



ISSUED FOR PERMIT
Glac Bay Place
223 St. Andrew St. East, Fergus

PROJECT ARCHITECT



FRYETT TURNER ARCHITECTS INC.
115 METCALFE ST.
ELORA, ON
N0B 1S0
CONTACT: ROBERT TURNER
P: (519) 846 2201

STRUCTURAL ENGINEER



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116 SPEEDVALE AVE. WEST
GUELPH, ON
N1H 1G3
CONTACT: RYNE CAMERON
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MECHANICAL ENGINEER



COLLINS ENGINEERING GROUP INC.
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N2H 6R6
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MTE CONSULTANTS INC.
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KITCHENER, ON
N2B 3X9
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LANDSCAPE ARCHITECT



HILL DESIGN STUDIO INC.
1601 RIVER ROAD UNIT #303
KITCHENER, ON
N2A 3Y4
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DRAWING LIST

ARCHITECTURAL

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STRUCTURAL

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MECHANICAL

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CIVIL

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C2.1 SITE GRADING AND EROSION AND SEDIMENT
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C2.3 NOTES AND DETAILS PLAN













LANDSCAPE

L1 LANDSCAPE PLAN
L2 DETAILS

10.1 General Commercial Provisions - C.17.7.6				
ROW	REGULATION	REQUIRED	PROPOSED	COMPLIES
a)	Minimum Lot Area	No Minimum	931.27 m ²	YES
b)	Minimum Lot Frontage	No Minimum	25.124 m (St. Andrew St.)	YES
c)	Minimum Front Yard	No Minimum	0 m (St. Andrew St.)	YES
d)	Minimum Rear Yard	No minimum except where a rear yard abuts a Residential Zone, the minimum shall be 3.0 metres (9.8')	18.76 m	YES
e)	Minimum Interior Side Yard	2.0 m	2.10 m	YES
f)	Minimum Setback for Storeys above the 4th Floor	Setbacks as follows shall apply from the corresponding main wall: i. Front: 1.0 m ii. East (Interior Side): 1.6 m iii. West (Exterior Side): 1.6 m	South (Front): 1.0 m East: 1.6 m West: 1.6 m	YES
g)	Maximum Lot Coverage	40%	45%	YES
h)	Minimum Lot Coverage	No Minimum	0 m (Gourlie St.)	
i)	Maximum Building Height	5 Storeys but not more than 16.7 m	5 Storeys, 16.5 m	YES
j)	Buffer Strip	A buffer strip is required along any interior side lot line and rear lot line which abuts land zoned for residential or institutional purposes.	N/A	N/A
k)	Permitted Uses	Residential uses are permitted on the ground floor to a maximum of 60% of the ground floor area.	Ground Floor Area = 597 m ² Area of Residential Use = 227.5 m ² (51.3%)	YES

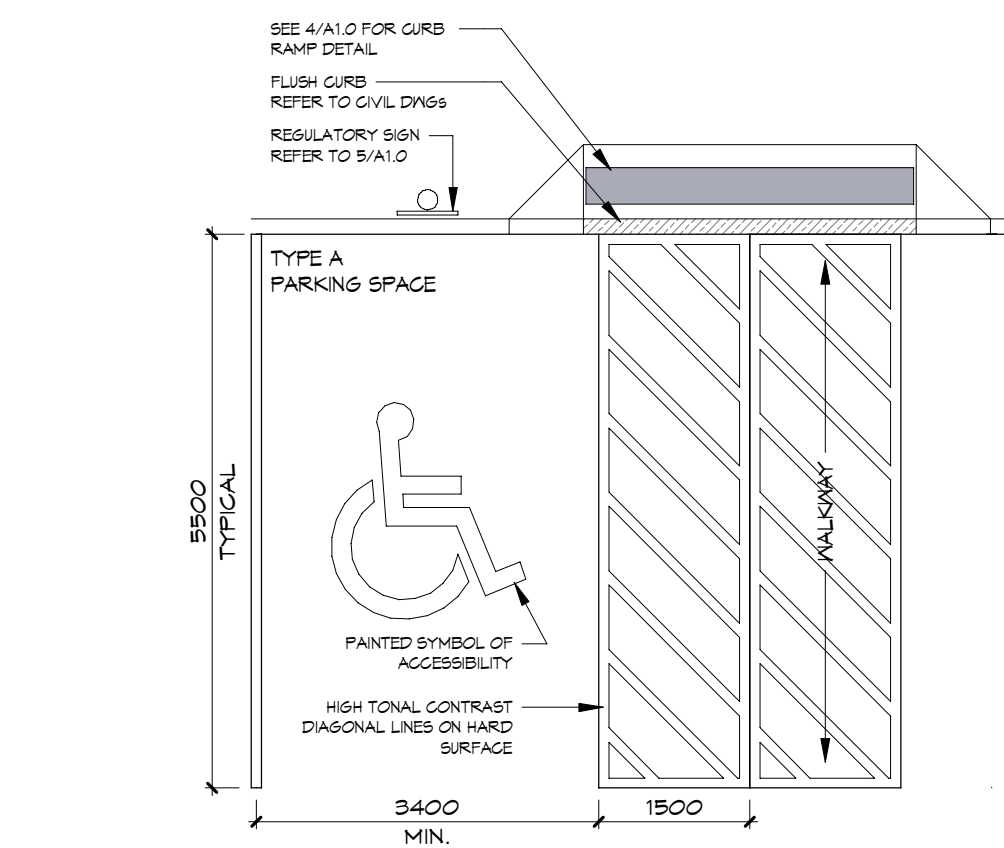
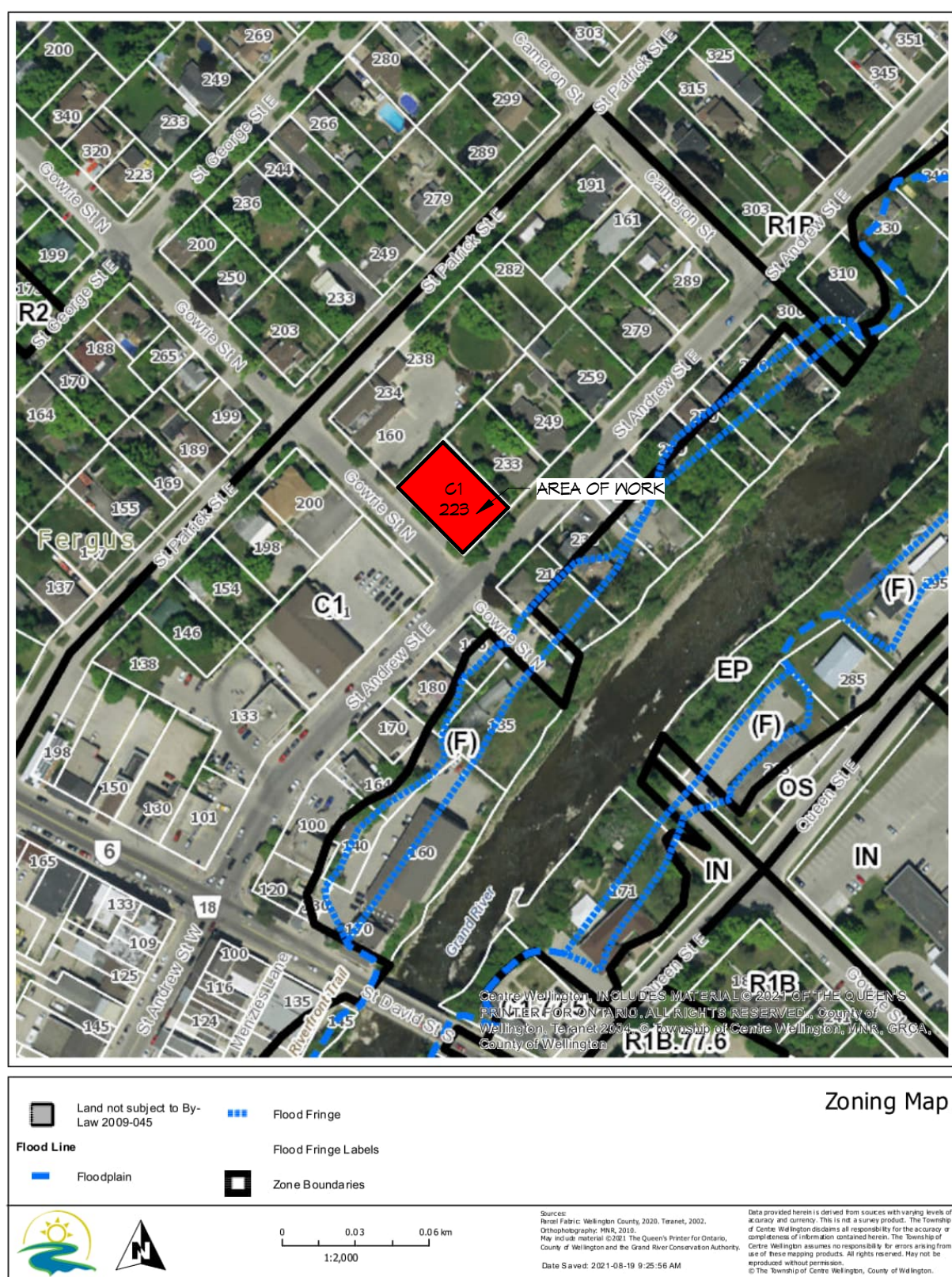
Landscape Area:
Site Area = 951 m²
Proposed Landscape Area = 184.5 m²
Total Coverage = (184.5 m²/951 m²) x 100 = 19.5%

Parking Calculation (5-Storey Mixed-Use):		
Residential 21 Units x 1 space / unit	= 21 Spaces	NOTE: Additional 9 parking stalls at adjacent property at 149 St. Patrick St. to be allocated for residents and visitors. Total parking between the two lots is 22 spaces.
Commercial 1 space / 30 m ² G.L.A G.F.A = 169 m ² G.L.A = 144 m ² (15% reduction in area applied to account for service spaces)	= 5 spaces	
Total Parking Calculated	= 26 Spaces	
50% Reduction for G.B.D.	= 13 Spaces Required	
Total Parking Provided	= 13 Spaces	
BF Required	= 1 Space	

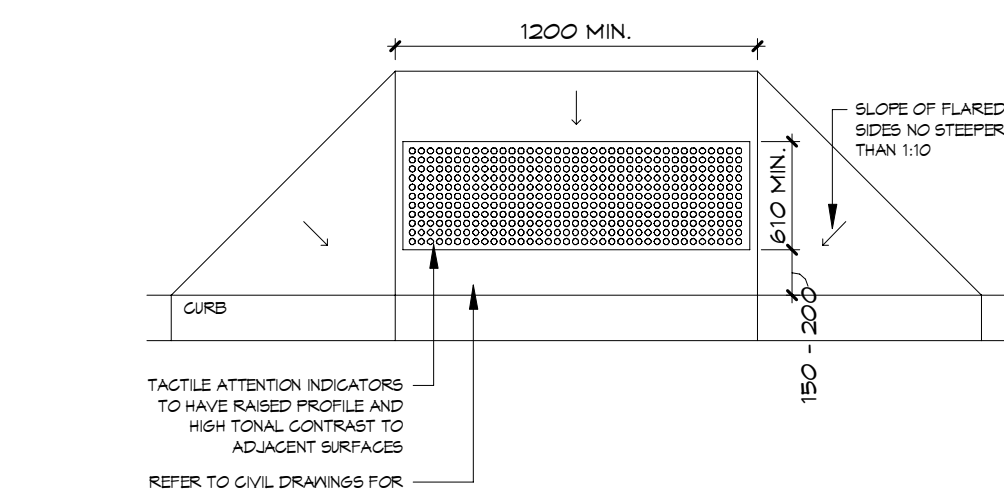
SITE PLAN LEGEND	SITE PLAN NOTES
 SOG OR LANDSCAPED AREA	1. PROPOSED DRIVEWAY AND PARKING TO BE ASPHALT.
 PROPOSED ASPHALT PARKING AREA	2. ALL PARKING LINES TO BE PAINTED WITH HIGH CONTRAST AGAINST ASPHALT SURFACE.
 PROPOSED MAINTWAYS	3. ALL BARRIER FREE PARKING STALLS TO INCLUDE INTERNATION SYMBOL OF ACCESSIBILITY PAINTED WITH HIGH TONAL CONTRAST AGAINST ASPHALT SURFACE.
 EXISTING BUILDINGS STRUCTURES	4. WASTE TO BE REMOVED FROM THE SITE BY PRIVATE PICKUP VEHICLE FOR WASTE DISPOSAL. PICKUP TO BE PARKED ENTIRELY WITHIN THE SITE FOR THE DURATION OF TIME REQUIRED TO REMOVE WASTE FROM BUILDING. WASTE IS TO BE STORED ENTIRELY WITHIN THE GARBAGE ROOM WITHIN THE BUILDING. NO STAGING AREA SHALL BE PROVIDED AND NO AREA SHALL BE USED AS A STAGING AREA FOR THE PURPOSES OF WASTE REMOVAL FROM THE SITE.
 EXISTING BUILDINGS STRUCTURES TO BE REMOVED	5. ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND DIRECTED AWAY FROM ADJACENT LAND. REFER TO ELECTRICAL DRAWINGS.
 PROPOSED BUILDINGS	6. NO FUEL SHALL BE STORED ON THE SUBJECT PROPERTY DURING CONSTRUCTION.
 SNOW STORAGE AREA	7. SNOW TO BE REMOVED FROM SITE BY PRIVATE PICKUP.
 RB-43 ACCESSIBLE PARKING SIGN REFER TO TYPICAL DETAIL	
 CONCRETE CURB	
 ALL CURBS TO BE SINGLE STAGE PER OFED 600 OR UNLESS NOTED OTHERWISE. REFER TO CIVIL DRAWINGS FOR DETAILS	
 LIGHT POST (L.P.)	
 FIRE DEPARTMENT CONNECTION (F.D.C.)	
V.P. AND FINC	PARKING STALL TO BE USED FOR VISITOR PARKING AND PRIVATE WASTE COLLECTION ONLY



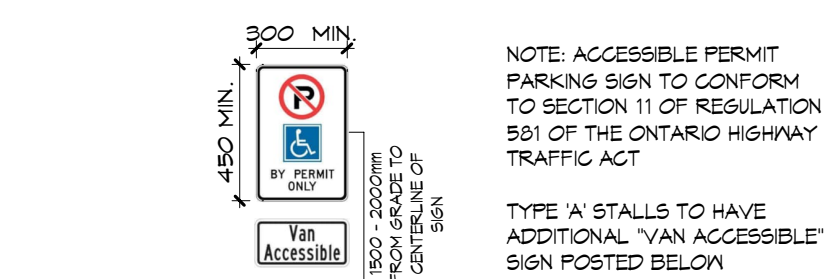
2 Street View Looking North-East
A1.0



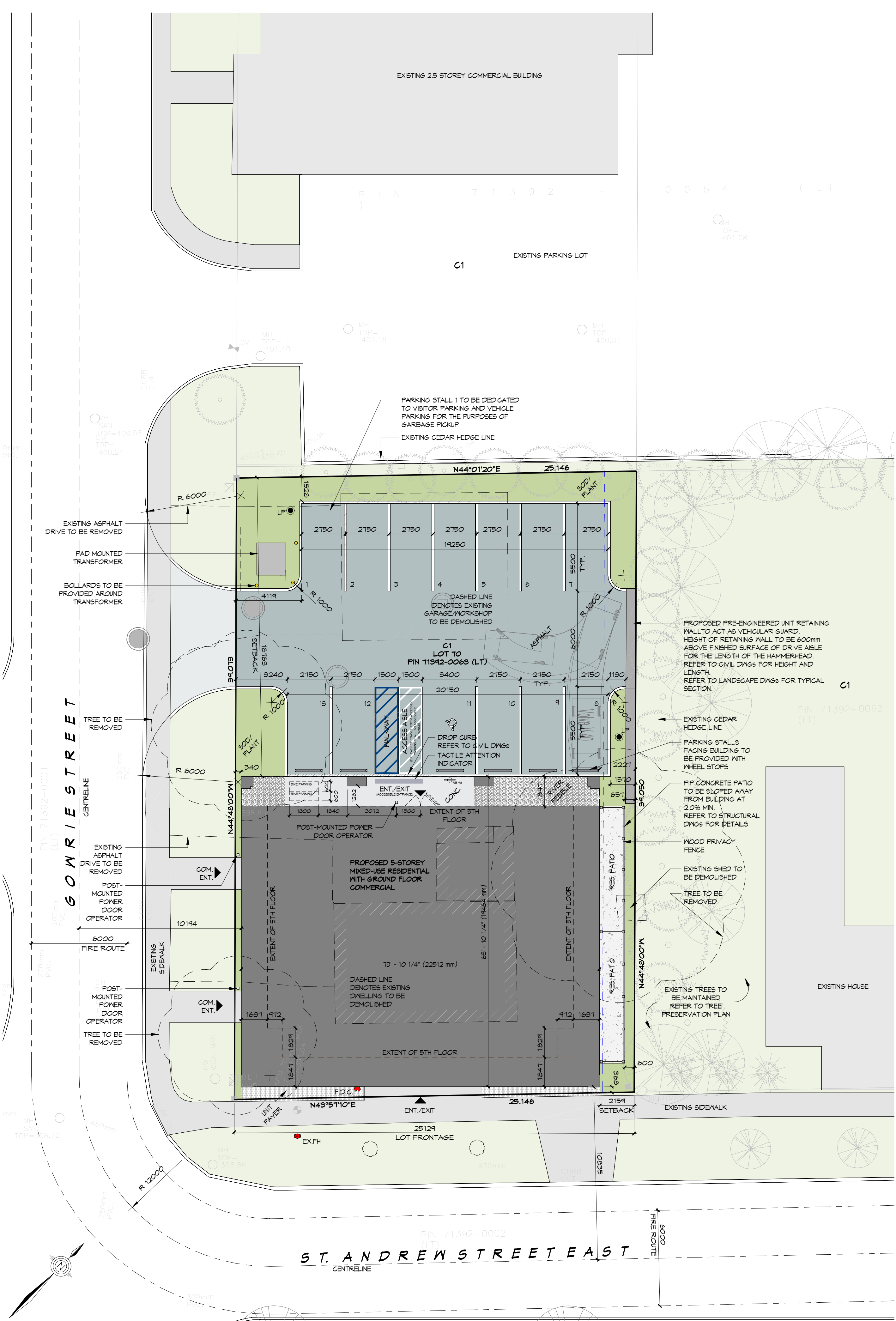
3 Barrier Free Parking
A1.0 1 : 75



4	Curb Ramp
A1.0	1 : 25

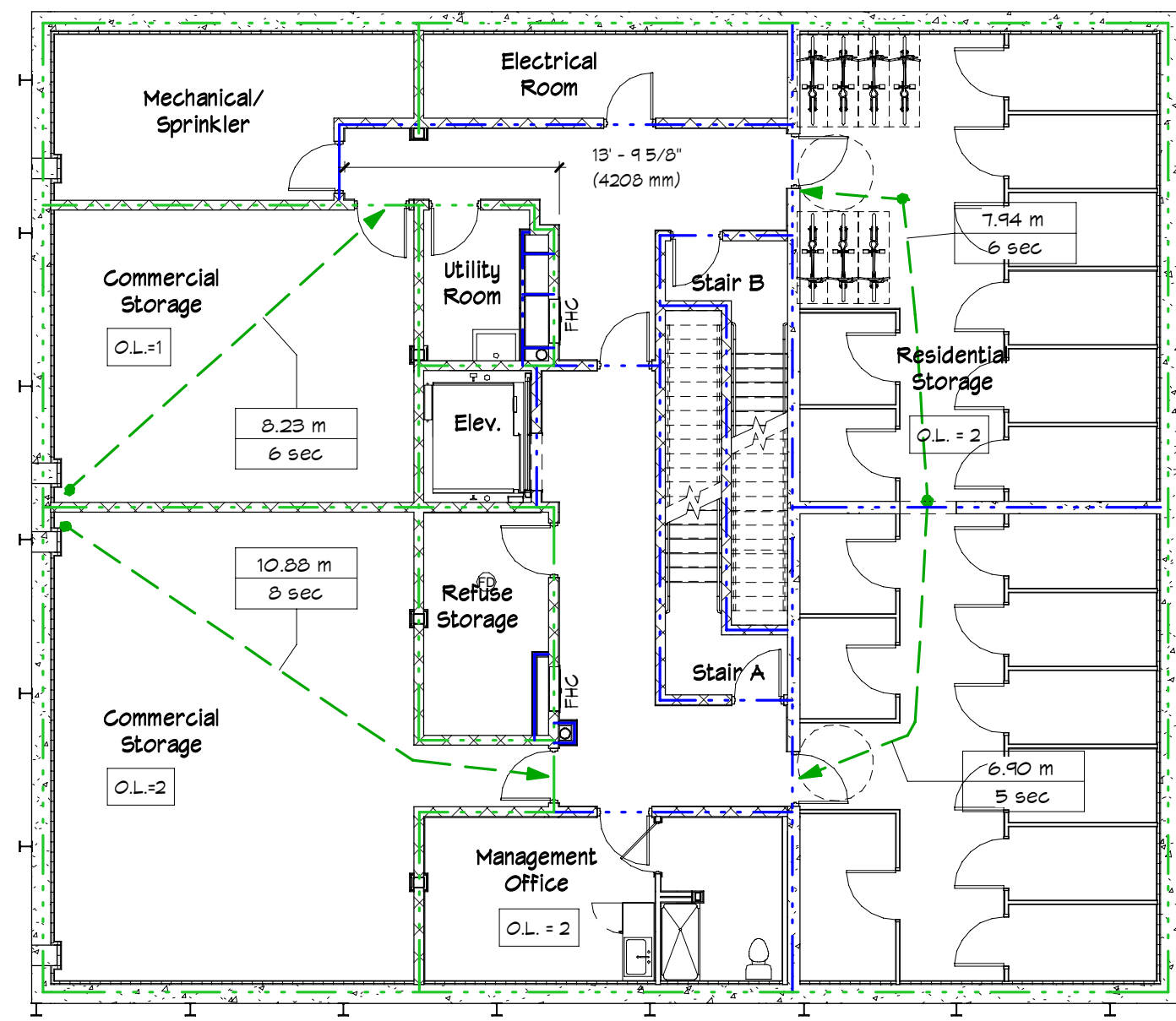


5	Barrier Free Signage
A1.0	1 : 25

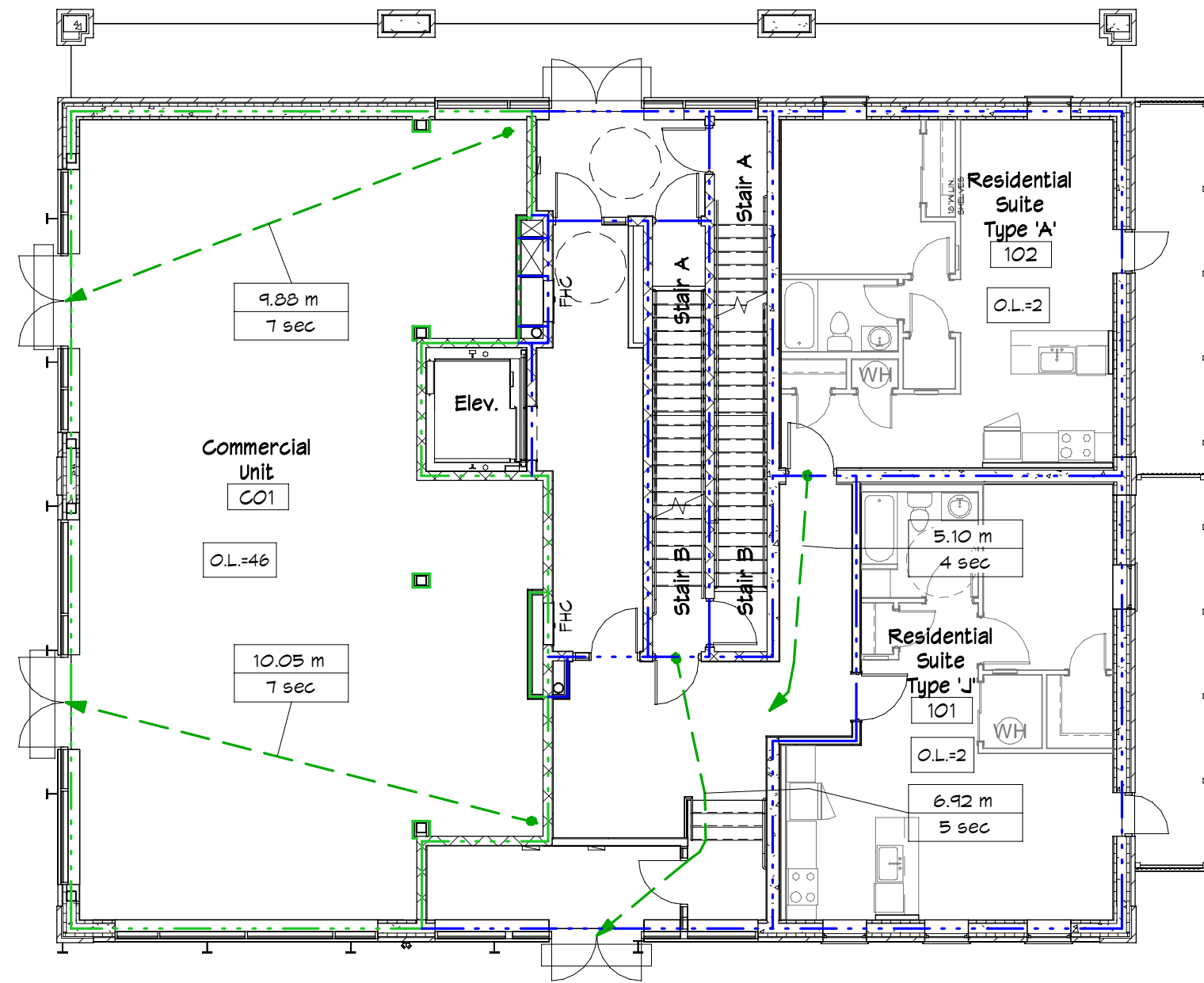


1	Site Plan
A1.0	1 : 150

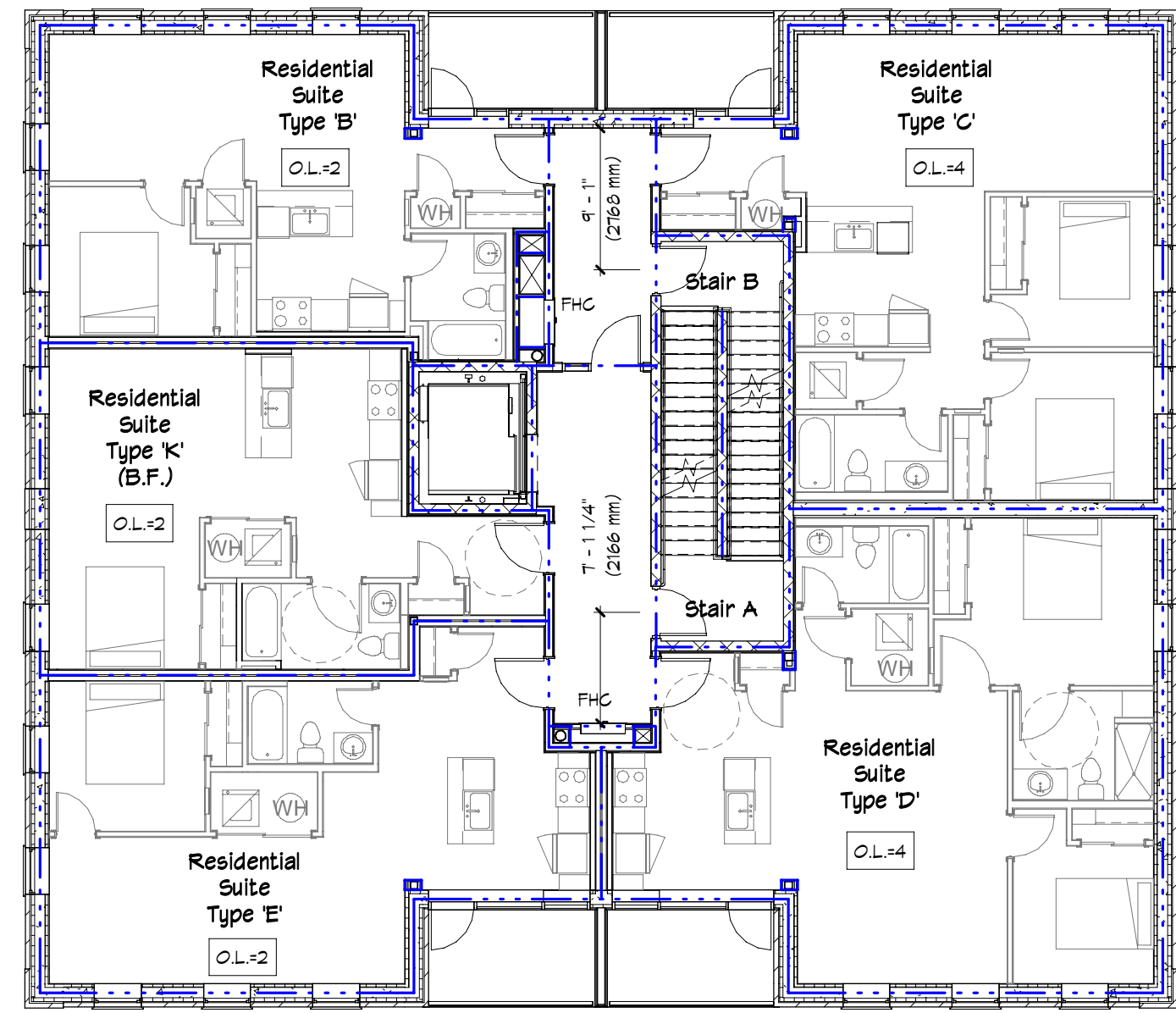
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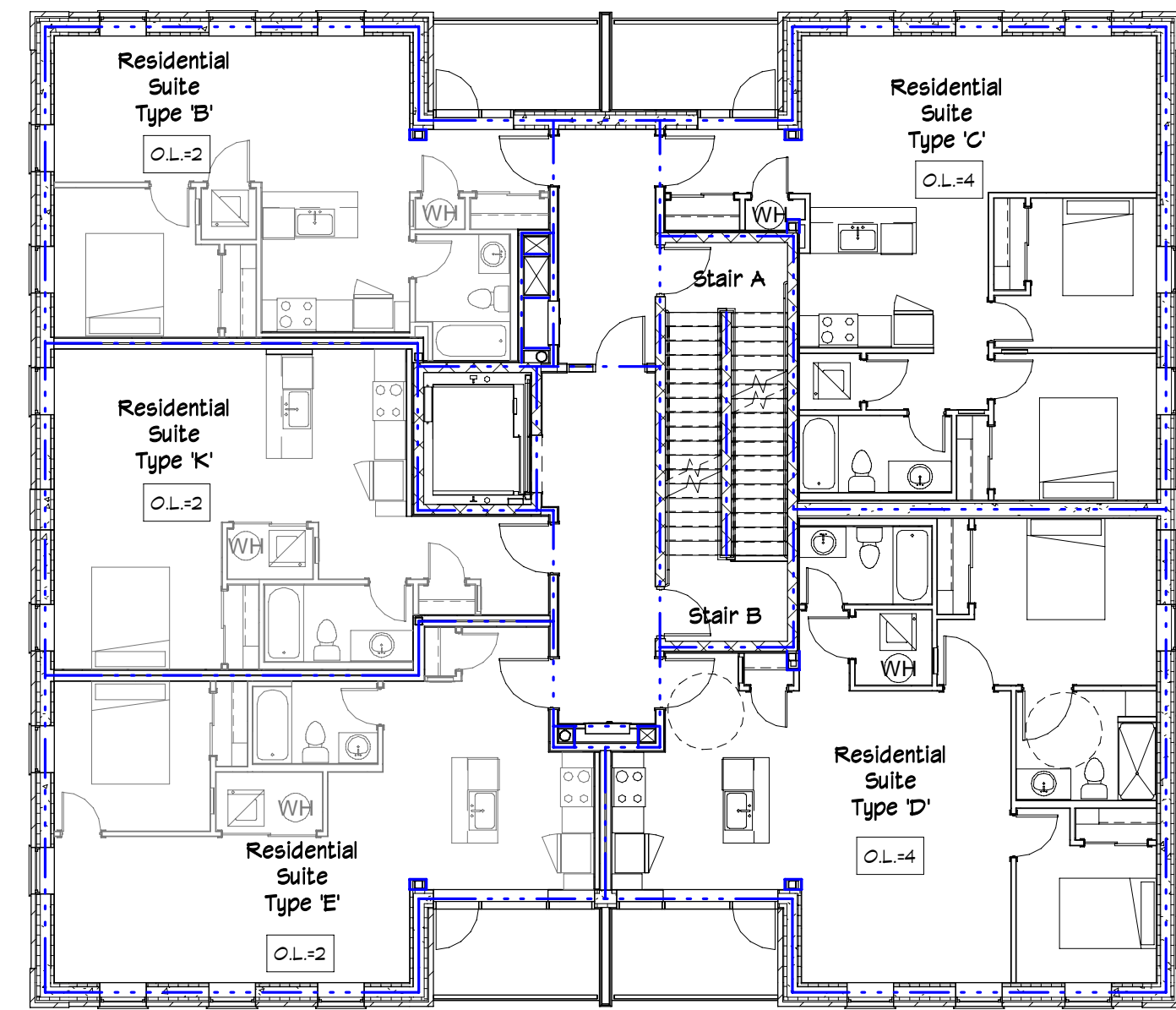
1 000 Basement Floor Fire Ratings
A1.2 1 : 125



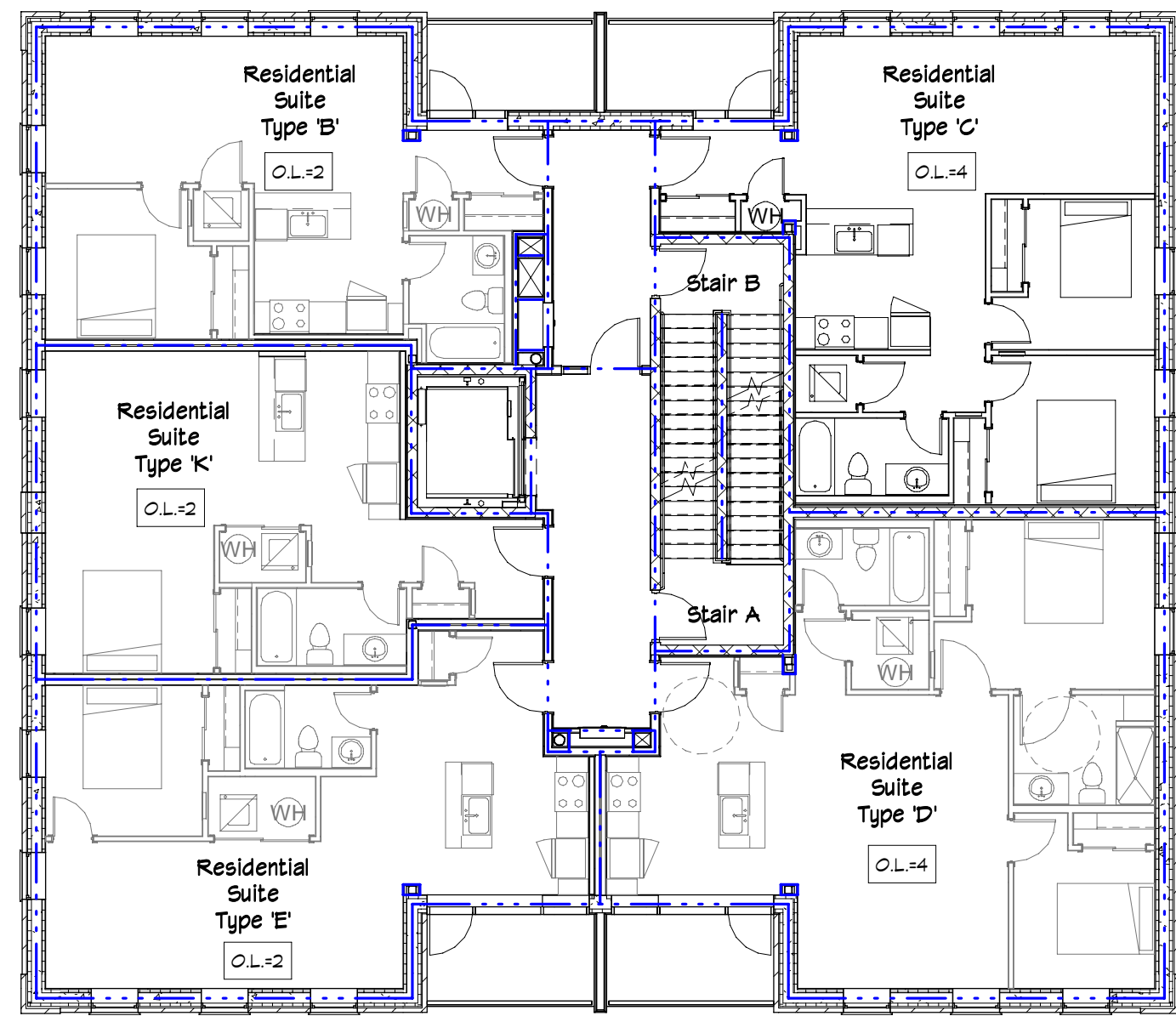
2 001 1st Floor Fire Ratings
A1.2 1 : 125



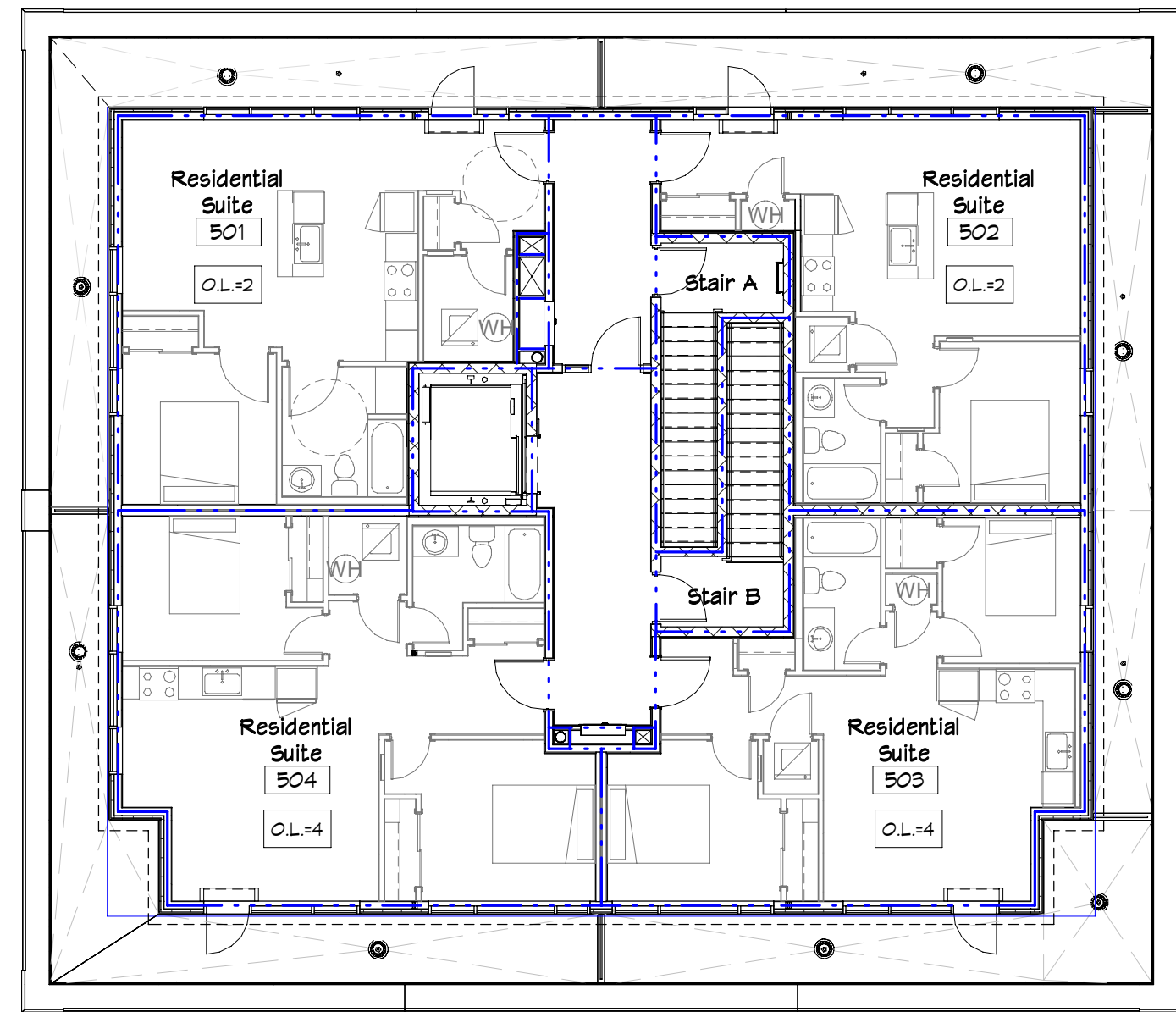
3 002 2nd Floor Fire Ratings
A1.2 1 : 125



4 003 3rd Floor Fire Ratings
A1.2 1 : 125



5 004 4th Floor Fire Ratings
A1.2 1 : 125



6 005 5th Floor Fire Ratings
A1.2 1 : 125

OBC LEGEND	
FIRE SEPARATIONS/FIRE RESISTANCE RATINGS	
---	0 HR F.R.R. - FIRE SEPARATION CBC 3.3.1.20 (3); 3.3.1.21 (3); 3.3.3.5 (4)
---	45 min. F.R.R. - FIRE SEPARATION
---	1 HR F.R.R. - FIRE SEPARATION CBC 3.6.2.1 (1); (6); 3.3.3.5 (5)
---	2 HR F.R.R. - FIRE SEPARATION CBC 3.6.2.1 (1); (6); 3.3.3.5 (5)
TRAVEL DISTANCES / EXITING	
---	45m MAX. TRAVEL DISTANCE TO ONE EXIT. CBC 3.4.2.3 (1)(c)
---	PATH OF TRAVEL
Door: 1118/18.4 = 60	OCCUPANT LOAD FOR EXIT

TENDER	
STATUS	21040
PROJECT #	21040
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	11/04/24
ISSUED	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus
OBC Plans

PROJECT NORTH

SEAL
ONTARIO ASSOCIATION
OF ARCHITECTS
ROBERT IAN TURNER
LICENCE
7887

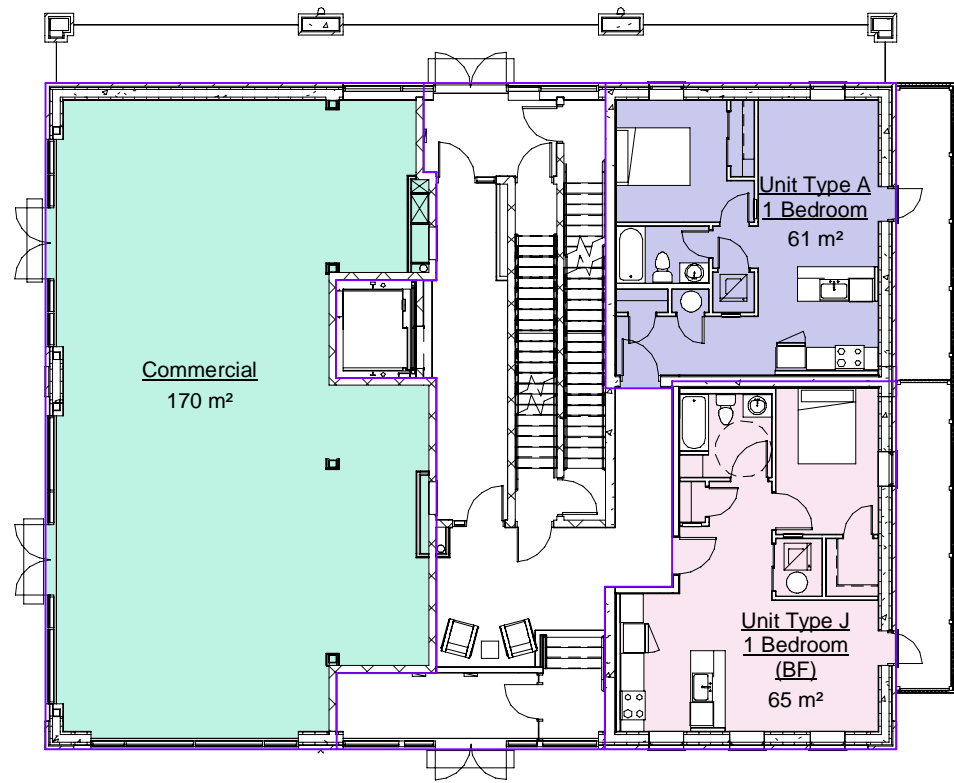
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www.fryettturner.ca

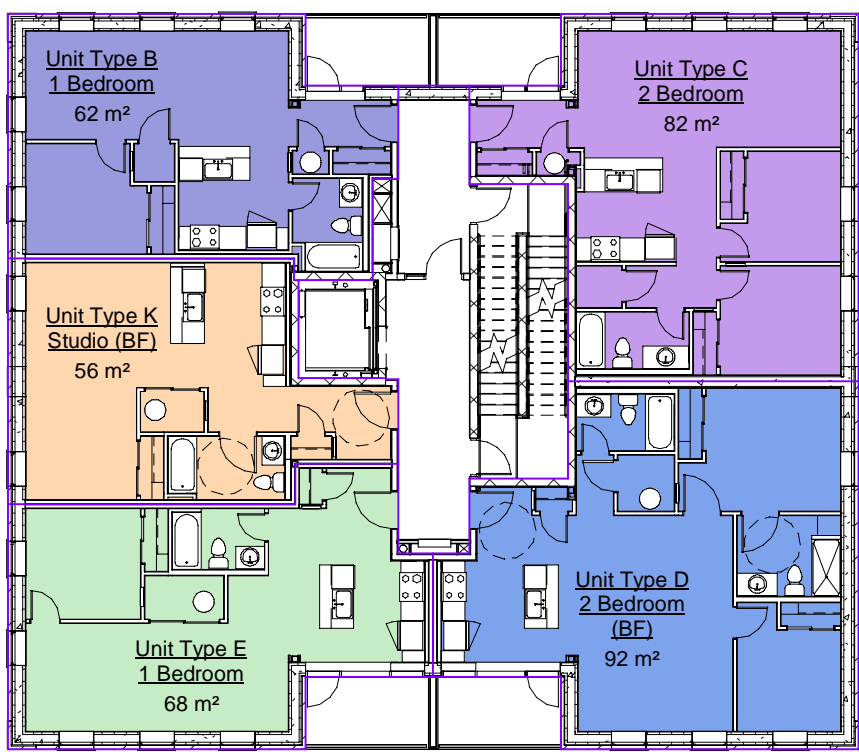
Tel: 519-846-2201
Fax: 519-846-0343

REVISIONS DATE

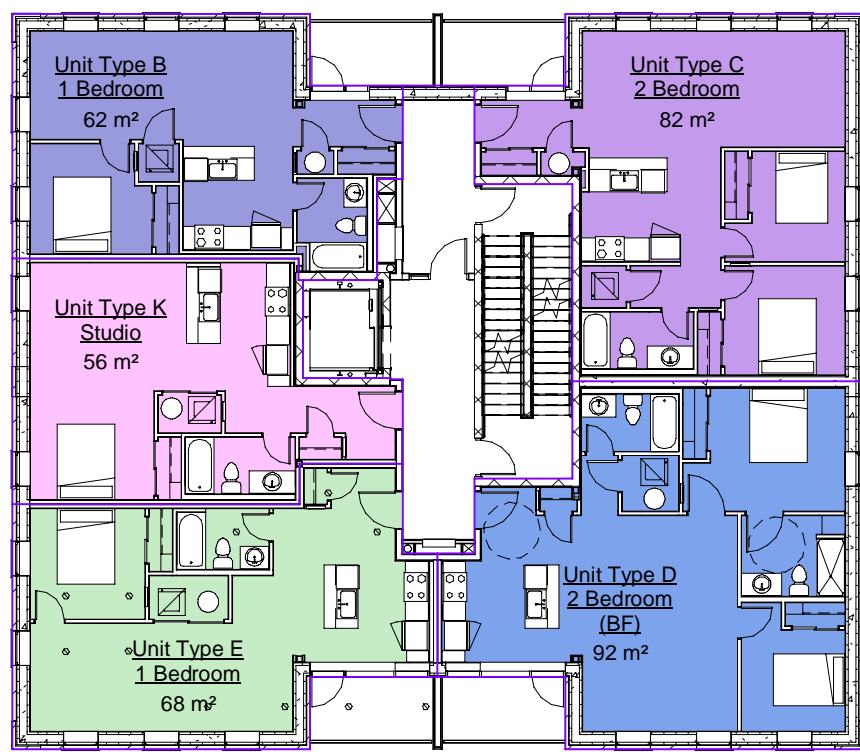
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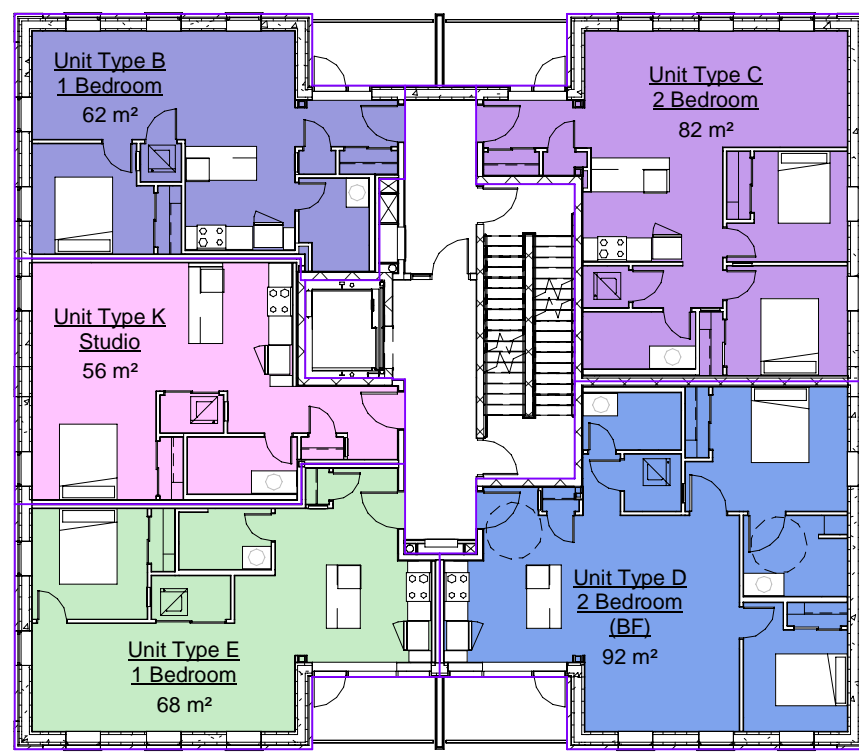
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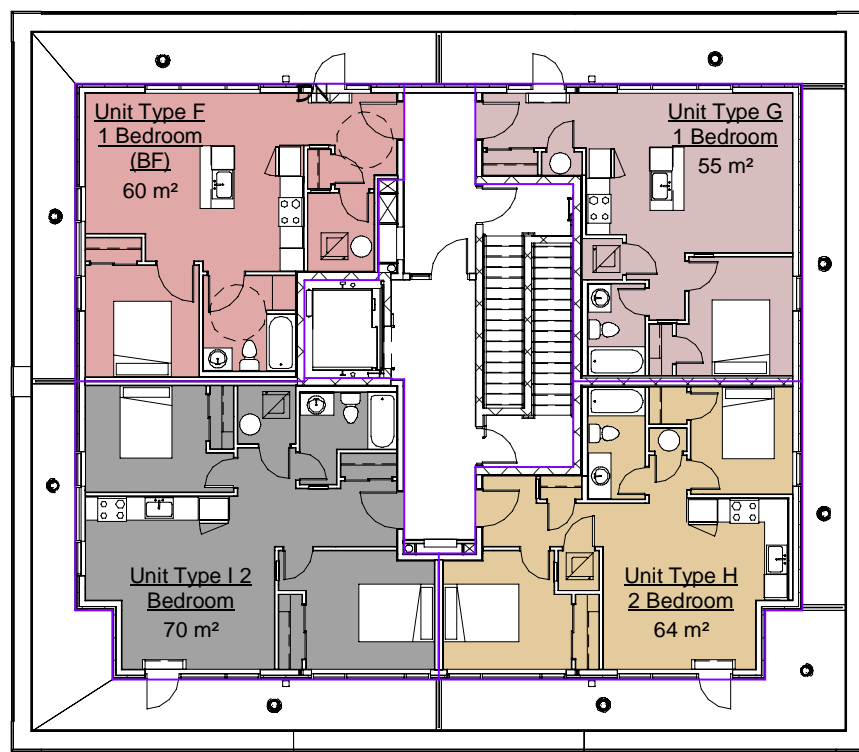
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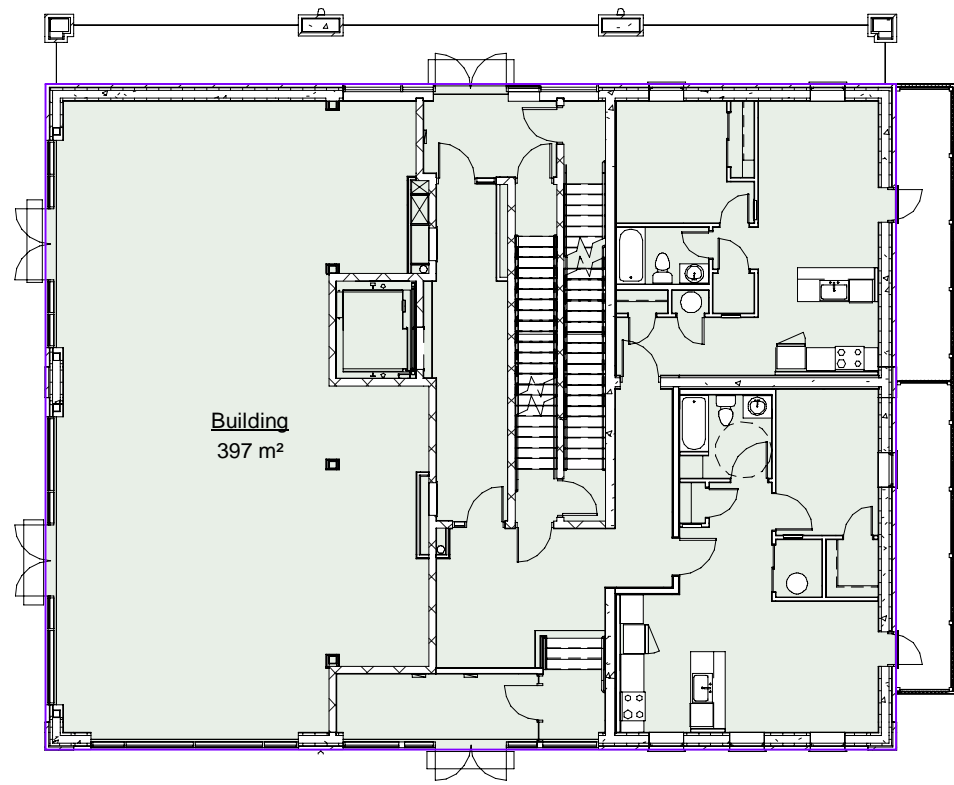
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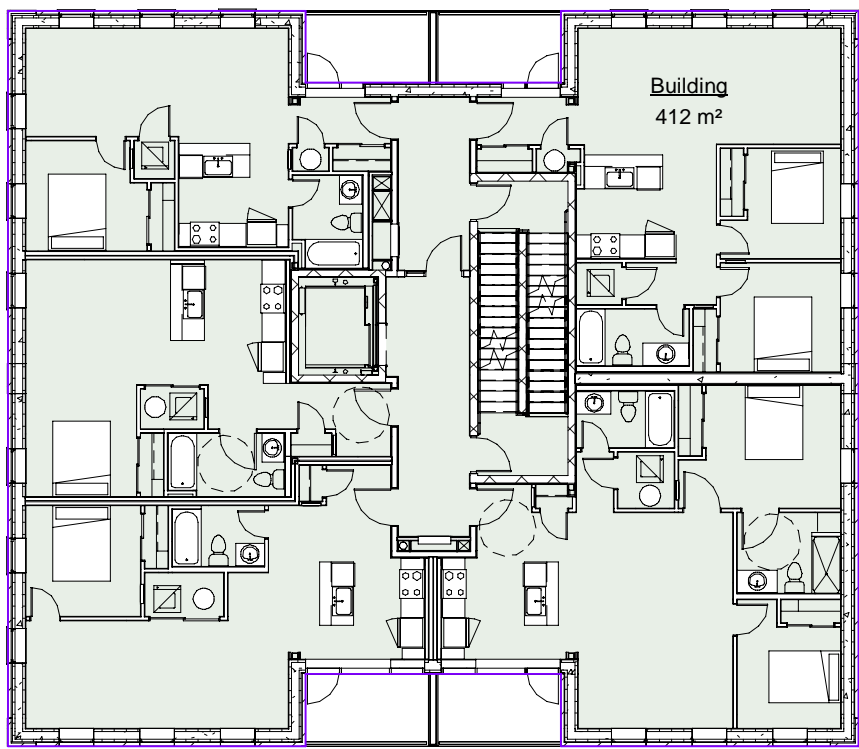
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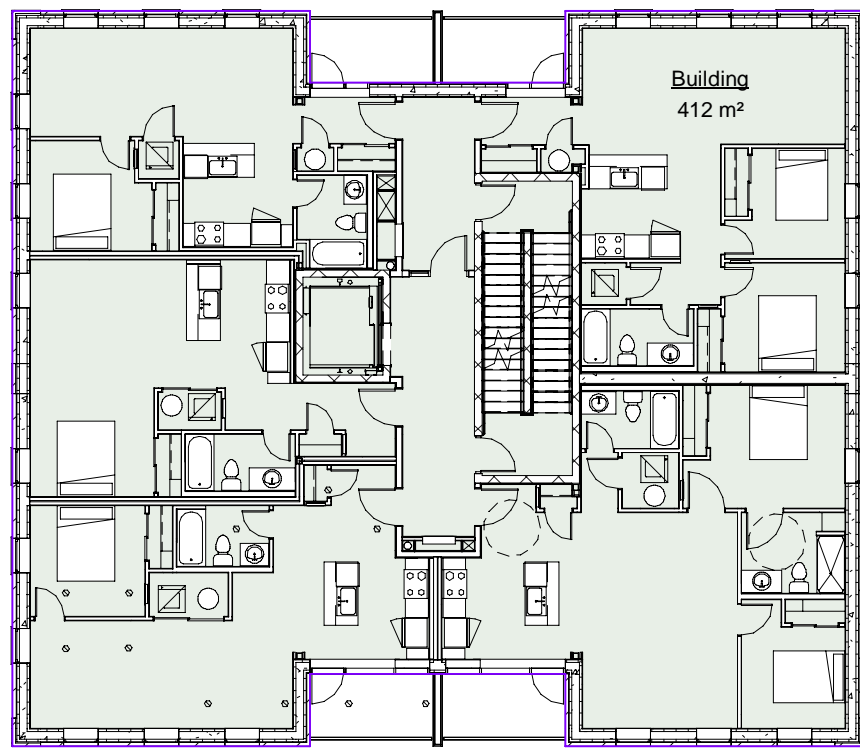
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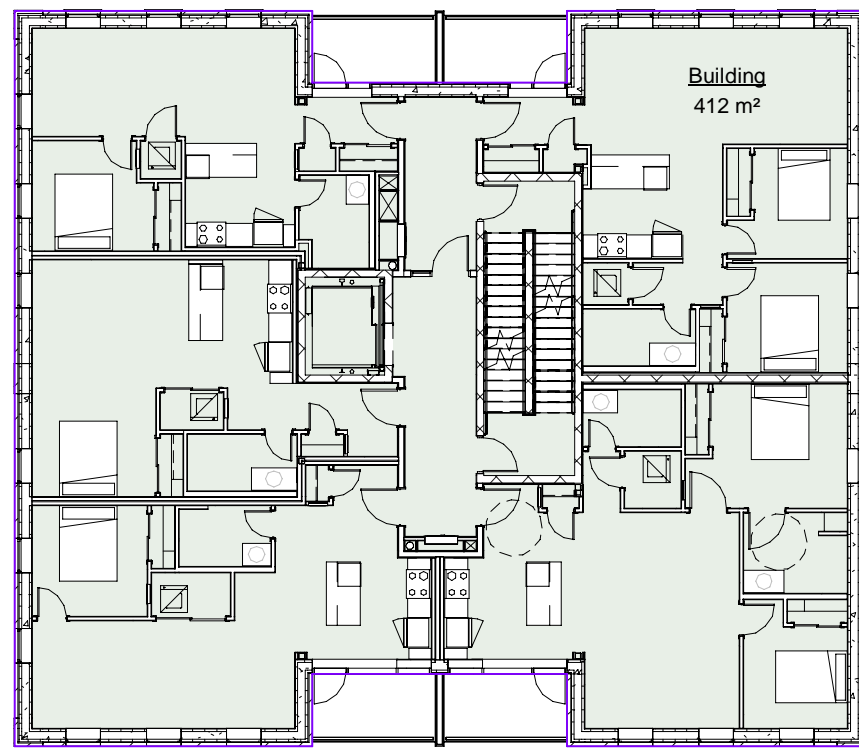
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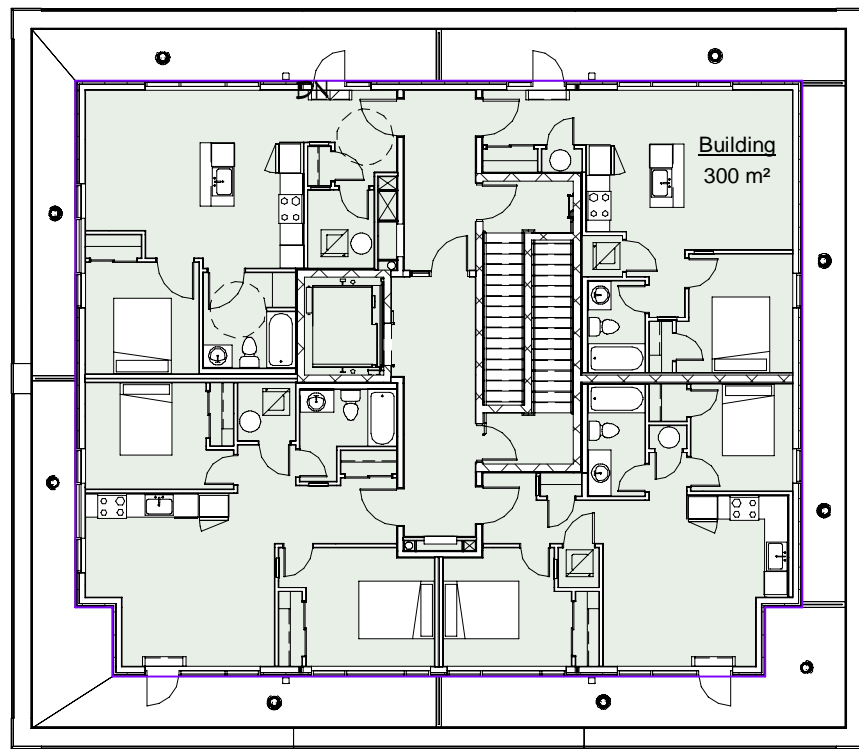
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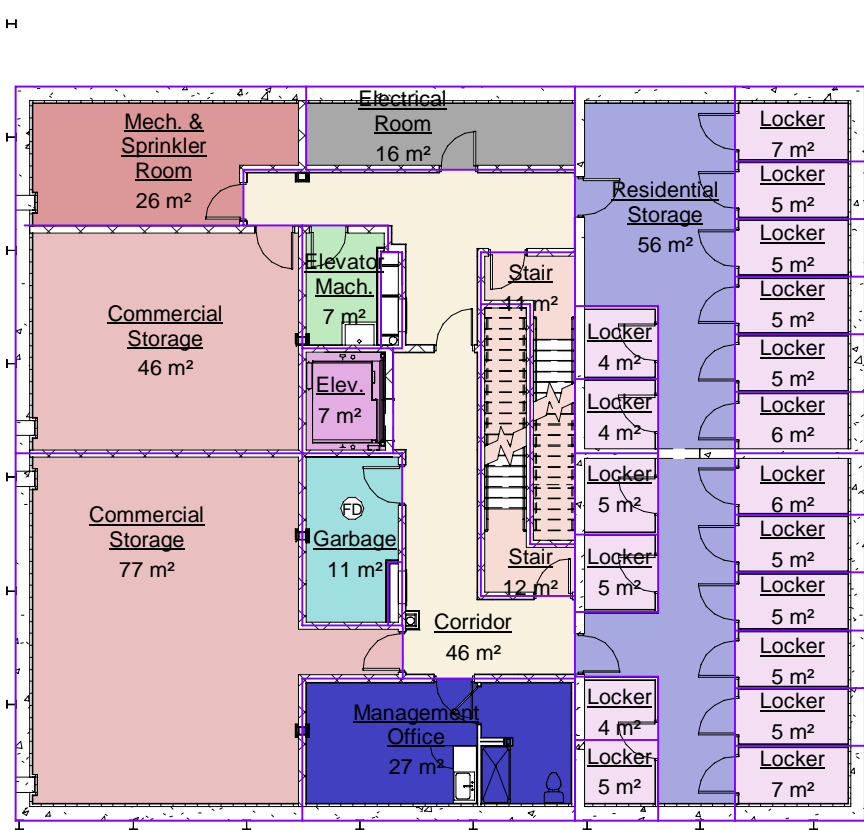
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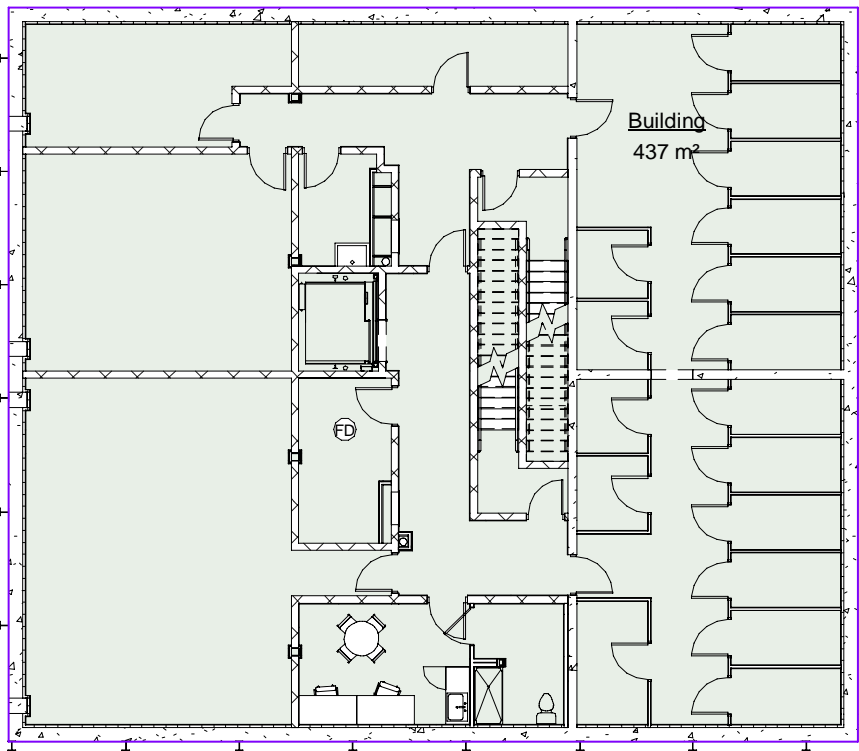
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10
A1.3
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9
A1.3
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3
A1.3
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1 : 200

Area Schedule (Gross Building)	
Level	Area (m2)
000	437 m²
001	397 m²
002	412 m²
003	412 m²
004	412 m²
005	300 m²
Grand total	2371 m²

Residential Unit Schedule - Totals			
Name	Count	Area (m2)	Area (SF)
Unit Type A 1 Bedroom	1	61 m²	658 ft²
Unit Type B 1 Bedroom	1	62 m²	668 ft²
Unit Type B 1 Bedroom	1	62 m²	668 ft²
Unit Type B 1 Bedroom	1	62 m²	668 ft²
Unit Type B 1 Bedroom	1	62 m²	668 ft²
Unit Type C 2 Bedroom	1	82 m²	882 ft²
Unit Type C 2 Bedroom	1	82 m²	882 ft²
Unit Type C 2 Bedroom	1	82 m²	882 ft²
Unit Type D 2 Bedroom (BF)	1	92 m²	991 ft²
Unit Type D 2 Bedroom (BF)	1	92 m²	991 ft²
Unit Type D 2 Bedroom (BF)	1	92 m²	991 ft²
Unit Type E 1 Bedroom	1	68 m²	735 ft²
Unit Type E 1 Bedroom	1	68 m²	735 ft²
Unit Type E 1 Bedroom	1	68 m²	735 ft²
Unit Type F 1 Bedroom (BF)	1	60 m²	643 ft²
Unit Type G 1 Bedroom	1	55 m²	588 ft²
Unit Type H 2 Bedroom	1	64 m²	686 ft²
Unit Type I 2 Bedroom	1	70 m²	755 ft²
Unit Type J 1 Bedroom (BF)	1	65 m²	703 ft²
Unit Type K Studio	1	56 m²	601 ft²
Unit Type K Studio (BF)	1	56 m²	601 ft²
Grand total	21		15665 ft²

Commercial Unit Schedule - Totals			
Name	Count	Total Area (m2)	Total Area (SF)
Commercial	1	170 m²	1825 ft²
Commercial Storage	1	46 m²	493 ft²
Commercial Storage	1	77 m²	834 ft²
Grand total	3	293 m²	3152 ft²

Residential Locker Schedule			
Name	Count	Area (m2)	Area (SF)
Locker	1	7 m²	73 ft²
Locker	1	5 m²	57 ft²
Locker	1	5 m²	57 ft²
Locker	1	5 m²	57 ft²
Locker	1	5 m²	57 ft²
Locker	1	6 m²	60 ft²
Locker	1	6 m²	60 ft²
Locker	1	5 m²	57 ft²
Locker	1	5 m²	57 ft²
Locker	1	5 m²	57 ft²
Locker	1	5 m²	57 ft²
Locker	1	7 m²	73 ft²
Locker	1	5 m²	51 ft²
Locker	1	4 m²	40 ft²
Locker	1	5 m²	49 ft²
Locker	1	5 m²	51 ft²
Locker	1	4 m²	47 ft²
Locker	1	4 m²	46 ft²
Grand total	18		1002 ft²

STATUS	TENDER
PROJECT #	21040
CHKD	RT
DRAWN	NA
SCALE	1 : 200
DATE DWN	FEB. 26/13
ISSUED	2025 11 17

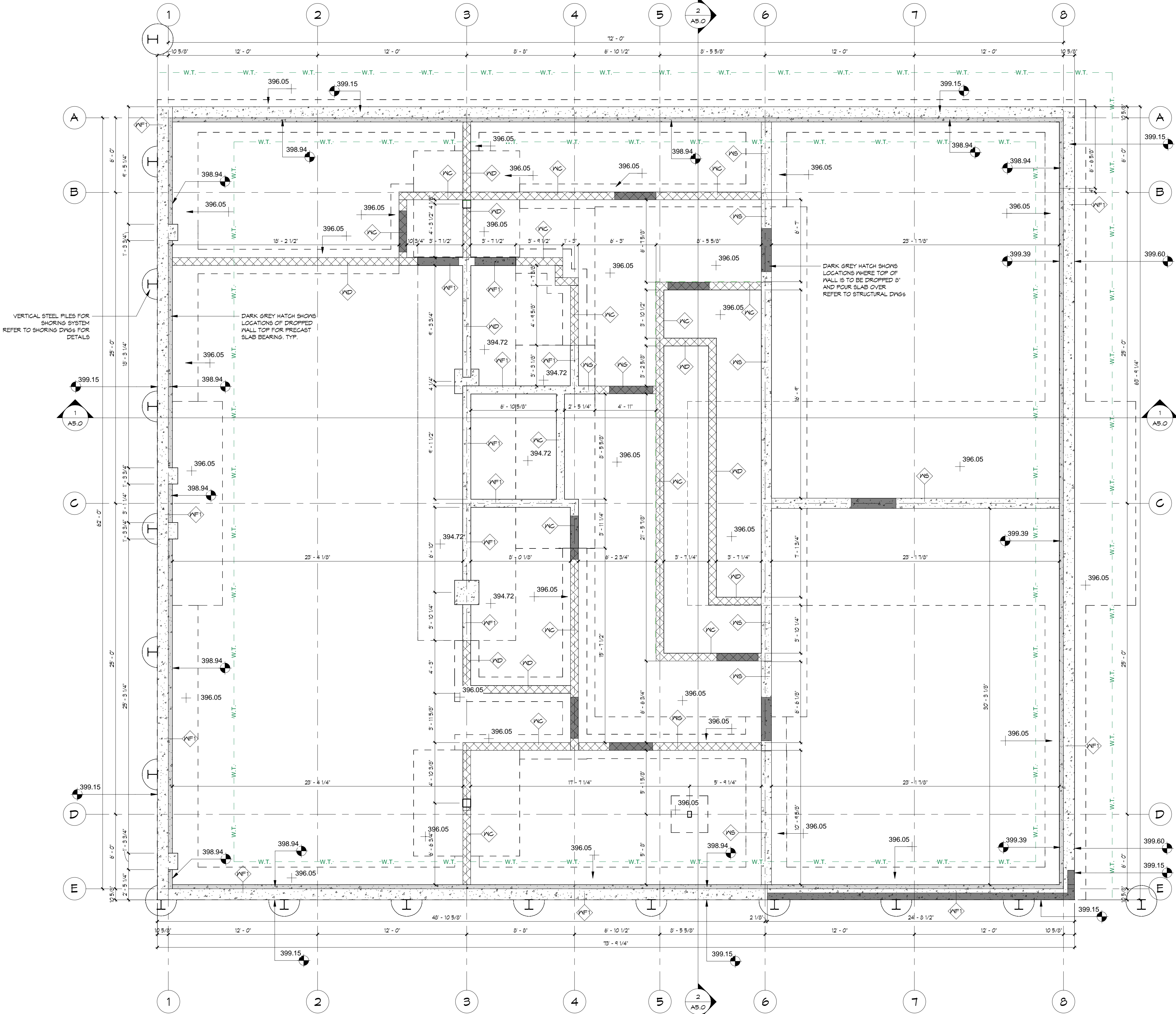
Glance Bay Place 223 St. Andrew St. East, Fergus Area Plans & Schedules



PROJECT NORTH

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1
A2.0
000 Foundation Plan
1 : 50



PLAN LEGEND

- WALL TYPES SEE A1.1
- XX = FIRE RESISTANCE RATING
- WINDOW TYPES SEE A1.2
- DOOR TYPES SEE A1.3
- INTERIOR ELEVATIONS SEE A1.0
- ELEVATION MARKER DENOTES TOP OF FOOTING
- ELEVATION MARKER DENOTES TOP OF WALL

NOTES:

- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING.
- ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS.
- RCD AND SHELF TYPICAL ALL CLOSETS.
- FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
- SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS.
- SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
- ELEVATOR SHAFT OPENING, FIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- INTERIOR WALL TYPE TO BE M2 U.N.O.

Glance Bay Place
223 St. Andrew St. East, Fergus
Foundation Plan

STATUS	TENDER
CHRD	21040
DRAWN	Checker
SCALE	As indicated
DATE DWN	11/05/24
ISSUED	2025 11 17

PROJECT
TITLE

REVISIONS
DATE

A2.0



PROJECT
NORTH

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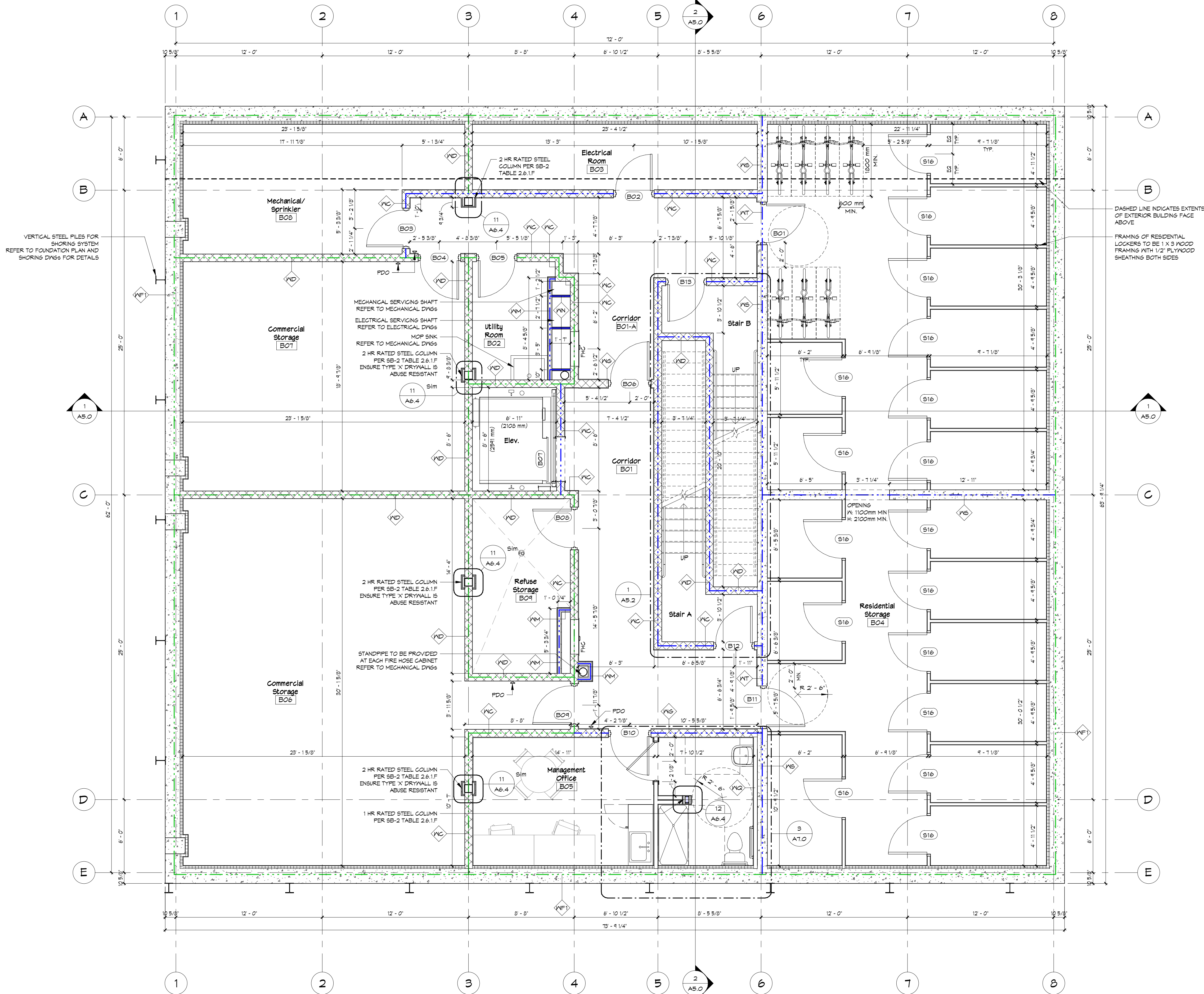
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Fax: 519-846-0343

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A2.1 1 : 50

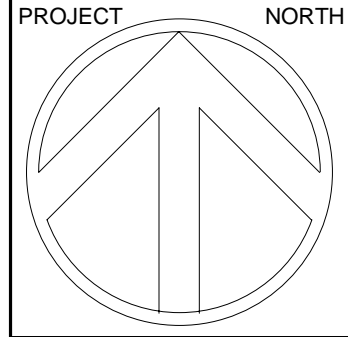


- PLAN LEGEND**
- xx HR. WALL TYPES SEE A1.1
 - xx = FIRE RESISTANCE RATING
 - WINDOW TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL
- NOTES**
- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS
 - ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING
 - ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS
 - ROD AND SHELF TYPICAL ALL CLOSETS
 - FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2
 - SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS
 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS
 - ELEVATOR SHAFT OPENING, FIT DEPTH, OVERSUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION
 - INTERIOR WALL TYPE TO BE W.O. U.N.O.

- OBC LEGEND**
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS**
- 0 HR F.R.R. - FIRE SEPARATION OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
 - 2 HR F.R.R. - FIRE SEPARATION OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- TRAVEL DISTANCES / EXITING**
- 45m MAX TRAVEL DISTANCE TO ONE ENT. OBC 3.4.2.5.(1)(c)
 - PATH OF TRAVEL
- Door: 111B/1B.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	TENDER
CHRD	PROJECT #
DRAWN	RT
SCALE	NA
DATE DWN	As indicated
ISSUED	20230223
	2025 11 17

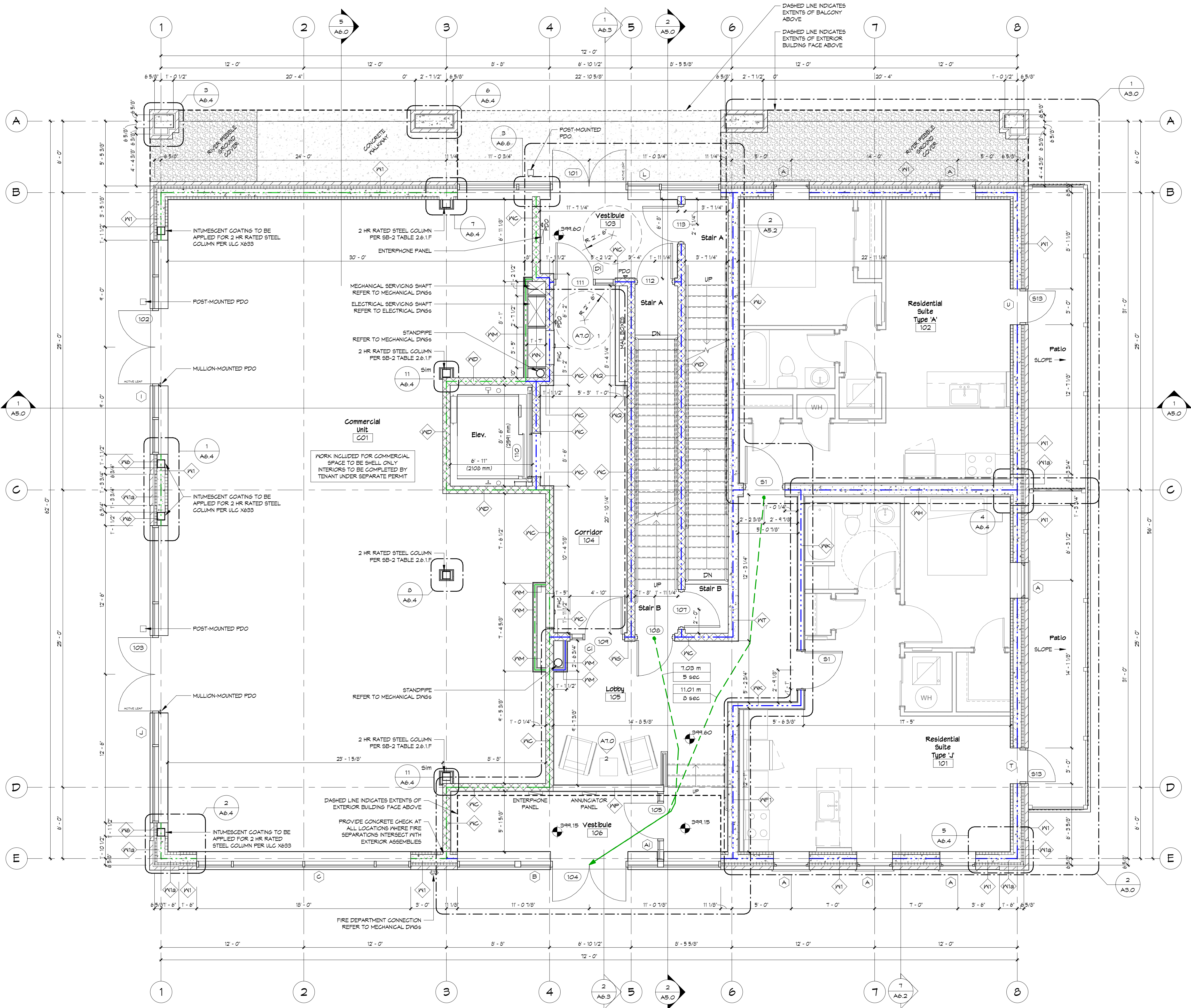
Glace Bay Place
223 St. Andrew St. East, Fergus
Basement Plan



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1 001
A2.2 1:50



PLAN LEGEND

xx HR.
WALL TYPES SEE A1.1
xx = FIRE RESISTANCE RATING
WINDOW TYPES SEE A1.2

DOOR TYPES SEE A1.3
INTERIOR ELEVATIONS SEE A1.0
ELEVATION MARKER DENOTES TOP OF FOOTING
ELEVATION MARKER DENOTES TOP OF WALL

NOTES

- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING. ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS. R.O.D. AND SHELF TYPICAL ALL GLOSETS.
- FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
- SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS.
- SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
- ELEVATOR SHUNT OPENING, FIT DEPTH, OVERSUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- INTERIOR WALL TYPE TO BE W.O. U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(5), 3.3.1.21.(9), 3.3.3.5.(4)

45 min. F.R.R. - FIRE SEPARATION

1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)

2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)

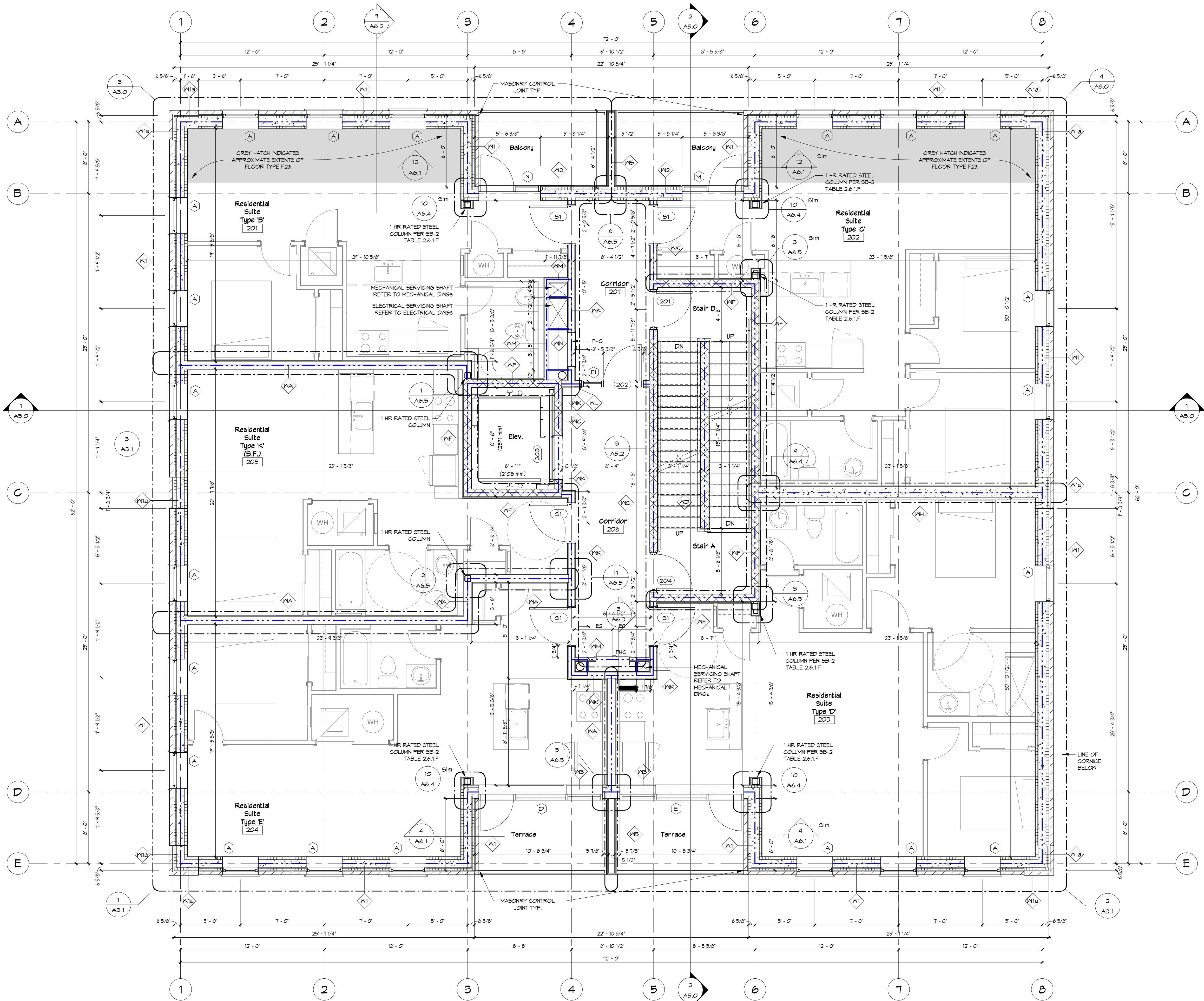
TRAVEL DISTANCES / EXITING

45m MAX TRAVEL DISTANCE TO ONE EXT.
OBC 3.4.2.5.(1)(c)

PATH OF TRAVEL

Door: 111B/118.4 = 60 OCCUPANT LOAD FOR EXIT

1 002
A2.3 1:50



- PLAN LEGEND**
- xx HR. WALL TYPES SEE A1.1
 - xx = FIRE RESISTANCE RATING
 - WINDOW TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL
- NOTES**
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 - R.O.D. AND SHELF TYPICAL ALL CLOSETS
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 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLAN
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 - INTERIOR WALL TYPE TO BE W.O. U.N.O.

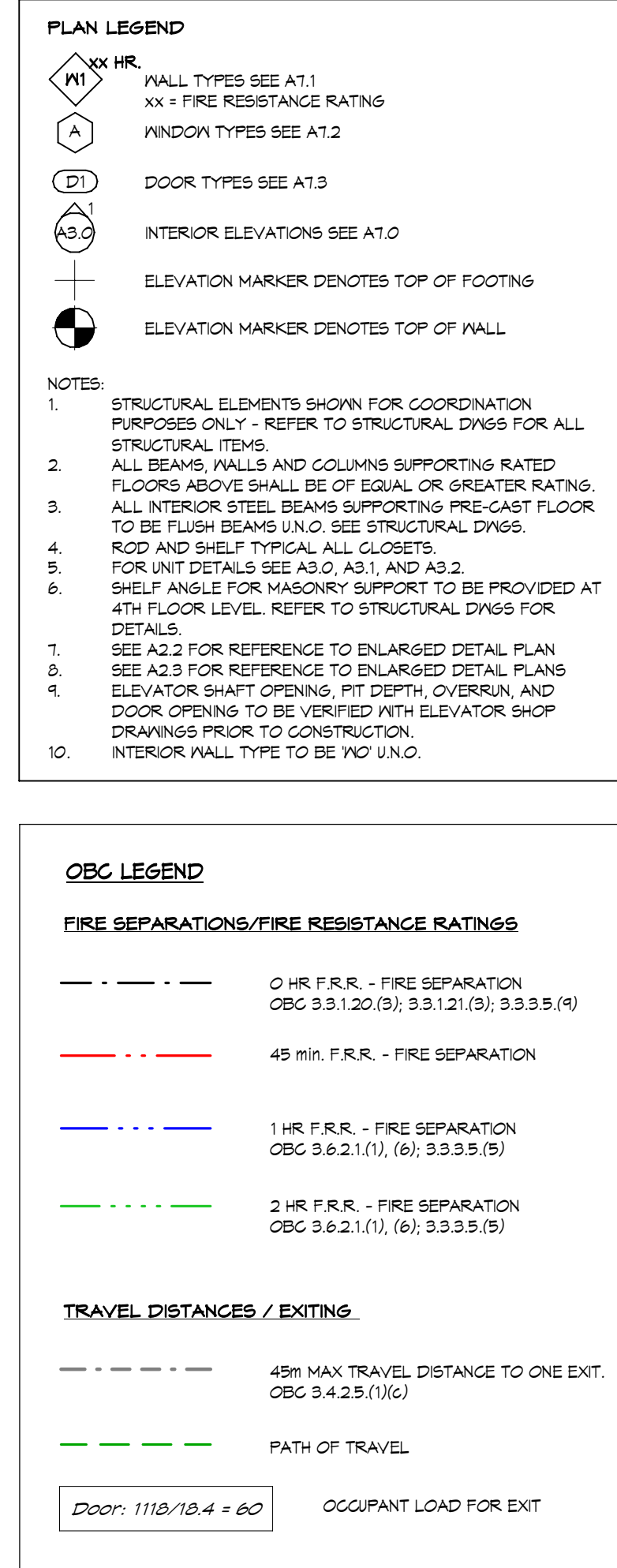
OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

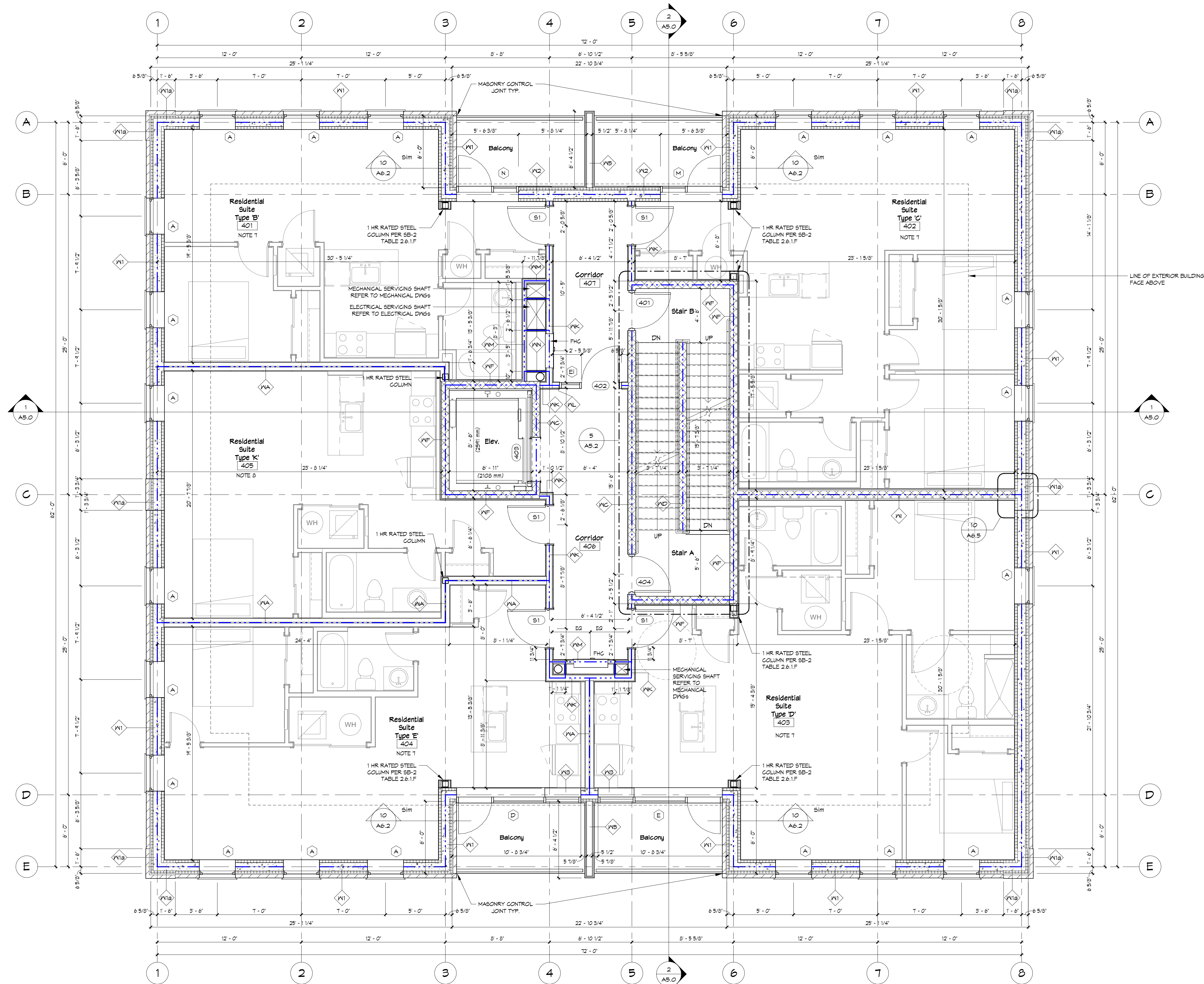
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.1(5), 3.3.1.21.1(5), 3.3.3.5.1(4)
- 45 min. F.R.R. - FIRE SEPARATION
- 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.1(1), (6), 3.3.3.5.1(5)
- 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.1(1), (6), 3.3.3.5.1(5)

TRAVEL DISTANCES / EXITING

- 45m MAX TRAVEL DISTANCE TO ONE EXIT
OBC 3.4.2.5.1(1)(c)
- PATH OF TRAVEL
- Door: 1118/18.4 = 60 OCCUPANT LOAD FOR EXIT



1 004
A2.5 1:50



PLAN LEGEND

xx HR.
WALL TYPES SEE A1.1
xx = FIRE RESISTANCE RATING
WINDOW TYPES SEE A1.2

DOOR TYPES SEE A1.3
INTERIOR ELEVATIONS SEE A1.0
ELEVATION MARKER DENOTES TOP OF FOOTING
ELEVATION MARKER DENOTES TOP OF WALL

NOTES

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- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLAN.
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- INTERIOR WALL TYPE TO BE W.O. U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(5), 3.3.1.21.(5), 3.3.3.5.(4)

45 min. F.R.R. - FIRE SEPARATION

1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)

2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)

TRAVEL DISTANCES / EXITING

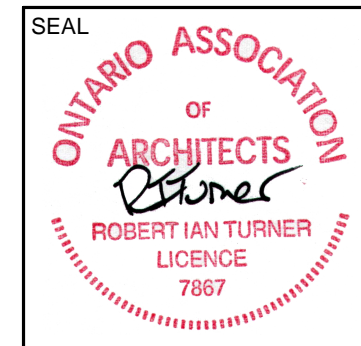
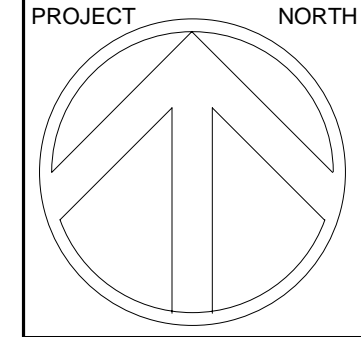
45m MAX TRAVEL DISTANCE TO ONE EXT.
OBC 3.4.2.5.(1)(c)

PATH OF TRAVEL

Door: 111B/1B.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	TENDER
CHRD	PROJECT #
DRAWN	RIT
SCALE	NA
DATE DWN	05/03/20
ISSUED	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus
4th Floor Plan



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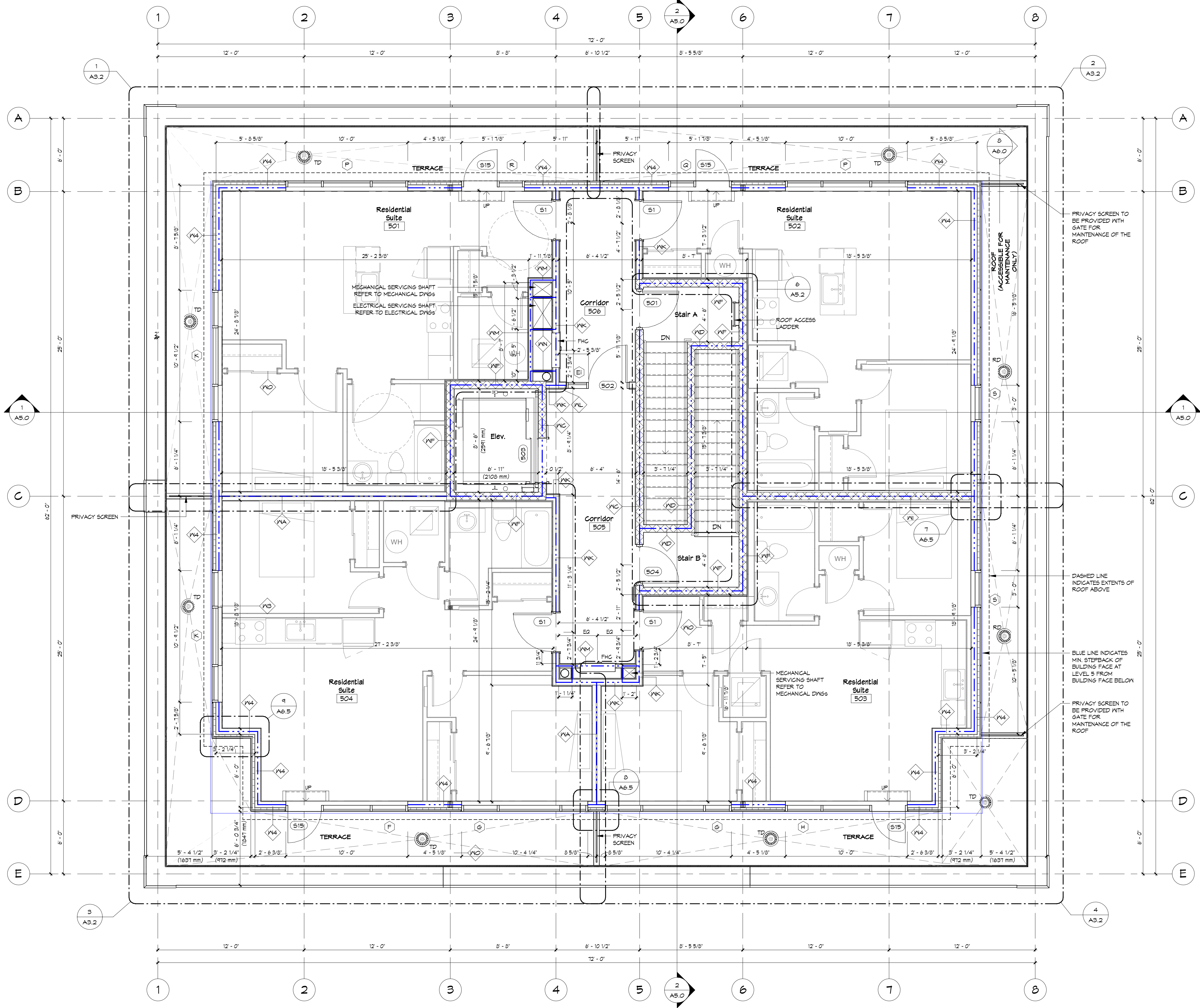
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Tel: 519-846-2201
Fax: 519-846-0343

1
A2.6
005
1 : 50



- PLAN LEGEND**
- xx HR. WALL TYPES SEE A1.1
 - xx = FIRE RESISTANCE RATING
 - WINDOW TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL
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 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS
 - ELEVATOR SHAFT OPENING, FIT, DEPTH, OVERSILL, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION
 - INTERIOR WALL TYPE TO BE W.O. U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(5), 3.3.1.21.(5), 3.3.3.5.(4)
- 45 min. F.R.R. - FIRE SEPARATION
- 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)

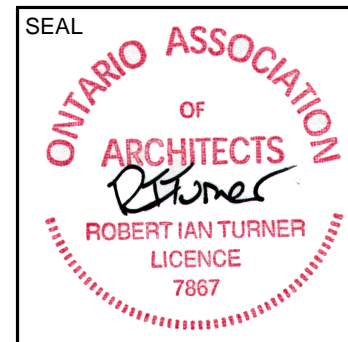
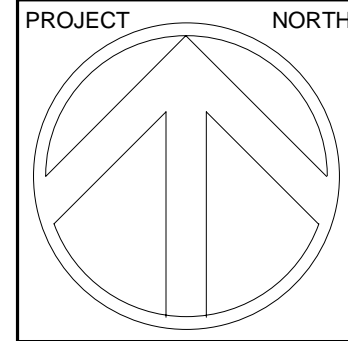
TRAVEL DISTANCES / EXITING

- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)
- PATH OF TRAVEL

Door: 1118/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	TENDER
CHRD	PROJECT #
DRAWN	RIT
SCALE	NA
DATE DWN	As indicated
ISSUED	02/04/21
	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus
5th Floor Plan



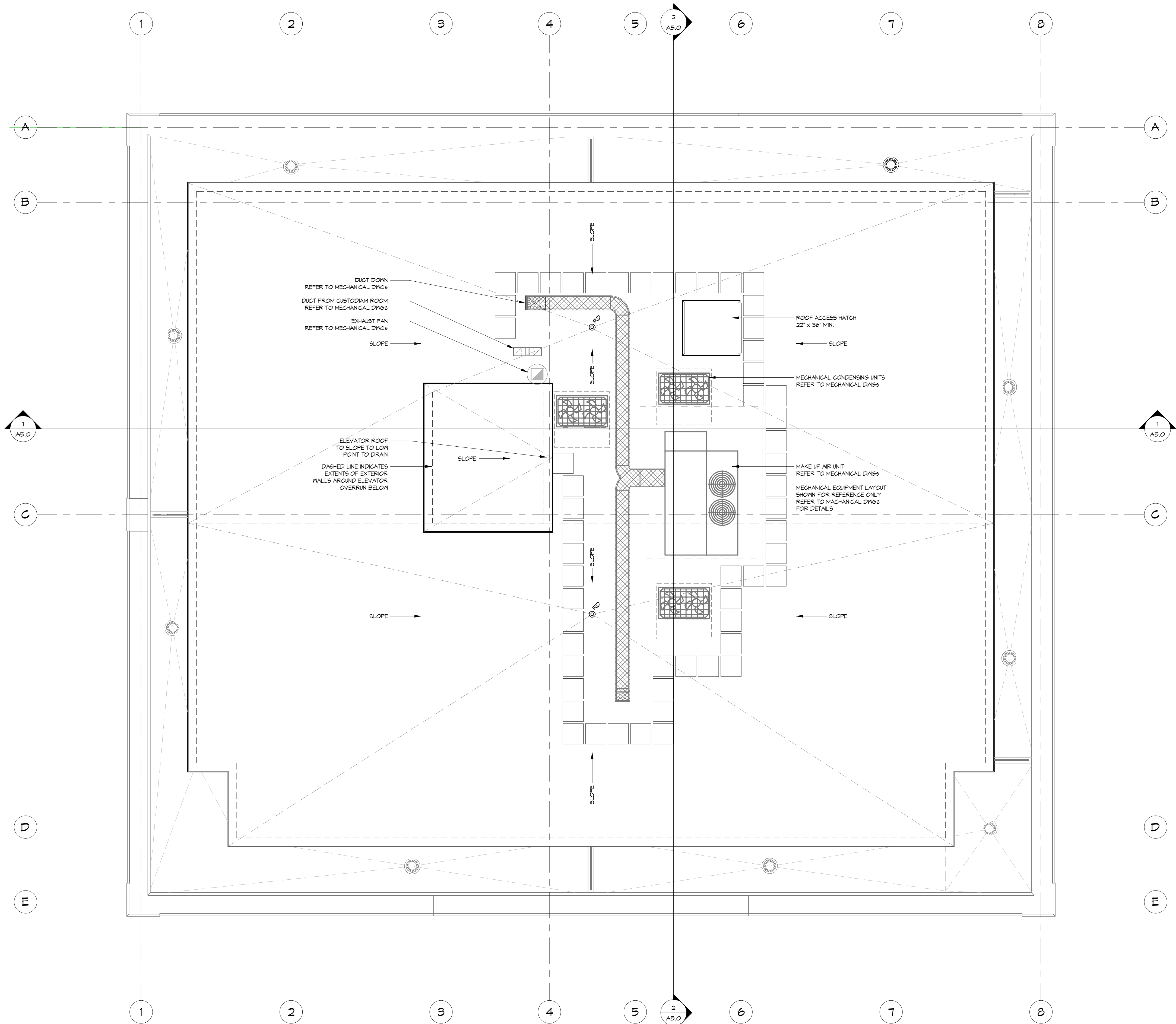
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THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK
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Fax: 519-846-0343
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A2.7 1:50

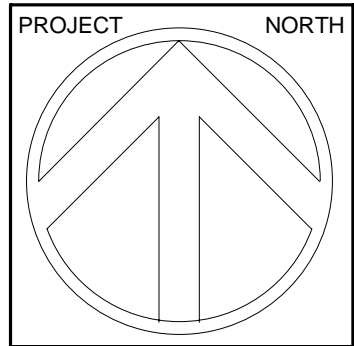


- PLAN LEGEND**
- W1 XX HR. WALL TYPES SEE A1.1
XX = FIRE RESISTANCE RATING
 - A WINDOW TYPES SEE A1.2
 - D1 DOOR TYPES SEE A1.3
 - A3.0 INTERIOR ELEVATIONS SEE A1.0
 - + ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL
- NOTES**
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 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
 - ELEVATOR SHAFT OPENING, FIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
 - INTERIOR WALL TYPE TO BE W10 U.N.O.

- ROOF PLAN NOTES**
- 00.00 INDICATES APPROX. ELEVATION CHANGE OF ROOF MEMBRANE
- ALL PENETRATIONS TO REMAIN WATERTIGHT TO DEPTH OF 300 MINIMUM.
 - INSTALL ROOF TOP SATELLITE DISH PER MFG INSTRUCTIONS. REFER TO ELECTRICAL DWGS.
 - ROOF FAYERS FOR MECHANICAL EQUIPMENT MAINTENANCE TO BE PROVIDED AS REQUIRED TO ACCESS ALL SIDES OF ROOFTOP EQUIPMENT.

STATUS	TENDER
CHKD	21040
DRAWN	Checker
SCALE	As indicated
DATE DWN	07/31/24
ISSUED	2025 11 17

Glace Bay Place
223 St. Andrew St. East, Fergus
Roof Plan



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE
AND FINISH WORK AND SHALL BE RESPONSIBLE FOR THE
UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED
IN UNCERTAINTY.

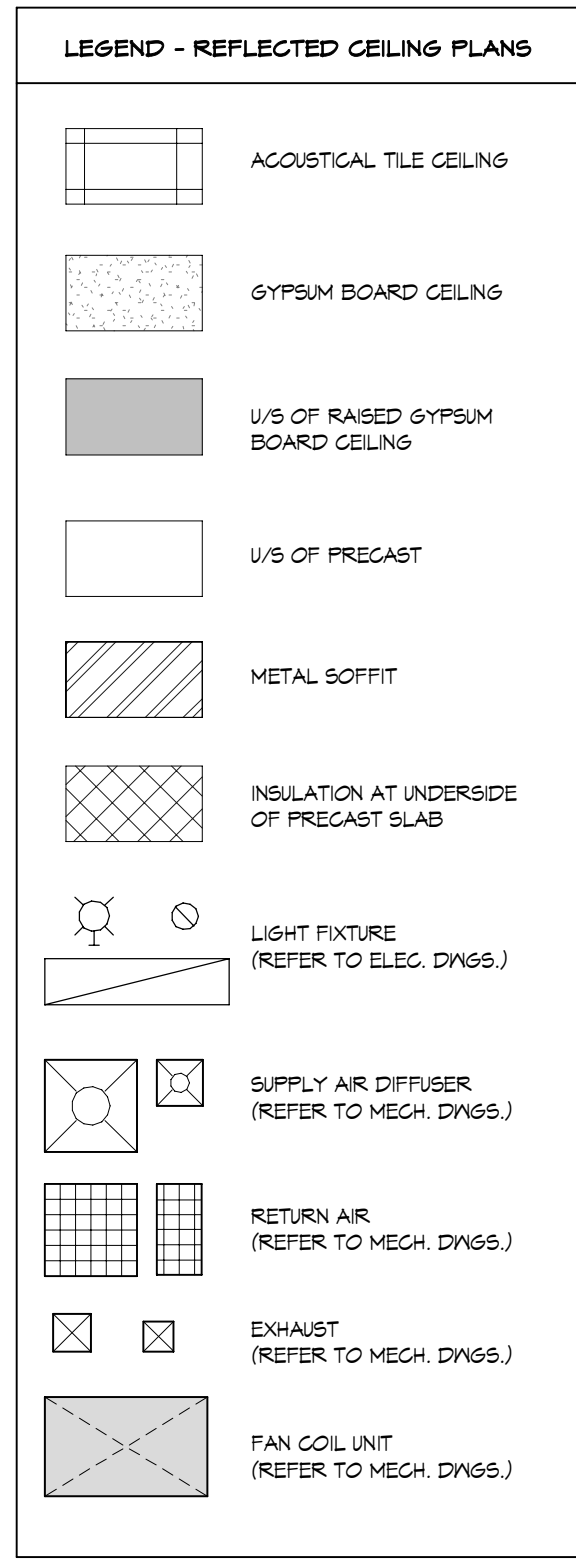
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A2.7

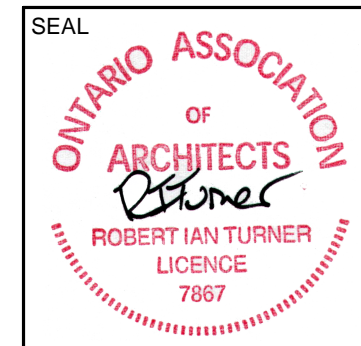


SHEET #	STATUS	TENDER
	PROJECT #	21040
	CHKD	Checker
	DRAWN	Author
	SCALE	1 : 50
	DATE DWN	FEB. 26/13
	ISSUED	2025 11 17

Glace Bay Place
223 St. Andrew St. East, Fergus

Basement Reflected Ceiling Plan

PROJECT	NORTH
---------	-------



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COURSE OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED

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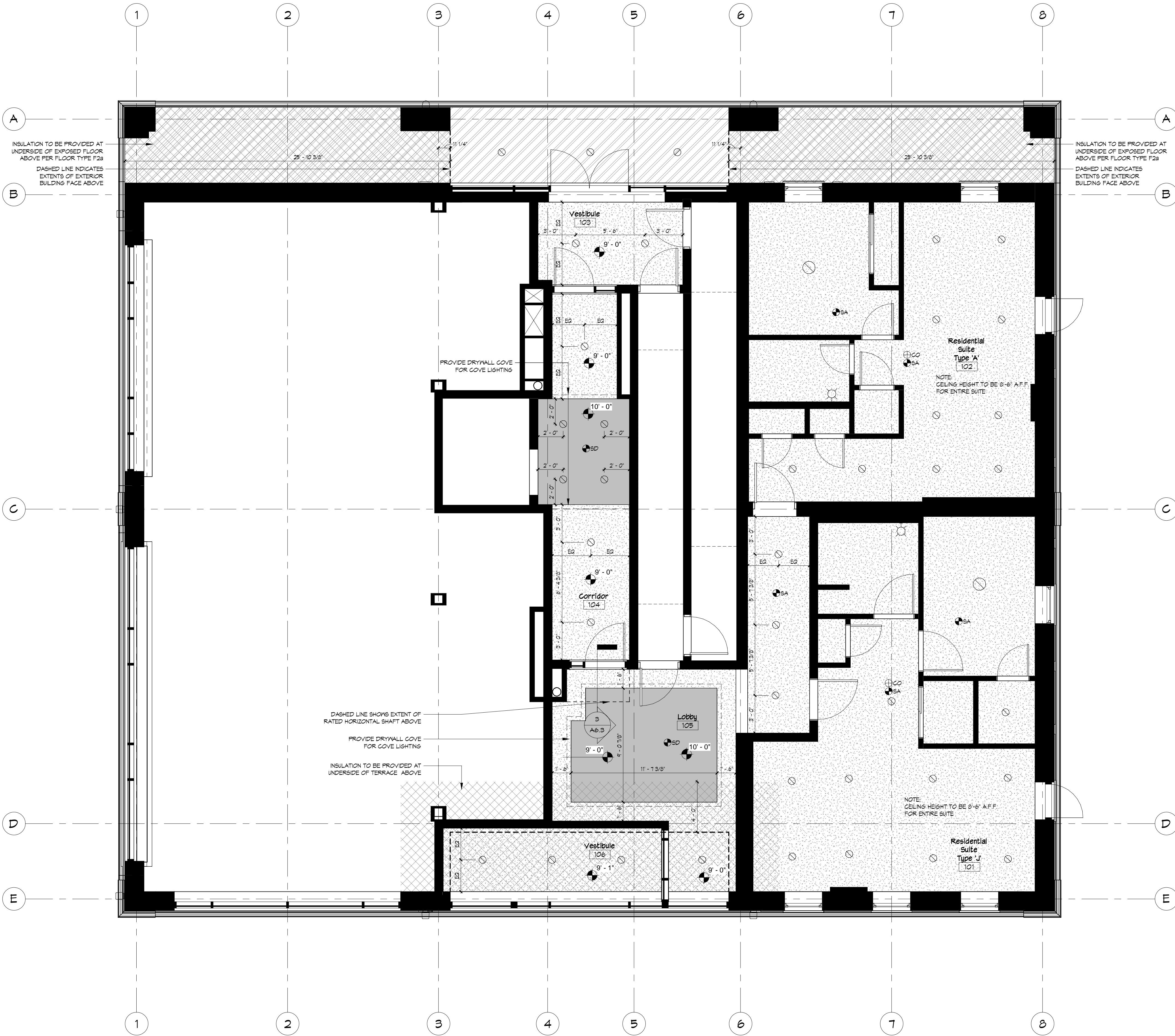
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115 Metcalfe Street
Elora, Ontario N0B 1S0
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Fax: 519-846-0343

A2.8

2025-11-17 2:44:56 PM



1 001
A2.9 1:50

LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	1/8 OF RAISED GYPSUM BOARD CEILING
	1/8 OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

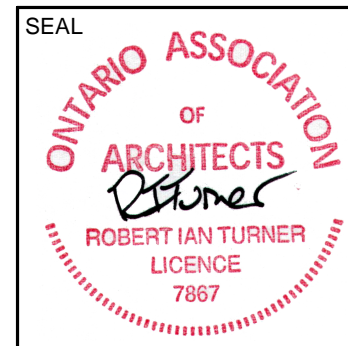
1 Permit Resubmission
REVISIONS
2025 03 31
DATE

Glance Bay Place
223 St. Andrew St. East, Fergus
1st Floor Reflected Ceiling Plan

STATUS	TENDER
CHRD	21040
DRAWN	Checker
SCALE	AUTHOR
DATE DWN	1:50
ISSUED	10/04/20
	2025 11 17

A2.9

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE
UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED
IN UNCERTAINTY.
ALL DIMENSIONS AND SPECIFICATIONS PREPARED BY THE ARCHITECT
TO BE RETURNED AT HIS REQUEST.
DO NOT SCALE DRAWINGS.

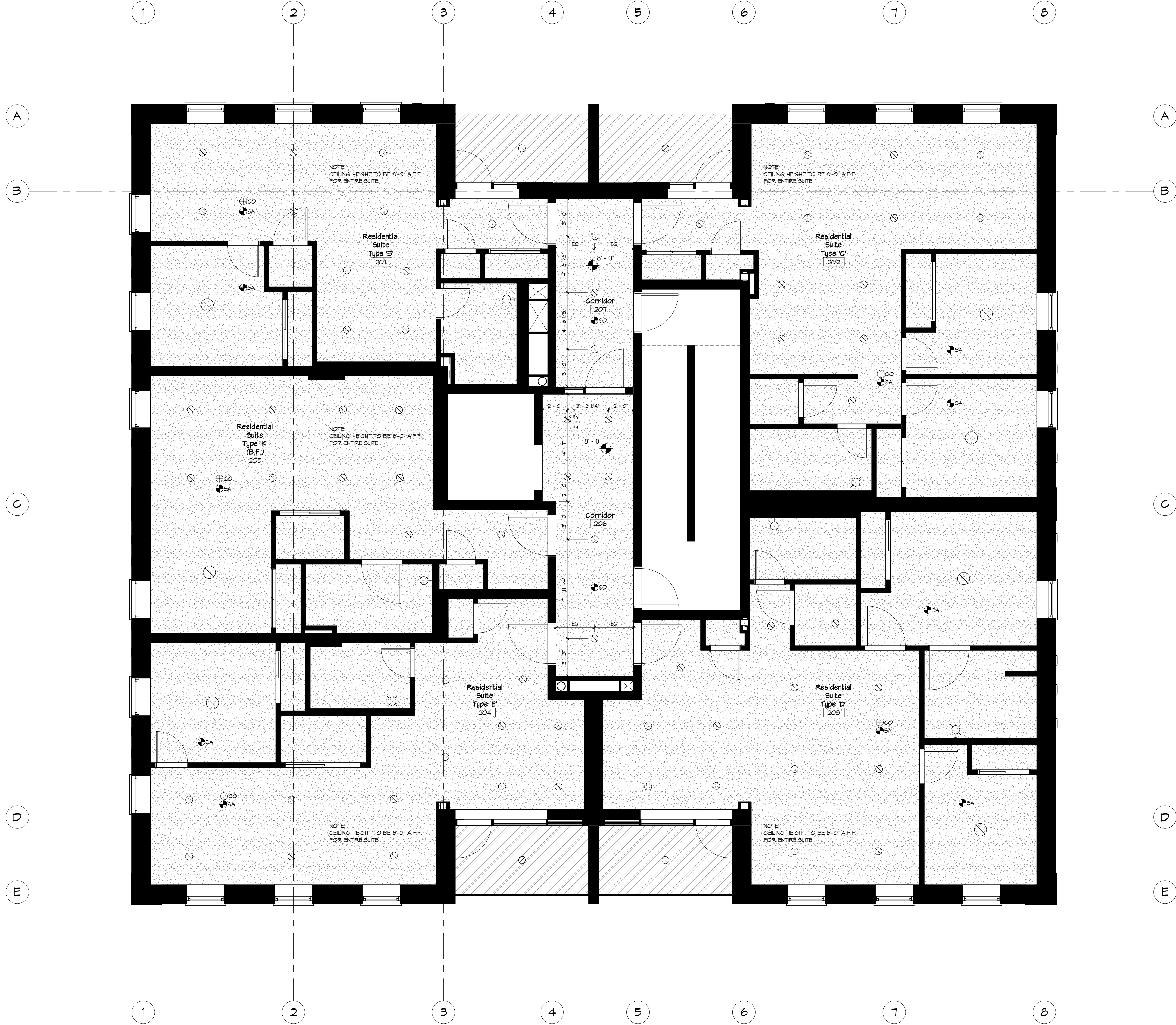


PROJECT	NORTH

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Tel: 519-846-2201
Fax: 519-846-0343
www.fryettturner.ca

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1 002
A2.10 1 : 50



LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	U/S OF RAISED GYPSUM BOARD CEILING
	U/S OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

STATUS	TENDER
CHRD	21040
DRAWN	Checker
SCALE	AUTHOR
DATE DWN	1 : 50
ISSUED	10/22/24
	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus
2nd Floor Reflected Ceiling Plan

PROJECT NORTH



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE
AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE WORK
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IN UNCERTAINTY.
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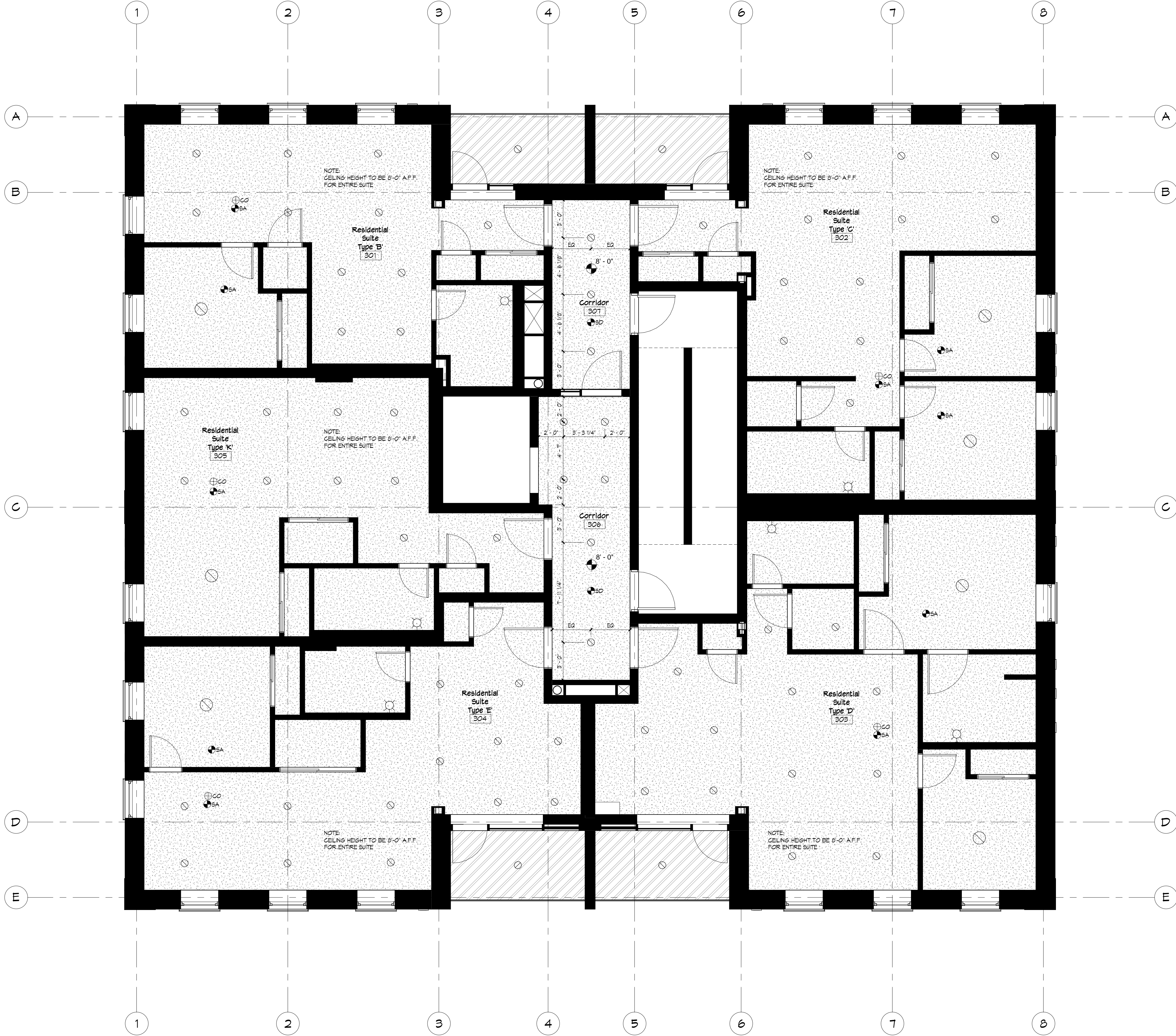
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ARCHITECTS INC
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Fax: 519-846-0343

A2.10

2025-11-17 2:44:58 PM

1 003
A2.11 1:50

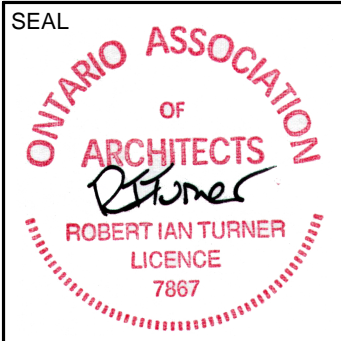


LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	U/S OF RAISED GYPSUM BOARD CEILING
	U/S OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

STATUS	TENDER
PROJECT #	21040
CHKD	Checker
DRAWN	AUTHOR
SCALE	1:50
DATE DWN	10/22/24
ISSUED	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus
3rd Floor Reflected Ceiling Plan

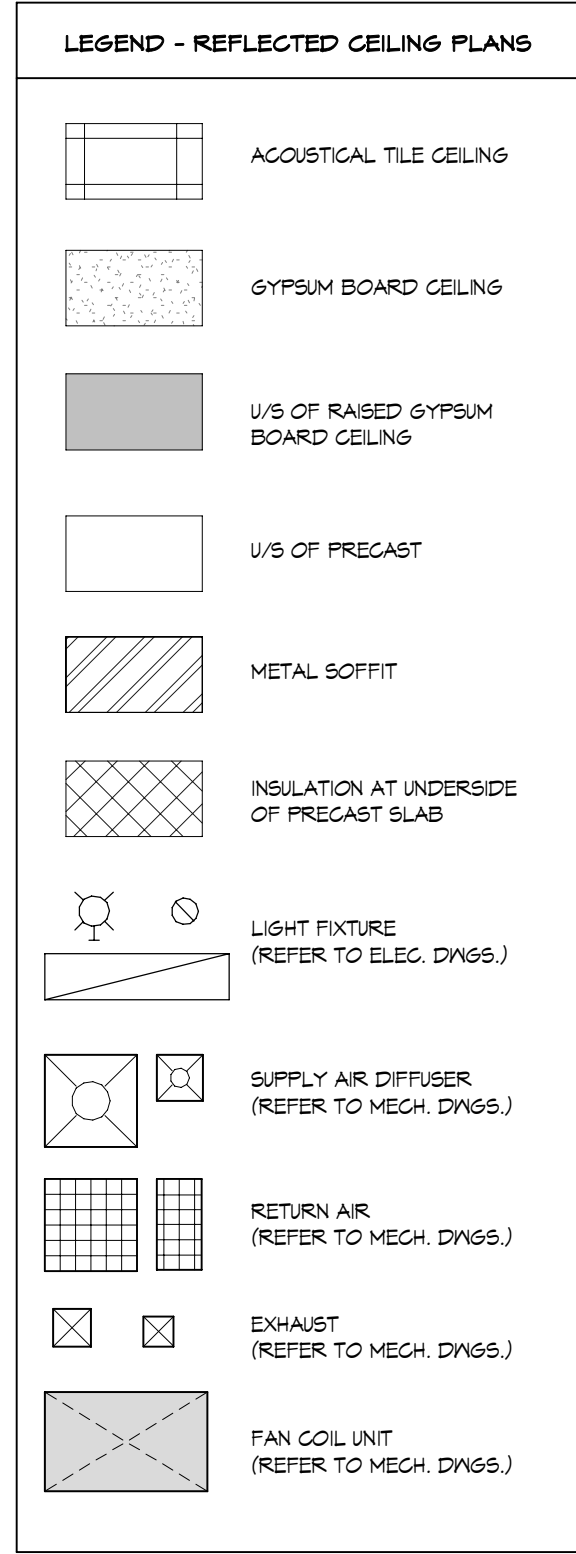
PROJECT	NORTH
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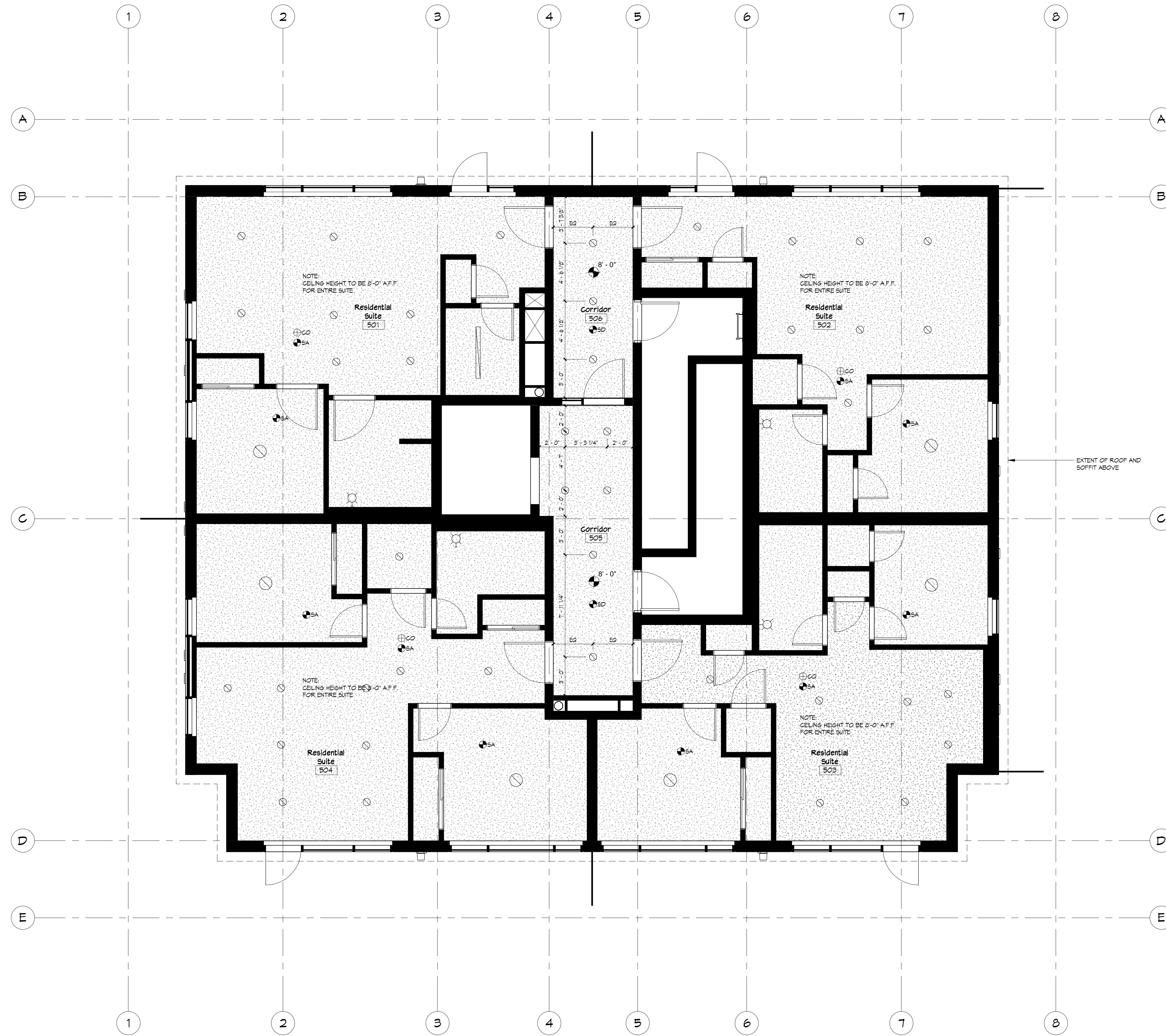


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DO NOT SCALE DRAWINGS

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ARCHITECTS INC
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Tel: 519-846-2201
Fax: 519-846-0343
www.fryettturner.ca

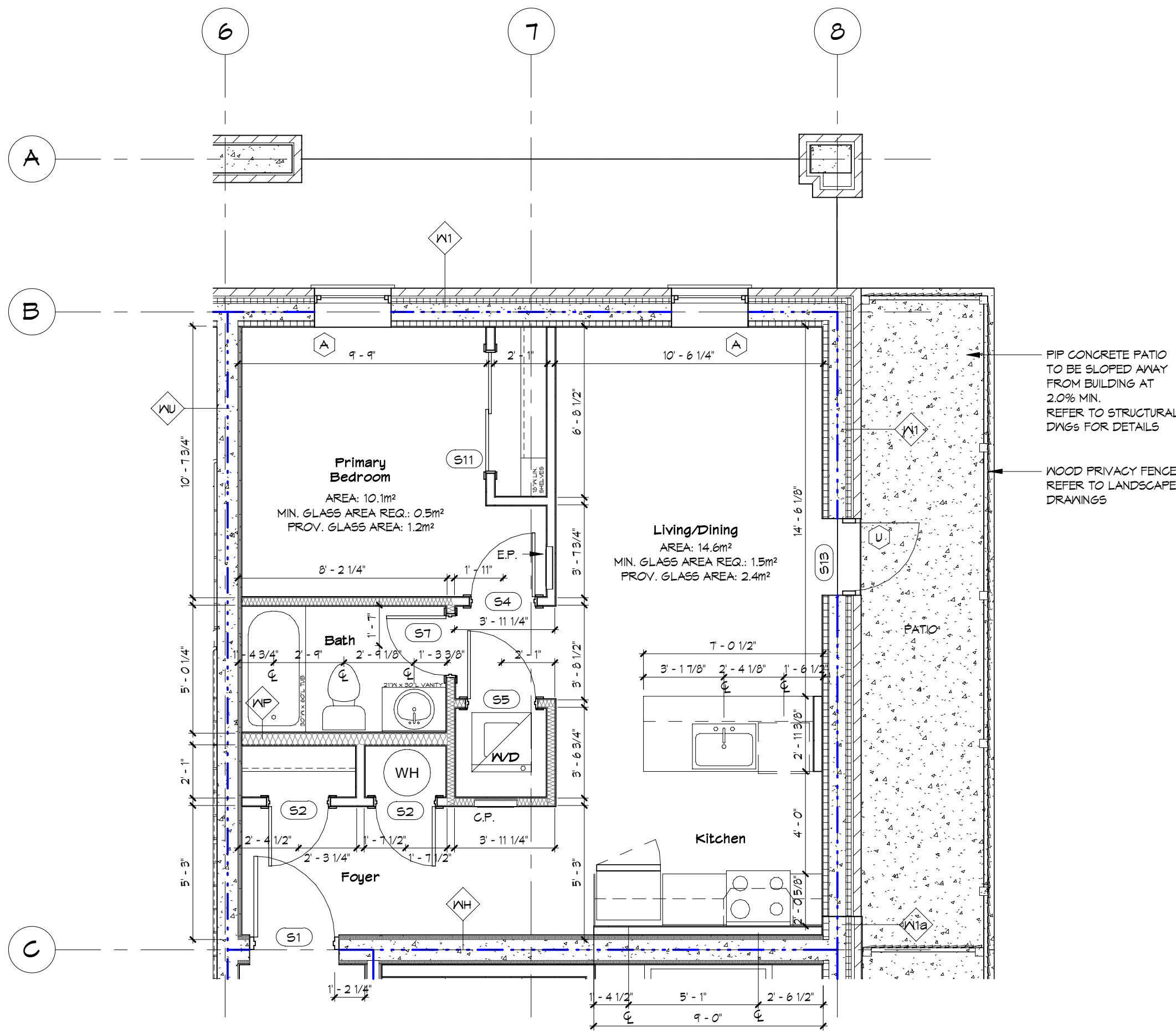
A2.11



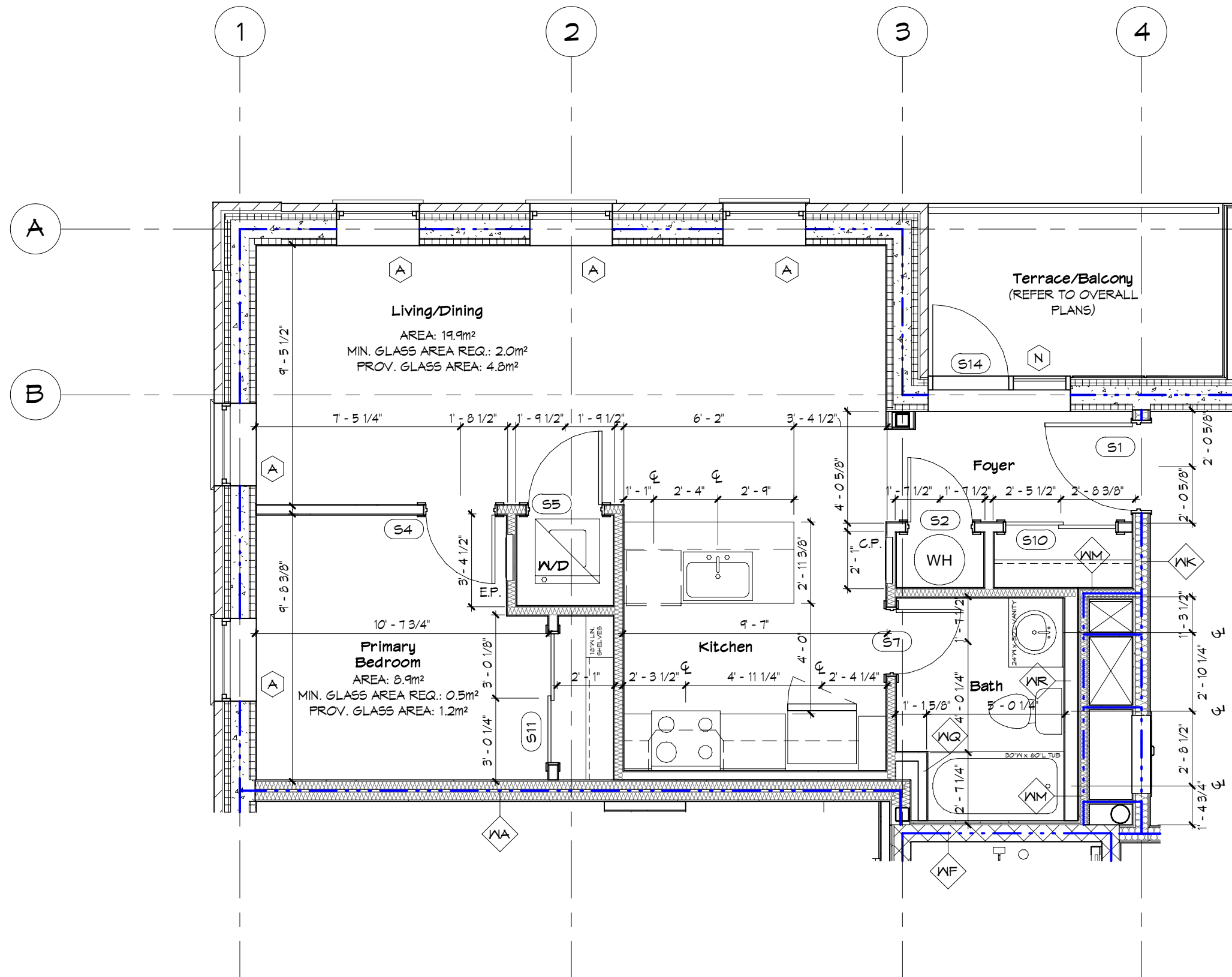


LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	1/5 OF RAISED GYPSUM BOARD CEILING
	1/5 OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

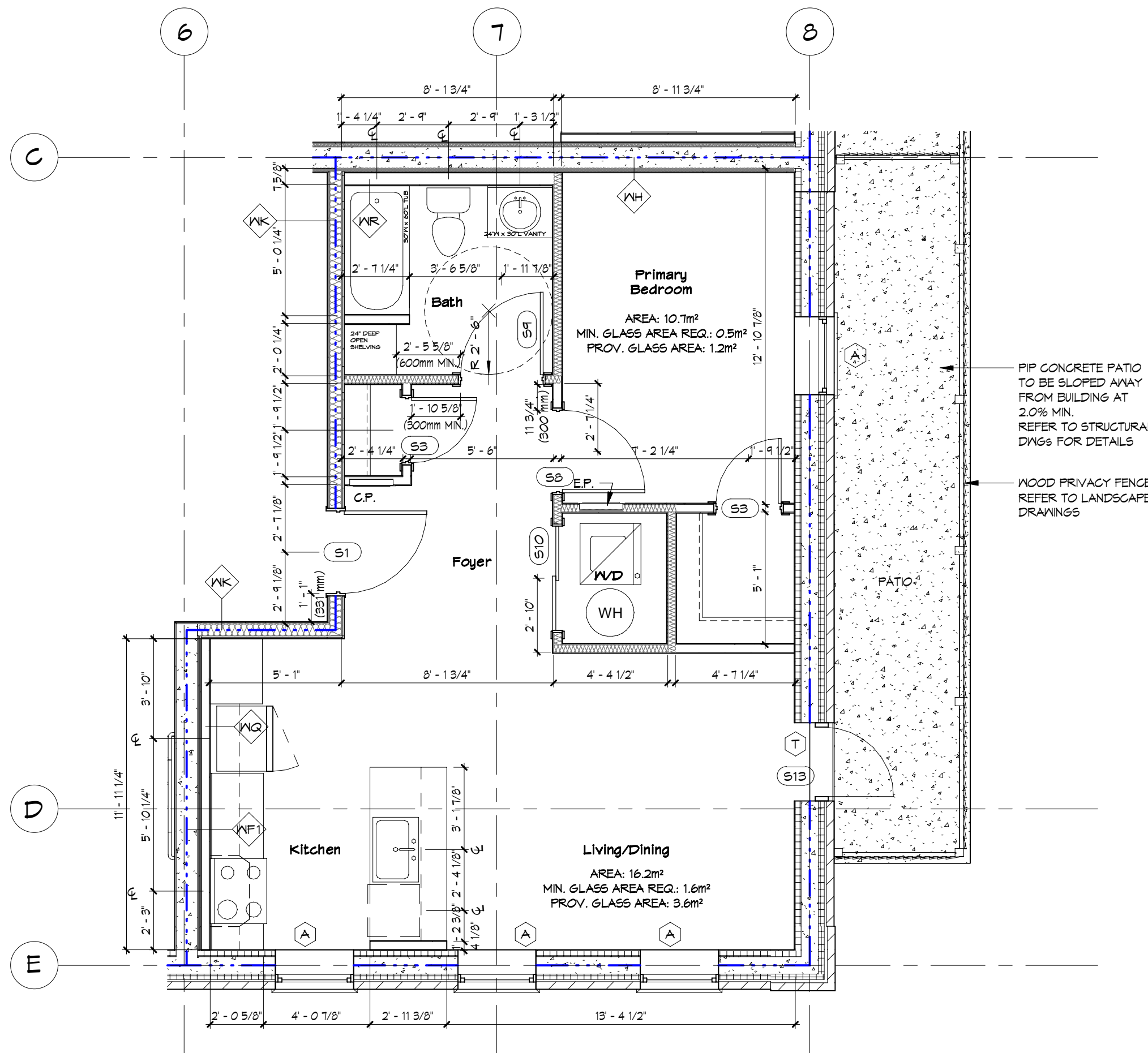
REVISIONS	DATE
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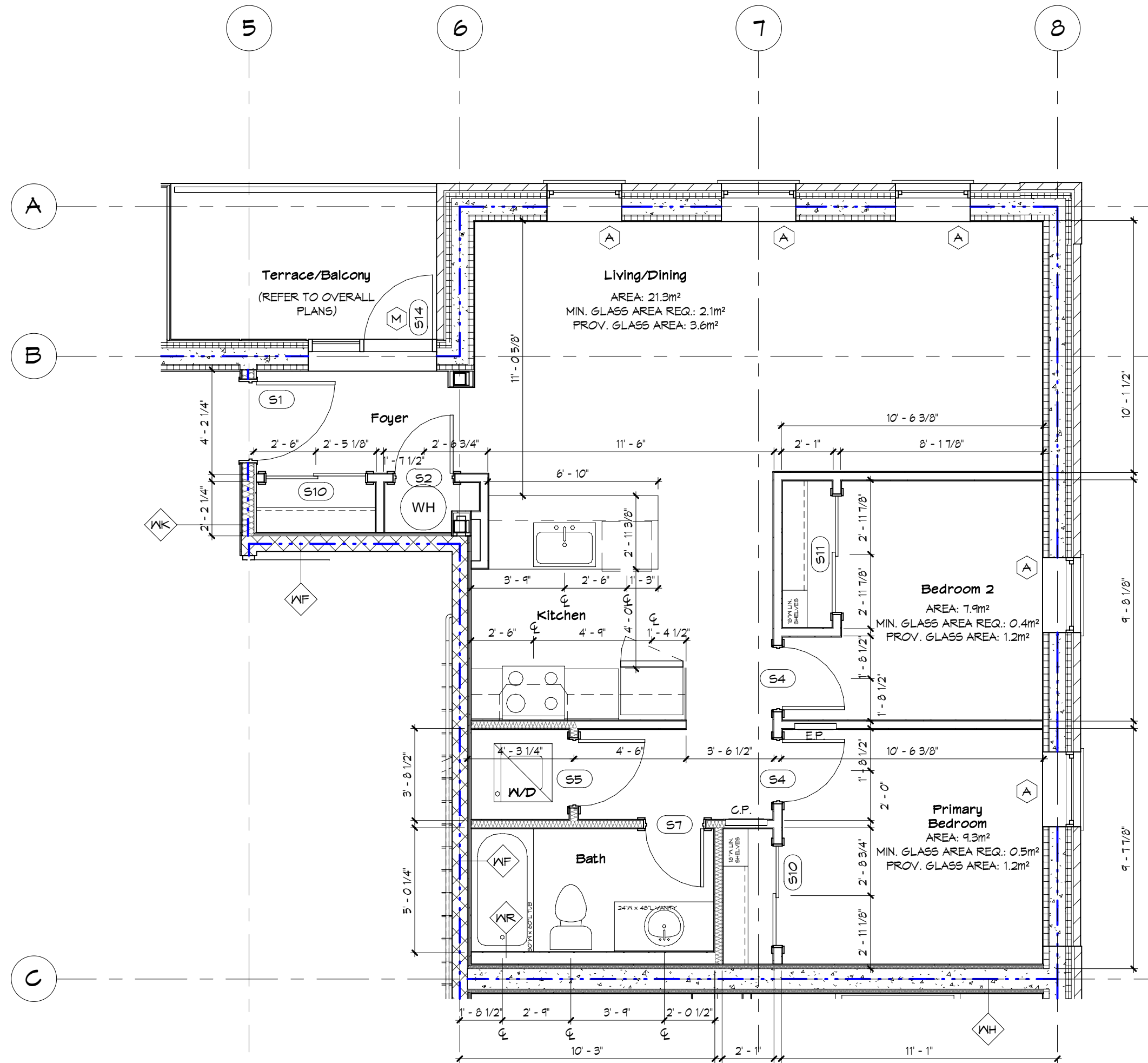
1 Unit Type A
A3.0 1:50



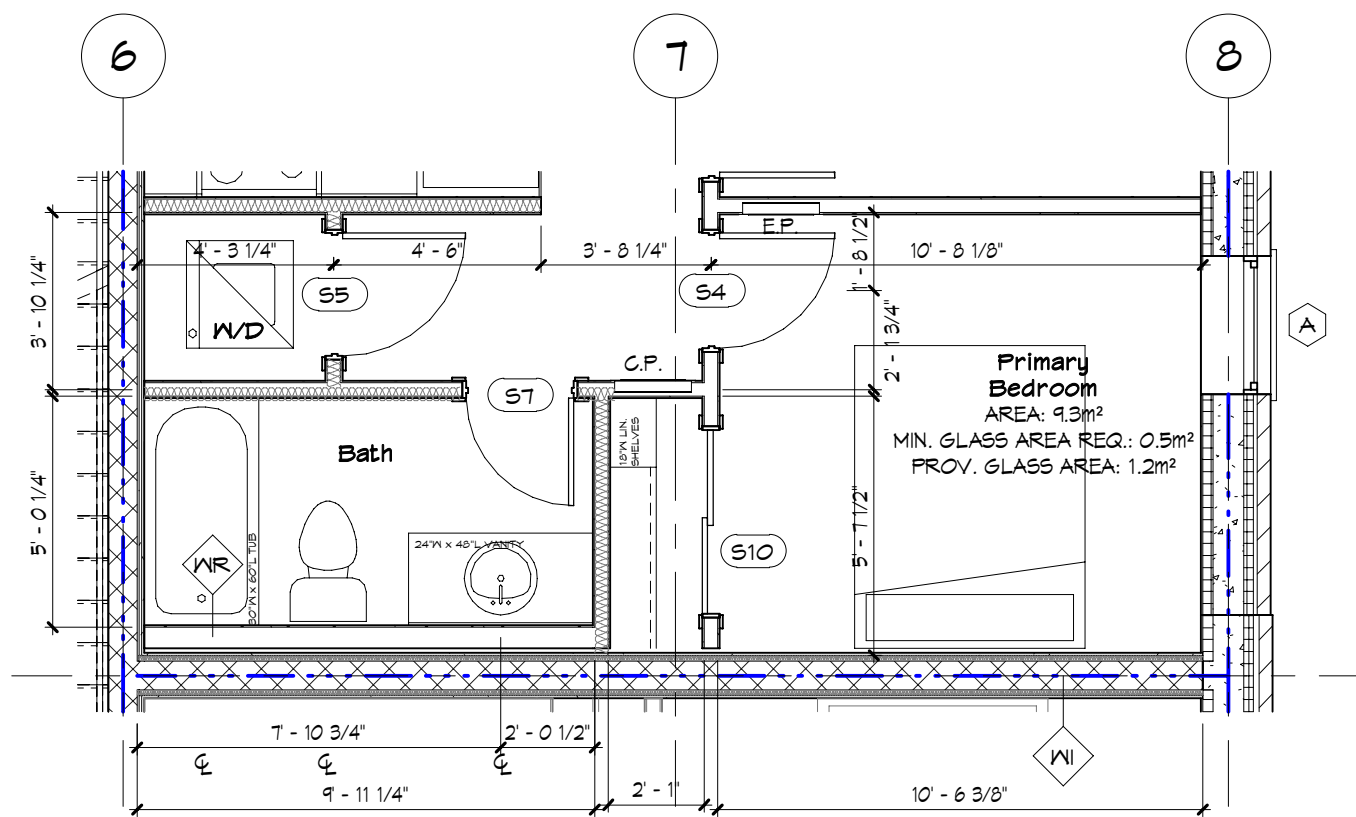
3 Unit Type B
A3.0 1:50



2 Unit Type J
A3.0 1:50



4 Unit Type C - 2nd Floor
A3.0 1:50



5 Unit Type C Block Wall - 4th Floor
A3.0 1:50

PLAN LEGEND

XX HR. WALL TYPES SEE A1.1
XX = FIRE RESISTANCE RATING
WINDOW TYPES SEE A1.2

DOOR TYPES SEE A1.3

INTERIOR ELEVATIONS SEE A1.0

ELEVATION MARKER DENOTES TOP OF FOOTING

ELEVATION MARKER DENOTES TOP OF WALL

NOTES

- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING. ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS. R.O.D. AND SHELF TYPICAL ALL GLOSETS.
- FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
- SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS.
- SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
- ELEVATOR SHUNT OPENING, FIT DEPTH, OVERSUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- INTERIOR WALL TYPE TO BE W.O. U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

0 HR F.R.R. - FIRE SEPARATION
OBC 9.3.1.20.(5), 9.3.1.21.(9), 9.3.3.5.(4)

45 min. F.R.R. - FIRE SEPARATION

1 HR F.R.R. - FIRE SEPARATION
OBC 9.6.2.1.(1), (6), 9.3.3.5.(5)

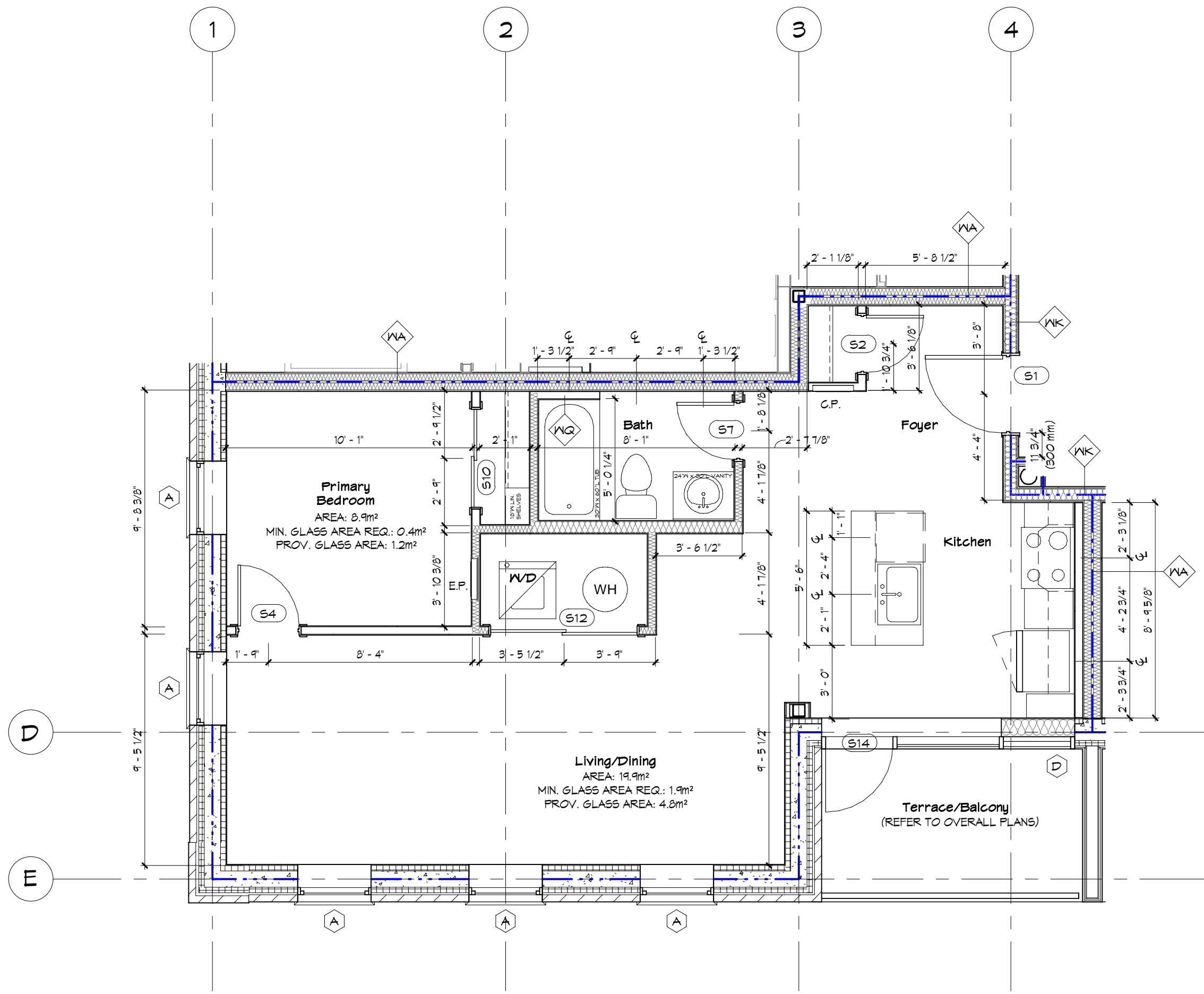
2 HR F.R.R. - FIRE SEPARATION
OBC 9.6.2.1.(1), (6), 9.3.3.5.(5)

TRAVEL DISTANCES / EXITING

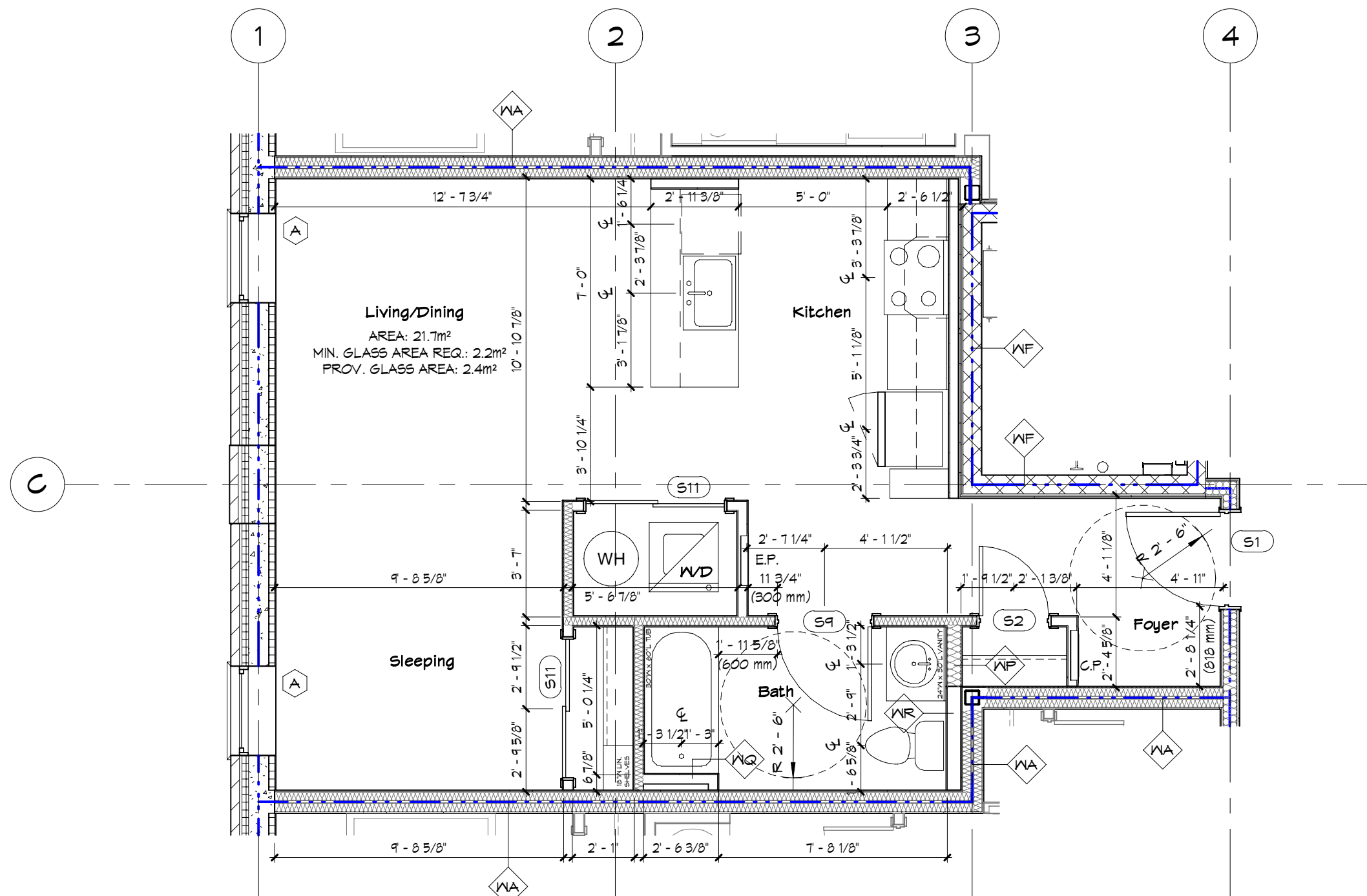
45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)

PATH OF TRAVEL

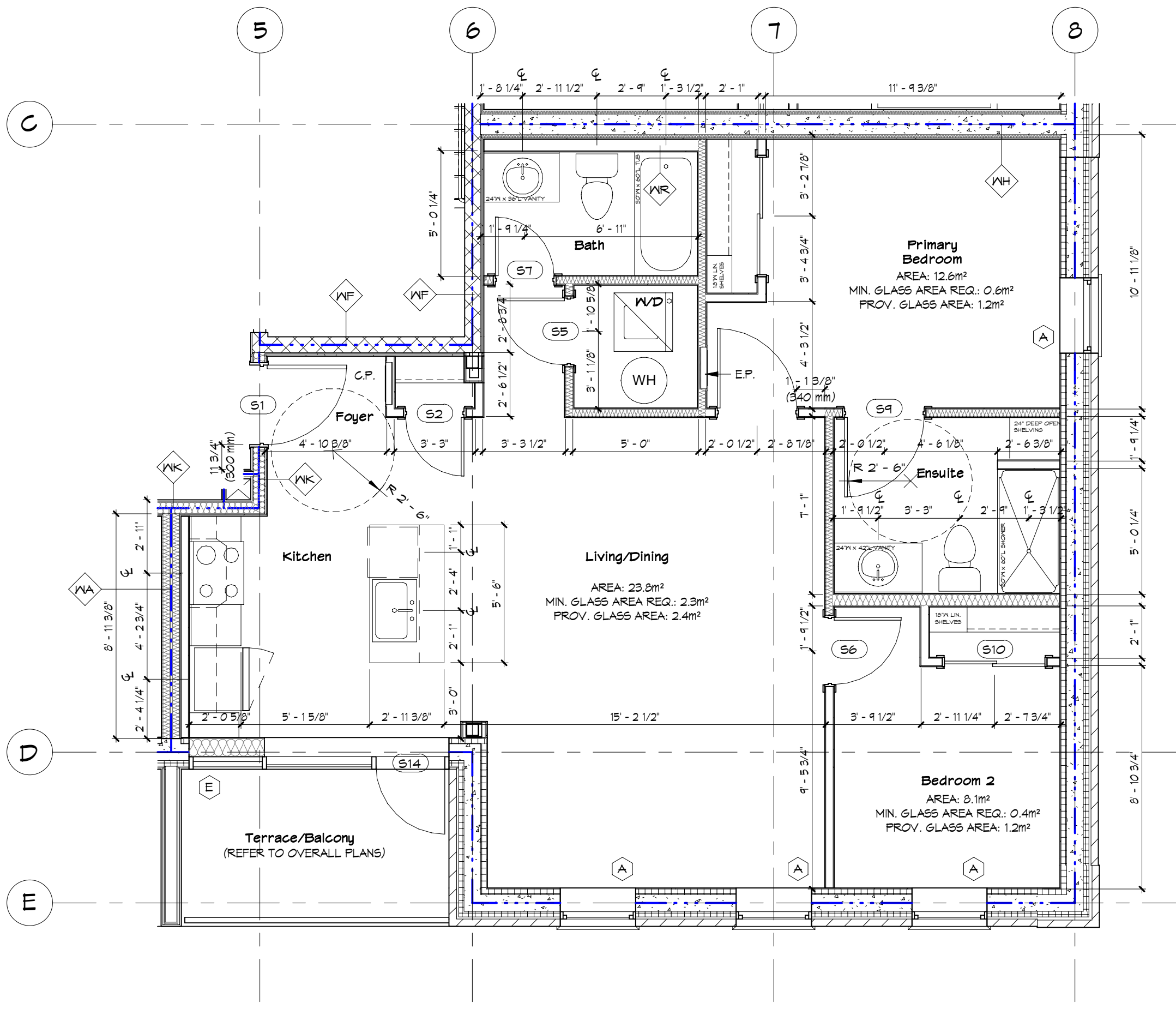
Door: 111B/1B.4 = 60 OCCUPANT LOAD FOR EXIT



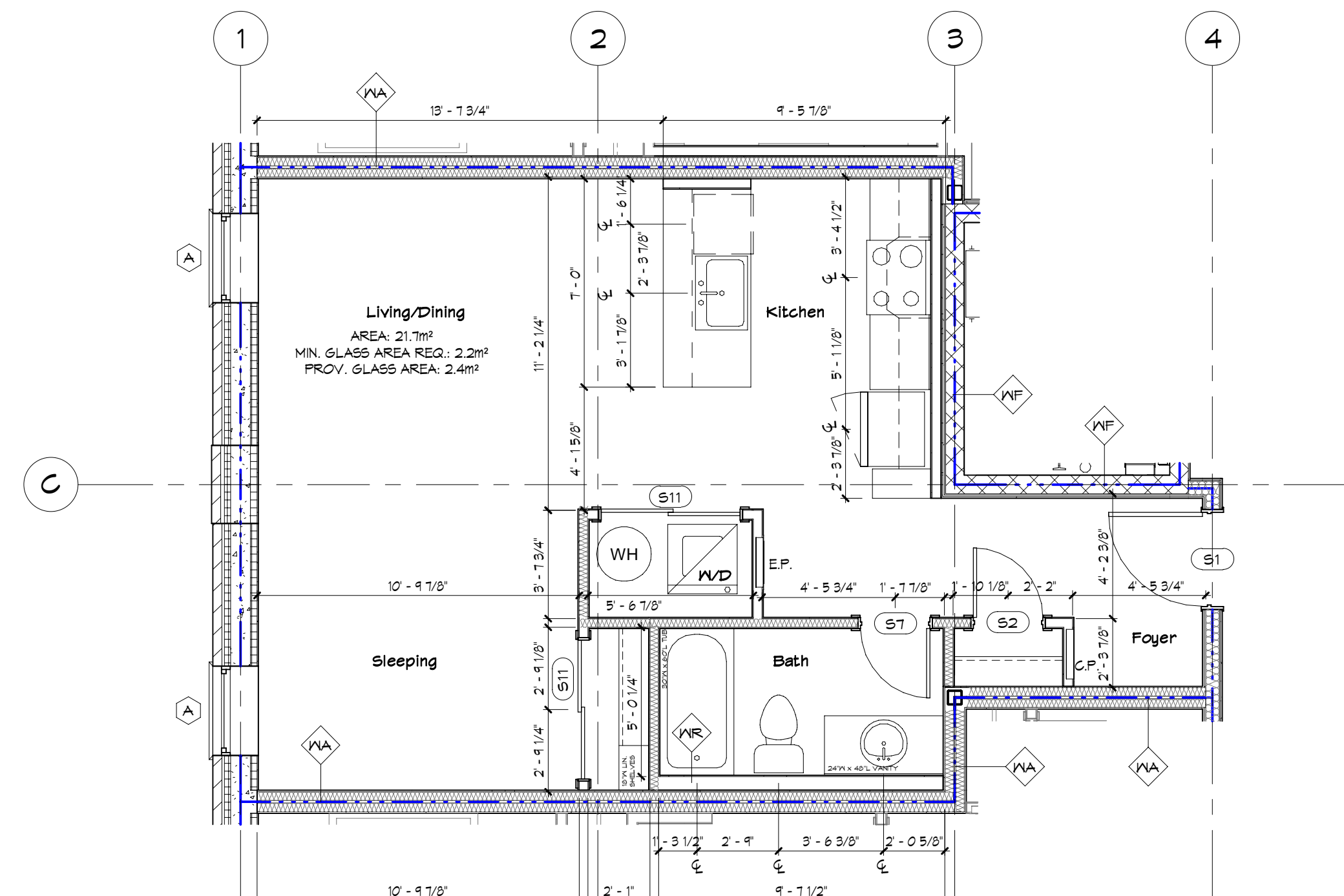
1 Unit Type E
A3.1 1: 50



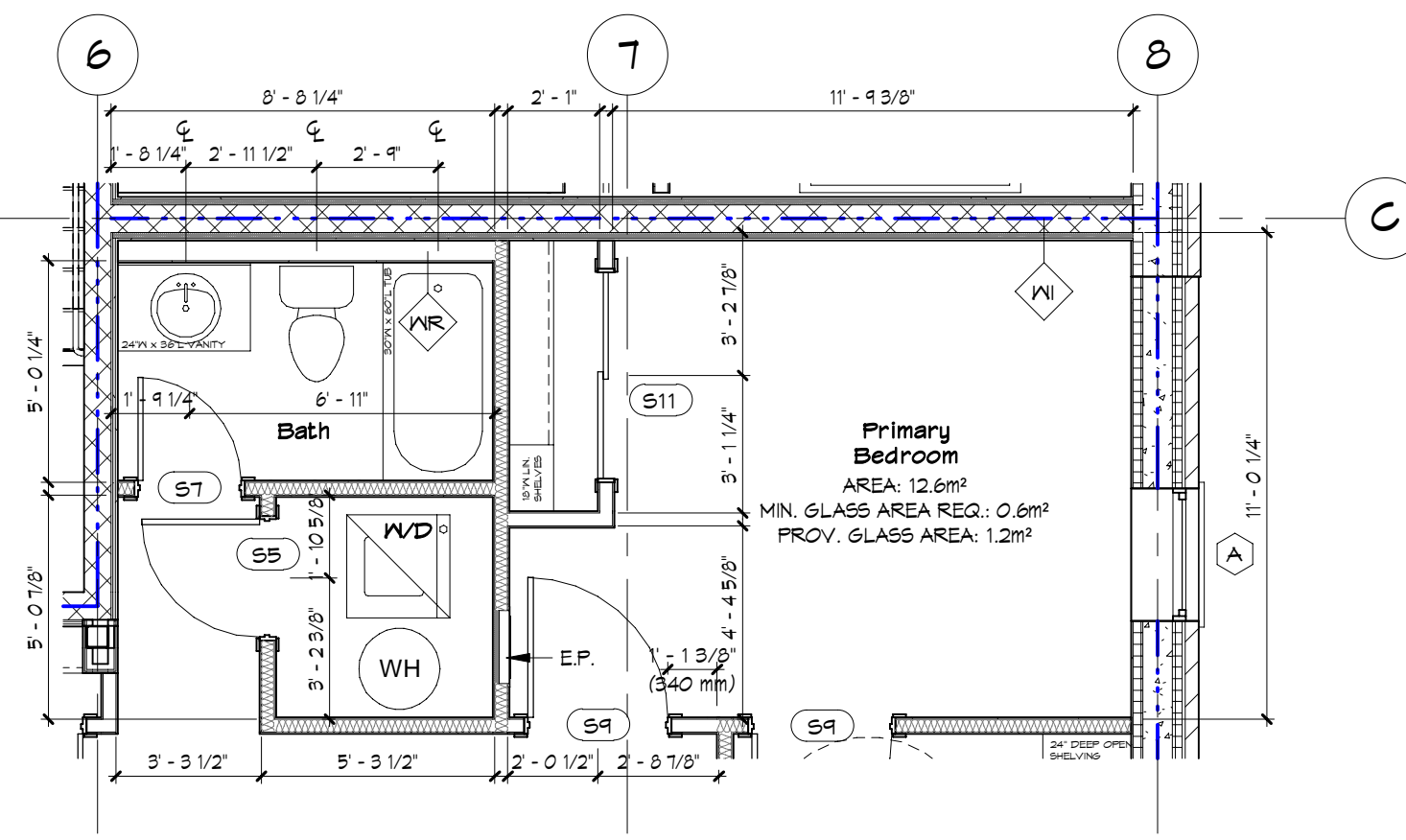
3 Unit Type K (B.F.)
A3.1 1: 50



2 Unit Type D - 2nd and 3rd Floor
A3.1 1: 50



4 Unit Type K
A3.1 1: 50



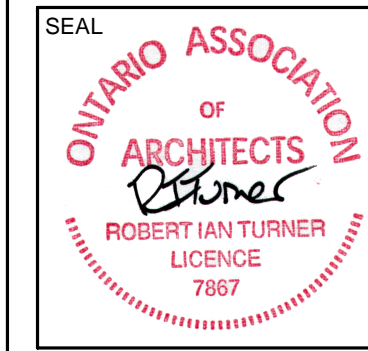
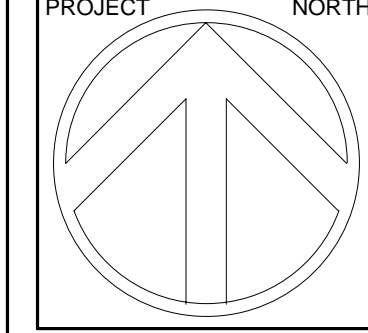
5 Unit Type D - 4th Floor
A3.1 1: 50

- PLAN LEGEND**
- XX HR. WALL TYPES SEE A1.1
 - xx = FIRE RESISTANCE RATING
 - WINDOW TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL
- NOTES:**
- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
 - ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING.
 - ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS.
 - ROD AND SHELF TYPICAL ALL CLOSETS.
 - FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
 - SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS.
 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
 - ELEVATOR SHAFT OPENING, FIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
 - INTERIOR WALL TYPE TO BE W07 U.N.O.

- OBC LEGEND**
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS**
- 0 HR F.R.R. - FIRE SEPARATION
OBC 9.3.1.20(3); 9.3.1.21(3); 9.3.3.5(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 9.6.2.1(1); (6); 9.3.3.5(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 9.6.2.1(1); (6); 9.3.3.5(5)
- TRAVEL DISTANCES / EXITING**
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 9.4.2.3.1(c)
 - PATH OF TRAVEL
 - Door: 1119/19.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	TENDER	21040
PROJECT #	CHD	Checker
DRAWN	AUTHOR	As indicated
SCALE	DATE DWN	09/25/24
ISSUED	2025 11 17	

Glance Bay Place
223 St. Andrew St. East, Fergus
Detail Unit Plans



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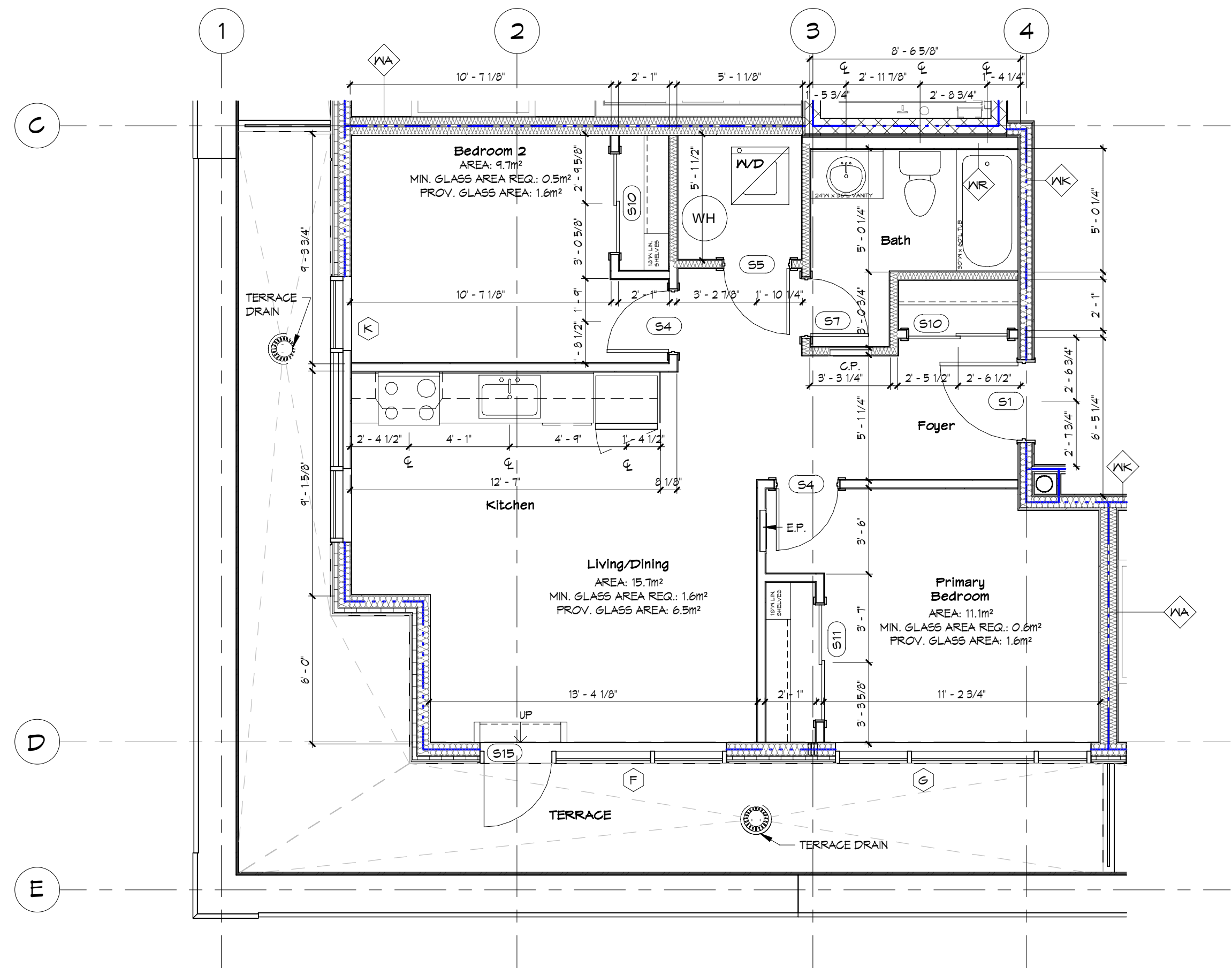
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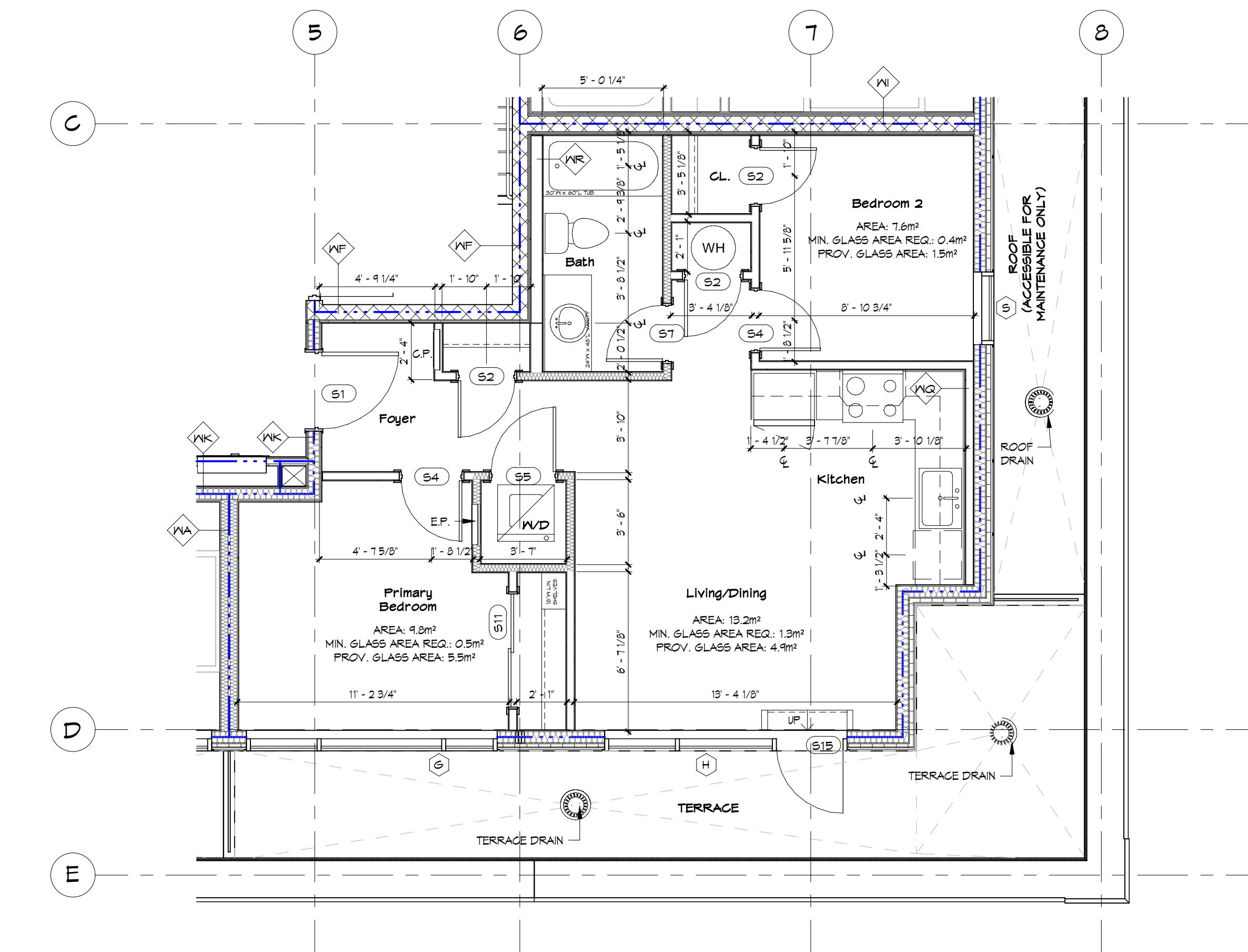
2025-11-17 2:45:05 PM

1 Unit Type F
A3.2 1:50



3 Unit Type I
A3.2 1:50

2 Unit Type G
A3.2 1:50



4 Unit Type H
A3.2 1:50

PLAN LEGEND

xx HR. WALL TYPES SEE A1.1
xx = FIRE RESISTANCE RATING
WINDOW TYPES SEE A1.2

DOOR TYPES SEE A1.3

INTERIOR ELEVATIONS SEE A1.0

ELEVATION MARKER DENOTES TOP OF FOOTING

ELEVATION MARKER DENOTES TOP OF WALL

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- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
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- INTERIOR WALL TYPE TO BE W.O. U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

0 HR. F.R.R. - FIRE SEPARATION
OBC 9.3.1.20.(5), 9.3.1.21.(5), 9.3.3.5.(4)

45 min. F.R.R. - FIRE SEPARATION

1 HR. F.R.R. - FIRE SEPARATION
OBC 9.3.2.1.(1), (6), 9.3.3.5.(5)

2 HR. F.R.R. - FIRE SEPARATION
OBC 9.3.2.1.(1), (6), 9.3.3.5.(5)

TRAVEL DISTANCES / EXITING

45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)

PATH OF TRAVEL

Door: 1118/19.4 = 60 OCCUPANT LOAD FOR EXIT

Fryett Turner
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ONTARIO ASSOCIATION
OF ARCHITECTS
Robert Ian Turner
LICENCE
7887

PROJECT NORTH

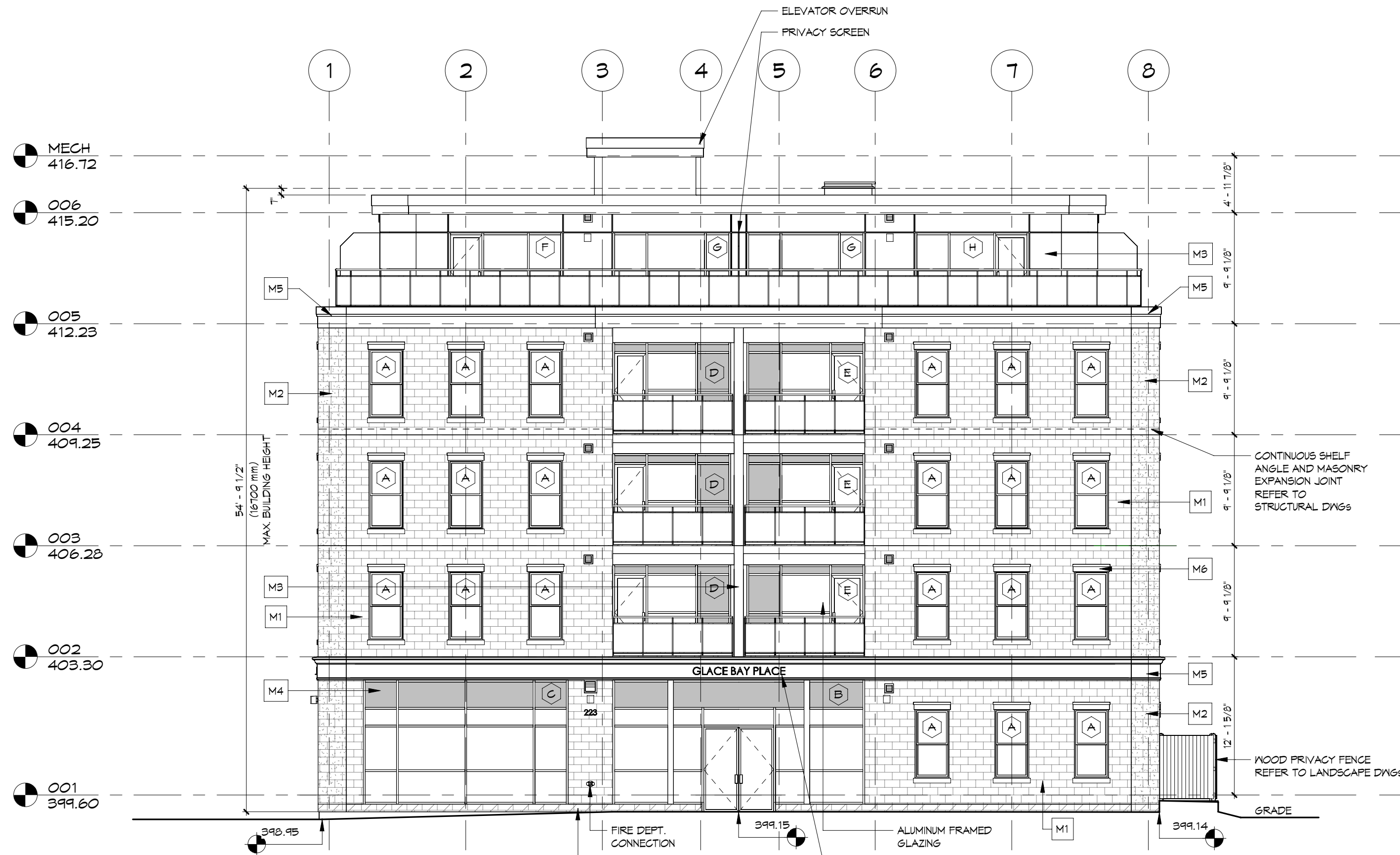
Glance Bay Place
223 St. Andrew St. East, Fergus
Detail Unit Plans

STATUS	TENDER
PROJECT #	21040
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	09/26/24
ISSUED	2025 11 17

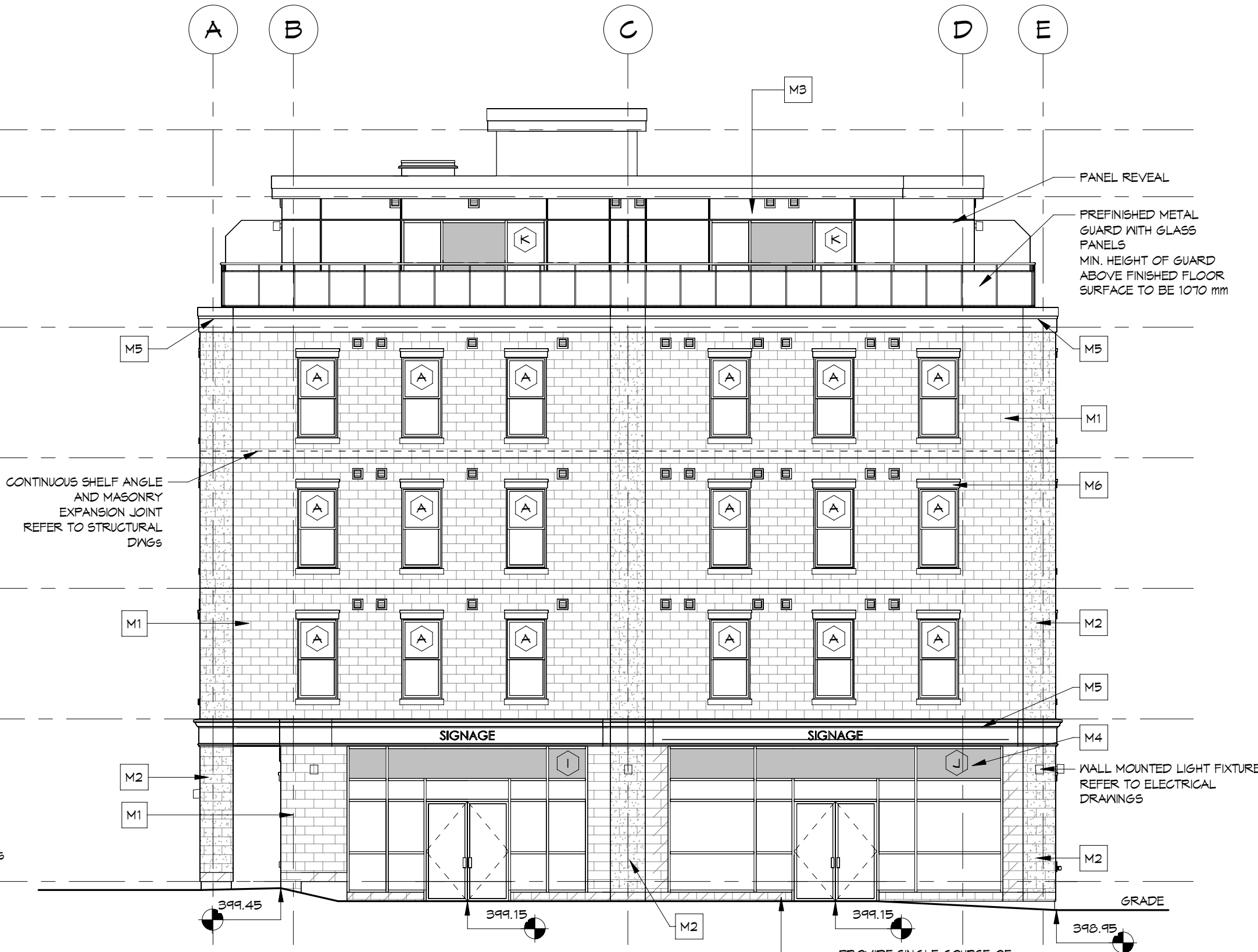
REVISIONS DATE

A3.2

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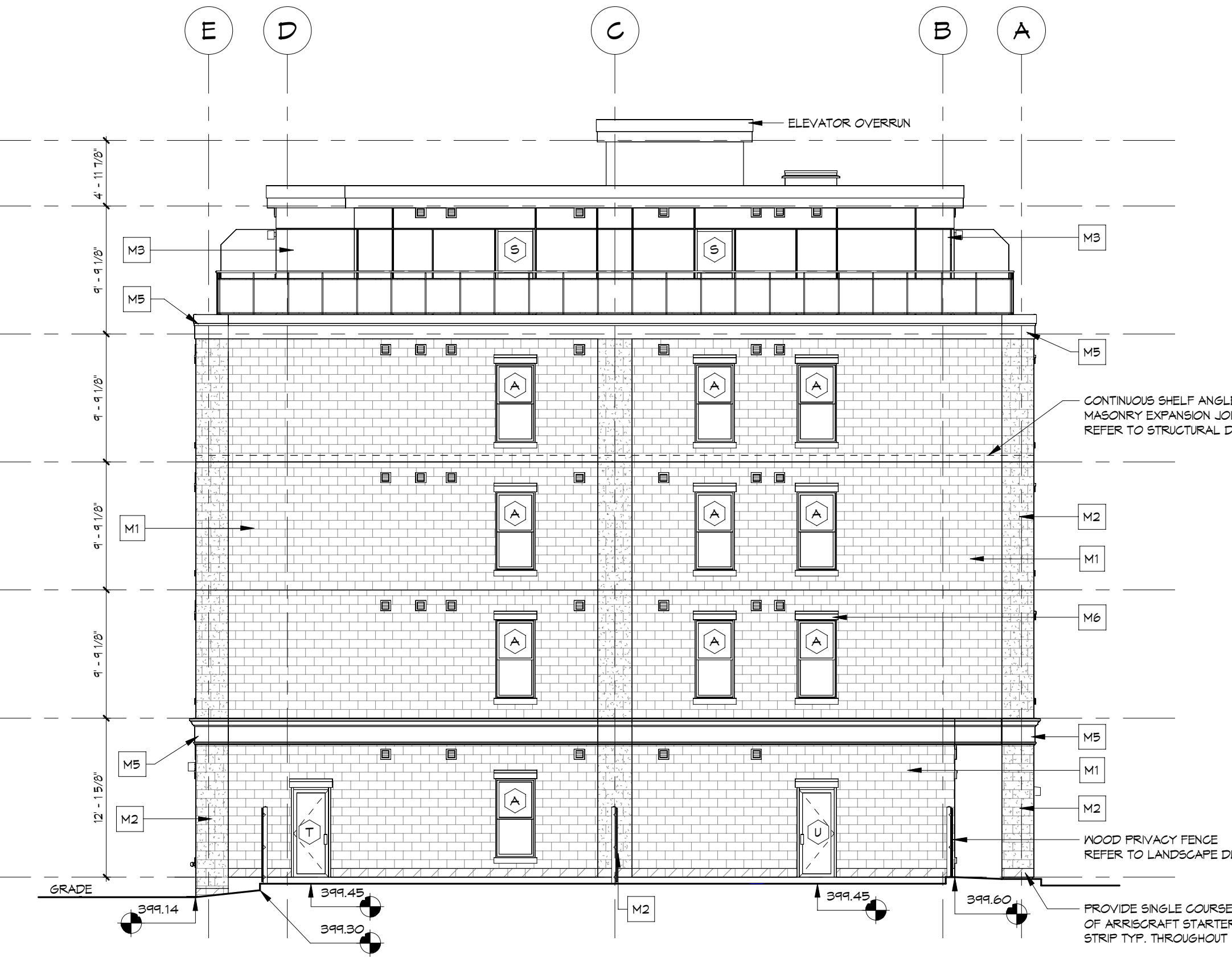
3 South
A4.0 1 : 100



2 West
A4.0 1 : 100



1 North
A4.0 1 : 100



4 East
A4.0 1 : 100

MATERIAL LEGEND	
	M1 STONE MANUFACTURER: ARRICRAFT COLOUR: RENAISSANCE, SANDRIFT SIZE: 1 5/8" H X 23 5/8" L X 3 5/8" D FINISH: SANDBLASTED
	M2 STONE MANUFACTURER: ARRICRAFT COLOUR: RENAISSANCE, SANDRIFT SIZE: 1 5/8" H X 23 5/8" L X 3 5/8" D FINISH: ROCKED
	M3 METAL PANEL: MANUFACTURER: ENGAGE BUILDING PRODUCTS SYSTEM: QUICKPANEL ACM PANELS COLOUR: SLATE GREY JY-6145 FINISH: ALFREX
	M4 SPANDELI PANEL: COLOUR: TO MATCH RGB 63, 63, 63
	M5 STUCCO MOULDINGS: MANUFACTURER: CANAMOULD EXTRUSIONS INC. PROFILE: • 4TH FLOOR: BAN-014 • GROUND FLOOR: TIZ-008 COLOUR: 4455 PALE BUSS (RGB 201 201 184) FINISH: SPACCO
	M6 STONE HEADS AND SILLS: MANUFACTURER: ARRICRAFT PROFILE: WHITE ROCKED CAMBRIDGE SILL
OTHER: • ALUMINUM SOFFITS: ENGAGE BUILDING PRODUCTS, FASTPLANK PERFORATED ALUMINUM SOFFIT, GREY (RGB 63 63 63) • BALCONY GUARDS: BLACK • CAP FLASHING: TO MATCH ADJACENT MATERIAL • WINDOW WALL MULLIONS: BLACK (RGB 51, 51, 51) • PUNCH WINDOW FRAMES: GREY (RGB 63, 63, 63) • FLASHING: TO MATCH ADJACENT MATERIAL	
NOTE: SAMPLES TO BE PROVIDED OF ALL FINISHES PRIOR TO CONSTRUCTION FOR REVIEW AND CONFIRMATION.	

TENDER	
STATUS	PROJECT #
CHRD	RT
DRAWN	NA
SCALE	As indicated
DATE DWN	2021001
ISSUED	2025 11 17

PROJECT TITLE

Glance Bay Place
223 St. Andrew St. East, Fergus
Building Elevations

PROJECT NORTH



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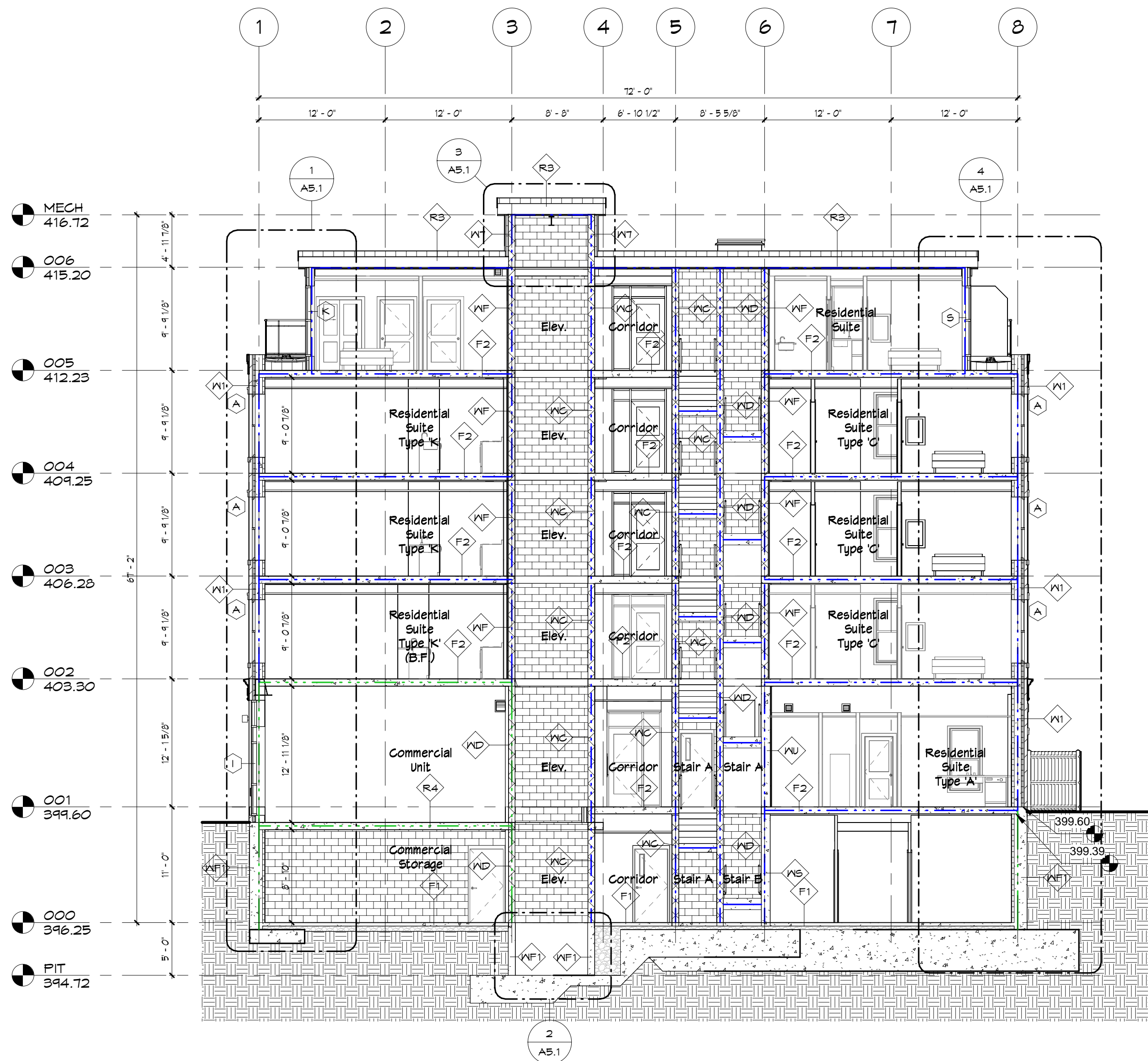
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Eora, Ontario N0B 1S0
www.fryettturner.ca

Fryett Turner
ARCHITECTS INC
Tel: 519-846-2201
Fax: 519-846-0343

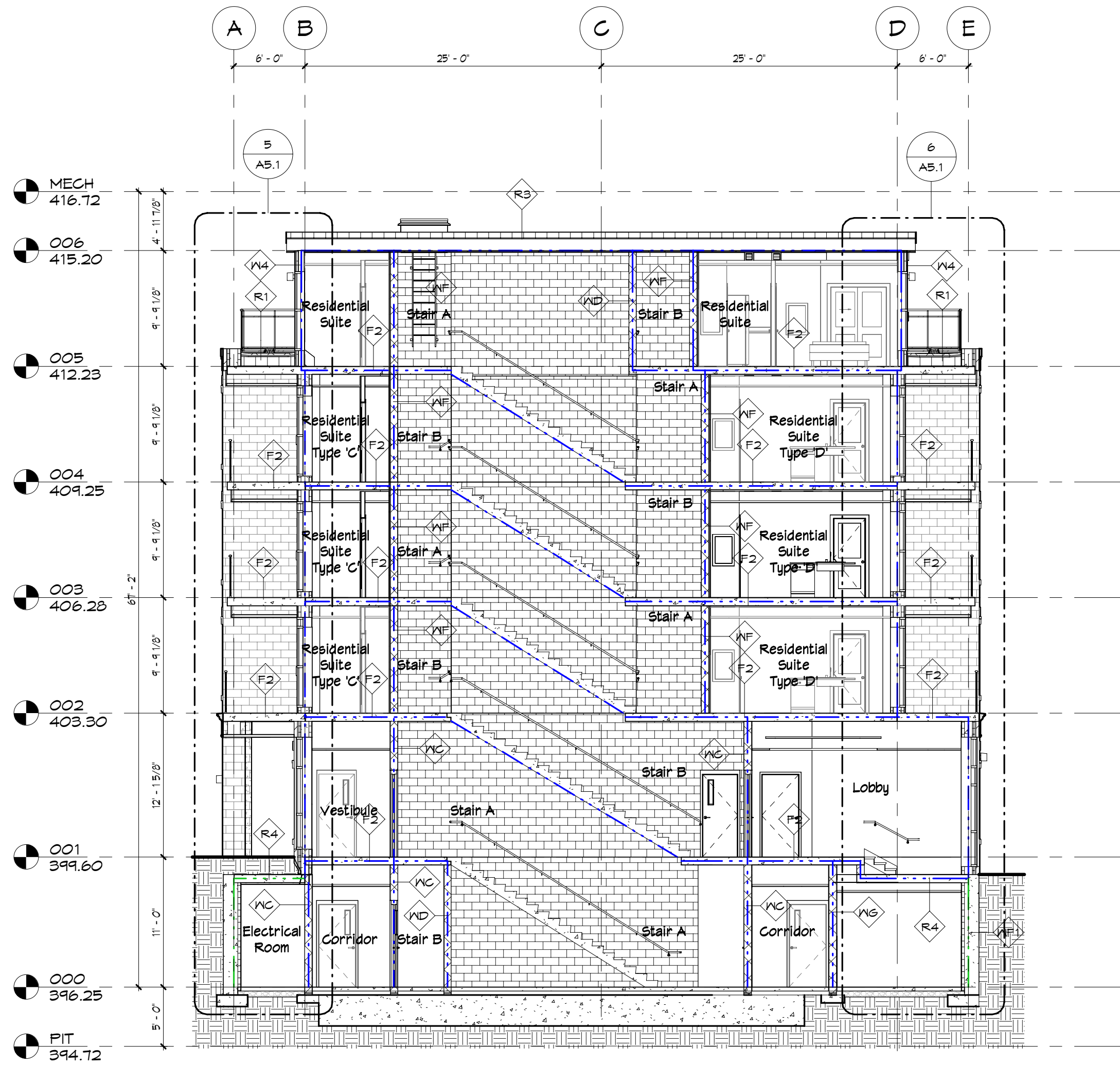
REVISIONS DATE

A4.0

2025-11-17 2:45:10 PM



1 Building Section A
A5.0 1 : 100



2 Building Section B
A5.0 1 : 100

OBC LEGEND	
FIRE SEPARATIONS/FIRE RESISTANCE RATINGS	
---	0 HR F.R.R. - FIRE SEPARATION OBC 3.3.1.20.(3); 3.3.1.21.(3); 3.3.3.5.(4)
---	45 min. F.R.R. - FIRE SEPARATION
---	1 HR F.R.R. - FIRE SEPARATION OBC 3.6.2.1.(1); (6); 3.3.3.5.(5)
---	2 HR F.R.R. - FIRE SEPARATION OBC 3.6.2.1.(1); (6); 3.3.3.5.(5)
TRAVEL DISTANCES / EXITING	
---	45m MAX TRAVEL DISTANCE TO ONE EXIT. OBC 3.4.2.5.(1)(c)
---	PATH OF TRAVEL
Door: 111B/1B.4 = 60	OCCUPANT LOAD FOR EXIT

STATUS	TENDER
PROJECT #	21040
CHKD	Checker
DRAWN	JEFF
SCALE	1 : 100
DATE DWN	20190614
ISSUED	2025 11 17

PROJECT
TITLE

Glance Bay Place
223 St. Andrew St. East, Fergus
Building Sections



PROJECT NORTH

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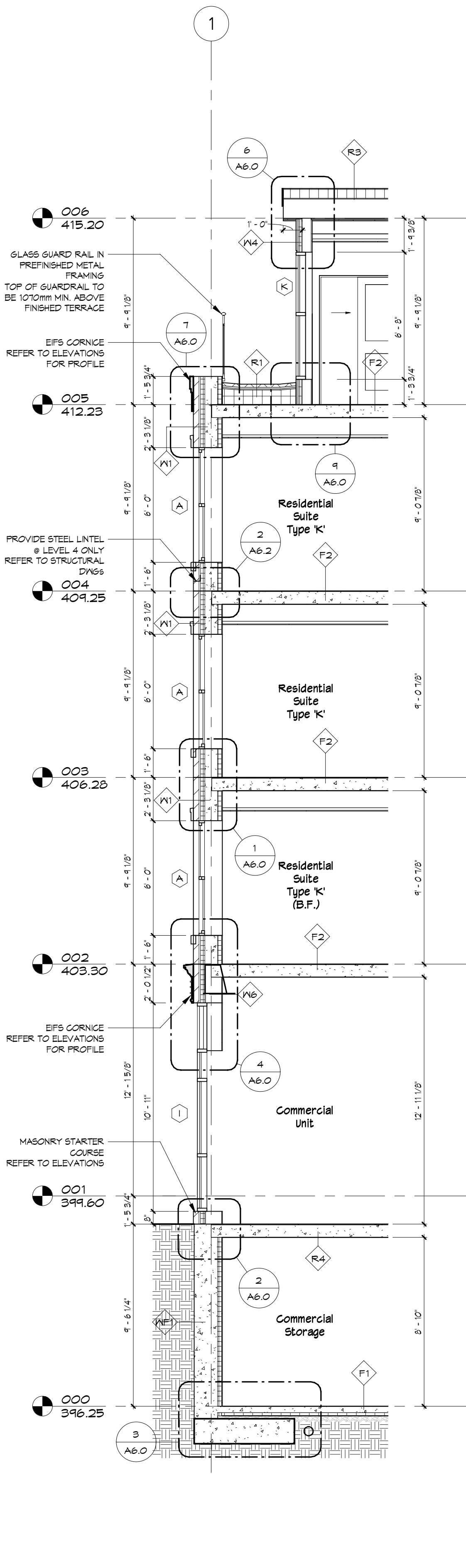
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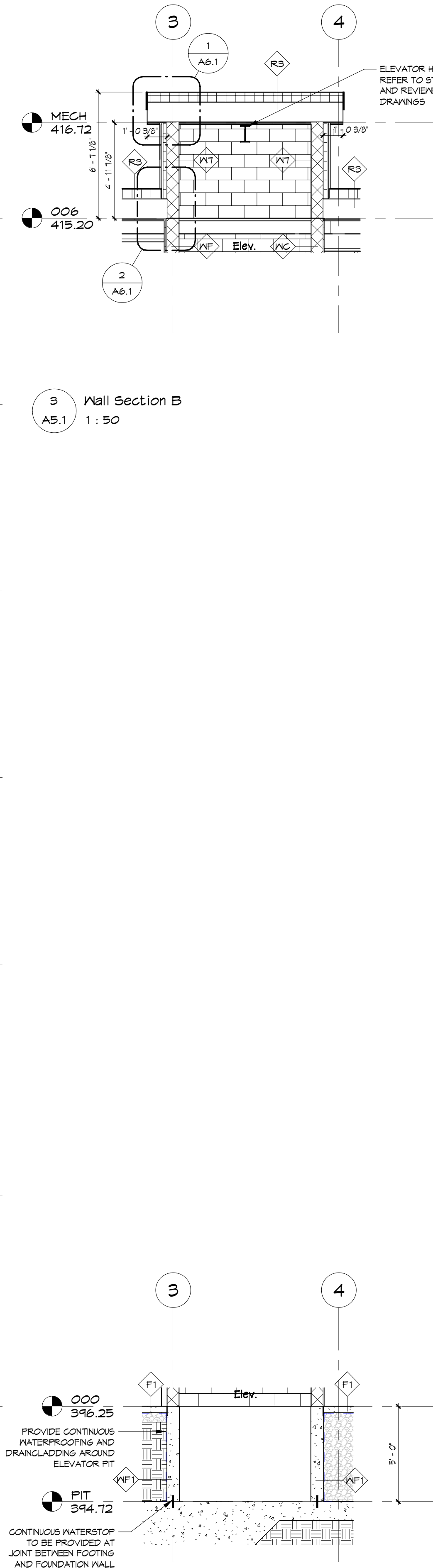
Tel: 519-846-2201
Fax: 519-846-0343

A5.0

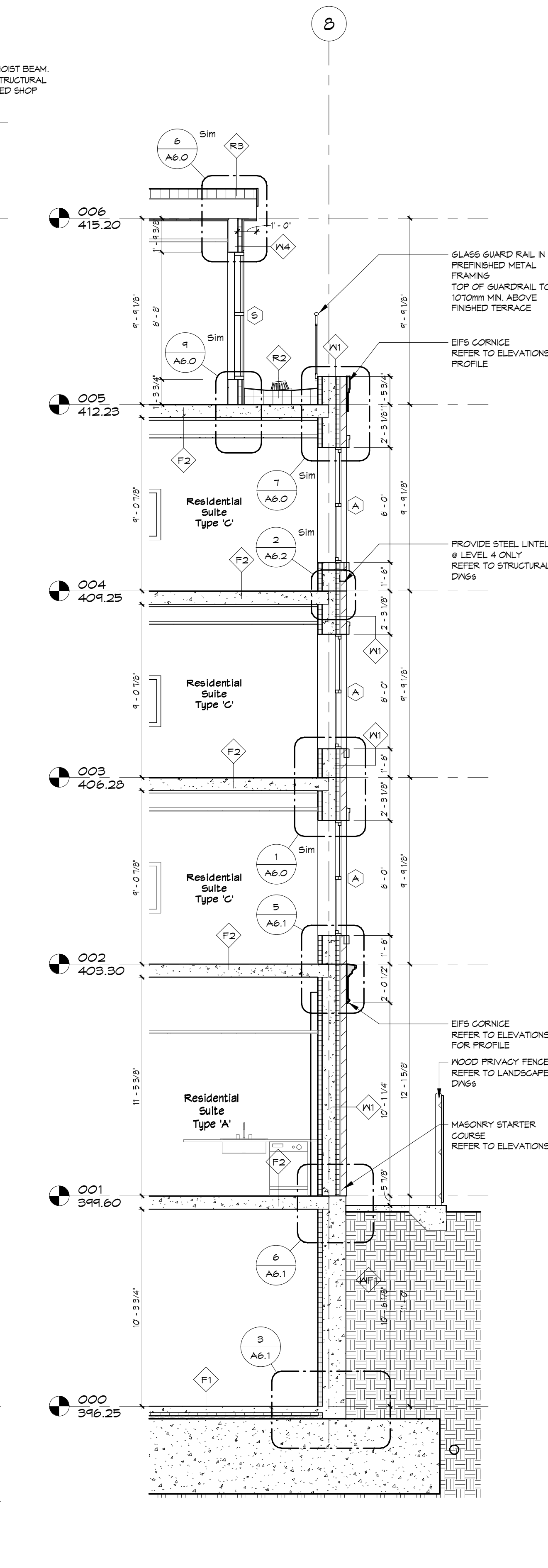
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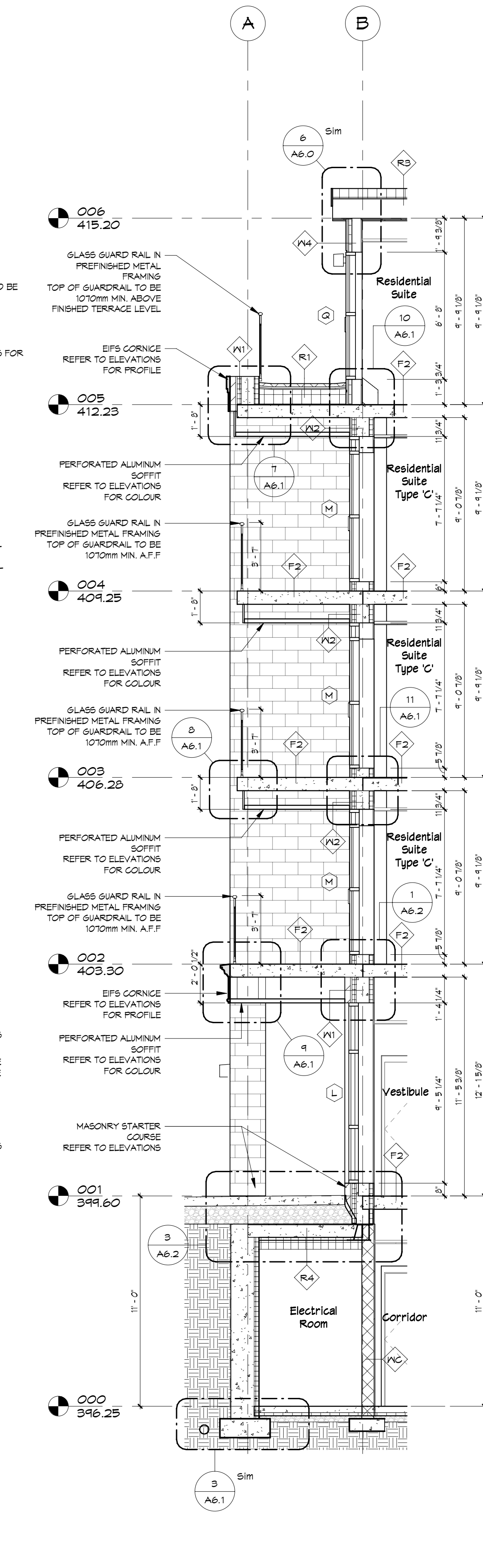
1 Wall Section A
A5.1 1 : 50



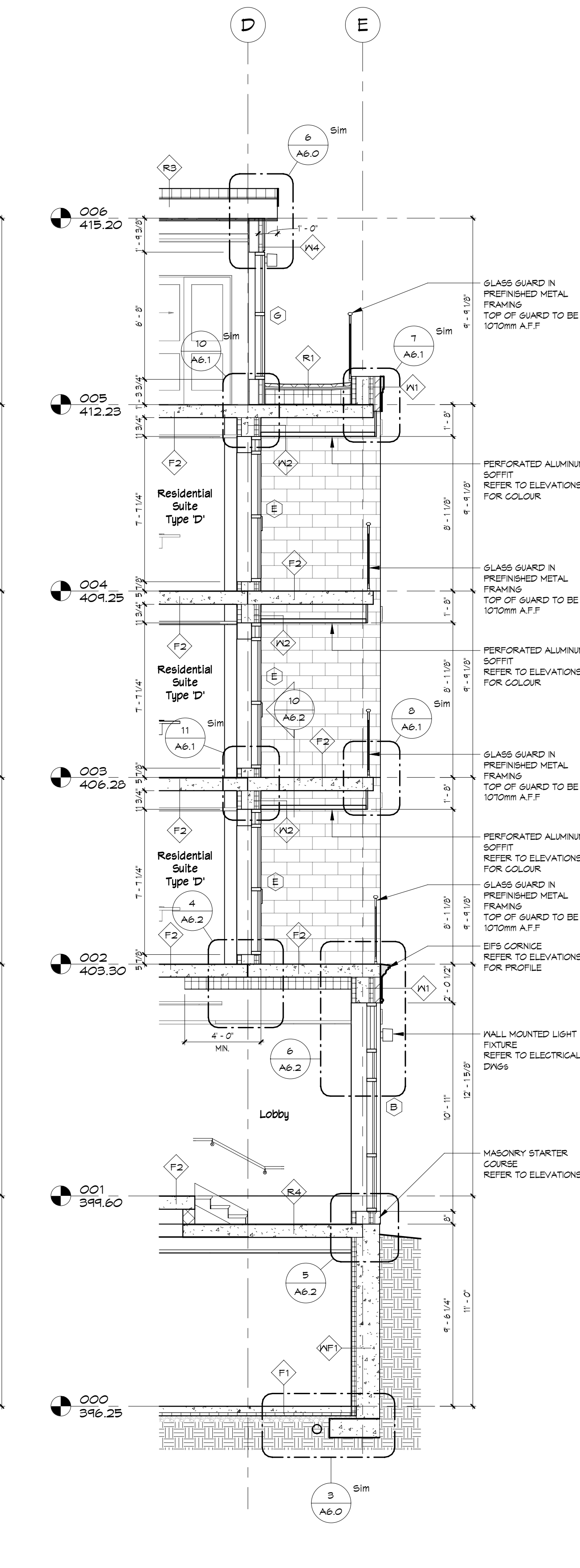
2 Wall Section B
A5.1 1 : 50



4 Wall Section C
A5.1 1 : 50



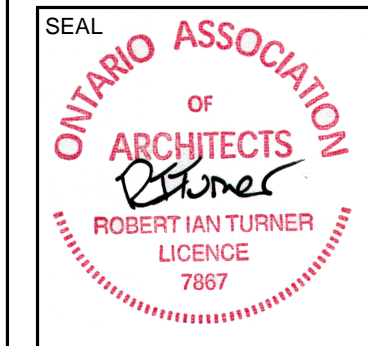
5 Wall Section D
A5.1 1 : 50



6 Wall Section E
A5.1 1 : 50

STATUS	TENDER
PROJECT #	21040
CHKD	Checker
DRAWN	AUTHOR
SCALE	1 : 50
DATE DWN	FEB. 26/13
ISSUED	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus
Wall Sections



PROJECT NORTH

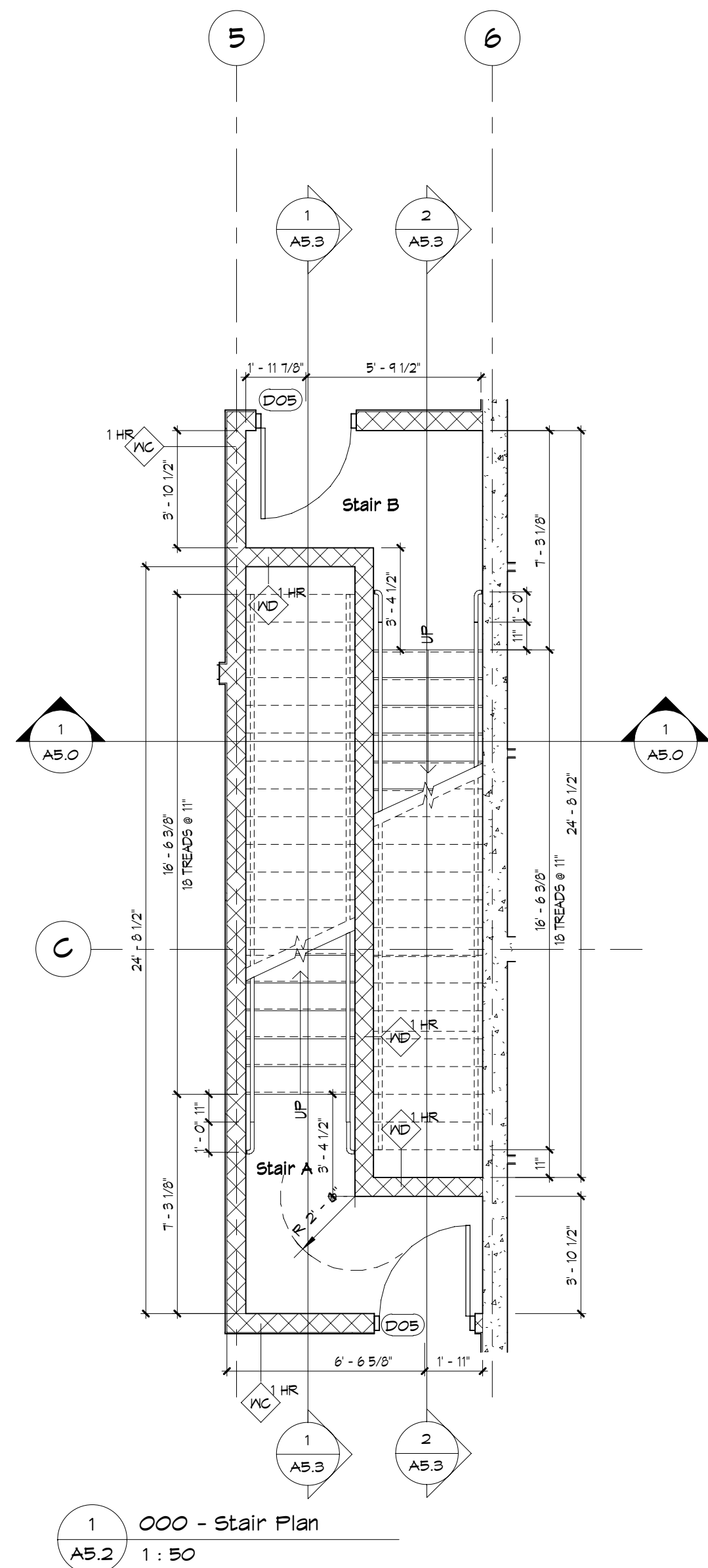
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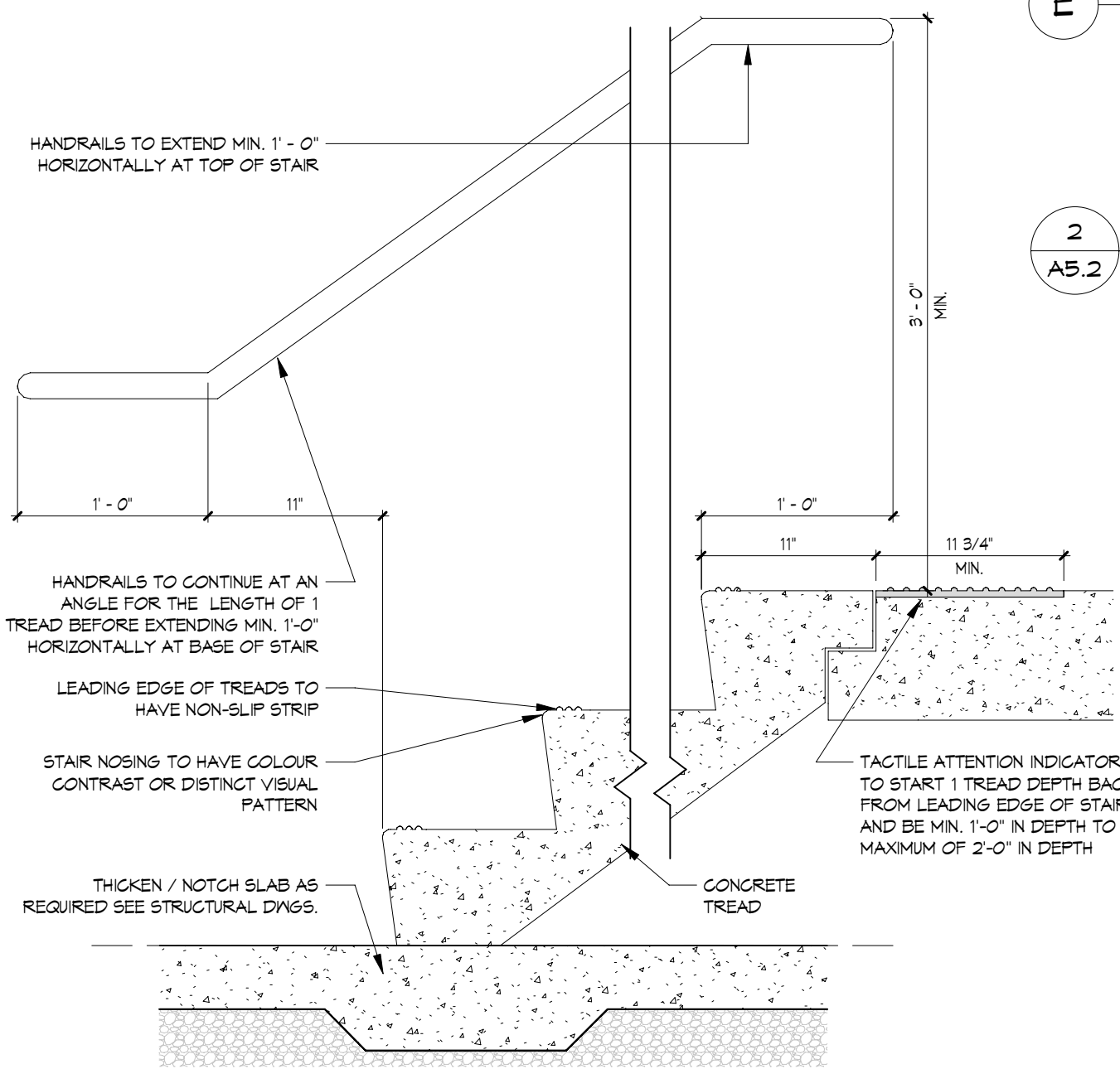
REVISIONS DATE

A5.1

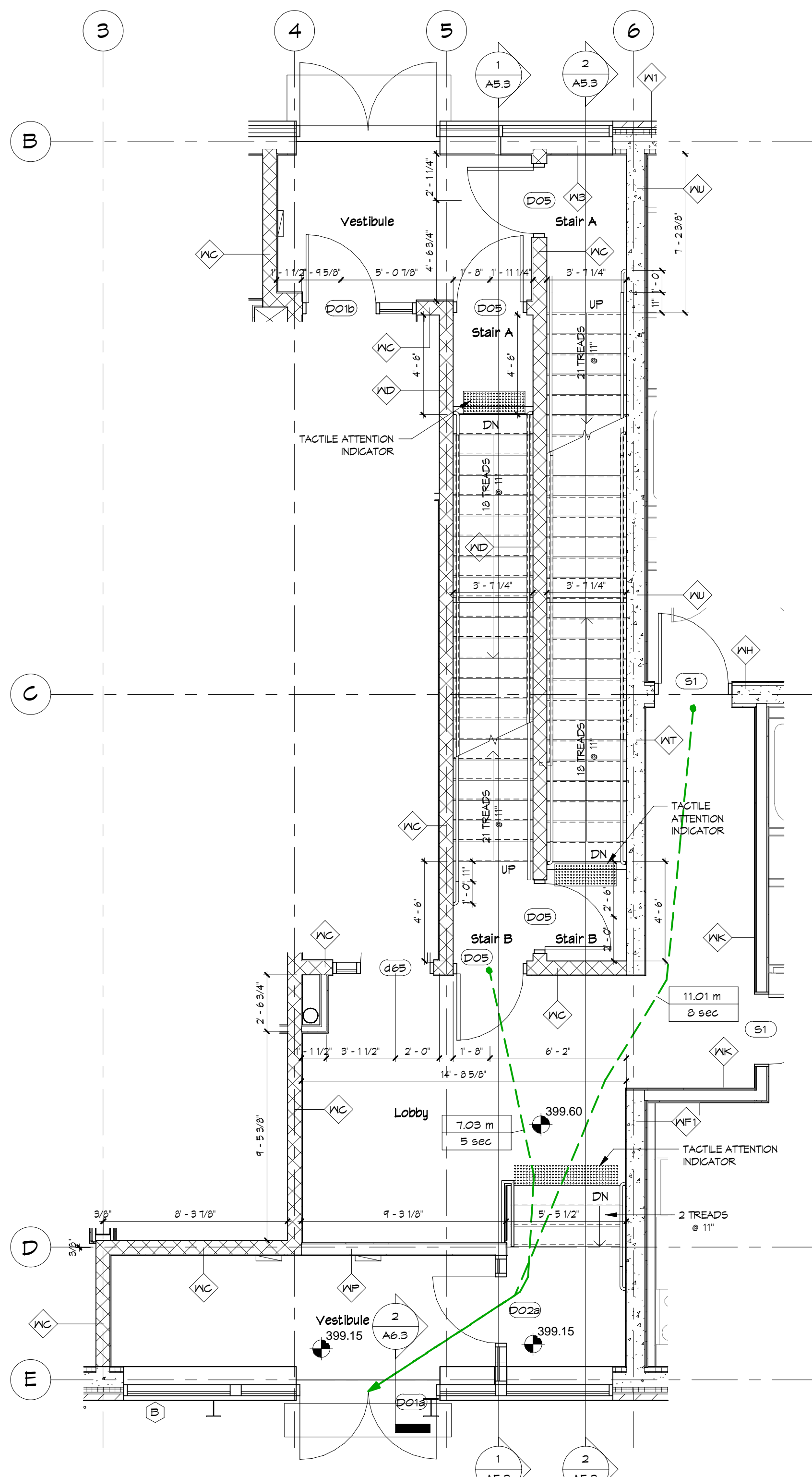
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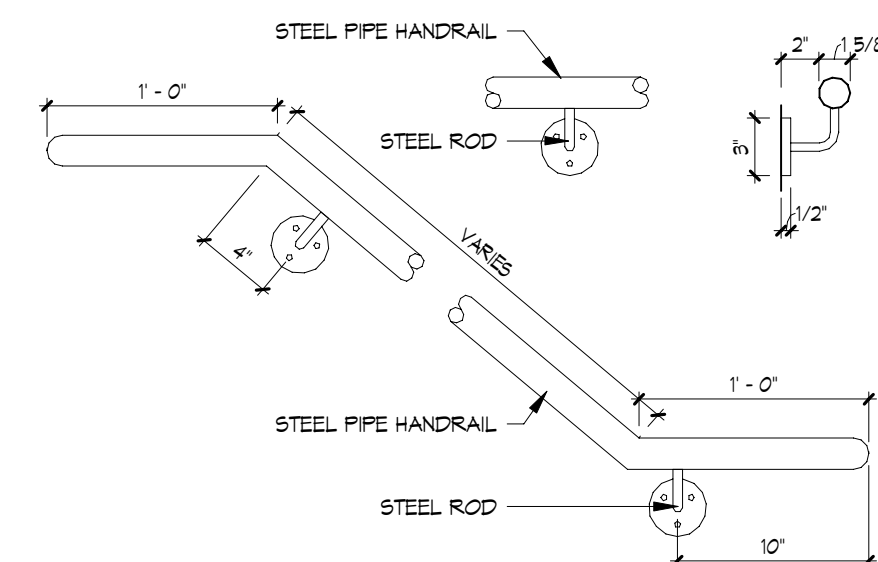
1 000 - Stair Plan
A5.2 1:50



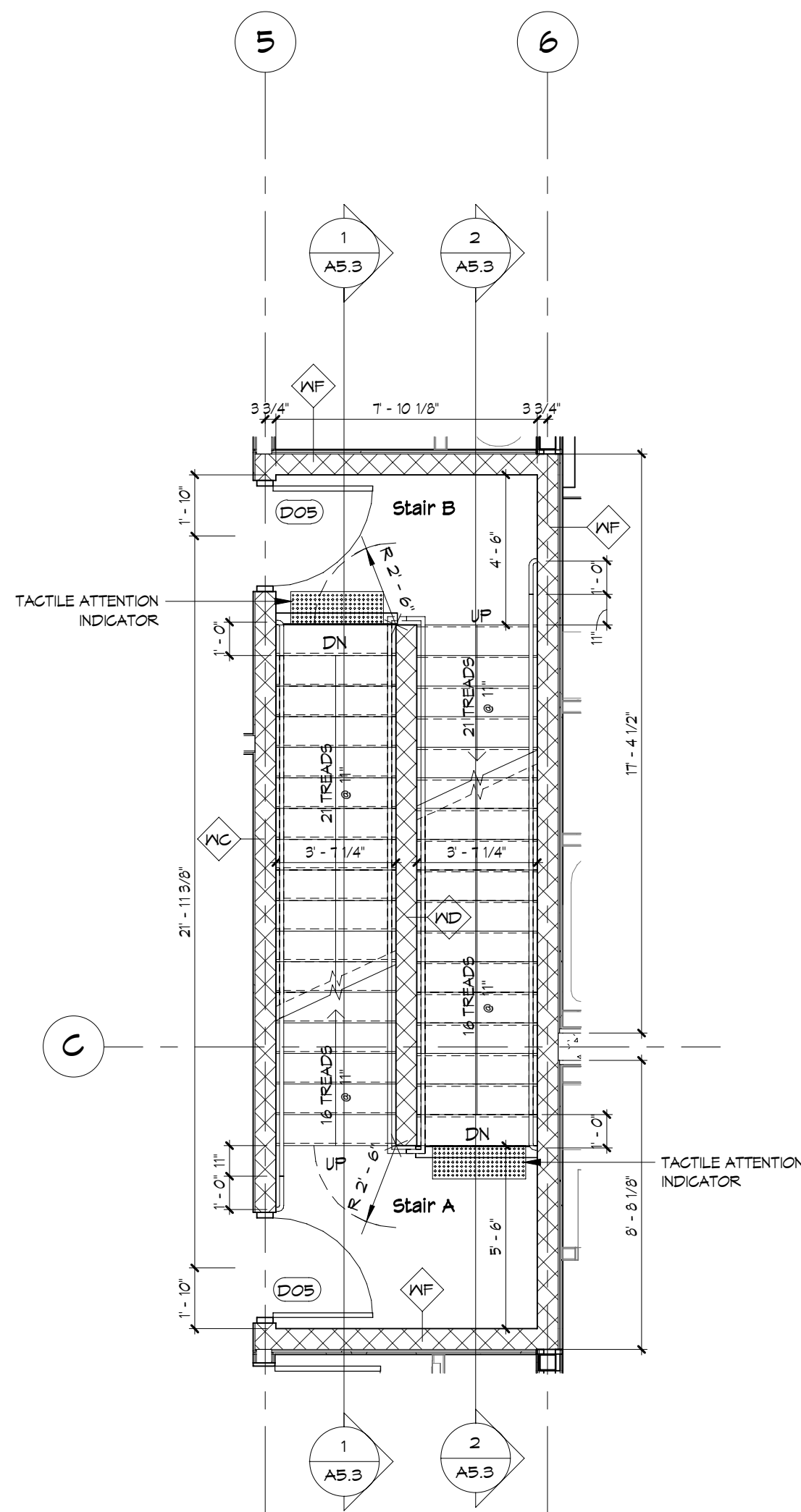
7 Typical Handrail to Stair Configuration
A5.2 1:10



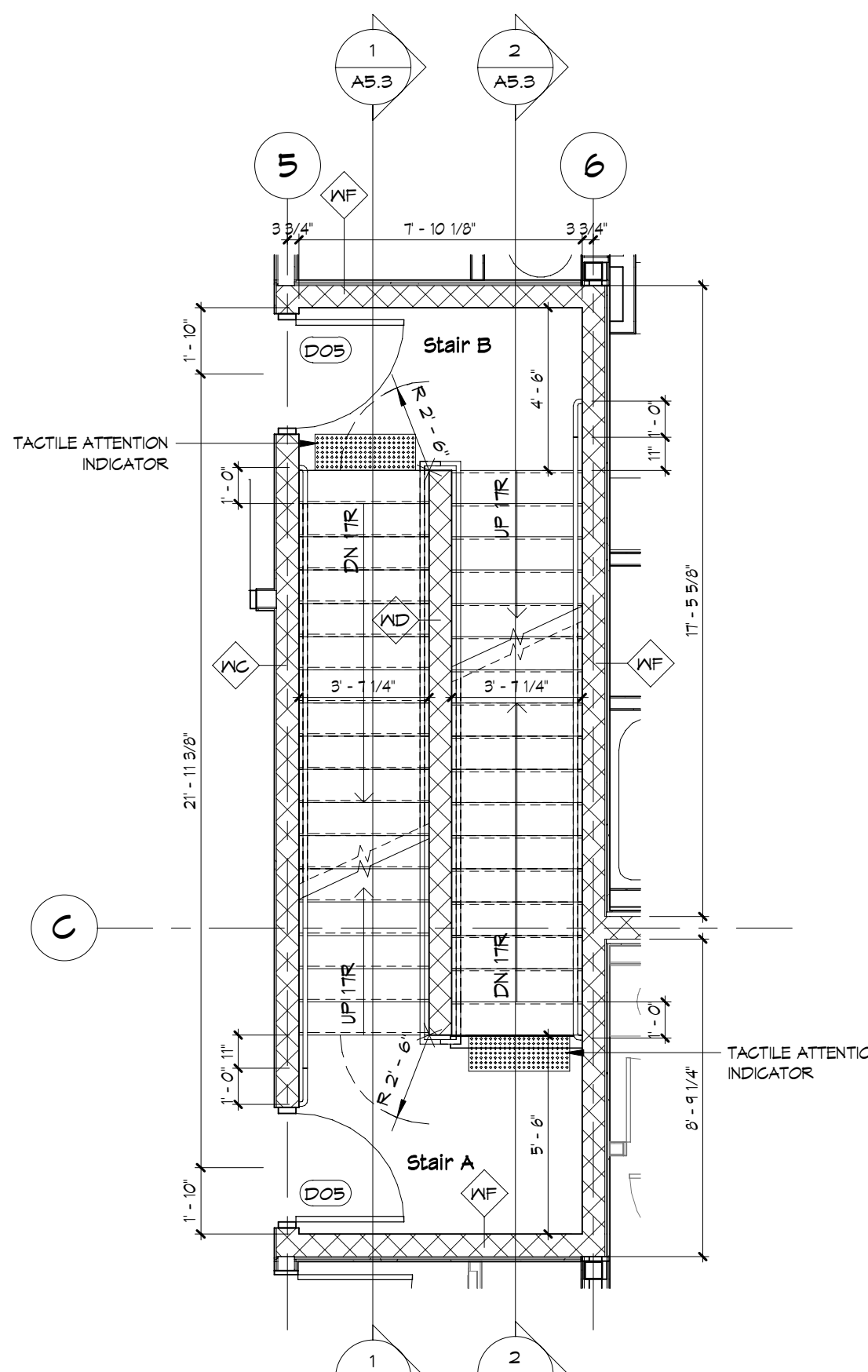
2 001 - Stair Plan
A5.2 1:50



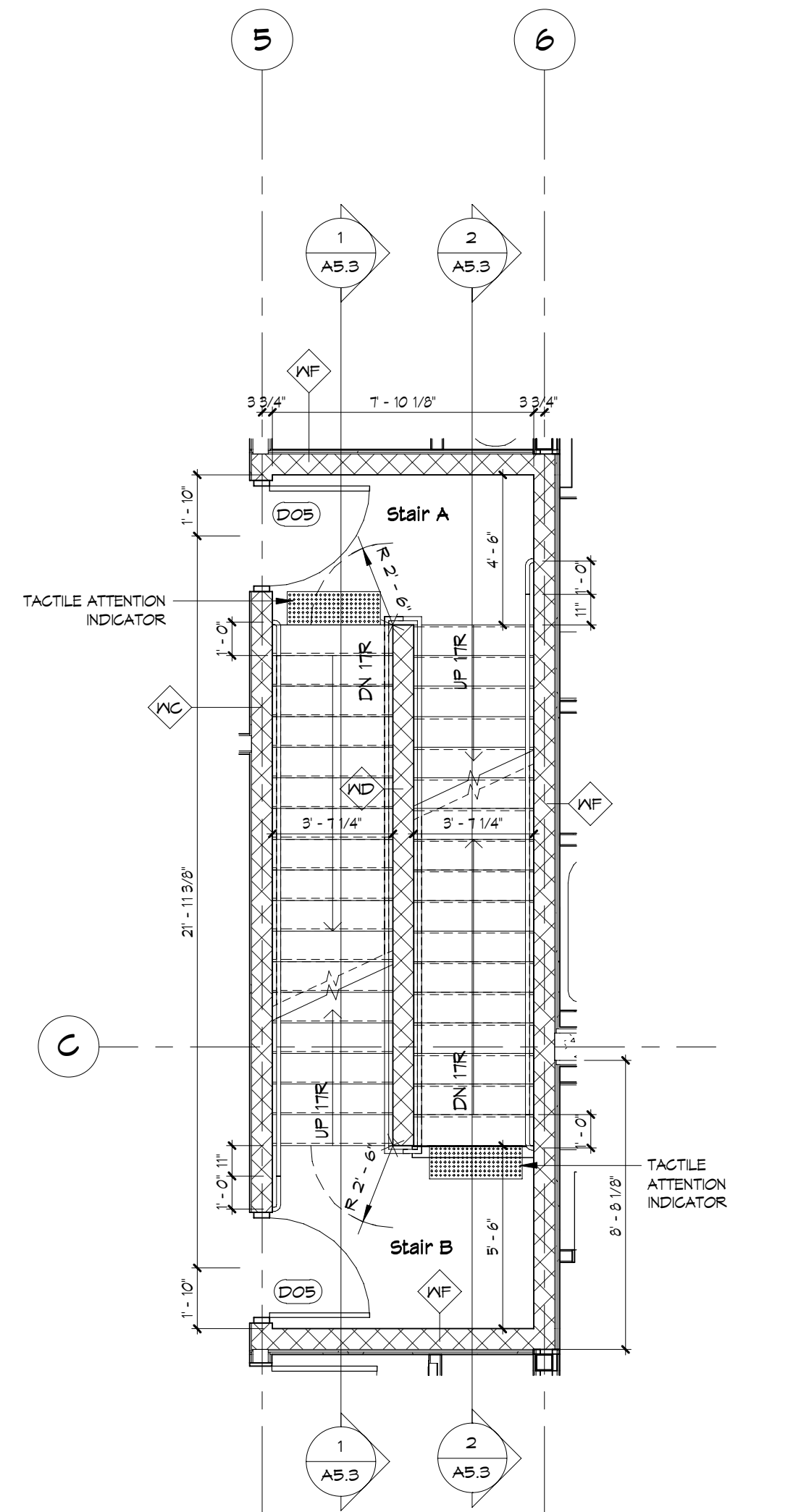
9 Typical Wall Mounted Handrail
A5.2 1:10



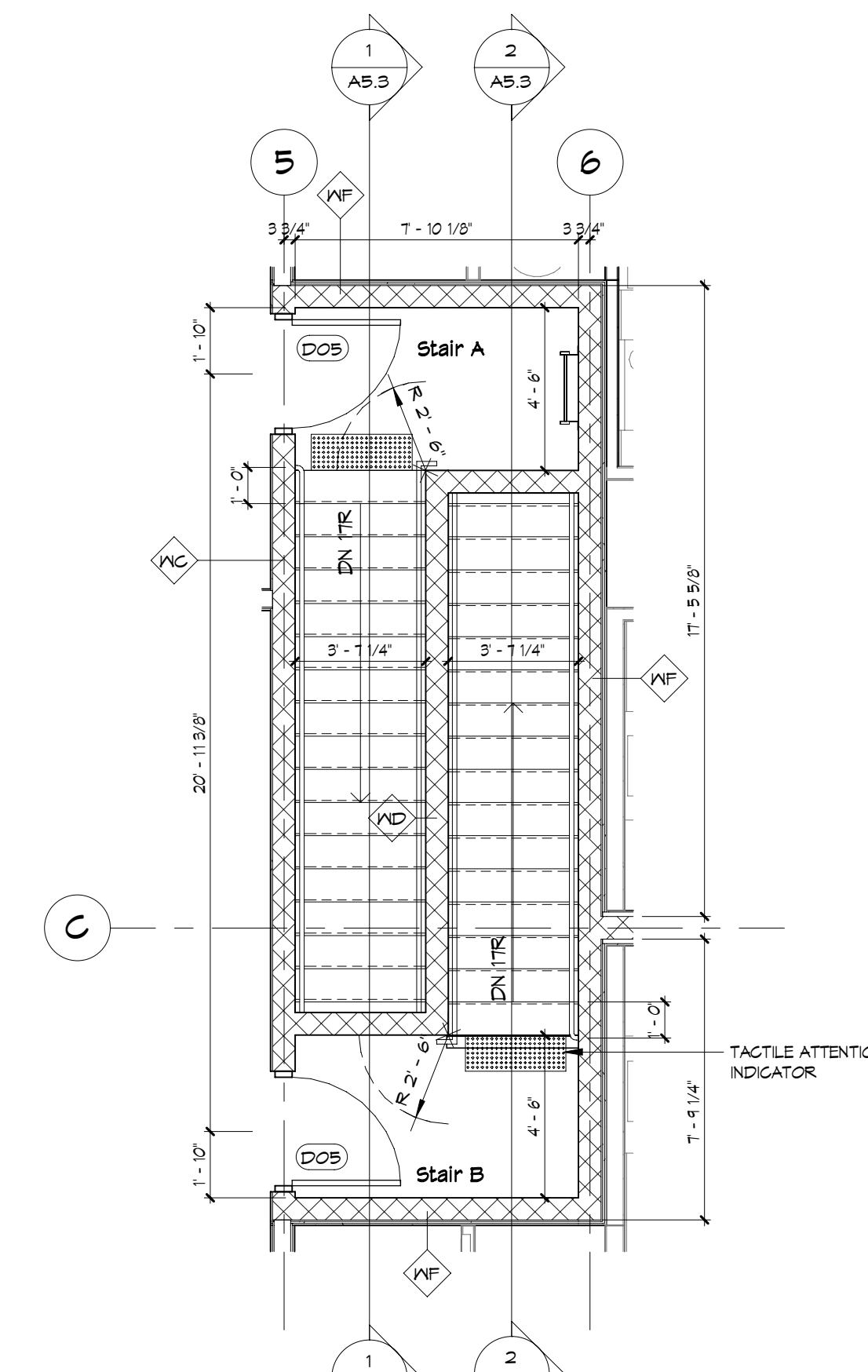
3 002 - Stair Plan
A5.2 1:50



5 004 - Stair Plan
A5.2 1:50



4 003 - Stair Plan
A5.2 1:50



6 005 - Stair Plan
A5.2 1:50

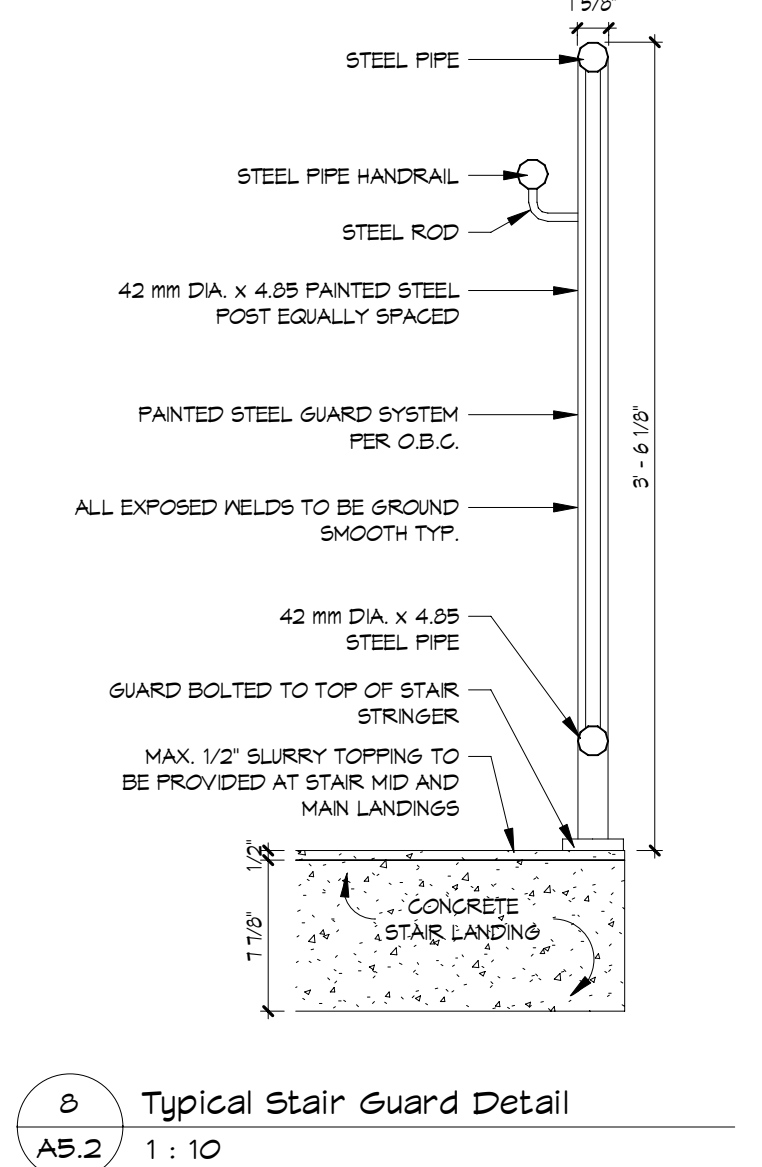
PLAN LEGEND

- XX HR. WALL TYPES SEE A1.1
- XX = FIRE RESISTANCE RATING
- WINDOW TYPES SEE A1.2
- DOOR TYPES SEE A1.3
- INTERIOR ELEVATIONS SEE A1.0
- ELEVATION MARKER DENOTES TOP OF FOOTING
- ELEVATION MARKER DENOTES TOP OF WALL

NOTES

- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING.
- ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS.
- ROD AND SHELF TYPICAL ALL CLOSETS.
- FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
- SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS.
- SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
- ELEVATOR SHUNT OPENING, FIT, DEPTH, OVERLAP, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP.
- DRAWINGS PRIOR TO CONSTRUCTION.
- 304.6.1. SURFACE FINISH OF RAMP, LANDING AND TREADS SHALL:
 - (a) have a finish that is slip-resistant, and
 - (b) if accessible to the public, have a colour contrast or a distinctive visual pattern to demarcate:
 - (i) the leading edge of the tread,
 - (ii) the leading edge of the landing, and
 - (iii) the beginning and end of a ramp.
- (2) A tactile attention indicator conforming to Article 3.0.3.10 shall be installed:
 - (a) at the top of the stairs, starting one tread depth back from the edge of the top stair, and
 - (b) at the leading edge of landings where a doorway opens onto stairs, starting one tread depth back from the edge of the landing.

3.0.3.10 Tactile Attention Indicators
(1) Where a tactile attention indicator is required, it shall conform to Sentence (2) and Clauses 4.11 and 4.1.2 of ISO 22994, 'Assistive Products for Blind and Vision-impaired Persons - Tactile Marking Surface Indicators'.
(2) The depth of the tactile attention indicator shall be not less than 300mm and not more than 610mm.



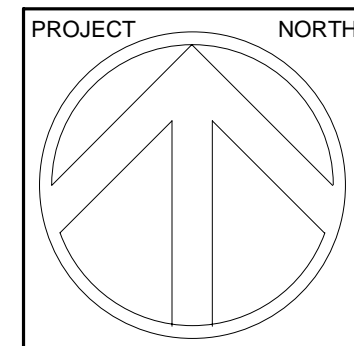
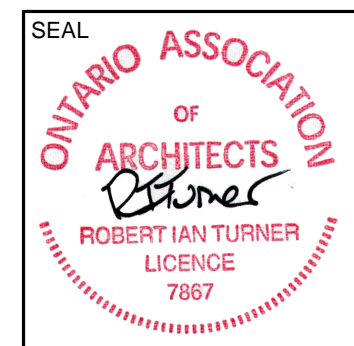
Glance Bay Place
223 St. Andrew St. East, Fergus
Stair Plans & Details

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CHRD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	09/24/24
ISSUED	2025 11 17

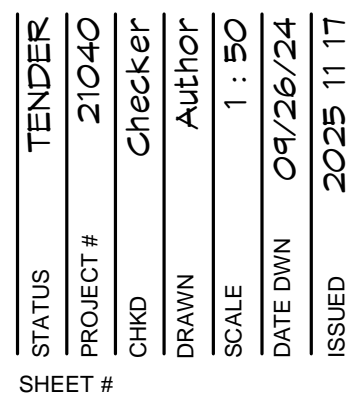
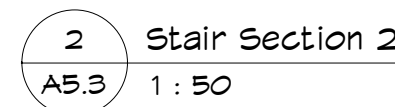
REVISIONS DATE

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ARCHITECTS INC.
115 Metcalfe Street
Egria, Ontario N0B 1S0
Tel: 519-846-2201
Fax: 519-846-0343
www.fryettturner.ca

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A5.2

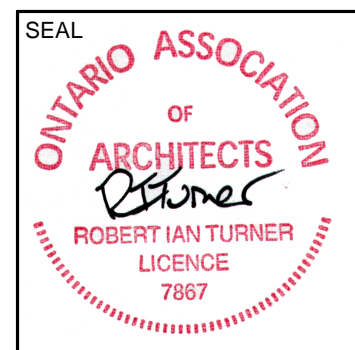


Glace Bay Place
223 St. Andrew St. East, Fergus

Stair Sections

Stair Sections

PROJECT	NORTH
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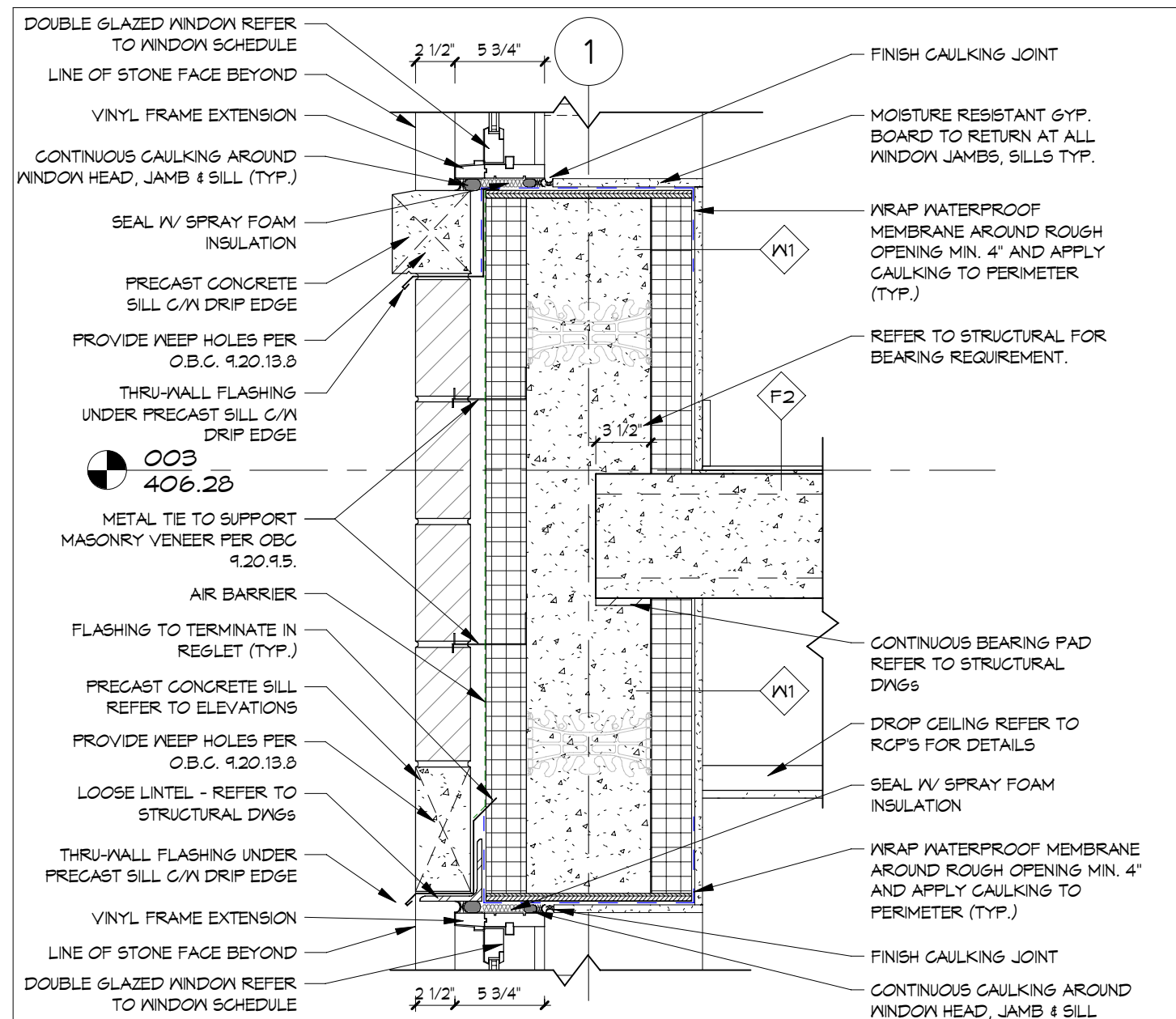
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Elora, Ontario N0B 1S0
www.ftarchitects.ca

Tel: 519-846-2201
Fax: 519-846-0343

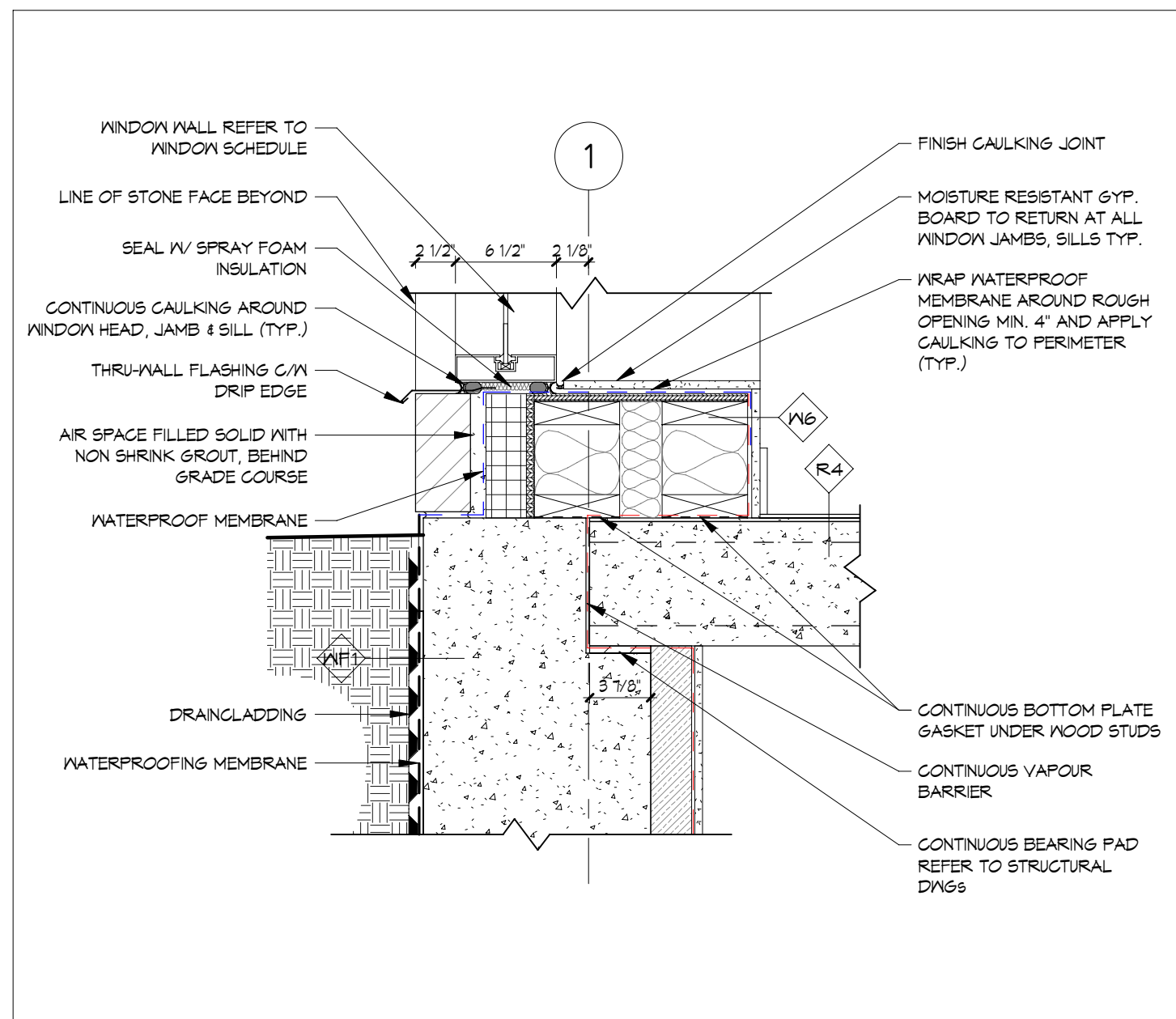
A5.3

REVISIONS	DATE
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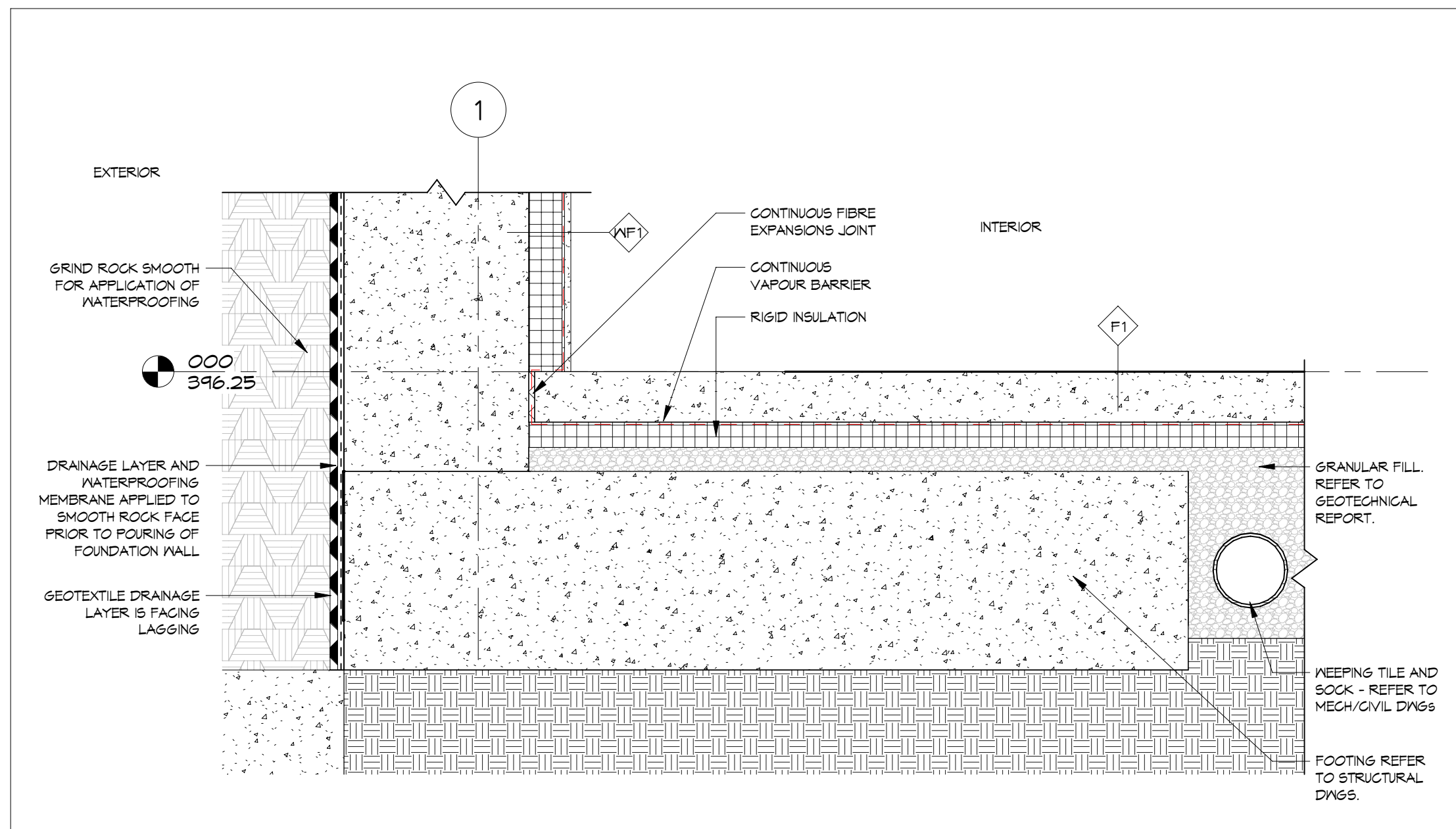
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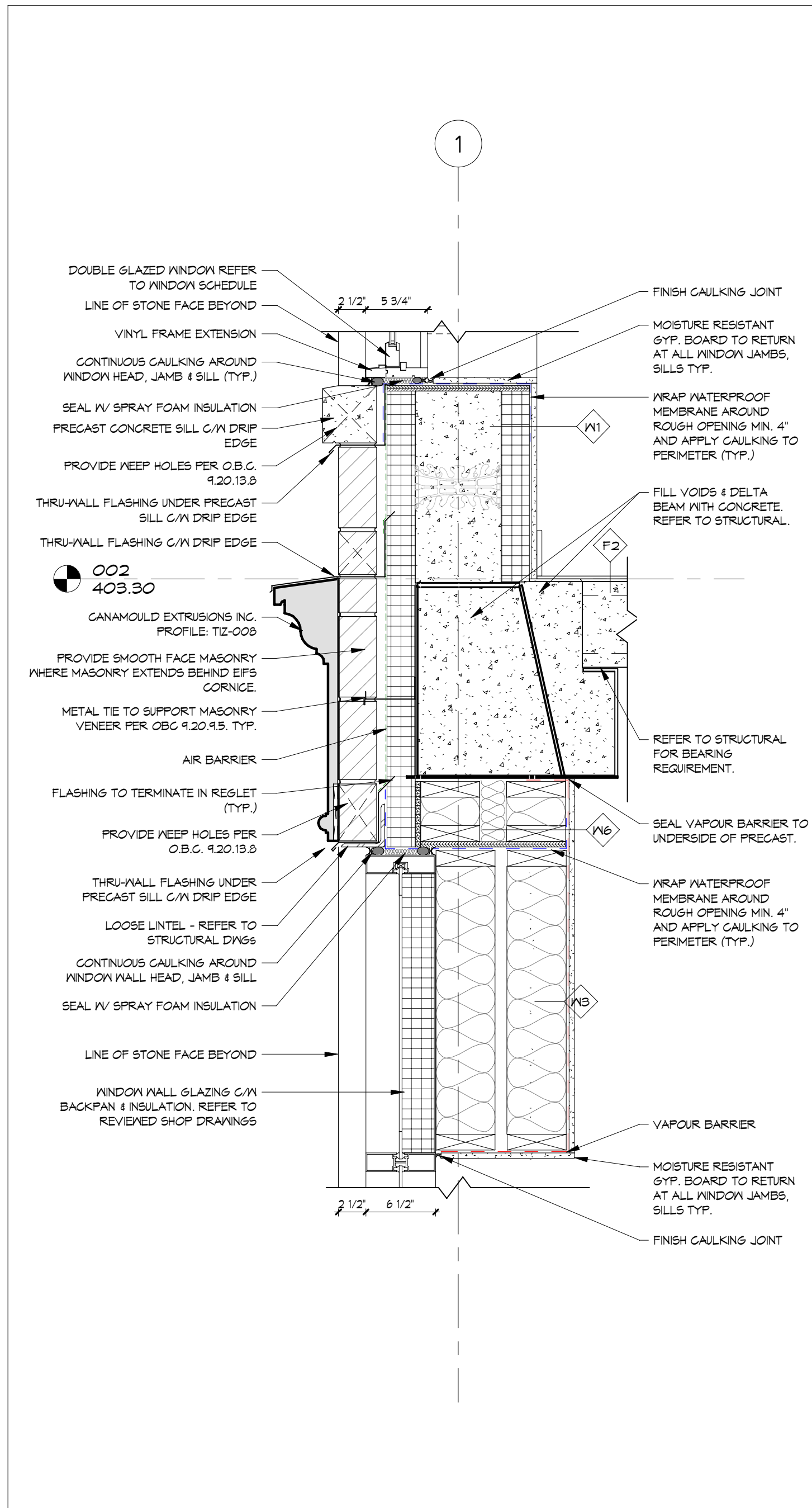
1 Typical Floor Intersection
A6.0 1: 10



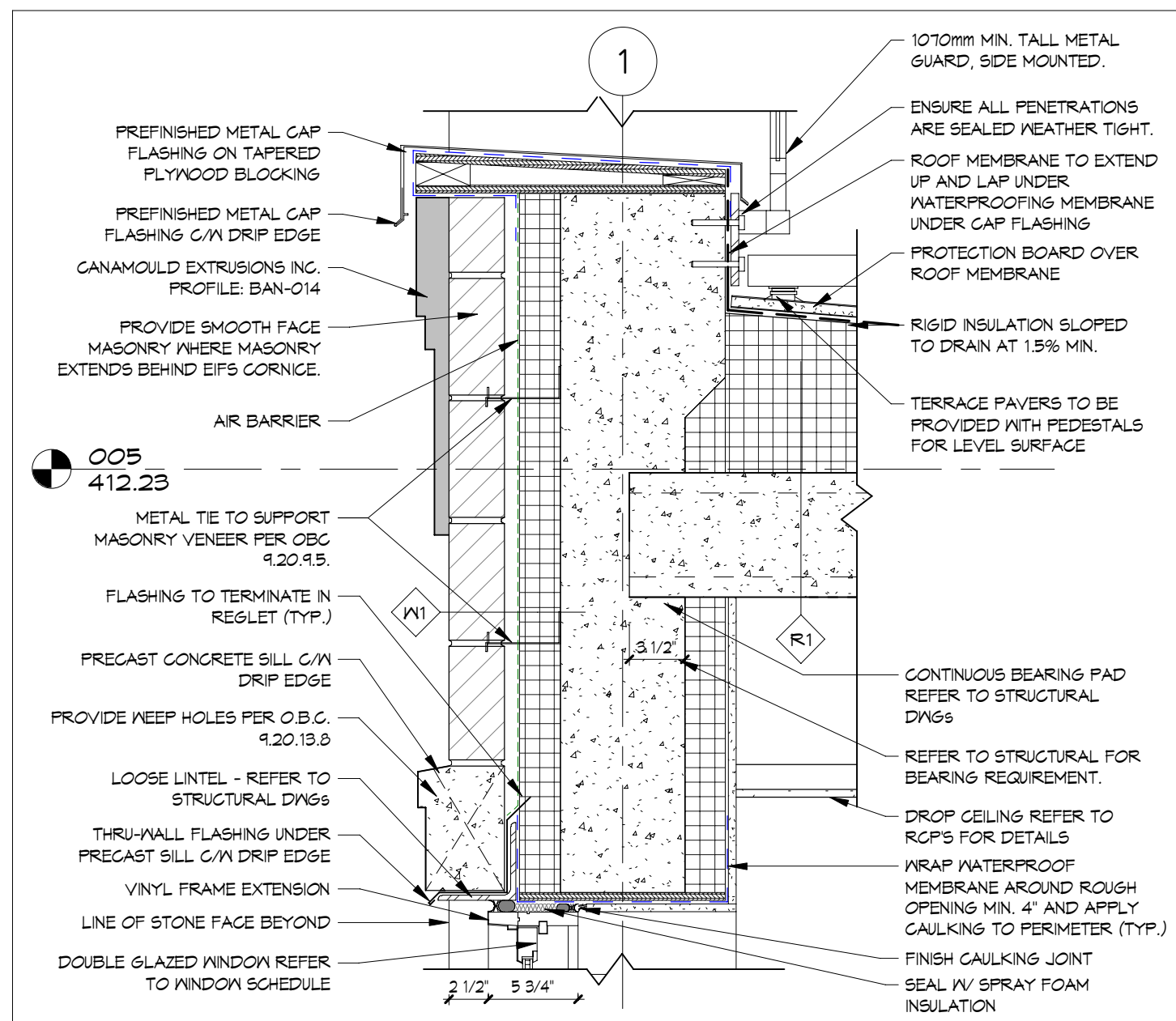
2 Typical Sill at Commercial Window Wall
A6.0 1: 10



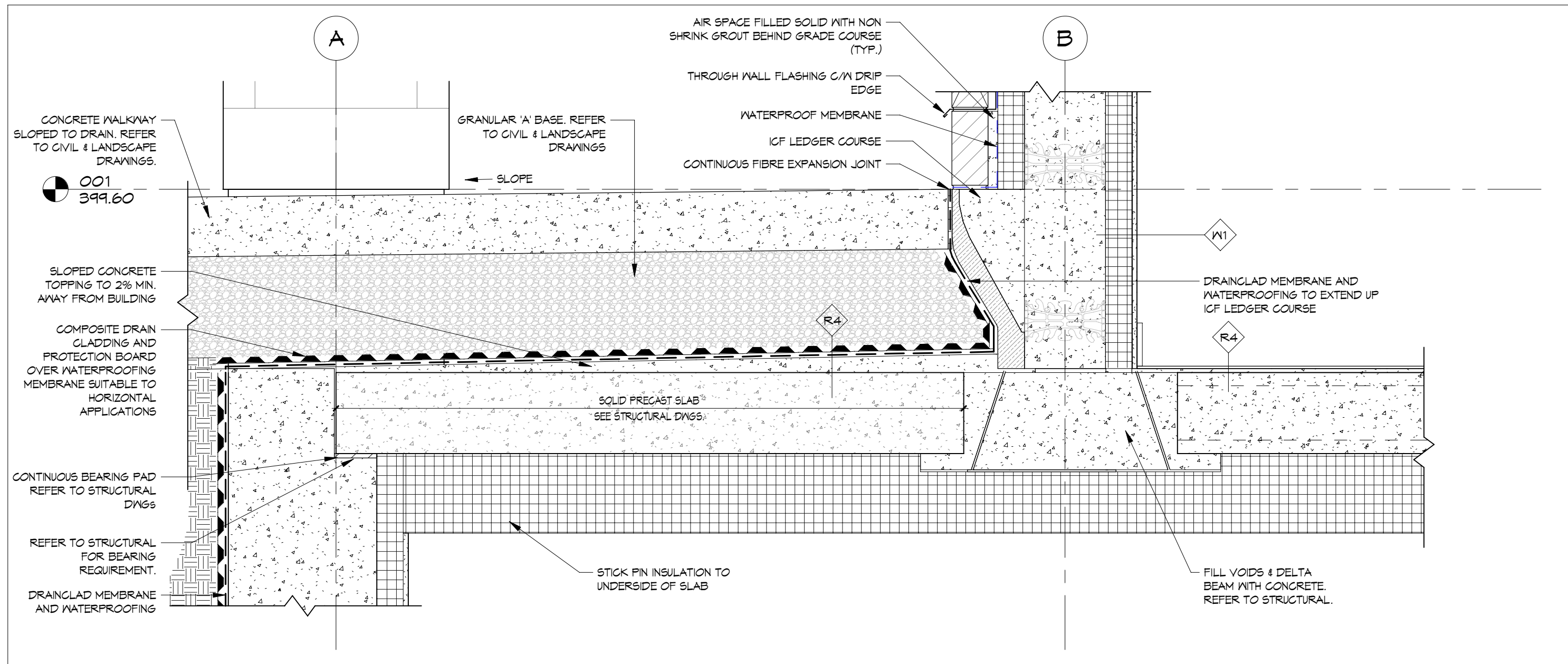
3 Typical Footing at Shoring
A6.0 1: 10



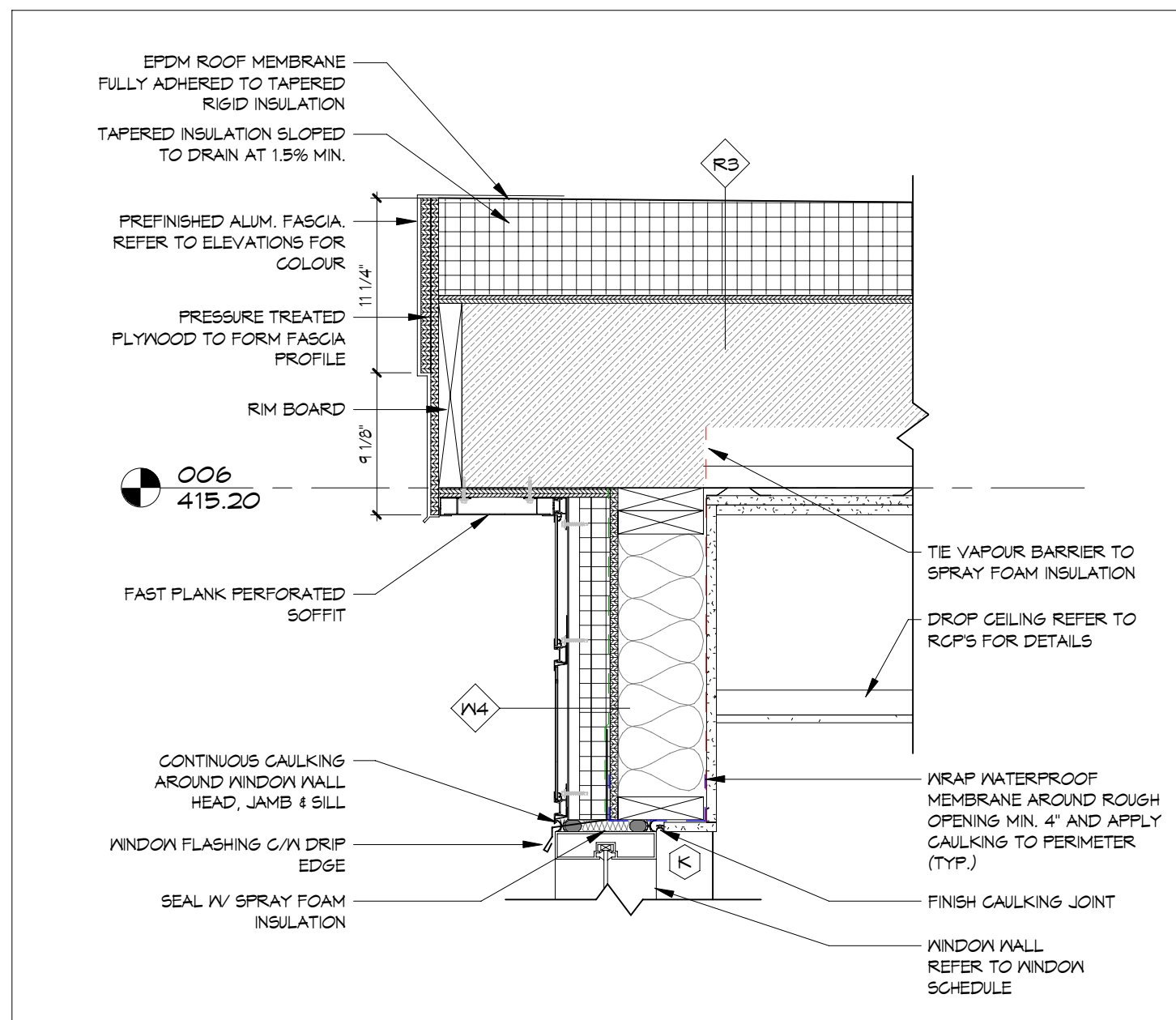
4 Typical Head at Commercial Window Wall
A6.0 1: 10



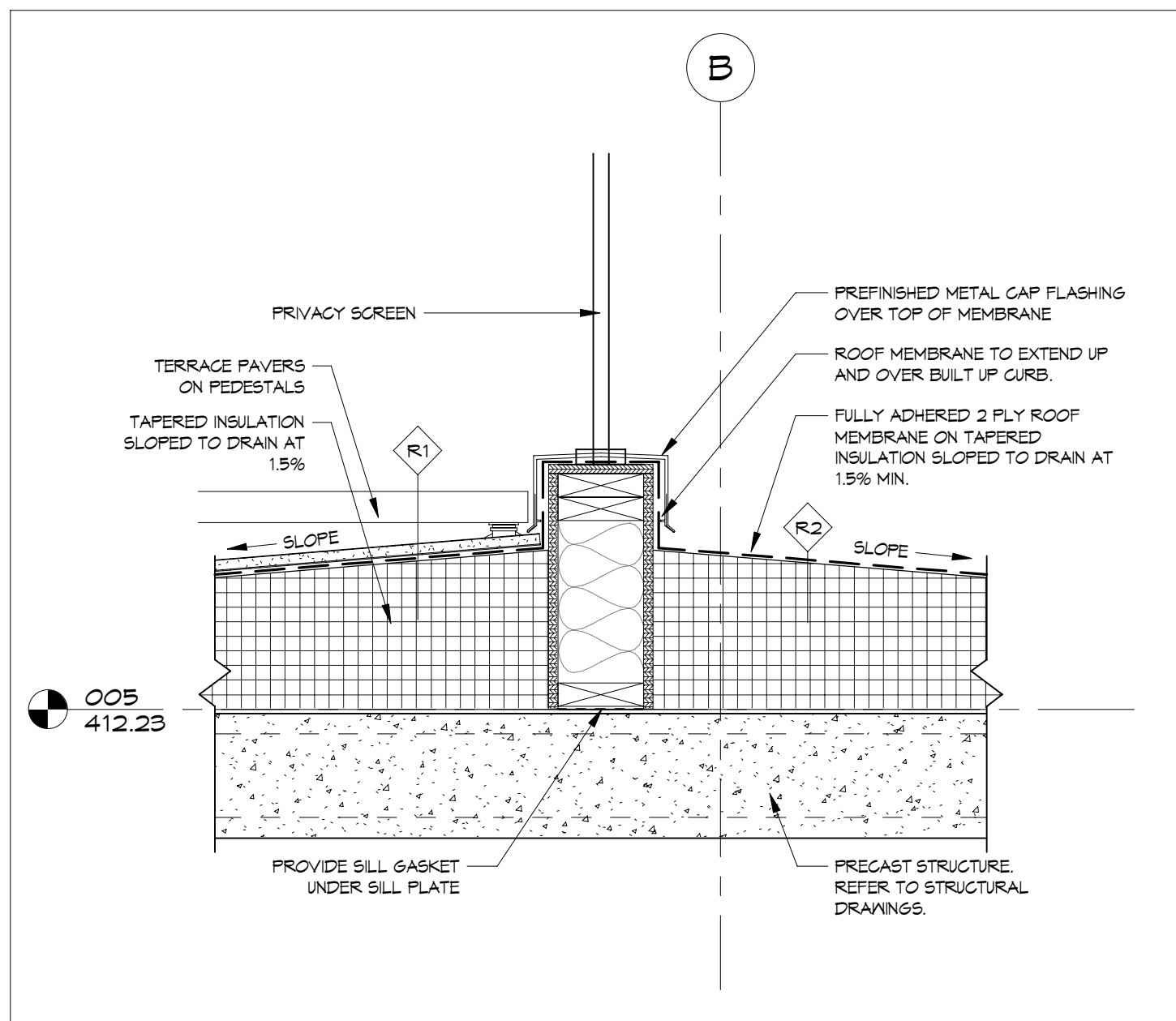
7 Typical Terrace Parapet
A6.0 1: 10



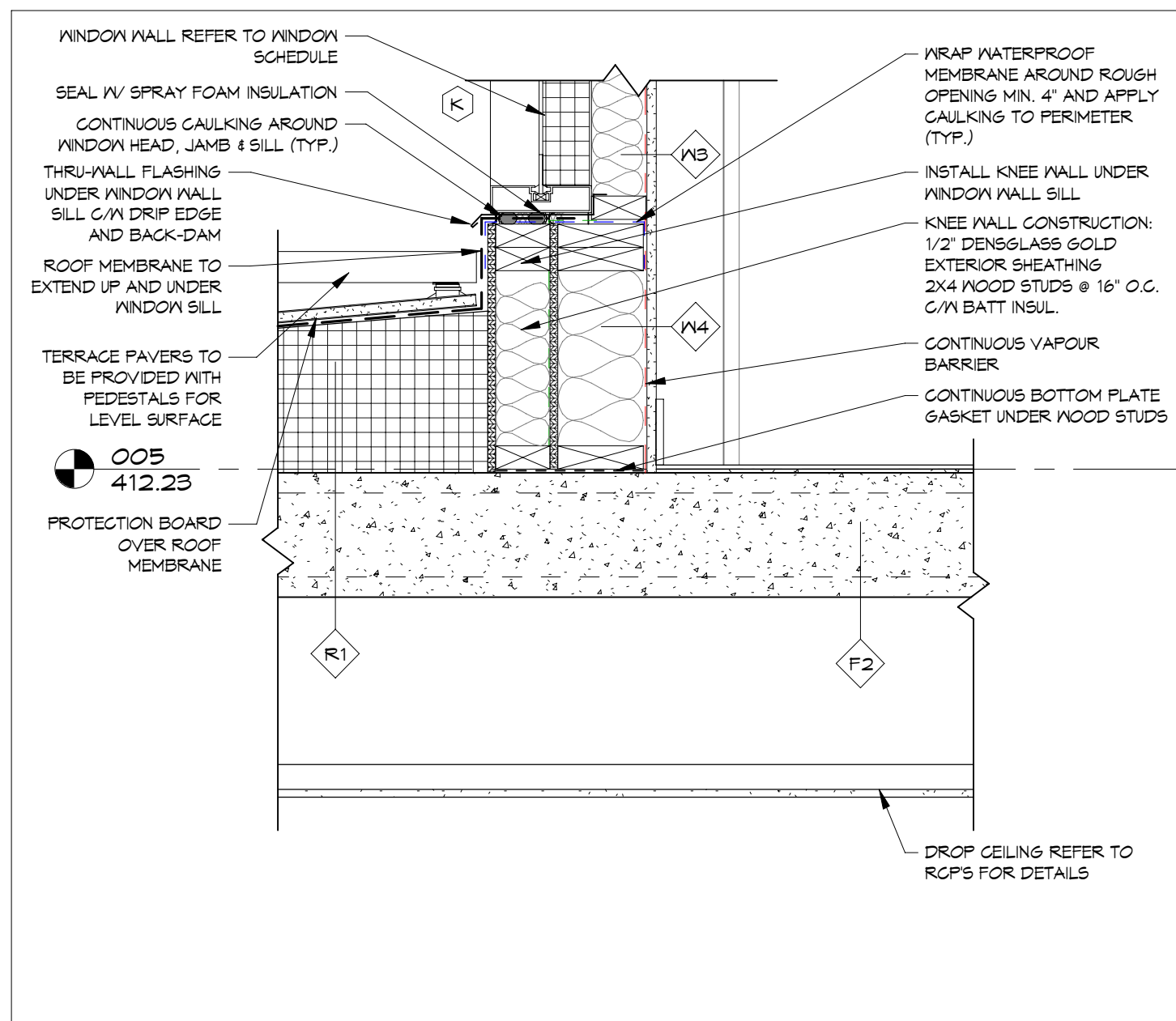
5 Grade Detail at Dropped Slab
A6.0 1: 10



6 Typical Roof Overhang
A6.0 1: 10



8 Typical Privacy Screen Curb
A6.0 1: 10



9 Typical Window Wall Sill at Terrace
A6.0 1: 10

STATUS	TENDER	21040
PROJECT #	CHRD	Checker
DRAWN	AUTHOR	
SCALE	DATE DWN	11/26/20
ISSUED	2025 11 17	

PROJECT TITLE

Glac Bay Place
223 St. Andrew St. East, Fergus

Section Details

PROJECT NORTH



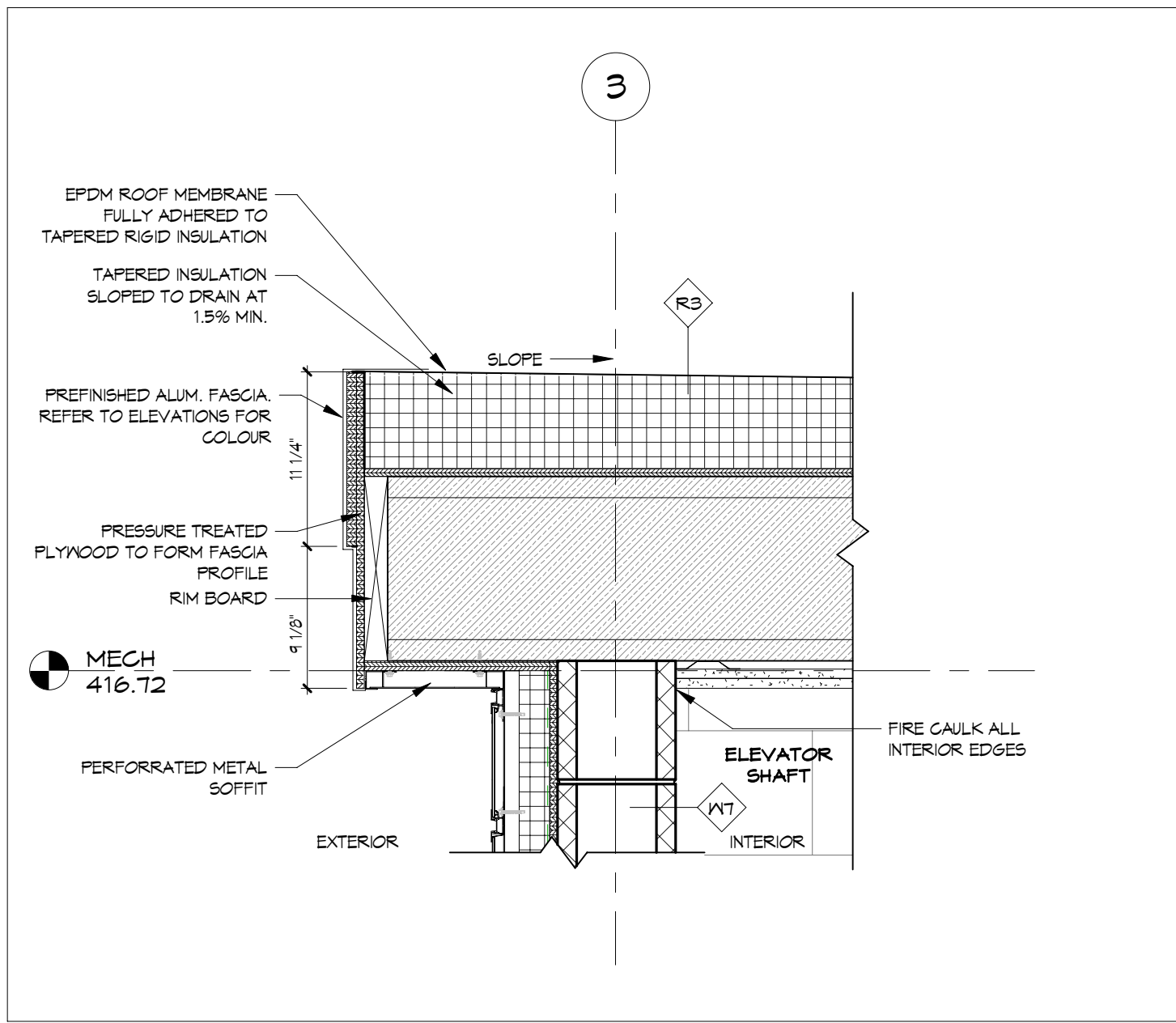
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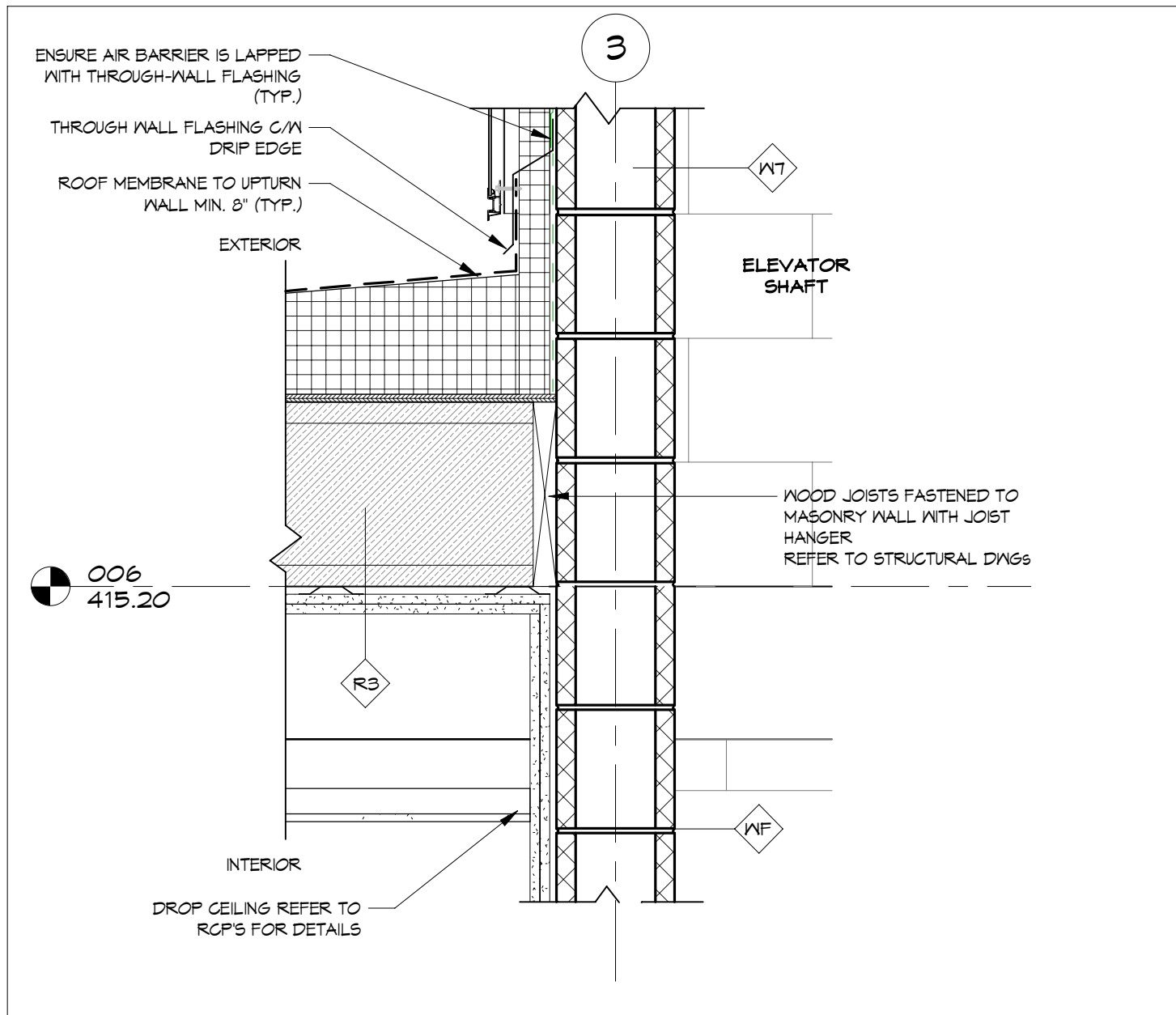
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A6.0

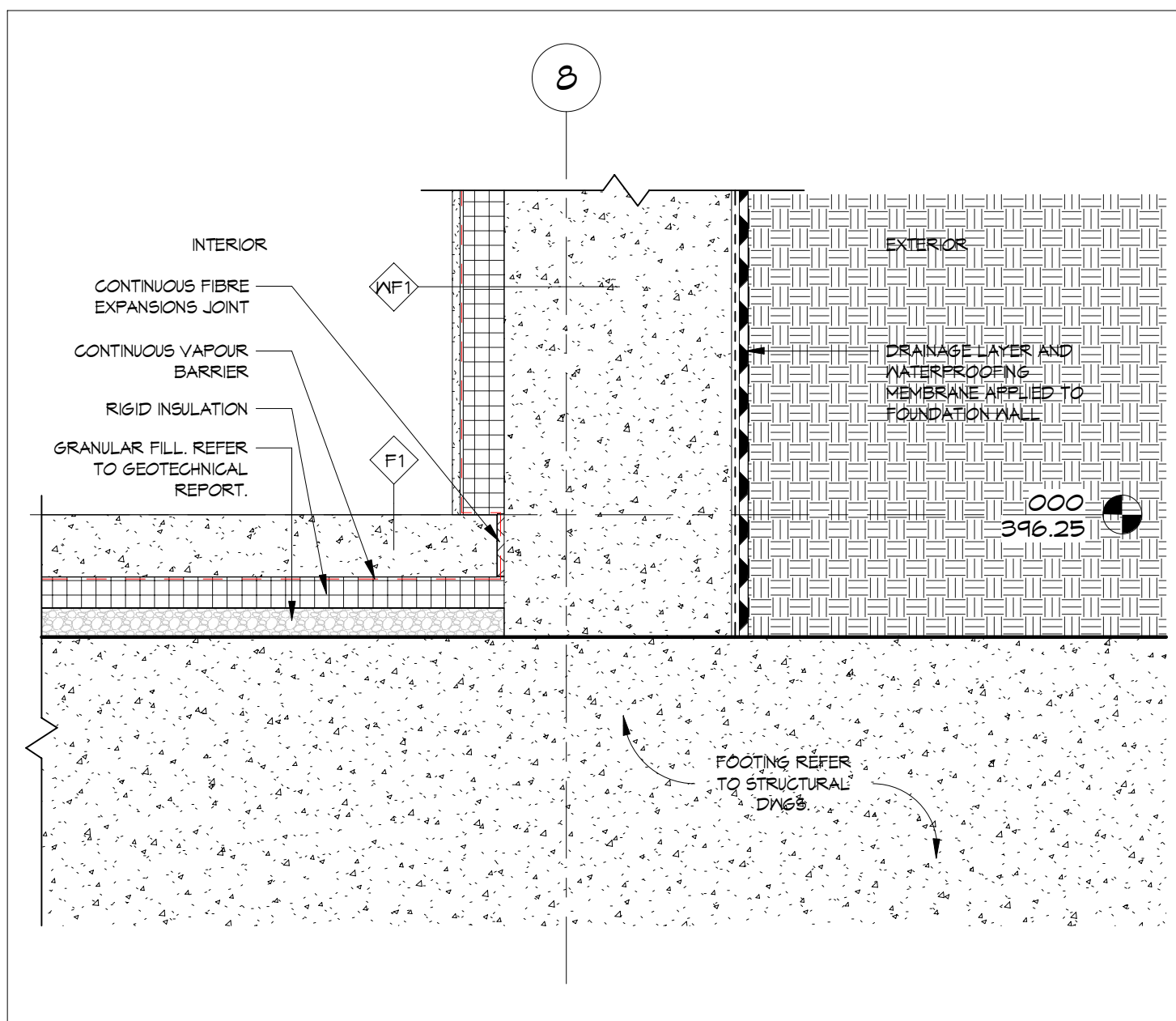
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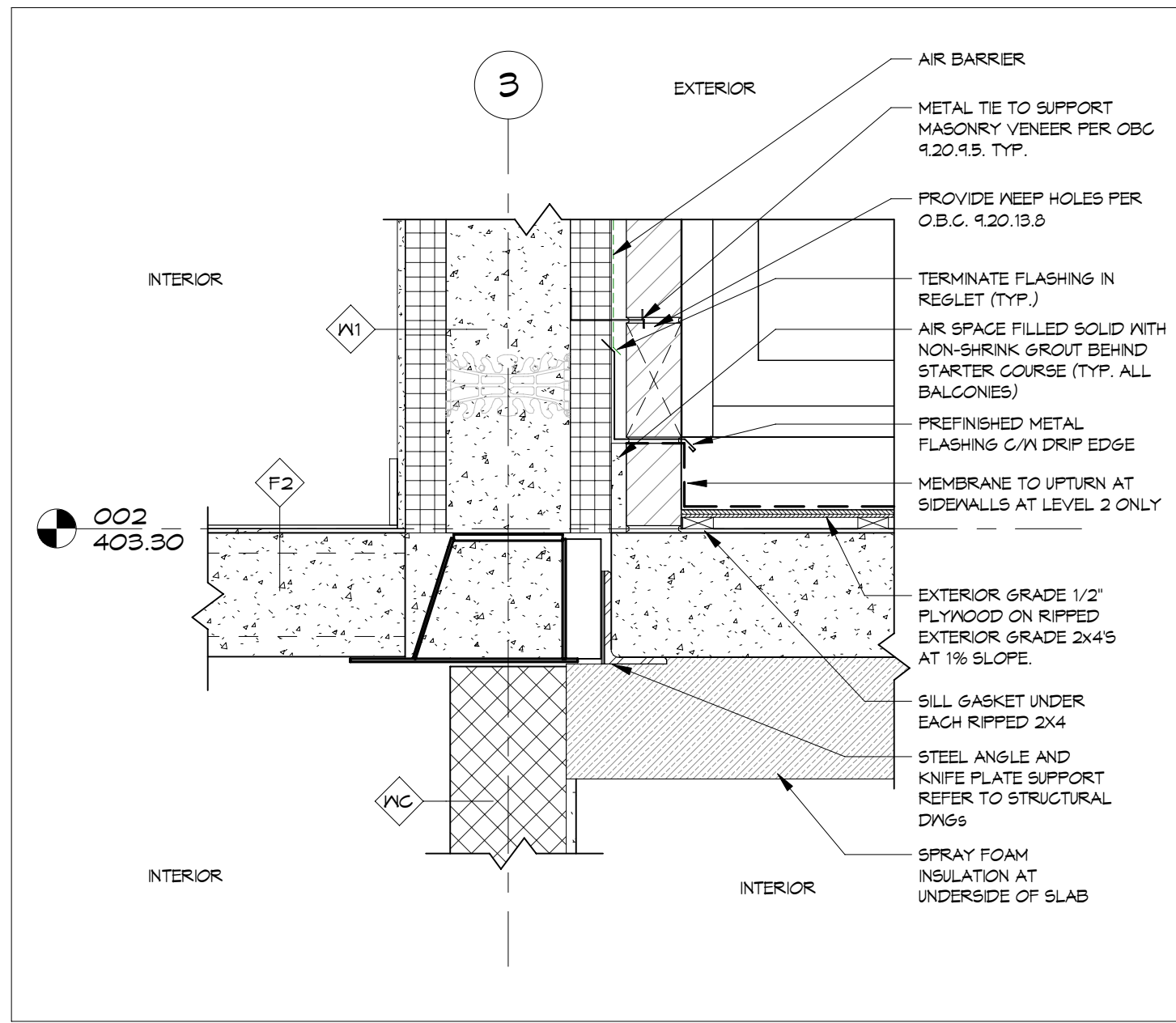
1 Typical Roof Overhang at Elevator Overrun
A6.1 1:10



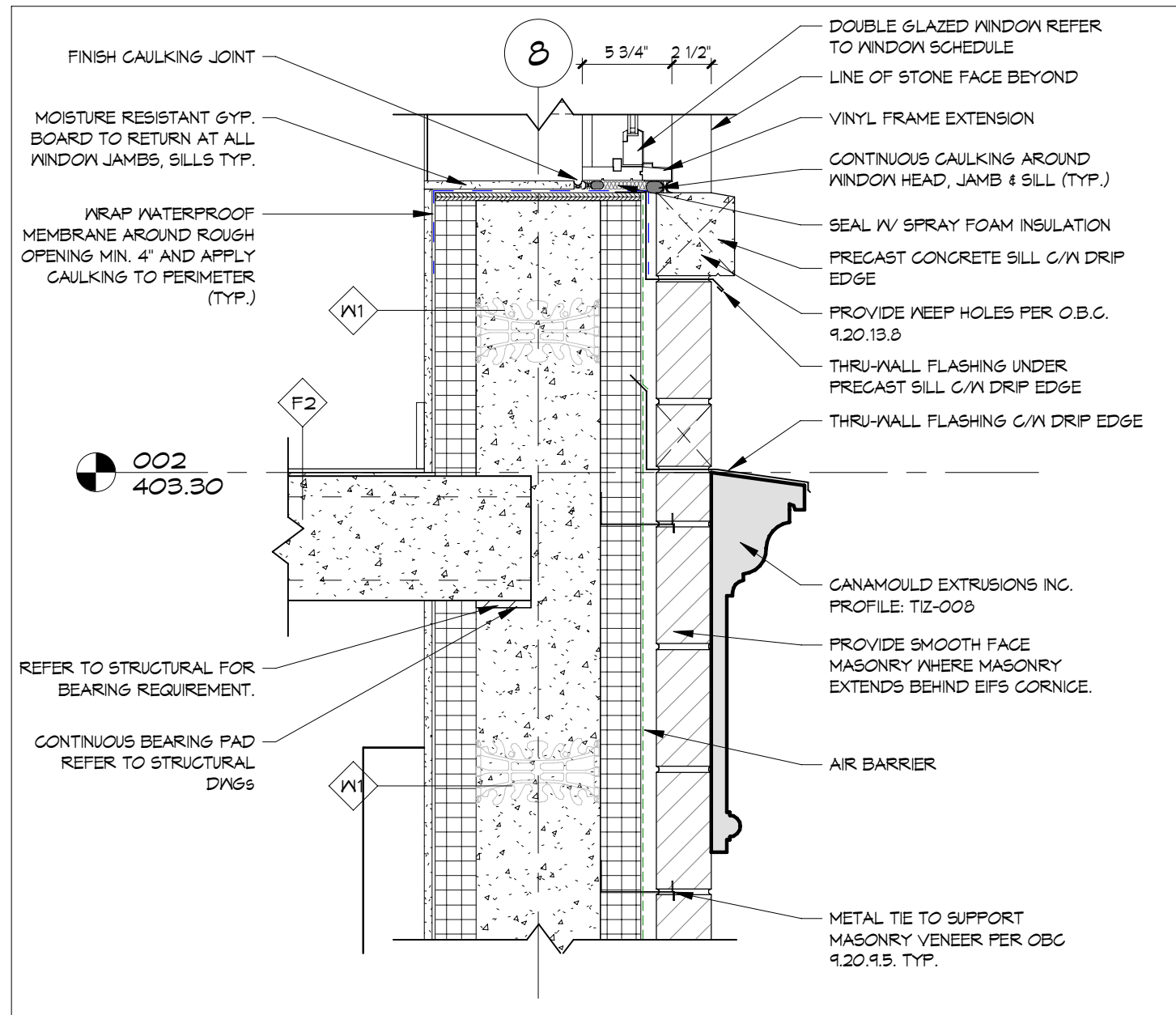
2 Wall Base at Elevator Overrun
A6.1 1:10



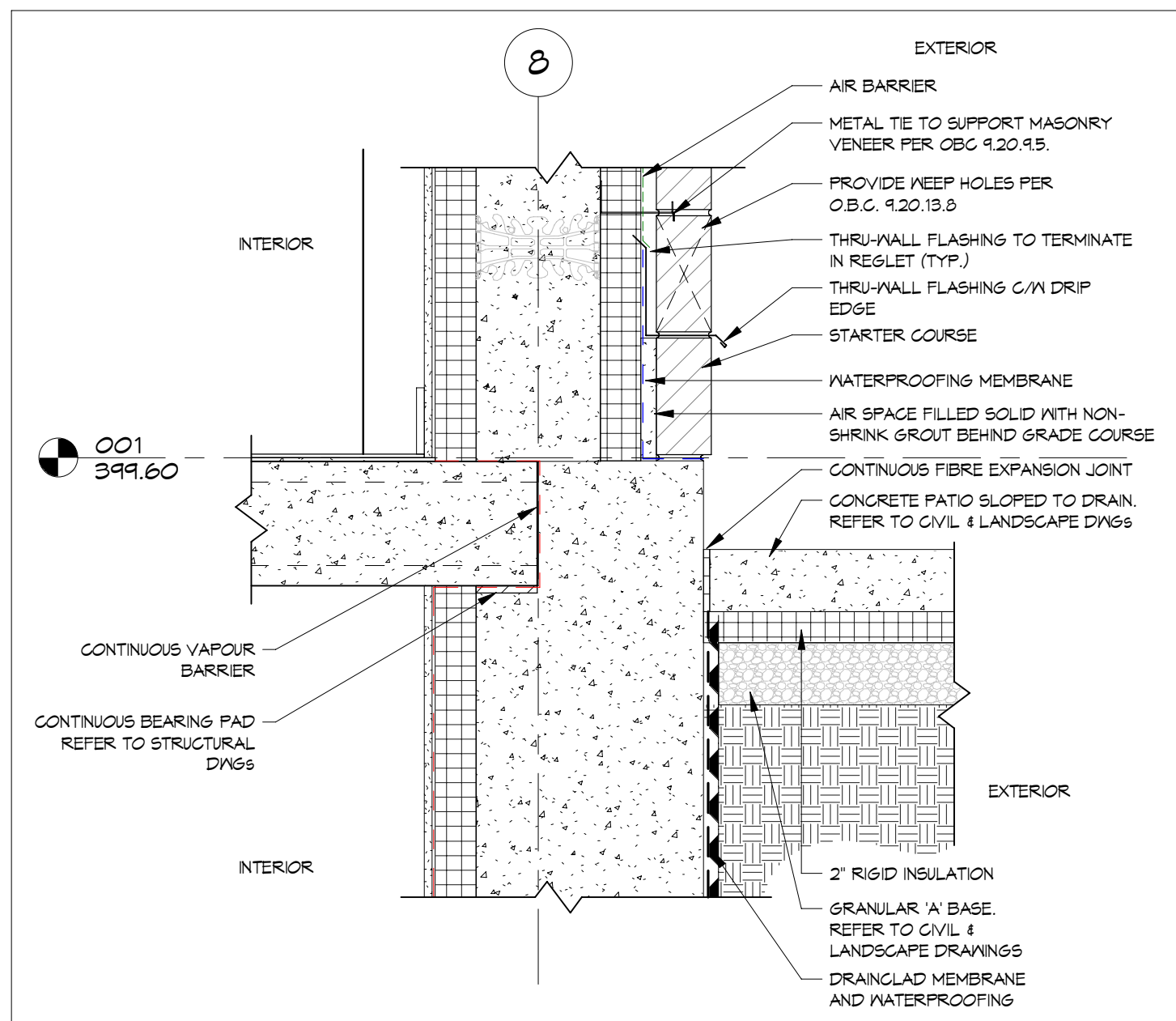
3 Typical Footing Without Shoring
A6.1 1:10



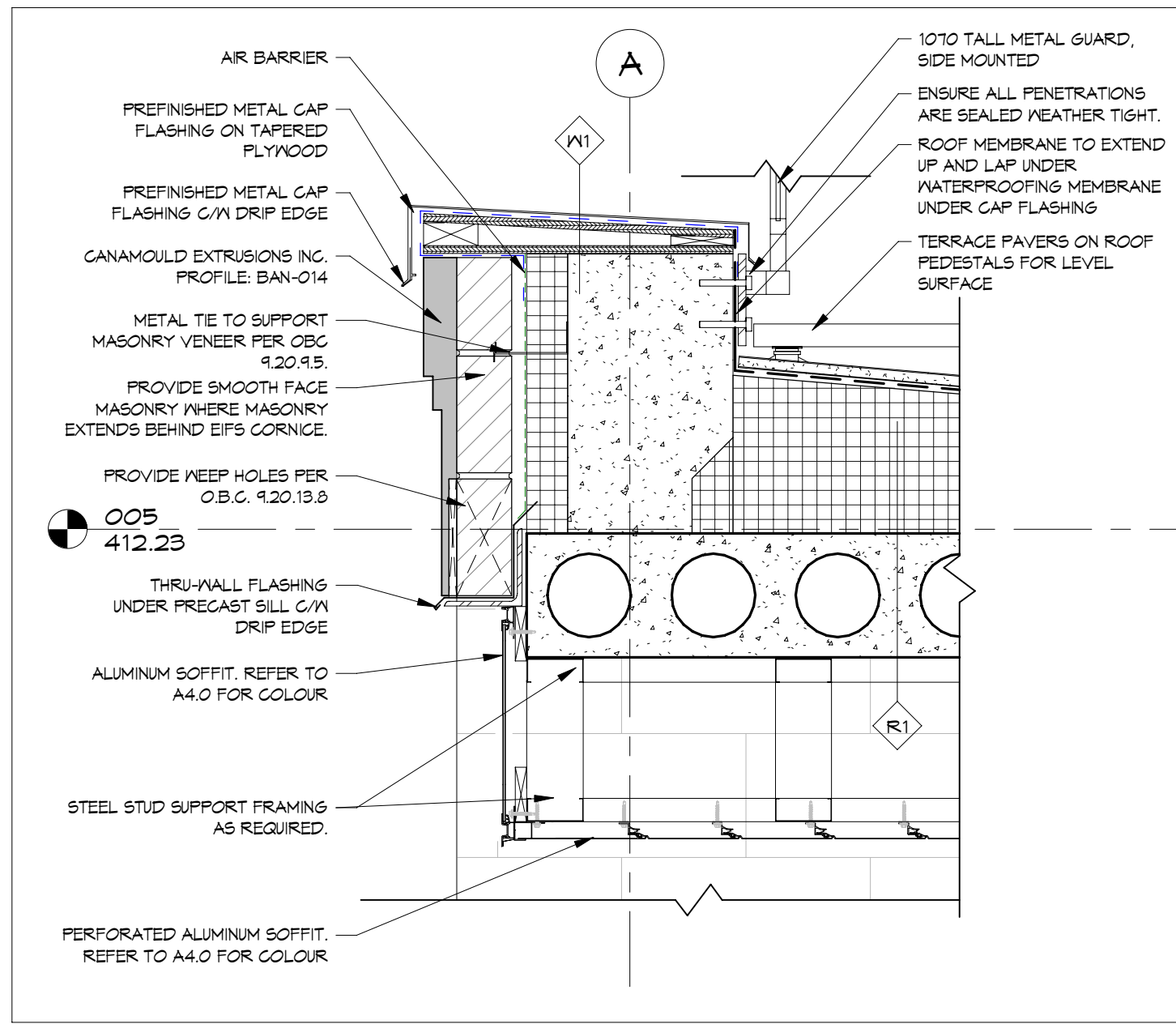
4 Stone at Level 2 Terrace Beam
A6.1 1:10



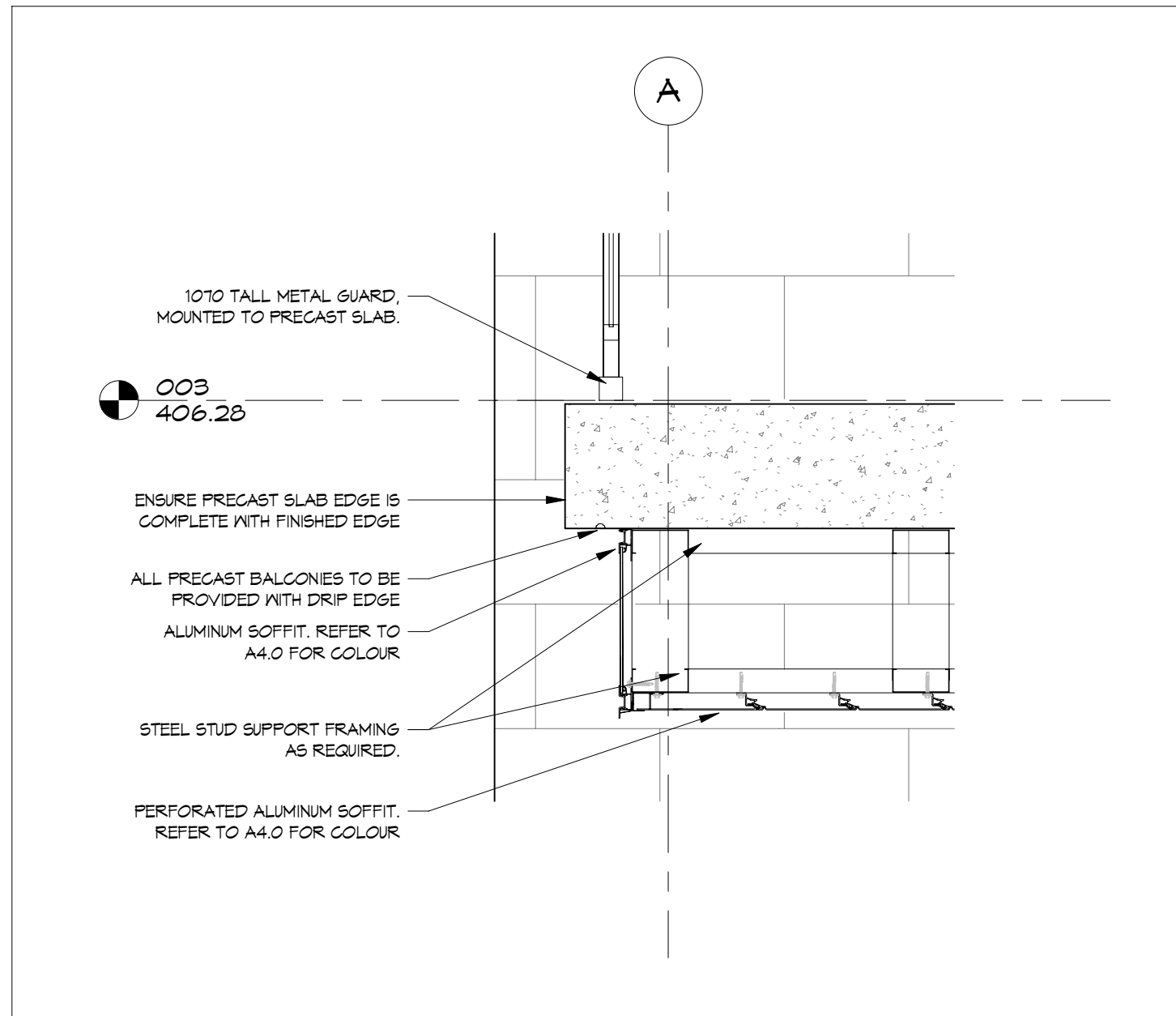
5 Typical Cornice
A6.1 1:10



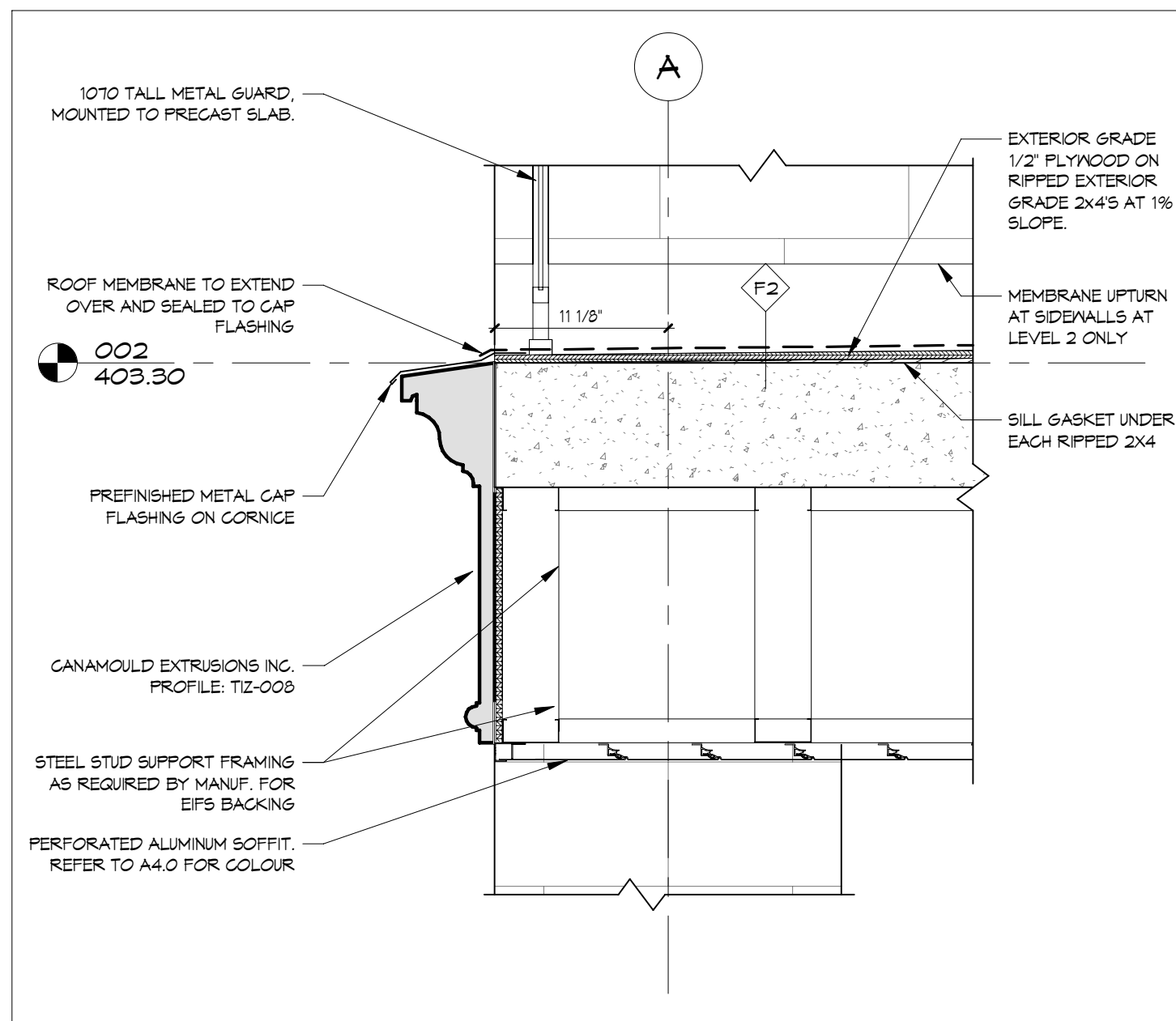
6 Wall Base at Ground Floor Patio
A6.1 1:10



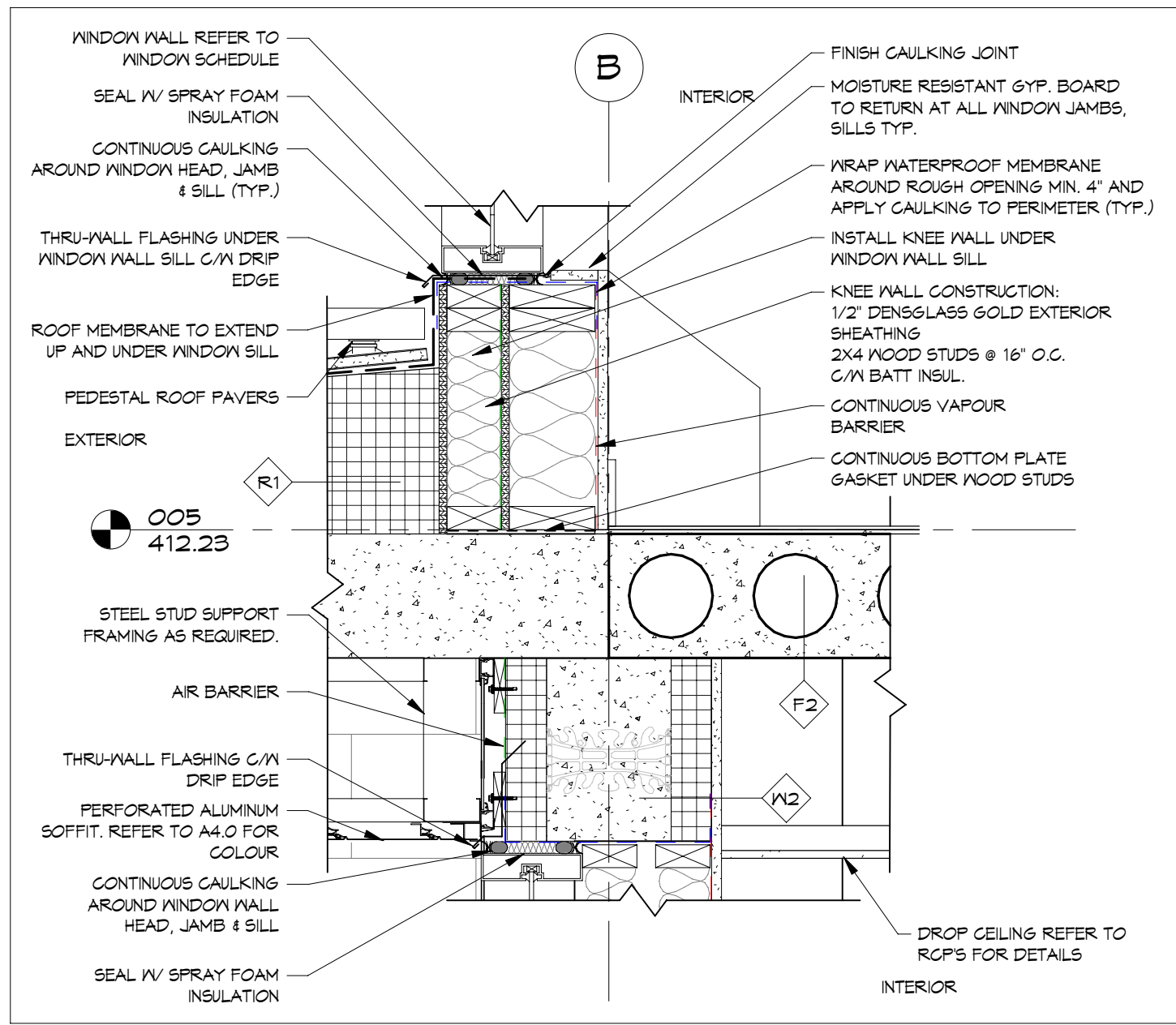
7 Typical Terrace Parapet at Soffit
A6.1 1:10



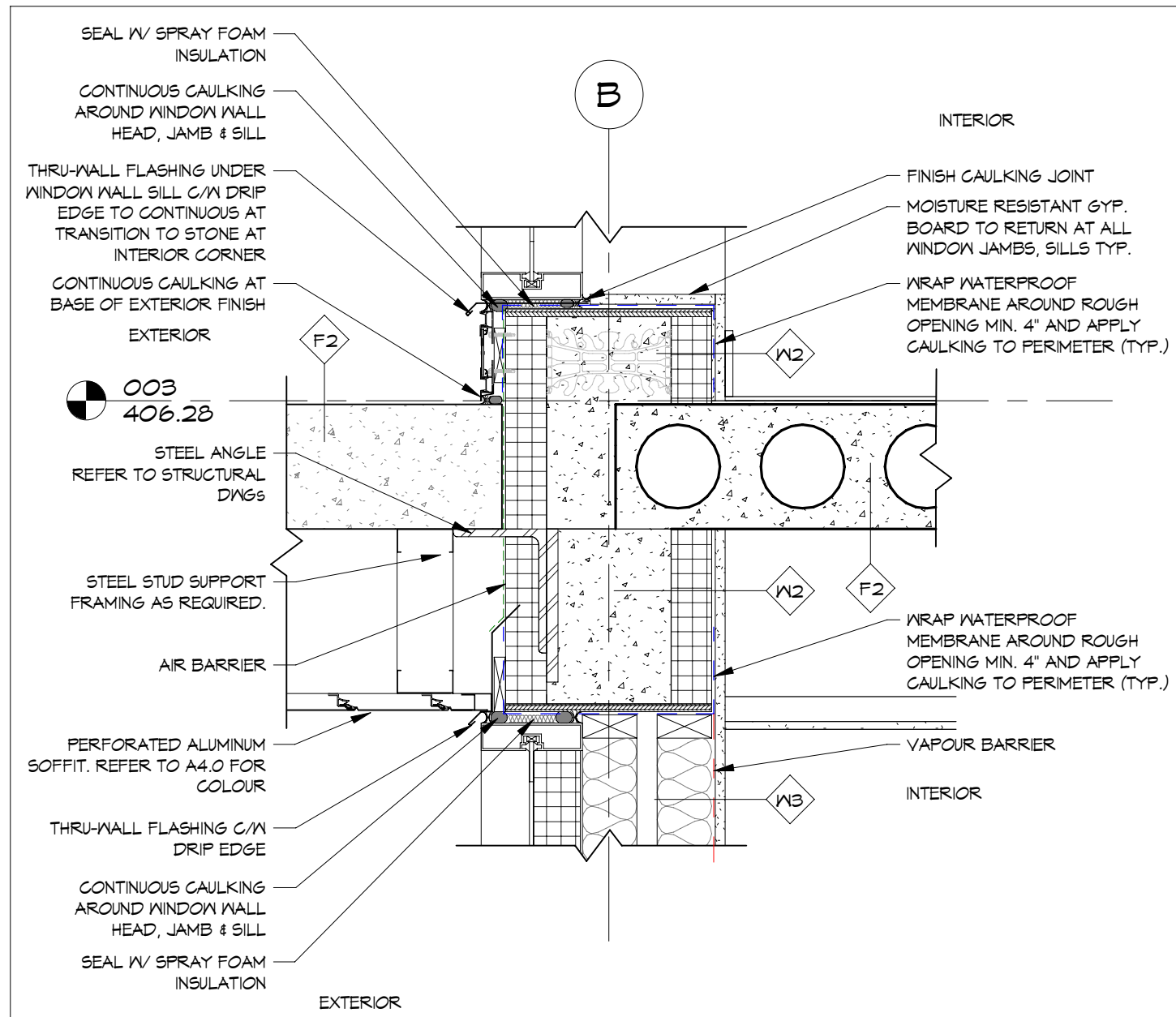
8 Typical Balcony Edge
A6.1 1:10



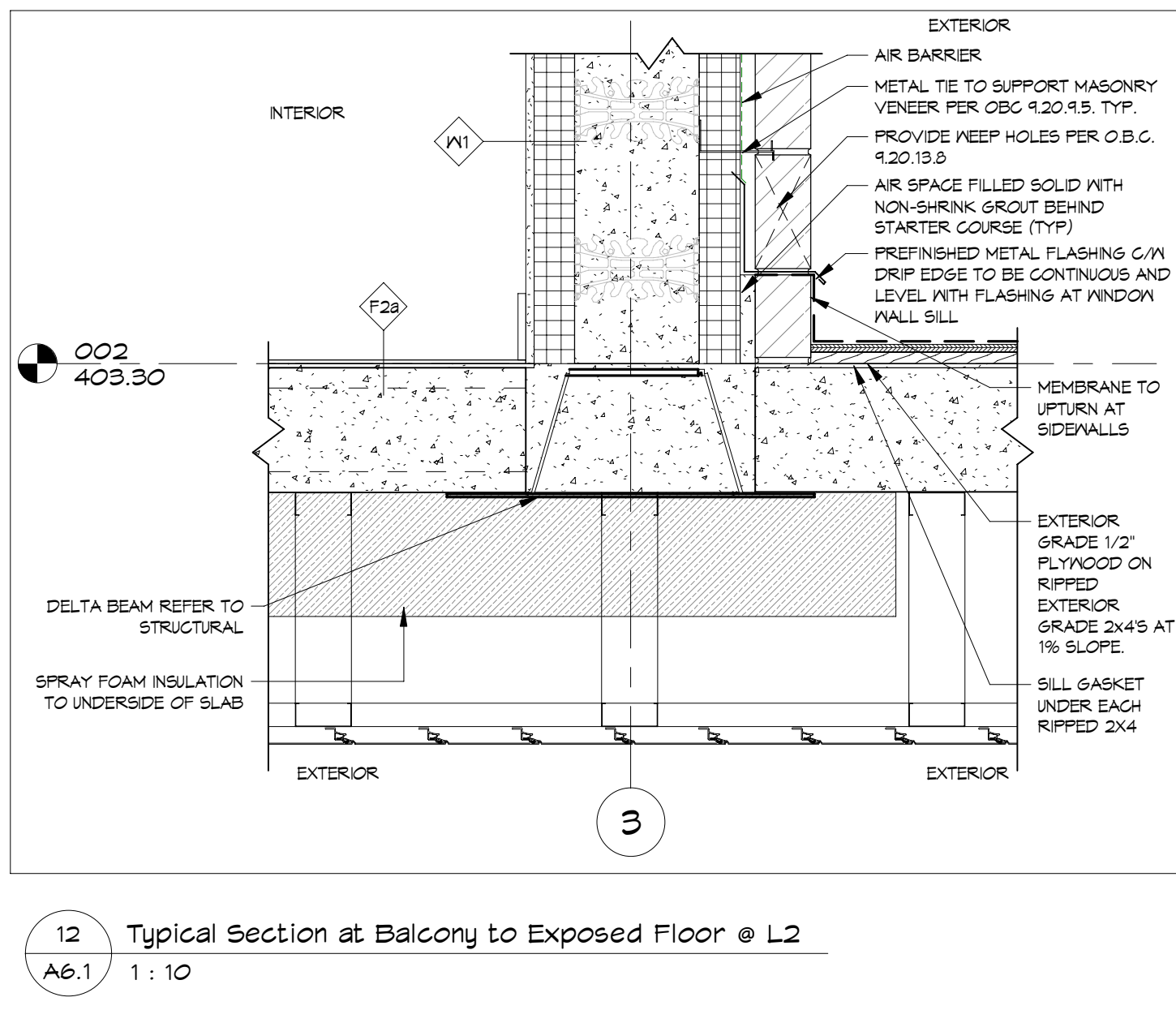
9 Cornice at Rear Entry Below Level 2 Balcony
A6.1 1:10



10 Typical 5th Floor at Balcony Soffit
A6.1 1:10

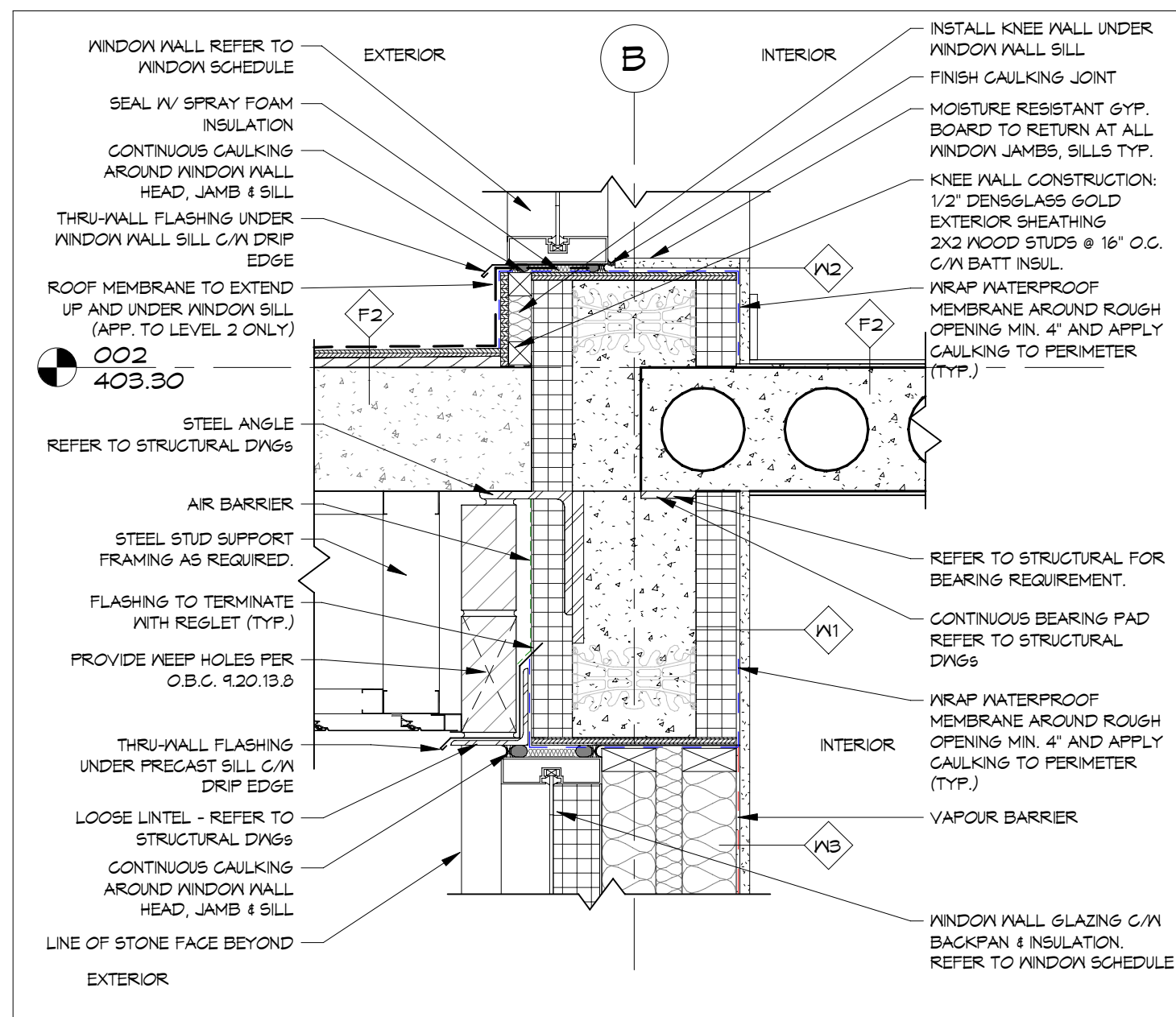


11 Typical Balcony Soffit @ Panel Cladding
A6.1 1:10

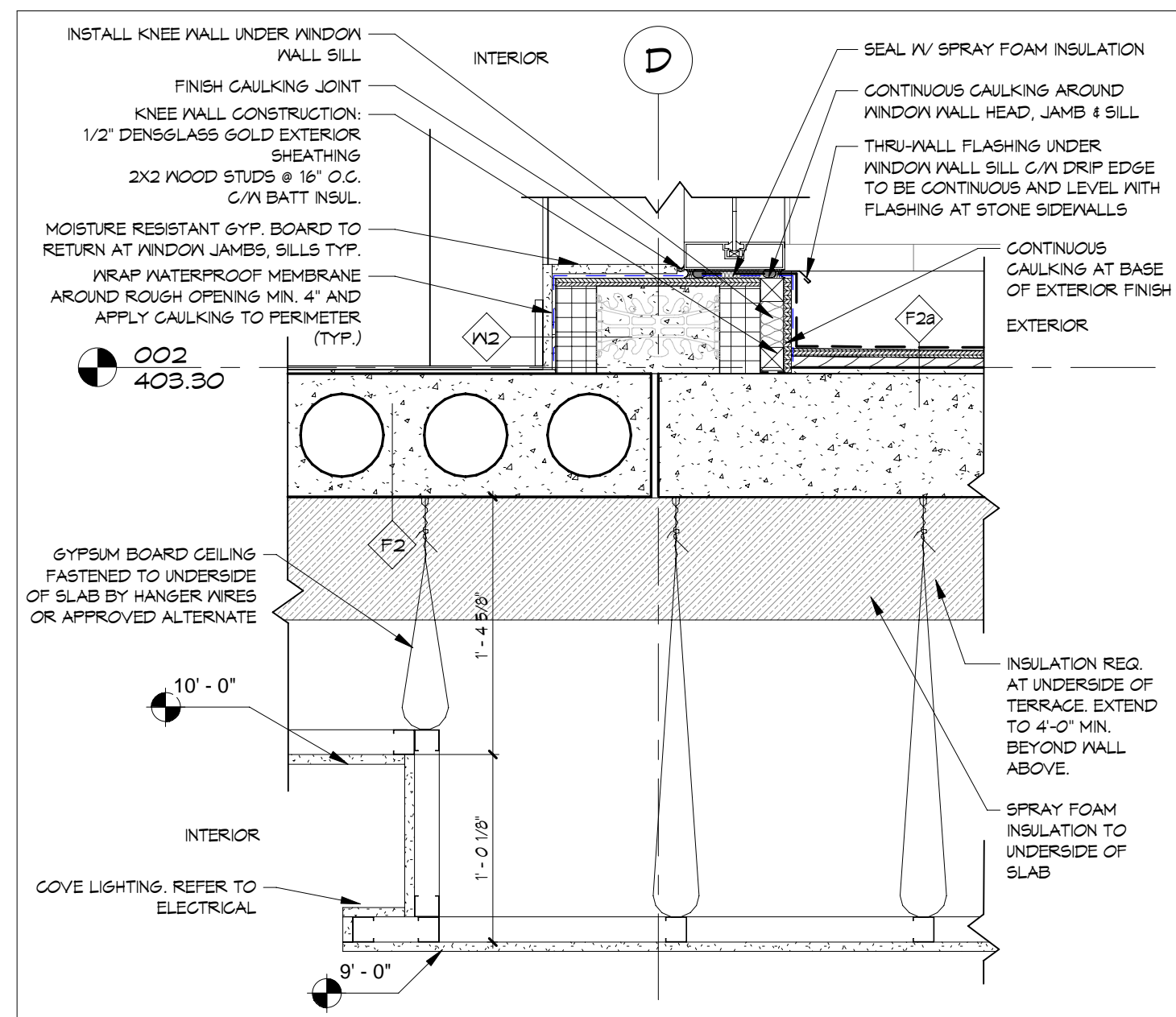


12 Typical Section at Balcony to Exposed Floor @ L2
A6.1 1:10

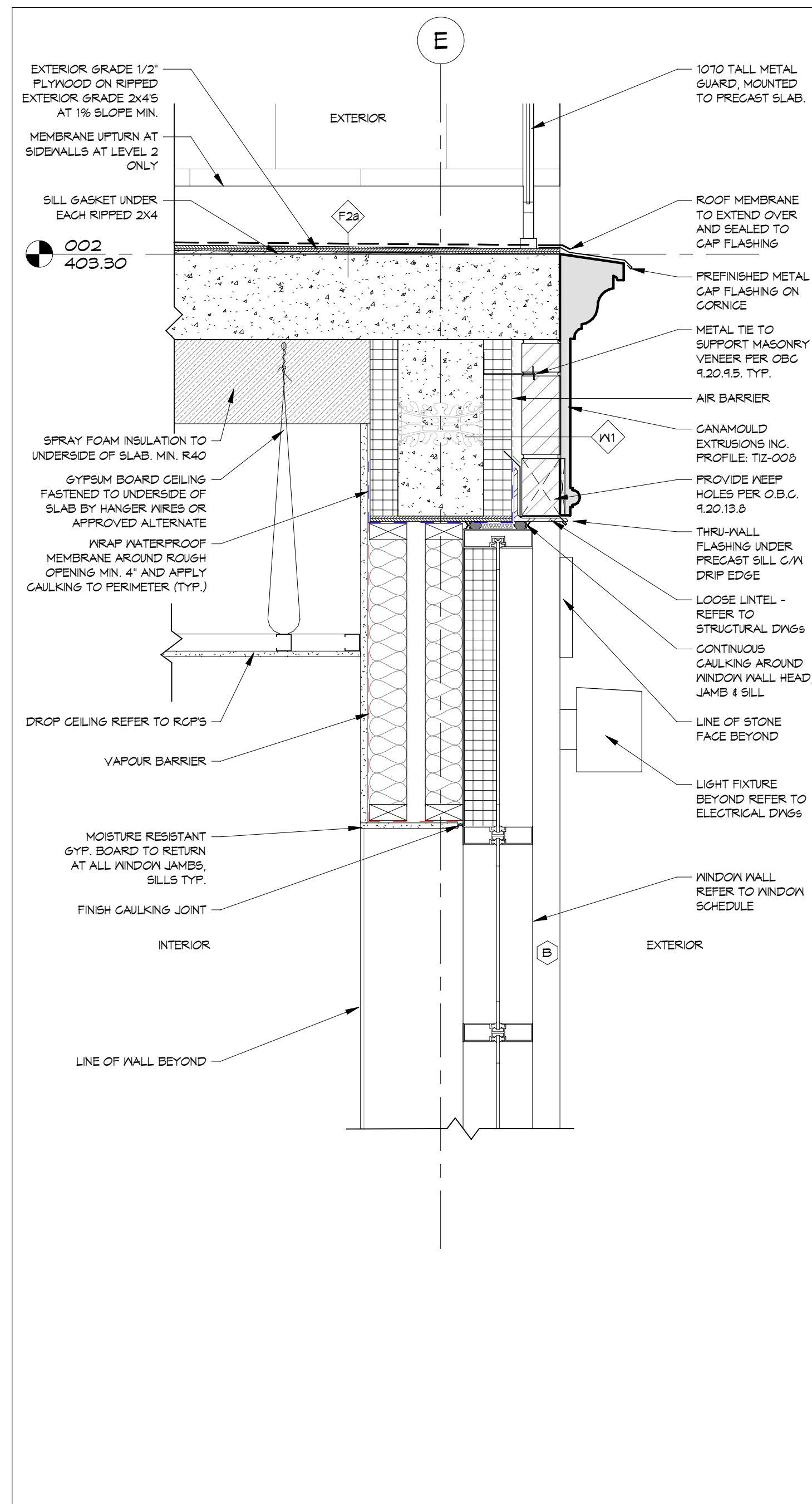
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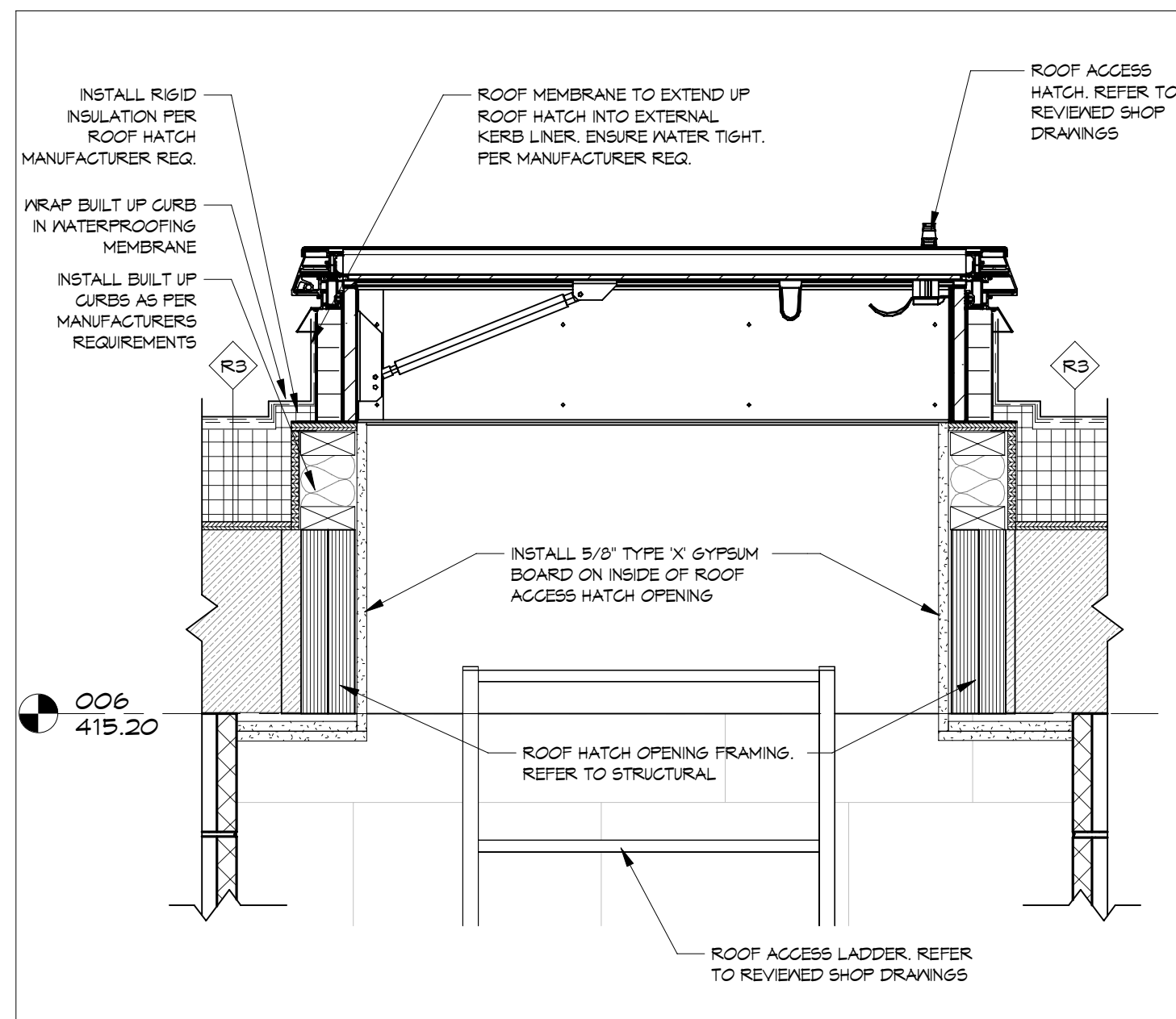
1 Balcony Soffit at Stone Cladding @ L2
A6.2 1 : 10



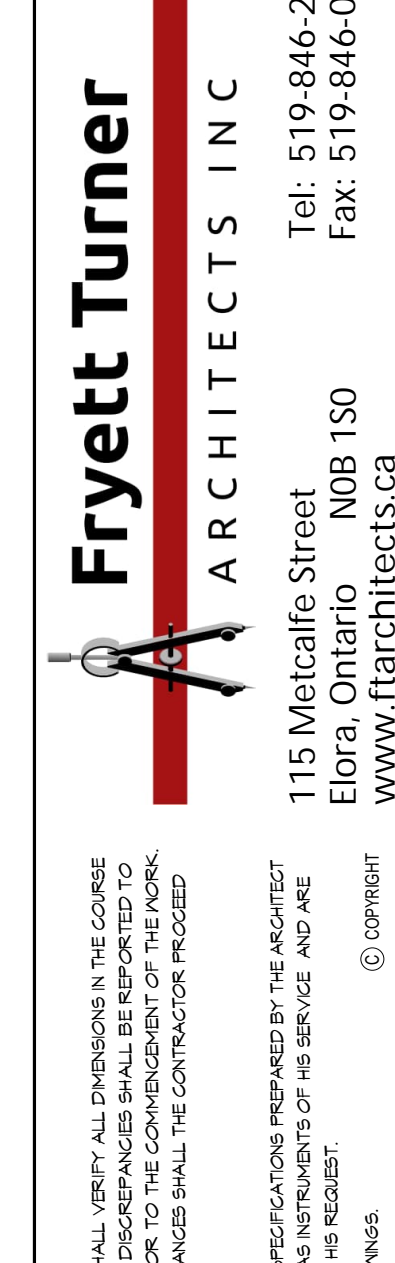
4 Window Wall Sill at Level 2 Terrace
A6.2 1 : 10



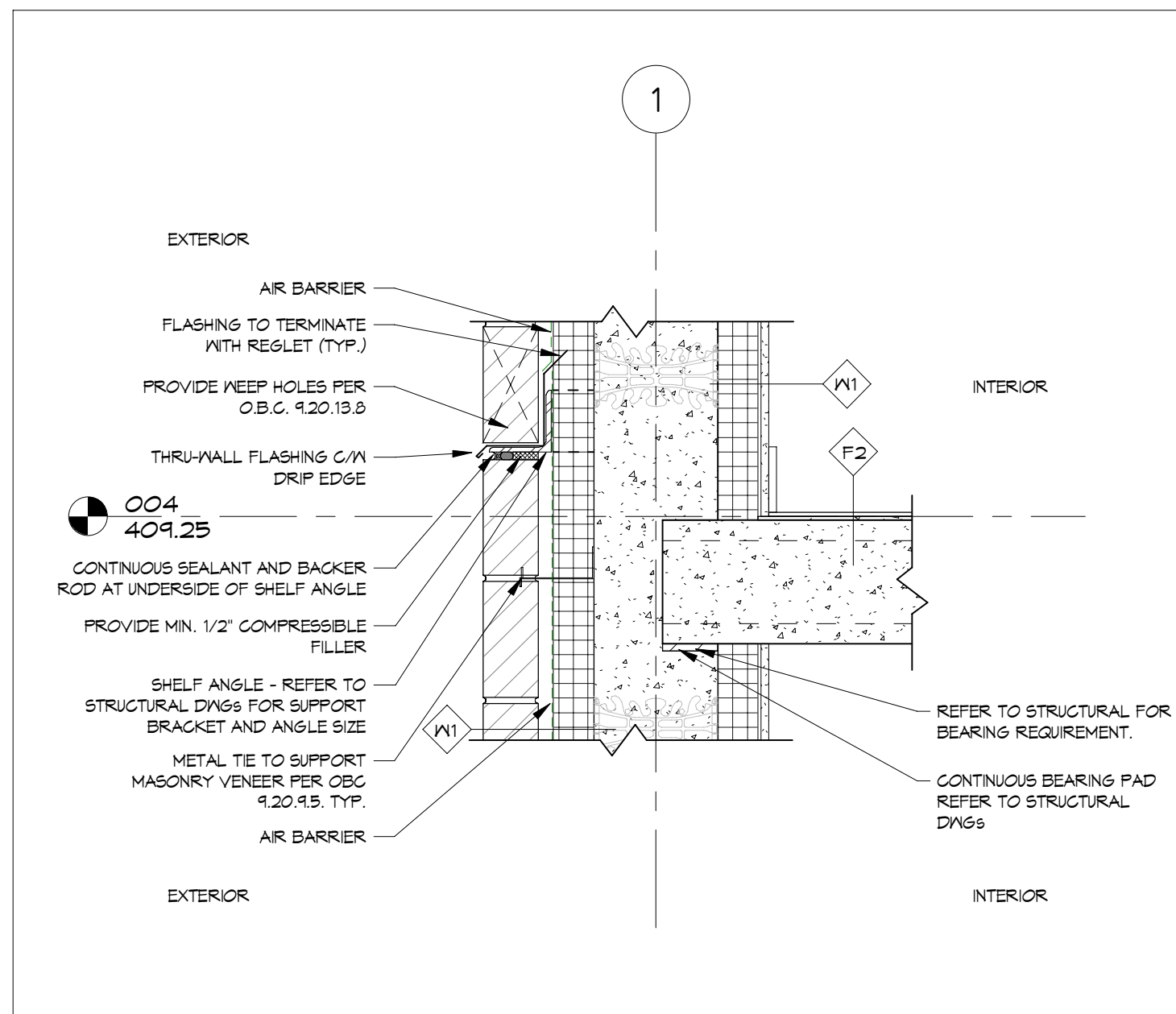
5 Typical Sill at Residential Entry Window Wall
A6.2 1 : 10



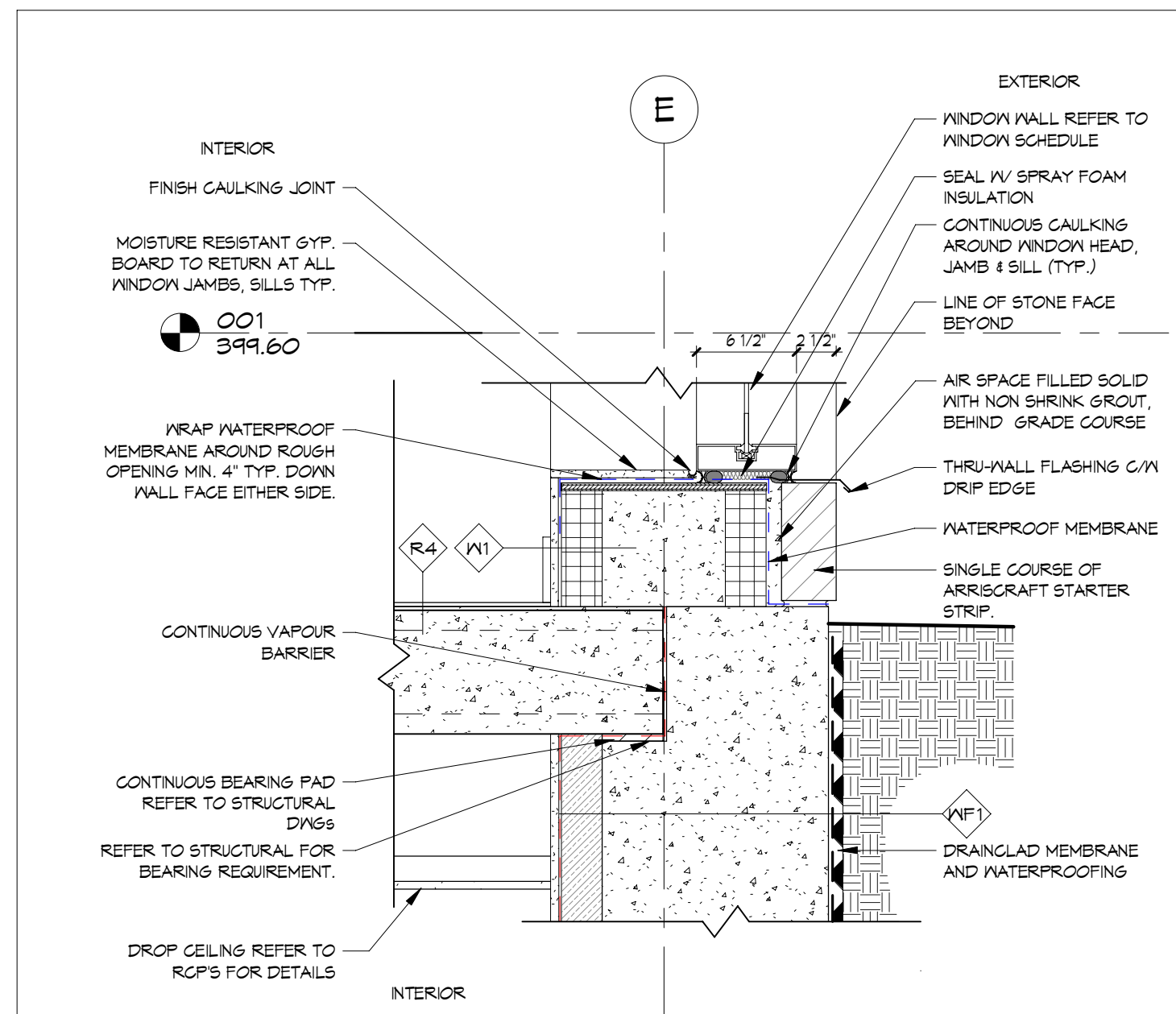
6 Cornice at Level 2 Terrace
A6.2 1 : 10



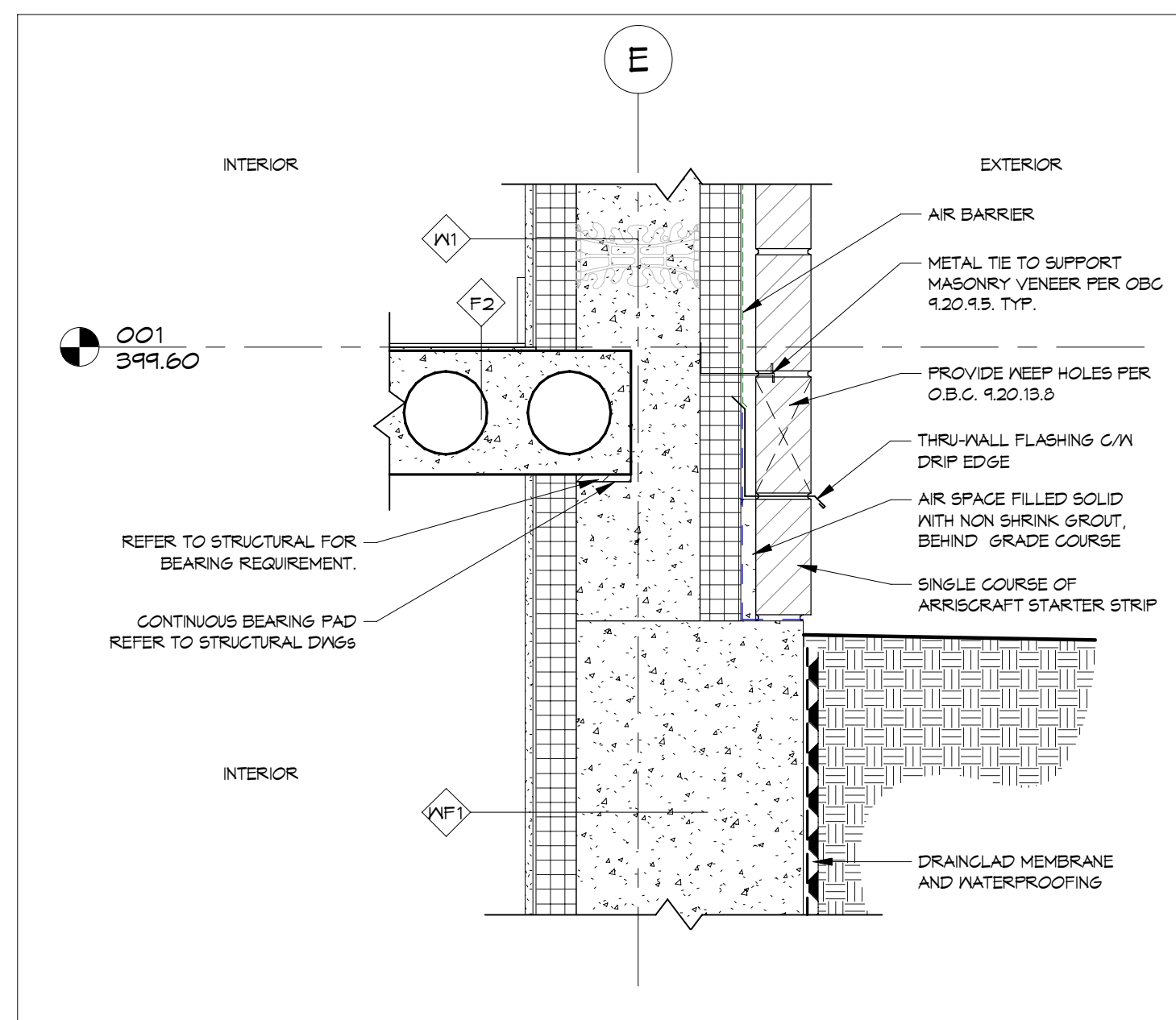
8 Roof Access Hatch
A6.2 1 : 10



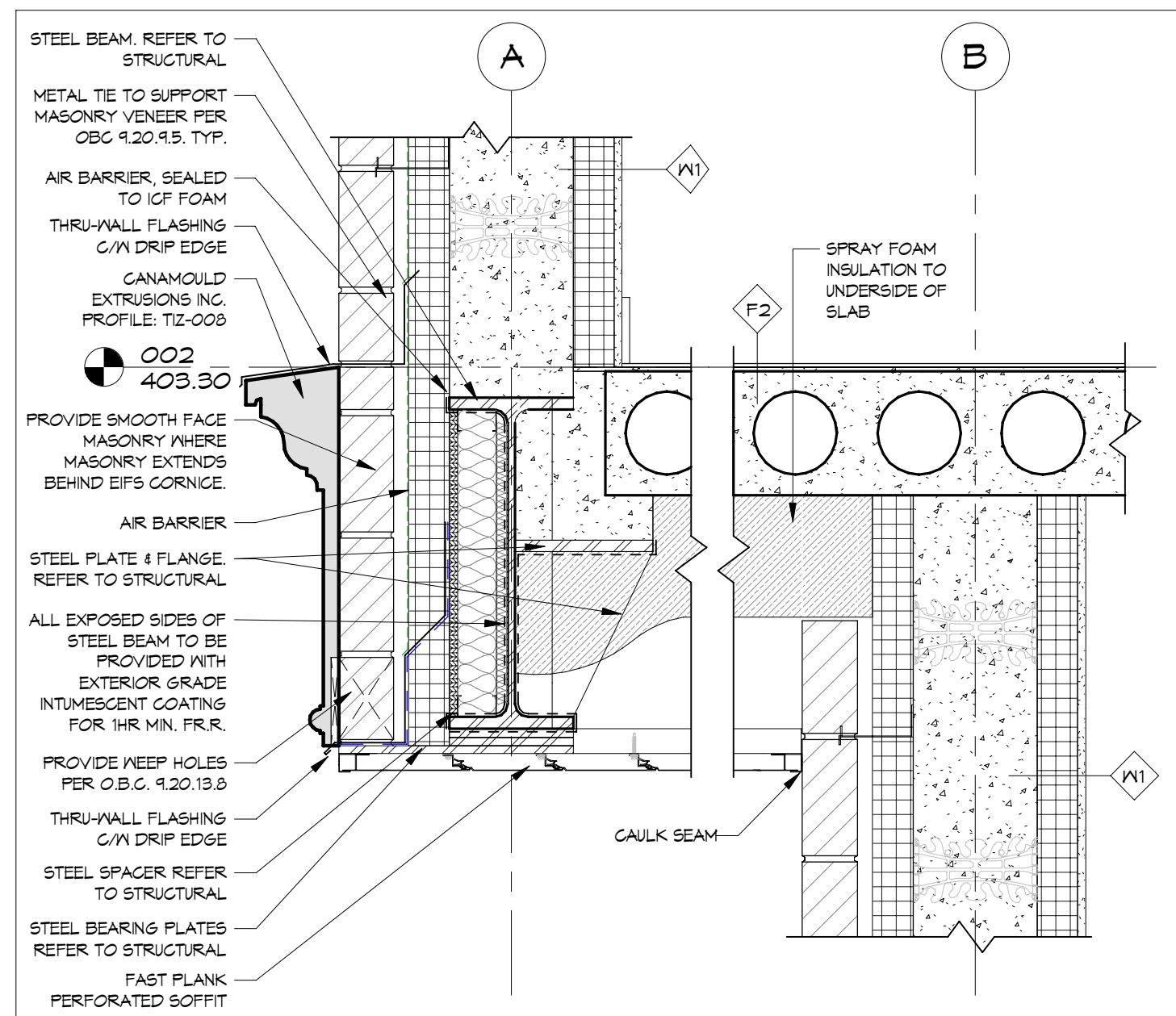
2 Typical Expansion Joint @ L4
A6.2 1 : 10



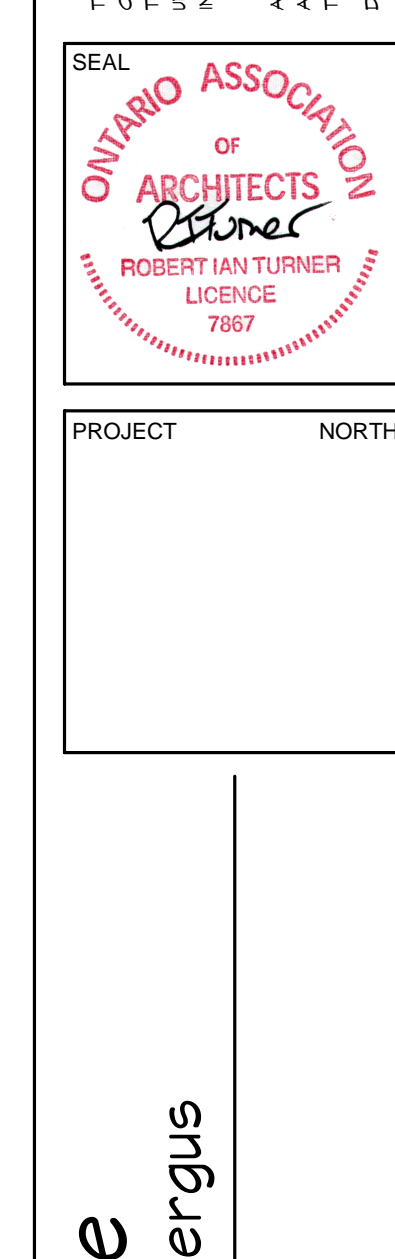
3 Grade Detail at Slab Transition
A6.2 1 : 10



7 Typical Brick Ledge at Foundation
A6.2 1 : 10

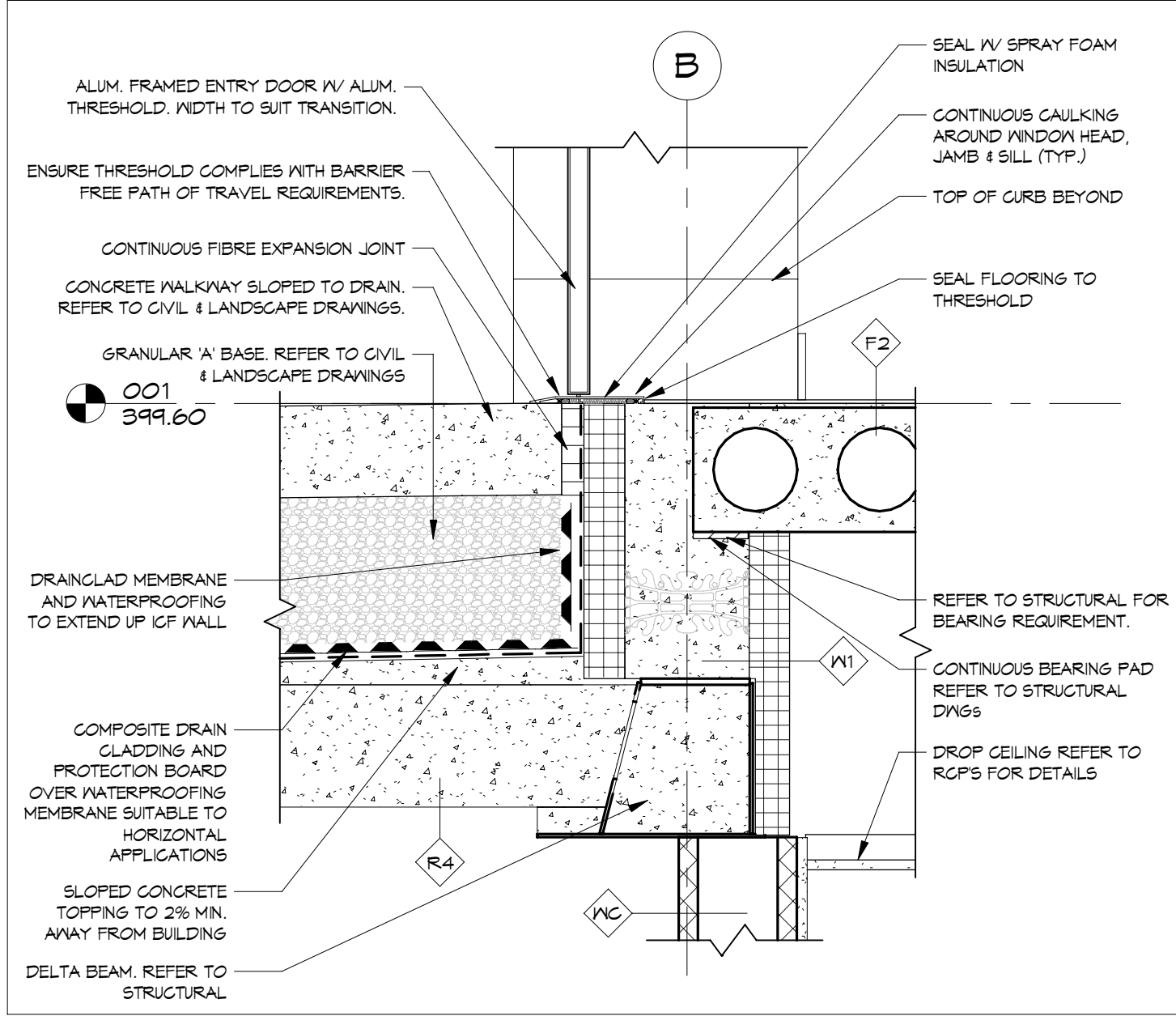


9 Exposed Floor Cornice and Soffit at L2
A6.2 1 : 10

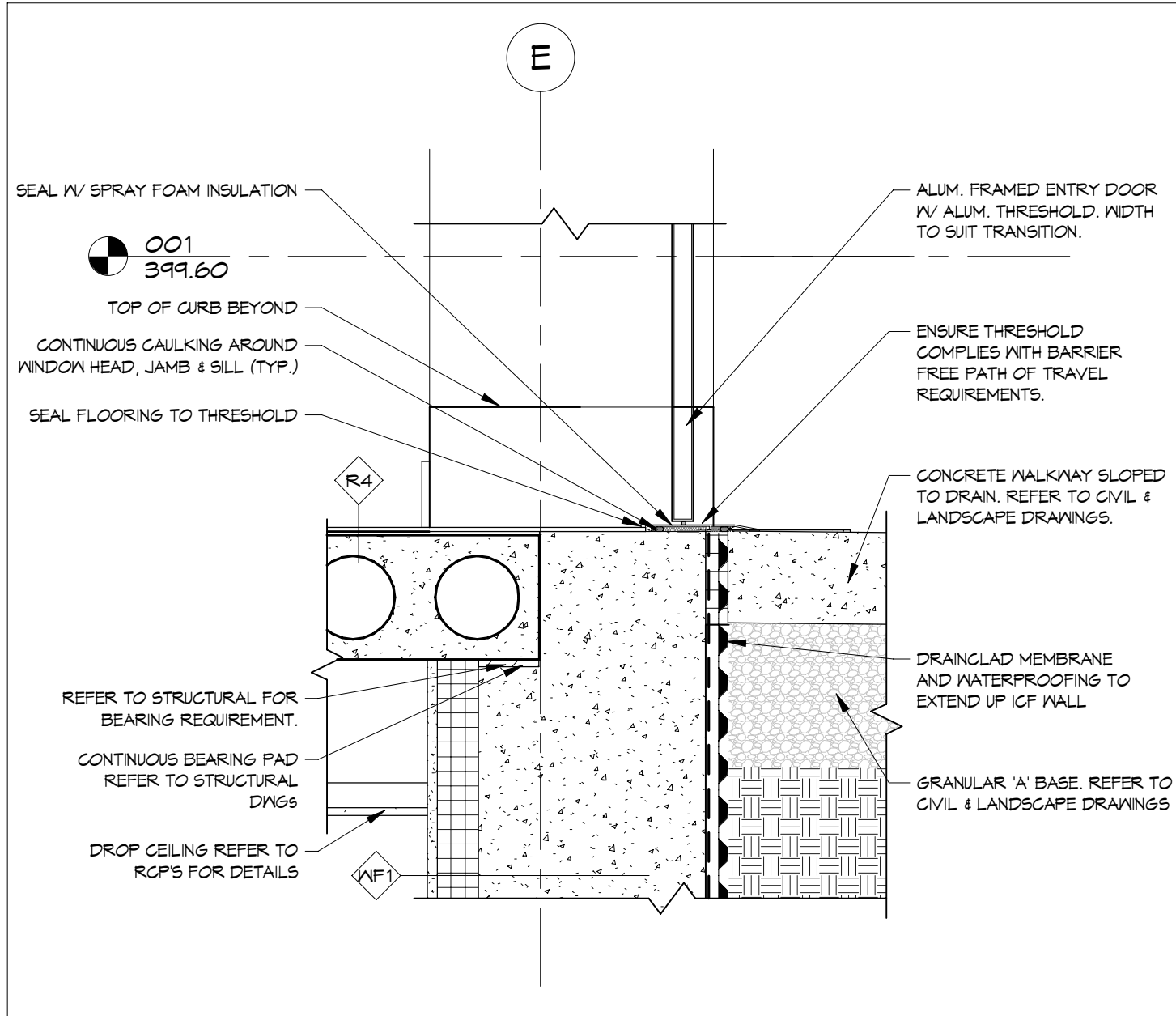


10 Typical Balcony Soffit @ Stone Cladding
A6.2 1 : 10

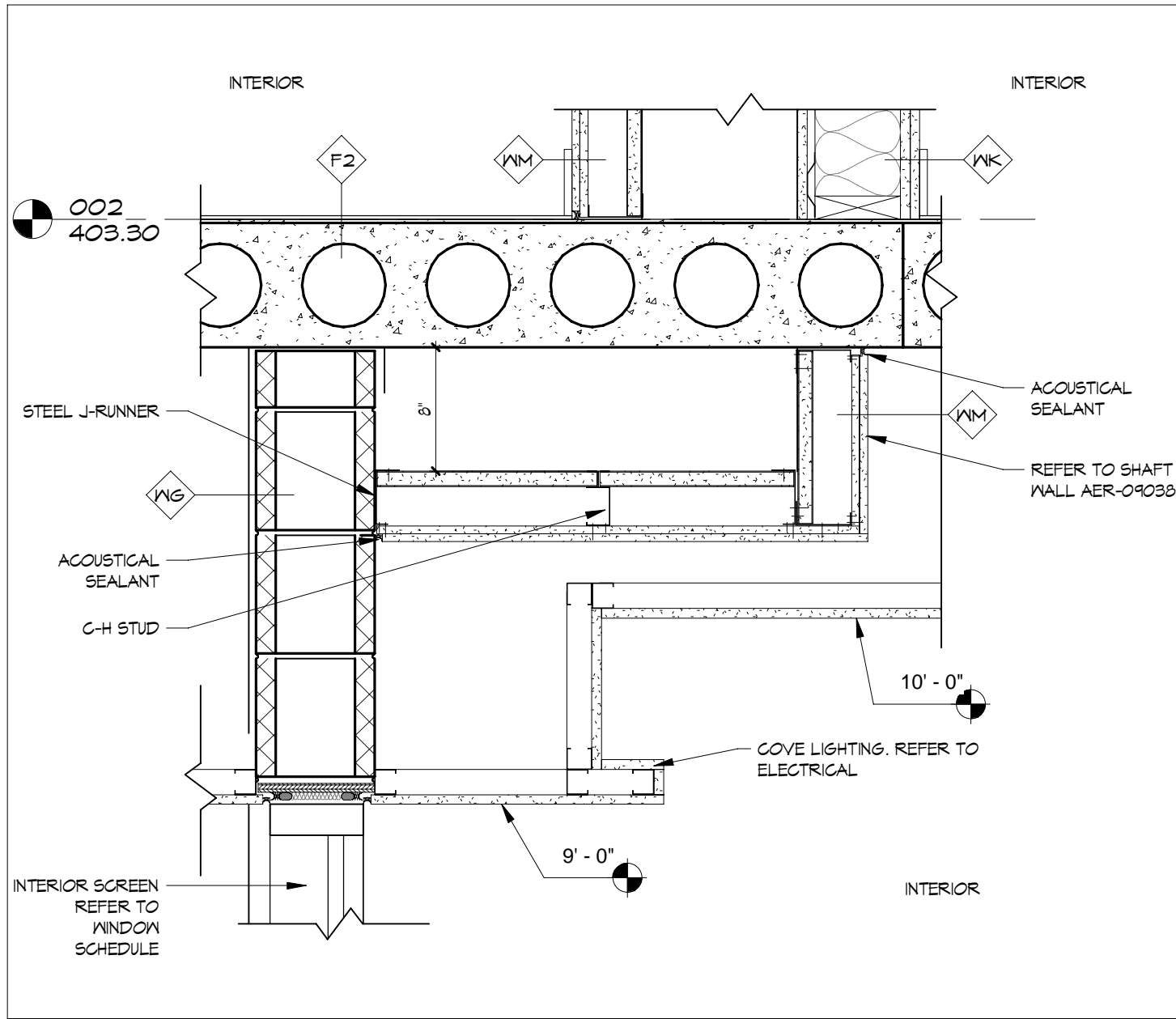
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1 Door Threshold at ICF
A6.3 1 : 10



2 Door Threshold at CIP
A6.3 1 : 10



3 Rated Horizontal Shaft
A6.3 1 : 10

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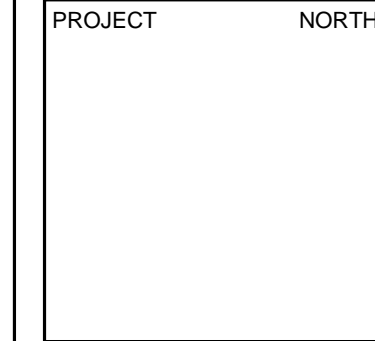
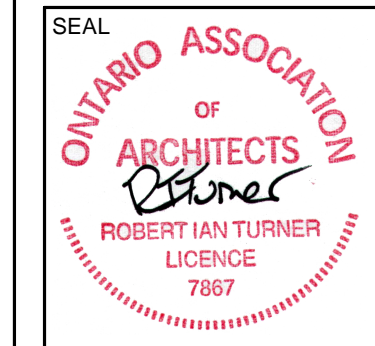
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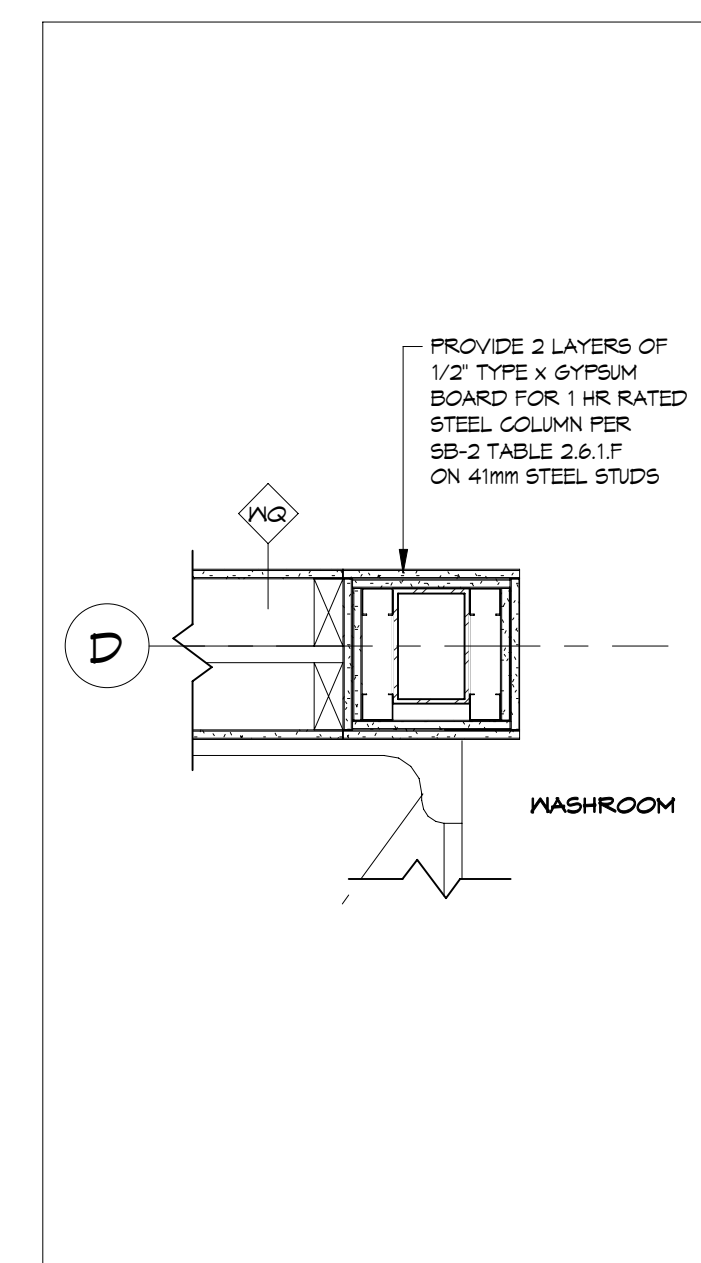
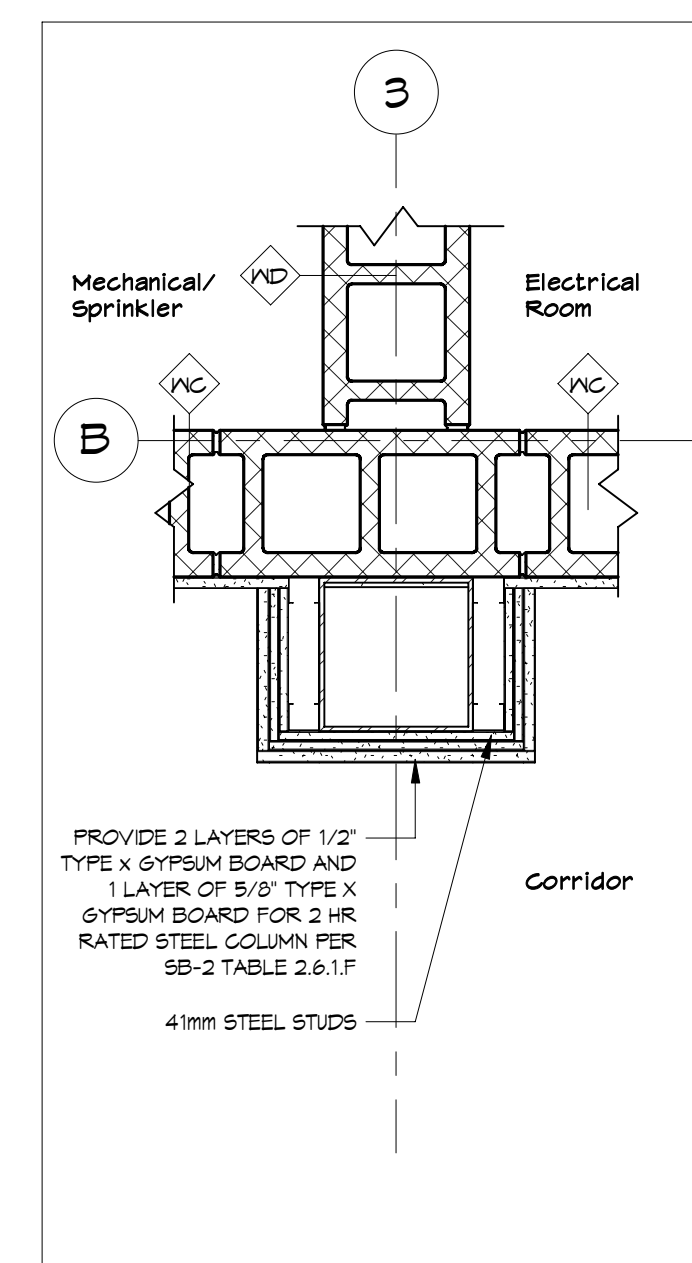
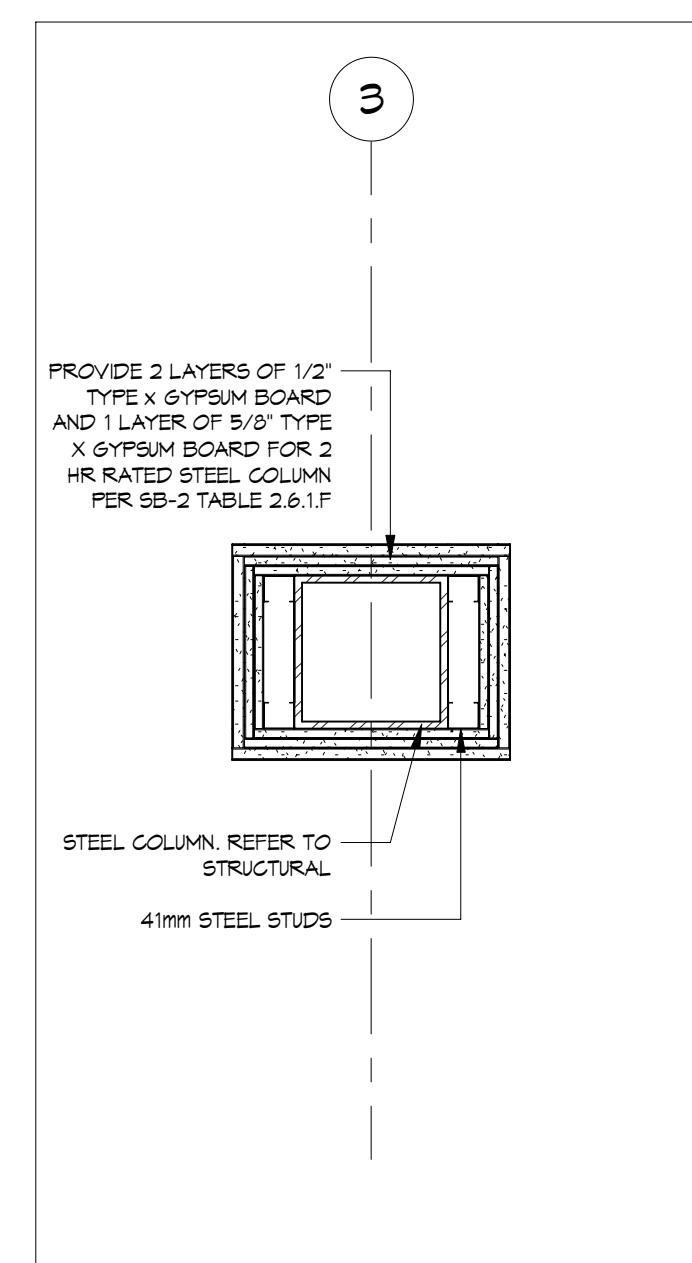
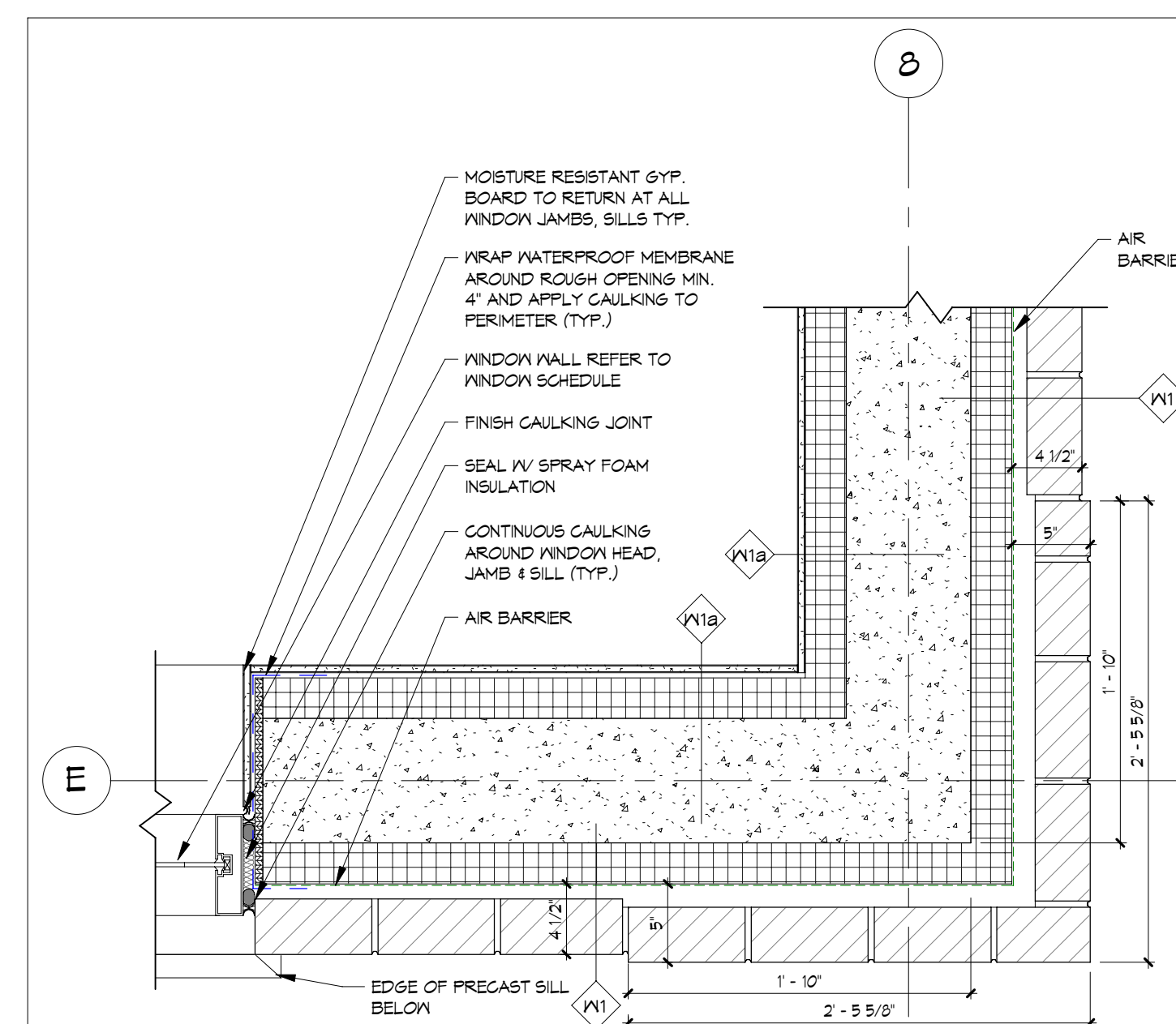
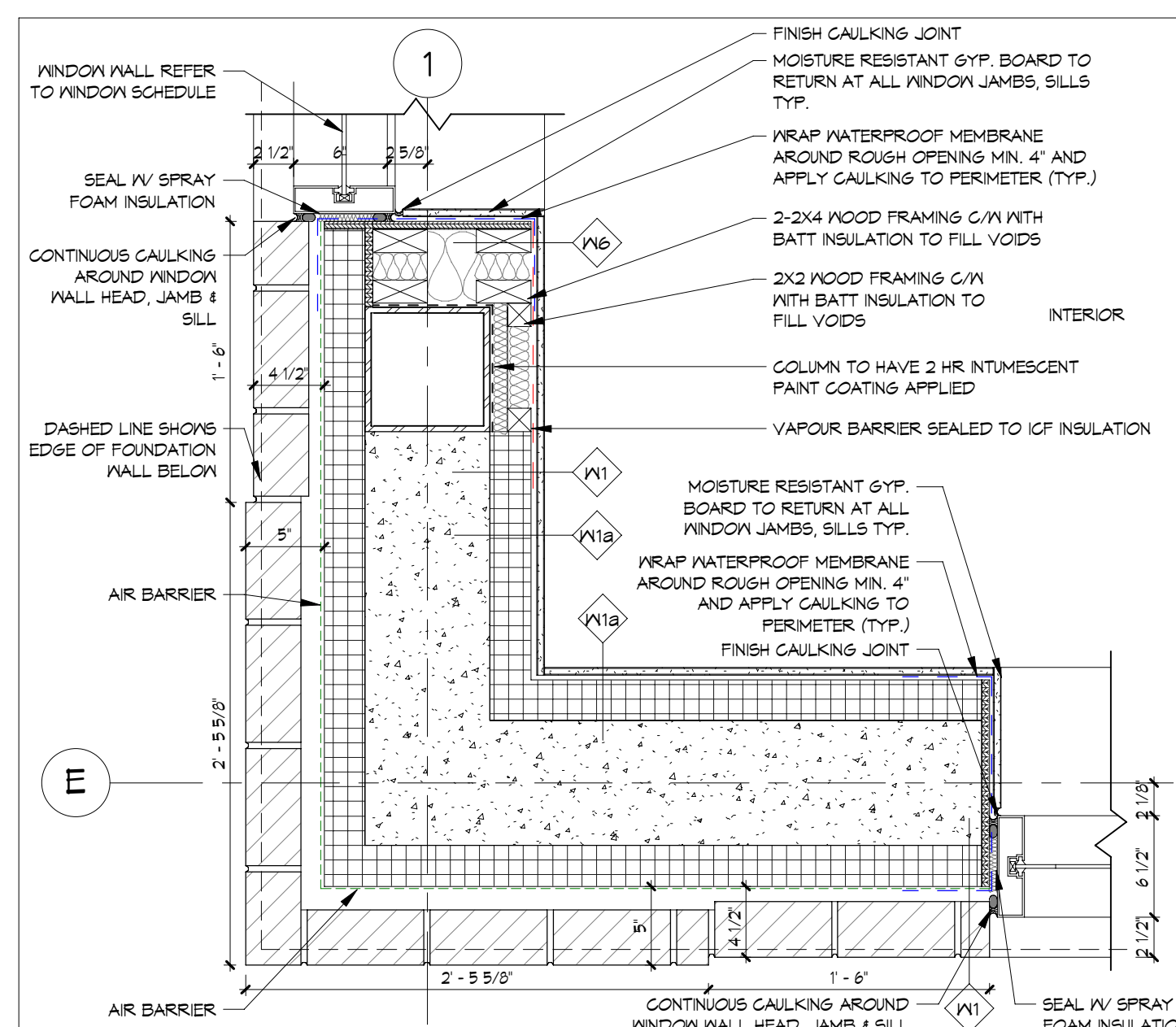
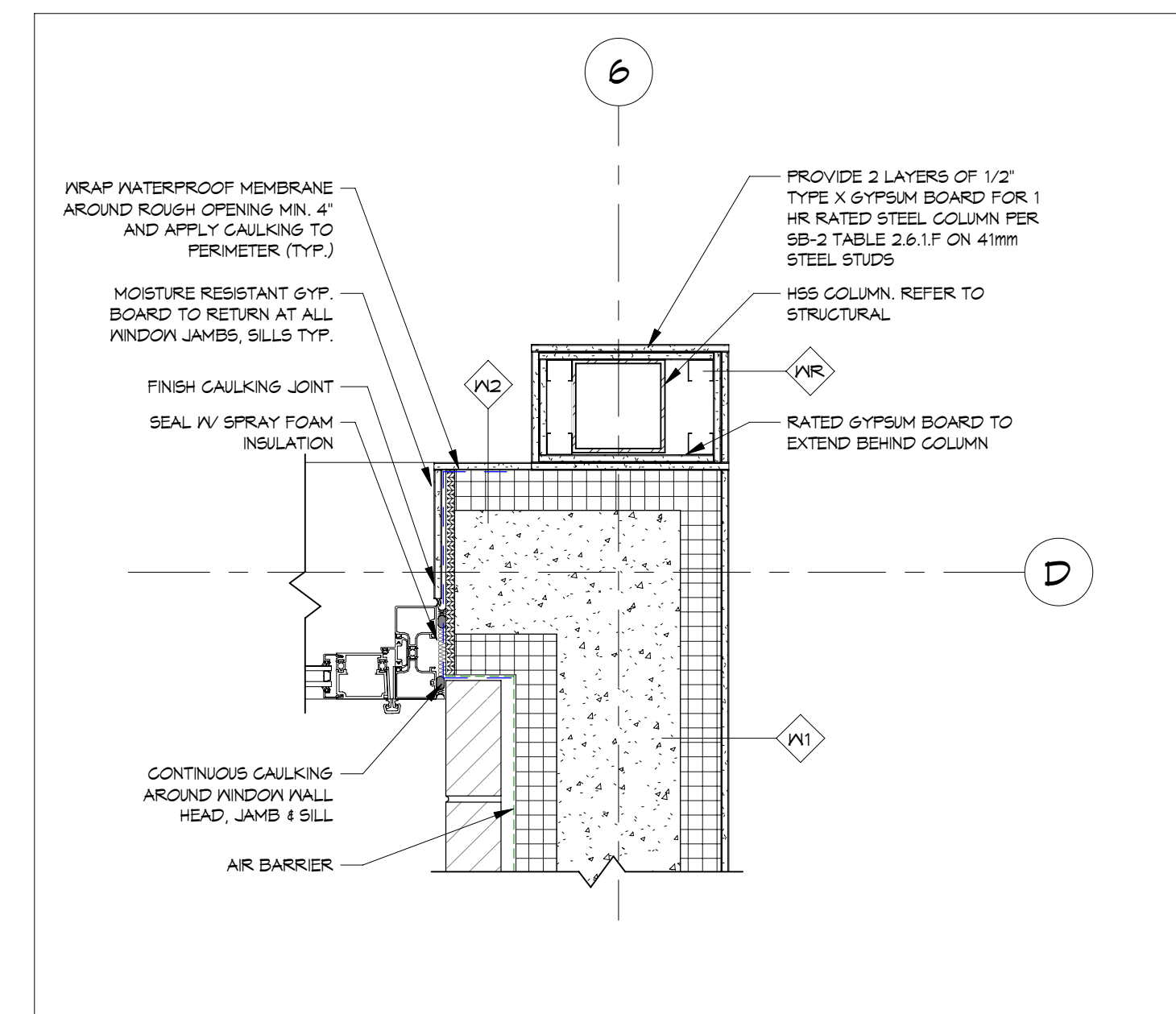
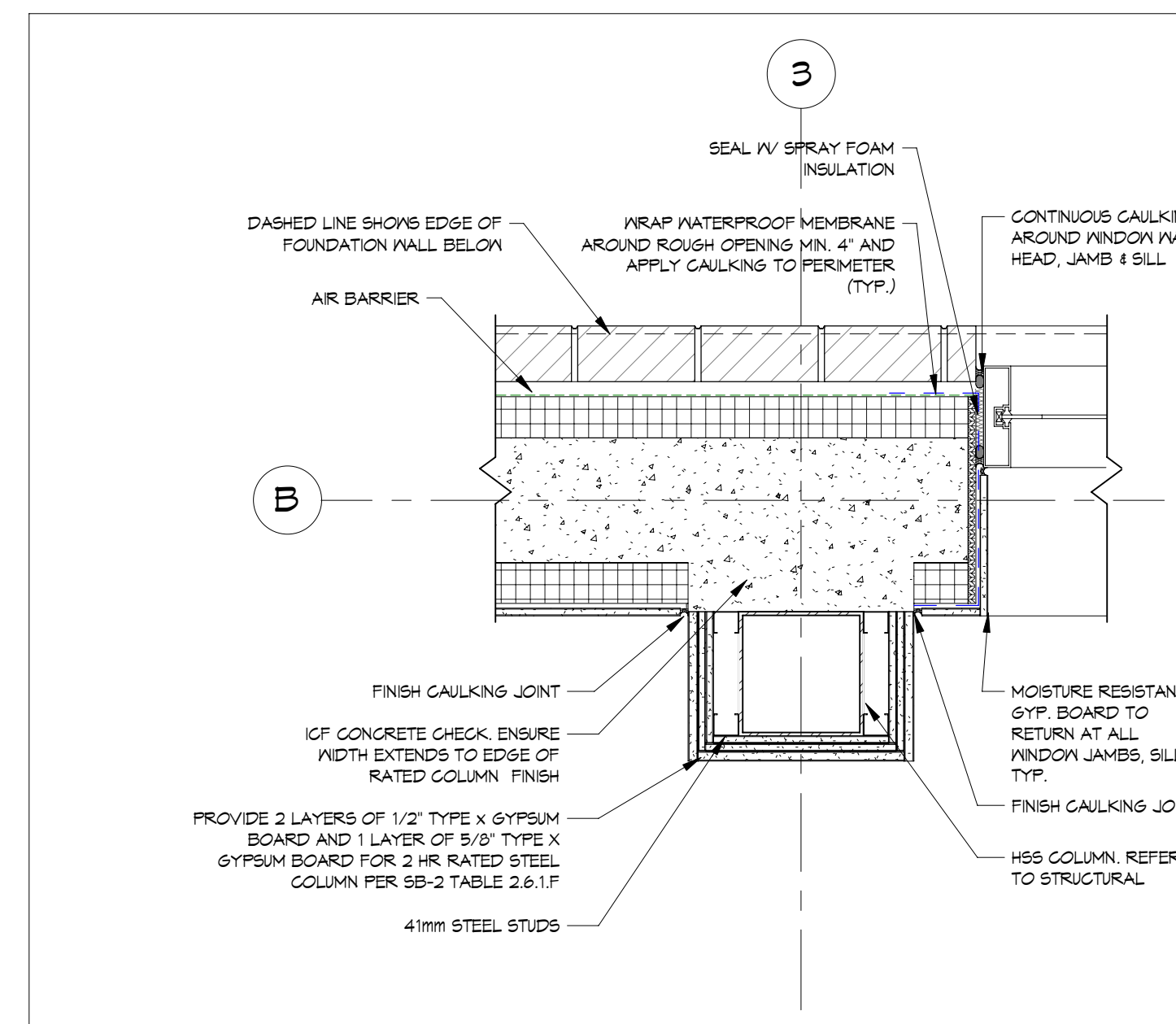
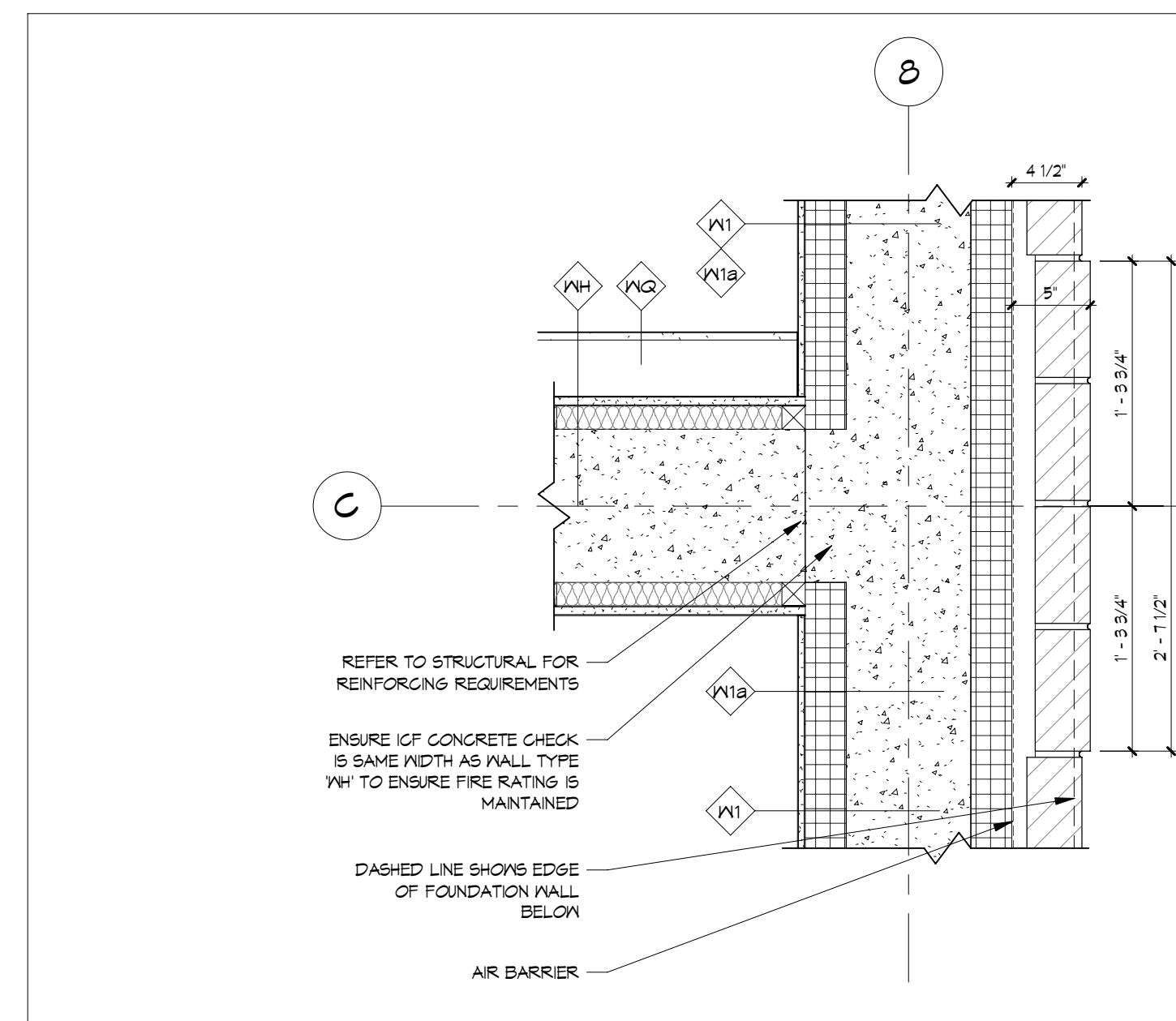
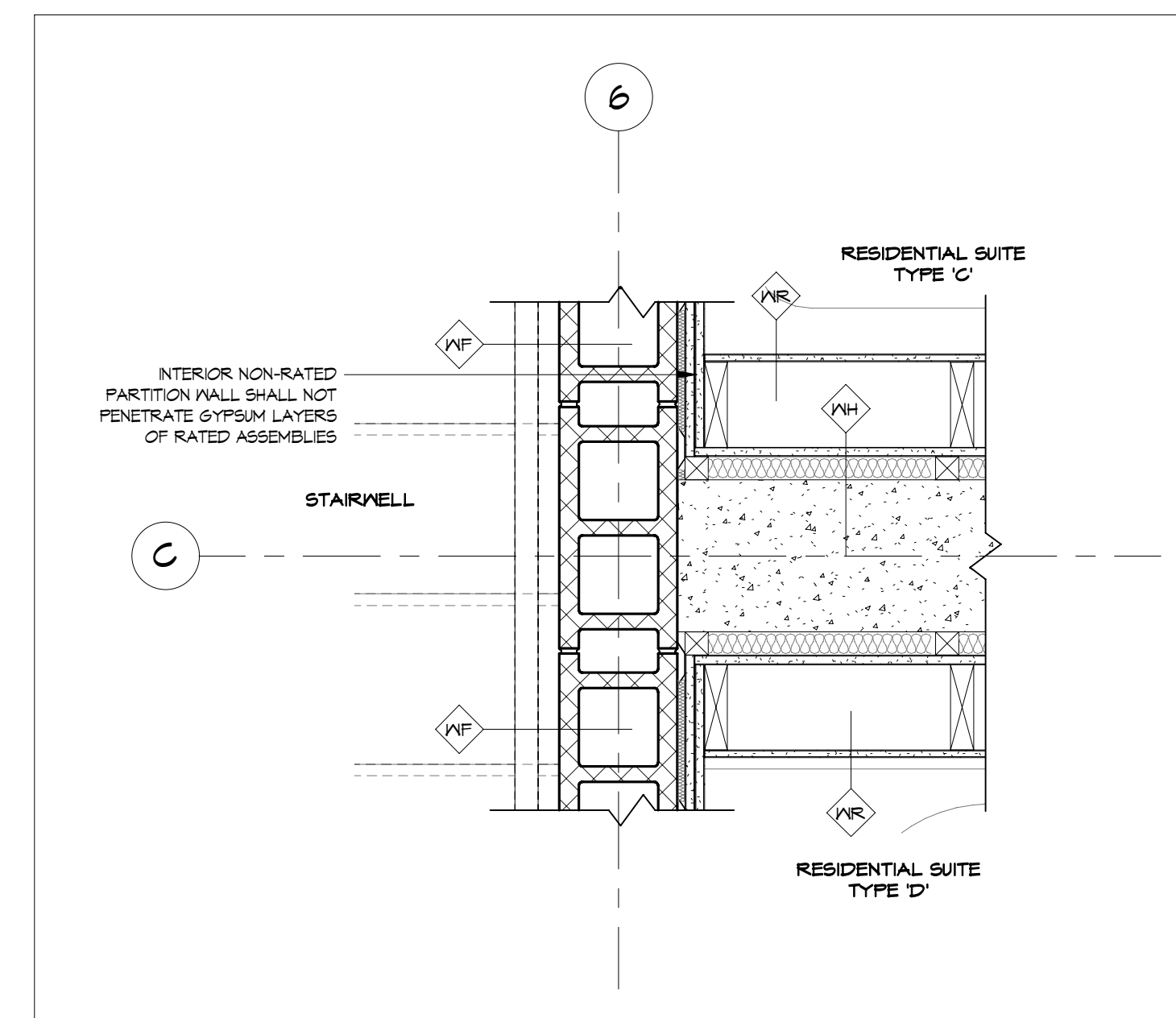
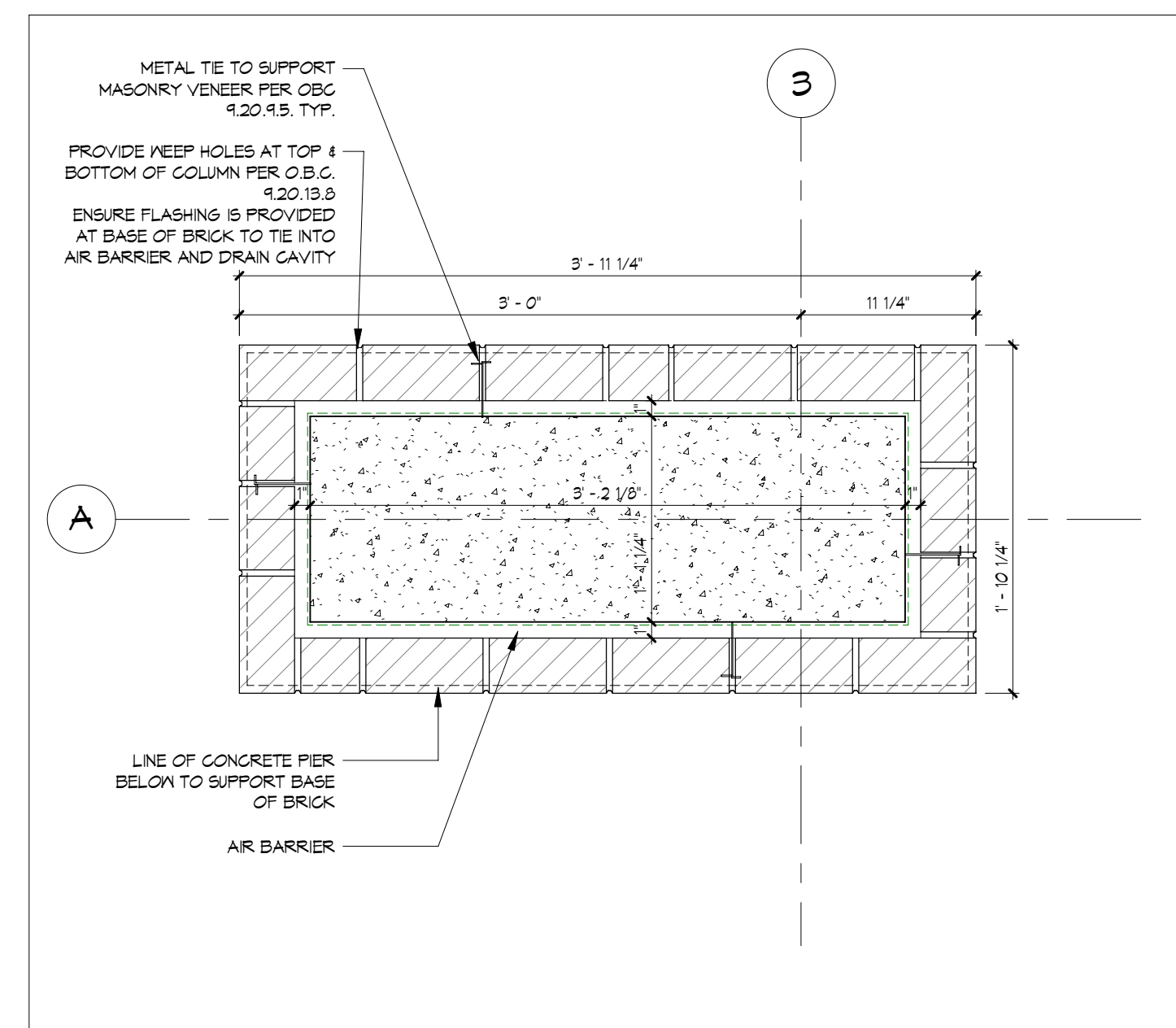
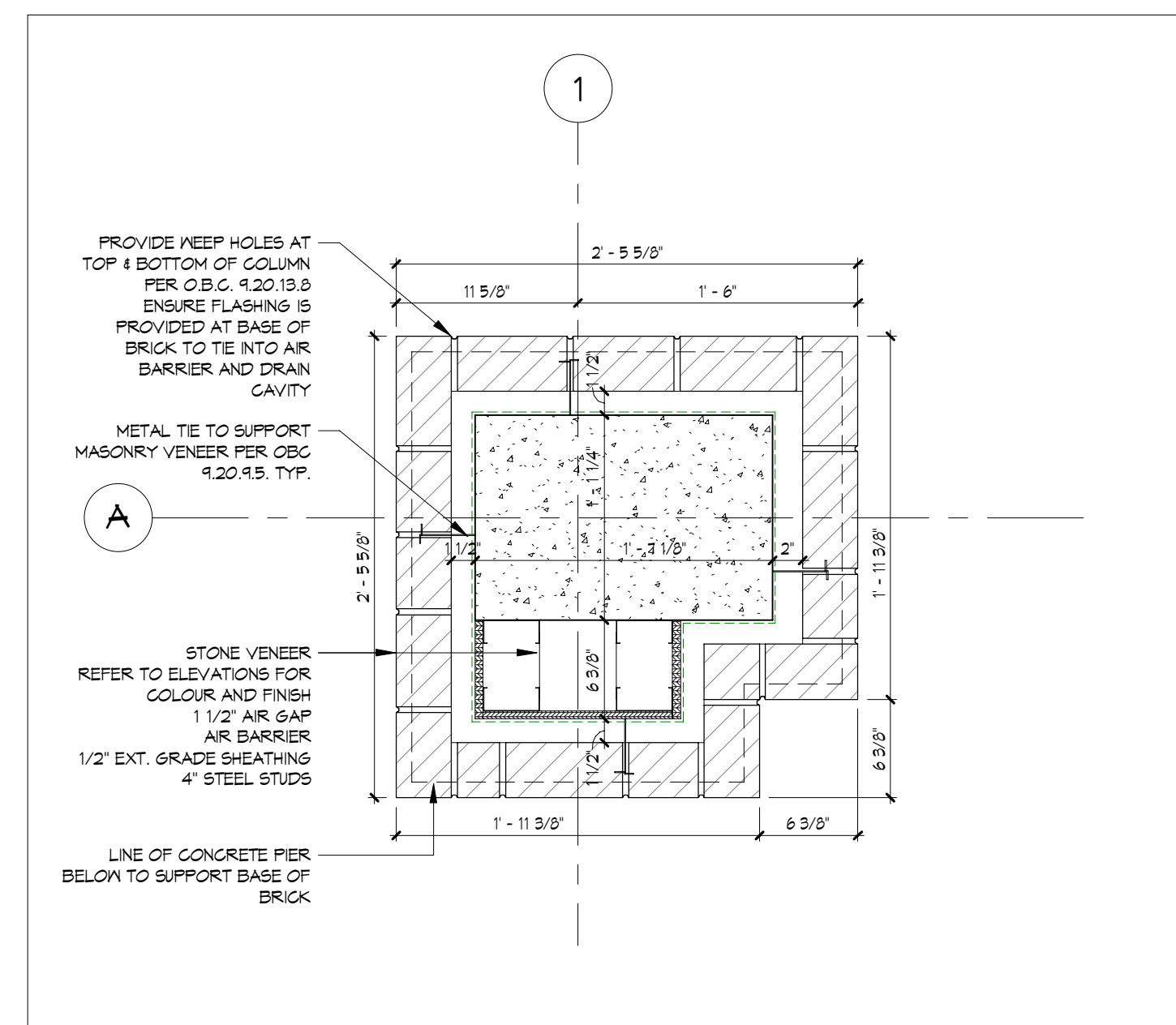
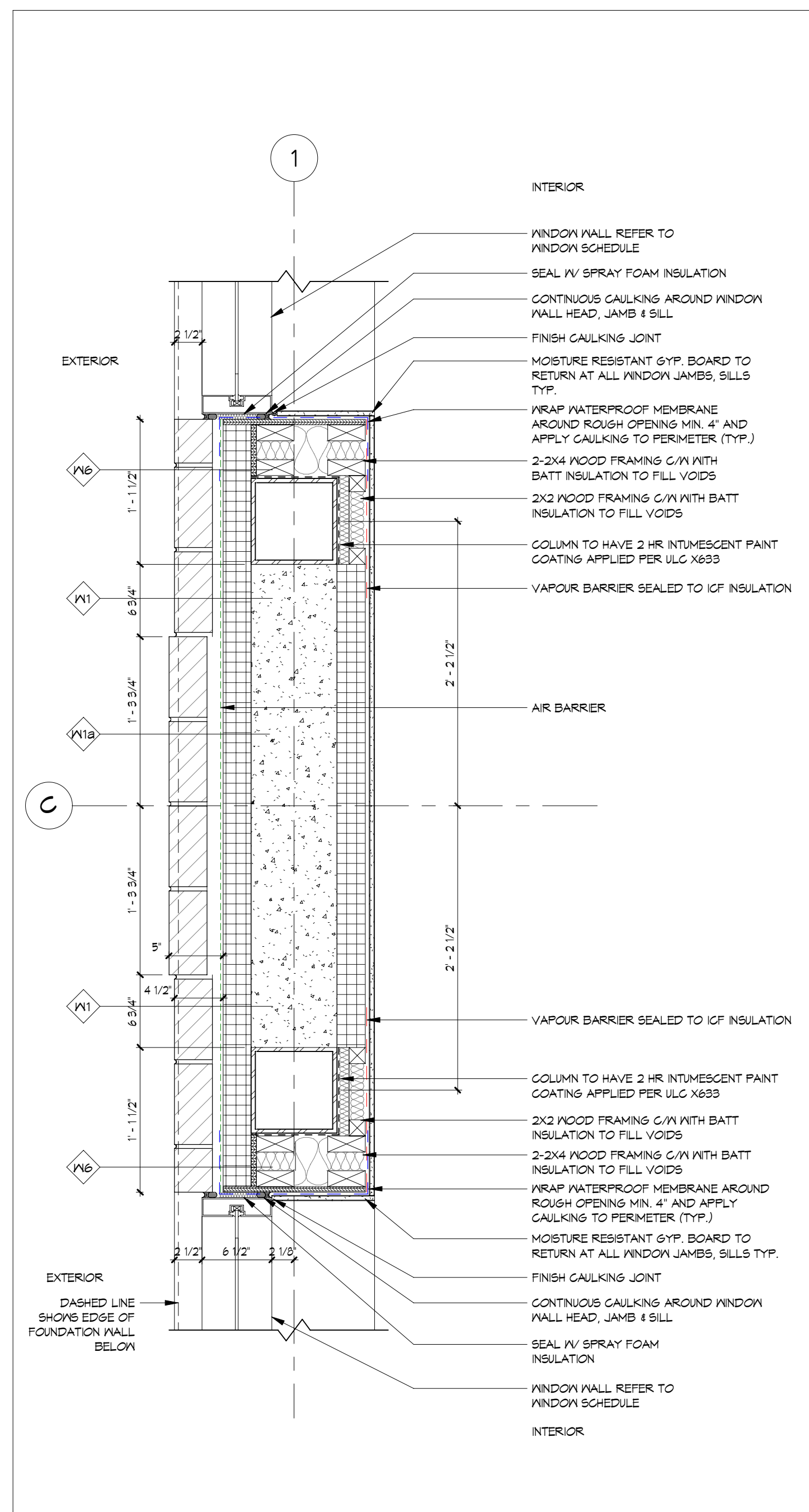
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CHRD	PROJECT #
DRAWN	CHECKER
SCALE	AUTHOR
DATE DWN	12/08/24
ISSUED	2025 11 17

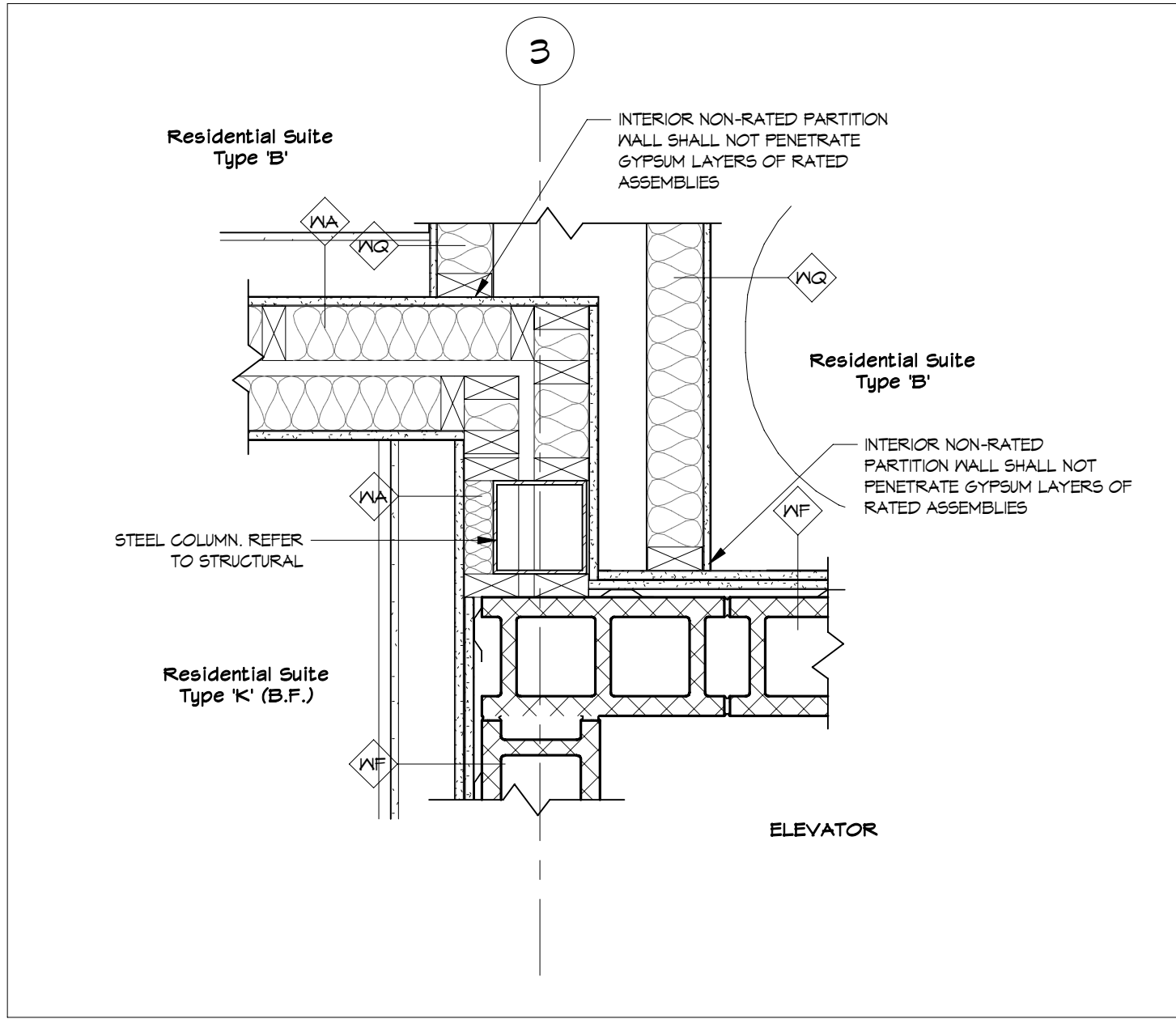
Glace Bay Place
223 St. Andrew St. East, Fergus
Section Details



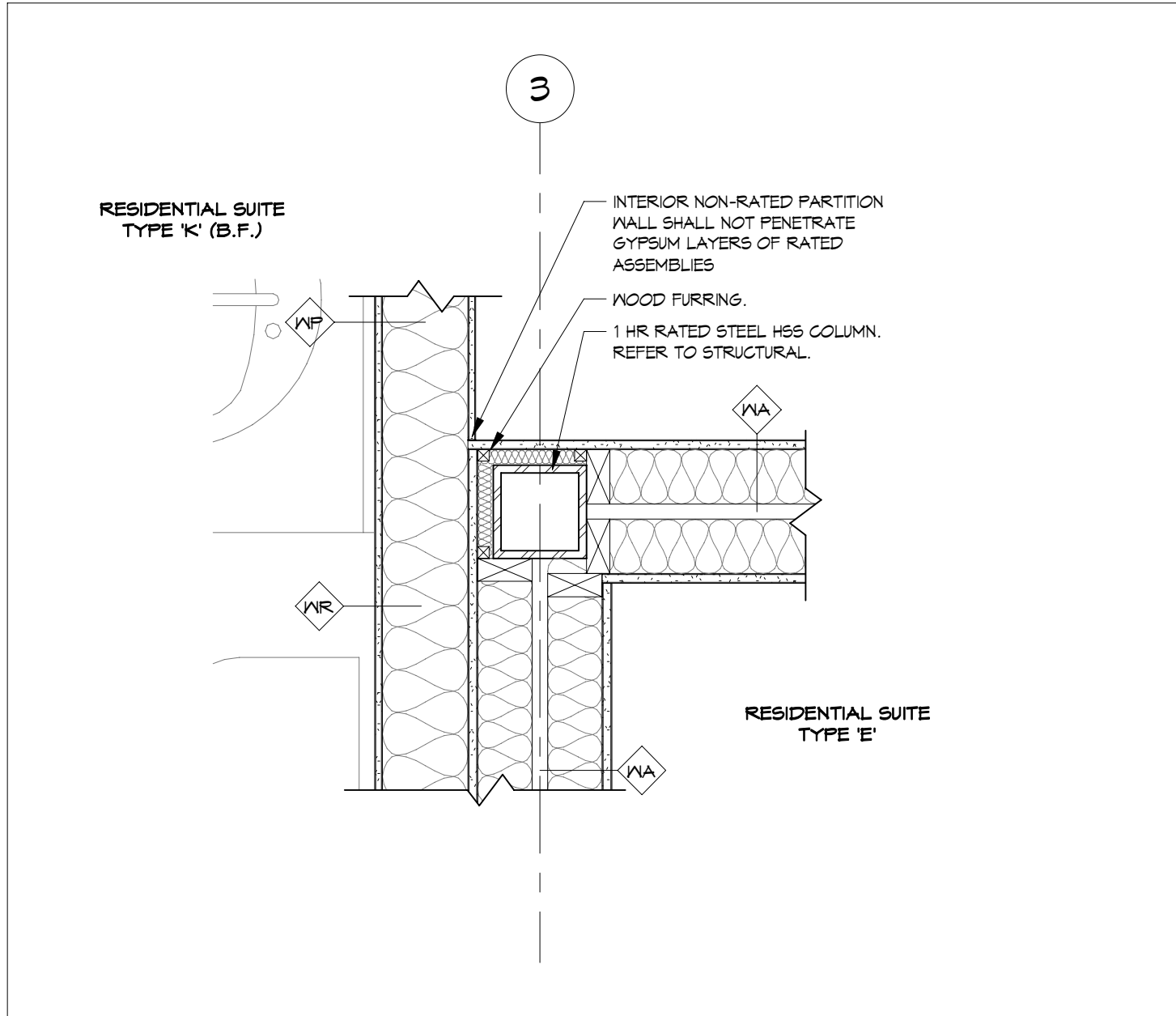
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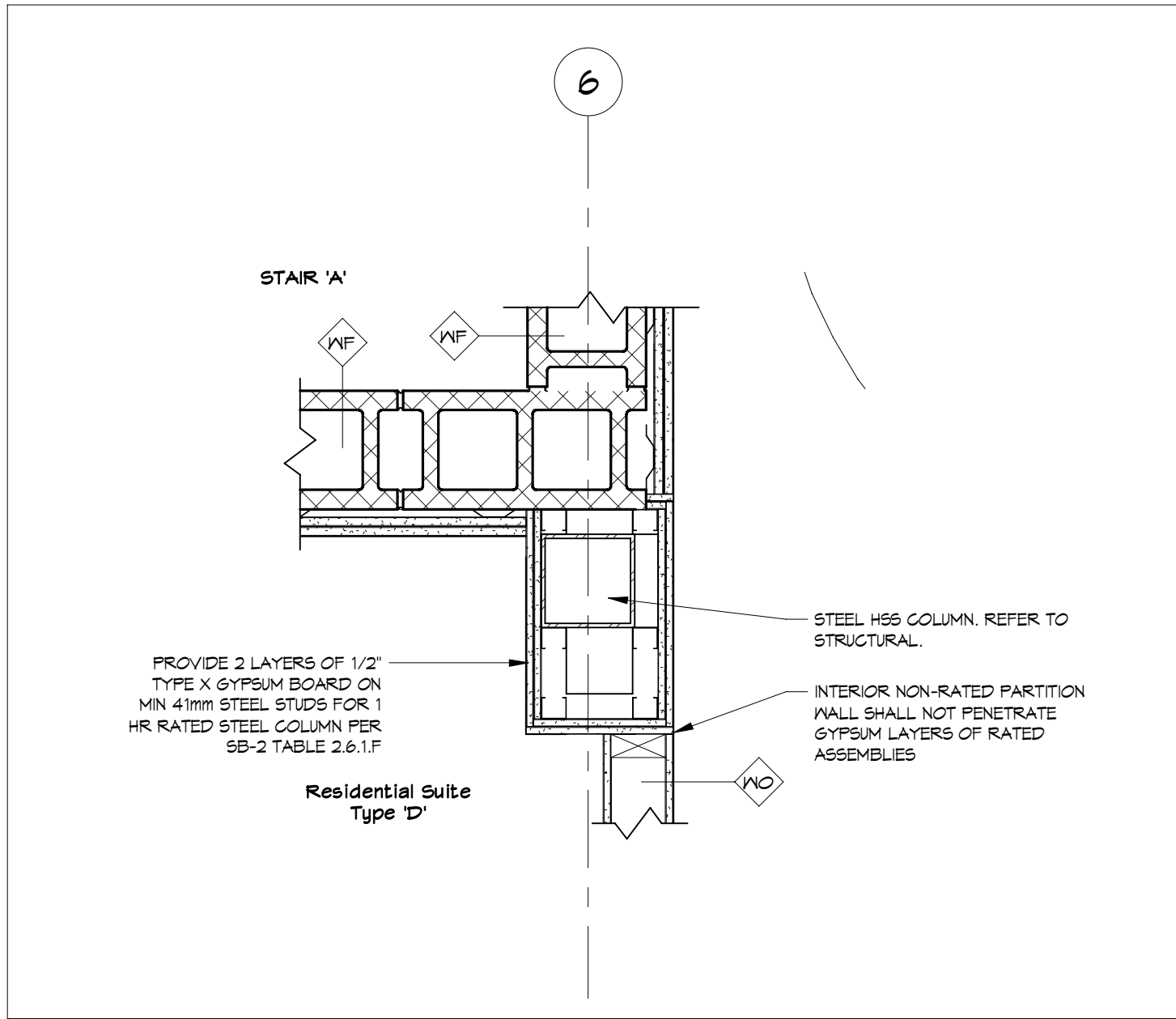
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1 1 HR Steel Column in Stud Demising Wall A
A6.5 1 : 10



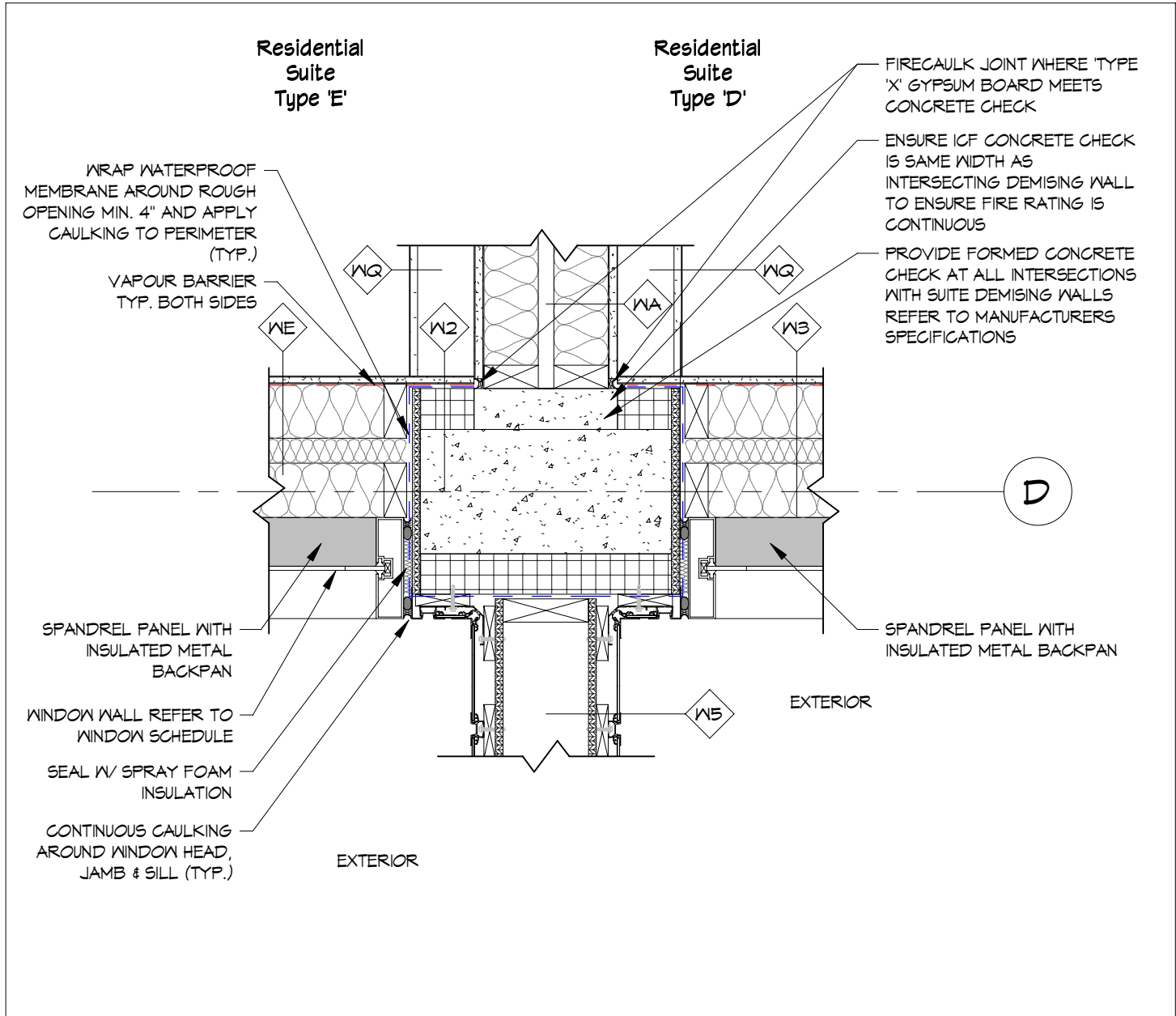
2 1 HR Steel Column in Stud Demising Wall B
A6.5 1 : 10



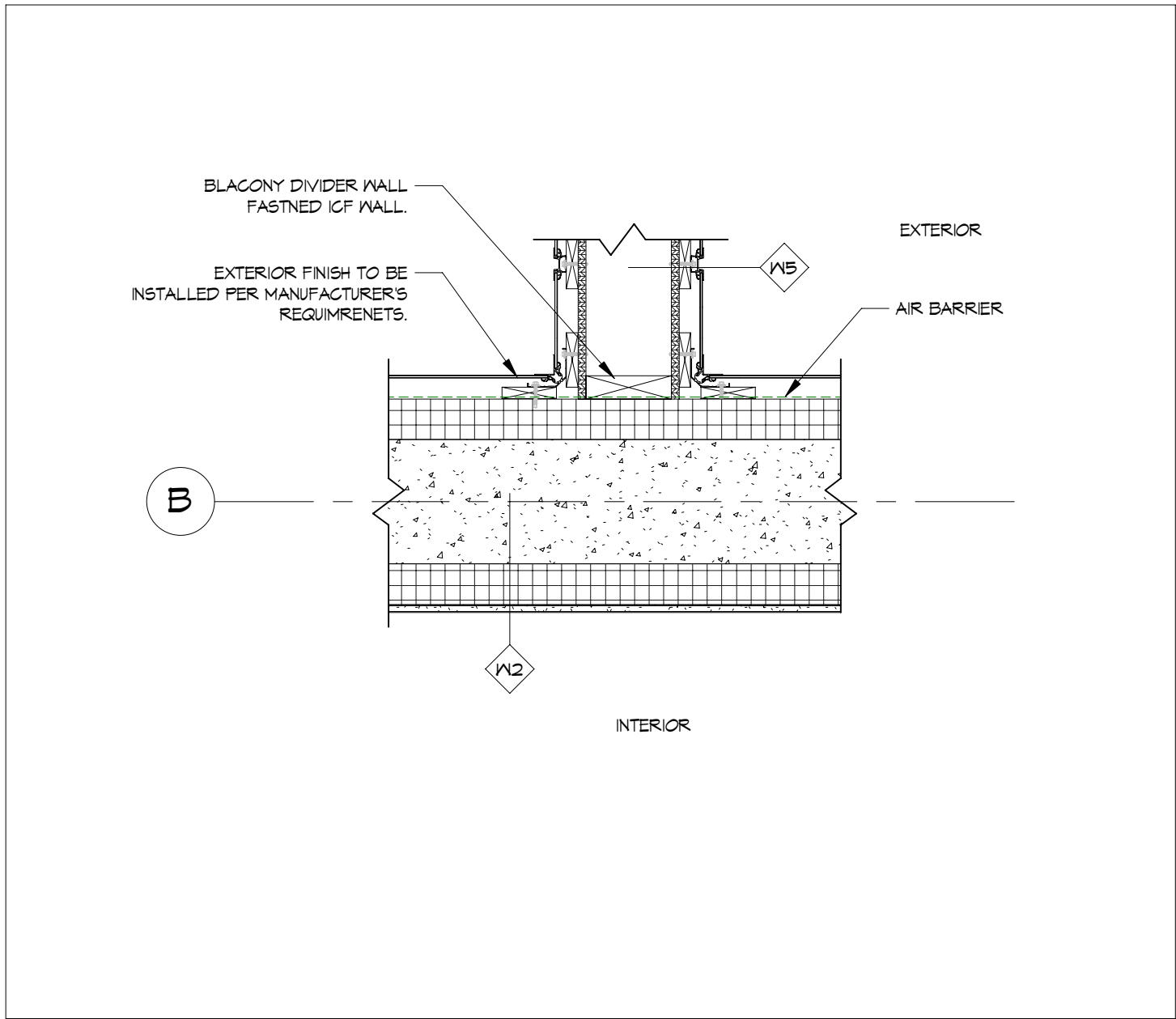
3 002 - Callout 5
A6.5 1 : 10



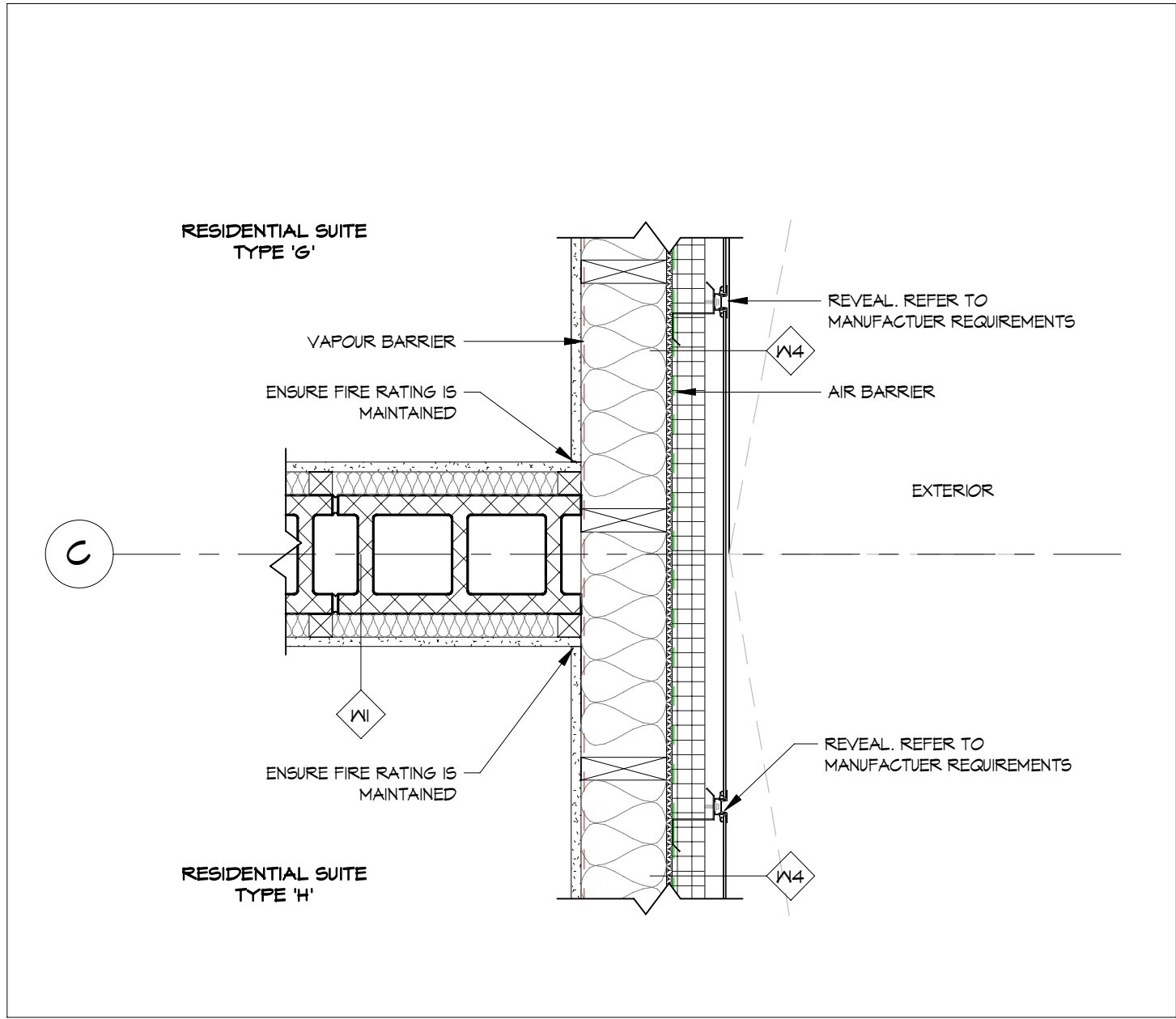
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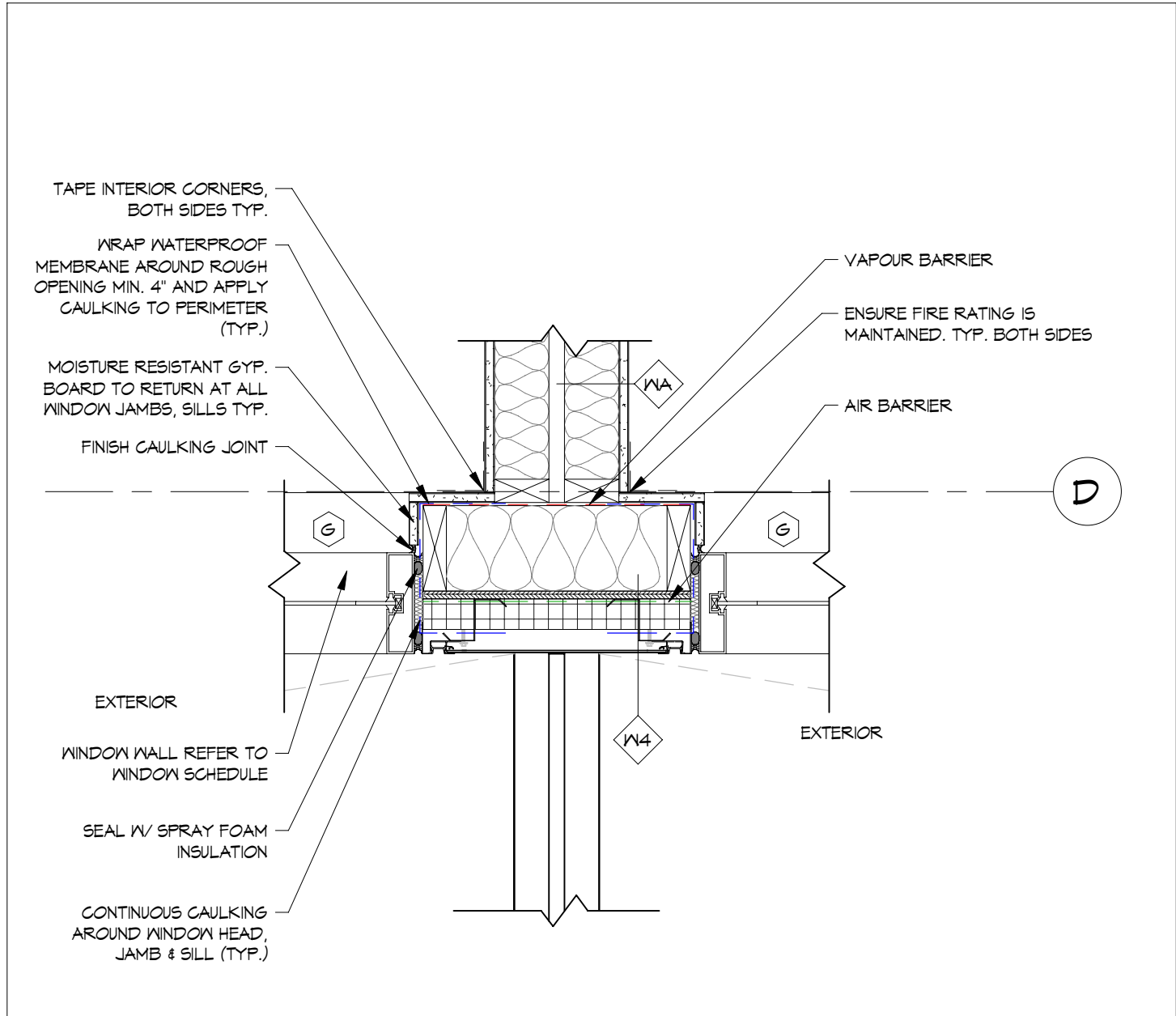
5 Stud Demising Wall to ICF
A6.5 1 : 10



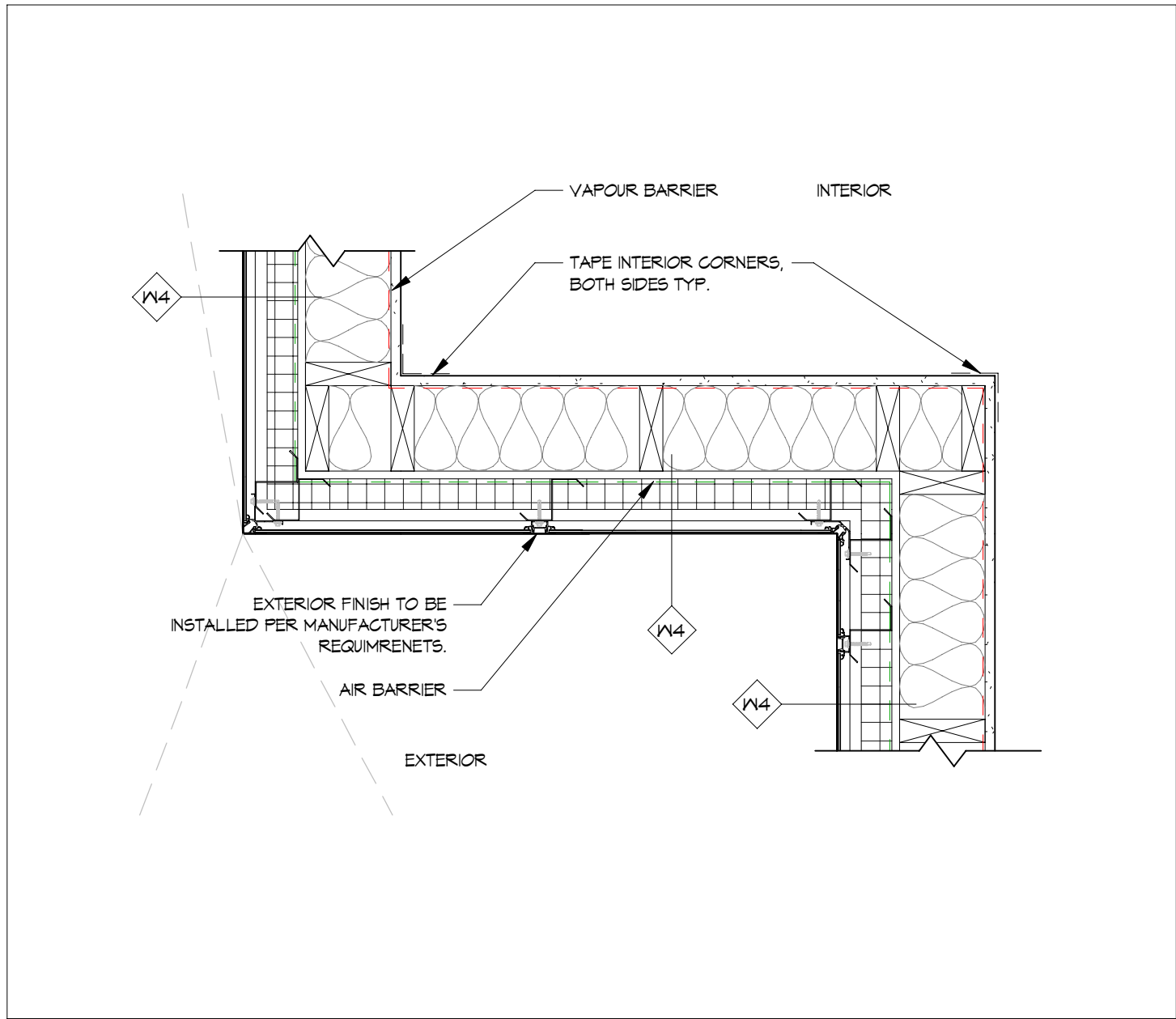
6 Privacy Screen Partition
A6.5 1 : 10



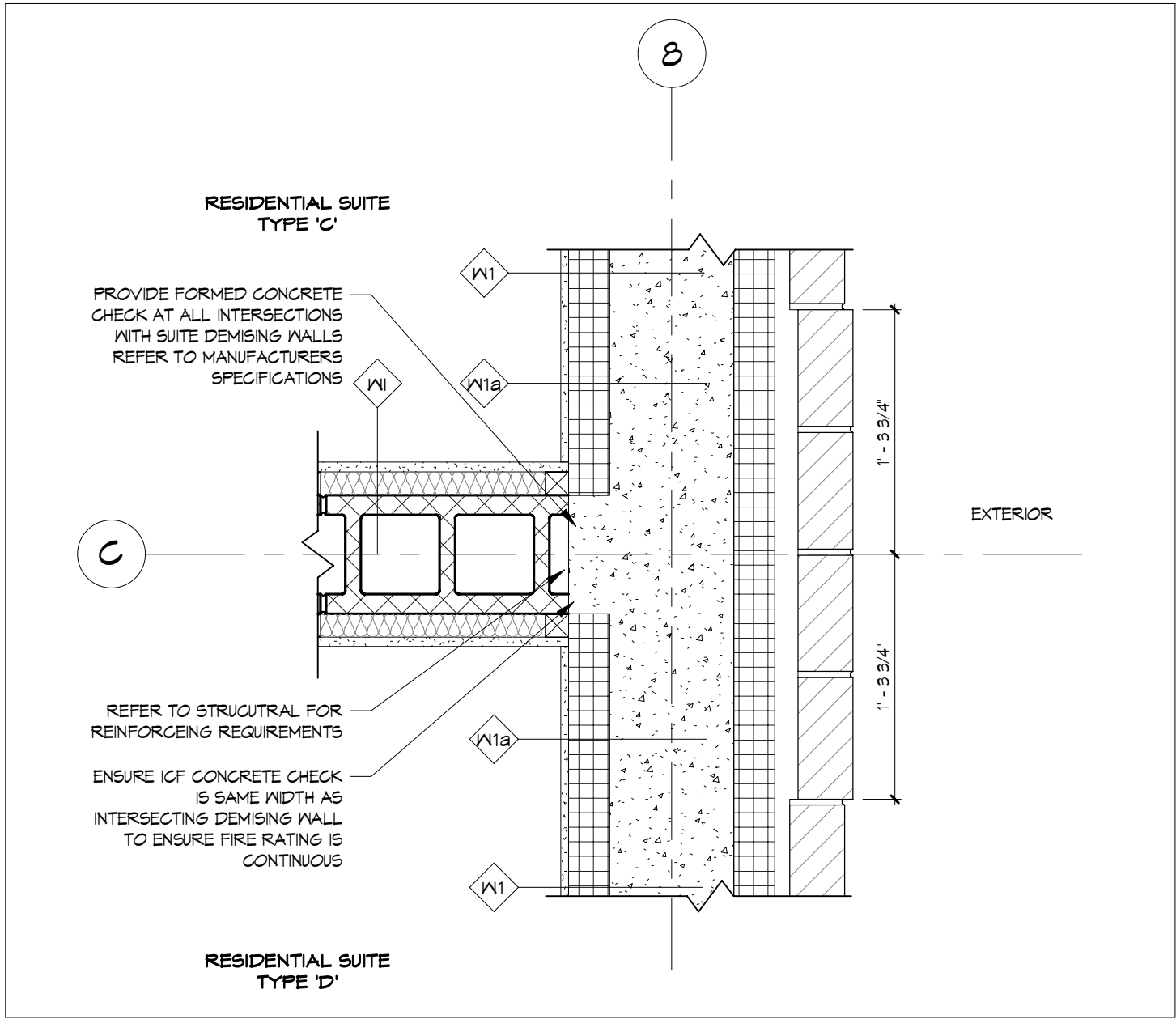
7 Block Demising to Stud Exterior Wall
A6.5 1 : 10



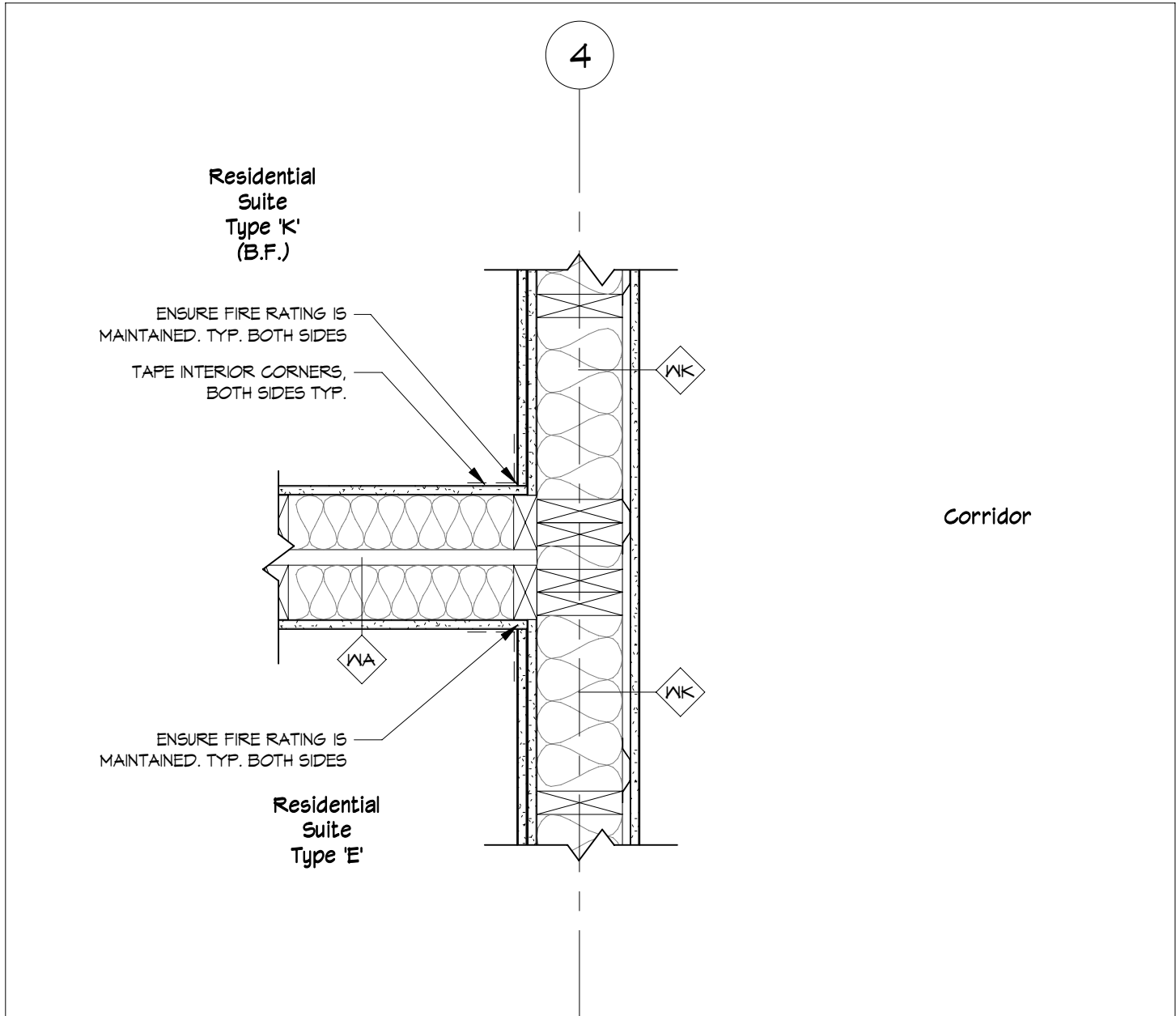
8 Stud Demising to Stud Exterior Wall
A6.5 1 : 10



9 Metal Panel Interior and Exterior Corners
A6.5 1 : 10



10 Block Demising at ICF
A6.5 1 : 10



11 Demising to Corridor Wall
A6.5 1 : 10

STATUS	TENDER
CHRD	PROJECT #
DRAWN	CHECKER
SCALE	AUTHOR
DATE DWN	1 : 10
ISSUED	11/06/24
	2025 11 17

PROJECT TITLE

Glance Bay Place
223 St. Andrew St. East, Fergus
Plan Details

PROJECT NORTH

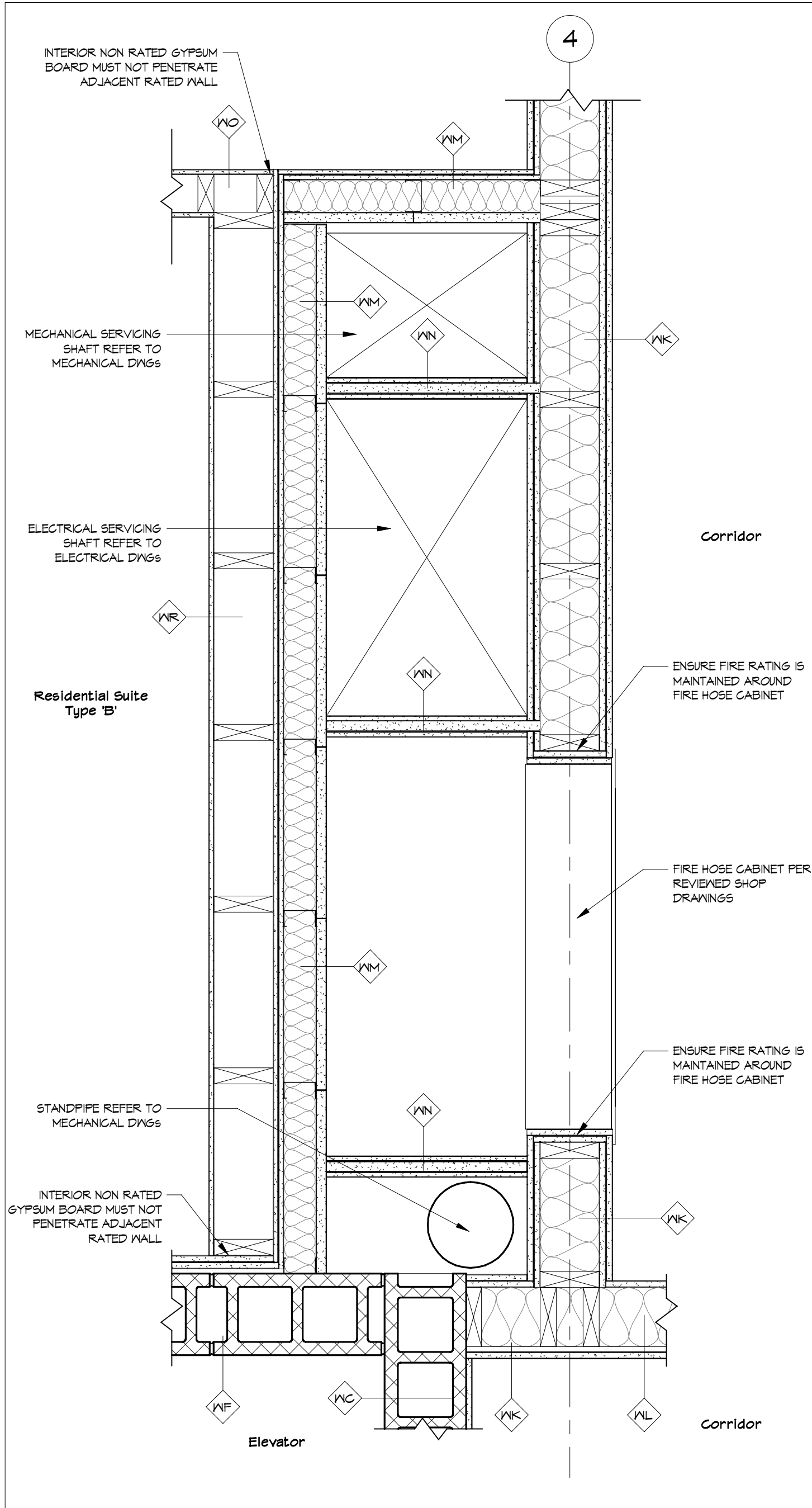


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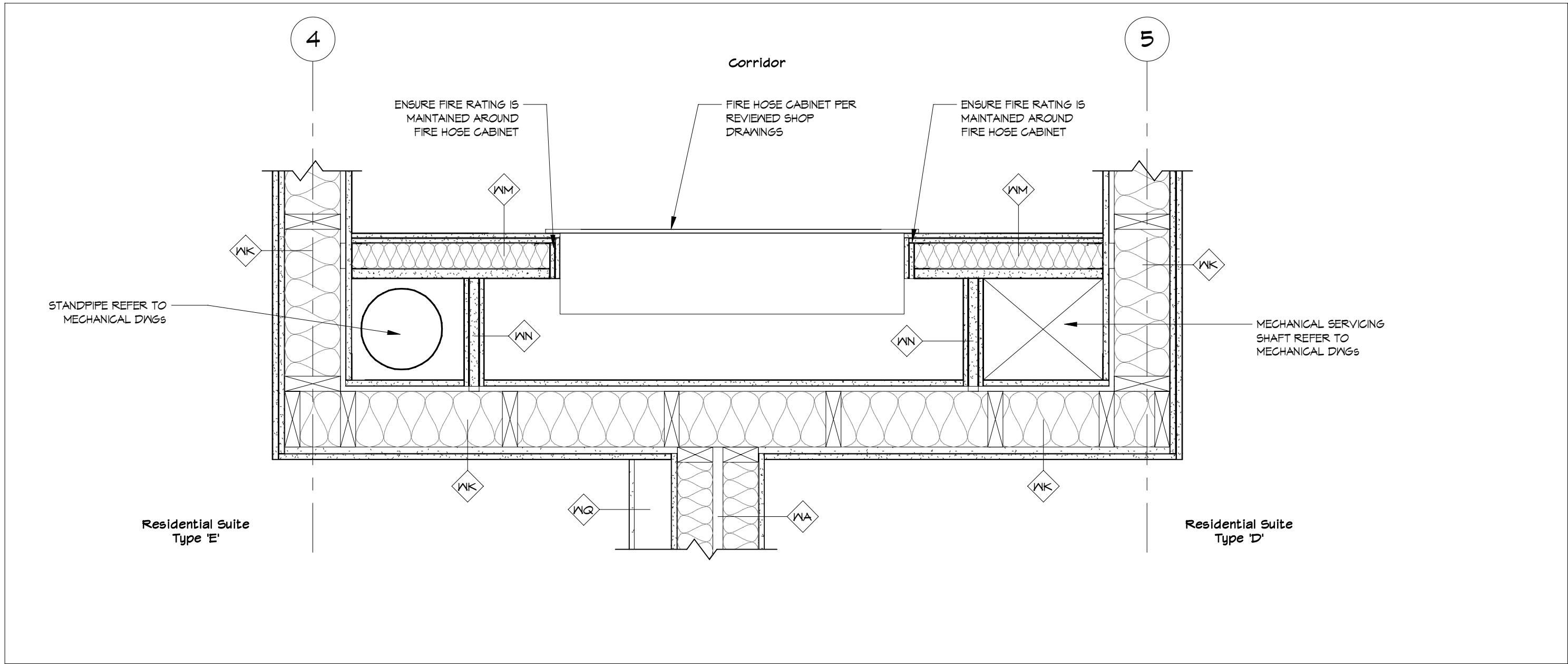
Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Eggs, Ontario N0B 1S0
Tel: 519-846-2201
Fax: 519-846-0343
www.fryettturner.ca

A6.5

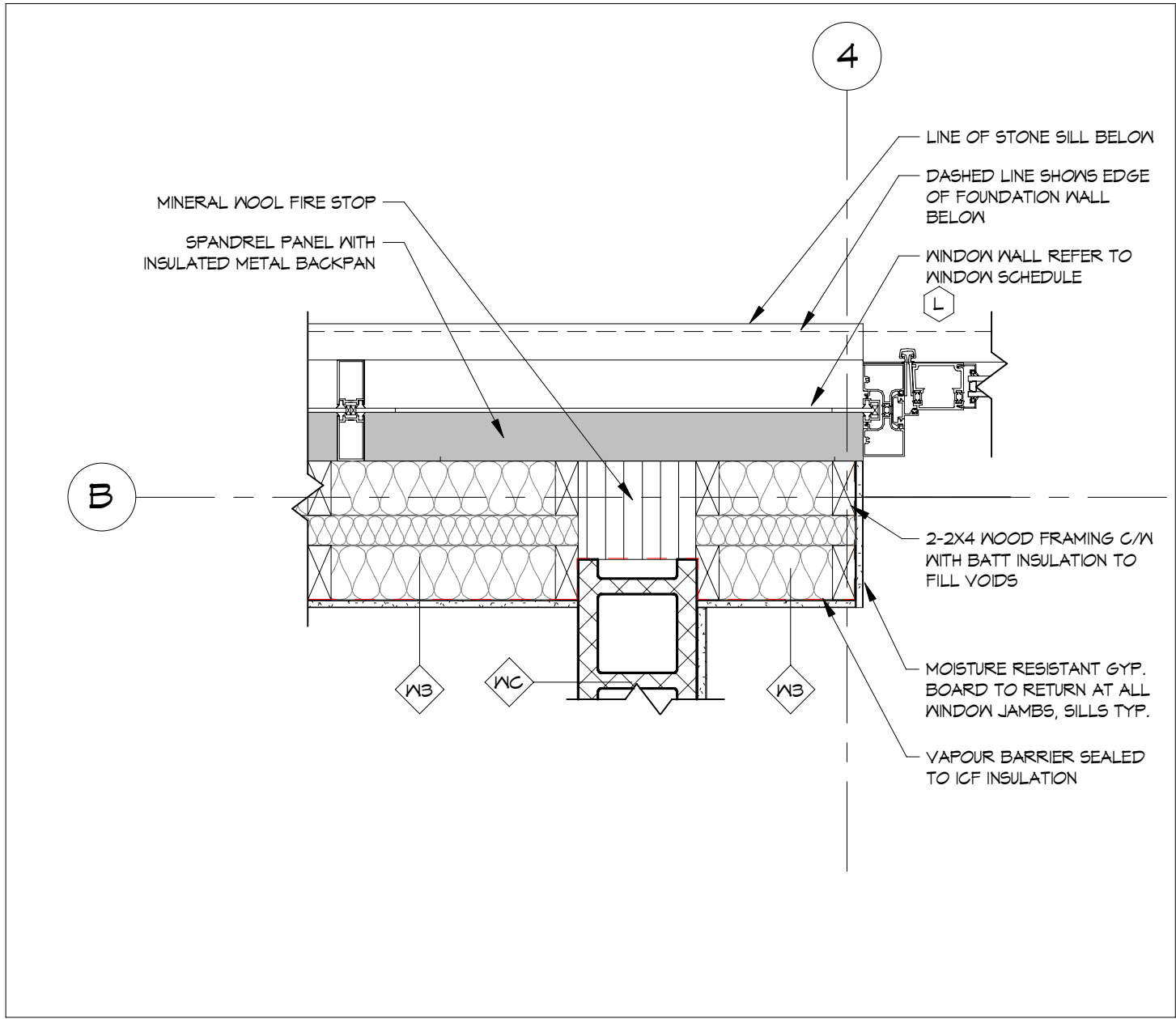
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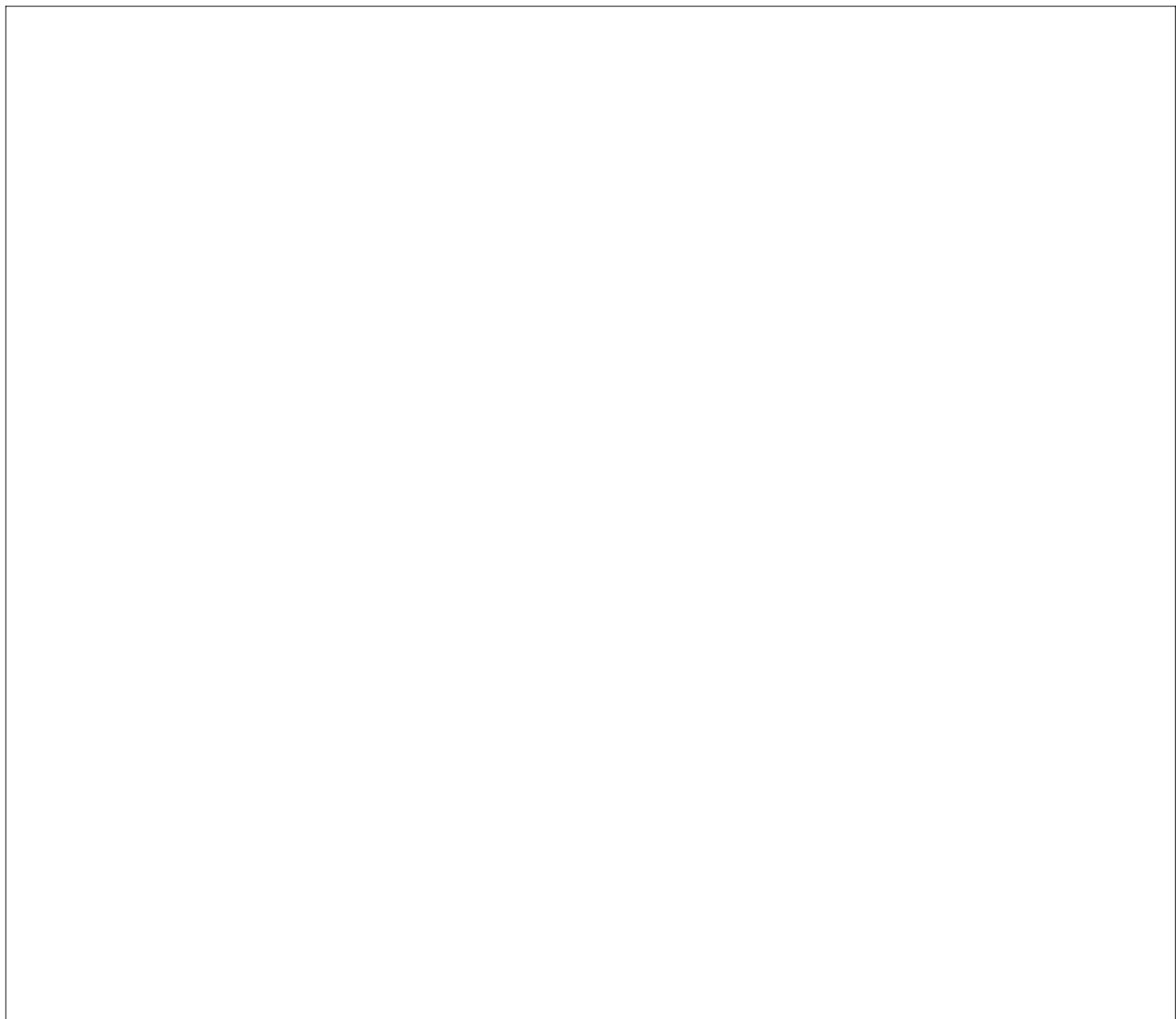
1 Utility Shaft A
A6.6 1 : 10



2 Utility Shaft B
A6.6 1 : 10



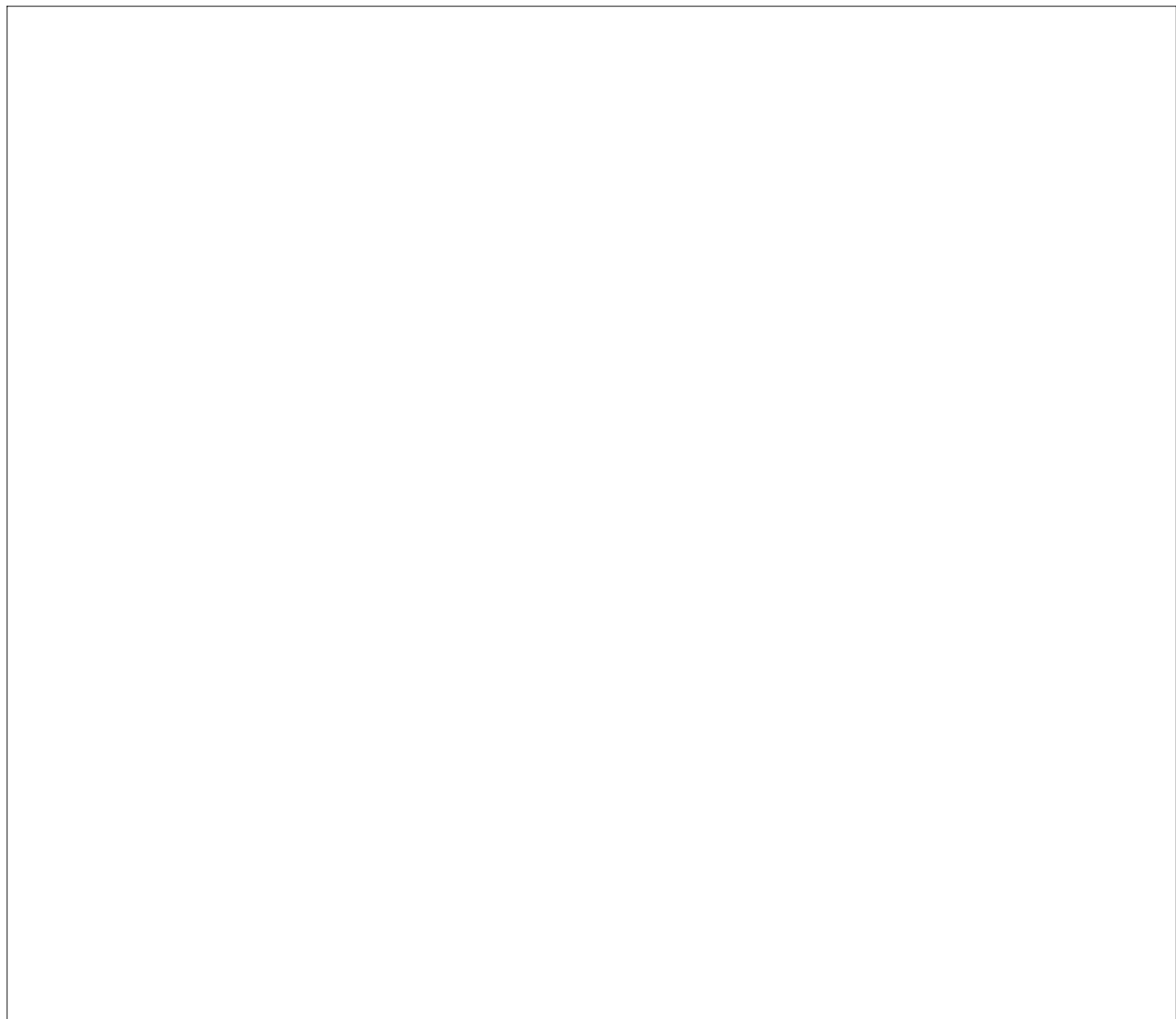
3 Block to Window Wall
A6.6 1 : 10



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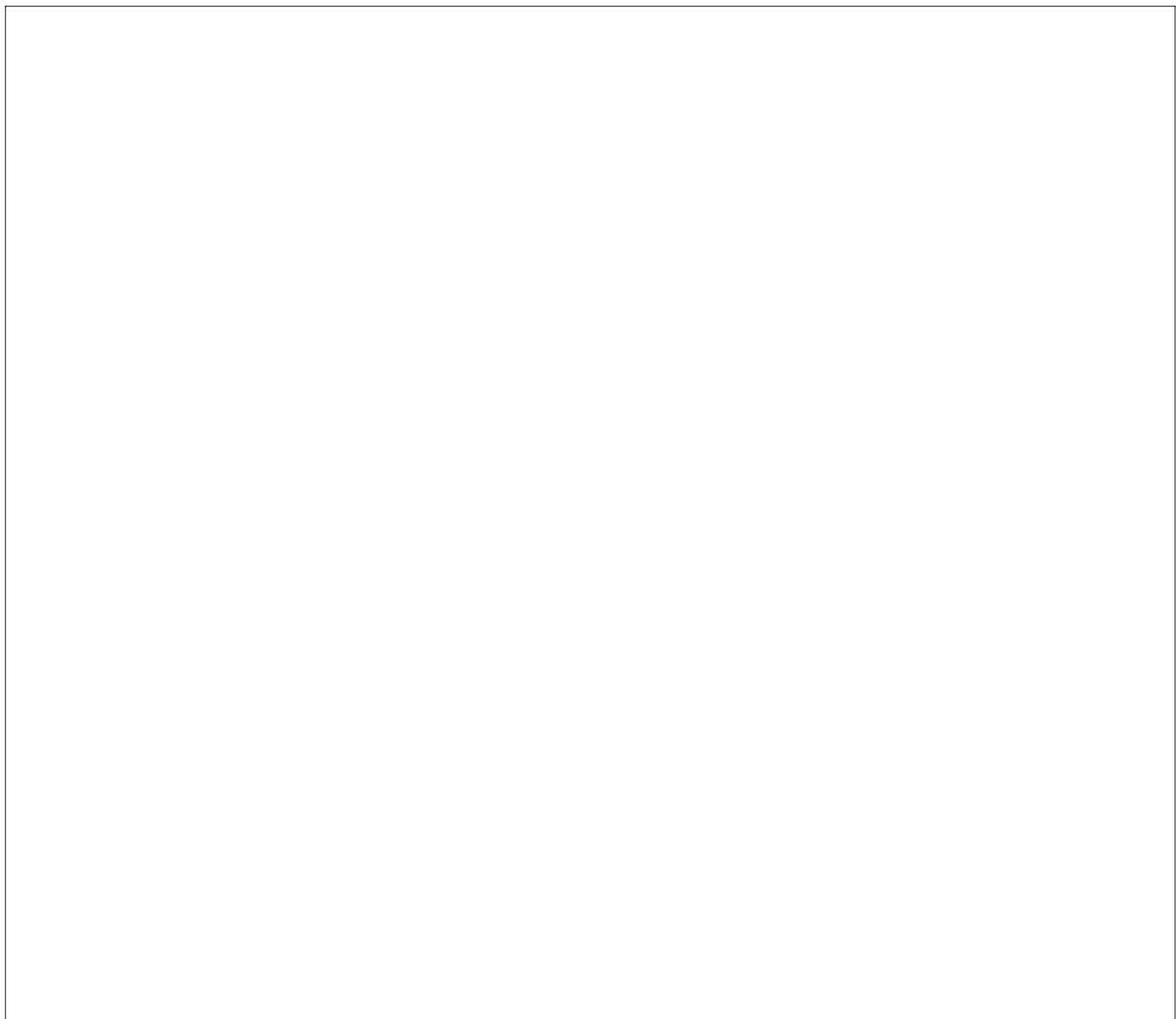
RESERVED



RESERVED



RESERVED



RESERVED

REVISIONS DATE

STATUS	TENDER
PROJECT #	21040
CHKD	Checker
DRAWN	AUTHOR
SCALE	1 : 10
DATE DWN	11/07/24
ISSUED	2025 11 17

PROJECT TITLE

Glance Bay Place
223 St. Andrew St. East, Fergus

Plan Details

PROJECT NORTH



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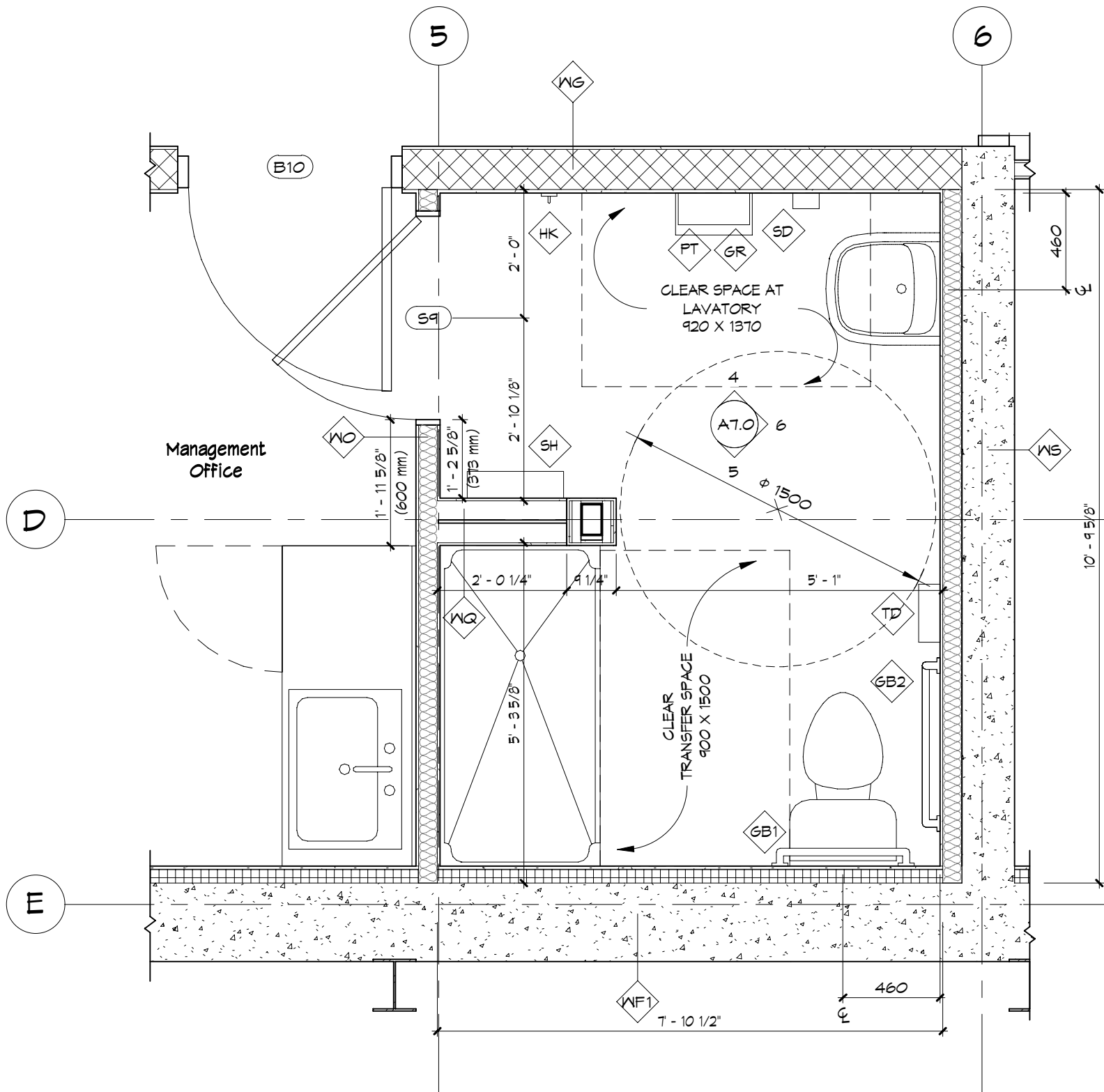
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ARCHITECTS INC
115 Metcalfe Street
Egira, Ontario N0B 1S0
Tel: 519-846-2201
Fax: 519-846-0343
www.fryettturner.ca

A6.6

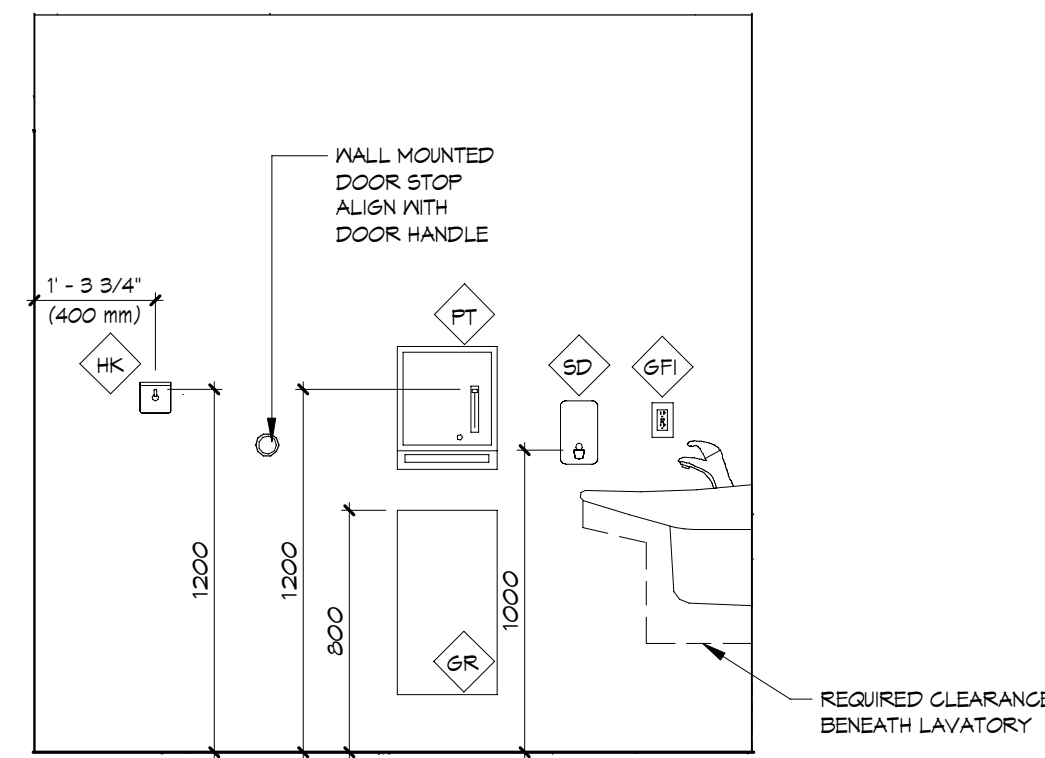
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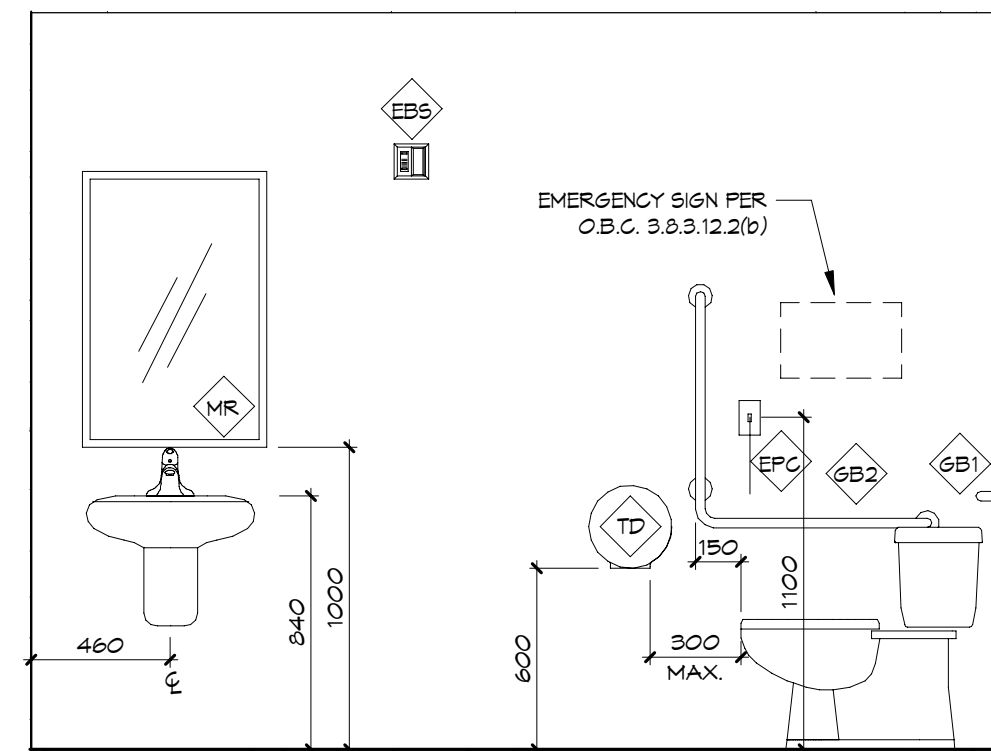
1 Interior Elevation - Mailboxes
A.T.O. 1 : 20



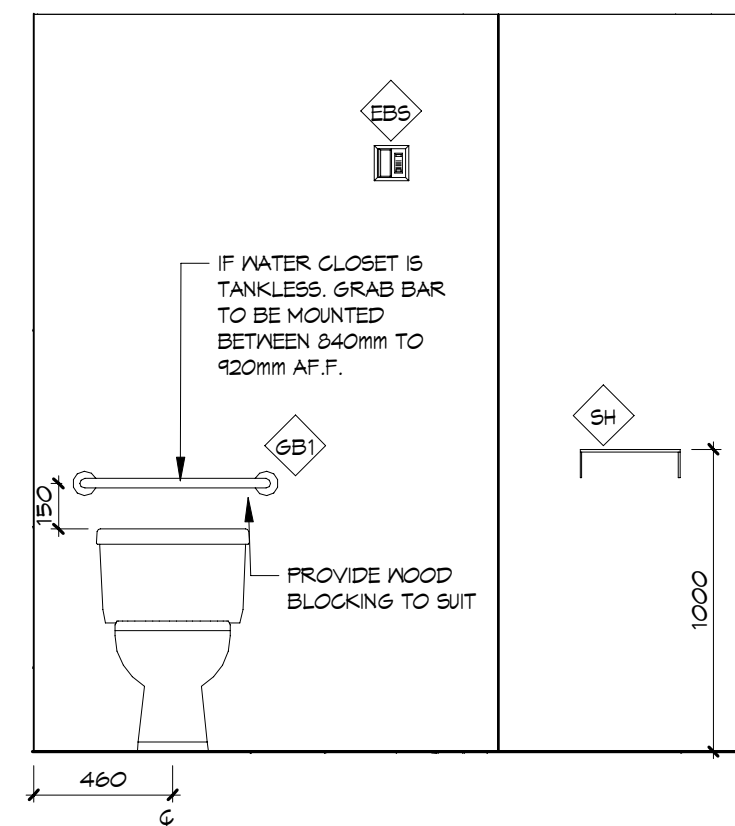
3 Management Washroom
A.T.O. 1 : 25



4 Management Bathroom Interior Elevation 1
A.T.O. 1 : 25



6 Management Bathroom Interior Elevation 3
A.T.O. 1 : 25

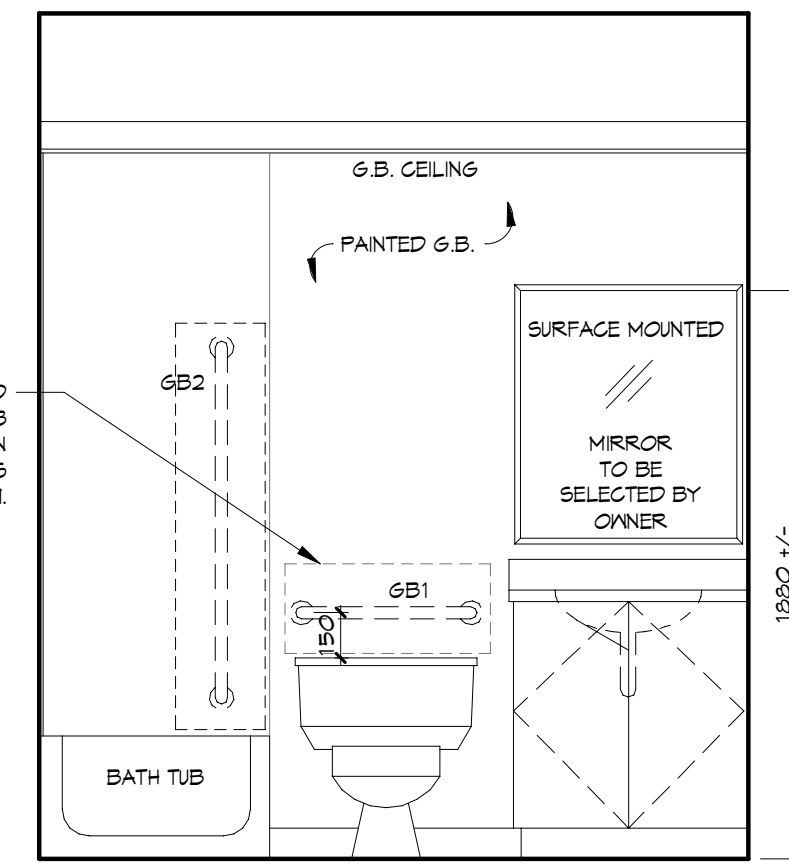


5 Management Bathroom Interior Elevation 2
A.T.O. 1 : 25

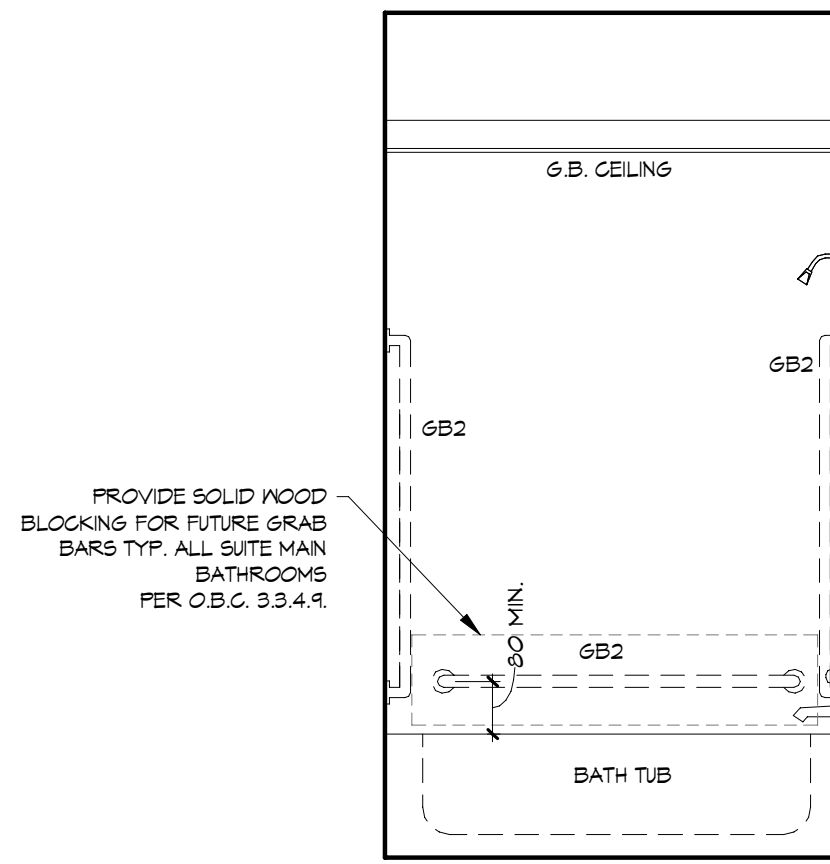
BATHROOM GRAB BAR LEGEND

GB1 610 (24") HORIZONTAL BAR (MOUNTED 150 FROM TOP OF TANK)


















GB2 1200 (48") MIN. HORIZONTAL & VERTICAL BARS (60 TO 260 ABOVE BATHTUB RM)



7 Suite Bathroom Interior Elevation 1
A.T.O. 1 : 25



8 Suite Bathroom Interior Elevation 2
A.T.O. 1 : 25

WASHROOM LEGEND					
	EMERGENCY PULL CORD STATION (REFER TO ELECTRICAL)		HOOK, SURFACE MOUNTED.		SOAP DISPENSER, SURFACE MOUNTED. SUPPLIED AND INSTALLED BY OWNER.
	EMERGENCY BUZZER/STROBE (REFER TO ELECTRICAL)		MIRROR WITH THEFT RESISTANT MOUNTING 610 x 914		SHELF, SURFACE MOUNTED. 121 x 487
	GRAB BAR, MINIMUM 600 mm IN LENGTH, IN ACCORDANCE WITH O.B.C. 3.8.3.8.		OCCUPANCY SENSOR (REFER TO ELECTRICAL)		TOILET TISSUE DISPENSER, SURFACE MOUNTED. SUPPLIED AND INSTALLED BY OWNER.
	L-SHAPE GRAB BAR, MINIMUM 150 mm IN LENGTH, BOTH VERTICAL AND HORIZONTAL IN ACCORDANCE WITH O.B.C. 3.8.3.8.		PAPER TOWEL DISPENSER, SURFACE MOUNTED. SUPPLIED AND INSTALLED BY OWNER.		
	GROUND FAULT INDICATOR ELECTRICAL SOCKET (REFER TO ELECTRICAL)	 	POWER DOOR OPERATOR (P.D.O.) PUSH BUTTON NOTE: P.D.O. ONLY REQUIRED WHERE A SELF CLOSING DEVICE IS INSTALLED.		
	GARBAGE RECEPTACLE, SURFACE MOUNTED.	 	PUSH TO LOCK BUTTON		

1 Permit Resubmission 2025 03 31
REVISIONS DATE

STATUS	TENDER
PROJECT #	21040
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	FEB 26/13
ISSUED	2025 11 17

Glac Bay Place
223 St. Andrew St. East, Fergus
Interior Elevations

PROJECT NORTH



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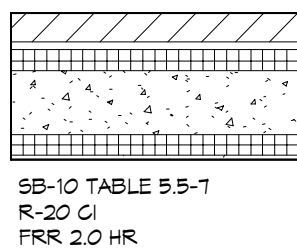
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A.T.O.

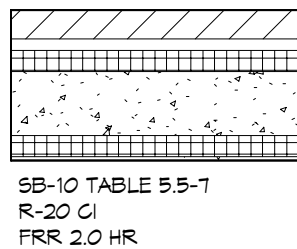
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WALL CONSTRUCTION

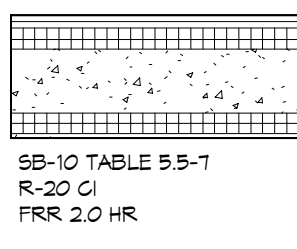
EXTERIOR WALLS



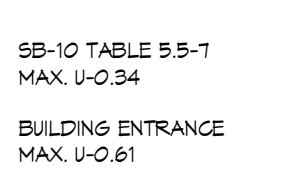
W1
WALL TYPE W1: STONE ICF WALL
3 1/2" STONE CLADDING (ROCKED) - REFER TO ELEVATIONS FOR COLOUR
1" AIR GAP
GALVANIZED BRICK TIES
AIR BARRIER
8" ICF CONCRETE IV/ 2 5/8" INSULATION BOTH SIDES
1/2" TYPE X GYPSUM BOARD



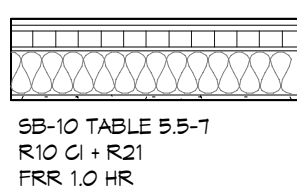
W1a
WALL TYPE W1a: STONE ICF WALL
3 1/2" STONE CLADDING (ROCKED) - REFER TO ELEVATIONS FOR COLOUR
1 1/2" AIR GAP
GALVANIZED BRICK TIES
AIR BARRIER
8" ICF CONCRETE IV/ 2 5/8" INSULATION BOTH SIDES
1/2" TYPE X GYPSUM BOARD



W2
WALL TYPE W2: PANEL ICF WALL
FAST PLANK ACM PANELS C/M REVEAL FASTENERS - REFER TO ELEVATIONS FOR COLOUR
1" AIR GAP
GALVANIZED BRICK TIES
AIR BARRIER
8" ICF CONCRETE IV/ 2 5/8" INSULATION BOTH SIDES
1/2" TYPE X GYPSUM BOARD



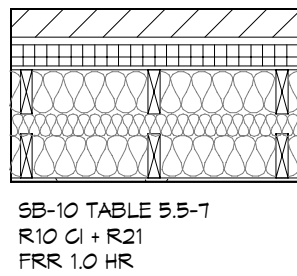
W3
WALL TYPE W3: WINDOW WALL
REFER TO WINDOW SCHEDULE FOR DETAILS.
NOTE: ALL SPANDREL PANEL TO BE PROVIDED WITH INSULATED METAL BACKPANS.
NOTE: FOR BACKUP BEHIND SPANDREL PROVIDE FRAMING OF 2x6 WOOD STUDS @ 24" O.C. C/M BATT INSUL. OR 2x4 WOOD STUDS @ 24" O.C. C/M BATT INSUL. AS REQUIRED TO ENSURE FLUSH WITH ADJACENT ASSEMBLIES.
6M VAPOUR BARRIER
1/2" TYPE X GYPSUM BOARD



W4
WALL TYPE W4: PANEL WOOD STUD WALL
QUICK PANEL ACM PANELS C/M REVEAL FASTENERS - REFER TO ELEVATIONS FOR COLOUR
2" RIGID INSULATION
AIR BARRIER
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS @ 16" O.C. C/M INSUL.
6M VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

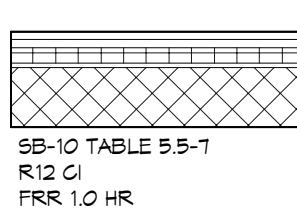


W5
WALL TYPE W5: PANEL WOOD STUD WALL
FAST PLANK ACM PANELS C/M REVEAL FASTENERS - REFER TO ELEVATIONS FOR COLOUR
1" AIR GAP
GALVANIZED BRICK TIES
AIR BARRIER
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS @ 16" O.C.
1/2" PLYWOOD SHEATHING
AIR BARRIER
1" AIR GAP
GALVANIZED BRICK TIES
AIR BARRIER
8" ICF CONCRETE IV/ 2 5/8" INSULATION BOTH SIDES
1/2" TYPE X GYPSUM BOARD



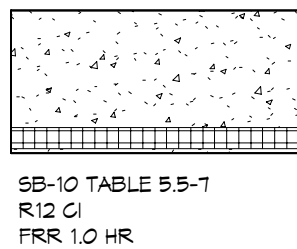
W6
WALL TYPE W6: PANEL WOOD STUD WALL
3 1/2" STONE CLADDING (ROCKED) - REFER TO ELEVATIONS FOR COLOUR
1" AIR GAP
GALVANIZED BRICK TIES
AIR BARRIER
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
2x6 WOOD STUDS @ 16" O.C. C/M INSUL.
2 1/2" AIR GAP C/M INSUL.
2x6 WOOD STUDS @ 16" O.C. C/M INSUL.
VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

NOTE: WHERE ENCLOSING STEEL COLUMNS REPLACE WOOD STUDS WITH STEEL STUDS AND PROVIDE 2 LAYERS OF 1/2" AND 1 LAYER OF 5/8" TYPE X GYPSUM BOARD PER SB-2 TABLE 2.6.1.F



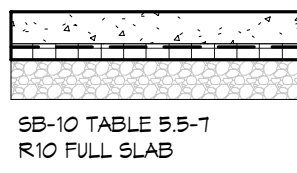
W7
WALL TYPE W7: PANEL WOOD STUD WALL
QUICK PANEL ACM PANELS C/M REVEAL FASTENERS - REFER TO ELEVATIONS FOR COLOUR
2" RIGID INSULATION
AIR BARRIER
1/2" PLYWOOD SHEATHING
2x6 WOOD STUDS @ 16" O.C. C/M INSUL.
6M VAPOUR BARRIER
5/8" TYPE X GYPSUM BOARD

FOUNDATION WALLS



WF1
WALL TYPE WF1: EXTERIOR FDN. WALL
DRAINCLADDING
WATERPROOFING MEMBRANE
6" CONCRETE FOUNDATION WALL - REFER TO STRUCTURAL DYES
2 5/8" RIGID PERIMETER INSULATION
VAPOUR BARRIER
1/2" TYPE X GYPSUM BOARD

FLOOR CONSTRUCTION



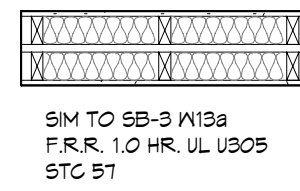
F1
FLOOR TYPE F1: GROUND FLOOR
FLOOR FINISH
4" CONCRETE SLAB IV/ FIBRE MESH
SAWN CONTROL JOINTS C/M FILLER
SLOPED TO DRAIN
10mm VAPOUR BARRIER IV/ ALL PENETRATIONS SEALED
2" RIGID INSULATION
6" COMPACTED GRANULAR BASE - REFER TO GEOTECHNICAL REPORT



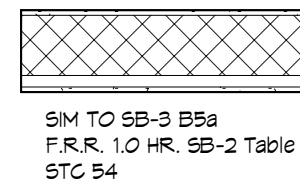
F2
FLOOR TYPE F2
3/8" AVERAGE DEPTH CONCRETE TOPPING
8" PRECAST CONCRETE SLAB
REFER TO STRUCTURAL DRAWINGS

F2a
3/8" AVERAGE DEPTH CONCRETE TOPPING
8" PRECAST CONCRETE SLAB
REFER TO STRUCTURAL DRAWINGS
6" MIN. CLOSED CELL SPRAY FOAM (R23.4 C/MIN.)

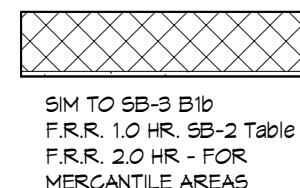
INTERIOR WALLS



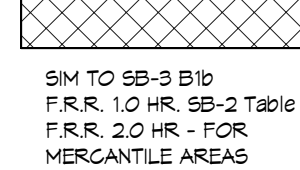
W1a
WALL TYPE W1a: SUITE DEMISING WALL
5/8" TYPE X GYPSUM BOARD
2 ROWS OF 2 X 4 WOOD STUDS @ 24" O.C. ON SEPARATE SILL PLATES 1" APART IV/ 3 1/2" SOUND BATT INSULATION BOTH SIDES
5/8" TYPE X GYPSUM BOARD



W1b
WALL TYPE W1b: CORRIDOR/SUITE WALL
5/8" TYPE X GYPSUM BOARD
2x6 WOOD STRAPPING @ 24" O.C.
5/8" TYPE X GYPSUM BOARD



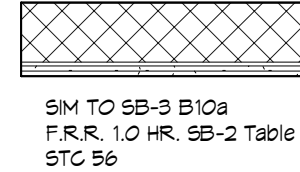
W1c
WALL TYPE W1c: STAIR/CORRIDOR
8" CONCRETE BLOCK WALL
5/8" TYPE X GYPSUM BOARD



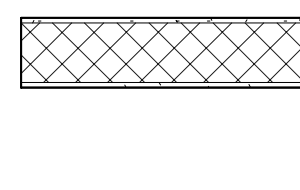
W1d
WALL TYPE W1d:
8" CONCRETE BLOCK WALL



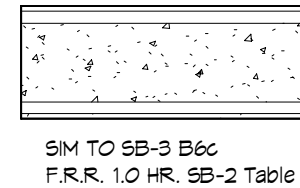
W1e
WALL TYPE W1e:
RESERVED



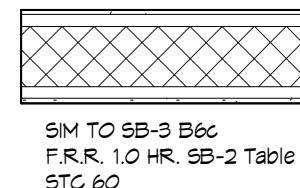
W1f
WALL TYPE W1f: SHAFT/SUITE WALL
1/2" RESILIENT CHANNELS @ 24" O.C. IV/ SOUND BATT INSULATION
2 LAYERS OF 5/8" TYPE X GYPSUM BOARD



W1g
WALL TYPE W1g:
8" CONCRETE BLOCK WALL
5/8" TYPE X GYPSUM BOARD



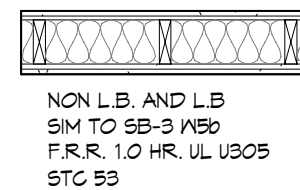
W1h
WALL TYPE W1h: 1-HR. SUITE DEMISING WALL
5/8" TYPE X GYPSUM BOARD
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
POURED IN PLACE CONCRETE WALL - REFER TO STRUCTURAL DYES
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
5/8" TYPE X GYPSUM BOARD



W1i
WALL TYPE W1i: 1-HR. SUITE DEMISING WALL
5/8" TYPE X GYPSUM BOARD
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
8" CONCRETE BLOCK WALL
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
5/8" TYPE X GYPSUM BOARD



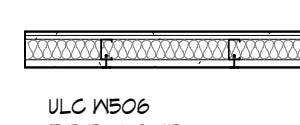
W1j
WALL TYPE W1j:
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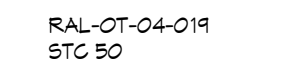
W1k
WALL TYPE W1k: SUITE/CORRIDOR WALL
2 LAYERS 5/8" TYPE X GYPSUM BOARD
2x6 WOOD STUDS @ 16" O.C.
SOUND BATT INSULATION
1/2" RESILIENT METAL CHANNELS AT 24" O.C.
5/8" TYPE X GYPSUM BOARD



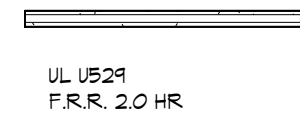
W1l
WALL TYPE W1l: PARTITION
5/8" TYPE X GYPSUM BOARD
1/2" RESILIENT METAL CHANNELS AT 24" O.C.
2x4 WOOD STUDS @ 24" O.C.
5/8" TYPE X GYPSUM BOARD



W1m
WALL TYPE W1m: SHAFT WALL
1/2" TYPE X GYPSUM BOARD
1/2" TYPE X GYPSUM BOARD
2 1/2" C-H STUDS 25 GAUGE @ 24" O.C.
1" SOUND BATT INSULATION TO FILL CAVITY
1" SHEETROCK LINER PANEL

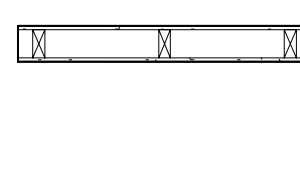


W1n
WALL TYPE W1n: SHAFT WALL
1/2" TYPE X GYPSUM BOARD
1/2" TYPE X GYPSUM BOARD
2 1/2" C-H STUDS 25 GAUGE @ 24" O.C.
1" MINERAL FIBRE INSULATION WHERE SHAFT WALL SEPARATES SUITE FROM SUITES

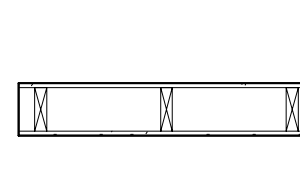


W1o
WALL TYPE W1o: SHAFT WALL
1/2" TYPE X GYPSUM BOARD
1/2" TYPE X GYPSUM BOARD
2 1/2" C-H STUDS 25 GAUGE @ 24" O.C.
1" MINERAL FIBRE INSULATION WHERE SHAFT WALL SEPARATES SUITE FROM SUITES

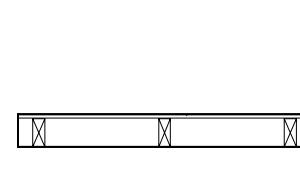
INTERIOR WALLS



W1a
WALL TYPE W1a: SUITE DEMISING WALL
5/8" TYPE X GYPSUM BOARD
2 ROWS OF 2 X 4 WOOD STUDS @ 24" O.C. ON SEPARATE SILL PLATES 1" APART IV/ 3 1/2" SOUND BATT INSULATION BOTH SIDES
5/8" TYPE X GYPSUM BOARD



W1b
WALL TYPE W1b: CORRIDOR/SUITE WALL
5/8" TYPE X GYPSUM BOARD
2x6 WOOD STRAPPING @ 24" O.C.
5/8" TYPE X GYPSUM BOARD



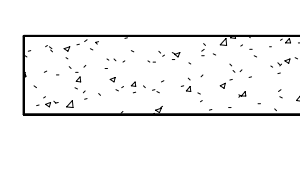
W1c
WALL TYPE W1c: STAIR/CORRIDOR
8" CONCRETE BLOCK WALL
5/8" TYPE X GYPSUM BOARD



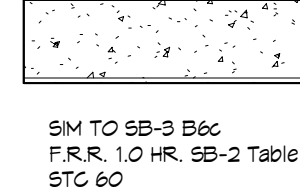
W1d
WALL TYPE W1d:
8" CONCRETE BLOCK WALL



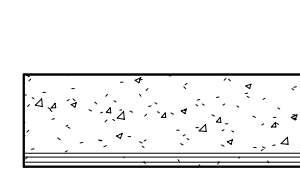
W1e
WALL TYPE W1e:
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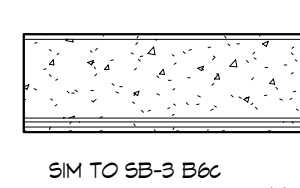
W1f
WALL TYPE W1f: SHAFT/SUITE WALL
1/2" RESILIENT CHANNELS @ 24" O.C. IV/ SOUND BATT INSULATION
2 LAYERS OF 5/8" TYPE X GYPSUM BOARD



W1g
WALL TYPE W1g:
8" CONCRETE BLOCK WALL
5/8" TYPE X GYPSUM BOARD

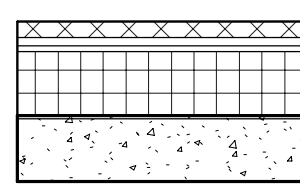


W1h
WALL TYPE W1h: 1-HR. SUITE DEMISING WALL
5/8" TYPE X GYPSUM BOARD
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
POURED IN PLACE CONCRETE WALL - REFER TO STRUCTURAL DYES
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
5/8" TYPE X GYPSUM BOARD

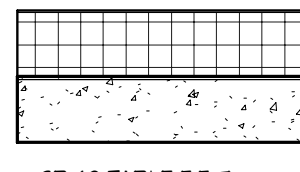


W1i
WALL TYPE W1i: 1-HR. SUITE DEMISING WALL
5/8" TYPE X GYPSUM BOARD
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
8" CONCRETE BLOCK WALL
2 X 2 WOOD FURRING @ 24" O.C. C/M SOUND BATT INSULATION TO FILL CAVITY
5/8" TYPE X GYPSUM BOARD

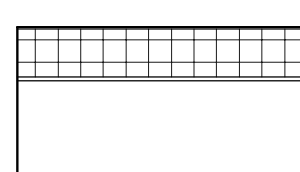
ROOF CONSTRUCTION



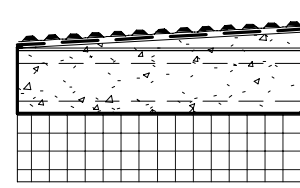
R1
ROOF TYPE R1: TERRACE
TERRACE PAVES C/M STABLE PEDESTALS
3/4" PROTECTION BOARD
FULLY ADHERED 2 PLY EPDM ROOF MEMBRANE
MIN. 1/2" TAPERED RIGID INSULATION SLOPED TO DRAIN AT 1.0% MIN.
VAPOUR BARRIER
3/8" AVERAGE DEPTH CONCRETE TOPPING
8" PRECAST CONCRETE HOLLOW CORE SLAB



R2
ROOF TYPE R2: FULLY ADHERED 2 PLY EPDM ROOF
FULLY ADHERED 2 PLY EPDM ROOF MEMBRANE
MIN. 1/2" TAPERED RIGID INSULATION SLOPED TO DRAIN AT 1.0% MIN.
VAPOUR BARRIER
3/8" AVERAGE DEPTH CONCRETE TOPPING
8" PRECAST CONCRETE HOLLOW CORE SLAB



R3
ROOF TYPE R3: FRAMED ROOF
FULLY ADHERED 2 PLY EPDM ROOF MEMBRANE
MIN. 4" TAPERED RIGID INSULATION SLOPED TO DRAIN AT 1.5% MIN.
1" LINER PANEL GYPSUM BOARD
1" PLYWOOD SHEATHING
11 1/8" JOISTS AT 16" O.C. - REFER TO STRUCTURAL DYES
8" CLOSED CELL SPRAY FOAM INSULATION TO BE APPLIED WITHIN JOIST CAVITY
2 LAYERS 5/8" TYPE X GYPSUM BOARD



R4
ROOF TYPE R4: INSULATED AT UNDERSIDE
COMPOSITE DRAIN CLADDING AND PROTECTION BOARD ON SLOPED CONCRETE TOPPING
TRENCH DRAIN 200MM OR EQUAL AS SUITABLE TO HORIZONTAL APPLICATIONS
8" PRECAST CONCRETE SLAB
1/2" TYPE X GYPSUM BOARD

GENERAL NOTES:

CONSTRUCTION NOTES FOR ACOUSTIC-RATED WALLS

- ALL WALLS MUST BE BUILT FROM SLAB TO SLAB.
- ALL CAULKING FOR STC RATED WALLS MUST MEET OR EXCEED THE FIRE RESISTANCE RATING OF THE WALL.
- ALL WALLS NEED TO BE FULLY CAULKED ALONG THE CEILING, FLOOR AND COLUMN JOINTS.
- ALL HOLES ON ANY LAYER OF DRYWALL MUST BE FILLED WITH DRYWALL COMPOUND.
- CAULK OR MUD EACH DRYWALL LAYER INDIVIDUALLY AROUND ITS ENTIRE PERIMETER.
- ALL PENETRATIONS MUST BE FULLY SEALED, AIR TIGHT, USING DRYWALL COLLARS, DRYWALL COMPOUND AND/OR FIRE RATED CAULK.
- USE OF BLANK DATA OUTLETS IN A DEMISING WALL IS NOT ACCEPTABLE. IF DATA IS REQUIRED ON THE DEMISING WALL THEN A FULLY ENCLOSED BOX MUST BE USED TO MINIMIZE SOUND LEAKAGE.
- ALL DEFLECTION DETAILS MUST RETAIN THE WALL RATING USING DRYWALL COLLARS AND CAULKED ON LONG LEG TRACKS.
- ALL STEEL STUDS ARE TO BE LIGHT GAUGE STEEL (25 GAUGE OR HIGHER), IF LOWER (THICKER) GAUGE STUDS ARE REQUIRED, THEN RESILIENT CHANNEL MUST BE INSTALLED ON ONE SIDE OF THE WALL.
- ADDITIONAL STUDS IN A WALL MUST BE MINIMIZED AS THEY WILL STIFFEN THE WALL AND SIGNIFICANTLY REDUCE THE STC RATINGS OF THE ASSEMBLY.
- NOT MORE THAN ONE ELECTRICAL BOX WILL BE LOCATED WITHIN THE SAME STUD CAVITY. IF ADDITIONAL ELECTRICAL BOXES ARE REQUIRED, THEN A MOLDABLE PUTTY PAD SUCH AS 3M FIRE BARRIER MOLDABLE PUTTY PAD HPPR OR EQUIVALENT IS REQUIRED FOR ALL BOXES.
- NO DRYWALL IS TO PASS BETWEEN ROOMS. DRYWALL TO BE BROKEN (SEPARATED) AT TEES, CROSS AND CORNER JOINTS. THIS AVOIDS A DIRECT LINK BETWEEN THE TWO ROOMS WHICH WOULD DECREASE THE STC RATINGS OF THE ASSEMBLY CONSIDERABLY.
- IT IS RECOMMENDED THAT A BULKHEAD BE INSTALLED WHERE A BATHROOM OR KITCHEN IS ABOVE A BEDROOM OR LIVING SPACE TO ENSURE PROPER ISOLATION. THE COMPOSITION OF THE BULKHEAD MUST BE TWO LAYERS OF DRYWALL ON RESILIENT CHANNELS WITH INSULATION IN THE BULKHEAD.
- NO WALLS ARE TO HAVE ANY BRIDGINGS BETWEEN DOUBLE WALLS. IF BRIDGING IS TO BE USED THEN A RESILIENT CHANNEL MUST BE INSTALLED ON ONE SIDE OF THE WALL.
- NO STEEL STUDS ARE TO HAVE A BRACING BAR WITHIN THE STUDS. IF THEY REQUIRE A BRACING BAR THEN RESILIENT CHANNEL MUST BE INSTALLED ON ONE SIDE OF THE WALL.

STATUS	TENDER
SHEET #	PROJECT #
CHKD	Checker
DRAWN	Author
SCALE	As indicated
DATE DWN	FEB. 26/13
ISSUED	2025 11 17

PROJECT TITLE

Glace Bay Place
223 St. Andrew St. East, Fergus
Assembly Schedules

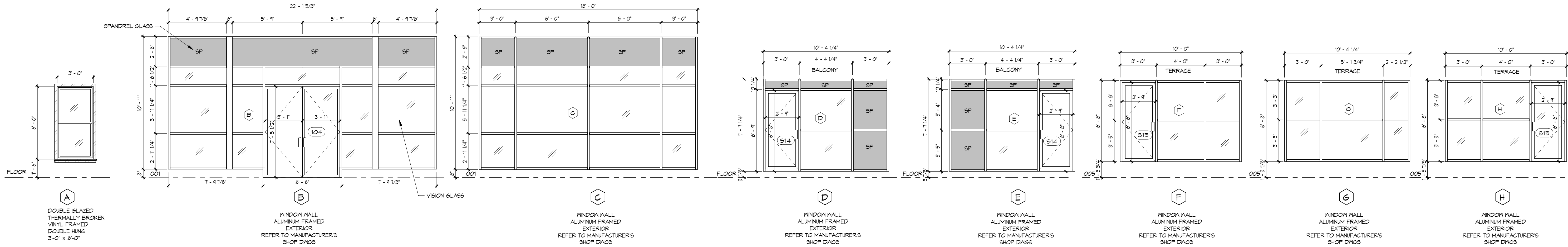


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE PRINTING AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

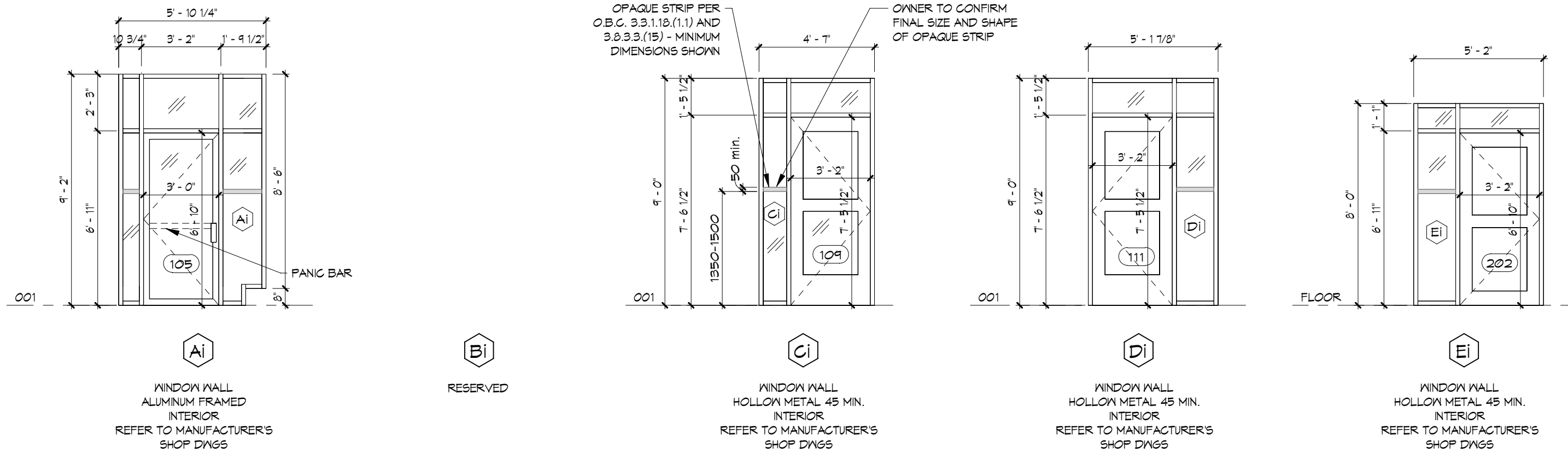
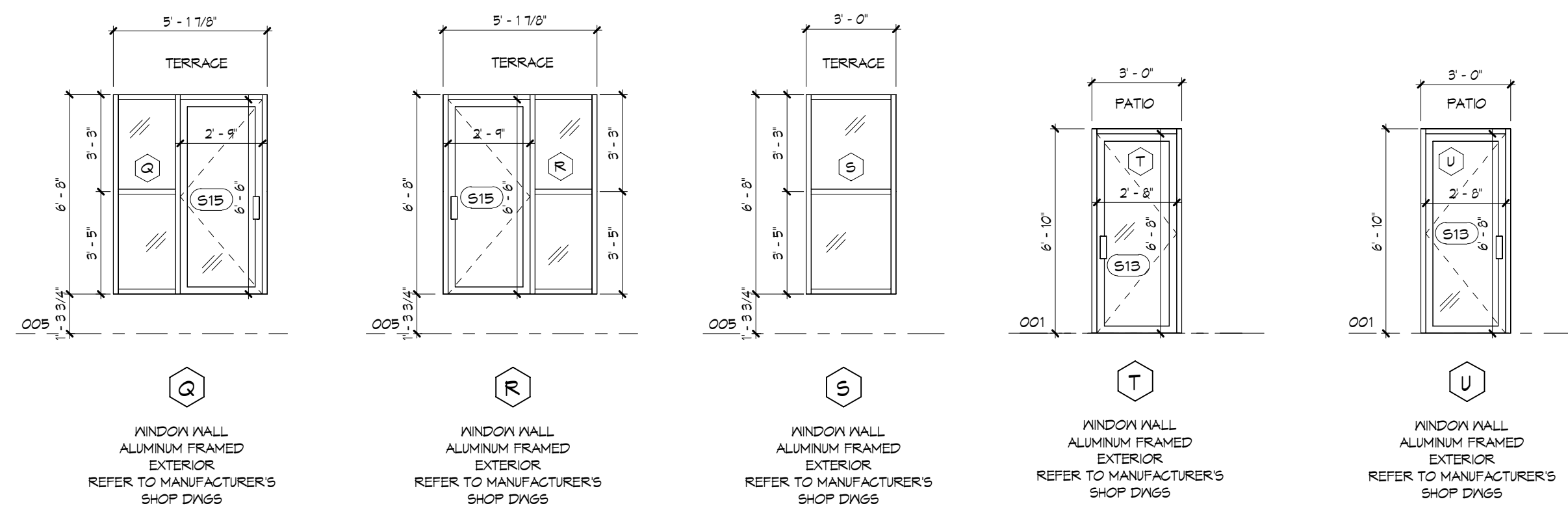
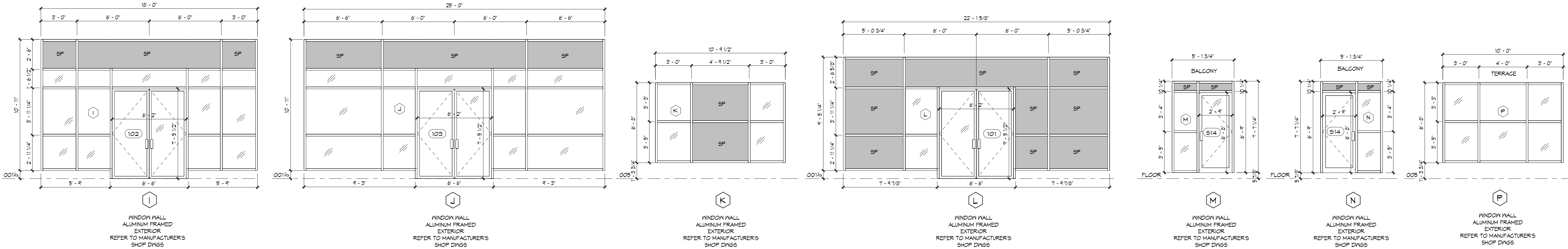


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2025-11-17 2:45:29 PM



NOTE:
1. ALL WINDOWS IN DWELLING UNITS MUST COMPLY WITH GUARD AND RESTRICTED OPENING REQUIREMENTS OF O.B.C. SECTION 3.3.4.0 SUBMIT ENGINEER SIGNED SHOP DRAWINGS.
2. CONTRACTOR TO SITE CONFIRM ALL ROUGH OPENINGS
3. FINAL DOOR HARDWARE SELECTION BY OWNER



Window Legend
1 : 50

1 Permit Resubmission
REVISIONS
2025 03 31
DATE

STATUS	TENDER	NA	PROJECT	D-JL	ISSUED
PROJECT #	21040	NA	TITLE	1 : 50	20241126
DRAWN	NA	NA	DATE DWN	20241126	2025 11 17
SCALE	1 : 50	NA	ISSUED	2025 11 17	

Glance Bay Place
223 St. Andrew St. East, Fergus
Window Schedules

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE OF THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS PRIOR TO THE COMMENCEMENT OF THE WORK. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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DO NOT SCALE DRAWINGS.

ONTARIO ASSOCIATION OF ARCHITECTS
Robert Ian Turner
Licence 7867

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A7.2

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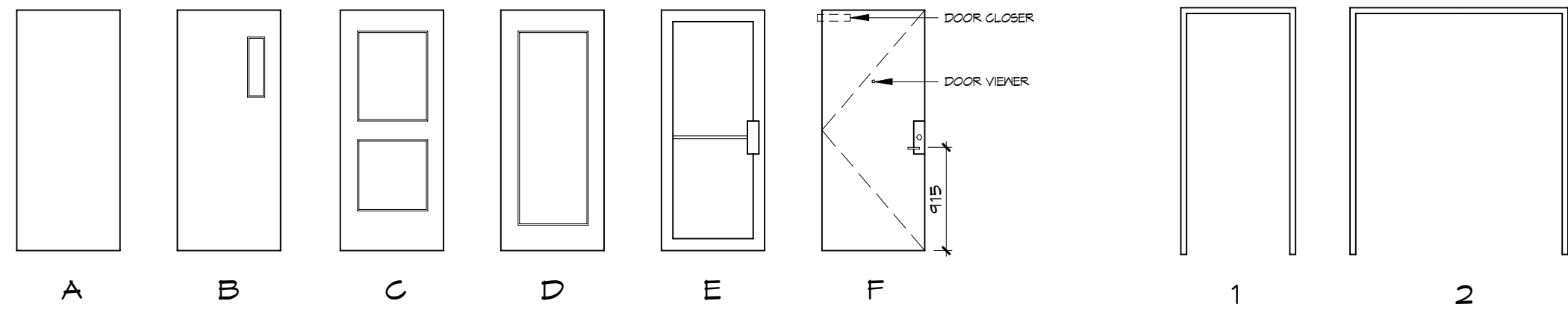
Door Schedule Common Type																				
Door No.	From Room: Name	From Room: Number	To Room: Name	To Room: Number	Fire Rating	Door					Frame			Handle	Door Closer	Lockset	Power Door Operator	Electric Strike	Panic Set	Remarks
						Width	Height	Type	Material	Finish	Type	Material	Finish							
000																				
B01	Residential Storage	B04	Corridor	B01-A	45 min.	3' - 2"	T - 0'	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X	X			
B02	Electrical Room	B03	Corridor	B01-A	45 min.	3' - 0"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B03	Corridor	B01-A	Mechanical/ Sprinkler	B08	45 min.	3' - 0"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B04	Corridor	B01-A	Commercial Storage	B01	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X	X			
B05	Utility Room	B02	Corridor	B01-A	45 min.	3' - 0"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B06	Corridor	B01	Corridor	B01-A	45 min.	3' - 2"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
B07	Elev.	-	Corridor	B01	0' - 0"	0' - 0"														
B08	Corridor	B01	Refuse Storage	B09	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
B09	Corridor	B01	Commercial Storage	B06	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X	X			
B10	Management Office	B05	Corridor	B01	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B11	Corridor	B01	Residential Storage	B04	45 min.	3' - 2"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B12	Corridor	B01	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
B13	Corridor	B01-A	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
001																				
101	Vestibule	103	Exterior	-		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	FULL	X		X			
102	Exterior	-	Commercial Unit	C01		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	FULL	X	X	X			
103	Exterior	-	Commercial Unit	C01		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	FULL	X	X	X			
104	Exterior	-	Vestibule	106		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	FULL	X					
105	Vestibule	106	Lobby	105		3' - 0'	6' - 10'	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	FULL	X	X		X	X	ENTERPHONE ACCESS
107	Stair B	-	Stair B	-	45 min.	3' - 0'	T - 0'	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
108	Lobby	105	Stair B	-	45 min.	3' - 0'	T - 0'	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X			X	
109	Corridor	104	Lobby	105	45 min.	3' - 2"	T - 5 1/2"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X				X	
110	Elev.	-	Corridor	104	0' - 0'	0' - 0'														
111	Corridor	104	Vestibule	103		3' - 2"	T - 5 1/2"	C	H.M.	PAINT	1	H.M.			X	X	X	X	X	ENTERPHONE ACCESS
112	Vestibule	103	Stair A	-	45 min.	3' - 0'	T - 0'	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X			X	
113	Stair A	-	Vestibule	103	45 min.	3' - 0'	T - 0'	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X			X	
002																				
201	Corridor	201	Stair B	-	45 min.	3' - 0'	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
202	Corridor	206	Corridor	201	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
203	Elev.	-	Corridor	206	0' - 0'	0' - 0'														
204	Corridor	206	Stair A	-	45 min.	3' - 0'	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
003																				
301	Corridor	301	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
302	Corridor	306	Corridor	301	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
303	Elev.	-	Corridor	306	0' - 0'	0' - 0'														
304	Corridor	306	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
004																				
401	Corridor	401	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
402	Corridor	406	Corridor	401	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
403	Elev.	-	Corridor	406	0' - 0'	0' - 0'														
404	Corridor	406	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
005																				
501	Corridor	506	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
502	Corridor	505	Corridor	506	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
503	Elev.	-	Corridor	505	0' - 0'	0' - 0'														
504	Corridor	505	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
Grand total: 41																				

Door Schedule Suite Doors													
Type Mark	Location	FRR	Door					Frame			Door Closer	Lockset	Description
			Width	Height	Type	Material	Finish	Type	Material	Finish			
51	SUITE ENTRANCE	20 min.	3' - 2"	T - 0'	F	S.C.M.D.	STAIN - CLEAR	1	H.M.	PAINT	X	X	
52	CLOSET		2' - 4"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
53	CLOSET		2' - 6"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
54	BEDROOM		2' - 6"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
55	LAUNDRY		2' - 8"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
56	BEDROOM		2' - 8"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
57	BATHROOM		2' - 4"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			PRIVACY SET FOR BATHROOMS
58	BEDROOM B/F		3' - 2"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
59	BATHROOM B/F		3' - 2"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			PRIVACY SET FOR BATHROOMS
510	CLOSET - SLIDING		4' - 0"	6' - 8'	A	H.C.M.D.	PAINT	2	WOOD	PAINT			
511	CLOSET - SLIDING		4' - 8"	6' - 8'	A	H.C.M.D.	PAINT	2	WOOD	PAINT			
512	CLOSET - SLIDING		6' - 0"	6' - 8'	A	H.C.M.D.	PAINT	2	WOOD	PAINT			
513	PATIO		2' - 8"	6' - 8'	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	X	X	THERMALLY BROKEN FRAME
514	BALCONY		2' - 9"	6' - 6'	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	X	X	THERMALLY BROKEN FRAME
515	TERRACE		2' - 9"	6' - 6'	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	X	X	THERMALLY BROKEN FRAME
516	STORAGE LOCKERS (BASEMENT)		3' - 2"	6' - 8'	A	H.C.M.D.	PAINT	1	WOOD	PAINT			
Grand total: 187													

DOOR SCHEDULE LEGEND

ALUM. ALUMINUM
H.C.M.D. HOLLOW CORE WOOD DOOR
S.C.M.D. SOLID CORE WOOD DOOR
H.M. HOLLOW METAL
O.H. OVERHEAD

1. FINAL DOOR HARDWARE BY HARDWARE CONSULTANT



NOTES:
1) GLAZING TO BE 1/4" MINIMUM CLEAR GLASS UNLESS NOTED OTHERWISE
2) INSTALL 1/4" MINIMUM WET GLASS WHERE FIRE RATING IS REQUIRED UNLESS NOTED OTHERWISE
3) INSTALL 1/4" MINIMUM LAMINATED GLASS AT ALUMINUM ENTRANCE DOORS

2 Door Types
A7.3 1 : 50

1 Frame Types
A7.3 1 : 50

STATUS	TENDER
CHRD	PROJECT # 21040
DRAWN	NA
SCALE	As indicated
DATE DWN	20241126
ISSUED	2025 11 17

Glance Bay Place
223 St. Andrew St. East, Fergus

Door Schedules

PROJECT NORTH



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE COARSE
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A7.3

GLACE BAY PLACE

223 ST. ANDREW ST. EAST,
FERGUS, ON.



SOUTH-EAST VIEW
SCALE:



NORTH-WEST VIEW
SCALE:

STRUCTURAL DRAWING LIST

- S1.0 GENERAL NOTES
- S1.1 SCHEDULES
- S2.0 FOUNDATION PLAN
- S2.1 FOUNDATION SECTIONS
- S2.2 TYPICAL DETAILS
- S3.1 LEVEL 001 FLOOR FRAMING PLAN
- S3.2 LEVEL 002 FLOOR FRAMING PLAN
- S3.3 LEVEL 003 FLOOR FRAMING PLAN
- S3.4 LEVEL 004 FLOOR FRAMING PLAN
- S3.5 LEVEL 005 FLOOR FRAMING PLAN
- S3.6 LEVEL 006 & ELEV. ROOF FRAMING PLAN
- S4.1 BUILDING SECTION
- S4.2 BUILDING SECTION
- S4.3 BUILDING SECTION
- S4.4 BUILDING SECTION
- S4.5 BUILDING SECTION
- S4.6 BUILDING SECTION
- S5.0 TYPICAL DETAILS
- S5.1 TYPICAL DETAILS
- S5.2 TYPICAL DETAILS

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No.	Date	Revision / Issued for
1	NOV 29 2024	ISSUED FOR 95% COORDINATION
4	DEC 11, 2024	ISSUED FOR PERMIT
5	NOV 14, 2025	ISSUED FOR TENDER

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ENGINEERS

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Guelph, Ontario N1H 1C3
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**MIXED-USE
RESIDENTIAL &
COMMERCIAL**
223 ST. ANDREW STREET EAST, FERGUS, ON.

COVER SHEET

Project No: TE-44167-24
Drawn By: M.L.

****0**

GENERAL NOTES:

- Unless noted otherwise on the drawings, the following notes shall govern.
- All work on this project shall conform to the current version of the Ontario Building Code (OBC 2012), any local regulations and bylaws, and the current Occupational Health and Safety Act (OHS) and current regulations for construction projects. All codes and standards shall be those referenced in OBC 2012.
- All standards are to be the year, editions, document numbers, etc. as per OBC 2012 Division B, T.1.3.1.2. Where discrepancies exist between our drawings and T.1.3.1.2, the table shall govern unless noted otherwise.
- All set of drawings supersede and replace all previous drawings.
- Read these drawings in conjunction with all related contract documents and architectural, mechanical, electrical and civil drawings.
- The contractor shall verify all conditions and measurements at the site and verify all dimensions given on the structural drawings with the architect's drawings. Report to the engineer any discrepancies or unsatisfactory conditions which may adversely affect the proper completion of the project before proceeding with the work.
- If any structural discrepancies on the drawings exist, the most stringent shall apply.
- Drawings are not to be scaled.
- Construction and shop drawing review must be completed as per code.
- Submit shop drawings as per Table 1. Shop drawings shall be certified by a professional engineer where required and reviewed by the contractor for dimensional correlation with the drawings and field conditions prior to submitting to Tacoma Engineers. Fabrication of elements on shop drawings may not proceed until shop drawings have been reviewed and approved by Tacoma Engineers.
- Construction loadings shall not exceed the specified design loads indicated on the drawings. The contractor shall make adequate provision for construction loads and temporary bracing to keep structure plumb and in true alignment at all phases of construction. Any bracing members shown on the drawings are required for the finished structure and may not be sufficient for erection purposes.
- OBC 2012 Division C, Subsection 1.2.2, requires general review of the construction by the design professional. Tacoma Engineers shall be given a minimum of 48 hours notice at (519) 763-2000 (Guelph) or (705) 735-1875 (Barrie) or (226) 647-0109 (Waterloo) by the Contractor for the following required construction reviews:
 - Foundations - Prior to pouring footings and foundation walls
 - Structural framing (structural steel / wood framing) - Prior to covering with interior finishes
 - Reinforced masonry - Prior to grouting
 - Final framing - Upon completion of all structural elements
- Retain a certified independent testing or inspection company for testing & inspection for the items in Table 2.
- The design and review of secondary building elements (those elements not specifically included in these drawings) is the responsibility of the contractor. Elements included but are not limited to architectural features, non-loadbearing interior walls, interior partitions, windows, doors, masonry veneers, cladding, and supports for mechanical systems.
- All non-loadbearing interior walls and partitions (steel stud, concrete block, wood stud) shall be constructed to allow for 25mm (1") vertical, independent deflection below all floor and roof members, while still providing lateral support to the top of the partition, through the use of deflection tracks, clips, or other methods.

TABLE 1: SHOP DRAWING SUBMITTALS

ITEM	REQUIRED SUBMITTAL?	ENGINEER'S STAMP REQ'D?	NOTES
Concrete mix design	Yes	No	
Reinforcing steel	Yes	No	
Precast concrete elements	Yes	Yes	
Structural steel erection drawings	Yes	Yes	Stamp for connections only
Miscellaneous metal (including guards and handrails)	Yes	Yes	
Manufactured wood products	Yes	Yes	
Masonry mortar mix design	Yes	No	
Masonry grout mix design	Yes	No	
Masonry veneer ties	Yes	No	
Glass acting as guard	Yes	Yes	
Deltabeams	Yes	Yes	

TABLE 2: REQUIRED TESTING & INSPECTION

Results shall be submitted directly to Tacoma Engineers from the testing company for review.

ITEM	REQ'D	NOTES
Soil bearing capacity	Yes	By geotechnical engineer
Soil compaction	Yes	By geotechnical engineer
Concrete compressive tests	Yes	Minimum 1 set per pour or 100 cubic metres
Concrete air entrainment	Yes	
Concrete slump	No	
Mortar cubes	Yes	3 sets per floor
Grout cylinders	Yes	3 sets per floor
Structural steel inspection	Yes	
Balkony guards	Yes	Physical testing required
Deltabeam	Yes	Provide stamped final report

TABLE 3: REQUIRED SITE MEETINGS

The following meetings are mandatory, prior to start of that phase of the project.

ITEM	REQ'D	NOTES
Reinforced block walls	Yes	Masonry contractor, engineer and general contractor. RE: Control joints, method of grouting, bar locations.

FOUNDATIONS:

- All footings shall be founded in accordance with recommendations of the geotechnical report: Proposed Mixed-Use Residential/Commercial Development, 223 St. Andrew St E, Fergus ON by CMT Engineering Inc., Stamped April 4, 2023.
- Design bearing pressures on undisturbed native soil, or approved engineered fill are as follows:

Soil (kPa (psf))	Soil (kPa (psf))	Locations
275 (7200)	115 (2600)	All Footings
- Soil areas uncovered during excavation shall be sub-excavated to sound material and filled with clean, free draining granular soil compacted to 100% Standard Proctor Dry Density (SPDD), placed under the direction and supervision of a geotechnical engineer.
- Soil bearing capacity, site class, and soil coefficients shown on the drawings (K_h, K_v, density, etc.) specified must be verified by a geotechnical engineer prior to the placing of foundations. Any non-conformance with the specified minimum capacities must be immediately reported to the structural engineer.
- Locate all footings and piers centrally under columns and walls unless noted otherwise.
- Place footings which are exposed to freezing weather a minimum of 1200mm (48") below finished grade unless specified otherwise.
- Do not exceed a rise of 7 and a run of 10 in the line of slope between adjacent footing excavations or along stepped footings. Use steps not exceeding 600mm (24") in height and not less than 1200mm (48") in length.
- Maintain unsupported sides of excavation only if safe inclination of the sides of the excavation is provided in accordance with the geotechnical engineers recommendations. If required, erect, maintain, and remove a supporting shoring system along the sides of the excavation, designed by a professional engineer, in accordance with the geotechnical report and OHS&A.
- Protect soil from freezing adjacent to and below all footings.
- Backfill against foundation wall in such a manner that the level of backfilling on one side of the wall is never more than 450mm (18") higher than the level on the lower side of the wall, except where temporary support for the wall is provided and walls are designed for such uneven pressures.
- Should underground water be encountered, provide dewatering facilities to keep water level below footings. Refer to geotechnical engineers recommendations for remedial measures.
- Lateral earth pressure factors:

Density = 20 kN/m ³
K ₀ = 2.4 kPa or 4.8 kPa or 12.0 kPa (varies by location, refer to plans)
K ₁ = 0.50 (Foundation walls)
K ₂ = 0.35 (Retaining walls and curbs not supported at the top)
Friction Coefficient = 0.35
- Do not backfill foundation walls with below-grade space until the upper / ground floor framing is in place, and if precast, grouted for 3 days.

REINFORCING STEEL:

- All rebar shall be deformed bars conforming to CSA G40.18 with a minimum yield strength of 400 MPa.
- Reinforcing steel shall be fabricated by a supplier experienced in bar bending. All bend diameters shall conform to CAN/CSA-A23.1.
- All rebar shall be detailed, fabricated and placed in accordance with the Reinforcing Steel Manual of Standard Practice (RISC).
 - 40mm (1.5") for concrete placed in formwork for 150m or smaller bars
 - 50mm (2") for concrete placed in formwork for 200m or larger bars
 - 65mm (2.5") for slab on grade, top of slab to top layer of steel
 - 50mm (2") for concrete placed against the earth (bottom of footings)
- Chairs shall be used to maintain the specified concrete cover.
- Minimum rebar tension lap length (25 MPa, normal density, uncased bars) shall be Class B splices as listed below. Multiply by 1.3 for horizontal rebar with more than 300mm (12") of concrete below lap, except in walls.
 - 450mm (18") for 10M bars
 - 600mm (24") for 15M bars
 - 750mm (30") for 20M bars
 - 1200mm (48") for 25M bars
 - 1400mm (56") for 30M bars
- Lap all horizontal bars at corners with bend dowels meeting the minimum lap requirements in both directions.
- See "MASONRY notes" for masonry rebar tension lap lengths.

CONSTRUCTION JOINTS:

- Construction joints shall be made and located so as not to impair the strength of the structure.
- If construction joints are not specifically located on the drawings and there is any doubt concerning the location, the contractor must consult with the engineer.
- Control joints shall line up with other building joints (expansion, masonry, concrete, etc.) where possible.

GLASS AS GUARDS:

- Glass for guards must conform to OBC 2012 SB-13: Glass in Guards, including for glass types in proximity to floor edges.
- Glass type shall be suitable for guards, glazing or exterior elements as applicable.
- Design glass to resist guard and handrail loads where present, with wind loads in combination.

STRUCTURAL DESIGN LOADS:

- Structural design is to OBC 2012 Part 4
- Primary gravity structural systems (see seismic notes for lateral):

Roofs / Floors:	03 - Precast hollowcore
	05 - Steel beams
	06 - Light wood framing and / or trusses with wood sheathing
	Various - see plans
- Vertical load bearing:

	03 - Concrete walls and beams
	04 - Masonry walls and lintels / beams
	05 - Steel columns
	06 - Wood stud framing & wood beams
	Various - see plans
- Foundations:

	03 - Poured concrete shallow foundations
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- Design loads are unfactored unless noted otherwise.
 - Climate design data (Fergus):

Base Load	S _s = 2.2 kPa
Wind Pressure	S _w = 0.4 kPa
Seismic Data	S _s (0.2) = 0.115
	S _s (0.5) = 0.075
	S _s (1.0) = 0.045
	S _s (2.0) = 0.023
	S _s (5.0) = 0.008
	S _s (10.0) = 0.002
	PGA = 0.069
	POV = 0.059
 - Building Importance Category = Normal
 - Seismic Information:

Importance Factor	I _s = 1.0
Structural Configuration	C = Regular
Fundamental Lateral Period	T _a = 0.39 seconds
Site Classification	F = C
Acceleration Coefficient	F _a = 1.00
Velocity Coefficient	F _v = 1.00
Seismic Hazard Index	I _s , F _s (0.2) = 0.115
Design Method	= Equivalent Static Force Method
SFRS	= Conventional Braced Steel Frame
R _s	= 1.5
R _e	= 1.3
Restrictions	= No limit
Higher Mode Factor	M ₂ = 1.0
Base OT Moment Red. Fact.	J = 1.0
Torsional Sensitivity Factor	N ₂ = N ₁ - I _s F _s (0.2) < 0.35
Base Shear	V = 3.9 % of W (building weight)
 - Internal Pressure Category:

Importance Factor	I _s = 1.0
LSLS	= 2
- The structure has been designed to resist wind forces in accordance with the procedure described in the OBC 2012 and the National Building Code of Canada (NBCC) Structural Commentary I.

Unfactored Wind Uplift Loads, kPa (psf)	Middle	Edge	Corner	Z'
Roof framing	0.80 (16.5)	1.02 (21.4)	n/a	3.0m (9'-10")
Roofing Membrane Design	0.60 (12.4)	0.83 (17.2)	1.65 (34.5)	3.0m (9'-10")

Roof membrane loads do not include internal pressure.

Z' is the edge distance for the edge zone.
- Roof:

wood Roof	DL = 1.0 kPa
Hollowcore Roof	DL = 1.0 kPa + 200 Hollowcore (3.0kPa) = 4.0 kPa
Does not include a solar allowance	k ₁ ULS = 1.0
Snow Importance Factor	k ₂ SLS = 0.9
- Roof Snow Load:

S	= I _s x [S ₁ x (C ₁ x C ₂ x C ₃ x C ₄) + S ₂]
S	= 1.0 x 2.2 x (0.8x1.0x1.0x1.0) + 0.4
S	= 2.16 kPa (45.1 psf)

Refer to plans for areas and magnitude of built up snow loads.

- The roof structure has been designed conforming to OBC 4.1.6.4.(3). Additional water loads (storm water retention) have not been included in the design. This is an M1 or M2 design as per the flow control roof drainage declaration.
- Floor Loads:

Floor Live Loads	S ₁ = 1.9 kPa
Corridors, common areas, stairs, commercial area	= 4.8 kPa
- Floor Dead Loads:

S ₁ S ₂ DL	= 0.5 average skin coat + mech/elec/ceilings + partitions + hollowcore
	= 0.2 + 0.45 + 0.6 + 3.0
- Corridors:

Dead Load	= 0.5 average skin coat + mech/elec/ceilings + hollowcore
	= 0.2 + 0.8 + 3.0
- Terrace:

Dead Load	= flooring + 3/8" topping + mech/elec/ceilings + hollowcore
	= 1.35 + 0.2 + 0.45 + 3.0
	= 5.0 kPa
- Additional dead load allowance shall be included in addition to the above loads for:
 - Pipes in excess of 75mm (3") in diameter carrying fluids (sprinklers)
 - Roof top mechanical units
 - Guard design loads: OBC 4.1.5.14, (1)(c) (2) to (6).
 - Handrail design loads: OBC 4.1.5.14, (7).
- Future construction: **This structure has not been designed for future additions / stories.**

CONCRETE:

- All reinforced concrete elements are designed in accordance with CAN/CSA-A23.3.
- Concrete work shall conform to CAN/CSA-A23.1, 2.3 for materials and workmanship.
- Classes of concrete shall be placed in the locations noted:

Class of Concrete	Location
C-1	Exterior structurally reinforced slabs
C-2	Exterior unreinforced slabs on grade, curbs
F-2	Exterior walls, columns and piers
N-CF	Interior concrete floor slabs that are not subjected to freezing or chlorides
N-1	Interior piers and foundation walls not exposed to freezing
N-1	Interior concrete on composite floor deck
- Classes of concrete shall have the following mix requirements:

Class of Concrete	Strength	W/C Ratio	Air Entrainment	Chloride Ion
C-1	35 MPa (65 days)	0.40	5% to 8%	<1500 Coulombs at 91 days
C-2	32 MPa	0.45	5% to 8%	
F-2	25 MPa	0.55	4% to 7%	
N-CF	25 MPa	0.55		
N-1	25 MPa	0.55		
N-1	20 MPa			
- Adjust air entrainment percentage for aggregate size based on A23.1 Table 4.
- Concrete design is based on the above mix requirements. Physical properties (slump, aggregate size, etc.) to suit installation is by others and shall not affect requirements specified.
- All concrete to be tested shall be tested by a CSA certified concrete testing laboratory. Copies of testing reports to be provided to Tacoma Engineers by testing agency. Not less than one strength test shall be made for each 100 m³ of concrete with at least three tests for each class of concrete used, per day.
- Use high frequency vibration to place all concrete.
- All concrete shall be kept moist during the first 3 days of curing.
- Take adequate measures to protect the concrete from exposure to freezing temperatures at least 7 days after concrete placement. Cold weather protection is required for all concrete placed where it is forecasted that the ambient temperature will drop below 5°C within 24 hours of placement. Protection provided, including insulated tarp, polyethylene covered straw, supplemental heat and/or chemical admixtures, is to be sufficient to maintain a minimum curing temperature of 10°C for 3 days.
- Install **Witch control joints at a maximum spacing of 24 times the wall thickness, in both sides of all walls. Cut 50% of the horizontal reinforcement at control joint locations.**
- Finish exposed concrete work as per architectural drawings.
- Where concrete bears on steel beams, weld 15M x 300mm (12") long dowels at 1200mm (48") o.c. to center of top of beam.
- Do not add water to concrete on site.
- For unreinforced walls, provide 2-15M bars around all windows and door openings extending 600mm (24") beyond the corners of the openings.
- Rebar chairs (bar supports) are to be of precast concrete, plastic or steel. Wood, clay brick and concrete blocks are not acceptable. Steel chairs may not be used in corrosive environments, including parking garages.
- Do not hard towel or machine towel air entrained concrete slabs because it can lead to delamination and/or blistering.

CONCRETE SLABS ON GRADE:

- Place slab on 150mm (6") granular fill compacted to 98% SPDD founded on native soils or approved engineered fill, unless noted otherwise (refer to geotechnical engineers report for recommendations).
- See architectural drawings for recesses and depressions in slab on grade and maintain slab thickness indicated on structural drawings in all cases.
- Concrete floors shall be covered with plastic and kept moist for the first 3 days of curing.
- Install sawcuts to a minimum of 1/4 the slab depth in the floor slab within 24 hours of pour. The maximum center-to-center spacing for sawcuts shall be 24 times the depth unless noted otherwise.
- Fill sawcuts and construction joints with semi-rigid, flexible epoxy joint filler, to the manufacturer's specifications. Acceptable fillers (interior joints): **W.R. Meadows Rezi-Weld Flex, Sika Loadflex**, or approved alternate. Acceptable fillers (exterior joints): **Formex Cansol Clear NS**, or approved alternate.
- All slabs on grade shall be reinforced with **plastic fibres (1 kg/m³)**.
- Slabs on grade to bear on materials suitable for 25 kPa (500 psf) SLS allowable bearing pressures.
- Specified soil bearing capacity for slabs on grade must be verified by a geotechnical engineer prior to placing the slabs. Any non-conformance with the specified minimum capacities must be immediately reported to the structural engineer.

STRUCTURAL COMPOSITE LUMBER BEAMS - LSL, LVL AND PSL

- LSL = Weyerhaeuser 1.5S Timberstrand LSL, 1.5S Timberstrand LSL, with minimum values:

E = 1.55 x 10 ⁶	F _y = 4,296 psi	F _x = 575 psi	G = 96,875 psi
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 - Approved equivalents:
 - LVL = Weyerhaeuser 2.0E Microlam LVL, with minimum values:
 - E = 2.0 x 10⁶
 - F_y = 4,805 psi
 - F_x = 530 psi
 - G = 125,000 psi
 - F_{x, comp} = 1365 psi
 - Approved equivalents: West Fraser LVL 3100 F_y = 2.0E; International Beams LVL 2.0E; Boise Cascade Versa-Lam 3100 2.0E; Boise Cascade GPLVL 2.0E (formerly PG LAM LVL 2.0E)
 - PSL = Weyerhaeuser 2.0E Parallam PSL, with minimum values:
 - E = 2.0 x 10⁶
 - F_y = 5,360 psi
 - F_x = 540 psi
 - G = 125,000 psi
 - Approved equivalents: West Fraser LVL 3100 F_y = 2.0E; International Beams LVL 2.0E; Boise Cascade Versa-Lam 3100 2.0E; Boise Cascade GPLVL 2.0E (formerly GP LAM LVL 2.0E)
- Do not drill holes through LSL, LVL or PSL beams without the approval of Tacoma Engineers.
- Follow the manufacturer's guide for all installations.
- Top-loaded beams: Fasten piles together as per manufacturer's instructions, unless noted otherwise.
- Side-loaded beams: Fasten piles together with **4, 3.25" nailgun nails @ 300 o.c.**, unless noted otherwise.
- Use only in dry service conditions only. Where used outdoors, provide suitable cladding to protect from the elements and allow for drying.

PRECAST CONCRETE ELEMENTS:

- Structural precast elements shall be fabricated by a manufacturing plant certified to the Canadian Precast/Prestressed Concrete Institute (CPCI) certification program, or approved equivalent.
- Concrete shall conform to CAN/CSA-A23.4 and be of minimum strength of 35 MPa at 28 days.
- Prestressing steel shall conform to CSA G279 (or replacement standard) and be stress-relieved 7 wire strand with an ultimate strength of 1720 or 1860 MPa. Stress strain curves and strength test results must be made available for submission to the engineer.
- The Contractor shall submit shop drawings to the engineer for review prior to the manufacturing of the units. The drawings must bear the stamp of a professional engineer who shall be responsible for the design, anchorage, and bearing of the units. Calculations must be made available to the engineer upon request.
- Live load deflection shall be limited to span/360 unless noted.
- Supply and install bar reinforcement and anchorage to support structure in all joints.
- Provide insulation plugs in cores at all exterior locations of units or as detailed.
- Provide Masonite / Korkath bearing pads at all bearing locations or as required on the drawings.
- Holes up to 150mm (6") diameter, including openings to permit penetration of vertical masonry reinforcement, shall be drilled on site. Other openings may be cut in plant or on site and header framing or reinforcement shall be provided by the precast supplier.
- For hollowcore slabs, supply and install 10M x 1000mm (39") long dowels at all bearing walls, side walls and beams as per Corsella's standard details, unless noted. Maximum spacing at ends is 1200mm (48") o.c. and at sides is 1800mm (72") o.c. Provide 180mm x 200mm x 180mm (7" x 8" x 7"), 10M hook anti-rotation bars from panel to panel at 1800mm (72") o.c. Grout solid all joints, sides, and ends of hollowcore slabs to adjacent floor or structural concrete to top of slab.
- Do not eccentrically load steel beams with precast units. Provide temporary shoring as required, designed by a professional engineer.
- Precast toppings shall comply with clause 8.4 of CSA A23.1, as a bonded topping. The top surface of the precast units shall be prepared (cleaned) as per 7.8.2.2, the aggregate shall be as per 7.8.2.2, and the topping shall be bonded as per 7.8.2.2. Wet cure toppings for 7 days, or as per the manufacturer's instructions.
- Precast supplies to its drainage holes in all precast hollowcore floor slabs at the end of each core, in the plant, to allow water to drain and to prevent freezing in winter.
- Precast concrete members shall meet the fire-resistance ratings (FRR) shown on the architectural drawings.
- Precast grout shall be 35 MPa minimum and shall be made to fully bond with precast units.

STRUCTURAL STEEL:

- All structural steel elements are designed in accordance with CSA S16.
- Submit erection and shop drawings for review by the project engineer. Standard connections shall conform to the Handbook of Steel Construction. Non-standard connections (including moment connections) shall be designed and sealed by a professional engineer registered in the province of Ontario.
- Structural steel beams and columns shall conform to ASTM A992/992M grade 50 (F_y = 345 MPa) unless noted.
- Structural steel channels and angles shall conform to CSA G40.21 grade 300W unless noted.
- All HSS shall conform to CSA G40.21 grade 350W (Class C) unless noted.
- All steel plate to be A36 (F_y = 248 MPa) material (minimum), unless noted.
- Welding shall conform to CSA W47.1 and CSA W59, by the Canadian Welding Bureau. All welding shall be completed by CWB certified welders. Third party welding inspection shall be performed by firms certified to CSA W178.1 and W178.2.
- Bolts and connections shall be made using grade A325 bolts, unless noted otherwise.
- Anchor rods shall conform to ASTM F1554 (formerly ASTM A307). Material shall be minimum grade 36 (F_y = 414 MPa) (formerly ASTM A307 grade C), or CSA G40.21 300W (F_y = 450 MPa).
- Structural steel shall be tested by an independent CSA certified testing company for erection tolerances, plumbness, alignment, connections, elevation, material, and workmanship.
- Contractor to provide copies of testing reports to Tacoma Engineers.
- Galvanizing for metals shall conform to CSA G154 unless noted. Touch-up on site by grinding the surface to bright metal and applying zinc rich paint conforming to CAN/CSG8-1181 (or ASTM A780).
- Column bearing grout shall be 35 MPa (minimum) non-shrink, and 36mm (1.5") thick (minimum).
- All structural steel shall be new material unless approved by Tacoma Engineers.
- All structural steel shall receive a minimum of one coat of approved shop primer, touched up as required on-site, except that steel which is to receive spray-on priming shall not be primed.
- Structural steel members shall not be spliced without the approval of the engineer.
- Coordinate with mechanical, electrical and all other trades whose work affects the detailing, fabrication and erection of the structural steel.
- Do not cut openings in structural steel members without approval from Tacoma Engineers.
- Where masonry bears on steel beams, weld 15M x 300mm (12") long weldable rebar dowels at 1200mm (48") o.c. to beams.
- If holes in base plates are oversized to suit site conditions, notify Tacoma Engineers and supply and install plate washers to cover the hole.
- Design steel connections to the maximum UDL loads in the Steel Handbook beam tables, provided no point loads act on the beam and when shears are not indicated.
- Connections shall be concentric and shall not introduce eccentricity into any elements, including beams into which beams frame.

INSULATED CONCRETE FORMWORK (ICF):

- For 150mm (6") ICF formwork or less, the maximum aggregate size in the concrete shall not exceed 9.5mm (0.375") in diameter.
- Provide 10M horizontal steel reinforcing at ICF coursing, unless noted otherwise.
- Refer to manufacturer's standard details for cast in anchorage, brick ledgers, opening reinforcing etc.
- Provide 2-15M vertical bars below all point loads and at both sides of all window and door openings.
- All point loads are to bear centered on the concrete core.

WOOD CONSTRUCTION:

- Wood framing design and construction shall conform to CSA O86 "Engineering Design in Wood".
- Wood trusses and manufactured framing members are to be designed and certified by a professional engineer for the loads and conditions indicated on the drawings.
- Provide adequate bearing surface and area as indicated on the truss shop drawings.
- Framed walls are to be wind braced at all corners in both directions.
- Lumber shall be SPF No.1/No.2 or better unless noted otherwise. Moisture content shall be 19% or less.
- Lumber shall not be notched or drilled in the field without permission of Tacoma Engineers.
- Engineered Lumber (TL, LVL) may be drilled in accordance with the manufacturer's specifications and details.
- Bolts and connections shall be made using grade A307 bolts, unless noted otherwise.
- Wood is not permitted to bear directly on masonry or concrete without protection. Provide either pressure treated lumber, suitable wood preservative, or 6 mil (0.152mm) polyethylene sheet.
- Solid horizontal bridging shall be provided at 1200mm (48") o.c. in the first two joist spaces adjacent to the exterior walls. Bridging shall be attached to the exterior wall to provide lateral stability.
- Provide 38mm x 38mm (2x2) diagonal cross bracing or solid blocking at maximum 2100mm (82") o.c. for all seven joist locations.
- Provide solid wood horizontal blocking at maximum 3000mm (10'-0") o.c. for all framed walls. Install more frequently when so noted on the architectural or structural wall drawings (eg. for blocking of shear walls, or for lateral stud support).
- All nails used shall conform to steel wire nails and spikes as defined in CSA B111 - Wire Nails, Spikes and Staples, unless noted otherwise.
- Laterally support all steel beams by pre-drilling flanges for 13mm (0.5") bolted attachments of wood ladders with 15mm (0.56") holes staggered at 600mm (24") o.c. When top mounted hangers are used, wood nails are to match the width of the steel beam top flange and not overhang by more than 6mm (0.25").
- Use joist hangers where framing members connect into the sides of supporting members.
- All pre-engineered steel connectors (eg. Simpson "Strong-Tie") are to have the correct number and size of fasteners, as per the manufacturer's product catalogue.
- All pre-engineered steel connectors (uplift clips, brackets, joist hangers etc.) shall be Simpson "Strong-Tie" connectors, unless noted otherwise.
- All nails and fasteners in contact with pressure treated wood are to be hot dip galvanized to CSA G164, ACO approved, or stainless steel.
- For solid and built up members (trusses, beams, lintels) provide a built up post with an equal or greater thickness unless noted otherwise. All built up posts to be continuous (including transfer blocking at floors) down to the foundations.
- Built up beams are to be fastened together with two 75mm (3") spiral nails at 300mm (12") o.c. for every ply, unless noted otherwise. Built up posts are to be fastened together with two 75mm (3") spiral nails at 220mm (8.625") o.c. for every ply.
- Provide solid blocking or mechanical connections at the top and bottom of beams at bearing points to prevent movement or rotation.
- Pre-engineered roof truss permanent bracing shall be as per the truss shop drawing package and Tacoma Engineers reviewed truss shop drawings.
- Provide solid blocking at all edges of roof openings and end RTU curb.

MASONRY (CONCRETE BLOCK):

- Masonry shall conform to CSA S304 "Design of Masonry Structures" and CSA A371 "Masonry Construction for Buildings".
- Cold weather protection: Protect all work from frost damage in accordance with CSA A371 and Canada Masonry Design Centre, Bulletin No.1.
- No masonry work shall be permitted with temperature below 5°C unless adequate provisions are made for heating materials and protecting completed work.
- Use weather protection: Protect all work from wet weather in accordance with CSA A371 and National Concrete Masonry Association TEK 0340-C. No masonry work shall be permitted with ambient temperature above 38°C or 32°C with wind speed greater than 13 km/h, unless adequate provisions are made.
- Concrete blocks shall be regular weight, 50% solid, with a minimum 15 MPa compressive strength, unless otherwise noted.
- Mortar shall conform to CSA A170. Mortar shall be type "S", with a minimum 28 day compressive strength of 8.5 MPa.
- Grout shall conform to CSA A170. 28 day grout strength shall be 10 MPa (minimum) for fine grout and 12.5 MPa (minimum) for coarse grout unless noted.
- Aggregate for mortar and grout mixes shall be proportioned (measured) in a damp, loose state.
- Testing for masonry units, mortar, and grout shall be performed in accordance with CSA S304.
- Vertical control joints shall be installed in all walls at 7600mm (25'-0") o.c. maximum, unless noted otherwise. Do not install vertical control joints through bond beams or tension / compression chords, instead stop the control joint below and above the bond beam and run the bond beam rebar through.
- Install suitable damp course flashing with weepholes at 800mm (32") o.c. Repair all damage to flashing.
- Reinforce all masonry with 3.66mm (9 ga.) "ladder" type wire mesh at 600mm (24") o.c. except where noted otherwise. Provide full overlap at all wall intersections and corners. Lap straight runs with 300mm (12") overlap.
- Beams and lintels shall have a minimum bearing length of 200mm (8"). Build masonry tight into webs at the bearing points.
- Grout masonry solid below all lintel ends and point loads for all cores between 1200mm (48") o.c. to beams.
- Bar and grout full height in the first full height core adjacent to all bearing points.
- Filling of block units with mortar instead of grout is not acceptable.
- Where masonry walls are noted as being reinforced with vertical bars, minimum lap lengths shall be provided and the cores containing the vertical bars shall be filled with grout.
- Where note is made to fill masonry solid, all cores shall be filled solid from the bearing point down to the base of wall with grout.
- Where roof trusses or open web steel joists bear on unreinforced masonry walls, install 1800mm (72") long uplift anchors in the wall at 1200mm (48") o.c. or directly below each bearing plate. All bearing plates shall have a 15M x 600mm (24") long weldable straight rebar dowel.
- Where masonry bears on steel beams, weld 15M x 300mm (12") long weldable rebar dowels at 1200mm (48") o.c. to beams.
- All masonry installed above roof deck elevation or below grade shall be grouted 100% solid.
- Provide bracing at max. 2000mm (6'-6") o.c. for both sides of the top of all non-load bearing masonry walls.
- Use running bond block construction. Key all masonry joints at wall corners and intersections. Rake back wall construction when turning wall corners. Provide 38mm x 4.8mm (1.5" x 0.188") masonry strap at every second course tying bond blocks with adjoining concrete walls and structural steel.
- Minimum rebar tension lap lengths (deformed, uncased bars) shall be:

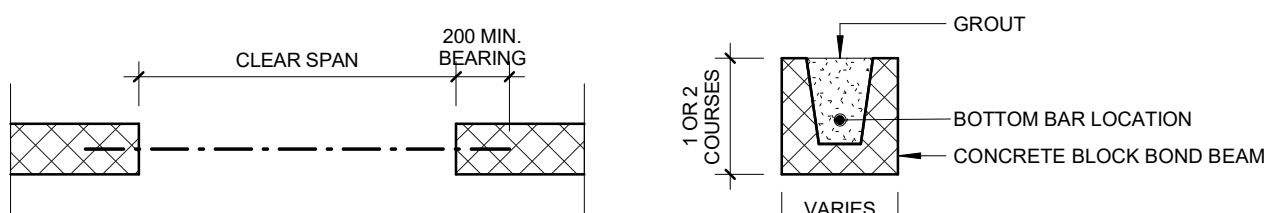
450mm (18") for 10M bars
b. 650mm (26") for 15M bars
c. 850mm (34") for 20M bars
d. 1350mm (54") for 25M bars
- See architectural drawings for fire-resistance ratings (FRR). Provide 60% solid block for 190mm (8") block requiring a 2-hour FRR.

MASONRY VENEER (BRICK, STONE & CONCRETE BLOCK):

BLOCK LINTELS (NON-LOAD BEARING WALLS)

CLEAR SPAN	COURSES OF BLOCK	140 BLOCK	190 BLOCK
UP TO 1220	1	1 - 10M BOTTOM	1 - 10M BOTTOM
1220 - 1830	2	1 - 10M BOTTOM	1 - 15M BOTTOM

- NOTES:**
- MINIMUM BEARING FOR LINTEL BLOCKS TO BE 200.
 - FILL VOIDS OF LINTEL BLOCKS WITH GROUT (MORTAR IS NOT ACCEPTABLE).



PLAN DETAIL

SECTION DETAIL

STEEL LINTELS (NON-LOAD BEARING WALLS)

CLEAR SPAN	190 BLOCK	240 BLOCK	290 BLOCK
TYPE	MATERIAL	MATERIAL	MATERIAL
UP TO 1220	2 - L 89 x 89 x 6.4	1 - L 89 x 102 x 6.4 (LLH) + 1 - L 89 x 127 x 6.4 (LLH)	3 - L 89 x 89 x 7.9
1220 - 1830	2 - L 102 x 89 x 7.9 (LLV)	1 - L 102 x 102 x 7.9 (LLH) + 1 - L 102 x 127 x 7.9 (LLH)	3 - L 102 x 89 x 7.9 (LLV)
1830 - 2440	2 - L 127 x 89 x 7.9 (LLV)	1 - L 127 x 102 x 9.5 (LLV) + 1 - L 127 x 127 x 7.9	3 - L 127 x 89 x 7.9 (LLV)

- NOTES:**
- PAIR OF LINTEL ANGLES TO BE BOLTED OR STITCH WELDED TOP AND BOTTOM AT 600 O.C. MAX. WHEN CLEAR SPAN IS MORE THAN 1830.
 - MINIMUM BEARING FOR STEEL LINTELS TO BE 150 U.N.O.
 - PROVIDE STEEL PACKING PLATES TO ENSURE EVEN BEARING, IF REQUIRED.
 - FOR WALLS OVERS 300 THICK, ADD AN EXTRA STEEL ANGLE (OF EQUAL SIZE) FOR EACH ADDITIONAL 100 OF WALL THICKNESS OR PORTION THEREOF.
 - FOR LINTELS ABUTTING STEEL COLUMNS, CONCRETE WALLS OR COLUMNS, PROVIDE 1 - L 89 x 89 x 9.5 SHELF ANGLE.
 - STEEL ANGLES SHALL BE PRIMED PAINTED, UNLESS GALVANIZED.

BRICK LINTEL SCHEDULE

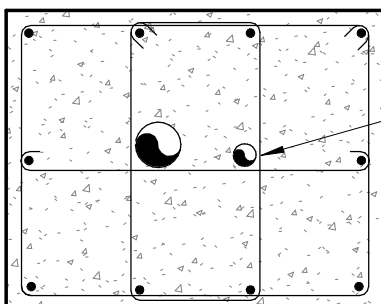
SIZE	MAX. SPAN
L127 x 89 x 6.4 (LLH)	UP TO 1500
L127 x 127 x 6.4	UP TO 2100
L127 x 127 x 7.9	UP TO 2400
L127 x 127 x 9.5	UP TO 3000

- NOTES:**
- MINIMUM BEARING FOR BRICK LINTELS TO BE 200, U.N.O.
 - EXTERIOR BRICK ANGLES TO BE HOT DIPPED GALVANIZED.

BLOCK LINTEL SCHEDULE

MARK	TYPE	SIZE	NOTE
ML1	1	2 - L 89 x 89 x 6.4	
ML2	2	W 200 x 27 + 9mm THICK PLATE TO SUIT WALL THICKNESS	w/ WP1 EACH END, U.N.O.

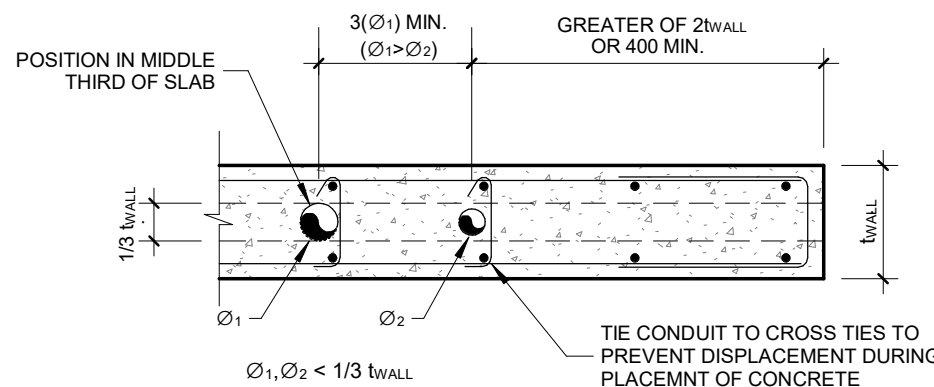
- NOTES:**
- PROVIDE MIN. 150 BEARING AT EACH END FOR ALL LINTELS, U.N.O.
 - STEEL BEAM LINTELS: WELD 15M x 300mm LONG DOWELS AT 1200mm O.C. TO TOP FLANGE.
 - STEEL BEAM LINTELS: WELD 15M x 300mm LONG DOWELS AT 1200mm O.C. TO TOP FLANGE.



TIE CONDUIT TO COLUMN TIES. IF NO TIES EXIST ACROSS CENTRE, PROVIDE TIES AS REQUIRED TO PREVENT DISPLACEMENT OF CONDUIT DURING PLACEMENT OF CONCRETE

CONDUITS AND PIPES IN COLUMNS

- NOTES:**
- MAXIMUM CROSS-SECTIONAL AREA OF CONDUIT SHALL BE LESS THAN 4% OF GROSS COLUMN AREA.
 - LOCATE CONDUIT AS CLOSE AS PRACTICAL TO THE CENTRE OF THE COLUMN.
 - UNDER NO CIRCUMSTANCES SHALL CONDUIT BE TIED ALONG A VERTICAL COLUMN BAR.



CONDUITS AND PIPES IN WALLS

- NOTES:**
- UNDER NO CIRCUMSTANCES SHALL CONDUIT BE TIED ALONG THE LENGTH OF A VERTICAL REINFORCING BAR.

- GENERAL NOTES:**
- REFER TO CSA A23.1 FOR CONDITIONS CONCERNING EMBEDMENT OF PIPES CONTAINING LIQUIDS, GAS OR VAPOUR.
 - SLEEVES, PIPES OR CONDUITS OF ALUMINUM SHALL NOT BE USED UNLESS EFFECTIVELY COATED TO PREVENT ALUMINUM-CONCRETE REACTION, OR ELECTROLYTIC ACTION BETWEEN ALUMINUM AND STEEL.
 - DO NOT EMBED CONDUIT OR PIPE IN EXPOSED SLABS-ON-GRADE WITHOUT THE APPROVAL OF THE OWNER.
 - METAL CONDUIT IS NOT PERMITTED IN PARKING GARAGE FRAMING.

1 TYP. CONDUIT & PIPE EMBEDDED IN CONG.

CONCRETE FOOTING SCHEDULE

MARK	TYPE	SIZE	DEPTH	REINFORCING STEEL	REMARKS
				E.W. = EACH WAY B.E.W. = BOTTOM EACH WAY B.L.L. = BOTTOM LOWER LAYER B.U.L. = BOTTOM UPPER LAYER T.L.L. = TOP LOWER LAYER T.U.L. = TOP UPPER LAYER B. CONT. = BOTTOM CONTINUOUS H.H. = HOOK BOTH ENDS T. CONT. = TOP CONTINUOUS	
				QTY OR SPACING	SIZE
F1		RESERVED			
F2	P	2600 x 2600	750	300 O.C.	25M B.E.W.
F3	P	9400 x 2400	800	200 O.C.	25M T.E.W.
F4	P	12500 x 5200	800	200 O.C.	25M T.E.W.
F5	P	900 x 900	300	3	15M B.E.W.
SF-1	S	600 x CONT.	200	3	15M B. CONT. (B.U.L.)
SF-2	S	1000 x CONT.	250	4	15M B. CONT. (B.U.L.)
SF-3	S	800 x CONT.	300	4	15M B. CONT. (B.U.L.)
SF-4	S	1000 x CONT.	300	4	15M B. CONT. (B.U.L.)
SF-5	S	1600 x CONT.	400	200 O.C.	25M TRANSVERSE (B.L.L.)
SF-6	S	5000 x CONT.	1200	12	25M B. CONT. (B.U.L.)

- NOTES:**
- PROVIDE 75 CONCRETE COVER TO BOTTOM REINFORCING STEEL UNLESS NOTED OTHERWISE.
 - PROVIDE 40 CONCRETE COVER TO TOP REINFORCING STEEL, UNLESS NOTED OTHERWISE.
 - WHERE A THINNER STRIP FOOTING MEETS A THICKER FOOTING, THE THICKENED OF THE STRIP FOOTING SHALL BE THICKENED TO MATCH THE THICKER FOOTING AT A SLOPE OF 7:10 PER GEOTECHNICAL REPORT.
 - PROVIDE 15M SPACER BARS ON AT 1200 x 1200 GRID.
 - HOOK BOTTOM BARS AT PERIMETER.

FOUNDATION WALL SCHEDULE

MARK	WALL TYPE	REINFORCING
FW1	372 CONC.	15M @ 400 O.C. (VERT. & HORIZ. EACH FACE)
FW2	372 CONC.	15M @ 400 O.C. (HORIZ. EACH FACE, 15M @ 400 O.C. (VERT. INTERIOR FACE), 25M @ 250 O.C. (VERT. EXTERIOR FACE)
FW3	200 CONCRETE	2 - 15M CONT. TOP BARS
FW4	200 CONCRETE	15M @ 300 O.C. CENTRE WALL, EACH WAY

- NOTES:**
- FOR WALLS WITH VERTICAL REINFORCING, TIE ALL STRIP FOOTINGS TO WALLS WITH BENT DOWELS MATCHING SIZE & SPACING OF VERTICAL WALL REBAR. FULLY DEVELOP IN WALL AND FOOTING.
 - HORIZONTAL BARS SHALL BE CONTINUOUS THROUGH CORNERS.

PIER SCHEDULE

MARK	SIZE	REINFORCING
P1	500 x 400 CONC.	4 - 15M VERT. BARS 10M TIES @ 250 O.C. DOUBLE TOP TIE
P2	600 x 600 CONC.	4 - 15M VERT. BARS 10M TIES @ 250 O.C. DOUBLE TOP TIE
P3	540 x 1170 CONC.	CCZ REINFORCING TO CONT. THROUGH PIER. SEE CONCRETE COLUMN SCHEDULE
P4	725 x 725 CONC.	CCZ REINFORCING TO CONTINUE THROUGH PIER. SEE CONCRETE COLUMN SCHEDULE

- NOTES:**
- PROVIDE 40 CONCRETE COVER TO VERTICAL REINFORCING STEEL.



PIER P4 DETAIL

SCALE: 1: 25

MASONRY WALL PLATE SCHEDULE

MARK	SIZE	DOWELS
WP1	190 x 13 x 190	1 - 15M x 600 LONG DOWEL
WP2	190 x 19 x 450	2 - 15M x 600 LONG DOWELS

- NOTES:**
- GROUT VOIDS SOLID BELOW DOWELS.
 - BEAM TO BEAR ON FULL WIDTH OF WALL PLATE.

MASONRY WALL SCHEDULE

MARK	FLOORS	t(mm)	MPa	VERT. BARS	HORIZ. JOINT REINFORCING	BOND BEAM REINFORCING
MW1	5 - R	190	15	15M @ 1200	3.66 @ 600	
	4 - 5	190	15	15M @ 1200	3.66 @ 600	
	3 - 4	190	15	15M @ 1200	3.66 @ 600	
	2 - 3	190	15	15M @ 1200	3.66 @ 600	
	1 - 2	190	15	15M @ 1200	3.66 @ 600	
	0 - 1	190	20	15M @ 1200	3.66 @ 600	
MW2	5 - R	190	15	15M @ 1200	3.66 @ 600	
	4 - 5	190	15	15M @ 1200	3.66 @ 600	
	3 - 4	190	15	15M @ 1200	3.66 @ 600	
	2 - 3	190	15	15M @ 1200	4.76 @ 400	
	1 - 2	190	15	15M @ 1200	4.76 @ 200	
	0 - 1	190	20	15M @ 1200	4.76 @ 200	
MW3	5 - R	190	15	15M @ 1200	3.66 @ 600	
	4 - 5	190	15	15M @ 1200	3.66 @ 600	
	3 - 4	190	15	15M @ 1200	4.76 @ 200	
	2 - 3	190	15	25M @ 1200	4.76 @ 200	
	1 - 2	190	15	15M @ 200	4.76 @ 200	
	0 - 1	190	20	25M @ 400	3.66 @ 600	
MW4	5 - R	190	15	15M @ 1200	3.66 @ 600	
	4 - 5	190	15	15M @ 1200	3.66 @ 600	
	3 - 4	190	15	15M @ 800 (NOTE 6)	3.66 @ 600	
	2 - 3	190	15	20M @ 800 (NOTE 6)	3.66 @ 600	
	1 - 2	190	15	25M @ 400 (NOTE 6)	3.66 @ 600	
	0 - 1	190	20	25M @ 400 (NOTE 6)	3.66 @ 600	
MW4a	5 - R	190	15	15M @ 1200	3.66 @ 600	10M BOND BEAMS @ 1200
	4 - 5	190	15	15M @ 1200	3.66 @ 600	10M BOND BEAMS @ 200
	3 - 4	190	15	15M @ 800 (NOTE 6)	3.66 @ 600	20M BOND BEAMS @ 200
	2 - 3	190	15	20M @ 800 (NOTE 6)	3.66 @ 600	20M BOND BEAMS @ 200
	1 - 2	190	15	25M @ 400 (NOTE 6)	3.66 @ 600	20M BOND BEAMS @ 200
	0 - 1	190	20	25M @ 400 (NOTE 6)	3.66 @ 600	20M BOND BEAMS @ 200
MW5	5 - R	190	15	15M @ 1200	3.66 @ 600	
	4 - 5	190	15	25M @ 200	4.76 @ 200	

- NOTES:**
- HORIZONTAL JOINT REINFORCING AT SPACING NOTED, IN BLOCK BED JOINTS
 - 3.66mm DIAMETER (#6) LADDER REINFORCING
 - 4.76mm DIAMETER (#3/4) LADDER REINFORCING
 - PROVIDE 1 - 15M FULL HEIGHT AT ALL CORNERS.
 - PROVIDE 1 - 15M AND GROUT FULL HEIGHT IN CELL BESIDES BEARING PLATE. TYPICAL EACH SIDE OF ALL OPENINGS. REFER TO DETAIL.
 - FULLY DEVELOPED CAST-IN DOWELS TO FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING ABOVE.
 - PROVIDE 1 - 15M BOND BEAM CONT. AT TOP OF WALLS, EXCEPT WHERE LARGER IS REQUIRED FOR BOND BEAM REINFORCING.
 - WALL TO BE FULLY GROUTED.

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	INTERIOR NAILING	BLOCKING	BOTTOM PLATE ANCHORS
SW1	13 OSB / PLYWOOD ON ONE SIDE OF STUDS	63.5 AIR NAILS (10' 120" Ø) @ 75 O.C. MAX. ON PERIMETER	63.5 AIR NAILS (10' 120" Ø) @ 300 O.C. MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	6.40 x 64 CONCRETE SCREWS @ 150 O.C.

- NOTES:**
- PERIMETER MEANS AROUND THE INDIVIDUAL PANEL EDGES WHERE NAILING TO STUD OR 2x EDGE BLOCKING. ALL PANEL JOINTS MUST BE BLOCKED TO MATCH WALL STUD SIZE TO FACILITATE PERIMETER NAILING.
 - DO NOT OVERDRIVE NAILS INTO PANELS. NAILS CAN ONLY BE OVERDRIVEN 1.5mm.

WOOD SHEAR WALL HOLDDOWN SCHEDULE

MARK	NOTES
HD1	MIN. 2-2x6 STUD AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON HDL4-SDS2.5 HOLDDOWNS c/w 10 - 2 1/2" LONG SDS SCREWS AND 5/8" Ø THROUGH BOLT WITH PLATE WASHER ON UNDERSIDE OF PRECAST

WOOD STRUCTURAL WALL SCHEDULE

MARK	SIZE
WT1	38x140 WOOD STUDS AT 400 O.C. c/w 13 PLYWOOD SHEATHING
WT2	38x140 WOOD STUDS AT 600 O.C MAX (SEE ARCH) C/W MIN. 13 GYPSUM
WT3	38x89 WOOD STUDS AT 600 O.C c/w 16 GYPSUM

- NOTES:**
- THE BOTTOM PLATE FOR LOAD BEARING WOOD STUD WALLS SHALL BE FASTENED 6-4x64 CONCRETE SCREWS @ 150 O.C.
 - DOUBLE TOP PLATES SHALL HAVE MIN. 1200 LONG LAPS AT ALL JOINTS AND CORNERS. LAMINATE TOP AND BOTTOM PLATES w/ 3.0 DIA. x 83 AIRNAILS AT STUD SPACING.
 - ALL SHEATHING TO BE FASTENED TO STUDS w/ 3.0 DIA. x 84 AIRNAILS AT 150 O.C. AROUND PANEL PERIMETER AND 300 O.C. TO INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES w/ BLOCKING TO MATCH STUD SIZE AS REQUIRED BY SHEARWALL SCHEDULE.
 - PROVIDE MID-HEIGHT BLOCKING IN ALL LOAD BEARING WALLS.

WOOD LINTEL SCHEDULE

MARK	SIZE
WL1	2 - 38 x 140
WL2	2 - 38 x 235
WL3	2 - 44 x 241 LVL
WL4	2 - 44 x 302 LVL

- NOTES:**
- ALL LINTELS TO HAVE 1 JACK AND 1 KING STUD, U.N.O.

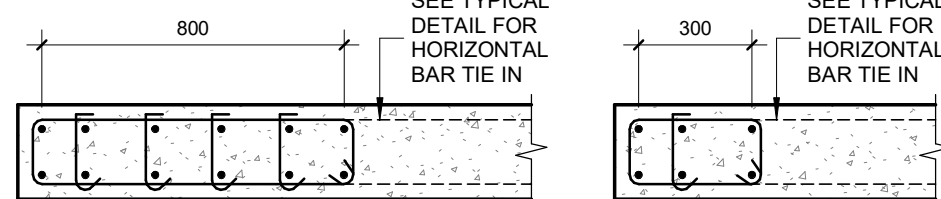
WOOD COLUMN SCHEDULE

MARK	SIZE
WC1	6 - 38 x 89
WC2	3 - 38 x 140
WC3	4 - 38 x 140
WC4	

ZONAL REINFORCING SCHEDULE

MARK LEVEL	Z-1		Z-2		Z-3	
	BAR	TYPE	BAR	TYPE	BAR	TYPE
006 - MECH ROOF						
005 - 006						
004 - 005						
003 - 004						
002 - 003						
001 - 002						
000 - 001						
FOOTING - 000						
FOOTING	12 - 25M	A	12 - 25M	A	4 - 15M	B
REMARKS						

- ZONAL BAR SCHEDULE NOTES:**
- PROVIDE ZONAL REINFORCING ONLY ON LEVELS SHOWN, WITH BARS SHOWN. IT DOES NOT NECESSARILY EXTEND FULL HEIGHT OF WALL.
 - AT OFFSET WALL LENGTHS DEVELOP ZONAL REINFORCING ONE (1) STOREY ABOVE / BELOW OFFSET AS PER TYPICAL DETAILS.
 - FULLY DEVELOP ALL BARS WITH CLASS B TENSION LAP SPLICES.
 - CONTINUE WALL HORIZONTAL REINFORCING INTO ZONAL BARS AND FULLY DEVELOP AS PER TYPICAL DETAILS.
 - COVER = 25mm TO STIRRUPS.
 - PROVIDE OFFSET BARS AT FLOOR LEVELS AS NECESSARY TO AVOID PRECAST BEARING. THIS IS REQUIRED ON ONE OR TWO SIDES OF THE WALL, DEPENDING ON THE BEARING DETAILS.



TYPE A:

AT END OF STRAIGHT WALL

TYPE B:

AT END OF STRAIGHT WALL

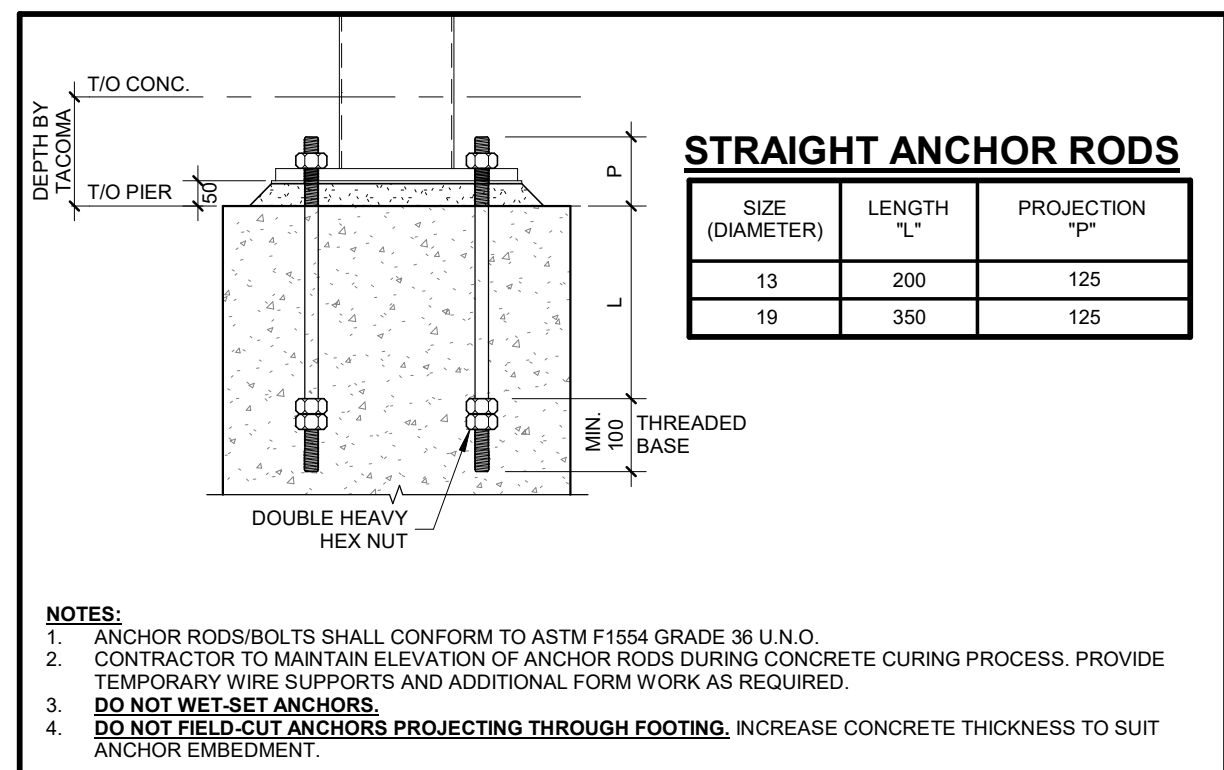
ZONAL REINFORCING PLAN TYPE

- ZONAL BAR TYPE DIAGRAM NOTES:**
- VERTICAL BARS ARE AS PER ZONAL REINFORCING SCHEDULE.
 - TIES SHOWN ARE 10M AT 200 O.C. FOR 250 THICK WALLS, U.N.O. (ALTERNATE HOOKED END).
 - PROVIDE IN-WALL COLUMN TIES AS PER TYPICAL COLUMN DETAILS.
 - SHORTEN SPACING OF ZONAL BARS BESIDE OPENINGS TO FIT BESIDE OPENINGS.

STEEL COLUMN SCHEDULE

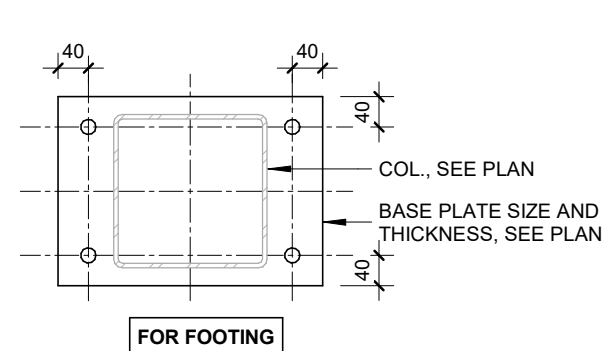
MARK	TYPE	COLUMN SIZE	CAP & BASE PLATE SIZE (NOTE 2 & 3)	THROUGH BOLTS (NOTE 2 & 3)	NOTES
C1	1	HSS 152 x 152 x 13	350 x 13 x 200	4 - 10 DIA.	NOTE 1
C1a	1	HSS 152 x 152 x 6.4	350 x 13 x 200	4 - 10 DIA.	NOTE 1
C2	1	HSS 203 x 203 x 10	350 x 19 x 250	4 - 19 DIA.	
C2a	1	HSS 203 x 203 x 6.4	350 x 19 x 250	4 - 19 DIA.	
C3	1	HSS 203 x 152 x 10	350 x 19 x 200	4 - 19 DIA.	
C3a	1	HSS 203 x 152 x 6.0	350 x 19 x 200	4 - 19 DIA.	
C4	1	HSS 152 x 102 x 6.4	300 x 13 x 200	4 - 13 DIA.	

- NOTES:**
- BASE PLATE SIZE TO INCREASE TO MATCH CAP PLATE SIZE OF COLUMN BELOW, WHERE APPLICABLE.
 - APPLICABLE WHERE COLUMN IS DIRECTLY SUPPORTING, OR SUPPORTED ON A DELTABEAM.
 - SEE DETAIL 13/S2.1 FOR TYPICAL COLUMN TO DELTA BEAM CONNECTION AT FLOOR.
 - SEE DETAIL 20/S2.2 AND ANCHOR SCHEDULE FOR FOOTING CONNECTION.



STRAIGHT ANCHOR RODS

SIZE (DIAMETER)	LENGTH "L"	PROJECTION "P"
13	200	125
19	350	125

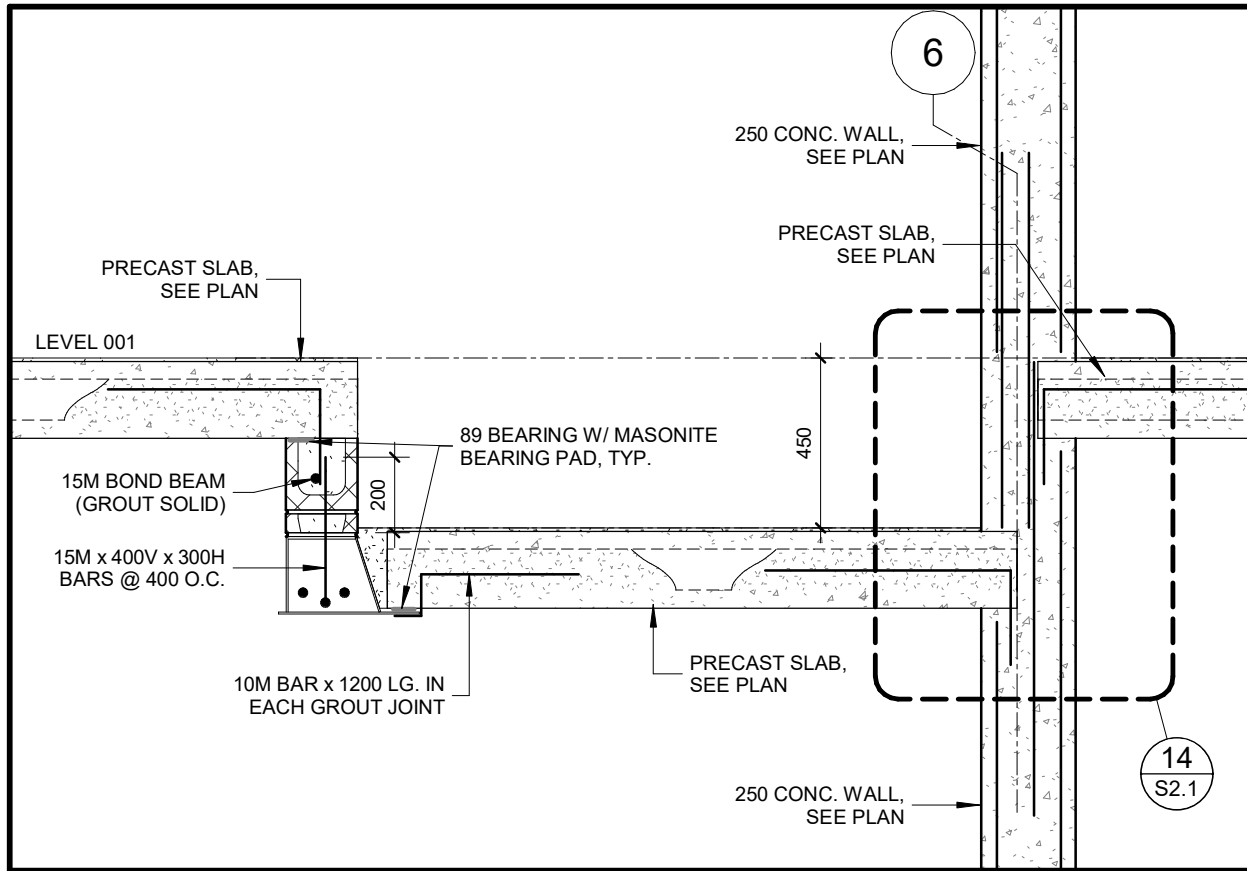


BASE PLATE DETAIL

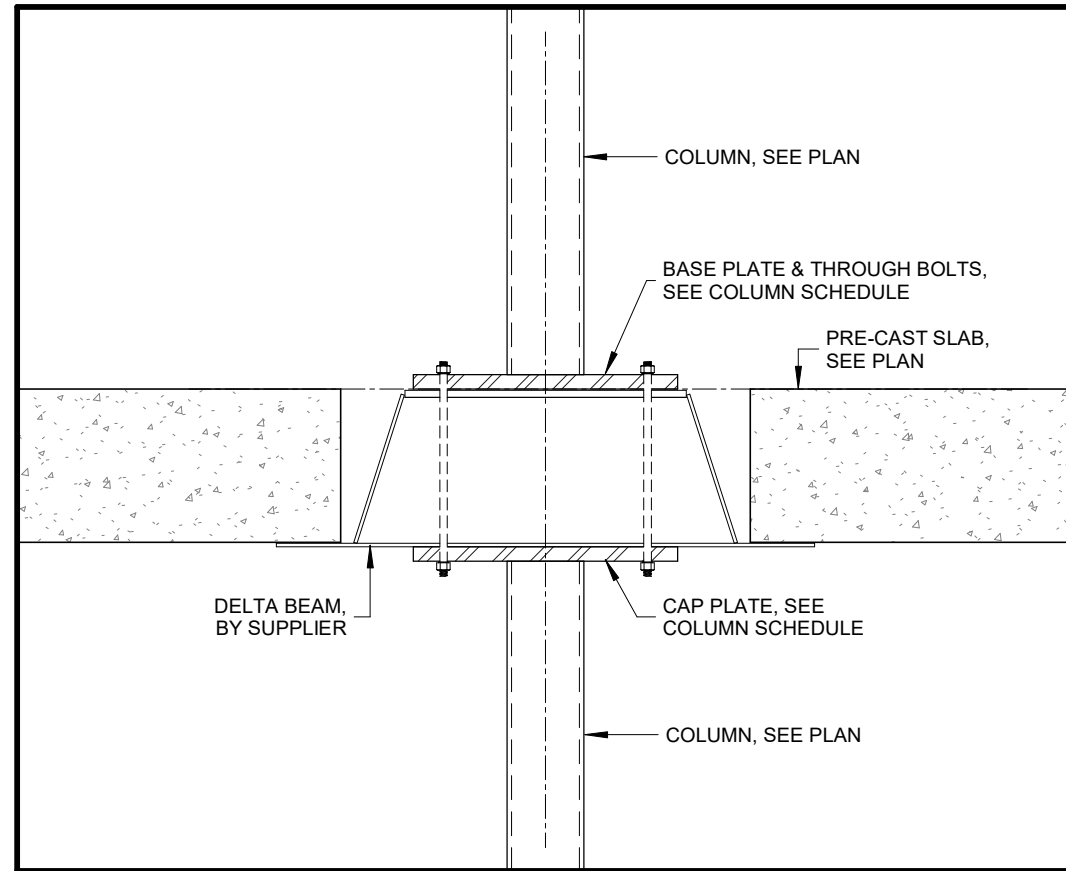
SCALE: 1: 10

CONCRETE SHEAR WALL SCHEDULE

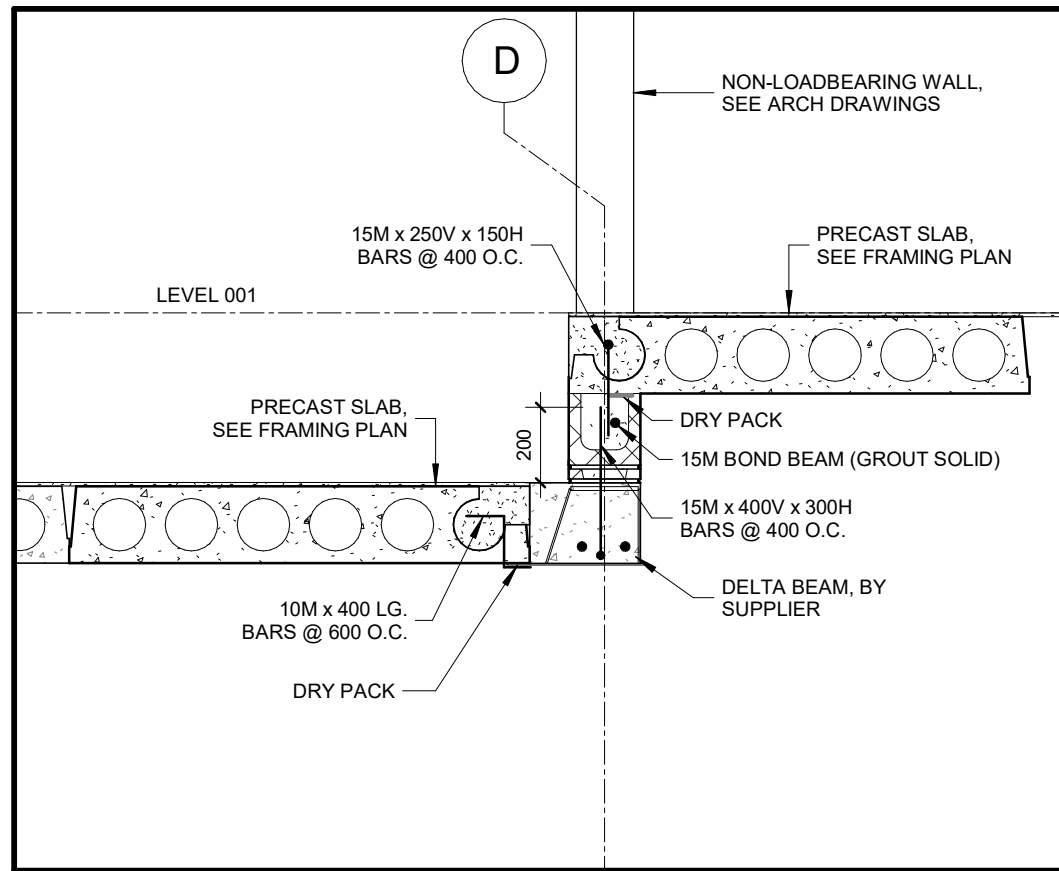
MARK	THICKNESS	REINFORCING STEEL			REMARKS
		SIZE	SPACING	LOCATION & DIRECTION	
CSW1	250	20M	400 O.C.	VERT. EACH FACE	
		15M	400 O.C.	HORIZ. EACH FACE	
CSW2	250	25M	200 O.C.	VERT. EACH FACE	NOTE 1, 2.
		15M	400 O.C.	HORIZ. EACH FACE	
CSW3	200	15M	400 O.C.	VERT. CENTERED	NOTE 3.
		15M	450 O.C.	HORIZ. CENTERED	
CSW4	200	15M	300 O.C.	VERT. CENTERED	NOTE 3.
		15M	400 O.C.	HORIZ. CENTERED	
CSW5	250	15M	400 O.C.	VERT. EACH FACE	
		15M	400 O.C.	HORIZ. EACH FACE	



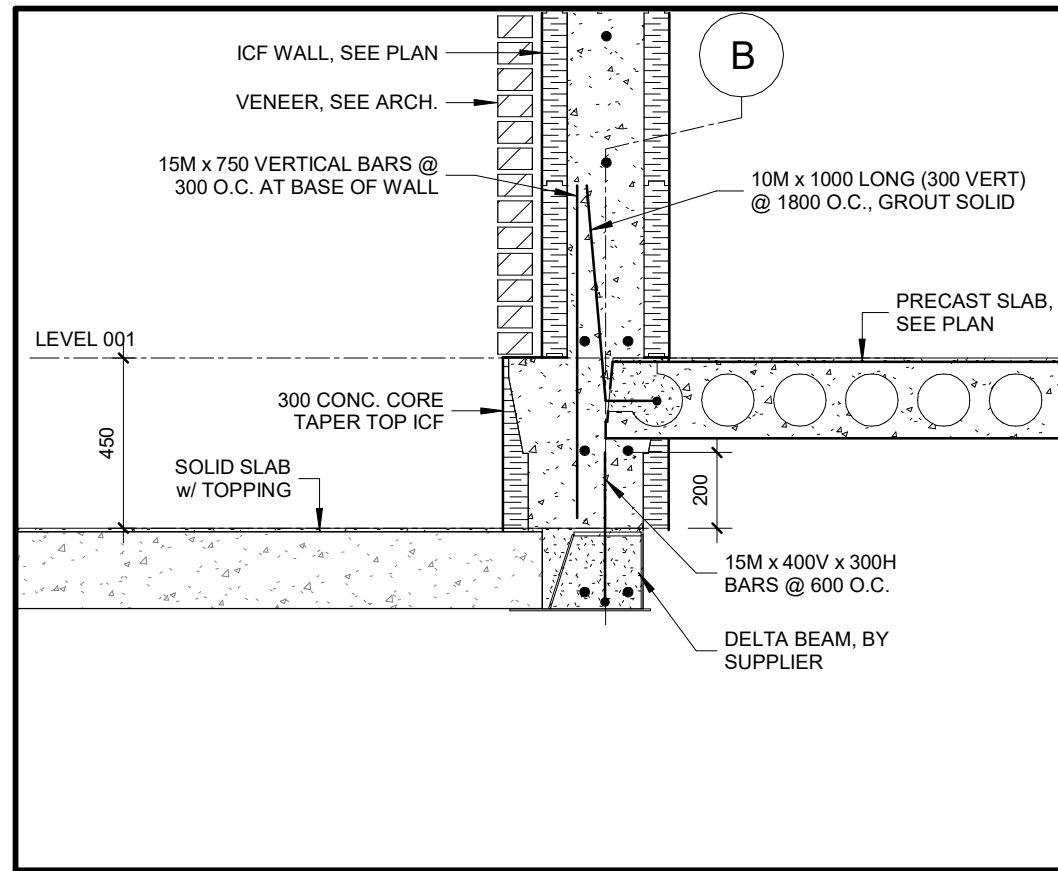
16 SECTION - LEVEL 001 STEPS
S2.1 SCALE: 1:20



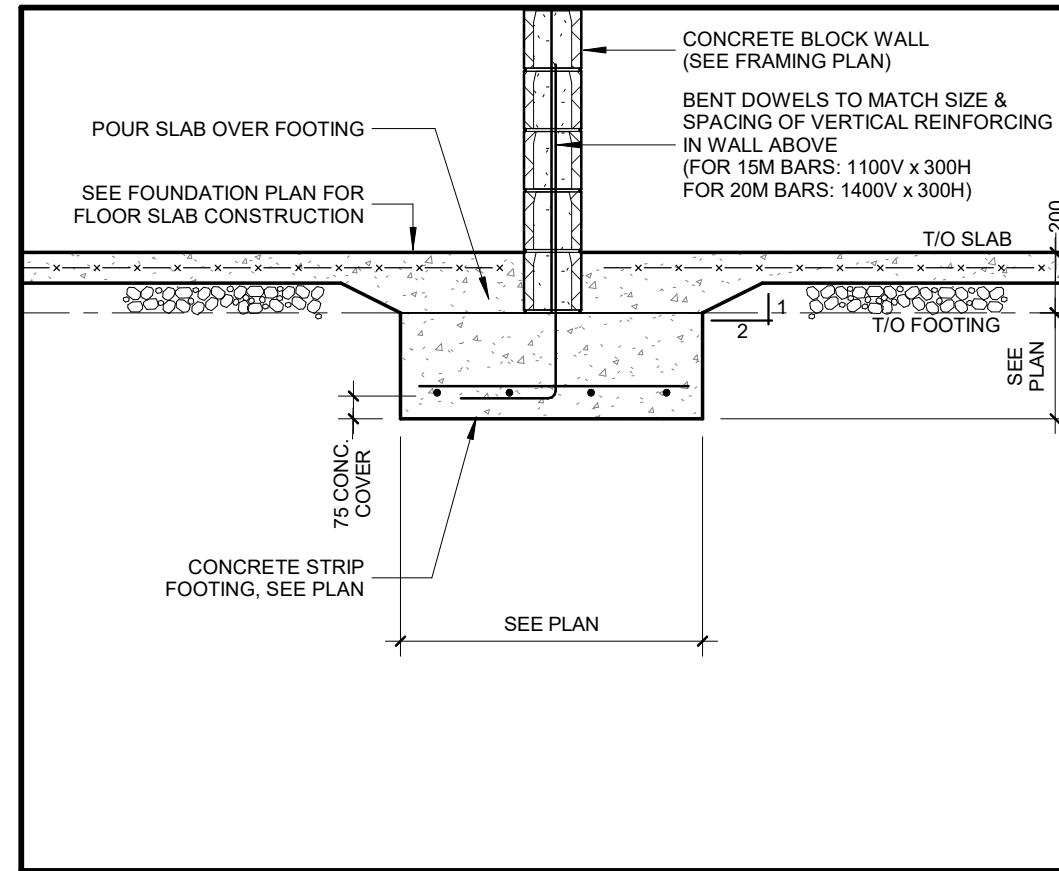
13 COLUMN TO DELTA BEAM CONNECTION
S2.1 SCALE: 1:20



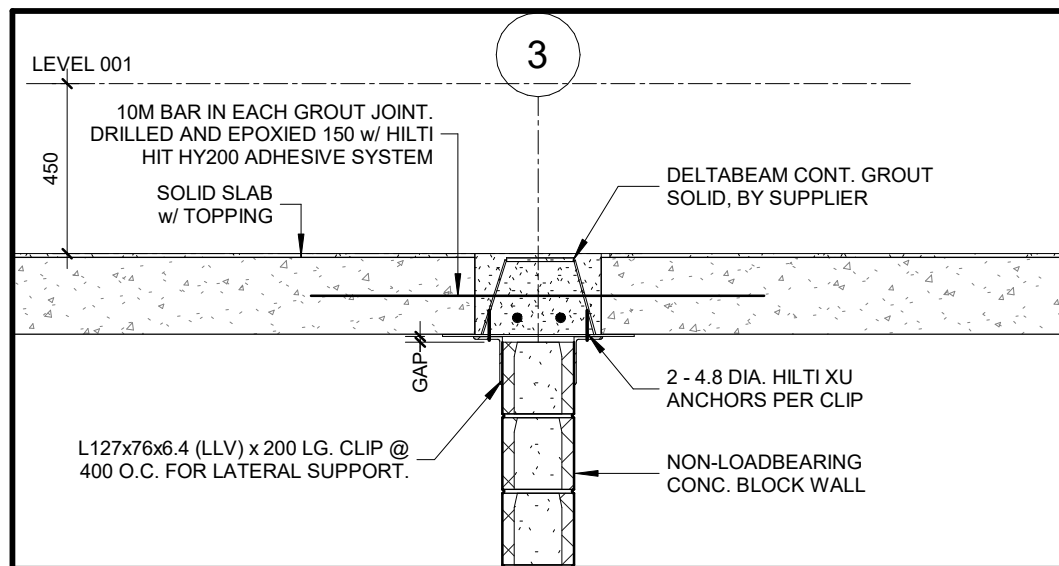
9 DELTABEAM AT LEVEL 001/ GL D
S2.1 SCALE: 1:20



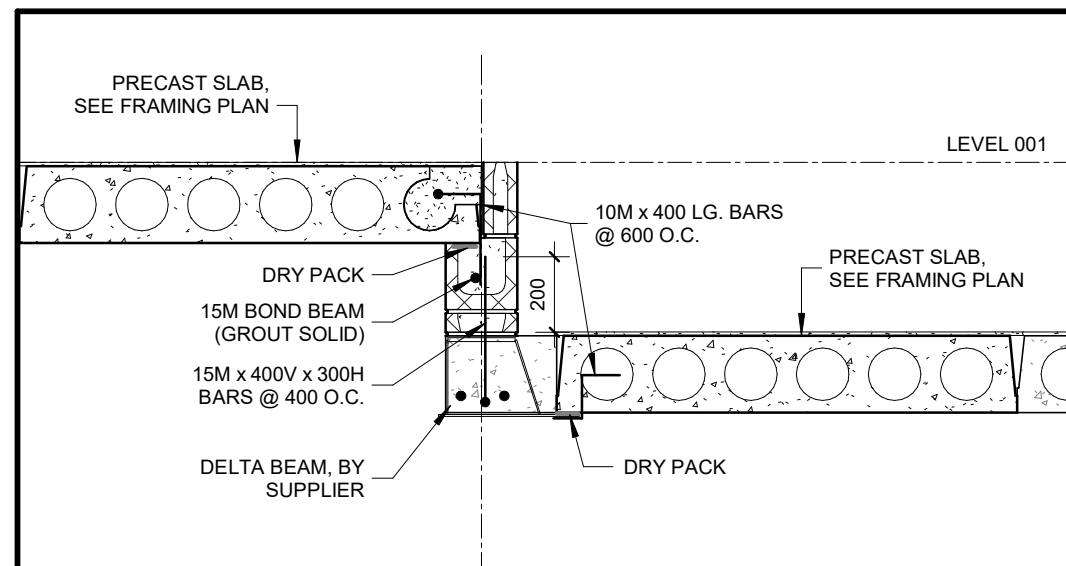
6 FLOOR TRANSITION - DELTABEAM GL B
S2.1 SCALE: 1:20



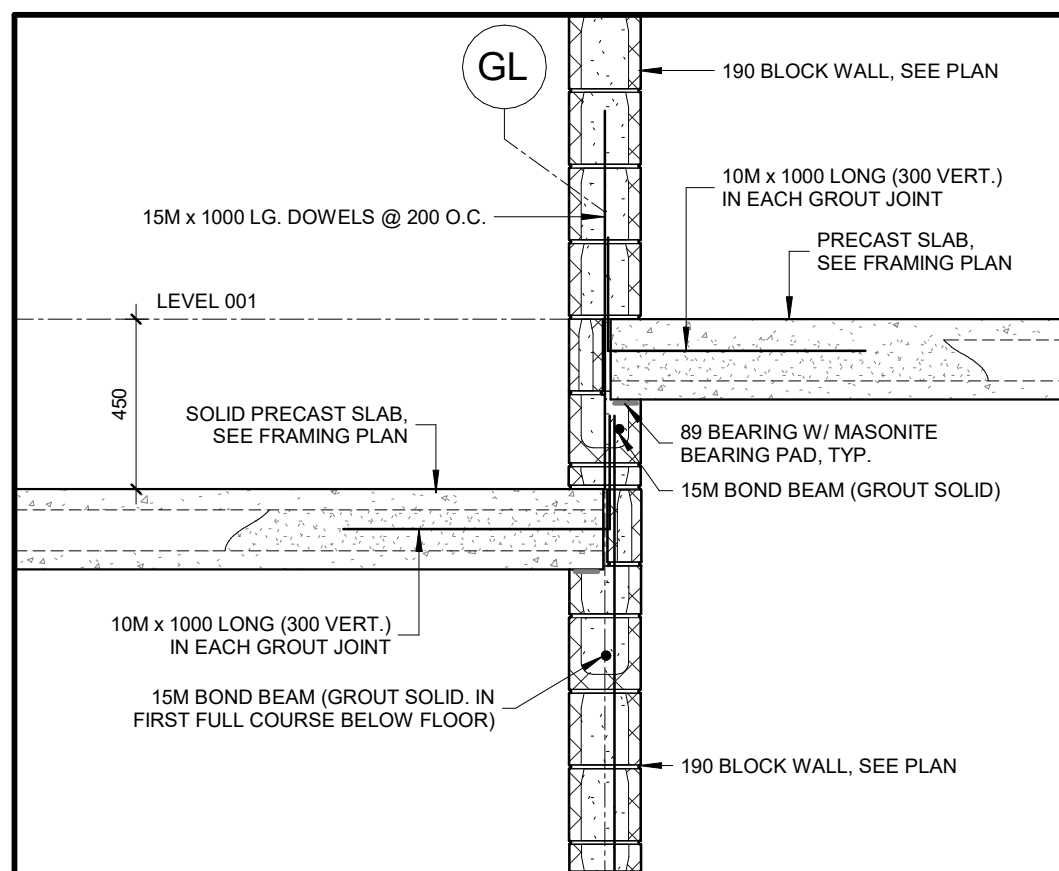
3 DETAIL - INTERIOR WALL FOOTING
S2.1 N.T.S.



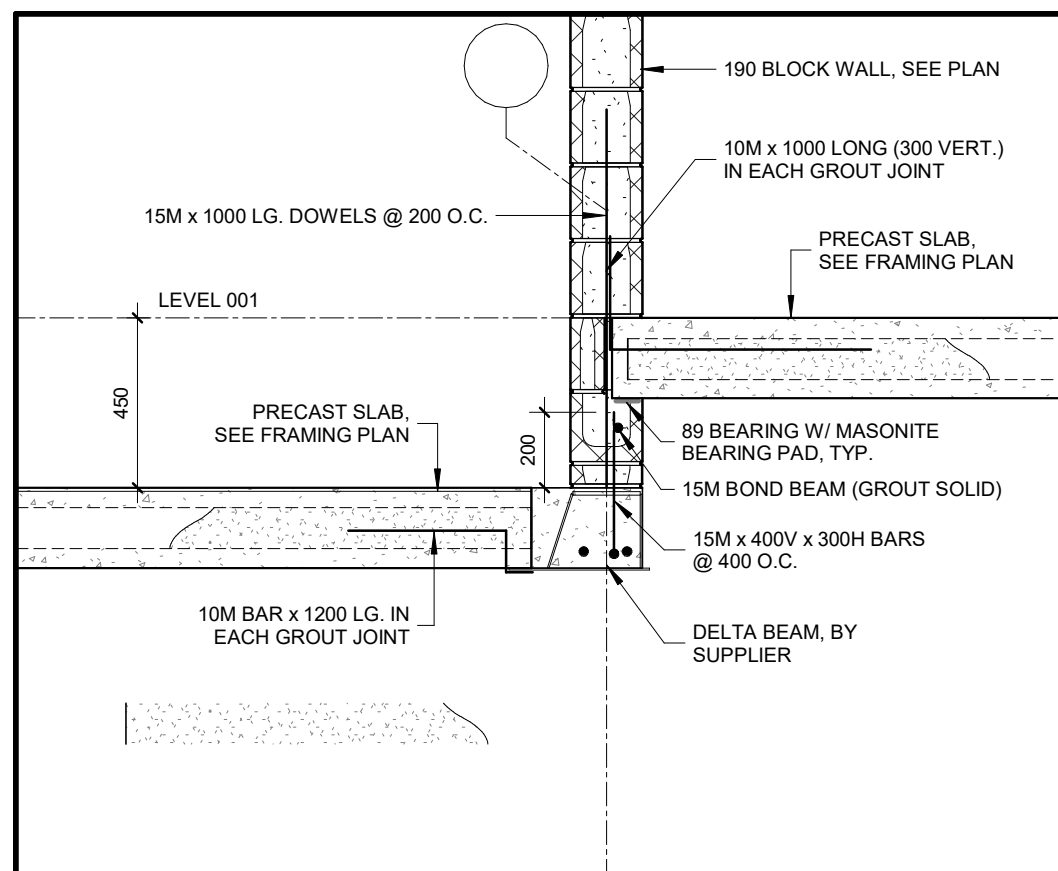
15 DELTABEAM EXTERIOR SLAB AT GL 3
S2.1 SCALE: 1:20



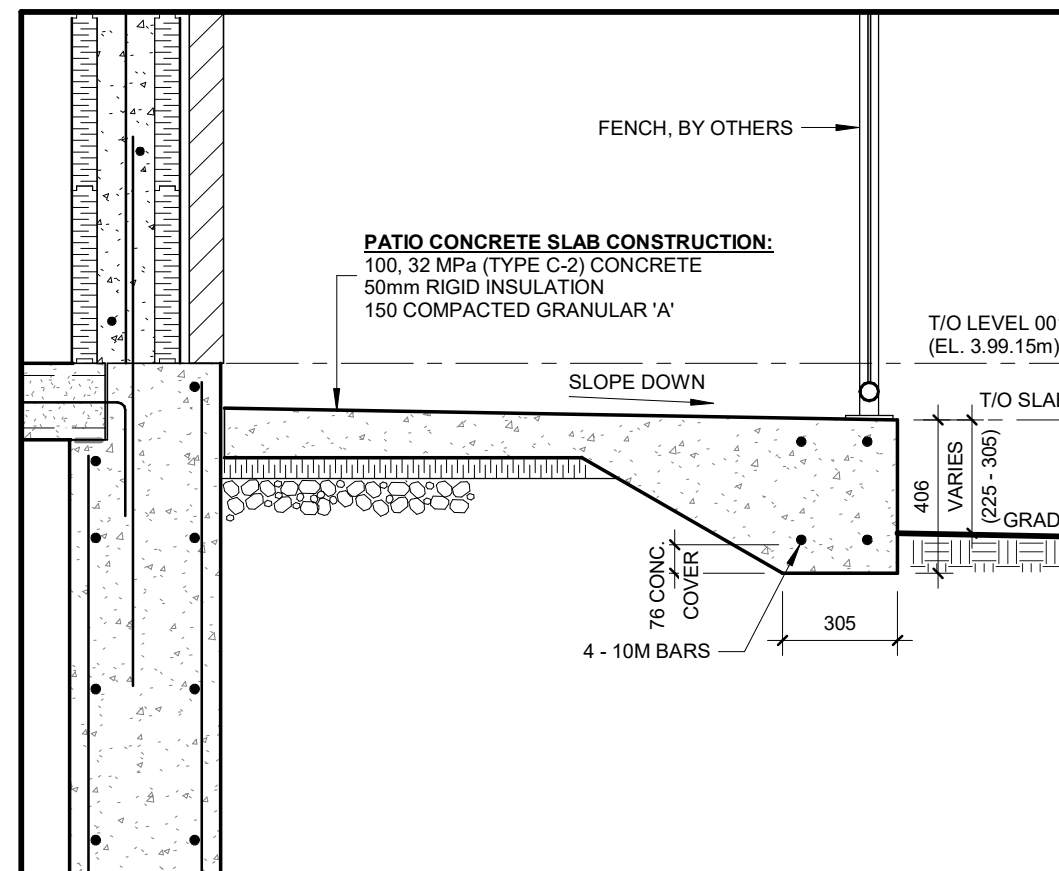
12 DELTABEAM AT LEVEL 001 STEPS
S2.1 SCALE: 1:20



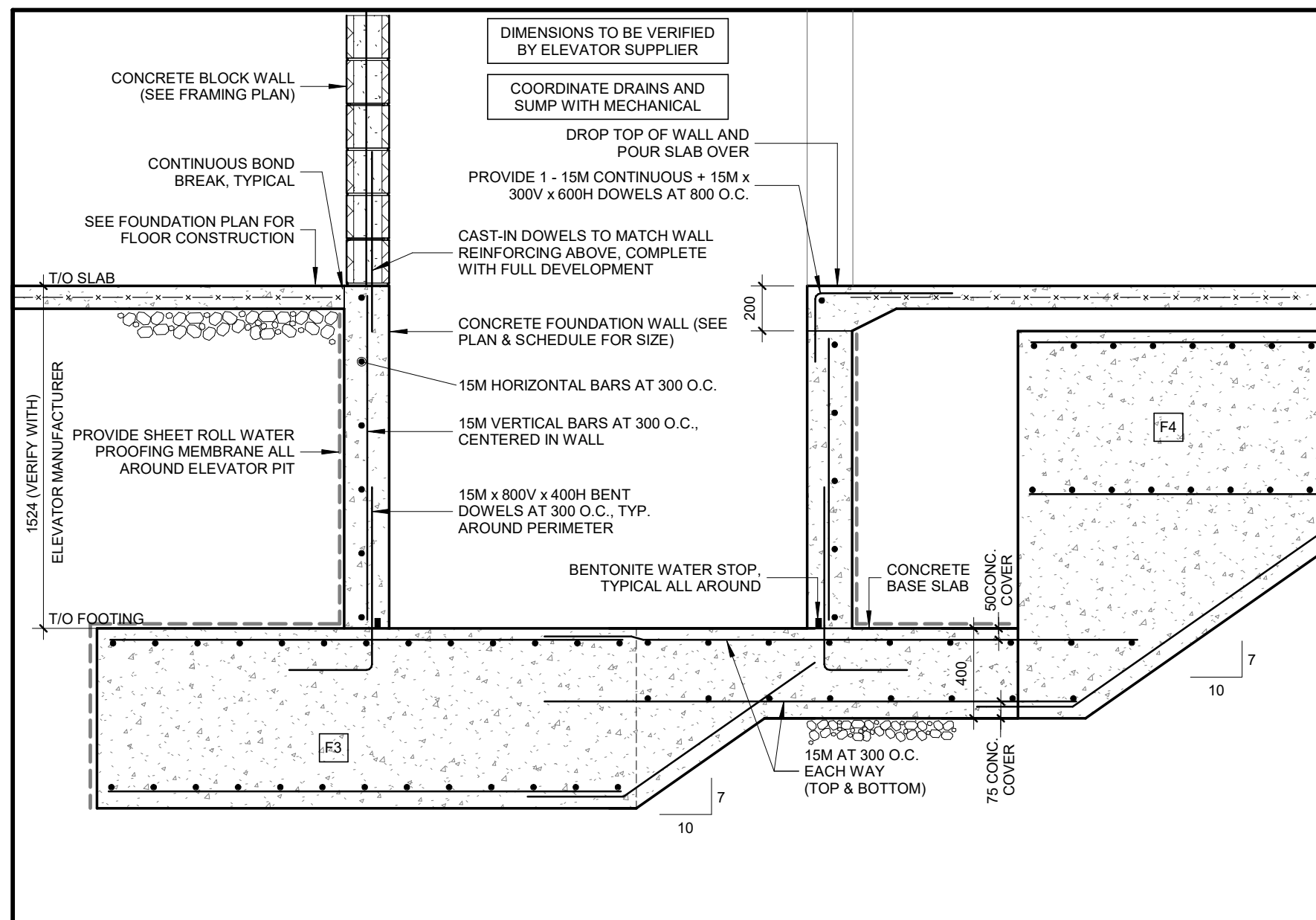
8 FLOOR TRANSITION AT LEVEL 001
S2.1 SCALE: 1:20



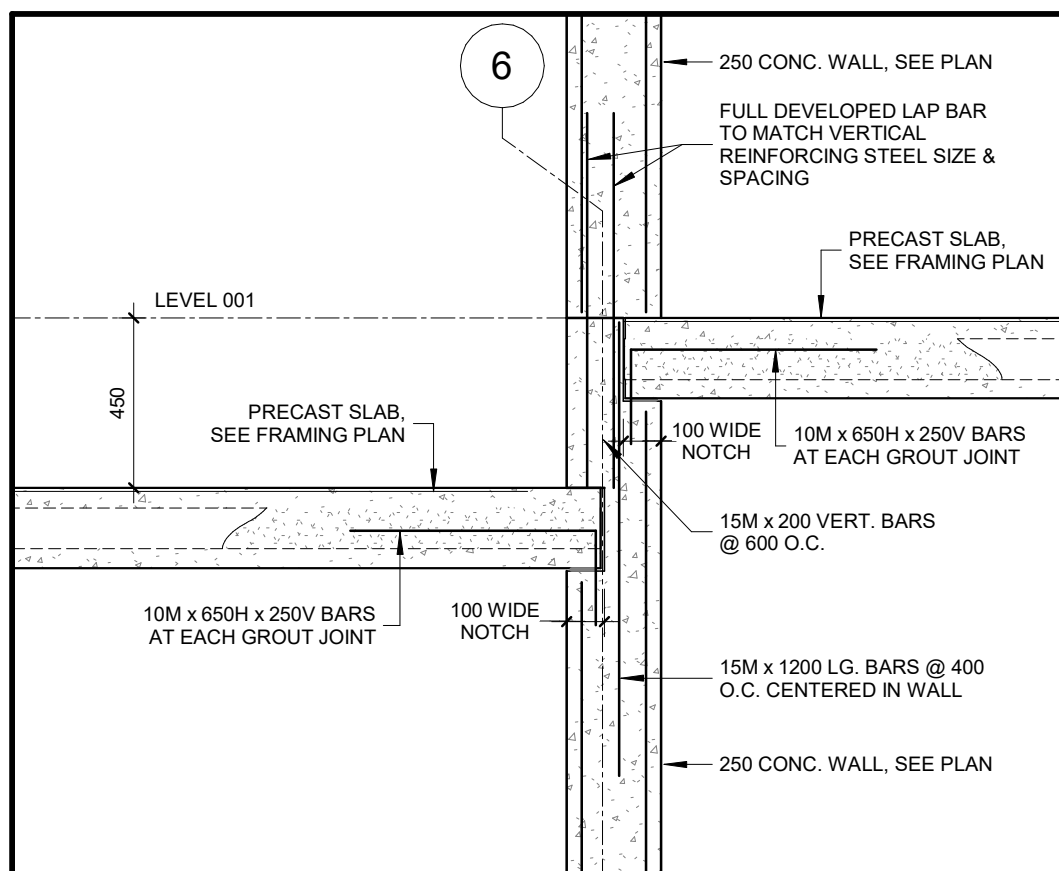
5 INTERIOR FLOOR TRANSITION w/DELTA BEAM
S2.1 SCALE: 1:20



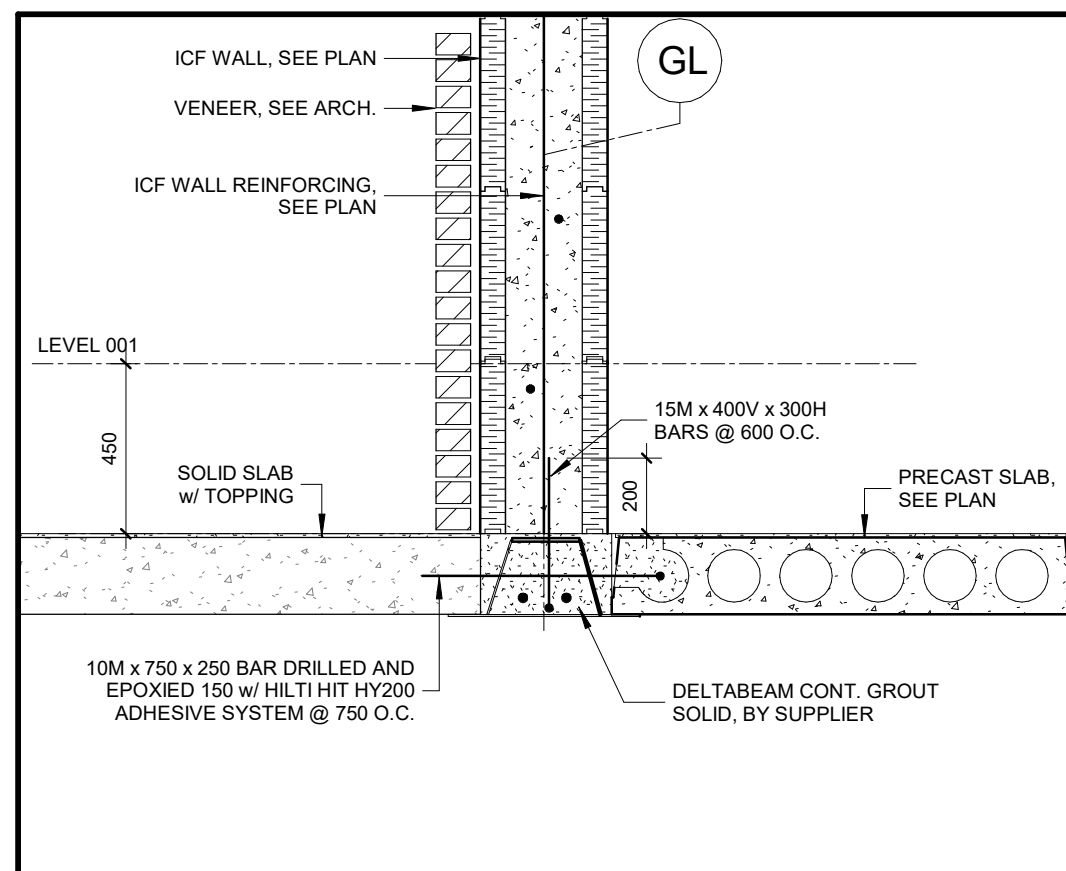
2 EXTERIOR CONC. SLAB W/ CHICKENED EDGE
S2.1 SCALE: 1:20



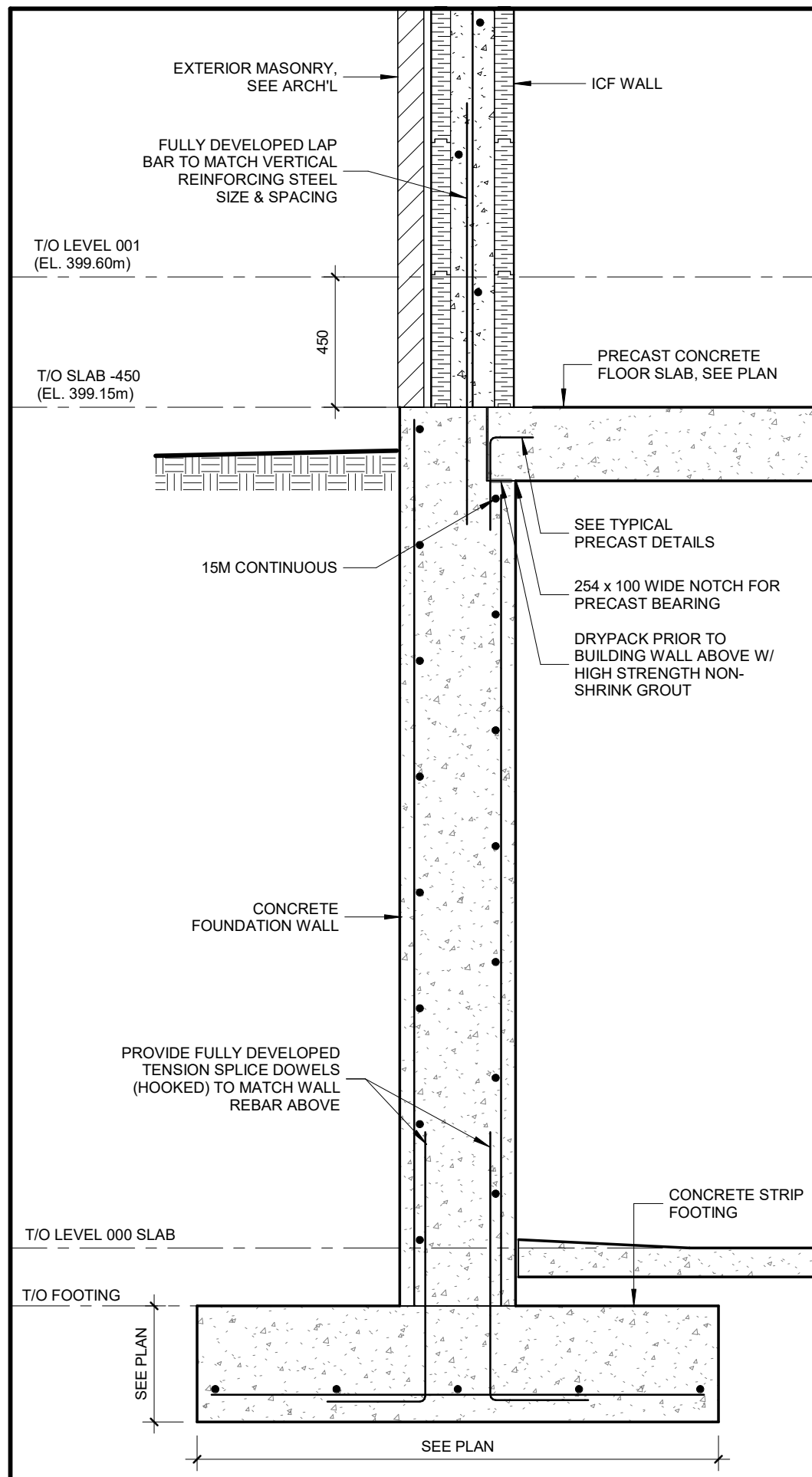
11 DETAIL - ELEVATOR BASE SLAB
S2.1 SCALE: 1:25



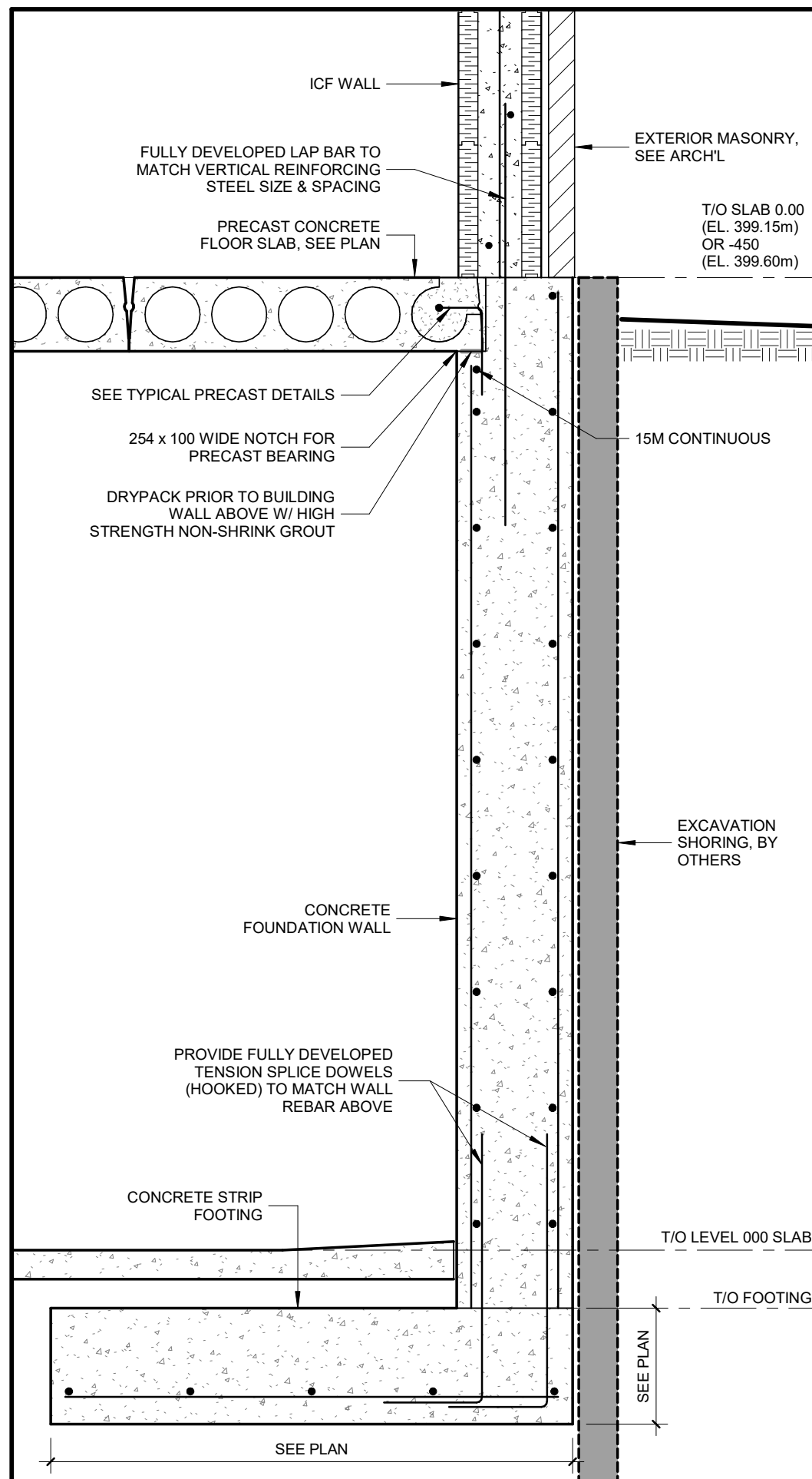
14 DELTABEAM AT LEVEL 001/ GL 6
S2.1 SCALE: 1:20



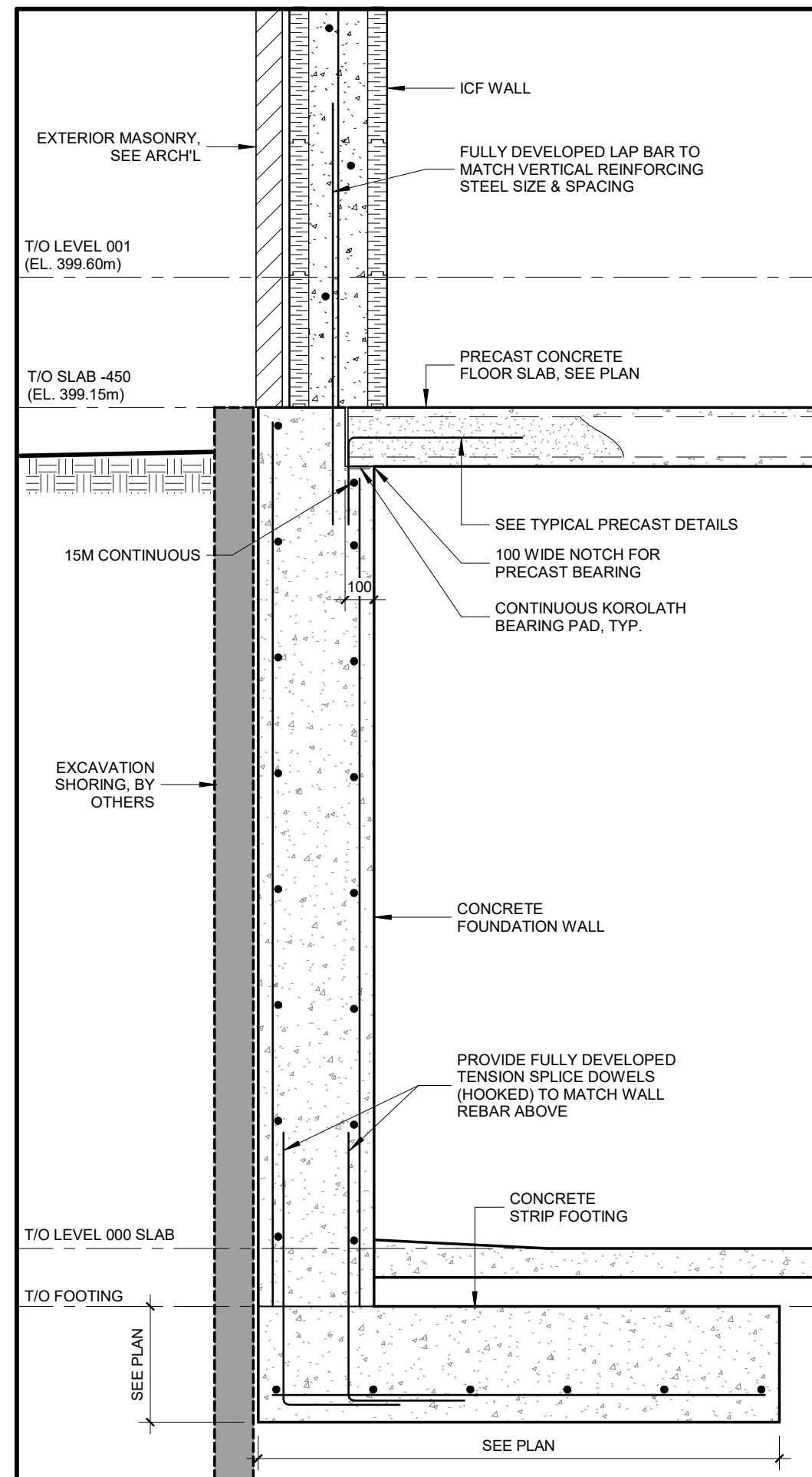
10 DELTABEAM UNDER ICF AT GL B
S2.1 SCALE: 1:20



7 FDN WALL AT SIDE BEARING PRECAST
S2.1 SCALE: 1:20



4 FDN WALL AT SIDE BEARING - OFF FOOTING
S2.1 SCALE: 1:20



1 FDN WALL AT END BEARING - OFF FOOTING
S2.1 SCALE: 1:20

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No.	Date	Revision / Issued for
1	NOV. 1, 2024	ISSUED FOR 95% COORDINATION
2	NOV. 29, 2024	ISSUED FOR PERMIT
3	NOV. 14, 2025	ISSUED FOR TENDER

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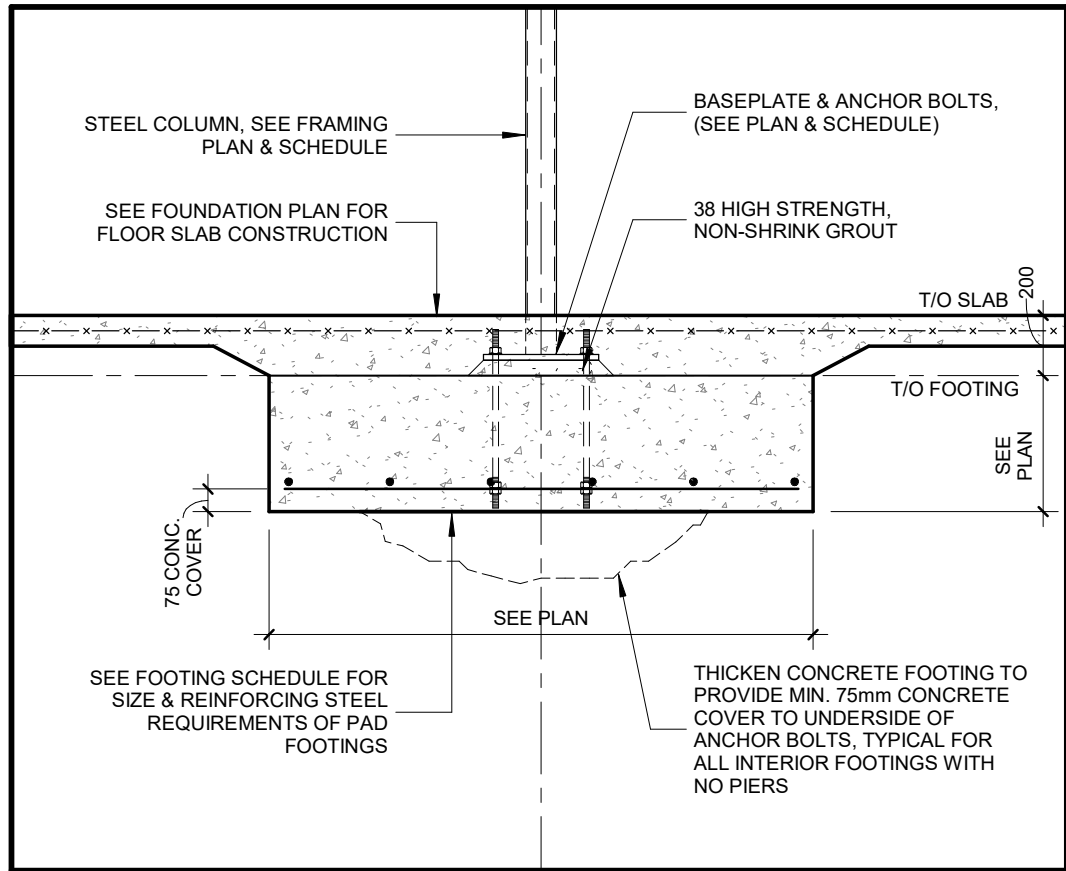
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223 ST. ANDREW STREET EAST, FERGUSON, ON

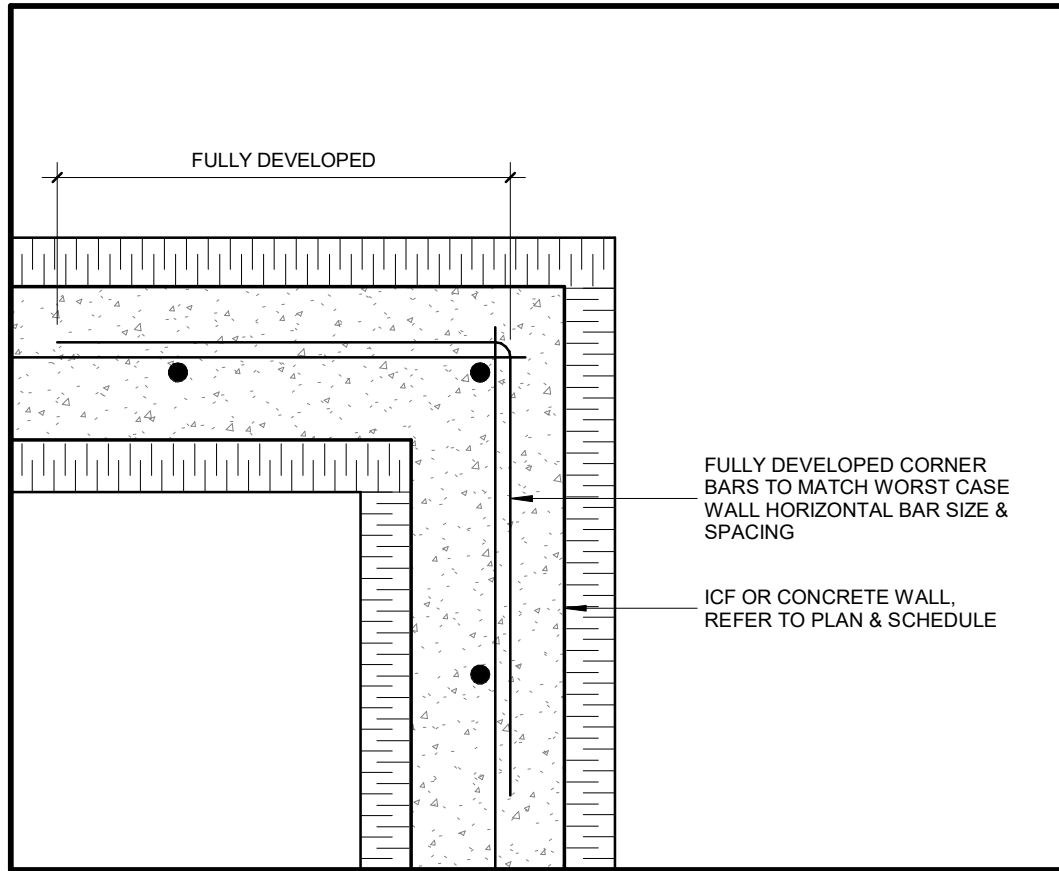
**FOUNDATION
SECTIONS**

Project No: TE-44167-24
Drawn By: M.L.

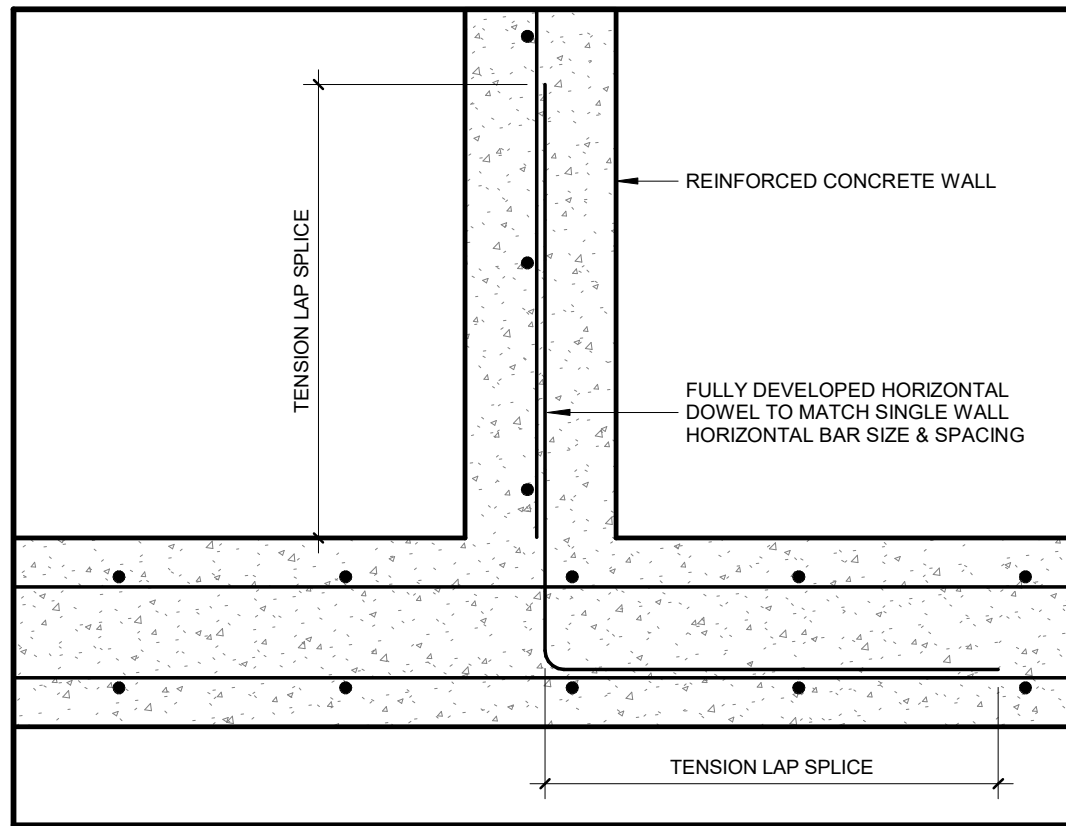
S2.1



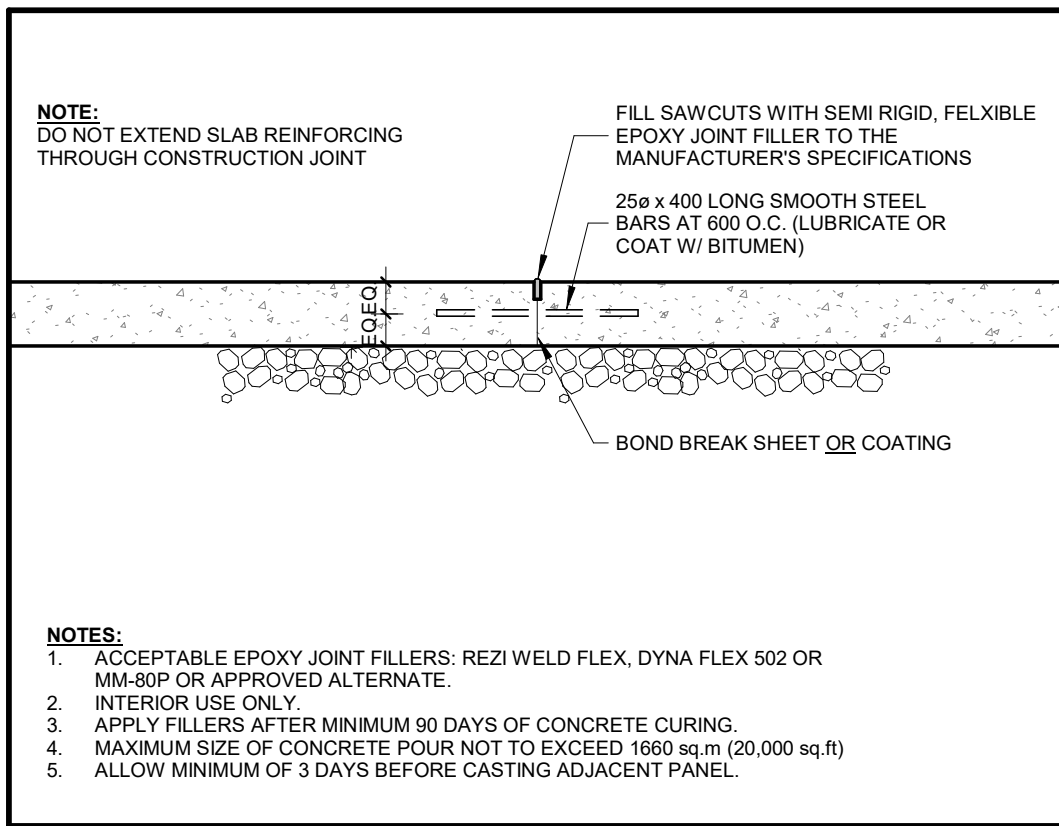
20 DETAIL - INTERIOR PAD FOOTING
S2.2 / N.T.S.



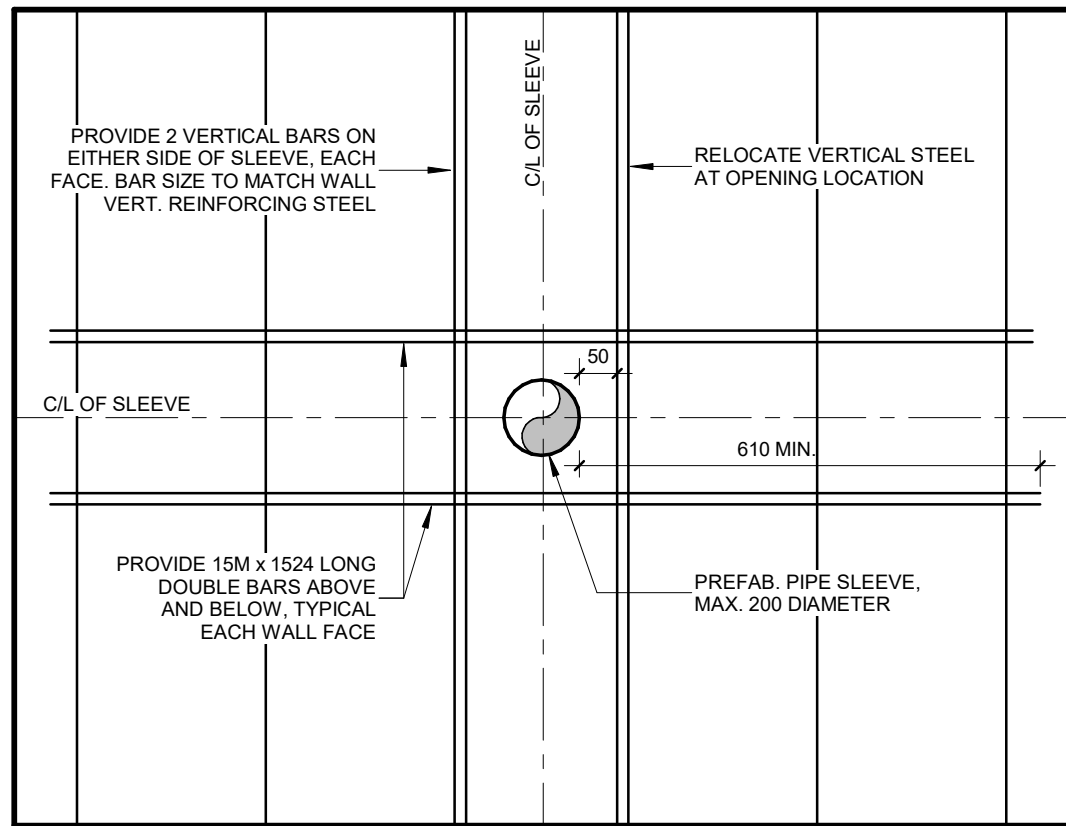
16 PLAN DETAIL - CORNER REINFORCING
S2.2 / SCALE: 1:10



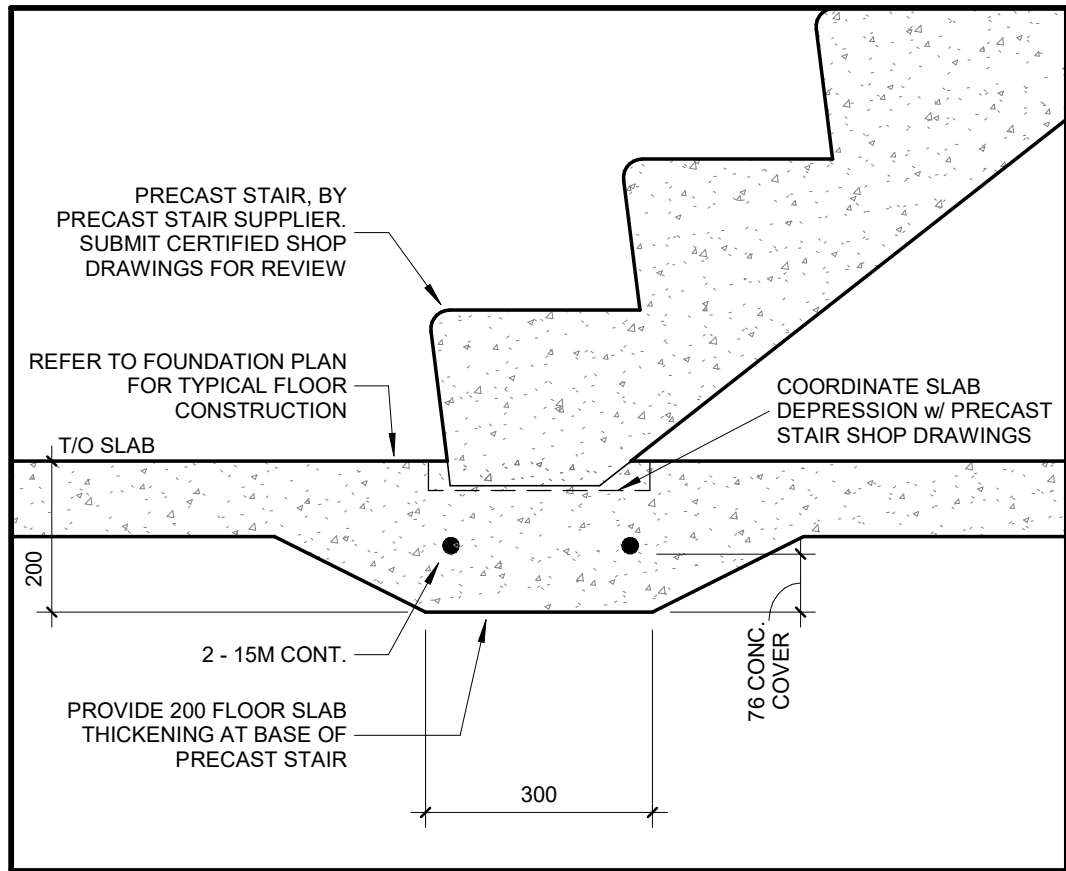
12 TYPICAL SINGLE TO DOUBLE MAT INTERSECTION
S2.2 / SCALE: 1:10



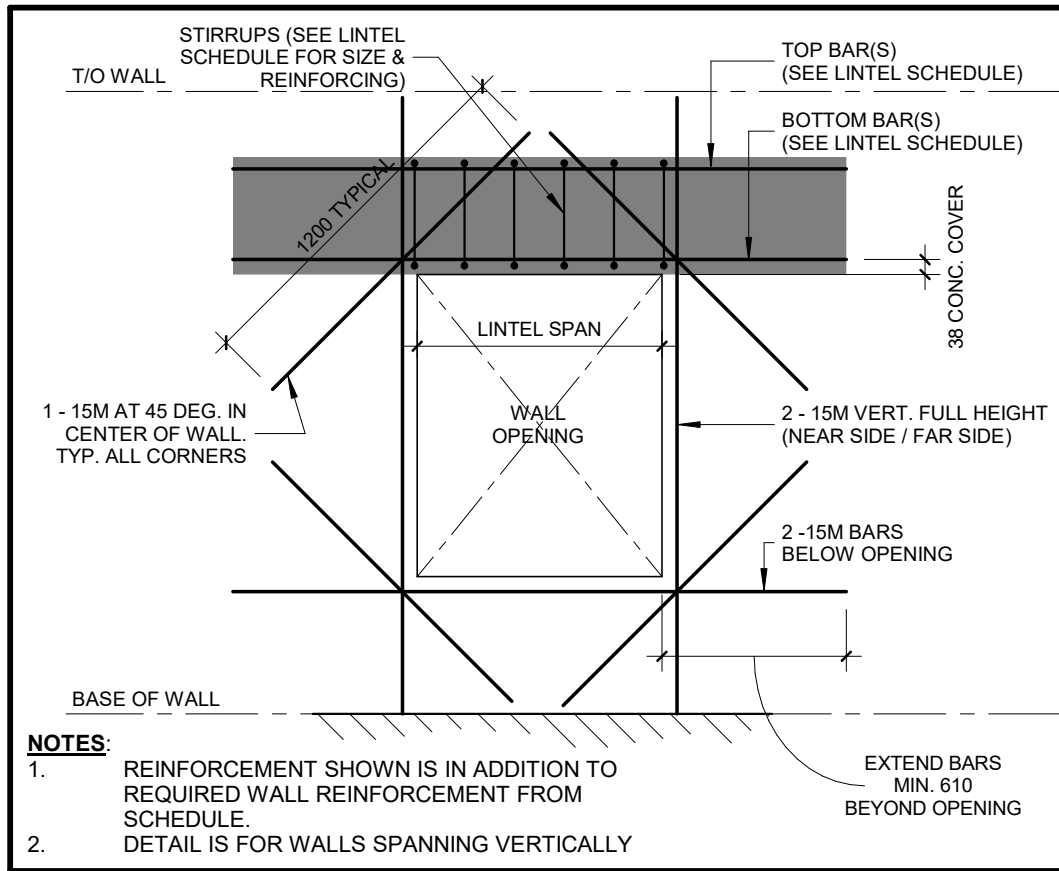
8 DETAIL - SLAB CONSTRUCTION JOINT
S2.2 / SCALE: 1:15



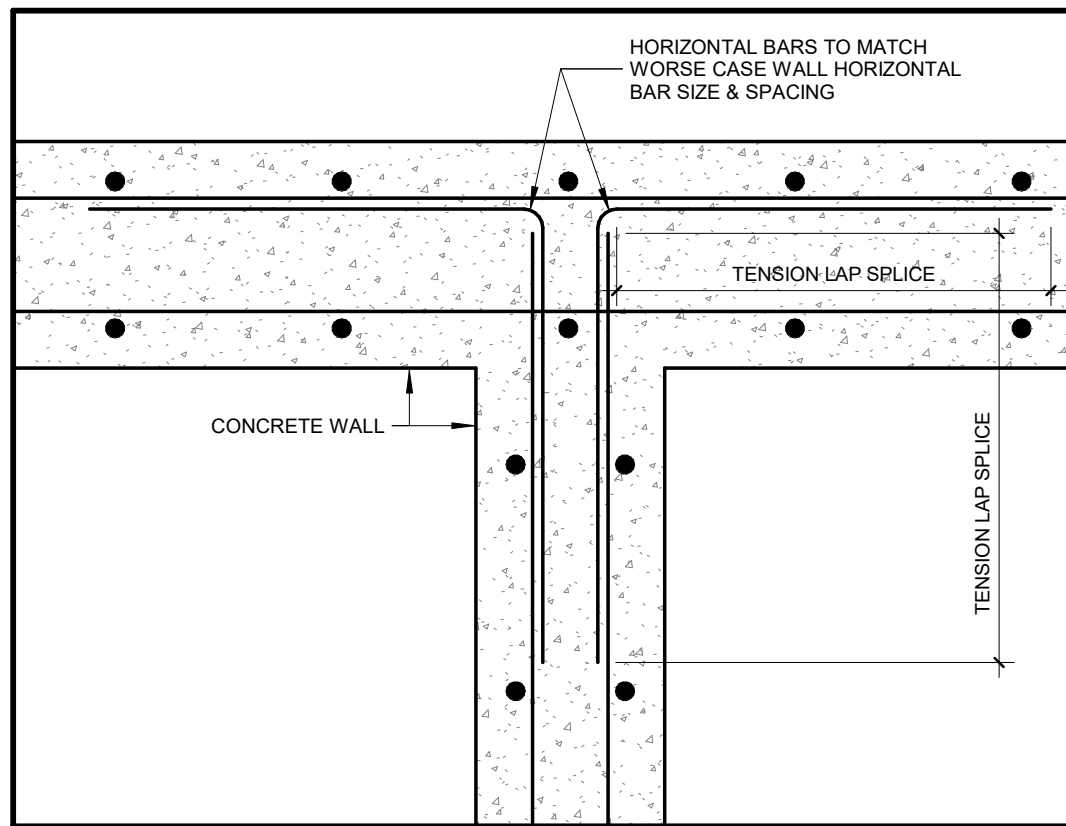
4 TYPICAL SLEEVE THROUGH CONCRETE WALL
S2.2 / SCALE: 1:10



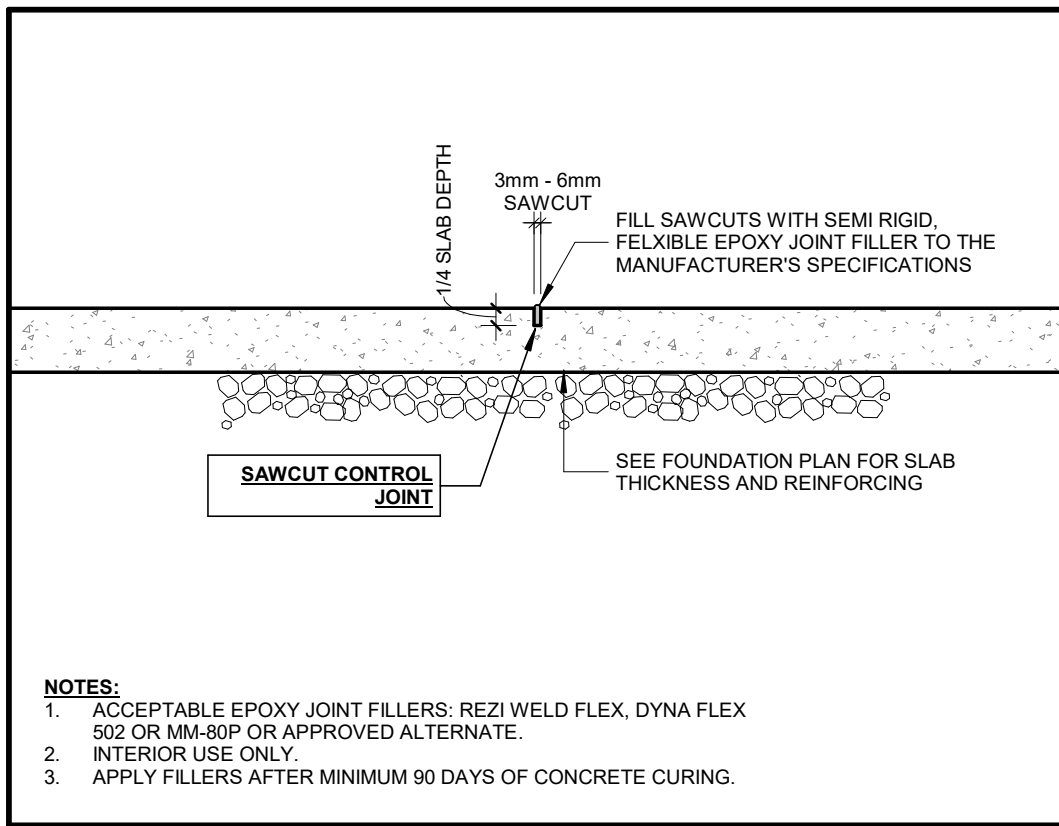
19 SLAB THICKENING DETAIL AT STAIR
S2.2 / N.T.S.



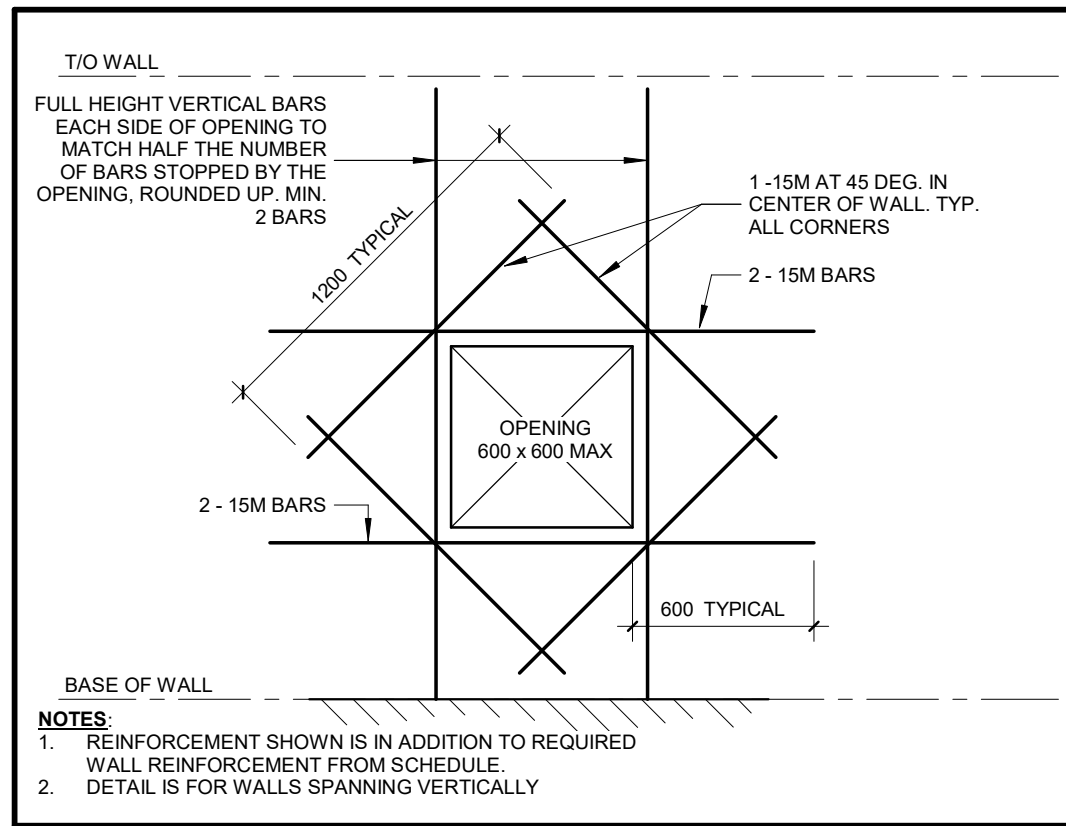
15 ELEVATION - CONC. WALL OPENING
S2.2 / SCALE: 1:25



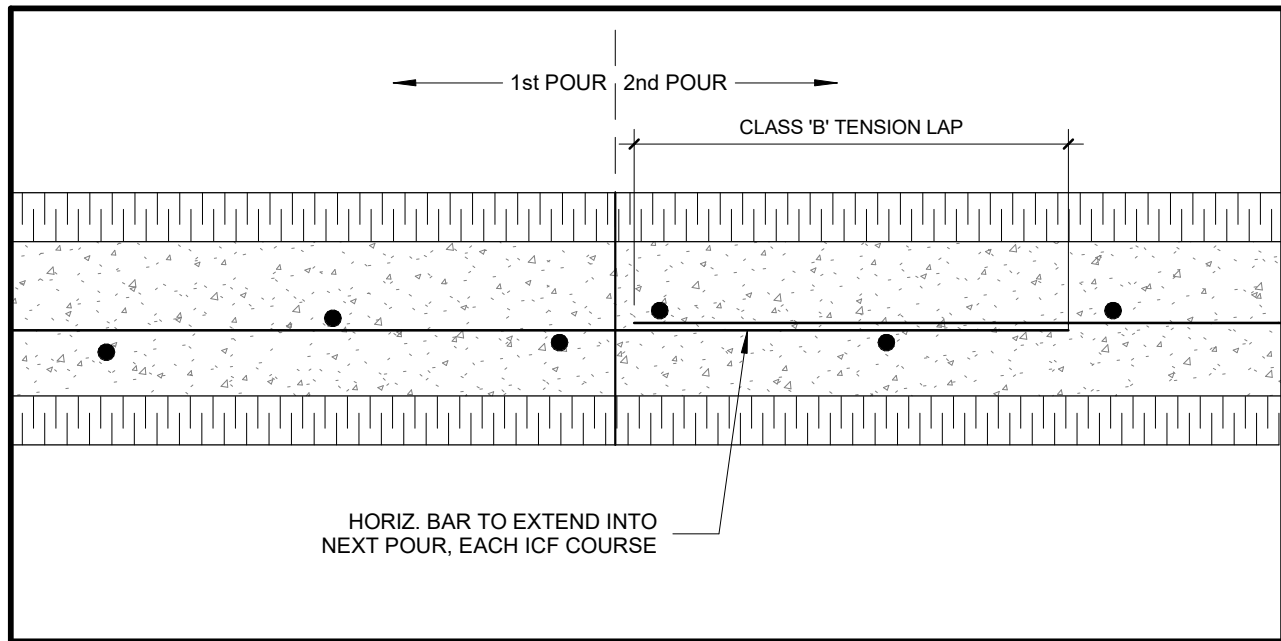
11 TYP. WALL INTERSECTION REINF. (DOUBLE MAT)
S2.2 / SCALE: 1:10



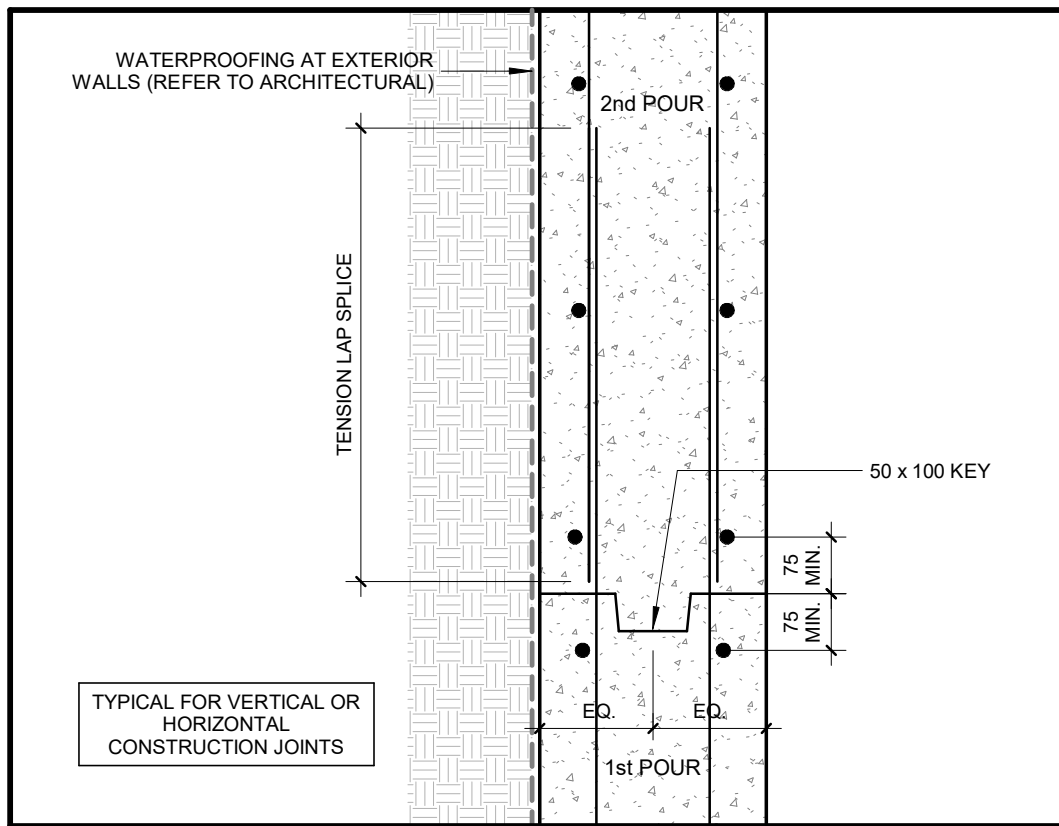
7 DETAIL - SAWCUT CONTROL JOINT
S2.2 / SCALE: 1:15



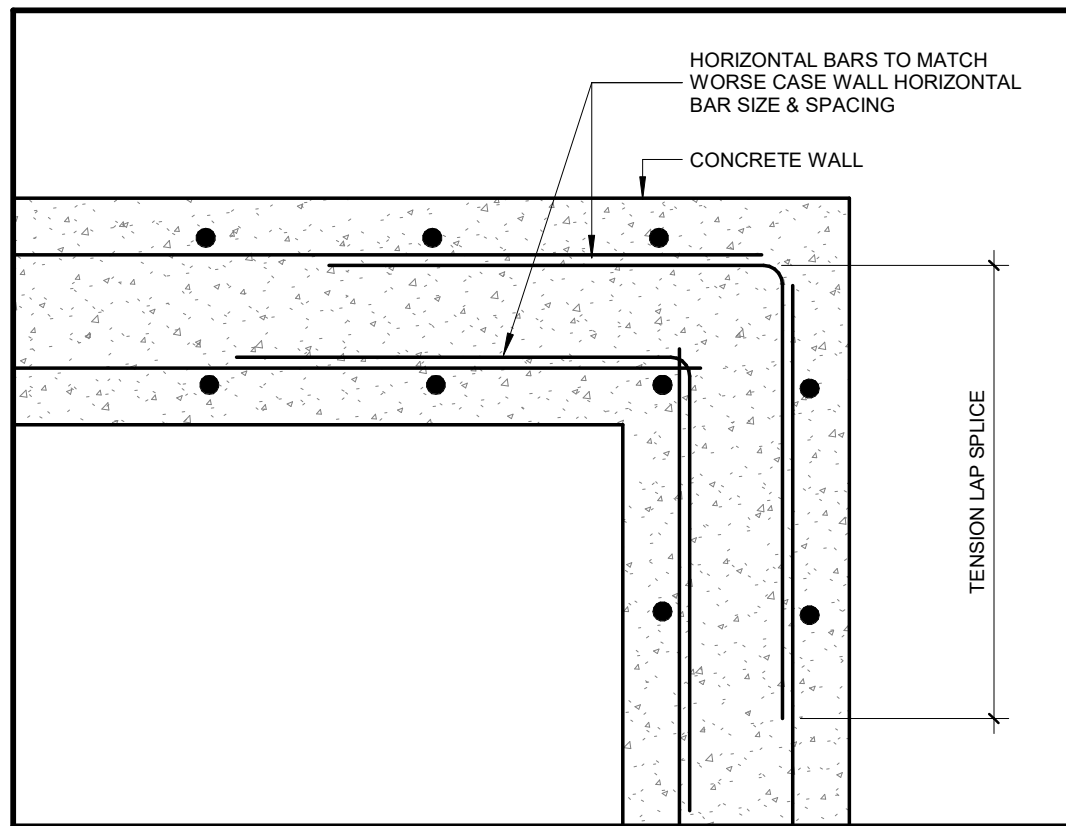
3 ELEVATION - CONCRETE WALL OPENING
S2.2 / SCALE: 1:25



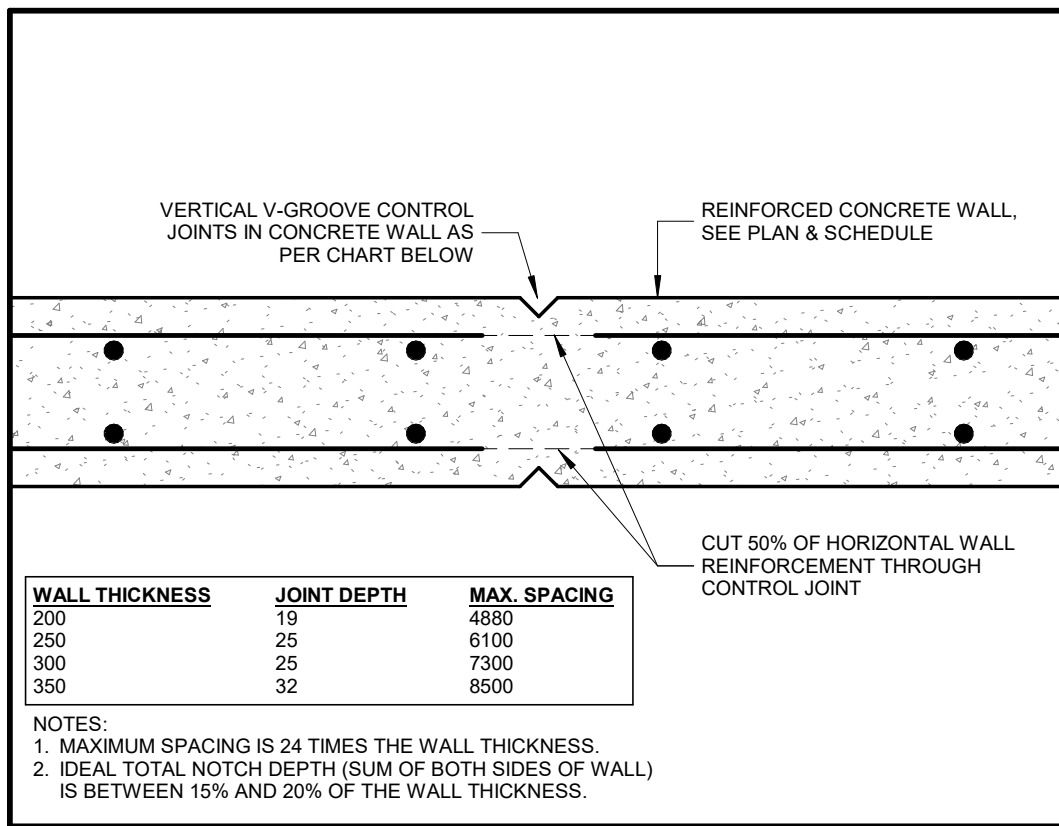
18 PLAN DETAIL - I.C.F. CONSTRUCTION JOINT
S2.2 / SCALE: 1:10



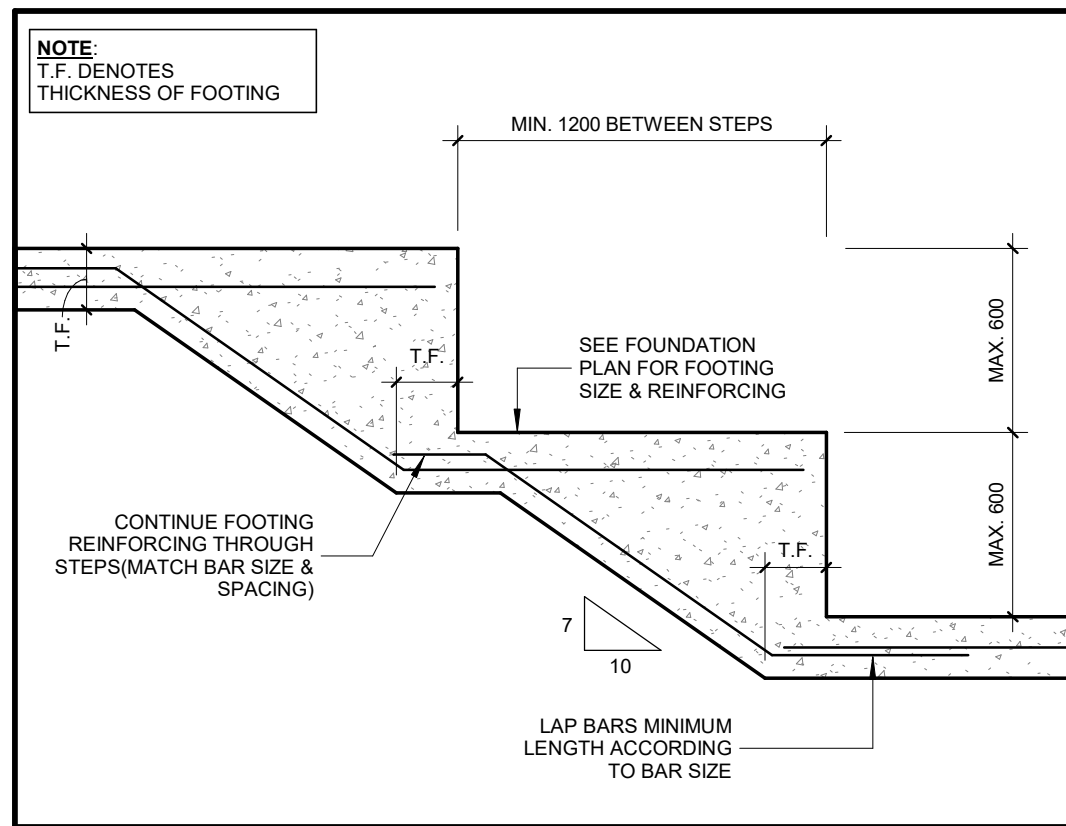
14 TYP. CONSTRUCTION JOINT IN CONCRETE WALL
S2.2 / SCALE: 1:10



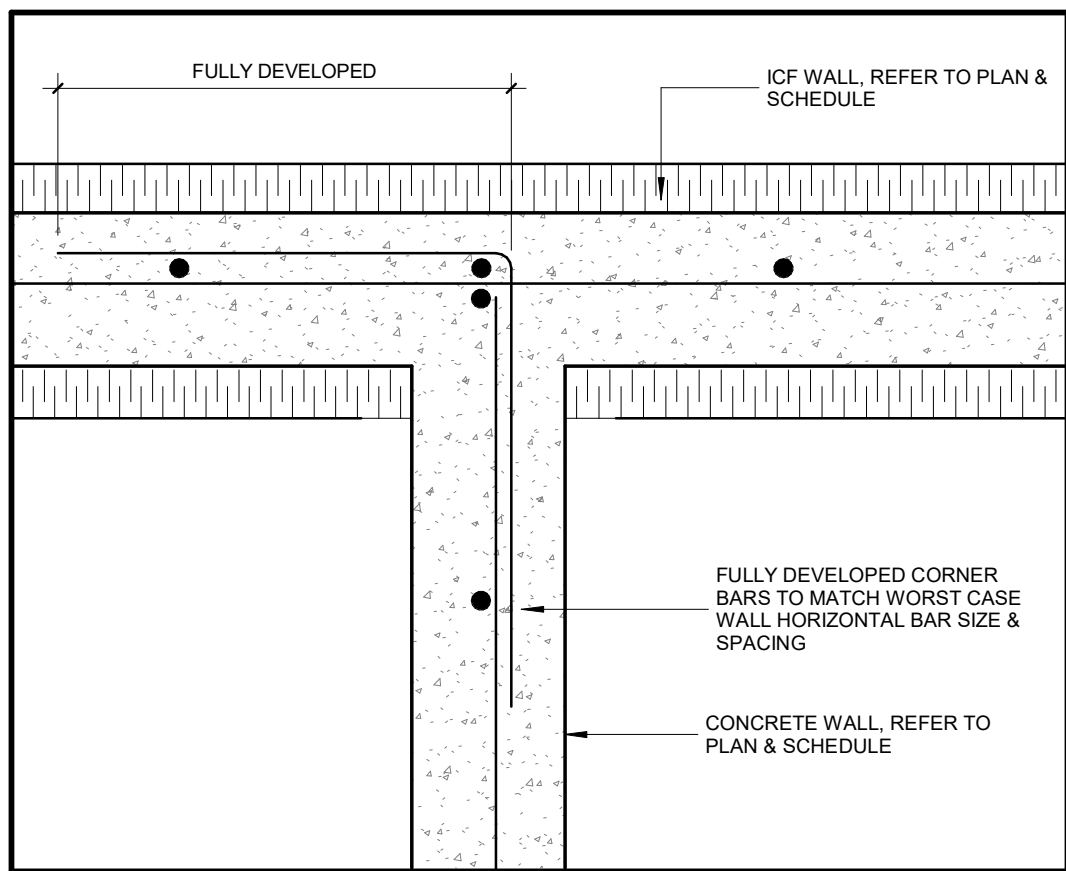
10 TYP. WALL CORNER REINFORCING (DOUBLE MAT)
S2.2 / SCALE: 1:10



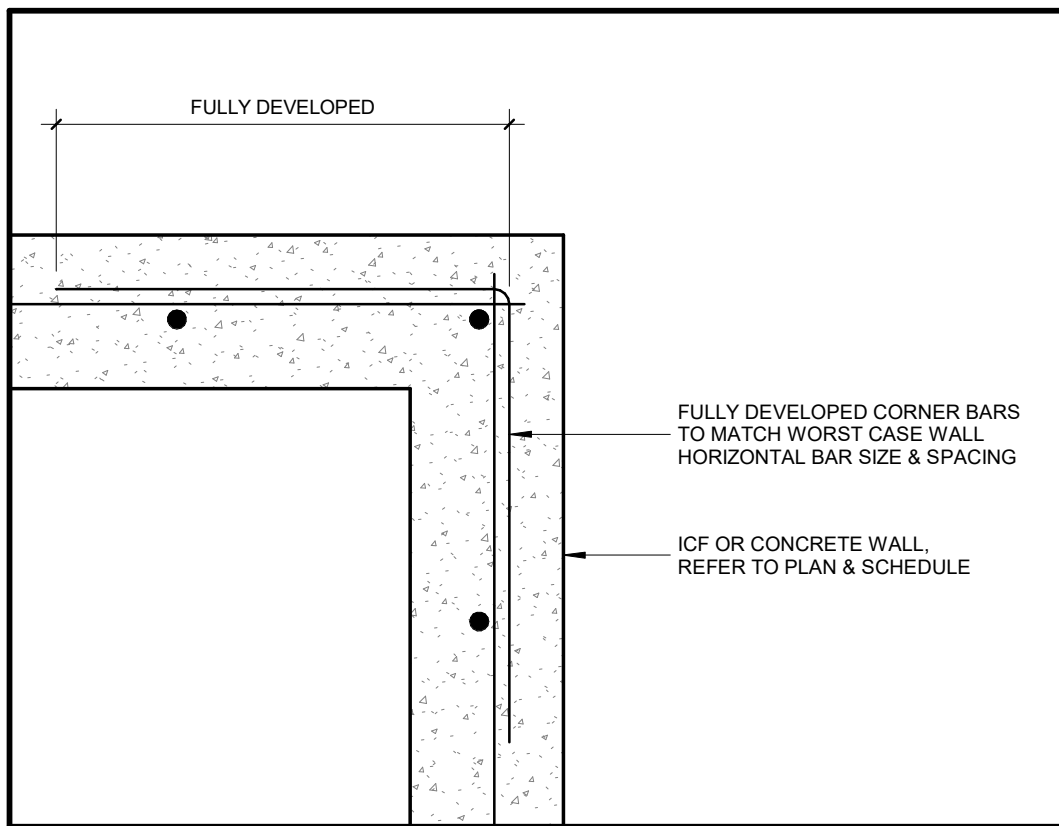
6 PLAN DETAIL - CONTROL JOINT
S2.2 / SCALE: 1:10



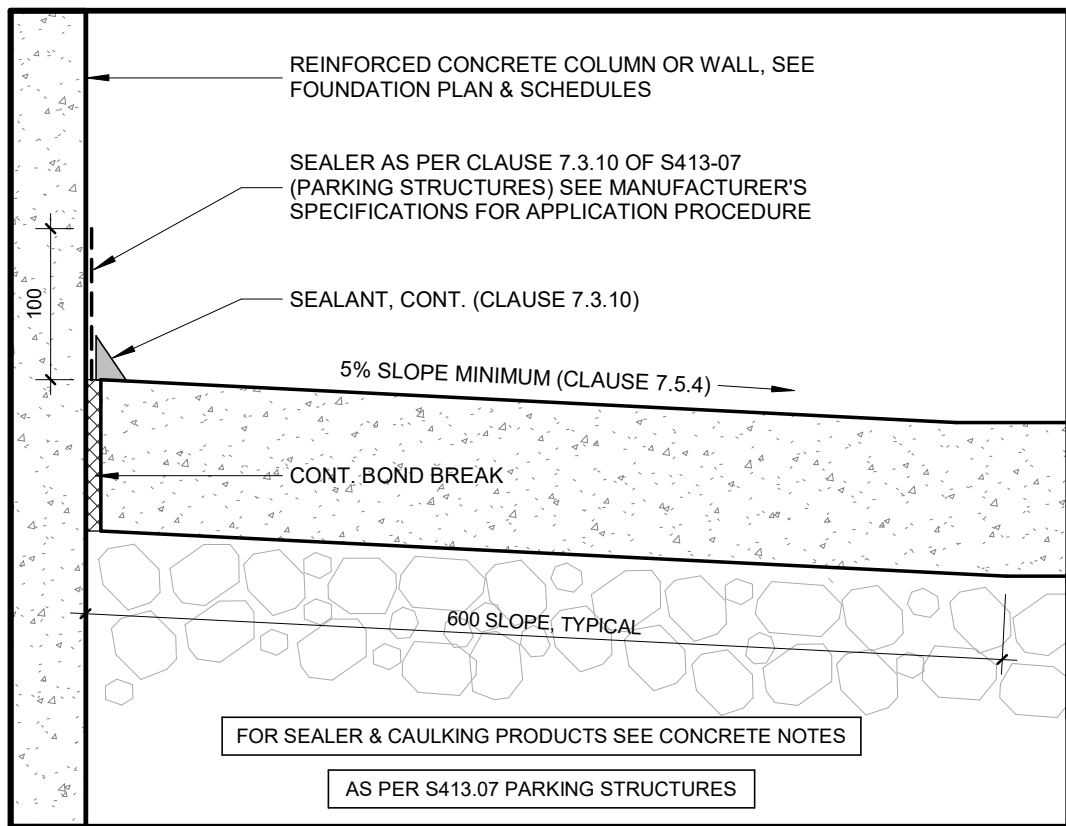
2 DETAIL - STEPPED FOOTING
S2.2 / SCALE: 1:25



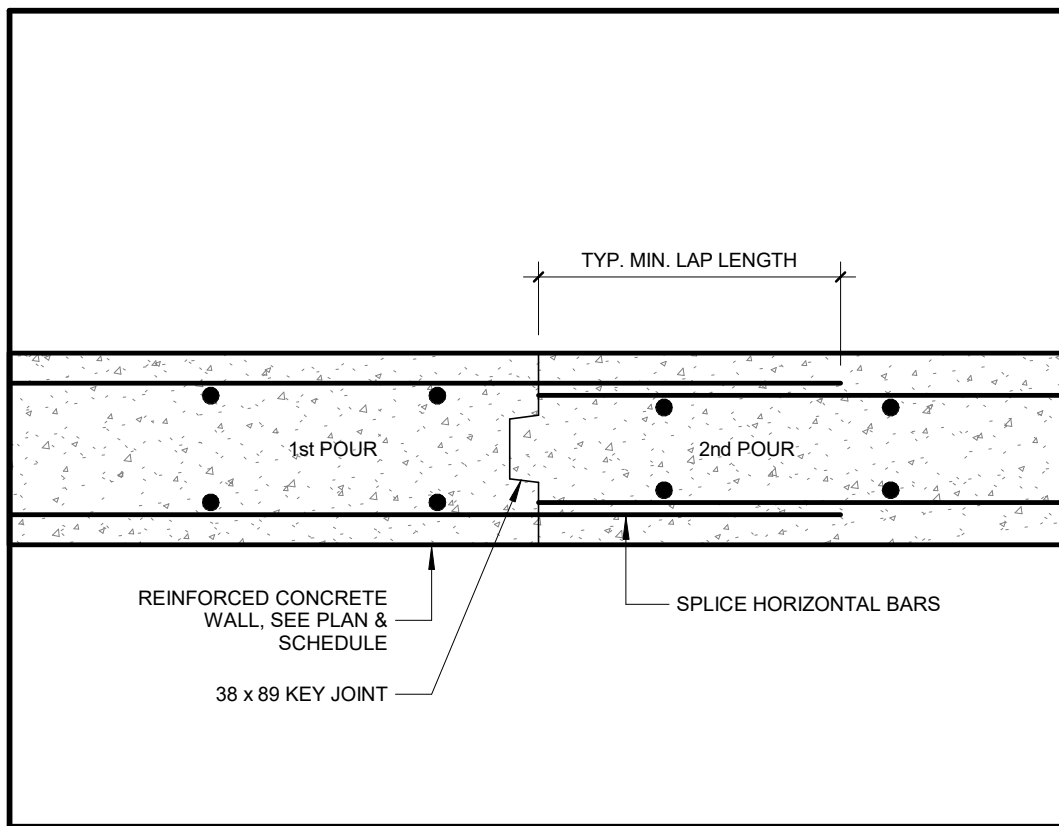
17 PLAN DETAIL - INTERSECTION REINFORCING
S2.2 / SCALE: 1:10



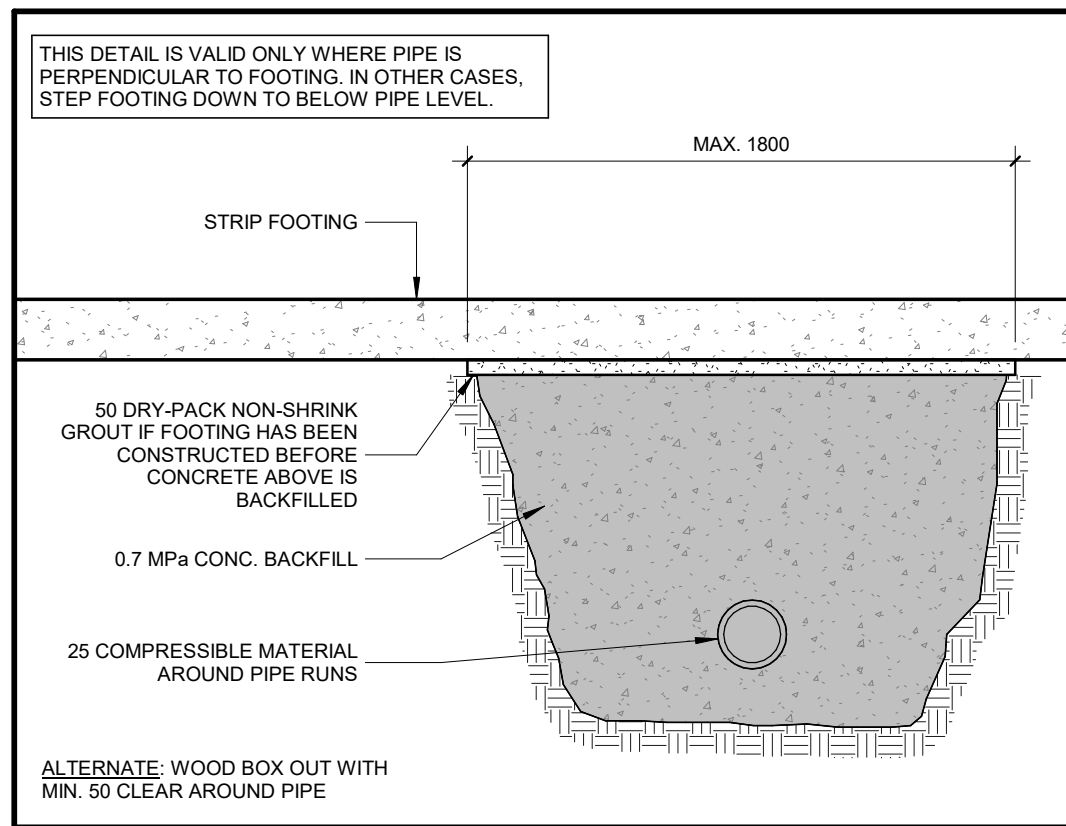
13 TYP. WALL CORNER REINFORCING (SINGLE MAT)
S2.2 / SCALE: 1:10



9 TYP. SLAB TO WALL OR COLUMN INTERSECTION
S2.2 / SCALE: 1:5



5 PLAN DETAIL - CONSTRUCTION JOINT
S2.2 / SCALE: 1:10



1 DETAIL - BACKFILL UNDER FOOTING
S2.2 / SCALE: 1:25

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No.	Date	Revision / Issued for
1	NOV. 1, 2024	ISSUED FOR 95% COMPLETION
2	NOV. 29, 2024	ISSUED FOR PERMIT
3	DEC. 11, 2024	ISSUED FOR TENDER
4	NOV. 14, 2025	

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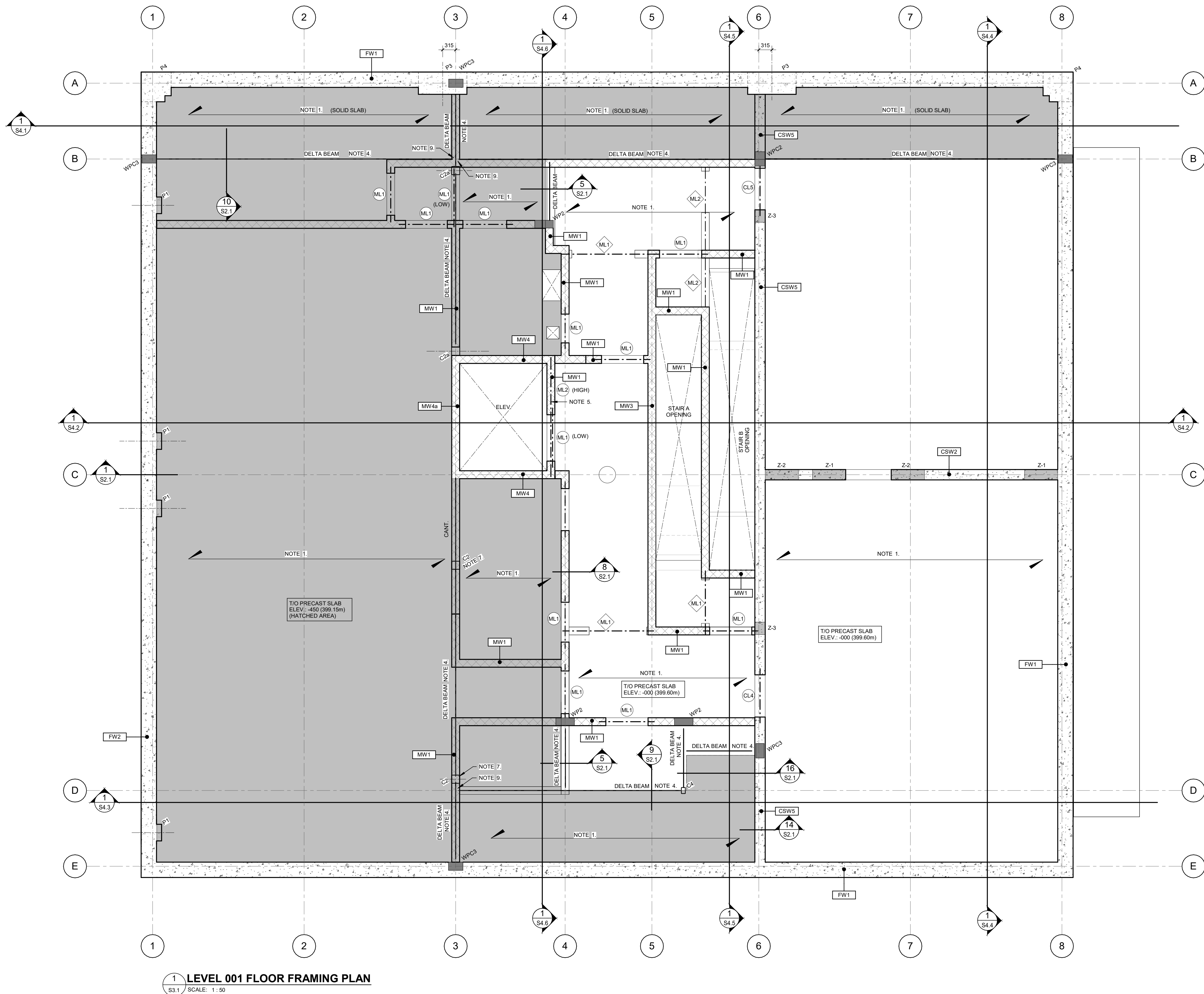
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**TYPICAL
DETAILS**

Project No: TE-44167-24
Drawn By: M.L.

S2.2



1 LEVEL 001 FLOOR FRAMING PLAN
S3.1 SCALE: 1:50

CONSTRUCTION NOTES - FRAMING

(AS REFERENCED ON PLAN)

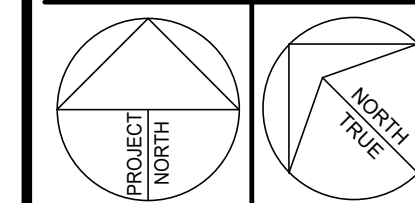
- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING. MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.
- 302 L-JOISTS @ 400 O.C. w/ 13 PLYWOOD SHEATHING. REDUCE SPACING TO 200 O.C. BELOW RTUs.
- 45x302 LVL LEDGER w/ 1/2" THREADED ROD ANCHORS w/ HILTI HIT HY200 ADHESIVE SYSTEM @ 16" O.C.
- 203 DEEP DELTA BEAMS, PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW.
- PROVIDE ML-1 FOR DOOR OPENING AFTER INSTALLATION OF ELEVATOR CAB. FILL IN WITH BLOCK AS SPECIFIED BELOW HIGH BEAM.
- BEAM TO BE SUPPORTED ON BEAM ON GL. A.
- COLUMN DESIGNED WITH LIVE LOAD REDUCTION FACTOR.
- PROVIDE MIN. 38 SOLID BLACKING UNDER RTU CURB. TYP.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 6.
- NON-LOADBEARING STEEL STUDS, BY OTHERS.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

LEGEND:

- DENOTES SPAN OF STRUCTURAL MEMBERS, AS NOTED
- WT- DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS
- ML- DENOTES **DROPPED** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- ML- DENOTES **FLUSH** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- P.A. DENOTES POST OR COLUMN ABOVE

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1	OCT 11, 2024	ISSUED FOR 30% COMPLETION
2	NOV 1, 2024	ISSUED FOR 60% COMPLETION
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4	DEC 11, 2024	ISSUED FOR PERMIT
5	NOV 14, 2025	ISSUED FOR TENDER

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223 ST. ANDREW STREET EAST, FERGUS, ON

**LEVEL 001
FLOOR
FRAMING PLAN**

Project No. TE-44167-24
Drawn By: M.L.

S3.1

CONCRETE COLUMN SCHEDULE			
CONCRETE STRENGTH	LEVEL	CC1	CC2
		335 x 485 6 - 20M 10M TIES @ 250 6 - 20M (2 x 3) 2000V DOWELS (750 IN FOUNDATION WALL)	335 x 970 12 - 20M 10M TIES @ 250 6 - 20M (2 x 6) 2000V DOWELS (750 IN FOUNDATION WALL)
COLUMN MARK	LEVEL	DOWELS TO MATCH VERTICAL REINFORCING, TYPICAL UNLESS NOTED OTHERWISE	
		CC1	CC2

NOTES:
1. PROVIDE 40 CONCRETE COVER TO VERTICAL REINFORCING STEEL.

TYPICAL COLUMN BAR DESIGNATION & TIE ARRANGEMENT

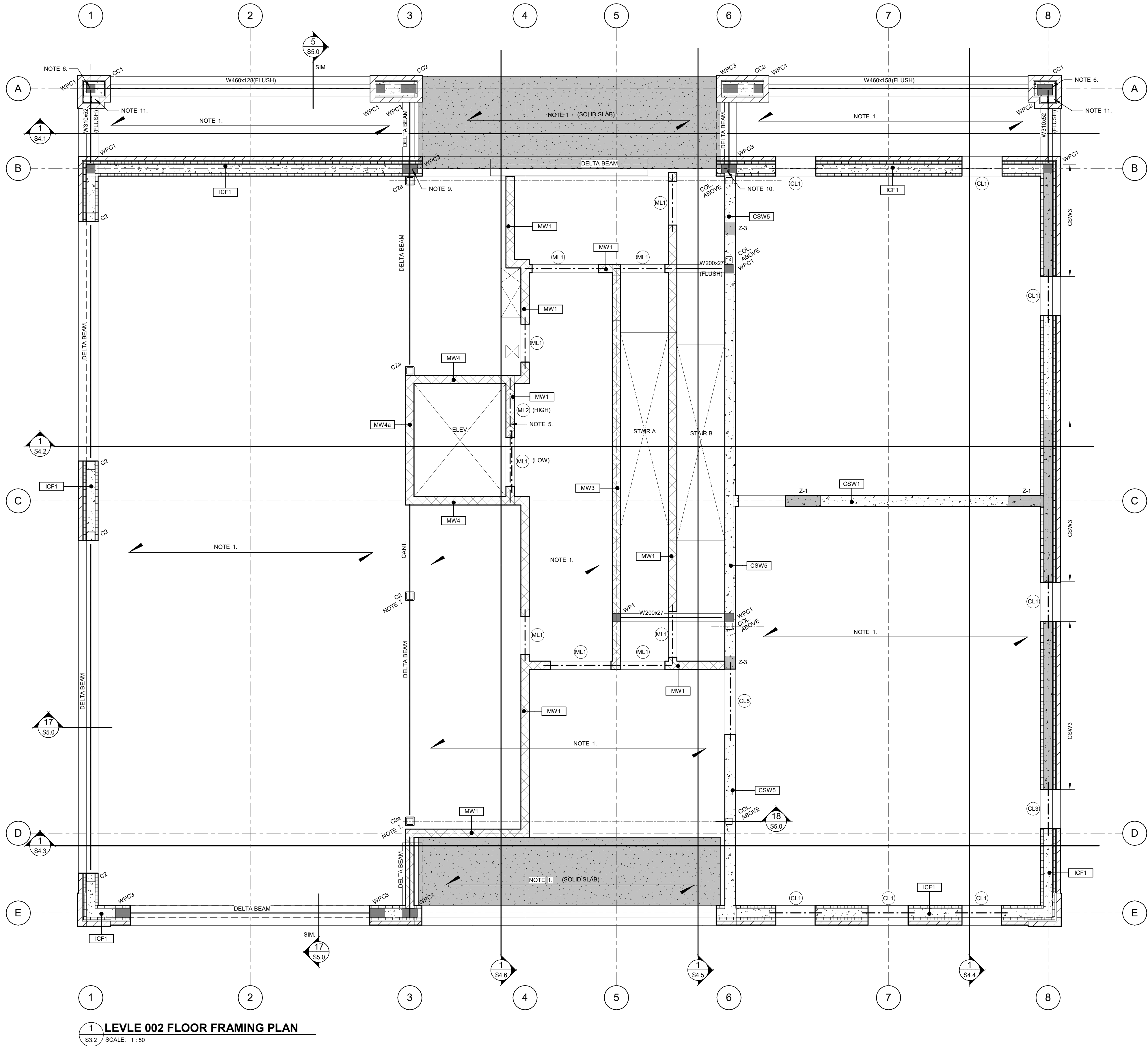
RECTANGULAR OR SQUARE COLUMN

COLUMN BAR DESIGNATION IS THE BARS ON THE SHORT SIDE, THEN LONG SIDE, TYPICAL.

EXAMPLE:
COLUMN SCHEDULE INDICATES 20 - 25M (5 x 7) FOR THIS COLUMN

EXAMPLE:
COLUMN SCHEDULE INDICATES 12 - 25M (3 x 5) FOR THIS COLUMN

NOTES:
1. REFER TO TYPICAL DETAILS FOR TRANSITION DETAILS.
2. PROVIDE TIES FOR EACH CORNER AND EACH ALTERNATE LONGITUDINAL BAR SPACED NOT MORE THAN 150mm.
3. CLEAR APART: PROVIDE TIES FOR EACH BAR SPACED MORE THAN 150mm APART.
4. TIES SHALL BE 10M FOR 30M BARS, 15M FOR 35M BARS OR LARGER.
5. SINGLE TIES WITH ONE 90 DEGREE AND ONE 135 DEGREE HOOK MAY BE USED PROVIDED SUCCESSIVE TIES ENGAGING THE SAME BARS ARE ALTERNATING END FOR END.



1 LEVLE 002 FLOOR FRAMING PLAN
S3.2 SCALE: 1:50

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

LEGEND:

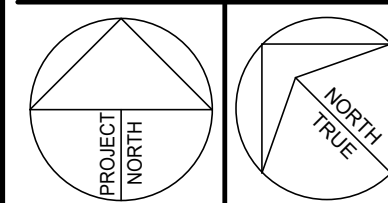
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- ML- DENOTES **FLUSH** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- P.A. DENOTES POST OR COLUMN ABOVE

CONSTRUCTION NOTES - FRAMING

(AS REFERENCED ON PLAN)

- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING.
- MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.
- 302 LJOISTS @ 400 O.C. w/ 13 PLYWOOD SHEATHING. REDUCE SPACING TO 200 O.C. BELOW RTUs.
- 45x302 LVL LEDGER W/ 1/2" THREADED ROD ANCHORS W/ HILTI HIT HY200 ADHESIVE SYSTEM @ 16" O.C.
- 203 DEEP DELTA BEAMS, PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW. PROVIDE ML1 FOR DOOR OPENING AFTER INSTALLATION OF ELEVATOR CAB. FILL IN WITH BLOCK AS SPECIFIED BELOW HIGH BEAM.
- BEAM TO BE SUPPORTED ON BEAM ON GL. A.
- COLUMN DESIGNED WITH LIVE LOAD REDUCTION FACTOR.
- PROVIDE MIN. 38 SOLID BLACKING UNDER RTU CURB. TYP.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 6.
- NON-LOADBEARING STEEL STUDS, BY OTHERS.

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2	NOV 1, 2024	ISSUED FOR 60% COMPLETION
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4	DEC 11, 2024	ISSUED FOR PERMIT
5	NOV 14, 2025	ISSUED FOR TENDER

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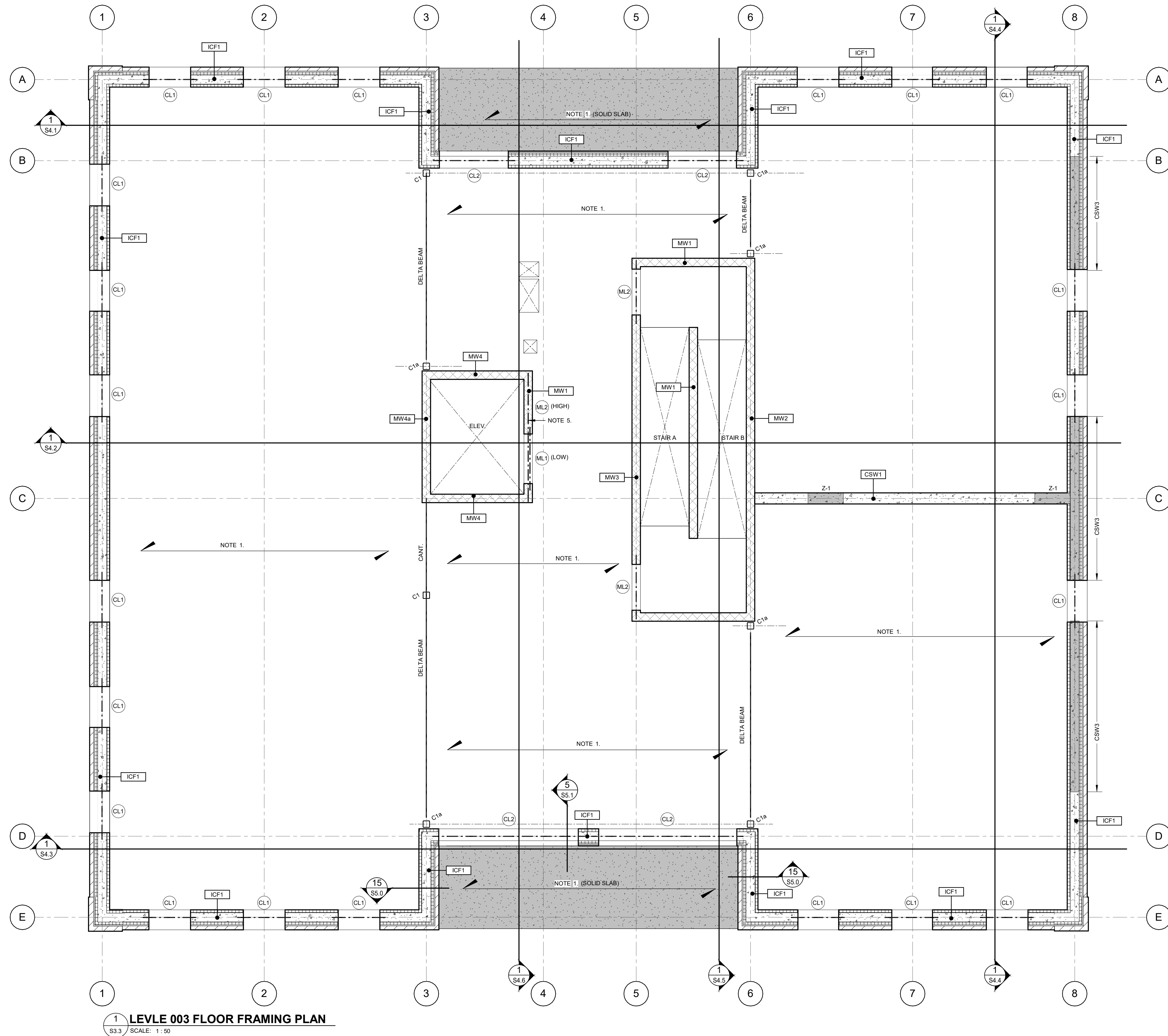
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**LEVEL 002
FLOOR
FRAMING PLAN**

Project No. TE-44167-24
Drawn By: M.L.

S3.2



1 **LEVLE 003 FLOOR FRAMING PLAN**
S3.3 SCALE: 1 : 50

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

LEGEND:

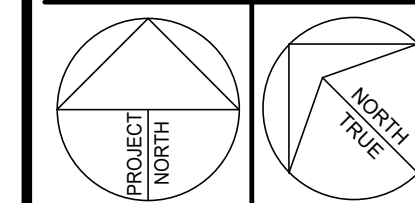
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- ML- DENOTES **FLUSH** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- P.A. DENOTES POST OR COLUMN ABOVE

CONSTRUCTION NOTES - FRAMING

(AS REFERENCED ON PLAN)

- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING. MAX. 50mm DEPTH. AVERAGE 9.5mm OVER EXTENT OF FLOOR.
- 302 I-JOISTS @ 400 O.C. w/ 13 PLYWOOD SHEATHING. REDUCE SPACING TO 200 O.C. BELOW RTU.
- 45032 LVL LEDGER W/ 1/2" THREADED ROD ANCHORS W/ HILTI HIT HY200 ADHESIVE SYSTEM @ 16" O.C.
- 203 DEEP DELTA BEAMS. PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW.
- PROVIDE ML1 FOR DOOR OPENING AFTER INSTALLATION OF ELEVATOR CAB. FILL IN WITH BLOCK AS SPECIFIED BELOW HIGH BEAM.
- BEAM TO BE SUPPORTED ON BEAM ON GL. A.
- COLUMN DESIGNED WITH LIVE LOAD REDUCTION FACTOR.
- PROVIDE MIN. 38 SOLID BLACKING UNDER RTU CURB. TYP.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 6.
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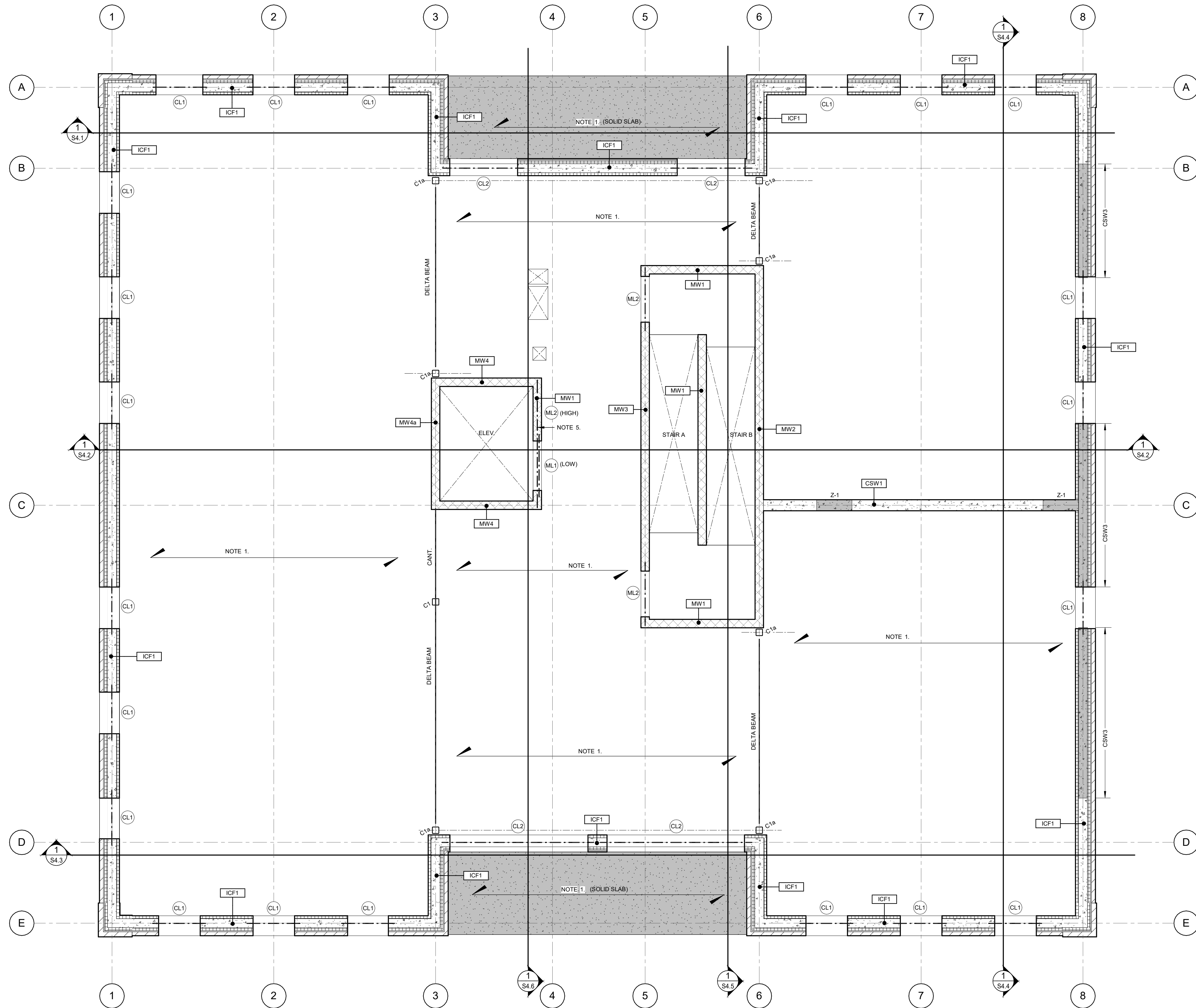
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**LEVEL 003
FLOOR
FRAMING PLAN**

Project No. TE-44167-24
Drawn By: M.L.

S3.3



1 LEVEL 004 FLOOR FRAMING PLAN
S3.4 SCALE: 1:50

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

LEGEND:

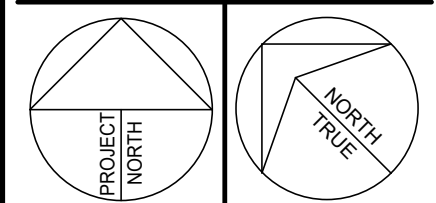
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- ML DENOTES **DROPPED** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- ML- DENOTES **FLUSH** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- P.A. DENOTES POST OR COLUMN ABOVE

CONSTRUCTION NOTES - FRAMING

(AS REFERENCED ON PLAN)

- SPAN OF 203 HOLLOW CORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING.
- MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.
- 302 L-JOISTS @ 400 O.C. w/ 13 PLYWOOD SHEATHING. REDUCE SPACING TO 200 O.C. BELOW RTUs.
- 45x302 LVL LEDGER W/ 1/2" THREADED ROD ANCHORS W/ HILTI HIT HY200 ADHESIVE SYSTEM @ 16" O.C.
- 203 DEEP DELTA BEAMS. PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW.
- PROVIDE ML-1 FOR DOOR OPENING AFTER INSTALLATION OF ELEVATOR CAB. FILL IN WITH BLOCK AS SPECIFIED BELOW HIGH BEAM.
- BEAM TO BE SUPPORTED ON BEAM ON GL. A.
- COLUMN DESIGNED WITH LIVE LOAD REDUCTION FACTOR.
- PROVIDE MIN. 38 SOLID BLACKING UNDER RTU CURB. TYP.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
- BEAM TO BE SUPPORTED ON BEAM ON GL. 6.
- NON-LOADBEARING STEEL STUDS, BY OTHERS.

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**LEVEL 004
FLOOR
FRAMING PLAN**

Project No. TE-44167-24
Drawn By: M.L.

S3.4



DENOTES SPAN OF STRUCTURAL MEMBERS, AS NOTED

WT- DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS

(ML-) DENOTES **DROPPED** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.

 DENOTES **FLUSH** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.

P.A. DENOTES POST OR COLUMN ABOVE



(AS REFERENCED ON PLAN)

- 1 SPAN OF 23S HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING
- 2 MAX. 50mm DEPTH. AVERAGE 85mm OVER EXENT OF FLOOR.
- 3 1 @ 400 C/C. 1 @ 600 C/C. 13 PL WYDOB SHEATHING. REDUCE SPACING TO 200 C/C
- 4 BELOW RTIRS.
- 5 45932 (1/2" LUGGER W/ 1/2" THREADED ROD ANCHORS W/ HLTI HT HY200 ADHESIVE
- 6 SYSTEM @ 12" C/C.
- 7 200 DEPT DELTA BEAMS. PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW.
- 8 PROVIDE ML1 FOR DOOR OPENING AFTER INSTALLATION OF ELEVATOR CAB. FILL IN
- 9 CONCRETE. 100% COMP. AS SPEC.
- 10 BEAM TO BE SUPPORTED ON BEAM ON GL. A.
- 11 COLUMN DESIGN WITH LIVE LOAD INCREASED BY 25% FACTOR.
- 12 PROVIDE MIN. 36 SOLID BLACKING UNDER TIR CURBS. TYP.
- 13 BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
- 14 BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
- 15 NON-LOAD-BEARING STEEL STUBS BY OTHERS.

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**LEVEL 005
FLOOR
FRAMING PLAN**

Project No.	Drawn By.
TE-44167-24	M.L.

S3.5

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1	OCT 11, 2024	ISSUED FOR 30% COMPLETION
2	NOV 1, 2024	ISSUED FOR 60% COMPLETION
3	NOV 29, 2024	ISSUED FOR 85% COORDINATION
4	DEC 11, 2024	ISSUED FOR PERMIT
5	NOV 14, 2025	ISSUED FOR TENDER



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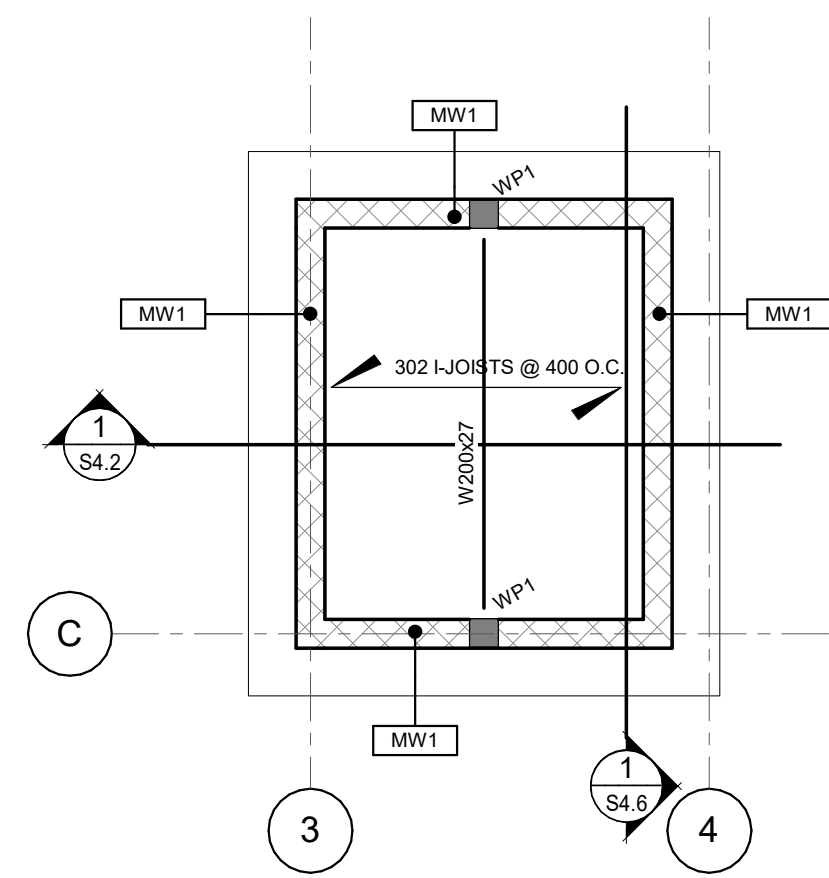
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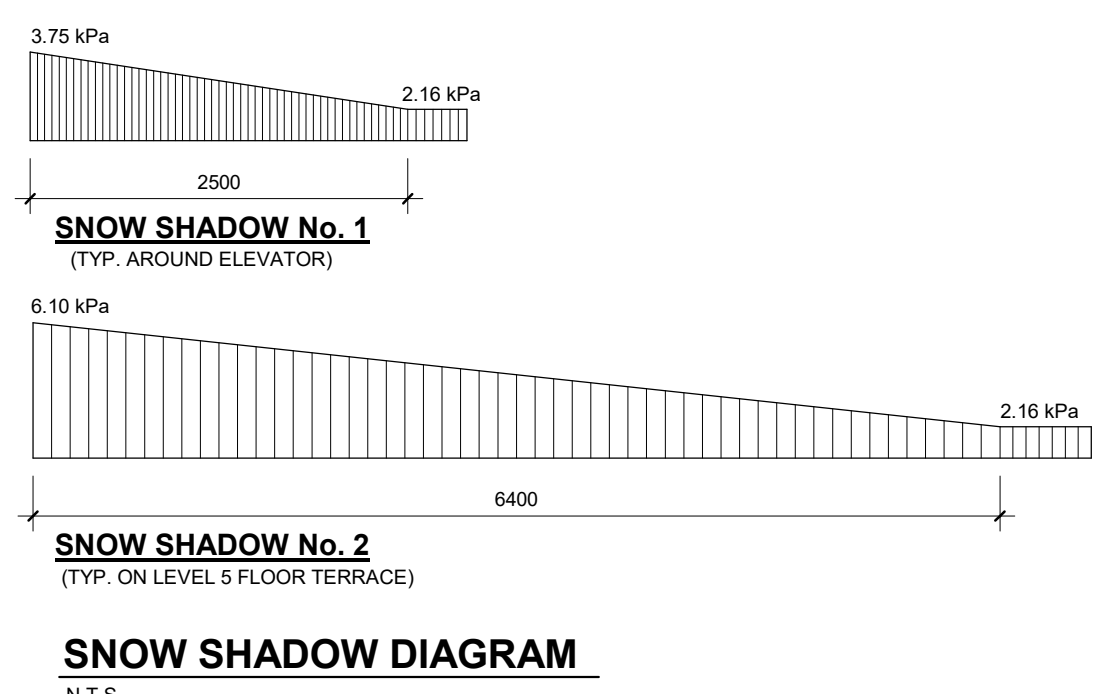
**LEVEL 006 &
ELEV. ROOF
FRAMING PLAN**

Project No: TE-44167-24
Drawn By: M.L.

S3.6



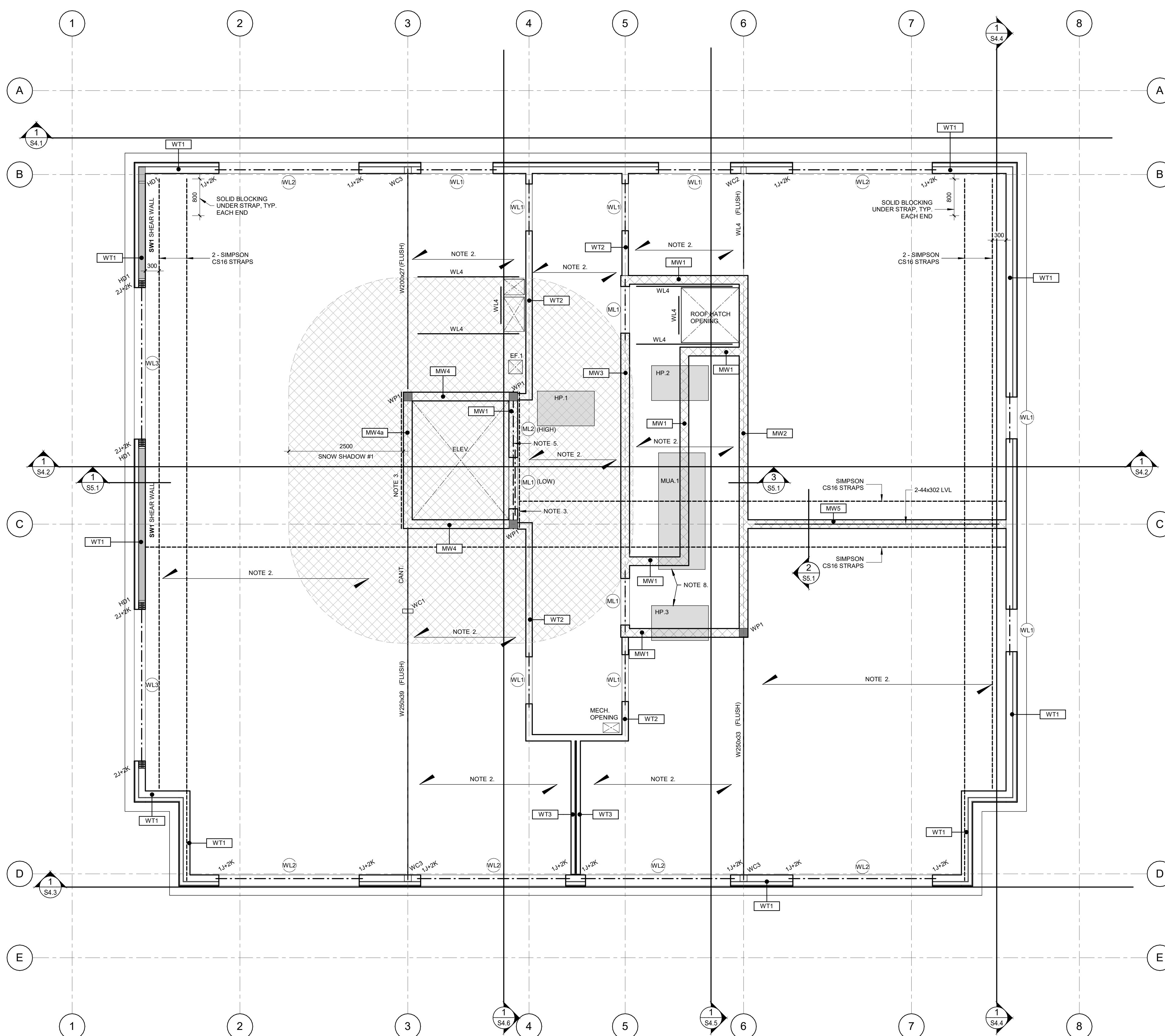
2 ELEVATOR ROOF FRAMING PLAN
S3.6 SCALE: 1 : 50



SNOW SHADOW DIAGRAM
N.T.S.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

- LEGEND:**
- Denotes span of structural members, as noted
 - WT- Denotes wall type. Refer to wall type schedule for reinforcing requirements
 - ML- Denotes **DROPPED** lintel type. Refer to lintel type schedule for size and reinforcing.
 - ML- Denotes **FLUSH** lintel type. Refer to lintel type schedule for size and reinforcing.
 - P.A. Denotes post or column above

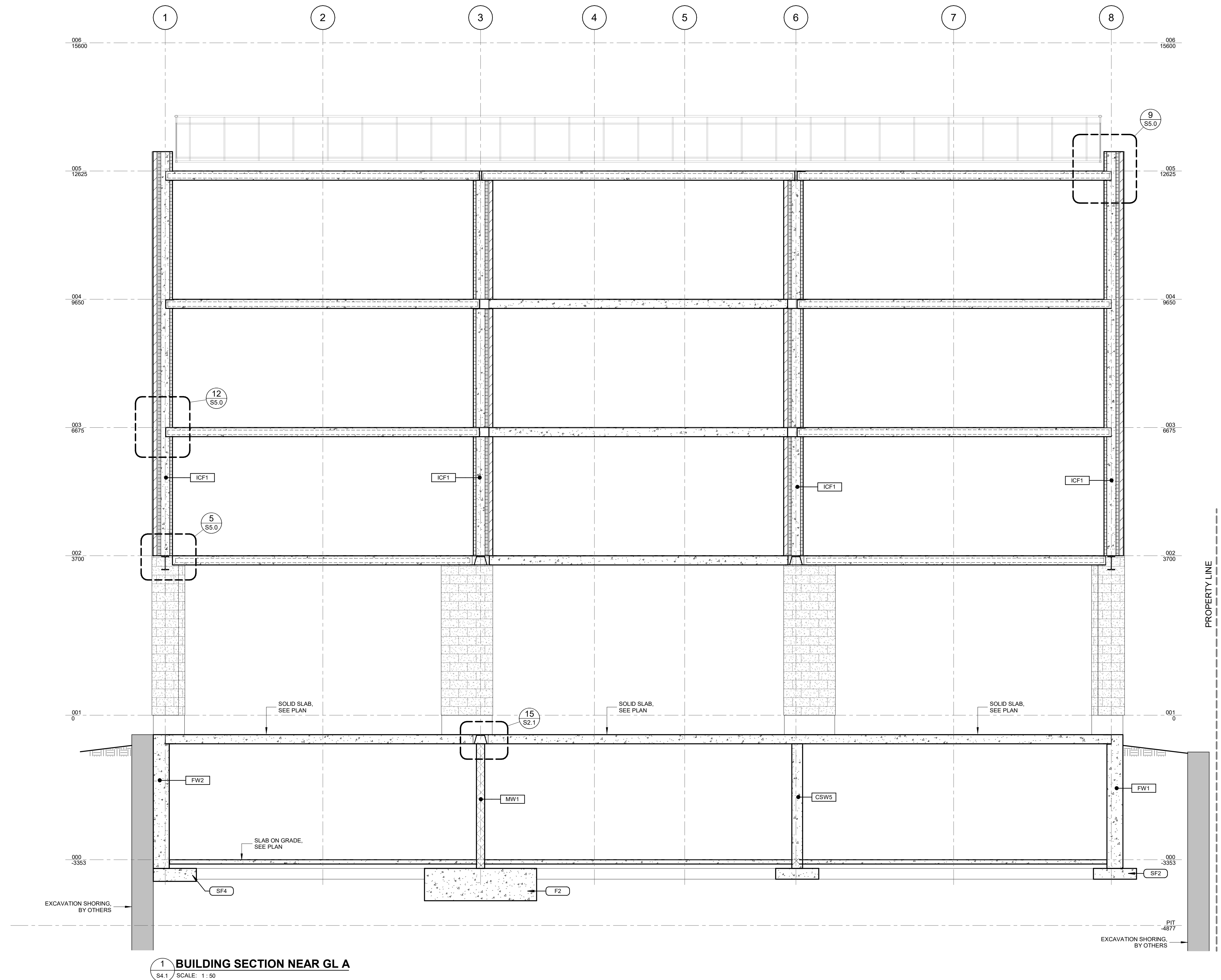


1 LEVEL 006 ROOF FRAMING PLAN
S3.6 SCALE: 1 : 50

RTU SCHEDULE		
MARK	SIZE	WEIGHT
MJA.1	2470 LONG x 1340 WIDE x 1530 HIGH (+800 CURB)	2600 lbs
HP	1250 LONG x 770 WIDE x 1700 HIGH (+800 CURB)	700 lbs

CONSTRUCTION NOTES - FRAMING

- (AS REFERENCED ON PLAN)
- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING. MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.
 - 302 I-JOISTS @ 400 O.C. w/ 13 PLYWOOD SHEATHING. REDUCE SPACING TO 200 O.C. BELOW RTU's.
 - 45x302 LVL LEDGER W/ 1/2" THREADED ROD ANCHORS W/ HILTI HIT HY200 ADHESIVE SYSTEM @ 18" O.C.
 - 203 DEEP DELTA BEAMS. PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW.
 - PROVIDE ML1 FOR DOOR OPENING AFTER INSTALLATION OF ELEVATOR CAB. FILL IN WITH BLOCK AS SPECIFIED BELOW HIGH BEAM.
 - BEAM TO BE SUPPORTED ON BEAM ON GL. A
 - COLUMN DESIGNED WITH LIVE LOAD REDUCTION FACTOR.
 - PROVIDE MIN. 38 SOLID BLACKING UNDER RTU CURB. TYP.
 - BEAM TO BE SUPPORTED ON BEAM ON GL. 3.
 - BEAM TO BE SUPPORTED ON BEAM ON GL. 6.
 - NON-LOADBEARING STEEL STUDS, BY OTHERS.



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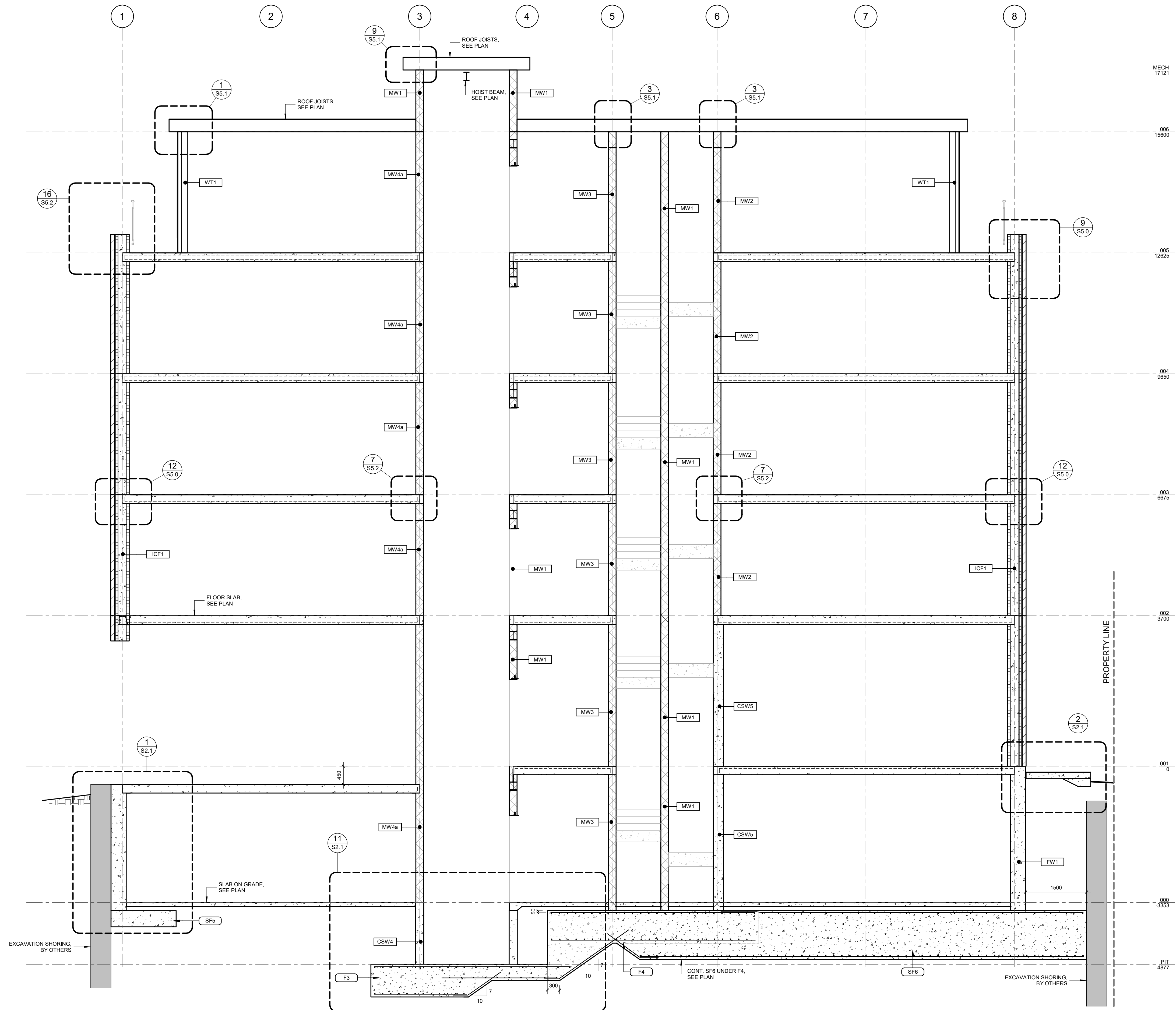
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**BUILDING
SECTION**

Project No: TE-44167-24
Drawn By: M.L.

S4.1



1 BUILDING SECTION AT ELEVATOR & STAIRS
S4.2 SCALE: 1:50

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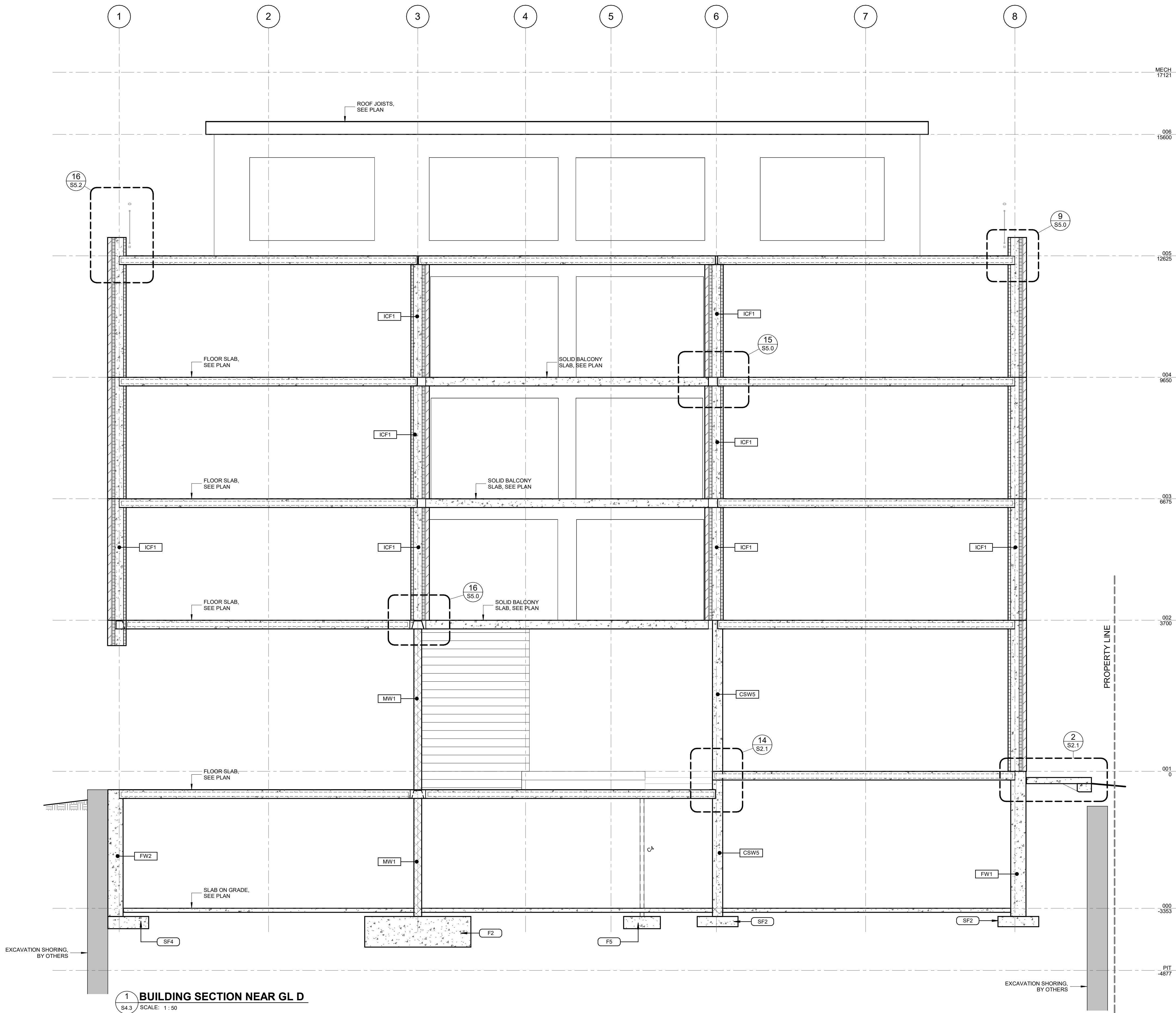
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S4.2



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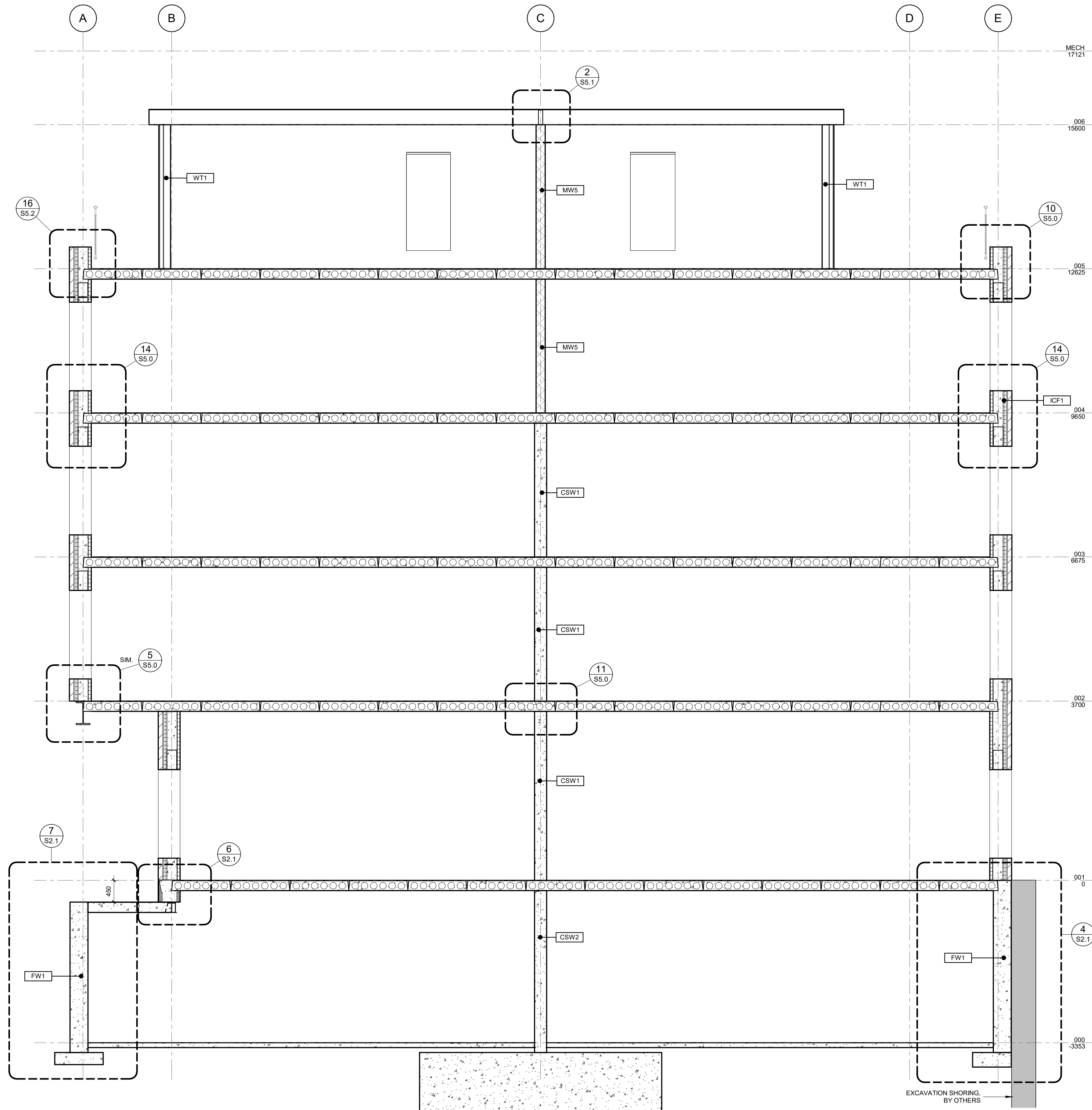
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S4.3



1 BUILDING SECTION BETWEEN GL 7 TO 8
S4.4 SCALE: 1:50

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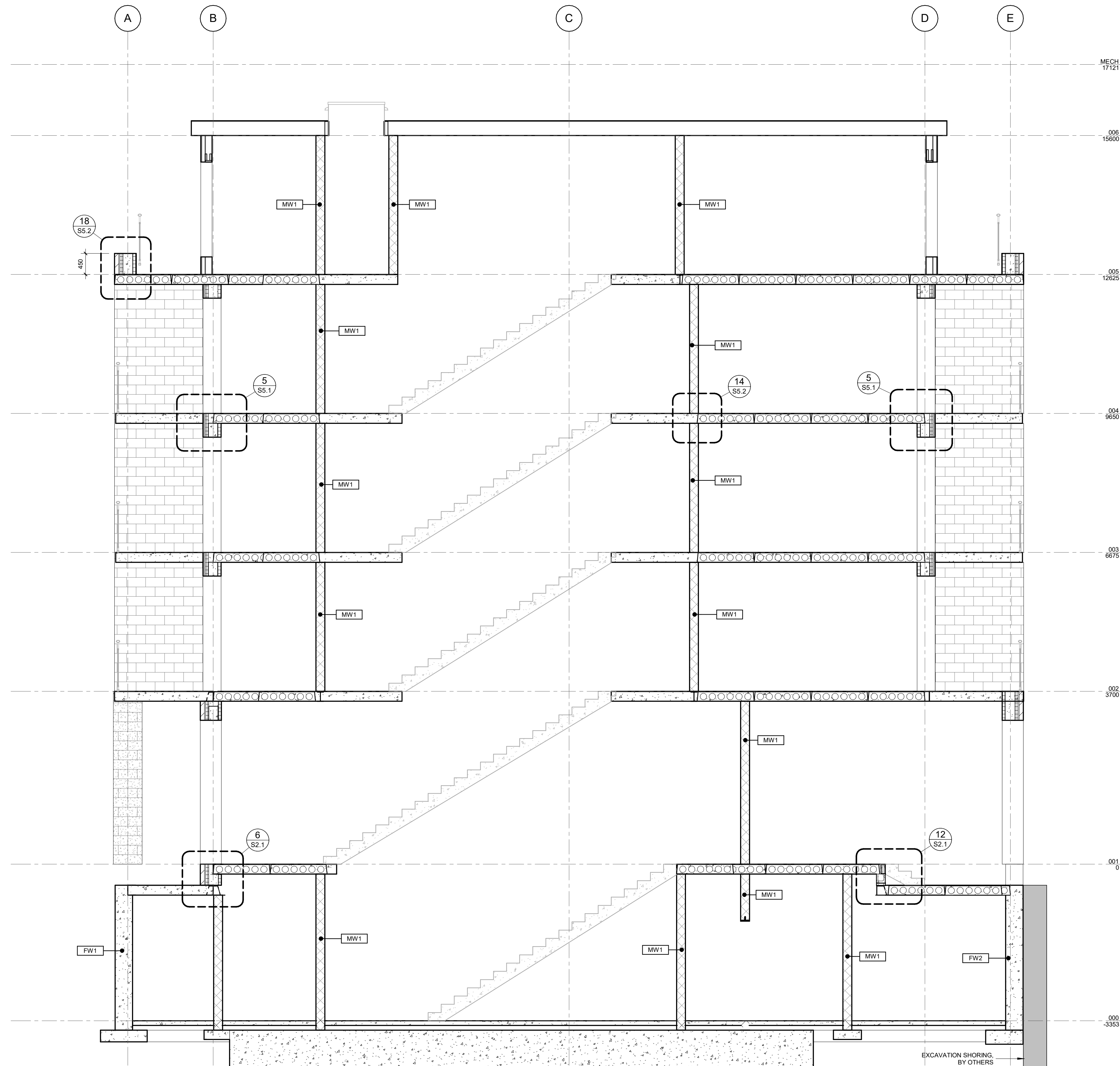
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S4.4



1 BUILDING SECTION NEAR GL 6
S4.5 SCALE: 1 : 50

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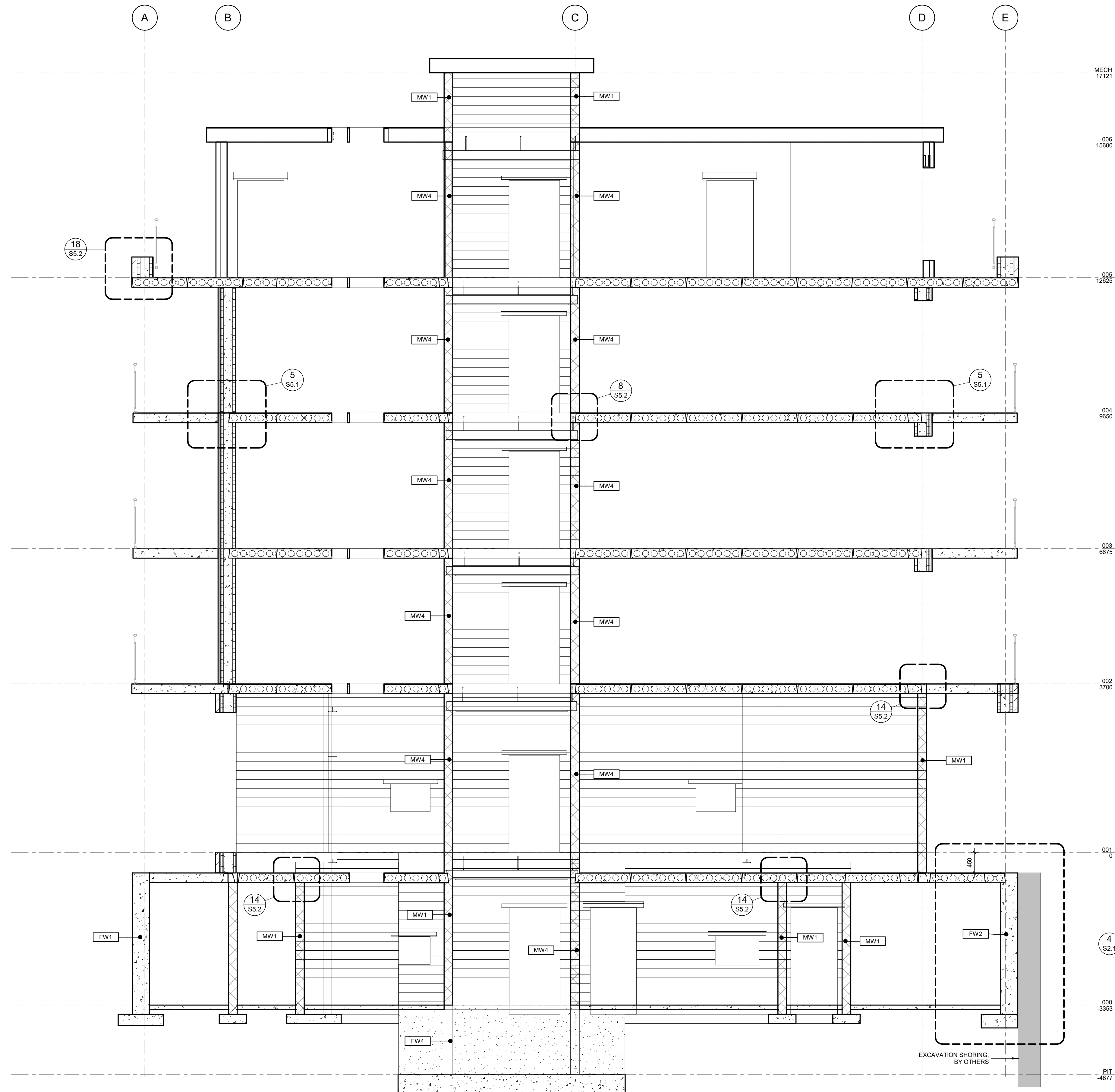
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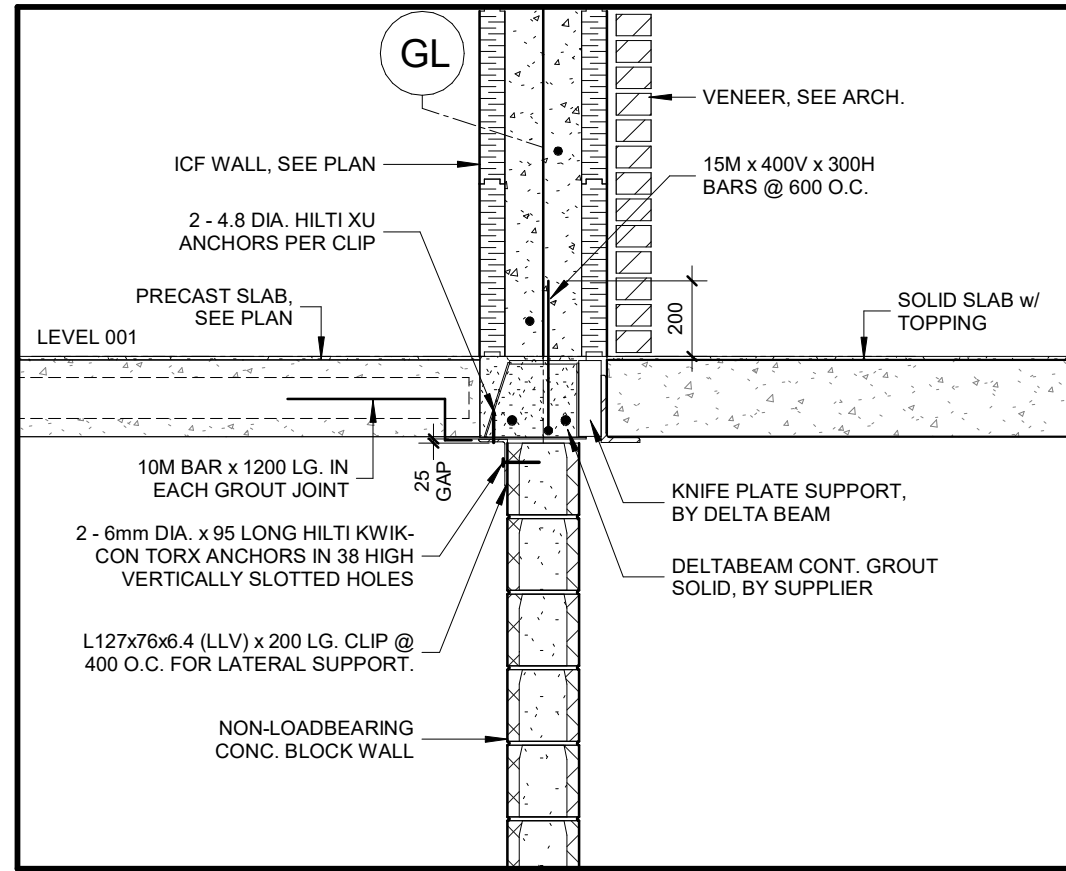
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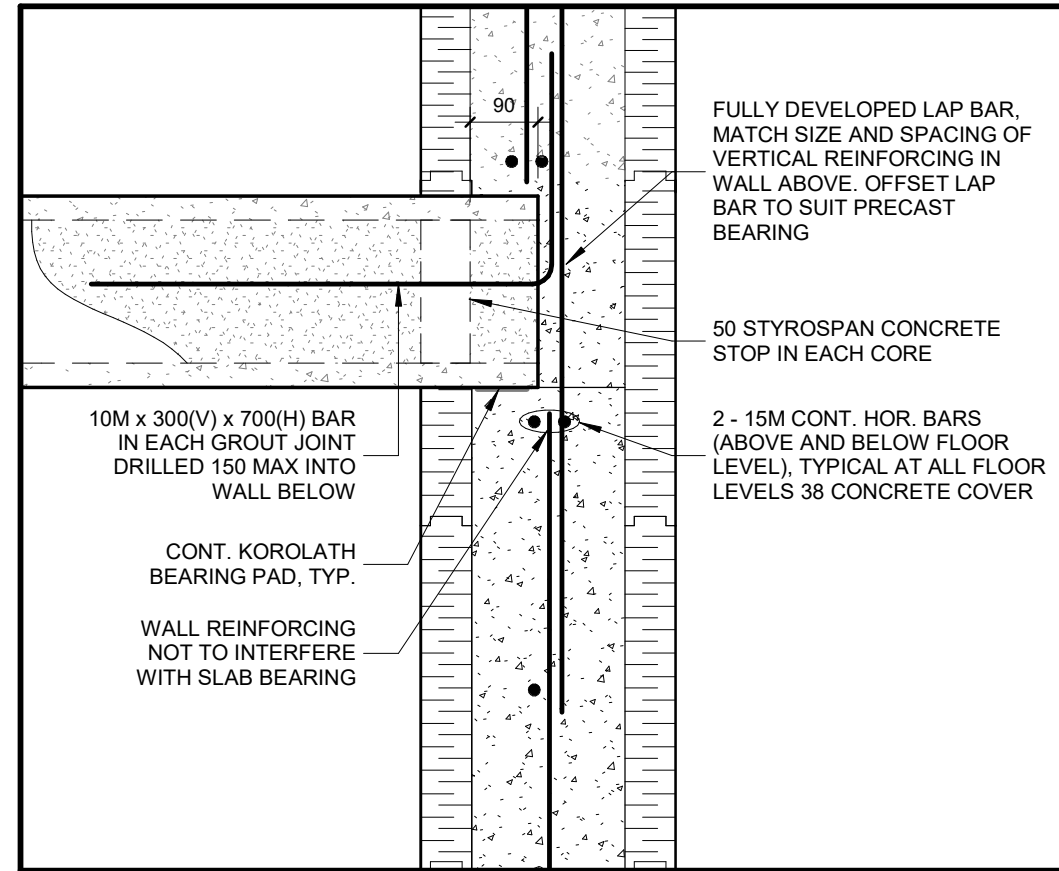
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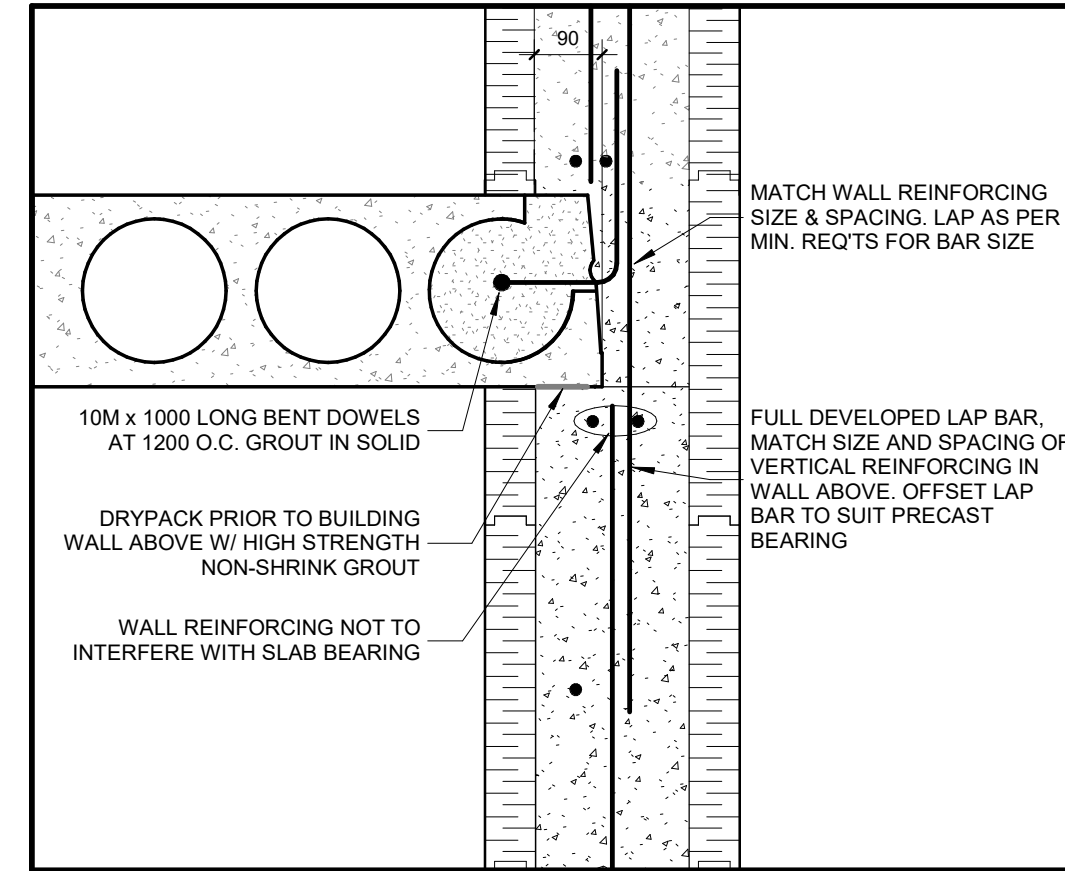
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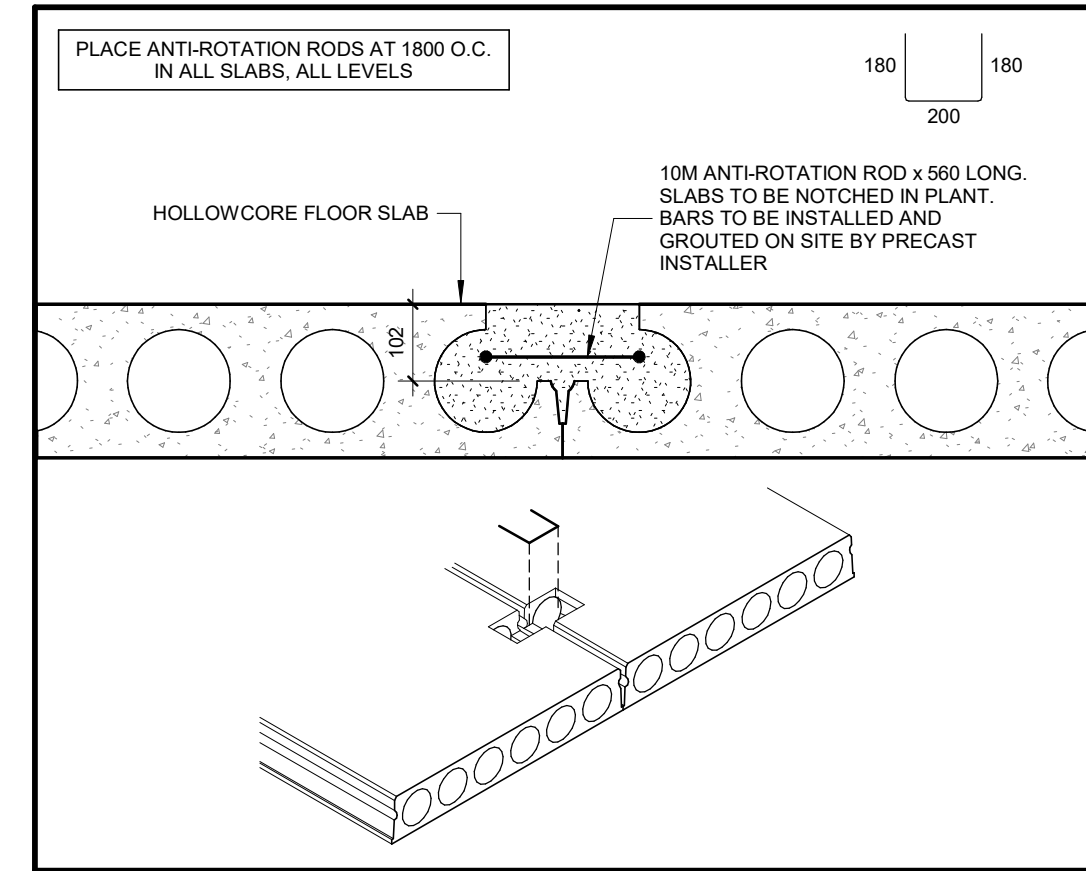
16 DELTABEAM AT BALCONY SUPPORT
S5.0 N.T.S.



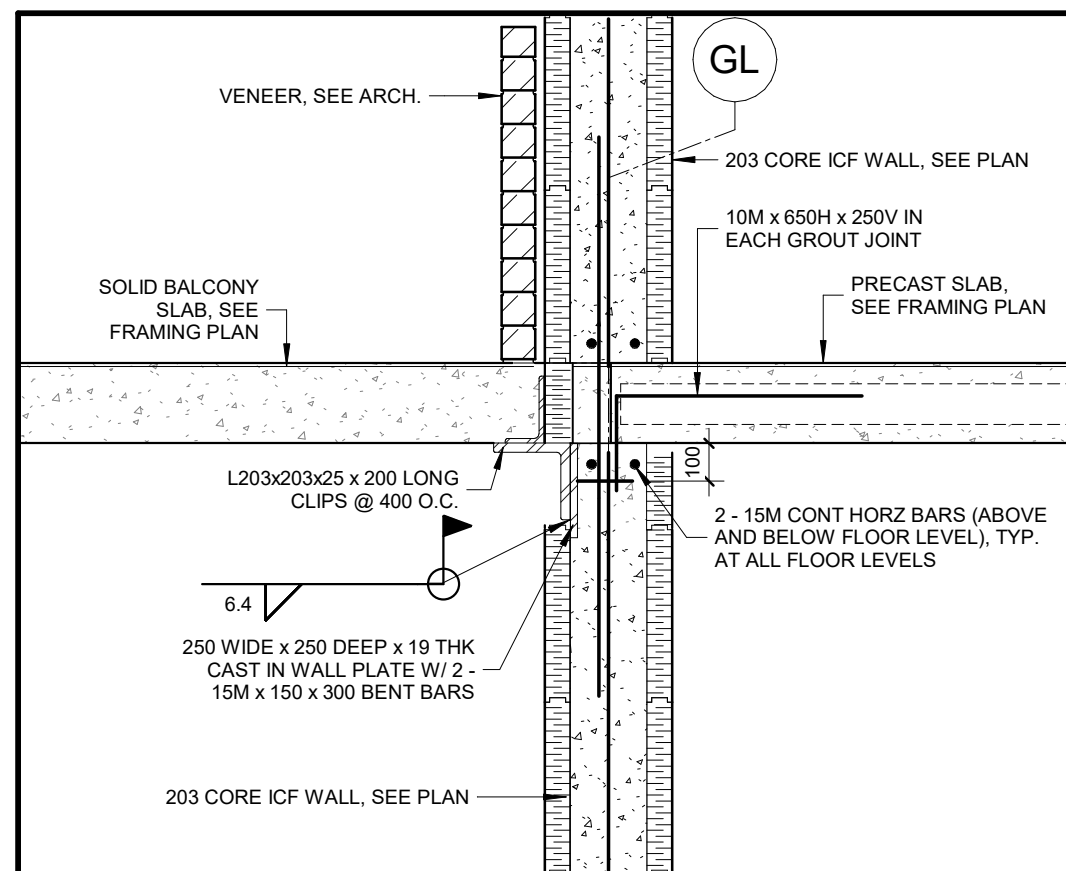
12 PRECAST - END BEARING @ ICF
S5.0 N.T.S.



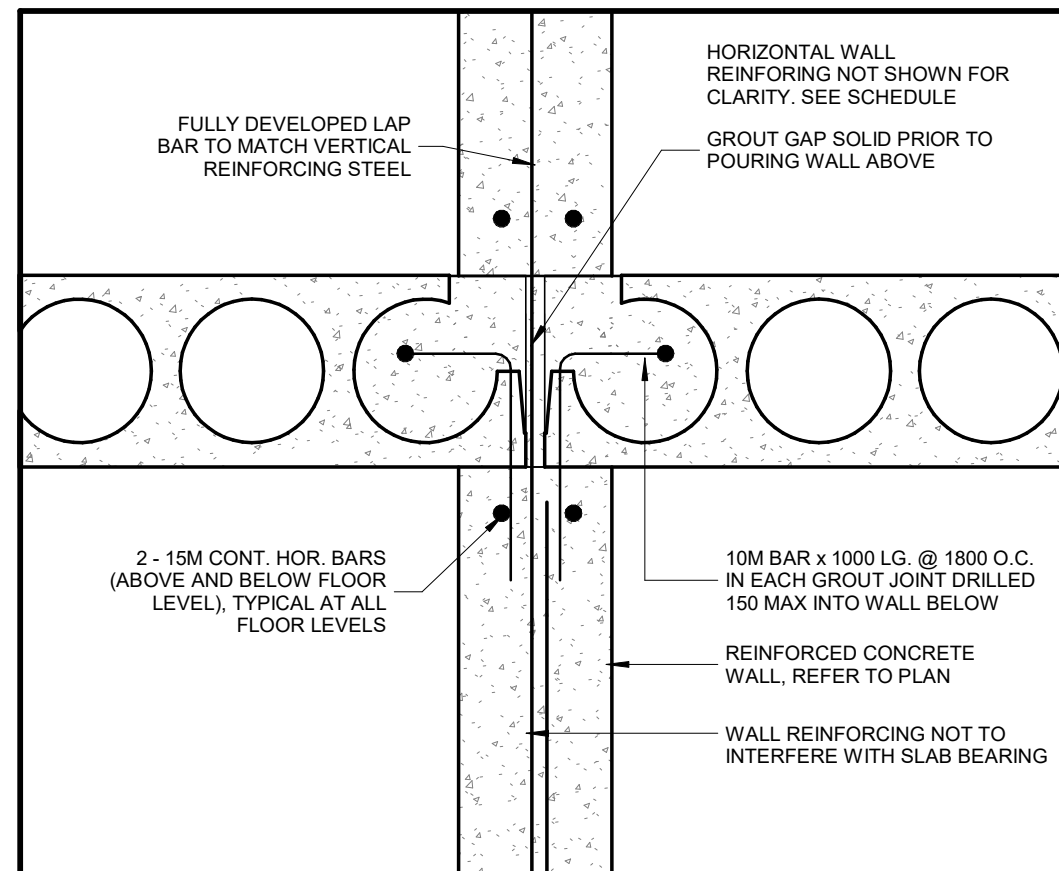
8 PRECAST - SIDE BEARING @ ICF
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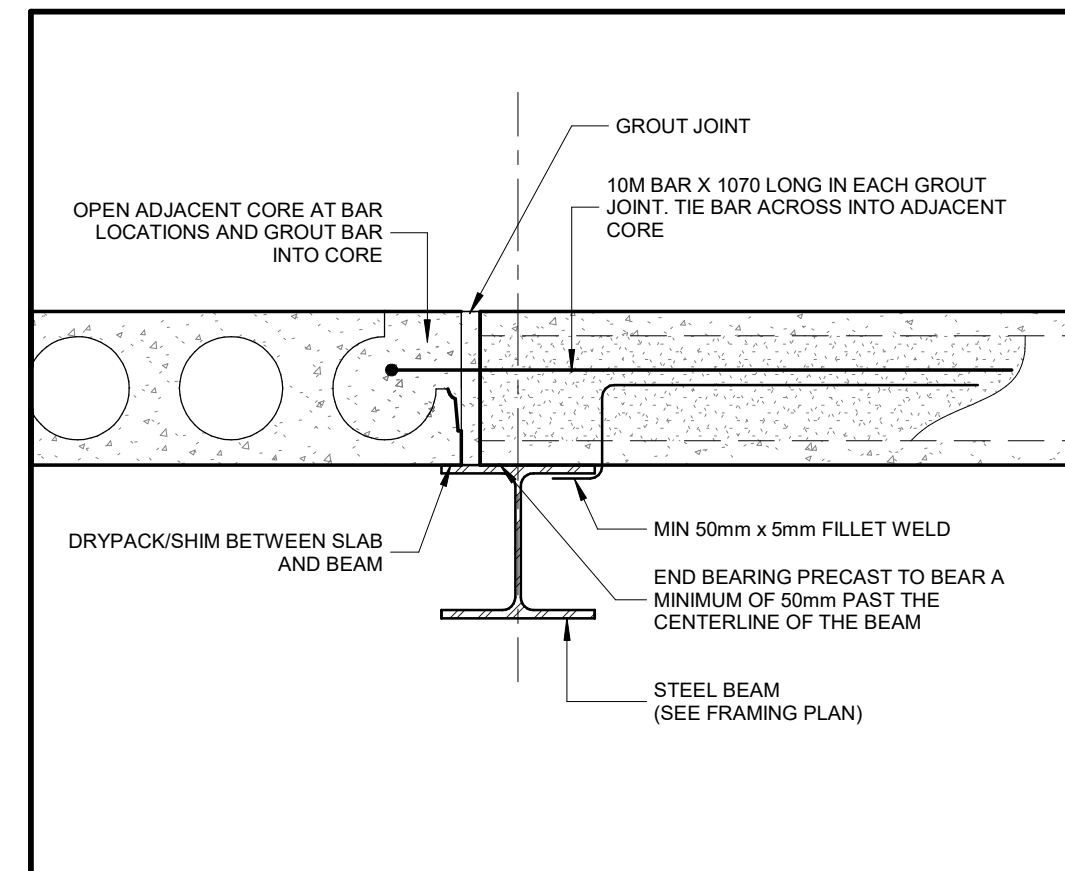
4 TYPICAL ANTI-ROTATION ROD
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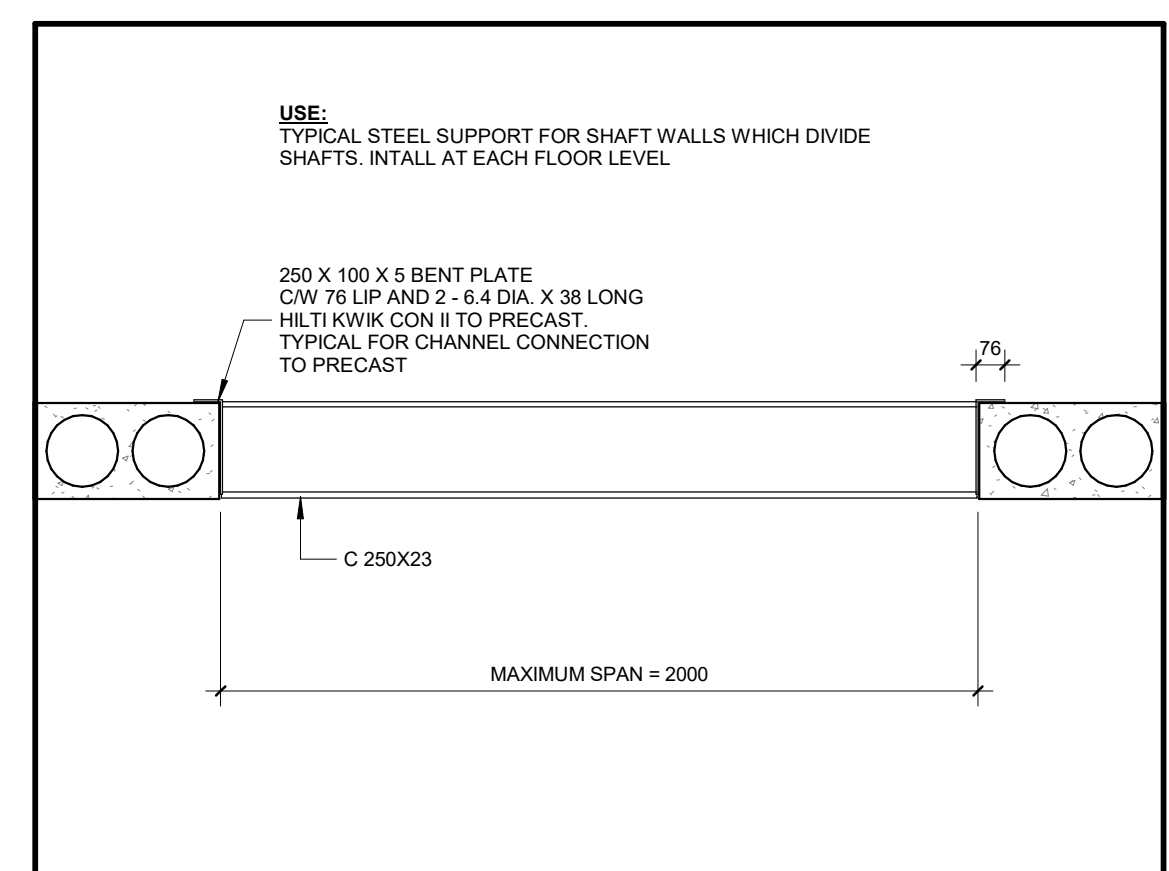
15 BALCONY SUPPORT
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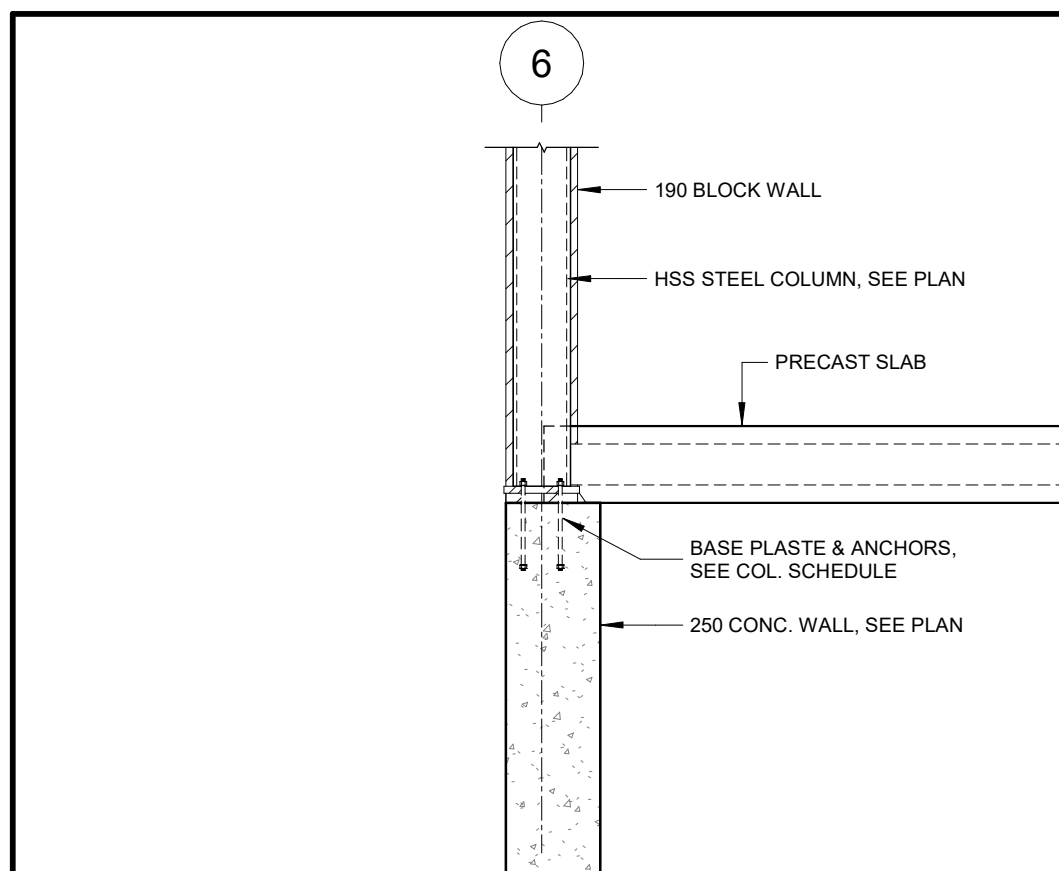
11 DETAIL - SHARED BEARING (WALL ABOVE)
S5.0 N.T.S.



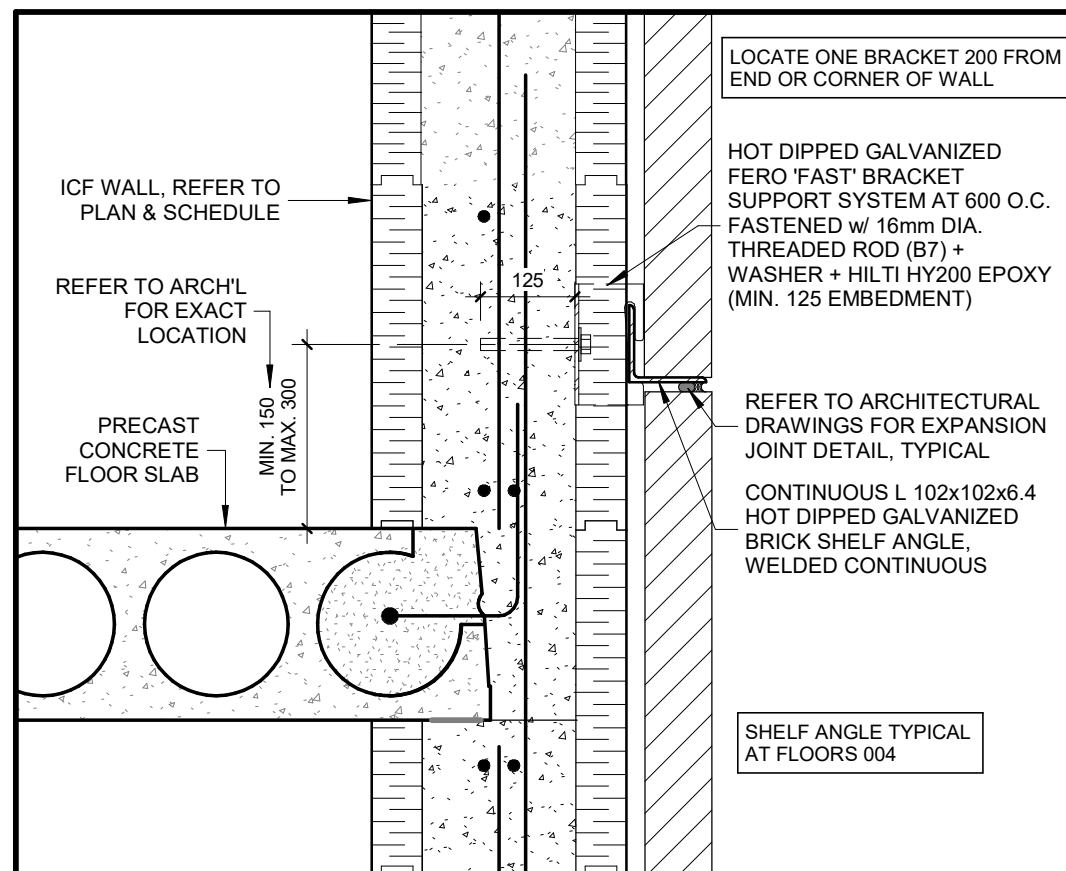
7 DETAIL - SHARED END BEARING AT STEEL BEAM
S5.0 N.T.S.



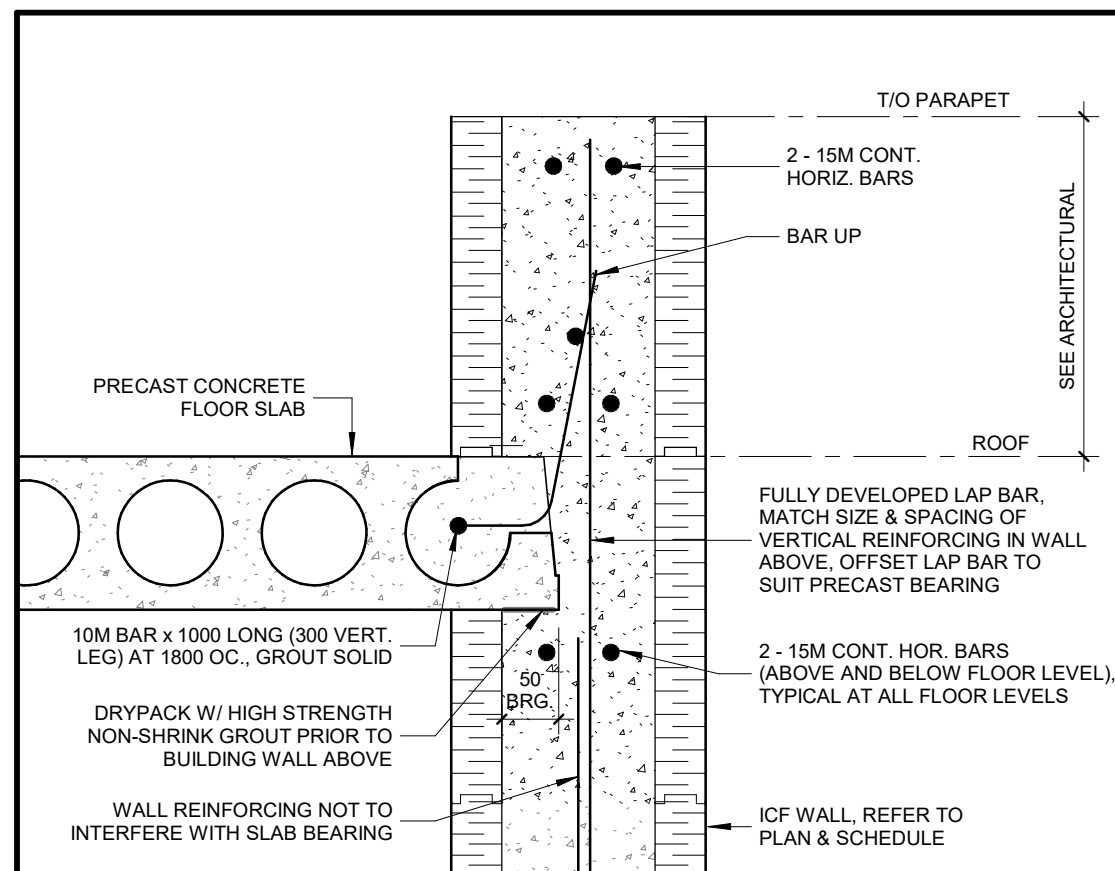
3 SHAFT WALL SUPPORT HANGER
S5.0 N.T.S.



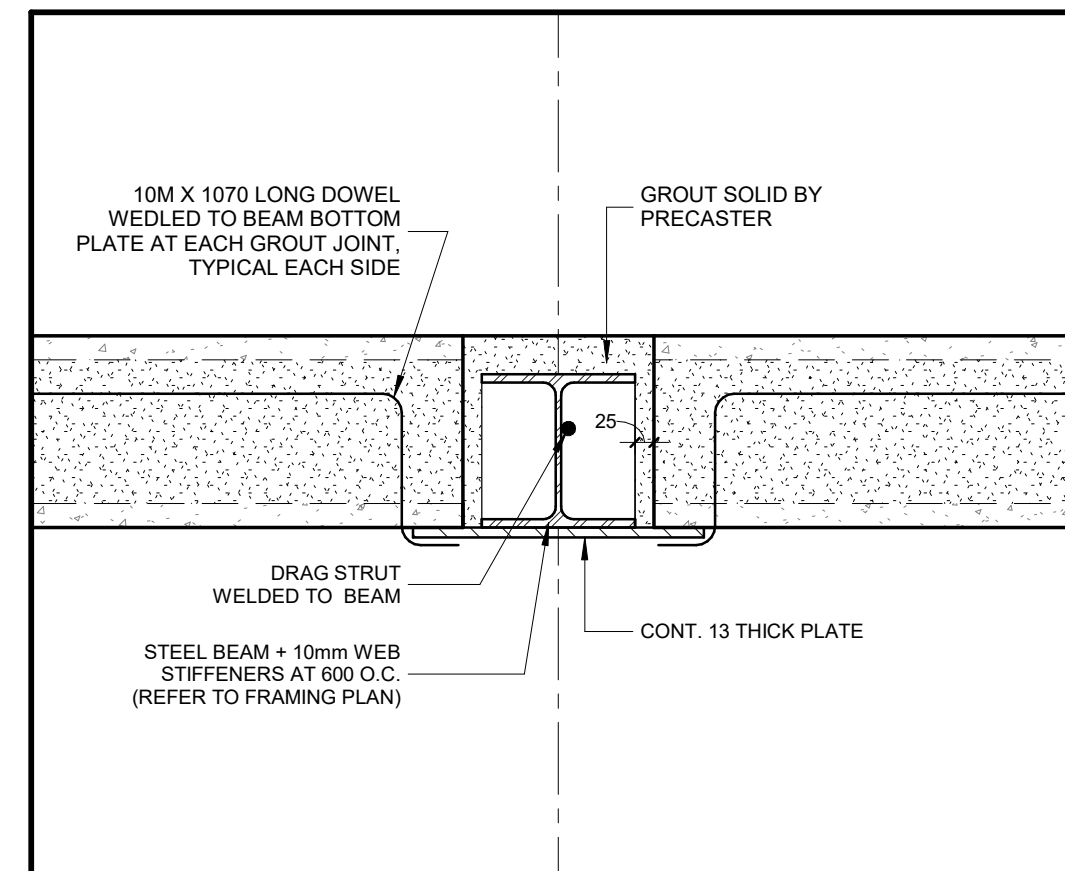
18 DETAIL - STEEL COLUMN ON CONC. WALL
S5.0 SCALE: 1:20



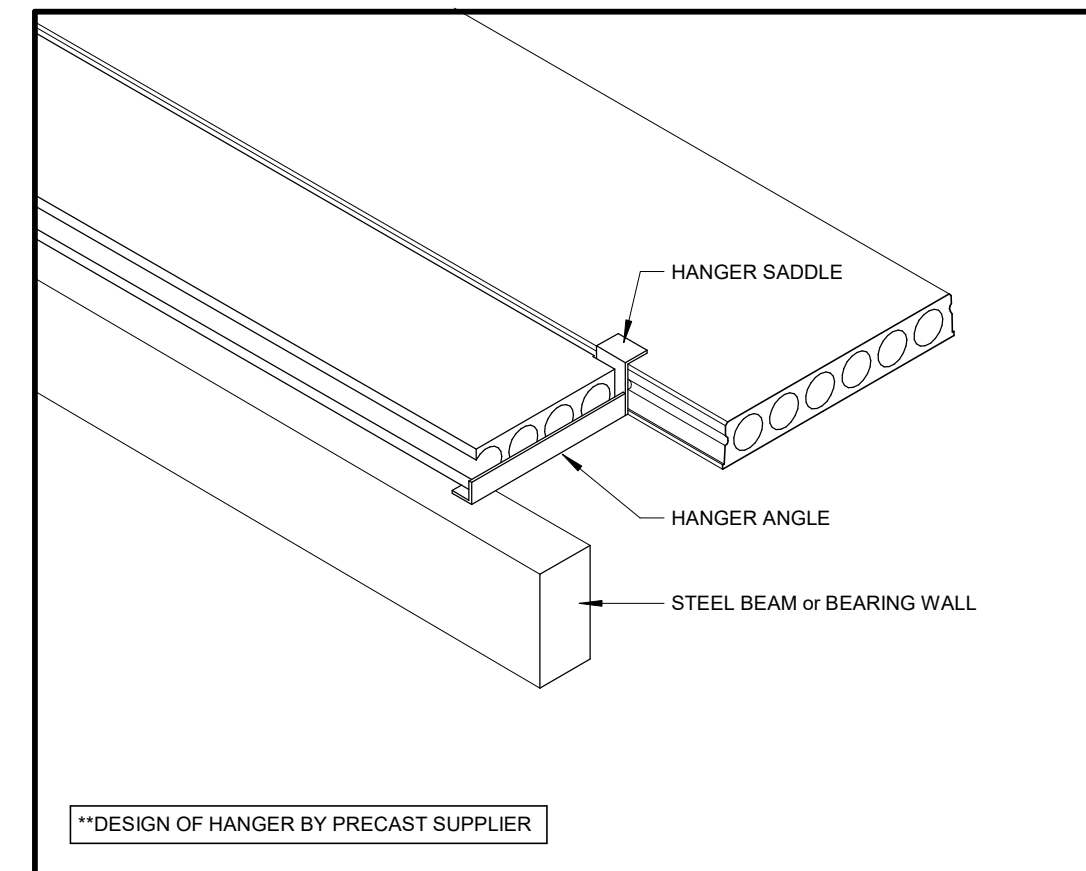
14 PRECAST - SHELF ANGLE @ ICF
S5.0 N.T.S.



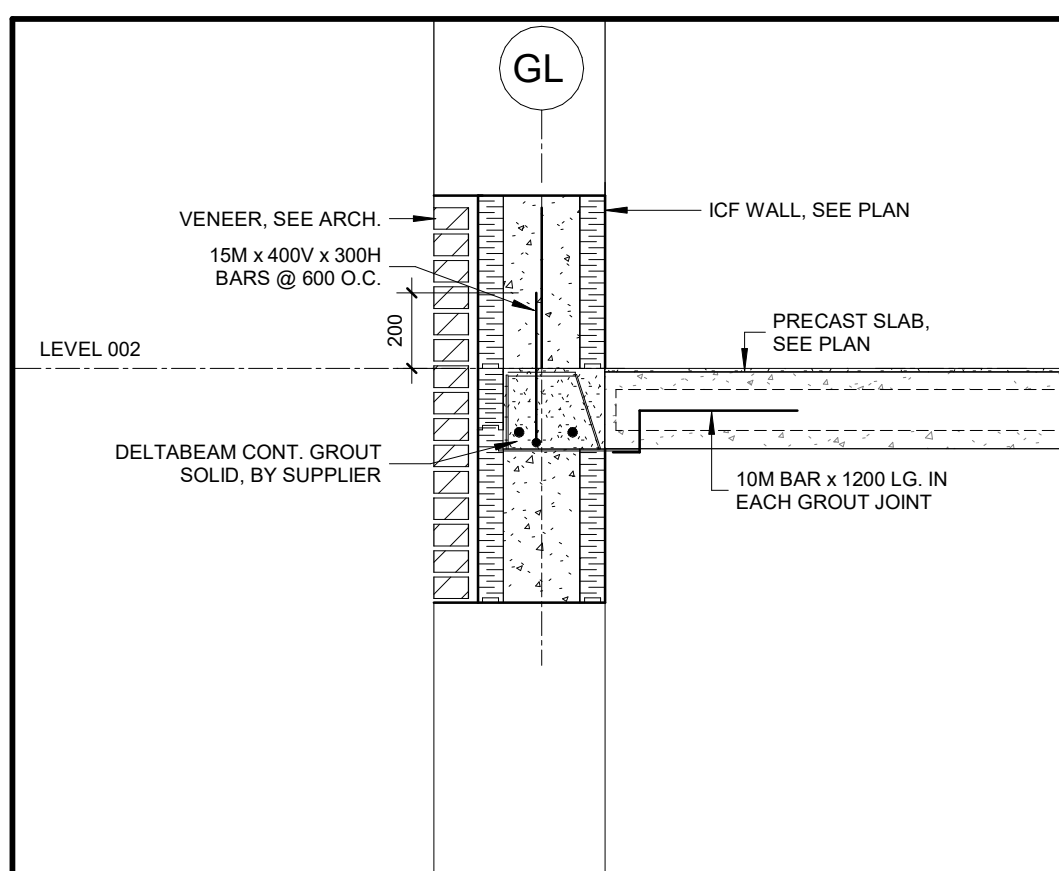
10 DETAIL - SIDE BEARING AT PARAPET
S5.0 N.T.S.



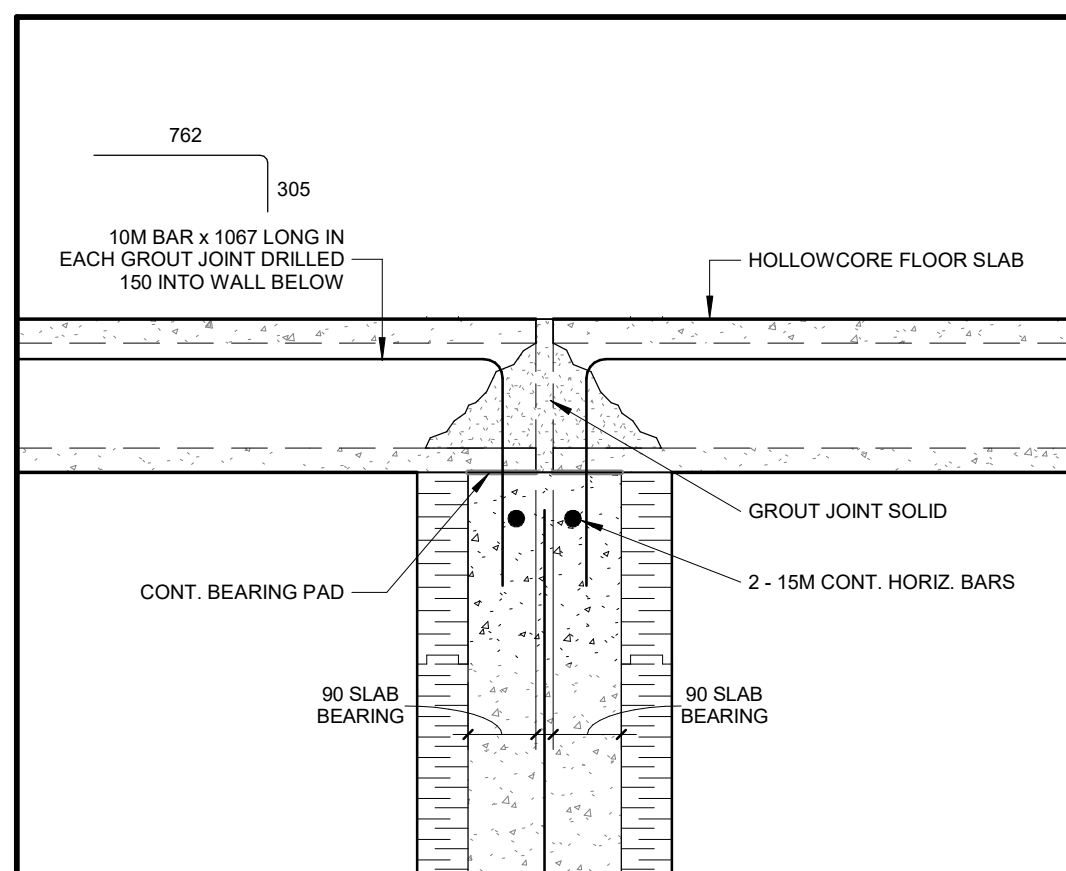
6 FLUSH BEAM DETAIL
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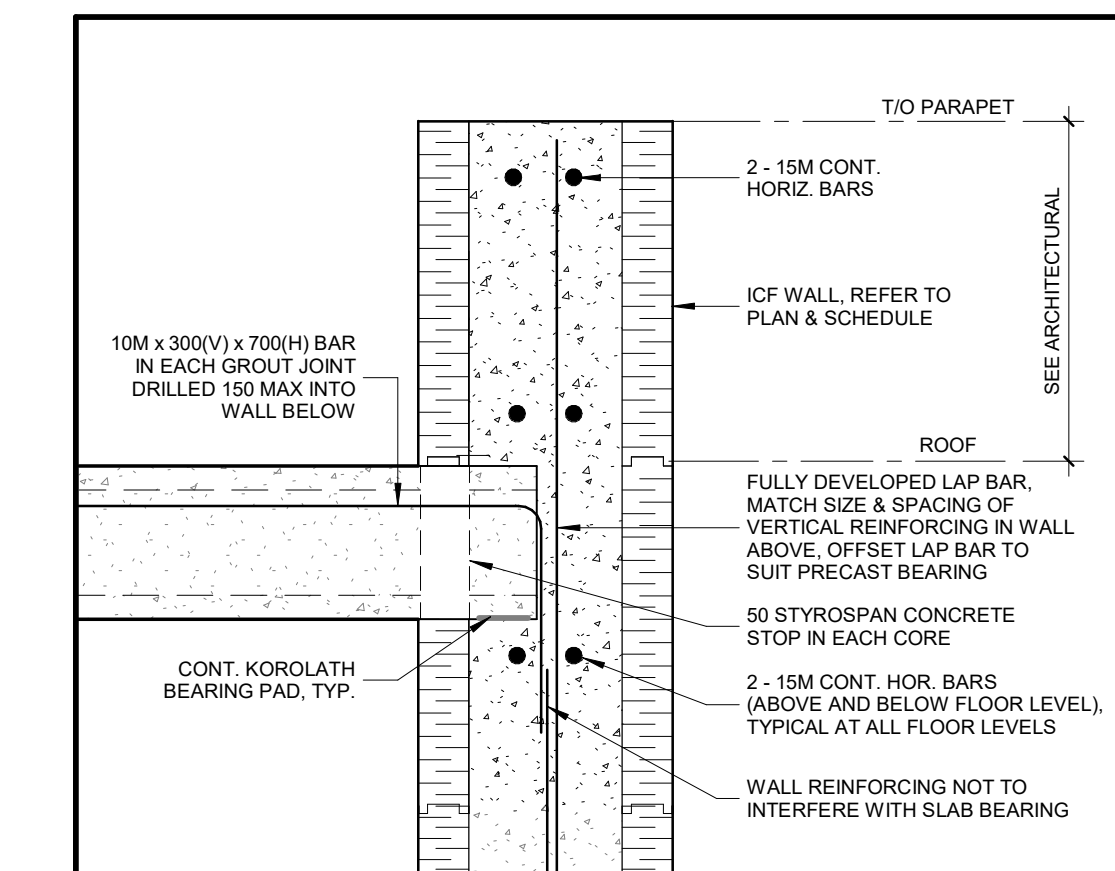
2 PRECAST HANGER / SLAB TO WALL (OR BEAM)
S5.0 N.T.S.



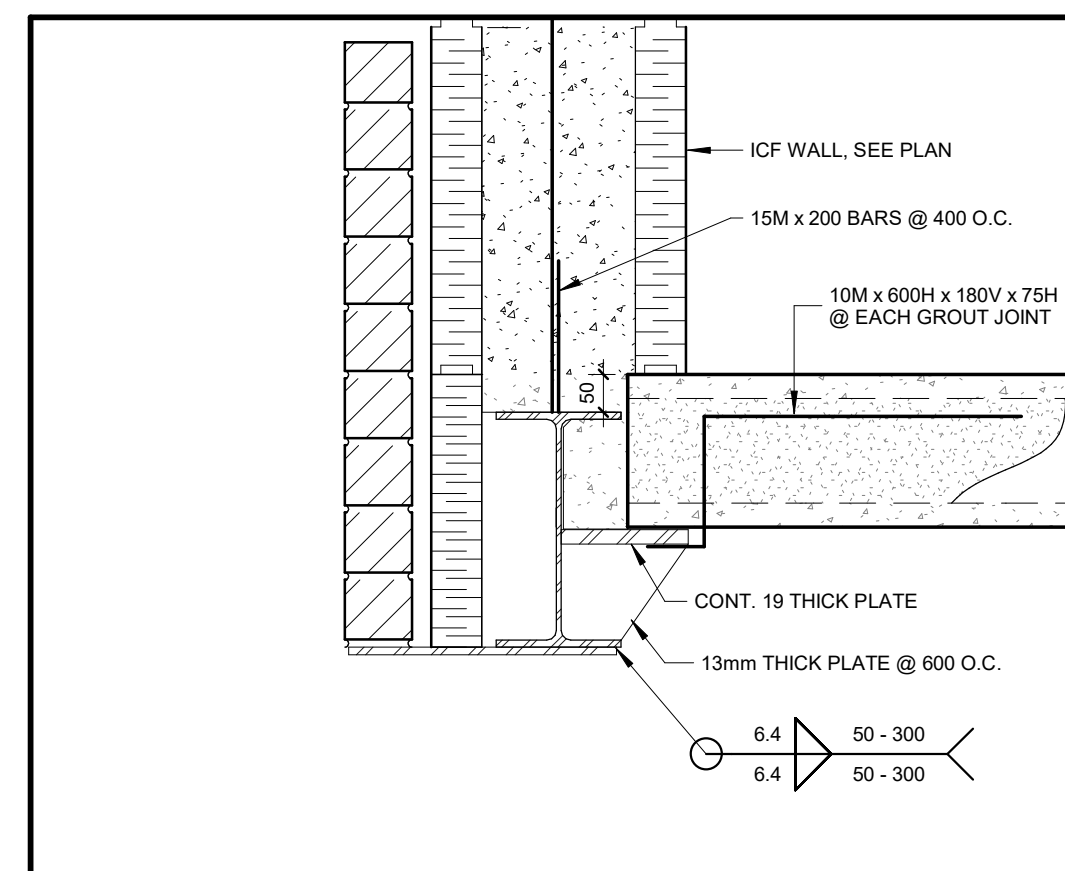
17 LEVEL 002 DELTABEAM AT GL 1 AND E
S5.0 N.T.S.



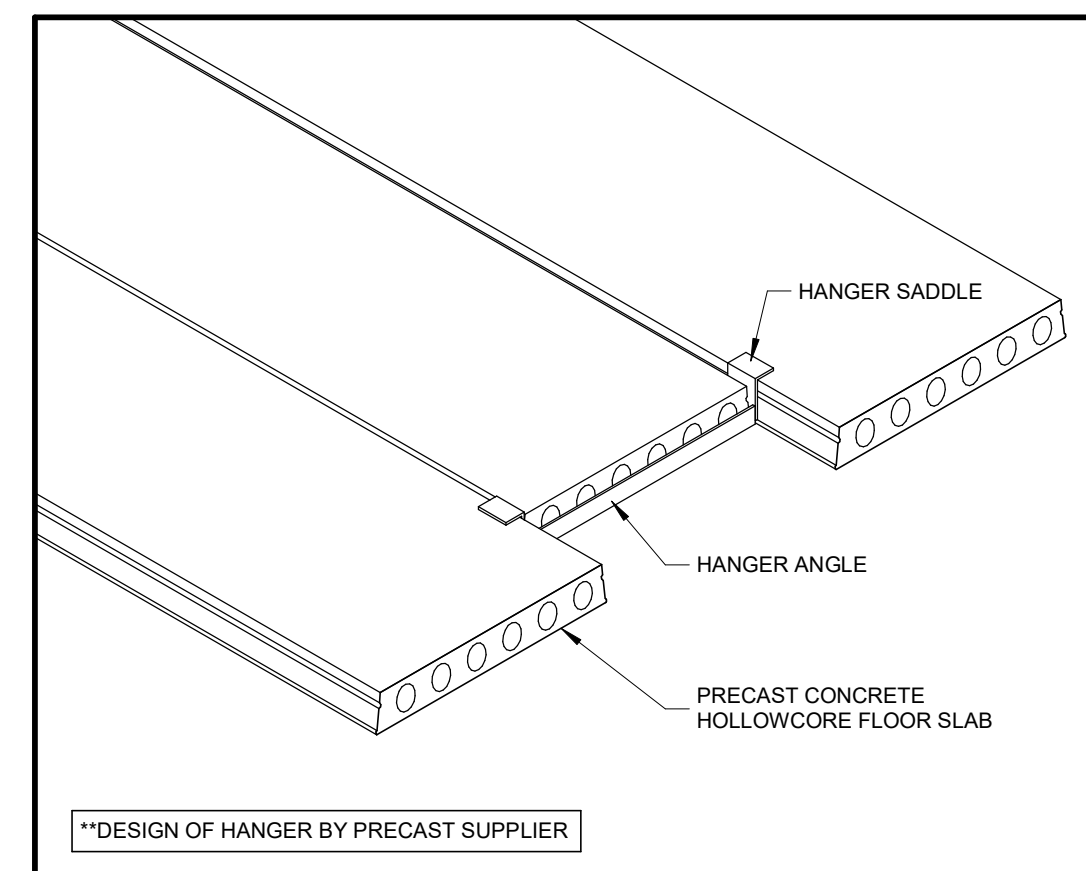
13 SHARED END BEARING ON ICF
S5.0 N.T.S.



9 DETAIL - END BEARING AT PARAPET
S5.0 N.T.S.



5 PRECAST FLUSH BEAM BEARING
S5.0 N.T.S.



1 DETAIL - TYPICAL PRECAST HANGER
S5.0 N.T.S.

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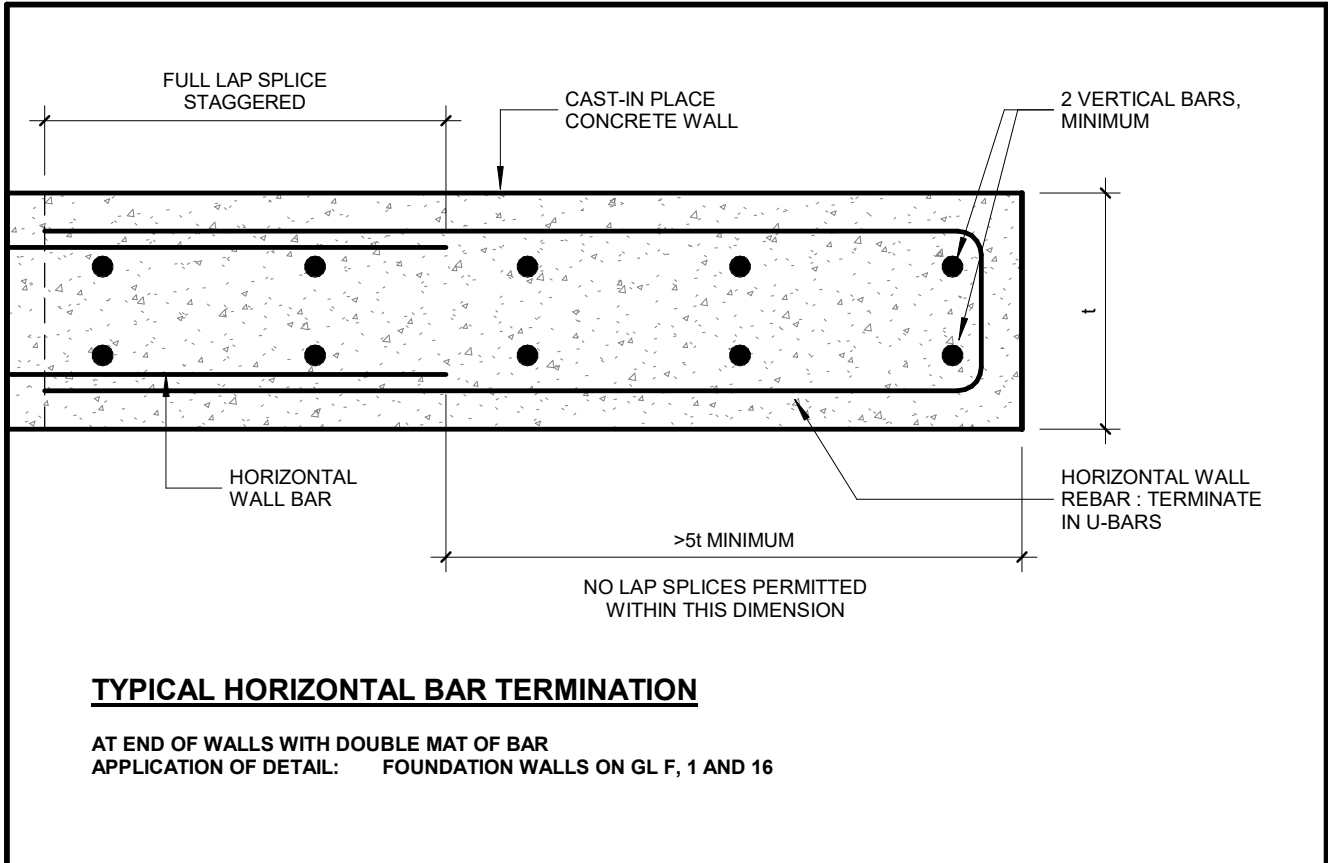
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**TYPICAL
DETAILS**

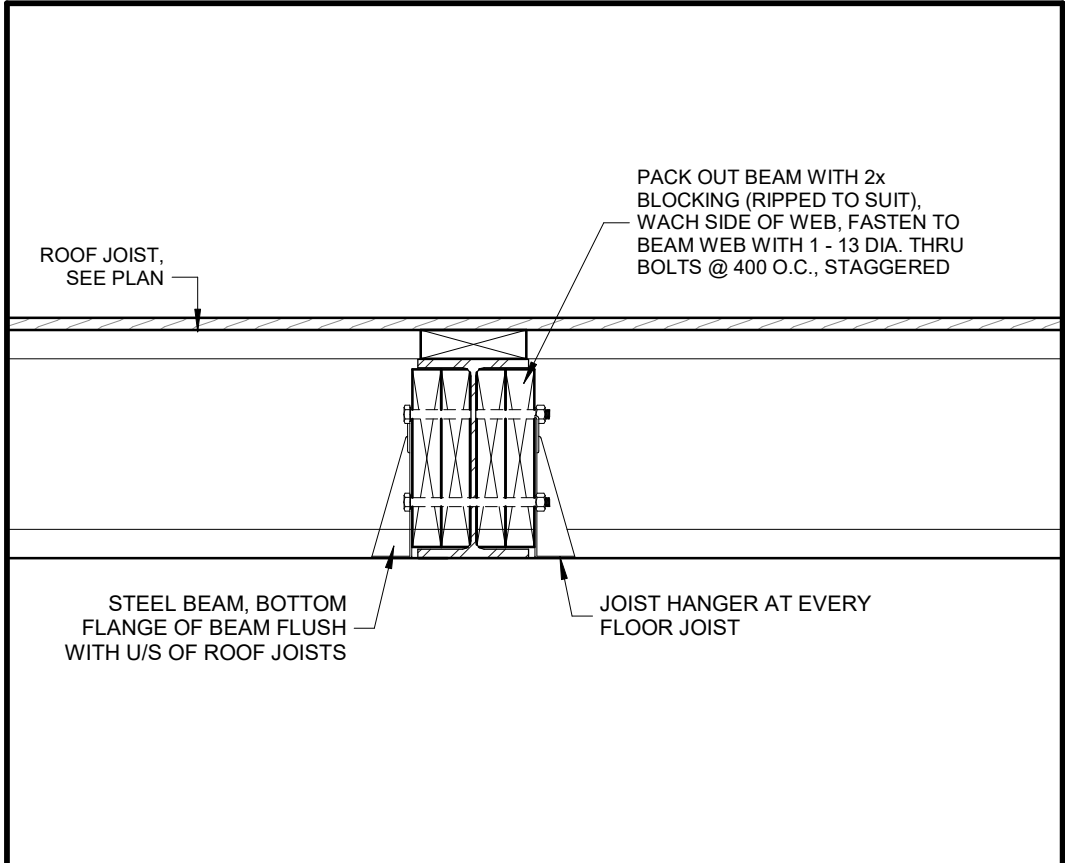
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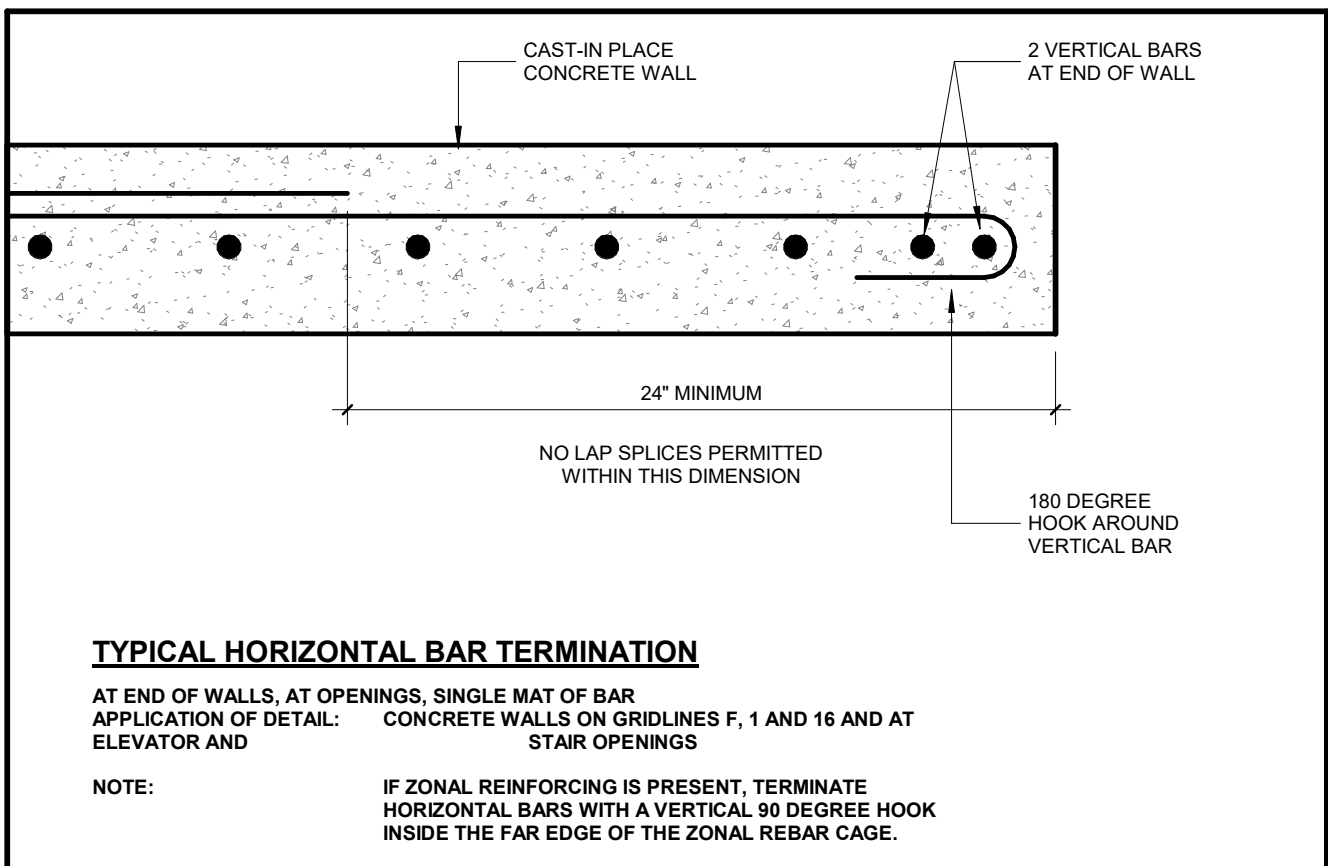
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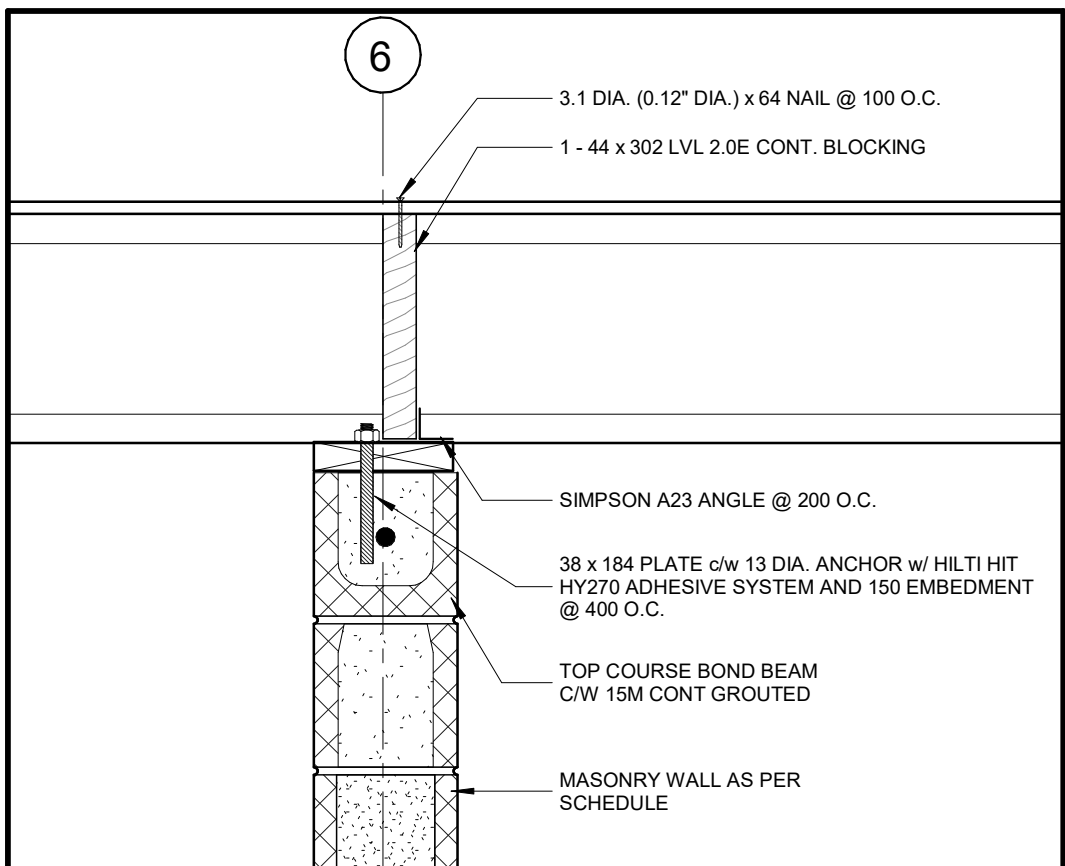
8 DETAIL - HORIZONTAL BAR TERMINATION
S5.1 N.T.S.



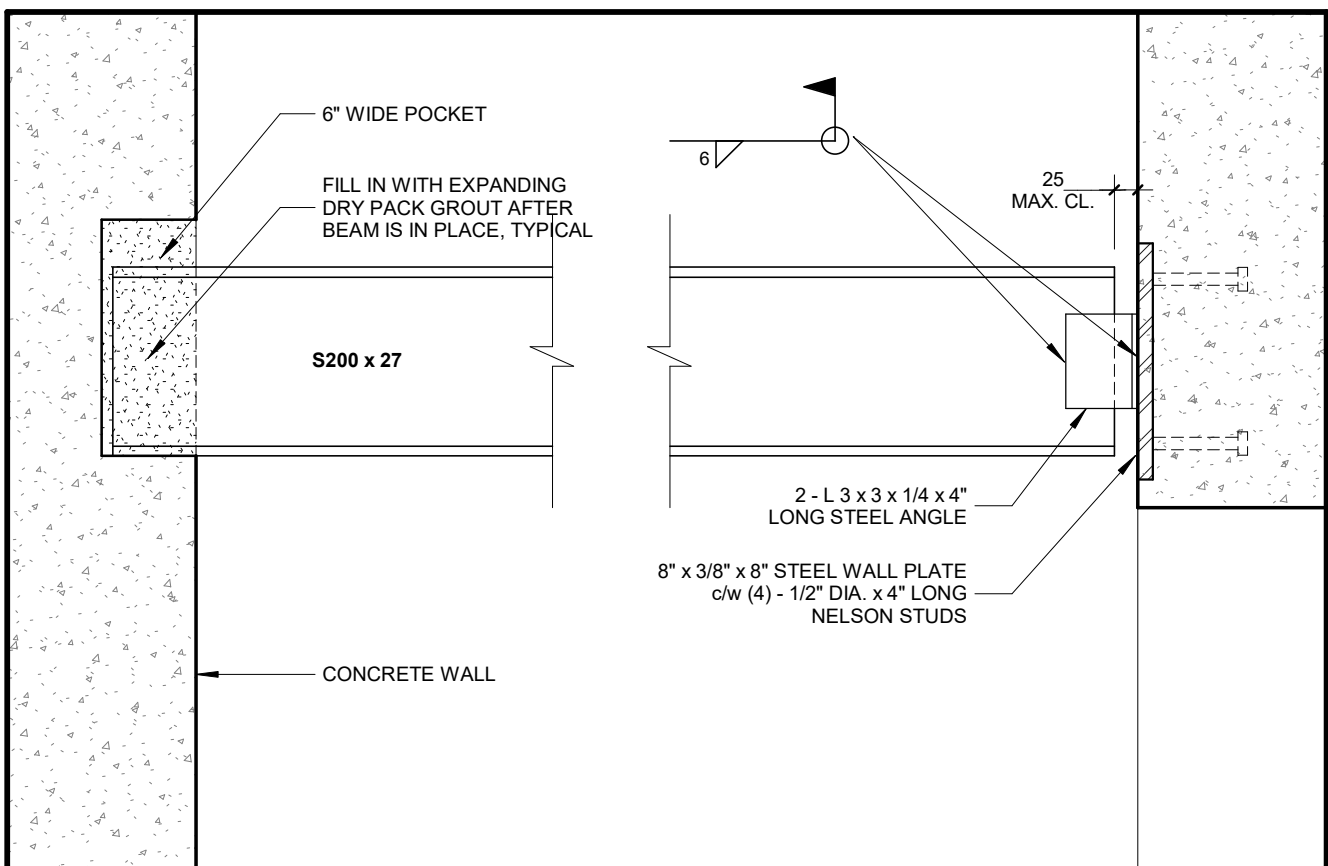
4 SECTION - THROUGH FLUSH STEEL BEAM
S5.1 N.T.S.



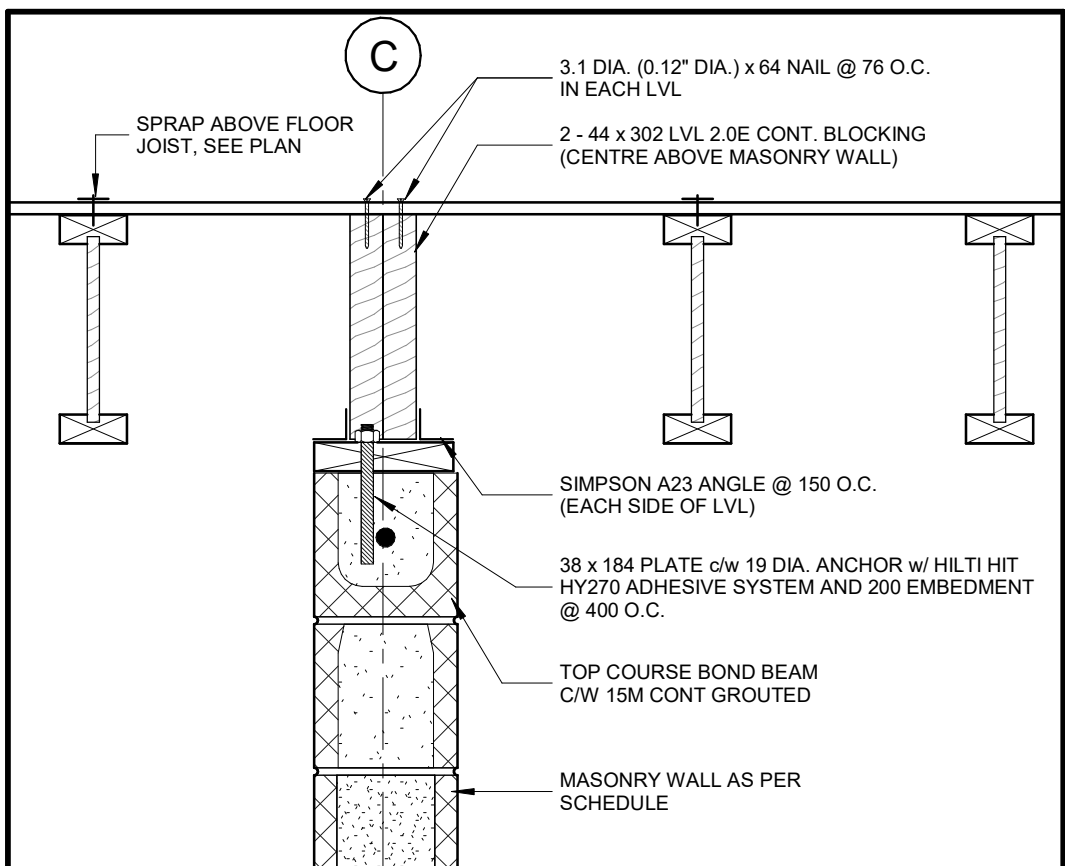
7 DETAIL - HORIZONTAL BAR TERMINATION
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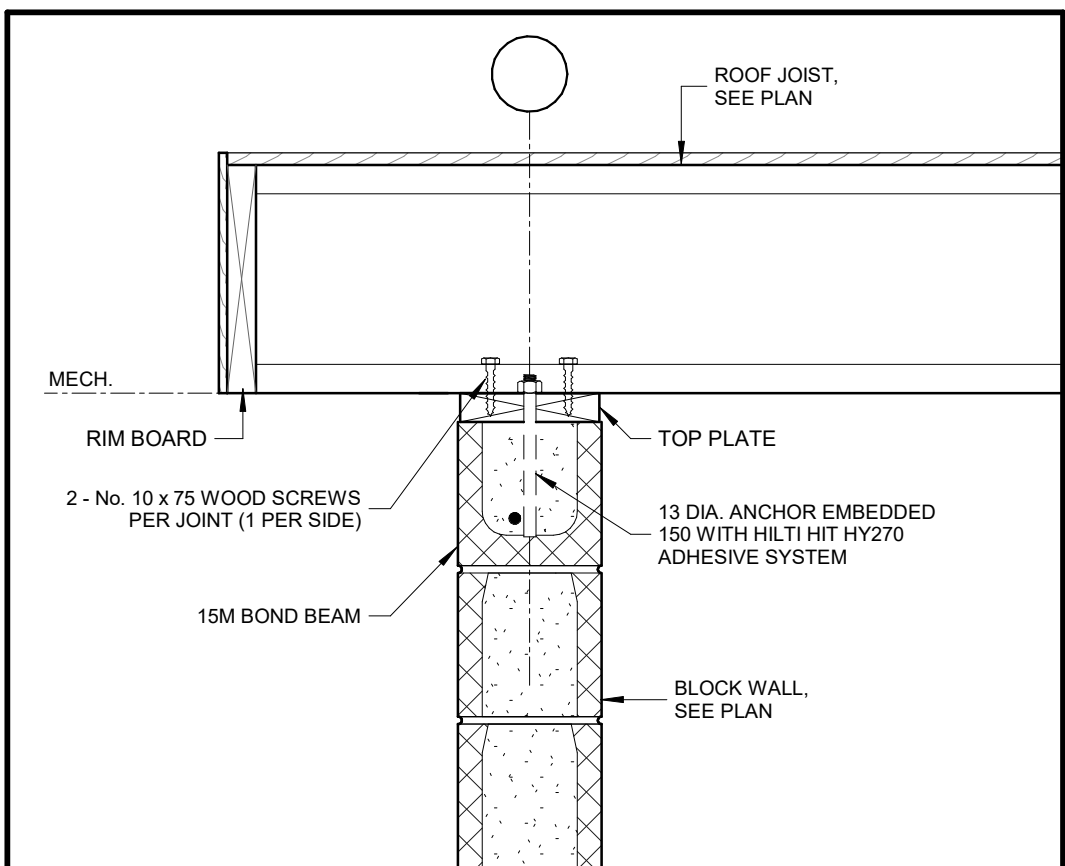
3 DETAIL - ROOF TO MASONRY WALL @ GL 5 & 6
S5.1 N.T.S.



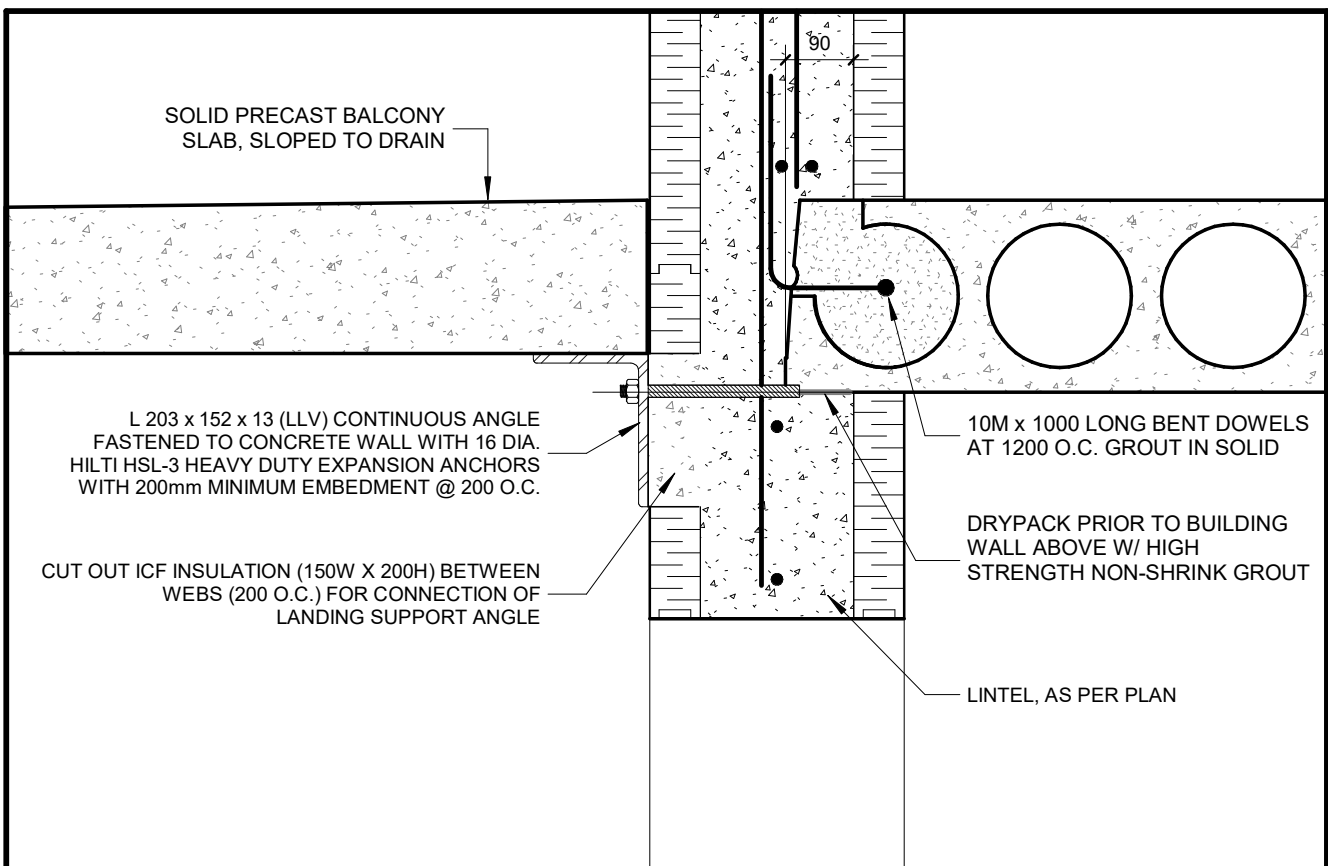
6 TYP. ELEVATOR DIVIDER BEAM AT DOOR HEADER
S5.1 N.T.S.



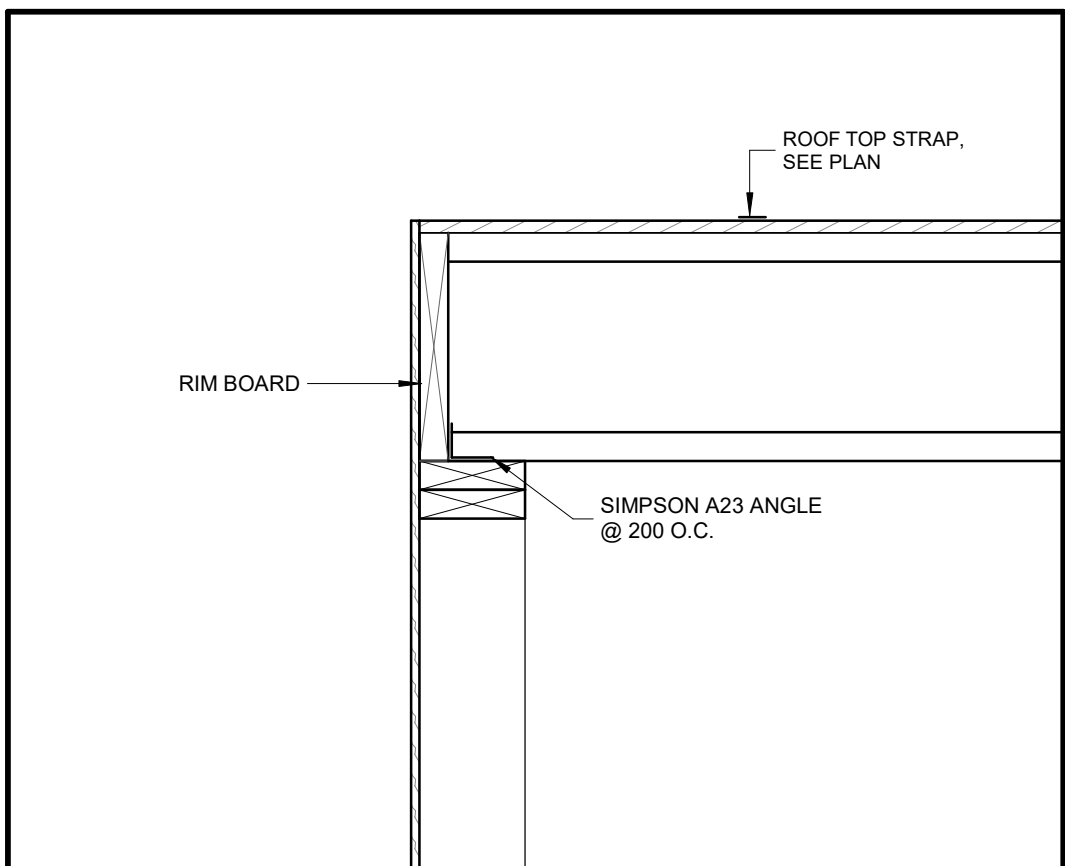
2 DETAIL - ROOF TO MASONRY WALL @ GL C
S5.1 N.T.S.



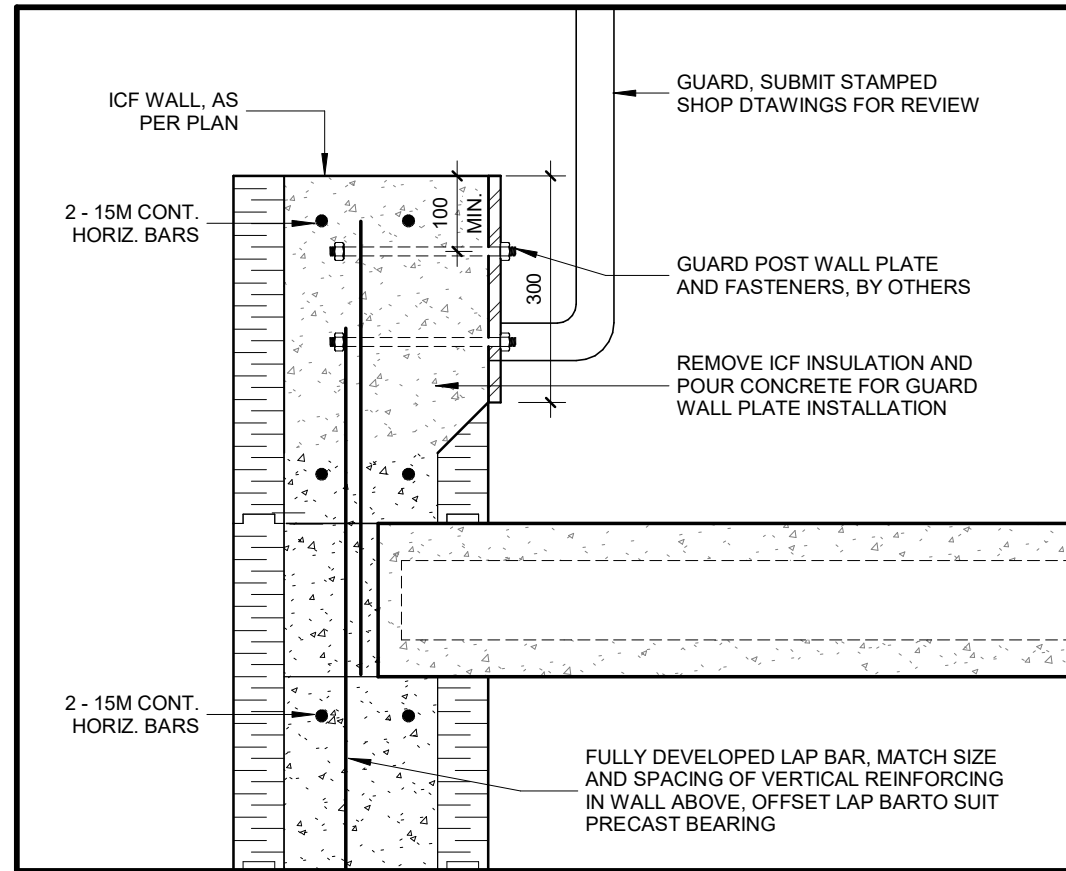
9 SECTION - TOP OF MECH. ROOF
S5.1 SCALE: 1 : 10



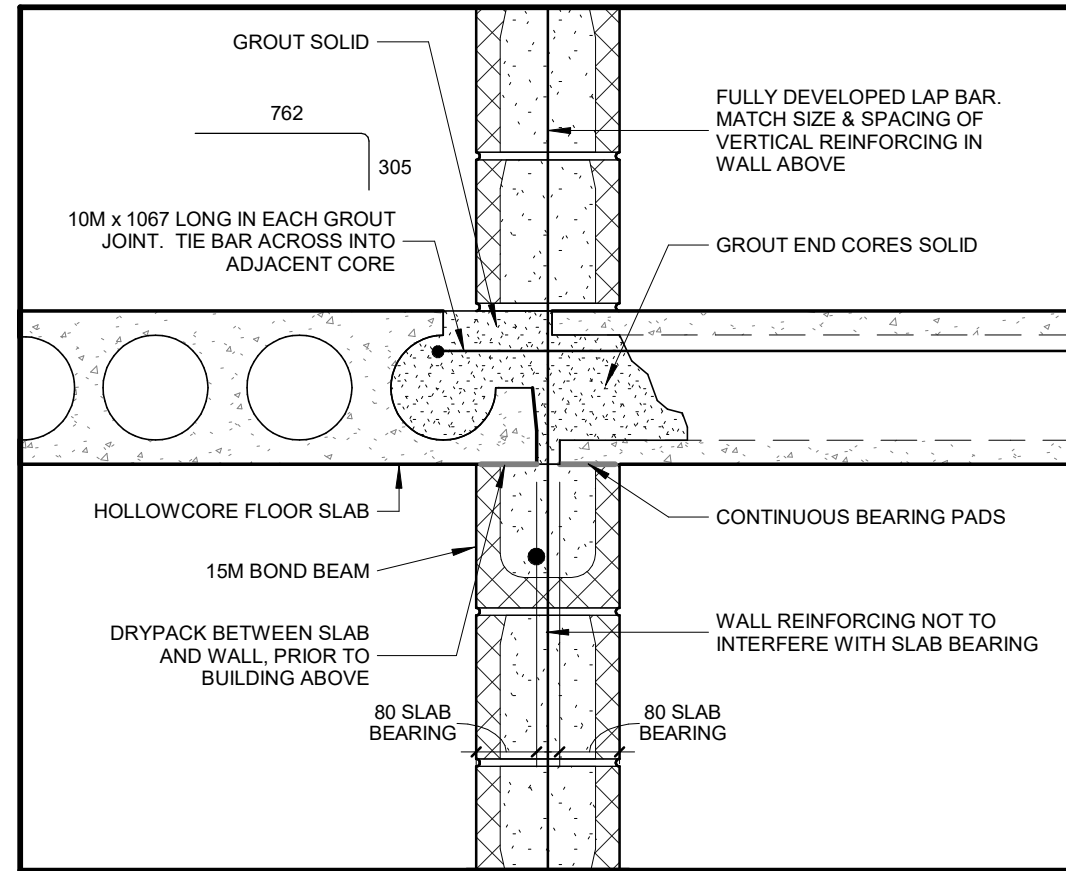
5 PRECAST - SIDE BEARING AT BALCONY
S5.1 N.T.S.



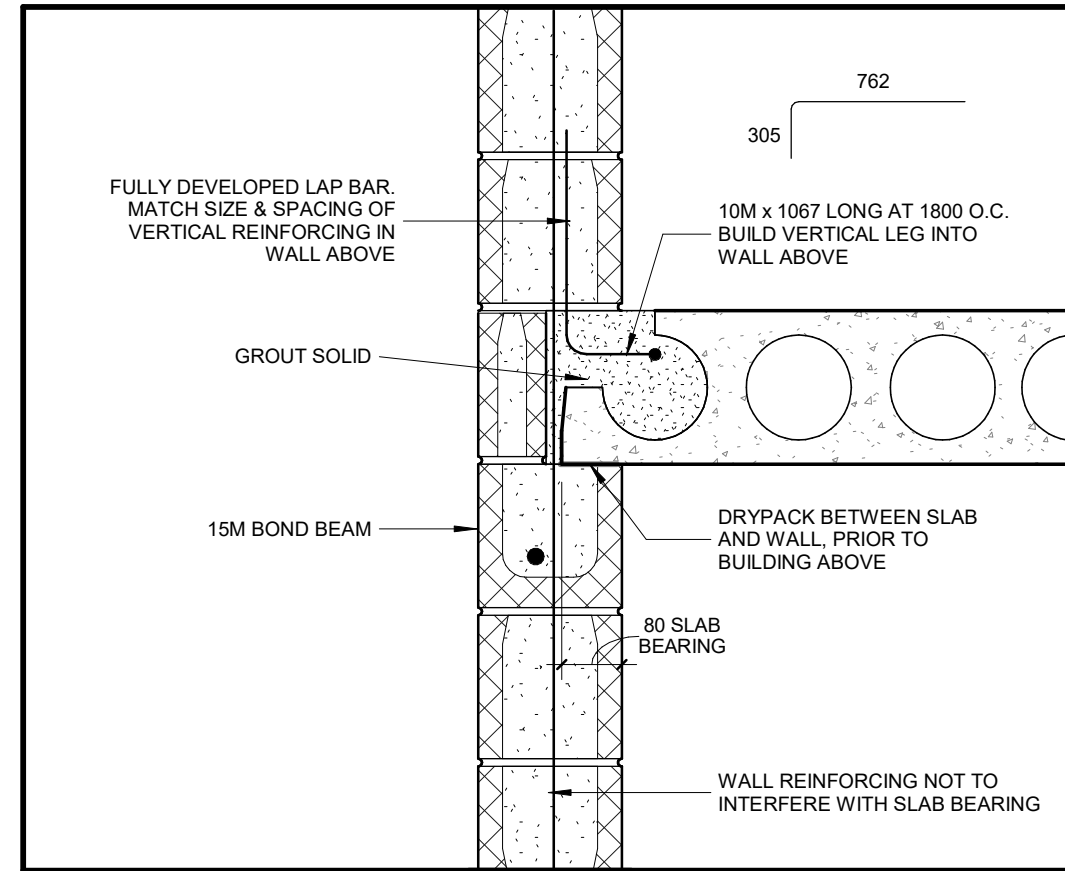
1 SECTION - TOP OF SHEAR WALL
S5.1 N.T.S.



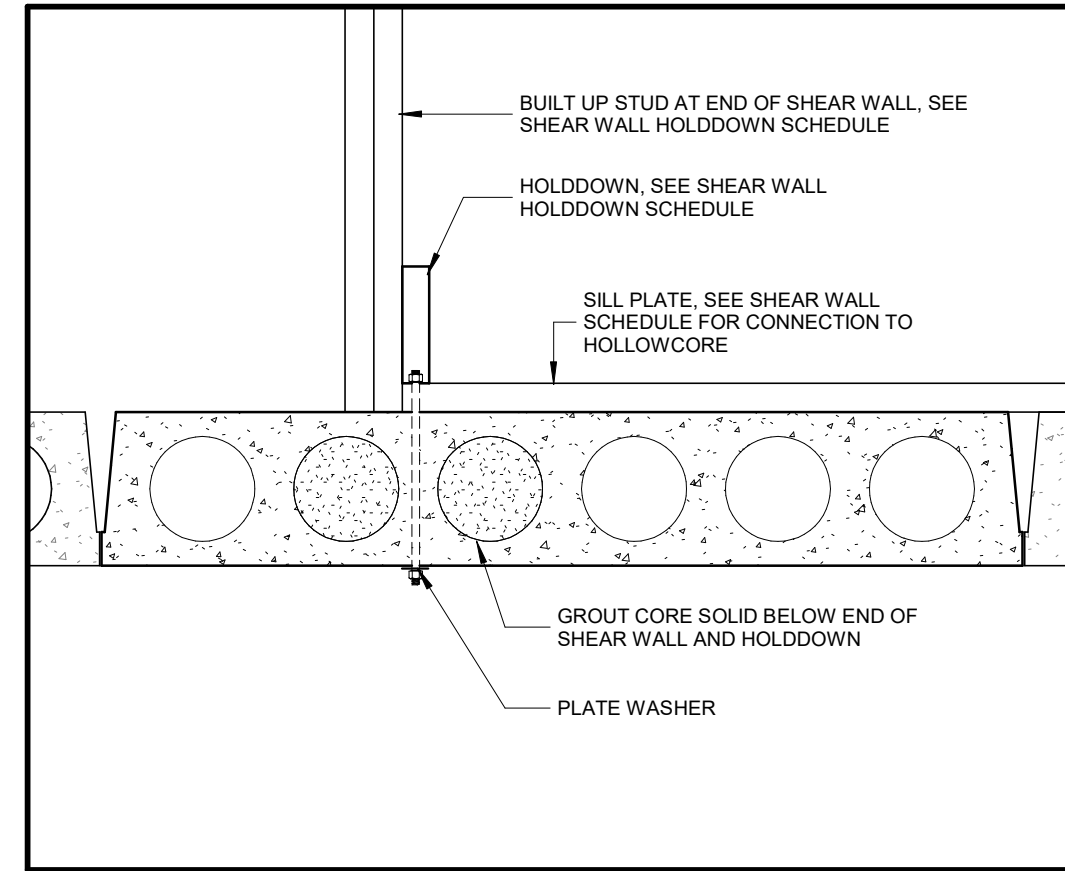
16 TYPICAL PARAPET WITH GUARD
S5.2 / N.T.S.



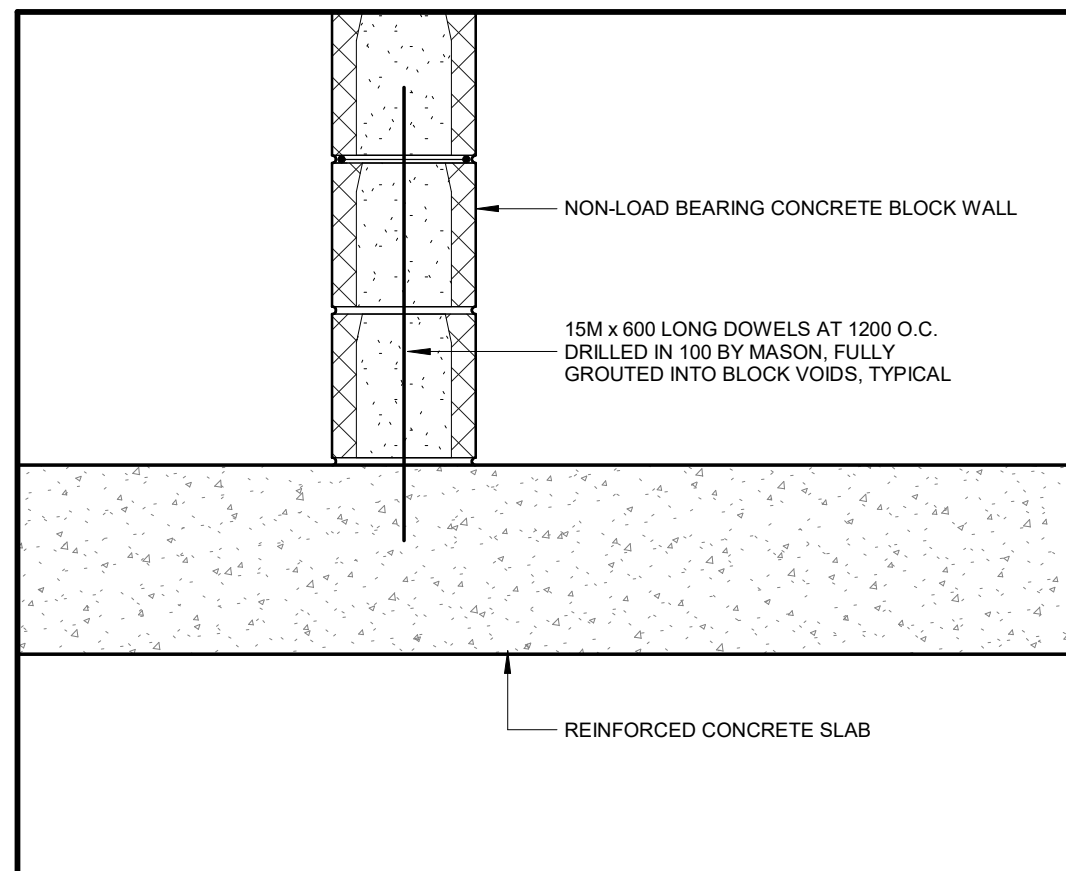
12 SIDE / END BEARING ON CMU + WALL ABOVE
S5.2 / N.T.S.



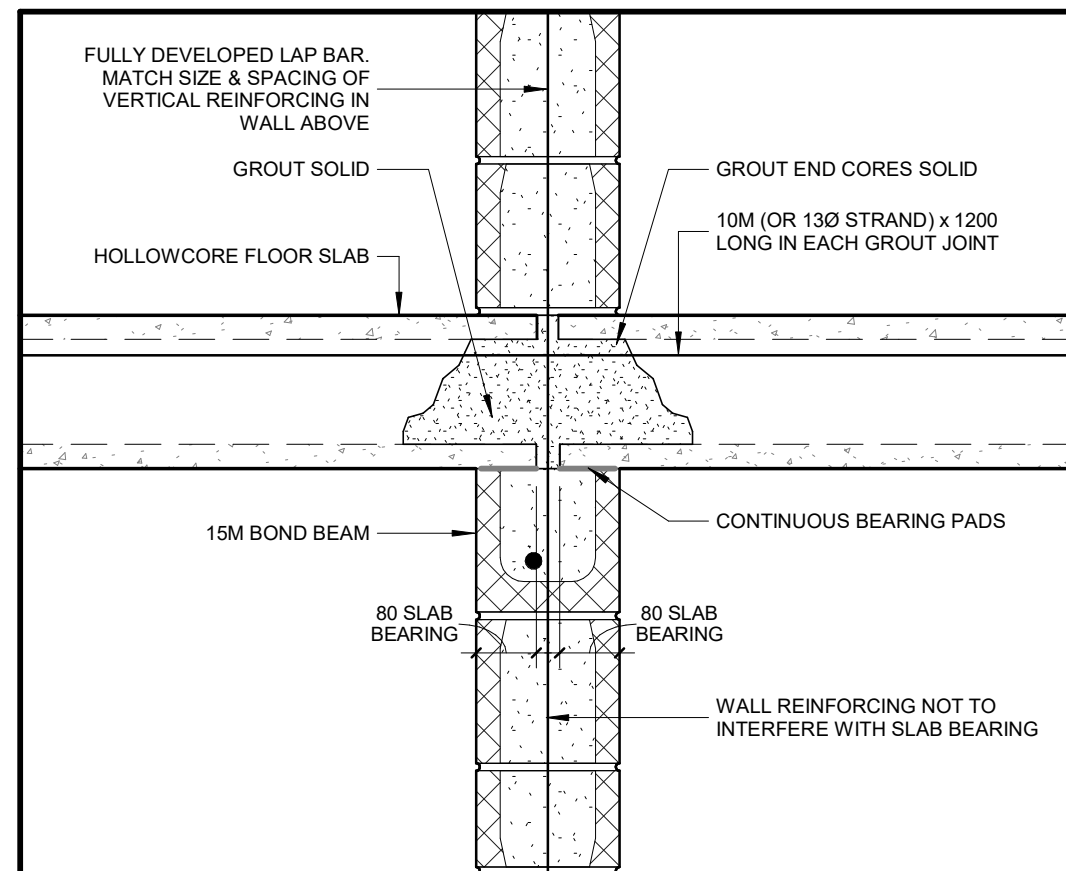
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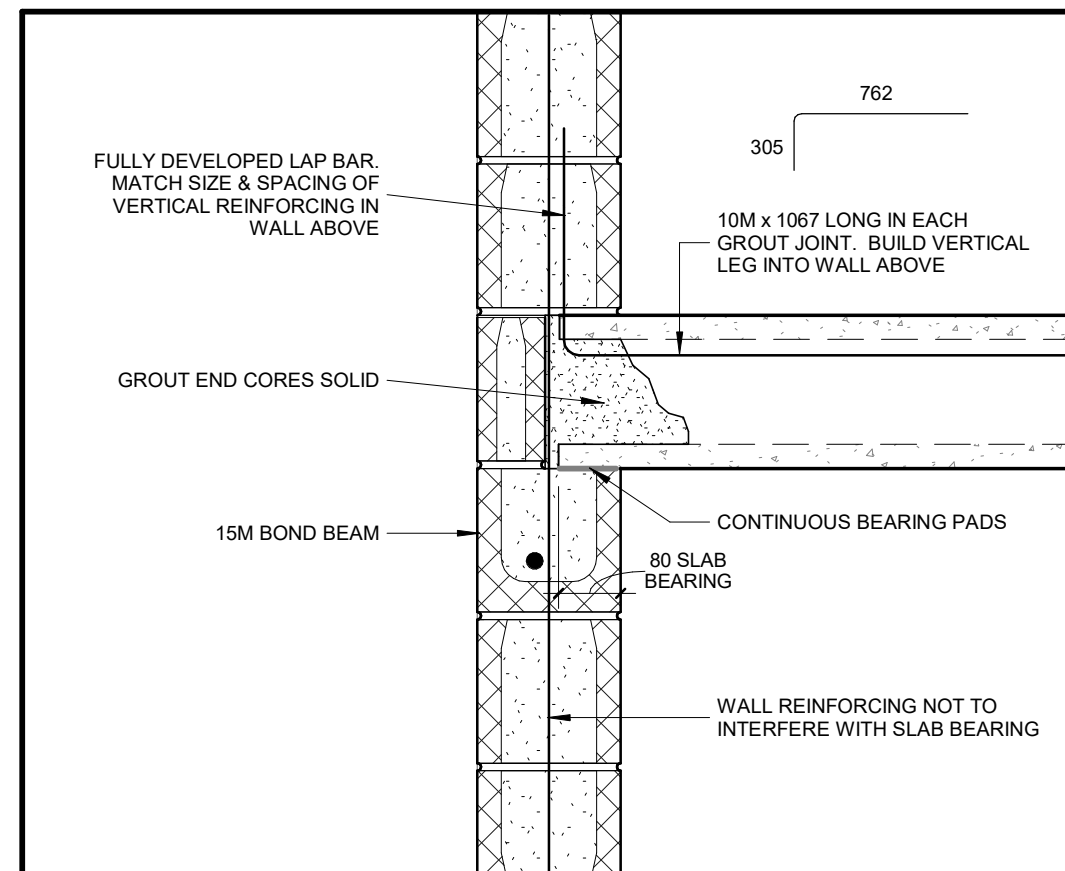
4 TYPICAL SHEAR WALL ANCHORAGE
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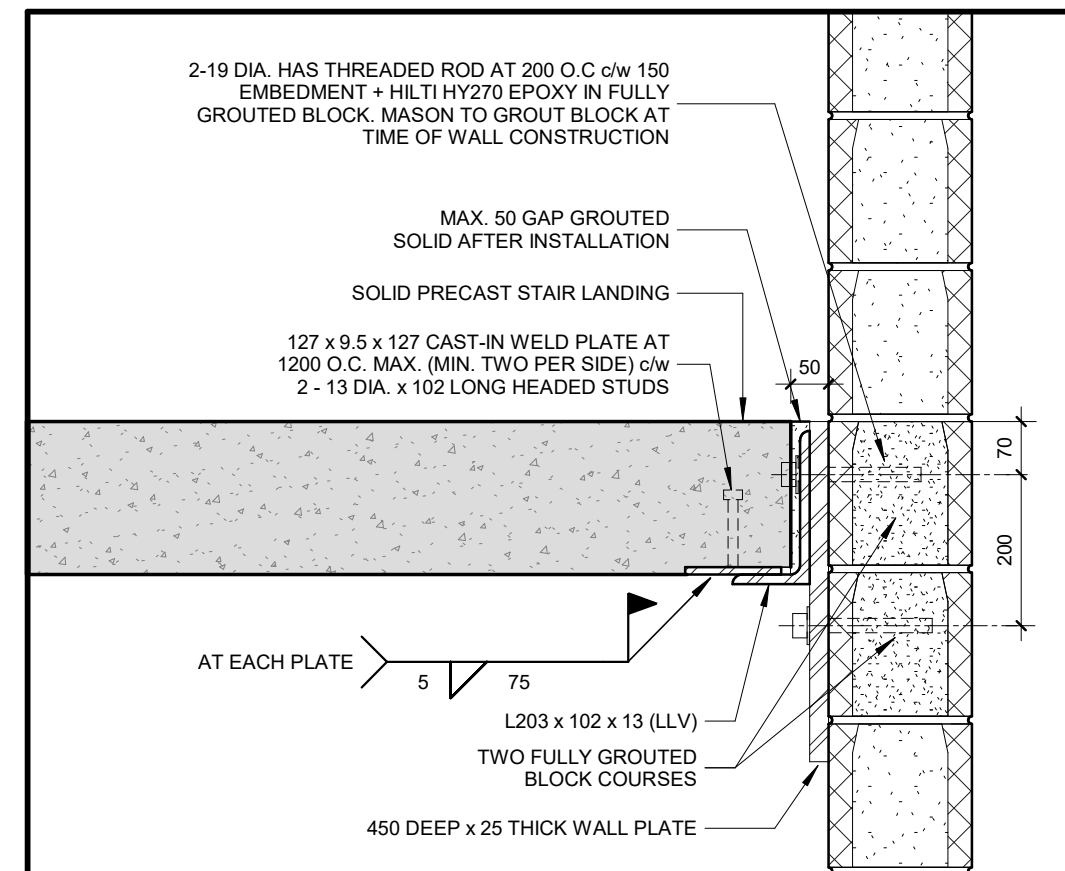
15 TYP. NON-LOAD BEARING BLOCK WALL ON SLAB
S5.2 / N.T.S.



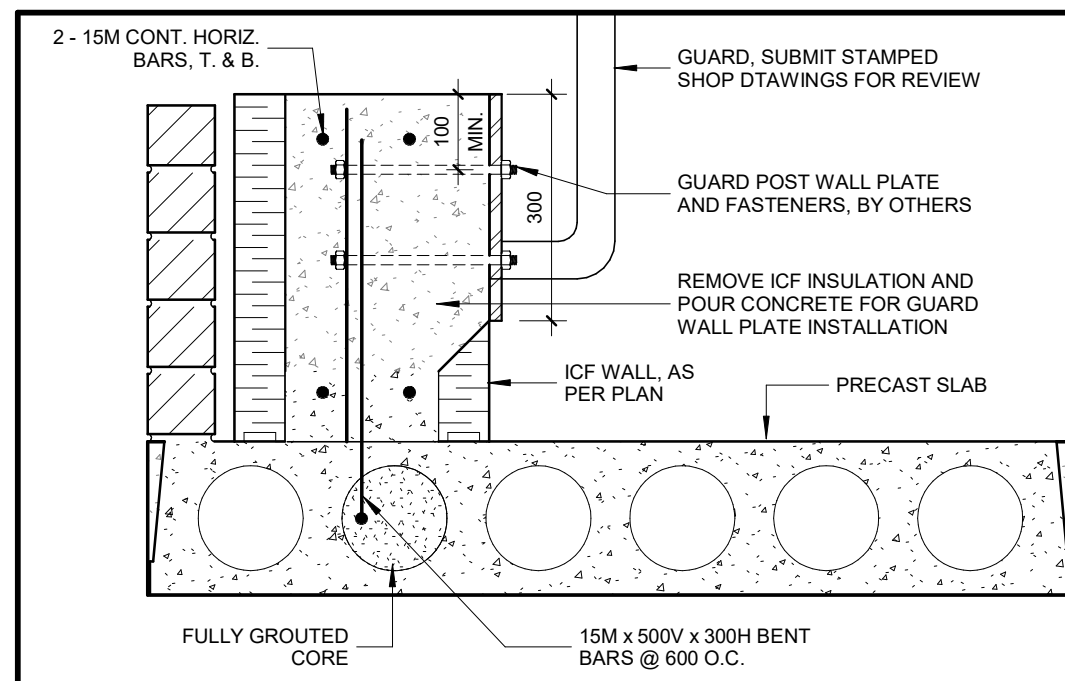
11 SHARED END BEARING ON CMU + WALL ABOVE
S5.2 / N.T.S.



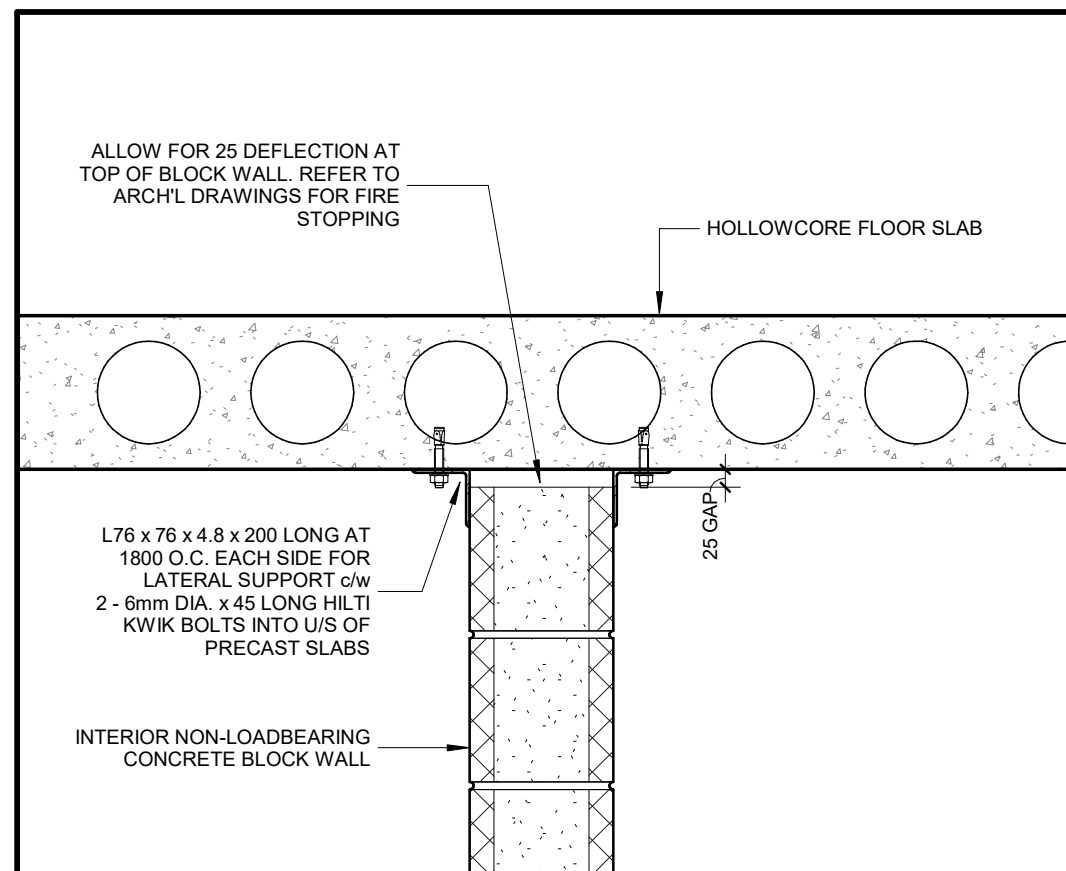
7 END BEARING ON CMU + WALL ABOVE
S5.2 / N.T.S.



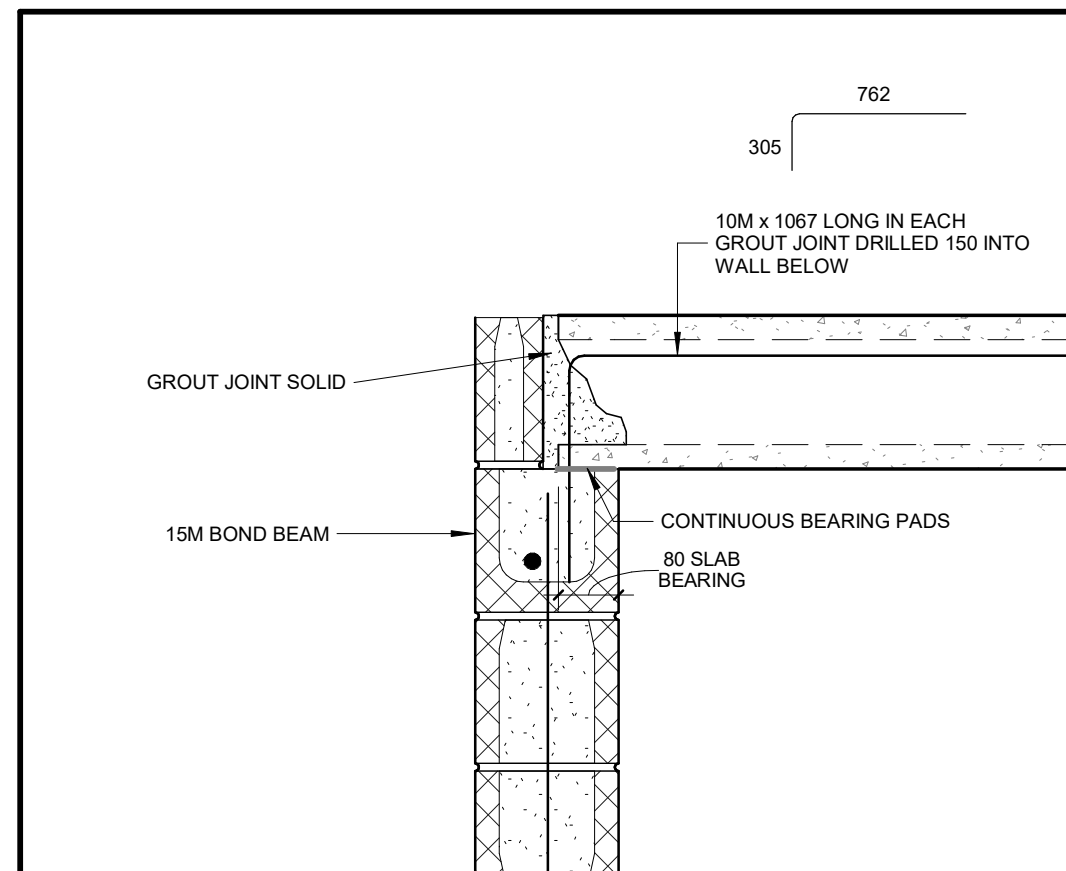
3 PRECAST LANDING SUPPORT
S5.2 / N.T.S.



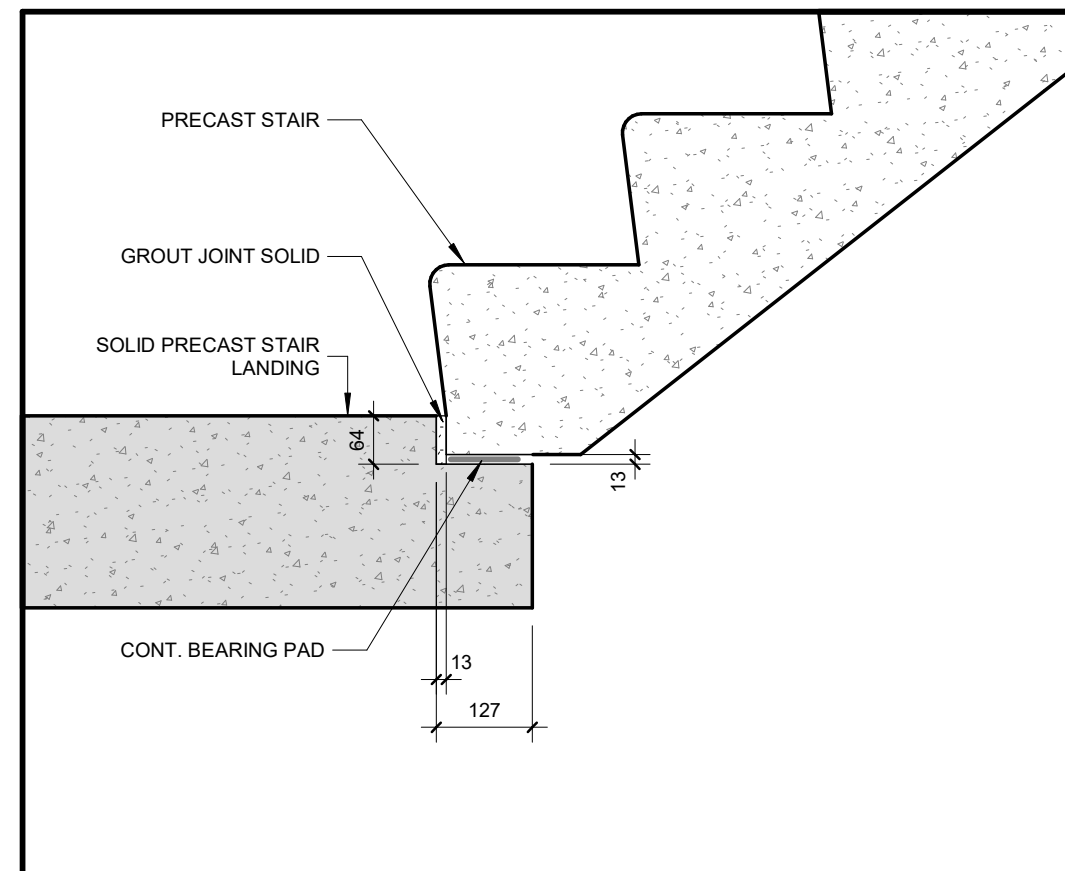
18 TYPICAL PARAPET WITH GUARD ON PRECAST
S5.2 / N.T.S.



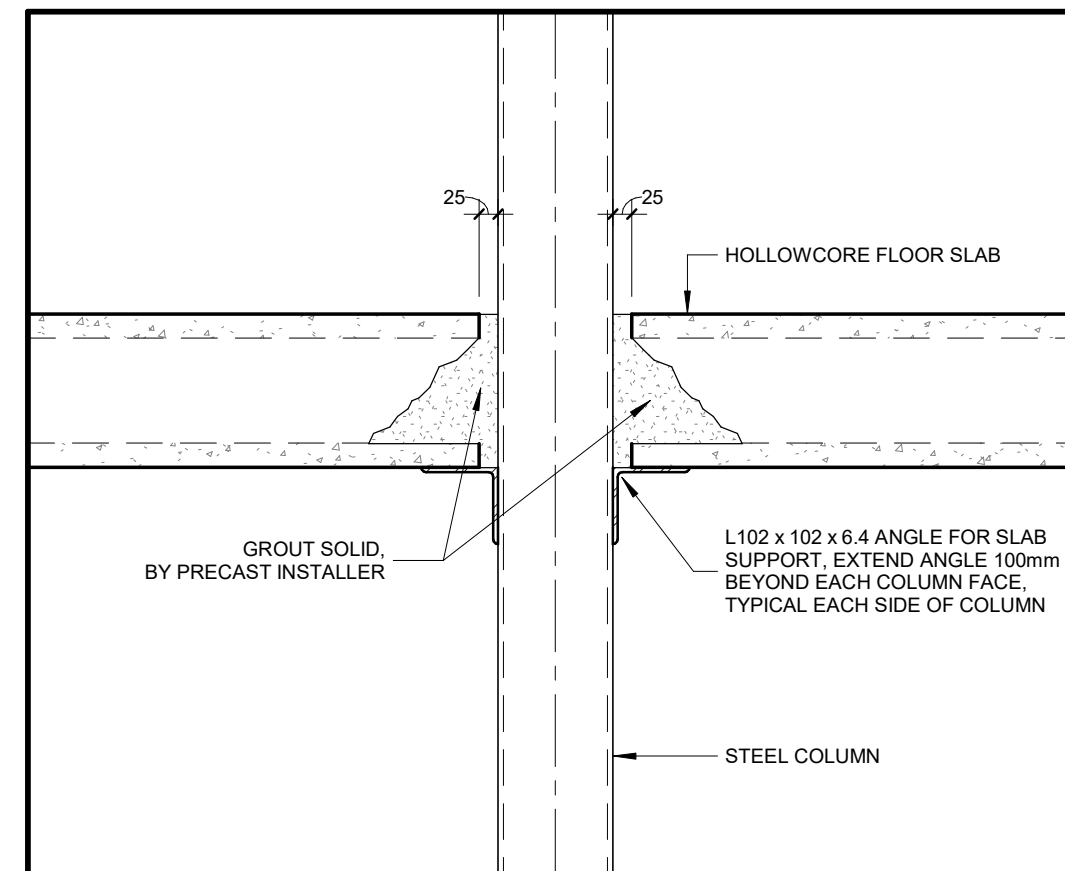
14 PRECAST T/O WALL LATERAL SUPPORT
S5.2 / N.T.S.



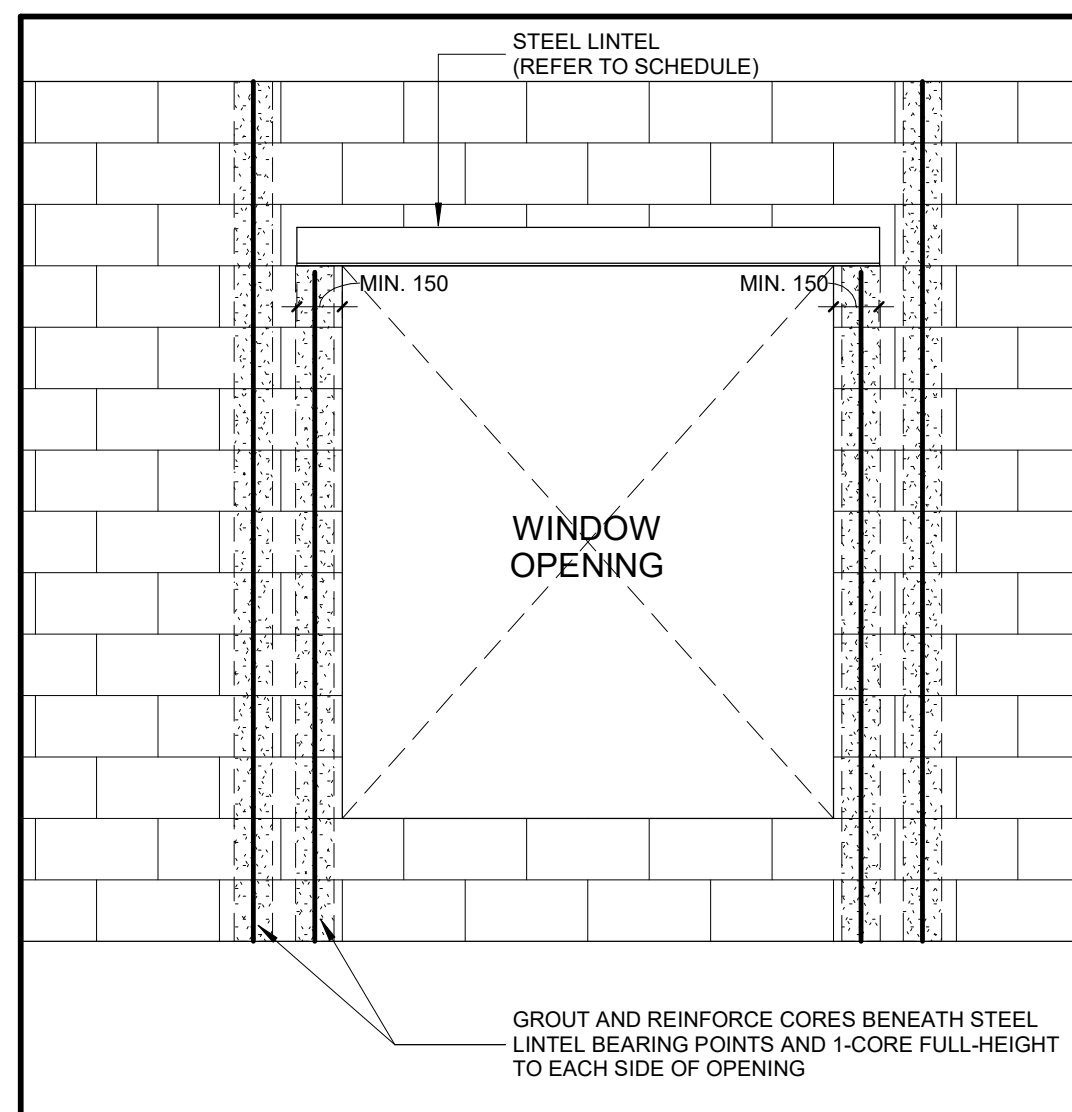
10 END BEARING ON CMU
S5.2 / N.T.S.



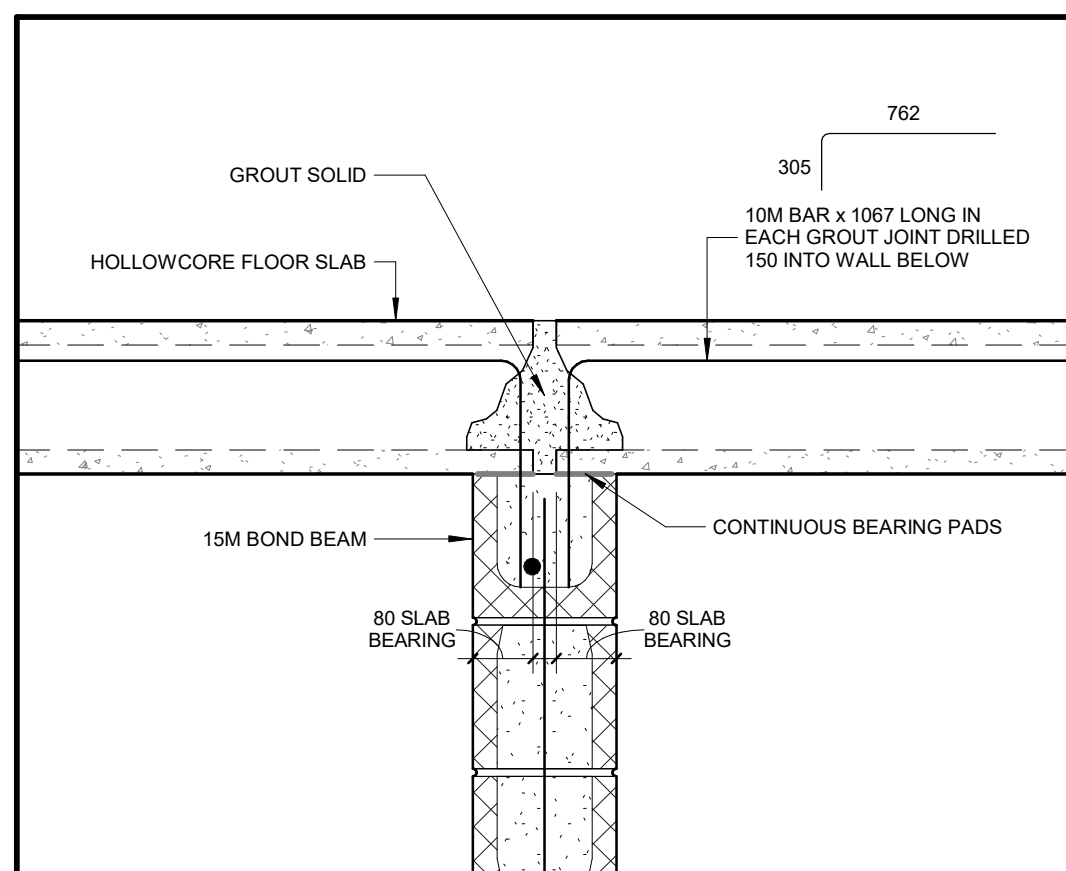
6 PRECAST STAIR & LANDING (BOTTOM)
S5.2 / N.T.S.



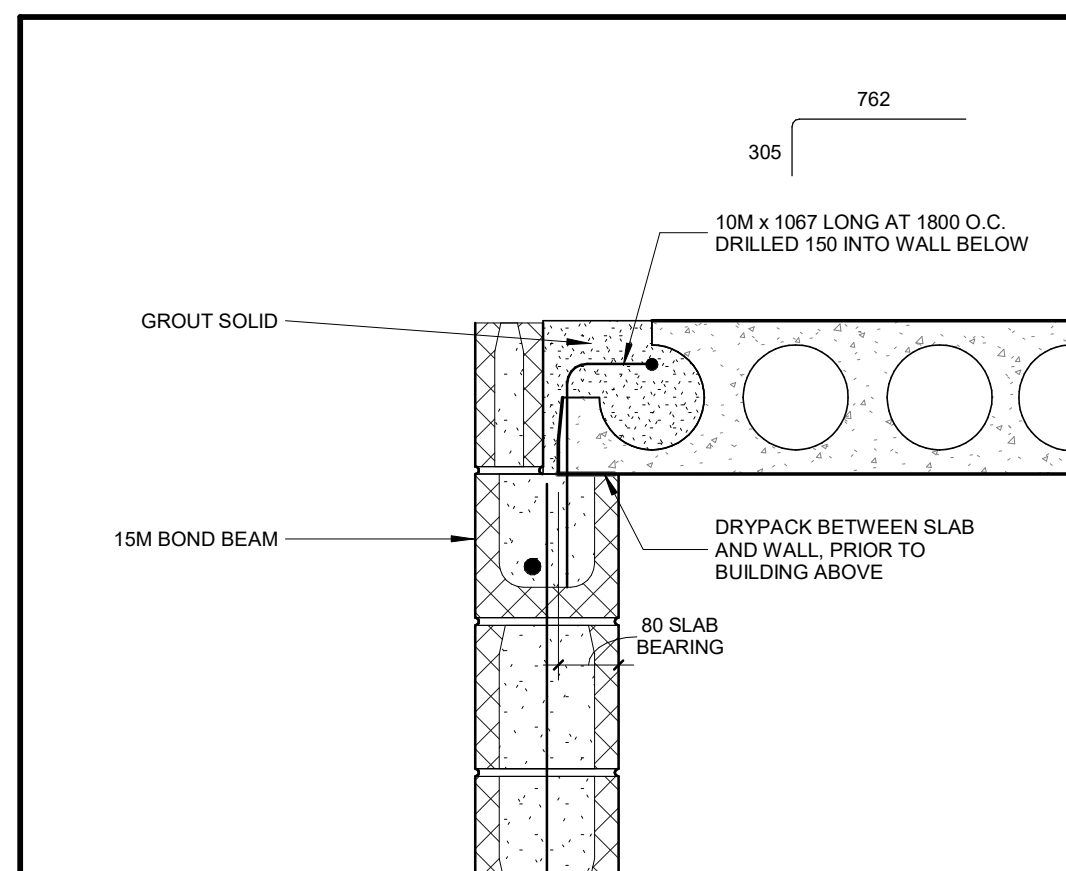
2 END BEARING AT COLUMN
S5.2 / N.T.S.



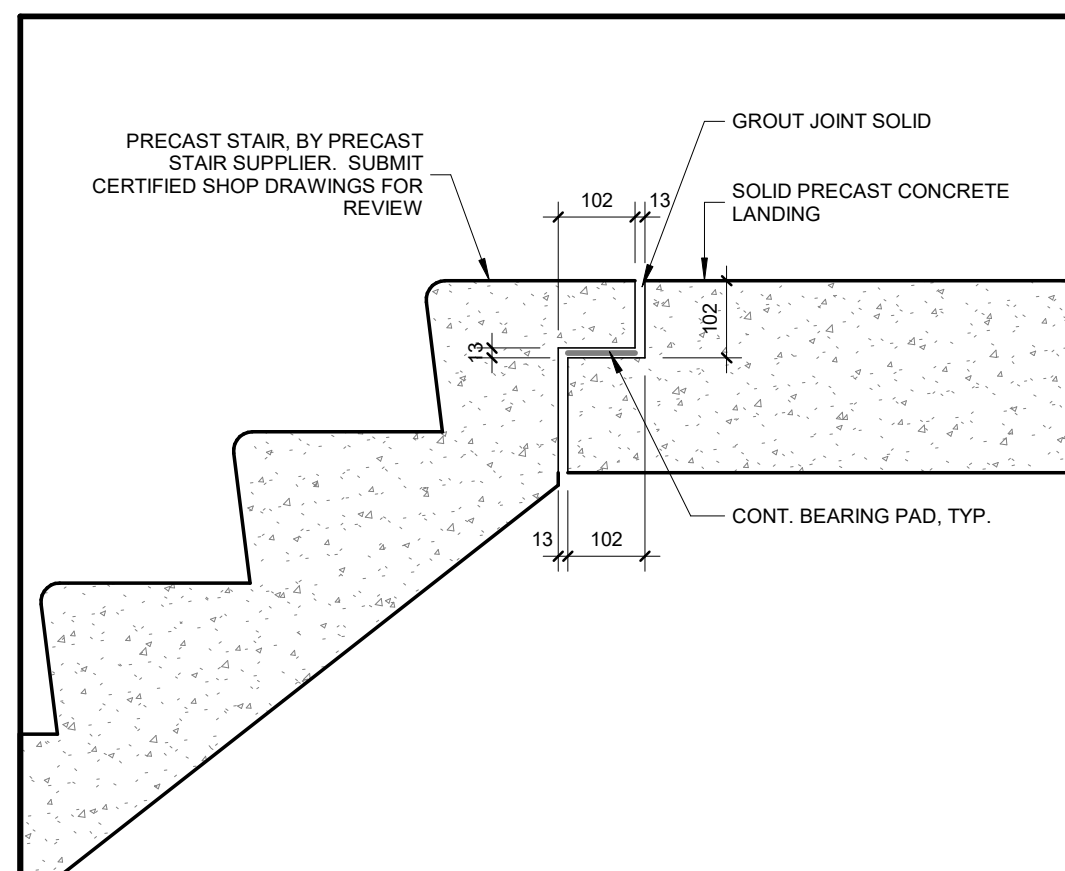
17 BLOCK LINTEL ELEVATION
S5.2 / SCALE: 1:25



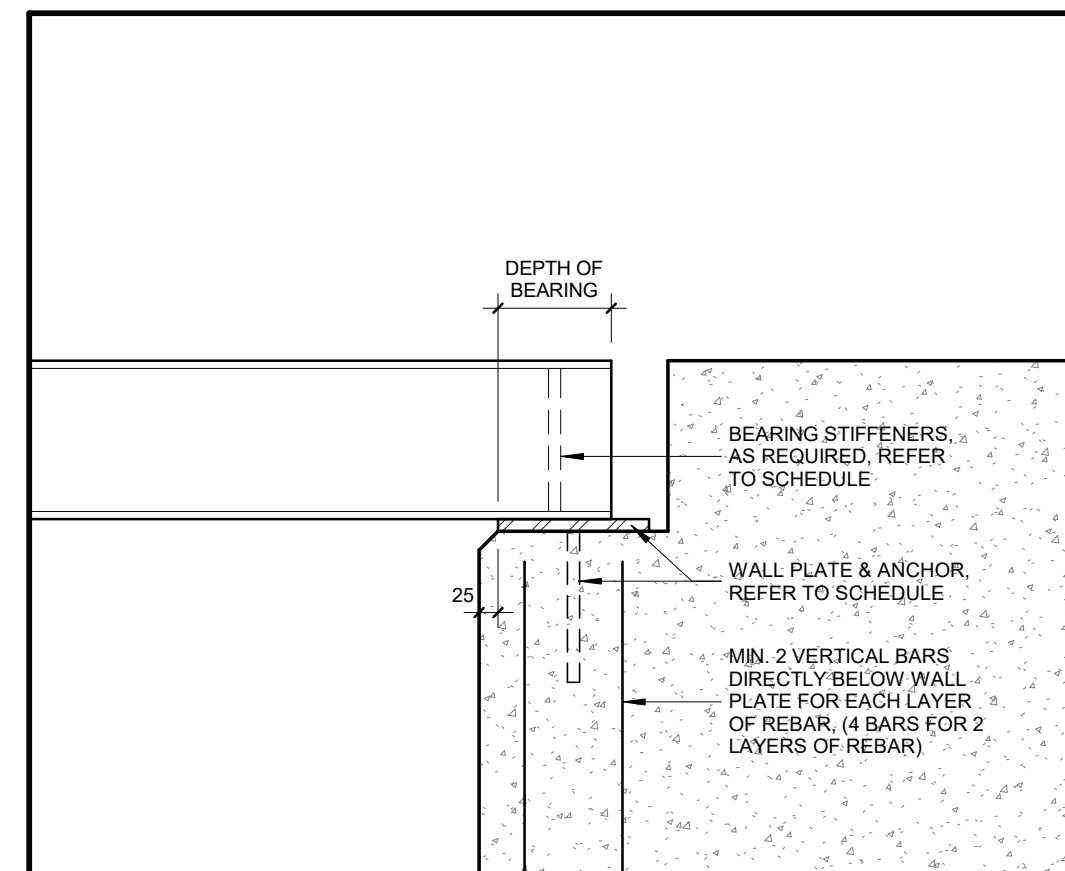
13 SHARED END BEARING ON CMU
S5.2 / N.T.S.



9 SIDE BEARING ON CMU
S5.2 / N.T.S.



5 PRECAST STAIR & LANDING (TOP)
S5.2 / N.T.S.



1 DETAIL - LINTEL BEARING
S5.2 / N.T.S.

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No.	Date	Revision / Issued for
1	NOV. 1, 2024	ISSUED FOR 95% COMPLETION
2	NOV. 29, 2024	ISSUED FOR 95% COMPLETION
3	DEC. 11, 2024	ISSUED FOR PERMIT
4	NOV. 14, 2025	ISSUED FOR TENDER

TACOMA
ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000
www.tacomaengineers.com



Fryett Turner
ARCHITECTS INC.

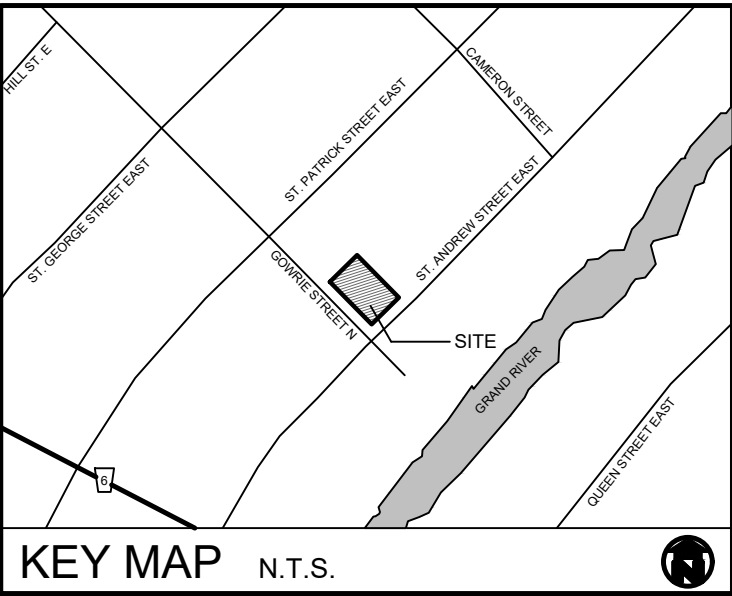
115 Metcalfe Street
Etobicoke, Ontario M9B 1S0
www.fryettturner.ca
Tel: 519-846-2201
Fax: 519-846-0343

**MIXED-USE
RESIDENTIAL &
COMMERCIAL**
223 ST. ANDREW STREET EAST, FERGUSON, ON.

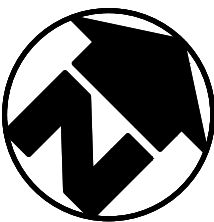
**TYPICAL
DETAILS**

Project No: TE-44167-24
Drawn By: M.L.

S5.2



1. ALL WORKSMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
2. ALL PLANT MATERIAL TO BE NO 1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 8TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
3. BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
4. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
6. PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
7. ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
9. CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST, ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
11. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
12. ALL SEEDED SLOPES 1:3 AND GREATER TO RECEIVE EROSION CONTROL MATTING. PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
13. SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1ST TO JULY 15TH SHALL BE GUARANTEED UNTIL JULY 15TH THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15TH TO DECEMBER 31ST SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
14. AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
15. SITE PLAN INFORMATION AS PER FRYETT TURNER ARCHITECTS INC.
16. ENGINEERING AS PER MTE, AND IS PROVIDED FOR INFORMATION ONLY.
17. SITE LIGHTING BY OTHERS



REVISONS			
no.	date	description	by
1.	Jun.15.22	Issued for Approval	DPV
2.	Apr.01.24	Issued as per Revised Site Plan	JC
3.	Apr.25.24	Issued as per Township Comments	JC
4.	Jun.18.24	Added Transformer	JC
5.	Aug.22.24	Issued for Approval	JC
6.	Oct.16.24	Issued for Approval	JC
7.	Dec.02.24	Issued for Approval	JC
8.	Oct.06.25	Issued for Tender	JC

2476170 Ontario Inc.
223 St. Andrew St. E
Fergus, ON

Landscape Plan



PROJECT NO.: 2022-30	DRAWN BY: JC
SCALE: 1:100	DESIGNED BY: JC
SHEET:	APPROVED BY: AWH
L1	PLOT DATE: Oct 06, 2025

SOIL QUALITY
If required, soil analysis and testing will identify level of nutrients, soil textural class, pH, salinity, and presences of contaminants including heavy metals and pesticides. The recommendations outlined by the soil testing laboratory will be followed in order to provide a good quality soil.

- PLANTING**
1. Cover stock while in transit or temporary storage.
 2. Remove all trunk wrap prior to planting but tree ID tag to remain.
 3. Install support stakes identified with:
 - 3.1. 1 stake per tree <40mm caliper.
 - 3.2. 2 stakes per tree >= 40mm caliper.
 4. Water tree immediately following planting, and twice weekly for two growing seasons with:
 - 4.1. 15L of water per application for trees < 50mm caliper.
 - 4.2. 25L of water per application for trees >= 50mm caliper.
 5. Prune dead or broken branches and subordinate any branches 70% the diameter of the parent stem.
 6. Remove stakes and ties at end of warranty period.

APPROVED PLIABLE MATERIAL
TIED IN FIXED FIGURE EIGHT
LOOP AS PER MANUFACTURER'S
INSTRUCTIONS

38mm x 38mm x 2300mm WOODEN
STAKE OR 40mm x 40mm x 3mm x
2400mm STEEL 154Kt

300mm WIDE x 100mm DEPTH
SOIL SAUCER LOCATED AT EDGE
OF ROOTBALL

100mm SHREDDED WOOD MULCH
KEPT 50mm (MIN.) FROM BASE OF
TRUNK

500mm (MIN.) DEPTH OF
AMENDED NATIVE BACKFILL
TAMPED IN 150mm LIFTS

UNDISTURBED SUBSOIL OR
COMPACTED FILL

TYPICAL DECIDUOUS BARE ROOT TREE PLANTING DETAIL



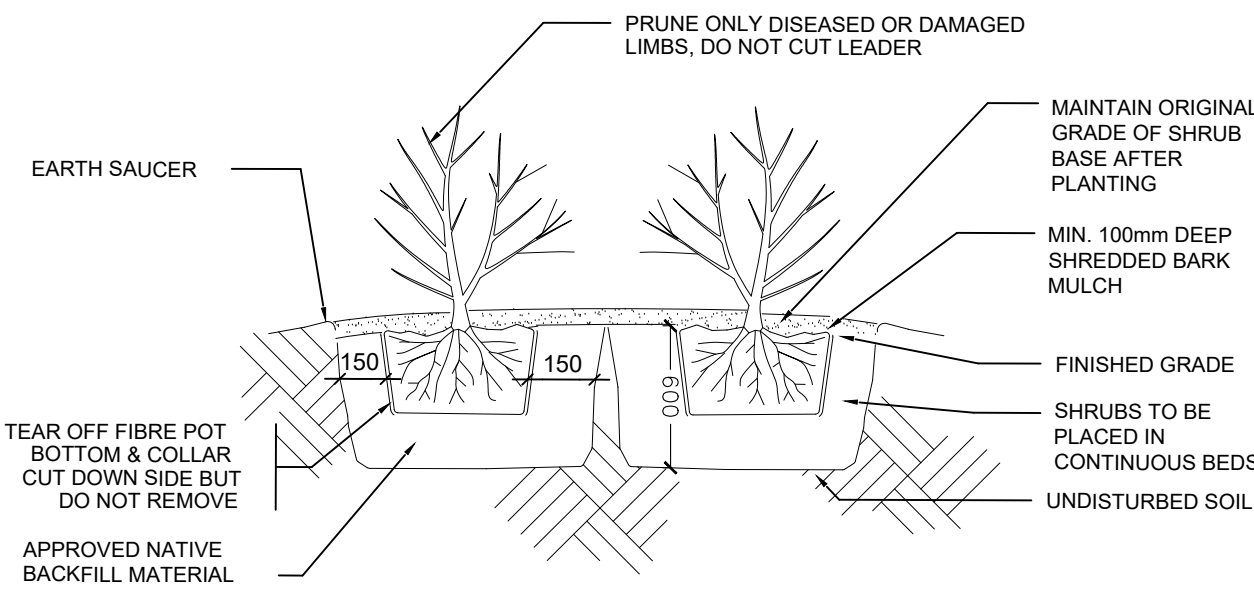
Centre Wellington

1 McDowell Square
Etna, Ontario, M0B 1S0
Phone: (519) 846-9891

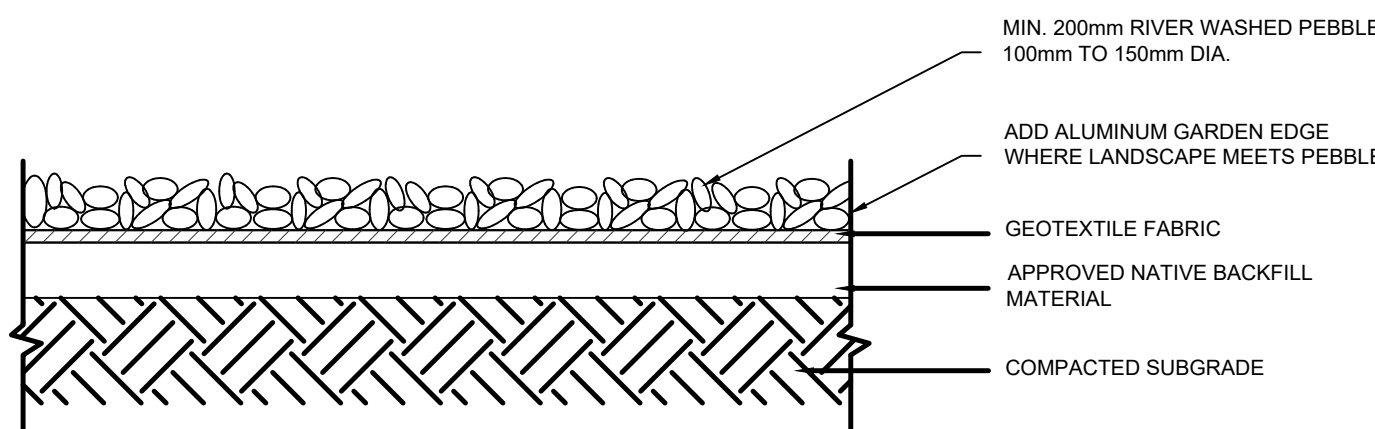
DATE: December 2017

SCALE: NTS

DWG NO. F2



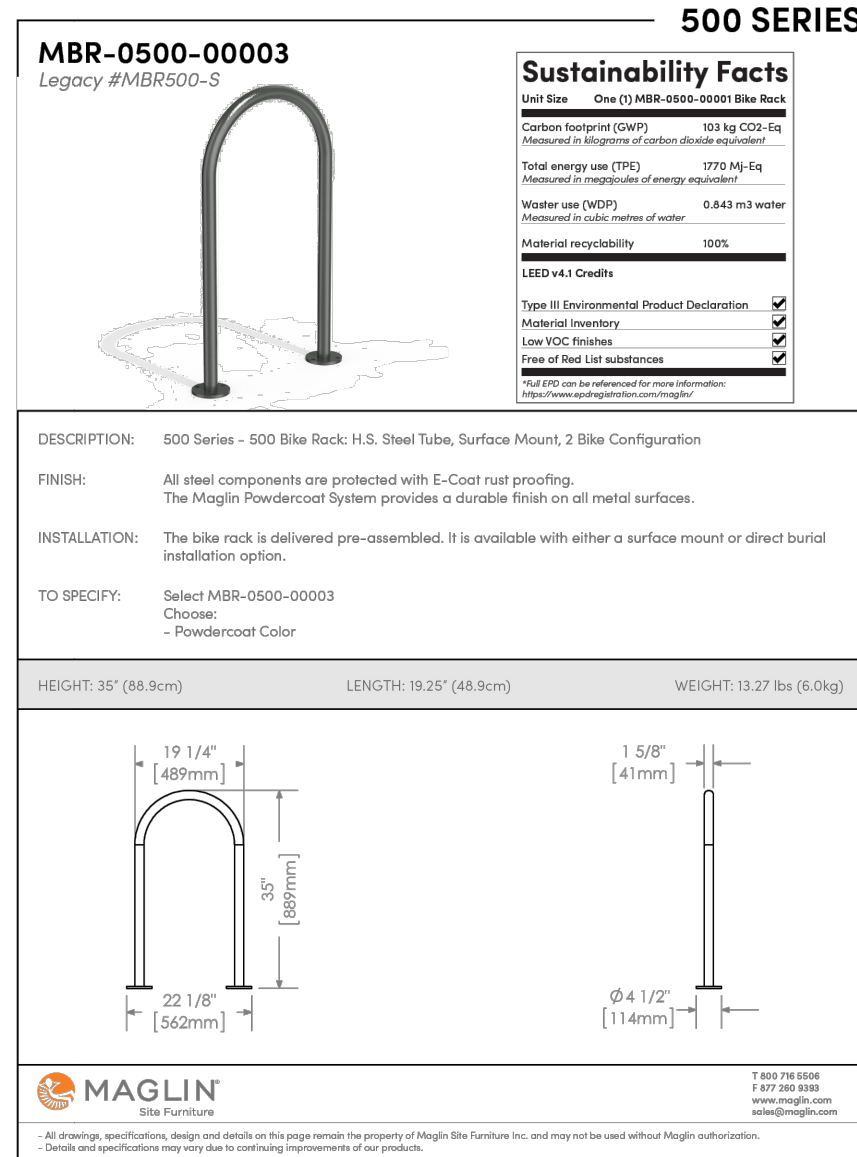
2 SHRUB PLANTING DETAIL
NTS



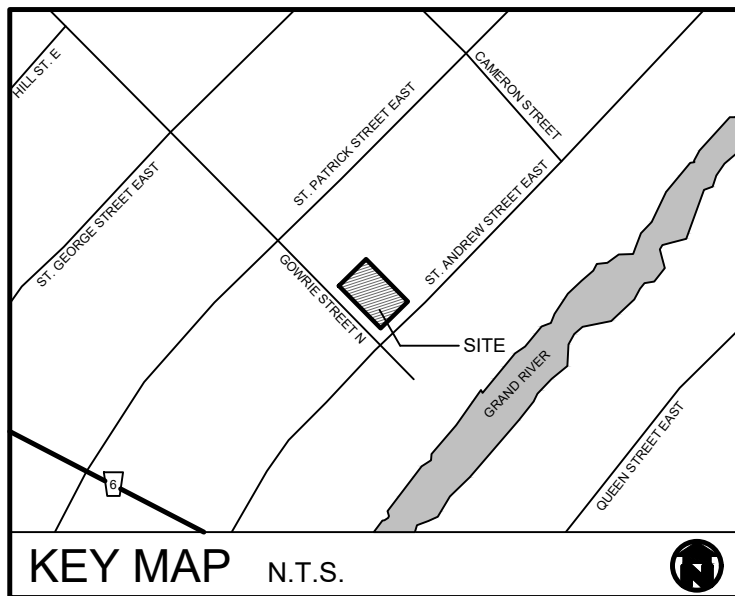
3 RIVER PEBBLE MULCH DETAIL
NTS

BIKE RACK BY MAGLIN
(OR APPROVED EQUAL)
T 1-800-716-5506
F 1-877-260-9393
WWW.MAGLIN.COM
SALES@MAGLIN.COM

SPECIFICATIONS:
MODEL: MBR-0500-00003
POWDER COAT COLOUR: BLACK, FROM FINE TEXTURED COLLECTION (MATTE FINISH)
OPTIONS: SURFACE MOUNT
INSTALLATION: SURFACE MOUNT

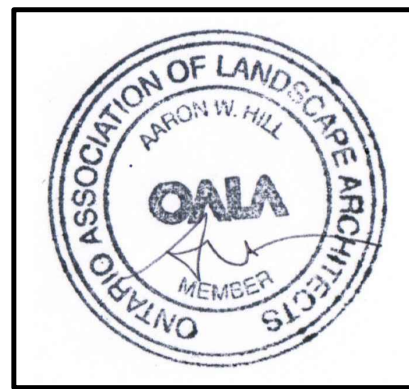
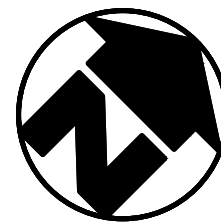


4 BIKE RACK DETAIL
NTS



GENERAL NOTES

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2. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
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16. ENGINEERING AS PER MTE, AND IS PROVIDED FOR INFORMATION ONLY.
17. SITE LIGHTING BY OTHERS



REVISIONS			
no.	date	description	by
1.	Jun.15.22	Issued for Approval	DPV
2.	Apr.01.24	Issued as per Revised Site Plan	JC
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8.	Oct.06.25	Issued for Tender	JC

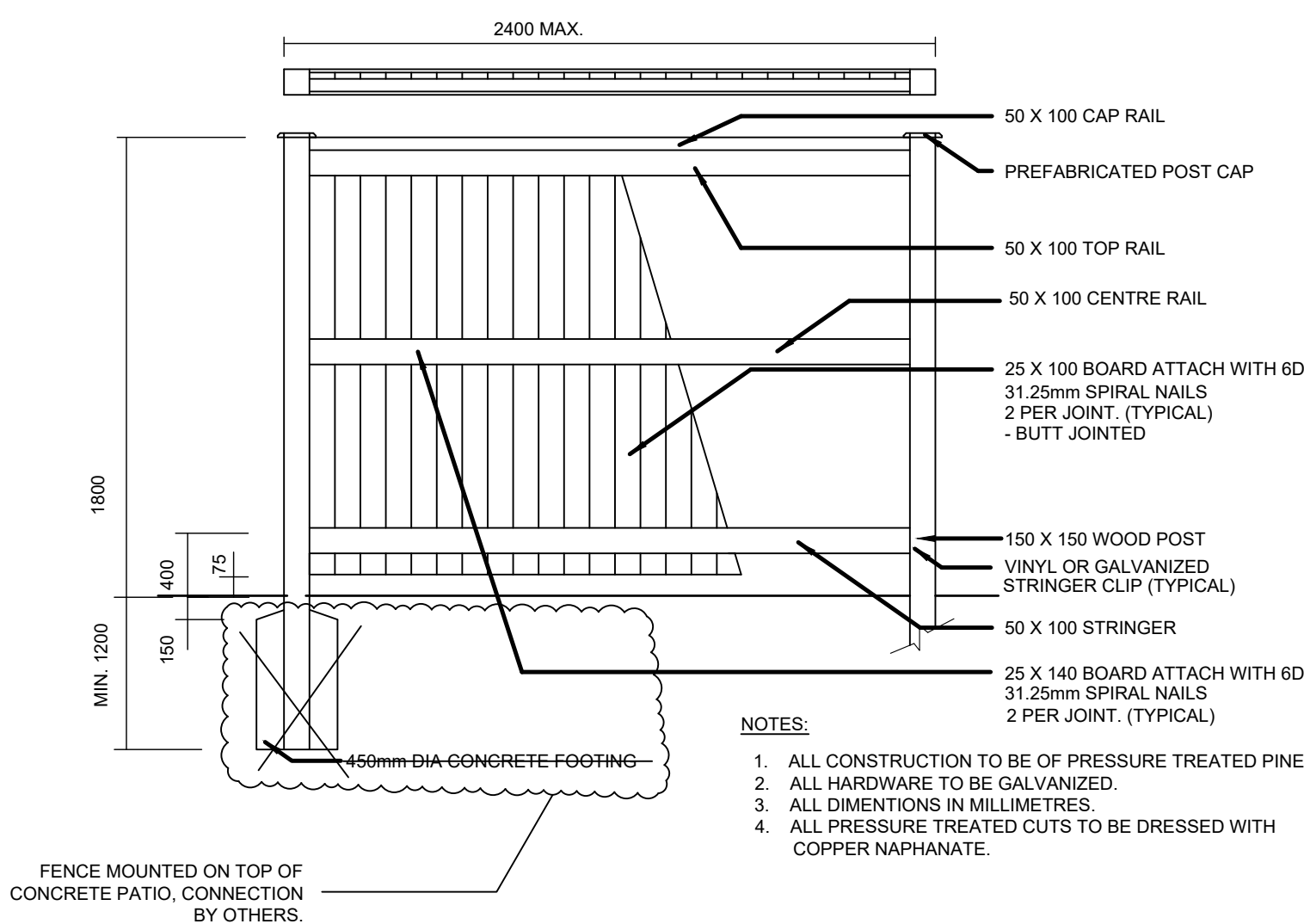
2476170 Ontario Inc.
223 St. Andrew St. E
Fergus, ON

Details



PROJECT NO.: 2022-30	DRAWN BY: JC
SCALE: 1:100	DESIGNED BY: JC
SHEET:	APPROVED BY: AWH
	PLOT DATE: Oct.06.2025

1 CENTRE WELLINGTON STANDARD DECIDUOUS TREE PLANTING DETAIL
NTS



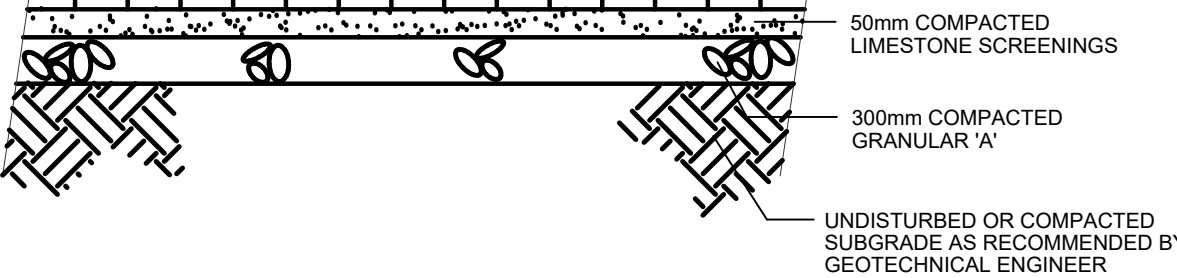
NOTES:

1. ALL CONSTRUCTION TO BE OF PRESSURE TREATED PINE.
2. ALL HARDWARE TO BE GALVANIZED.
3. ALL DIMENSIONS IN MILLIMETRES.
4. ALL PRESSURE TREATED CUTS TO BE DRESSED WITH COPPER NAPHTHATE.

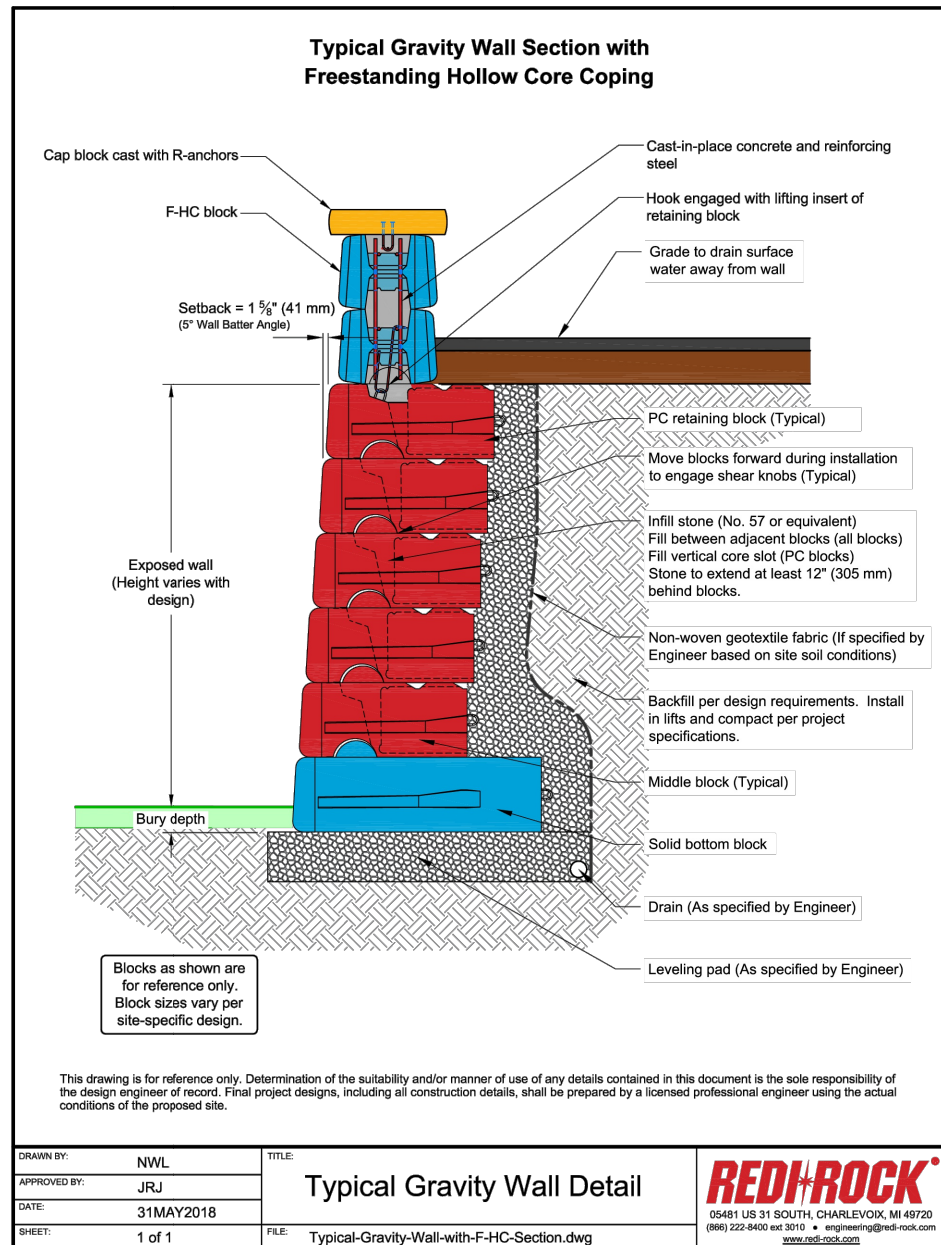
5 1.8m HIGH WOOD BOARD FENCE DETAIL
NTS

TECHO-BLOC LINEA PAVER, OR EQUIVALENT AS APPROVED BY L.A.
COLOUR: ONYX BLACK
PATTERN: 01 LINEAR PATTERN

PRECAST CONCRETE UNIT PAVERS, SIZE AND
COLOUR AS PER APPROVAL OF ARCHITECT
CUT AND FIT WITH CIRCULAR STONE SAW,
BRICKS MUST BE FLUSH, LEVEL AND UNROCKABLE



6 PRECAST UNIT PAVER DETAIL
N.T.S.



DATE	BY	REVISION	DESCRIPTION
21MAY2018	JRL	1 OF 1	Typical Gravity Wall with FHC Section.dwg

Typical Gravity Wall Detail

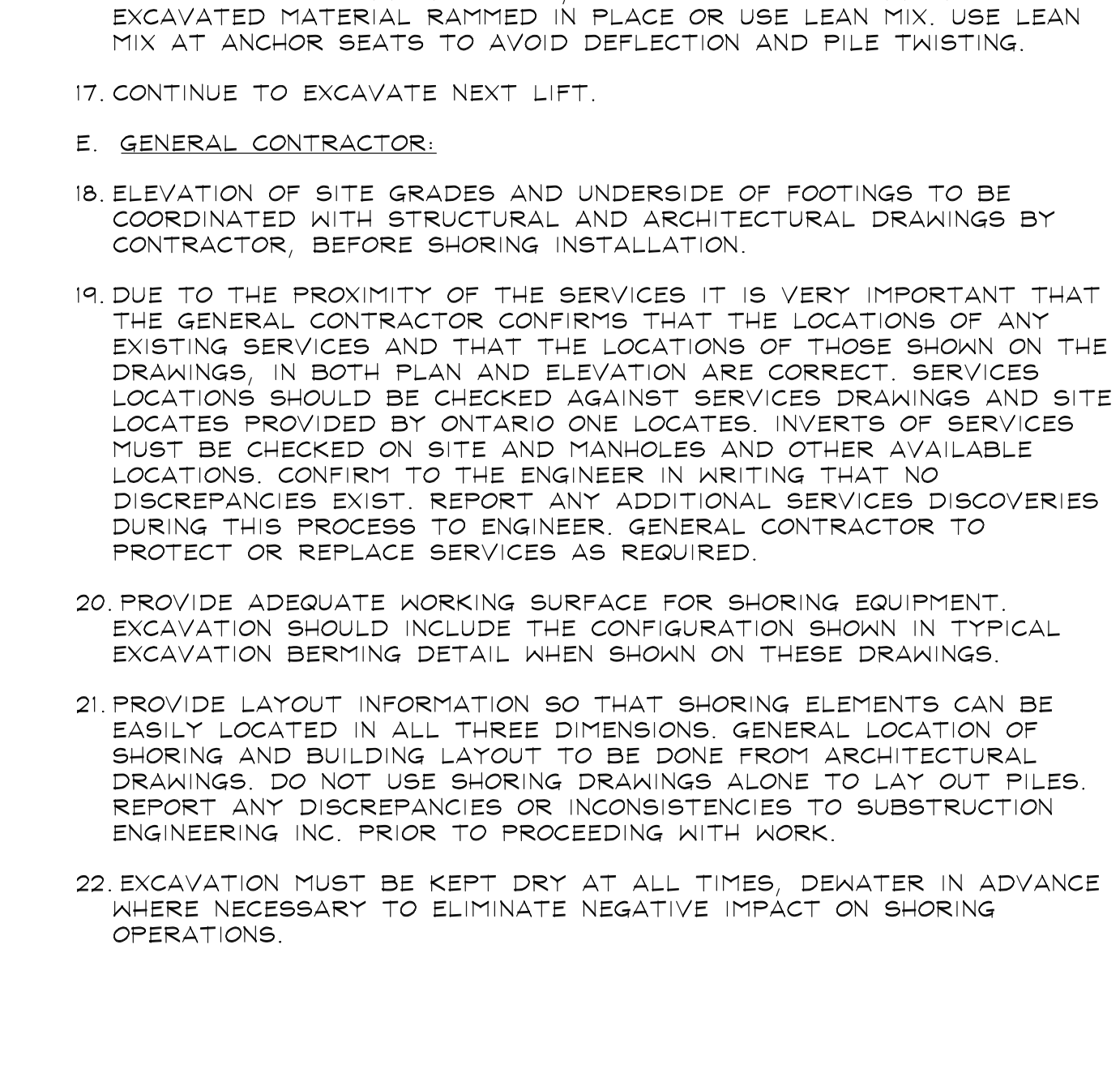
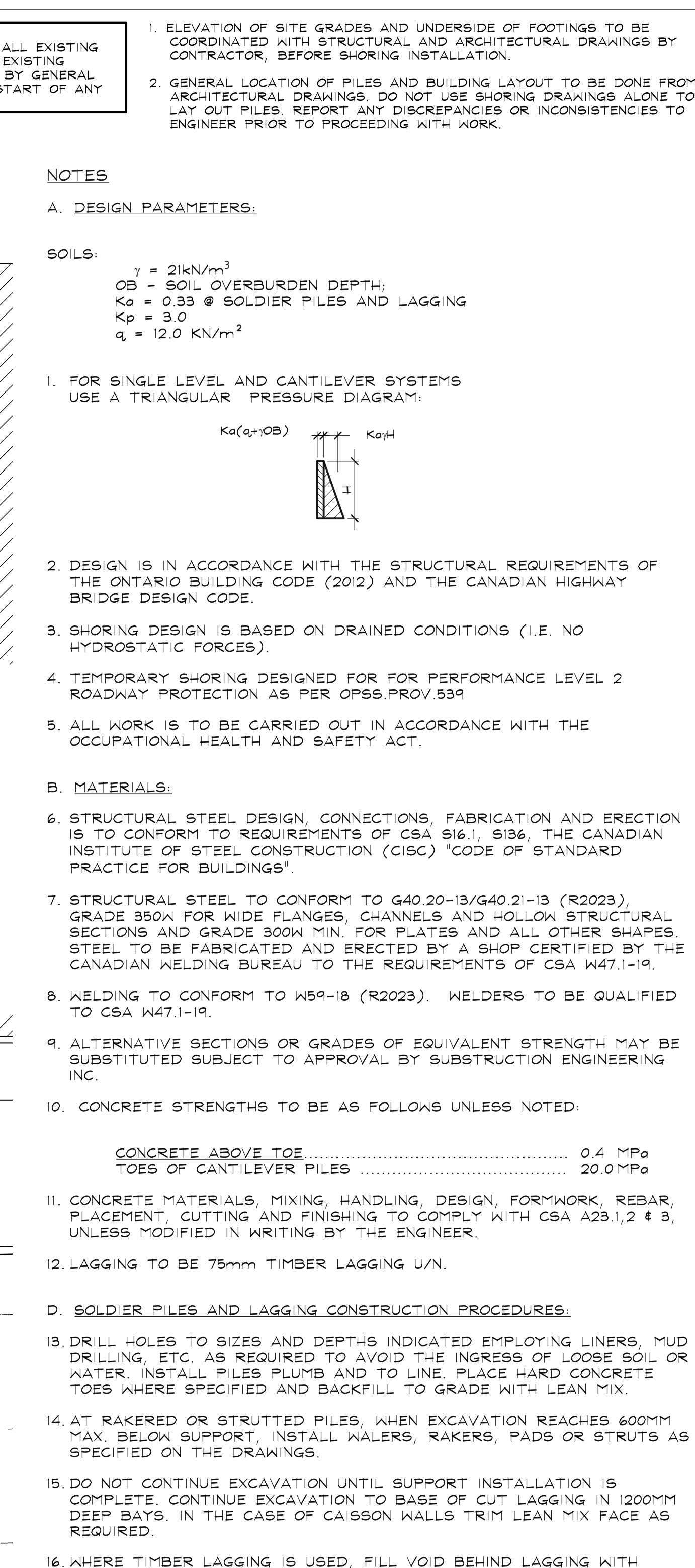
REDI-ROCK®

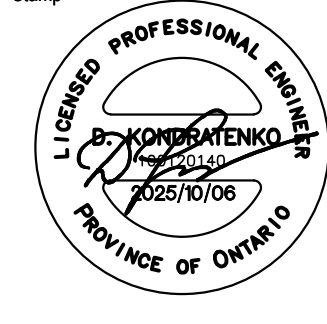


ENGINEERING OF WALL BY OTHERS

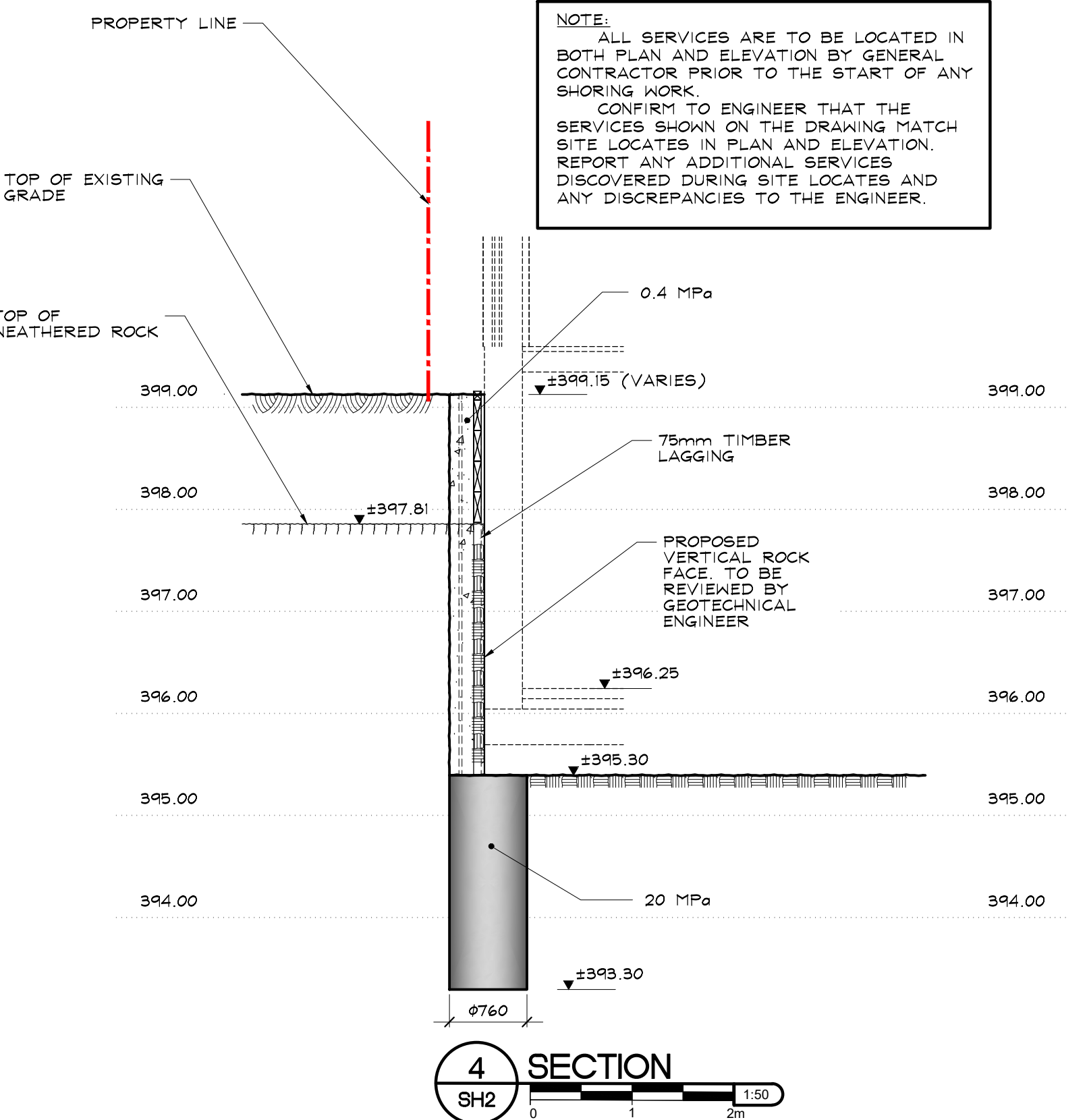
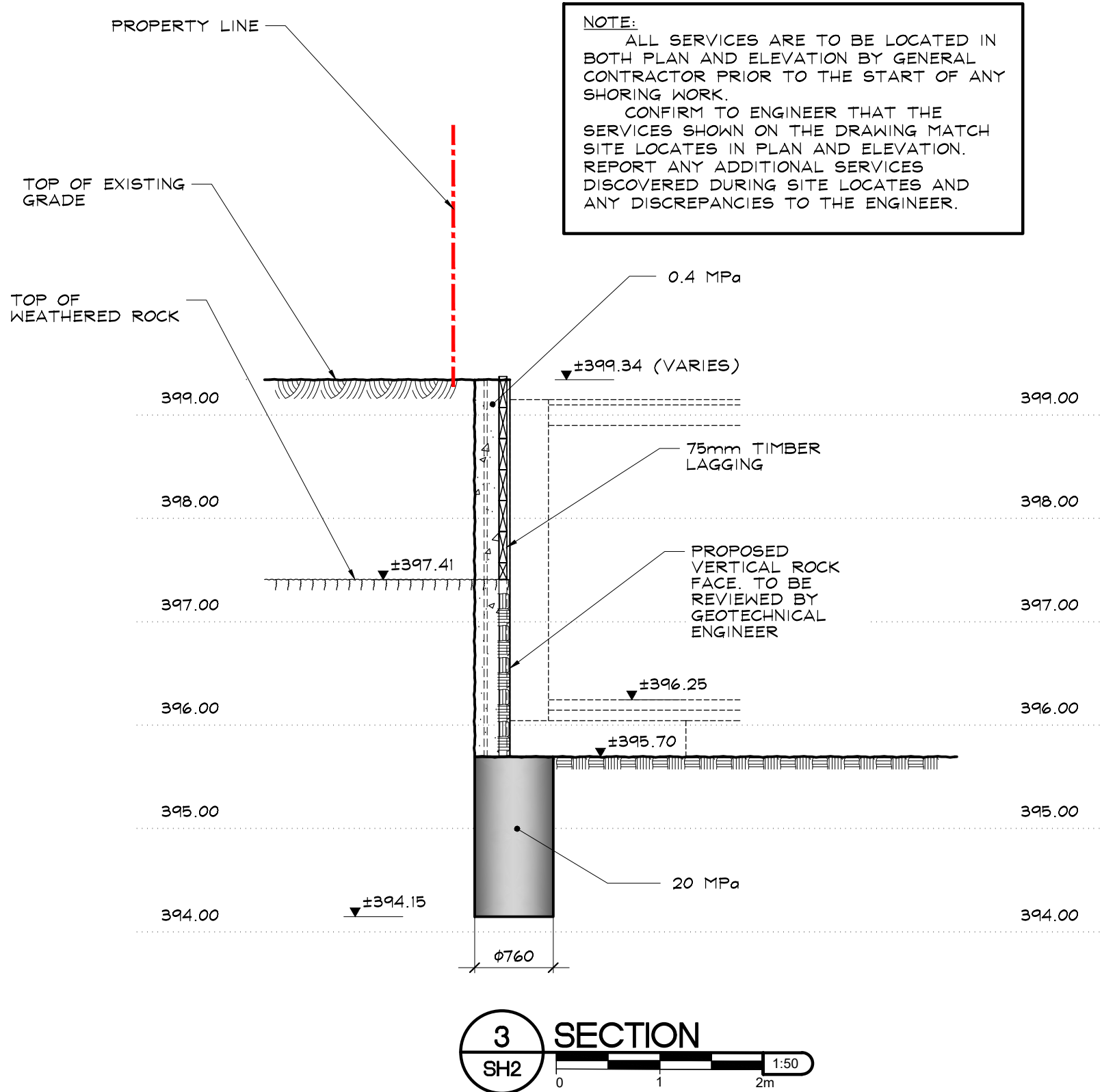
WWW.EDI-ROCK.COM
1-866-222-8400
INFO@EDI-ROCK.COM

BLOCK TEXTURE: SMOOTH

7 TYPICAL REDI-ROCK GRAVITY WALL DETAIL
NTS



23. ENSURE THAT BASE OF EXCAVATION ELEVATIONS ARE CHECKED WITH REQUIRED FOOTING ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.																						
24. PROTECT SHORED WALLS FROM FREEZING AND EROSION.																						
25. MONITORING (BY GENERAL CONTRACTOR)																						
PROVIDE COMPLETE VERTICAL AND HORIZONTAL MOVEMENT MONITORING OF THE SHORING. THAT MONITORING SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:																						
a. UNLESS NOTED OTHERWISE, PROVIDE TARGETS AT THE TOP OF ALL PILES.																						
b. TAKE READINGS WITH AN ACCURACY OF ± 2MM FOR VERTICAL AND HORIZONTAL MOVEMENT AT THESE TARGETS WEEKLY. THE ENGINEER, AT HIS DISCRETION AND IF HE FEELS IT IS NECESSARY FOR THE SAFETY OF THE PROJECT, MAY SPECIFY READINGS TO BE TAKEN MORE FREQUENTLY AND / OR AT CRITICAL STAGES OF THE EXCAVATION.																						
c. EXPRESS THE READINGS CLEARLY IN SPREADSHEET AND GRAPHICAL FORM AND IN MM ONLY. POSITIVE MOVEMENTS ARE INTO THE EXCAVATION AND DOWN. FOR EACH WEEKLY READING THE SPREADSHEET SHOULD SHOW THE LOCATION CHANGE OF EACH TARGET FROM THE LAST READING AND FROM THE FIRST READING. THE SPREADSHEET SHOULD ALSO SHOW THE READING HISTORY.																						
d. IF TARGETS ARE FOUND TO BE OBSTRUCTED OR DAMAGED AT A READING, REESTABLISH BEFORE NEXT READING.																						
e. PROVIDE PRECONSTRUCTION SURVEY OF ALL ADJACENT STRUCTURE THAT MAY BE INFLUENCED BY SHORING OPERATIONS. PROVIDE TARGET MONITORING OF ALL BUILDINGS TO DETECT DAMAGE OR SETTLEMENT DURING THE DURATION OF SHORING OPERATIONS, READ MONTHLY OR AS OTHERWISE SPECIFIED BY ENGINEER.																						
F. REFERENCES:																						
26. GEOTECHNICAL REPORT: PRODUCED BY CMT ENGINEERING INC., DATED APRIL 14, 2023, PROJECT NO. 23-055.R01.																						
27. ARCHITECTURAL DRAWINGS: DRAWINGS A1.1 - A7.2 BY FRYETT TURNER, DATED 24/11/01.																						
28. STRUCTURAL DRAWINGS: DRAWINGS S2.0 - S4.6 BY TACOMA ENGINEERS, DATED NOVI. 2024, REVI, ISSUED FOR 60% COMPLETION.																						
<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td>3.</td><td>ISSUED FOR TENDER</td><td>25/10/06</td></tr><tr><td>2.</td><td>REVISED FOR PERMIT</td><td>25/02/03</td></tr><tr><td>1.</td><td>ISSUED FOR PERMIT</td><td>24/11/27</td></tr><tr><td></td><td>ISSUED FOR REVIEW</td><td>24/11/25</td></tr><tr><td>No.</td><td>DESCRIPTION</td><td>Date</td></tr></table>								3.	ISSUED FOR TENDER	25/10/06	2.	REVISED FOR PERMIT	25/02/03	1.	ISSUED FOR PERMIT	24/11/27		ISSUED FOR REVIEW	24/11/25	No.	DESCRIPTION	Date
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DO NOT SCALE THIS DRAWING.																						
Stamp																						
Client	 ELORA ONTARIO																					
Consultant	 P.O. Box 889 Saultville, ON L4A 7Z7 Telephone (416) 937-6899, (416) 524-5759																					
Project	223 ST. ANDREW STREET EAST MIXED-USE RESIDENTIAL AND COMMERCIAL																					
FERGUS	ONTARIO																					
Drawing Title	PLAN, DETAILS AND NOTES																					
Drawn: JC	Scale	AS NOTED																				
Checked: TOR	Date	2025-10-06 9:04:01 AM																				
Project No.	Drawing Number																					
S2401-29	SH1																					



Pile Schedule					
Pile Mark	Size	Top of Pile	Bottom of Pile	Length, mm	Drilled Hole, mm
W1	W250x101	399.15	394.15	5000	760
W2-W3	W250x101	399.30	394.15	5150	760
W4-W7	W250x101	399.45	394.15	5300	760
S1-S2	W250x101	399.15	394.15	5000	760
S3-S4	W250x101	399.15	393.30	5850	760
S5-S6	W250x101	399.15	393.90	5250	760
S7-S9	W250x101	399.15	394.15	5000	760

3.	ISSUED FOR TENDER	25/10/06
2.	REVISED FOR PERMIT	25/02/03
1.	ISSUED FOR PERMIT	24/11/27
	ISSUED FOR REVIEW	24/1/25
No.	DESCRIPTION	Date

NOTES

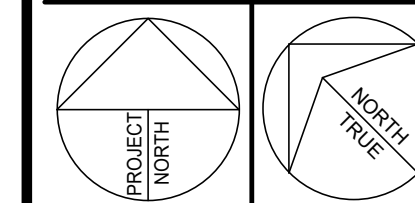
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THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS IT IS SPECIFICALLY STATED IN THE REVISIONS COLUMN THAT IT HAS BEEN ISSUED FOR CONSTRUCTION.

DO NOT SCALE THIS DRAWING.

Stamp	
	
Client	 Fryett Turner ARCHITECTS INC
ELORA Consultant	ONTARIO  P.O. Box 699 Stouffville, ON L4A 7Z7 Telephone: (416) 937-6909, (416) 254-5759
Project	223 ST. ANDREW STREET EAST MIXED-USE RESIDENTIAL AND COMMERCIAL FERGUS ONTARIO
Drawing Title	ELEVATIONS AND SECTIONS
Drawn: JC Checked: TOR	Scale: AS NOTED Date: 2025-10-06 9:08:24 AM
Project No.	Drawing Number
S2401-29	SH2

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No.	Date	Revision / Issued for
1	OCT. 11, 2024	ISSUED FOR 30% COMPLETION
2	NOV. 1, 2024	ISSUED FOR 60% COMPLETION

TACOMA
ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.763.2000
www.tacomaengineers.com

Fryett Turner
ARCHITECTS INC.

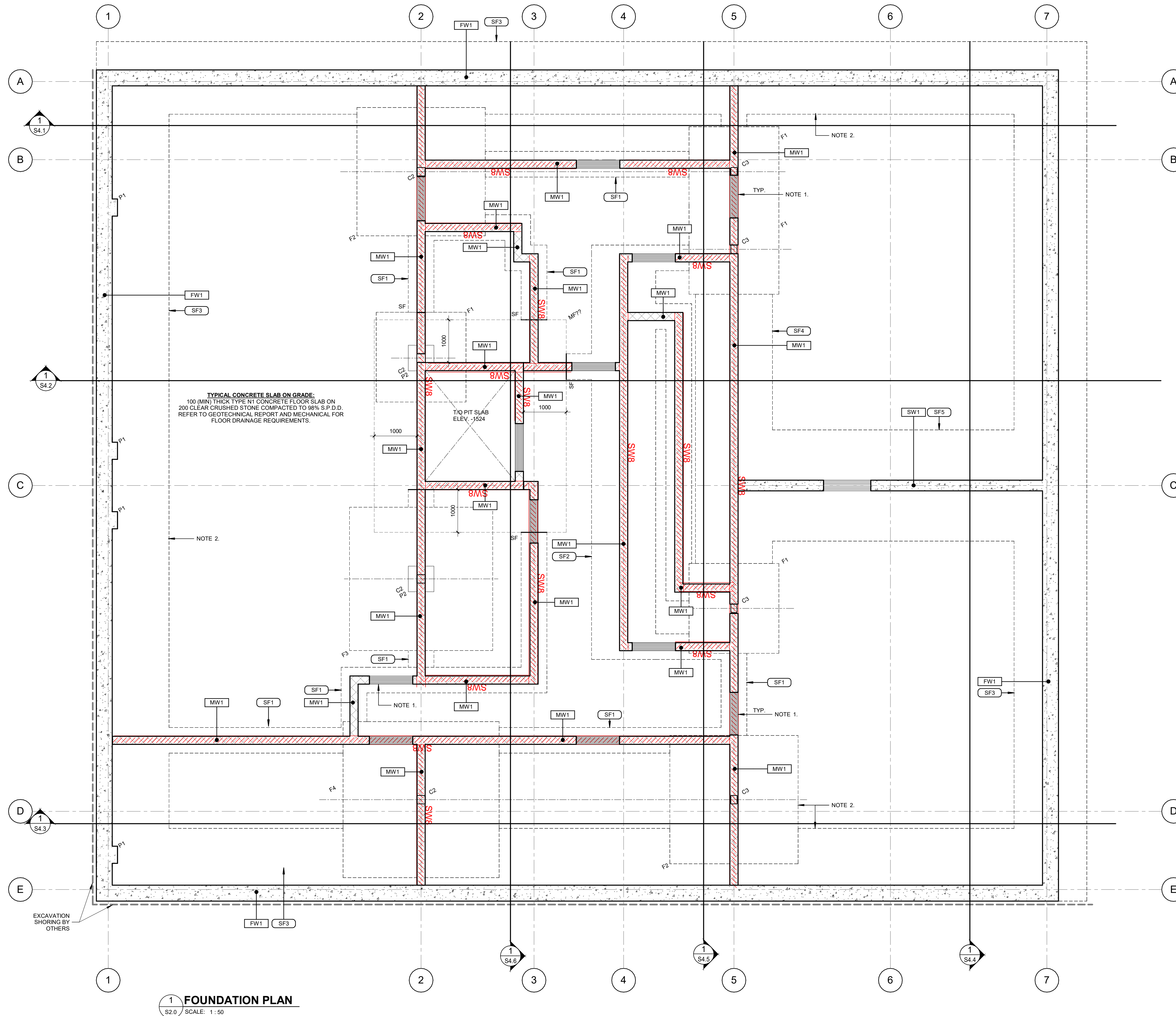
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettturner.ca
Tel: 519-846-2201
Fax: 519-846-0343

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RESIDENTIAL &
COMMERCIAL**
223 ST. ANDREW STREET EAST, FERGUSON, ON.

**FOUNDATION
PLAN**

Project No: TE-44167-24
Drawn By: M.L.

S2.0



1 FOUNDATION PLAN
S2.0 SCALE: 1:50

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

FOUNDATION DESIGN BASED ON _____ kPa ALLOWABLE SOIL BEARING CAPACITY & MINIMUM SITE CLASS 'D'

PROVIDE MIN. 1200 FROST COVER FOR ALL NEW FOOTINGS

LEGEND

- FW- DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS
- SF- STRUCTURAL FOOTING TYPE
- S.F. STEPPED FOOTING
- FOUNDATION WALL OVERPOUR, DROP TOP OF WALL 200 AND POUR SLAB OVER, U.N.O.
- T/Q FTG: xxxx INDICATES TOP OF FOOTING / SLAB ELEVATION, RELATIVE TO T/Q

CONSTRUCTION NOTES - FOUNDATION

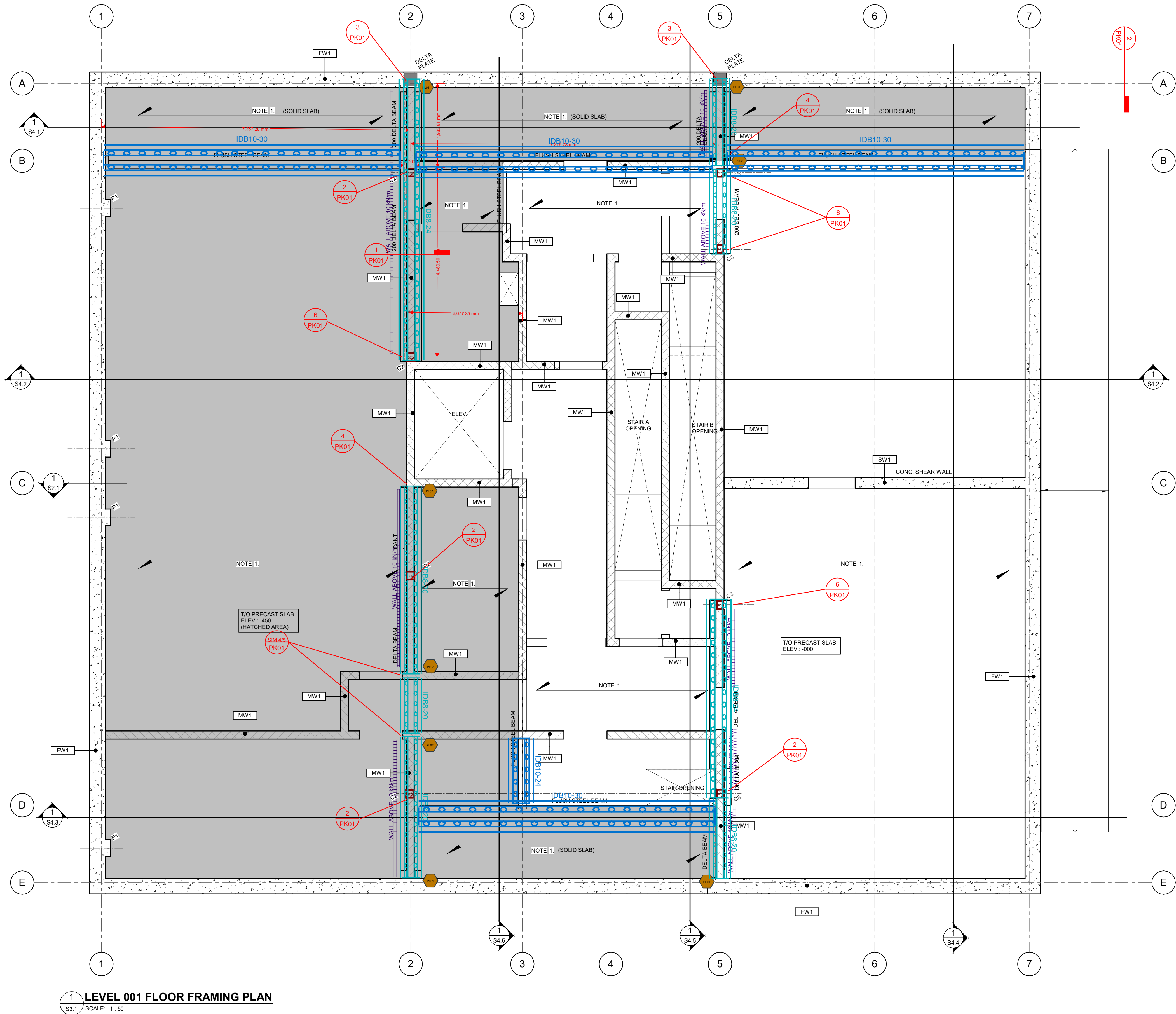
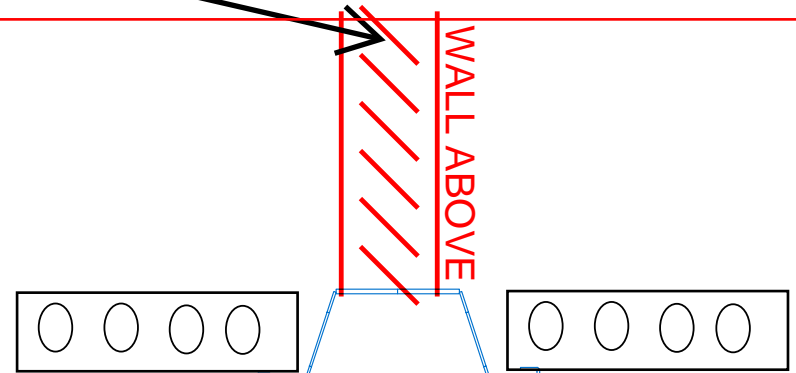
(AS REFERENCED ON PLAN)

- DROP TOP OF WALL 200 AND POUR SLAB OVER.
- TOP OF FOOTING ELEVATION 200 BELOW LEVEL 000, U.N.O.

COLUMN SCHEDULE				
MARK	TYPE	COLUMN	BASE PLATE SIZE	ANCHOR BOLTS
C1		HSS 6 x 6		
C2		HSS 6 x 6		
C3		HSS 6 x 6		
C4				

Total load to be transferred on Deltabeam
DL+SDL=85 kN/m
LL=0 kN/m

Dead+Live load Deflection =L/480
Live load deflection @ L/600



1 LEVEL 001 FLOOR FRAMING PLAN
S3.1 SCALE: 1:50

CONSTRUCTION NOTES - FRAMING

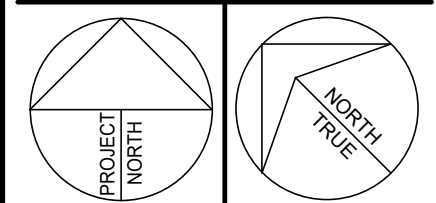
- (AS REFERENCED ON PLAN)
1. SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING.
MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

LEGEND:

- DENOTES SPAN OF STRUCTURAL MEMBERS, AS NOTED
- DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS
- DENOTES **DROPPED** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- DENOTES **FLUSH** LINTEL TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING.
- DENOTES POST OR COLUMN ABOVE

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No.	Date	Revision / Issued for
1	OCT 11, 2024	ISSUED FOR 30% COMPLETION
2	NOV 1, 2024	ISSUED FOR 60% COMPLETION

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223 ST. ANDREW STREET EAST, FERGUS, ON

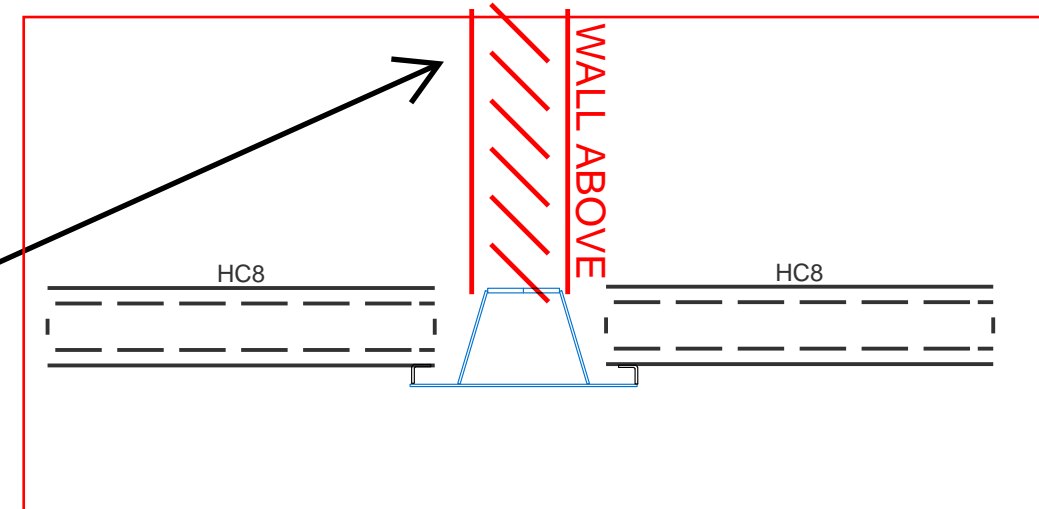
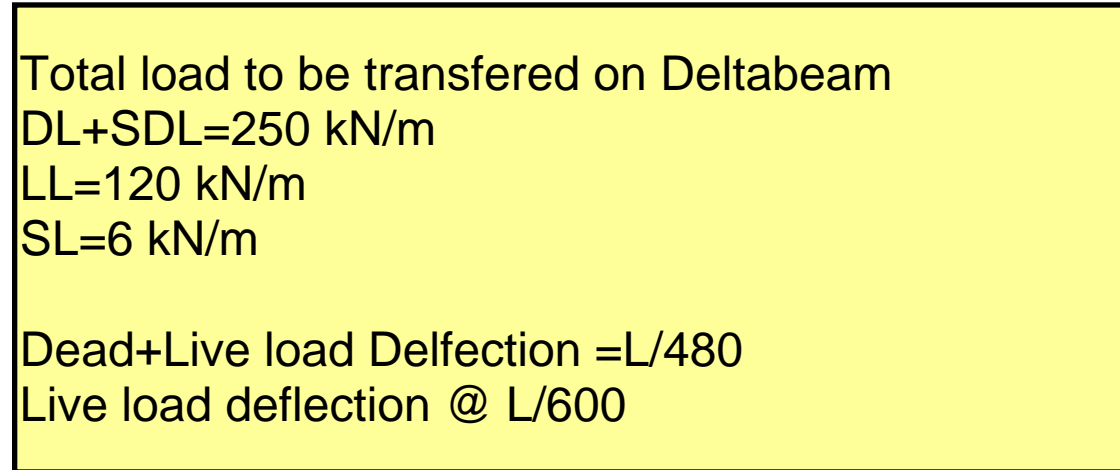
**LEVLE 001
FLOOR
FRAMING PLAN**

Project No: TE-44167-24
Drawn By: M.L.

S3.1

Total load to be transferred on Deltabeam
 $DL+SDL=125 \text{ kN/m}$
 $LL=30 \text{ kN/m}$
 $SL=3 \text{ kN/m}$

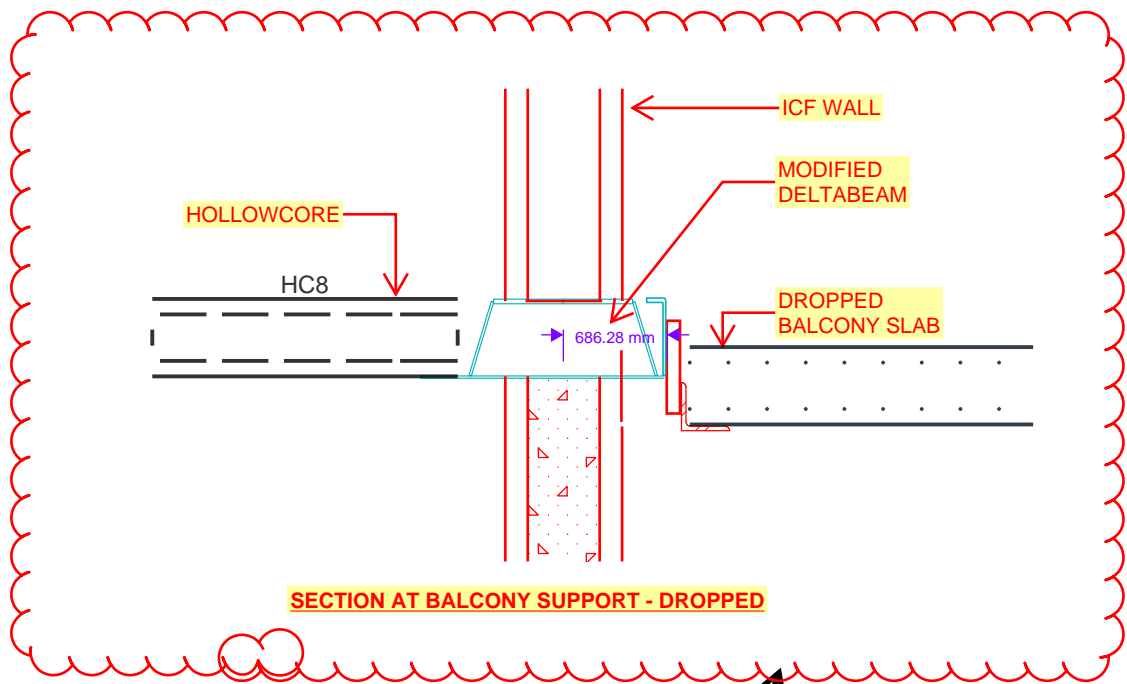
Dead+Live load Deflection $=L/480$
 Live load deflection @ $L/600$



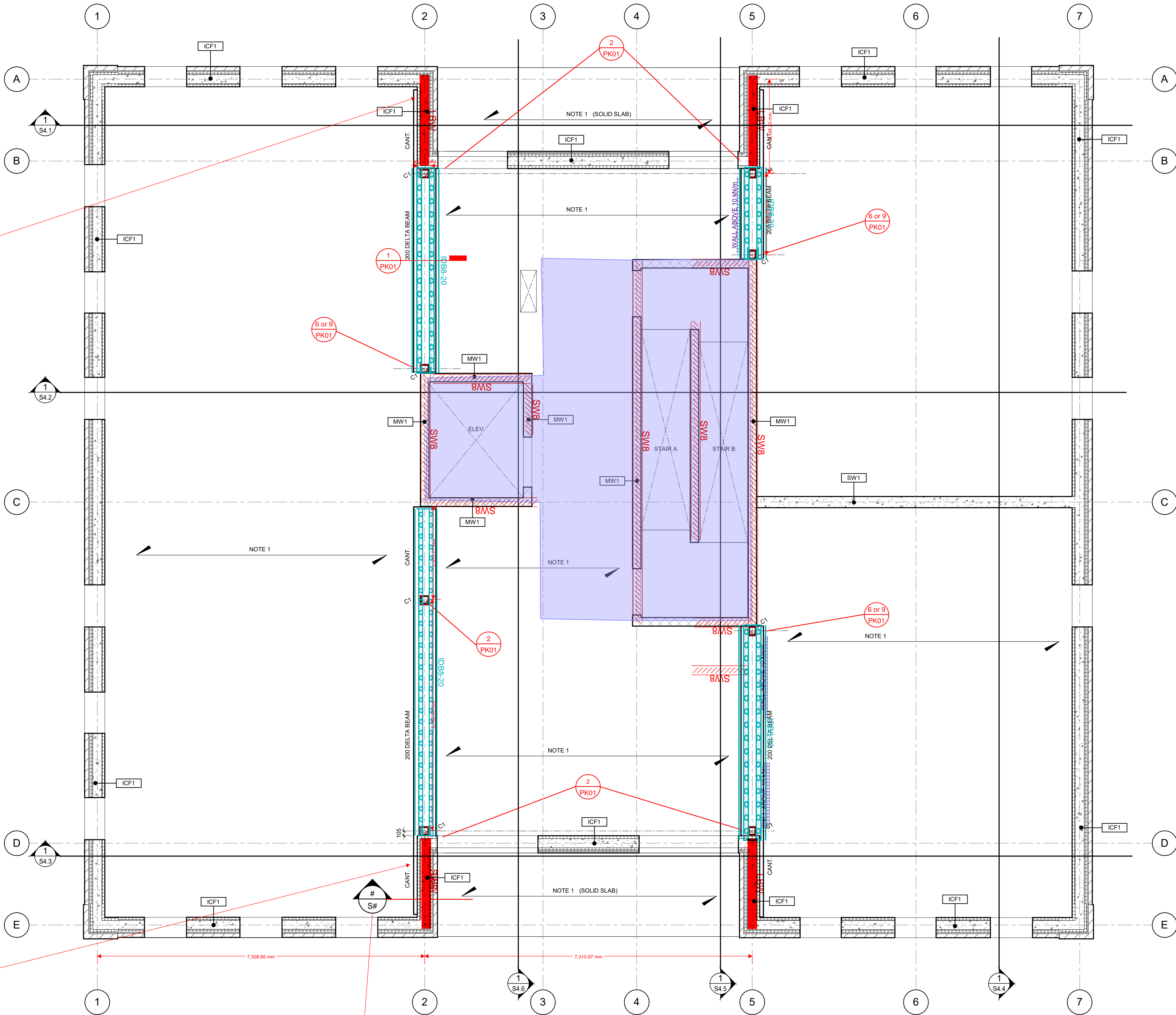
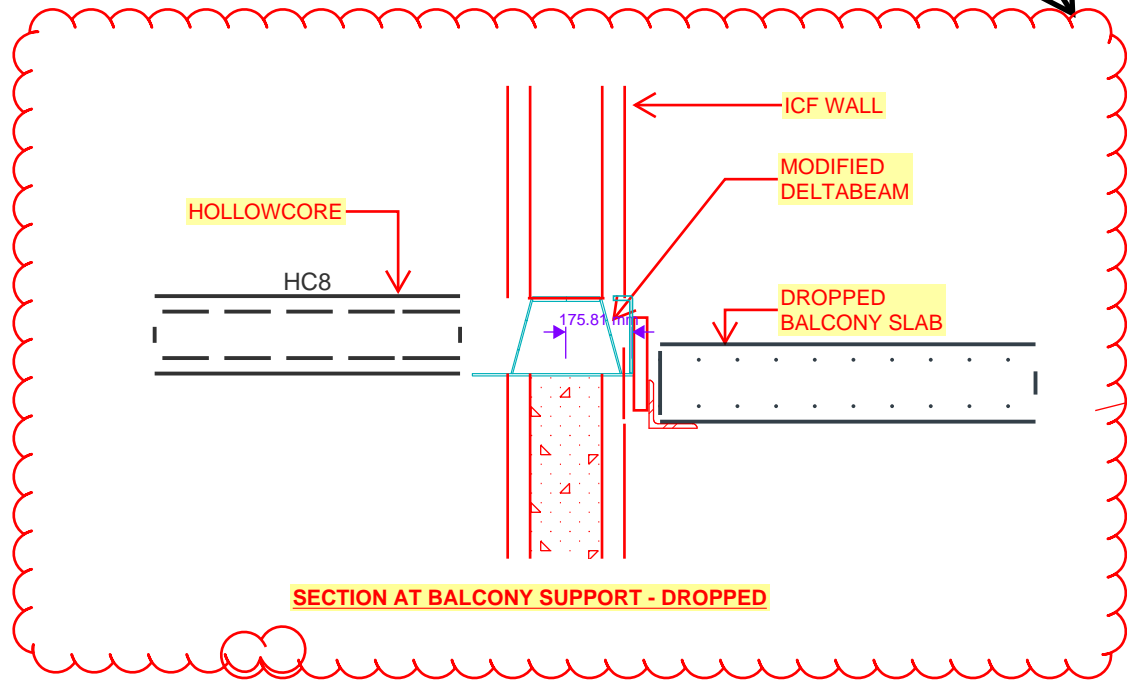
(AS REFERENCED ON PLAN

1. SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING
MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.

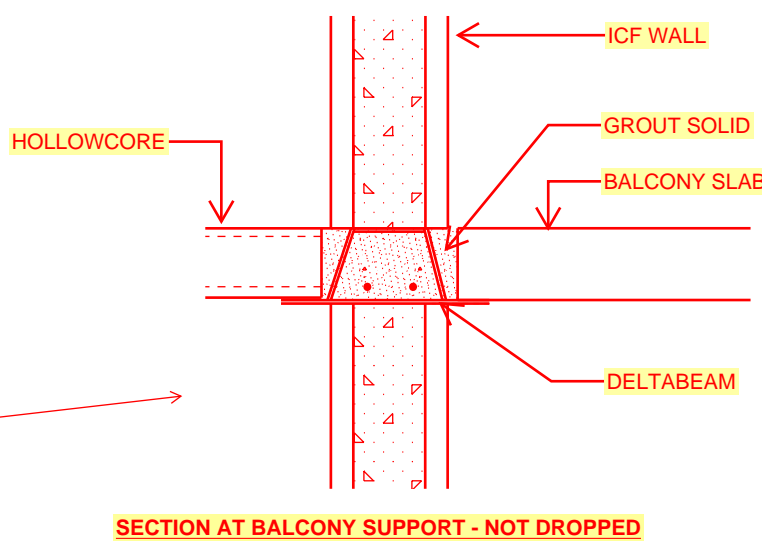
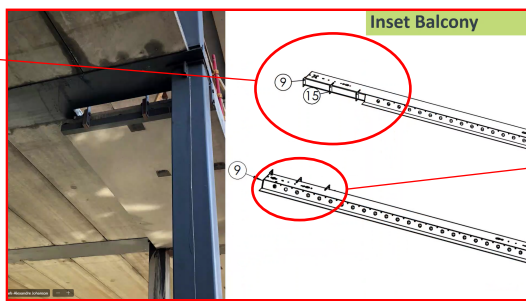
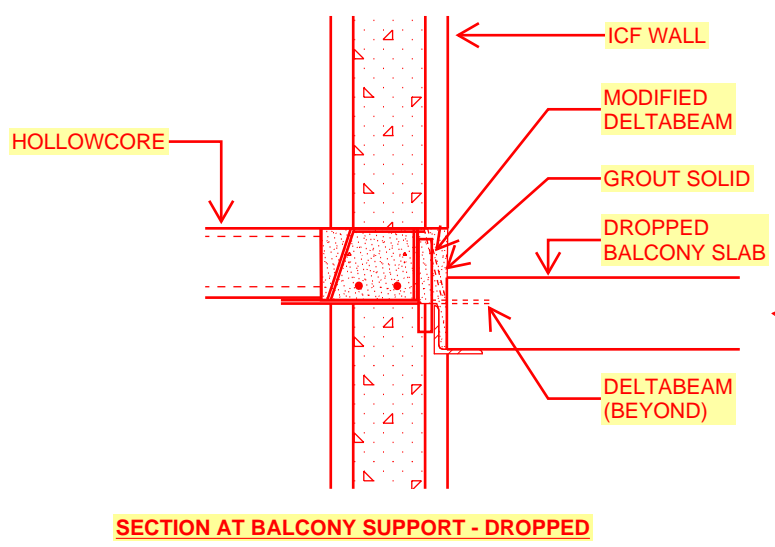
COLUMN SCHEDULE				
MARK	TYPE	COLUMN	BASE PLATE SIZE	ANCHOR BOLTS
C1		HSS 6 x 6		
C2		HSS 8 x 8		
C3		HSS 8 x 6		
C4				



NEED FULL BEAM WIDTH FOR BENDING STIFFNESS DUE TO CANTILEVER TO BACKSPAN LENGTH RATIO



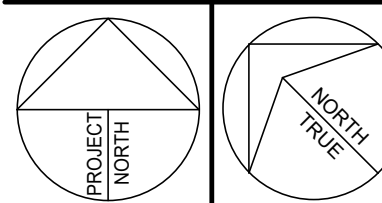
1 LEVLE 003 FLOOR FRAMING PLAN
63.3 SCALE: 1:50



CONSTRUCTION NOTES - FRAMING

- (AS REFERENCED ON PLAN)
- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS, REFER TO ARCH. FOR TOPPING. MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.

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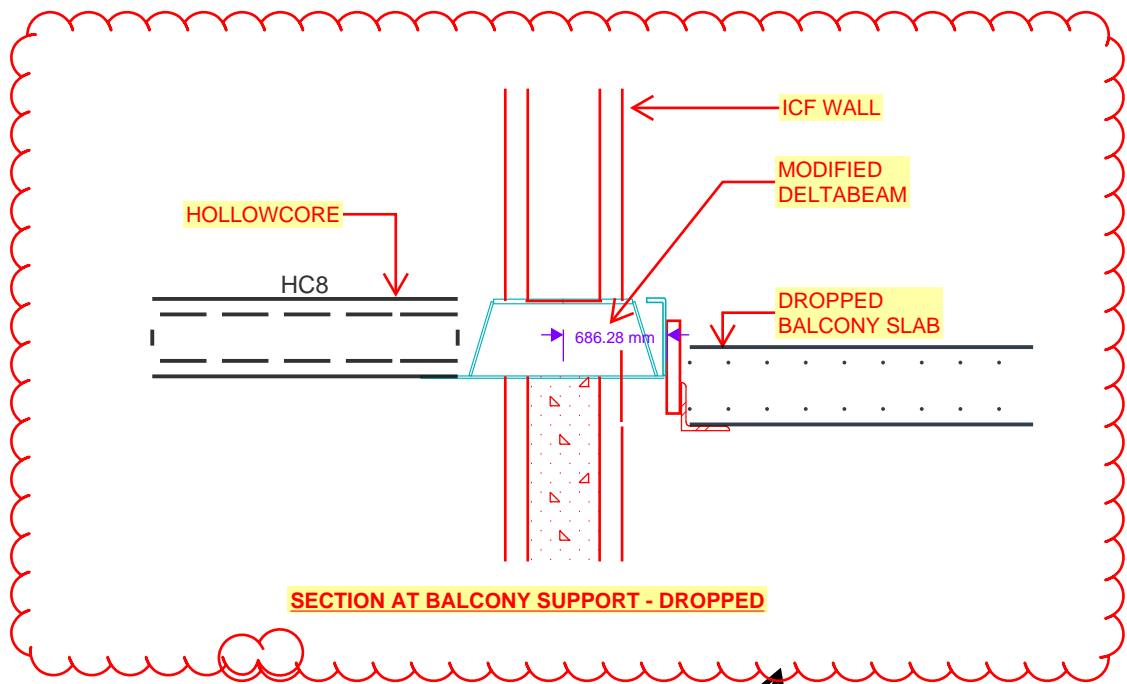
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**LEVLE 003
FLOOR
FRAMING PLAN**

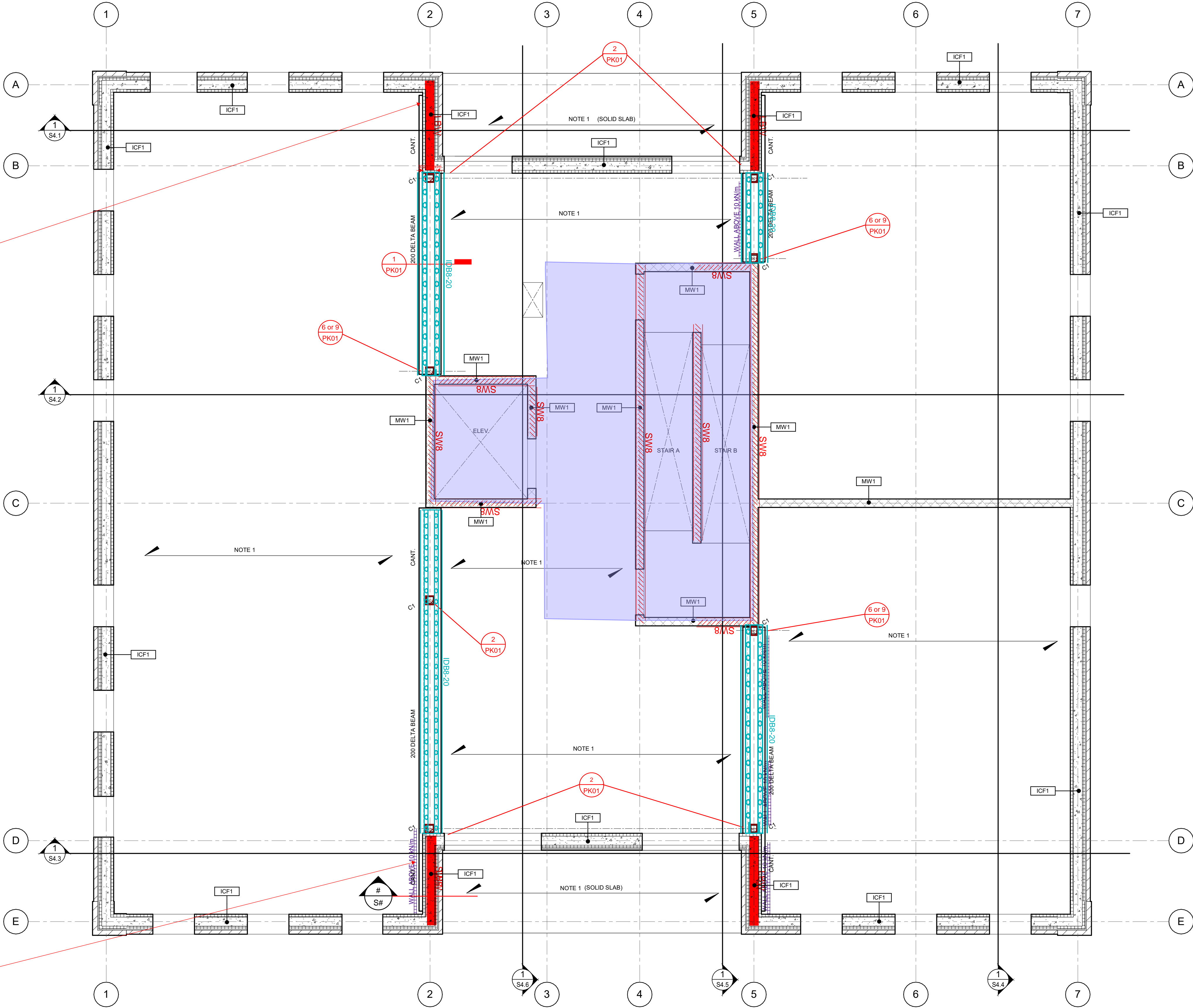
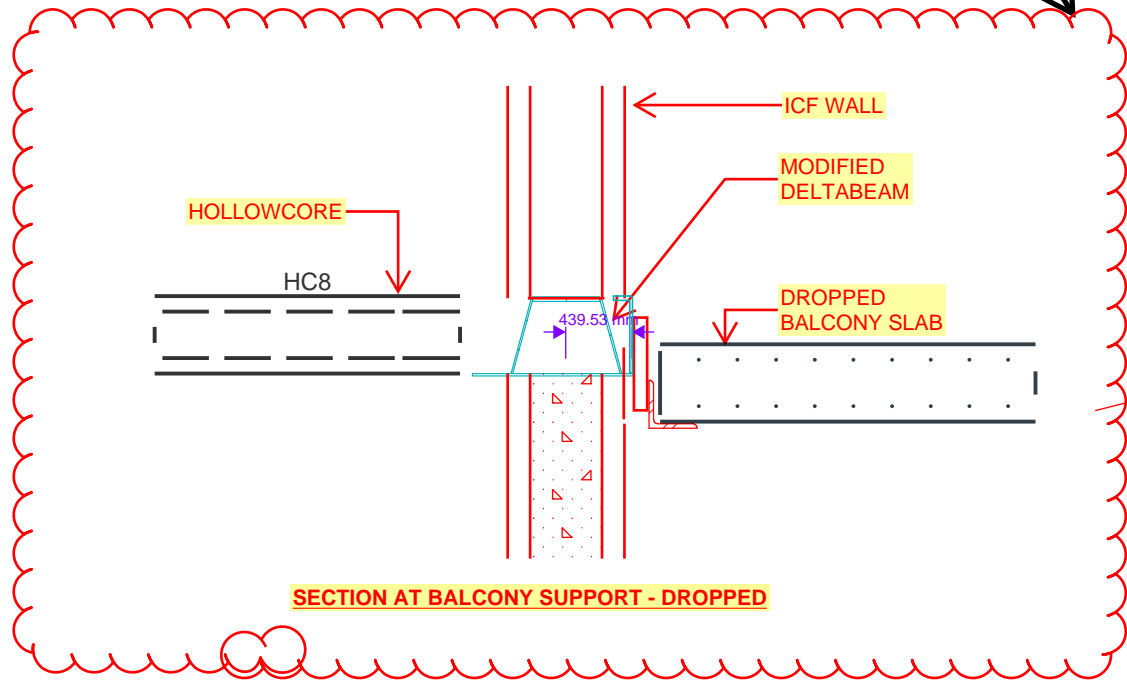
Project No: TE-44167-24
Drawn By: M.L.

S3.3

COLUMN SCHEDULE				
MARK	TYPE	COLUMN	BASE PLATE SIZE	ANCHOR BOLTS
C1		HSS 6 x 6		
C2		HSS 8 x 8		
C3		HSS 8 x 6		
C4				



NEED FULL BEAM WIDTH FOR BENDING STIFFNESS DUE TO CANTILEVER TO BACKSPAN LENGTH RATIO



1 LEVLE 004 FLOOR FRAMING PLAN
S3.4 SCALE: 1:50

CONSTRUCTION NOTES - FRAMING

- (AS REFERENCED ON PLAN)
- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS. REFER TO ARCH. FOR TOPPING. MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.

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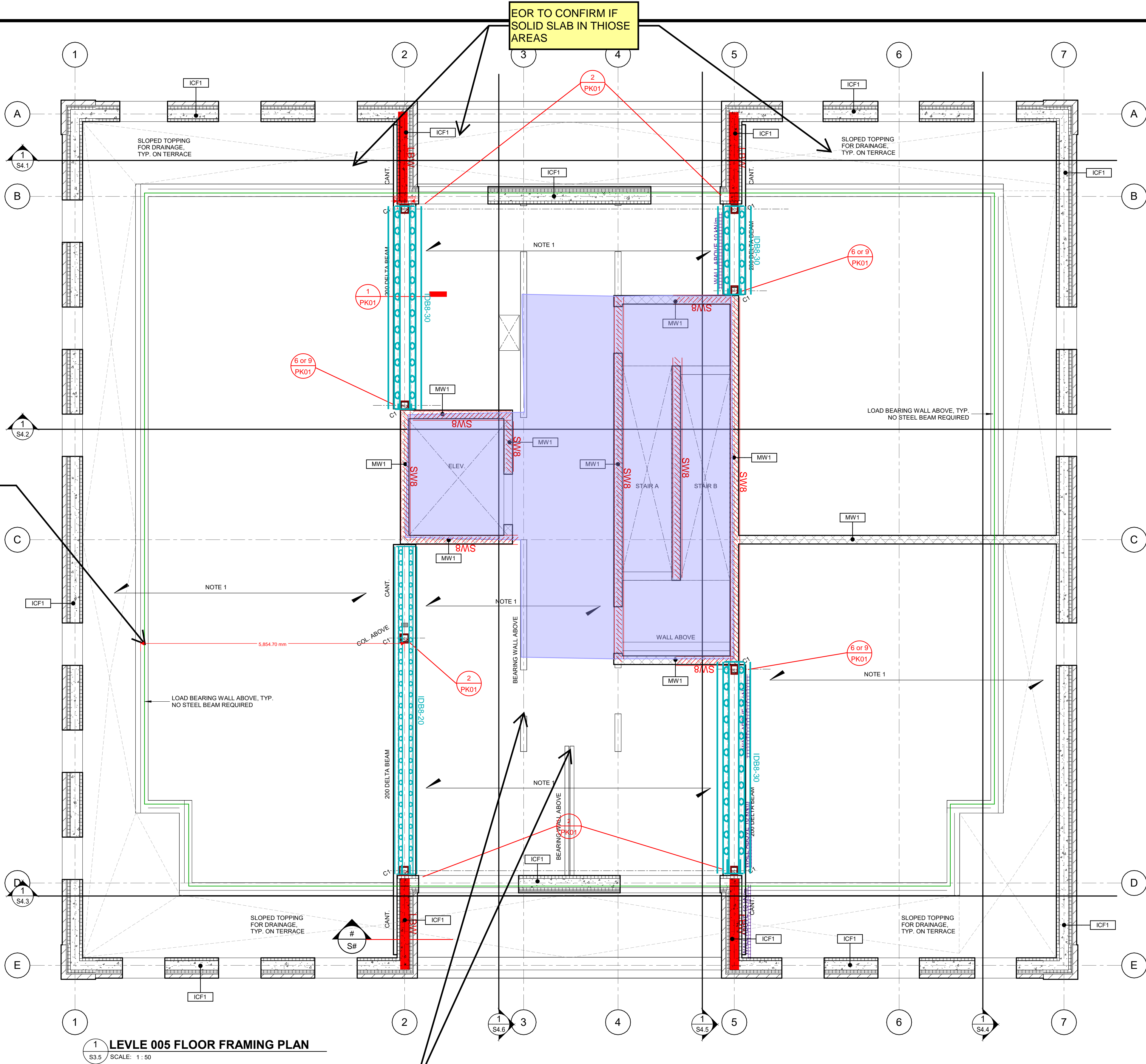
223 ST. ANDREW STREET EAST, FERGUS, ON

**LEVLE 004
FLOOR
FRAMING PLAN**

Project No: TE-44167-24
Drawn By: M.L.

S3.4

COLUMN SCHEDULE				
MARK	TYPE	COLUMN	BASE PLATE SIZE	ANCHOR BOLTS
C1		HSS 6 x 6		
C2		HSS 8 x 8		
C3		HSS 8 x 6		
C4				



Line Load from above
DL = 2.0 kN/m
LL/SL = 2.95 kN/m

Line Load from above
DL = 2.0 kN/m
LL/SL = 2.95 kN/m

CONSTRUCTION NOTES - FRAMING

- (AS REFERENCED ON PLAN)
- SPAN OF 203 HOLLOWCORE PRECAST FLOOR SLABS, REFER TO ARCH. FOR TOPPING. MAX. 50mm DEPTH, AVERAGE 9.5mm OVER EXTENT OF FLOOR.

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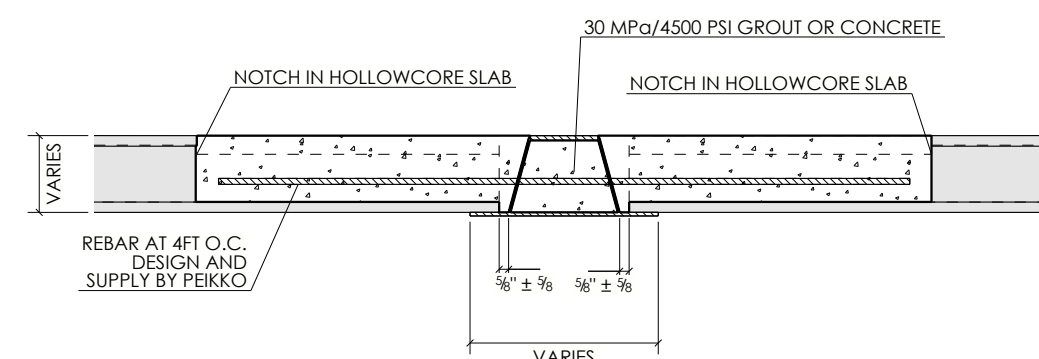
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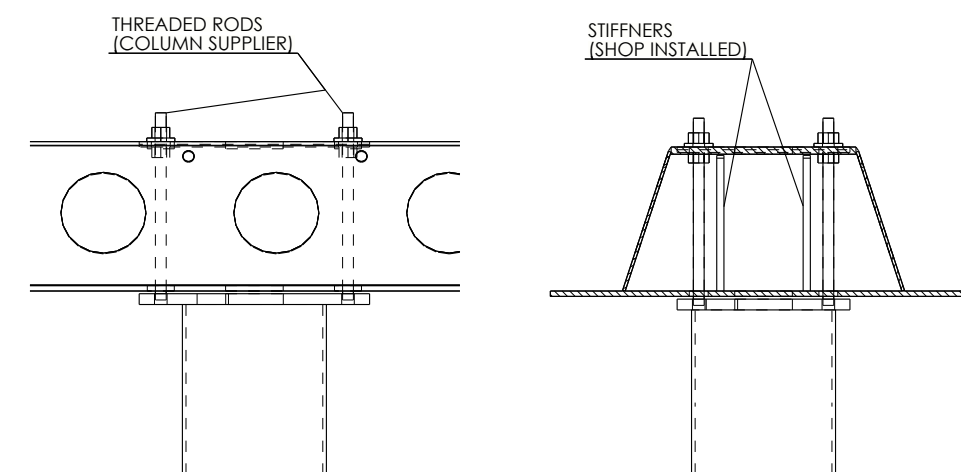
**LEVLE 005
FLOOR
FRAMING PLAN**

Project No: TE-44167-24
Drawn By: M.L.

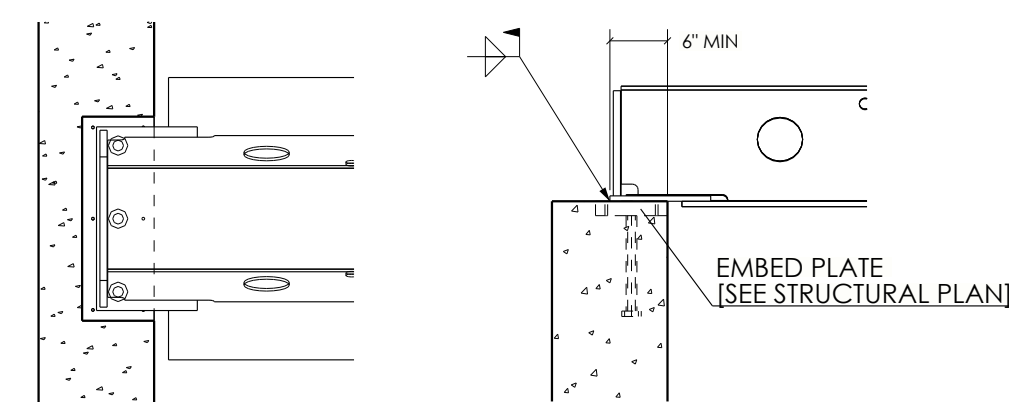
S3.5



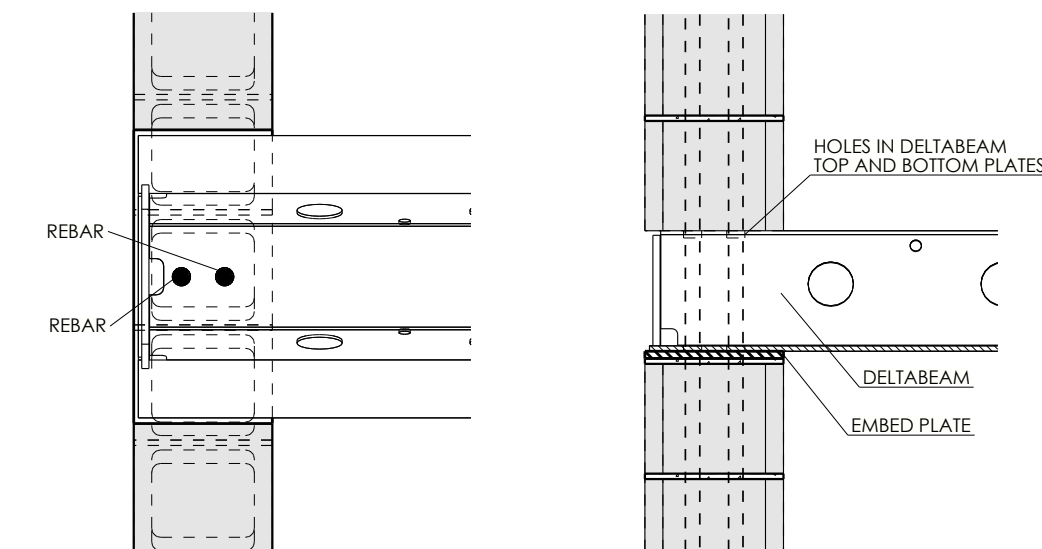
INTERMEDIATE DELTABEAM WITH PERPENDICULAR HOLLOWCORE CONCRETE SLAB



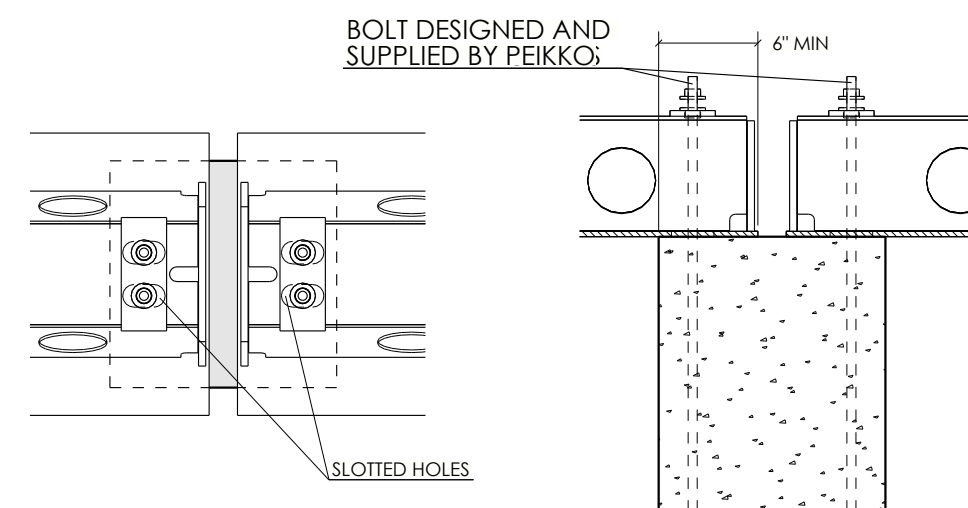
DELTABEAM BOLTED ON TOP OF HSS COLUMN



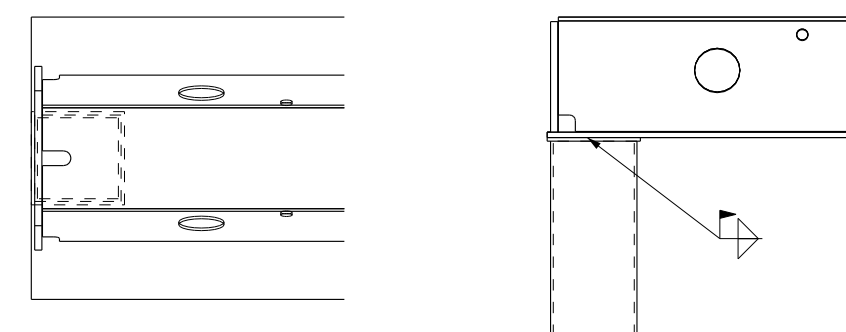
DELTA BEAM DROP DOWN WITH BEARING PLATE



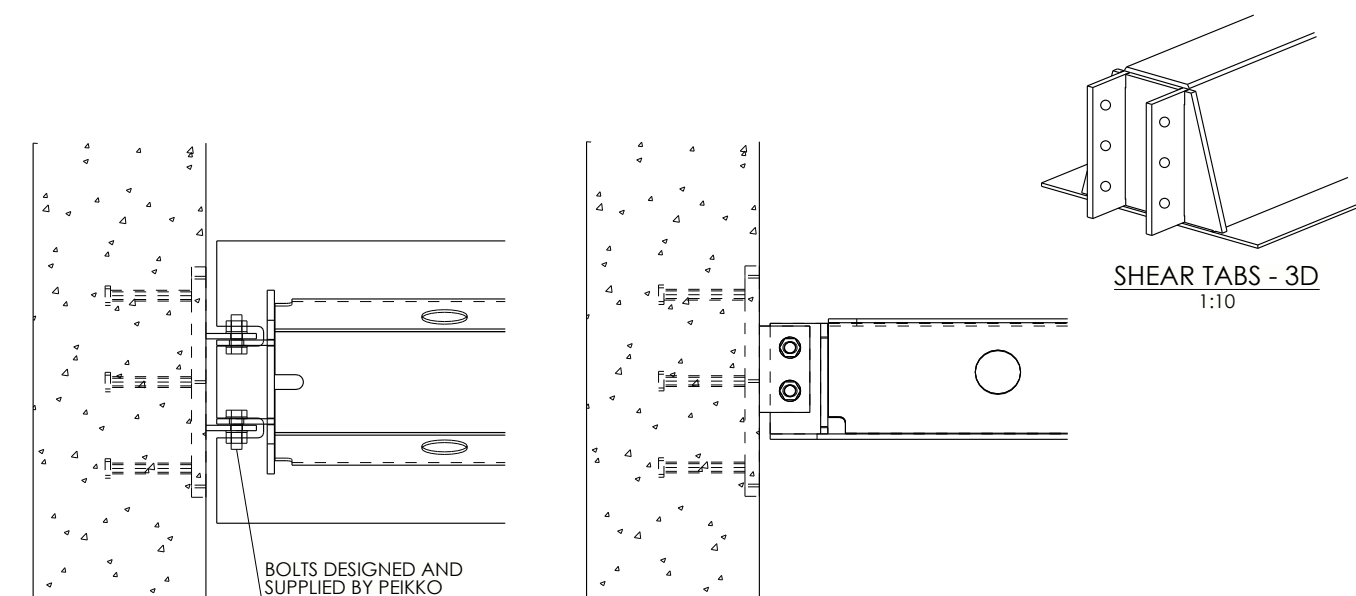
DELTABEAM ON MASONRY WALL



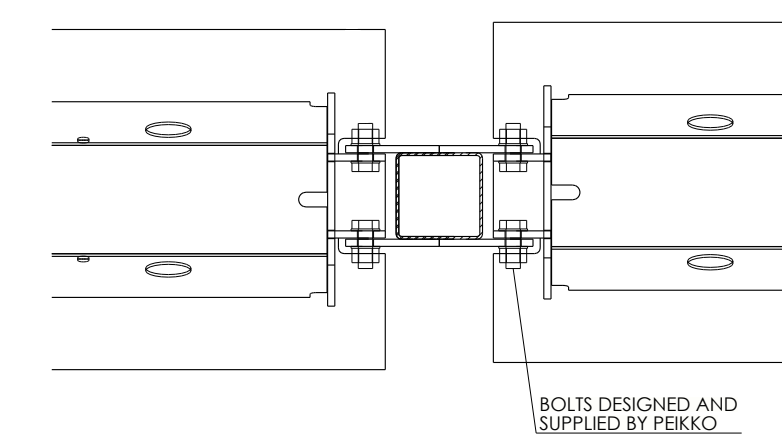
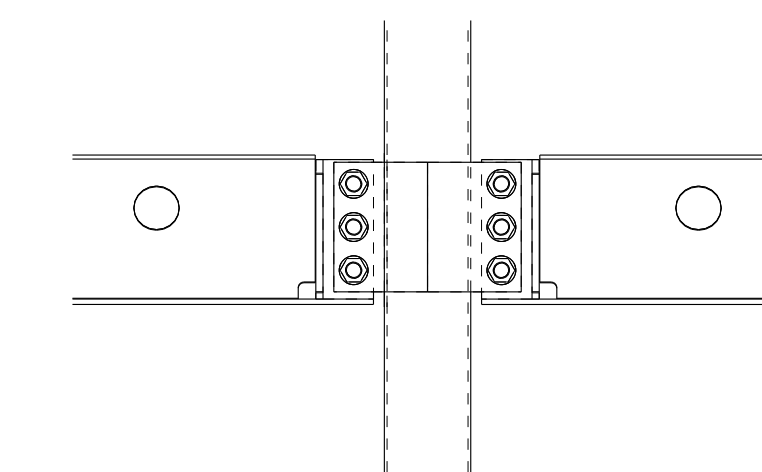
DELTA BEAMS BOLTED ON TOP OF A CONCRETE COLUMN/WALL



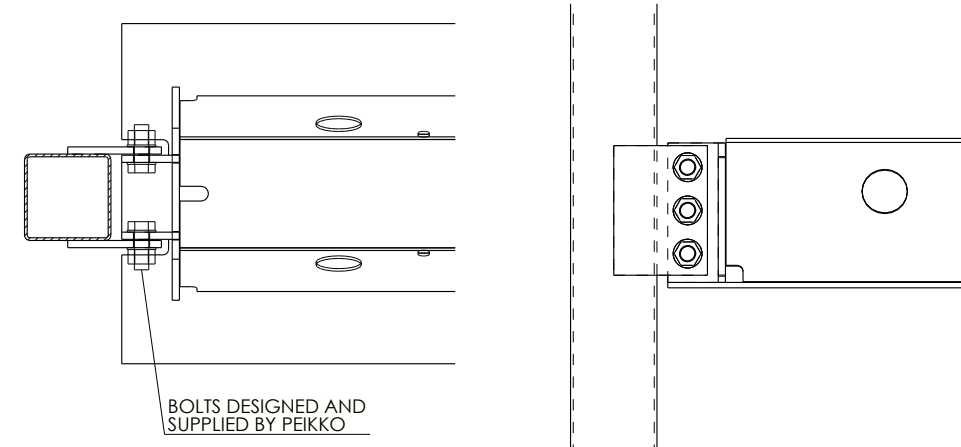
DELTABEAM ON HSS WITH BEARING PLATE



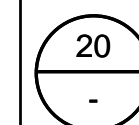
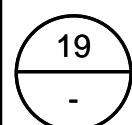
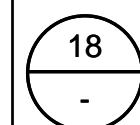
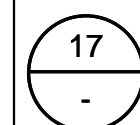
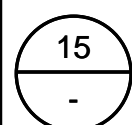
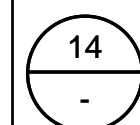
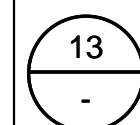
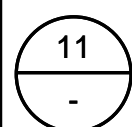
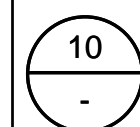
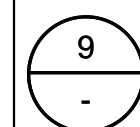
DELTA BEAM SHEAR TAB CONNECTION TO EMBED PLATE



DELTA BEAM SHEAR TAB CONNECTION TO HSS COLUMN



DELTA BEAM SHEAR TAB CONNECTION TO HSS COLUMN



1	2024-10-09	INITIAL RELEASE
REV	DATE	DESCRIPTION



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Tel. +1 418 263 2023
www.peikko.ca

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Project	STANDARD DETAILS
---------	------------------

Title
DELTABEAMS + HOLLOWCORE

Designed by	Project No
Drawn by	
Checked by	Drawing No
Date 2024-10-09	
Sheet size 24"x36"	

PK-01