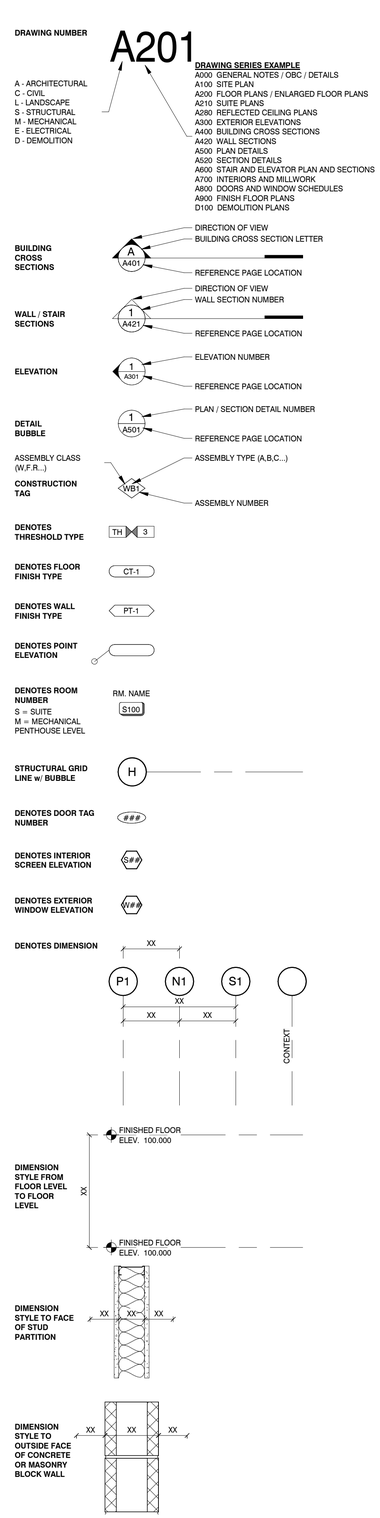
GENERAL NOTES:

1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
2. DO NOT SCALE THE DRAWING. IF DIMENSIONS ARE IN QUESTION - OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
4. FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
5. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS, GEOTECHNICAL AND ACOUSTICAL REPORTS.
6. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CANADIAN CONSTRUCTION STANDARDS AND THE ONTARIO BUILDING CODE (2024 AND AMENDMENTS).
7. WORK SHALL BE PERFORMED IN A MANNER THAT WILL MINIMIZE THE INTERRUPTION OF ACCESS IN ALL AREAS AFFECTED BY CONSTRUCTION. EMERGENCY EXITING SHALL BE MAINTAINED AT ALL TIMES.
8. ALL MATERIAL USED FOR CONSTRUCTION SHALL BE FREE OF DEFECTS. CONTRACTOR WILL BE RESPONSIBLE TO PATCH, REPAIR AND MAKE GOOD ALL AREAS AFFECTED BY THE WORK INCLUDING MECHANICAL AND ELECTRICAL PATCH AND REPAIRS.
9. PROVIDE CEMENTITIOUS FIRE SPRAY AT ALL EXISTING AND NEW STRUCTURAL STEEL FRAMING INCLUDING CORRIDOR SUPPORTS - REFER TO OBC PLANS FOR REQUIRED FIRE RESISTANCE RATING. STEEL LINTELS FOR OPENINGS IN WALLS UNDER 2 METERS ARE NOT REQUIRED TO RECEIVE FIRE PROTECTION.
10. FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
11. ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO OBC PLANS FOR GRAPHICAL LOCATIONS AND RATING TYPES.
12. ALL AREAS DESIGNATED AS MECHANICAL SPACE TO RECEIVE FIRE STOPPING AND DAMPERS AT ALL FLOOR PENETRATIONS.
13. REFER TO MISCELLANEOUS DETAILS FOR INTERIOR FLOOR, WALL AND ROOF SMOKE SEPARATION DETAILS. GENERAL CONTRACTOR TO IDENTIFY LOCATIONS TYPICAL
14. ALL DIMENSIONS ARE TO FACE OF BLOCK AND FACE OF STUD UNLESS OTHERWISE NOTED.
15. REFER TO ARCHITECTURAL DRAWINGS FOR WIDTH OF CONCRETE WHERE APPLICABLE
16. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AND DEPTH TO FOOTING.
17. ALL INTERIOR CONCRETE BLOCK PARTITIONS / WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS NOTED. PROVIDE FOR DEFLECTION GAP AS REQUIRED.
18. PROVIDE BULLNOSE MASONRY BLOCK AT ALL EXPOSED CORNERS AND JAMBS.
19. PROVIDE CHAMFERED CORNERS AT ALL EXPOSED CONCRETE EDGES.
20. PROVIDE CONTROL / EXPANSION JOINTS FOR FLOORS CONSTRUCTED WITH CONCRETE.
21. COORDINATE EXACT SIZE AND PLACEMENT OF EQUIPMENT BASE AND HOUSEKEEPING PADS WITH EQUIPMENT TO BE PROVIDED
22. PROVIDE CONTROL JOINTS FOR WALLS CONSTRUCTED WITH GYPSUM BOARD AND WOOD STUDS IN PUBLIC CORRIDORS. MAINTAIN REQUIRED FIRE RESISTANT RATING OF DEMSING WALLS.
23. ALL GYPSUM BOARD ASSEMBLIES SHALL: PROVIDE TILE BACKER BOARD AS INDICATED ON INTERIOR FINISHES PLANS TO SUPPORT WALL TILE.
24. PROVIDE CONTINUOUS PLYWOOD BLOCKING BEHIND ALL TOILETS, BATH TUBS, SHOWERS AND WALL MOUNTED SINKS IN BARRIER FREE SUITES AS REQUIRED TO SUPPORT THE LOADS OF FUTURE GRAB BARS.
25. CONTRACTOR TO COORDINATE ACCESS PANEL LOCATIONS w/ VALVES, SHUT-OFFS, CLEAN OUTS, JUNCTIONS, PULL BOXES, AND ALL OTHER FIXTURES DESIGNED BY MECHANICAL AND ELECTRICAL. ACCESS PANELS SHALL HAVE REQUIRED F.R.R. IN LOCATIONS WHERE THEY ARE PROVIDED IN RATED ASSEMBLIES - REFER TO OBC PLANS, MECHANICAL, AND ELECTRICAL DRAWINGS
26. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.
27. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT LOCATION, SIZE AND QUANTITY OF SLEEVING FOR MECHANICAL AND ELECTRICAL SERVICES
28. BRACE BACK ALL SUSPENDED GYPSUM BOARD BULKHEADS AS REQUIRED.
29. PAINT ALL EXPOSED STRUCTURE.
30. PAINT GRILLES, WALL DIFFUSERS, ELECTRICAL PANELS, WALL MOUNTED BOXES, ACCESS PANELS, ETC. WHICH ARE EXPOSED IN FINISHED SPACES TO MATCH THE SURFACE ON WHICH THEY OCCUR.
31. LIGHT FIXTURES NOT DIMENSIONED IN PLANS ARE TO BE EQUALLY SPACED WITHIN ROOM.
32. REFER TO ELECTRICAL DRAWINGS FOR EXIT, EMERGENCY LIGHTS, SMOKE DETECTORS, AND SANCTUARY SPOT LIGHTS.
33. ALIGN TRANSITION OF FLOOR MATERIAL WITH CENTER OF HINGE IN DOOR WAY FOR SWING DOORS INSIDE FACE OF WALL FOR SLIDING DOORS.
34. FEATHER FLOOR AT ALL CHANGE IN MATERIAL TO ENSURE A LEVEL TRANSITION.
35. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
36. ALL EXTERIOR STEEL HANDRAILS AND STRUCTURE SHALL BE GALVANIZED AND PAINTED UNLESS OTHERWISE NOTED.
37. SEALANTS EXPOSED IN VIEW SHALL BE CUSTOM COLOUR AS SELECTED BY THE ARCHITECT.

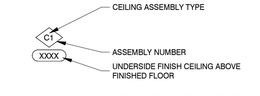
DRAWINGS ABBREVIATION LIST:

A	
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ANP	ANNUNCIATOR PANEL
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
AVB	AIR / VAPOUR BARRIER
AV	AUDIO / VISUAL
B	
BD	BOARD
BG	BUMPER GUARD
BL	BOLLARD
BLDG	BUILDING
BLK	BLOCK
BSMT	BASEMENT
BTM	BOTTOM
BF	BARRIER FREE
C	
CA	CLEAR ANODIZED
CB	CATCH BASIN
CBD	CEMENT BOARD
CC	CENTRE TO CENTRE
CCTV	CLOSED CIRCUIT TELEVISION
CG	CORNER GUARD
CJ	CONSTRUCTION JOINT
CL	CENTRE LINE
CLG	CEILING
CLR	COLOUR
CLOS	CLOSET
CMP	COMPOSITE METAL PANEL
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CONC	CONCRETE
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CR	CARD READER
CRGL	CERAMIC LAMINATED FIRE-RATED GLASS - TEMPERATURE RISE
CT	CERAMIC TILE
C/W	COMPLETE WITH
CIV	CIVIL
D	
DEG	DEGREE
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DT	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	
ELEV	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSED
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ES	ELECTRICAL STRIKE
ETC	ET CETERA
EXIST	EXISTING
F	
FCRD	FLOW CONTROL ROOF DRAIN
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FP	FACTORY PRIMED
FRR	FIRE RESISTANCE RATING
FS	FIRE SEPARATION
FTG	FOOTING
FURN	FURNITURE
G	
GA	GAUGE
GALV	GALVANIZED
GL	GLAZING
GWB	GYPSUM WALL BOARD
GWG	GEORGIAN WIRE GLASS
H	
HB	HOSE BIB
HC	HOLLOW CORE
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STEEL SECTION
HTR	HEATER
HP	HIGH POINT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIMENSION
INSUL	INSULATION
INSUL. HM	INSULATED HOLLOW METAL
J	
JAN	JANITOR
JT	JOINT
K	
KIT	KITCHEN
KP	KICKPLATE
L	
LAM	LAMINATE
LAV	LAVATORY
LS	LIGHT STANDARD
LSG	LAMINATED SAFETY GLASS
LT WT	LIGHT WEIGHT
LP	LOW POINT
LVR	LOUVER
M	
MAT	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBRE BOARD
MECH	MECHANICAL
MED	MEDIUM
MEET	MEETING ROOM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MAGNETIC LOCK
MTL	METAL
N	
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
O	
OC	ON CENTRE
OD	OUTSIDE DIMENSION
OFFC	OFFICE
OH	OVERHEAD
OWSJ	OPEN WEB STEEL JOIST
P	
PBO	PUSH BUTTON OPERATOR
PREC	PRECAST CONCRETE
POR	PORCELAIN TILE
PERF	PERFORATED
PL/PLAM	PLASTIC LAMINATE (HIGH PRESSURE DECORATIVE LAMINATE)
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
Q	
QTY	QUANTITY
R	
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVISED / REVISION
RFE	RECESSED FIRE EXTINGUISHER
RHC	RECESSED HEATINGCABINET
RM	ROOM
RO	ROUGH OPENING
RS	ROOF SCUPPER
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RWS	ROLLER WINDOW SHADE
S	
SAN	SANITARY
SCW	SOLID CORE WOOD
SCH	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SGL	SINGLE
SGU	SEALED GLAZING UNIT
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SP	SPANDREL PANEL
SPEC	SPECIFICATION
SPK	SPEAKERS
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STD	STANDARD
STG	STORAGE
STM	STORM
STRUCT	STRUCTURAL
SUSP	SUSPENDED
T	
TACT	TACTILE ATTENTION INDICATOR
T&G	TONGUE AND GROOVED
TEL	TELEPHONE
TEMP	TEMPORARY
TG	TEMPERED GLAZING
T/O	TOP OF
TYP	TYPICAL
U	
UNEX	UNEXCAVATED
UNFIN	UNFINISHED
UR	URINAL
U/S	UNDERSIDE OF
UNO	UNLESS NOTED OTHERWISE
V	
VB	VAPOUR BARRIER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VP	VISION PANEL
W	
W/	WITH
W/O	WITHOUT
WB	WHITE BOARD
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WR	WASHROOM

DRAWINGS SYMBOL LEGEND:

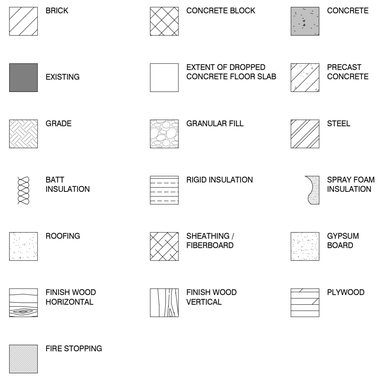


REFLECTED CEILING PLAN LEGEND:



NOTE: ALL FINISH CEILING ELEVATIONS ARE TAKEN FROM THE T/O FINISHED FLOOR OF THE ROOM OR AREA THEY ARE WITHIN

HATCHING LEGEND:



Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.10.17	ISSUED FOR 50% CD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND / OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT / CONSULTANT AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONCENT FROM THE ARCHITECT / CONSULTANT.

PROJECT

BUILDERS BLOCK
BUILDING A & B

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

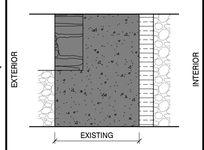
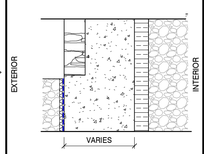
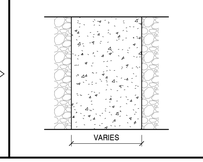
GENERAL NOTES, ABBREVIATIONS AND LEGENDS

DRAWN BY: MB
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: 1 : 10
DRAWING Nº: A001
PROJECT Nº: 22031

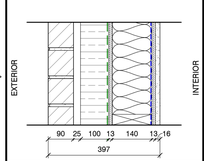
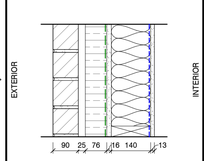
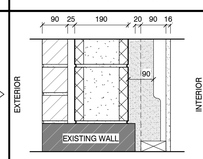
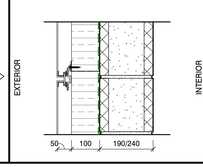
PLOT DATE: 2026-01-30 4:08:25 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt

VERTICAL ASSEMBLIES

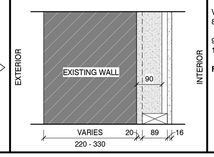
FOUNDATION WALLS

TAG	DIAGRAM	DESCRIPTION
EX		**EXISTING FOUNDATION WALL** EXISTING RUBBLE FOUNDATION 50 XPS RIGID INSULATION OR SPRAY FOAM (MIN R10), TO EXTEND 1200mm BELOW GRADE NOTE: RESET LOOSE STONE, REPOINT JOINTS WHERE NEEDED
WF1		**FOUNDATION FROST WALL** - SALVAGED STONE ABOVE GRADE, WHERE INDICATED ON ELEVATIONS - COMPOSITE DRAINAGE BOARD BELOW GRADE - DAMPPROOFING MEMBRANE BELOW GRADE VARIES CAST IN PLACE REINFORCED CONCRETE (SEE ARCHITECTURAL DWGS. FOR WIDTH) (SEE STRUCTURAL FOR REINFORCING AND DEPTH) 50 XPS RIGID INSULATION (MIN R10), TO EXTEND 1200mm BELOW GRADE
WF2		**FOUNDATION WALL** VARIES CAST IN PLACE REINFORCED CONCRETE (SEE STRUCTURAL FOR DIMENSION AND REINFORCING) NOTE: PROVIDE CRYSTALLINE WATERPROOFING INSIDE THE ELEVATOR PIT

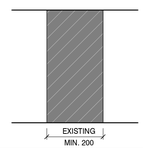
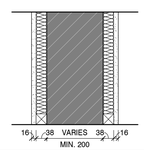
EXTERIOR WALLS

TAG	DIAGRAM	DESCRIPTION
WE1		**BUILDING B WEST EXTERIOR WALL** 90 BRICK VENEER 25 AIR SPACE 100 SEMI RIGID CAVITY MINERAL WOOL INSULATION (MIN R17) - AIR BARRIER MEMBRANE 13 EXTERIOR GRADE PLYWOOD SHEATHING 140 2X6 WOOD STUDS AT 406 O.C., C/W - MINERAL WOOL BATT INSULATION IN STUD SPACE (MIN R20) - VAPOUR BARRIER MEMBRANE 13 PLYWOOD SHEATHING 16 GYPSUM WALL BOARD
WE2		**BUILDING A LEVEL 4 EXTERIOR WALL (1 HR F.R.R.)** 90 BRICK VENEER 25 AIR SPACE 76 SEMI RIGID CAVITY MINERAL WOOL INSULATION (MIN R13) C/W THERMALLY ISOLATED CLIPS AIR BARRIER MEMBRANE 16 EXTERIOR GRADE GYPSUM SHEATHING 140 2X6 WOOD STUDS AT 406 O.C., C/W MINERAL WOOL BATT INSULATION IN STUD SPACE (MIN R20) VAPOUR BARRIER MEMBRANE 13 GYPSUM WALL BOARD TYPE X **FIRE RESISTANCE RATING PROVIDED:** ***1HR F.R.R., AS PER SB-2, TABLES 2.3.4.A.*** ***(25 min), 2.3.4.E. (20 min) AND 2.3.4.G. (15 min)***
WE3		**EXTERIOR INFILL WALL (1 HR F.R.R.)** 90 BRICK VENEER 25 AIR SPACE 190 CONCRETE MASONRY UNIT, SEE PLAN 89 2X4 WOOD STUDS AT 406 O.C., OFFSET 20mm FROM ADJOINING EXISTING WALL, C/W 90 CLOSED CELL SPRAY INSULATION TO CAVITY (MIN R20) 16 GYPSUM WALL BOARD NOTE: ALIGN EXTERIOR FACE WITH ADJOINING EXISTING WALL; MATCH EXISTING BRICK COLOUR AND COURSING; TOOTH INTO EXISTING BRICK **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 1 HR, AS PER CCMPA METRIC TECHNICAL MANUAL, SECTION 5, TABLE 5.8***
WE4		**ELEVATOR POP UP WALL** 50 ALUMINUM PLATE PANEL 100 HORIZONTAL Z-GIRTS AT 609 O.C., C/W - SEMI RIGID MINERAL WOOL INSULATION (MIN R17) - AIR BARRIER MEMBRANE 190/240 CONCRETE MASONRY UNIT

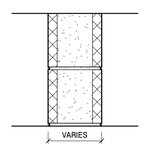
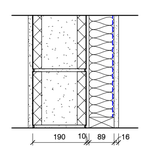
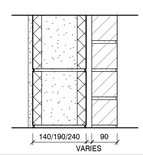
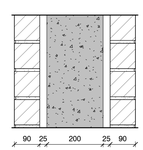
EXTERIOR WALLS CONT.

TAG	DIAGRAM	DESCRIPTION
EX1		**EXISTING EXTERIOR WALL** VARIES EXISTING BRICK WALL (MIN. 220, MAX. 330) 89 2X4 WOOD STUDS AT 406 O.C., OFFSET 20mm FROM EXISTING WALL UNO, C/W 90 CLOSED CELL SPRAY INSULATION TO CAVITY (MIN R20) 16 GYPSUM WALL BOARD **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 2 HRS, AS PER SB-2, TABLE 2.1.1.***

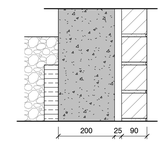
EXISTING INTERIOR WALLS

TAG	DIAGRAM	DESCRIPTION
		**EXISTING INTERIOR WALL (2 HR F.R.R.)** VARIES EXISTING BRICK WALL (MIN. 200) **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 2 HRS, AS PER SB-2, TABLE 2.1.1.***
EX3		**EXISTING INTERIOR WALL (2 HR F.R.R., STC 56)** 16 GYPSUM WALL BOARD 38 WOOD STRAPPING VARIES EXISTING BRICK WALL (MIN. 200) 38 WOOD STRAPPING, C/W ACOUSTIC BATT INSULATION IN STUD SPACE 16 GYPSUM WALL BOARD **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 2 HRS, AS PER SB-2, TABLE 2.1.1.*** ***STC 56 AS PER SB-3 DESIGN B6b (SIMILAR)***

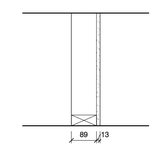
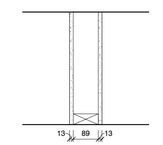
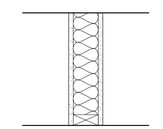
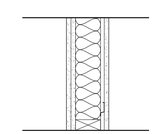
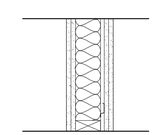
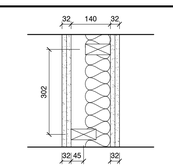
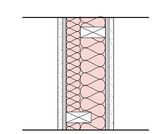
BLOCK WALLS

TAG	DIAGRAM	DESCRIPTION
WB1		**INTERIOR BLOCK WALL (1HR F.R.R.)** 190/240 CONCRETE MASONRY UNIT **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 1 HR, AS PER CCMPA METRIC TECHNICAL MANUAL, SECTION 5, TABLE 5.8***
WB4		**INTERIOR BLOCK WALL (1HR F.R.R., STC 58)** 16 GYPSUM WALL BOARD INSIDE STAIRWELLS ONLY 190 CONCRETE MASONRY UNIT 10 AIR SPACE 89 2X4 WOOD STUDS AT 406 O.C., C/W MINERAL WOOL BATT INSULATION IN STUD SPACE (PROVIDE IN SUITES, OMIT FOR WALLS BETWEEN CORRIDOR AND STAIRWELLS) 16 GYPSUM WALL BOARD NOTE: NO RIGID CONNECTIONS BETWEEN STUDS AND CONCRETE **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 1 HR, AS PER CCMPA METRIC TECHNICAL MANUAL, SECTION 5, TABLE 5.8*** ***STC 58 AS PER ACOUSTIC REPORT***
WB6		**INTERIOR INFILL WITH EXPOSED BRICK (1HR F.R.R.)** 16 GYPSUM WALL BOARD INSIDE SUITE 140/190/240 CONCRETE MASONRY UNIT VARIES AIR SPACE TO SUIT WALL THICKNESS 90 BRICK VENEER NOTE: ALIGN VENEER FACE WITH ADJOINING EXISTING WALL; MATCH EXISTING BRICK COLOUR AND COURSING; TOOTH INTO EXISTING BRICK WALL **FIRE RESISTANCE RATING PROVIDED:** ***EXCEEDS 1 HR, AS PER CCMPA METRIC TECHNICAL MANUAL, SECTION 5, TABLE 5.8,*** ***STC 50***
WB8		**EXTERIOR BLOCK WITH EXPOSED BRICK** 90 BRICK VENEER (ABOVE GRADE) 25 AIR SPACE 200 CAST IN PLACE REINFORCED CONCRETE (SEE STRUCTURAL FOR REINFORCING) 25 AIR SPACE 90 BRICK VENEER NOTE: BRICK COLOUR AND COURSING TO CLOSELY MATCH EXISTING BRICKS; WHERE ADJOINING EXISTING BRICK WALL, TOOTH VENEER INTO THE EXISTING WALL

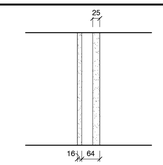
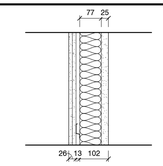
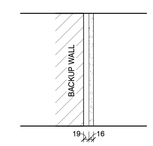
BLOCK WALLS

TAG	DIAGRAM	DESCRIPTION
WB9		**LANDSCAPE PLANTER WALL** 90 BRICK VENEER 25 AIR SPACE 200 CAST IN PLACE REINFORCED CONCRETE (SEE STRUCTURAL FOR REINFORCING) 50 XPS RIGID INSULATION, REFER TO LANDSCAPE DETAILS NOTE: BRICK COLOUR AND COURSING TO CLOSELY MATCH EXISTING BRICKS; WHERE ADJOINING EXISTING BRICK WALL, TOOTH VENEER INTO THE EXISTING WALL

STUD WALLS

TAG	DIAGRAM	DESCRIPTION
WS1 WS1a		**INTERIOR CHASE WALL** 13 GYPSUM WALL BOARD 89 2X4 WOOD STUDS AT 406 O.C. (REFER TO PLAN FOR STUD WIDTH) NOTE: **WS1a** 2X6 WOOD STUDS AT 406 O.C. WITH 51 AIRSPACE
WS2 WS2a		**INTERIOR PARTITION WALL** 13 GYPSUM WALL BOARD 89 2X4 WOOD STUDS AT 400mm O.C. (REFER TO PLAN FOR STUD WIDTH) 13 GYPSUM WALL BOARD NOTE: **WS2a** 2X6 WOOD STUDS AT 406 O.C.
WS3		**CORRIDOR WALL (1 HR F.R.R.)** 16 TYPE 'X' GYPSUM WALL BOARD 89/140 2x4/2x6 WOOD STUDS AT 406 O.C. ACOUSTIC BATT INSULATION IN STUD SPACE 16 TYPE 'X' GYPSUM WALL BOARD **ASSEMBLY SHALL CONFORM TO:** ***cUL DESIGN BXUV7.U305 (1HR F.R.R.)***
WS4 SUITE / CORRIDOR		**SUITE TO CORRIDOR WALL (1 HR F.R.R., STC 53)** 16 TYPE 'X' GYPSUM WALL BOARD 16 TYPE 'X' GYPSUM WALL BOARD 89 2x4 WOOD STUDS AT 406 O.C. ACOUSTIC BATT INSULATION IN STUD SPACE 13 RESILIENT METAL CHANNEL AT 610 O.C. (CORRIDOR SIDE) 16 TYPE 'X' GYPSUM WALL BOARD **ASSEMBLY SHALL CONFORM TO:** ***cUL DESIGN BXUV7.U305 (1HR F.R.R.)*** ***STC 53 AS PER TL-93-116***
WS5		**SUITE TO GARBAGE CHUTE (1 HR F.R.R., STC 58)** 16 TYPE 'X' GYPSUM WALL BOARD 16 TYPE 'X' GYPSUM WALL BOARD 89 2x4 WOOD STUDS AT 406 O.C. ACOUSTIC BATT INSULATION IN STUD SPACE 13 RESILIENT METAL CHANNEL AT 610 O.C. 16 TYPE 'X' GYPSUM WALL BOARD 16 TYPE 'X' GYPSUM WALL BOARD **ASSEMBLY SHALL CONFORM TO:** ***cUL DESIGN BXUV7.U305 (1HR F.R.R.)*** ***SB-3 DESIGN W6d (STC 58)***
WS6		**SUITE DEMISING WALL (1 HR F.R.R., STC 56)** 16 TYPE 'X' GYPSUM WALL BOARD 16 TYPE 'X' GYPSUM WALL BOARD 140 STAGGERED 2X4 WOOD STUDS ON COMMON 2x6 PLATE ACOUSTIC BATT INSULATION IN STUD SPACE 16 TYPE 'X' GYPSUM WALL BOARD 16 TYPE 'X' GYPSUM WALL BOARD **ASSEMBLY SHALL CONFORM TO:** ***cUL DESIGN BXUV7.U340 (1 HR. F.R.R.)*** ***OBC SB-3, W9a (STC 56)***
WS7 WS7a		**SHEAR WALL (1 HR F.R.R.)** 16 TYPE 'X' GYPSUM WALL BOARD 13 PLYWOOD SHEATHING 140 STAGGERED 2X4 WOOD STUDS ON COMMON 2x6 PLATE ACOUSTIC BATT INSULATION IN STUD SPACE 13 PLYWOOD SHEATHING 16 TYPE 'X' GYPSUM WALL BOARD **FIRE RESISTANCE RATING PROVIDED:** ***1HR F.R.R., AS PER SB-2, TABLES 2.3.4.A. (40 min)*** ***AND 2.3.4.E. (20 min)*** **STC 56 AS PER TL-93-227** NOTE: **WS7a** 2X4 WOOD STUDS AT 406 O.C.

STUD WALLS CONT.

TAG	DIAGRAM	DESCRIPTION
WS10		**INTERIOR SHAFT WALL (1 HR F.R.R.)** 16 TYPE C GYPSUM WALL BOARD 64 'CH' STEEL STUDS (25 ga.) AT 610mm O.C. 25 GYPSUM BOARD LINER PANEL **ASSEMBLY SHALL CONFORM TO:** ***ULC DESIGN BXUVC.W452 SYSTEM A (1 HR FRR)***
WS11		**INTERIOR SHAFT WALL (2 HR F.R.R., STC 53)** 2 X 13 TYPE C GYPSUM WALL BOARD ON 13 RESILIENT METAL CHANNEL AT 610mm O.C. 102 'CH' STEEL STUDS (25 ga.) AT 610mm O.C. C/W 75mm MINERAL WOOL ACOUSTIC BATT 25 GYPSUM BOARD LINER PANEL **ASSEMBLY SHALL CONFORM TO:** ***ULC DESIGN BXUVC.W452 SYSTEM F (2 HR FRR PROVIDED)*** ***STC 53 AS PER # USG-040909***
WS12		**INTERIOR FURRING WALL** 16 GYPSUM WALL BOARD ON 19 WOOD STRAPPING ON BACKUP WALL - SEE PLANS AND SECTIONS

GENERAL NOTES TO ASSEMBLY SCHEDULES:

1. ALL DIMENSIONS ARE IN MILLIMETERS.
2. ALL FIRE SEPARATIONS: PROVIDE FIRE STOPPING TO AN APPROVED FIRESTOP SYSTEM. FIRESTOP TOP OF WALLS, BOTTOM OF WALLS, ALL JOINTS AND AROUND ALL PENETRATIONS TO ENSURE INTEGRITY OF SEPARATION.
3. ALL INTERIOR WALLS ARE TO EXTEND TO U/S OF ROOF OR FLOOR SLAB/DECK UNLESS NOTED OTHERWISE. SECURE BASE TRACK TO SLAB & SECURE TOP TRACK TO U/S STRUCTURE ABOVE.
4. STUD DESIGN FOR ALL WALLS IS PART OF THE WORK - AND IS THE RESPONSIBILITY OF THE CONTRACTOR: INTERIOR AND EXTERIOR REVIEW FOR LOADING, STRUCTURAL STUD REQUIREMENTS, AND STUD GAUGE. ENGINEER STAMPED STEEL STUD (INCLUDING Z-GIRTS AND FURRING/HAT CHANNELS IS REQUIRED FOR ALL EXTERIOR STUDS AND FOR ANY INTERIOR STUDS WITH LOADING.
5. CONTRACTOR TO PROVIDE ENGINEERING FOR FITTING, BRACING, & REINFORCING PARTITIONS AS REQ'D TO MEET DESIGN INTENT.
6. GYPSUM BOARD BULKHEADS TO BE BRACED AS REQUIRED TO MEET THE DESIGN INTENT.
7. CONTRACTOR TO DETERMINE GAUGE OF MTL STUD BASED ON DESIGN REQUIREMENTS.
8. PROVIDE CONTINUOUS ACOUSTIC SEALANT AT PERIMETER OF ALL PARTITIONS. EXCEPT AT JOINT OF RATED PARTITIONS & ROOF OF FLOOR SLAB/DECK ABOVE, WHERE CONTINUOUS FIRE-STOPPING IS REQ'D.
9. DEFLECTION TRACK IS REQUIRED FOR TOP OF STEEL STUD WALLS.
10. DOUBLE STUDS ARE REQUIRED TO ALL DOOR JAMBS.
11. PROVIDE MOISTURE RESISTANT DRYWALL TO THE INTERIORS (WALL AND CEILING) OF ALL SUITE BATHROOMS, AND ALL OTHER WASHROOMS. WHERE TILE FINISH IS CALLED FOR, SUBSTITUTE TILE BACKBOARD FOR GB.
12. PRIOR TO ENCLOSING PARTITIONS/WALLS, CLEAN OUT DUST & DEBRIS FROM STUD CAVITY WITH VACUUM EQUIPPED WITH HEPA FILTER, TYP.
13. ISOLATE NON-LOAD BEARING FRAMING FROM STRUCTURAL ELEMENTS TO PREVENT THE TRANSFER OF LOAD TO PARTITION FRAMING. STOP STUDS 19MM BELOW METAL RUNNER (TOP TRACK) TO ALLOW FOR VERTICAL EXPANSION. SET TOP TRACK 25MM BELOW DEFLECTION TRACK. DO NOT ATTACH STUDS TO TOP TRACK. DO NOT ATTACH GYPSUM BOARD TO THE DEFLECTION TRACK. THIS MAY ALSO BE ACHIEVED AT THE CONTRACTOR'S OPTION, BY UTILIZING THE PROPRIETARY SYSTEM DESCRIBED IN THE SPECIFICATIONS.

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

№	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND / OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT / CONSULTANT AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONCENT FROM THE ARCHITECT / CONSULTANT.

PROJECT

BUILDERS BLOCK
BUILDING A & B

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

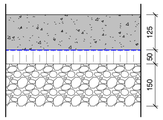
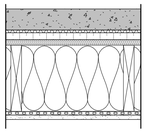
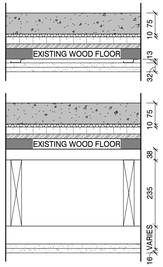
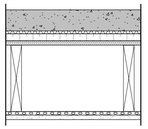
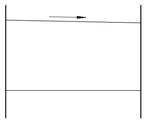
CONSTRUCTION TYPE ASSEMBLIES

DRAWN BY: MB
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING №: A004
PROJECT №: 22031

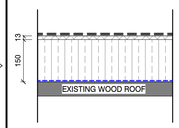
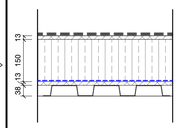
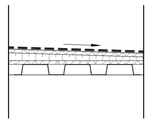
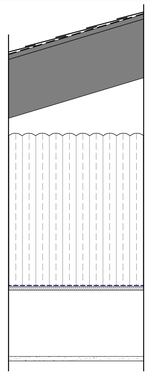
PLOT DATE: 2026-01-30 4:08:08 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt

HORIZONTAL ASSEMBLIES

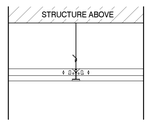
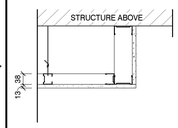
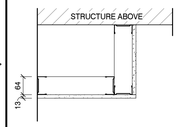
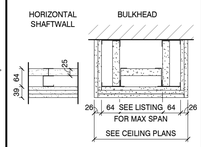
FLOORS

TAG	DIAGRAM	DESCRIPTION
FA1		**CONCRETE SLAB ON GRADE** 125 CAST-IN-PLACE CONCRETE SLAB, SEE STRUCTURAL - VAPOUR RETARDER 50 XPS RIGID INSULATION (MIN R10) 150 MIN. GRANULAR 'A' FILL
FA2		**NEW WOOD FLOOR IN SUITES (1 HR F.R.R., STC 63)** MAX. 75 LIGHTWEIGHT CONCRETE TOPPING (MATCH ADJOINING FLOOR) 19 ACOUSTIC MAT VARIES RIGID INSULATION INFILL (MATCH ADJOINING FLOOR) 19 PLYWOOD 235 2X10 JOISTS AT 400 O.C., C/W MINERAL WOOL BATT INSULATION 13 RESILIENT CHANNELS / AIR SPACE AT 406 O.C. 16 TYPE X GYPSUM BOARD **FIRE RESISTANCE RATING PROVIDED:** ***1 HR F.R.R., AS PER SB-2, TABLES 2.3.4.B. (40 min), 2.3.4.F. (10 min) AND 2.3.4.G. (5 + 5 min)*** ***STC 63 AS PER SB-3 DESIGN F20c***
FA3		**WOOD FLOOR IN SUITES (1 HR F.R.R., STC)** 25-75 LIGHTWEIGHT CONCRETE TOPPING 10 ACOUSTIC MAT VARIES RIGID INSULATION INFILL TBC PLYWOOD SHEATHING EXISTING 2X6 PLANKS ON EXISTING SOLID SAWN BEAMS 13 RESILIENT CHANNELS / AIR SPACE @ 406 O.C. 2 X 16 TYPE X GYPSUM BOARDS **WOOD FLOOR IN CORRIDORS (1 HR F.R.R.)** 25-75 LIGHTWEIGHT CONCRETE TOPPING 10 ACOUSTIC MAT VARIES RIGID INSULATION INFILL TBC PLYWOOD SHEATHING EXISTING 2X6 PLANKS ON EXISTING SOLID SAWN BEAMS 38 2X4 PLANKS, SEE STRUCTURAL REINFORCEMENT DETAIL 235 2X10 JOISTS, SEE STRUCTURAL REINFORCEMENT DETAIL VARIES 2X3/2X4/2X5 STRAPPING TO SUITE BEAM HEIGHT 2 X 16 TYPE X GYPSUM BOARDS **FIRE RESISTANCE RATING PROVIDED:** ***1 HR, AS PER SB-2 TABLE 2.3.12; NO OPENINGS IN THE CEILING MEMBRANE***
FA4		**INFILL/REPLACEMENT WOOD FLOOR (45min F.R.R.)** MAX. 75 LIGHTWEIGHT CONCRETE TOPPING (MATCH ADJOINING FLOOR) 19 ACOUSTIC MAT ...
FA5		**METAL BALCONY** 254 TO 230 PREFINISHED GALVANIZED METAL BALCONY, SLOPED TO PERIMETER

ROOFS

TAG	DIAGRAM	DESCRIPTION
RA1		**EXISTING ROOF** REMOVE EXISTING MEMBRANE AND INSULATION - 2-PLY MODIFIED BITUMINOUS MEMBRANE 13 PROTECTION BOARD 150 POLYISOCYANURATE RIGID INSULATION (MIN R35) - VAPOUR RETARDER EXISTING SHEATHING, REPLACE AS NEEDED EXISTING 2X6 PLANKS ON EXISTING SOLID SAWN BEAMS
RA2		**NEW ROOF** - 2-PLY MODIFIED BITUMINOUS MEMBRANE 13 PROTECTION BOARD 150 POLYISOCYANURATE RIGID INSULATION (MIN R35) - VAPOUR RETARDER 13 UNDERLAYMENT BOARD 38 METAL DECK STEEL STRUCTURE, SEE STRUCTURAL
RA3		**BUILDING B ENTRANCE CANOPY ROOF** - 2-PLY MODIFIED BITUMINOUS MEMBRANE 13 PROTECTION BOARD VARIES TAPERED RIGID INSULATION FOR SLOPE 13 UNDERLAYMENT BOARD 38 METAL DECK STEEL STRUCTURE, SEE STRUCTURAL
RA4		**TOWER ROOF** - ASPHALT SHINGLES - UNDERLAYMENT EXISTING SHEATHING, REPLACE AS NEEDED EXISTING ROOF JOISTS - AIR SPACE / ATTIC, VENTILATED 546 BLOWN-IN LOOSEFILL INSULATION (MIN R60) - VAPOUR RETARDER 13 PLYWOOD HEATING TBC ROOF JOISTS AT 400 O.C. 16 GYPSUM BOARD

CEILINGS

TAG	DIAGRAM	DESCRIPTION
CA1 CA2		**ACT CEILING** - STRUCTURE ABOVE - PREFINISHED T-BAR SUSPENSION SYSTEM 19 ACOUSTIC CEILING TILE, SEE BELOW FOR SIZE: CA1 610 x 610 ACOUSTIC CEILING TILE CA2 610 x 1220 ACOUSTIC CEILING TILE
CA3		**CEILING** - STRUCTURE ABOVE 38 SUSPENDED METAL FRAMING ASSEMBLY 13 GYPSUM BOARD VERTICAL PORTION WHERE CEILING NOT ABUTTING WALL: 64 STEEL STUDS AT 400 O.C. 13 GYPSUM BOARD NOTE: PROVIDE 65mm ACOUSTIC BATT WHERE NOTED ON RCP PLANS WHEN INSTALLED UNDER ROOF USE 2 LAYERS OF 13mm TYPE X GYPSUM BOARD INSTEAD OF 13mm GYPSUM BOARD INSIDE SUITES
CA4		**CEILING (BULKHEAD FRAMING)** - STRUCTURE ABOVE 64 STEEL STUDS AT 400 O.C. (HORIZONTAL AND VERTICAL) 13 GYPSUM BOARD NOTE: PROVIDE 65mm ACOUSTIC BATT WHERE NOTED ON RCP PLANS WHEN INSTALLED UNDER ROOF USE 2 LAYERS OF 13mm TYPE X GYPSUM BOARD INSTEAD OF 13mm GYPSUM BOARD INSIDE SUITES
CA5		**CEILING (2 HR RATED HORIZONTAL SHAFTWALL & BULKHEAD)** HORIZONTAL PORTION: 25 GYPSUM BOARD LINER PANEL 64 C-H STUDS @ 400 O.C., GAUGE AS PER DESIGN REQUIREMENTS, C/W ACOUSTIC BATT INSULATION IN STUD SPACE 3x13 TYPE C GYPSUM BOARD VERTICAL PORTION: 25 GYPSUM BOARD LINER PANEL 64 C-H STUDS @ 400 O.C. C/W ACOUSTIC BATT INSULATION IN STUD SPACE 2x13 TYPE C GYPSUM BOARD **ASSEMBLY SHALL CONFORM TO:** **USG/GBSWA 120-01 (2 HR) FOR HORIZONTAL SHAFTWALL** **USG/GPSWA 120-02 (2 HR) FOR BULKHEAD**

Client
bmi Group
Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS
200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK
BUILDING A & B

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

CONSTRUCTION TYPE ASSEMBLIES

DRAWN BY CO/AG
CHECKED BY

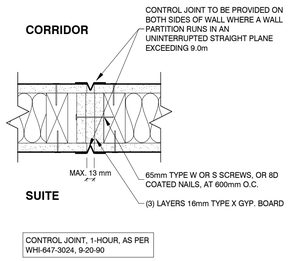
DATE DECEMBER, 2025

SCALE AS NOTED

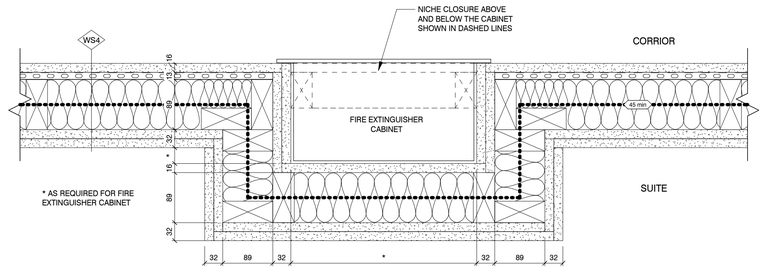
DRAWING Nº A005

PROJECT Nº 22031

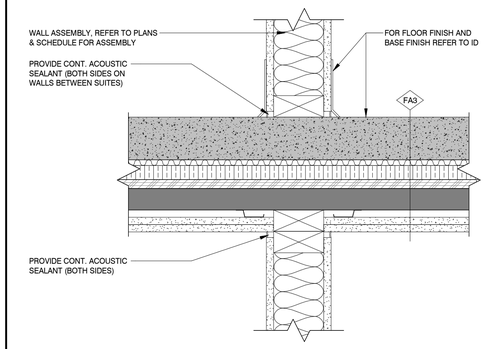
PLOT DATE: 2026-01-30 4:08:27 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A & B (Existing)_v24.rvt



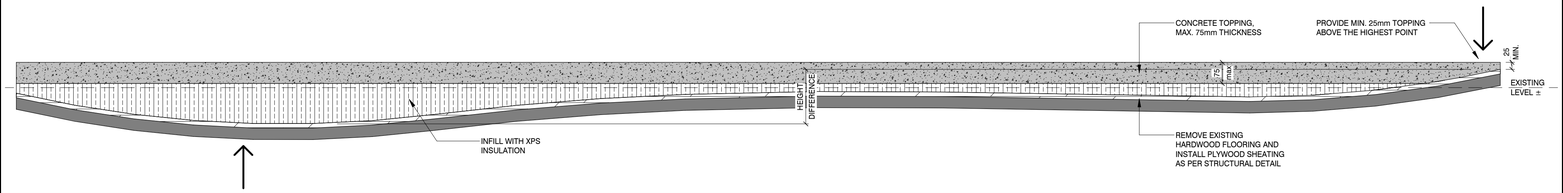
1 A011 WALL CONTROL JOINT (1 HR)
1 : 5



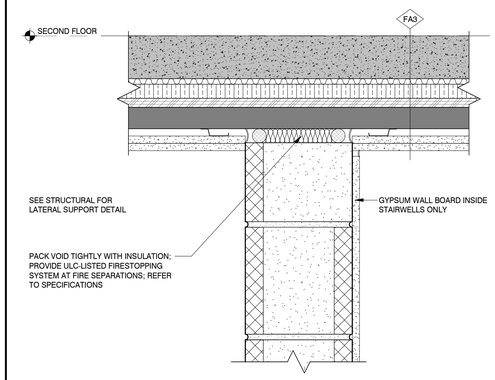
2 A011 FIRE EXTINGUISHER NICHE
1 : 5



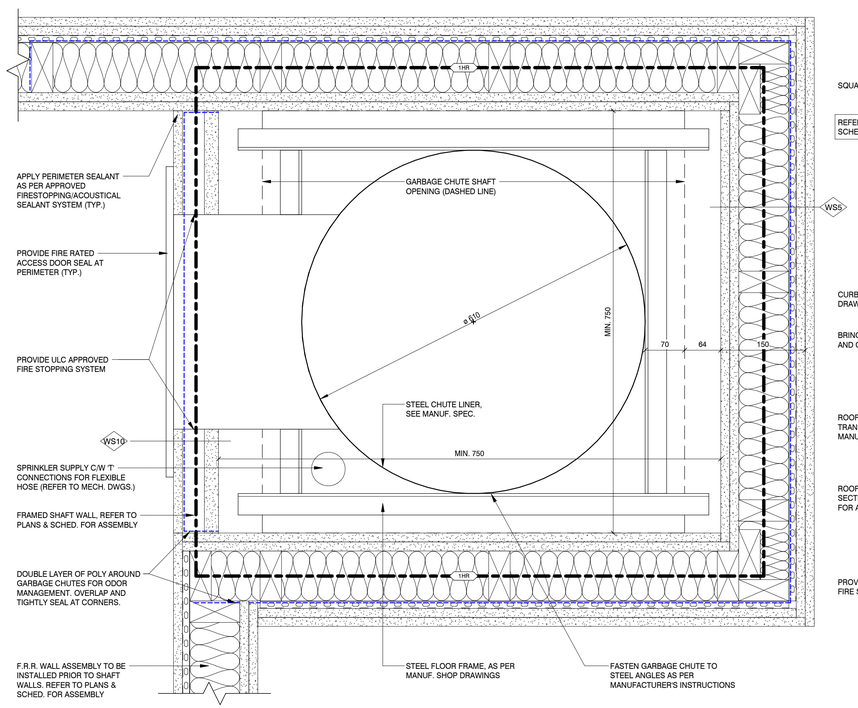
3 A011 TOP/BASE OF WALL AT CEILING MEMBRANE
1 : 5

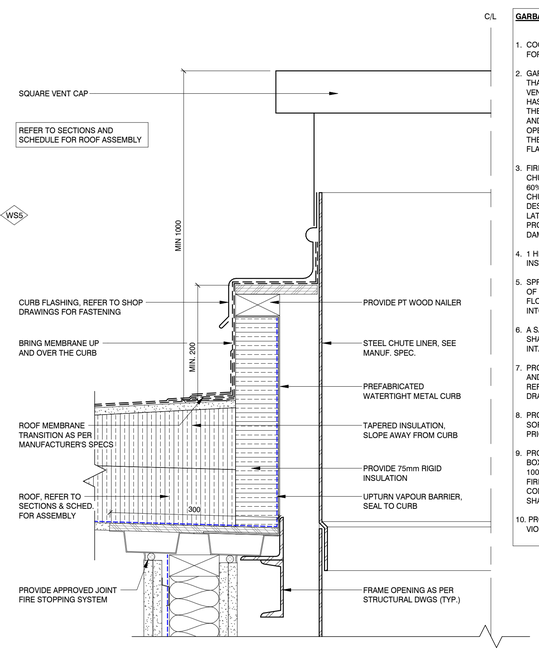


4 A011 FLOOR LEVELING STRATEGY
NTS



5 A011 TOP OF CMU WALL
1 : 5

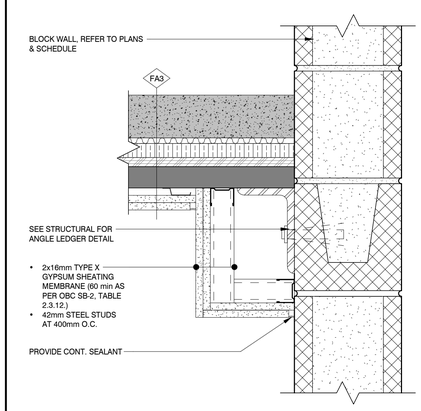




GARBAGE CHUTE GENERAL NOTE:

1. COORDINATE SIZE OF ENCLOSURE AS REQUIRED FOR GARBAGE VENT CAP SIZE.
2. GARBAGE CHUTE SHALL EXTEND NOT LESS THAN 1m ABOVE THE ROOF AND SHALL BE VENTED ABOVE THE ROOF WITH THE VENT THAT HAS AN UNOBSTRUCTED AREA NOT LESS THAN THE CROSS-SECTIONAL AREA OF THE CHUTE AND IS EQUIPPED WITH A COVER THAT CAN BE OPENED MANUALLY, IN THE EVENT OF A FIRE IN THE CHUTE. FULL DIAMETER VENT WITH CURB FLASHING C/W SCREEN.
3. FIRE RATED INTAKE OPENINGS FOR A GARBAGE CHUTE SHALL HAVE AN AREA NOT MORE THAN 60% OF THE CROSS-SECTIONAL AREA OF THE CHUTE, AND BE FITTED WITH CLOSURES DESIGNED TO CLOSE AUTOMATICALLY AND LATCH AFTER USE. CLOSURE TO HAVE FIRE PROTECTION RATING OF 45 MIN. C/W SOUND DAMPENING.
4. 1 HR F.R.R. LABELLED ACCESS DOOR SHALL BE INSTALLED ABOVE THE HIGHEST INTAKE.
5. SPRINKLERS SHALL BE INSTALLED AT THE TOP OF EACH GARBAGE CHUTE, AT ALTERNATE FLOOR LEVELS AND IN THE GARBAGE ROOM INTO WHICH THE CHUTE DISCHARGES.
6. A SANITIZING AND DISINFECTING SPRAY HEAD SHALL BE INSTALLED ABOVE THE HIGHEST INTAKE LEVEL.
7. PROVIDE SHOP APPLIED SOUND DAMPENING AND INSULATION PADS FOR EACH FLOOR FRAME; REFER TO MECHANICAL AND FIRE SUPPRESSION DRAWINGS FOR ADDITIONAL INFORMATION.
8. PROVIDE SHOP DRAWINGS FOR GARBAGE SORTER & COMPACTOR AND GARBAGE CHUTE PRIOR TO FABRICATION.
9. PROVIDE NON-COMBUSTIBLE CONTROL PANEL BOX FOR TRI-SORTER THAT DOES NOT EXCEED 100 cm² IN AREA; OTHERWISE PROVIDE 1 HR. FIRE PROTECTION RATING AND ULC LABEL WHEN CONTROL PANEL BOX IS LOCATED IN FIRE RATED SHAFT WALL.
10. PROVIDE ODOUR CONTROL SYSTEM WITH ULTRA VIOLET GERMICIDAL BULBS IN GARBAGE ROOM.

6 A011 TYP. GARBAGE CHUTE
1 : 5



7 A011 CONT. CMU WALL, FLOOR SUPPORTED BY ANGLE LEDGER
1 : 5

Client

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Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
3	26.01.28	ISSUED FOR 75% CLIENT REVIEW
2	25.10.17	ISSUED FOR 50% CD
1	25.09.19	ISSUED FOR 30% CD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK
BUILDING A & B

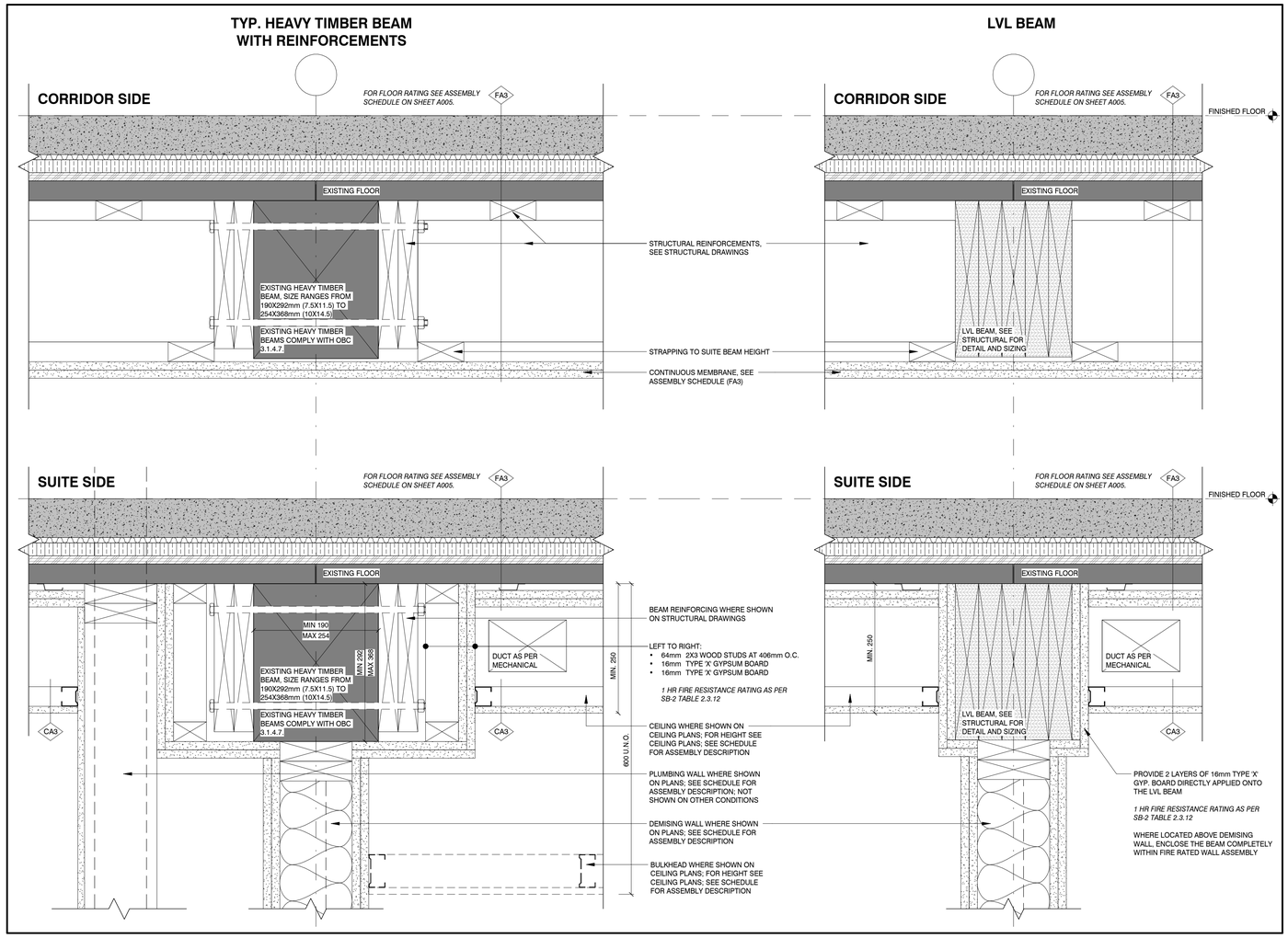
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

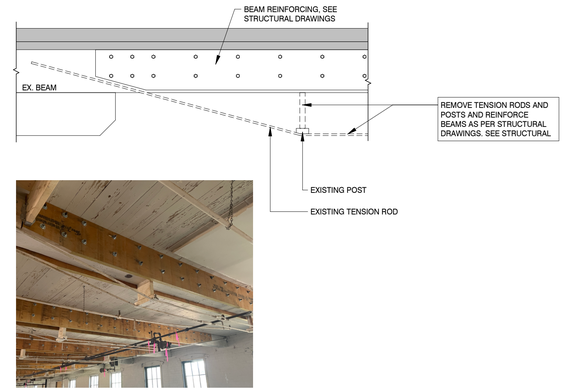
TYPICAL DETAILS

DRAWN BY: CO/AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: A011
PROJECT Nº: 22031

PLOT DATE: 2026-01-28 4:08:29 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt

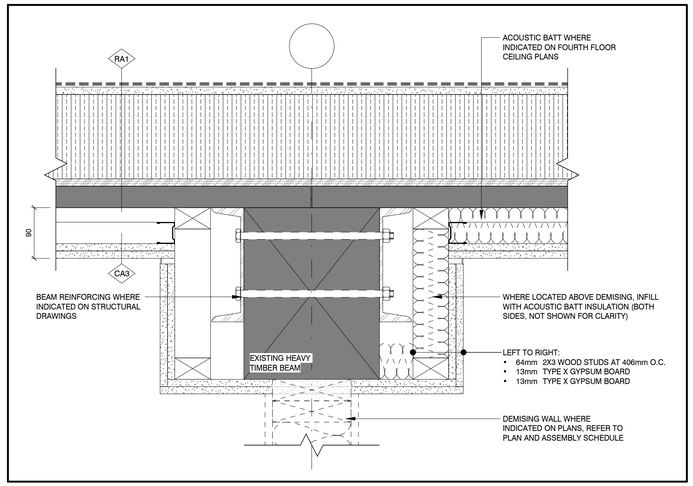


1 A012 DIFFERENT BEAM CONDITIONS
1 : 5

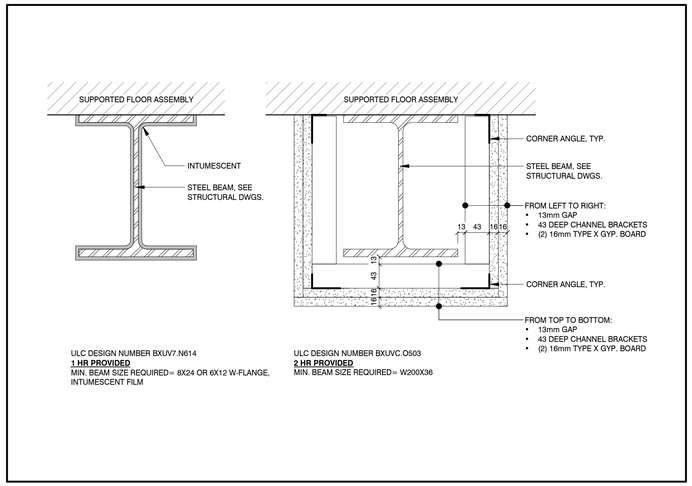


2 A012 BUILDING A TYP. EXISTING BEAM WITH TENSION RODS
1 : 20

3 A012 SUITE HIGH CEILING HEIGHTS ON SECOND AND THIRD FLOOR
1 : 25



4 A012 BUILDING B ROOF BEAM COVERING, INSIDE SUITES ONLY
1 : 5



5 A012 STEEL BEAM RATING DETAILS (1 HR REQUIRED)
1 : 5

Client

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14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
		WIP
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

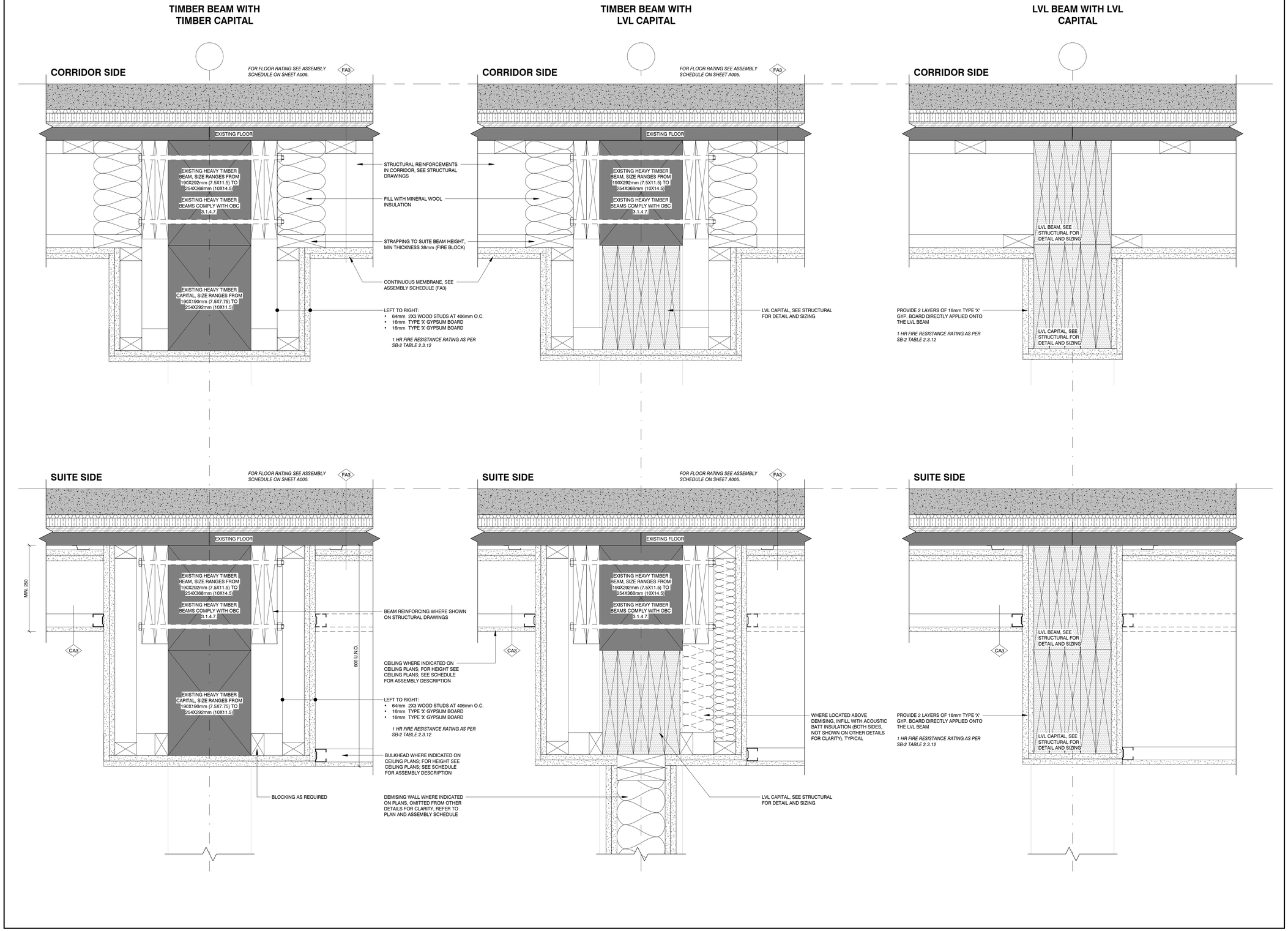
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL DETAILS

DRAWN BY: MB
CHECKED BY: Checker
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: A012
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:08:30 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 A013 DIFFERENT COLUMN CAPITAL CONDITIONS
1 : 5

Client

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Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL DETAILS

DRAWN BY: MB
CHECKED BY: Checker
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: A013
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:08:31 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt

1 A014 LEVEL 1 KEYMAP - APPLICABLE BEAM AND CAPITAL DETAILS

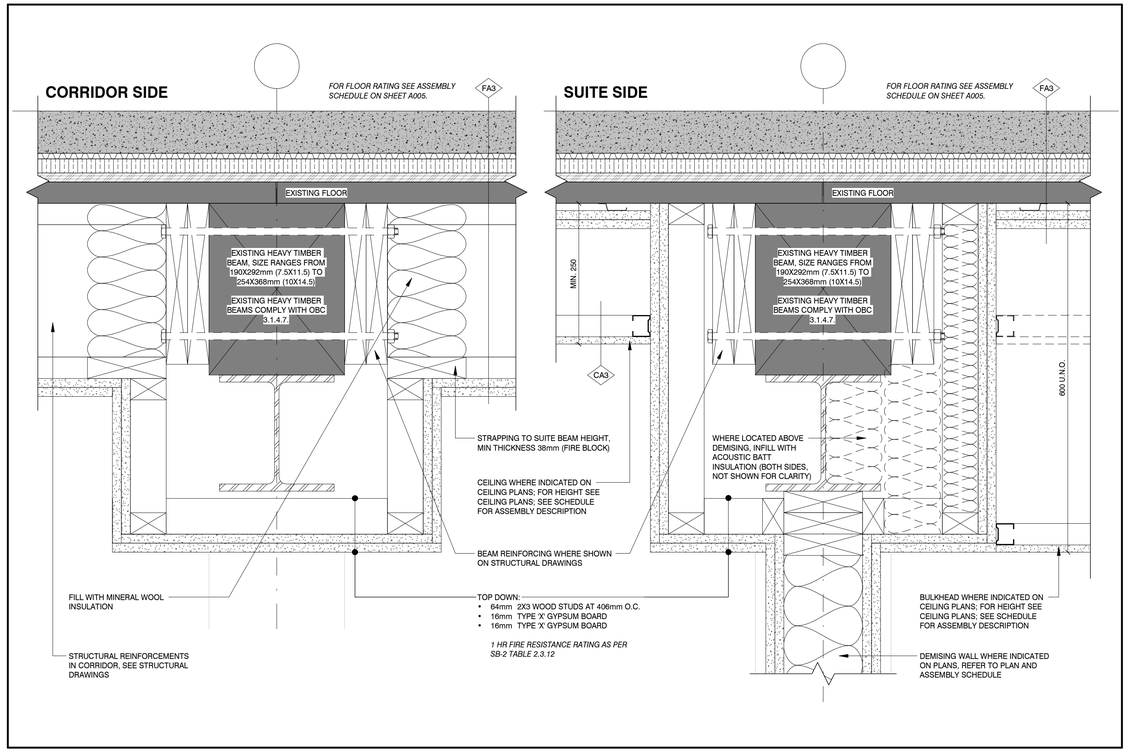
NTS

2 A014 LEVEL 2 KEYMAP - APPLICABLE BEAM AND CAPITAL DETAILS

NTS

3 A014 LEVEL 3 KEYMAP - APPLICABLE BEAM AND CAPITAL DETAILS

NTS



4 A014 TIMBER BEAM WITH STEEL CAPITAL

1 : 5

Client

bmi Group

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Tillsonburg, Ontario N4G 4G8
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200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL DETAILS

DRAWN BY: MB

CHECKED BY: Checker

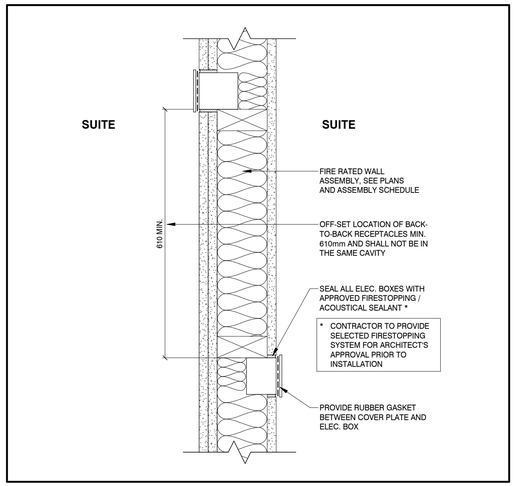
DATE: DECEMBER, 2025

SCALE: AS NOTED

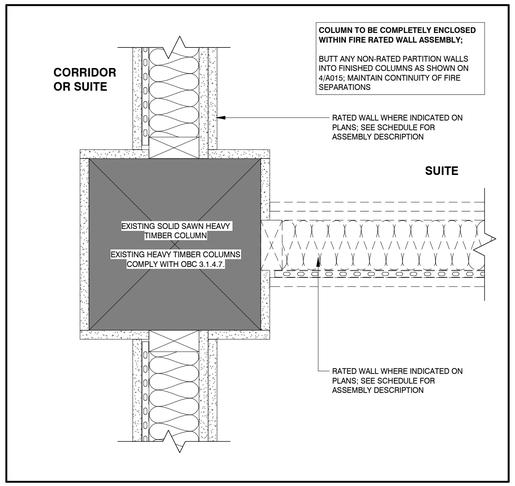
DRAWING №: A014

PROJECT №: 22031

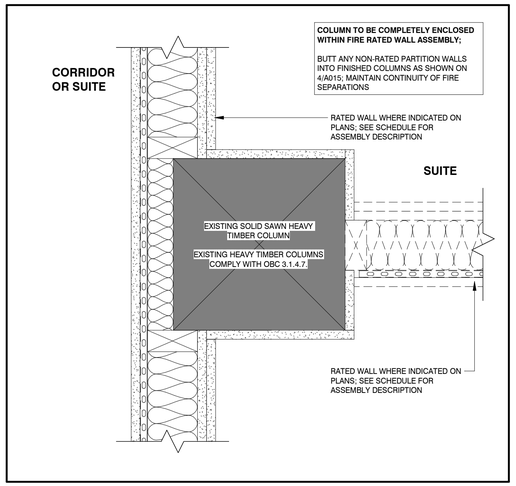
PLOT DATE: 2026-01-30 4:08:37 PM FILE PATH: Autodesk Docs://22031 - Builders Block/Building A & B (Existing)_v24.rvt



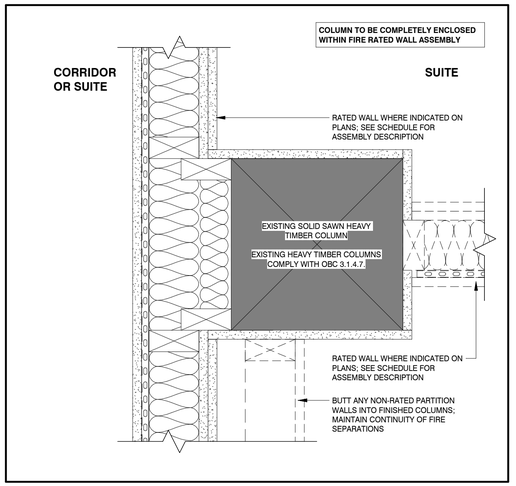
1 A015 BACK-TO-BACK RECEPTACLE AT RATED WALL
1 : 5



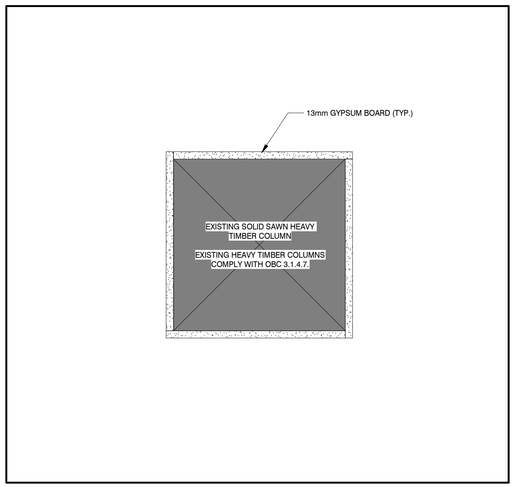
2 A015 COLUMN ROUGHLY CENTERED ON DEMISING WALLS
1 : 5



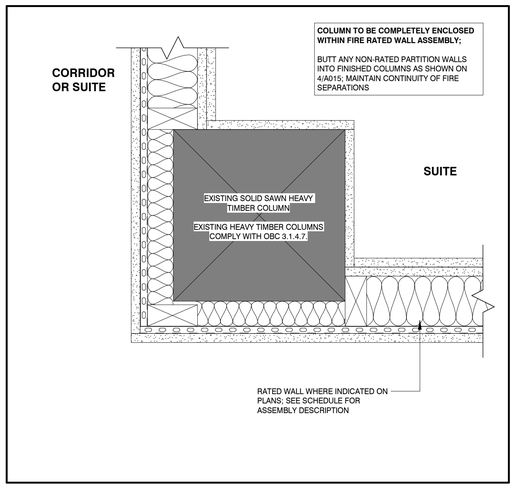
3 A015 COLUMN PARTIALY WITHIN DEMISING WALL
1 : 5



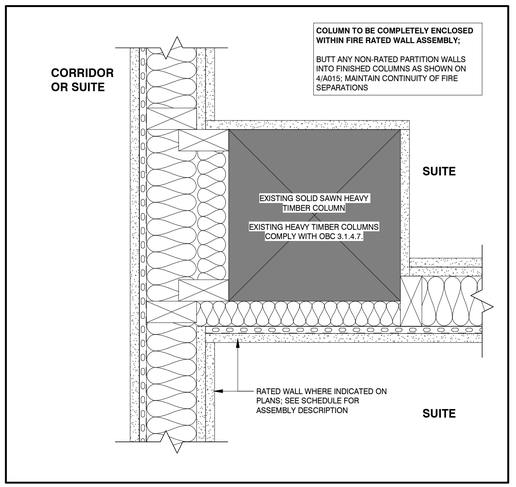
4 A015 COLUMN BYPASSES DEMISING WALL
1 : 5



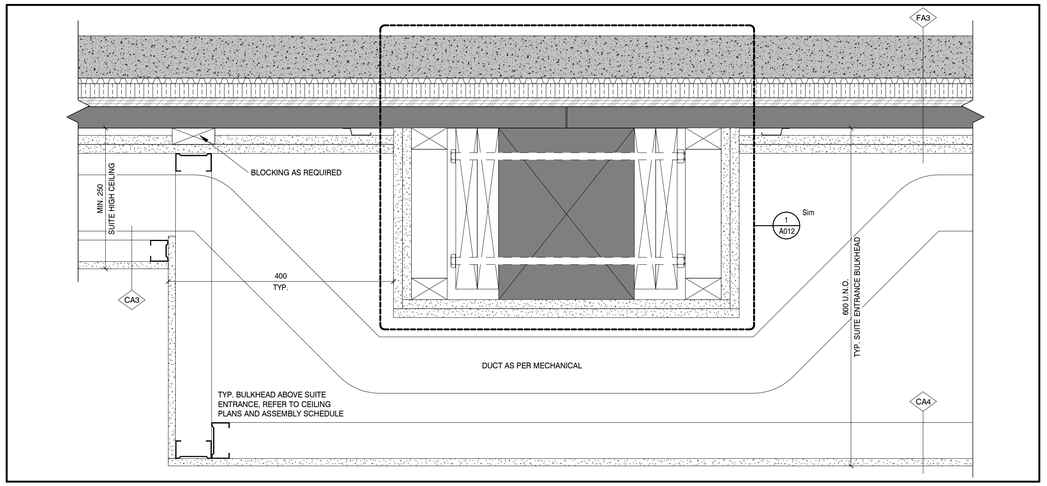
5 A015 FREESTANDING COLUMN
1 : 5



6 A015 COLUMN ON INSIDE CORNER OF DEMISING WALLS
1 : 5



7 A015 COLUMN AT INTERSECTION OF DEMISING WALLS
1 : 5



8 A015 MECHANICAL DUCT BYPASS
1 : 5

Client

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14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL DETAILS

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

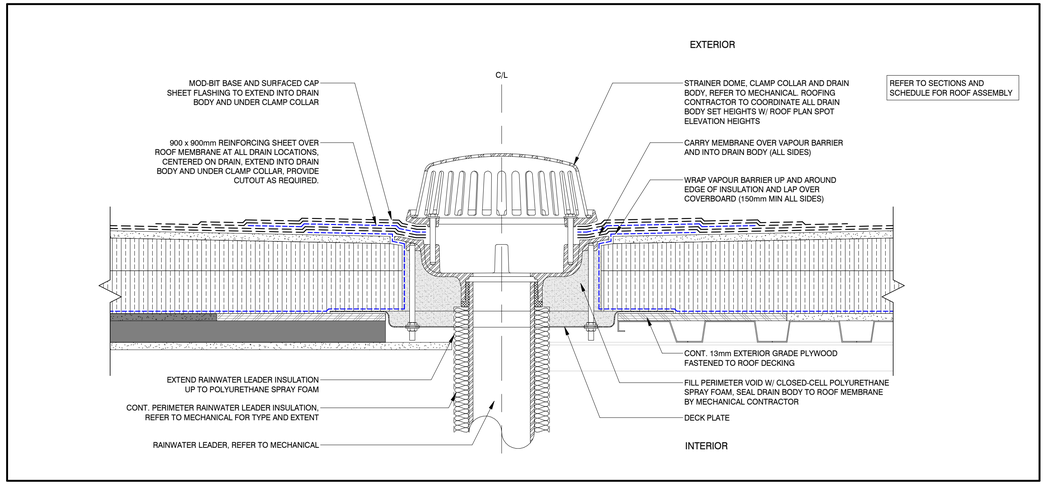
DRAWING Nº

A015

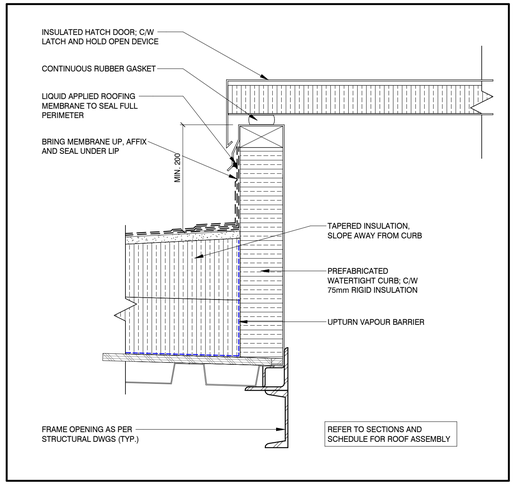
PROJECT Nº

22031

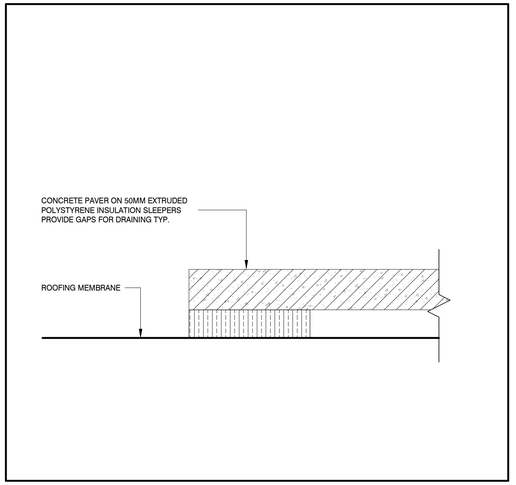
PLOT DATE: 2026-01-30 4:08:38 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



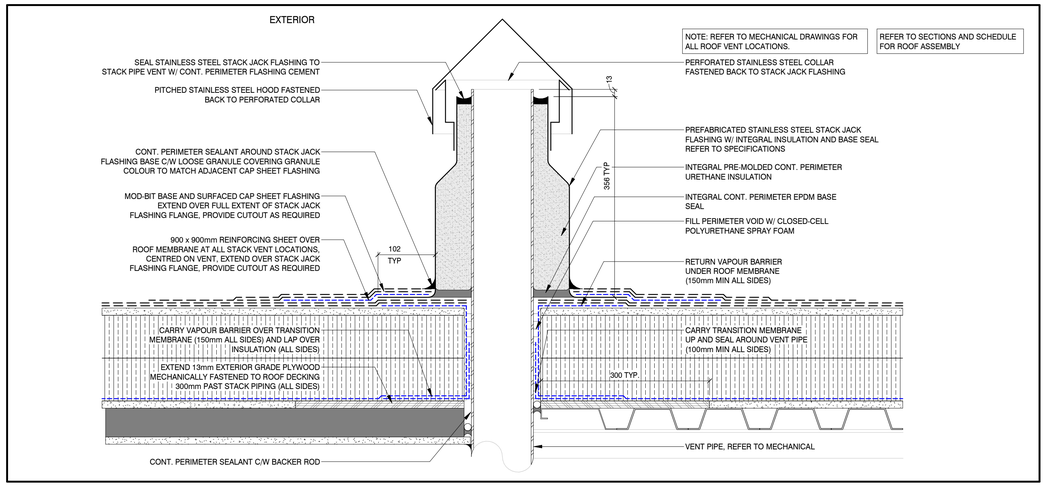
1 A016 TYP. ROOF DRAIN @ NEW ROOF
1 : 5



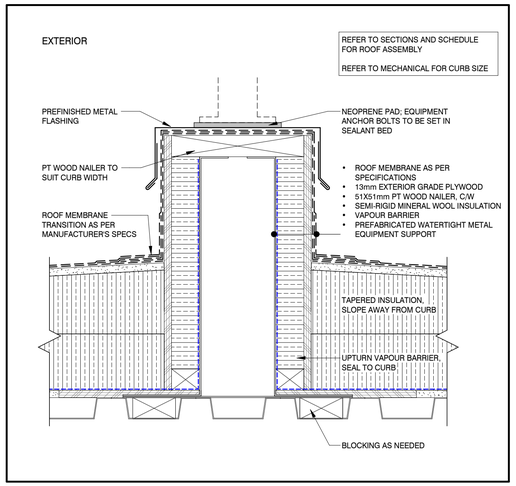
2 A016 ROOF ACCESS HATCH @ NEW ROOF
1 : 5



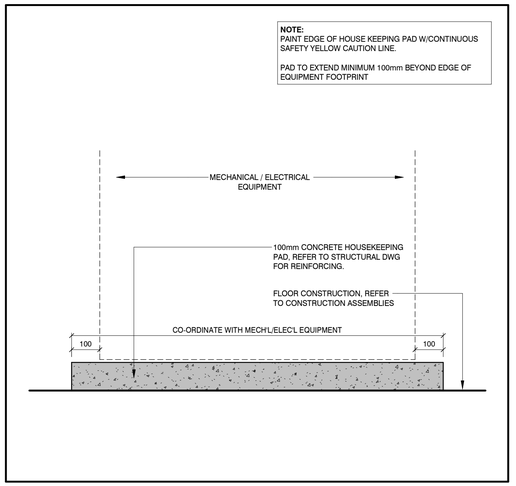
3 A016 ROOF MAINTENANCE PAVERS DETAIL
NTS



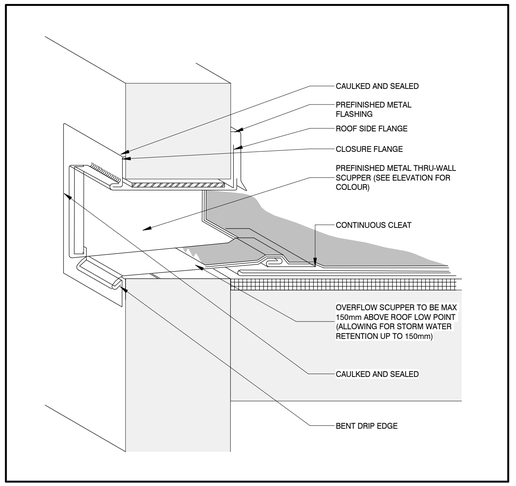
4 A016 TYPICAL ROOF VENT STACK @ NEW ROOF
1 : 5



5 A016 EQUIPMENT SUPPORT CURB
1 : 5



6 A016 TYP. INTERIOR HOUSEKEEPING PAD
NTS



7 A016 TYPICAL THROUGH - WALL SCUPPER
NTS

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.10.17	ISSUED FOR 50% CD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

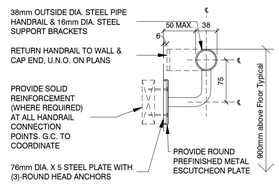
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL DETAILS - ROOF

DRAWN BY: Author
CHECKED BY: Checker
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: A016
PROJECT Nº: 22031

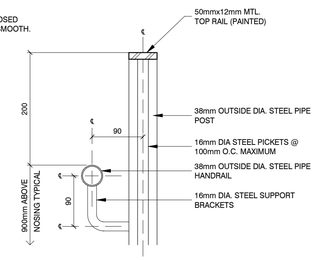
PLOT DATE: 2026-01-30 4:08:39 PM FILE PATH: Autodesk Docs://22031 - Builders Block_Building A B (Existing)_v24.rvt



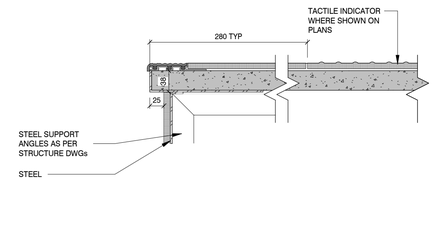
6 A017 WALL MOUNTED HANDRAIL
1 : 5

GENERAL NOTE:

PROVIDE CONT. WELDED CONNECTIONS. ALL EXPOSED WELDS TO BE GROUND SMOOTH.



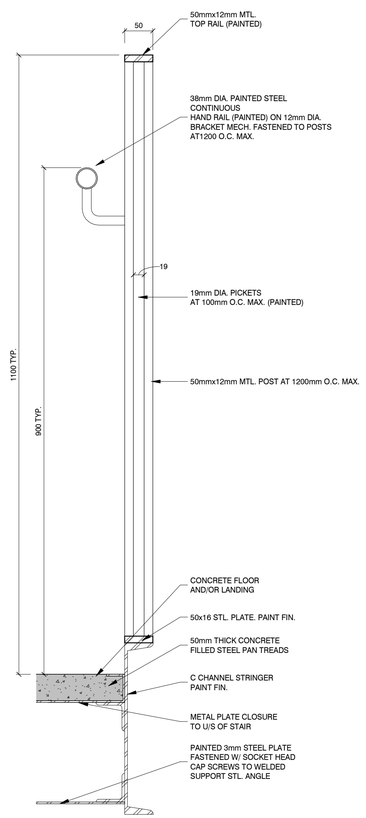
5 A017 TYP. GUARDRAIL STAIRS
1 : 5



4 A017 STAIR NOSING / TOP OF STAIR
1 : 5

GENERAL NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER FOR REVIEW



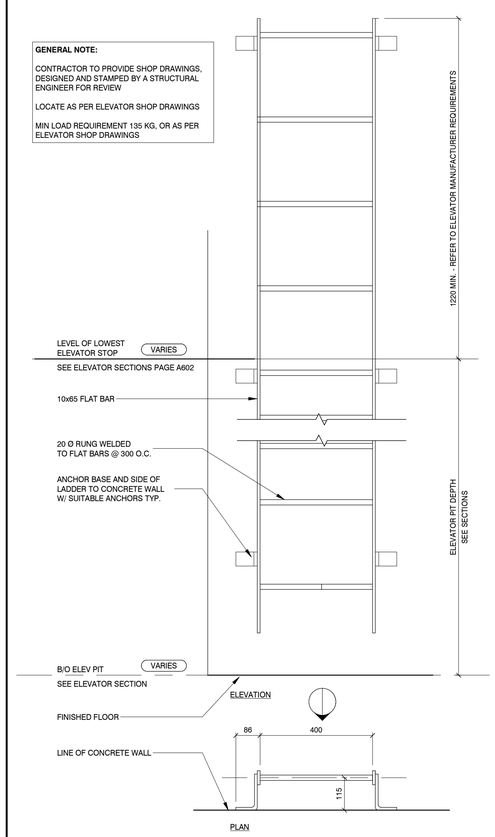
3 A017 STAIR GUARD
1 : 5

GENERAL NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER FOR REVIEW

LOCATE AS PER ELEVATOR SHOP DRAWINGS

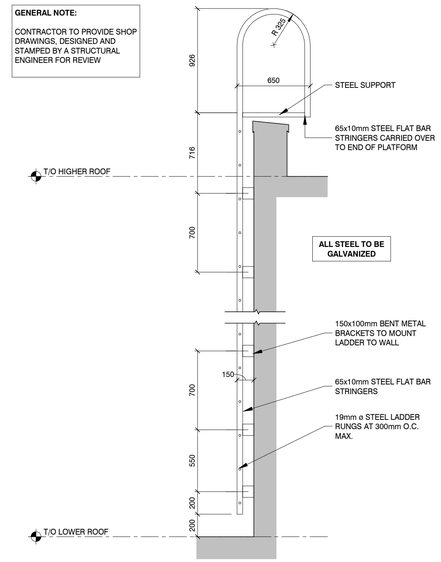
MIN LOAD REQUIREMENT 135 KG, OR AS PER ELEVATOR SHOP DRAWINGS

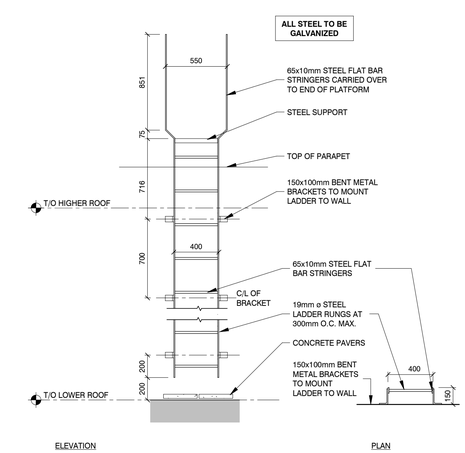


2 A017 ELEVATOR PIT ACCESS LADDER
1 : 10

GENERAL NOTE:

CONTRACTOR TO PROVIDE SHOP DRAWINGS, DESIGNED AND STAMPED BY A STRUCTURAL ENGINEER FOR REVIEW





1 A017 ROOF ACCESS LADDER ELEV SECTION
1 : 25

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL DETAILS - LADDERS AND GUARDRAILS

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

DRAWING Nº

A017

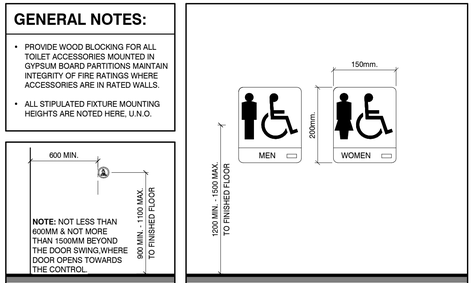
PROJECT Nº

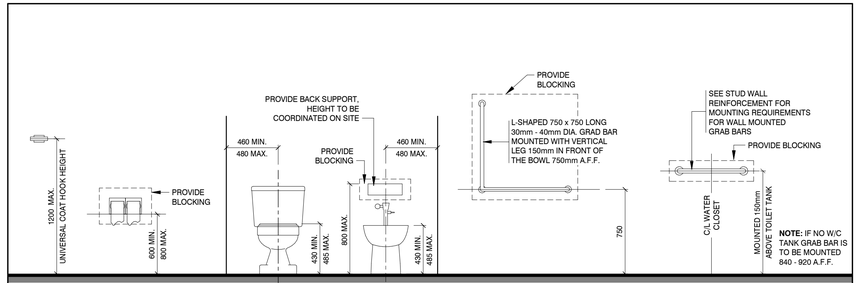
22031

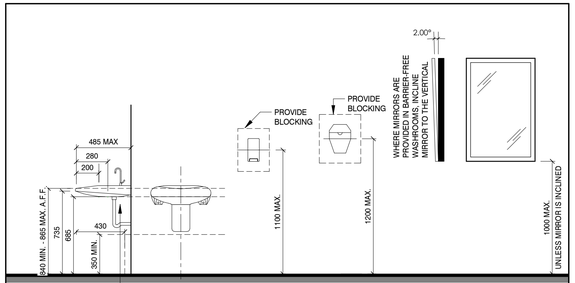
PLOT DATE: 2026-01-28-4:08:40 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt

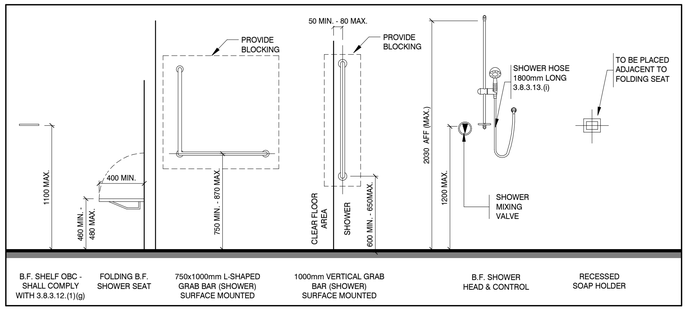
GENERAL NOTES:

- PROVIDE WOOD BLOCKING FOR ALL TOILET ACCESSORIES MOUNTED IN GYPSUM BOARD PARTITIONS MAINTAIN INTEGRITY OF FIRE RATINGS WHERE ACCESSORIES ARE IN RATED WALLS.
- ALL STIPULATED FIXTURE MOUNTING HEIGHTS ARE NOTED HERE, U.N.O.









Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.10.17	ISSUED FOR 50% CD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

TYPICAL MOUNTING HEIGHTS / BARRIER FREE DETAILS

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

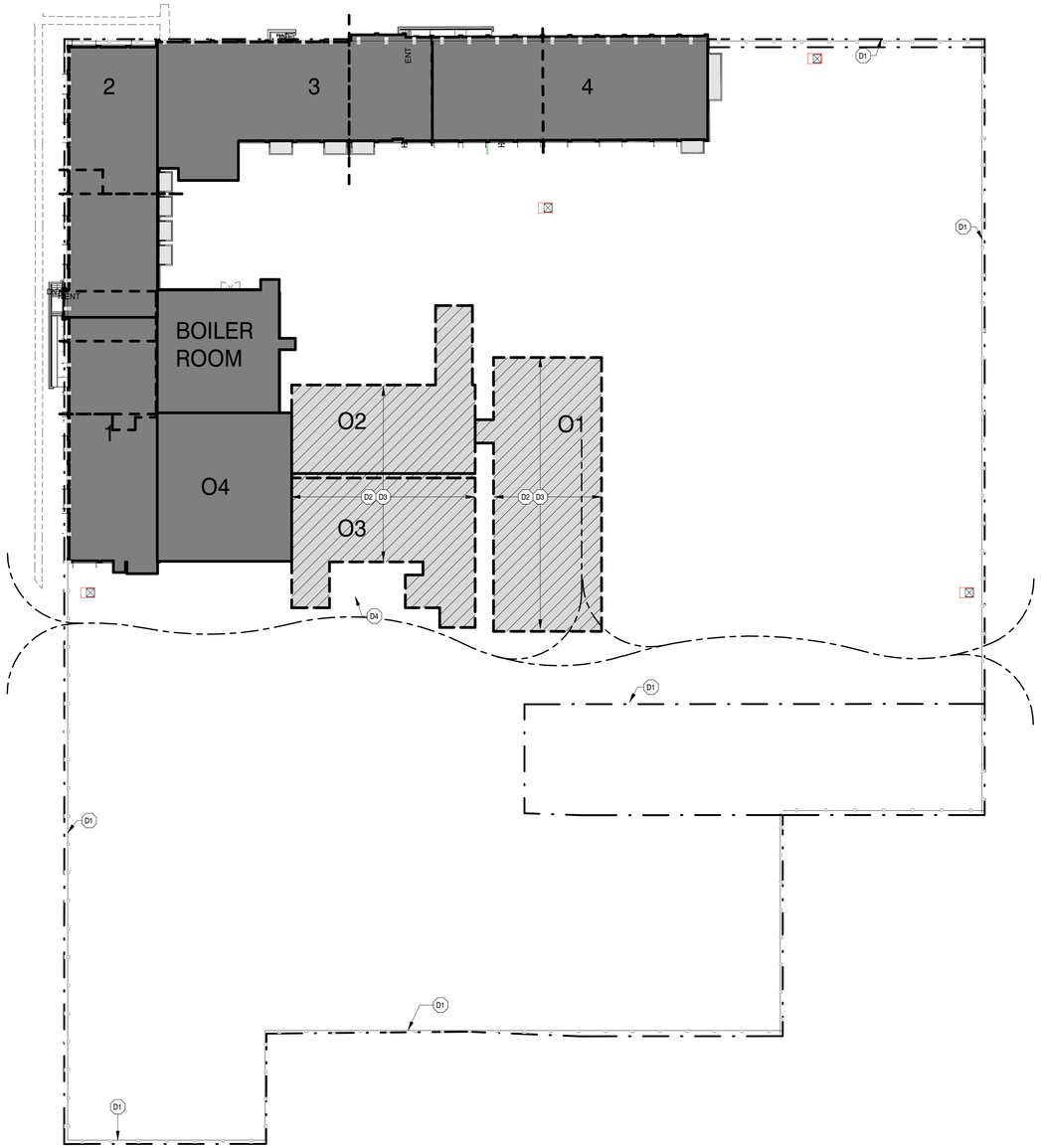
DRAWING Nº

A018

PROJECT Nº

22031

PLOT DATE: 2026-01-30 4:08:41 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A.B (Existing)_v24.rvt



1 D101 DEMOLITION SITE PLAN - PHASE ONE
1 : 500

SITE DEMOLITION NOTES:

D1 EXISTING EXTERIOR STEEL WALL TO BE REMOVED

D2 EXISTING STUD WALL TO BE REMOVED

D3 EXISTING HOLLOW METAL DOOR AND FRAME TO BE REMOVED

D4 EXISTING WOOD STAIRS TO BE REMOVED

EXISTING SITE PLAN LEGEND:

AREA BOUNDARY — XX' XX' XX' X XX.XXX

BUILDING TIES — XX.XX

EXISTING OVERHEAD WIRES

EXISTING FENCE

HOARDING

EX.CB	EXISTING CATCH BASIN
EX.BOLLARD	EXISTING BOLLARD
EX.HP	EXISTING HYDRO POLE
EX.HPLS	EXISTING HYDRO POLE W/ LIGTH STANDARDS
EX.MH	EXISTING MANHOLE
EX. SIGN	EXISTING SIGN
EX.WV	EXISTING WATER VALVE
EX.WM	EXISTING WATER MAIN
	SECTION OF EXISTING BUILDING TO REMAIN DURING
FIRST	PHASE OF DEMOLITION
	SECTION OF EXISTING BUILDING TO BE DEMOLISHED
IN	FIRST PHASE OF DEMOLITION (SEE NOTE #4)
	EXISTING TREE
	EXISTING BRUSH

EXISTING BUILDING INFO:

FULL BUILDING DEMOLITION

BUILDING O1:

EXISTING 1 STOREY
INDUSTRIAL BUILDING
TO BE DEMOLISHED
GROUND FLOOR - 958.90m²
BUILDING AREA - 958.90m²

BUILDING O2:

EXISTING 1 STOREY
INDUSTRIAL BUILDING
TO BE DEMOLISHED
GROUND FLOOR - 611.66m²
BUILDING AREA - 611.66m²

BUILDING O3:

EXISTING 1 STOREY
INDUSTRIAL BUILDING
TO BE DEMOLISHED
GROUND FLOOR - 690.41m²
BUILDING AREA - 690.41m²

SELECTIVE DEMOLITION

BUILDING 1:

EXISTING 4 STOREY
INDUSTRIAL BUILDING
TO REMAIN FOR PHASE 1 OF DEMOLITION
GROUND FLOOR - 701.92m²
SECOND FLOOR - 697.39m²
THIRD FLOOR - 697.39m²
FOURTH FLOOR - 697.39m²
BUILDING AREA - 701.92m²
GFA - 2794.09m²

BUILDING 2:

EXISTING 4 STOREY
INDUSTRIAL BUILDING
TO REMAIN FOR PHASE 1 OF DEMOLITION
GROUND FLOOR - 763.46m²
SECOND FLOOR - 763.46m²
THIRD FLOOR - 763.46m²
FOURTH FLOOR - 763.46m²
BUILDING AREA - 763.46m²
GFA - 3053.84m²

BUILDING 3:

EXISTING 4 STOREY
INDUSTRIAL BUILDING
TO REMAIN FOR PHASE 1 OF DEMOLITION
GROUND FLOOR - 964.73m²
SECOND FLOOR - 890.60m²
THIRD FLOOR - 890.60m²
FOURTH FLOOR - 890.60m²
BUILDING AREA -964.73m²
GFA - 3636.53m²

BUILDING 4:

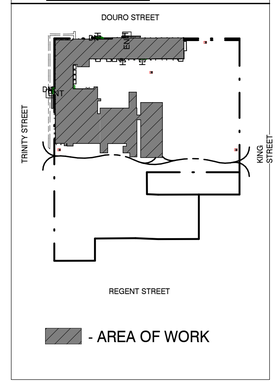
EXISTING 4 STOREY
INDUSTRIAL BUILDING
TO REMAIN FOR PHASE 1 OF DEMOLITION
GROUND FLOOR - 882.85m²
SECOND FLOOR - 882.85m²
THIRD FLOOR - 882.85m²
FOURTH FLOOR - 882.85m²
BUILDING AREA - 882.85m²
GFA - 3531.40m²

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

KEY PLAN



Nº	DATE	ISSUE
3	26.01.28	ISSUED FOR 75% CLIENT REVIEW
2	25.06.24	PROGRESS DRAWINGS 40% DD
1	23.11.17	ISSUED FOR DEMO PERMIT

MARTIN
SIMMONS
SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK
BUILDING A & B

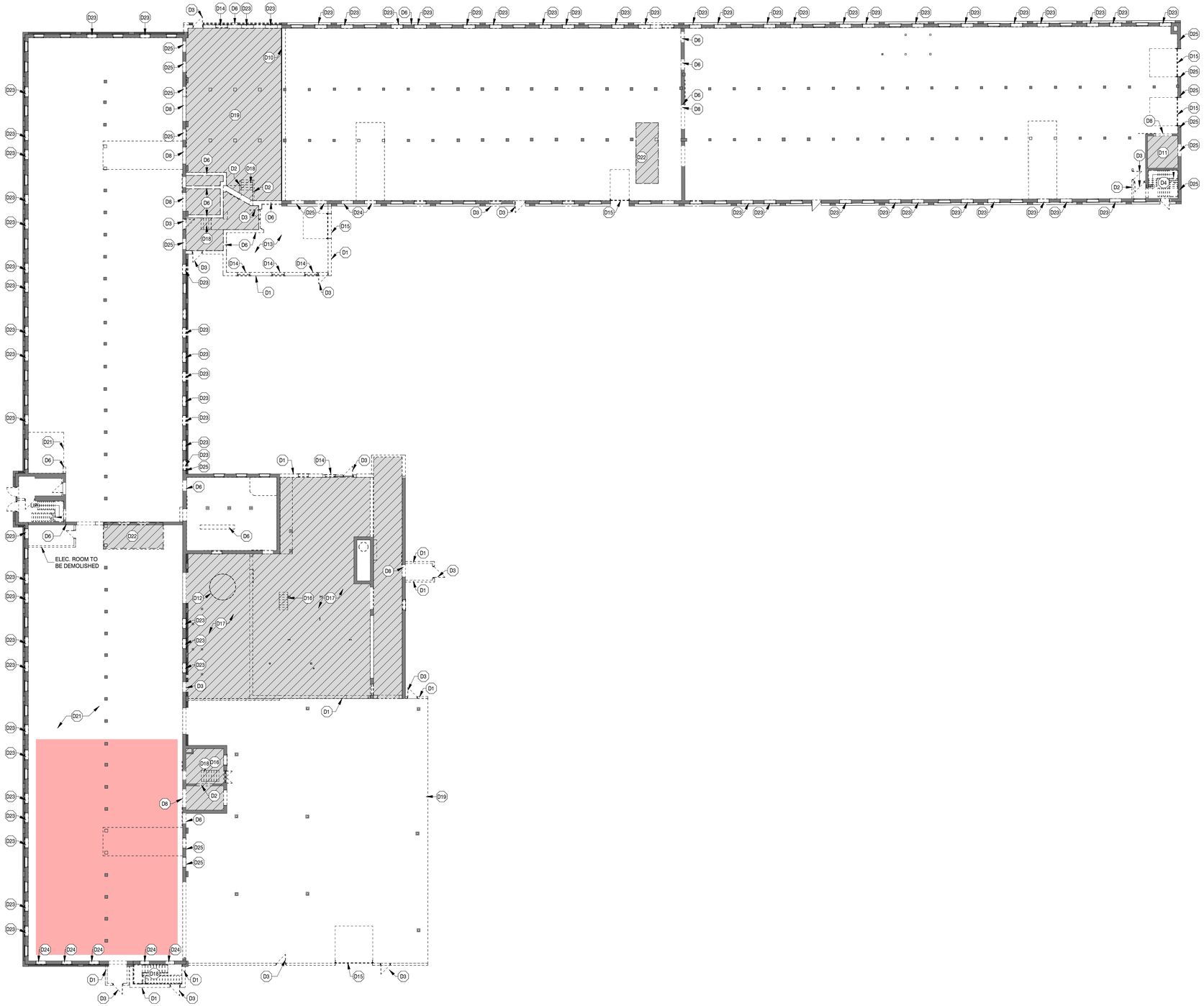
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SITE DEMOLITION PLAN

DRAWN BY: CO
CHECKED BY: JF/GP
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: D101
PROJECT Nº: 22031

PLOT DATE : 2026-01-30 4:08:55 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A & B (Existing)_v24.rvt



DEMOLITION LEGEND:

- EXISTING WALLS TO REMAIN.
- DASHED LINE DENOTES ITEM TO BE REMOVED.
- EXISTING DOOR TO REMAIN.

FLOOR PLAN DEMOLITION NOTES:

- D1 EXISTING EXTERIOR STEEL WALL TO BE REMOVED
- D2 EXISTING STUD WALL TO BE REMOVED
- D3 EXISTING HOLLOW METAL DOOR AND FRAME TO BE REMOVED
- D4 EXISTING WOOD STAIRS TO BE REMOVED
- D5 EXISTING WOOD DOOR AND FRAME TO BE REMOVED
- D6 EXISTING BRICK WALL TO BE REMOVED
- D7 EXISTING WOOD COLUMN TO BE REMOVED
- D8 EXISTING SLIDING WOOD DOOR AND INCLUDED TRACK SYSTEM TO BE REMOVED
- D9 REMOVE EXISTING CONVEYOR BELT. EXISTING GUARDS AT FLOOR PENETRATION TO REMAIN WITH ADDITIONAL TEMPORARY GUARD TO BE PROVIDED TO CLOSE OFF OPEN ENDED EXISTING GUARD
- D10 PROVIDE NEW HOARDING BETWEEN EXISTING AT DEMOLISHED WALL
- D11 EXISTING ELEVATOR CAB AND MECHANICAL EQUIPMENT TO BE REMOVED
- D12 EXISTING CHIMNEY TO BE REMOVED
- D13 EXISTING ROOF, FLOOR AND FOUNDATION TO BE REMOVED
- D14 EXISTING WINDOW TO BE REMOVED
- D15 EXISTING OVERHEAD DOOR TO BE REMOVED
- D16 EXISTING CAST-IN-PLACE STAIRS TO BE REMOVED
- D17 EXISTING ROOF AND SUPPORTING STRUCTURES TO BE REMOVED
- D18 EXISTING STEEL STAIRS TO BE REMOVED
- D19 EXISTING STRUCTURE AND PAD TO BE REMOVED
- D20 EXISTING BLOCK WALL STRUCTURE TO BE REMOVED
- D21 EXISTING FLOOR TO BE REMOVED
- D22 OPENING TO BE CREATED IN EXISTING FLOOR SLAB FOR FUTURE STAIR OR ELEVATOR SHAFT. ADDITIONAL TEMPORARY GUARD TO BE PROVIDED TO CLOSE OFF OPENING
- D23 EXISTING BOARDED UP WINDOW TO BE REPLACED WITH NEW WINDOW
- D24 EXISTING BLOCK OR BRICK FILLED WINDOW TO BE REMOVED
- D25 EXISTING BRICK WALL TO BE REMOVED FOR NEW WINDOW
- D26 EXISTING WALL AND WINDOW TO BE REMOVED FOR NEW BALCONY

GENERAL NOTES:

1. CONTRACTOR TO EXAMINE EXISTING CONDITIONS ON SITE AFFECTING DIVISION OF WORK. NO CLAIM FOR PAYMENT SHALL BE MADE FOR EXTRA WORK MADE NECESSARY BY CIRCUMSTANCES ENCOUNTERED DUE TO CONDITIONS WHICH WERE VISIBLE UPON OR REASONABLY INFERABLE FROM AN EXAMINATION OF THE SITE PRIOR TO SUBMISSION OF THE BID. THIS INCLUDES BUT IS NOT LIMITED TO THE SERVICES ABOVE THE CEILING.
2. CONTRACTOR MUST OBTAIN PERMITS REQUIRED BY RELEVANT AUTHORITIES BEFORE THE COMMENCEMENT OF WORK.
3. REMOVE, STORE AND PROTECT MATERIALS AND FIXTURES FOR REUSE OR TURNOVER TO OWNER AS INDICATED ON DRAWINGS.
4. CONTRACTOR TO PROTECT ALL EXISTING FINISHES TO REMAIN FROM DAMAGE DURING NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN THE INTEGRITY OF THE BUILDING CORE.
5. IN PARTITIONS BEING REMOVED, ELECTRICAL OUTLETS, CONDUIT, ETC. ARE TO BE REMOVED BACK TO FIRST JUNCTION BOX AND TERMINATED.
6. UPON COMPLETION OF WORK TOOLS, SURPLUS MATERIALS AND WASTE SHALL BE REMOVED. PROVIDE CLEANUP EQUIPMENT AND LEAVE THE PREMISES IN CLEAN CONDITION.
7. THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, PROPER AND SAFE MEANS OF FIRE EXIT SHALL BE PROVIDED FROM ALL ZONES OF THE BUILDING AT ALL TIMES TO THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION.
8. CONTRACTOR TO REQUEST HAZARDOUS MATERIALS FINDINGS FORM FROM OWNER.
9. ALL MATERIALS AND PRODUCTS FROM DEMOLITION EXCEPT AS NOTED OTHERWISE SHALL BECOME THE PROPERTY OF THE CONTRACTOR. REMOVE ALL MATERIAL AND DEBRIS FROM THE SITE AS QUICKLY AS POSSIBLE AND DISPOSE OF LEGALLY.
10. OWNER TO REPURPOSE OR RECYCLE AS MUCH AS POSSIBLE FROM DEMOLITION.
11. ALL EXISTING EQUIPMENT TO BE REMOVED.

Client

bmi Group

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14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

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MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK
BUILDING A & B

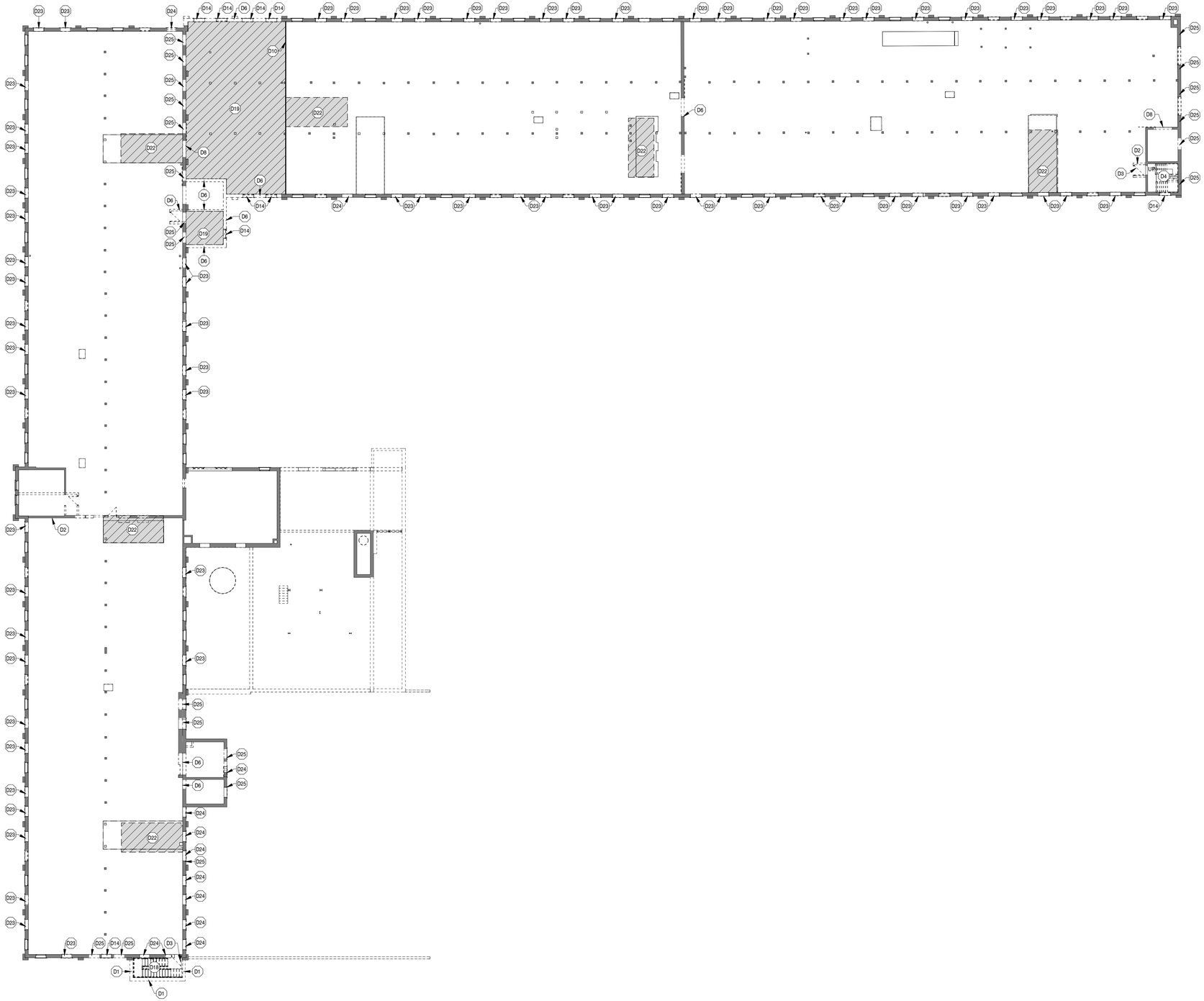
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

GROUND FLOOR DEMOLITION PLAN

DRAWN BY: CO/AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: D205
PROJECT Nº: 22031

PLOT DATE: 2026-01-28 4:08:58 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



DEMOLITION LEGEND:

- EXISTING WALLS TO REMAIN.
- DASHED LINE DENOTES ITEM TO BE REMOVED.
- EXISTING DOOR TO REMAIN.

FLOOR PLAN DEMOLITION NOTES:

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- D26 EXISTING WALL AND WINDOW TO BE REMOVED FOR NEW BALCONY

GENERAL NOTES:

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3. REMOVE, STORE AND PROTECT MATERIALS AND FIXTURES FOR REUSE OR TURNOVER TO OWNER AS INDICATED ON DRAWINGS.
4. CONTRACTOR TO PROTECT ALL EXISTING FINISHES TO REMAIN FROM DAMAGE DURING NEW CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN THE INTEGRITY OF THE BUILDING CORE.
5. IN PARTITIONS BEING REMOVED, ELECTRICAL OUTLETS, CONDUIT, ETC. ARE TO BE REMOVED BACK TO FIRST JUNCTION BOX AND TERMINATED.
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8. CONTRACTOR TO REQUEST HAZARDOUS MATERIALS FINDINGS FORM FROM OWNER.
9. ALL MATERIALS AND PRODUCTS FROM DEMOLITION EXCEPT AS NOTED OTHERWISE SHALL BECOME THE PROPERTY OF THE CONTRACTOR. REMOVE ALL MATERIAL AND DEBRIS FROM THE SITE AS QUICKLY AS POSSIBLE AND DISPOSE OF LEGALLY.
10. OWNER TO REPURPOSE OR RECYCLE AS MUCH AS POSSIBLE FROM DEMOLITION.
11. ALL EXISTING EQUIPMENT TO BE REMOVED.

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.06.24	PROGRESS DRAWINGS 40% DD

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SIMMONS
SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK
BUILDING A & B

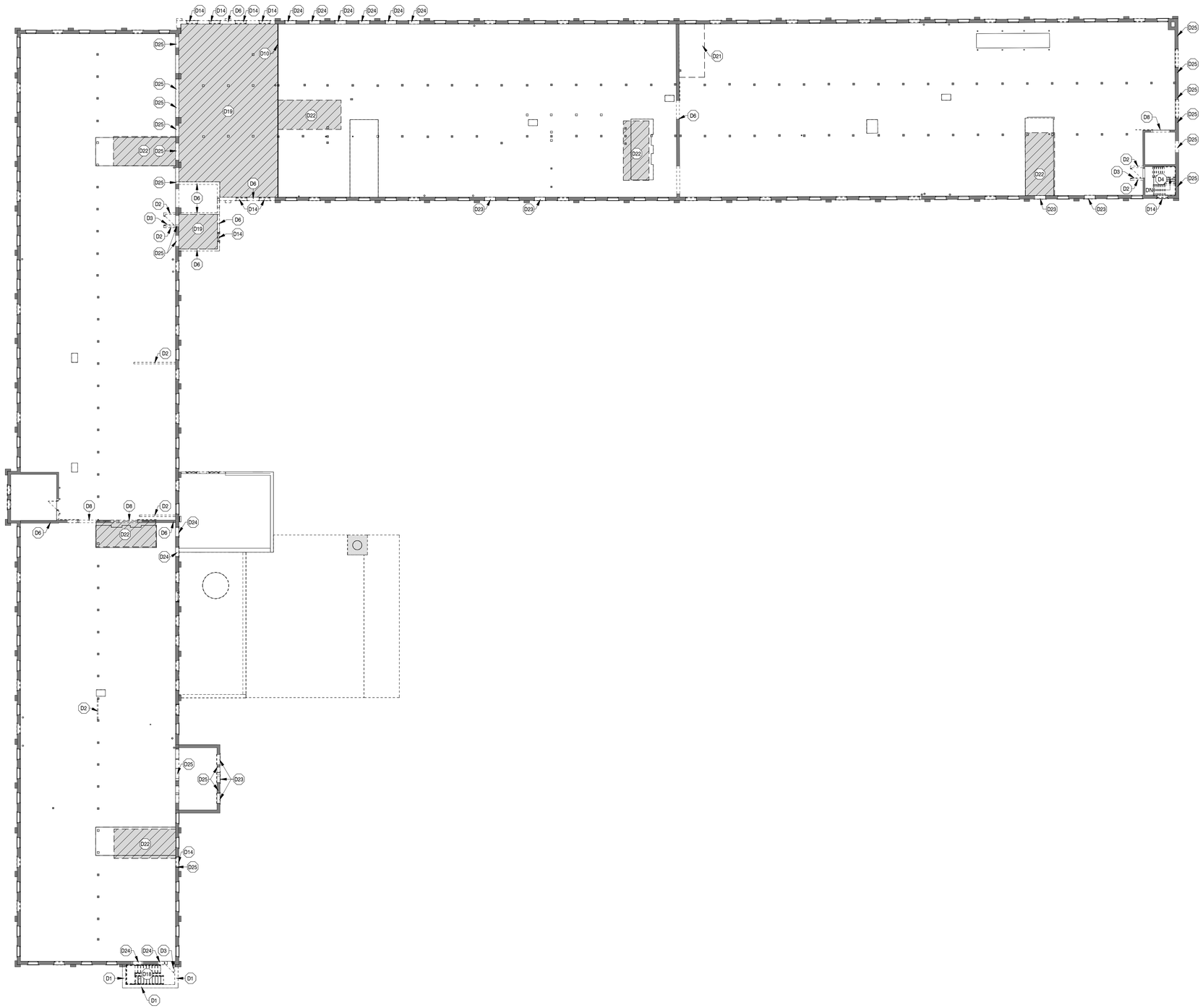
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SECOND FLOOR DEMOLITION PLAN

DRAWN BY: CO/AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: D206
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:09:01 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



DEMOLITION LEGEND:

EXISTING WALLS TO REMAIN.

DASHED LINE DENOTES ITEM TO BE REMOVED.

EXISTING DOOR TO REMAIN.

FLOOR PLAN DEMOLITION NOTES:

- D1 EXISTING EXTERIOR STEEL WALL TO BE REMOVED
- D2 EXISTING STUD WALL TO BE REMOVED
- D3 EXISTING HOLLOW METAL DOOR AND FRAME TO BE REMOVED
- D4 EXISTING WOOD STAIRS TO BE REMOVED
- D5 EXISTING WOOD DOOR AND FRAME TO BE REMOVED
- D6 EXISTING BRICK WALL TO BE REMOVED
- D7 EXISTING WOOD COLUMN TO BE REMOVED
- D8 EXISTING SLIDING WOOD DOOR AND INCLUDED TRACK SYSTEM TO BE REMOVED
- D9 REMOVE EXISTING CONVEYOR BELT. EXISTING GUARDS AT FLOOR PENETRATION TO REMAIN WITH ADDITIONAL TEMPORARY GUARD TO BE PROVIDED TO CLOSE OFF OPEN ENDED EXISTING GUARD
- D10 PROVIDE NEW HOARDING BETWEEN EXISTING AT DEMOLISHED WALL
- D11 EXISTING ELEVATOR CAB AND MECHANICAL EQUIPMENT TO BE REMOVED
- D12 EXISTING CHIMNEY TO BE REMOVED
- D13 EXISTING ROOF, FLOOR AND FOUNDATION TO BE REMOVED
- D14 EXISTING WINDOW TO BE REMOVED
- D15 EXISTING OVERHEAD DOOR TO BE REMOVED
- D16 EXISTING CAST-IN-PLACE STAIRS TO BE REMOVED
- D17 EXISTING ROOF AND SUPPORTING STRUCTURES TO BE REMOVED
- D18 EXISTING STEEL STAIRS TO BE REMOVED
- D19 EXISTING STRUCTURE AND PAD TO BE REMOVED
- D20 EXISTING BLOCK WALL STRUCTURE TO BE REMOVED
- D21 EXISTING FLOOR TO BE REMOVED
- D22 OPENING TO BE CREATED IN EXISTING FLOOR SLAB FOR FUTURE STAIR OR ELEVATOR SHAFT. ADDITIONAL TEMPORARY GUARD TO BE PROVIDED TO CLOSE OFF OPENING
- D23 EXISTING BOARDED UP WINDOW TO BE REPLACED WITH NEW WINDOW
- D24 EXISTING BLOCK OR BRICK FILLED WINDOW TO BE REMOVED
- D25 EXISTING BRICK WALL TO BE REMOVED FOR NEW WINDOW
- D26 EXISTING WALL AND WINDOW TO BE REMOVED FOR NEW BALCONY

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Kitchener, ON N2H 5G9
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PROJECT NORTH

PROJECT

BUILDERS BLOCK
BUILDING A & B

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

THIRD FLOOR DEMOLITION PLAN

DRAWN BY: CO/AG

CHECKED BY:

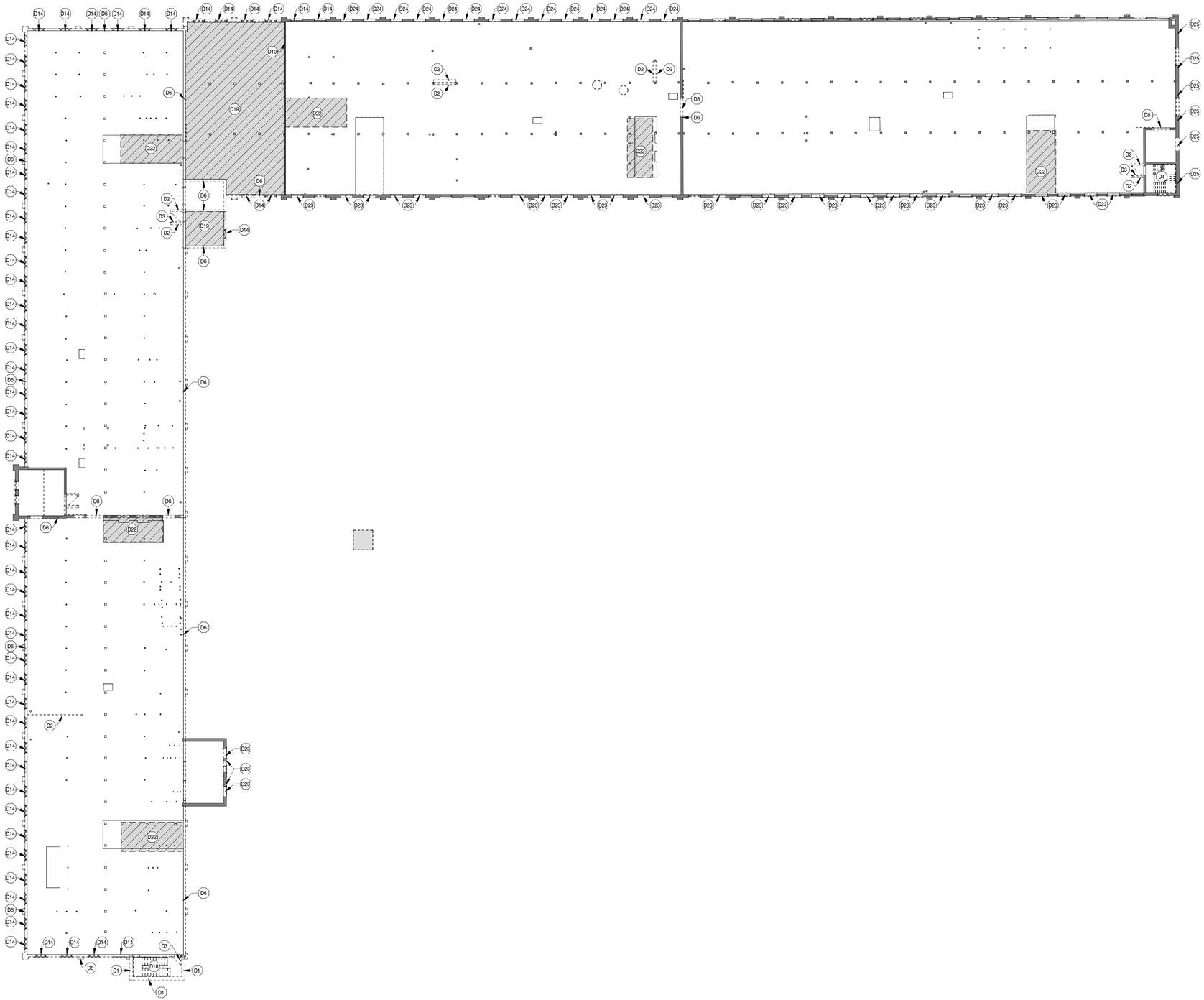
DATE: DECEMBER, 2025

SCALE: AS NOTED

DRAWING Nº: D207

PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:09:09 PM FILE PATH: Autodesk Docs://22031 - Builders Block/Building A & B/Existing_v24.rvt



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- DASHED LINE DENOTES ITEM TO BE REMOVED.
- EXISTING DOOR TO REMAIN.

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PROJECT NORTH

PROJECT

BUILDERS BLOCK
BUILDING A & B

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

FOURTH FLOOR DEMOLITION PLAN

DRAWN BY: CO/AG

CHECKED BY:

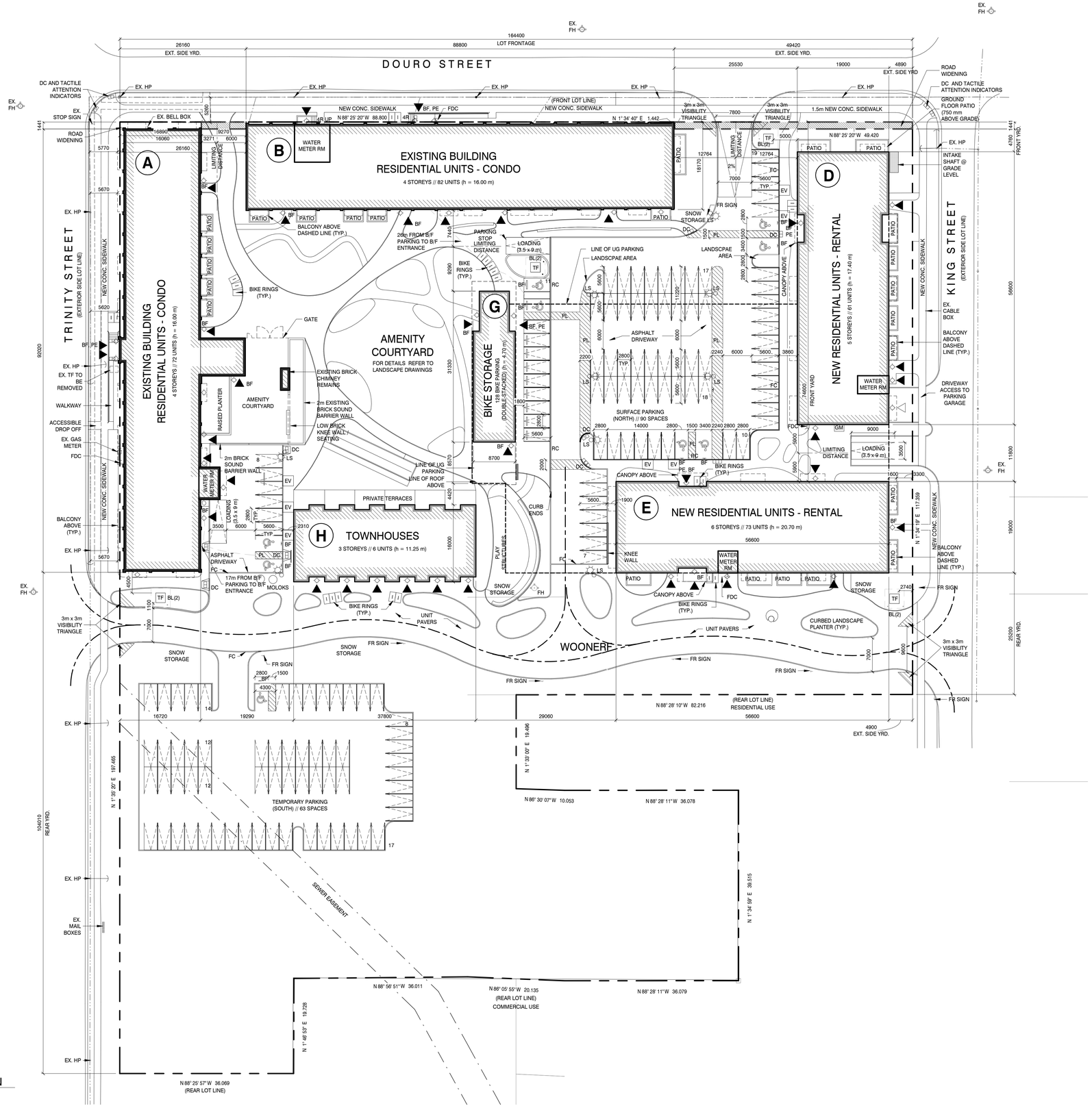
DATE: DECEMBER, 2025

SCALE: AS NOTED

DRAWING Nº: D208

PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:09:07 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 SITE PLAN
A101 1 : 400

SITE PLAN DATA CHART			
PROPERTY ADDRESS:		93 TRINITY STREET, STRATFORD, ON	
ZONING		ZONING BY-LAW AMENDMENT Z01-24 - R5(3)-2	
DATA		REQUIRED	PROVIDED
SITE AREA (NOT INCLUDING ROAD WIDENING)		26,820.8 m² 2.68 Ha	
ROAD WIDENING		84.6 m²	
LOT FRONTAGE (CORNER LOT)		30.00 m MIN.	164.4 m
LOT DEPTH		30.00 m MIN.	177.8 m
TOTAL BUILDING GFA		---	27,623 m²
MAX. FSR		1.45	1.02
MAX. LOT COVERAGE		40%	22.9%
MIN. LAND. OPEN SPACE		35%	49.6%
MAX. BUILDING HEIGHT		36.00 m	20.70 m
MAX. DENSITY		134 Units / Ha	115 Units / Ha
STBK - EXIST. BLDGS	BLDG A. FRONT YARD	0.00 m	0.00 m (Douro St)
	BLDG A. EXT. SIDE YARD	0.00 m	0.00 m (Trinity St)
	BLDG A. REAR YARD	0.00 m	104.01 m
	BLDG B. FRONT YARD	0.00 m	0.00 m (Douro St)
	BLDG B. EXT. SIDE YARD	0.00 m	26.16 m (Trinity St), 49.47 m (King St)
	BLDG B. REAR YARD	0.00 m	N/A
STBK - NEW BLDGS	BLDG D. FRONT YARD	3.00 m	4.76 m
	BLDG D. EXT. SIDE YARD	3.00 m	4.89 m (King St)
	BLDG D. REAR YARD	7.50 m	N/A
	BLDG E. FRONT YARD	3.00 m	74.60 m (Douro St)
	BLDG E. EXT. SIDE YARD	3.00 m	4.90 m (King St)
	BLDG E. REAR YARD	3.00 m	25.20 m
	BLDG G. FRONT YARD	3.00 m	N/A
	BLDG G. EXT. SIDE YARD	1.50 m	N/A
	BLDG G. REAR YARD	3.00 m	N/A
	BLDG H. FRONT YARD	3.00 m	N/A
	BLDG H. EXT. SIDE YARD	1.50 m	N/A
	BLDG H. REAR YARD	1.50 m	N/A
BUILDING DATA			
BUILDING HEIGHT	BUILDING A	36.00 m	16.00 m
	BUILDING B	36.00 m	16.00 m
	BUILDING D	36.00 m	17.40 m
	BUILDING E	36.00 m	20.70 m
	BUILDING G	36.00 m	4.70 m
	BUILDING H	36.00 m	11.25 m
GFA	BUILDING A		6,312.9 m²
	BUILDING B		6,458 m²
	BUILDING D		5,708.4 m²
	BUILDING E		6,874.9 m²
	BUILDING G		248.9 m²
	BUILDING H		1,701 m²
			27,304.1 m²

SUITE STATISTICS	# SUITES	# BEDROOMS	1 BR	2 BR	3 BR	4 BR	STUDIO
BLDG A	72	83 + 12 STUDIOS	38	21	1	0	12
BLDG B	82	94 + 8 STUDIOS	54	20	0	0	8
BLDG D	61	87	39	18	4	0	0
BLDG E	73	108	39	33	1	0	0
BLDG G	0	0	0	0	0	0	0
BLDG H	6	24	0	0	0	6	0
	294	396 + 20 STUDIOS	170	92	6	6	20

DENSITY 294 Units / 2.68 Ha = 110 Units / Ha

PARKING PROVIDED		
SURFACE PARKING	90 Spaces	
TEMPORARY PARKING	63 Spaces	
UNDERGROUND PARKING	141 Spaces	
TOTAL PARKING	294 Spaces	
	REQUIRED	PROVIDED
STUDIO & 1 BR (0.75 Spaces / Unit)	0.75 (190) = 143	164
2 & 3 BR (1 Space / Unit)	1.0 (98) = 98	90
TOWNS - 4 BR (1.25 Spaces/ Unit)	1.25 (6) = 8	8
VISITOR PARKING	0.14 (294) = 42	44
TOTAL	**291**	**294**
BF (2 + 2% of Total Units)	2+6=8	11
BICYCLE PARKING (0.5 / Unit)	0.5 (294) = 147	128 Indoor + 46 Outdoor
LOADING (1 / 100 Units)	(1/100) x 294 = 3	3

SITE PLAN LEGEND:

SITE AND ACCESS

PROPERTY LINE

FIREFIGHTER ACCESS

DENOTES FIRE ROUTE MIN. 6.0m WIDE WITH MIN. 12.0 CENTRELINE RADIUS

SYMBOLS

- BUILDING ENTRANCES
  - BF - BARRIER FREE
  - FF - FIRE FIGHTER ENTRANCE
  - PE - PRINCIPAL ENTRANCE
- GRADE LEVEL OVERHEAD DOOR
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING SIGNAGE
- FH FIRE HYDRANT
- FDC NEW FIRE DEPARTMENT CONNECTION
- LS NEW LIGHT STANDARD
- TACTILE WARNING INDICATOR
- TF TRANSFORMER
- * BL(X) BOLLARD
- PL PAINTED LINES
- EXTENT OF WOONERF
- GM GAS METER
- DC DEPRESSED CURB - REFER TO CIVIL DRAWINGS
- RC ROLL CURB - REFER TO CIVIL DRAWINGS
- FC FLUSH CURB - REFER TO CIVIL DRAWINGS
- FR FIRE ROUTE
- HP HYDRO POLE
- EV EV READY CHARGING STATION

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SITE PLAN

DRAWN BY TM

CHECKED BY SG

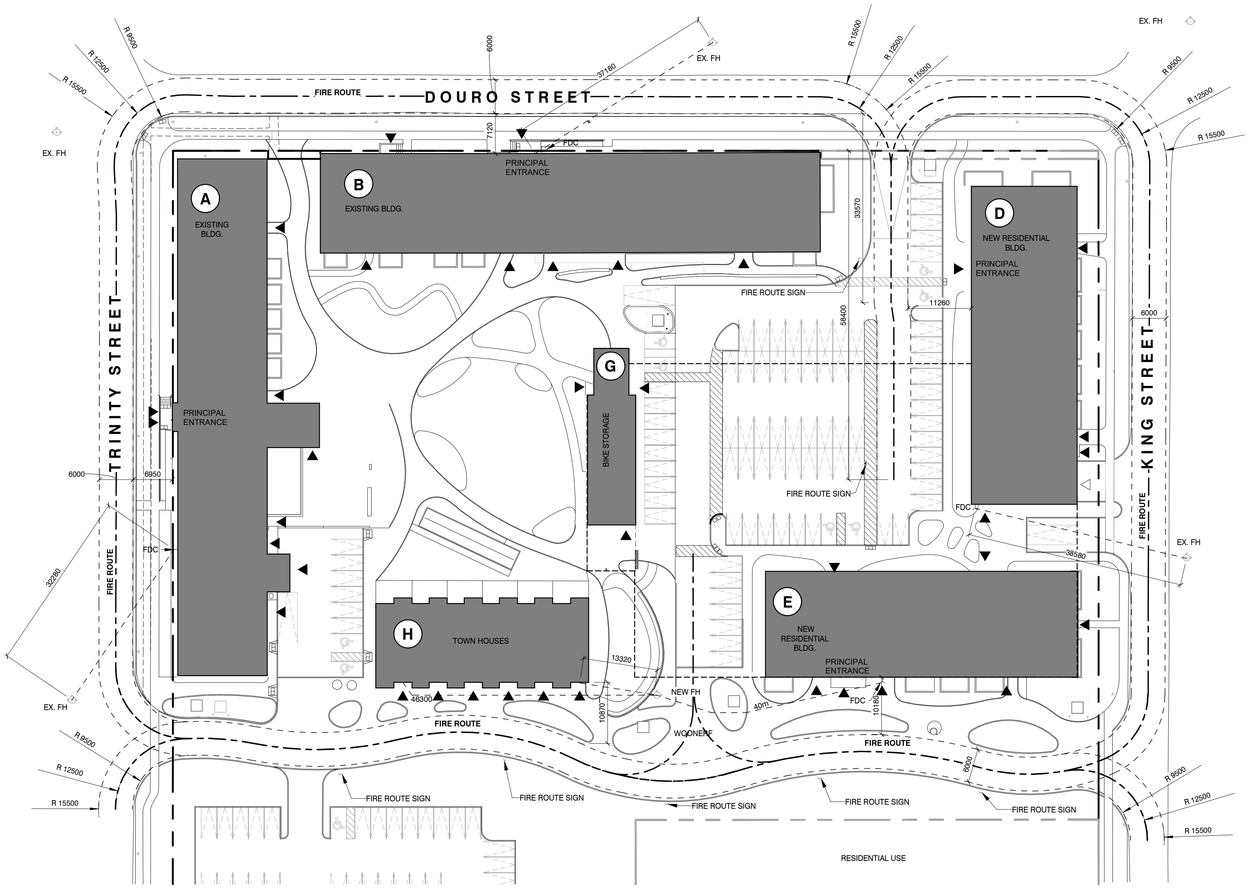
DATE OCTOBER 2025

SCALE AS NOTED

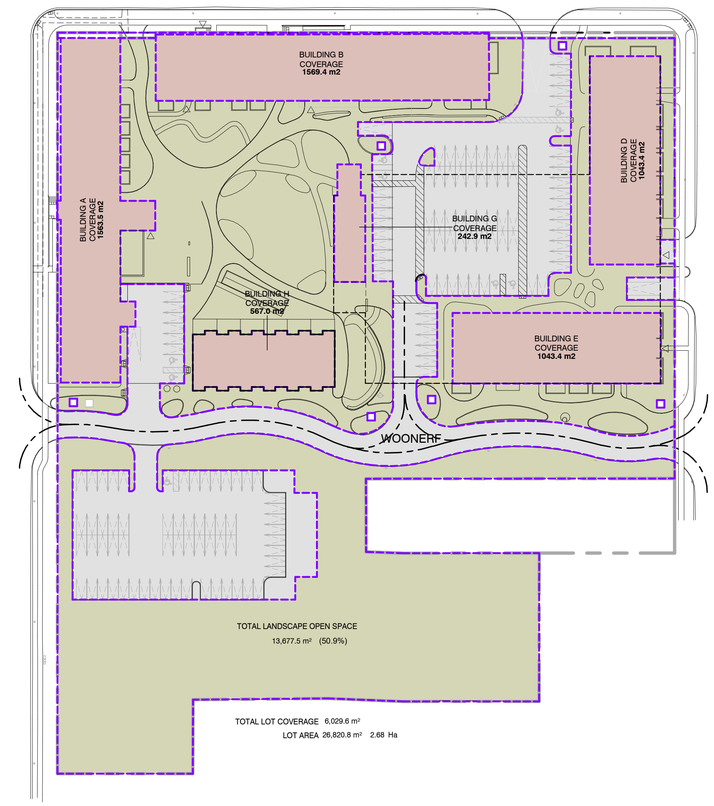
DRAWING № A101

PROJECT № 22031

PLOT DATE: 2026-01-30 3:41:39 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block Site Plan_v24.rvt



2 A102 KEY PLAN - FIRE ROUTE
1 : 500



1 A102 KEY PLAN - BLDG AND LAND COVERAGE
1 : 750

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

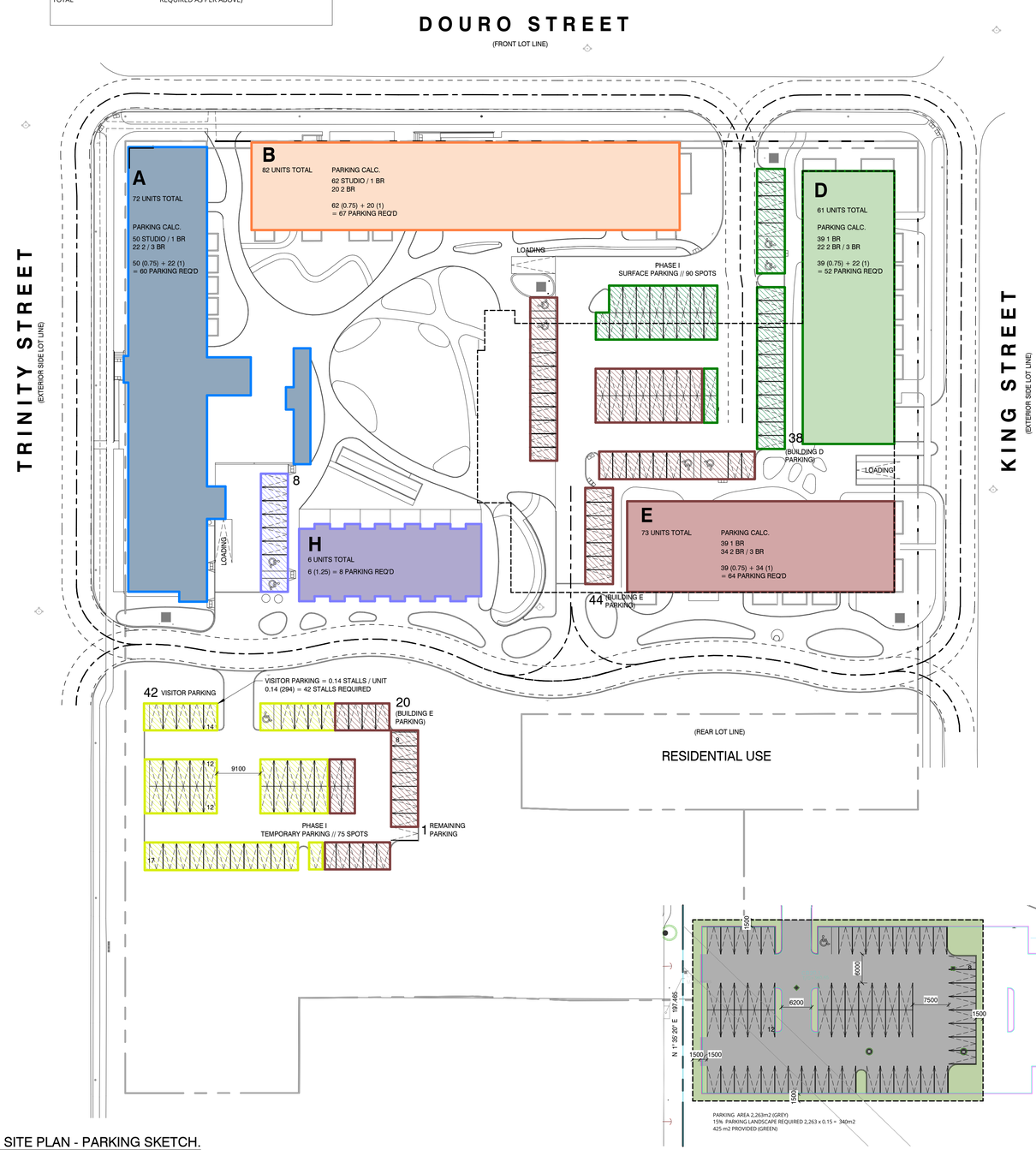
SITE PLAN

DRAWN BY: AG
CHECKED BY: SG
DATE: OCTOBER 2025
SCALE: AS NOTED
DRAWING Nº: A102
PROJECT Nº: 22031

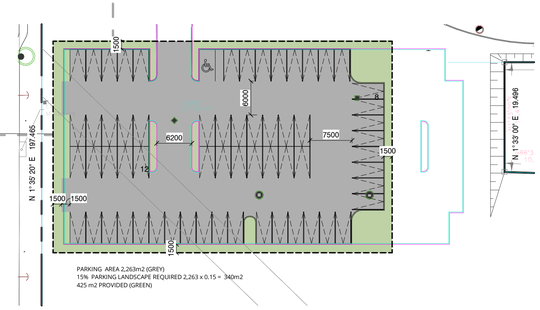
PLOT DATE: 2026-01-30 3:41:40 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Site Plan_v24.rvt

PARKING REQUIREMENTS:

STUDIO & 1 BEDROOM UNITS -	0.75 PARKING SPACE PER UNIT
2 & 3 BEDROOM UNITS -	1 PARKING SPACE PER UNIT
4 BEDROOM UNITS -	1.25 PARKING SPACES PER UNIT
VISITOR PARKING -	0.14 PARKING SPACES PER UNIT (INCLUDED IN REQUIRED AS PER ABOVE)
TOTAL	



1 A103 SITE PLAN - PARKING SKETCH.
1 : 500

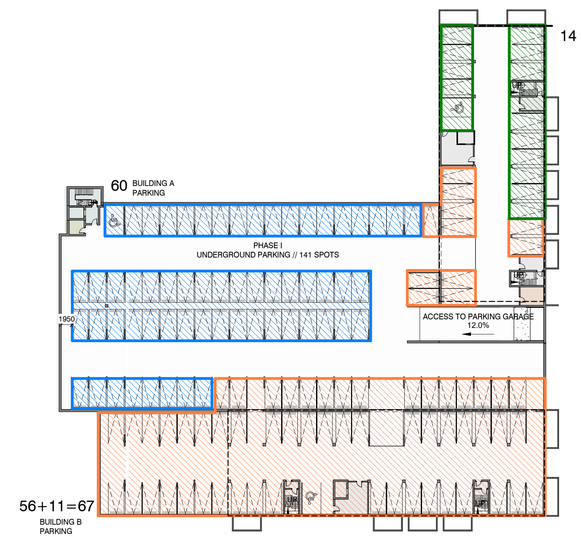


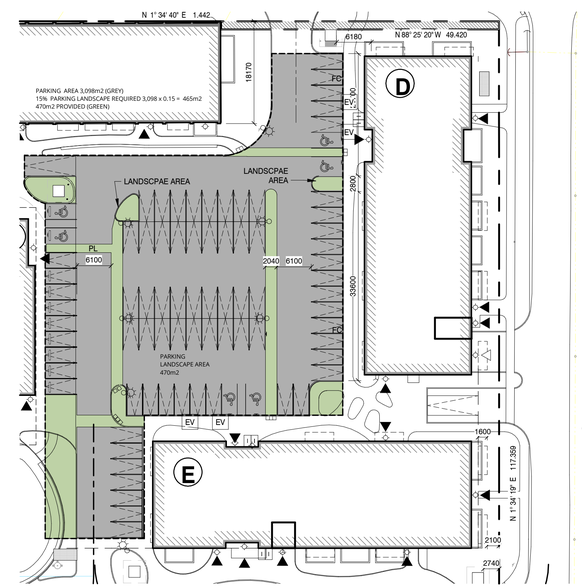
PROVIDED PARKING (OVERALL)		
BUILDING	REQUIRED	PROVIDED
BUILDING A	60	60
BUILDING B	67	67
BUILDING D	52	52
BUILDING E	64	64
BUILDING H	8	8
VISITOR PARKING	42	42
EXCESS PARKING	0	1
TOTAL	293	294 (+1)

TOTAL PARKING REQUIRED = 293 STALLS
*(INCLUSIVE OF 42 VISITOR PARKING)

TOTAL PARKING PROVIDED = 294 STALLS
EXCESS PARKING = 1 STALL

90 SURFACE PARKING
63 TEMPORARY PARKING
141 UNDERGROUND PARKING





3 A103 SITE PLAN SKETCH LANDSCAPE 15%
1 : 500

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

№	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDINGS OVERALL - PARKING

DRAWN BY	CHECKED BY
TM	SG

DATE
OCTOBER 2025

SCALE
1 : 500

DRAWING №
A103

PROJECT №
22031

PLOT DATE: 2026-01-30 3:41:50 PM
FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Site Plan_v24.rvt

BUILDERS BLOCK
BUILDING B

93 TRINITY STREET, STRATFORD, ON N5A 4P7

MARTIN SIMMONS SWEERS

CONSULTANTS:

01 MARTIN SIMMONS SWEERS ARCHITECTS — architect
02 MTE — civil engineer
03 FIELDWORK DESIGN — landscape architect
04 MTE — structural engineer
05 SMITH + ANDERSEN — mechanical engineer
06 SMITH + ANDERSEN — electrical engineer

ISSUED FOR 75% CLIENT REVIEW

JANUARY 28, 2026

Project No. 22031

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BUILDING B MATRIX

LEVEL	GROSS FLOOR AREA		SALEABLE AREA		SUITE STATISTICS						BARRIER-FREE SUITE STATISTICS				
	AREA (m²)	AREA (ft²)	TOTAL AREA (m²)	TOTAL AREA (ft²)	# SUITES	# BEDROOMS	1 BR	2 BR	3 BR	STUDIO	# BF SUITES	1 BR	2 BR	3 BR	STUDIO
LEVEL 01	1,569.4	16,893	1,010.2	10,874	16	19	9	5	0	2	2	0	1	0	1
LEVEL 02	1,569.4	16,893	1,365.7	14,700	22	25	15	5	0	2	5	2	2	0	1
LEVEL 03	1,569.4	16,893	1,365.7	14,700	22	25	15	5	0	2	5	2	2	0	1
LEVEL 04	1,569.4	16,893	1,365.7	14,700	22	25	15	5	0	2	5	2	2	0	1
TOTALS	6,277.6	67,571	5,107.2	54,974	82	94 + 8 STUDIOS	54	20	0	8	17 (20%)	6	7	0	4

STORAGE LOCKERS - BLDG B

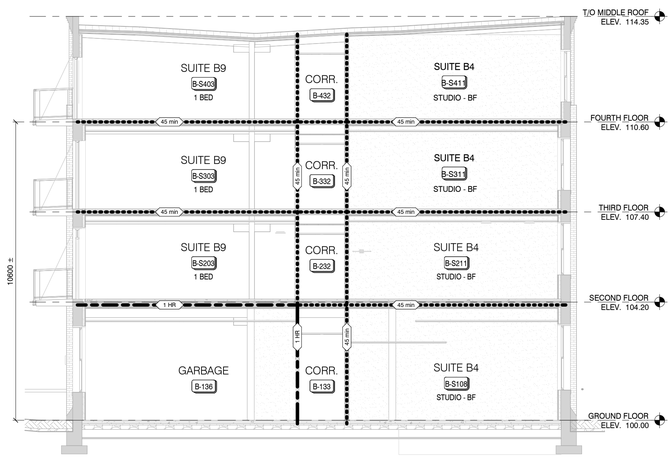
FLOOR LEVEL	TOTAL FLOOR SPACES
GROUND FLOOR	26

TYP. SUITE COUNT AND AREAS - BLDG. B

SUITE NAME	UNIT TYPE	# SUITES	BF COUNT	# BEDROOMS	GFA (m²)	GFA (ft²)
SUITE B1	1 BED	45	0	45	60.5	651
SUITE B2	2 BED	4	4	8	76.1	819
SUITE B3	2 BED	4	0	8	95.7	1,030
SUITE B4	STUDIO	4	4	0	39.1	421
SUITE B5	STUDIO	4	0	0	42.2	454
SUITE B6	2 BED	3	3	6	86.8	935
SUITE B7	2 BED	4	0	8	74.3	800
SUITE B8	2 BED	4	0	8	78.2	842
SUITE B9	1 BED	3	0	3	54.8	590
SUITE B10	1 BED	3	3	3	56.9	613
SUITE B10R	1 BED	3	3	3	56.8	611
SUITE B11	2 BED	1	0	2	78.7	848
TOTALS		82	17	94 + 8 STUDIOS		

BF SUITE COUNT - BLDG. B

UNIT TYPE	# SUITES	BF COUNT
1 BED	54	6
2 BED	20	7
STUDIO	8	4
TOTALS	82	17 (20%)



1 B.A002 FIRE SEPARATION - BUILDING B SECTION
1 : 100

Name of Practice:	Name of Project:	Location:	Contact:	Date:
Martin Simmons Sweers Architects 200 - 113 Breithaupt Street Kitchener, ON. N2H 5G9	Builders Block BUILDING B	93 Trinity Street, Stratford, Ontario N5A 4P7	Simona Gojsevic, Project Architect	July 2025

Ontario Building Code Data Matrix Part 11

			OBC Reference
	Building Code Version:	O. Reg. 163/24 Last Amendment O.Reg 247/25	Part 11
1	Project Type:	☐ Addition ☒ Renovation ☒ Change of Use ☐ Addition and Renovation Description: 82 Unit 4 Storey Residential Building	[A] 1.3.3.3B.
2	Major Occupancy Classification:	Occupancy: C — Use: Residential	3.1.2.1.(1), 2.1.4.1.(1), and 11.2.1.
3	Superimposed Major Occupancies:	☒ No ☐ Yes Description:	11.2 , 3.2.2.5. to 3.2.2.8., and 2.2.1.
4	Building Area (m²):	Description: Total — Existing: 1,569.4 m² EXIST. + 260.3 m² DEMO. — New: 0 — Total: 1,569.4 m²	[A] 1.4.1.2., 11.2., and 11.3.
5	Building Height:	4 Storeys Above Grade; 0 Storeys Above Grade; 10.6m ± (m) Above Grade	[A] 1.4.1.2., 3.2.1.1., 2.2.2.2., and 11.3.
6	Number of Streets/ Firefighter access:	1 street(s)	3.2.2.10., 3.2.5., 2.2.4.1., and 11.3.
7	Building Size:	☐ Small ☒ Medium ☐ Large ☐ > Large	11.2.1.1., and T.11.2.1.1.B-N.
8	Existing Building Classification:	Change in Major Occupancy: ☒ Yes ☐ Not Applicable (no change of major occupancy) Construction Index: **1** (0 hrs, combustible) Hazard Index: **4** (Group C, apartments, medium building, 2000m² / not exceeding 6 storeys) Importance Category: ☐ Low ☒ Normal ☐ High ☐ Post-disaster	10.1.1.2., 11.2.1.1. T 11.2.1.1.A T 11.2.1.1.B to N 4.1.2.1.(3), 2.3.1., and 5.2.2.1.(2)
9	Renovation type:	☐ Basic Renovation ☒ Extensive Renovation	11.3.3.1. 11.3.3.2.
10	Occupant Load	Floor Level/Area — Occupancy Type — Based On — Occupant Load (Persons) Ground Floor — Residential — 2 pers./bedroom * 19 bedrooms — 38 Assembly (Amenity) — 72m² / 1.85 = — 39 Second Floor — Residential — 2 pers./bedroom * 25 bedrooms — 50 Third Floor — Residential — 2 pers./bedroom * 25 bedrooms — 50 Fourth Floor — Residential — 2 pers./bedroom * 25 bedrooms — 50 TOTAL — 227	3.1.17., 2.1.2.2., and 11.4.2.2.
11	Plumbing Fixture Requirements	Ratio: M/F 1/1 Except as otherwise noted Floor Level/Area — Occupant Load — OBC Reference — Fixtures Required — Fixtures Provided 1st floor to 4th floor, residential suites — 82 units & 94 Bedrooms — 3.7.4.5.(1) — (1) kitchen sink / unit + (1) lavatory, WR & Shower or Tub Per Bedroom — 82+(3x94) = 364 1st floor, amenity — 39 — 3.7.4.3.-A — 1 — 1 B/F WR	3.7.4., 11.3.4., 11.3.5., 11.4.2.4., and 11.4.2.5.
12	Barrier-free Design:	☒ Yes ☐ No	11.3.1.2., 11.3.2., 11.3.3.2.
	Barrier Free Entrances:	Number: 2	
	Barrier Free Suites:	Refer to Barrier Free Suite Statistics Table for provided % (15% Minimum)	
13	Reduction in Performance Level:	Structural: ☒ No ☐ Yes — Structural remediation performed under permit PRM-2024-0018 issued on 2024-03-01	11.4.2.1. 11.4.2.2.
		By Increase in occupant load: ☐ No ☒ Yes — Occupant load increased by more than 15%	11.4.2.3.
		By change of major occupancy: ☐ No ☒ Yes — The change of major occupancy to another major occupancy of greater hazard index; Early warning and evacuation systems requirements of other Parts exceed those of the existing building; Change of major occupancy to a group C in a building over 3 storeys.	11.4.2.4. 11.4.2.5. 11.4.2.6.
		Plumbing: ☐ No ☒ Yes	
		Sewage-systems: ☒ No ☐ Yes	
		Extension of combustible construction: ☒ No ☐ Yes	
14	Compensating Construction:	☐ No ☒ Yes	11.4.3.1.
		Structural: ☒ No ☐ Yes	11.4.3.2.
		Increase in occupant load: ☐ No ☒ Yes — Existing systems to be upgraded in conformance with the table 11.4.3.3. All new systems to conform to requirements in 6.3.1.1.(2) and Subsection 3.7.4.	11.4.3.3. 11.4.3.4. 11.4.3.5.
		Change of major occupancy: ☐ No ☒ Yes — Construction index to be upgraded as per table 11.4.3.4.-A ✦ Existing systems to be upgraded in conformance with the table 11.4.3.3. The building is to be sprinklered.	11.4.3.6. 11.4.3.7.
		Plumbing: ☐ No ☒ Yes — Plumbing to be upgraded to conform to requirements in Part 7	
		Sewage systems: ☒ No ☐ Yes	
		Extension of combustible construction: ☒ No ☐ Yes	
15	Compliance Alternatives Proposed:	☐ No ☒ Yes C74 - Ceiling membrane is being used to achieve 1hr in garbage room; The maximum rating that can be achieved with ceiling membrane is 1 hr as per SB-2, Table 2.3.12.	11.5.1.

All references are to Division B of the OBC unless Preceded by [A] for Division A and [C] for Division C.

✦ REQUIRED FIRE SEPARATIONS:

AS PER TABLE 11.4.3.4.-A THE SEPARATIONS SHOULD COMPLY WITH TABLE 11.2.1.1.-A:

45 min BETWEEN FLOORS
0 hr ROOF
COMBUSTIBLE CONSTRUCTION

SPRINKLERS ARE TO BE PROVIDED IN LOCATIONS WHERE ASSEMBLIES DO NOT COMPLY WITH THE REQUIRED RATINGS

REQUIRED FIRE SEPARATIONS:

- FLOORS - 45 MIN
- ROOF - 0 MIN
- RESIDENTIAL SUITES - 45 MIN
- PUBLIC CORRIDOR - 45 MIN
- JANITOR ROOM - 0 MIN / SMOKE SEAL
- STORAGE - 45 MIN
- VERTICAL SERVICE SPACE - 45 MIN
- ELECTRICAL CLOSET (SERVICE) - 1 HR
- ELEVATORS - 45 MIN
- EXITS - 45 MIN
- GARBAGE CHUTE - 1 HR (PROVIDE AUTOMATIC SELF-LATCHING CLOSURE ON BOTTOM, HELD OPEN BY A FUSIBLE LINK)
- GARBAGE ROOM - 1 HR (C74 COMPLIANCE ALTERNATIVE)
- GARBAGE INTAKE ROOM - 45 MIN

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS
200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

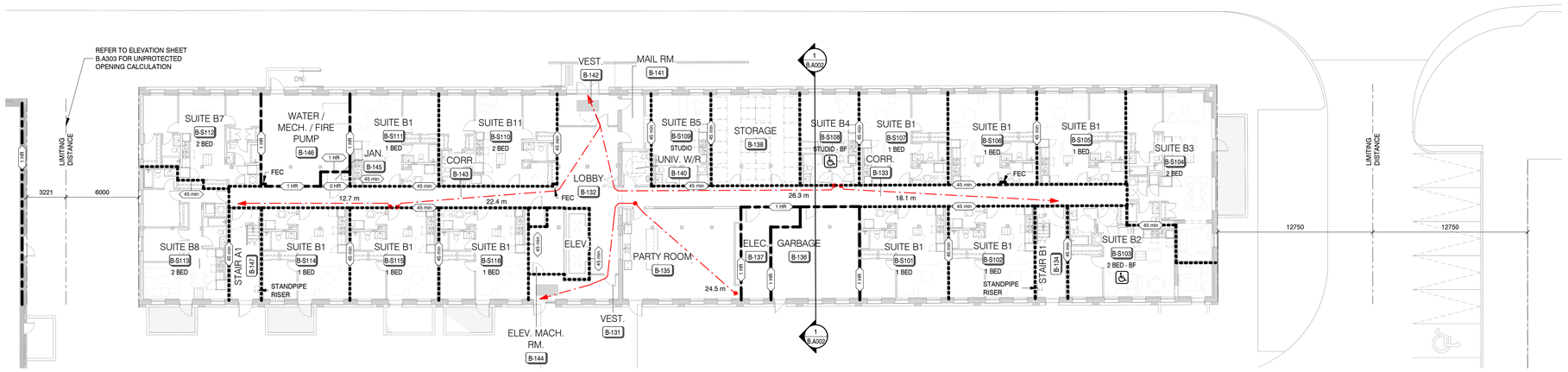
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B BUILDING DATA / CODE COMPLIANCE / LIFE SAFETY

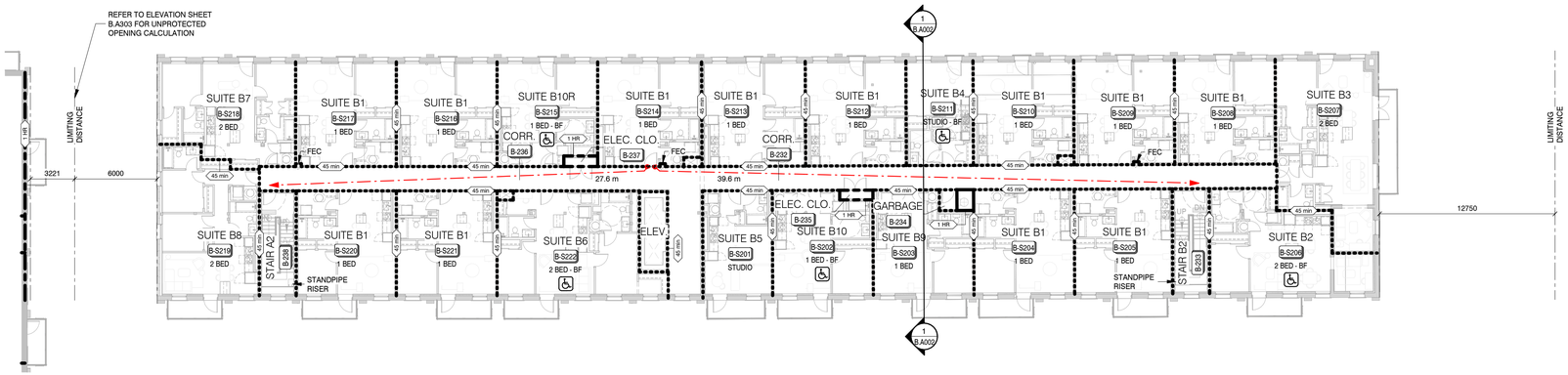
DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: 1 : 100
DRAWING Nº: B.A002
PROJECT Nº: 22031

PLOT DATE: 2026-01-30-4:22:13 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building AB (Existing)_v24.rvt



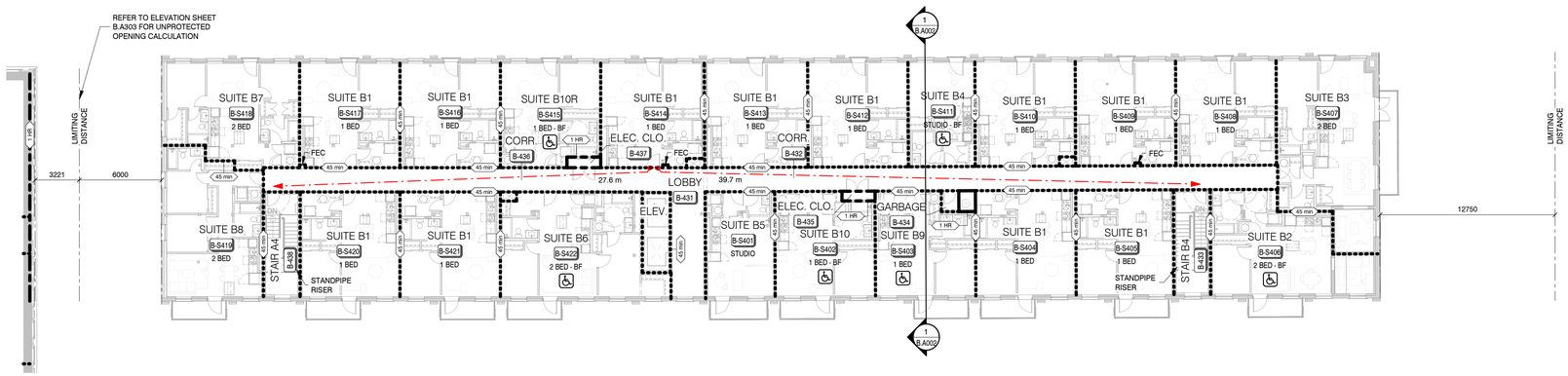
1 B.A003 FIRE SEPARATION - GROUND FLOOR PLAN

1 : 200



2 B.A003 FIRE SEPARATION - SECOND FLOOR PLAN (TYP.)

1 : 200



3 B.A003 FIRE SEPARATION - THIRD TO FOURTH FLOOR PLAN

1 : 200

OBC LEGEND:

- 0 HR — NON-RATED FIRE SEPARATION
- 30 min — 30 MINUTE RATED FIRE SEPARATION
- 45 min — 45 MINUTE RATED FIRE SEPARATION
- 1 HR — 1 HOUR RATED FIRE SEPARATION
- 1.5 HR — 1.5 HOUR RATED FIRE SEPARATION
- 2 HR — 2 HOUR RATED FIRE SEPARATION
- TRAVEL DISTANCE - MAXIMUM 45m (147'-7")
- EXIT — BUILDING EXIT
- FDC — FIRE DEPARMENT CONNECTION
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FACP — FIRE ALARM CONTROL PANEL
- ACCESSIBLE ENTRANCE AND / OR SUITE
- FEC — FIRE EXTINGUISHER CABINET

GENERAL NOTES:

1. ALL INTERIOR CONCRETE BLOCK PARTITIONS / WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS NOTED. PROVIDED FOR DEFLECTION GAP AS REQUIRED.
2. ALL AREAS DESIGNATED AS MECHANICAL SPACE TO RECEIVE FIRE STOPPING AND DAMPERS AT ALL PENETRATIONS.
3. GENERAL CONTRACTOR TO VERIFY ALL FIRE SEPARATION PERFORMANCES, - CONSTRUCTION ASSEMBLIES ALL FIRE SEPARATIONS TO RECEIVE FIRE CAULKING AT TERMINATION OF ASSEMBLY TO ENSURE CONTINUITY OF SMOKE SEAL.
4. PROVIDE FIRE EXTINGUISHER AT ALL MECHANICAL / ELECTRICAL ROOMS (BY DOOR)
5. PROVIDE FIRE EXTINGUISHER IN EACH RESIDENTIAL SUITE (UNDER KITCHEN SINK)

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B CODE COMPLIANCE / LIFE SAFETY

DRAWN BY: AG

CHECKED BY:

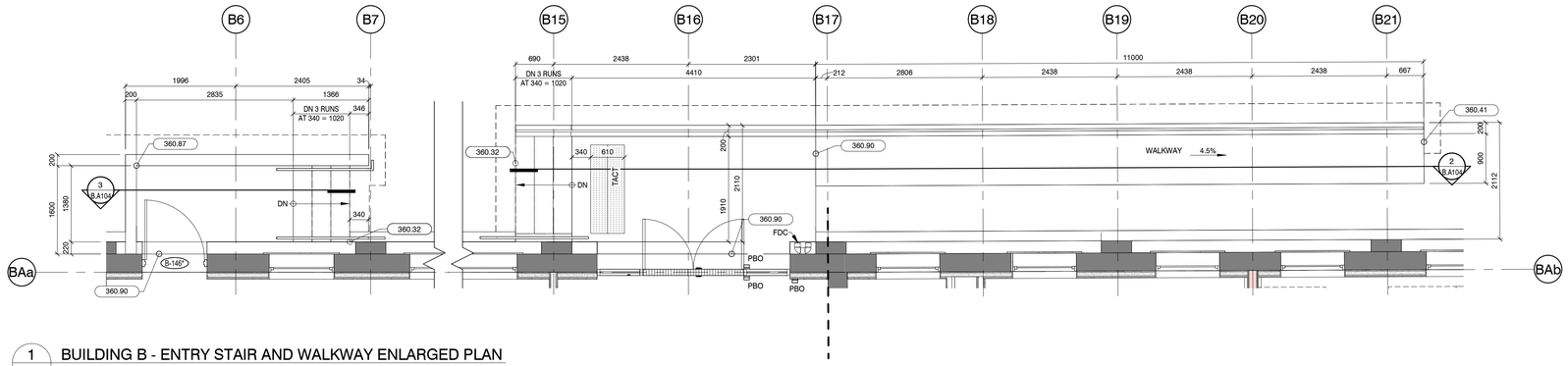
DATE: DECEMBER, 2025

SCALE: AS NOTED

DRAWING Nº: B.A003

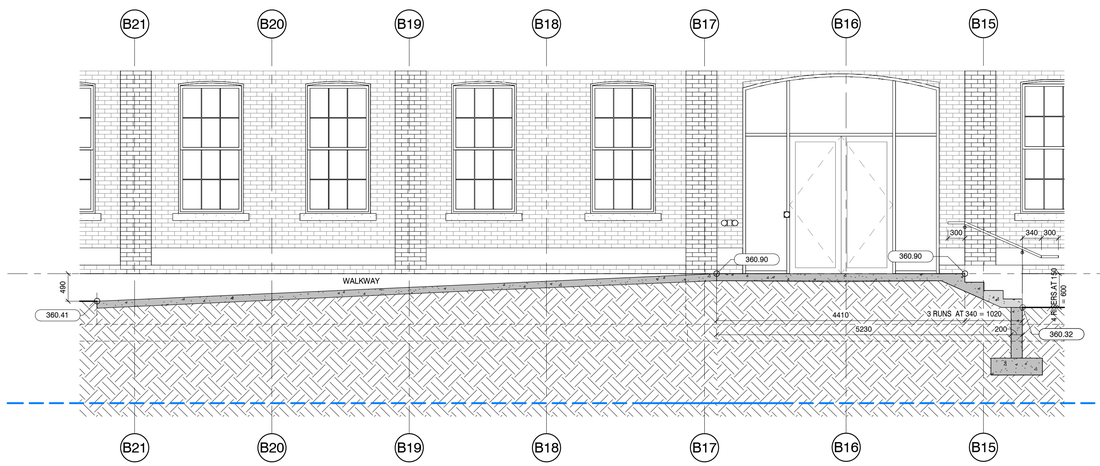
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:22:25 PM FILE PATH: Autodesk Docs://22031 - Builders Block/Builders Block_Building A B (Existing)_v24.rvt



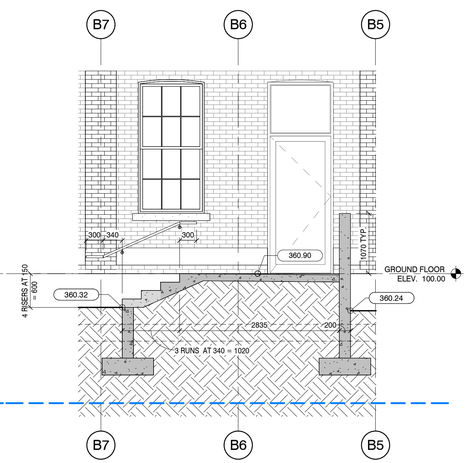
1 B.A104 BUILDING B - ENTRY STAIR AND WALKWAY ENLARGED PLAN

1 : 50



2 B.A104 BUILDING B - ENTRY STAIR AND WALKWAY SECTION

1 : 50



3 B.A104 BUILDING B - WATER ROOM ENTRY STAIR SECTION

1 : 50

Client

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Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

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SIMMONS
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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SITE PLAN DETAILS

DRAWN BY: AG

CHECKED BY:

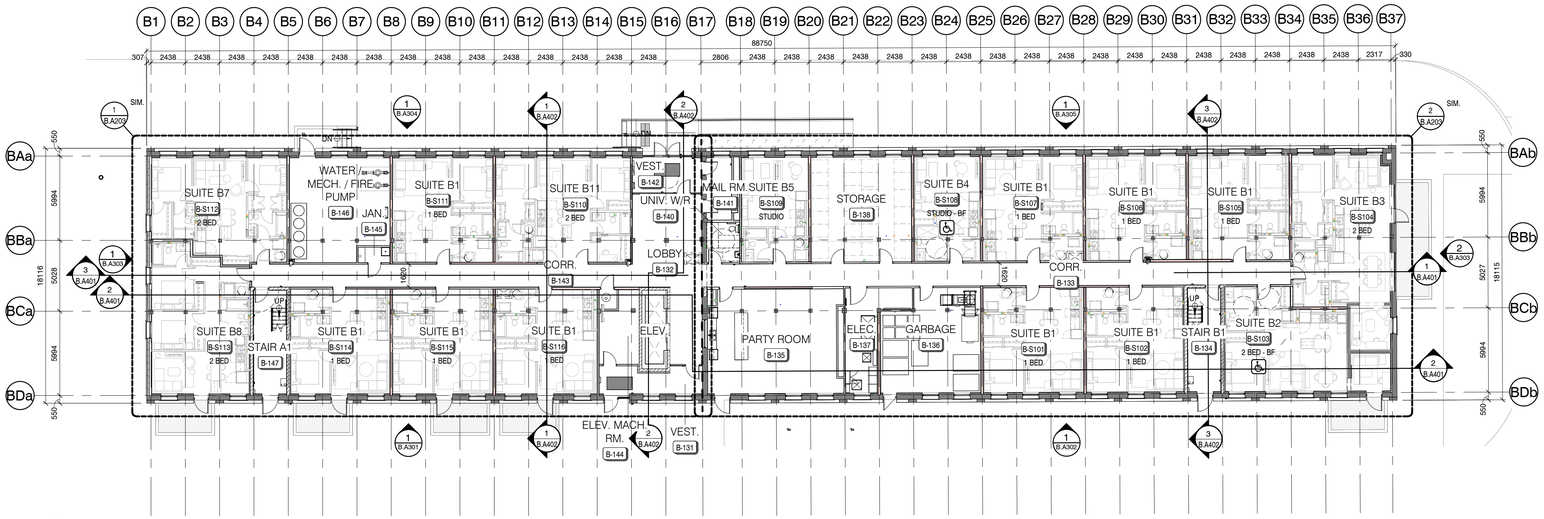
DATE: DECEMBER, 2025

SCALE: 1 : 50

DRAWING Nº: B.A104

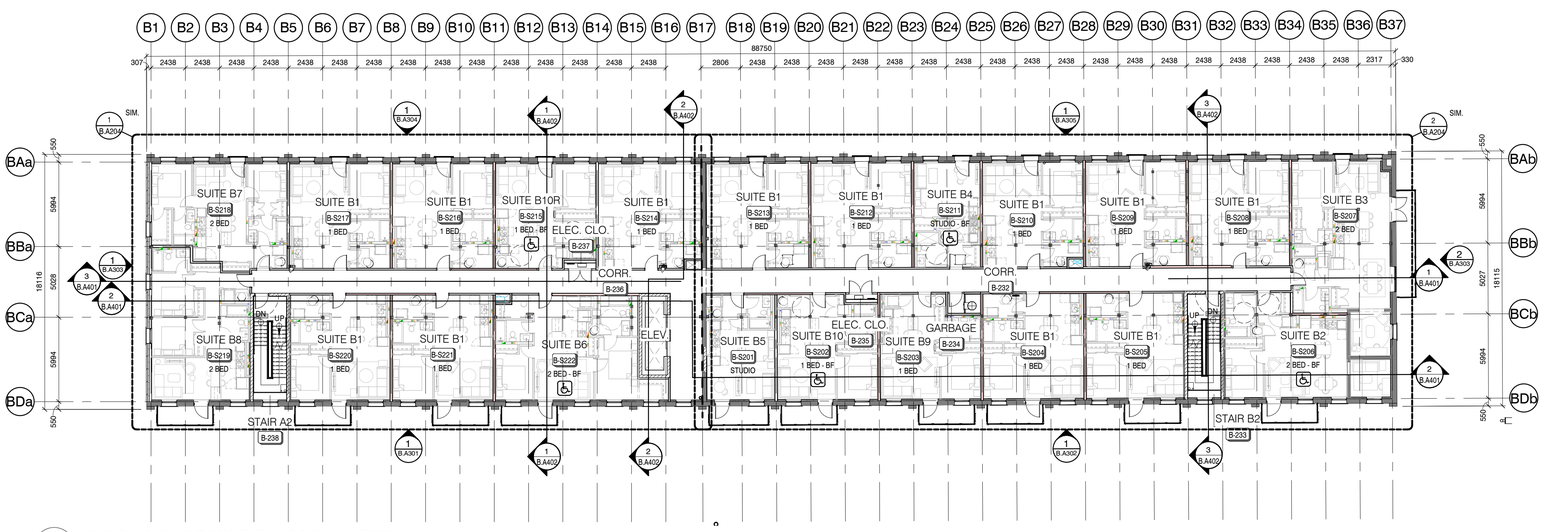
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:22:28 PM FILE PATH: Autodesk Docs://22031 - Builders Block/Building A-B (Existing)_r24.rvt



1 B.A201 BUILDING B - GROUND FLOOR PLAN

1 : 200



2 B.A201 BUILDING B - SECOND FLOOR PLAN (TYP.)

1 : 200

Client

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Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A200 INCLUSIVE

1. ALL INTERIOR CONCRETE BLOCK PARTITIONS / WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF BLOCK, PRECAST AND / OR POURED CONCRETE, AND FACE OF STUD UNLESS OTHERWISE NOTED.
3. FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
4. WALL CONSTRUCTION READ FROM TAG SIDE OF WALL.
5. ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING B.A003 FOR GRAPHICAL LOCATIONS AND RATING TYPES.
6. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

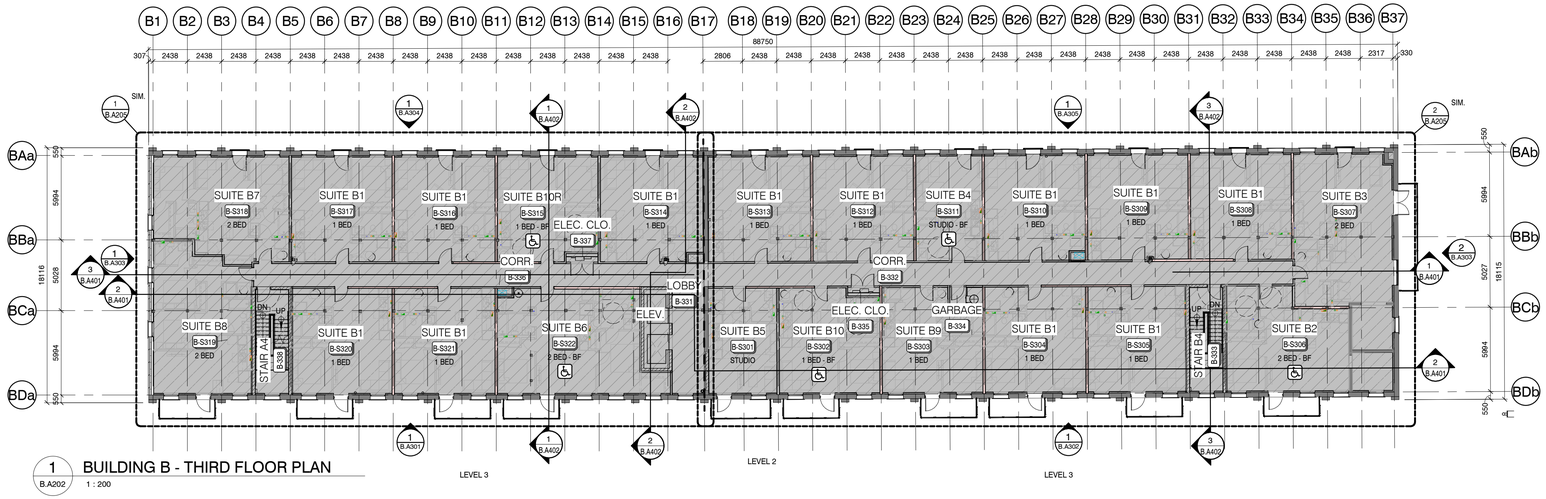
DRAWING

BUILDING B GROUND FLOOR AND SECOND FLOOR PLANS

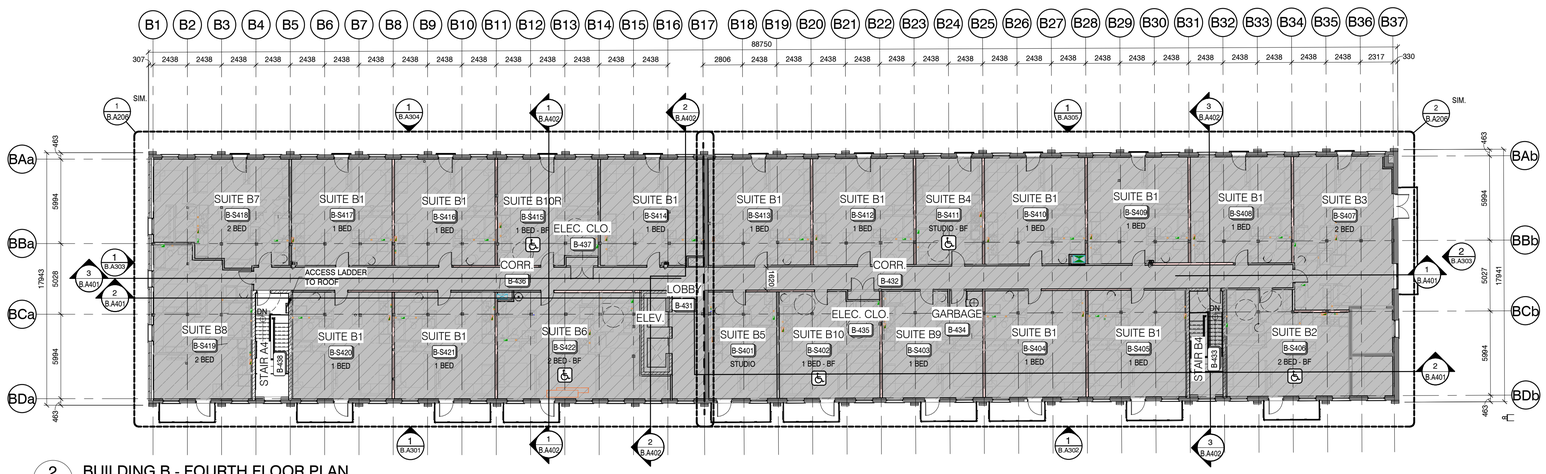
DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A201
PROJECT Nº: 22031

1 2 5 15 35 50

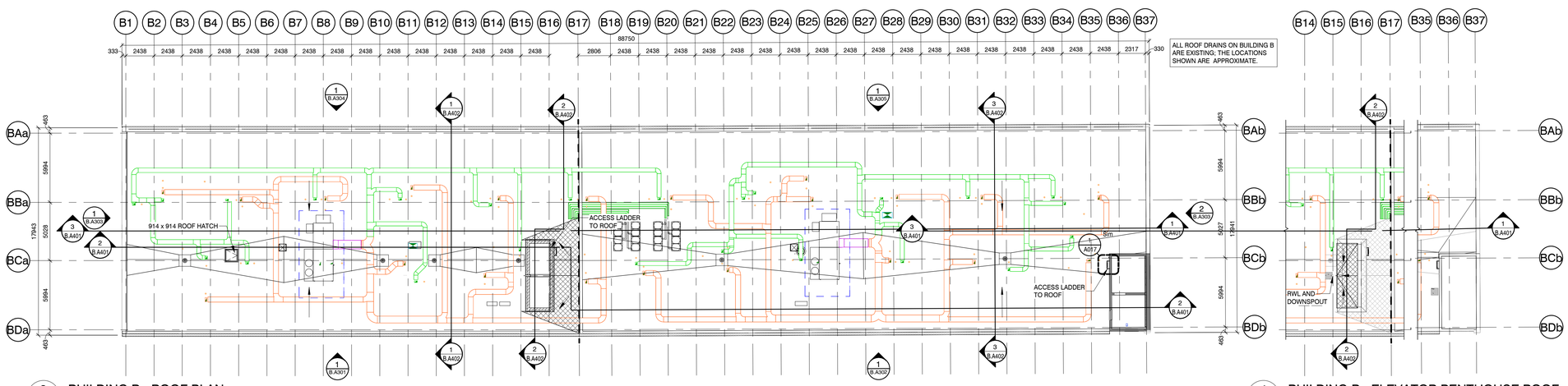
PLOT DATE: 2026-01-30 4:22:37 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 BUILDING B - THIRD FLOOR PLAN
B.A202 1 : 200



2 BUILDING B - FOURTH FLOOR PLAN
B.A202 1 : 200



3 BUILDING B - ROOF PLAN
B.A202 1 : 200

4 BUILDING B - ELEVATOR PENTHOUSE ROOF
B.A202 1 : 200

1 2 5 15 35 50

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6. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.

ENLARGED PLAN GENERAL NOTES:

1. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPE AND EXTERIOR DOORS
2. FOR SUITE LAYOUTS REFER TO ENLARGED SUITE PLANS
3. FOR DEMISING WALL TYPES AND LOCATIONS
4. ON LEVEL 3 & 4 REFER TO TYPICAL SECOND FLOOR PLAN DRAWING

№	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

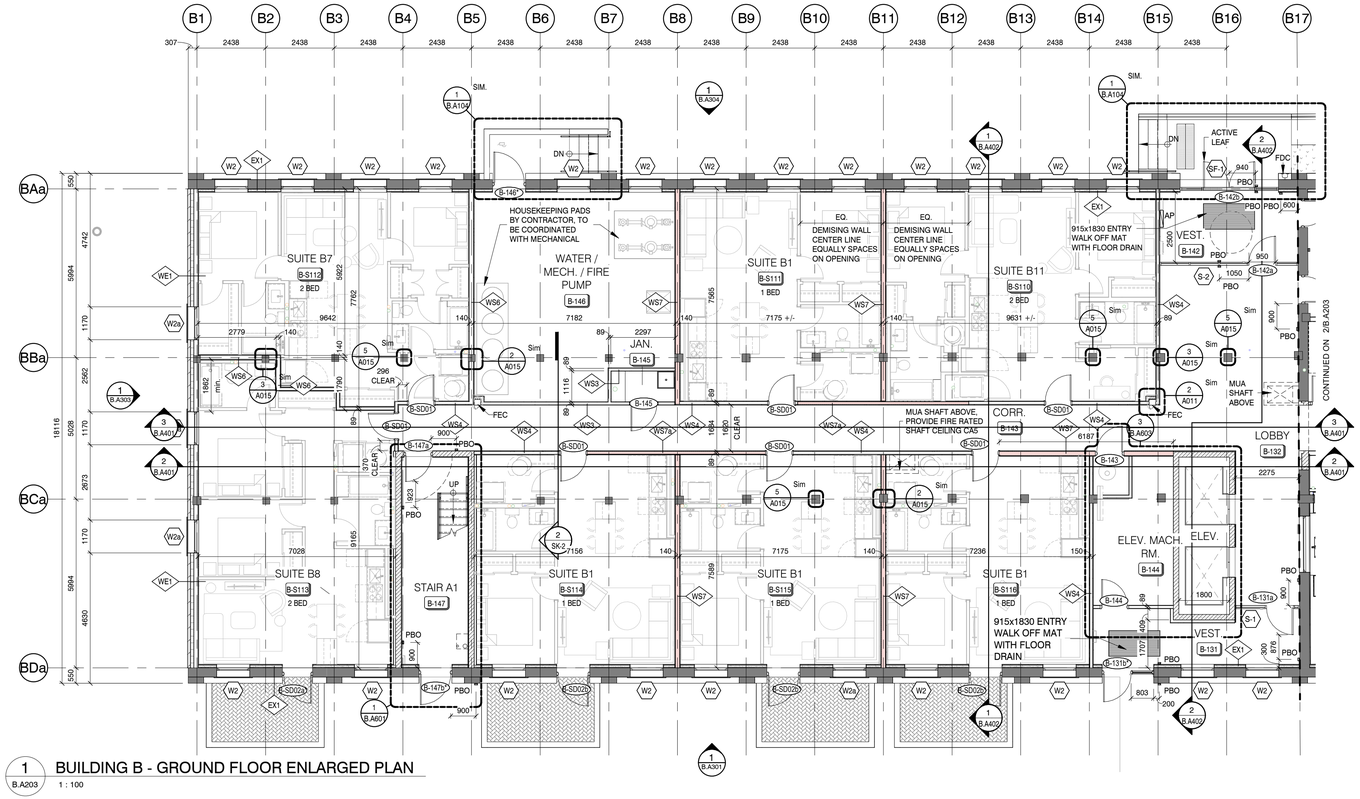
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B THIRD FLOOR, FOURTH FLOOR AND ROOF PLANS

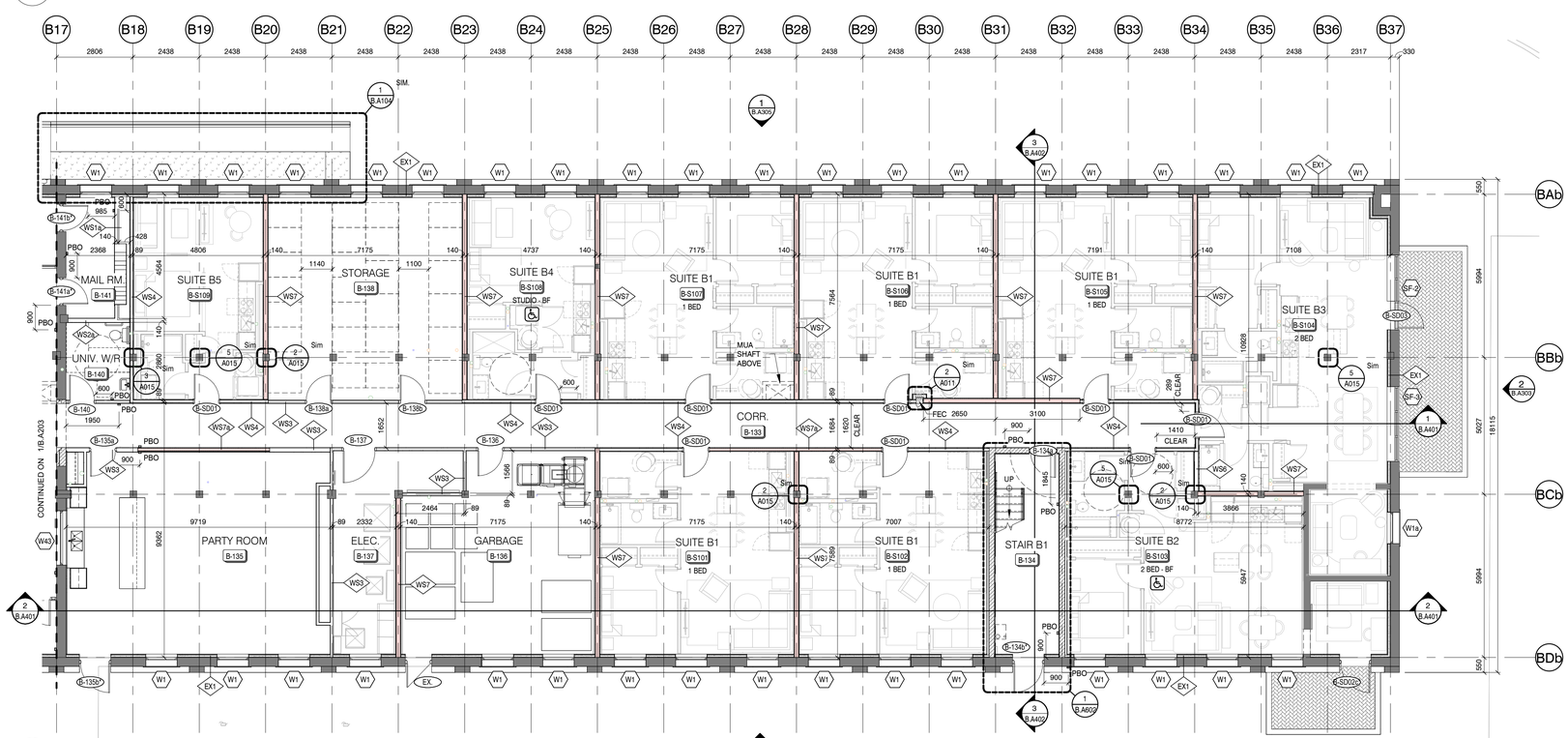
DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING №: B.A202
PROJECT №: 22031

PLOT DATE: 2026-01-30 5:45:48 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A203 BUILDING B - GROUND FLOOR ENLARGED PLAN

1 : 100



2 B.A203 BUILDING B - GROUND FLOOR ENLARGED PLAN

1 : 100

ENLARGED PLAN GENERAL NOTES:

1. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPE AND EXTERIOR DOORS
2. FOR SUITE LAYOUTS REFER TO ENLARGED SUITE PLANS
3. FOR DEMISING WALL TYPES AND LOCATIONS
4. ON LEVEL 3 & 4 REFER TO TYPICAL SECOND FLOOR PLAN DRAWING

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

Client

bmi Group

Juliana Development Inc.
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Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

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1. ALL INTERIOR CONCRETE BLOCK PARTITIONS / WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS OTHERWISE NOTED.
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6. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

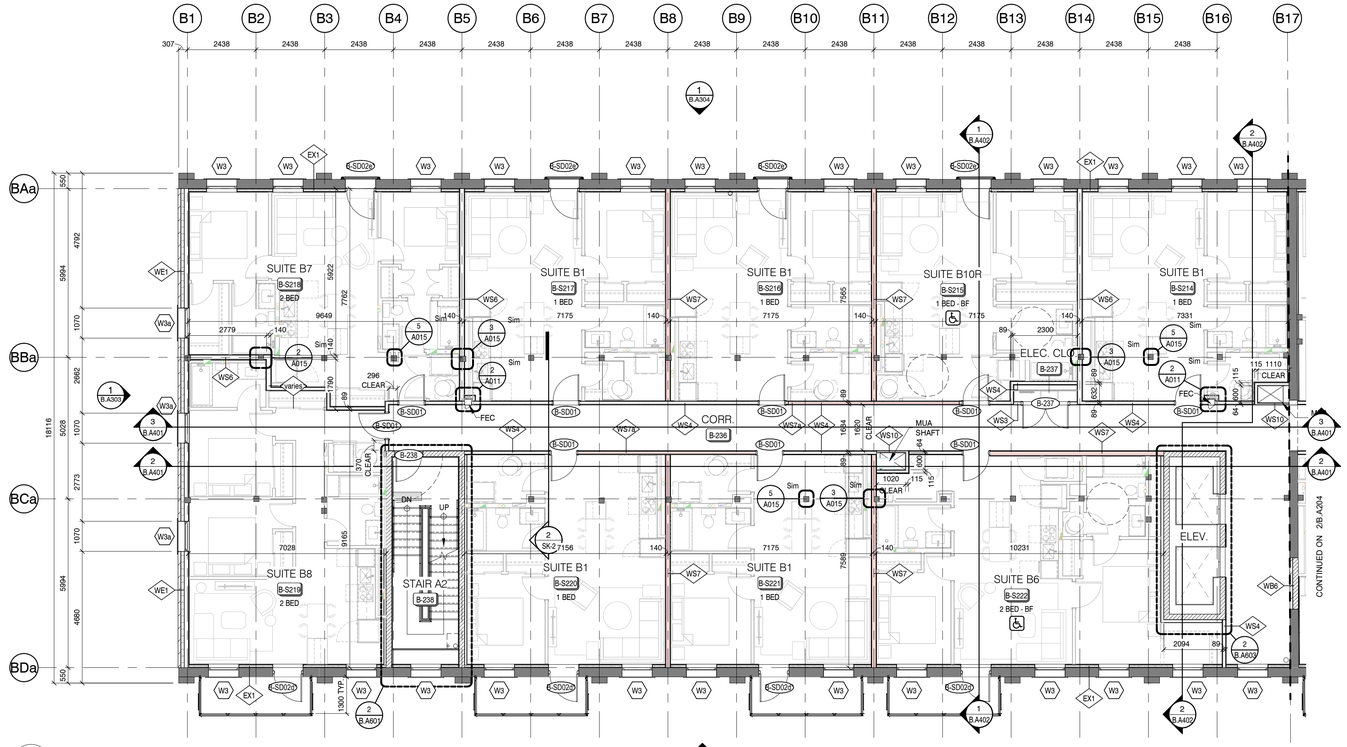
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

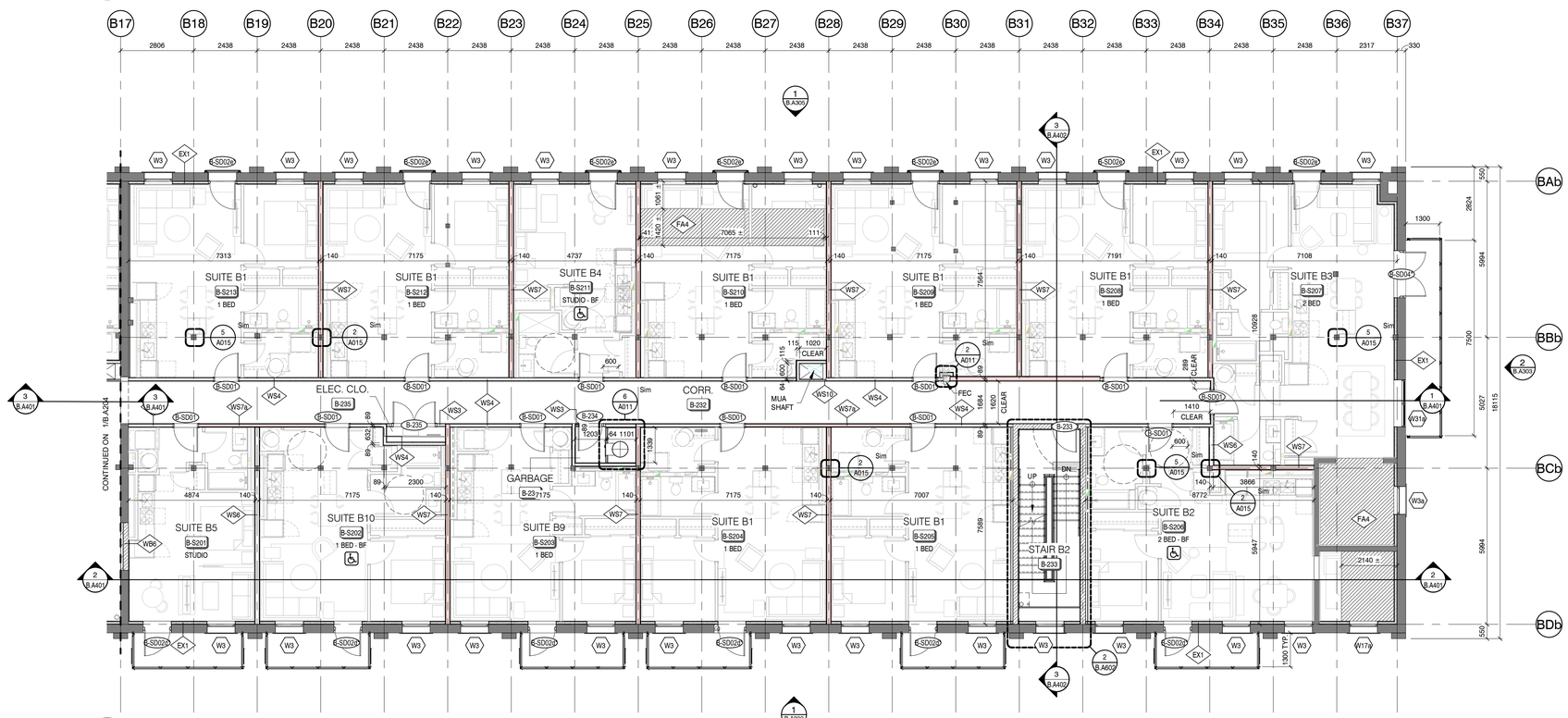
BUILDING B GROUND FLOOR ENLARGED PLANS

DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A203
PROJECT Nº: 22031

PLOT DATE: 2026-01-05 4:23:00 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A204 BUILDING B - SECOND FLOOR ENLARGED PLAN (TYP.)
1 : 100



2 B.A204 BUILDING B - SECOND FLOOR ENLARGED PLAN (TYP.)
1 : 100

ENLARGED PLAN GENERAL NOTES:

1. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPE AND EXTERIOR DOORS
2. FOR SUITE LAYOUTS REFER TO ENLARGED SUITE PLANS
3. FOR DEMISING WALL TYPES AND LOCATIONS
4. ON LEVEL 3 & 4 REFER TO TYPICAL SECOND FLOOR PLAN DRAWING

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A200 INCLUSIVE

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5. ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING B.A003 FOR GRAPHICAL LOCATIONS AND RATING TYPES.
6. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

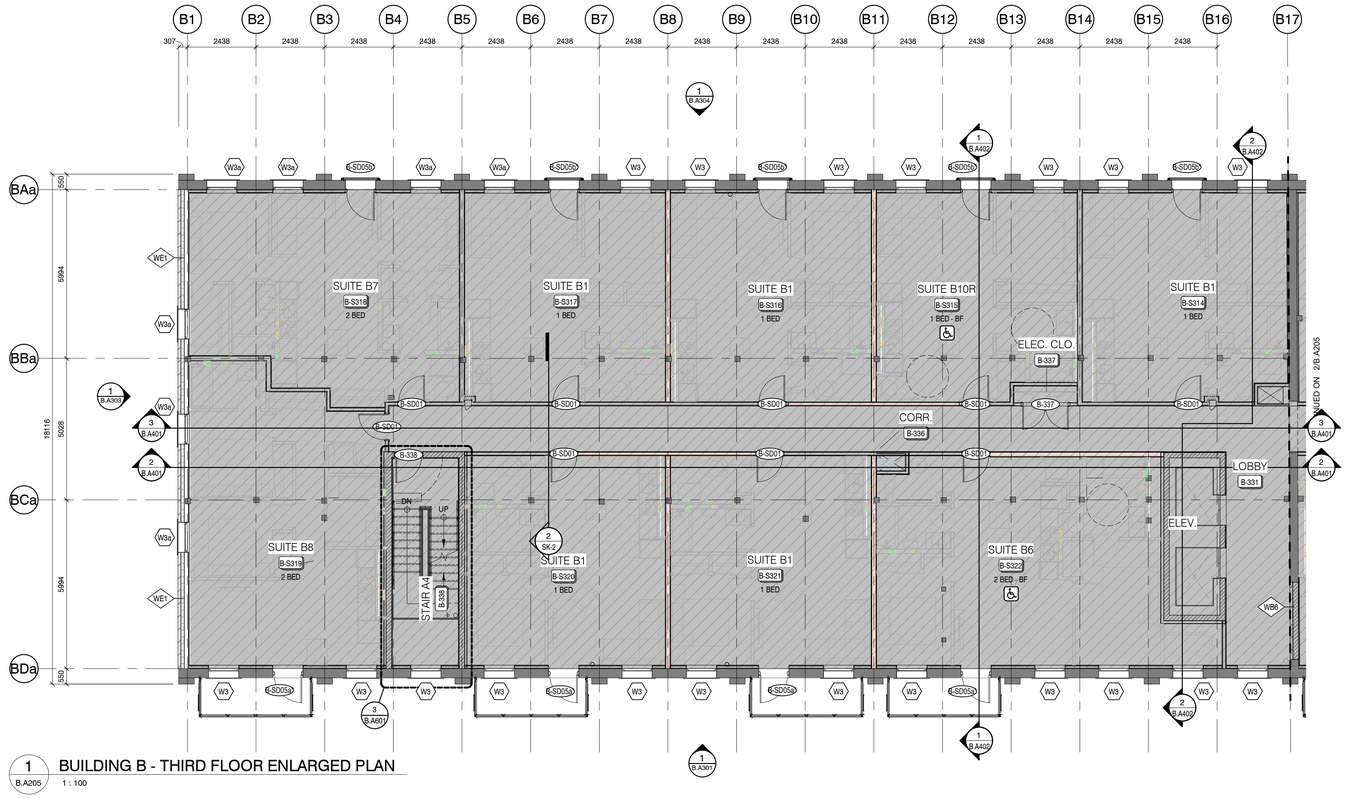
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B SECOND FLOOR ENLARGED PLANS (TYP.)

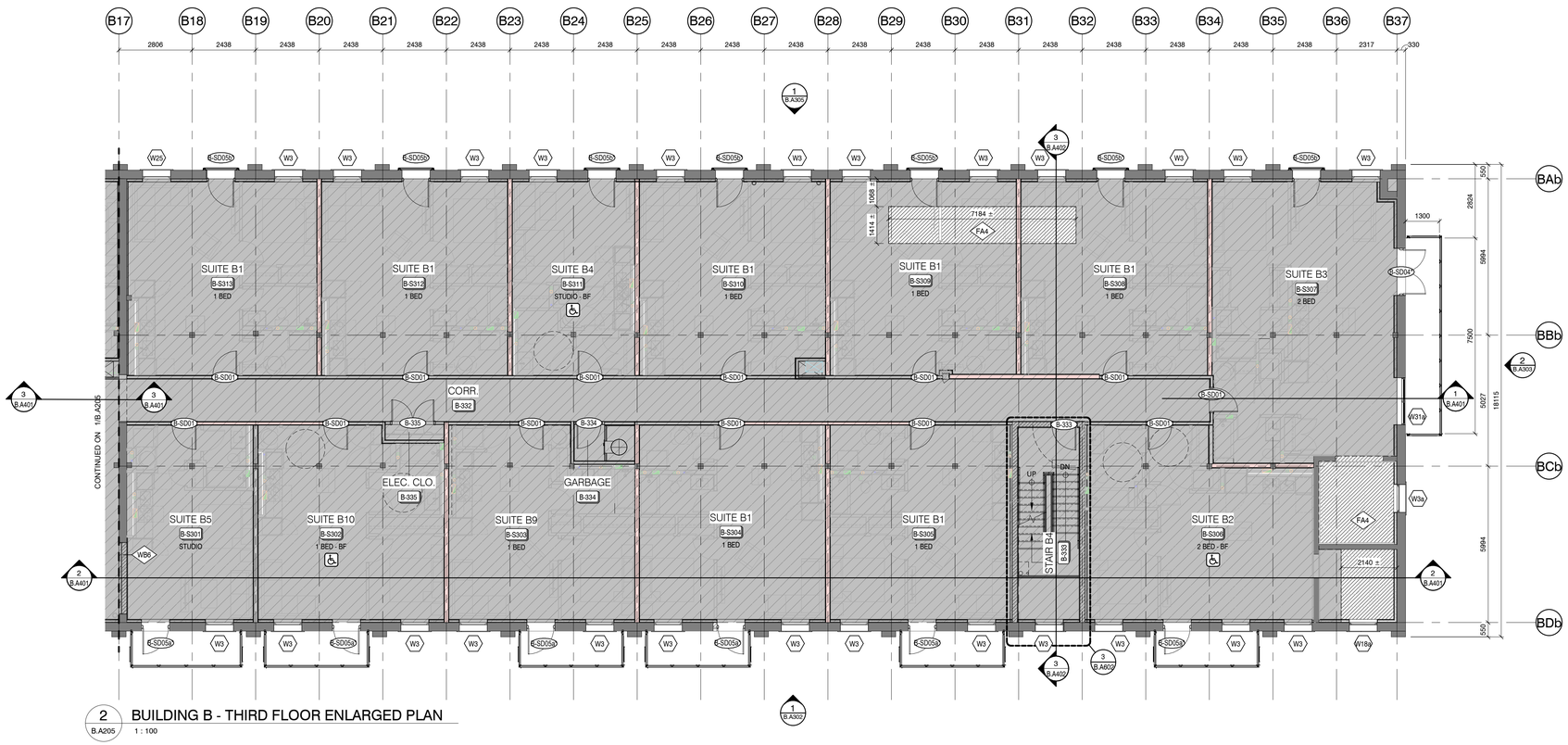
DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A204
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:23:06 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A205 BUILDING B - THIRD FLOOR ENLARGED PLAN

1 : 100



2 B.A205 BUILDING B - THIRD FLOOR ENLARGED PLAN

1 : 100

ENLARGED PLAN GENERAL NOTES:

1. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPE AND EXTERIOR DOORS
2. FOR SUITE LAYOUTS REFER TO ENLARGED SUITE PLANS
3. FOR DEMISING WALL TYPES AND LOCATIONS
4. ON LEVEL 3 & 4 REFER TO TYPICAL SECOND FLOOR PLAN DRAWING

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

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6. GENERAL CONTRACTOR TO VERIFY ELEVATOR SHAFT SIZE PRIOR TO CONSTRUCTION WITH APPROVED SHOP DRAWINGS.

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.10.17	ISSUED FOR 50% CD

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

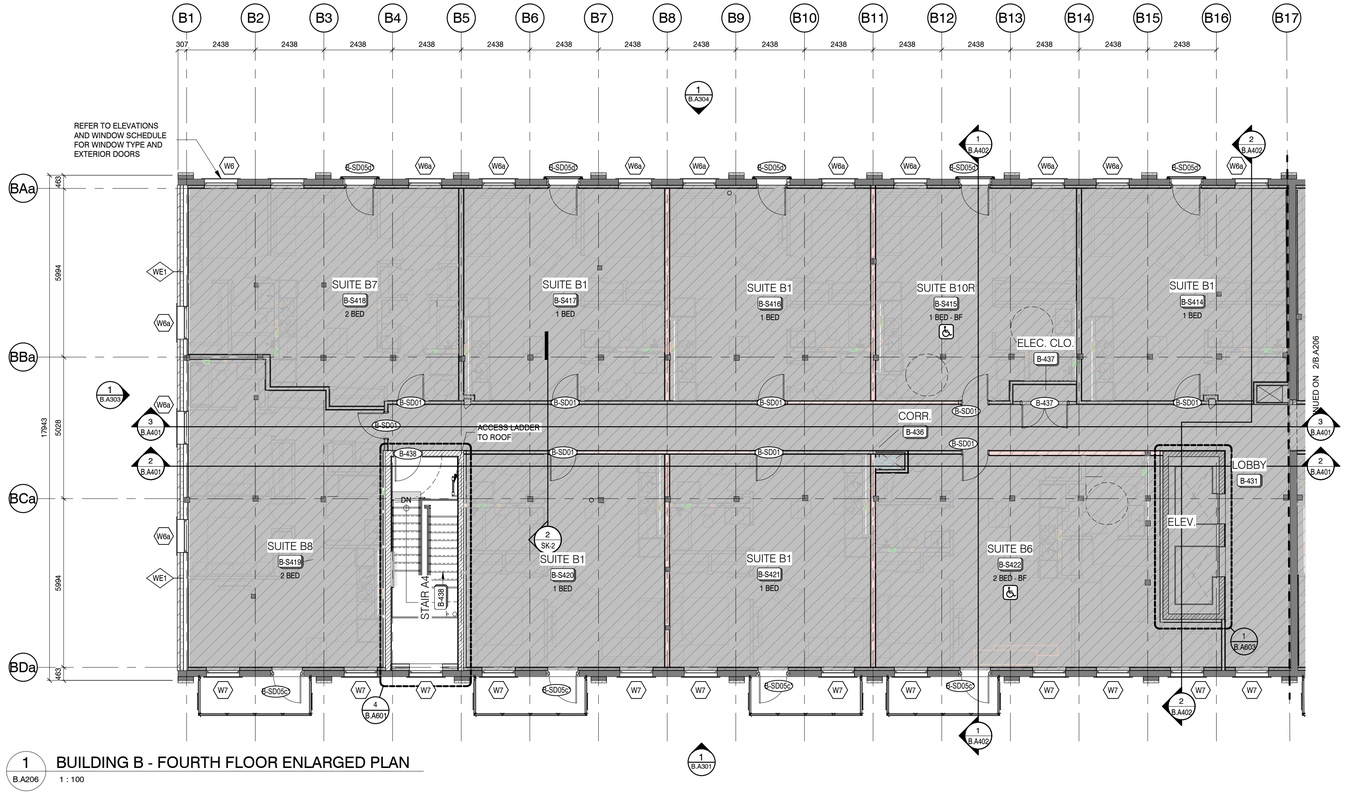
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

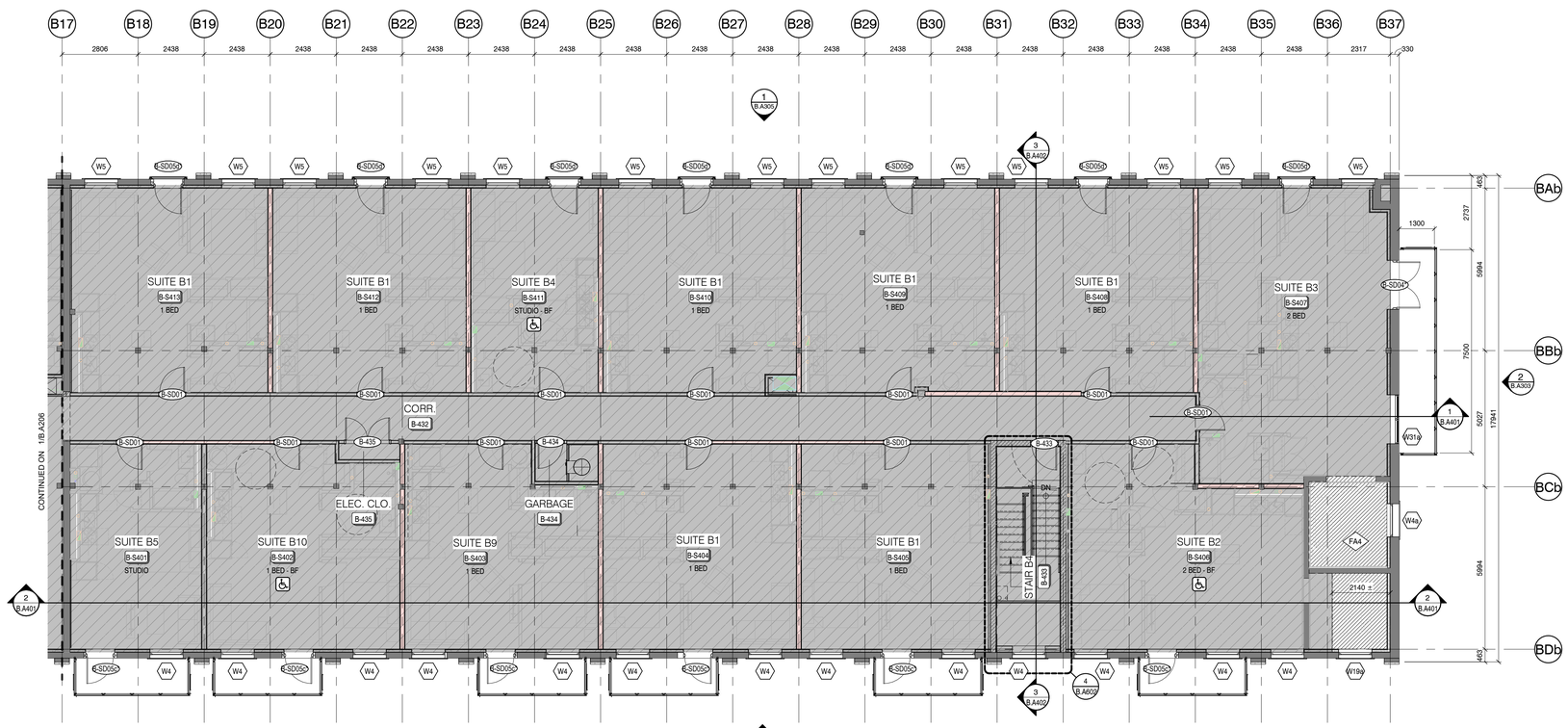
BUILDING B THIRD FLOOR ENLARGED PLANS

DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A205
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:23:14 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A206 BUILDING B - FOURTH FLOOR ENLARGED PLAN
1 : 100



2 B.A206 BUILDING B - FOURTH FLOOR ENLARGED PLAN
1 : 100

Client

bmi Group

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Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

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ENLARGED PLAN GENERAL NOTES:

1. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPE AND EXTERIOR DOORS
2. FOR SUITE LAYOUTS REFER TO ENLARGED SUITE PLANS
3. FOR DEMISING WALL TYPES AND LOCATIONS
4. ON LEVEL 3 & 4 REFER TO TYPICAL SECOND FLOOR PLAN DRAWING

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

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Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

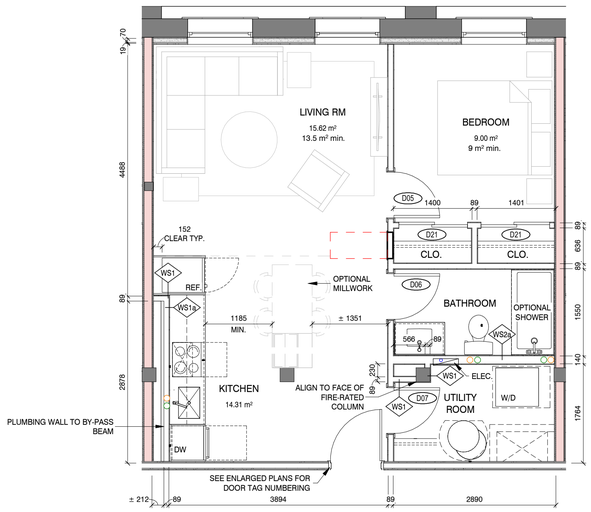
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

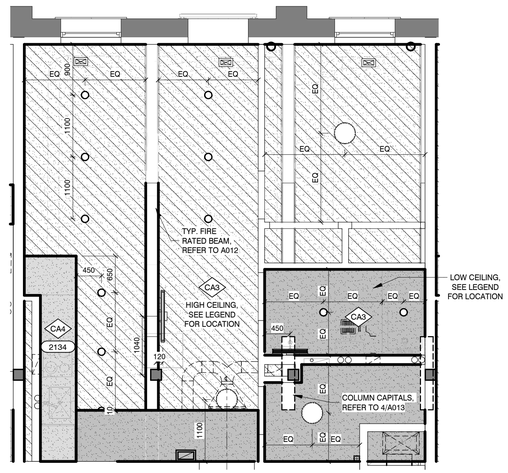
BUILDING B FOURTH FLOOR ENLARGED PLANS

DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A206
PROJECT Nº: 22031

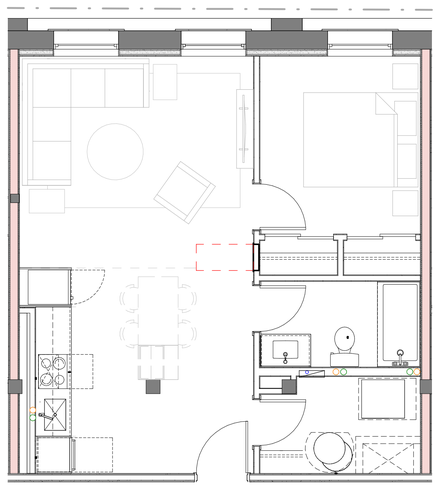
PLOT DATE: 2026-01-05 4:23:21 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A.B (Existing)_v24.rvt



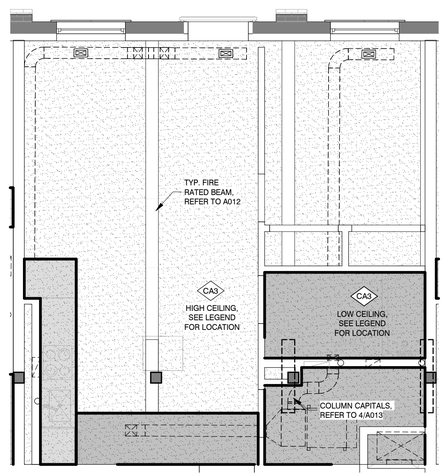
1 B.A211 BLDG B - SUITE B1 PLAN - 1 BR LAYOUT
1 : 50



3 B.A211 BLDG B - SUITE B1 PLAN - 1 BR RCP - SECOND FLOOR TYP.
1 : 50



2 B.A211 BLDG B - SUITE B1 - 1 BR FINISH PLAN
1 : 50



4 B.A211 BLDG B - SUITE B1 PLAN - 1 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN
SIMMONS
SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B1 PLAN - 1 BR

DRAWN BY TM / AG

CHECKED BY SG

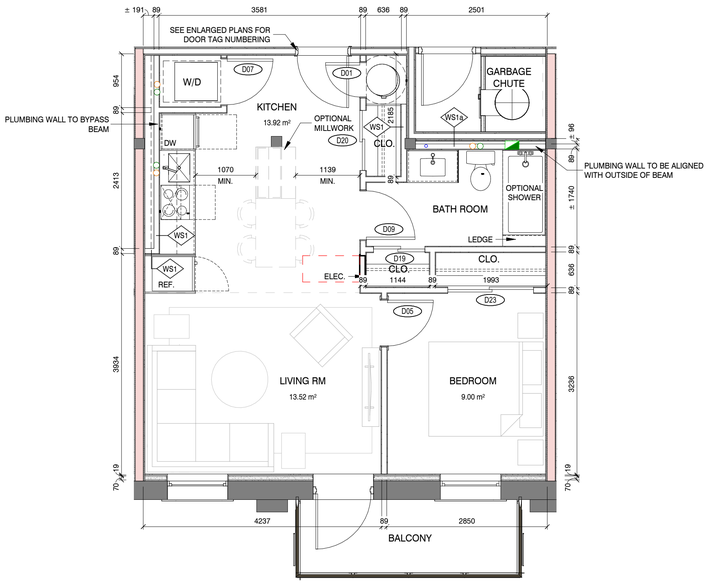
DATE DECEMBER, 2025

SCALE AS NOTED

DRAWING Nº B.A211

PROJECT Nº 22031

PLOT DATE: 2026-01-30 4:23:27 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A8 (Existing)_v24.rvt



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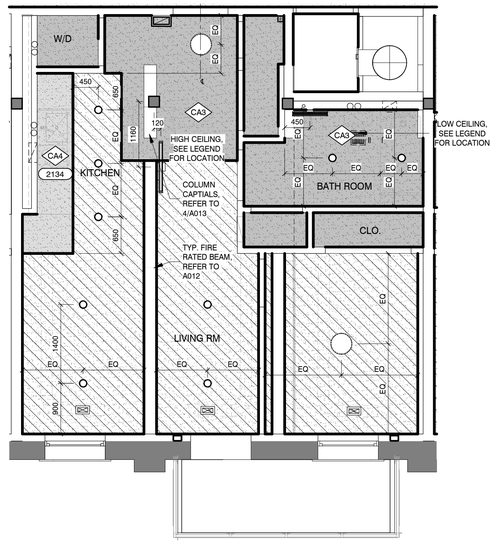
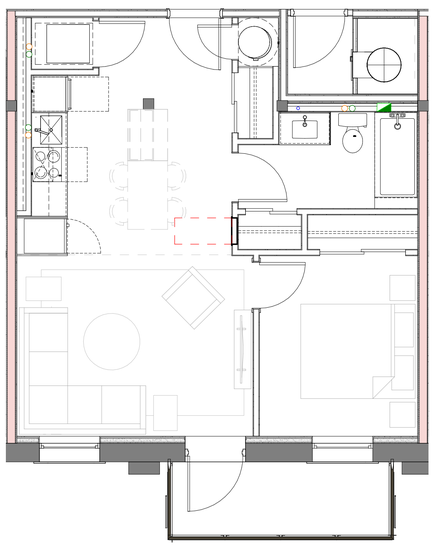
1 : 50



3 B.A212 BLDG B - SUITE B9 PLAN - 1 BR RCP - SECOND FLOOR TYP.
1 : 50



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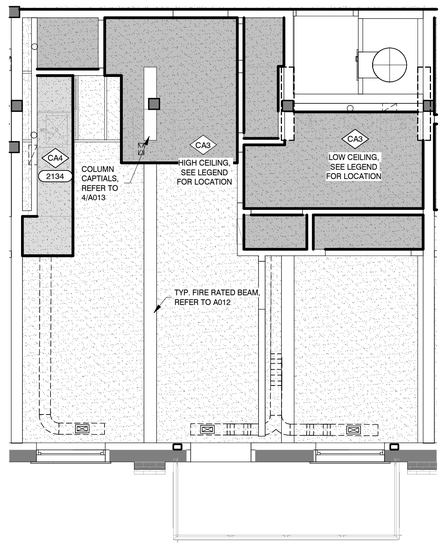
1 : 50



4 B.A212 BLDG B - SUITE B9 PLAN - 1 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
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14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
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5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
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REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
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Canada

Nº	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN SIMMONS SWEERS
200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B9 PLAN - 1 BR

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

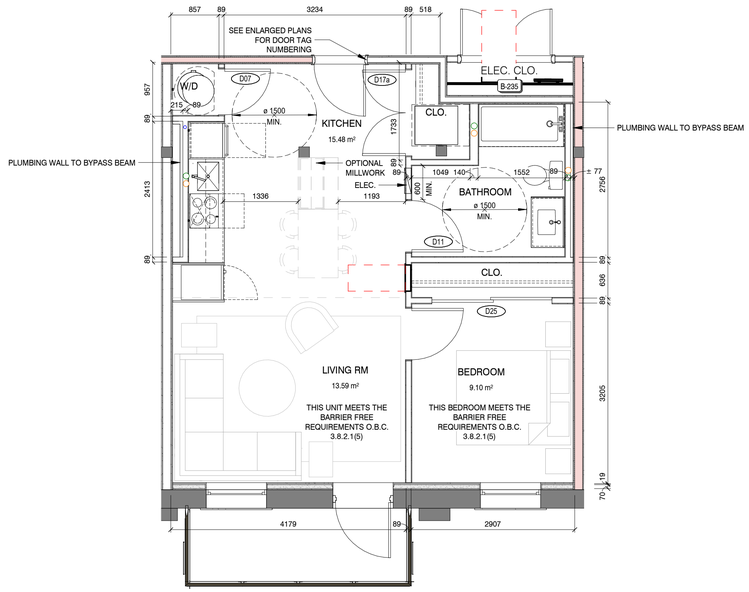
DRAWING Nº

B.A212

PROJECT Nº

22031

PLOT DATE: 2026-01-30 4:23:32 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



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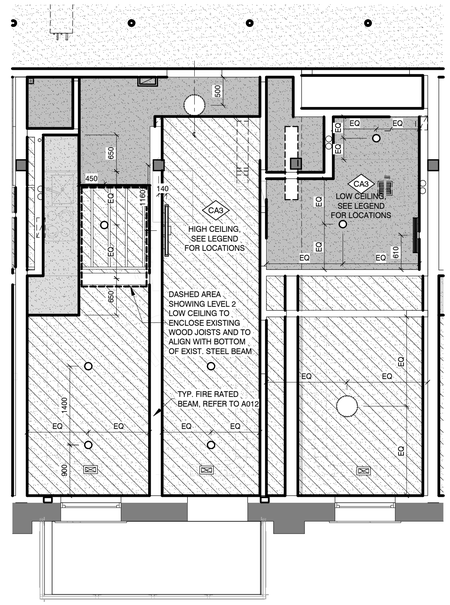
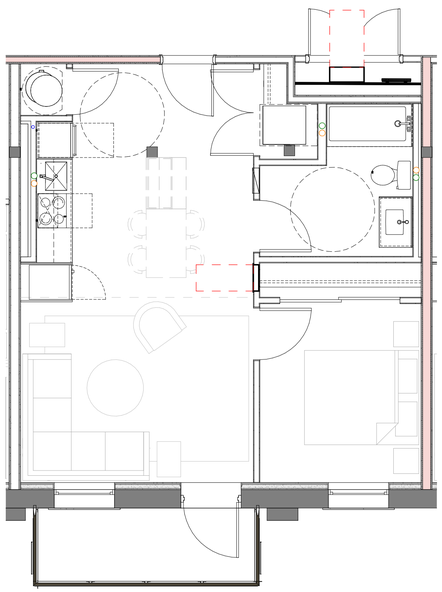
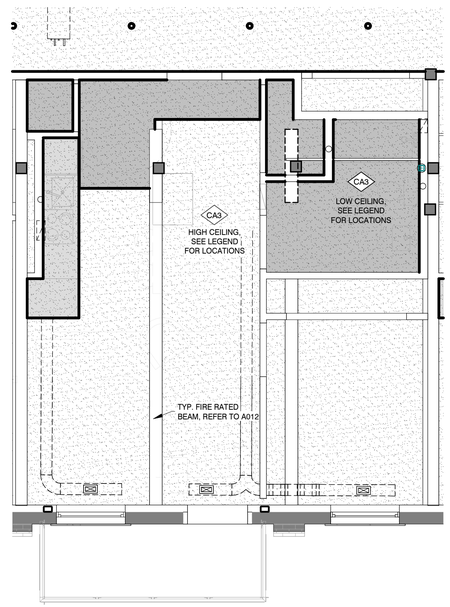
1 : 50



3 B.A213 BLDG B - SUITE B10 BF PLAN - 1 BR RCP - SECOND FLOOR TYP.
1 : 50



2 B.A213 BLDG B - SUITE B10 BF - 1 BR FINISH PLAN
1 : 50



4 B.A213 BLDG B - SUITE B10 BF PLAN - 1 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

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SUITE KEY NOTES:

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DENOTES GYPSUM BOARD

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LOW — DENOTES LOW CEILING HEIGHTS:
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DENOTES UPPER MILLWORK

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SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

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ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

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bmi Group

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Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN SIMMONS SWEERS

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B10 PLAN - 1 BR BF

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

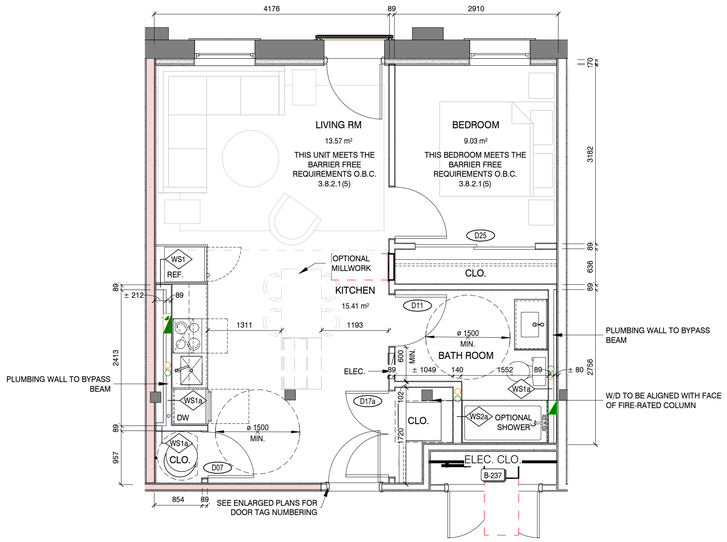
DRAWING Nº

B.A213

PROJECT Nº

22031

PLOT DATE: 2026-01-30 4:23:38 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



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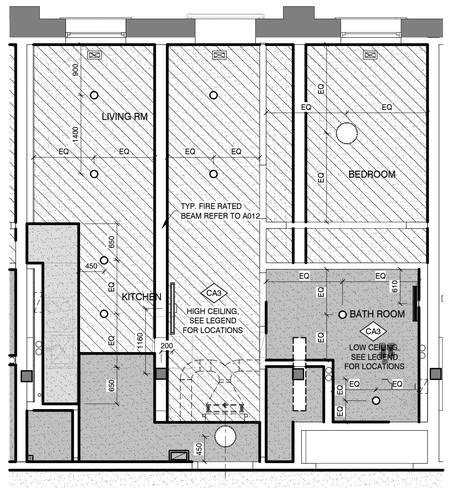
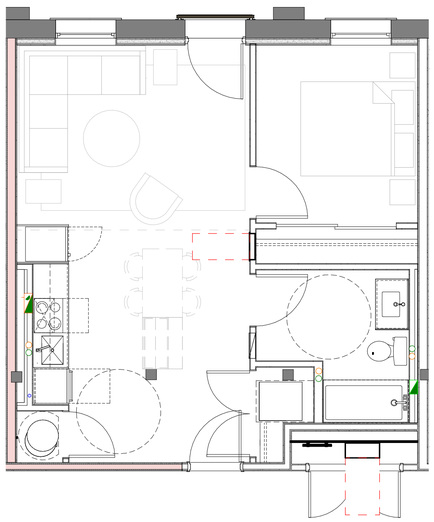
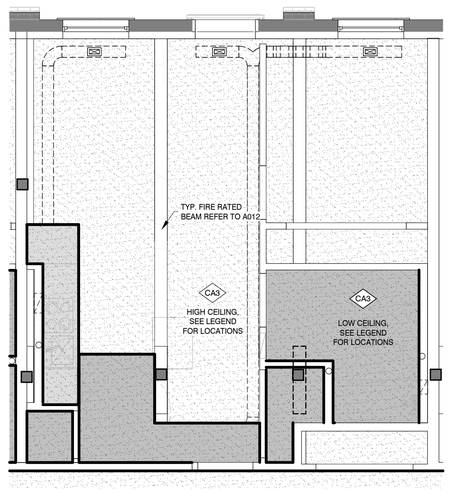
1 : 50



3 B.A214 BLDG B - SUITE B10R BF PLAN - 1 BR RCP - SECOND FLOOR TYP.
1 : 50



2 B.A214 BLDG B - SUITE B10R BF - 1 BR FINISH PLAN
1 : 50



4 B.A214 BLDG B - SUITE B10R BF PLAN - 1 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
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3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

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3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

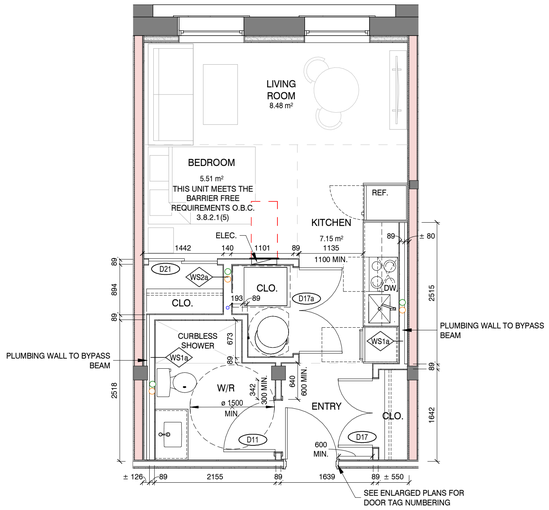
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

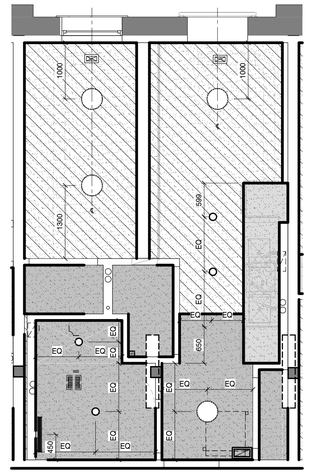
SUITE B10R PLAN - 1 BR BF

DRAWN BY: TM / AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A214
PROJECT Nº: 22031

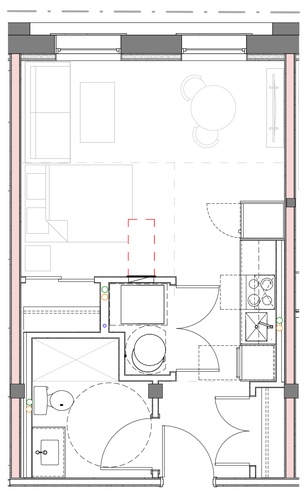
PLOT DATE: 2026-01-30 4:23:43 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A8 (Existing)_v24.rvt



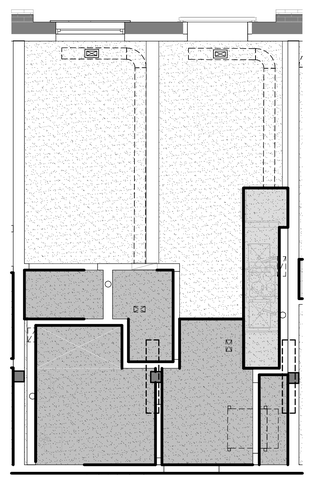
1 B.A215 BLDG B - SUITE B4 BF PLAN - STUDIO LAYOUT
1 : 50



3 B.A215 BLDG B - SUITE B4 BF PLAN - STUDIO RCP - SECOND FLOOR TYP.
1 : 50



2 B.A215 BLDG B - SUITE B4 BF - STUDIO FINISH PLAN
1 : 50



4 B.A215 BLDG B - SUITE B4 BF PLAN - STUDIO RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS
200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

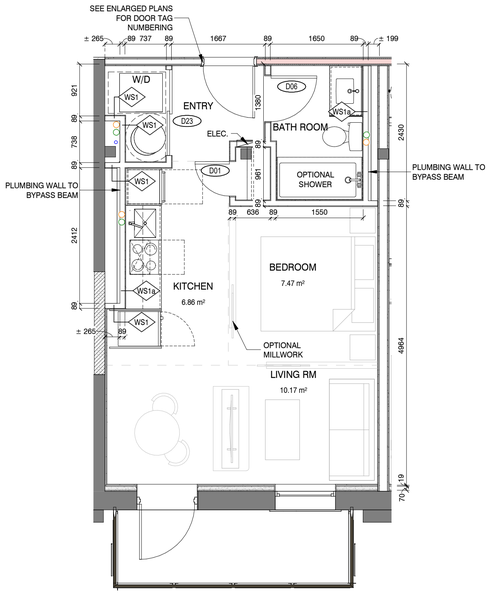
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

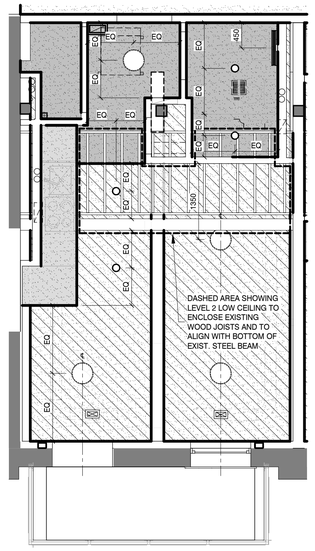
SUITE B4 PLAN - STUDIO BF

DRAWN BY: TM / AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A215
PROJECT Nº: 22031

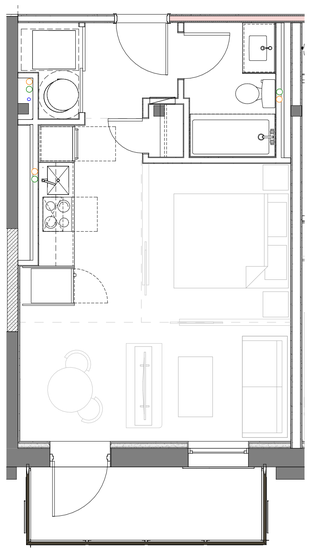
PLOT DATE: 2026-01-30 4:23:49 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



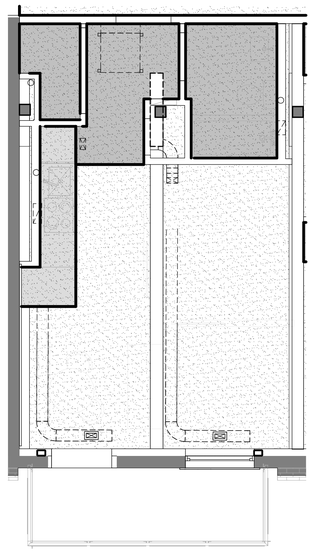
1 B.A216 BLDG B - SUITE B5 PLAN - STUDIO LAYOUT
1 : 50



3 B.A216 BLDG B - SUITE B5 PLAN - STUDIO RCP - SECOND FLOOR TYP.
1 : 50



2 B.A216 BLDG B - SUITE B5 - STUDIO FINISH PLAN
1 : 50



4 B.A216 BLDG B - SUITE B5 PLAN - STUDIO RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

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Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B5 PLAN - STUDIO

DRAWN BY TM / AG

CHECKED BY SG

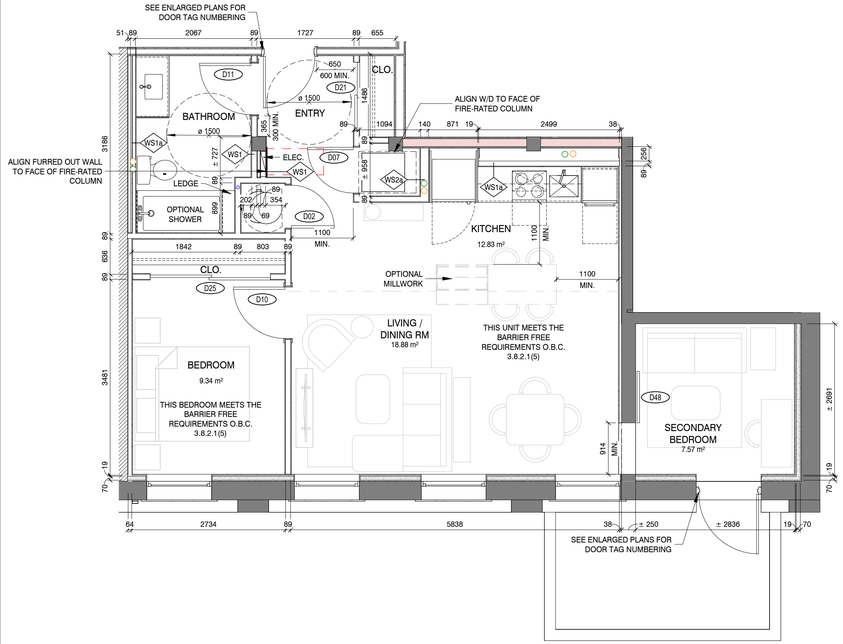
DATE DECEMBER, 2025

SCALE AS NOTED

DRAWING Nº B.A216

PROJECT Nº 22031

PLOT DATE: 2026-01-30 4:23:56 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A8 (Existing)_v24.rvt



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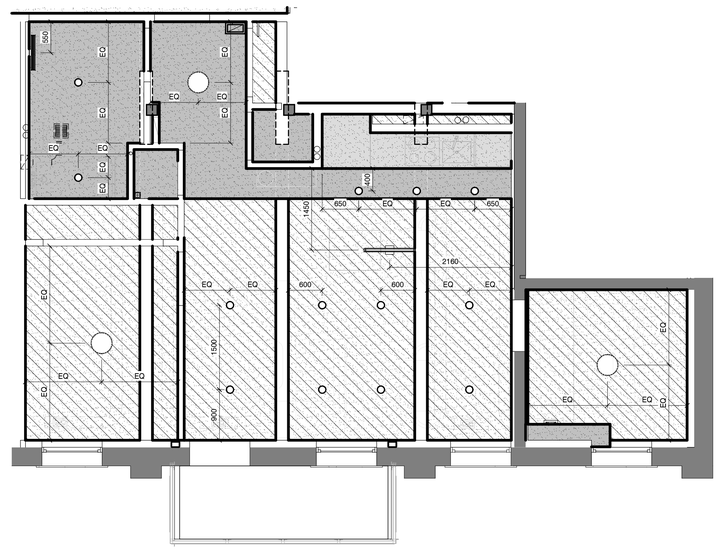
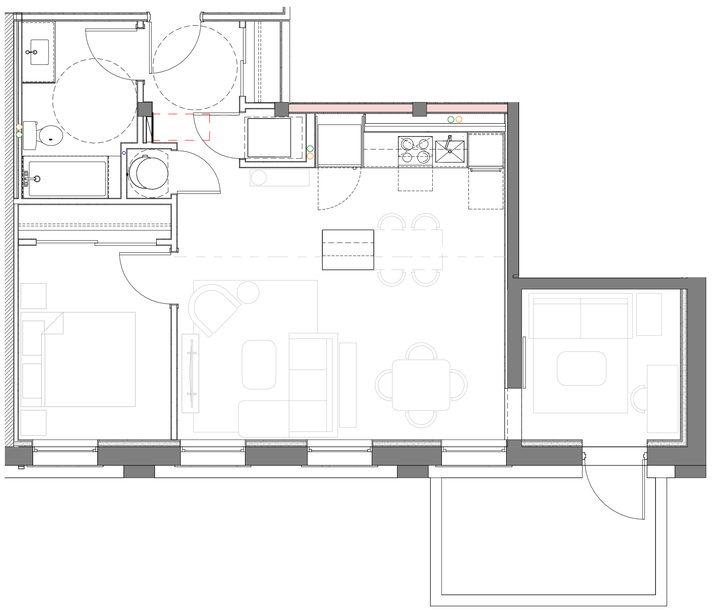
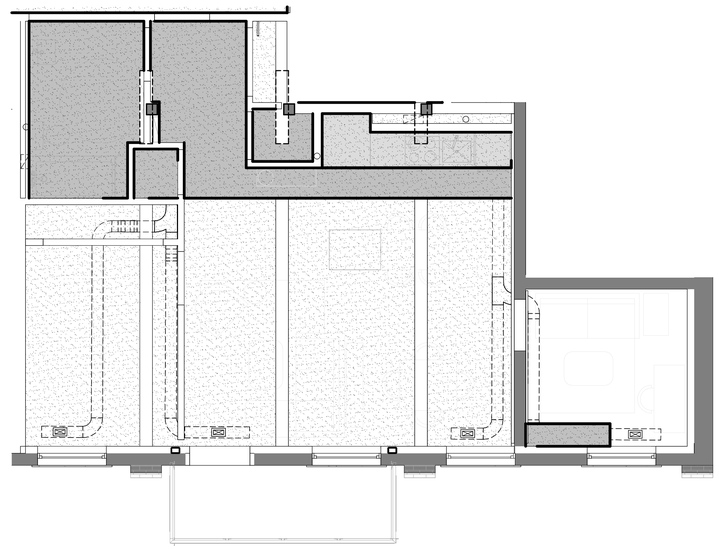
1 : 50



3 B.A217 BLDG B - SUITE B2 BF PLAN - 2 BR RCP - SECOND FLOOR TYP.
1 : 50



2 B.A217 BLDG B - SUITE B2 BF - 2 BR FINISH PLAN
1 : 50



4 B.A217 BLDG B - SUITE B2 BF PLAN - 2 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
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7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
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15. 600MM LONG GRAB BAR, REFER TO SPEC.
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RCP NOTES:

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5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS
200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

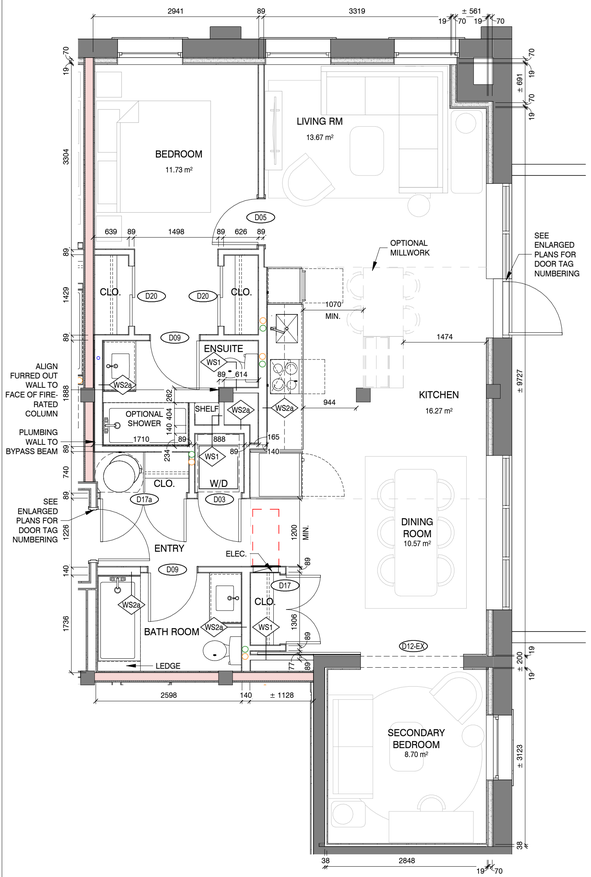
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

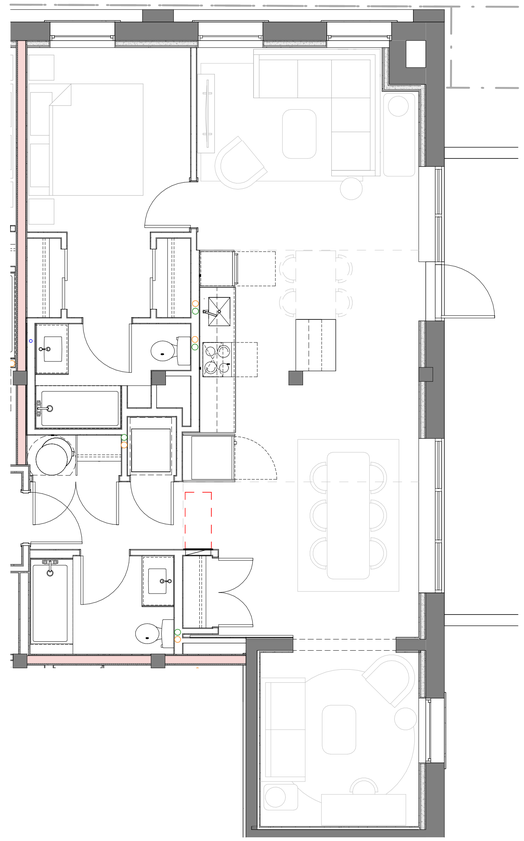
SUITE B2 PLAN - 2 BR BF

DRAWN BY: TM / AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A217
PROJECT Nº: 22031

PLOT DATE: 2026-01-30-4:24:03 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 B.A218 BLDG B - SUITE B3 PLAN - 2 BR LAYOUT
1 : 50



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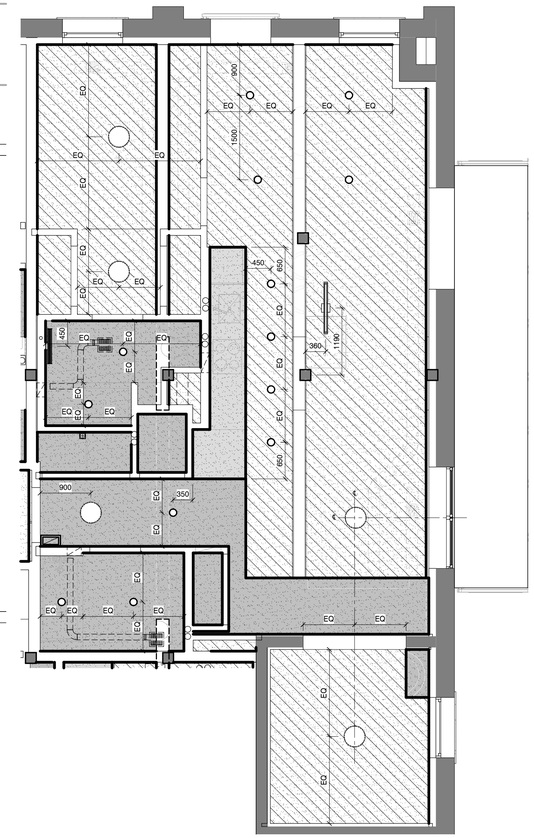
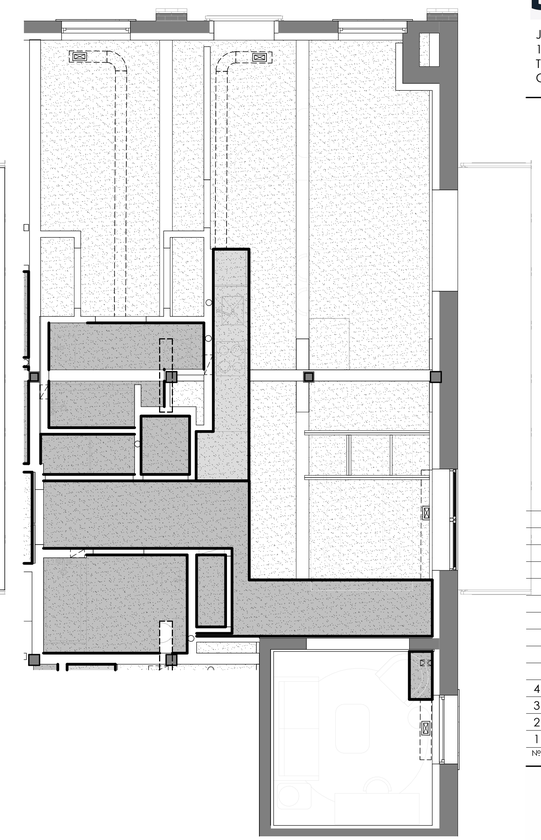
1 : 50



3 B.A218 BLDG B - SUITE B3 PLAN - 2 BR RCP - SECOND FLOOR TYP.
1 : 50



4 B.A218 BLDG B - SUITE B3 PLAN - 2 BR RCP - FOURTH FLOOR
1 : 50

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA — DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B3 PLAN - 2 BR

DRAWN BY TM / AG

CHECKED BY SG

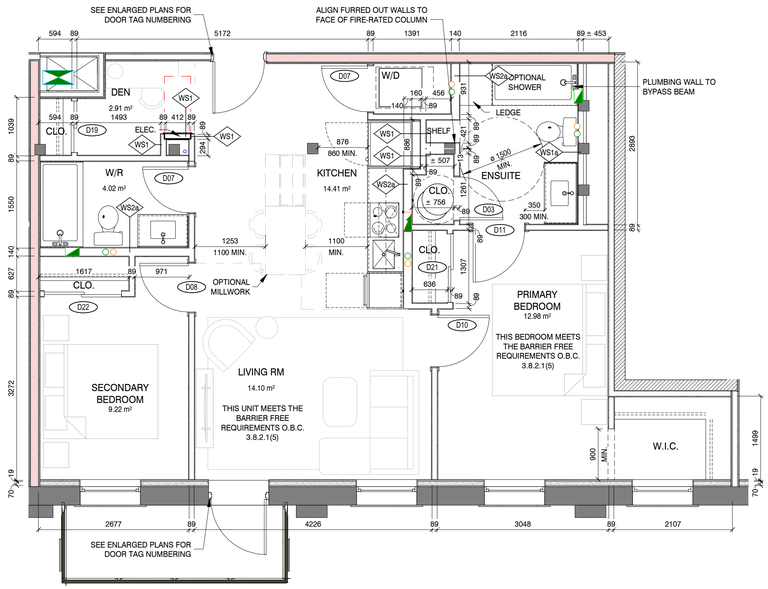
DATE DECEMBER, 2025

SCALE AS NOTED

DRAWING № B.A218

PROJECT № 22031

PLOT DATE: 2026-01-30 2:24:15 PM FILE PATH: Autodesk Docs://22031 - Builders Block/Builders Block, Building A-B (Existing)_v24.rvt



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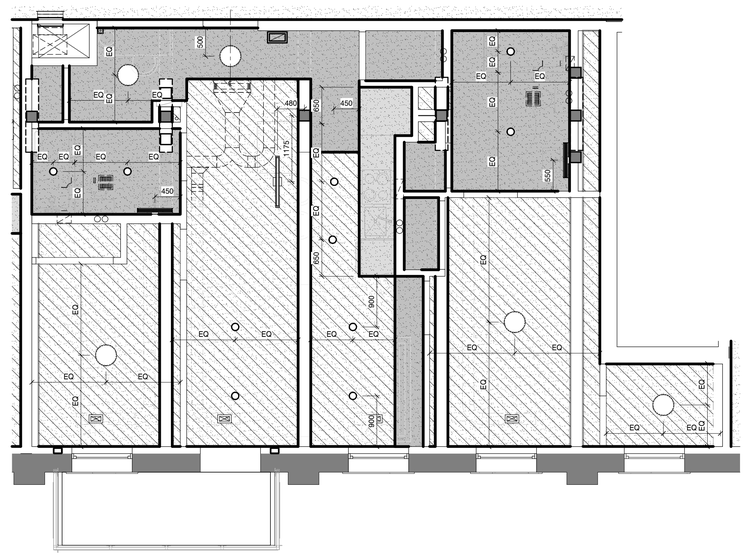
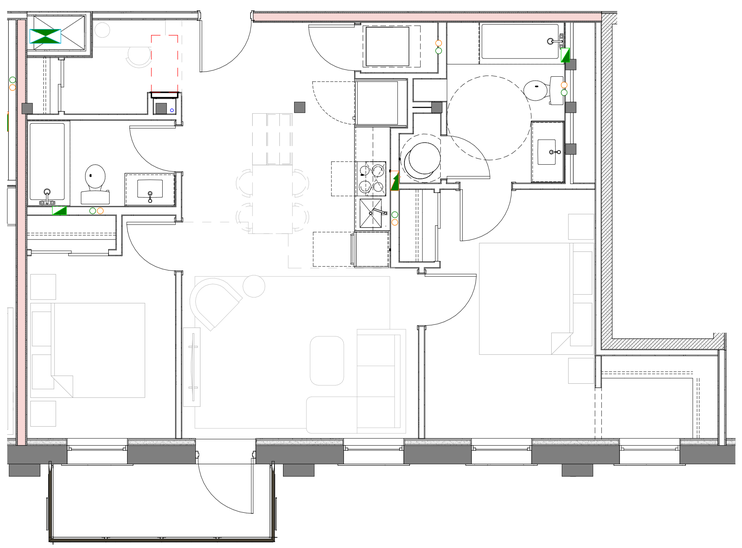
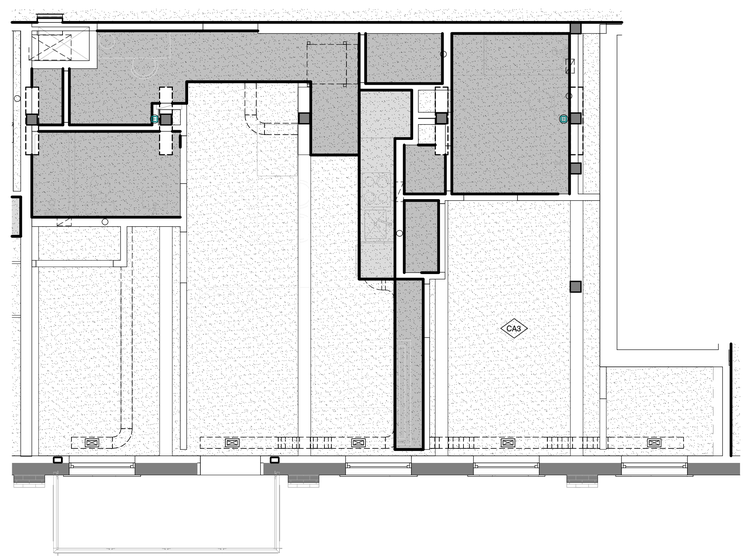
1 : 50



3 B.A219 BLDG B - SUITE B6 BF PLAN - 2 BR RCP - SECOND FLOOR TYP.
1 : 50



2 B.A219 BLDG B - SUITE B6 BF PLAN - 2 BR LAYOUT
1 : 50



4 B.A219 BLDG B - SUITE B6 BF PLAN - 2 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

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REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

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SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
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RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

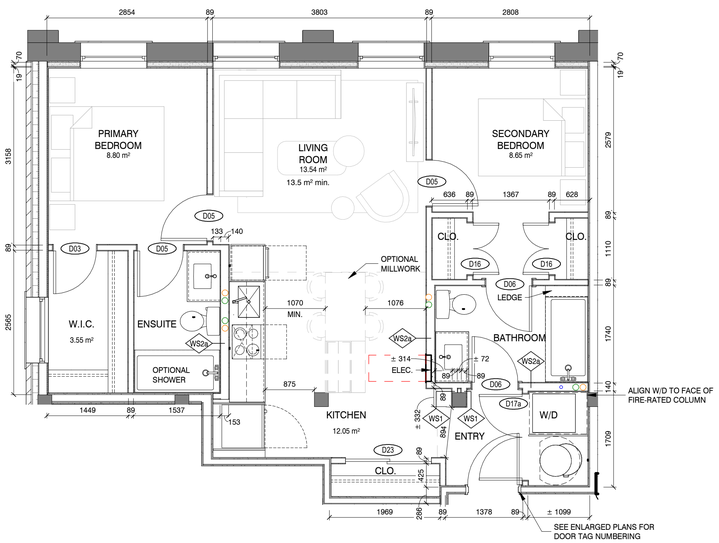
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B6 PLAN - 2 BR BF

DRAWN BY: TM / AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A219
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:24:16 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



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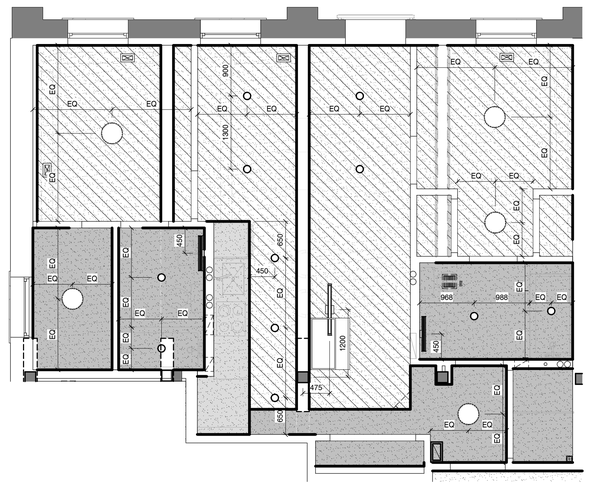
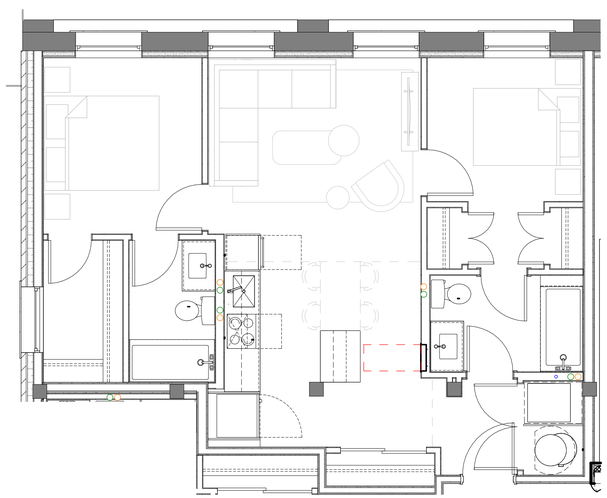
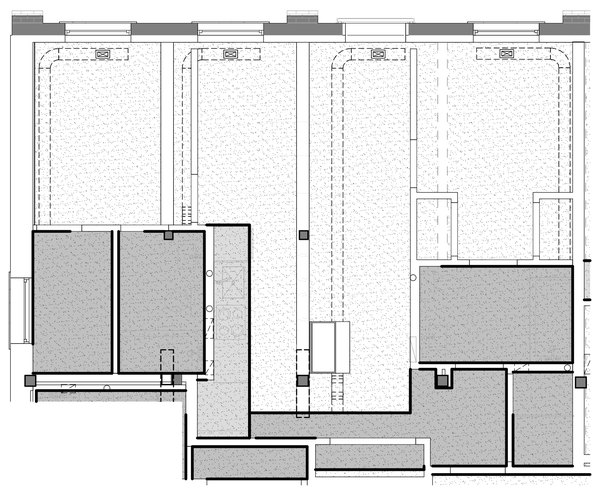
1 : 50



3 B.A220 BLDG B - SUITE B7 PLAN - 2 BR RCP - SECOND FLOOR TYP.
1 : 50



2 B.A220 BLDG B - SUITE B7 - 2 BR FINISH PLAN
1 : 50



4 B.A220 BLDG B - SUITE B7 BF PLAN - 2 BR RCP - FOURTH FLOOR
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

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SUITE KEY NOTES:

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REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

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SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
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BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
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ACCESS PANEL (REFER TO SPECIFICATIONS)

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B7 PLAN - 2 BR

DRAWN BY TM / AG
CHECKED BY SG
DATE DECEMBER, 2025
SCALE AS NOTED
DRAWING Nº B.A220
PROJECT Nº 22031

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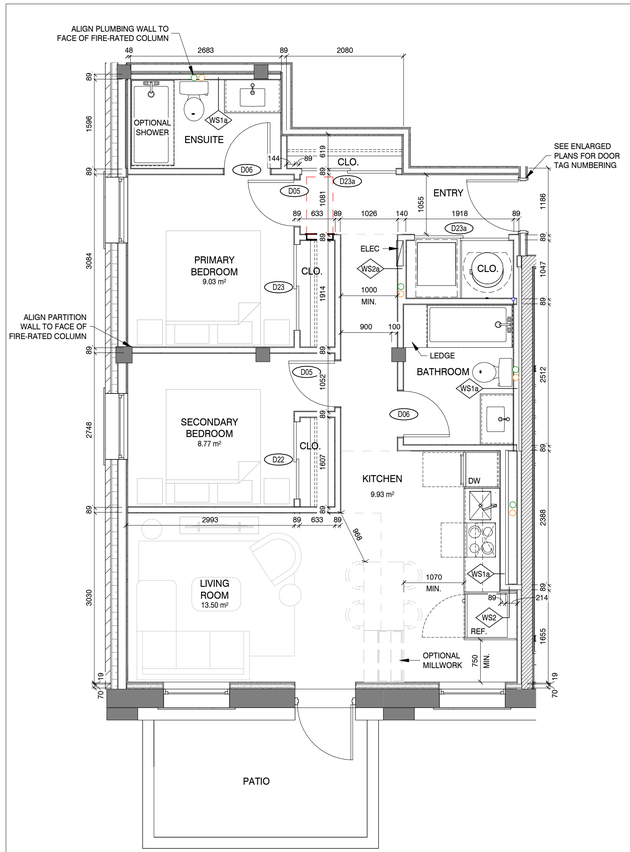

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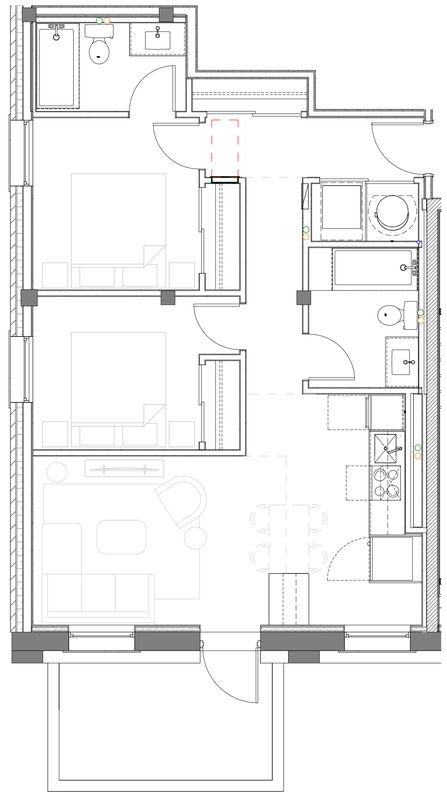
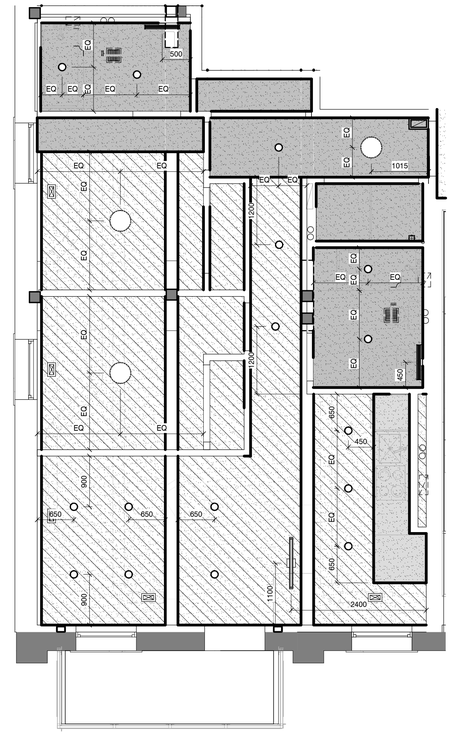
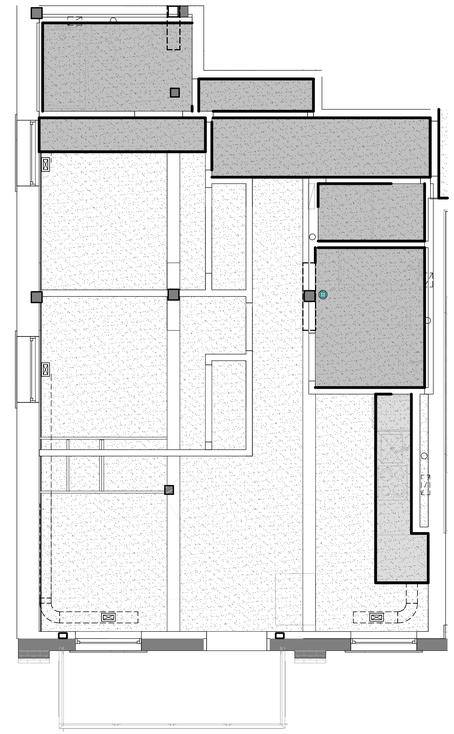
1 : 50



2 B.A221 BLDG B - SUITE B8 - 2 BR FINISH PLAN
1 : 50



3 B.A221 BLDG B - SUITE B8 PLAN - 2 BR RCP - SECOND FLOOR TYP.
1 : 50



4 B.A221 BLDG B - SUITE B8 PLAN - 2 BR RCP - FOURTH FLOOR
1 : 50

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B8 PLAN - 2 BR

DRAWN BY TM / AG

CHECKED BY SG

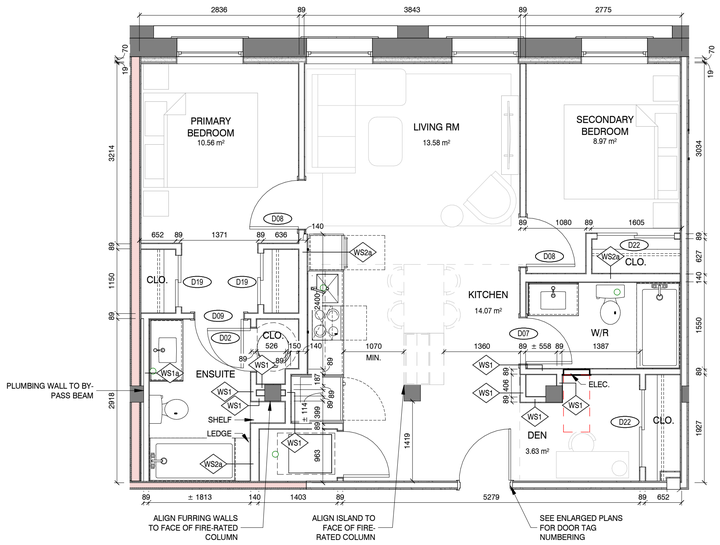
DATE DECEMBER, 2025

SCALE AS NOTED

DRAWING № B.A221

PROJECT № 22031

PLOT DATE: 2026-01-30 4:24:39 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



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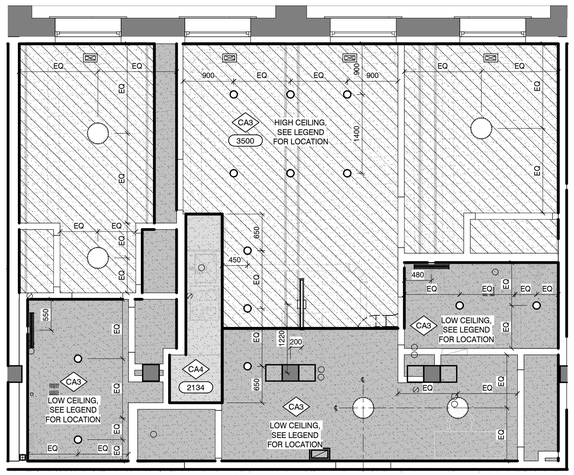
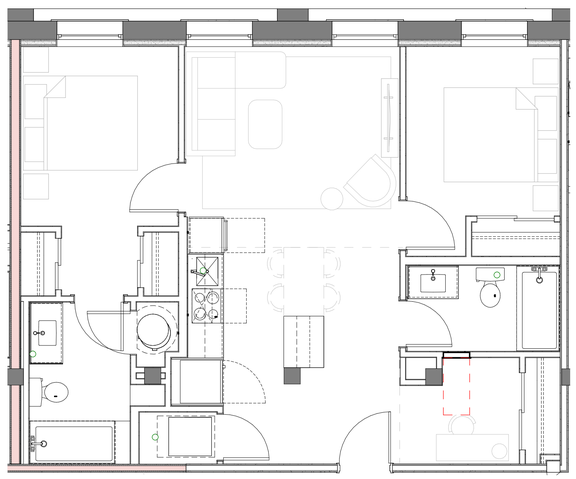
1 : 50



3 B.A222 BLDG B - SUITE B11 PLAN - 2 BR RCP - GROUND FLOOR
1 : 50



2 B.A222 BLDG B - SUITE B11 - 2 BR FINISH PLAN
1 : 50

SUITE LEGEND:

W- WALL TYPE

DOOR TYPE

NOTE:

1. CONTINUE STUDS AND GYPSUM WALL BOARD TO BACKSIDE OF WINDOW FRAMING.
2. OPERATING CONTROLS SHALL BE MOUNTED 400mm - 1200mm HIGH.
3. ALL INTERIOR SUITE STUD WALLS TO BE WS2 UNLESS NOTED OTHERWISE

SUITE KEY NOTES:

1. OWNER TO SUPPLY FRIDGE, RANGE AND/OR RANGE TOP, WALL OVEN, DISHWASHER AND MICROWAVE.
2. TOWEL BAR MOUNTED MAX. 1100mm HIGH. REFER TO SPECIFICATIONS.
3. PROVIDE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE FUTURE ADEQUATE SECUREMENT ON ALL GRAB BARS AND ACCESSORIES.
4. TOILET PAPER DISPENSER MOUNTED WITHIN 300mm FROM FRONT OF TOILET AND 600mm-800mm HIGH. REFER TO SPECIFICATIONS.
5. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1800mm AFF. REFER TO SPECIFICATION.
6. PROVIDE SOLID SHELVING WITH INTEGRATED CLOTHES ROD IN CLOSET; MOUNTED 1200mm MIN. AFF. REFER TO SPECIFICATION.
7. FLOOR DRAIN, REFER TO MECHANICAL.
8. CURTAIN ROD AT SHOWER. REFER TO SPECIFICATIONS.
9. EXHAUST FAN, REFER TO MECHANICAL.
10. ELECTRICAL PANEL, REFER TO ELECTRICAL
11. COMMUNICATIONS BOX, REFER TO ELECTRICAL.
12. A/C UNIT. REFER TO MECHANICAL.PROVIDE LOCKABLE WIRE ENCLOSURE
13. THERMOSTAT. REFER TO MECHANICAL.
14. 750MM x 750MM GRAB BAR .REFER TO SPEC.
15. 600MM LONG GRAB BAR, REFER TO SPEC.
16. 1000MM LONG x 750MM HIGH GRAB BAR, REFER TO SPEC.

RCP NOTES:

1. COORDINATE LIGHTING, DUCTING, FIXTURES AND ALL DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
2. FOR EXACT LOCATION, SIZE AND QUANTITY OF OPENINGS FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
3. LIGHTING CENTERED WITH-IN ROOM UNLESS NOTED OTHERWISE.
4. COORDINATE FIRE PROTECTION PENDANT HEADS, PIPING AND SLEEVES WITH SPRINKLER DRAWINGS.
5. VANITY LIGHTING IN BATHROOMS TO BE CENTERED OVER SINK UNLESS NOTED OTHERWISE
6. DIFFUSERS CENTERED OVER WINDOWS/DOOR UNLESS NOTED OTHERWISE

REFLECTED CEILING LEGEND:

CA DENOTES CEILING TYPE

DENOTES GYPSUM BOARD

HIGH — DENOTES HIGH CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 2743mm (FROM F.F.E.)
BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.

LOW — DENOTES LOW CEILING HEIGHTS:
BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL

DENOTES UPPER MILLWORK

DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)

SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)

EXHAUST GRILLE (SEE MECH. DRAWINGS)

ACCESS PANEL (REFER TO SPECIFICATIONS)

RECESSED LIGHT FIXTURE

PENDANT LIGHT FIXTURE

0.5 1 2 3 5 10

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

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Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

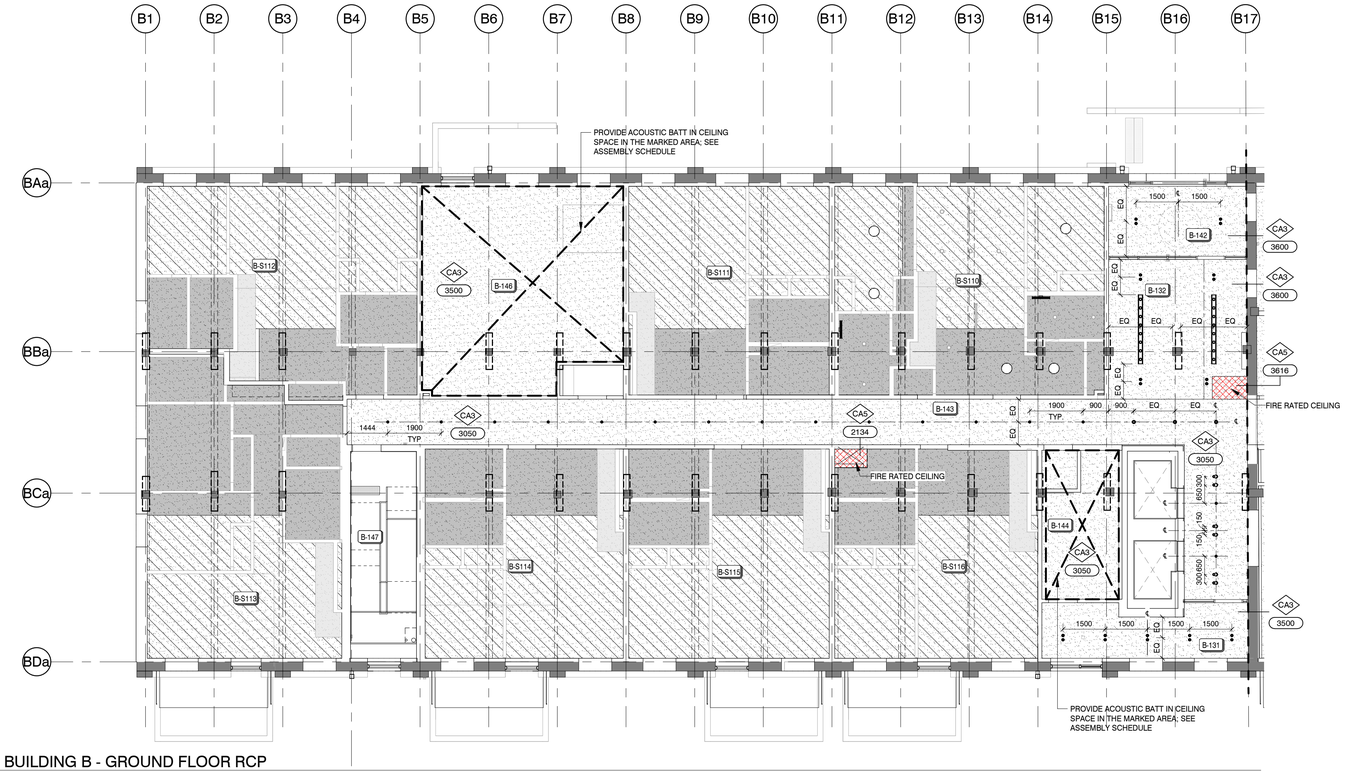
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

SUITE B11 PLAN - 2 BR

DRAWN BY: TM / AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A222
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:24:33 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 B.A281 BUILDING B - GROUND FLOOR RCP

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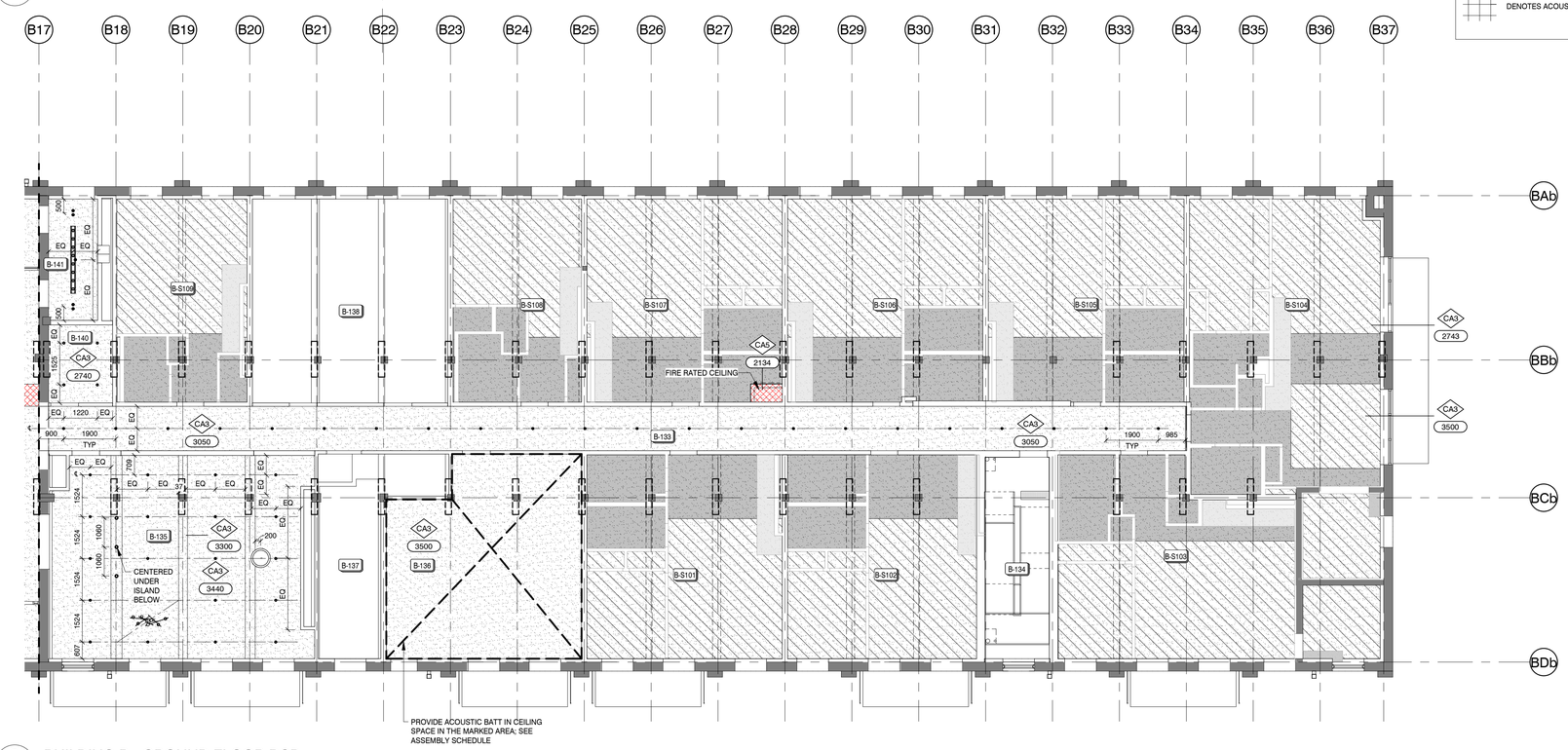

2 B.A281 BUILDING B - GROUND FLOOR RCP

1 : 100

REFLECTED CEILING LEGEND:

- CA — DENOTES CEILING TYPE
- DENOTES GYPSUM BOARD
- HIGH — DENOTES HIGH CEILING HEIGHTS:
  - BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.) SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012) FOURTH FLOOR: 2743mm (FROM F.F.E.)
  - BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.) SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012) FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.
- LOW — DENOTES LOW CEILING HEIGHTS:
  - BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
  - BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.) SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE. FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL
- DENOTES UPPER MILLWORK
- DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)
- SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)
- EXHAUST GRILLE (SEE MECH. DRAWINGS)
- ACCESS PANEL (REFER TO SPECIFICATIONS)
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED SOFFIT POT LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- 610 x 1220 RECESSED FLUORESCENT LIGHT FIXTURE
- 100 x 1220 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- COVE LIGHTING
- LINEAR AIR DIFFUSER
- 610x610 AIR DIFFUSER
- EXHAUST FAN
- 610x610 AIR RETURN
- 305x610 AIR RETURN
- LINEAR AIR RETURN
- DENOTES ACOUSTIC CEILING TILE

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL A280 SERIES SHEETS

1. REFER TO DRAWING A.A003 FOR ADDITIONAL FIRE RESISTANCE RATING AND STC RATING INFORMATION.
2. ALL WALL TYPES TO EXTEND TO UNDERSIDE OF STRUCTURE / DECK UNLESS OTHERWISE NOTED.
3. BRACE BACK ALL SUSPENDED GYPSUM BOARD BULKHEADS AS REQUIRED.
4. ALL CEILINGS ARE TO BE PAINTED UNLESS OTHERWISE NOTED.
5. ALL CEILING DEVICES / GRILLES TO MATCH CEILING PAINT COLOUR.
6. ALL FINISHED CEILING ELEVATIONS ARE TAKEN FROM T/O FINISHED FLOOR OF THE ROOM OR AREA THEY ARE WITHIN.
7. FIXTURES NOT DIMENSIONED IN PLAN ARE TO BE EQUALLY SPACED WITHIN ROOM.
8. POT LIGHTS TO BE CENTERED IN WIDTH AND / OR LENGTH OF CEILING TILE WHERE NO DIMENSION IS PROVIDED.
9. REFER TO ELECTRICAL DRAWINGS FOR EXIT, EMERGENCY LIGHTS, SMOKE DETECTORS AND SANCTUARY SPOT LIGHTS.

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

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t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B GROUND FLOOR ENLARGED RCP

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

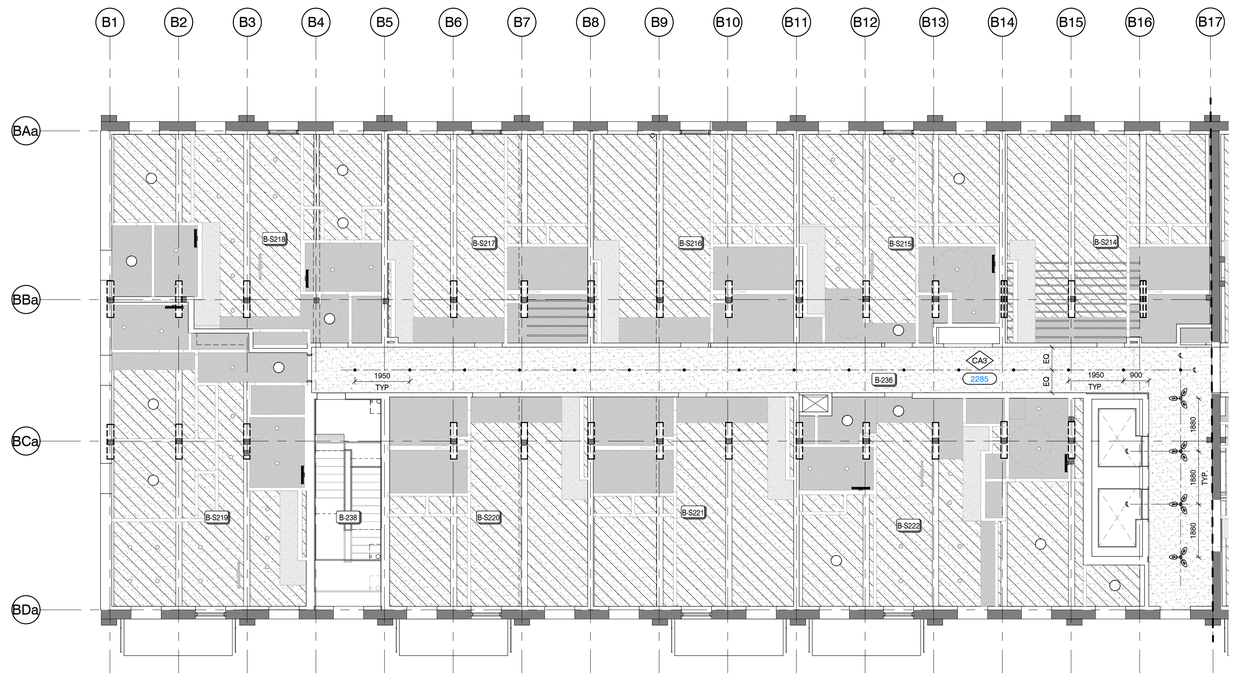
DRAWING Nº

B.A281

PROJECT Nº

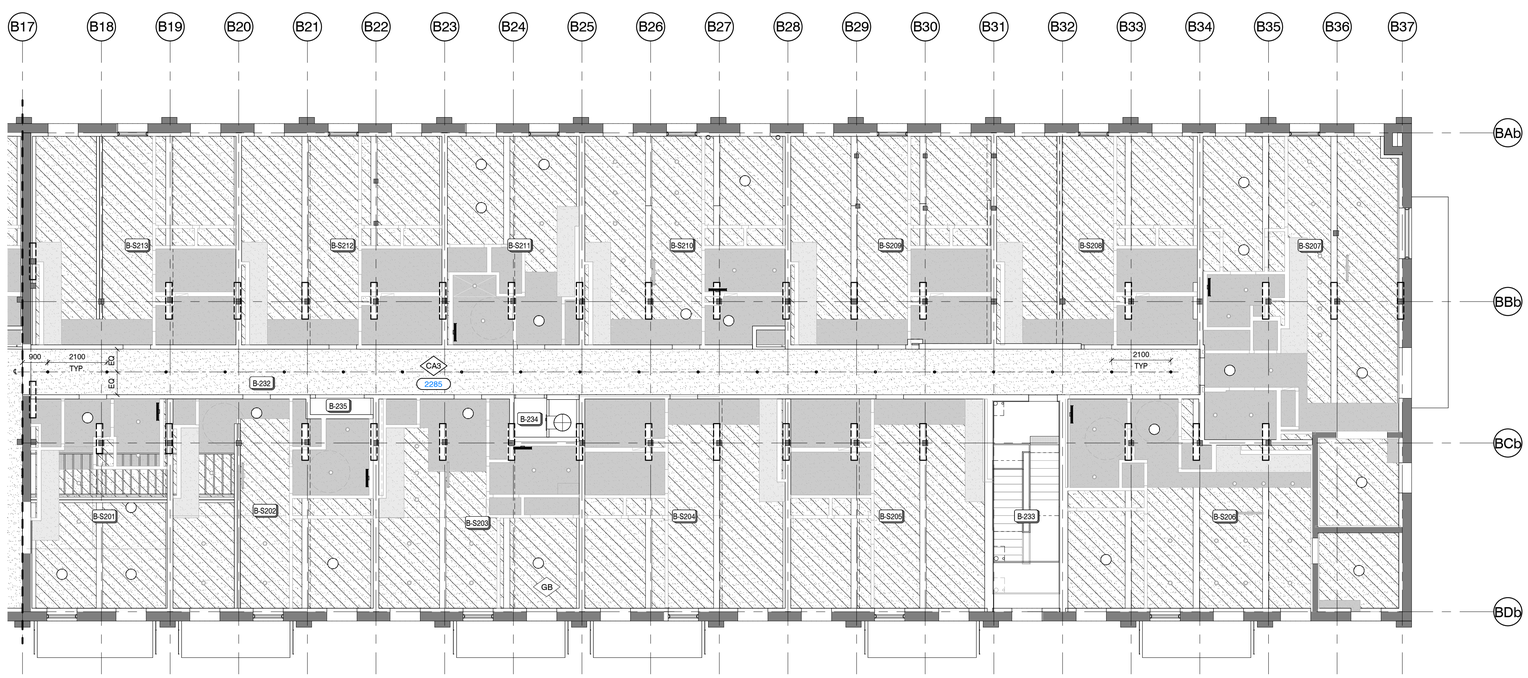
22031

PLOT DATE: 2026-01-30 4:24:42 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing).rvt



1 B.A282 BUILDING B - SECOND FLOOR RCP

1 : 100



2 B.A282 BUILDING B - SECOND FLOOR RCP

1 : 100

REFLECTED CEILING LEGEND:

- CA — DENOTES CEILING TYPE
- DENOTES GYPSUM BOARD
- HIGH — DENOTES HIGH CEILING HEIGHTS:
  BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.)
  SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
  FOURTH FLOOR: 2743mm (FROM F.F.E.)
  BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.)
  SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012)
  FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.
- LOW — DENOTES LOW CEILING HEIGHTS:
  BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL
  SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
  BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.)
  SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
  FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL
- DENOTES UPPER MILLWORK
- DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)
- SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)
- EXHAUST GRILLE (SEE MECH. DRAWINGS)
- ACCESS PANEL (REFER TO SPECIFICATIONS)
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED SOFFIT POT LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- 610 x 1220 RECESSED FLUORESCENT LIGHT FIXTURE
- 100 x 1220 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- COVE LIGHTING
- LINEAR AIR DIFFUSER
- 610x610 AIR DIFFUSER
- EXHAUST FAN
- 610x610 AIR RETURN
- 305x610 AIR RETURN
- LINEAR AIR RETURN
- DENOTES ACOUSTIC CEILING TILE

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

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3. BRACE BACK ALL SUSPENDED GYPSUM BOARD BULKHEADS AS REQUIRED.
4. ALL CEILINGS ARE TO BE PAINTED UNLESS OTHERWISE NOTED.
5. ALL CEILING DEVICES / GRILLES TO MATCH CEILING PAINT COLOUR.
6. ALL FINISHED CEILING ELEVATIONS ARE TAKEN FROM T/O FINISHED FLOOR OF THE ROOM OR AREA THEY ARE WITHIN.
7. FIXTURES NOT DIMENSIONED IN PLAN ARE TO BE EQUALLY SPACED WITHIN ROOM.
8. POT LIGHTS TO BE CENTERED IN WIDTH AND / OR LENGTH OF CEILING TILE WHERE NO DIMENSION IS PROVIDED.
9. REFER TO ELECTRICAL DRAWINGS FOR EXIT, EMERGENCY LIGHTS, SMOKE DETECTORS AND SANCTUARY SPOT LIGHTS.

Nº	DATE	ISSUE
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SIMMONS
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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B SECOND FLOOR ENLARGED RCP

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

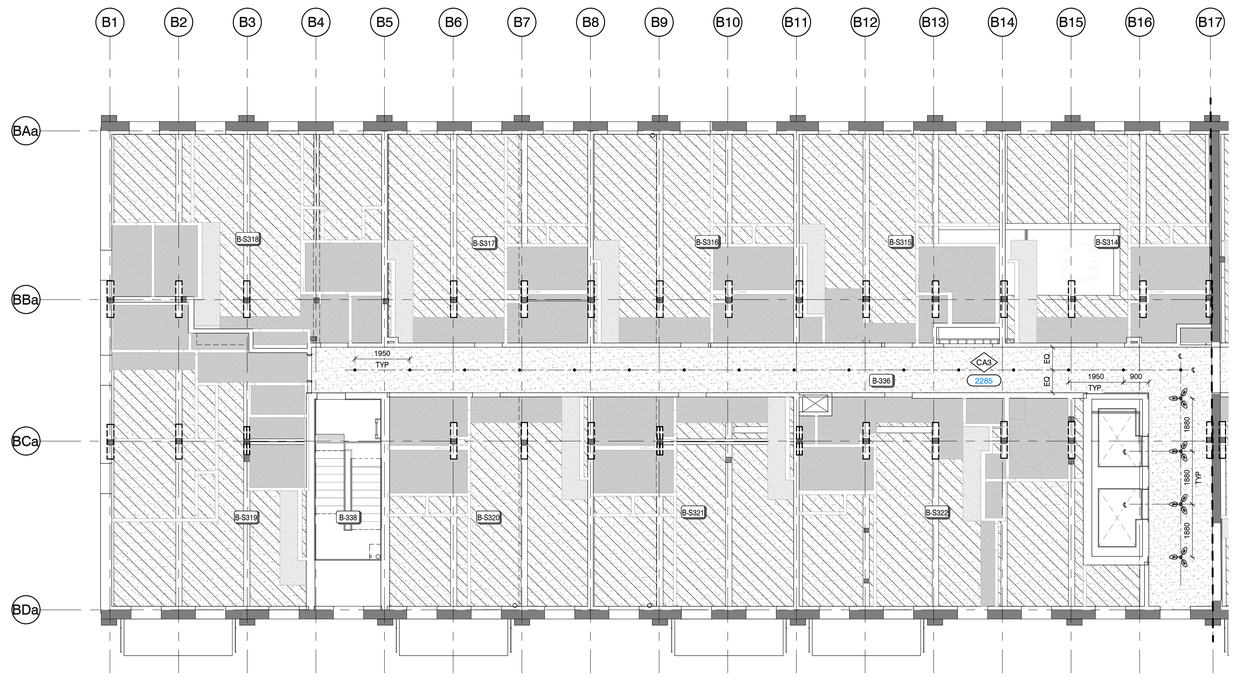
DRAWING Nº

B.A282

PROJECT Nº

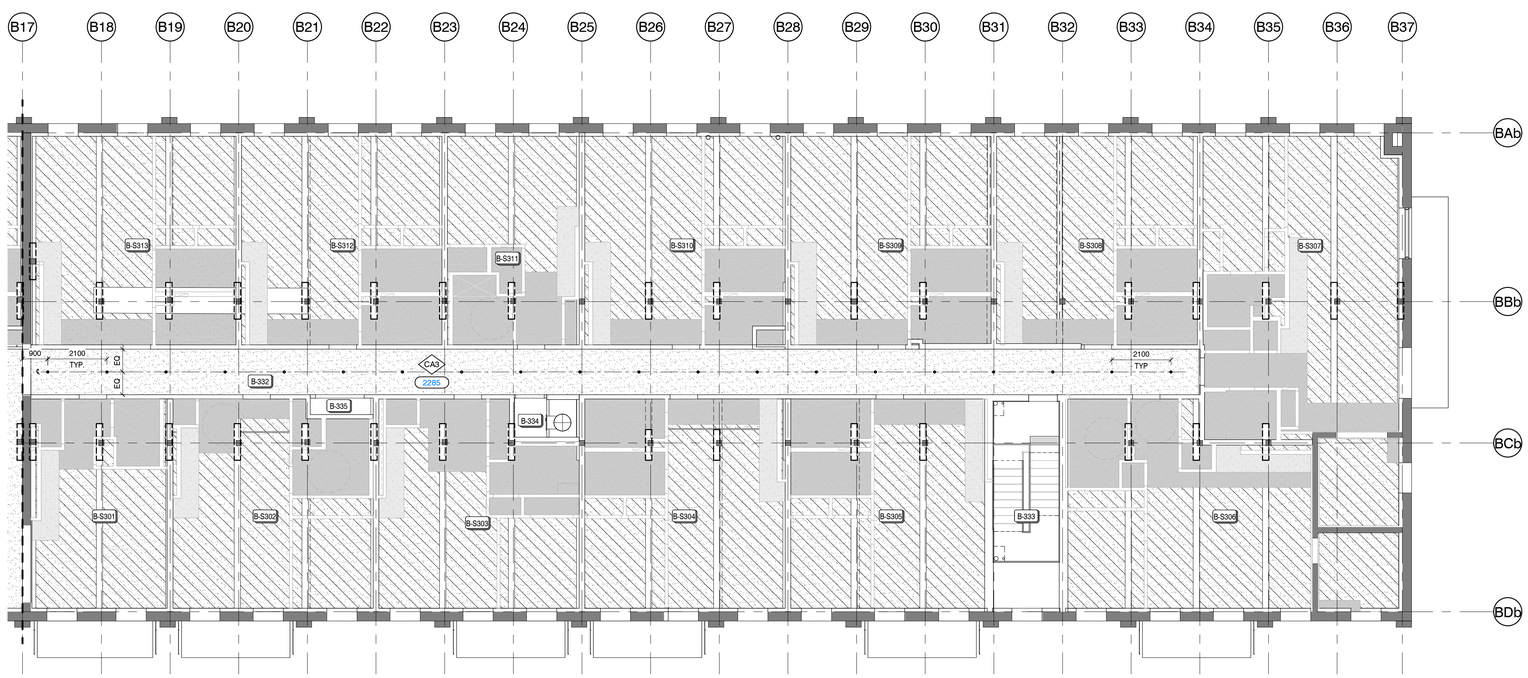
22031

PLOT DATE: 2026-01-30 4:24:54 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 B.A283 BUILDING B - THIRD FLOOR RCP

1 : 100



2 B.A283 BUILDING B - THIRD FLOOR RCP

1 : 100

REFLECTED CEILING LEGEND:

- CA — DENOTES CEILING TYPE
- DENOTES GYPSUM BOARD
- HIGH — DENOTES HIGH CEILING HEIGHTS:
  - BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.) SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012) FOURTH FLOOR: 2743mm (FROM F.F.E.)
  - BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.) SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012) FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.
- LOW — DENOTES LOW CEILING HEIGHTS:
  - BUILDING A: GROUND FLOOR: 3050mm (FROM F.F.E.) OR IN LINE WITH U/S OF FIRE RATED COLUMN CAPITAL SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE.
  - BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.) SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE. FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL
- DENOTES UPPER MILLWORK
- DENOTES MECH. SERVICES (SEE MECHANICAL DRAWINGS)
- SUPPLY AIR DIFFUSER (SEE MECH. DRAWINGS)
- EXHAUST GRILLE (SEE MECH. DRAWINGS)
- ACCESS PANEL (REFER TO SPECIFICATIONS)
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED SOFFIT POT LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- 610 x 1220 RECESSED FLUORESCENT LIGHT FIXTURE
- 100 x 1220 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- COVE LIGHTING
- LINEAR AIR DIFFUSER
- 610x610 AIR DIFFUSER
- EXHAUST FAN
- 610x610 AIR RETURN
- 305x610 AIR RETURN
- LINEAR AIR RETURN
- DENOTES ACOUSTIC CEILING TILE

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

GENERAL NOTES:

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1. REFER TO DRAWING A.A003 FOR ADDITIONAL FIRE RESISTANCE RATING AND STC RATING INFORMATION.
2. ALL WALL TYPES TO EXTEND TO UNDERSIDE OF STRUCTURE / DECK UNLESS OTHERWISE NOTED.
3. BRACE BACK ALL SUSPENDED GYPSUM BOARD BULKHEADS AS REQUIRED.
4. ALL CEILINGS ARE TO BE PAINTED UNLESS OTHERWISE NOTED.
5. ALL CEILING DEVICES / GRILLES TO MATCH CEILING PAINT COLOUR.
6. ALL FINISHED CEILING ELEVATIONS ARE TAKEN FROM T/O FINISHED FLOOR OF THE ROOM OR AREA THEY ARE WITHIN.
7. FIXTURES NOT DIMENSIONED IN PLAN ARE TO BE EQUALLY SPACED WITHIN ROOM.
8. POT LIGHTS TO BE CENTERED IN WIDTH AND / OR LENGTH OF CEILING TILE WHERE NO DIMENSION IS PROVIDED.
9. REFER TO ELECTRICAL DRAWINGS FOR EXIT, EMERGENCY LIGHTS, SMOKE DETECTORS AND SANCTUARY SPOT LIGHTS.

Nº	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
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t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B THIRD FLOOR ENLARGED RCP

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

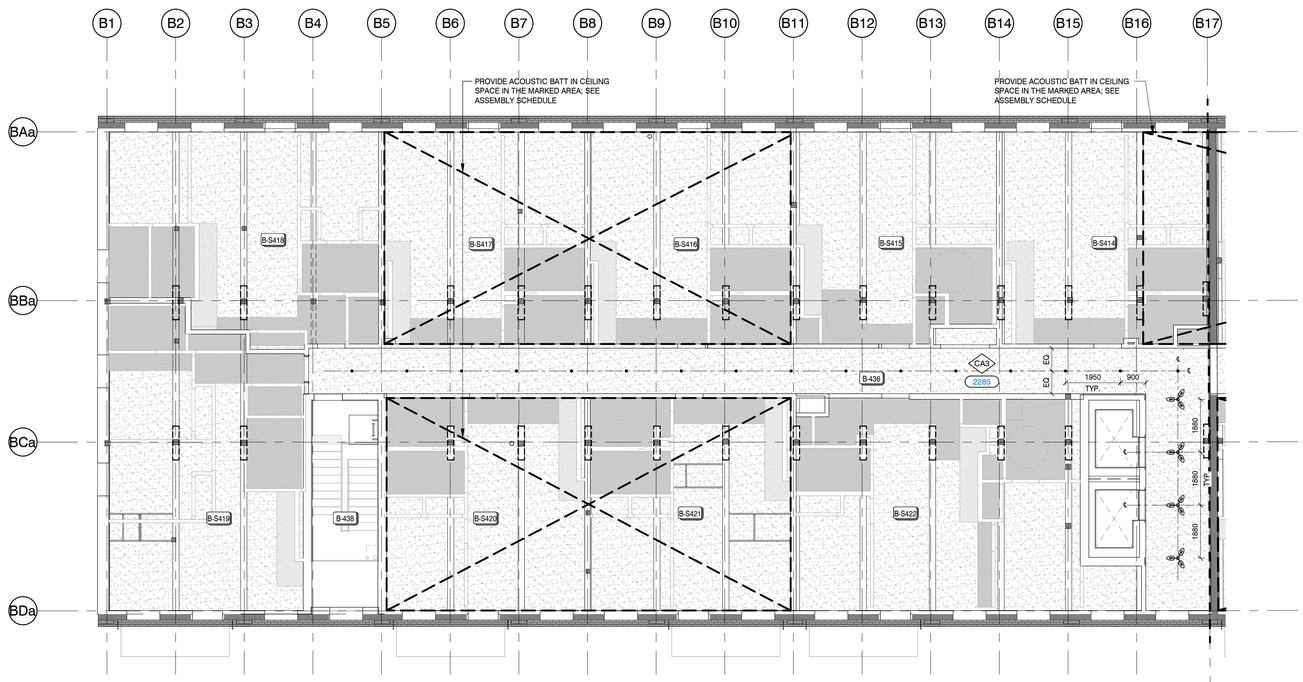
DRAWING Nº

B.A283

PROJECT Nº

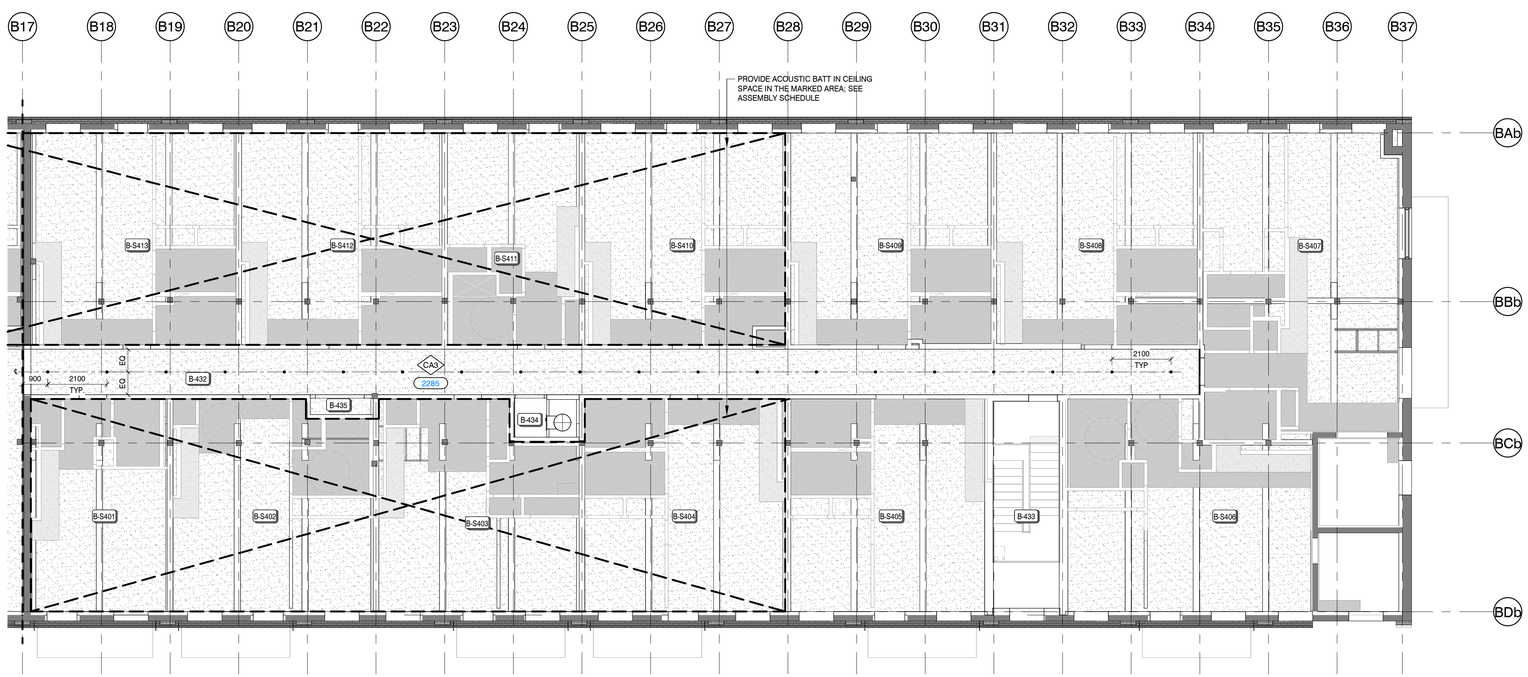
22031

PLOT DATE: 2026-01-30 4:24:59 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A,B (Existing)_v24.rvt



1 B.A284 BUILDING B - FOURTH FLOOR RCP

1 : 100



2 B.A284 BUILDING B - FOURTH FLOOR RCP

1 : 100

REFLECTED CEILING LEGEND:

- CA — DENOTES CEILING TYPE
- DENOTES GYPSUM BOARD
- HIGH — DENOTES HIGH CEILING HEIGHTS:
  - BUILDING A: GROUND FLOOR: 3500mm (FROM F.F.E.) SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012) FOURTH FLOOR: 2743mm (FROM F.F.E.)
  - BUILDING B: GROUND FLOOR: 3500mm (FROM F.F.E.) SECOND / THIRD FLOOR: MIN. 250mm BELOW U/S OF EXISTING FLOOR ABOVE (SEE DETAIL 3/A012) FOURTH FLOOR: 90mm BELOW U/S OF ROOF, TO FOLLOW SLOPED ROOF STRUCTURE ABOVE.
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  - BUILDING B: GROUND FLOOR: 2743mm (FROM F.F.E.) SECOND / THIRD FLOOR: 600mm BELOW U/S OF EXISTING FLOOR ABOVE. FOURTH FLOOR: IN LINE WITH U/S OF FINISHED COLUMN CAPITAL
- DENOTES UPPER MILLWORK
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- EXHAUST GRILLE (SEE MECH. DRAWINGS)
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- 610 x 1220 RECESSED FLUORESCENT LIGHT FIXTURE
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- EXHAUST FAN
- 610x610 AIR RETURN
- 305x610 AIR RETURN
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- DENOTES ACOUSTIC CEILING TILE

Client

bmi Group

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B FOURTH FLOOR ENLARGED RCP

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

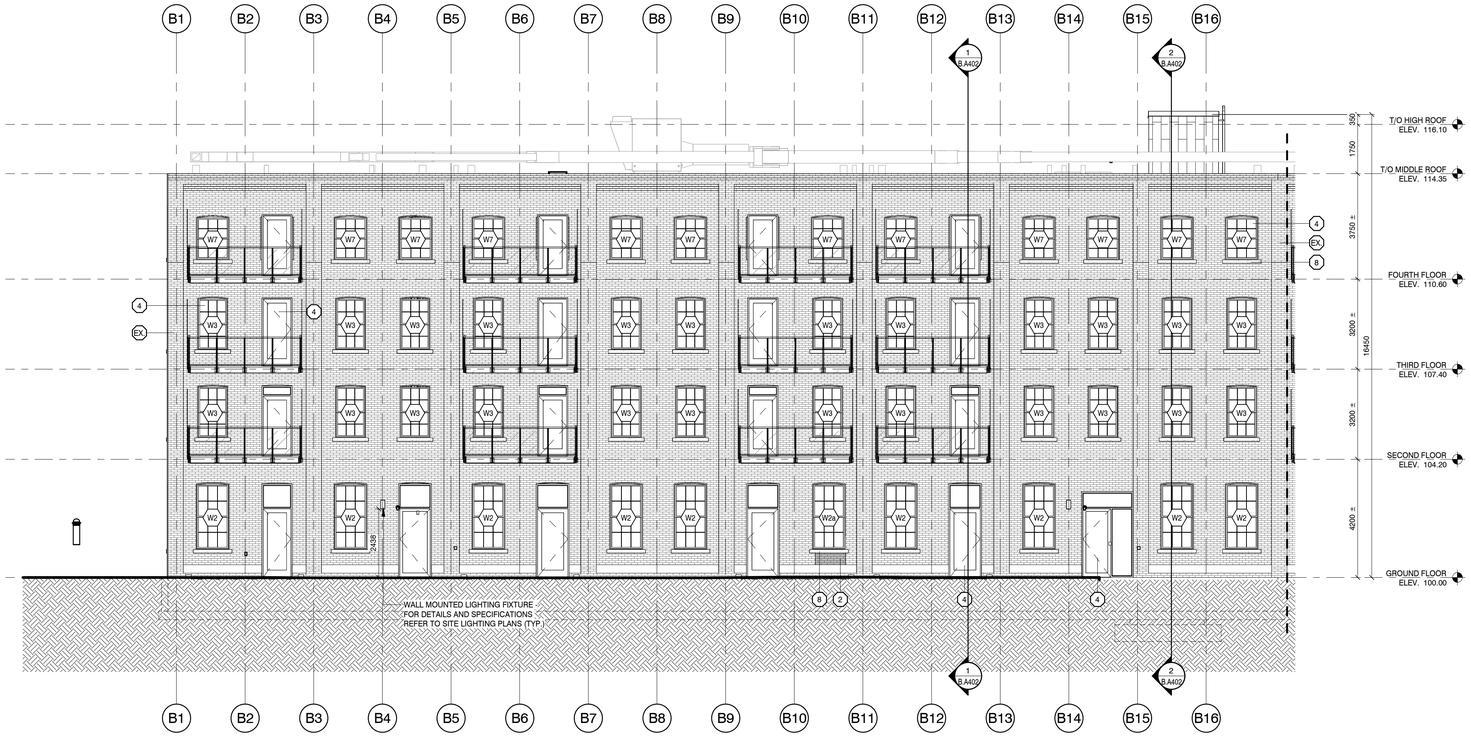
DRAWING Nº

B.A284

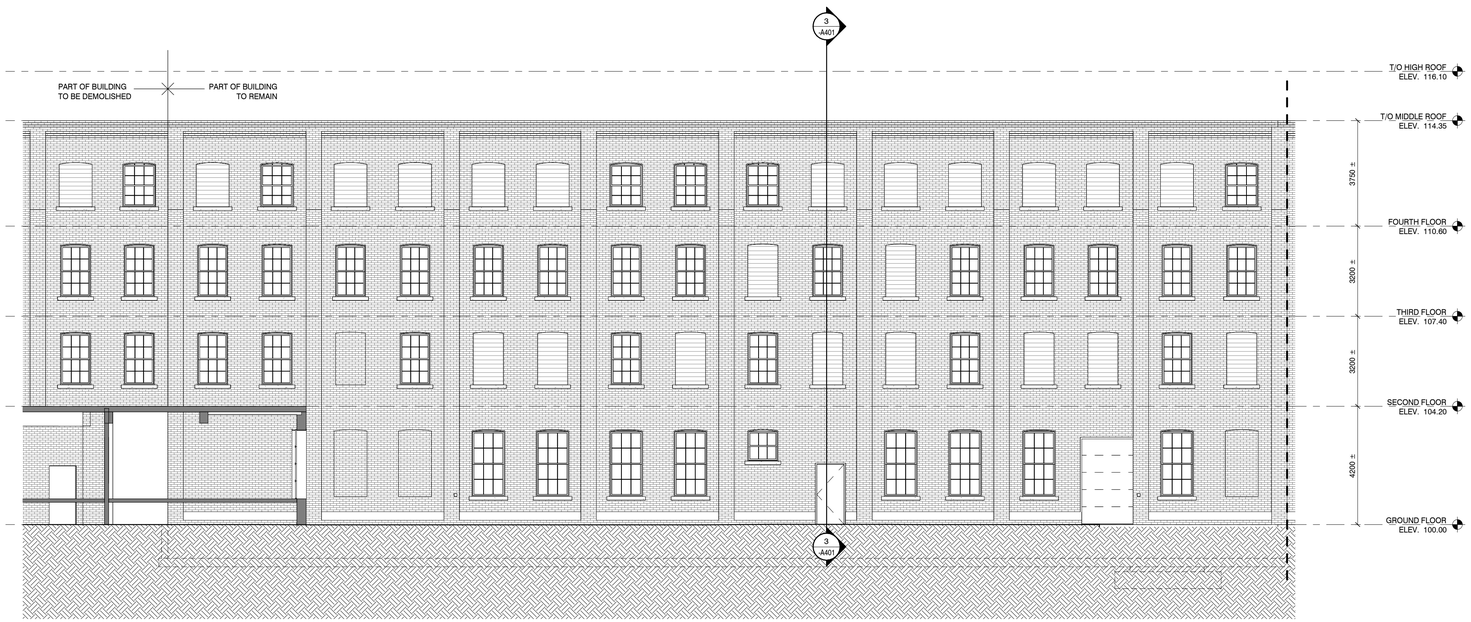
PROJECT Nº

22031

PLOT DATE: 2026-01-30-4:23:06 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 B.A301 SOUTH ELEVATION B1
1 : 100



2 B.A301 SOUTH ELEVATION B1 - EXISTING
1 : 100

ELEVATION MATERIAL LEGEND

EX	CLEAN AND REPAIR EXISTING BRICK (TYP.)
2	INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.)
3	PREFABRICATED METAL BALCONY WITH TINTED GLASS PANEL (TYP.)
4	SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
5	SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: SPANDREL PANEL
6	SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) COLOUR: WARM CHARCOAL GLAZING: CLEAR
7	CURTAIN WALL FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
8	CLEAN AND REPAIR EXISTING CONCRETE SILL OR ADD NEW SILL FOR NEW OPENINGS (TYP.)
9	NEW STONE COPING (TYP.)
10	METAL PANELS COLOUR: CHARCOAL
11	METAL FLASHING (TYP.) COLOUR: WARM CHARCOAL
12	HOLLOW METAL DOOR (TYP.) COLOUR: WARM CHARCOAL
13	PAINTED WOOD DOOR COLOUR: T.B.D. GLAZING: CLEAR
14	PREFABRICATED METAL JULIET BALCONY WITH TINTED GLASS PANEL (TYP.)
15	INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.) COVERING EXISTING CONCRETE BLOCK BACKUP

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

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PROJECT

BUILDERS BLOCK

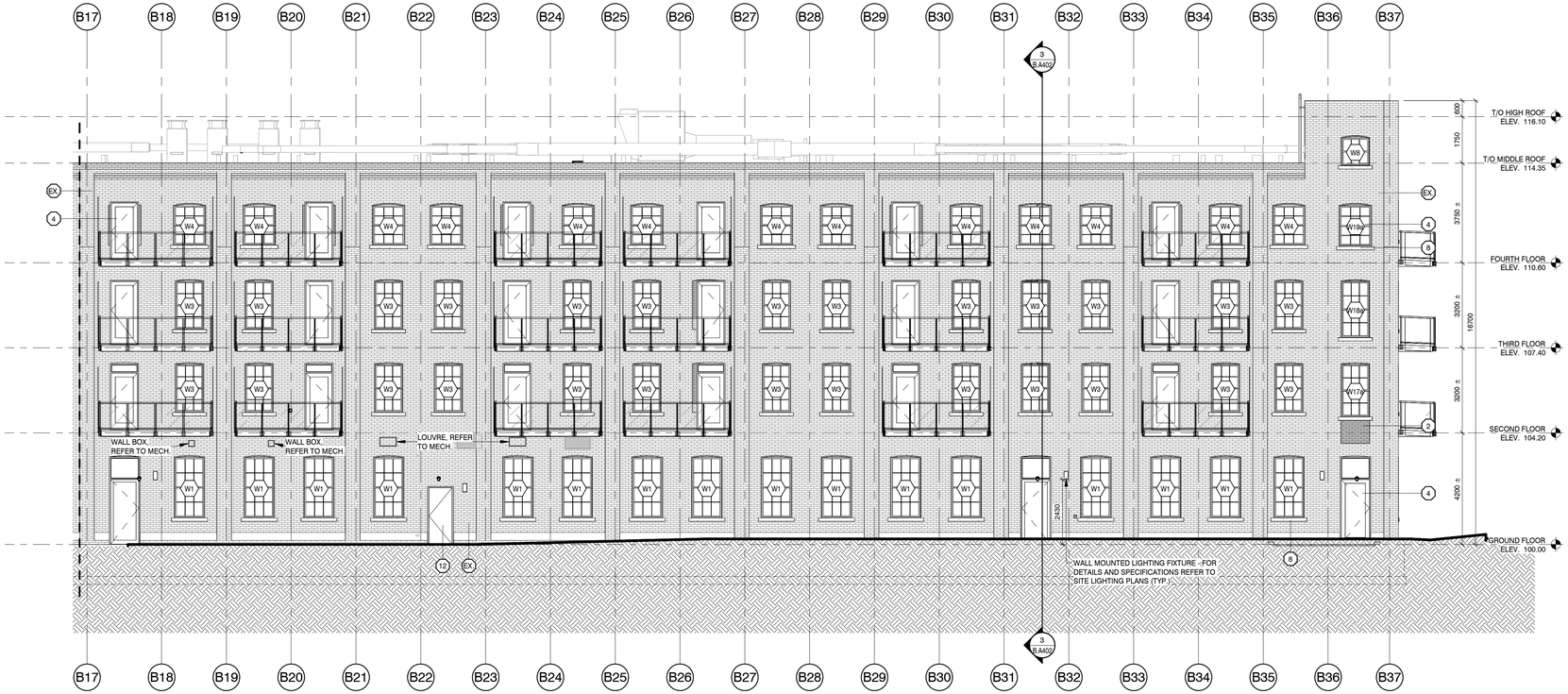
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B SOUTH ELEVATION WEST SIDE

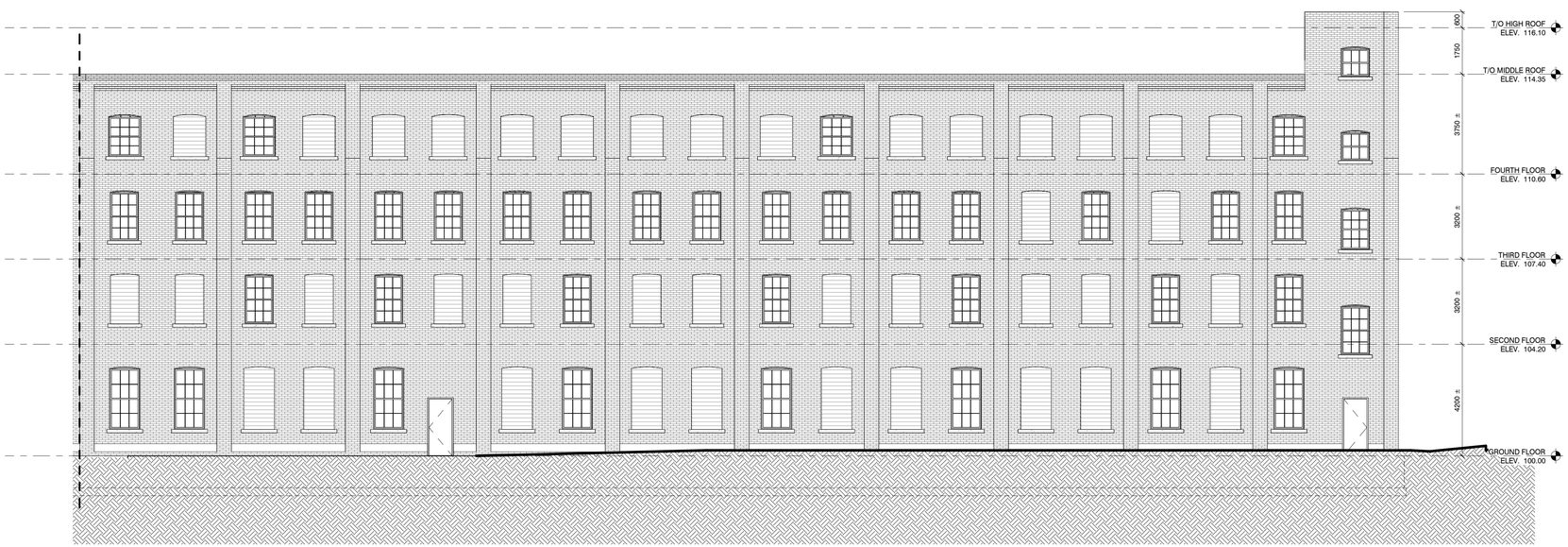
DRAWN BY: AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: 1 : 100
DRAWING Nº: B.A301
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:25:09 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A302 SOUTH ELEVATION B2

1 : 100



2 B.A302 SOUTH ELEVATION B2 - EXISTING

1 : 100

ELEVATION MATERIAL LEGEND

- EX — CLEAN AND REPAIR EXISTING BRICK (TYP.)
- 2 — INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.)
- 3 — PREFABRICATED METAL BALCONY WITH TINTED GLASS PANEL (TYP.)
- 4 — SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
- 5 — SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: SPANDREL PANEL
- 6 — SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) COLOUR: WARM CHARCOAL GLAZING: CLEAR
- 7 — CURTAIN WALL FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
- 8 — CLEAN AND REPAIR EXISTING CONCRETE SILL OR ADD NEW SILL FOR NEW OPENINGS (TYP.)
- 9 — NEW STONE COPING (TYP.)
- 10 — METAL PANELS COLOUR: CHARCOAL
- 11 — METAL FLASHING (TYP.) COLOUR: WARM CHARCOAL
- 12 — HOLLOW METAL DOOR (TYP.) COLOUR: WARM CHARCOAL
- 13 — PAINTED WOOD DOOR COLOUR: T.B.D. GLAZING: CLEAR
- 14 — PREFABRICATED METAL JULIET BALCONY WITH TINTED GLASS PANEL (TYP.)
- 15 — INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.) COVERING EXISTING CONCRETE BLOCK BACKUP

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
3	26.01.28	ISSUED FOR 75% CLIENT REVIEW
2	25.10.17	ISSUED FOR 50% CD
1	25.09.19	ISSUED FOR 30% CD

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B SOUTH ELEVATION EAST SIDE

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

1 : 100

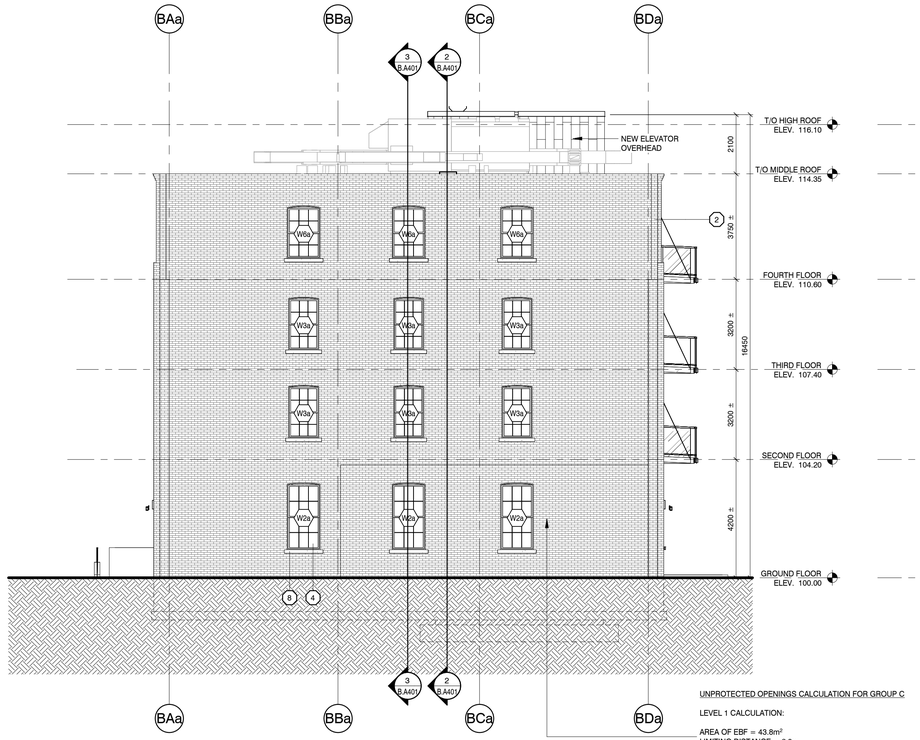
DRAWING Nº

B.A302

PROJECT Nº

22031

PLOT DATE: 2026-01-30 4:20:12 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing_v24.rvt

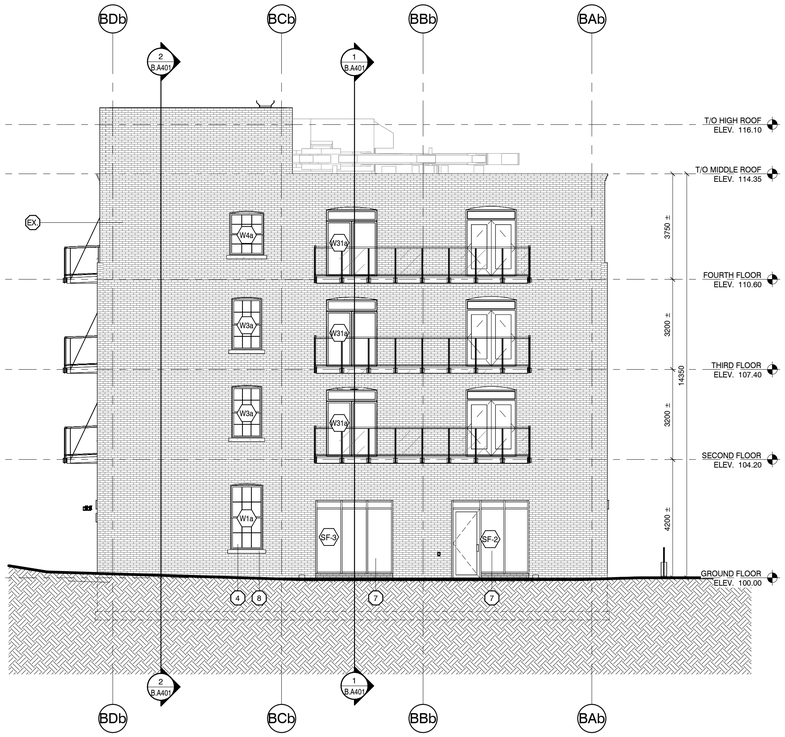


UNPROTECTED OPENINGS CALCULATION FOR GROUP C

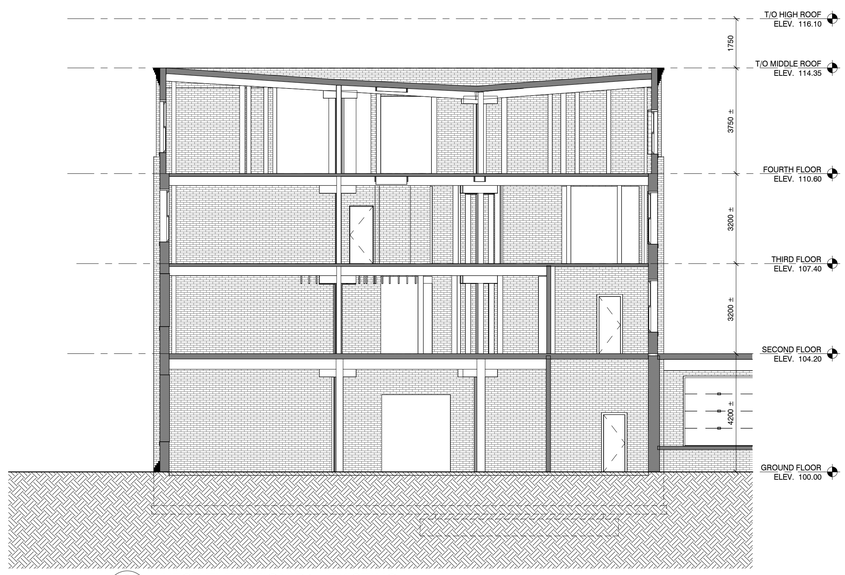
LEVEL 1 CALCULATION:

AREA OF EBF = 43.8m²
LIMITING DISTANCE = 6.0m
PERMITTED MAX. % OF OPENINGS = 100%

1 B.A303 WEST ELEVATION B1
1 : 100



2 B.A303 EAST ELEVATION B2
1 : 100



3 B.A303 WEST ELEVATION B1 - EXISTING
1 : 100

4 B.A303 EAST ELEVATION B2 - EXISTING
1 : 100

ELEVATION MATERIAL LEGEND

EX	CLEAN AND REPAIR EXISTING BRICK (TYP.)
2	INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.)
3	PREFABRICATED METAL BALCONY WITH TINTED GLASS PANEL (TYP.)
4	SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
5	SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: SPANDREL PANEL
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7	CURTAIN WALL FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
8	CLEAN AND REPAIR EXISTING CONCRETE SILL OR ADD NEW SILL FOR NEW OPENINGS (TYP.)
9	NEW STONE COPING (TYP.)
10	METAL PANELS COLOUR: CHARCOAL
11	METAL FLASHING (TYP.) COLOUR: WARM CHARCOAL
12	HOLLOW METAL DOOR (TYP.) COLOUR: WARM CHARCOAL
13	PAINTED WOOD DOOR COLOUR: T.B.D. GLAZING: CLEAR
14	PREFABRICATED METAL JULIET BALCONY WITH TINTED GLASS PANEL (TYP.)
15	INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.) COVERING EXISTING CONCRETE BLOCK BACKUP

Client

bmi Group

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PROJECT

BUILDERS BLOCK

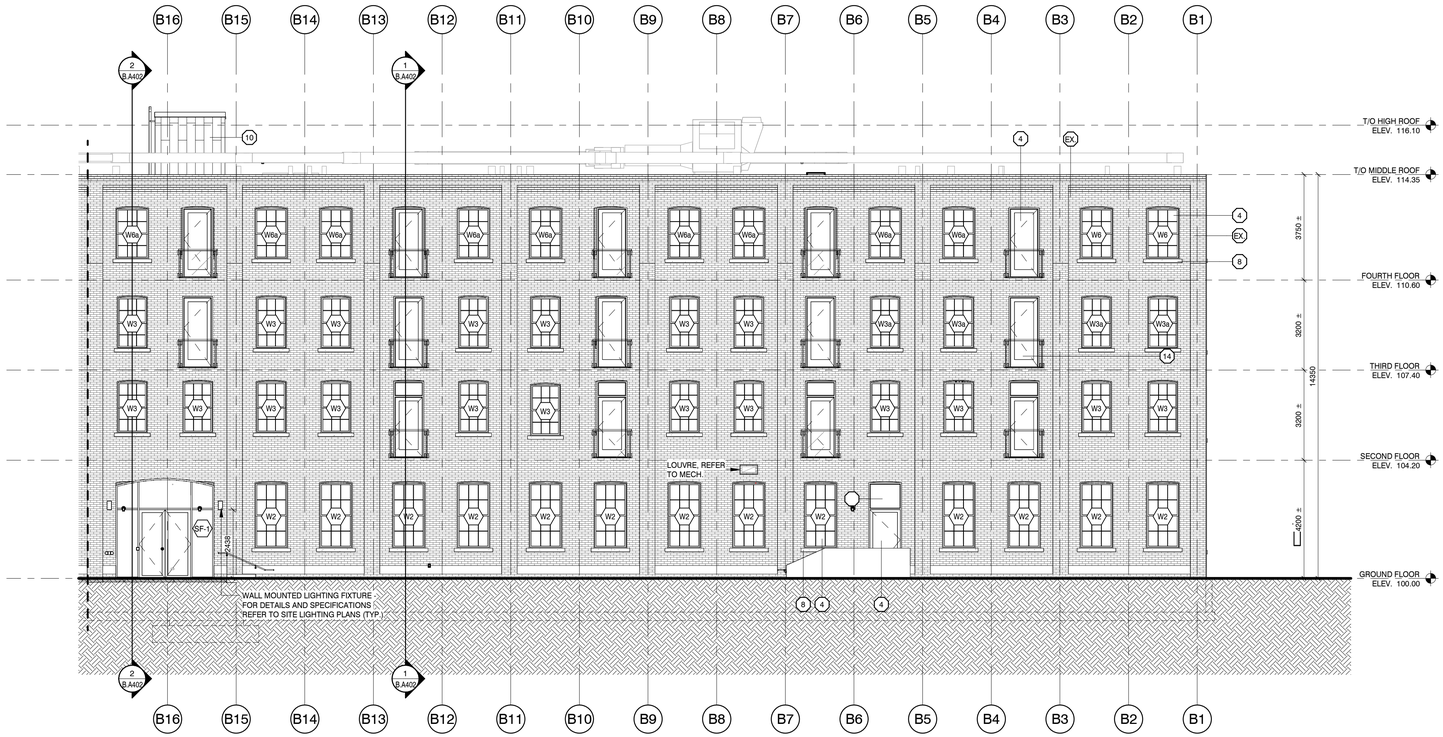
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B EAST AND WEST ELEVATION

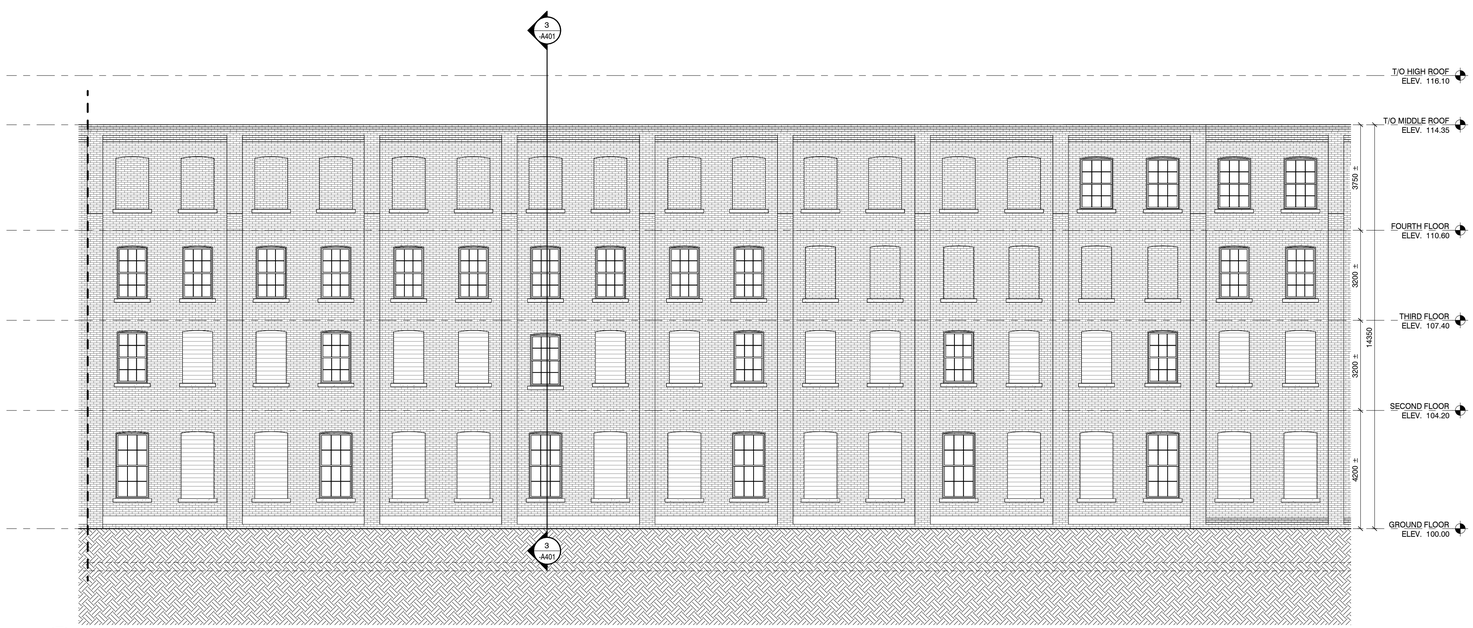
DRAWN BY: AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: 1 : 100
DRAWING Nº: B.A303
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:25:18 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A304 NORTH ELEVATION B1

1 : 100



2 B.A304 NORTH ELEVATION B1 - EXISTING

1 : 100

ELEVATION MATERIAL LEGEND

EX	CLEAN AND REPAIR EXISTING BRICK (TYP.)
2	INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.)
3	PREFABRICATED METAL BALCONY WITH TINTED GLASS PANEL (TYP.)
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13	PAINTED WOOD DOOR COLOUR: T.B.D. GLAZING: CLEAR
14	PREFABRICATED METAL JULIET BALCONY WITH TINTED GLASS PANEL (TYP.)
15	INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.) COVERING EXISTING CONCRETE BLOCK BACKUP

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1	25.09.19	ISSUED FOR 30% CD

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B NORTH ELEVATION WEST SIDE

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

1 : 100

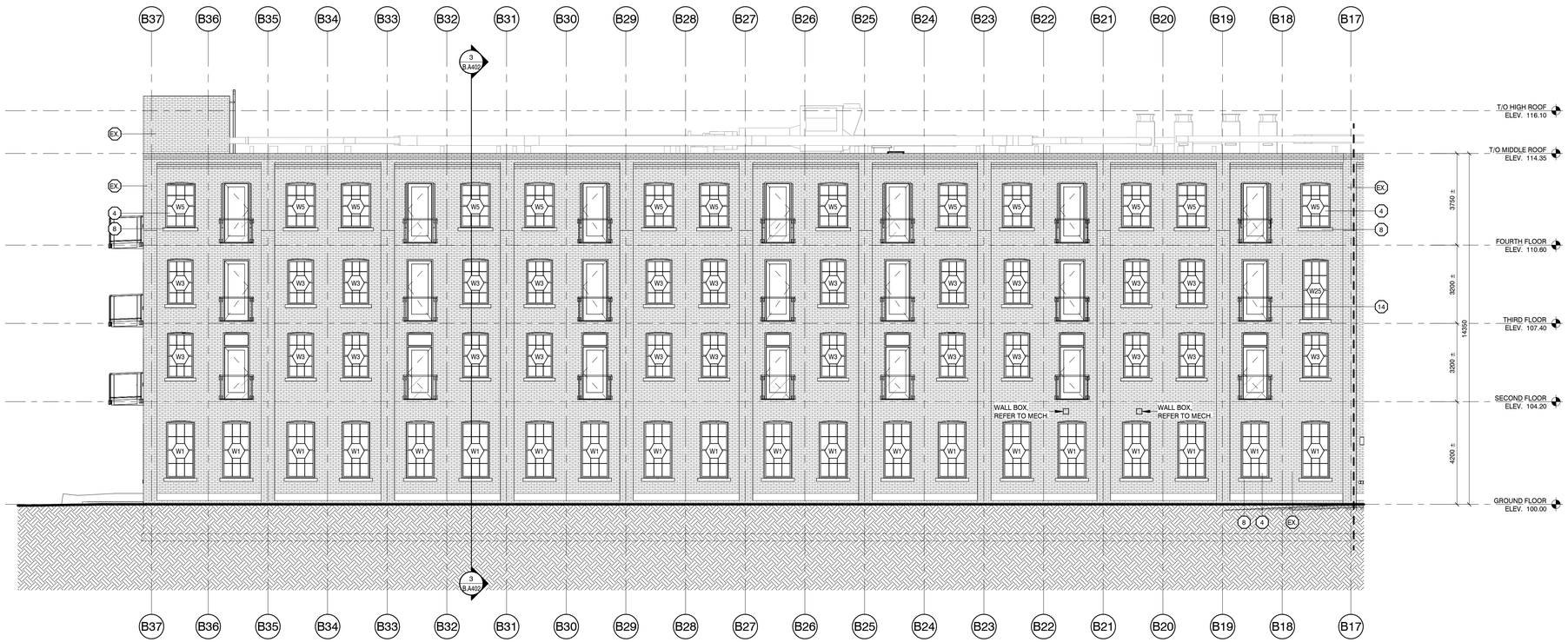
DRAWING Nº

B.A304

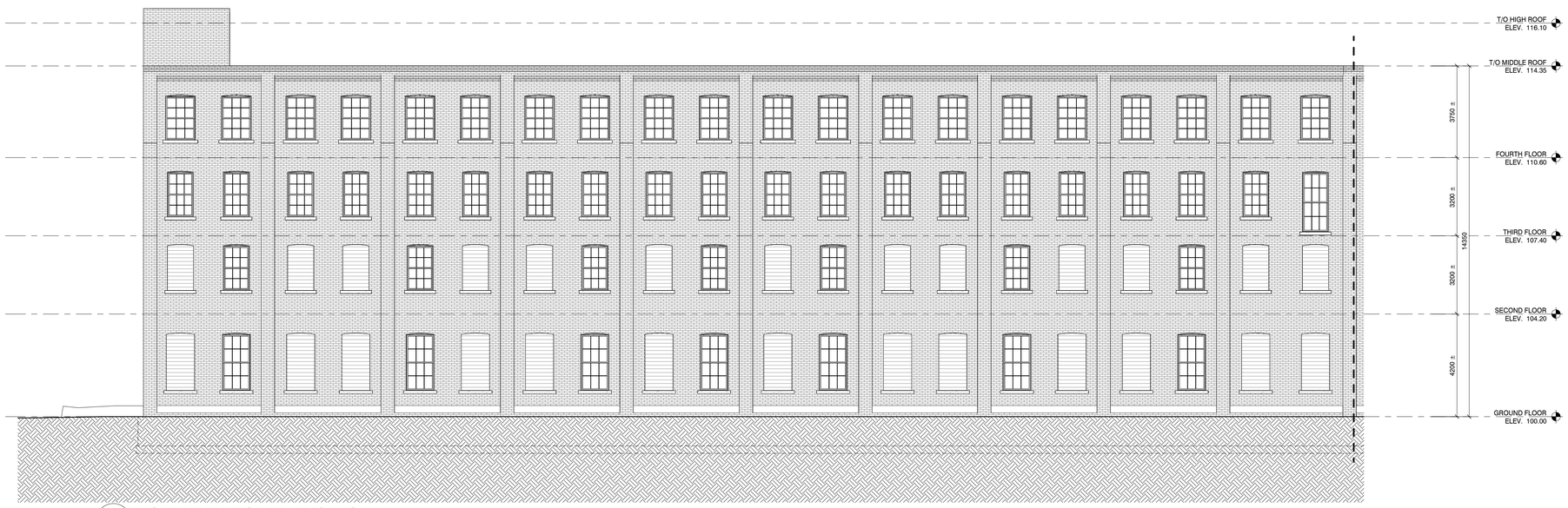
PROJECT Nº

22031

PLOT DATE: 2026-01-30 4:25:30 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A305 NORTH ELEVATION B2
1 : 100



2 B.A305 NORTH ELEVATION B2 - EXISTING
1 : 100

ELEVATION MATERIAL LEGEND

- EX — CLEAN AND REPAIR EXISTING BRICK (TYP.)
- 2 — INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.)
- 3 — PREFABRICATED METAL BALCONY WITH TINTED GLASS PANEL (TYP.)
- 4 — SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
- 5 — SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) FRAME COLOUR: WARM CHARCOAL GLAZING: SPANDREL PANEL
- 6 — SEALED GLAZING SET IN PREFINISHED ALUMINUM WINDOW FRAMING (TYP.) COLOUR: WARM CHARCOAL GLAZING: CLEAR
- 7 — CURTAIN WALL FRAME COLOUR: WARM CHARCOAL GLAZING: CLEAR
- 8 — CLEAN AND REPAIR EXISTING CONCRETE SILL OR ADD NEW SILL FOR NEW OPENINGS (TYP.)
- 9 — NEW STONE COPING (TYP.)
- 10 — METAL PANELS COLOUR: CHARCOAL
- 11 — METAL FLASHING (TYP.) COLOUR: WARM CHARCOAL
- 12 — HOLLOW METAL DOOR (TYP.) COLOUR: WARM CHARCOAL
- 13 — PAINTED WOOD DOOR COLOUR: T.B.D. GLAZING: CLEAR
- 14 — PREFABRICATED METAL JULIET BALCONY WITH TINTED GLASS PANEL (TYP.)
- 15 — INFILL WITH SALVAGED BRICK TO MATCH EXISTING (TYP.) COVERING EXISTING CONCRETE BLOCK BACKUP

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
4	26.01.28	ISSUED FOR 75% CLIENT REVIEW
3	25.10.17	ISSUED FOR 50% CD
2	25.09.19	ISSUED FOR 30% CD
1	25.06.24	PROGRESS DRAWINGS 40% DD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t: 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

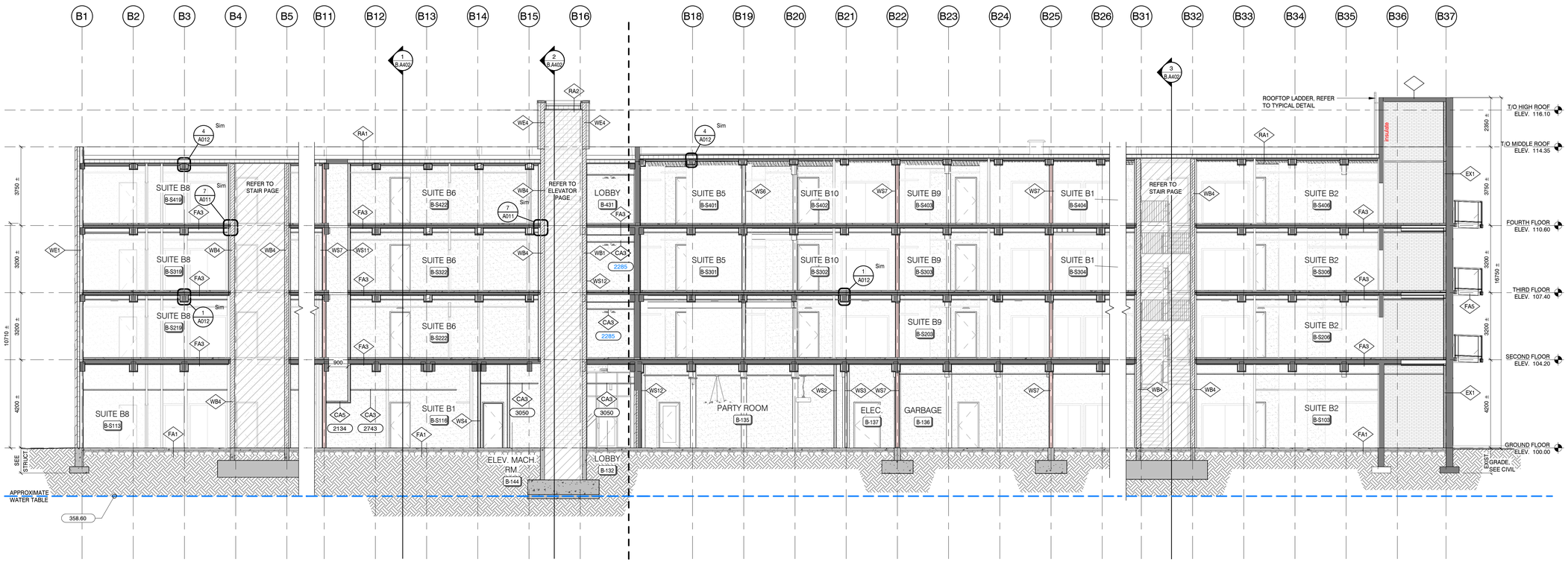
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

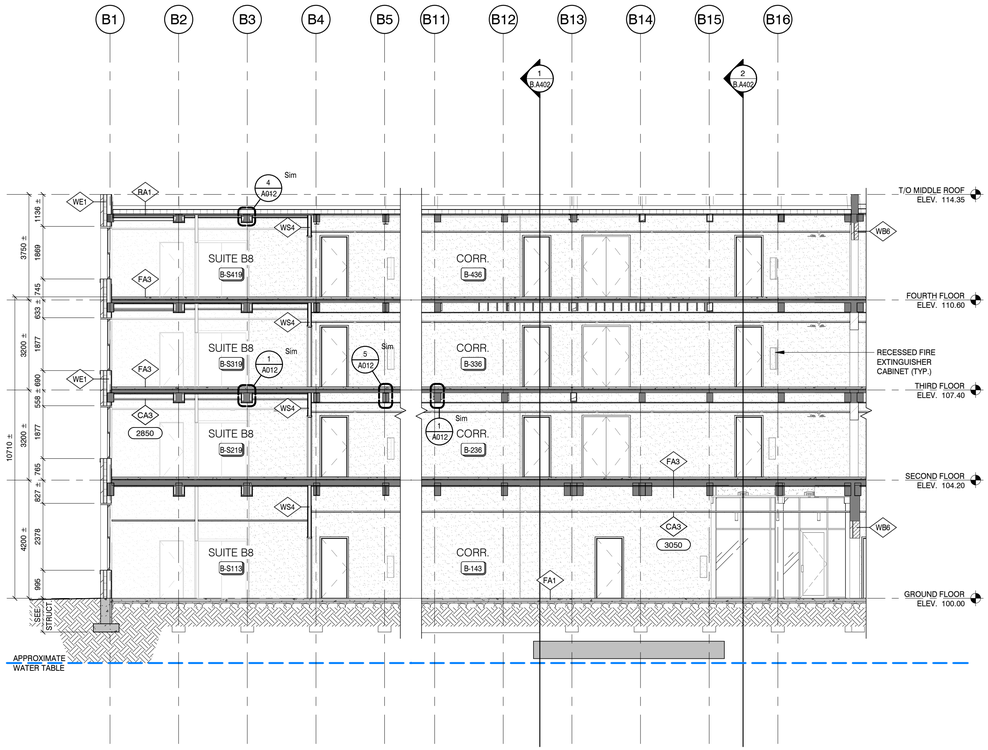
BUILDING B NORTH ELEVATION EAST SIDE

DRAWN BY: AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: 1 : 100
DRAWING Nº: B.A305
PROJECT Nº: 22031

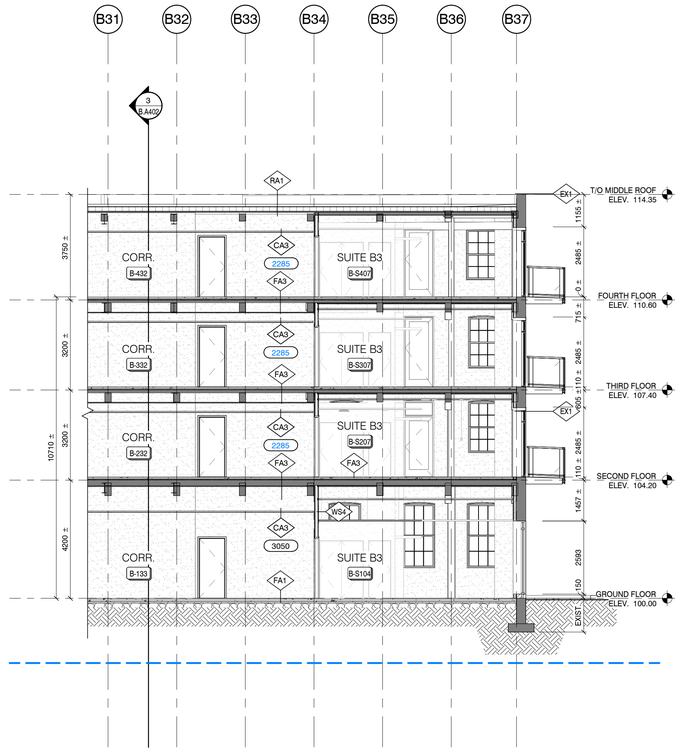
PLOT DATE: 2026-01-30 4:22:24 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



2 B.A401 BUILDING SECTION
1 : 100



3 B.A401 BUILDING SECTION
1 : 100



1 B.A401 BUILDING SECTION
1 : 100

Client

bmi Group

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Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
		WIP
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2	25.09.19	ISSUED FOR 30% CD
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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B BUILDING SECTIONS

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

1 : 100

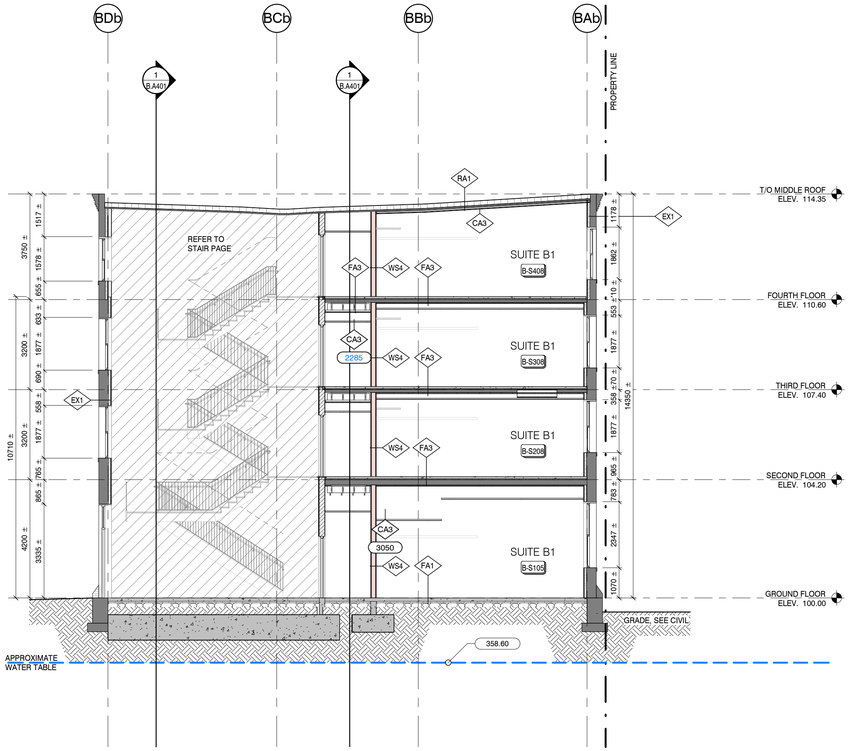
DRAWING Nº

B.A401

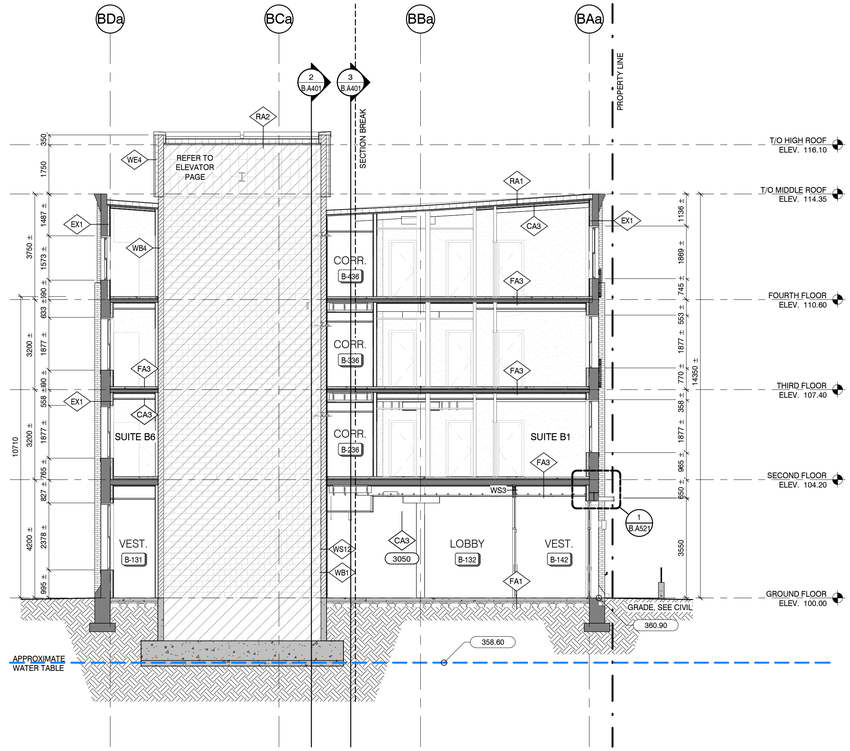
PROJECT Nº

22031

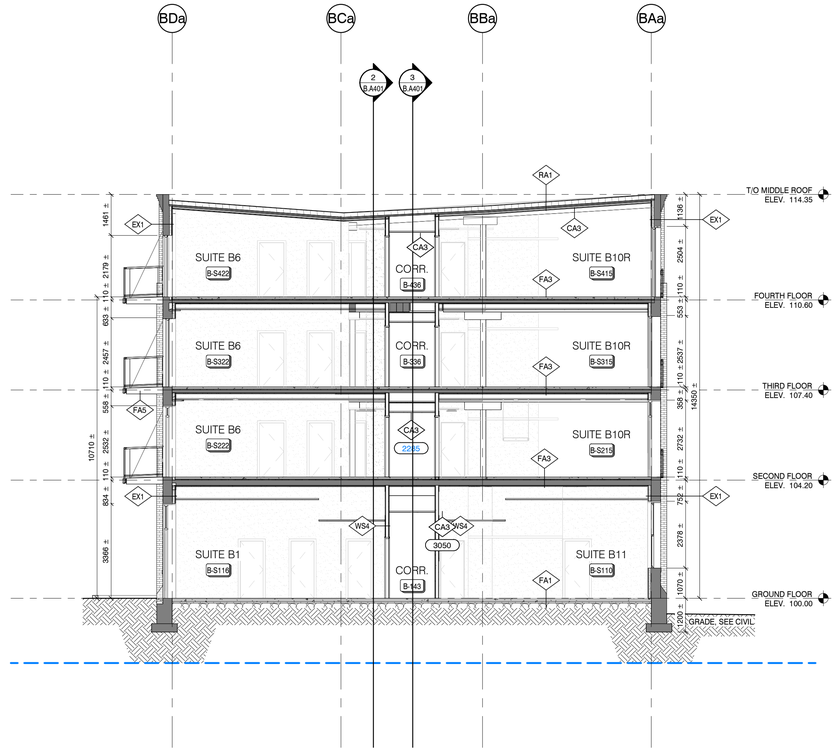
PLOT DATE: 2026-01-30-4:25:29 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



3 B.A402 BUILDING SECTION
1 : 100



2 B.A402 BUILDING SECTION
1 : 100



1 B.A402 BUILDING SECTION
1 : 100

Client

bmi Group

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Tillsonburg, Ontario N4G 4G8
Canada

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1	25.06.24	PROGRESS DRAWINGS 40% DD

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PROJECT

BUILDERS BLOCK

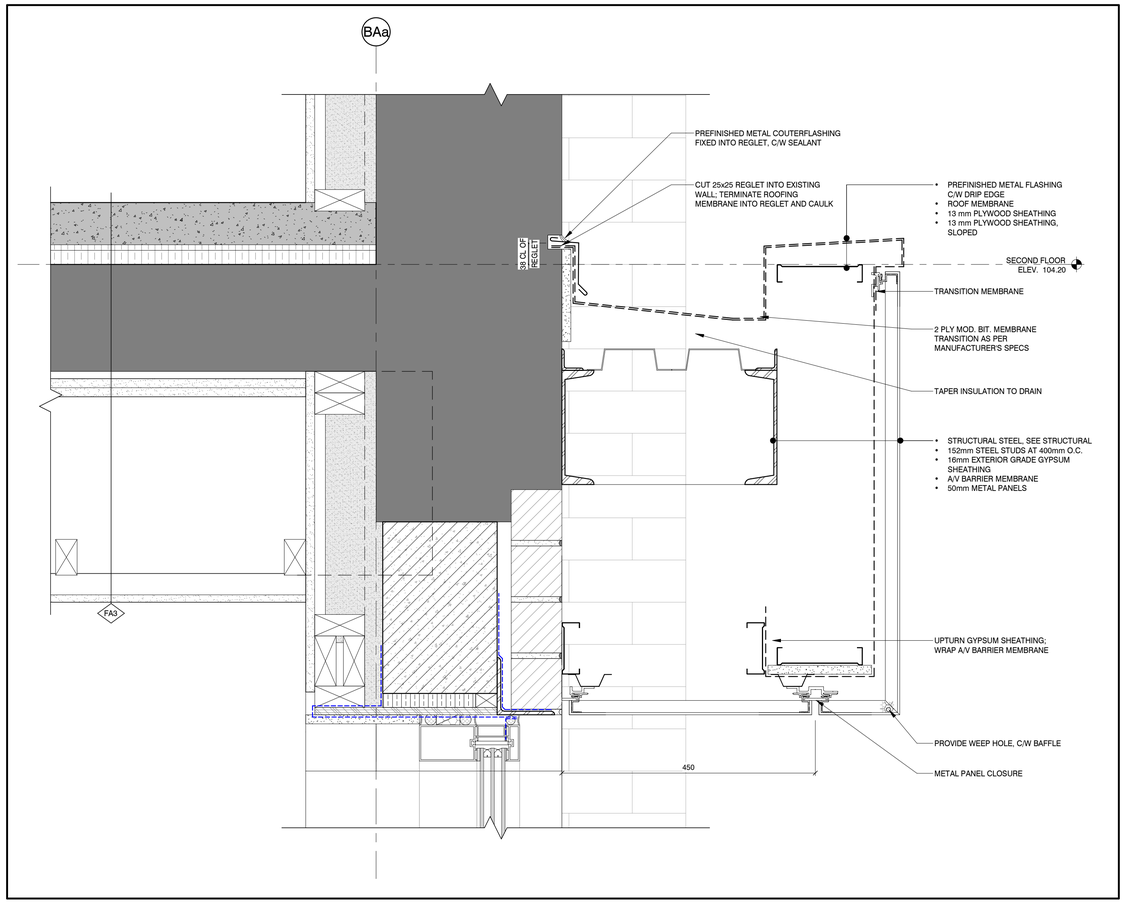
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B BUILDING SECTIONS

DRAWN BY: AG
CHECKED BY:
DATE: DECEMBER, 2025
SCALE: 1 : 100
DRAWING Nº: B.A402
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:25:31 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



1 B.A521 ENTRANCE CANOPY
1 : 5

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
		WIP
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

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PROJECT

BUILDERS BLOCK

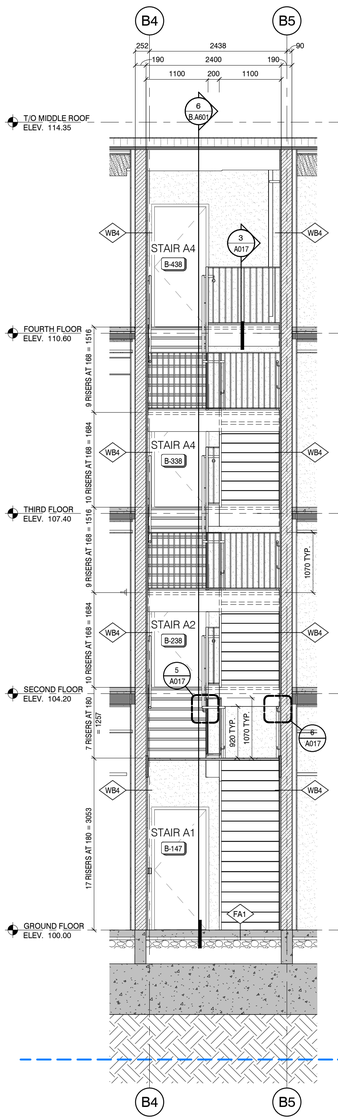
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

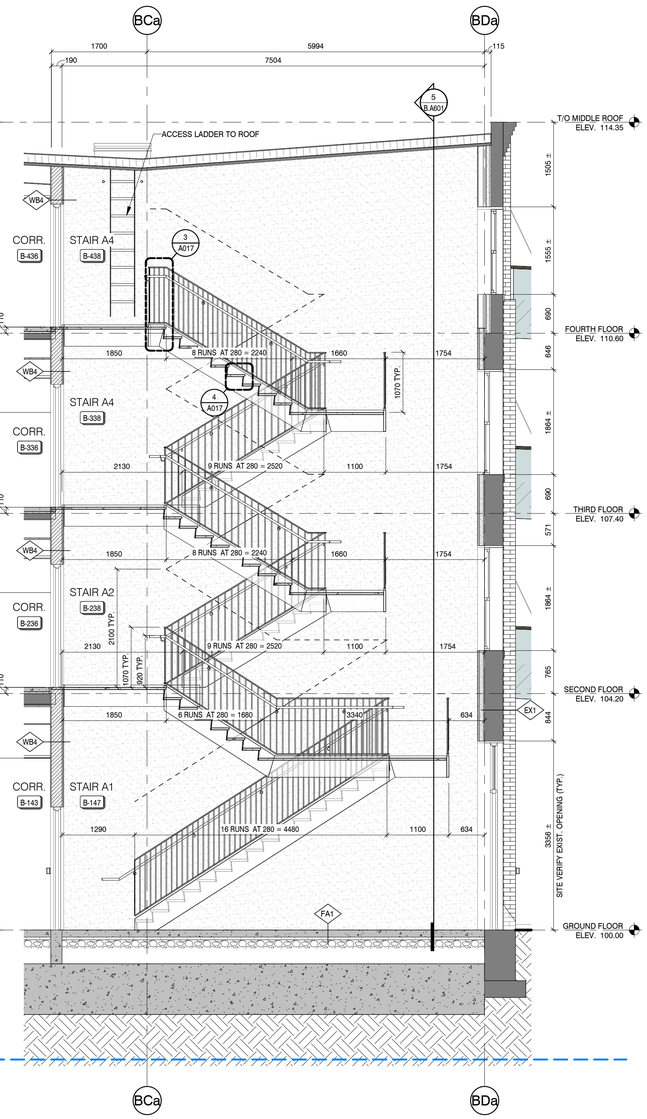
SECTION DETAILS

DRAWN BY: MB
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A521
PROJECT Nº: 22031

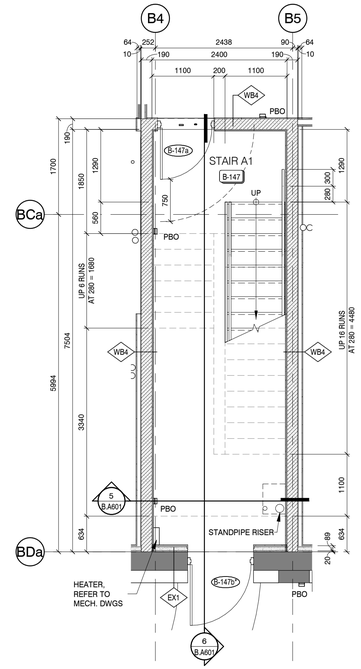
PLOT DATE: 2026-01-30 4:25:31 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A-B (Existing)_v24.rvt



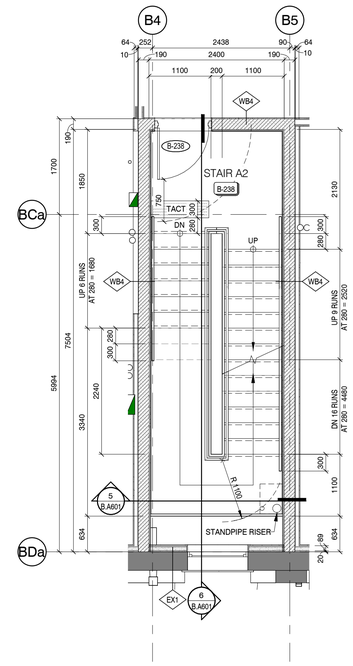
5 B.A601 STAIR A SECTION 1 : 50



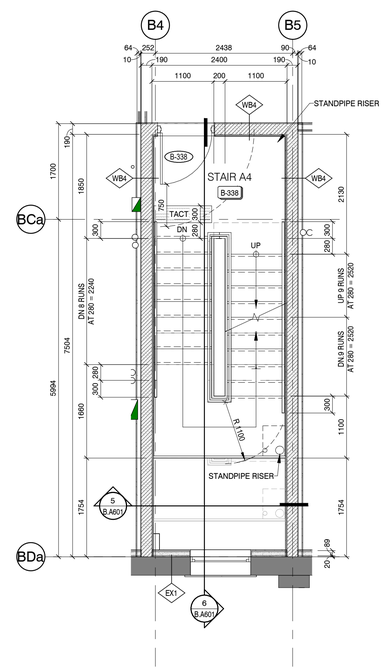
6 B.A601 STAIR A SECTION 1 : 50



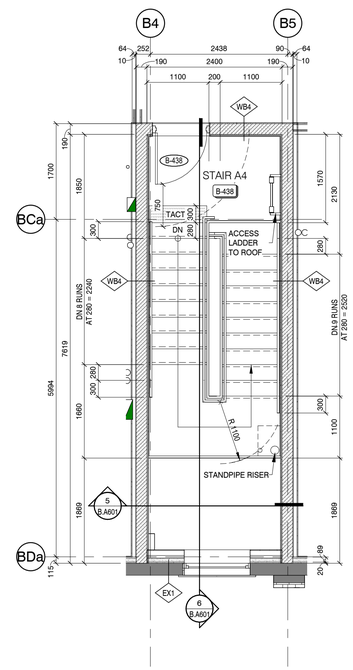
1 B.A601 STAIR A - GROUND FLOOR PLAN 1 : 50



2 B.A601 STAIR A - SECOND FLOOR PLAN 1 : 50



3 B.A601 STAIR A - THIRD FLOOR PLAN 1 : 50



4 B.A601 STAIR A - FOURTH FLOOR PLAN 1 : 50

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A600 INCLUSIVE

1. ALL DIMENSIONS ARE TO FACE OF BLOCK, PRECAST AND / OR POURED CONCRETE, AND FACE OF STUD UNLESS OTHERWISE NOTED.
2. FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
3. WALL CONSTRUCTION READ FROM TAG SIDE OF WALL.
4. ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING B.A002 FOR GRAPHICAL LOCATIONS AND RATING TYPES.
5. FOR EXACT LOCATION, SIZE AND QUANTITY OF SLEEVING FOR MECHANICAL AND ELECTRICAL SERVICES REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
6. SITE VERIFY EXISTING FLOOR TO FLOOR STAIR HEIGHTS WITH DRAWING DIMENSIONS. SHOP DRAWINGS TO BE PROVIDED AND VERIFIED WITH INSTALLED FLOOR TOPPING.

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
3	26.01.28	ISSUED FOR 75% CLIENT REVIEW
2	25.10.17	ISSUED FOR 50% CD
1	25.09.19	ISSUED FOR 30% CD

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

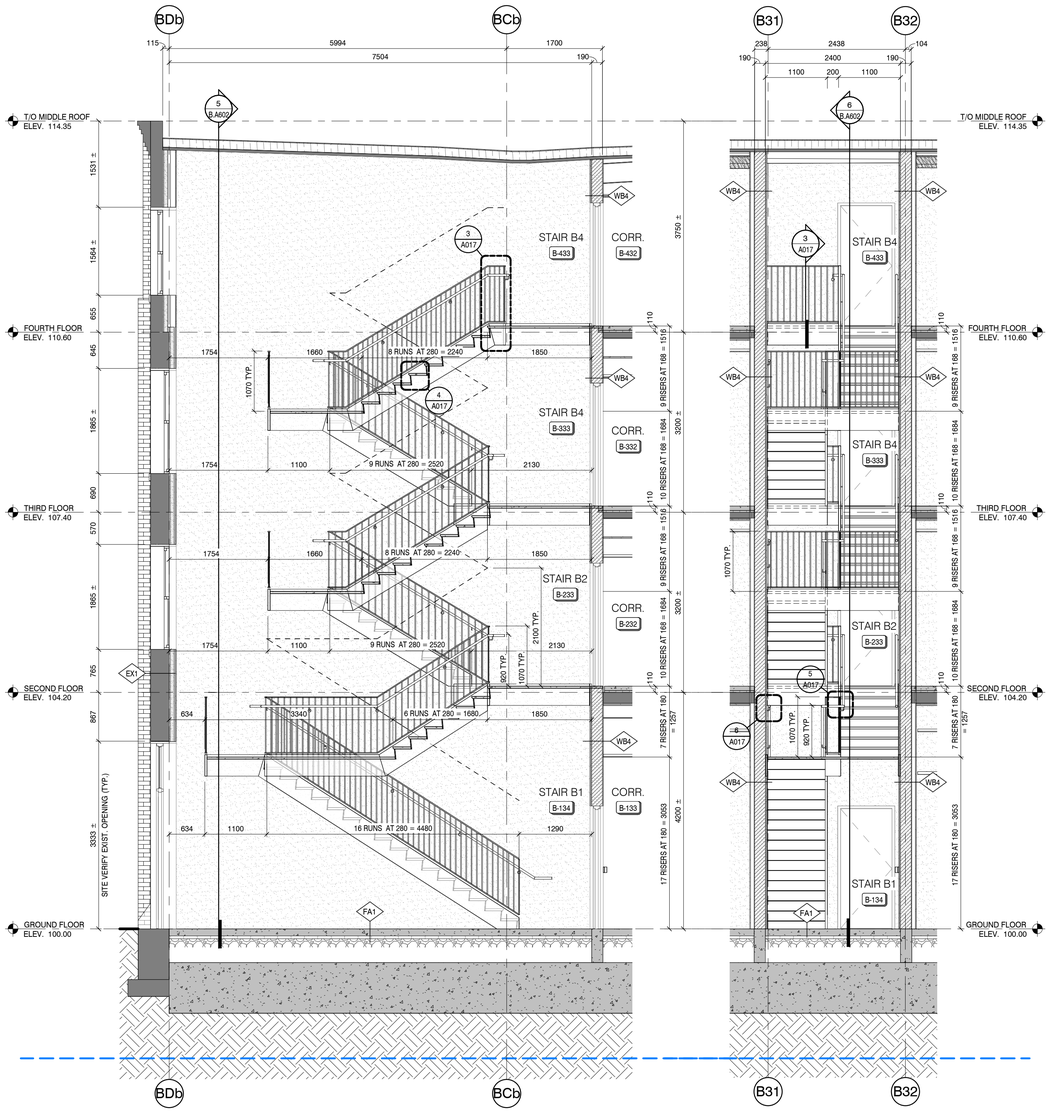
93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

STAIR A PLANS

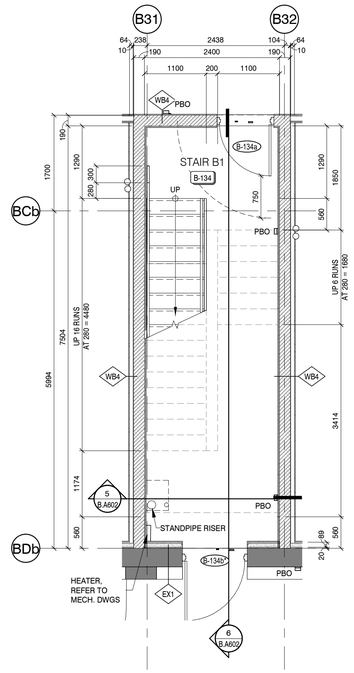
DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: **B.A601**
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:25:37 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A.rvt

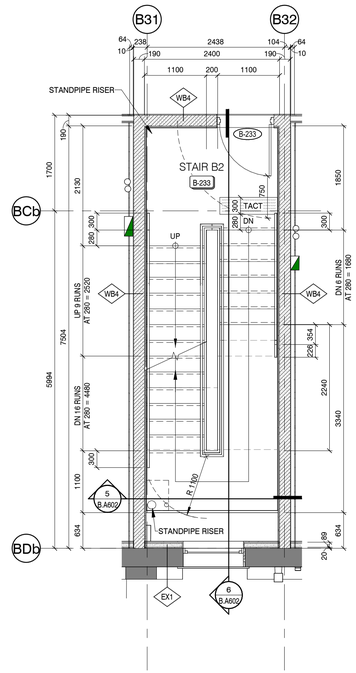


6 B.A602 STAIR B SECTION
1 : 50

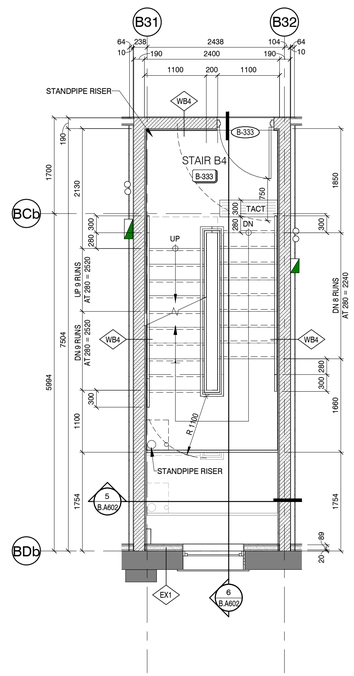
5 B.A602 STAIR B SECTION
1 : 50



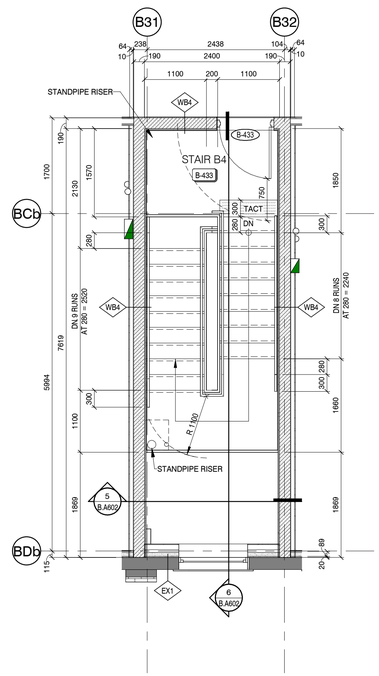
1 B.A602 STAIR B - GROUND FLOOR PLAN
1 : 50



2 B.A602 STAIR B - SECOND FLOOR PLAN
1 : 50



3 B.A602 STAIR B - THIRD FLOOR PLAN
1 : 50



4 B.A602 STAIR B - FOURTH FLOOR PLAN
1 : 50

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A600 INCLUSIVE

1. ALL DIMENSIONS ARE TO FACE OF BLOCK, PRECAST AND / OR POURED CONCRETE, AND FACE OF STUD UNLESS OTHERWISE NOTED.
2. FIRESTOP AND SEAL ALL PENETRATIONS THROUGH RATED ASSEMBLIES EQUAL TO ASSEMBLY RATING.
3. WALL CONSTRUCTION READ FROM TAG SIDE OF WALL.
4. ASSEMBLIES IDENTIFIED AS "RATED" TO ULC DESIGNS / SB-3 NOTED - REFER TO DRAWING A.A002 FOR GRAPHICAL LOCATIONS AND RATING TYPES.
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Client

bmi Group

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

STAIR B PLANS

DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A602
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:22:41 PM
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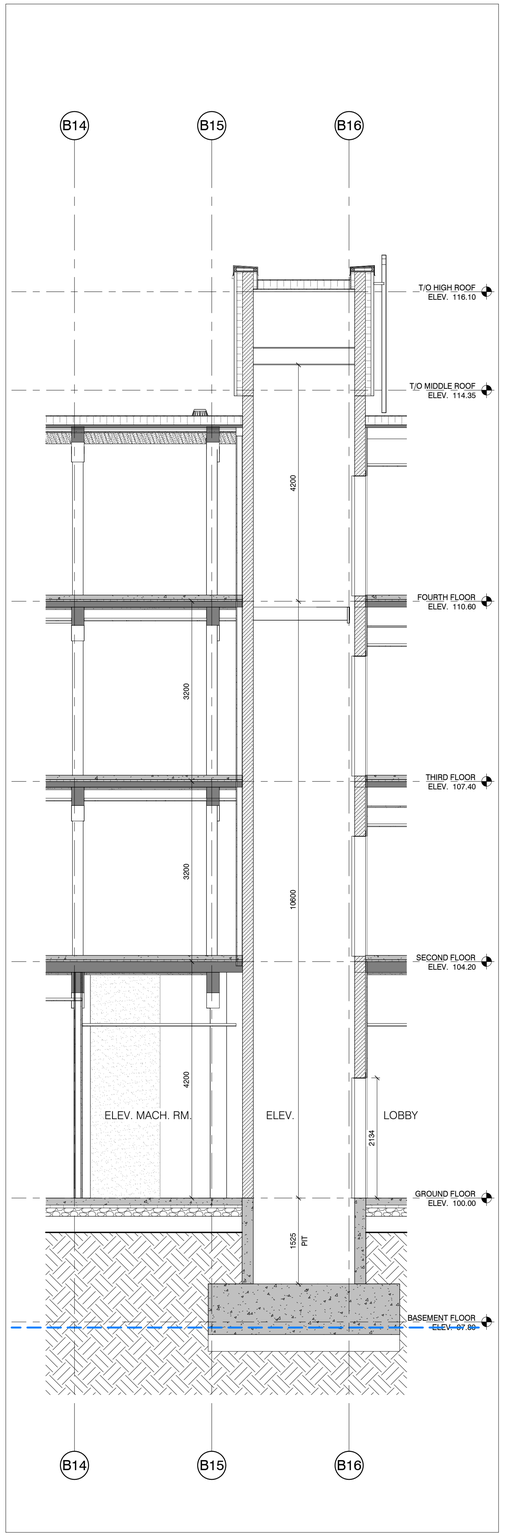
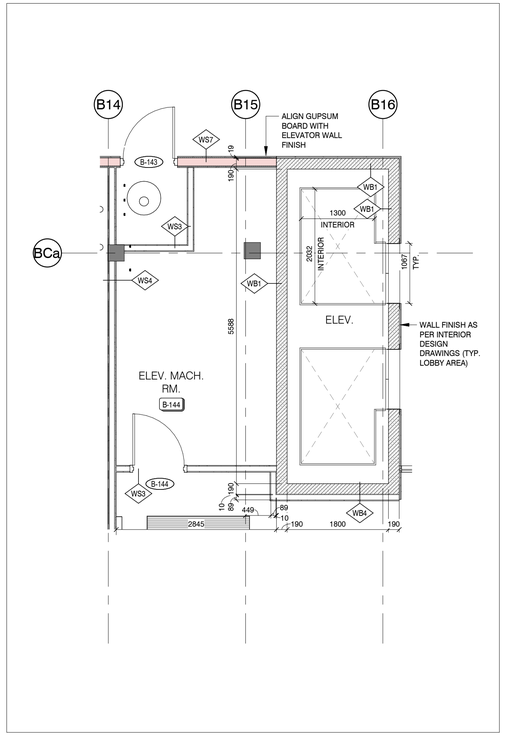
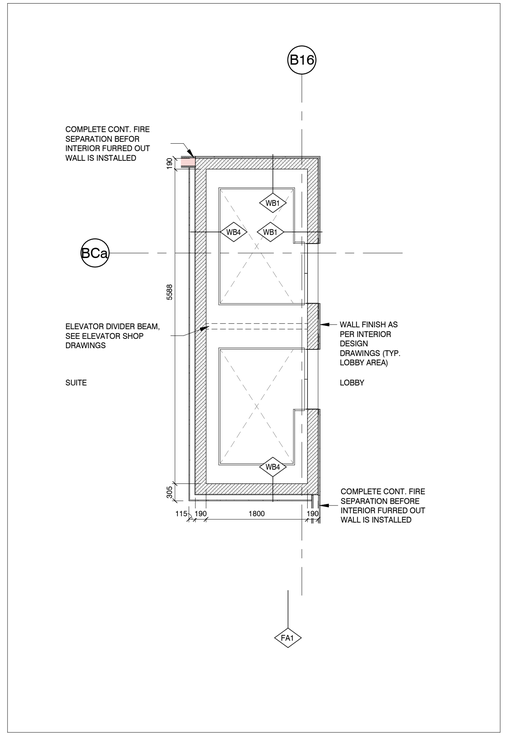


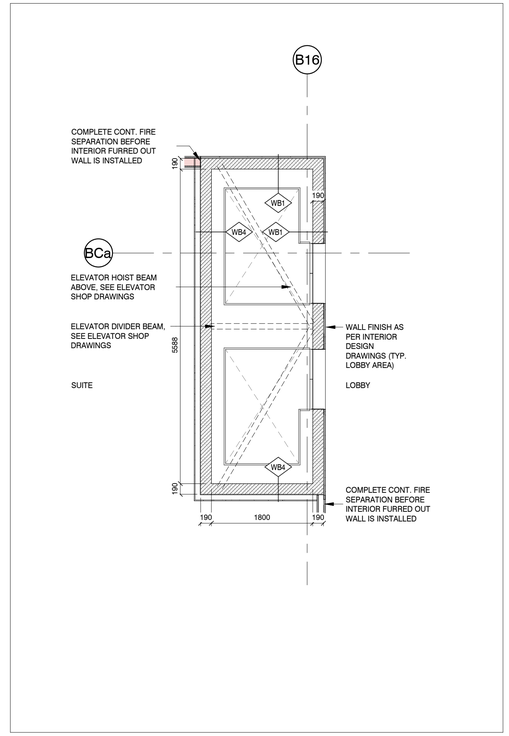
4 B.A603 BUILDING B - ELEVATOR SECTION
1 : 50



3 B.A603 BUILDING B - LEVEL 1 ELEVATOR PLAN
1 : 50



2 B.A603 BUILDING B - LEVEL 2-3 ELEVATOR PLAN
1 : 50



1 B.A603 BUILDING B - LEVEL 4 ELEVATOR PLAN
1 : 50

Client

bmi Group

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14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

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1	25.09.19	ISSUED FOR 30% CD

MARTIN
SIMMONS
SWEERS

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

ELEVATOR PLANS

DRAWN BY: Author
CHECKED BY: Checker
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A603
PROJECT Nº: 22031

PLOT DATE: 2026-01-30-4:25:41 PM
FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building AB (Existing)_v24.rvt

DOOR SCHEDULE - BUILDING B

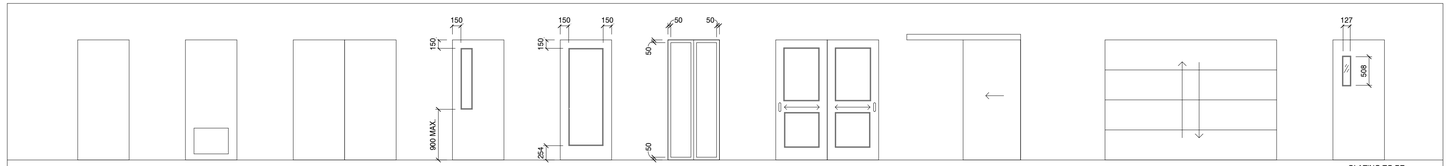
	DOORS						FRAMES				TEMP. RISE	SI No.	
No.	ELEV.	DOOR SIZE	MATERIAL	FINISH	GLAZING	F.R.R.	ELEV.	MATERIAL	FINISH	HWE			REMARKS
GROUND FLOOR													
B-131a		950 x 2440	ALUM	PREFIN.		-	-		PREFIN.	H2			
B-131b*	A	980 x 2440	ALUM	PREFIN.		-	F7		PREFIN.	H1			
B-134a	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-134b*	A	1060 x 2440	ALUM	PREFIN.		-	F5		PREFIN.				
B-135a		914 x 2134	ALUM	PREFIN.		-			PREFIN.				
B-135b*	A	1060 x 2440	ALUM	PREFIN.		-	F5		PREFIN.				
B-136	A	914 x 2134	HM	PT		45 min			PT				
B-137	A	1168 x 2134	HM			-			HM				
B-138a	A	914 x 2134	HM	PT		45 min			PT				
B-138b	A	914 x 2134	HM	PT		45 min			PT				
B-140	A	914 x 2134	HM	PT		-			PT				
B-141a*		914 x 2134	ALUM	PREFIN.		-			PREFIN.				
B-141b*		914 x 2134	ALUM	PREFIN.		-			PREFIN.				
B-142a		950 x 2440	ALUM	PREFIN.		-	-		PREFIN.	H2			
B-142b		1830 x 2440	ALUM	PREFIN.					PREFIN.				
B-143	A	914 x 2134	HM	PT		45 min	F1		PT	H6			
B-144	A	914 x 2134	HM	PT		45 min	F1		PT	H6			
B-145	A	914 x 2134	HM	PT		45 min			PT				
B-146*	A	1080 x 2440	ALUM	PREFIN.		-			PREFIN.				
B-147a	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-147b*	A	1080 x 2440	ALUM	PREFIN.		-			PREFIN.				
SECOND FLOOR													
B-233	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-234	A	914 x 2134	HM	PT		45 min	F2		PT	H10			
B-235	C	1626 x 2134	HM	PT		45 min	F7		PT	H11			
B-237	C	1626 x 2134	HM	PT		45 min	F7		PT	H11			
B-238	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-336	A	980 x 2134	ALUM	PREFIN.	GL	-			PREFIN.	H13			
THIRD FLOOR													
B-333	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-334	A	914 x 2134	HM	PT		45 min	F2		PT	H10			
B-335	C	1626 x 2134	HM	PT		45 min	F7		PT	H11			
B-337	C	1626 x 2134	HM	PT		45 min	F7		PT	H11			
B-338	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-408	G	1676 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6		FACTORY PRIME / SITE PAINTED	HS3			
B-446	G	1676 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6		FACTORY PRIME / SITE PAINTED	HS3			
FOURTH FLOOR													
B-433	A	914 x 2134	HM	PT		45 min	F3		PT	H4			
B-434	A	914 x 2134	HM	PT		45 min	F2		PT	H10			
B-435	C	1626 x 2134	HM	PT		45 min	F7		PT	H11			
B-437	C	1626 x 2134	HM	PT		45 min	F7		PT	H11			
B-438	A	914 x 2134	HM	PT		45 min	F3		PT	H4			

DOOR SCHEDULE - INTERIOR SUITE DOORS

	DOORS						FRAMES				TEMP. RISE	SI No.	
No.	ELEV.	DOOR SIZE	MATERIAL	FINISH	GLAZING	F.R.R.	ELEV.	MATERIAL	FINISH	HWE			REMARKS
D01	A	610 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			CLOSET
D02	A	762 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS2			BATHROOM
D03	A	762 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			CLOSET
D04	A	864 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			CLOSET
D05	A	813 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS1			BEDROOM
D06	A	813 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS2			BATHROOM
D07	A	813 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			CLOSET
D08	A	864 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS1			BEDROOM
D09	A	864 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS2			BATHROOM
D10	A	914 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS1			BEDROOM BF
D11	A	914 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS2			BATHROOM BF
D12-EX	H	1829 x 2438	HCWD	FACTORY PRIME / SITE PAINTED	-	-	-	HCWD	FACTORY PRIME / SITE PAINTED	HS4			EXISTING BEDROOM BARN DOOR
D16	C	914 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			DOUBLE SWING CLOSET
D17	C	1219 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			DOUBLE SWING CLOSET
D17a	C	1524 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-		F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			DOUBLE SWING CLOSET
D19	G	914 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET
D20	G	1067 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET
D21	G	1219 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET
D22	G	1372 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET
D23	G	1524 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET
D24	G	1829 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET
D25	G	2134 x 2032	HCWD	FACTORY PRIME / SITE PAINTED	-	-	F6	HCWD	FACTORY PRIME / SITE PAINTED	HS3			SLIDING CLOSET

DOOR SCHEDULE - BUILDING B - SUITE ENTRY

	DOORS						FRAMES				TEMP. RISE	SI No.	
No.	ELEV.	DOOR SIZE	MATERIAL	FINISH	GLAZING	F.R.R.	ELEV.	MATERIAL	FINISH	HWE			REMARKS
B-SD01	A	914 x 2134	HM	PT	-	20 min	F1	HM	PT	H12			
B-SD02a*	E	980 x 2440	ALUM	PREFIN.	GL	-	B-F2a	ALUM	PREFIN.	H13			
B-SD02b*	E	1080 x 2440	ALUM	PREFIN.	GL	-	B-F2b	ALUM	PREFIN.	H13			
B-SD02c*	E	1060 x 2440	ALUM	PREFIN.	GL	-	B-F2c	ALUM	PREFIN.	H13			
B-SD02d*	E	980 x 2134	ALUM	PREFIN.	GL	-	B-F2d	ALUM	PREFIN.	H13			
B-SD02e*	E	980 x 2134	ALUM	PREFIN.	GL	-	B-F2e	ALUM	PREFIN.	H14			
B-SD03	E	950 x 2440	ALUM	PREFIN.	GL	-	SF-2	ALUM	PREFIN.	H13			
B-SD04*	F	1710 x 1978	ALUM	PREFIN.	GL	-	B-F4	ALUM	PREFIN.	H13			
B-SD05a*	A	980 x 2380	ALUM	PREFIN.	GL	-	F5	ALUM	PREFIN.	H13			
B-SD05b*	A	980 x 2460	ALUM	PREFIN.	GL	-	F5	ALUM	PREFIN.	H14			
B-SD05c*	A	980 x 2134	ALUM	PREFIN.	GL	-	F5	ALUM	PREFIN.	H13			
B-SD05d*	A	980 x 2417	ALUM	PREFIN.	GL	-	F5	ALUM	PREFIN.	H14			

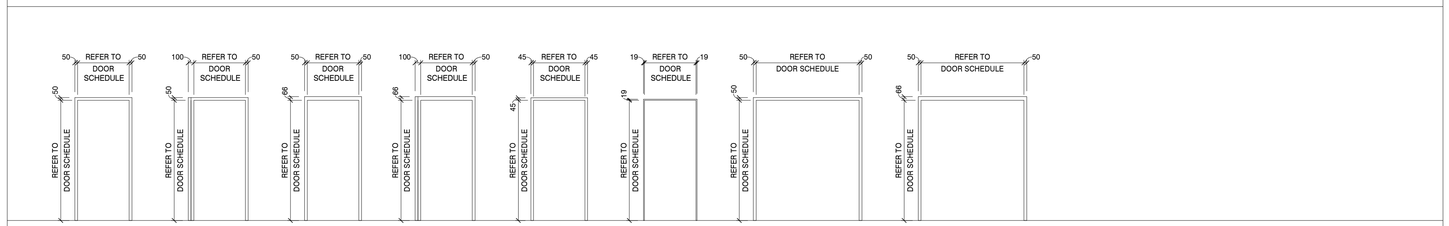


A B C D E F G H J K

REFER TO MECH. FOR LOUVRE SIZE / TYPE

GLAZING TO BE TESTED FOR TEMPERATURE RISE 250 FOR 1 HR IN DOOR FRAME

DOOR ELEVATIONS



FRAME ELEVATIONS

HARDWARE EQUIPMENT (HWE) PACKAGES

HARDWARE PACKAGES LISTINGS ARE PROVIDED TO ILLUSTRATE THE INTENDED / REQUIRED FUNCTION OF THE DOOR.
HARDWARE SUPPLIER'S LISTING TO PROVIDE NECESSARY HARDWARE TO MEET THE REQUIRED / INTENDED FUNCTION OF THE DOOR CONSIDERING THE SPECIFIED HARDWARE'S ECONOMICS AND AESTHETICS, ACCORDING TO THE PROJECT'S BUDGET, AS DIRECTED BY THE ARCHITECT.

H1 MAIN ENTRANCE - VESTIBULE (BARRIER FREE - ALUMINUM DOOR SECURED)
- POWER DOOR OPERATOR/CLOSER
- PUSH BUTTON (EACH SIDE)
- BUTT HINGES
- EXIT DEVICE
- ELECTRIC STRIKE
- PANIC HARDWARE (EACH LEAF)
- DOOR PULL
- FOB READER
- WEATHER STRIPPING
- DOOR SWEEP
- ALUMINUM THRESHOLD

H2 ENTRY VESTIBULE (BARRIER FREE - ALUMINUM DOOR
- POWER DOOR OPERATOR/CLOSER
- PUSH BUTTON (EACH SIDE)
- ELECTRIC STRIKE
- FOB READER
- DOOR STOP
- BUTT HINGES
- DOOR PUSH/PULL: OFFSET PULL 1830
- LATCHSET

H3 MAILROOM
- LOCK SET
- BUTT HINGES
- CLOSER

H4 EXIT STAIR (CLOSER)
- OVERHEAD CLOSER
- ELECTRIC STRIKE
- FOB READER (STAIRWELL SIDE)
- LATCH SET
- BUTT HINGES
- EXIT DEVICE

H5 EXTERIOR STAIR (SECURED)
- OVERHEAD CLOSER
- ELECTRIC STRIKE
- FOB READER
- LATCH SET
- BUTT HINGES
- PANIC HARDWARE
- WEATHER STRIPPING
- DOOR SWEEP
- THRESHOLD
- EXIT DEVICE

H6 SERVICE (SECURED ACCESS)
- OVERHEAD CLOSER
- ELECTRIC STRIKE
- FOB READER
- LATCH SET
- BUTT HINGES

H7 SERVICE PASSAGE (CLOSER)
- OVERHEAD CLOSER
- DOOR STOP
- BUTT HINGES
- PASSAGE SET

H8 EXTERIOR SERVICE SECURED ACCESS (CLOSER)
- ELECTRIC STRIKE
- FOB READER
- LATCH SET
- BUTT HINGES
- CLOSER
- WEATHER STRIPPING
- DOOR SWEEP
- THRESHOLD

H9 STORAGE ROOM (CLOSER)
- OVERHEAD CLOSER
- ELECTRIC STRIKE
- FOB READER
- LATCH SET
- BUTT HINGES

H10 GARBAGE ROOM
- OVERHEAD CLOSER
- DOOR STOP
- BUTT HINGES
- LOCKSET
- ELECTRIC STRIKE
- FOB READER
- WEATHERSTRIPPING

H11 ELECTRICAL CLOSET
- ELECTRIC STRIKE
- FOB READER
- LATCH SET
- FLUSH BOLT (TOP AND BOTTOM)
- 180° HINGES
- CLOSER (EACH LEAF) w/ HOLD OPEN CAPABILITY

H12 SUITE ENTRY
- LOCKSET
- DOOR CLOSER
- PEEP HOLE
- TWO PEEP HOLES FOR ALL ACCESSIBLE UNITS - ONE AT 1100 AFF AND ONE AT STANDARD HEIGHT
  NOTE: DOORS MUST HAVE MANUAL LOCK FUNCTION IN ACCORDANCE WITH O.B.C. 3.3.4.10.

H13 SUITE BALCONIES
- ELECTRIC STRIKE
- DOOR CLOSER
- LOCKSET, LEVER HANDLE KEYED FROM INSIDE
- THUMB TURN ON EXTERIOR
- WEATHER STRIPPING

H14 SUITE JULIET BALCONIES
- OVERHEAD HOLD OPEN/ DOOR STOP
- LOCKSET
- WEATHER STRIPPING

H15 UNIVERSAL WASHROOM (POWER DOOR OPERATOR)
- POWER DOOR OPERATOR/ CLOSER
- DOOR STOP
- BUTT HINGES
- PRIVACY SET w/ OCCUPANCY INDICATOR
- ELECTRIC STRIKE
- LOCKSET

H16 PUBLIC WASHROOM
- DOOR STOP
- BUTT HINGES
- PRIVACY SET w/ OCCUPANCY INDICATOR
- LOCKSET

H17 AMENITY ROOM
- ELECTRICAL STRIKE
- FOB READER
- LATCH SET
- BUTT HINGES

H18 PASSAGE SET
- PASSAGE SET
- BUTT HINGES
- CLOSER

HS1 SUITE BEDROOM
- PASSAGE SET
- BUTT HINGES

HS2 SUITE BATHROOM
- PRIVACY SET
- BUTT HINGES

HS3 SUITE CLOSET
- PASSAGE SET
- BUTT HINGES

HS4 BARN DOOR PASSAGE SET
- SOFT-CLOSE SLIDING DOOR TRACK
- DOOR BAR PULL

DOOR GENERAL NOTES:

1. DOOR AND FRAME SUPPLIER (GALVANIZED HOLLOW METAL AND ALUMINUM) SHALL PROVIDE ALL REQUIRED CLOSURE TRIM FOR ALL EXTERIOR FRAMES TO SUIT CORRESPONDING OPENINGS.
2. PROVIDE WEATHERSTRIPPING TO ALL EXTERIOR DOORS.
3. PROVIDE SEALANT AROUND ALL EXTERIOR GALVANIZED HOLLOW METAL AND ALUMINUM DOOR FRAMES INSIDE AND OUT. SEE SPECIFICATIONS FOR SEALANT TYPES AND APPLICATION. SEALANT COLOUR TO MATCH COLOUR OF FRAMES.
4. RATED INTERIOR GALVANIZED HOLLOW METAL FRAMES TO BE FILLED SOLID WITH MORTAR AT CAST IN PLACE CONCRETE AND CONCRETE BLOCK CONDITIONS.
5. EXTERIOR GALVANIZED HOLLOW METAL DOORS TO HAVE REINFORCED CORES TO PREVENT WARPING.
6. SHIM CLOSER ON EXTERIOR DOORS TO PREVENT CUTTING OF WEATHERSTRIPPING.
7. ALL FIRE RATED DOORS TO HAVE POSITIVE LATCHING MECHANISM HARDWARE IN ACCORDANCE WITH O.B.C. 3.1.8.13.
8. FILL EXTERIOR GALVANIZED HOLLOW METAL FRAMES WITH SPRAYED FOAM INSULATION.
9. HARDWARE SUPPLIER TO PROVIDE POWER DOOR OPERATORS AND PUSH BUTTONS, CYLINDERS, ELECTRIC STRIKE, POWER SUPPLY, ELECTRIFIED EXIT DEVICE AND WIRE TRANSFER HINGE ETC. FOR ALUMINUM DOORS. ALL OTHER APPLICABLE ALUMINUM DOOR HARDWARE SUPPLIED BY ALUMINUM FRAME CONTRACTOR. ALL HARDWARE TO BE INSTALLED BY ALUMINUM FRAME CONTRACTOR.
10. ALUMINUM FRAMES AND SCREENS, THRESHOLDS, SEALS, HINGES, KICKPLATES, PUSH/PULLS BY ALUMINUM FRAME MANUFACTURER.
11. UNIVERSAL WASHROOMS ARE TO RECEIVE POWER DOOR OPERATORS AND AN EMERGENCY CALL SYSTEM THAT REQUIRES AN AUDIBLE AND VISUAL SIGNAL DEVICE INSIDE AND OUTSIDE THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM.
12. DOOR RATING CLEARANCE REQUIREMENTS
    OBC 3.1.8.10.
    (1) A DOOR ASSEMBLY HAVING A FIRE PROTECTION RATING NOT LESS THAN 20 MIN IS PERMITTED TO BE USED AS A CLOSURE IN,
    (a) A FIRE SEPARATION NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING MORE THAN 1 H, LOCATED BETWEEN,
    (i) A PUBLIC CORRIDOR AND A SUITE,
    (3) A DOOR DESCRIBED IN SENTENCE (1) SHALL HAVE A CLEARANCE NOT MORE THAN 6 MM AT THE BOTTOM AND NOT MORE THAN 3 MM AT THE SIDES AND TOP.
    NFPA 80
    4.8.4 CLEARANCE.
    4.8.4.1* CLEARANCE UNDER THE BOTTOM OF A DOOR SHALL BE A MAXIMUM OF 5/4 IN. (19 MM).
13. FOR GLAZING TYPE - REFER TO DOOR SCHEDULE
    MAXIMUM GLASS SIZES
    OBC 3.1.8.15.
    0.0645 sq.m - 150 x 430
    0.0645 sq.m - 100 x 645
    0.8000 sq.m - 600 x 130
14. DOOR NUMBERS NOTED WITH SUFFIX ___* SHOWS NEW DOOR OPENINGS IN EXISTING WALLS.

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.10.17	ISSUED FOR 50% CD

MARTIN SIMMONS SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

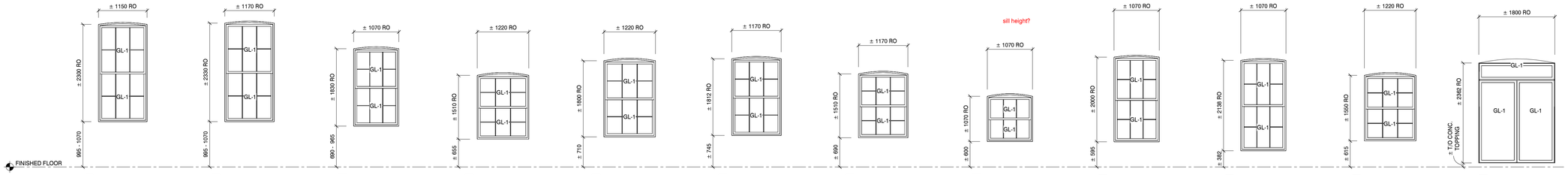
93 TRINITY STREET, STRATFORD, ON N5A 4P7

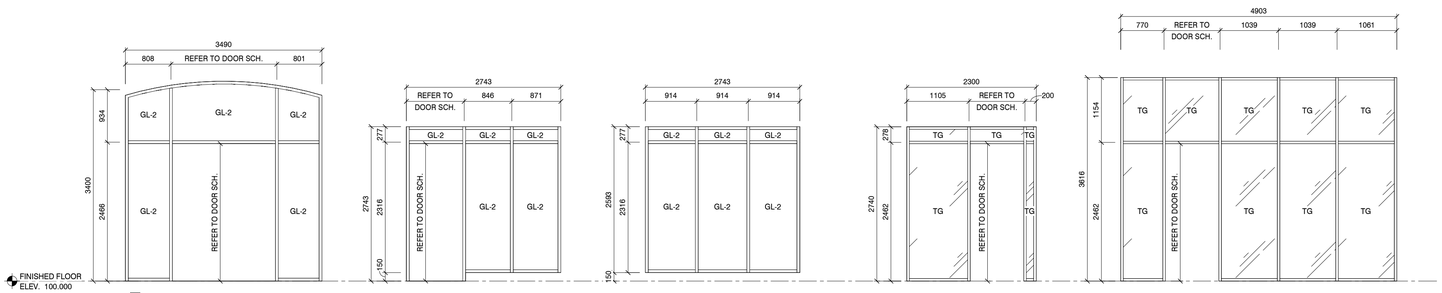
DRAWING

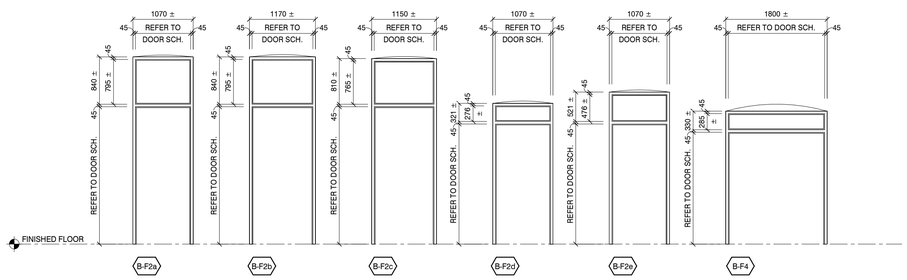
BUILDING B DOOR SCHEDULE

DRAWN BY: AG
CHECKED BY: SG
DATE: DECEMBER, 2025
SCALE: AS NOTED
DRAWING Nº: B.A801
PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:25:41 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt







Client

bmi Group

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14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

GLAZING LEGEND

GL-1	SEALED TRIPLE GLAZING
GL-2	EXTERIOR INSULATING GLASS UNIT. TEMPERED INNER AND OUTER LITES
GL-3	SEALED TRIPLE GLAZING WITH FROSTED FINISH
TG	TEMPERED GLAZING
SPGL-1	EXTERIOR SPANDREL GLAZING
SPGL-2	INTERIOR SPANDREL GLAZING

Nº	DATE	ISSUE
2	26.01.28	ISSUED FOR 75% CLIENT REVIEW
1	25.10.17	ISSUED FOR 50% CD

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200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B WINDOW AND SCREEN ELEVATIONS

DRAWN BY: BB/AG

CHECKED BY:

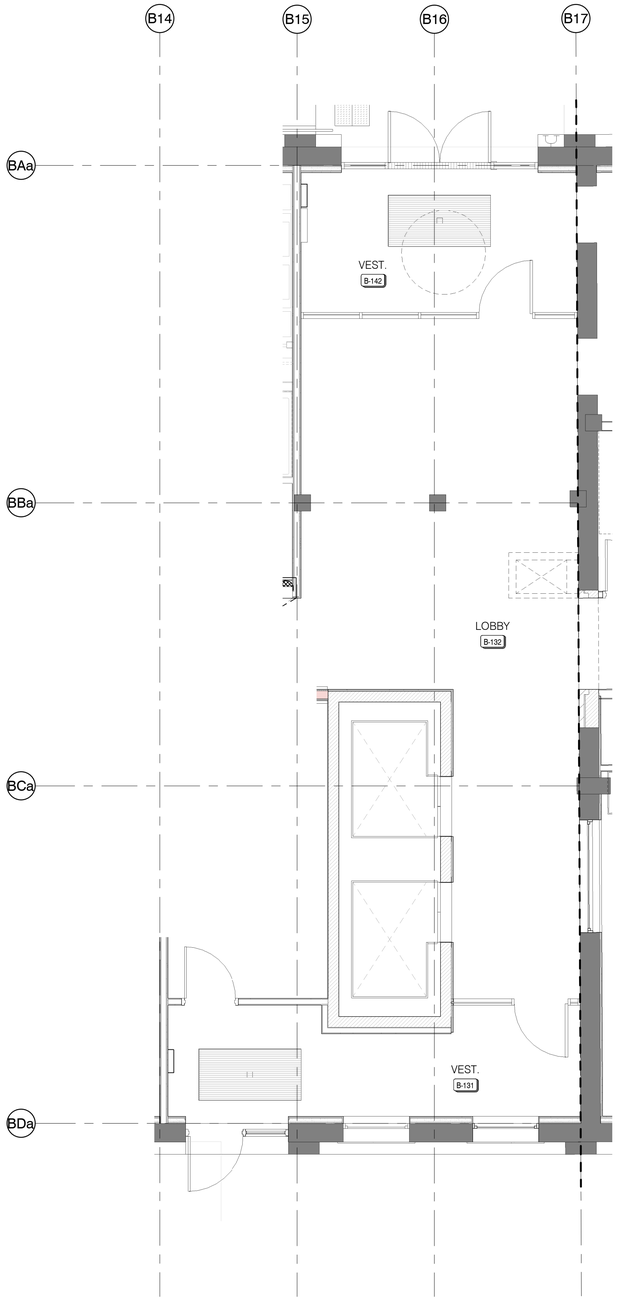
DATE: DECEMBER, 2025

SCALE: AS NOTED

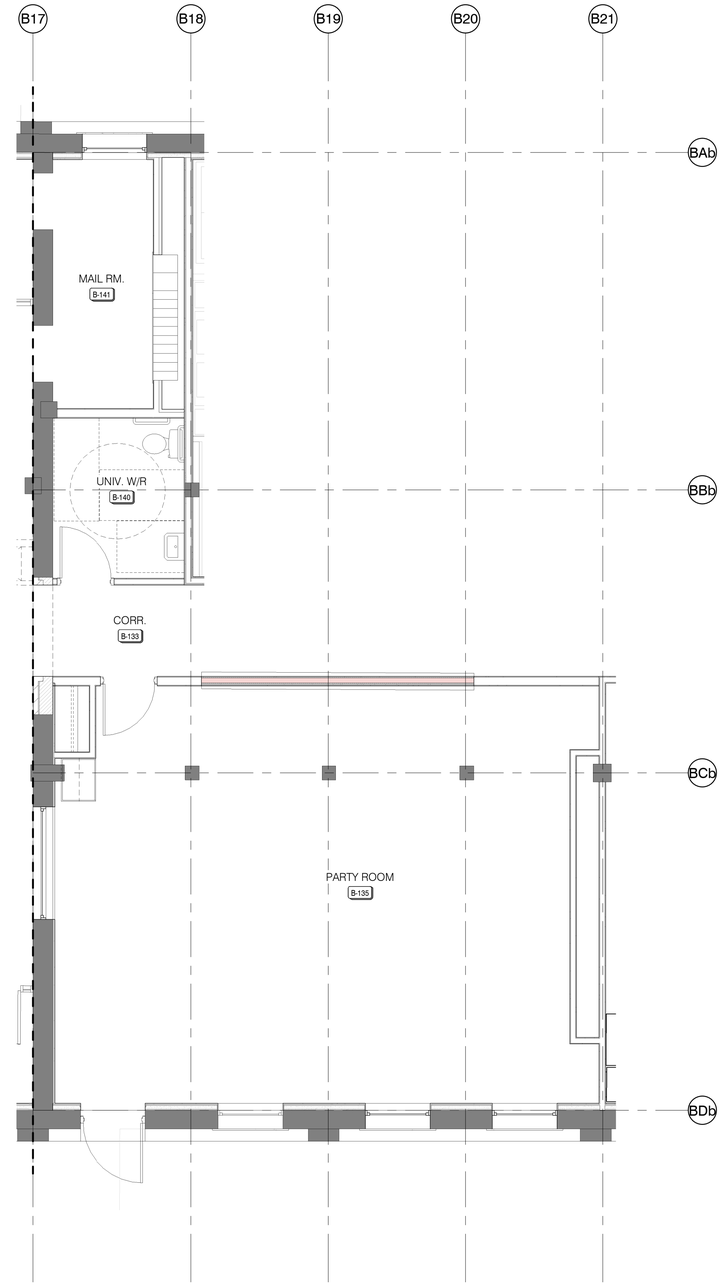
DRAWING Nº: B.A802

PROJECT Nº: 22031

PLOT DATE: 2026-01-30 4:25:42 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 B.A901 BUILDING B - GROUND FLOOR ENLARGED FINISH PLAN
1 : 50



2 B.A901 BUILDING B - GROUND FLOOR ENLARGED FINISH PLAN
1 : 50

FINISH SCHEDULE

COLOUR SWATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT	COLOUR	SIZE	NOTES
	xx	xx	xx	xx	xx	xx	
	xx	xx	xx	xx	xx	xx	
	xx	xx	xx	xx	xx	xx	

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A800

1. CONTRACTOR TO REFER TO FINISHES SCHEDULE FOR ALL FINISH SPECIFICATIONS.
2. ALL INTERIOR FINISHES TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTION SO AS TO OBTAIN FULL PRODUCT WARRANTY AVAILABLE. GENERAL CONTRACTOR REQUIRED TO WARRANTY ALL MATERIAL SUPPLIED AND INSTALLED.
3. SAMPLES FOR ALL FINISH MATERIALS TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. NO SUBSTITUTIONS FOR ANY SPECIFIED FINISHES WILL BE ALLOWED UNLESS APPROVED IN WRITING BY THE DESIGNER.
4. REFER TO MILLWORK DETAIL DRAWINGS AND FINISHES SCHEDULE IN THE PROJECT MANUAL FOR ALL PLASTIC LAMINATE SPECIFICATIONS RELATING TO MILLWORK INSTALLATIONS.
5. UNLESS OTHERWISE NOTED FLOOR FINISHES TO BE INSTALLED BEFORE MILLWORK INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL FINISHES WITH PLASTIC SHEETING UPON COMPLETION OF INSTALLATION AS REQUIRED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
7. TRANSITION BETWEEN FLOORING FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION).
8. WHERE A CHANGE OF MATERIAL THICKNESS OCCURS, PROVIDE FEATHER-FLOOR AS REQUIRED.
9. CONTRACTOR TO REFER TO THE FINISHES SCHEDULE FOR COORDINATION BETWEEN FLOOR FINISH AND WALL BASE FINISH SPECIFICATIONS.
10. QUICK RELEASE ADESIVE TO BE USED FOR ALL CARPET TILE AND LUXURY VINYL TILE INSTALLATIONS.
11. REFER TO REFLECTED CEILING PLANS FOR CEILING MATERIALS / FINISHES.
12. PAINT: GRILLES, WALL DIFFUSERS, ELECTRICAL PANELS, WALL MOUNTED BOXES ACCESS PANELS, ETC. WHICH ARE EXPOSED IN FINISHED SPACES TO MATCH THE SURFACE ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED.
13. PAINT ALL EXPOSED STRUCTURAL STEEL.
14. WHEN ONE WALL FINISH IS INDICATED WITHIN ENCLOSED AREA, THIS FINISH MUST BE APPLIED TO ALL WALLS, INCLUDING VERTICAL BULKHEADS, PERIMETER WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.
15. ALLOW FOR PAINT TOUCH-UPS AFTER MILLWORK AND FURNITURE INSTALLATION.
16. UNLESS NOTED OTHERWISE ON DRAWINGS OR DETAILS, ALL REVEALS TO RECEIVE PAINT TO MATCH ADJACENT WALL FINISH..
17. INTERIOR OF CLOSETS FOR PAINT FINISH TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE.
18. ALL BASE BUILDING COLUMNS TO BE FINISHED TO MATCH FINISHES OF AREA IN WHICH THEY OCCUR UNLESS NOTED OTHERWISE.
19. ALL GYPSUM BOARD IN KITCHEN TO BE MOISTURE RESISTANT AND COVERED WITH FRP.

Client

bmi Group

Juliana Development Inc.
14719 Bayham Dr.
Tillsonburg, Ontario N4G 4G8
Canada

№	DATE	ISSUE
1	26.01.28	ISSUED FOR 75% CLIENT REVIEW

MARTIN
SIMMONS
SWEERS

200 - 113 Breithaupt Street
Kitchener, ON N2H 5G9
t 519.745.4754 f 519.745.0061

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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B GROUND FLOOR ENLARGED FINISH PLANS

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

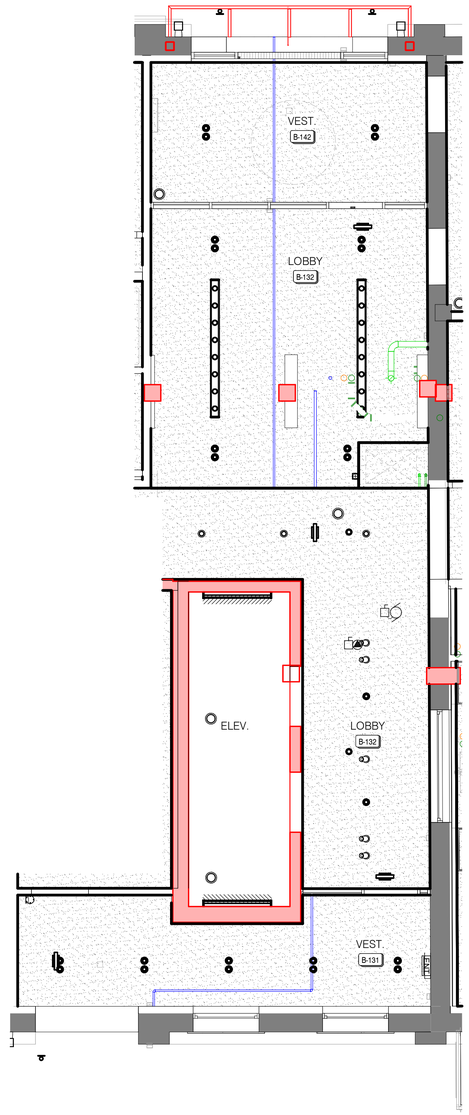
DRAWING №

B.A901

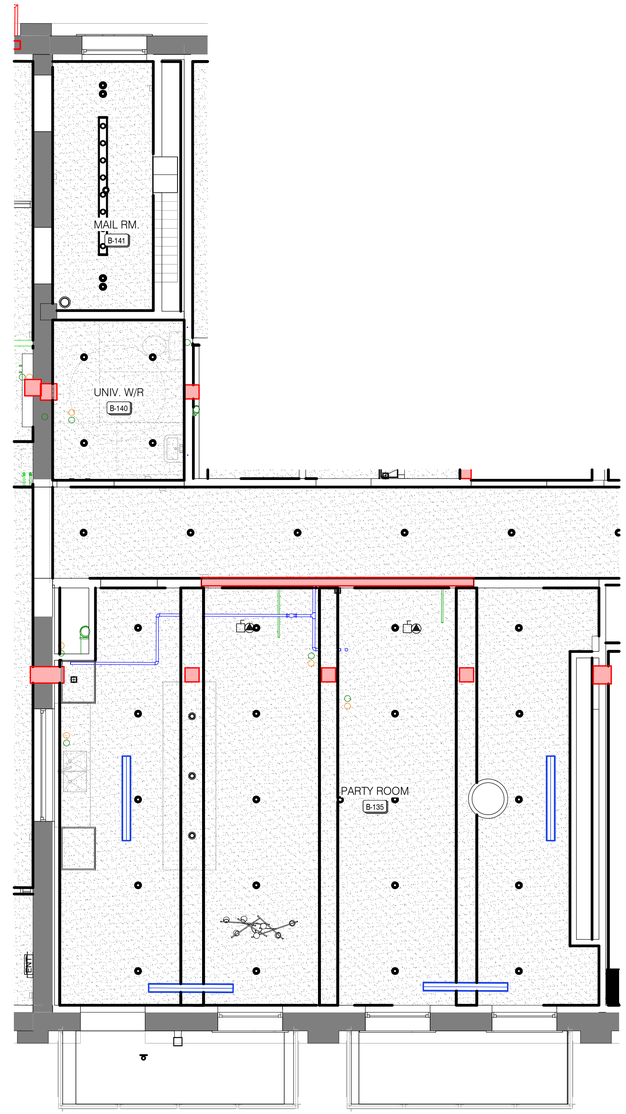
PROJECT №

22031

PLOT DATE: 2026-01-30 4:25:53 PM FILE PATH: Autodesk Docs://22031 - Builders Block/22031 - Builders Block_Building A B (Existing)_v24.rvt



1 B.A902 BUILDING B - GROUND FLOOR ENLARGED RCP
1 : 50



2 B.A902 BUILDING B - GROUND FLOOR ENLARGED RCP
1 : 50

FINISH SCHEDULE

COLOUR SWATCH	TAG	MATERIAL TYPE	MANUFACTURER	PRODUCT	COLOUR	SIZE	NOTES
	xx	xx	xx	xx	xx	xx	
	xx	xx	xx	xx	xx	xx	
	xx	xx	xx	xx	xx	xx	

GENERAL NOTES:

THESE NOTES ARE TYPICAL FOR ALL PLAN SHEETS A800

1. CONTRACTOR TO REFER TO FINISHES SCHEDULE FOR ALL FINISH SPECIFICATIONS.
2. ALL INTERIOR FINISHES TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTION SO AS TO OBTAIN FULL PRODUCT WARRANTY AVAILABLE. GENERAL CONTRACTOR REQUIRED TO WARRANTY ALL MATERIAL SUPPLIED AND INSTALLED.
3. SAMPLES FOR ALL FINISH MATERIALS TO BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION. NO SUBSTITUTIONS FOR ANY SPECIFIED FINISHES WILL BE ALLOWED UNLESS APPROVED IN WRITING BY THE DESIGNER.
4. REFER TO MILLWORK DETAIL DRAWINGS AND FINISHES SCHEDULE IN THE PROJECT MANUAL FOR ALL PLASTIC LAMINATE SPECIFICATIONS RELATING TO MILLWORK INSTALLATIONS.
5. UNLESS OTHERWISE NOTED FLOOR FINISHES TO BE INSTALLED BEFORE MILLWORK INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL FINISHES WITH PLASTIC SHEETING UPON COMPLETION OF INSTALLATION AS REQUIRED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
7. TRANSITION BETWEEN FLOORING FINISHES AT DOOR WILL OCCUR DIRECTLY BELOW THE DOOR (IN CLOSED POSITION).
8. WHERE A CHANGE OF MATERIAL THICKNESS OCCURS, PROVIDE FEATHER-FLOOR AS REQUIRED.
9. CONTRACTOR TO REFER TO THE FINISHES SCHEDULE FOR COORDINATION BETWEEN FLOOR FINISH AND WALL BASE FINISH SPECIFICATIONS.
10. QUICK RELEASE ADESIVE TO BE USED FOR ALL CARPET TILE AND LUXURY VINYL TILE INSTALLATIONS.
11. REFER TO REFLECTED CEILING PLANS FOR CEILING MATERIALS / FINISHES.
12. PAINT: GRILLES, WALL DIFFUSERS, ELECTRICAL PANELS, WALL MOUNTED BOXES ACCESS PANELS, ETC. WHICH ARE EXPOSED IN FINISHED SPACES TO MATCH THE SURFACE ON WHICH THEY OCCUR UNLESS OTHERWISE NOTED.
13. PAINT ALL EXPOSED STRUCTURAL STEEL.
14. WHEN ONE WALL FINISH IS INDICATED WITHIN ENCLOSED AREA, THIS FINISH MUST BE APPLIED TO ALL WALLS, INCLUDING VERTICAL BULKHEADS, PERIMETER WALLS AND COLUMNS, UNLESS NOTED OTHERWISE.
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17. INTERIOR OF CLOSETS FOR PAINT FINISH TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE.
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PROJECT NORTH

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON N5A 4P7

DRAWING

BUILDING B GROUND FLOOR ENLARGED RCP FINISH PLANS

DRAWN BY

CHECKED BY

DATE

DECEMBER, 2025

SCALE

AS NOTED

DRAWING №

B.A902

PROJECT №

22031

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B.S200

BUILDING B SECOND FLOOR FRAMING PLANS

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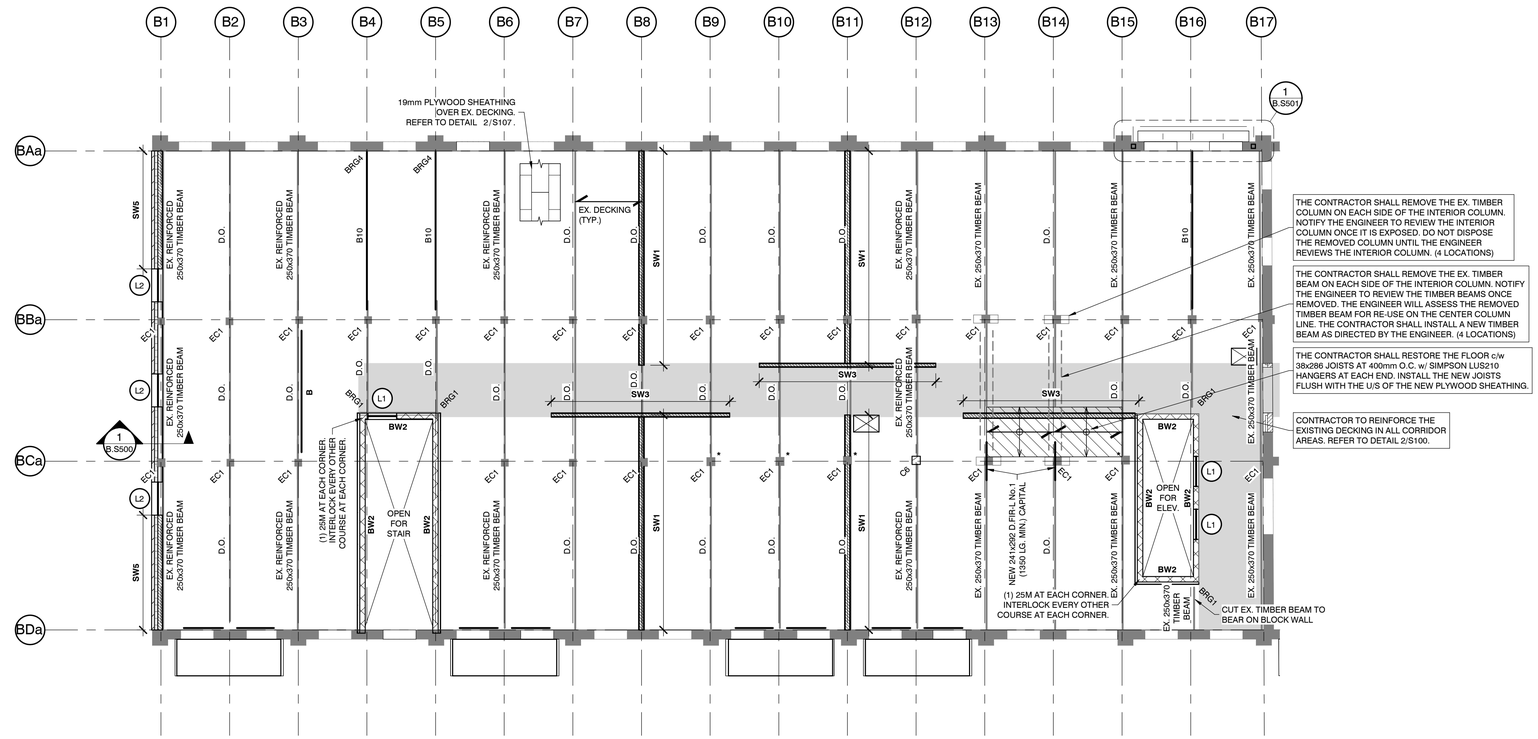
DESIGN LOADS

FLOOR DEAD LOAD (MAXIMUM) = 3.38kPa
RESIDENTIAL AREAS= 1.9kPa
CORRIDORS/FIRE ESCAPES= 4.8kPa

NOTES:

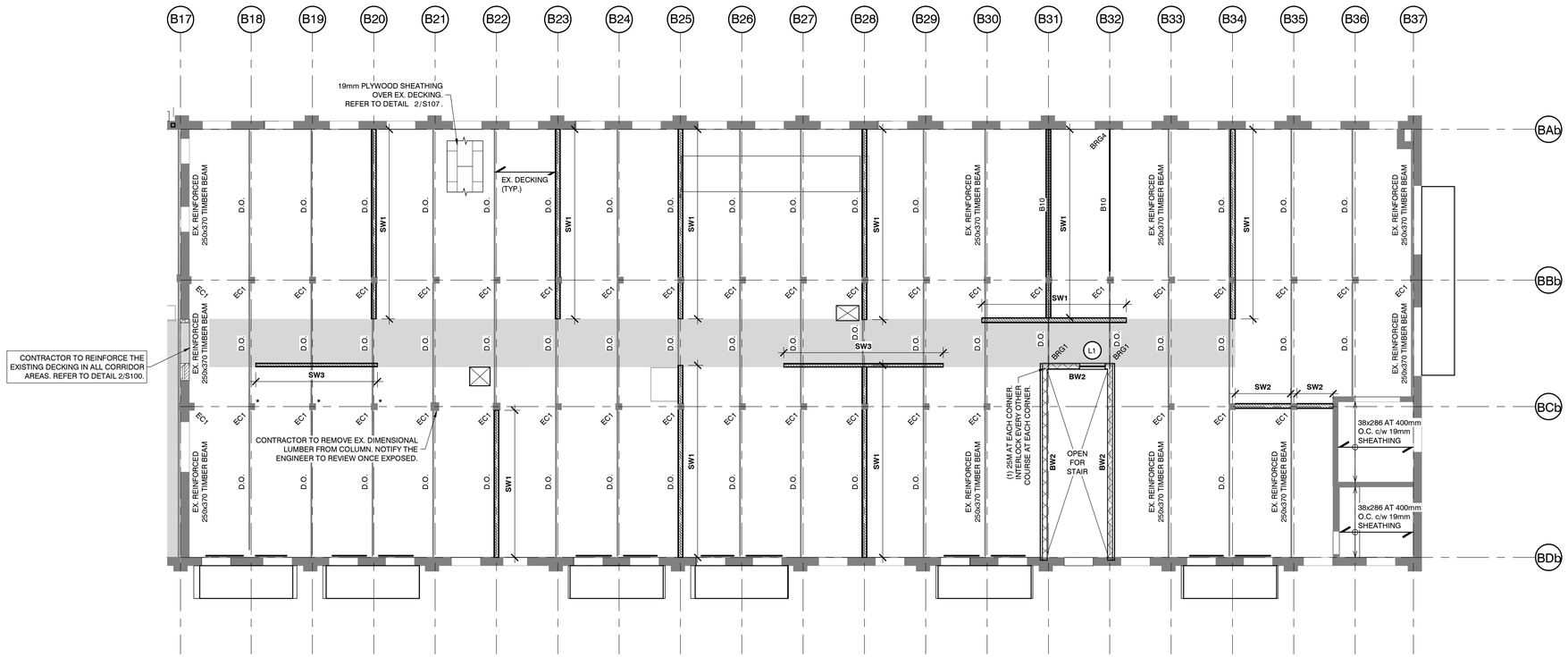
1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY OF THE BELOW SITUATIONS ARE ENCOUNTERED:
   A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY BEAMS WITH NOTCHES OR CORE HOLES.
   B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY TIMBER FRAMING SUSPECTED TO HAVE ROT OR DETERIORATION.
   C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FRAMING DISCREPANCY SHOWN ON THE PLANS.
   D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FLOOR DECKING THAT HAS DEFLECTED BY MORE THAN 13mm. ENGINEER TO REVIEW DECKING FOR REPLACEMENT OR REINFORCEMENT.
2. THE CONTRACTOR SHALL REINFORCE ALL BEAMS AND COLUMN CAPITALS NOTCHED AT A SUPPORT BY 32mm OR GREATER. SEE DETAIL 5/S100 FOR REINFORCING. CONTACT THE ENGINEER FOR REVIEW IF ANY NOTCH IS GREATER THAN 1/4 OF THE MEMBER DEPTH.
3. THE CONTRACTOR SHALL REINFORCE ALL NOTCHES IN THE COLUMN CAPITALS ON THE 3RD LEVEL (4TH FLOOR FRAMING) AS PER DETAIL 4/S100.
4. THE CONTRACTOR SHALL REINFORCE ALL NOTCHED 191x292 D.FIR SS BEAMS ON THE 4TH LEVEL (ROOF FRAMING MEMBER). REFER TO DETAIL 5/S100.
5. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING TIMBER COLUMNS HAVE THE FOLLOWING MINIMUM COLUMN DIMENSIONS :

LEVEL	COLUMN WIDTH	COLUMN DEPTH
4	140mm	140mm
3	152mm	203mm
2	203mm	203mm
1	241mm	241mm



B1 - SECOND FLOOR FRAMING PLAN

1 : 100



B2 - SECOND FLOOR FRAMING PLAN

1 : 100

N

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LEGEND

EC1 - EX. 250x250 TIMBER COLUMN

* - CONTRACTOR TO REPAIR NOTCHED COLUMN. REFER TO DETAIL -------

B - REINFORCE WITH (1) 45x286 LVL ON ONE SIDE OF EX. BEAM FOR THE ENTIRE LENGTH. FASTEN NEW LVL PLY TO EX. c/w (2) ROWS OF 170mm LG. SIMPSON SDW22 SCREWS AT 16" O.C.

ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
ISSUED FOR COORDINATION	1	DEC. 24, 2025

MTE

Engineers, Scientists, Surveyors

519-271-7952

CLIENT

JULIANA DEVELOPMENT INC.

PROJECT

BUILDERS BLOCK

93 TRINITY STREET, STRATFORD, ON

DRAWING

BUILDING B SECOND FLOOR FRAMING PLANS

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	B.S200
Scale:	AS NOTED		

1/30/2026 1:32:48 PM Author

B.S201
BUILDING B THIRD FLOOR FRAMING PLANS
MTE Computer Dwg NAC:\Users\JKoch\Documents\63200_001_A_B_Central_R24_JKoch3586CD.rvt

DESIGN LOADS

FLOOR DEAD LOAD (MAXIMUM) = 3.38kPa
RESIDENTIAL AREAS= 1.9kPa
CORRIDORS/FIRE ESCAPES= 4.8kPa

NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY OF THE BELOW SITUATIONS ARE ENCOUNTERED:
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   B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY TIMBER FRAMING SUSPECTED TO HAVE ROT OR DETERIORATION.
   C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FRAMING DISCREPANCY SHOWN ON THE PLANS.
   D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FLOOR DECKING THAT HAS DEFLECTED BY MORE THAN 13mm. ENGINEER TO REVIEW DECKING FOR REPLACEMENT OR REINFORCEMENT.
2. THE CONTRACTOR SHALL REINFORCE ALL BEAMS AND COLUMN CAPITALS NOTCHED AT A SUPPORT BY 32mm OR GREATER. SEE DETAIL 5/S100 FOR REINFORCING. CONTACT THE ENGINEER FOR REVIEW IF ANY NOTCH IS GREATER THAN 1/4 OF THE MEMBER DEPTH.
3. THE CONTRACTOR SHALL REINFORCE ALL NOTCHES IN THE COLUMN CAPITALS ON THE 3RD LEVEL (4TH FLOOR FRAMING) AS PER DETAIL 4/S100.
4. THE CONTRACTOR SHALL REINFORCE ALL NOTCHED 191x292 D.FIR SS BEAMS ON THE 4TH LEVEL (ROOF FRAMING MEMBER). REFER TO DETAIL 5/S100.
5. THE CONTRACTOR SHALL VERIFY THAT THE EXISTING TIMBER COLUMNS HAVE THE FOLLOWING MINIMUM COLUMN DIMENSIONS :

LEVEL	COLUMN WIDTH	COLUMN DEPTH
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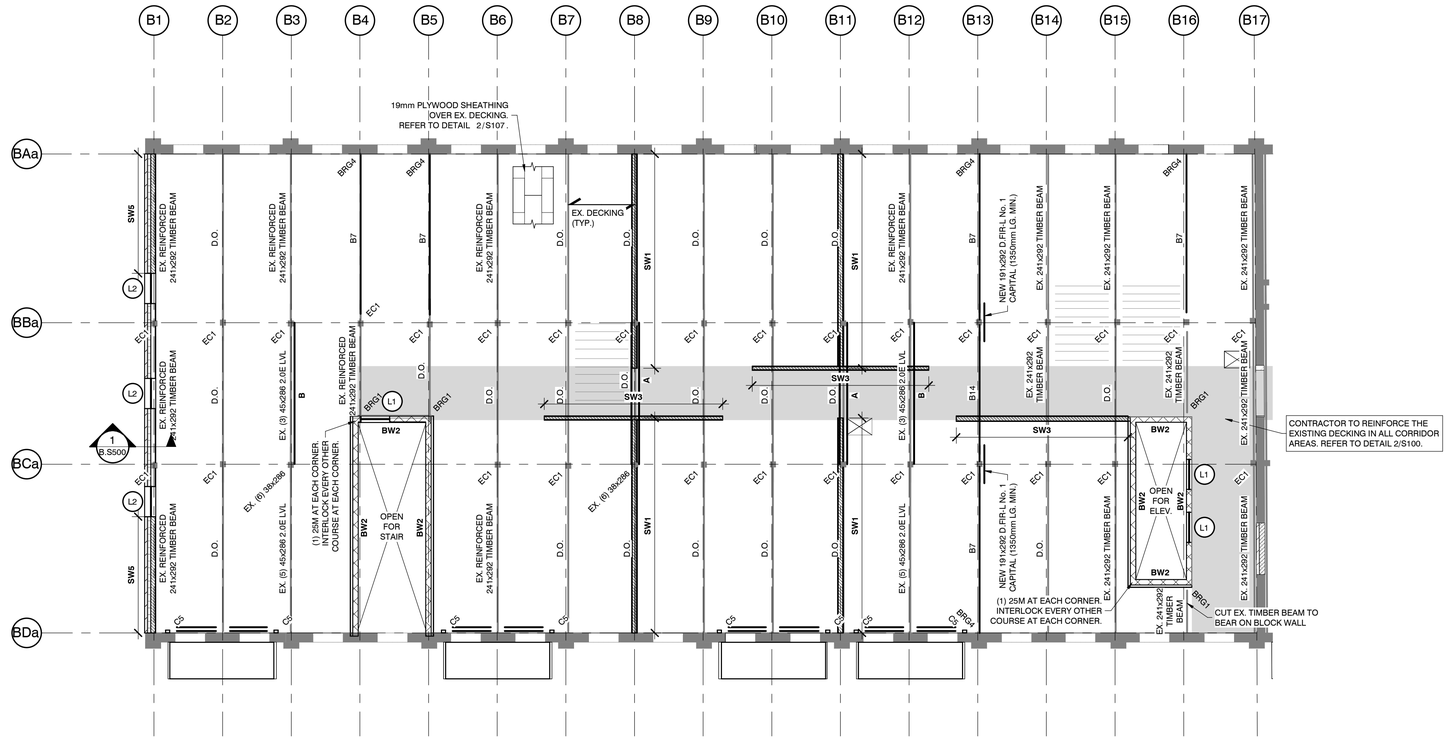
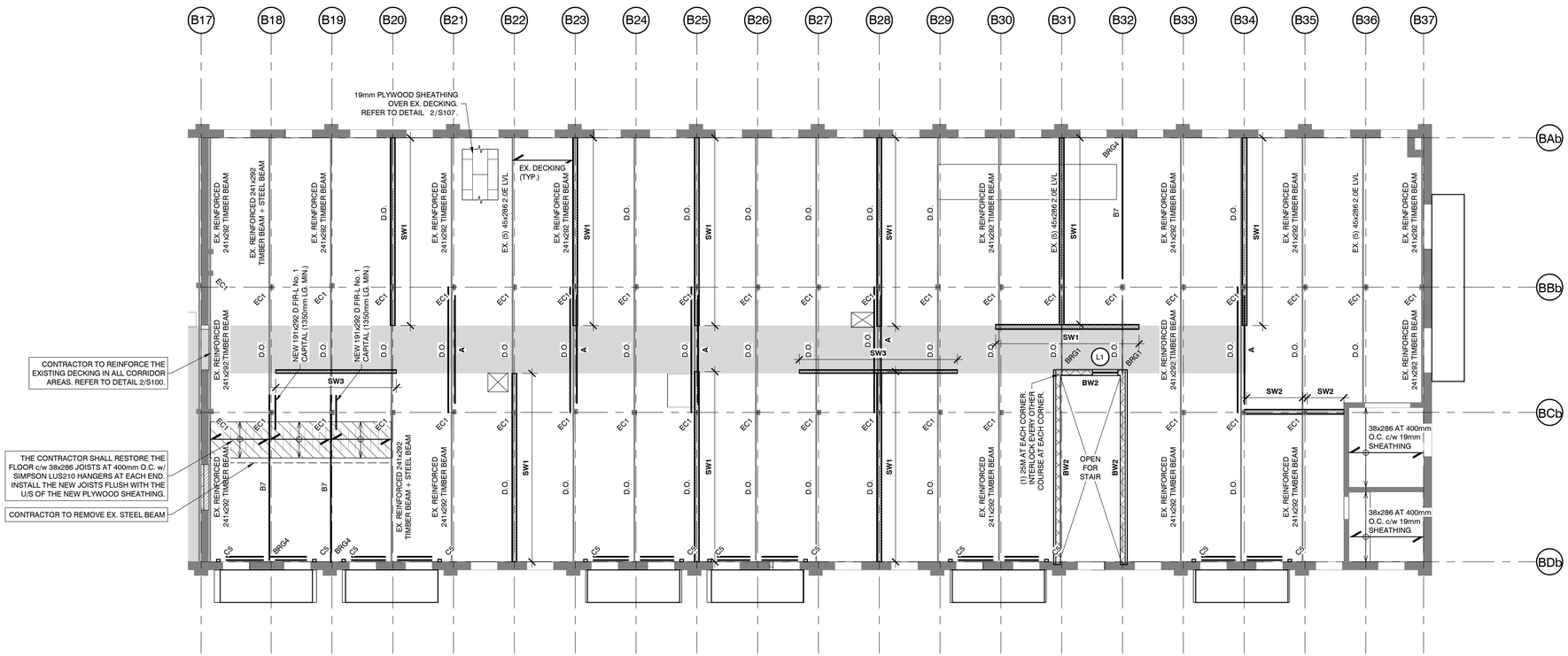


1 B.S201 **B1 - THIRD FLOOR FRAMING PLAN**
1 : 100



2 B.S201 **B2 - THIRD FLOOR FRAMING PLAN**
1 : 100

N

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LEGEND

EC1 - EX. 250x250 TIMBER COLUMN

A - REINFORCE WITH (1) 45x241 LVL ON EACH SIDE OF EX. REINFORCED TIMBER BEAM. REFER TO DETAIL 3/S100.

B - REINFORCE WITH (1) 45x286 LVL ON ONE SIDE OF EX. BEAM FOR THE ENTIRE LENGTH. FASTEN NEW LVL PLY TO EX. c/w (2) ROWS OF 170mm LG. SIMPSON SDW22 SCREWS AT 16" O.C.

ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
ISSUED FOR COORDINATION	1	DEC. 24, 2025

MTE
Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
BUILDING B THIRD FLOOR FRAMING PLANS

Project Manager: MEW	Date: SEPTEMBER 2025
Design By: MSD/ MCC	Project No.: 63200_001
Drawn By: JJK	Drawing No.: B.S201
Scale: AS NOTED	

1/30/2026 1:32:51 PM Author

B.S202
BUILDING B FOURTH FLOOR FRAMING PLANS
MTE Computer Dwg NAC:\Users\JKoch\Documents\63200_001_A-B_Central_R24_JKoch356CD.rvt

DESIGN LOADS

FLOOR DEAD LOAD (MAXIMUM) = 3.38kPa
RESIDENTIAL AREAS= 1.9kPa
CORRIDORS/FIRE ESCAPES= 4.8kPa

NOTES:

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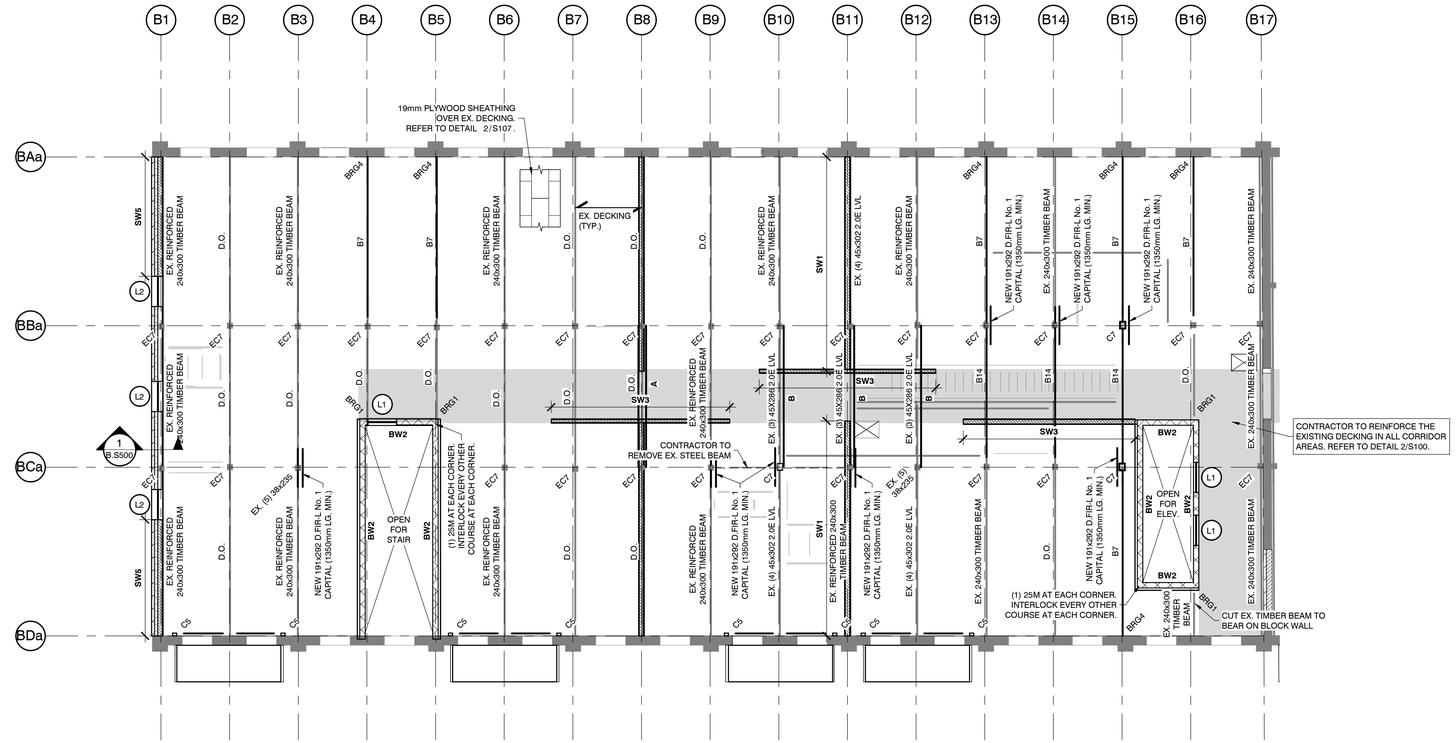
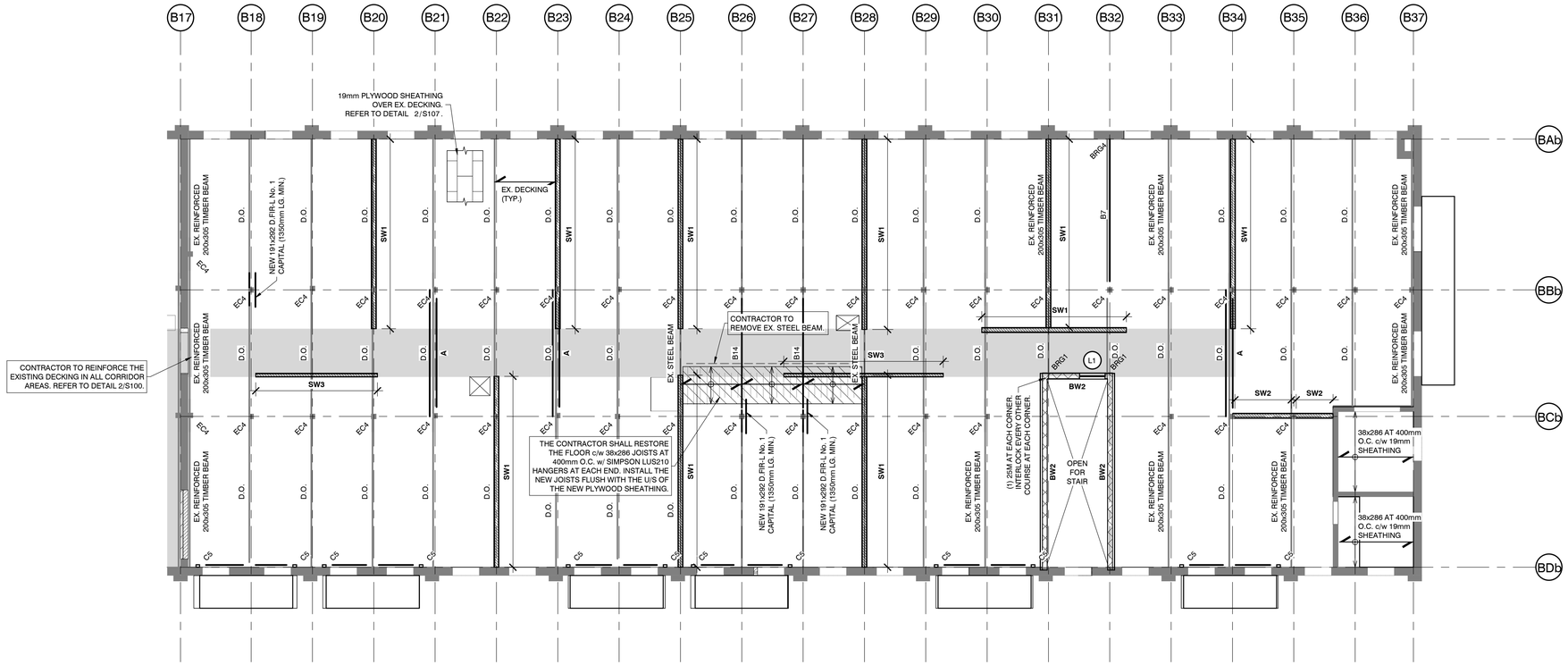


1 B.S202 **B1 - FOURTH FLOOR FRAMING PLAN**
1 : 100



2 B.S202 **B2 - FOURTH FLOOR FRAMING PLAN**
1 : 100

N

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LEGEND

EC4 - EX. 200x250 TIMBER COLUMN

EC7- EX. 190x240 TIMBER COLUMN

A - REINFORCE WITH (1) 45x286 LVL ON EACH SIDE OF EX. REINFORCED TIMBER BEAM. REFER TO DETAIL 3/S100.

B - REINFORCE WITH (1) 45x286 LVL ON ONE SIDE OF EX. BEAM FOR THE ENTIRE LENGTH. FASTEN NEW LBL PLY TO EX. c/w (2) ROWS OF 170mm LG. SIMPSON SDW22 SCREWS AT 400mm O.C.

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PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
BUILDING B FOURTH FLOOR FRAMING PLANS

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	B.S202
Scale:	AS NOTED		

1/30/2026 1:52:54 PM Author

B.S203
BUILDING B ROOF FRAMING PLANS

MTE Computer Dwg NAC:\Users\JKoch\Documents\63200_001_A-B_Central_R24_JKoch356CD.rvt

DESIGN LOADS

ROOF DEAD LOAD= 1.0kPa
ROOF SNOW LOAD= 2.24kPa

NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY OF THE BELOW SITUATIONS ARE ENCOUNTERED:
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   B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY TIMBER FRAMING SUSPECTED TO HAVE ROT OR DETERIORATION.
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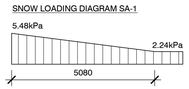
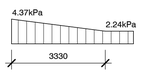
2	203mm	203mm
1	241mm	241mm

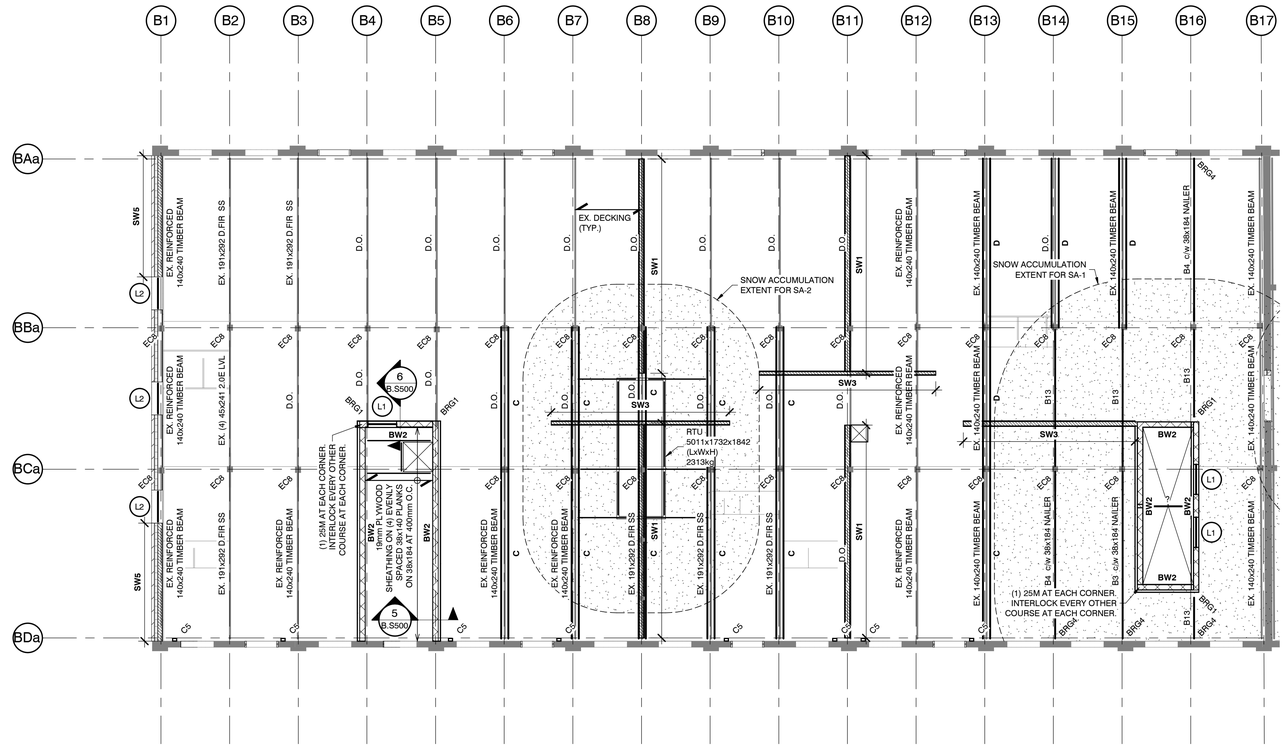
SNOW LOADING DIAGRAM SA-1



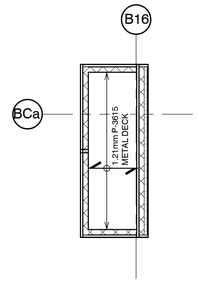
SNOW LOADING DIAGRAM SA-2



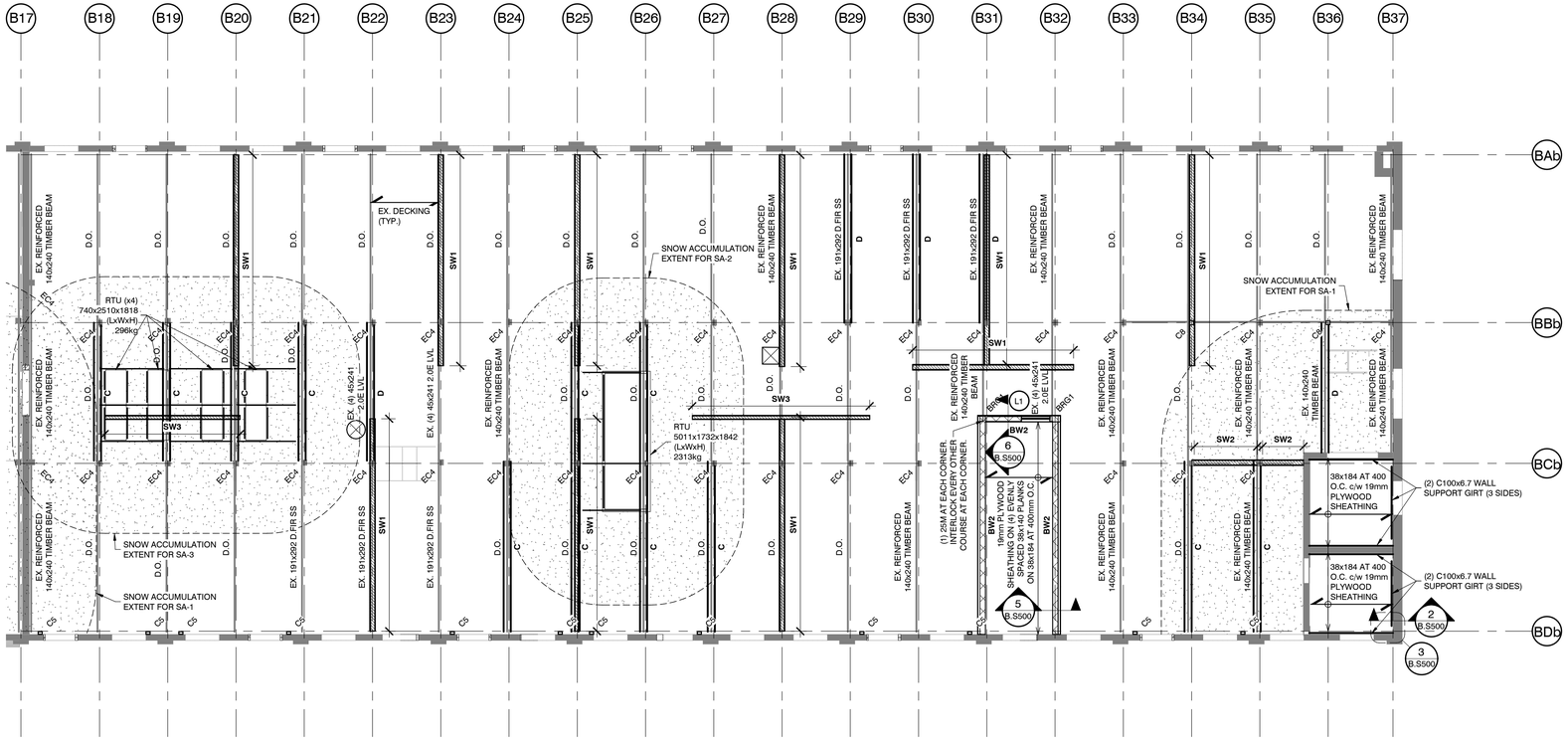
SNOW LOADING DIAGRAM SA-3



1 B.S203 **B1 - ROOF FRAMING PLAN**
1 : 100



1a B.S203 **ELEV. B ROOF FRAMING PLAN**
1 : 100



2 B.S203 **B2 - ROOF FRAMING PLAN**
1 : 100

N

NOTE TO CONTRACTOR:
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LEGEND

EC8- EX. 140x190 TIMBER COLUMN

C - REINFORCE WITH (1) C230x22 ON EACH SIDE OF EX. TIMBER BEAM. REFER TO DETAIL 3/S100. REINFORCING MUST EXTEND FOR THE FULL LENGTH OF THE BEAM.

D - REINFORCE WITH (1) C200x17 ON EACH SIDE OF EX. TIMBER BEAM. REFER TO DETAIL 3/S100. REINFORCING MUST EXTEND FOR THE FULL LENGTH OF THE BEAM.

ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
ISSUED FOR COORDINATION	1	DEC. 24, 2025

MTE
Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
BUILDING B ROOF FRAMING PLANS

Project Manager: MEW	Date: SEPTEMBER 2025
Design By: MSD/ MCC	Project No.: 63200_001
Drawn By: JJK	Drawing No.: B.S203
Scale: AS NOTED	

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B.S400
BUILDING B SHEAR WALL SECTIONS
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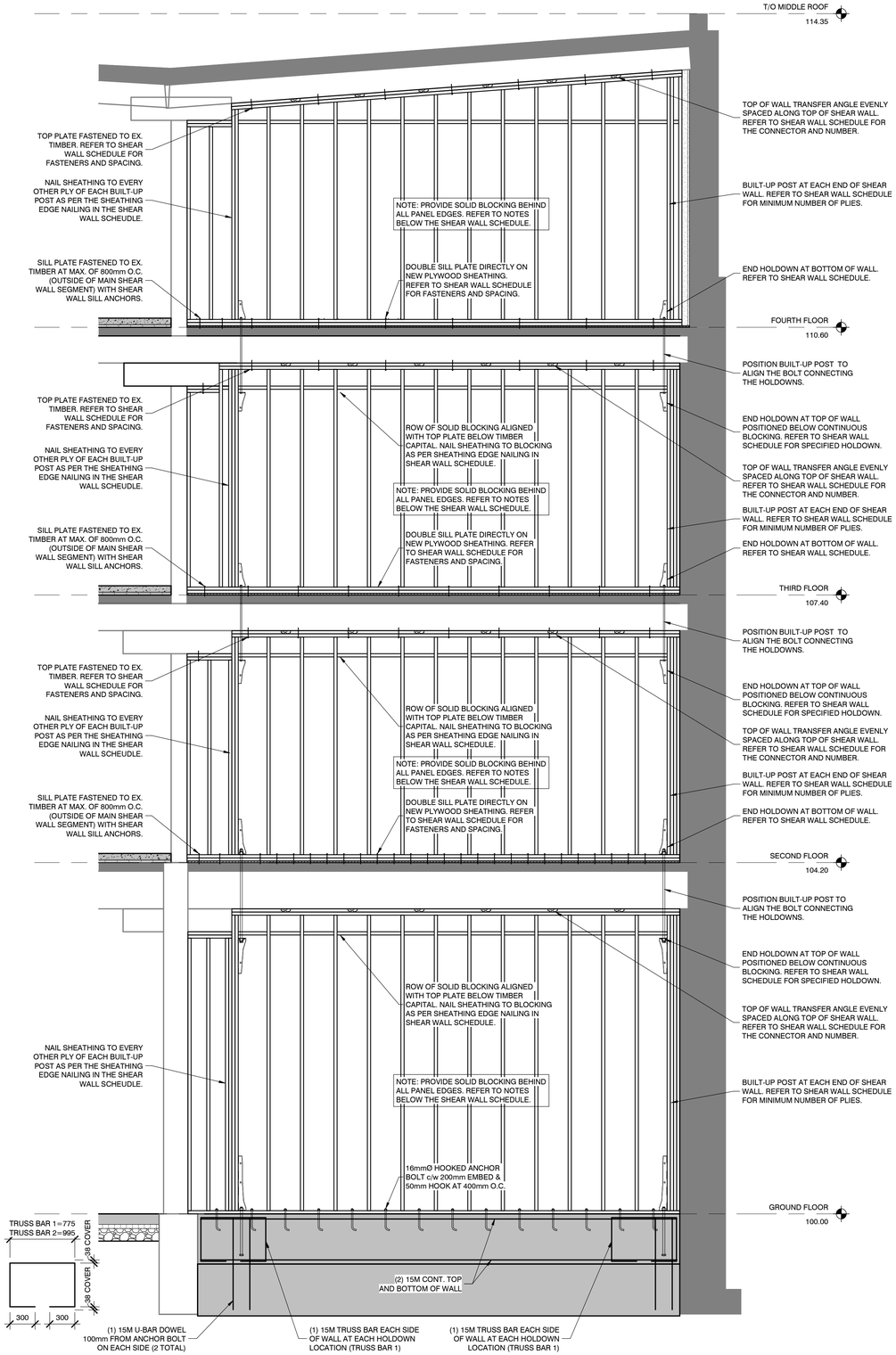

1 B.S400 **BUILDING B SHEAR WALL ELEVATION (SW1)**
1 : 30

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BUILDING B SHEAR WALL SECTIONS

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	B.S400
Scale:	AS NOTED		

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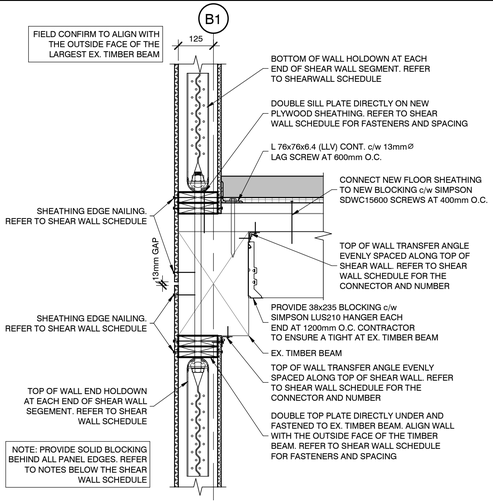
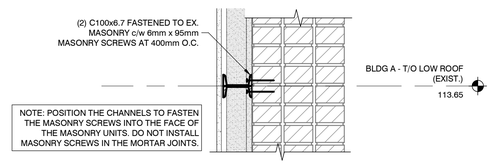


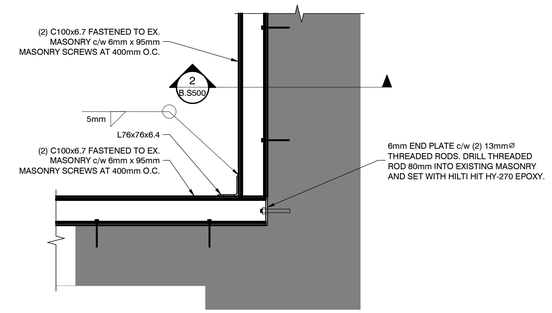
1 B.S500 BUILDING B NEW END WALL DETAIL

1 : 10



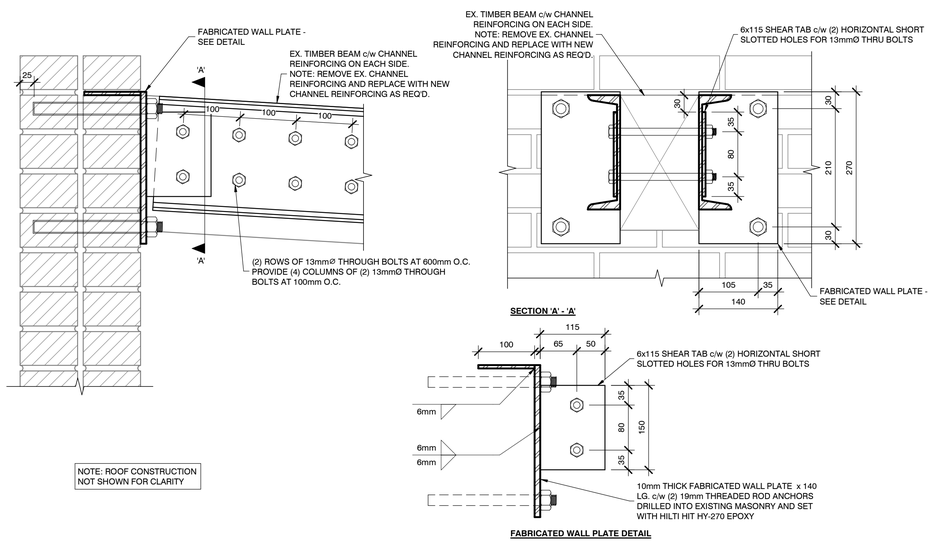
2 B.S500 BLDG B WALL SUPPORT GIRT SECTION DETAIL

1 : 10



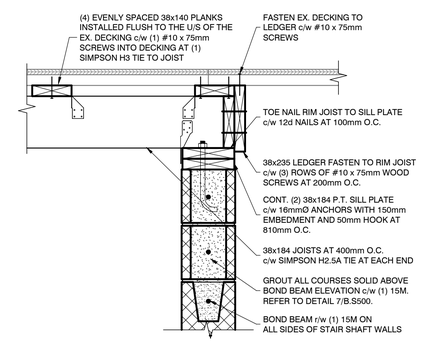
3 B.S500 BLDG B WALL SUPPORT GIRT PLAN DETAIL

1 : 10



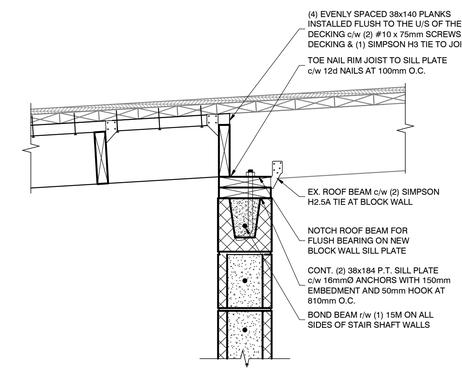
4 B.S500 ROOF BEAM TYPE 'C' REINFORCING BRICK BEARING DETAIL

1 : 5



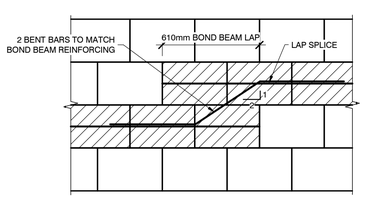
5 B.S500 BLDG B TOP OF STAIR SHAFT DETAIL 1

1 : 10



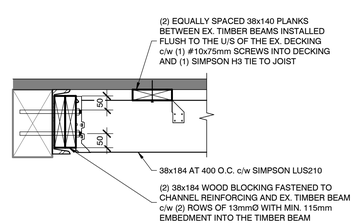
6 B.S500 BLDG B TOP OF STAIR SHAFT DETAIL 2

1 : 10



7 B.S500 TYPICAL STEPPED BOND BEAM

NTS



8 B.S500 EX. ROOF DECK REINFORCING WITHIN SNOW DRIFT

1 : 10

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Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	B.S500
Scale:	AS NOTED		

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B.S501
BUILDING B DETAILS

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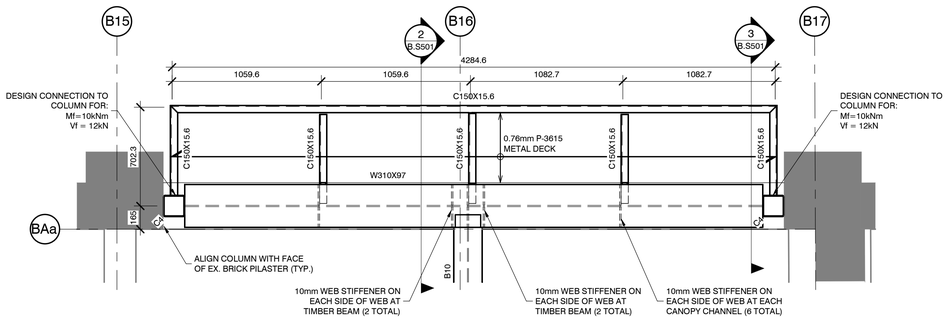
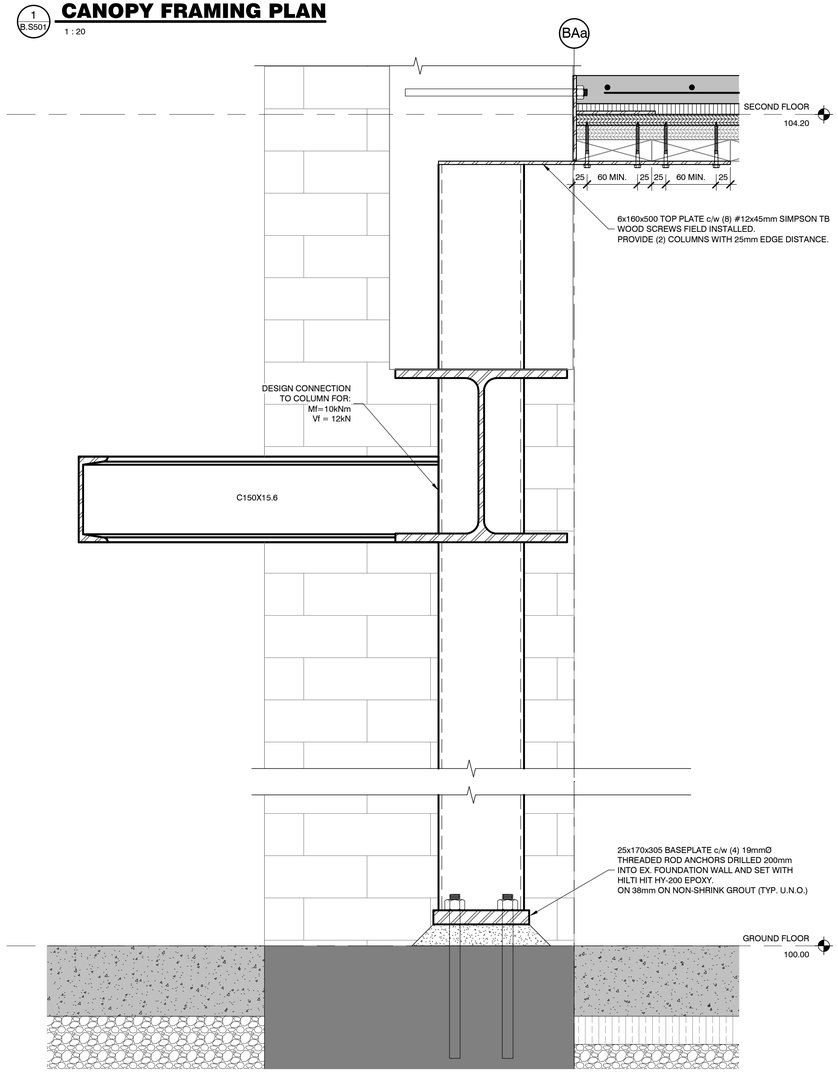
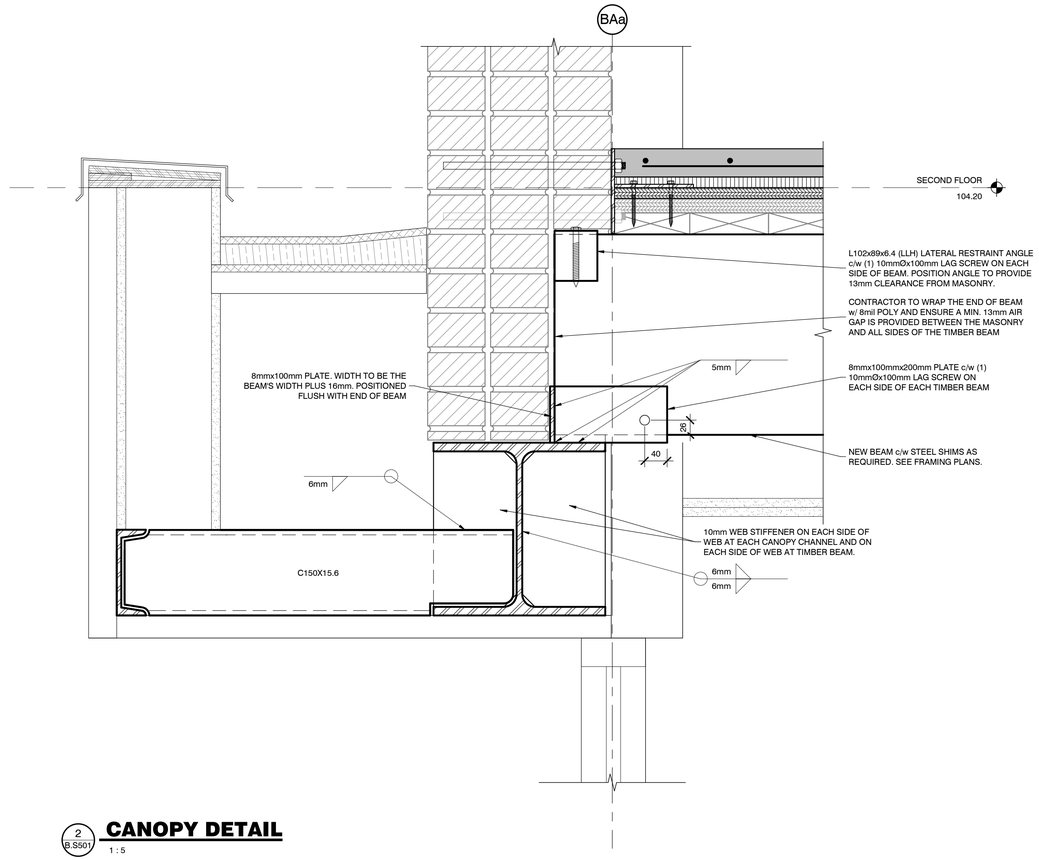


1 B.S501 **CANOPY FRAMING PLAN**
1 : 20



3 B.S501 **CANOPY COLUMN SECTION**
1 : 5



2 B.S501 **CANOPY DETAIL**
1 : 5

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Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	B.S501
Scale:	AS NOTED		

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CONSTRUCTION NOTES

GENERAL NOTES

1. CONFORM TO THE REQUIREMENTS OF THE 2024 ONTARIO BUILDING CODE (OBC) INCLUDING ALL THE LATEST STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION. THE LATEST VERSION OF ALL STANDARDS AND CODES LISTED BELOW SHALL BE USED.

2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER SPECIFICATIONS AND CONTRACT DOCUMENTS.

3. WHERE DISCREPANCIES EXIST BETWEEN CONTRACT DOCUMENTS, INCLUDING DRAWINGS AND APPLICABLE CODES AND ACTS, THE MOST STRINGENT SHALL GOVERN. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

4. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

5. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISION COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY MTE CONSULTANTS.

6. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED, INCLUDING FOR PREPARATION OF SHOP DRAWINGS, CONSTRUCTION LAYOUT, OR BIDDING PURPOSES. ERRORS MADE BY PERSONS SCALING THESE DRAWINGS SHALL NOT BE THE RESPONSIBILITY OF MTE CONSULTANTS.

7. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SIZES OF PITS, OPENINGS, BASES, HOUSE KEEPING PADS, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS.

8. BEFORE PROCEEDING WITH WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH ALL CHARACTERISTICS AFFECTING NEW AND EXISTING CONSTRUCTION. ANY CHANGES, ALTERATIONS OR REVISIONS MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

9. SUBSTITUTIONS FROM SPECIFIED PRODUCTS AND MATERIALS MUST BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO ORDERING OF MATERIALS. THE CONTRACTOR SHALL REIMBURSE ALL CONSULTANTS FOR ADDITIONAL COSTS INCURRED AS A RESULT OF REVIEWING ANY CHANGES MADE TO THE CONTRACT DOCUMENTS.

10. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS - O.REG. 213/91.

11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN ALL SHORING AND TEMPORARY BRACING AS PER O.REG 213/91 AND THE CONTRACTOR SHALL RETAIN AN ENGINEER AS REQUIRED.

12. THE CONTRACTOR SHALL RETAIN AN INDEPENDENT INSPECTION AND TESTING COMPANY TO ENSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. REQUIRED TESTING SHALL BE AS PER THE TESTING AND INSPECTION TABLE.

13. MTE CONSULTANTS WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO BY MEANS OF A RATIONAL SAMPLING PROCEDURE TO DETERMINE WHETHER THE CONSTRUCTION OF THAT WORK SHOWN ON THE MTE DRAWINGS IS IN GENERAL CONFORMITY WITH THE PLANS, SKETCHES, DRAWINGS, AND SPECIFICATIONS FORMING PART OF THE CONTRACT DOCUMENTS PREPARED BY "MTE". THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT. "MTE" SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

14. IT IS THE RESPONSIBILITY OF BOTH THE OWNER AND THE CONTRACTOR TO NOTIFY THE ENGINEER OF CONSTRUCTION PROGRESS SO THE ENGINEER CAN COMPLETE GENERAL REVIEWS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE PRIOR TO STARTING THE WORK. GENERALLY, REVIEWS BY THE ENGINEER WILL BE REQUIRED FOR REBAR PRIOR TO CONCRETE PLACEMENT, FOOTING AND FOUNDATIONS PRIOR TO BACKFILLING, AND ABOVE GRADE FRAMING PRIOR TO INSTALLATION OF INTERIOR FINISHES.

TESTING AND INSPECTION

THE FOLLOWING ITEMS REQUIRE TESTING OR INSPECTION BY A CERTIFIED INDEPENDENT TESTING OR INSPECTION AGENCY UNLESS NOTED OTHERWISE. THE AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS TO THE ENGINEER FOR REVIEW.

ITEM	REQ'D?	COMMENTS
SOIL BEARING CAPACITY	YES	BY SOILS ENGINEER
SOIL COMPACTION	YES	BY SOILS ENGINEER
REINFORCING STEEL PLACEMENT	YES	INSPECT FINAL PLACEMENT
CONCRETE COMPRESSIVE TESTS	YES	MIN. 2 SETS PER 100 CUBIC METRES
CONCRETE SLUMP	YES	
STRUCTURAL STEEL BOLTING	YES	
STRUCTURAL STEEL WELDING	YES	INSPECT ALL FIELD WELDS
MORTAR CUBES	YES	
TRUSS INSTALLATION	YES	INSPECT BRACING AND CONNECTIONS
COLD FORMED STEEL	YES	
TOTAL PRECAST	YES	

LOADING

PROJECT DESIGN DATA TABLE		
BUILDING IMPORTANCE CATEGORY	NORMAL	
SPECIFIED WIND LOADS		
HOURLY WIND PRESSURE (1/50) DESIGN DATA:	q	0.45kPa
WIND DESIGN CATEGORY	CATEGORY 2	
TERRAIN	ROUGH	
SPECIFIED DEAD AND LIVE LOADS		
FLOOR AND ROOF DESIGN LOADS AS NOTED ON FRAMING PLANS		
SPECIFIED SNOW AND RAIN LOADS		
BASIC ROOF SNOW LOAD:	S	2.24kPa
SNOW AND RAIN LOADING (1/50) DESIGN DATA:	Ss	2.3kPa
	Sr	0.4kPa
	24hr RAIN	113mm
FACTORS USED FOR BASIC ROOF SNOW LOAD.	Cb	0.8
	Cw	1.0
	Cs	1.0
	Ca	1.0
ADDITIONAL SNOW ACCUMULATION AROUND MECHANICAL UNITS AND ADJACENT TO HIGHER ROOF LEVELS OR WALLS IS INDICATED ON THE DRAWINGS.		
SPECIFIED EARTHQUAKE LOADS		
SEISMIC LOADING DESIGN DATA:	Sa(0.2)	0.183
	Sa(0.5)	0.128
	Sa(1.0)	0.0722
	Sa(2.0)	0.0347
	Sa(5.0)	0.00916
	Sa(10.0)	0.0032
*(SITE CLASS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER)	SITE CLASS*	C
SEISMIC FORCE MODIFICATION FACTORS FOR SEISMIC FORCE RESISTING SYSTEM	Rd	3
	Ro	1.7
SEISMIC CATEGORY	SC1	

NOTES:
1. ALL LOADS AND ANALYSIS CONFORM TO THE 2024 O.B.C. DIVISION B PART 4 AND THE USER'S GUIDE - NBC 2020 STRUCTURAL COMMENTARIES.
2. ALL DESIGN DATA ABOVE IS FROM THE 2024 OBC SUPPLEMENTARY STANDARD SB-1 TABLE 2
3. WIND LOADING IS BASED ON THE STATIC PROCEDURE.
4. SEISMIC LOADING IS BASED ON THE EQUIVALENT STATIC FORCE PROCEDURE.
5. THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSION UNLESS NOTED.

SEISMIC RESTRAINT

1. PER SECTION 4.1.8.18 (2) OF THE 2024 OBC, $I_E F_a S_a(0.2)$ IS EQUAL TO OR GREATER THAN 0.35, OR THIS IS A POST-DISASTER BUILDING; THEREFORE CATEGORIES 6 TO 21 IN TABLE 4.1.8.18 REQUIRE SEISMIC BRACING AND ANCHORAGE.

2. THIS INCLUDES, BUT IS NOT LIMITED TO:
   1. SUSPENDED CEILINGS AND LIGHT FIXTURES
   2. MASONRY VENEER CONNECTIONS
   3. ACCESS FLOORS
   4. MACHINERY, EQUIPMENT, DUCTS AND TANKS
   5. PIPES, CABLE TRAYS, CONDUITS
   6. MASONRY AND CONCRETE FENCES MORE THAN 1800mm (6'-0") TALL

3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR THEIR SUB-CONTRACTORS TO DESIGN AND INSTALL THIS BRACING.

4. SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

FOUNDATIONS

1. NO SOIL INVESTIGATION WAS UNDERTAKEN FOR THIS SITE. THE ALLOWABLE SOIL BEARING CAPACITY HAS BEEN ASSUMED AS PER NOTE #2 BELOW. CONTRACTOR TO RETAIN A GEOTECHNICAL ENGINEER TO CONFIRM THE MINIMUM BEARING CAPACITY. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

2. ALL COLUMN AND WALL FOOTINGS SHALL BEAR DIRECTLY ON NATURALLY CONSOLIDATED, UNDISTURBED SOIL OR COMPACTED FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 150kPa (SLS) AND 225kPa (ULS) AT THE DEPTHS INDICATED ON THE DRAWINGS.

3. NO FOUNDATION MAY BE POURED BEFORE THE BEARING MATERIAL HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER. NOTIFY THE GEOTECHNICAL ENGINEER A MINIMUM OF 24 HOURS BEFORE THE INTENDED CONCRETE POUR.

4. REMOVE ALL TOPSOIL, ORGANIC LOOSE FILL AND OTHER DELETERIOUS MATERIAL FROM BUILDING AREA BEFORE STARTING CONSTRUCTION.

5. WHERE APPROVED, GRANULAR FILL UNDER ALL FOOTINGS ON GRADE SHALL BE COMPACTED IN 150mm (6") LAYERS TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).

6. FOUND NEW FOOTINGS WHICH ARE LOCATED ADJACENT TO EXISTING FOOTINGS, AT THE SAME ELEVATION AS THE EXISTING FOOTINGS, UNLESS NOTED OTHERWISE. ANY NECESSARY PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT EXISTING FOOTINGS ARE NOT DISTURBED OR UNDERMINED IN ANY WAY DURING EXCAVATION.

7. FOUND ALL FOOTINGS BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR FOR THE FINISHED STRUCTURE, BUT A MINIMUM 1200mm (4'-0") BELOW FINISHED EXTERIOR GRADE, UNLESS NOTED OTHERWISE. UNDER NO CIRCUMSTANCES SHOULD DEPTH BE LESS THAN LOCAL FROST PENETRATION REQUIREMENTS.

8. PROTECT ALL SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOUNDATIONS DURING CONSTRUCTION.

9. INSULATION IS SHOWN WHERE REQUIRED FOR PROTECTION OF THE FOUNDATIONS FROM DAMAGE DUE TO FROST ACTION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR FOUNDATION INSULATION NOT SHOWN ON THE STRUCTURAL DRAWINGS.

10. SLABS ON GRADE:
    1. PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF SAFELY SUPPORTING 25kPa WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOUNDATIONS.
    2. PROOF-ROLL EXISTING FILL MATERIAL. REMOVE ANY LOOSE OR SOFTENED AREAS BENEATH SLAB-ON-GRADE BEFORE PLACING GRANULAR FILL.
    3. APPROVED GRANULAR FILL UNDER ALL FLOOR SLABS ON GRADE SHALL BE COMPACTED IN 150mm (6") LAYERS TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
    4. BEFORE CASTING THE SLAB PLACE 150mm (6") OF CLEAR CRUSHED STONE OR COMPACTED GRANULAR "A" OVER THE SUB-BASE AND THOROUGHLY ROLL AND CONSOLIDATE TO THE LEVELS REQUIRED.
    5. WHERE THE SLAB-ON-GRADE IS USED TO LATERALLY RESTRAIN THE TOP OF AN EARTH-RETAINING WALL, ADEQUATELY SHORE THE WALL UNTIL THE SLAB HAS BEEN CAST AND ATTAINED 70% OF ITS SPECIFIED STRENGTH.

11. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 500mm (20") DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL, EXCEPT WHERE TEMPORARY SHORING FOR THE WALL IS PROVIDED.

12. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVERED RETAINING WALLS) UNTIL THE WALLS AND THE FLOOR CONSTRUCTIONS AT THE TOP AND BOTTOM OF THE WALLS HAVE BEEN CAST AND HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH.

13. IN NO CASE SHALL HORIZONTAL CONTROL JOINTS BE ALLOWED IN ANY VERTICALLY SPANNING CONCRETE WALLS WITHOUT THE CONSENT OF THE ENGINEER.

14. THE FOUNDATION WALLS HAVE BEEN DESIGNED ASSUMING THAT THEY ARE NOT SUBJECT TO HYDROSTATIC PRESSURE. ENSURE PROVISIONS HAVE BEEN MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.

CONCRETE AND REINFORCING

1. ALL CONCRETE WORK TO CONFORM TO THE LATEST REQUIREMENTS OF CSA STANDARDS A23.1, A23.2 & A23.3.

2. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30.18 GRADE 400R FOR REINFORCING STEEL AND BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy= 400MPa.

3. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS. IF PERMITTED, GRADE 400W DEFORMED REINFORCING STEEL IS TO BE USED AND WELDING IN ACCORDANCE WITH CSA W186.

4. WELDED WIRE MESH AND WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30.5 WITH A MINIMUM YIELD STRENGTH OF Fy = 450MPa. ALL WELDED WIRE PRODUCTS ARE TO BE SUPPLIED AS FLAT SHEETS AND SHALL BE LAPPED A MINIMUM OF 150mm (6") AT JOINTS (UNO).

5. DETAILING AND PLACING OF ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA "MANUAL OF STANDARD PRACTICE".

6. ALL REINFORCING STEEL SHALL BE SHOP FABRICATED TO INCLUDE HOOKS AND BENDS AS REQUIRED.

7. ALL REINFORCING LAP SPLICES SHALL CONFORM TO THE LATEST CSA STANDARD A23.3 AND ALL BAR SPLICES SHALL BE CLASS "B" TENSION SPLICES (UNO).
   1. NO BAR SPLICES SHALL BE LESS THAN IN THE TABLE BELOW.
   2. INCREASE HORIZONTAL SPLICE LENGTHS IN THE TABLE BY 1.3 WHERE MORE THAN 300mm (12") OF FRESH CONCRETE IS CAST BELOW THE SPLICE.

CONCRETE / BAR SIZE	TENSION SPLICE (mm) 25MPa	30MPa	35MPa	COMPRESSION SPLICE (mm)
10M	400 (16")	400 (16")	400 (16")	450 (18")
15M	600 (24")	600 (24")	600 (24")	450 (18")
20M	800 (32")	800 (32")	800 (32")	600 (24")
25M	1200 (48")	1100 (44")	1000 (40")	750 (30")
30M	1400 (56")	1300 (52")	1200 (48")	900 (36")
35M	1650 (66")	1500 (60")	1400 (56")	1050 (42")

8. ALL DOWEL EMBEDMENT SHALL MATCH THE ABOVE TENSION SPLICE LENGTH, UNLESS NOTED OTHERWISE.

9. ALL HORIZONTAL BARS SHALL BE HOOKED 300mm (12") AROUND CORNERS.

10. ALL REINFORCING STEEL FABRICATION AND PLACEMENT DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION.

11. PLACE REINFORCING BARS SYMMETRICALLY OVER SUPPORTS AND SYMMETRICALLY IN SPANS, UNLESS NOTED OTHERWISE.

12. REINFORCING BARS, DOWELS AND ANCHOR BOLTS SHALL BE SECURELY TIED IN PLACE SO AS TO MAINTAIN THEIR EXACT POSITION BEFORE AND DURING PLACEMENT OF CONCRETE. BAR SUPPORTS SHALL ONLY BE MADE OF PRECAST CONCRETE BLOCKS, PLASTIC OR WIRE.

13. ALL OIL, GREASE, MUD AND DEBRIS SHALL BE ENTIRELY REMOVED FROM THE REINFORCING STEEL AND ANCHOR BOLTS PRIOR TO THE PLACEMENT OF CONCRETE. REBAR SHALL BE STORED ON SITE IN A MANNER TO BE KEPT CLEAN AND FREE FROM DELETERIOUS MATERIALS.

14. CONFORM TO THE CONCRETE COVER REQUIREMENTS OF CSA A23.1 AND THE FOLLOWING, UNLESS NOTED OTHERWISE:
    1. CONCRETE CAST AGAINST EARTH: 75mm (3")
    2. PIERS AND WALL: 40mm (1 1/2")
    3. EXPOSED TO DE-ICING CHEMICALS: 60mm (2 1/2")
    4. INTERIOR SLABS AND BEAMS: 40mm (1 1/2")

15. CONCRETE PROPERTIES:
    1. ALL CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 20MPa UNLESS OTHERWISE SPECIFIED.
    2. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO USE AT JOB SITE.

USE	CSA CLASS	28 DAY COMP. STRENGTH (MPa)	MAX. W/C RATIO	AIR CONTENT (%)	MAX. AGGREGATE SIZE (mm)	SLUMP (mm)
FOOTINGS	N	20	AS NEEDED	NONE	20	80 ±30
FOUNDATION/ RETAINING WALLS	F-2	25	0.55	4-7	20	80 ±30
INTERIOR PIERS / WALLS	N	25	AS NEEDED	NONE	20	80 ±30
INTERIOR SLAB ON GRADE	N	25	0.50 (MAX)	NONE	20	80 ±30
FREEZE THAW EXPOSURE	F-2	25	0.55	4-7	20	80 ±30
EXTERIOR SLAB (UNREINFORCED)	C-2	32	0.45	5-8	20	80 ±30
EXTERIOR SLAB (REINFORCED)	C-1	35	0.40	5-8	20	80 ±30
TOPPING ON PRECAST SLABS	N	20	0.50	NONE	10	80 ±30

16. WHEN SUPER-PLASTICIZERS ARE USED, THE SLUMP MAY BE INCREASED BEYOND THE VALUES GIVEN, BUT SHALL BE BELOW THE POINT WHERE SEGREGATION WILL OCCUR. THE COST OF SUPER-PLASTICIZERS SHALL BE INCLUDED IN THE COST OF CONCRETE.

17. DO NOT ADD WATER TO CONCRETE UNLESS WRITTEN APPROVAL GIVEN BY THE ENGINEER. IF HIGHER SLUMP CONCRETE IS DESIRED, CONCRETE SUPPLIER SHALL DESIGN AND SUPPLY ACCORDINGLY.

18. HOT AND COLD WEATHER CONCRETING SHALL COMPLY WITH ALL REQUIREMENTS OF CSA STANDARD A23.1. CALCIUM CHLORIDE ADDITIVES WILL NOT BE PERMITTED.

19. ALL CONCRETE FORMWORK TOLERANCES AND SURFACE FINISHES SHALL COMPLY WITH CSA STANDARD A23.1 UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DRAWINGS.

20. ALL CONCRETE FORMS TO BE WET THOROUGHLY BEFORE POURING CONCRETE.

21. WATER CURING OF CONCRETE IS RECOMMENDED. CURE AND PROTECT ALL CONCRETE IN ACCORDANCE WITH CSA A23.1 SECTION 7.4.

22. ALL CONCRETE EXCEPT SLABS ON GRADE 150mm (6") THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORM WITHOUT CAUSING UNDUE SEGREGATION. ANY DEFECTS IN THE HARDENED CONCRETE SHALL BE SATISFACTORILY REPAIRED OR SHALL BE REPLACED.

23. CONTROL JOINTS IN SLABS ON GRADE SHALL BE ¼ THE THICKNESS OF THE SLAB. SPACING OF CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE SHALL NOT EXCEED THE GREATER OF 30 TIMES THE THICKNESS OF THE SLAB OR 4500mm (15'-0") UNLESS NOTED ON THE DRAWINGS.

24. WHERE STEEL BEARING PLATES ARE SHOWN ON THE DRAWINGS, THEY SHALL BE ANCHORED WITH A MINIMUM OF TWO 12mm DIA x 450mm LONG + 50mm (1/2" DIA x18" LONG + 2") HOOKED ANCHOR RODS WELDED TO THE PLATES AND EMBEDDED INTO THE CONCRETE.

25. CHECK ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, LANDSCAPE AND ALL OTHER RELEVANT DRAWINGS FOR LOCATIONS AND SIZES OF BOLTS, SLEEVES AND OPENINGS.

26. SUPPLY AND SET ANCHOR BOLTS, SLEEVES, PIPE HANGERS, JOISTS AND OTHER INSERTS AND OPENINGS AS INDICATED OR SPECIFIED ELSEWHERE.
    1. <u>FOR BEAMS AND COLUMNS:</u> NO SLEEVES, DUCTS, PIPES OR OTHER OPENINGS SHALL PASS VERTICALLY OR HORIZONTALLY EXCEPT WHERE EXPRESSLY DETAILED ON STRUCTURAL DRAWINGS OR WHERE APPROVED IN ADVANCE BY ENGINEER.
    2. <u>FOR SLABS AND WALLS</u>: ALL SLEEVES AND OPENINGS GREATER THAN 100mm (4") IN ANY DIMENSION OR REQUIRING THE CUTTING OF ANY REINFORCEMENT, AND NOT INDICATED ON STRUCTURAL DRAWINGS, MUST BE APPROVED BY THE ENGINEER.
    3. <u>FOR MULTIPLE OPENINGS OR SLEEVES:</u> IF WITHIN 600mm (24") OF EACH OTHER CONSULT ENGINEER FOR DIRECTION.

27. CAST IN ANCHOR BOLTS SHALL CONFORM TO THE LATEST CSA STANDARD G40.21 OR ASTM F1554 WITH A MINIMUM YIELD STRENGTH OF 250MPa AND SHALL BE SET TRUE AS TO LOCATION, ELEVATION AND PROJECTION TO THE FOLLOWING TOLERANCES:
    1. ANCHOR BOLT LOCATION = +/-3mm (1/8").
    2. ANCHOR BOLT PROJECTION = +/-6mm (1/4").

28. UNLESS NOTED OTHERWISE ON DRAWINGS ALL REFERENCES TO EPOXY ARE FOR HILTI HIT-HY 200. FOLLOW MANUFACTURER'S RECOMMENDED INSTALLATION AND TRAINING OF INSTALLERS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL AND CONNECTIONS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST CSA STANDARD S16

2. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.20 FOR GENERAL REQUIREMENTS, AND CAN/CSA-G40.21 FOR QUALITY
   1. GRADE 350W CLASS C FOR H.S.S.
   2. GRADE 350W FOR W SHAPES, S SHAPES, AND TEES.
   3. ALL OTHER MISCELLANEOUS METAL SHALL BE MINIMUM GRADE 300W (UNO)

3. BOLTED CONNECTIONS SHALL USE MINIMUM 19mm (3/4") DIAMETER ASTM A325 BOLTS. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325 EXCEPT THAT ANCHOR BOLTS SHALL BE FABRICATED FROM STEEL ROD CONFORMING TO CSA STANDARD G40.21 OR ASTM F1554 WITH A MINIMUM YIELD STRENGTH OF 250MPa.

4. STEEL COATINGS - UNLESS NOTED OTHERWISE ALL STRUCTURAL STEEL SHALL BE CLEANED AND PREPARED TO A MINIMUM LEVEL OF SSPC SP-3 AND IN ACCORDANCE WITH CSA STANDARD S16:
   1. ALL INTERIOR STEEL THAT IS TO BE PROTECTED BY A SPRAY APPLIED CEMENTITIOUS FIRE PROOFING SHALL BE CLEANED AND REMAIN UNCOATED STEEL.
   2. ALL OTHER INTERIOR STRUCTURAL STEEL SHALL BE SHOP PRIME PAINTED AS PER CSA/CAN-S-16. SHOP PRIMER SHALL CONFORM TO CISC/CPMA 1-73A.
   3. ALL STEEL EXPOSED TO WEATHER IS TO BE HOT DIP GALVANIZED IN ACCORDANCE TO CAN/CSA-G164. TOUCH UP OF WELDS, CUTS OR SCRATCHES TO GALVANIZING SHALL BE DONE WITH A MINIMUM OF 3 COATS OF ZINC RICH PAINT.

5. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W59 AND SHALL BE UNDERTAKEN BY A FABRICATOR AND ERECTOR FULLY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47, DIVISION 1 AND DIVISION 2. FABRICATOR TO SUPPLY CERTIFICATION OF FUSION WELDING, AND WELDING MAY ONLY BE CARRIED OUT IN ACCORDANCE WITH OWNER'S SAFETY REGULATIONS REGARDING WELDING.

6. FABRICATOR SHALL DESIGN CONNECTIONS AND THE LIKE IN ACCORDANCE WITH THE OBC FOR THE FORCES SHOWN ON THE DRAWINGS. WHERE FORCES ARE NOT NOTED ON THE DRAWINGS, BEAM REACTIONS SHALL BE TAKEN AS ONE-HALF OF THE TOTAL UNIFORMLY DISTRIBUTED FACTORED LOADS NOTED ON THE BEAM LOAD TABLES OF PART FIVE OF CISC'S HANDBOOK OF STEEL CONSTRUCTION, LATEST EDITION, PROVIDED NO POINT LOADS ACT ON THE BEAM. ALL WELDS SHALL BE 5mm (3/16") MIN. FILLET. ALL BOLTS SHALL BE MIN. M20 (3/4") DIAMETER AND PROVIDE MIN. (2) BOLTS PER CONNECTION.

7. WHERE MOMENT CONNECTIONS ARE CALLED FOR BUT VALUES ARE NOT INDICATED, DESIGN CONNECTIONS FOR FULL MOMENT CAPACITY OF THE SMALLER MEMBER JOINED.

8. SPLICES SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER AT THE POINT OF THE SPLICE. MEMBERS SHALL NOT BE SPLICED AT POINTS OF MAXIMUM STRESS. NO SPLICES SHALL BE MADE UNLESS SHOWN ON THE DRAWINGS OR REVIEWED AND APPROVED BY THE ENGINEER.

9. SHAPE AND SIZE GUSSET PLATES TO CLEAR ARCHITECTURAL FINISHES AND MECHANICAL DUCTS AND PIPES AND ELEVATOR SHAFTS.

10. SHOP DRAWINGS OF STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION.

11. ALL BEAMS CANTILEVERED OR CONTINUOUS OVER A COLUMN OR OTHER SUPPORT, AND BEAMS SUPPORTING POINTS OF CONCENTRATED LOAD, SHALL HAVE A MIN. OF 2-10mm (3/8") STIFFENERS EACH SIDE OF WEB UNLESS OTHERWISE NOTED.

12. TOP OF COLUMNS WHICH ARE NOT BRACED BY JOISTS OR BEAMS SHALL BE BRACED DIAGONALLY TO THE ROOF OR FLOOR BY A MINIMUM OF 4-L76x76x6.4mm (L3x3x1/4") ANGLES FOR INTERIOR COLUMNS; A MINIMUM 2-L76x76x6.4mm (L3x3x1/4") ANGLES FOR EXTERIOR COLUMNS. BRACING SHALL BE BETWEEN TOP OF COLUMN AND TOP CHORD OF JOISTS.

13. COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED WITH 40mm (1 1/2") NON-SHRINK 40MPa GROUT. LEVELING PLATES ARE NOT PERMITTED.

14. ALL COLUMNS BUILT INTO MASONRY WALLS SHALL HAVE ADJUSTABLE ANCHORS AT MINIMUM 400mm (16") O.C.

15. STEEL BEAMS AND LINTELS SHALL HAVE 200mm (8") MINIMUM END BEARING ON MASONRY AND 65mm (2 1/2") MINIMUM END BEARING ON STEEL UNLESS INDICATED OTHERWISE.

16. FOR ALL BEAMS AND LINTELS ON STEEL BEARING PLATES.
    1. BEARING PLATES ARE TO BE CENTRED BELOW ALL BEAMS OR LINTELS U.N.O. ON THE DRAWINGS.
    2. WELD TO BEARING PLATE WITH A MINIMUM 50mmx5mm (2"x 3/16") FILLET ON BOTH SIDES OF BEAM.

17. WHERE BACK-TO-BACK ANGLES ARE USED AS LINTELS OR SUPPORTS. STITCH WELD TOGETHER AT A MAXIMUM SPACING OF 300mm (12") O.C.

18. ALL ROOF OPENINGS TO BE REINFORCED BY FRAMES COMPRISED OF C130x10 (C5x6.7) CHANNEL MEMBERS UNLESS NOTED OTHERWISE. MAXIMUM SPAN 2250mm (7'-6").

19. SUPPORT AT COLUMNS AND IRREGULARITIES:
    1. INSTALL L76x76x6.4 (L3x3x1/4) ANGLE SEATS FOR STEEL DECK AT CONNECTIONS, AT COLUMNS OR OTHER IRREGULARITIES, TO PROVIDE SUPPORT TO THE RIBS OF THE DECK.
    2. INSTALL L102x102x7.9 (L4x4x5/16) ANGLE SEATS FOR PRECAST SUPPORT AT CONNECTIONS, AT COLUMNS OR OTHER IRREGULARITIES, TO PROVIDE BEARING FOR PRECAST PLANKS.

20. NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY THE ENGINEER.

21. MAINTAIN ERECTION BRACING UNTIL COMPLETION OF ENTIRE STRUCTURE, INCLUDING ROOF DECKS AND OTHER ELEMENTS WHICH ARE PART OF THE LATERAL LOAD RESISTING SYSTEM.

OPEN WEB STEEL JOISTS

1. OPEN WEB STEEL JOISTS (OWSJ'S) SHALL CONFORM TO CSA STANDARDS S16 AND CAN/CSA-S136.

2. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W59 AND SHALL BE UNDERTAKEN BY A FABRICATOR AND ERECTOR FULLY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47, DIVISION 1 AND DIVISION 2. FABRICATOR TO SUPPLY CERTIFICATION OF FUSION WELDING AND WELDING MAY ONLY BE CARRIED OUT IN ACCORDANCE WITH OWNER'S SAFETY REGULATIONS REGARDING WELDING.

3. JOISTS TO BE DESIGNED FOR THE LOADS AS SPECIFIED ON DRAWINGS AND IN ACCORDANCE WITH THE 2024 OBC. DESIGN OF JOISTS SHALL ALSO INCLUDE ALL LOADS FROM MECHANICAL EQUIPMENT SUCH AS ROOF TOP UNITS, DUCTS AND PIPING.

4. SHOP DRAWINGS OF JOIST DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION. JOIST DESIGN AND DETAILS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO. JOIST DESIGN CALCULATIONS SHALL BE SUBMITTED FOR RECORD PURPOSES.

5. PROVIDE SUFFICIENT CAMBER TO JOISTS TO ENSURE "0" CAMBER AFTER APPLICATION OF ALL DEAD LOADS SHOWN. ADJUST STIFFNESS AND REQUIRED CAMBER OF JOISTS ADJACENT TO MASONRY WALLS, STEEL BEAMS OF SHORTER SPAN AND THE LIKE TO PERMIT THE PROPER FASTENING OF THE STEEL DECK. AS A GUIDE, LIMIT THE DIFFERENTIAL DEFLECTION OF THE ADJACENT JOIST, UNDER ALL DEAD LOADS, TO L/120, WHERE "L" IS THE SPAN OF THE STEEL DECK PERPENDICULAR TO THE JOISTS.

6. "TJ" ON PLANS DENOTES "TIE JOIST". BOTTOM CHORD TO BE FRAMED INTO COLUMNS, BEAMS OR WALLS. ALL JOISTS AT COLUMNS TO BE TIE JOISTS UNLESS OTHERWISE NOTED. TIE JOIST CONNECTIONS SHALL BE BOLTED.

7. WHERE TIE JOISTS ARE INDICATED, DESIGN TOP AND BOTTOM CHORDS AND CONNECT TO COLUMNS TO SAFELY DEVELOP LOADS SHOWN OR A MINIMUM OF A 25 kN SPECIFIED LOAD IN TENSION OR COMPRESSION.

8. DESIGN AND INSTALLATION OF ALL OWSJ BRIDGING SHALL BE IN ACCORDANCE WITH CSA S16. COMBINED DIAGONAL AND HORIZONTAL BRIDGING SHALL BE PROVIDED AT THE ENDS OF BRIDGING LINES AS REQUIRED. ENDS OF BRIDGING LINES SHALL BE ANCHORED TO STEEL, MASONRY OR OTHERWISE SHOWN AND BE CAPABLE OF RESISTING AN AXIAL LOAD OF AT LEAST 3 kN.

9. BRIDGING SHOWN ON THE DRAWINGS IS INTENDED AS A GUIDELINE ONLY. DESIGN AND PROVIDE BRIDGING FOR ALL OWSJ AND TRUSSES AS PER CSA S16.

10. OWSJ'S SHALL HAVE 100mm (4") SHOE (UNO)

11. FOR OWSJ BEARING ON MASONRY, JOIST SUPPLIER SHALL DESIGN AND SUPPLY ALL BEARING PLATES AND BEARING PRESSURE SHALL NOT EXCEED 1.2MPa (175psi).

12. ALL STEEL JOISTS SHALL BE WELDED TO STEEL BEAMS OR BEARING PLATES WITH A MINIMUM 50mmx5mm (2"x3/16") FILLET ON BOTH SIDES OF SHOES.

13. ALL HANGERS, STUB COLUMNS, TRAPEZE BARS, ETC. THAT SUPPORT MECHANICAL, ELECTRICAL OR STRUCTURAL EQUIPMENTS, PIPES, DUCTS, CATWALKS, ETC. MUST BE CONNECTED TO AN OWSJ PANEL POINT OR WHERE THE WEB OF THE JOIST MEETS THE CHORD OF THE JOIST.

STEEL DECK

1. DESIGN METAL DECK IN CONFORMANCE WITH THE REQUIREMENTS OF CSA S136 FOR THE LOADS INDICATED ON THE DRAWINGS.

2. SUBMIT SHOP DRAWINGS INDICATING WELDS, MATERIALS AND FINISHES, AND BEARING THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR REVIEW BY THE ENGINEER. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO PROCEEDING WITH ANY FABRICATION.

3. ALL STEEL DECK SHALL BE 0.76mm (0.030") MINIMUM THICKNESS AND UNLESS NOTED OTHERWISE,
   1. ROOF DECK SHALL BE 38mmx0.76mm (1 1/2"x0.030") VIC WEST STEEL INC. RD 938 (OR APPROVED EQUAL), MINIMUM 3 SPANS CONTINUOUS.
   2. FLOOR DECK SHALL BE 38mmx0.76mm (1 1/2"x0.030") VIC WEST STEEL INC. HB 938 (OR APPROVED EQUAL), MINIMUM 3 SPANS CONTINUOUS.

4. METAL DECK SHALL BE LIGHT ZINC COATED STRUCTURAL STEEL SHEET FABRICATED AND ERECTED IN ACCORDANCE WITH CSSBI 10M, CAN/CSA-S136, AND CSSBI 101M. THE MINIMUM ZINC COATING DESIGNATION SHALL BE ZF075 (U.N.O.).

5. DECK SHALL OVERLAP A MINIMUM OF 50mm (2") AT ALL END JOINTS AND HAVE A MINIMUM BEARING LENGTH OF 50mm (2") ON ALL STRUCTURAL STEEL.

6. DECK HAS BEEN DESIGNED FOR DIAPHRAGM ACTION AND SHALL BE FASTENED AS FOLLOWS:
   WELD DECK TO SUPPORTING STEEL WITH 20mm (3/4") DIAMETER PLUG WELD AT:
   TRANSVERSE WELD SPACING = 300mm (12") O.C.
   PERIMETER WELD SPACING = 300mm (12") O.C.
   SIDE LAP BUTTON PUNCHING = 300mm (12") O.C.
   LONGITUDINAL WELD SPACING = 600mm (24") O.C.

7. DECK WELDS SHALL BE TOUCHED UP WITH APPROVED PAINT BY THE DECK ERECTOR.

8. PROTECT ROOF AND FLOOR DECK FROM DAMAGE DURING SHIPPING STORAGE AND ERECTION. CONTRACTOR SHALL REPLACE ANY PUNCTURED, DENTED OR WELD PERFORATED DECK.

9. STEEL DECK WORK SHALL INCLUDE THE SUPPLY AND INSTALLATION OF ALL SHEET STEEL ANGLES, COVER PLATES, CLOSURES, STIFFENERS AND ANY OTHER ACCESSORIES REQUIRED.

10. CUT OPENINGS AND REINFORCE EDGES AS REQUIRED FOR PIPES, DUCTS, ETC.
    1. THE MAXIMUM SIZE OF AN UNREINFORCED OPENING IS 150 mm (6").
    2. REINFORCE ALL OPENINGS LARGER THAN 150mm (6"), BUT NOT EXCEEDING 450 mm (18"), AS INDICATED BY THE METAL DECK SUPPLIER.
    3. FOR OPENINGS GREATER THAN 450mm (18") NOT SHOWN ON THE DRAWINGS, CONTACT ENGINEER FOR DIRECTION.

11. HANGER WIRE FOR SUSPENDED CEILINGS SHOULD PIERCE BOTH SIDES OF THE FLUTE AND BE LOOPED AROUND AND TIED.

MASONRY

1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARDS CAN/CSA-A370, CAN/CSA-A371 AND CSA S304.1.

2. ALL MASONRY UNITS OF CONCRETE SHALL CONFORM TO THE CSA STANDARD CAN/CSA-A165 AND SHALL HAVE A MINIMUM LOAD BEARING STRENGTH OF 15MPA BASED ON NET CROSS-SECTIONAL AREA.

3. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30.18 GRADE 400R FOR REINFORCING STEEL AND BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.

4. TYPE S MORTAR SHALL BE USED THROUGHOUT FOR LOAD BEARING BLOCK. TYPE N MORTAR SHALL BE USED FOR BRICK VENEER OR DECORATIVE NON-LOAD BEARING BLOCK.
   1. <u>MORTAR CUBE COMPRESSIVE STRENGTHS FROM A179:</u>

MORTAR TYPE	JOB PREPARED	LAB PREPARED
S	8.5MPa	12.5MPa
N	3.5MPa	5.0MPa

   2. <u>MORTAR MIX PROPORTIONS:</u> MIX ACCORDING TO TABLE 3 OR 4 OF CSA A179. MORTAR MIX SHALL BE TESTED FOR STRENGTH AND APPROVED BY THE ENGINEER PRIOR TO USE ON THE JOB.

5. <u>GROUT:</u> WHERE CALLED FOR ON DRAWINGS SHALL CONFORM TO CAN/CSA A179 MINIMUM 28 DAY STRENGTH 20MPa.

6. ALL MASONRY WALLS SHALL BE HORIZONTALLY REINFORCED WITH NO.9 (3.7mm) CONTINUOUS JOINT REINFORCING AT EVERY SECOND COURSE, 400mm (16"). USE STANDARD LADDER TYPE REINFORCING FOR GROUTED AND REINFORCED WALLS, TRUSS TYPE FOR UNREINFORCED WALLS.
   1. ALL JOINT REINFORCEMENT SHALL BE HOT-DIPPED GALVANIZED.
   2. REINFORCEMENT SHALL BE LAPPED A MINIMUM OF 300mm (12") AT ALL JOINTS.
   3. PREFABRICATED CORNER AND TEE REINFORCEMENT SHALL BE USED AT ALL WALL INTERSECTIONS.
   4. REINFORCEMENT SHALL BE INSTALLED IN THE FIRST AND SECOND BED JOINTS 200mm (8") APART, BELOW THE TOP OF WALLS.
   5. REINFORCEMENT SHALL BE INSTALLED IN THE FIRST AND SECOND BED JOINTS 200mm (8") APART, IMMEDIATELY ABOVE LINTELS AND BELOW SILLS AND SHALL EXTEND 600 mm (24") BEYOND THE JAMB.
   6. REINFORCEMENT SHALL BE PLACED AS TO PROVIDE 16mm (5/8") MORTAR COVER ON THE EXTERIOR FACE OF WALL AND 12mm (1/2") COVER ON THE INTERIOR FACE OF WALL.

7. ALL TIES FOR MASONRY VENEER SHALL BE DESIGNED AND SUPPLIED BY THE MASONRY CONTRACTOR IN ACCORDANCE WITH CSA STANDARDS S304.1 AND CAN/CSA-A370. ALL TIES TO STEEL STUDS ARE TO BE SIDE MOUNTED (FACE MOUNTED NOT ACCEPTABLE).

8. PROVIDE COLD WEATHER PROTECTION AS REQUIRED BY CAN/CSA-A371 "MASONRY CONSTRUCTION FOR BUILDINGS".

9. ALL BLOCK MASONRY UNITS SHALL BE CONSTRUCTED WITH FULL HEAD JOINTS, AND FULL BED JOINTS UNDER THE FULL BEARING AREAS OF THE FACE SHELLS, AND UNDER WEBS SURROUNDING THOSE CELLS TO BE FILLED WITH GROUT.

10. THE INTERSECTION OF ALL MASONRY WALLS SHALL BE TOOTHED OR CONTINUOUSLY REINFORCED WITH JOINT REINFORCEMENT.

11. PROVIDE A MINIMUM DEPTH OF 200mm (8") OF 100% SOLID MASONRY UNITS, OR FULLY GROUTED UNITS, FOR SLABS OR STEEL DECK BEARING ON MASONRY, UNLESS MORE IS SHOWN ON THE DRAWINGS.

12. ALL MASONRY BENEATH CONCENTRATED LOADS (SUCH AS BEAMS, LINTELS, AND JOISTS) SHALL HAVE VOIDS FILLED WITH 20MPa GROUT FOR A MINIMUM DEPTH OF 400mm (16") OR 3 TIMES THE LENGTH OF BEARING (WHICHEVER IS GREATER) AND PROJECTING A MINIMUM OF 200mm (8") OR THE LENGTH OF BEARING BEYOND EACH EDGE OF BEARING (WHICHEVER IS GREATER), UNLESS OTHERWISE NOTED OR SHOWN.

13. WHERE STEEL BEARING PLATES ARE SHOWN ON THE DRAWINGS, THEY SHALL BE ANCHORED WITH A MINIMUM OF TWO 12mm DIAMETER x 450mm LONG + 50mm (1/2" DIAMETER x 18" LONG + 2") HOOKED ANCHOR RODS WELDED TO THE PLATES AND EMBEDDED INTO GROUT FILL AS NOTED ABOVE.

14. SEE PLANS AND SCHEDULES REGARDING LINTEL SIZES FOR MASONRY WALLS AND VENEER. FOR ALL OPENINGS OR RECESSES IN MASONRY NOT SHOWN ON DRAWINGS GREATER THAN 300mm (12") AND UP TO 1200mm (4'-0"), INCLUDING THOSE FOR MECHANICAL OR ELECTRICAL SERVICES OR EQUIPMENT, PROVIDE ONE L89x89x6.4 (L3 1/2x3 1/2x1/4") ANGLE FOR EACH 100mm (4") THICKNESS OF WALL.

15. MAINTAIN SUPPORT OF MASONRY LINTELS FOR A MINIMUM OF SEVEN DAYS OR UNTIL SUFFICIENT STRENGTH IS GAINED TO SAFELY SUPPORT LOADS IMPOSED.

16. FULLY GROUT BLOCK CELLS AT PARAPETS.

17. ALL MASONRY WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION UNTIL ADEQUATE DIAPHRAGM ACTION CAN BE DEVELOPED BY INSTALLED FLOOR AND ROOF STRUCTURAL COMPONENTS.

18. ALL NON-LOAD BEARING BLOCK WALLS SHALL BE BRACED TO THE STRUCTURE ABOVE AT A MAXIMUM SPACING OF 1800mm (6'-0") O.C.

19. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF MASONRY CONTROL JOINTS. SPACING OF CONTROL JOINTS IN ALL WALLS SHALL BE CONSTRUCTED AS PER PLAN, BUT SHALL NOT EXCEED 6000mm (20'-0") O.C. ALL REINFORCING TO BE DISCONTINUOUS AT CONTROL JOINTS. CONTROL JOINTS SHALL BE CAULKED WITH FOAM BACKER ROD AND SHALL NOT BE FILLED WITH MORTAR.

20. REINFORCED MASONRY:
    1. CELLS TO BE REINFORCED SHALL BE KEPT CLEAN OF MORTAR.
    2. GROUT FOR REINFORCED CELLS, BOND BEAMS, LINTELS AND CELLS CONTAINING DOWELS, ANCHOR BOLTS AND INSERTS PER NOTE #4.
    3. PROVIDE MINIMUM 2-15M VERTICALS FULL HEIGHT AT ALL WALL ENDS, CORNERS, INTERSECTIONS AND OPENINGS UNLESS OTHERWISE NOTED ON DRAWINGS.
    4. PROVIDE 1-15M VERTICAL FULL HEIGHT EACH SIDE OF CONTROL JOINTS.
    5. DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCEMENT IN WALL.
    6. PROVIDE THE FOLLOWING LAPS FOR THE REINFORCEMENT INDICATED:
       - 10M BARS = 450mm (18")
       - 15M BARS = 600mm (24")
       - 20M BARS = 900mm (36")

    EMBEDDED ITEMS ARE NOT TO INTERFERE WITH THE INTEGRITY OF THE MASONRY WALL OR LOCATION OF REINFORCEMENT. PROVIDE FULLY GROUTED LINTEL BEAM FOR CONDUITS AND PIPES RUNNING HORIZONTALLY WITHIN WALL.

COLD FORM STEEL FRAMING [BY OTHERS]

1. DESIGN COLD FORMED STEEL FRAMING IN CONFORMANCE WITH THE REQUIREMENTS OF CSA S136.

2. DESIGN ALL COLD FORMED STEEL FRAMING MEMBERS FOR THE GRAVITY AND LATERAL LOADINGS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE OBC.

3. CONFORM TO THE DEFLECTION REQUIREMENTS OF CSA S304.1 FOR STUDS SUPPORTING MASONRY VENEER.

4. SHOP DRAWINGS FOR ALL COLD FORMED STRUCTURAL STEEL FRAMING INCLUDING CONNECTION, BRACING, AND BRIDGING DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION.

5. SHOP DRAWINGS FOR ALL COLD FORMED STRUCTURAL STEEL FRAMING SHALL SHOW BOTH DESIGN AND INSTALLATION REQUIREMENTS. RETAIN A LICENSED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO TO PREPARE, SEAL AND SIGN ALL SHOP DRAWINGS; AND TO PERFORM FIELD REVIEW.

6. STEEL SHALL MEET THE REQUIREMENTS OF ASTM A653 STANDARD SPECIFICATION FOR STEEL SHEET, ZINC COATED (GALVANIZED) BY THE HOT-DIP PROCESS, STRUCTURAL (PHYSICAL) QUALITY. STEEL STUDS 18 ga. AND LIGHTER SHALL HAVE MINIMUM YIELD STRENGTH OF 230MPa (33ksi). HEAVIER STUDS SHALL HAVE MINIMUM YIELD STRENGTH OF 345MPa (50ksi).

NOTE TO CONTRACTOR:

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
ISSUED FOR COORDINATION	1	DEC. 24, 2025

MTE
Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
CONSTRUCTION NOTES - BUILDING A & B

Project Manager: MEW	Date: SEPTEMBER 2025
Design By: MSD/ MCC	Project No.: 63200_001
Drawn By: JJK	Drawing No.: S000
Scale: AS NOTED	

S001
CONSTRUCTION NOTES - BUILDING A & B
MTE Computer Dwg NAC:\Users\JKoch\Documents\63200_001_A_B_Central_R24_JKoch356CD.rvt

CONSTRUCTION NOTES

LUMBER

1. SAWN LUMBER PRODUCTS SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD O141. ALL SAWN LUMBER IS TO BE SPF GRADE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE.

2. PREFABRICATED WOOD I-JOISTS SHALL BE TRUS JOIST AS MANUFACTURED BY WEYERHAEUSER, OR APPROVED EQUIVALENT.
   ALL CUTTING OF FLANGES OR HOLES IN WEBS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS UNLESS NOTED OTHERWISE.

3. STRUCTURAL COMPOSITE LUMBER SHALL BE THE FOLLOWING (OR APPROVED EQUIVALENT) UNLESS NOTED OTHERWISE ON THE DRAWINGS:
   1. LAMINATED STRAND LUMBER (LSL): TIMBERSTRAND GRADE 1.55E AS MANUFACTURED BY WEYERHAEUSER.
   2. LAMINATED VENEER LUMBER (LVL): MICROLLAM GRADE 1.9E AS MANUFACTURED BY WEYERHAEUSER.
4. PARALLEL STRAND LUMBER (PSL): PARALLAM GRADE 2.0E AS MANUFACTURED BY WEYERHAEUSER.

   REPLACEMENT WITH A HIGHER GRADE IS NOT ALWAYS A SUITABLE EQUIVALENT. CONTACT ENGINEER FOR ADEQUATE SUBSTITUTIONS.

5. GLUE-LAMINATED MEMBERS:
   1. CONFORM TO CAN/CSA-O122
   2. MANUFACTURER IS TO BE QUALIFIED UNDER CSA STANDARD O177
   3. ALL CONNECTIONS AND END BEARING ASSEMBLIES ARE TO CONFORM TO CSA STANDARD S16.
   4. SPECIES AND GRADE SHALL BE AS NOTED ON THE DRAWINGS.
   5. GLUE-LAMINATED MEMBERS ARE NOT TO BE CUT OR FIELD MODIFIED IN ANY WAY.
   6. COAT END GRAIN OF ALL GLUE-LAMINATED MEMBERS WITH ONE COAT OF APPROVED END SEALER.

6. NAILS AND SPIKES SHALL CONFORM TO THE CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES".

7. ALL STEEL BEARING, SIDE PLATES, CONNECTOR PLATES, AND GLULAM RIVETS SHALL CONFORM TO THE CSA STANDARD G40.21

8. ALL BOLTS AND THREADED ROD CONNECTING WOOD MEMBERS SHALL CONFORM TO ASTM A307.

9. JOISTS HANGERS SHALL BE MINIMUM 0.879mm (0.0346") GALVANIZED STEEL AND SHALL CONFORM TO THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS "ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES".

10. PRESERVATIVE-TREATED LUMBER OF 38mm (1 1/2") SMALLER DIMENSION SHALL NOT BE INCISED.

11. NAILING REQUIREMENTS:

CONSTRUCTION DETAIL	MIN. LENGTH OF NAILS mm (in)	MIN. NUMBER OR SPACING OF NAILS
FLOOR / CEILING JOIST TO PLATE	82 (3 1/4)	2
BUILT-UP HEADERS / LINTELS - ALONG LENGTH - SPACING OF ROWS	76 (3)	 300mm (12") OC 64mm (2 1/2") OC
STUD TO WALL PLATE - END NAIL - TOE NAIL	 82 (3 1/4) 64 (2 1/2)	 2 4
DOUBLE STUDS AT OPENINGS, OR STUD WALLS	76 (3)	750mm (30") OC
BOTTOM WALL PLATE TO JOISTS OR BLOCKING	82 (3 1/4)	400mm (16") OC
LINTELS TO STUDS - EACH END	82 (3 1/4)	50mm (2") OC VERT. EACH PLY
ROOF RAFTER / TRUSS TO PLATE	82 (3 1/4)	3
ROOF RAFTER TO RIDGE BOARD - TOE OR END NAIL	82 (3 1/4)	3
COLLAR TIE TO RAFTER - (UNO)	76 (3)	3
WALL SHEATHING TO STUDS - ALONG EDGES - INTERMEDIATE SUPPORTS	 51 (2) 51 (2)	 150mm (6") OC 300mm (12") Oc

12. ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 16mm (5/8") DIAMETER ANCHOR BOLTS AT 1200mm (4'-0") O.C. MAXIMUM.

13. RETIGHTEN ALL BOLTED CONNECTIONS SIX MONTHS AFTER FIRST INSTALLATION, AND EVERY SIX MONTHS THEREAFTER UNTIL NO APPRECIABLE CHANGE IS EVIDENT.

14. ALL LUMBER FOR WOOD TRUSSES SHALL BE KILN DRIED AND WELL SEASONED IN ORDER TO PREVENT POSSIBLE DISTORTION OR DEFORMATION OF THE TRUSSES.

15. DESIGN OF WOOD TRUSS SYSTEM:
    1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE DETAILS AND DESIGN LOADS SHOWN ON THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS, AND SHALL CONFORM TO THE REQUIREMENTS OF CSA O86.1 AND THE WOOD DESIGN MANUAL PUBLISHED BY THE CANADIAN WOOD COUNCIL.
    2. TRUSS PLATES SHALL CONFORM TO THE CSA STANDARD S347 "METHOD OF TEST FOR EVALUATION OF TRUSS PLATES USED IN LUMBER JOINTS".
    3. DETAIL TRUSSES TO BEAR FLAT ON THE BOTTOM CHORD AT ALL BEARING WALLS.
    4. DEFLECTION CRITERIA: VARIABLE LOADS = L/360, TOTAL LOAD = L/180
    5. DESIGN OF PERMANENT LATERAL BRACING OF WEB MEMBERS.
    6. TRUSSES SHALL BE DESIGNED TO SUPPORT THEIR SELF WEIGHT PLUS THE SUPERIMPOSED TOP AND BOTTOM CHORD LOADS AS SHOWN ON THE DRAWINGS OR AS REQUIRED BY TPIC (WHICHEVER IS GREATER).

16. SHOP DRAWINGS OF THE ROOF TRUSSES INCLUDING LAYOUT OF THE TRUSSES, BRIDGING, BRACING, AND BEARING DETAILS (INCLUDING HOLD-DOWN CLIPS) SHALL BEAR THE STAMP OF A LICENSED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO AND SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION. TRUSS SHOP DRAWINGS ARE TO INDICATE THE LOCATION OF ALL GIRDER TRUSSES AND GIRDER TRUSS SUPPORT LOCATIONS AND REACTIONS. ADDITIONAL COLUMNS TO SUPPORT GIRDER TRUSSES MAY BE REQUIRED.

16. WOOD TRUSSES SHALL BE TEMPORARILY BRACED DURING ERECTION TO KEEP THEM PLUMB, IN ALIGNMENT AND SECURE UNTIL PERMANENT BRACING, DECKING AND/OR SHEATHING CAN BE INSTALLED. TEMPORARY BRACING SHALL BE MINIMUM 38x89mm (2"x4") LUMBER.

17. PERMANENT DIAGONAL BRACING SHALL BE PROVIDED ON ALL WEB MEMBERS THAT REQUIRE LATERAL BRACING AS INDICATED ON THE TRUSS SHOP DRAWINGS. PERMANENT DIAGONAL BRACING TO BE SPECIFIED BY THE BUILDING ENGINEER, AND INSTALLED AS PER THE STRUCTURAL DRAWINGS. SPACING OF DIAGONAL BRACING SHALL NOT EXCEED 6000mm (20'-0") AS RECOMMENDED BY TPIC.

18. SITE REVIEW OF ROOF TRUSS SYSTEM: THE TRUSS SYSTEM SHALL BE INSPECTED BY THE TRUSS DESIGN ENGINEER OR THIRD PARTY TRUSS ENGINEER RETAINED BY THE CONTRACTOR. SUBMIT INSPECTION REPORTS TO THE ARCHITECT AND THE ENGINEER AS REQUIRED FOR RECORD PURPOSES.

REQUIRED SUBMITTALS

THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION.

ITEM	REQ'D SUBMITTAL?	ENGINEER'S STAMP REQ'D?	NOTES
REBAR SHOP DRAWINGS	YES	NO	
CONCRETE MIX DESIGNS	YES	NO	
MASONRY GROUT MIX DESIGN	YES	NO	
BLOCK MILL REPORT	YES	NO	
STRUCTURAL STEEL SHOP DRAWINGS	YES	YES	FOR CONNECTIONS ONLY
STEEL JOIST SHOP DRAWINGS	YES	YES	
STEEL JOIST CALCULATIONS	YES	YES	
MISCELLANEOUS STEEL SHOP DRAWINGS	YES	YES	STAMP FOR STAIRS, LADDERS, AND GUARDS
STEEL DECK SHOP DRAWINGS	YES	YES	
LIGHT-WEIGHT STEEL FRAMING SHOP DRAWINGS	YES	YES	
WOOD ROOF TRUSS SHOP DRAWINGS	YES	YES	
WOOD ROOF TRUSS CALCULATIONS	YES	YES	
ENGINEERED LUMBER	YES	YES	
FALL ARREST ANCHORS	YES	YES	
SEISMIC RESTRAINT OF NON-STRUCTURAL ITEMS	YES	YES	

SHOP DRAWING REVIEW

1. ERECTION AND FABRICATION SHOP DRAWINGS FOR ALL BUILDING COMPONENTS AS LISTED IN THE REQUIRED SUBMITTALS TABLE AND ANY RELATED WORKS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE COMMENCING WITH FABRICATION.

2. AS PART OF THEIR FIELD SERVICES, MTE CONSULTANTS ("MTE") WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON MTE CONSULTANT'S DRAWINGS BY MEANS OF APPROPRIATE RATIONAL SAMPLING PROCEDURES AND COMMENT ON THE ACCURACY WITH WHICH THE CONTRACTOR PREPARED THE DRAWINGS.

3. REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND IS NOT AN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND FOR COORDINATION OF THE WORK OF ALL SUB-TRADES.

4. THE APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF THE FITTING OF BUILDING COMPONENTS. ANY DISCREPANCIES IN THE SHOP DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL SHOP DRAWINGS MUST BEAR THE SEAL OF A PROFESSIONAL ENGINEER LICENSED IN ONTARIO UNLESS NOTED OTHERWISE IN THE SUBMITTALS TABLE BELOW. UNSEALED SHOP DRAWINGS WILL NOT BE REVIEWED UNLESS ALTERNATIVE ARRANGEMENTS HAVE BEEN AGREED UPON.

1/30/2026 1:53:05 PM Author

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ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026

MTE
Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
CONSTRUCTION NOTES - BUILDING A & B

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S001
Scale:	AS NOTED		

S002
STRUCTURAL SCHEDULES - BUILDING A & B
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WOOD SHEAR WALL SCHEDULE

MARK	LEVEL	STUD SIZE	END STUDS	TOP OF WALL END HOLDOWN	BOTTOM OF WALL END HOLDOWN	SHEATHING	SHEATHING EDGE NAILING	SILL PLATE ANCHORS	TOP PLATE CONNECTION	TOP OF WALL TRANSFER ANGLE
SW1	4TH	38 x 140 AT 400mm O.C.	(2) 38 x 140	-	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	12mm OSB (BOTH SIDES)	7d AT 150mm O.C.	SIMPSON SDWC15600 SCREWS AT 800mm O.C.	SIMPSON SDWC15600 SCREWS AT 800mm O.C.	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	3RD	38 x 140 AT 400mm O.C.	(3) 38 x 140	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU4-SDS2.5 c/w 16mmØ BOLT	12mm OSB (BOTH SIDES)	7d AT 150mm O.C.	SIMPSON SDWC15600 SCREWS AT 600mm O.C.	SIMPSON SDWC15600 SCREWS AT 800mm O.C.	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	2ND	38 x 140 AT 400mm O.C.	(3) 38 x 140	SIMPSON HDU4-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	12mm OSB (BOTH SIDES)	7d AT 150mm O.C.	SIMPSON SDWC15600 SCREWS AT 200mm O.C.	SIMPSON SDWC15600 SCREWS AT 600mm O.C.	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	1ST	38 x 140 AT 400mm O.C.	(4) 38 x 140	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	SIMPSON HDU14-SDS2.5 c/w 25mmØ HEAVY HEX HEAD ANCHOR BOLT c/w 500mm EMBED, MIN.	12mm OSB (BOTH SIDES)	7d AT 100mm O.C.	16mmØ HOOKED ANCHOR BOLT c/w 200mm EMBED & 50mm HOOK AT 400mm O.C.	-	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
SW2	4TH	38 x 140 AT 400mm O.C.	(2) 38 x 140	-	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	12mm OSB (BOTH SIDES)	7d AT 150mm O.C.	SIMPSON SDW22600 SCREWS AT 800mm O.C.	SIMPSON SDW22600 SCREWS AT 800mm O.C.	(9) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	3RD	38 x 140 AT 400mm O.C.	(3) 38 x 140	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU4-SDS2.5 c/w 16mmØ BOLT	12mm OSB (BOTH SIDES)	7d AT 150mm O.C.	SIMPSON SDW22600 SCREWS AT 400mm O.C.	SIMPSON SDW22600 SCREWS AT 800mm O.C.	(9) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	2ND	38 x 140 AT 400mm O.C.	(4) 38 x 140	SIMPSON HDU4-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	12mm OSB (BOTH SIDES)	7d AT 100mm O.C.	SIMPSON SDW22600 SCREWS AT 200mm O.C.	SIMPSON SDW22600 SCREWS AT 400mm O.C.	(9) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	1ST	38 x 140 AT 400mm O.C.	(6) 38 x 140	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	(2) SIMPSON HD19 c/w 29mmØ HEAVY HEX HEAD ANCHOR BOLT c/w 500mm EMBED, MIN.	12mm OSB (BOTH SIDES)	7d AT 100mm O.C.	16mmØ HOOKED ANCHOR BOLT c/w 200mm EMBED & 50mm HOOK AT 400mm O.C.	-	(9) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
SW3	4TH	38 x 89 AT 400mm O.C.	(2) 38 x 89	-	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 150mm O.C.	SIMPSON SDWS221100 SCREWS AT 600mm O.C.	-	SIMPSON A35 AT 600mm O.C.
	3RD	38 x 89 AT 400mm O.C.	(4) 38 x 89	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 150mm O.C.	SIMPSON SDWS221100 SCREWS AT 400mm O.C.	-	SIMPSON A35 AT 600mm O.C.
	2ND	38 x 89 AT 400mm O.C.	(6) 38 x 89	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	SIMPSON HDU14-SDS2.5 c/w 22mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 100mm O.C.	SIMPSON SDWS221100 SCREWS AT 200mm O.C.	-	SIMPSON A35 AT 600mm O.C.
	1ST	38 x 89 AT 400mm O.C.	HSS 89x89x4.8 SEE 9/S107	SEE DETAIL 10/S107	SEE DETAIL 11/S107	12mm OSB (ONE SIDE)	8d AT 100mm O.C.	16mmØ HOOKED ANCHOR BOLT c/w 400mm EMBED & 50mm HOOK AT 400mm O.C.	-	SIMPSON A35 AT 600mm O.C.
SW4	4TH	38 x 89 AT 400mm O.C.	(2) 38 x 140	-	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 100mm O.C.	SIMPSON SDWS221100 SCREWS AT 600mm O.C.	-	SIMPSON A35 AT 600mm O.C.
	3RD	38 x 89 AT 400mm O.C.	(4) 38 x 89	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 75mm O.C.	SIMPSON SDWS221100 SCREWS AT 400mm O.C.	-	SIMPSON A35 AT 600mm O.C.
	2ND	38 x 89 AT 400mm O.C.	(6) 38 x 89	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	SIMPSON HDU14-SDS2.5 c/w 22mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 75mm O.C.	SIMPSON SDWS221100 SCREWS AT 200mm O.C.	-	SIMPSON A35 AT 600mm O.C.
	1ST	38 x 89 AT 400mm O.C.	HSS 89x89x4.8 SEE 9/S107	SEE DETAIL 10/S107	SEE DETAIL 11/S107	12mm OSB (ONE SIDE)	8d AT 75mm O.C.	16mmØ HOOKED ANCHOR BOLT c/w 400mm EMBED & 50mm HOOK AT 400mm O.C.	-	SIMPSON A35 AT 600mm O.C.
SW5	4TH	38 x 140 AT 400mm O.C.	(2) 38 x 140	-	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 150mm O.C.	SIMPSON SDWC15600 SCREWS AT 800mm O.C.	SIMPSON SDWC15600 SCREWS AT 800mm O.C.	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	3RD	38 x 140 AT 400mm O.C.	(3) 38 x 140	SIMPSON HDU2-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU4-SDS2.5 c/w 16mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 150mm O.C.	SIMPSON SDWC15600 SCREWS AT 400mm O.C.	SIMPSON SDWC15600 SCREWS AT 800mm O.C.	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	2ND	38 x 140 AT 400mm O.C.	(3) 38 x 89	SIMPSON HDU4-SDS2.5 c/w 16mmØ BOLT	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	12mm OSB (ONE SIDE)	8d AT 150mm O.C.	SIMPSON SDWC15600 SCREWS AT 100mm O.C.	SIMPSON SDWC15600 SCREWS AT 400mm O.C.	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES
	1ST	38 x 140 AT 400mm O.C.	(5) 38 x 140	SIMPSON HDU8-SDS2.5 c/w 22mmØ BOLT	SIMPSON HDU14-SDS2.5 c/w 25mmØ HEAVY HEX HEAD ANCHOR BOLT c/w 500mm EMBED, MIN.	12mm OSB (ONE SIDE)	8d AT 100mm O.C.	16mmØ HOOKED ANCHOR BOLT c/w 200mm EMBED & 50mm HOOK AT 400mm O.C.	-	(6) EVENLY SPACED SIMPSON A35 FRAMING ANGLES

REMARKS
- PROVIDE END STUDS, END ANCHORS, AND BOTTOM PLATE ANCHORS AT HD' LOCATIONS NOTED ON PLAN.
- ALL HOLDOWNS SHALL USE SDS HEAVY-DUTY CONNECTOR SCREWS WITH THE SCREW LENGTH MATCHING THE END STUD WIDTH.
- ALL NAILS SHALL BE COMMON NAILS.
- WHEN SHEATHING IS INSTALLED ON BOTH FACES, OFFSET THE PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL U.N.O. BLOCK EDGES WITH 3x MATERIAL WHERE THE SHEATHING EDGE NAILING IS 50mm O.C. OR LESS. SEE DETAIL 7/S107 FOR NAILING REQUIREMENTS.
- ALL STUDS SHALL BE SPF No.1/2 OR BETTER.
- SEE SHEAR WALL DETAILS FOR ANCHOR REINFORCING IN THE FOUNDATION WALL.

BLOCK WALL SCHEDULE

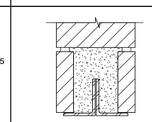
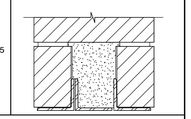
MARK	DESCRIPTION
BW1 TYP. U.N.O.	190 CONCRETE BLOCK CONCRETE UNIT COMPRESSIVE STRENGTH= 15MPa (1) 15M VERTICAL AT 400mm O.C. 4.8mm STD BLOCK-LOK TRUSS/LADDER AT EVERY SECOND COURSE
BW2	190 CONCRETE BLOCK. GROUT ALL COURSES SOLID. CONCRETE UNIT COMPRESSIVE STRENGTH= 15MPa (1) 15M VERTICAL AT 400mm O.C. 4.8mm STD BLOCK-LOK TRUSS/LADDER AT EVERY SECOND COURSE
BSW	190 CONCRETE BLOCK. GROUT ALL COURSES SOLID. CONCRETE UNIT COMPRESSIVE STRENGTH= 15MPa (1) 15M VERTICAL AT 400mm O.C. 4.8mm STD BLOCK-LOK TRUSS/LADDER AT EVERY SECOND COURSE

NOTES:
1. ALL MASONRY CORES WITH REINFORCEMENT TO BE FULLY GROUTED (U.N.O.)
2. CO-ORDINATE ALL WALL OPENINGS WITH ARCHITECTURAL DRAWINGS AND MECHANICAL CONTRACTOR.
3. PROVIDE ADDITIONAL BAR/ MATCHING WALL REINFORCING SIZE. FULL HEIGHT AT ALL WALL ENDS, INTERSECTIONS AND OPENINGS UNLESS OTHERWISE NOTED ON DRAWINGS.
4. PROVIDE STANDARD TENSION SPLICES FOR ALL HORIZONTAL AND VERTICAL WALL REINFORCEMENT.
5. ALL BARS CONNECTING BETWEEN FLOORS TO BE TIED TOGETHER (REFER TO SECTION DETAILS).
6. SOLID FILLING VOIDS TO BE MADE WITH 20MPa FLOWABLE GROUT. MORTAR FILL NOT PERMITTED.
7. PROVIDE DOWELS FROM THE FOOTING TO WALLS ABOVE TO MATCH VERTICAL WALL REINFORCEMENT.
8. DO NOT CORE HOLES THROUGH ANY BOND BEAMS OR REINFORCED CELLS IN A MASONRY WALL.

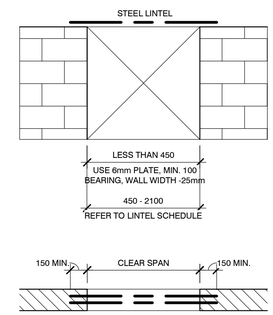
BEARING PLATE SCHEDULE

MARK	SIZE	NOTES
BRG1	WOOD BEAM	SEE 1/S108
BRG2	WOOD BEAM	SEE 2/S108
BRG3	200 x 190 x 19	(2) 16mmØ x 400mm LONG ANCHORS (GROUT SOLID) ADD (2) 15M VERT. EACH CELL
BRG4	STEEL BEAM	SEE 3/S108

NON-LOAD BEARING BRICK & BLOCK LINTEL SCHED.

WALL THICKNESS	CLEAR SPAN UP TO 1199	CLEAR SPAN 1200 TO 1799	CLEAR SPAN 1800 TO 2099	SECTION DETAIL
190mm TO 220mm	(2) L 89x89x9.5 (LLV)	(2) L 127x89x9.5 (LLV)	(2) L 152x89x9.5 (LLV)	
290mm TO 330mm	(3) L 89x89x9.5 (LLV)	(3) L 127x89x9.5 (LLV)	(3) L 152x89x9.5 (LLV)	

NOTES:
1. STRUCTURAL STEEL SHALL BE G40.21 300W.
2. FOR OPENINGS LESS THAN 450mm, PROVIDE A 6mm THICK PLATE WITH 100mm OF BEARING ON EACH SIDE OF THE OPENING. THE WIDTH OF THE PLATE SHALL BE THE WALL THICKNESS LESS 25mm.
3. PROVIDE A MIN. OF 150mm OF SMOOTH AND LEVEL BEARING ON EACH SIDE OF THE OPENING.
4. FOR BACK TO BACK ANGLES EXCEEDING 1250mm STITCH WELD THE ANGLES AT 600mm O.C.
5. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL LINTEL SPANS.
6. FOR LINTELS IN EXTERIOR WALL OR EXPOSED TO WEATHER SHALL BE GALVANIZED OR GALVAFROID PAINTED.



FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F1	1525 x 2440 x 400	SEE DETAIL 6/A.S102
RF1	900 THICK CONC. SLAB (SEE PLANS)	25M AT 300 O.C. E.W. TOP & BOTTOM
SF1	2400 x 620 CONT.	20M AT 200 O.C. E.W. TOP & BOTTOM
SF2	1500 x 620 CONT.	20M AT 200 O.C. E.W. TOP & BOTTOM
SF4	950 x 300 CONT.	(3) 15M CONT.

PIER SCHEDULE

MARK	SIZE	REINFORCING
P1	460 x 460	(8) 20M VERTICALS AND (4) 10M TIES AT 100mm O.C. AT TOP OF PIER AND 200mm O.C. THEREAFTER
P2	460 x 610	(8) 20M VERTICALS AND (4) 10M TIES AT 100mm O.C. AT TOP OF PIER AND 200mm O.C. THEREAFTER

LINTEL SCHEDULE

MARK	SIZE	BEARING
L1	LL 127x89x9.5 (LLV)	EXTEND 200mm MIN. BEYOND EDGE OF OPENING AND PROVIDE SMOOTH AND LEVEL BEARING.
L2	(3) 38x184	(3) KING STUDS (1) JACK STUDS
L3	LL 152x102x9.5 (LLV) + 8mm CONT. PL. SEE DETAIL10/A.S500	EXTEND 200mm MIN. BEYOND EDGE OF OPENING AND PROVIDE SMOOTH AND LEVEL BEARING.

NOTES:
1. STRUCTURAL STEEL SHALL BE G40.21 300W.
2. FOR OPENINGS LESS THAN 450mm, PROVIDE A 6mm THICK PLATE WITH 100mm OF BEARING ON EACH SIDE OF THE OPENING. THE WIDTH OF THE PLATE SHALL BE THE WALL THICKNESS LESS 25mm.
3. PROVIDE A MIN. OF 150mm OF SMOOTH AND LEVEL BEARING ON EACH SIDE OF THE OPENING.
4. FOR BACK TO BACK ANGLES EXCEEDING 1250mm STITCH WELD THE ANGLES AT 600mm O.C.
5. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL LINTEL SPANS.
6. FOR LINTELS IN EXTERIOR WALL OR EXPOSED TO WEATHER SHALL BE GALVANIZED OR GALVAFROID PAINTED.
7. AT SHEAR WALL LOCATIONS, PROVIDE ADDITIONAL KING STUDS AS REQUIRED TO MEET THE MINIMUM REQUIRED NUMBER OF KING STUDS AT THE END OF THE SHEAR WALL.

BEAM SCHEDULE

MARK	SIZE
B1	C200X17.1
B2	W150X22.5
B3	W200X35.9
B4	W200X46.1
B5	W250X25.3
B6	W250X58 c/w 38x184 (SEE DETAIL 8/S107)
B7	W250X49.1 c/w 38x184 (SEE DETAIL 8/S107)
B8	W310X23.8
B9	W310X32.7
B10	W310X60 c/w 38x184 (SEE DETAIL 8/S107)
B11	W360X44
B12	W610X92
B13	(4)-45x241 2.0E LVL
B14	(4)-45x286 2.0E LVL
B15	(4)-45x302 2.0E LVL
B16	(4)-45x356 2.0E LVL
B17	(5)-45x406 2.0E LVL

COLUMN SCHEDULE

MARK	SIZE
C1	HSS101.6X101.6X4.8
C2	HSS101.6X101.6X7.9
C3	HSS101.6X101.6X9.5
C4	HSS152.4X152.4X6.4
C5	HSS152.4X101.6X7.9
C6	292x292 SPF No. 1
C7	191x241 D.FIR-L No. 1
C8	140x140 SPF No. 1

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ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
ISSUED FOR COORDINATION	1	DEC. 24, 2025

MTE
Engineers, Scientists, Surveyors
519-271-7952

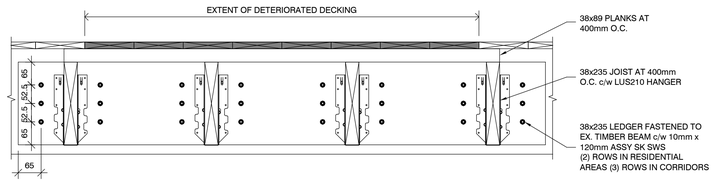
CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
STRUCTURAL SCHEDULES - BUILDING A & B

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S002
Scale:	AS NOTED		

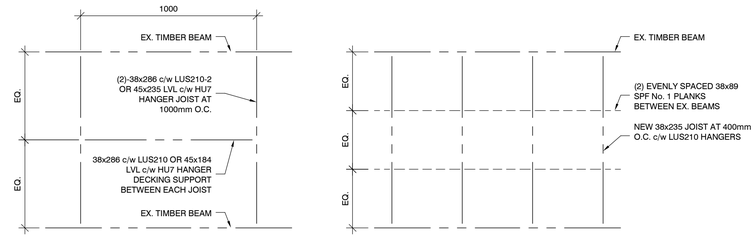
1/30/2026 1:53:05 PM Author



NOTE: CONTRACTOR MAY REMOVE AND REPLACE THE DETERIORATED DECKING WITH NEW SPF COMMERCIAL GRADE 89x133 PLANK DECKING INSTEAD OF REINFORCING THE DECKING AS SHOWN IN THIS DETAIL. CONTRACTOR TO VERIFY WITH THE OWNER AND ARCHITECT WHICH REPAIR STRATEGY IS PREFERRED FOR EACH LOCATION WHERE THE DECKING IS DISCOVERED TO BE DETERIORATED.

1 S100 DETERIORATED DECKING REINFORCEMENT DETAIL

NTS



NOTE: CONTRACTOR TO PLACE NEW DECKING SUPPORT IMMEDIATELY BELOW THE EXISTING DECKING. PROVIDE SHIMS AS REQUIRED TO REMOVE SPACE BETWEEN THE DECKING AND NEW SUPPORT.

OPTION A

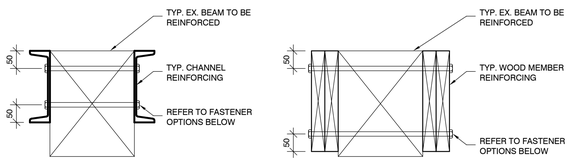
NOTE: CONTRACTOR TO PLACE NEW PLANKS IMMEDIATELY BELOW THE EXISTING DECKING. PROVIDE SHIMS AS REQUIRED TO REMOVE SPACE BETWEEN THE DECKING AND NEW PLANKS.

OPTION B

NOTE: CONTRACTOR MAY REMOVE AND REPLACE THE DECKING IN THE CORRIDORS WITH NEW SPF COMMERCIAL GRADE 89x133 PLANK DECKING INSTEAD OF REINFORCING THE DECKING AS SHOWN IN THIS DETAIL. CONTRACTOR TO VERIFY WITH THE OWNER AND ARCHITECT WHICH REPAIR STRATEGY IS PREFERRED FOR EACH LOCATION.

2 S100 EX. DECKING REINFORCING IN CORRIDORS

NTS



NOTE: THE NEW REINFORCING MUST BE INSTALLED FOR A MINIMUM OF 90% OF THE BEAM LENGTH.

FASTENER SPACING OPTIONS:

(2) ROWS OF 13mmØ THROUGH BOLTS AT 600mm O.C.
PROVIDE (3) COLUMNS OF (2) 13mm THROUGH BOLTS AT 100mm O.C. WITH 100mm END DISTANCE AT EACH END OF THE REINFORCING.

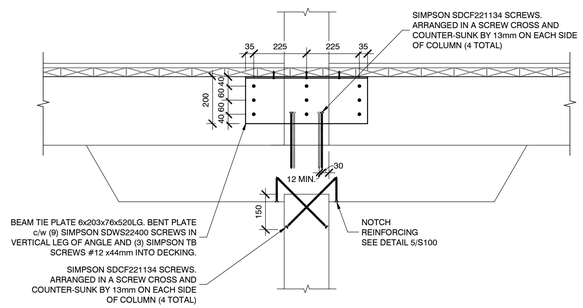
OR

(2) ROWS OF 13mmØ LAG SCREWS c/w 114mm EMBEDMENT AT 600mm O.C. ON EACH SIDE
STAGGER COLUMNS OF LAG SCREWS ON OPPOSITE SIDES OF BEAM
PROVIDE (3) COLUMNS OF (2) 13mm LAG SCREWS AT 100mm O.C. WITH 100mm END DISTANCE AT EACH END OF THE REINFORCING.

NOTE: AT CHANNEL REINFORCING WITHIN SNOW DRIFT, USE (2) ROWS OF 13mmØLAG SCREWS c/w 114mm EMBEDMENT AT 400mm O.C. ON EACH SIDE. STAGGER COLUMNS OF LAG SCREWS ON OPPOSITE SIDES OF BEAM. PROVIDE (4) COLUMNS OF (2) 13mm LAG SCREWS AT 100mm O.C. WITH 100mm END DISTANCE AT EACH END OF THE REINFORCING.

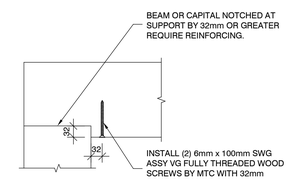
3 S100 TYP. BEAM REINFORCING FASTENER SPACING OPTIONS

NTS



4 S100 COLUMN TIE DOWN DETAIL

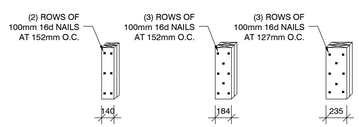
NTS



NOTE: CONTRACTOR TO REINFORCE ALL NOTCHES IN THE COLUMN CAPITALS ON THE 3RD LEVEL AS PER DETAIL 4/S100

5 S100 NOTCHED BEAM/ CAPITAL REINFORCING DETAIL

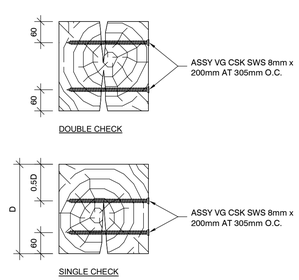
NTS



NOTE: CONTRACTOR TO STAGGER ROWS BETWEEN SUCCESSIVE PLIES.

6 S100 TYP. WOOD POST LAMINATION TO TIMBER POST NAILING PATTERNS

NTS



NOTE: COLUMNS WITH CHECKS REQUIRE REPAIR IF A CHECK EXCEEDS 1/2 THE MEMBER'S DEPTH.

7 S100 COLUMN CHECK REINFORCING

NTS

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ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
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Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
STRUCTURAL DETAILS - BUILDING A & B EXISTING FRAMING UPGRADES

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S100
Scale:	AS NOTED		

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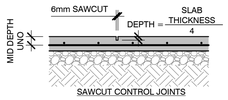
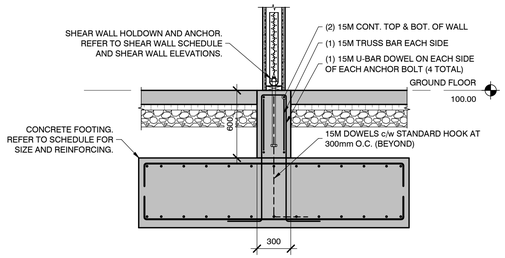


NOTES:
1. REFER TO NOTES AN PLANS FOR SAWCUT SPACING AND LOCATIONS SAWCUTS TO MATCH CONTROL JOINTS IN TILED FLOOR WHERE APPLICABLE.
2. SAW CUTTING SHALL BE COMPLETED WITHIN 6 TO 18 HOURS OF PLACING CONCRETE.

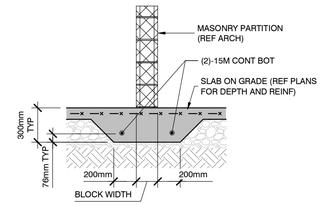
1 / S101 TYP. SAWCUT CONTROL JOINTS

NTS



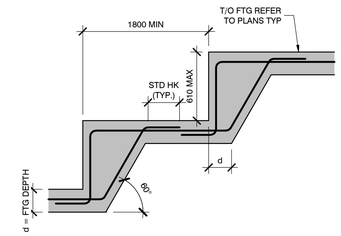
2 / S101 TYP. SHEAR WALL FOOTING DETAIL

1 : 25



3 / S101 TYP. SLAB THICKENING UNDER NON-LOADBEARING BLOCK WALLS

NTS



4 / S101 TYP. STEP FOOTING DETAIL

NTS

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PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
STRUCTURAL DETAILS - BUILDING A & B

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S101
Scale:	AS NOTED		

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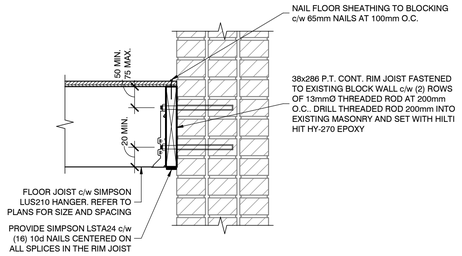
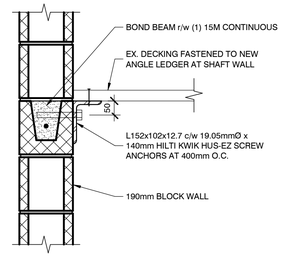


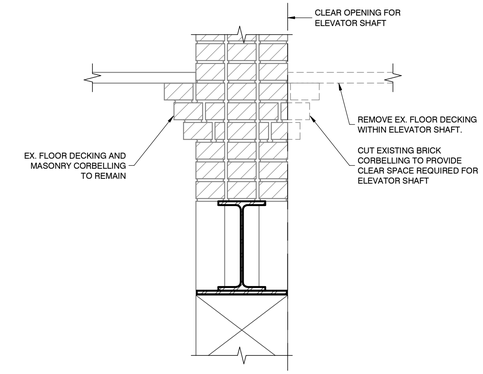
1 S102 TYP. FLOOR JOIST TO EX. MASONRY DETAIL

1 : 10



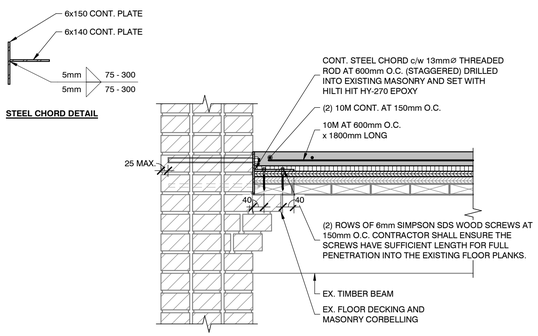
2 S102 ANGLE LEDGER CONNECTION AT SHAFT WALLS

1 : 10



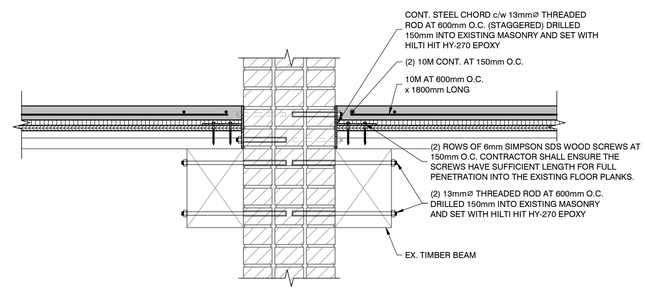
3 S102 ELEVATOR SHAFT AT EX. BRICK CORBEL

1 : 10



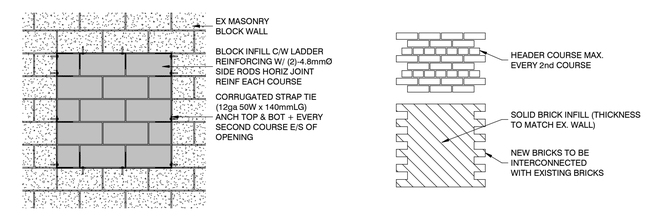
4 S102 TYP. CONC. TOPPING CONNECTION TO DECKING AND MASONRY

1 : 10



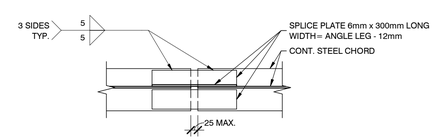
5 S102 TYP. CONC. TOPPING CONNECTION TO MASONRY END WALL

1 : 10



6 S102 TYP. MASONRY BLOCK WALL INFILL DETAIL

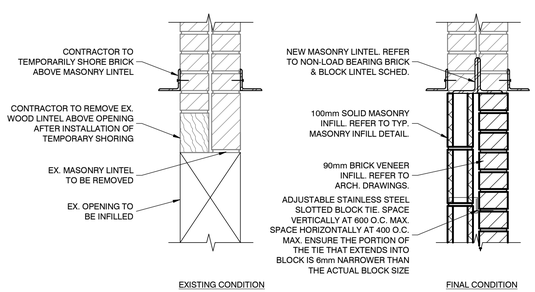
NTS



NOTE:
1. REFER TO 4/S102 FOR FASTENING TO FLOOR AND WALL DETAILS.
2. EXISTING MASONRY WALL AND FLOOR CONSTRUCTION NOT SHOWN FOR CLARITY.

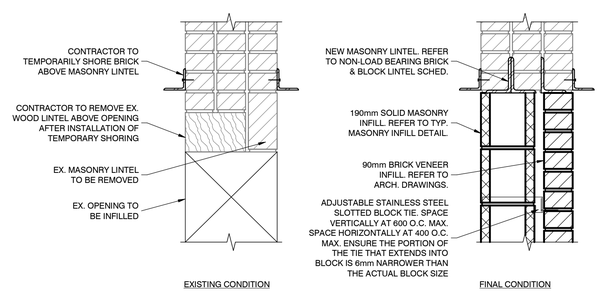
9 S102 TYP. SPLICE IN CONT. STEEL CHORD

NTS



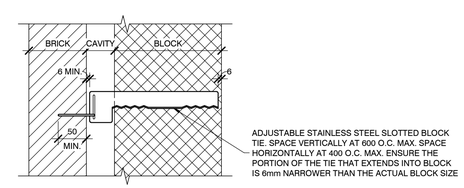
7 S102 TRIPLE WYTHE EX. OPENING INFILL DETAIL

1 : 10



8 S102 DOUBLE WYTHE EX. OPENING INFILL DETAIL

1 : 10



10 S102 TYP. BRICK TIE DETAIL

NTS

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PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
STRUCTURAL DETAILS - BUILDING A & B

Project Manager: MEW	Date: SEPTEMBER 2025
Design By: MSD/ MCC	Project No.: 63200_001
Drawn By: JJK	Drawing No.: S102
Scale: AS NOTED	

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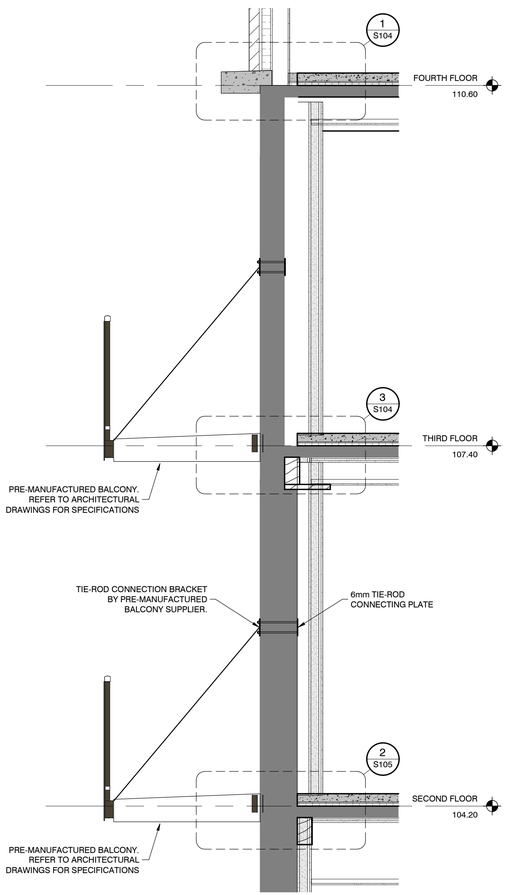
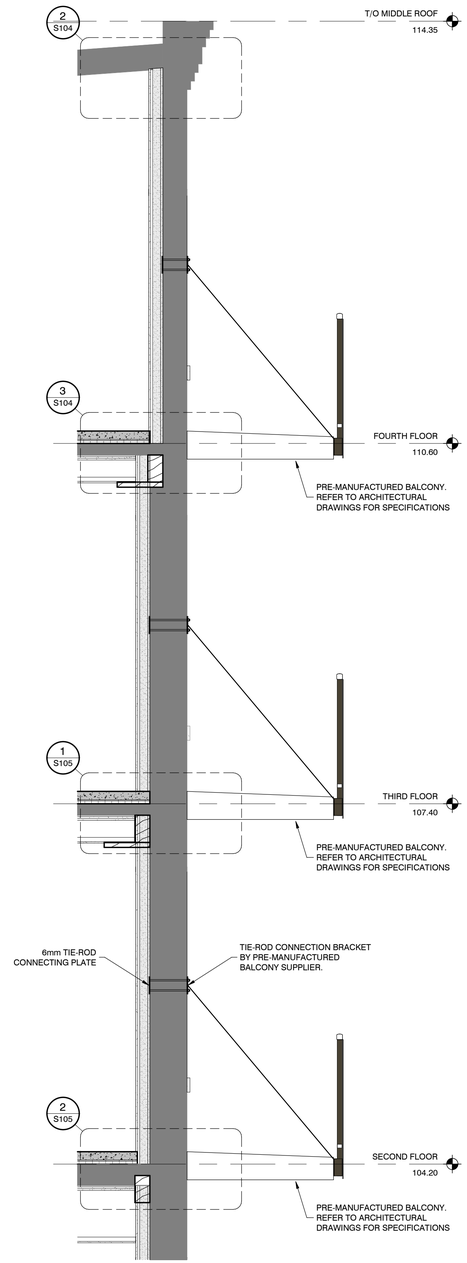
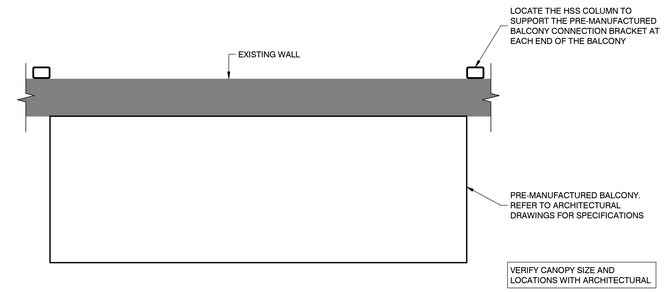


1 S103 **TYP. BALCONY SECTION BLDG A**
1 : 25



2 S103 **TYP. BALCONY SECTION BLDG B**
1 : 25



3 S103 **TYP. BALCONY PLAN DETAIL**
1 : 25

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ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026
ISSUED FOR COORDINATION	1	DEC. 24, 2025

MTE
Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
STRUCTURAL DETAILS - BUILDING A & B

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S103
Scale:	AS NOTED		

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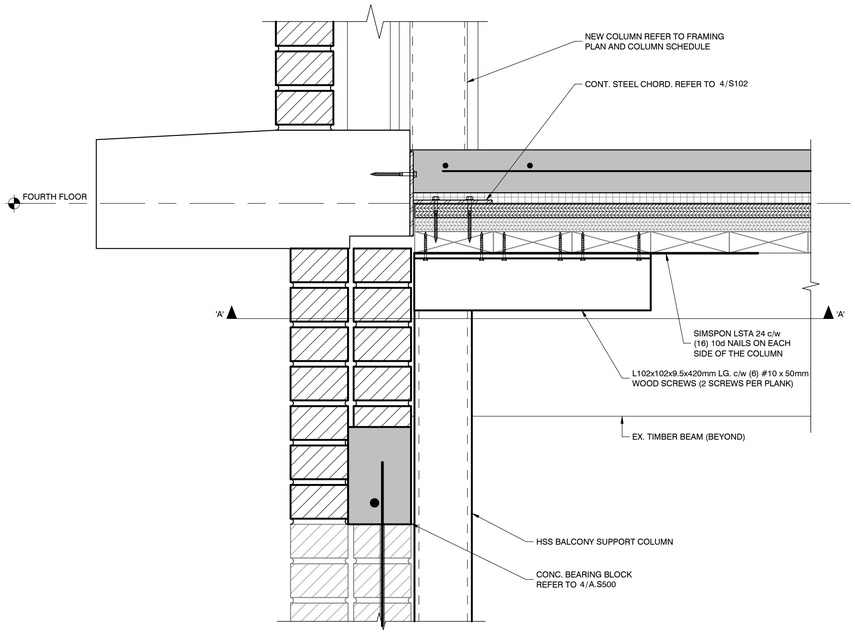
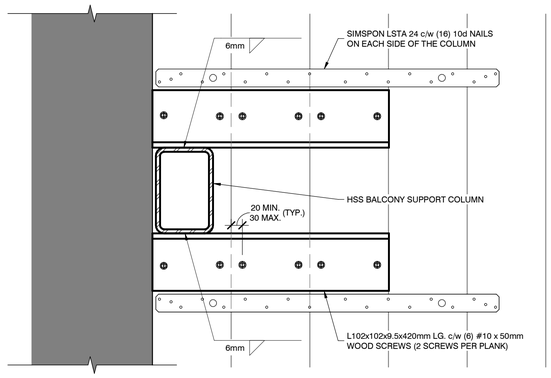
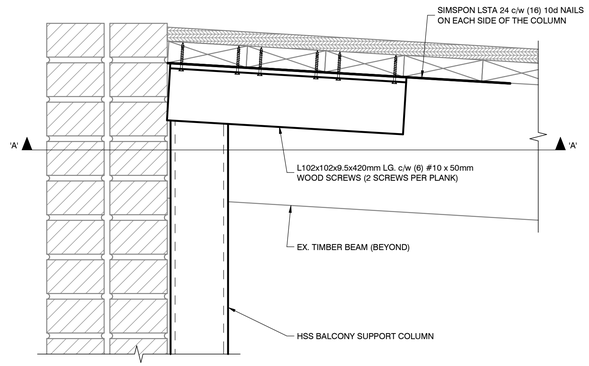


TYP. BALCONY COLUMN CONNECTION DETAIL AT BLDG A 4th FLOOR

1 / S104 — 1 : 5

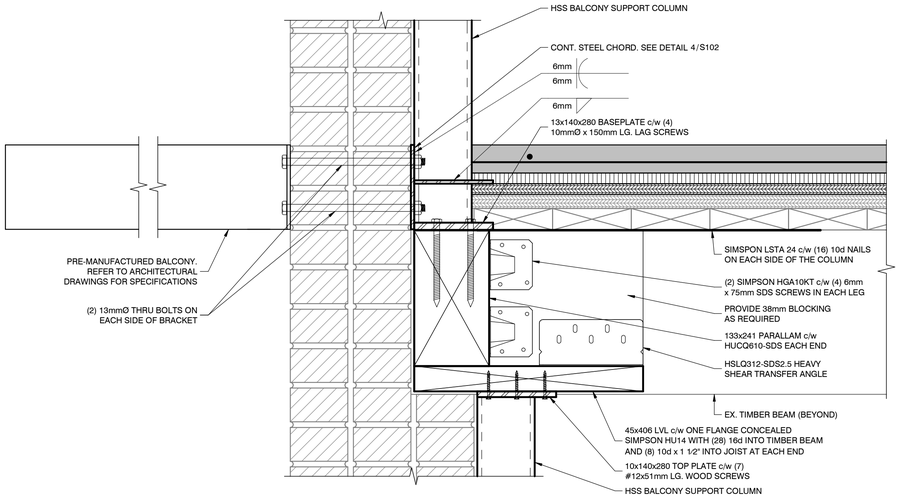


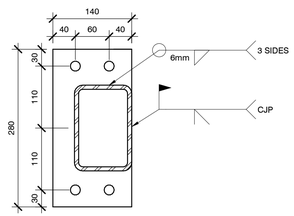
SECTION 'A' - 'A'



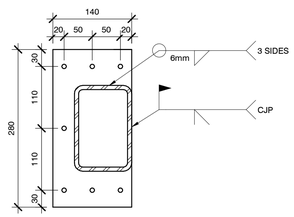
TYP. BALCONY COLUMN CONNECTION DETAIL AT BLDG B ROOF

2 / S104 — 1 : 5





BASEPLATE DETAIL



TOP PLATE DETAIL

TYP. BALCONY CONNECTION DETAIL AT TRIPLE TO DOUBLE WYTHE BRICK TRANSITION

3 / S104 — 1 : 5

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Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S104
Scale:	AS NOTED		

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S105
STRUCTURAL DETAILS - BUILDING A & B
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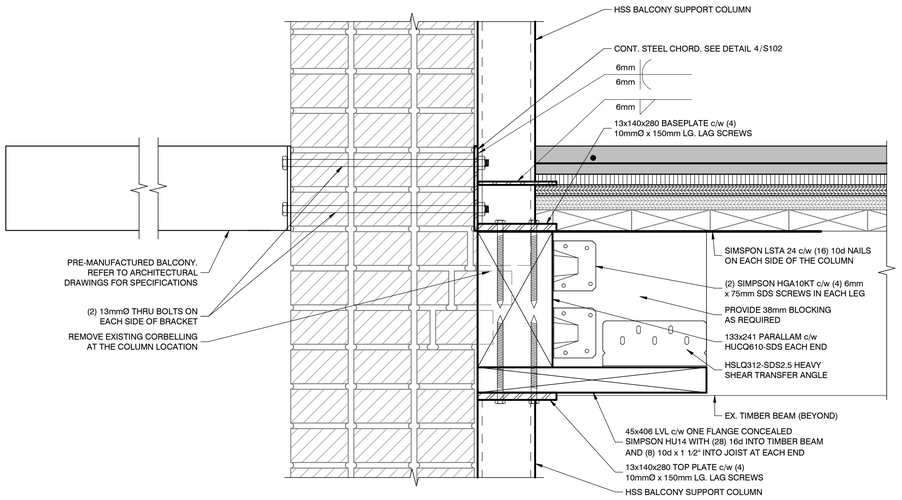
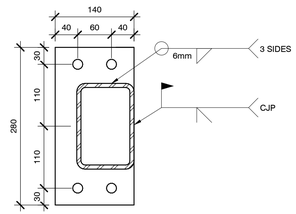
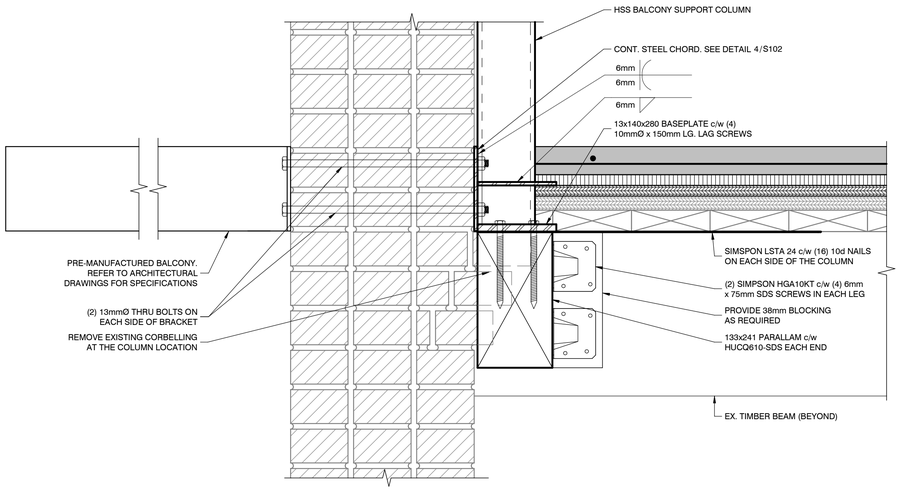


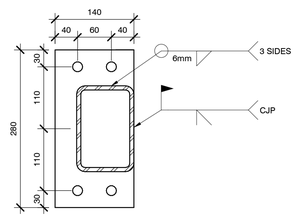


BASEPLATE/ TOP PLATE DETAIL

TYP. BALCONY CONNECTION DETAIL (NO WALL THICKNESS CHANGE)

1 / S105
1 : 5





BASEPLATE DETAIL

TYP. BALCONY CONNECTION DETAIL AT 2nd FLOOR

2 / S105
1 : 5

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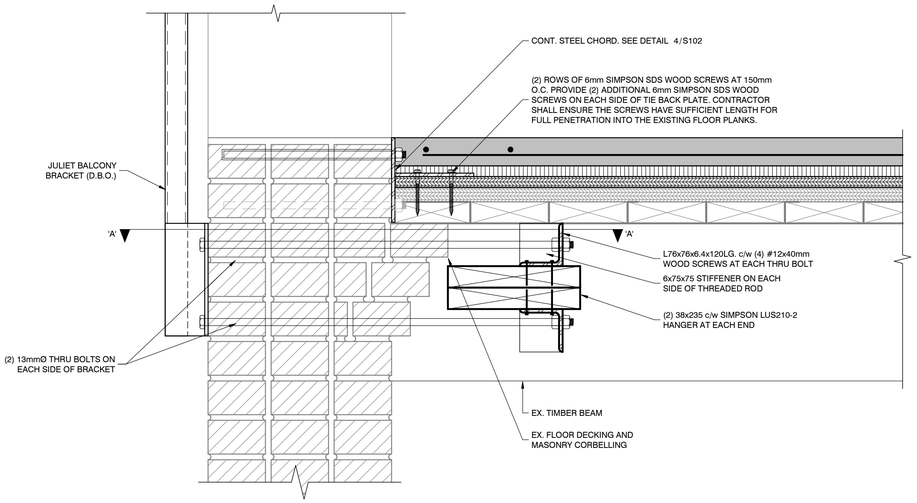
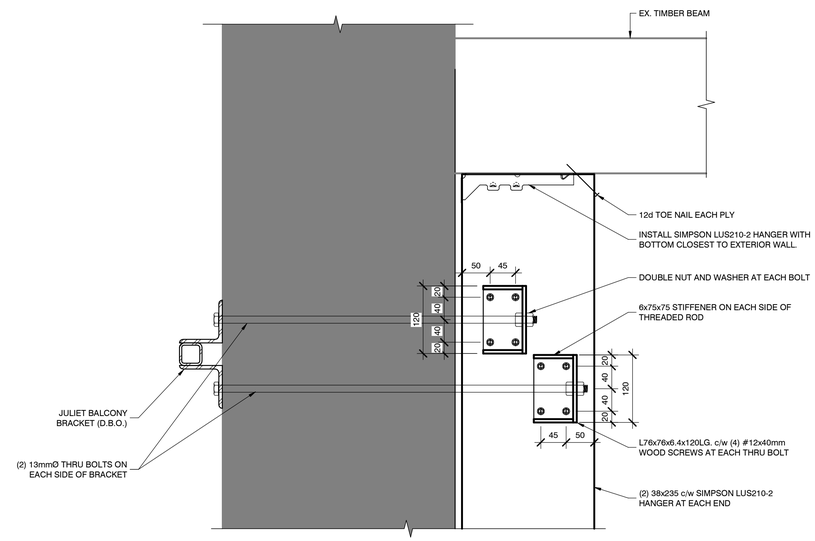


1 S106 **TYP. JULIET BRACKET CONNECTION**
1 : 5



SECTION 'A' - 'A'

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Drawn By:	JJK	Drawing No.:	S106
Scale:	AS NOTED		

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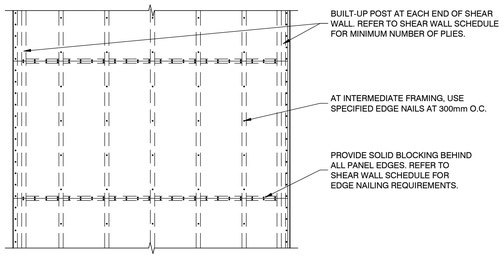


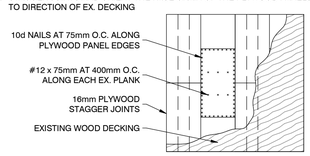
1 S107 TYP. SHEAR WALL DETAIL
NTS

SHEATHING AND SHEATHING NAILING

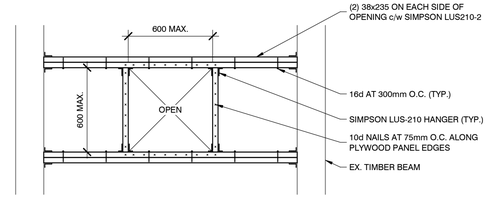
1. FLOOR & ROOF SHEATHING TO BE DOUGLAS FIR PLYWOOD TO CSA STANDARD 0121. MINIMUM THICKNESS TO BE 16mm U.N.O.
2. ALL NAILS TO BE WIRE COIL GUN NAILS IN LENGTH AND DIAMETER AS SHOWN:

NAIL SIZE	DIAMETER
75mm (3" COMMON 10d)	3.66mm (0.148")
64mm (2-1/2" COMMON 8d)	3.25mm (0.131")
38mm (1-1/2" COMMON 8d)	3.25mm (0.131")
152mm (6" COMMON)	7.01mm (0.276")

3. SHEATHING TO BE NAILED WITH 10d NAILS AT 75mm O.C. TO THE EX. DECKING. DO NOT USE THIN GAUGE GUN NAILING STAPLES OR NAILS. NOTCHED HEAD NAILS ARE NOT ACCEPTABLE.
4. DO NOT NAIL THROUGH JOINTS IN THE EXISTING DECKING.
5. STAGGER JOINTS AND ORIENT THE FACE GRAIN OF THE PLYWOOD PANELS PERPENDICULAR TO DIRECTION OF EX. DECKING



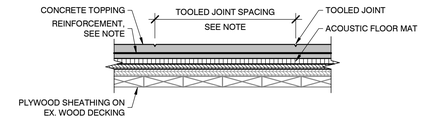
2 S107 PLYWOOD OVER NEW/ EXISTING DECK
NTS



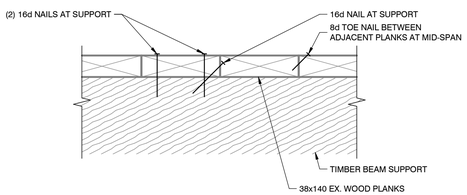
3 S107 FRAMING AT FLOOR OPENINGS
NTS

TOPPING NOTES:

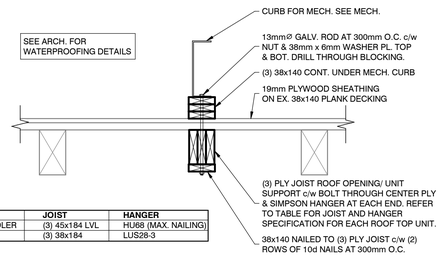
1. CONCRETE TOPPING SHALL BE REINFORCED WITH WWR 152 x 152 - MW13.3 x MW13.3 THAT IS CHAIRED WITHIN THE TOP HALF OF THE SECTION.
2. TOPPING POURS SHALL BE SEQUENCED TO ENSURE SQUARE ASPECT RATIOS.
3. THE TOPPING SHALL HAVE TOOLED JOINTS AT 2000mm O.C. TO AVOID RANDOM CRACKING PATTERNS.
4. JOINTS SHALL BE LOCATED TO ACCOUNT FOR OPENINGS OR REDUCTIONS IN THE TOPPING CROSS SECTION THAT WILL CAUSE WEAKNESS WHERE CRACKING WOULD PROPAGATE FROM.
5. TOPPING POURS SHALL BE PROTECTED AND CURED AS THE THIN SECTION IS HIGHLY SUSCEPTIBLE TO CRACKING.



4 S107 TYP. FLOOR BUILD-UP DETAIL
NTS

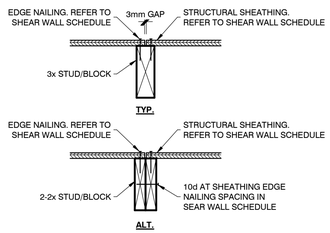


5 S107 TYP. DECKING NAILING
NTS



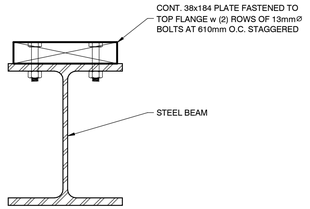
RTU	JOIST	HANGER
AIR HANDLER	(3) 45x184 LVL	HU66 (MAX. NAILING)
CHILLER	(3) 38x184	LUS28-3

6 S107 TYP. RTU CURB SUPPORT
NTS

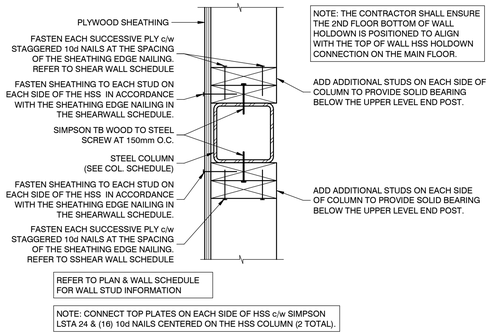


NOTES:
1. VERTICAL SPLICE JOINTS SHALL BE STAGGERED WHERE THEY OCCUR.
2. EDGE NAILING TO BE SPACED PER S.W. SCHEDULE.

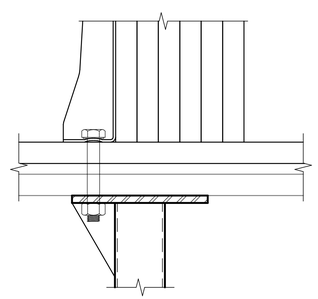
7 S107 SHEAR WALL UNSUPPORTED PANEL EDGE NAILING
NTS



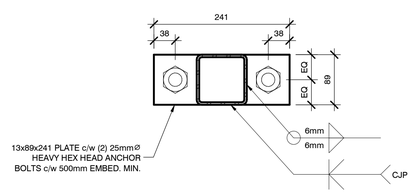
8 S107 STEEL BEAM TOP PLATE DETAIL
NTS



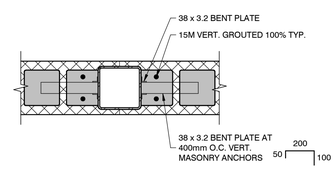
9 S107 SHEAR WALL HSS END POST
NTS



10 S107 SHEAR WALL HSS POST TOP PLATE DETAIL
1 : 5



11 S107 SHEAR WALL HSS POST BASEPLATE DETAIL
1 : 5



12 S107 TYP. MASONRY/ STEEL COL. DETAIL
NTS

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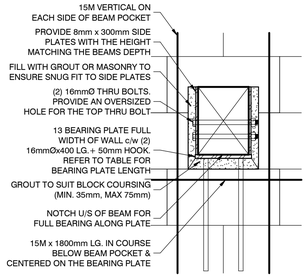
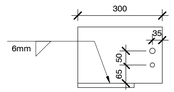
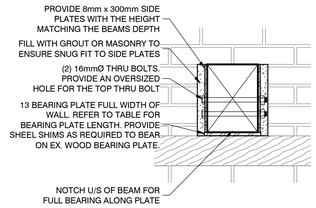


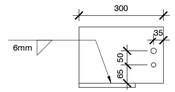


BEAM WIDTH	BEARING PLATE LENGTH
140-165	200
165-365	400

1 S108 TIMBER BEAM POCKET DETAIL (NEW BLOCK)

NTS

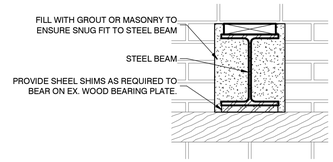




BEAM WIDTH	BEARING PLATE LENGTH
140-165	200
165-365	400

2 S108 TIMBER BEAM POCKET DETAIL (EX. BRICK)

NTS



3 S108 STEEL BEAM POCKET DETAIL (EX. BRICK)

NTS

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DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

ISSUANCE	ID	DATE
ISSUED FOR 75% CLIENT REVIEW	2	JAN. 30, 2026

MTE
Engineers, Scientists, Surveyors
519-271-7952

CLIENT
JULIANA DEVELOPMENT INC.

PROJECT
BUILDERS BLOCK
93 TRINITY STREET, STRATFORD, ON

DRAWING
STRUCTURAL DETAILS - BUILDING A & B

Project Manager:	MEW	Date:	SEPTEMBER 2025
Design By:	MSD/ MCC	Project No.:	63200_001
Drawn By:	JJK	Drawing No.:	S108
Scale:	AS NOTED		

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