

CONSTRUCTION NOTES - FRAMING

(AS REFERENCED ON PLAN)

- SITE VERIFY EXISTING FLOOR, CEILING AND ROOF FRAMING (SIZE / DIRECTION / CONDITION). REPORT ANY DISCREPANCIES, DAMAGE OR DETRIMENTAL TO PROJECT ENGINEER FOR REVIEW.
- FLOOR JOISTS BELOW EXISTING WASHROOMS, REMOVE FINISHES AND EXPOSE JOISTS FOR REVIEW OF POTENTIAL EXISTING DAMAGE, DETERIORATION, NOTICES AND HAZARDS. REINFORCE JOISTS AS PER FLOOR JOIST SCHEDULE WHERE MORE THAN 10% OF THE EXISTING JOIST CROSS-SECTION IS MISSING OR DAMAGED.
- CONDITION OF EXISTING MASONRY LINTEL TO BE REVIEWED DURING CONSTRUCTION. CONTACT TACOMA ENGINEERS FOR REVIEW ONCE EXPOSED. IF EXISTING LINTEL IS IN POOR CONDITION REPLACE W/ NEW ML3 LINTEL ABOVE.
- EXISTING 3 PLY 48X100 BOLTED INTO EXISTING MASONRY WALL. TYPICAL AROUND PERIMETER OF VERANDA UPPER FRAMING, ASSUMED (TO BE VERIFIED ON SITE).
- PROVIDE ADDITIONAL 3/4" DIA. ANCHORS DRILLED AND EPOXYED THROUGH LEDGER INTO MASONRY WALL AT MAX. 16" O.C. WITH HLT HIT H7 270 EPOXY (8" EMBEDMENT), TYPICAL.
- 2x LEDGER MATCH JOIST DEPTH (W/ 11mm DIA. THREADED RODS DRILLED AND EPOXYED INTO BLOCK WALL AT 20" O.C. (STAGGERED) WITH HLT HIT H7 270 AND HIT-IC INSERTS (114mm EMBEDMENT) INTO SOLID GROUTED BLOCK 5M FOR MASS MASONRY.
- ML1 LINTEL IS INSTALLED TO SUIT THE REQUIRED OPENING WIDTH FOR THE ELEVATOR CAB INSTALLATION. COORDINATE SIZE OF OPENING WITH ELEVATOR SHOP DRAWINGS AND INTFL TO SUIT FINAL DOOR OPENING W/ BLOCK AND NON-BEARING LINTEL AS REQUIRED.
- EXISTING UNREINFORCED SECOND FLOOR FRAMING WITHIN THE HATCHED AREA IS SUITABLE FOR A LIVE LOAD OF 2.4 kPa (50psf). POST OCCUPANCY LIMITS IN A CONSPICUOUS LOCATION THE FLOOR AREAS THAT ARE SUITABLE FOR 2.4 kPa CAN SUPPORT A POINT LOAD OF 150kg LOCATED ANYWHERE WITHIN THE ROOM FOR MUSEUM EXHIBITS / DISPLAYS.

REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS

SYMBOL LEGEND:

1. DENOTES SPAN OF STRUCTURAL MEMBERS, AS NOTED

- WT-1 DENOTES WALL TYPE. REFER TO WALL TYPE SCHEDULE FOR REINFORCING REQUIREMENTS
1. DENOTES DROPPED LINTEL BEAM TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING
1. DENOTES FLUSH LINTEL BEAM TYPE. REFER TO LINTEL TYPE SCHEDULE FOR SIZE AND REINFORCING. PROVIDE JOIST / BEAM HANGERS WHERE REQUIRED
- F.A. DENOTES POST OR COLUMN ABOVE
- D.J. DOUBLE JOIST

FLOOR JOIST SCHEDULE

MARK	EXISTING / SALVAGED JOIST SIZE & SPACING	NEW JOIST SIZE & SPACING	REINFORCING (SEE FLOOR REIN. LEGEND) (EXTENTS HATCHED ON PLAN WHERE REQUIRED)
FJ-1a	2" x 11.75" AT 16" O.C.	N/A	N/A
FJ-1b	2" x 11.75" AT 16" O.C.	N/A	N/A
FJ-2	2.75" x 11.75" AT 16" O.C.	N/A	N/A
FJ-3	3" x 11.75" AT 16" O.C.	N/A	N/A
FJ-4	3" x 11.75" AT 16" O.C.	N/A	N/A
FJ-5	3" x 11.75" AT 16" O.C.	N/A	N/A
FJ-6	2x12 AT 16" O.C.	N/A	N/A
FJ-7	2x10 @ 16" O.C.	N/A	N/A
FJ-8	2" x 9.5" AT 20" O.C. (LOWER VERANDA)	2x10 AT 12" O.C. (MAX. SPAN = 4600mm)	COMPOSITE DECKING AS PER ARCH. ALL NEW FRAMING TO BE PRESSURE-TREATED FOR EXTERIOR EXPOSURE
FJ-9	2" x 9.5" AT 16" O.C.	2x10 AT 12" O.C. (MAX. SPAN = 4600mm)	COMPOSITE DECKING AS PER ARCH. ALL NEW FRAMING TO BE PRESSURE-TREATED FOR EXTERIOR EXPOSURE
FJ-10	1.75" x 11.25" LVL 2 @ JOISTS AT 16" O.C.	1.75" x 11.25" LVL 2 @ JOISTS AT 16" O.C.	RAISED PLATFORM FOR MECHANICAL / ELECTRICAL EQUIPMENT. PROVIDE 50mm DEFL. SECTION ON BETWEEN UNDERSIDE OF NEW PLATFORM JOISTS AND EXISTING CEILING FRAMING BELOW. CLEAR SPAN JOISTS BE TWICE EXISTING MASONRY WALLS (1-2600mm SPAN).
FJ-11	2" x 9.5" AT 16" O.C.	2x10 AT 12" O.C.	PROVIDE 2x WOOD SLEEPERS OVER EXISTING JOISTS. DEPTH TO SUIT. RIB & SHIM SLEEPERS AS REQUIRED TO SUIT FLOOR LEVELING. NEW SET BACK WOOD SLEEPER.
FJ-12	2x10 AT 12" O.C.	2x10 AT 12" O.C.	PROVIDE 2x WOOD SLEEPERS OVER EXISTING JOISTS. DEPTH TO SUIT. RIB & SHIM SLEEPERS AS REQUIRED TO SUIT FLOOR LEVELING. NEW SET BACK WOOD SLEEPER.

- NOTES:
- NEW JOISTS TO BEAR MINIMUM 30mm (1 1/2") ON SUPPORTING WALL OR DROPPED BEAM U.O.
 - SEPARATE WOOD FROM CONCRETE OR MASONRY WITH 10mm POLY SHEET.
 - ALL NEW FLOOR SHEATHING TO BE 19mm (3/4") TONGUE & GROOVE, GULED AND SCREWED U.O.
 - TO J1 = DOUBLE JOIST.
 - REMOVE EXISTING CEMENTITIOUS MATERIAL IN EXISTING JOIST SPACES TO ACCOMMODATE REINFORCING AS NOTED.
 - AT ALL FLUSH CONNECTIONS SECURE JOISTS TO RM JOIST, LEDGER OR FLUSH BEAM WITH METAL JOIST HANGERS, SIZED TO SUIT. (TYPICAL ALL FLOOR JOISTS).

FLOOR LOADING & REINFORCING LEGEND:

1. EXISTING WOOD FRAMED FLOOR TO BE REINFORCED AS PER FLOOR JOIST SCHEDULE
2. NEW FLOOR FRAMING FRAMED OVER EXISTING FLOOR
3. AREA OF LIMITED LIVE LOAD. SEE CONSTRUCTION NOTE 8

LVL BEAM SCHEDULE

MARK	SIZE	NOTES
B1	(3) PLY 44X202 LVL 2 @	
B2	(3) PLY 44X202 LVL 2 @	
B3	(2) PLY 184 LVL 2 @	
B4	(2) PLY 184 LVL 2 @	
B5	(3) PLY 44X184 LVL 2 @	
B6	(4) PLY 44X184 LVL 2 @	
B7	(2) PLY 44X211 LVL 2 @	
B8	(2) PLY 44X211 LVL 2 @	
B9	(2) PLY 44X211 LVL 2 @	
B10	(4) PLY 44X202 LVL 2 @	
B11	(4) PLY 44X202 LVL 2 @	
B12	(2) PLY 44X202 LVL 2 @	
B13	(2) PLY 44X202 LVL 2 @	
B14	(2) PLY 44X202 LVL 2 @	
B15	(2) PLY 44X202 LVL 2 @	
B16	(2) PLY 44X202 LVL 2 @	
B17	(2) PLY 44X202 LVL 2 @	
B18	(2) PLY 44X202 LVL 2 @	
B19	(2) PLY 44X202 LVL 2 @	
B20	(2) PLY 44X202 LVL 2 @	

- NOTES:
- NEW LVL BEAMS BEARING ON EXISTING MASONRY. PROVIDE MASONRY POCKET W/ NOT LESS THAN 10mm BEARING LENGTH ON A NEW MORTAR BEARING BED (U.O.).
 - SEPARATE WOOD FROM MASONRY W/ A 5mm POLY SEPARATOR SHEET.
 - AT FLUSH CONNECTIONS SECURE BUILT UP MEMBERS TO RM JOIST, LEDGER OR BEAM WITH METAL BEAM HANGER SIZED TO SUIT. TYPICAL U.O.

COLUMN SCHEDULE

MARK	COLUMN SIZE	BASEPLATE	ANCHOR BOLTS
C1	100x100x6.3	280x280	4 - 190A ANCHOR RODS
C2	127x127x6.3	280x280	4 - 190A ANCHOR RODS
C3	127x127x6.3	280x280	4 - 190A ANCHOR RODS

STRUCTURAL WALL SCHEDULE

MARK	WALL TYPE	REINFORCING
WT-1	140 CONCRETE BLOCK	100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3)
WT-2	140 CONCRETE BLOCK	100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3)
WT-3	140 CONCRETE BLOCK	100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3)
WT-4	140 CONCRETE BLOCK	100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3)
WT-5	140 CONCRETE BLOCK	100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3) 100x100x6.3 (100x100x6.3)

WALL PLATE SCHEDULE

MARK	SIZE	ANCHORS
WP1	178 x 13 x 178	(1) 15M x 600 LONG
WP2	200 x 16 x 250	NONE. GROUT POCKET SOLID.
WP3	125 x 13 x 250	NONE. GROUT POCKET SOLID.
WP4	150 x 16 x 300	NONE. GROUT POCKET SOLID.
WP5	250 x 16 x 300	NONE. GROUT POCKET SOLID.
WP6	250 x 16 x 300	NONE. GROUT POCKET SOLID.

- NOTES:
- GROUT Voids SOLID BELOW DOWELS

MASONRY LINTEL SCHEDULE

MARK	SIZE	NOTES
ML1	W. 200x27 x 13mm BOTTOM PLATE (WIDTH TO SUIT WALL) NOTE 3.	
ML2	2 - 100x100x6.3	
ML3	2 - 100x100x6.3	
ML4	2 - 100x100x6.3	

- NOTES:
- PROVIDE MIN. 150 BEARING AT EACH END FOR ALL LINTELS U.O.
 - MINIMUM BEARING FOR LINTEL BLOCKS TO BE 200.
 - FILL VOIDS OF LINTEL BLOCKS WITH GROUT (MORTAR IS NOT ACCEPTABLE).

BLOCK LINTELS (FOR NON-BEARING 6" BLOCK PARTITION WALLS)

CLEAR SPAN	COURSES OF BLOCK	140 BLOCK	190 BLOCK
UP TO 1220	1	1 - 10M BOTTOM	1 - 10M BOTTOM
1220 - 1830	2	1 - 10M BOTTOM	1 - 10M BOTTOM

- NOTES:
- MINIMUM BEARING FOR LINTEL BLOCKS TO BE 200.
 - FILL VOIDS OF LINTEL BLOCKS WITH GROUT (MORTAR IS NOT ACCEPTABLE).



PLAN DETAIL

SECTION DETAIL

MAIN FLOOR FRAMING PLAN

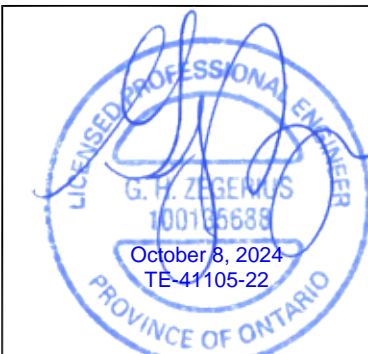
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REVISIONS:

NO.	DATE	PARTICULAR
1	MAY 5, 2023	CLASS 'C' COST ESTIMATE
2	DEC 4, 2023	ISSUE FOR 100% DD
3	MAY 27, 2024	ISSUED FOR PERMIT
4	JUNE 6, 2024	CLASS 'A' COST ESTIMATE
5	AUG 7, 2024	PRE-TENDER REVIEW
6	AUG 13, 2024	ISSUED FOR TENDER
7	AUG 27, 2024	RE-ISSUED FOR PERMIT
8	OCT 8, 2024	ISSUED FOR ADDENDUM 9

NOTES:

1. PROVIDE STAMPED SHOP DRAWINGS FOR HATCH TO SUPPORT LIVE LOADS TO MATCH SURROUNDING AREA
2. CONNECT CUT JOISTS TO HEADERS WITH 50MM DIA. LUGS (TYP. ALL HATCHES)
3. EXISTING POURED FOOTING FOR BEAM BEARING. WRAP AROUND CORNER TO BE REMOVED
4. NEW GLASS QUARDS PROVIDE STAMPED SHOP DRAWINGS FOR REVIEW. WELDING LUGS AS ANCHORAGE (TYPICAL AROUND VERANDA PERIMETER)



PROJ. NO: TE-41105-22

TACOMA ENGINEERS

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