

1. The design and construction of all work on this project is to conform to the Ontario Building Code – 2012 including all amendments, and the relevant listed CSA standards including the latest revisions.
2. Read structural drawings in conjunction with all relevant architectural and services drawings and other contract documents.
3. The contractor shall verify all dimensioned drawings and report any discrepancies to the engineer before proceeding with the work.
4. Do not exceed design live load during construction.
5. All work is to be performed in accordance with the Occupational Health and Safety Act and Regulations for Construction Projects – O.R.E.G. 213/91.
6. The Contractor shall retain an independent inspection and testing company to ensure that all work is done in accordance with the drawings and specifications. Testing shall include reinforcing steel placement, concrete tests, soil bearing and compaction tests, and structural steel.
7. It is the responsibility of both the owner and the Contractor to notify the Engineer of required inspection and testing. The Contractor shall provide the engineer with a construction schedule prior to starting the work. Generally, inspection by the engineer will be required for rebar prior to concrete placement, footing and foundations prior to backfilling, and above grade framing prior to installation of interior finishes.
8. Site visits and reviews by the Design Engineer or Representative are intended for the purpose of ascertaining general conformance with the design concept. The site reviews do not mean that the Design Engineer has seen all the construction or construction procedures.
9. Review of construction by the Design Engineer does not relieve the contractor of his responsibility for errors and omissions and for meeting all the requirements of the construction and contract documents.
10. The contractor is responsible for any costs associated with the removal of finishes required for inspections or testing that is covered before inspections are completed.
11. Substitutions from specified products and materials must be approved by the Engineer prior to ordering of materials. The Contractor shall reimburse all Consultant for additional costs incurred as a result of reviewing any changes made to the contract documents.
12. It is the sole responsibility of the Contractor to design all shoring and temporary bracing as per O.R.E.G 213/91 and the Contractor shall retain an engineer as required.

1. Prior to construction of a slab-on-grade, all topsoil soft or otherwise compressible material must be removed from the ground surface. The slab must be constructed on a minimum thickness of 6 inches of granular "A" or crushed stone fill ($\frac{1}{2}$ " max). The granular base must be compacted to at least 95% of its maximum standard proctor dry density to provide a uniform support for the slab.
2. If there is existing silt/ clay subsoil, it is not considered suitable for re-use as backfill for interior footing excavations, and it is recommended that approved granular pit-run material be used for this purpose. Interior footing backfill must also be compacted to 95% of its maximum standard proctor dry density to reduce differential settlement below the floor slabs.
3. Place slab on grade material capable of sustaining 500 psf (24kN/m²) without settlement relative to the building footings.

1. Conform to the requirements on CAN/CSA S16-09.
2. G40.20-04 / G40.21-04 (R2009) general requirements for rolled or welded structural quality steel / structural quality steel
3. CISC Canadian Institute of Steel Construction Handbook of Steel Construction, 2011 – latest edition
4. Code of standard practice for structural steel
5. W47.1-09 certification of companies for fusion welding of steel
6. CSA W59.1-03 (R2008) welded steel construction (metal arc welding). Electrodes to be E49XX.

1. All concrete work to conform to CSA Standards A23.1, A23.2, & A23.3
2. Concrete floor and foundations shall have a minimum compressive strength of 25 MPa at 28 days unless noted otherwise on plans.
3. All reinforcing steel shall conform to CSA specification G30.18-M92 grade 400. For concrete protection to bars see plan.
4. Spacing and concrete cover for reinforcing steel shall conform to CSA A31.1 & CSA A23.2 unless noted otherwise:
 - 4.1. Concrete cast against earth: 75mm (3")
 - 4.2. Piers and wall: 40mm ($1\frac{1}{2}$ ")
 - 4.3. Exposed to de-icing chemicals: 60mm ($2\frac{1}{2}$ ")
 - 4.4. Interior slabs and beams: ($1\frac{1}{2}$ ")
5. Concrete Properties:
 - 5.1. All concrete shall have a 28 day compressive strength of 25 MPa. Minimum strength otherwise specified.
 - 5.2. Exterior concrete slabs to be Class C-2 concrete (28 day compressive strength of 32 MPa) with air entrainment.
 - 5.3. Interior concrete slabs shall have a 28 day compressive strength of 25 MPa, 0.55 max. water-cement ratio.
 - 5.4. Concrete Mix Design shall be submitted to the engineer for approval prior to use at job site.
6. Lap all reinforcing bars at least 20 diameters or minimum of 1'-0" (300 mm) unless noted otherwise on all plans.
7. Slump of concrete to be 75 mm \pm 25 mm ($3" \pm 1"$) or as otherwise specified with 110 mm ($4\frac{1}{2}$ ") slump or more is to be rejected.
8. All openings in concrete slab or walls shall be trimmed with 2-15 bars, head, jumbo, and sill. Also see details.
9. All precast concrete slab design, fabrication and erection to be in accordance with CSA A23.4.
10. Install anchor bolts or miscellaneous items supplied by others for installation in the concrete work.
11. Control joints: in concrete slabs on grade, maximum spacing 25'-0" (7500mm) areas not to exceed 625 ft² in foundation walls more than 82" (20m) long at intervals not to exceed 49'-9" (15 m).

1. Structural properties shall be computed in accordance with CSA Standard CAN3-S316 Cold Formed Steel Structural Members (Limit States Design).
2. Steel shall meet the requirements of ASTM 1653 Standard Specification for steel sheet, zinc coated (galvanized) by the hot-dip process, structural (physical) quality. Minimum grades are:
 - Grade A: 225 MPa Minimum Yield for 1.22mm Material & Thinner
 - Grade D: 345 MPa Minimum Yield for 1.52mm Material & Thinner
3. Screws: Panhead, self-tapping, self-drilling sheet metal screws, corrosion protection to minimum requirements of CSSSI

Bolts, nuts, washers: Zinc coated.

Provide the following information for review & approval prior to construction:

1. Structural Steel shop drawings, connections designed & stamped by a licensed professional engineer.
 - 1.1. All exposed connections shall be submitted to the Architect for Approval.
2. O.W.S.J. shop drawings, designed & stamped by a licensed professional engineer.
3. Light gauge metal framing (metal stud wall), connections designed & stamped by a licensed professional engineer.
4. Pre-Engineered Truss shop drawings, designed & stamped by a licensed professional engineer.

1. All wood materials, fabrication, bracing, and erection procedures to be in accordance with CSA 086-09. All timber grading to be in accordance with NLGA.
2. All timber for rafters, lintels, and beams to be SPF #2 unless noted on plan.
3. All timber shall conform to recognize nominal sizes shown on plan and stress ratings for appropriate species. No timber shall be used that does not conform to dimensions and species.
4. All trusses must be fabricated in accordance with OBC/NBC Part 4 and Truss Plate Institute.
5. Truss fabricator shall supply all necessary plans including placing drawing showing location, loadings allowable stresses, temporary and permanent bracing's, and shall bear a seal of a professional engineer.
6. All handling and erection of trusses to be in accordance with truss suppliers requirements.
7. All trusses must be anchored to supports with tie down metal frames.

1. Minimum number of fasteners as per OBC 9.23.3.4
2. The use of air nails are acceptable to substituting 2-3" common wire nails with 3-3"x120 prostrip type air nails

1. All applications of cladding shall conform to Section 9.27 of the Ontario Building Code (2012).
2. Installation of cladding shall conform to the manufacturers specifications. These include, but are not limited to the following:
 - 2.1. Sealing
 - 2.2. Fastening
 - 2.3. Air Gaps
 - 2.4. Overlaps
 - 2.5. Penetrations

1. All footings shall be founded on naturally consolidated undisturbed soil capable of sustaining a load (see plan) at least 2'-6" (750 mm) below original (not fill) grade.
2. Footing elevations are based on estimate only, if upon excavating to the specified elevation it is found that the above conditions are not met or that they have been met at higher elevations, the footing elevation may be adjusted with the engineer's permission.
3. Minimum depth for exterior footings is 4'-0" (1200 mm) below finished grade.
4. Center all caps and footings under columns except as noted otherwise on the plans.
5. During cold weather, protect soil beneath and adjacent to footings from freezing.
6. Unless specified by the engineer, do not exceed a rise of 7" in a run of 10' in the line of slope between adjacent footings excavated or along stepped footings. Use steps not exceeding 500mm (24") in height and not less than 1200 mm (48") in length.
7. Where necessary, the contractor shall lower footings to accommodate drain lines, etc.
8. Do not place backfill against walls retaining earth (unless designed for cantilever) until floor construction at top and bottom of the walls is poured and set.
9. Backfilling against foundation walls to be done so that there is never more than 1'-6" (450 mm) difference in level, one side to the other, except as noted in paragraph 8, above.
10. Where slab on grade is used to tie the top of the wall retaining earth, adequate shoring and bracing must be provided while fill is being placed and compacted, and must be left in place until slab is poured and gained 75% of its ultimate strength.
11. Anchor all concrete block foundation walls to concrete piers with 2-10# x 4'-0" (1200mm) every second block course. Cavities with bars filled with grout.
12. All wall footing 4" (100mm) projection and 8" (200mm) depth unless noted otherwise on plans.

SEISMIC DATA

$So(0.2) = 0.290$
 $So(0.5) = 0.180$
 $So(1.0) = 0.099$
 $So(2.0) = 0.031$

OCCUPANT LOAD:
- SUITE 1 = 16 PERSONS
- SUITE 2 = 16 PERSONS
* OCCUPANT LOAD SHALL BE POSTED AT THE MAIN
ENTRANCE TO EACH SUITE

OCCUPANCIES:
- SUITE 1 = F3 - LOW HAZARD INDUSTRIAL
- SUITE 2 = F3 - LOW HAZARD INDUSTRIAL

USE: STORAGE GARAGE (BOTH SUITES)



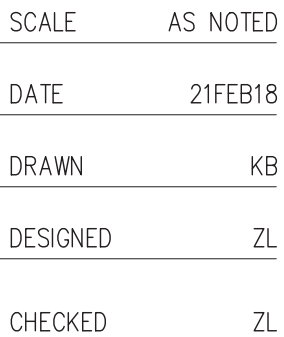
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6	18APR18	FOR APPROVAL
7	12JUN18	REVISED PER COMMENTS
8	21FEB18	REVISED PER COMMENTS

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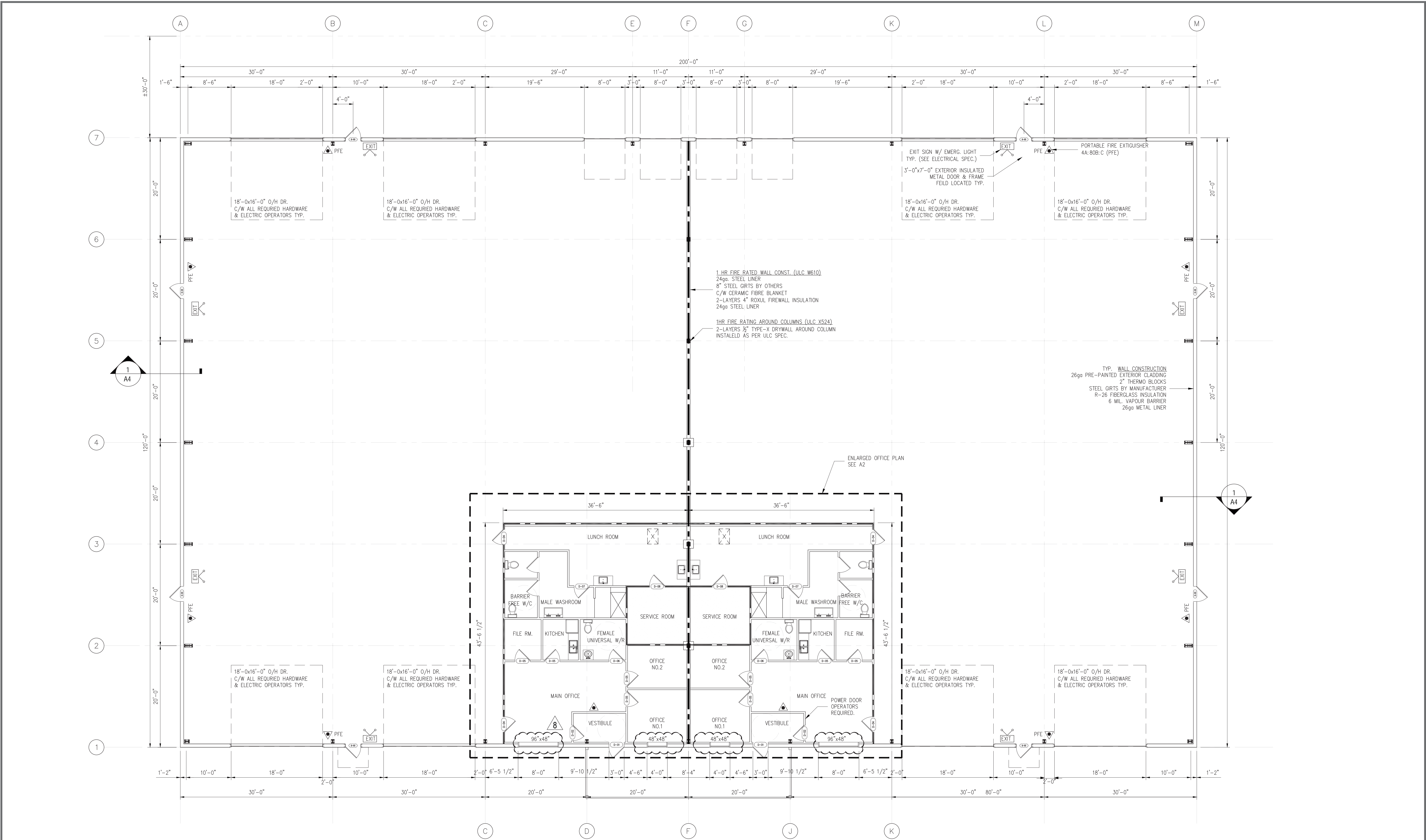
PROJECT INFORMATION & NOTES

ONTARIO



A0





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8	21FEB19	PER COMMENTS

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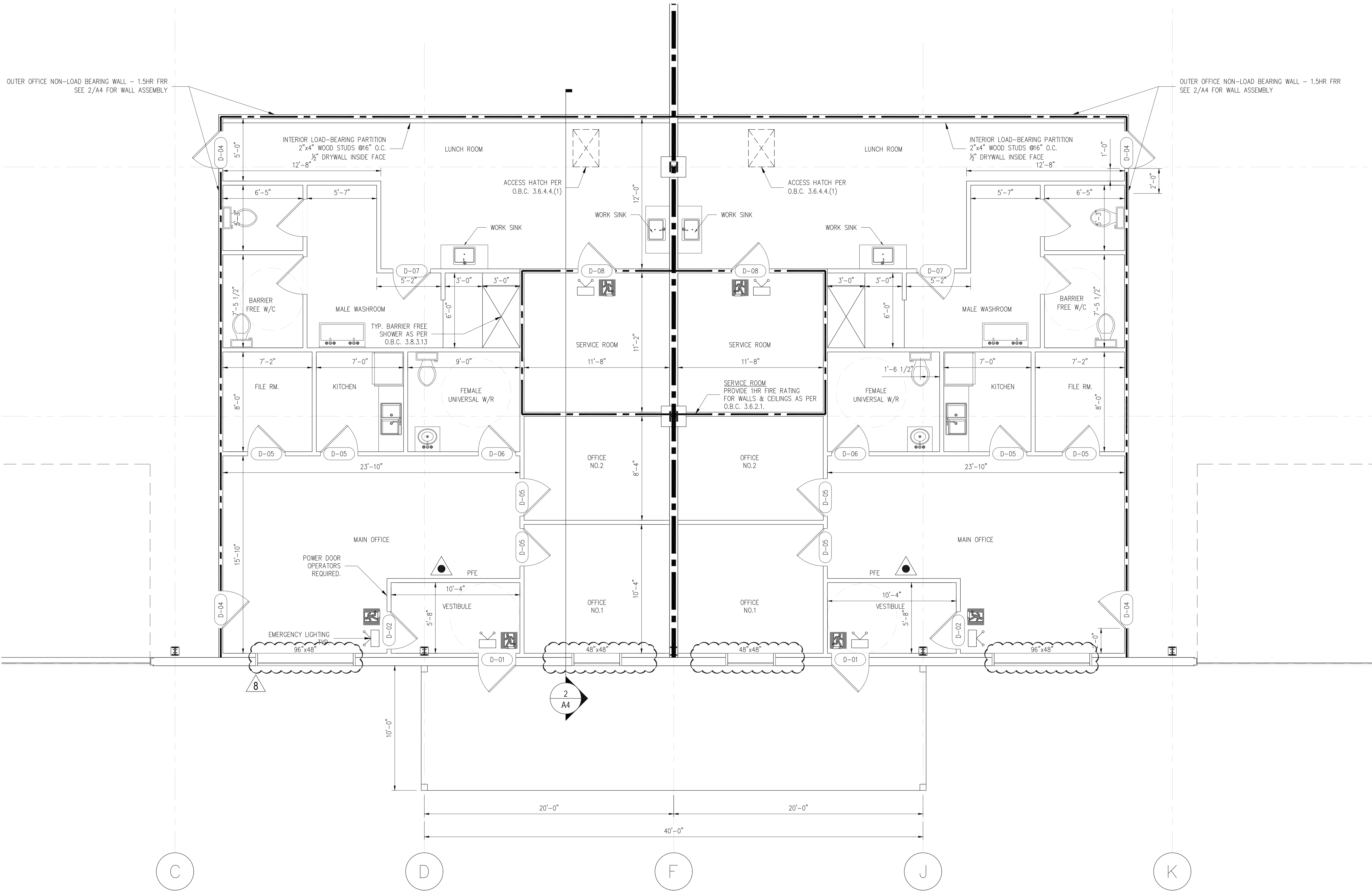
DRAWING TITLE
PROPOSED FLOOR PLAN

PROJECT TITLE
**PROP. PRE-ENGINEERED BLDG
(200'x120') - QUINTE CRANE**
193 RESOURCE ROAD
KINGSTON ONTARIO



SCALE	AS NOTED
DATE	21FEB18
DRAWN	KB
DESIGNED	ZL
CHECKED	ZL

PROJECT No.
17-049
SHEET No.
A1



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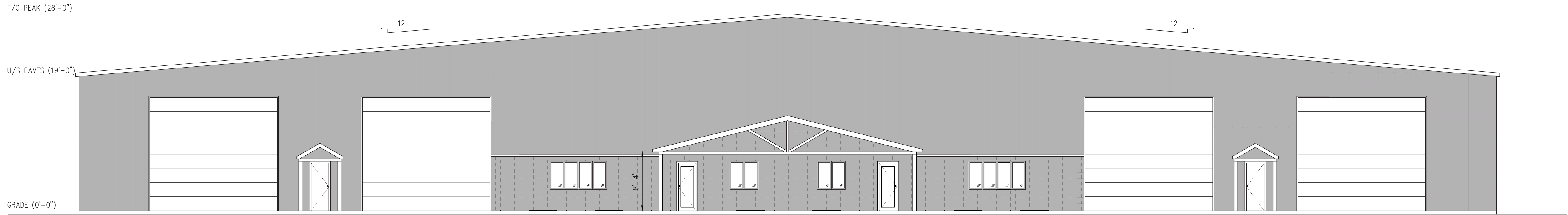
DRAWING TITLE
OFFICE FLOOR PLAN

PROJECT TITLE
PROP. PRE-ENGINEERED BLDG
(200'x120') - QUINTE CRANE
193 RESOURCE ROAD
KINGSTON ONTARIO

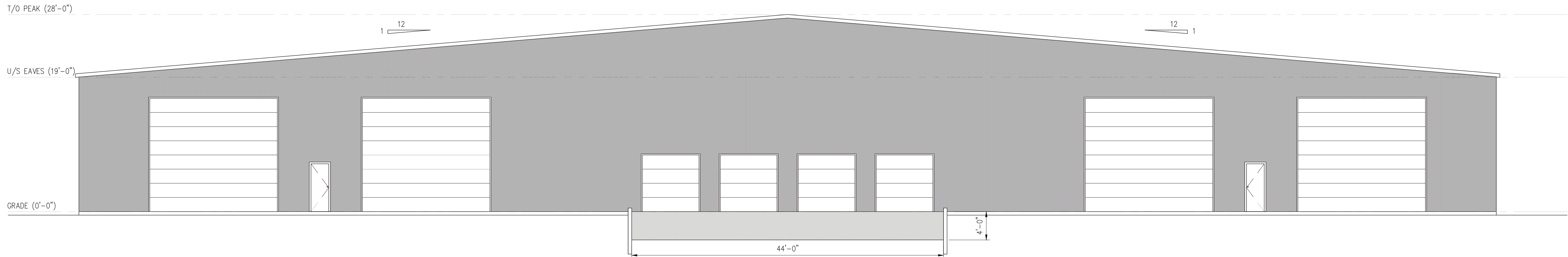


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DATE	21FEB18
DRAWN	KB
DESIGNED	ZL
CHECKED	ZL

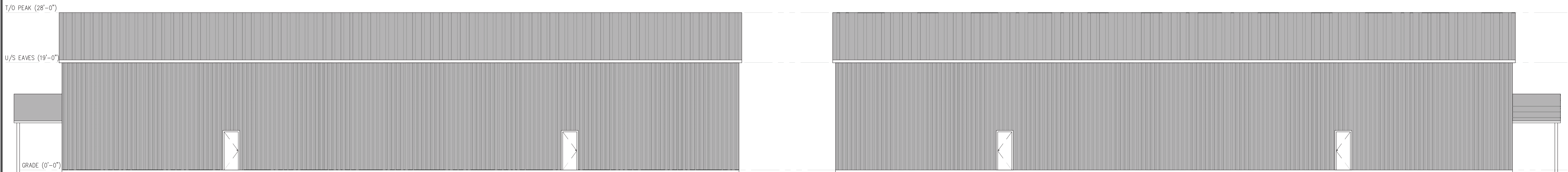
PROJECT No.
17-049
SHEET No.
A2



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 REAR ELEVATION
Scale: 1/8" = 1'-0"



3 SIDE ELEVATION
Scale: 1/8" = 1'-0"

4 SIDE ELEVATION
Scale: 1/8" = 1'-0"

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DRAWING TITLE

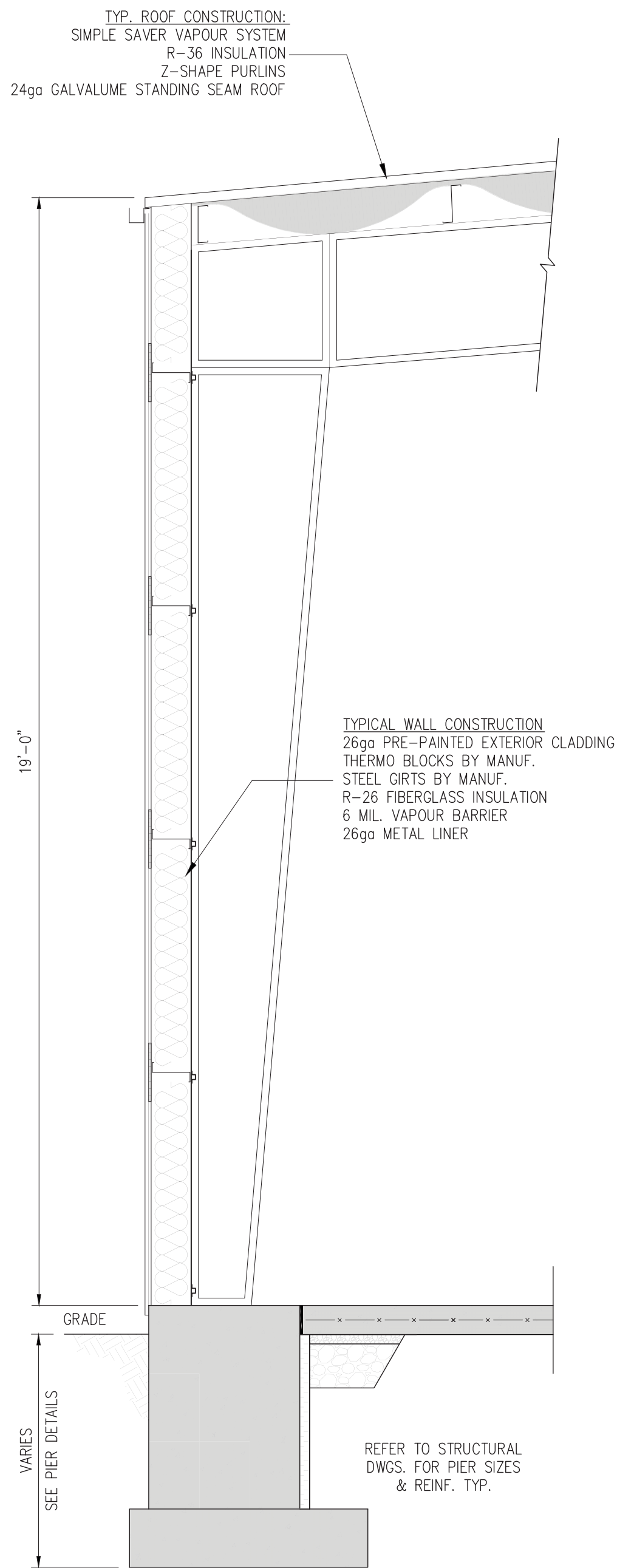
ELEVATIONS

PROJECT TITLE
PROP. PRE-ENGINEERED BLDG
(200'x120') – QUINTE CRANE
193 RESOURCE ROAD
KINGSTON ONTARIO

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CHECKED	ZL

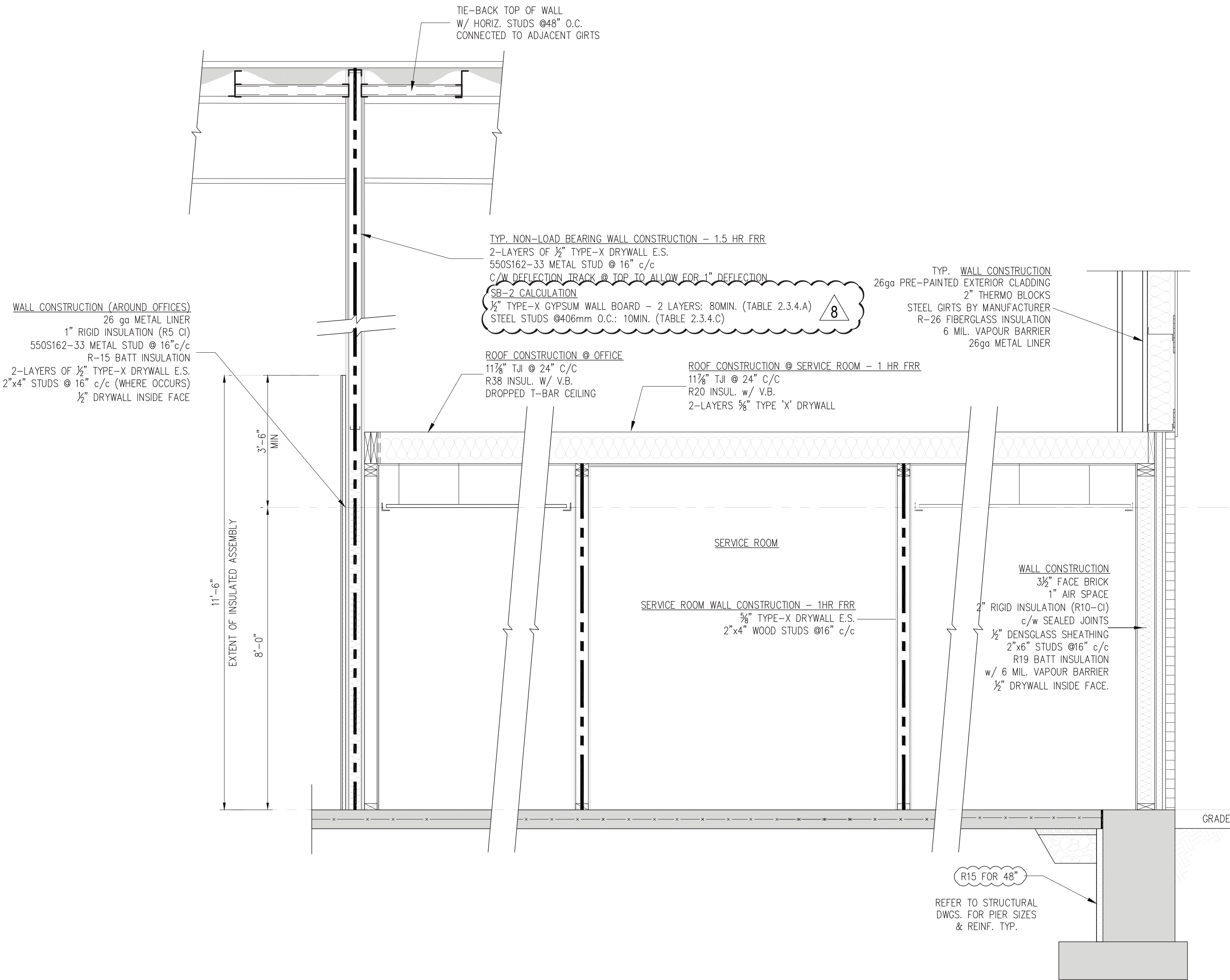
PROJECT No.
17-049

SHEET No.
A3



1 SECTION

Scale: 1/2" = 1'-0"



2 SECTION

Scale: 1/2" = 1'-0"

BARRIER FREE WASHROOM REQUIREMENTS

SHALL BE SERVED BY A BARRIER FREE PATH OF TRAVEL (3'-8" MIN)

PROVIDE COAT HOOK CONFORMING TO 3.8.3.8 (1) & SHELVE LOCATED NOT MORE THAN 4'-0" ABOVE FIN. FLOOR

LIGHTING - O.B.C. 3.8.3.12(1)(k)
PROVIDE LIGHTING CONTROLLED BY A MOTION SENSOR CONFORMING TO 12.2.4.1(2)

BARRIER FREE DOOR

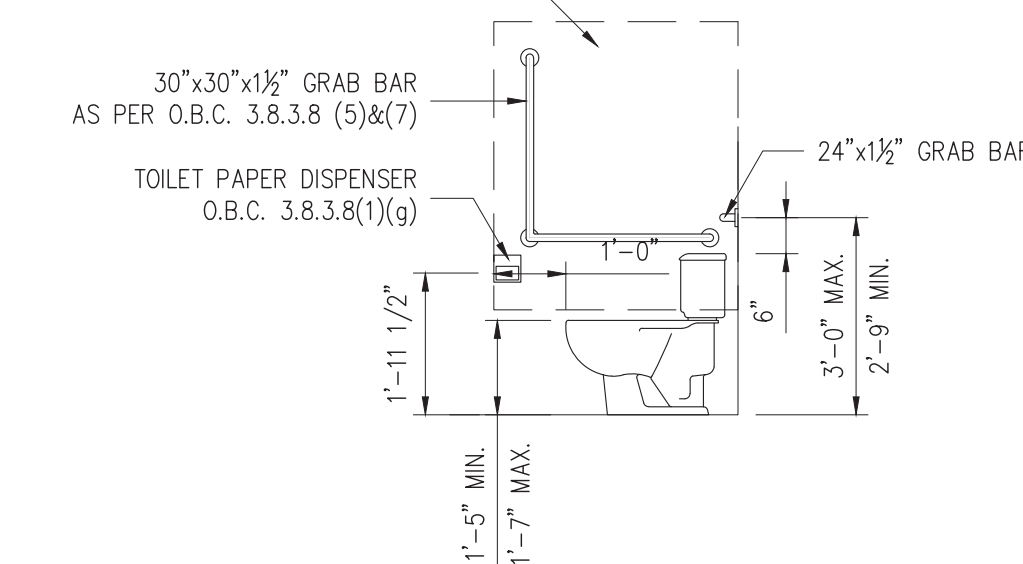
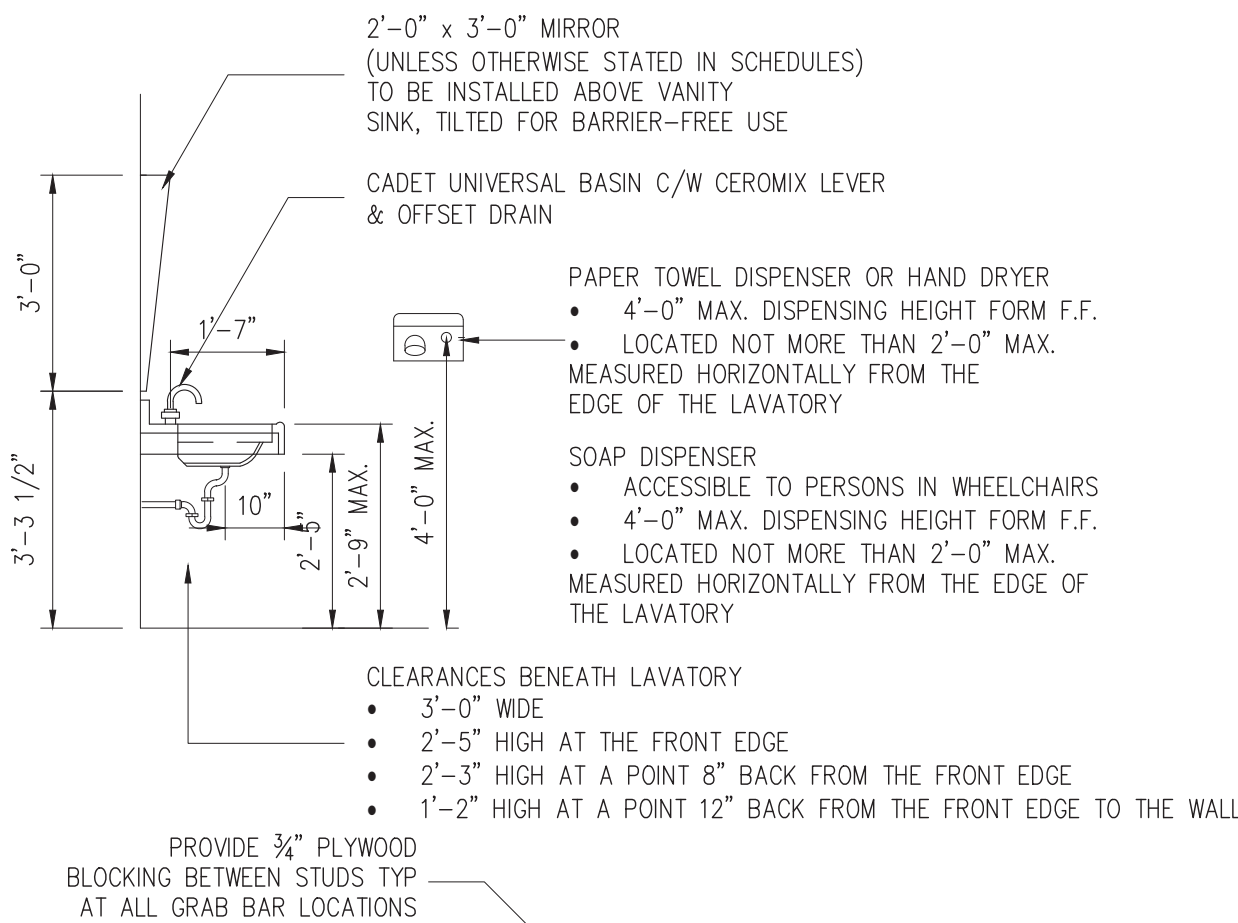
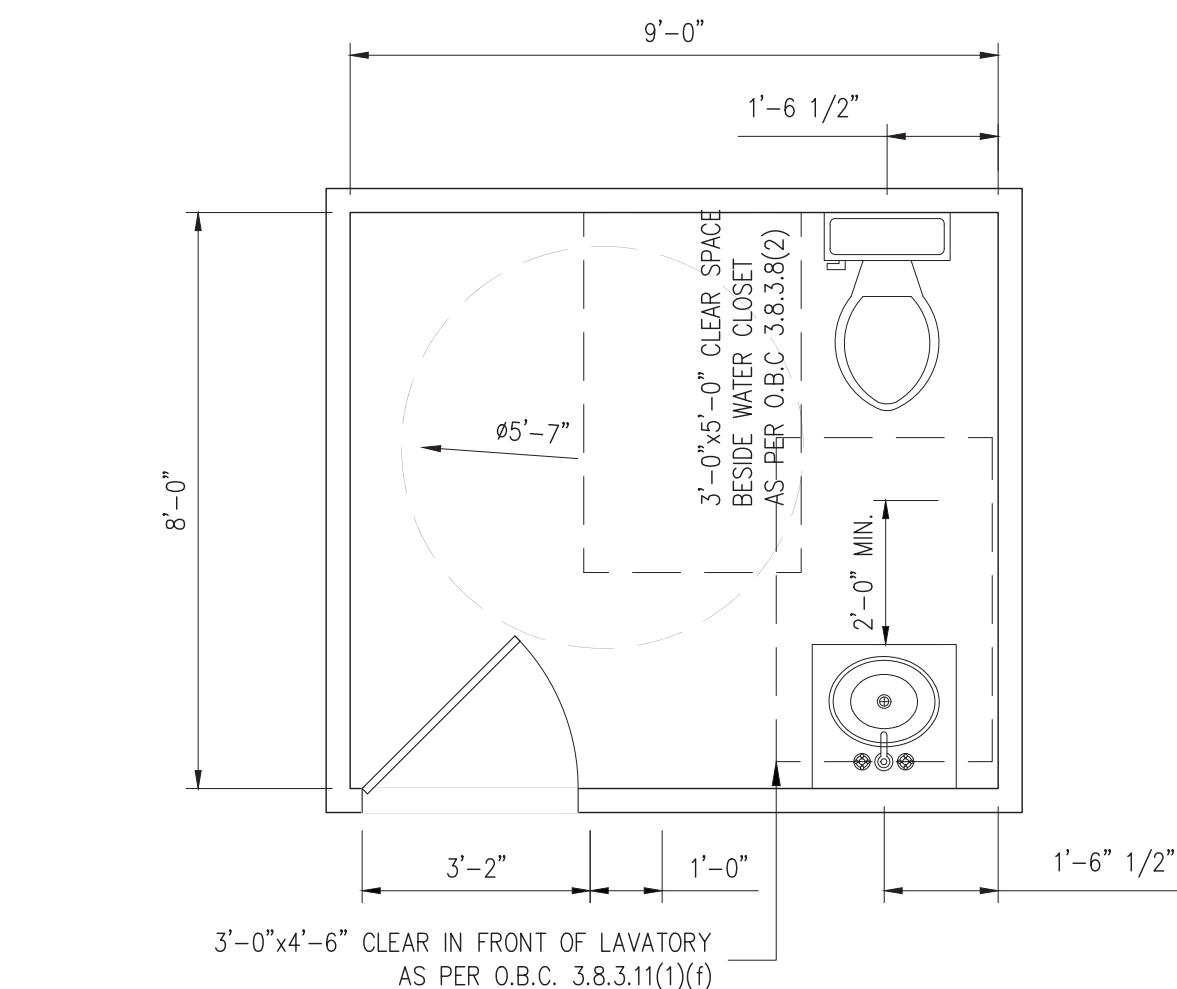
- TYP. 2'-10" CLEAR FOR DOORS IN BARRIER FREE PATH OF TRAVEL
- DOOR CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY O.B.C. 3.8.3.12.(b)
- SHALL BE EQUIPPED WITH A POWER DOOR OPERATOR AS PER OBC

EMERGENCY CALL SYSTEM - O.B.C. 3.8.3.12(2)

- WITH AUDIBLE AND VISUAL SIGNAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM.
- ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM
- PROVIDE EMERGENCY SIGN AS PER O.B.C. 3.8.3.12.(2)(b)

WATER CLOSETS - O.B.C. 3.8.3.9

- SHALL BE EQUIPPED WITH HAND OPERATED FLUSHING CONTROLS THAT ARE EASILY ACCESSIBLE TO A WHEELCHAIR USER OR BE AUTOMATICALLY OPERABLE. SHALL BE EQUIPPED WITH A BACK SUPPORT WHERE THERE IS NO SEAT LID OR TANK
- MUST NOT HAVE A SPRING-ACTIVATED SEAT



3 BARRIER FREE W/R DETAILS

Scale: 3/8" = 1'-0"

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DRAWING TITLE

SECTIONS &
DETAILS

PROJECT TITLE

PROP. PRE-ENGINEERED BLDG
(200'x120') - QUINTE CRANE

193 RESOURCE ROAD

KINGSTON

ONTARIO



SCALE	AS NOTED
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CHECKED	ZL

PROJECT No.

17-049

SHEET No.

A4

8

CLIMATIC DATA
(KINGSTON)

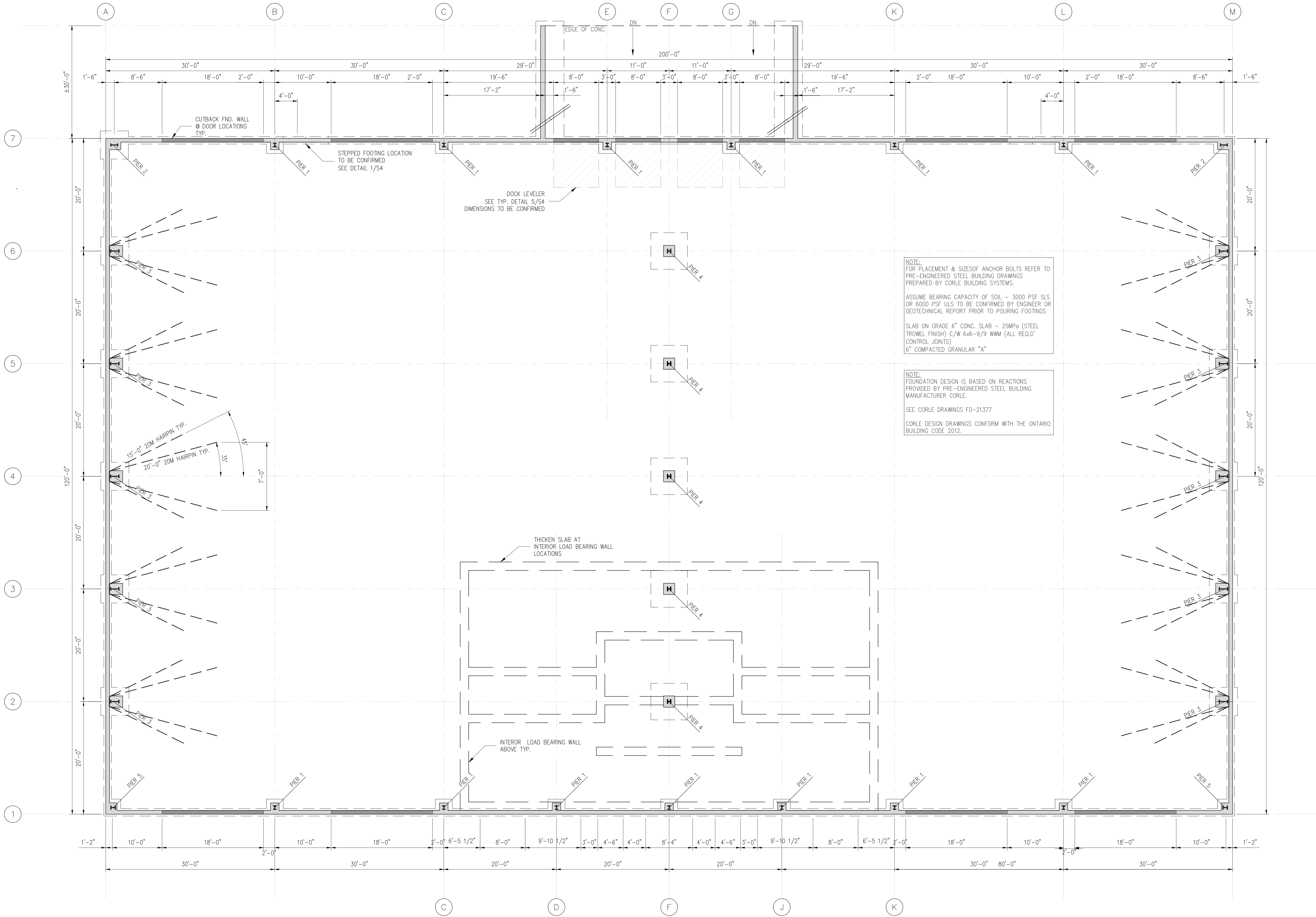
Ss = 2.1 kPa
Sr = 0.4 kPa
q(%) = 0.47 kPa

IMPORTANCE CATEGORY: NORMAL

SNOW LOAD = 2.08 kPa (43.4 psf)

SEISMIC DATA

Sa(0.2) = 0.290
Sa(0.5) = 0.180
Sa(1.0) = 0.099
Sa(2.0) = 0.031



NOTE:
FOR PLACEMENT & SIZES OF ANCHOR BOLTS REFER TO
PRE-ENGINEERED STEEL BUILDING DRAWINGS
PREPARED BY CORLE BUILDING SYSTEMS.

ASSUME BEARING CAPACITY OF SOIL - 3000 PSF SLS
OR 6000 PSF ULS TO BE CONFIRMED BY ENGINEER OR
GEOTECHNICAL REPORT PRIOR TO POURING FOOTINGS

SLAB ON GRADE 6" CONC. SLAB - 25MPa (STEEL
TROWEL FINISH) C/W 6x6-9/9 W/M (ALL REQ'D
CONTROL JOINTS)
6" COMPACTED GRANULAR "A"

NOTE:
FOUNDATION DESIGN IS BASED ON REACTIONS
PROVIDED BY PRE-ENGINEERED STEEL BUILDING
MANUFACTURER CORLE.

SEE CORLE DRAWINGS FO-21377

CORLE DESIGN DRAWINGS CONFORM WITH THE ONTARIO
BUILDING CODE 2012.

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NOTE:
FOUNDATION DESIGN IS BASED ON REACTIONS PROVIDED
BY PRE-ENGINEERED STEEL BUILDING MANUFACTURER
CORLE.

SEE CORLE DRAWINGS FO-21377 FOR DESIGN LOADS

CORLE DESIGN DRAWINGS CONFORM WITH THE ONTARIO
BUILDING CODE 2012.

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DRAWING TITLE

FOUNDATION PLAN

PROJECT TITLE

PROP. PRE-ENGINEERED BLDG
(200'x120') - QUINTE CRANE

193 RESOURCE ROAD

KINGSTON

ONTARIO



SCALE	AS NOTED
DATE	21FEB18
DRAWN	KB
DESIGNED	ZL
CHECKED	ZL

PROJECT No.

17-049

SHEET No.

S1

8

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DRAWING TITLE

OFFICE FRAMING PLAN

PROJECT TITLE

PROP. PRE-ENGINEERED BLDG
(200'x120') - QUINTE CRANE

193 RESOURCE ROAD

KINGSTON

ONTARIO



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CHECKED	ZL

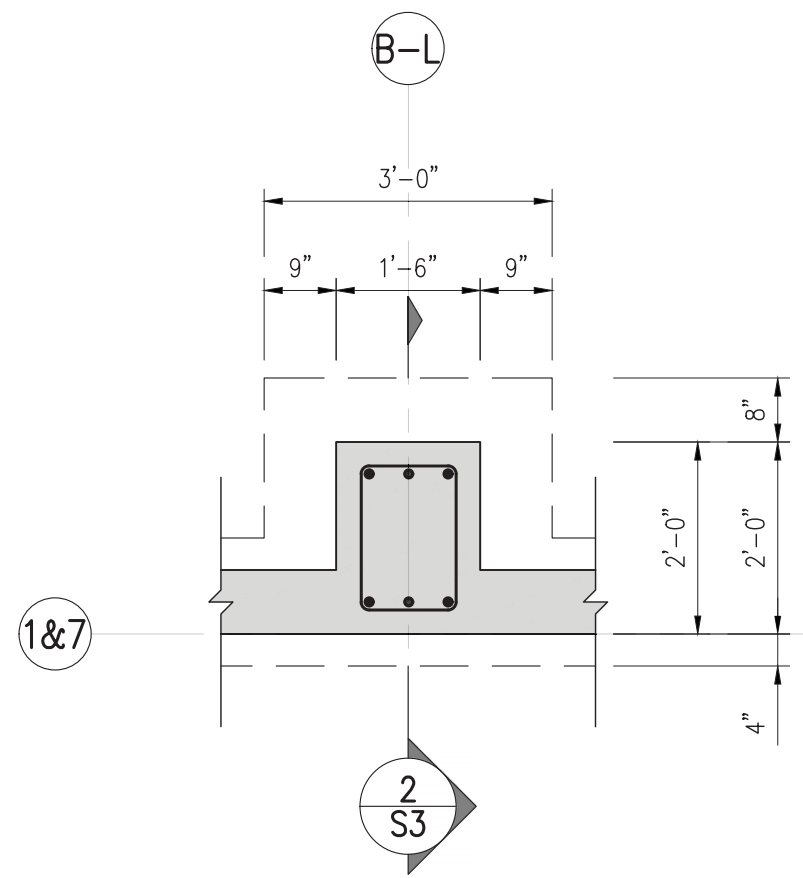
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17-049

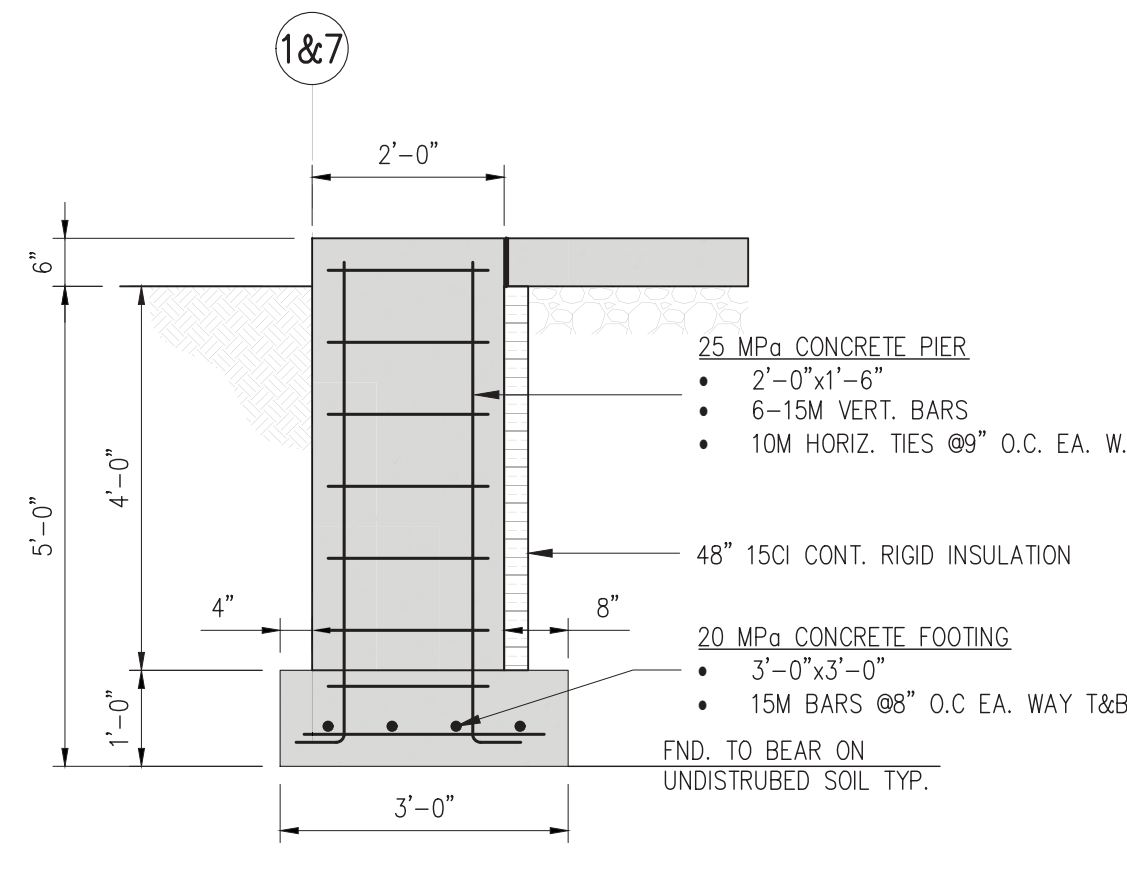
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S2

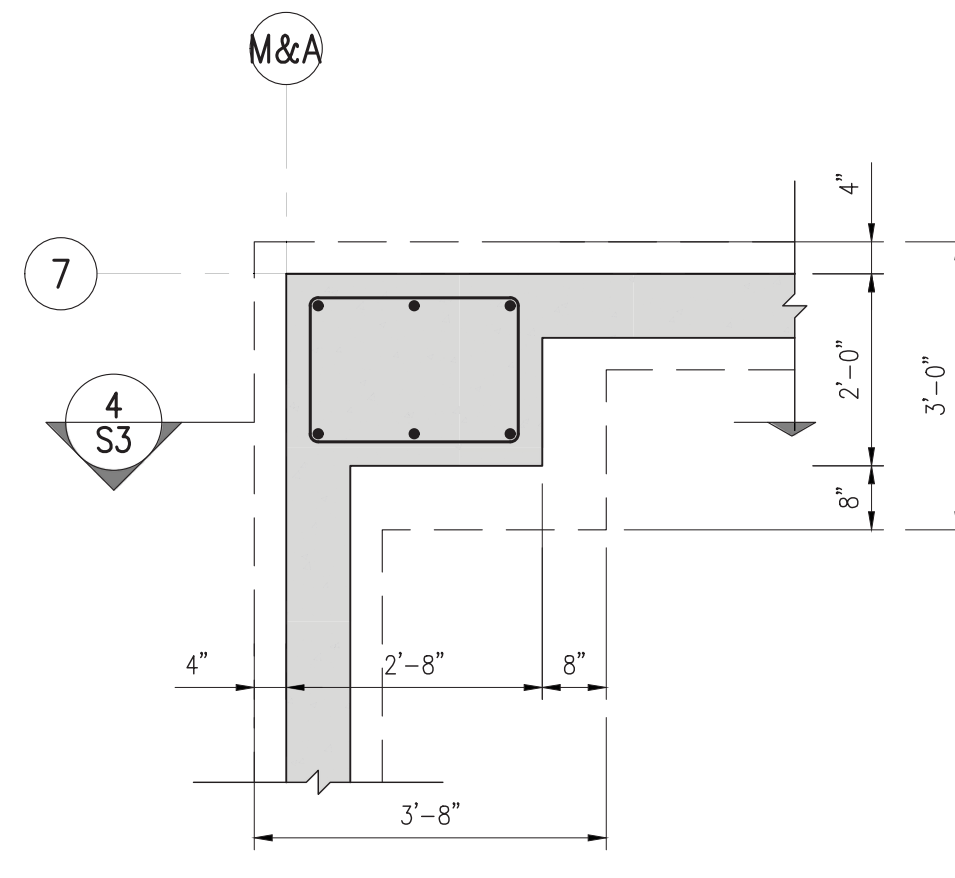
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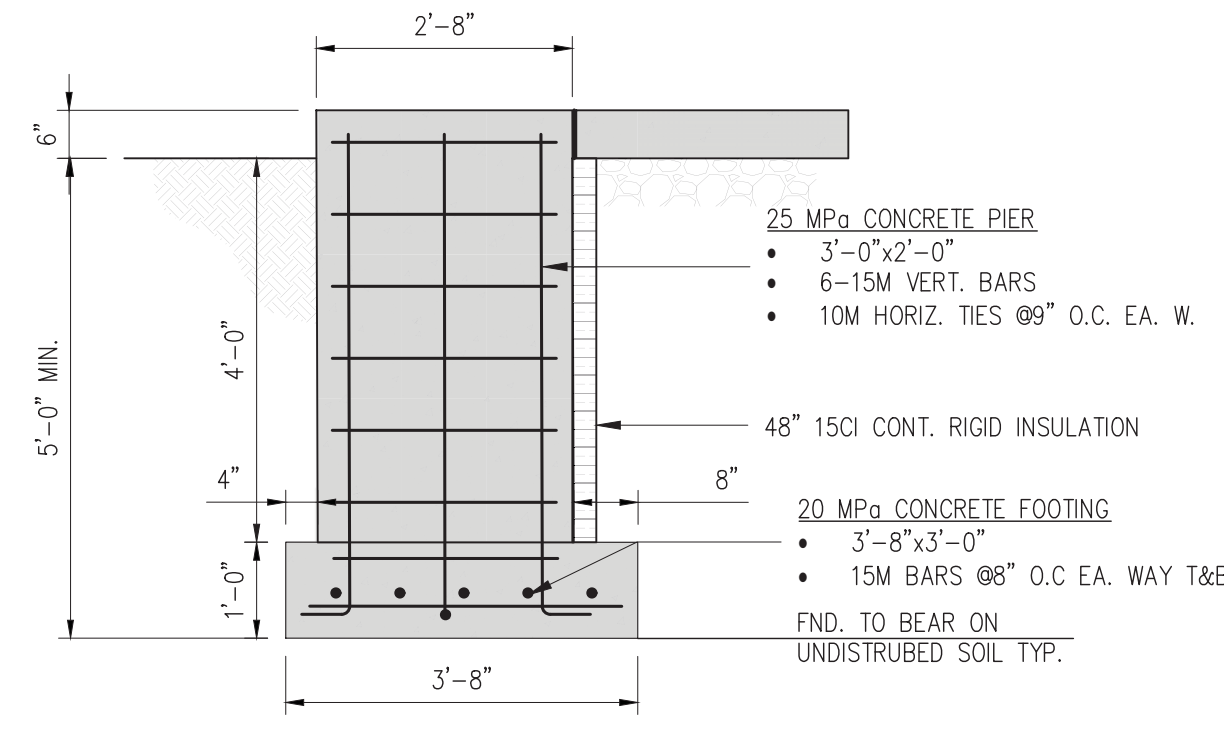
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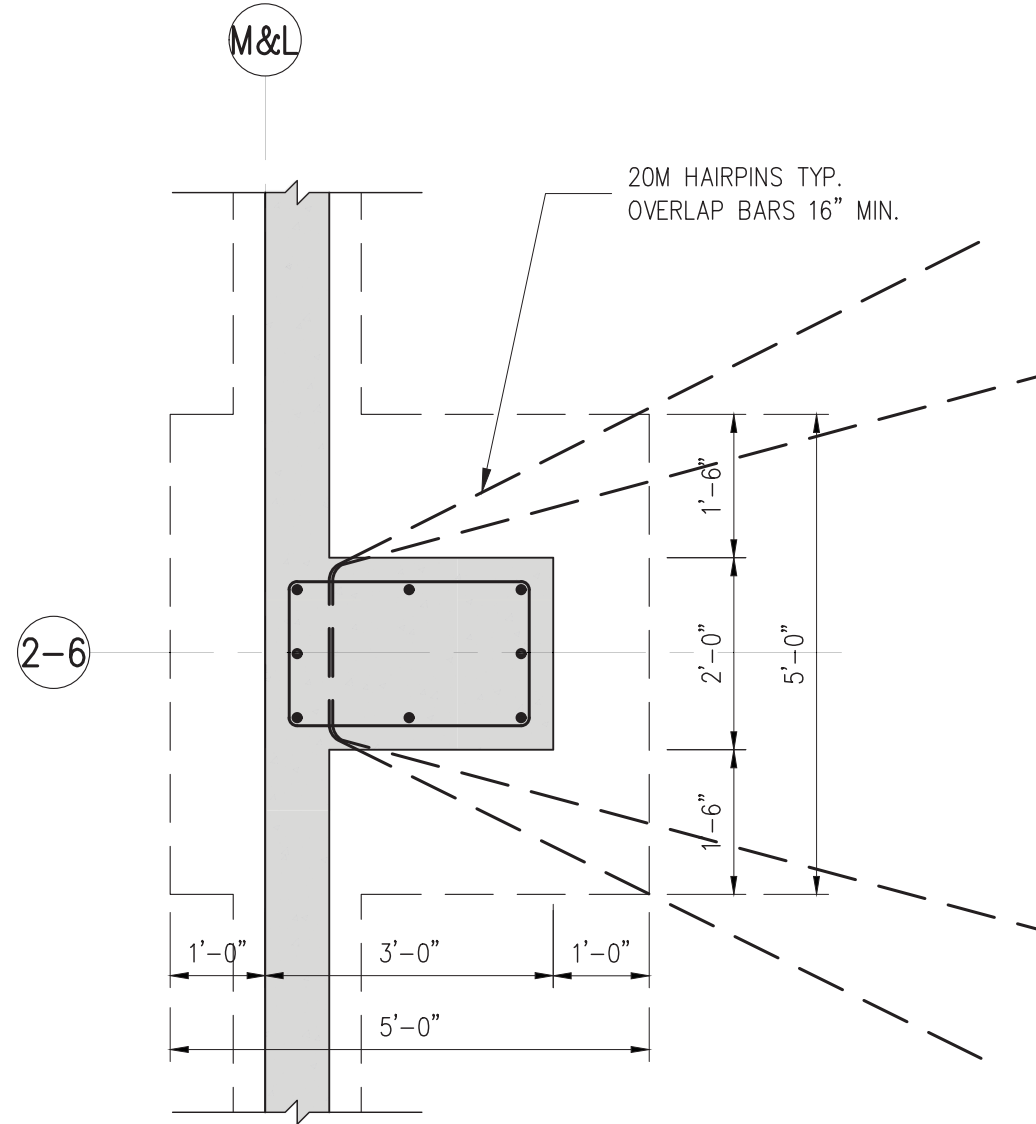
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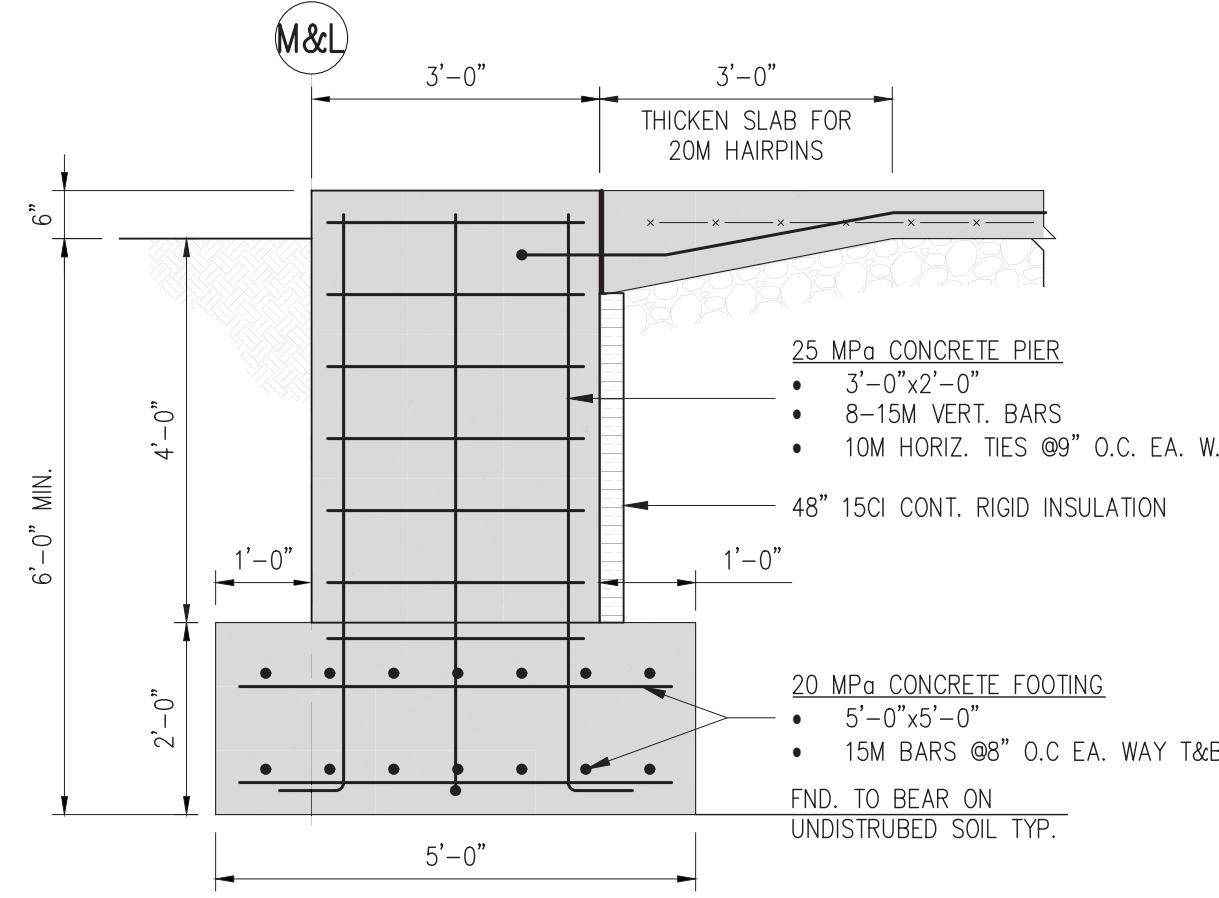
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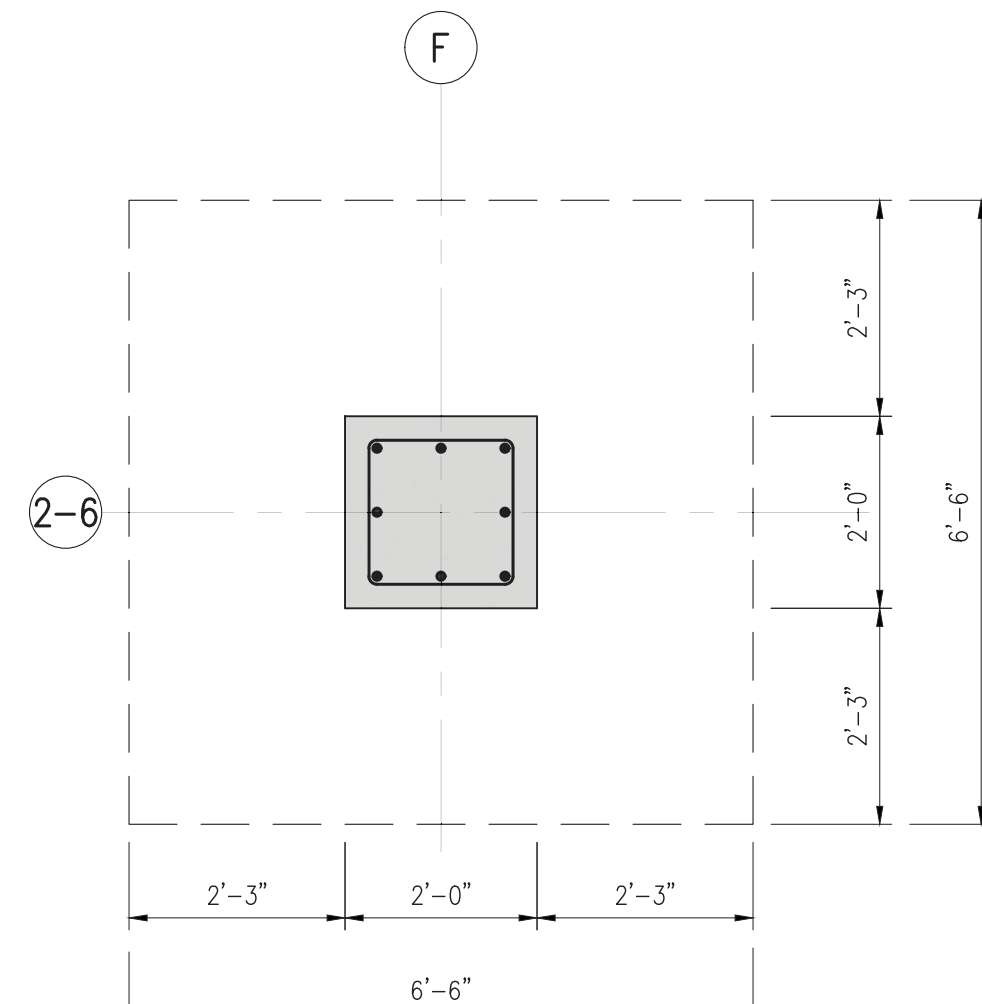
4 PIER 2 - SECTION
Scale: 1/2" = 1'-0"



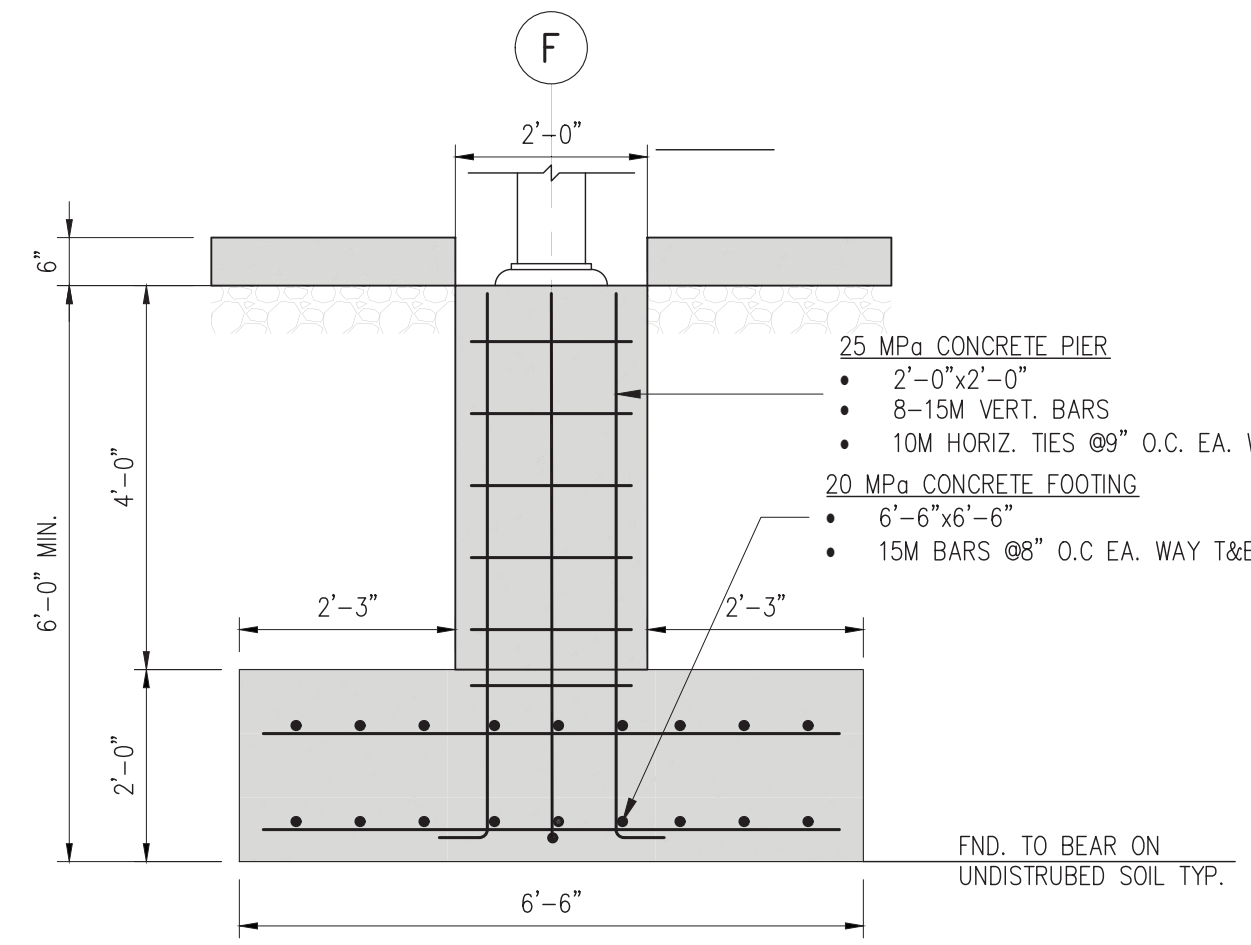
5 PIER 3 - PLAN
Scale: 1/2" = 1'-0"



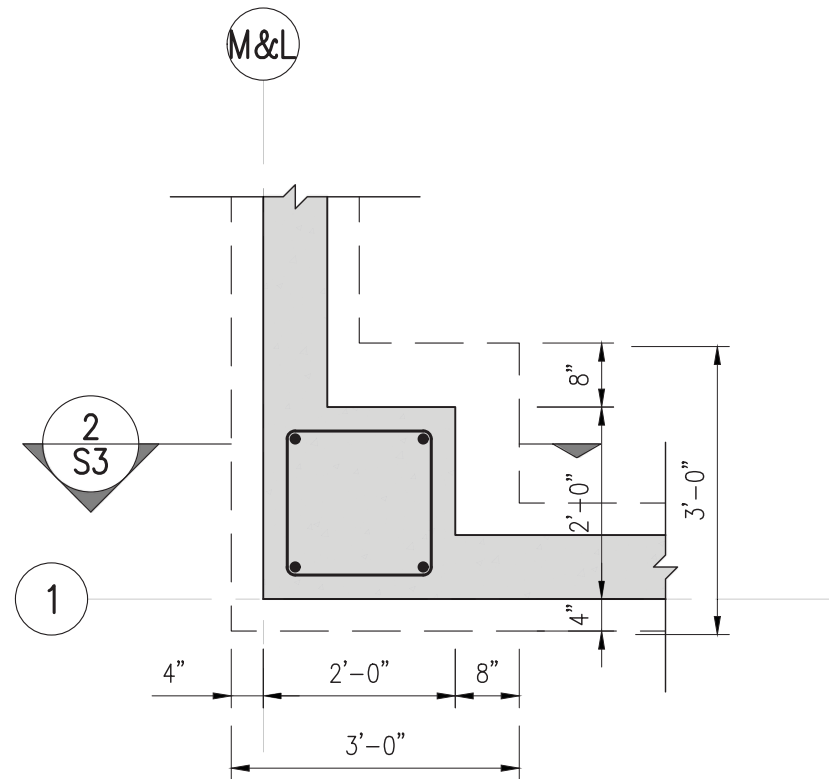
6 PIER 3 - SECTION
Scale: 1/2" = 1'-0"



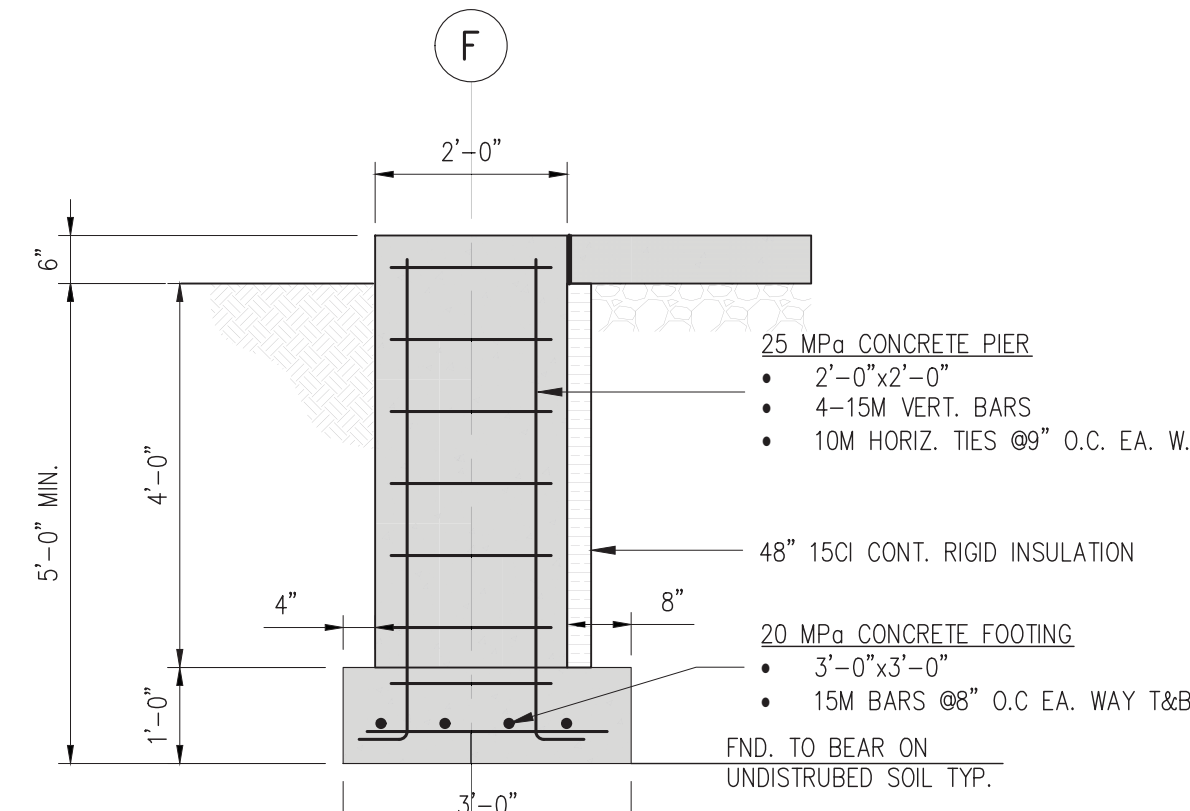
7 PIER 4 - PLAN
Scale: 1/8" = 1'-0"



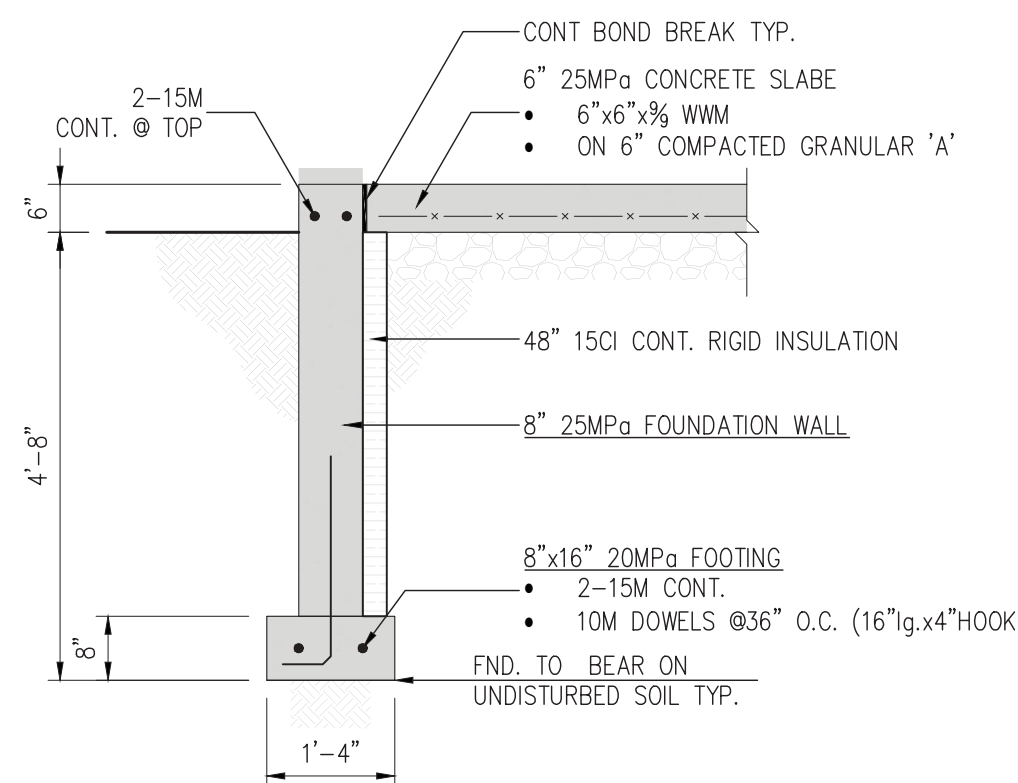
8 PIER 4 - SECTION
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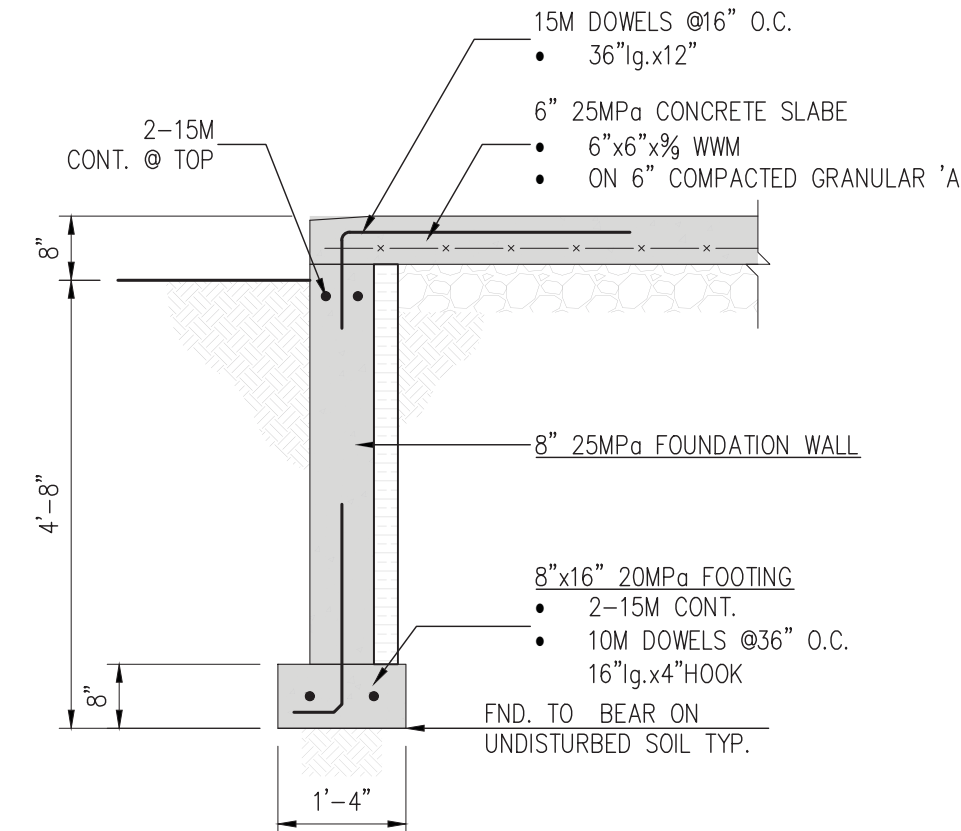
9 PIER 5 - PLAN
Scale: 1/2" = 1'-0"



10 PIER 5 - SECTION
Scale: 1/2" = 1'-0"



11 FOUNDATION WALL
TYPICAL FOUNDATION WALL
Scale: 1/2" = 1'-0"



12 FOUNDATION WALL
FOUNDATION WALL @ O.H. DOORS
Scale: 1/2" = 1'-0"

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REV.	DATE	REMARKS
0	09JAN18	FOR APPROVAL
1	12FEB18	FOR APPROVAL
2	15FEB18	FOR APPROVAL
3	04APR18	FOR APPROVAL
4	11APR18	FOR APPROVAL
5	12APR18	FOR APPROVAL
6	18APR18	FOR APPROVAL
7	12JUN18	REVISED PER COMMENTS
8	21FEB18	PER COMMENTS

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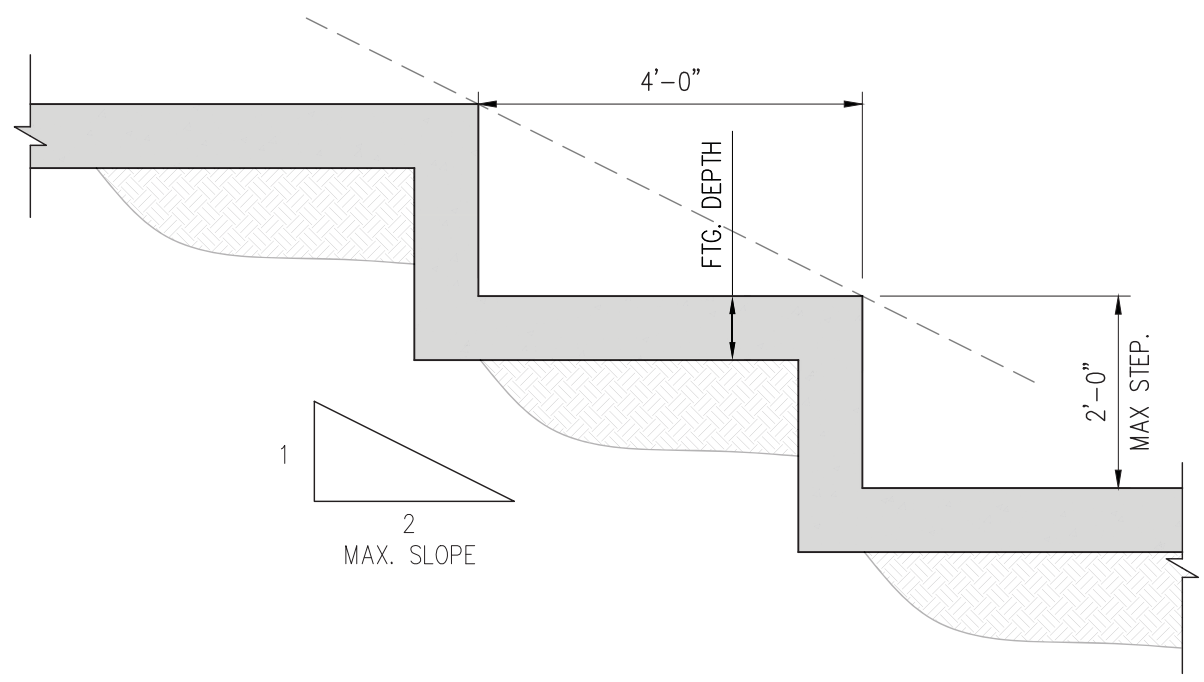
DRAWING TITLE
FOUNDATION DETAILS

PROJECT TITLE
**PROP. PRE-ENGINEERED BLDG
(200'x120') - QUINTE CRANE**
193 RESOURCE ROAD
KINGSTON ONTARIO

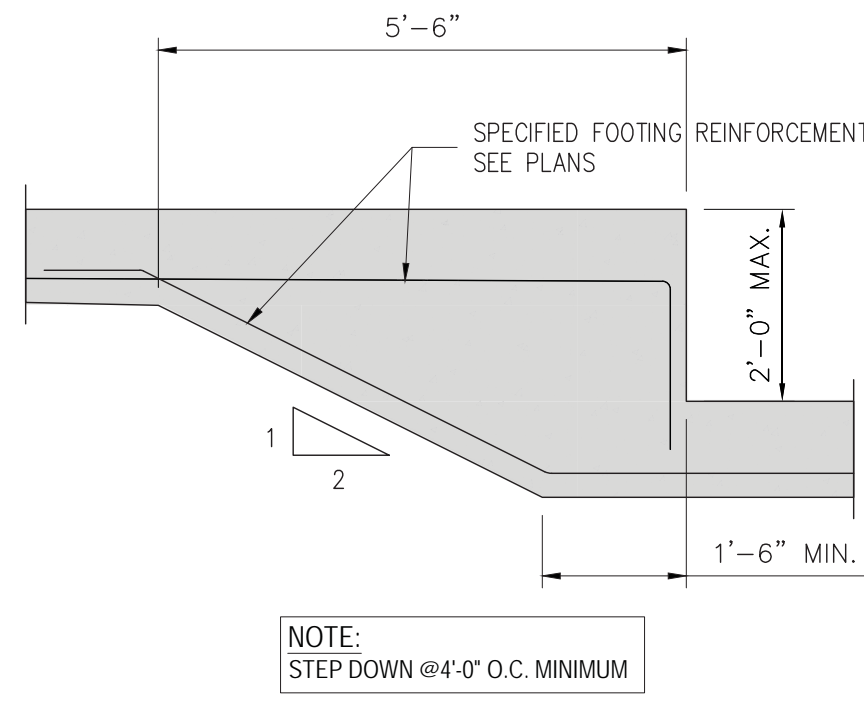


SCALE	AS NOTED
DATE	21FEB18
DRAWN	KB
DESIGNED	ZL
CHECKED	ZL

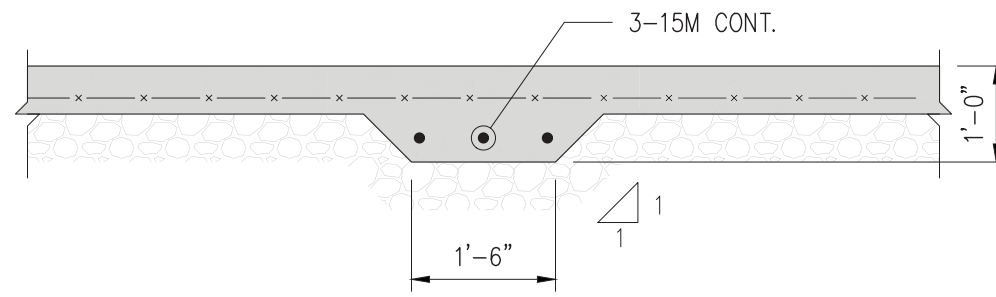
PROJECT No.
17-049
SHEET No.
S3



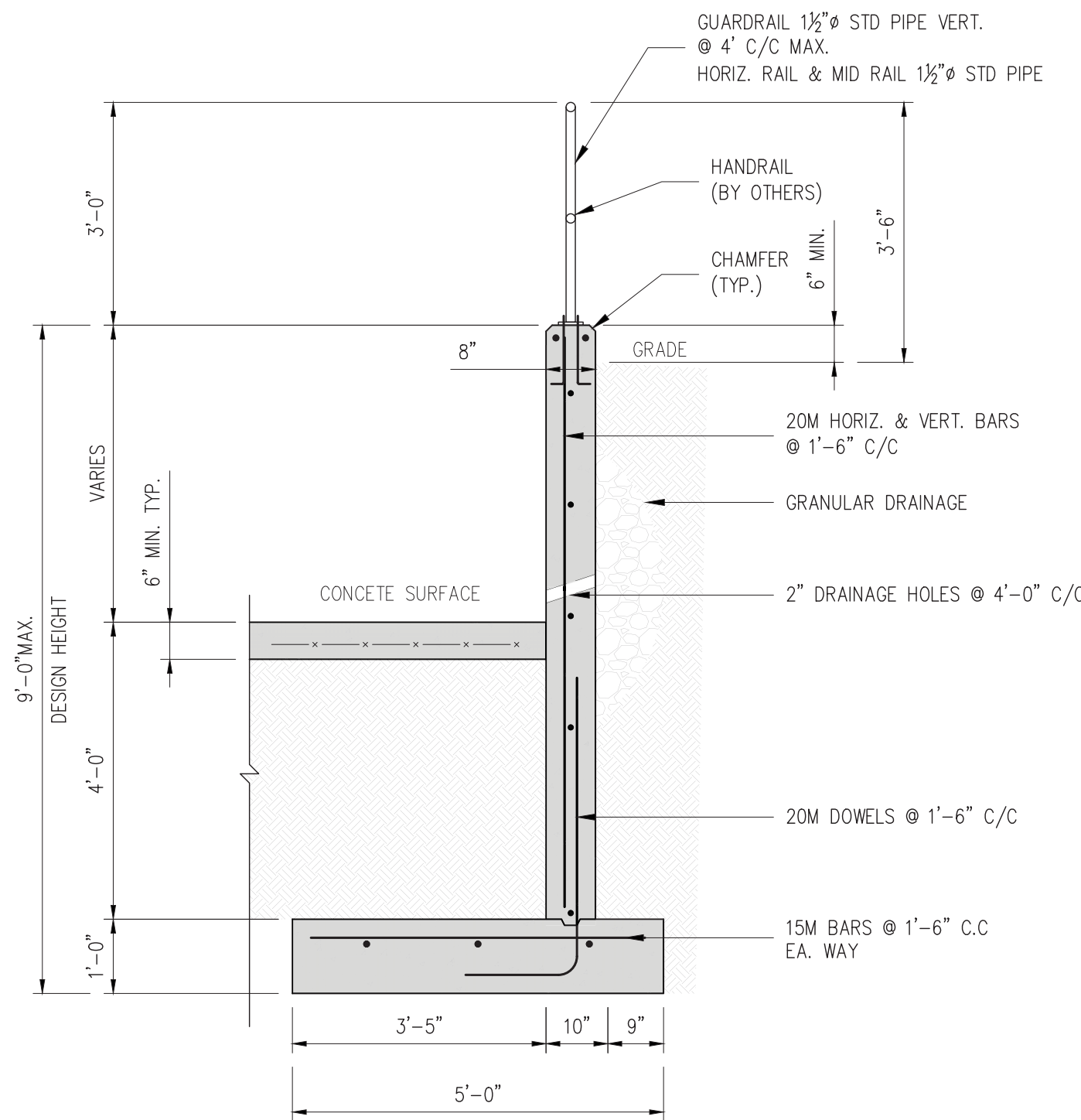
1 STEPPED FOOTING DETAIL OPT.1
Scale: 1/2" = 1'-0"



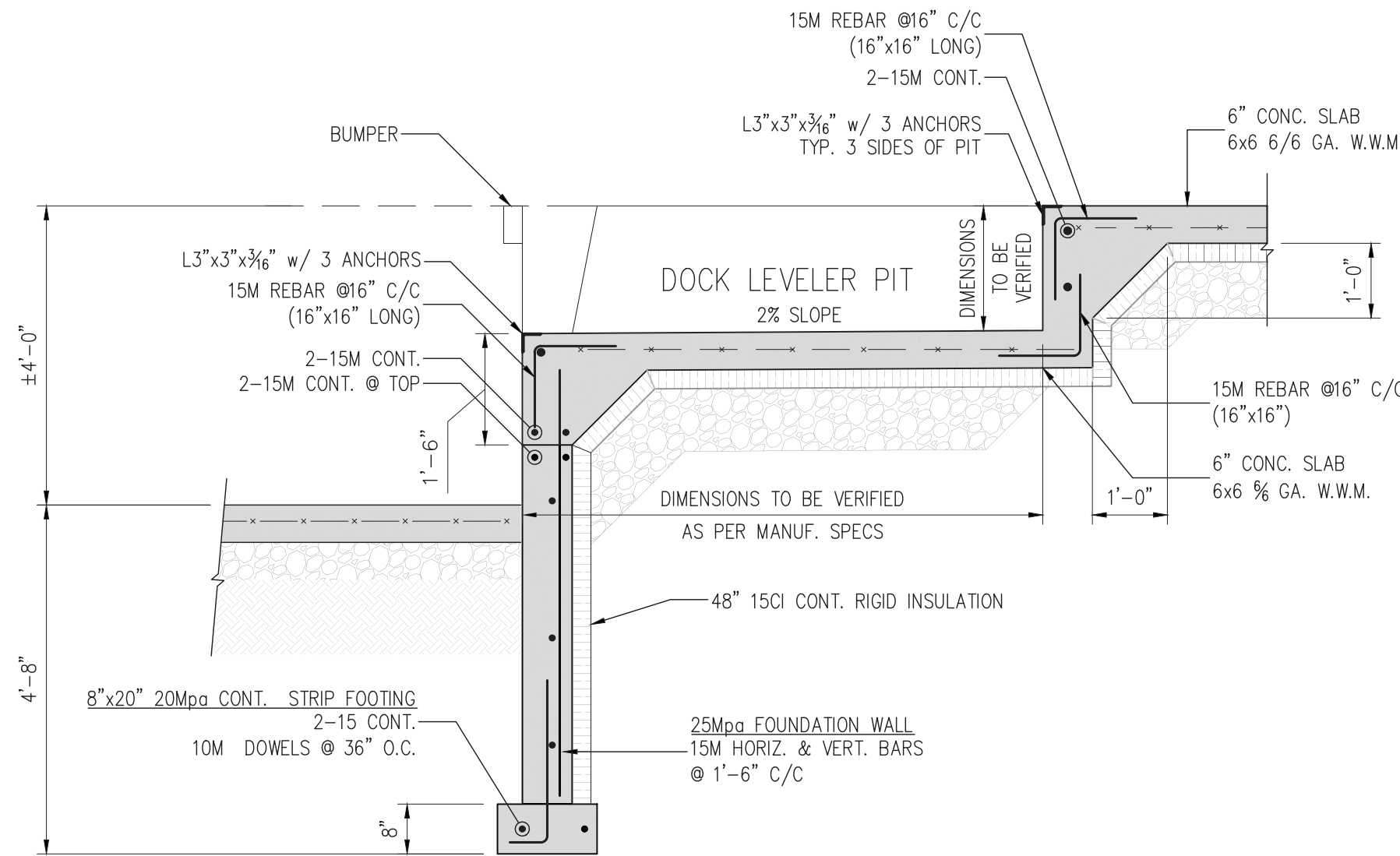
2 STEPPED FOOTING DETAIL
Scale: 1/2" = 1'-0"



3 THICKENED SLAB DETAIL
Scale: 1/2" = 1'-0"



4 RETAINING WALL DETAIL
Scale: 1/2" = 1'-0"



5 LOADING DOCK DETAIL
Scale: 1/2" = 1'-0"

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CHECKED	ZL

PROJECT No.
17-049
SHEET No.
S4