

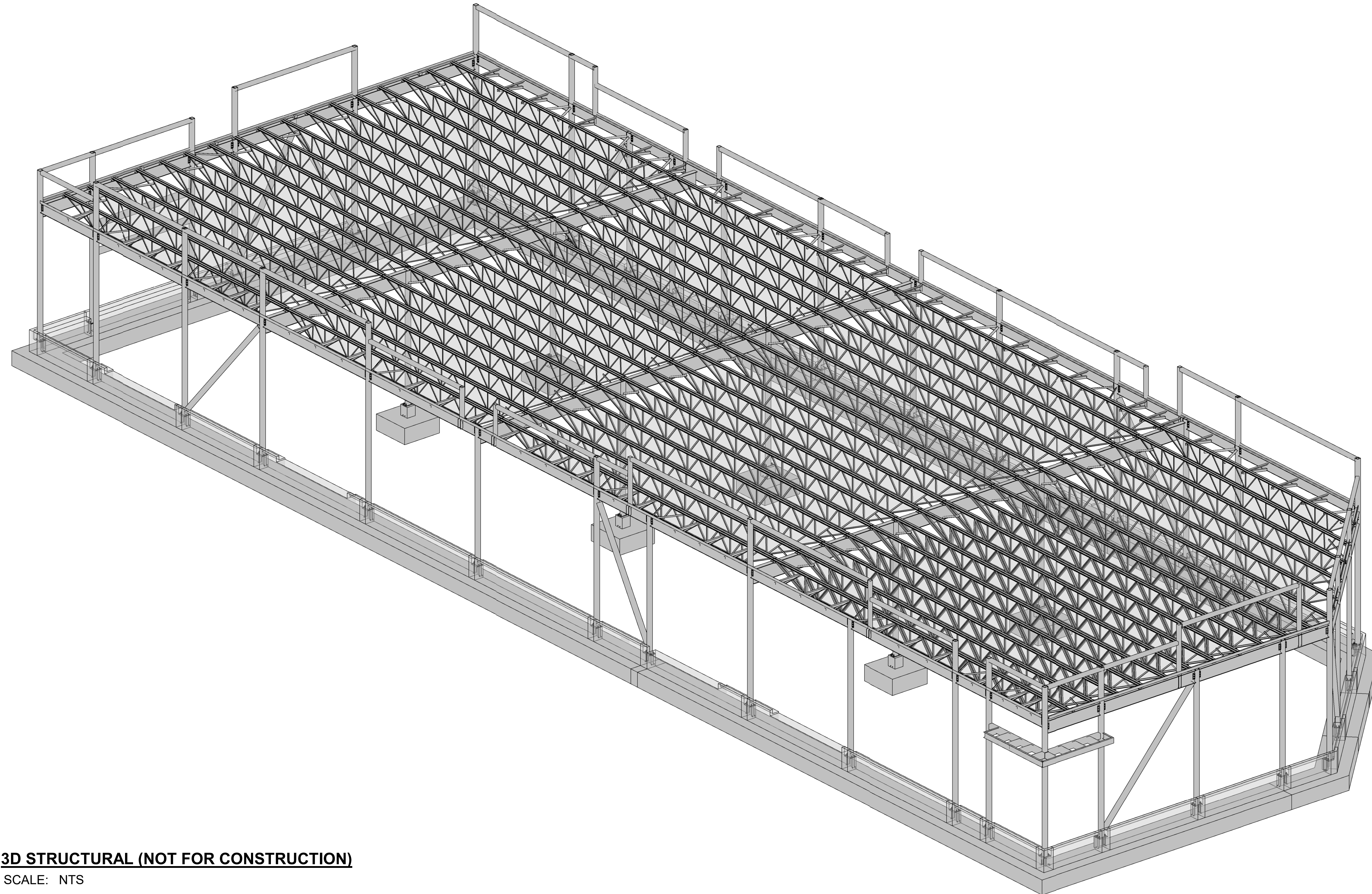
DRAWING LIST	
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1300 FANSHAWE PARK RD. EAST. - CRU #7

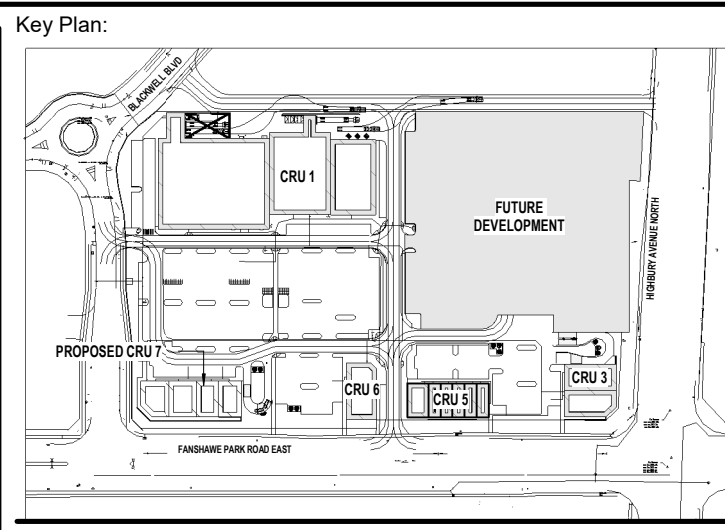
STRUCTURAL DRAWINGS

PROJECT #2023-102

1300 FANSHAWE PARK RD. EAST. LONDON, ON.



3D STRUCTURAL (NOT FOR CONSTRUCTION)
SCALE: NTS



Site Plan: North Arrow:

Consultant:

IE DESIGN
Intelligent Engineering Design Ltd.
STRUCTURAL ENGINEERS
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Seal: Seal:

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ISSUES/REVISION TABLE

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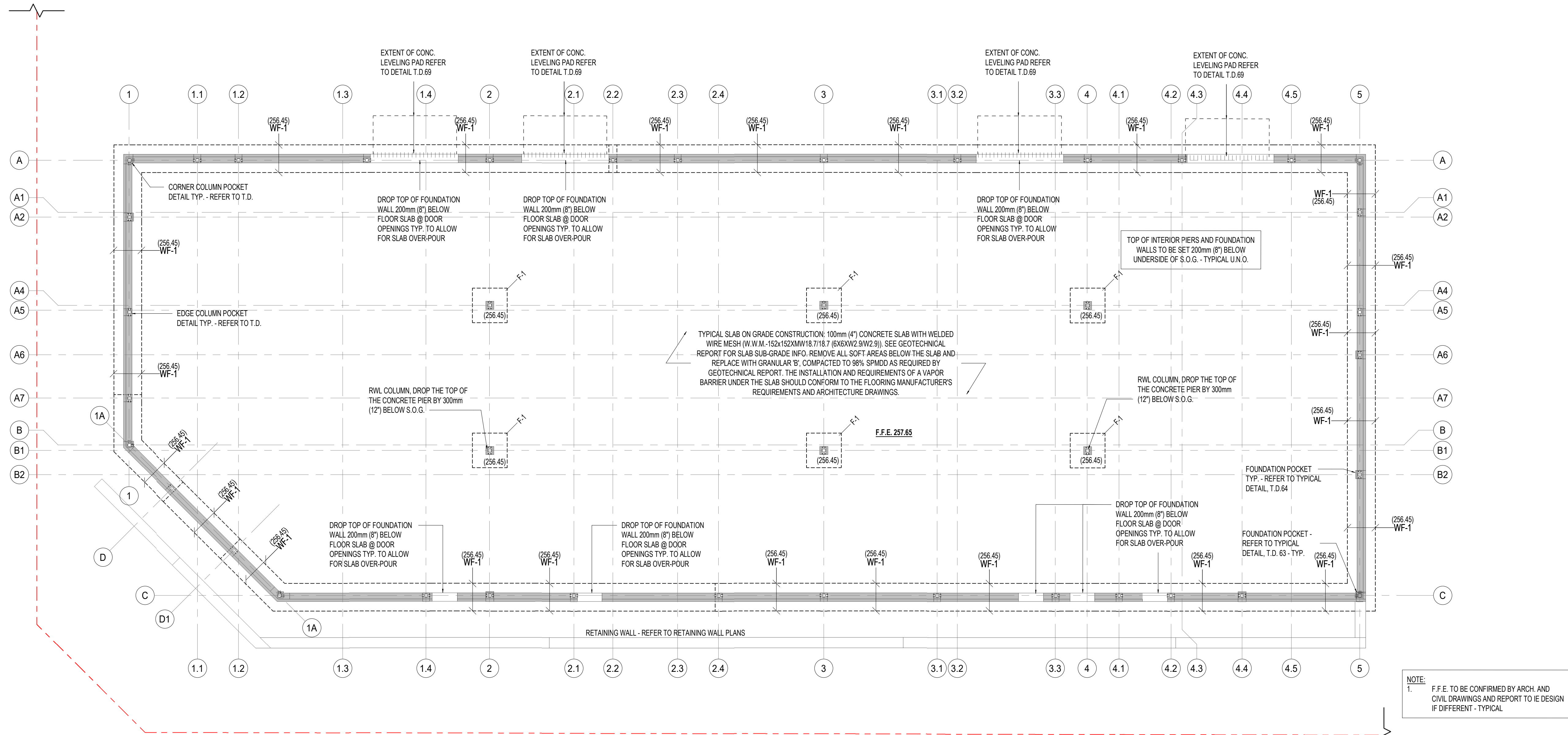
1300 FANSHAWE PARK RD. EAST. LONDON, ON.

Drawing Title:

COVER SHEET

Drawn By: S.D. Scale: AS INDICATED
Checked By: J.G./C.B. Plot Date: APR. 03-2024
Project Date: NOV. 2023
Project No: 2023-102

Drawing No: **S-0.0** | Revision: **3**



FOUNDATION PLAN

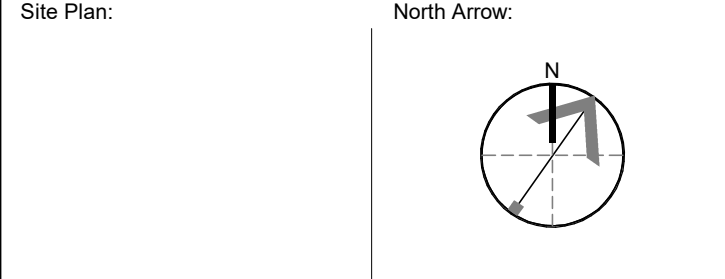
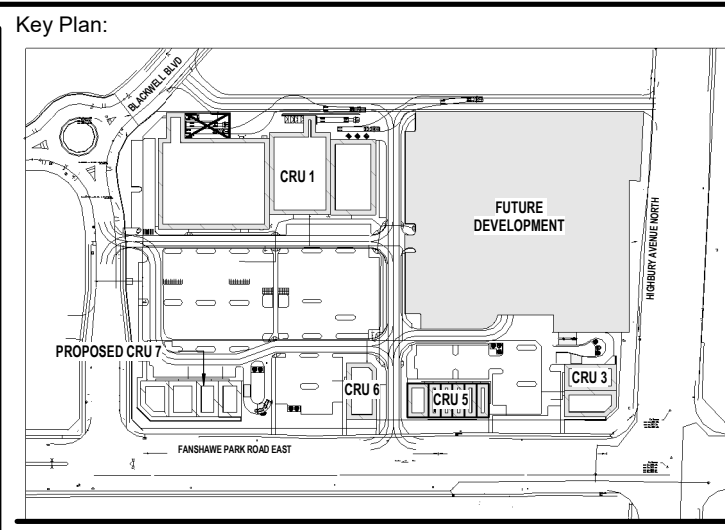
SCALE: 1 : 100

FOUNDATION SCHEDULE					
MARK	WALL WIDTH/PIER SIZE	WALL / PIER REINFORCING	STRIP / PAD FOOTING SIZE	FOOTING REINFORCING	DETAIL
WF-1	WALL SIZE 380mm (1' - 3") - SEE PLAN AND ARCH. DRAWINGS PIER SIZE 400mm x 400mm (16"x16")	WALL REINF. (2) 20M CONT. TOP AND BOTTOM E.W. ENSURE FULL SPICE AS PER REBAR DEVELOPMENT SCHEDULE. PIER REINF. (4) 15M VERT. + 10M TIES @ 200mm (8" O.C.)	1250mm x 350mm DP (4' x 13" DP)	15M @ 250mm O.C. BOTTOM E.W.	ENSURE FULL SPICE AS PER REBAR DEVELOPMENT SCHEDULE
F-1	PIER SIZE 400mm x 400mm (16"x16")	PIER REINF. (4) 15M VERT. + 10M TIES @ 200mm (8" O.C.)	1500mm x 1500mm x 500mm DP (4'-11" x 4'-11" x 20" DP)	FOOTING REINF. 20M @ 250mm O.C. BOTTOM E.W.	---

- NOTES:**
- PROVIDE 75mm (3") CLEAR COVER FOR REINFORCEMENT IN FOOTINGS AND PILES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. REFER TO GENERAL NOTES FOR CONCRETE AND REINFORCING SPECIFICATIONS, TYPICAL.
 - ALL FOOTINGS TO HAVE MIN. 1200mm (4'-0") FROST PROTECTION. G.C. TO CONFIRM THE UNDERSIDE OF FOUNDATIONS BASED ON THE LATEST GEOTECHNICAL REPORT RECOMMENDATIONS.
 - PROVIDE DOWELS FROM FOOTINGS INTO CONCRETE WALLS/COLUMNS ABOVE. MATCH VERTICAL WALL/COLUMN REINFORCING BAR SIZE AND SPACING. DOWELS SHALL HAVE STANDARD 90° HOOKS, BE TIED TO THE BOTTOM MAT IN FOOTING, AND HAVE BAR EXTENSIONS ABOVE FOOTINGS FOR A TYPICAL LAP SPICE.
 - PROVIDE DOWELS FROM FOUNDATION WALLS INTO STRIP FOOTINGS. MATCH VERT. WALL REINFORCING BAR SIZE AND SPACING. EXTEND INTO MIDDLE OF UNREINFORCED FOOTING OR TO THE BOTTOM MAT OF REINFORCED FOOTING. HOOK REINFORCEMENT IN ACCORDANCE WITH THE REBAR LAP/HOOK SCHEDULE. WHERE WALL ABOVE HAS NO VERTICAL REINFORCEMENT, PROVIDE 15M DOWELS FROM FOUNDATION WALL INTO STRIP FOOTING, 750mm (30") LONG W/ 200mm (8") HOOK @ 600mm (24") O.C. MAX. ENSURE 152mm (6") EMBEDMENT MIN. TYPICAL.
 - INSTALL (2) 10M TIES IN THE TOP 100mm (4") OF ALL PIERS. AROUND ALL DOOR OPENINGS INSTALL (2) 10M DIAGONAL CORNER BARS (1 E.F.) 800mm (32") LONG, TYPICAL.
 - REFER TO PLAN AND SCHEDULES FOR CONCRETE COLUMN REINFORCING INFORMATION, REINFORCING SPECIFIED IS TO EXTEND BELOW T/O SLAB TO TOP OF PAD FOOTINGS, TYPICAL.
 - REFER TO PLAN AND SCHEDULES FOR CONCRETE WALL REINFORCING INFORMATION, REINFORCING SPECIFIED IS TO EXTEND BELOW T/O SLAB TO TOP OF STRIP/PAD FOOTINGS, TYPICAL.

FOUNDATION NOTES

- ALL FOOTINGS ARE TO BE FOUNDED AT AN ELEVATION OF MIN. 1200mm (4') BELOW FINISHED EXTERIOR GRADE AND BELOW FINISHED MAIN FLOOR ELEVATION. AS PER CIVIL DRAWINGS STAMPED AND DATED FEBRUARY 27, 2024. THE F.F.E. IS 257.65 REFER TO PLAN. THE RECOMMENDED LEVEL OF THE UNDERSIDE OF FOUNDATIONS ARE SHOWN ON PLAN ().
- G.C. TO CONFIRM THE UNDERSIDE OF FOUNDATIONS BASED ON THE LATEST GEOTECHNICAL REPORT RECOMMENDATIONS AND REPORT TO IE DESIGN IF ANY DO NOT MEET THE MINIMUM FROST DEPTH RECOMMENDED BY GEOTECHNICAL ENGINEER.
- GEOTECHNICAL INVESTIGATION REPORT #2382 BY GSPRIMO DESIGN INC. DATE JANUARY 12, 2024. INDICATE SPREAD FOOTING. ULTIMATE LIMIT STATE 348kPa (7205 psf). FOR A SERVICEABILITY LIMIT STATES (SLS) GEOTECHNICAL BEARING RESISTANCE OF 190kPa (3988 psf). FOR STRIP FOOTINGS ARE CONSIDERING A ULTIMATE LIMIT STATES (ULS) GEOTECHNICAL BEARING RESISTANCE OF 260kPa (5430 psf). FOR A SERVICEABILITY LIMIT STATES (SLS) GEOTECHNICAL BEARING RESISTANCE OF 145kPa (3028 psf) - GEOTECHNICAL ENGINEER TO CONFIRM PRIOR CONSTRUCTION.
- FOUNDATION LEVELS ARE ON NATIVE SOIL AND AS PROVIDED BY THE GEOTECHNICAL REPORT. VERIFICATION OF SOIL CONDITIONS AND THE REQUIREMENT FOR CONCRETE REINFORCING STEEL PLACEMENT ARE BY GEOTECHNICAL ENGINEER AT THE TIME OF EXCAVATION. REMOVE ALL SOFT AREAS BELOW THE FOOTINGS AND REPLACE WITH CONCRETE GROUT SOLID (MIN. FC=20 MPa) BUT NOT LESS THE COMPRESSIVE STRENGTH OF FOOTINGS AND TO BE REVIEWED AND CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- ALL GROUND OR GRADE OR PARKING LEVEL CONCRETE WALLS, COLUMNS, AND PIERS EXTEND DOWN TO FOOTINGS.
- TYPICAL SLAB ON GRADE CONSTRUCTION: 100mm (4") CONCRETE SLAB WITH WELDED WIRE MESH (W.W.M.-152x152MM/18.7/18.7 (6X6XW2.9/W2.9)). SEE GEOTECHNICAL REPORT FOR SLAB SUB-GRADE INFO. REMOVE ALL SOFT AREAS BELOW THE SLAB AND REPLACE WITH GRANULAR 'B'. COMPACTED TO 98% SPMD AS REQUIRED BY GEOTECHNICAL REPORT. THE INSTALLATION AND REQUIREMENTS OF A VAPOR BARRIER UNDER THE SLAB SHOULD CONFORM TO THE FLOORING MANUFACTURER'S REQUIREMENTS AND ARCHITECTURE DRAWINGS.
- PROVIDE CONCRETE CONTROL JOINTS IN CONCRETE SLAB AT 4.5mX4.5m (14' 5"x14' 5") INTERVALS OR BETTER OR AS SHOWN IN TYPICAL DETAILS. COORDINATE WITH THE TILE INSTALLER IF APPLICABLE. SEE TYPICAL DETAILS FOR DEPTH AND CONSTRUCTION PRACTICE.
- ALL DIMENSIONS AND LEVELS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY OWNER AND ARCHITECT. REFER TO ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND FLOORING AND SLOPES TO DRAIN - MAINTAIN STRUCTURAL THICKNESS. SLOPE PARKING FLOOR AND SLAB AS REQUIRED BY ARCHITECTURAL DRAWINGS FOR DRAINAGE - MAINTAIN STRUCTURAL THICKNESS.
- CONSTRUCTION SEQUENCE ARE TO BE DISCUSSED WITH IE DESIGN DURING THE DESIGN STAGE WITH TYPICAL SIMILAR HEIGHTS STRUCTURES BUILT AT SAME TIME. ANY CHANGES TO CONSTRUCTION SEQUENCE DURING CONSTRUCTION ARE TO BE DISCUSSED AND APPROVED BY IE DESIGN.
- IN THE EVENT THE SITE SERVICES ENTER THE BUILDING BELOW THE FOOTING DEPTHS SHOWN ON THE DRAWING, THE CONTRACTOR MUST STEP THE WALL AND FOOTING (IN 600mm (2) HIGH INCREMENTS AS PER TYPICAL DETAILS) TO ENSURE THE SERVICES ENTER THROUGH THE FOUNDATION WALL. CONCRETE CONTRACTOR AND G.C. TO COORDINATE WITH ALL TRADES THE LOCATION OF ALL PIPES SLEEVES THROUGH CONCRETE FOUNDATION WALLS. PIPE SLEEVES MAY NOT BE PLACED WITHIN FOOTINGS. REPORT ANY DISCREPANCIES TO THE STRUCTURAL CONSULTANT BEFORE PROCEEDING WITH CONSTRUCTION.
- SEE ARCHITECTURAL DRAWINGS FOR SLOPES TO DRAINS IN FLOOR AREAS. MAINTAIN ALL STRUCTURAL THICKNESS SHOWN.
- CENTER ALL CONCRETE PIERS UNDER STEEL COLUMN BASE PLATES U.N.O. SEE ARCHITECTURAL DRAWINGS FOR COLUMN OFFSETS FROM GRID LINES.
- ELEVATION OF THE UNDERGROUND WATER TABLE IS AS PER GEOTECHNICAL REPORT. BUILDING FOUNDATIONS AND SLAB-ON-GRADE HAVE NOT BEEN DESIGNED FOR HYDROSTATIC PRESSURE AND UPLIFT FORCES.
- FOUNDATIONS AND FOOTINGS HAVE NOT BEEN DESIGNED BY CRANE LOADING - CONTACT IE DESIGN IF CRANE LOADING IS TO BE INCORPORATED. LOCATION OF CRANE TO BE DETERMINED BY G.C./ARCHITECT/OWNER.
- DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH UNTIL FLOORS AT TOP AND BOTTOM OF WALLS ARE PLACED AND HAVE ATTAINED SPECIFIED DESIGN STRENGTH CRITERIA U.N.O. FILL REQUIRED ON SIDES OF FOUNDATION WALL SHALL BE PLACED AND COMPACTED SIMULTANEOUSLY ON BOTH SIDES TO EQUALIZE SOIL PRESSURE.
- REFER TO GEOTECHNICAL REPORT FOR RECOMMENDED FOUNDATION FROST PROTECTION, FOUNDATION FROST DEPTH, AND BACKFILL - WHERE FOUNDATION NEED TO BE RAISED OR WHERE FOUNDATIONS FOR HEATED BUILDING DO NOT HAVE THE MINIMUM REQUIRED FROST DEPTH OF SOIL COVER FROST PROTECTION, FOOTINGS SHOULD BE PROTECTED FROM FROST WITH A COMBINATION OF SOIL COVER AND RIGID POLYSTYRENE INSULATION, SUCH AS DOW STYROFOAM OR APPROVED EQUIVALENT PRODUCT - TO BE REVIEWED AND APPROVED BY GEOTECHNICAL AND STRUCTURAL ENGINEER PRIOR TENDER AND CONSTRUCTION.



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3	APR 03, 2024	ISSUED FOR TENDER
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Project:

WESTDELL
DEVELOPMENT CORP

1300 FANSHAWE PARK RD. EAST. - CRU #7

1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

FOUNDATION PLAN

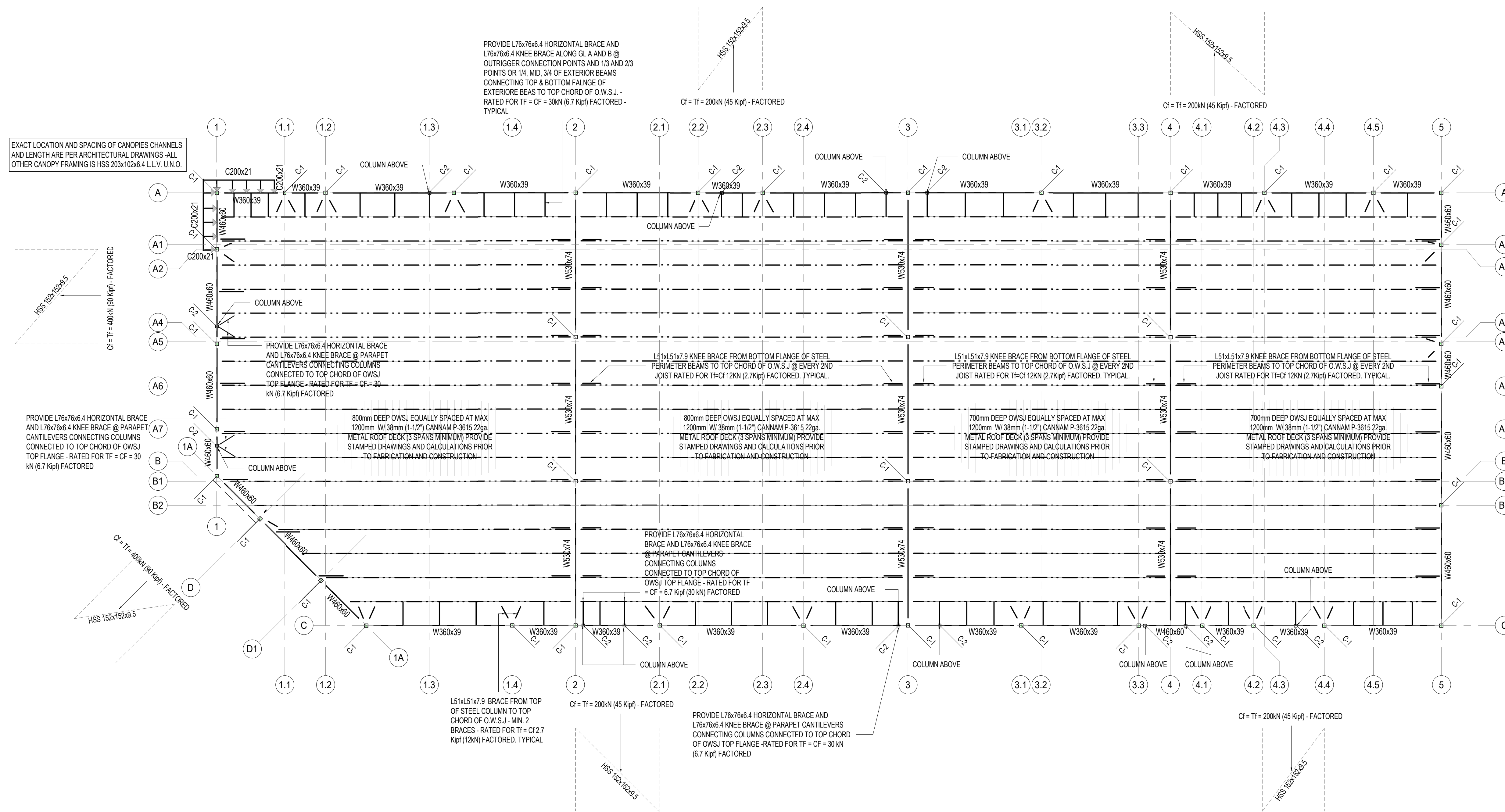
Drawn By: S.D. Scale: AS INDICATED

Checked By: J.G./C.B. Plot Date: APR. 03-2024

Project Date: NOV. 2023

Project No: 2023-102

Drawing No: **S-1.0** Revision: **3**



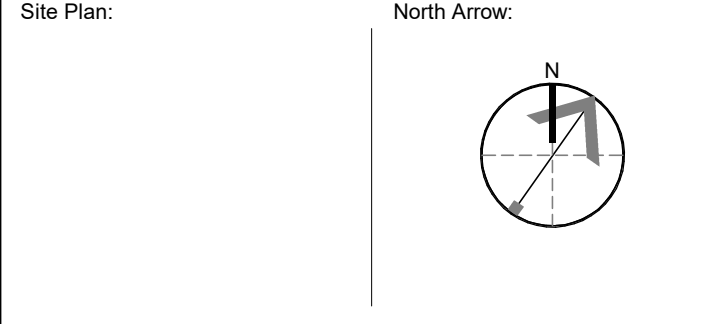
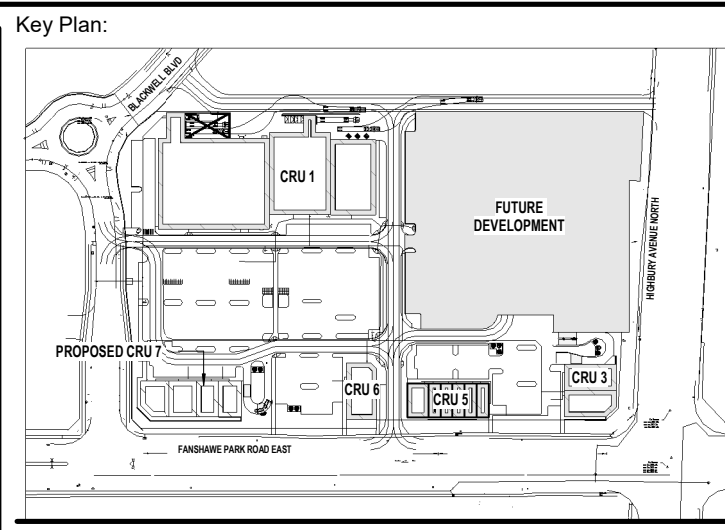
ROOF FRAMING PLAN

SCALE: 1 : 100

- NOTES:**
- DETAILS, CONNECTIONS, AND DETAILED SHAPES PROVIDED ARE SCHEMATIC ONLY. DESIGN OF ALL CONNECTIONS AND DETAILS ARE BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION.
 - U.N.O. ALL MEMBERS SHALL BE ALIGNED IN THE SAME VERTICAL PLANE (NO OFFSETS).
 - ALL STEEL STUD ELEMENTS (INCLUDING, BUT NOT LIMITED TO) WALLS, PARAPETS, CANOPIES, EXTERIORS, AND OTHERS ARE DESIGNED BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION.
 - ALL WOOD ELEMENTS (INCLUDING, BUT NOT LIMITED TO) WALLS, PARAPETS, CANOPIES, EXTERIORS, AND OTHERS ARE DESIGNED BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION.
 - ALL CANOPIES ARE NOT TO BE CONNECTED TO THE STRUCTURE OR ATTACHED TO ANY STRUCTURAL MEMBERS PRIOR INSTALLING THE ROOF/FLOOR DIAPHRAGM AND FULLY CONNECT TO ROOF/FLOOR JOISTS, BEAMS, AND COLUMNS

KEYNOTE LEGEND

M.C. ◁ = MOMENT CONNECT
 20kN.m (15 kip-ft) FACTORED U.N.O.
 TORSION MOMENT
 10kN.m (7.5 kip-ft) FACTORED U.N.O.



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ROOF FRAMING PLAN

Drawn By: S.D. Scale: AS INDICATED

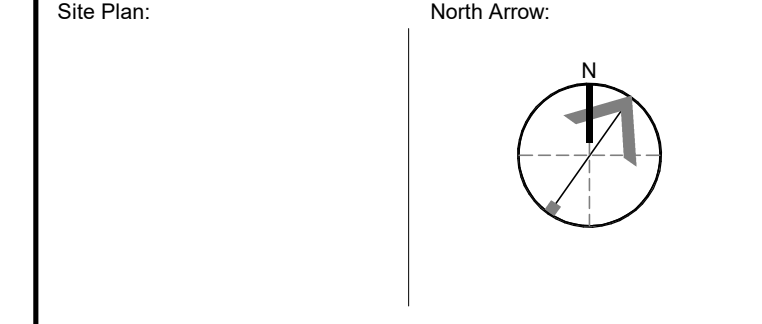
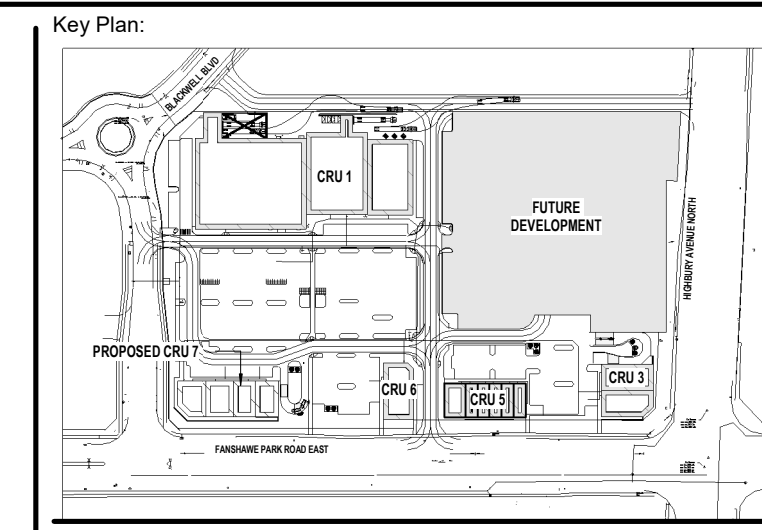
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S-1.1 3



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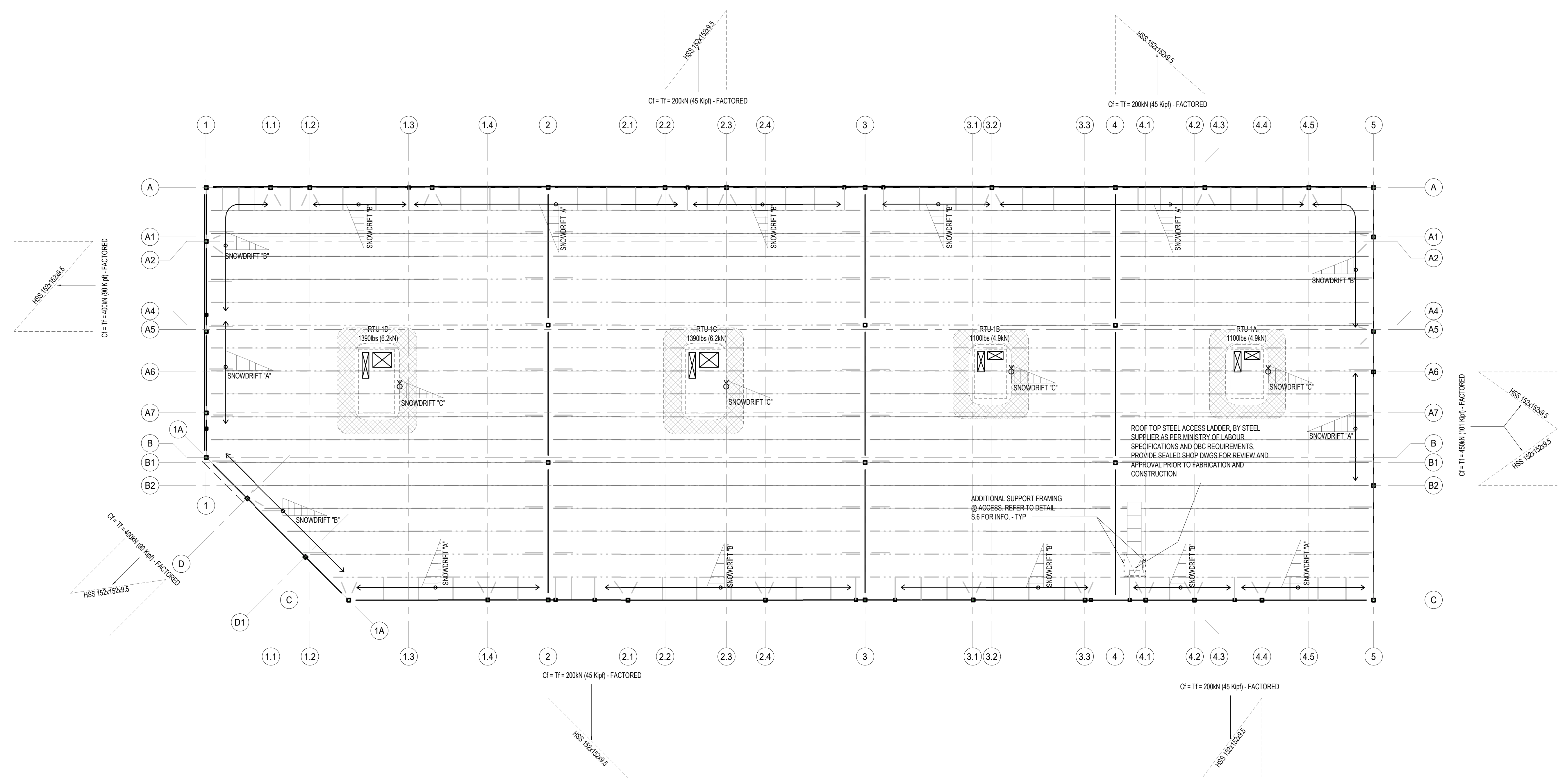
1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

SNOW DRIFT AND MECHANICAL PLAN

Drawn By: S.D. Scale: AS INDICATED
Checked By: J.G./C.B. Plot Date: APR. 03-2024
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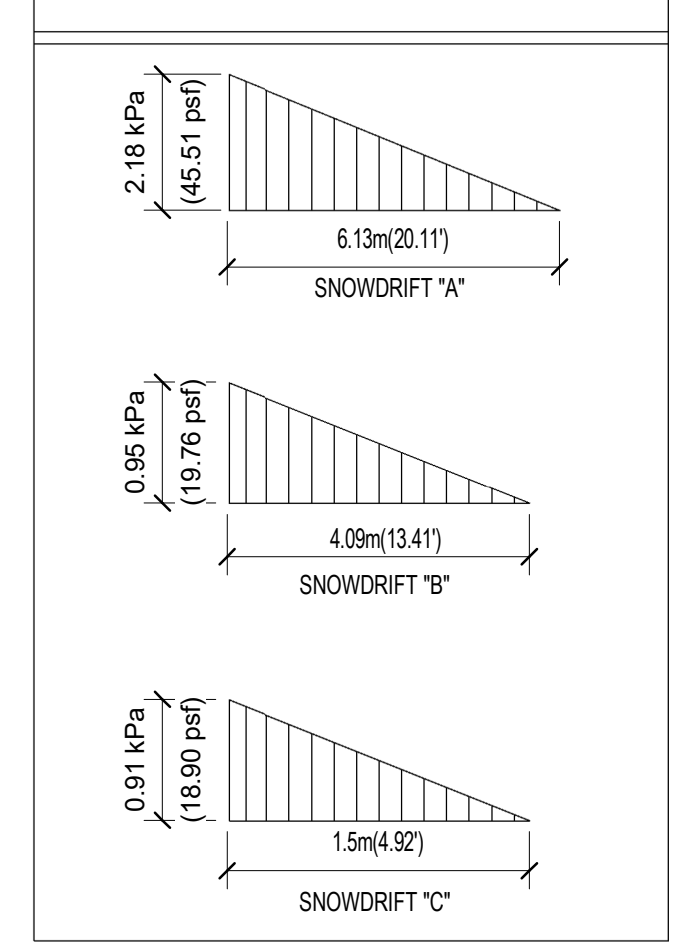
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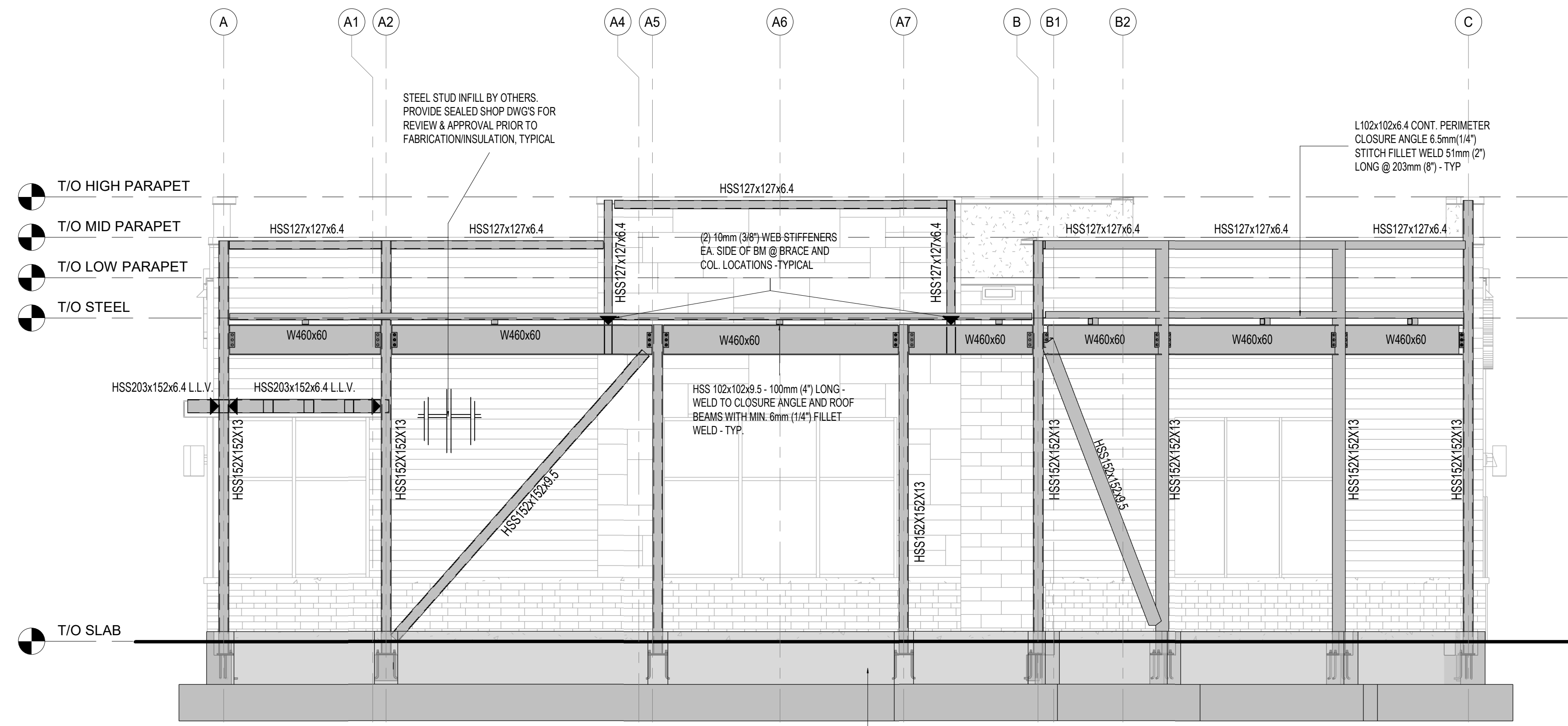


SNOW DRIFT AND MECHANICAL PLAN

SCALE: 1 : 100

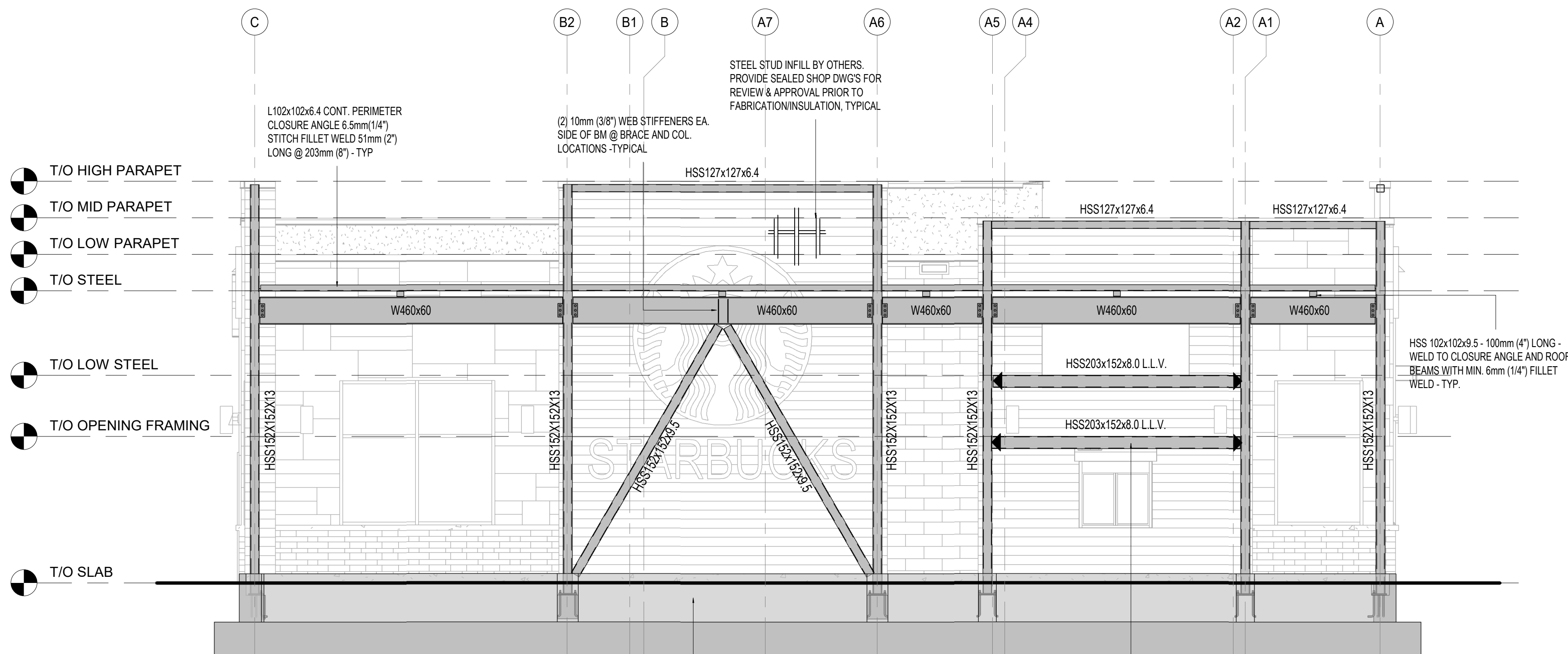
SNOWDRIFT DIAGRAM





NORTH ELEVATION

SCALE: 1 : 50



SOUTH ELEVATION

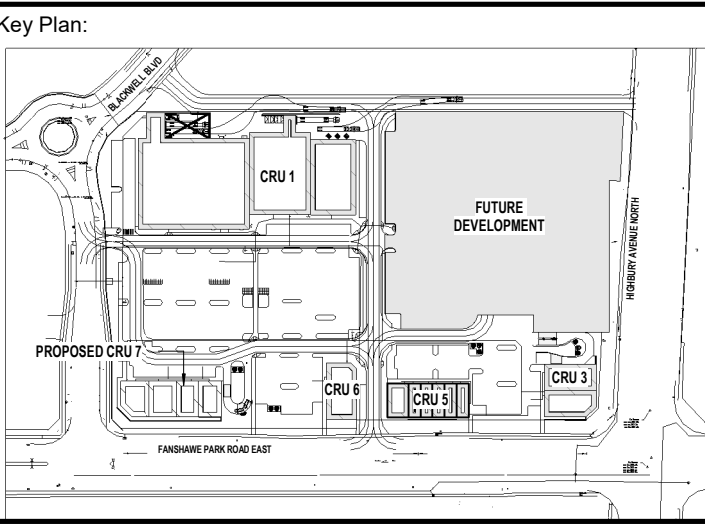
SCALE: 1 : 55

KEYNOTE LEGEND

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25 kN.m (18.5 kip-ft) FACTORED U.N.O.
- ◀ TORSION MOMENT
15 kN.m (11 kip-ft) FACTORED U.N.O.

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Site Plan: North Arrow:

Consultant:

IE DESIGN
Intelligent Engineering Design Ltd.
STRUCTURAL ENGINEERS
iedesign@ie-design.ca www.ie-design.ca

Seal: Seal:

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No.	Date	Revision
3	APR 03, 2024	ISSUED FOR TENDER
2	MAR 25, 2024	ISSUED FOR PERMIT
1	FEB 27, 2024	ISSUED FOR COORDINATION

ISSUES/REVISION TABLE

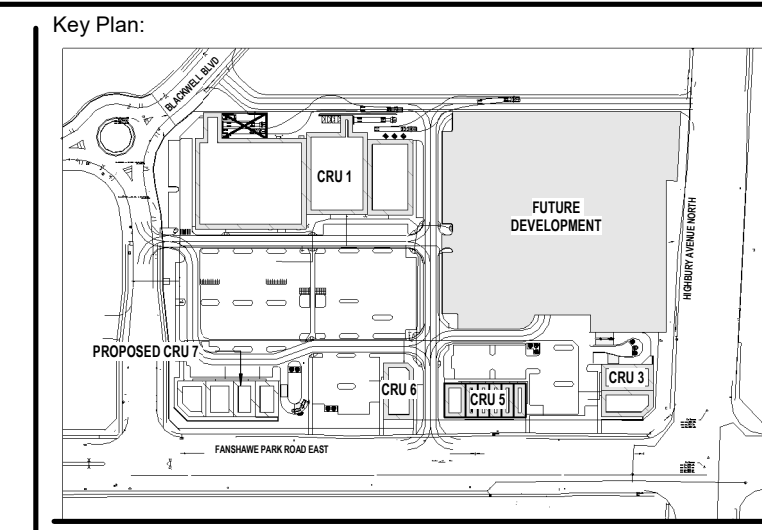
Project:
WESTDELL
DEVELOPMENT CORP
1300 FANSHAWE PARK RD. EAST. - CRU #7
1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

ELEVATIONS I

Drawn By: S.D. Scale: AS INDICATED
Checked By: J.G./C.B. Plot Date: APR. 03-2024
Project Date: NOV. 2023
Project No: 2023-102
Drawing No: Revision

S-2.0 3



Site Plan: North Arrow:

Consultant:

IE DESIGN
Intelligent Engineering Design Ltd.
STRUCTURAL ENGINEERS
iedesign@ie-design.co.uk www.ie-design.co.uk

Seal: Seal:

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ISSUES/REVISION TABLE

Project:

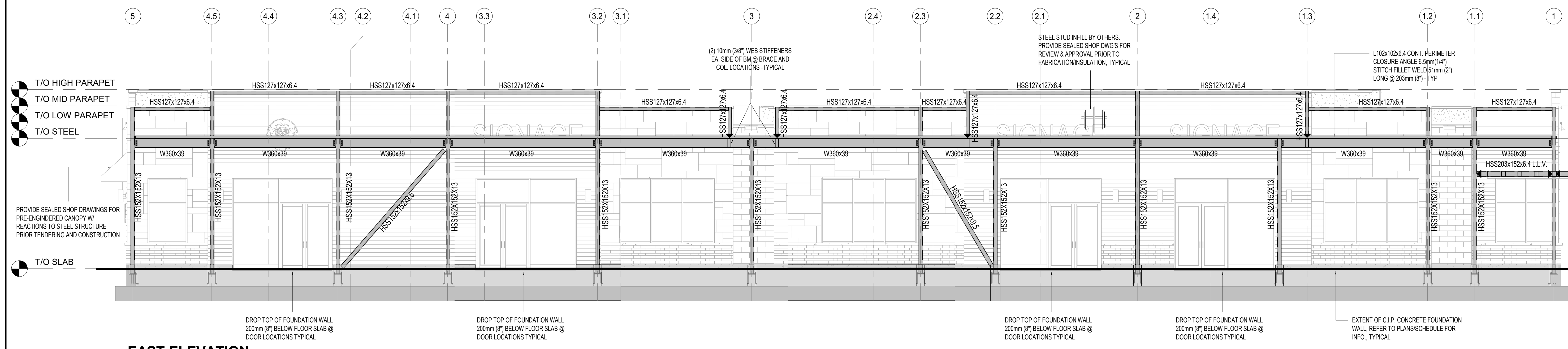
1300 FANSHAWE PARK RD. EAST. - CRU #7
1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

ELEVATIONS II

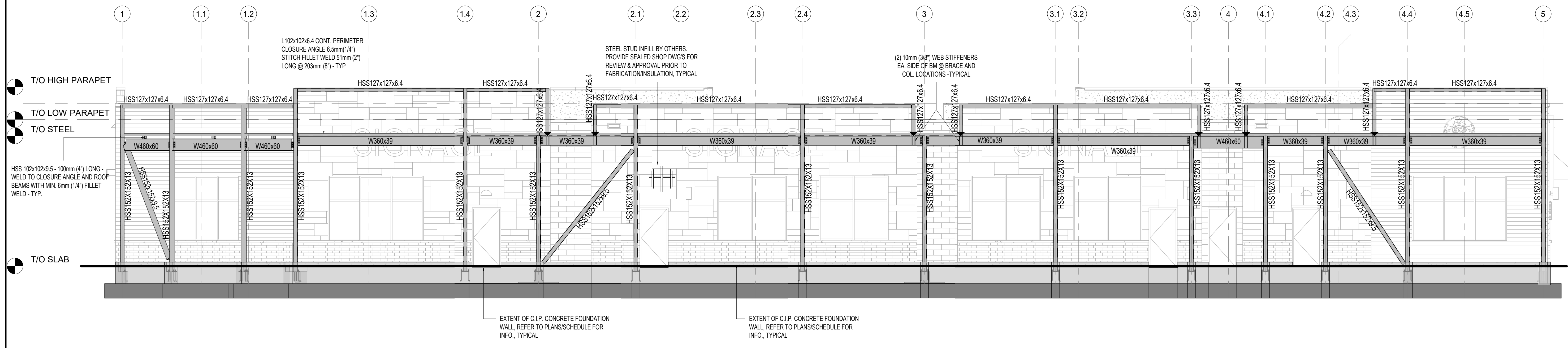
Drawn By:	S.D.	Scale:	AS INDICATED
Checked By:	J.G./C.B.	Plot Date:	APR. 03-2024
Project Date:	NOV. 2023		
Project No:	2023-102		
Drawing No:		Revision	

S-2.1 3



EAST ELEVATION

SCALE: 1 : 75



WEST ELEVATION

SCALE: 1 : 75

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KEYNOTE LEGEND

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- ▶ TORSION MOMENT
15 kN.m (11 kip-ft) FACTORED U.N.O.

- T/O HIGH PARAPET
- T/O MID PARAPET
- T/O LOW PARAPET
- T/O STEEL

- PROVIDE SEALED SHOP DRAWINGS FOR PRE-ENGINEERED CANOPY W REACTIONS TO STEEL STRUCTURE PRIOR TENDERING AND CONSTRUCTION
- T/O SLAB

DROP TOP OF FOUNDATION WALL 200mm (8") BELOW FLOOR SLAB @ DOOR LOCATIONS TYPICAL

DROP TOP OF FOUNDATION WALL 200mm (8") BELOW FLOOR SLAB @ DOOR LOCATIONS TYPICAL

DROP TOP OF FOUNDATION WALL 200mm (8") BELOW FLOOR SLAB @ DOOR LOCATIONS TYPICAL

DROP TOP OF FOUNDATION WALL 200mm (8") BELOW FLOOR SLAB @ DOOR LOCATIONS TYPICAL

EXTENT OF C.I.P. CONCRETE FOUNDATION WALL. REFER TO PLANS/SCHEDULE FOR INFO., TYPICAL

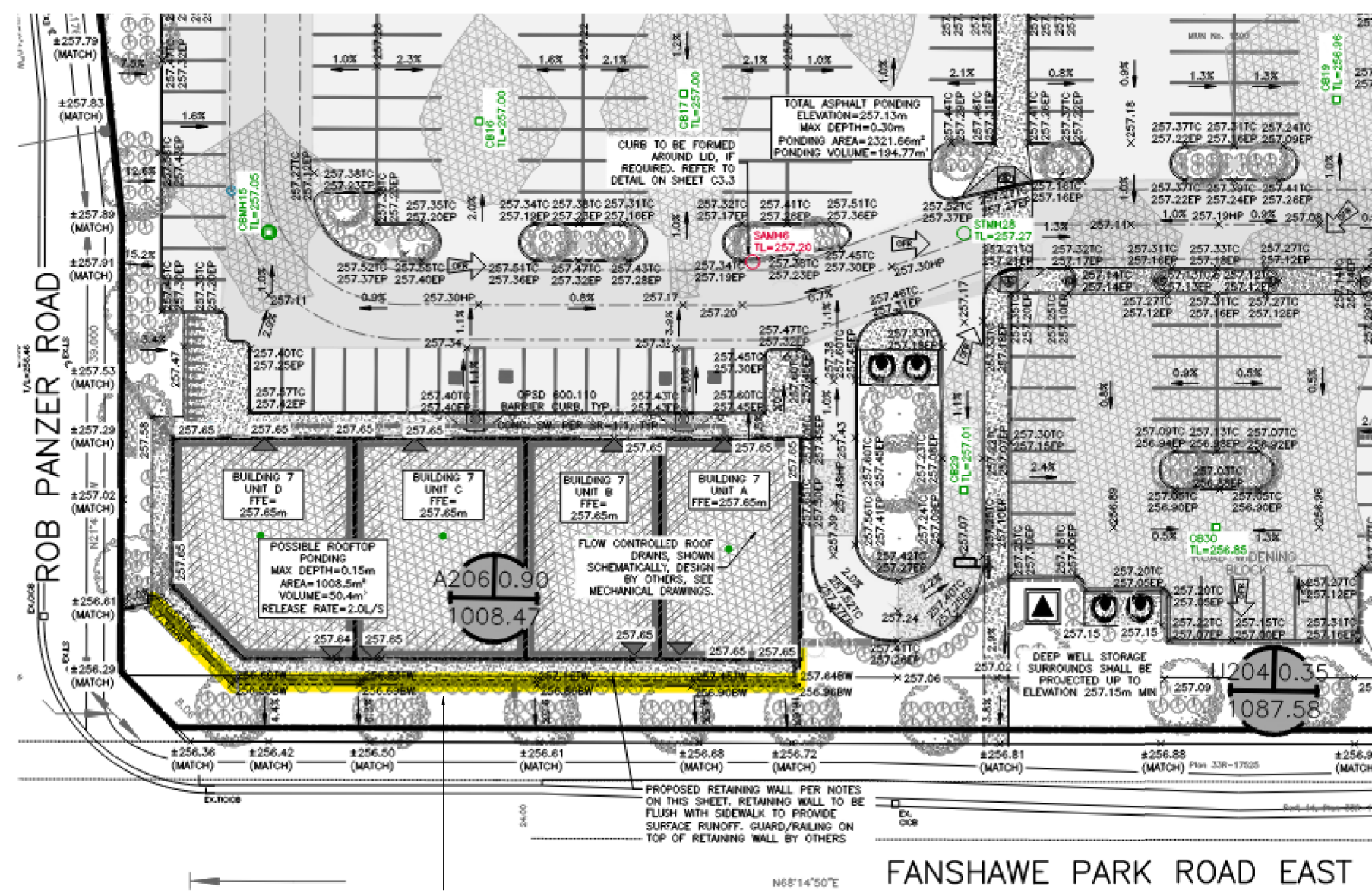
L102x102x6.4 CONT. PERIMETER CLOSURE ANGLE 6.5mm (1/4") STITCH FILLET WELD 51mm (2") LONG @ 203mm (8") - TYP

STEEL STUD INFILL BY OTHERS. PROVIDE SEALED SHOP DWGS FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSULATION, TYPICAL

(2) 10mm (3/8") WEB STIFFENERS EA. SIDE OF BM @ BRACE AND COL. LOCATIONS-TYPICAL

EXTENT OF C.I.P. CONCRETE FOUNDATION WALL. REFER TO PLANS/SCHEDULE FOR INFO., TYPICAL

EXTENT OF C.I.P. CONCRETE FOUNDATION WALL. REFER TO PLANS/SCHEDULE FOR INFO., TYPICAL



RETAINING WALL LOCATION REFER TO CIVIL PLAN DRAWINGS BY SBM DATED FEB 27, 2024. FOR WALL EXTENSION AND TW AND BW LEVELS

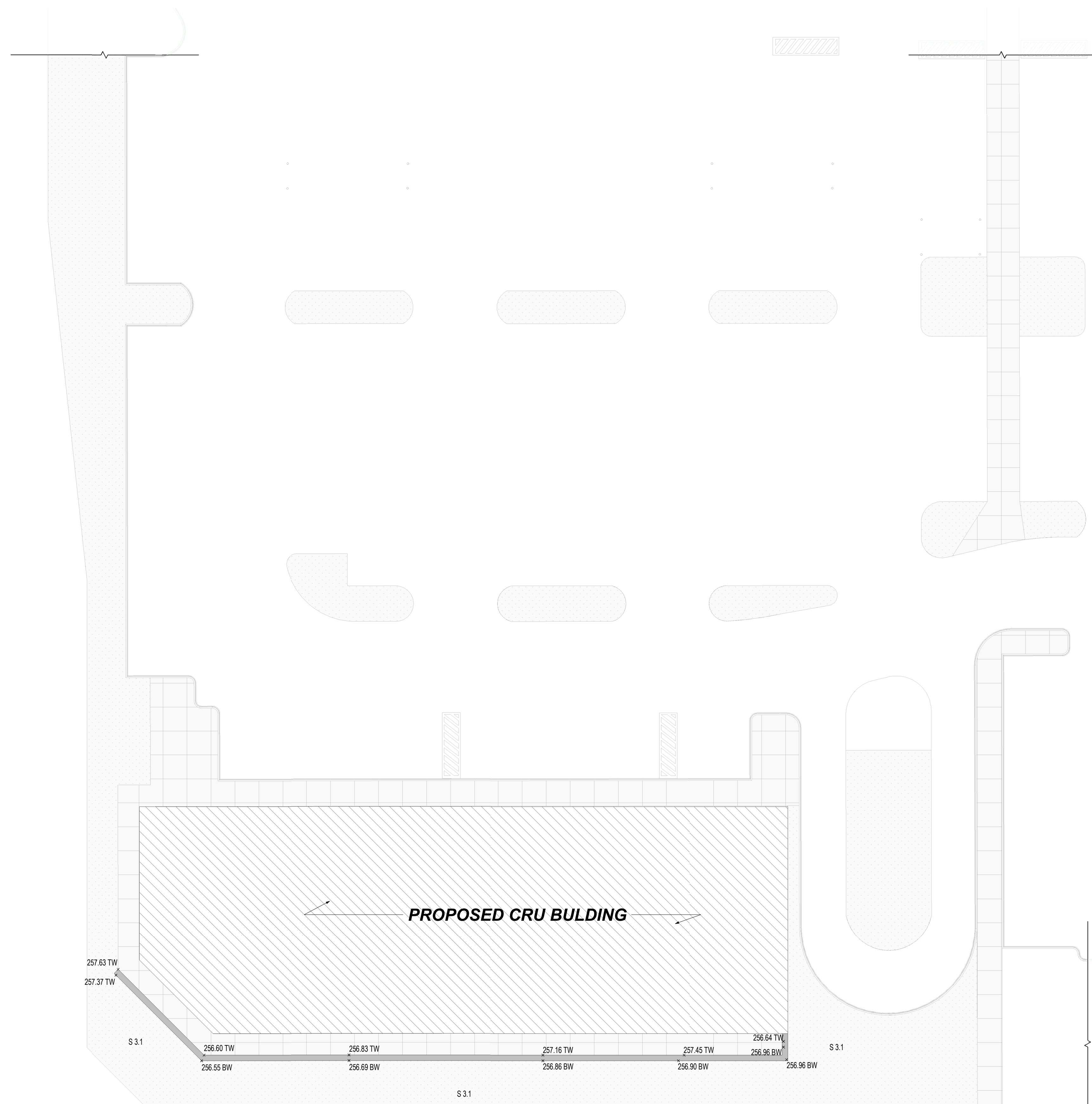
SITE PLAN - APPROXIMATE WALL LOCATION

NOTE: SNAP SHOT IS FROM CIVIL DRAWINGS BY SBM AND STAMPED ON FEB 27, 2024 REFER TO CIVIL DRAWINGS FOR RETAINING WALL INFORMATION THAT USED IN CURRENT STR DRAWINGS

GENERAL NOTES:

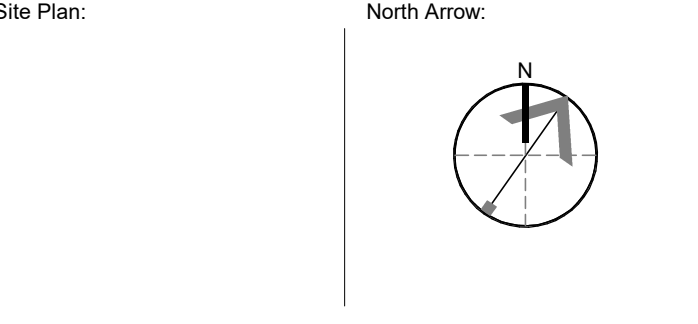
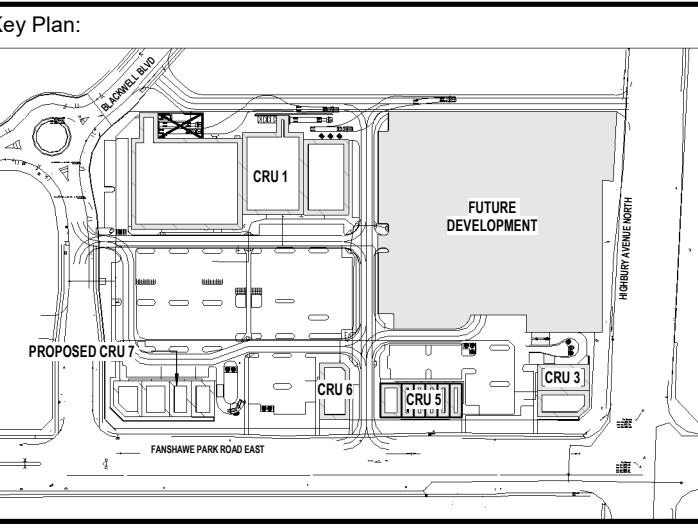
- EXCAVATE FOR FOOTING TO MINIMUM DEPTH OF 400 mm (16 in), OR UNTIL COMPETENT SOIL IS REACHED OR FILL WITH COMPACTED STRUCTURAL FILL (BY OTHERS). THE FOUNDING SOIL MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO CONFIRM ADEQUATE BEARING CAPACITY AND SLOPE STABILITY. WHERE REQUIRED BY GEOTECHNICAL ENGINEER, PLACE ENGINEERED FILL COMPRISING OF APPROVED GRANULAR MATERIAL PLACED IN 200 mm (8") LIFTS AND COMPACTED TO 98% S.P.M.D.D. BACKFILLING AND COMPACTION TO BE CARRIED OUT UNDER GEOTECHNICAL SUPERVISION. IE DESIGN IS NOT RESPONSIBLE FOR RETAINING GEOTECHNICAL ENGINEER TO OVERSEE CONSTRUCTION OF RETAINING WALL.
- EXCAVATION TO ALLOW FOR THE THICKNESS OF THE WALL PLUS A SUFFICIENT DISTANCE TO ALLOW FOR COMPACTED GRANULAR BACKFILL BEHIND THE WALL. EXCAVATE ON A SUITABLE BACK ANGLE DEEP ENOUGH TO REACH ORIGINAL COMPETENT SOIL.
- LEVEL THE FIRST COURSE AND PLACE TOP FLUSH WITH THE DESIRED FINISHED GRADE IN FRONT OF THE WALL. SLOPES AT TOE OF WALL MAY REQUIRE MORE UNITS TO BE BURIED AS SHOWN ON DRAWINGS IF REQUIRED.
- WALL APPEARANCE AND COLOR TO BE DETERMINED BY OWNER.
- BACKFILL THE WALL AS PER GEOTECHNICAL REPORT AND ENGINEERING DRAWINGS AND ADDITIONAL SPECIFICATIONS AND RECOMMENDATIONS OF SUPPLIER. IT IS THE FULL RESPONSIBILITY OF CONTRACTOR TO FOLLOW ALL.
- ADJACENT ROLL WIDTHS SHALL BE BUTT TIGHT TOGETHER.
- ALL CONSTRUCTION OPERATIONS INCLUDING GEOGRID PLACEMENT, BACKFILLING AND COMPACTION TO BE COMPLETED UNDER GEOTECHNICAL ENGINEER SUPERVISION.
- TO ACHIEVE A 0° BATTER. DO NOT STEP BACK.
- THE TOP MUST BE LANDSCAPED TO PROMOTE SURFACE RUNOFF. NO UNUSUAL SURCHARGE LOADING SHOULD BE ADJACENT TO THE TOP OF THE WALL.
- APPROPRIATE RESTRAINT MUST BE PROVIDED TO ENSURE PEDESTRIANS CANNOT ACCESS THE TOP OF THE WALL, OTHERWISE AN ENGINEERED HANDRAIL SYSTEM WILL BE REQUIRED ON THE TOP OF THE WALL.
- FOR OTHER WALL HEIGHTS, SOIL PARAMETERS, AND SURCHARGE LOADING NOT REPRESENTED ON THIS DRAWING, RETAINED SOIL: ANGLE OF FRICTION = 27 DEGREES, UNIT WEIGHT = 18 kN/M³ (115 pcf)
- RETAINING WALL IS TO BE BUILT WITH PRECAST BLOCKS AND TO BE INSTALLED ACCORDING TO MANUFACTURER INSTRUCTIONS.
- PRECAST BLOCKS TO HAVE THE FOLLOWING DIMENSIONS: 2' x 2' x 4' OR EQUIVALENT DESIGNED BY PROFESSIONAL ENGINEER
- STRATAGRID TO CONFORM WITH THE REQUIREMENTS OF ASTM D 6637 METHOD A SINGLE-RIB, AND ASTM D 5262 D6992.
- STRATAGRID DESIGN LENGTH IS AS SHOWN ON RETAINING WALL SECTION
- CONTINUOUS STRIPS OF STRATAGRID ARE TO BE PLACED ON TOP OF CONCRETE GROVE AND EXTEND FULL LENGTH BACK INTO REINFORCED SOIL ZONE AND TIED FOR FULL NODE TO ANCHORS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL RETAINING WALLS FOR REVIEW AND APPROVAL BY OWNER AND ENGINEER IF DIFFERENT FROM STAMPED DRAWINGS.

- NOTES**
- BACKFILL TO BE FREE DRAINING, WITH A 1/2" MAX. DIMENSION
 - OVERALL DEEP-SEATED STABILITY TO BE CHECKED BY GEOTECHNICAL ENGINEER AND PROVIDE CONFIRMATION PRIOR TO TENDER AND CONSTRUCTION
 - CONTINUOUS FIELD REVIEW TO CHECK AND VERIFY SUBGRADE SOILS. VERIFY COMPACTION OF THE BACKFILL ZONE, SOIL BEARING AND INSTALLATION OF GEOGRID TIE-BACKS BY GEOTECHNICAL ENGINEER IS A MUST AND REPORTS TO BE SUBMITTED TO IE DESIGN AS SOON AS AVAILABLE
 - ALL QUANTITIES ESTIMATION AND TENDER QUANTITIES ETC. ARE BY CONTRACTOR AND SITE CONDITIONS MIGHT VARY FROM DRAWINGS
 - REFER TO GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER FOR FLOODING MEASURES AND PROTECTION AND FOR DRAINAGE WALES AND PRESENTATION OF STORM WATER RUN-OFF OVER TOPPING WALLS AND OTHER REQUIREMENTS



RETAINING WALL - FLOOR PLAN

SCALE: 1 : 200



Consultant:

IE DESIGN
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STRUCTURAL ENGINEERS
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Seal: Seal:

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1	APR 03, 2024	ISSUED FOR TENDER
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ISSUES/REVISION TABLE

Project:

WESTDELL
DEVELOPMENT CORP

1300 FANSHAWE PARK RD. EAST. - CRU #7

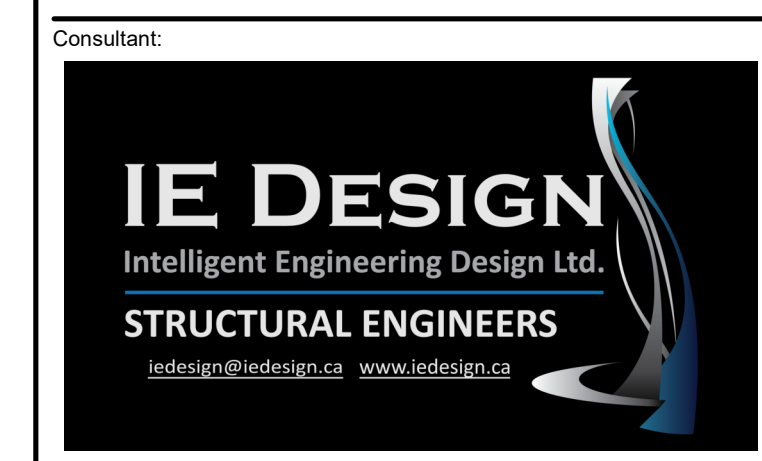
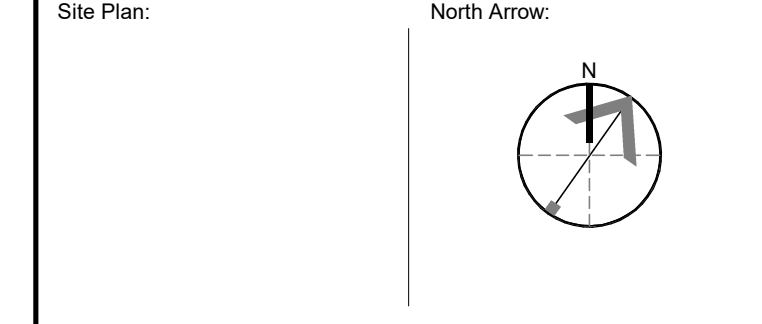
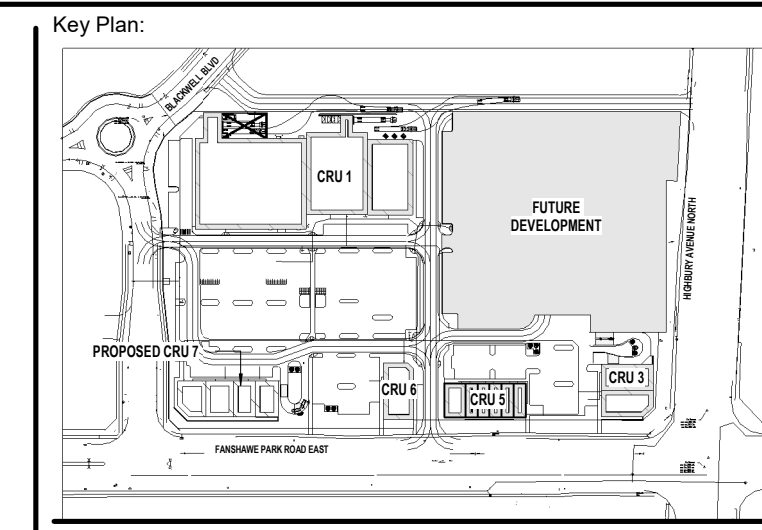
1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

RETAINING WALL I

Drawn By: S.D. Scale: AS INDICATED
Checked By: J.G./C.B. Plot Date: APR. 03-2024
Project Date: NOV. 2023
Project No: 2023-102

Drawing No: **S-3.0** Revision: **3**



Seal: _____ Seal: _____

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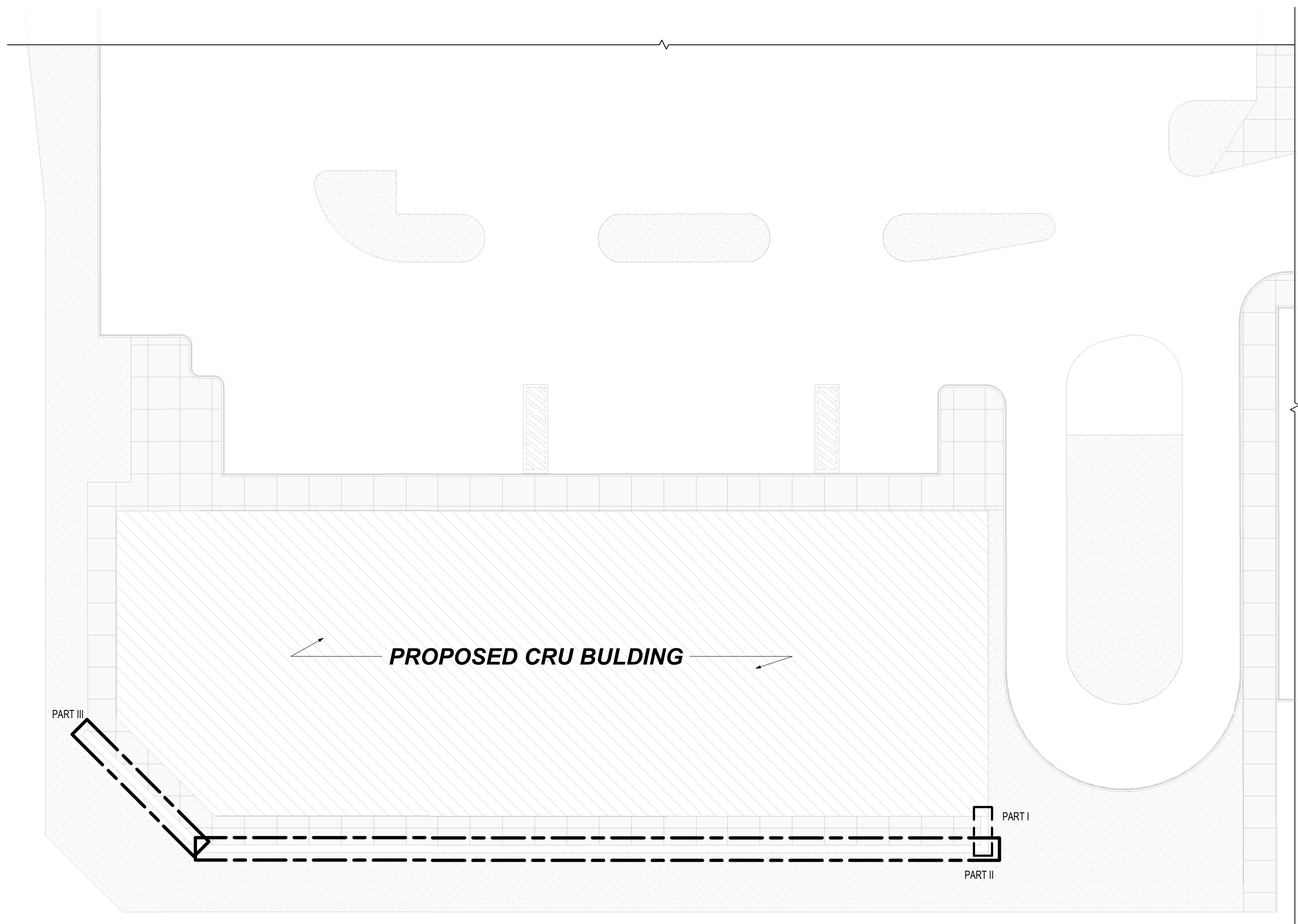
ISSUES/REVISION TABLE

Project:
WESTDELL
 DEVELOPMENT CORP
 1300 FANSHAWE PARK RD. EAST. - CRU #7
 1300 FANSHAWE PARK RD. EAST. LONDON, ON

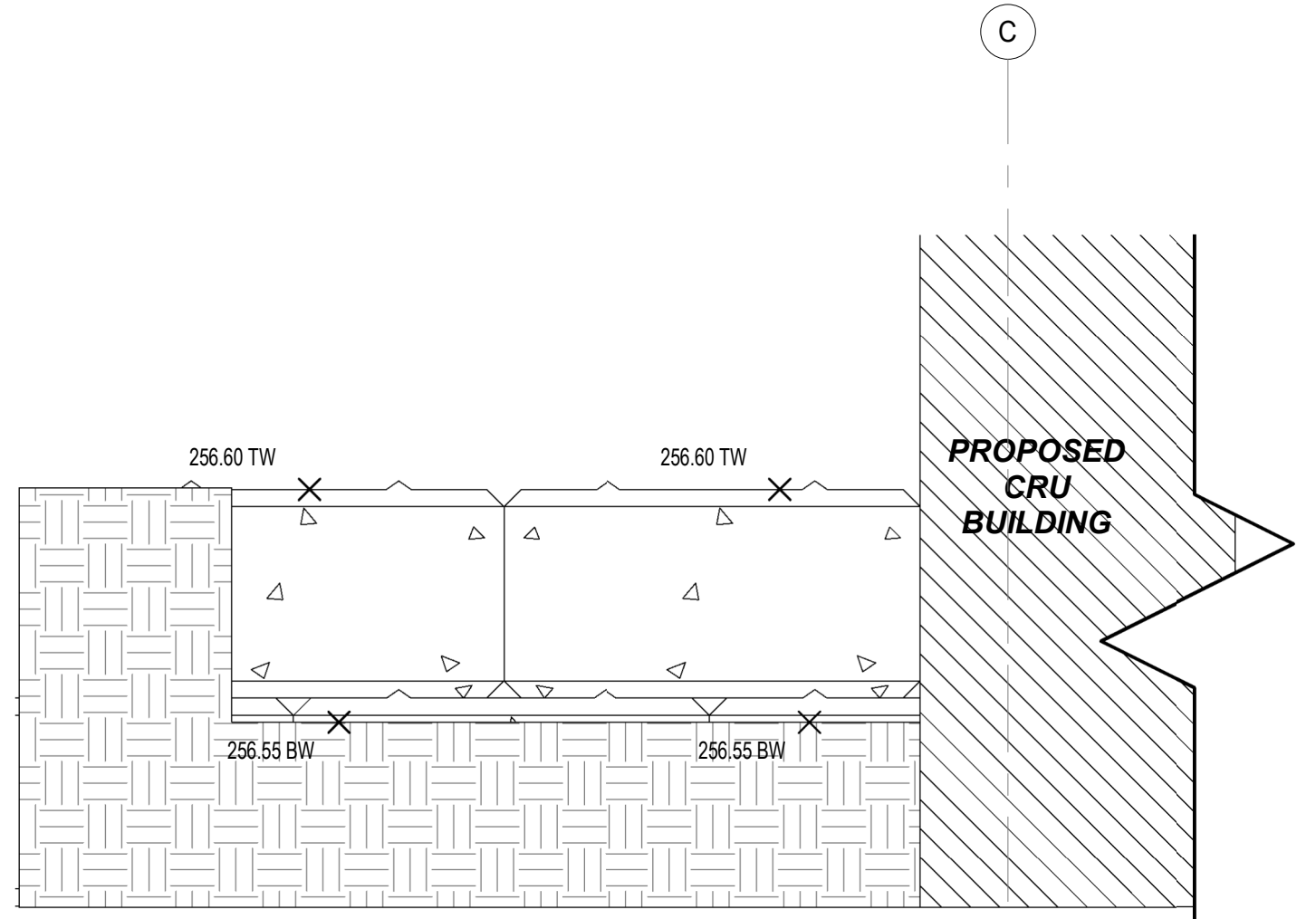
Drawing Title:
RETAINING WALL II

Drawn By: S.D. Scale: AS INDICATED
 Checked By: J.G./C.B. Plot Date: APR. 03-2024
 Project Date: NOV. 2023
 Project No: 2023-102

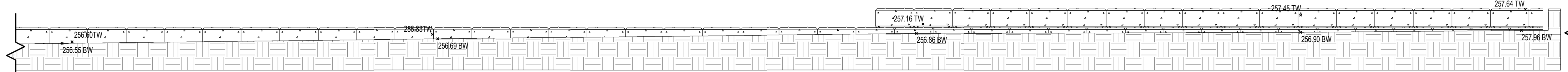
Drawing No: **S-3.1** Revision: **3**



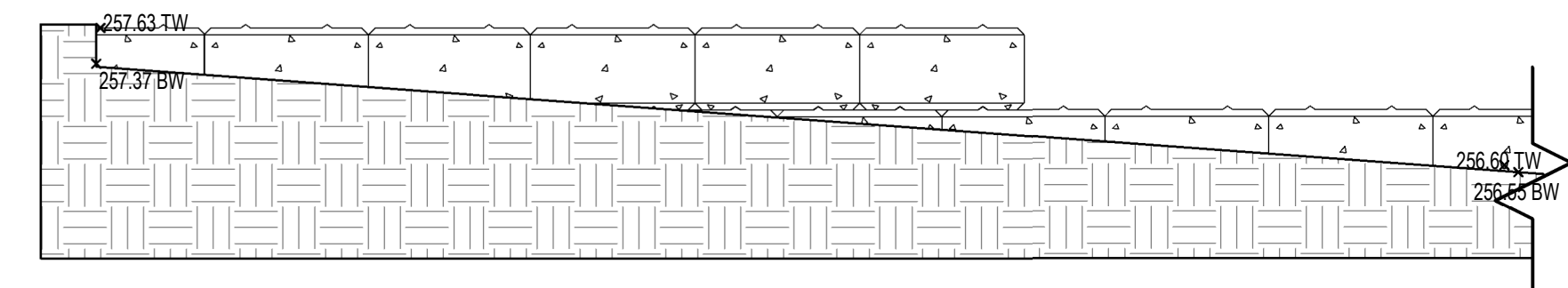
RETAINING WALL - FLOOR PLAN LEGEND
 SCALE: 1 : 200



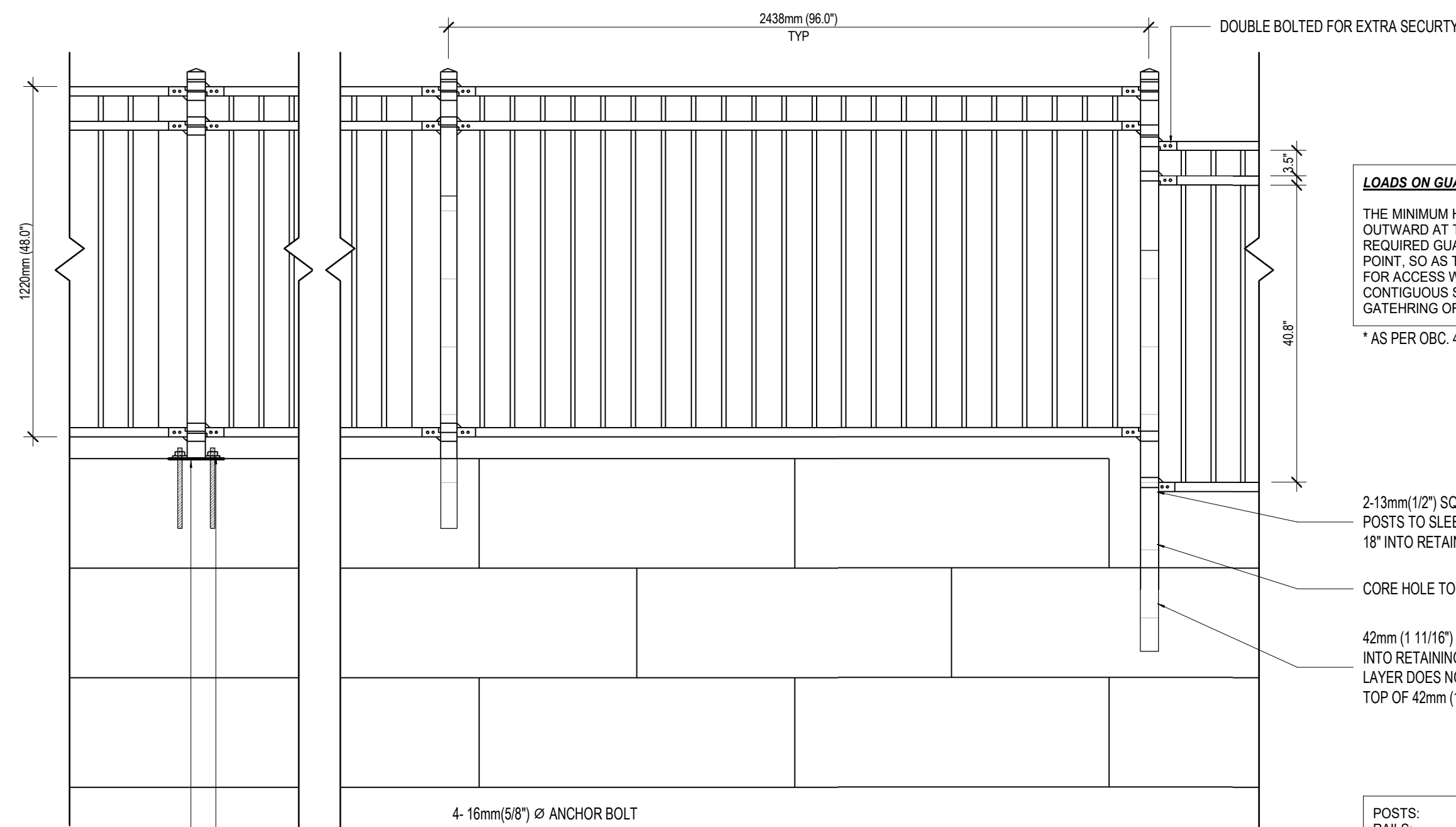
RETAINING WALL - ELEVATION PART I
 SCALE: 1 : 20



RETAINING WALL - ELEVATION PART II
 SCALE: 1 : 75



RETAINING WALL - ELEVATION PART III
 SCALE: 1 : 50



LOADS ON GUARDS AND HANDRAILS

THE MINIMUM HORIZONTAL SPECIFIED LIVE LOAD APPLIED OUTWARD AT THE MINIMUM REQUIRED HEIGHT OF EVERY REQUIRED GUARD SHALL BE 1.0 KN APPLIED AT ANY POINT, SO AS TO PRODUCE THE MOST CRITICAL EFFECT, FOR ACCESS STAIRS TO EQUIPMENT PLATFORMS, CONTIGUOUS STAIRS AND SIMILAR AREAS WHERE THE GATHERING OF MANY PEOPLE IS IMPOSSIBLE.

* AS PER OBC. 4.1.5.14. LOADS ON GUARDS AND HANDRAILS

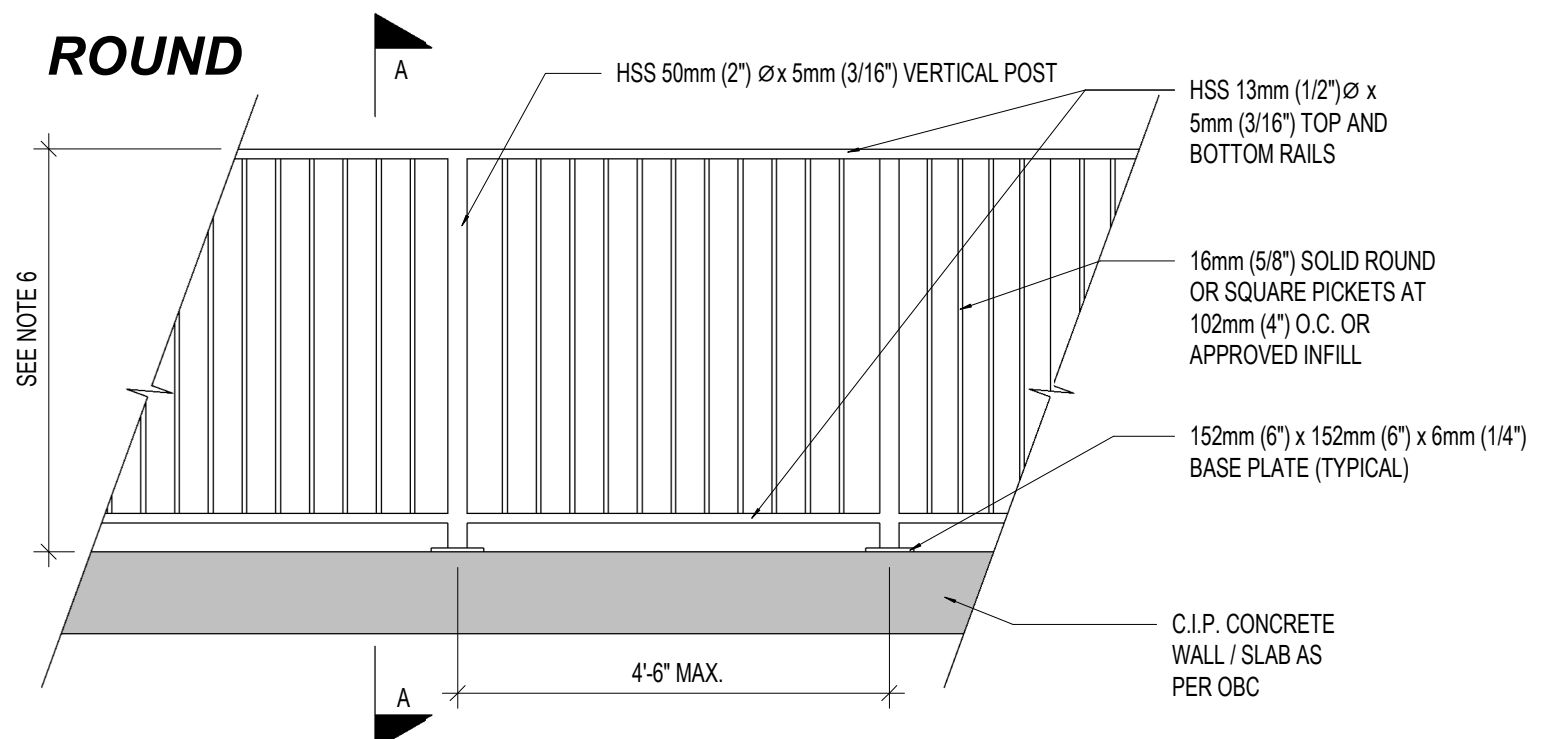
2-13mm(1/2") SQ X 14 GA (ONLY TO TOP LAYER) TUBES POSTS TO SLEEVE OVER 1 11/16 SCHD 40 POST CORED 18" INTO RETAINING WALL AND NON-SHRINK GROUT

CORE HOLE TO MATCH POST SIZE

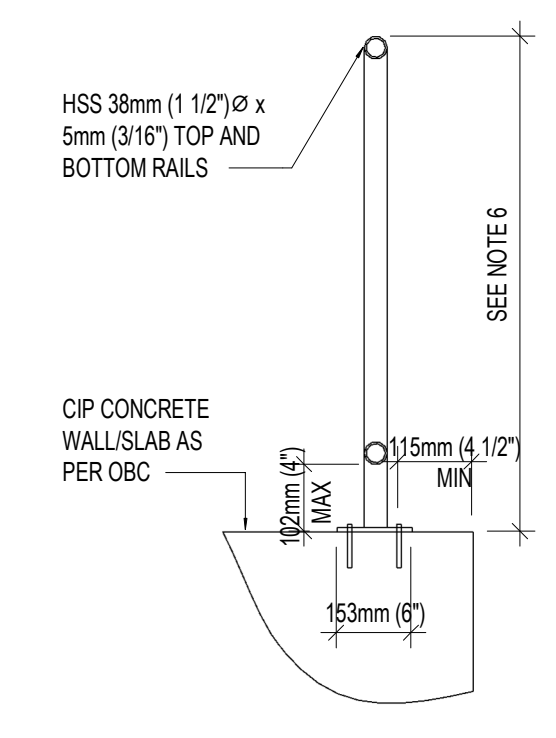
42mm (1 11/16") SCHD 40 POSTS CORED MIN 3 COURSES INTO RETAINING WALL AND 4 COURSES WHERE TOP LAYER DOES NOT HAVE CONTACT WITH GRADE. FILL TO TOP OF 42mm (1 11/16") POST WITH NON-SHRINK GROUT

POSTS:	64mm (2 1/2") SQ X 14 GA TUBES
RAILS:	32mm (1 1/4") SQ X 14 GA TUBES
PICKETS:	16mm (5/8") SQ X 16 GA TUBES
FASTENERS:	8mm (5/16") X 2" CARRIAGE BOLTS & NUTS

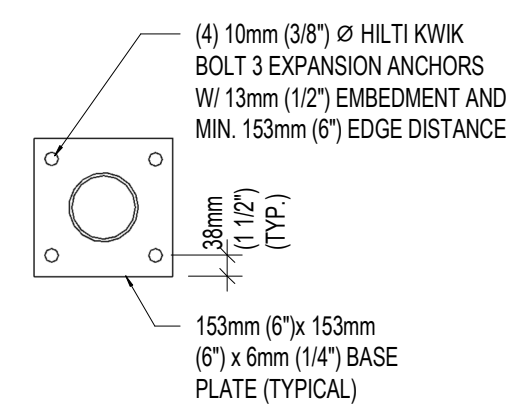
- WITH A COATING DESIGNATION ZM 275 BEING A MINIMUM PROTECTIVE COATING WEIGHT OF 275g/m² BOTH INTERIOR AND EXTERIOR
- TOP COAT CONSISTING OF A CHROMIUM-FREE PHOSPHATE CONVERSION COATING
- COATING CONFORMING TO ASTM A 1046 FOR HOT DIP COATINGS COMPRISING OF ZINC, ALUMINUM AND MAGNESIUM
- ERW TUBE CONFORMING TO ASTM 4787 TYPE 6
- YIELD STRENGTH 400 MPa AND TENSILE STRENGTH 400 MPa
- WELD SEAMS MILL RE-METALIZED



TYPICAL GUARD RAIL ELEVATION



SECTION



- NOTES:**
- DETAIL IS SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATIONS ATTACHED.
 - ALL HSS MEMBERS TO BE 350 MPA OR BETTER. ALL OTHER STEEL TO BE 300MPa OR BETTER
 - ALL CONCRETE f_c ASSUMED TO BE 20MPa OR BETTER
 - ALL WELDING BY CWB WELDER. USE 5mm (3/16") WELDS, TYPICAL GRIND AND POLISH ALL WELD.
 - PAINT RAILING WITH ZINC RICH PAINT OR HOT DIP GALVANIZE.
 - GUARD HEIGHT TO BE 915mm (36") WHEN LESS THAN 1778mm (6'-10") ABOVE FINISHED GRADE, 1067mm (42") WHEN GREATER THAN 1778mm (6'-10") ABOVE FINISHED GRADE.
 - GUARD DESIGNED FOR RESIDENTIAL USE ONLY.

GUARDRAIL DETAIL

SCALE: 1 : 7

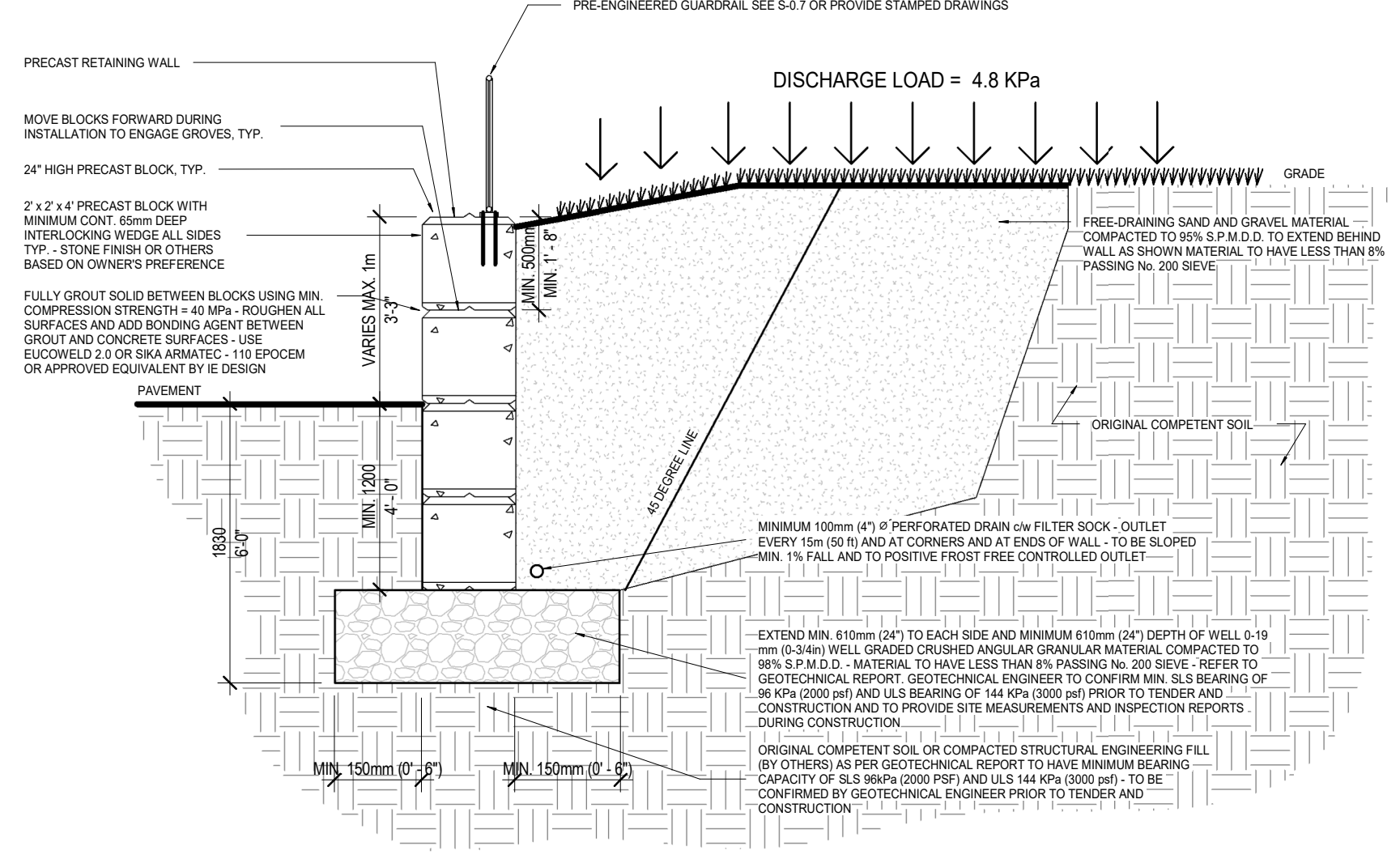
- NOTES**
- BACKFILL TO BE FREE DRAINING, WITH A 3/4" MAX. DIMENSION
 - OVERALL DEEP-SEATED STABILITY TO BE CHECKED BY GEOTECHNICAL ENGINEER AND PROVIDE CONFIRMATION PRIOR TO TENDER AND CONSTRUCTION
 - CONTINUOUS FIELD REVIEW TO CHECK AND VERIFY SUBGRADE SOILS. VERIFY COMPACTION OF THE BACKFILL ZONE, SOIL BEARING AND INSTALLATION OF GEGRID TIE-BACKS BY GEOTECHNICAL ENGINEER IS A MUST AND REPORTS TO BE SUBMITTED TO IE DESIGN AS SOON AS AVAILABLE
 - ALL QUANTITIES ESTIMATION AND TENDER QUANTITIES ETC. ARE BY CONTRACTOR AND SITE CONDITIONS MIGHT VARY FROM DRAWINGS REFER TO GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER FOR FLOODING MEASURES AND PROTECTION AND FOR DRAINAGE SWALES AND PREVENTATION OF STORM WATER RUNOFF OVER TOPPING WALLS AND OTHER REQUIREMENTS
 - EXTRA CARE MUST BE TAKEN WHEN CONSTRUCTING VERTICAL WALLS. PLEASE CONTACT SUPPLIER FOR INFORMATION ON PROPER CONSTRUCTION TECHNIQUES.
- NOTE:**
- 4.1.5.15. LOADS ON VEHICLE GUARDRAILS
- (1) VEHICLE GUARDRAILS SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 22 KN APPLIED HORIZONTALLY OUTWARD AT ANY POINT 500 MM ABOVE THE FLOOR SURFACE

OVERALL SLOPE STABILITY AND DEEP-SEATED STABILITY TO BE CONFIRMED BY GEOTECHNICAL ENGINEER FOR OVERALL FAILURE PRIOR TO TENDER AND CONSTRUCTION

BACKFILL PROPERTIES - COMPACTED GRANULAR CPSS 1010

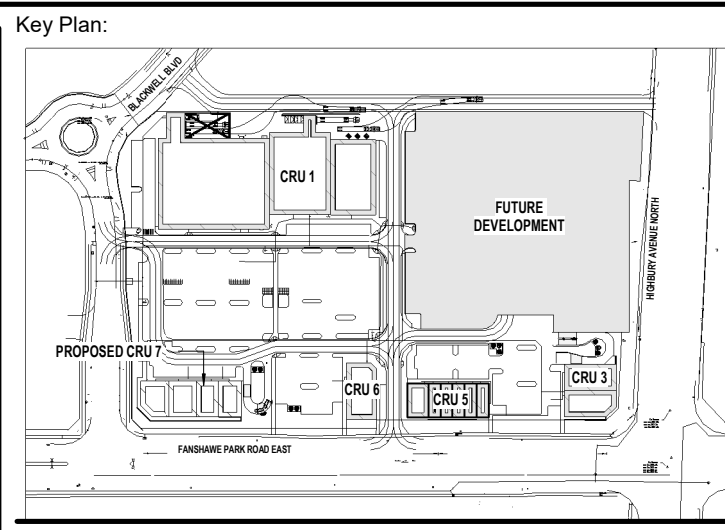
PARAMETER	VALUE
K	0.42
v _{SOL}	21 K2H ³
φ	34 DEG

* INFORMATION TAKEN FROM GEOTECHNICAL ASSESSMENT BY LEO CONSULTANTS INC. DATED JAN 16, 2023. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION



RETAINING WALL SECTION MAX. 2M HIGH

SCALE: 1 : 40



Site Plan: North Arrow

Consultant:

IE DESIGN
Intelligent Engineering Design Ltd.
STRUCTURAL ENGINEERS
iedesign@iedesign.ca www.iedesign.ca

Seal: Seal:

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No.	Date	Revision
1	APR 03, 2024	ISSUED FOR TENDER
2	MAR 25, 2024	ISSUED FOR PERMIT

ISSUES/REVISION TABLE

Project:

WESTDELL
DEVELOPMENT CORP

1300 FANSHAWE PARK RD. EAST. - CRU #7

1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

RETAINING WALL III

Drawn By: S.D. Scale: AS INDICATED

Checked By: J.G./C.B. Plot Date: APR. 03-2024

Project Date: NOV. 2023

Project No: 2023-102

Drawn No: Revision

S-3.2 3

LOADING INFORMATION

ROOF LOADING:	
LIVE LOAD:	SNOW 1.92 kPa (40.10 psf) (BASIC) + DRIFT WATER RETENTION 1.00 kPa (21 psf 100mm OF WATER) (WATER RETENTION NOT TO ACT SIMULTANEOUSLY WITH SNOW AS PER O.B.C. 4.1.6.4(3))
ROOF LIVE LOAD	1.0 kPa (21 psf) + MECHANICAL UNITS
DEAD LOAD:	
SELF-WEIGHT	VARIABLES kPa
METAL DECK	0.15 kPa (3 psf)
STEEL BEAMS (ROOF)	0.35 kPa (7 psf)
MECH/ELEC/PLUMBING	0.25 kPa (5 psf)
SUPERIMPOSED / ROOF FINISH	0.50 kPa (10 psf)
CEILING / FINISH	0.25 kPa (5 psf)
WIND LOADING:	
q(150)	0.47 kPa (9.81 psf)
OPEN TERRAIN	
TOPOGRAPHIC FACTOR	1
TOTAL UPLIFT ON ROOF	1.04 kPa (21.7 psf) (INTERMEDIATE) 1.31 kPa (27.4 psf) (EDGES) 2.54 kPa (53 psf) (CORNERS)
CLADDING/PARAPET WIND	1.01 kPa (21 psf) INTERMEDIATE 1.21 kPa (25 psf) EDGES

THE CLASSIFICATION OF THIS BUILDING IS ASSUMED TO BE NORMAL. AN IMPORTANCE COEFFICIENT OF 1.0 WAS USED IN THE DESIGN UNDER SNOW AND WIND LOADS. PRE-ENGINEERED ROOF/FLOOR JOIST/CLADDING SUPPLIER TO PROVIDE LOADING INFORMATION, DESIGN, SUPPLY, AND INSTALL ALL REQUIRED UPLIFT ANCHORS - PROVIDE STAMPED DRAWINGS.

SEISMIC LOADING:
AS PER OBC 2012 PART 4 (4.1.8.7) THE EQUIVALENT STATIC FORCE PROCEDURE CAN BE USED.

SOIL CLASS	D
BRACED FRAMES SFRS - CONVENTIONAL	
PGA	0.064
Sa (0.2)	0.108
Sa (0.5)	0.070
Sa (1.0)	0.041
Sa (2.0)	0.021
Sa (5.0)	0.0052
Sa (10.0)	0.0021
Rd	1.5
Ro	1.3
F(0.2) = Fa	1.24
F(0.5)	1.47
F(1.0) = Fv	1.55
F(2.0)	1.57
F(5.0)	1.58
F(10.0)	1.49
I _F S _E (0.2)	0.134 < 0.35
T _g =	0.24 SEC
T _y =	0.244 SEC

THE CLASSIFICATION OF THIS BUILDING IS ASSUMED TO BE NORMAL. AN IMPORTANCE COEFFICIENT OF 1.0 WAS USED IN THE DESIGN UNDER SEISMIC LOADS.

REQUIRED SUBMITTALS

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

ITEM	REQUIRED	COMMENTS
SOIL BEARING CAPACITY	YES	BY SOILS ENGINEER
SOIL COMPACTION	YES	BY SOILS ENGINEER
ENGINEERED FILL	YES	BY SOILS ENGINEER
REINFORCING STEEL PLACEMENT	YES	INSPECT FINAL PLACEMENT
CONCRETE COMPRESSIVE TESTS	YES	MIN 3 SETS/100m ³
CONCRETE SLUMP	YES	MIN 3 SETS/100m ³
STRUCTURAL STEEL BOLTING	YES	INSPECT ALL BOLTS
STRUCTURAL STEEL WELDING	YES	INSPECT ALL FIELD WELDS

2. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMIT ONE DIGITAL COPY UNLESS NOTED OTHERWISE

ITEM	REQUIRED SUBMITTAL	P. ENG. STAMP REQUIRED
REBAR SHOP DRAWINGS	YES	NO
CONCRETE MIX DESIGNS	YES	YES
STRUCTURAL STEEL SHOP DRAWINGS	YES	YES (CONNECTIONS)
JOIST/TRUSS SHOP DRAWINGS	YES	YES
JOIST/HAMBRO SHOP DRAWINGS	YES	YES
MISC. STEEL HAND/GUARD RAILS/LADDER	YES	YES
PRECAST STAIRS	YES	YES
STAIRS	YES	YES
EXTERIOR DOORS/WINDOWS/GLASS/CLADDING	YES	YES
GLASS OVER CANOPY	YES	YES
STEEL SERVICE PLATFORM	YES	YES
PRECAST ERECTION AND SHOP DRAWINGS	YES	YES
STEEL STUD SHOP DRAWINGS	YES	YES
ACCESS LADDER	YES	YES

EXTERIOR BRICK LOOSE LINTEL SCHEDULE

WALL TYPE	MAX MASONRY R/O	MATERIAL	COMMENTS
102mm BRICK	150mm TO 900mm	L89x89x6.4 HOT DIP GALV.	SEE NOTES
102mm BRICK	900mm TO 1372mm	L127x89x6.4 L.L.V. HOT DIP GALV.	SEE NOTES
102mm BRICK	1397mm TO 2286mm	L152x102x9.5 L.L.V. HOT DIP GALV.	SEE NOTES
102mm BRICK	2311mm TO 3048mm	L203x102x11 L.L.V. HOT DIP GALV.	SEE NOTES
102mm BRICK	3048mm TO 3500mm	L203x102x13 or L178x102x15 L.L.V. HOT DIP GALV.	SEE NOTES

- NOTES:**
- ALL LINTELS TO HAVE A MINIMUM BEARING LENGTH OF 150mm (6") EACH SIDE.
 - REFER TO PLANS FOR LINTEL SIZES FOR OPENINGS LARGER THAN THOSE INDICATED ABOVE.
 - ALL EXTERIOR BRICK LINTELS ARE TO BE HOT DIP GALVANIZED OR COATED WITH A CORROSION INHIBITING PRIMER BY OTHERS.
 - BASED ON BRICK HEIGHT, LOOSE LINTELS SHALL NOT BE INSTALLED WHERE HEIGHT OF SUPPORTED BRICK EXCEEDS 1800 mm (6') ABOVE OPENING.
 - LINTELS MIN. F_y = 300 MPA U.N.O. ON DRAWINGS

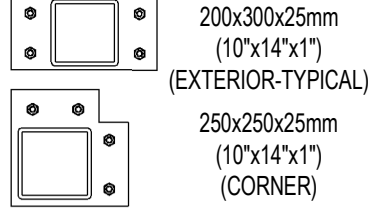
STEEL BEAM SCHEDULE

MARK	SIZE	COMMENTS
W460x60	W460x60	(2) 3/8" (9.5mm) WEB STIFFENERS BOTH SIDES IF REQUIRED BY CONNECTION DESIGNER, AT COLUMNS ABOVE, AND AT JOIST CONNECTIONS - PROVIDE SHORING DURING CONST. FOR STABILITY AND TO ELIMINATE TORSION.
W360x39	W360x39	(2) 3/8" (9.5mm) WEB STIFFENERS BOTH SIDES IF REQUIRED BY CONNECTION DESIGNER, AT COLUMNS ABOVE, AND AT JOIST CONNECTIONS - PROVIDE SHORING DURING CONST. FOR STABILITY AND TO ELIMINATE TORSION.
W530x74	W530x74	(2) 3/8" (9.5mm) WEB STIFFENERS BOTH SIDES IF REQUIRED BY CONNECTION DESIGNER, AT COLUMNS ABOVE, AND AT JOIST CONNECTIONS - PROVIDE SHORING DURING CONST. FOR STABILITY AND TO ELIMINATE TORSION.

- NOTES:**
- ALL BEAMS ARE DROPPED BELOW FLOOR FRAMING UNLESS NOTED OTHERWISE.
 - ALL STEEL TO STEEL CONNECTIONS ARE BY THE SUPPLIER, PROVIDE SEALED DRAWINGS, REFER TO PROJECT SPECIFICATIONS FOR REQUIREMENTS.
 - ALL STEEL BEAMS CONNECTED TO SLABS SHALL HAVE 15M, 75mm (3" LONG WELDABLE BARS @ 600mm (24") O.C. + @ EACH END, WELD ALONG THE CENTER LINE OF THE TOP FLANGE OF BEAM (CENTER LINE OF SUPPORTED WALL TO MATCH CENTER LINE OF BEAM).
 - ALL BEAMS SUPPORTING CONCRETE OR CMU WALLS AND CONCRETE FLOOR SHALL HAVE WELDED DOWELS TO MATCH THE VERTICAL REINFORCEMENT AND EXTEND LAP SPICE LENGTH IN THE WALL (REFER TO LAP SPICE LENGTH SCHEDULE FOR DOWELS LENGTH). FULLY WELD ALONG THE CENTER LINE OF THE TOP FLANGE OF BEAM (CENTER LINE OF SUPPORTED WALL TO MATCH CENTER LINE OF BEAM).
 - PROVIDE (1) 9.5mm (3/8") STIFFENER EACH SIDE OF BEAM.
 - BELOW ALL STEEL COLUMNS SUPPORTED ON BEAM
 - ABOVE ALL COLUMNS WHERE BEAM CANTILEVERS
 - ABOVE ALL BEARING PLATES FOR BEAMS
 - ALL WEB STIFFENERS ARE AS FOLLOWS:

BEAM DEPTH	STIFFENER THICKNESS
<203mm	6.4mm
<610mm	9.5mm
>610mm	13mm

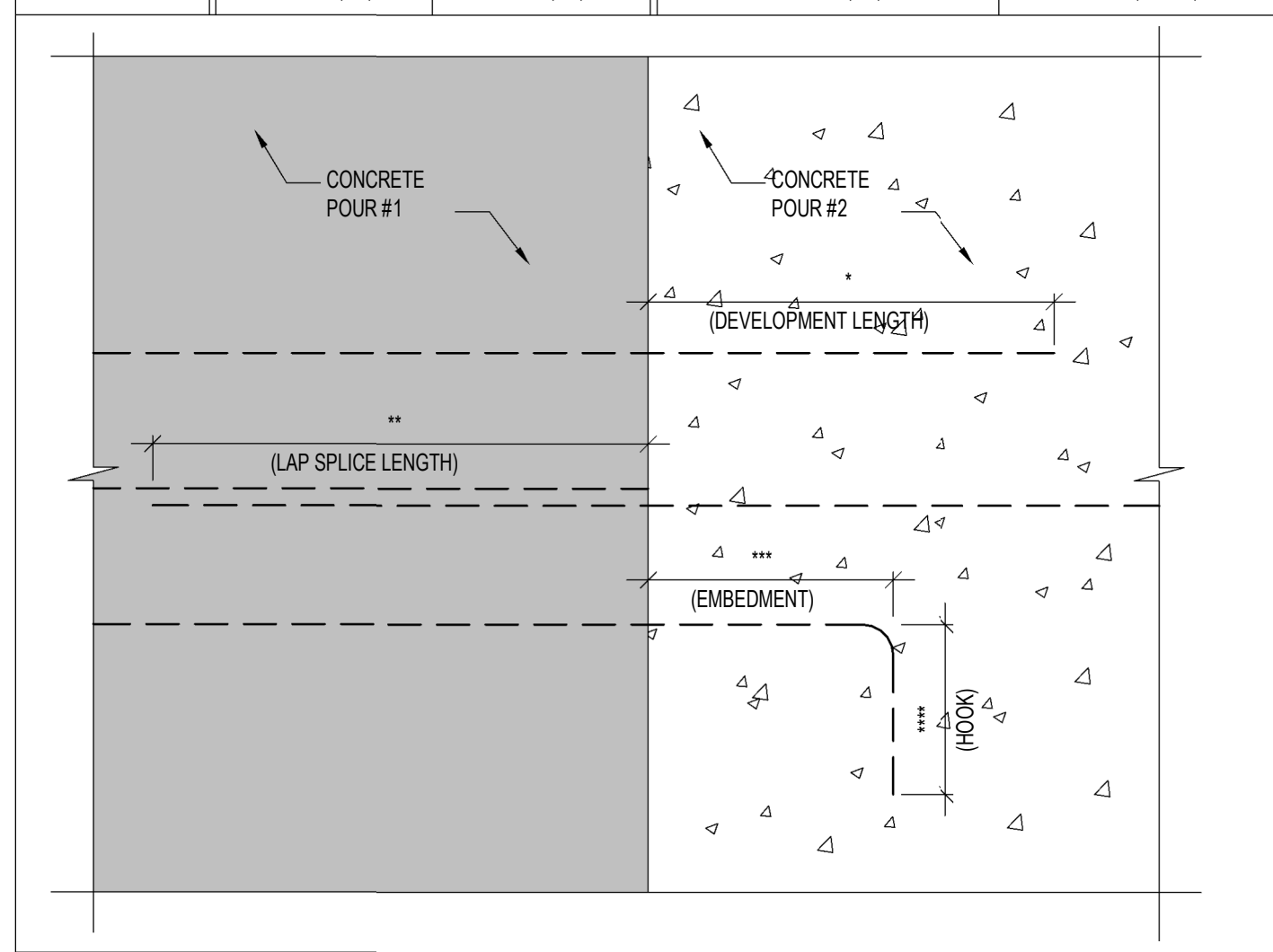
STEEL COLUMN SCHEDULE

MARK	SIZE	TOP PLATE	BOTTOM PLATE	COMMENTS
C1	HSS 152x152x13mm	NOTE: 1 AND 2	 200x300x25mm (10"x14"x1") (EXTERIOR-TYPICAL) 250x250x25mm (10"x14"x1") (CORNER) 250x300x25mm (10"x13"x1") (INTERIOR-TYPICAL)	EXTERIOR (4) 20mm(3/4") ∅ 500mm(20") EMBED. + 51mm(2") HOOK ANCHOR BOLTS CORNER (4) 20mm(3/4") ∅ 500mm(20") EMBED. + 51mm (2") HOOK ANCHOR BOLTS INTERIOR (4) 20mm(3/4") ∅ 500mm(20") EMBED. + 51mm (2") HOOK ANCHOR BOLTS
C2	HSS 127x127x6.4mm	NOTE: 1 AND 2	REFER TO TYPICAL DETAIL T.D.54	REFER TO TYPICAL DETAIL T.D.54

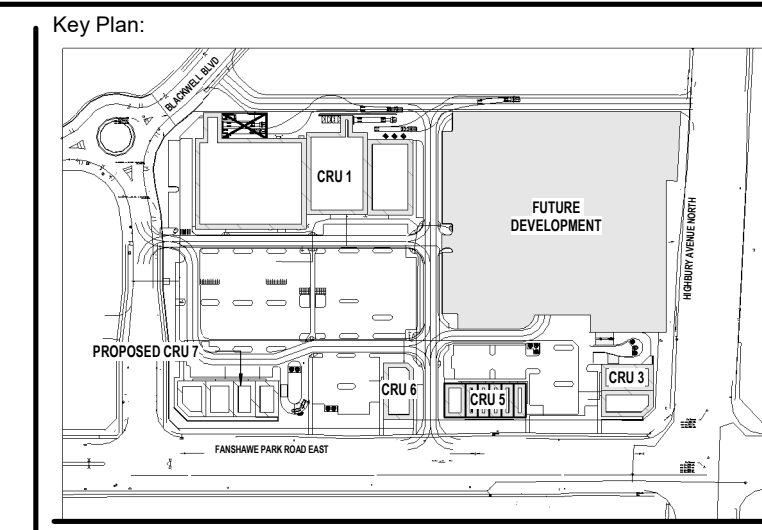
- NOTES:**
- TOP/BOTTOM PLATES SHALL BE FULLY WELDED TO COLUMN USING MIN. 6.0mm (1/4") FILLET WELDS, OR AS DEFINED BY SUPPLIER.
 - PROVIDE 20mm (3/4") THICK STEEL TOP PLATE (MIN.) = TO LW OF COLUMN U.N.O., TYPICAL.
 - PROVIDE 40mm (1-1/2") THICK OF HIGH STRENGTH NON-SHRINK GROUT BELOW ALL COLUMN BASEPLATES. USE SIKAGROUT 212 OR EQUIVALENT W/ MIN COMPRESSIVE STRENGTH OF 40MPa.
 - PROVIDE 3.5mm (3/8") TOP PLATE EQUAL TO LW OF COLUMN, IF BEAM CANTILEVERS OR BEARS ON TOP PLATE, FULLY WELD U/S OF BEAM TO PLATE W/ CONT. 6.4mm (1/4") FILLET, TYPICAL.
 - BASEPLATE BOLTED OR WELDED TO TOP FLANGE OF BEAM. CONNECTION BY STEEL SUPPLIER, PROVIDE (1) 13mm (1/2") WEB STIFFENER EACH SIDE OF BEAM AT COLUMN BEARING LOCATION. SEE BEAM SCHEDULE FOR THICKNESS.
 - ALL COLUMN BEARING ON BEAMS SHALL HAVE A BASEPLATE EQUAL TO THE WIDTH OF THE BEAM BY THE WIDTH OF THE COLUMN +76mm (3") EA. SIDE AND THE THICKNESS GREATER THAN OR EQUAL TO THE COLUMN WEB THICKNESS.
 - STEEL COLUMN MAY BE SPICED @ FLOOR LEVEL IF REQUIRED FOR EASE OF INSTALLATION. CONNECTION TO BE DESIGNED BY STEEL SUPPLIER FOR FULL CAPACITY, PLATES TO FIT WITHIN WALL CAVITY, IF APPLICABLE.
 - SEE TYPICAL DETAILS FOR COLUMN BRACING AND BEARING.
 - ALL ANCHOR EXTEND INTO FOOTINGS AND HOOK IF NEEDED - ENSURE 75mmf CONCERT COVER- TYPICAL ALL LOCATIONS FOR LONG ANCHOR BOLTS

REBAR DEVELOPMENT SCHEDULE

SIZE	STRAIGHT REINFORCING		90° STANDARD HOOKS	
	DEVELOPMENT LENGTH (')	LAP SPICE LENGTH (")	EMBEDMENT (")	HOOK (")
10M	380mm (15')	500mm (20')	200mm (8')	150mm (6')
15M	580mm (23')	750mm (30')	300mm (12')	210mm (8 1/2')
20M	760mm (30')	1000mm (40')	400mm (16')	260mm (10 1/2')
25M	1200mm (48')	1560mm (62')	500mm (20')	340mm (13 1/2')
30M	1440mm (57')	1875mm (74')	600mm (24')	410mm (16 1/2')
35M	1680mm (66')	2185mm (86')	700mm (28')	490mm (19 1/2')



- NOTES:**
- INCREASE ABOVE BY 1.5 TIMES FOR ALL EPOXY COATED REBARS.
 - THESE NUMBERS ARE ONLY FOR NORMAL WEIGHT CONCRETE.
 - CONCRETE COVER MUST BE EQUAL OR MORE THAN 1.5 REBAR DIAMETER.
 - CLEAR SPACING NOT LESS THAN 2 REBAR DIAMETERS.
 - YIELD STRESS FOR REBARS (F_y) = 400 MPA.



Site Plan: North Arrow:

Consultant:

IE DESIGN
Intelligent Engineering Design Ltd.
STRUCTURAL ENGINEERS
iedesign@iedesign.ca www.iedesign.ca

Seal: Seal:

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3	APR 03, 2024	ISSUED FOR TENDER
2	MAR 25, 2024	ISSUED FOR PERMIT
1	FEB 27, 2024	ISSUED FOR COORDINATION

ISSUES/REVISION TABLE

Project:



1300 FANSHAWE PARK RD. EAST. - CRU #7

1300 FANSHAWE PARK RD. EAST. LONDON, ON.

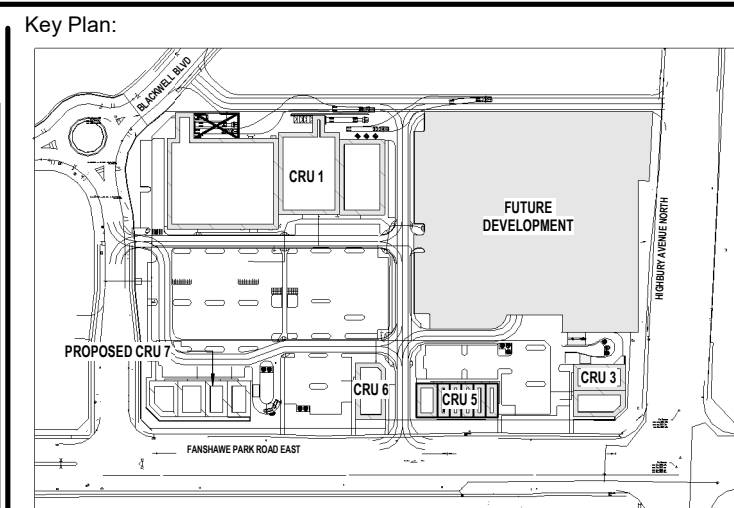
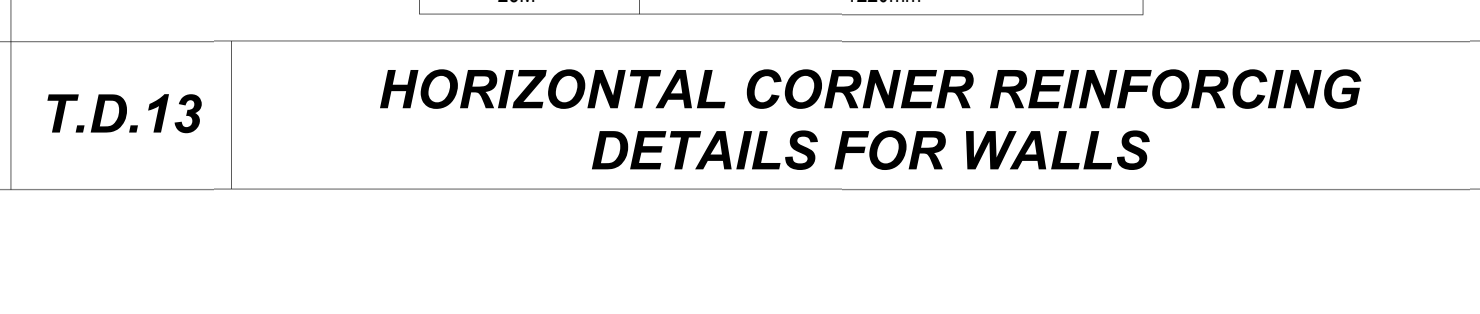
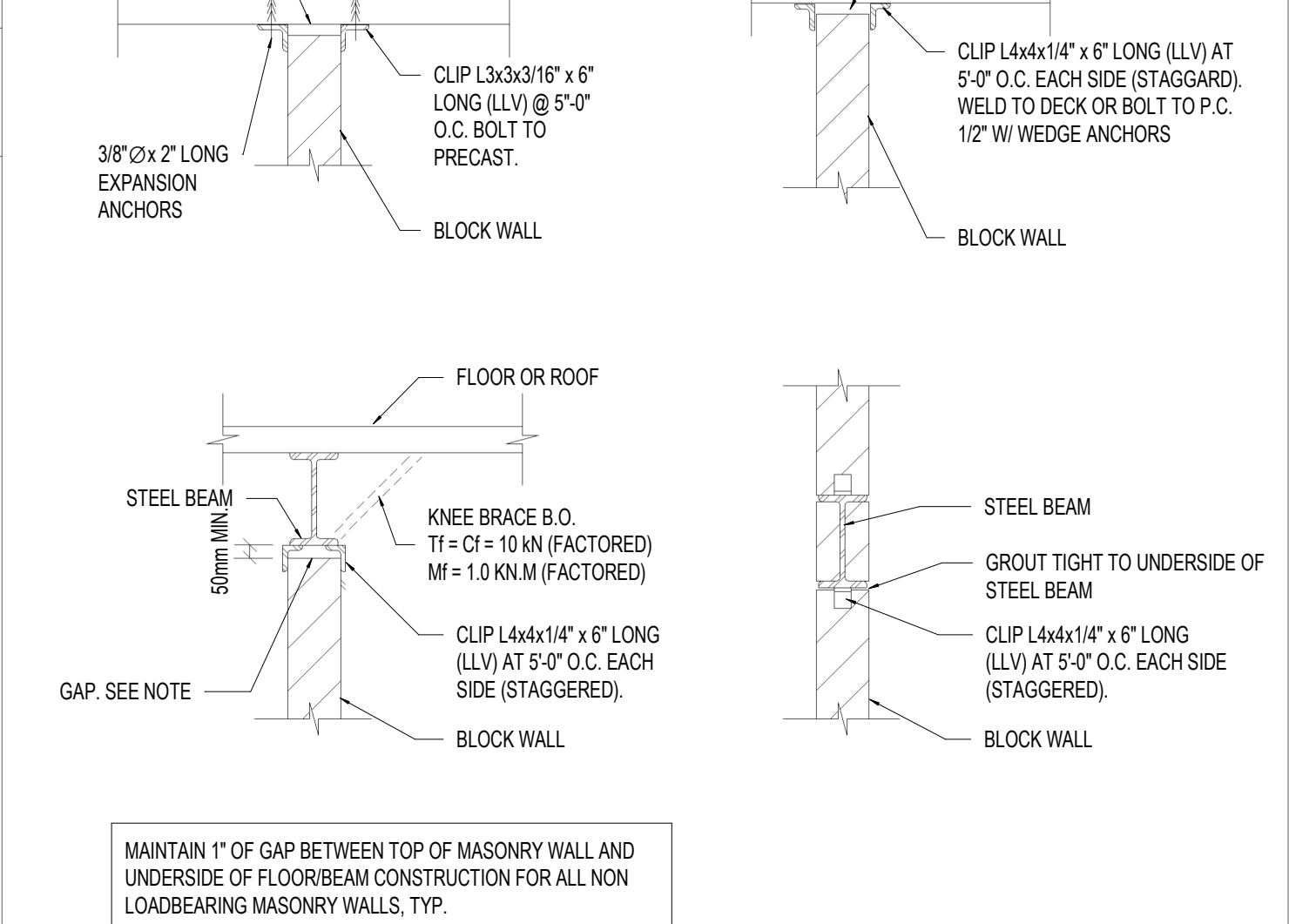
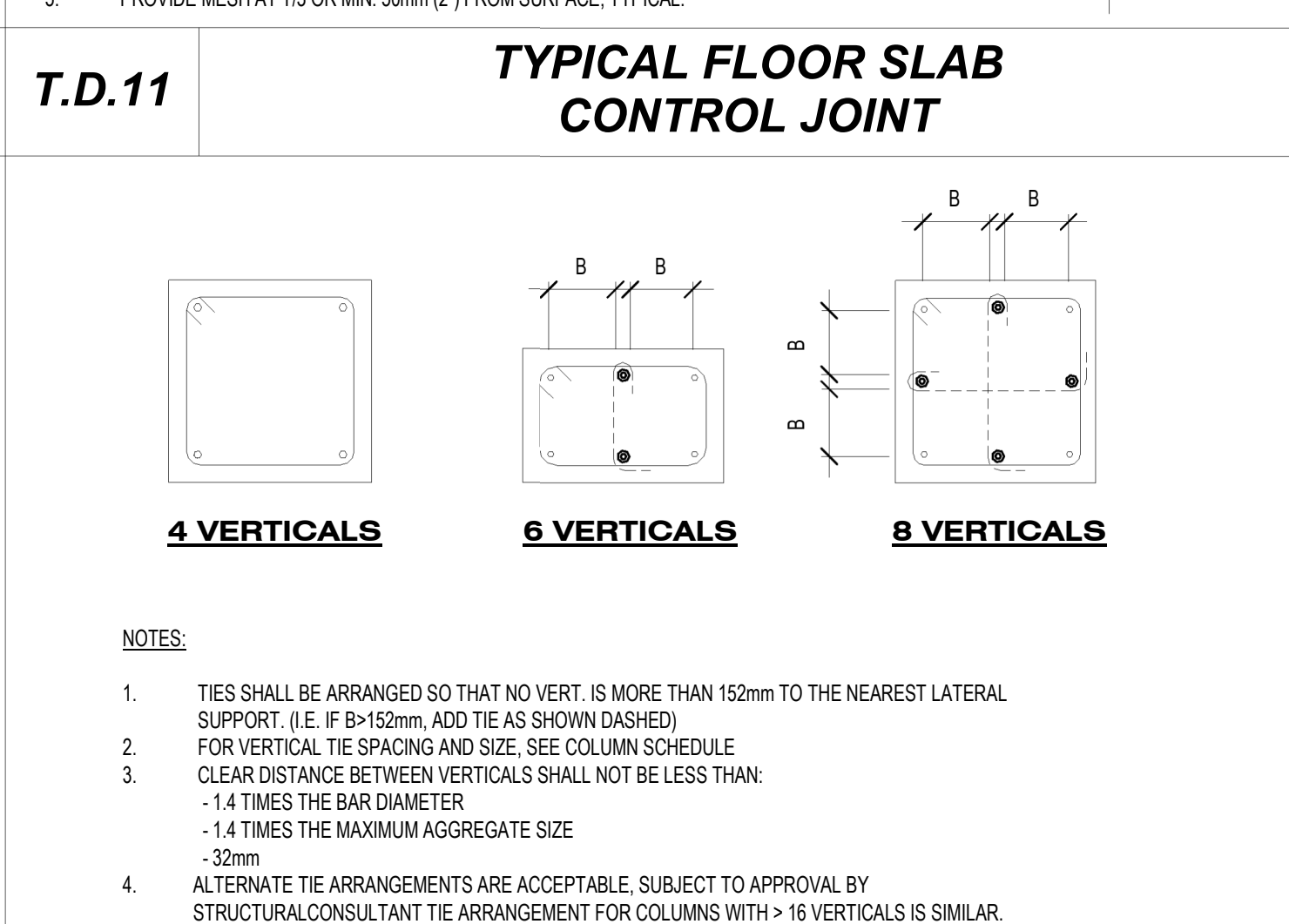
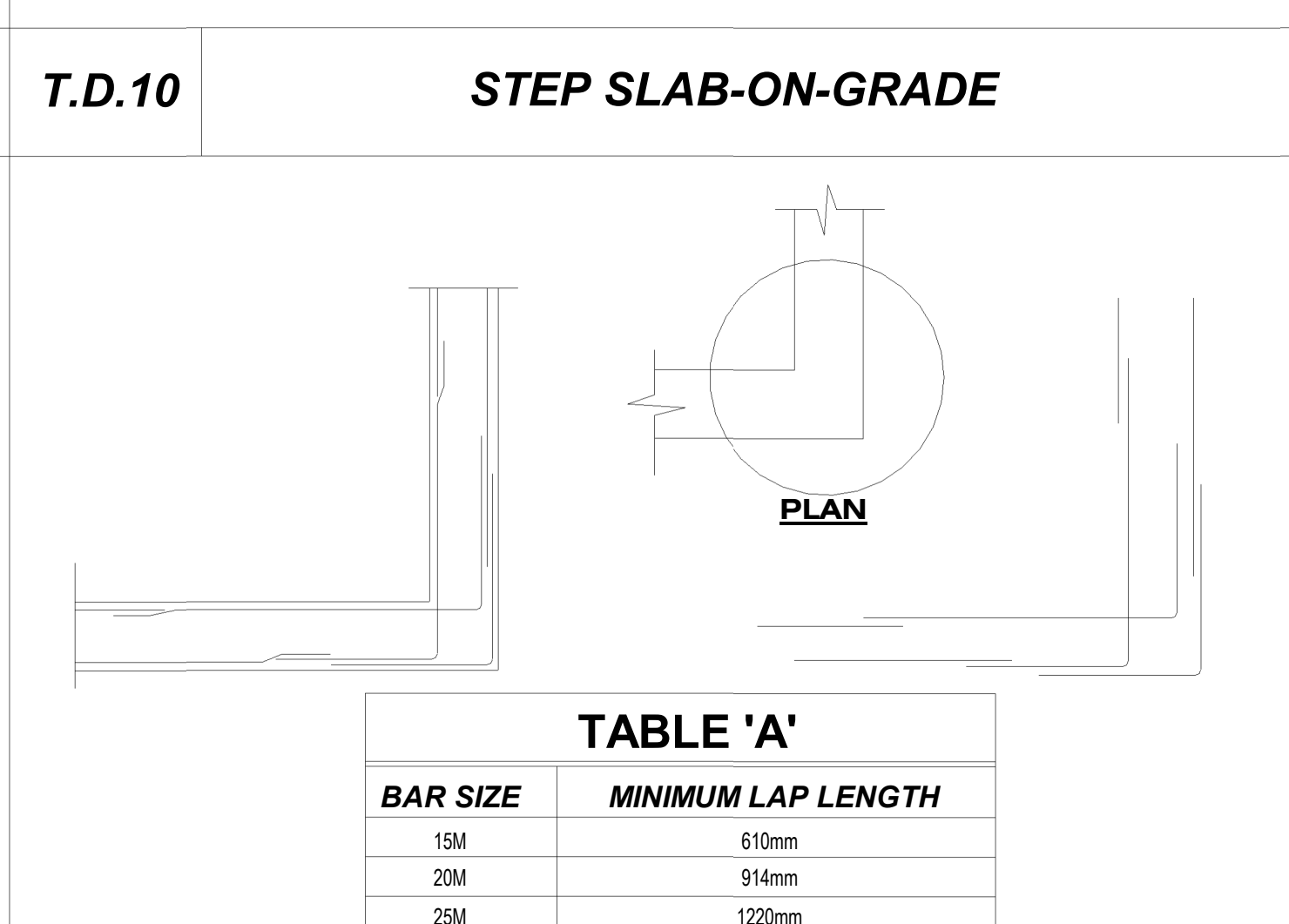
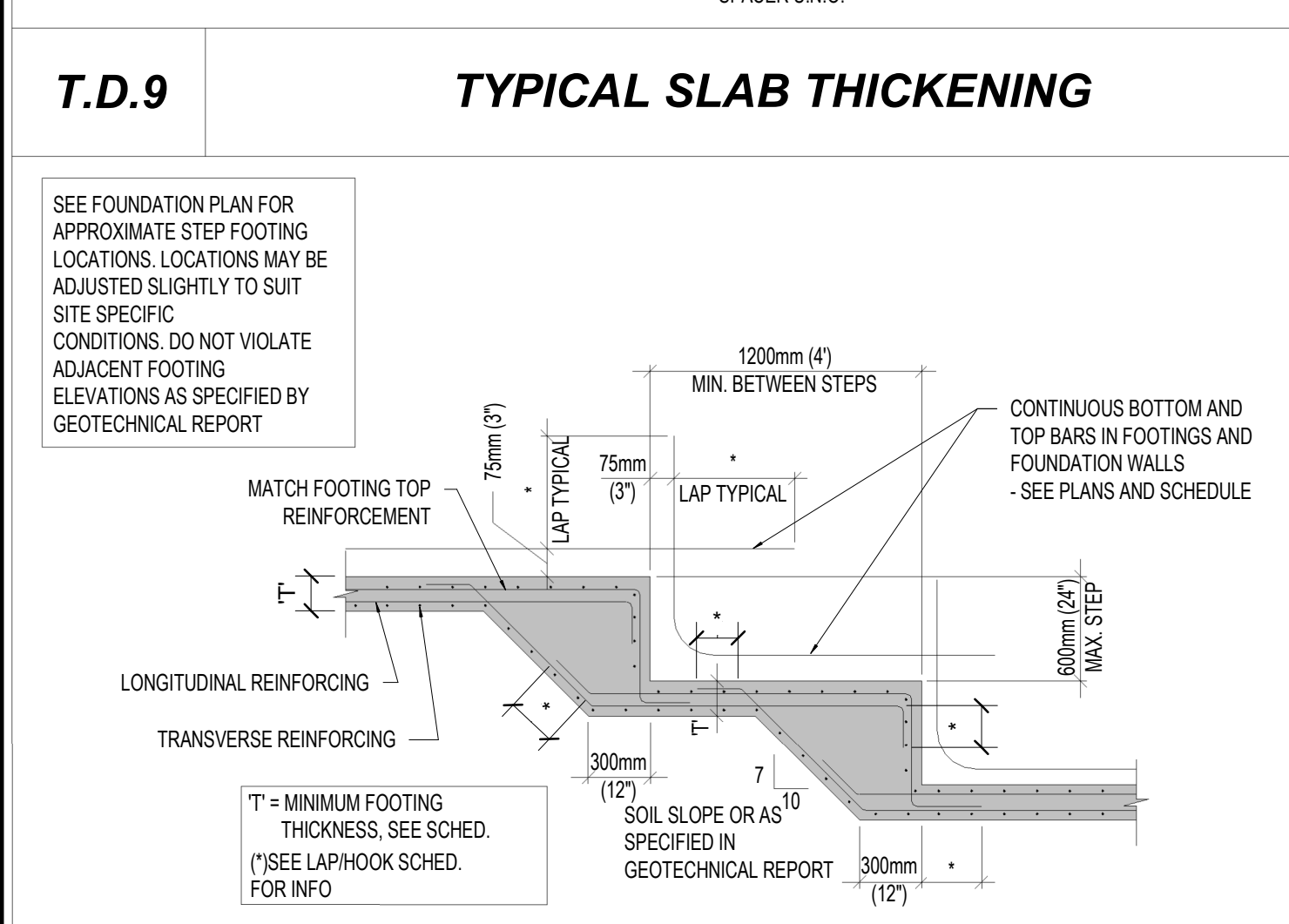
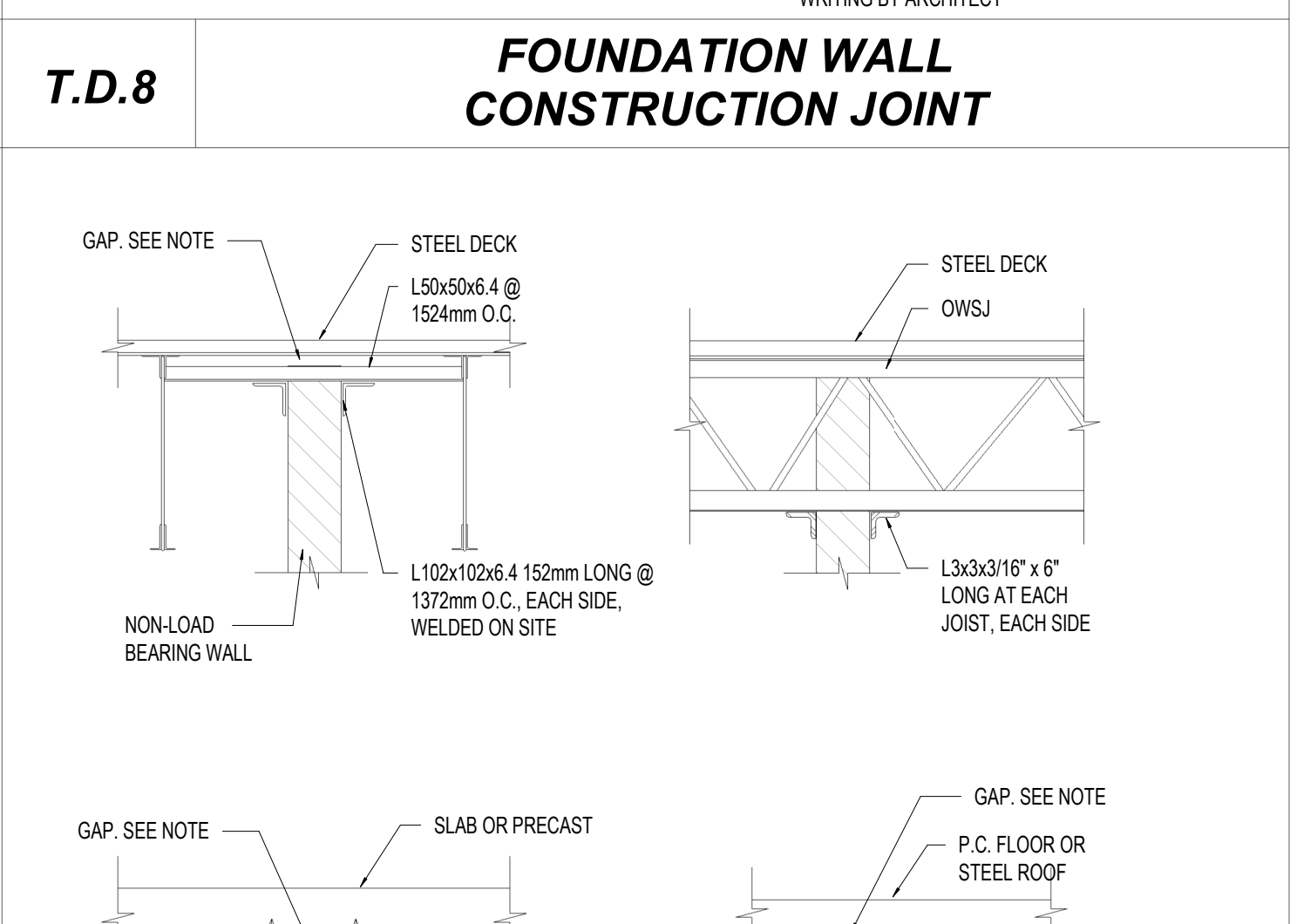
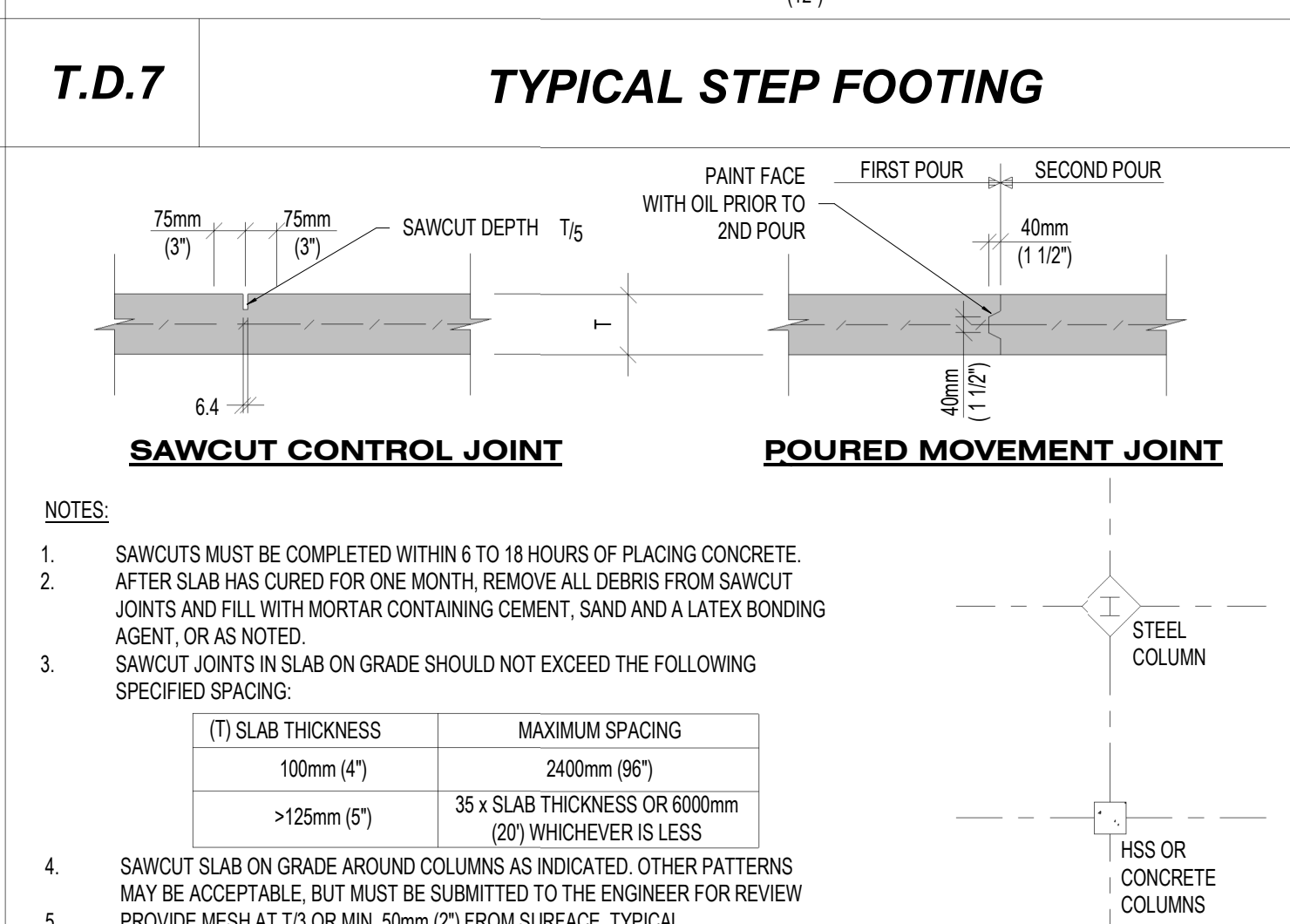
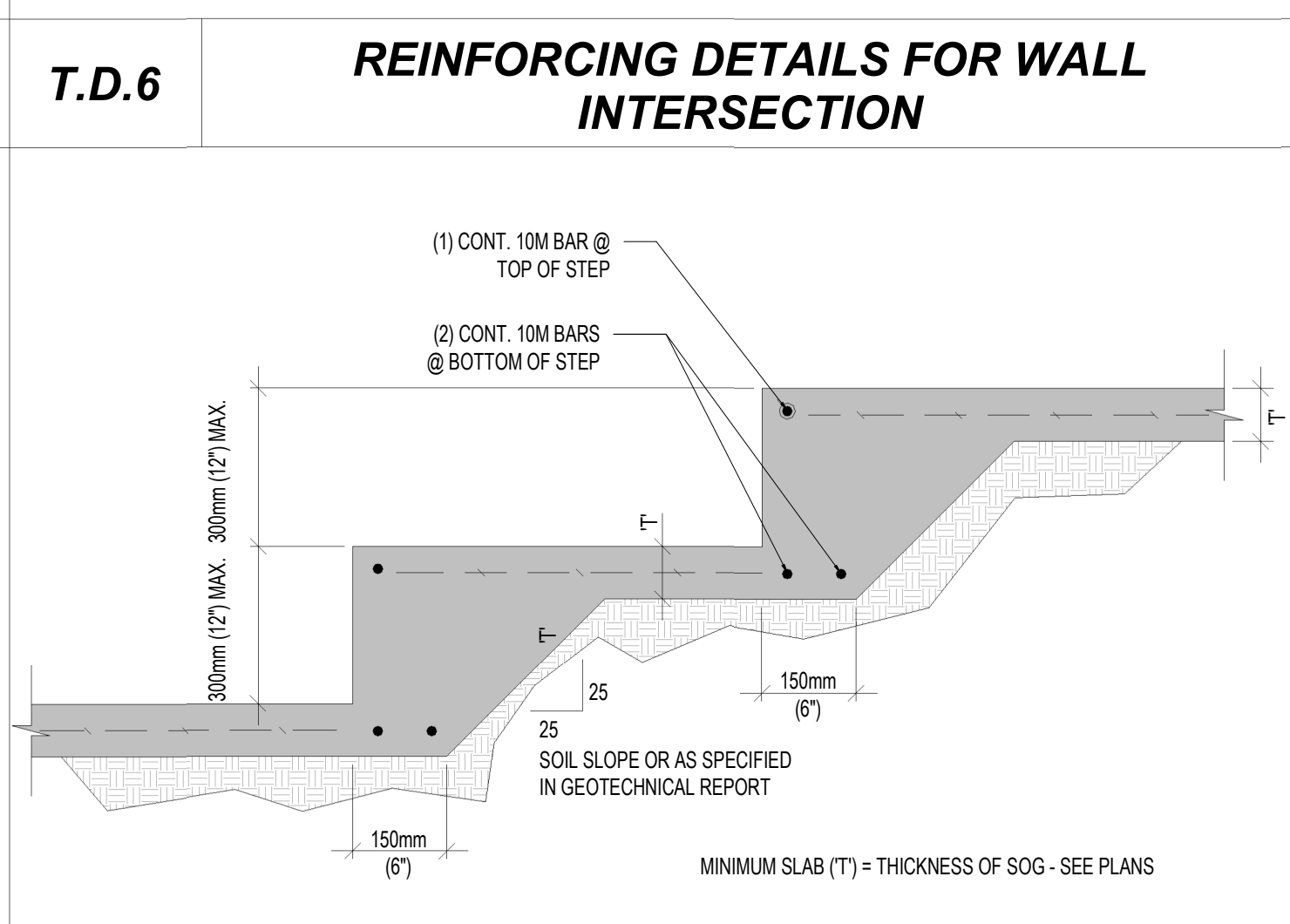
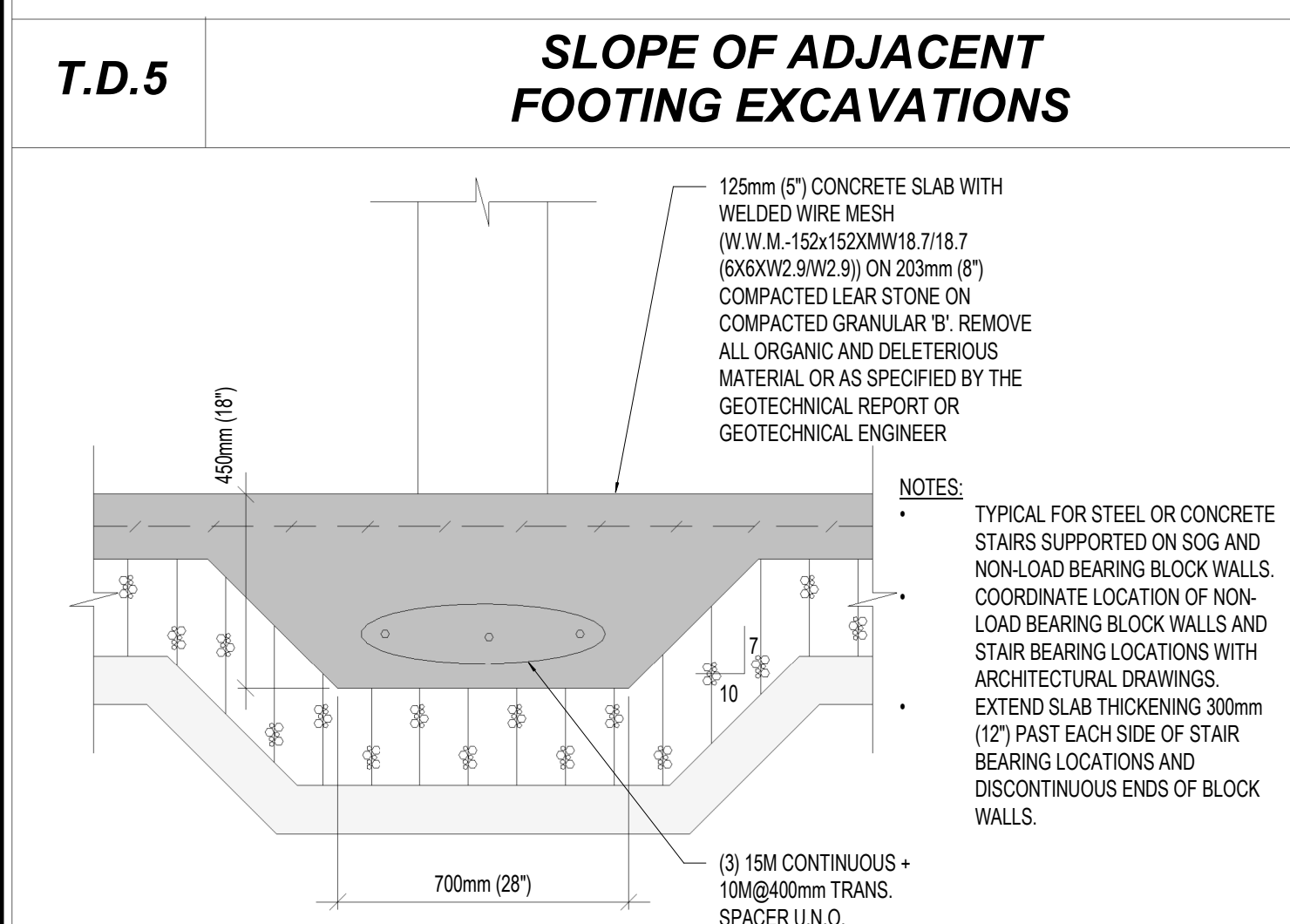
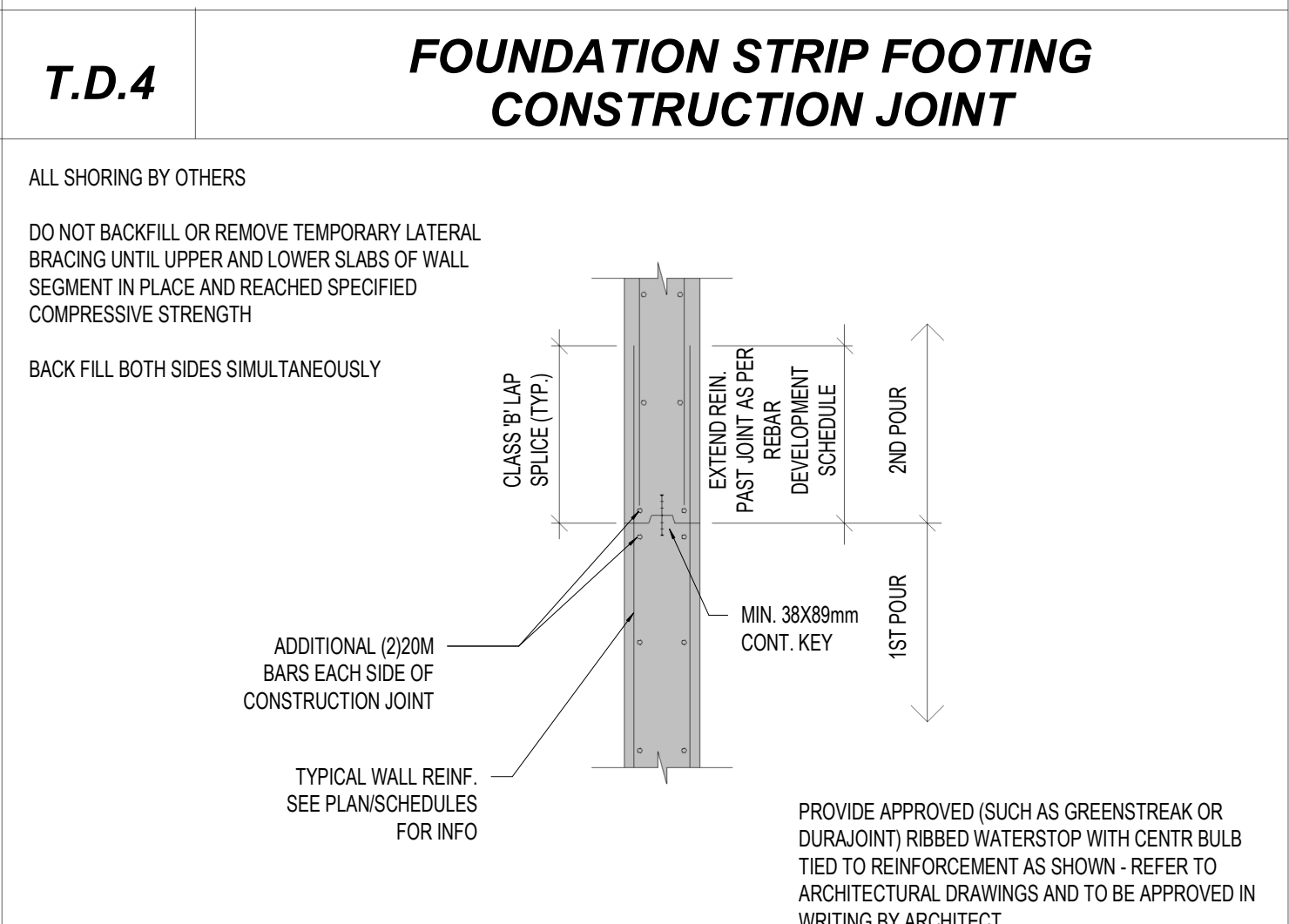
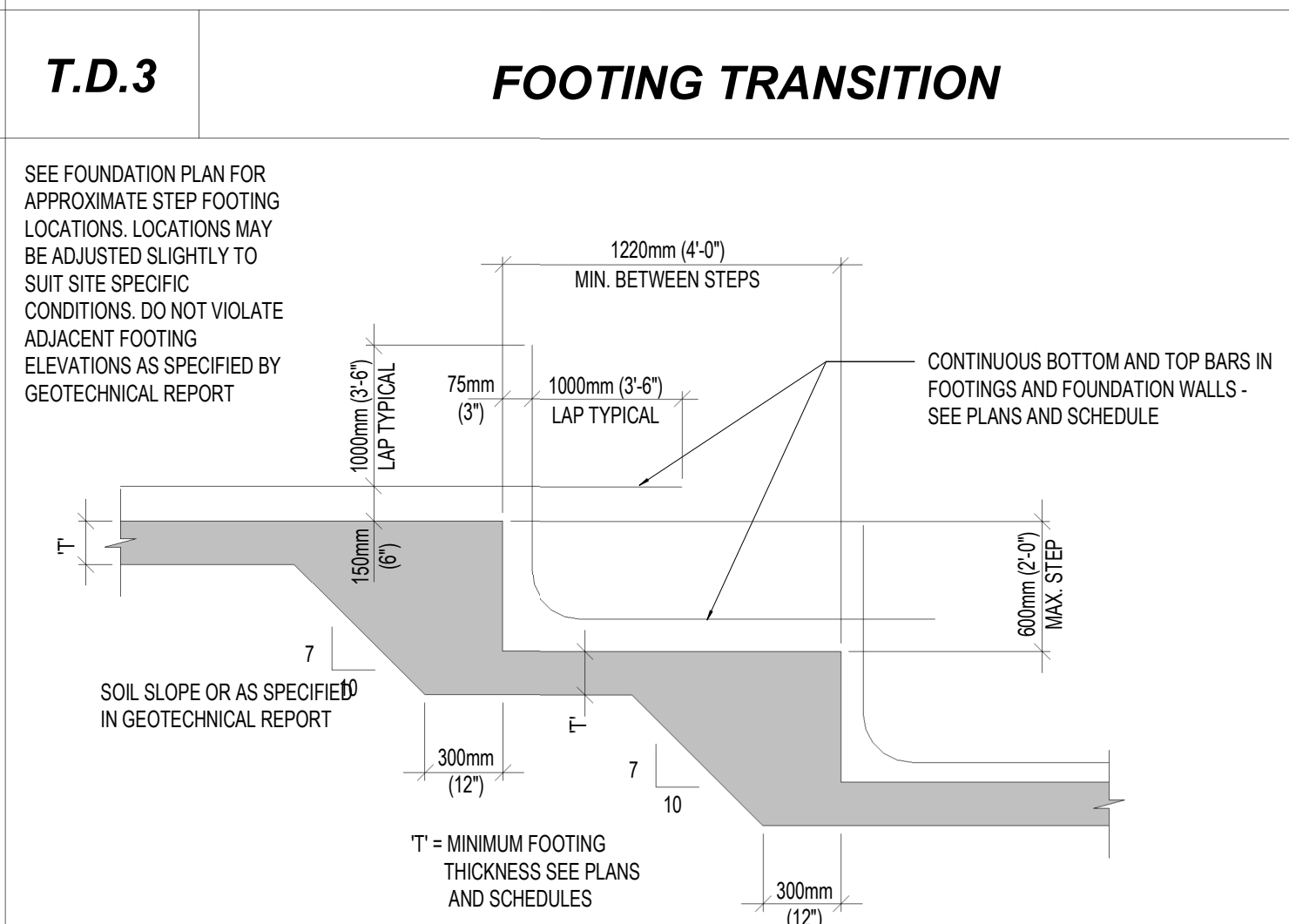
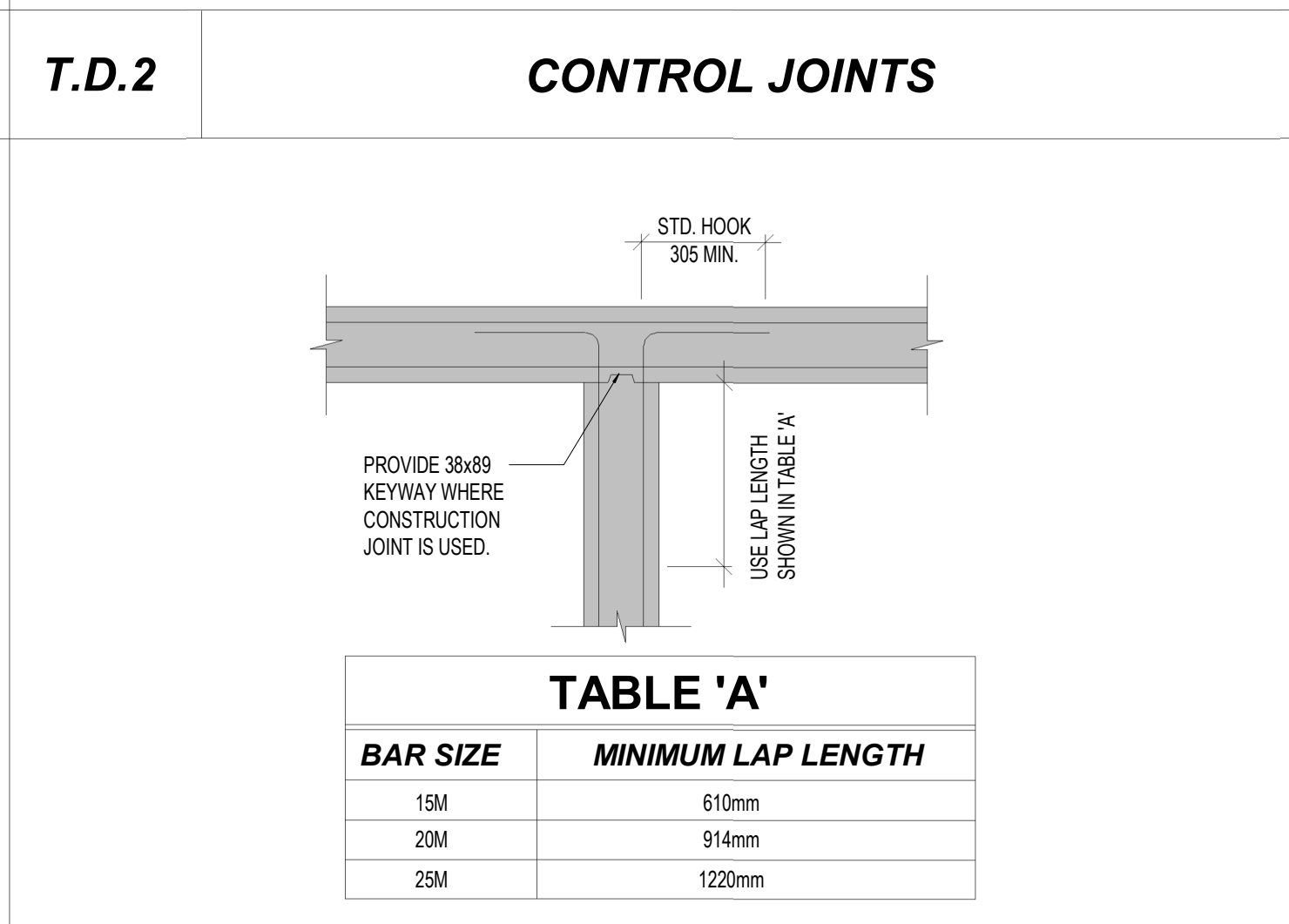
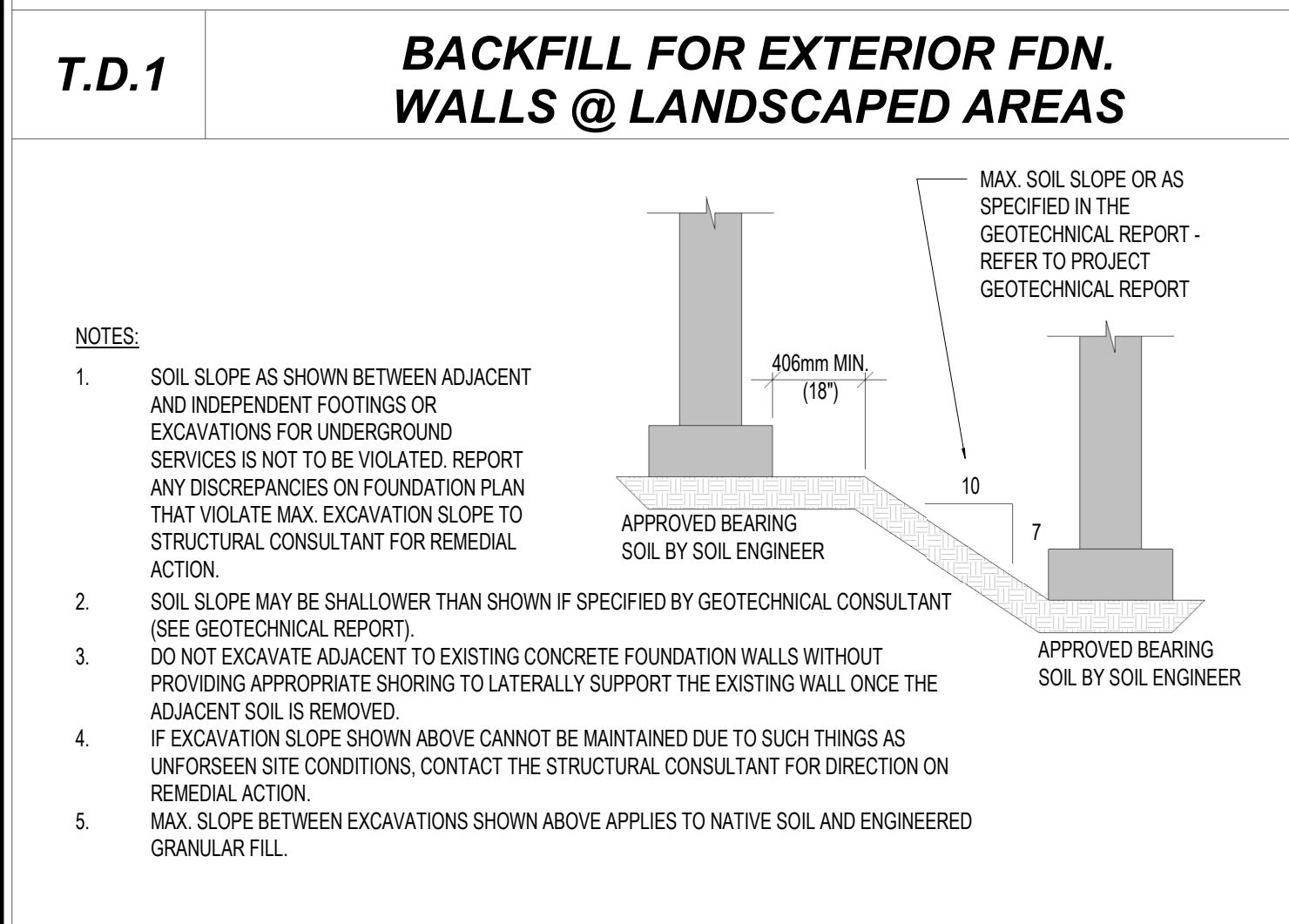
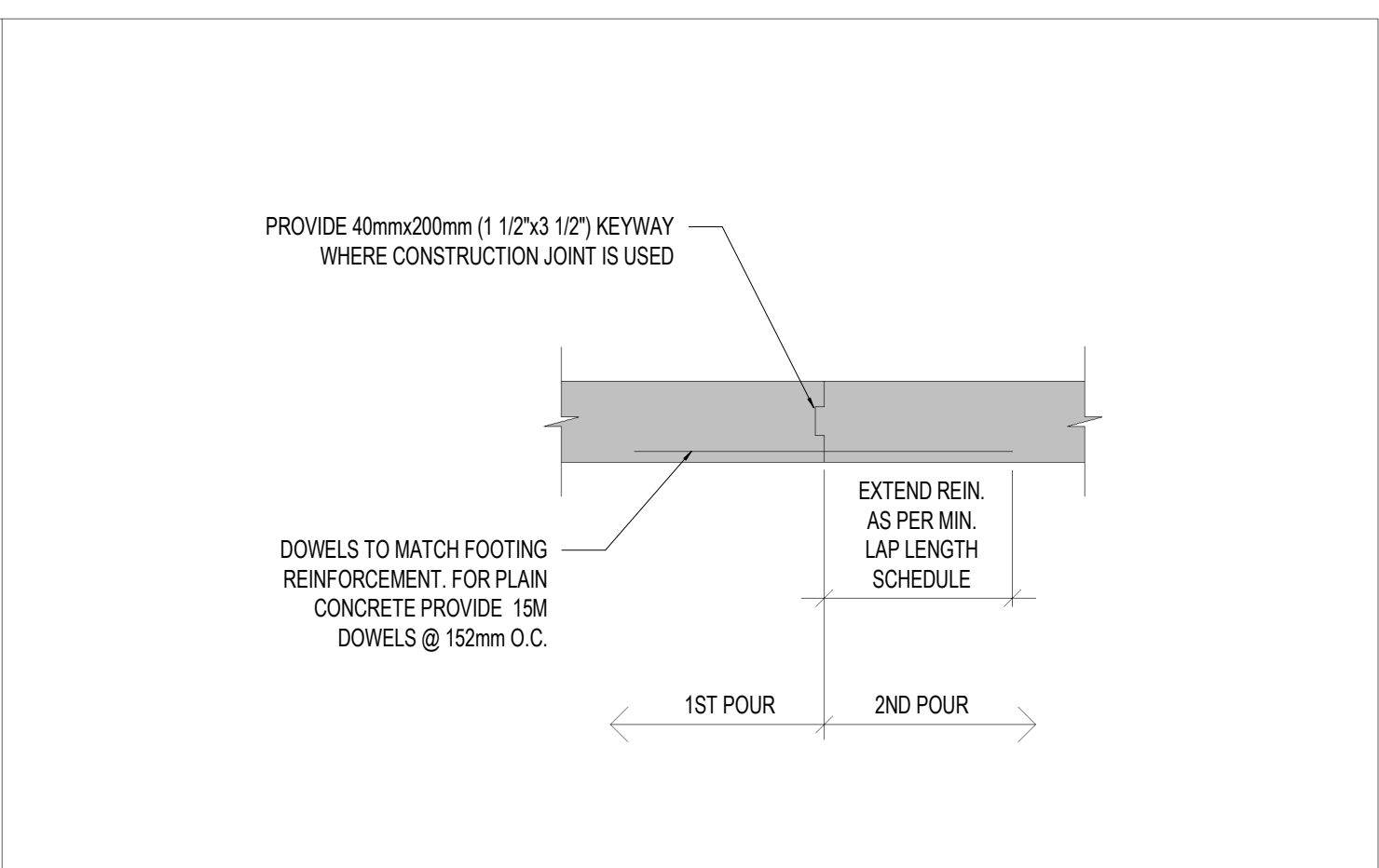
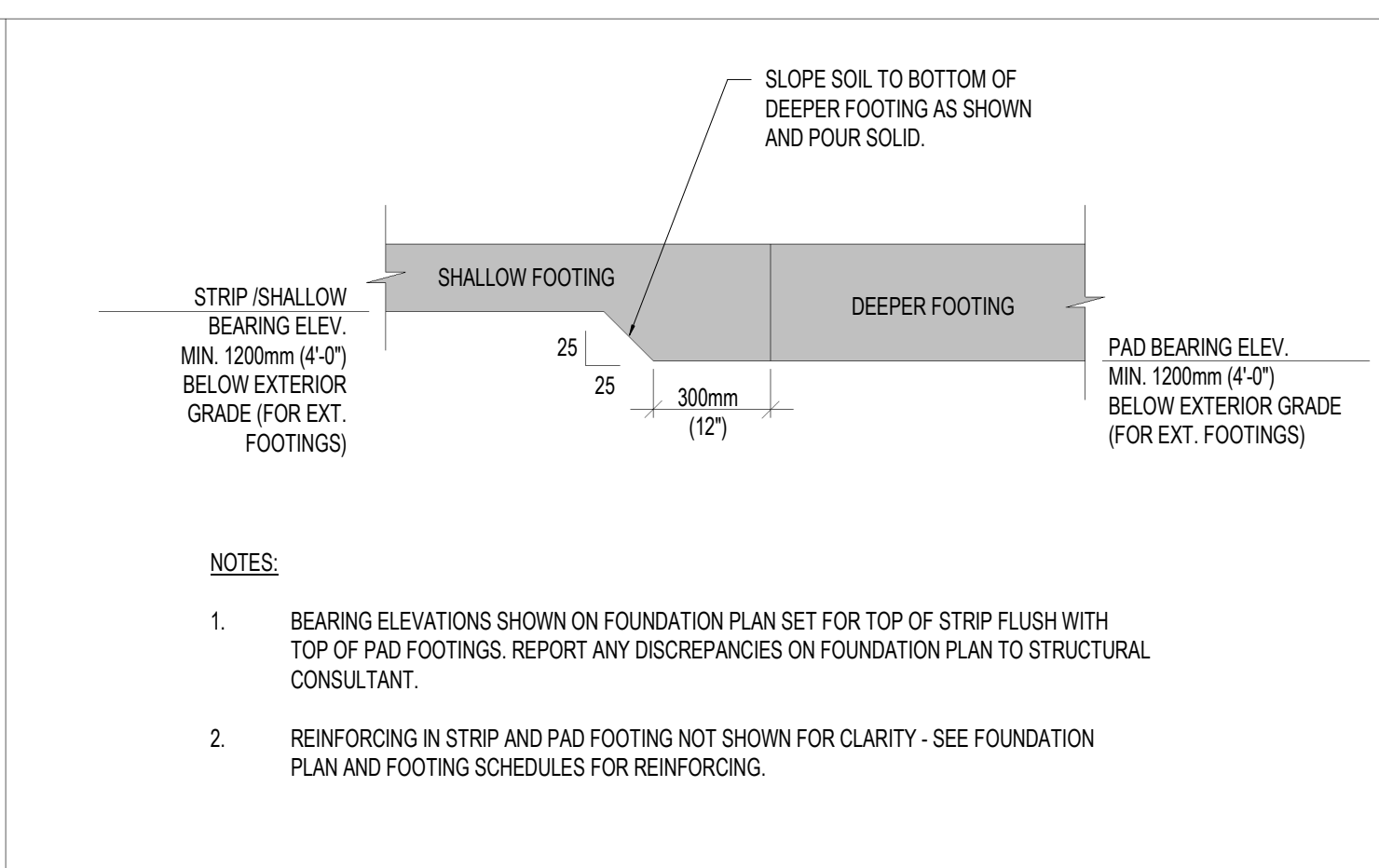
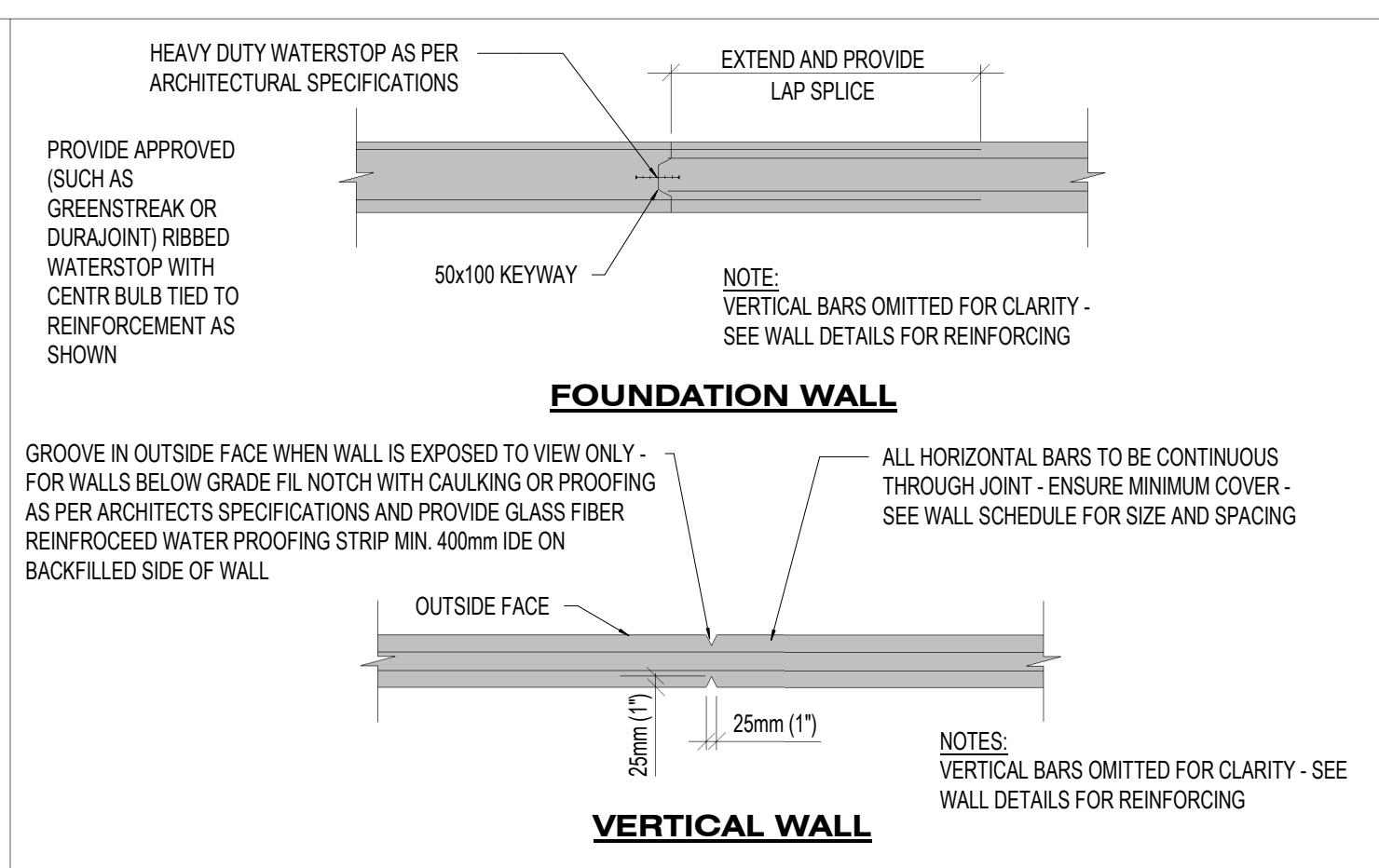
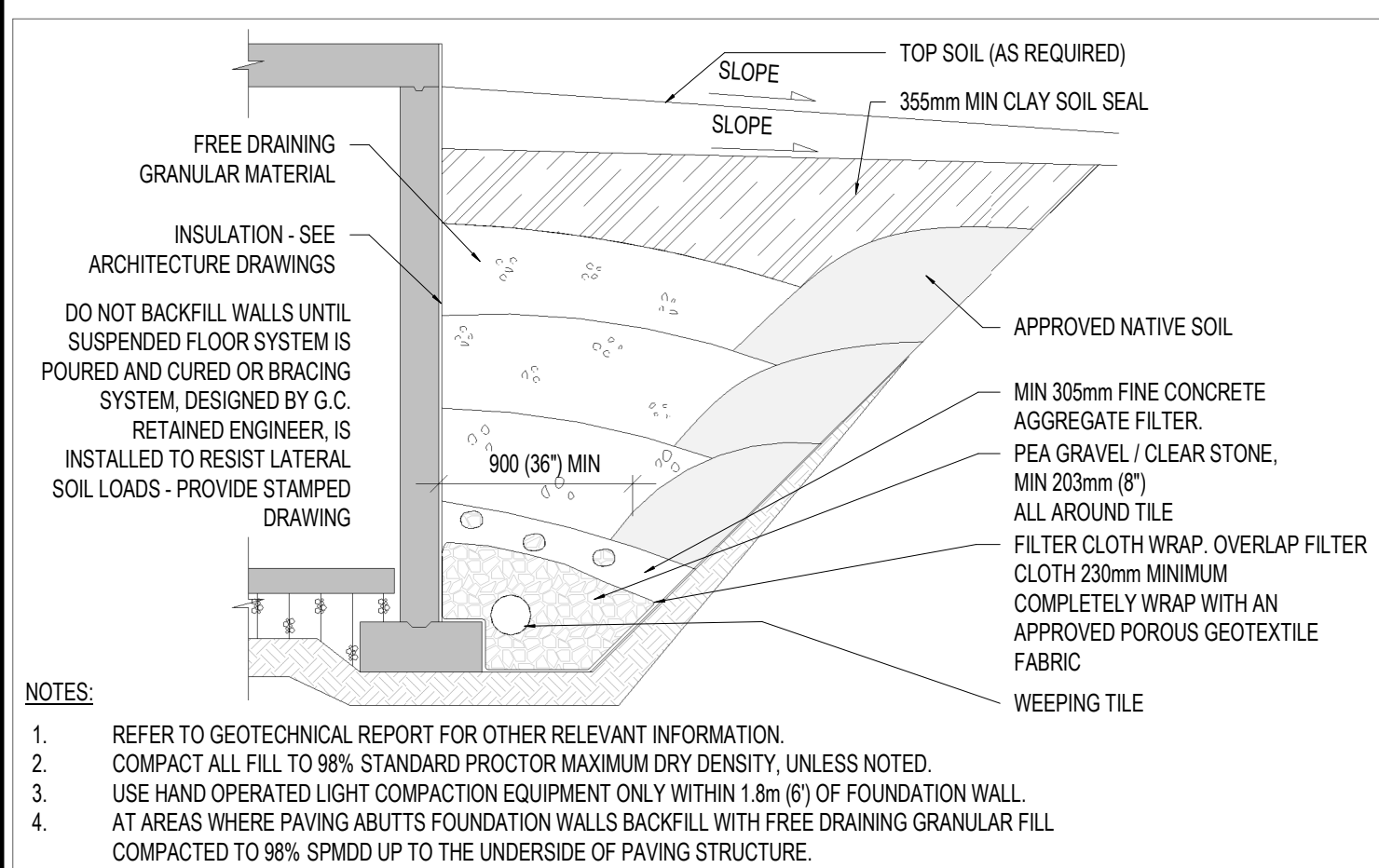
Drawing Title:

LOADING AND SCHEDULE

Drawn By: S.D. Scale: AS INDICATED
Checked By: J.G./C.B. Plot Date: APR. 03-2024
Project Date: NOV. 2023
Project No: 2023-102

Drawing No: Revision

S-5.0
3



Consultant:

IE DESIGN
Intelligent Engineering Design Ltd.
STRUCTURAL ENGINEERS
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Seal: Seal:

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Project:

WESTDELL
DEVELOPMENT CORP

1300 FANSHAWE PARK RD. EAST. - CRU #7

1300 FANSHAWE PARK RD. EAST. LONDON, ON.

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Drawing Title:

TYPICAL DETAILS I

Drawn By: S.D. Scale: AS INDICATED

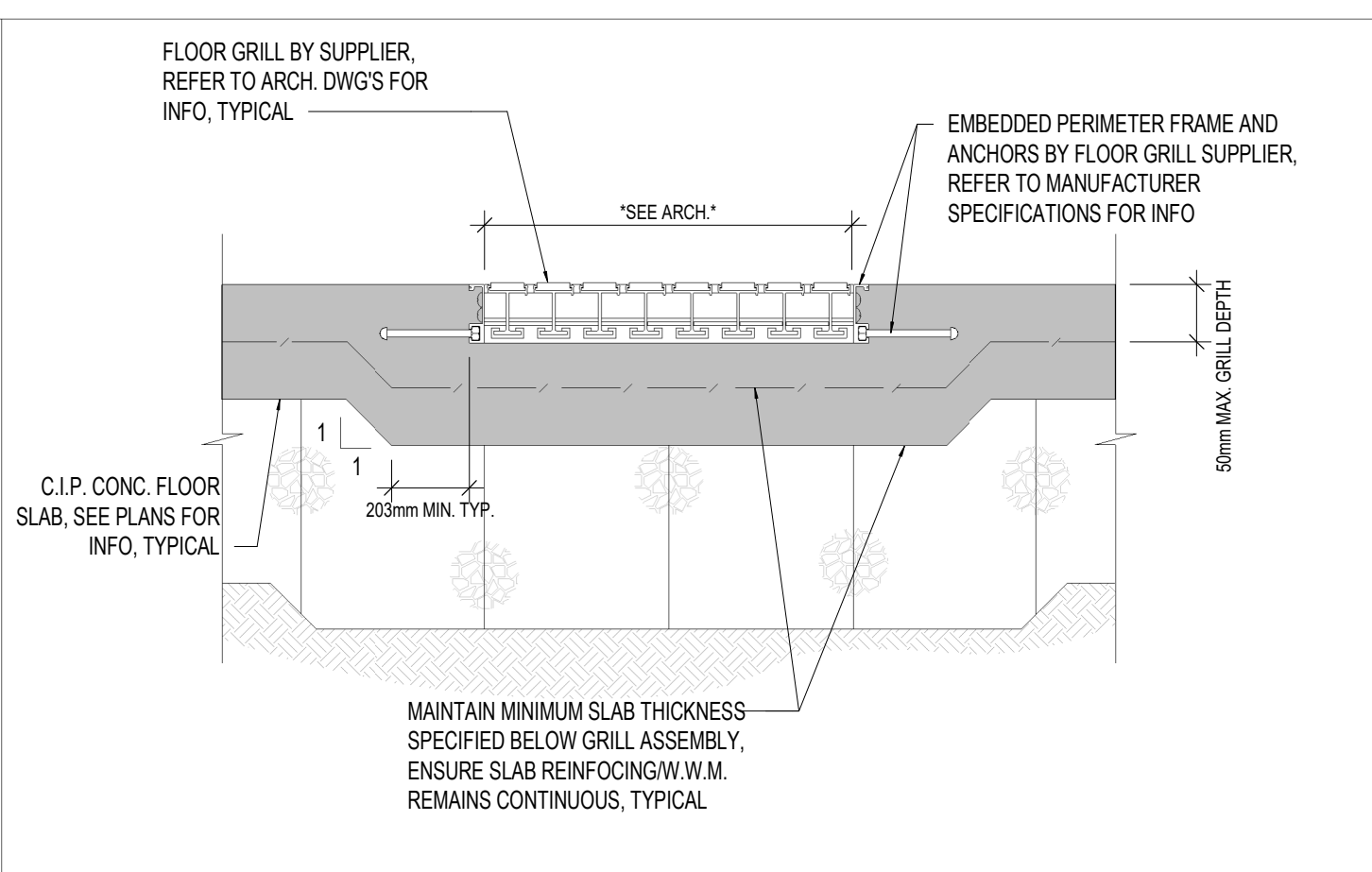
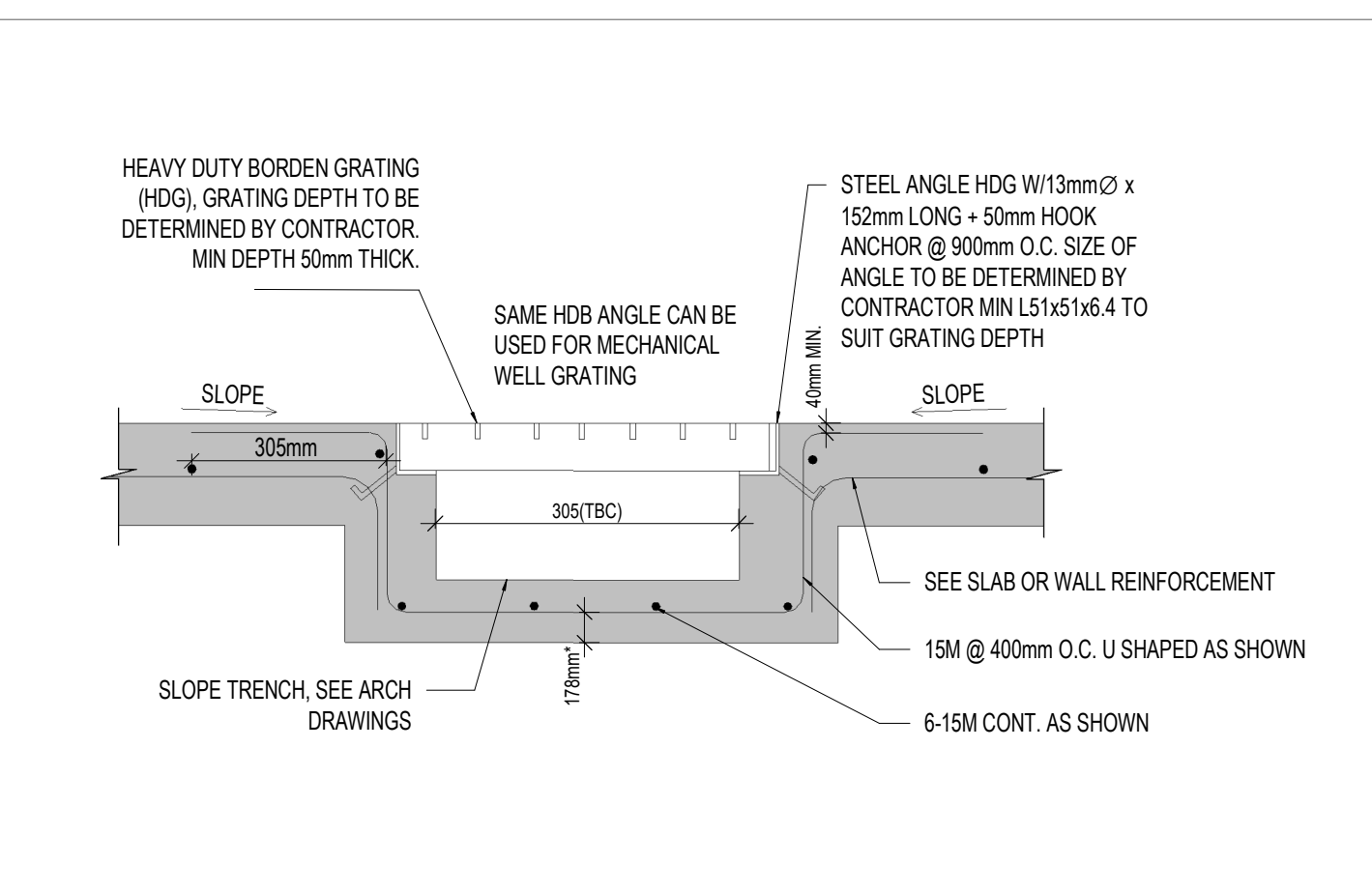
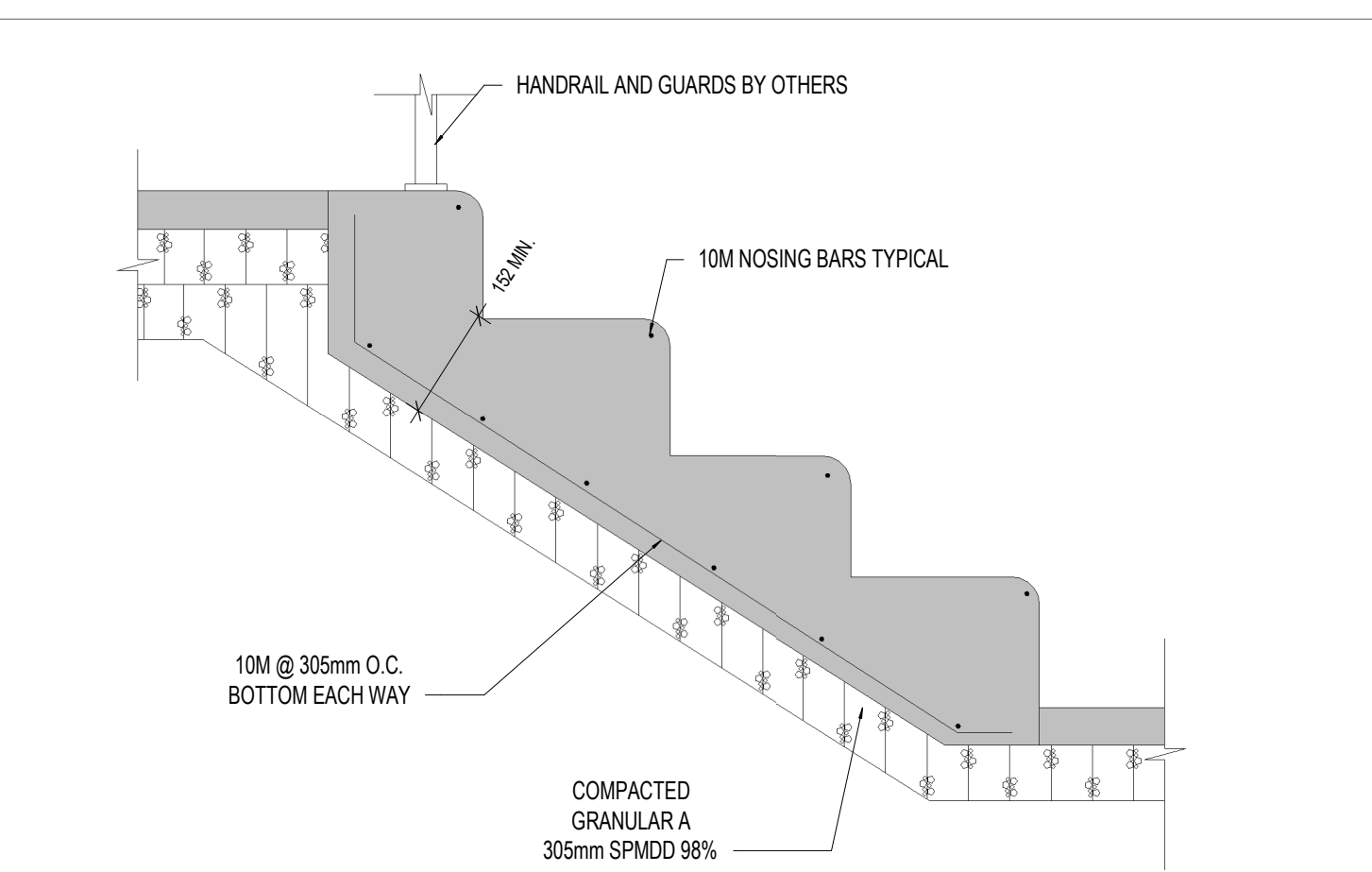
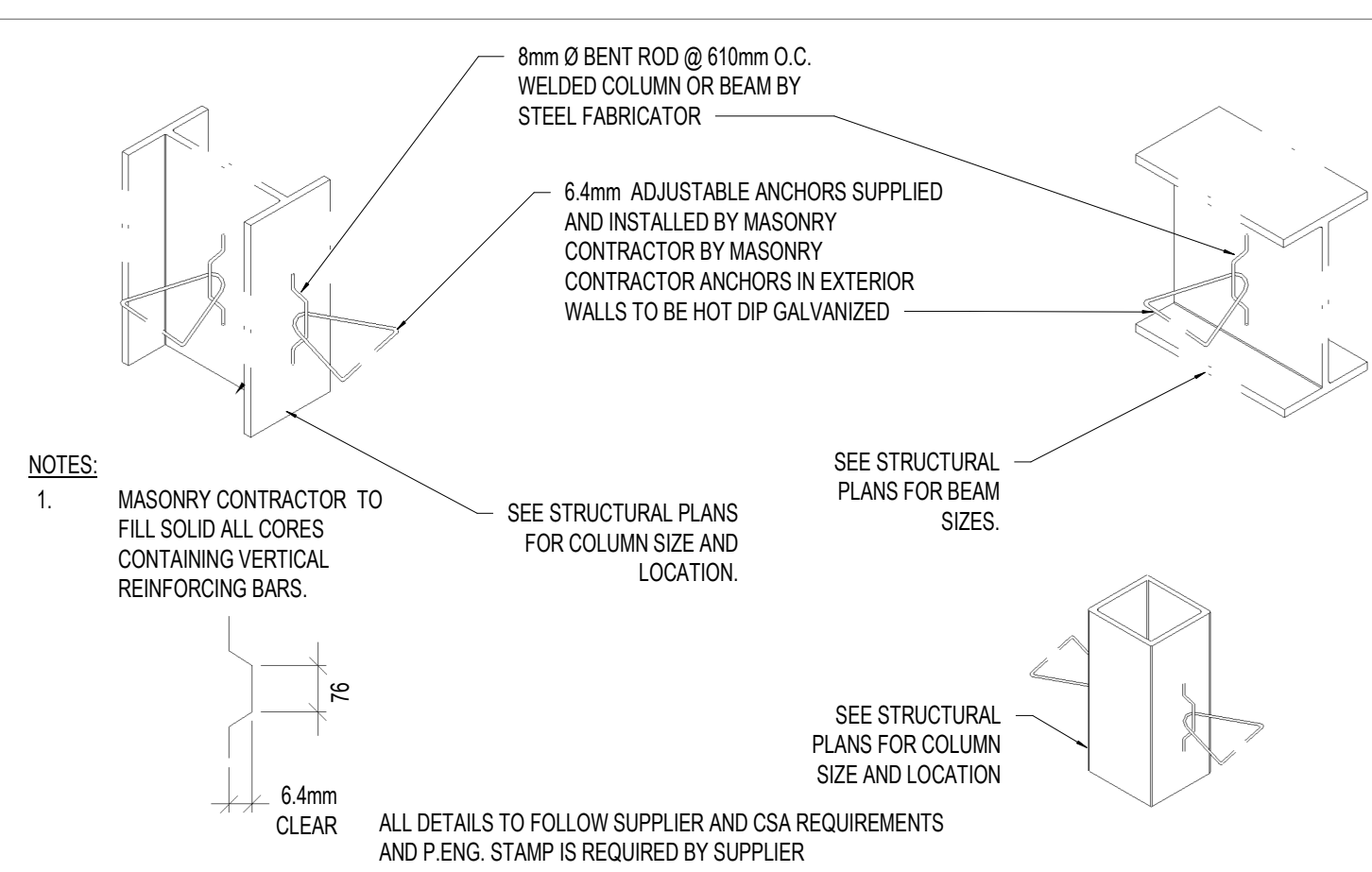
Checked By: J.G./C.B. Plot Date: APR. 03-2024

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Drawing No: Revision

S-6.0 3

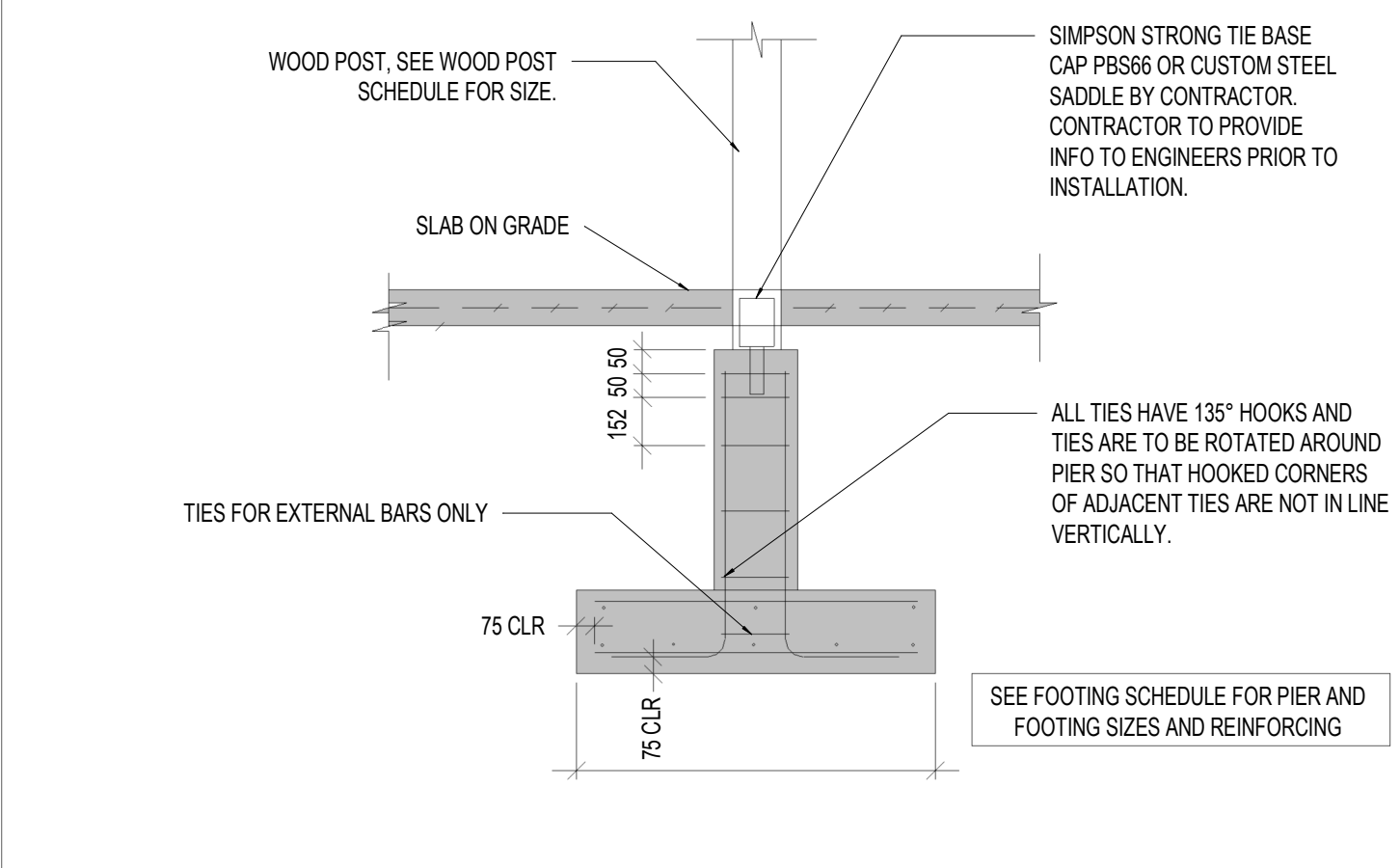
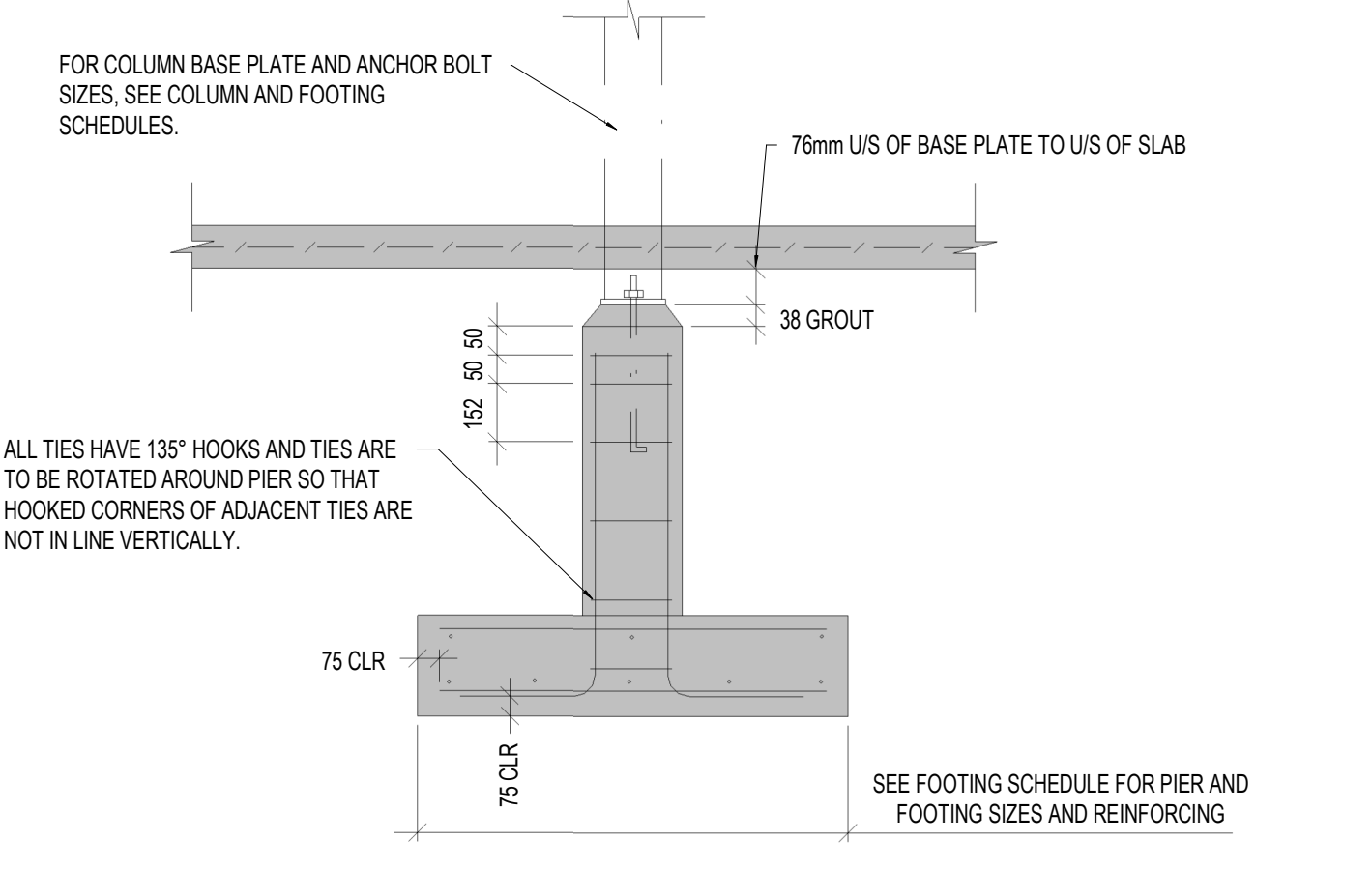
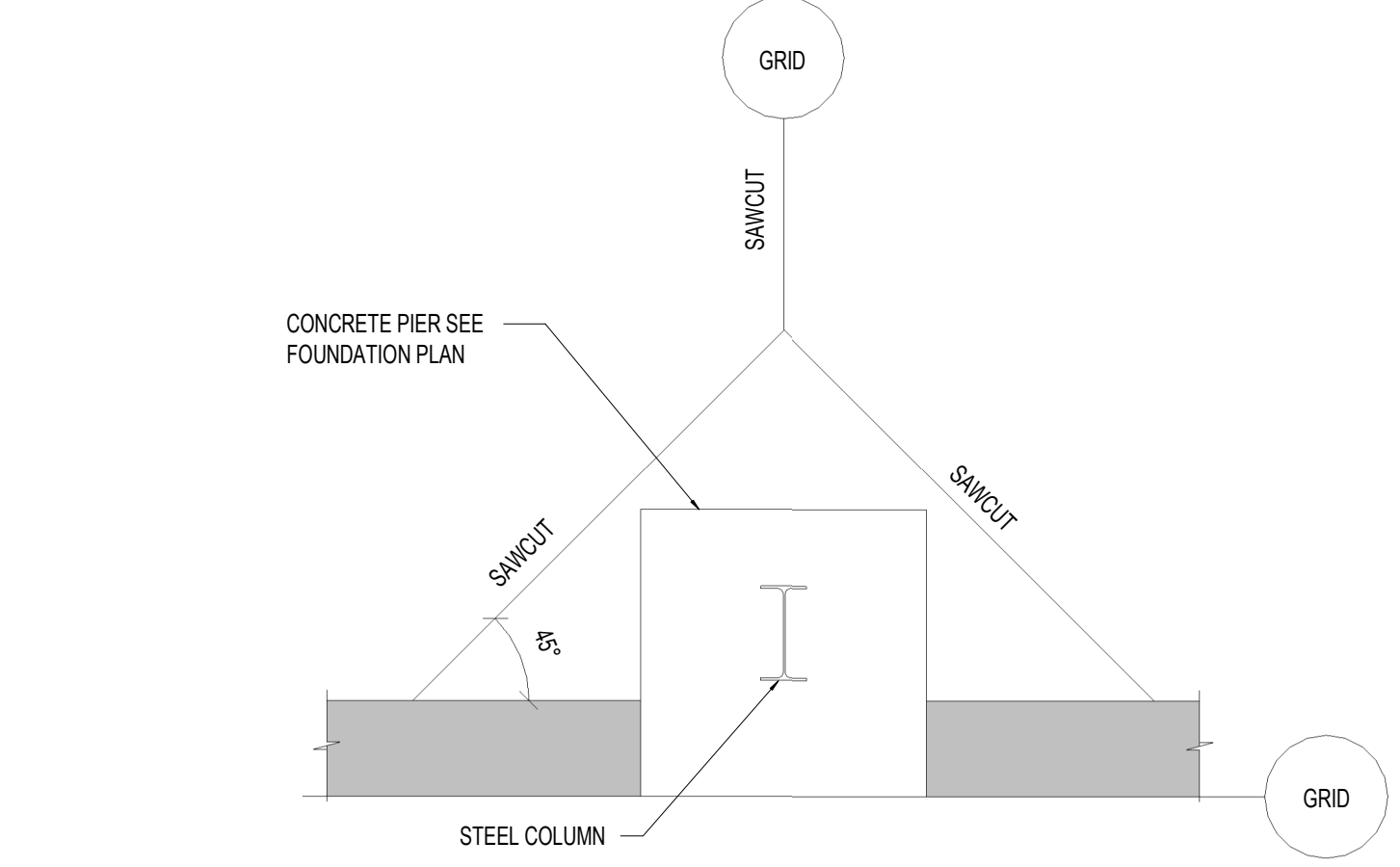
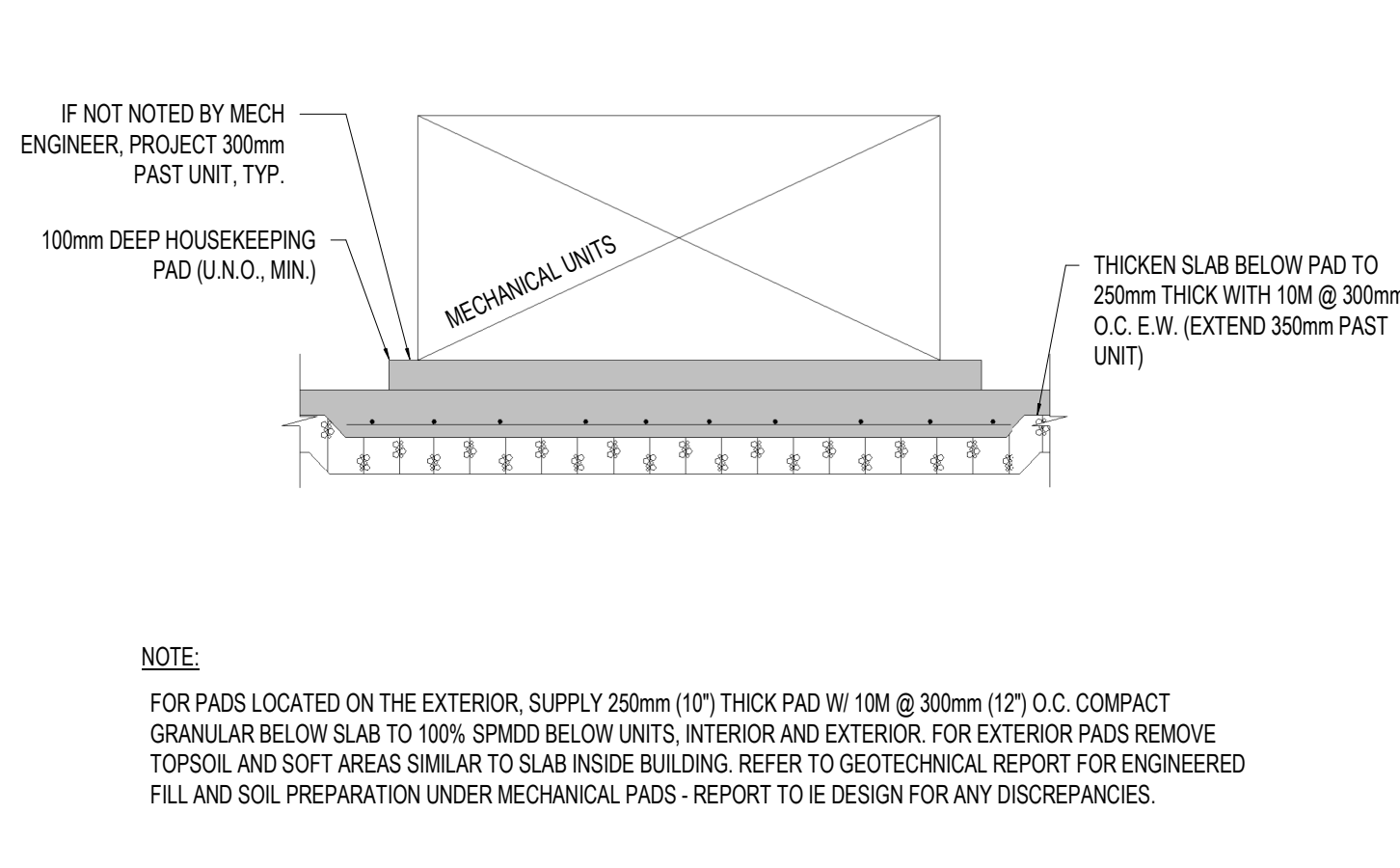


T.D.18 **TYPICAL MASONRY ANCHORAGE TO STEEL**

T.D.19 **CONCRETE STEP/STAIR REINFORCING**

T.D.23 **RECESSED FLOOR DRAIN**

T.D.27 **RECESSED FLOOR ENTRY GRILL**

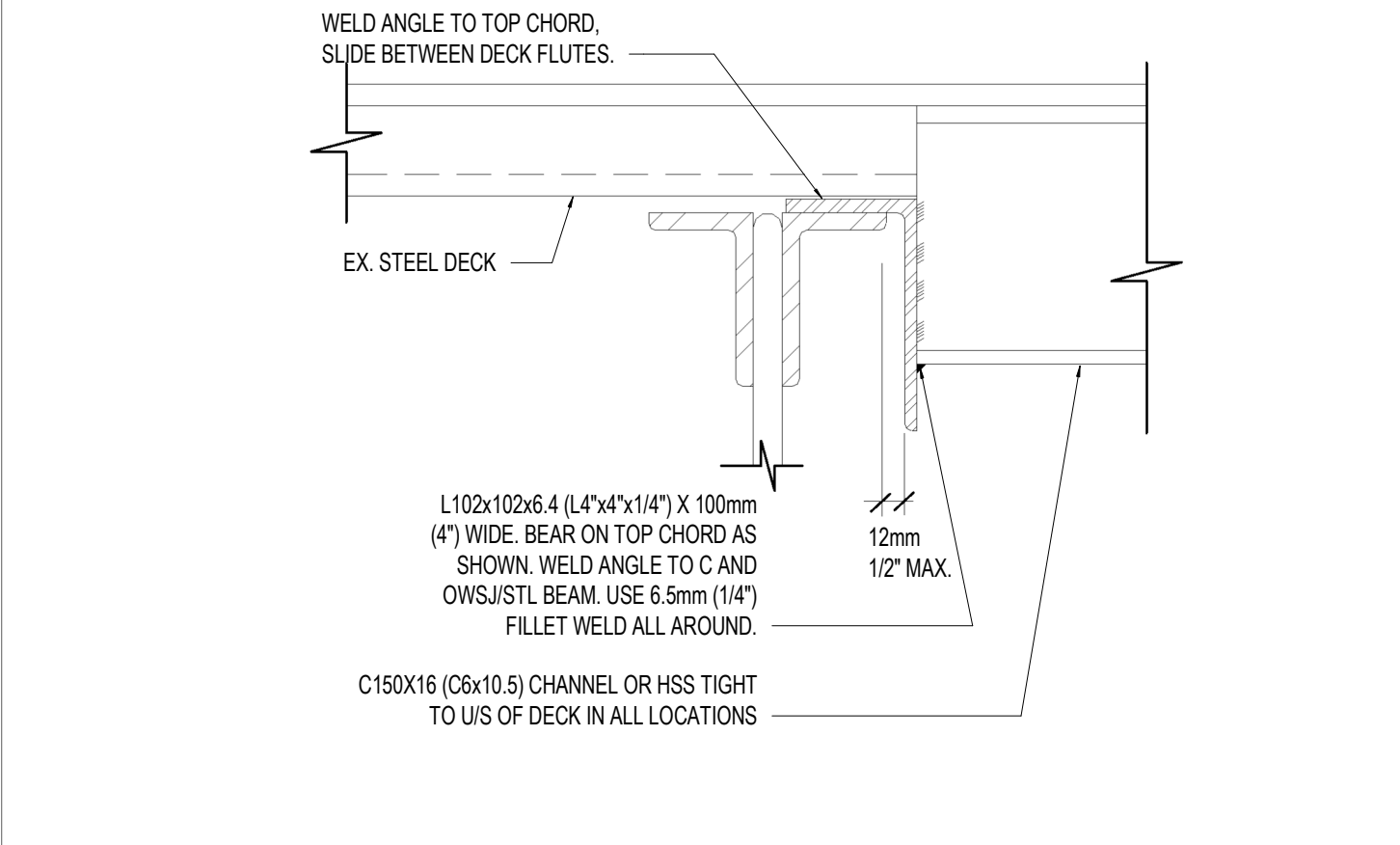
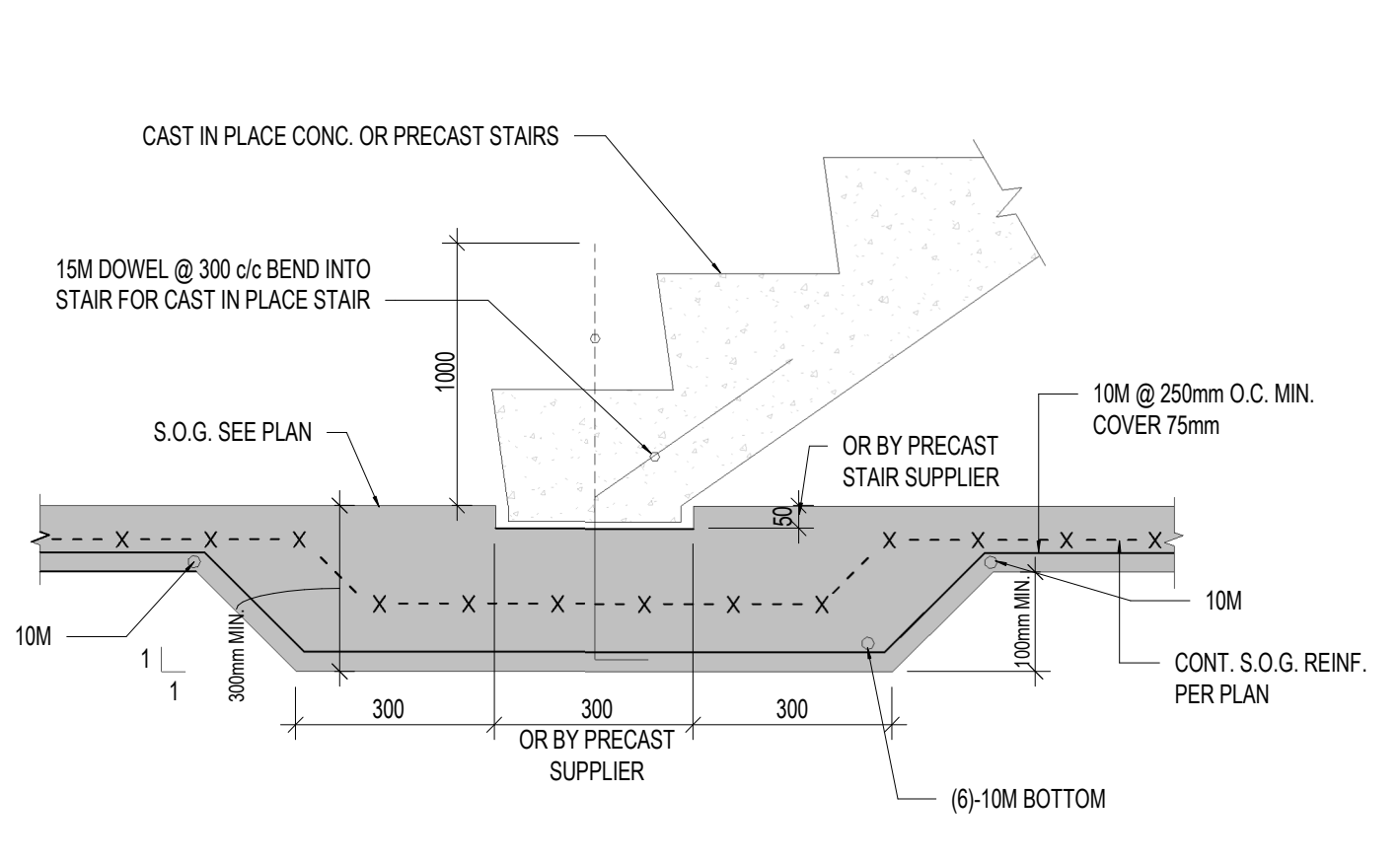
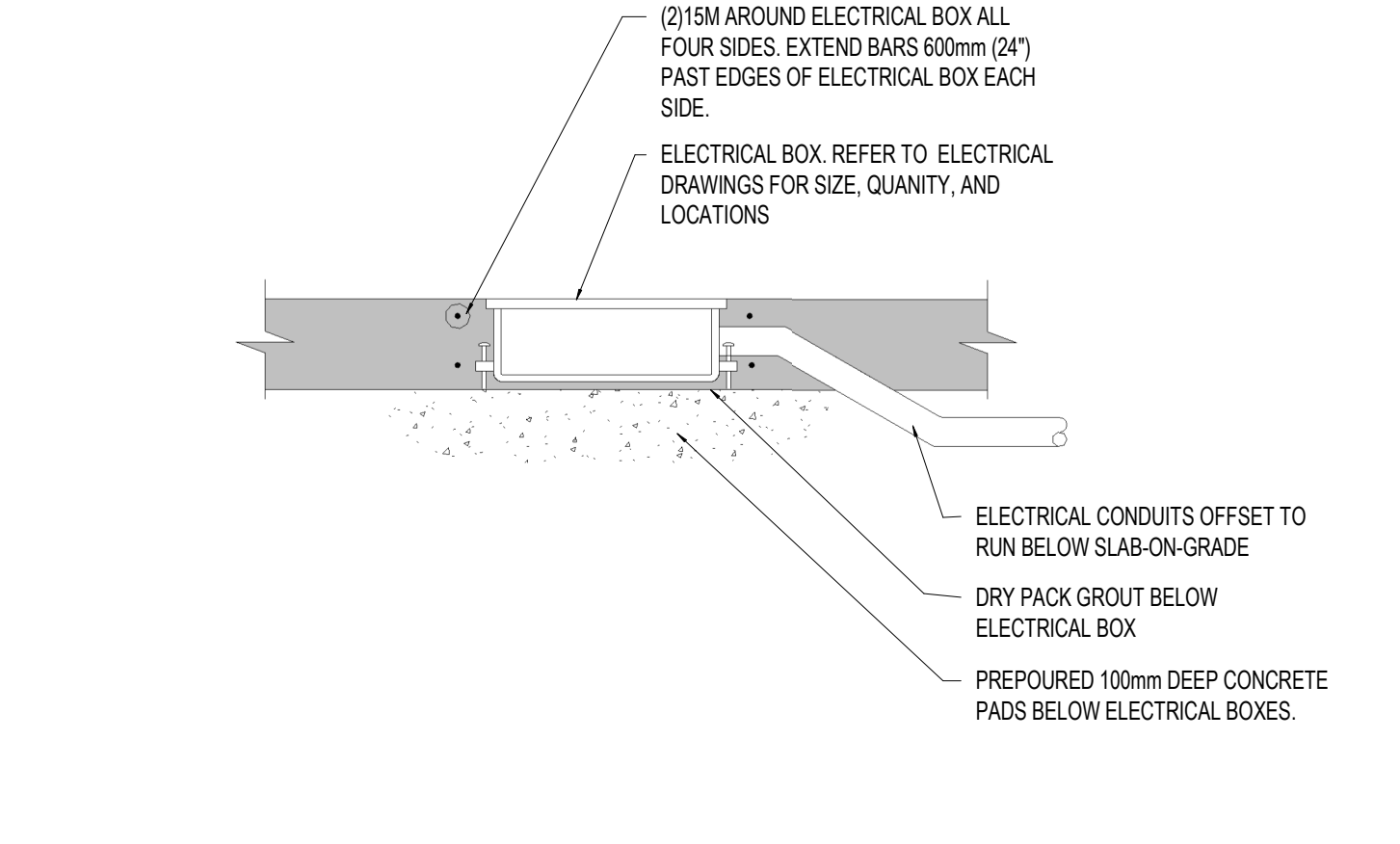
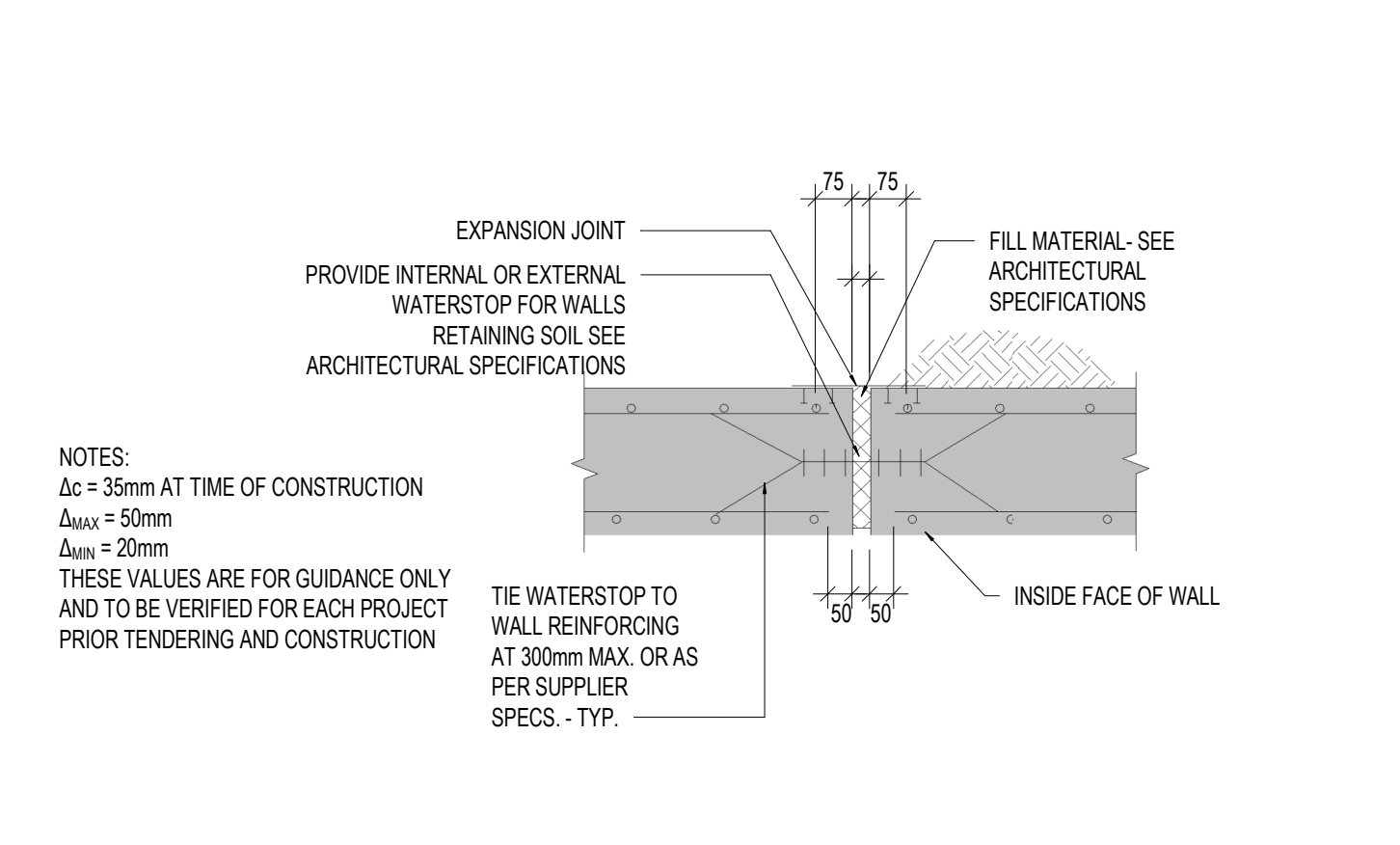


T.D.25 **SLAB THICKENING FOR MECHANICAL UNITS (EXTERIOR)**

T.D.26 **CONTROL JOINT @ PIER**

T.D.28 **TYPICAL SQUARE FOOTING FOR STEEL POST**

T.D.29 **TYPICAL SQUARE FOOTING FOR WOOD POST**

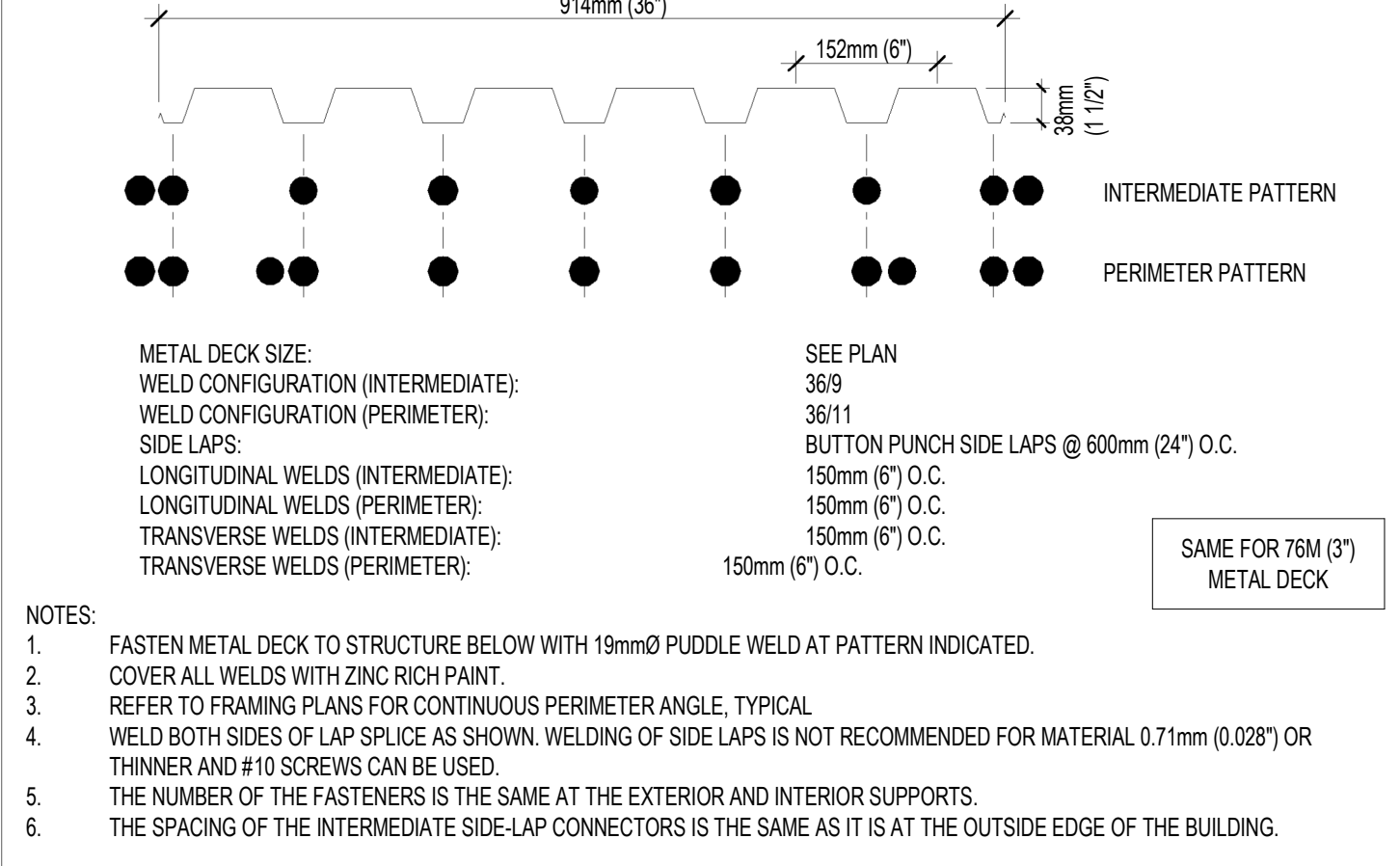
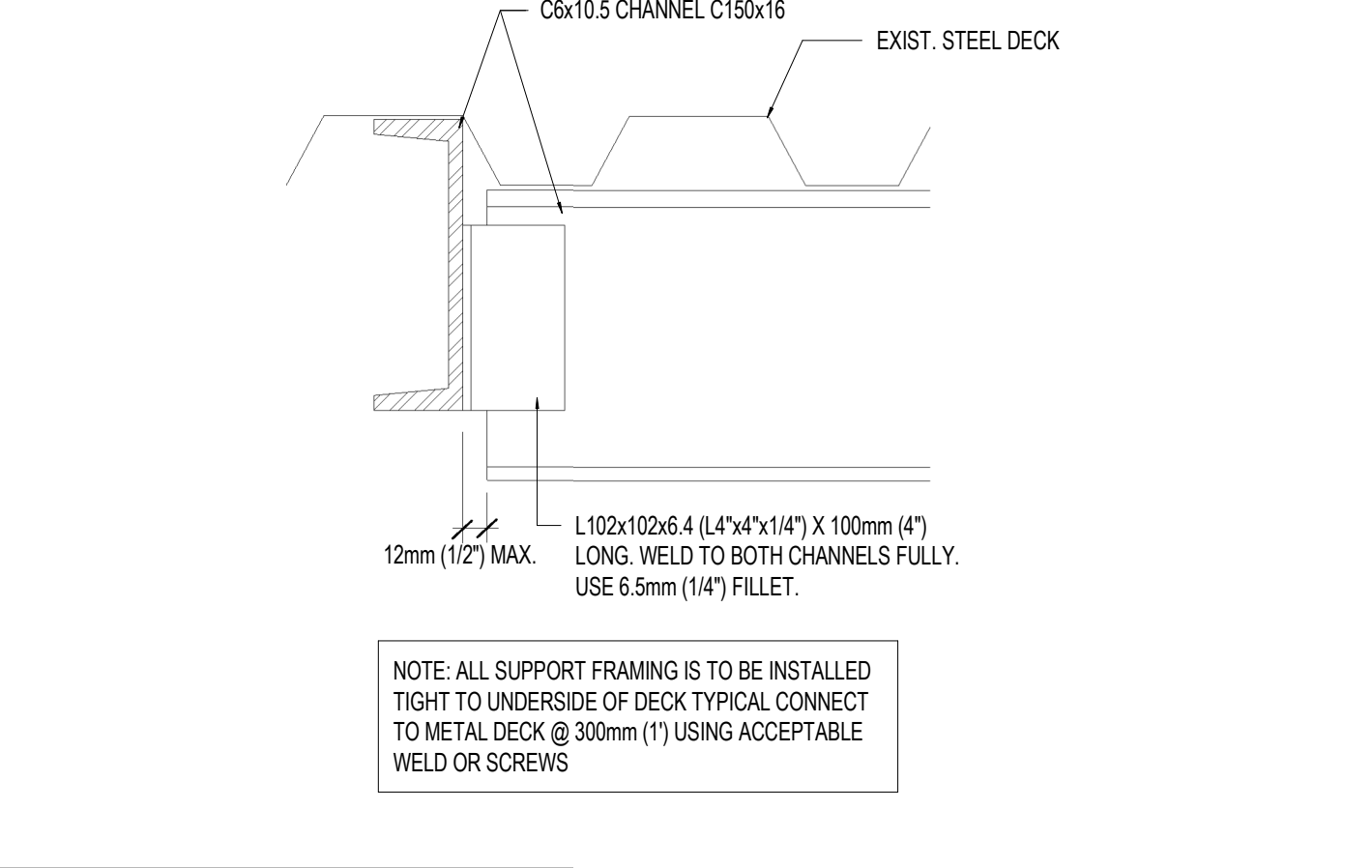
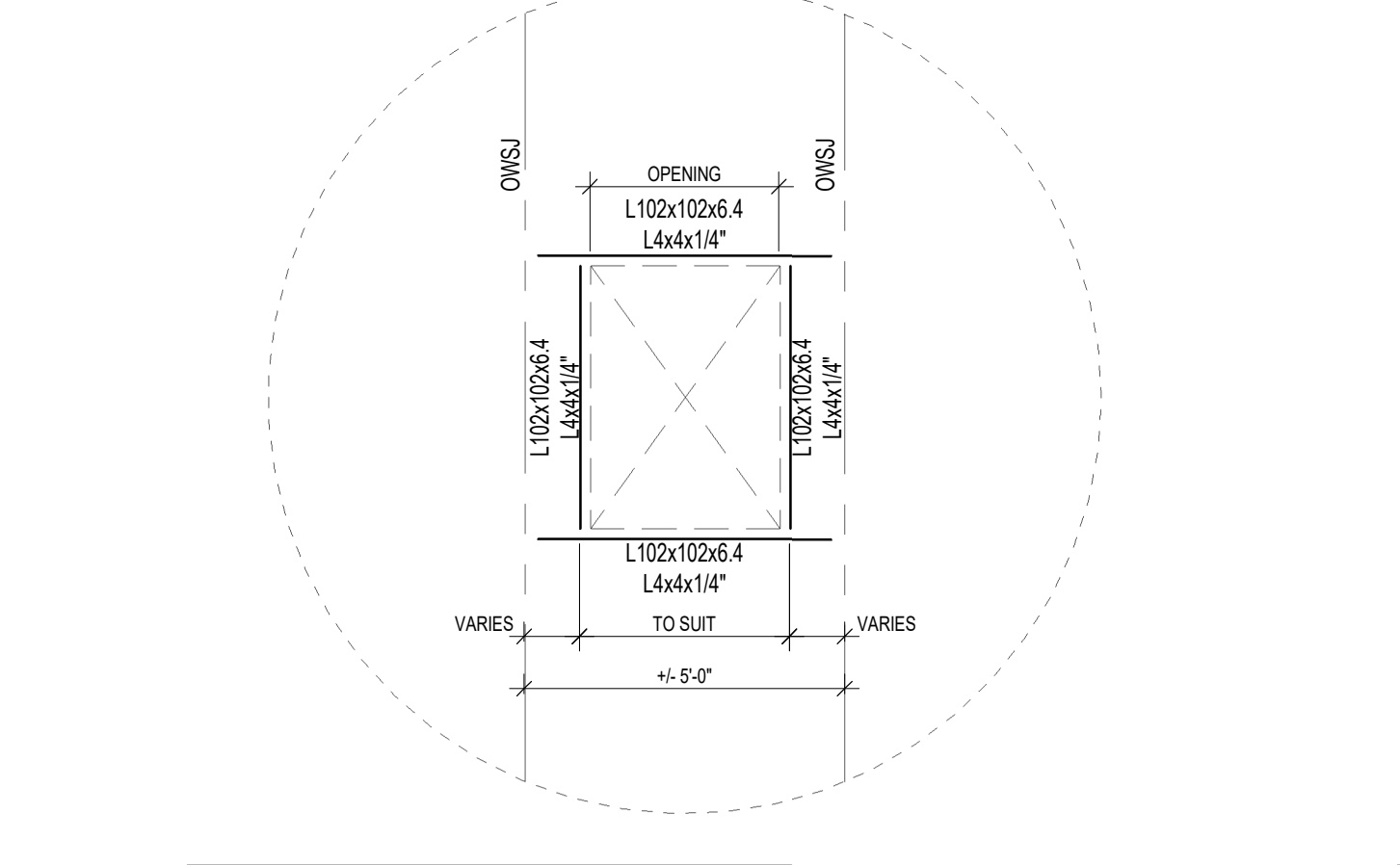
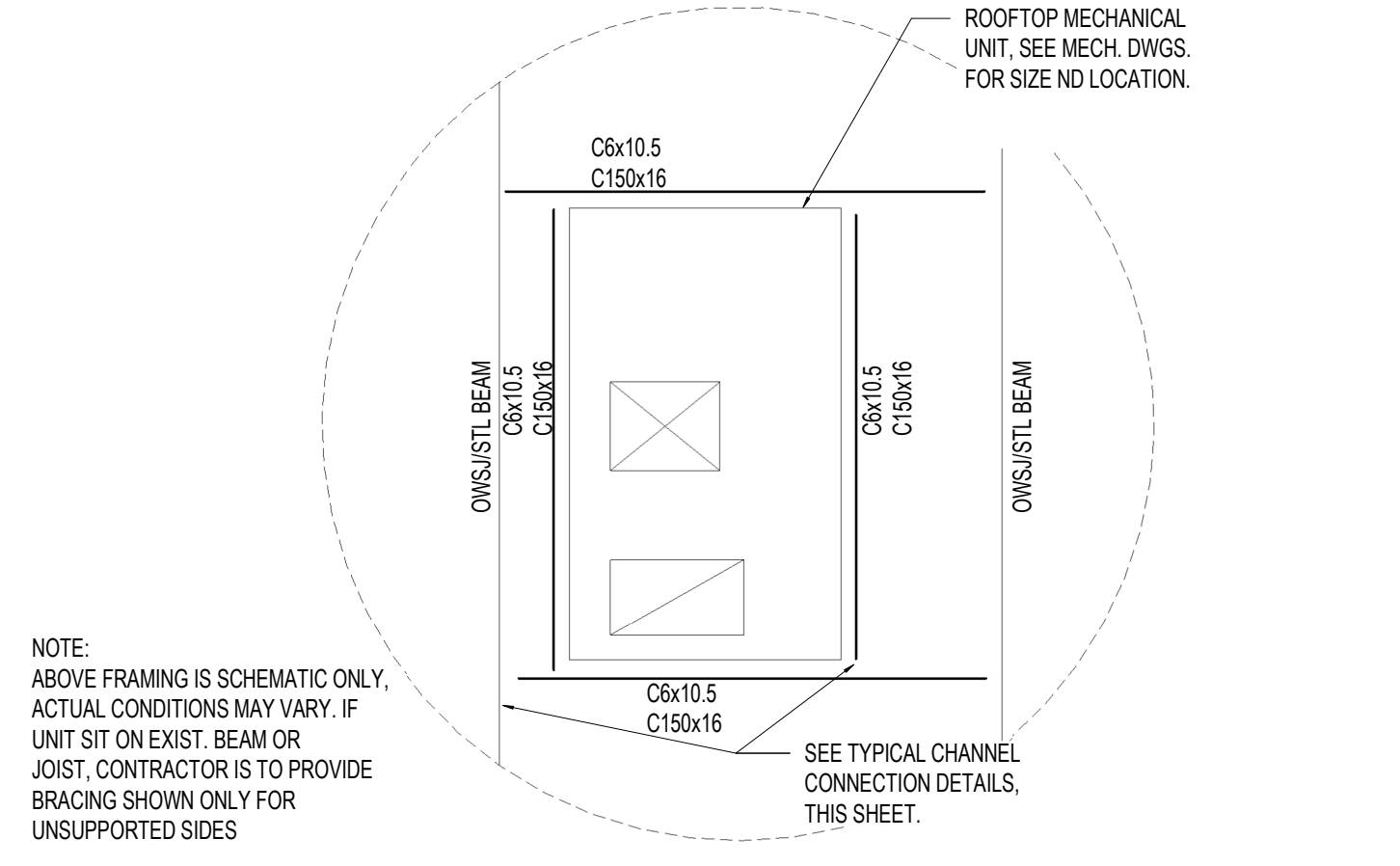


T.D.33 **WALL EXPANSION JOINT**

T.D.41 **ELECTRICAL FLOOR BOXES IN SLAB-ON-GRADE**

T.D.47 **THICKENING SLAB ON GRADE AT CONCRETE STAIRS**

S.2 **CHANNEL TO JOIST CONNECTION**

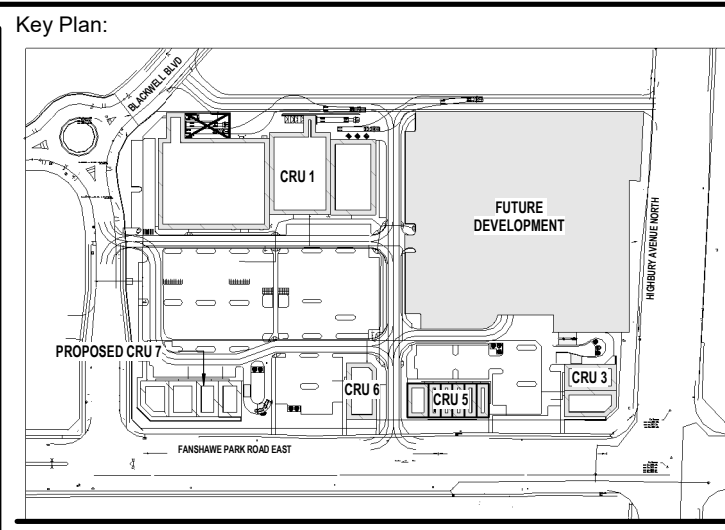


S.5 **SUPPORT FRAMING FOR ROOF TOP MECHANICAL UNITS**

S.6 **SUPPORT FRAMING FOR EXHAUST FAN/ACCESS HATCH OPENINGS**

S.9 **CHANNEL TO CHANNEL CONNECTION**

S.11 **ROOF DECK ATTACHMENT**



Site Plan: North Arrow:

Consultant:

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1300 FANSHAWE PARK RD. EAST. - CRU #7
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Drawing Title:

TYPICAL DETAILS II

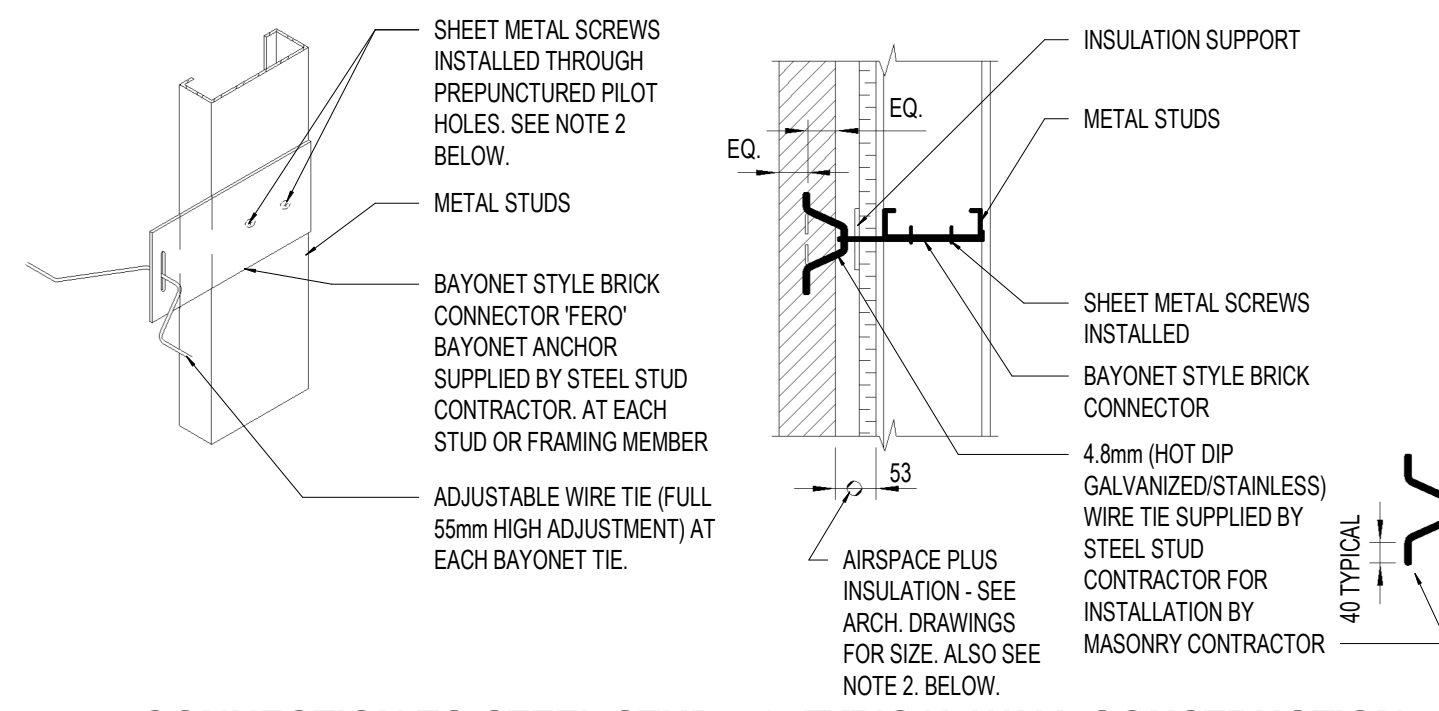
Drawn By: S.D. Scale: AS INDICATED

Checked By: J.G./C.B. Plot Date: APR. 03-2024

Project Date: NOV. 2023

Project No: 2023-102

Drawing No: **S-6.1** Revision: **3**



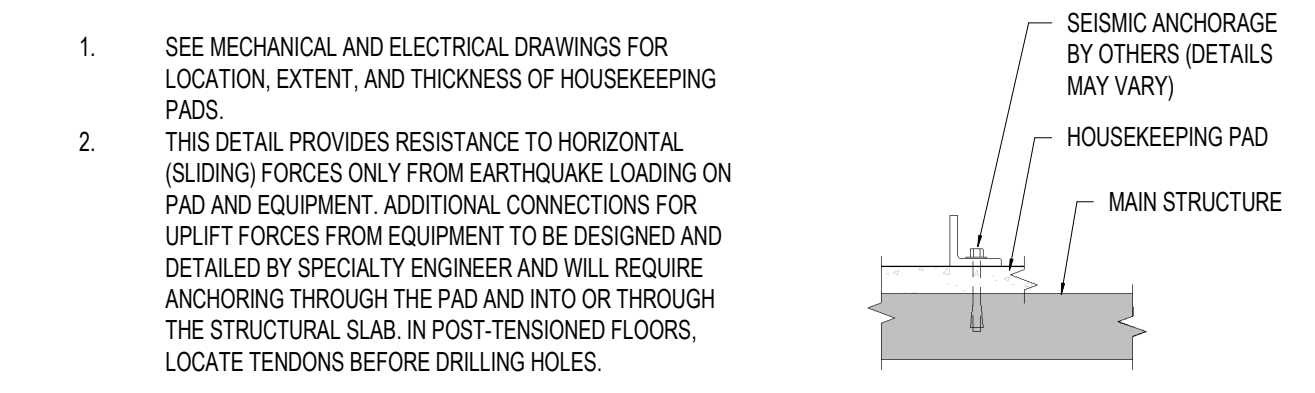
1. CONNECTION TO STEEL STUD 2. TYPICAL WALL CONSTRUCTION

ANCHOR SPACING TABLE	
STUD FRAMING HORIZONTAL SPACING	MAXIMUM VERTICAL ANCHOR SPACING
FRAMING AT 600 O.C.	400mm O.C.
FRAMING AT 400 O.C.	600mm O.C.
FRAMING AT 300 O.C.	600mm O.C.
AT JAMB LOCATIONS OF ALL WALL OPENINGS	300mm O.C.

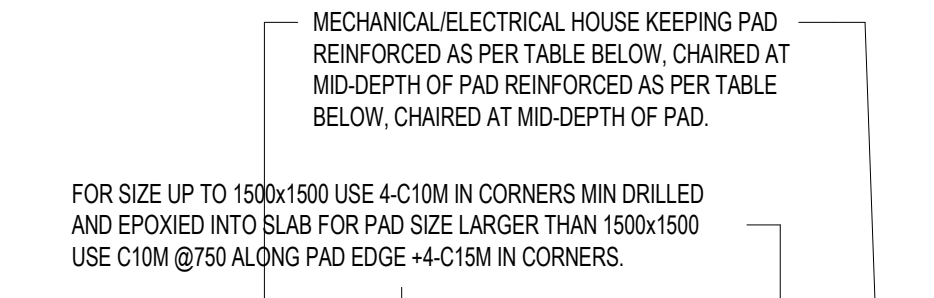
ALL DETAILS TO FOLLOW SUPPLIER AND CSA REQUIREMENTS AND P.ENG. STAMP IS REQUIRED BY SUPPLIER

- BAYONET TIES TO BE FERRO SLOTTED TIE (TYPE II) COMPLETE WITH 4.8mm DIAMETER (HOT DIPPED GALVANIZED/STAINLESS) V-ANCHOR AND INSULATION SUPPORT. NOTE THAT INSULATION SUPPORT IS TO BE PLACED OVER AIR BARRIER SYSTEM.
- MINIMUM GAUGE OF TIE SYSTEM TO BE 16 GAUGE MATERIAL FOR CAVITIES UP TO 127mm WIDE. ANCHOR SUPPLIER TO DESIGN TIE WITH INCREASED THICKNESS FOR WIDER CAVITIES. DESIGN OF ANCHOR TO ASSURE MAXIMUM 0.78N UNFACTORED ANCHOR LOAD WITH NO LATERAL SUPPORT OF PLATE SUPPLIED BY INSULATION OR EXTERIOR SHEATHING.
- ALL TIE COMPONENTS ARE TO BE HAVE A MINIMUM CORROSION PROTECTION SUPPLIED (HOT DIP GALVANIZING/STAINLESS) AFTER FABRICATION. IF PLATE SYSTEM IS TO BE GALVANIZED, FOLLOW CSA CAN-3 A370 AND ASTM A123 REQUIREMENT OF 401 g/m². V TIE GALVANIZING TO BE IN ACCORDANCE TO CSA CAN-3 A370 AND ASTM A153 REQUIREMENT OF 458 g/m². REFER TO SPECIFICATIONS IF STAINLESS STEEL REQUIREMENT SUPERSEDES MINIMUM GALVANIZED COATING REQUIREMENT.
- STEEL STUD CONTRACTOR IS TO CONSTRUCT A STOREY ROD OF MASONRY COURSING FOR ALL MASONRY VENEER WALLS TO ENSURE ANCHORS ARE INSTALLED AT THE CENTRE OF ALL MASONRY JOINTS TO RECEIVE A MASONRY TIE. IF MASONRY UNIT LAYOUT DOES NOT ALLOW PLACEMENT OF ANCHORS AT THE MAXIMUM VERTICAL SPACING SHOWN IN ABOVE TABLE. EXTRA TIES MUST BE INSTALLED ABOVE AND BELOW EACH MASONRY UNIT AT SMALLER VERTICAL SPACING SUCH THAT THE MAX VERTICAL SPACING IS NOT EXCEEDED.

T.D.46 ADJUSTABLE BAYONET STYLE MASONRY VENEER ANCHORS AT METAL STUD WALLS



- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION, EXTENT, AND THICKNESS OF HOUSEKEEPING PADS.
- THIS DETAIL PROVIDES RESISTANCE TO HORIZONTAL (SLIDING) FORCES ONLY FROM EARTHQUAKE LOADING ON PAD AND EQUIPMENT. ADDITIONAL CONNECTIONS FOR UPLIFT FORCES FROM EQUIPMENT TO BE DESIGNED AND DETAILED BY SPECIALTY ENGINEER AND WILL REQUIRE ANCHORING THROUGH THE PAD AND INTO OR THROUGH THE STRUCTURAL SLAB. IN POST-TENSIONED FLOORS, LOCATE TENDONS BEFORE DRILLING HOLES.



FOR SIZE UP TO 1500x1500 USE 4-C10M IN CORNERS MIN DRILLED AND EPOXIED INTO SLAB FOR PAD SIZE LARGER THAN 1500x1500 USE C10M @750 ALONG PAD EDGE +4-C15M IN CORNERS.

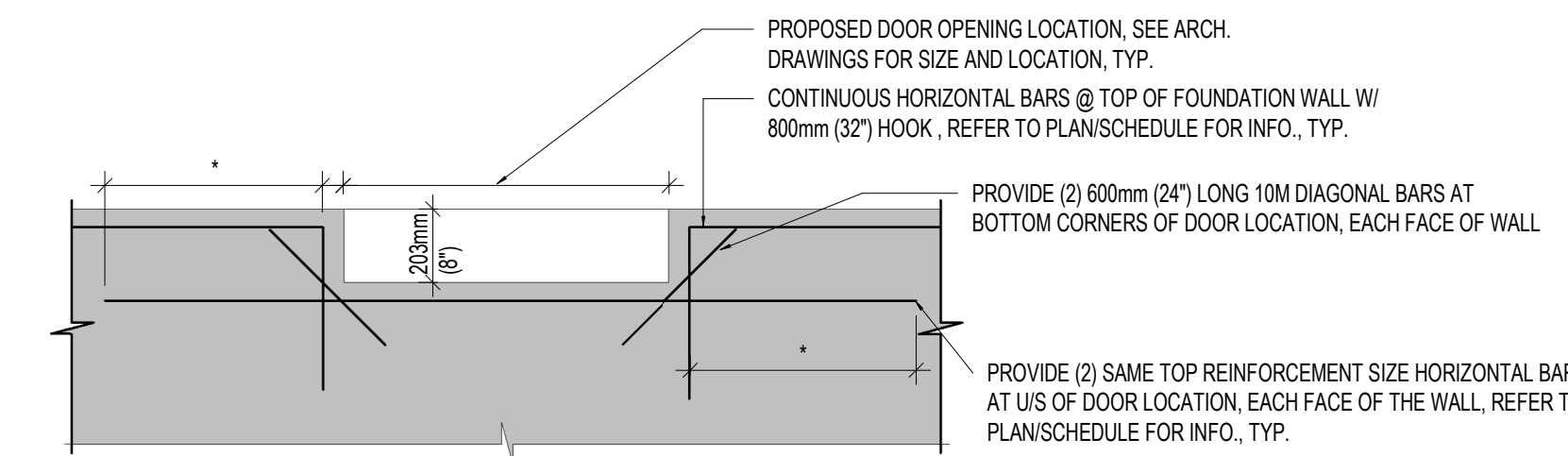
PAD THICKNESS 'T' <= 100

STRUCTURAL SLAB OR COMPOSITE DECK. IF STEEL DECK AND TOPPING, REPLACE C10M WITH 10mm Ø HILTI HDI EMBEDDED 50mm INTO TOPPING CW 10M HOOKED THREADED BAR.

PAD THICKNESS 'T'	REINFORCEMENT
100	152x152MM W18.7MM W18.7MM W1 LAYER
150	10M @300 EW AT CENTER
200	10M @400 T AND BEW

T.D.49 MECHANICAL/ELECTRICAL HOUSEKEEPING PAD AND FLOATING SLAB

S.12 FOUNDATION WALL DROP @ DOOR OPENING



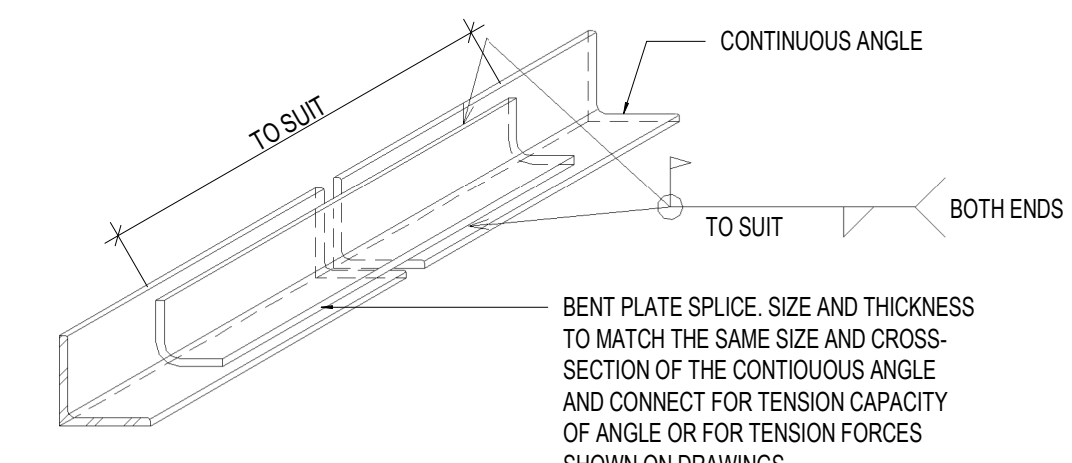
PROPOSED DOOR OPENING LOCATION. SEE ARCH. DRAWINGS FOR SIZE AND LOCATION, TYP.
CONTINUOUS HORIZONTAL BARS @ TOP OF FOUNDATION WALL W/ 800mm (32") HOOK. REFER TO PLAN/SCHEDULE FOR INFO, TYP.

PROVIDE (2) 600mm (24") LONG 10M DIAGONAL BARS AT BOTTOM CORNERS OF DOOR LOCATION, EACH FACE OF WALL
PROVIDE (2) SAME TOP REINFORCEMENT SIZE HORIZONTAL BARS AT US OF DOOR LOCATION, EACH FACE OF THE WALL, REFER TO PLAN/SCHEDULE FOR INFO, TYP.

* REFER TO REBAR DEVELOPMENT SCHEDULE

S.12 FOUNDATION WALL DROP @ DOOR OPENING

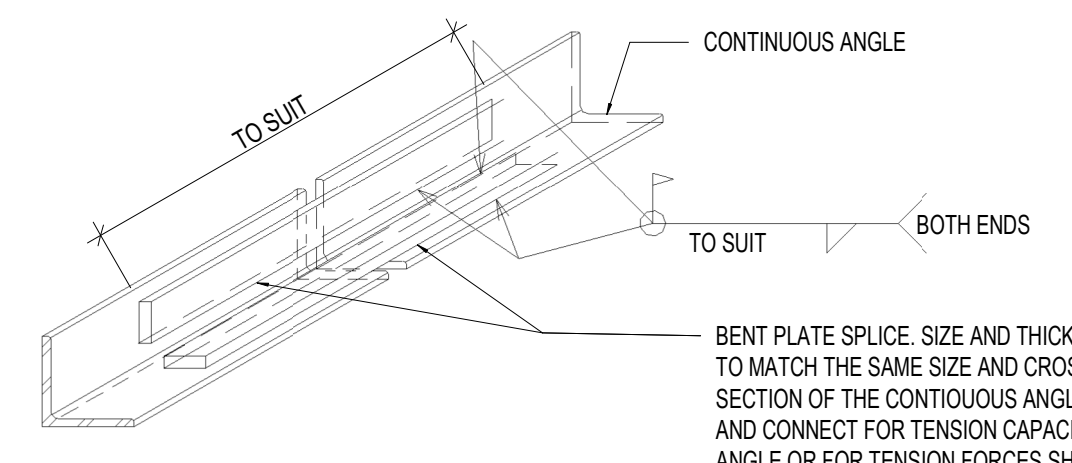
ALTERNATE 1



NOTES:
1. DESIGN OF ALL CONNECTIONS ARE BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION.

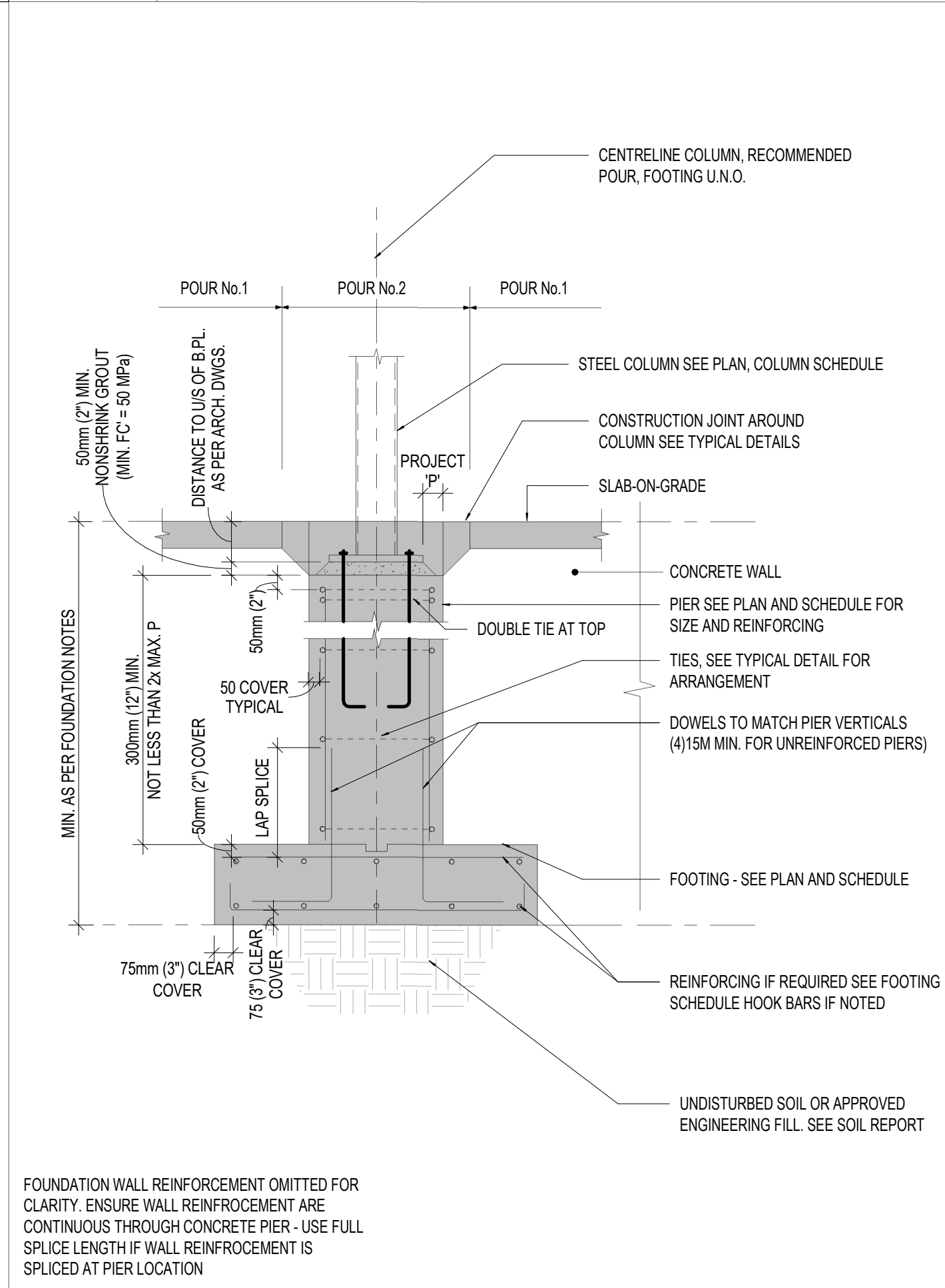
BENT PLATE SPLICE. SIZE AND THICKNESS TO MATCH THE SAME SIZE AND CROSS-SECTION OF THE CONTINUOUS ANGLE AND CONNECT FOR TENSION CAPACITY OF ANGLE OR FOR TENSION FORCES SHOWN ON DRAWINGS.

ALTERNATE 2



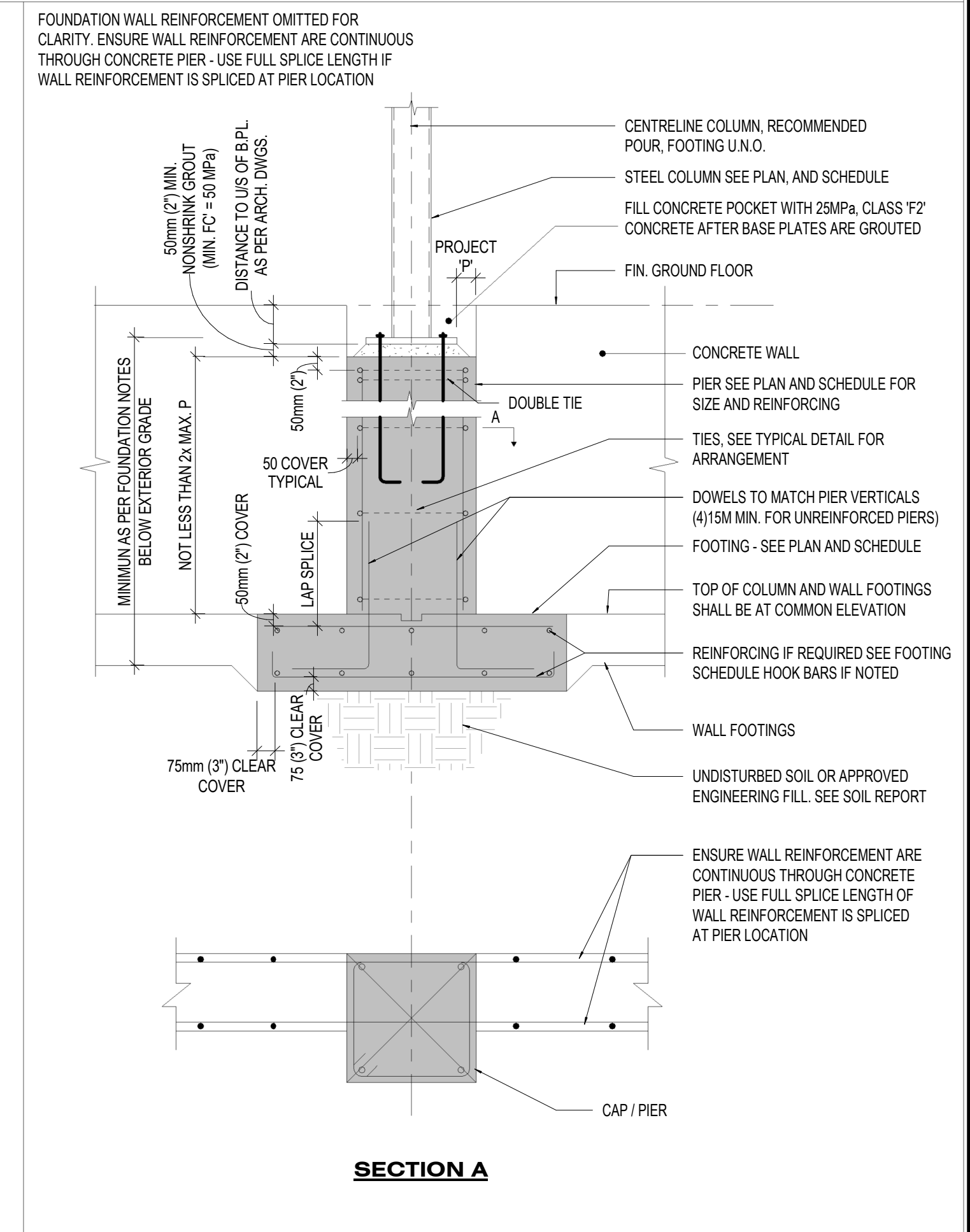
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S.19 TYPICAL TENSION SPLICE FOR ANGLES



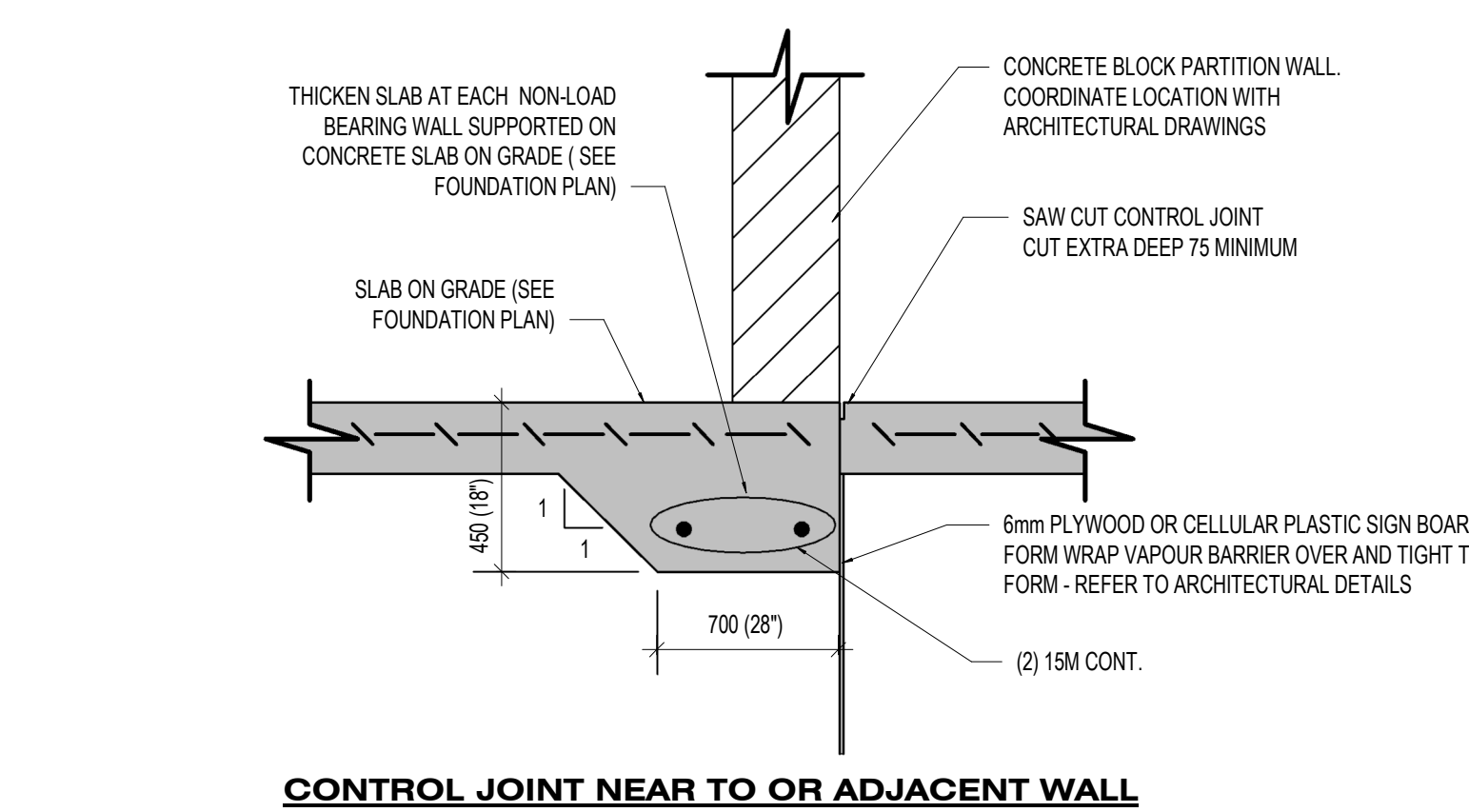
FOUNDATION WALL REINFORCEMENT OMITTED FOR CLARITY. ENSURE WALL REINFORCEMENT ARE CONTINUOUS THROUGH CONCRETE PIER - USE FULL SPLICE LENGTH IF WALL REINFORCEMENT IS SPLICED AT PIER LOCATION

S.14 TYPICAL INTERIOR COLUMN DETAIL, STEEL COLUMN

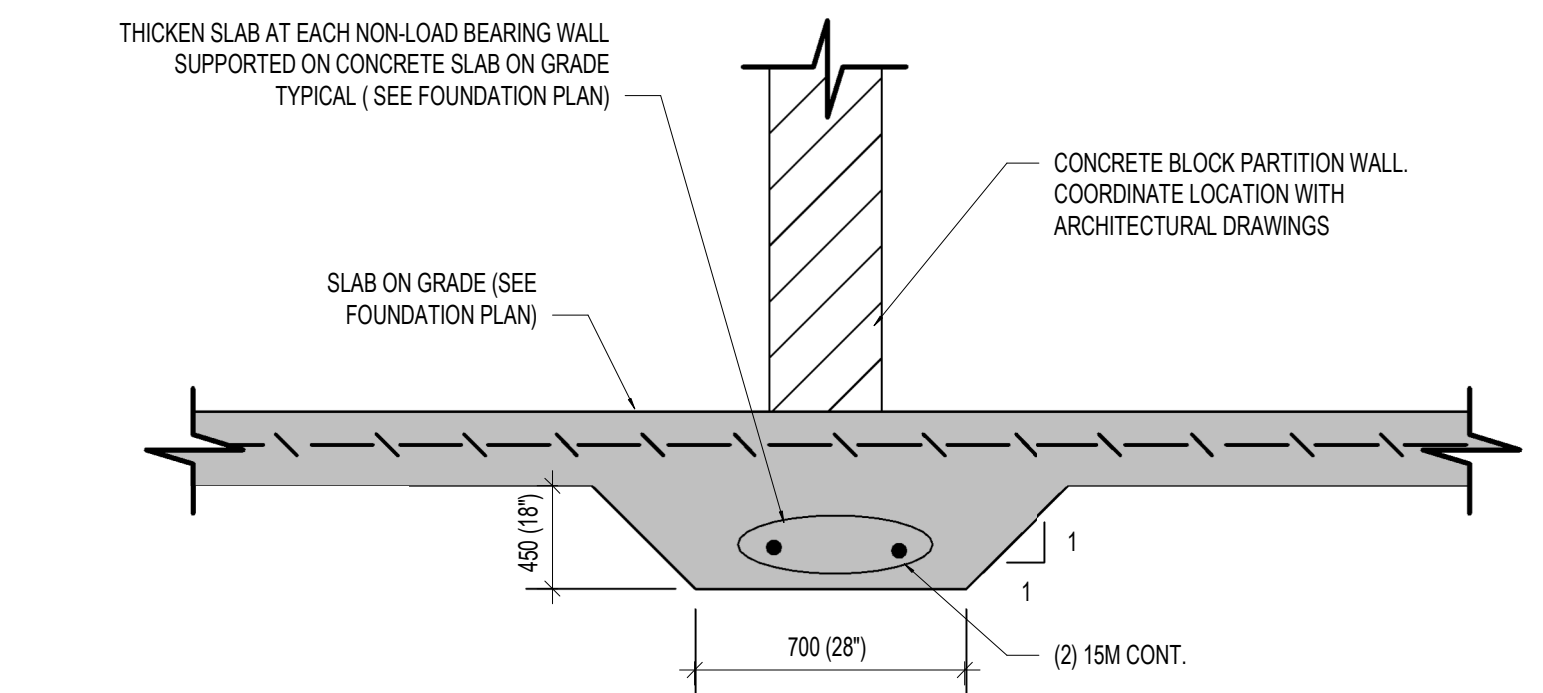


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S.15 TYPICAL EXTERIOR COLUMN FOUNDATION DETAIL, STEEL COLUMN



CONTROL JOINT NEAR TO OR ADJACENT WALL



T.D.37 TYPICAL SLAB ON GRADE THICKENINGS

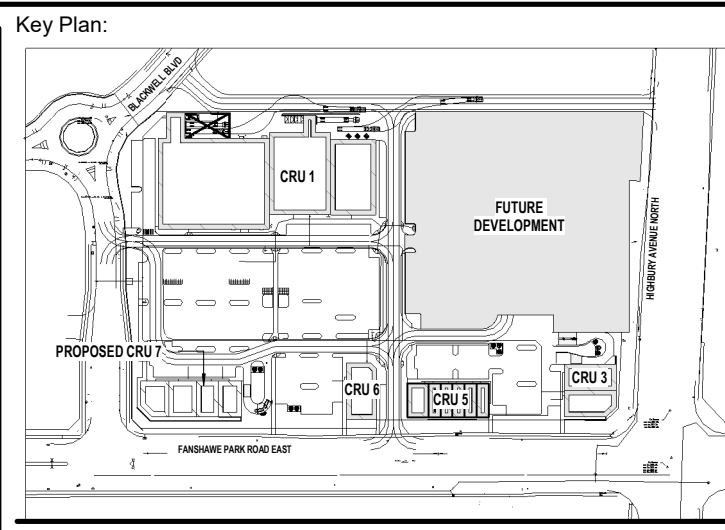
- NOTES:**
- COORDINATE LOCATION OF NON-LOAD BEARING BLOCK AND STAIR BEARING LOCATIONS WITH ARCHITECTURAL DRAWINGS. EXTEND SLAB THICKENING 300mm (12") PAST EACH SIDE OF STAIR BEARING LOCATIONS AND DISCONTINUOUS ENDS OF BLOCK WALLS.
 - STEEL/CONCRETE STAIRS ANCHORS TO THICKENED SLAB BY OTHERS - PROVIDE STAMPED DRAWINGS PRIOR CONSTRUCTION.
 - REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL OR AS SPECIFIED BY THE GEOTECHNICAL REPORT OR GEOTECHNICAL ENGINEER AND REPLACE WITH CONCRETE MIN. FC = 20 MPa.

T.D.49 MECHANICAL/ELECTRICAL HOUSEKEEPING PAD AND FLOATING SLAB

S.19 TYPICAL TENSION SPLICE FOR ANGLES

S.14 TYPICAL INTERIOR COLUMN DETAIL, STEEL COLUMN

S.15 TYPICAL EXTERIOR COLUMN FOUNDATION DETAIL, STEEL COLUMN



Site Plan: North Arrow:

Consultant:

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Seal: Seal:

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Project: **WESTDELL DEVELOPMENT CORP**

1300 FANSHAWE PARK RD. EAST. - CRU #7

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Drawing Title: **TYPICAL DETAILS III**

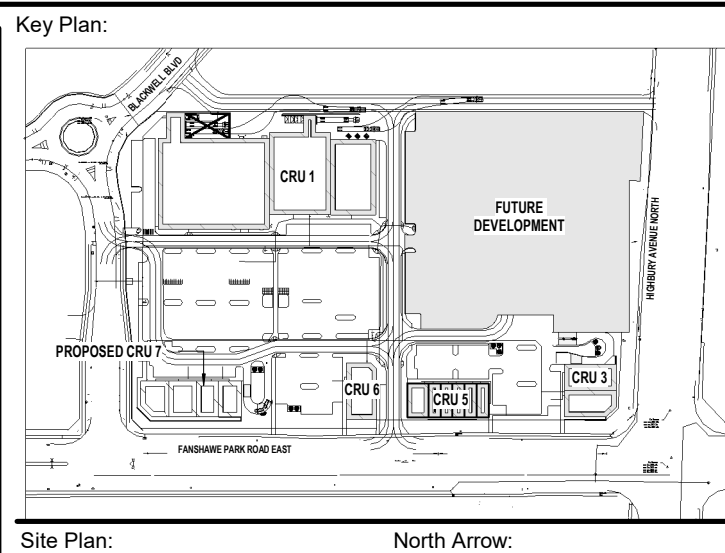
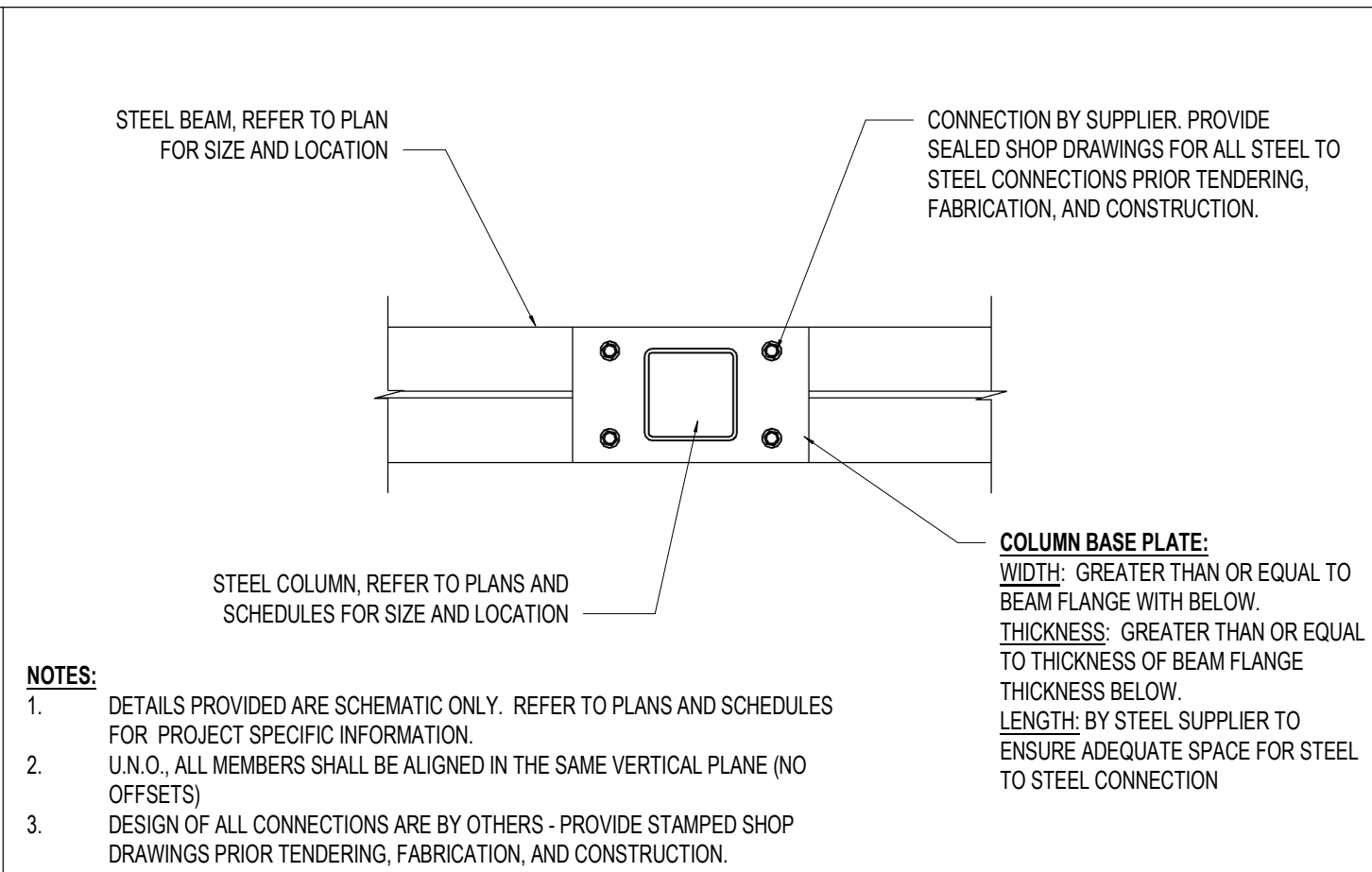
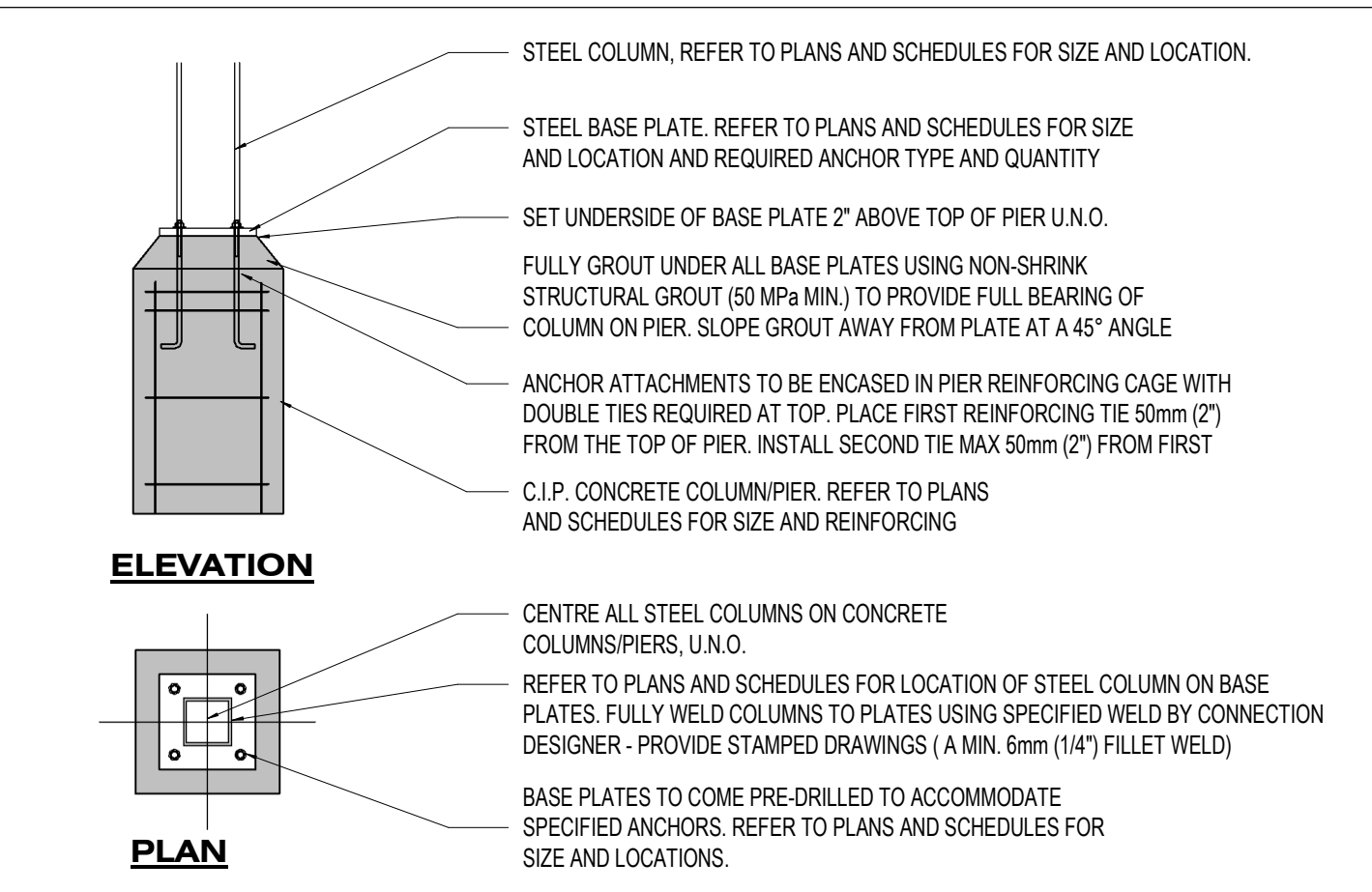
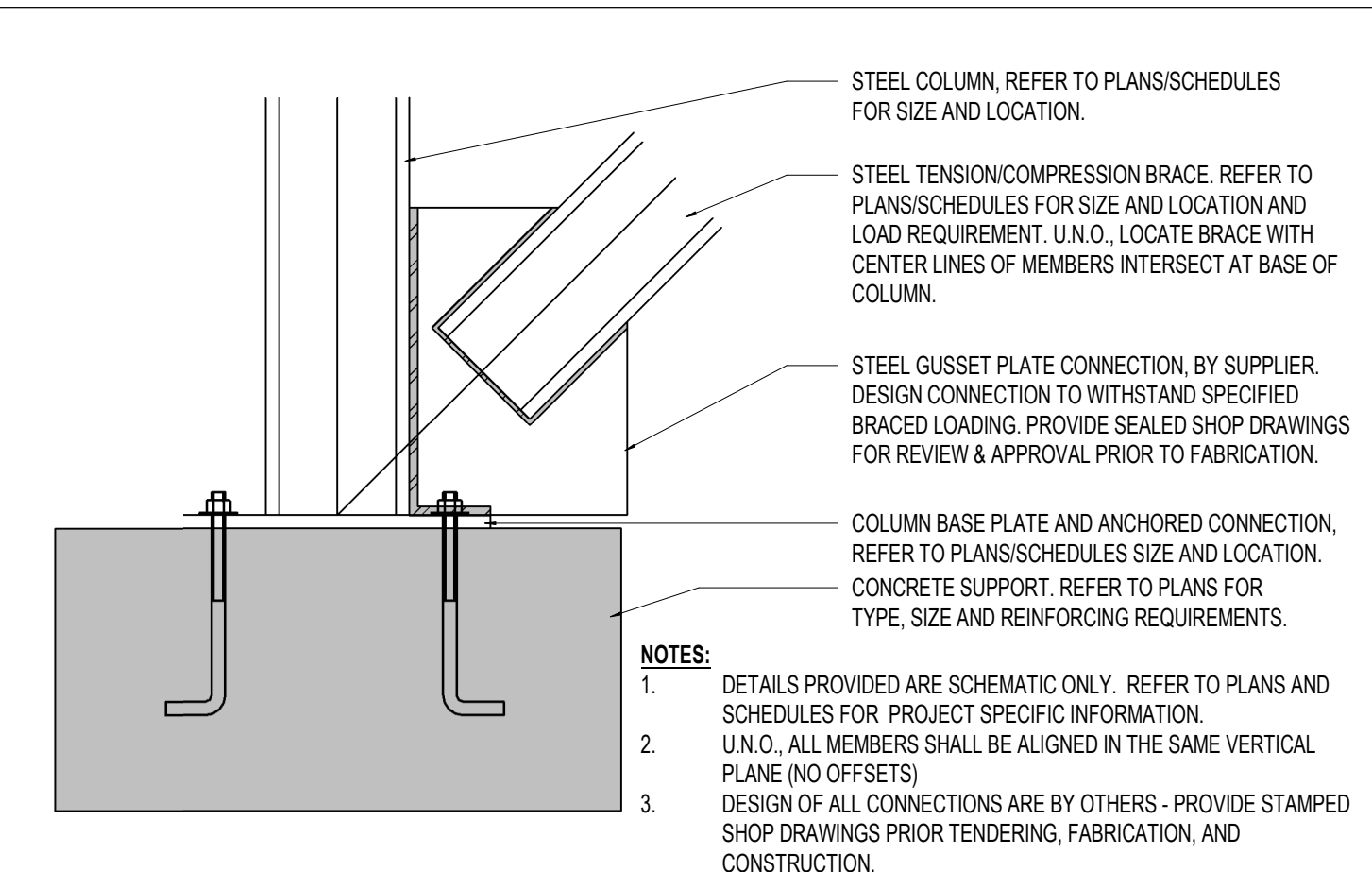
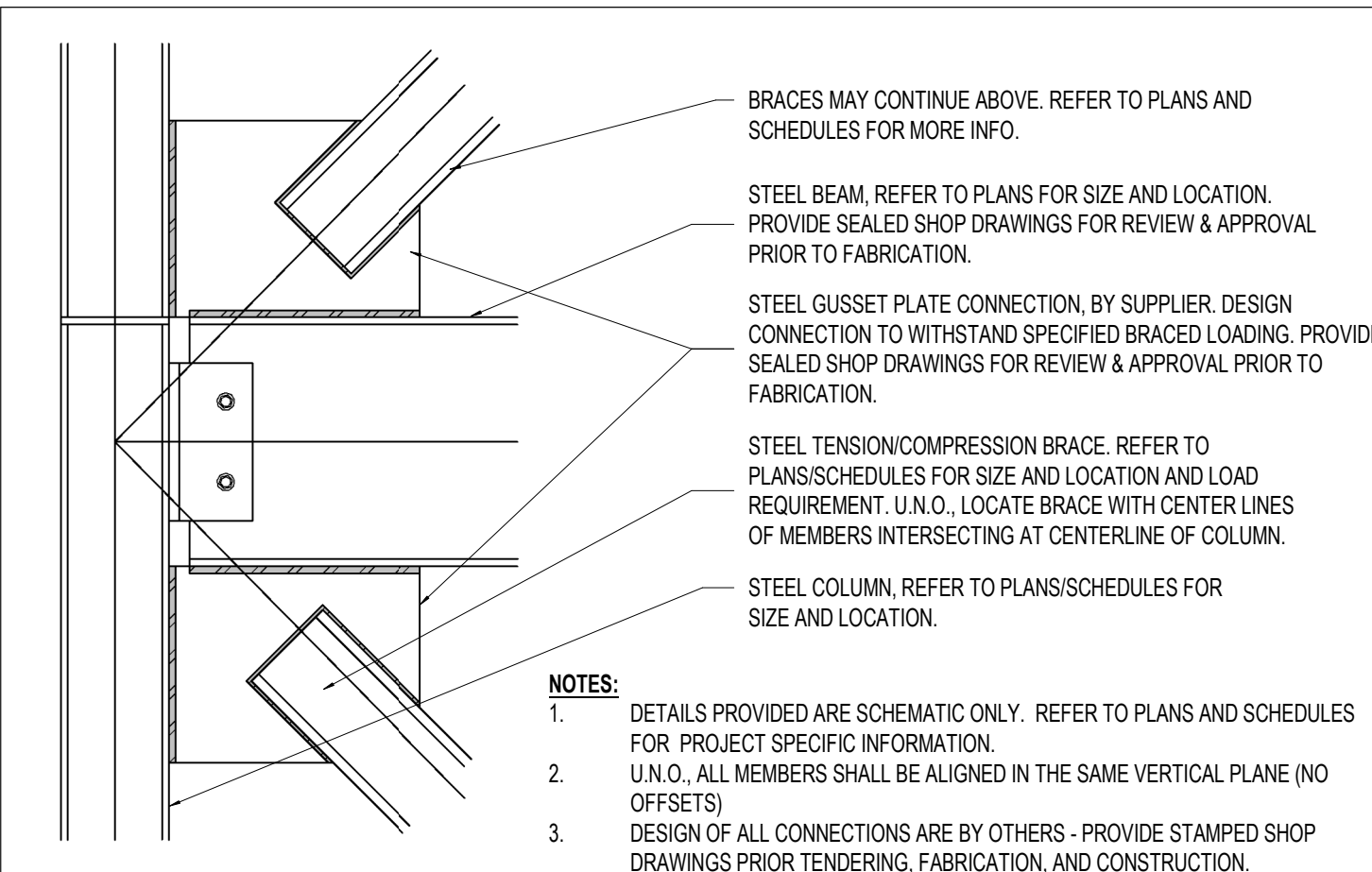
Drawn By: S.D. Scale: AS INDICATED

Checked By: J.G./C.B. Plot Date: APR. 03-2024

Project Date: NOV. 2023

Project No: 2023-102

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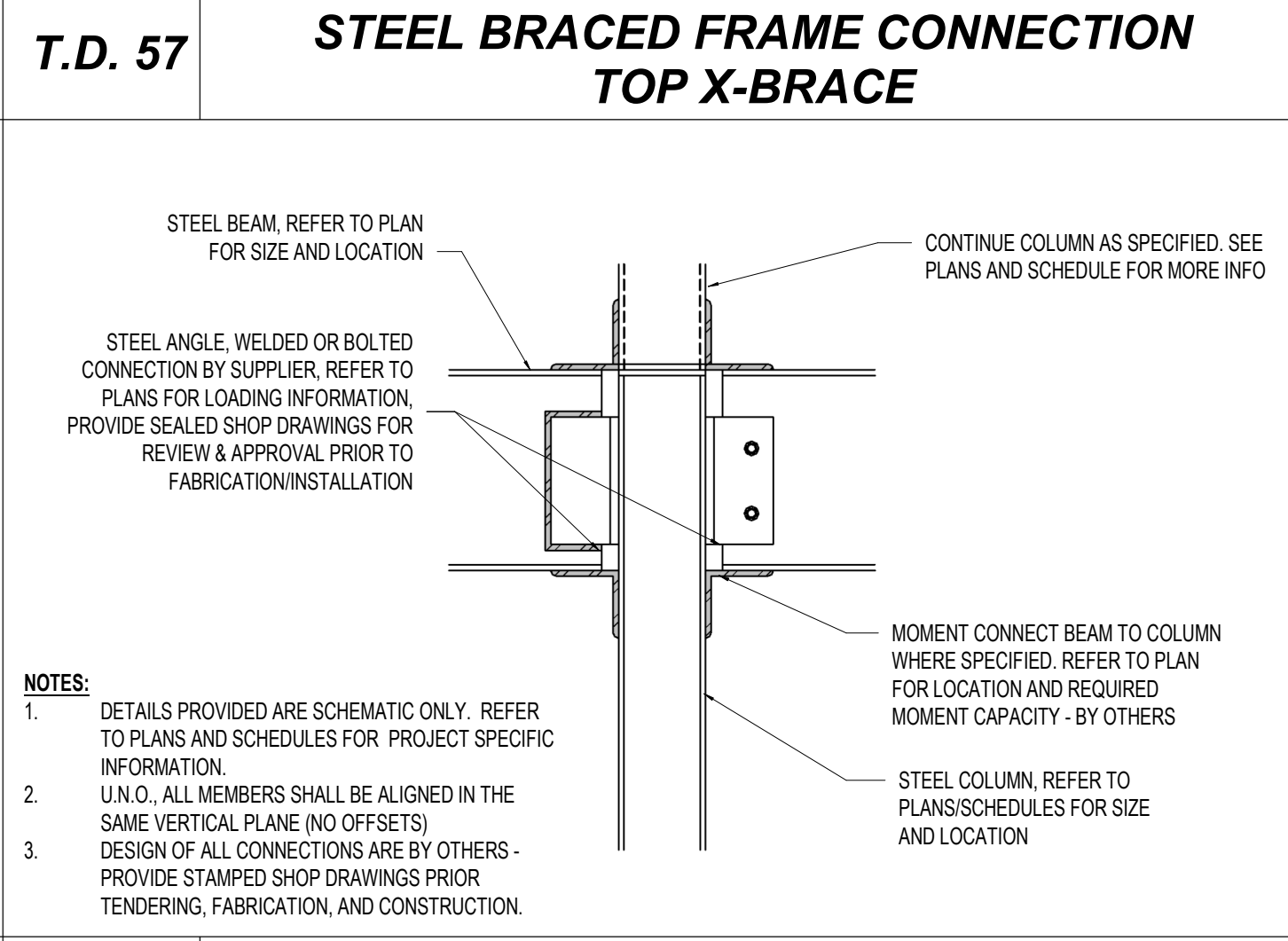
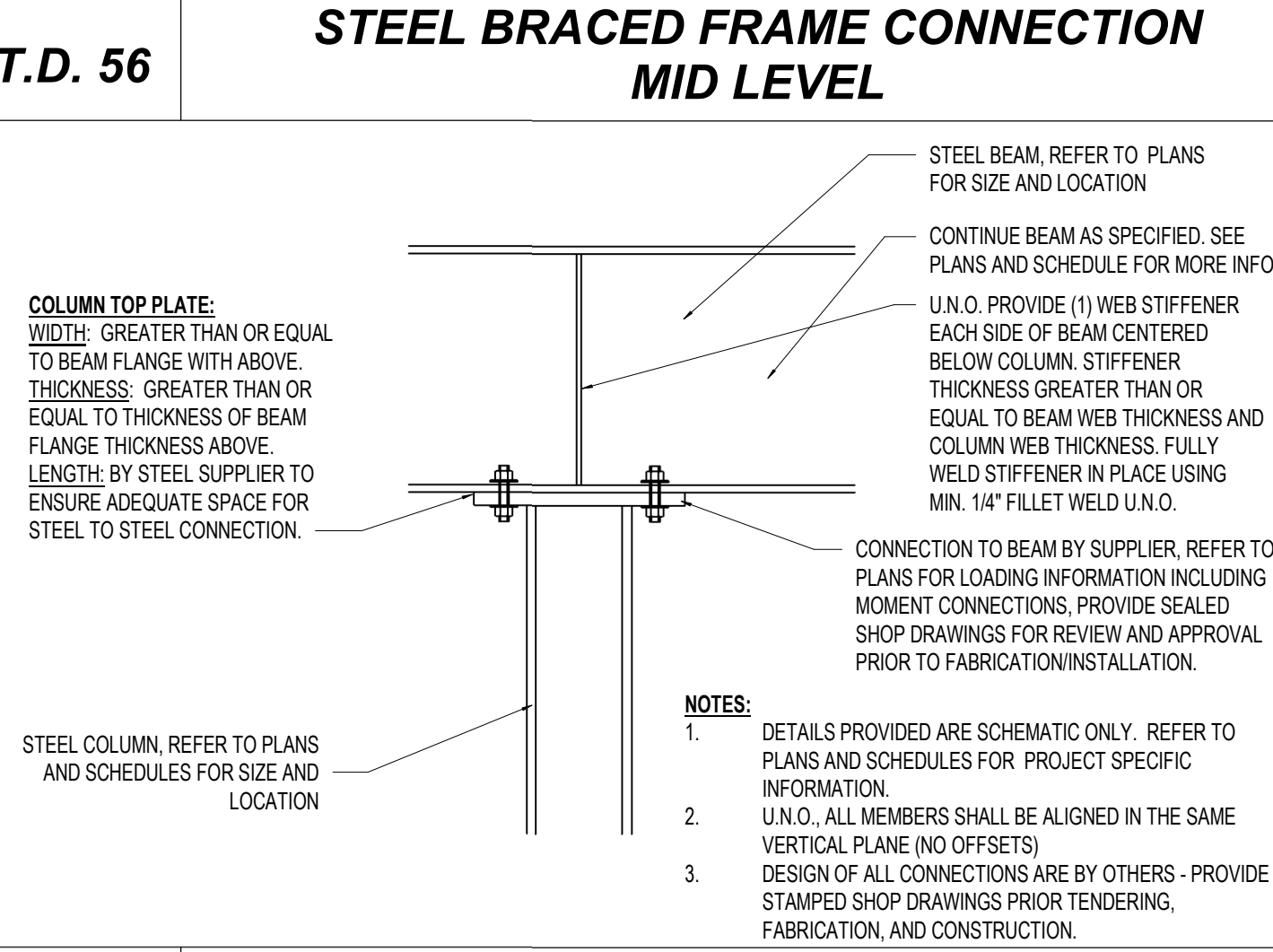
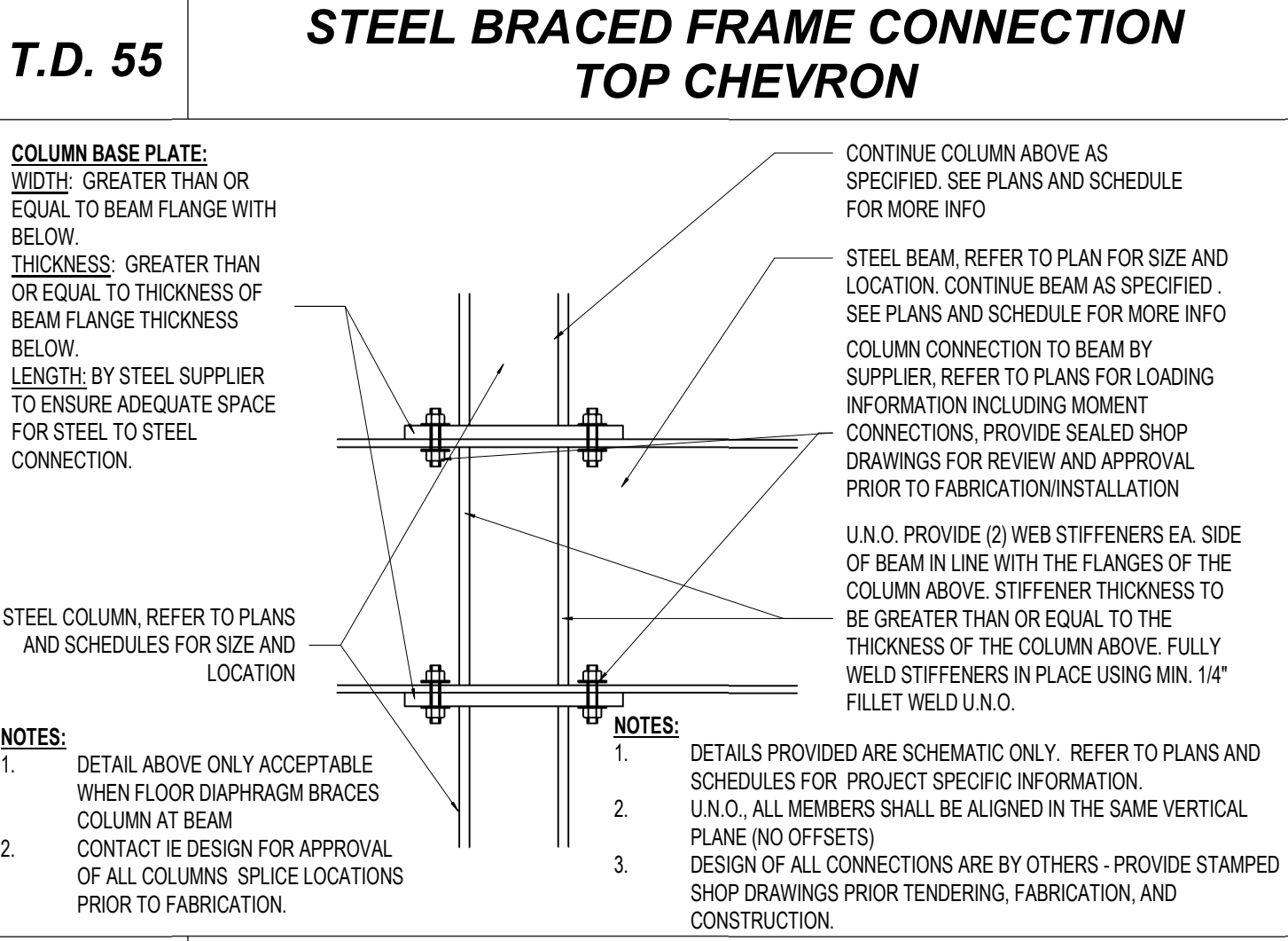
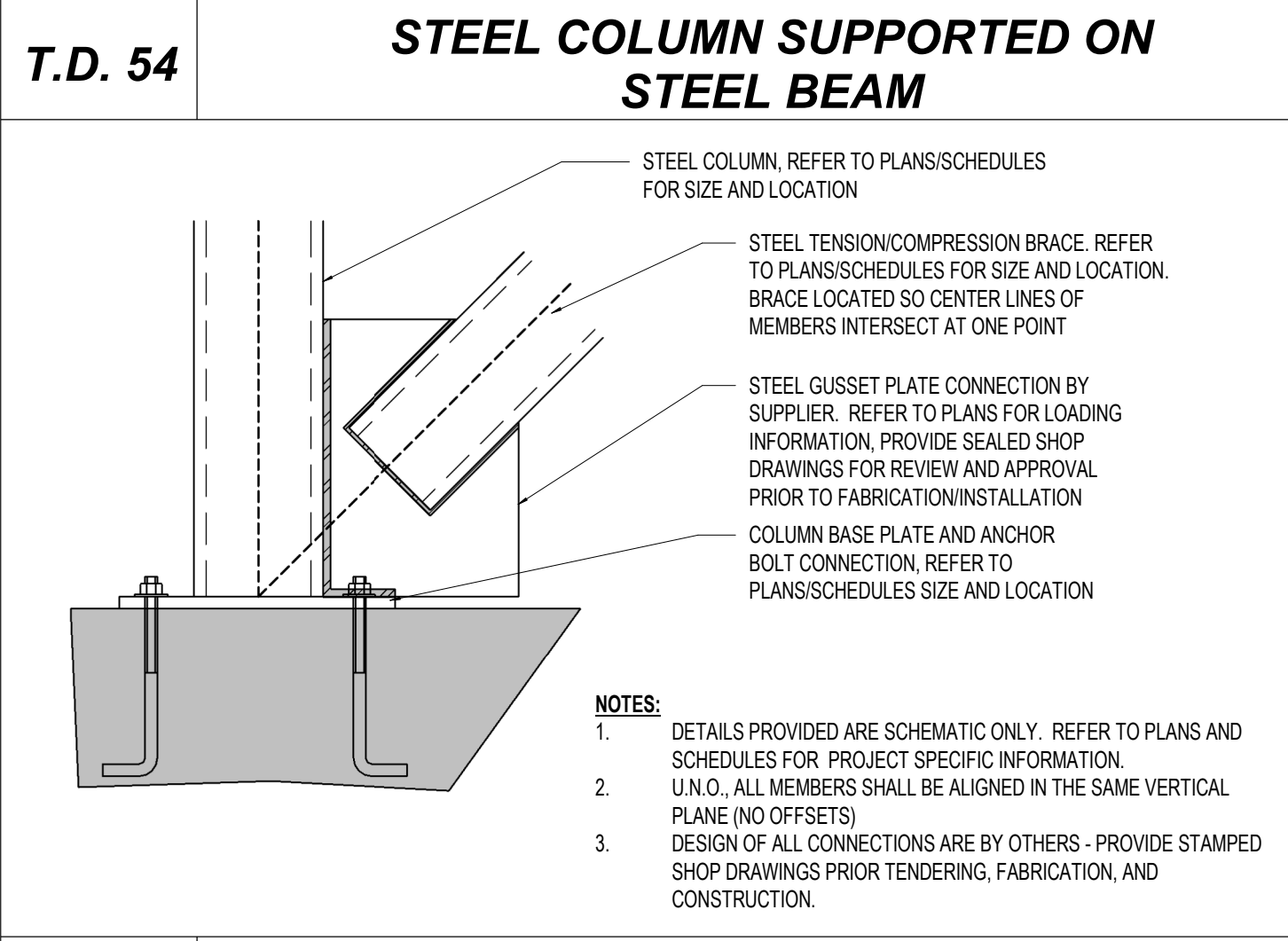
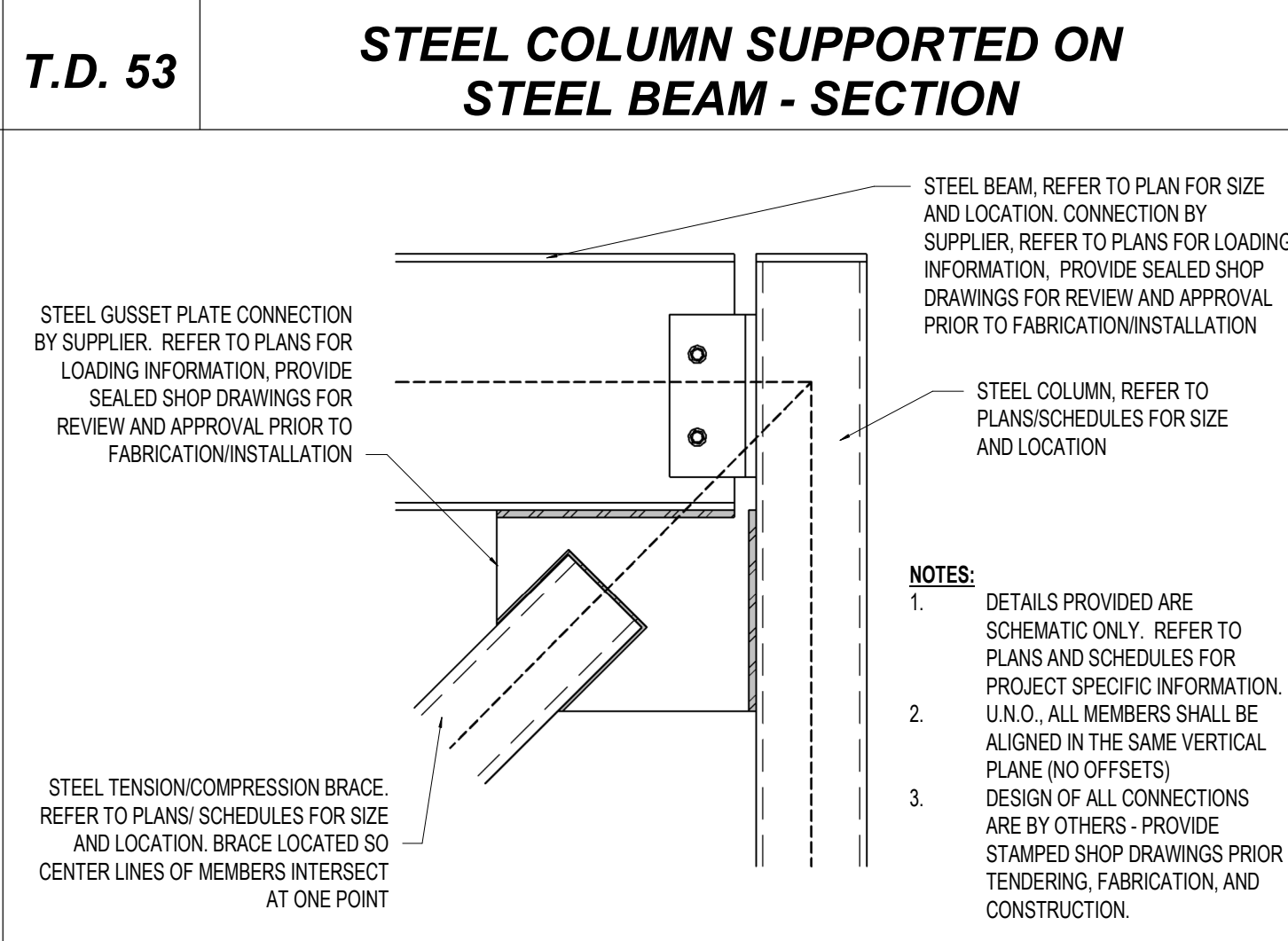
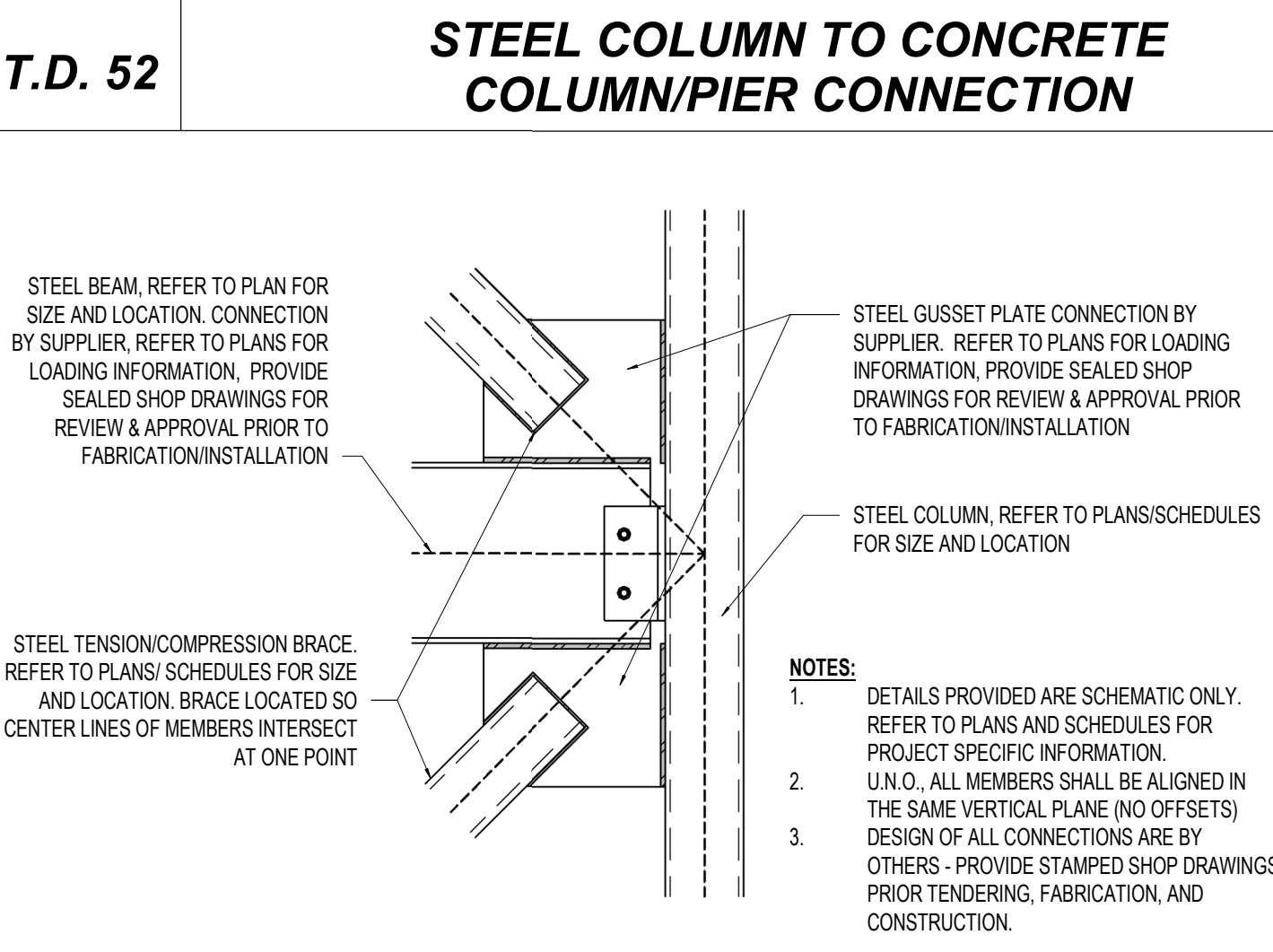
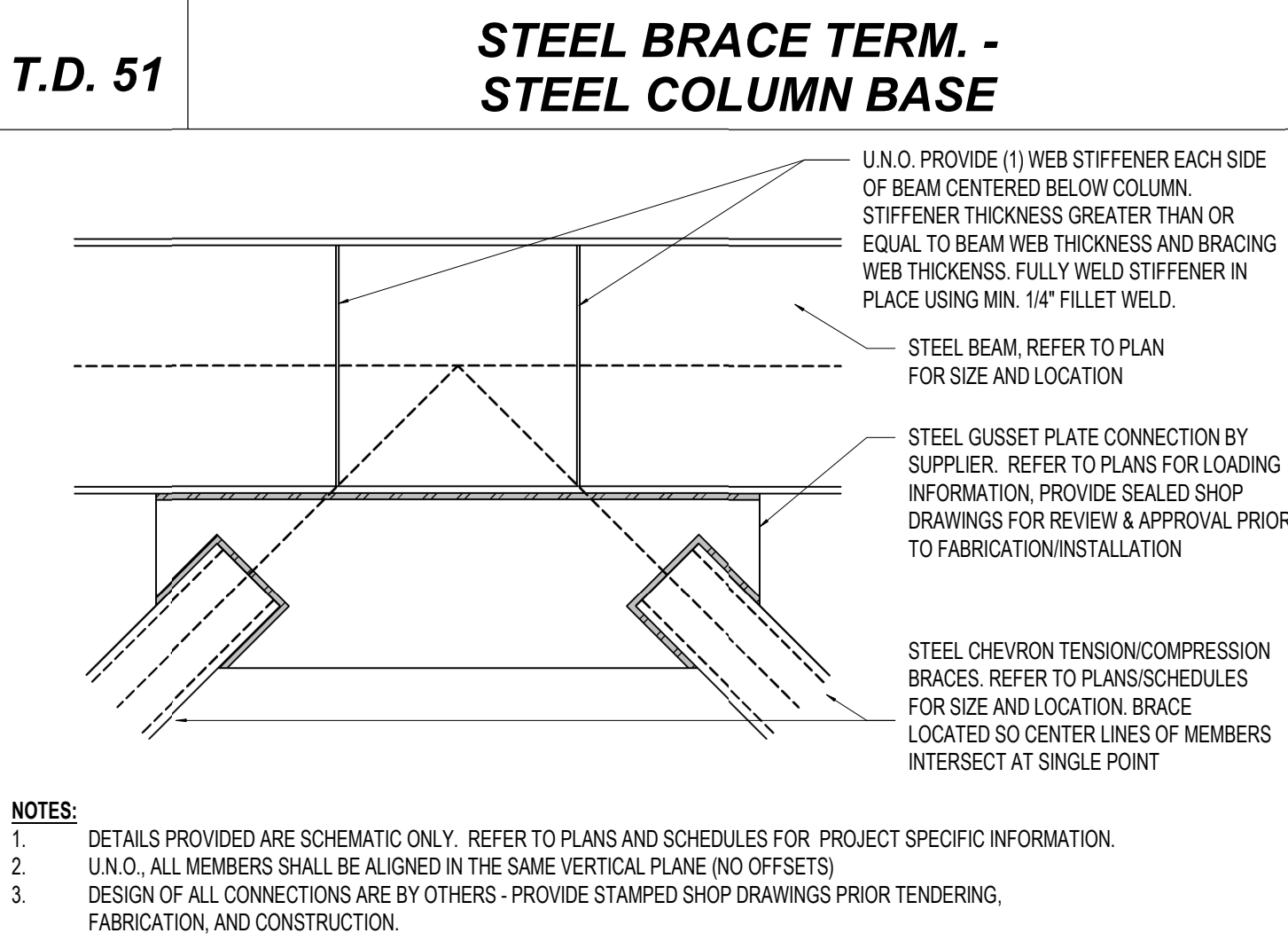
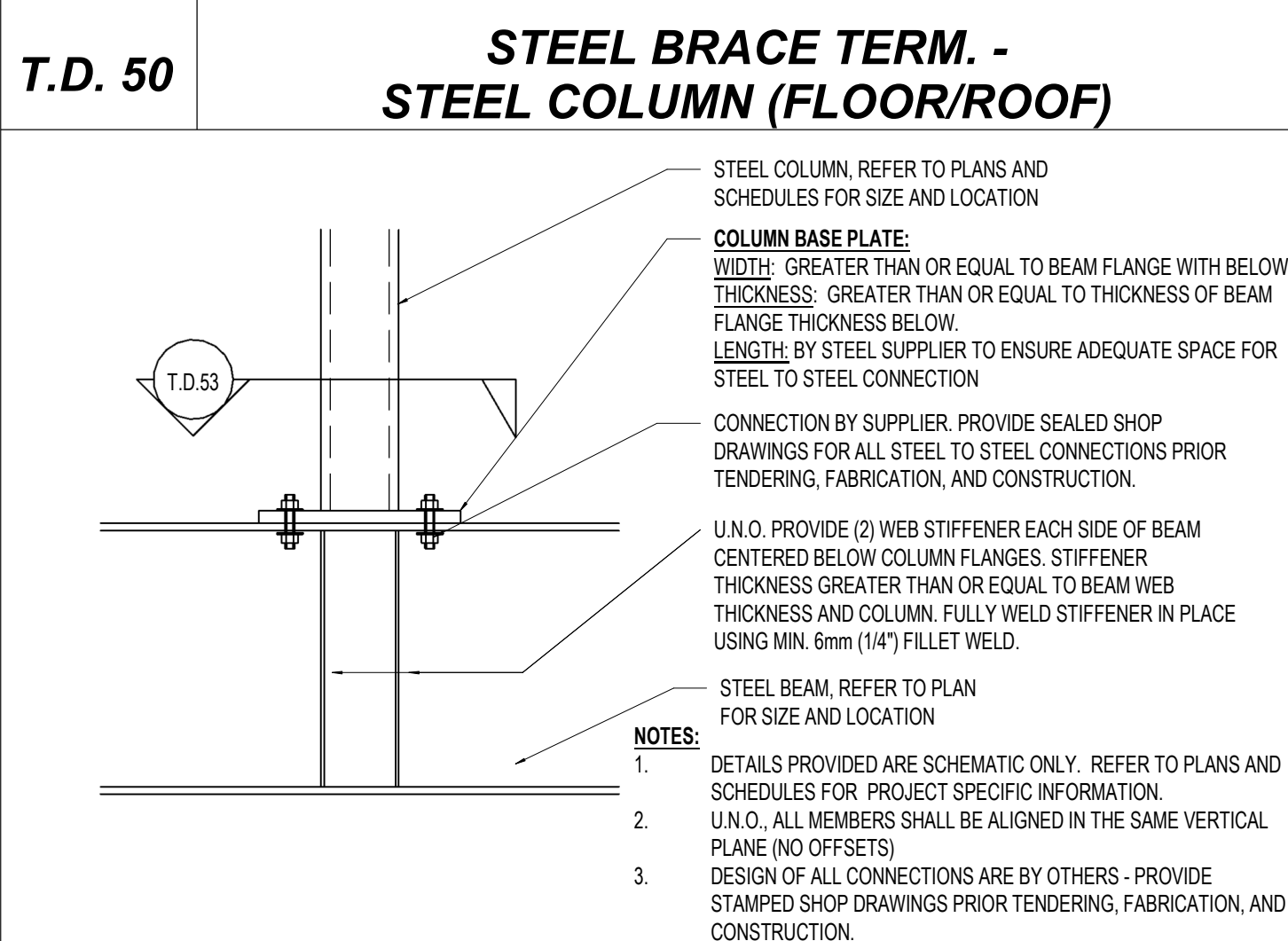


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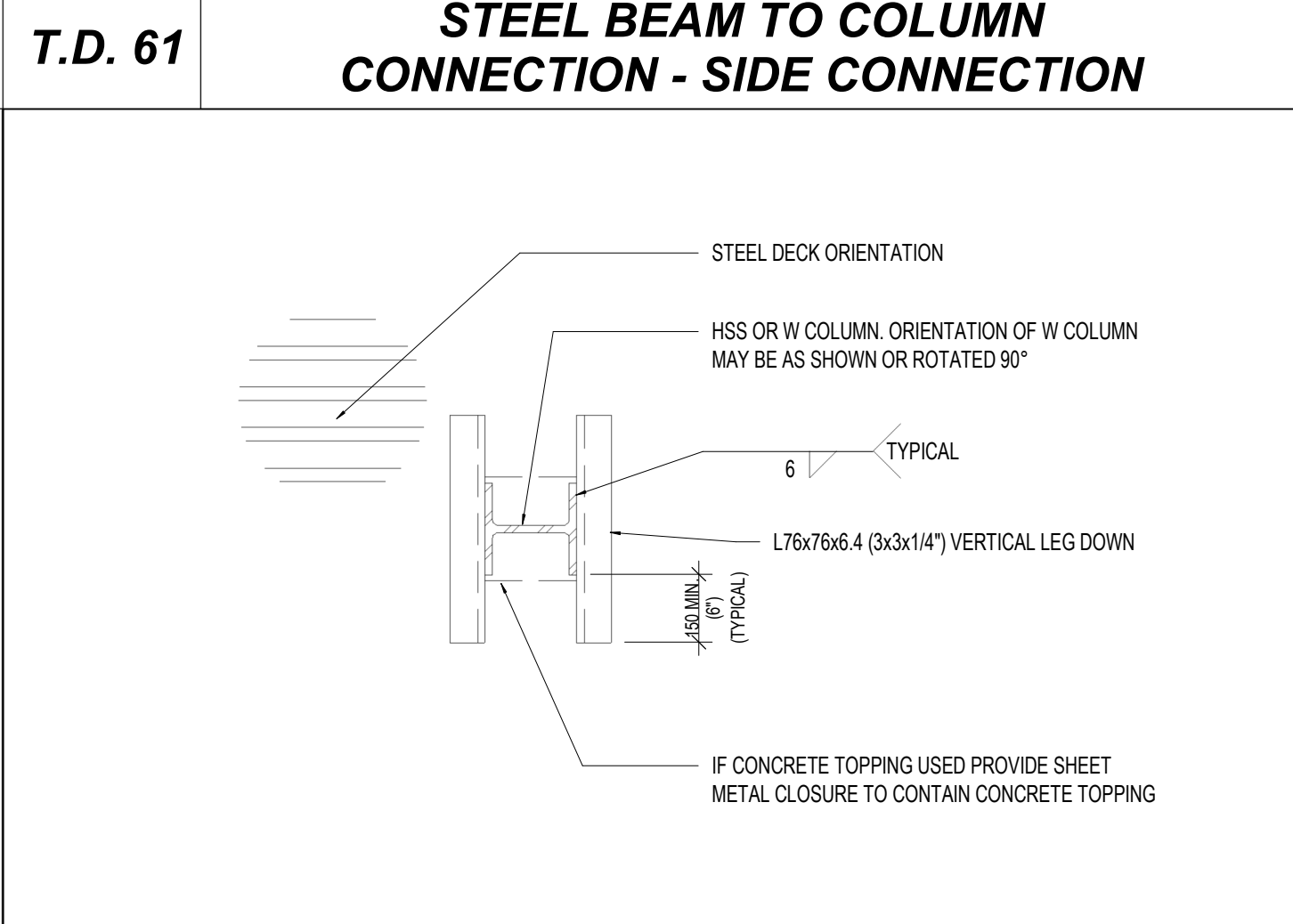
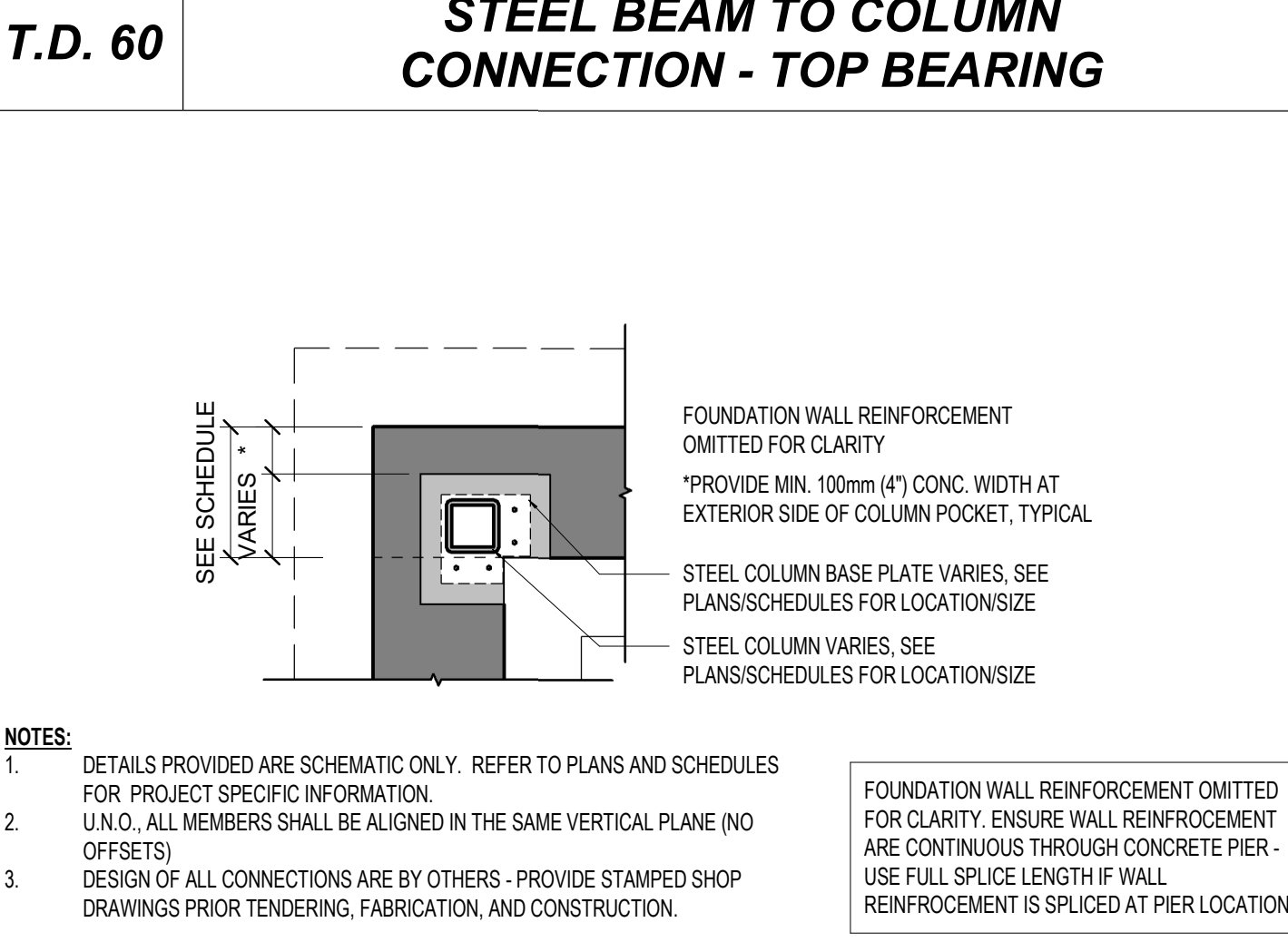
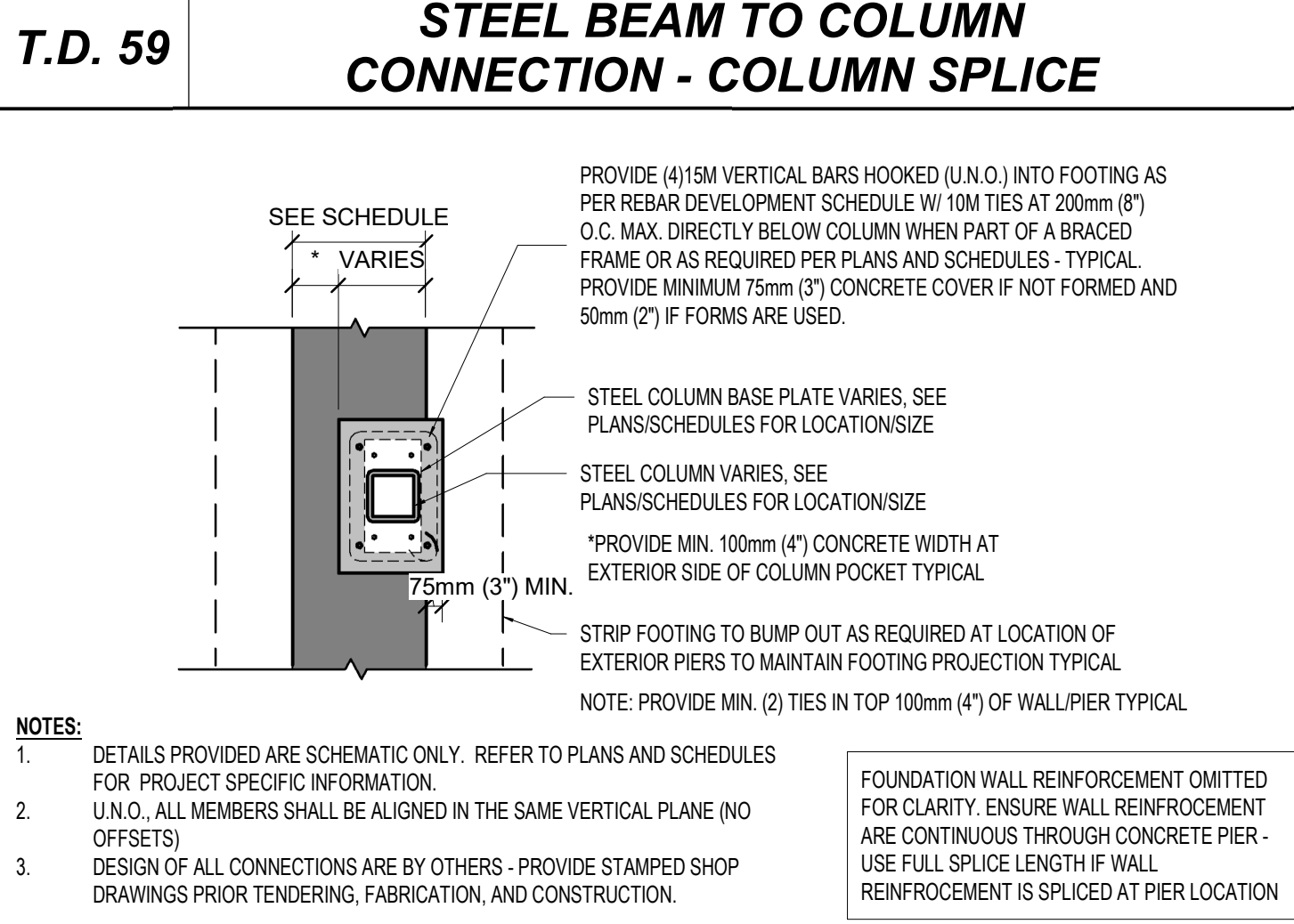
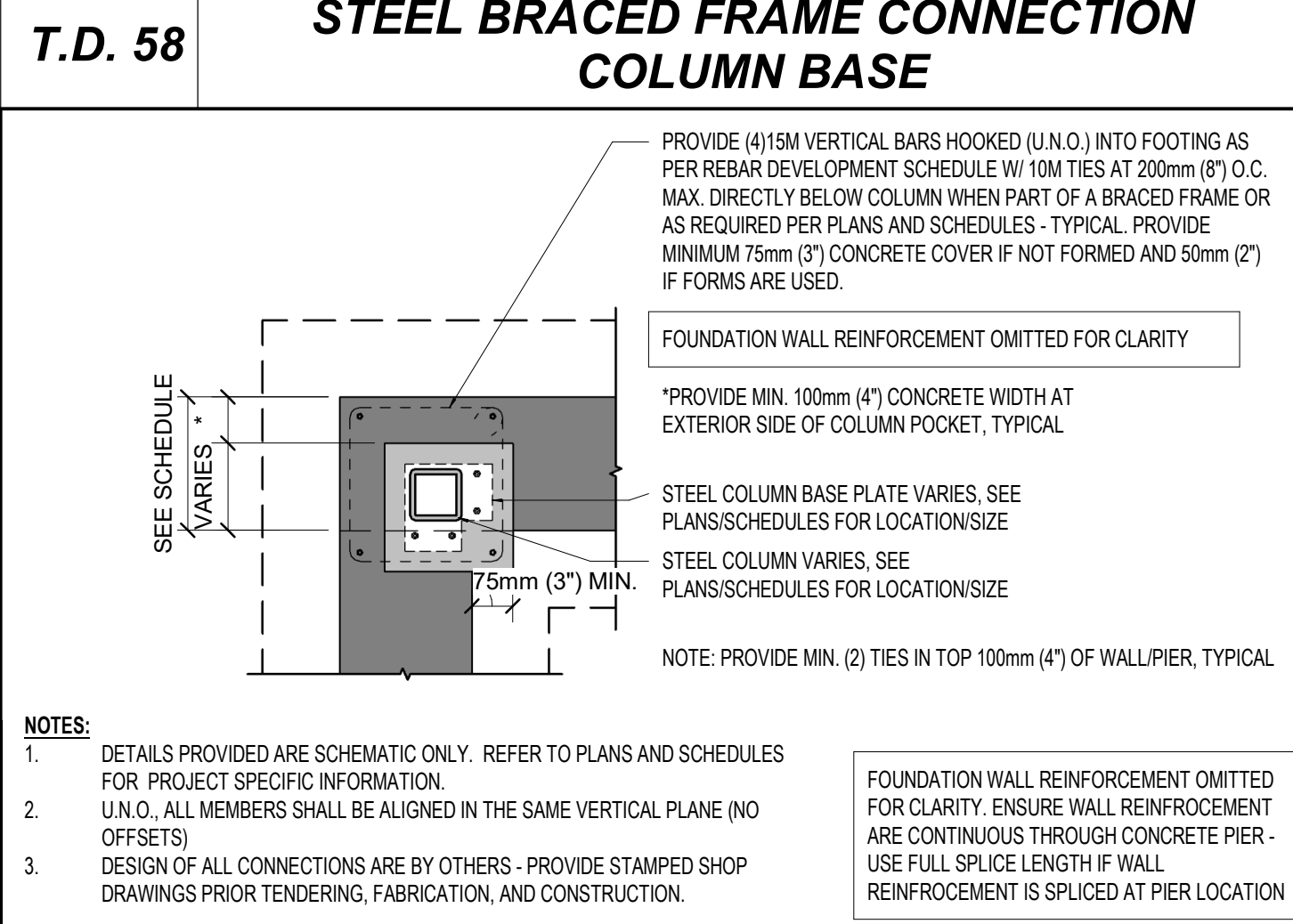
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No.	Date	Revision
3	APR 03, 2024	ISSUED FOR TENDER
2	MAR 25, 2024	ISSUED FOR PERMIT
1	FEB 27, 2024	ISSUED FOR CONSTRUCTION

ISSUES/REVISION TABLE

Project:



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DEVELOPMENT CORP

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1300 FANSHAW PARK RD. EAST. LONDON, ON

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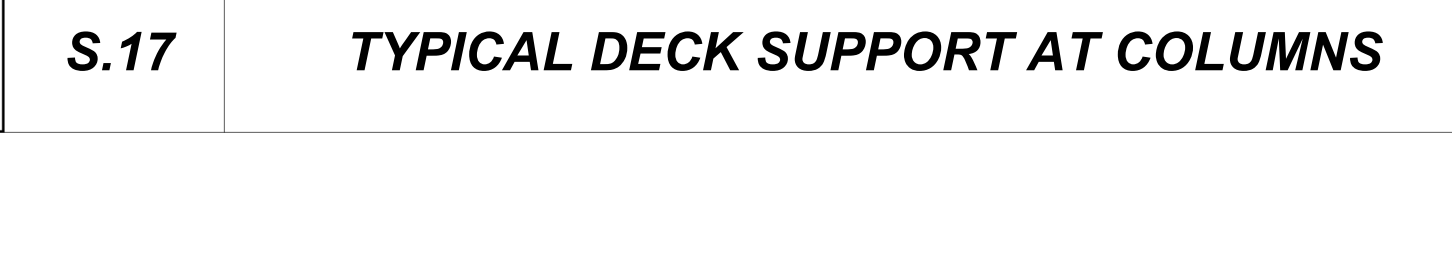
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Checked By: J.G./C.B. Plot Date: APR. 03-2024

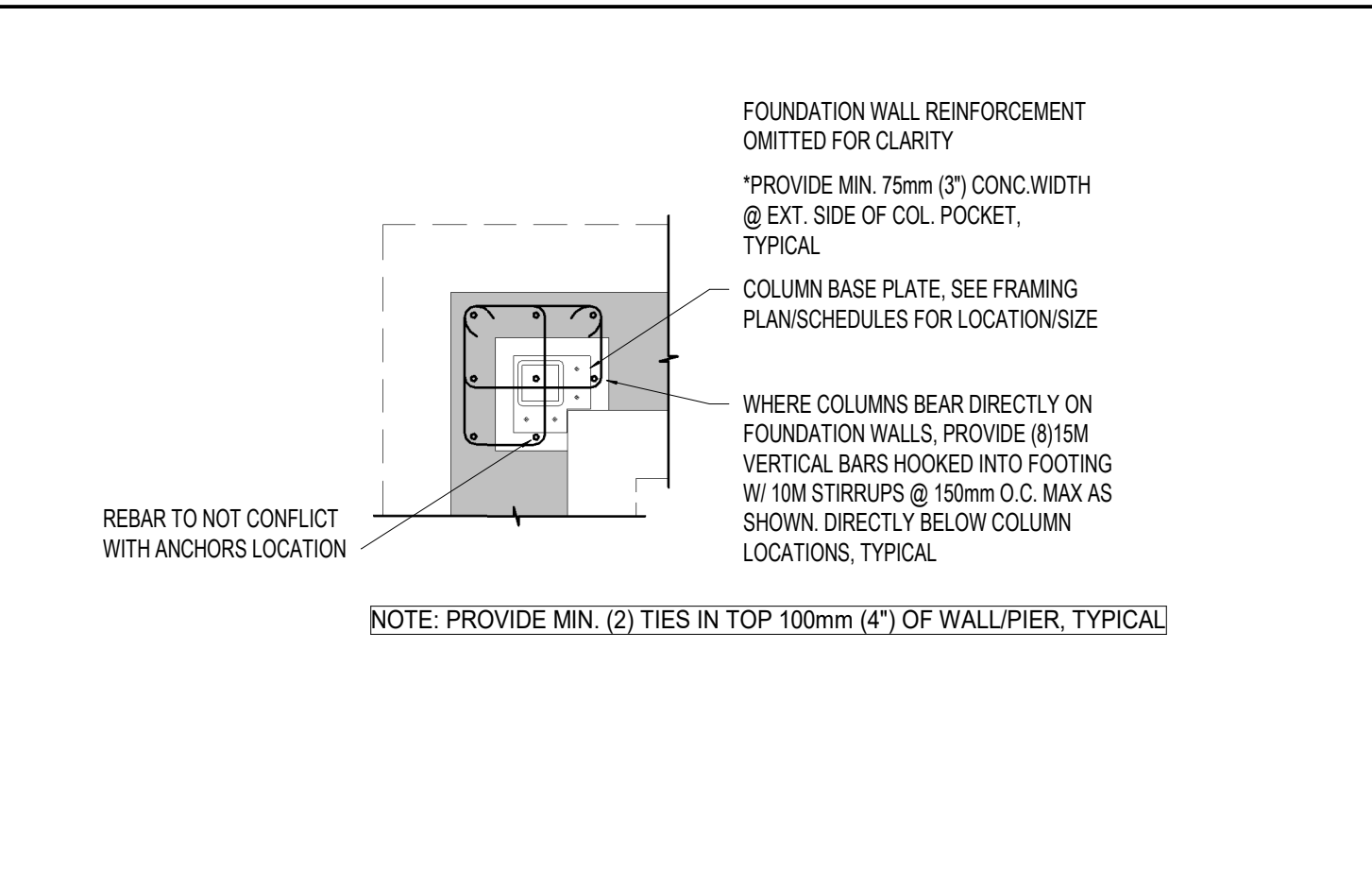
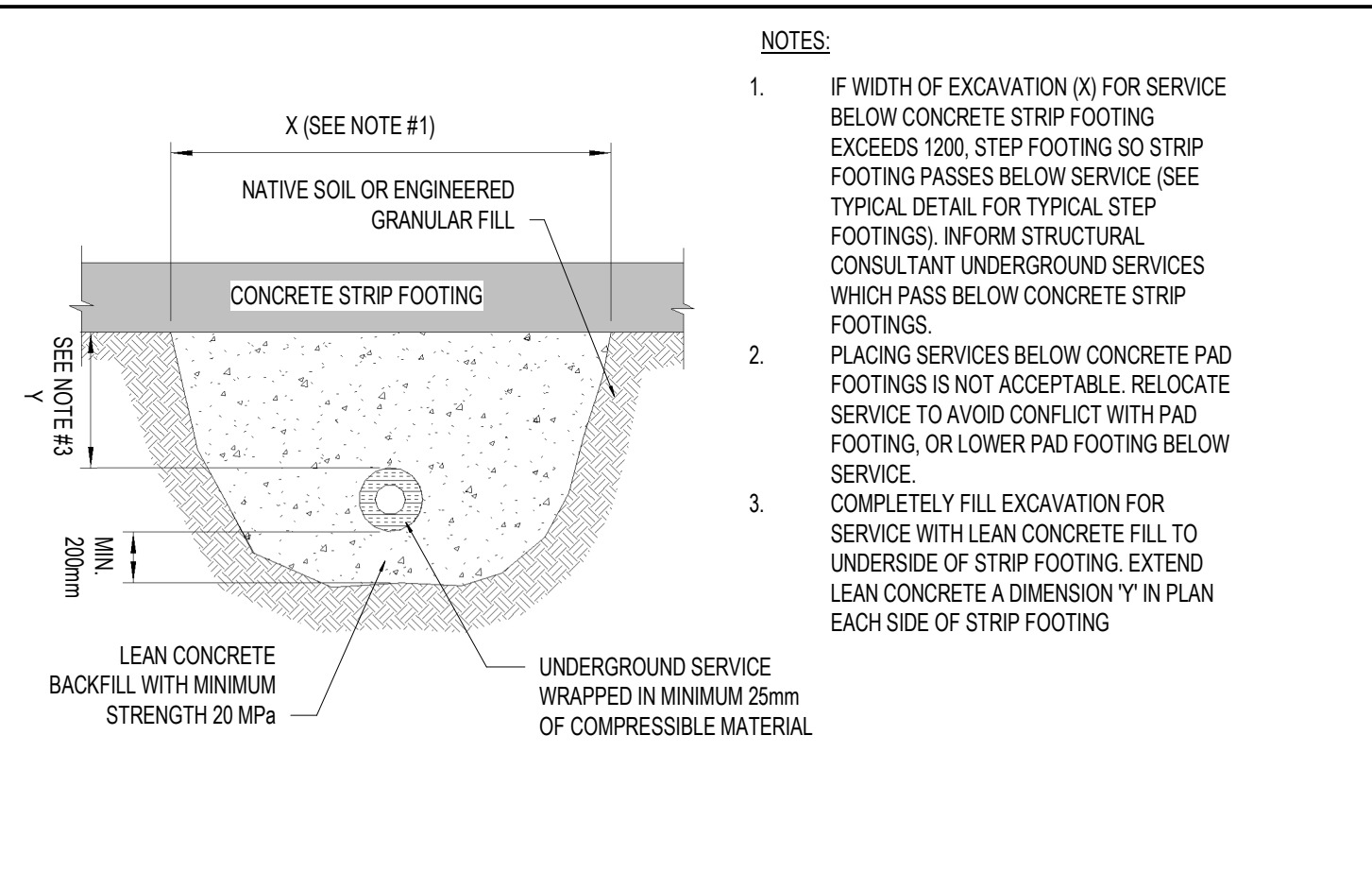
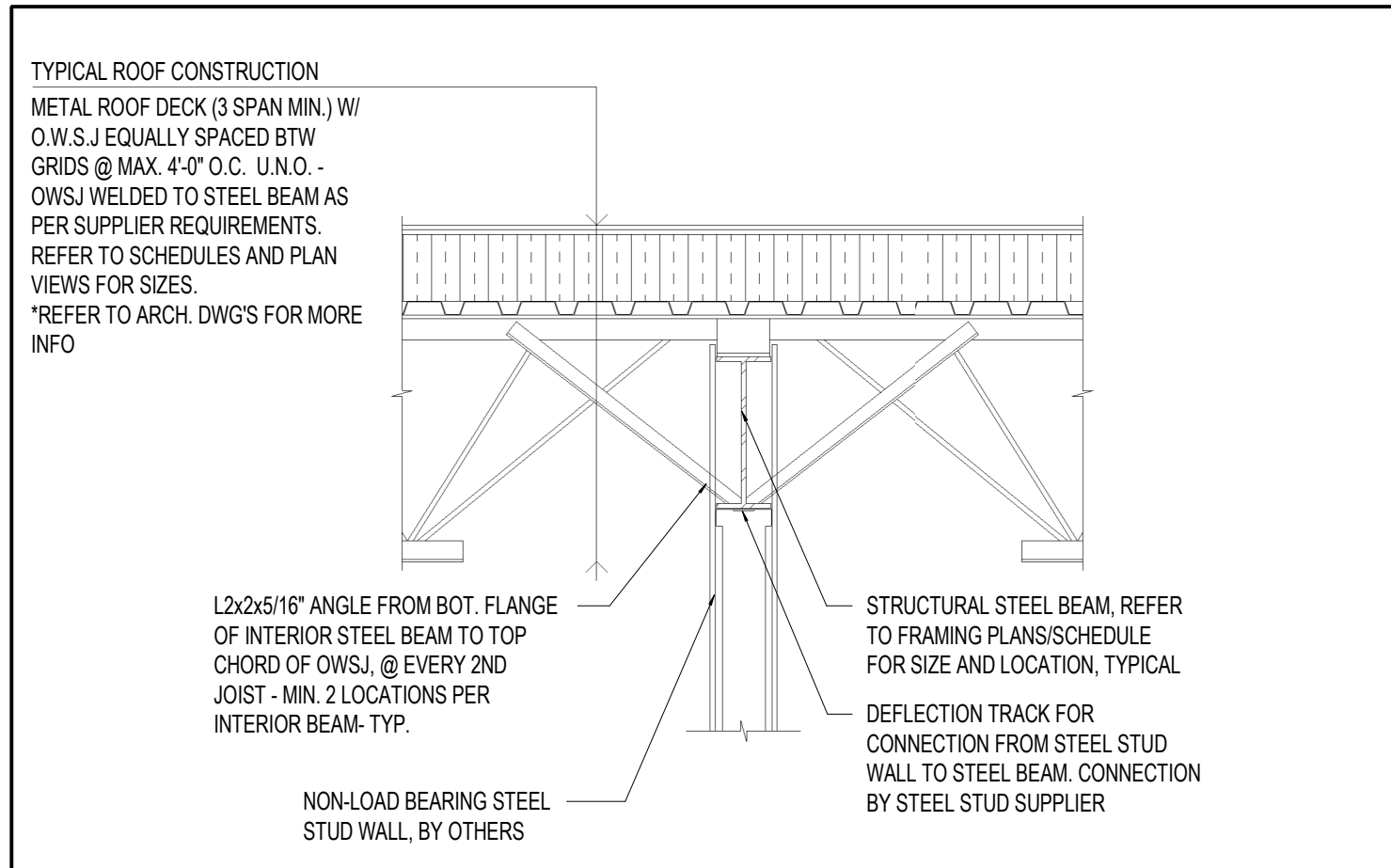
Project Date: NOV. 2023

Project No: 2023-102

Drawing No: Revision



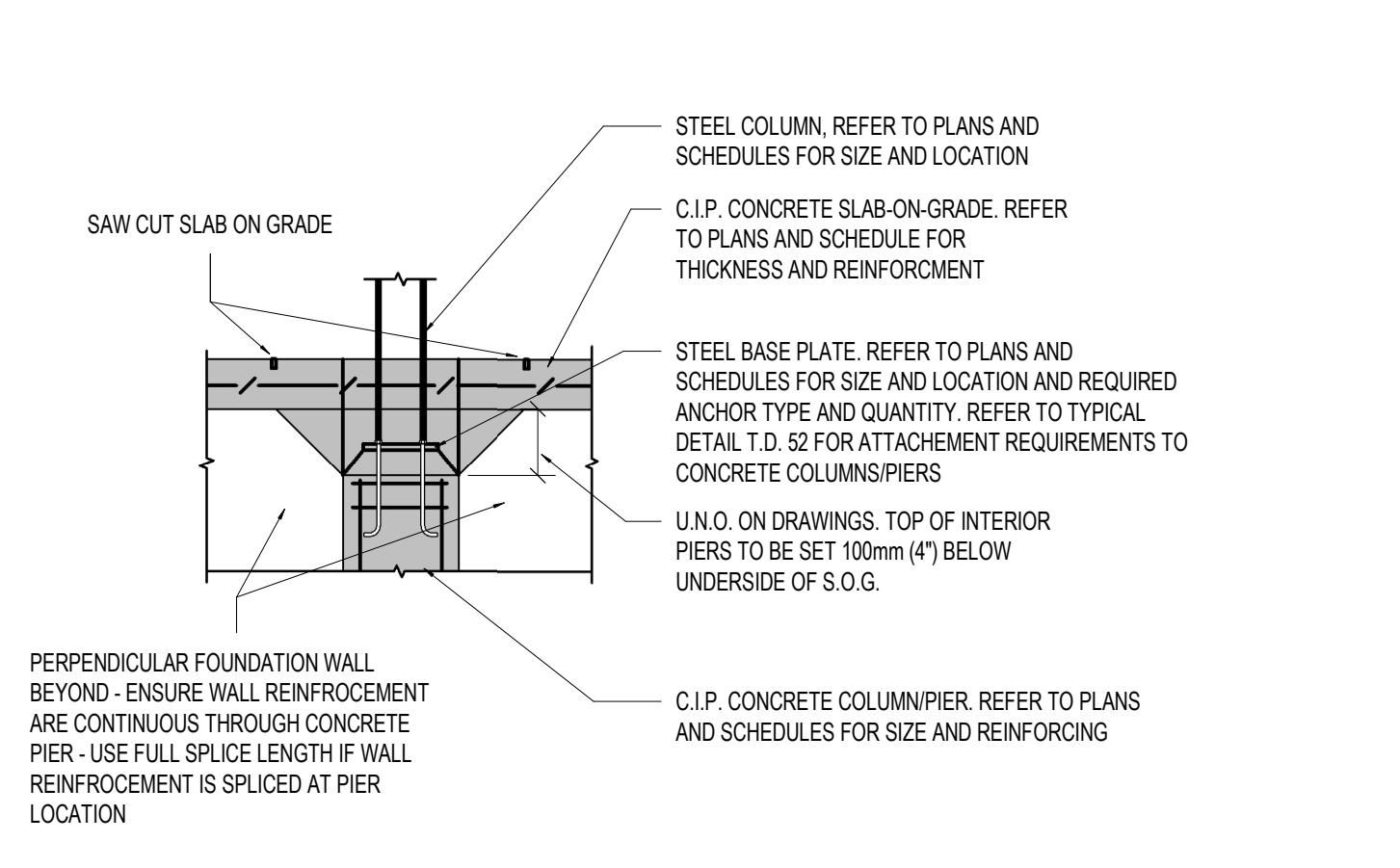
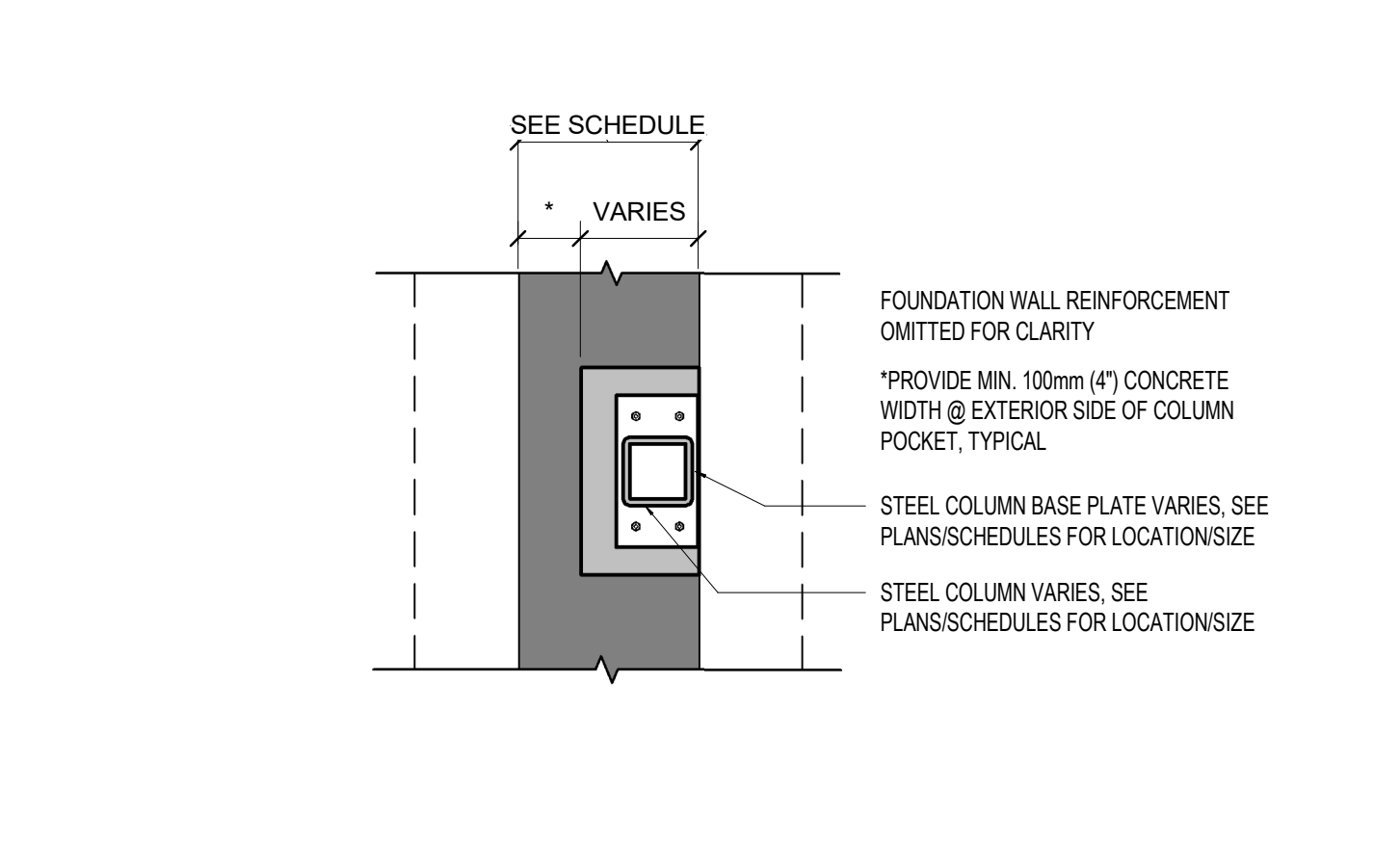
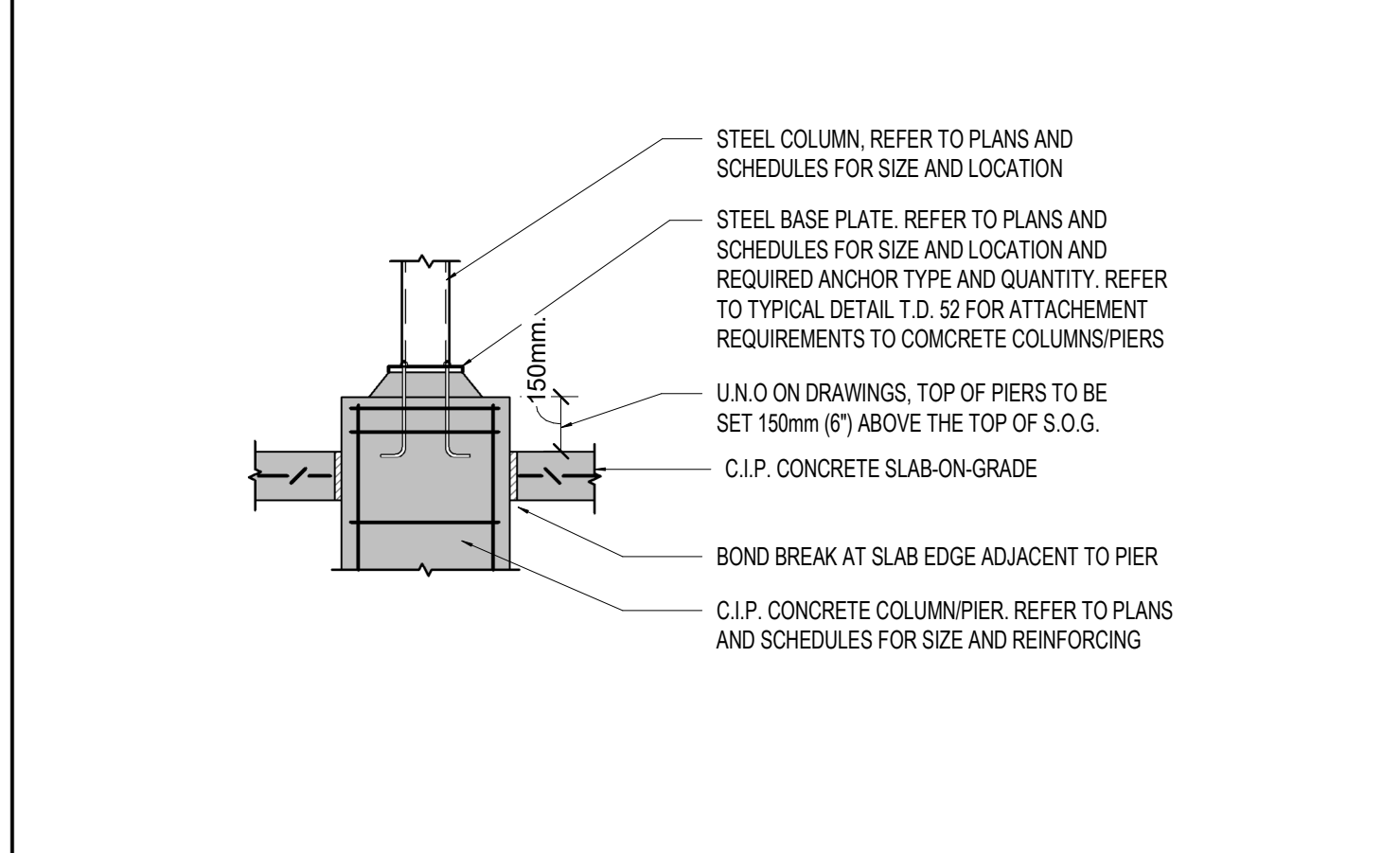
S-6.3 3



S.20 TYPICAL INTERIOR SLAB BEAM REINF.

T.D.35 UNDERGROUND SERVICE BELOW CONTINUOUS CONCRETE STRIP FOOTINGS

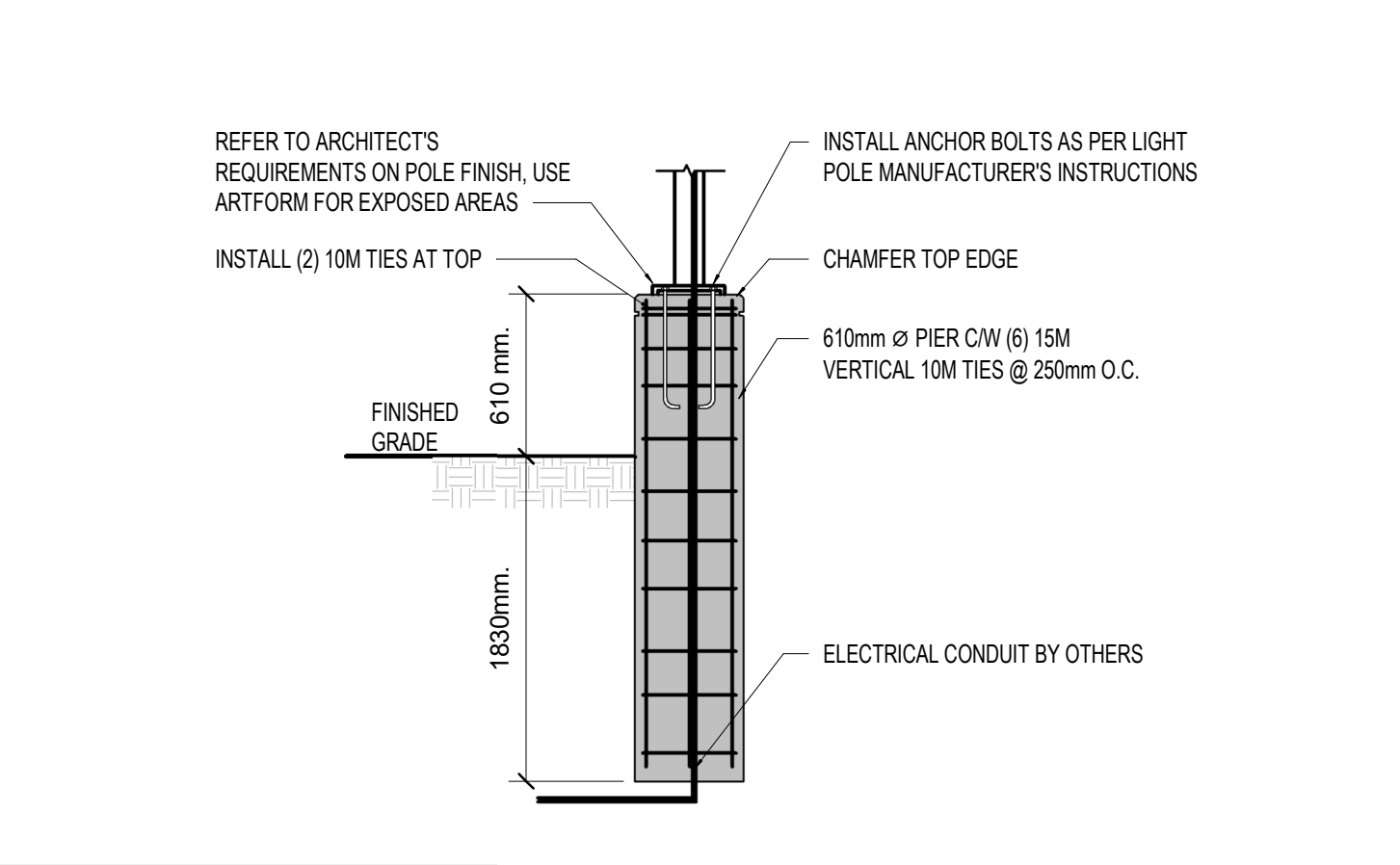
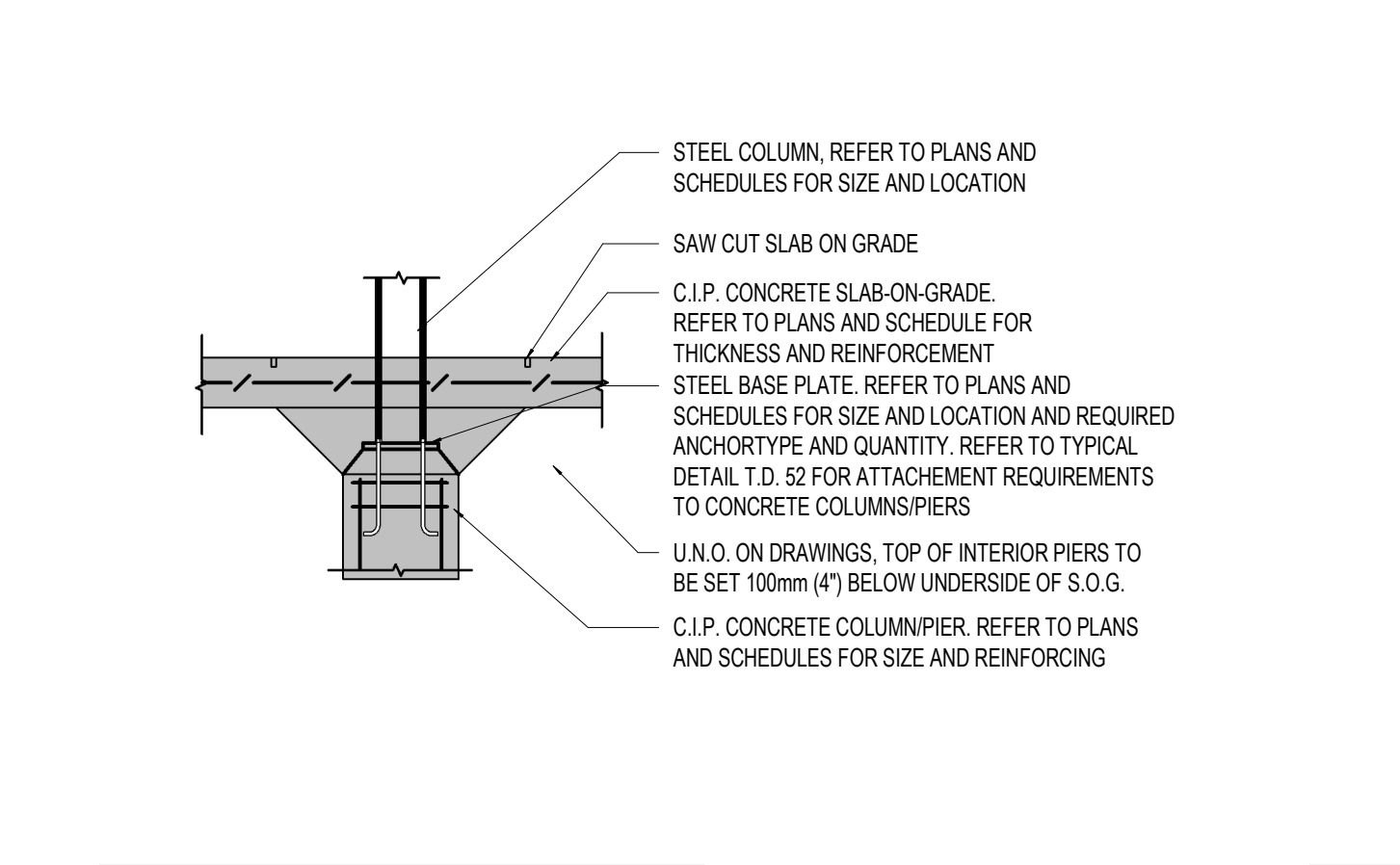
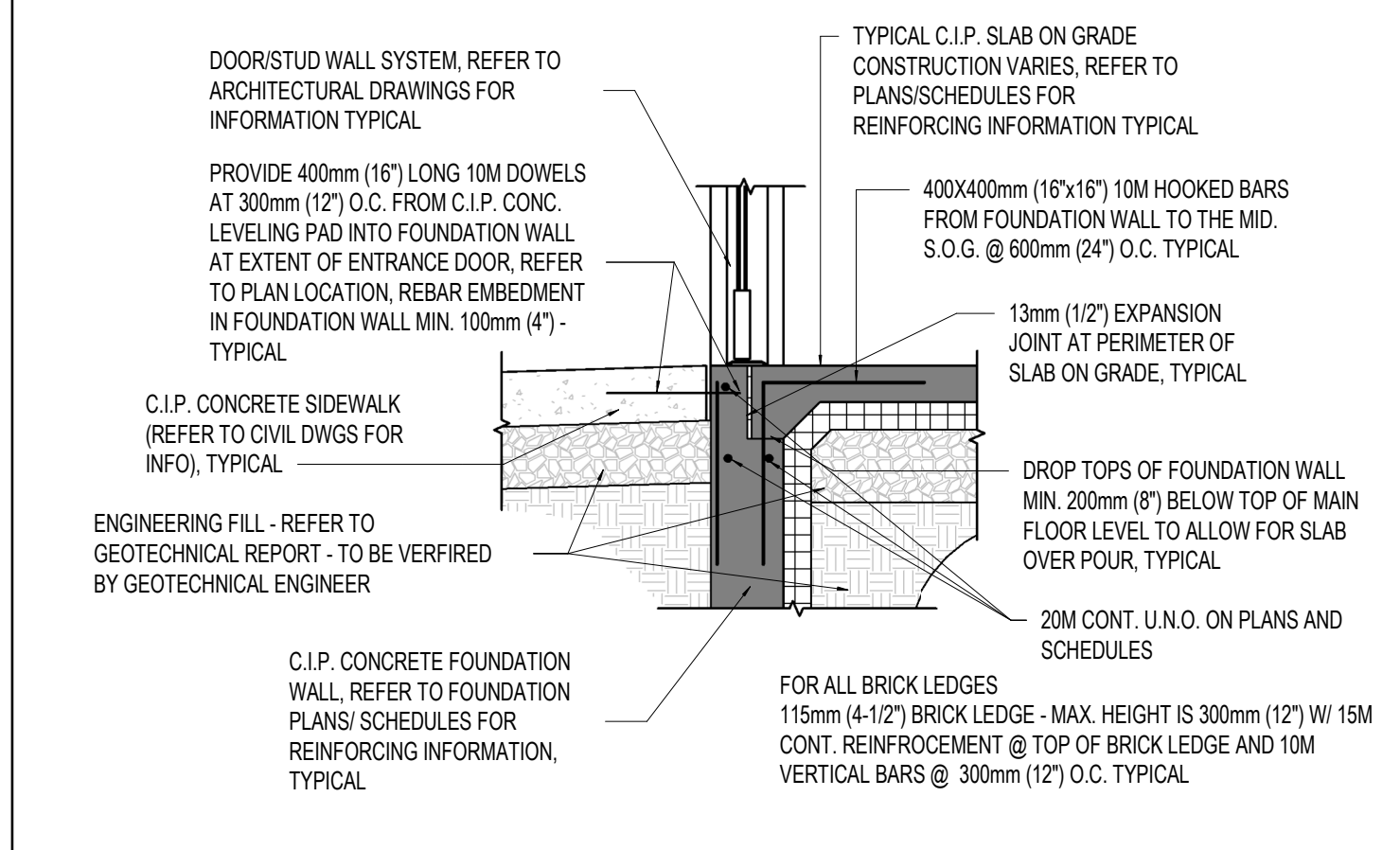
S.40 CORNER COLUMN POCKET DETAIL



T.D. 66 STEEL COLUMN TO FOUNDATION PIER - EXTERIOR

T.D. 67 FOUNDATION COLUMN POCKET DETAIL - CORNER

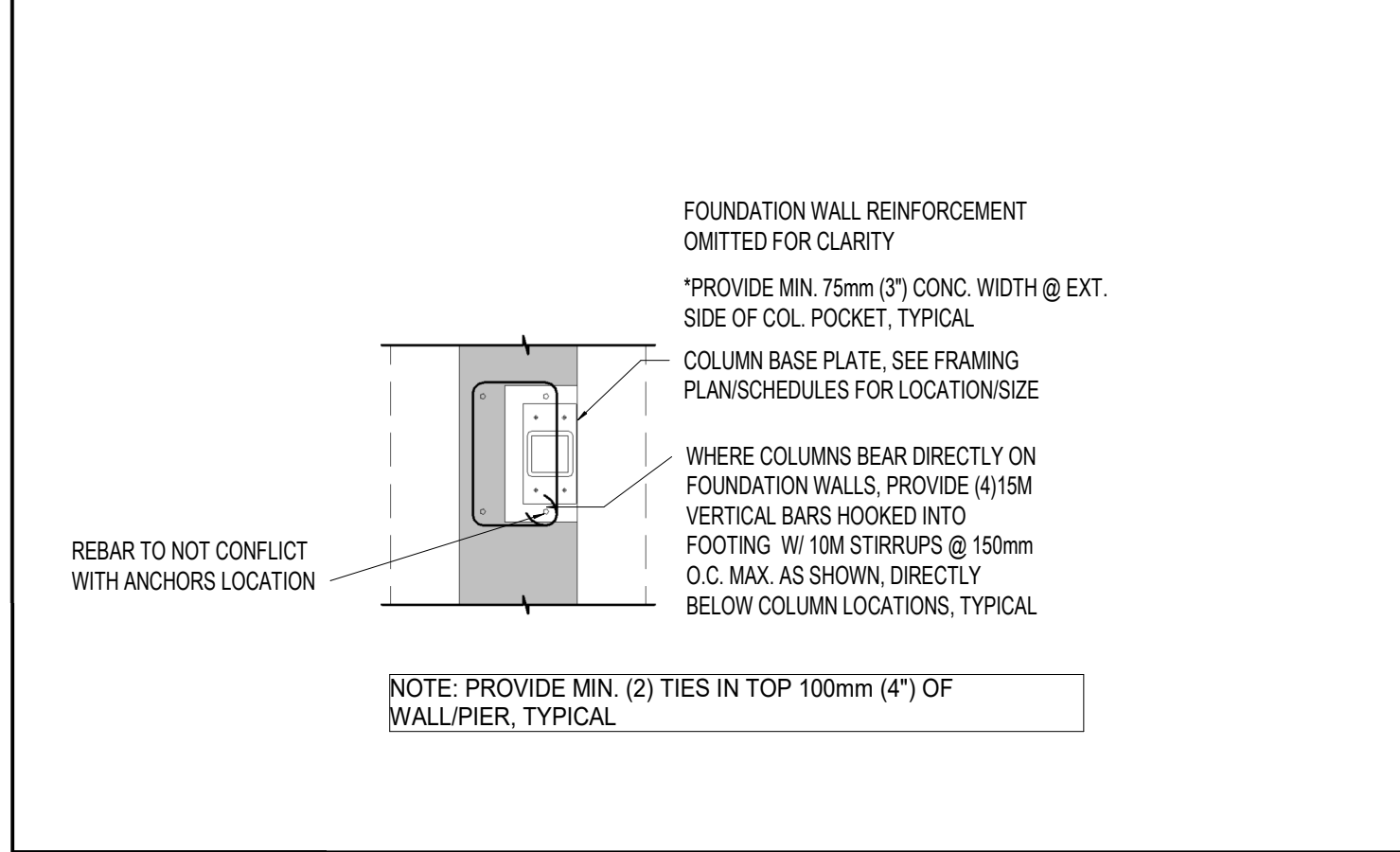
T.D. 68 STEEL COLUMN TO FOUNDATION PIER W/ FOUNDATION WALL - EXTERIOR



T.D. 69 TYPICAL FROST SLAB AT ENTRY DOOR DETAIL

T.D. 70 STEEL COLUMN TO FOUNDATION PIER - INTERIOR

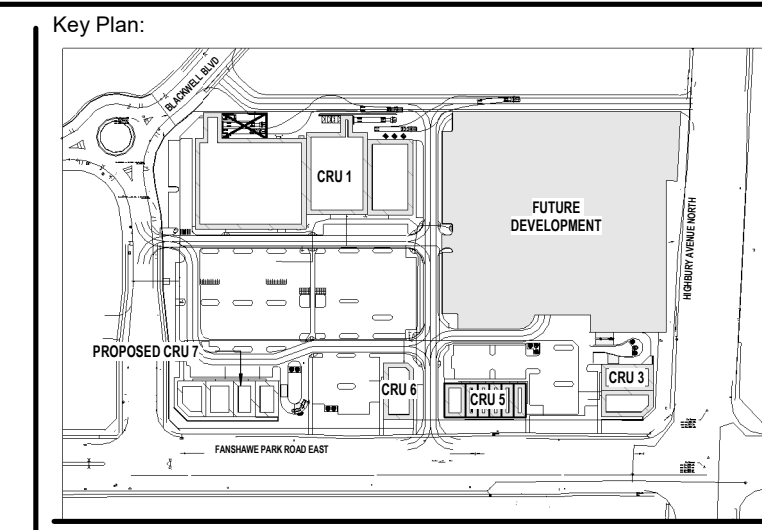
T.D.71 LIGHT POLE FOUNDATION DETAIL



S.72 EDGE COLUMN POCKET DETAIL

S.72 EDGE COLUMN POCKET DETAIL

S.72 EDGE COLUMN POCKET DETAIL



Consultant:



Seal: Seal:

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1	FEB 27, 2024	ISSUED FOR COORDINATION

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Project:

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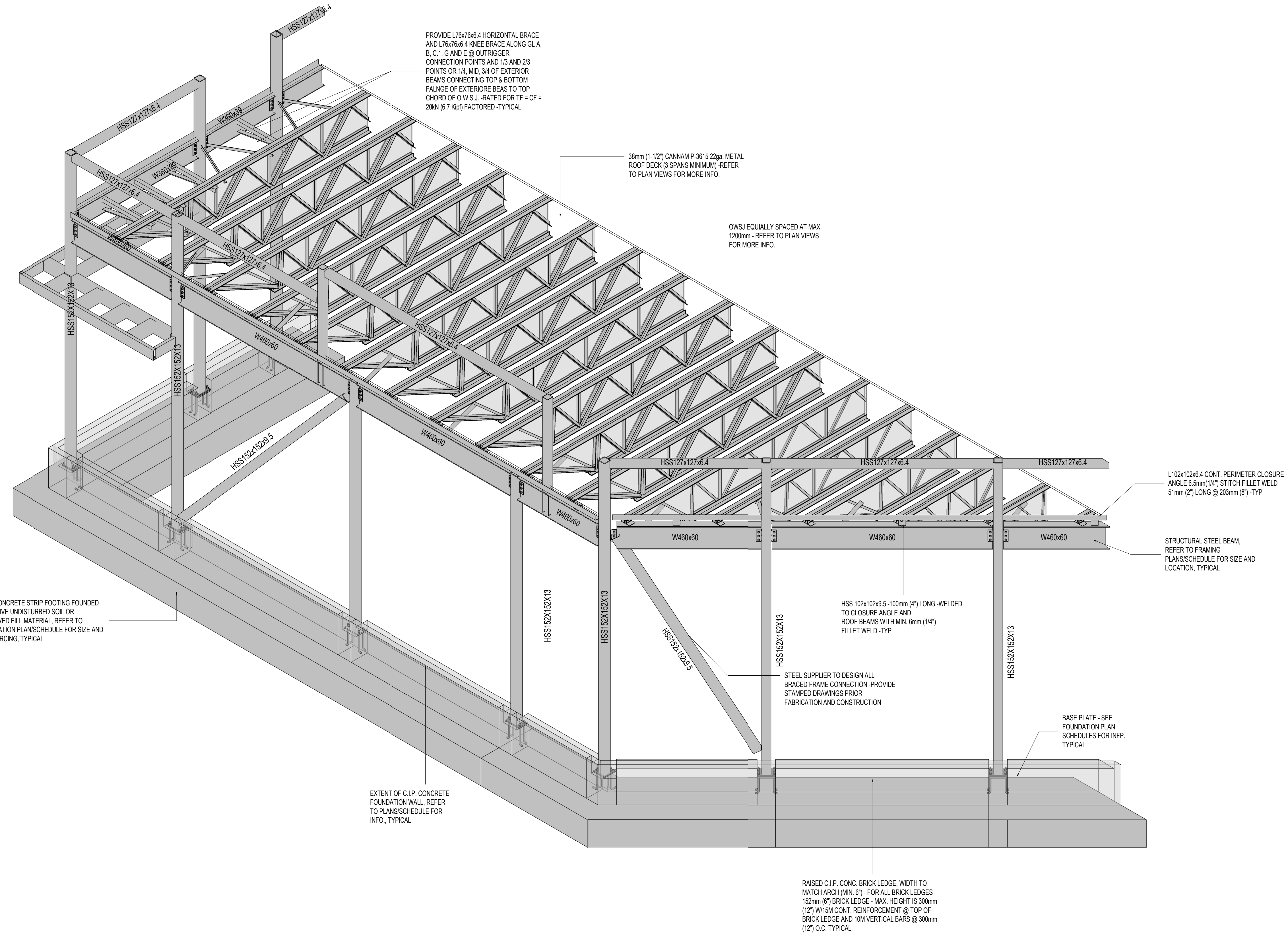
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1300 FANSHAWE PARK RD. EAST. LONDON, ON

Drawing Title:

TYPICAL DETAILS V

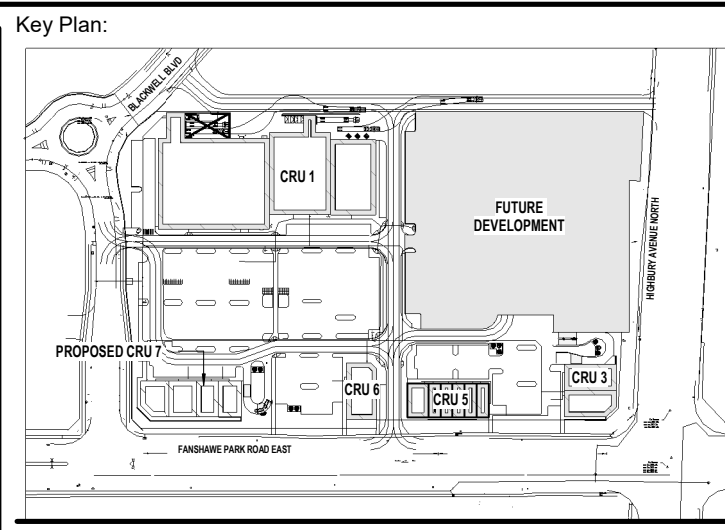
Drawn By: S.D. Scale: AS INDICATED
Checked By: J.G./C.B. Plot Date: APR. 03-2024
Project Date: NOV. 2023
Project No: 2023-102

Drawing No: S-6.4 Revision: 3



3D SCHEMATICS I (NOT FOR CONSTRUCTION)
SCALE: NTS

- NOTES:**
1. DETAILS, CONNECTIONS, AND DETAILED SHAPES PROVIDED ARE SCHEMATIC ONLY. DESIGN OF ALL CONNECTIONS AND DETAILS ARE BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION. U.N.O., ALL MEMBERS SHALL BE ALIGNED IN THE SAME VERTICAL PLANE (NO OFFSETS).
 2. ALL STEEL STUD ELEMENTS (INCLUDING, BUT NOT LIMITED) WALLS, PARAPETS, CANOPIES, EXTERIORS, AND OTHERS ARE DESIGNED BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION.
 3. ALL WOOD ELEMENTS (INCLUDING, BUT NOT LIMITED) WALLS, PARAPETS, CANOPIES, EXTERIORS, AND OTHERS ARE DESIGNED BY OTHERS - PROVIDE STAMPED SHOP DRAWINGS PRIOR TENDERING, FABRICATION, AND CONSTRUCTION.
 4. ALL CANOPIES ARE NOT TO BE CONNECTED TO THE STRUCTURE OR ATTACHED TO ANY STRUCTURAL MEMBERS PRIOR INSTALLING THE ROOF/FLOOR DIAPHRAGM AND FULLY CONNECT TO ROOF/FLOOR JOISTS, BEAMS, AND COLUMNS.



Site Plan: North Arrow:

Consultant:

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STRUCTURAL ENGINEERS
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Drawing Title:

THREE-DIMENSIONAL SCHEMATICS I

Drawn By: S.D. Scale: AS INDICATED

Checked By: J.G./C.B. Plot Date: APR. 03-2024

Project Date: NOV. 2023

Project No: 2023-102

Drawing No: **S-7.0** Revision: **3**

