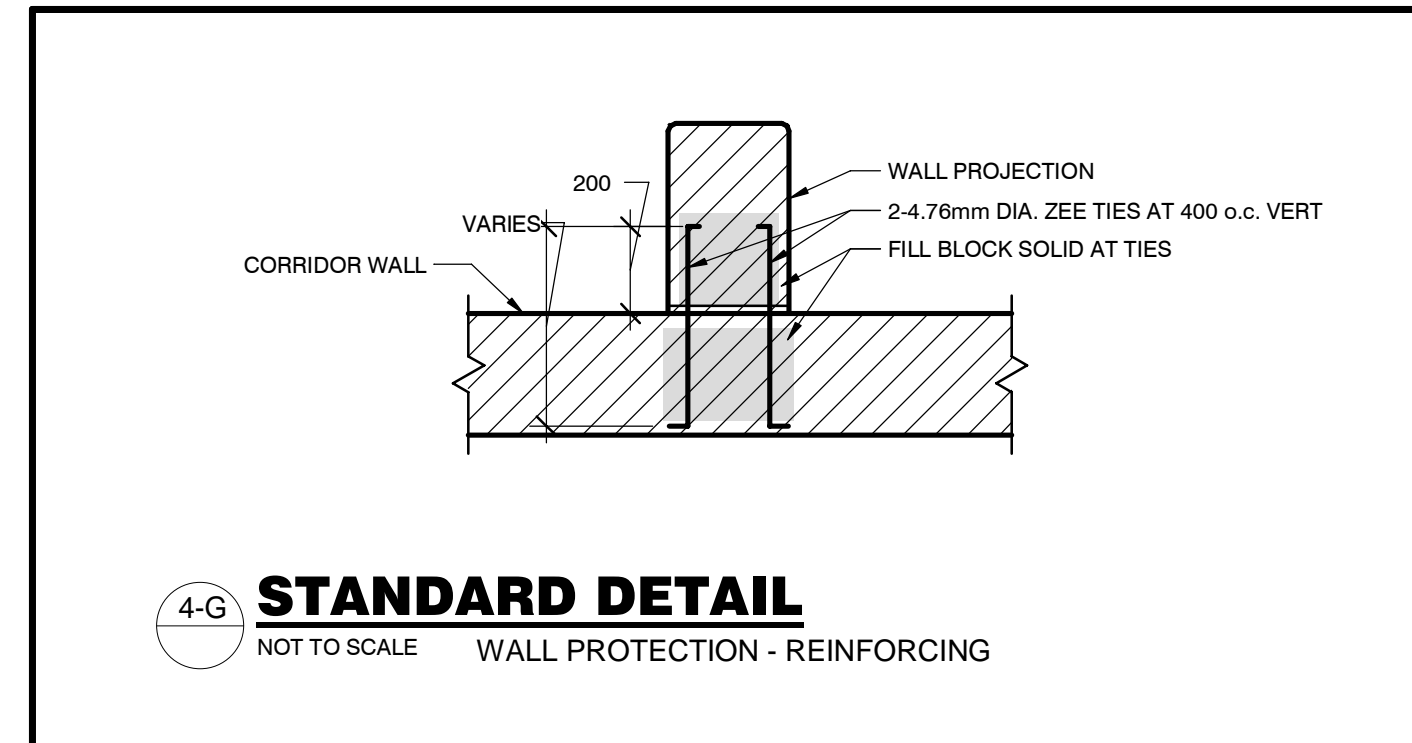
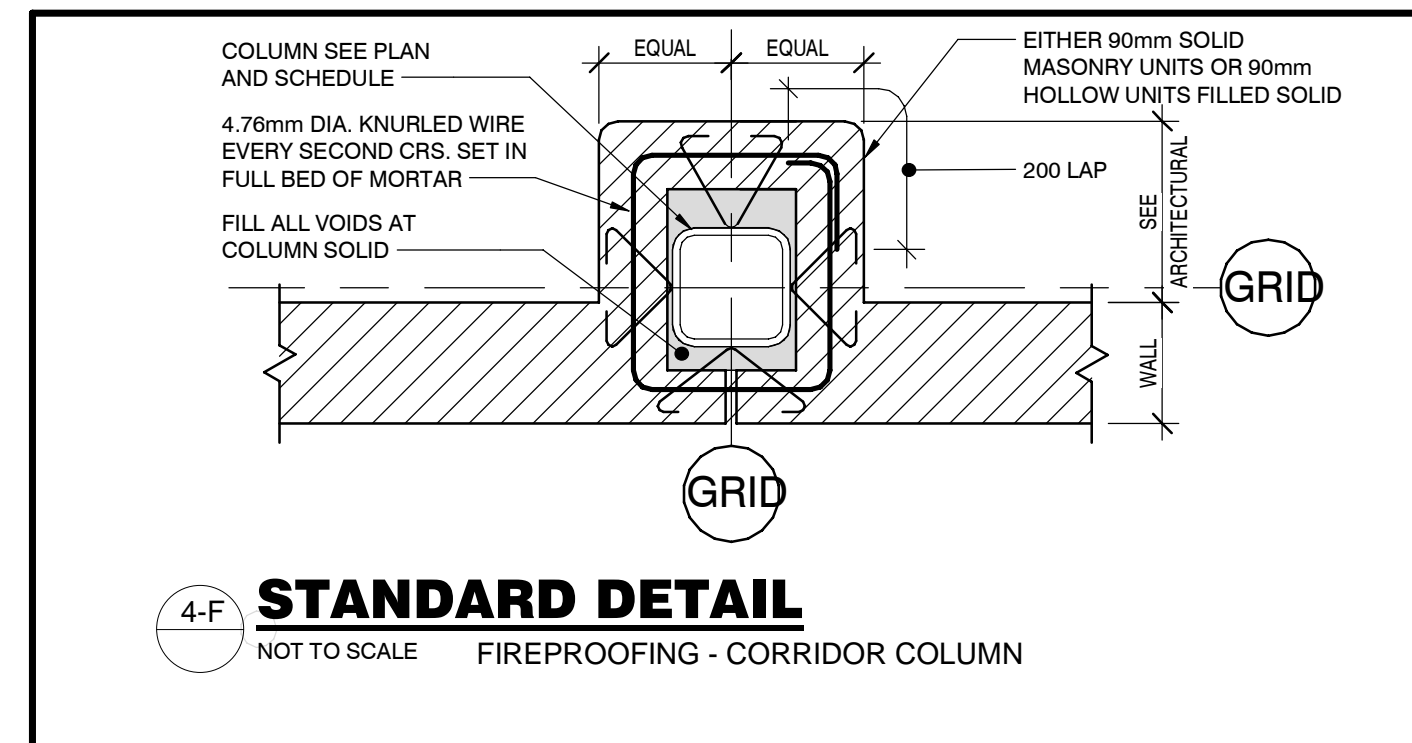
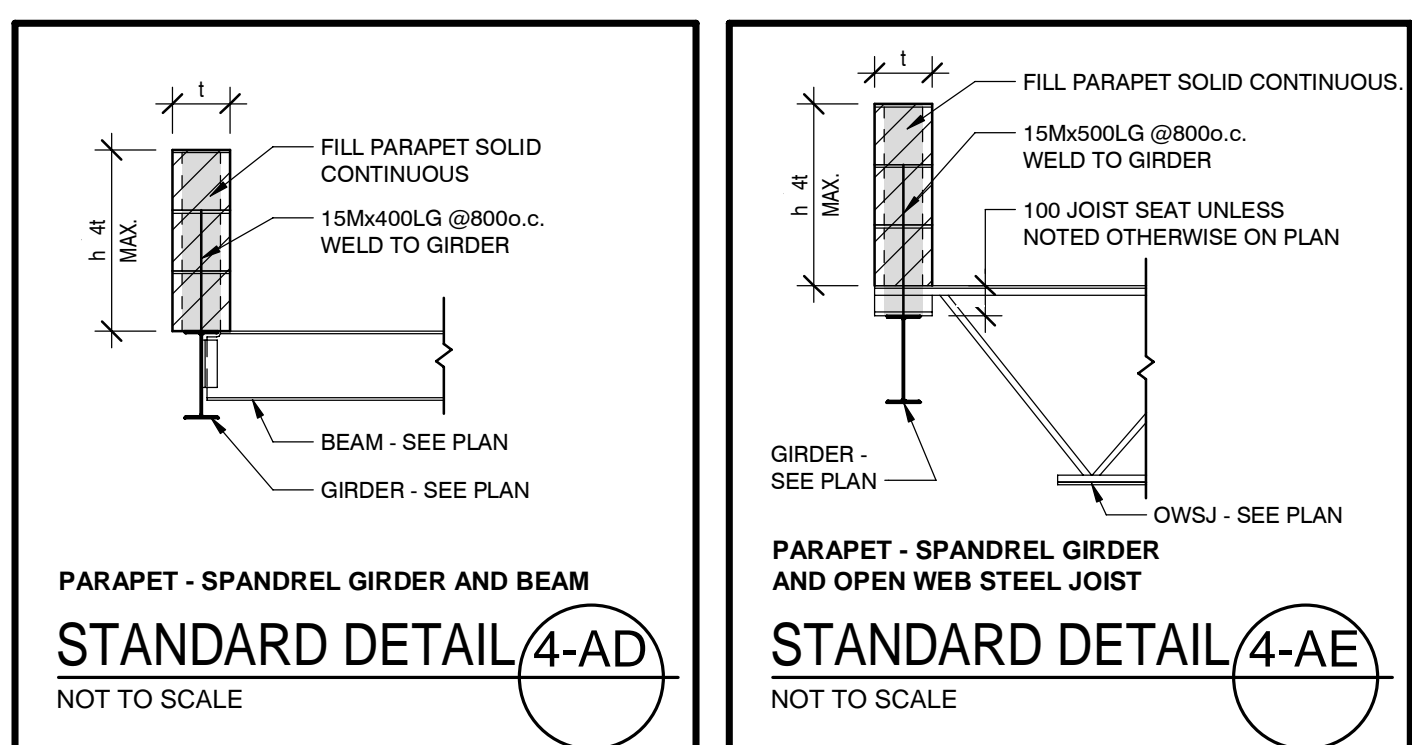
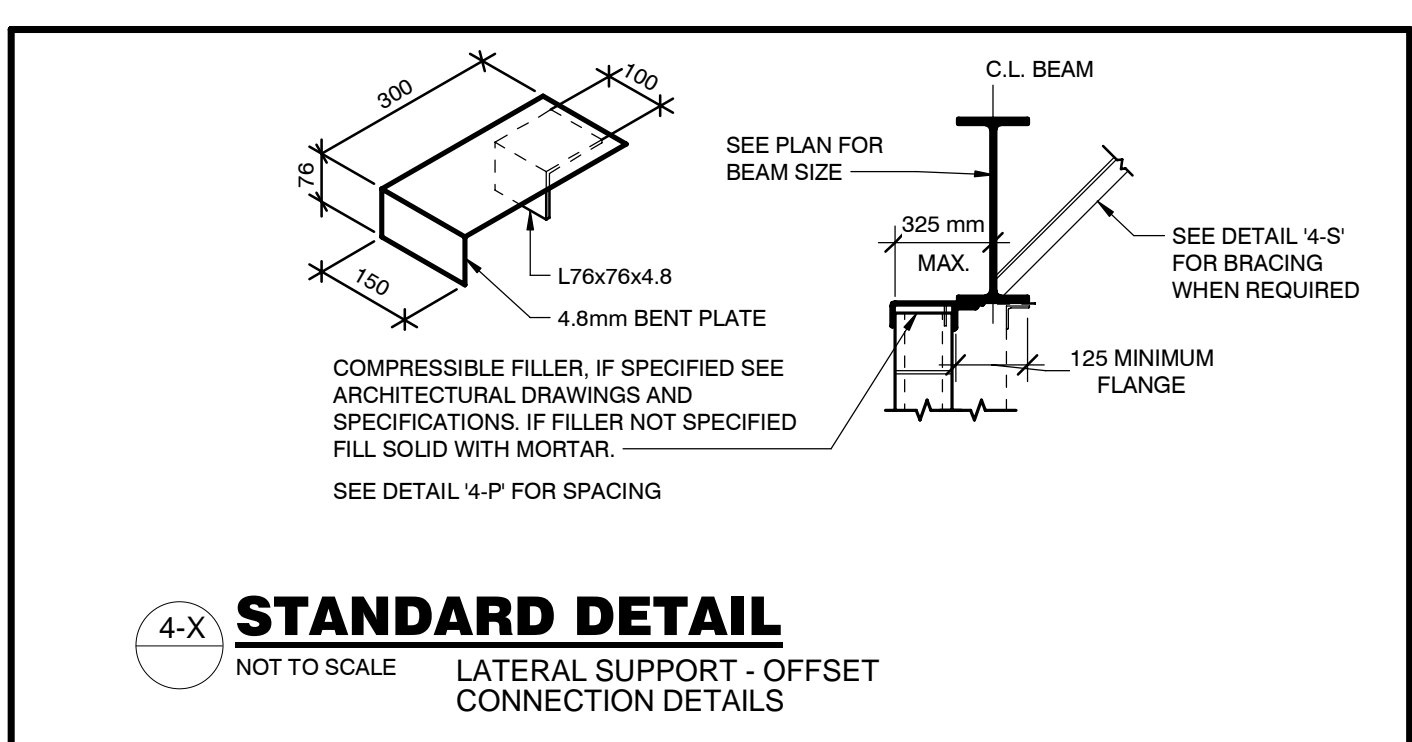
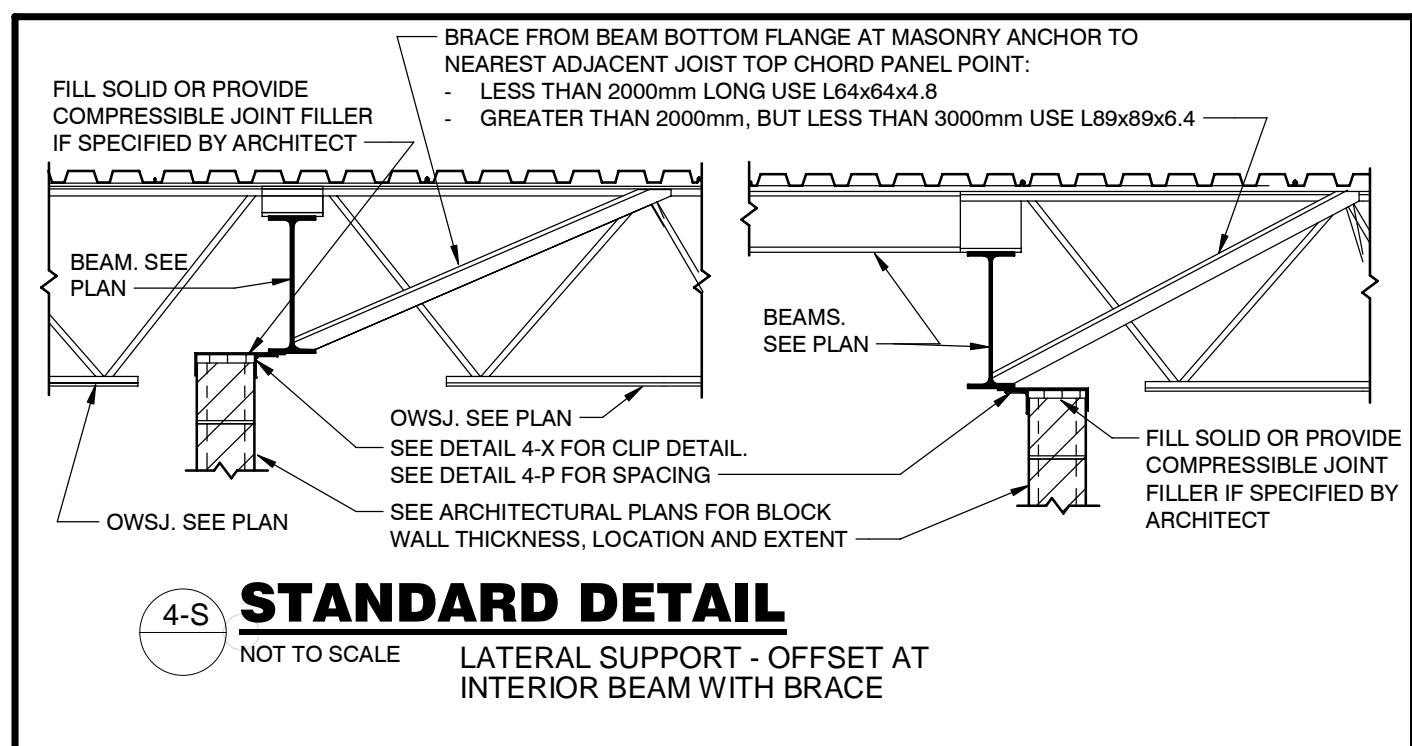
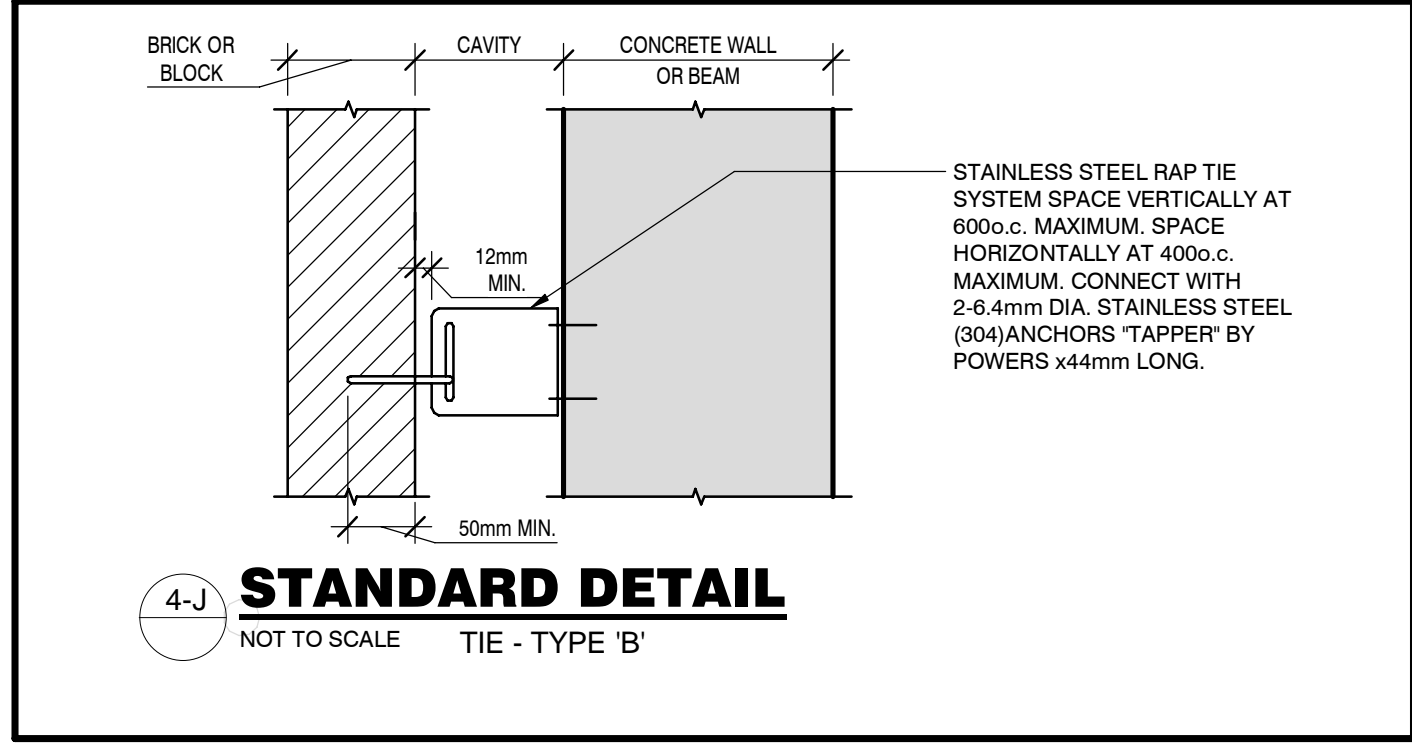
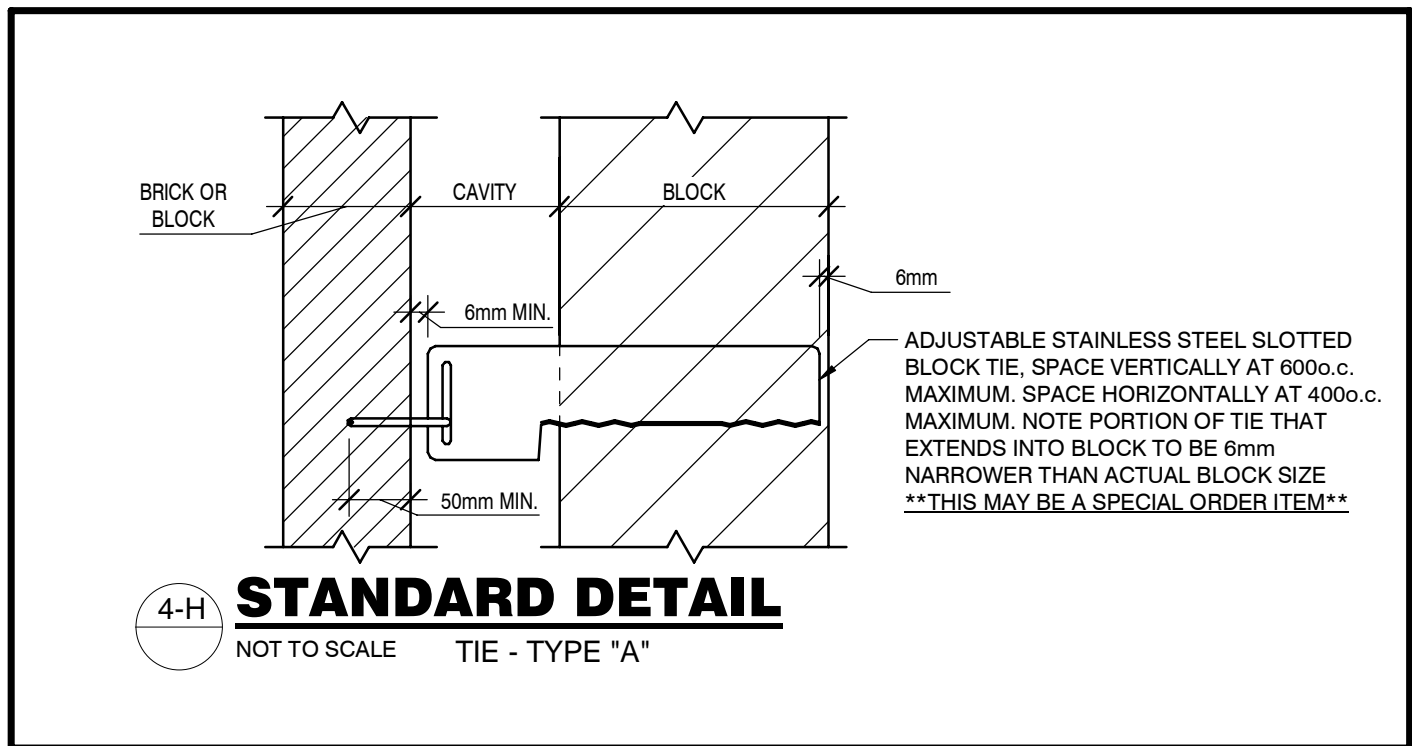
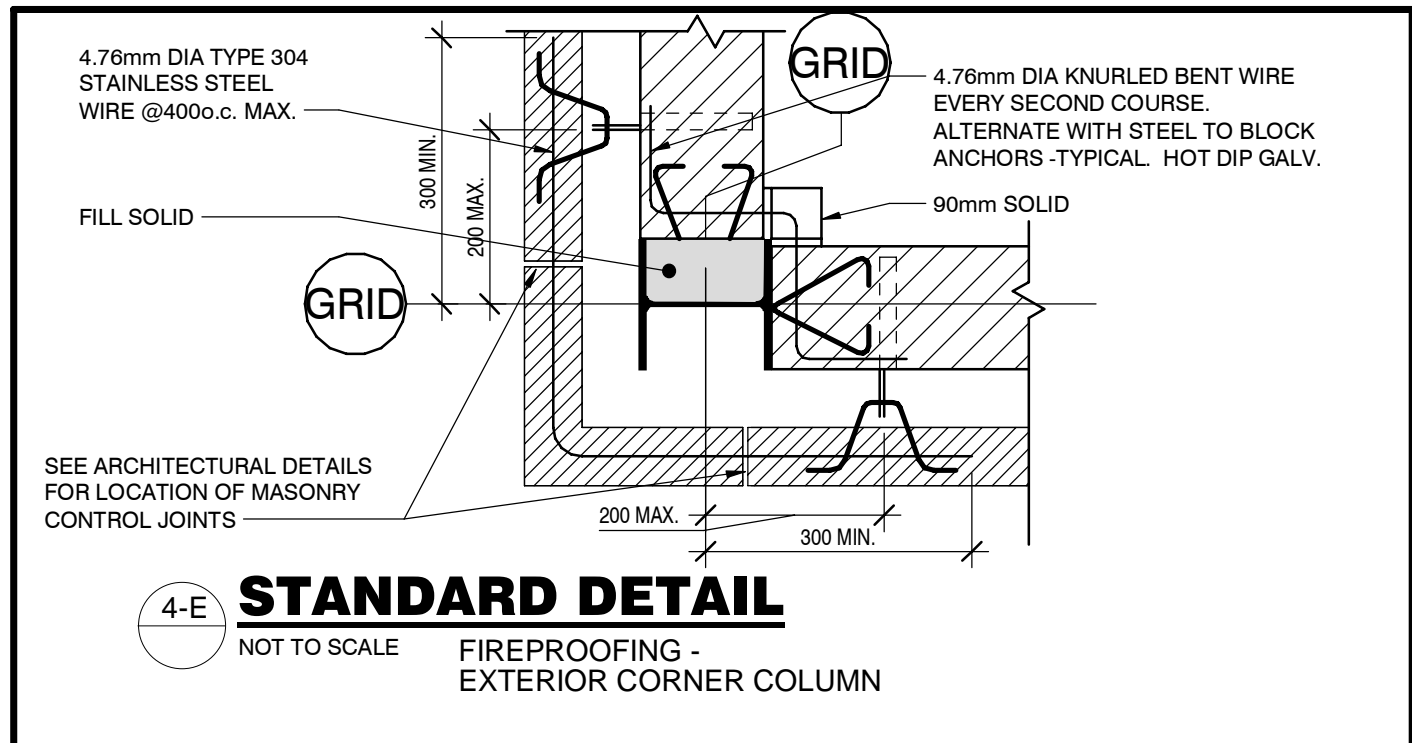
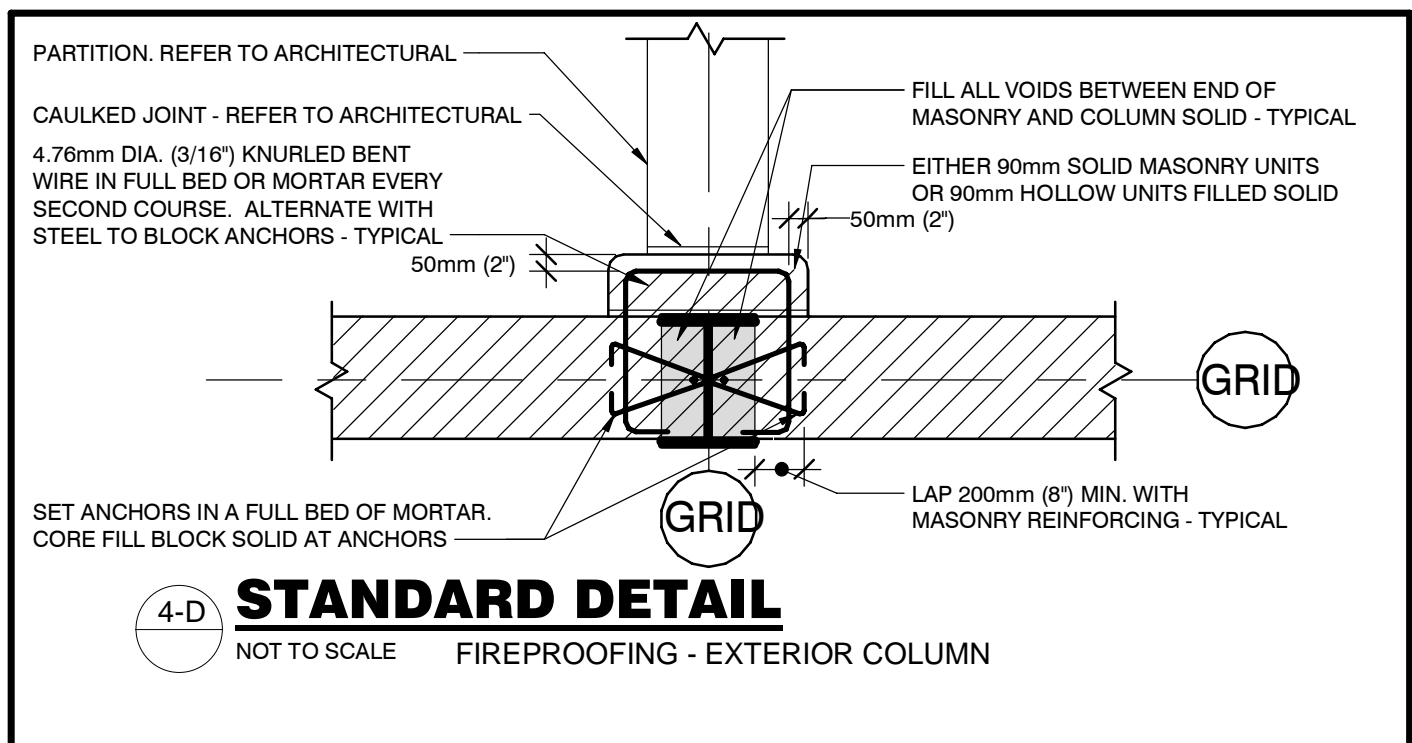
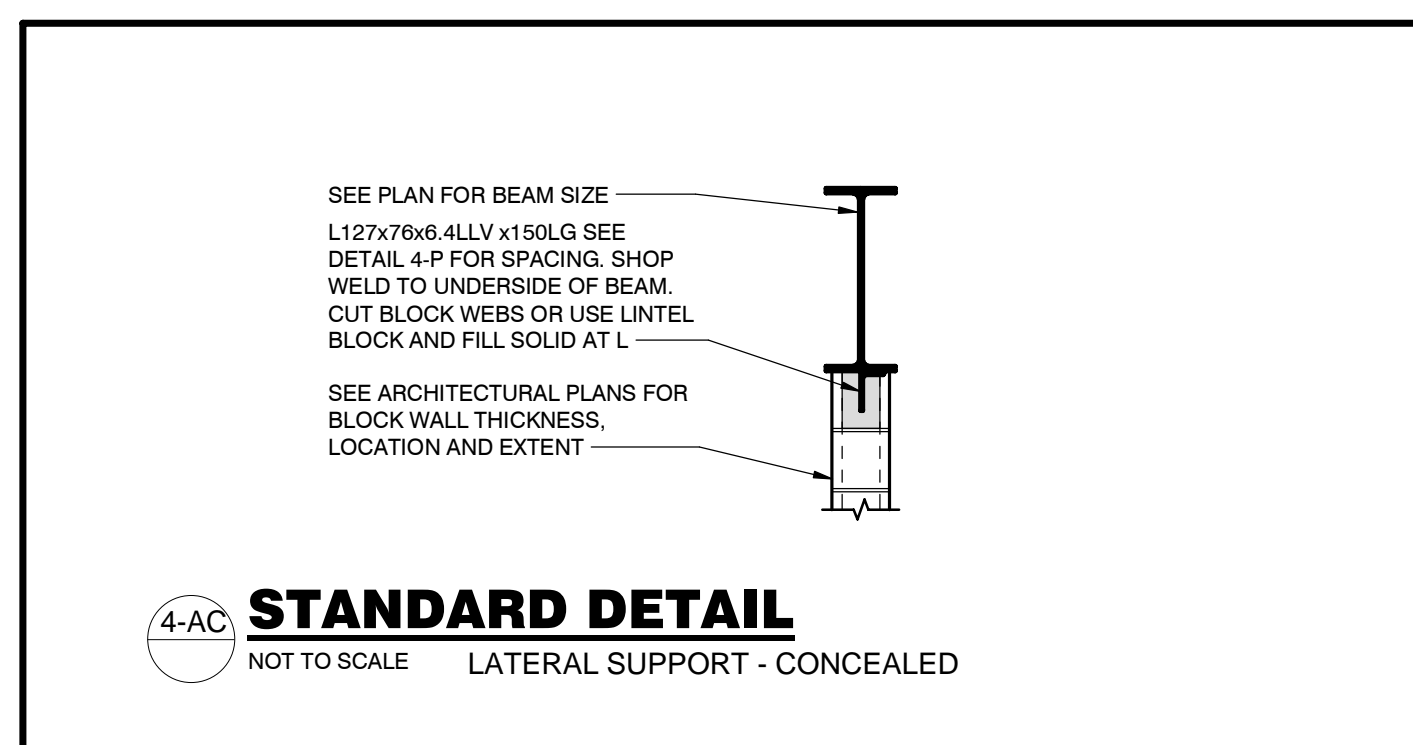
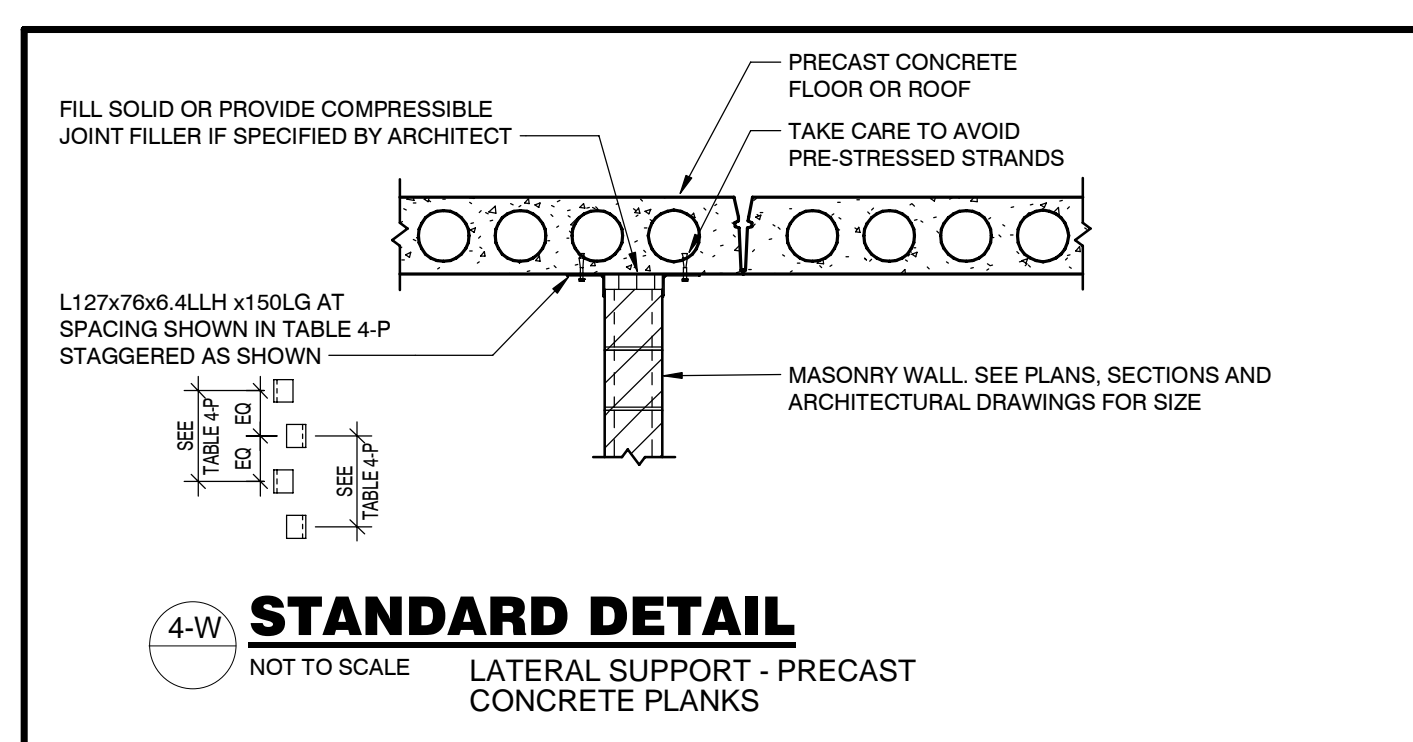
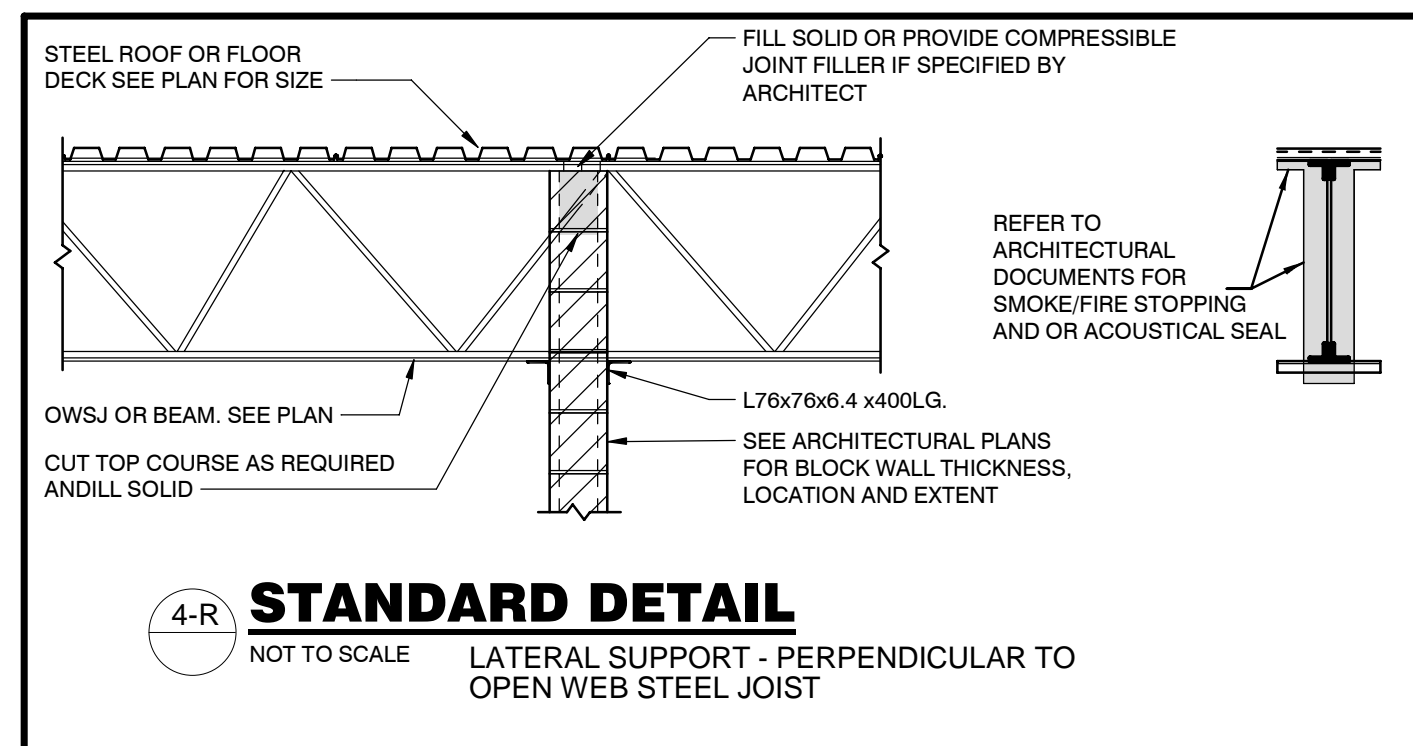
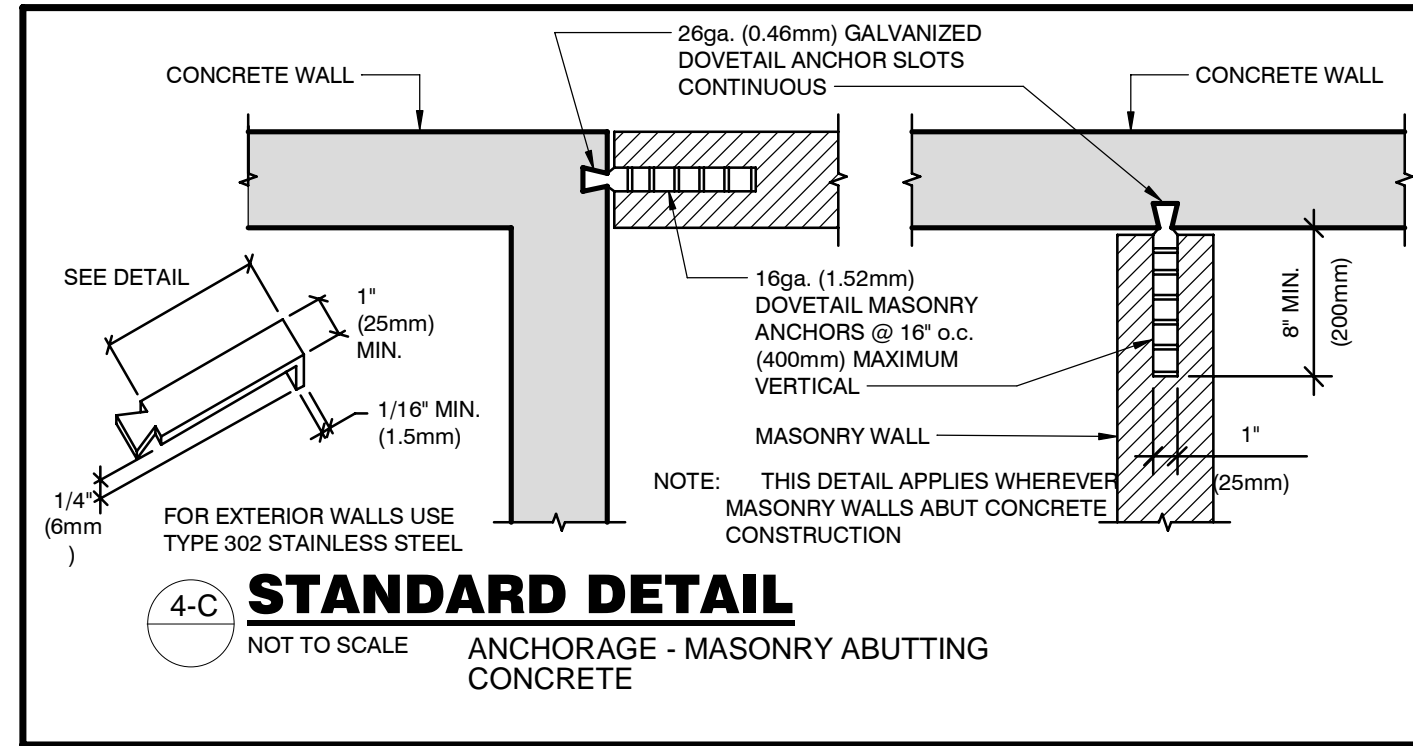
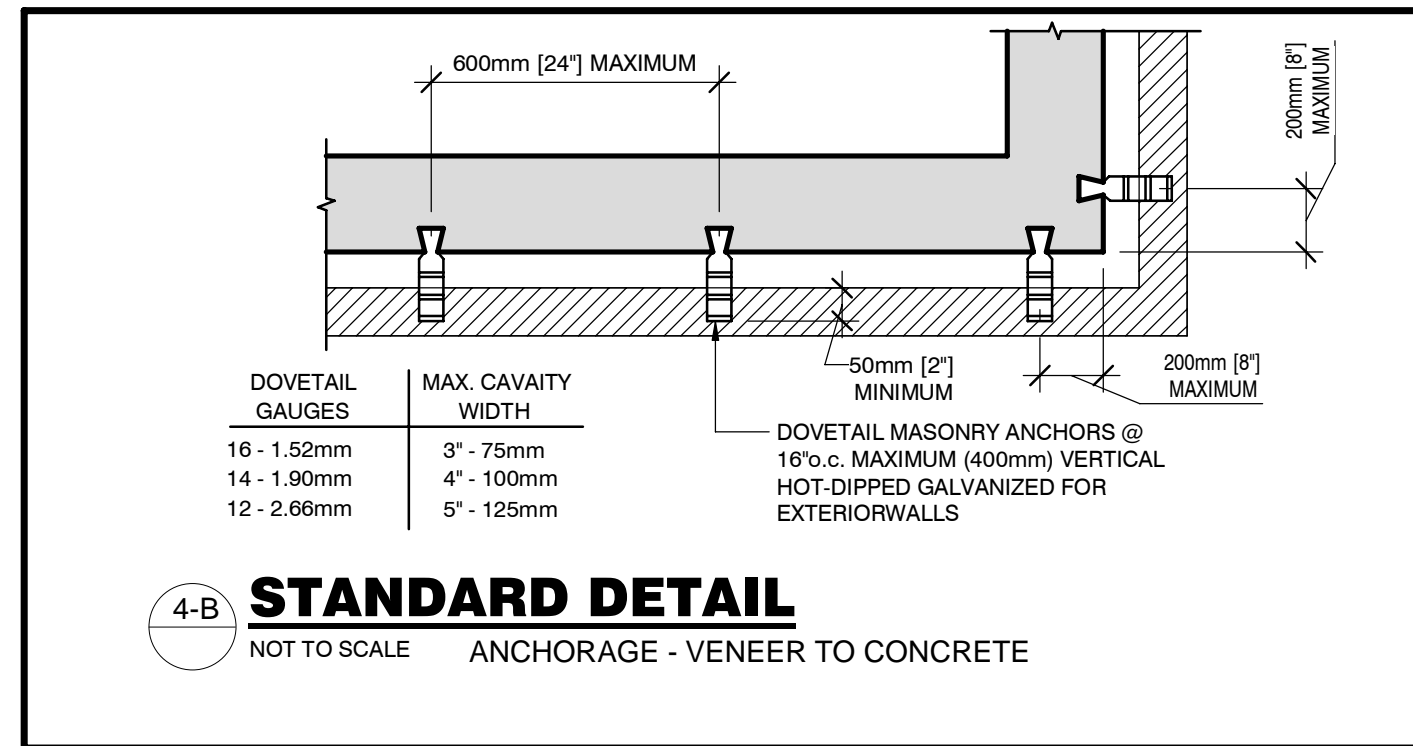
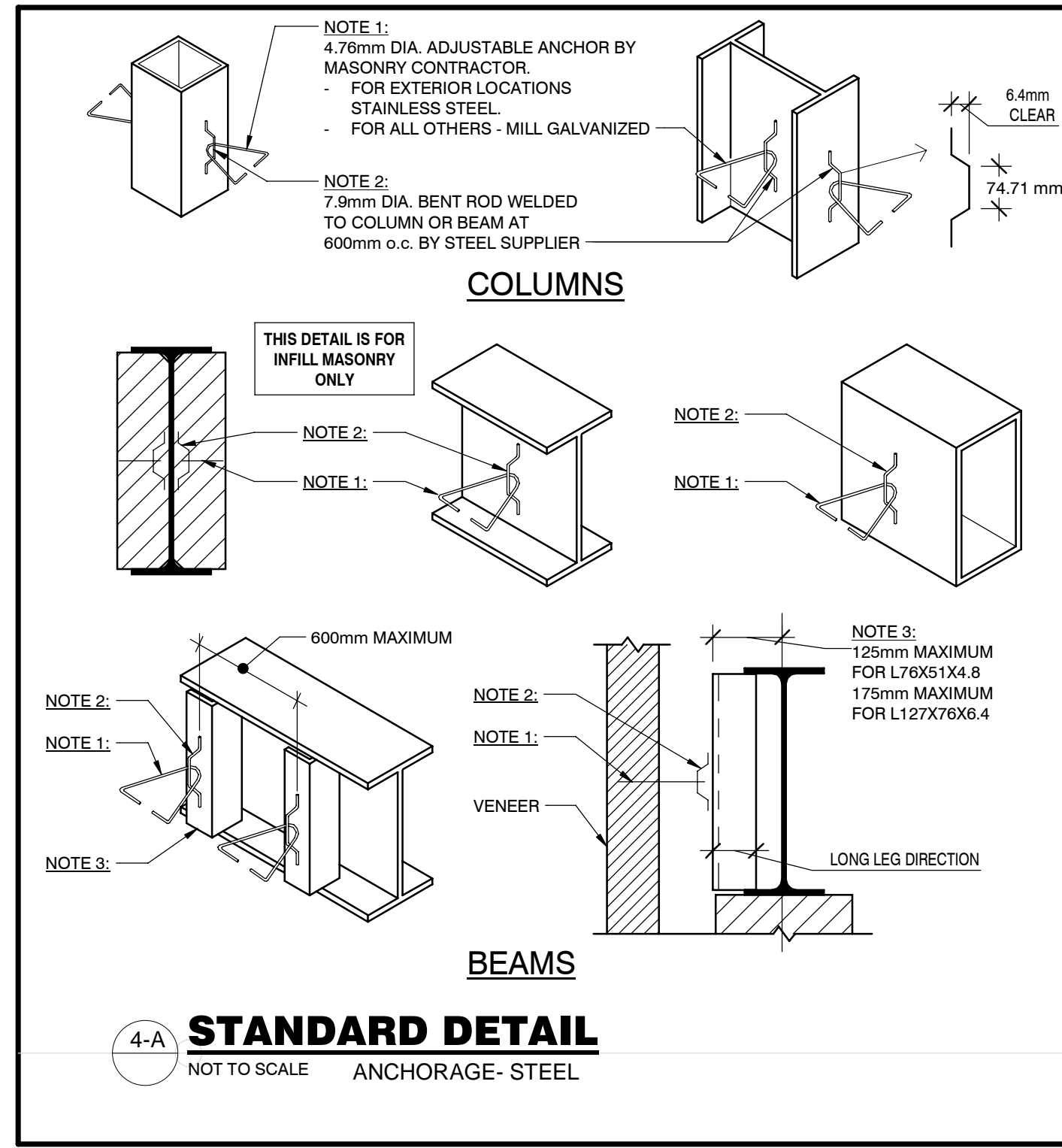
**ROOF SLOPE PLAN**

1 : 300

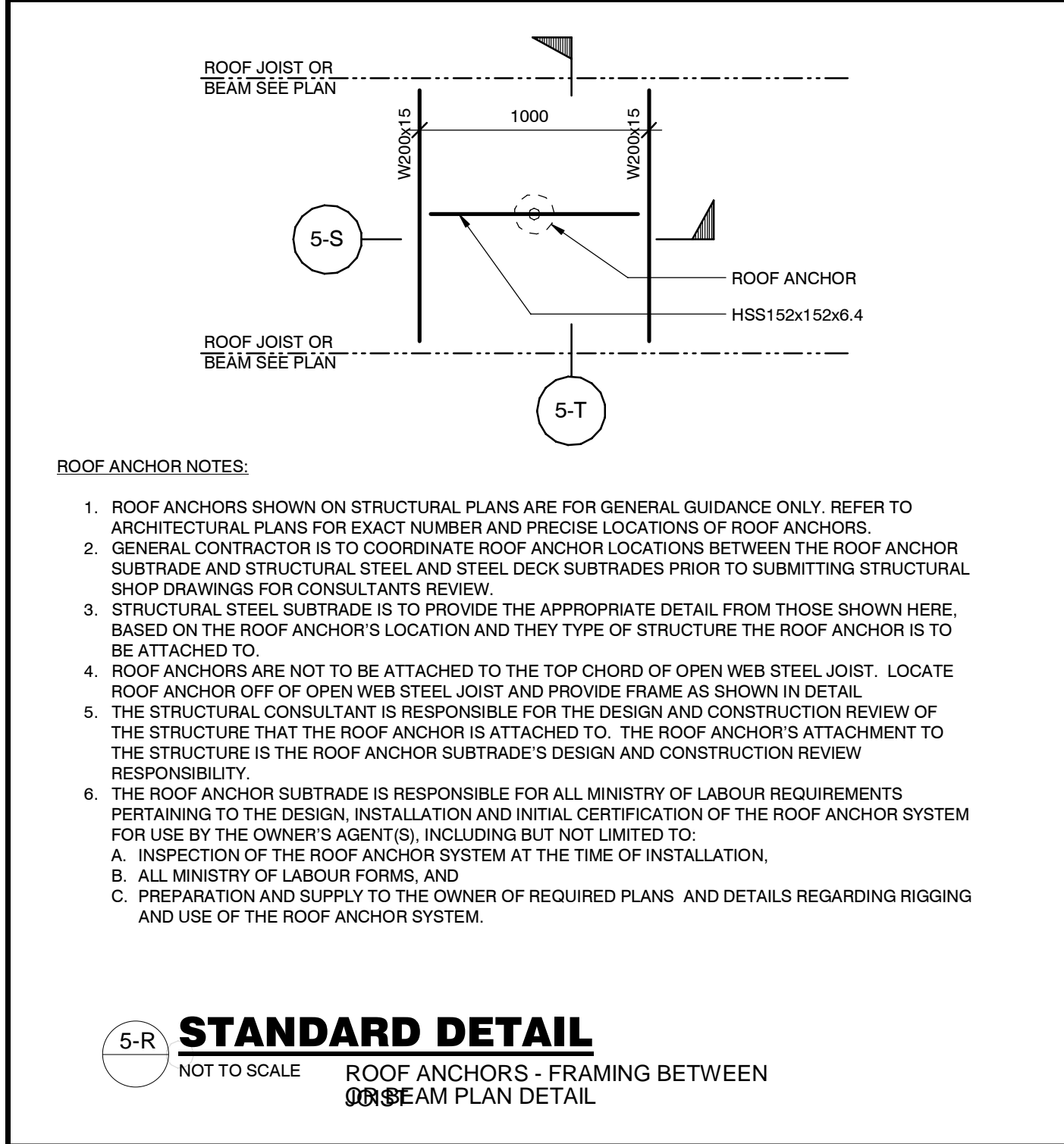
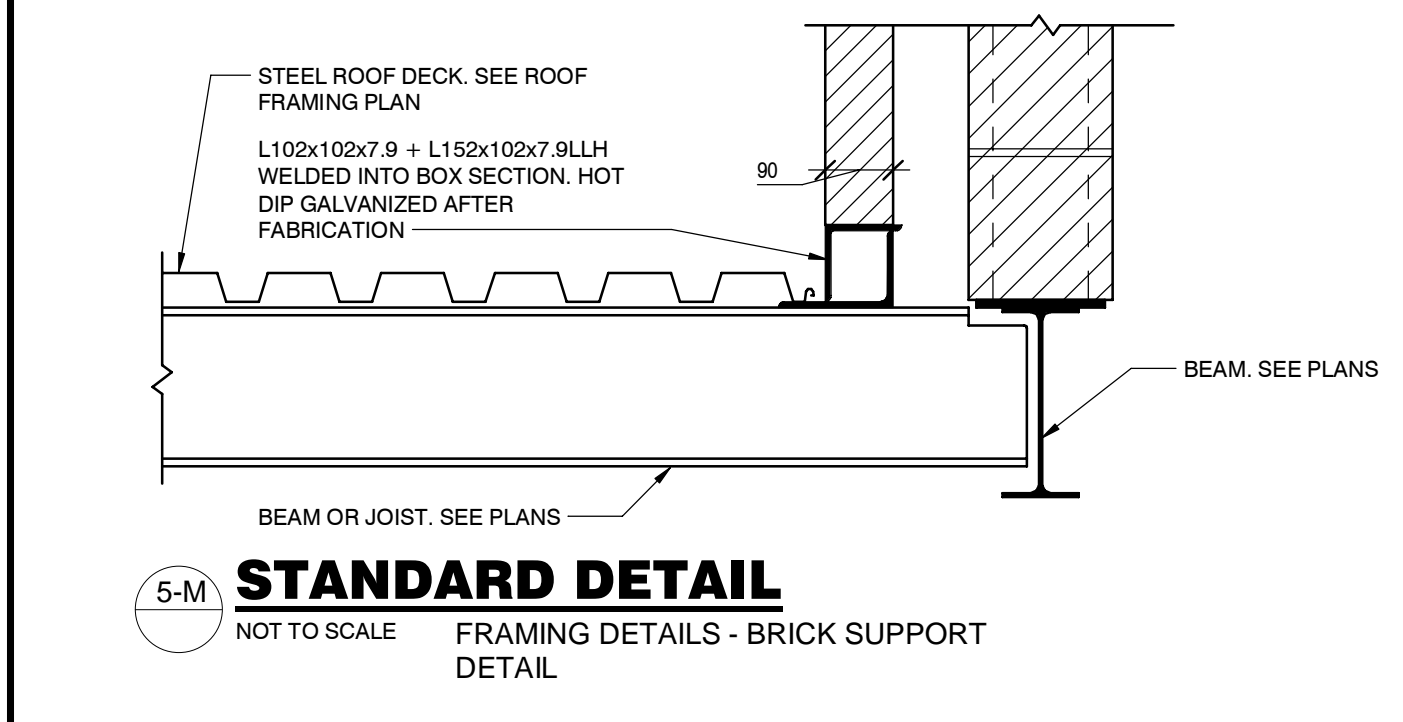
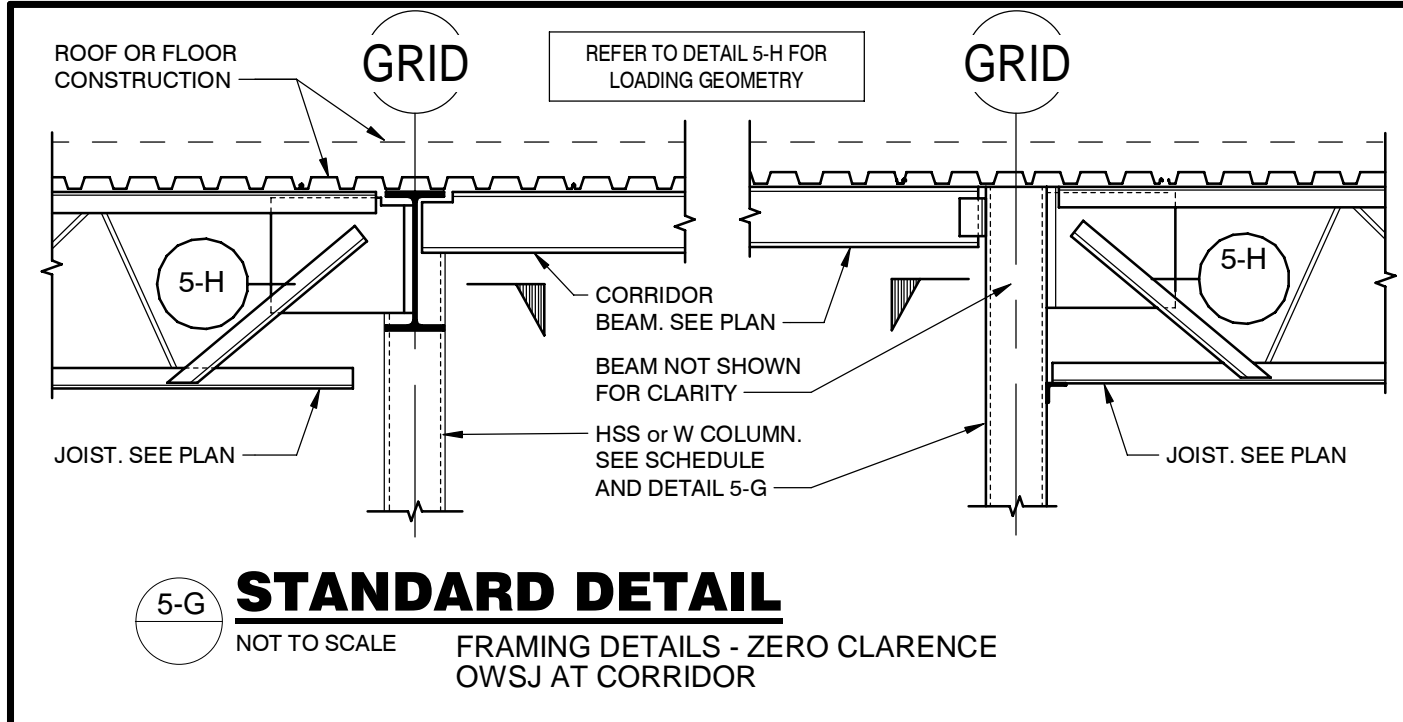
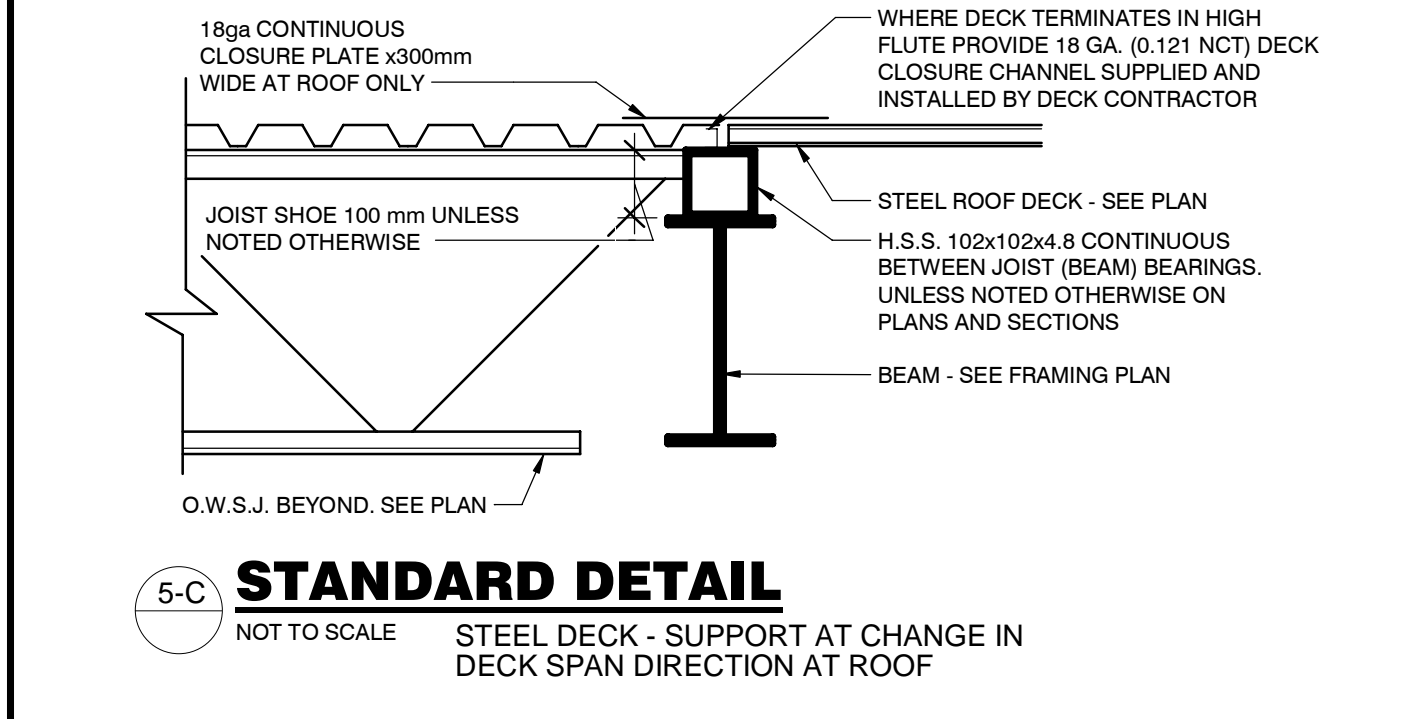
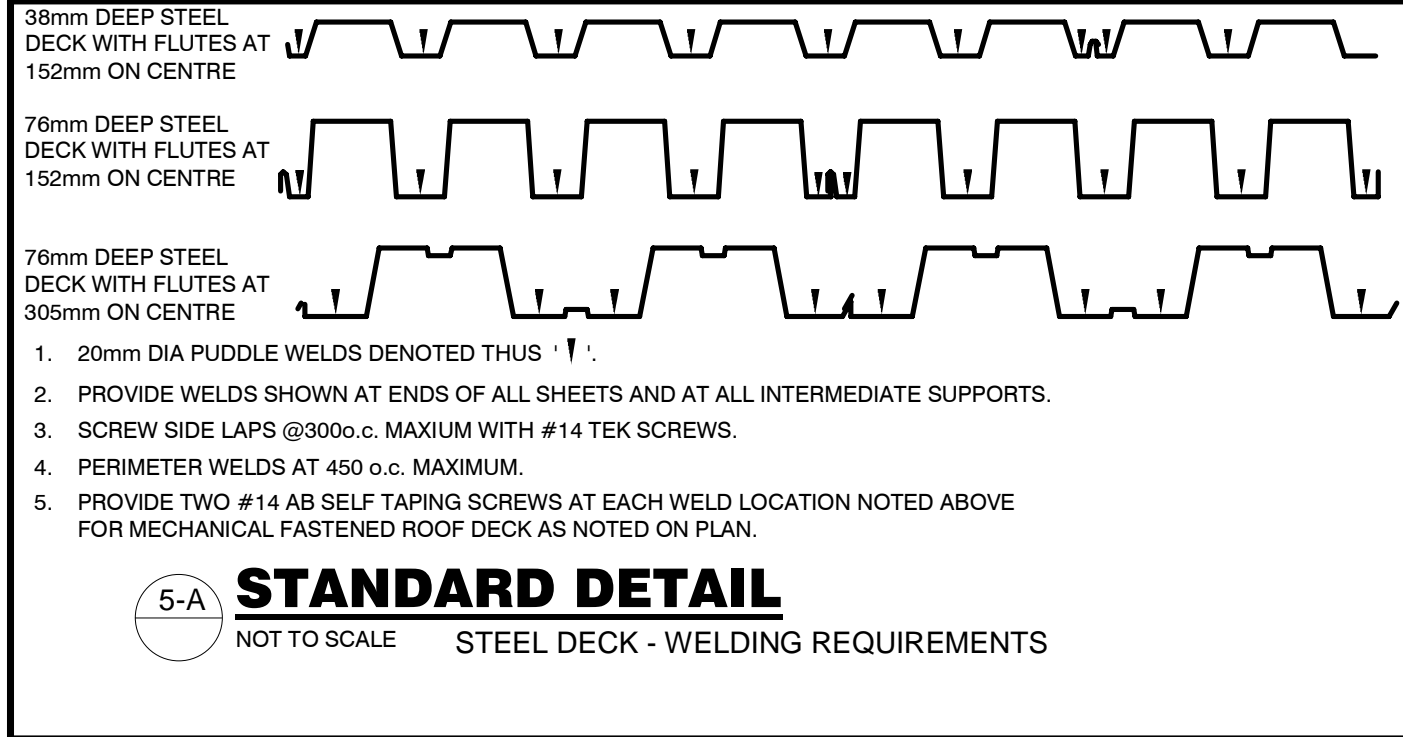






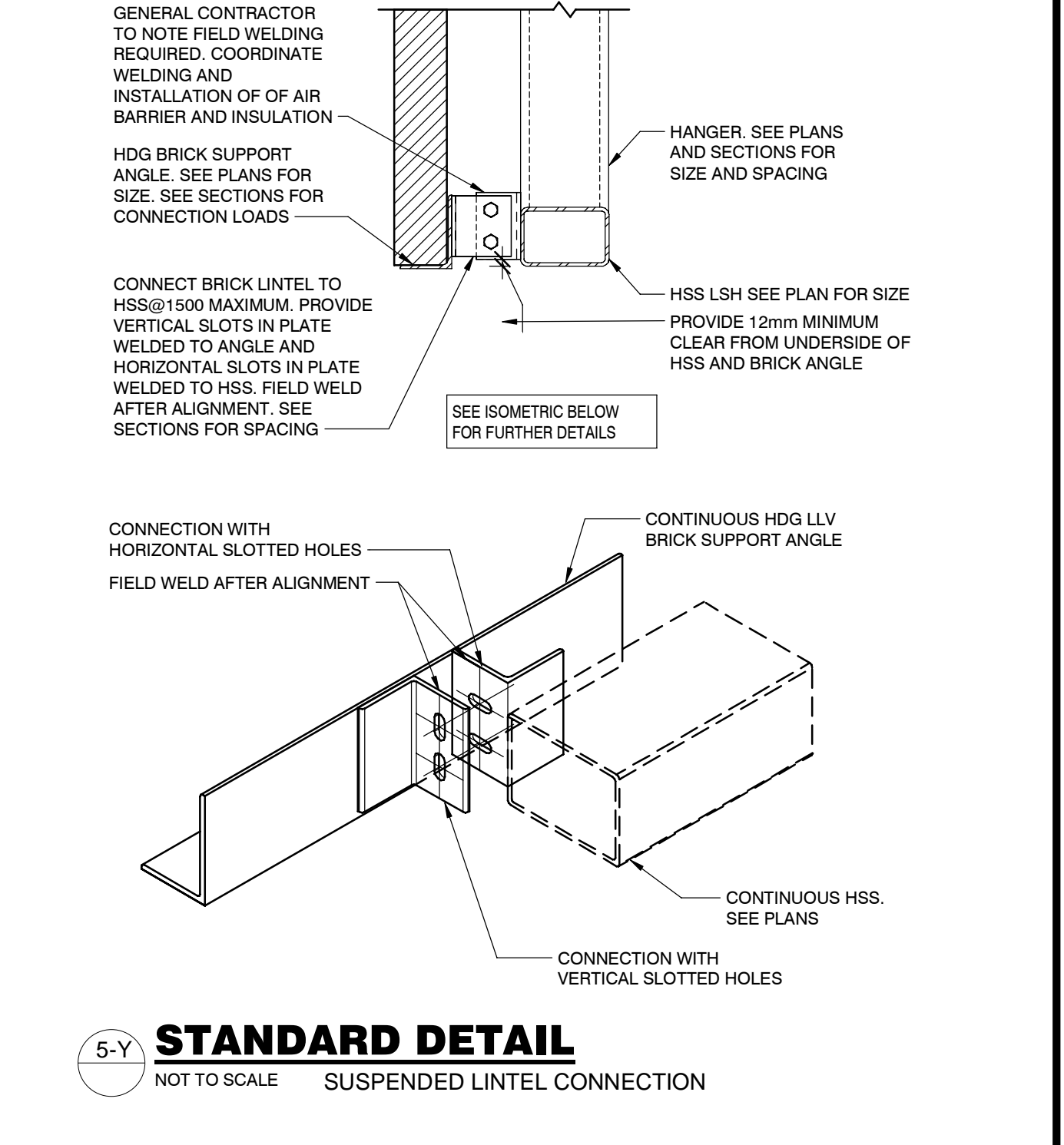
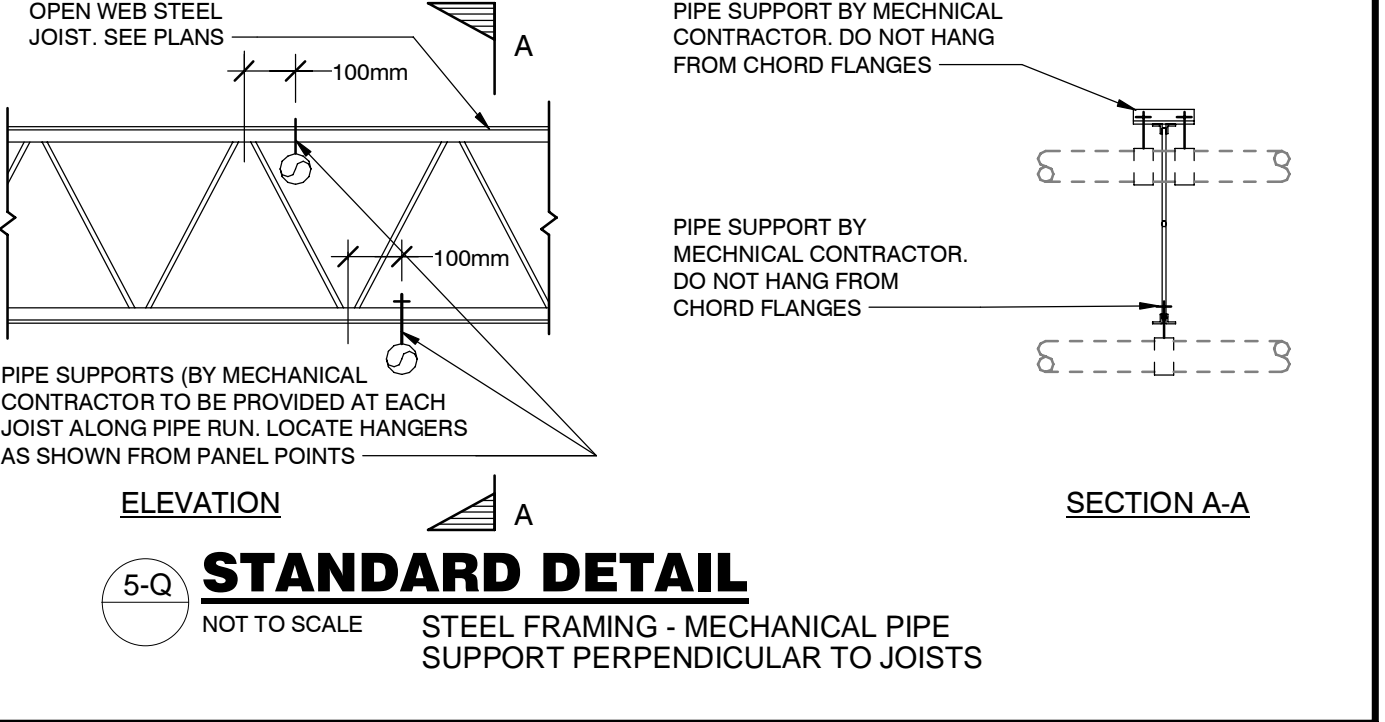
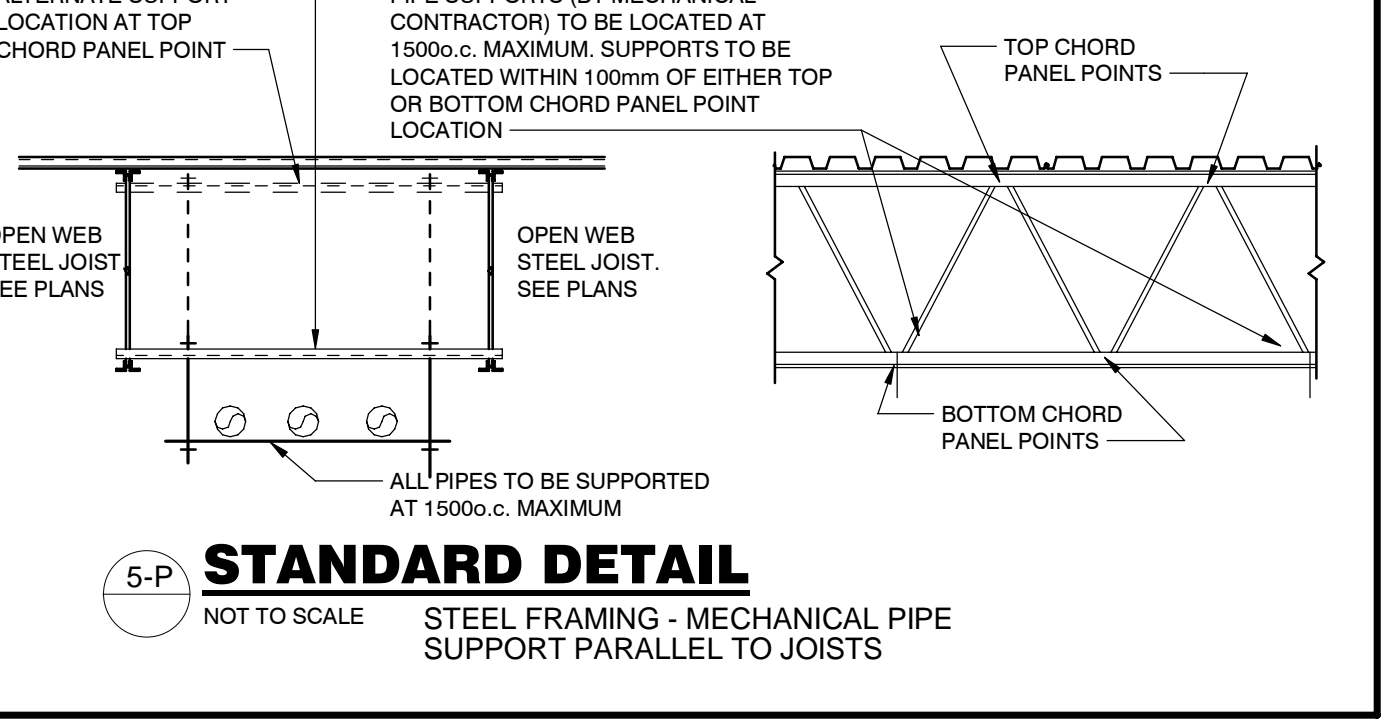
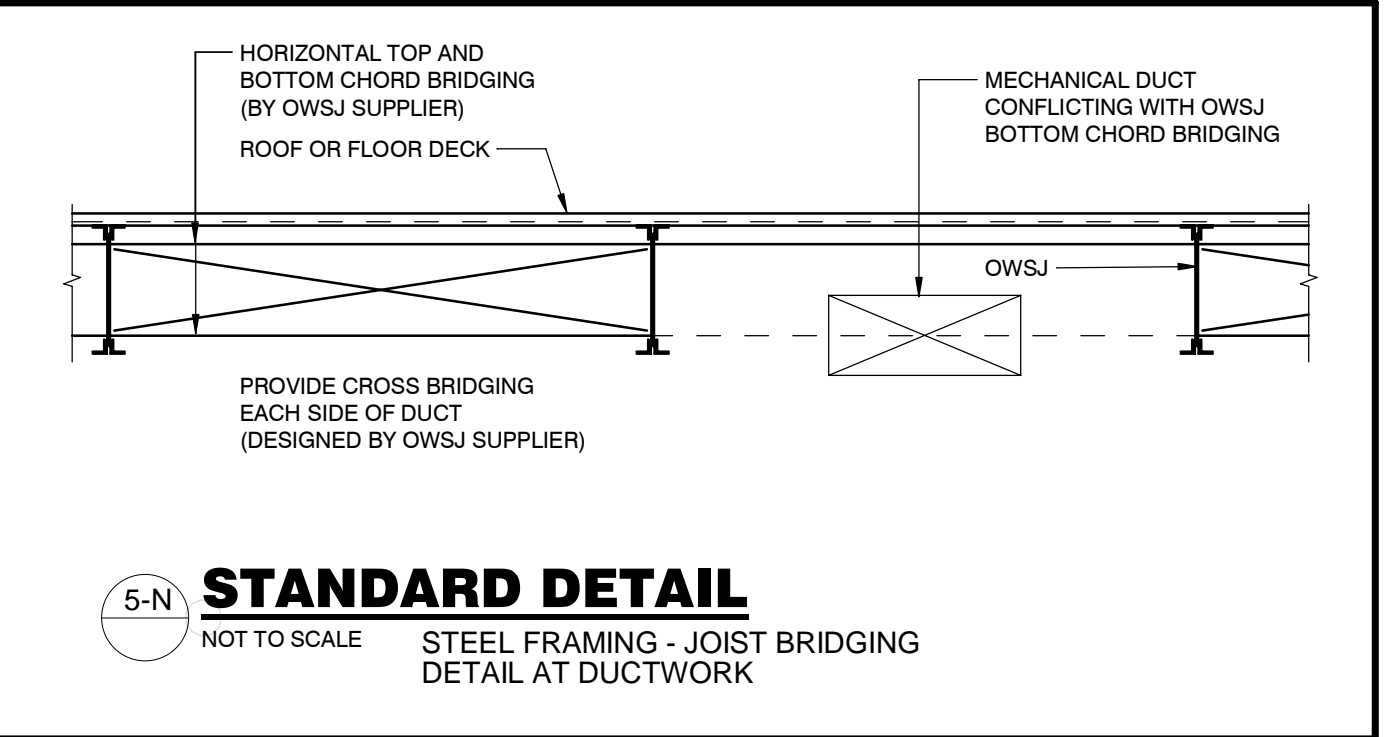
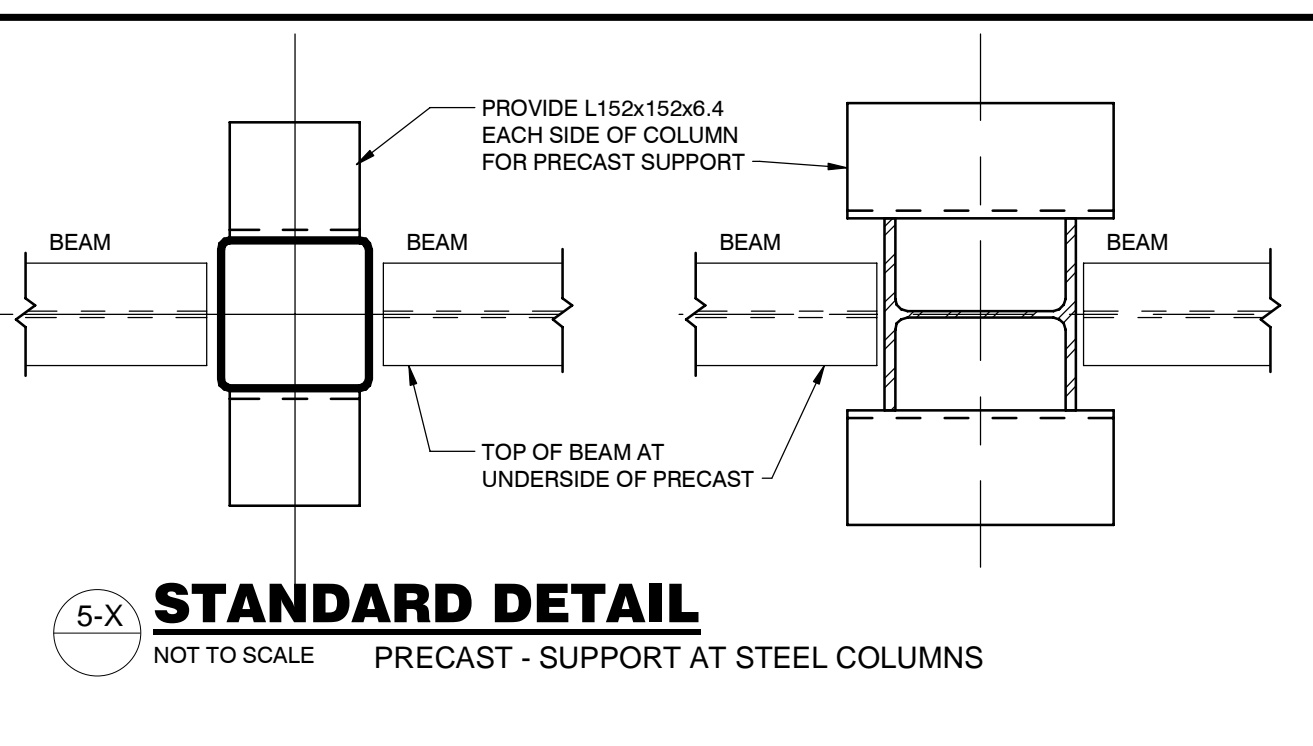
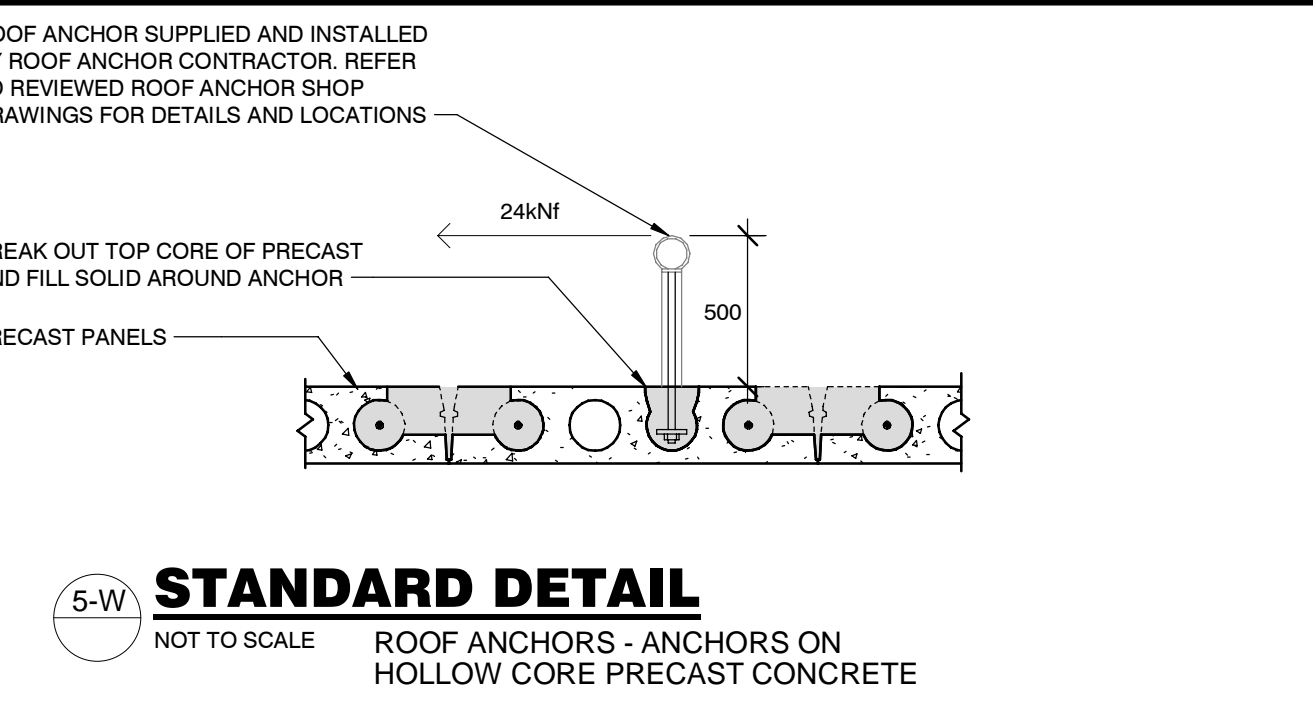
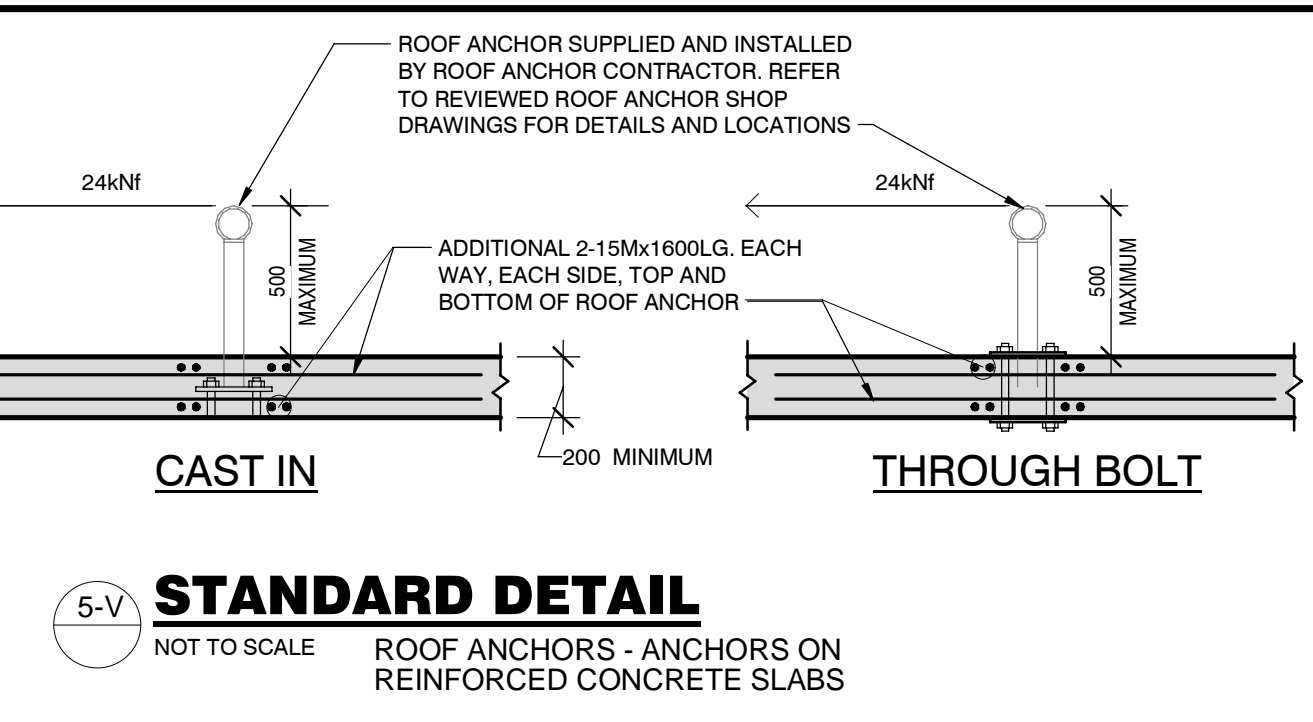
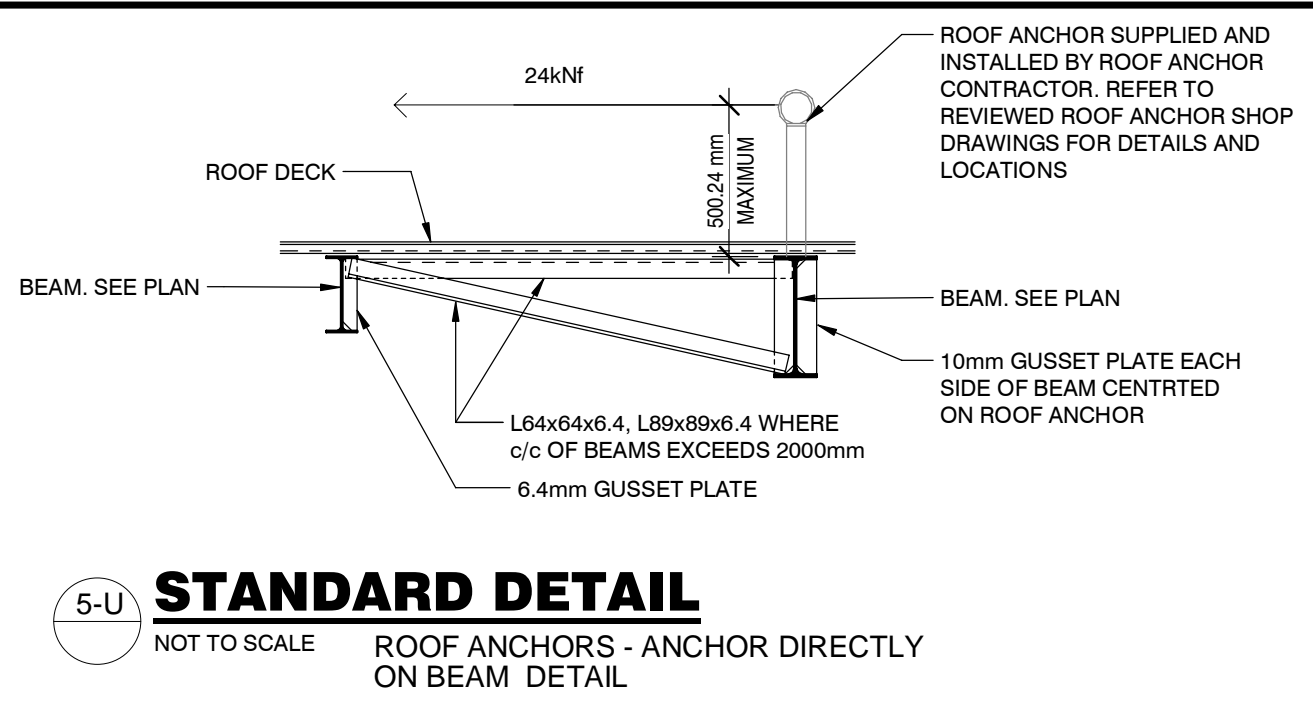
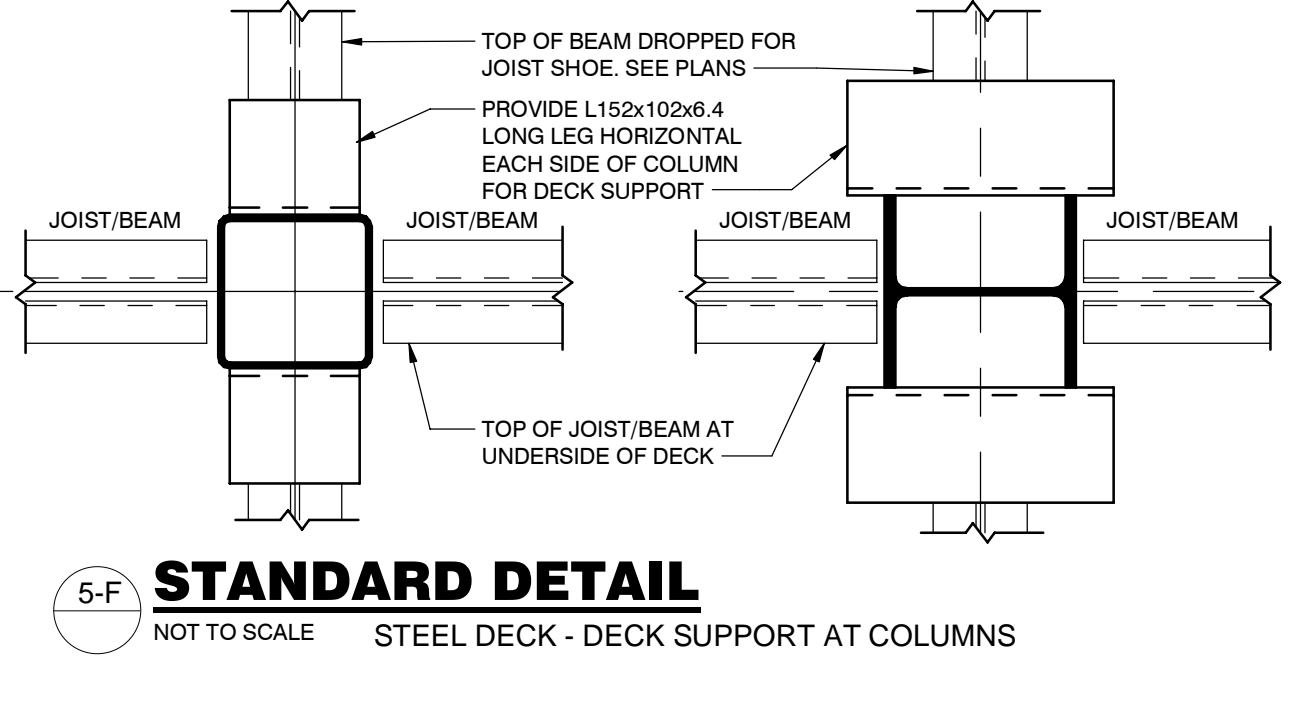
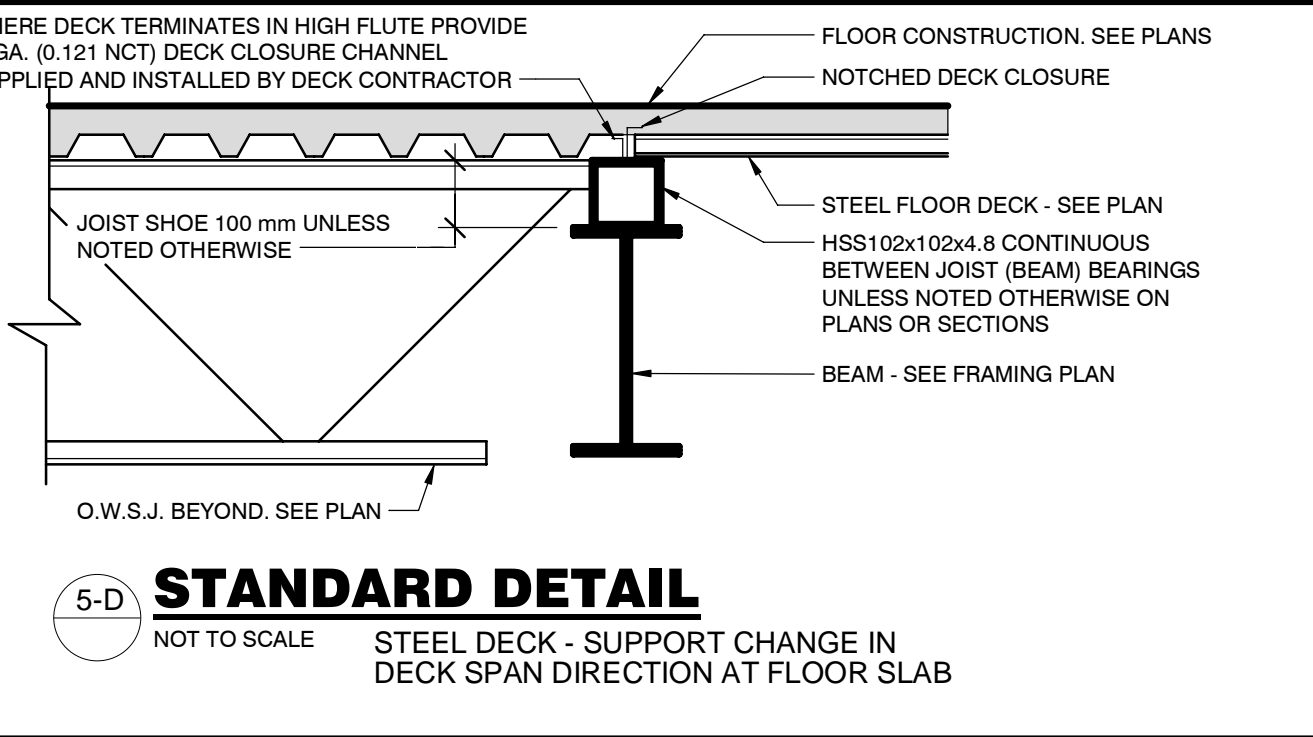
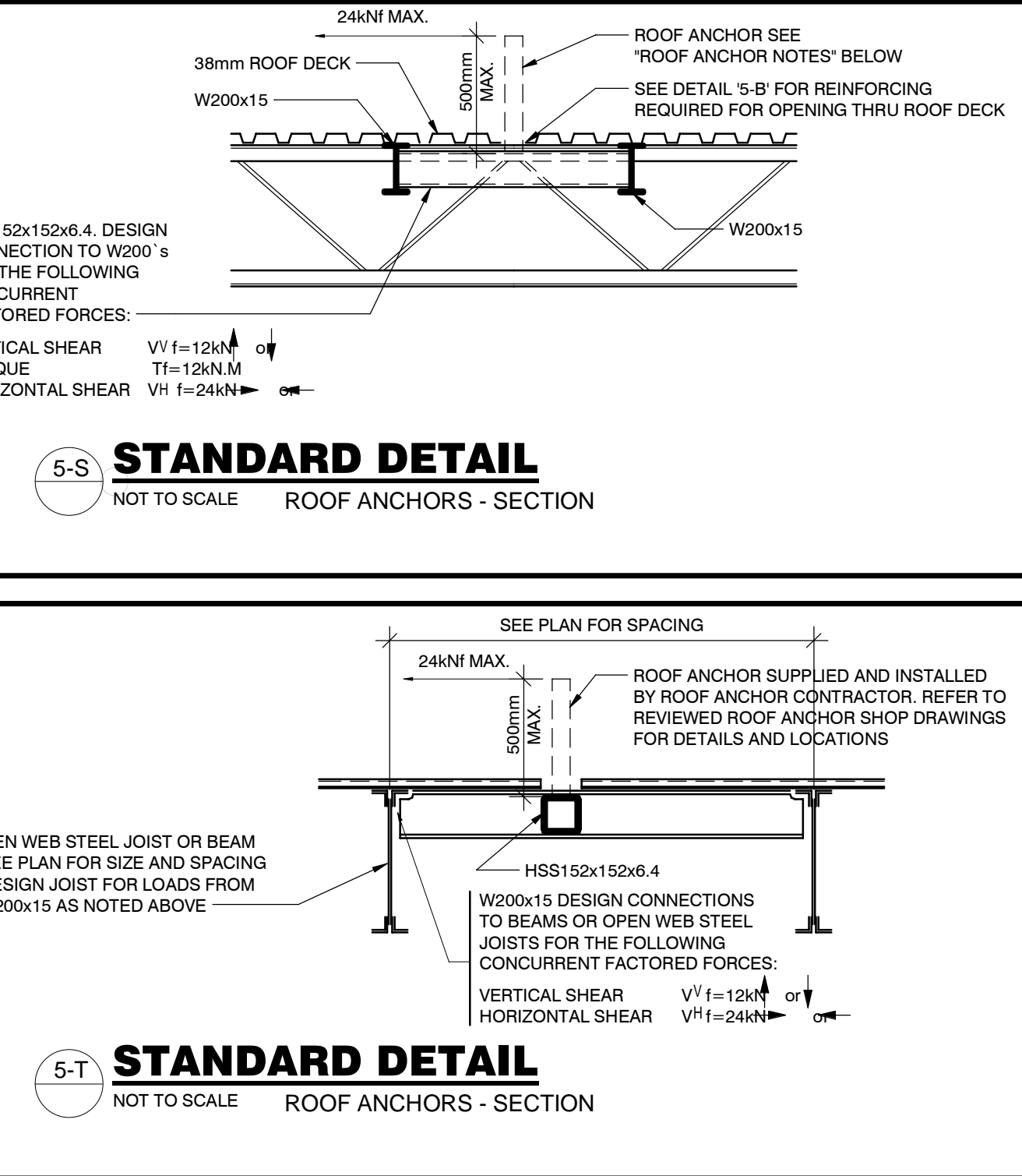
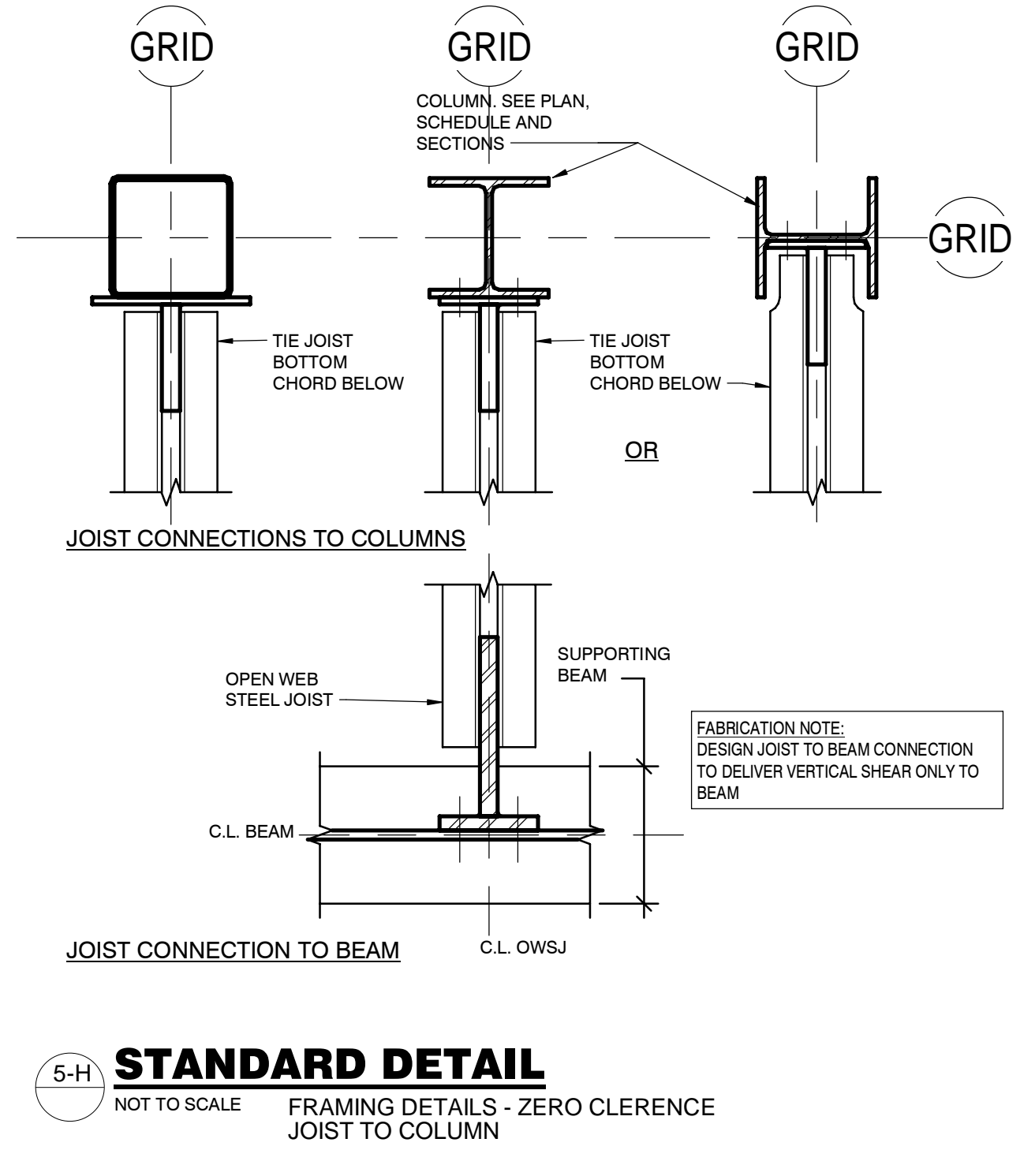
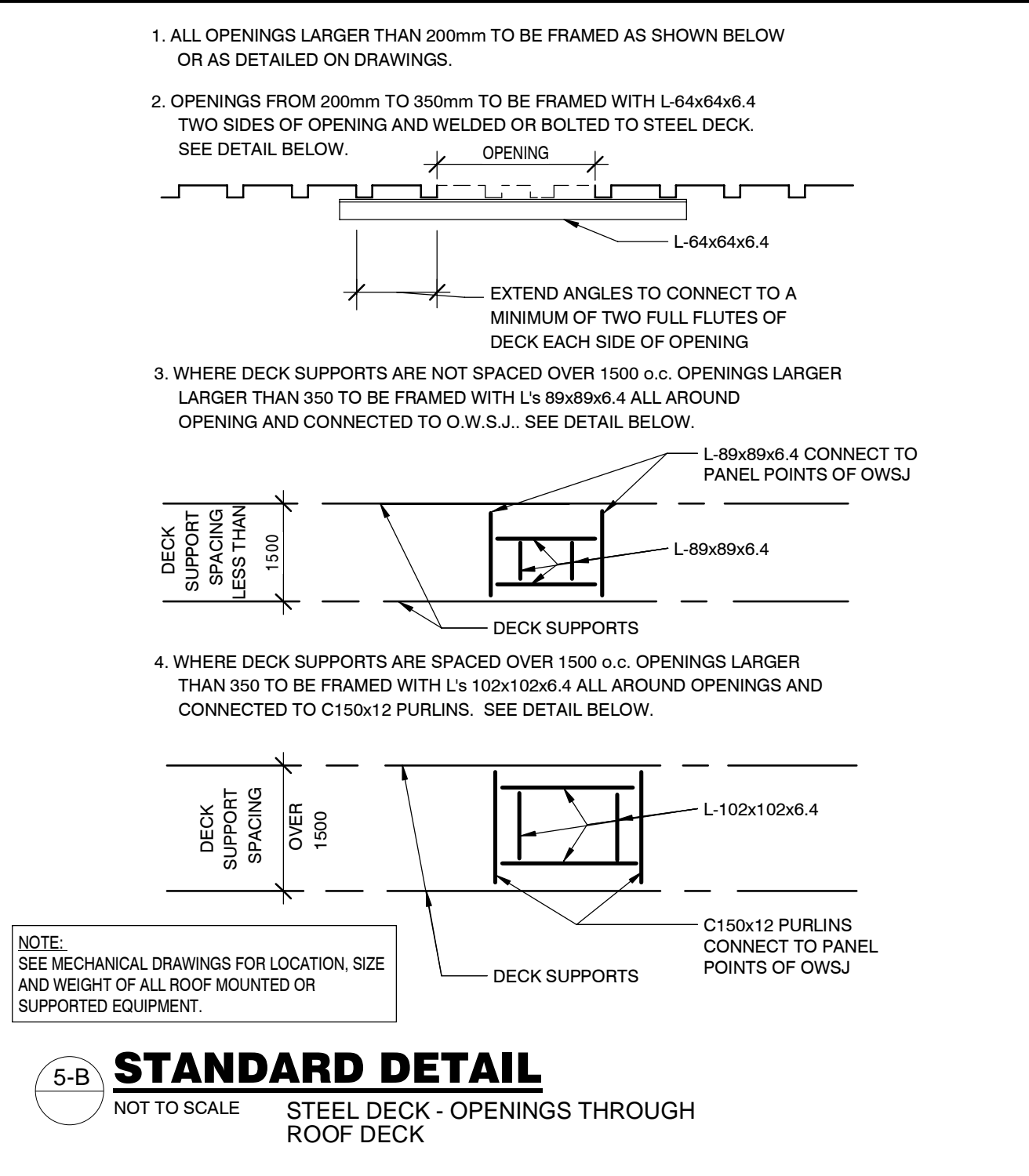




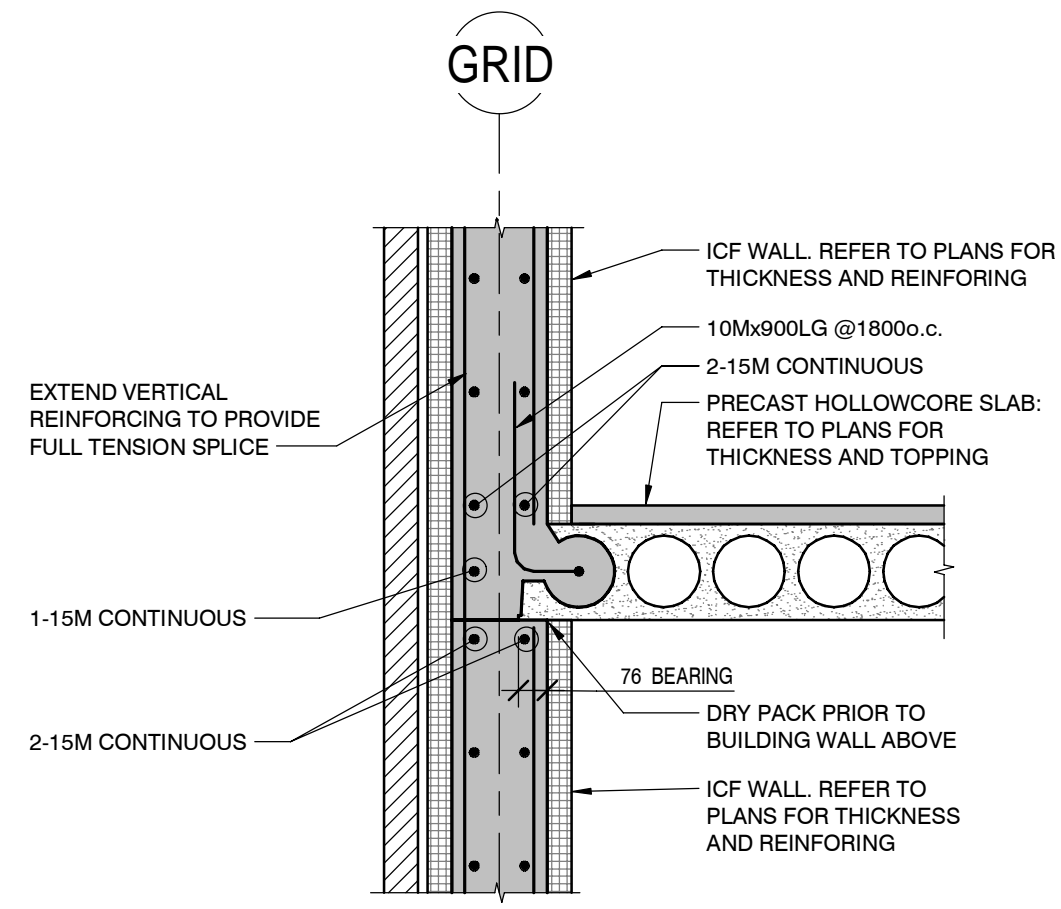


**ROOF ANCHOR NOTES:**

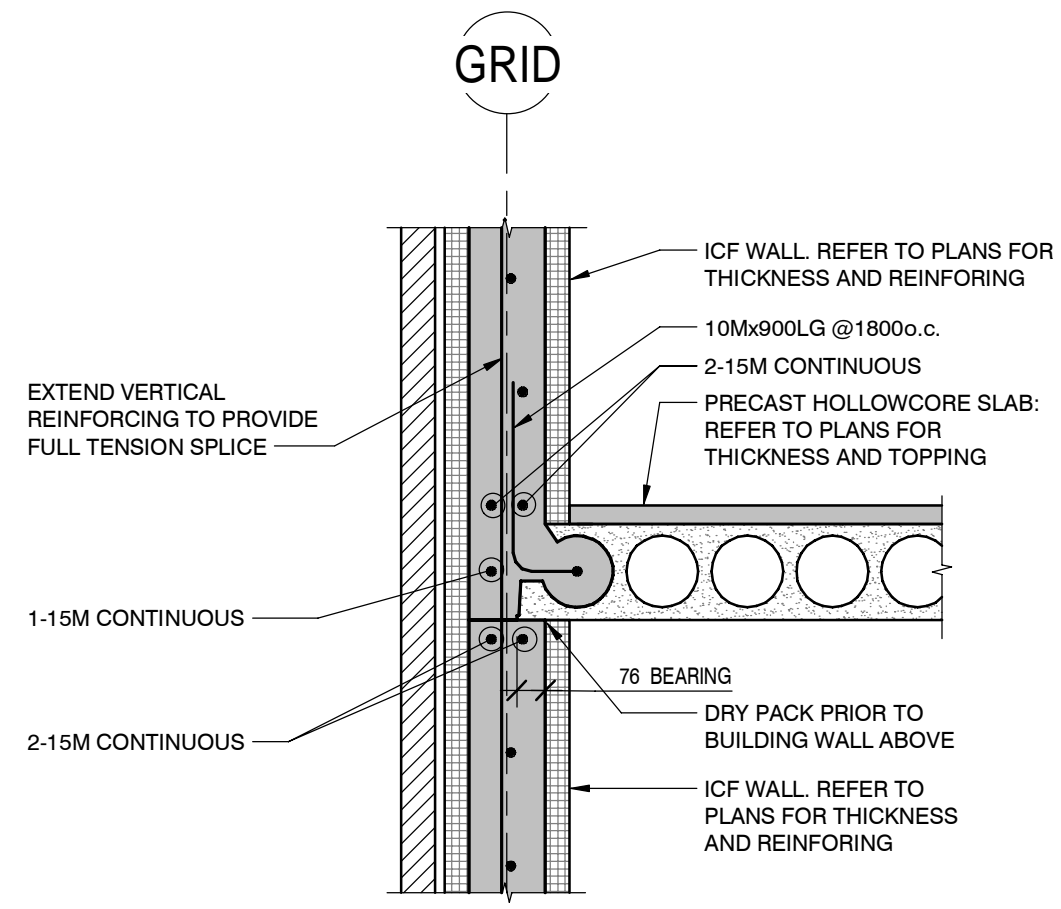
1. ROOF ANCHORS SHOWN ON STRUCTURAL PLANS ARE FOR GENERAL GUIDANCE ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT NUMBER AND PRECISE LOCATIONS OF ROOF ANCHORS.
2. GENERAL CONTRACTOR IS TO COORDINATE ROOF ANCHOR LOCATIONS BETWEEN THE ROOF ANCHOR SUBTRADE AND STRUCTURAL STEEL AND STEEL DECK SUBTRADES PRIOR TO SUBMITTING STRUCTURAL SHOP DRAWINGS FOR CONSULTANTS REVIEW.
3. STRUCTURAL STEEL SUBTRADE IS TO PROVIDE THE APPROPRIATE DETAIL FROM THOSE SHOWN HERE, BASED ON THE ROOF ANCHOR'S LOCATION AND THEY TYPE OF STRUCTURE THE ROOF ANCHOR IS TO BE ATTACHED TO.
4. ROOF ANCHORS ARE NOT TO BE ATTACHED TO THE TOP CHORD OF OPEN WEB STEEL JOIST. LOCATE ROOF ANCHOR OFF OF OPEN WEB STEEL JOIST AND PROVIDE FRAME AS SHOWN IN DETAIL.
5. THE STRUCTURAL CONSULTANT IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION REVIEW OF THE STRUCTURE THAT THE ROOF ANCHOR IS ATTACHED TO. THE ROOF ANCHOR'S ATTACHMENT TO THE STRUCTURE IS THE ROOF ANCHOR SUBTRADE'S DESIGN AND CONSTRUCTION REVIEW RESPONSIBILITY.
6. THE ROOF ANCHOR SUBTRADE IS RESPONSIBLE FOR ALL MINISTRY OF LABOUR REQUIREMENTS PERTAINING TO THE DESIGN, INSTALLATION AND INITIAL CERTIFICATION OF THE ROOF ANCHOR SYSTEM FOR USE BY THE OWNER'S AGENT(S), INCLUDING BUT NOT LIMITED TO:  
A. INSPECTION OF THE ROOF ANCHOR SYSTEM AT THE TIME OF INSTALLATION.  
B. ALL MINISTRY OF LABOUR FORMS, AND  
C. PREPARATION AND SUPPLY TO THE OWNER OF REQUIRED PLANS AND DETAILS REGARDING RIGGING AND USE OF THE ROOF ANCHOR SYSTEM.





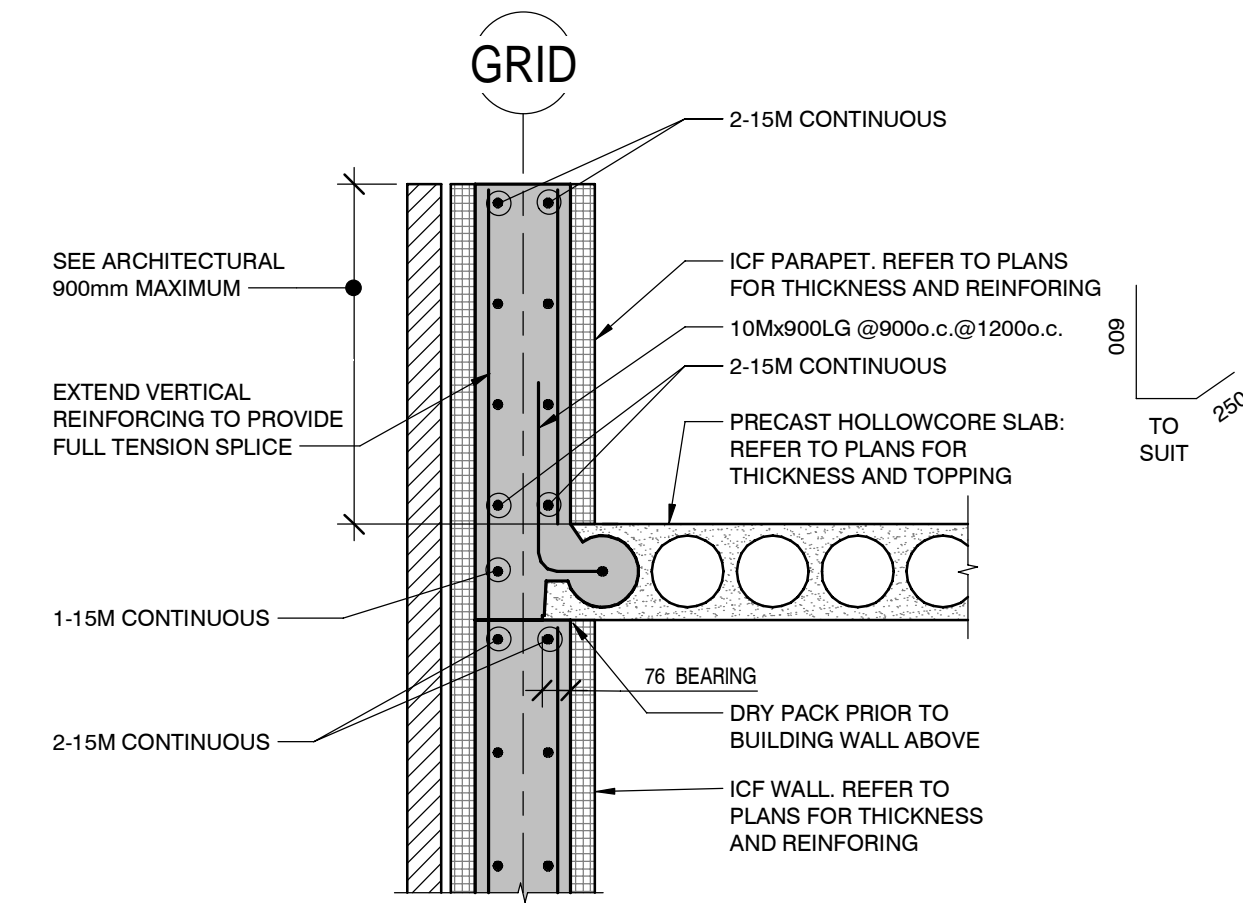


EACH FACE REINFORCING

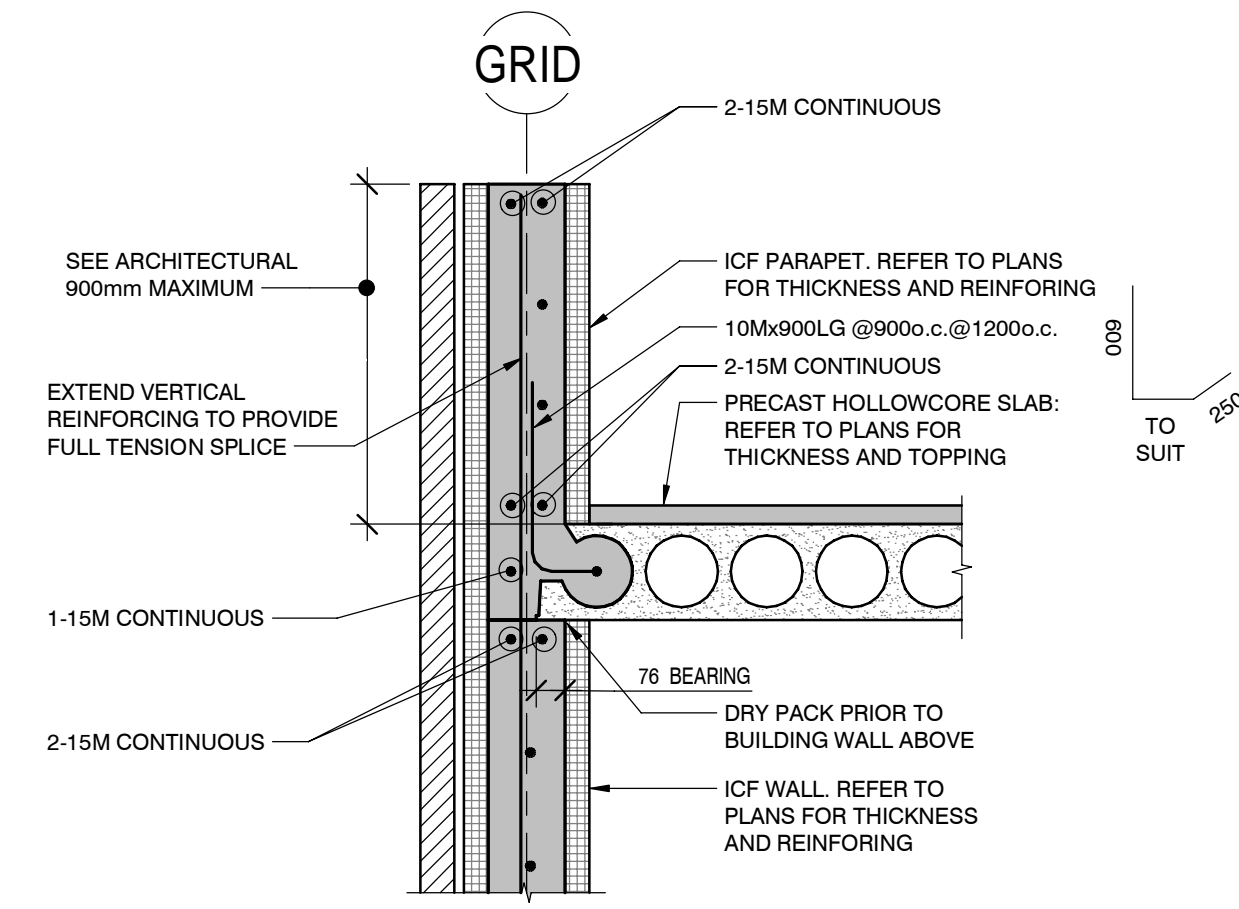


CENTRED REINFORCING

PC1  
STANDARD DETAIL  
NOT TO SCALE  
EXTERIOR WALL FLOOR  
P.C. SIDE BEARING

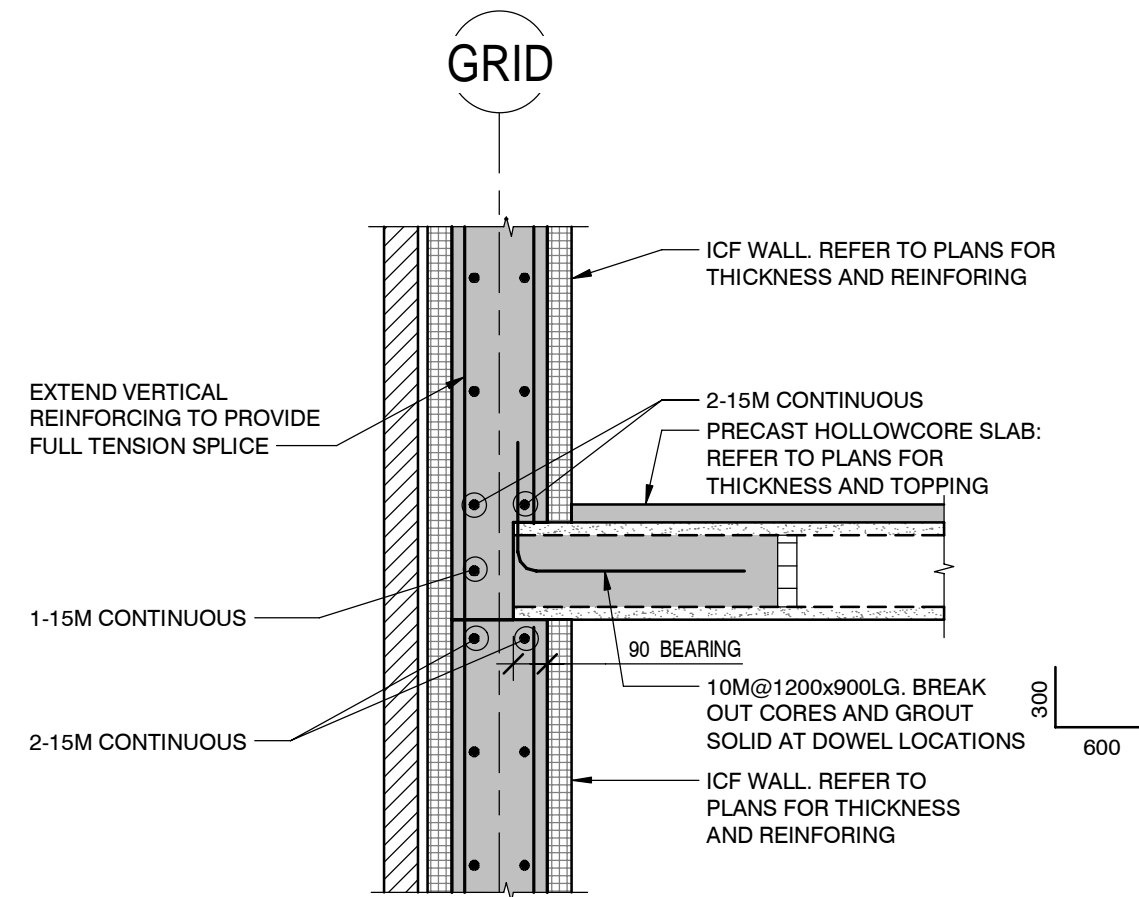


EACH FACE REINFORCING

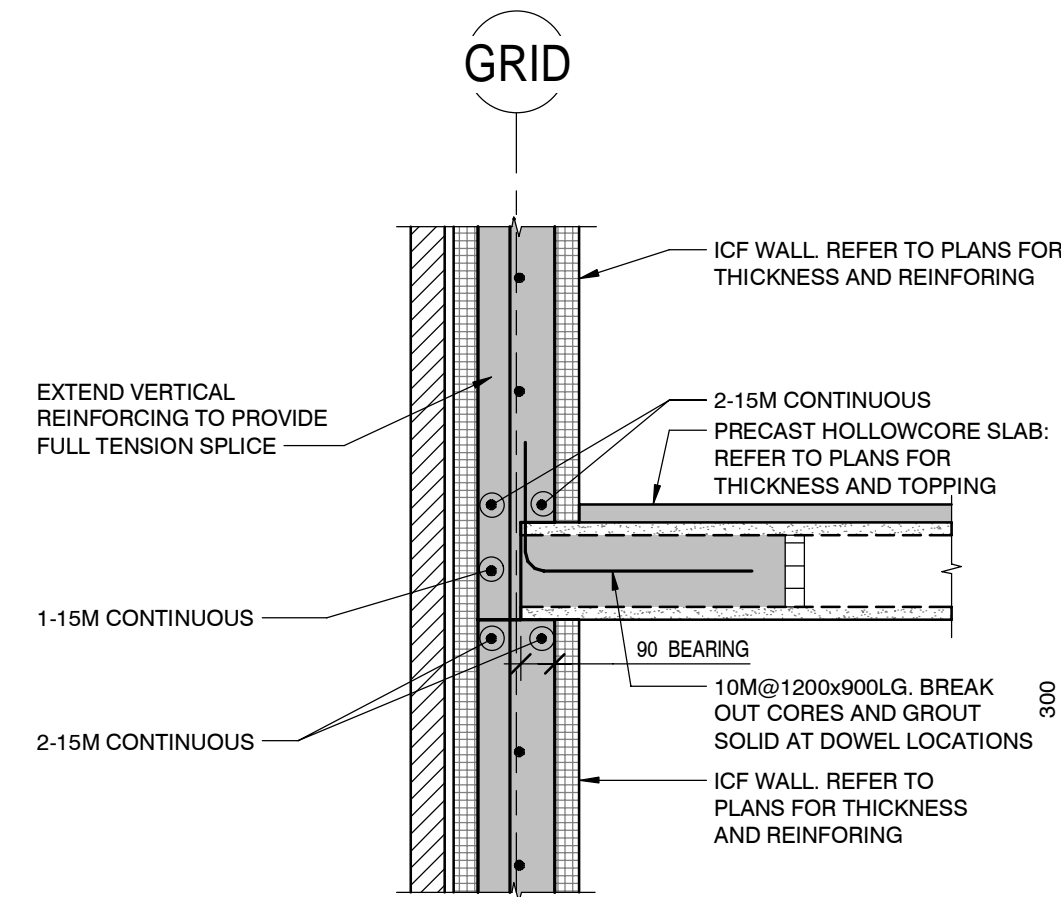


CENTRED REINFORCING

PC5  
STANDARD DETAIL  
NOT TO SCALE  
EXTERIOR WALL PARAPET  
UNDER 900mm P.C. SIDE BEARING

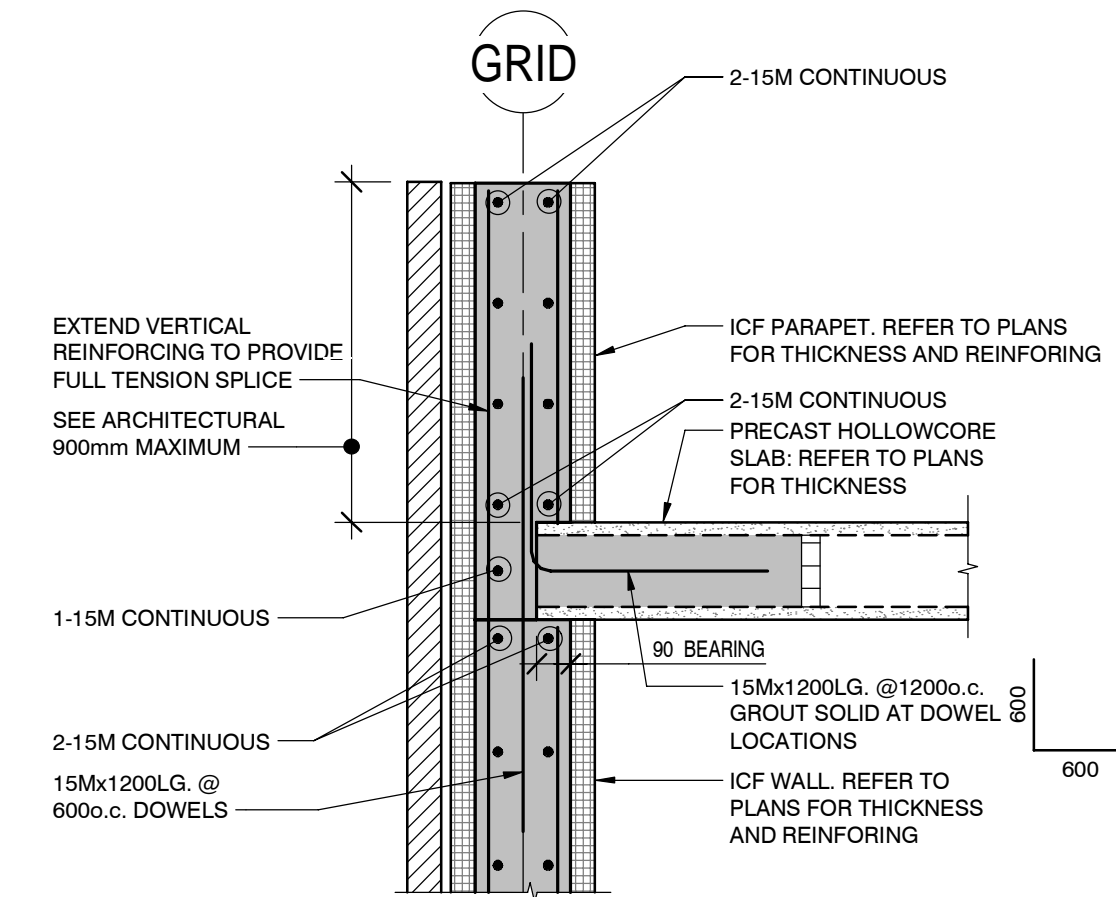


EACH FACE REINFORCING

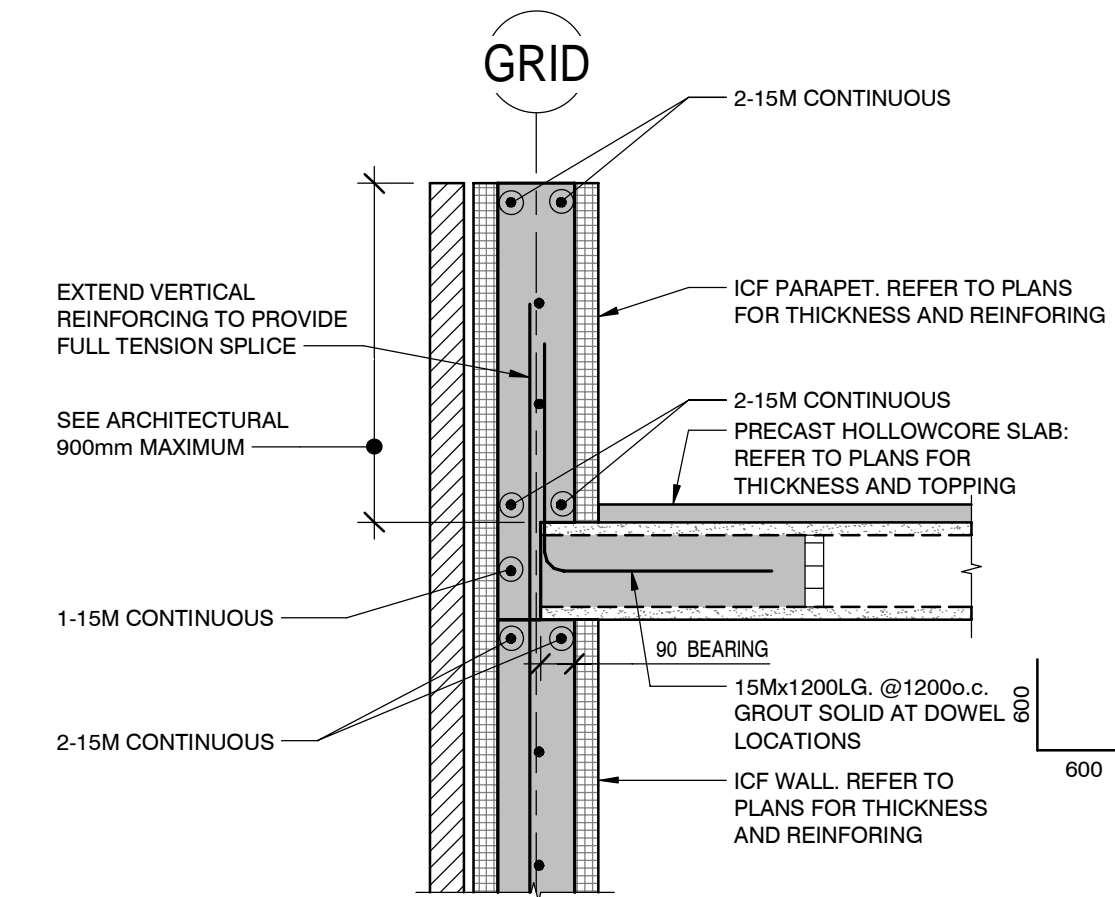


CENTRED REINFORCING

PC2  
STANDARD DETAIL  
NOT TO SCALE  
EXTERIOR WALL FLOOR  
P.C. END BEARING

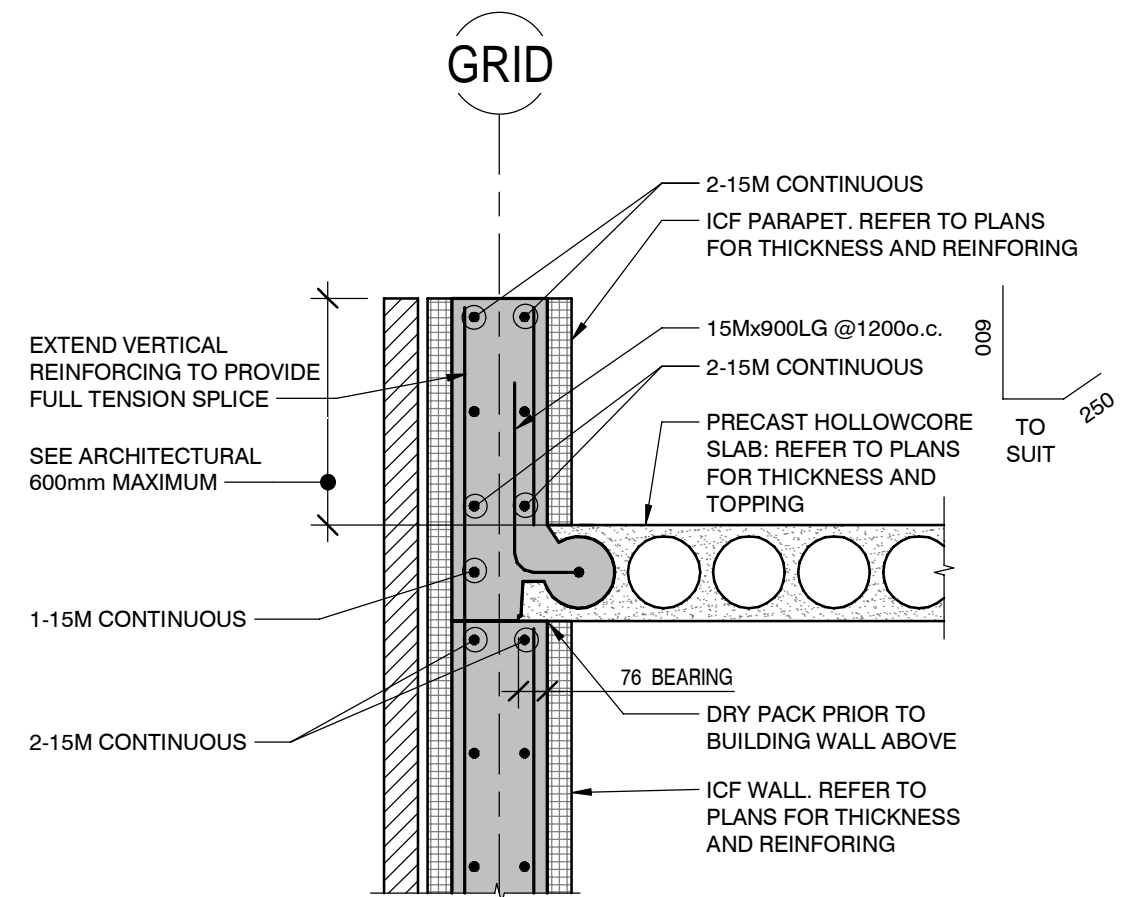


EACH FACE REINFORCING

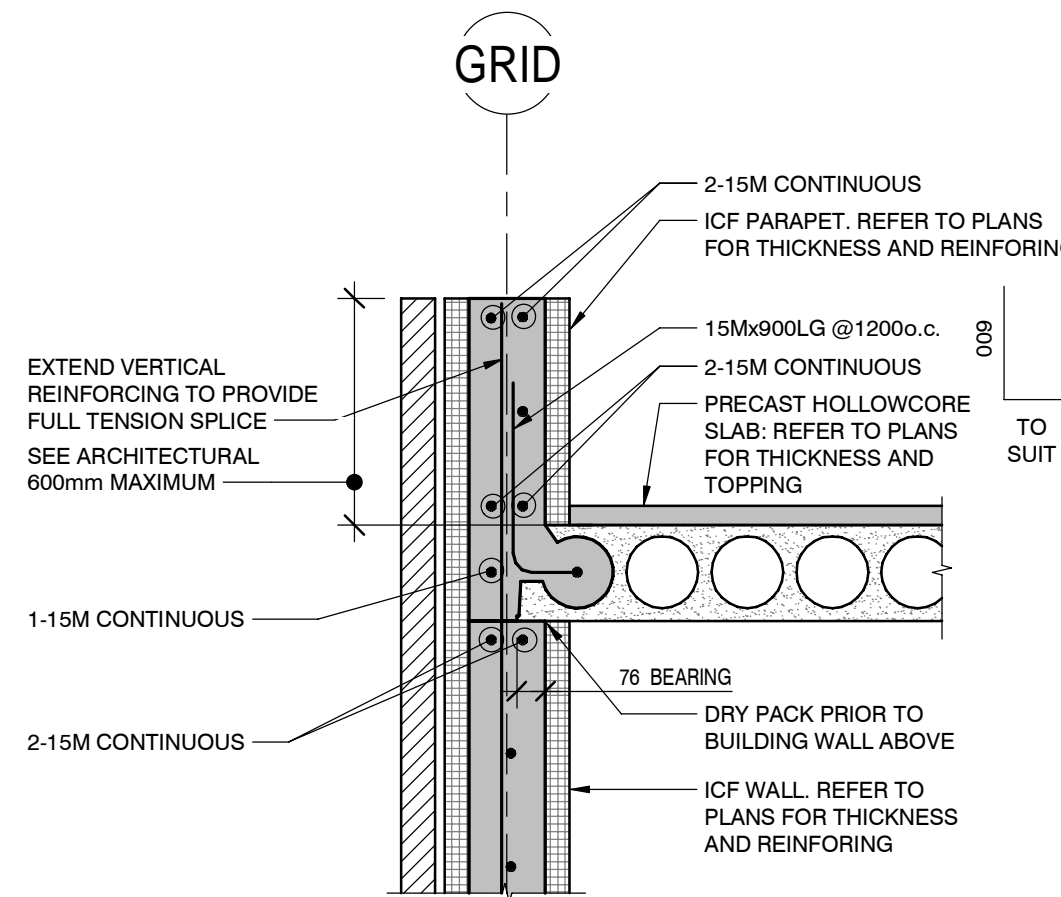


CENTRED REINFORCING

PC6  
STANDARD DETAIL  
NOT TO SCALE  
EXTERIOR WALL PARAPET  
UNDER 900mm P.C. END BEARING

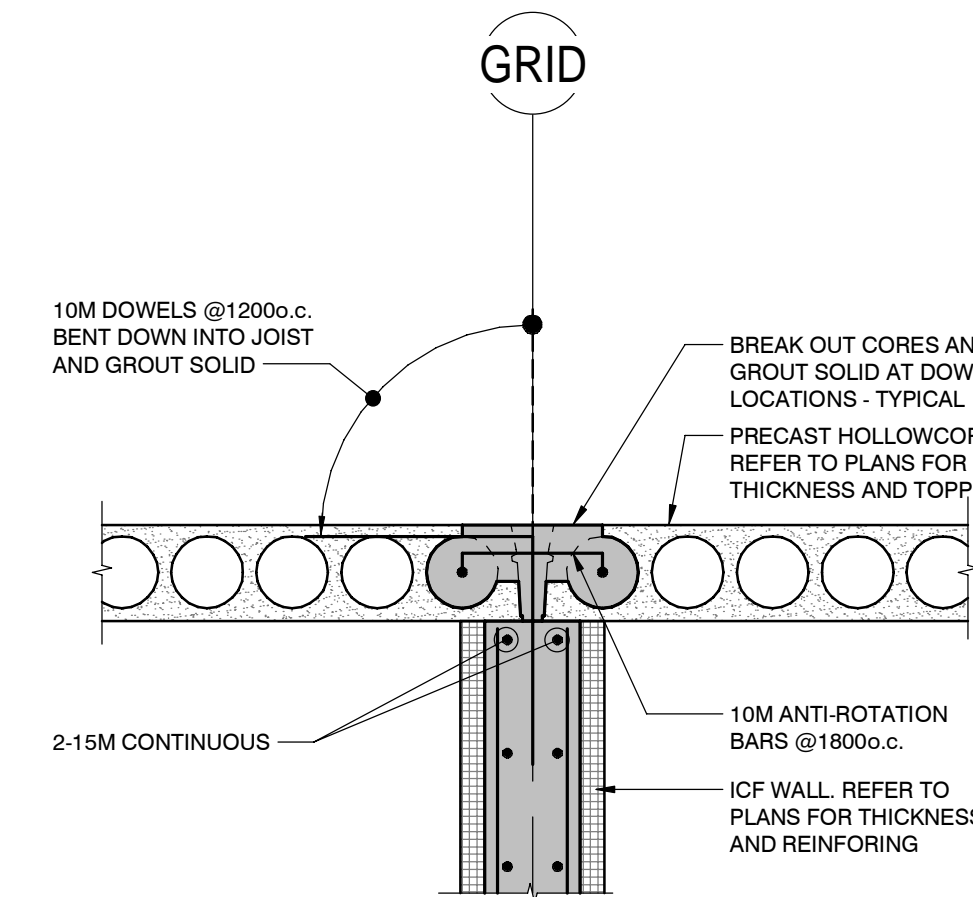


EACH FACE REINFORCING

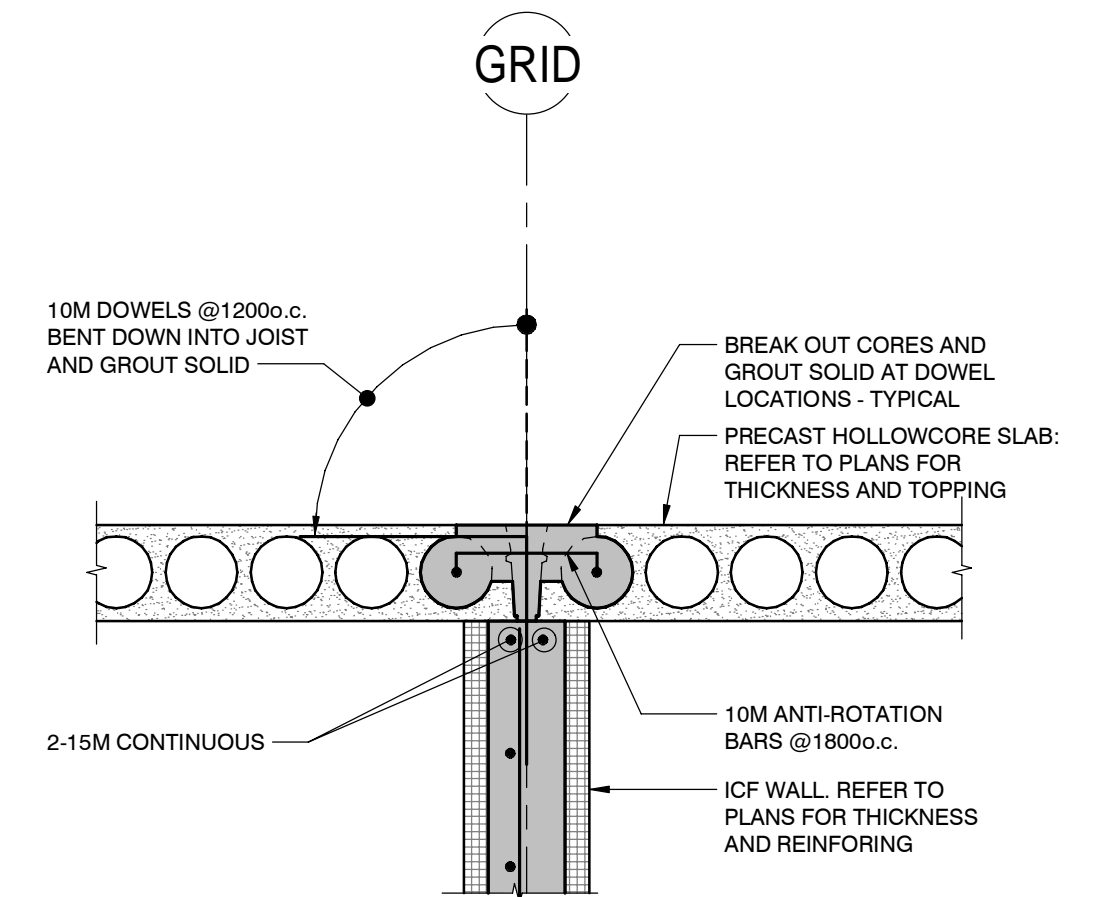


CENTRED REINFORCING

PC3  
STANDARD DETAIL  
NOT TO SCALE  
EXTERIOR WALL PARAPET  
UNDER 600mm P.C. SIDE BEARING

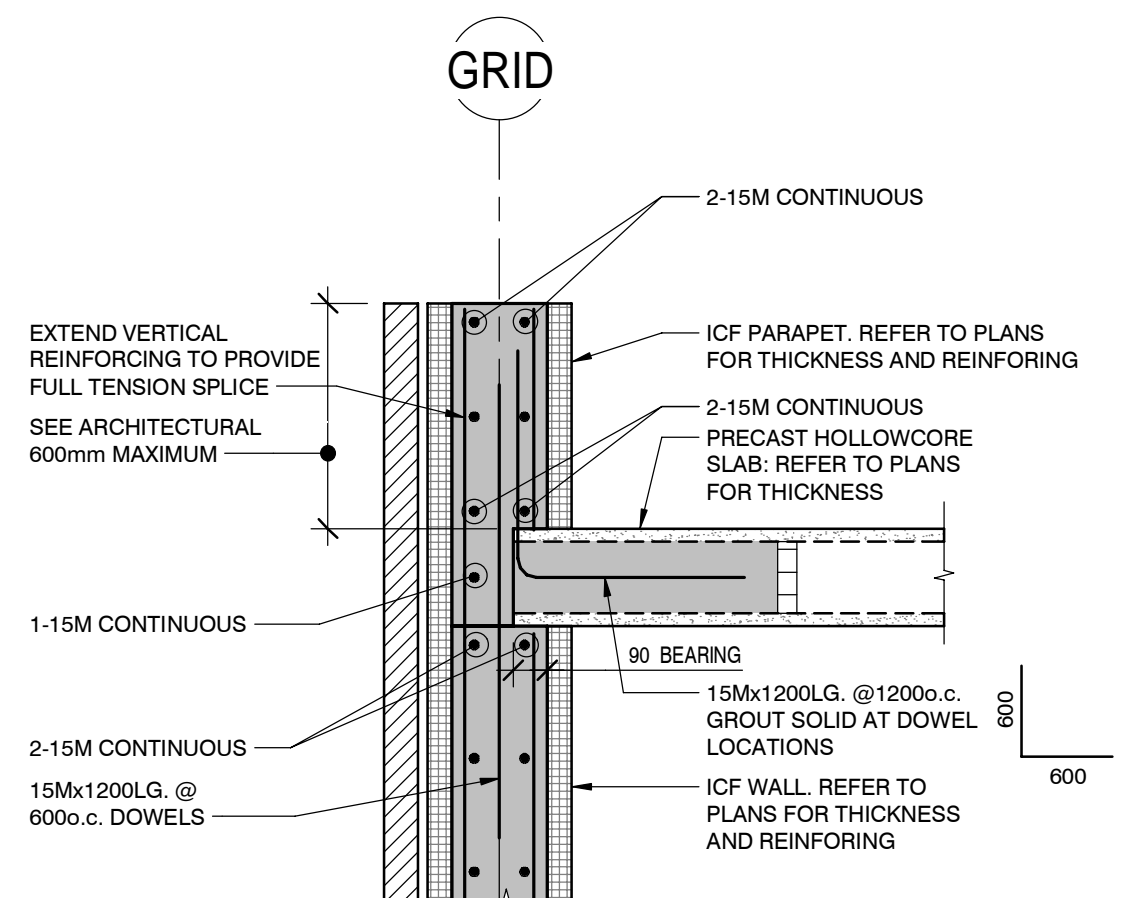


EACH FACE REINFORCING

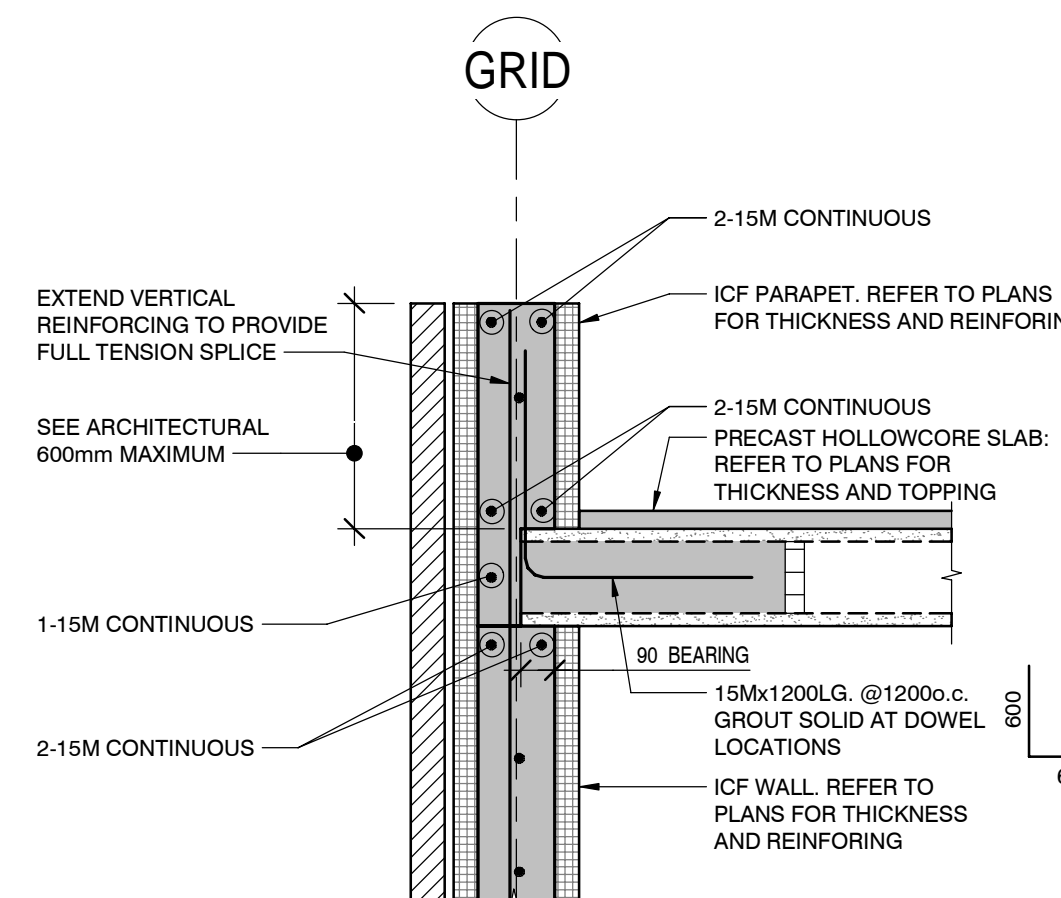


CENTRED REINFORCING

PC7  
STANDARD DETAIL  
NOT TO SCALE  
PRECAST SIDE BEARING (2 SIDES)  
NO WALL ABOVE



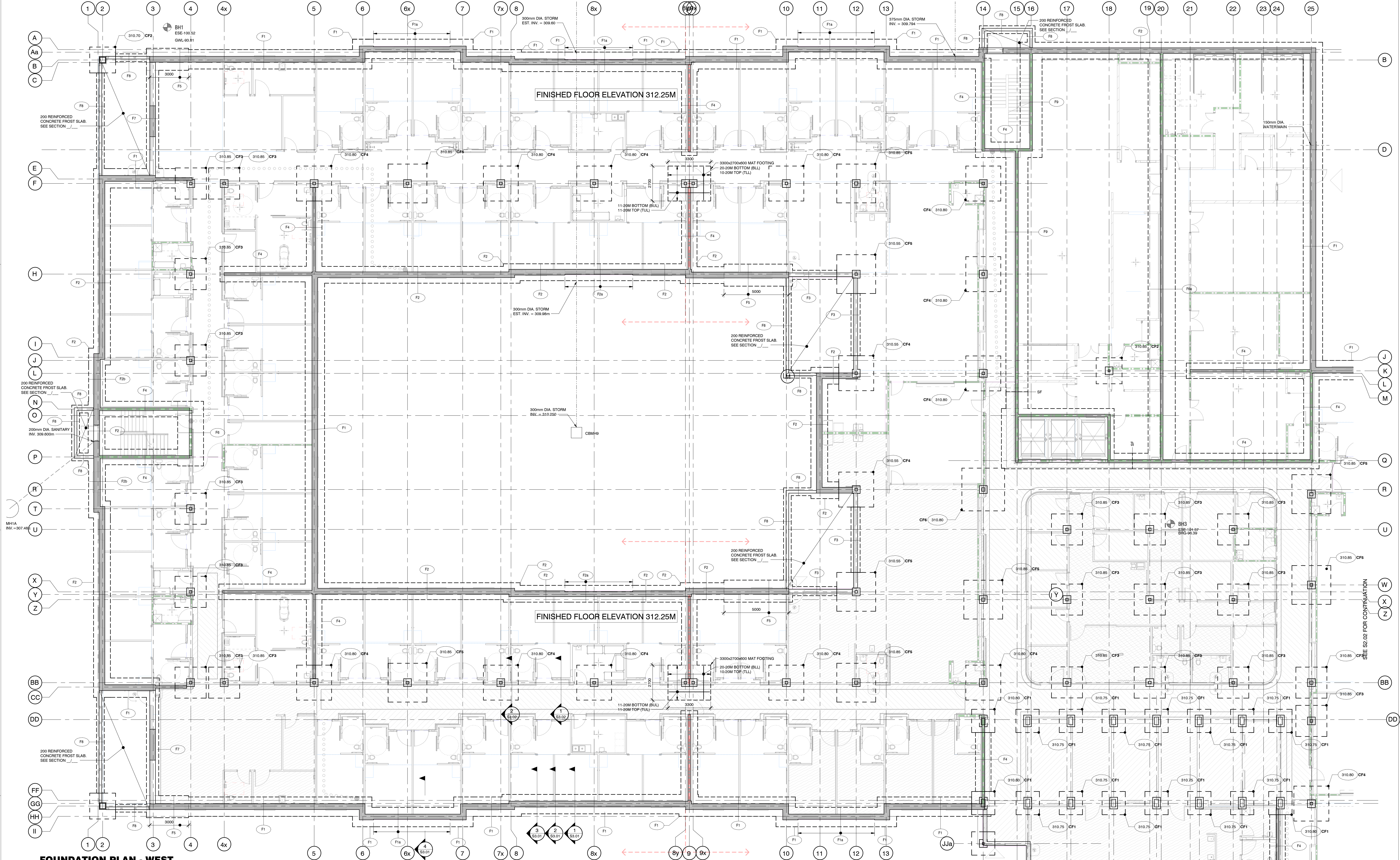
EACH FACE REINFORCING



CENTRED REINFORCING

PC4  
STANDARD DETAIL  
NOT TO SCALE  
EXTERIOR WALL PARAPET  
UNDER 600mm P.C. END BEARING





FOUNDATION PLAN - WEST

- 1:100
- TOP OF SLAB ON GRADE ELEVATION IS AT 312.25m GEODETIC UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
  - A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY PINCHIN LTD REPORT 349090/01 DATED JANUARY 29, 2024. THE REPORT WAS PREPARED FOR THE USE OF THE OWNER AND THE OWNER'S CONSULTANTS FOR DESIGN OF FOUNDATIONS. THE REPORT IS PROVIDED IN GOOD FAITH TO THE GENERAL CONTRACTOR AS A RECORD OF THE CONDITIONS ENCOUNTERED AT THE TIME OF BORING AND AT THE BORE HOLE LOCATIONS.
  - PROVIDE 50MM CONSTRUCTION MUD SLAB BELOW ALL FOOTINGS FOUNDED ON APPROVED UNDISTURBED NATIVE SOILS. PRIOR TO PLACEMENT OF ANY CONCRETE MUD SLAB, THE SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL CONSULTANT.
  - FOOTINGS DESIGNED FOR BEARING RESISTANCE OF:  
SERVICE LIMIT STATES (SLS) - 150 kPa  
ULTIMATE LIMIT STATES (ULS) - 225 kPa  
WHENEVER GOVERNS ON APPROVED UNDISTURBED NATIVE SOILS. PRIOR TO PLACEMENT OF ANY CONCRETE THE SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL CONSULTANT.
  - SLAB ON GRADE CONSTRUCTION:
    - UNLESS NOTED OTHERWISE ALL SLAB ON GRADE CONSTRUCTION BE PLACED OVER 300mm OF GRANULAR 'A' COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY OVER GRANULAR 'B' COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY. THICKNESS AS REQUIRED TO MAINTAIN FINISHED ELEVATIONS. OVER APPROVED PROOF ROLLED NATIVE SUBGRADE. SEE SPECIFICATIONS FOR ADDITIONAL DETAILS.
    - 150mm SLAB ON GRADE CONSTRUCTION UNLESS CROSSED AND NOTED OTHERWISE ON PLAN. SLAB ON GRADE IS TO BE 150mm CONCRETE (150psi) WITH 150x152 MM W16.7 WWP ON 15 mm W.R. MEADOWS PERIMATOR VAPOUR BARRIER, OR APPROVED ALTERNATE.
    - 150mm SLAB ON GRADE CONSTRUCTION WHERE CROSSED AND NOTED ON PLAN. SLAB ON GRADE IS TO BE 150mm CONCRETE (150psi) WITH 152 X 152 MM W17.7 X 150 W18.7 ON 15 mm W.R. MEADOWS PERIMATOR VAPOUR BARRIER, OR APPROVED ALTERNATE.
  - UNDERSIDE OF STRIP FOOTINGS TO BE AT ELEVATION 310.85m GEODETIC UNLESS NOTED DENOTED THIS  $\pm 310.85$  ON PLAN, BUT NOT LESS THAN 1200mm BELOW FINAL EXTERIOR GRADE.
  - FOR FOOTING AND FOUNDATION WALL SIZE AND REINFORCING, REFER TO PLAN AND FOUNDATION SCHEDULE ON DRAWING SXXXX, OR PLAN AND SECTIONS.
  - FOR COLUMN FOOTINGS AND PIER SIZE, REINFORCING AND UNDERSIDE ELEVATION SEE COLUMN AND FOOTING SCHEDULES ON DRAWINGS SXXXX.
  - STRIP FOOTINGS TO PROJECT 300mm PAST ENDS OF WALLS UNLESS NOTED OTHERWISE. THICKNESS TO BE 200mm.
  - STRIP FOOTING MINIMUM WIDTH 200mm EACH SIDE OF WALL OR PIER. MINIMUM FOOTING THICKNESS TO BE 200mm.
  - DEPRESS TOP OF FOUNDATION WALL 200mm AT ALL EXTERIOR DOOR OPENINGS. HOOK TOP BARS DOWN 800mm EACH SIDE OF OPENING. PROVIDE 2-20M HORIZONTAL BARS BELOW DOOR OPENING. SEE SECTIONS FOR ADDITIONAL REINFORCING DETAILS.
  - ALL INTERIOR WALLS AND WALLS SHOWN UNSHADED TO BE DEPRESSED 200mm OR AS SHOWN IN SECTION.
  - PROVIDE DOWELS FROM FOOTINGS TO WALLS AS NOTED IN SCHEDULES OR SHOWN IN SECTIONS.
  - PROVIDE DOWELS FROM FOUNDATION WALLS TO REINFORCED CONCRETE WALLS AND PIERS ABOVE AS NOTED IN THE REINFORCED CONCRETE WALL SCHEDULES. PIER DETAILS AND NOTES ON STRUCTURAL DRAWINGS.
  - CO-ORDINATE LOCATION OF SLAB ON GRADE CONSTRUCTION AND SAW CUT CONTROL JOINTS WITH ARCHITECTURAL FLOOR FINISHES AND ARCHITECTURAL FLOOR CONTROL JOINTS.
  - REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR FLOOR DEPRESSIONS, SLOPED TO FLOOR DRAINS OR ELECTRICAL DEVICES LOCATED IN SLABS ON GRADE. MAINTAIN SPECIFIED SLAB THICKNESS AT ALL FLOOR DEPRESSIONS, SLOPES AND BELOW ALL RECESSED DEVICES.
  - ELECTRICAL CONDUIT IS TO BE BURIED IN THE COMPACTED GRANULAR 'A' BELOW THE VAPOUR BARRIER. DO NOT RUN CONDUITS IN THE CONCRETE.
  - GENERAL CONTRACTOR TO CO-ORDINATE WITH ALL TRADES, THE LOCATION OF ALL PIPE SLEEVES PASSING THROUGH FOUNDATION WALLS. PIPING IS NOT TO RUN THROUGH OR BELOW FOOTINGS. FOOTINGS TO BE STEPPED DOWN TO SUIT. SEE TYPICAL DETAILS ON DRAWING SXXXX.
  - EARTH FORMS ARE NOT PERMITTED ON THIS PROJECT.
  - WHERE CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR IS TO CONTACT THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.

LEGEND

- WCJ DENOTES FOUNDATION WALL CONTROL OR CONSTRUCTION JOINT. SEE DETAIL 3-D ON DRAWING S-103. FOR FOUNDATION WALL CONTROL JOINTS IN BASEMENT WALLS, PROVIDE EPDM FLEXIBLE MEMBRANE ON EXTERIOR SIDE OF WALL OVER JOINT.
- CJ DENOTES SLAB ON GRADE CONTROL JOINT. SEE DETAIL 3-D ON DRAWING S-103. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF SLAB ON GRADE CONSTRUCTION AND SAWCUT CONTROL JOINTS WITH ARCHITECTURAL FLOOR FINISHES AND ARCHITECTURAL FLOOR CONTROL JOINTS.
- NOTE: AT SEVERAL LOCATIONS ON PLAN, CONSTRUCTION JOINTS ARE SPECIFICALLY REQUIRED. PROVIDE KEYED BULKHEAD AND EXTEND WIRE MESH FOR LAPPING AT THESE LOCATIONS. DO NOT USE SAW CUT CONTROL JOINTS AT THESE LOCATIONS.
- SCJ DENOTES REINFORCED SLAB ON GRADE CONSTRUCTION CONTROL JOINTS. SEE DETAIL 16S2.11. CONTRACTOR TO COORDINATE LOCATIONS WITH ARCHITECTURAL FLOOR FINISHES.
- SP DENOTES LOCATION OF STEP. SEE DETAIL 3-E ON DRAWING S-103.
- CF# +/-XXX DENOTES COLUMN FOOTING NUMBER AND UNDERSIDE OF NEW FOOTING ELEVATION. 'CF#' DENOTES COLUMN FOOTING. SEE SCHEDULE THIS DRAWING.
- FS# DENOTES STRIP FOOTING NUMBER. SEE STRIP FOOTING SCHEDULE THIS SHEET FOR SIZE AND REINFORCING.
- LC DENOTES LEAN CONCRETE FILL. SEE PLAN FOR DETAILS.

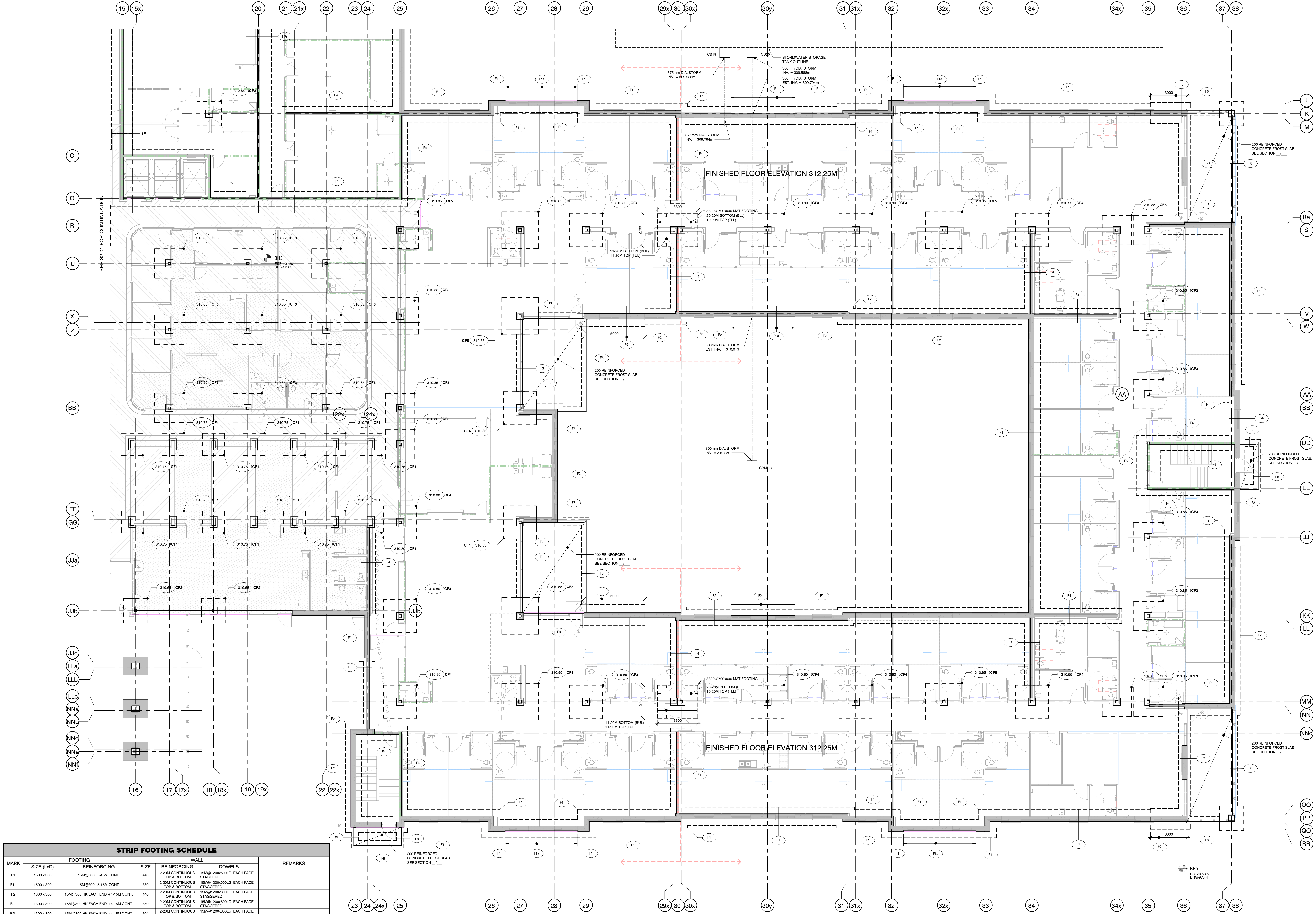
STRIP FOOTING SCHEDULE					
MARK	SIZE (LxD)	FOOTING		WALL	
		REINFORCING	SIZE	REINFORCING	DOWELS
F1	1500 x 300	15M@300 + 5-15M CONT.	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F1a	1500 x 300	15M@300 + 5-15M CONT.	380	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F2	1300 x 300	15M@300 HK EACH END + 4-15M CONT.	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F2a	1300 x 300	15M@300 HK EACH END + 4-15M CONT.	380	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F2b	1300 x 300	15M@300 HK EACH END + 4-15M CONT.	504	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F3	700 x 300	N/A	300	2-15M CONTINUOUS TOP & BOTTOM	15M@1200@600G. CENTRED
F4	1200 x 300	15M@300 + 5-15M CONT.	200	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. CENTRED
F5	1700 x 350	15M@250 + 6-15M CONT.	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F6	2000 x 425	20M@300 + 6-20M CONT.	200	2-15M CONTINUOUS TOP & BOTTOM	15M@1200@600G. CENTRED
F6a	2100 x 425	20M@300 + 6-20M CONT.	250	2-15M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F7	950 x 300	N/A	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. EACH FACE STAGGERED
F8	600 x 300	N/A	200	2-15M CONTINUOUS TOP & BOTTOM	15M@1200@600G. CENTRED
F9	1700 x 350	15M@350 + 6-20M CONT.	200	2-20M CONTINUOUS TOP & BOTTOM	15M@1200@600G. CENTRED

COLUMN FOOTING SCHEDULE		
MARK	SIZE (LxWxD)	REINFORCING
CF1	1800x1800x350	12-15M BOTTOM EACH WAY
CF2	2000x2000x450	12-15M BOTTOM EACH WAY
CF3	2400x2400x450	12-15M BOTTOM EACH WAY
CF4	2700x2700x600	11-20M BOTTOM EACH WAY
CF5	3000x3000x600	12-20M BOTTOM EACH WAY
CF6	3300x3300x650	20-15M BOTTOM EACH WAY

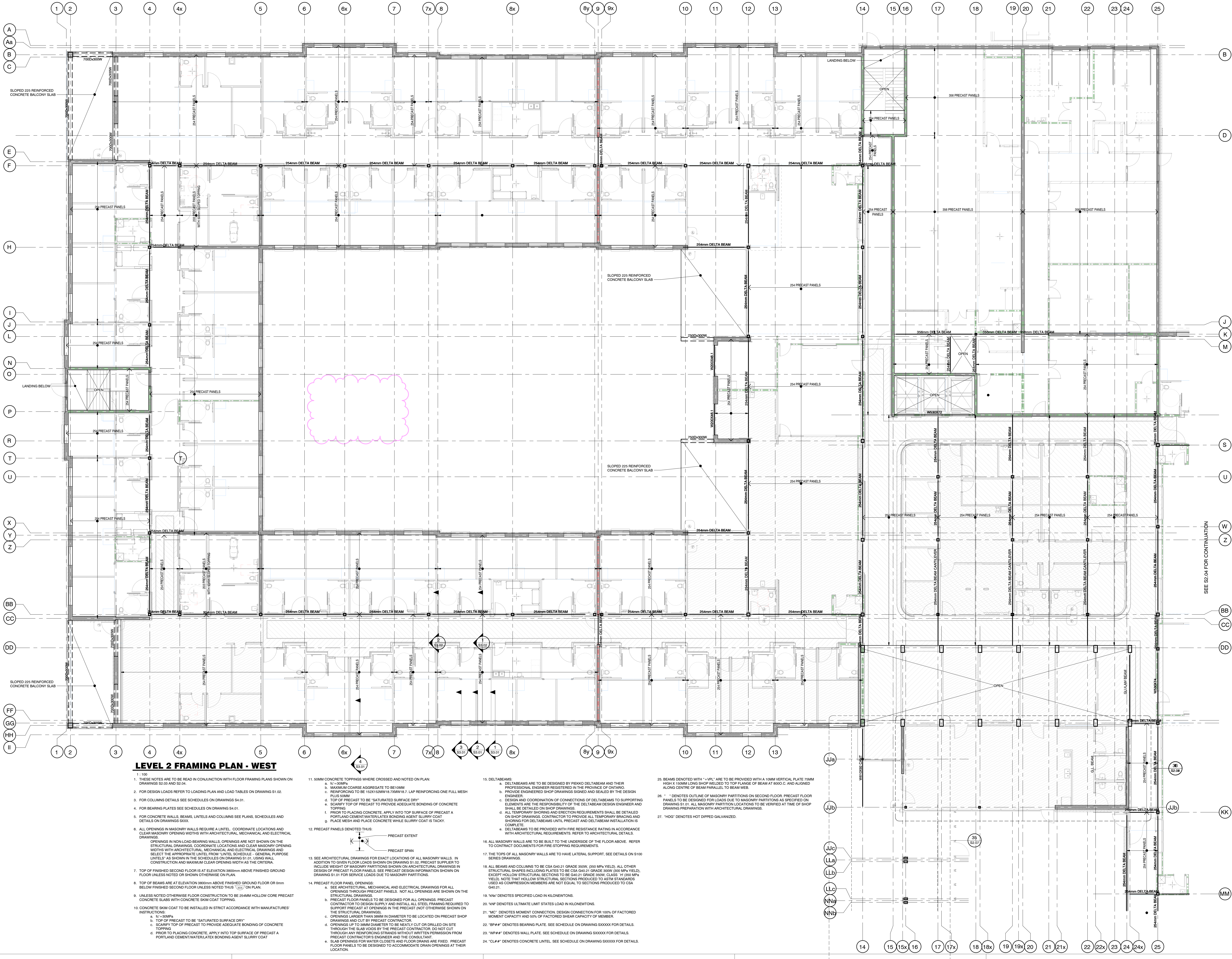


STRIP FOOTING SCHEDULE					
MARK	SIZE (LxD)	FOOTING	WALL	REINFORCING	REMARKS
F1	1500 x 300	15M@300 + 5-15M CONT.	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F1a	1500 x 300	15M@300 + 5-15M CONT.	380	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F2	1300 x 300	15M@300 HK EACH END + 4-15M CONT.	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F2a	1300 x 300	15M@300 HK EACH END + 4-15M CONT.	380	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F2b	1300 x 300	15M@300 HK EACH END + 4-15M CONT.	504	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F3	700 x 300	N/A	300	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F4	1200 x 300	15M@300 + 5-15M CONT.	200	2-15M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. CENTRED
F5	1700 x 350	15M@250 + 6-15M CONT.	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F6	2000 x 425	20M@300 + 6-20M CONT.	200	2-15M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. CENTRED
F6a	2100 x 425	20M@300 + 6-20M CONT.	290	2-15M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F7	950 x 300	N/A	440	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. EACH FACE STAGGERED
F8	600 x 300	N/A	200	2-15M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. CENTRED
F9	1700 x 350	15M@350 + 6-20M CONT.	200	2-20M CONTINUOUS TOP & BOTTOM	15M@1200x600L.G. CENTRED

COLUMN FOOTING SCHEDULE		
MARK	SIZE (LxWxT)	REINFORCING
CF1	1800x1800x350	12-15M BOTTOM EACH WAY
CF2	2000x2000x450	12-15M BOTTOM EACH WAY
CF3	2400x2400x450	12-15M BOTTOM EACH WAY
CF4	2700x2700x600	11-20M BOTTOM EACH WAY
CF5	3000x3000x650	12-20M BOTTOM EACH WAY
CF6	3300x3300x650	20-15M BOTTOM EACH WAY





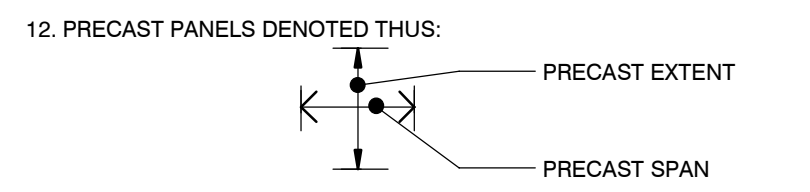


LEVEL 2 FRAMING PLAN - WEST

1:100

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH FLOOR FRAMING PLANS SHOWN ON DRAWINGS S2.03 AND S2.04.
- FOR DESIGN LOADS REFER TO LOADING PLAN AND LOAD TABLES ON DRAWING S1.02.
- FOR COLUMNS DETAILS SEE SCHEDULES ON DRAWINGS S4.01.
- FOR BEARING PLATES SEE SCHEDULES ON DRAWING S4.01.
- FOR CONCRETE WALLS, BEAMS, LINTELS AND COLUMNS SEE PLANS, SCHEDULES AND DETAILS ON DRAWINGS SXXX.
- ALL OPENINGS IN MASONRY WALLS REQUIRE A Lintel. COORDINATE LOCATIONS AND CLEAR MASONRY OPENING WIDTHS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. OPENINGS IN NON-LOAD BEARING WALLS. OPENINGS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS, COORDINATE LOCATIONS AND CLEAR MASONRY OPENING WIDTHS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SELECT THE APPROPRIATE Lintel FROM "Lintel SCHEDULE - GENERAL PURPOSE LINTELS" AS SHOWN IN THE SCHEDULES ON DRAWING S1.01. USING WALL CONSTRUCTION AND MAXIMUM CLEAR OPENING WIDTH AS THE CRITERIA.
- TOP OF FINISHED SECOND FLOOR IS AT ELEVATION 3800mm ABOVE FINISHED GROUND FLOOR UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
- TOP OF BEAMS ARE AT ELEVATION 3800mm ABOVE FINISHED GROUND FLOOR OR 0mm BELOW FINISHED SECOND FLOOR UNLESS NOTED THIS "0" ON PLAN.
- UNLESS NOTED OTHERWISE FLOOR CONSTRUCTION TO BE 254mm HOLLOW CORE PRECAST CONCRETE SLABS WITH CONCRETE SKIM COAT TOPPING.
- CONCRETE SKIM COAT TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS:
  - 10-150MPa
  - TOP OF PRECAST TO BE "SATURATED SURFACE DRY"
  - SCAFF TOP OF PRECAST TO PROVIDE ADEQUATE BONDING OF CONCRETE TOPPING
  - PRIOR TO PLACING CONCRETE, APPLY INTO TOP SURFACE OF PRECAST A PORTLAND CEMENT/WATER/LATEX BONDING AGENT SLURRY COAT

- 50MM CONCRETE TOPPING WHERE CROSSED AND NOTED ON PLAN:
  - 10-150MPa
  - MAXIMUM COARSE AGGREGATE TO BE 10MM
  - REINFORCING TO BE 15X152MM/18.7MM/18.7 LAP REINFORCING ONE FULL MESH PLUS 50MM
  - TOP OF PRECAST TO BE "SATURATED SURFACE DRY"
  - SCAFF TOP OF PRECAST TO PROVIDE ADEQUATE BONDING OF CONCRETE TOPPING
  - PRIOR TO PLACING CONCRETE, APPLY INTO TOP SURFACE OF PRECAST A PORTLAND CEMENT/WATER/LATEX BONDING AGENT SLURRY COAT
  - PLACE MESH AND PLACE CONCRETE WHILE SLURRY COAT IS TACKY.
- PRECAST PANELS DENOTED THUS:



- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL MASONRY WALLS. IN ADDITION TO GIVEN FLOOR LOADS SHOWN ON DRAWING S1.02, PRECAST SUPPLIER TO INCLUDE WEIGHT OF MASONRY PARTITIONS SHOWN ON ARCHITECTURAL DRAWINGS IN DESIGN OF PRECAST FLOOR PANELS. SEE PRECAST DESIGN INFORMATION SHOWN ON DRAWING S1.01 FOR SERVICE LOADS DUE TO MASONRY PARTITIONS.
- PRECAST FLOOR PANEL OPENINGS:
  - SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS THROUGH PRECAST PANELS. NOT ALL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS.
  - PRECAST FLOOR PANELS TO BE DESIGNED FOR ALL OPENINGS. PRECAST CONTRACTOR TO DESIGN SUPPLY AND INSTALL ALL STEEL FRAMING REQUIRED TO SUPPORT PRECAST AT OPENINGS IN THE PRECAST (NOT OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS).
  - OPENINGS LARGER THAN 300mm IN DIAMETER TO BE LOCATED ON PRECAST SHOP DRAWINGS AND CUT BY PRECAST CONTRACTOR.
  - OPENINGS UP TO 300mm DIAMETER TO BE NEATLY CUT OR DRILLED ON SITE THROUGH THE SLAB VOIDS BY THE PRECAST CONTRACTOR. DO NOT CUT THROUGH ANY REINFORCING STRANDS WITHOUT WRITTEN PERMISSION FROM PRECAST CONTRACTOR'S ENGINEER AND THE CONSULTANT.
  - SLAB OPENINGS FOR WATER CLOSETS AND FLOOR DRAINS ARE FIXED. PRECAST FLOOR PANELS TO BE DESIGNED TO ACCOMMODATE DRAIN OPENINGS AT THEIR LOCATION.

- DELTA BEAMS:
  - DELTA BEAMS ARE TO BE DESIGNED BY PIENKO DELTA BEAM AND THEIR PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
  - PROVIDE ENGINEERED SHOP DRAWINGS SIGNED AND SEALED BY THE DESIGN ENGINEER.
  - DESIGN AND COORDINATION OF CONNECTIONS OF DELTA BEAMS TO SUPPORTING ELEMENTS ARE THE RESPONSIBILITY OF THE DELTA BEAM DESIGN ENGINEER AND SHALL BE DETAILED ON SHOP DRAWINGS.
  - ALL TEMPORARY SHORING AND ERECTION REQUIREMENTS SHALL BE DETAILED ON SHOP DRAWINGS. CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING AND SHORING FOR DELTA BEAMS UNTIL PRECAST AND DELTA BEAM INSTALLATION IS COMPLETE.
  - DELTA BEAMS TO BE PROVIDED WITH FIRE RESISTANCE RATING IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS. REFER TO ARCHITECTURAL DETAILS.
- ALL MASONRY WALLS ARE TO BE BUILT TO THE UNDERSIDE OF THE FLOOR ABOVE. REFER TO CONTRACT DOCUMENTS FOR FIRE STOPPING REQUIREMENTS.
- THE TOPS OF ALL MASONRY WALLS ARE TO HAVE LATERAL SUPPORT. SEE DETAILS ON S100 SERIES DRAWINGS.
- ALL BEAMS AND COLUMNS TO BE CSA G40.21 GRADE 50W, (50 MPa YIELD), ALL OTHER STRUCTURAL SHAPES INCLUDING PLATES TO BE CSA G40.21 GRADE 30W (300 MPa YIELD), EXCEPT HOLLOW STRUCTURAL SECTIONS TO BE G40.21 GRADE 50W, CLASS "H" (350 MPa YIELD). NOTE THAT HOLLOW STRUCTURAL SECTIONS PRODUCED TO ASTM STANDARDS USED AS COMPRESSION MEMBERS ARE NOT EQUAL TO SECTIONS PRODUCED TO CSA G40.21.
- "KN" DENOTES SPECIFIED LOAD IN KILONEWTONS.
- "KN" DENOTES ULTIMATE LIMIT STATES LOAD IN KILONEWTONS.
- "MC" DENOTES MOMENT CONNECTION, DESIGN CONNECTION FOR 100% OF FACTORED MOMENT CAPACITY AND 50% OF FACTORED SHEAR CAPACITY OF MEMBER.
- "BP##" DENOTES BEARING PLATE. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.
- "WP##" DENOTES WALL PLATE. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.
- "CL##" DENOTES CONCRETE Lintel. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.

- BEAMS DENOTED WITH "VPL" ARE TO BE PROVIDED WITH A 10MM VERTICAL PLATE 75MM HIGH X 100MM LONG SHOP WELDED TO TOP FLANGE OF BEAM AT 800X C, AND ALIGNED ALONG CENTRE OF BEAM PARALLEL TO BEAM WEB.
- " " DENOTES OUTLINE OF MASONRY PARTITIONS ON SECOND FLOOR. PRECAST FLOOR PANELS TO BE DESIGNED FOR LOADS DUE TO MASONRY PARTITIONS AS SPECIFIED ON DRAWING S1.01. ALL MASONRY PARTITION LOCATIONS TO BE VERIFIED AT TIME OF SHOP DRAWING PREPARATION WITH ARCHITECTURAL DRAWINGS.
- "HOG" DENOTES HOT DIPPED GALVANIZED.

- DELTA BEAMS ARE TO BE DESIGNED BY PIENKO DELTA BEAM AND THEIR PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
- PROVIDE ENGINEERED SHOP DRAWINGS SIGNED AND SEALED BY THE DESIGN ENGINEER.
- DESIGN AND COORDINATION OF CONNECTIONS OF DELTA BEAMS TO SUPPORTING ELEMENTS ARE THE RESPONSIBILITY OF THE DELTA BEAM DESIGN ENGINEER AND SHALL BE DETAILED ON SHOP DRAWINGS.
- ALL TEMPORARY SHORING AND ERECTION REQUIREMENTS SHALL BE DETAILED ON SHOP DRAWINGS. CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING AND SHORING FOR DELTA BEAMS UNTIL PRECAST AND DELTA BEAM INSTALLATION IS COMPLETE.
- DELTA BEAMS TO BE PROVIDED WITH FIRE RESISTANCE RATING IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS. REFER TO ARCHITECTURAL DETAILS.

- ALL BEAMS AND COLUMNS TO BE CSA G40.21 GRADE 50W, (50 MPa YIELD), ALL OTHER STRUCTURAL SHAPES INCLUDING PLATES TO BE CSA G40.21 GRADE 30W (300 MPa YIELD), EXCEPT HOLLOW STRUCTURAL SECTIONS TO BE G40.21 GRADE 50W, CLASS "H" (350 MPa YIELD). NOTE THAT HOLLOW STRUCTURAL SECTIONS PRODUCED TO ASTM STANDARDS USED AS COMPRESSION MEMBERS ARE NOT EQUAL TO SECTIONS PRODUCED TO CSA G40.21.
- "KN" DENOTES SPECIFIED LOAD IN KILONEWTONS.
- "KN" DENOTES ULTIMATE LIMIT STATES LOAD IN KILONEWTONS.
- "MC" DENOTES MOMENT CONNECTION, DESIGN CONNECTION FOR 100% OF FACTORED MOMENT CAPACITY AND 50% OF FACTORED SHEAR CAPACITY OF MEMBER.
- "BP##" DENOTES BEARING PLATE. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.
- "WP##" DENOTES WALL PLATE. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.
- "CL##" DENOTES CONCRETE Lintel. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.

- DELTA BEAMS ARE TO BE DESIGNED BY PIENKO DELTA BEAM AND THEIR PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
- PROVIDE ENGINEERED SHOP DRAWINGS SIGNED AND SEALED BY THE DESIGN ENGINEER.
- DESIGN AND COORDINATION OF CONNECTIONS OF DELTA BEAMS TO SUPPORTING ELEMENTS ARE THE RESPONSIBILITY OF THE DELTA BEAM DESIGN ENGINEER AND SHALL BE DETAILED ON SHOP DRAWINGS.
- ALL TEMPORARY SHORING AND ERECTION REQUIREMENTS SHALL BE DETAILED ON SHOP DRAWINGS. CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING AND SHORING FOR DELTA BEAMS UNTIL PRECAST AND DELTA BEAM INSTALLATION IS COMPLETE.
- DELTA BEAMS TO BE PROVIDED WITH FIRE RESISTANCE RATING IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS. REFER TO ARCHITECTURAL DETAILS.

- ALL BEAMS AND COLUMNS TO BE CSA G40.21 GRADE 50W, (50 MPa YIELD), ALL OTHER STRUCTURAL SHAPES INCLUDING PLATES TO BE CSA G40.21 GRADE 30W (300 MPa YIELD), EXCEPT HOLLOW STRUCTURAL SECTIONS TO BE G40.21 GRADE 50W, CLASS "H" (350 MPa YIELD). NOTE THAT HOLLOW STRUCTURAL SECTIONS PRODUCED TO ASTM STANDARDS USED AS COMPRESSION MEMBERS ARE NOT EQUAL TO SECTIONS PRODUCED TO CSA G40.21.
- "KN" DENOTES SPECIFIED LOAD IN KILONEWTONS.
- "KN" DENOTES ULTIMATE LIMIT STATES LOAD IN KILONEWTONS.
- "MC" DENOTES MOMENT CONNECTION, DESIGN CONNECTION FOR 100% OF FACTORED MOMENT CAPACITY AND 50% OF FACTORED SHEAR CAPACITY OF MEMBER.
- "BP##" DENOTES BEARING PLATE. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.
- "WP##" DENOTES WALL PLATE. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.
- "CL##" DENOTES CONCRETE Lintel. SEE SCHEDULE ON DRAWINGS SXXXXX FOR DETAILS.

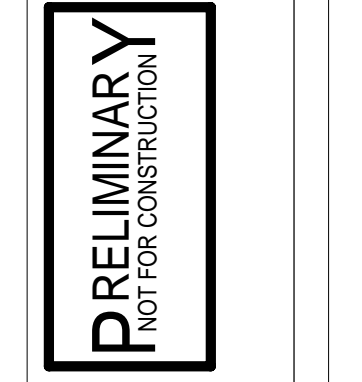
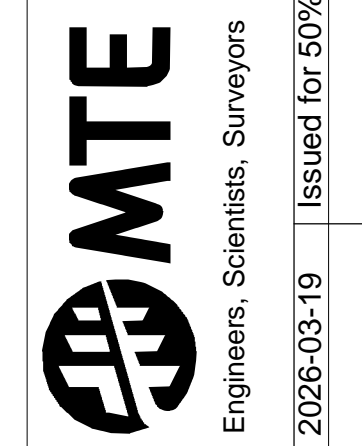
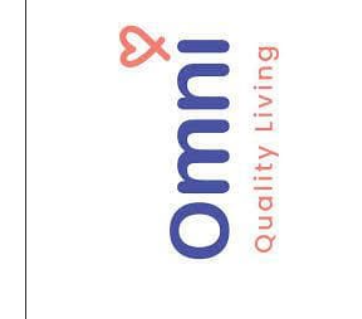




**LEVEL 2 FRAMING PLAN - EAST**  
1 : 100

**SEAFORTH LONG TERM CARE**

CENTENNIAL DRIVE, SEAFORTH  
SECOND FLOOR FRAMING PLAN - EAST

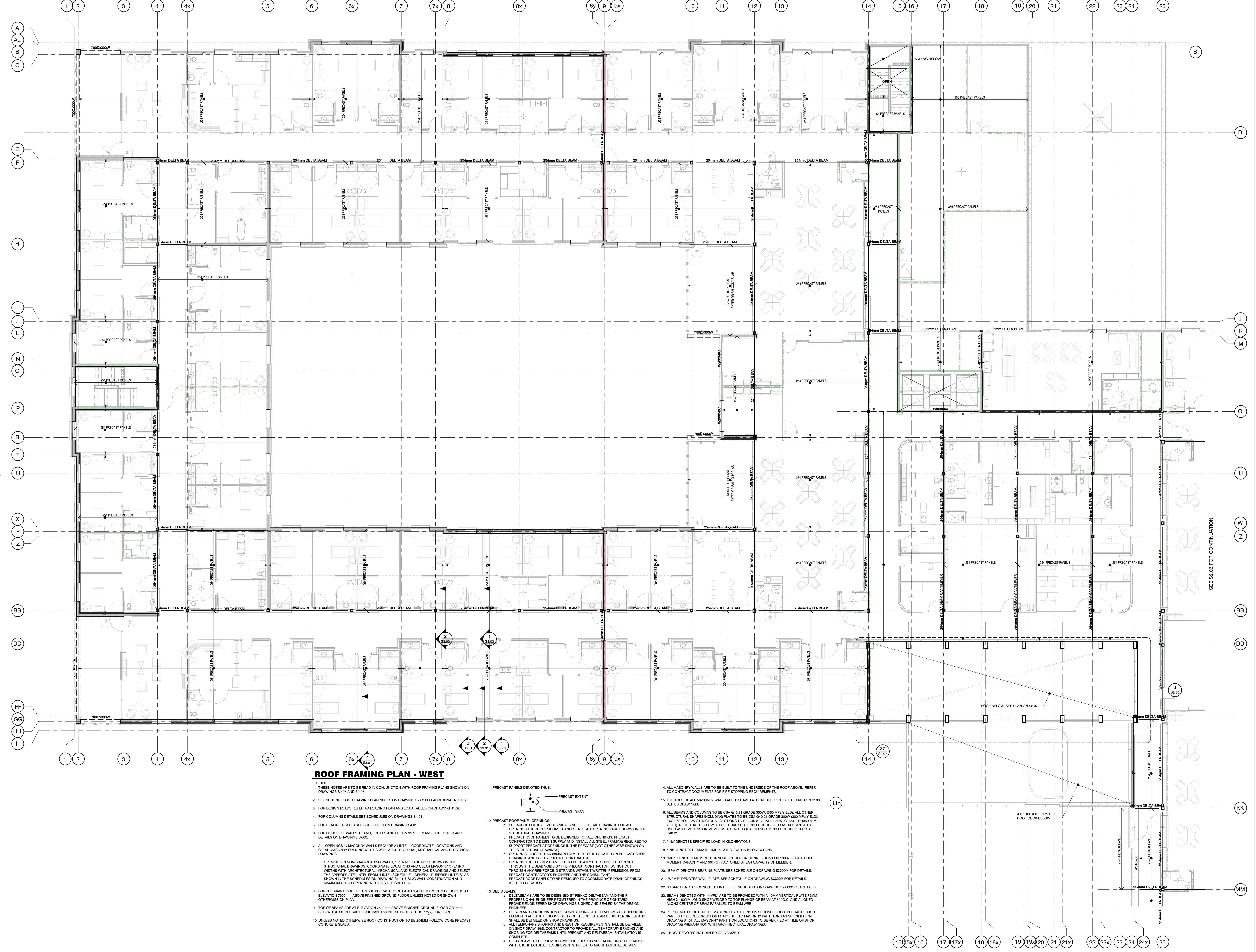


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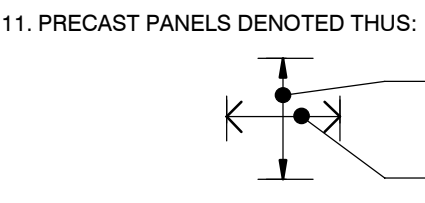
Project No.	Drawn By	Per Date
6555_001	Author	12/02/25





ROOF FRAMING PLAN - WEST

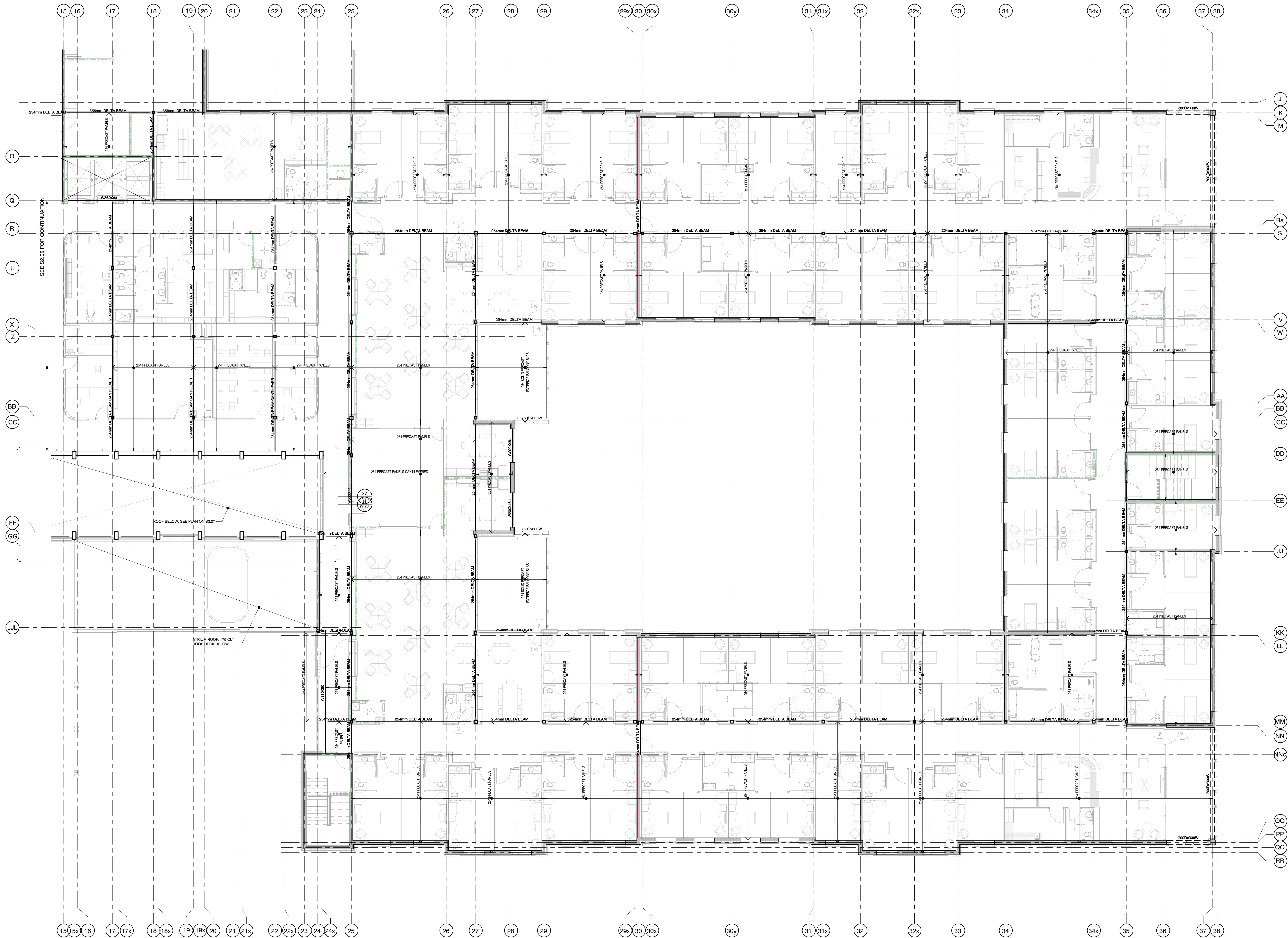
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1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH ROOF FRAMING PLANS SHOWN ON DRAWINGS S2.05 AND S2.06.
2. SEE SECOND FLOOR FRAMING PLAN NOTES ON DRAWING S2.03 FOR ADDITIONAL NOTES.
3. FOR DESIGN LOADS REFER TO LOADING PLAN AND LOAD TABLES ON DRAWING S1.02.
4. FOR COLUMNS DETAILS SEE SCHEDULES ON DRAWING S4.01.
5. FOR BEARING PLATES SEE SCHEDULES ON DRAWING S4.01.
6. FOR CONCRETE WALLS, BEAMS, LINTELS AND COLUMNS SEE PLANS, SCHEDULES AND DETAILS ON DRAWING S300.
7. ALL OPENINGS IN MASONRY WALLS REQUIRE A LINTEL. COORDINATE LOCATIONS AND CLEAR MASONRY OPENING WIDTHS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SELECT THE APPROPRIATE LINTEL FROM LINTEL SCHEDULE. GENERAL PURPOSE LINTELS AS SHOWN IN THE SCHEDULES ON DRAWING S1.01. USING WALL CONSTRUCTION AND MAXIMUM CLEAR OPENING WIDTH AS THE CRITERIA.
8. FOR THE MAIN ROOF THE TOP OF PRECAST ROOF PANELS AT HIGH POINTS OF ROOF IS AT ELEVATION 7600mm ABOVE FINISHED GROUND FLOOR UNLESS NOTED OR SHOWN OTHERWISE ON PLAN.
9. TOP OF BEAMS ARE AT ELEVATION 7800mm ABOVE FINISHED GROUND FLOOR OR 0mm BELOW TOP OF PRECAST ROOF PANELS UNLESS NOTED THUS "xxx" ON PLAN.
10. UNLESS NOTED OTHERWISE ROOF CONSTRUCTION TO BE 254mm HOLLOW CORE PRECAST CONCRETE SLABS.



11. PRECAST PANELS DENOTED THUS:
12. PRECAST ROOF PANEL OPENINGS:
- a. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL OPENINGS THROUGH PRECAST PANELS. NOT ALL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS.
  - b. PRECAST ROOF PANELS TO BE DESIGNED FOR ALL OPENINGS. PRECAST CONTRACTOR TO DESIGN SUPPLY AND INSTALL ALL STEEL FRAMING REQUIRED TO SUPPORT PRECAST AT OPENINGS IN THE PRECAST (NOT OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS).
  - c. OPENINGS LARGER THAN 38mm IN DIAMETER TO BE LOCATED ON PRECAST SHOP DRAWINGS AND CUT BY PRECAST CONTRACTOR.
  - d. OPENINGS UP TO 38mm DIAMETER TO BE NEATLY CUT OR DRILLED ON SITE THROUGH THE SLAB VOIDS BY THE PRECAST CONTRACTOR. DO NOT CUT THROUGH ANY REINFORCING STRANDS WITHOUT WRITTEN PERMISSION FROM PRECAST CONTRACTOR'S ENGINEER AND THE CONSULTANT.
  - e. PRECAST ROOF PANELS TO BE DESIGNED TO ACCOMMODATE DRAIN OPENINGS AT THEIR LOCATION.
13. DELTABEAMS:
- a. DELTABEAMS ARE TO BE DESIGNED BY PERKIO DELTABEAM AND THEIR PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
  - b. PROVIDE ENGINEERED SHOP DRAWINGS SIGNED AND SEALED BY THE DESIGN ENGINEER.
  - c. DESIGN AND COORDINATION OF CONNECTIONS OF DELTABEAMS TO SUPPORTING ELEMENTS ARE THE RESPONSIBILITY OF THE DELTABEAM DESIGN ENGINEER AND SHALL BE DETAILED ON SHOP DRAWINGS.
  - d. ALL TEMPORARY SHORING AND ERECTION REQUIREMENTS SHALL BE DETAILED ON SHOP DRAWINGS. CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING AND SHORING FOR DELTABEAMS UNTIL PRECAST AND DELTABEAM INSTALLATION IS COMPLETE.
  - e. DELTABEAMS TO BE PROVIDED WITH FIRE RESISTANCE RATING IN ACCORDANCE WITH ARCHITECTURAL REQUIREMENTS. REFER TO ARCHITECTURAL DETAILS.

14. ALL MASONRY WALLS ARE TO BE BUILT TO THE UNDERSIDE OF THE ROOF ABOVE. REFER TO CONTRACT DOCUMENTS FOR FIRE STOPPING REQUIREMENTS.
15. THE TOPS OF ALL MASONRY WALLS ARE TO HAVE LATERAL SUPPORT. SEE DETAILS ON S100 SERIES DRAWINGS.
16. ALL BEAMS AND COLUMNS TO BE CSA G40.21 GRADE 350W, 300 MPa YIELD, ALL OTHER STRUCTURAL SHAPES INCLUDING PLATES TO BE CSA G40.21 GRADE 350W (300 MPa YIELD), EXCEPT HOLLOW STRUCTURAL SECTIONS TO BE G40.21 GRADE 350W, CLASS "H" (300 MPa YIELD). NOTE THAT HOLLOW STRUCTURAL SECTIONS PRODUCED TO ASTM STANDARDS USED AS COMPRESSION MEMBERS ARE NOT EQUAL TO SECTIONS PRODUCED TO CSA G40.21.
17. "kN" DENOTES SPECIFIED LOAD IN KILONEWTONS.
18. "kN" DENOTES ULTIMATE LIMIT STATES LOAD IN KILONEWTONS.
19. "MC" DENOTES MOMENT CONNECTION. DESIGN CONNECTION FOR 100% OF FACTORED MOMENT CAPACITY AND 50% OF FACTORED SHEAR CAPACITY OF MEMBERS.
20. "BPP#" DENOTES BEARING PLATE. SEE SCHEDULE ON DRAWING SXXXXX FOR DETAILS.
21. "WPP#" DENOTES WALL PLATE. SEE SCHEDULE ON DRAWING SXXXXX FOR DETAILS.
22. "CL#/" DENOTES CONCRETE LINTEL. SEE SCHEDULE ON DRAWING SXXXXX FOR DETAILS.
23. BEAMS DENOTED WITH "VPL" ARE TO BE PROVIDED WITH A 10mm VERTICAL PLATE 75mm HIGH X 150mm LONG SHOP WELDED TO TOP FLANGE OF BEAM AT 800 C. AND ALIGNED ALONG CENTRE OF BEAM PARALLEL TO BEAM WEB.
24. " " DENOTES OUTLINE OF MASONRY PARTITIONS ON SECOND FLOOR. PRECAST FLOOR PANELS TO BE DESIGNED FOR LOADS DUE TO MASONRY PARTITIONS AS SPECIFIED ON DRAWING S1.01. ALL MASONRY PARTITION LOCATIONS TO BE VERIFIED AT TIME OF SHOP DRAWING PREPARATION WITH ARCHITECTURAL DRAWINGS.
25. "HD" DENOTES HOT DIPPED GALVANIZED.



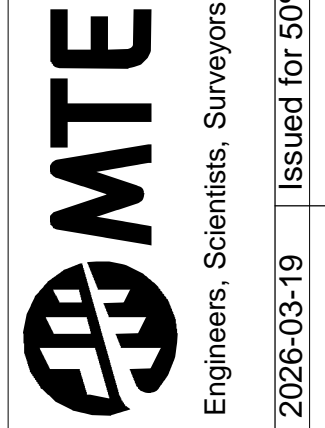


ROOF FRAMING PLAN - EAST

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SEAFORTH LONG TERM CARE

CENTENNIAL DRIVE SEAFORTH  
ROOF FRAMING PLAN - EAST



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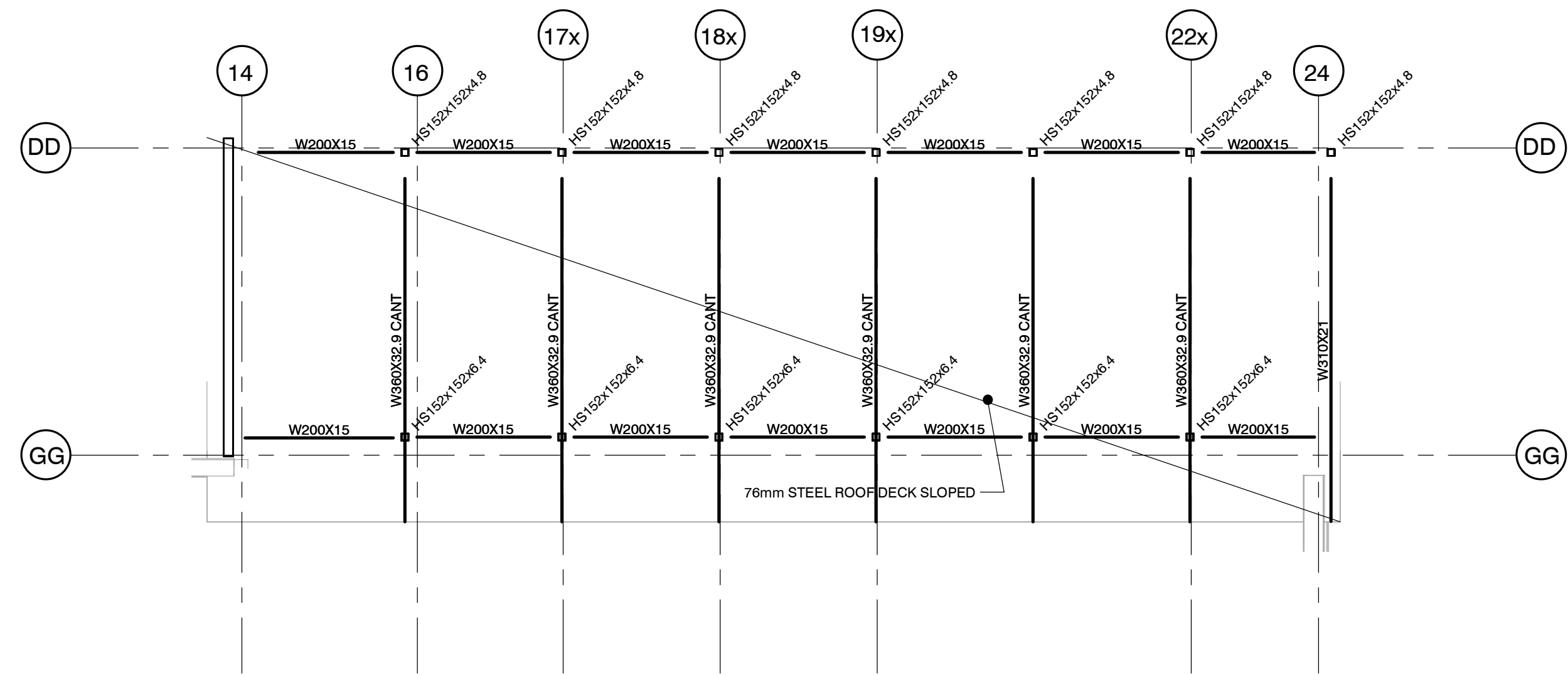
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Project No.	Drawn By	Author	
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Engineers, Scientists, Surveyors  
2026-03-19  
Issued for 50% Budget

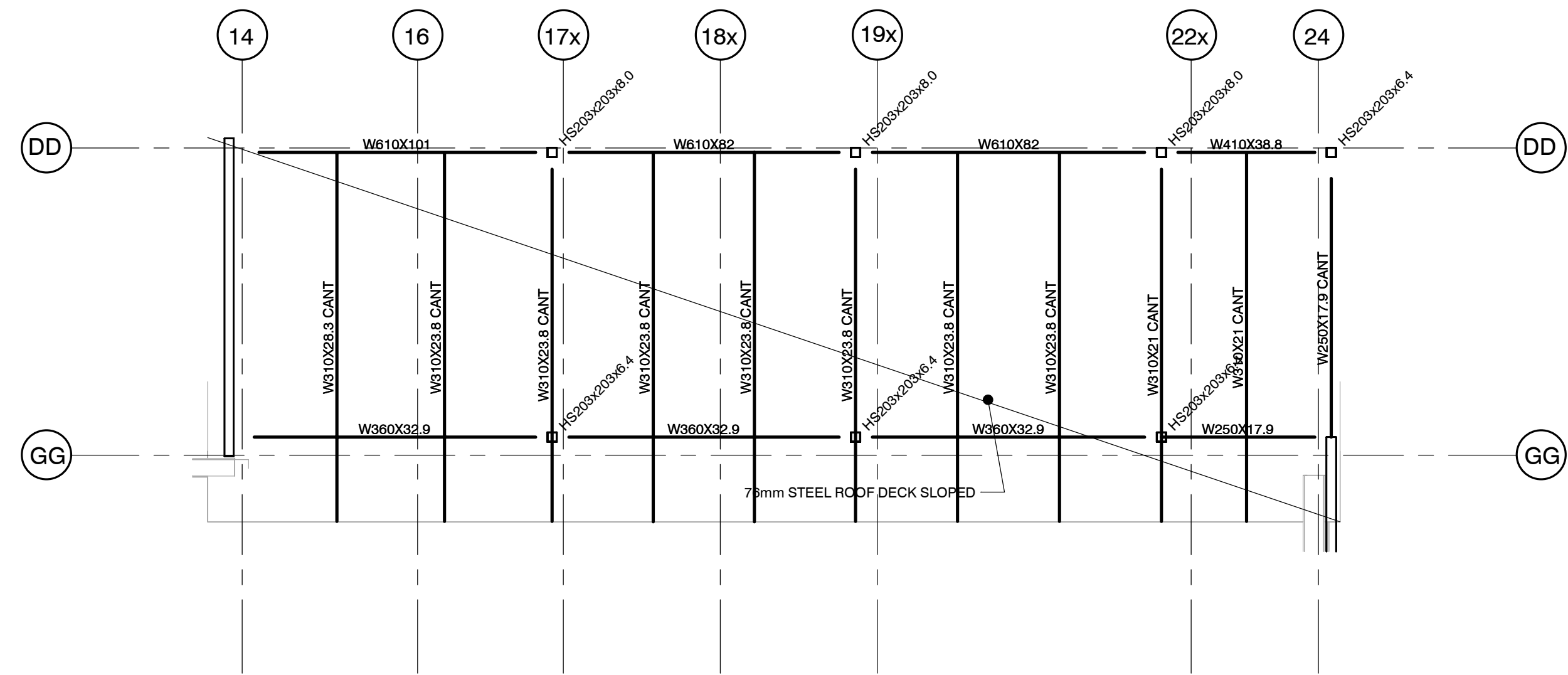




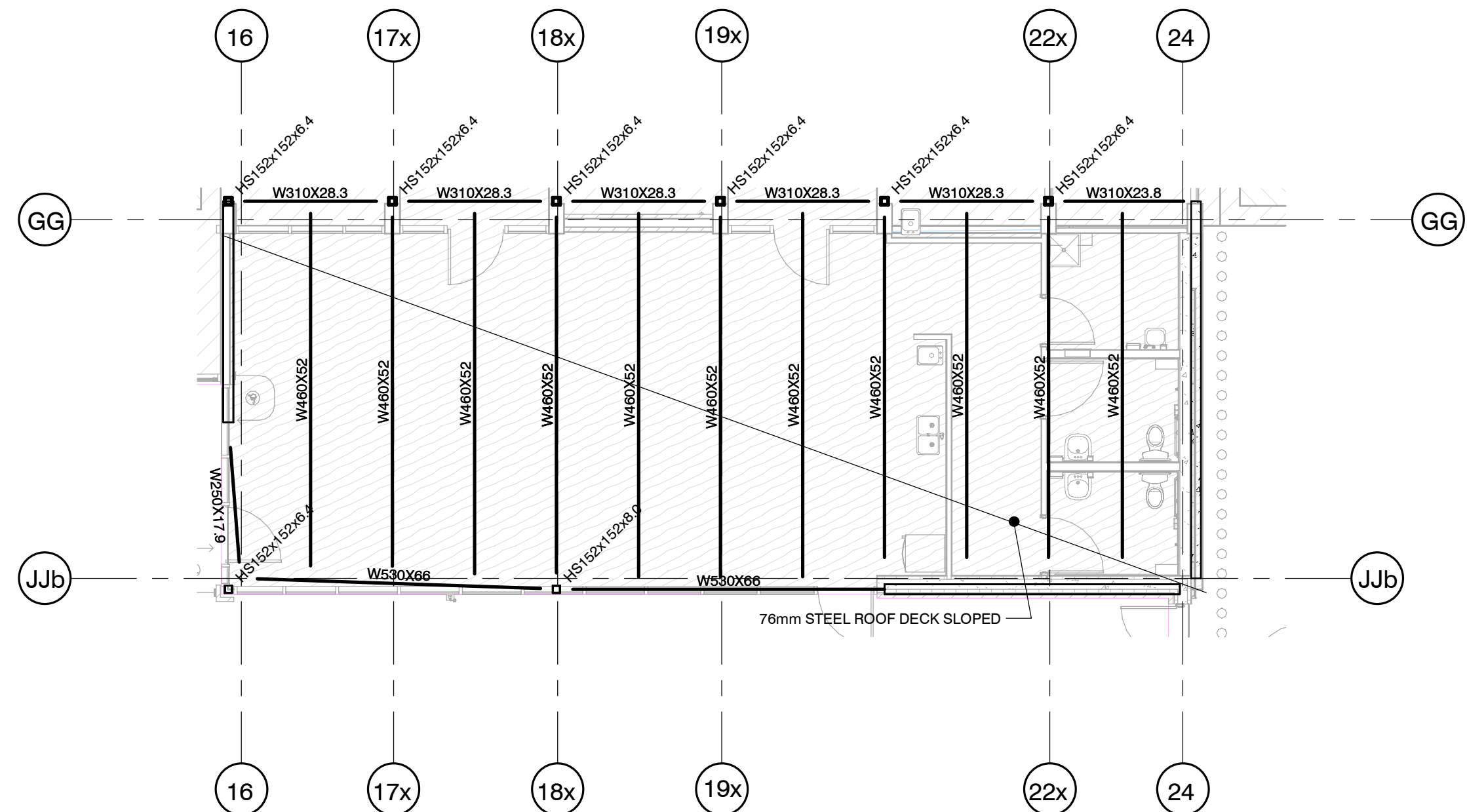




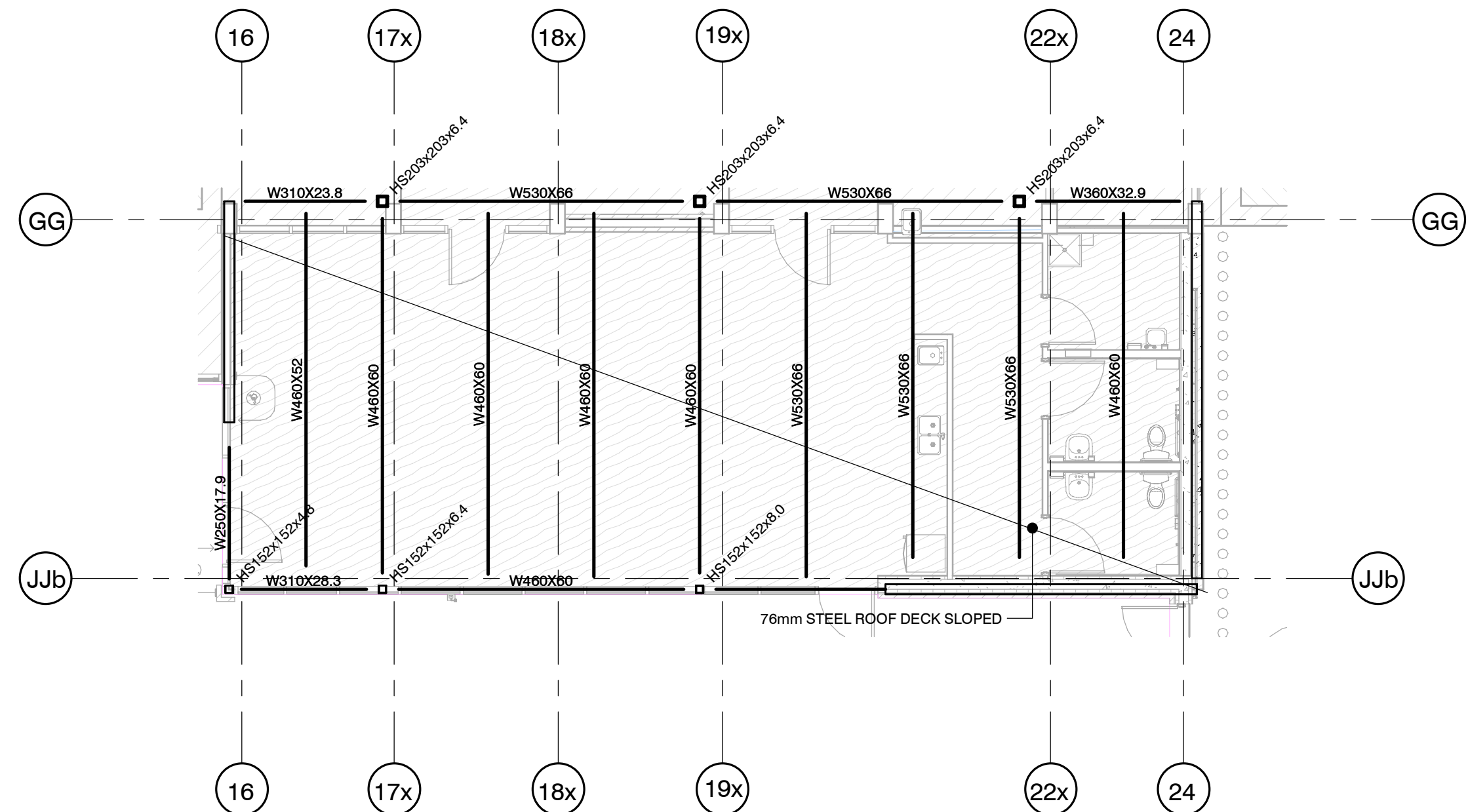
**SLOPED ROOF PLAN - ALTERNATE**  
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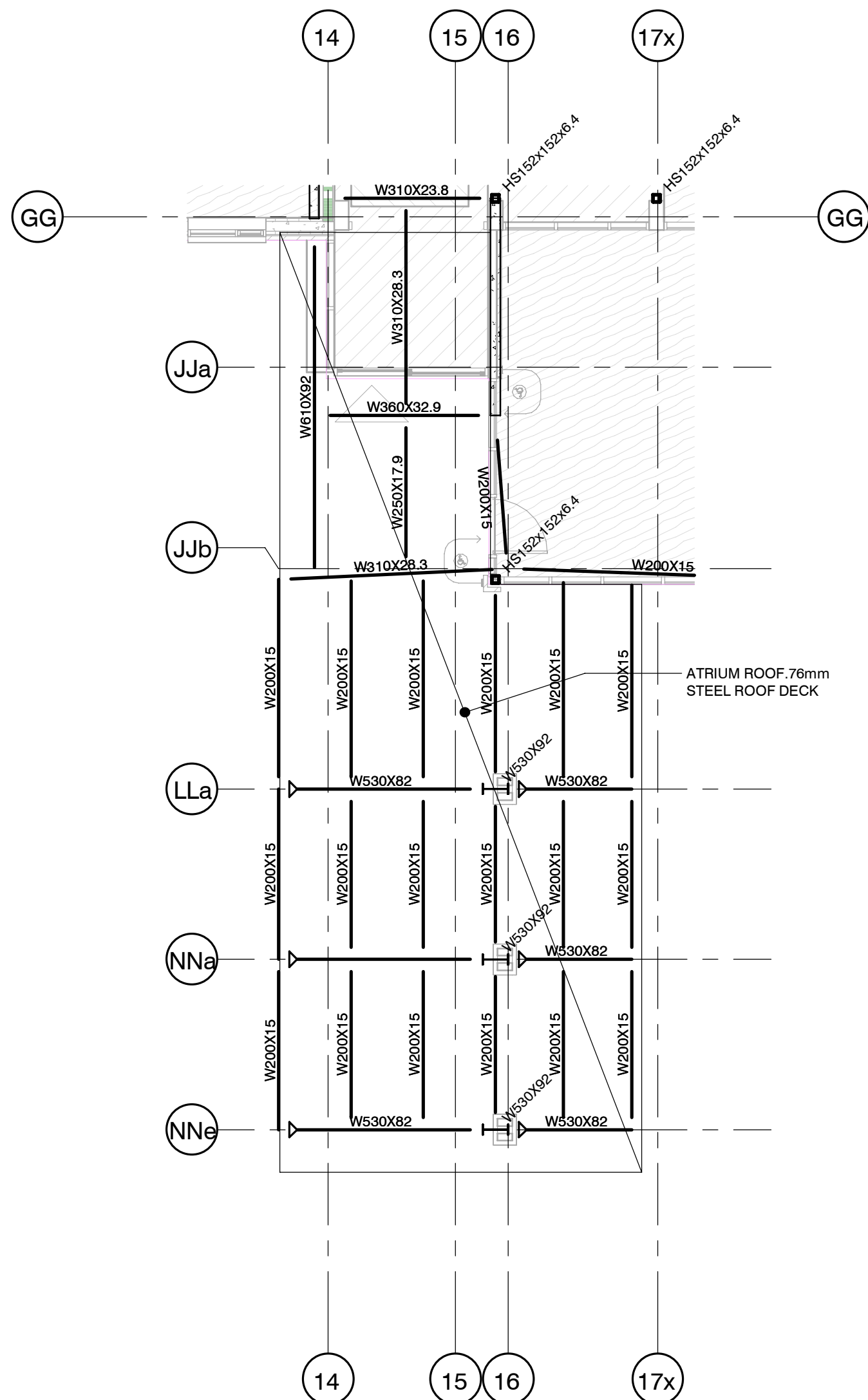
**SLOPED ROOF PLAN - ALTERNATE 2**  
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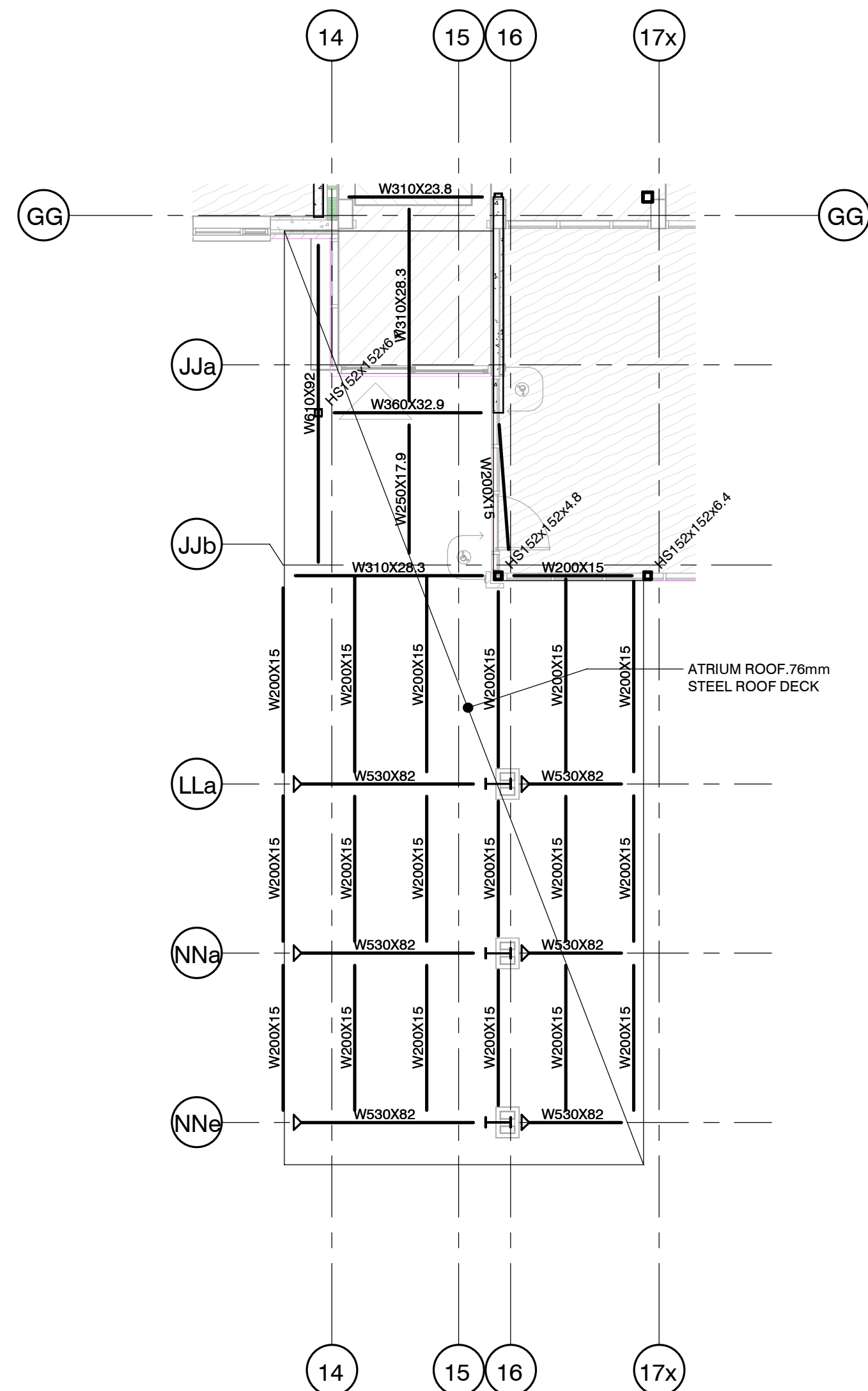
**ATTRIUM FRAMING PLAN - ALTERNATE**  
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**ATTRIUM FRAMING PLAN - ALTERNATE 2**  
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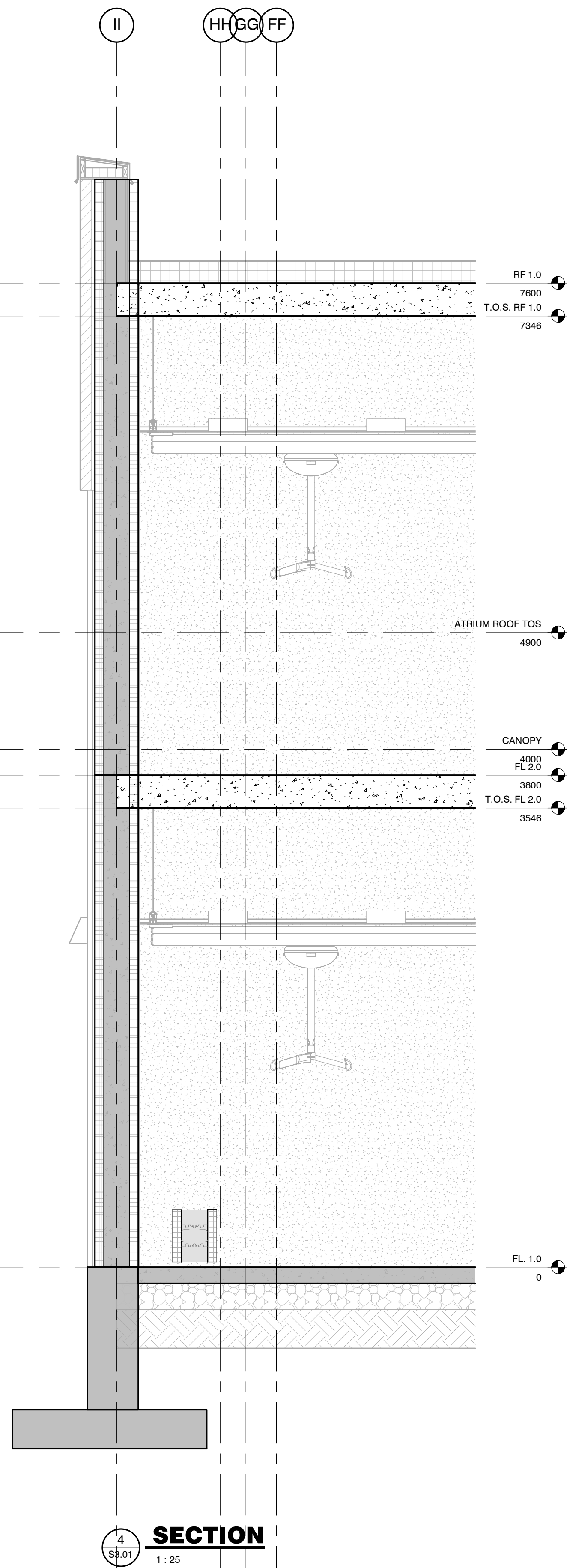
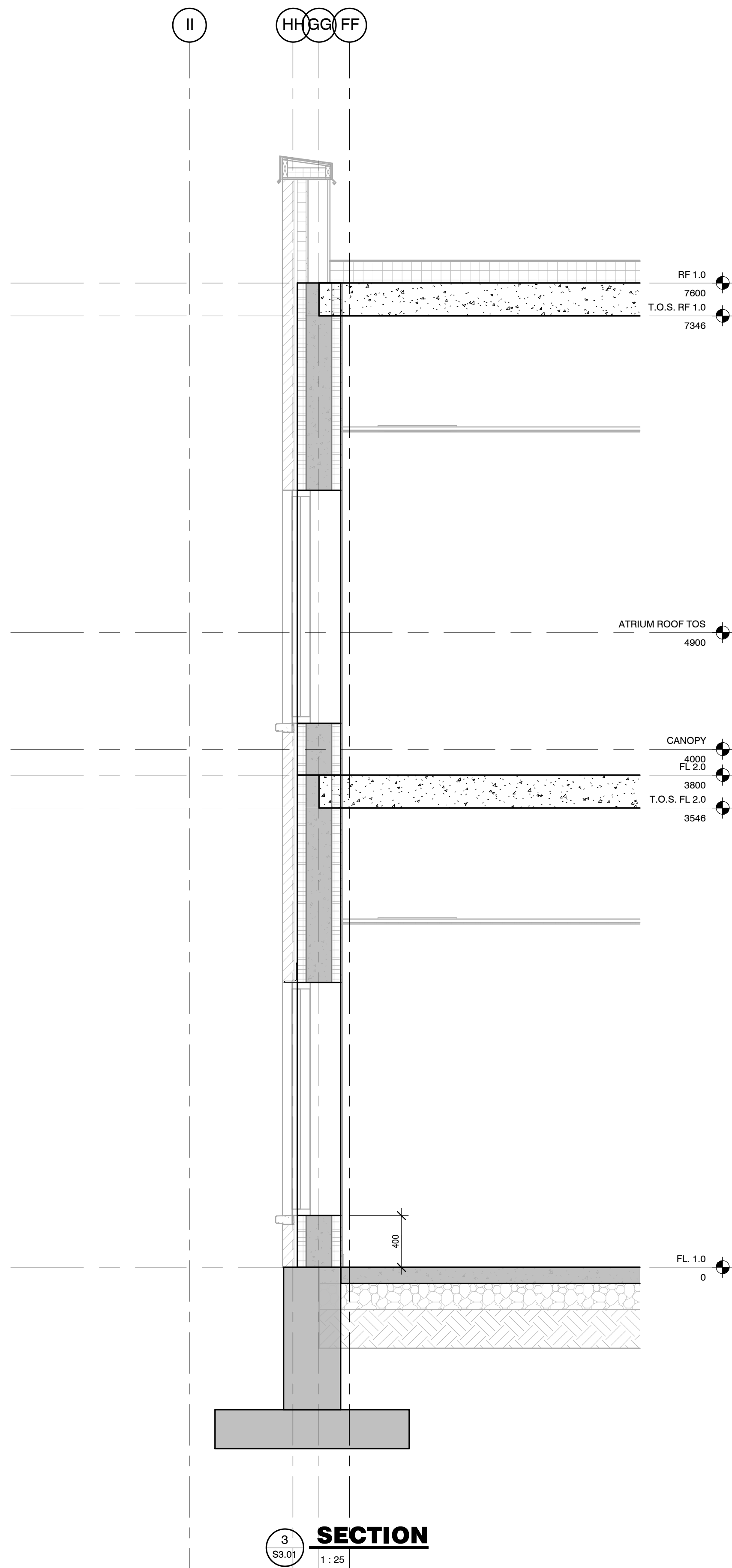
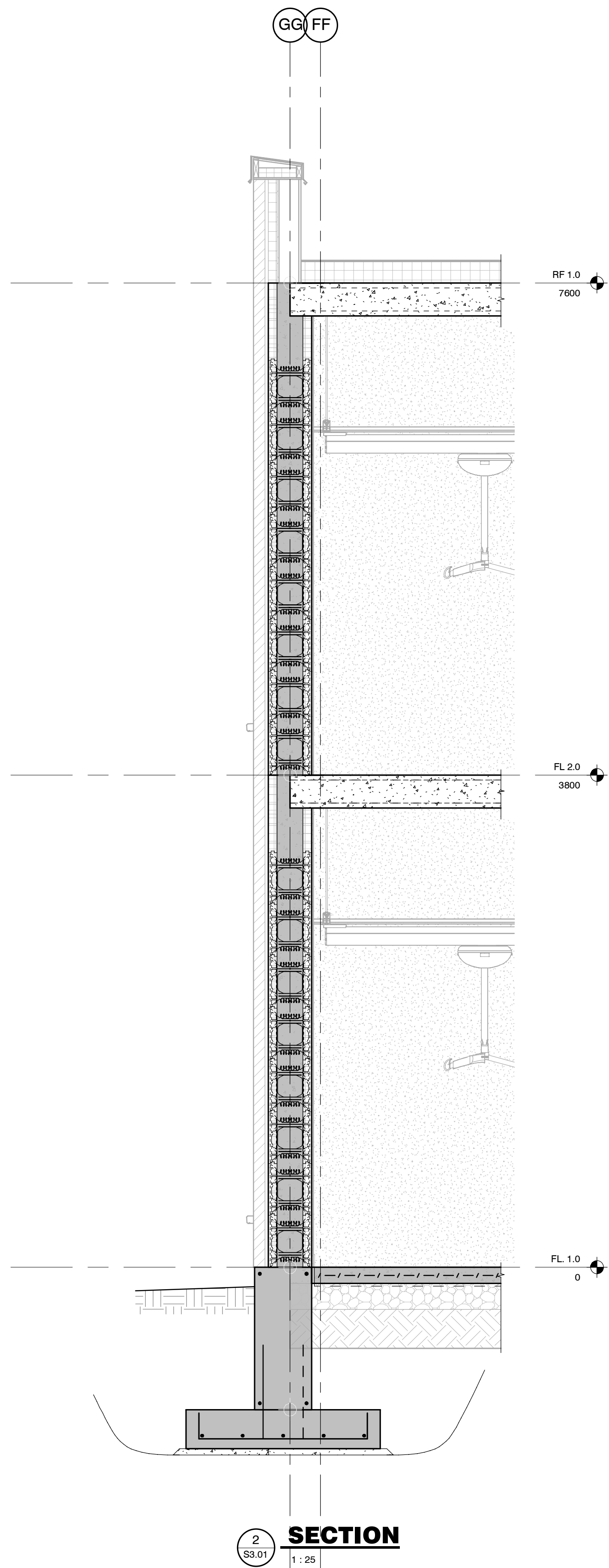
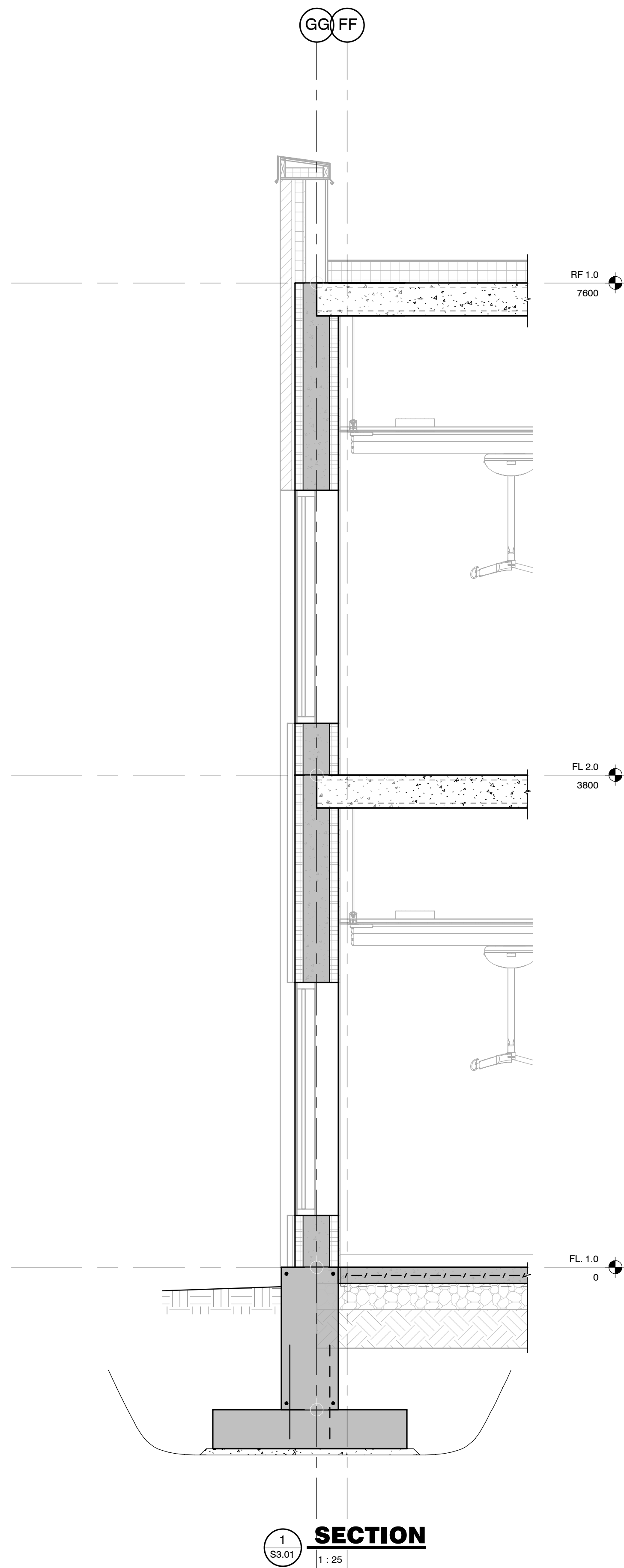


**CANOPY FRAMING PLAN - ALTERNATE**  
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**CANOPY FRAMING PLAN - ALTERNATE 2**  
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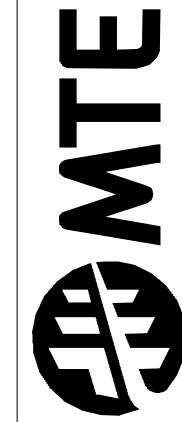
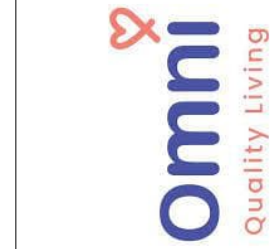


SEAFORTH LONG TERM CARE

CENTENNIAL DRIVE SEAFORTH

SECTIONS

OMNI QUALITY LIVING	
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Per Date:	
12/16/25	



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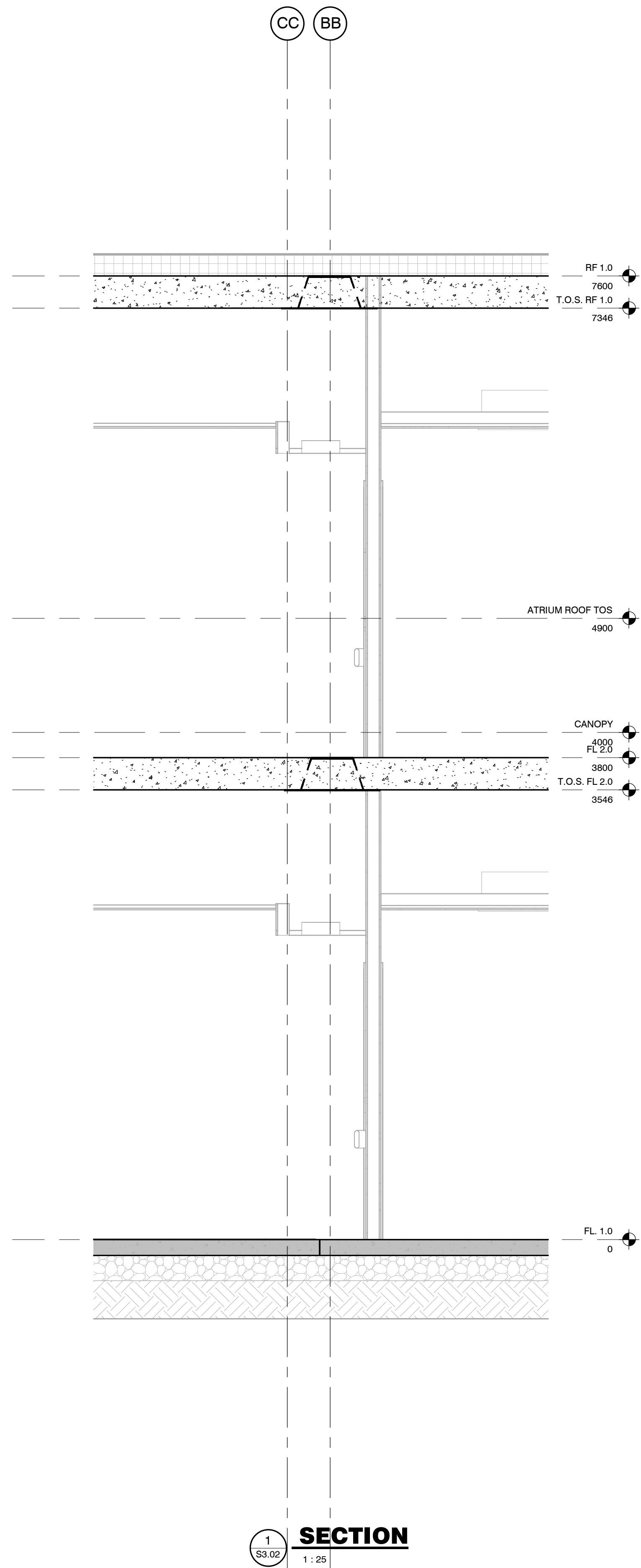
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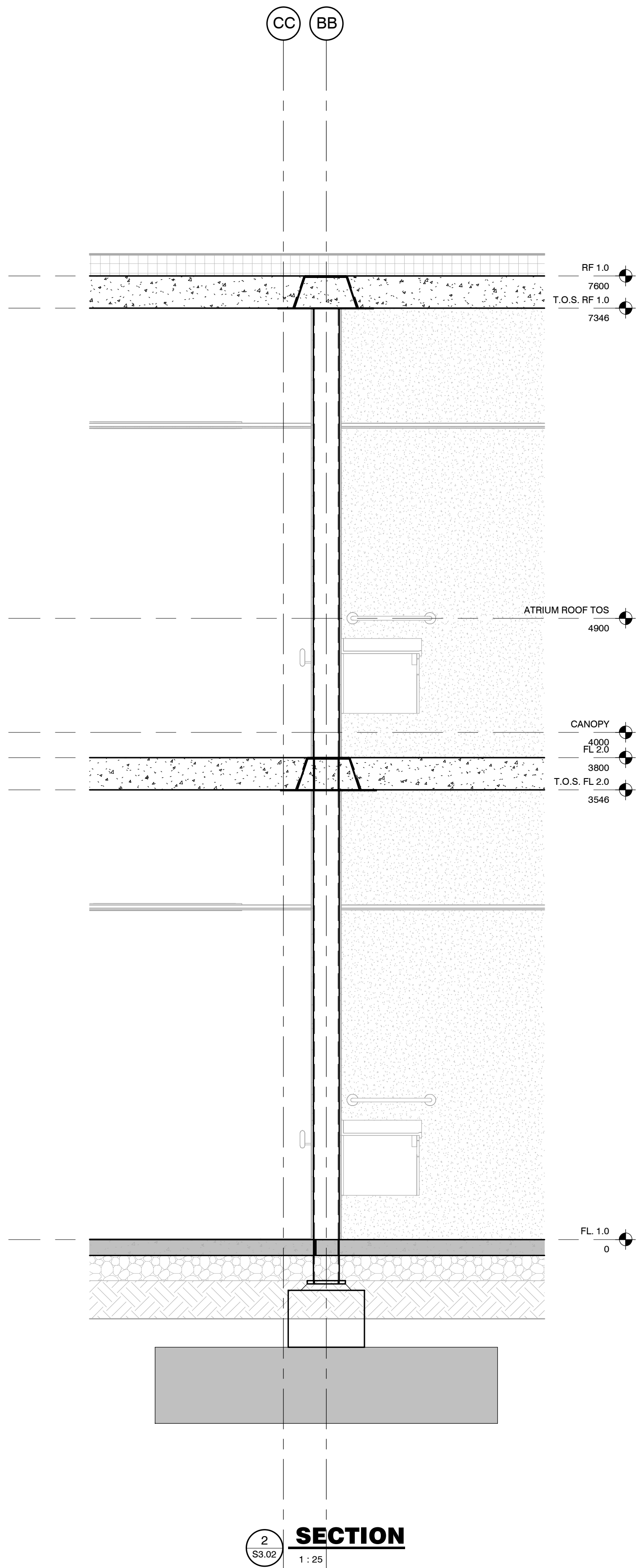
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## SEAFORTH LONG TERM CARE

CENTENNIAL DRIVE SEAFORTH

SECTIONS

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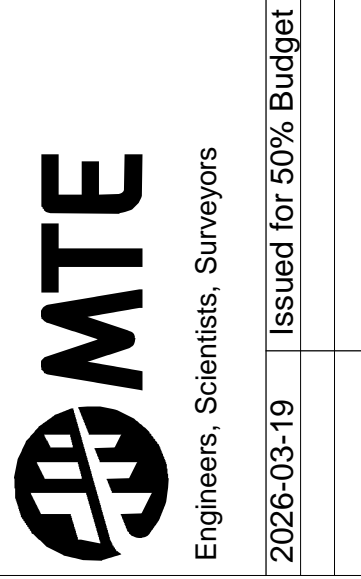
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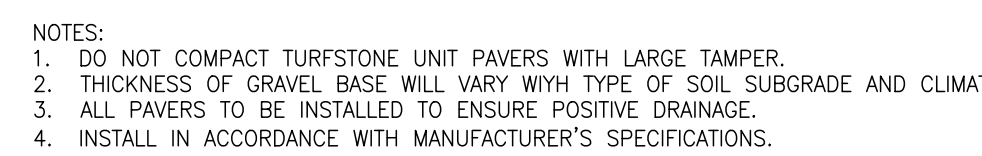
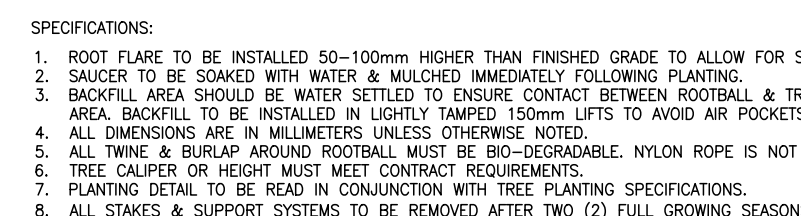
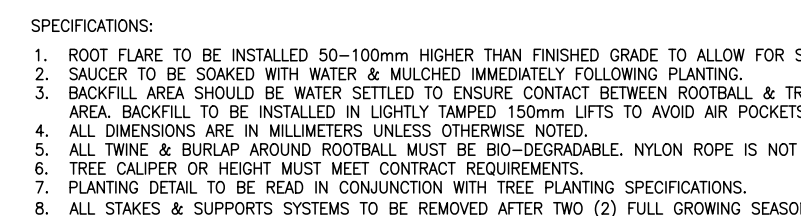
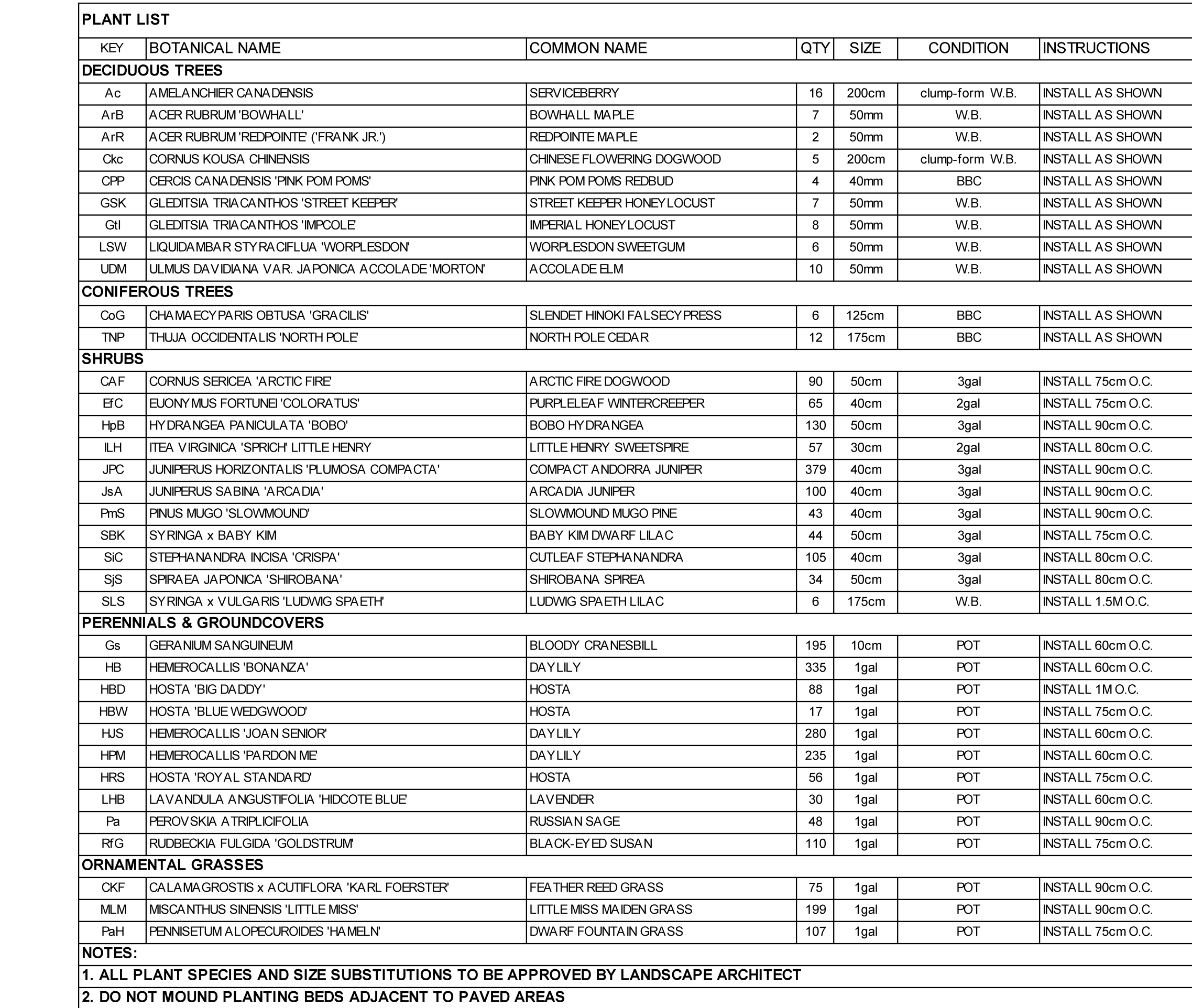
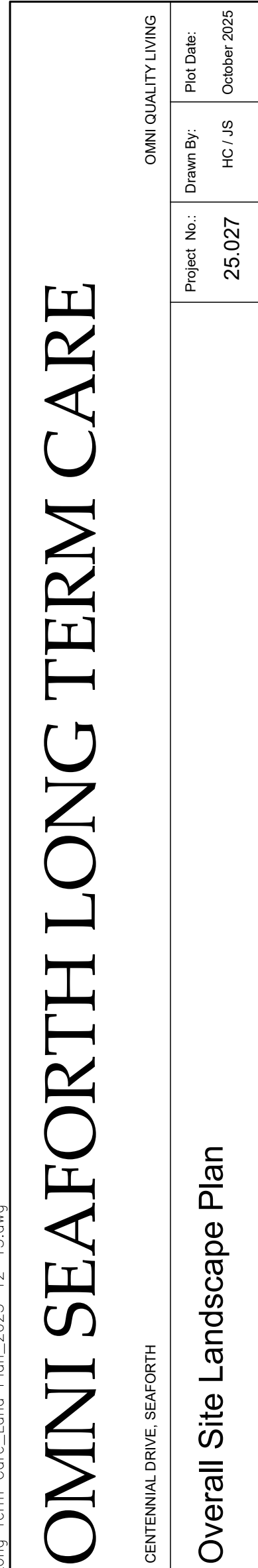
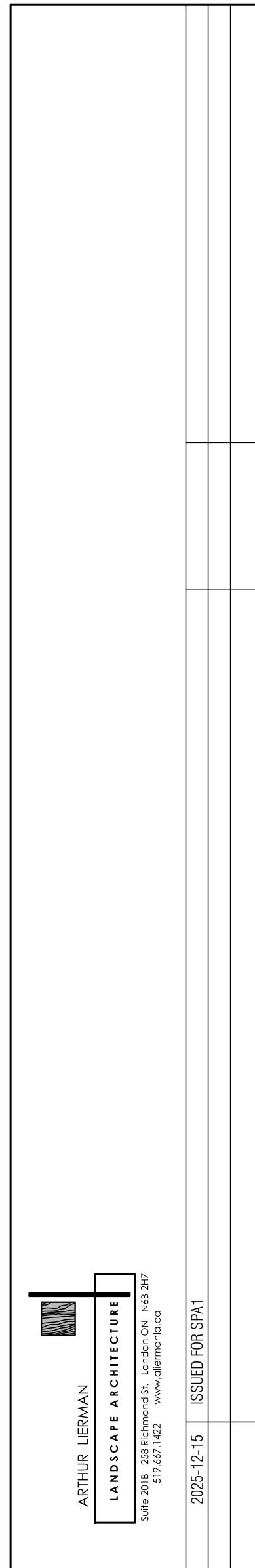
RF 2.0		RF 2.0	
10854		10854	
RF 1.0 T.O.S: RF 1.0 7600 7346		RF 1.0 T.O.S: RF 1.0 7600 7346	
ATRIVM ROOF TOS		ATRIVM ROOF TOS	
4900 CANOPY FL 2.0 8005: FL 2.0 3800 3546		4900 CANOPY FL 2.0 8005: FL 2.0 3800 3546	
FL 1.0		FL 1.0	
0		0	
Column Locations	B-2 F-4 F-4x F-5 F-6x F-7x F-8x F-8y F-9x F-10 F-12 F-14 H-4 H-12 H-14 J-4 K-18 K-37 L-12 L-14 Q-14 R-12 R-14 S-25 S-27 S-29 S-29x S-30x S-30y S-31x S-32x S-34 S-34x S-35 T-4 U-14 U-17 U-19 U-22 W-25 W-27 W-35 X-4 X-12 Z-14 Z-17 Z-19 Z-22 AA-35 BB-4 BB-4x BB-5 BB-6x BB-7x BB-8x BB-8y BB-9x	B-2 F-4 F-4x F-5 F-6x F-7x F-8x F-8y F-9x F-10 F-12 F-14 H-4 H-12 H-14 J-4 K-18 K-37 L-12 L-14 Q-14 R-12 R-14 S-25 S-27 S-29 S-29x S-30x S-30y S-31x S-32x S-34 S-34x S-35 T-4 U-14 U-17 U-19 U-22 W-25 W-27 W-35 X-4 X-12 Z-14 Z-17 Z-19 Z-22 AA-35 BB-4 BB-4x BB-5 BB-6x BB-7x BB-8x BB-8y BB-9x	





Column Locations	FL 1.0 0	FL 2.0 3800	7600 RF 1.0
BB-10		HSS20x20x.4	
BB-12		HSS24x24x.7.9	
BB-14		HSS24x24x.5	
BB-17		HSS20x20x.4	
BB-19		HSS20x20x.4	
BB-22		HSS20x20x.4	
BB-25		HSS24x24x.7.9	
BB-27		HSS20x20x.4	
DD-14		30x60	
DD-15x		30x60	
DD-17x		30x60	
DD-18x		30x60	
DD-18x		30x60	
DD-21x		30x60	
DD-22x		30x60	
DD-24x		30x60	
DD-25		HSS20x20x.4	
FF-14		30x60	
GG-15x		30x60	
GG-17x		30x60	
GG-18x		30x60	
GG-19x		30x60	
GG-21x		30x60	
GG-22x		30x60	
GG-24x		30x60	
GG-25		HSS20x20x.0	
GG-27		HSS20x20x.4	
HH-2		MTE 20x40	
JJ-35		HSS20x20x.4	
KK-25		HSS20x20x.0	
KK-27		HSS20x20x.0	
KK-35		HSS20x20x.0	
MM-25		HSS20x20x.0	
MM-27		HSS24x24x.7.9	
MM-27		HSS20x20x.0	
MM-29		HSS20x20x.0	
MM-29x		HSS20x20x.0	
MM-30x		HSS20x20x.0	
MM-30y		HSS20x20x.0	
MM-31x		HSS20x20x.0	
MM-32x		HSS20x20x.0	
MM-34		HSS24x24x.4	
MM-34x		HSS20x20x.0	
MM-35		HSS20x20x.0	
PP-37		MTE 20x40	
JJa-14		HSS18x18x.4	
JJb-16		HSS18x18x.4	
JJb-18x		HSS18x18x.4	
JJc-16		30x132	
LLb-16		30x132	
LLc-16		30x132	
NNb-16		30x132	
NNi-16		30x132	
NNf-16		30x132	
	FL 1.0 0	FL 2.0 3800	7600 RF 1.0





Notes:

1. ALL PLANTING BEDS TO HAVE 450mm MIN. DEPTH OF SCREENED TOPSOIL MIX WITH 4% ORGANIC MATTER.
2. ALL TREE PITS AND PLANTING BEDS TO HAVE 75mm MIN. DEPTH OF 'GRO-BARK' SHREDED PINE MULCH.
3. ALL AREAS OF EXISTING GRASS DISTURBED BY CONSTRUCTION TO BE REPAIRED AND SOODED.

1. THESE SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY THE PRIME CONSULTANT.
2. THE CONTRACTOR SHALL REPAIR AT HIS EXPENSE ALL DAMAGE TO ALL EXISTING STRUCTURES/UTILITIES/CONDITIONS CAUSED BY HIS WORK.

1. ALL WORKSMANSHIP SHALL MEET THE STANDARDS OF LANDSCAPE ONTARIO.
2. INSTALL PLANT MATERIAL TRUE TO NAME, SIZE AND CONDITION AS SPECIFIED.
3. ALL PLANT MATERIAL TO BE NURSERY GROWN AND CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
4. ALL PLANT MATERIAL TO BE PLACED BY LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL TREE TRIPS AND PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 75mm.
6. ALL PLANTING BEDS TO BE CHISELED AND FINISHED TO A FINISH GRADE.
7. ALL TREES SHALL BE PLANTED BY APPROVED PROVIDERS AND OBTAINERS TO PROVIDE PROTECTION.
8. ALL TREES TO BE STAKED UPON PLANTING AS SPECIFIED.
9. ALL TREES TO BE INSTALLED IN SOILED OR GRASSED AREAS TO HAVE PLASTIC MOWER GUARDS INSTALLED AROUND TREES.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE.
11. ALL PLANT MATERIAL TO BE REPLACED DURING THE WARRANTY PERIOD IF IT IS FOUND TO BE REPLACED AT NO EXTRA COST TO THE OWNER.
12. ALL PLANT MATERIAL TO BE RECHECKED, WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.
13. ALL PLANT MATERIAL TO BE WATERED & MAINTAINED UNTIL OWNER ACCEPTS SUBSTANTIAL COMPLETION.

1. TOPSOIL TO BE SCREENED TOPSOIL MIX WITH 4% ORGANIC MATTER.
2. ALL SODDED AND SEEDING AREAS TO HAVE A MINIMUM DEPTH OF 150mm (6") OF TOPSOIL.
3. PLANTING BEDS AND TREE PITS TO BE BACKFILLED WITH 4 PARTS TOPSOIL (AS SPECIFIED ABOVE) TO 1 PART PEAT MOSS, PLUS .6 KG. OF BONE MEAL PER CUBIC METER (1 LB. PER CUBIC YARD) OF FINISHED MIXTURE. PROVIDE 450mm (18") OF TOPSOIL FOR PLANTING BEDS.

5. ALL LANDSCAPED AREAS TO BE SOODED UNLESS OTHERWISE NOTED ON DRAWINGS. ALL SOE IS TO CURB UNLESS OTHERWISE NOTED.

6. ALL AREAS MUST MEET THE SPECIFICATIONS OF THE NURSERY SOE GROWERS ASSOCIATION OF ONTARIO FOR CERTIFIED NO. 1 TURFGRASS.

7. ALL SOODED AREAS TO HAVE A MINIMUM DEPTH OF 150mm (6") OF TOPSOIL AND 150mm (6") OF SUBSOIL.

8. ROUGH GRADED AND COMPACTED SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 100mm (4") FREE OF ALL STONES, ROOTS AND BRANCHES LARGER THAN 25mm (1") DIAMETER.

9. ALL SOE ON PREPARED TOPSOIL WITH STAGGED JOINTS AND BUTT JOINTS SHALL BE REPAIRED IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100mm (4") OF SOIL AND REPAIR MINOR GRADE DEFICIENCIES.

10. REPAIR SOE ON ALL AREAS GREATER THAN 3:1 AS REQUIRED. REPAIR IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100mm (4") OF SOIL.

TECHO-BLOC AQUASTORM TURF PAPER  
(100x255x10mm) IN GREY COLOUR WITH  
SMOOTH FINISH IN 03 HERRINGBONE PATTERN.  
SEE LAYOUT ON L1

25mm MAX. BEDDING SAND UNCOMPACTED

VOIDS IN TURFSTONE FILLED WITH SCREENED  
TOPSOIL. SET 20mm BELOW TOP OF PAPER

SOD PLUG

TECHO-BLOC INDUSTRIA SMOOTH PAPER  
(100x260x20mm) IN GREYED NOVEL  
COLOUR WITH TECHNISAIL, IUP NETXELGE  
POLYMERIC JOINT SAND IN URBAN GREY  
COLOUR AS MANUFACTURED BY TECHNISAIL.  
SEE LAYOUT ON L1

— SNAP—EDGE EDGE RESTRAINT

— MIRAFIX 140N NON-WOVEN GEOTEXTILE  
OR APPROVED ALTERNATE

— 300mm GRANULAR "A" COMPACTED TO 98% SPD

— EXISTING SUBGRADE COMPACTED TO  
98% SPD





