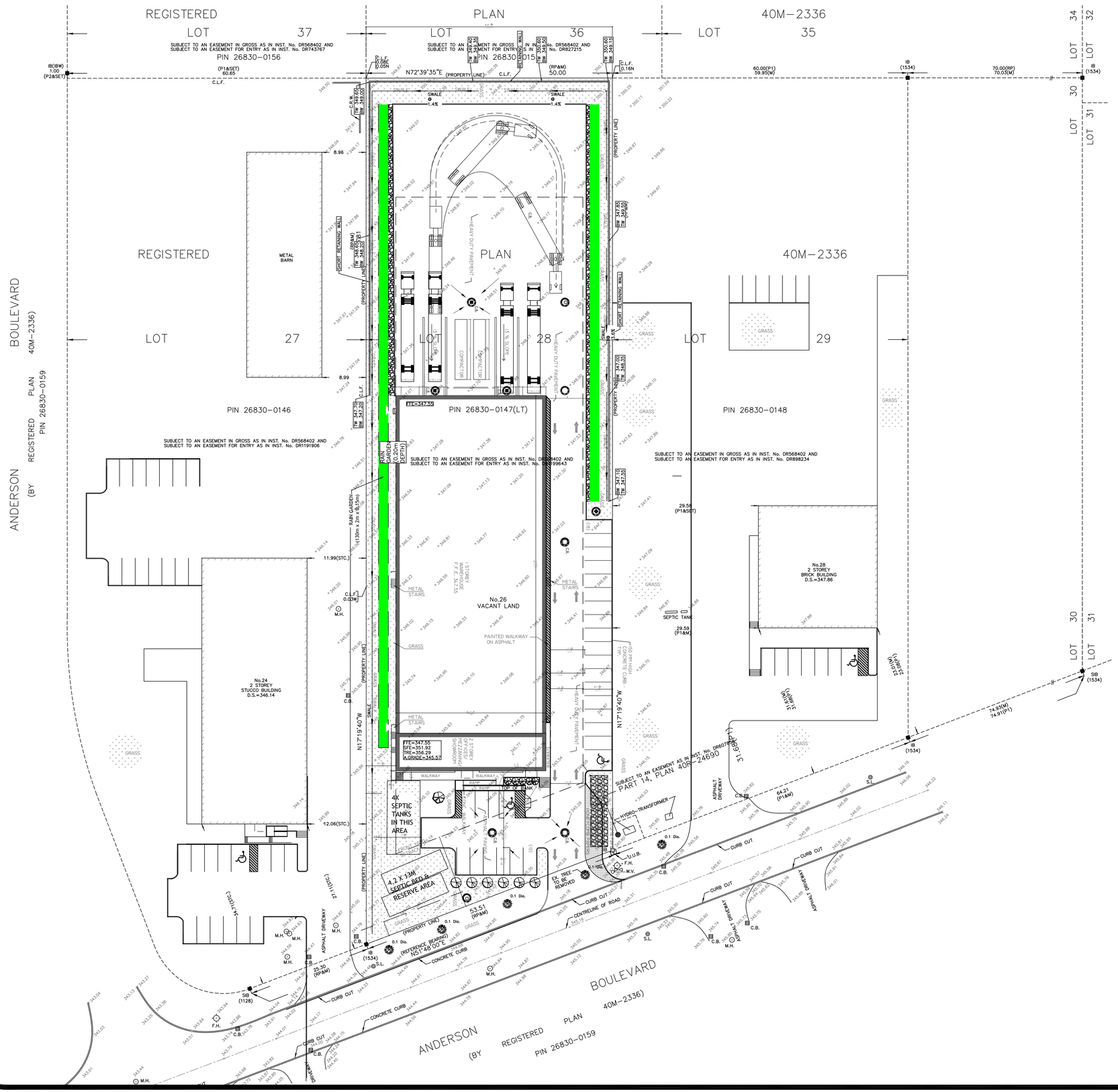

SITE PLAN
PART 1 – PLAN OF SURVEY OF
LOT 28
REGISTERED PLAN 40M–2336
TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
P1	DENOTES PLAN OF SURVEY BY SALNA SURVEYING, O.L.S. DATE FEBRUARY 15, 2012
P2	DENOTES PLAN OF SURVEY BY ERTL–HUNT SURVEYORS, O.L.S. DATE JULY 7, 2023
RP	DENOTES REGISTERED PLAN 40M–24690
1534	DENOTES HUNT SURVEYS INC., O.L.S.
1128	DENOTES DAVID HORWOOD LTD., O.L.S.
IBW	DENOTES IBW SURVEYORS, O.L.S.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
M	DENOTES MEASURED
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
C.R.W.	DENOTES CONCRETE RETAINING WALL
U.U.B.	DENOTES UNDERGROUND UTILITY BOX
D.S.	DENOTES DOOR SILL ELEVATION AT ENTRY
STC.	DENOTES TIE TAKEN FROM STUCCO
F.H.	DENOTES FIRE HYDRANT
M.H.	DENOTES MANHOLE
S.L.	DENOTES STREET LAMP
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

STATISTIC:

LOT AREA= 8,314.13 SQ.M
GFA MAIN FLOOR = 69.675 SQ.M
GFA SEC. FLOOR= 68 SQ.M
TOTAL GFA= 137.6 SQ.M
137.6 SQ.FT / 8,314.13 SQ.M = 1.65%

COVERAGE:
BUILDING COV. =2,322.5 SQ.M
2,322.5 SQ.FT / 8,314.13 SQ.M = 27.93%

PARKING: 1 PER 100 SQ.M WAREHOUSE
1 PER 20 SQ.M OFFICE

WAREHOUSE=2,090.2 SQ.M/ 100 = 21
(PRIVATE SERVICE LAND)
OFFICE=137.6 SQ.M / 20= 7
TOTAL PARKING REQ.=28
PROVIDED=28

LANDSCAPING=
SOFT LANDSCAPE 2,084.33/8,314.13=
25.06%

SEWAGE CAPACITY =	2733lt	
LOADING DOCKS =	4 x 150lt	600lt
WAREHOUSE =	1 x 950lt	950lt
REMAINING OFFICE AREA=		1,183 lt

1,183/75lt=15.77 > 15 people
15 PEOPLE x 9.3m2 AS PER T. OBC 3.1.17.1 = 139.5 SQ.M

General Notes

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2842 Bloor St. West,
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26 ANDERSON BLVD
UXBRIDGE ON

Project

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Scale
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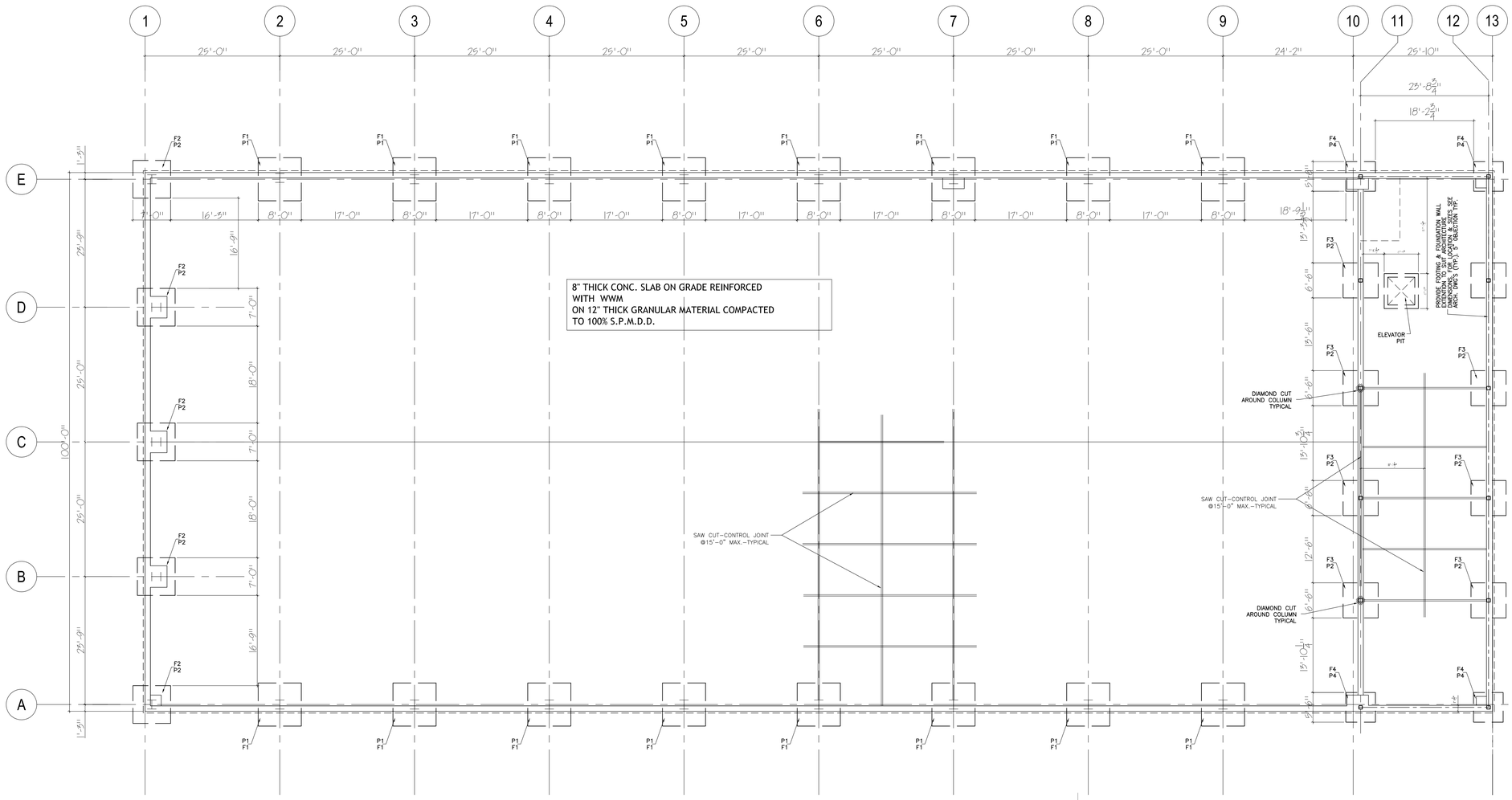
Sheet
A1



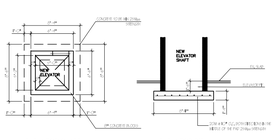
FOUNDATION PLAN NOTES:

01. SEE SOIL INVESTIGATION REPORT BY "King EPCM" REF.: DATE June 10, 2024
02. FOOTING SHALL BE CARRIED DOWN ENGINEERED FILL CAPABLE OF MAXIMUM NET ALLOWABLE BEARING PRESSURE 200Kpa (SEE SOIL REPORT page 5).
03. SOIL AT THE UNDERSIDE OF THE FOOTING IS TO BE INSPECTED AND APPROVED BY SOIL CONSULTANT PRIOR TO PLACING CONCRETE.
04. ALL REINFORCING STEEL TO BE DEFORMED BARS TO CONFORM TO CSA G30.18-M1992 WITH MIN. Fy=400 MPa U/N. STIRRUPS AND TIES TO BE DEFORMED BARS TO CONFORM TO CSA G30.18 WITH MIN. Fy=350 MPa.
05. ALL EXTERIOR FOOTINGS SHALL BE MINIMUM 5'-3" min (1.6m) BELOW FINISHED GRADE WITH RIGID INSULATION (TO BE CONFIRMED BY SOIL ENGINEERED) OR 4'-0" MIN BELOW FINISH GRADE WITHOUT INSULATION.
06. THE LINE OF SLOP BETWEEN ADJACENT FOOTING IS TO BE A MAX. OF 7 IN 10, STEPS TO BE 2'-0" MAX.
07. ALL SLAB ON GRADE SHOULD BE CONSTRUCTED ON COMPACTED GRANULAR MATERIAL AND TO BE APPROVED BY SOIL CONSULTANT.
08. CONCRETE SLAB ON GRADE SEE PLAN FOR DETAILS.
09. CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 20 MPa AT 28 DAYS.
10. CONCRETE COMPRESSIVE STRENGTH FOR ALL SLAB ON GRADE FOUNDATION WALL, COLUMN PIERTO BE 25 MPa AT 21 DAYS.
11. ALL CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23.1-M90 AND CAN/CSA-A23.2-M90.
12. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE RELEVANT ARCHITECTURAL DRAWINGS.
13. CONCRETE CONTRACTOR TO SET ALL LOOSE MEMBERS THAT ARE TO BE EMBEDDED IN THE CONCRETE. SEE STRUCTURAL, PREFAB-SHOP DRAWINGS AND MECHANICAL DRAWINGS.
14. FORWORK CONTRACTOR TO FORM ALL HOLES, CHASES etc. AND TO SET INSERTS, ANCHOR BOLTS AND OTHER EMBEDDED MEMBERS ARE REQUIRED TO BE HELD IN PLACE BY THE FORMWORK BEFORE POURING THE CONCRETE. SEE STRUCTURAL, ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION.
15. REINFORCING BARS IN FOOTINGS AND SLABS ON EARTH AND CONCRETE MEMBERS EXPOSED FOR ARCHITECTURAL REASONS TO WEATHER, SHALL BE SUPPORTED IN DESIGNATED POSITION BY MEANS OF PRECAST CONCRETE SUPPORTS OR EQUIPMENT.
16. ALL POURED CONCRETE TO BE VIBRATED THOROUGHLY.
17. PROVIDE CONTROL JOINT AT OUTSIDE FACE OF FOUNFATION WALL AT 30'-0" O/C (TYPICAL U/N).
18. CENTER LINE OF COLUMN SHOULD BE AT CENTER OF FOOTING (TYPICAL U/N).

BACKFILL

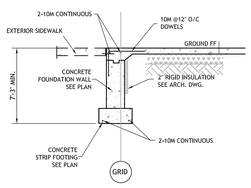
01. SLABS ON GRADE ON ALL STRUCTURAL ELEMENTS FRAMED INTO THE WALLS, WHICH ARE RETAINING EARTH, MUST BE IN PLACE BEFORE BACKFILLING.
02. AT GRADE WALL CONDITIONS BACKFILL EACH SIDE OF WALL SIMULTANEOUSLY.

FOUNDATION PLAN -STRUCTURAL

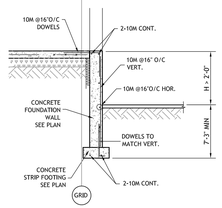


ELEVATOR SHAFT

ELEVATOR PIT



TYPICAL SECTION AT DOOR LOCATION



TYPICAL SECTION FOR WALL WHERE H > 2'-0"

FOOTING SCHEDULE

DATA \ MARK		F1	F2	F3	F4	F5	F6
CONCRETE FOOTINGS	SIZE	8'-0"x8'-0"	7'-0"x7'-0"	6'-6"x6'-6"	5'-6"x5'-6"	5'-0"x5'-0"	3'-6"x3'-6"
	DEPTH	16"	14"	13"	12"	12"	12"
	BOTT. REINF.	7-20M EACH WAY	7-15M EACH WAY	7-15M EACH WAY	5-15M EACH WAY	5-15M EACH WAY	4-15M EACH WAY

PIER SCHEDULE

DATA \ MARK		P1	P2	P3	P4
CONCRETE PIERS	SIZE	17"x17"	13"x17"	13"X13"	16"x16" CORNER SEE DETAIL ON DWG. S-03
	REINF.T VERT.	4-15M	4-15M	4-15M	4-15M
	TIES	10M @ 12"O/C	10M @ 12"O/C	10M @ 12"O/C	10M @ 12"O/C

NOTE : FOR BASE PLATES AND ANCHOR BOLTS SEE COLUMN SCHEDULE ON DWG. S-03

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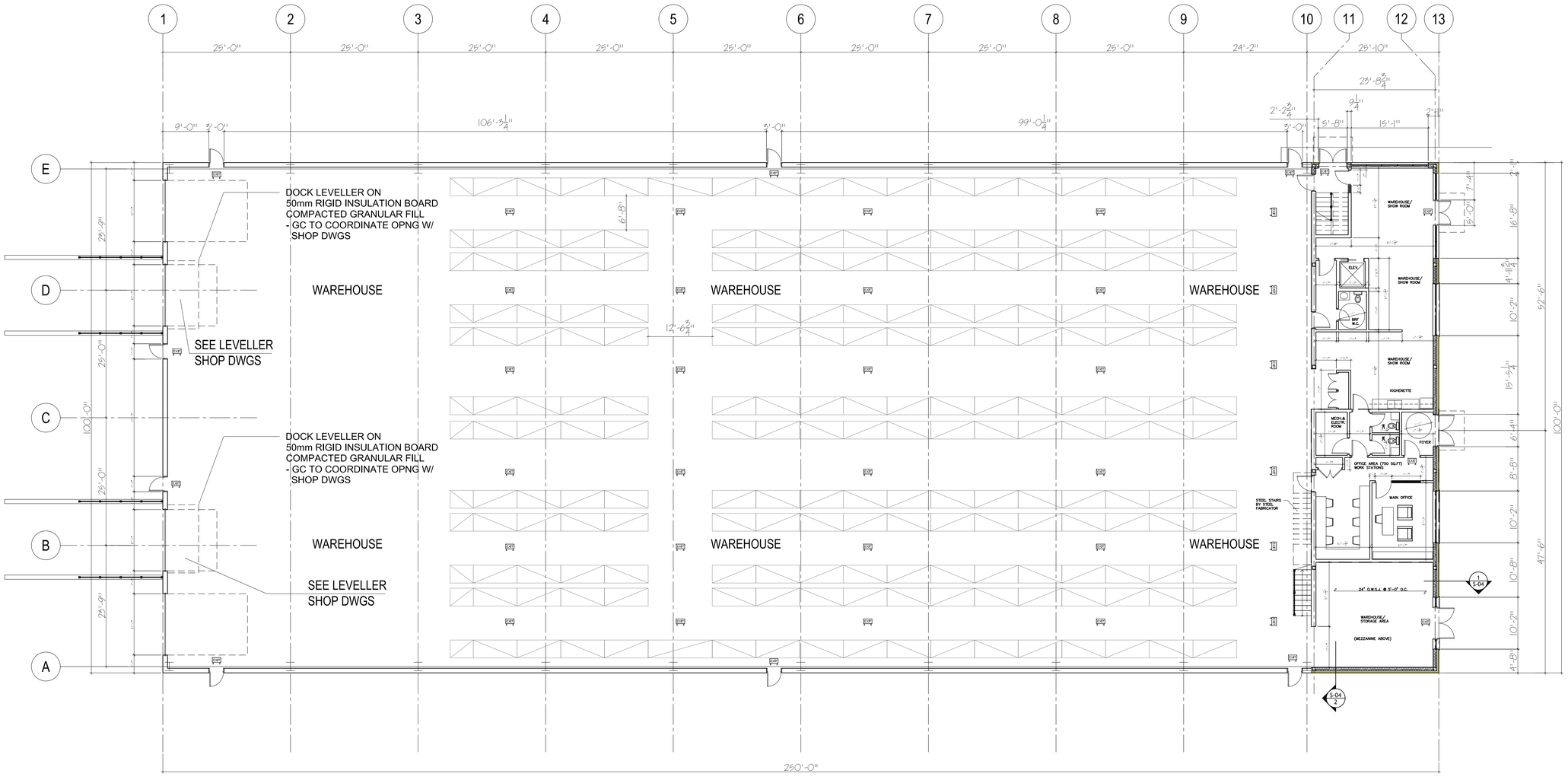
A2



OFFICE (MAIN FLOOR)

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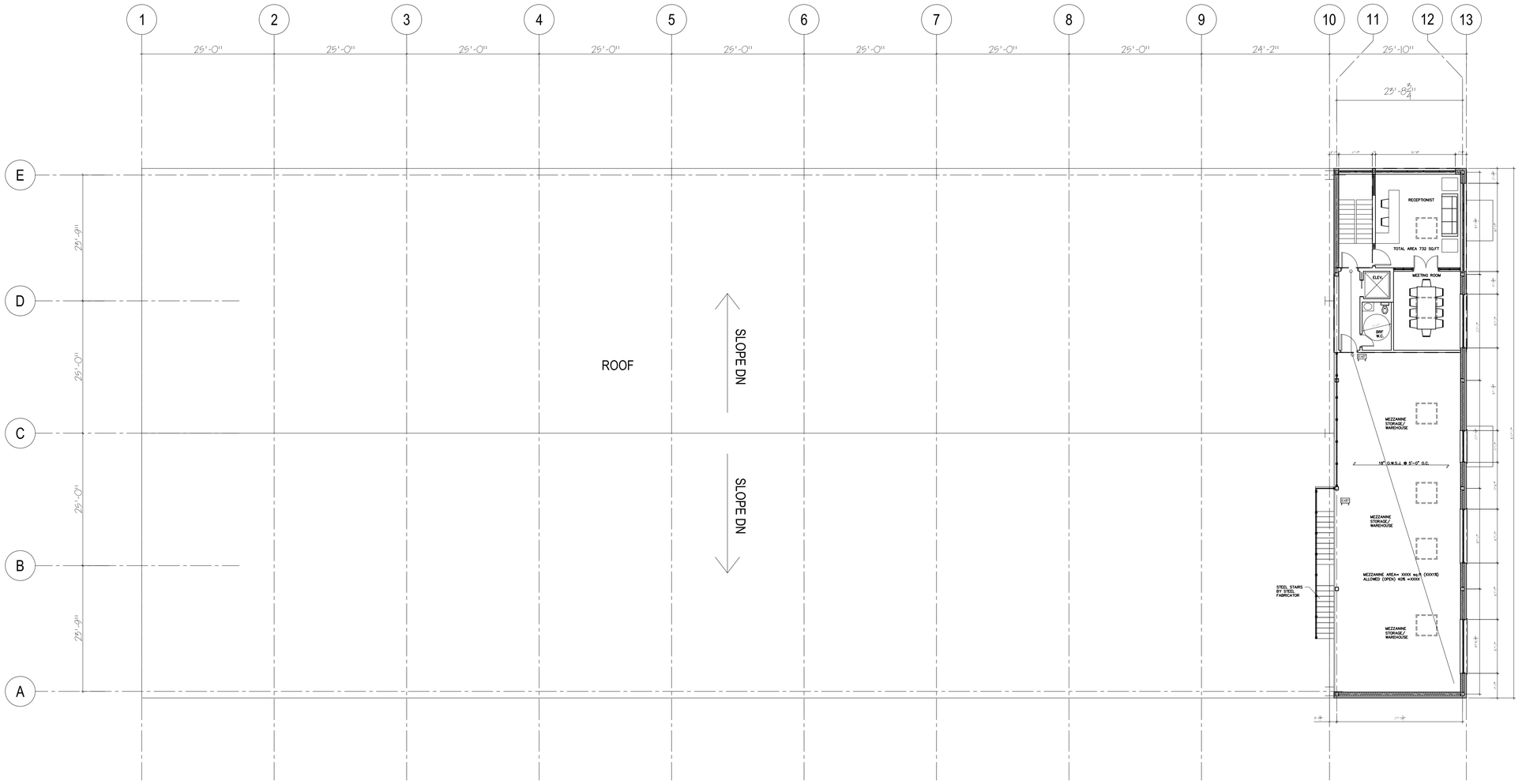

OFFICE (SECOND FLOOR)

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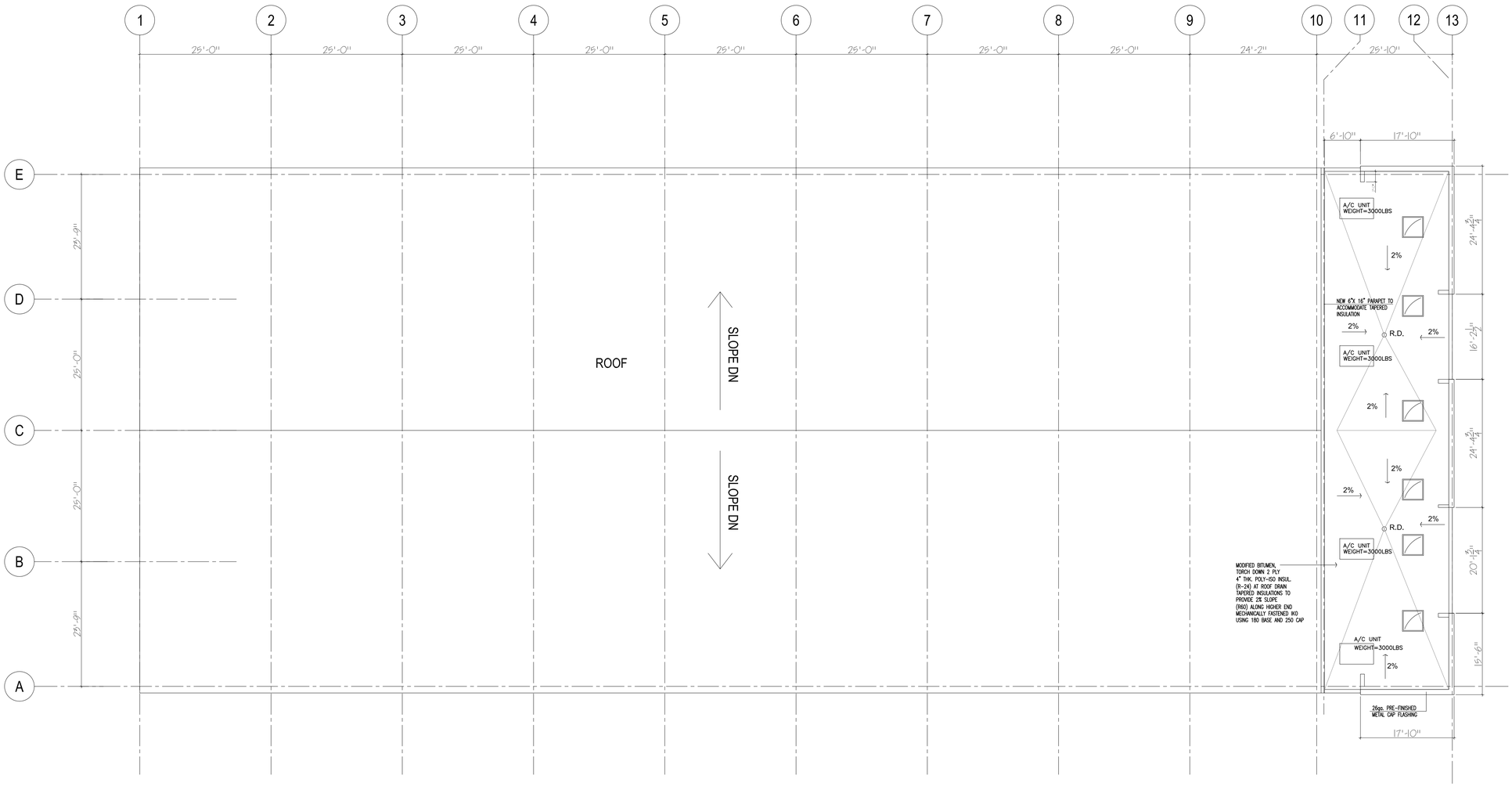

ROOF PLAN

General Notes

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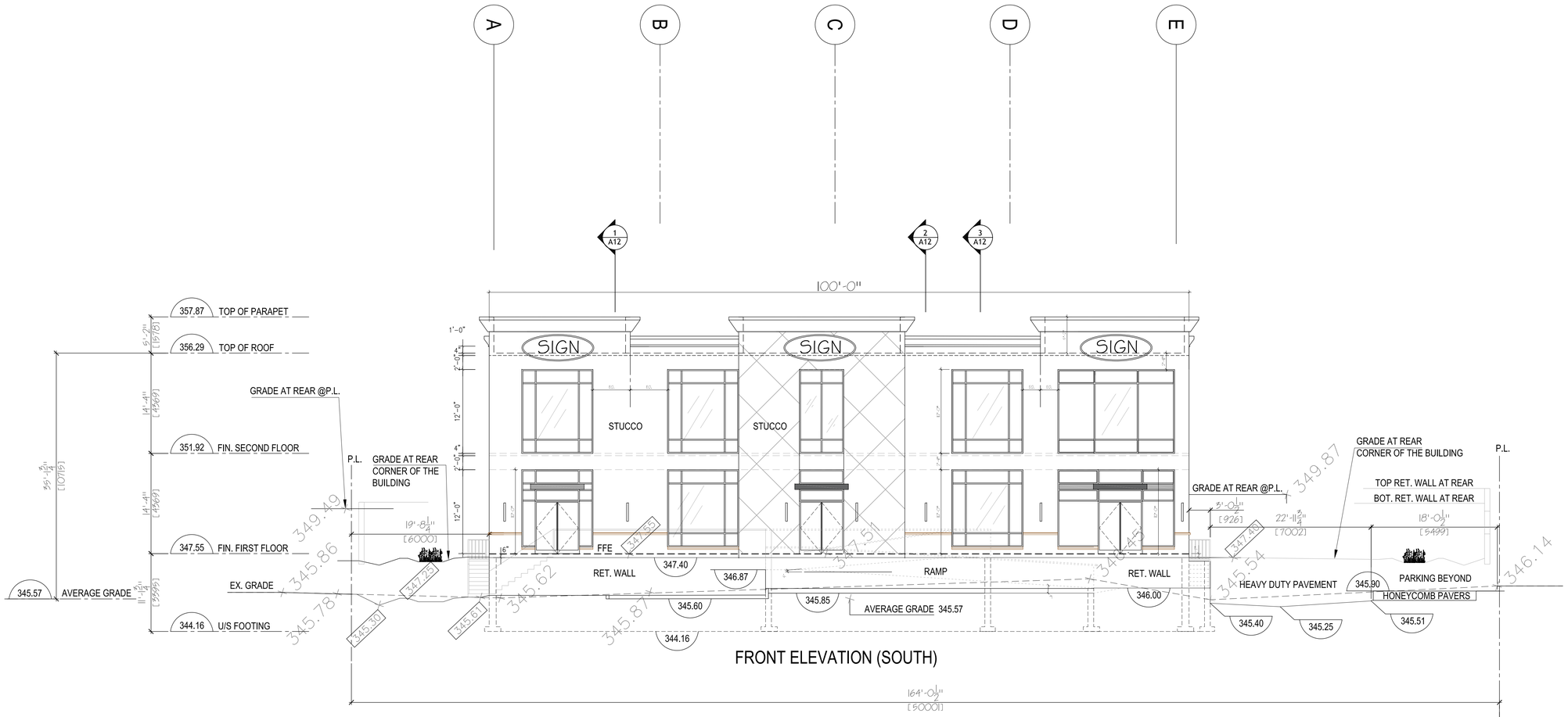
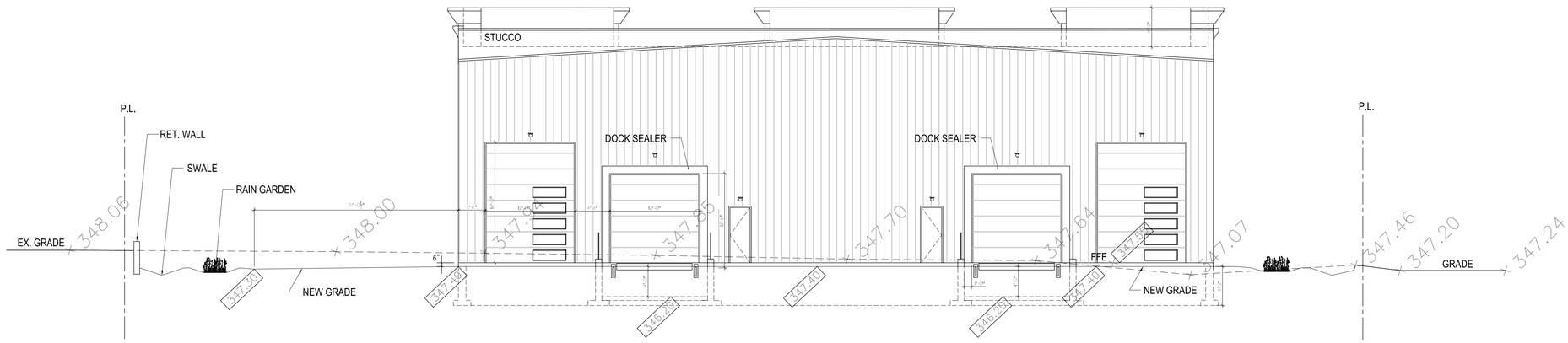


FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)

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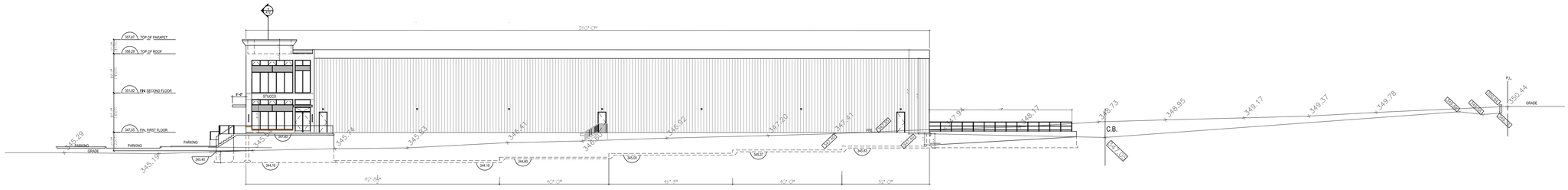
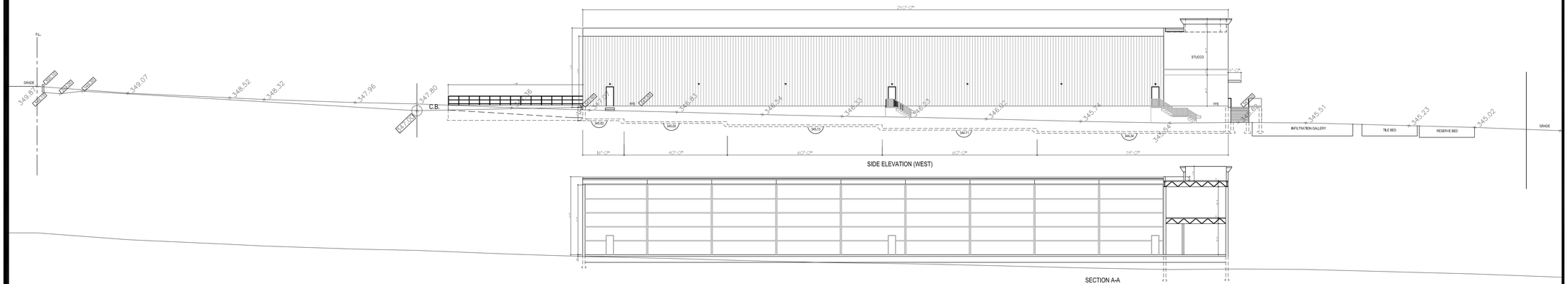


SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)

SECTION A-A

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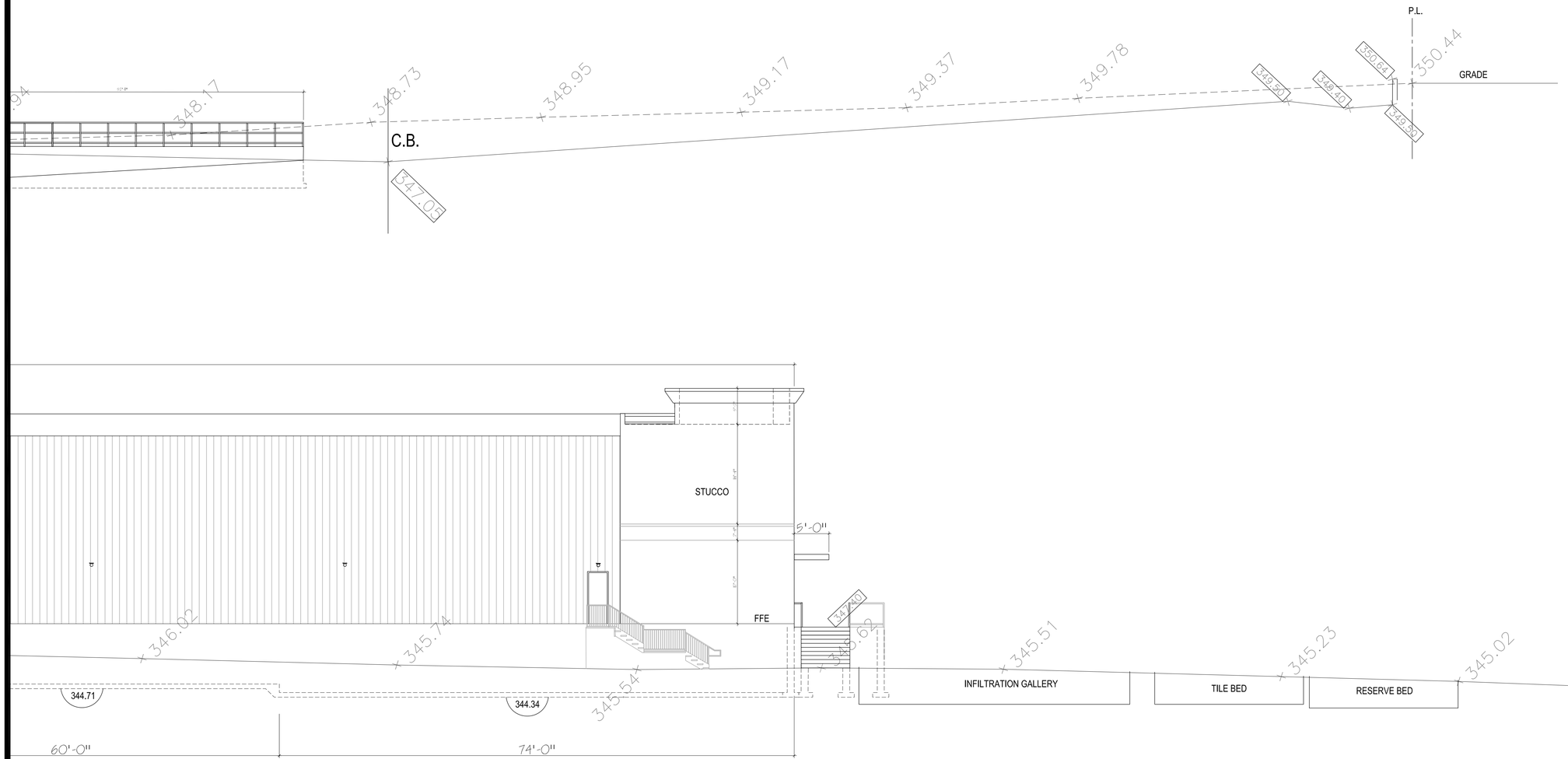

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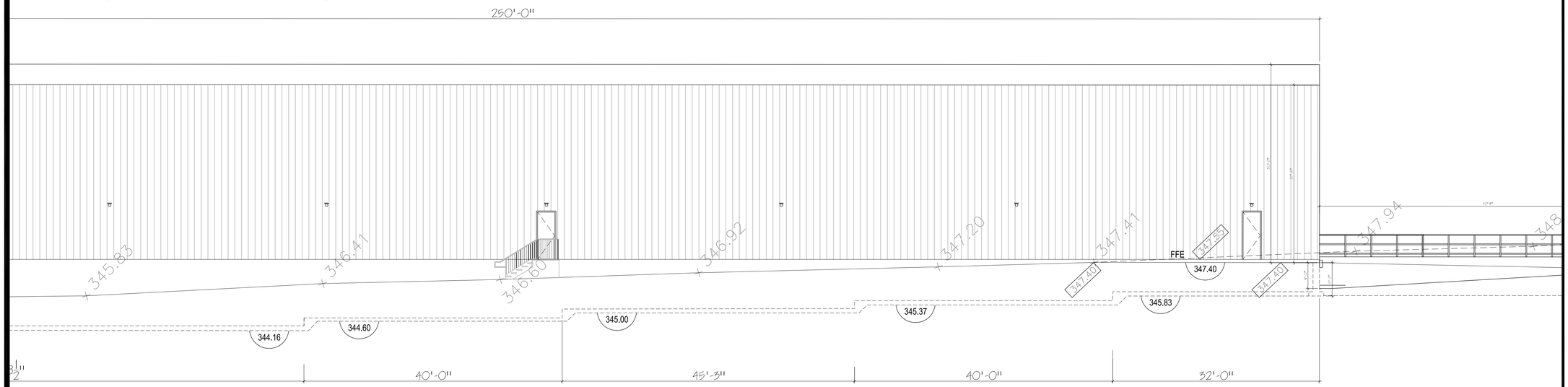
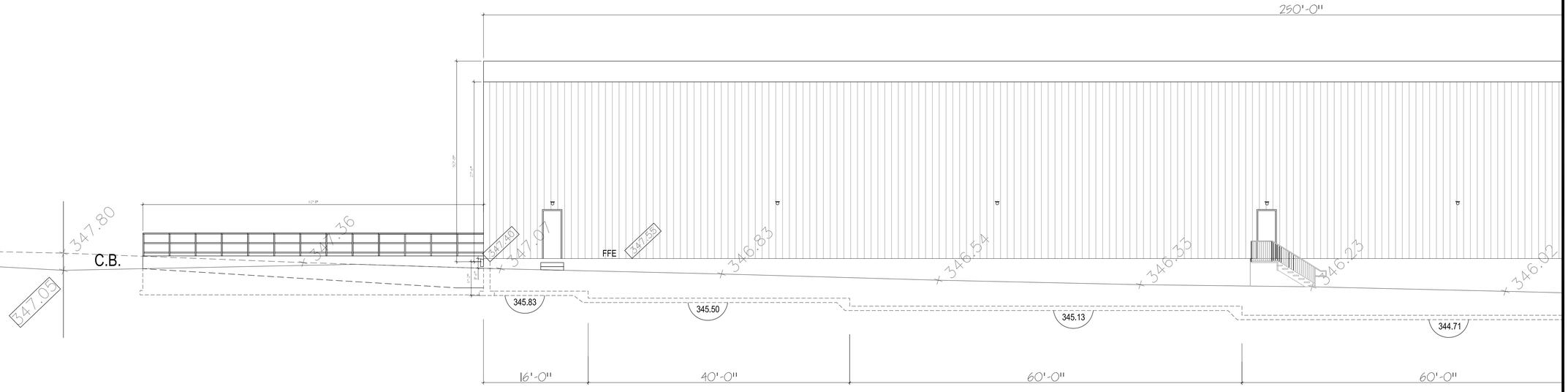


SIDE ELEVATION (EAST)



SIDE ELEVATION (WEST)

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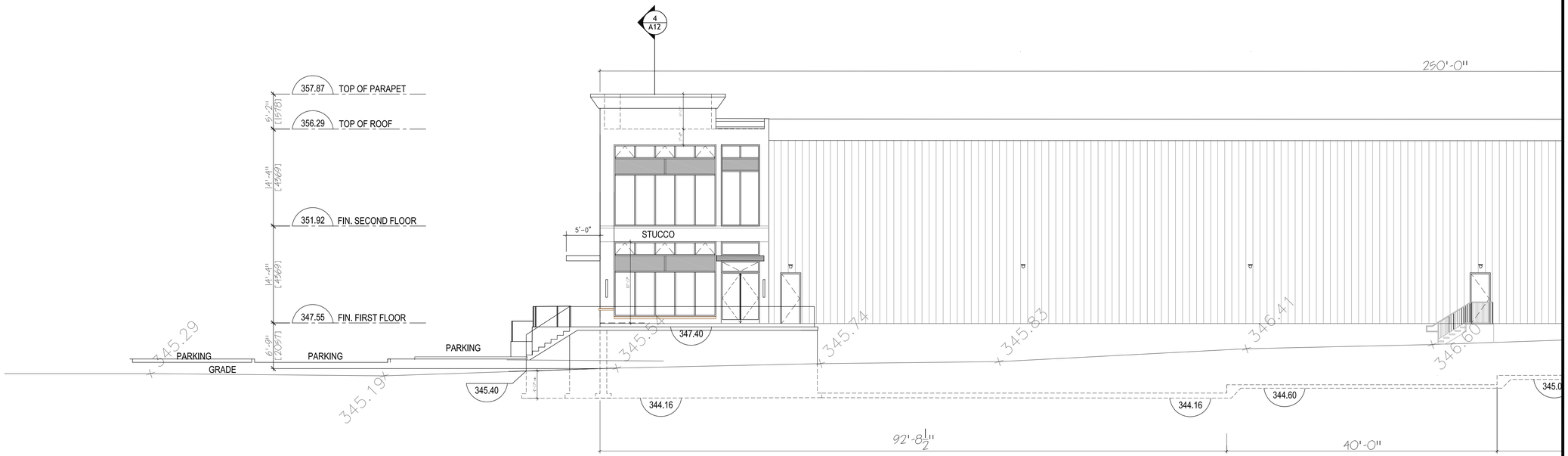
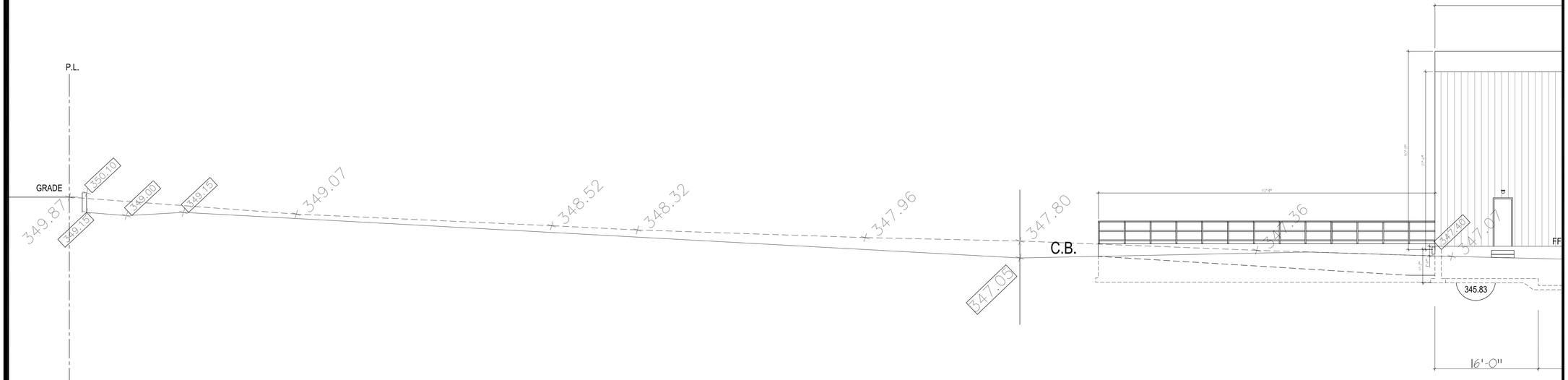


SIDE ELEVATION (EAST)



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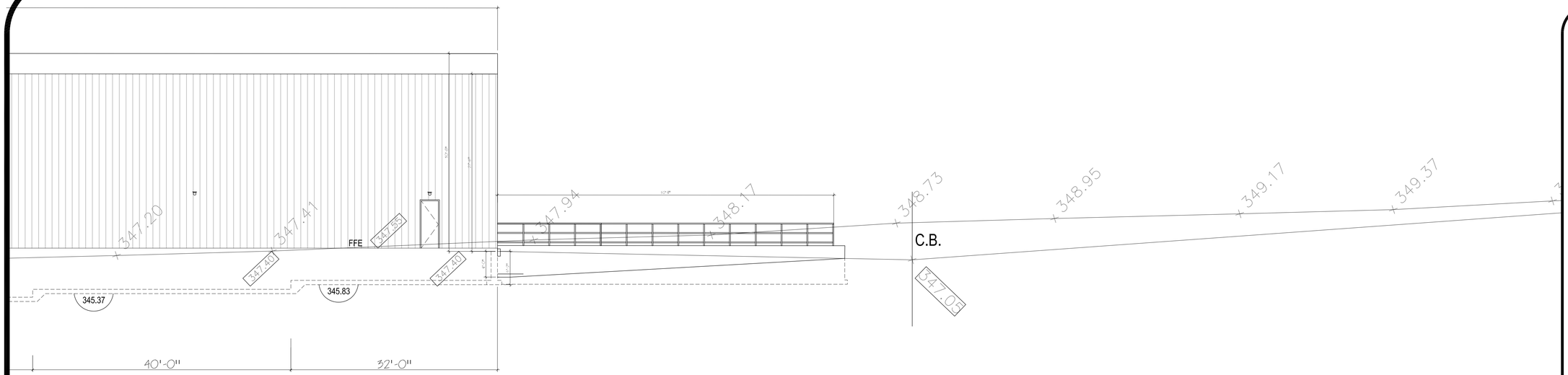

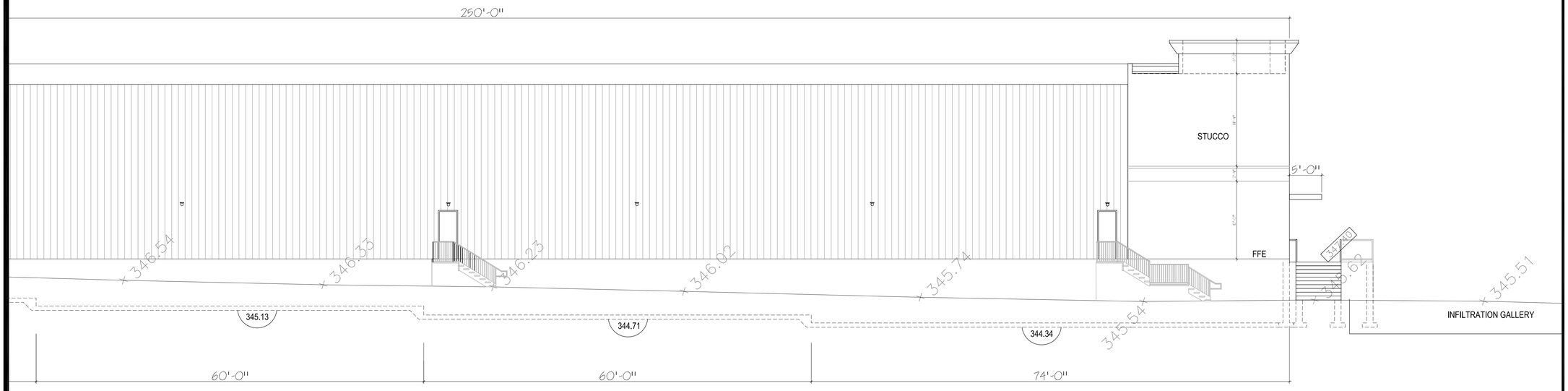

SIDE ELEVATION (WEST)

SECTION A-A

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2842 Bloor St. West,
Suite 10 TORONTO ON.

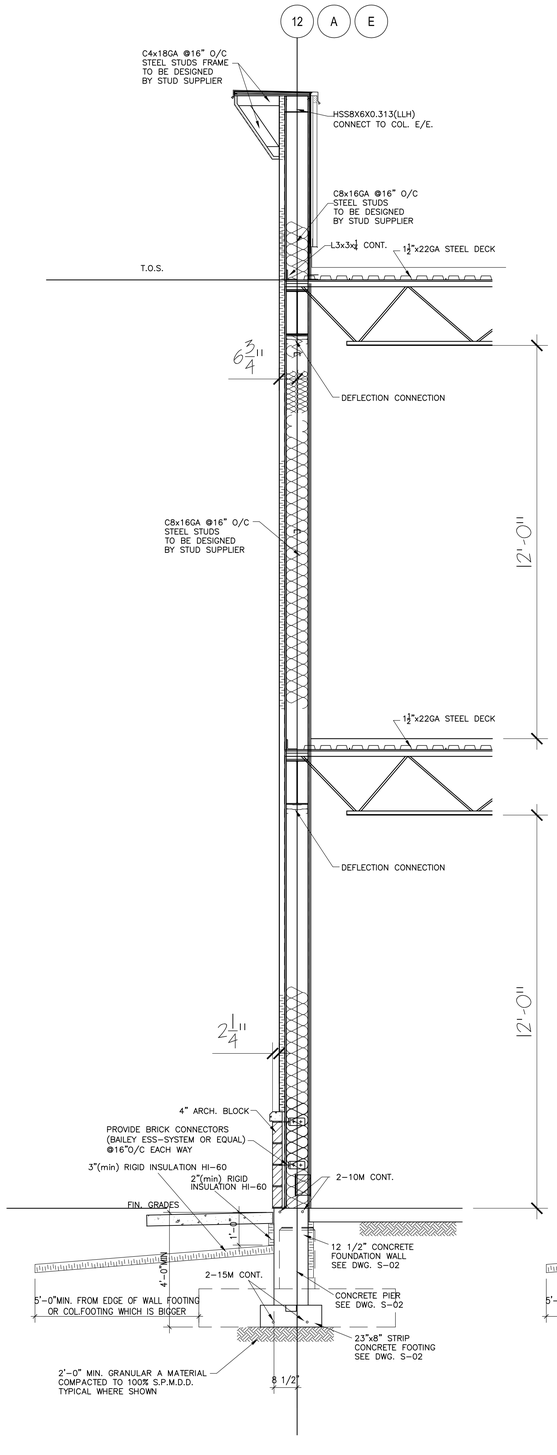
Project Name and Address
26 ANDERSON BLVD
UXBRIDGE ON

Project

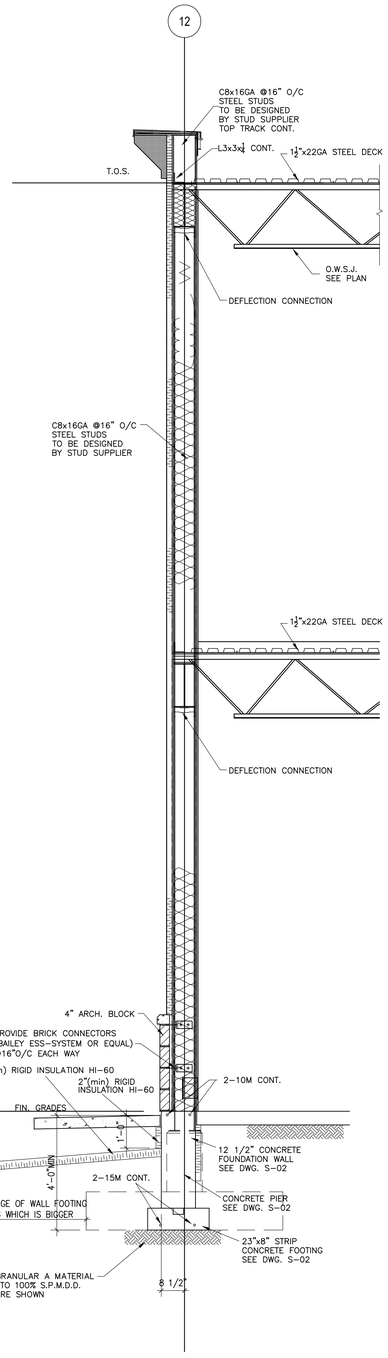
Sheet
A11

Date
AUG. 30,2024

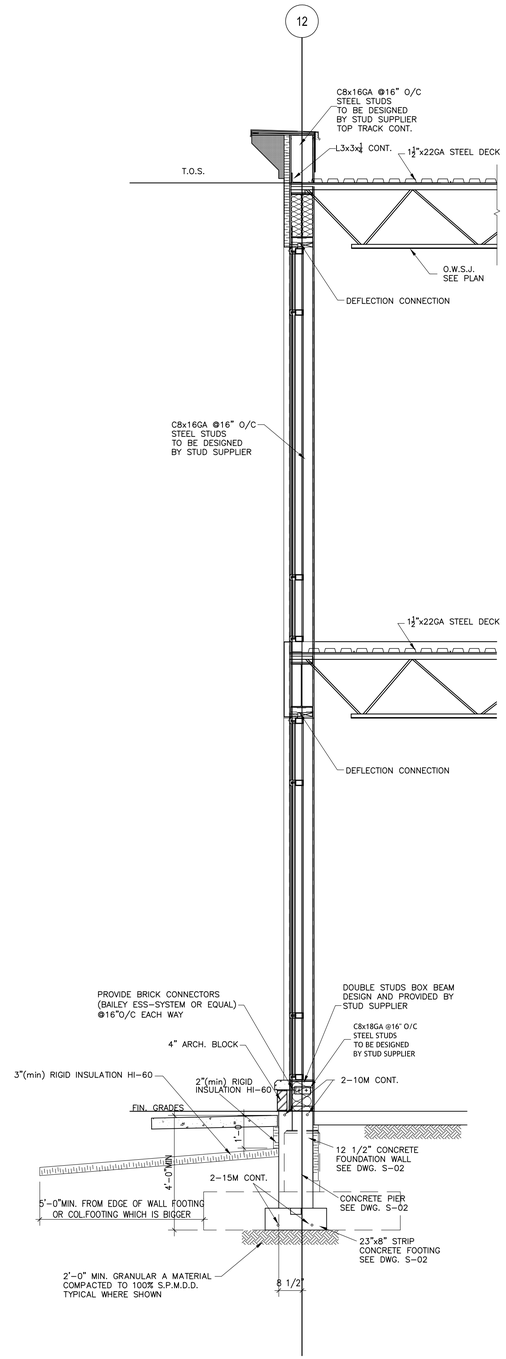
Scale
1/8" = 1'-0"



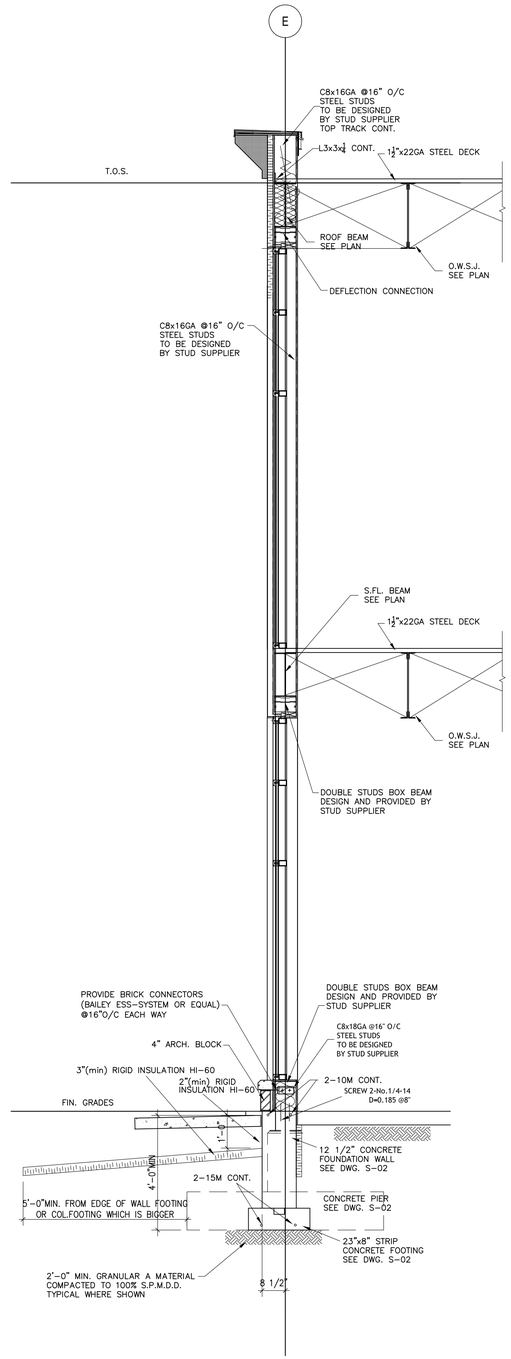
SECTION 1 / A12



SECTION 2 / A12



SECTION 3 / A12



SECTION 4 / A12

General Notes

AIC

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THIS DRAWING NOT TO BE SCALED, FOLLOW NOTED DIMENSIONS ONLY.

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, DATUM AND INFORMATION SHOWN ARE CORRECT AND IN ACCORDANCE WITH THE SITE PRIOR TO THE COMMENCEMENT OF WORK. VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN REQUIRE THE WRITTEN CONSENT OF THE DESIGNER IN ADVANCE. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES AS THEY BECOME APPARENT.

THIS DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE DESIGNER.

No.	Revision/Issue	Date

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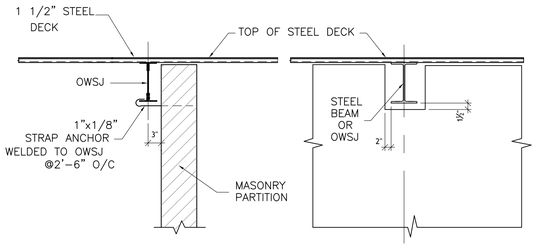
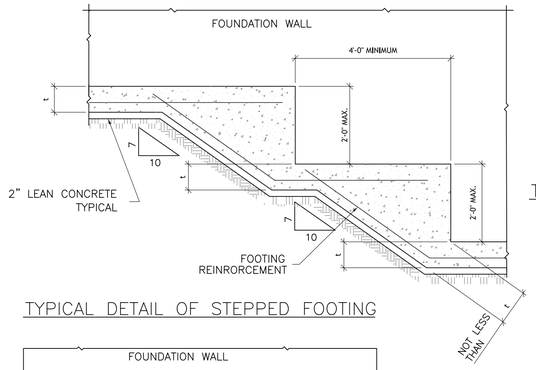
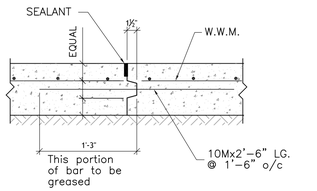


PARTITION LATERAL SUPPORT @ OWSJ

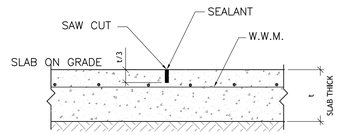
MASONRY PARTITION POCKETS @ OWSJ OR BEAMS



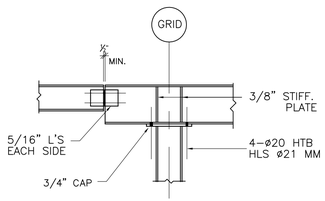
TYPICAL DETAIL OF STEPPED FOOTING



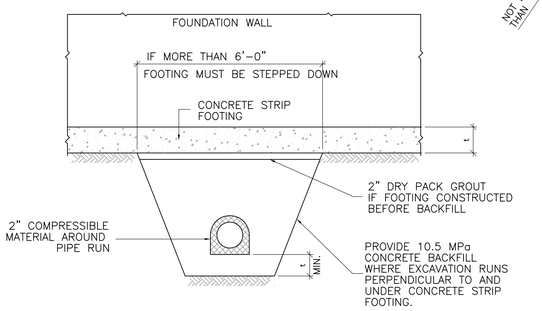
TYPICAL DETAIL OF CONSTRUCTION JOINT



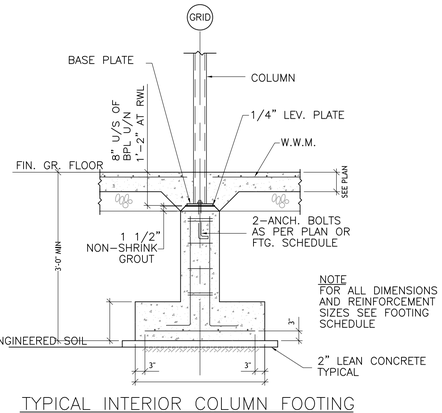
TYPICAL DETAIL OF CONTROL JOINT



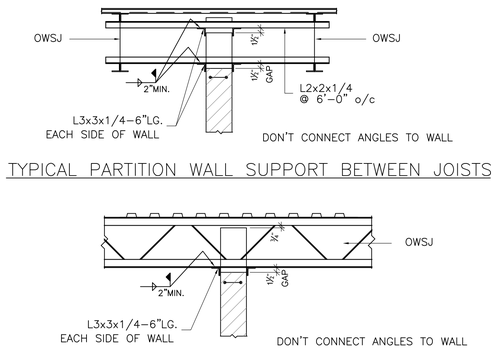
TYPICAL CANTILEVERED BEAM



BACKFILL UNDER CONCRETE STRIP FOOTING

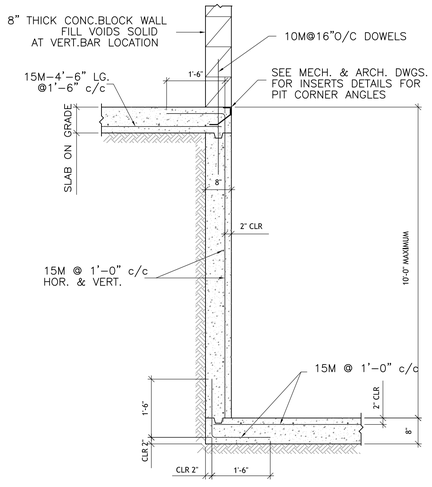


TYPICAL INTERIOR COLUMN FOOTING

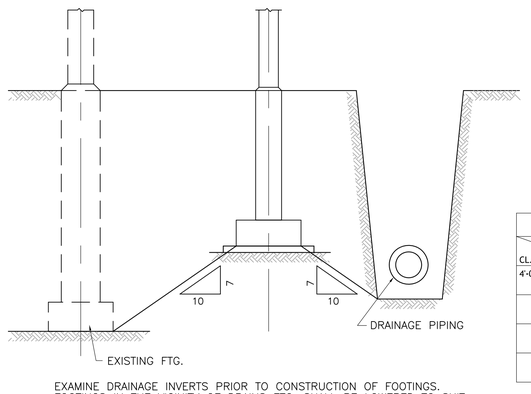


TYPICAL PARTITION WALL SUPPORT BETWEEN JOISTS

TYPICAL PARTITION WALL SUPPORT BY JOIST

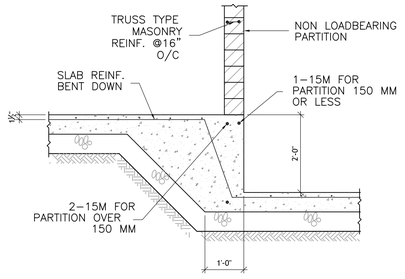


TYPICAL PIT DETAIL

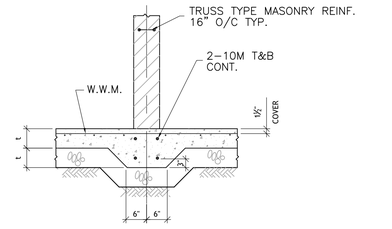


EXAMINE DRAINAGE INVERTS PRIOR TO CONSTRUCTION OF FOOTINGS. FOOTINGS IN THE VICINITY OF DRAINS ETC. SHALL BE LOWERED TO SUIT MAX. SLOPE OF 7 IN 10.

ELEVATIONS OF ADJACENT FOOTING EXCAVATION



TYPICAL DETAIL FOR STEP IN SLAB ON GRADE



TYPICAL DETAIL OF SLAB THICKENING UNDER NONBEARING WALL 8" OR LESS

LINTELS IN NON-LOADBEARING BLOCK WALLS

WALL THICK. / CL.OPENING	4"	8"	10"	12"
4'-0" OR LESS	1L3 1/2x3 1/2x1/4	2L3 1/2x3 1/2x1/4	1L3 1/2x3 1/2x1/4 1L5x3 1/2x1/4(SLV)	3L3 1/2x3 1/2x1/4
5'-0"	1L3 1/2x4x1/4	2L3 1/2x4x1/4	1L3 1/2x4x1/4 1L5x3 1/2x1/4(SLV)	3L3 1/2x4x1/4
6'-0"	1L3 1/2x5x1/4	2L3 1/2x5x1/4	1L3 1/2x5x1/4 1L5x5x5/16	3L3 1/2x5x1/4
7'-0"	1L3 1/2x5x5/16	2L3 1/2x5x5/16	1L3 1/2x5x5/16 1L5x5x5/16	3L3 1/2x5x5/16

NOTES
1. All long leg angles to be placed LLV unless noted.
2. Minimum bearing each end = 6".
3. All back to back angles to be bolted with 1/2"ø bolts @2'-0" c/c.

GENERAL NOTES:

1. All dimensions and details given on Structural Drawings must be checked with the Architect's Drawings and any inconsistency must be reported to the Structural Engineer before proceeding with the work.
2. Drawings must not be scaled.

STRUCTURAL STEEL

1. All fabrication and erection to conform to CAN/CSA-S16-01 latest edition.
2. All structural steel to be Grade 350W .
3. Steel beams bearing on masonry walls shall have a min. bearing of 8" unless otherwise noted on Plan.
4. Provide holes where required for the attachement of other materials.
5. Provide wall anchors for ends of all beams bearing on masonry.
6. Provide adjustable anchors @ 1'-4" max. vertically for all columns in contact and adjacent with masonry.
7. All structural steel Shop Drawings to be submitted to the Structural Engineer for review and approval before proceeding with work.
8. Joists material and construction shall conform to current edition of The National Building Code.
9. Joists design details, calculations and shop drawings, including welding details and cambers, etc. stamped and signed by a P. Engineer of Ontario, to be submitted to design Engineer for review and approval.
10. Minimum bearing for joists to be 2 1/2" on steel beams and 4" on masonry or concrete.
11. Do not connect any structural members, piping or equipment to chords of joists between panel points unless chords have been designed for extra stress or an additional diagonal has been inserted at the point of connection.
12. Provide ceiling extension for joists where required by Architects.
13. Shop details and connection calculations, bearing stamp of a registered Professional Engineer, to be submitted to the Design Engineer for review and approval before proceeding with the fabrication as requested.
14. Do not put holes in top flanges of beams, where they cantilever over columns.
15. All bridging shall be completely installed before any construction loads are placed on joists.
16. All joists to be designed for loads shown on structural drawings.
17. All field bolts shall be ASTM A325 high strength bolts. Anchor bolts to be ASTM A307.
18. All welds shall conform to CSA Standards W59.

MASONRY

1. All available bearing areas of masonry units shall be fully covered with mortar, spreaded in an even layer and vertical joints shall be filled solidly with mortar.
2. All intersecting masonry walls to have masonry bond or heavy duty (block-lock) or equivalent at 8" vertically maximum.
3. For bonding brick and block use heavy duty truss type reinforcing or equivalent @ 8" vertically, maximum completely embedded in mortar.
4. Masonry walls shall be adequately braced to resist wind pressure.
5. All solid masonry shall be laid with full head and bed joints.
6. Provide all enclosures, heating and undertake methods of laying masonry in cold weather, in accordance with CSA Standard A224.
7. Provide lintels over all openings and recesses for mechanical and electrical trades as specified on Plans. See Architectural and Mechanical drawings for locations and sizes of openings and recesses.
8. Concrete and steel beams bearing on masonry walls shall have a minimum bearing of 8" unless otherwise noted on Plan.
9. Provide 3 courses of solid brick masonry under all bearing plates bearing on masonry for a distance of not less than 8" past bearing plate on each side.
10. Mortar shall be type "S" with a minimum compressive strength of a 9.5 MPa based on a net cross-sectional area.
11. Solid concrete block masonry with mortar type "M" or "S" shall have a minimum ultimate compressive strength of 7.5 MPa - f'm.
12. Hollow concrete block masonry with mortar type "M" or "S" shall have a minimum ultimate compressive strength of 9.8 MPa - f'm.
13. Compressive strength of concrete blocks shall be 15 MPa minimum, based on net cross-sectional area.

STEEL DECK

1. All fabrication and design confirm to CSA S136-1974 and to CSB B1 Standard Specification.
2. Allow for reinforcing at all opening up to 12" diameter as per Architect's and Mechanical Drawings.
3. Weld steel deck to joists, beams with 3/4" diameter fusion welds for diaphragm action as per steel deck suppliers design. Side joints shall be mechanically clinched together @ 2'-0" maximum. Connect steel deck to supporting steel for shear value as shown on the drawings.
4. All roof decks to be 1 1/2"x22GA L.Z.C. deck, continuous over 3 supports minimum unless noted otherwise on plan.
5. Minimum thickness to be 0.030" (22GA) unless noted otherwise on drawings.
6. Transverse weld spacing 12" o/c.
7. Side lap button punching 24" o/c.
8. Longitudinal weld spacing 36" o/c.

CONCRETE AND REINFORCEMENT

1. Concrete strength shall in no case be less than 25 MPa (U/N) after 28 days and concrete shall conform to CSA Specifications CAN/CSA-A23.1-M90.
2. All reinforcing steel to be deformed bars to conform to CSA G30.12-M1977 with minimum fy=400 MPa unless otherwise noted on plan. Stirrups and ties to be deformed bars to conform to CSA G30.12 with minimum fy=350 MPa .
3. Concrete contractor to set all loose members that are to be embedded in the concrete. See Structural, Architectural and Mechanical Drawings.
4. Formwork contractor to form all holes, chases etc. and to set inserts, anchor bolts and other embedded members which are required to be held in place by the formwork before pouring the concrete. See Structural, Architectural and Mechanical Drawings.
5. Reinforcing bars in footings and slabs on earth and concrete members exposed for architectural reasons to weather, shall be supported in designated position by means of precast concrete supports or equivalent.
6. All poured concrete to be vibrated thoroughly.

BACKFILLING

1. Slabs on grade on all structural elements framed into the walls, which are retaining earth, must be in place before backfilling. At grade wall conditions backfill each side of wall simultaneously.

MINIMUM REINFORCING FOR ANY WALL U/N TO BE AS FOLLOWS:

t	150	175	200	250	300	350
Vertical	10@440 CL	10@300 CL	10@460 EF	10@460 EF	10@440 EF	10@380 EF
Horizontal	10@360 CL	10@300 CL	10@460 EF	10@400 EF	10@360 EF	10@280 EF
t	6"	7"	8"	10"	12"	14"
Vertical	10@18" CL	10@15" CL	10@18" EF	10@18" EF	10@18" EF	10@15" EF
Horizontal	10@14" CL	10@12" CL	10@18" EF	10@16" EF	10@14" EF	10@11" EF

METAL STUD NOTES

1. STUD SIZES SHALL BE AS SHOWN ON DWG.
2. ERECTION, BRIDGING AND SHEATHING SHALL CONFIRM TO MANUFACTURER'S SPECIFICATIONS.
3. SUBMIT SHOP DRAWINGS PREPARED & STAMPED BY A REGISTERED PROFESSIONAL ENGINEER FOR REVIEW AND APPROVAL.

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