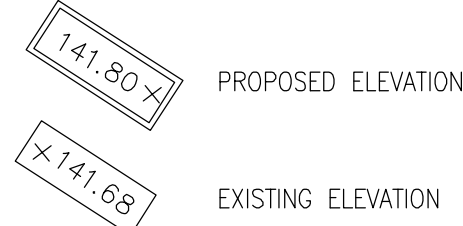


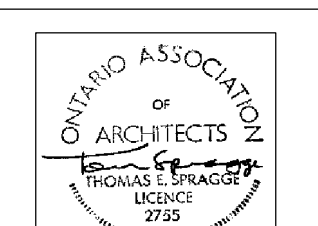
PART 1:
 PLAN OF LOT 62 AND PARTS OF LOTS 61, 63, 74 & 75
 REGISTERED PLAN 3649
 CITY OF TORONTO
 FORMERLY IN THE CITY OF NORTH YORK
 INFORMATION TAKEN FROM SURVEYORS
 REAL PROPERTY REPORT PREPARED BY
 MITSCHÉ & AZIZ INC.,
 ONTARIO LAND SURVEYORS
 OCTOBER 9, 2013

SITE DATA		
PROPOSED		
sq. feet	sq.meters	
GROUND FLOOR	3177.09	295.16
SECOND FLOOR	2895.81	269.03
TOTAL	6072.90	564.19

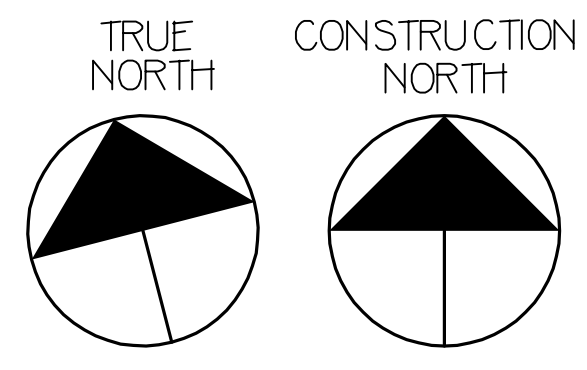
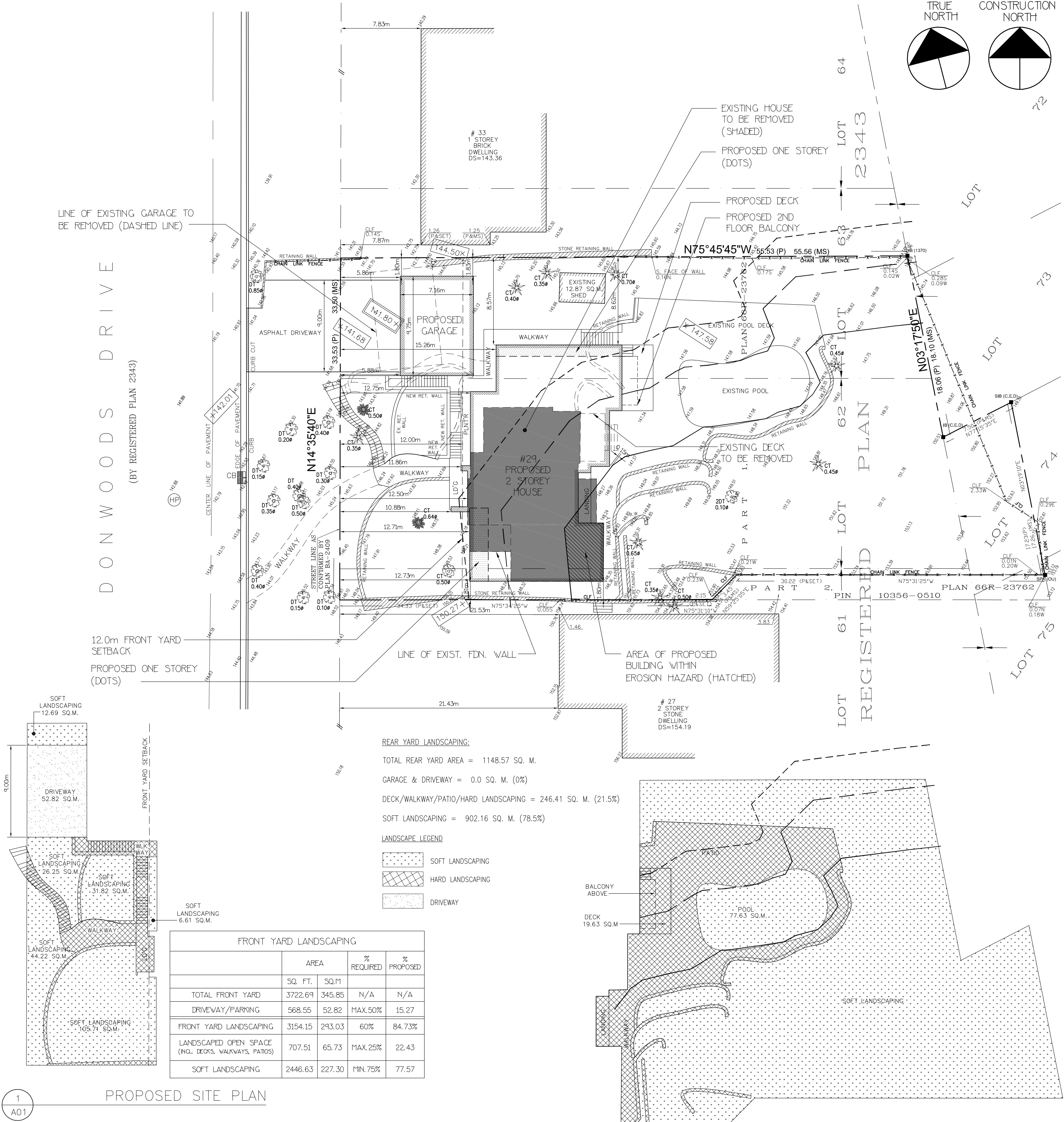
SITE AREA = 21873.45 SQ.FT. (2032.11 SQ.M.)
 ALLOWABLE COVERAGE (30%) = 6562.04 SQ.FT. (609.63 SQ.M.)
 PROPOSED COVERAGE = (20%) = 4282.10 SQ.FT. (397.52 SQ.M.)
 (HOUSE + GARAGE + DECK + EXISTING SHED)



Item	Ontario Building Code Matrix Parts 3 & 4	ODC Reference (Division B unless noted [A] or [C])
1	Project Description: <input type="checkbox"/> New <input checked="" type="checkbox"/> Part II <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 4 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	11.1 [A] 11.2 [A] 11.2 [A] 11.2 [A]
2	Major Occupancy(s) DETACHED SINGLE FAMILY RESIDENCE	3.1.2.1(1) 9.10.2
3	Building Area (m ²) Existing - New - Total 397.52	1.4.1.2 [A] 1.4.1.2 [A]
4	Gross Area Existing - New - Total 564.19	1.4.1.2 [A] 1.4.1.2 [A]
5	Number of Storeys Above Grade 3 Below Grade 1	1.4.1.2 [A] & 3.2.1.1 1.1.2 [A]
6	Number of Streets/Fire Fighter Access 1	3.2.2.10 & 3.2.5 9.10.20
7	Building Classification GROUP C, RESIDENTIAL OCCUPANCY	3.2.2.20-83 9.10.2
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8
9	Standpipe required <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.18
11	Water Service/Supply is Adequate <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6 N/A
13	Permitted Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6
14	Mezzanine(s) Area m ² N/A	3.2.1.1(3)-(6) 9.10.4.1
15	Occupant Load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building	3.1.17 9.9.1.3
	Basement Occupancy GROUP C, RES. Load 0 persons	
	1st Floor Occupancy GROUP C, RES. Load 8 persons	
	2nd Floor Occupancy GROUP C, RES. Load 8 persons	
	3rd Floor Occupancy GROUP C, RES. Load 0 persons	
16	Barrier-Free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain 3.8.1.1(1)(c))	3.8 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.9 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR)	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9
	Floors 0 Hours N/A	
	Roof 0 Hours N/A	
	Mezzanine N/A Hours N/A	
	FRR of Supporting Members	Listed Design No. or Description (3.2-2)
	Floors 0 Hours N/A	
	Roof 0 Hours N/A	
	Mezzanine N/A Hours N/A	
19	Spatial Separation - Construction of Exterior Walls	3.2.3 9.10.14
	Wind Area of EBF (m ²) L.S. (m) L/H or N/A Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Const. Comb. Const. Non-Comb. Const. Non-Comb. Const.	
	North 152.37 8.57 - 31.4 13.0 0 N/A X	
	South 101.32 1.80 - 7.6 5.8 0 N/A X	
	East 156.04 24.14 - 100.0 40.6 0 N/A X	
	West 196.73 25.06 - 100.0 25.7 0 N/A X	



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is 14 architects BCDN



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED.
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

REV.	DATE	DESCRIPTION	CH'D
1	MAR. 31/22	ISSUED FOR PERMIT	
			CH'D

SPRAGGE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD
 SUITE 17a
 TORONTO, ONTARIO
 PHONE: (416) 955-1441
 FAX: (416) 955-1442

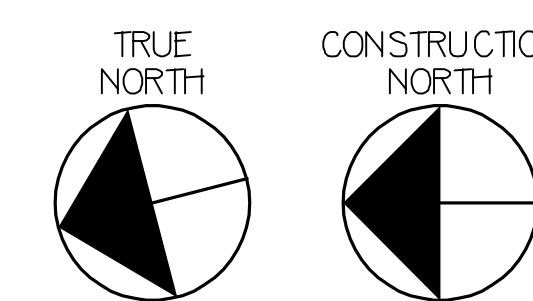
ADDITION AND RENOVATION TO
 DUMITRA RESIDENCE
 29 DONWOODS DRIVE
 TORONTO, ONTARIO

PROPOSED SITE PLAN MATRIX	
DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	JOB NO.: 19-2112
SCALE: 1:200 METRIC	SHEET NO.: A-01
ISSUED:	

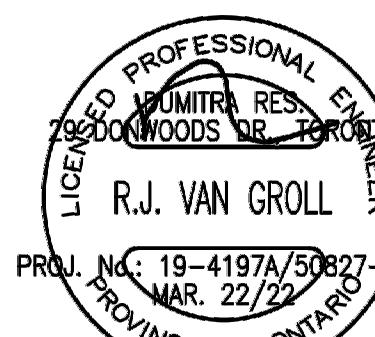


The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



130 Bridgeland Avenue, Suite 101
Toronto, Ontario M6A 1Z4
416 489 7888 atkinsvngroll.com



FOR STRUCTURE ONLY

REF.	DATE	DESCRIPTION	CH'D
1.	MAR. 31/22	ISSUED FOR PERMIT	

REVISIONS

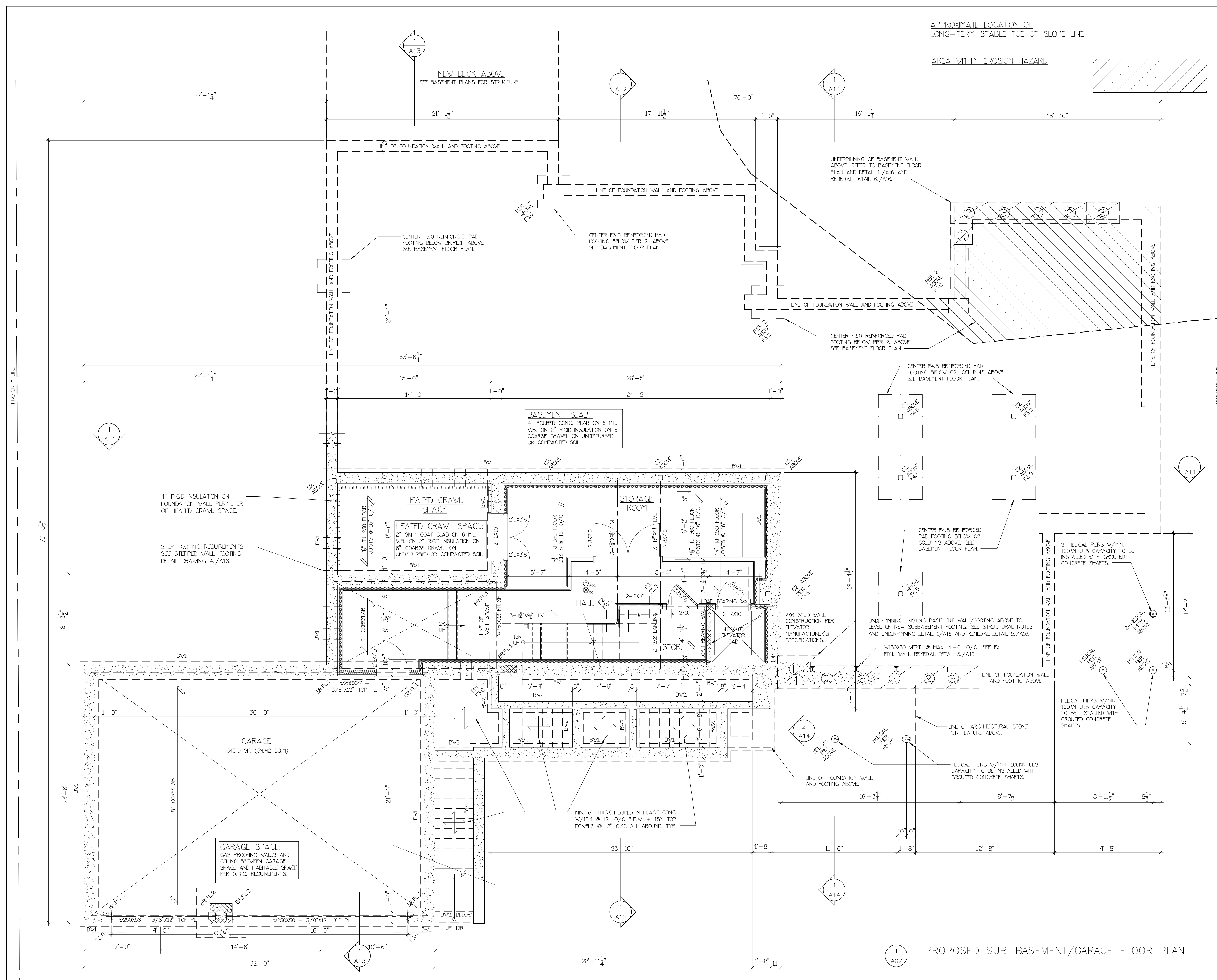
SPRAGGE + COMPANY ARCHITECTS LTD.

156 DUNCAN MILL ROAD
SUITE 17a
TORONTO, ONTARIO
PHONE: (416) 955-1441
FAX: (416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
29 DONWOODS DRIVE
TORONTO, ONTARIO

PROPOSED (GARAGE PLAN) SUB-BASEMENT FLOOR PLAN

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	JOB NO.: 19-2112
SCALE: 1/4"=1'-0"	ISSUED:
	SHEET NO.: A-02

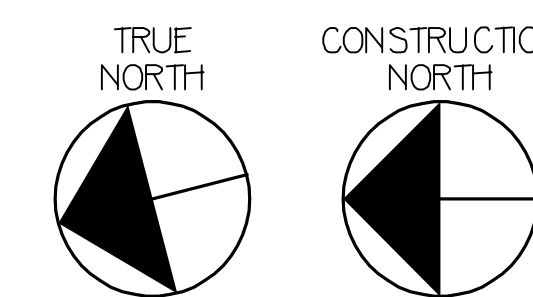


1 A02 PROPOSED SUB-BASEMENT/GARAGE FLOOR PLAN

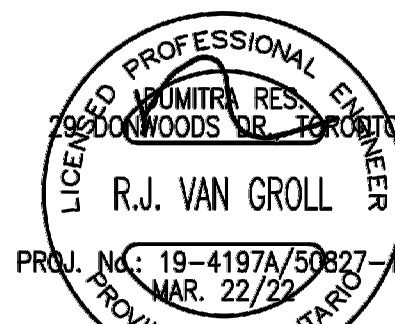


The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



130 Bridgeland Avenue, Suite 101
Toronto, Ontario M6A 1Z4
416 489 7888 atkinsvngroll.com



FOR STRUCTURE ONLY

1	11/18/22	ISSUED FOR PERMIT	
REF.	DATE	DESCRIPTION	CH'D

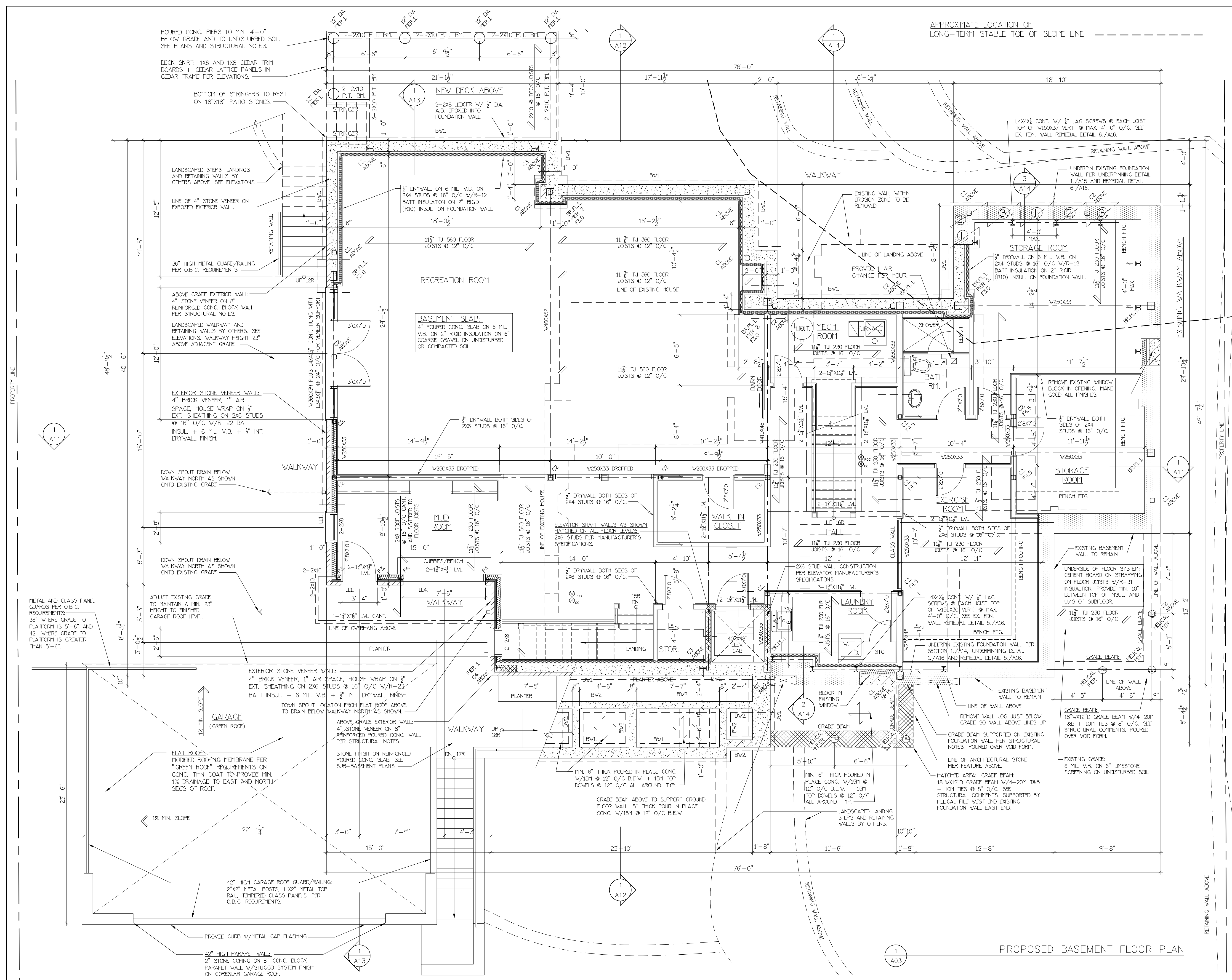
SPRAGUE + COMPANY
ARCHITECTS LTD.

156 DUNCAN MILL ROAD
SUITE 17a
TORONTO, ONTARIO
PHONE: (416) 955-1441
FAX: (416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
29 DONWOODS DRIVE
TORONTO, ONTARIO

PROPOSED
BASEMENT PLAN

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	JOB NO.: 19-2112
SCALE: 1/4"=1'-0"	ISSUED:
	SHEET NO.: A-03

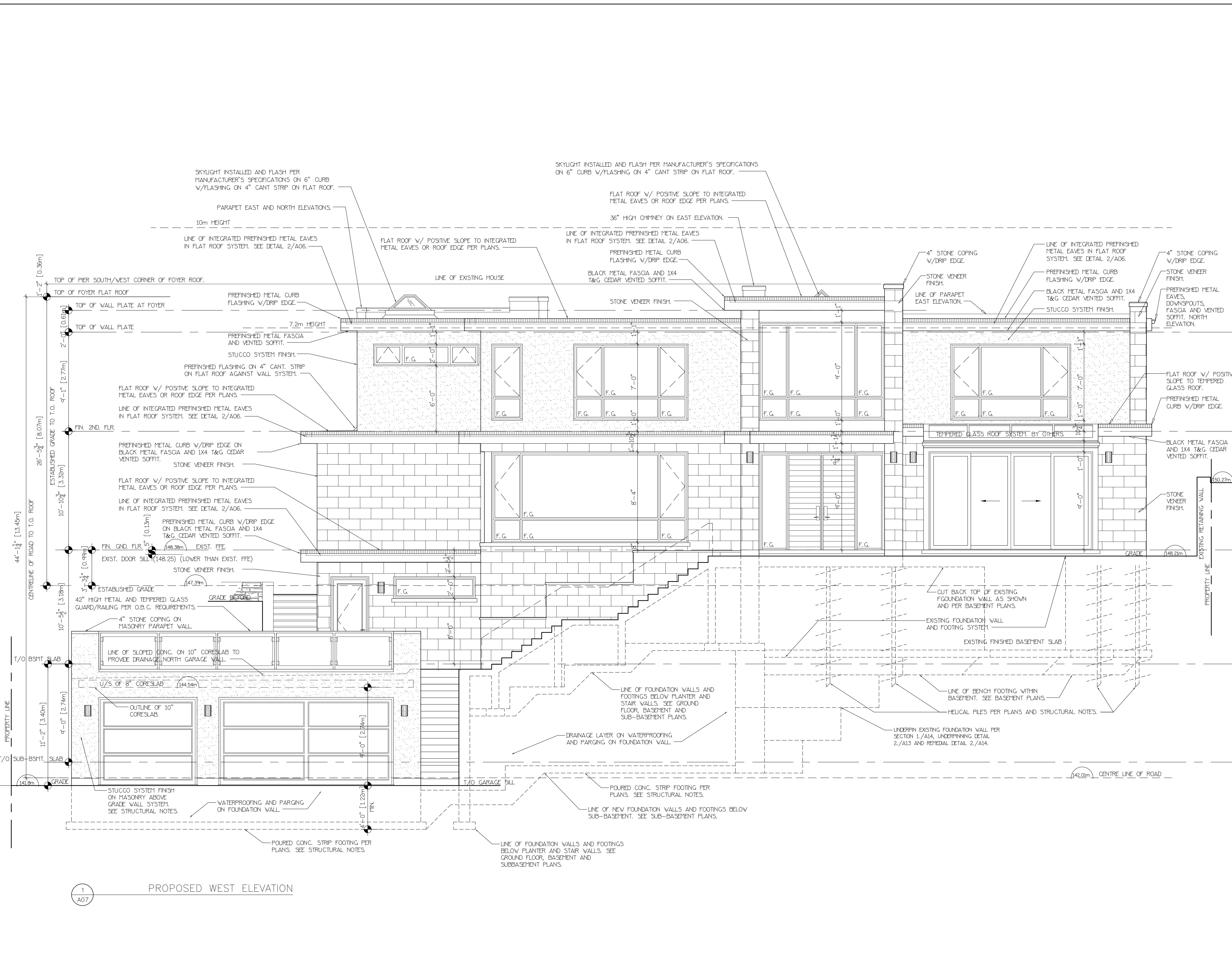


PROPOSED BASEMENT FLOOR PLAN



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



NO.	DATE	DESCRIPTION	CH'D
1	MAR. 31/22	ISSUED FOR PERMIT	

SPRAGGE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD
 SUITE 17a
 TORONTO, ONTARIO
 PHONE: (416) 955-1441
 FAX: (416) 955-1442

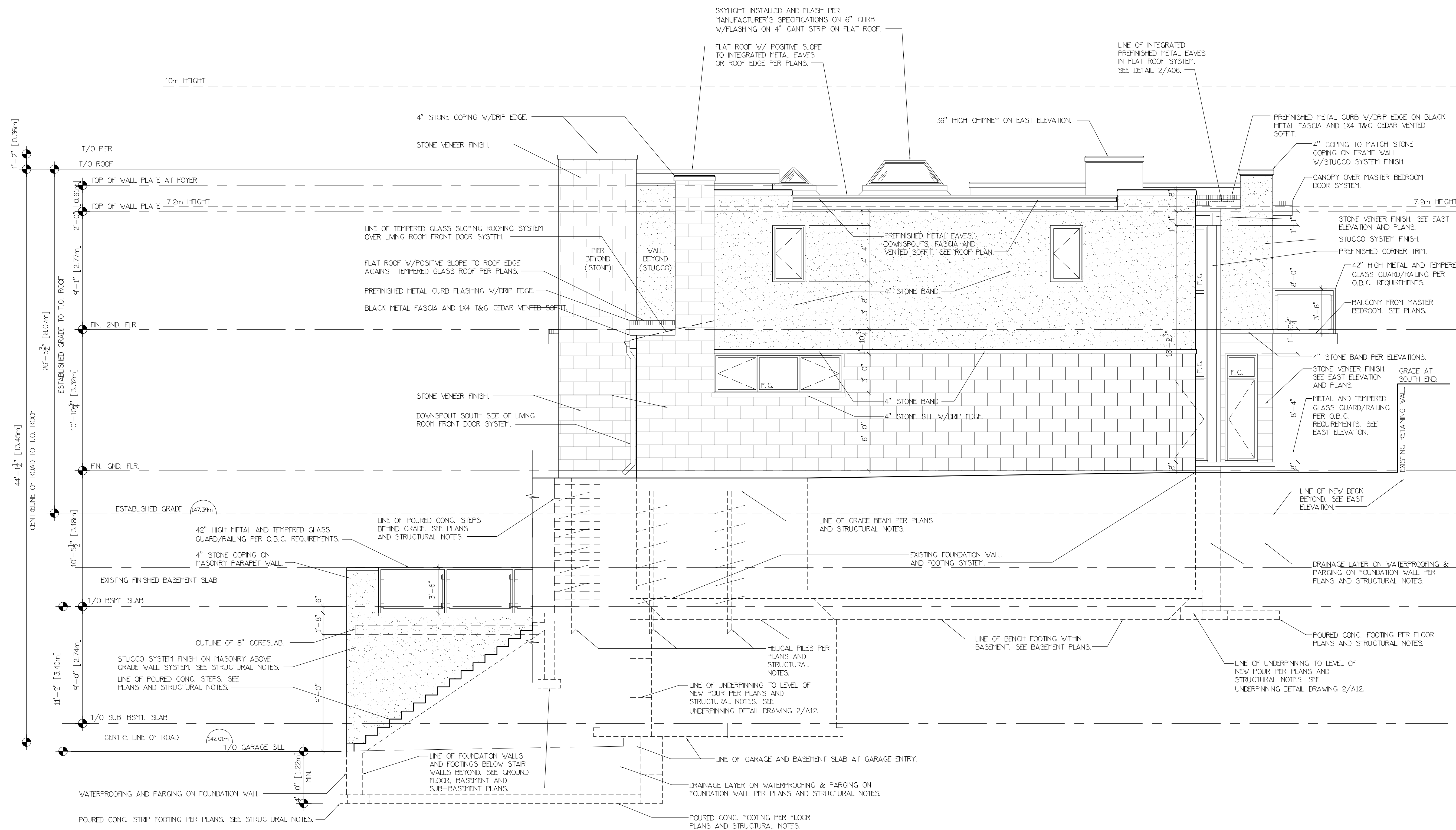
ADDITION AND RENOVATION TO DUMITRA RESIDENCE
 29 DONWOODS DRIVE
 TORONTO, ONTARIO

PROPOSED WEST ELEVATION	
DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	JOB NO.: 19-2112
SCALE: 1/4"=1'-0"	ISSUED:
	SHEET NO.: A-07



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



1
A08 PROPOSED SOUTH ELEVATION

REF.	DATE	DESCRIPTION	CH'D
1.	MAR.31/22	ISSUED FOR PERMIT	

REVISIONS

SPRAGGE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD SUITE 17a TORONTO, ONTARIO
 PHONE:(416) 955-1441 FAX:(416) 955-1442

ADDITION AND RENOVATION TO DUMITRA RESIDENCE
 29 DONWOODS DRIVE TORONTO, ONTARIO

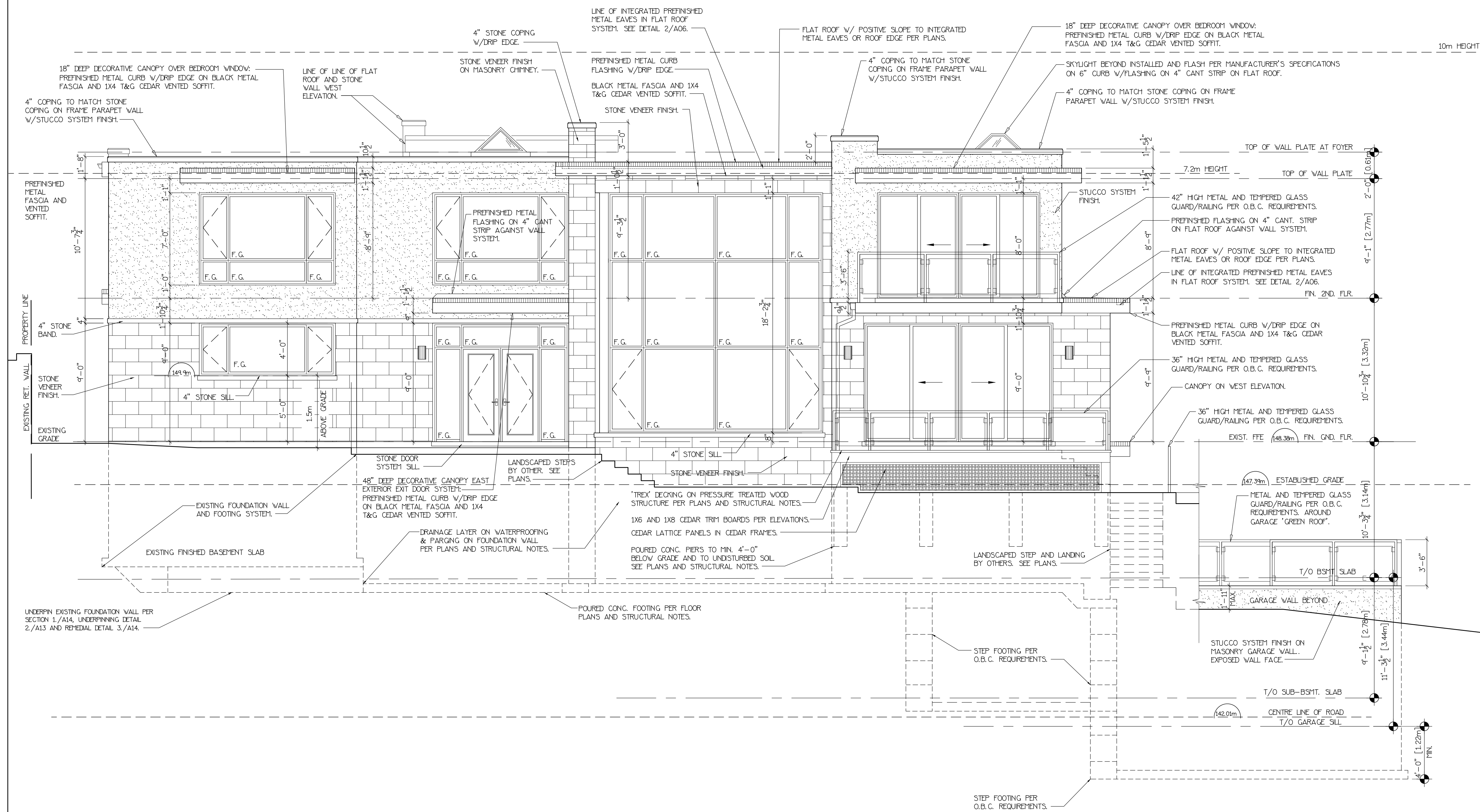
PROPOSED SOUTH ELEVATION

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	JOB NO.: 19-2112
SCALE: 1/4"=1'-0"	ISSUED:
	SHEET NO.: A-08



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



1
A09 PROPOSED EAST ELEVATION

REF.	DATE	DESCRIPTION	CH'D
1.	MAR.31/22	ISSUED FOR PERMIT	
			CH'D

SPRAGGE + COMPANY
ARCHITECTS LTD.

156 DUNCAN MILL ROAD
SUITE 17a
TORONTO, ONTARIO
PHONE:(416) 955-1441
FAX:(416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
29 DONWOODS DRIVE
TORONTO, ONTARIO

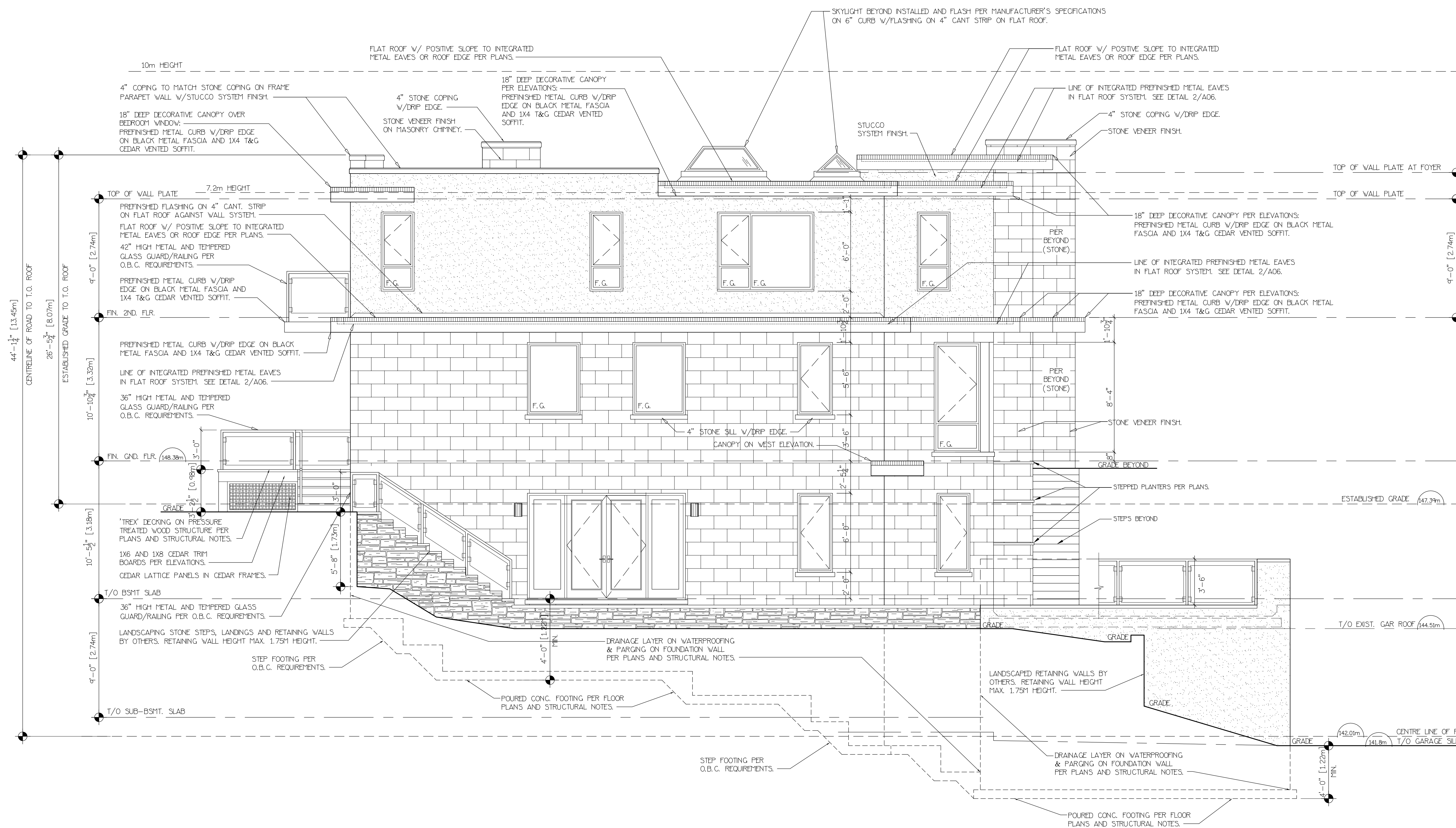
PROPOSED EAST ELEVATION

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-09



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



1 A10 PROPOSED NORTH ELEVATION

REF.	DATE	DESCRIPTION	CH'D
1.	MAR.31/22	ISSUED FOR PERMIT	

REVISIONS

SPRAGGE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD SUITE 17a TORONTO, ONTARIO
 PHONE:(416) 955-1441 FAX:(416) 955-1442

ADDITION AND RENOVATION TO **DUMITRA RESIDENCE**
 29 DONWOODS DRIVE TORONTO, ONTARIO

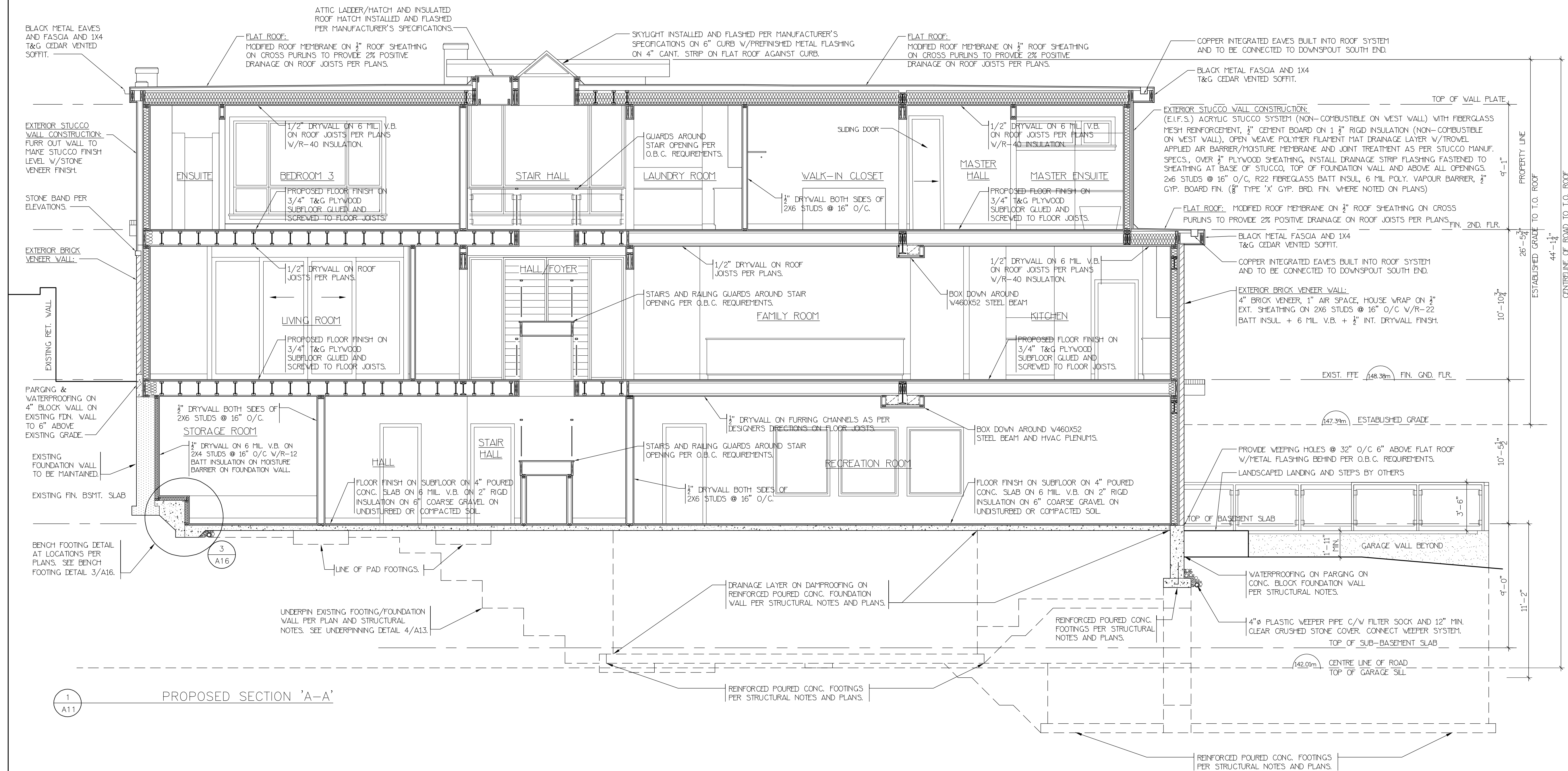
PROPOSED NORTH ELEVATION

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	JOB NO.: 19-2112
SCALE: 1/4"=1'-0"	ISSUED:
	SHEET NO.: A-10



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN.

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



REF.	DATE	DESCRIPTION	CH'D
1.	MAR.31/22	ISSUED FOR PERMIT	

REVISIONS

SPRAGUE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD
 SUITE 17a
 TORONTO, ONTARIO
 PHONE:(416) 955-1441
 FAX:(416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
 29 DONWOODS DRIVE
 TORONTO, ONTARIO

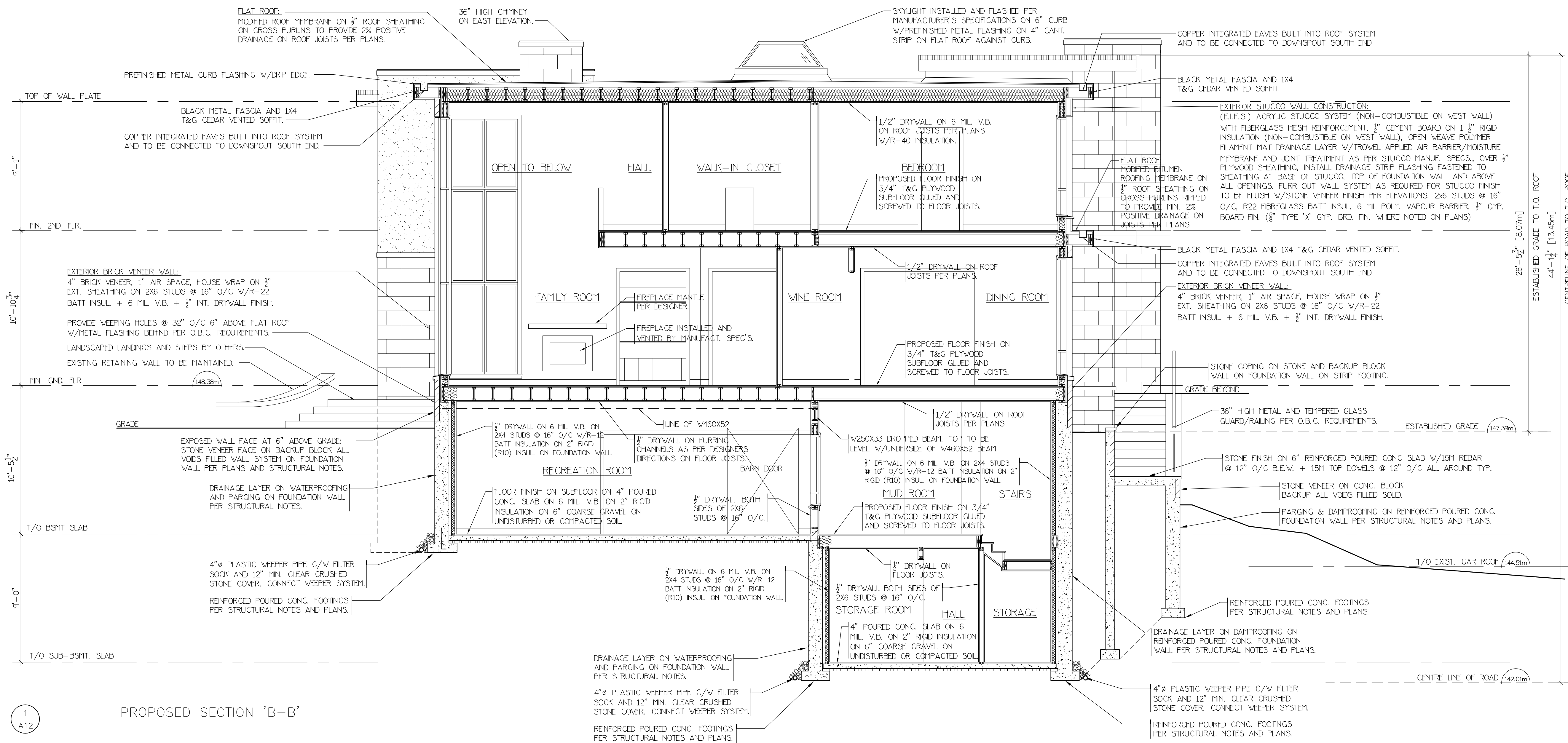
PROPOSED SECTION 'A-A'

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-11



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



1
A12 PROPOSED SECTION 'B-B'

REF.	DATE	DESCRIPTION	CH'D
1.	MAR.31/22	ISSUED FOR PERMIT	
			CH'D

SPRAGUE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD
 SUITE 17a
 TORONTO, ONTARIO
 PHONE:(416) 955-1441
 FAX:(416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
 29 DONWOODS DRIVE
 TORONTO, ONTARIO

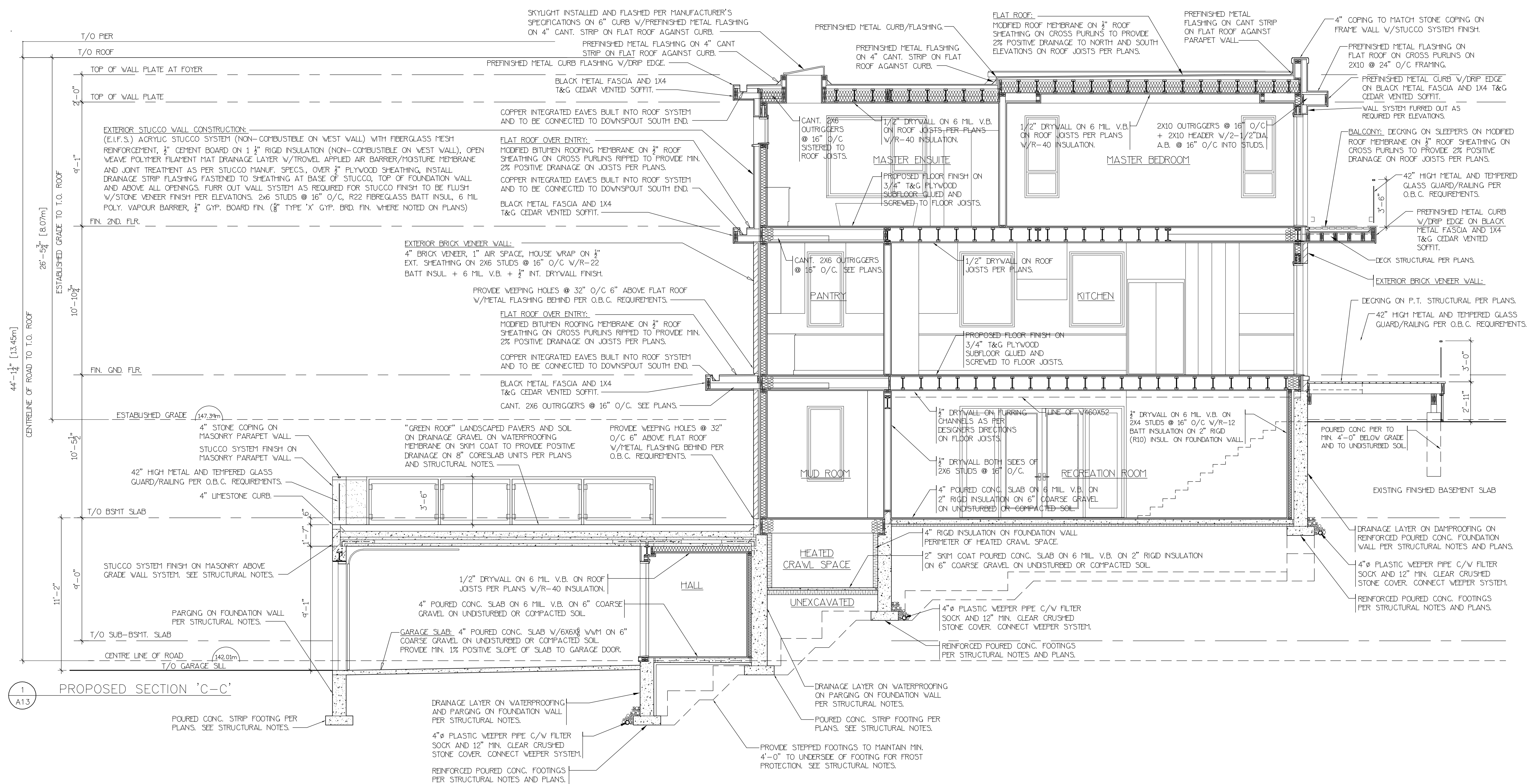
PROPOSED SECTION 'B-B'

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-12



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



REV.	DATE	DESCRIPTION	CH'D
1	MAR. 31/22	ISSUED FOR PERMIT	

SPRAGGE + COMPANY ARCHITECTS LTD.

156 DUNCAN MILL ROAD
SUITE 17a
TORONTO, ONTARIO
PHONE: (416) 955-1441
FAX: (416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
29 DONWOODS DRIVE
TORONTO, ONTARIO

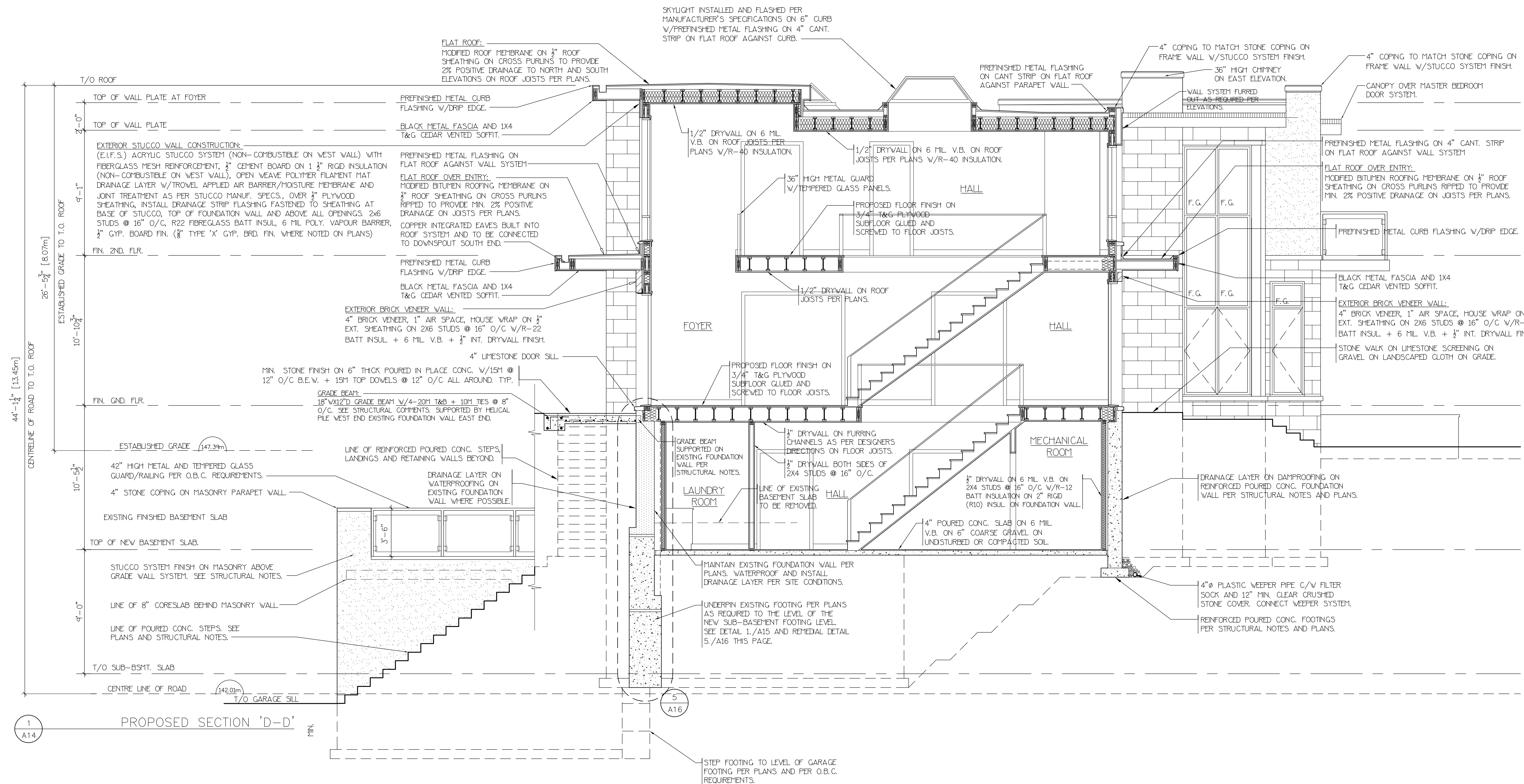
PROPOSED SECTION 'C-C'

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-13



The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



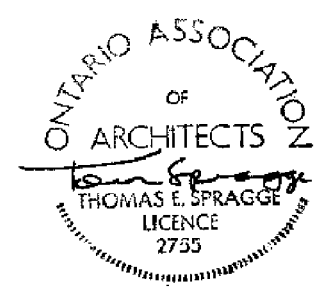
REF.	DATE	DESCRIPTION	CH'D
1.	MAR. 31/22	ISSUED FOR PERMIT	

SPRAGGE + COMPANY ARCHITECTS LTD.
 156 DUNCAN MILL ROAD
 SUITE 17a
 TORONTO, ONTARIO
 PHONE: (416) 955-1441
 FAX: (416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
 29 DONWOODS DRIVE
 TORONTO, ONTARIO

PROPOSED SECTION 'D-D'

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-14

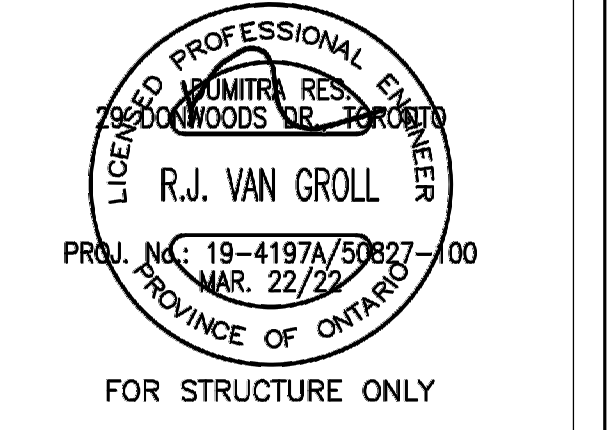


The architect noted above has exercised responsible control with respect to design activities on this project. The architect's seal number is the architect's BCDN.

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



130 Bridgeland Avenue, Suite 101
Toronto, Ontario M6A 1Z4
416 489 7888 atkinsvangroll.com



FOR STRUCTURE ONLY

PROJECT 2019--4197A DUMITRA RES.
1. REFERENCE STANDARD/CODES AND ACTS

- CONFORM WITH THE ONTARIO BUILDING CODE LATEST REVISION, ANY APPLICABLE ACTS OF ANY AUTHORITY HAVING JURISDICTION, AND THE LATEST VERSIONS OF THE FOLLOWING:
 - A23.1 CONCRETE MATERIAL AND METHODS OF CONCRETE
 - A23.2 METHODS OF TESTS FOR CONCRETE
 - A23.3 DESIGN OF CONCRETE STRUCTURES
 - CAN/CSA-S16 LIMIT STATES DESIGN OF STEEL STRUCTURES
 - RSIC REINFORCING STEEL INSTITUTE OF CANADA (RSIC)
 - MANUAL OF STANDARD PRACTICE
 - S136 COLD FORMED STEEL STRUCTURAL MEMBERS
 - 086.1 ENGINEERING DESIGN IN WOOD (LIMIT STATES DESIGN)
 - CAN3-A371 MASONRY CONSTRUCTION FOR BUILDINGS
- ALL STANDARDS AND PUBLICATIONS REFERENCED BY THE STANDARDS NOTED ABOVE ARE TO APPLY.
- WHERE THERE ARE DIFFERENCES BETWEEN THE DOCUMENTS AND THE STANDARDS, CODES AND ACTS, THE MOST STRINGENT SHALL GOVERN.

2. SUBMITTALS

- SHOP DRAWINGS
 - SUBMIT FOR REVIEW BY THE CONSULTANT. DETAILED SHOP DRAWINGS FOR REINFORCING STEEL, ENGINEERED WOOD JOISTS AND BEAMS, PRE-ENGINEERED WOOD ROOF TRUSSES, STRUCTURAL STEEL OPEN WEB STEEL JOISTS, STEEL DECK AND PRECAST CONCRETE SLABS.
 - THE STRUCTURAL DRAWINGS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, FOR USE AS SHOP DRAWINGS.
 - EACH SHOP DRAWING FOR THE ITEMS IN 2.1.a. SUBMITTED FOR REVIEW IS TO BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

3. NOTIFICATION

- CONTRACTOR IS TO NOTIFY ENGINEER OF COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE A MIN. 48 HOURS NOTICE FOR EACH INSPECTION.
- AS A MINIMUM, CONTRACTOR IS TO CONTACT ENGINEER PRIOR TO FIRST FOUNDATION WALL POUR FOR REBAR INSPECTION AND FOR FINAL FINISH INSPECTION.
- INSPECTION OF REBAR IN FOOTINGS CAN BE PERFORMED BY A CERTIFIED SOILS ENGINEER, SOILS ENGINEER IS TO PROVIDE A REPORT FOR REVIEW TO CONSULTING ENGINEER.

4. MATERIALS

- PROVIDE ONLY NEW STRUCTURAL MATERIALS IN ACCORDANCE WITH THE REFERENCE STANDARDS AND THE FOLLOWING, UNLESS OTHERWISE NOTED.
 - CONCRETE NOT EXPOSED TO WEATHER: $f'_c = 25\text{MPa}$ AT 28 DAYS, SLUMP 75mm (3"). CONCRETE EXPOSED TO WEATHER: $f'_c = 32\text{MPa}$, AIR CONTENT 5% TO 8% U.N.O.
 - REINFORCING STEEL: GRADE 400
 - WELDED WIRE FABRIC: GRADE 386
- STRUCTURAL STEEL:
 - STRUCTURAL WIDE FLANGE (W) TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 350W, OR ASTM A992/A992M GRADE 50 (345MPa)
 - STRUCTURAL WELDED WIDE FLANGE SHAPES (WVF) TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 350W ANGLES, PLATES AND CHANNELS (L, C) TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 350W
 - HOLLOW STRUCTURAL SECTIONS (HSS) TO CONFORM TO CAN/CSA-G40.20/G40.21 GRADE 350W CLASS C
- PRIME PAINT: CONFORM TO CISCC/CPMA STANDARD 2-75.
- HOT DIP GALVANIZING: CONFORM TO CAS G164, MINIMUM ZINC COATING OF 800g/m².
- STRUCTURAL BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A325M.
- ANCHOR BOLTS: GRADE A307 OR 300W THREAD-ROD CONFORMING TO CSA G40.21-M.
- NON-SHRINK GROUT: COMPRESSIVE STRENGTH OF 35MPa AT 28 DAYS.

- PROVIDE 51mm (2") MINIMUM NON-SHRINK GROUT BELOW ALL COLUMN BASEPLATES AND BEARING PLATES
- MASONRY
 - PROVIDE A MINIMUM LENGTH OF 203mm (8") AND DEPTH OF 406mm (16") FOR BEARING MASONRY UNITS FOR FLOORING OF STEEL, CONCRETE OR REINFORCED MASONRY LINTELS.
 - DO NOT FILL MASONRY VOIDS WITH MORTAR. FILL ONLY WITH GROUT OR CONCRETE.
- TIMBER/STRUCTURAL COMPOSITE LUMBER (SCL)
 - SCL TO BE MINIMUM PSL 2.0E, LVL 2.0E, AND LSL 1.55E.
 - SCL BEAMS SHALL BE MANUFACTURED CONFORMING WITH THE LATEST VERSION OF
 - UP TO THREE 44mm (1 3/4") WIDE BEAMS MAY BE NAILED WITH 3 ROWS OF 89mm (3 1/2") COMMON NAILS AT 305mm (12") o.c. EACH END. FOUR PLY BEAMS SHALL BE BOLTED WITH 2 ROWS OF 13mm (1/2") DIAMETER BOLTS AT 305mm (12") o.c. STAGGERED BETWEEN ROWS. DO NOT SPLICE ANY PLYS BETWEEN SUPPORTS.
 - DO NOT NOTCH OR DRILL HOLES WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER (AND SUPPORT FOR SUN AND WATER BY USING STOCKERS ADEQUATE TO KEEP PRODUCTS ABOVE GROUND AND OUT OF MUD AND WATER.
 - HOOKS, BRIDGING, NAILING, PROTECTION, HARDWARE AND OTHER FRAMING DETAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE, LATEST EDITION.
 - EXTERIOR WALL SHEATHING TO BE 13mm (1/2") EXTERIOR GRADE PLYWOOD OR STRAND BOARD NAILED AT 152mm (6") c/c ALONG EDGES AND 305mm (12") c/c ON INTERMEDIATE FRAMING MEMBERS. SHEATHING PROVIDED LATERAL SUPPORT FOR FRAMING AND MUST BE NAILED TO EACH STUD.
 - UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE STANDARD SIMPSON STRONG-TIE CONNECTORS OR APPROVED ALTERNATIVE FOR ALL JOINTS HANGERS, BEAM HANGERS, BEAM SEATS, POST ANCHORS, ETC.
 - MEMBERS SHALL BE ALIGNED LEVEL AND PLUMB WITHIN A TOLERANCE OF 1 IN 500.
 - MAKE ADEQUATE PROVISIONS FOR ERECTION STRESSES AND FOR CONTRACTION SHRINK. BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF THE ENTIRE FRAMING INCLUDING INSTALLATION OF THE FLOOR SHEATHING.
 - FRAME AROUND ALL OPENINGS WITH DOUBLE END MEMBERS AND TRIMMERS NAILED TOGETHER WITH TWO ROWS OF 89mm (3 1/2") SPIRAL NAILS AT 203mm (8") ON CENTER STAGGERED UNLESS NOTED OTHERWISE. DO NOT SPLICE PLYS BETWEEN SUPPORTS.
 - FOR ALL BUILT-UP BEAMS SUPPORTED ON TIMBER WALLS, SUPPORT BEAMS ON POSTS, WITH AN EQUAL NUMBER OF LAMINATIONS UNLESS NOTED OTHERWISE, OR CONNECT TO OTHER BEAMS WITH METAL BEAM HANGERS.
 - PROVIDE MINIMUM BEARING OF 51mm (2") FOR ALL JOISTS.
 - PROVIDE MINIMUM BEARING OF 89mm (3 1/2") FOR ALL BEAMS.
 - ALL BUILT-UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING. POSTS ARE TO CONTINUE TO FOUNDATIONS EVEN IF SUPPORTED ON LOAD BEARING STUD WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - ALL POSTS SUPPORTING DROPPED BEAMS TO BE CONSTRUCTED CONTINUOUS TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING AND MINIMUM TWO JACK STUDS TO ATTAIN REQUIRED MINIMUM BEAM BEARING.
 - BUILT-UP POSTS OF 2, 3, OR 4 PLYS SHALL BE NAILED TOGETHER AT 152mm (6") c/c STAGGERED UNLESS NOTED OTHERWISE.
 - ALL BEAMS TO BE FLUSH UNLESS NOTED OTHERWISE.
 - ALL LINTELS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - PROVIDE DOUBLE FLOOR JOISTS BELOW ALL NON-LOAD BEARING PARTITION WALLS SPANNING
- WOOD TRUSSES
 - HORIZONTAL DEFLECTION OF SCISSOR TRUSSES IS TO BE LIMITED TO L/500 OF HEIGHT OF SUPRILING WALL.
 - TRUSS DESIGNER IS TO SPECIFY ALL HOLD DOWN CLIPS AT SUPPORTS OF ALL TRUSSES.
 - CONNECT TOP OF NON-BEARING WALLS TO BOTTOM CHORD OF WOOD TRUSSES WITH SLIDING CONNECTORS TO ALLOW FOR SHRINK AND WATER BY USING STOCKERS ADEQUATE TO KEEP PRODUCTS ABOVE GROUND AND OUT OF MUD AND WATER.
 - HOOKS, BRIDGING, NAILING, PROTECTION, HARDWARE AND OTHER FRAMING DETAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE, LATEST EDITION.
 - EXTERIOR WALL SHEATHING TO BE 13mm (1/2") EXTERIOR GRADE PLYWOOD OR STRAND BOARD NAILED AT 152mm (6") c/c ALONG EDGES AND 305mm (12") c/c ON INTERMEDIATE FRAMING MEMBERS. SHEATHING PROVIDED LATERAL SUPPORT FOR FRAMING AND MUST BE NAILED TO EACH STUD.
 - UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE STANDARD SIMPSON STRONG-TIE CONNECTORS OR APPROVED ALTERNATIVE FOR ALL JOINTS HANGERS, BEAM HANGERS, BEAM SEATS, POST ANCHORS, ETC.
 - MEMBERS SHALL BE ALIGNED LEVEL AND PLUMB WITHIN A TOLERANCE OF 1 IN 500.
 - MAKE ADEQUATE PROVISIONS FOR ERECTION STRESSES AND FOR CONTRACTION SHRINK. BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF THE ENTIRE FRAMING INCLUDING INSTALLATION OF THE FLOOR SHEATHING.
 - FRAME AROUND ALL OPENINGS WITH DOUBLE END MEMBERS AND TRIMMERS NAILED TOGETHER WITH TWO ROWS OF 89mm (3 1/2") SPIRAL NAILS AT 203mm (8") ON CENTER STAGGERED UNLESS NOTED OTHERWISE. DO NOT SPLICE PLYS BETWEEN SUPPORTS.
 - FOR ALL BUILT-UP BEAMS SUPPORTED ON TIMBER WALLS, SUPPORT BEAMS ON POSTS, WITH AN EQUAL NUMBER OF LAMINATIONS UNLESS NOTED OTHERWISE, OR CONNECT TO OTHER BEAMS WITH METAL BEAM HANGERS.
 - PROVIDE MINIMUM BEARING OF 51mm (2") FOR ALL JOISTS.
 - PROVIDE MINIMUM BEARING OF 89mm (3 1/2") FOR ALL BEAMS.
 - ALL BUILT-UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING. POSTS ARE TO CONTINUE TO FOUNDATIONS EVEN IF SUPPORTED ON LOAD BEARING STUD WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - ALL POSTS SUPPORTING DROPPED BEAMS TO BE CONSTRUCTED CONTINUOUS TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING AND MINIMUM TWO JACK STUDS TO ATTAIN REQUIRED MINIMUM BEAM BEARING.
 - BUILT-UP POSTS OF 2, 3, OR 4 PLYS SHALL BE NAILED TOGETHER AT 152mm (6") c/c STAGGERED UNLESS NOTED OTHERWISE.
 - ALL BEAMS TO BE FLUSH UNLESS NOTED OTHERWISE.
 - ALL LINTELS TO BE DROPPED UNLESS NOTED OTHERWISE.
 - PROVIDE DOUBLE FLOOR JOISTS BELOW ALL NON-LOAD BEARING PARTITION WALLS SPANNING

6. DESIGN LOADS

- ROOFS:
 - TYPICAL CONVENTIONALLY FRAMED ROOF:
 - SNOW LOAD: 1.44kPa (30.0psf)
 - DEAD LOAD: 0.72kPa (15.0psf)
- CEILING:
 - TYPICAL CEILING:
 - LIVE LOAD: 0.48kPa (10.0psf)
 - DEAD LOAD: 0.48kPa (10.0psf)
- FLOORS:
 - TYPICAL WOOD FLOOR:
 - LIVE LOAD: 1.92kPa (40.0psf)
 - DEAD LOAD: 0.96kPa (20.0psf)
 - WOOD FLOOR WITH CONCRETE TOPPING:
 - LIVE LOAD: 1.92kPa (40.0psf)
 - DEAD LOAD: 1.92kPa (40.0psf)
 - HOLLOW CORE PRECAST GREEN ROOF:
 - LIVE LOAD: 4.80kPa (100psf)
 - SELF WEIGHT: 3.11kPa (65psf)
 - SUPERIMPOSED: 5.00kPa (105psf)
 - TOTAL DEAD LOAD: 8.11kPa (170psf)
- DEFLECTION LIMITS:
 - LIVE LOAD DEFLECTION OF JOISTS HAS BEEN LIMITED TO L/480.
 - LIVE LOAD DEFLECTION OF BEAMS HAS BEEN LIMITED TO L/360.
 - TOTAL LOAD DEFLECTION OF BOTH JOISTS AND BEAMS HAS BEEN LIMITED TO L/240.
- BEARING SOILS:
 - REFER TO GEOTECHNICAL REPORT WHERE AVAILABLE.
 - CONSTRUCT FOOTINGS ON SOIL CAPABLE OF SUSTAINING AN SLS BEARING PRESSURE OF 125kPa (2500psf), WHICH IS TO BE VERIFIED BY A CERTIFIED GEOTECHNICAL ENGINEER.
 - CONSTRUCT ALL FOOTINGS EXPOSED TO FROST ACTION A MINIMUM OF 1220mm (4'-0") BELOW FINISHED GRADE.

7. PLAN NOTES AND ABBREVIATIONS

- FLOOR SHEATHING TO BE 19mm (3/4") TONGUE AND GROOVE PLYWOOD OR OSB SUB FLOOR GLUED AND NAILED AT 152mm (6") o.c. ALONG ALL SHEET EDGES AND 305mm (12") o.c. ON INTERMEDIATE FRAMING MEMBERS.
 - 15M \emptyset 305mm (12") o.c. V.I.F.
 - 15M \emptyset 305mm (12") o.c. H.I.F.
 - 10M \emptyset 305mm (12") o.c. V.O.F.
 - 10M \emptyset 305mm (12") o.c. H.O.F.
- ROOF SHEATHING TO BE 19mm (3/4") EXTERIOR GRADE PLYWOOD OR EXTERIOR GRADE OSB NAILED AT 152mm (6") o.c. ALONG ALL SHEET EDGES AND 305mm (12") o.c. ON INTERMEDIATE FRAMING MEMBERS, COMPLETE WITH H-CLIPS. PROVIDE 3mm (1/8") GAP BETWEEN SHEATHING PIECES.
- TYPICAL EXTERIOR BEARING WALL TO BE 38mmx140mm \emptyset 406mm o.c. (2x6 \emptyset 16" o.c.), U.N.O., WITH DOUBLE WOOD TOP PLATE. PROVIDE 13mm (1/2") EXTERIOR GRADE PLYWOOD OR OSB SHEATHING TO EXTERIOR FACE. PROVIDE NAILING AT 152mm (6") o.c. ALONG ALL SHEET EDGES AND 305mm (12") o.c. ON INTERMEDIATE FRAMING MEMBERS, U.N.O. SILL PLATE TO BE SECURED TO MASONRY OR CONCRETE BASEMENT WALL OR FOUNDATION WALL w/ 5/8" \emptyset ANCHOR BOLTS x 305mm (12") LONG PLUS 51mm (2") HOOK AT 1220mm (4'-0") o.c. COMPLETE WITH 32mm (1 1/4") \emptyset WASHER.
- TYPICAL INTERIOR BEARING WALL TO BE 38mmx140mm \emptyset 406mm o.c. (2x6 \emptyset 16" o.c.), U.N.O., WITH DOUBLE WOOD TOP PLATE. SILL PLATE TO BE SECURED TO MASONRY OR CONCRETE BASEMENT WALL, FOUNDATION WALL OR CURB w/ 1/2" \emptyset ANCHOR BOLTS x 305mm (12") LONG PLUS 51mm (2") HOOK AT 1220mm (4'-0") o.c. COMPLETE WITH 32mm (1 1/4") \emptyset WASHER.
- POSTS/COLUMNS:
 - P1: (3) 38x89mm (2x4)
 - P2: (4) 38x89mm (2x4)
 - P3: (3) 38x140mm (2x6)
 - P4: (4) 38x140mm (2x6)
 - P5: 5 1/4" x 5 1/4" 1.BE PSL
- C1: HSS 127mm x 127mm x 9.5mm (5" x 5" x 3/8") WITH 152mm x 13mm x 254mm (6" x 1/2" x 10") CAP PLATE w/ (4) 3/4" \emptyset BOLTS AND 203mm x 19mm x 279mm (8" x 3/4" x 11") OFFSET BASE PLATE w/ (4) 1/2" \emptyset ANCHOR RODS 203mm (8") EMBED. WITH 51mm (2") HOOK.
- C2: HSS 102mm x 102mm x 9.5mm (4" x 4" x 1/4") WITH 152mm x 13mm x 254mm (6" x 1/2" x 10") CAP PLATE w/ (4) 3/4" \emptyset BOLTS AND 152mm x 19mm x 254mm (6" x 3/4" x 10") BASE PLATE w/ (2) 1/2" \emptyset ANCHOR RODS 203mm (8") EMBED. WITH 51mm (2") HOOK.
- C3: W200x31 (W8x21) WITH 203mm x 19mm x 356mm (8" x 3/4" x 14") BASE PLATE w/ (4) 3/4" \emptyset ANCHOR RODS WITH 406mm (16") EMBEDMENT WITH 76mm (3") HOOK. ANCHOR RODS ARE TO BE CAST INTO CONCRETE PIERS/WALLS.
- C4: W150x37 (W6x25) WITH 203mm x 19mm x 356mm (8" x 3/4" x 14") BASE PLATE w/ (4) 3/4" \emptyset ANCHOR RODS WITH 406mm (16") EMBEDMENT WITH 76mm (3") HOOK. ANCHOR RODS ARE TO BE CAST INTO CONCRETE PIERS/WALLS.
- CC1: 305x609 (21"x24") W/8-20M VERT. + 10M TIES \emptyset 305 (12") O/C W/DOUBLE TIE AT TOP AND BOTTOM.

- PIERS:
 - PIER1: 203mm x 609mm (8" x 24") w/ (8) 15M VERT. PLUS 10M TIES \emptyset 203mm (8") o.c. WITH DOUBLE TIE AT TOP.
 - PIER2: 406mm x 560mm (16" x 22") w/ (6) 15M VERT. PLUS 10M TIES \emptyset 305mm (12") o.c. WITH DOUBLE TIE AT TOP.
- SLAB ON GRADE TO BE 102mm (4") THICK CONCRETE REINFORCED WITH 152x152 MW18.7 x MW18.7 (6x6 6x6) WELDED WIRE FABRIC, PLACED 38mm (1 1/2") FROM TOP OF SLAB. BASEMENT SLAB ON GRADE TO BE 25MPa. GARAGE SLAB ON GRADE TO BE 32MPa WITH AIR CONTENT 5% TO 8%.
- BASEMENT AND FOUNDATION WALLS:
 - NOTE: MAXIMUM HEIGHT FOR BASEMENT WALLS IS MEASURED FROM TOP OF BASEMENT SLAB TO UNDERSIDE OF GROUND FLOOR STRUCTURE JOISTS OR SLAB.
 - BW1: BASEMENT WALL TO BE 200mm (8") POURED CONCRETE, 25MPa AT 28 DAYS WITH 4% TO 7% AIR CONTENT, WITH A MAXIMUM HEIGHT OF 3.5m (9'-10"), WITH THE FOLLOWING REINFORCEMENT (DOWELS INTO FOOTINGS TO BE TO MATCH VERT., SEPARATE CORNER BARS TO MATCH HORIZ. MIN. 600mm x 600mm (24"x24"):
 - 15M \emptyset 305mm (12") o.c. V.I.F.
 - 15M \emptyset 305mm (12") o.c. H.I.F.
 - 10M \emptyset 305mm (12") o.c. V.O.F.
 - 10M \emptyset 305mm (12") o.c. H.O.F.
 - BW 2: BASEMENT WALL TO BE 200mm (8") POURED CONCRETE, 25MPa AT 28 DAYS WITH 4% TO 7% AIR CONTENT, WITH A MAXIMUM HEIGHT OF 3.5m (9'-10"), WITH THE FOLLOWING REINFORCEMENT (DOWELS INTO FOOTINGS TO BE TO MATCH VERT., SEPARATE CORNER BARS TO MATCH HORIZ. MIN. 600mm x 600mm (24"x24"):
 - 15M \emptyset 305mm (12") o.c. V.I.F.
 - 15M \emptyset 305mm (12") o.c. H.I.F.
 - 10M \emptyset 305mm (12") o.c. V.O.F.
 - 10M \emptyset 305mm (12") o.c. H.O.F.
- FOR BASEMENT WINDOWS 1220mm (4'-0") IN WIDTH OR GREATER, PROVIDE (2)15M VERT. FULL HEIGHT ON EACH SIDE. ABOVE & BELOW WINDOW PROVIDE (2)15M HOR. CONT. EXTEND 610mm (24") ON BOTH SIDE OF OPENING.
- TYPICAL EXTERIOR STRIP FOOTING TO BE 660mm (26") x 203mm (8") DP. w/ (2)15M CONTINUOUS. DOWELS INTO WALLS ABOVE TO BE 15M \emptyset 300mm (12") o.c. MINIMUM OR TO MATCH WALL VERTICALS.
- INTERIOR STRIP FOOTINGS:
 - TO BE 860mm x (33") x 250mm (10") DP. w/ (2)15M CONTINUOUS. DOWELS INTO WALLS ABOVE TO BE 15M \emptyset 300mm (12") o.c. MINIMUM OR TO MATCH WALL VERTICALS.
 - AT LOAD BEARING WOOD STUD WALLS, PROVIDE MINIMUM ONE COURSE OF CONCRETE BLOCK WITH TOP OF BLOCK TO BE FLUSH WITH TOP OF SLAB. PROVIDE 15M AT 406mm (16") o.c. DOWELS FROM FOOTING INTO CONCRETE BLOCK AND FILL ALL CORES SOLID WITH CONCRETE.
- PAD FOOTINGS:
 - F2.5: 762mm x 762mm x 305mm DP. w/ (3)15M B.E.W.&H.E.E. (2'-6" x 2'-6" x 12" DP.)
 - F3.0: 915mm x 915mm x 305mm DP. w/ (4)15M B.E.W.&H.E.E. (3'-0" x 3'-0" x 12" DP.)
 - F3.5: 1067mm x 1067mm x 305mm DP. w/ (5)15M B.E.W.&H.E.E. (3'-6" x 3'-6" x 12" DP.)
 - F4.0: 1370mm x 1220mm x 356mm DP. w/ (6)15M B.E.W.&H.E.E. (4'-0" x 4'-0" x 14" DP.)
 - F4.5: 1370mm x 1370mm x 356mm DP. w/ (6)15M B.E.W. (4'-6" x 4'-6" x 14" DP.)
 - F5.0: 1525mm x 1525mm x 356mm DP. w/ (7)15M B.E.W. (5'-0" x 5'-0" x 14" DP.)
- FIREPLACE FRAMING:
 - FOOTING TO BE 305mm (12") DEEP WITH 305mm (12") PROJECTION AROUND BASE WITH 15M \emptyset 305mm (12") o.c. T.&B.E.W.
 - CONCRETE BLOCK MINIMUM WITH 15M \emptyset 406mm (16") o.c. VERTS. COMPLETE WITH ALL VOIDS FILLED SOLID WITH CONCRETE.
 - FOR HEARTH FRAMING, REFER TO TACBOB DETAIL F01a.
 - FOR LARGE HEARTHS, PROVIDE INSTEAD A 152mm (6") THICK CONCRETE SLAB WITH 15M \emptyset 203mm (8") o.c. E.W. PLUS 15M \emptyset 305mm (12") o.c. TOP DOWEL INTO FIREPLACE WALLS.
- BEARING PLATES:
 - BR.PL1: 152mm x 13mm x 203mm (6" x 1/2" x 8") BEARING PLATE w/ (2) 1/2" \emptyset ANCHOR

- CONCRETE LINTELS:
 - CL1: (2)15M BOTTOM BARS PLUS (2)15M TOP BARS WITH 10M \emptyset 254mm (10") STIRRUPS. MINIMUM DEPTH OF BEAM FROM UNDERSIDE OF BEAM TO TOP BARS IS 305mm (12"). TOP AND BOTTOM BARS ARE TO EXTEND A MINIMUM OF 406mm (16") BEYOND OPENING ON EACH SIDE.
 - CL2: (2)20M BOTTOM BARS PLUS (2)20M TOP BARS WITH 10M \emptyset 254mm (10") STIRRUPS. MINIMUM DEPTH OF BEAM FROM UNDERSIDE OF BEAM TO TOP BARS IS 406mm (16"). TOP AND BOTTOM BARS ARE TO EXTEND A MINIMUM OF 406mm (16") BEYOND OPENING ON EACH SIDE.
- LOOSE LINTELS:
 - LL1: 189x89x6.4mm UP TO 1200mm WITH 102mm MIN. BEARING. (L3 1/2"x3 1/2"x1/4" UP TO 3'-11" WITH 4" MIN. BEARING.)
 - LL2: 1102x89x7.9mm LVL UP TO 1800mm WITH 152mm MIN. BEARING. (L4"x3 1/2"x5/16" LVL UP TO 5'-11" WITH 6" MIN. BEARING.)
 - LL3: L127x89x7.9mm LVL UP TO 2400mm WITH 203mm MIN. BEARING. (L5"x3 1/2"x5/16" LVL UP TO 7'-10" WITH 8" MIN. BEARING.)
 - LL4: L152x102x9.5mm LVL UP TO 3000mm WITH 203mm MIN. BEARING. (L6"x4"x3/8" LVL UP TO 9'-10" WITH 8" MIN. BEARING.)
- TRUSS HOLD DOWNS:
 - THE TRUSS DESIGNER IS TO DESIGN ALL TRUSSES FOR UPLIFT AND SPECIFY ALL HOLD DOWNS TO THE WALL DOUBLE TOP PLATES.
 - REFER TO PLANS FOR ANY HOLD DOWNS REQUIRED BELOW THE DOUBLE TOP PLATE.
 - INSTALLATION OF ALL HOLD DOWN HARDWARE TO FOLLOW MANUFACTURER'S GUIDELINES.
- TD-1: T/O POST TO DBL. TOP PLATE: SIMPSON STRONG-TIE DSP B/O POST TO RIM BOARD: SIMPSON STRONG-TIE CS20 24" LG. MIN. w/ (9)8d FASTENERS TO POST + (9)8d FASTENERS TO RIM
- TD-2: T/O POST TO DBL. TOP PLATE: (2) SIMPSON STRONG-TIE TSP B/O POST TO RIM BOARD: SIMPSON STRONG-TIE CS16 24" LG. MIN. w/ (12)8d FASTENERS TO POST + (12)8d FASTENERS TO RIM
- ALL QUARDS ARE TO BE DESIGNED TO MEET CLAUSE 9.8.8.2 OF THE MOST CURRENT OBC. PROVIDE SHOP DRAWINGS, COMPLETE WITH P.ENG STAMP FOR REVIEW.
- STEEL MOMENT FRAMES:
 - m' DENOTES FULL MOMENT CONNECTION.
 - ANCHOR RODS OF MOMENT FRAME COLUMNS ARE TO BE CAST INTO THE CONCRETE PIER/FOOTING BELOW AND NOT POST-INSTALLED.
 - PROVIDE STEEL SHOP DRAWINGS FOR REVIEW.
- HOLLOW CORE PRECAST:
 - CONCRETE TOPPING TO BE 25MPa COMPLETE WITH FIBRE REINFORCING FOR SHRINKAGE CONTROL. PEA GRAVEL IS TO BE USED AS AGGREGATE. AT EXTERIOR CONDITIONS, PROVIDE 5% TO 8% AIR ENTRAINMENT. PROVIDE SAW CUTS IN TOPPING ABOVE ALL SUPPORTS OF PRECAST SLABS (I.e. STEEL BEAMS, BEARING WALLS, ETC.).
- INDEPENDENT INSPECTION AND TESTING:
 - THE OWNER WILL APPOINT AN INDEPENDENT INSPECTION AND TESTING AGENCY TO UNDERTAKE CONCRETE STRENGTH TESTS. THE COST OF TESTING SHALL BE PAID BY THE OWNER. LABORATORY CURING AND TESTING OF SAMPLES WILL BE CARRIED OUT IN ACCORDANCE WITH CSA STANDARDS A23.1-04 AND A23.2-04 EXCEPT THAT STRENGTH TESTS, INCLUDING AIR ENTRAINMENT AND SLUMP TESTS, WILL BE REQUIRED FOR EACH 40 cu.m. BUT NOT LESS THAN ONE TEST, FOR EACH CLASS OF CONCRETE PLACED EACH DAY. PROVIDE A GROUP OF THREE CYLINDERS FOR EACH STANDARD STRENGTH TEST. ONE SPECIMEN WILL BE TESTED AT 7 DAYS AND TWO AT 28 DAYS. PROVIDE ONE ADDITIONAL FIELD CURED CYLINDER FOR TESTING AT 7 DAYS WHEN CONCRETE IS PLACED UNDER COLD WEATHER CONDITIONS. RESULTS WILL BE ON THE FORM APPROVED BY R.M.C.A.O. AND WILL BE REPORTED TO THE ARCHITECT WITH COPIES TO THE STRUCTURAL ENGINEER, THE CONTRACTOR AND THE MUNICIPAL AUTHORITIES.
 - THE OWNER WILL APPOINT AN INDEPENDENT INSPECTION AND TESTING AGENCY TO UNDERTAKE STEEL INSPECTIONS.

1
A15

STRUCTURAL NOTES

SPRAGGE + COMPANY
ARCHITECTS LTD.

156 DUNCAN MILL ROAD
SUITE 17a
TORONTO, ONTARIO
PHONE:(416) 955-1441
FAX:(416) 955-1442

ADDITION AND RENOVATION TO
DUMITRA RESIDENCE
29 DONWOODS DRIVE
TORONTO, ONTARIO

STRUCTURAL NOTES

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-15

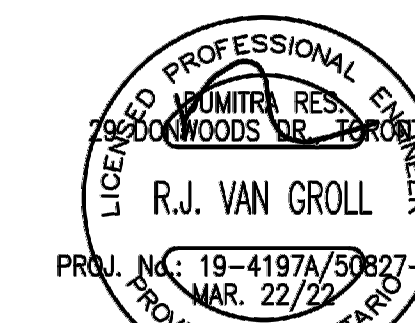


The architect noted above has exercised responsible control with respect to design activities of this project. The architect's seal number is the architect's BCDN

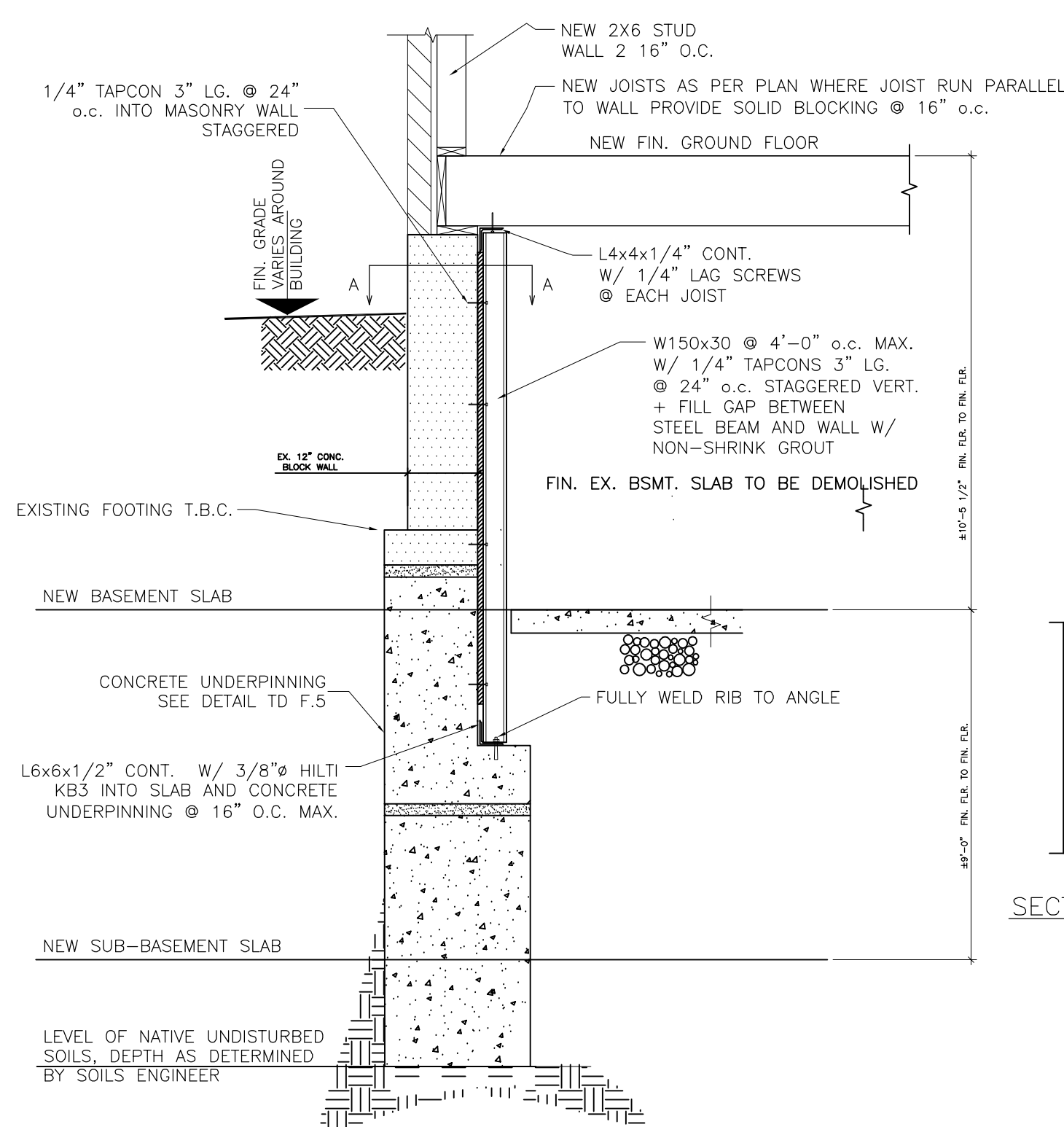
DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.



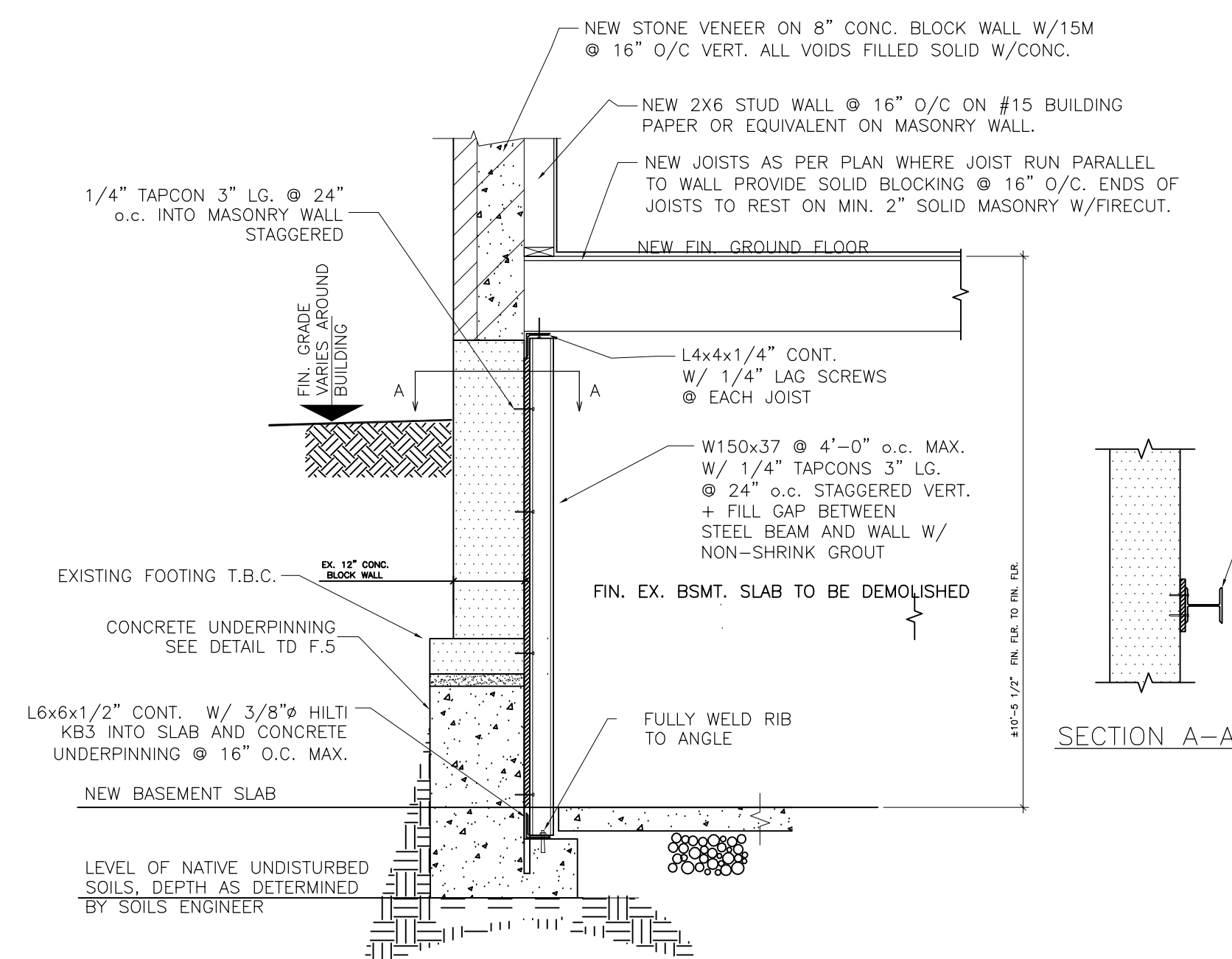
130 Bridgeland Avenue, Suite 101
Toronto, Ontario M6A 1Z4
416 489 7888 atkinsvangroll.com



FOR STRUCTURE ONLY



SECTION A-A



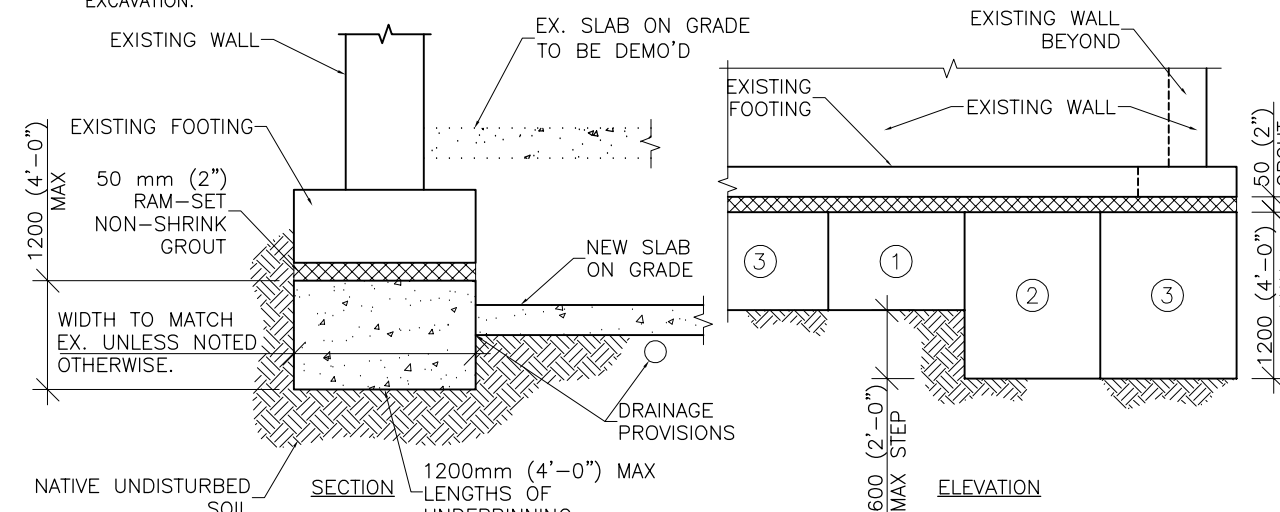
SECTION A-A

5 EX. BASEMENT WALL REMEDIAL DETAIL
A16

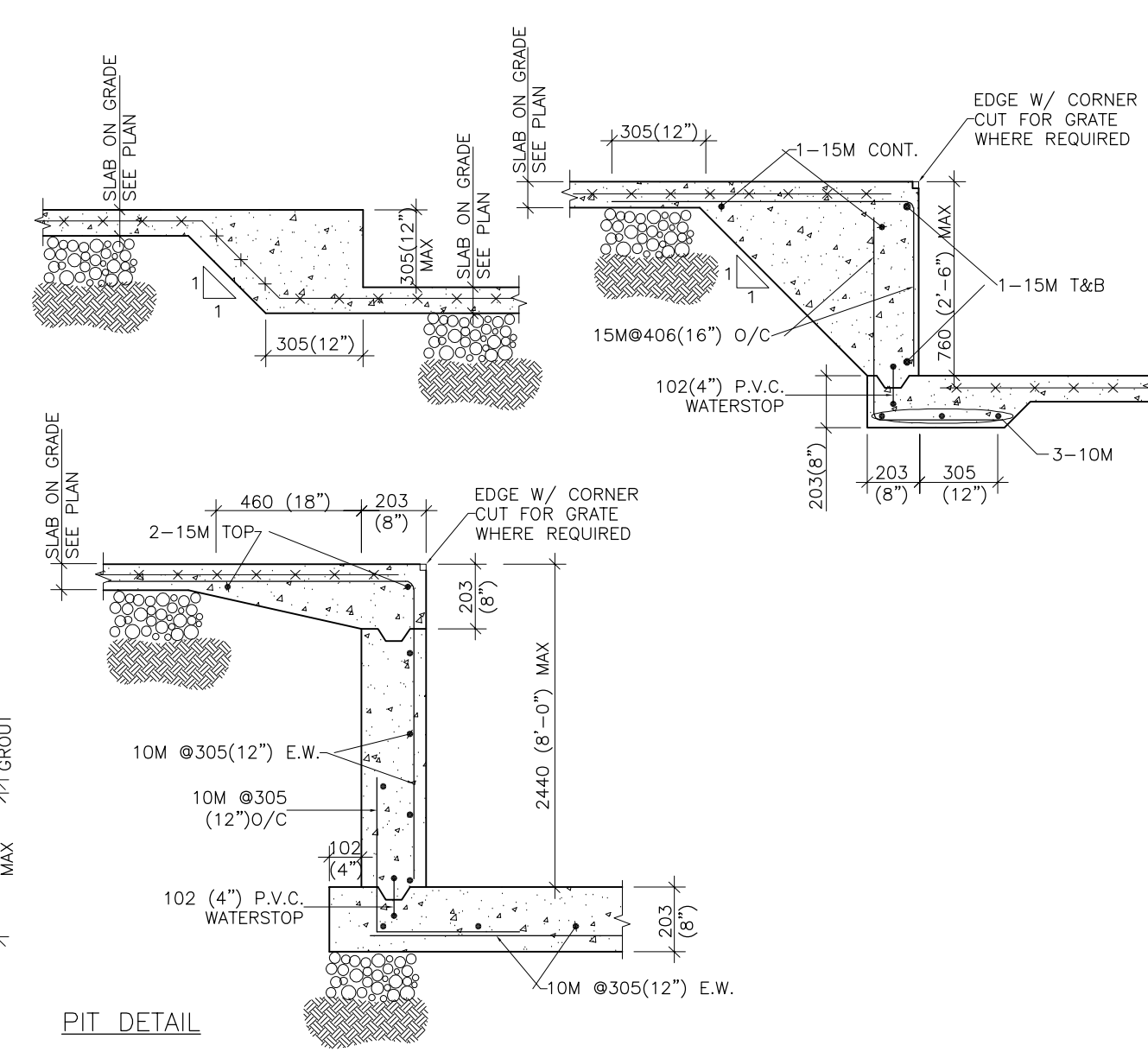
6 EX. BASEMENT WALL REMEDIAL DETAIL
A16

UNDERPINNING NOTES

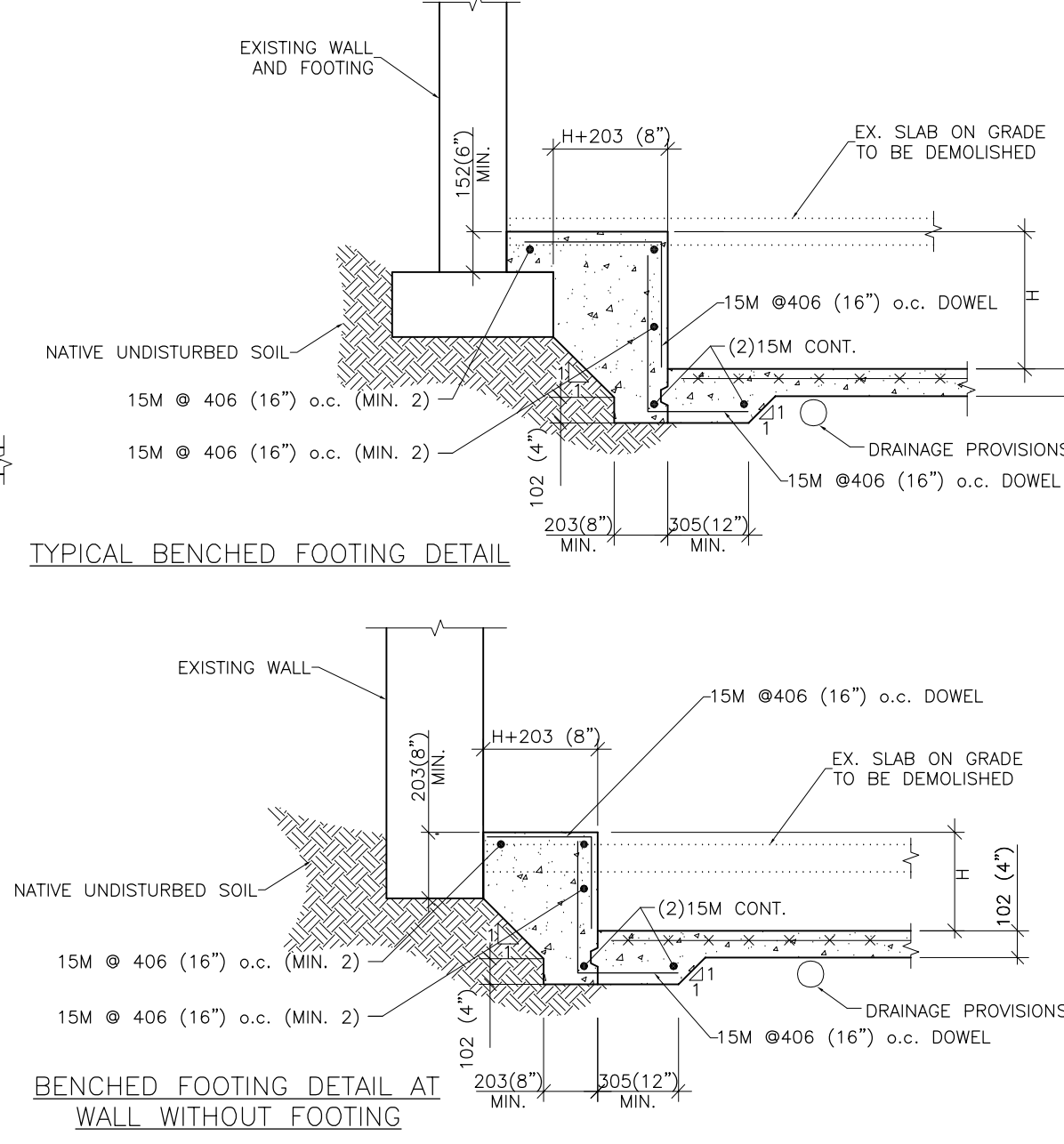
- CONCRETE UNDERPINNING SECTION SHOWN ON PLAN THIS:
- INSTALL ALL #1 SECTIONS FIRST FOLLOWED BY ALL #2 SECTIONS ETC. MAXIMUM LENGTH OF SECTION IS 1200mm (4'-0"), UNLESS OTHERWISE INSTRUCTED BY ENGINEER.
- MAXIMUM DEPTH OF UNDERPINNING IS TO BE 1200mm (4'-0") UNLESS OTHERWISE INSTRUCTED BY ENGINEER. FOR STEP IN ADJACENT UNDERPINNING, MAX STEP IS TO BE 600mm (2'-0") RISE WITH MIN. RUN OF 600mm (2'-0").
- MINIMUM CONCRETE STRENGTH FOR UNDERPINNING SHALL BE 15 MPa AT 28 DAYS. ALL EXTERIOR CONCRETE SHALL BE 32 MPa W/ 55-65 AIR ENTRAINMENT.
- EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTY, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
- PREVENT LOSS OF MATERIAL FROM UNDERNEATH EXISTING STRUCTURE.
- ALLOW 24 HOURS BETWEEN THE INSTALLATION OF ADJACENT SECTIONS.
- RAM-PACK 50mm (2") OF 1:3 CEMENT/SAND GROUT BETWEEN EXISTING FOUNDATION AND TOP OF UNDERPINNING NO SOONER THAN 24 HOURS AFTER UNDERPINNING HAS BEEN PLACED.
- THE SOIL CONDITION FOR UNDERPINNING SHALL BE REVIEWED BY A SOIL ENGINEER TO CONFIRM THE SUITABILITY OF THE SOIL FOR UNDERPINNING AND TO CONFIRM THE ALLOWABLE SOIL BEARING PRESSURE.
- MINIMUM ASSUMED SOIL BEARING PRESSURE IS 150 kPa (3000 psf), WHICH IS TO BE CONFIRMED BY A CERTIFIED SOILS ENGINEER.
- UNDERPINNING SHOWN IS FOR ASSUMED EXISTING CONDITIONS. REPORT ANY VARIATIONS TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- INSTALL AND AFTERWARDS REMOVE ALL TEMPORARY SHORING AND NEEDING REQUIRED TO INSURE THE SAFETY OF THE EXISTING STRUCTURE AND THE EXCAVATION.



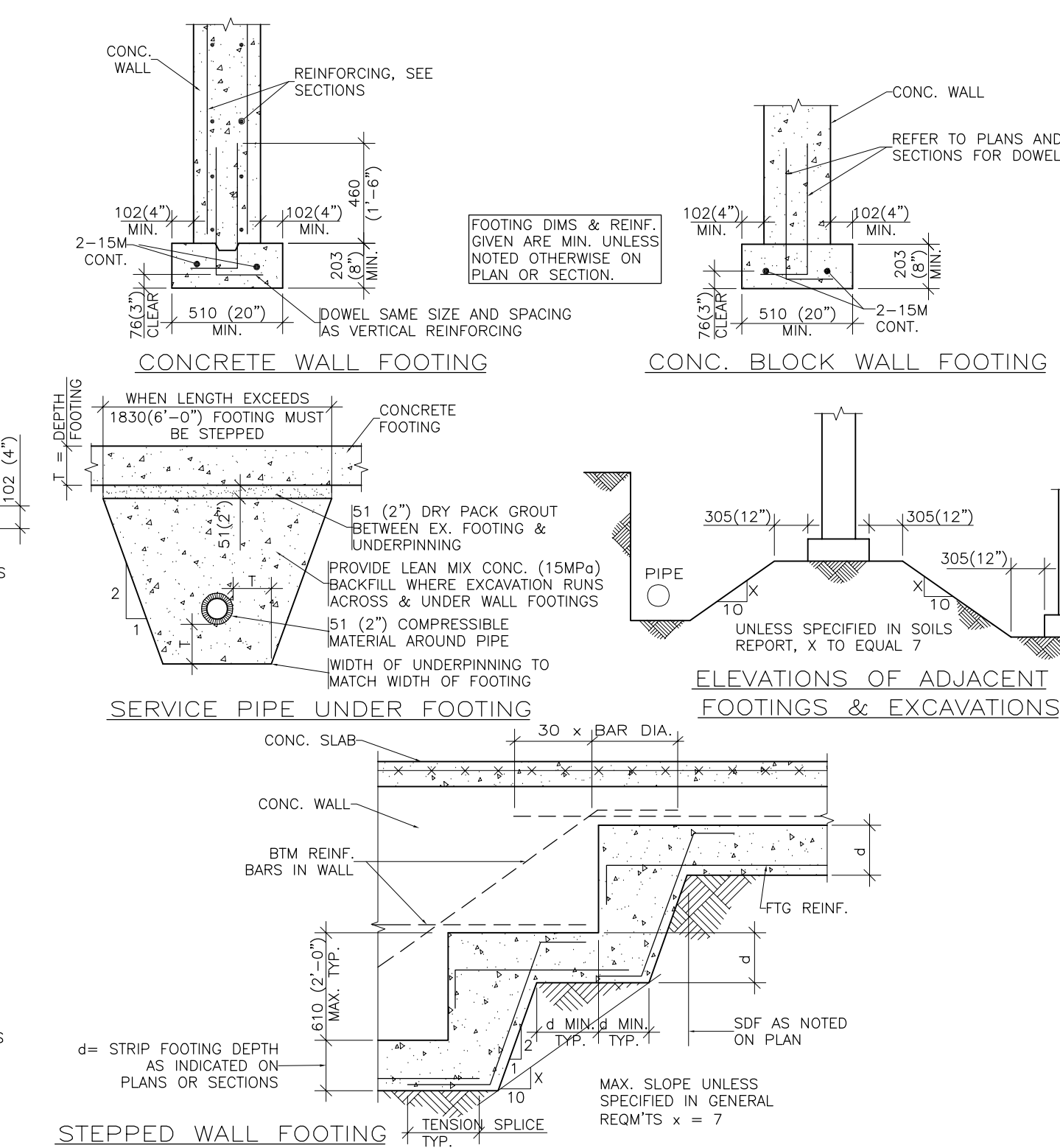
1 UNDERPINNING DETAIL
A16



2 PIT DETAILS AND STEPS IN SLAB GRADE
A16



3 TYPICAL DETAIL OF BENCHED FOOTING
A16



4 TYPICAL MISCELLANEOUS FOUNDATION DETAILS
A16

REF.	DATE	DESCRIPTION	CH'D
1.	MAR. 31/22	ISSUED FOR PERMIT	

REVISIONS

SPRAGUE + COMPANY ARCHITECTS LTD.
156 DUNCAN MILL ROAD SUITE 17a TORONTO, ONTARIO
PHONE: (416) 955-1441 FAX: (416) 955-1442

ADDITION AND RENOVATION TO DUMITRA RESIDENCE
29 DONWOODS DRIVE TORONTO, ONTARIO

MISCELLANEOUS DETAILS

DRAWN: B.P.S.	CHECKED:
DATE: MARCH 2022	
SCALE: 1/4"=1'-0"	JOB NO.: 19-2112
ISSUED:	SHEET NO.: A-16