



ISSUED FOR CONSTRUCTION
Glace Bay Place
223 St. Andrew St. East, Fergus

PROJECT ARCHITECT



FRYETT TURNER ARCHITECTS INC.
115 METCALFE ST.
ELORA, ON
N0B 1S0
CONTACT: ROBERT TURNER
P: (519) 246 2201

STRUCTURAL ENGINEER



TACOMA ENGINEERS
176 SPEEDVALE AVE. WEST
GUELPH, ON
N1H 1C3
CONTACT: RYNE CAMERON
P: (519) 769 2000

MECHANICAL ENGINEER



COLLINS ENGINEERING GROUP INC.
300 VICTORIA ST. N.
KITCHENER, ON
N2H 6R6
CONTACT: CRAIG WALLER
P: (519) 745 4930

ELECTRICAL ENGINEER



MIGHTON ENGINEERING LTD
1060 GUELPH ST
KITCHENER, ON
N2B 2E3
CONTACT: MIKE JEPSON
P: (519) 745 9103

CIVIL ENGINEER



MTE CONSULTANTS INC.
520 BINGEMANS CENTRE DRIVE
KITCHENER, ON
N2B 3X9
CONTACT: CHRISTINE METRIE
P: (519) 743 6500

LANDSCAPE ARCHITECT



HILL DESIGN STUDIO INC.
1601 RIVER ROAD UNIT #303
KITCHENER, ON
N2A 3Y4
CONTACT: AARON HILL
P: (226) 686 0700

DRAWING LIST

ARCHITECTURAL

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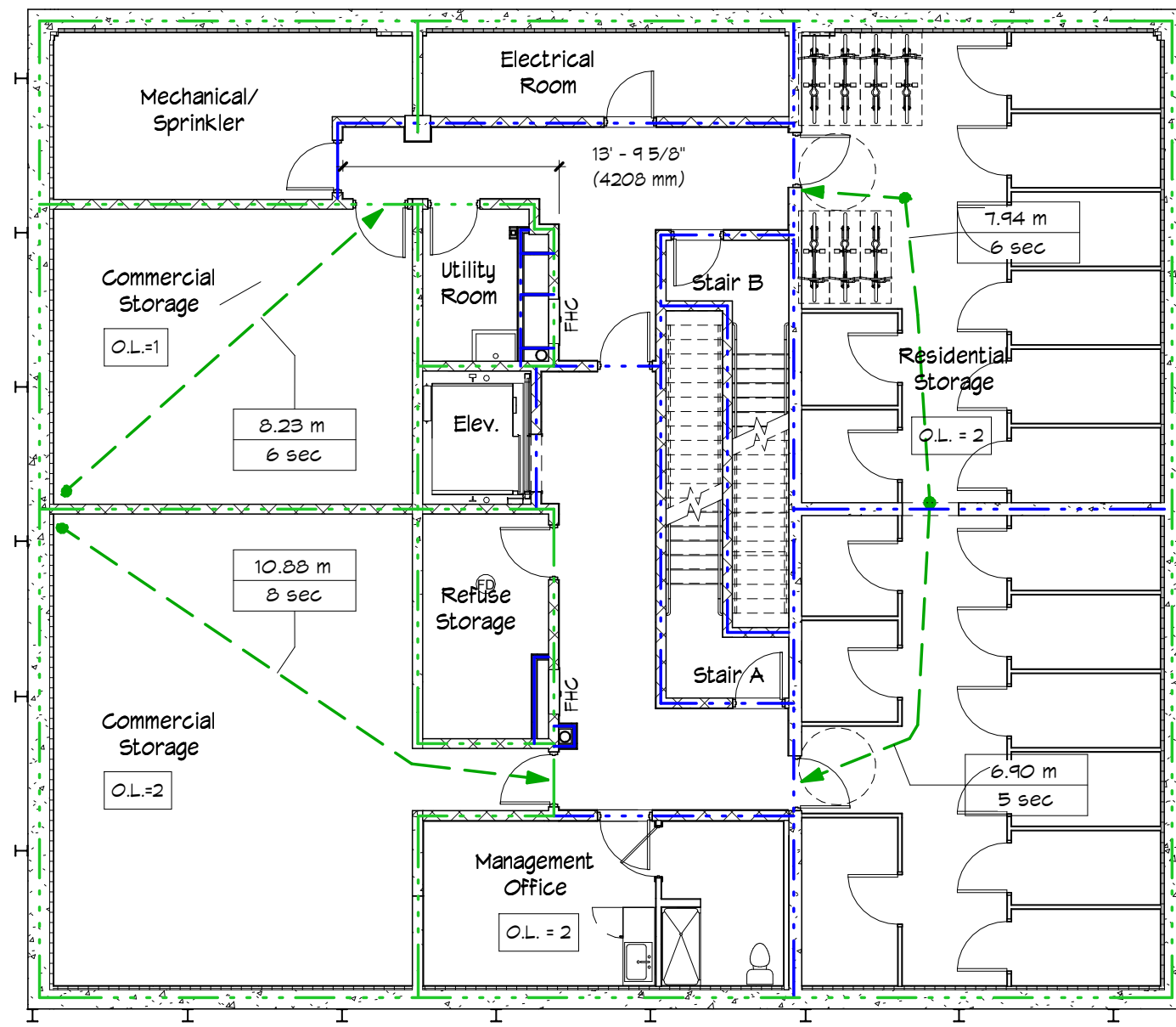
CIVIL

- C1.1 REMOVALS PLAN
- C2.1 SITE GRADING AND EROSION AND SEDIMENT CONTROL PLAN
- C2.2 SITE SERVISING PLAN
- C2.3 NOTES AND DETAILS PLAN

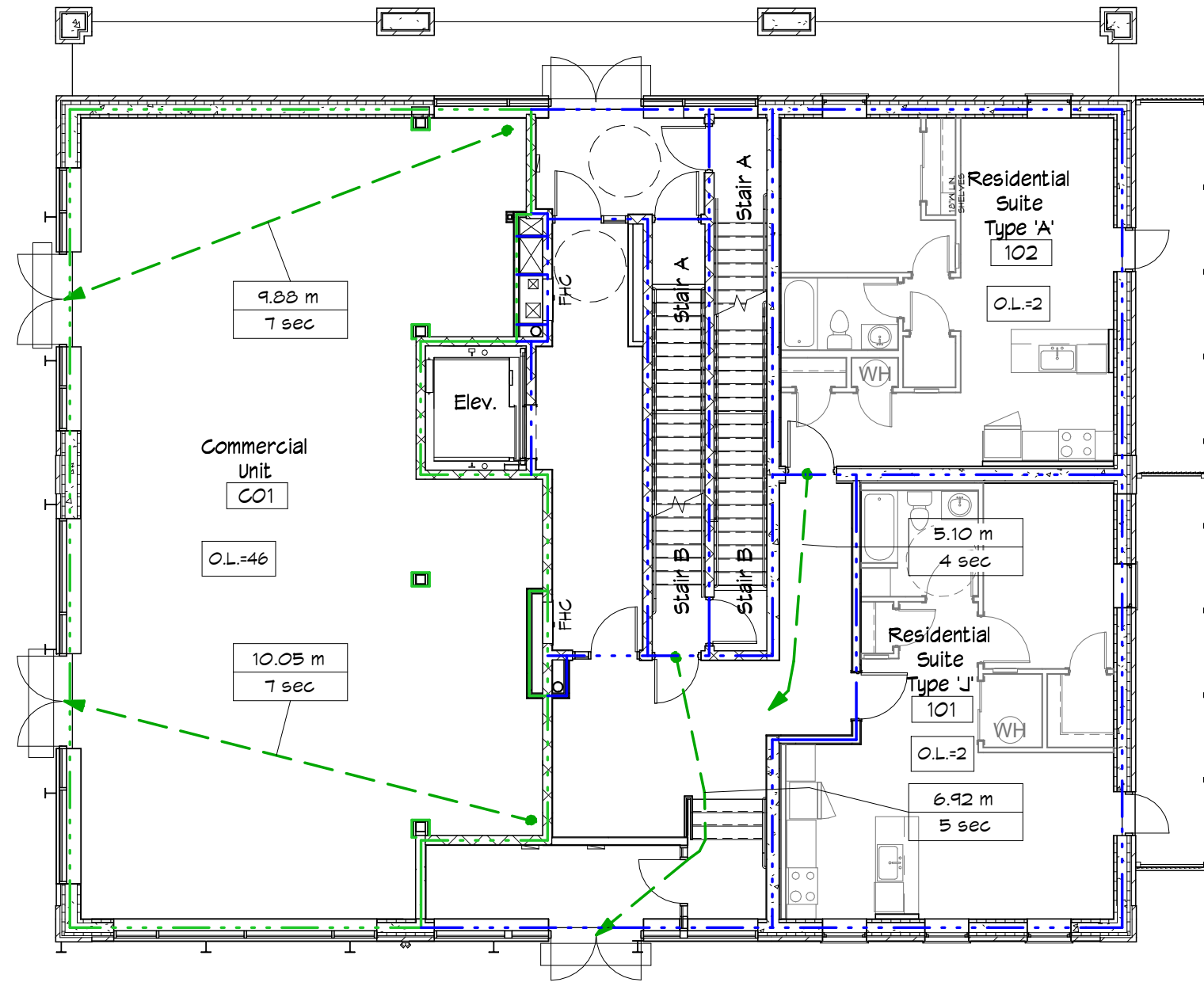
LANDSCAPE

- L1 LANDSCAPE PLAN
- L2 DETAILS

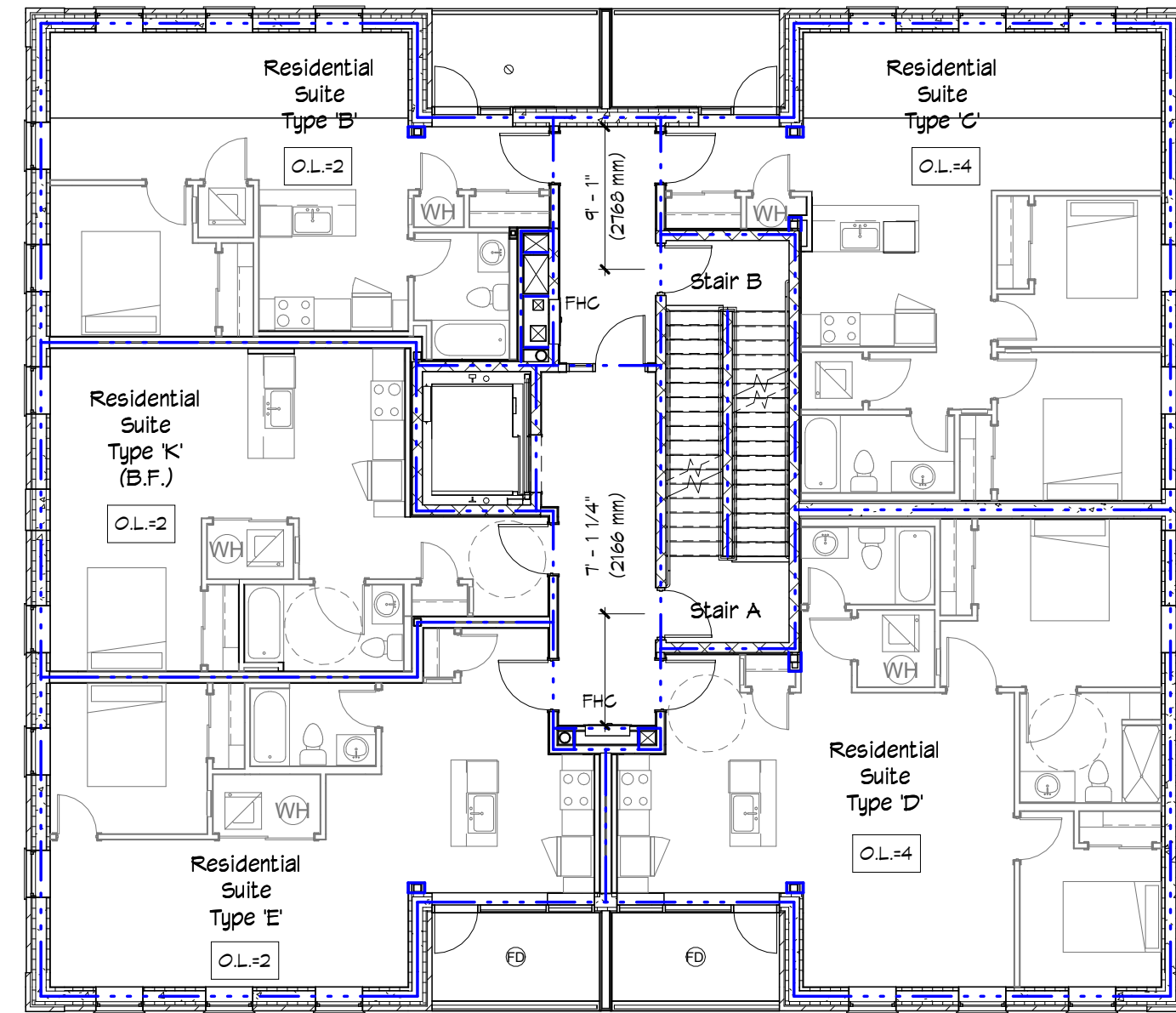
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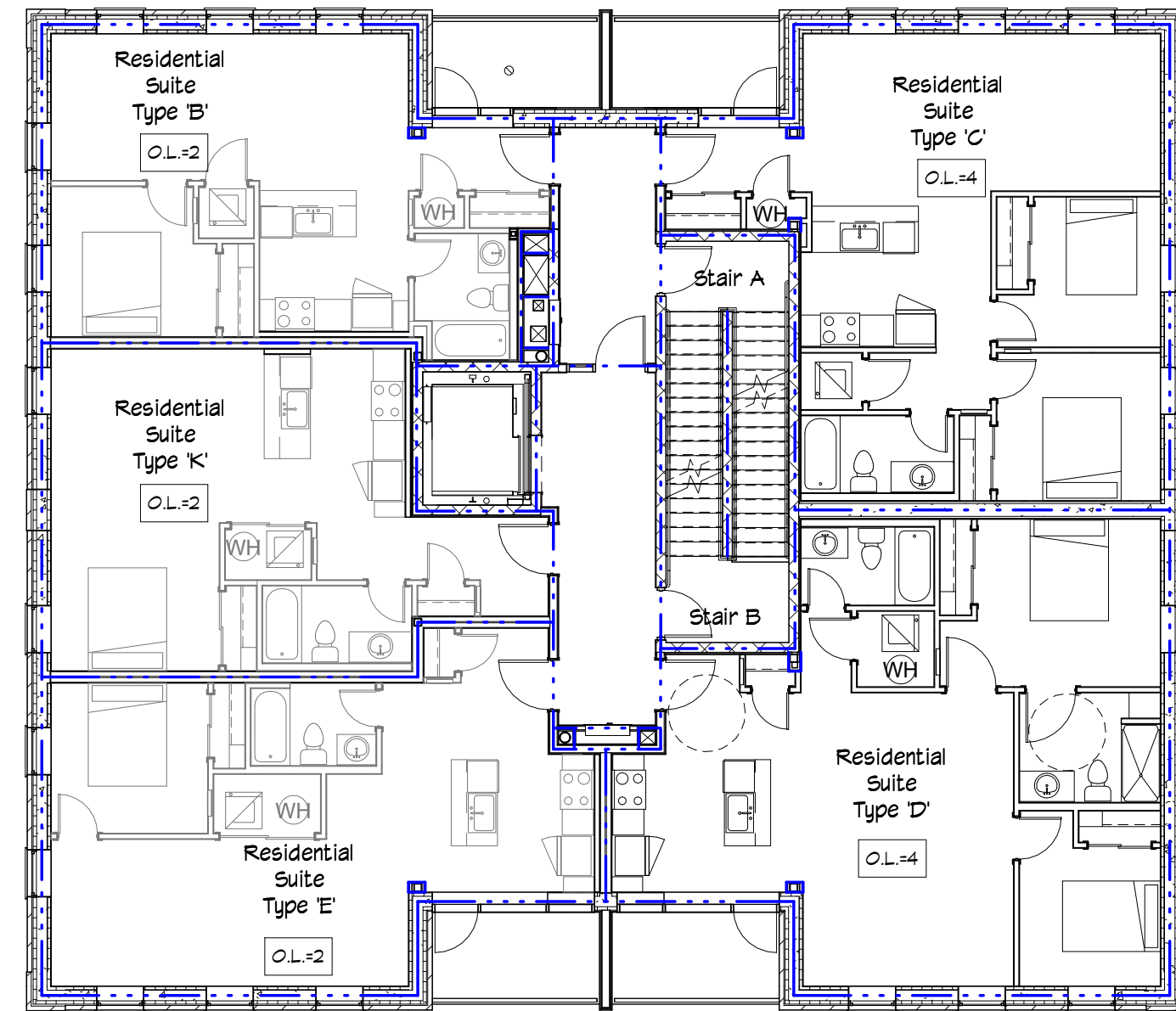
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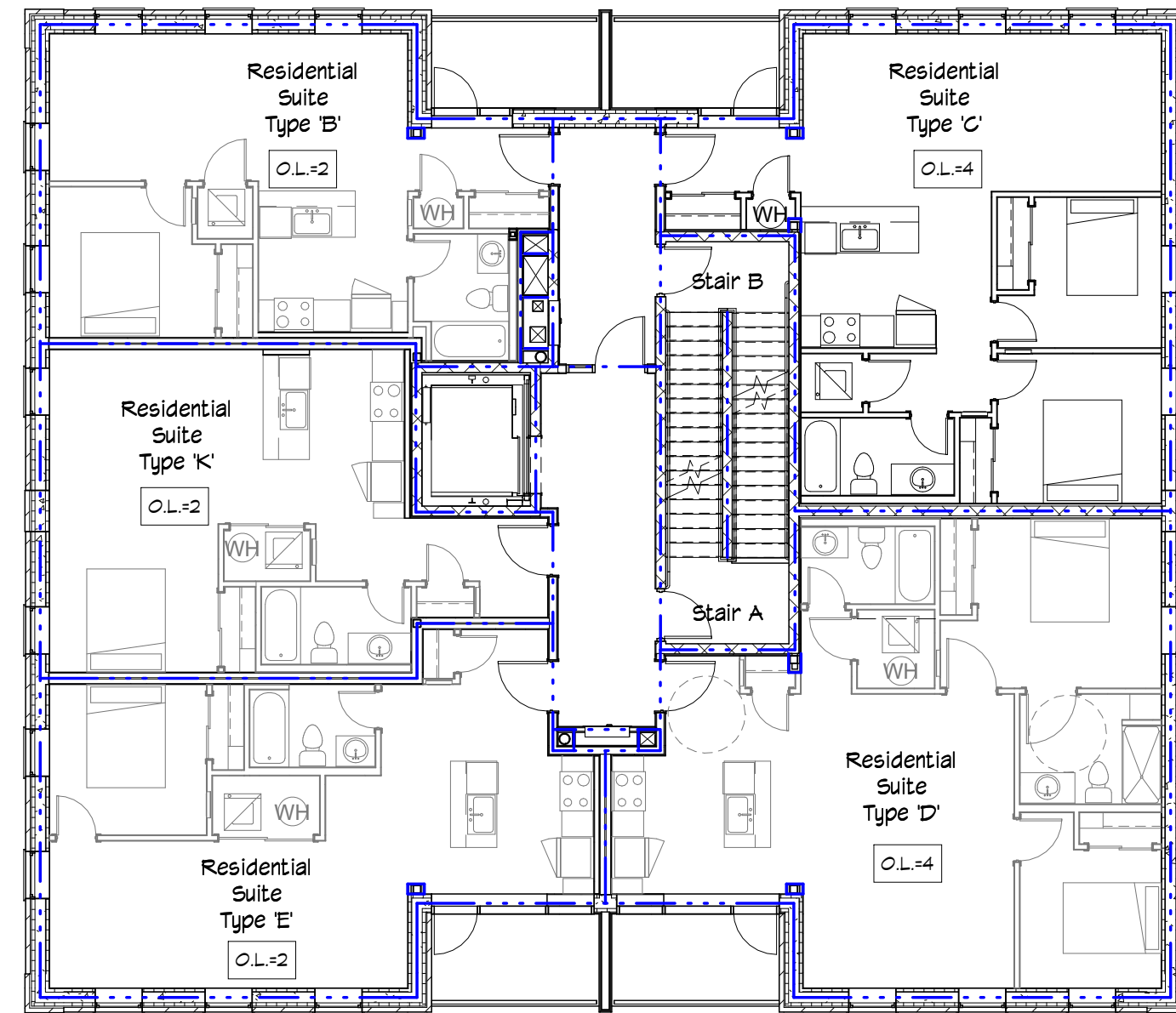
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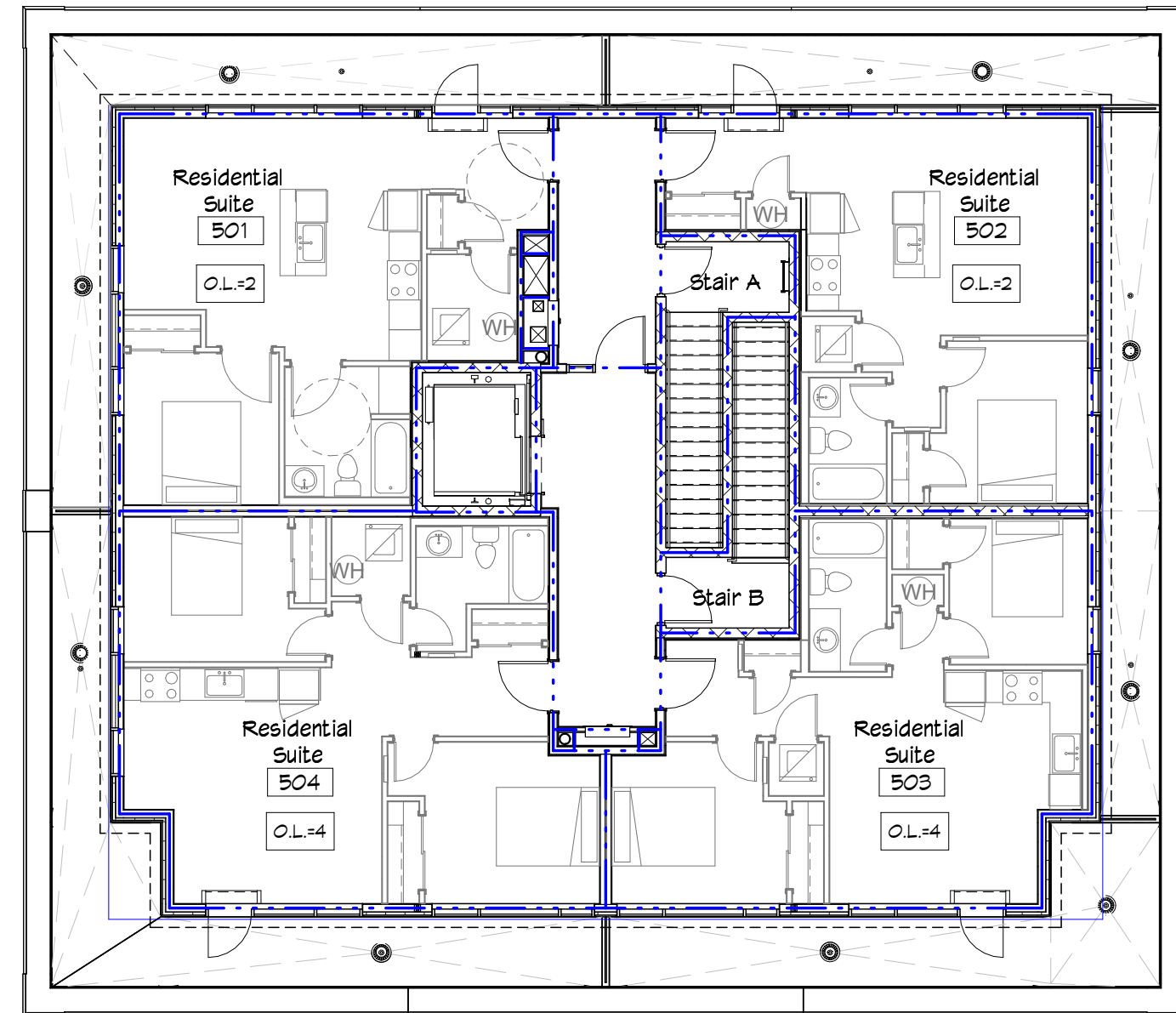
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A1.2 1 : 125



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



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



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

OBC LEGEND	
FIRE SEPARATIONS/FIRE RESISTANCE RATINGS	
---	0 HR F.R.R. - FIRE SEPARATION CBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
---	45 min. F.R.R. - FIRE SEPARATION
---	1 HR F.R.R. - FIRE SEPARATION CBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
---	2 HR F.R.R. - FIRE SEPARATION CBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
TRAVEL DISTANCES / EXITING	
---	45m MAX TRAVEL DISTANCE TO ONE EXIT. CBC 3.4.2.5.(1)(c)
---	PATH OF TRAVEL
Door: 1118/18.4 = 60	OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKX
DRAWN	NDM
SCALE	As indicated
DATE DWN	11/04/24
ISSUED	2026 04 30

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

PROJECT	TITLE



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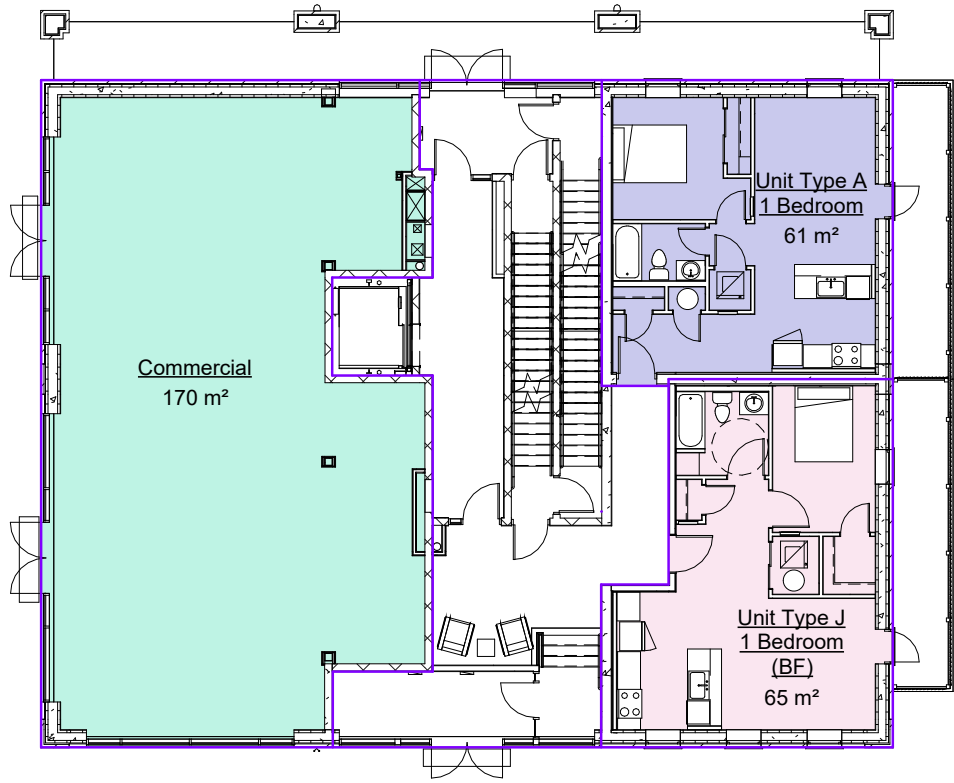
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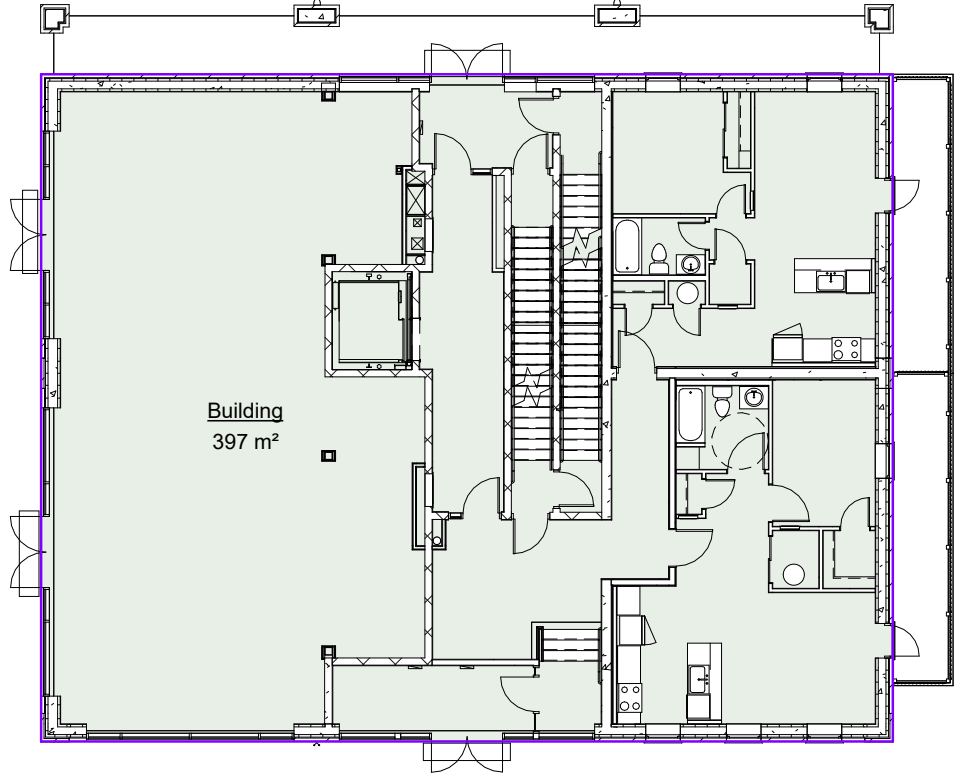
Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Etora, Ontario N0B 1S0
www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

REVISIONS
DATE

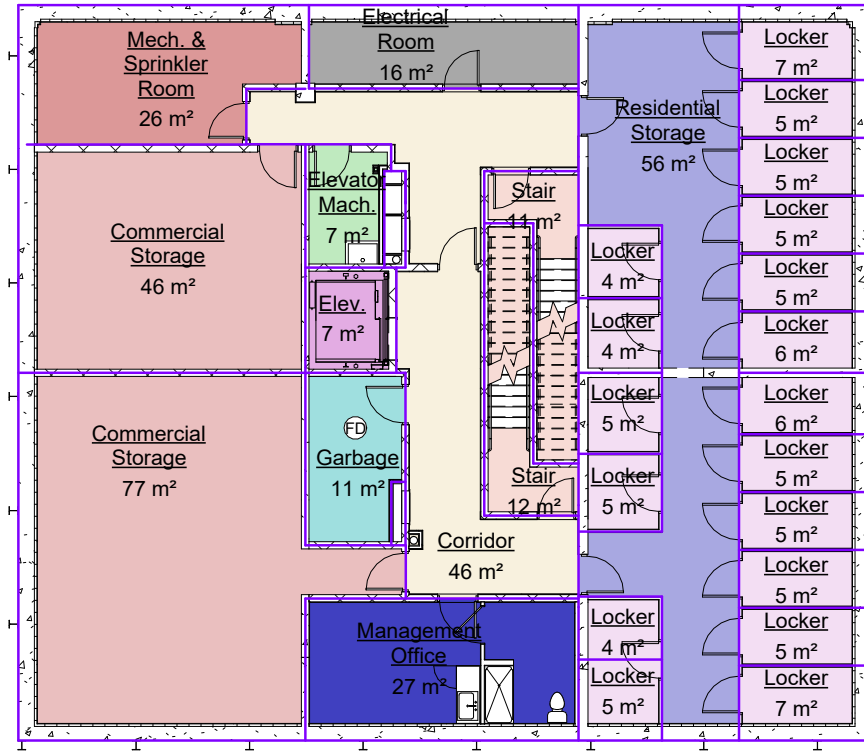
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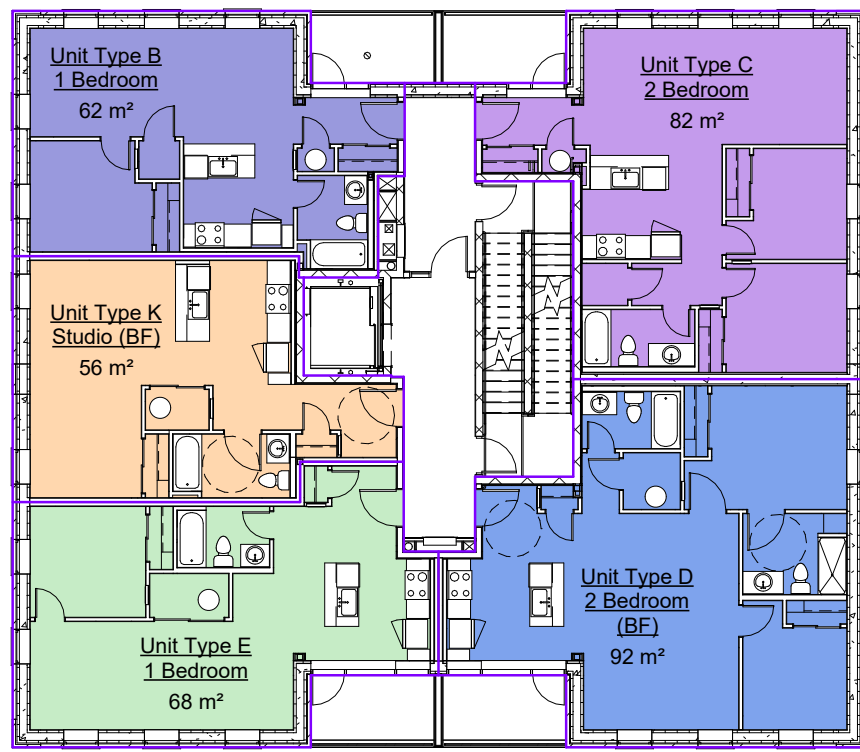
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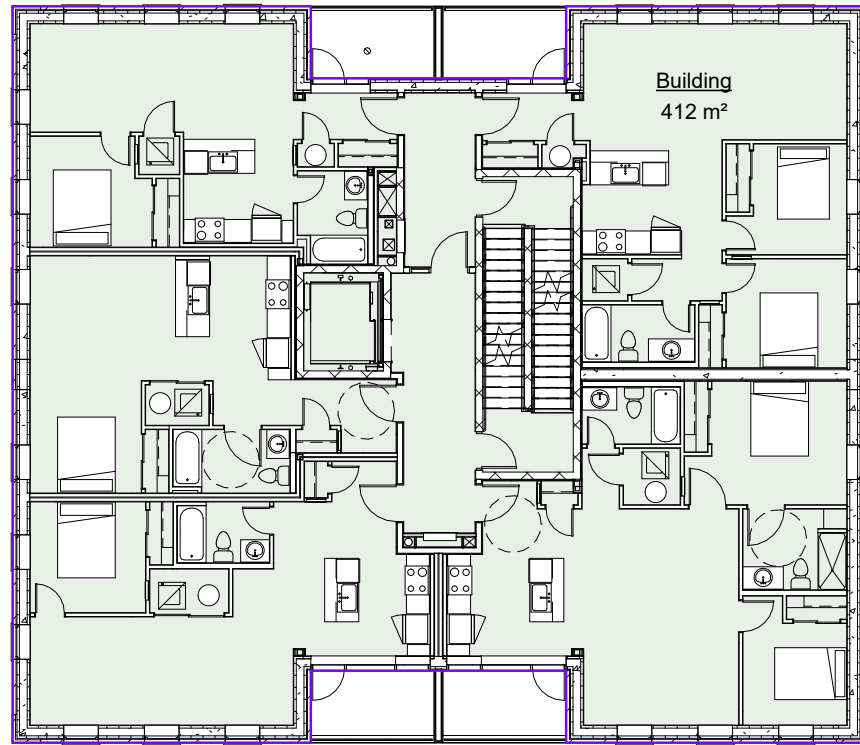
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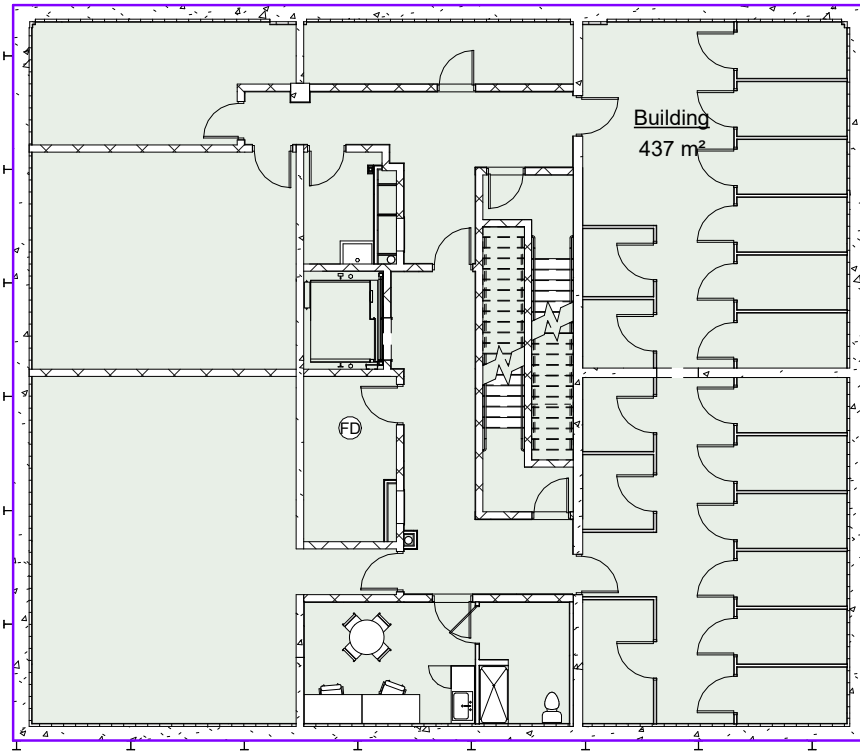
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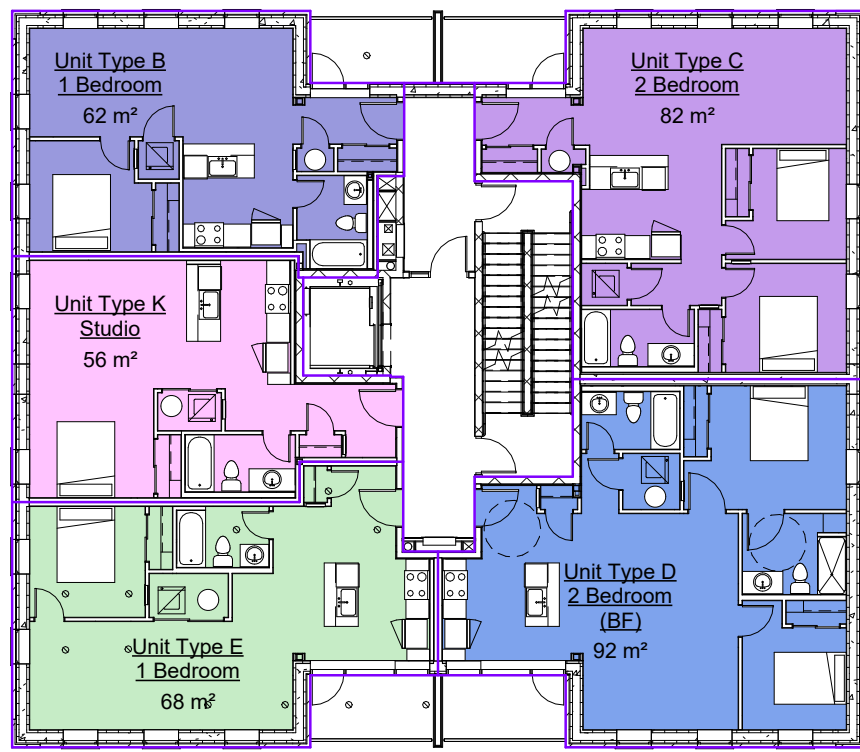
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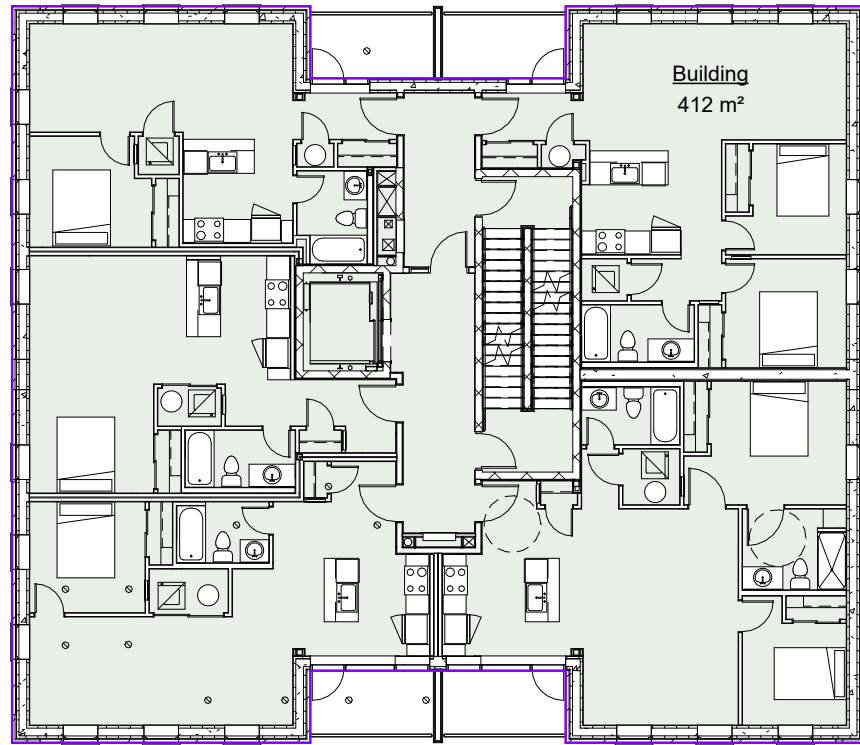
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A1.3 1 : 200



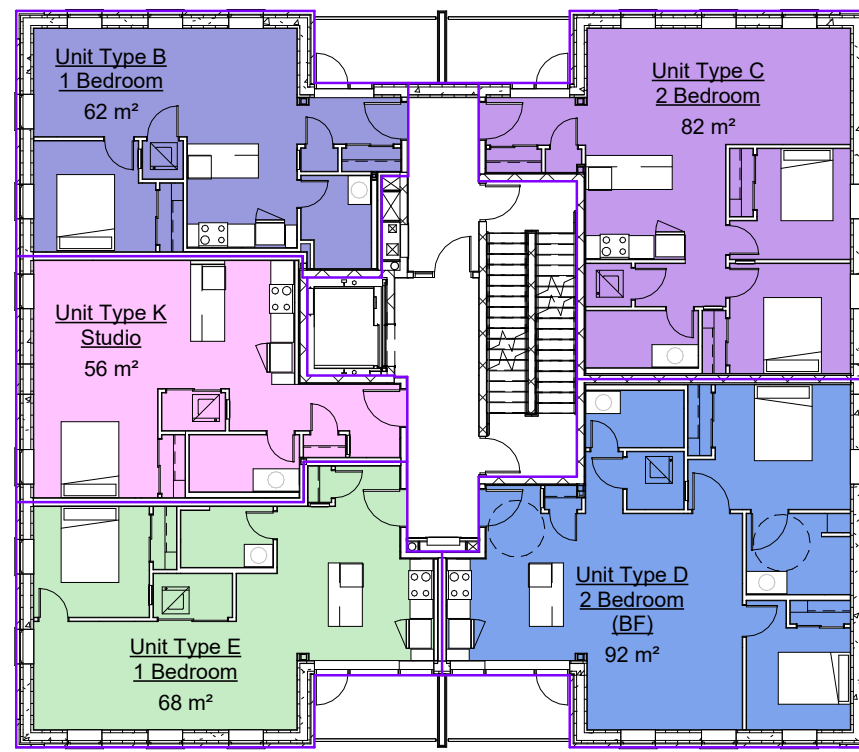
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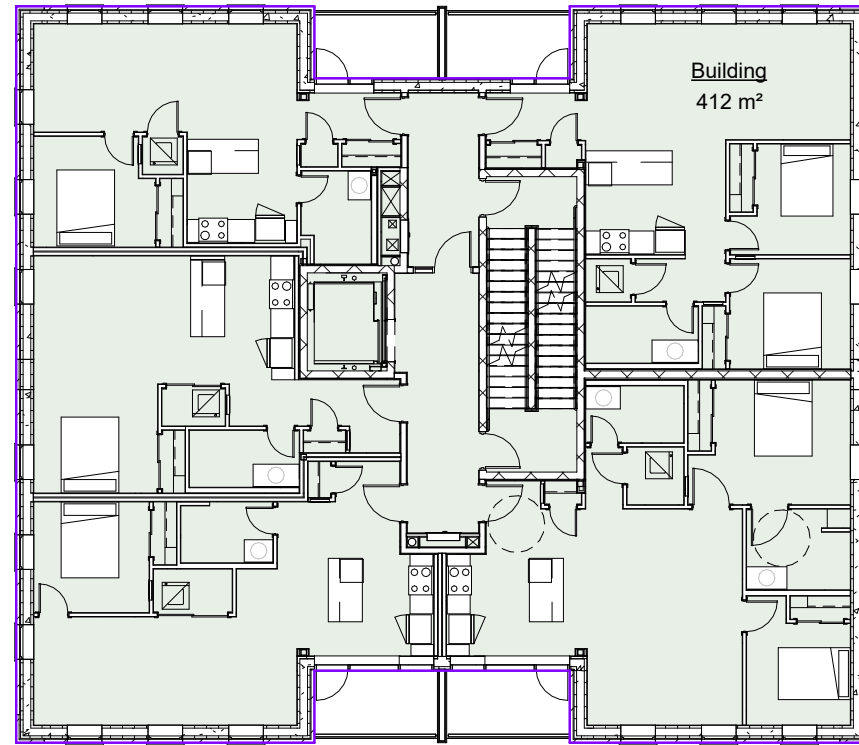
7 003
A1.3 1 : 200

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

Residential Unit Schedule - Totals			
Name	Count	Area (m2)	Area (SF)
Unit Type A 1 Bedroom	1	61 m²	658 ft²
Unit Type B 1 Bedroom	1	62 m²	669 ft²
Unit Type B 1 Bedroom	1	62 m²	669 ft²
Unit Type B 1 Bedroom	1	62 m²	669 ft²
Unit Type B 1 Bedroom	1	62 m²	669 ft²
Unit Type C 2 Bedroom	1	82 m²	882 ft²
Unit Type C 2 Bedroom	1	82 m²	882 ft²
Unit Type C 2 Bedroom	1	82 m²	882 ft²
Unit Type D 2 Bedroom (BF)	1	92 m²	991 ft²
Unit Type D 2 Bedroom (BF)	1	92 m²	991 ft²
Unit Type D 2 Bedroom (BF)	1	92 m²	991 ft²
Unit Type E 1 Bedroom	1	68 m²	735 ft²
Unit Type E 1 Bedroom	1	68 m²	735 ft²
Unit Type E 1 Bedroom	1	68 m²	735 ft²
Unit Type F 1 Bedroom (BF)	1	60 m²	643 ft²
Unit Type G 1 Bedroom	1	55 m²	588 ft²
Unit Type H 2 Bedroom	1	64 m²	686 ft²
Unit Type I 2 Bedroom	1	70 m²	755 ft²
Unit Type J 1 Bedroom (BF)	1	65 m²	703 ft²
Unit Type K Studio	1	56 m²	601 ft²
Unit Type K Studio	1	56 m²	601 ft²
Unit Type K Studio (BF)	1	56 m²	601 ft²
Grand total	21		15667 ft²



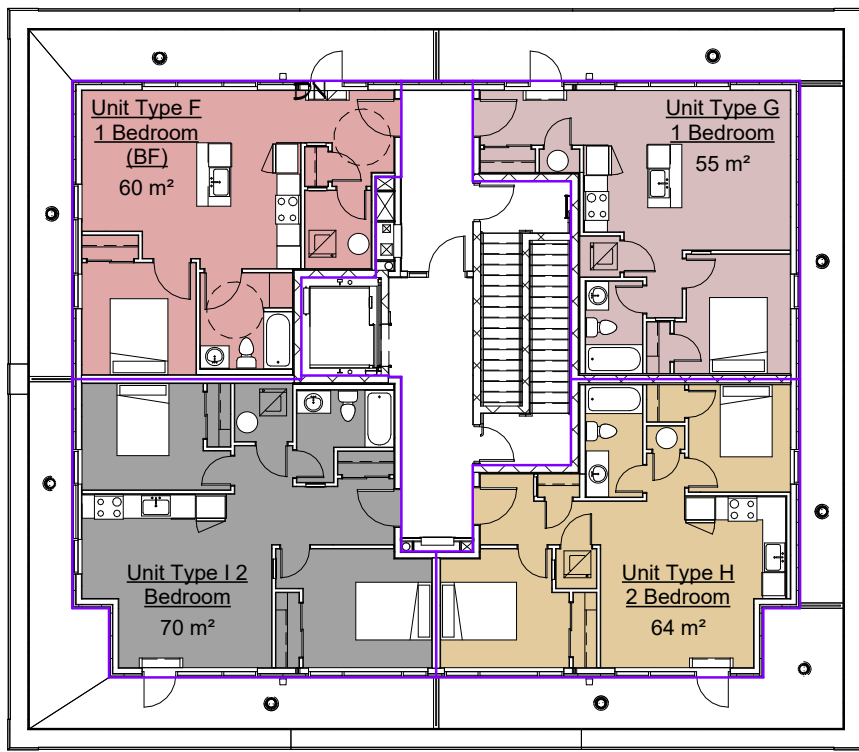
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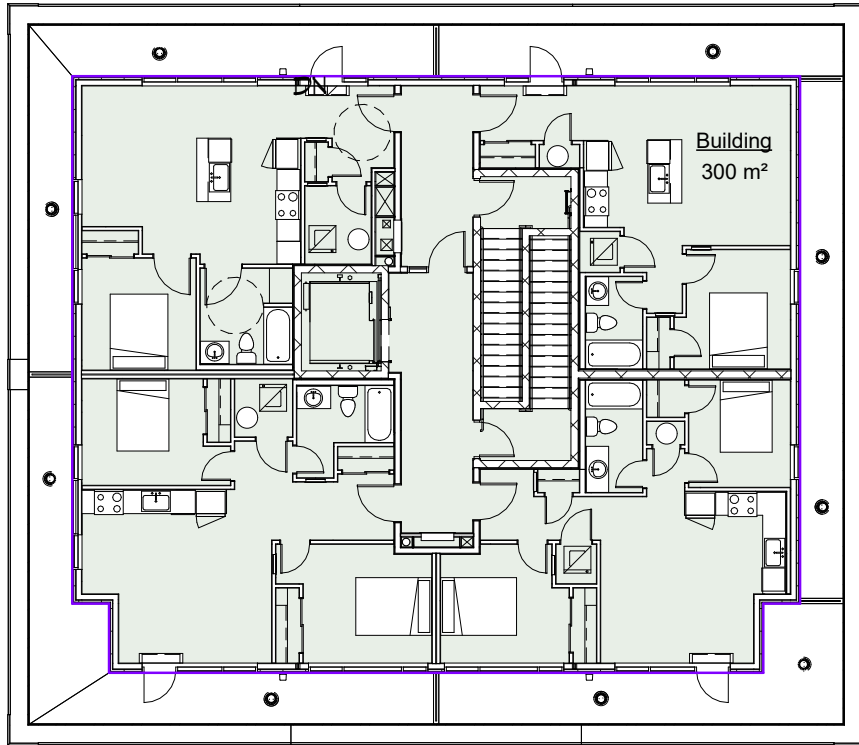
8 004
A1.3 1 : 200

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

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



11 005
A1.3 1 : 200



10 005
A1.3 1 : 200

STATUS	CONSTR.
PROJECT #	21040
CHKO	NK
DRAWN	NDM
SCALE	1 : 200
DATE DWN	FEB. 26/13
ISSUED	2026 04 30

PROJECT TITLE

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

PROJECT NORTH



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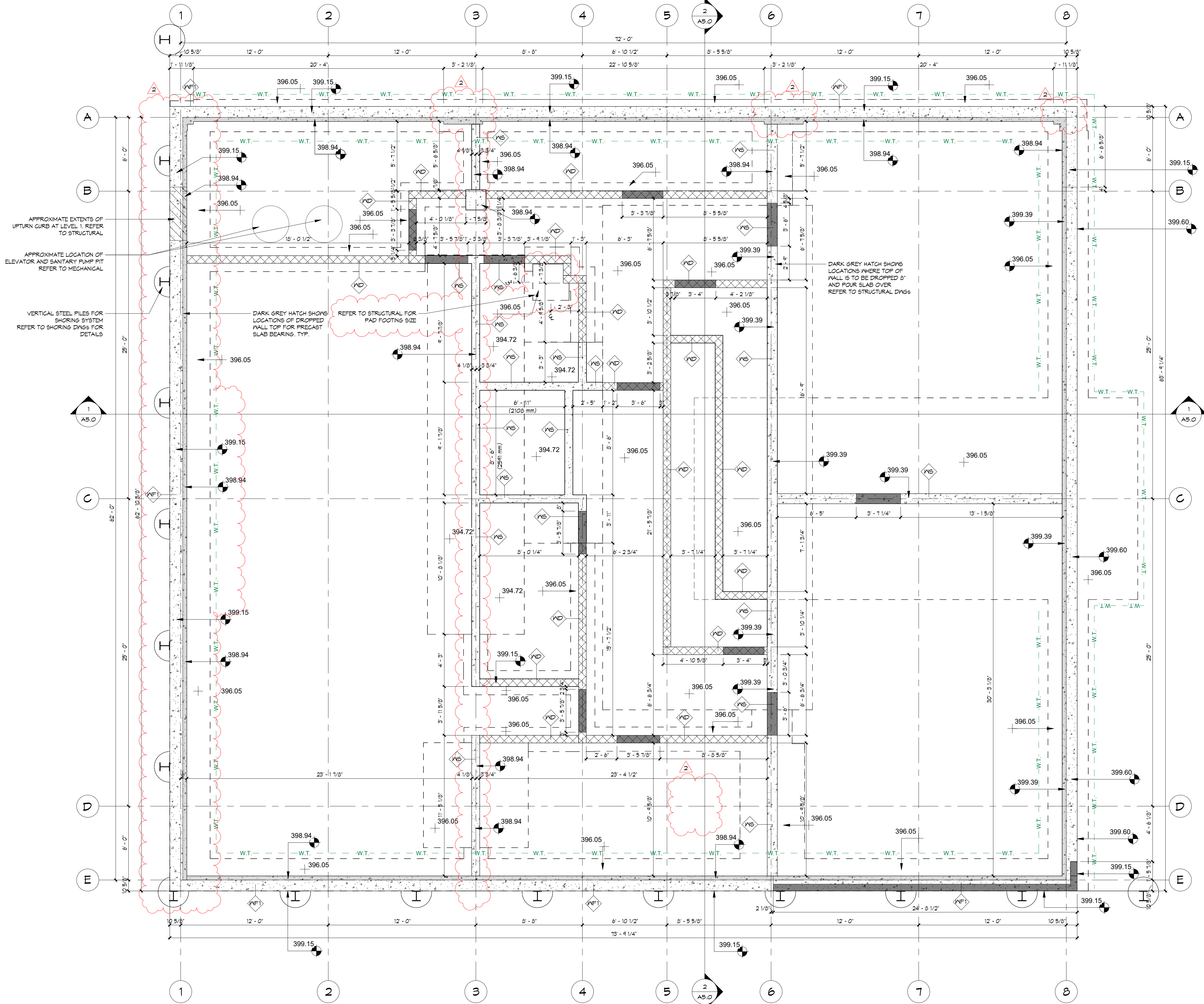
Fryett Turner
ARCHITECTS INC.

115 Metcalfe Street
Elora, Ontario N0B 1S0
www.ftarchitects.ca

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

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1 000 Foundation Plan
A2.0 1:50

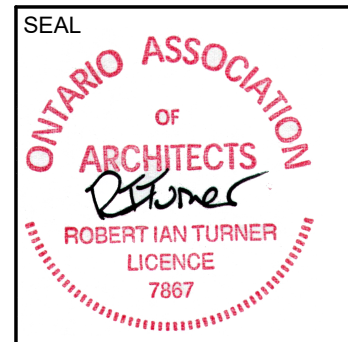


2 Drawing Amendment
REVISIONS
20260501
DATE

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKX
DRAWN	NDM
SCALE	As Indicated
DATE DWN	11/05/24
ISSUED	2026 04 30

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

PROJECT NORTH



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ARCHITECTS INC

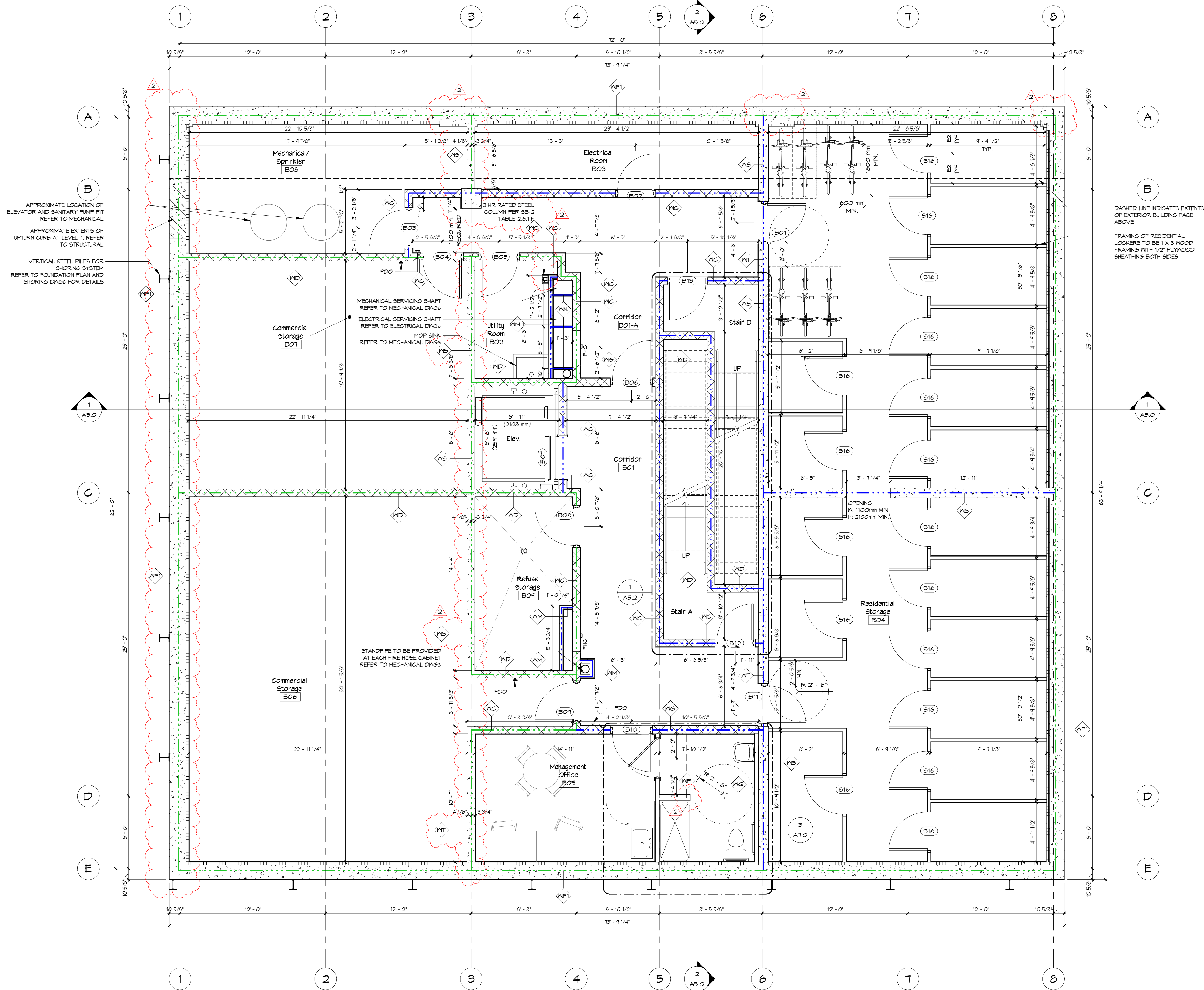
115 Metcalfe Street
Etora, Ontario N0B 1S0
www.fryettturner.ca

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

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1 000
A2.1 1 : 50



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

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

- OBC LEGEND
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20(3), 3.3.1.21(3), 3.3.3.5(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1(1), (6), 3.3.3.5(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1(1), (6), 3.3.3.5(5)
- TRAVEL DISTANCES / EXITING
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.3(1)(c)
 - PATH OF TRAVEL
- Door: 1119/13.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	As indicated
DATE DWN	20230223
ISSUED	2026 04 30

SHEET #

PROJECT
TITLE

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



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ARCHITECTS INC.

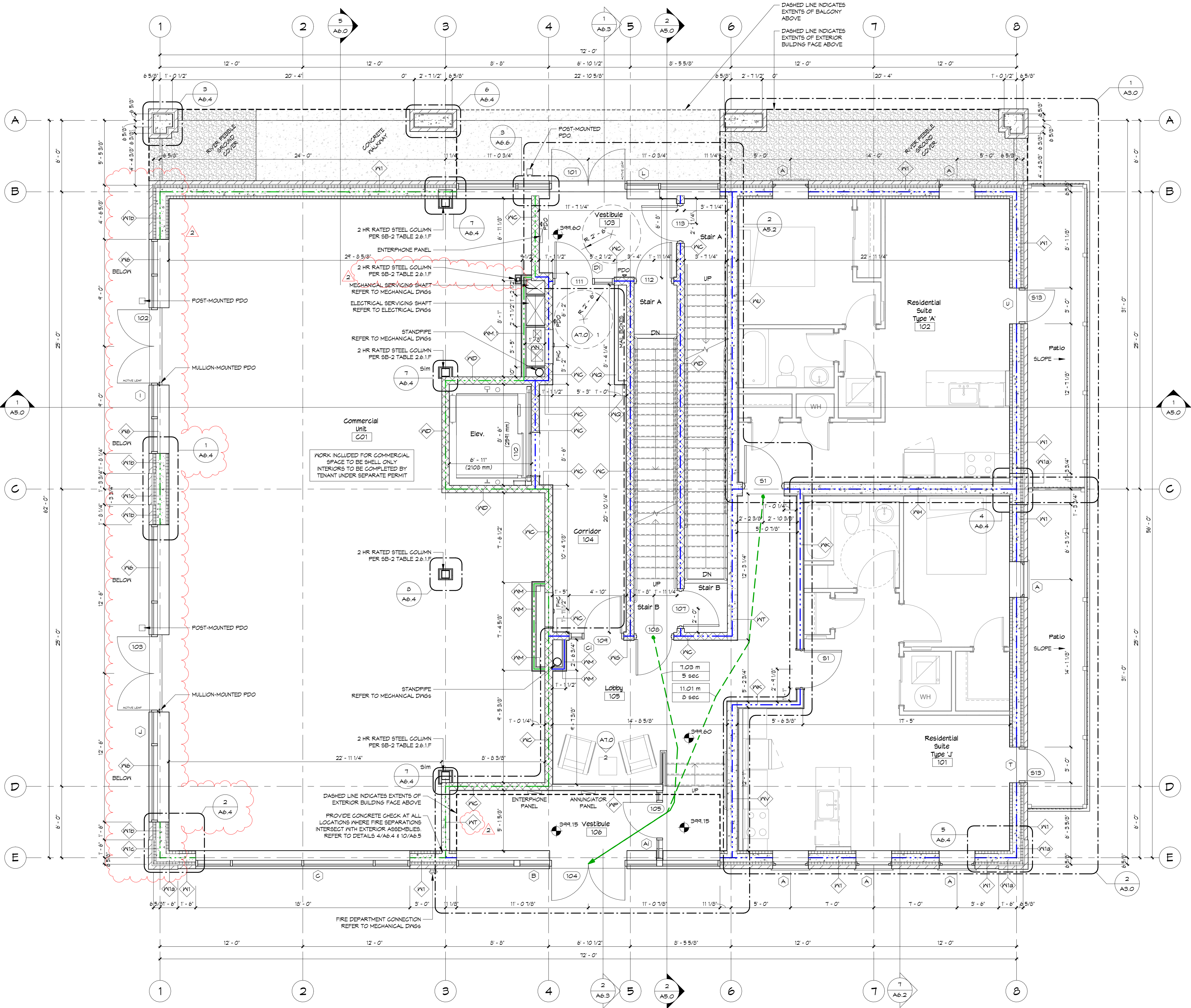
115 Metcalfe Street
Elora, Ontario N0B 1S0
www.ftarchitects.ca

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

A2.1

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1 001
A2.2 1:50



- PLAN LEGEND
- XX HR. WALL TYPES SEE A1.1
 - XX = FIRE RESISTANCE RATING
 - WINDON TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
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 - ROD AND SHELF TYPICAL ALL CLOSERS
 - FOR UNIT DETAILS SEE A3.0, A3.1 AND A3.2
 - SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS
 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLANS
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS
 - ELEVATOR SHAFT OPENING, FIT DEPTH, OVERSILL, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION
 - INTERIOR WALL TYPE TO BE W/O U.N.O.

- OBC LEGEND
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- TRAVEL DISTANCES / EXITING
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)
 - PATH OF TRAVEL
 - Door: 1119/18.4 = 60
 - OCCUPANT LOAD FOR EXIT

Glace Bay Place
223 St. Andrew St. East, Fergus
1st Floor Plan

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	As indicated
DATE DWN	2019/06/14
ISSUED	2026/04/30

REVISIONS

2	Drawing Amendment	2026/05/01
1	Permit Resubmission	2025/03/31

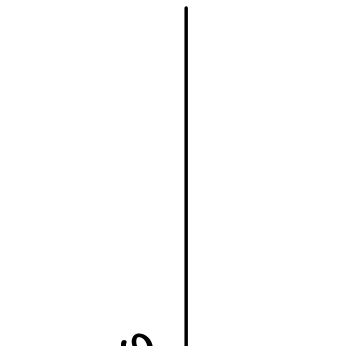
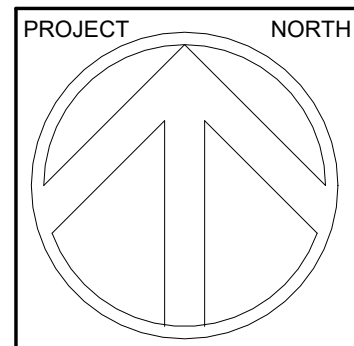
DATE

A2.2

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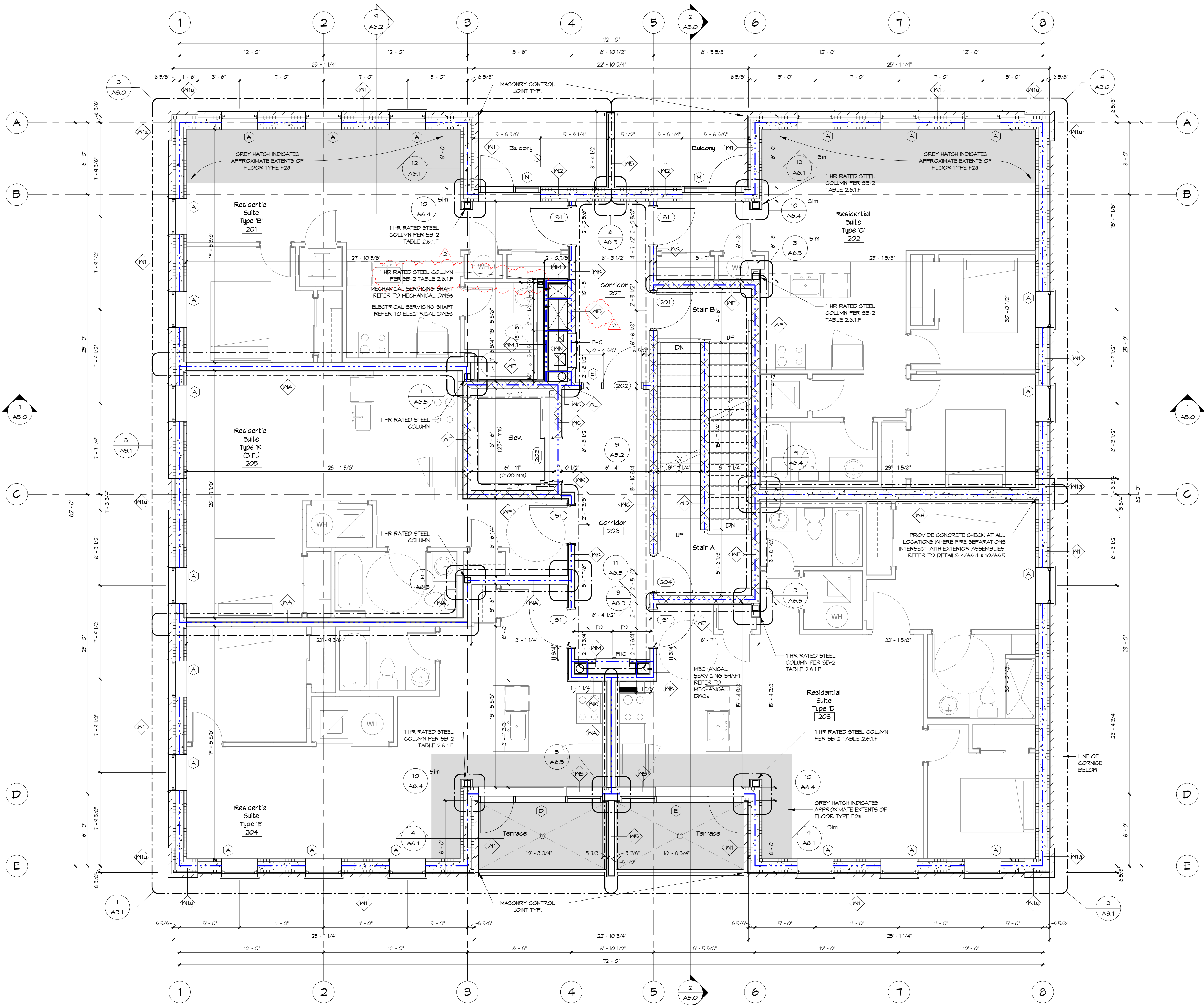


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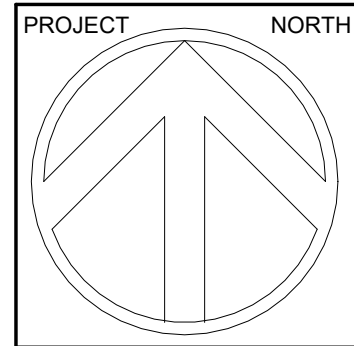
- PLAN LEGEND
- XX HR. WALL TYPES SEE A1.1
 - XX = FIRE RESISTANCE RATING
 - WINDON TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL
- NOTES:
- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS
 - ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING. TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL DWGS. ROD AND SHELF TYPICAL ALL CLOSERS
 - FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2
 - SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS
 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS
 - ELEVATOR SHAFT OPENING, FIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION
 - INTERIOR WALL TYPE TO BE W10 U.N.O.

- OBC LEGEND
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20(3), 3.3.1.21(3), 3.3.3.5(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1(1), (6), 3.3.3.5(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1(1), (6), 3.3.3.5(5)
- TRAVEL DISTANCES / EXITING
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5(1)(c)
 - PATH OF TRAVEL
 - Door: 1119/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS: CONSTR.
PROJECT #: 21040
CHKD: NKV
DRAWN: NDV
SCALE: As indicated
DATE DWN: FEB. 26/19
ISSUED: 2026 04 30

PROJECT TITLE

Glac Bay Place
223 St. Andrew St. East, Fergus
2nd Floor Plan



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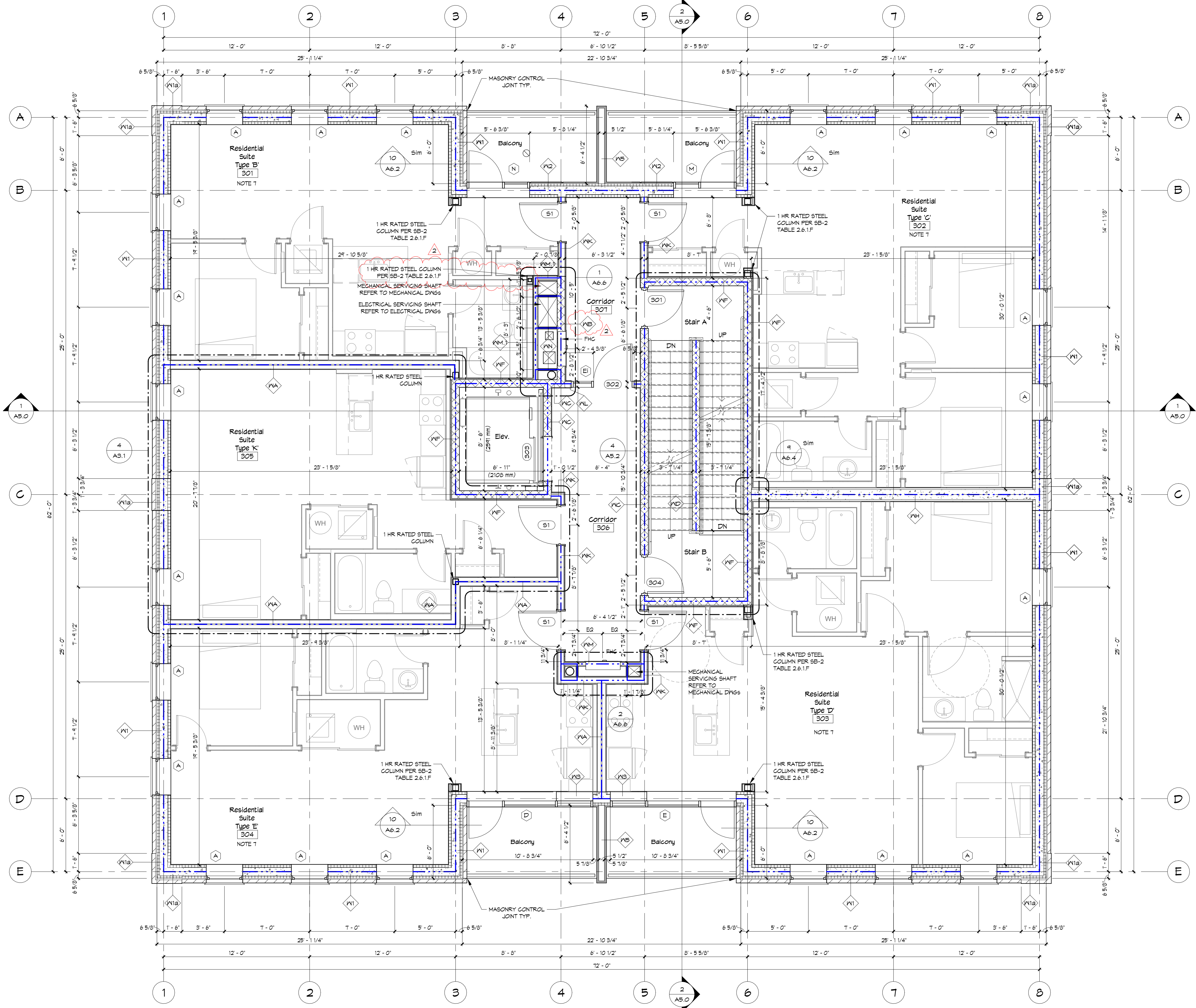
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115 Metcalfe Street
Eora, Ontario N0B 1S0
Tel: 519-846-2201
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2 Drawing Amendment
REVISIONS
20260501
DATE

A2.3

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

- OBC LEGEND**
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS**
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- TRAVEL DISTANCES / EXITING**
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)
 - PATH OF TRAVEL
 - Door: 1119/18.4 = 60
 - OCCUPANT LOAD FOR EXIT

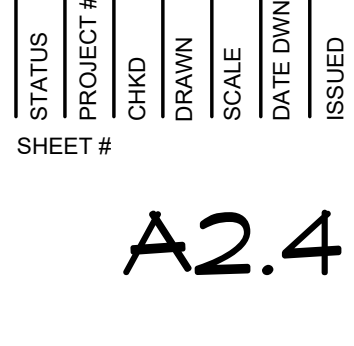
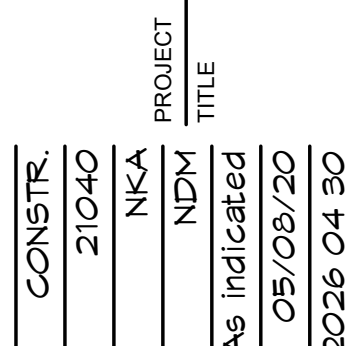
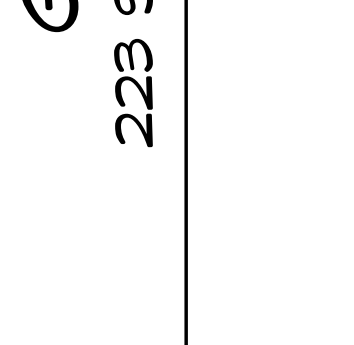
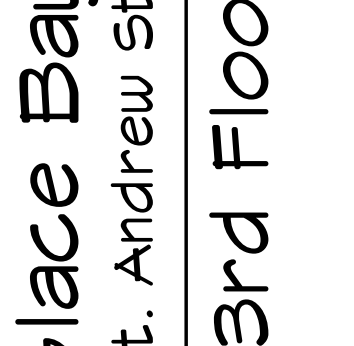
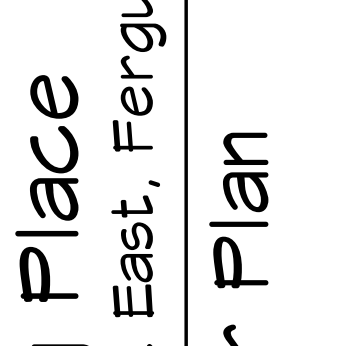
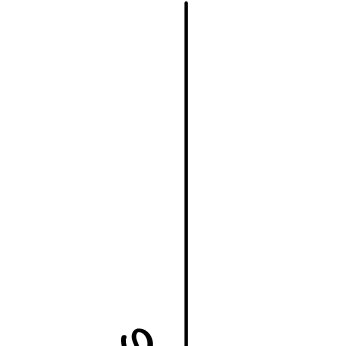
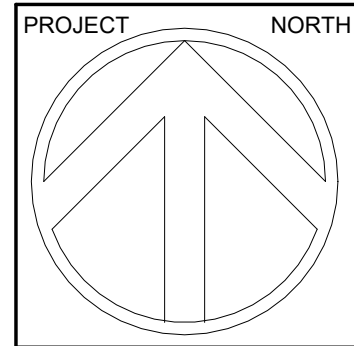
Glace Bay Place
223 St. Andrew St. East, Fergus
3rd Floor Plan

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	As indicated
DATE DWN	05/03/20
ISSUED	2026 04 30
SHEET #	

2 Drawing Amendment
REVISIONS

20260501
DATE

A2.4



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ARCHITECTS INC
115 Metcalfe Street
Etobicoke, Ontario N9B 1S0
Tel: 519-846-2201
Fax: 519-846-0343
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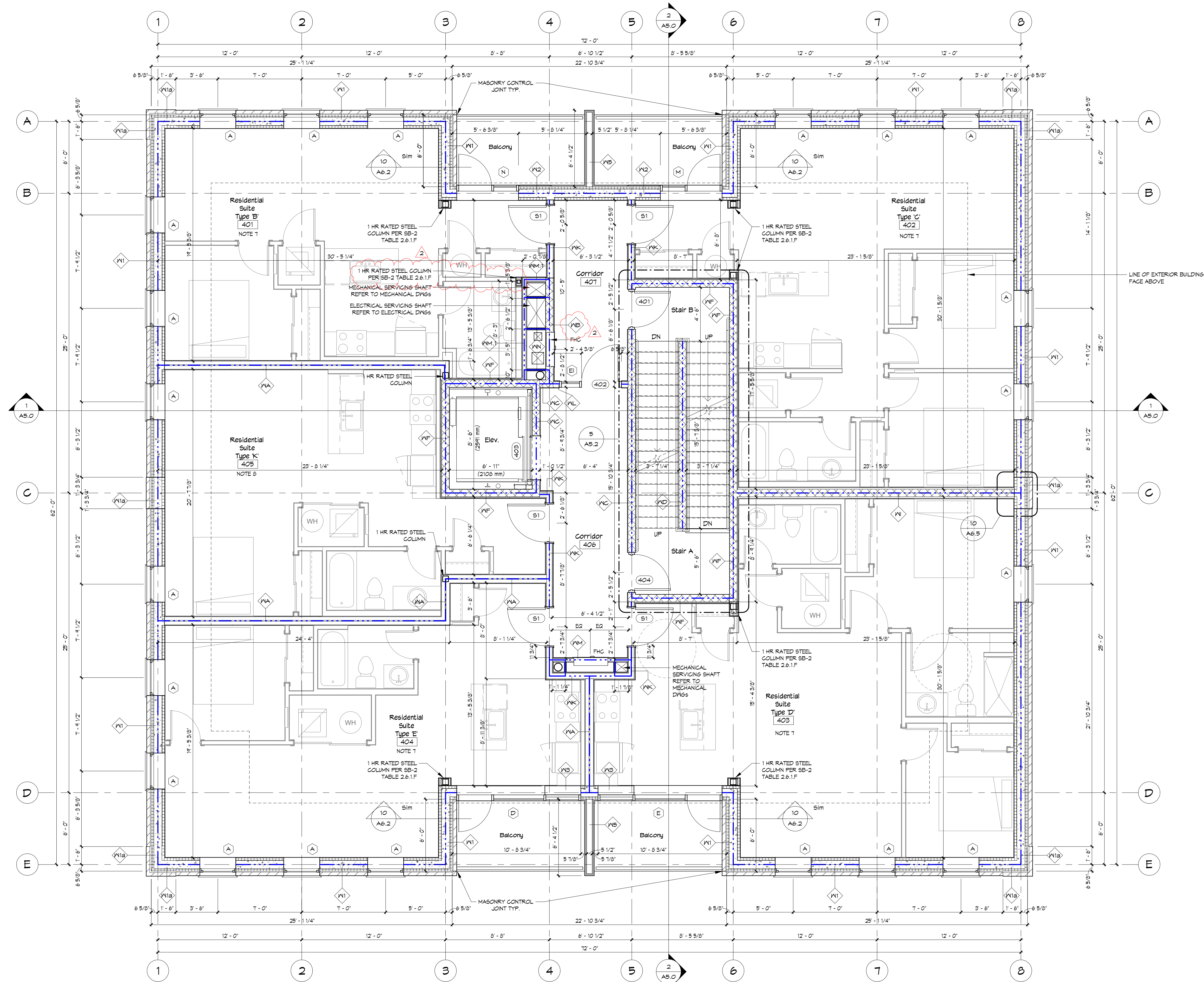
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PLAN LEGEND

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

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

NOTES:

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- SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN. SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLAN. ELEVATOR SHAFT OPENING, FIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
- INTERIOR WALL TYPE TO BE W10 U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)

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

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

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

TRAVEL DISTANCES / EXITING

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

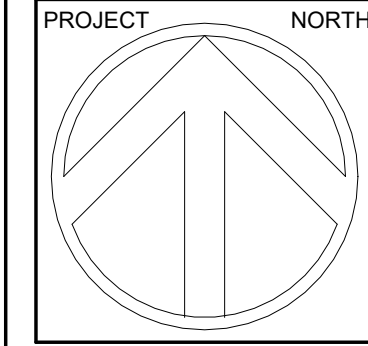
PATH OF TRAVEL

Door: 1119/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK4
DRAWN	NDM
SCALE	As indicated
DATE DWN	05/03/20
ISSUED	2026 04 30

PROJECT
TITLE

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



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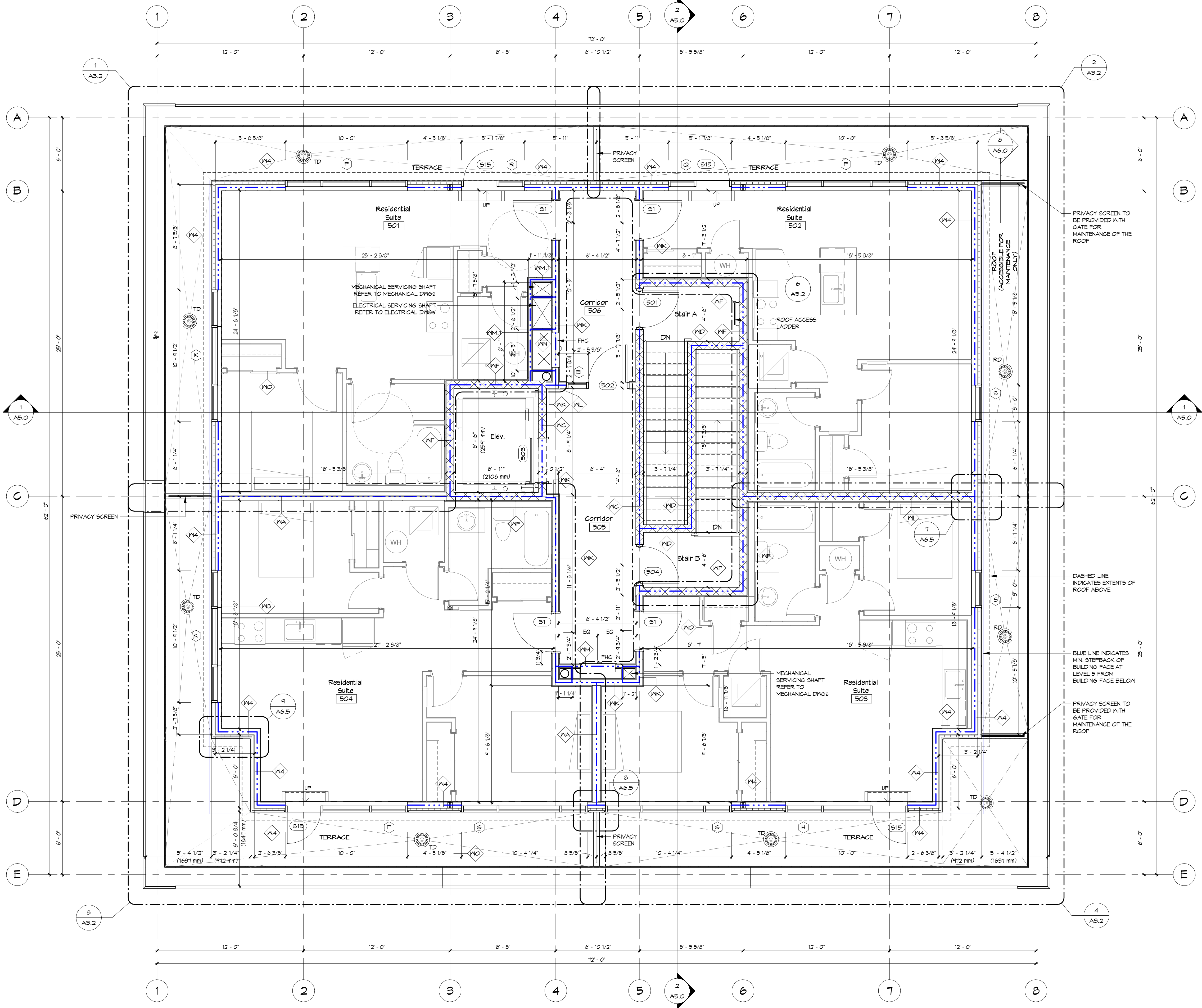
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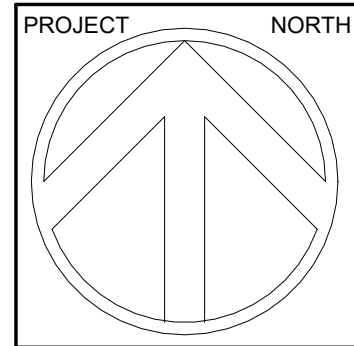


- PLAN LEGEND
- xx HR. WALL TYPES SEE A1.1
 - xx = FIRE RESISTANCE RATING
 - WINDON TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
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 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLANS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

- OBC LEGEND
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- TRAVEL DISTANCES / EXITING
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)
 - PATH OF TRAVEL
- Door: 1119/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	As indicated
DATE DWN	02/04/21
ISSUED	2026 04 30

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



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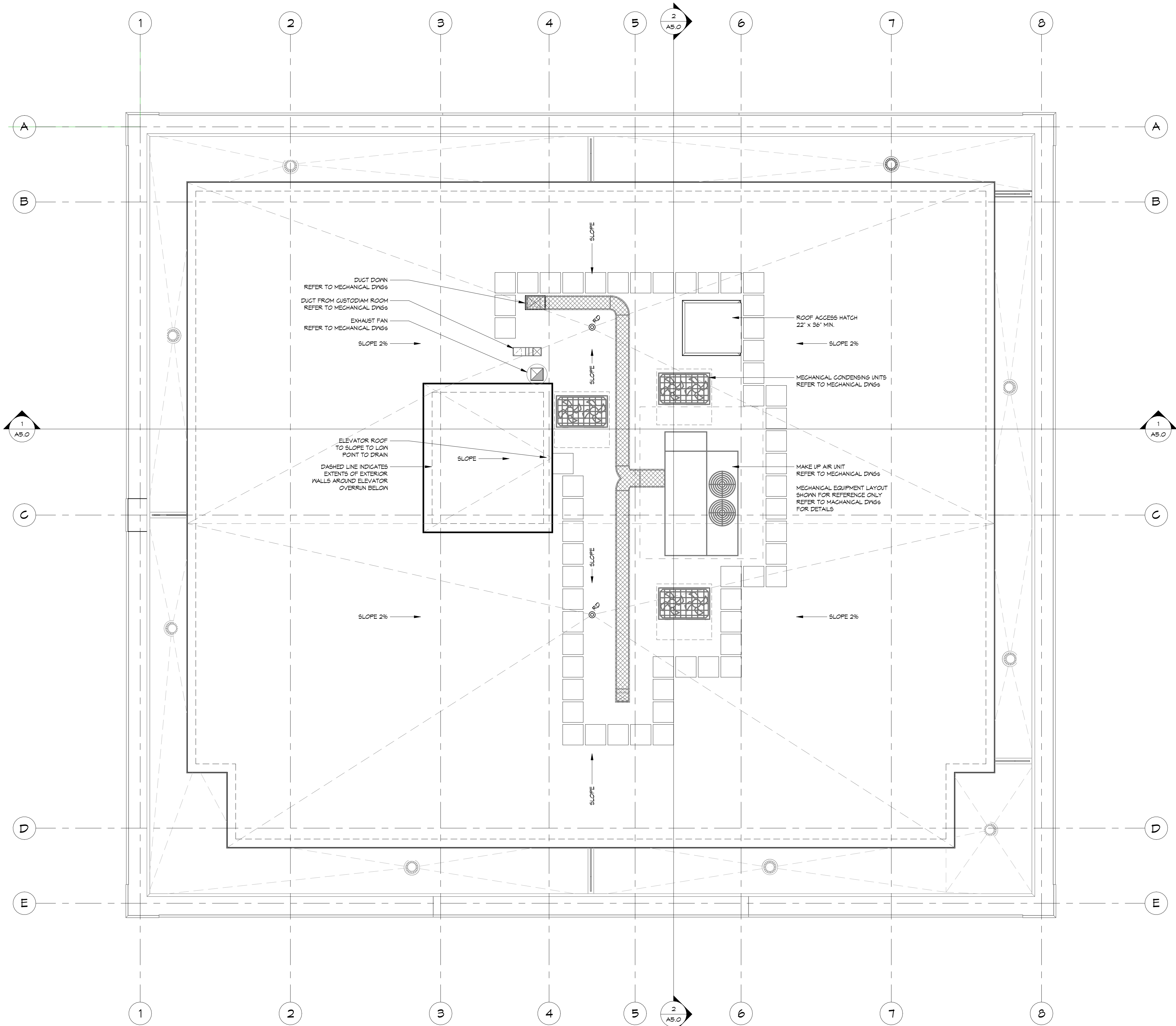
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Tel: 519-846-2201
Fax: 519-846-0343

A2.6

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A2.7 1 : 50



- PLAN LEGEND
- W1 XX HR. WALL TYPES SEE A1.1
XX = FIRE RESISTANCE RATING
 - A WINDOW TYPES SEE A1.2
 - D1 DOOR TYPES SEE A1.3
 - A3.0 INTERIOR ELEVATIONS SEE A1.0
 - + ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL

- NOTES:
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 - FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
 - SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DWGS FOR DETAILS.
 - SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLAN.
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLAN.
 - ELEVATOR SHAFT OPENING, FIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
 - INTERIOR WALL TYPE TO BE 'W1' U.N.O.

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

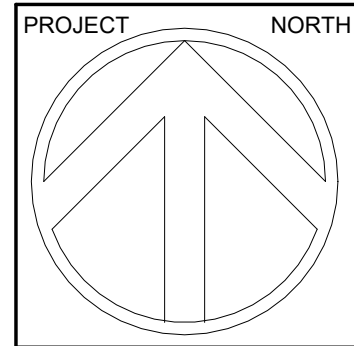
STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	As Indicated
DATE DWN	07/31/24
ISSUED	2026 04 30

REVISIONS

DATE

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

Roof Plan



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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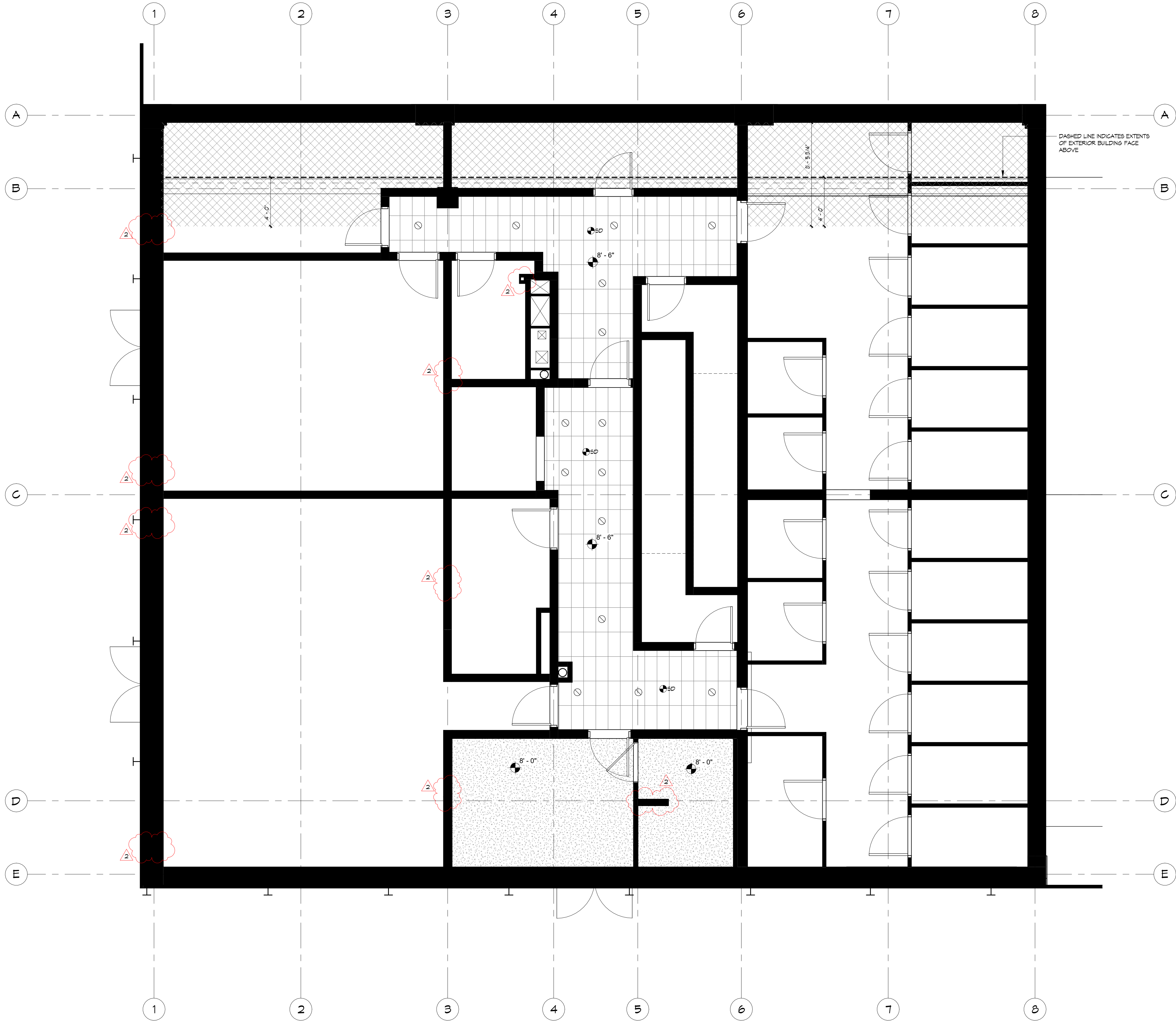
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Tel: 519-846-2201
Fax: 519-846-0343

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A2.8 1 : 50



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

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	1 : 50
DATE DWN	FEB. 26/19
ISSUED	2026 04 30

PROJECT TITLE

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

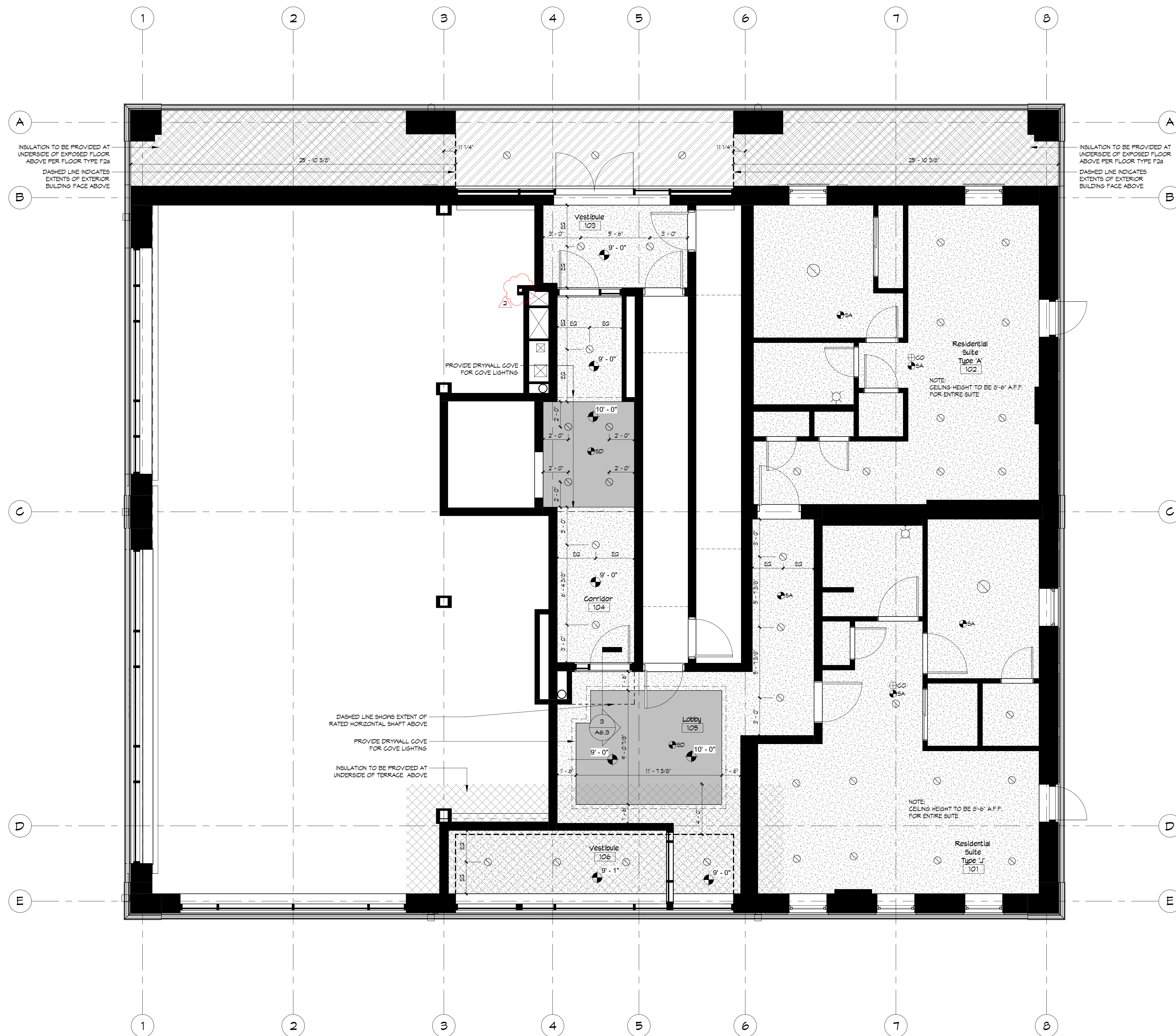
PROJECT NORTH



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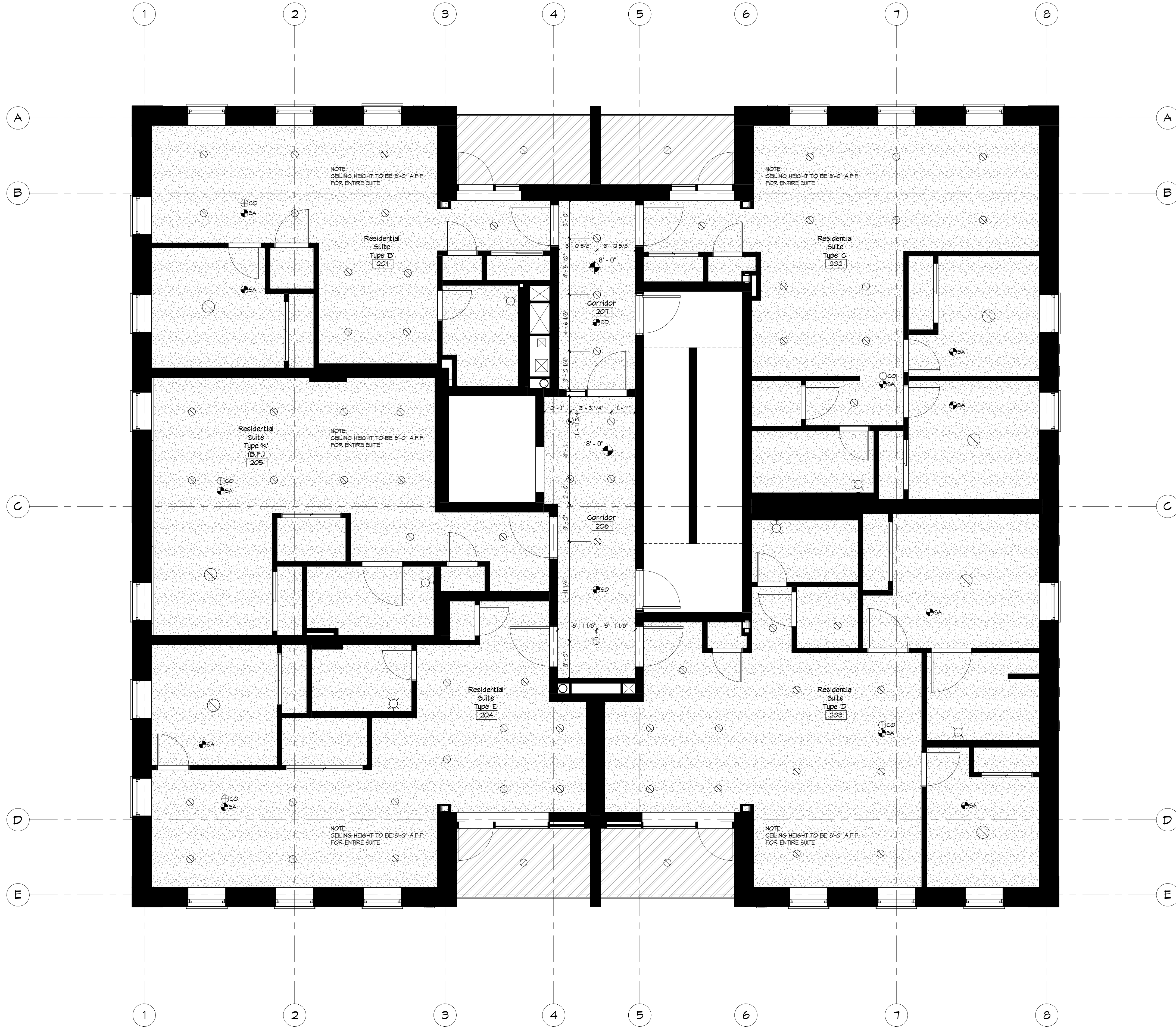
A2.8



LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	1/2 OF RAISED GYPSUM BOARD CEILING
	1/2 OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

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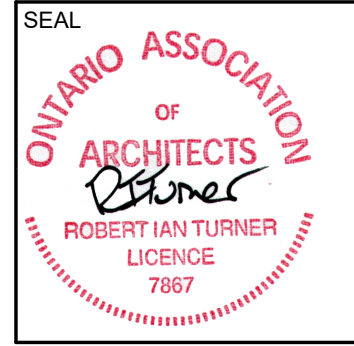
LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	1/2" OF RAISED GYPSUM BOARD CEILING
	1/2" OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKX
DRAWN	NDM
SCALE	1:50
DATE DWN	10/22/24
ISSUED	2026 04 30

PROJECT	TITLE
PROJECT	TITLE

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

PROJECT NORTH



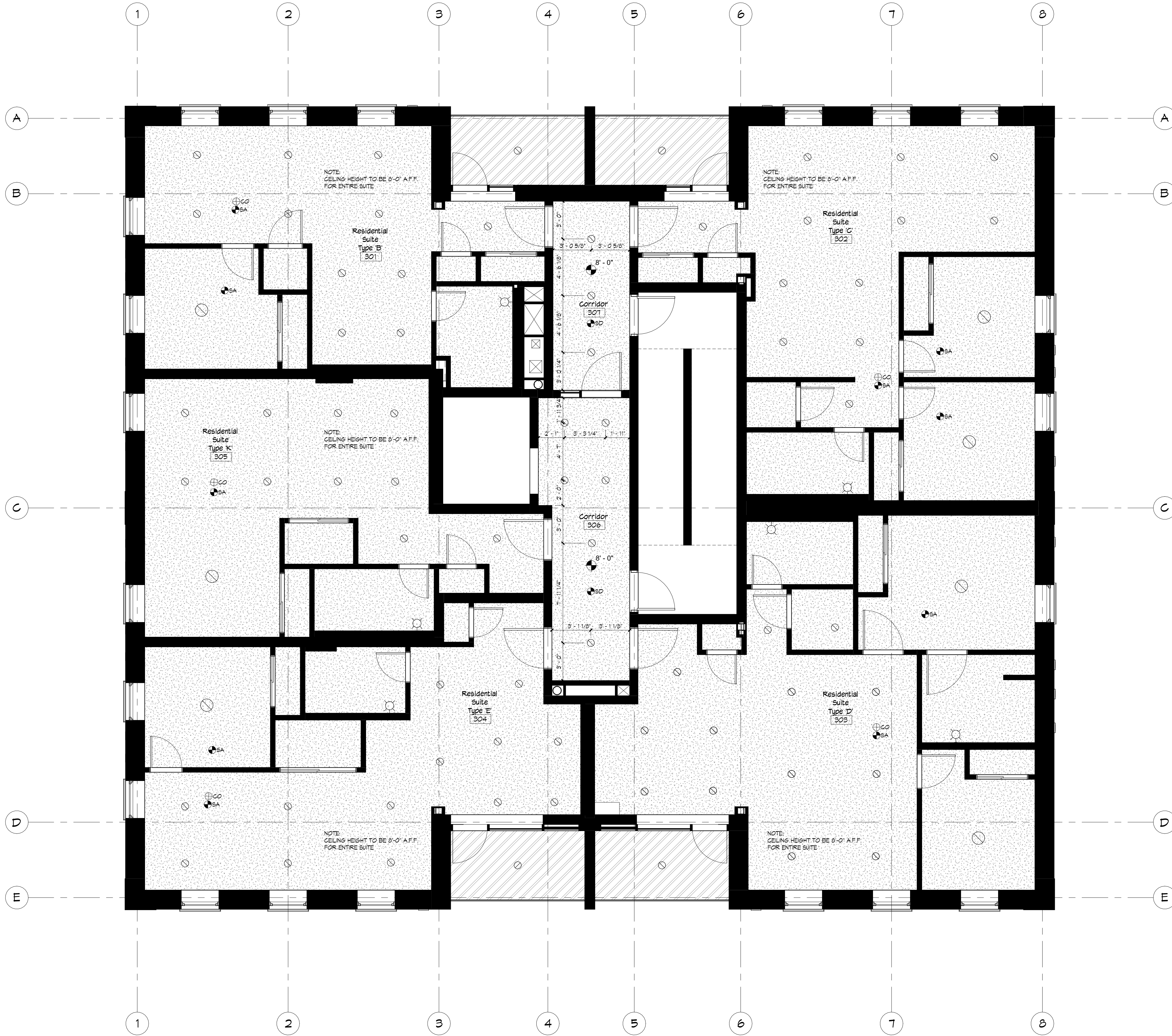
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A2.10

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1 003
A2.11 1:50



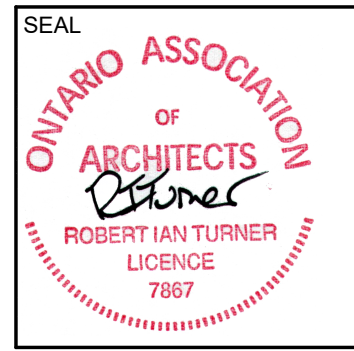
LEGEND - REFLECTED CEILING PLANS	
	ACOUSTICAL TILE CEILING
	GYPSUM BOARD CEILING
	1/2" OF RAISED GYPSUM BOARD CEILING
	1/2" OF PRECAST
	METAL SOFFIT
	INSULATION AT UNDERSIDE OF PRECAST SLAB
	LIGHT FIXTURE (REFER TO ELEC. DWGS.)
	SUPPLY AIR DIFFUSER (REFER TO MECH. DWGS.)
	RETURN AIR (REFER TO MECH. DWGS.)
	EXHAUST (REFER TO MECH. DWGS.)
	FAN COIL UNIT (REFER TO MECH. DWGS.)

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	1:50
DATE DWN	10/22/24
ISSUED	2026 04 30

PROJECT TITLE
3rd Floor Reflected Ceiling Plan

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

PROJECT NORTH



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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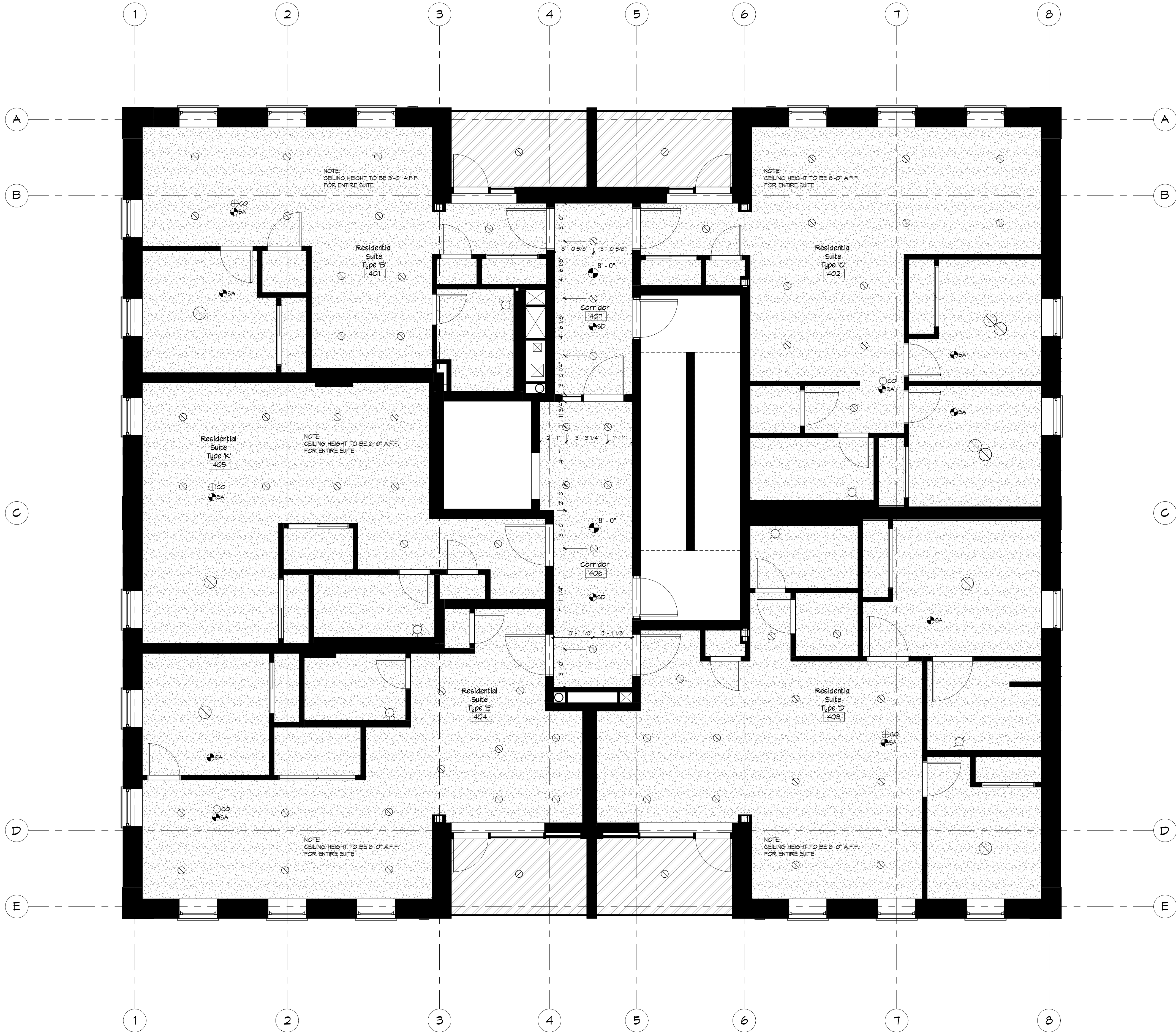
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A2.11

2026-05-01 3:39:39 PM

1 004
A2.12 1:50



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

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	1:50
DATE DWN	10/22/24
ISSUED	2026 04 30

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

PROJECT NORTH



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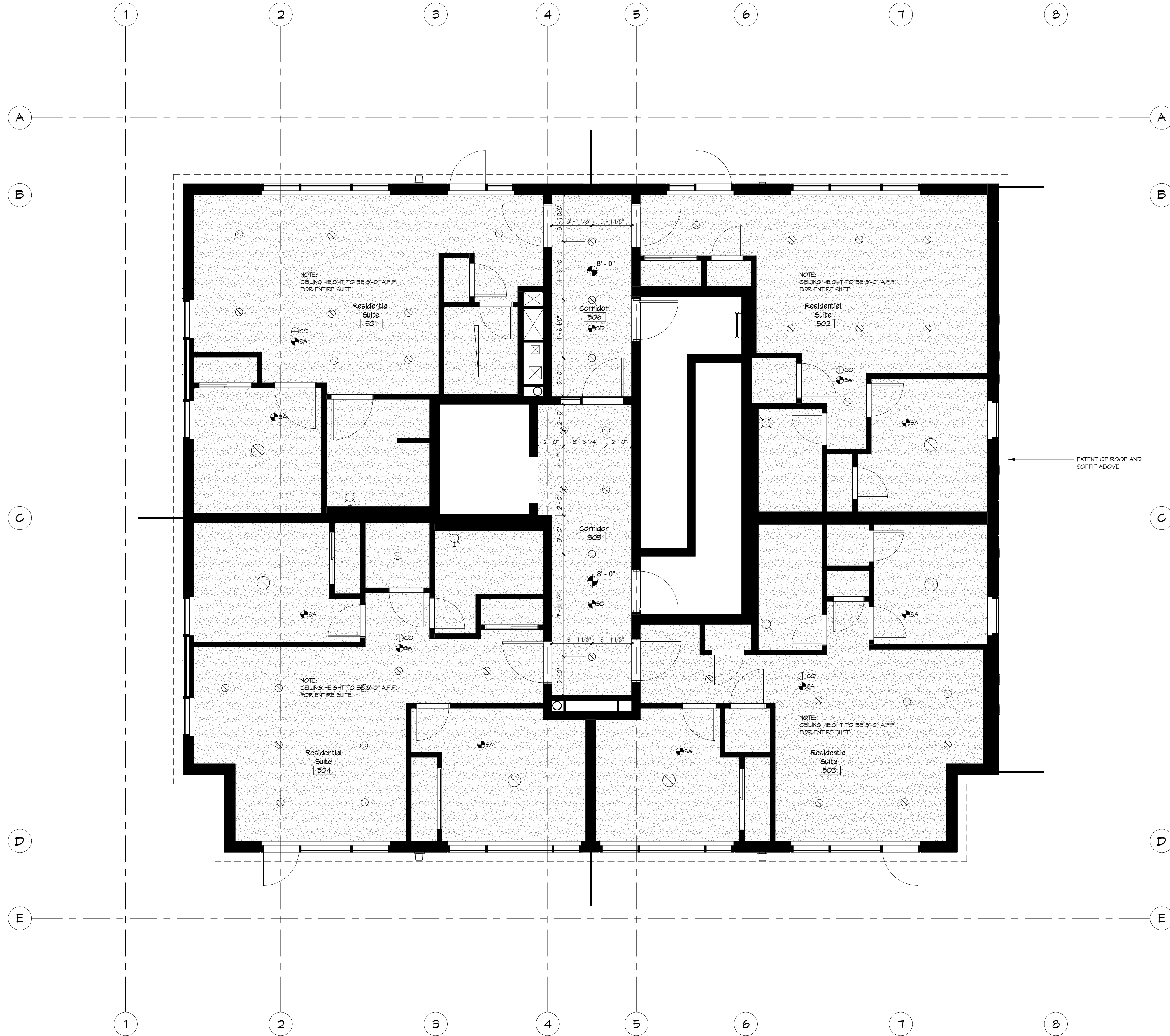
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A2.12

2026-05-01 3:39:41 PM



1 005
A2.13 1:50

REVISIONS DATE

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	1:50
DATE DWN	10/22/24
ISSUED	2026 04 30

PROJECT
TITLE

Glace Bay Place
223 St. Andrew St. East, Fergus
5th Floor Reflected Ceiling Plan

PROJECT NORTH

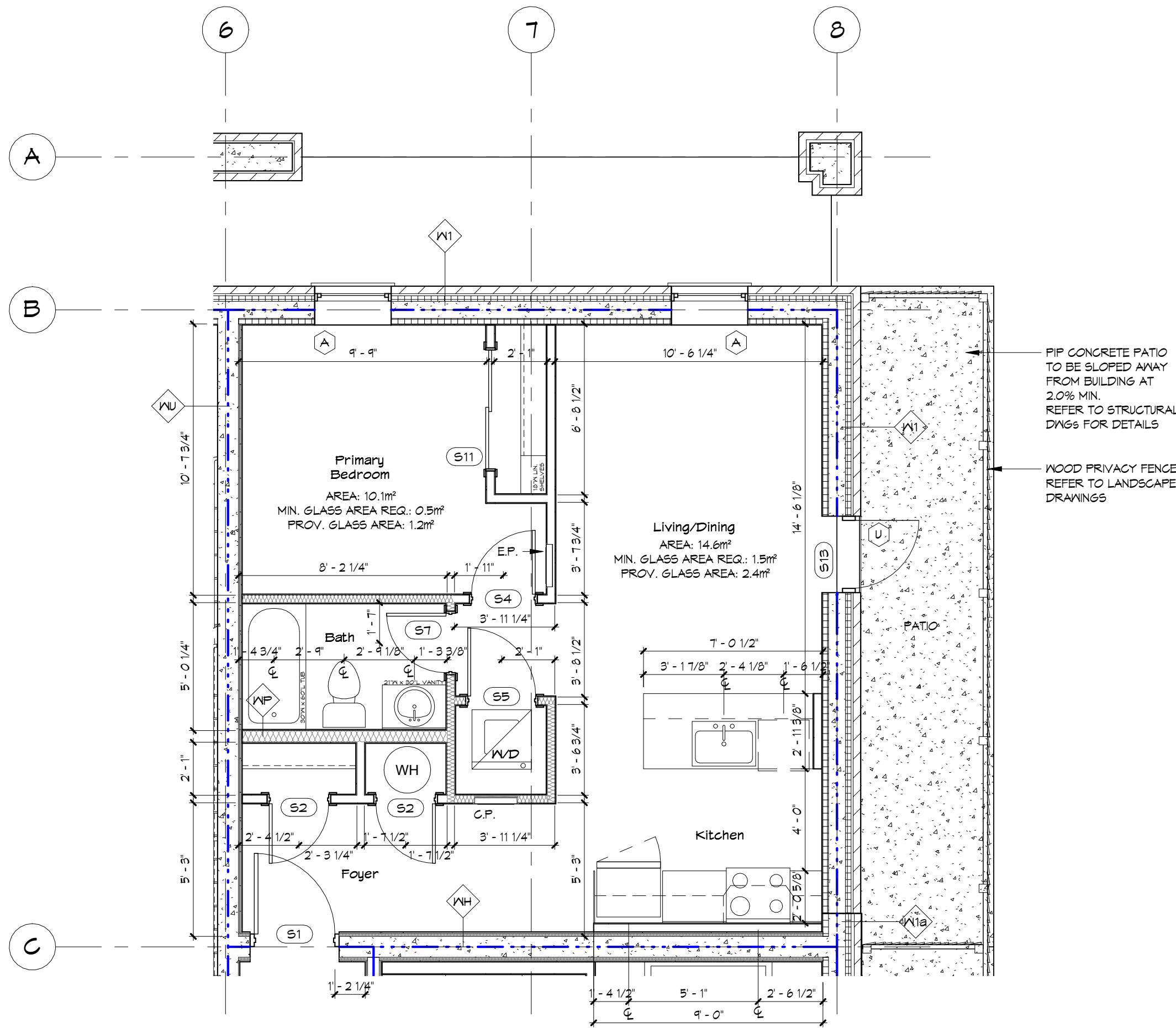


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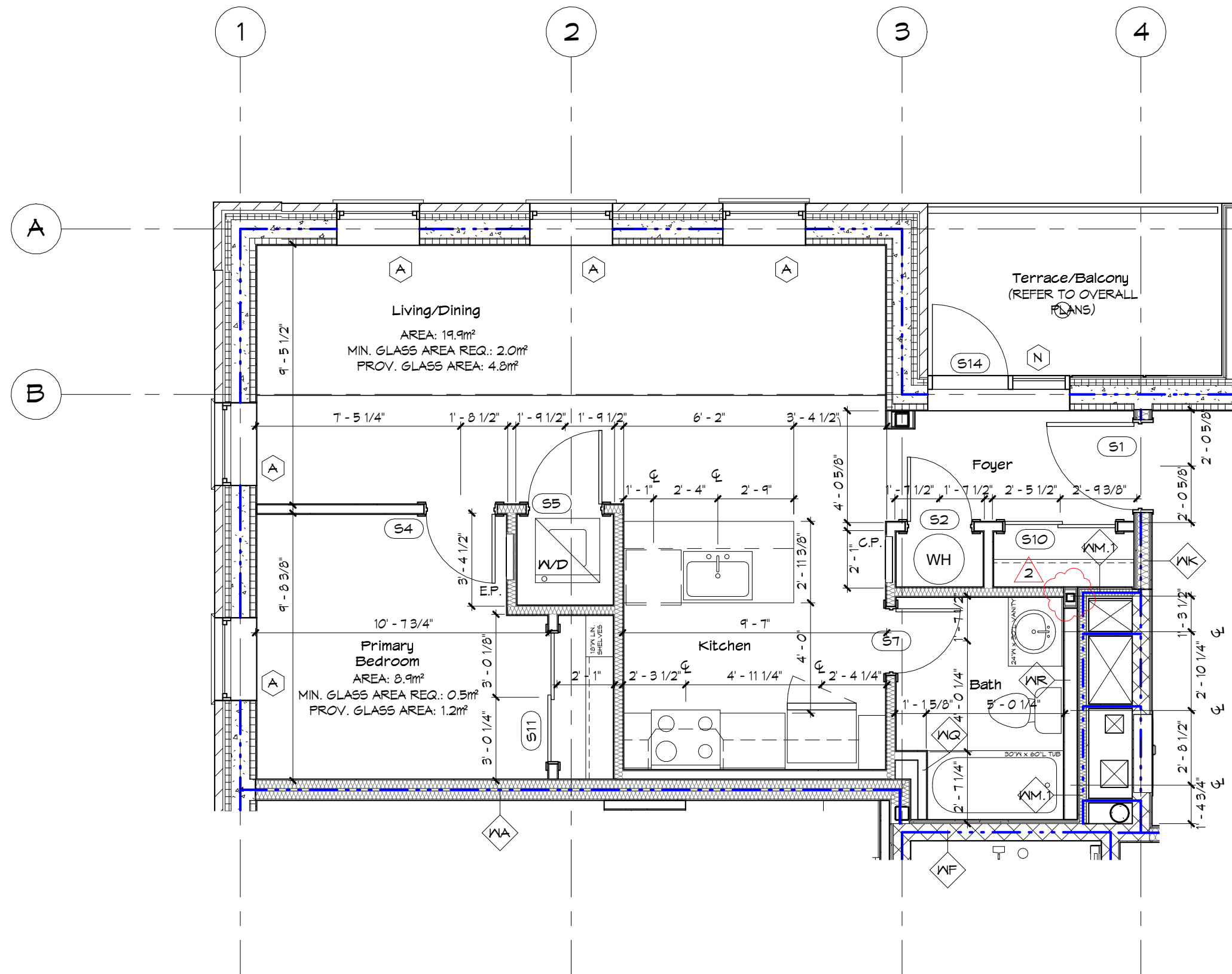
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A2.13

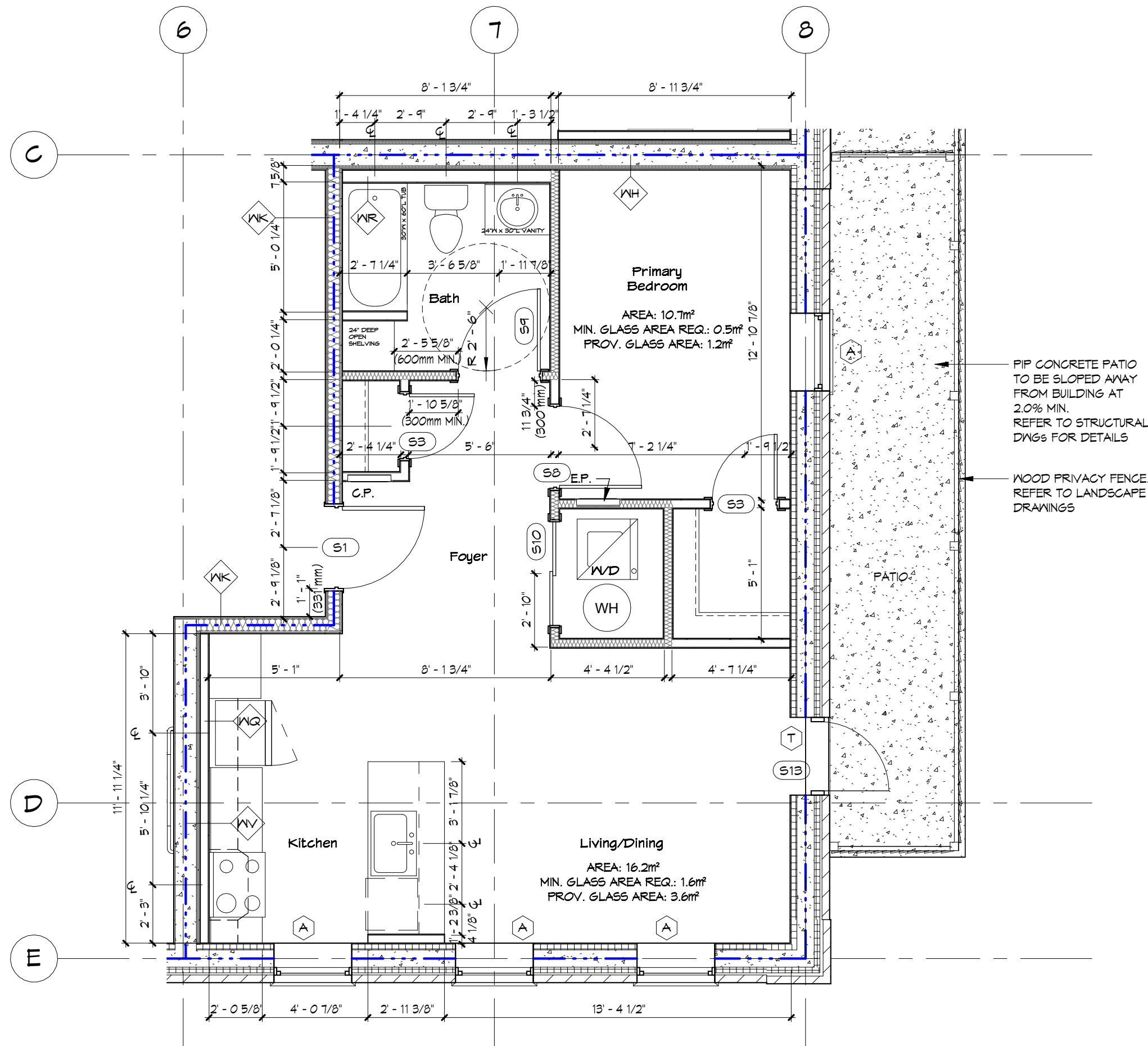
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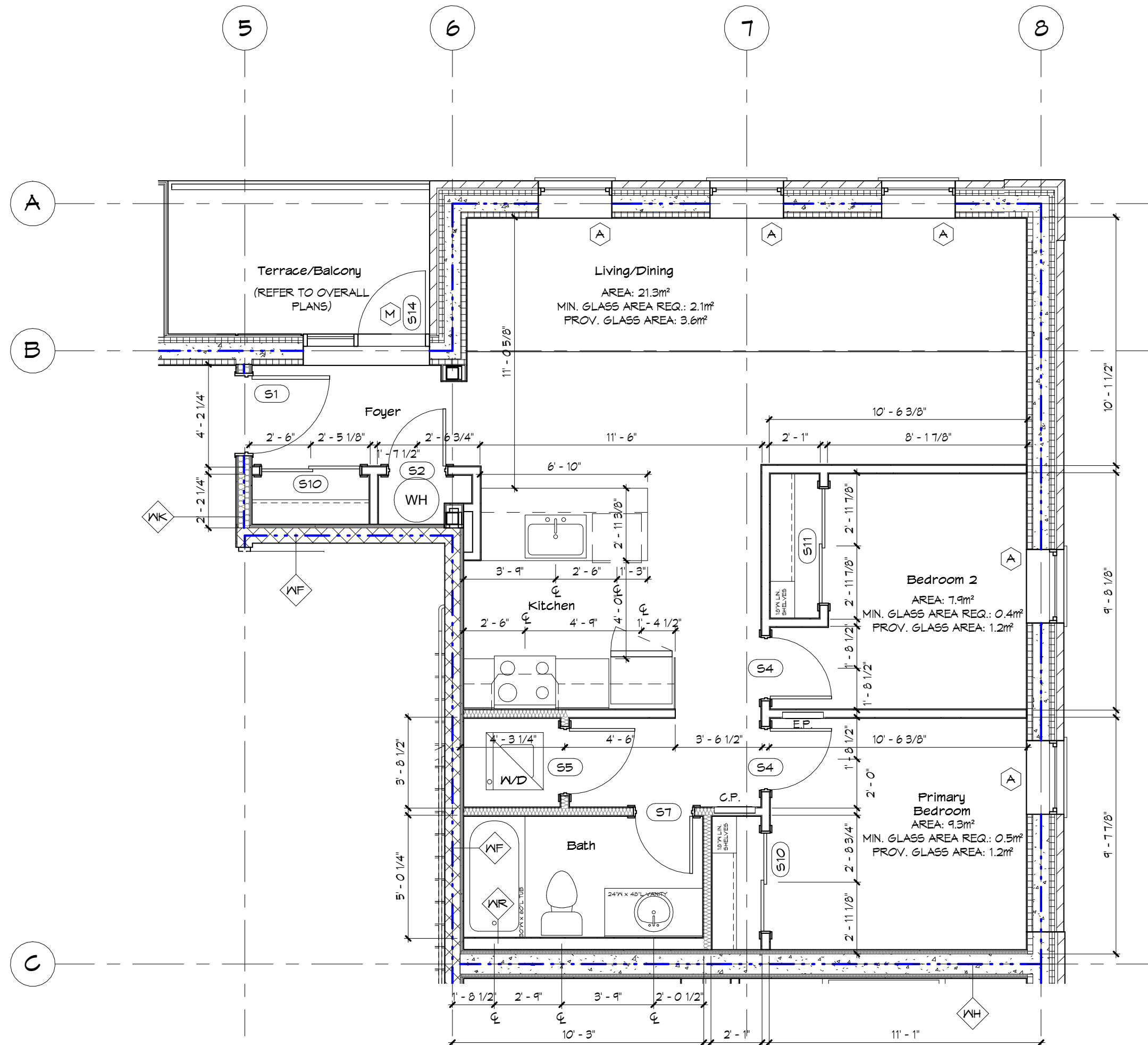
1 Unit Type A
A3.0 1:50



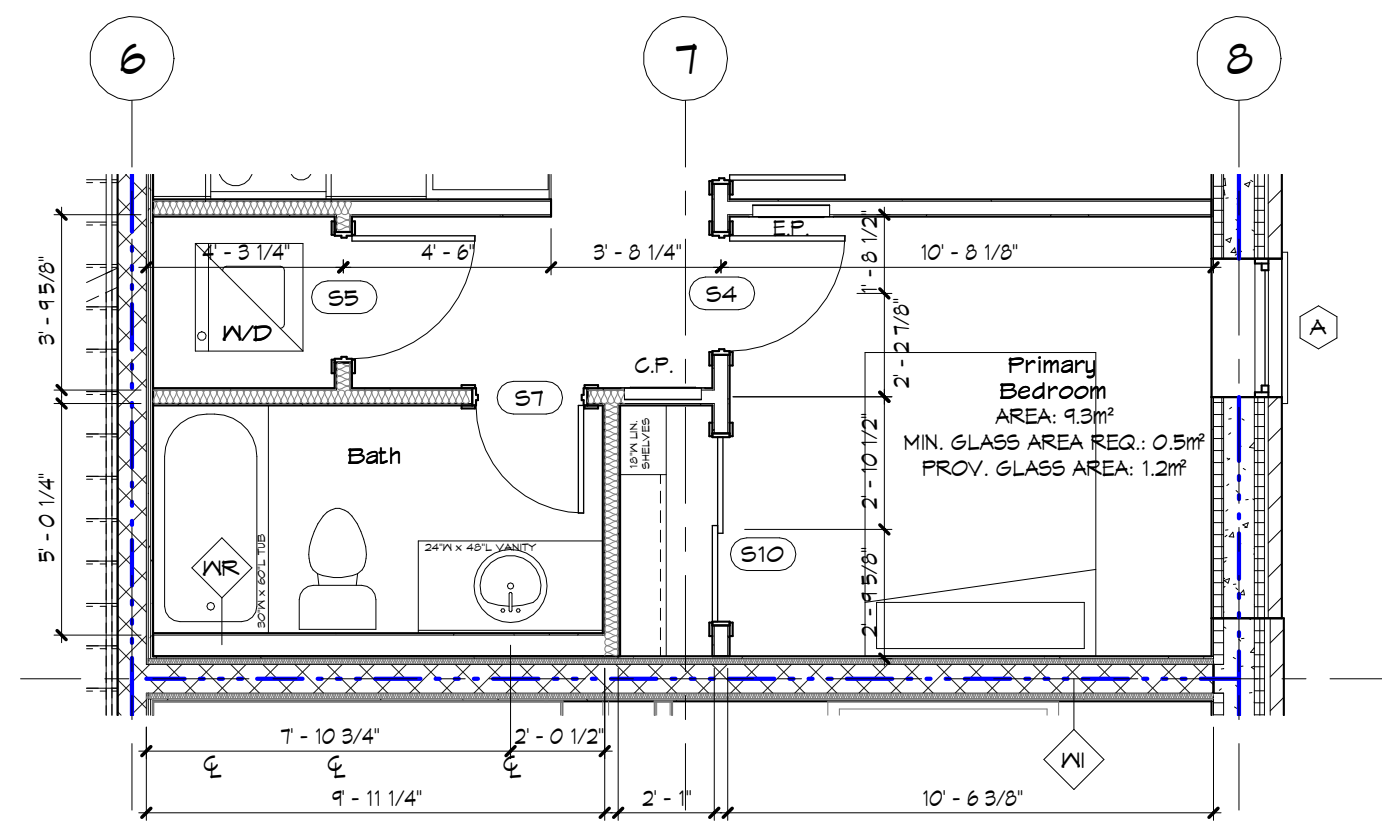
3 Unit Type B
A3.0 1:50



2 Unit Type J
A3.0 1:50



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



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

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

- OBC LEGEND**
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS**
- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20(3), 3.3.1.21(3), 3.3.3.5(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1(1), (6), 3.3.3.5(5)
 - 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1(1), (6), 3.3.3.5(5)
- TRAVEL DISTANCES / EXITING**
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5(1)(c)
 - PATH OF TRAVEL
- Door: 1119/18.4 = 60 OCCUPANT LOAD FOR EXIT

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

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	As indicated
DATE DWN	09/25/24
ISSUED	2026 04 30

PROJECT
TITLE

2 Drawing Amendment
REVISIONS

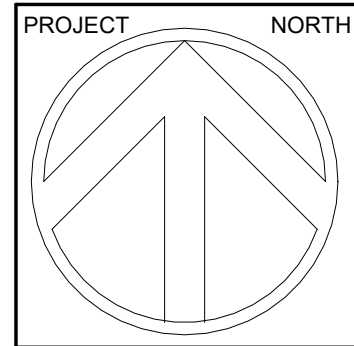
20260501
DATE

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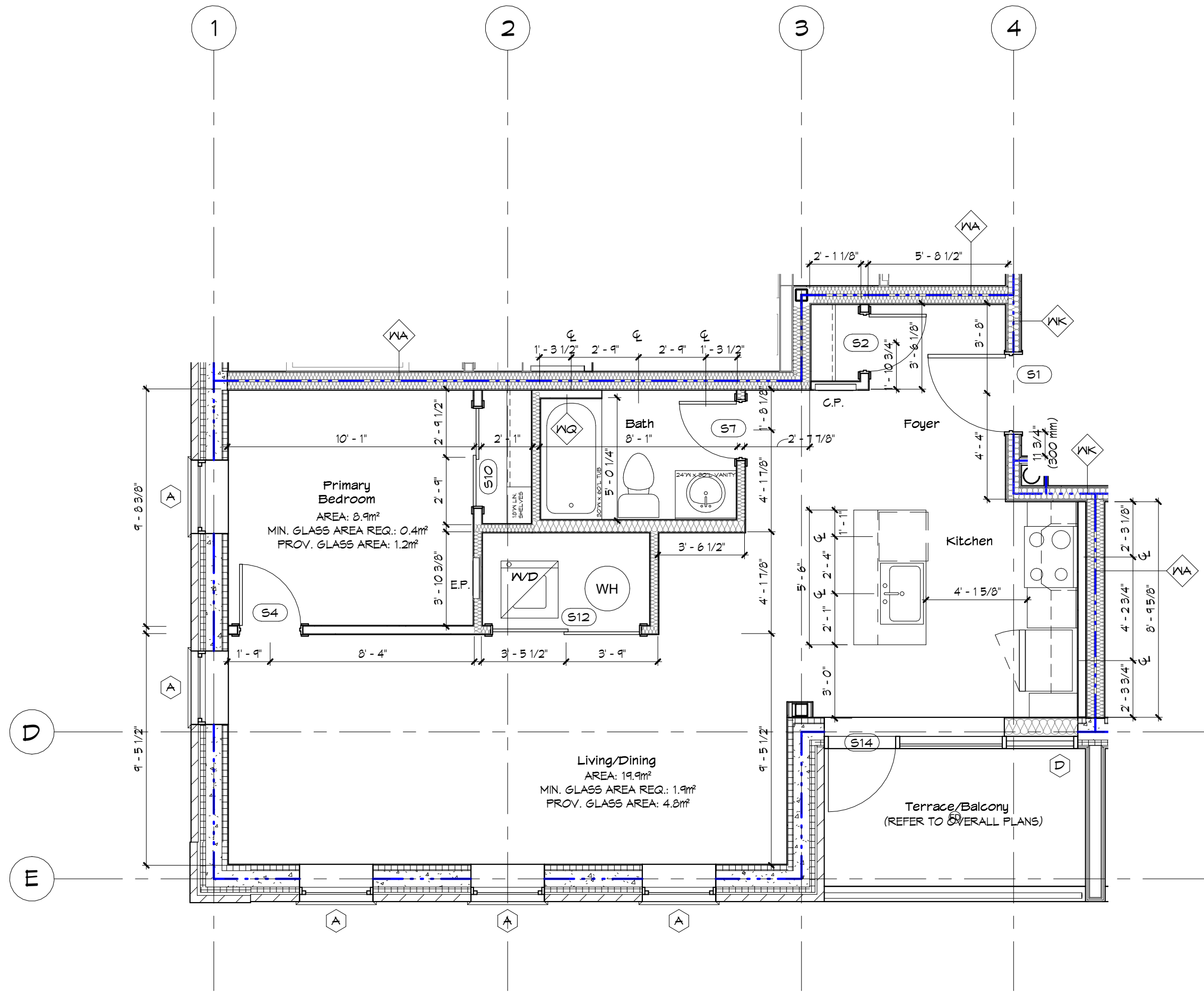
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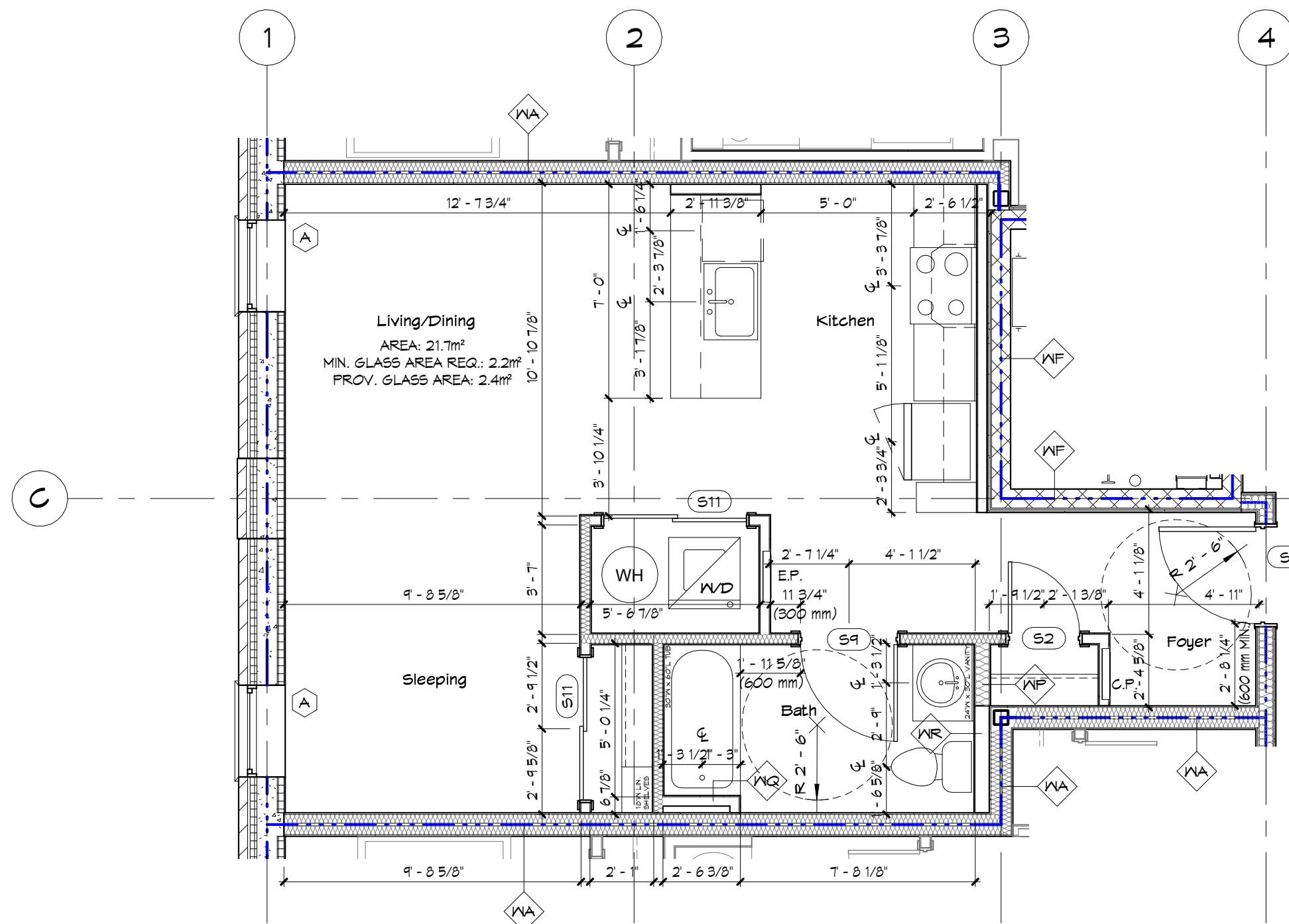
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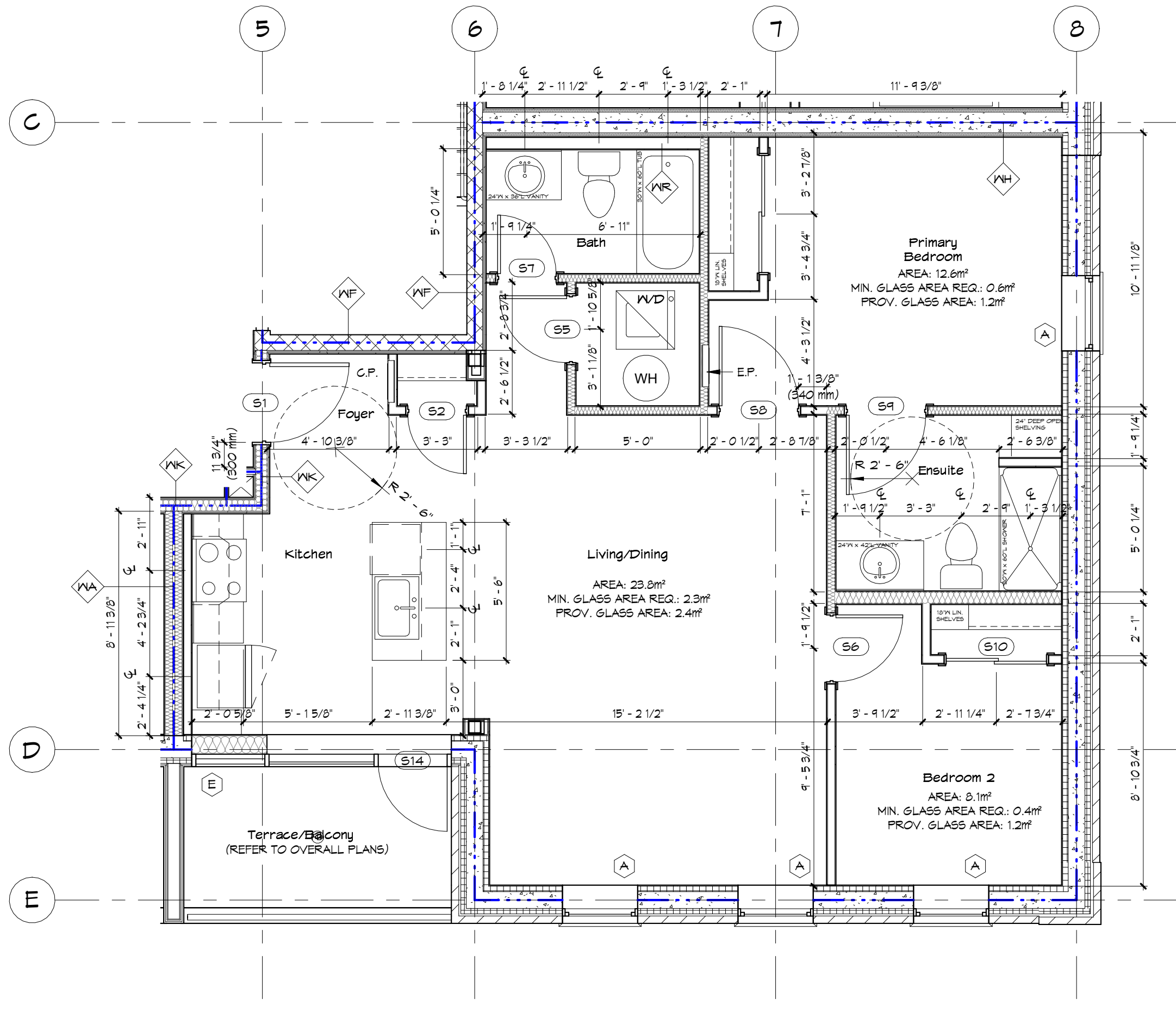
A3.0



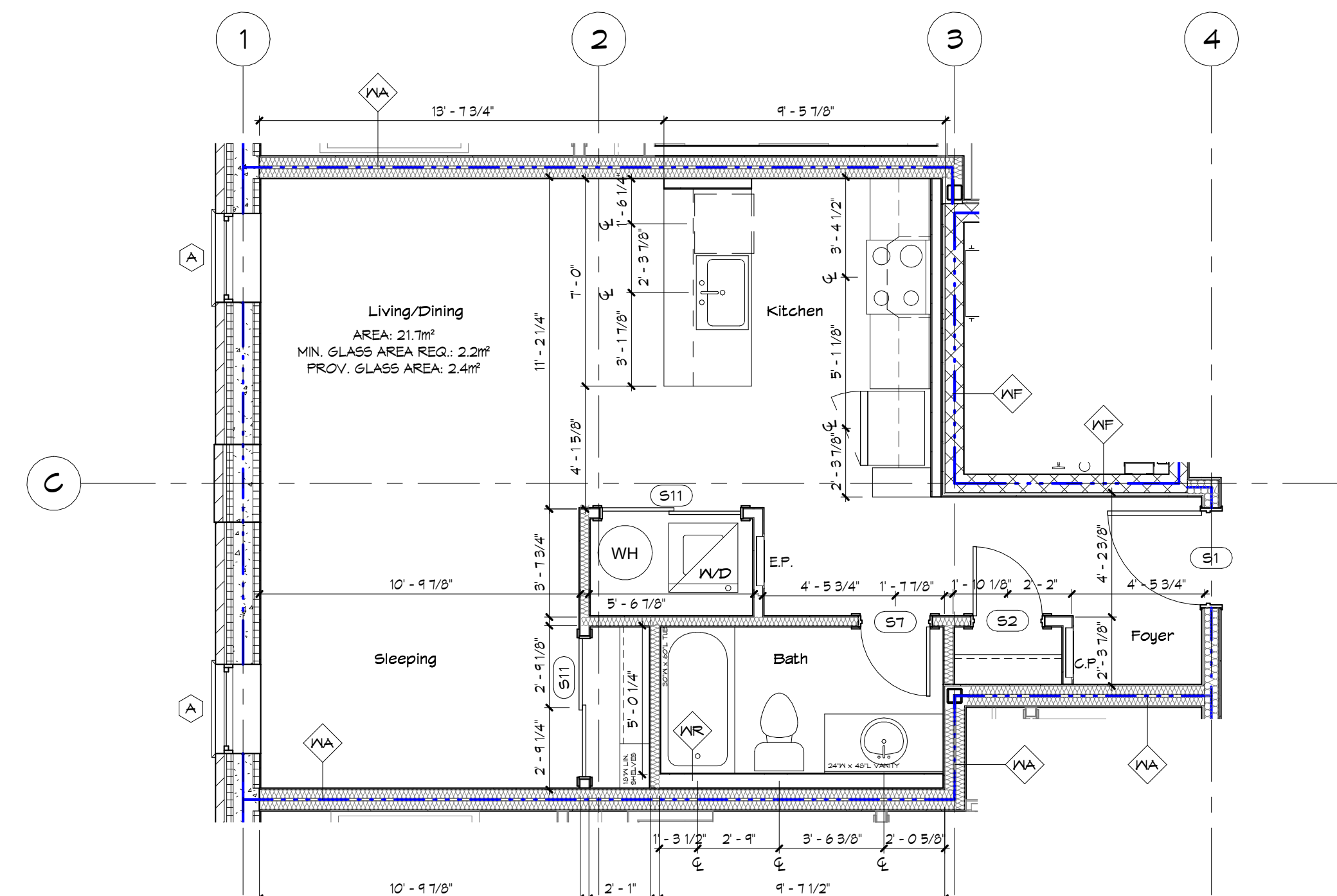
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A3.1 1:50



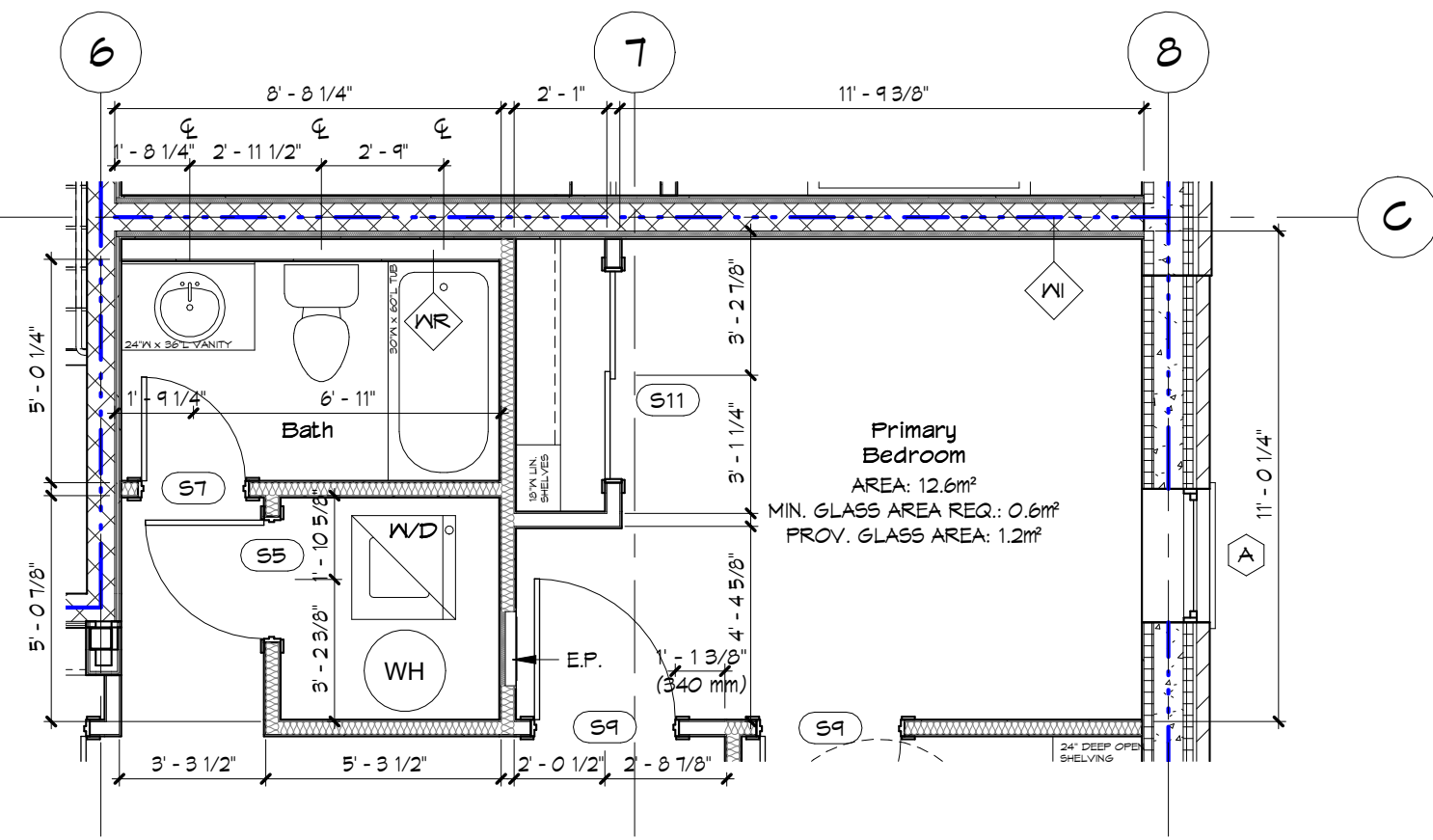
3 Unit Type K (B.F.)
A3.1 1:50



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



4 Unit Type K
A3.1 1:50



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

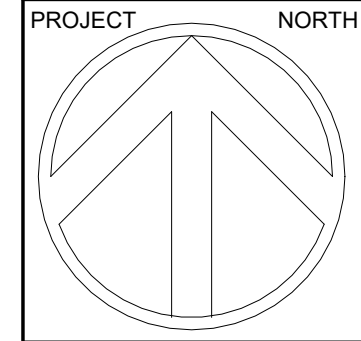
- PLAN LEGEND**
- WALL TYPES SEE A1.1
xx = FIRE RESISTANCE RATING
 - WINDOW TYPES SEE A1.2
 - DOOR TYPES SEE A1.3
 - INTERIOR ELEVATIONS SEE A1.0
 - ELEVATION MARKER DENOTES TOP OF FOOTING
 - ELEVATION MARKER DENOTES TOP OF WALL

- NOTES:**
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 - ROD AND SHELF TYPICAL ALL CLOSETS.
 - FOR UNIT DETAILS SEE A3.0, A3.1, AND A3.2.
 - SHELF ANGLE FOR MASONRY SUPPORT TO BE PROVIDED AT 4TH FLOOR LEVEL. REFER TO STRUCTURAL DNGS FOR DETAILS.
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLAN.
 - SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
 - ELEVATOR SHAFT OPENINGS, PIT DEPTH, OVERRUN, AND DOOR OPENING TO BE VERIFIED WITH ELEVATOR SHOP DRAWINGS PRIOR TO CONSTRUCTION.
 - INTERIOR WALL TYPE TO BE W.O. U.N.O.

- OBC LEGEND**
- FIRE SEPARATIONS/FIRE RESISTANCE RATINGS**
- 0 HR. F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
 - 45 min. F.R.R. - FIRE SEPARATION
 - 1 HR. F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
 - 2 HR. F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- TRAVEL DISTANCES / EXITING**
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)
 - PATH OF TRAVEL
 - Door: 1110/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	As indicated
DATE DWN	09/25/24
ISSUED	2026 04 30

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



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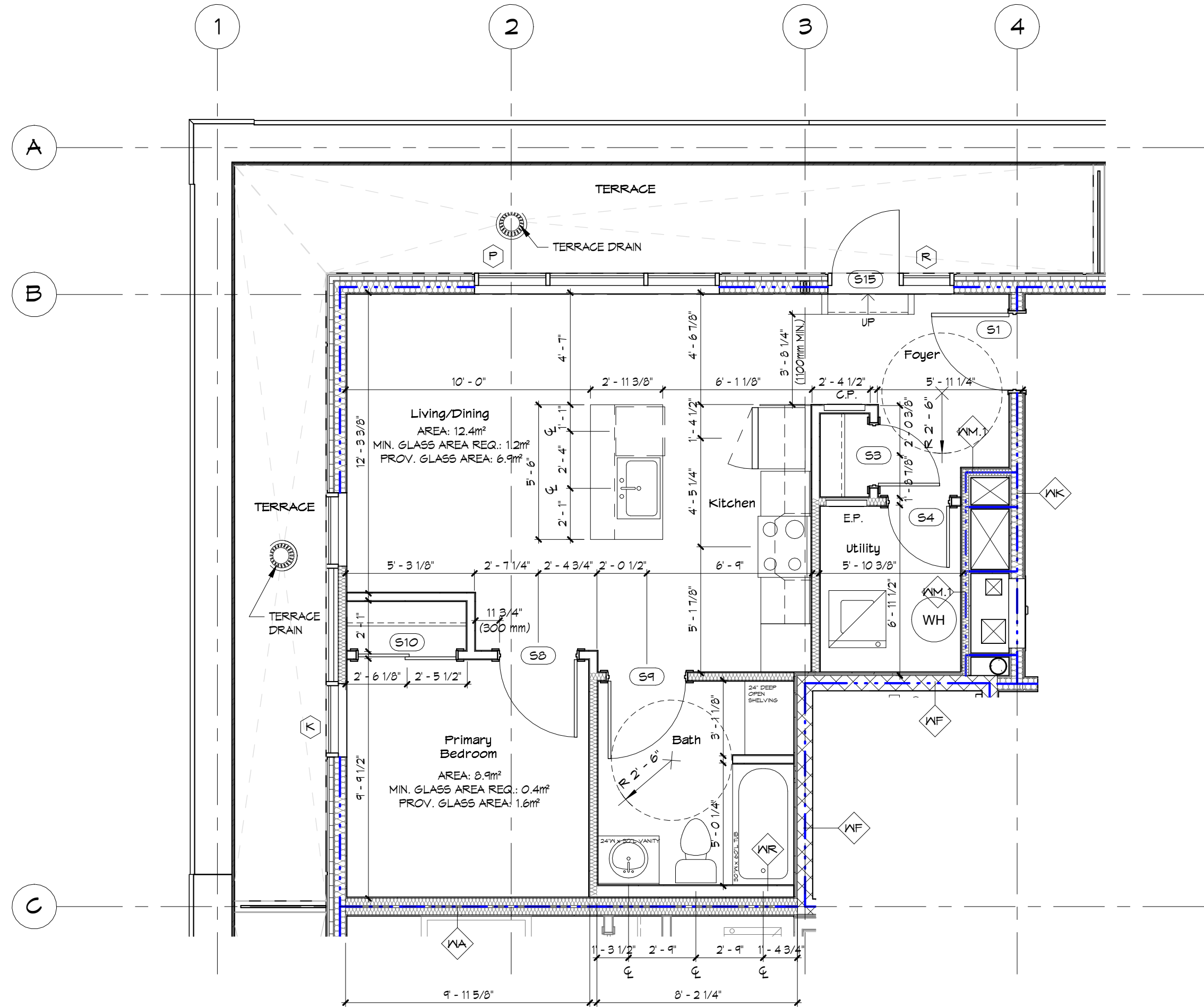
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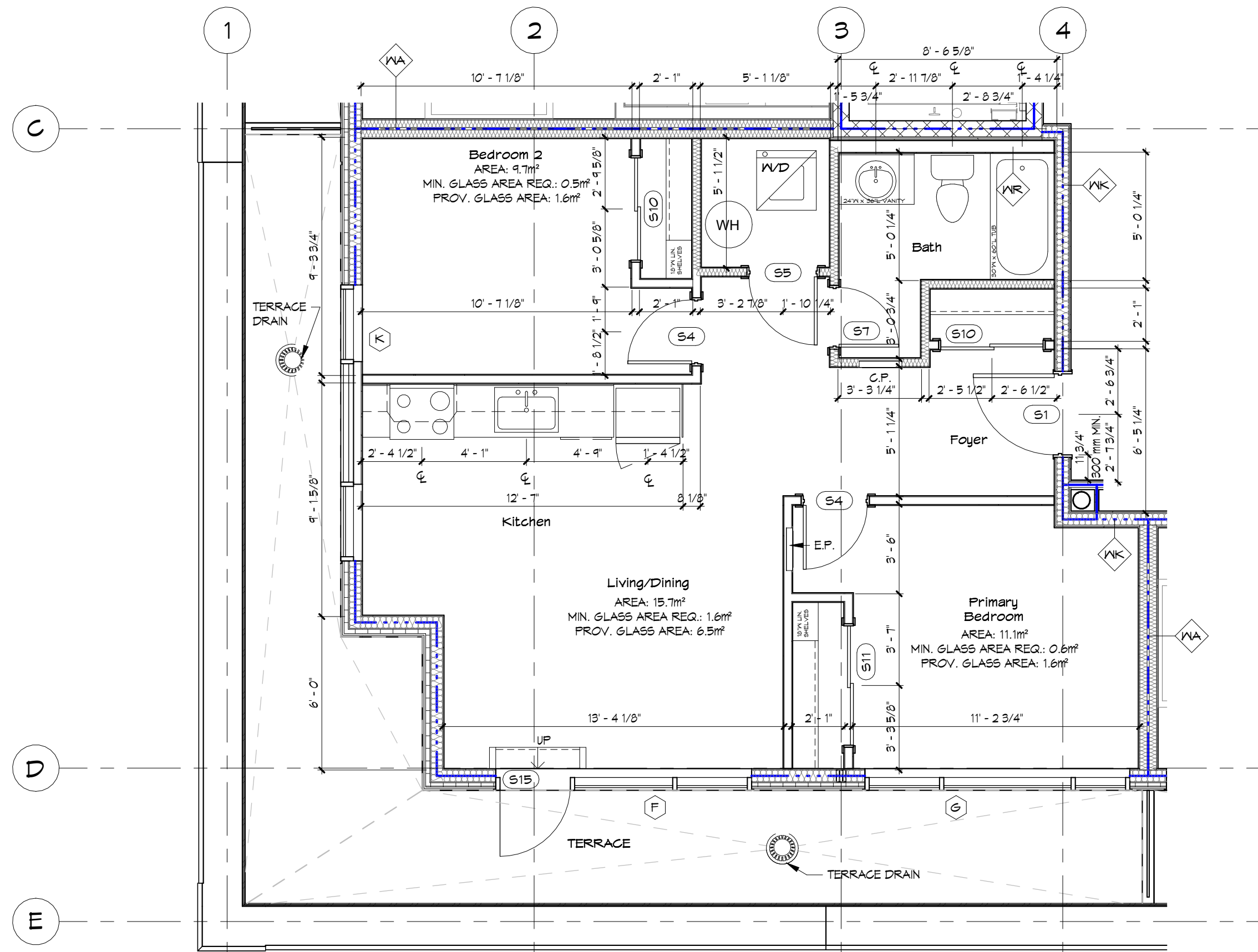
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Fax: 519-846-0343

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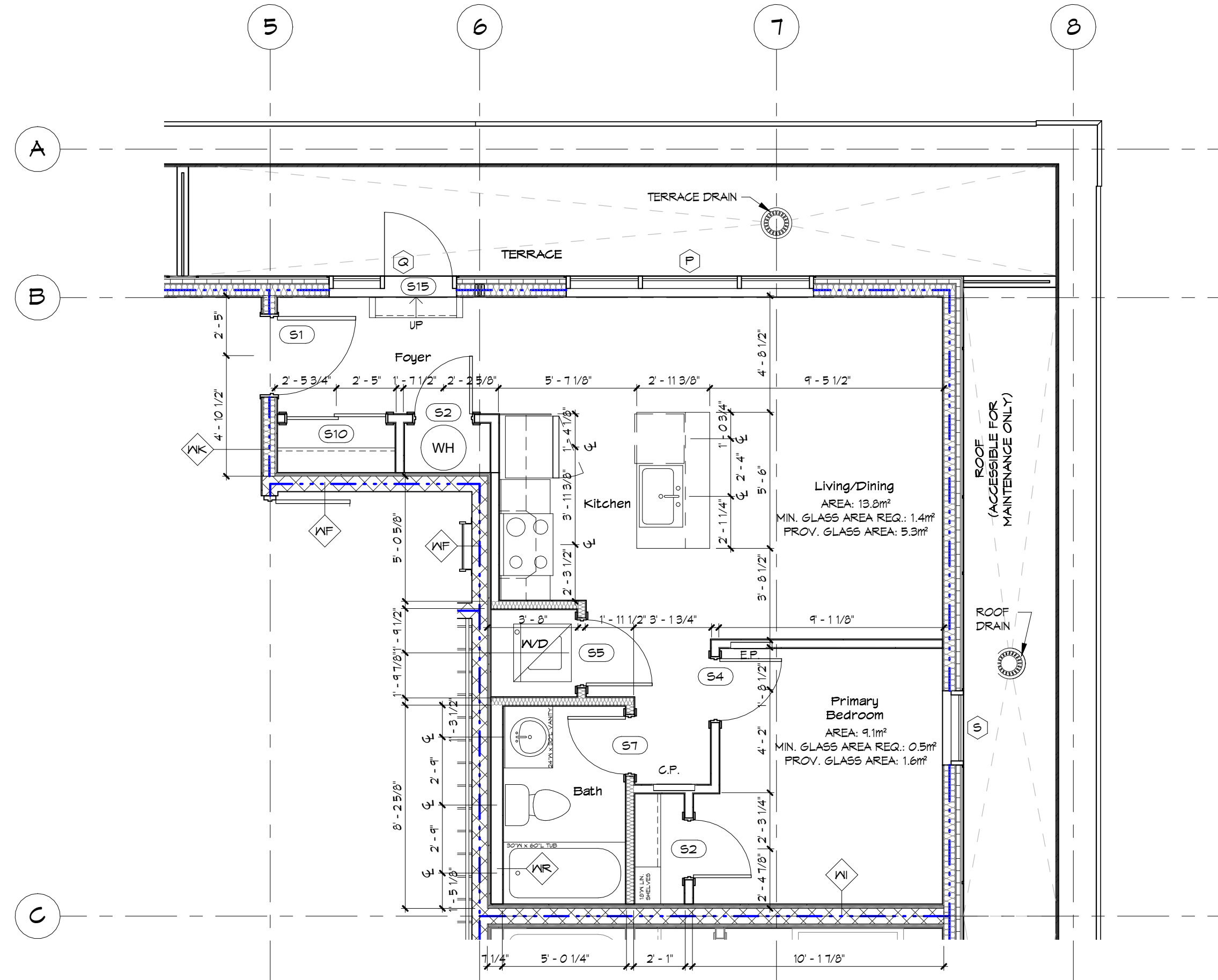
1 Unit Type F
A3.2 1:50



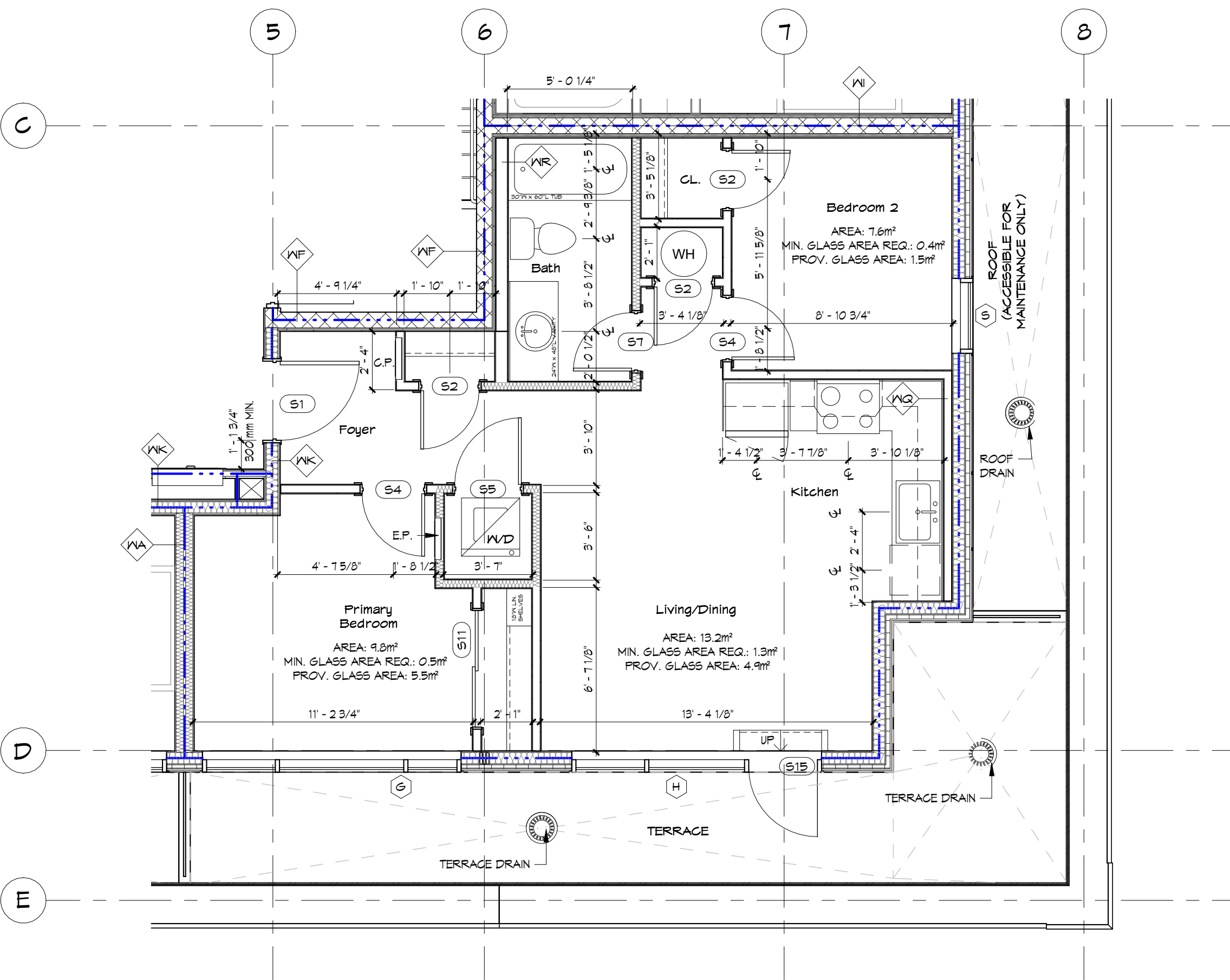
3 Unit Type I
A3.2 1:50



2 Unit Type G
A3.2 1:50



4 Unit Type H
A3.2 1:50



PLAN LEGEND

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

NOTES:

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- SEE A2.2 FOR REFERENCE TO ENLARGED DETAIL PLANS.
- SEE A2.3 FOR REFERENCE TO ENLARGED DETAIL PLANS.
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- INTERIOR WALL TYPE TO BE W/O U.N.O.

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3), 3.3.1.21.(3), 3.3.3.5.(4)
- 45 min. F.R.R. - FIRE SEPARATION
- 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)
- 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6), 3.3.3.5.(5)

TRAVEL DISTANCES / EXITING

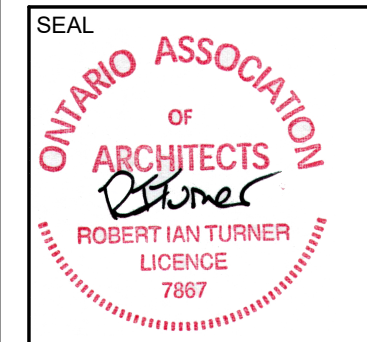
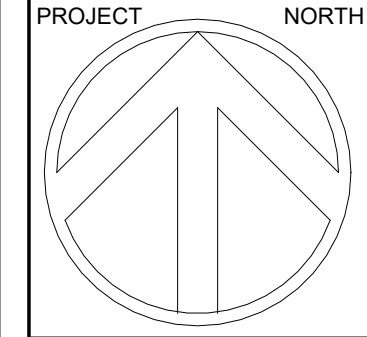
- 45m MAX TRAVEL DISTANCE TO ONE EXIT.
OBC 3.4.2.5.(1)(c)
- PATH OF TRAVEL

Door: 1119/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	As indicated
DATE DWN	09/26/24
ISSUED	2026 04 30

PROJECT
TITLE

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



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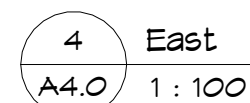
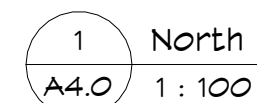
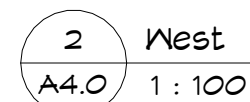
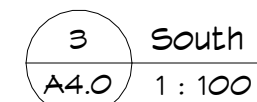
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Robert Ian Turner

ROBERT IAN TURNER
LICENCE
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Glacé Bay Place
223 St. Andrew St. East, Fergus

Building Elevations

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	As indicated
DATE DWN	20211001
ISSUED	2026 04 30

SHEET #

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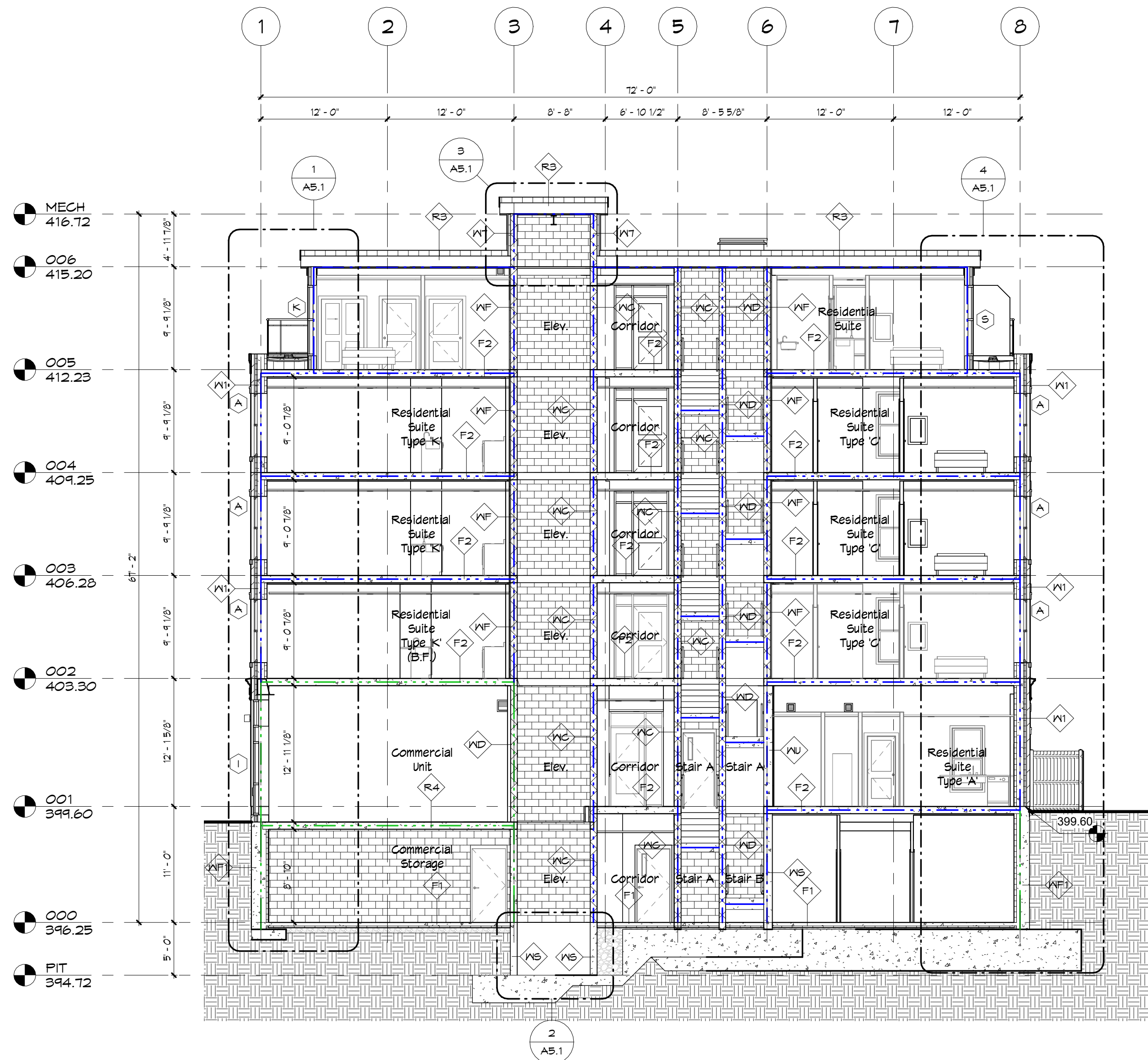
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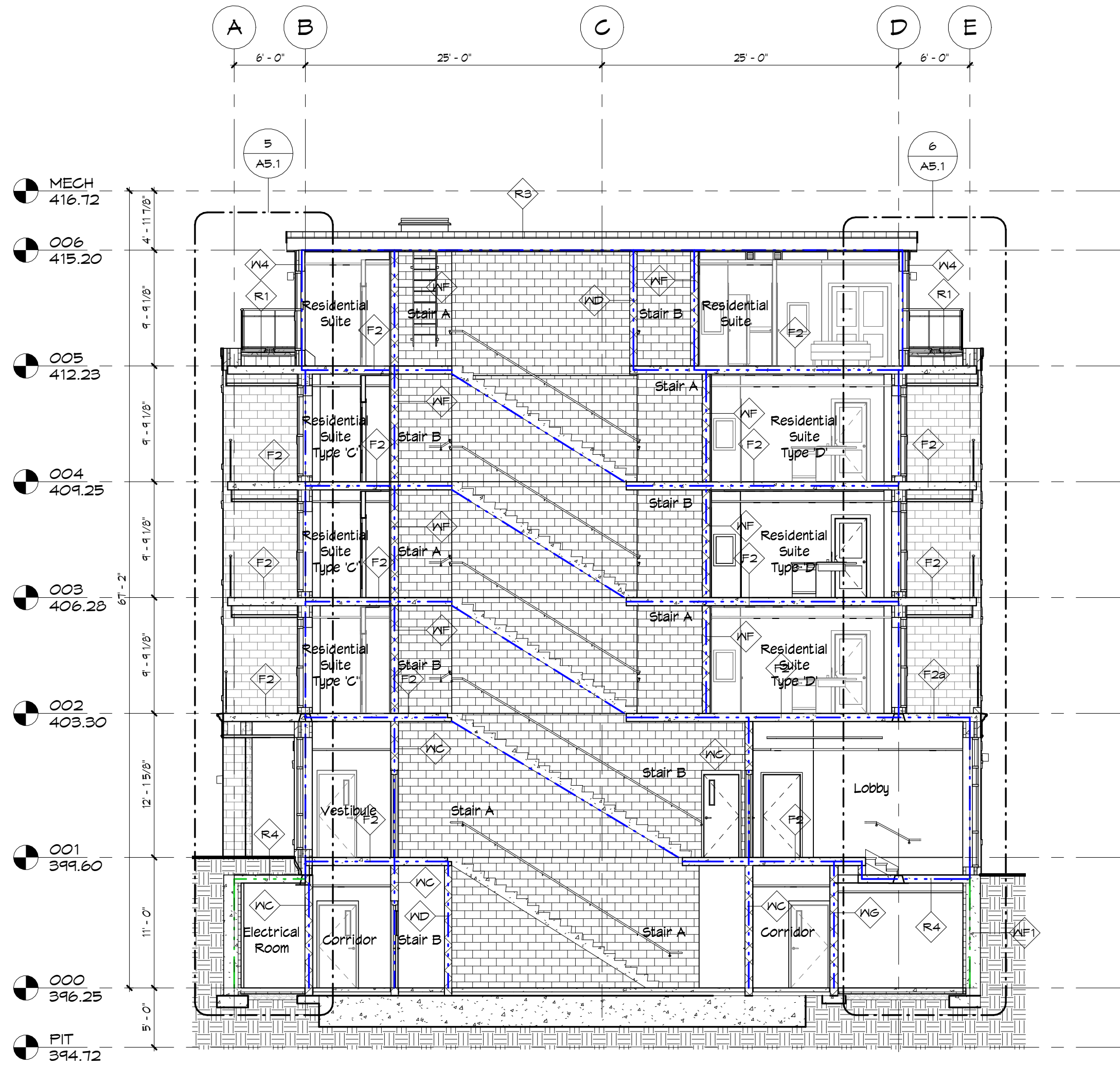
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2026-05-01 3:40:05 PM



1 Building Section A
A5.0 1:100



2 Building Section B
A5.0 1:100

OBC LEGEND

FIRE SEPARATIONS/FIRE RESISTANCE RATINGS

- 0 HR F.R.R. - FIRE SEPARATION
OBC 3.3.1.20.(3); 3.3.1.21.(3); 3.3.3.5.(9)
- 45 min. F.R.R. - FIRE SEPARATION
- 1 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6); 3.3.3.5.(5)
- 2 HR F.R.R. - FIRE SEPARATION
OBC 3.6.2.1.(1), (6); 3.3.3.5.(5)

TRAVEL DISTANCES / EXITING

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

Door: 1118/18.4 = 60 OCCUPANT LOAD FOR EXIT

STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	1:100
DATE DWN	20190614
ISSUED	2026 04 30

PROJECT
TITLE

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

PROJECT NORTH



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE CORNER OF THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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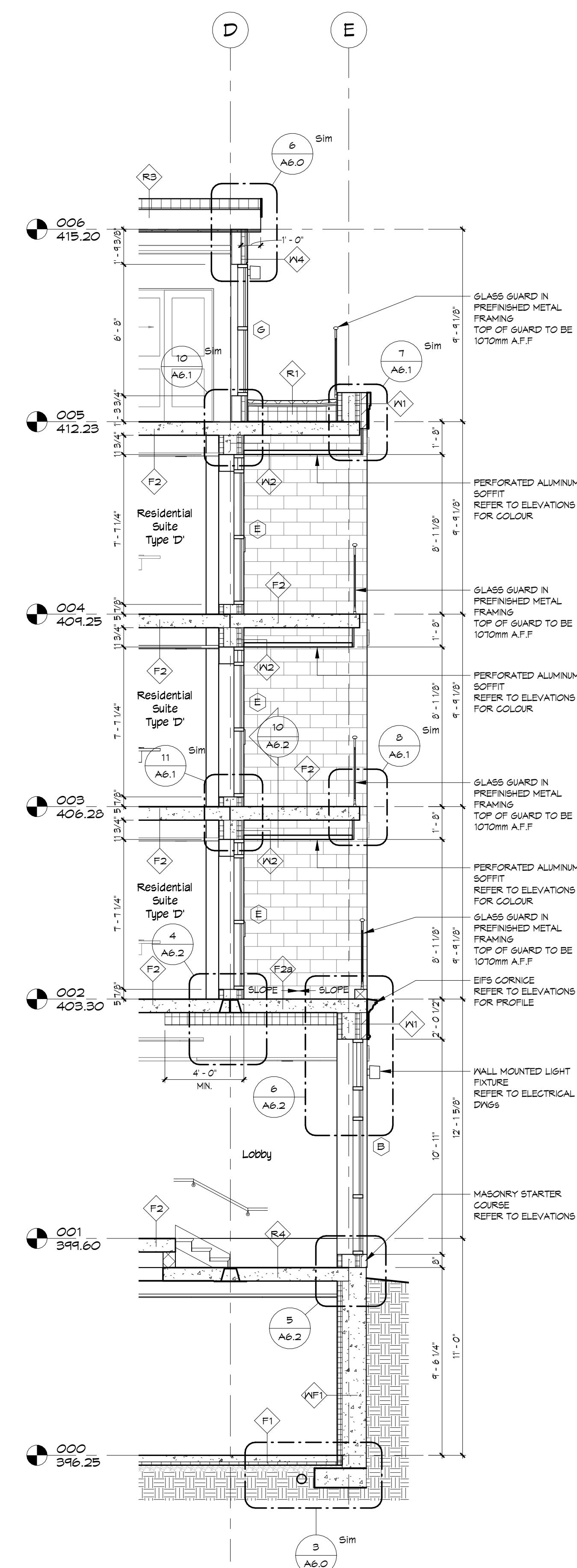
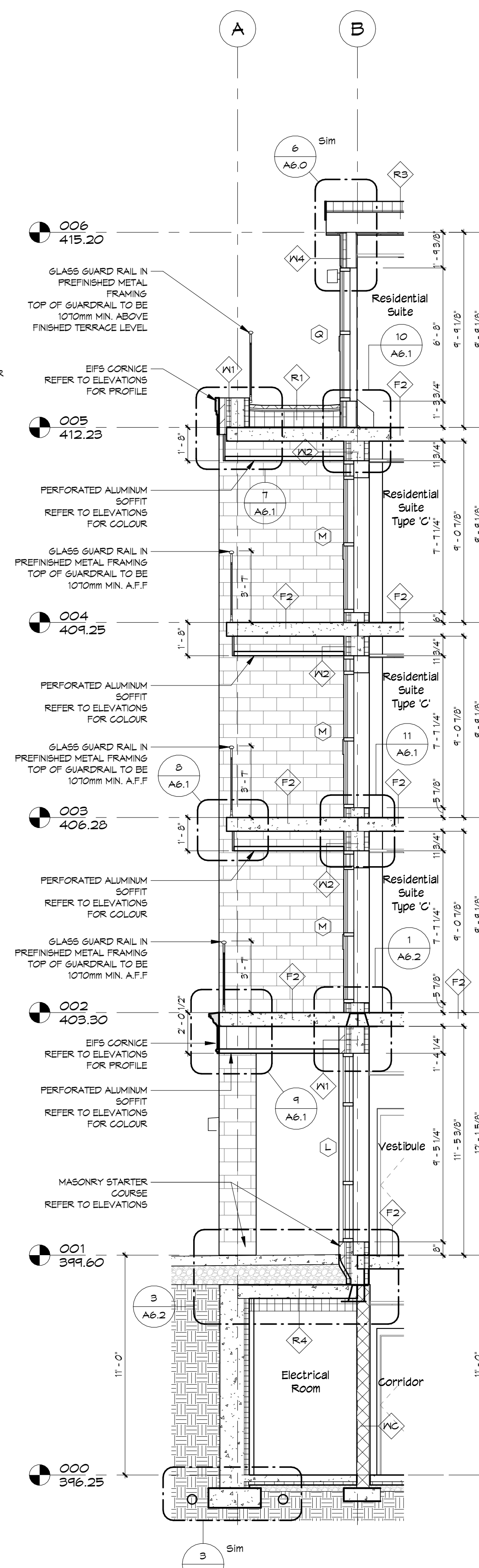
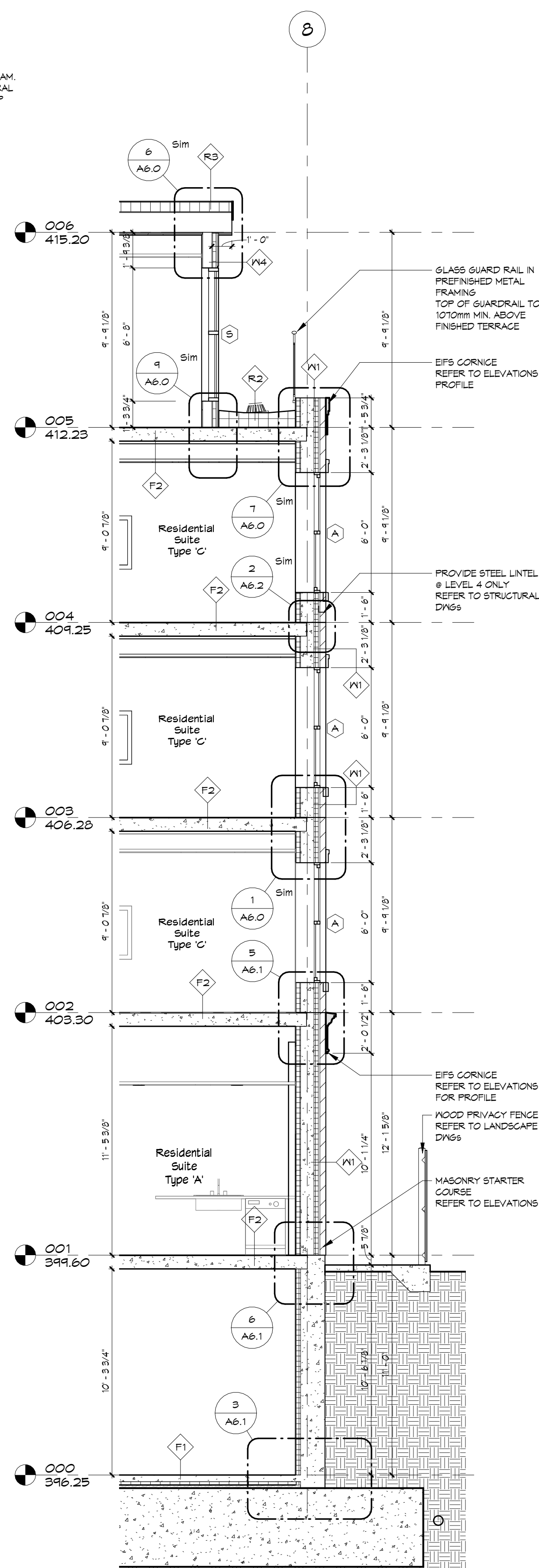
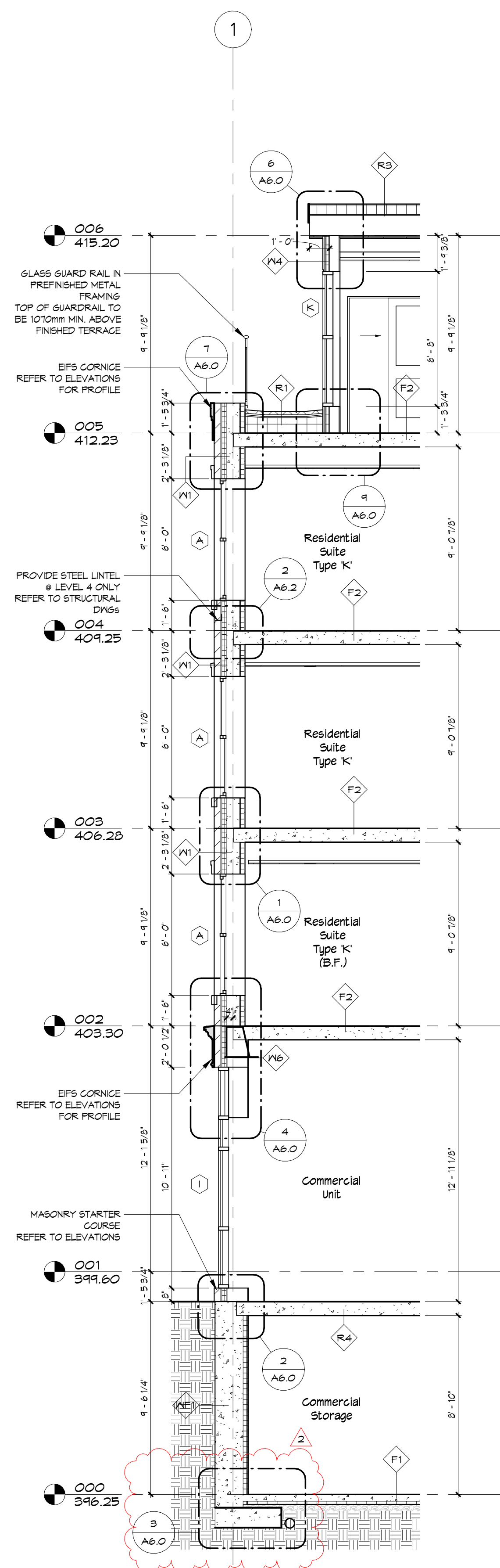


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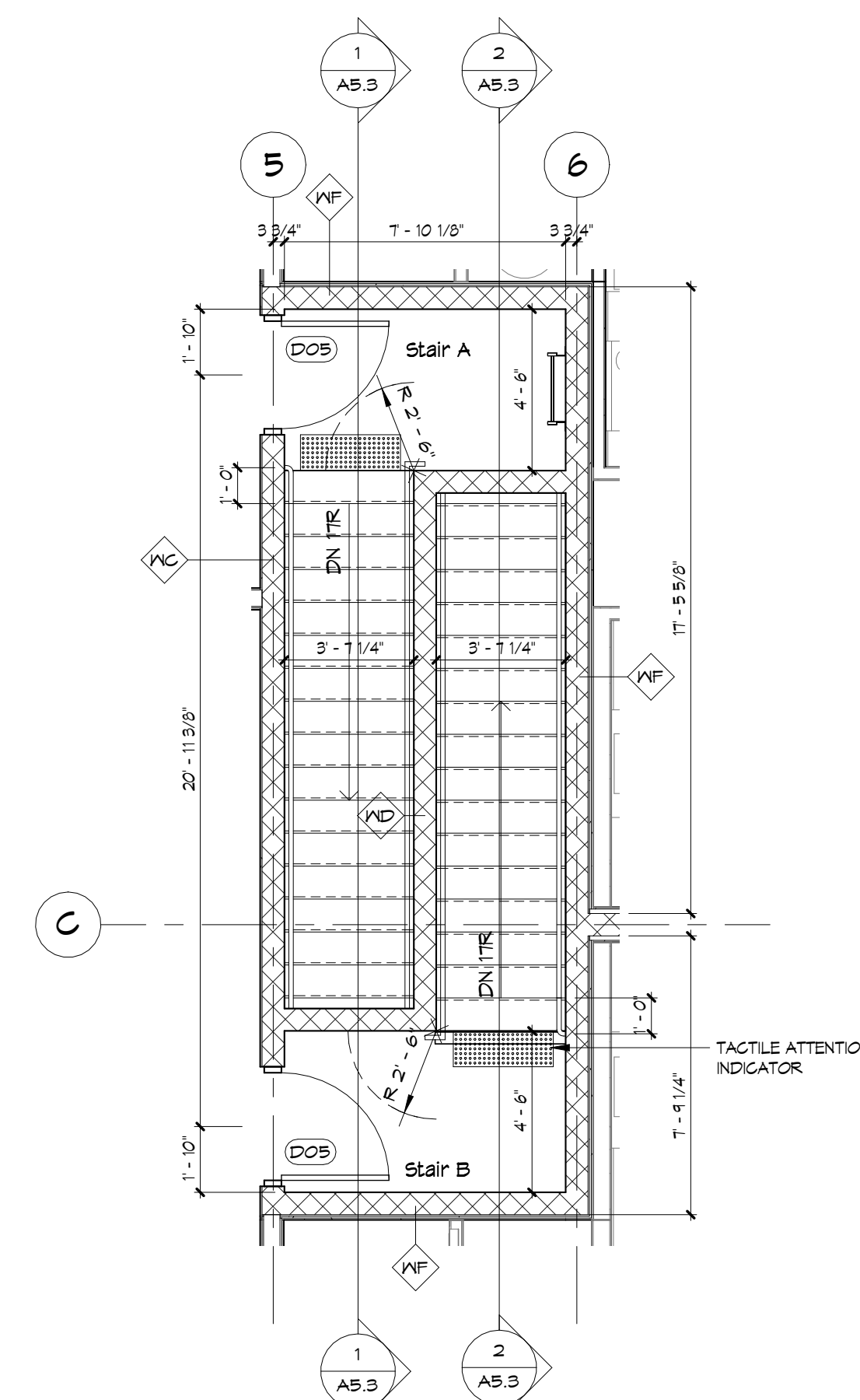
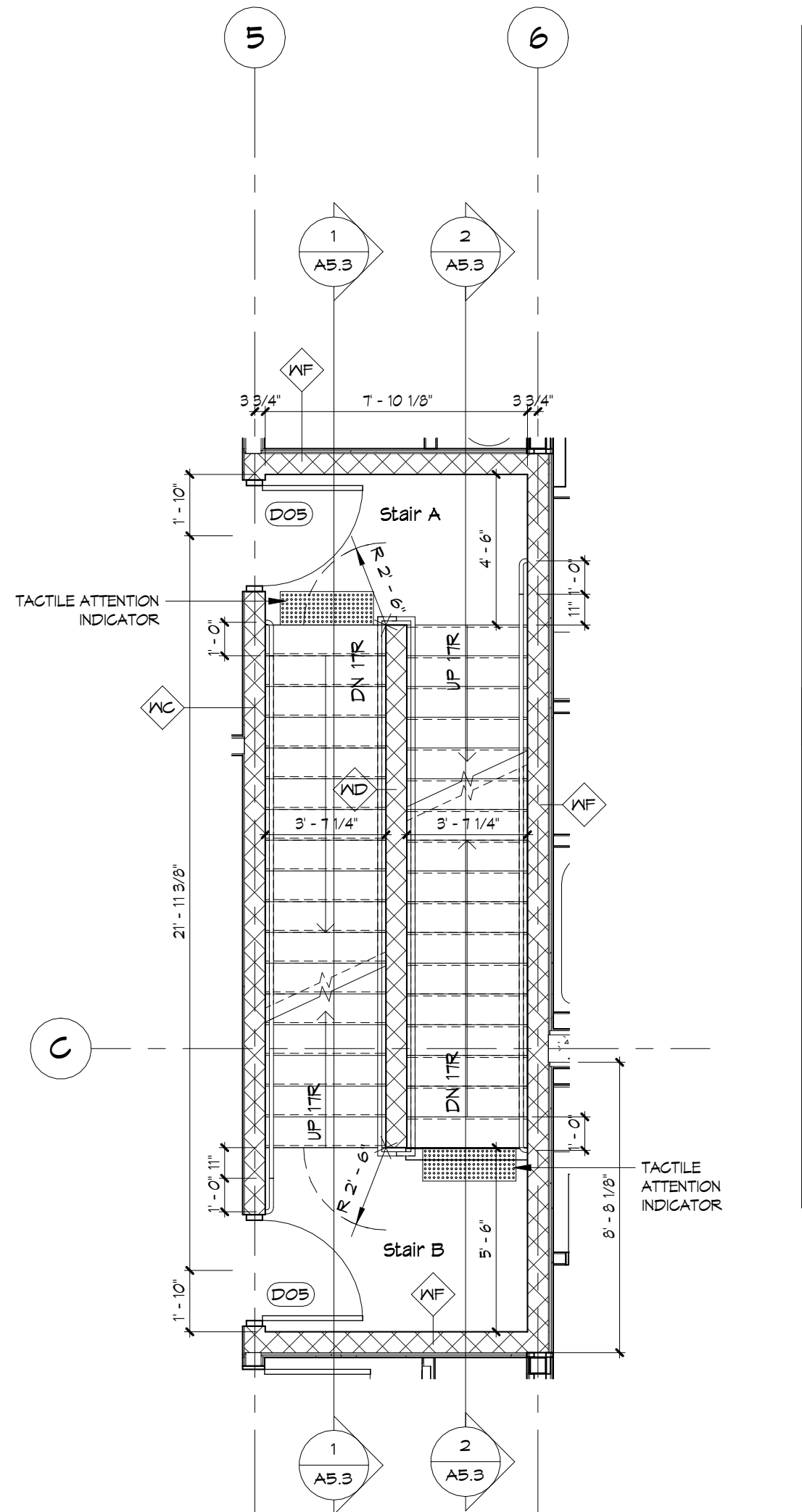
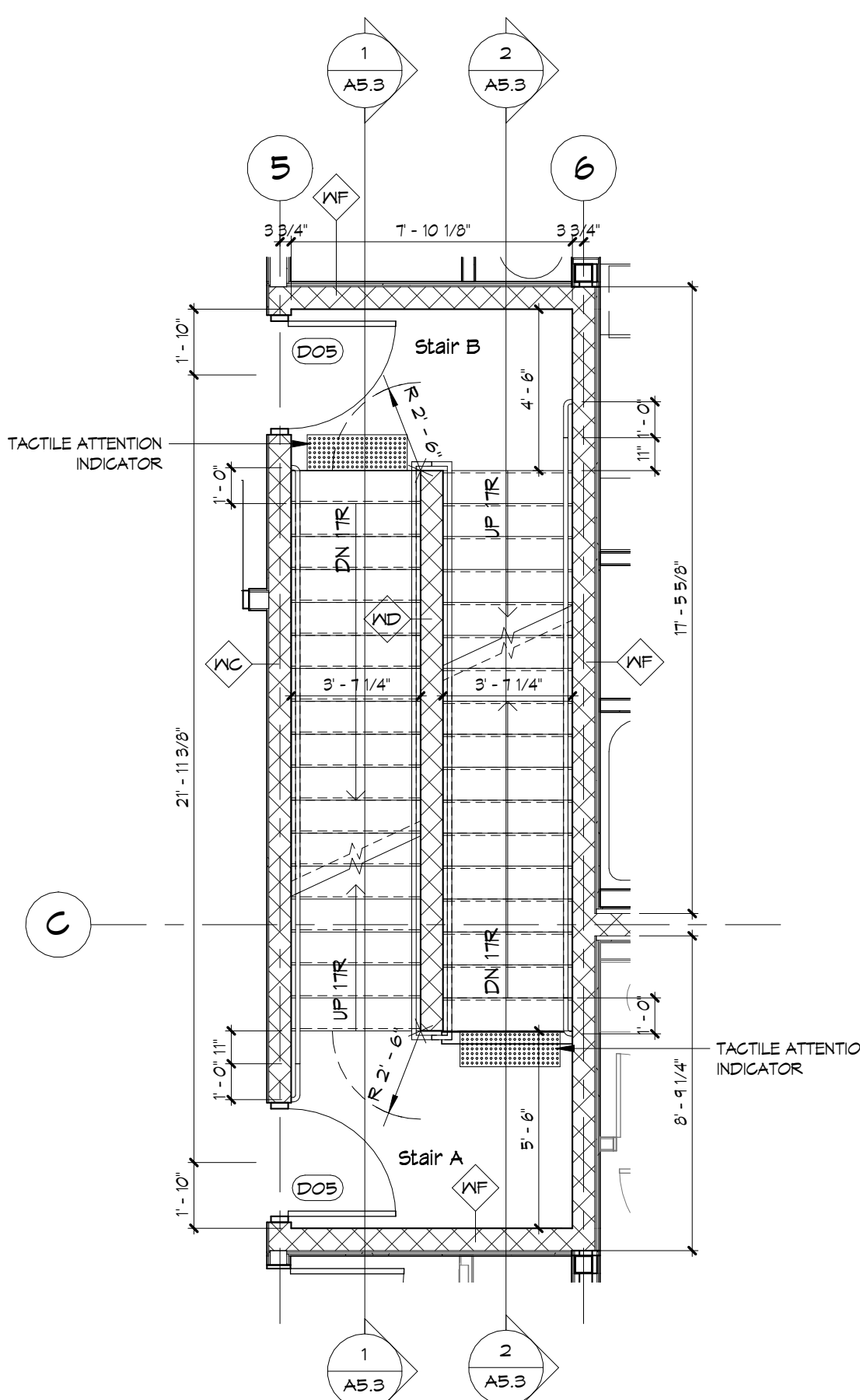
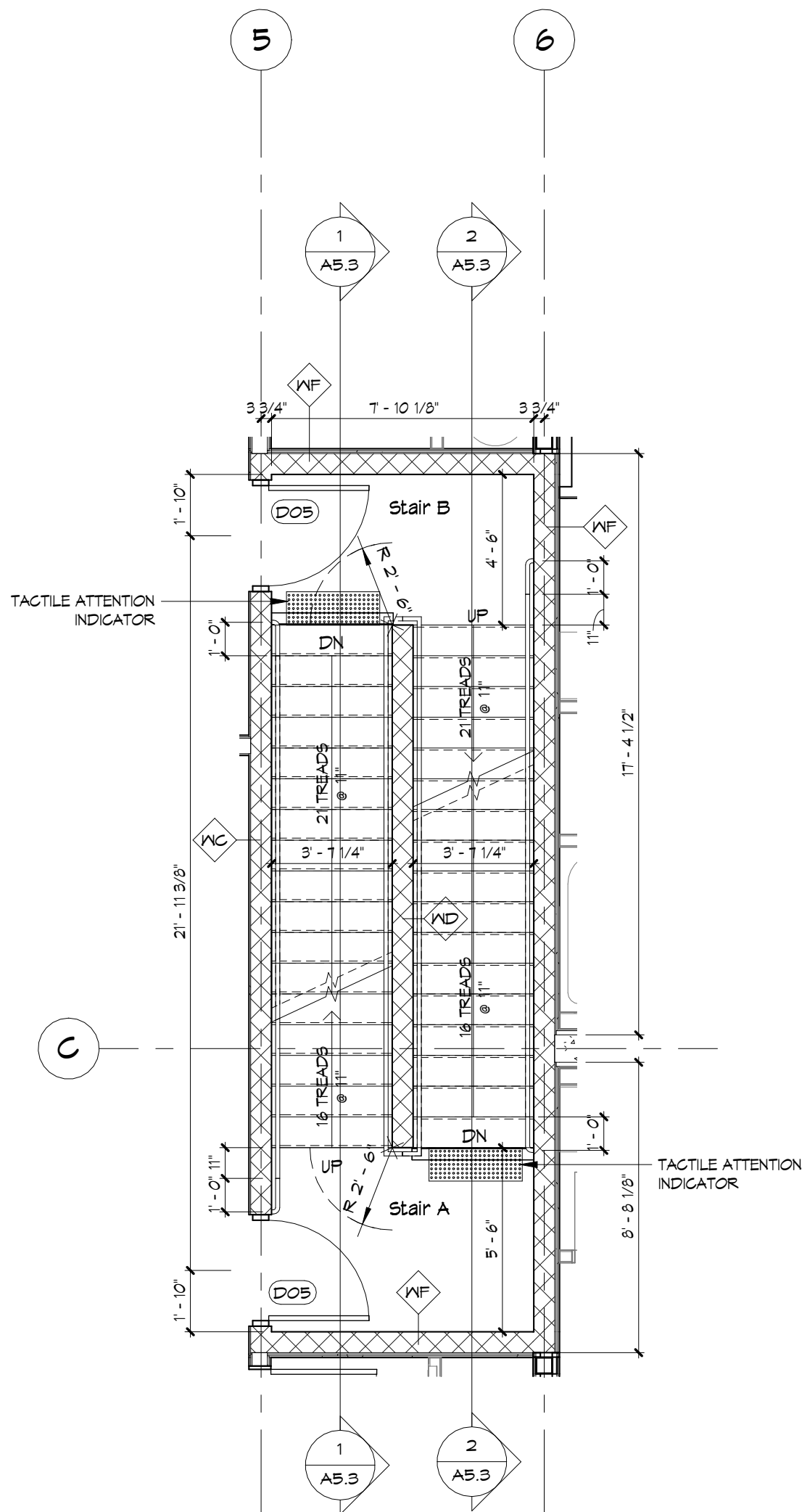
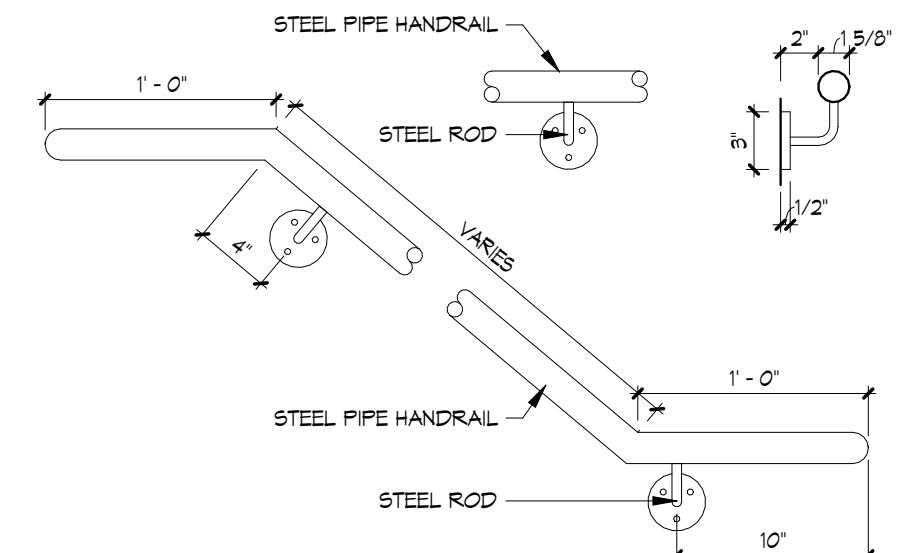
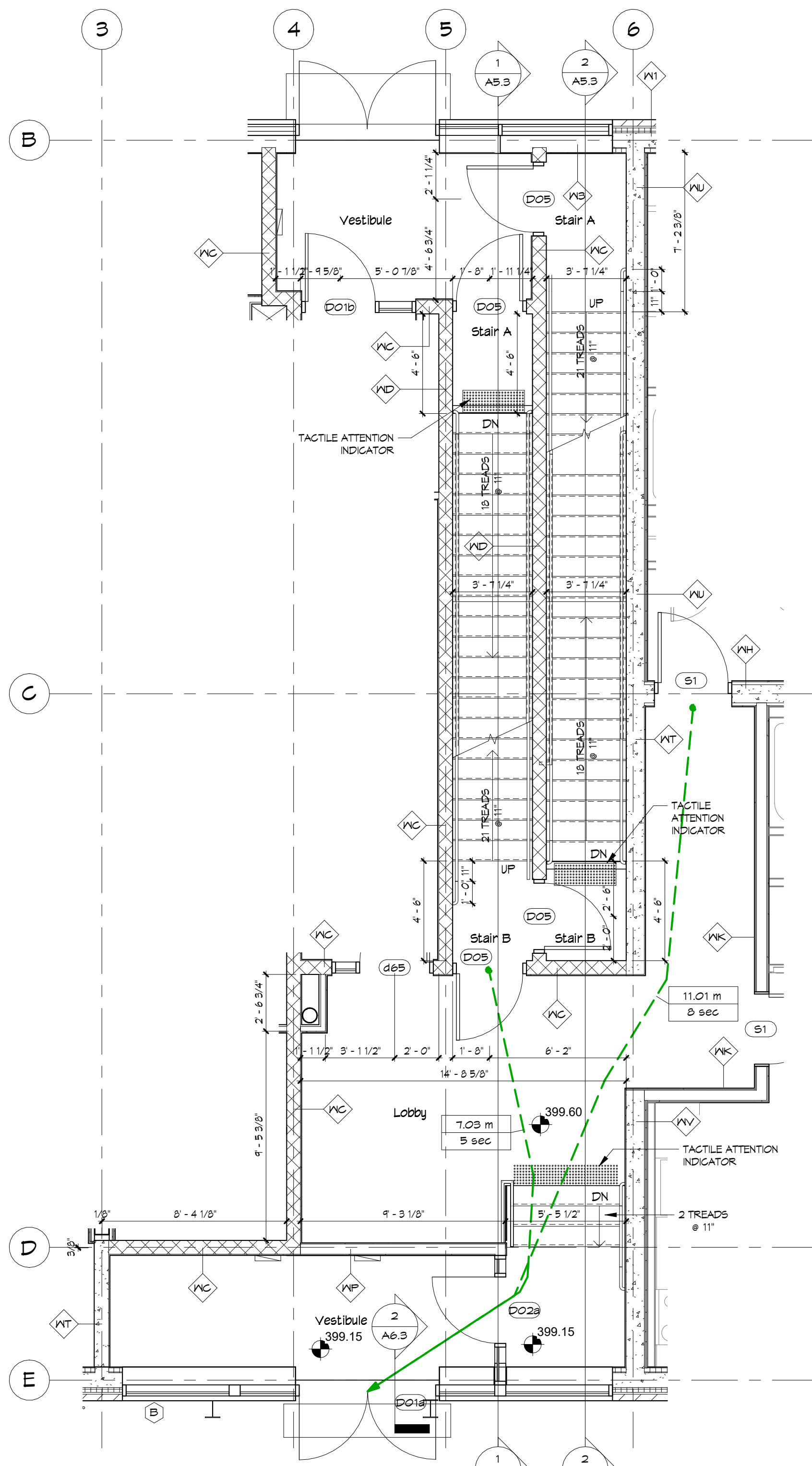
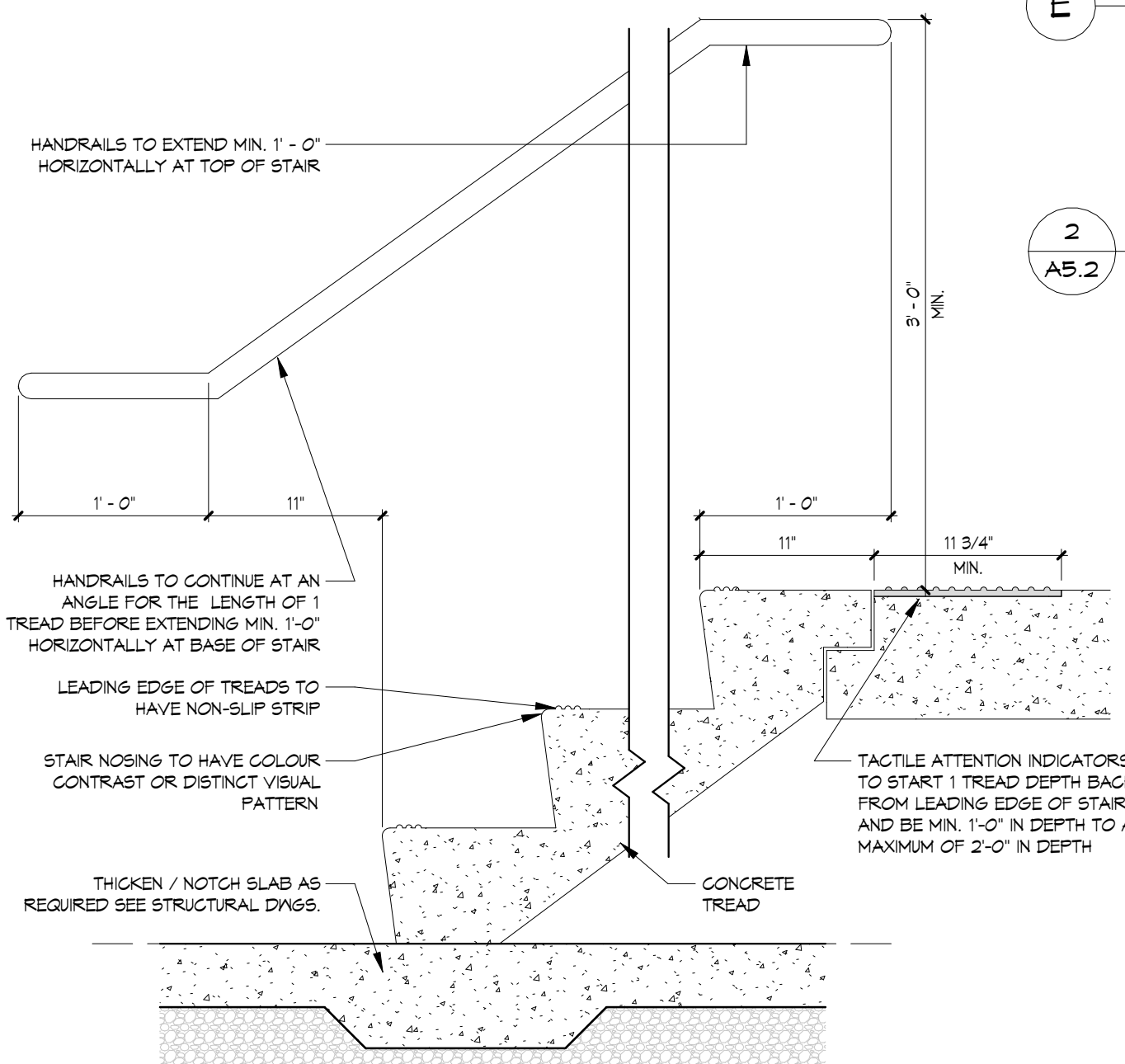
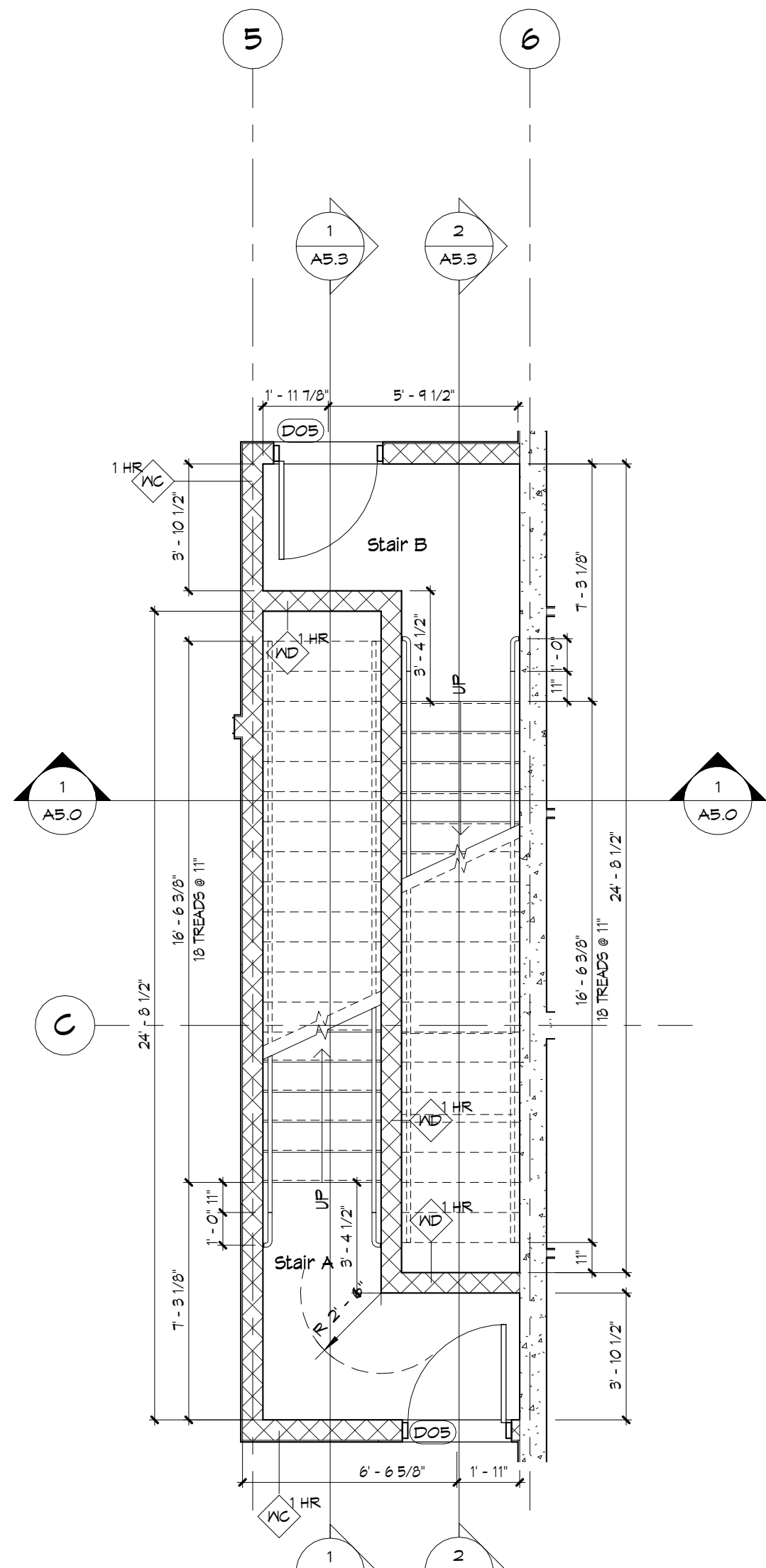
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Elo, Ontario N0B 1S0
www.ftarchitects.ca

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A5.0



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PLAN LEGEND

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

NOTES:

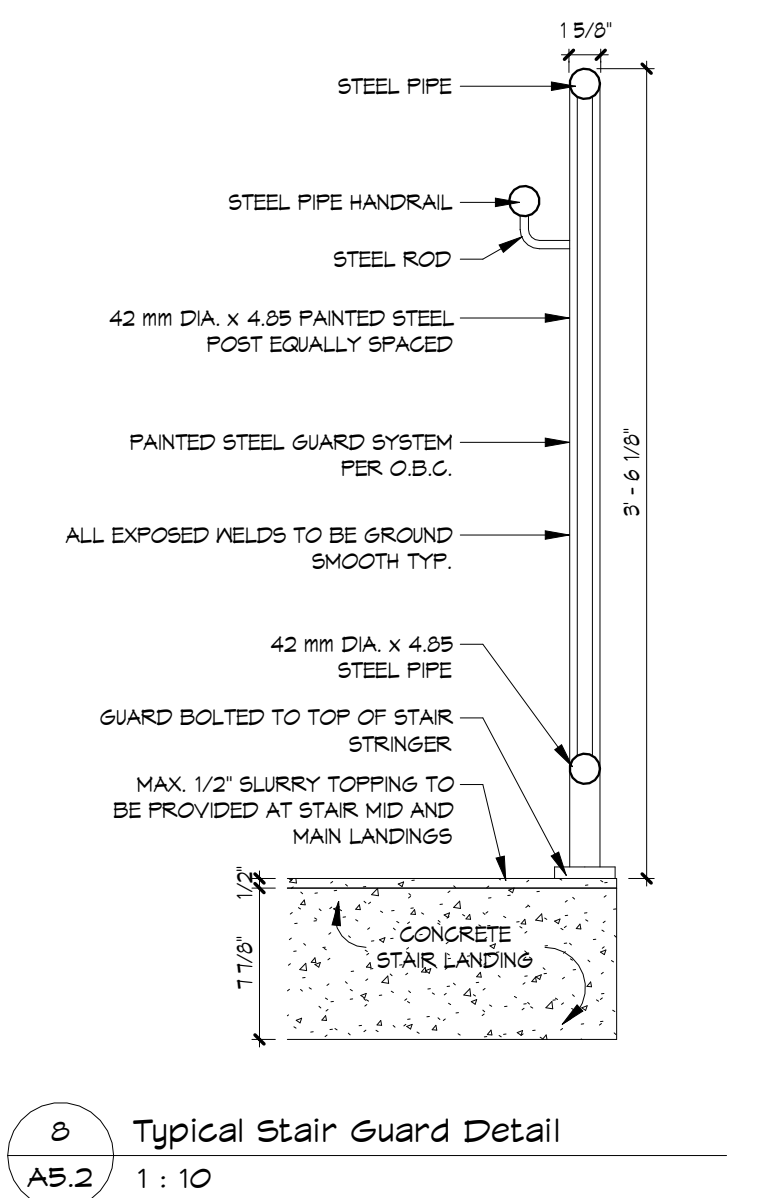
- STRUCTURAL ELEMENTS SHOWN FOR COORDINATION PURPOSES ONLY - REFER TO STRUCTURAL DWGS FOR ALL STRUCTURAL ITEMS.
- ALL BEAMS, WALLS AND COLUMNS SUPPORTING RATED FLOORS ABOVE SHALL BE OF EQUAL OR GREATER RATING. ALL INTERIOR STEEL BEAMS SUPPORTING PRE-CAST FLOOR TO BE FLUSH BEAMS U.N.O. SEE STRUCTURAL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

3.0.6.1 SURFACE FINISH OF RAMP, STAIR AND LANDING

- the surface of ramp, landing and treads shall:
 - have a finish that is slip-resistant, and
 - if accessible to the public, have a colour contrast or a distinctive visual pattern to demarcate:
 - the leading edge of the tread,
 - the leading edge of the landing, and
 - the beginning and end of a ramp.
- A tactile attention indicator conforming to article 3.0.3.1b. shall be installed:
 - at the top of the stairs, starting one tread depth back from the edge of the top stair, and
 - at the leading edge of landings where a doorway opens onto stairs, starting one tread depth back from the edge of the landing.

3.0.3.1b Tactile Attention Indicators

- Where a tactile attention indicator is required, it shall conform to Sentence (2) and clauses 4.11. and 4.1.2 of ISO 23599, "Assistive Products for Blind and Vision-impaired Persons - Tactile Marking Surface Indicators".
- The depth of the tactile attention indicator shall be not less than 300mm and not more than 610mm.



Fryett Turner
ARCHITECTS INC.

115 Metcalfe Street
Etobicoke, Ontario N0B 1S0
www.ftrarchitects.ca

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

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ALL DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT OR THE ARCHITECT'S FIRM SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

DO NOT SCALE DRAWINGS.

PROJECT
NORTH

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

Stair Plans & Details

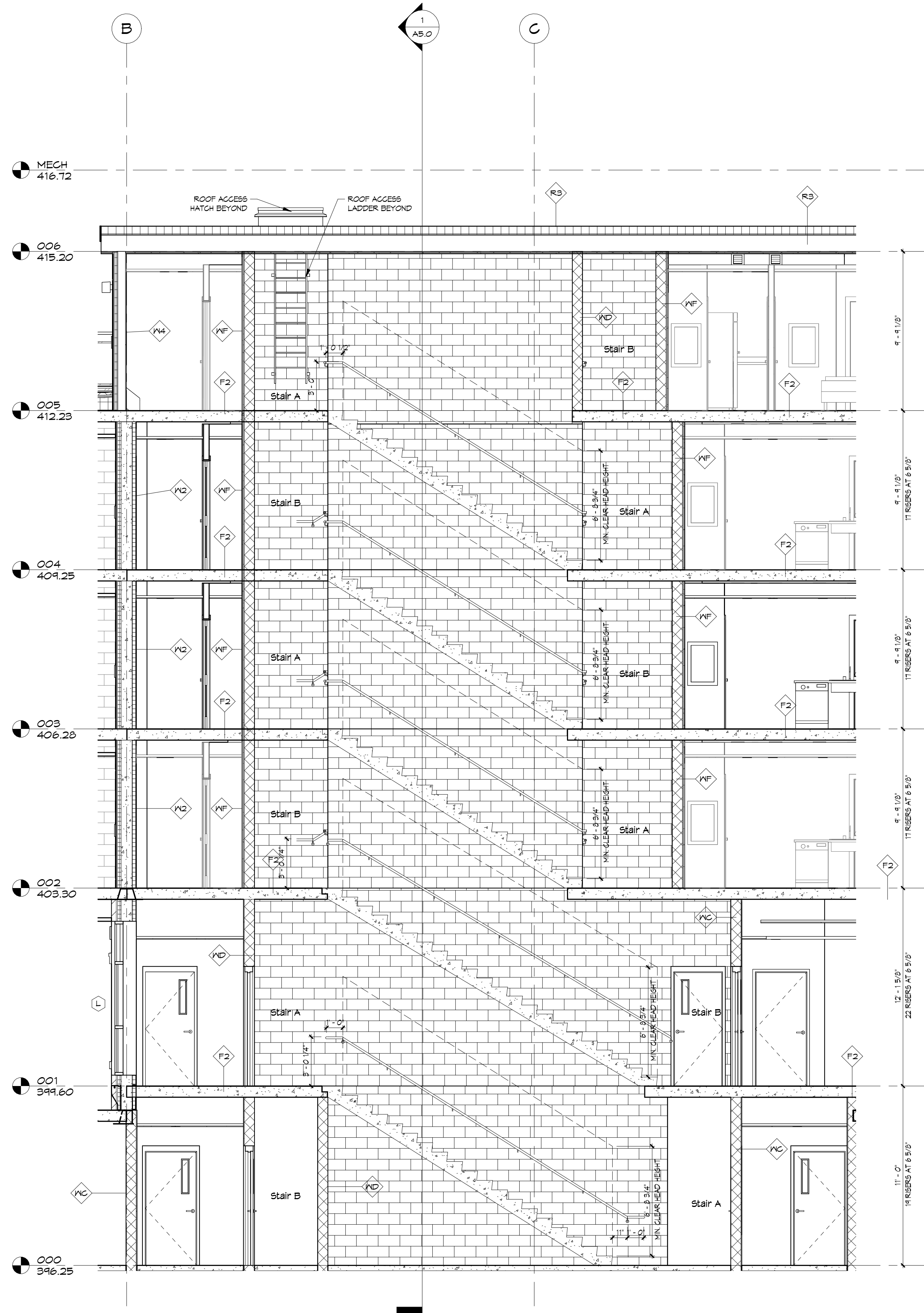
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CHKD	NK
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SCALE	As indicated
DATE DWN	09/24/24
ISSUED	2026 04 30

SHEET #

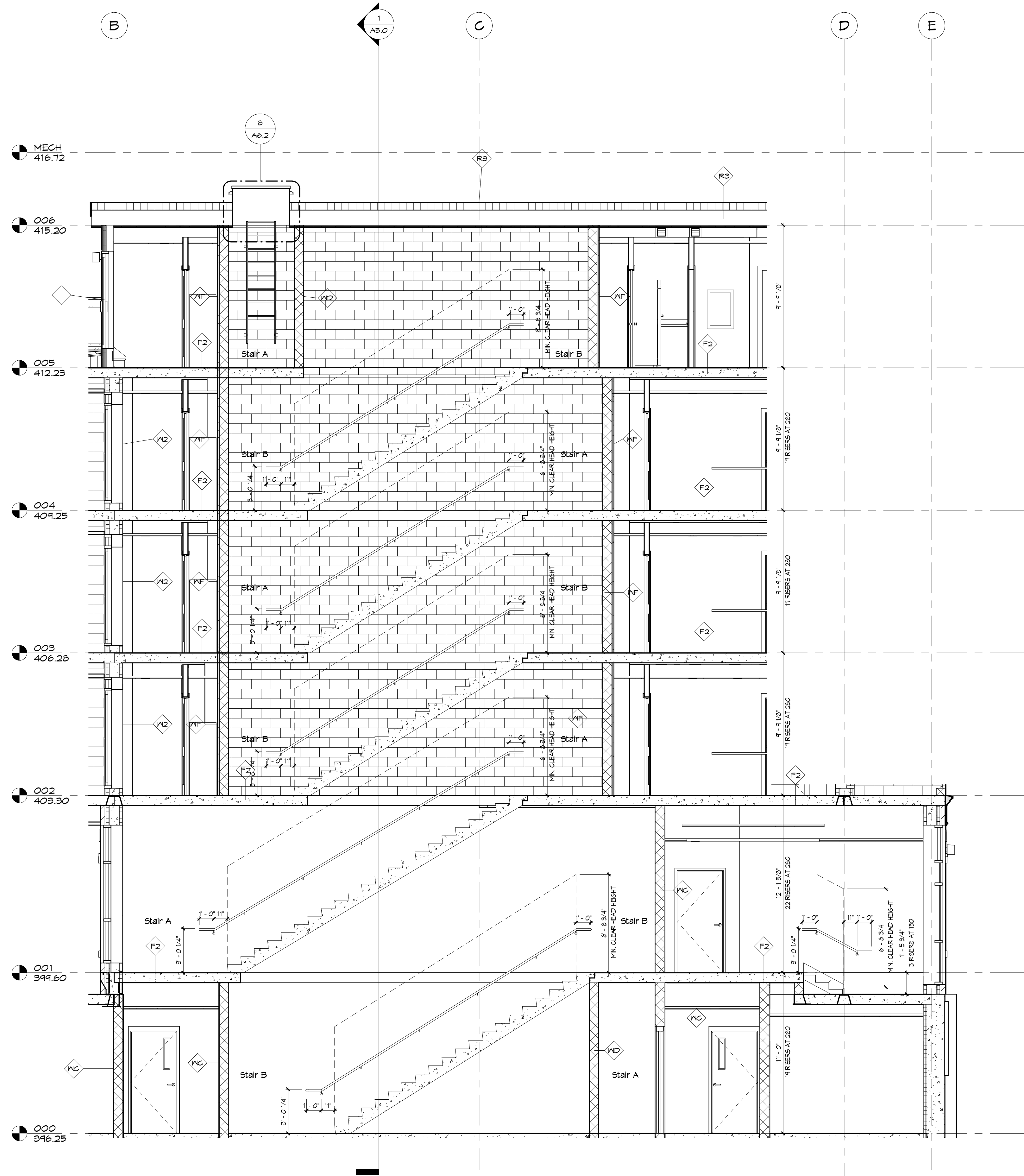
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1 Stair Section 1
A5.3 1:50



2 Stair Section 2
A5.3 1:50



REVISIONS

DATE

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK-A
DRAWN	NDM
SCALE	1:50
DATE DWN	09/26/24
ISSUED	2026 04 30

PROJECT
TITLE

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

PROJECT NORTH

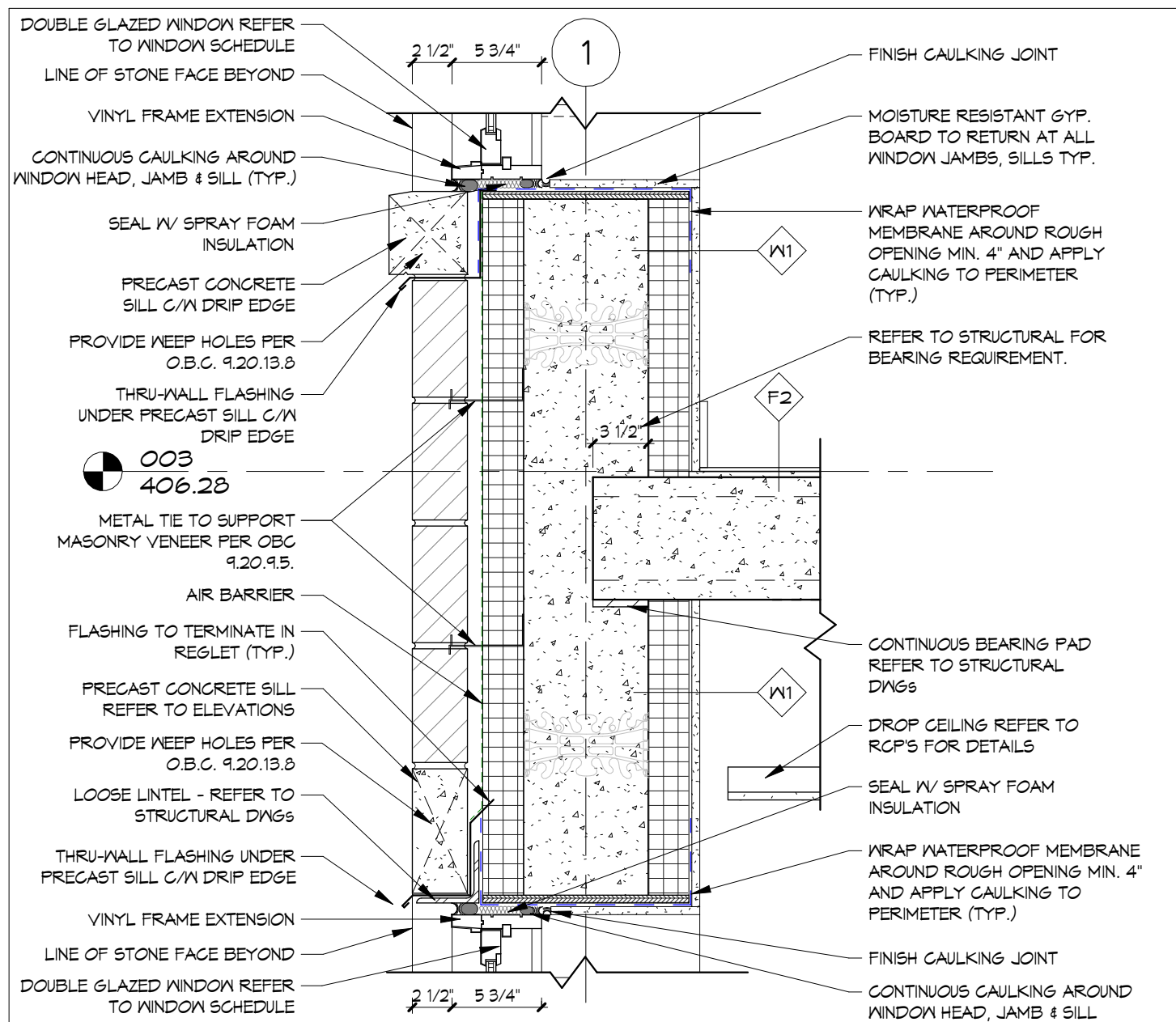


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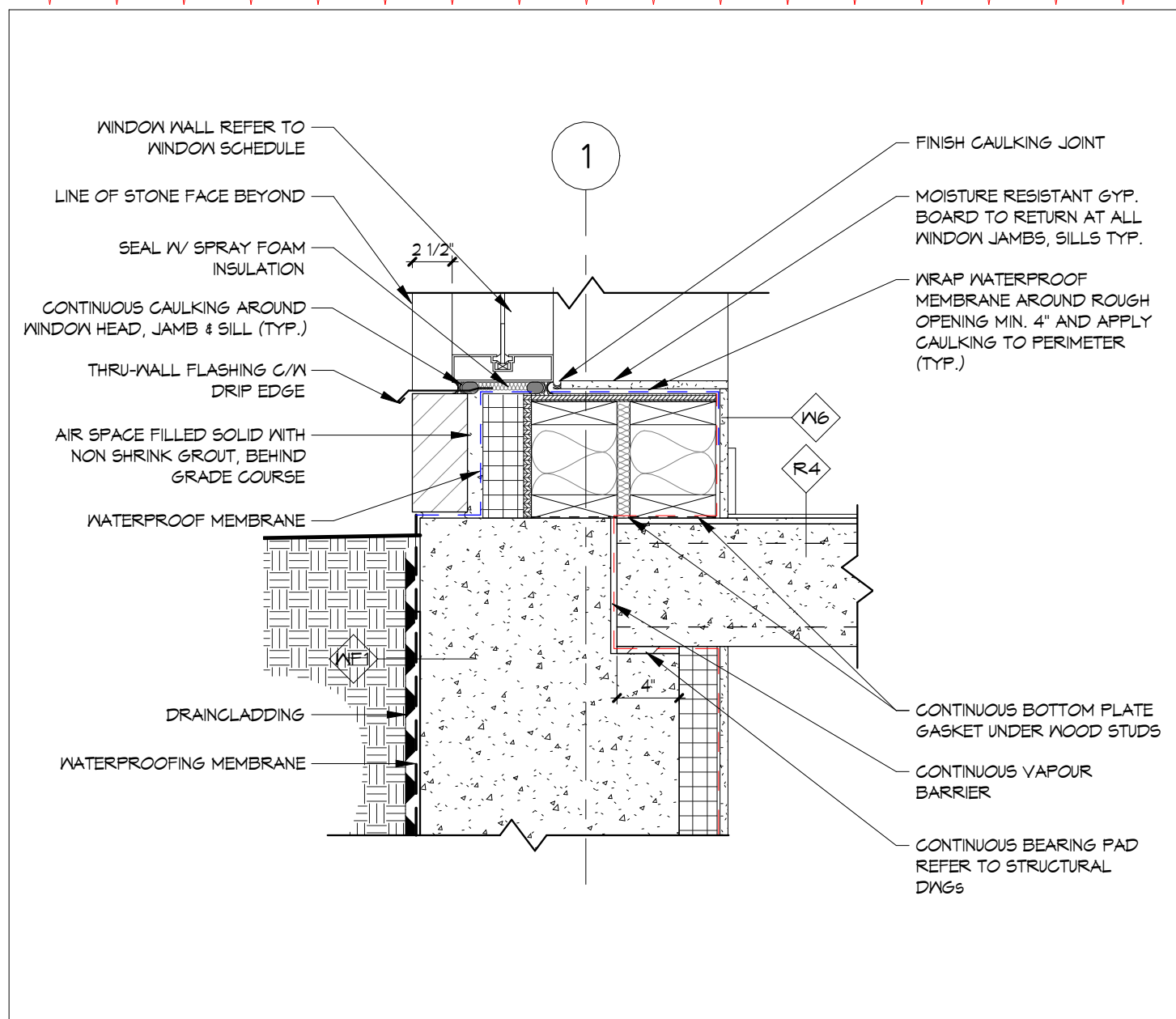
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Tel: 519-846-2201
Fax: 519-846-0343
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A5.3

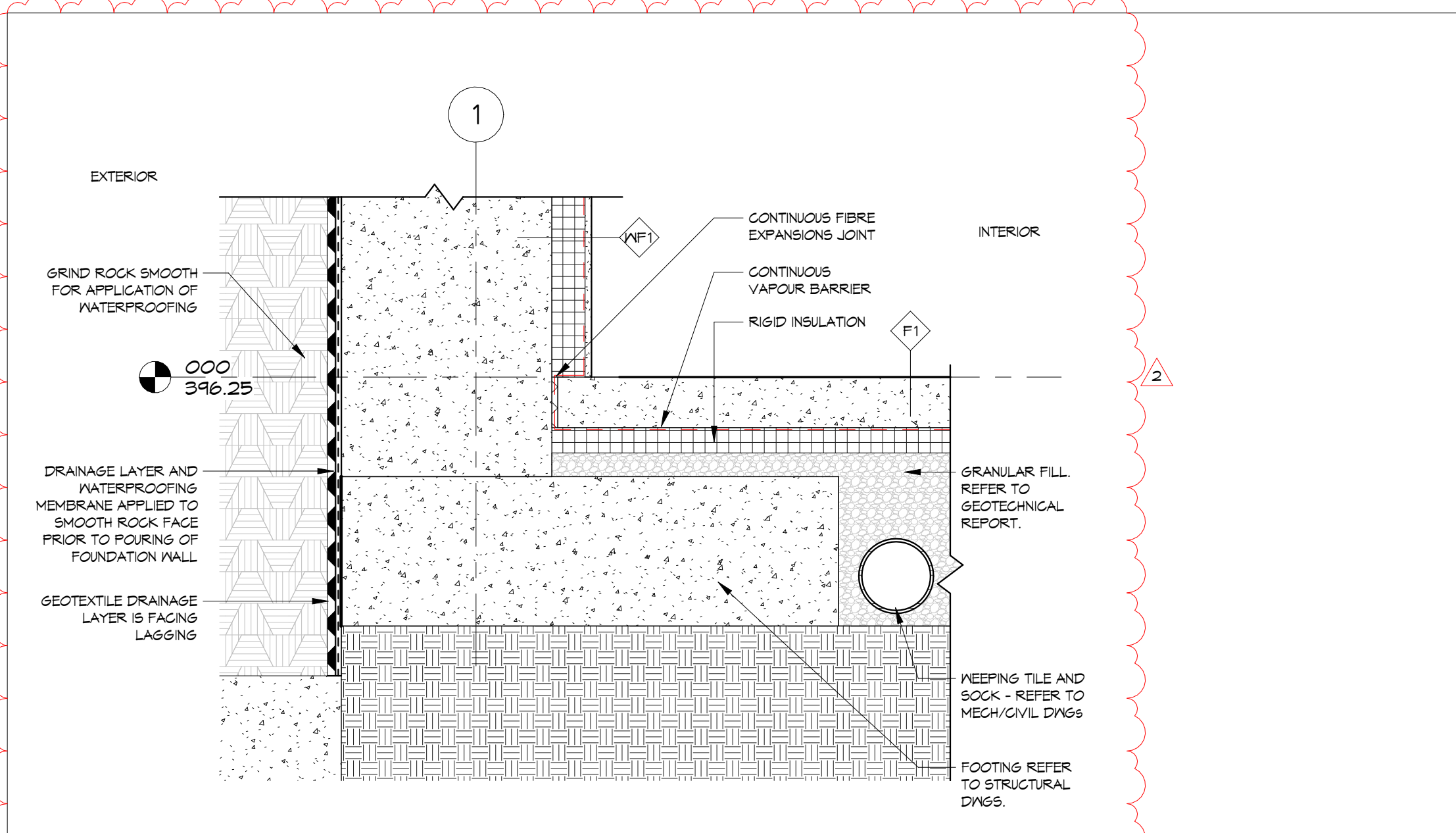
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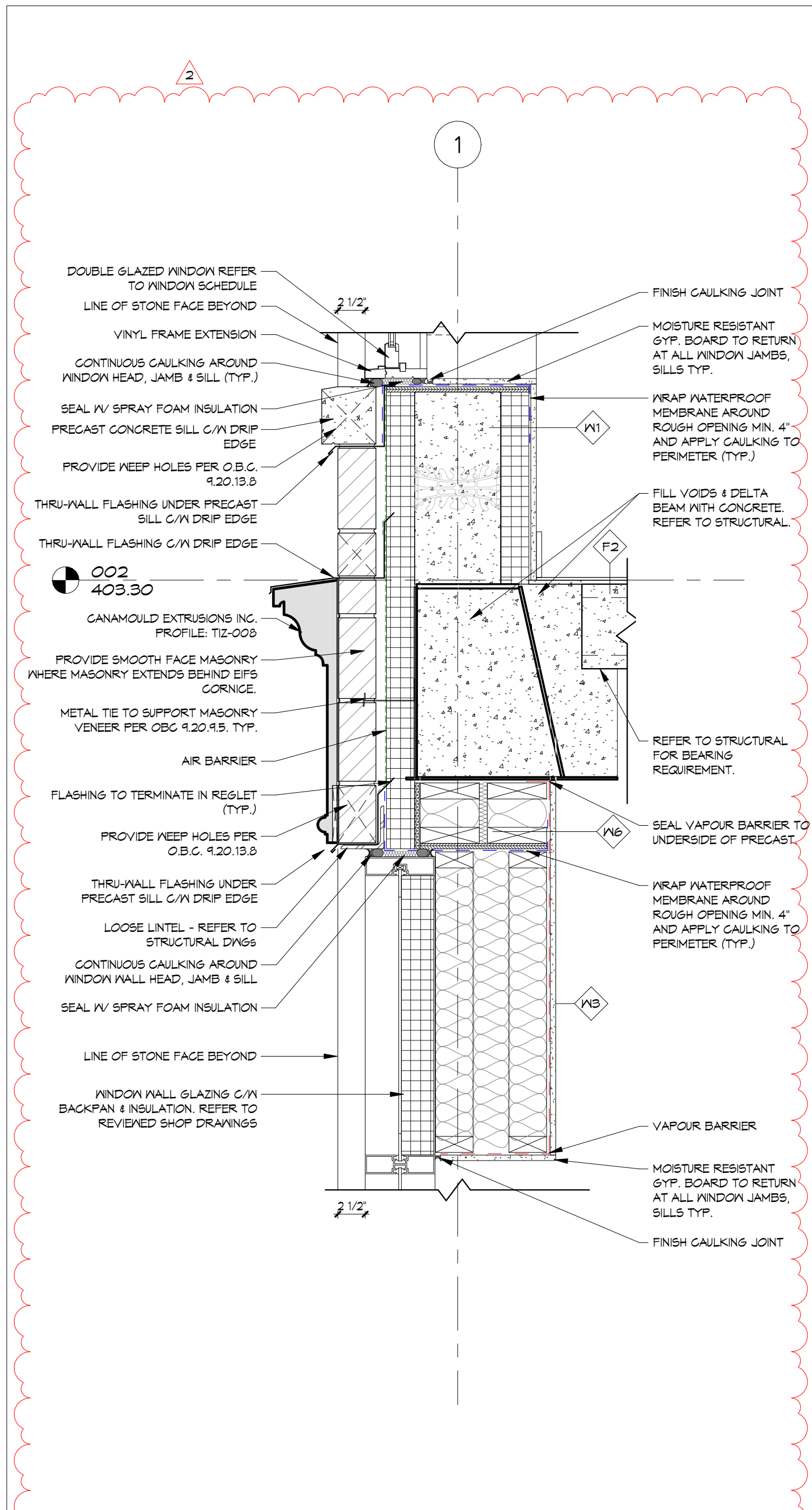
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A6.0 1:10



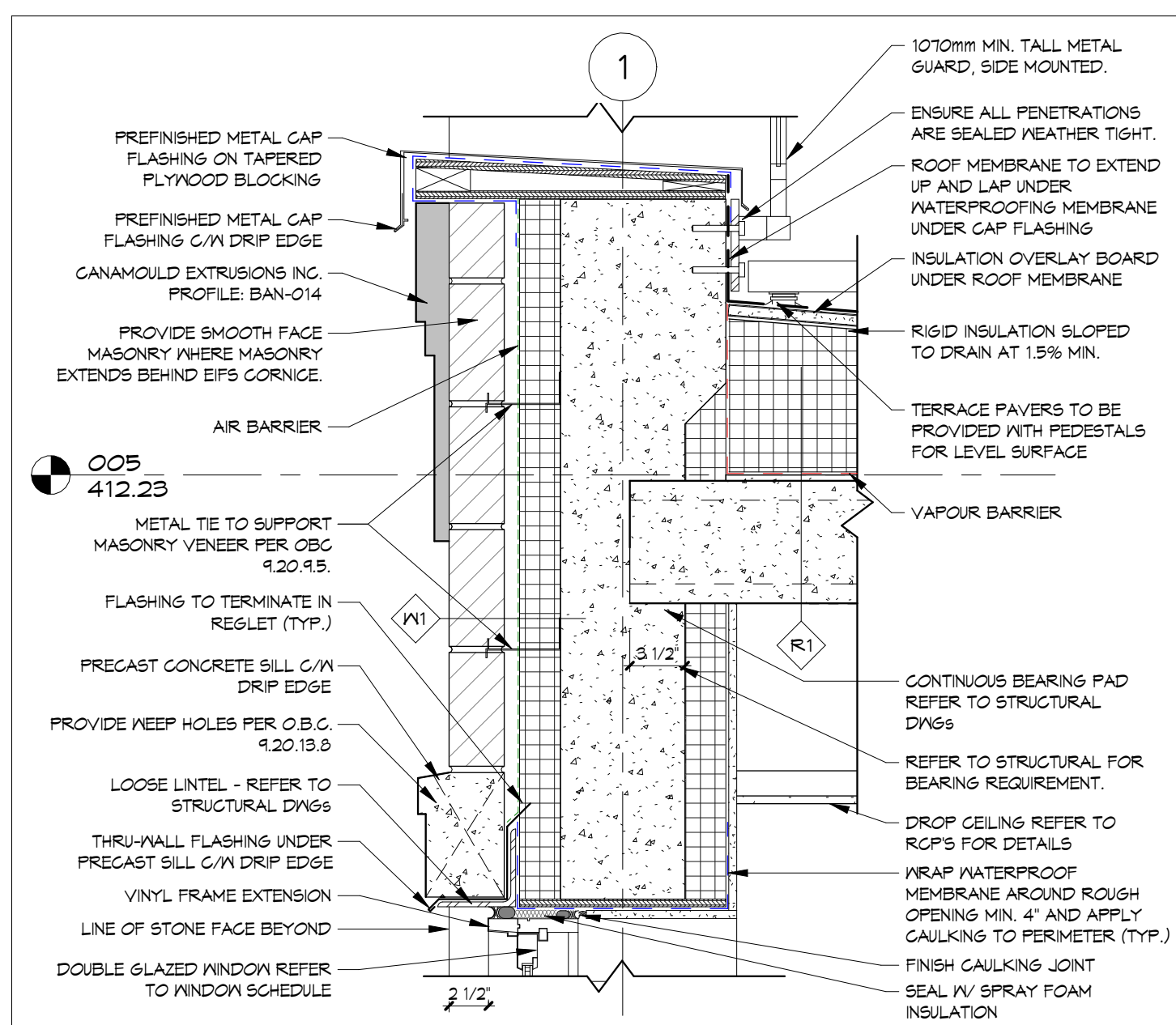
2 Typical Sill at Commercial Window Wall
A6.0 1:10



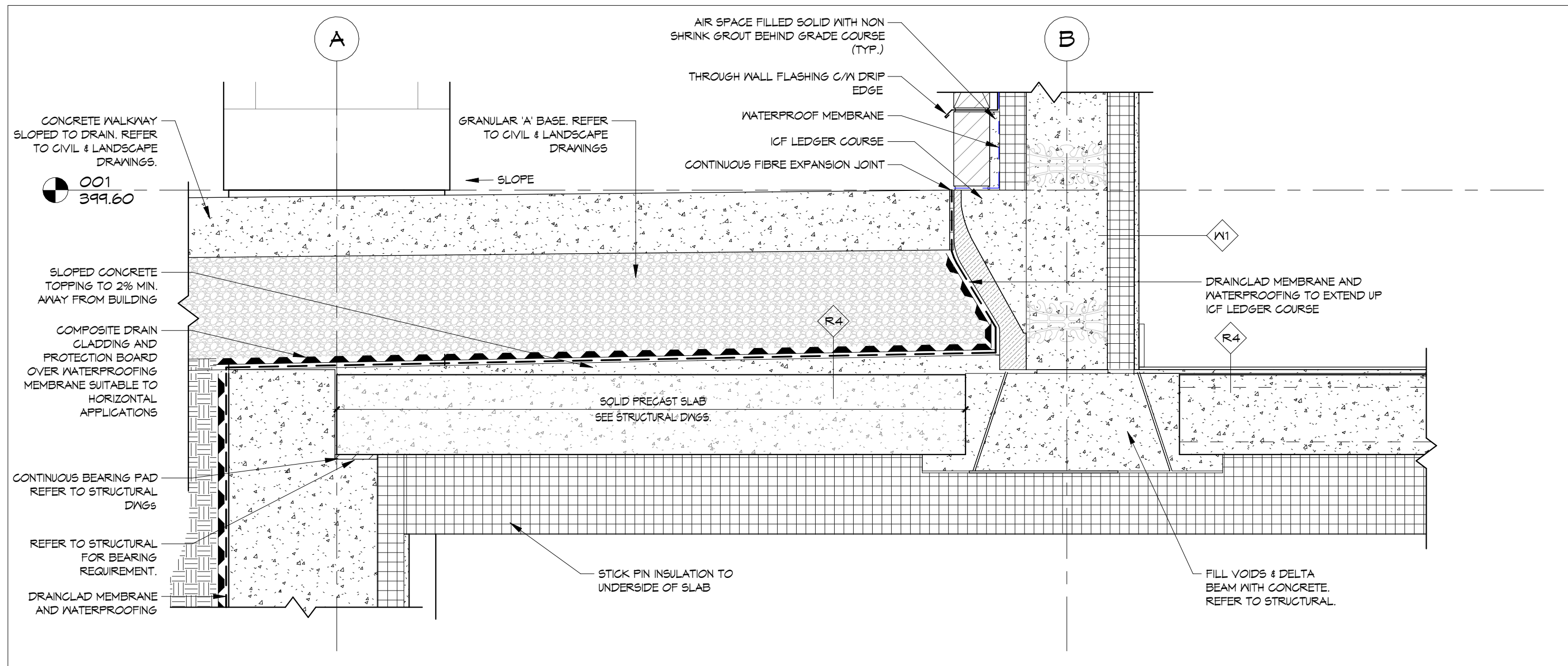
3 Typical Footing at Shoring
A6.0 1:10



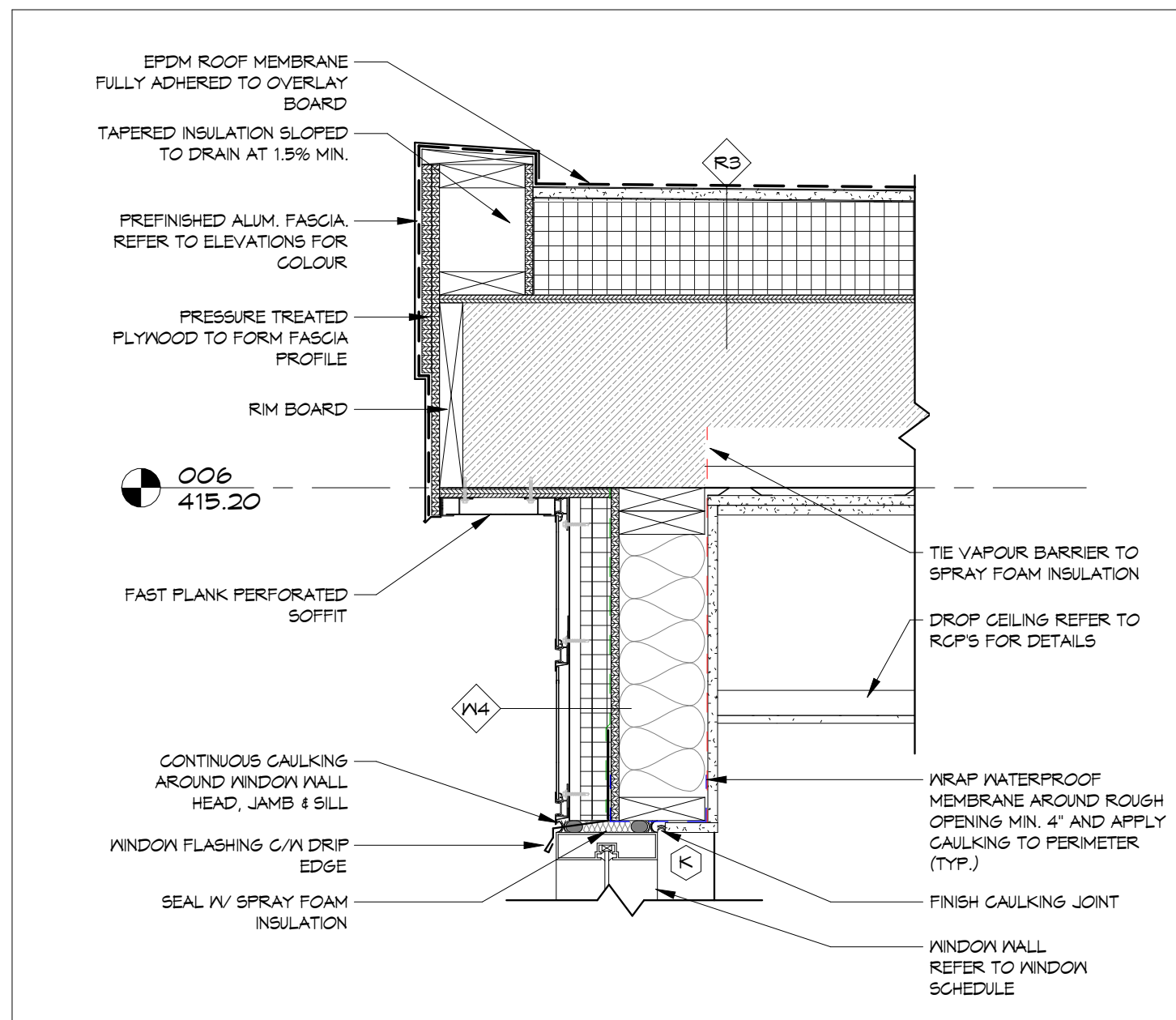
4 Typical Head at Commercial Window Wall
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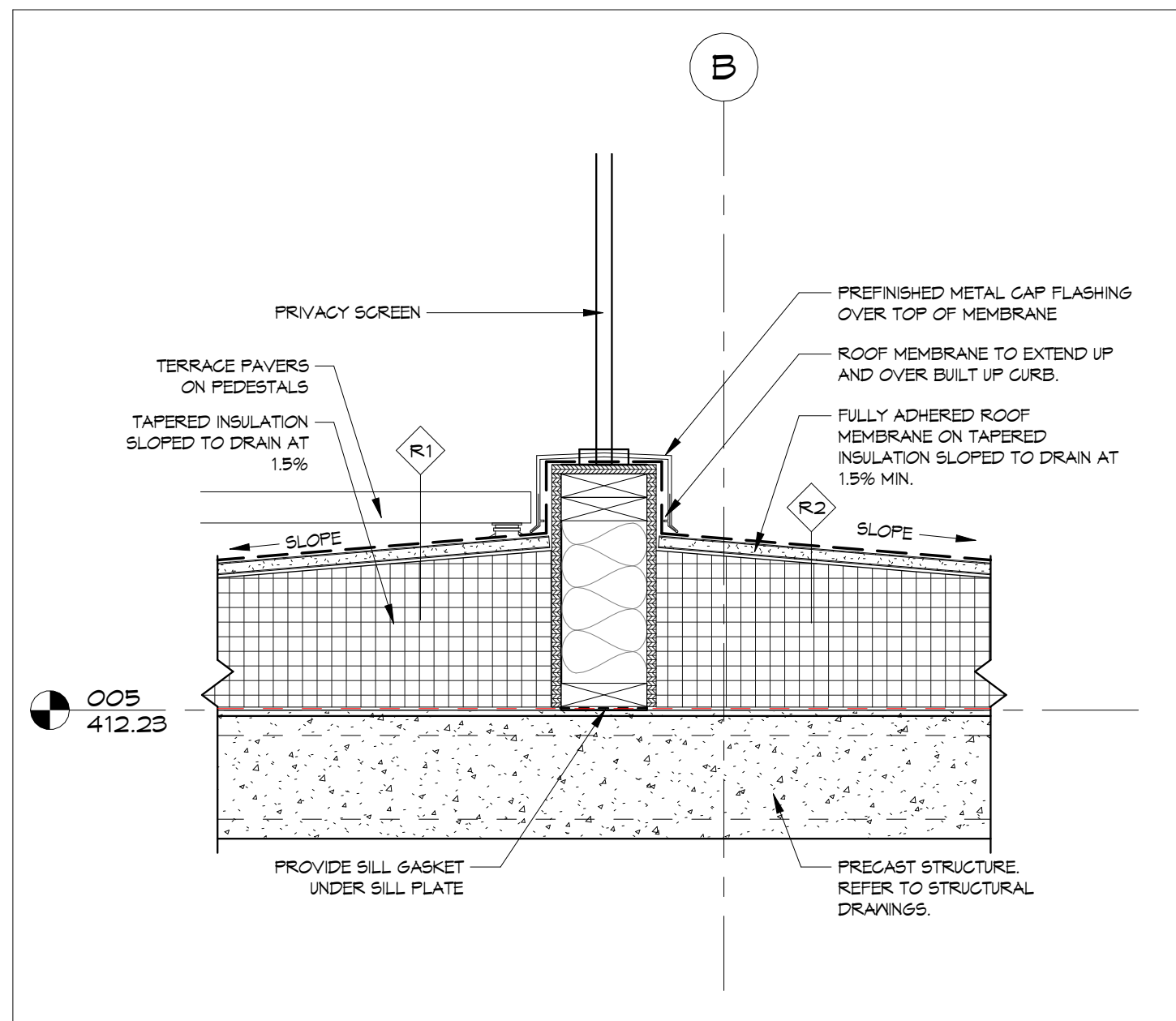
7 Typical Terrace Parapet
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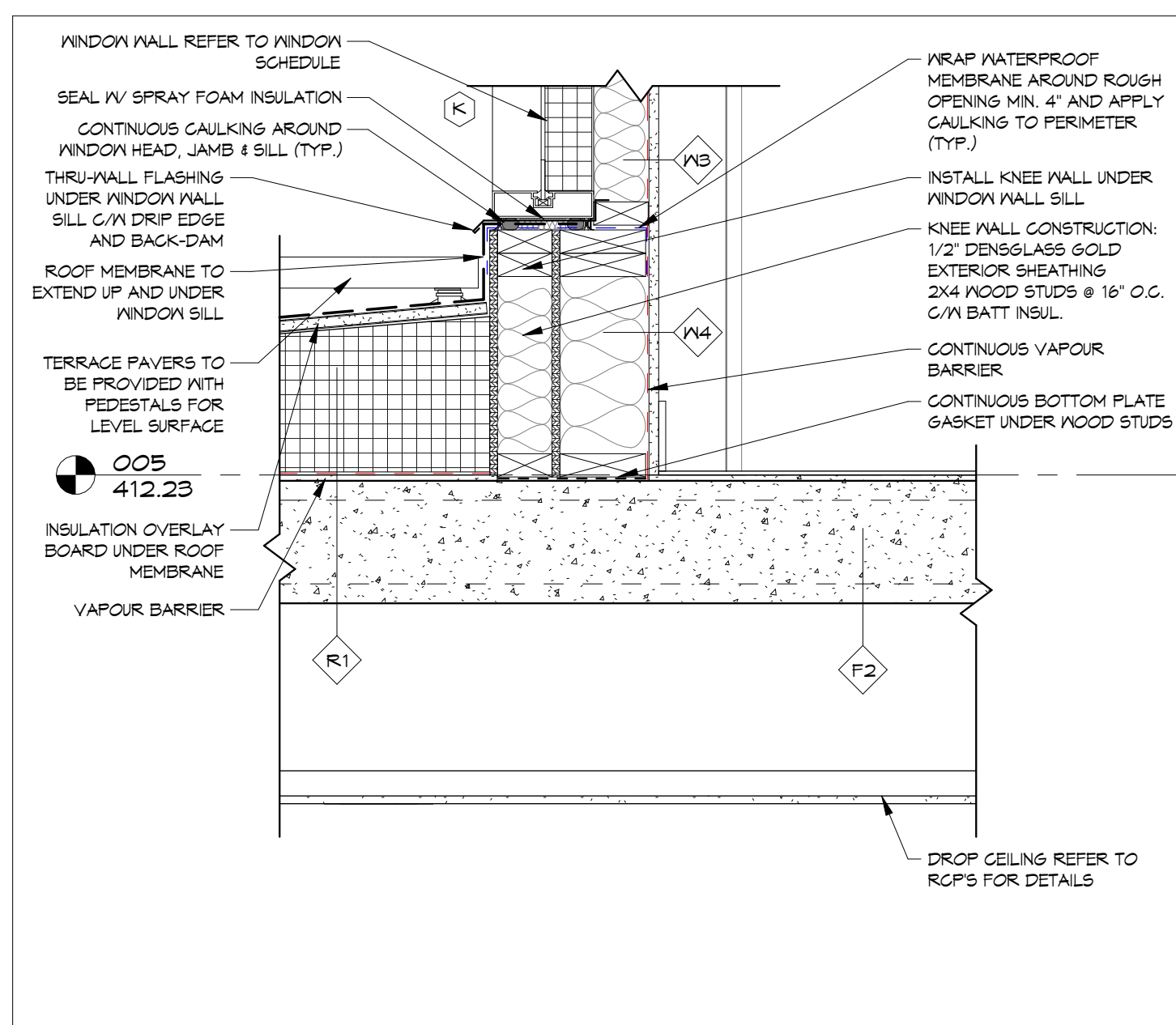
5 Grade Detail at Dropped Slab
A6.0 1:10



6 Typical Roof Overhang
A6.0 1:10

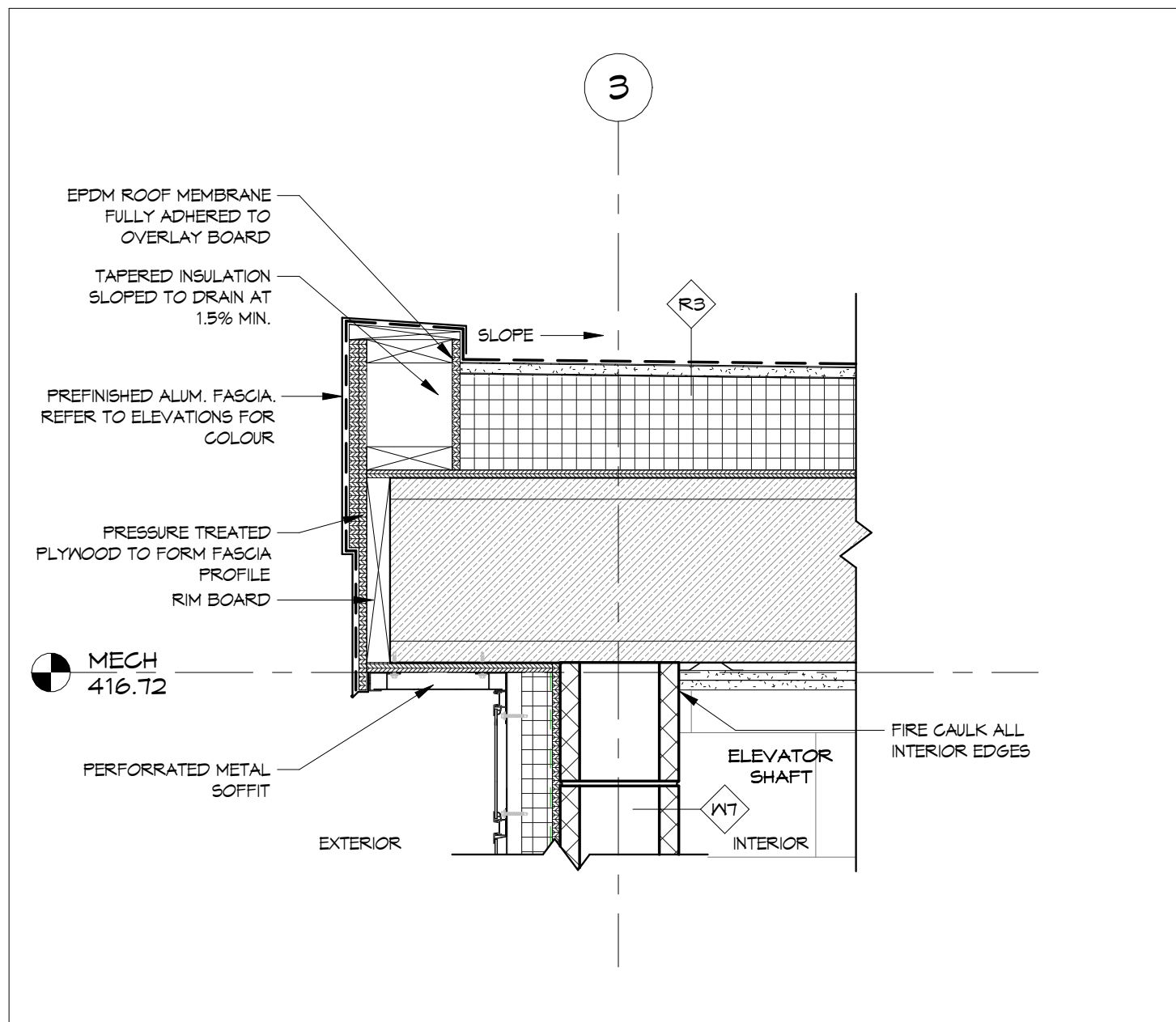


8 Typical Privacy Screen Curb
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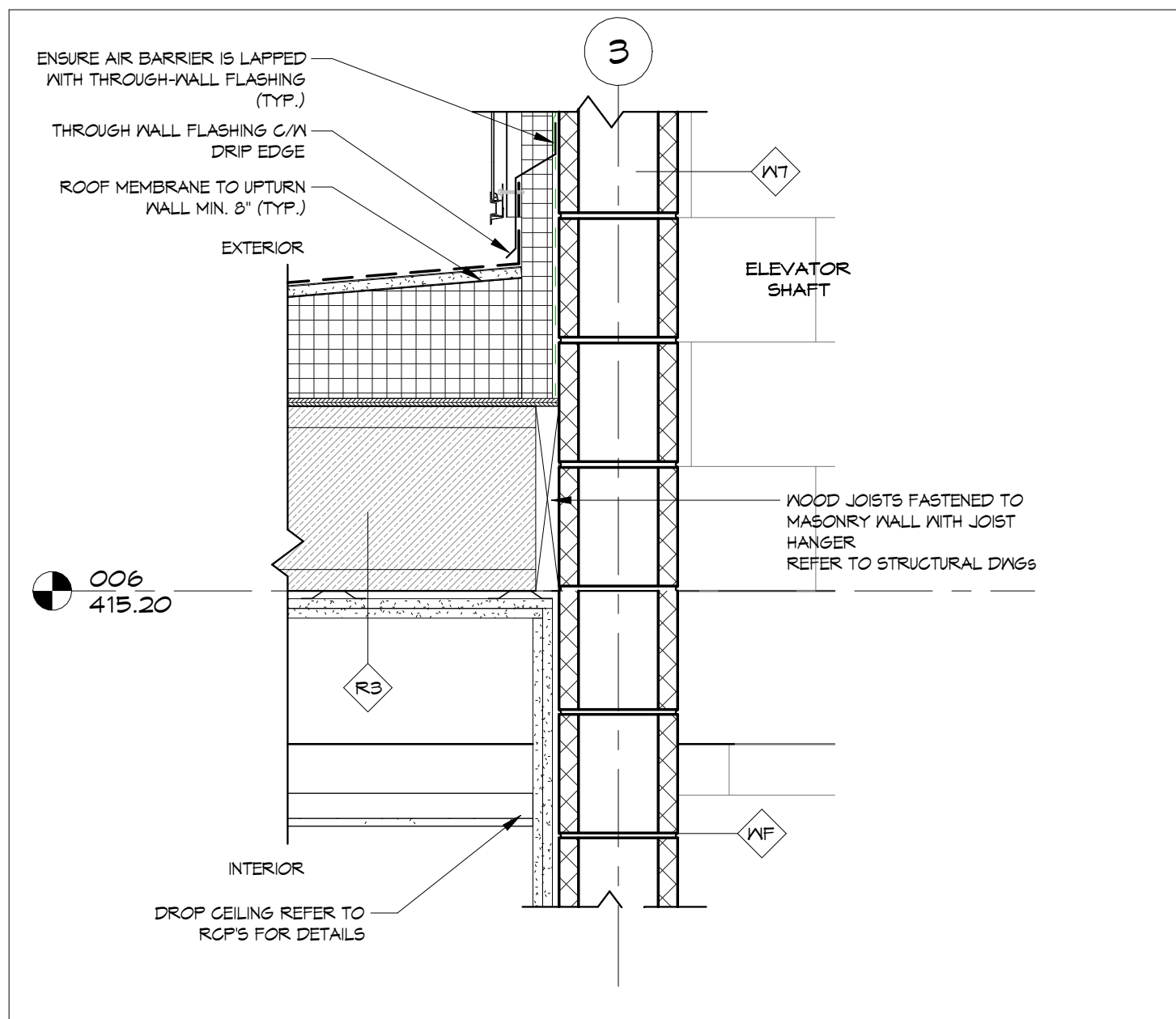


9 Typical Window Wall Sill at Terrace
A6.0 1:10

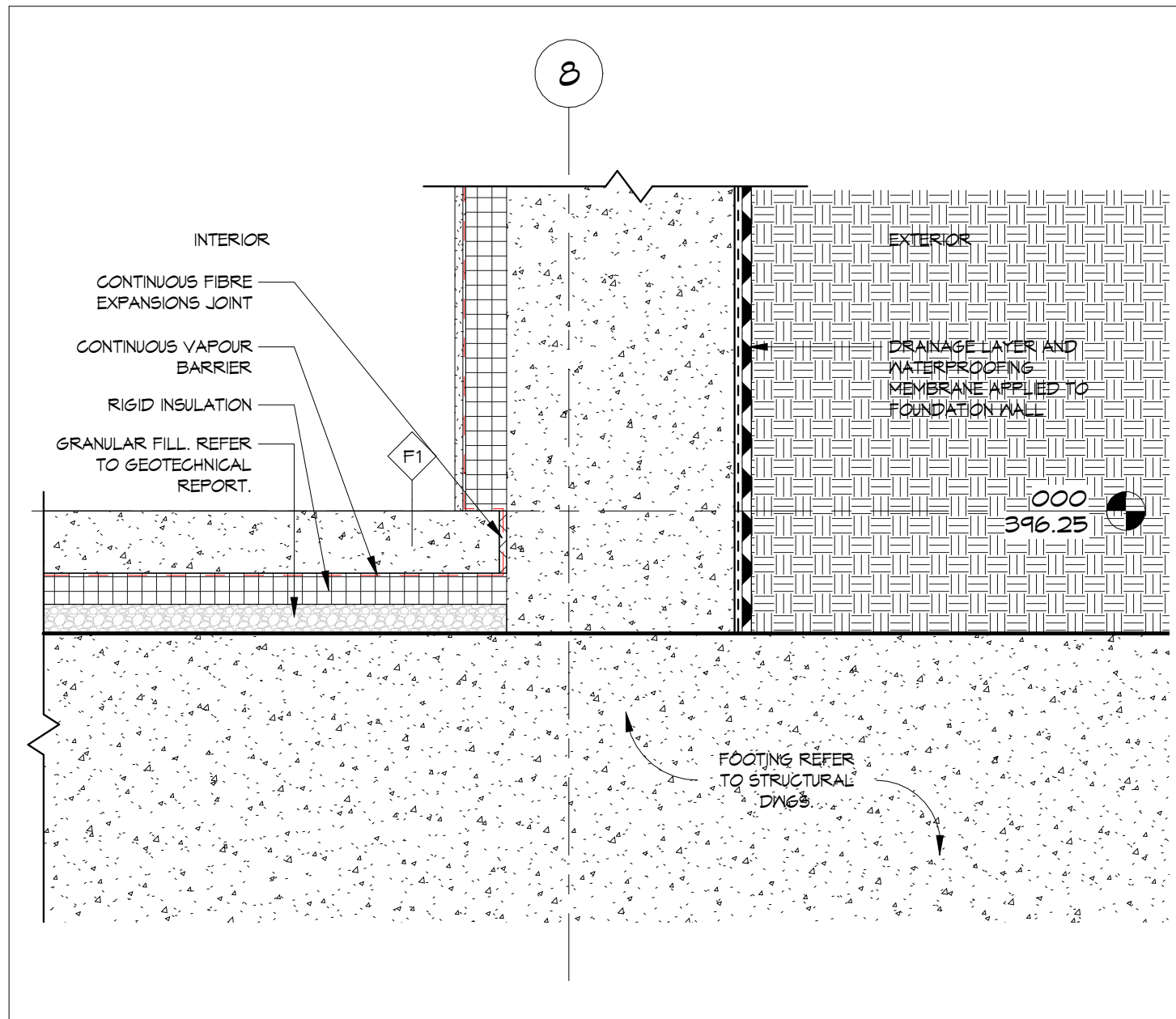
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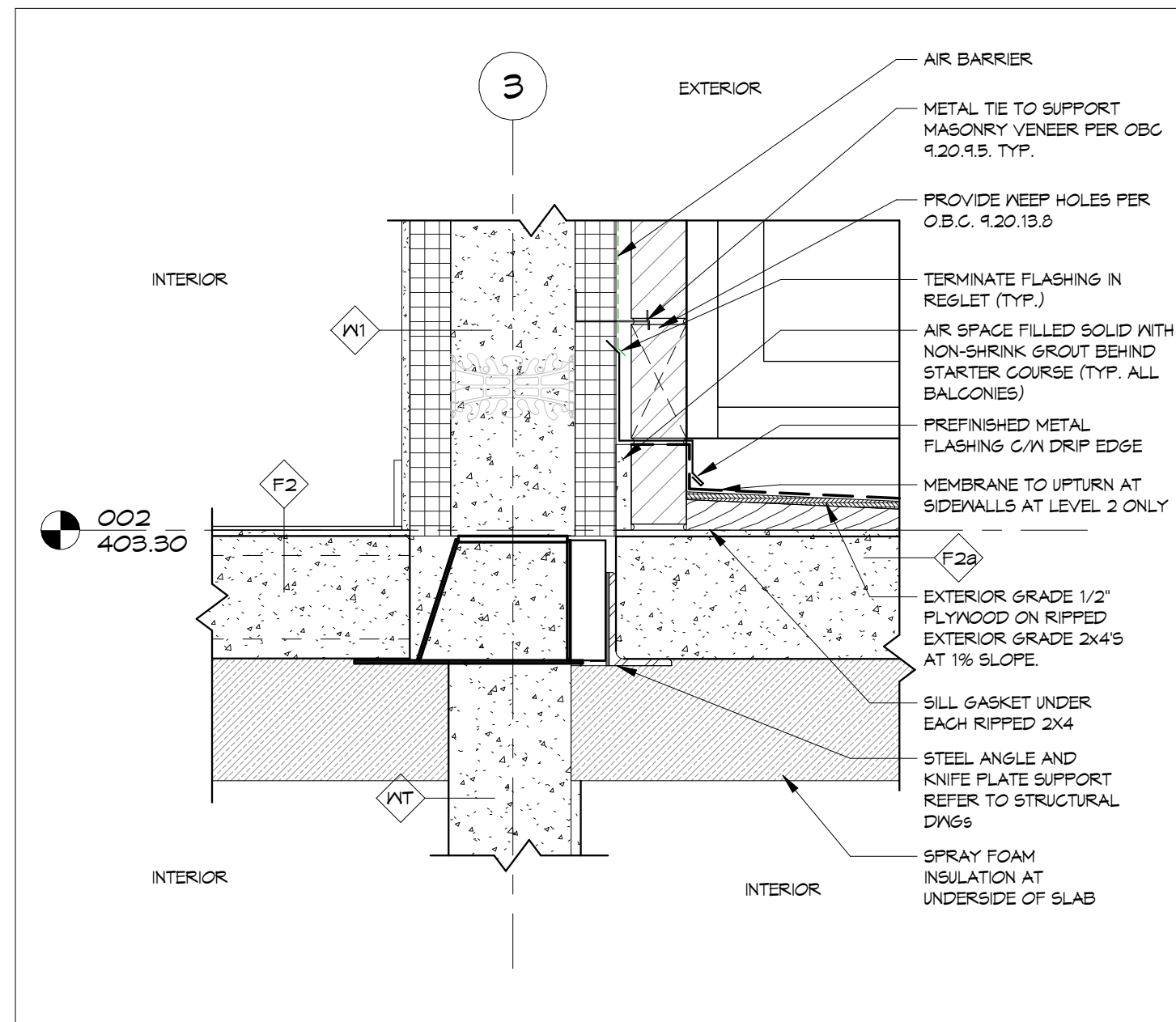
1 Typical Roof Overhang at Elevator Overrun
A6.1 1:10



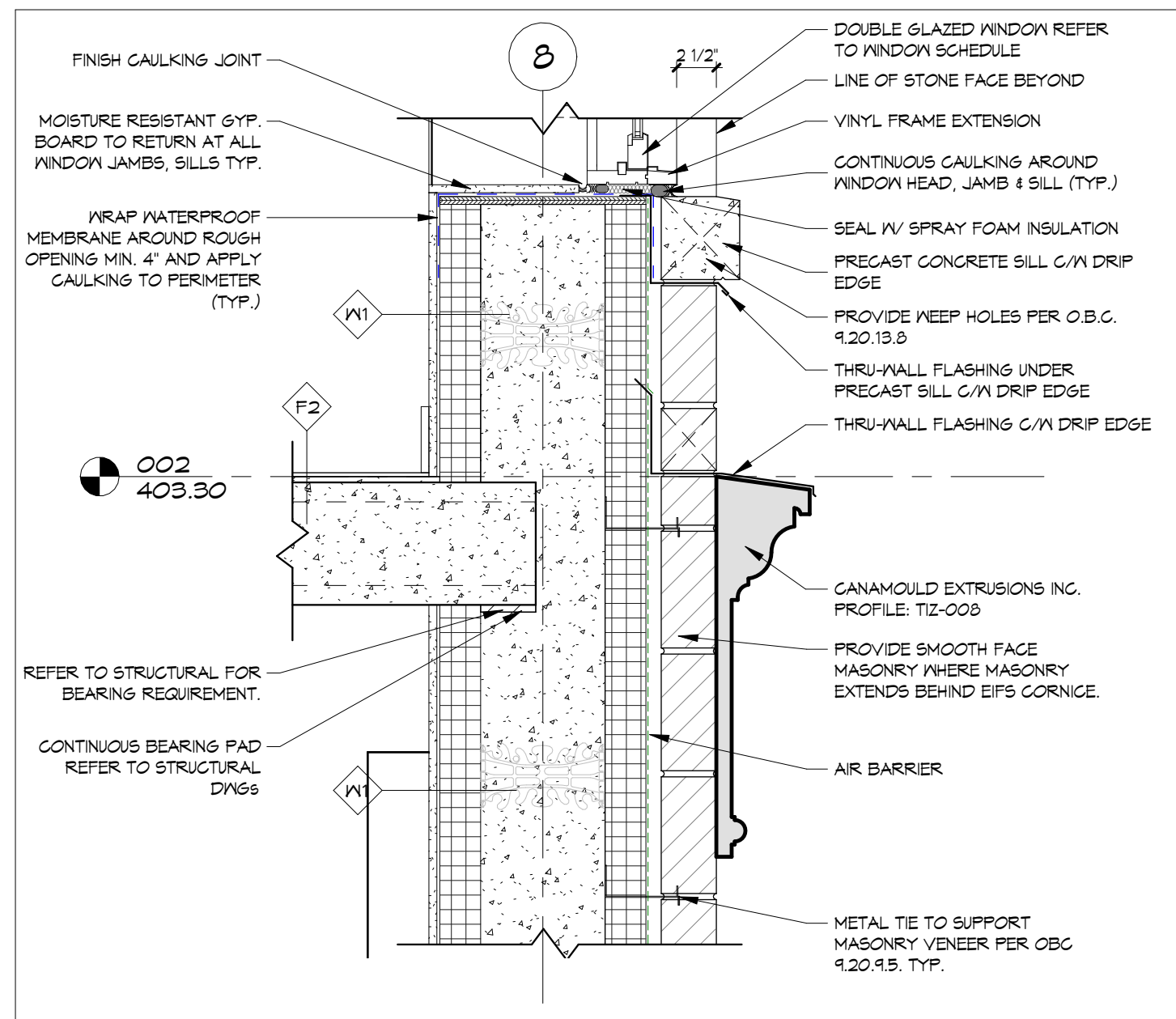
2 Wall Base at Elevator Overrun
A6.1 1:10



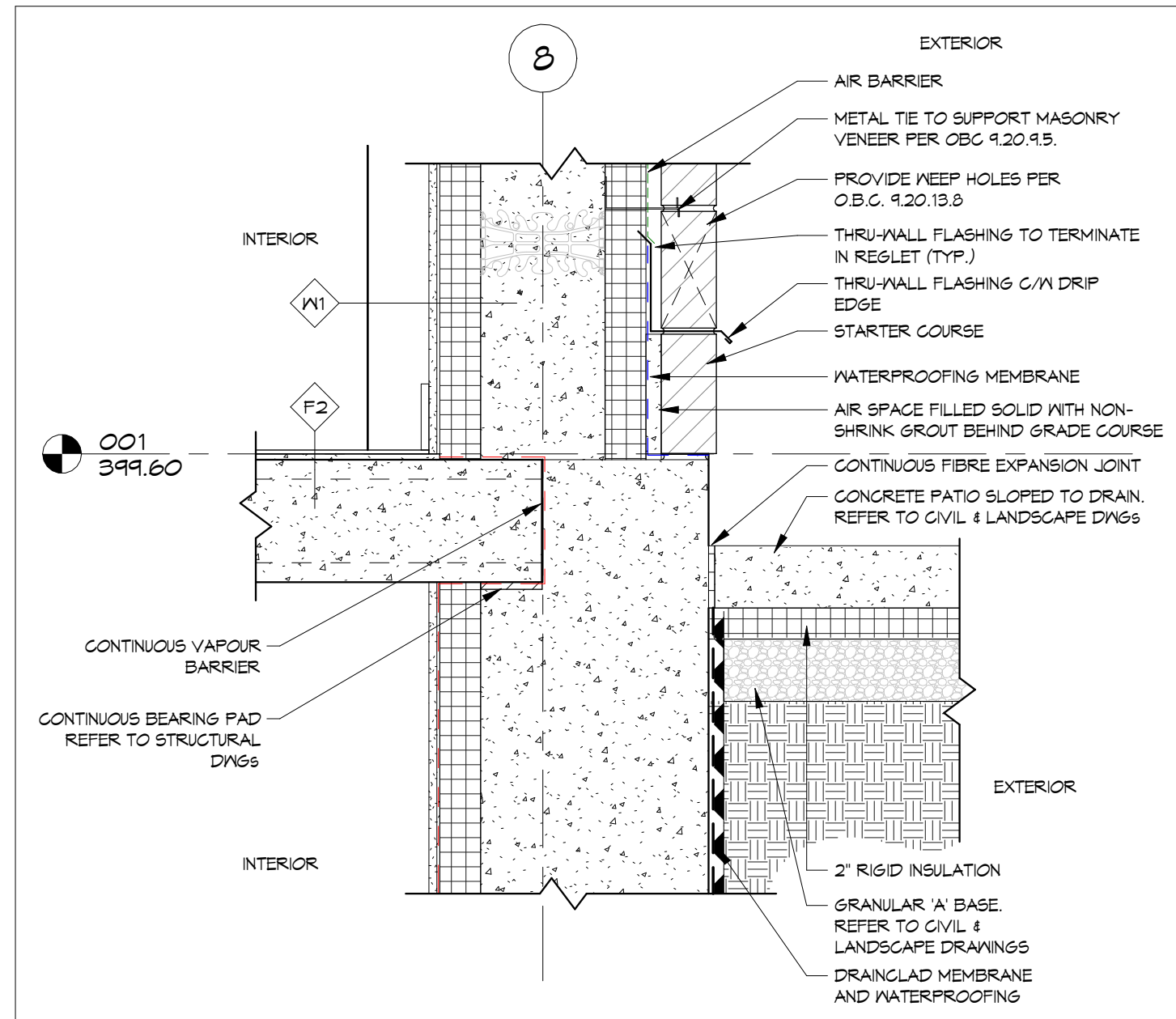
3 Typical Footing Without Shoring
A6.1 1:10



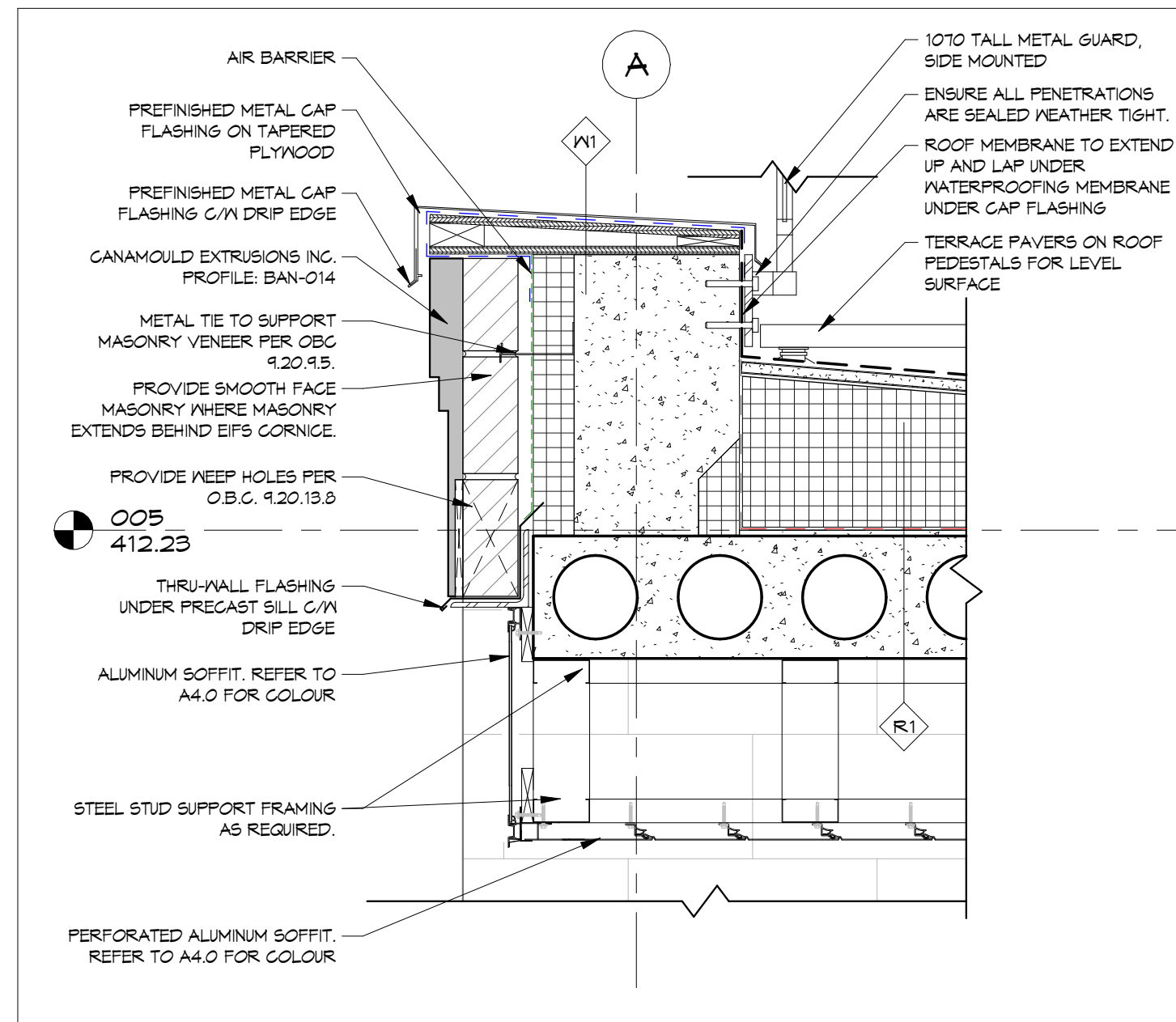
4 Stone at Level 2 Terrace Beam
A6.1 1:10



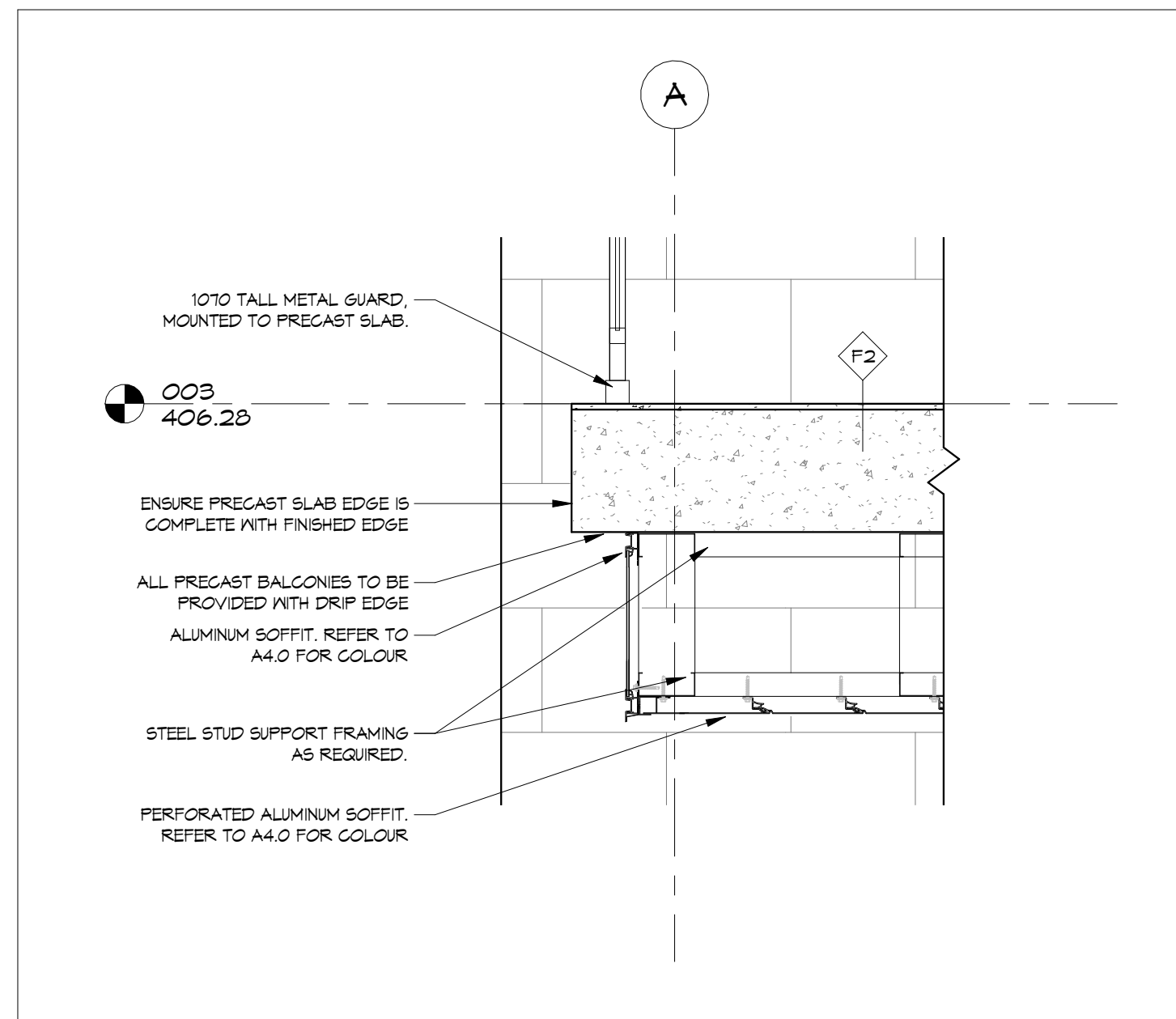
5 Typical Cornice
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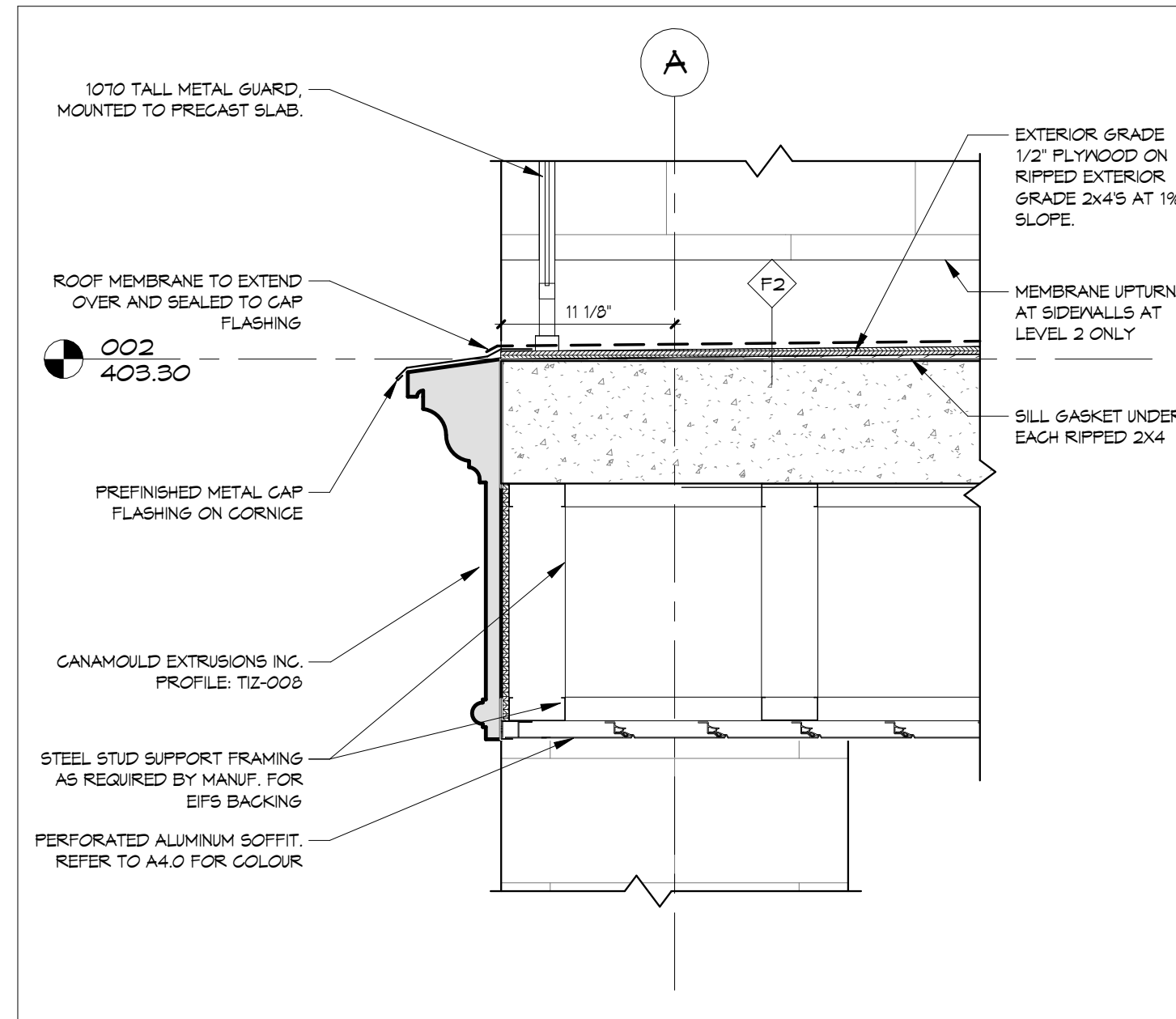
6 Wall Base at Ground Floor Patio
A6.1 1:10



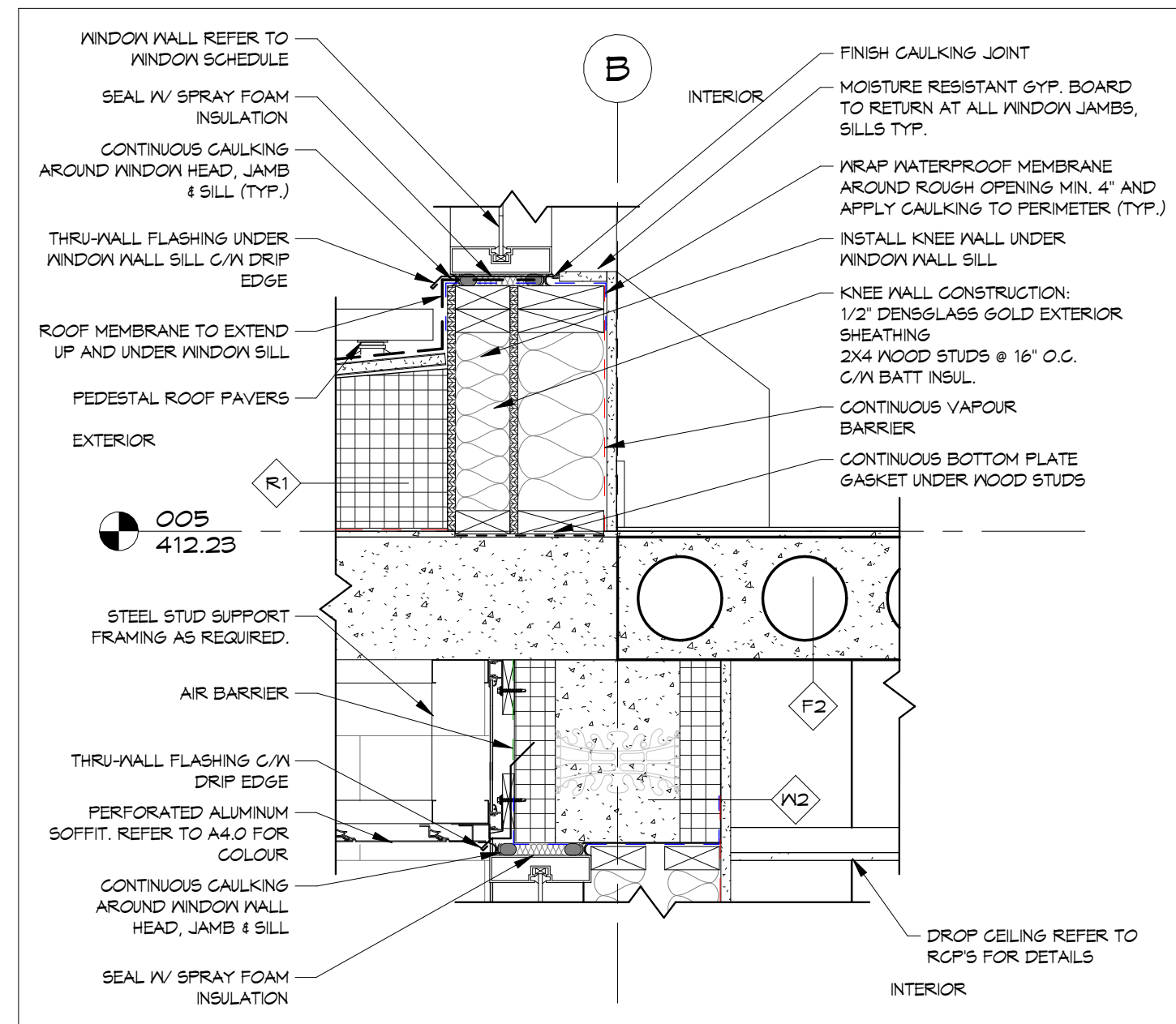
7 Typical Terrace Parapet at Soffit
A6.1 1:10



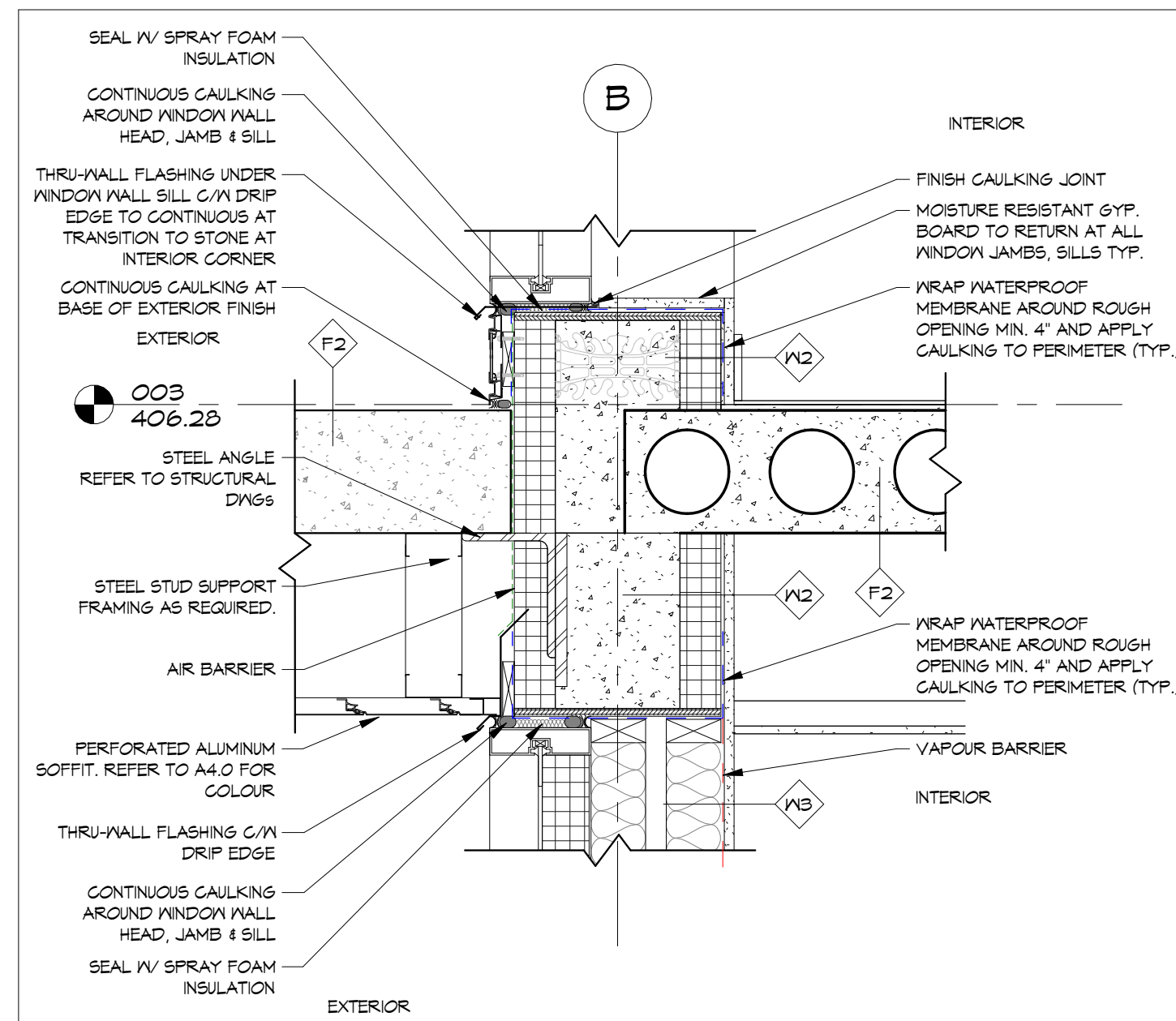
8 Typical Balcony Edge
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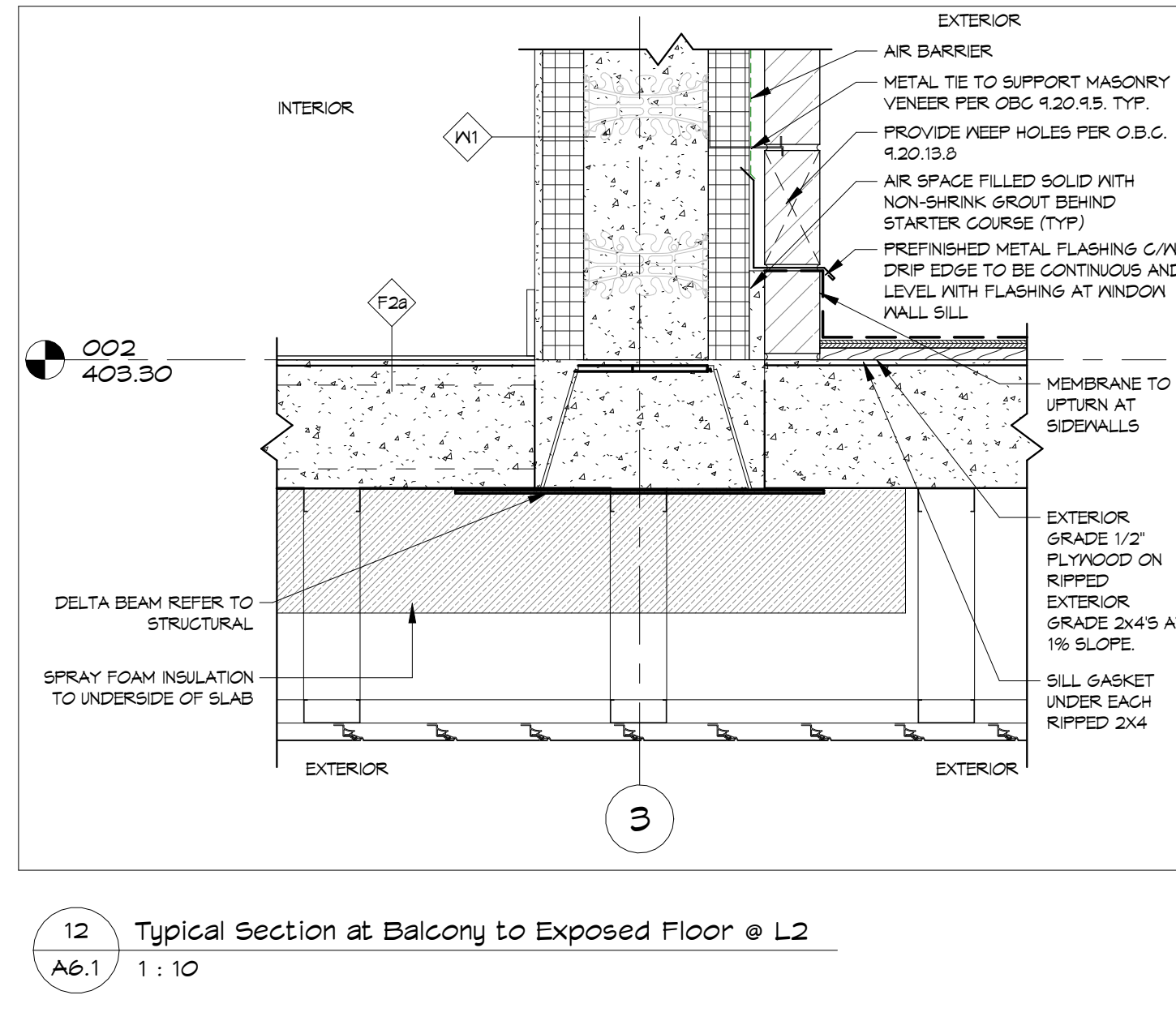
9 Cornice at Rear Entry Below Level 2 Balcony
A6.1 1:10



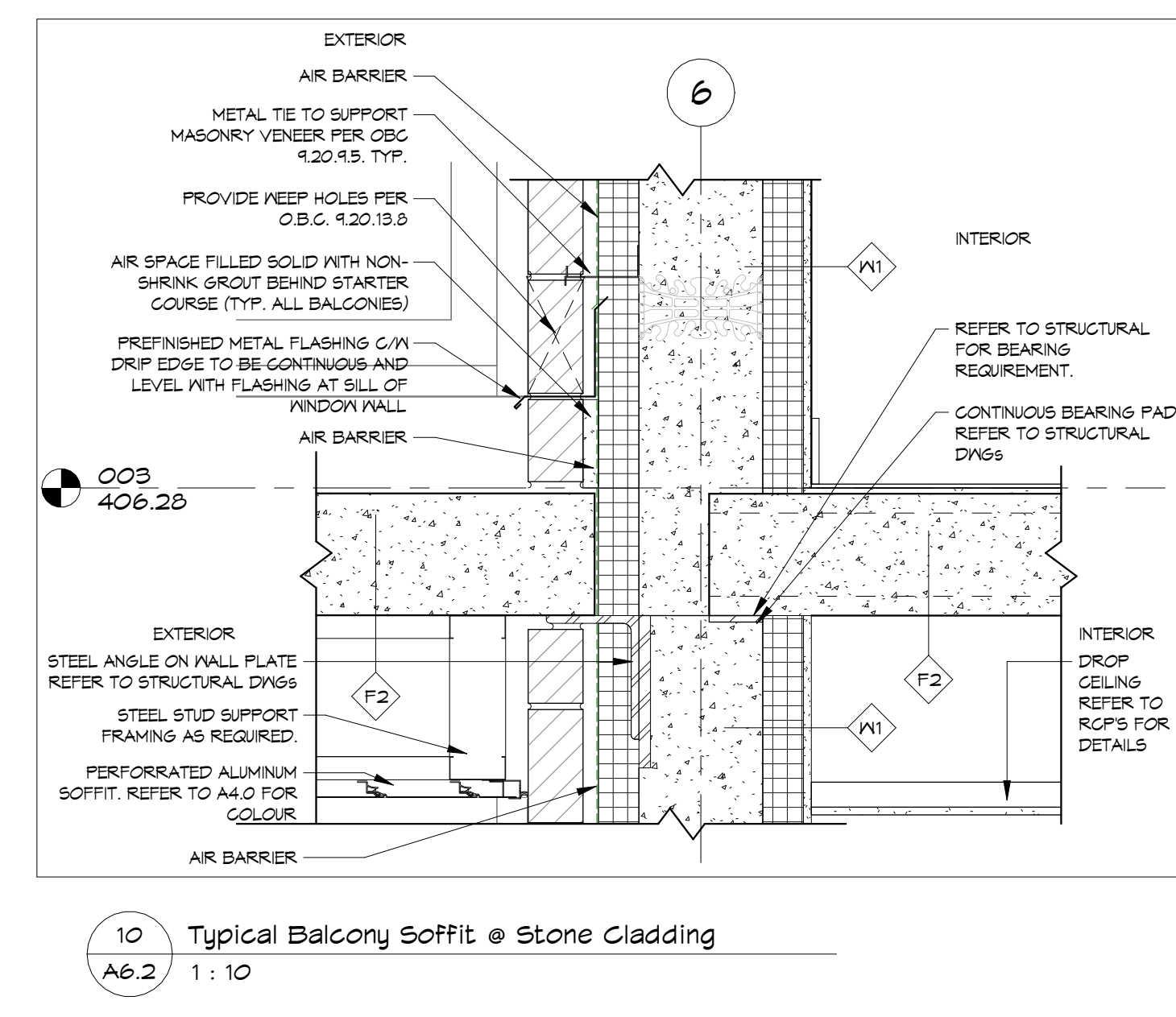
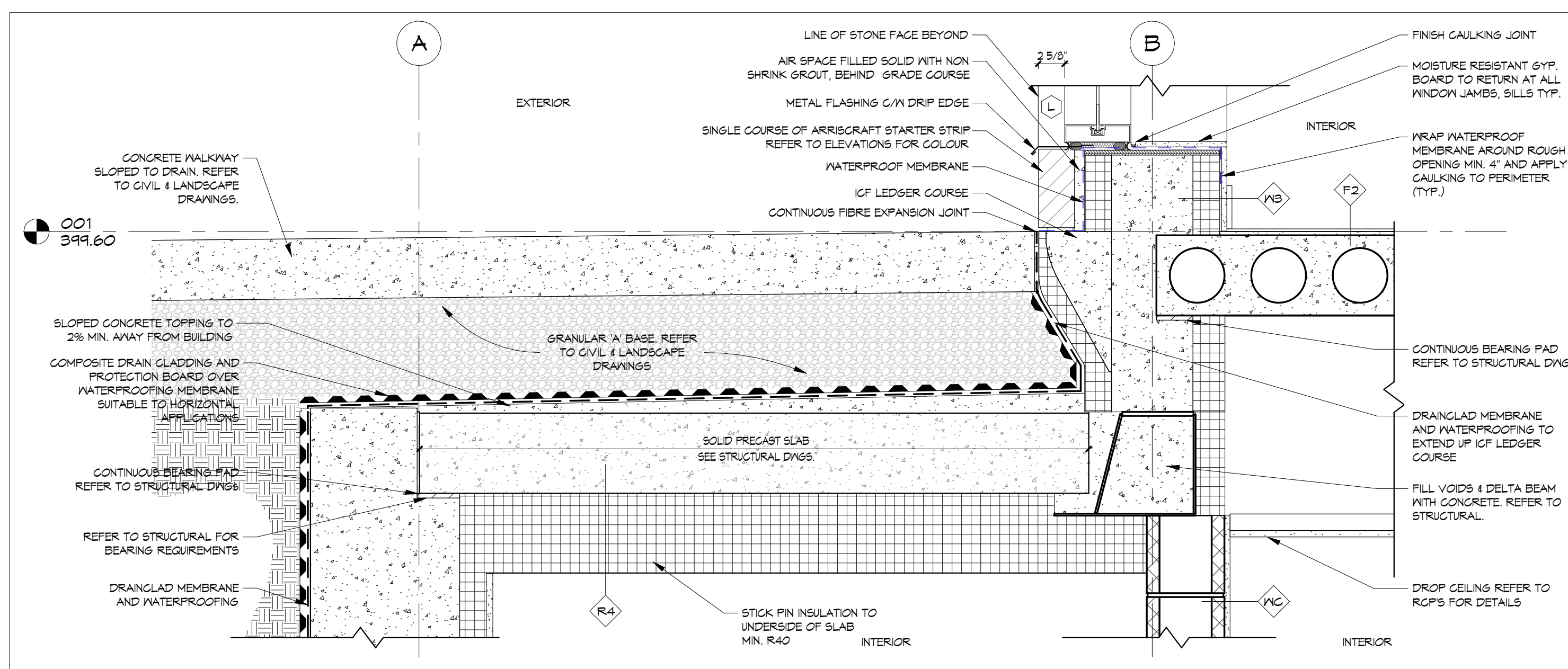
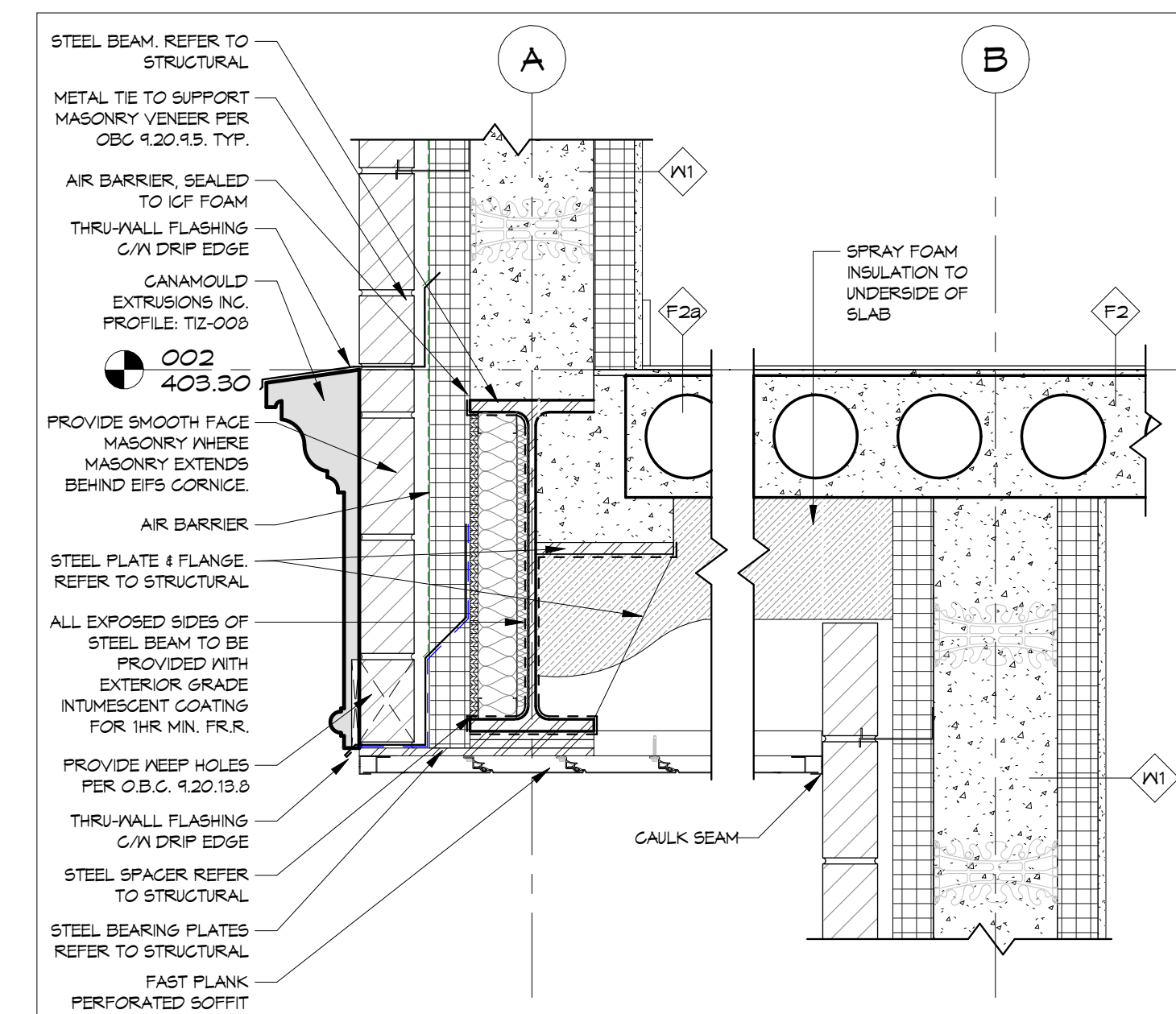
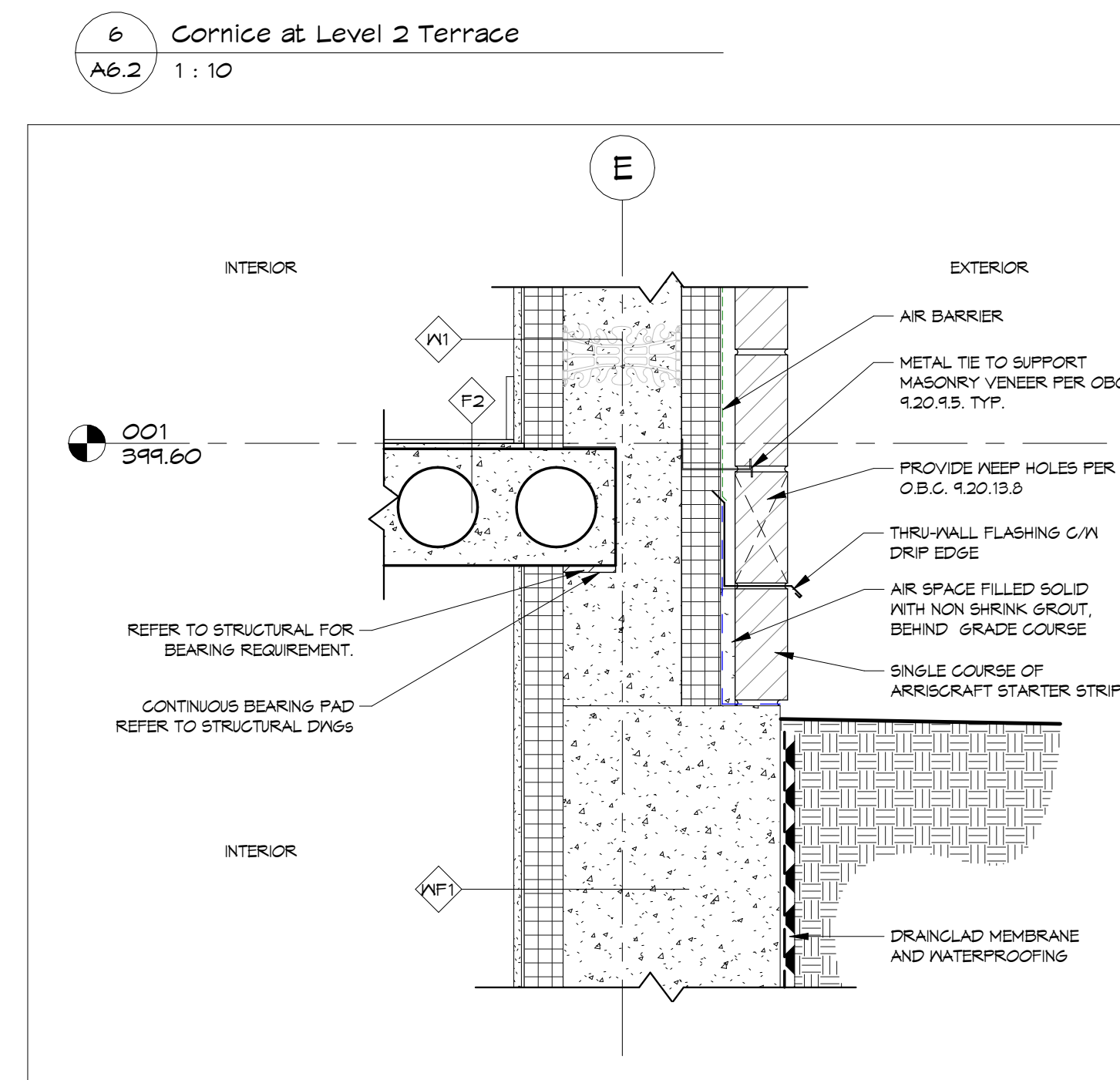
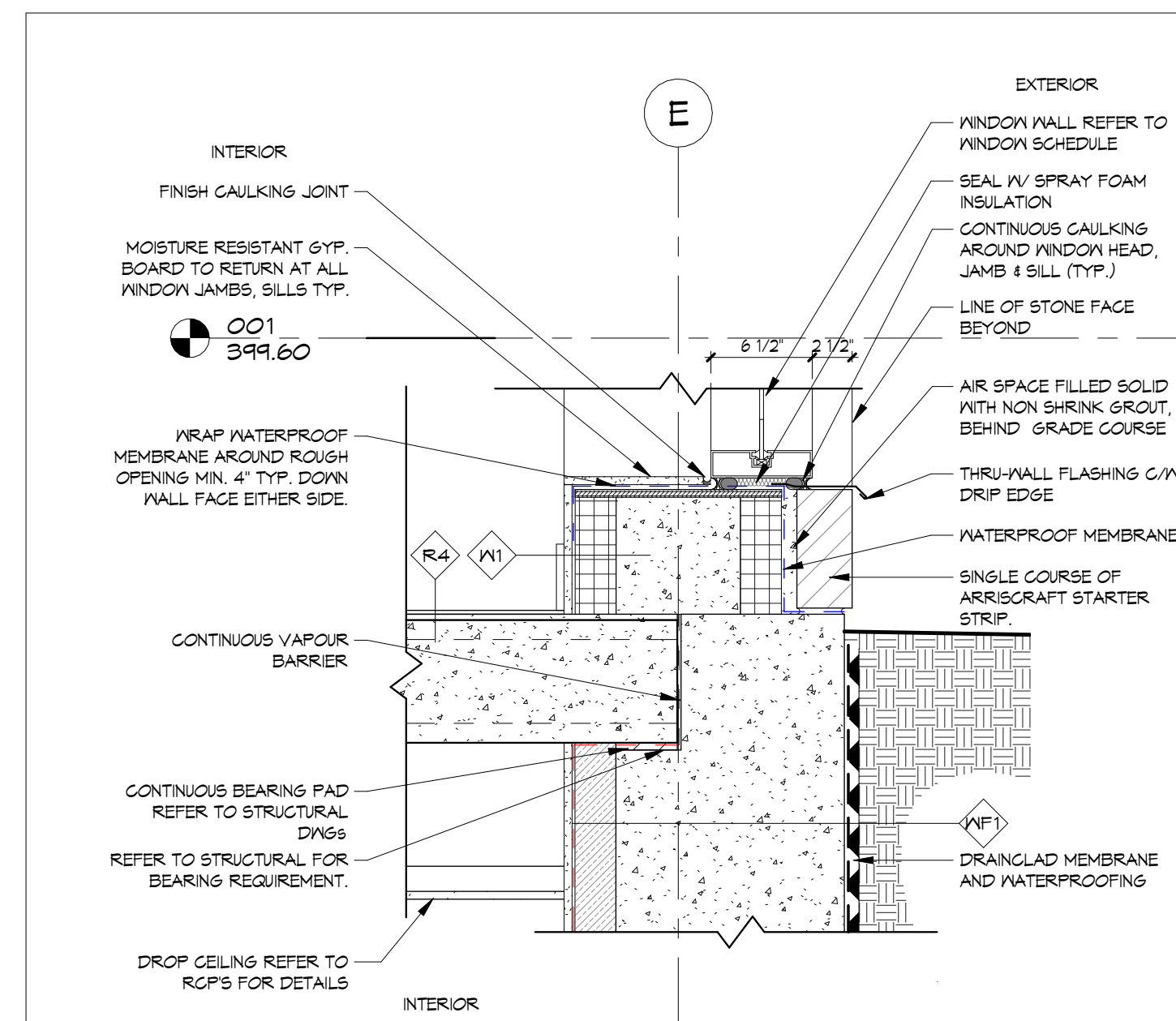
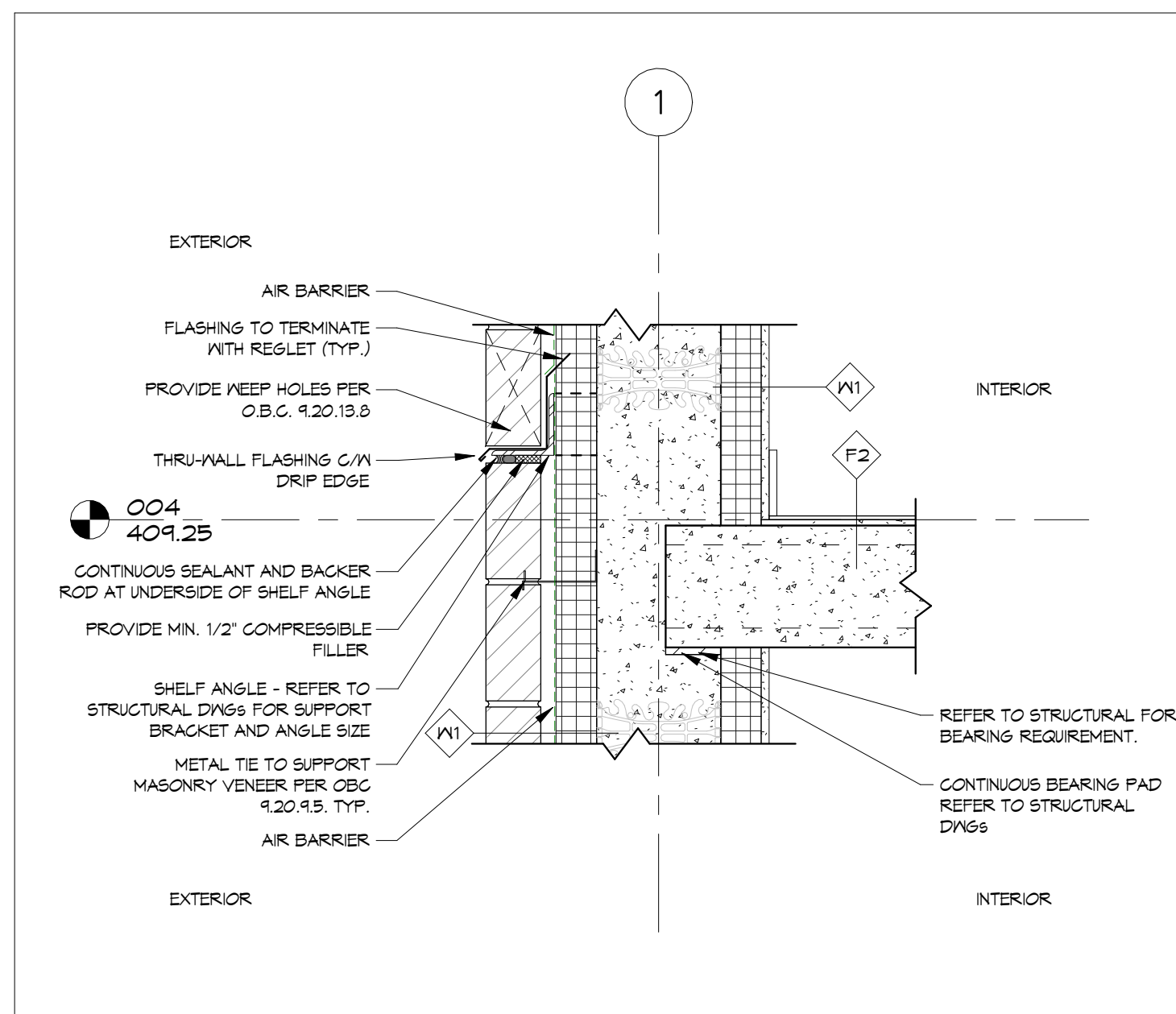
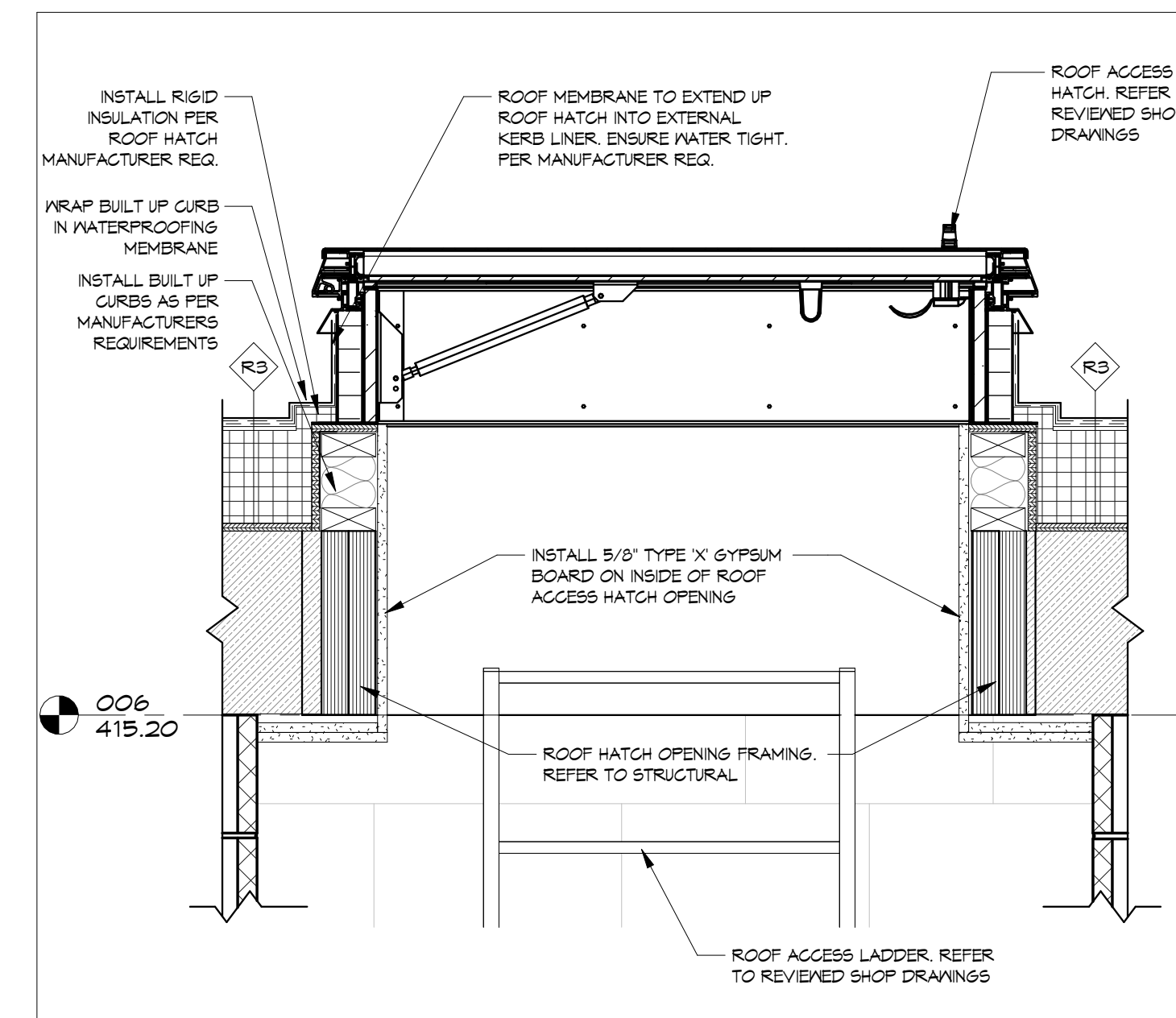
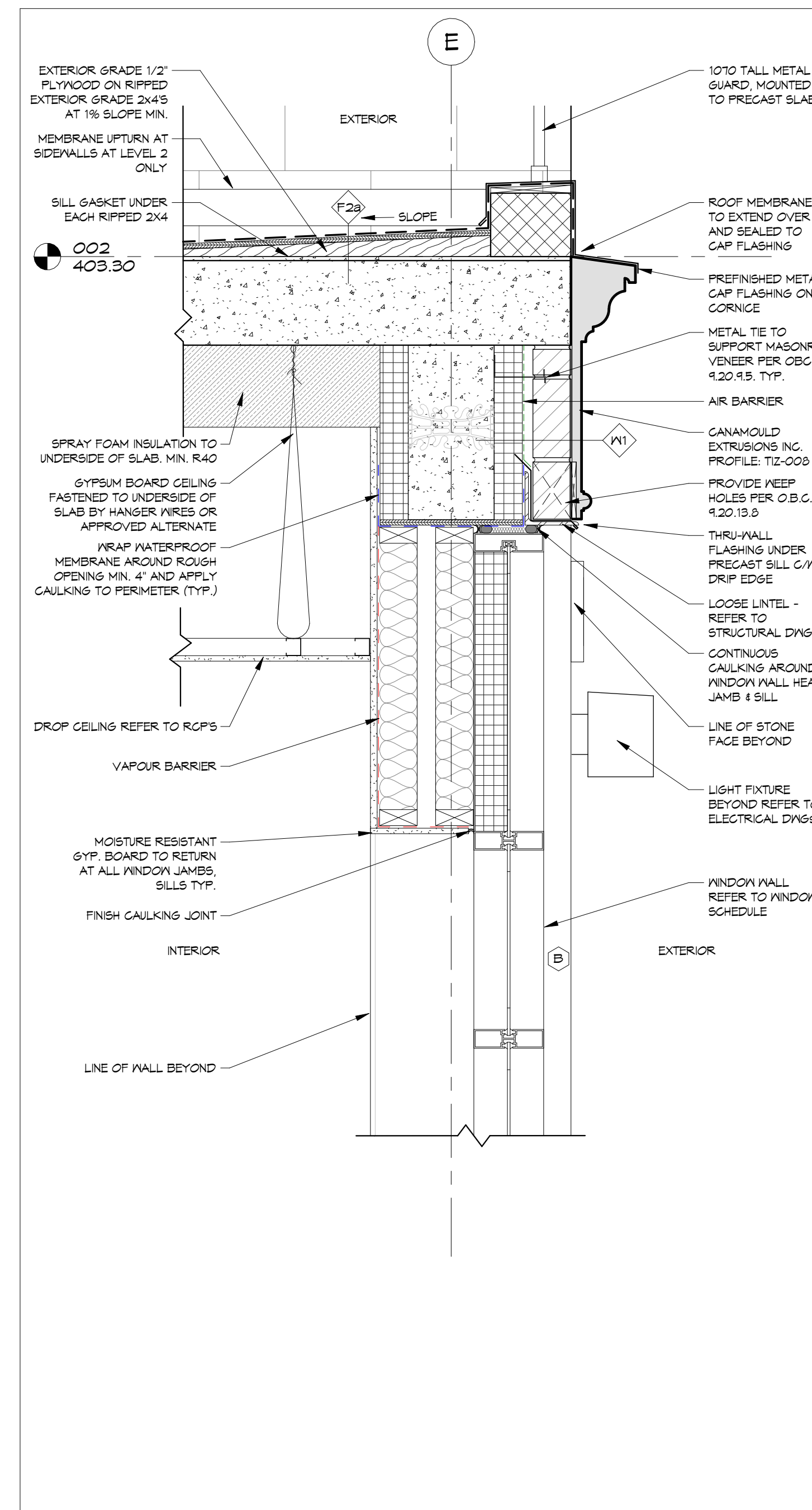
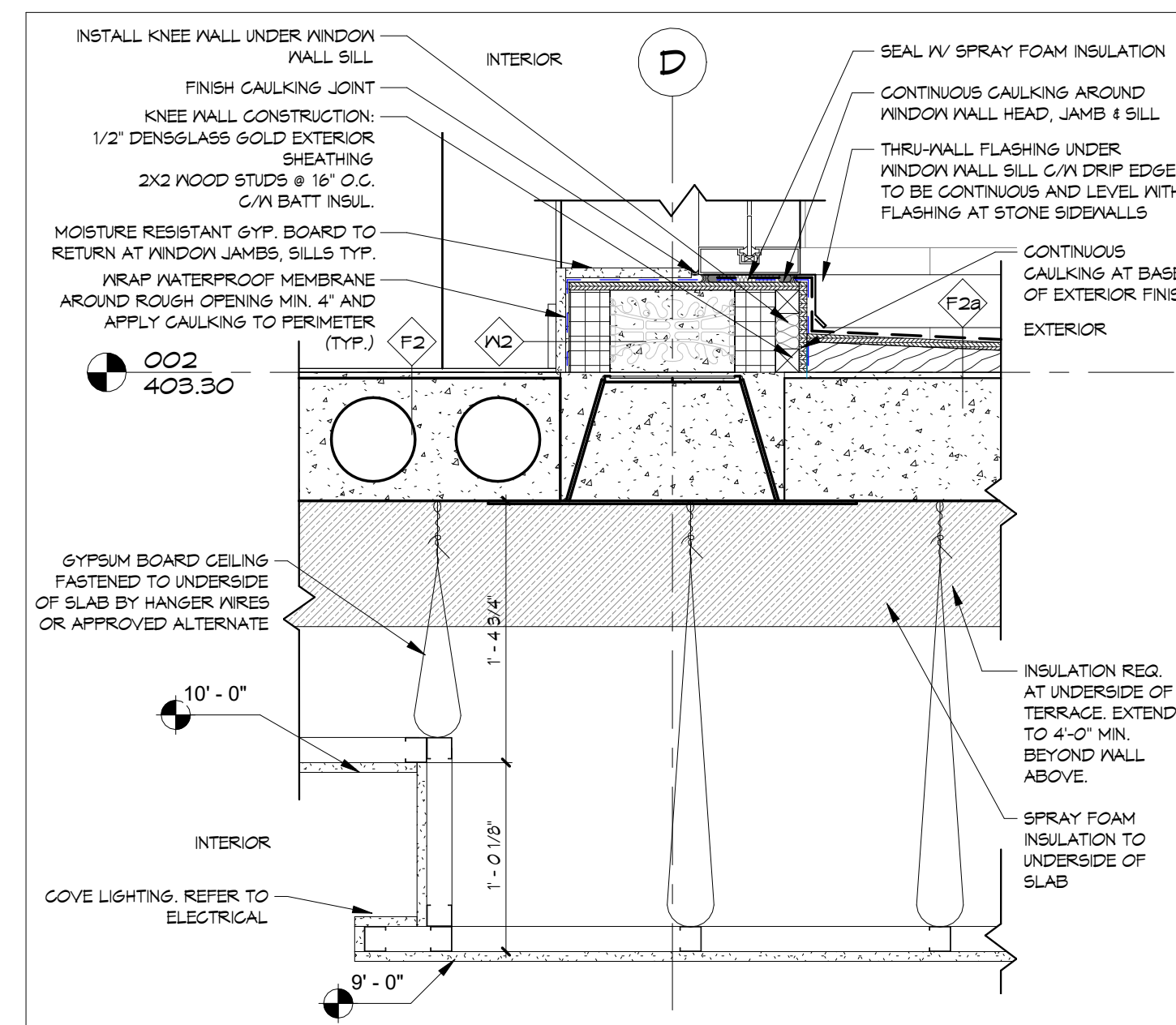
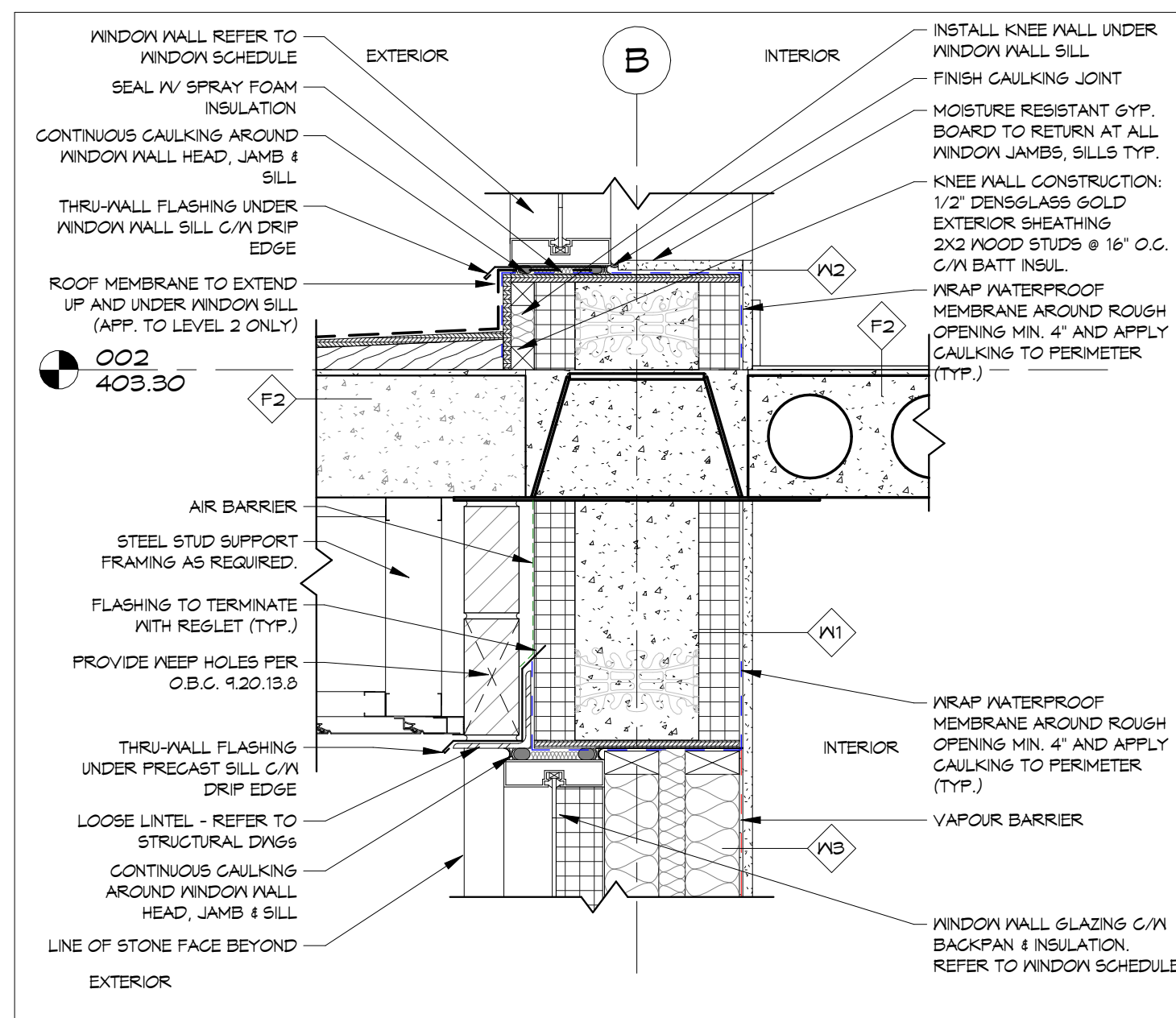
10 Typical 5th Floor at Balcony Soffit
A6.1 1:10



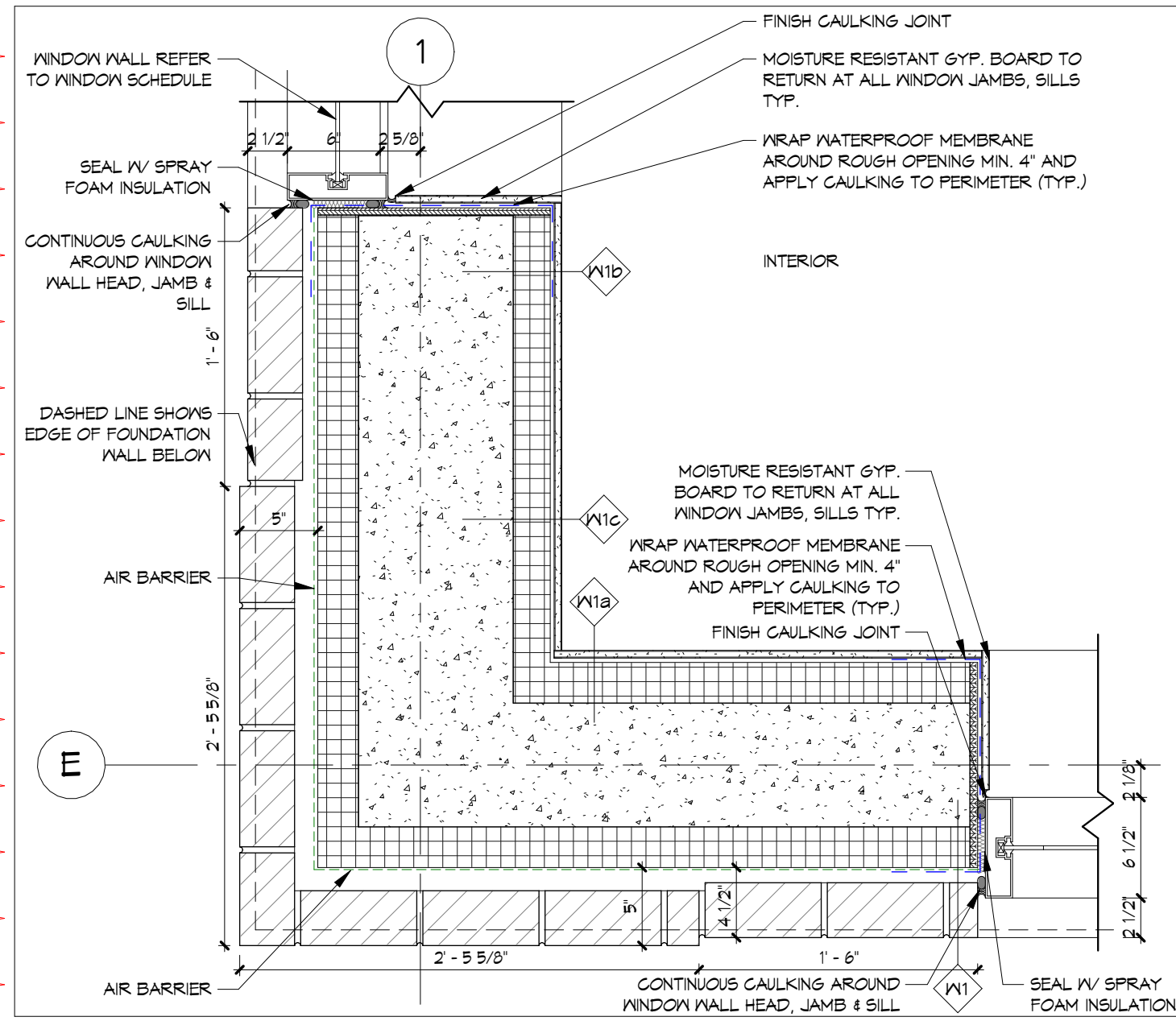
11 Typical Balcony Soffit @ Panel Cladding
A6.1 1:10



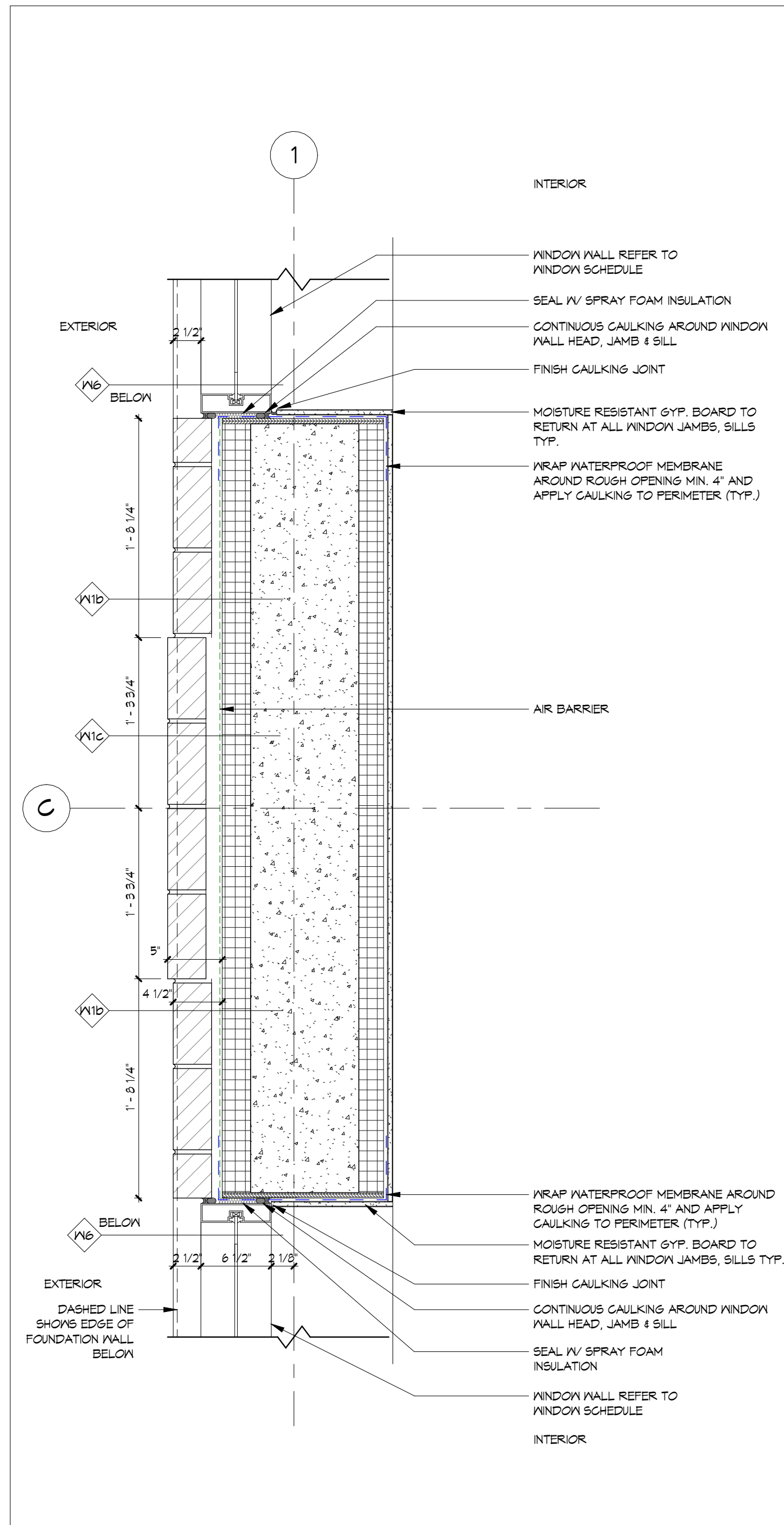
12 Typical Section at Balcony to Exposed Floor @ L2
A6.1 1:10



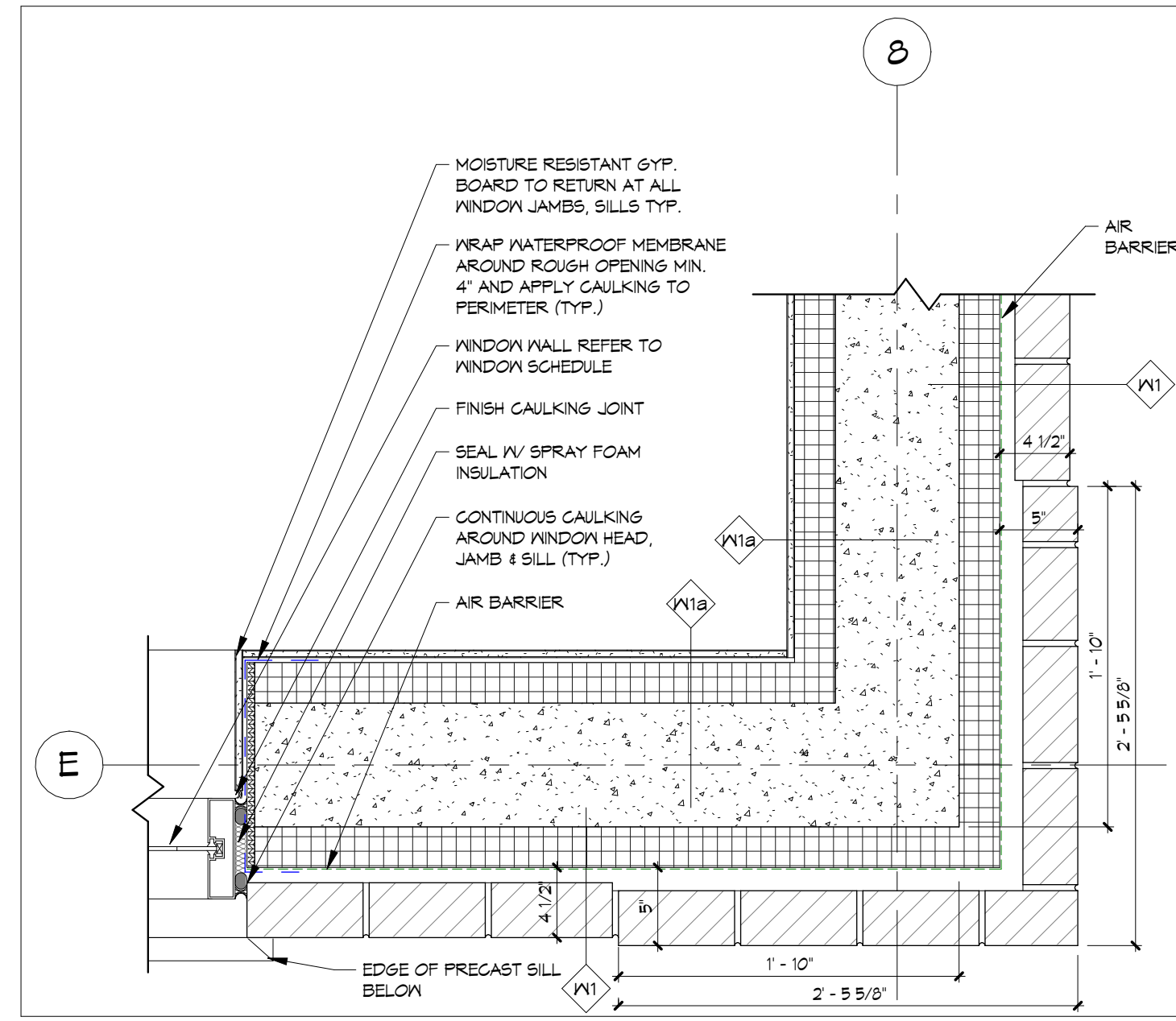
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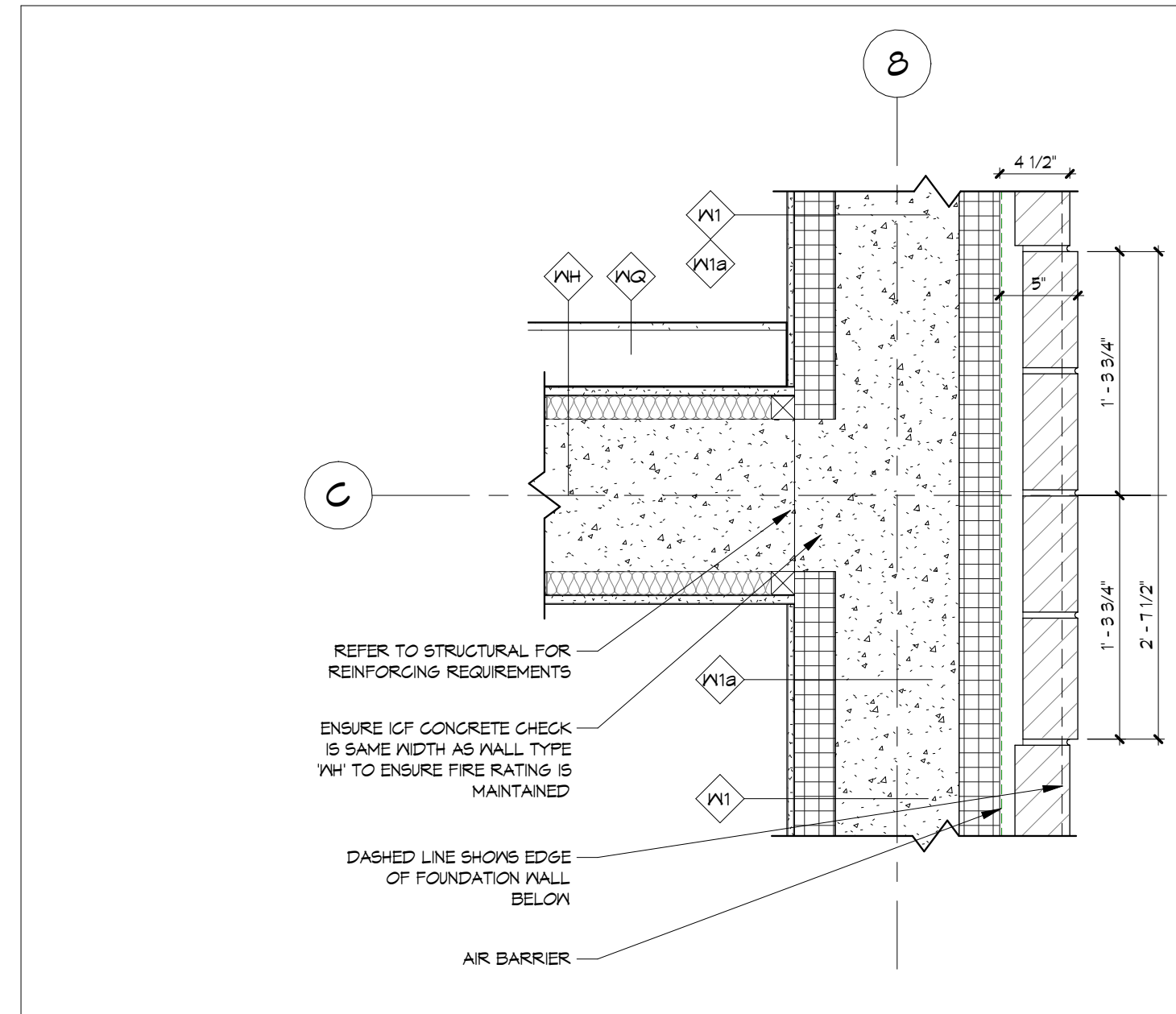
2 Studd Infill at Commercial Columns in ICF Corner
A6.4 1:10



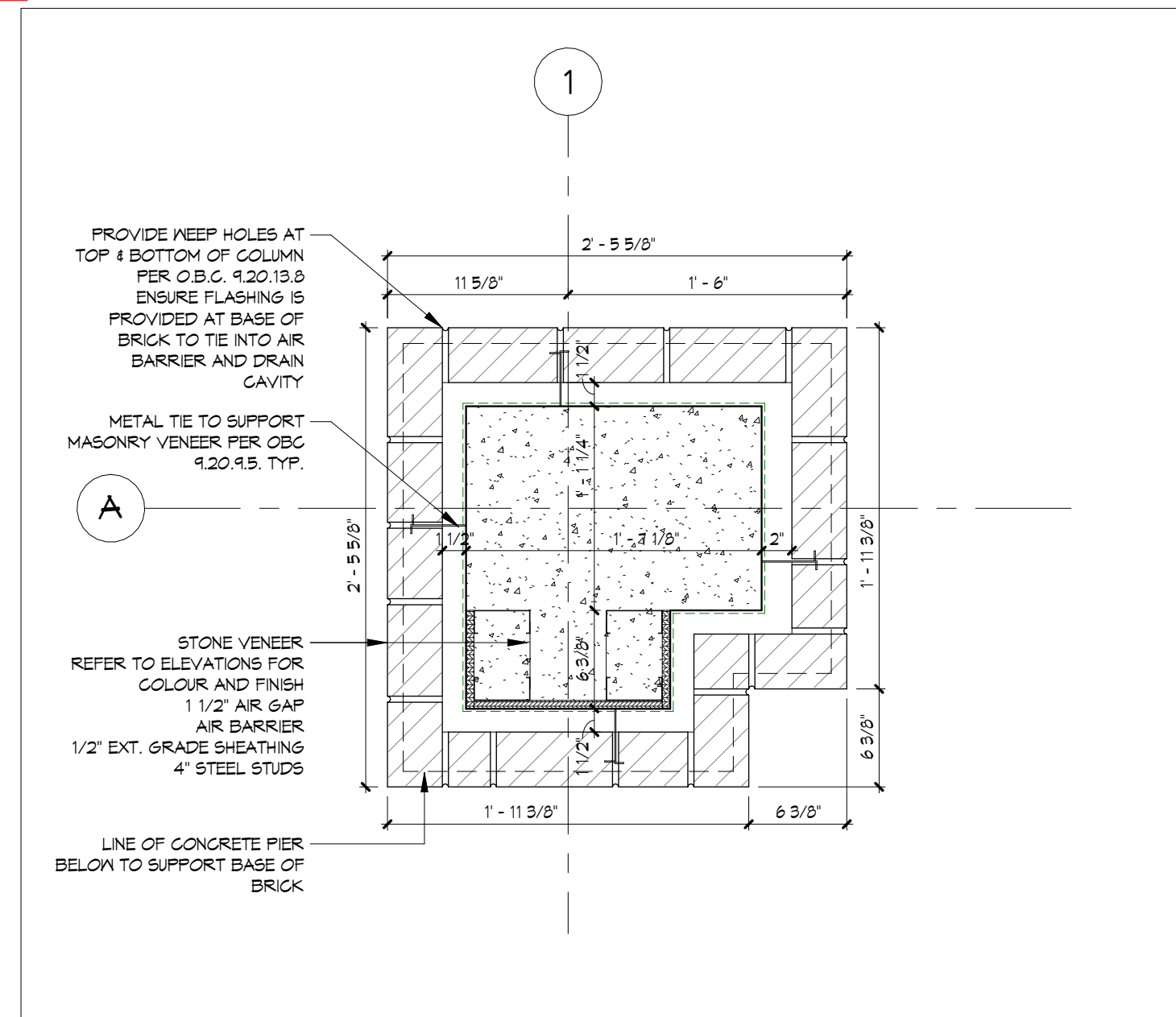
1 Stud Infill at Commercial Columns in ICF
A6.4 1:10



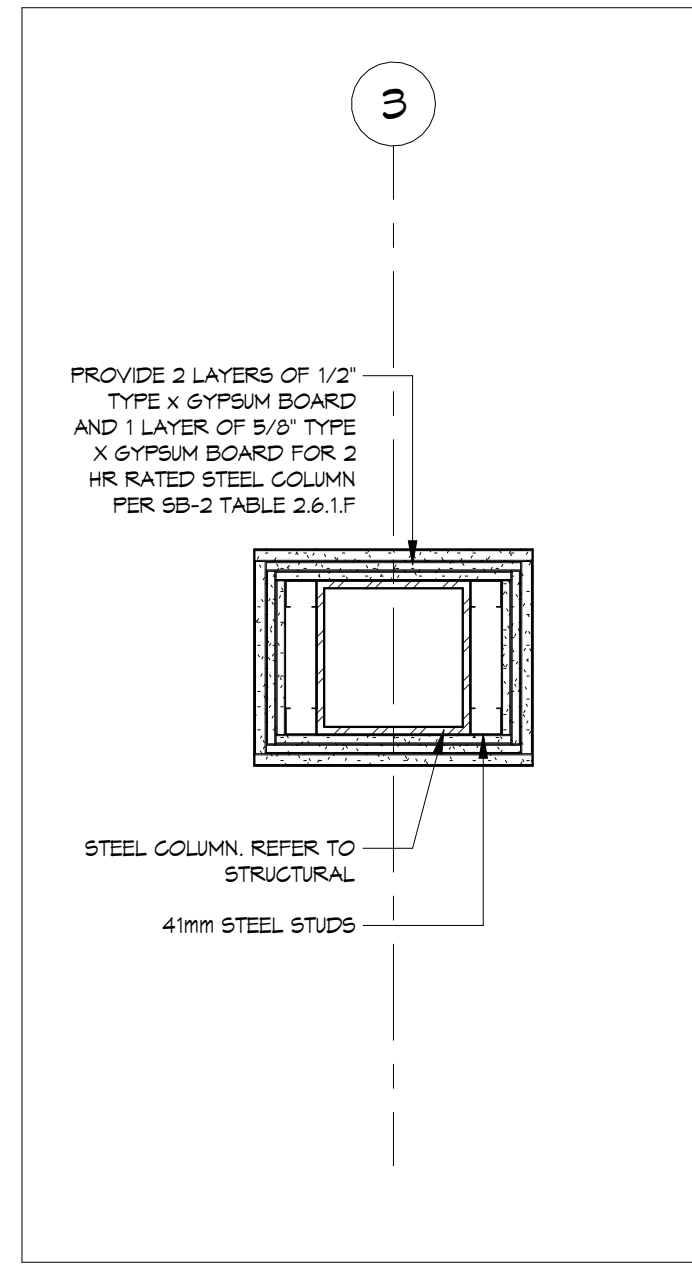
5 Typical Exterior Corner at Stone Cladding
A6.4 1:10



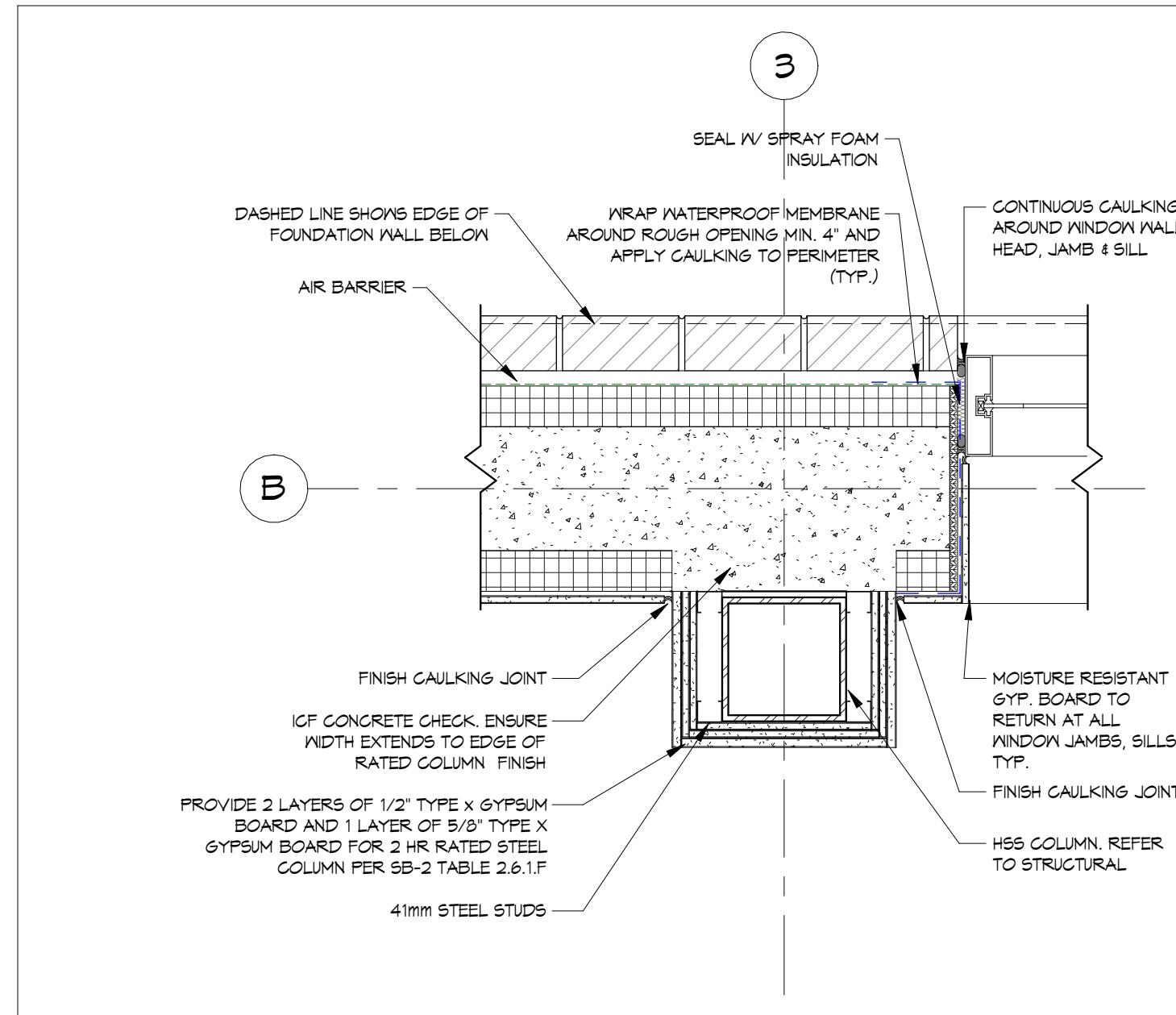
4 Concrete Demising Wall to ICF
A6.4 1:10



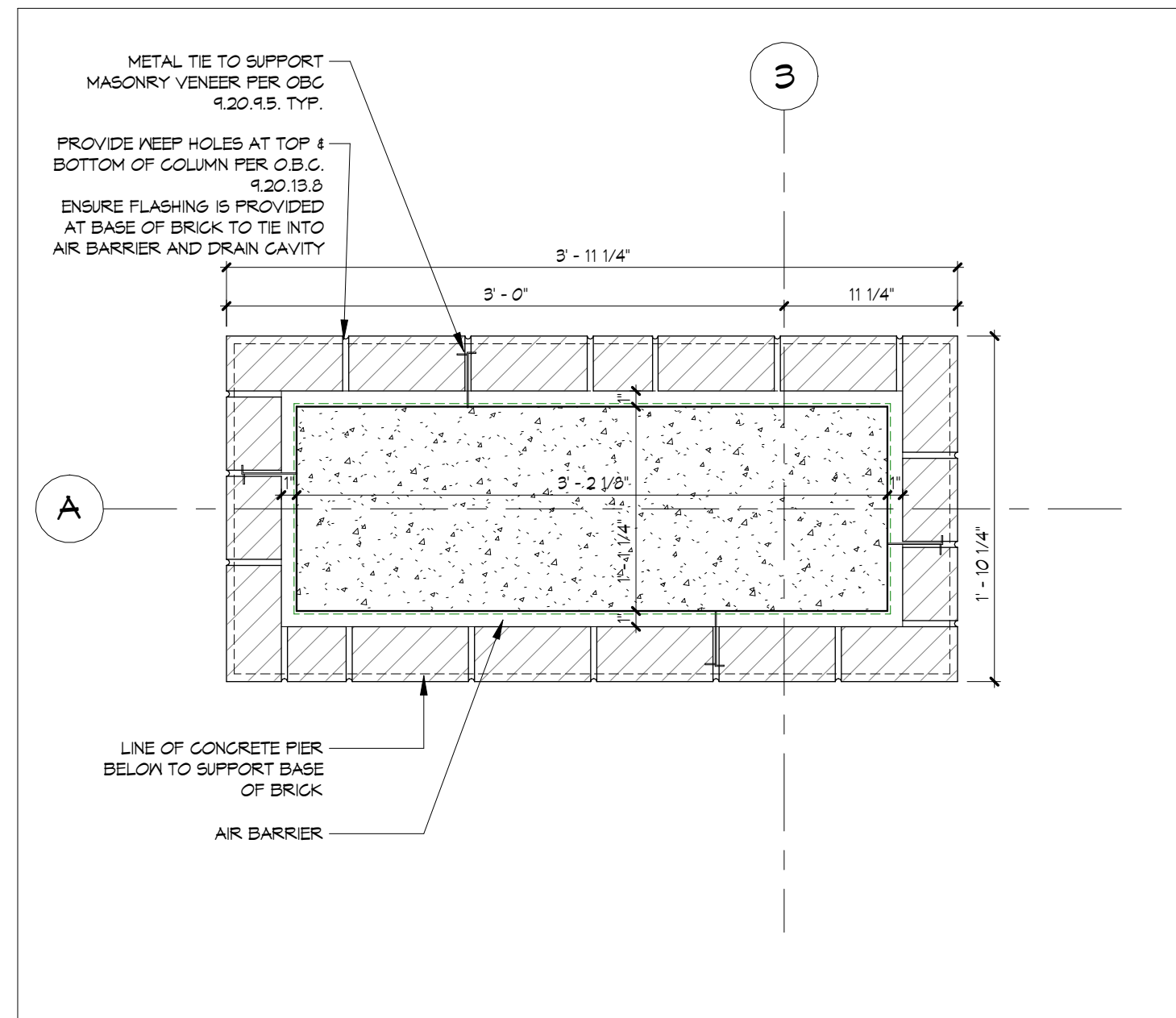
3 Rocked Stone Cladding Column
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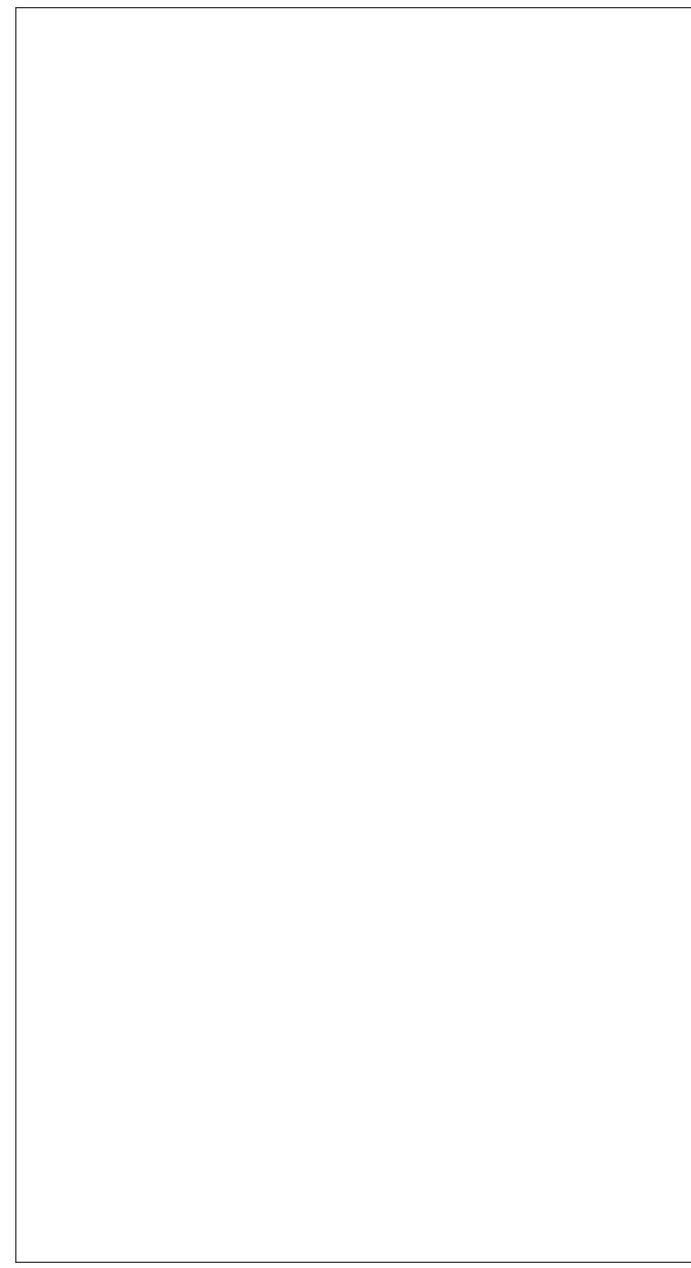
8 Typical 2 HR Steel Column
A6.4 1:10



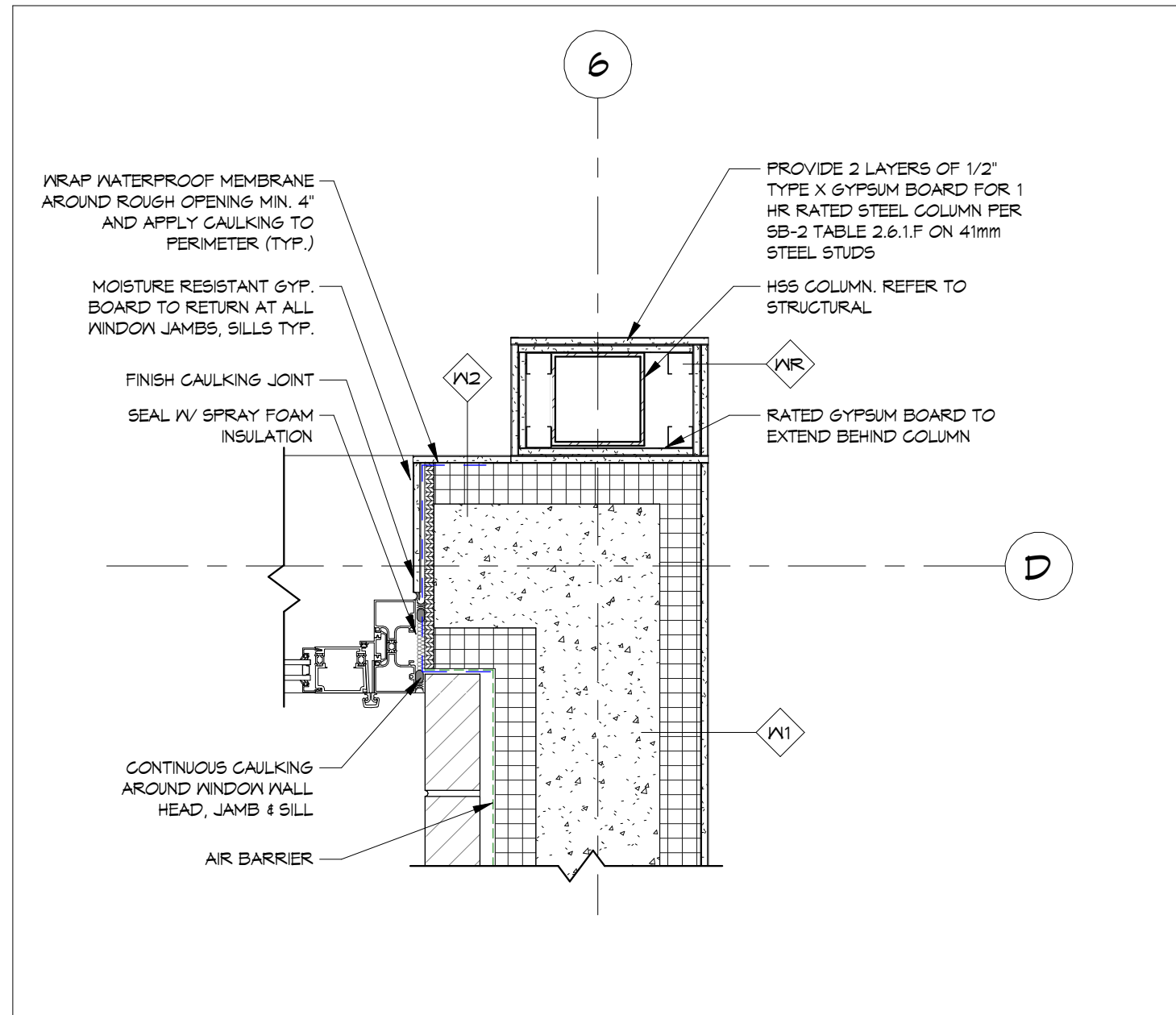
7 2 HR Steel Column at Exterior Wall
A6.4 1:10



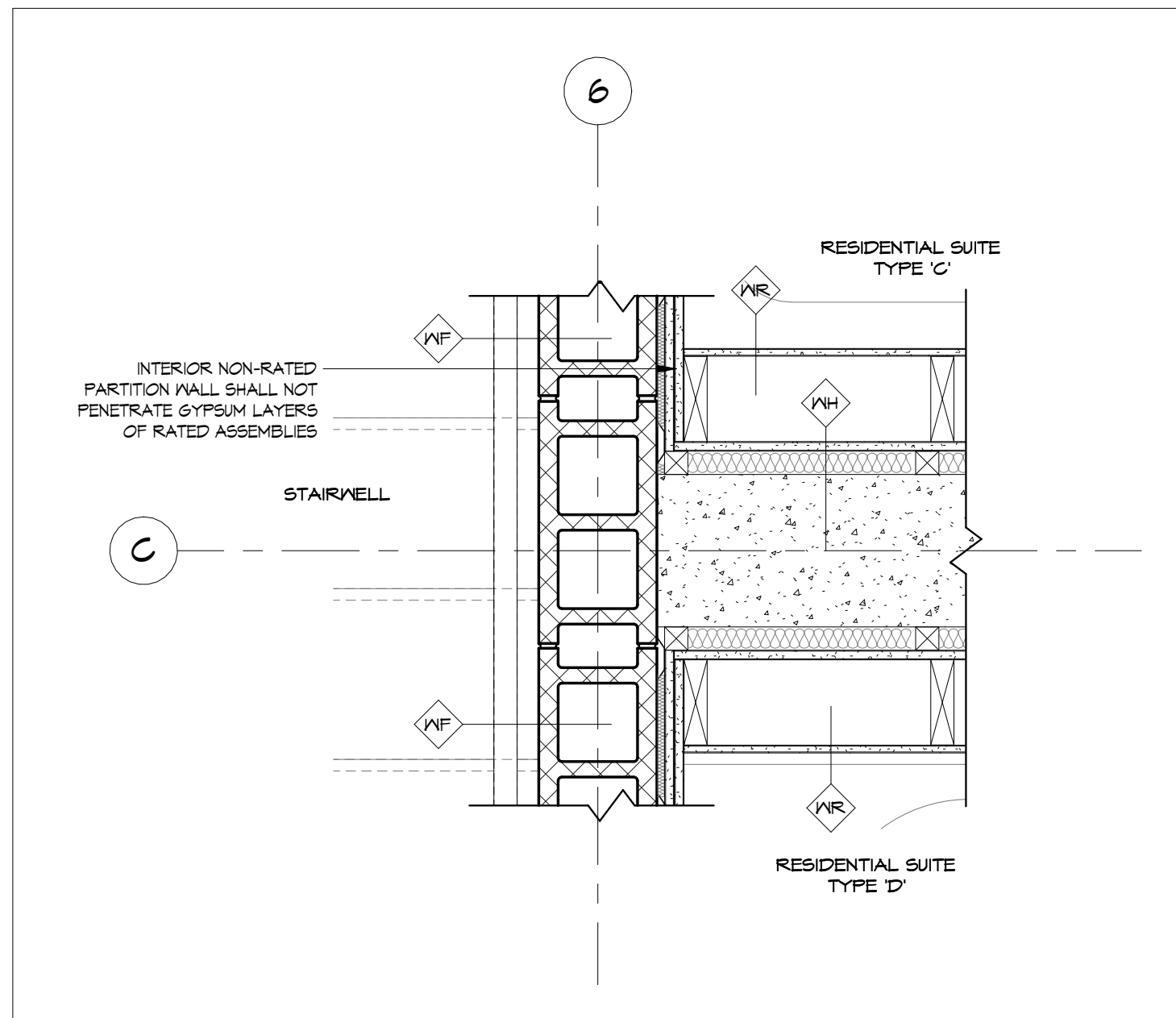
6 Smooth Stone Cladding Column
A6.4 1:10



10 Typical 1 HR Steel Column at Exterior Wall
A6.4 1:10



9 Concrete Demising Wall to Block
A6.4 1:10



6 Smooth Stone Cladding Column
A6.4 1:10

RESERVED

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2 Drawing Amendment
REVISIONS

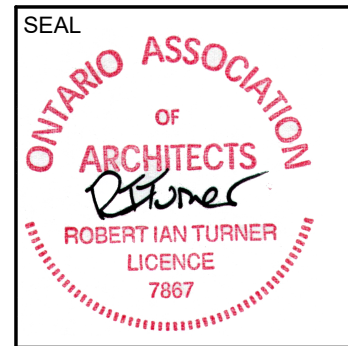
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PROJECT #	21040
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DRAWN	NDM
SCALE	1:10
DATE DWN	11/06/23
ISSUED	2026 04 30
SHEET #	

PROJECT
TITLE

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

PROJECT
NORTH

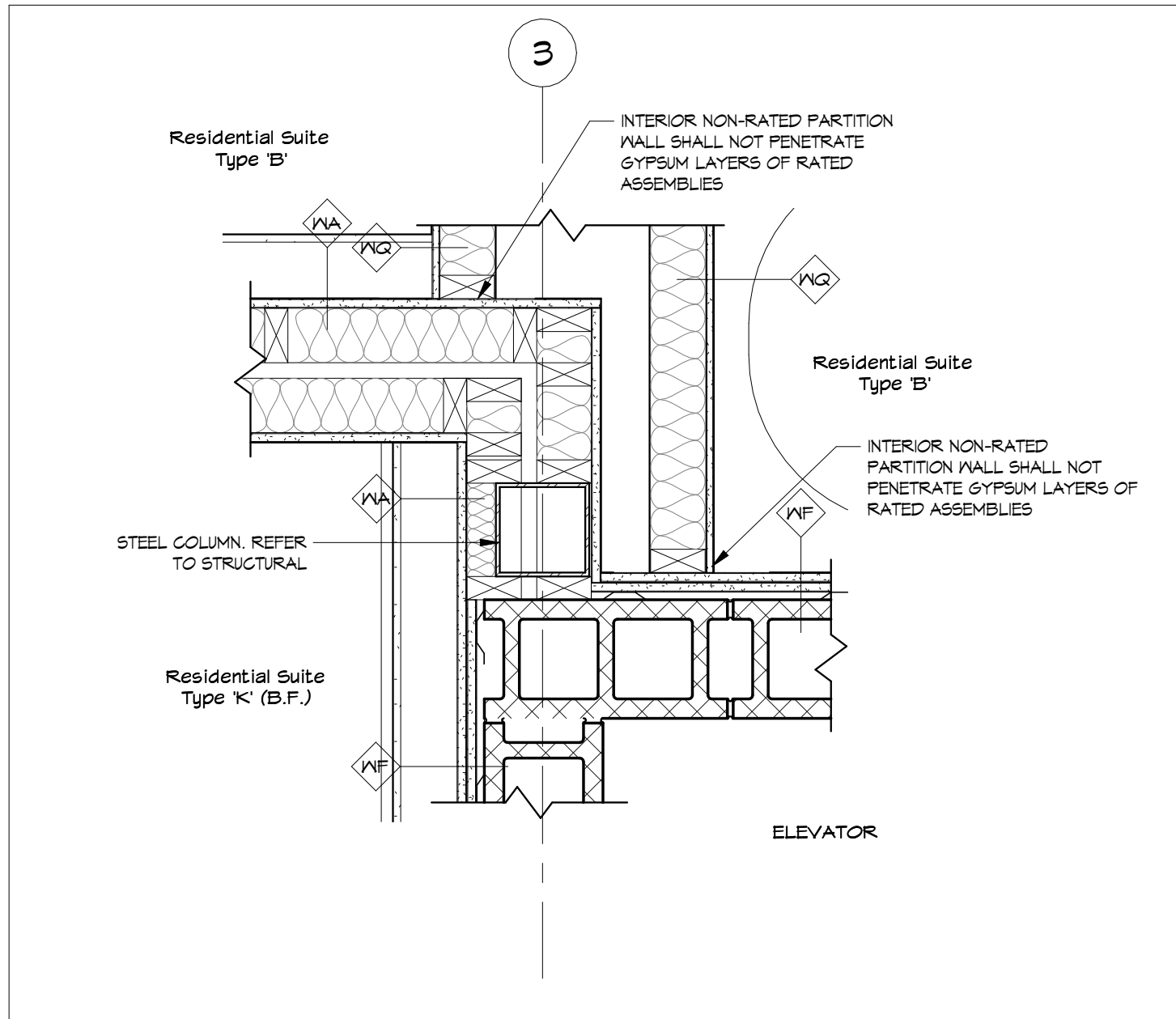


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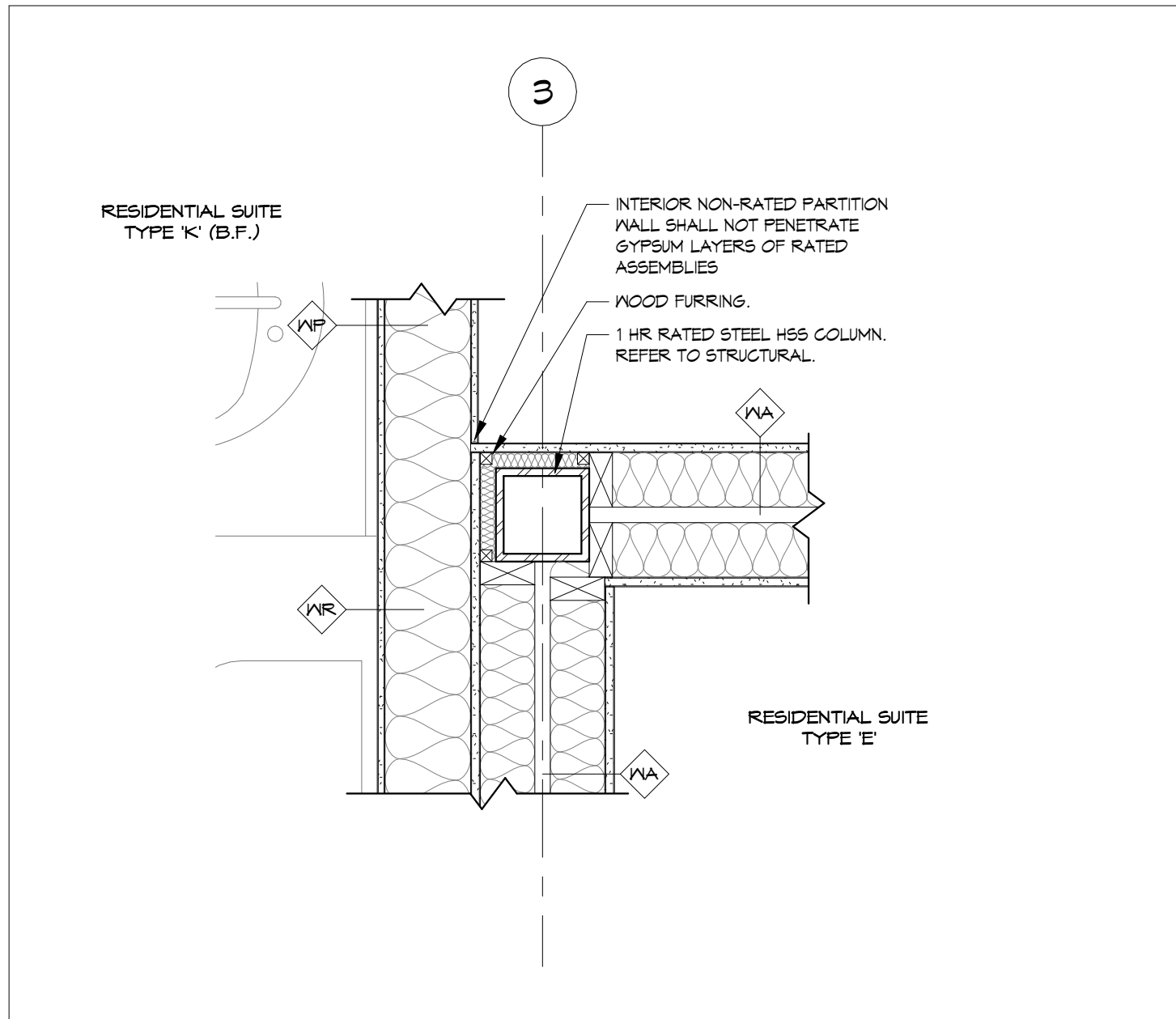
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ARCHITECTS INC
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Tel: 519-846-2201
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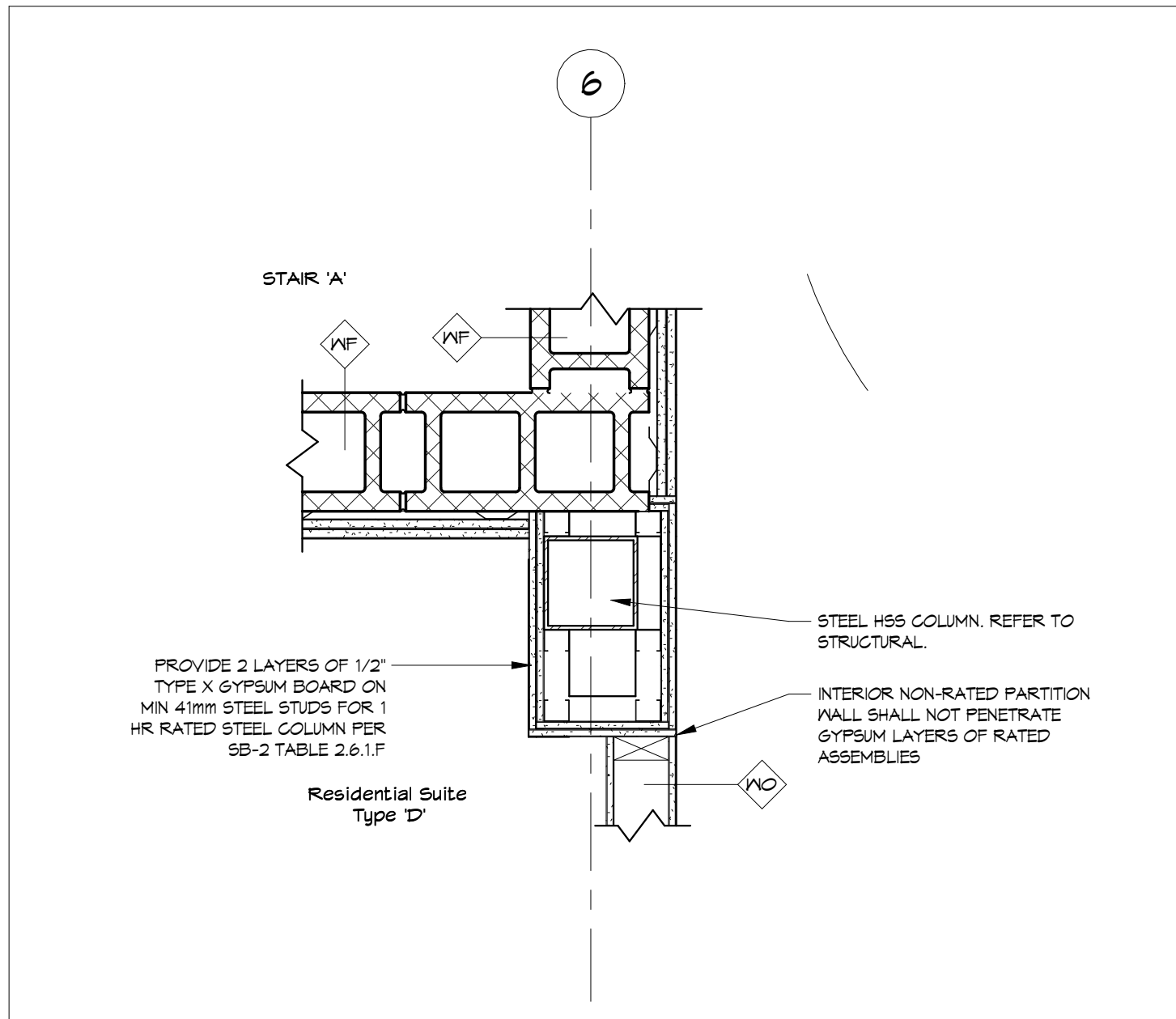
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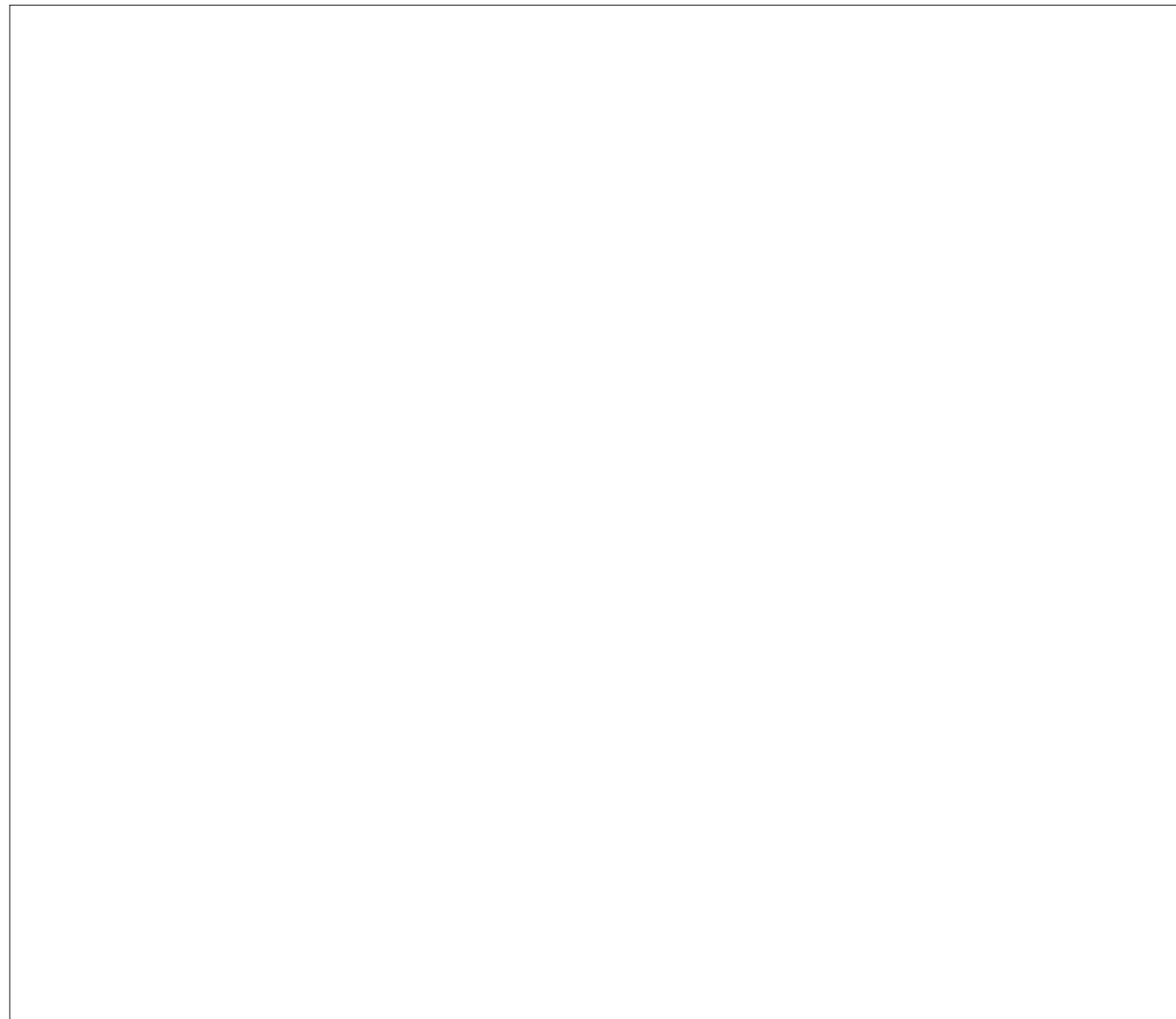
1 1 HR Steel Column in Stud Demising Wall A
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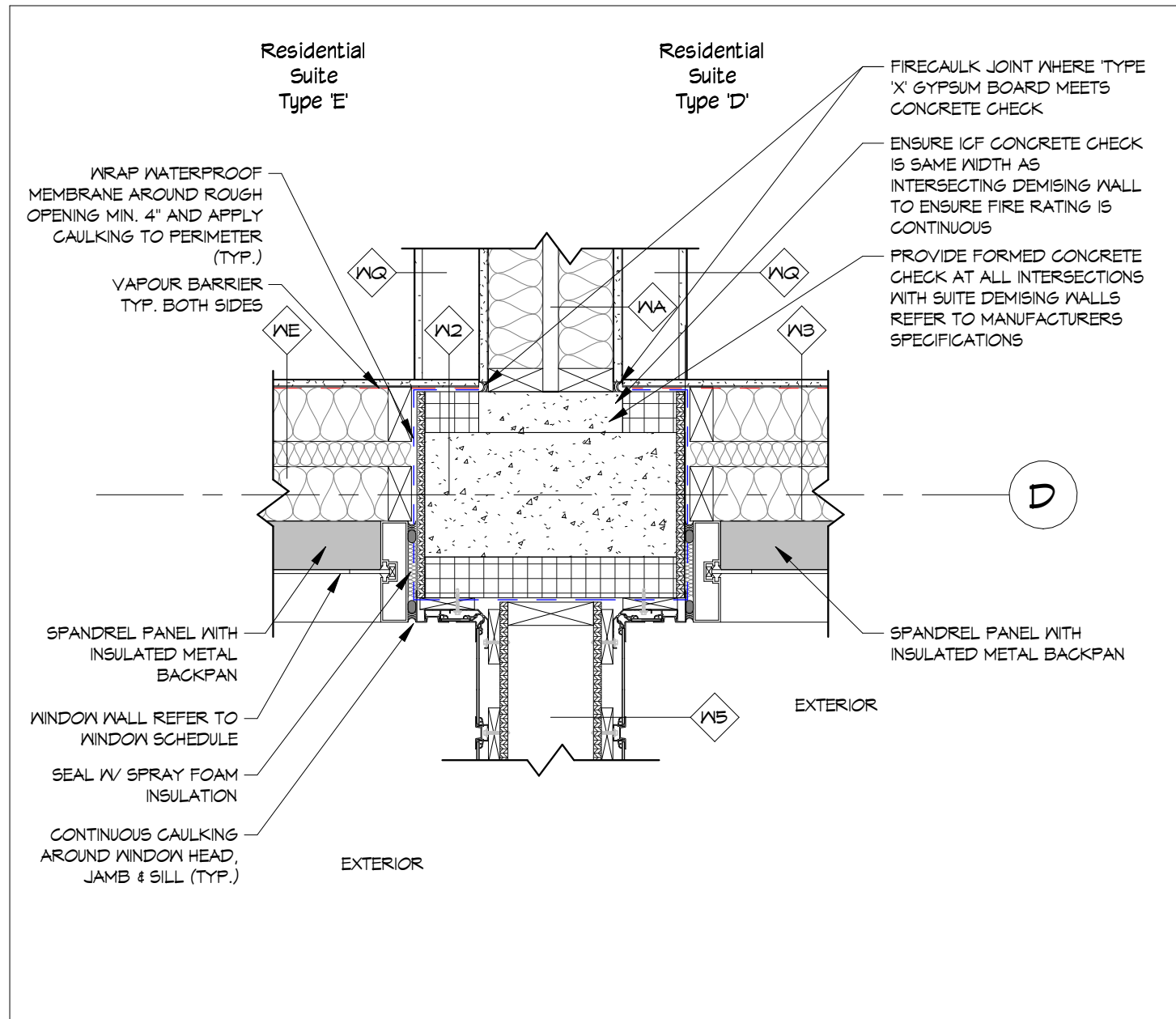
2 1 HR Steel Column in Stud Demising Wall B
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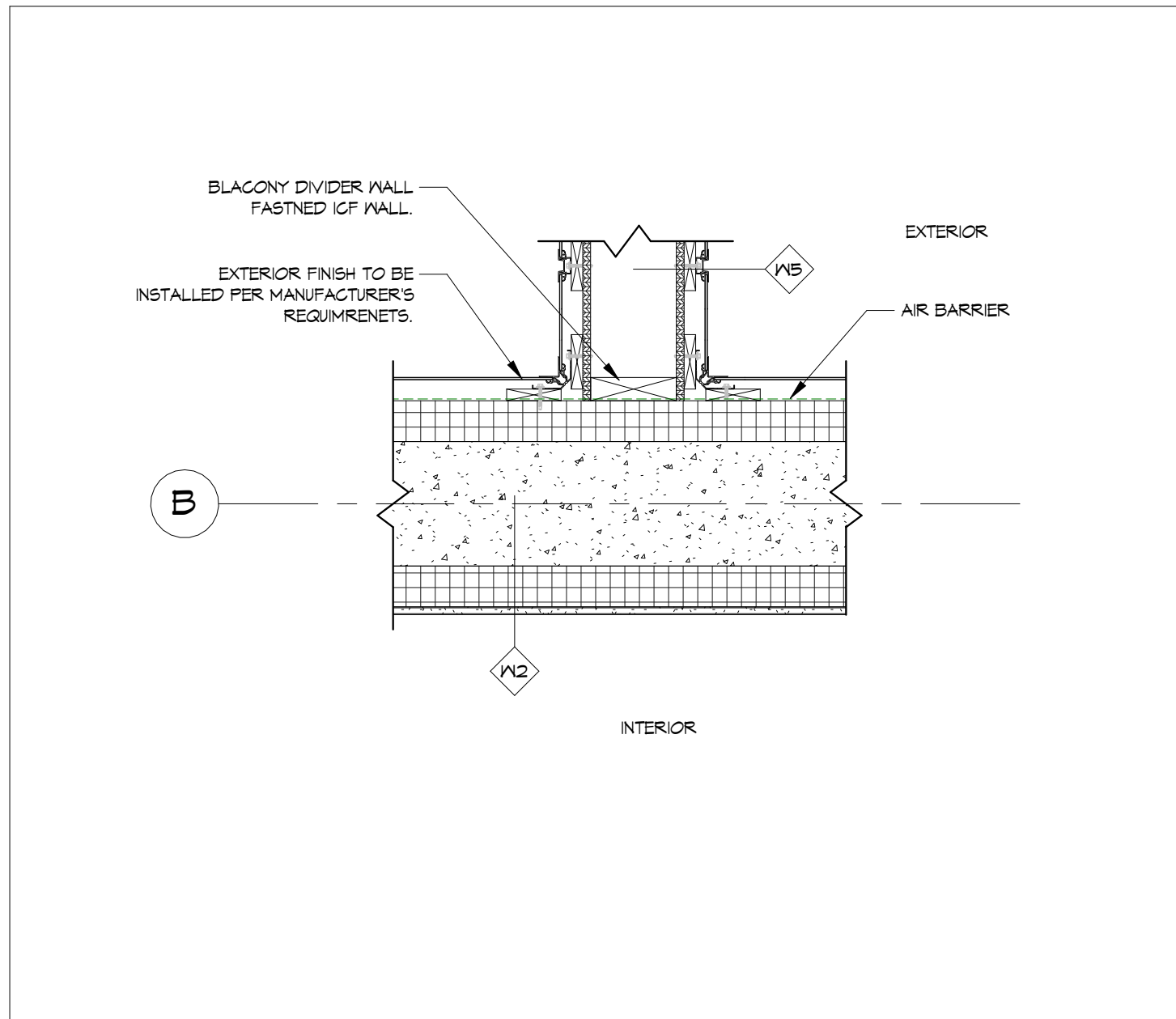
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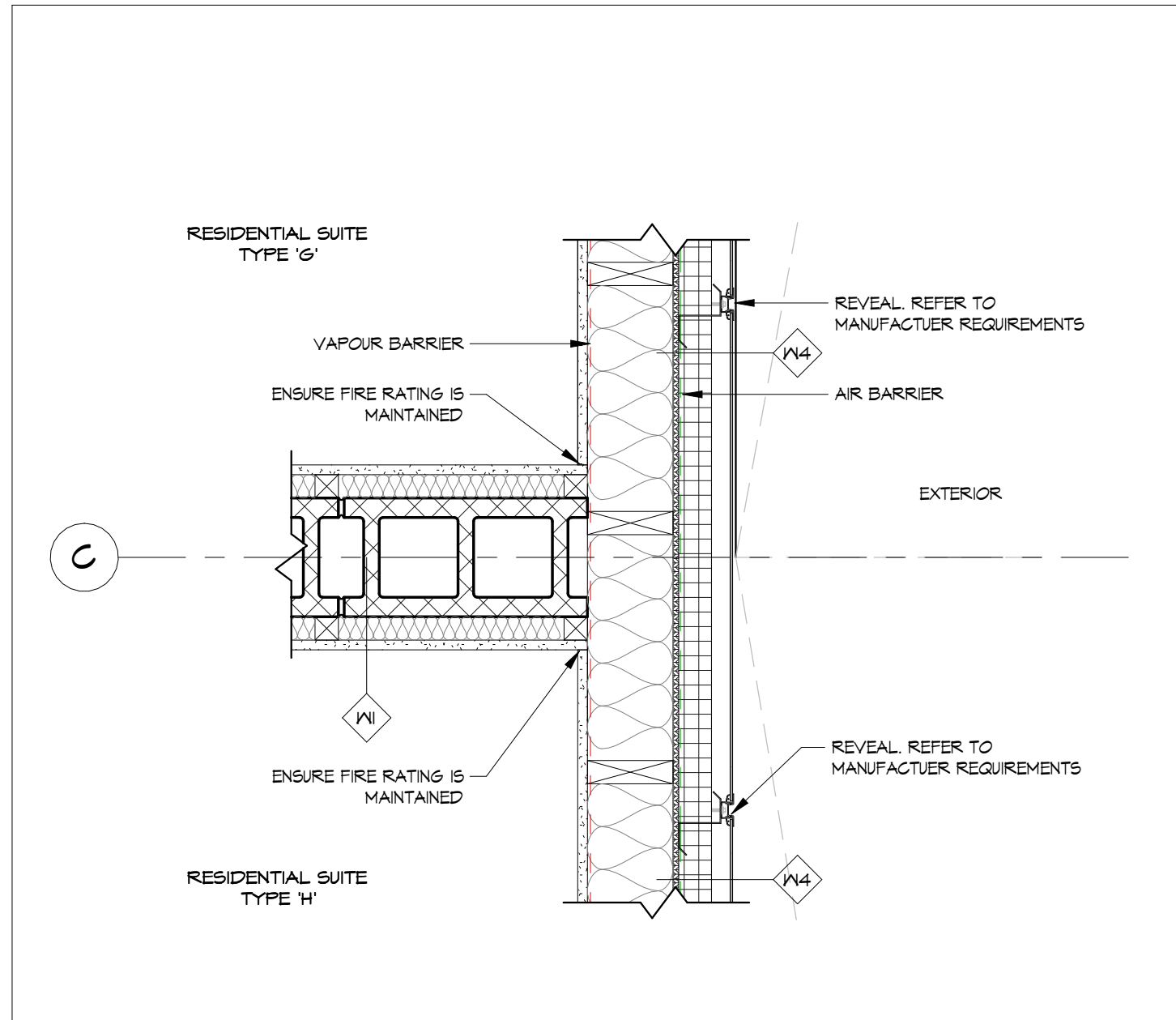
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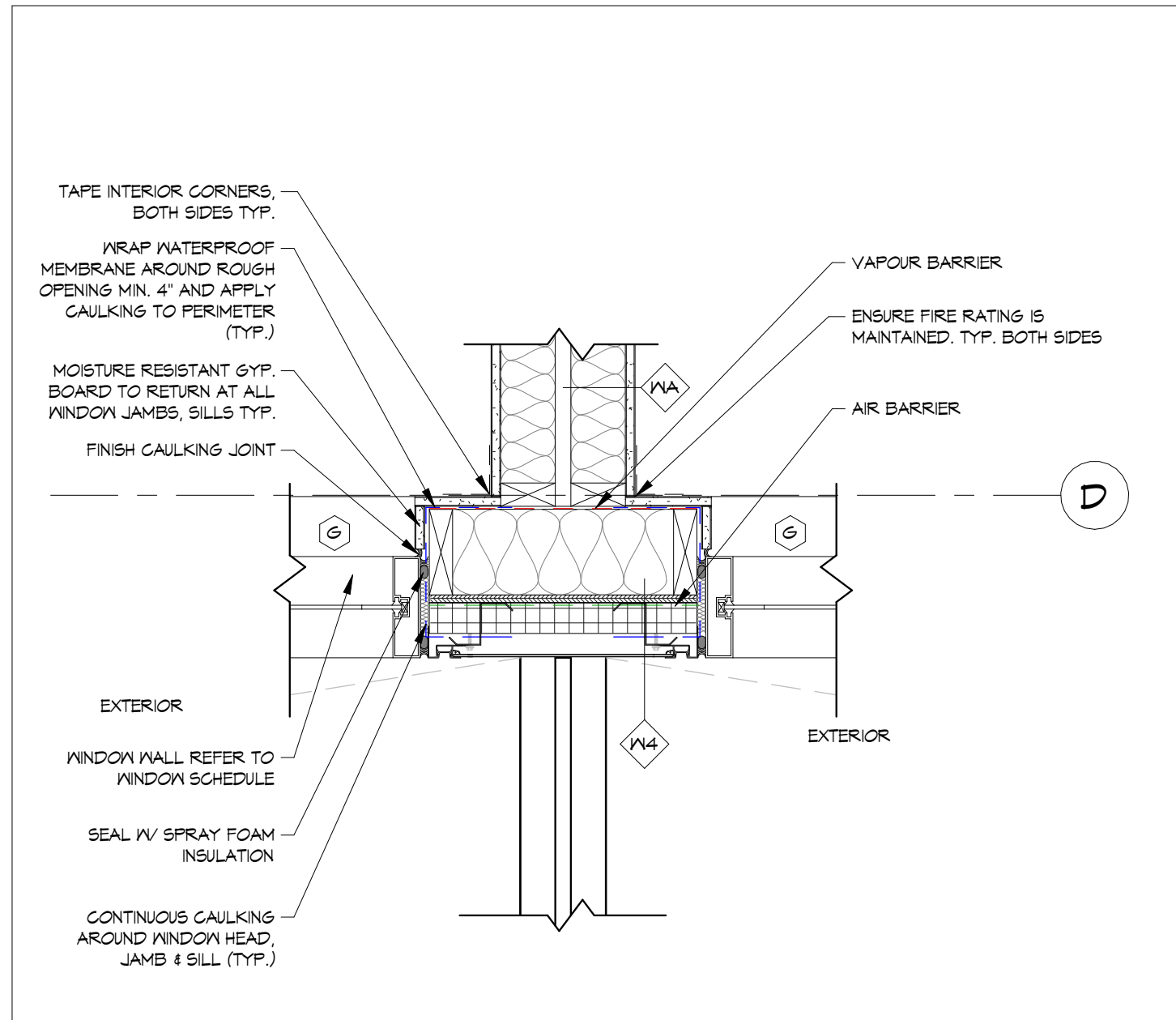
5 Stud Demising Wall to ICF
A6.5 1 : 10



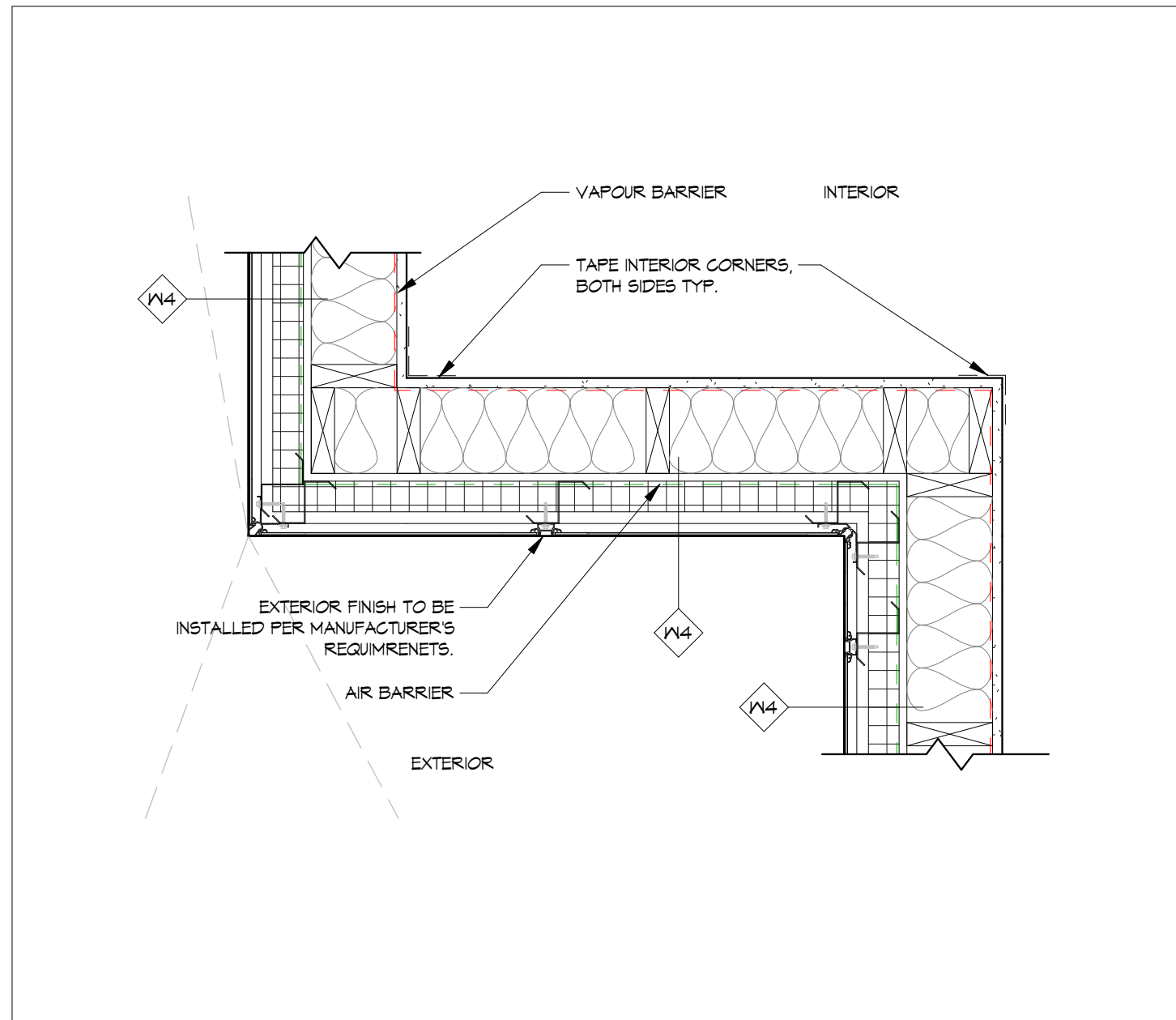
6 Privacy Screen Partition
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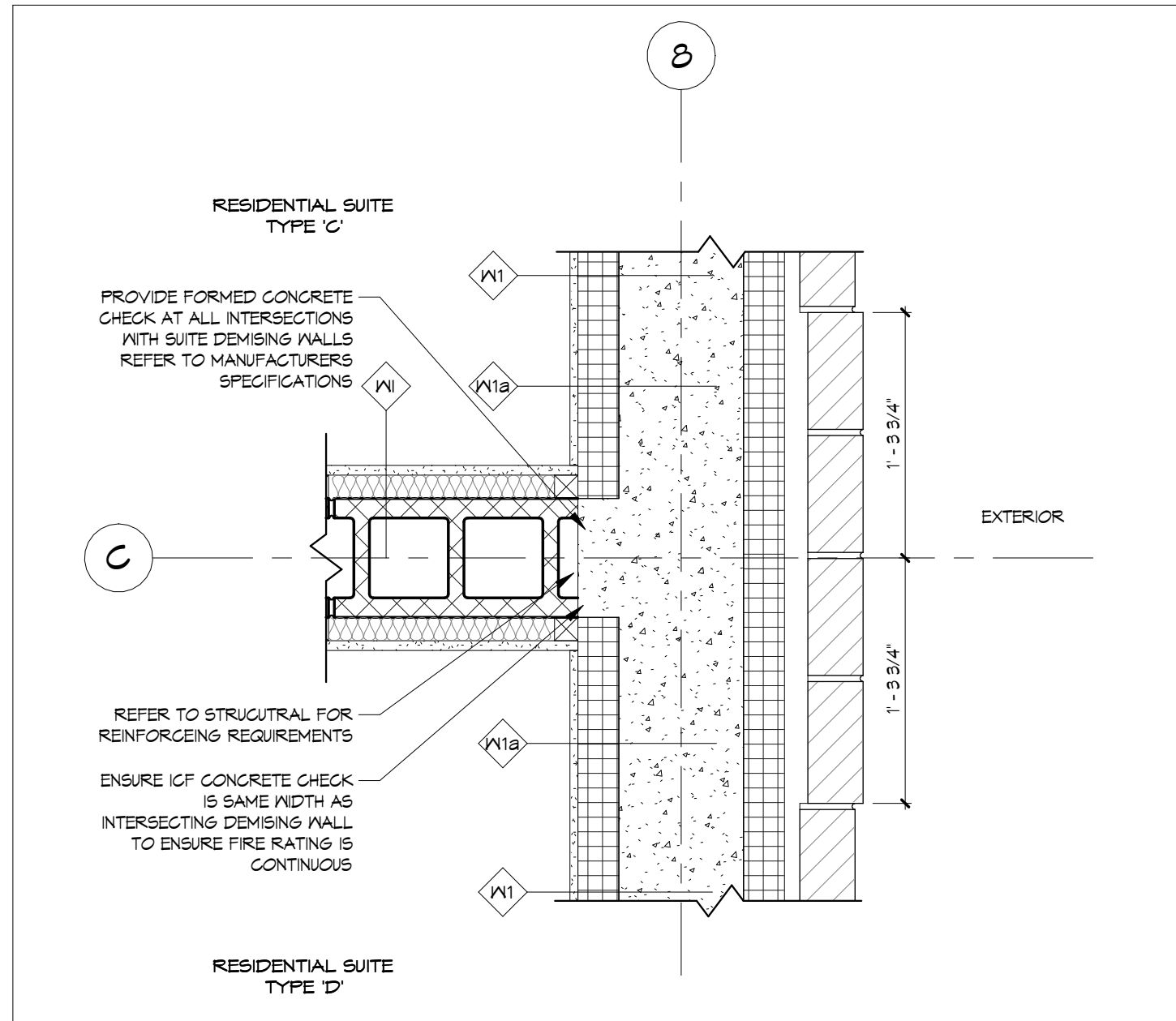
7 Block Demising to Stud Exterior Wall
A6.5 1 : 10



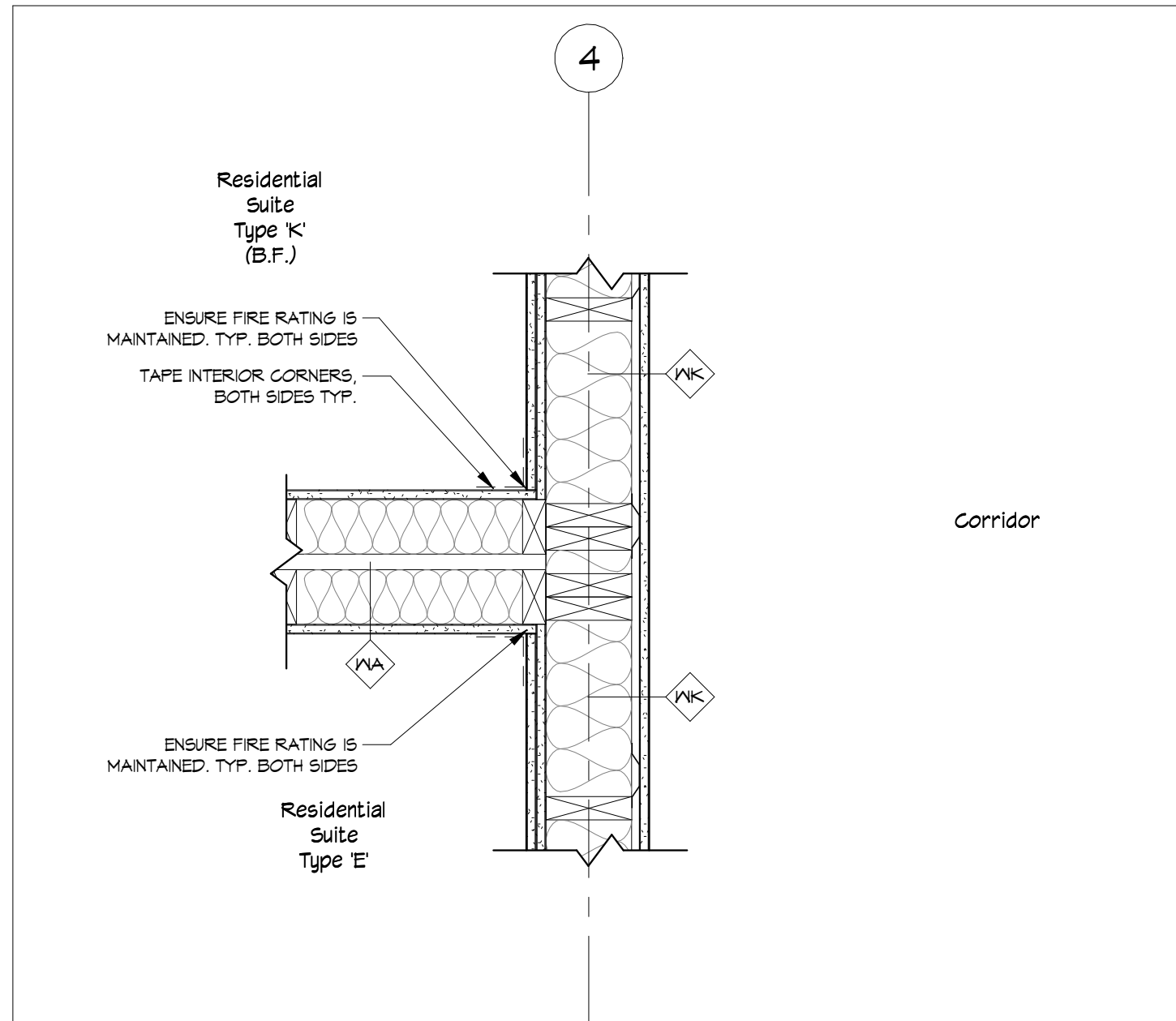
8 Stud Demising to Stud Exterior Wall
A6.5 1 : 10



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



10 Block Demising at ICF
A6.5 1 : 10



11 Demising to Corridor Wall
A6.5 1 : 10

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	1 : 10
DATE DWN	11/06/24
ISSUED	2026 04 30
SHEET #	

PROJECT
TITLE

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

PROJECT NORTH

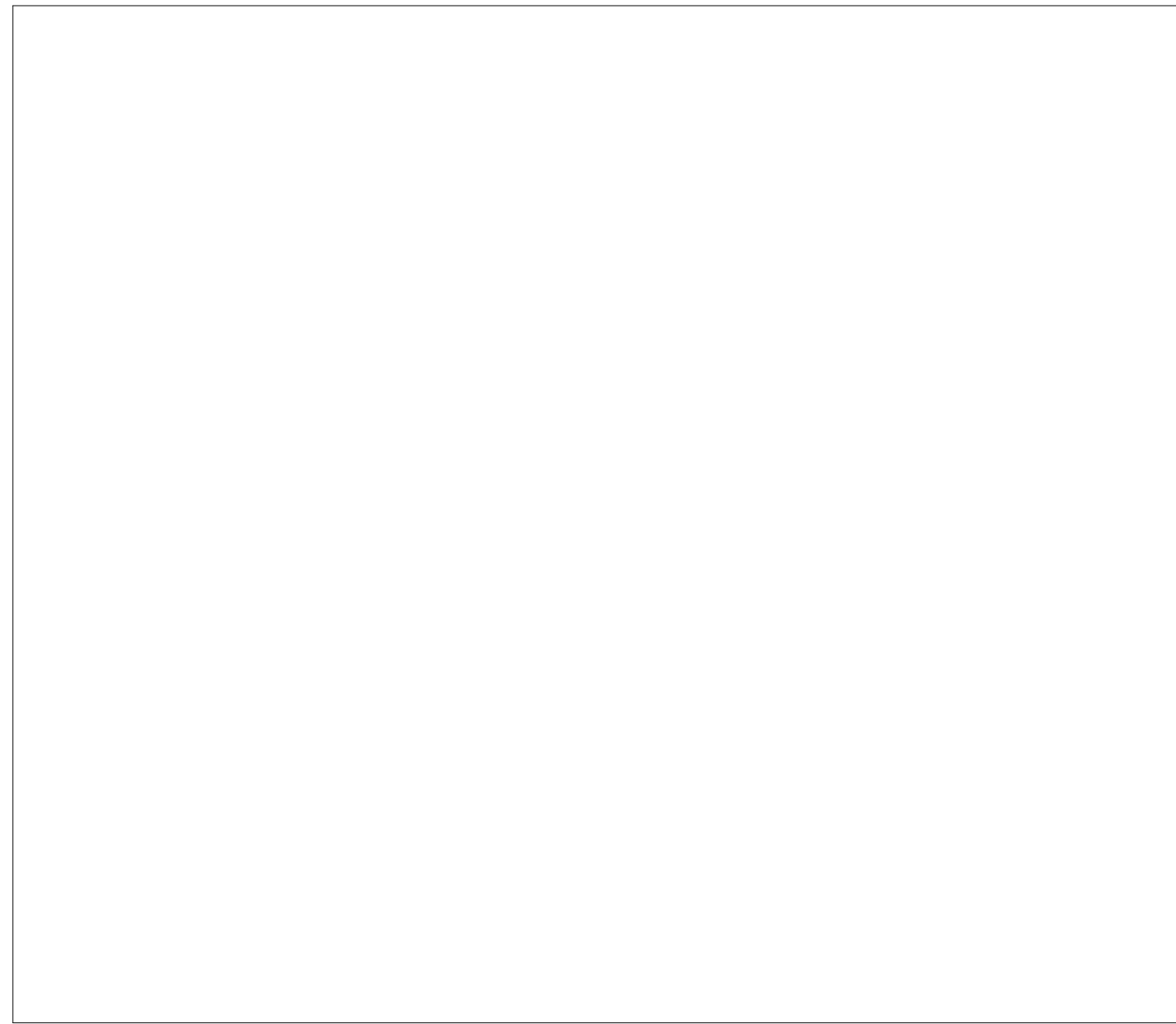
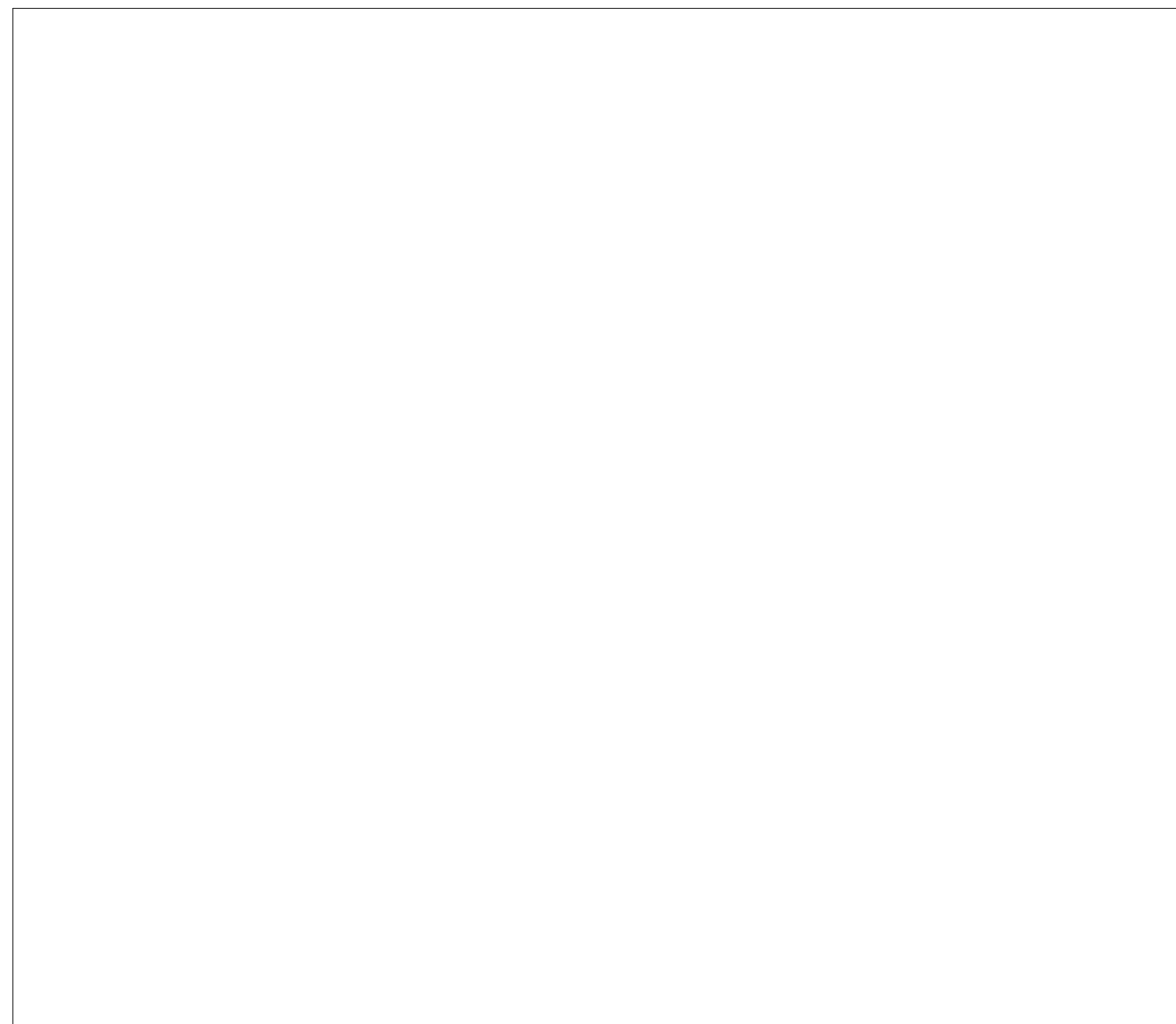
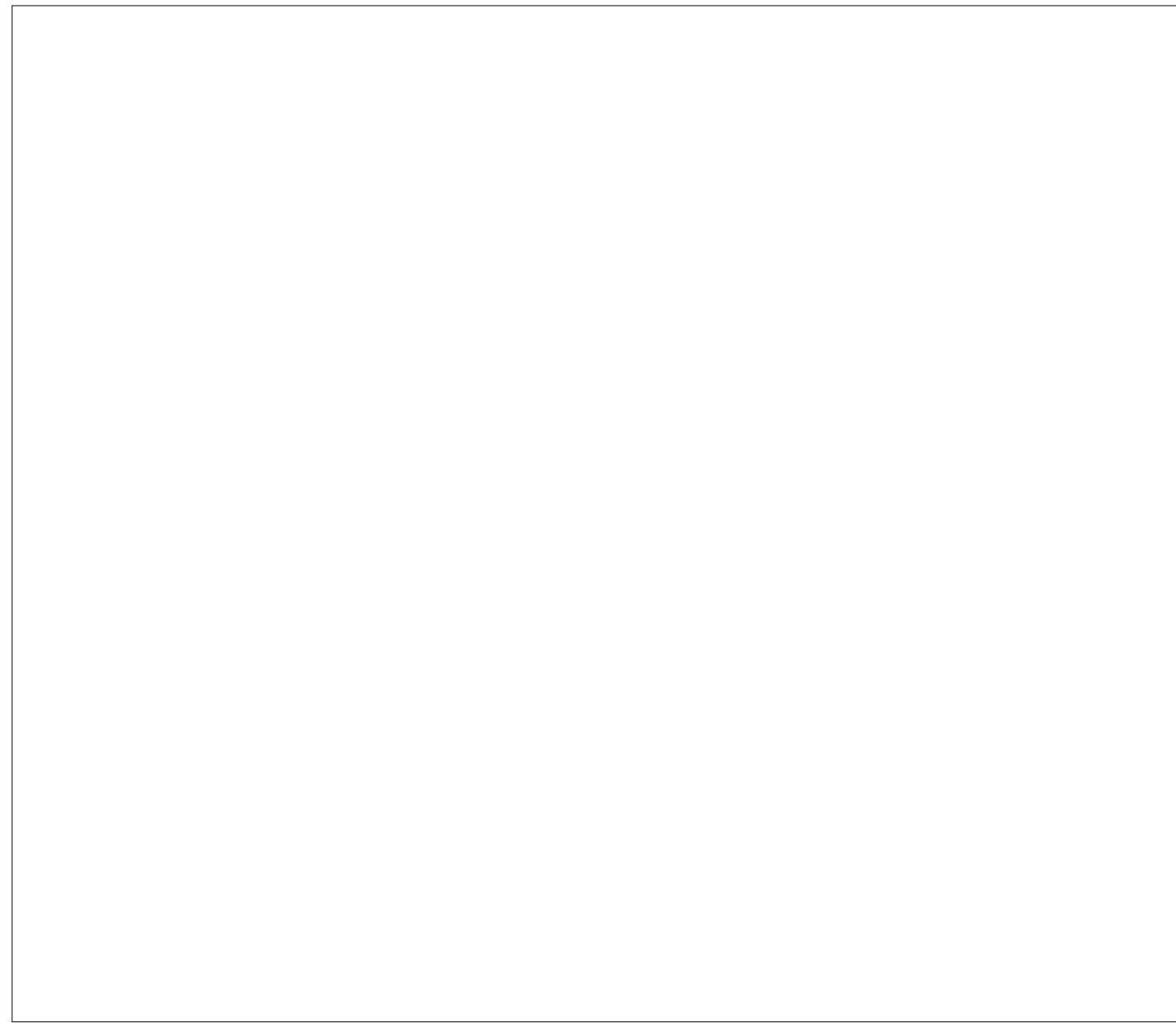
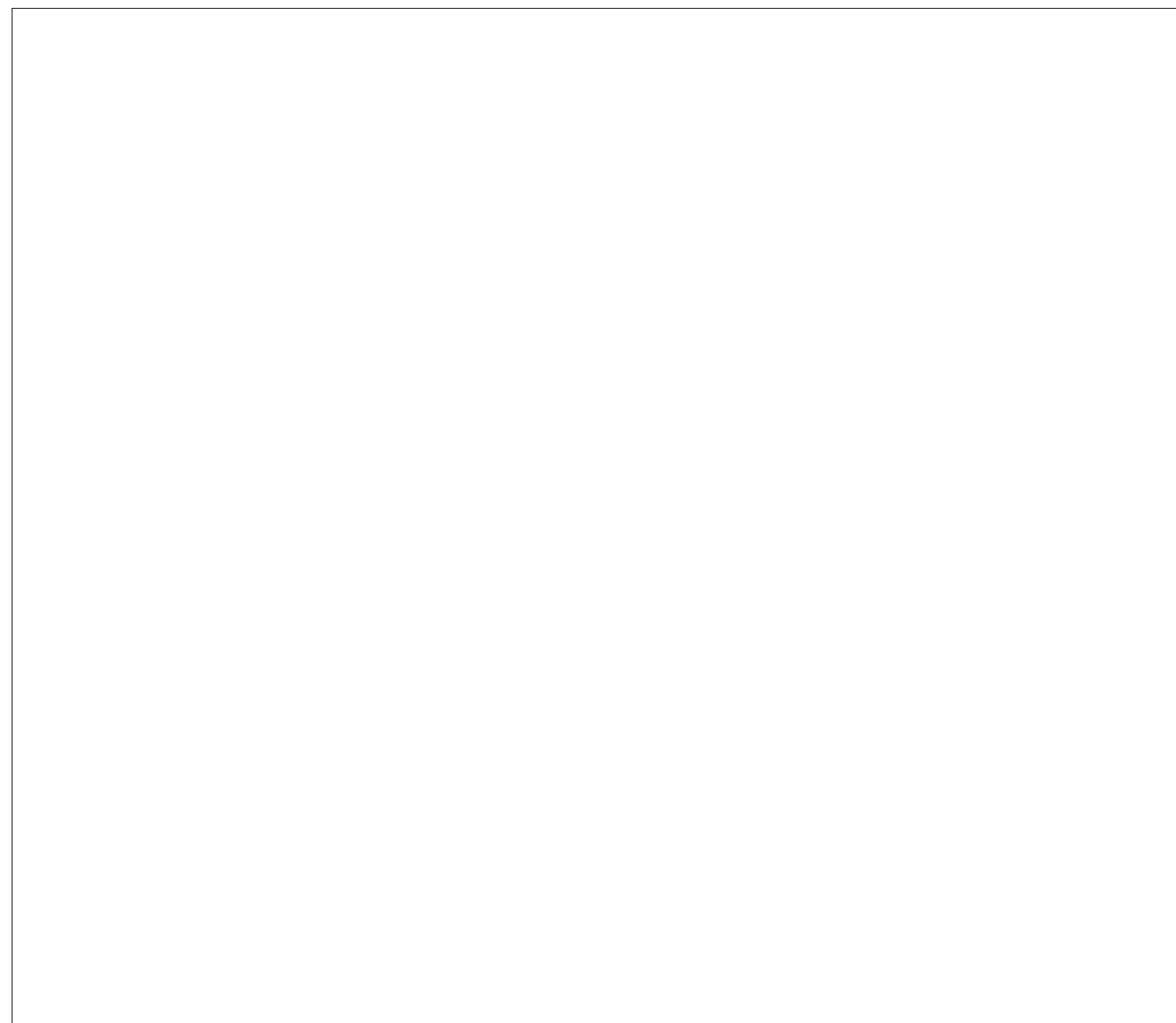
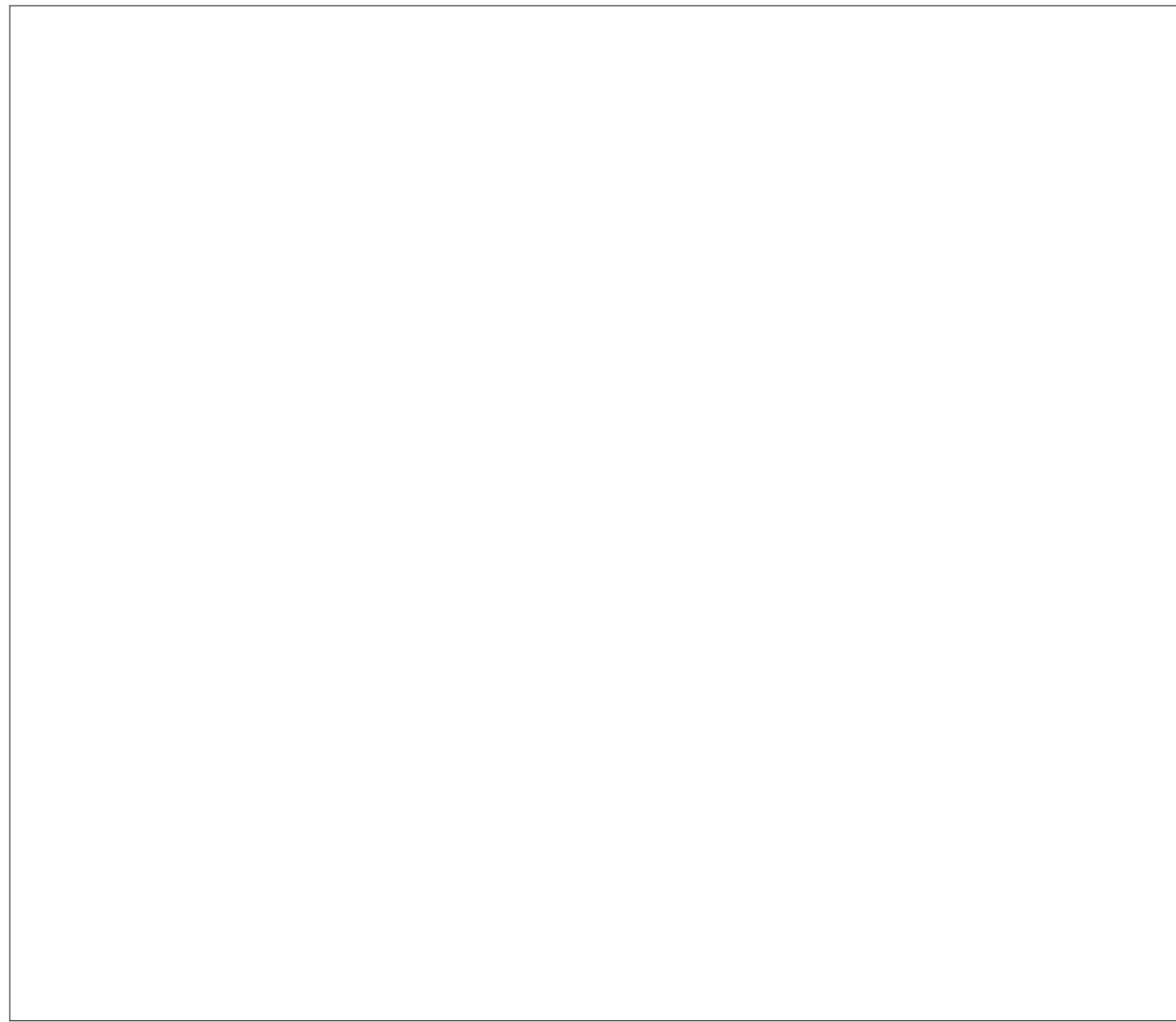
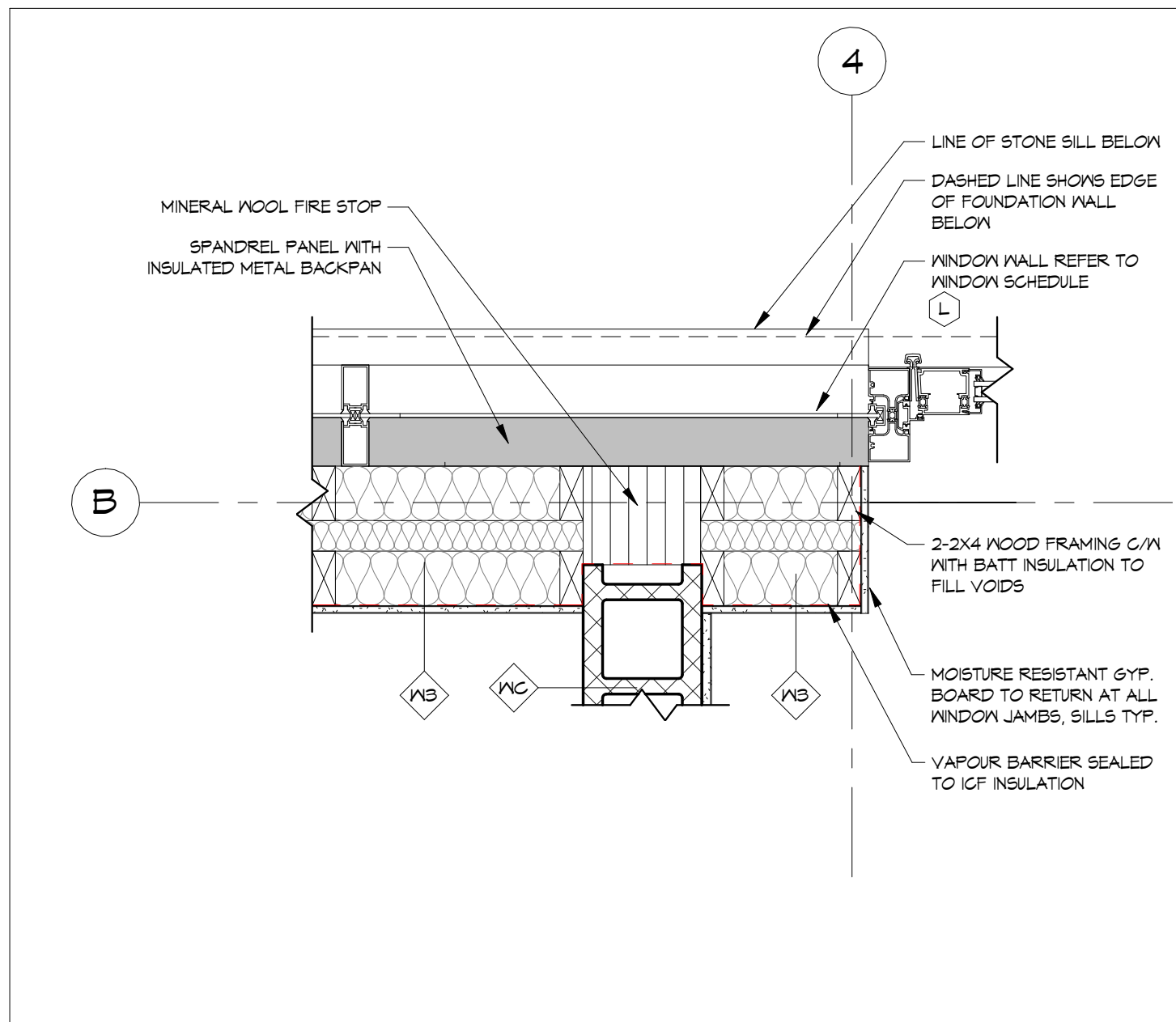
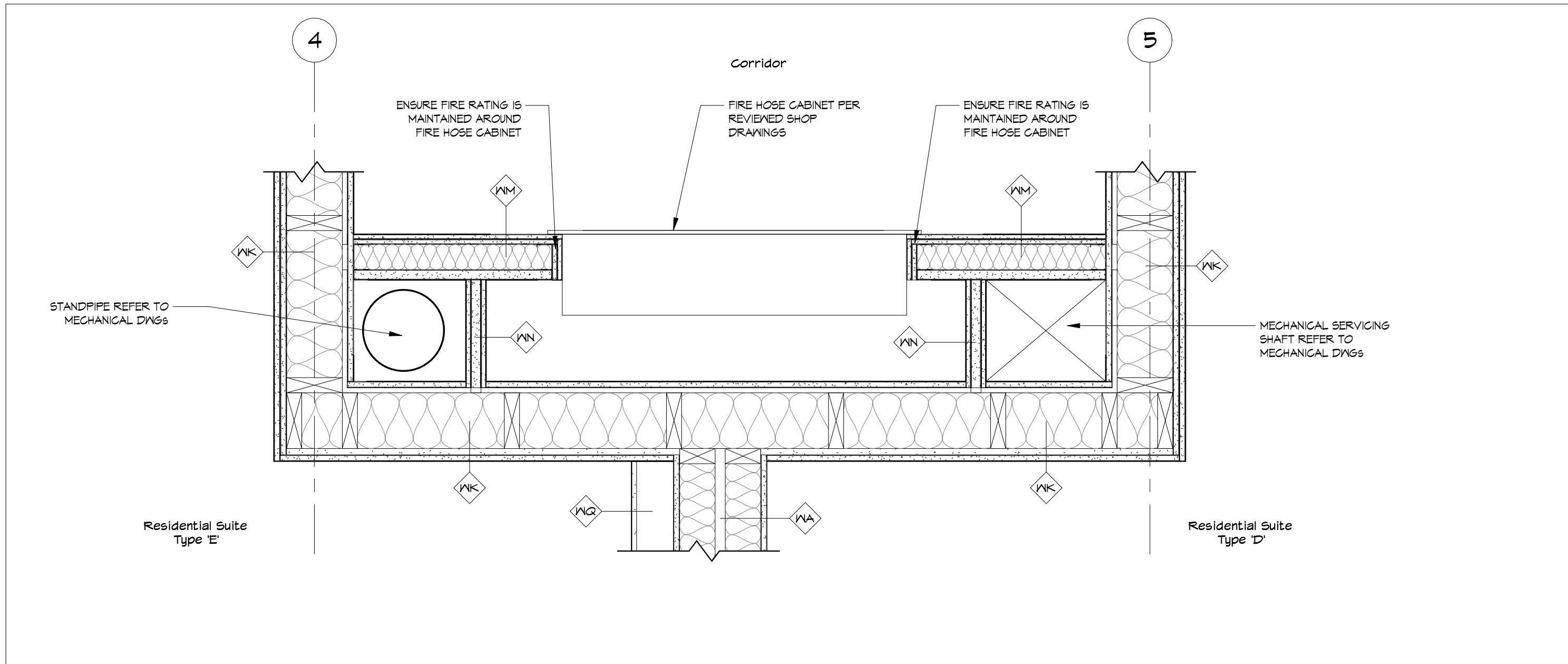
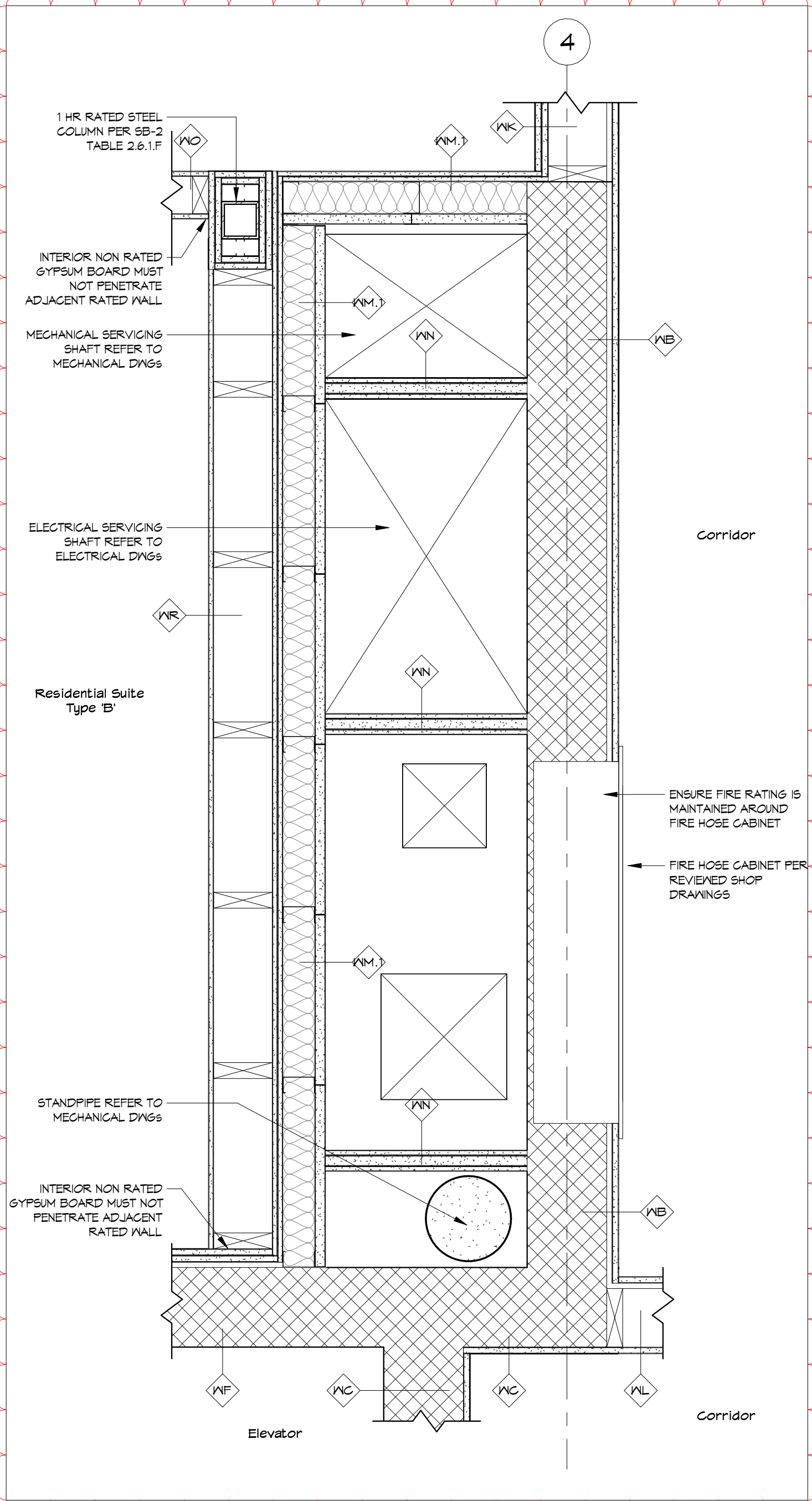


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www.ftarchitects.ca
Tel: 519-846-2201
Fax: 519-846-0343

A6.5

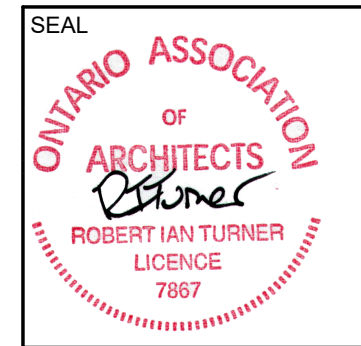
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STATUS	CONSTR.
PROJECT #	21040
CHKD	NKA
DRAWN	NDM
SCALE	1 : 10
DATE DWN	11/07/24
ISSUED	2026 04 30

SHEET # PROJECT TITLE

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

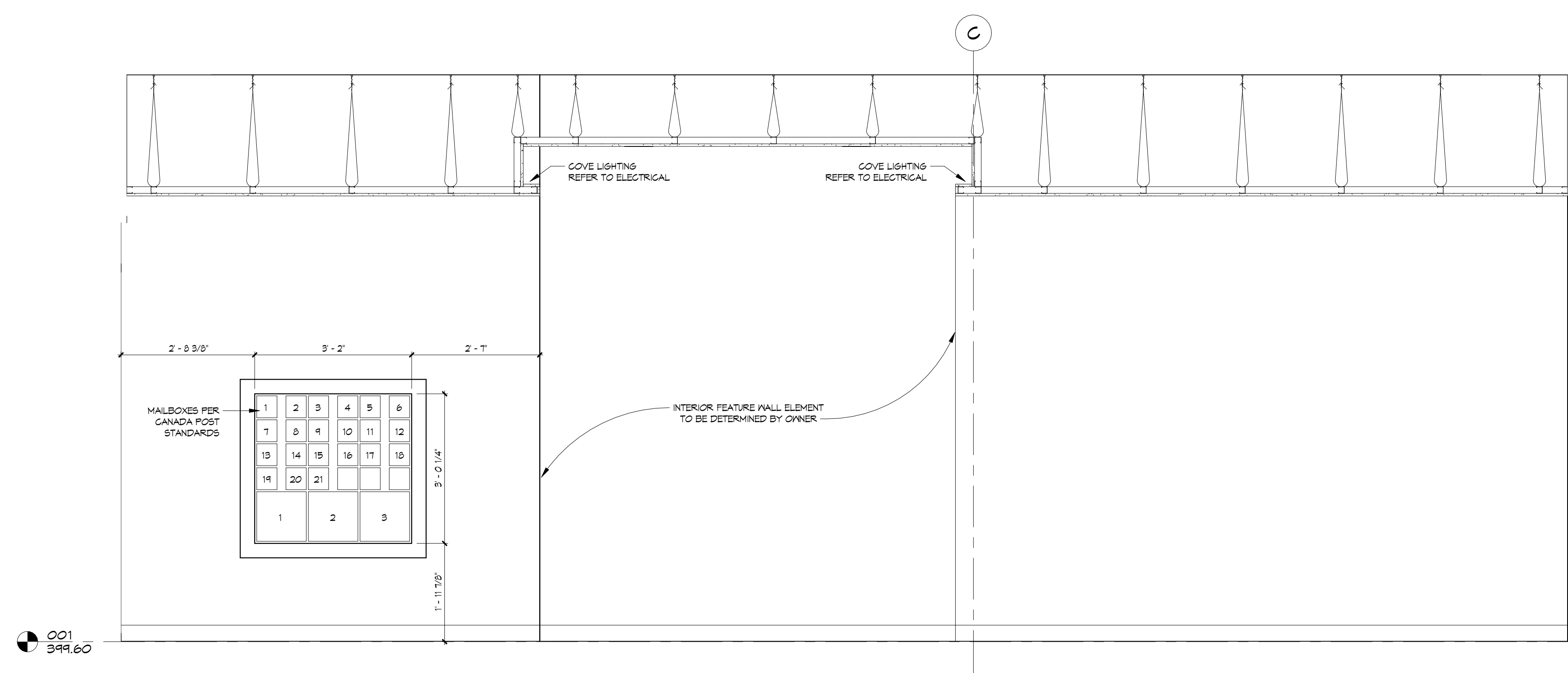


PROJECT NORTH

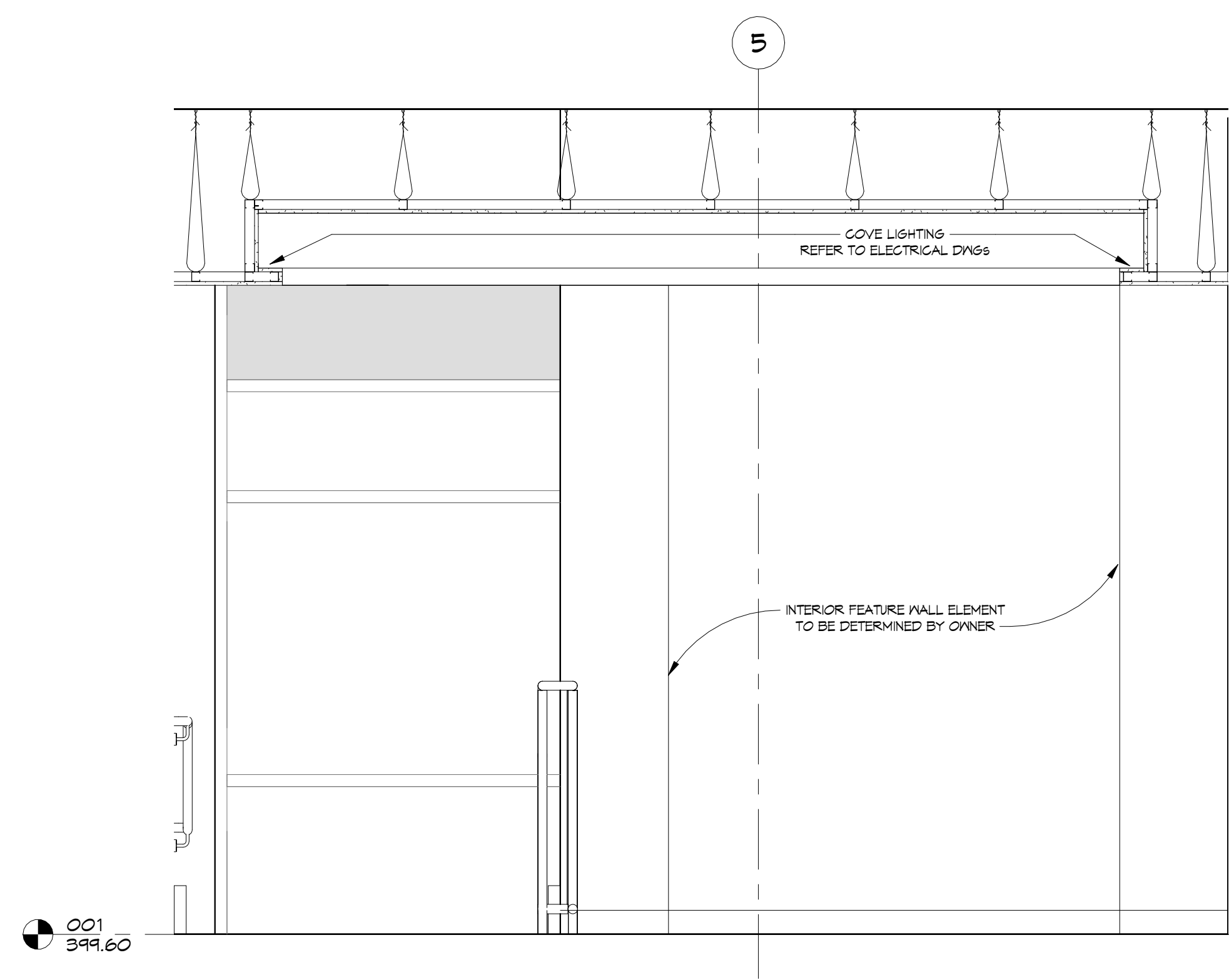
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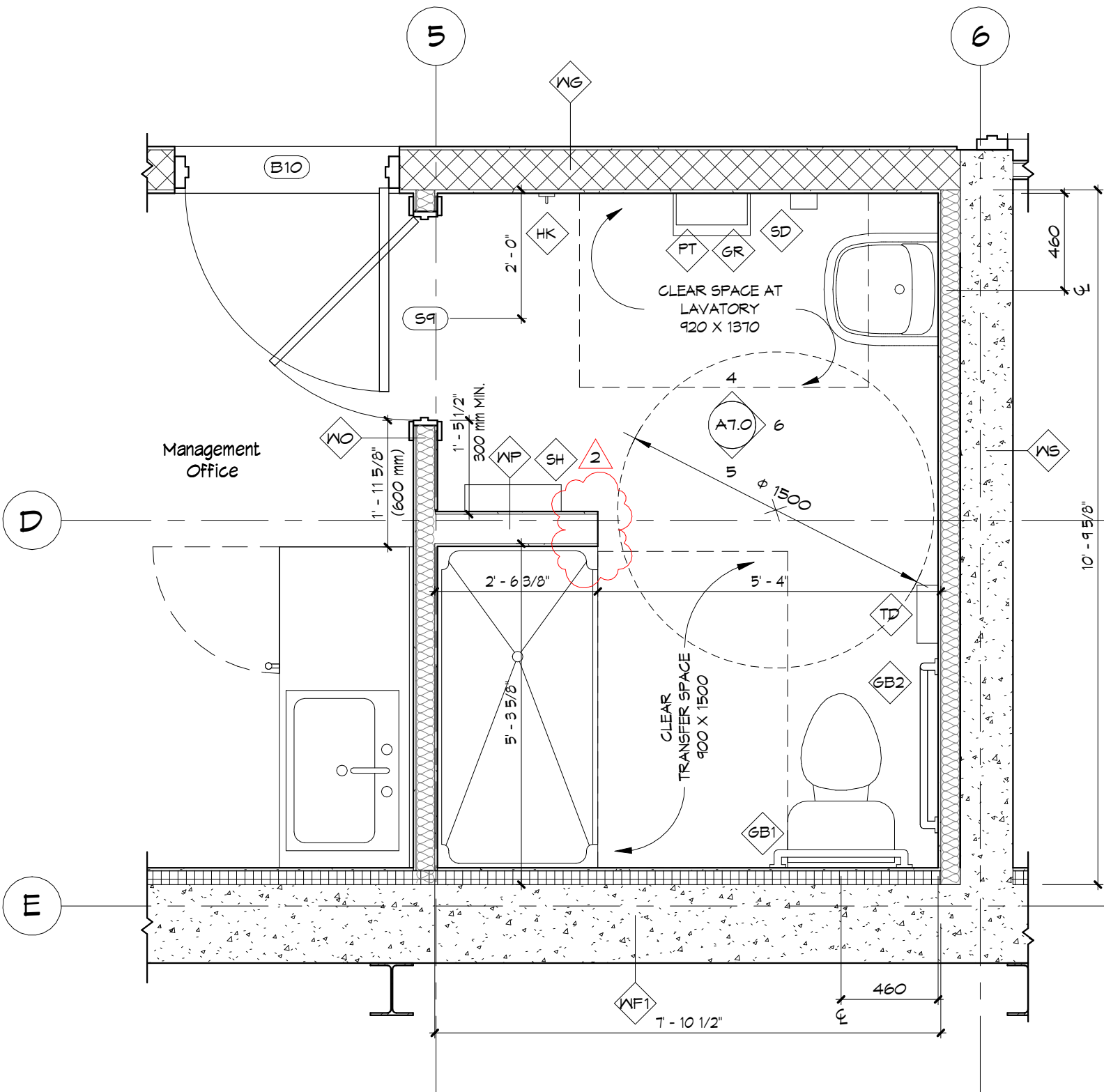
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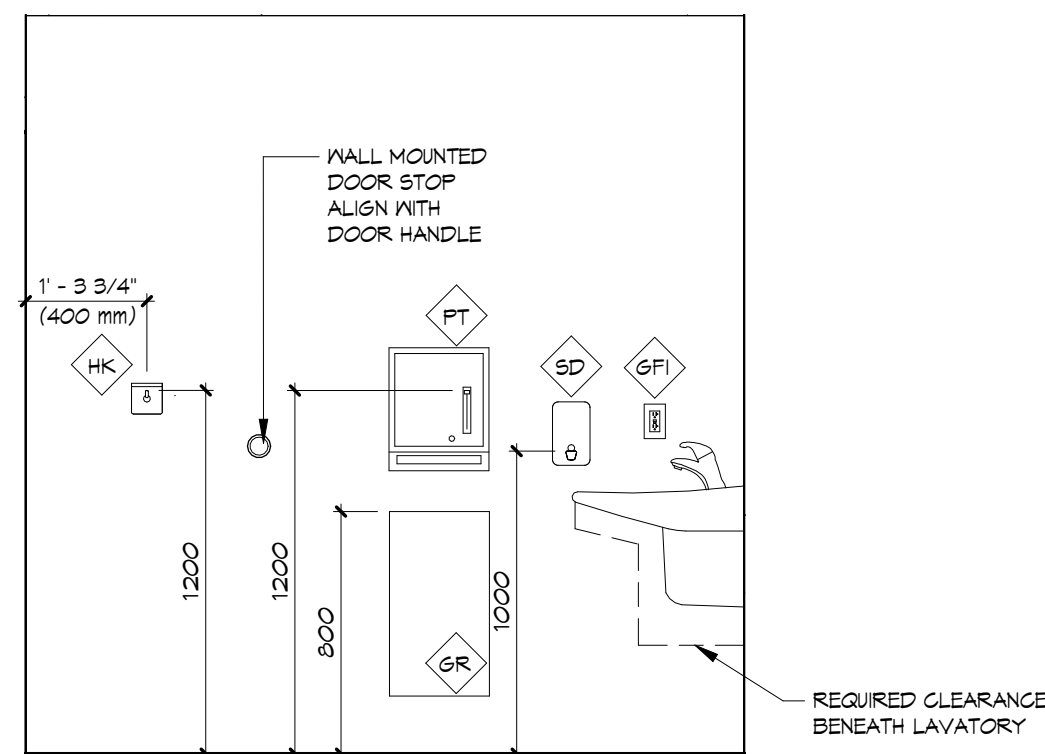
1 Interior Elevation - Mailboxes
A7.0 1:20



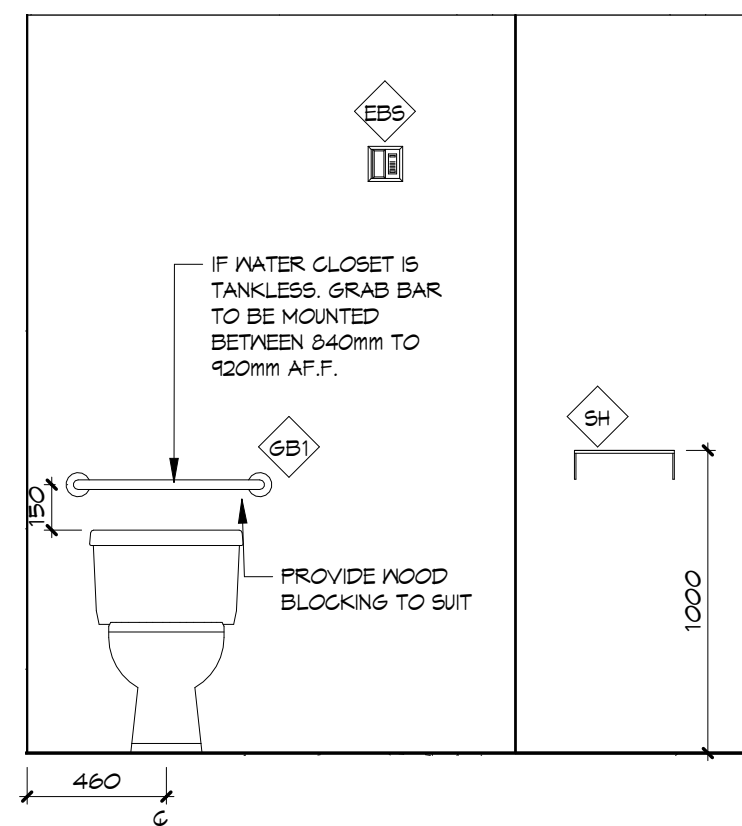
2 Interior Elevation - Lobby
A7.0 1:20



3 Management Washroom
A7.0 1:25

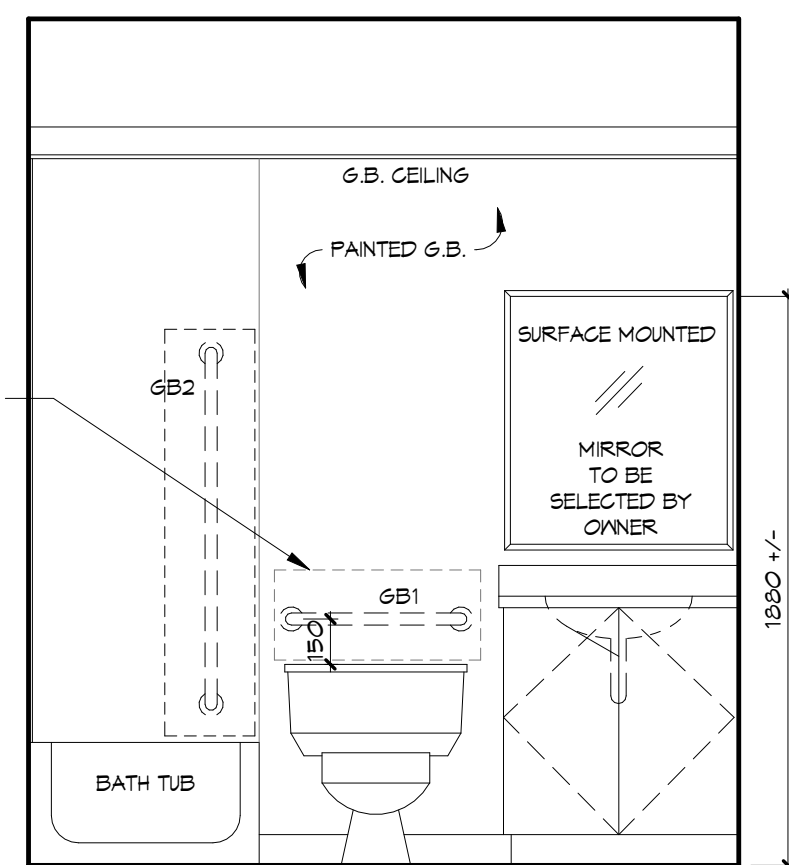


4 Management Bathroom Interior Elevation 1
A7.0 1:25

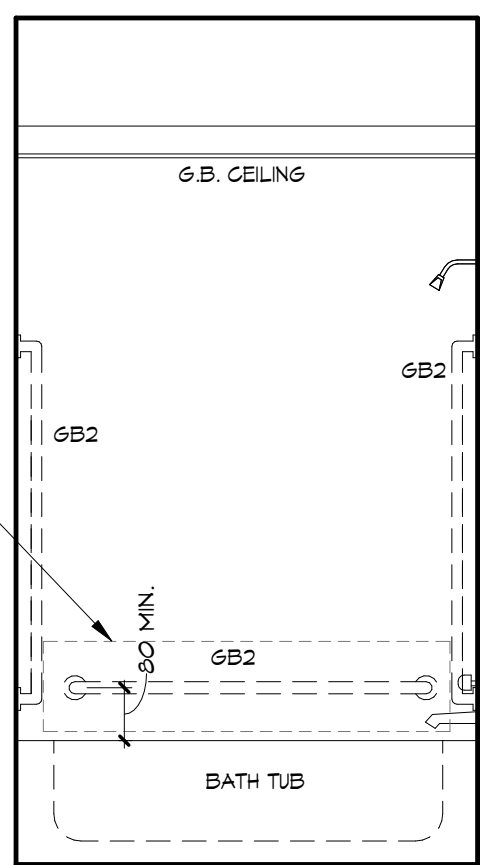


5 Management Bathroom Interior Elevation 2
A7.0 1:25

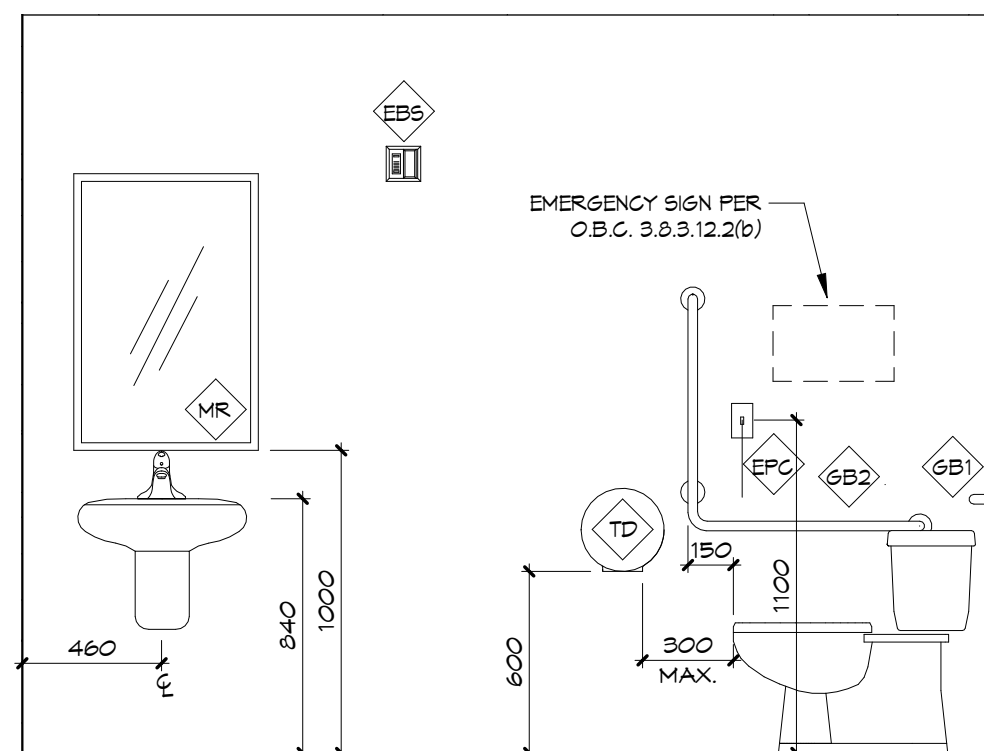
BATHROOM GRAB BAR LEGEND	
GB1	610 (24") HORIZONTAL BAR (MOUNTED 150 FROM TOP OF TANK)
GB2	1200 (48") MIN. HORIZONTAL 4 VERTICAL BARS (80 TO 280 ABOVE BATHTUB RIM)


















7 Suite Bathroom Interior Elevation 1
A7.0 1:25



8 Suite Bathroom Interior Elevation 2
A7.0 1:25



6 Management Bathroom Interior Elevation 3
A7.0 1:25

WASHROOM LEGEND					
	EMERGENCY PULL CORD STATION (REFER TO ELECTRICAL.)		HOOK, SURFACE MOUNTED.		SOAP DISPENSER, SURFACE MOUNTED. SUPPLIED AND INSTALLED BY OWNER.
	EMERGENCY BUZZER/STROBE (REFER TO ELECTRICAL.)		MIRROR WITH THEFT RESISTANT MOUNTING 610 x 914		SHELF, SURFACE MOUNTED. 121 x 451
	GRAB BAR, MINIMUM 600 mm IN LENGTH, IN ACCORDANCE WITH O.B.C. 3.3.3.3.		OCCUPANCY SENSOR (REFER TO ELECTRICAL.)		TOILET TISSUE DISPENSER, SURFACE MOUNTED. SUPPLIED AND INSTALLED BY OWNER.
	L-SHAPE GRAB BAR, MINIMUM 750 mm IN LENGTH, BOTH VERTICAL AND HORIZONTAL, IN ACCORDANCE WITH O.B.C. 3.3.3.3.		PAPER TOWEL DISPENSER, SURFACE MOUNTED. SUPPLIED AND INSTALLED BY OWNER.		
	GROUND FAULT INDICATOR ELECTRICAL SOCKET (REFER TO ELECTRICAL.)		POWER DOOR OPERATOR (P.D.O.) PUSH BUTTON NOTE: P.D.O. ONLY REQUIRED WHERE A SELF CLOSING DEVICE IS INSTALLED.		
	GARBAGE RECEPTACLE, SURFACE MOUNTED.		PUSH TO LOCK BUTTON		

2 Drawing Amendment
1 Permit Resubmission
REVISIONS

20260501
2025 03 31
DATE

STATUS: CONSTR.
PROJECT #: 21040
CHKD: NK
DRAWN: NDV
SCALE: As indicated
DATE DWN: FEB. 26/19
ISSUED: 2026 04 30
SHEET #

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

PROJECT: NORTH

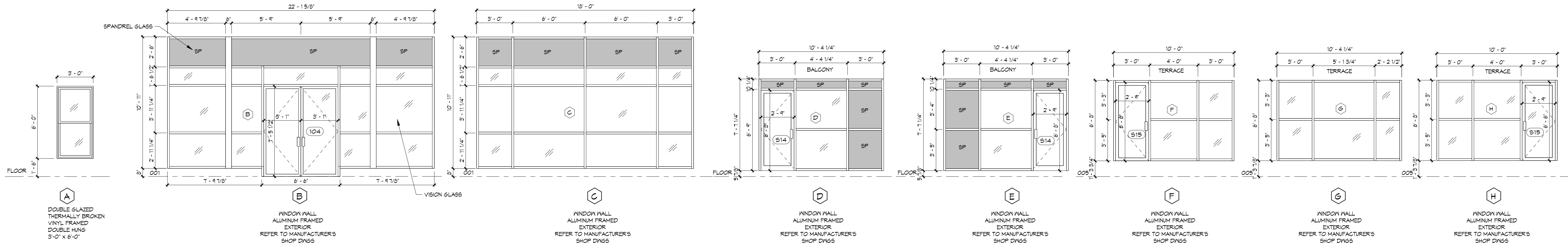
ONTARIO ASSOCIATION
of
ARCHITECTS
ROBERTIAN TURNER
LICENCE
7867

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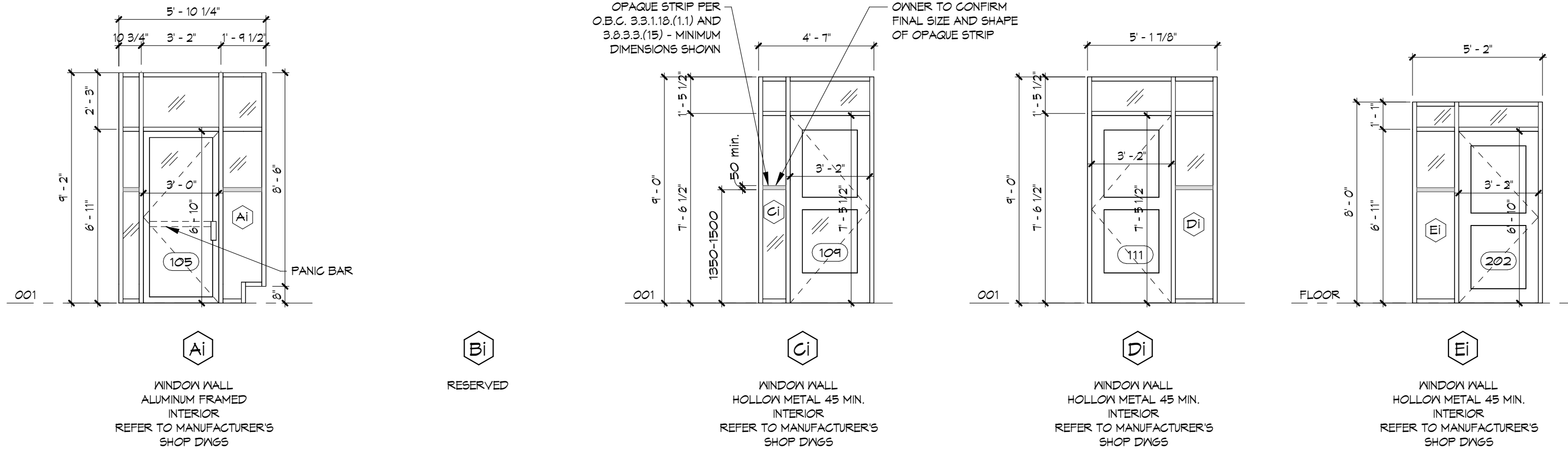
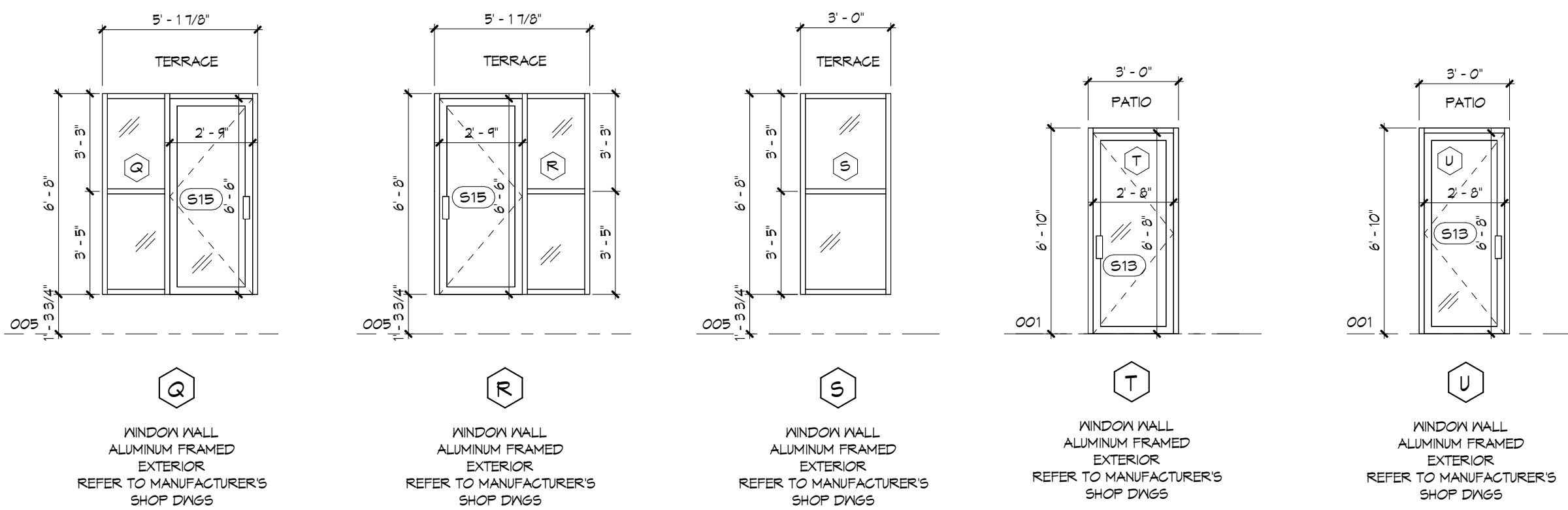
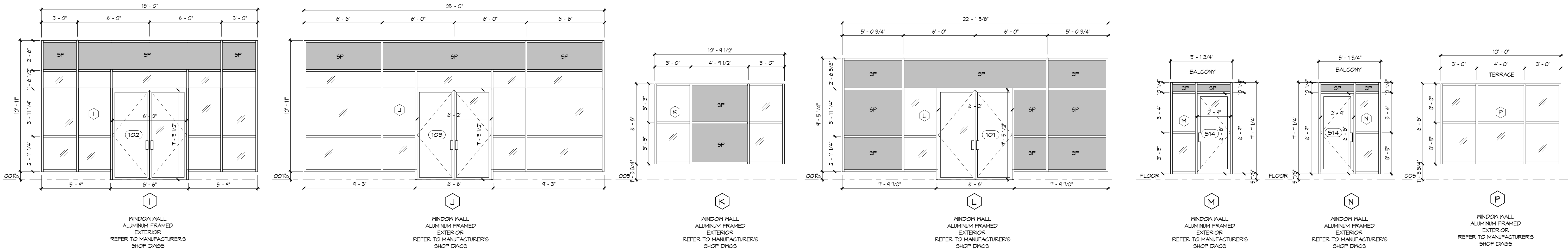
Fryett Turner
ARCHITECTS INC
115 Metcalfe Street
Eloa, Ontario N0B 1S0
Tel: 519-846-2201
Fax: 519-846-0343
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A7.0

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NOTE:
1. ALL WINDOWS IN DWELLING UNITS MUST COMPLY WITH
GUARD AND RESTRICTED OPENING REQUIREMENTS OF
O.B.C. SECTION 9.3.4.5 SUBMIT ENGINEER STAMPED SHOP
DRAWINGS.
2. CONTRACTOR TO SITE CONFIRM ALL ROUGH OPENINGS
3. FINAL DOOR HARDWARE SELECTION BY OWNER



1 Permit Resubmission
REVISIONS
DATE

STATUS	CONSTR.
PROJECT #	21040
CHKD	NK
DRAWN	NDM
SCALE	1 : 50
DATE DWN	20241126
ISSUED	2026 04 30

PROJECT
TITLE

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

PROJECT
NORTH



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A7.2

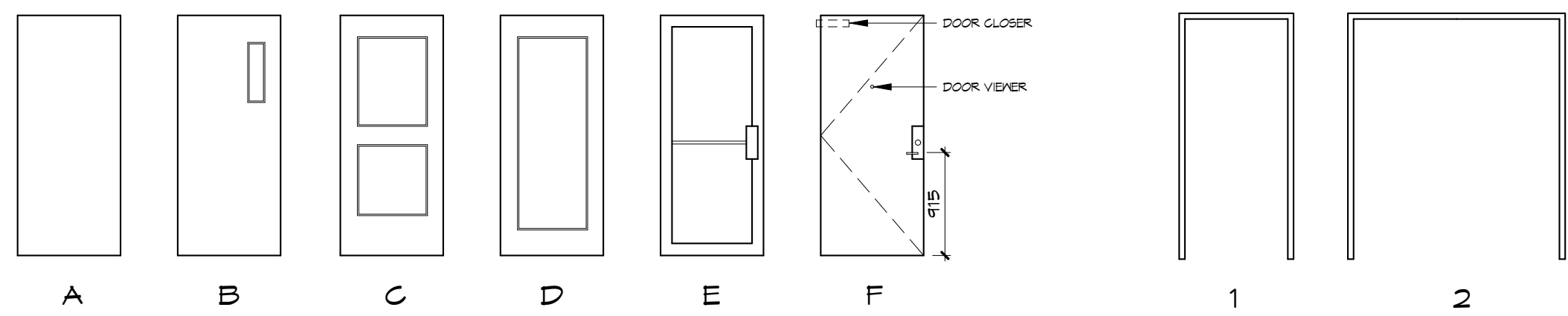
Door Schedule Common Type																				
Door No	From Room: Name	From Room: Number	To Room: Name	To Room: Number	Fire Rating	Door				Frame			Handle	Door Closer	Lockset	Power Door Operator	Electric Strike	Panic Set	Remarks	
						Width	Height	Type	Material	Finish	Type	Material								Finish
000																				
B01	Residential Storage	B04	Corridor	B01-A	45 min.	3' - 2"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X	X			
B02	Electrical Room	B03	Corridor	B01-A	45 min.	3' - 0"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B03	Corridor	B01-A	Mechanical/ Sprinkler	B08	45 min.	3' - 0"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B04	Corridor	B01-A	Commercial Storage	B01	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X	X			
B05	Utility Room	B02	Corridor	B01-A	45 min.	3' - 0"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B06	Corridor	B01	Corridor	B01-A	45 min.	3' - 2"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
B07	Elev.	-	Corridor	B01	-	0' - 0"	0' - 0"													
B08	Corridor	B01	Refuse Storage	B09	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
B09	Corridor	B01	Commercial Storage	B06	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X	X			
B10	Management Office	B05	Corridor	B01	45 min.	3' - 2"	T - 0"	A	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B11	Corridor	B01	Residential Storage	B04	45 min.	3' - 2"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
B12	Corridor	B01	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
B13	Corridor	B01-A	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
001																				
101	Vestibule	103	Exterior	-		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	PULL	X		X		X	
102	Exterior	-	Commercial Unit	C01		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	PULL	X	X	X			
103	Exterior	-	Commercial Unit	C01		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	PULL	X	X	X			
104	Exterior	-	Vestibule	106		6' - 2"	T - 5 1/2"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	PULL	X			X		
105	Vestibule	106	Lobby	105		3' - 0"	6' - 10"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	PULL	X	X		X	ENTERPHONE ACCESS	
107	Stair B	-	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X				
108	Lobby	105	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X		X		
109	Corridor	104	Lobby	105	45 min.	3' - 2"	T - 5 1/2"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
110	Elev.	-	Corridor	104		0' - 0"	0' - 0"													
111	Corridor	104	Vestibule	103		3' - 2"	T - 5 1/2"	C	H.M.	PAINT	1	H.M.	PAINT		X	X	X	X	ENTERPHONE ACCESS	
112	Vestibule	103	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X		X		
113	Stair A	-	Vestibule	103	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X	X		X		
002																				
201	Corridor	207	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
202	Corridor	206	Corridor	-	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
203	Elev.	-	Corridor	206		0' - 0"	0' - 0"													
204	Corridor	206	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
003																				
301	Corridor	307	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
302	Corridor	306	Corridor	307	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
303	Elev.	-	Corridor	306		0' - 0"	0' - 0"													
304	Corridor	306	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
004																				
401	Corridor	407	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
402	Corridor	406	Corridor	407	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
403	Elev.	-	Corridor	406		0' - 0"	0' - 0"													
404	Corridor	406	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
005																				
501	Corridor	506	Stair A	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
502	Corridor	505	Corridor	506	45 min.	3' - 2"	6' - 10"	C	H.M.	PAINT	1	H.M.	PAINT	LEVER	X					
503	Elev.	-	Corridor	505		0' - 0"	0' - 0"													
504	Corridor	505	Stair B	-	45 min.	3' - 0"	T - 0"	B	H.M.	PAINT	1	H.M.	PAINT	LEVER	X			X		
Grand total: 41																				

Door Schedule Suite Doors													
Type Mark	Location	FRR	Width	Height	Door			Frame			Door Closer	Lockset	Description
					Type	Material	Finish	Type	Material	Finish			
B1	SUITE ENTRANCE	20 min.	3' - 2"	T - 0"	F	S.C.W.D.	STAIN - CLEAR	1	H.M.	PAINT	X	X	
B2	CLOSET		2' - 4"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
B3	CLOSET		2' - 6"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
B4	BEDROOM		2' - 6"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
B5	LAUNDRY		2' - 8"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
B6	BEDROOM		2' - 8"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
B7	BATHROOM		2' - 4"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
B8	BEDROOM B/F		3' - 2"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			PRIVACY SET FOR BATHROOMS
B9	BATHROOM B/F		3' - 2"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			PRIVACY SET FOR BATHROOMS
B10	CLOSET - SLIDING		4' - 0"	6' - 8"	A	H.C.W.D.	PAINT	2	WOOD	PAINT			
B11	CLOSET - SLIDING		4' - 8"	6' - 8"	A	H.C.W.D.	PAINT	2	WOOD	PAINT			
B12	CLOSET - SLIDING		6' - 0"	6' - 8"	A	H.C.W.D.	PAINT	2	WOOD	PAINT			
B13	PATIO		2' - 8"	6' - 8"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	X	X	THERMALLY BROKEN FRAME
B14	BALCONY		2' - 9"	6' - 6"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	X	X	THERMALLY BROKEN FRAME
B15	TERRACE		2' - 9"	6' - 6"	E	ALUM.	CUSTOM	1	ALUM.	CUSTOM	X	X	THERMALLY BROKEN FRAME
B16	STORAGE LOCKERS (BASEMENT)		3' - 2"	6' - 8"	A	H.C.W.D.	PAINT	1	WOOD	PAINT			
Grand total: 187													

DOOR SCHEDULE LEGEND

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

1. FINAL DOOR HARDWARE BY HARDWARE CONSULTANT



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

2 Door Types
A7.3 1 : 50

1 Frame Types
A7.3 1 : 50

NOTE:
BRILLE AND TACTILE CHARACTERS SHALL CONFORM TO CWA 45.6.2 AND 45.6.3. OF CSA B651 "ACCESSIBLE DESIGN FOR THE BUILT ENVIRONMENT"

TACTILE CHARACTERS
- 1. RAISED BETWEEN 0.8 AND 1.5MM ABOVE THE SURFACE
- 2. SAN SAFI
- 3. 16 TO 50 MM IN HEIGHT
- 4. ACCOMPANIED BY BRILLE NEAR THE BOTTOM EDGE OF THE SIGN
- 5. COLOUR - CONTRASTED WITH THEIR BACKGROUND BY AT LEAST 70%

PICTOGRAMS AND SYMBOLS
- 1. RAISED BETWEEN 0.8 AND 1.5MM ABOVE THE SURFACE
- 2. AT LEAST 150 MM IN HEIGHT
- 3. ACCOMPANIED BY THE EQUIVALENT DESCRIPTION IN UNCONTRACTED BRILLE PLACED DIRECTLY BELOW THE PICTOGRAM OR SYMBOL
- 4. COLOUR - CONTRASTED WITH THEIR BACKGROUND BY AT LEAST 70%

ACCESSIBILITY SIGNS
ACCESSIBILITY SIGNS SHALL CONFORM TO CBC 3.8.3.1.

EXAMPLES OF SERVICE IDENTIFICATION SIGNS
INTERNATIONAL SYMBOL OF ACCESS PER ISO 1001
ACCESSIBLE EXIT SIGN WITH BRILLE TACTILE INFO
ACCESSIBLE WASHROOM UNISEX SIGN WITH BRILLE TACTILE INFO
ACCESSIBLE WASHROOM MEN SIGN WITH BRILLE TACTILE INFO
ACCESSIBLE WASHROOM WOMEN SIGN WITH BRILLE TACTILE INFO
ACCESSIBLE SIGN WITH BRILLE TACTILE INFO

EXAMPLES OF FLOOR NUMBERING AND IDENTIFICATION OF STAIR SHAFTS
FLOOR NUMBERING AND STAIR SIGNS SHALL CONFORM TO CBC 3.4.6.19.

STARWELL SIGN WITH BRILLE TACTILE INFO
EXAMPLES OF FLOOR NUMBERING SIGN WITH BRILLE TACTILE INFO

Figure A3.8.3.1 (7) and (8)
Positioning of Visual and Tactile Information Signs on and Near Doors

NOTE:
- 1. EVERY EXIT DOOR SHALL HAVE AN EXIT SIGN PROVIDING VISUAL INFORMATION PLACED OVER OR ADJACENT TO IT IF THE EXIT.
- 2. EXIT SIGNS SHALL CONFORM TO CBC 3.4.5.1.

EXIT SIGNS
EXIT SIGNS SHALL CONFORM TO CBC 3.4.5.1. & ISO 7010 "GRAPHICAL SYMBOLS - SAFETY COLOURS AND SAFETY SIGNS - REGISTERED SAFETY SIGNS"

EXIT SIGNS WITH TACTILE INFORMATION
EXIT SIGNS SHALL CONFORM TO CBC 3.4.5.2.

EXAMPLES OF SIGNS FOR STAIRS AND RAMPS AT EXIT LEVEL
EXIT SIGNS SHALL CONFORM TO CBC 3.4.5.2. & 3.4.5.3.

EXIT SIGNS
E001 - EMERGENCY EXIT LEFT SIGN
E002 - EMERGENCY EXIT RIGHT SIGN
E005 - 90-DEGREE LEFT DIRECTIONAL EXIT SIGN
E006 - 90-DEGREE RIGHT DIRECTIONAL EXIT SIGN

EXIT SIGNS WITH TACTILE INFORMATION
EMERGENCY EXIT LEFT SIGN WITH BRILLE TACTILE INFO
EMERGENCY EXIT RIGHT SIGN WITH BRILLE TACTILE INFO
EXIT SIGN WITH BRILLE TACTILE INFO
ACCESSIBLE EXIT SIGN WITH BRILLE TACTILE INFO
NOT AN EXIT SIGN WITH BRILLE TACTILE INFO

EXAMPLES OF SIGNS FOR STAIRS AND RAMPS AT EXIT LEVEL
EXIT STAIRWELL SIGN WITH BRILLE TACTILE INFO
EXIT STAIRWELL LEFT SIGN WITH BRILLE TACTILE INFO
EXIT STAIRWELL RIGHT SIGN WITH BRILLE TACTILE INFO
EXIT STAIR UP SIGN WITH BRILLE TACTILE INFO
EXIT STAIR DOWN SIGN WITH BRILLE TACTILE INFO
EXIT RAMP UP SIGN WITH BRILLE TACTILE INFO
EXIT RAMP DOWN SIGN WITH BRILLE TACTILE INFO
EXIT STAIRWELL WITH NO ROOF ACCESS SIGN WITH BRILLE TACTILE INFO
NO EXIT ROOF ACCESS SIGN WITH BRILLE TACTILE INFO

BASEMENT NOT AN EXIT
NO EXIT AT BASEMENT SIGN
NO EXIT BELOW THIS FLOOR
NO EXIT AT ROOF LEVEL
NO EXIT AT BASEMENT LEVEL

STAIRWELL 2 TO 1 FLOOR & EXIT FLOOR
NO EXIT ROOF ACCESS

PARKING SIGNAGE
AP ACCESSIBLE PARKING SIGNS TO MEET CITY OF CAMBRIDGE SIGN REQUIREMENTS
RB-R3 VAN ACCESSIBLE

NOTES:
1. PROVIDE SHOP DRAWING OF SIGNAGE FOR REVIEW PRIOR TO MANUFACTURE AND INSTALLATION.

3 Signage
A7.3 1 : 24

GENERAL NOTES:

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

TABLE 1: SHOP DRAWING SUBMITTALS

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

TABLE 2: REQUIRED TESTING & INSPECTION

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

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

TABLE 3: REQUIRED SITE MEETINGS

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

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

FOUNDATIONS:

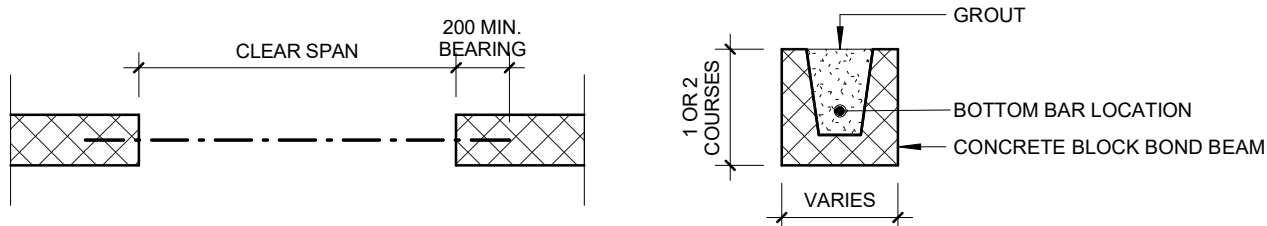
- All footings shall be founded in accordance with recommendations of the geotechnical report.
- Proposed Mixed-Use Residential/Commercial Development, 223 St. Andrew St E, Fergus ON by CMT Engineering Inc., Stamped April 4, 2023.
- Design bearing pressures on undisturbed native soil, or approved engineered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

Soil Type	Allowable Bearing Pressure (kPa)
CLAY (CL)	150
CLAY (CH)	150
CLAY (MH)	150
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CLAY (AL)	150
CLAY (EL)	150
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BLOCK LINTELS (NON-LOAD BEARING WALLS)

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

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



PLAN DETAIL

SECTION DETAIL

STEEL LINTELS (NON-LOAD BEARING WALLS)

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

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

BRICK LINTEL SCHEDULE

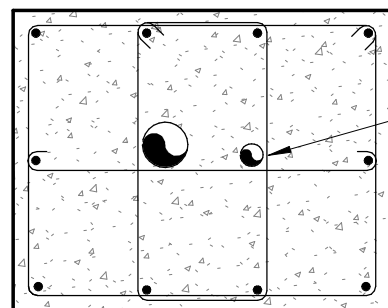
SIZE	MAX. SPAN
L127 x 89 x 6.4 (LLH)	UP TO 1500
L127 x 127 x 6.4	UP TO 2100
L127 x 127 x 7.9	UP TO 2400
L127 x 127 x 9.5	UP TO 3000

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

BLOCK LINTEL SCHEDULE

MARK	TYPE	SIZE	NOTE
ML1	1	2 - L 89 x 89 x 6.4	
ML2	2	W 200 x 27 + 9mm THICK PLATE TO SUIT WALL THICKNESS	w/ WP1 EACH END, U.N.O.
ML3	3	2 - L 152 x 102 x 9.5 (BTB) (LLV)	

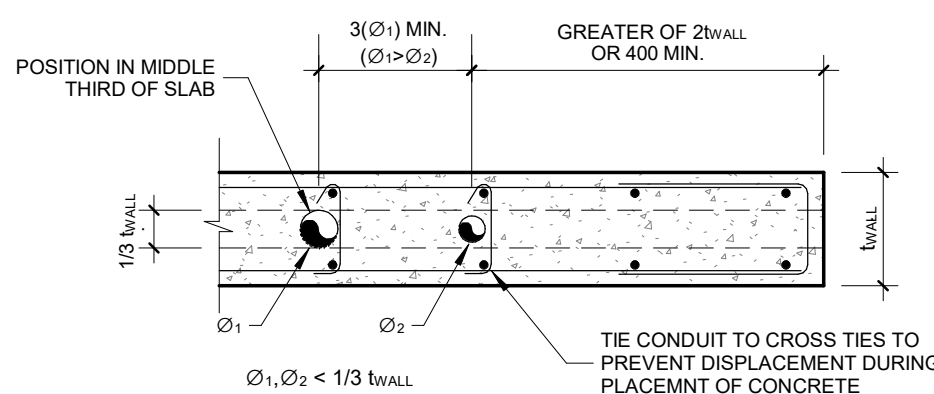
- NOTES:**
- PROVIDE MIN. 150 BEARING AT EACH END FOR ALL LINTELS, U.N.O.
 - GROUT ALL CONCRETE BLOCK CORES SOLID WHERE SUPPORTING LINTELS.
 - STEEL BEAM LINTELS: WELD 15M x 300mm LONG DOWELS AT 1200mm O.C. TO TOP FLANGE.



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

CONDUITS AND PIPES IN COLUMNS

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



CONDUITS AND PIPES IN WALLS

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

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

CONCRETE FOOTING SCHEDULE

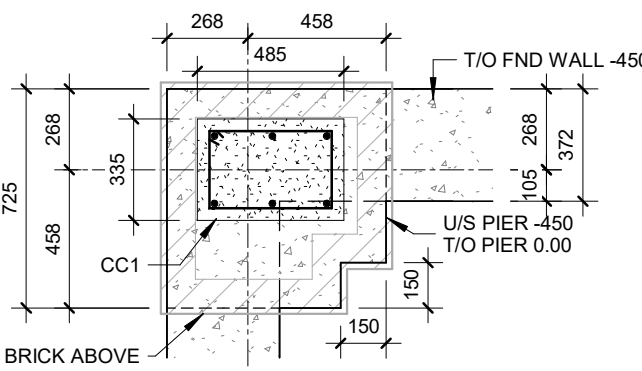
MARK	TYPE	SIZE	DEPTH	REINFORCING STEEL	REMARKS
				E.W. = EACH WAY B.E.W. = BOTTOM EACH WAY B.L.L. = BOTTOM LOWER LAYER B.U.L. = BOTTOM UPPER LAYER T.L.L. = TOP LOWER LAYER T.U.L. = TOP UPPER LAYER B. CONT. = BOTTOM CONTINUOUS H.H. = HOOK BOTH ENDS T. CONT. = TOP CONTINUOUS	
				QTY OR SPACING	SIZE LOCATION
F1		RESERVED			
F2	P	2600 x 2600	750	300 O.C. 25M	B.E.W.
F3	P	9400 x 2400	800	200 O.C. 25M	T.E.W.
F4	P	12500 x 5200	800	200 O.C. 25M	B.E.W.
F5	P	900 x 900	300	3 15M	B.E.W.
SF-1	S	600 x CONT.	200	3 15M	B. CONT. (B.U.L.)
SF-2	S	1000 x CONT.	250	4 15M	B. CONT. (B.U.L.)
SF-3	S	800 x CONT.	300	4 15M	B. CONT. (B.U.L.)
SF-4	S	1000 x CONT.	300	4 15M	B. CONT. (B.U.L.)
SF-5	S	1600 x CONT.	400	200 O.C. 25M	B. CONT. (B.U.L.)
SF-6	S	5000 x CONT.	1200	200 O.C. 25M	B. CONT. (B.U.L.)
SF-7	S	1600 x CONT.	300	200 O.C. 15M	B. CONT. (B.U.L.)

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

FOUNDATION WALL SCHEDULE

MARK	WALL TYPE	REINFORCING
FW1	372 CONC.	15M @ 400 O.C. (VERT. & HORIZ. EACH FACE)
FW2	372 CONC.	15M @ 400 O.C. (HORIZ. EACH FACE)
FW2a	422 CONC.	15M @ 400 O.C. (VERT. INTERIOR FACE)
FW3	200 CONCRETE	25M @ 250 O.C. (VERT. EXTERIOR FACE)
FW4	200 CONCRETE	25M @ 250 O.C. (VERT. EXTERIOR FACE)

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



PIER P4 DETAIL

SCALE: 1:25

MASONRY WALL SCHEDULE

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

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

WOOD SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	INTERIOR NAILING	BLOCKING	BOTTOM PLATE ANCHORS
SW1	13 OSB / PLYWOOD ON ONE SIDE OF STUDS	83.5 AIR NAILS (0.120" Ø) @ 75 O.C. MAX. ON PERIMETER	83.5 AIR NAILS (0.120" Ø) @ 300 O.C. MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	8.48 x 64 CONCRETE SCREWS @ 150 O.C.

NOTES:

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

WOOD SHEAR WALL HOLDDOWN SCHEDULE

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

WOOD STRUCTURAL WALL SCHEDULE

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

NOTES:

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

WOOD LINTEL SCHEDULE

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

NOTES:

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

WOOD COLUMN SCHEDULE

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

CONCRETE SHEAR WALL SCHEDULE

MARK	THICKNESS	REINFORCING STEEL	REMARKS
		SIZE SPACING	LOCATION & DIRECTION
CSW1	250	20M 400 O.C.	VERT. EACH FACE
		15M 400 O.C.	HORIZ. EACH FACE
CSW2	250	25M 200 O.C.	HORIZ. EACH FACE
		15M 400 O.C.	HORIZ. EACH FACE
CSW3	200	15M 400 O.C.	HORIZ. CENTERED
		15M 450 O.C.	HORIZ. CENTERED
CSW4	200	15M 300 O.C.	VERT. CENTERED
CSW4a (ELEVATOR)	200	15M 400 O.C.	HORIZ. CENTERED
		15M 400 O.C.	VERT. EACH FACE
CSW5	250	15M 400 O.C.	HORIZ. EACH FACE

NOTES:

- TIE WALL TO FOOTING WITH FULLY DEVELOPED BENT DOWELS AT EACH VERTICAL BAR, UNLESS NOTED OTHERWISE.
- ALL VERTICAL BARS TO BE TIED WITH A VERTICAL BAR ON THE OTHER WALL FACE (SIMILAR TO ZONAL REINFORCING TIES).
- ADDITIONAL 2 - 15M VERTICAL BARS AT EACH END OF WALL. SEE DETAIL 7/55.1 FOR HORIZONTAL BAR TERMINATION.

ICF WALL SCHEDULE

MARK	THICKNESS	REINFORCING STEEL	REMARKS
ICF1	ICF FORM w/ 203 CONCRETE CORE	15M V @ 400 O.C. 15M H @ 450 O.C. (EACH ICF COURSE) (1 LAYER CENTERED IN WALL)	
ICF2	ICF FORM w/ 250 CONCRETE CORE	20M V @ 250 O.C. EACH FACE 15M H @ 300 O.C. EACH FACE	

NOTES:

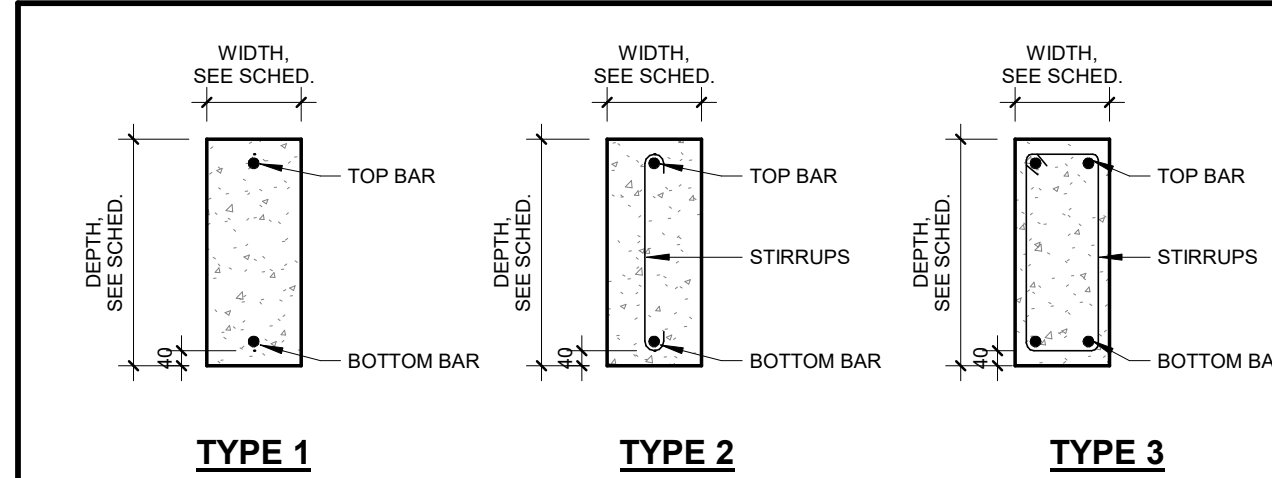
- HORIZONTAL BARS, ALL WALLS: 15M HORIZ @ ICF COURSE SPACING, WHERE THERE ARE TWO LAYERS OF BAR, PROVIDE HORIZONTAL BARS ON BOTH LAYERS.
- SINGLE LAYERS OF VERTICAL BARS ARE CENTERED IN THE CELLS, U.N.O.
- TWO LAYERS OF VERTICAL BARS HAVE ONE LAYER ON EACH SIDE OF THE WALL, WITH APPROX. 40mm CONCRETE COVER TO VERTICAL BARS.
- ADDITIONAL MARKS ON PLANS INDICATE ADDITIONAL REINFORCING.

CONCRETE LINTEL SCHEDULE

MARK	SIZE (mm)	REINFORCING	LINTEL TYPE	REMARKS
	WIDTH MIN. DEPTH	BOTTOM TOP STIRRUPS		
CL1	MATCH WALL	400 1 - 15M 1 - 15M	NONE	TYPE 1
CL2	MATCH WALL	300 1 - 15M 1 - 15M	NONE	TYPE 1
CL3	MATCH WALL	400 1 - 20M 1 - 15M	10M @ 200 O.C.	TYPE 2
CL4	MATCH WALL	600 2 - 20M 2 - 15M	10M @ 150 O.C.	TYPE 3
CL5	MATCH WALL	600 2 - 25M 2 - 15M	10M @ 150 O.C.	TYPE 3
CL6	MATCH WALL	600 2 - 15M 2 - 15M		TYPE 1

NOTES:

- EXTEND HORIZONTAL BARS 600 PAST FACE OF OPENINGS.
- REFER TO TYPICAL DETAIL FOR REINFORCING AROUND OPENINGS.
- WALL HORIZONTAL REINFORCING TO BE CONTINUOUS THROUGH LINTEL.
- MAINTAIN VERTICAL REINFORCING ABOVE OPENINGS.
- PROVIDE MINIMUM SKIN REINFORCEMENT FOR ALL CONCRETE LINTELS GREATER THAN 750 DEEP.



CONCRETE LINTEL TYPES

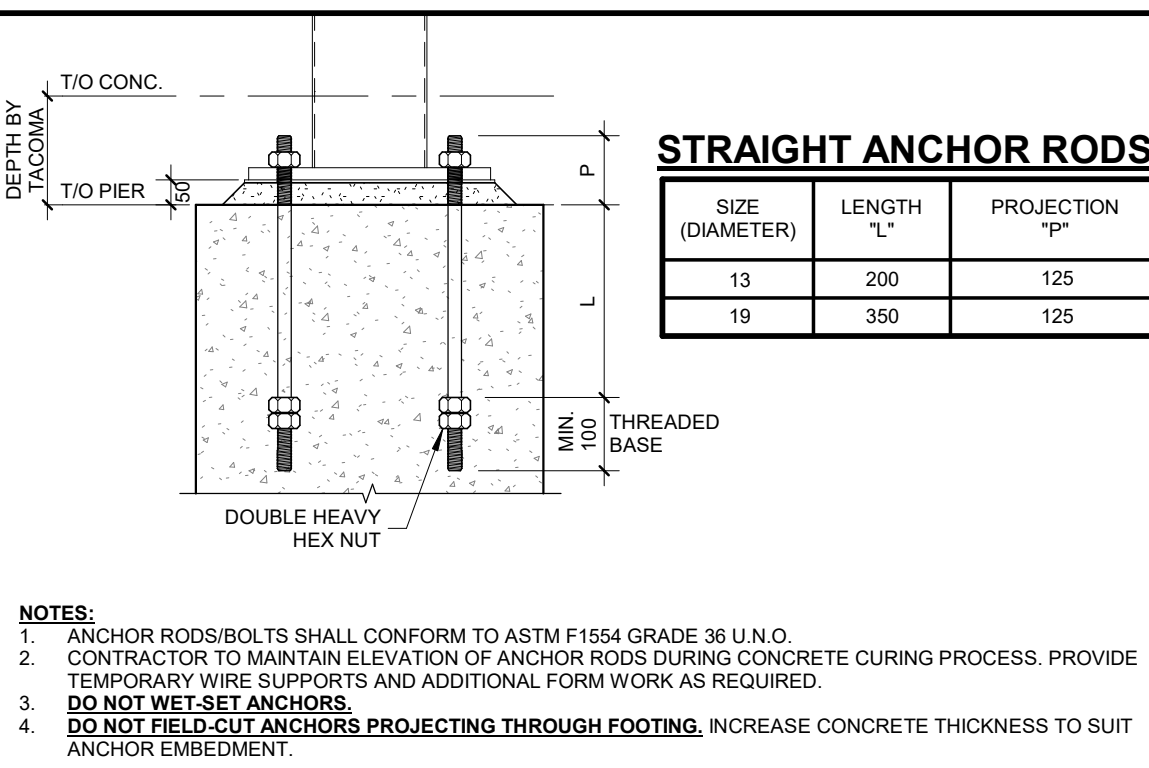
N.T.S.

STEEL COLUMN SCHEDULE

MARK	TYPE	COLUMN SIZE	CAP & BASE PLATE SIZE (NOTE 2 & 3)	THROUGH BOLTS (NOTE 2 & 3)	NOTES
C1	1	HSS 152 x 152 x 13	350 x 13 x 200	4 - 19 DIA.	NOTE 1
C1a	1	HSS 152 x 152 x 6.4	350 x 13 x 200	4 - 19 DIA.	NOTE 1
C2	1	HSS 203 x 203 x 10	350 x 19 x 250	4 - 19 DIA.	
C2a	1	HSS 203 x 203 x 6.4	350 x 19 x 250	4 - 19 DIA.	
C3	1	HSS 203 x 152 x 10	350 x 19 x 200	4 - 19 DIA.	
C3a	1	HSS 203 x 152 x 8.0	350 x 19 x 200	4 - 19 DIA.	
C4	1	HSS 152 x 102 x 6.4	300 x 13 x 200	4 - 13 DIA.	
C5	1	HSS 89 x 89 x 6.4	300 x 19 x 150	4 - 19 DIA.	

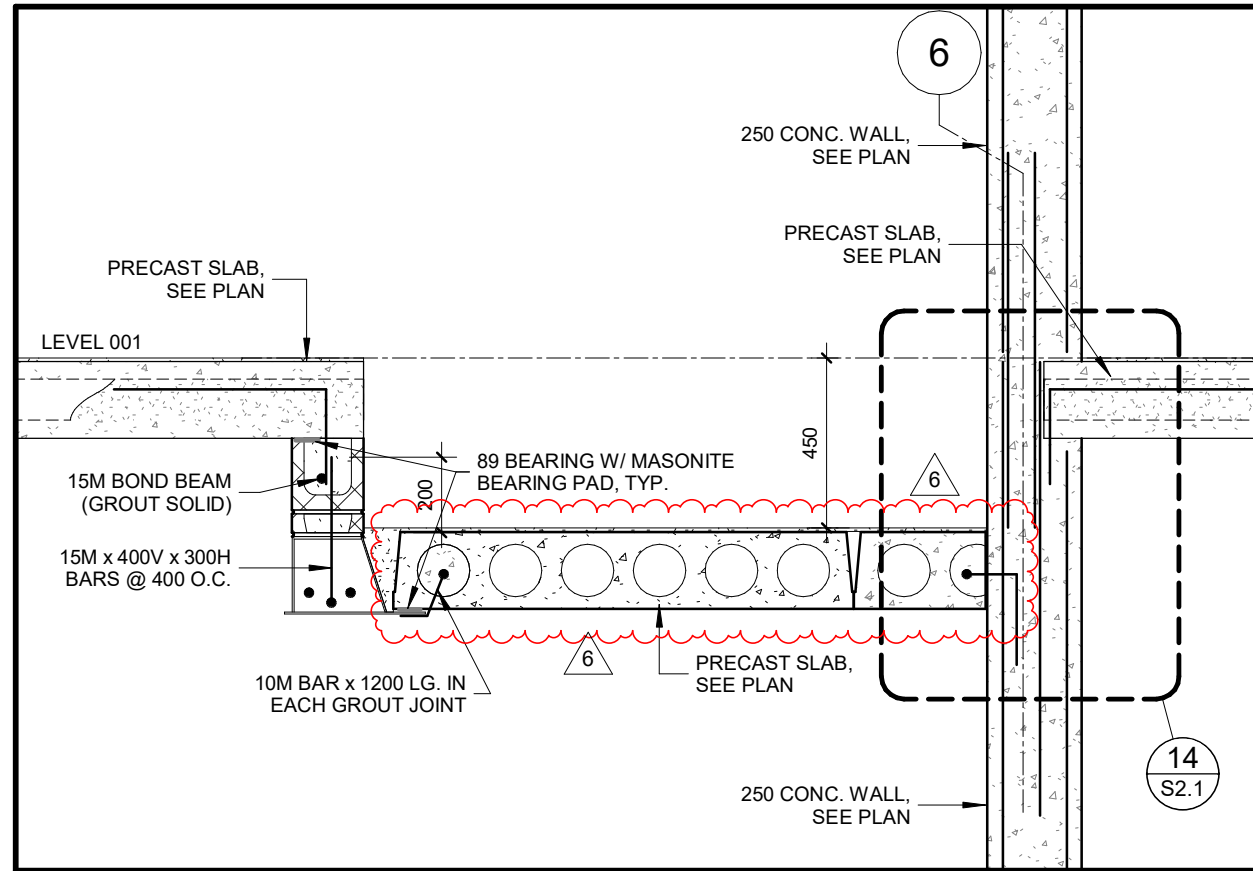
NOTES:

- BASE PLATE SIZE TO INCREASE TO MATCH CAP PLATE SIZE OF COLUMN BELOW, WHERE APPLICABLE.
- APPLICABLE WHERE COLUMN IS DIRECTLY SUPPORTING, OR SUPPORTED ON A DELTABEAM.
- SEE DETAIL 1/352.1 FOR TYPICAL COLUMN TO DELTA BEAM CONNECTION AT FLOOR.
- SEE DETAIL 20/52.2 AND ANCHOR SCHEDULE FOR FOOTING CONNECTION.

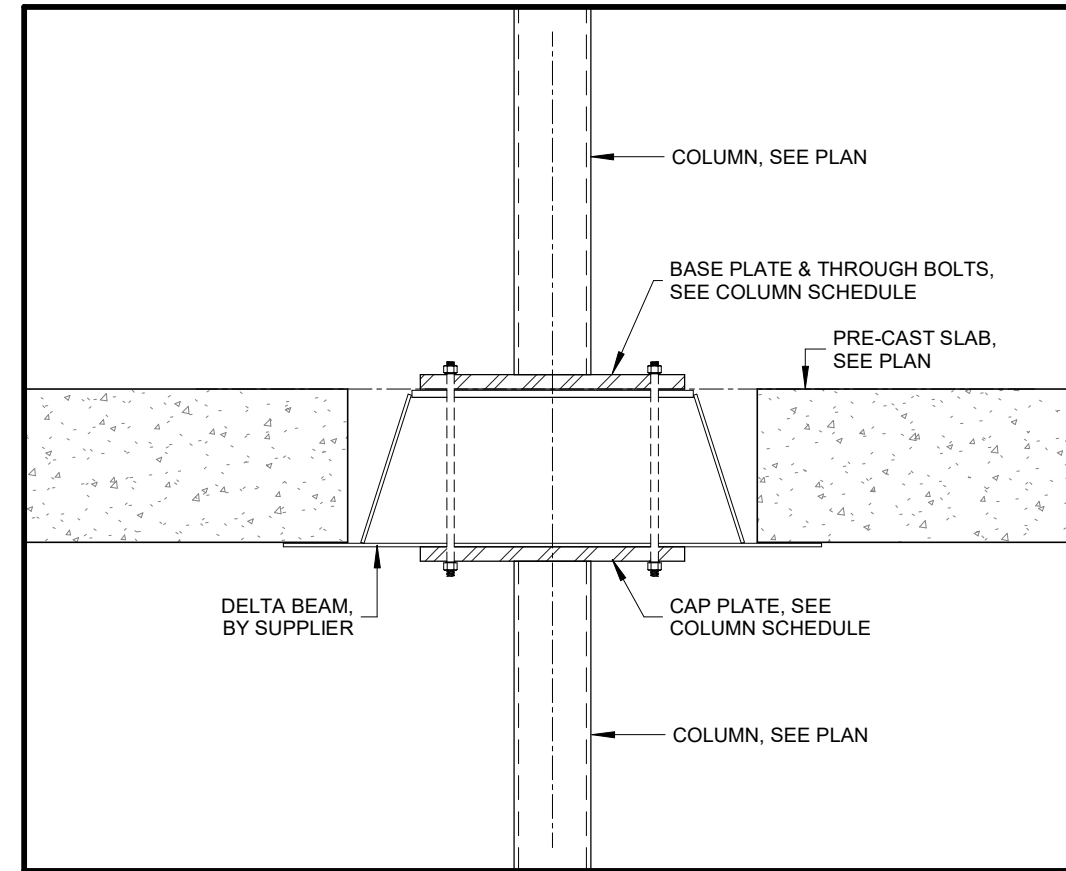


STRAIGHT ANCHOR RODS

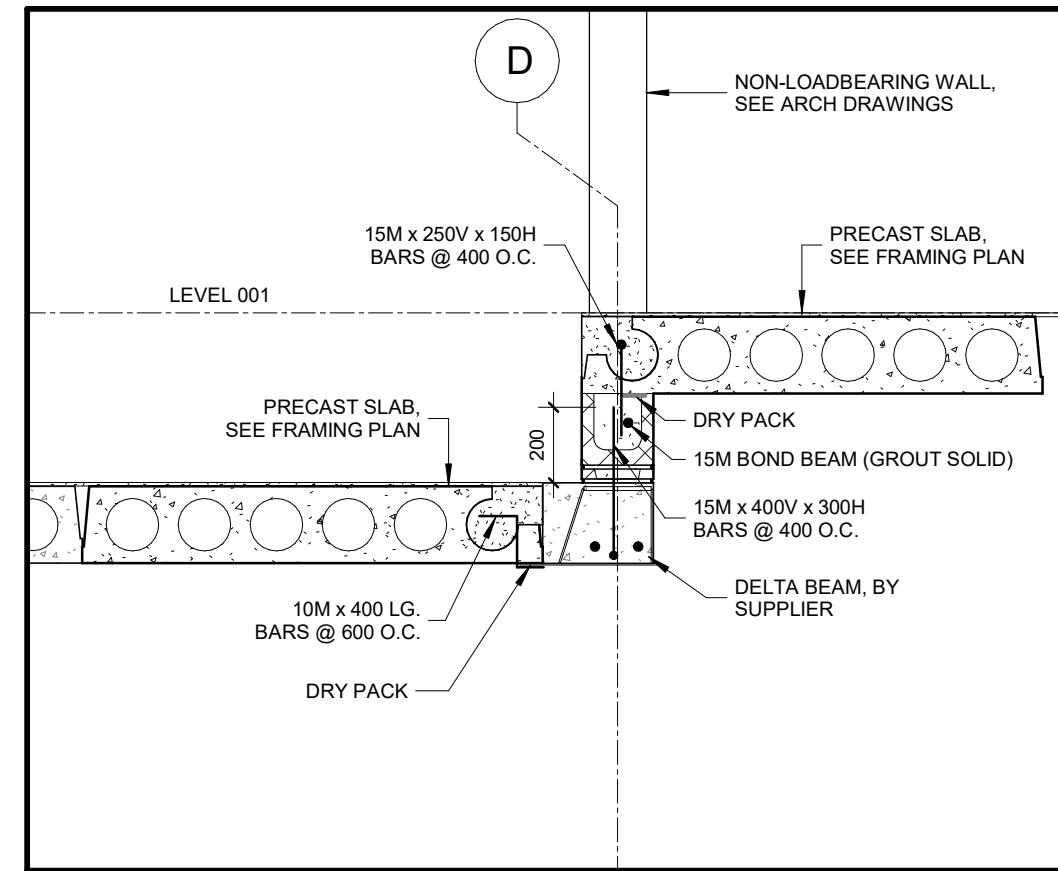
SIZE (DIAMETER)	LENGTH "L
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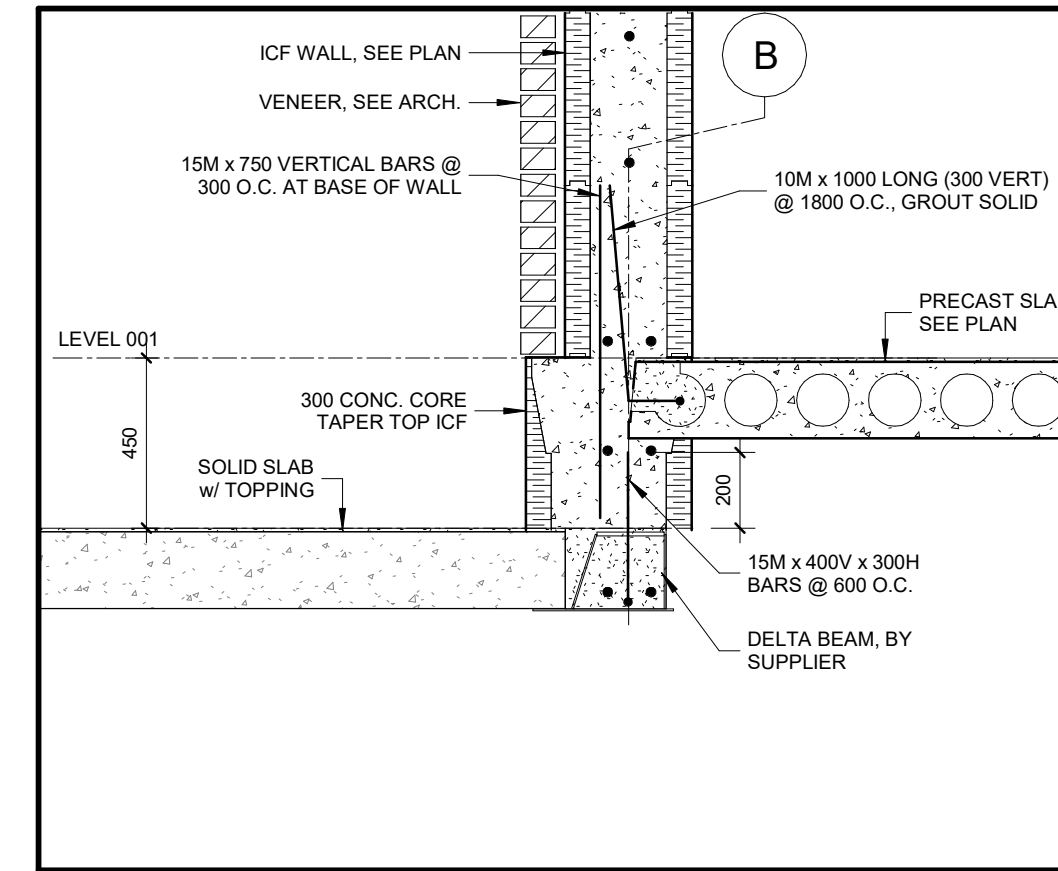
16 SECTION - LEVEL 001 STEPS
S2.1 SCALE: 1:20



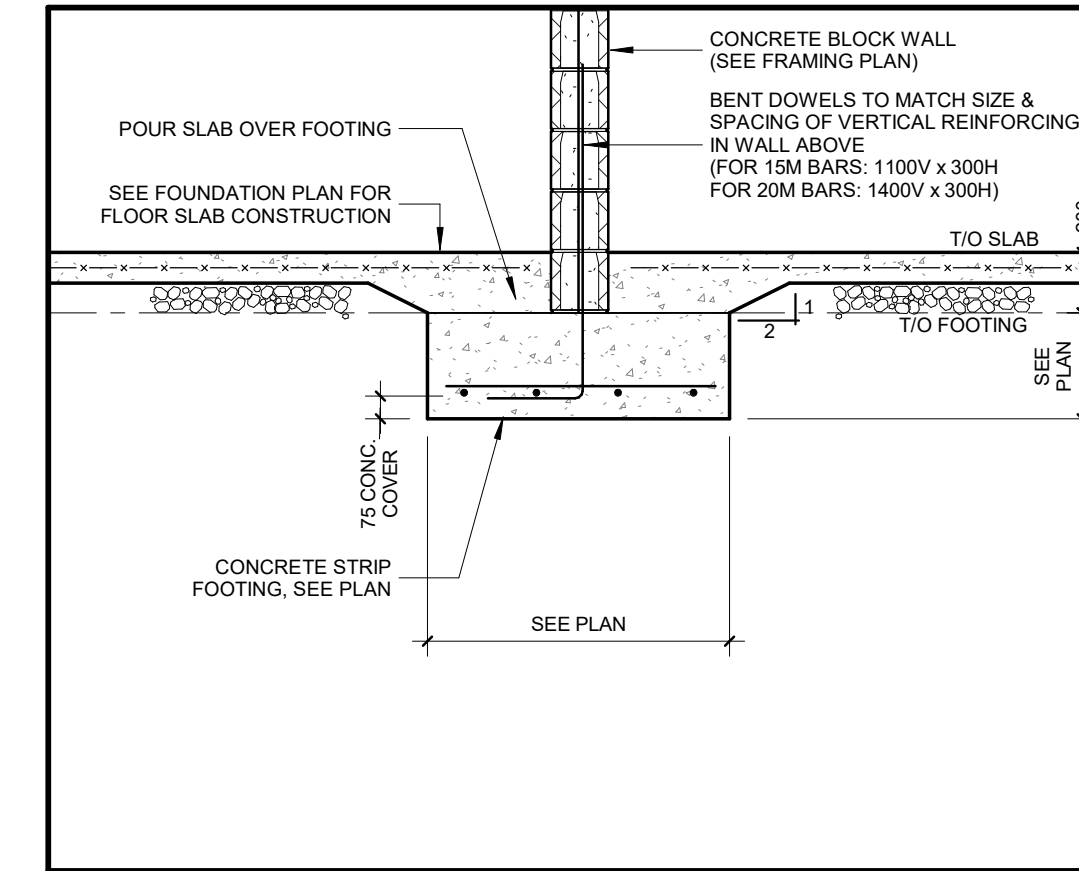
13 COLUMN TO DELTA BEAM CONNECTION
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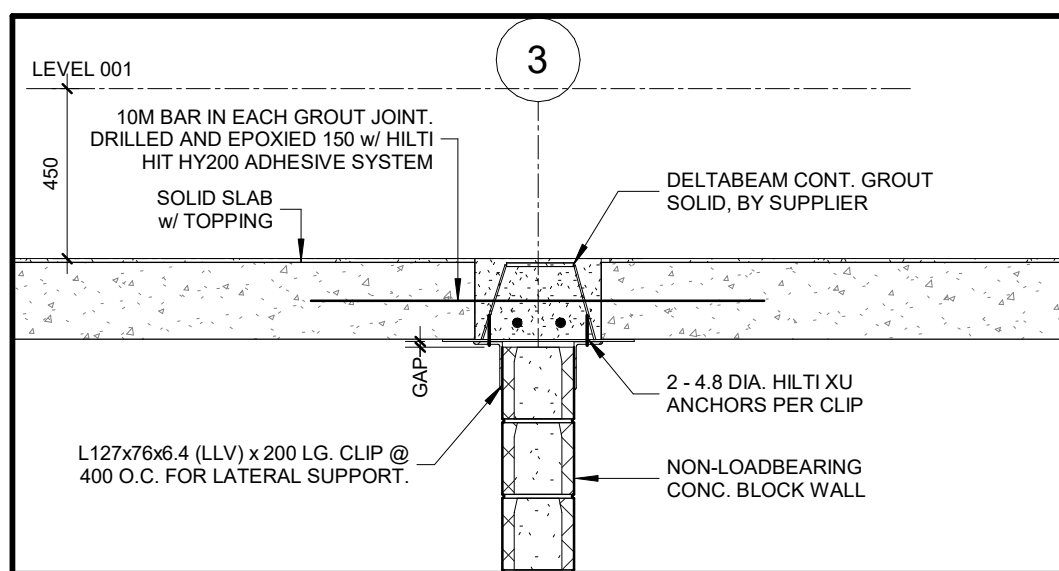
9 DELTABEAM AT LEVEL 001/ GL D
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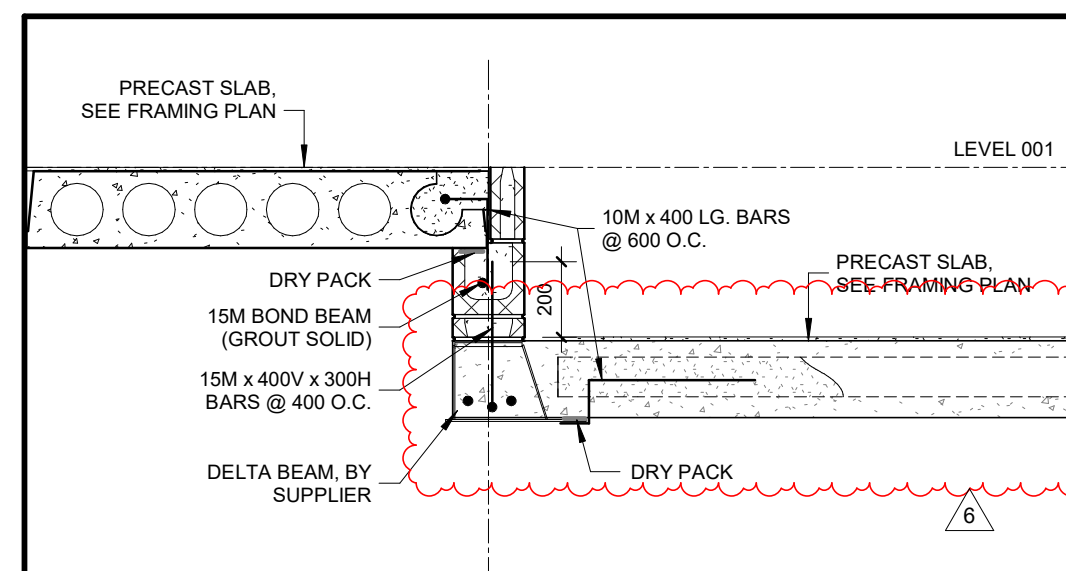
6 FLOOR TRANSITION - DELTABEAM GL B
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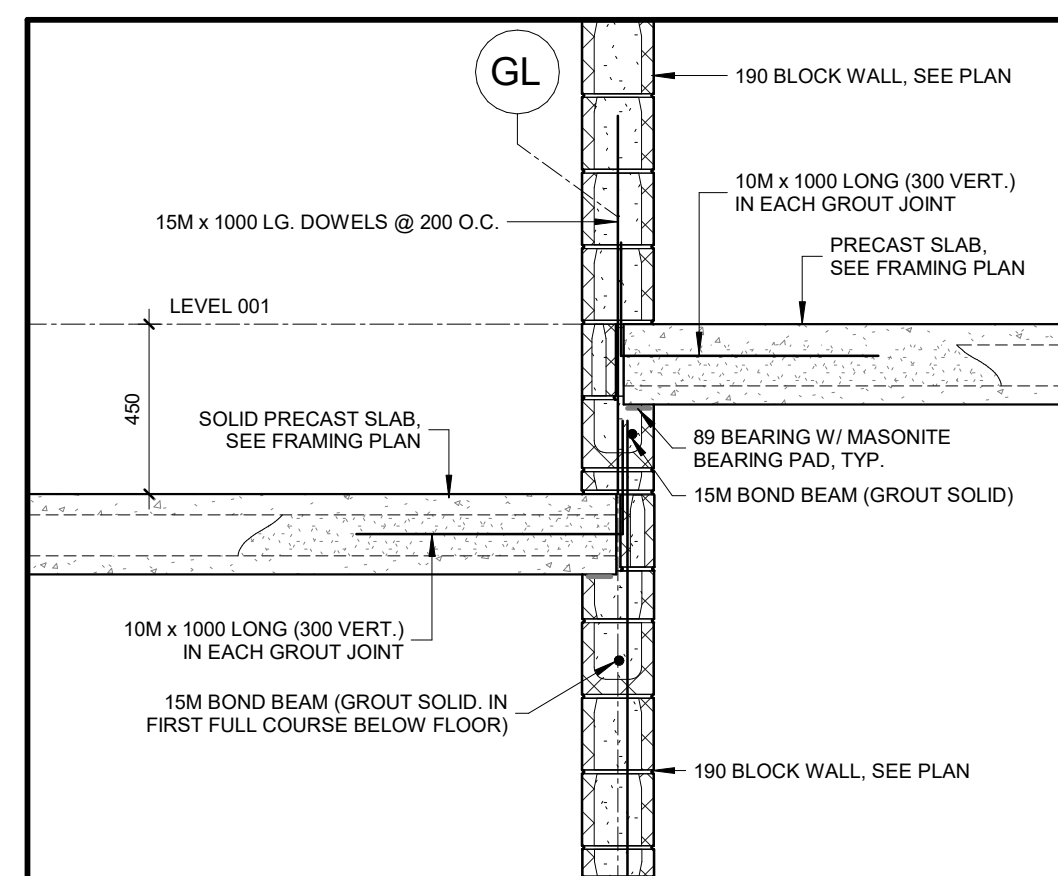
3 DETAIL - INTERIOR WALL FOOTING
S2.1 N.T.S.



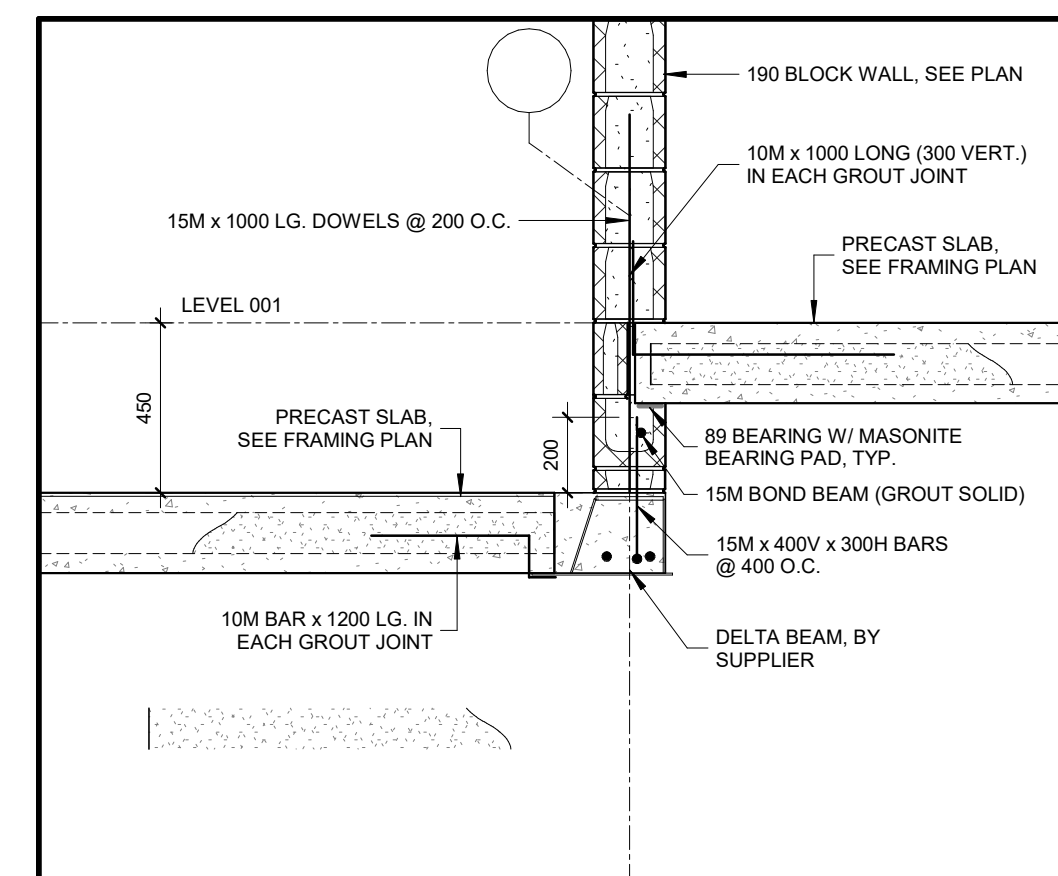
15 DELTABEAM WITH NON-LOAD BEARING BLOCK
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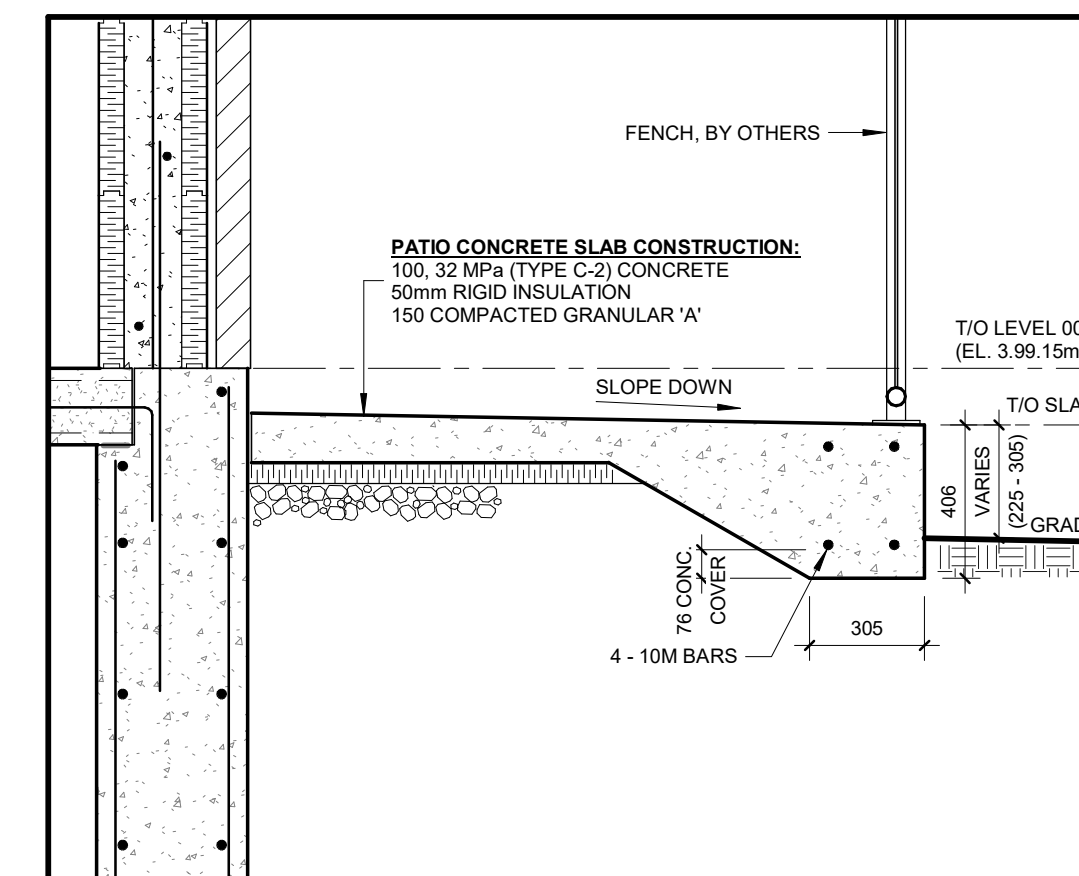
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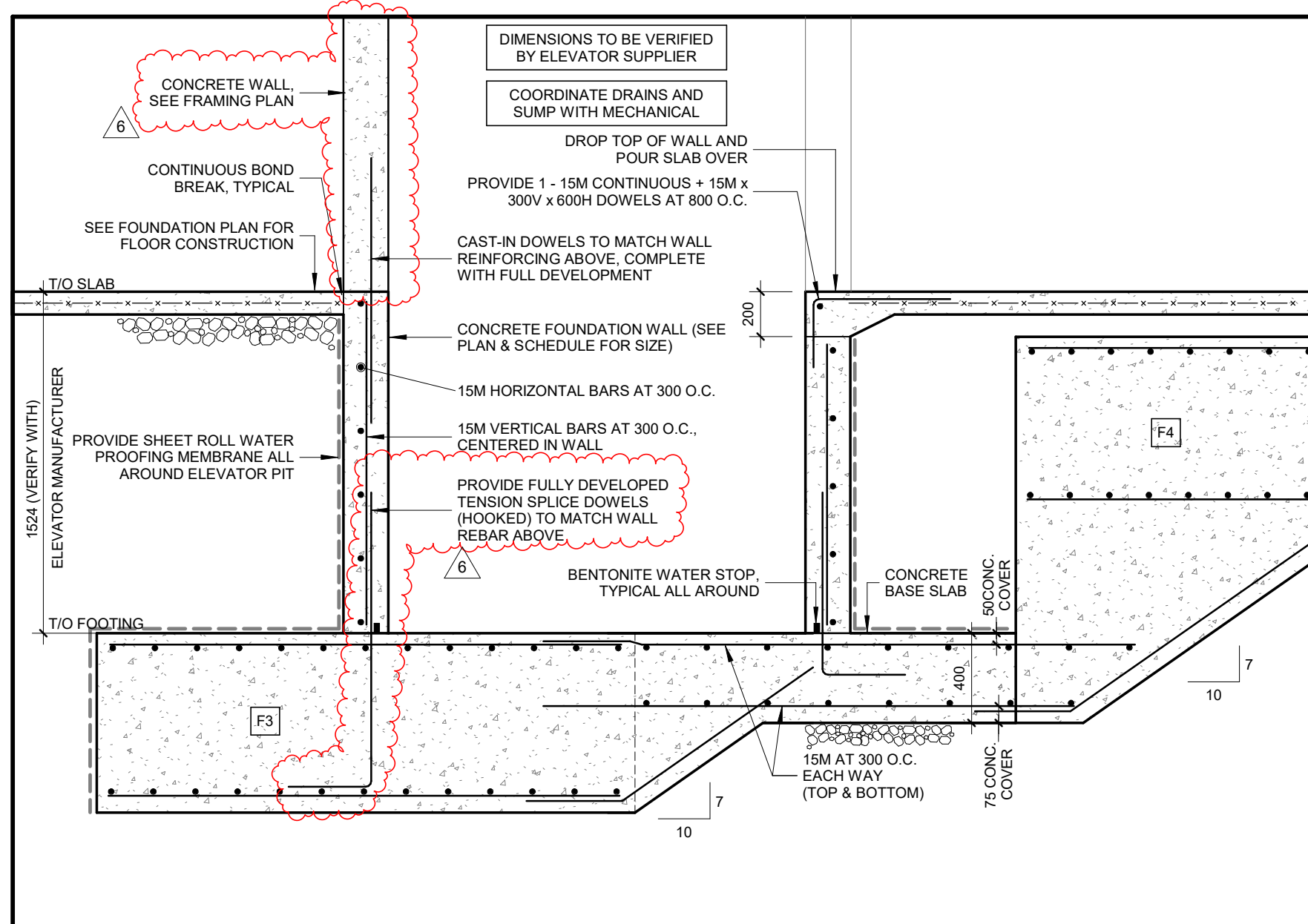
8 FLOOR TRANSITION AT LEVEL 001
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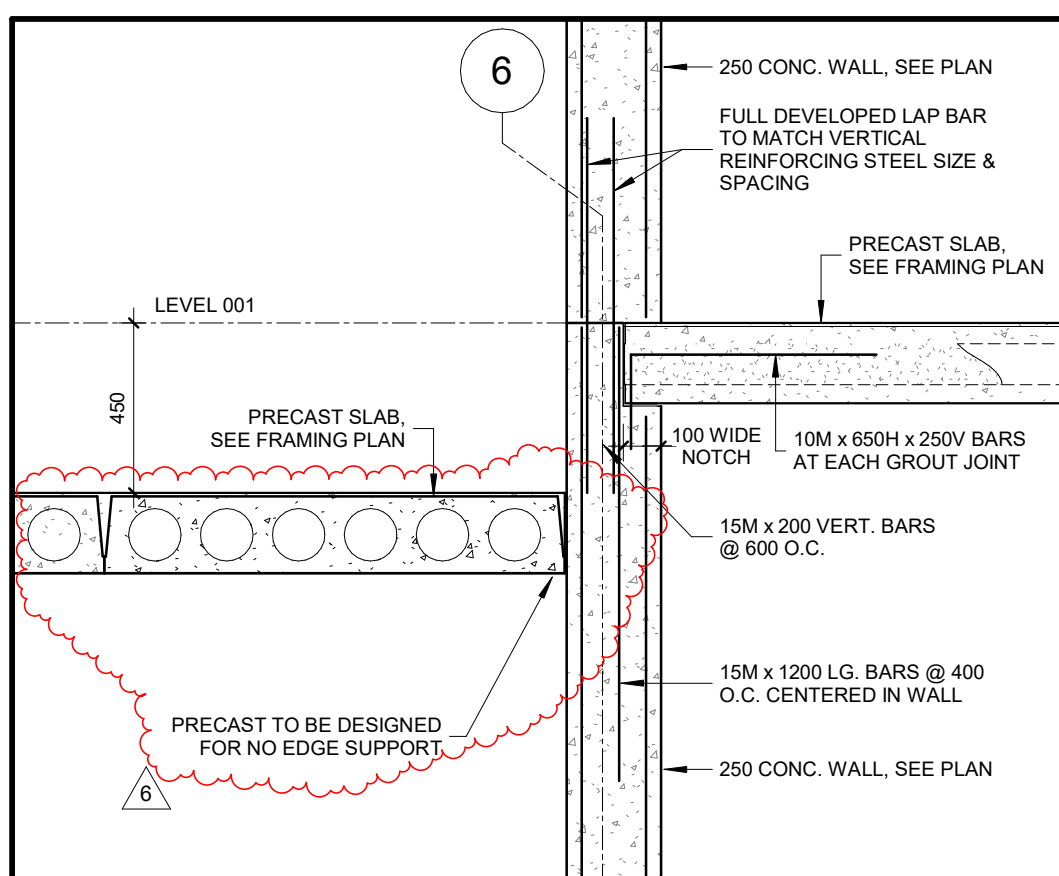
5 INTERIOR FLOOR TRANSITION w/DELTA BEAM
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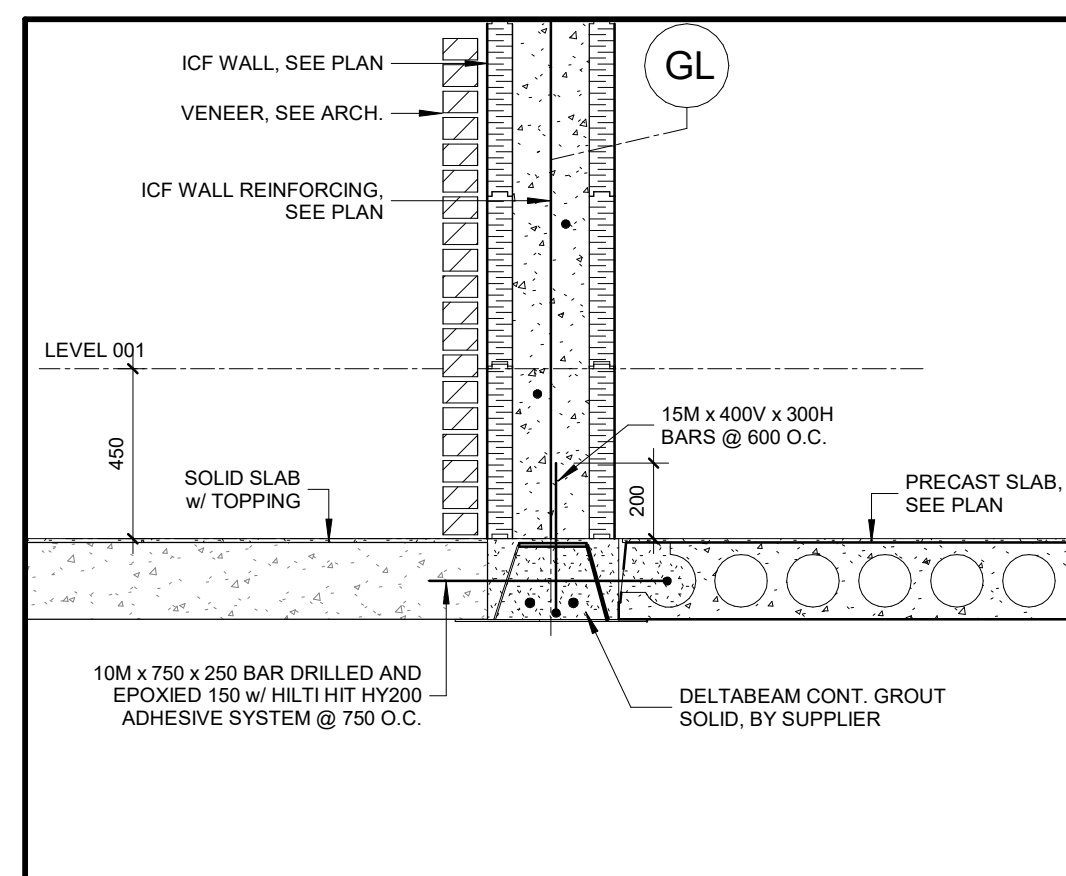
2 EXTERIOR CONC. SLAB W/ THICKENED EDGE
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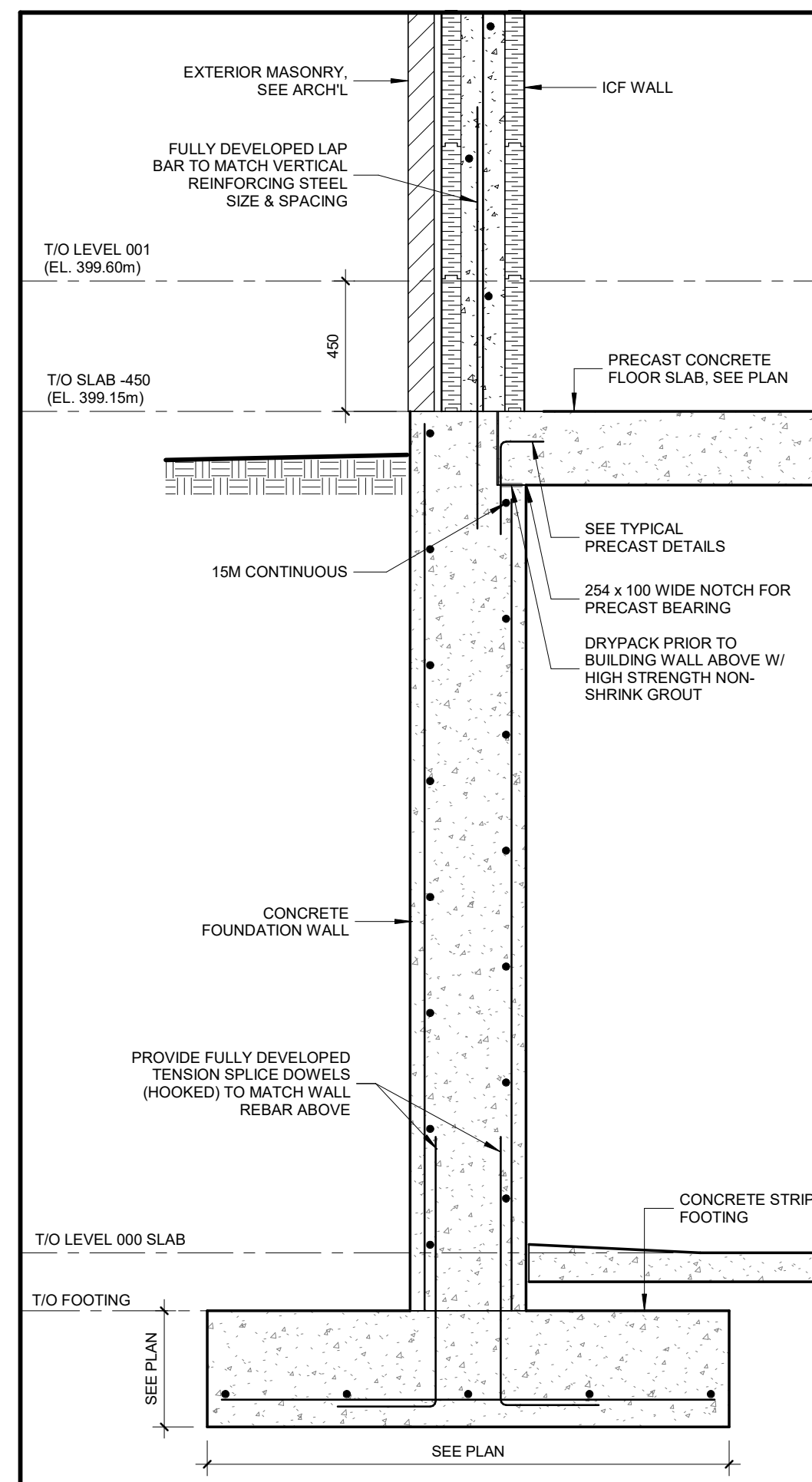
11 DETAIL - ELEVATOR BASE SLAB
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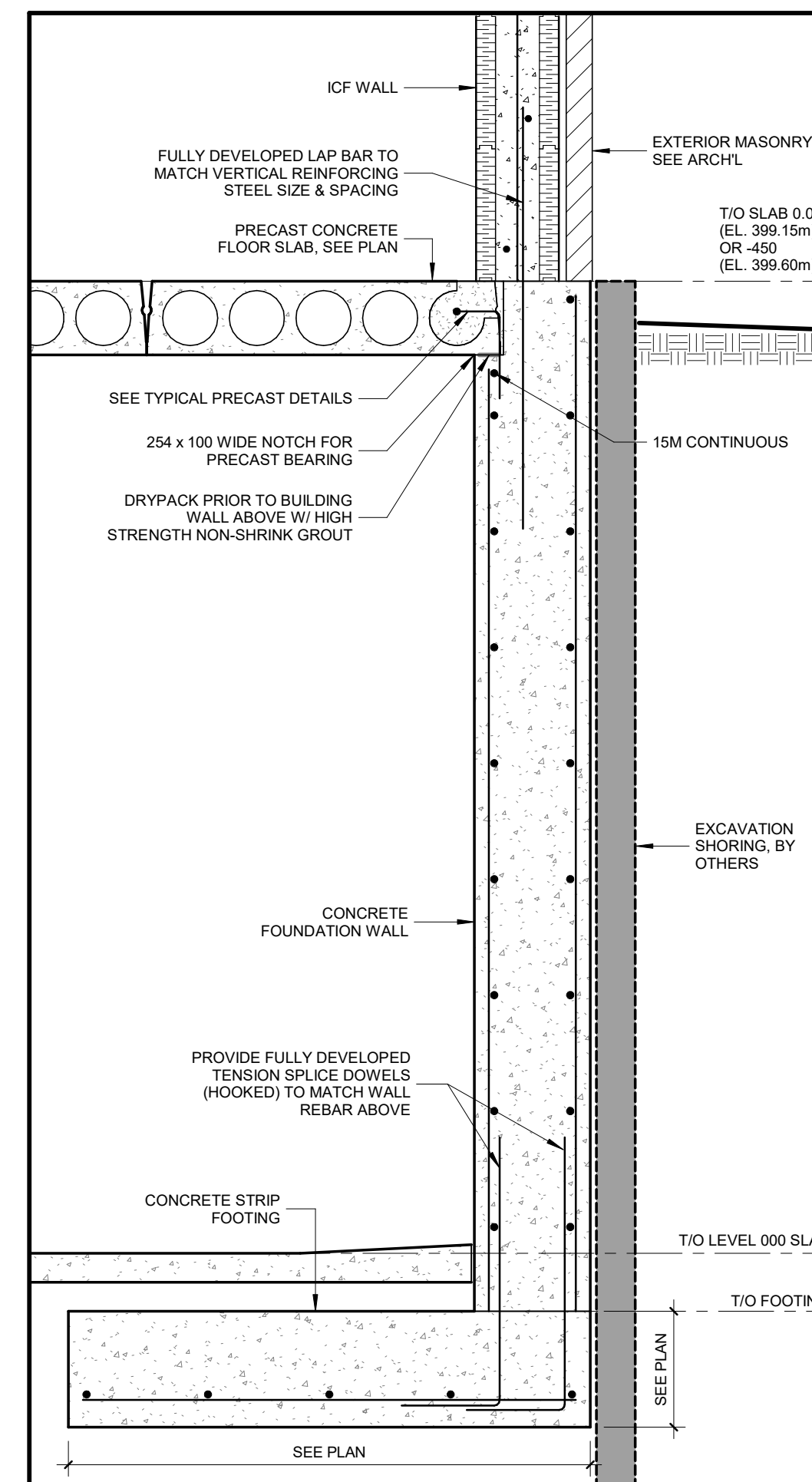
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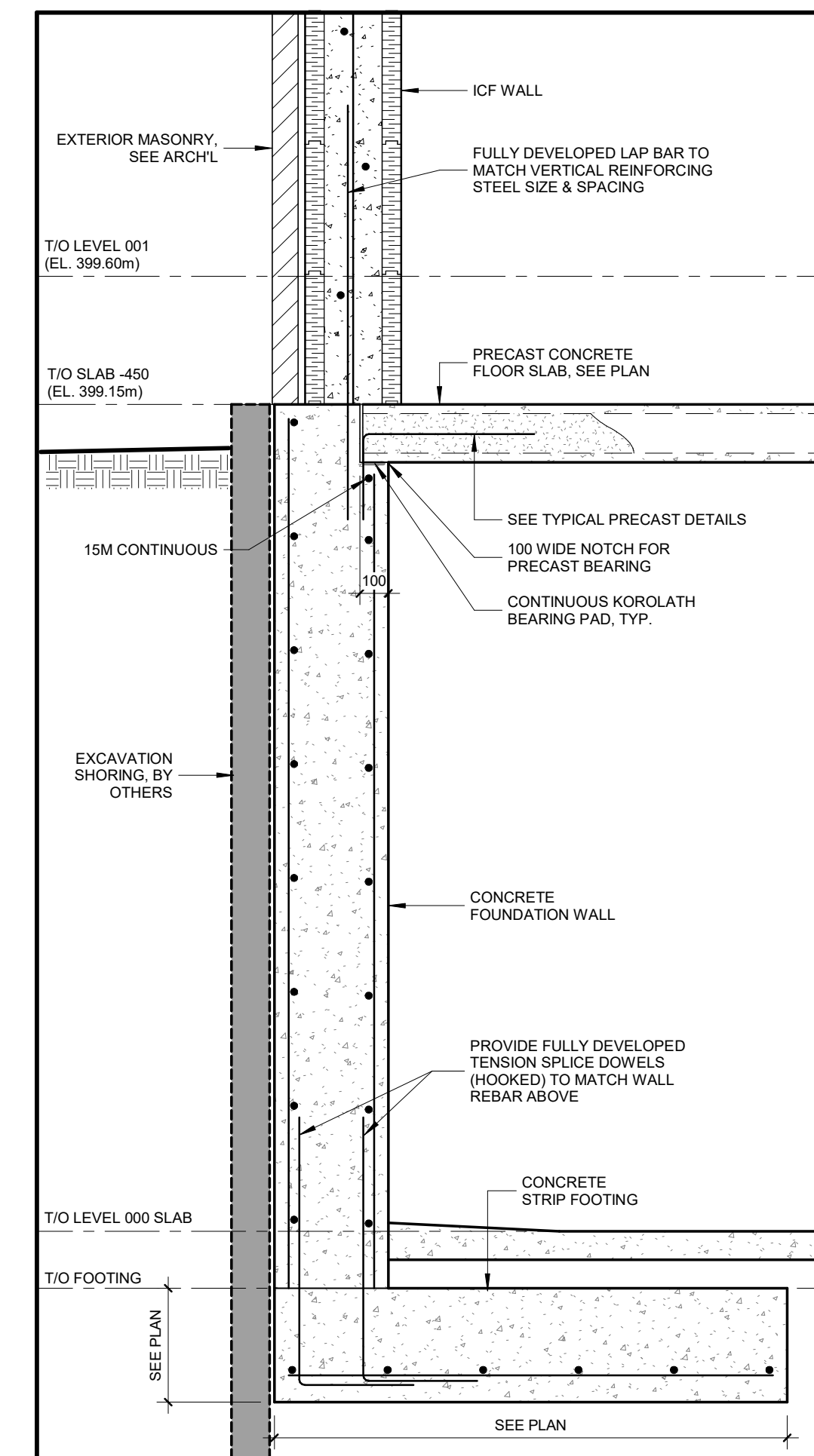
10 DELTABEAM UNDER ICF AT GL B
S2.1 SCALE: 1:20



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



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



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

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No.	Date	Revision / Issued for
1	NOV. 1, 2024	ISSUED FOR 95% COORDINATION
2	NOV. 29, 2024	ISSUED FOR PERMIT
3	OCT. 14, 2025	ISSUED FOR TENDER
4	MAY 1, 2026	ISSUED FOR FOUNDATION CONSTRUCTION

TACOMA
ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519-846-2201
www.tacomaengineers.com



Fryett Turner
ARCHITECTS INC.

115 Metcalfe Street
Elora, Ontario N0B 1S0
www.fryettturner.ca
Tel: 519-846-2201
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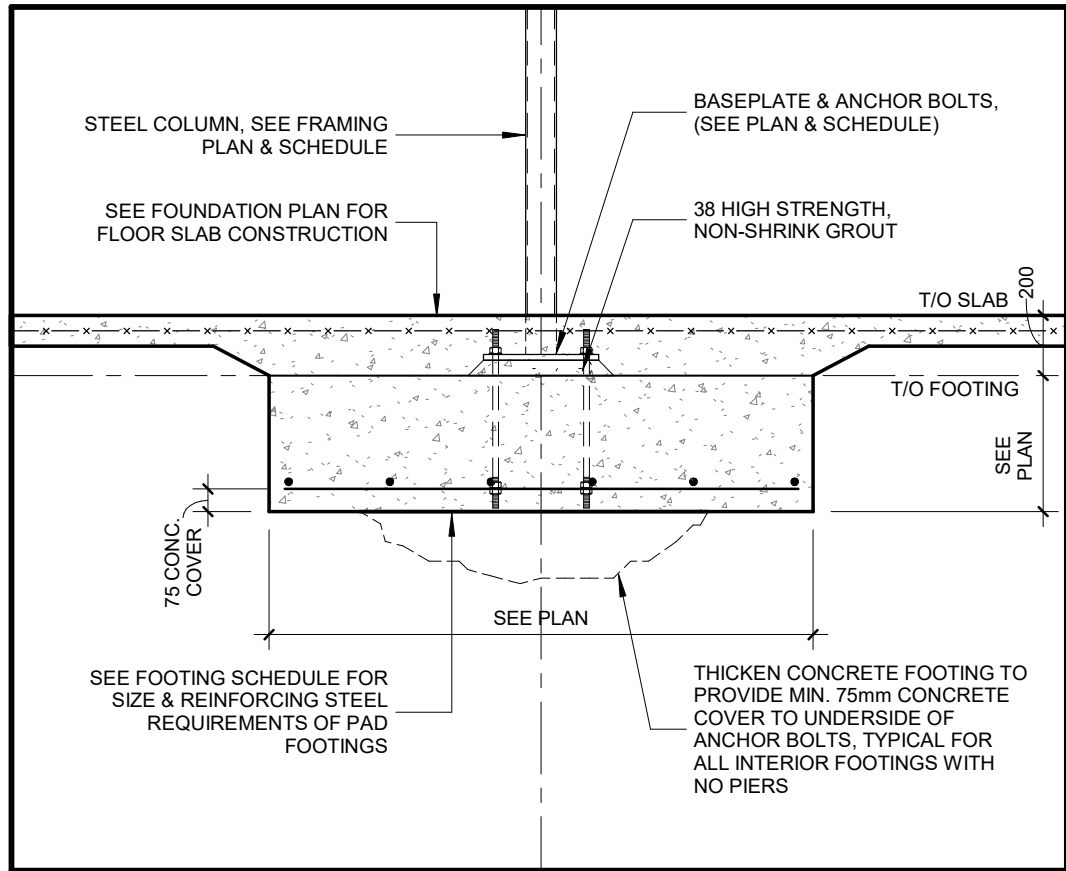
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223 ST. ANDREW STREET EAST, FERGUSON, ON

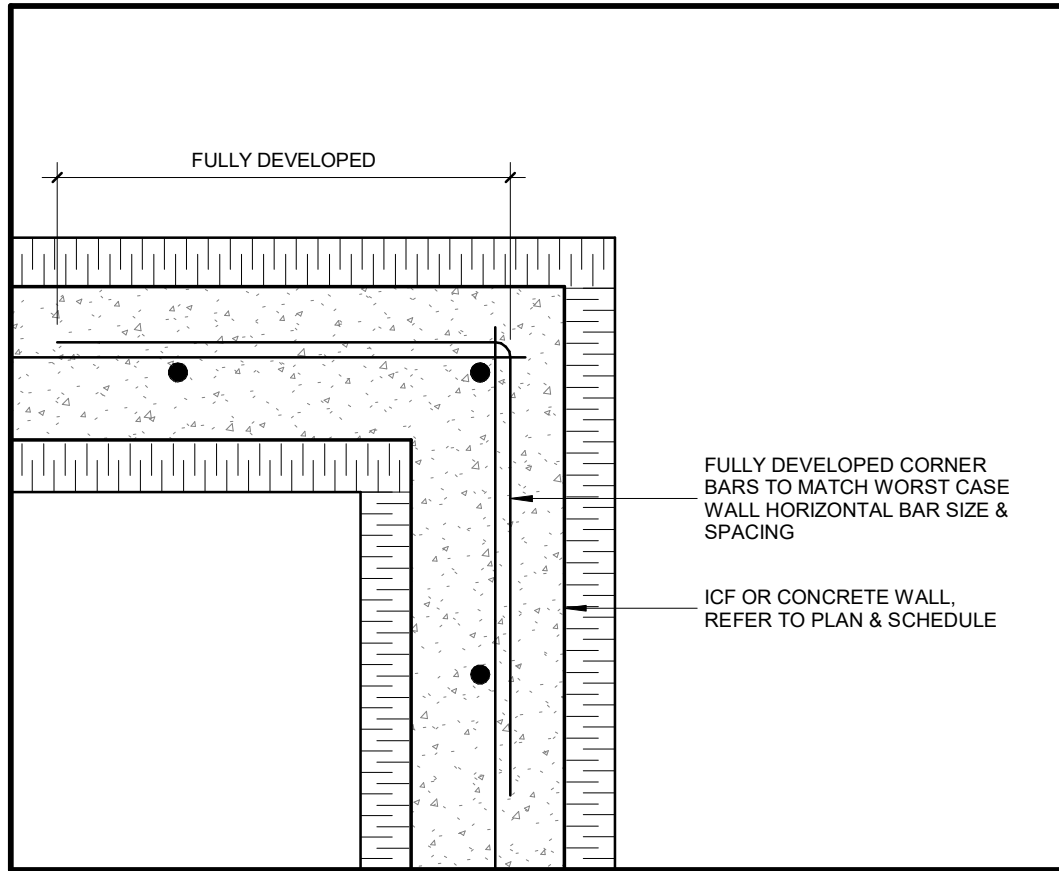
**FOUNDATION
SECTIONS**

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

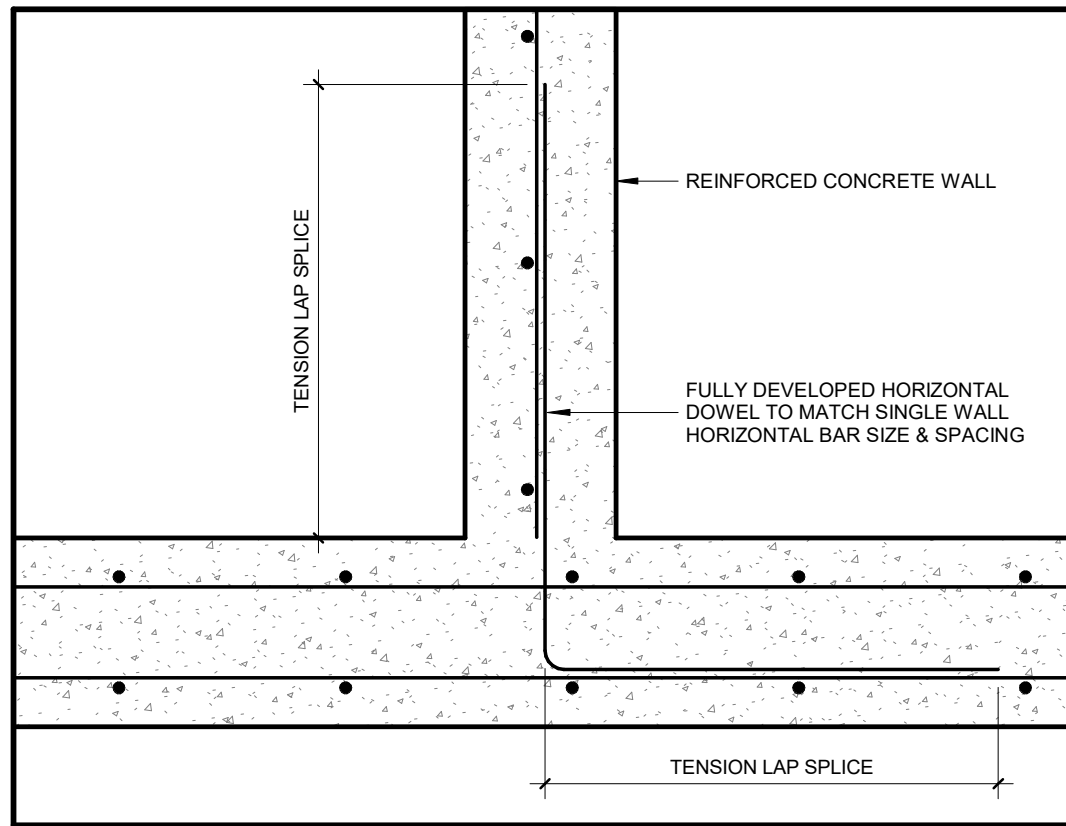
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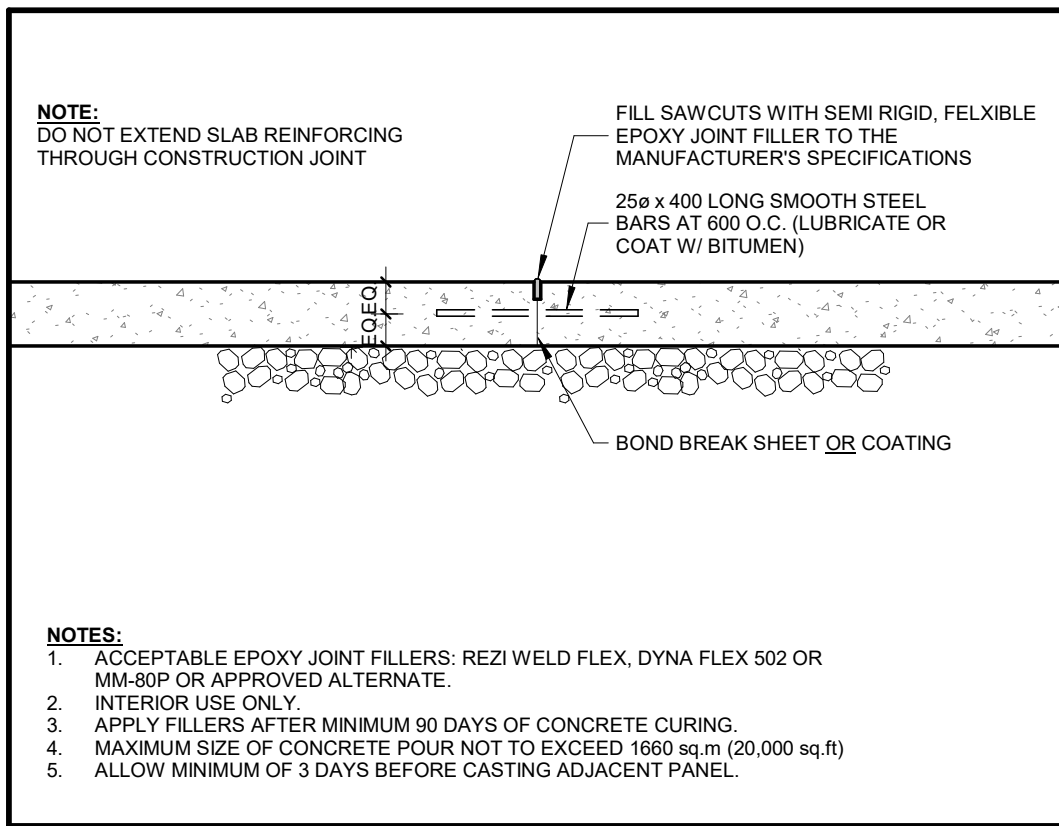
20 DETAIL - INTERIOR PAD FOOTING
S2.2 / N.T.S.



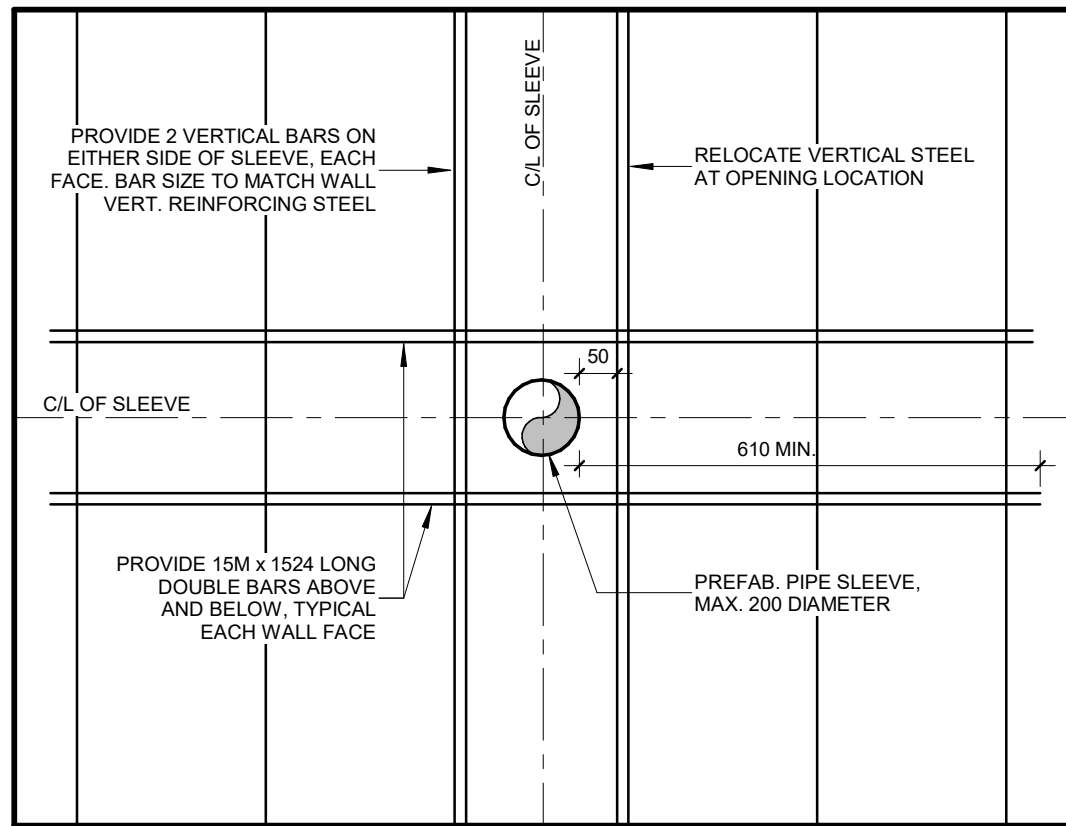
16 PLAN DETAIL - CORNER REINFORCING
S2.2 / SCALE: 1:10



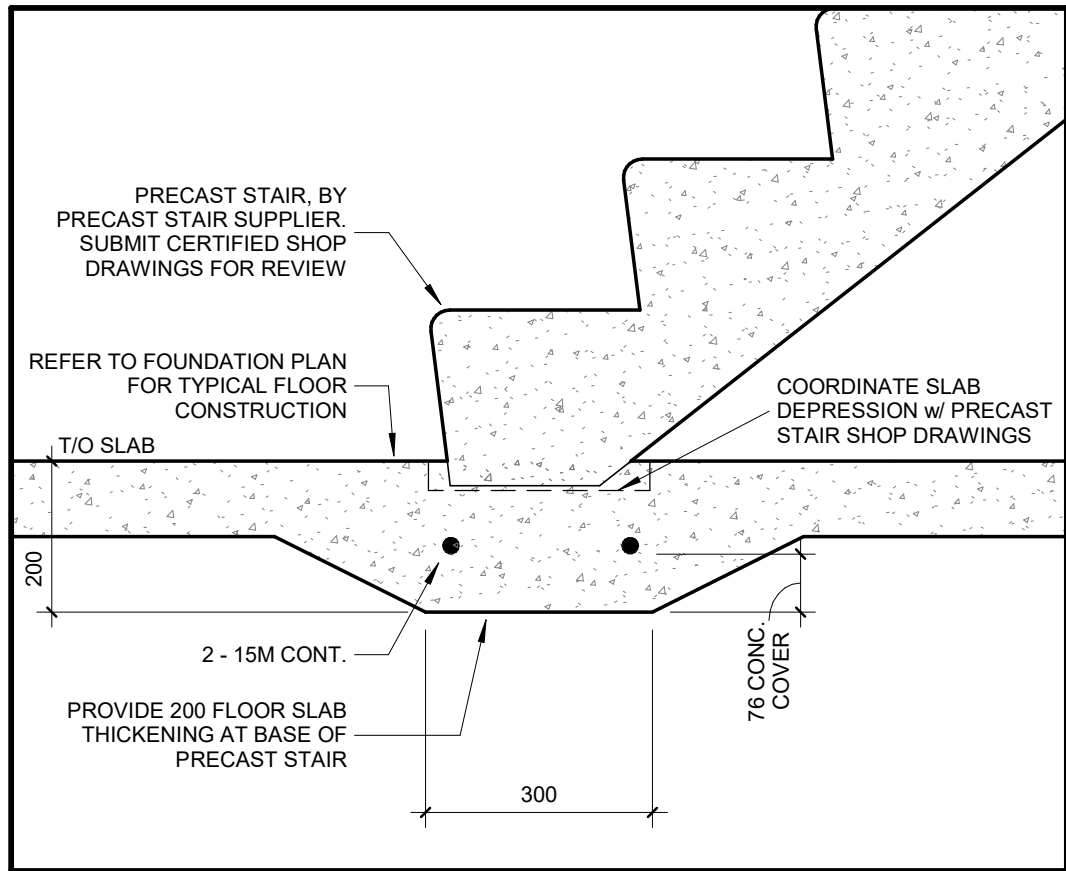
12 TYPICAL SINGLE TO DOUBLE MAT INTERSECTION
S2.2 / SCALE: 1:10



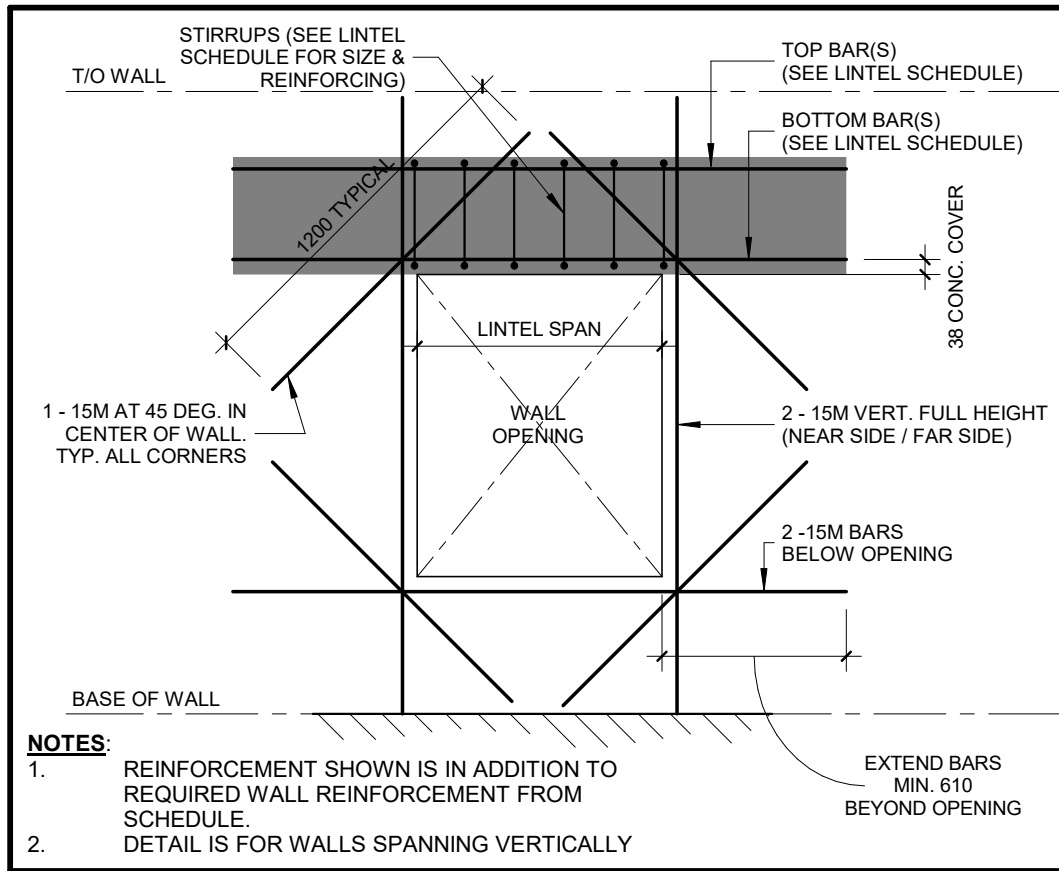
8 DETAIL - SLAB CONSTRUCTION JOINT
S2.2 / SCALE: 1:15



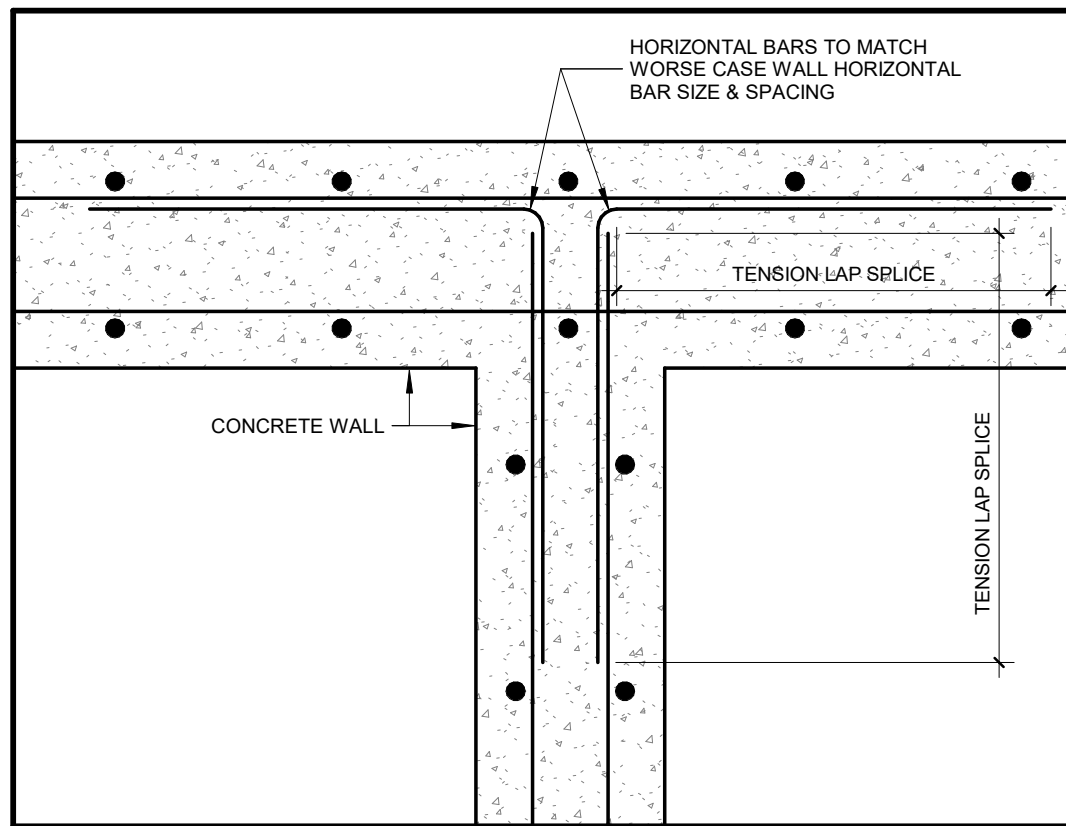
4 TYPICAL SLEEVE THROUGH CONCRETE WALL
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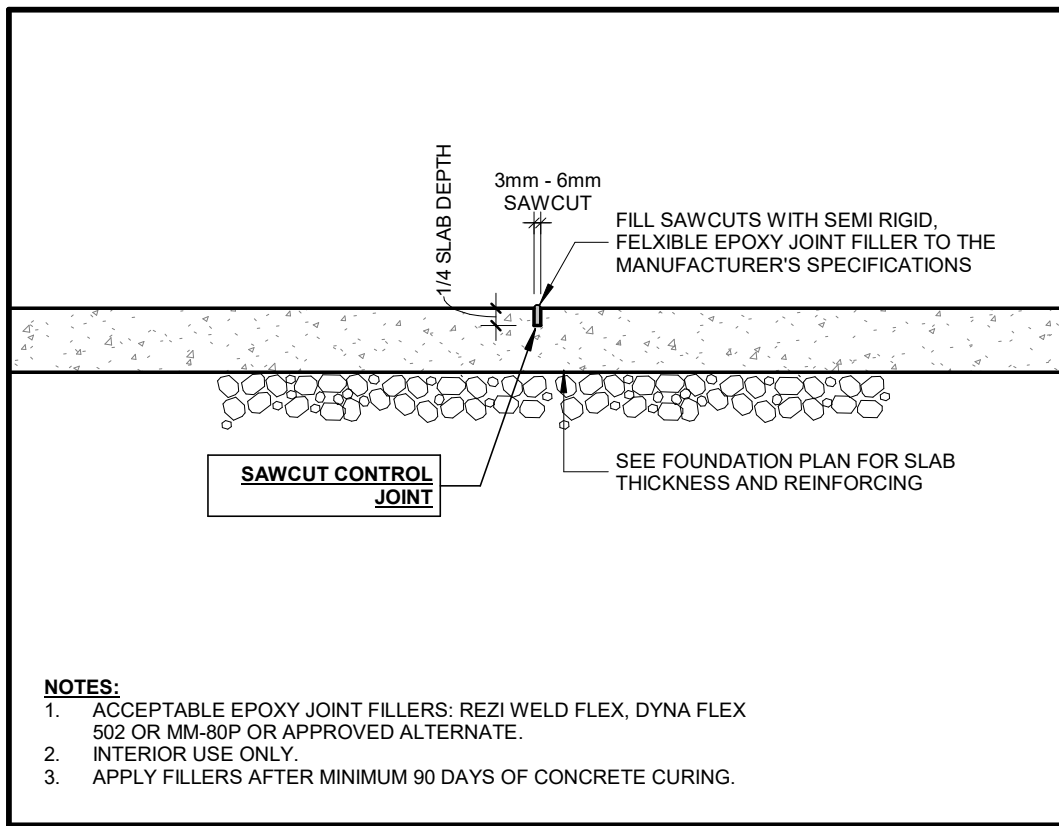
19 SLAB THICKENING DETAIL AT STAIR
S2.2 / N.T.S.



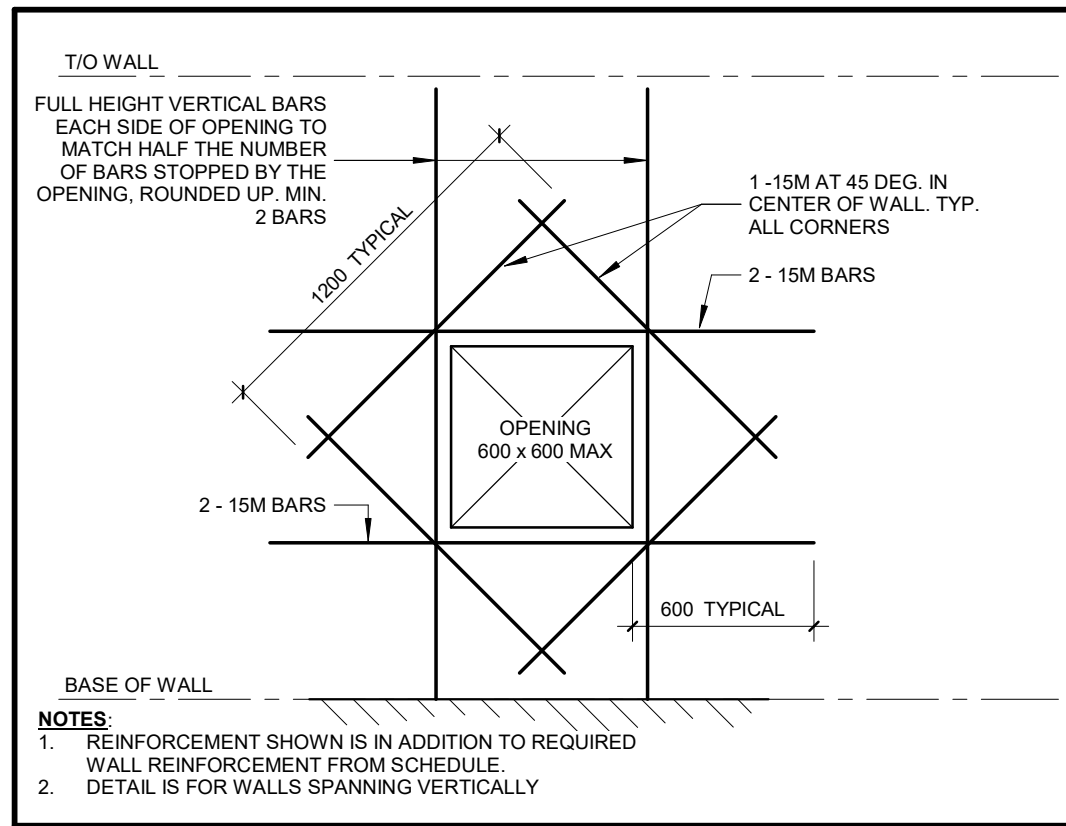
15 ELEVATION - CONC. WALL OPENING
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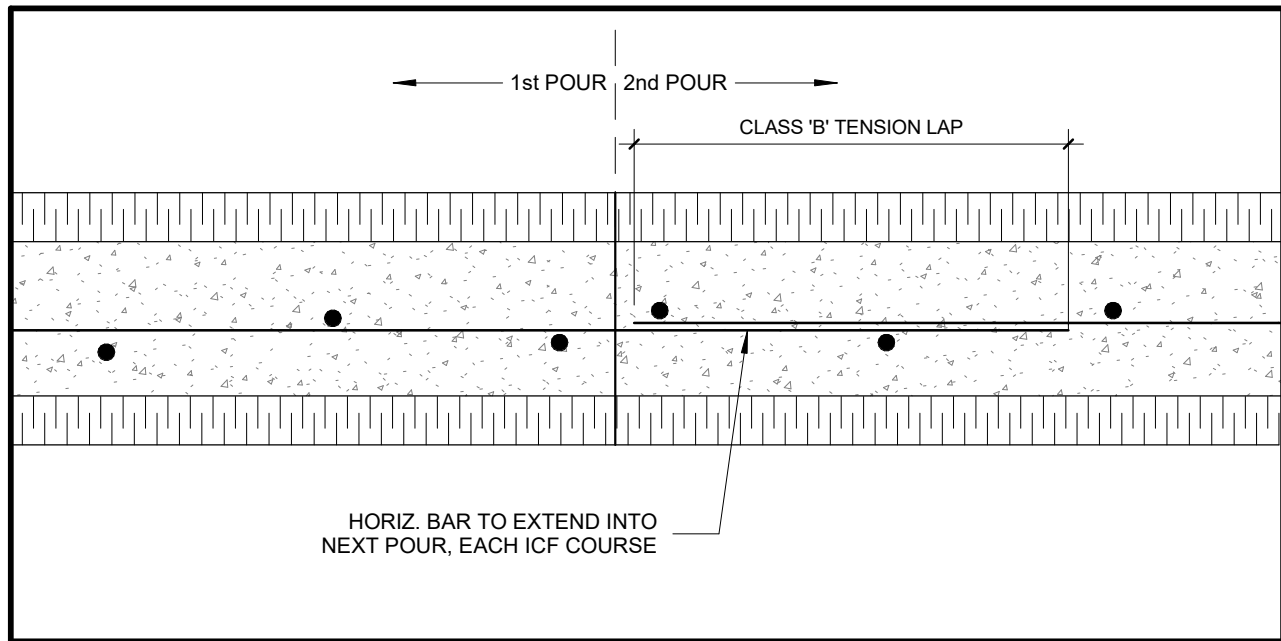
11 TYP. WALL INTERSECTION REINF. (DOUBLE MAT)
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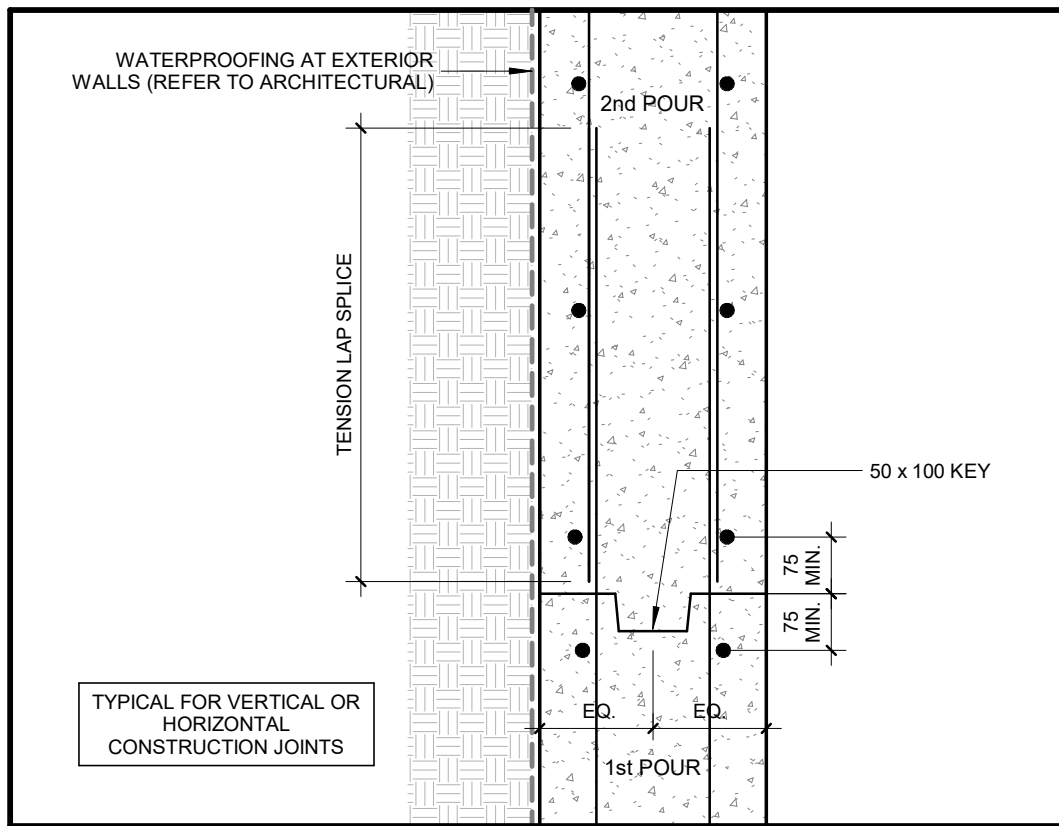
7 DETAIL - SAWCUT CONTROL JOINT
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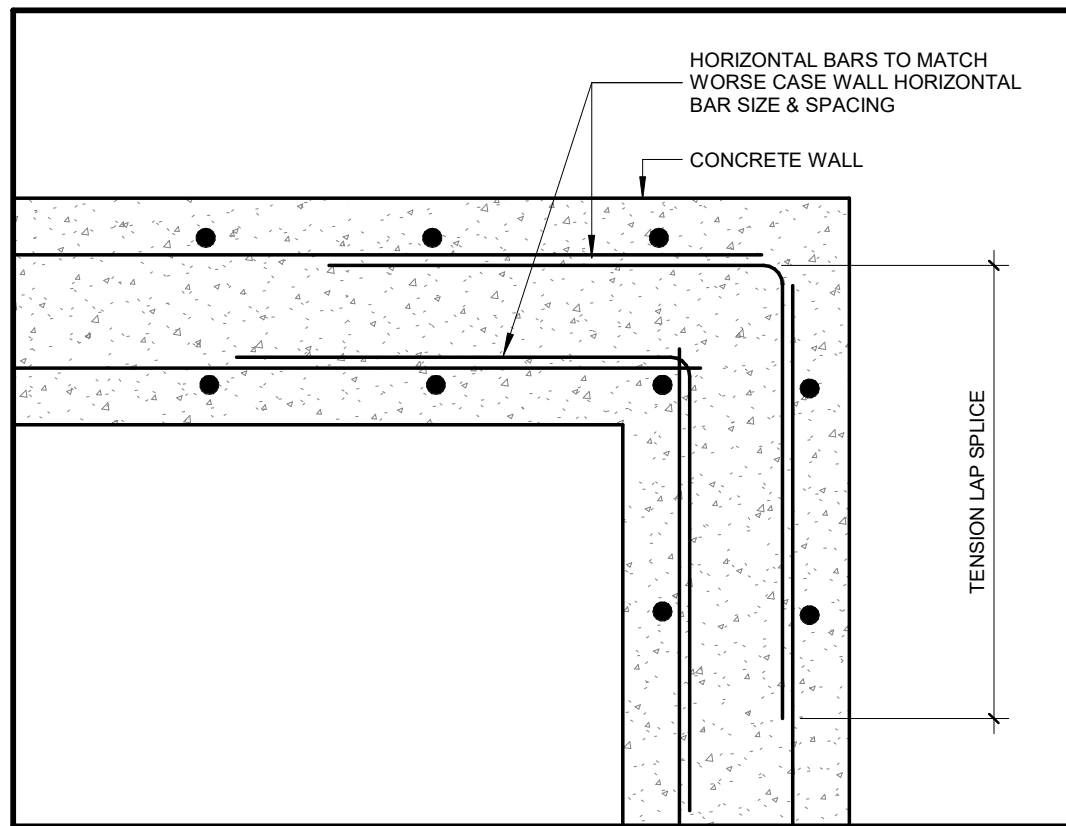
3 ELEVATION - CONCRETE WALL OPENING
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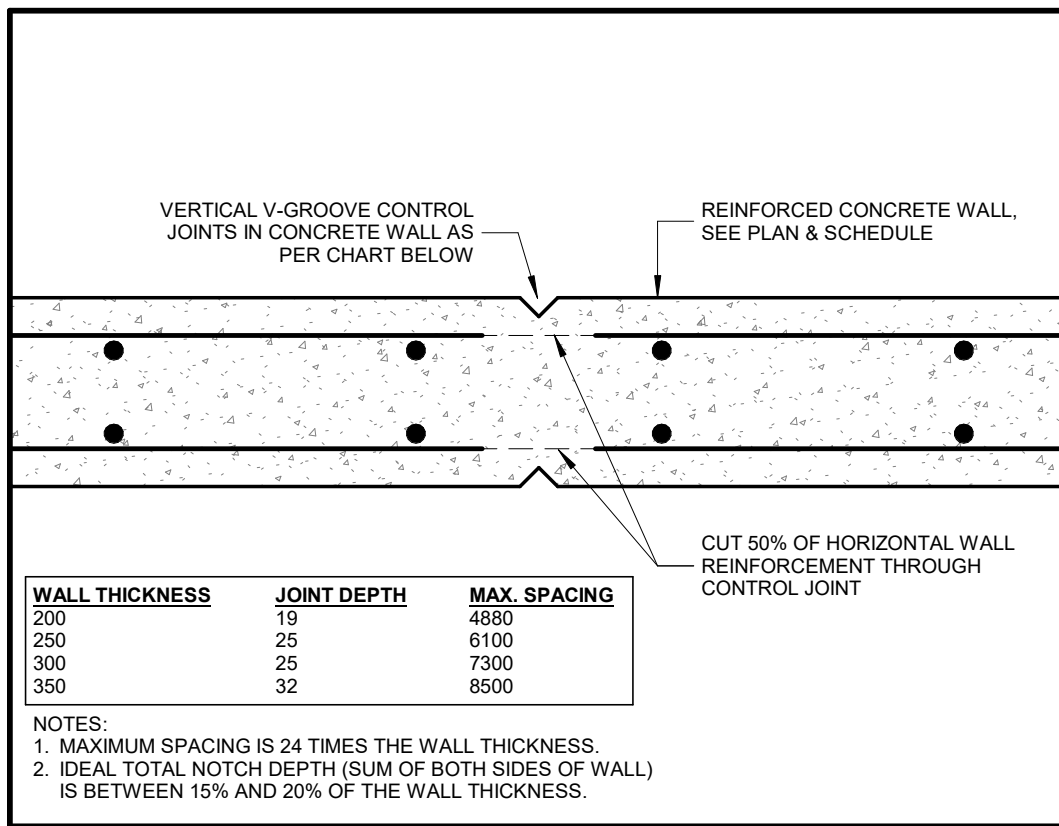
18 PLAN DETAIL - I.C.F. CONSTRUCTION JOINT
S2.2 / SCALE: 1:10



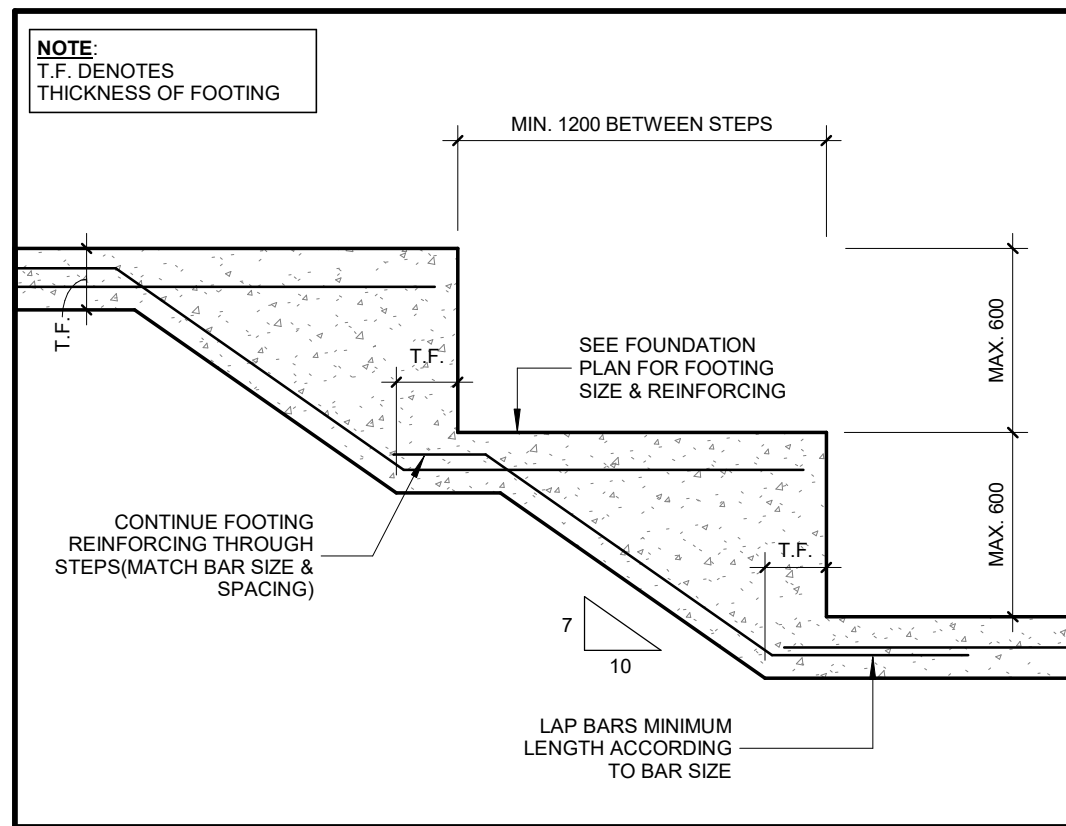
14 TYP. CONSTRUCTION JOINT IN CONCRETE WALL
S2.2 / SCALE: 1:10



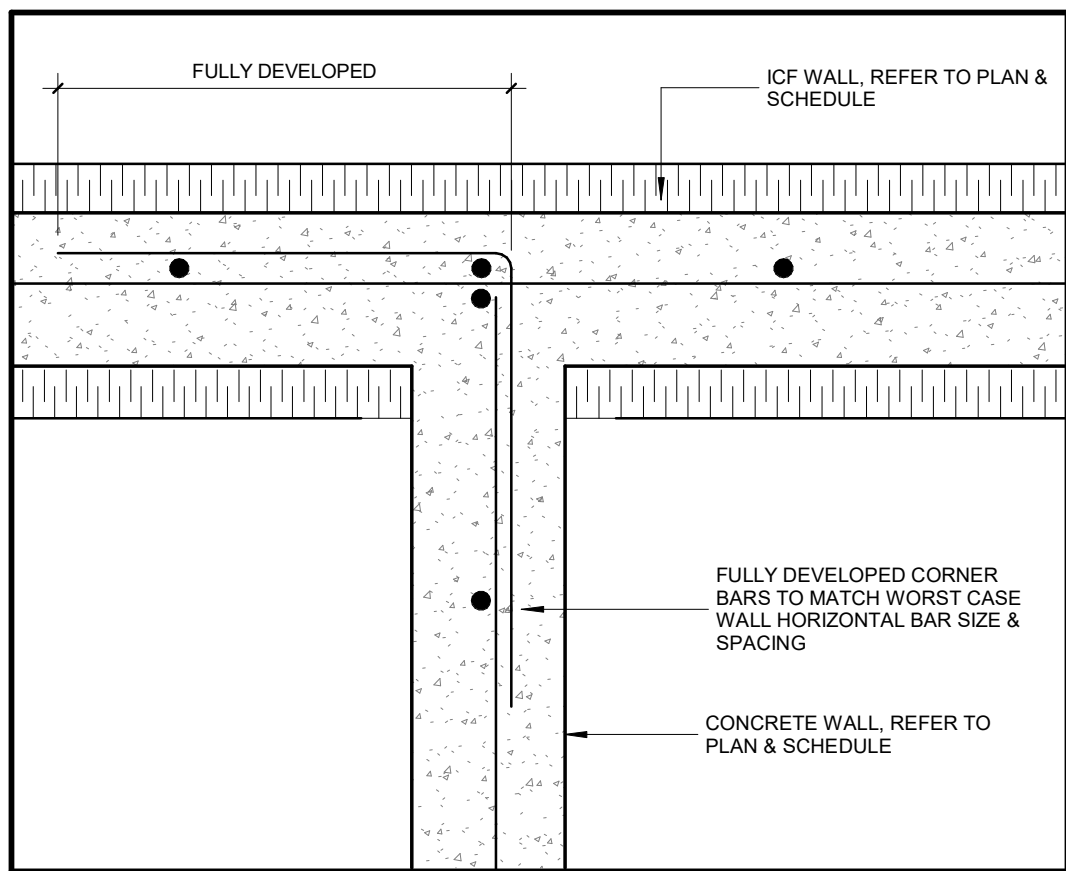
10 TYP. WALL CORNER REINFORCING (DOUBLE MAT)
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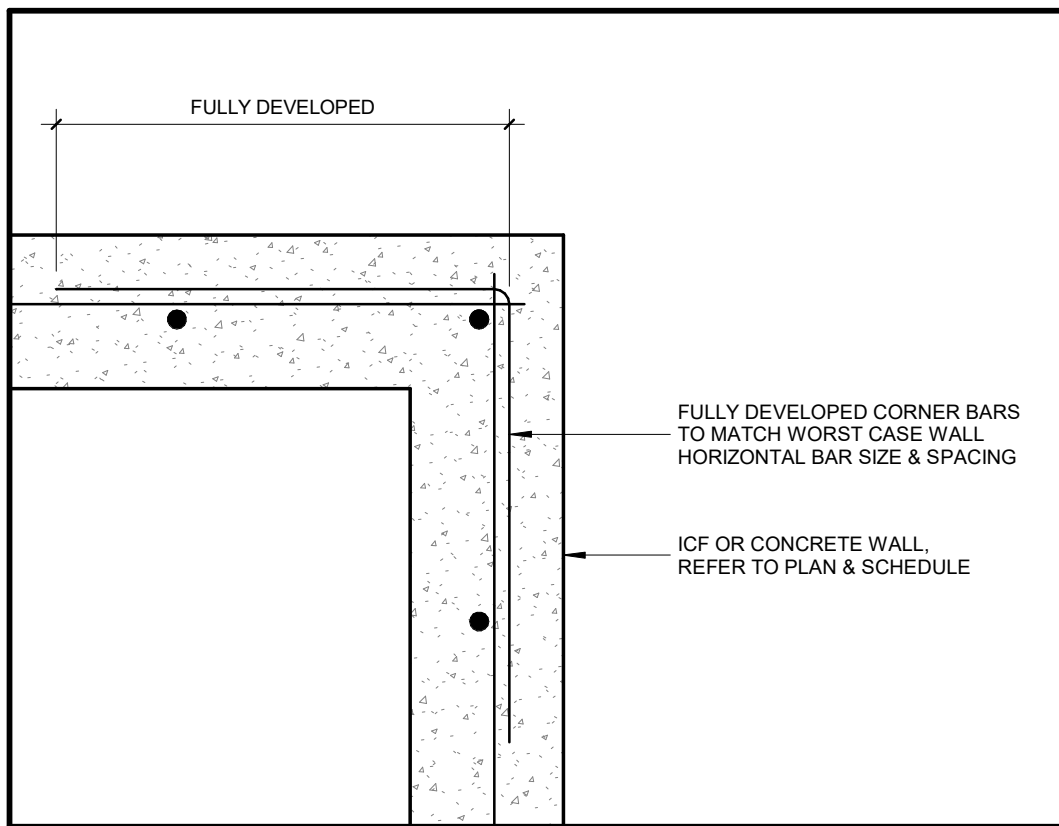
6 PLAN DETAIL - CONTROL JOINT
S2.2 / SCALE: 1:10



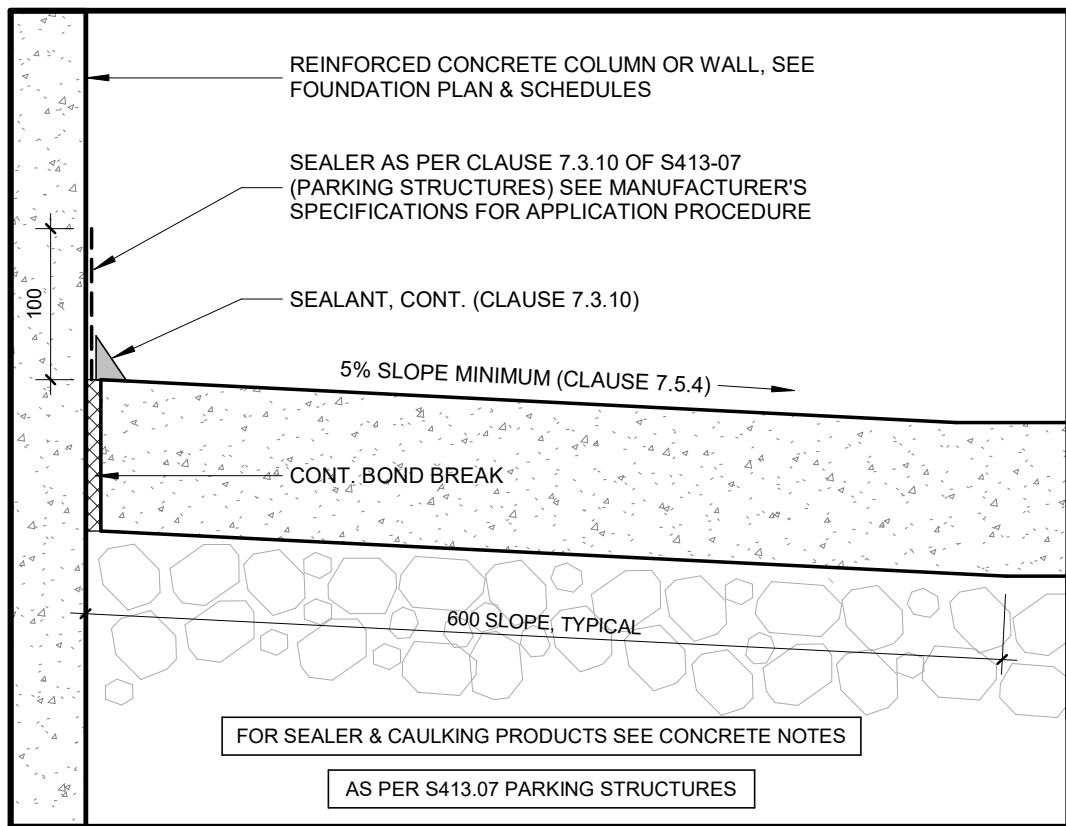
2 DETAIL - STEPPED FOOTING
S2.2 / SCALE: 1:25



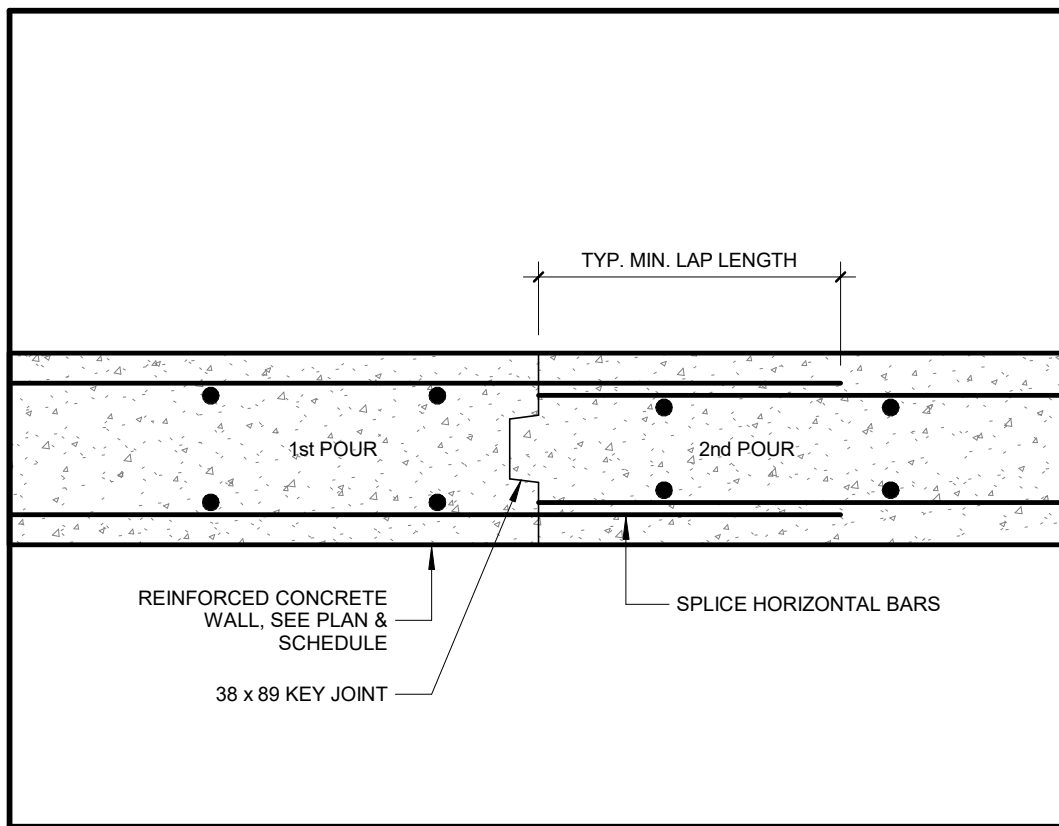
17 PLAN DETAIL - INTERSECTION REINFORCING
S2.2 / SCALE: 1:10



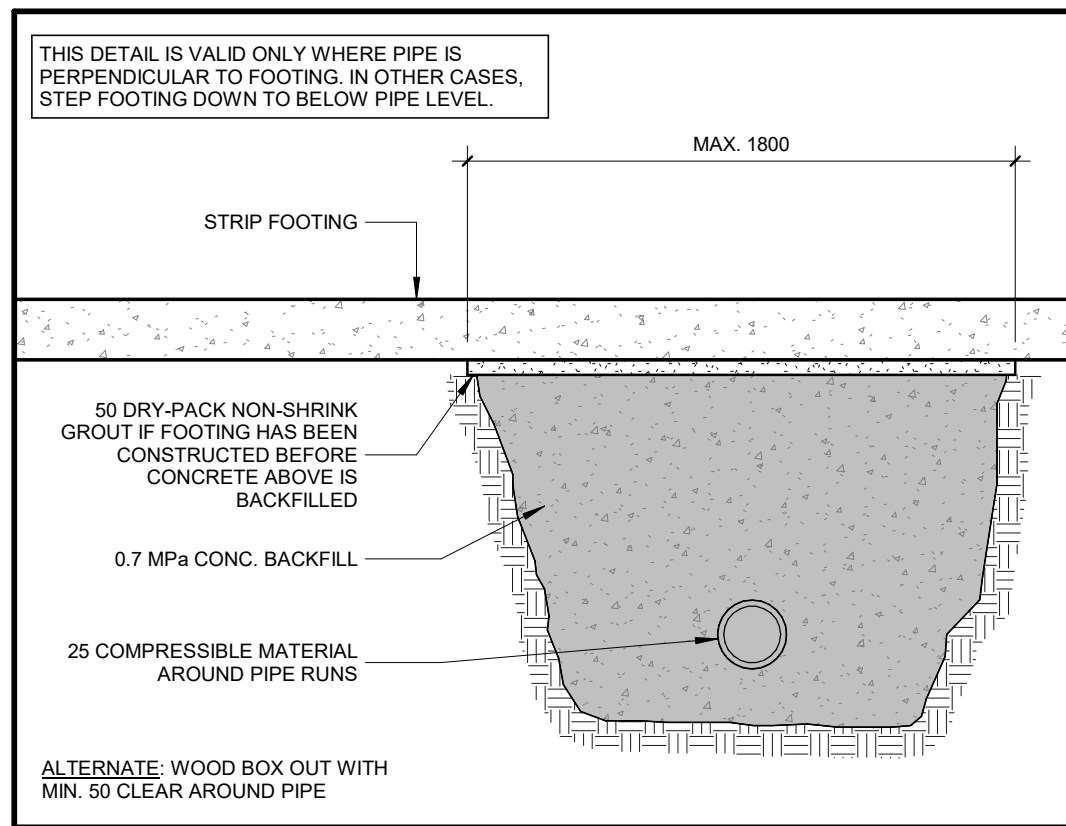
13 TYP. WALL CORNER REINFORCING (SINGLE MAT)
S2.2 / SCALE: 1:10



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



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



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

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No.	Date	Revision / Issued for
2	NOV. 1, 2024	ISSUED FOR 95% COMPLETION
3	NOV. 29, 2024	ISSUED FOR 95% COORDINATION
4	DEC. 11, 2024	ISSUED FOR PERMIT
5	OCT. 14, 2025	ISSUED FOR TENDER
6	MAY 1, 2026	ISSUED FOR FOUNDATION CONSTRUCTION

TACOMA
ENGINEERS

176 Speedvale Avenue West
Guelph, Ontario N1H 1C3
Tel: 519.765.2000
www.tacomaengineers.com



Fryett Turner
ARCHITECTS INC.

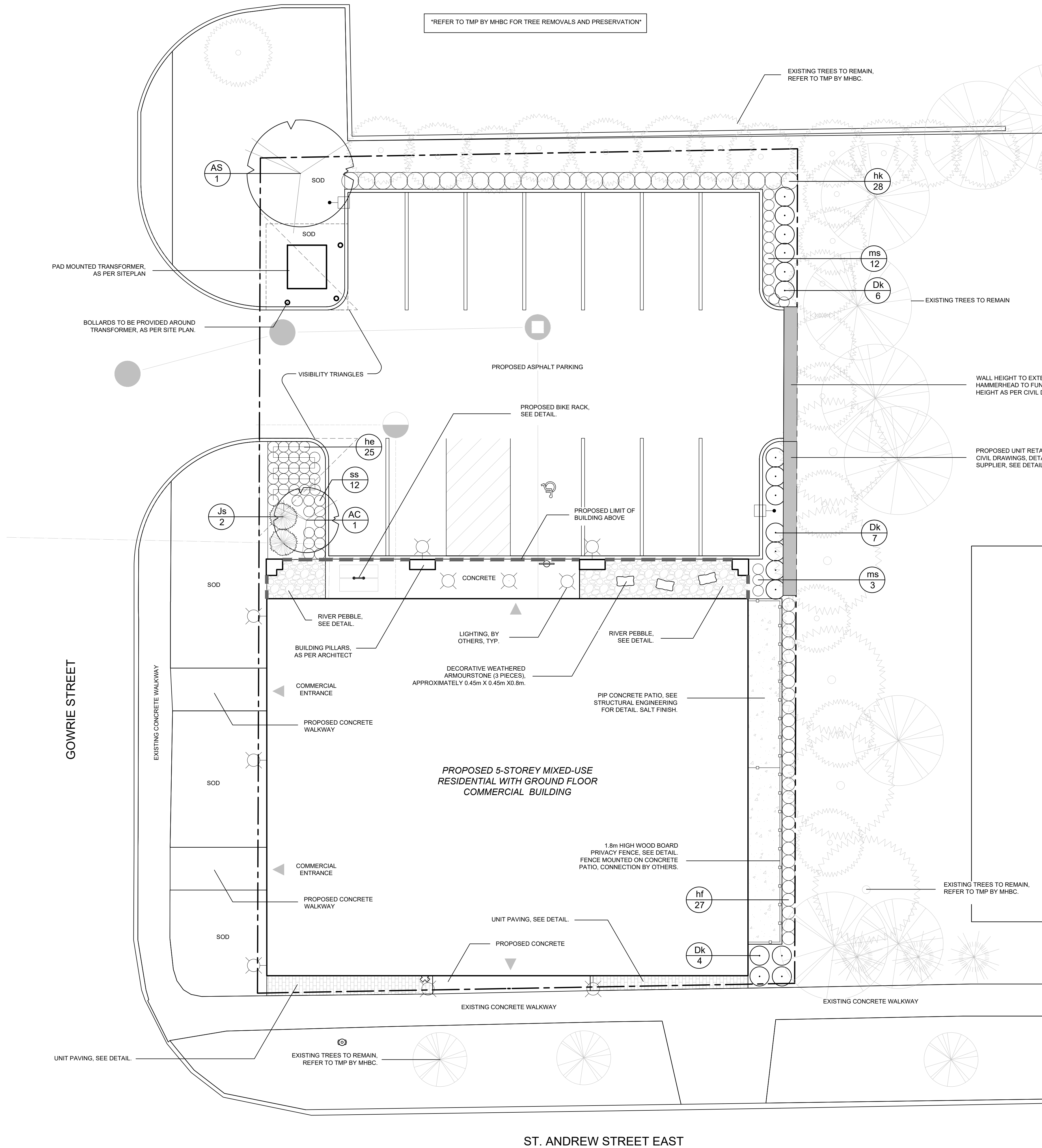
115 Metcalfe Street
Etobicoke, Ontario M9B 1S0
www.fryettturner.ca
Tel: 519-846-2201
Fax: 519-846-0343

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

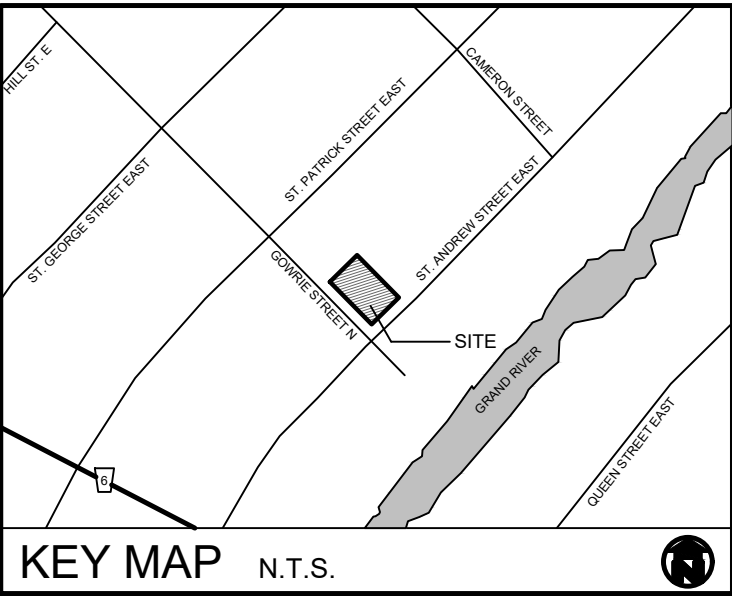
**TYPICAL
DETAILS**

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

S2.2

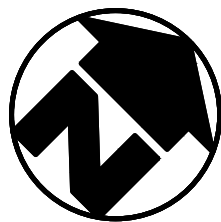


PLANT MATERIAL LIST					
KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
AS	1	Acer saccharum 'Autumn Fest'	Autumn Fest Sugar Maple	50mm cal.	W.B.
AC	1	Amelanchier canadensis	Serviceberry	50mm cal.	W.B.
Dk	17	Diervilla lonicera 'Kodiak Orange'	Kodiak Orange Bush Honeysuckle	60cm, 3 gal.	Pot
Js	2	Juniperus sabina	Savin Juniper	50cm Ht., 3 gal.	Pot
he	25	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	1 gal.	Pot
hf	27	Hosta 'Autumn Frost'	Autumn Frost Hosta	1 gal.	Pot
hk	28	Hosta 'Ginkgo Craig'	Ginkgo Craig Hosta	1 gal.	Pot
ms	15	Miscanthus sinensis 'Little Kitten'	Dwarf Maiden Grass	1 gal.	Pot
ss	12	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	1 gal.	Pot



GENERAL NOTES

- ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
- ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
- BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
- PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
- ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
- CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 150mm OF CLEAN TOPSOIL. FINE GRADE AND SOD ALL SOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
- FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
- ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING. PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
- SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
- AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
- SITE PLAN INFORMATION AS PER FRYETT TURNER ARCHITECTS INC.
- ENGINEERING AS PER MTE, AND IS PROVIDED FOR INFORMATION ONLY.
- SITE LIGHTING BY OTHERS



REVISIONS			
no.	date	description	by
1.	Jun. 15.22	Issued for Approval	DPV
2.	Apr. 01.24	Issued as per Revised Site Plan	JC
3.	Apr. 25.24	Issued as per Township Comments	JC
4.	Jun. 18.24	Added Transformer	JC
5.	Aug. 22.24	Issued for Approval	JC
6.	Oct. 16.24	Issued for Approval	JC
7.	Dec. 02.24	Issued for Approval	JC
8.	Oct. 08.25	Issued for Tender	JC
9.	Apr. 30.26	Issued for Construction	JC

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

Landscape Plan



PROJECT NO: 2022-30	DRAWN BY: JC
SCALE: 1:100	DESIGNED BY: JC
SHEET: L1	APPROVED BY: AWH
	PLOT DATE: Apr 30, 2026

PROJECT NO.: 2022-30	DRAWN BY: JC
SCALE: 1:100	DESIGNED BY: JC
SHEET:	APPROVED BY: AWH
L2	PLOT DATE: Apr 30, 2026