PROPERTY ADDRESS:

11-13 Brock St, Uxbridge, ON L9P 1P6

SCOPE OF WORK:

Restoration of Existing Fire Damaged Building Proposed 2nd Floor 5 Dwelling Units



KEY MAP

GENERAL

NOTES:

A. CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS, CONDITIONS AND UNDERGROUND UTILITIES BEFORE COMMENCING WORK, VERIFY EQUIPMENT FOUNDATIONS AND ANCHORAGE WITH EQUIPMENT B. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. C. CONTRACTORS SHALL ADEQUATELY SHORE FOUNDATION WALLS DURING BACKFILLING, BRACE WALL PANELS, STEEL AND WOOD FRAMING MEMBERS AS REQUIRED DURING CONSTRUCTION TO RESIST ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED D. SCHEDULE WORK SO AS TO CAUSE THE MINIMUM

DISTURBANCE TO THE OWNER'S OPERATIONS. COOPERATE NITH THE OWNER IN DETERMINING A SCHEDULE TO MEET ABOVE REQUIREMENTS. E. PATCH ALL EXISTING SURFACES WHERE CUT, REMOVED, OR DAMAGED. USE LIKE MATERIALS AND INSTALL TO MATCH ADJACENT F. FURNISH SHOP DRAWINGS FOR ALL SHOP AND FACTORY

MANUFACTURED ITEMS.
G. PROVIDE ALL NECESSARY BARRIERS, FENCES, WARNING SIGNS AND LIGHTS FOR PROTECTION OF PERSONS NEAR THE WORK AREA. H. REMOVE FROM SITE ALL DEBRIS AS PRODUCED EXCEPT MATERIALS AND EQUIPMENT TO BE SALVAGED FOR OWNERS.

I. CONTROL DUST ON OR ABOUT THE SITE TO PREVENT ANY DUST J. SAFETY NOTE:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE ONTARIO MINISTRY OF LABOUR, LASTEST EDITION. REQUIREMENTS AS THEY APPLY TO THIS PROJECT.

2. THE ARCHITECT, STRUCTURAL ENGINEER, AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING

GENERAL STRUCTURAL

1. BEFORE PROCEEDING WITH THE WORK, VERIFY ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. DO NOT SCALE THE DRAWINGS. 2. REFER TO THE MECHANICAL DRAWINGS FOR DIMENSIONS OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS, HOWEVER, OBTAIN THE ENGINEER'S PRIOR APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC. WHICH ARE NOT SHOWN ON THE STRUCTURAL 3. THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND REPORT ANY INCONSISTENCIES TO THE ENGINEER BEFORE COMMENCING 4. ALL DESIGN LOADS GIVEN IN THE NOTES ON THE DRAWINGS ARE

MORKING LOADS FOR THE PROPOSED USE UNLESS NOTED OTHERNISE. LOADS GIVEN FOR EACH PORTION OF THE STRUCTURE ARE AS SHOWN OR NOTED. DO NOT EXCEED THE DESIGN LIVE LOAD AT ANY TIME.

CONFORMAN

1. ALL MATERIAL AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND STANDARDS OF CSA LATEST EDITION.

CONCRETE AND REINFORCEMENT

1. ALL REINFORCING STEEL UNLESS OTHERWISE NOTED SHALL BE DEFORMED BARS CONFORMING TO CSA G30.18-09(R2014) WITH A MINIMUM YIELD STRESS 2. SUBMIT 4 WHITE PRINT COPIES OF REINFORCING STEEL SHOP DRAWINGS TO THE ENGINEER FOR GENERAL REVIEW. 3. ALL CONCRETE WORK SHALL CONFORM TO CSA A23.1-14, CSA A23.2-14 AND 4. ALL CONCRETE SHALL BE READY MIXED WITH TYPE 10 CEMENT UNLESS

OTHERWISE NOTED. MAXIMUM 3/4" AGGREGATES. 5. CONCRETE SLUMP SHALL BE 3" MAXIMUM. 6. SEE PLANS FOR CONCRETE STRENGTH, ANY CONCRETE NOT COVERED BY STRENGTH INDICATION ON DRAWING SHALL HAVE 28 DAYS COMPRESSIVE

STRENGTH OF 30 MPa (4350 PSI). 1. PROVIDE POLYETHYLENE SHEETS TO COVER AND CURE ALL SLABS FOR 1 FROM THE TIME FINISHING IS COMPLETED.

6. PROVIDE FORMWORK TO COMPLETE ALL CONCRETE WORK.

STRUCTURAL EL FINISH TO TOP OF FLOOR SLAB. STEEL

1.ALL NEW STRUCTURAL M.W.F. AND WIDE FLANGE STEEL SHAPES SHALL CONFORM TO ASTM A992, ASTM A572 GRADE 50, OR CSA G40.20/G40.21-14-350W, STRUCTURAL SECTIONS (HSS SECTIONS) TO CAN/CSA G40.20/G40.21-14 GRADE CLASS H, OR UNLESS NOTED OTHERWISE. ALL STRUCTURAL STEEL CHANNELS, PLATES AND BARS SHALL CONFORM TO CAN/CSA-G40.20/G40.21-14 GRADE 300W (44 KSJ). STANDARD STEEL PIPES SHALL CONFORM TO ASTM A36. 2.SUBMIT 6 WHITE PRINT COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR

3.THE CONTRACTOR SHALL FABRICATE, SUPPLY AND ERECT STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: CONNECTION DESIGN, FABRICATION AND ERECTION. C5A-516.1-94 WELDING - E70XX C5A-M59-03 & W47.3 CLEANING C65B-31-GP-402 BOLTS - HIGH TENSILE STRENGTH BOLTS ASTM-A325. MINIMUM SIZE OF BOLT 3/4" DIA. ASTM A307 BOLTS FOR ANCHOR BOLTS U/N. HIT HY150 ANCHORS FOR CONCRETE. HILTI HIT HY20 ANCHOR WITH SCREEN FOR PRIMER - ONE SHOP COAT CGSB-1-GP-40M FOR STEEL LINTELS - ONE SHOP GALVAFROID PRIMER TOUCH UP - TOUCH UP ON SITE ALL DAMAGED PRIMER AND FIELD WELDING WITH MATCHING PRIMER. 4.FABRICATOR'S REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE THE DESIGN OF CONNECTIONS, ERECTION AND BRACING PROCEDURES. SHOP DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED

FOUNDATION

1. PRIOR TO TENDER, ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH CONTRACT DOCUMENTS AND SHALL VISIT THE SITE AS REQUIRED TO ENSURE THAT EXTENT OF THE WORK IS UNDERSTOOD. THERE WILL BE NO EXTRAS ALLOWED DUE CONTRACTORS MISUNDERSTANDING THE EXTENT OF THE WORK.

2. ALL DIMENSIONS GIVEN AND DETAILS SHOWN ON STRUCTURAL DRAWINGS MUST ANY INCONSISTENCIES TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK. IF DISCREPANCIES ARISE IN THE DRAWINGS WHICH ARE NOT BROUGHT THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO CONSTRUCTION, THESE

3. THE STRUCTURAL DRAWINGS SHALL BE READ WITH THE ARCHITECTURAL AND OTHER CONTRACT DOCUMENTS. SEE OTHER CONTRACT DOCUMENTS FOR LOCATION AND DIMENSIONS OF PITS, BASES, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CHAMFERS, ETC., WHICH MAY BE REQUIRED AND ARE NOT SHOWN ON STRUCTURAL DRAWINGS

SIMULTANEOUSLY. IF GRADE DIFFERENTIAL EXISTS BETWEEN FINISHED GRADE AND FINISHED FLOOR, PROVIDE TEMPORARY SHORING TO SUPPORT THE WALL UNTIL THE FLOOR SLAB IS IN PLACE.
5. SUFFICIENT TEMPORARY BRACING SHALL BE PROVIDED TO KEEP THE BUILDING 6. ALL RELEVANT DIMENSIONS TO BE SITE MEASURED. CONTRACTOR IS

4. BACKFILLING SHALL PROCEED AGAINST BOTH SIDES OF FOUNDATION WALLS

TO ENSURE PROPER FIT FOR ALL NEW WORK. 1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2024 ONTARIO BUILDING CODE. 8. TOP OF SLAB ON GRADE ELEVATION TO BE AS SHOWN ON ARCHITECTURAL 9. ALL SPREAD FOOTINGS SHALL BE CARRIED DOWN TO NATURAL UNDISTURBED CAPABLE OF SUSTAINING 100 KPA. THIS BEARING PRESSURE IS ASSUMED AND VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE FOOTINGS. SHOULD BEARING CAPACITY LESS THAN THE ABOVE BE FOUND,

10. ALL EXTERIOR FOUNDATIONS SHALL EXTEND A MINIMUM OF 1220 MM BELOW FINISHED GRADE FOR FROST PROTECTION. STEP FOOTINGS WHERE REQUIRED TO MAINTAIN THIS CONDITION OR TO MEET ELEVATIONS OF ADJACENT FOOTINGS.

OTINGS SHALL BE 2 HORIZONTAL: 1 VERTICAL. NOTES TINGS SHALL BE 2 HONIZON AL : 1 VENTICAL.

NOTES ONS TO DEPTHS OF MORE THAN 1220 MM BELOW GRADE ARE TO BE SACK AT A SLOPE OF 1:1, OR ALTERNATIVELY, SUPPORTED USING ADEQUATELY

THE ENGINEER FOR REDESIGN OF FOUNDATIONS AS REQUIRED.

12 PROVISION SHALL BE MADE ON SITE BY THE GENERAL CONTRACTOR FOR STORAGE OF ALL STRUCTURAL STEEL PRIOR TO ERECTION, SO THAT STEEL WILL FREE FROM ALL MUD, DIRT, ETC., AND CANNOT BE DAMAGED BY ANY MEANS WHATSOEVER. ALL STRUCTURAL STEEL WHICH WILL BE EXPOSED WILL BE CLEANED THE GENERAL CONTRACTOR TO THE OWNER'S SATISFACTION AND AT NO COST TO

OWNER. 13. ALL CONCRETE POURED ON SITE.

ARCHITECTURAL DRAWINGS

ALL SPREAD FOOTINGS SHALL BE CARRIED DOWN TO NATURAL UNDISTURBED SOIL CAPABLE OF SUSTAINING 15 KPA(S.L.S). THIS BEARING PRESSURE IS ASSUMED AND EEL A IUI- EXISTING DASEMENT FLOOR & MAIN FLOOR SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING ONCRETE IN FOOTINGS. SHOULD BEARING CAPACITY LESS THAN THE ABOVE BE CONTACT THE ENGINEER FOR REDESIGN OF FOUNDATIONS AS REQUIRED. OOF Plan BOTTOMS OF ALL EXTERIOR FOOTINGS ARE 1200MM MINIMUM BELOW THE FINISHED IN GRADES A TOOL OF THE FINISHED IN Floor Plan

Sheet A104- Proposed Second Floor & Roof Plan Sheet A201- Existing Elevation

Sheet A202- Proposed Elevation Sheet A301- Section A & Details

Sheet A302- Section B & Details

NOTE: SITE PLAN DATA OBTAINED FROM SURVEY PLAN PREPARED BY R.A. GARDEN LTD ON MAY 10, 1985.

SITE STATISTICS:

ZONED (H)C3-8

REAR YARD PARKING: 6 STREET SIDE PARKING: 9

LOT AREA: 5602.22ft² (520.46m²) FX BLIII DING AREA: 2284 06ft2 (212 20m2)

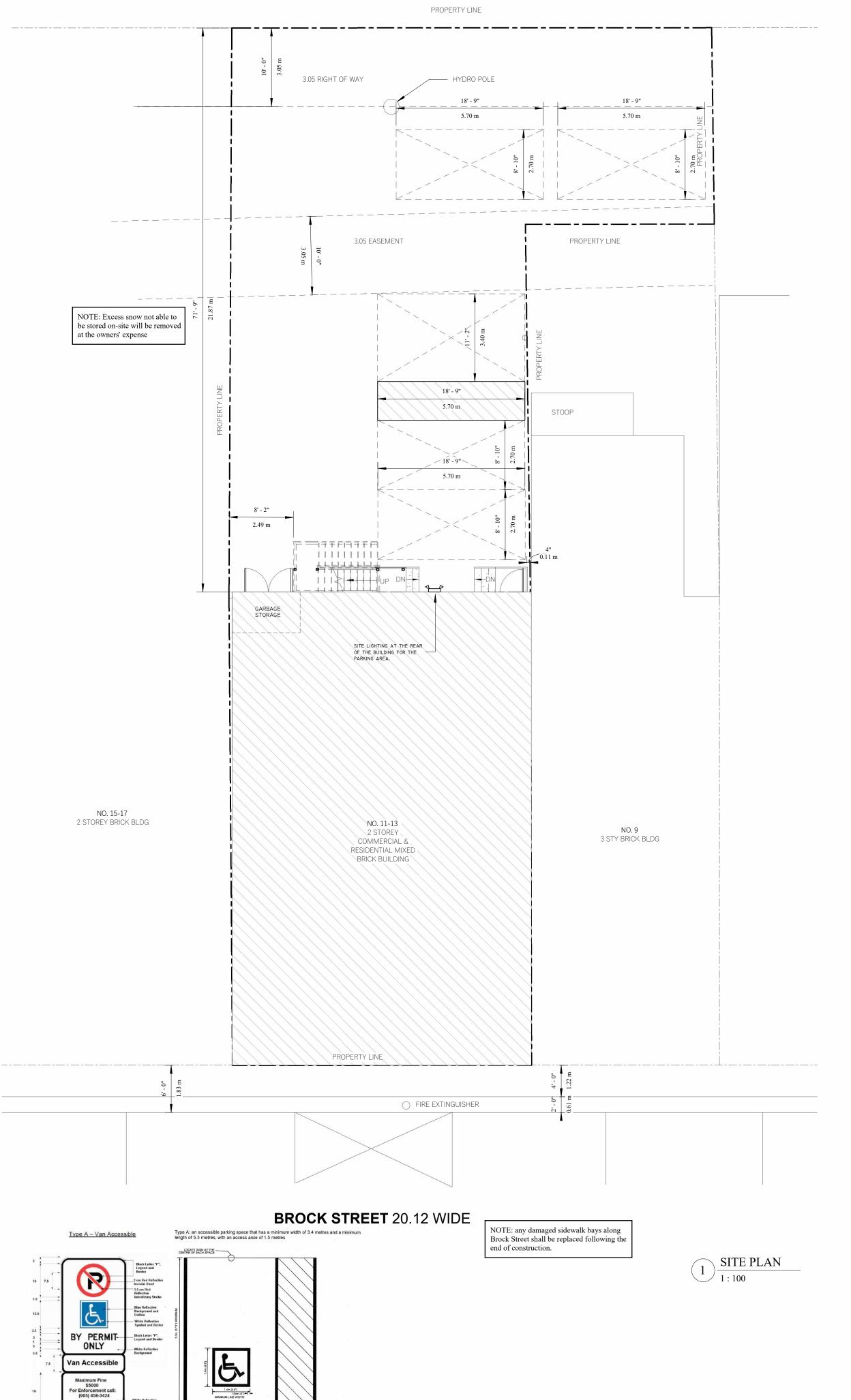
EX. BOILDING AREA. 2204.0010	(212.2011)	
BUILDING HEIGHT: BUILDING LENGTH:	Exsiting 8.79m 18.36m	Proposed No change No change
FLOOR AREA:		
BASEMENT FLOOR AREA(#13): BASEMENT FLOOR AREA(#11): MAIN FLOOR AREA (#13): MAIN FLOOR AREA (#11): SECOND FLOOR AREA:	. ,	No change No change No change No change No change
COVERAGE	40.8%	No change

ltem	Ontario Building Code Data Matrix Parts 3 & 9							OBC Reference				
1	Project	Descripti	on:		□Ne	ew	1 Part 1	11	1 Part 3		1 Part 9	
					□Ac	dition					2.1.1	
				nge of l		teration					9.10.1.3	
2	Major O	ccupanc	y(s) Gro	up E & (Group C				3.1.2.1.(1)	9.10.2		
3	Building	Area (m	n²) Exis	ting 2	12.2 New _	0Tota	1 212.2	_	1.1.3.2		1.1.3.2	
4	Gross Area (m²)							1.1.3.2		1.1.3.2		
5	Number of Storeys Above grade 2 Below grade 0							3.2.1.1 & 1	.1.3.2	2.1.1.3		
6	Height of Building (m) 8.79									2.1.1.3		
7	Number	Number of Streets/Access Routes 1								3.2.5.5		
8	Building	Classific	cation	3.2.2.	70 Group E				3.2.2.208	9.10.4		
9	Sprinkler System Proposed ☐ entire building										9.10.8	
	□ basement only								3.2.2.208	3		
	☐ in lieu of roof rating								3.2.1.5			
					N	not required			3.2.2.17			
10	Standpi	Standpipe required Fire Alarm required ✓ Yes □No						3.2.9				
11	Fire Ala							3.2.4	9.10.18.2			
12	Water S	Service/S	upply is A	dequate		Yes No	<i>~</i>					
13	High Building ☐ Yes ☑ No								3.2.6			
14	Permitted Construction ☐ Combustible ☐ Non-combustible or ☑ both							3.2.2.208	3	9.10.6		
	Actual (Construct	tion		oustible [Non-combus	tible or					
15	Mezzan	ine(s) Ar	ea m²	N.A.					3.2.1.1.(3)	-(8)	9.10.4.1	
16	Occupant load based on □ m²/person ☑ design of building							3.1.1.6		9.9.1.3		
	Basement: Occupancy Load persons							_ persons				
	1st Floor Occupancy E Load 18 persons							_ persons				
	2nd Floor Occupancy C Load 14 persons											
1 <u>2.22</u>	3rd Floo				ancy	Load		_ persons				
17	Barrier-free Design ☑ Yes ☐ No (Explain)							3.8	9.5.2			
18			stances			1			3.3.1.2.(1)	9.10.1.3		
19	Requ				ssemblies	Listed Design No.			3.2.2.208	9.10.8 9.10.9		
	Fire FRR (Hours)					or Des	or Description (SG-2)					
	Resistance Floors <u>0.75</u> Hours											
	Rating Roof N/A Hours (FRR) Mezzanine 0.75 Hours											
	Mozzalinio <u>0.70</u> Tiodio							1- 0-				
			FR		pporting		Design Noription (S					
	Members Description (39)							_				
	Roof N/A Hours					-						
20									222		0.40.44	
20	Spatial Separation – Construction of Exterior Wall					3.2.3		Comb Const	9.10.14			
	Wall	Area o	f L.D. (m)	L/H or	Permitted Max. % of	Proposed % of	FRR (Hours)	Listed Design of	Comb or Const	Comb. Constr. Nonc.	Non-con Constr	
		(m²)	()	H/L	Openings	Openings	()	Description		Cladding		
	North	104.0	21.87	<3:1	100%	18.4%	1					
	South	108.3	10.06	<3:1	94%/97%	29.1%/45.6%	1					
	East	159.1	0	<3:1	0	0	2				EX.	
						50						

West 159.1 0 <3:1 0 0 2

21 Other – Describe

Ontari	o Building Code Data	a Matrix – Part 11 – Renovatio	n of Existing	g Building	OBC Reference
11.1	Existing Building classification:	Describe Existing Use: GROUP E Construction Index: Hazard Index:	11.2.1 T 11.2.1.1A T 11.2.1.1B to N		
		☑ Not Applicable (no change of m			
11.2	Alteration to Existing Building is:	Basic Renovation [Extensive Renovation	11.3.3.1 11.3.3.2		
11.3	Reduction in				11.4.2
	Performance Level:	Structural: By Increase in occupant load: By change of major occupancy: Plumbing: Sewage-system:	전 전 전 NO NO NO NO	☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ Yes	11.4.2.1 11.4.2.2 11.4.2.3 11.4.2.4 11.4.2.5
11.4	Compensating				11.4.3
	Construction:	Structural:	☑ No	☐ Yes (explain)	11.4.3.2
		Increase in occupant load:	₫ No	☐ Yes (explain)	11.4.3.3
		Change of major occupancy:	₫ No	☐ Yes (explain)	11.4.3.4
		Plumbing:	₫ No	☐ Yes (explain)	11.4.3.5
		Sewage system:	☑ No	☐Yes (explain)	11.4.3.6
11.5	Compliance Alternatives Proposed:	☑No □Yes (give number(s))			11.5.1
11.6	Alternative Measures Proposed:	☑No □Yes (explain)			11.5.2





LHW Engineering Ltd. Unit 405, 2347 Kennedy Rd Toronto, ON M1T 3T8 T: 416-299-8837, C:647-923-4818 LHW.engineering@gmail.com

SEAL:

2025/03/24





ISSUED FOR CLIENT REVIEW 2025/01/02 REVISED FOR CLIENT REVIEW 2025/01/24 UPDATED FOR CLIENT REVIEW 2025/02/26 UPDATED FOR CLIENT REVIEW 2025/03/20 ISSUED FOR BP 2025/03/24

PROJ. TITLE

11-13 Brock St, Uxbridge, ON L9P 1P6

SITE PLAN

250101 Project number 2025/01/01 Drawn by BW Checked by A100

As indicated

CODE IDENTIFICATION No. 5.DESIGN AND PROVIDE WELDED OR BOLTED CONNECTIONS TO ALL STEEL TO RESIST THE REACTIONS PRODUCED BY THE FRAMING AND LOAD CONDITIONS. MINIMUM WELDING SHALL BE 3/16" FILLET WELD CONTINUOUS ALL AROUND.

P.E.O. THE ABOVE PROFESSIONAL ENGINEER SHALL ALSO HAVE ONTARIO