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SHEET TITLE
DRAWING LIST

SHEET NUMBER

G0002

ISSUE

F

GENERAL:

1. DO NOT SCALE THE DRAWINGS.
2. THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS. ALL RELATED ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS & CIVIL DRAWINGS, AND OTHER RELEVANT CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL PROVIDE COMPLETE SET OF ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL & PROCESS DRAWINGS & APPLICABLE SPECIFICATION SECTIONS TO THE STRUCTURAL STEEL, JOIST & METAL FABRICATIONS CONTRACTORS PRIOR TO SUBMISSION OF ANY RELATED SHOP DRAWINGS.
4. THE DESIGN AND CONSTRUCTION OF ALL WORK ON THIS PROJECT IS TO CONFORM TO THE 2012 EDITION OF THE ONTARIO BUILDING CODE (REGULATION 332/12).
5. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE AND REPORT TO THE ENGINEER ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION, COST, SCHEDULE OR QUALITY OF WORK. COMMENCEMENT OF WORK BY THE CONTRACTOR IMPLIES ACCEPTANCE OF THE EXISTING CONDITIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES AND OTHER EXISTING SERVICES DURING CONSTRUCTION, AND MAKE GOOD ANY DAMAGE RESULTING FROM THE WORK ON THIS PROJECT TO THE SATISFACTION OF THE OWNER AND ENGINEER.
7. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND TAKE RESPONSIBILITY FOR ALL TEMPORARY BRACING AND SHORING.
8. TYPICAL DETAILS SHOWN ON DRAWINGS SHALL GOVERN THE WORK. IF DETAILS DIFFER ON OTHER DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
9. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
10. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, THE CORING OR CUTTING OF OPENINGS AND HOLES SHOWN ON THE STRUCTURAL DRAWINGS THROUGH THE EXISTING STRUCTURE SHALL NOT CUT ANY REINFORCING BARS. THE CONTRACTOR SHALL LOCATE THE LOCATION, SIZE, LENGTH, ORIENTATION AND POSITION OF EXISTING REINFORCING AND PROVIDE IBI WITH HARD COPIES OF SUCH FOR OUR REVIEW IN THE VICINITY OF THE HOLES AND SLEEVES TO BE CUT OR CORED, AND THE HOLES AND SLEEVES SHALL BE LOCATED TO AVOID CUTTING OF REINFORCING BARS.
11. NEW OPENINGS OR CORING TO BE CUT THROUGH EXISTING FLOOR SLAB OR WALLS SHALL BE CLEARLY MARKED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY IBI ONCE THE MARKING OUT HAS BEEN COMPLETED SO THAT IBI CAN REVIEW THE PROPOSED LOCATIONS OF ALL NEW OPENINGS. DO NOT PROCEED WITH CUTTING OF NEW OPENINGS WITHOUT THE APPROVAL OF IBI.
12. UNLESS NOTED OTHERWISE ON THE DRAWINGS NEW STRAIGHT SIDED OPENINGS THROUGH EXISTING SLABS AND WALLS SHALL BE SAWCUT WITH NO OVERCUTS. USE CORED HOLES AT THE CORNERS. JACKHAMMERING SHALL NOT BE PERMITTED REFER TO THE DETAILS AND PROCEDURES INDICATED ON THE STRUCTURAL DRAWINGS FOR THE NEW OPENINGS. ALTERNATES TO THE ABOVE PROCEDURE MUST BE REVIEWED BY IBI PRIOR TO THE START OF DEMOLITION OR CONSTRUCTION.

DESIGN CRITERIA:

1. STRUCTURE HAS BEEN DESIGNED TO RESIST WIND AND SEISMIC LOADS WHICH ARE IN ACCORDANCE WITH THE USER'S GUIDE - NBC 2015 STRUCTURAL COMMENTARIES (PART 4 OF DIVISION B), FOR THE IMPORTANCE CATEGORY STATED IN NOTE #7, THE WIND AND SEISMIC PARAMETERS FOUND IN NOTE #8, AND FOR SITE CLASS D, $F_e=1.24$, $F_r=1.55$, $f(F_e(0.2))=0.273$, $R_d=1.5$, $R_o=1.3$ (CONVENTIONAL CONSTRUCTION OF MOMENT-RESISTING FRAMES AND BRACED FRAMES), AND NO IRREGULARITIES, USING STATIC ANALYSIS IN BOTH DIRECTIONS.
2. ALL LOADS SHOWN ON DRAWINGS ARE SPECIFIED (NO LOAD FACTOR APPLIED) LOADS UNLESS NOTED OTHERWISE. HOWEVER, (ULS) IMPORTANCE FACTORS ARE APPLIED, UNLESS NOTED OTHERWISE.
3. ALL LOADS EFFECTS (AXIAL FORCES, SHEARS, MOMENTS AND TORSIONS) ARE FACTORED, UNLESS OTHERWISE NOTED.
4. DESIGN SPECIFIED (UNFACTORED) DEAD AND LIVE LOADS ARE SHOWN IN THE SPECIFIED DESIGN LOADS TABLE ON APPLICABLE DRAWINGS
5. STRUCTURES ARE NOT STABLE UNTIL ALL COMPONENTS (INCLUDING BUT NOT LIMITED TO MOMENT CONNECTIONS, BRACING, FLOOR & ROOF DECK AND SHEATHING) ARE CONSTRUCTED.
6. MATERIALS:

STRUCTURAL STEEL: CAN/CSA-G40.20/G40.21, GRADE 350W FOR W-SECTIONS. GRADE 300W FOR OTHERS.

COLD-FORMED STEEL: YIELD STRENGTH = 350 MPa MIN.

HOLLOW STRUCTURAL SECTIONS (HSS): CONFORM TO CAN/CSA G40-20/G40.21-M GRADE 350W, CLASS C.

WELDING: E49XX ELECTRODES.

BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A325.

ANCHOR BOLTS: CONFORM TO ASTM F1554 GRADE 36, UNLESS NOTED OTHERWISE.

PRIMER: SEE SPECIFICATION.

REINFORCING STEEL: DEFORMED CONCRETE REINFORCING BARS CONFORMING TO CAN/CSA-G30.18, GRADE 400R OR 400W, UNLESS NOTED OTHERWISE. WHERE WELDABLE REINFORCING STEEL IS SPECIFIED, IT SHALL BE GRADE 400W, UNLESS NOTED OTHERWISE.

WOOD: LUMBER: GRADED TO NLGA RULES NO.1/NO.2 S-DRY, UNLESS NOTED OTHERWISE. MSR GRADE FOR TRUSSES AS REQUIRED.

GLULAM: CSA 0122 SP GRADE 20FC BENDING STRESS, UNLESS NOTED OTHERWISE. 12CE COMPRESSION STRESS, UNLESS NOTED OTHERWISE.

PLYWOOD: CSA 0151 SOFTWOOD EXTERIOR GRADE.

7. STRUCTURE HAS BEEN ASSIGNED THE **NORMAL** IMPORTANCE CATEGORY, AS DEFINED IN THE APPLICABLE EDITION OF THE ONTARIO BUILDING CODE.
8. STRUCTURES HAVE BEEN DESIGNED CONSIDERING THE FOLLOWING CLIMATIC AND SEISMIC DATA:
- | WIND | SEISMIC | SNOW | RAIN |
|--------------------------|---|--|------------------------|
| q 1/50 = 0.44 kPa | Sa(0.2) = 0.220
Sa(0.5) = 0.130
Sa(1.0) = 0.067
Sa(2.0) = 0.021
PGA = 0.12 | Ss = 0.9 kPa
Sr = 0.4 kPa | ONE DAY = 97 mm |
9. THE STRUCTURE HAS BEEN DESIGNED FOR FUTURE EXPANSION AS SHOWN.
10. NO STRUCTURES HAVE BEEN DESIGNED FOR FUTURE EXPANSION.

CONCRETE:

1. THE DESIGN AND CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE APPLICABLE EDITION OF THE FOLLOWING CSA STANDARDS:
CSA-A23.1 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION";
CSA-A23.2 "TEST METHODS AND STANDARD PRACTICES FOR CONCRETE";
CSA-A23.3 "DESIGN OF CONCRETE STRUCTURES";
CAN/CSA-G30.18 "BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT".
2. UNLESS NOTED OTHERWISE, MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

- LEAN CONCRETE FILL **15 MPa**

- MUD SLAB **15 MPa** (EXPOSURE CLASS F-1)

- FOOTINGS **35 MPa** (EXPOSURE CLASS C-1)

- PIERS, WALLS & CURBS **35 MPa** (EXPOSURE CLASS C-1)

- SLABS ON GRADE (INTERIOR) **32 MPa** (EXPOSURE CLASS N-CF)

- SLABS ON GRADE (EXTERIOR) **35 MPa** (EXPOSURE CLASS C-1)

- EXTERIOR APRONS..... **35 MPa** (EXPOSURE CLASS C-1)
3. MINIMUM CONCRETE COVER TO REINFORCING BARS:

CONCRETE CLEAR COVER (CSA A23.1)			
EXPOSURE CONDITION	EXPOSURE CLASS		
	N	F-1	C-1
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, INCLUDING FOOTINGS AND PILES	75 mm	75 mm	75 mm
BEAMS, GIRDERS, COLUMNS AND PILES	30 mm (#1)	40 mm	60 mm
SLABS, WALLS, JOISTS, SHELLS AND FOLDED PLATES	20 mm (#1)	40 mm	60 mm
RATIO OF COVER TO NOMIMAL BAR DIAMETER (#2)	1.0 (#1)	1.5	2.0
RATIO OF COVER TO NOMIMAL MAXIMUM AGGREGATE SIZE	1.0 (#1 & #3)	1.5	2.0

- NOTES:
- #1. THIS REFERS ONLY TO CONCRETE THAT WILL BE CONTINUALLY DRY WITHIN THE CONDITIONED SPACE (i.e., MEMBERS ENTIRELY WITHIN THE VAPOUR BARRIER OF THE BUILDING ENVELOPE).
- #2. THE COVER FOR A BUNDLE OF BARS SHALL BE THE SAME AS THAT FOR A SINGLE BAR WITH AN EQUIVALENT AREA.
- #3. THE SPECIFIED COVER FROM SCREEDED SURFACES SHALL BE AT LEAST **1.5** TIMES THE NOMINAL MAXIMUM AGGREGATE SIZE TO REDUCE INTERFERENCE BETWEEN AGGREGATE AND REINFORCEMENT WHERE VARIATIONS IN BAR PLACEMENT RESULT IN A COVER SMALLER THAN SPECIFIED.
4. DETAIL, BEND, PLACEMENT AND SUPPORT REINFORCING STEEL IN CONFORMANCE WITH THE LATEST RSC MANUAL OF STANDARD PRACTICE, UNLESS NOTED OTHERWISE.
5. ALTERNATE 90° HOOKS OF CROSSTIES END FOR END OVER HEIGHT OF ALL MEMBERS IN WHICH CROSSTIES ARE SPECIFIED.
6. ALL LAP SPLICES SHALL BE CLASS B TENSION SPLICES. FOR HORIZONTAL REINFORCEMENT THAT WILL BE PLACED IN SUCH A WAY THAT MORE THAN 300 mm OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE SPLICE, BAR LOCATION FACTOR (k/1) EQUAL TO 1.3 SHALL BE APPLIED IN DETERMINING CLASS B TENSION SPLICE LENGTH, IN ACCORDANCE WITH APPLICABLE EDITION OF CSA-A23.3.
7. PLAIN (UNREINFORCED) CONCRETE EXPOSED TO DEICING CHEMICALS SHALL MEET EXPOSURE CLASS C-2 IN ACCORDANCE WITH APPLICABLE EDITION OF CSA-A23.1.
8. REINFORCED CONCRETE EXPOSED TO CHLORIDES SHALL MEET EXPOSURE CLASSIFICATION C-1 IN ACCORDANCE WITH APPLICABLE EDITION OF CSA-A23.1.
9. PROVIDE CORROSION INHIBITOR IN ALL CONCRETE OF EXPOSURE CLASS C-1. REFER TO SPECIFICATIONS FOR CORROSION INHIBITOR DOSAGE RATE.
10. USE TYPE GU PORTLAND CEMENT FOR ALL CONCRETE, UNLESS NOTED OTHERWISE.
11. ALL HORIZONTAL WALL AND GRADE BEAM REINFORCING SHALL BE CONTINUOUS THROUGH PIERS. UNLESS NOTED OTHERWISE, SPLICE TOP BARS AT MID-SPAN AND BOTTOM BARS AT SUPPORTS FOR ALL GRADE BEAMS.
12. WHEREVER OPENINGS OCCUR, INTERRUPTING ONE OR MORE REINFORCING BARS, IN SLABS OR WALLS, PROVIDE ADDITIONAL REINFORCING STEEL EQUAL TO THE REINFORCING STEEL DISPLACED BY THE OPENING UNLESS OTHERWISE SHOWN. DISTRIBUTE REINFORCEMENT EQUALLY ON EACH SIDE OF THE OPENING AND EXTENDING THE FULL SPAN LENGTH.
13. NO SLEEVES, PIPES, HOLES OR NOTCHES SHALL BE PLACED IN OR THROUGH WALLS, COLUMNS, PIERS, BEAMS, GRADE BEAMS, SLABS, FOOTINGS, OR ANY OTHER CONCRETE MEMBER, EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
14. DO NOT PLACE CONCRETE FOOTINGS OR ANY OTHER CONCRETE MEMBER UNTIL ALL DESIGNATED REINFORCING STEEL HAS BEEN PLACED AND INSPECTED AND ANY CONDUITS, PIPING OR OTHER EMBEDDED ITEMS ARE INSTALLED AND VERIFIED.
15. MAXIMUM WATER-TO-CEMENTING MATERIALS RATIO (w/cm) SHALL BE 0.55, AND MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE 25 MPa FOR ALL CONCRETE FLOOR SLABS (BOTH SLABS ON GRADE AND SLABS ON DECK).

FOUNDATION:

1. ALL **INT.** FOOTINGS SHALL BEAR ON NATIVE MATERIAL OR ENGINEERED FILL WITH MINIMUM SLS BEARING RESISTANCE OF **150** kPa AND MINIMUM ULS BEARING RESISTANCE OF **250** kPa, NOTED OTHERWISE.
2. ALL **EXT.** FOOTINGS SHALL BEAR ON SUITABLE FOUNDING MATERIAL WITH MINIMUM SLS BEARING RESISTANCE OF **150** kPa, MINIMUM ULS BEARING RESISTANCE OF **250** kPa, FRICTION ANGLE OF AT LEAST **35 °** AND MINIMUM FACTORED SLIDING RESISTANCE OF **150**. MAX. ALLOWABLE TOTAL SETTLEMENT TO BE **25** mm. MAX. ALLOWABLE DIFFERENTIAL SETTLEMENT TO BE **25** mm.
3. **ALL** BEARING VALUES AND GEOTECHNICAL INFORMATION ARE BASED ON GEOTECHNICAL REPORT **SEE PER BUILDING NOTES IF APPLICABLE**
4. THE CONTRACTOR SHALL PROTECT SOIL FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS, GRADE BEAMS AND OTHER CONCRETE POURS WITH MINIMUM 1200 mm SOIL COVER OR EQUIVALENT.
5. ALL EXCAVATIONS AND FOUNDING MATERIAL SHALL BE INSPECTED AND APPROVED BY A QUALIFIED SOILS ENGINEER PRIOR TO CONCRETE PLACEMENT.
6. THE CONTRACTOR SHALL PROVIDE ALL SHORING WHERE REQUIRED DURING EXCAVATION TO PREVENT CAVE-IN.
7. EXCAVATION SHALL NOT EXTEND BELOW A LINE EXTENDING DOWN AND AWAY FROM ANY FOOTING EDGE OR CORNER AT A RATIO OF 7 VERTICAL TO 10 HORIZONTAL.
8. ANY OVER EXCAVATION NECESSITATED BY LOCAL SOFT AREAS OR OTHER DELETERIOUS CONDITIONS SHALL BE MADE GOOD WITH 15 MPa LEAN CONCRETE FILL.
9. FOUNDATION WALL BACKFILL SHALL BE OPSS TYPE 1 GRANULAR 'B' OR APPROVED FREE-DRAINING, IN-SITU MATERIAL COMPACTED, IN LAYERS NOT TO EXCEED 200 mm, TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
10. BACKFILL TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS UNLESS TEMPORARY SUPPORT IS PROVIDED. DO NOT BACKFILL UNTIL CONCRETE HAS ATTAINED 75% OF ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH.
11. CONSTRUCTION JOINTS AND CONTROL JOINTS IN REINFORCED FOUNDATION WALLS SHALL BE LOCATED AT THE EDGE OF PIERS (WHERE PIERS ARE PRESENT). MAXIMUM SPACING OF CONSTRUCTION JOINTS SHALL BE AS REQUIRED, BUT NOT GREATER THAN 20 m, UNLESS NOTED OTHERWISE. MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 6 m, AND 3 m FROM CORNERS.
12. FOUNDATIONS SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL INCLUDE IN THEIR WORK ALL PROVISIONS, INCLUDING BUT NOT LIMITED TO EXCAVATION AND FORMING, AS REQUIRED TO CONSTRUCT FOUNDATIONS THUS.

SLAB ON GRADE & PAD:

1. SEE PLAN FOR SLAB ON GRADE & PAD THICKNESS.
2. PLACE SLAB ON GRADE ON MIN. **200** mm OPSS GRANULAR 'A' COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. PRIOR TO PLACING GRANULAR FILL MATERIALS, PROOF-ROLL EXISTING SUB-GRADE TO IDENTIFY INCONSISTENCIES OR SOFT AREAS. PROCEED WITH GRANULAR PLACEMENT ONLY AFTER THESE AREAS HAVE BEEN REWORKED AND COMPACTED TO THE SATISFACTION OF THE SOILS ENGINEER.
4. DO NOT PLACE CONCRETE UNTIL ALL ELECTRICAL, MECHANICAL AND PROCESS CONDUITS, PIPING OR OTHER EMBEDDED SERVICES ARE INSTALLED AND VERIFIED.
5. AGREE ON LOCATION OF CONSTRUCTION JOINTS WITH ENGINEER PRIOR TO CONSTRUCTION.
6. PROVIDE SAWCUT CONTROL JOINTS AS SHOWN ON PLANS.
7. PROVIDE EXTERIOR COLUMN ISOLATION JOINTS AND SAWCUTTING AS PER DETAILS SHOWN.
8. PERFORM SAWCUTTING FOR CONTROL JOINTS USING DRY METHOD (SOFF-CUT SAW) AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT WITHOUT LEAVING TREAD MARKS, DISLODGING AGGREGATE AND BEFORE UNCONTROLLED SHRINKAGE OCCURS. FILL CONTROL JOINTS, AS SPECIFIED, NO SOONER THAN 120 DAYS AFTER CONCRETE PLACEMENT.
9. FLOOR FINISH: SEE SPECIFICATIONS.

METAL DECK:

1. ALL METAL DECK SHALL BE NEW AND SHALL BE DESIGNED, FABRICATED AND INSTALLED TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE EDITION OF CAN/CSA-S136 "NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS (USING THE APPENDIX B PROVISIONS APPLICABLE TO CANADA)" AND THE REQUIREMENTS OF THE CANADIAN SHEET STEEL BUILDING INSTITUTE.
2. ALL ROOF AND FLOOR DECK SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO, AND SHALL BE OF THICKNESS REQUIRED TO SUPPORT ALL LOADS AND EFFECTS SHOWN ON DRAWINGS BUT SHALL NOT BE LESS THAN THAT SHOWN ON DRAWINGS. AFOREMENTIONED DESIGN SHALL INCLUDE APPLICABLE SEISMIC LOADS & EFFECTS. REFER TO SPECIFICATION FOR COATING.
3. SPAN DECK UNITS OVER FOUR OR MORE STRUCTURAL SUPPORTS (MINIMUM 3 CONTINUOUS SPANS) FOR INCREASED RIGIDITY.
4. DESIGN AND CONNECT METAL EDGE AND CLOSURE STRIPS TO SAFELY RESIST CONSTRUCTION LOADS AND PREVENT THE LOSS OF CONCRETE/GROUT WHEN DECK IS CONCRETED.
5. PLACE DECK IN ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS. END LAPS SHALL ALWAYS OCCUR OVER SUPPORTS. SIDE LAPS SHALL BE ON HALF CORRUGATION. MINIMUM ROOF DECK END LAP IS 50 mm FOR WELDED ATTACHMENT.
6. ALL CONNECTIONS OF ROOF DECK TO SUPPORTING STRUCTURE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF ONTARIO TO RESIST ALL LOADS AND EFFECTS SHOWN ON DRAWINGS, BUT SHALL NOT BE LESS THAN THAT SHOWN ON DRAWINGS.
7. ATTACH DECK UNITS TO TOP OF SUPPORTS BY FUSION WELDS WITH A MINIMUM EFFECTIVE DIAMETER OF 19 mm. MAXIMUM SPACING OF FUSION WELDS AND SIDE LAP BUTTON CLINCH SHALL BE AS FOLLOWS:

- WELDS AT 150 C/C (EACH FLUTE) TRANSVERSE TO SPAN OF DECK AND AROUND PERIMETER

- LONGITUDINAL WELDS @ 600 C/C

- SIDE LAP BUTTON CLINCH @ 300 C/C
8. FIELD CUTTING OF DECK UNITS SHALL BE DONE IN WORKMANLIKE MANNER. CUT OPENINGS AND REINFORCE EDGES AS REQUIRED FOR PIPES, DUCTS, ETC. THE MAXIMUM SIZE OF AN UNREINFORCED OPENING IS 150 mm SQUARE OR IN DIAMETER. ROOF OPENINGS LARGER THAN 450 mm WIDE AND FLOOR OPENINGS LARGER THAN 300 mm WIDE SHALL BE SUPPORTED BY STEEL FRAMING.
9. DESIGN METAL ROOF DECK FOR MAXIMUM LIVE, SNOW AND RAIN LOAD DEFLECTIONS OF **L/360**.

MASONRY:

1. THE DESIGN AND CONSTRUCTION OF ALL WORK ON THIS PROJECT IS TO CONFORM TO APPLICABLE EDITION OF CSA STANDARDS CSA-S304.1, CSA-A370, CSA-A371, CSA-A179 AND CAN/CSA-G30.18. PROVIDE TYPE S MORTAR IN ACCORDANCE WITH APPLICABLE EDITION OF CSA STANDARD CSA-A179.
2. PROVIDE STANDARD, HOLLOW 15 MPa CONCRETE BLOCK UNITS UNLESS NOTED OTHERWISE. AT LOCATIONS WHERE VERTICALLY-REINFORCED MASONRY IS SPECIFIED, PROVIDE ONE ADDITIONAL VERTICAL BAR OF SIZE EQUAL TO DISTRIBUTED VERTICAL REINFORCING, FULL HEIGHT AT EACH SIDE OF CONTROL JOINTS, AND AT CORNERS, INTERSECTIONS, ENDS OF WALLS AND TO EACH SIDE OF ALL OPENINGS, UNLESS NOTED OTHERWISE. PROVIDE 2 ADDITIONAL BARS WHERE OPENING WIDTH IS GREATER THAN 1200 mm. PROVIDE MATCHING DOWELS TO FOOTING, SLAB THICKENING, SLAB ON DECK OR OTHER SUPPORTING STRUCTURE, FOR ALL VERTICAL WALL REINF. (TYP: UN).
3. FOR HIGH-LIFT GROUTING, PROVIDE CLEAN-OUT HOLES IN BOTTOM COURSE AND MINIMUM SLUMP OF 200 mm.
4. MASONRY GROUT SHALL BE FINE GROUT, AND SHALL BE PROPORTIONED ACCORDING TO, AND MEET ALL REQUIREMENTS OF APPLICABLE EDITION OF CSA-A179.
5. PROVIDE CONTINUOUS, HORIZONTAL, STANDARD LADDER-TYPE HORIZONTAL JOINT REINFORCEMENT @ 400 mm C/C, IN BOTTOM TWO BED JOINTS, TOP TWO BED JOINTS AND FIRST BED JOINT. ABOVE AND BELOW ALL WALL OPENINGS, ALL SUCH REINF. SHALL BE SPLICED USING CLASS B TENSION LAP SPLICES (AS DEFINED IN APPLICABLE EDITION OF CSA-S304.1). PREFABRICATED CORNER AND INTERSECTION JOINT REINFORCING PIECES SHALL BE USED. MINIMUM WIRE DIAMETER TO BE 3.65 mm.
6. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL MASONRY WALLS.
7. PROVIDE VERTICAL REINFORCING IN ALL MASONRY WALLS AS PER TABLE ON SPECIFIC BLD. DRAWING ALL REINFORCED CORES SHALL BE GROUTED SOLID FOR FULL HEIGHT OF WALLS. VERTICALLY-CANTILEVERED WALLS SHALL BE CONSTRUCTED OF SOLID-GROUTED MASONRY.
8. PROVIDE VERTICAL REINFORCING AT EACH LATERAL SUPPORT LOCATION (SEE BLD. SPECIFIC DRW.)
9. LAP ALL 15M BARS 675 mm MINIMUM. LAP ALL 20M BARS 850 mm MINIMUM.
10. UNLESS NOTED OTHERWISE, MINIMUM CLEARANCE OF XX mm SHALL BE PROVIDED BETWEEN MASONRY WALLS AND STEEL COLUMNS, BEAMS, GIRDERS, JOIST AND GIRTS. THIS REQUIREMENT DOES NOT APPLY WHERE MASONRY IS INTENDED (BY DESIGN) TO BEAR ON STEEL MEMBER.
11. WHERE POST-INSTALLED ANCHORS ARE INSTALLED IN MASONRY ELEMENTS/MEMBERS, EXISTING REINFORCING STEEL (INCLUDING HORIZONTAL BED JOINT REINFORCING), CAST-INS AND EMBEDDED ITEMS SHALL BE ACCURATELY LOCATED, AND EDGE OF ANCHOR HOLES SHALL BE LOCATED A DISTANCE AWAY FROM EXISTING REINFORCING STEEL (INCLUDING HORIZONTAL BED JOINT REINFORCING), CAST-INS AND EMBEDDED ITEM SUCH THAT AT LEAST MINIMUM CONCRETE COVER REQUIREMENTS (SEE MASONRY NOTE #1) ARE MET. EXISTING REINFORCING STEEL (INCLUDING HORIZONTAL BED JOINT REINFORCING), CAST-INS AND EMBEDDED ITEMS SHALL NOT BE DAMAGED ANCHORING ACTIVITIES, INCLUDING DRILLING.

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No.	DESCRIPTION	DATE
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PROJECT TITLE

50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

L. CHATZIGIANNAKOS

CHECKED BY:

M. SHEININ

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

G. MINKOV

SHEET TITLE

STRUCTURAL - GENERAL
NOTES

SHEET NUMBER

G2000

ISSUE

F

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL CONFORM TO CAN/CSA-G30.18-M-2009 (R2014), GRADE 400W.
2. MINIMUM CLEAR SPACING BETWEEN PARALLEL REINFORCING BARS SHALL BE 1.4 TIMES THE BAR DIAMETER, 1.4 TIMES THE MAX. AGGREGATE SIZE OR 30mm WHICHEVER IS GREATER. PROVIDE 75mm MINIMUM LAPPED REBAR CLEARANCE FOR CONCRETE VIBRATOR ACCESS.
3. DEVELOPMENT LENGTHS AND LAP SPLICES SHALL BE IN ACCORDANCE WITH THE REINFORCING STEEL INSTITUTE OF CANADA, MANUAL OF STANDARD PRACTICE UNLESS INDICATED OTHERWISE. ALL LAP SPLICES SHALL BE CLASS 'B' TENSION LAP SPLICES AND CLASS 'B' TENSION LAP SPLICES SHALL BE PROVIDED FOR ALL SHRINKAGE AND TEMPERATURE BARS. WHERE TWO BARS OF DIFFERENT DIAMETERS ARE LAPPED, PROVIDE CLASS 'B' TENSION LAP LENGTH CORRESPONDING TO THE SMALLER BAR BUT NO LESS THAN FULL TENSION DEVELOPMENT LENGTH OF THE LARGER BAR.
4. PROVIDE EMBEDMENT LENGTH FOR FULL TENSION DEVELOPMENT IN ACCORDANCE WITH CSA A23.3
5. DEVELOPMENT LENGTH AND SPLICE LENGTH FOR FY = 400MPa AND F'C=35MPa TO BE AS PER TABLE BELOW, UNLESS OTHERWISE SHOWN ON DRAWINGS.

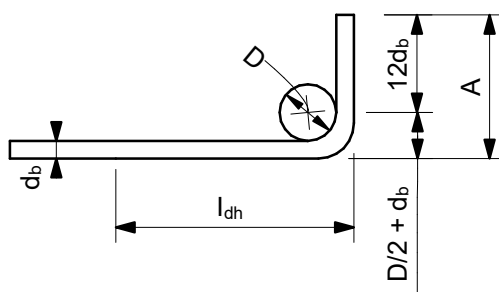
fc' = 35MPa			fy = 400MPa			
BAR SIZE	TENSION STEEL				COMPRESSION STEEL	
	HORIZONTAL TOP BARS*		ALL OTHER BARS**			
	DEVELOPMENT	SPLICES	DEVELOPMENT	SPLICES	DEVELOPMENT	LAP SPLICES
(mm)	(mm)	(mm)	(mm)	(mm)	(mm)	(mm)
10	360	470	280	370	200	330
15	510	670	390	510	290	470
20	620	810	480	630	350	590
25	1000	1300	770	1010	450	740
30	1190	1550	910	1190	530	880
35	1420	1850	1090	1420	630	1050
45	-	-	-	-	800	-

REFERENCE: CAN/CSA A23.3-14
db= MAX. OF NORMAL AND ACTUAL BAR DIAMETER
* HORIZONTAL TOP BARS WITH MORE THAN 300mm OF FRESH CONCRETE POURED BELOW THE BARS. AND WALL HORIZONTAL REINFORCEMENT.
** HORIZONTAL BARS WITH NOT MORE THAN 300mm OF FRESH CONCRETE POURED BELOW THE BARS, VERTICAL BARS.

6. STANDARD 90° HOOK TO CONFORM TO A23.3 AND THE FOLLOWING TABLE, WHICHEVER IS MORE STRINGENT, UNLESS OTHERWISE SHOWN ON DRAWINGS.

STANDARD 90° HOOK DIMENSION

fc' = 35MPa		fy = 400MPa	
BAR SIZE	D***	A	l _{db} ****
d _b			
(mm)	(mm)	(mm)	(mm)
10M	70	190	150
15M	100	260	190
20M	120	320	240
25M	150	410	300
30M	250	520	360
35M	300	620	430



90° HOOK SEE A23.3
*** SEE A23.1, TABLE 16
**** SEE A23.3, §12.5.1, §12.5.3 (b) = 0.7x100d_b / f_c^{0.5} > 150 OR 8 d_b.

STRUCTURAL STEEL:

1. THE DESIGN AND CONSTRUCTION OF ALL WORK IN THIS PROJECT SHALL CONFORM TO THE APPLICABLE EDITION OF CAN/CSA-S16.
2. ALL SHOP CONNECTIONS SHALL BE WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR BOLTED USING HIGH TENSILE-STRENGTH BOLTS, BEARING TYPE. WHERE APPLICABLE, AND UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE CISC DOUBLE ANGLE BEAM CONNECTIONS FOR A325 BOLTS AND E49XX FILLET WELDS. MINIMUM SIZE OF BOLTS - M20 DIAMETER.
3. ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH APPLICABLE EDITION OF FOLLOWING CSA STANDARDS:
- W47.1 FOR QUALIFICATIONS OF WELDERS
- W48.1 TO W48.7 FOR ELECTRODES
- W59 FOR DESIGN AND WORKMANSHIP
4. ALL COLUMN ENDS SHALL BE SAWCUT AND WELDED TO BASE/CAP PLATES.
5. ALL COLUMNS TO HAVE ANGLES AT TOP TO SUPPORT STEEL DECK WHERE REQUIRED.
6. BRACING MEMBERS SHALL BE CONNECTED FOR THE FOLLOWING (WHICHEVER IS LARGER):
- 50% OF THE NOMINAL TENSION CAPACITY OF THE MEMBER BASED ON GROSS AREA
- FORCES AS SHOWN ON THE DRAWINGS
- A MINIMUM OF TWO BOLTS
7. FOR DOUBLE-ANGLE BRACING (E.G. CROSS-BRACING), ANGLES SHALL HAVE INTERCONNECTING BATTENS AND/OR SPACERS SUCH THAT SLENDERNESS RATIO OF INDIVIDUAL ANGLES (BASED ON LEAST RADIUS OF GYRATION OF INDIVIDUAL ANGLES) DOES NOT EXCEED SLENDERNESS RATIO OF BUILT-UP (DOUBLE-ANGLE) MEMBER.
8. THE CONTRACTOR SHALL SUPPLY, INSTALL, MAINTAIN AND REMOVE ANY TEMPORARY BRACING REQUIRED DURING CONSTRUCTION.
9. FORCES ARE DESIGNATED BY (+) FOR TENSION AND (-) FOR COMPRESSION.
10. CONNECTIONS FOR BEAMS, GIRDERS AND JOISTS SUBJECT TO AXIAL FORCES SHALL BE DESIGNED FOR THE AXIAL FORCES IN ADDITION TO THE SHEAR FORCES, MOMENT FORCES/EFFECTS AND TORSION FORCES/EFFECTS. FORCES INDICATED ARE FACTORED AND IN KN. MOMENTS AND TORSIONS INDICATED ARE FACTORED AND IN KN-m.
11. ALL EXTERIOR STEEL, AND STEEL THAT IS NOT IN A TEMPERATURE AND HUMIDITY CONTROLLED ENVIRONMENT, SHALL BE HOT-DIPPED GALVANIZED (BOTH STRUCTURAL STEEL AND MISCELLANEOUS STEEL). THIS SHALL INCLUDE NUTS, BOLTS, WASHERS, BASE PLATES, LEVELING PLATES, ANCHOR BOLTS AND ANCHORS.
12. FILLER BEAMS AND JOISTS SHALL BE PLACED EQUALLY BETWEEN ESTABLISHED DIMENSIONS, UNLESS NOTED OTHERWISE.
13. PROVIDE WELDED STIFFENER PLATES ON BOTH SIDES OF THE WEB OF BEAMS AND GIRDERS AT POINTS OF CONCENTRATED LOAD, INCLUDING BEAMS AND GIRDERS SUPPORTING COLUMNS OR RUNNING OVER TOPS OF COLUMNS. MINIMUM STIFFENER PLATE THICKNESS SHALL BE 10 mm OR FLANGE THICKNESS OF COLUMNS ABOVE OR BELOW, WHICHEVER IS GREATER. MINIMUM SIZE OF WELD SHALL BE 5 mm DOUBLE FILLET WELD, OR SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE STIFFENER, WHICHEVER IS GREATER.
14. FOR LOCATIONS OF DOOR FRAMES, WALL OPENINGS, ROOF AND FLOOR OPENINGS, ETC., AND RELATED DETAILS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS & CIVIL DRAWINGS.
15. SHOWN ON PLANS DENOTES AXIAL LOADS ALONG BEAMS AND GIRDERS DUE TO WIND OR EARTHQUAKE LOADS. DESIGN BEAM-TO-BEAM, BEAM-TO-GIRDER AND GIRDER-TO-GIRDER CONNECTIONS, AS WELL AS BEAM-TO-COLUMN AND GIRDER-TO-COLUMN CONNECTIONS FOR THESE LOADS IN COMBINATION WITH APPLICABLE GRAVITY LOADS.
16. PERIMETER ROOF ANGLE SHALL BE CONTINUOUS AND BUTT WELDED TOGETHER AT JOINTS. ENSURE CONNECTION OF PERIMETER ANGLE TO SUPPORTING STRUCTURE IS SUFFICIENT TO RESIST MAXIMUM UNIT SHEAR FROM DECK DIAPHRAGM. REFER TO ROOF-DIAPHRAGM SHEAR DIAGRAM ON DRAWINGS
17. ALL WELDABLE REINFORCING STEEL ANCHORS SHALL BE WELDED TO BASE PLATES/BEARING PLATES TO FULLY DEVELOP BARS IN TENSION.
18. REFER TO SPECIFICATIONS FOR BEAM AND GIRDER CAMBER REQUIREMENTS.

ABBREVIATIONS:

2L	two angles	HP	high point
AB	anchor bolt	HS	high strength
ADD	addendum	ID	inside diameter
ADJ	adjacent	IE	invert elevation
AFF	above finished floor	IF	inside face
AHU	air handling unit	IN	inches
ALT	alternate	INCL	include
ANC	anchor	INFO	information
APPROX	approximate	JT	joint
ARCH	architectural	KN	kilnewton
ASTM	American Society for Testing and Materials	kNm	kilnewton meter
B/B	back to back	kPa	kilopascal
BC	bottom chord	L	length
BET	between	LB	pound
BLDG	building	LG	long
BLK	block	LL	live load
BM	beam	LLBB	long legs back-to-back
BOF	bottom of footing	LLH	long leg horizontal
BOS	bottom of steel	LLV	long leg vertical
BOT	bottom	LO	louver opening
BRG	bracing	LP	low point
BRCG	bearing	LS	louver sill
BRKT	bracket	m	metre
BSMT	basement	MACH	machine
CA	column above	MAX	maximum
CB	column below	MECH	mechanical
C/C	center to center	MEZZ	mezzanine
CERT	certified	MFR	manufacturer
CHKD PL	checkered plate	MIN	minimum
CIP	cast in place	MISC	miscellaneous
CJ	construction joint	mm	millimetre
CL	centerline	MT	metric ton
CLJ	control joint	NIC	not in contract
CLR	clear	NO	number
COL	column	NTS	not to scale
CONC	concrete	O/O	out to out
CONN	connection	OPNG	opening
CONSTR	construction	OPP	opposite
CONT	continuation (continuous)	PC	piece
CONTR	contractor	PEN	penetration
CSA	Canadian Standards Association	PL	plate
CT	cooling tower	PROJ	projection
CTR	center	PSF	pounds per square foot
CAW	complete with	PSI	pounds per square inch
DET	detail	RCB	reinforced concrete beam
DIA	diameter	REF	reference
DIAG	diagonal	REINF	reinforcement
DIM	dimension	REMOV	removable
DL	dead load	REQD	required
DO	door opening	RR	railroad
DWG	drawing	R/W	reinforced with
DWL	dowel	SCH	schedule
EA	each	SECT	section
EF	each face	SIM	similar
ELEV	elevation	SOG	slab on grade
ELEC	electrical	SP	space
EMB	embedment	SPEC	specifications
EQ	equal	SQ	square
EQPT	equipment	SSC	structural steel contract
EW	each way	STAGG	staggered
EXP	expansion	STD	standard
EX	existing	STIFF	stiffener
EXT	exterior	STL	steel
FDN	foundation	STRU	structural
FDNC	foundation contract	SYM	symmetrical
FIN	finish	t	thickness
FL	floor	T	tread
FLG	flange	T&B	top and bottom
FT	feet	TC	top chord
FTG	footing	TEMP	temperature
FUT	future	THK	thick
GA	gauge	TL	total load
GC	general contract	TOF	top of footing
GALV	galvanized	TOS	top of steel
GENL	general	TYP	typical
GOL	gauge outstanding leg	UON	unless otherwise noted
GR	grade	VERT	vertical
GRT	grating	VIF	vertical inside face
H	high	VOF	vertical outside face
HEF	horizontal each face	W	width (wide)
HGR	hanger	W/	with
HGT	height	W/O	without
HH	hooked-hooked	WP	working point
HIF	horizontal inside face	WPL	wall plate
HOF	horizontal outside face	WS	water stop
HORIZ	horizontal	WT	weight
		WWF	welded wire fabric

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CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE

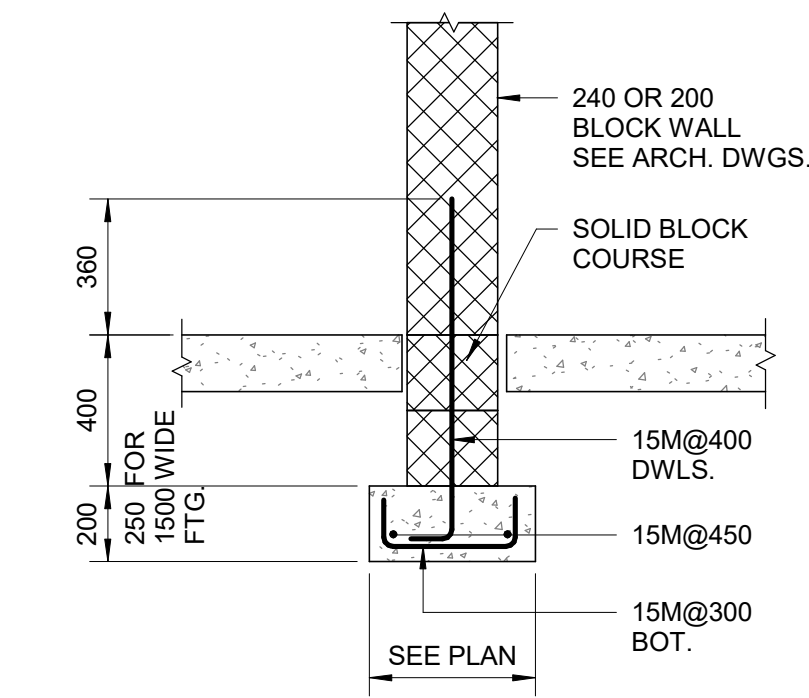
STRUCTURAL - GENERAL
NOTES, SYMBOLS &
ABBREVIATIONS

SHEET NUMBER

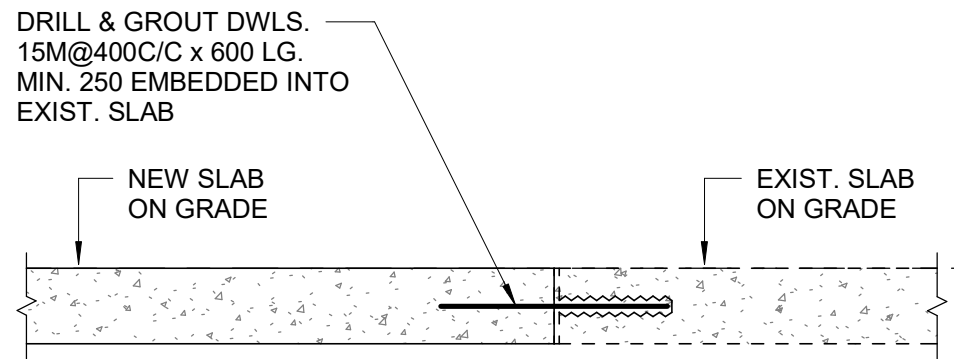
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ISSUE

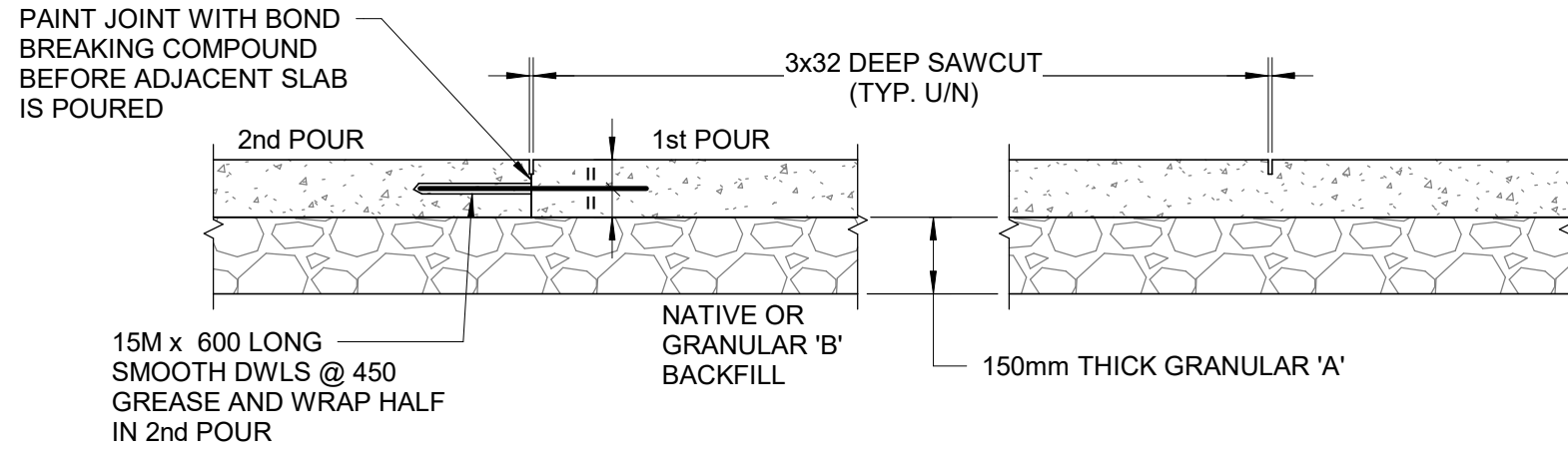
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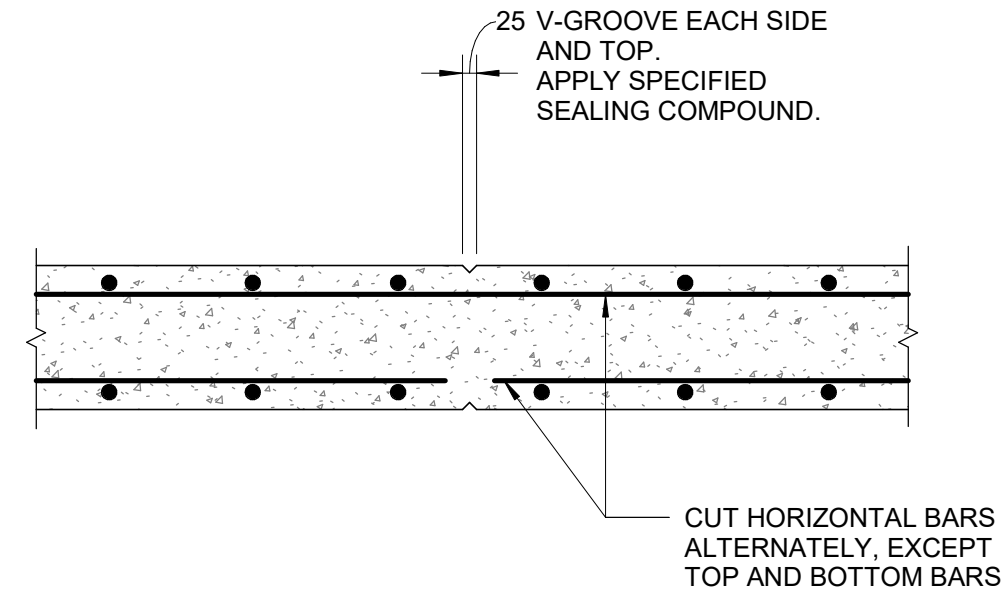
1 INTERIOR FOUNDATION WALL
D2100 Scale: 1 : 20



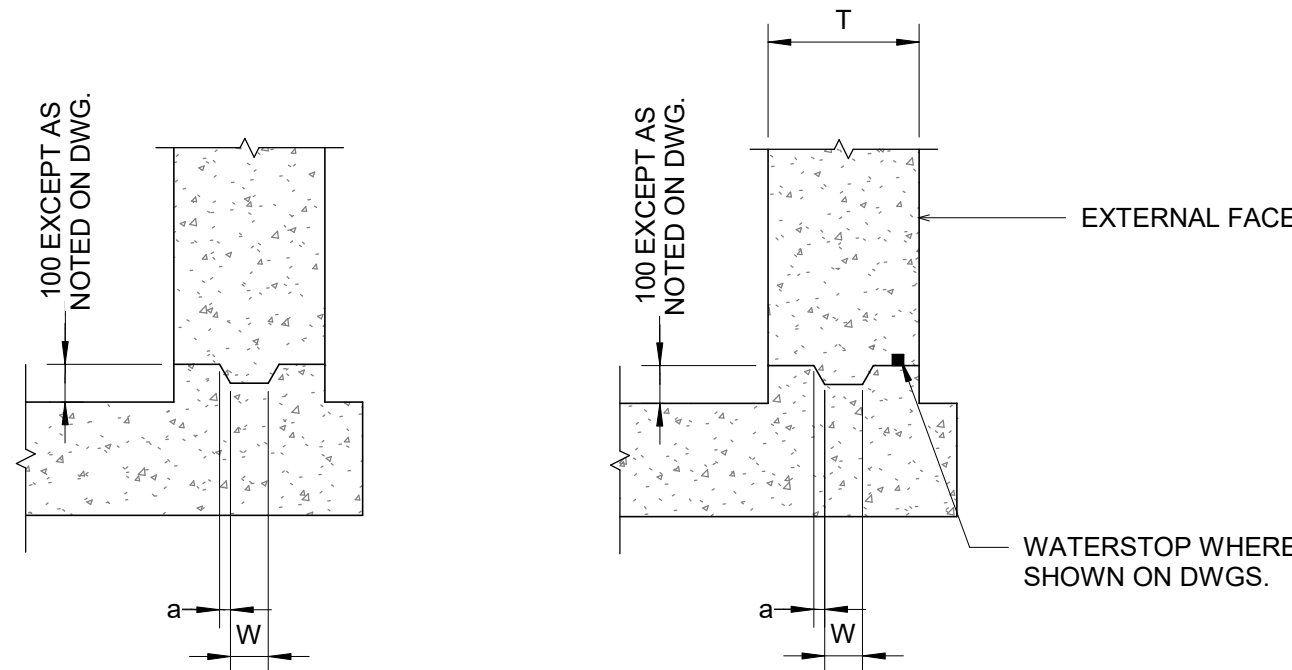
2 NEW SLAB CONNECTION TO EXISTING SLAB
D2100 Scale: 1 : 20



3 SLAB ON GRADE
D2100 Scale: 1 : 20



4 RETAINING WALL CONTROL JOINT
D2100 Scale: 1 : 20

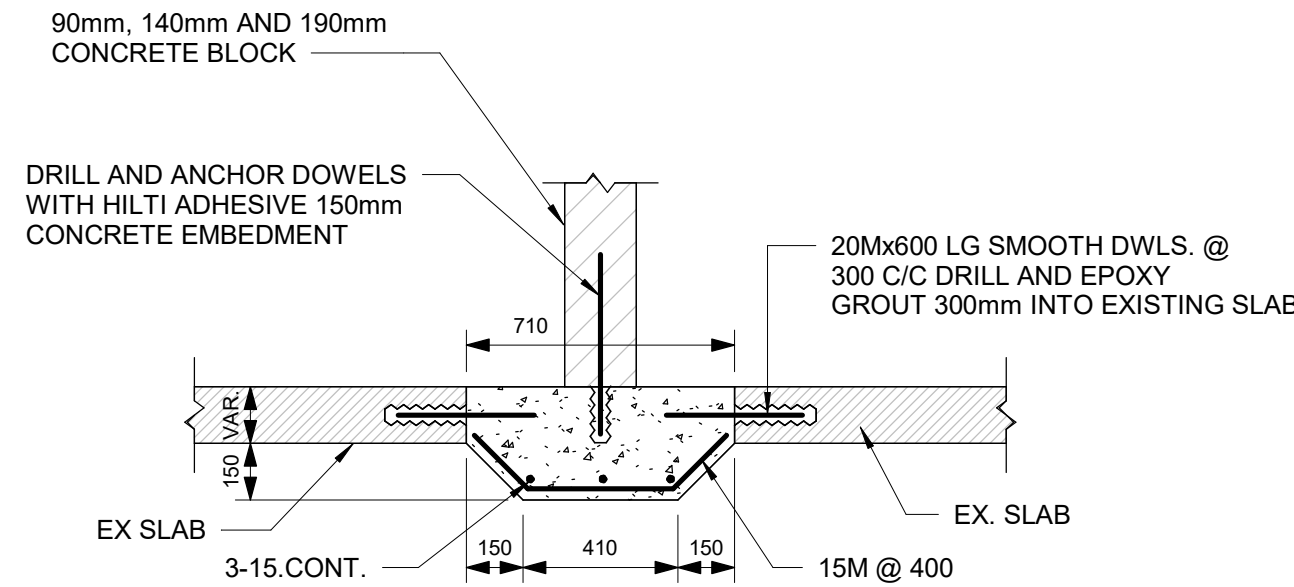


TYPE 1

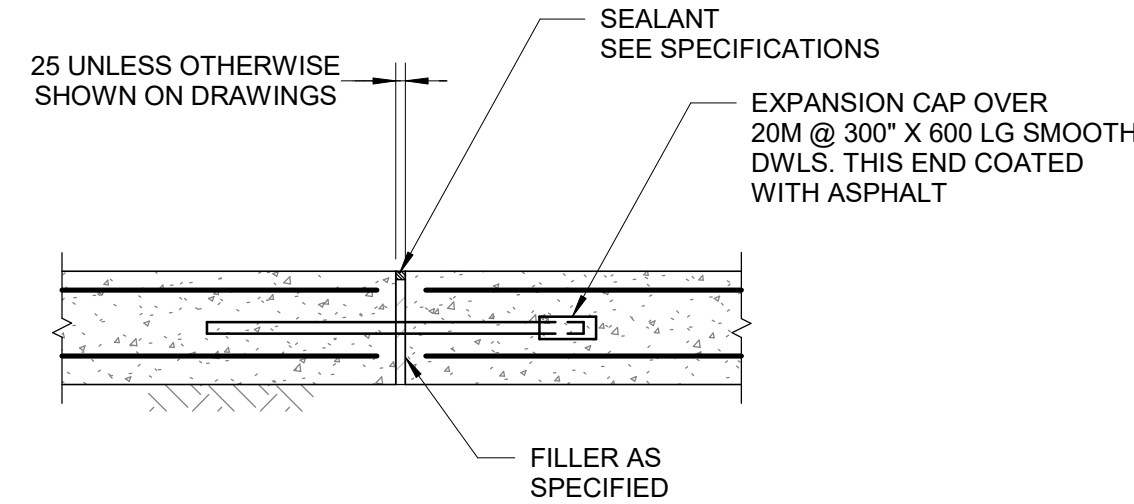
TYPE 1WS

WALL THICKNESS "T"	KEY SIZE		"a"
	"D"	"W"	
200 TO 300	50	100	5
310 TO 440	50	150	10
450 TO 590	75	200	20
600 TO 890	75	250	20

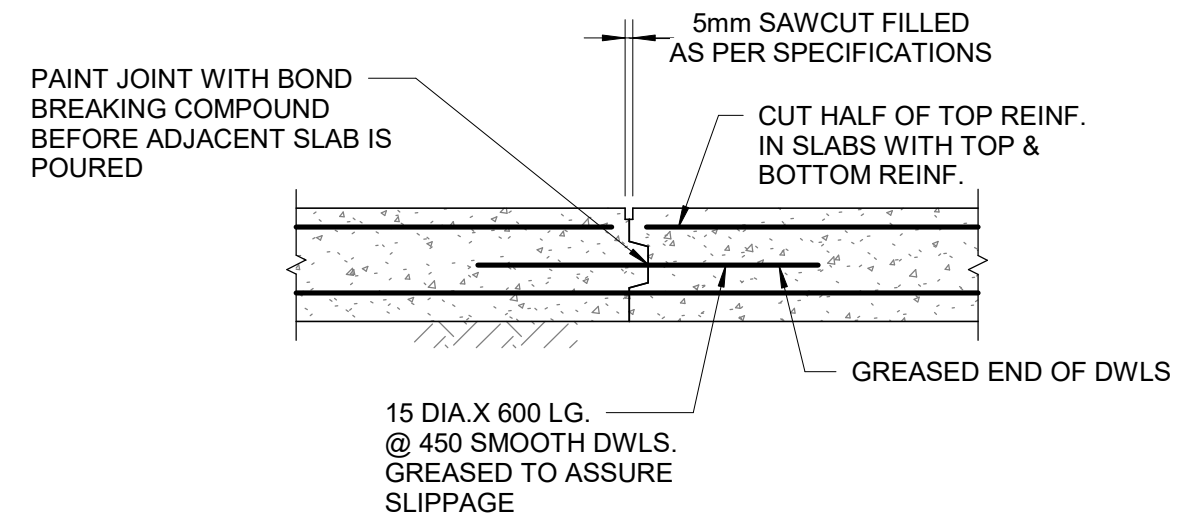
5 TYPICAL CONSTRUCTION JOINT AT EXTERIOR WALL
D2100 Scale: 1 : 20



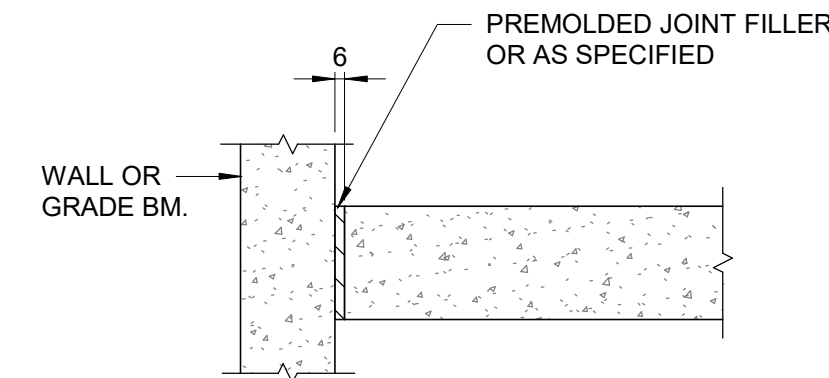
6 BLOCK SLAB - THICKENING AT EXISTING SLAB
D2100 Scale: 1 : 20



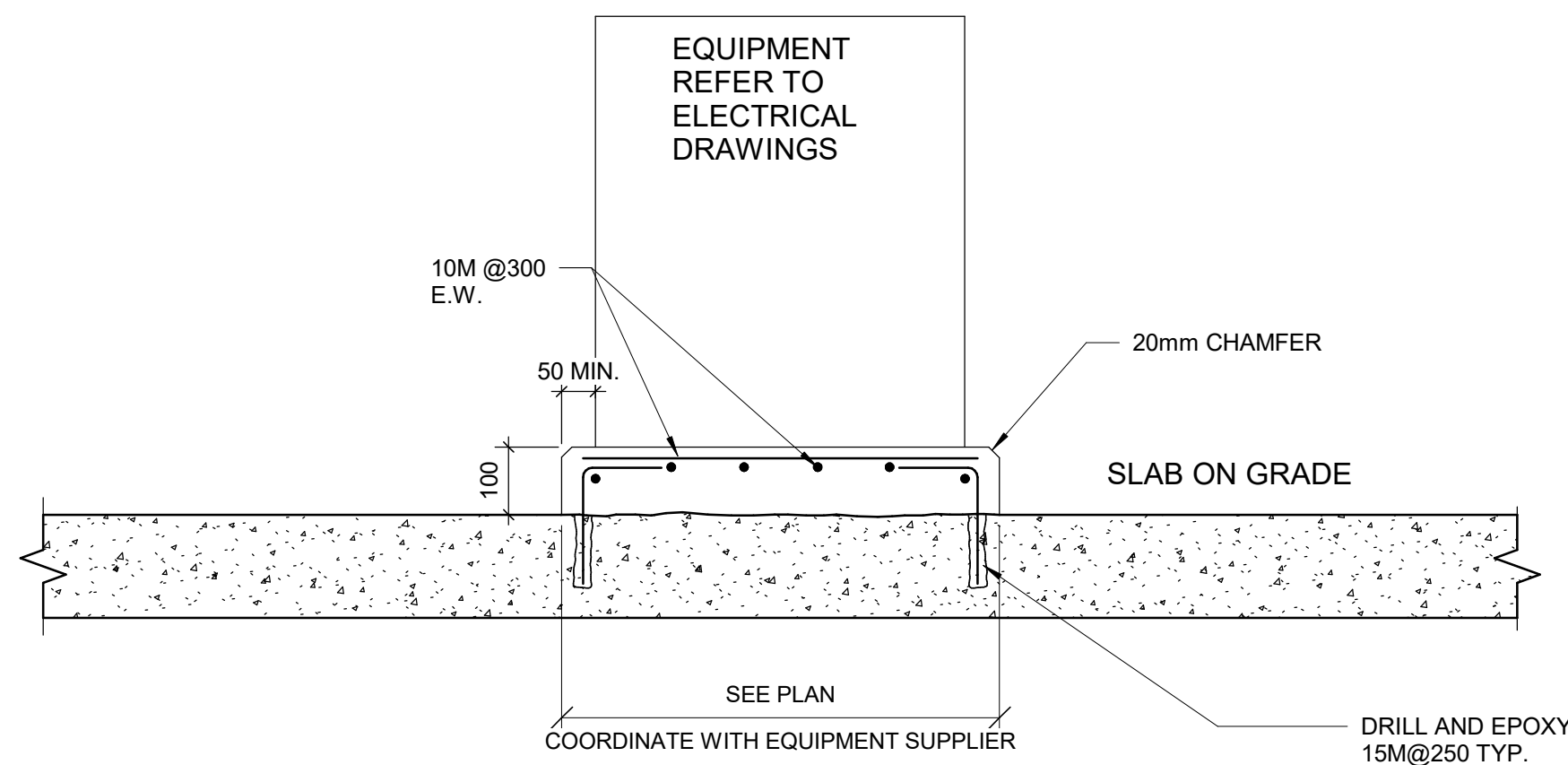
EXPANSION JOINTS



CONTROL JOINT

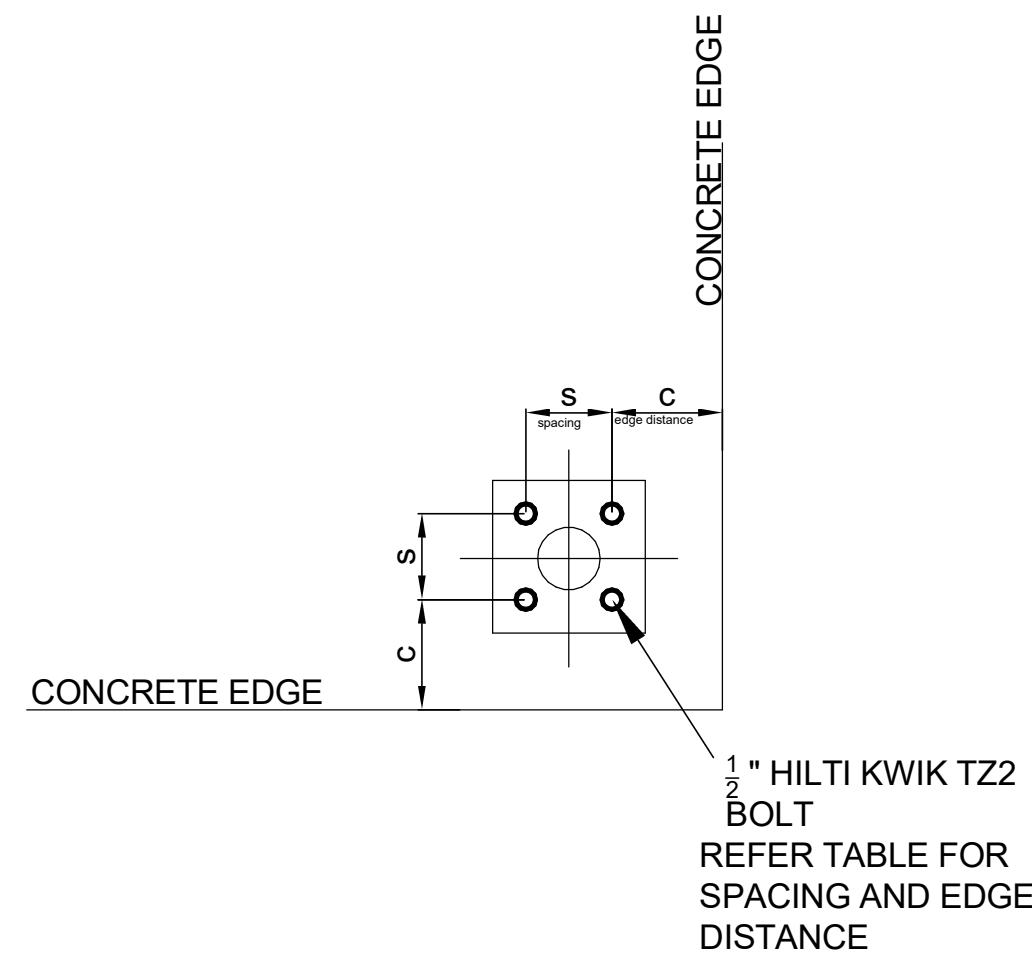


ISOLATION JOINT



MIN EMBEDMENT	S.O.G. THICKNESS
MIN 3"	125mm
MIN 4"	150mm
MIN 6"	200mm

8 TYPICAL HOUSEKEEPING PAD
D2100 Scale: 1 : 10



9 SPACING AND EDGE REQUIREMENTS FOR WEDGE ANCHORS (TYPICALLY USED FOR HANDRAILS)
D2100 Scale: 1 : 5

HILTI KWIKBOLT TZ2 CARBON STEEL, DIA 1/2"					
CONCRETE THICKNESS	EFFECTIVE EMBEDMENT	Case 1		Case 2	
		MIN EDGE DIST. C _{MIN1}	FOR SPACING S _{MIN1}	MIN EDGE DIST. C _{MIN2}	FOR SPACING S _{MIN2}
200	83	57	133	121	51
150	64	70	248	203	76
125	51	70	140	254	89
100	38	203	305	203	305

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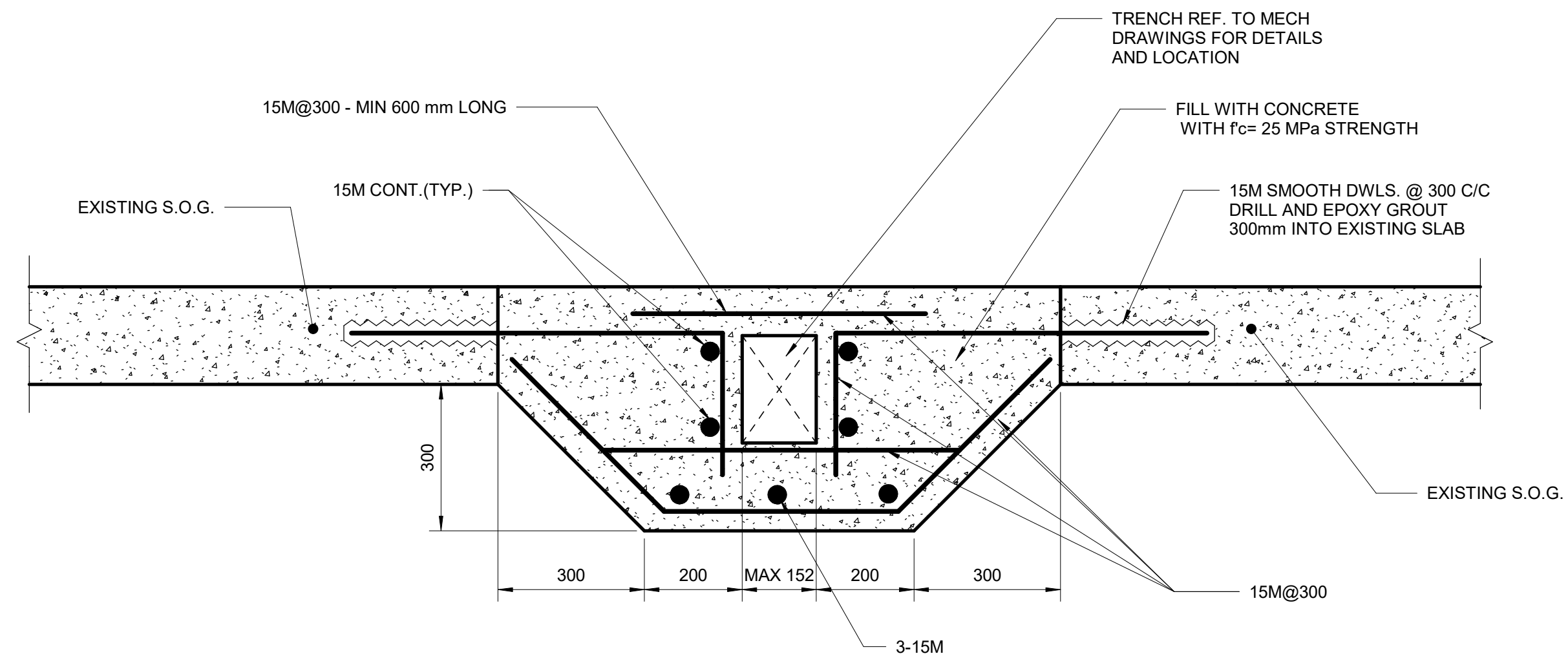
PROJECT TITLE
**50 RICHMOND ST. E.
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PROJECT ADDRESS
**50 RICHMOND STREET EAST
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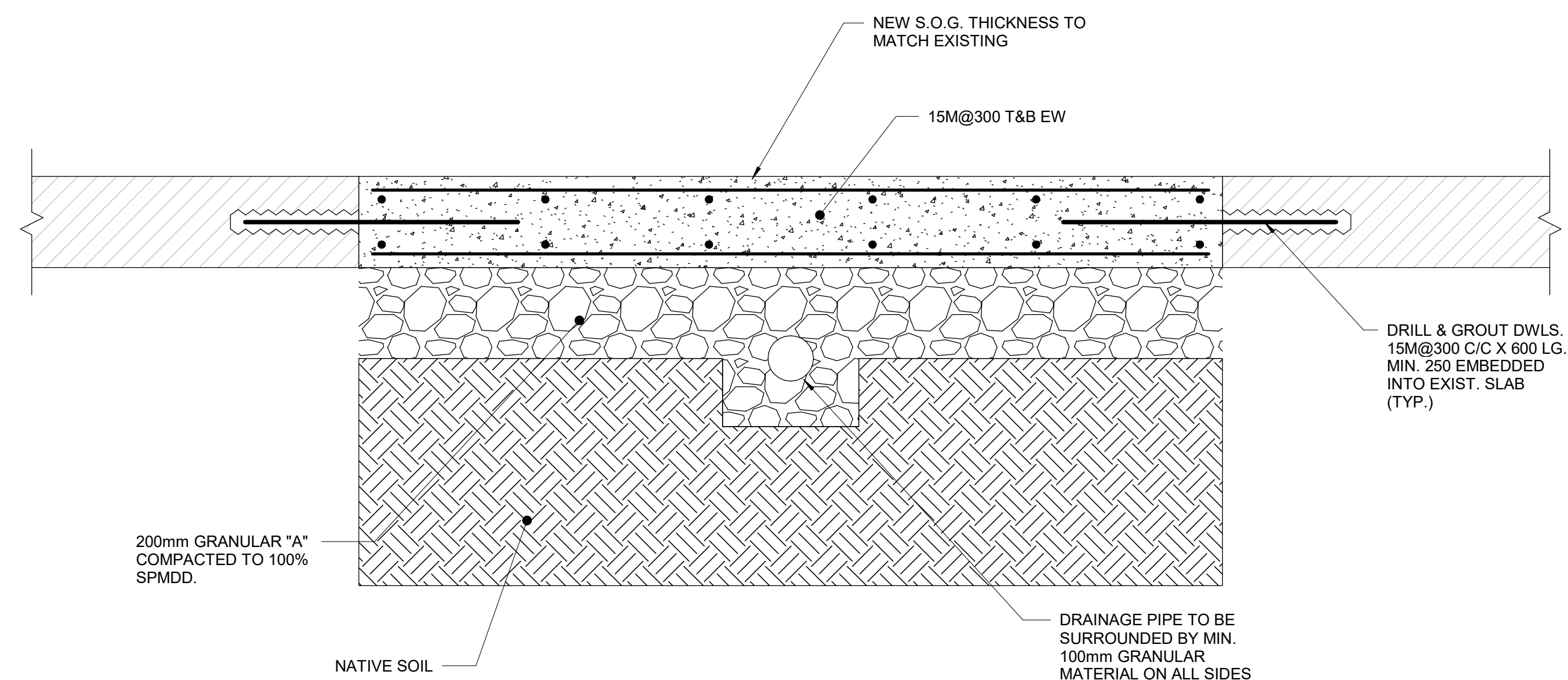
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DRAWN BY:
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PROJECT MGR:
F. BOLOURIAN
APPROVED BY:
G. MINKOV

SHEET TITLE
**CONCRETE TYPICAL
DETAILS - 1**

SHEET NUMBER
D2100
ISSUE
F

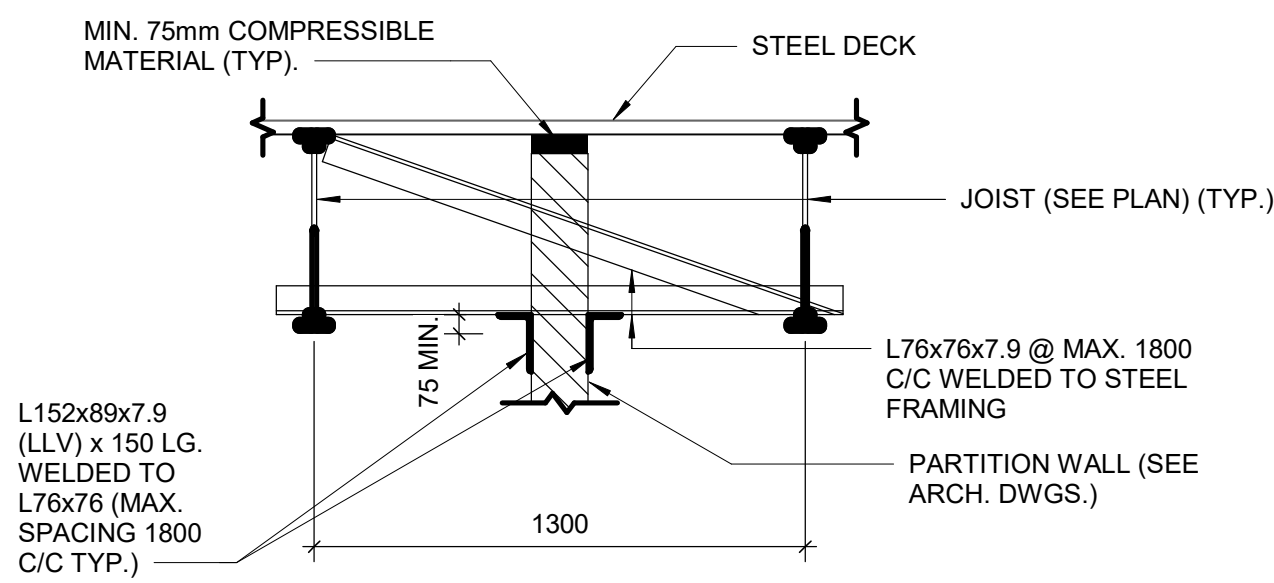


2 TRENCH DETAIL IN EXISTING SLAB - OPTION 2
D2101 Scale: 1 : 10

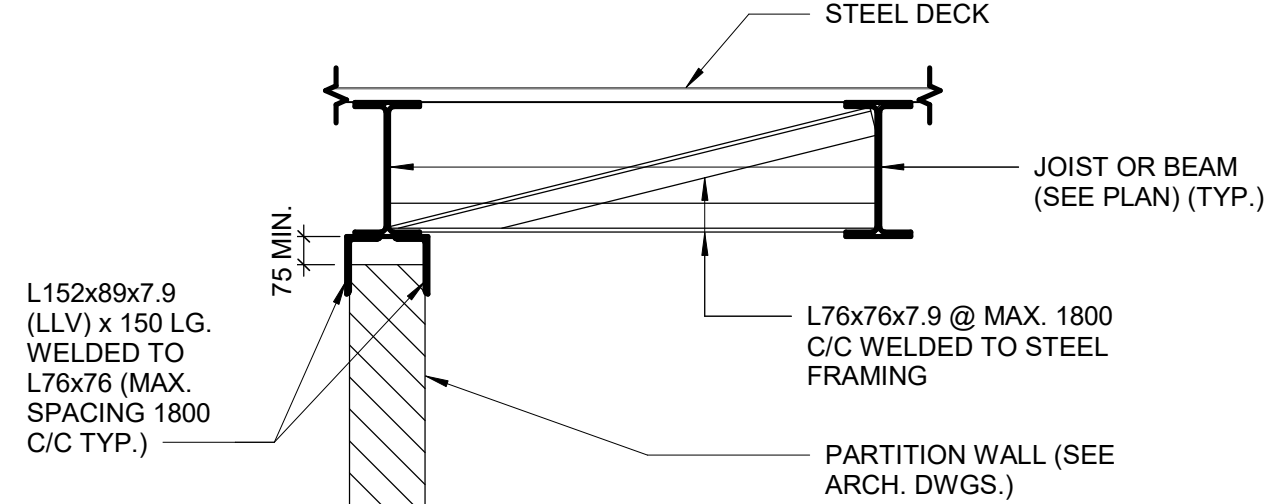


2 TRENCH DETAIL IN EXISTING SLAB - OPTION 2
D2101 Scale: 1 : 10

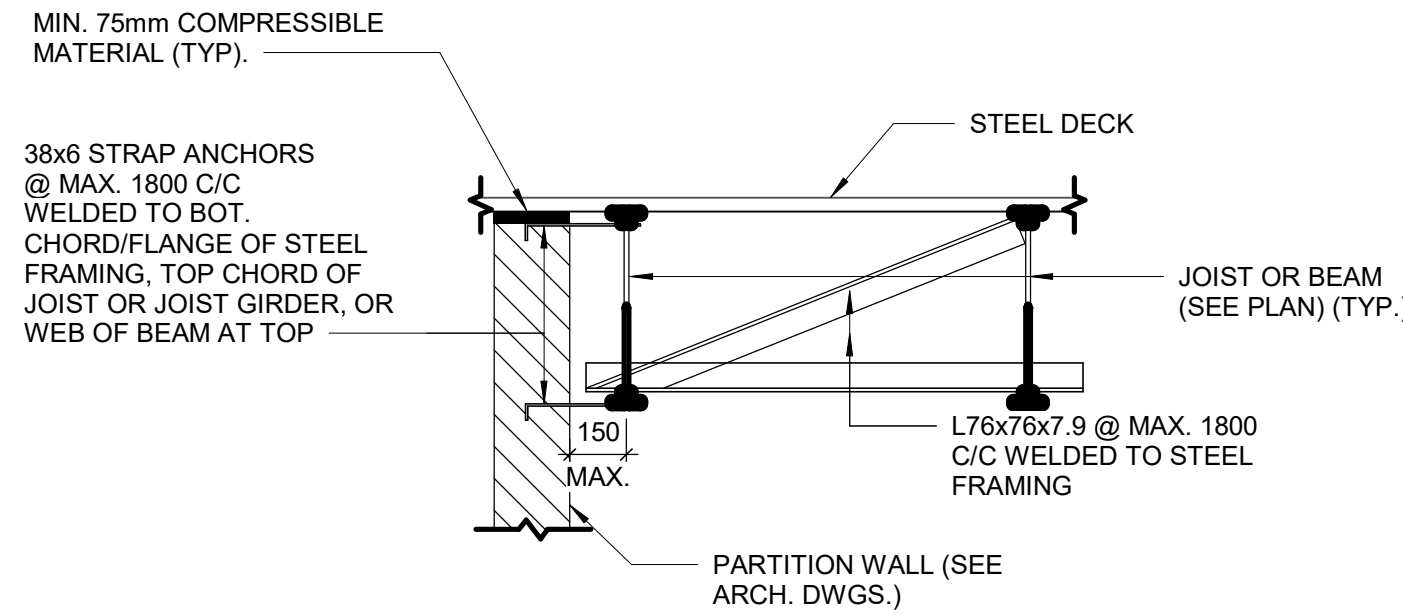
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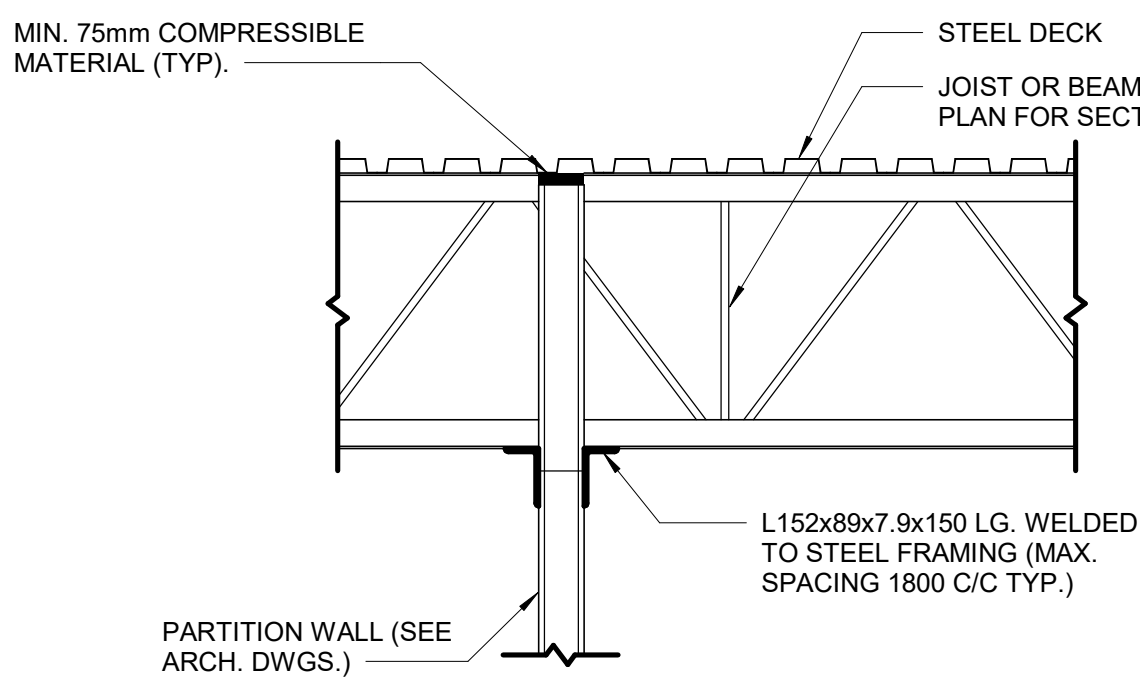
1 PARTITION WALL BETWEEN JOINTS
D2200 Scale: 1 : 20



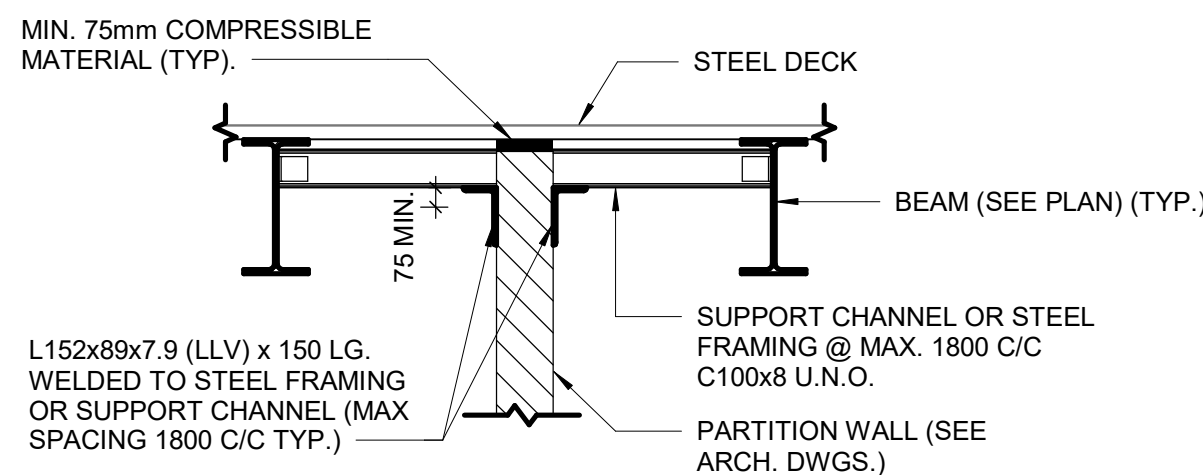
2 PARTITION WALL PARALLEL TO AND CENTERED ON JOIST OR BEAM
D2200 Scale: 1 : 20



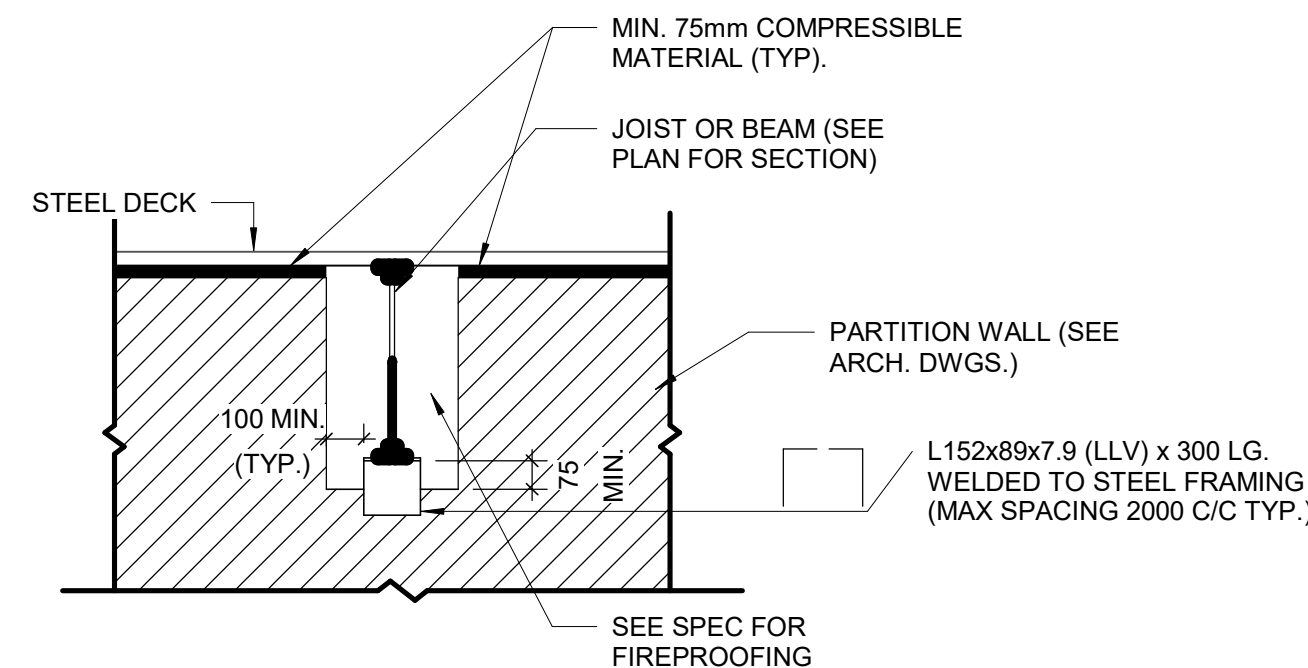
3 PARTITION WALL PARALLEL TO JOISTS OR BEAM
D2200 Scale: 1 : 20



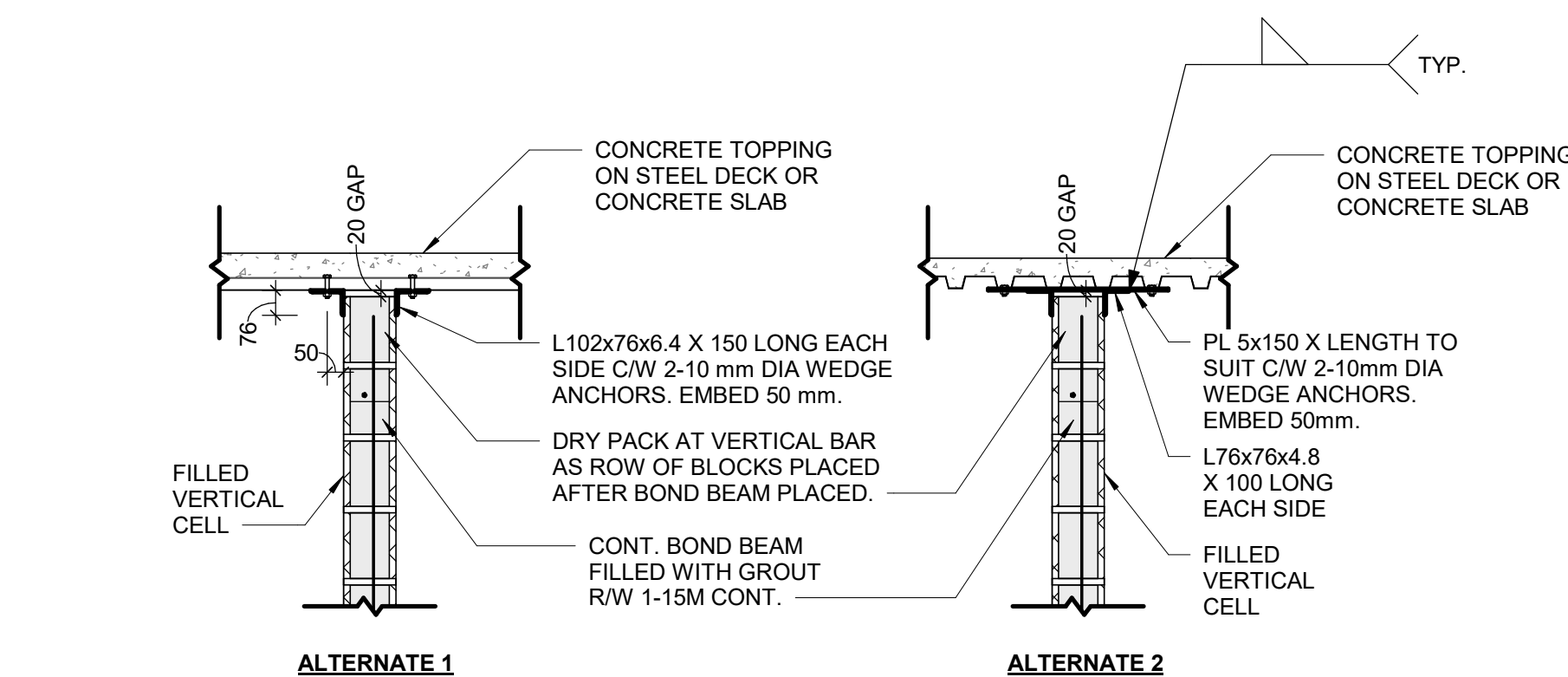
4 PARTITION WALL PERPENDICULAR TO JOIST OR BEAM
D2200 Scale: 1 : 20



5 PARTITION WALL BETWEEN BEAMS
D2200 Scale: 1 : 20

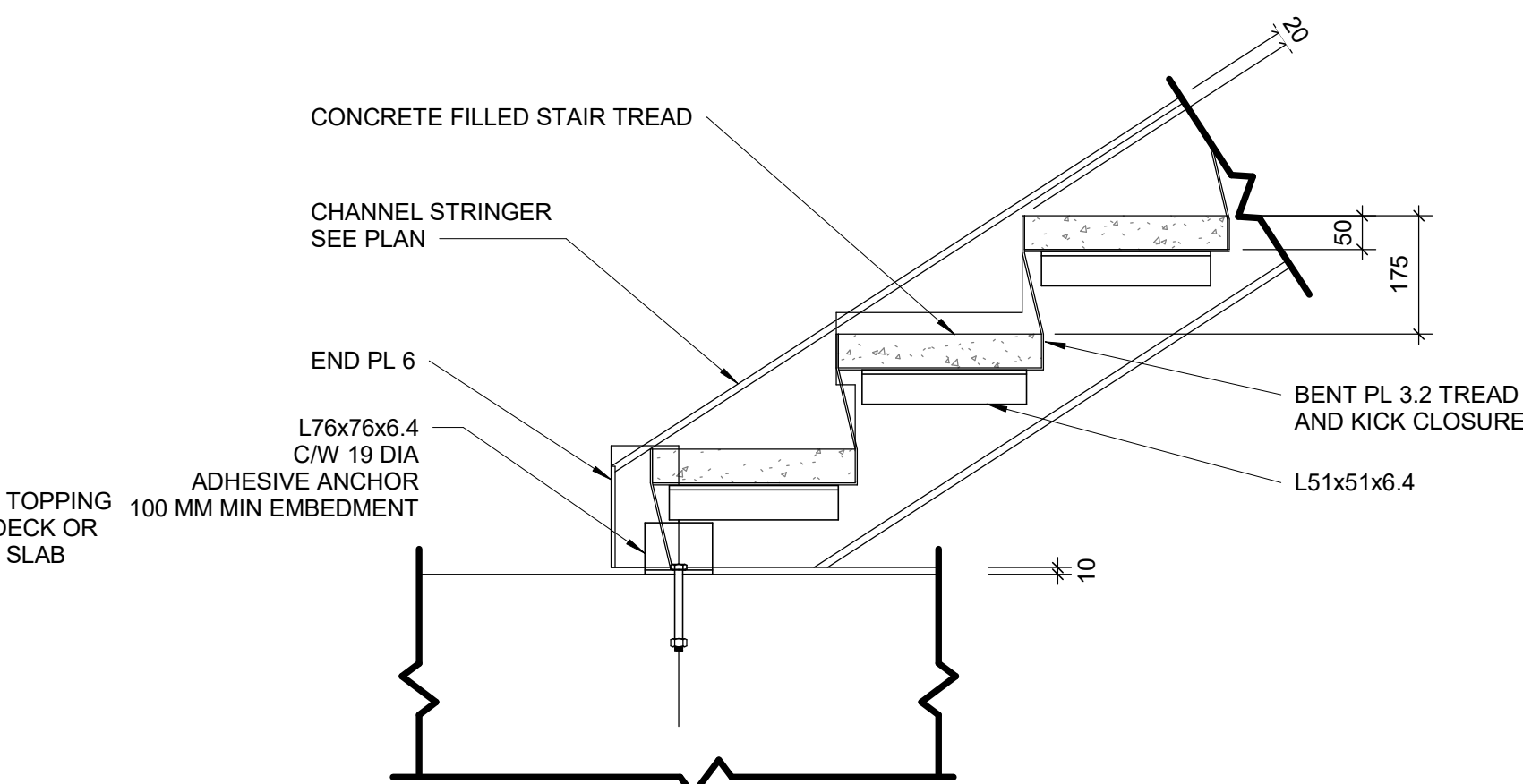


6 PARTITION PERPENDICULAR TO JOIST OR BEAM
D2200 Scale: 1 : 20

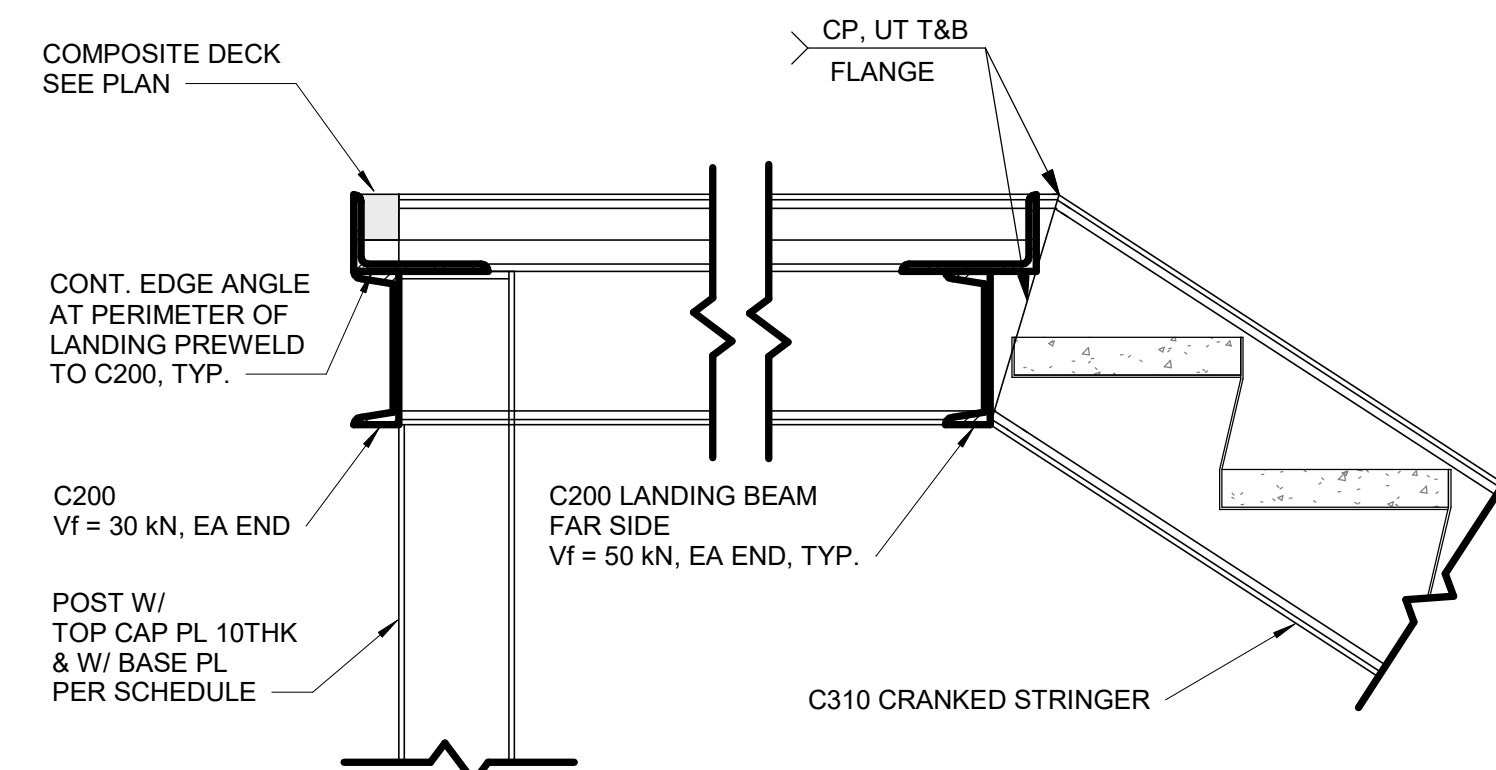


NOTES:
1. ALL CONNECTIONS TO BE AT FILLED VERTICAL CELLS AT 1200 mm O/C MAXIMUM UNLESS NOTED OTHERWISE.
2. FIELD WELD ANGLES TO EMBEDDED PLATE.

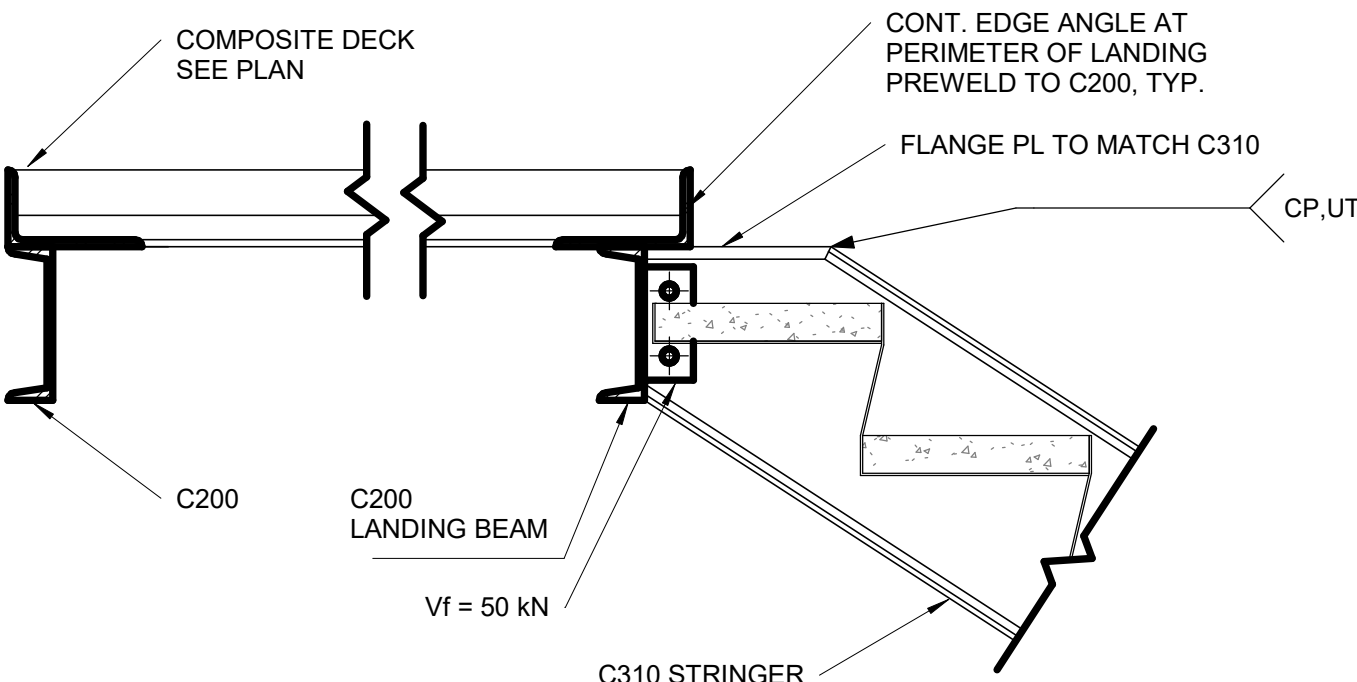
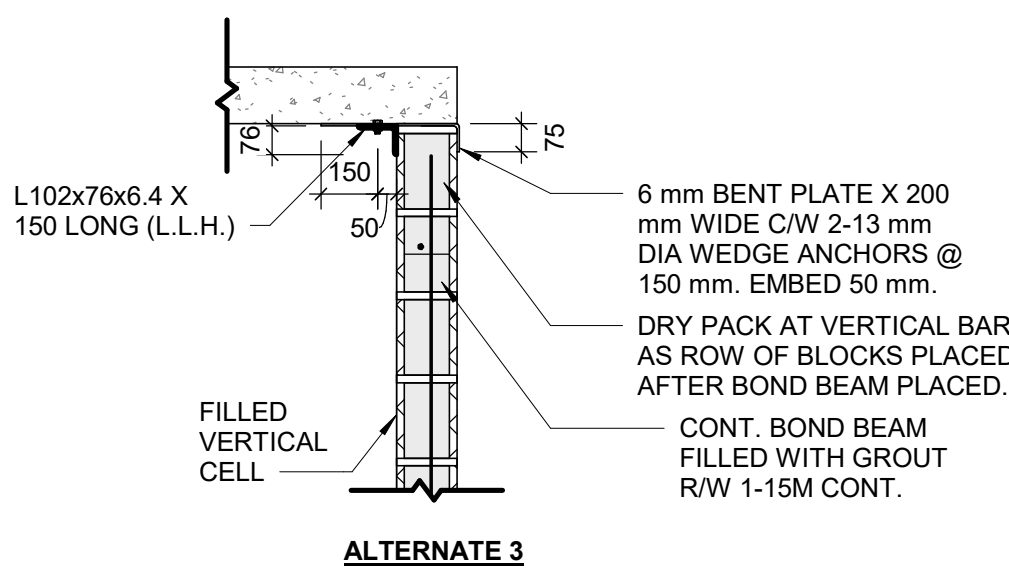
7 SUPPORT DETAIL AT TOP OF BLOCK WALL
D2200 Scale: 1 : 20



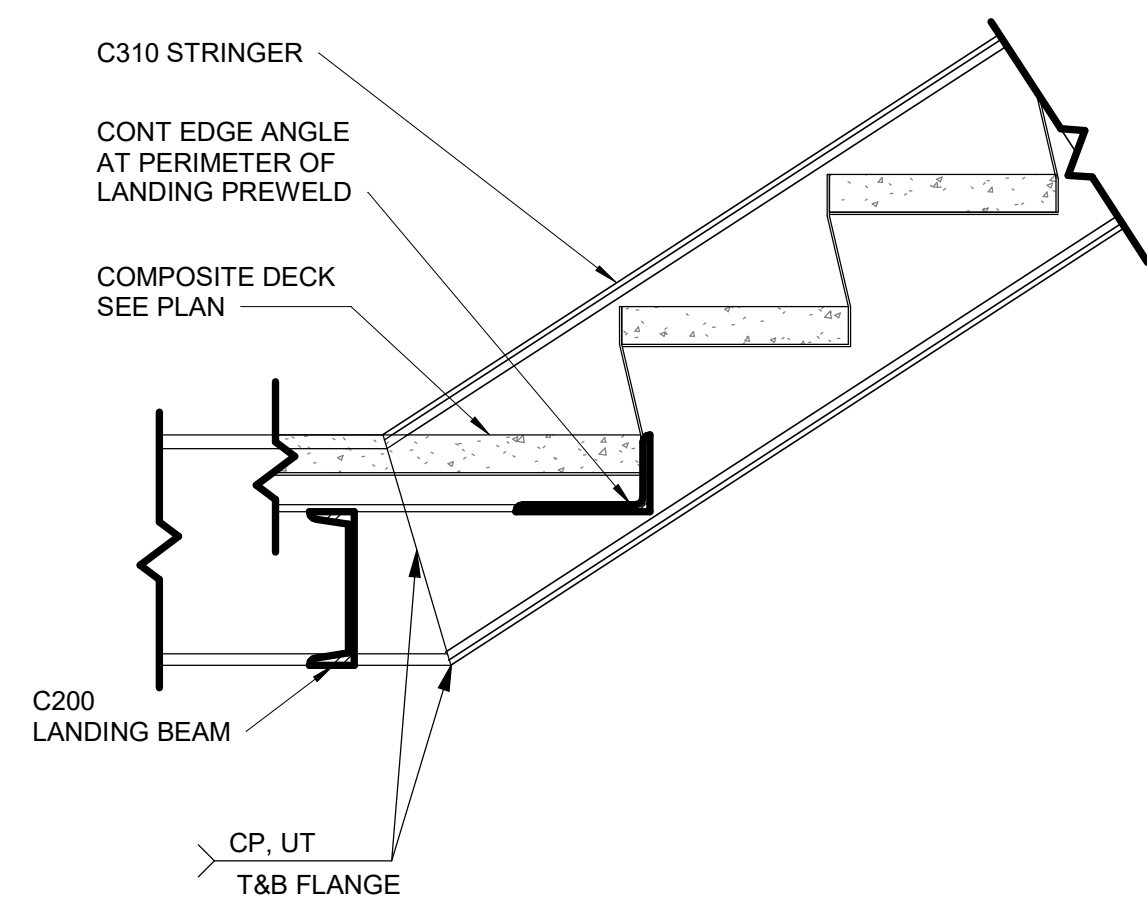
8 TYPICAL SLAB UNDER STRINGER
D2200 Scale: 1 : 10



9 TYPICAL SECTION AT UPPER LANDING STRINGER
D2200 Scale: 1 : 10



11 TYPICAL SECTION AT LOWER LANDING STRINGER
D2200 Scale: 1 : 10



12 TYPICAL SECTION AT LOWER LANDING
D2200 Scale: 1 : 10

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Corporate Real Estate Management
Project Management Office
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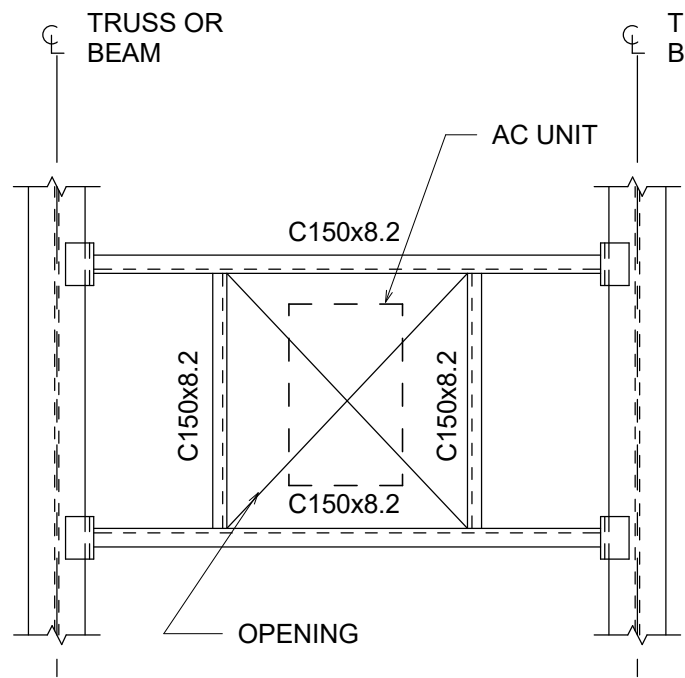
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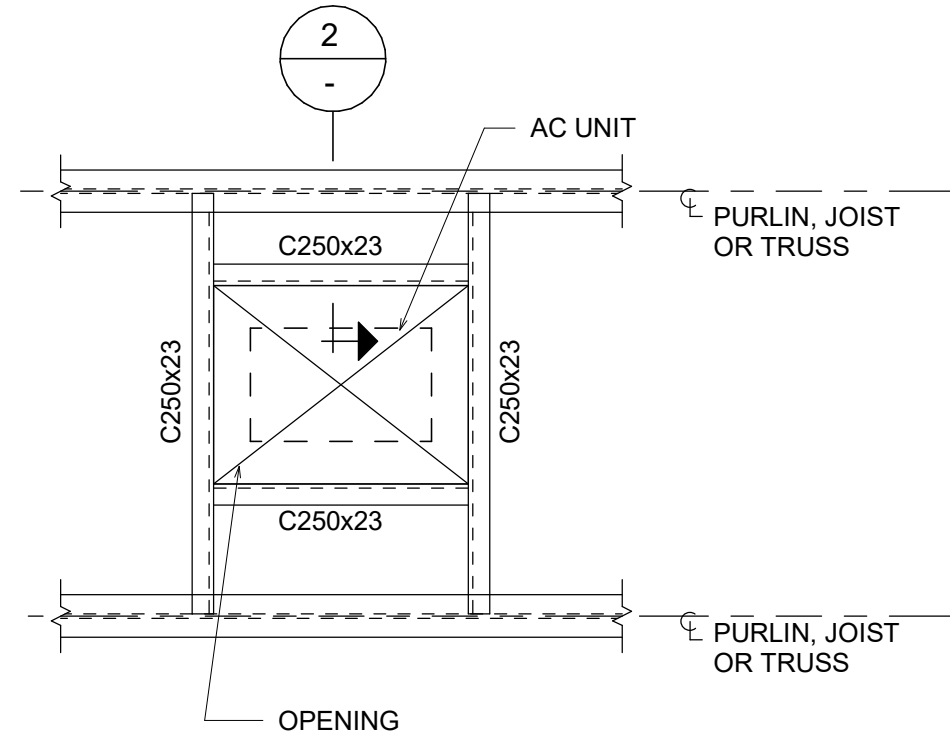
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SHEET TITLE
**STRUCTURAL STEEL
DETAILS - 1**

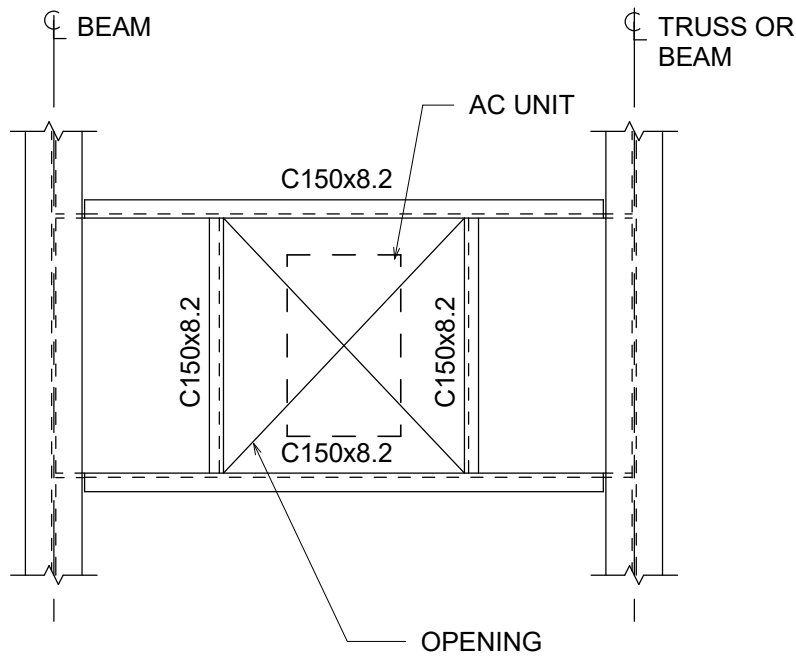
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ISSUE
F



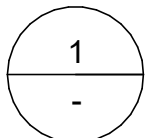
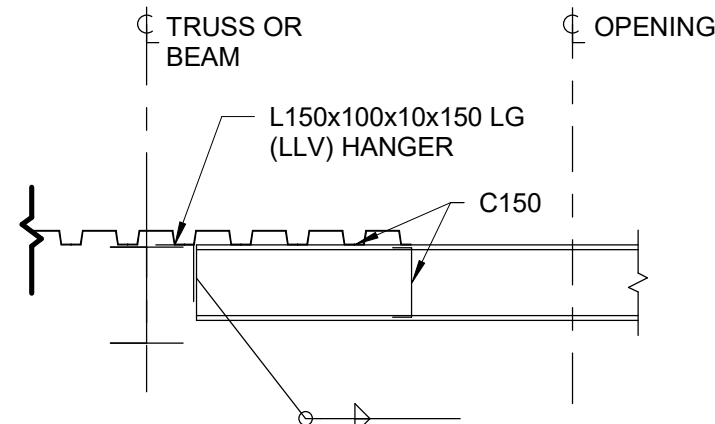
FRAME TYPE "A"



FRAME TYPE "B"



FRAME TYPE "C"



NOTE:

- FOR SIZE AND LOCATION OF OPENINGS SEE ARCH. DWG.
- FOR SIZE AND LOCATION OF AC UNITS SEE MECH. DWG.

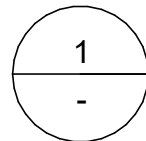
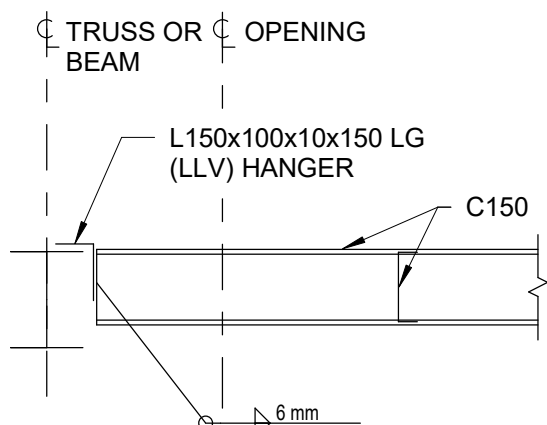
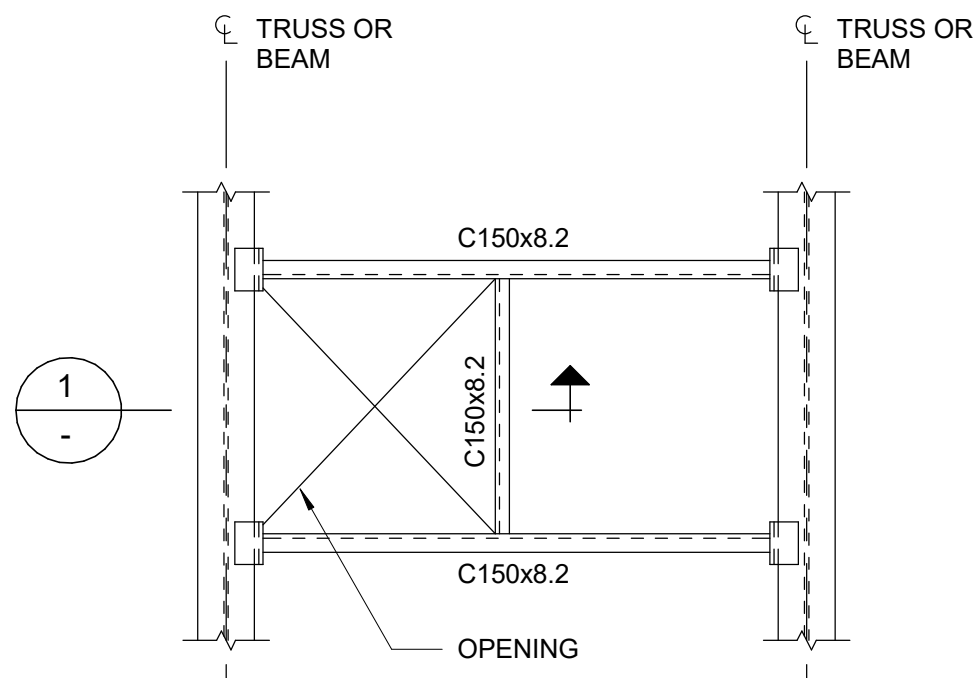
FRAME TYPE "A" AND "C":

SMALL OPENING LESS THEN 2X2M
UNITS WITH WEIGH LESS THEN 400 kG

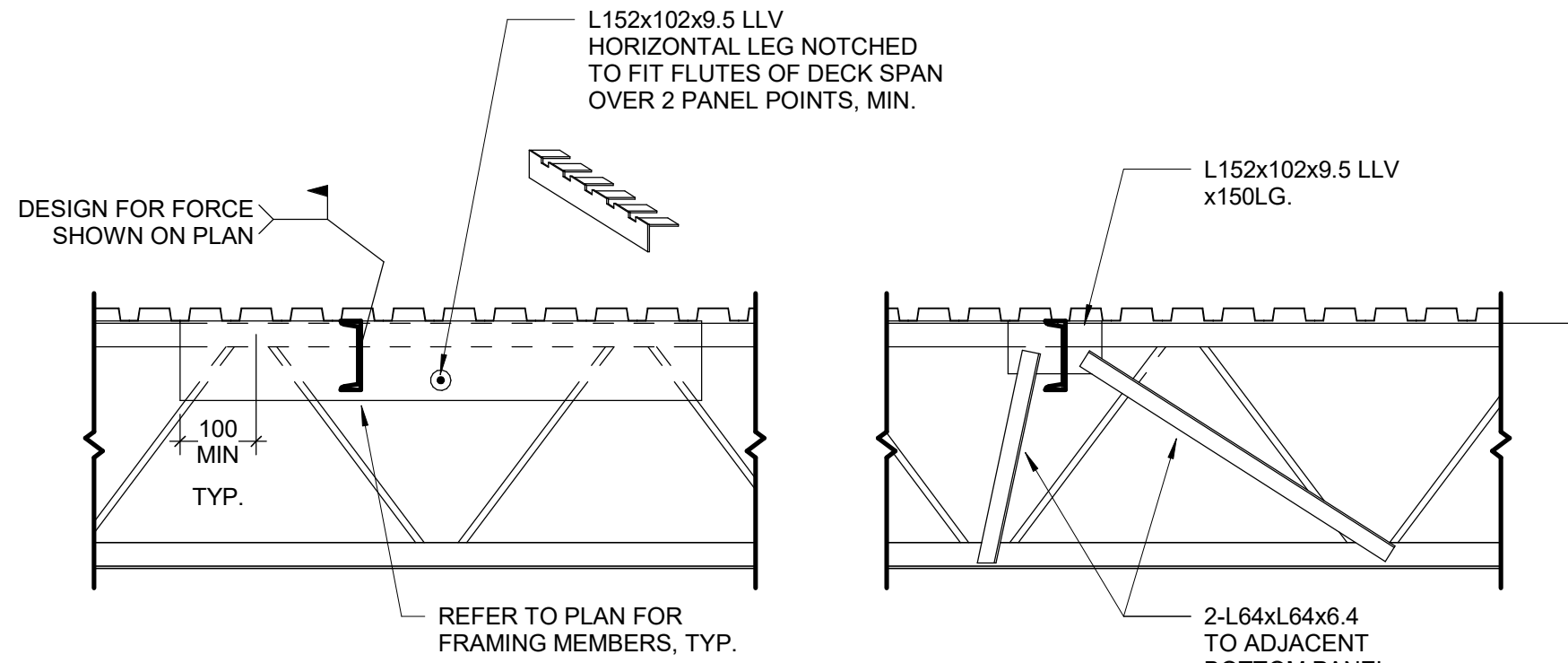
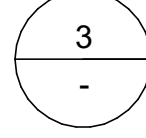
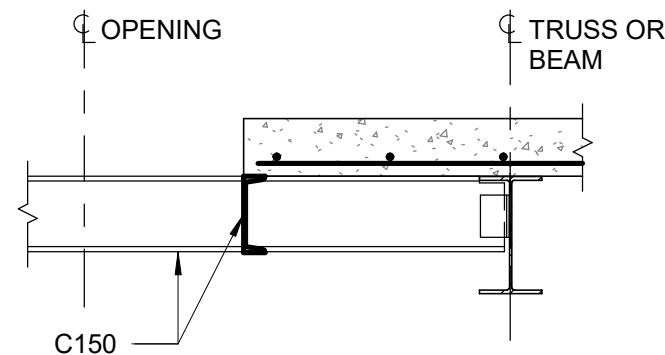
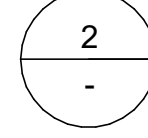
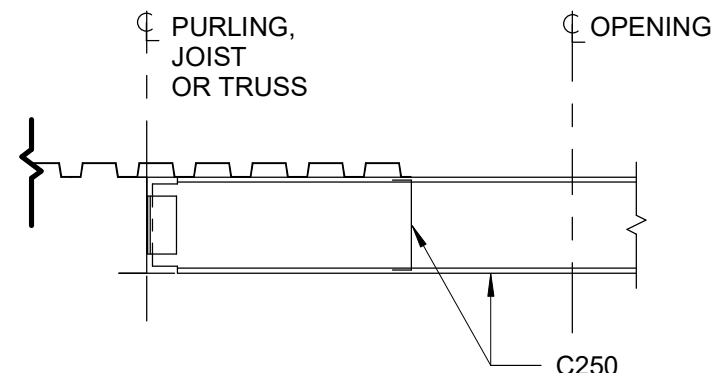
FRAME TYPE "B"

LARGE OPENING MORE THEN 2X2M
UNITS WITH WEIGHT MORE THEN 400 kG

1 TYPICAL ROOF OPENING
D2201 Scale: 1 : 20

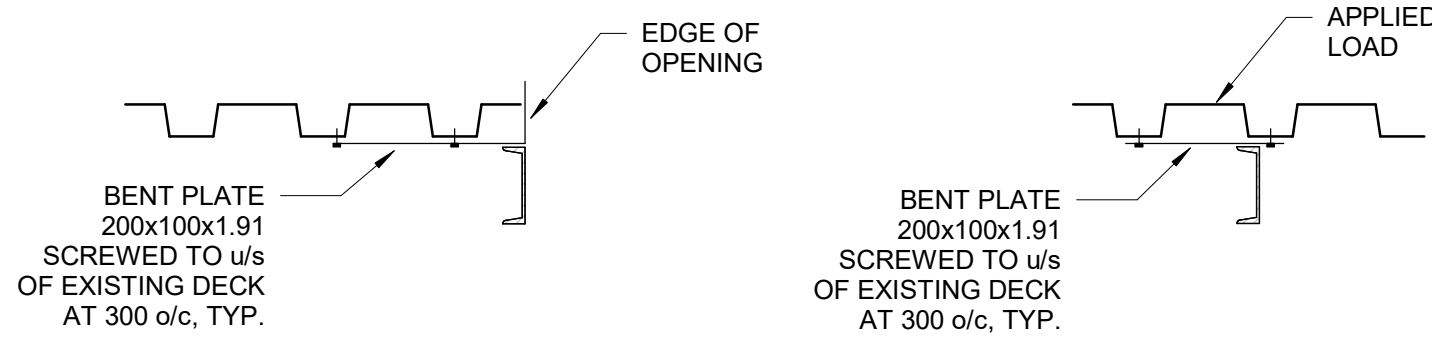


3 TYPICAL ROOF OPENING ADJACENT TO BEAM
D2201 Scale: 1 : 20



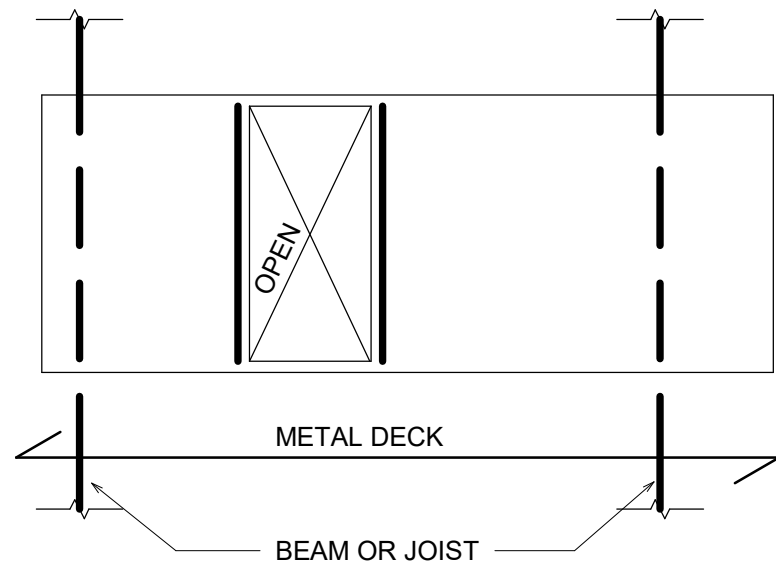
DETAIL AT EXISTING JOIST

(TWO OPTIONS SHOWN)



DETAIL AT EXISTING DECK

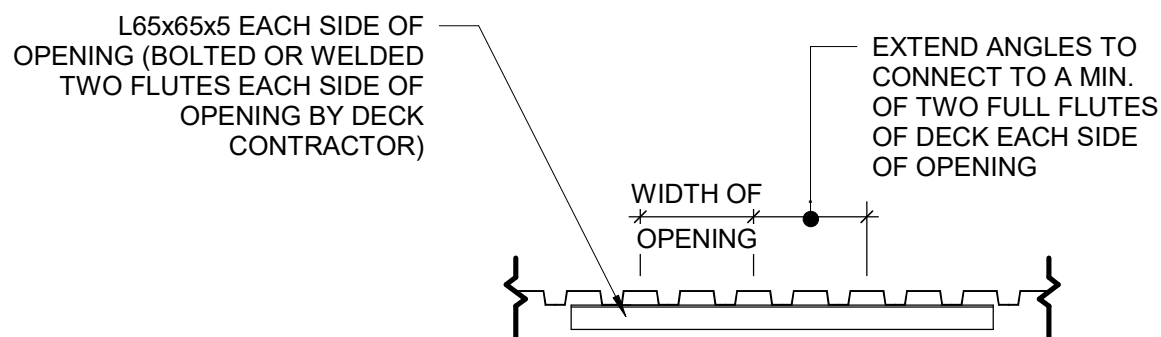
2 FRAMING INTO EXISTING STEEL JOISTS AND DECK
D2201 Scale: 1 : 20



4 OPENINGS IN METAL ROOF DECK
D2201 Scale: 1 : 20

NOTES:

1. OPENINGS UP TO 150mm SQUARE OR IN DIAMETER AND SPACED A MINIMUM 300mm CLEAR FROM ADJACENT OPENINGS DO NOT REQUIRE REINFORCING.
2. OPENINGS LARGER THEN 150mm, BUT NOT EXCEEDING 450mm, ARE TO BE REINFORCED. SEE DETAIL 7/D2201.
3. OPENINGS LARGER THAN 450mm UP TO MAXIMUM ON DETAIL 1/D2201 1200mm SQUARE ARE TO BE REINFORCED AS SHOWN ABOVE, UNLESS INDICATED OTHERWISE ON PLAN.
4. CONNECT FRAMING FOR A MINIMUM END REACTION OF 10kN.



5 METAL DECK OPENINGS 200 TO 360 WIDE
D2201 Scale: 1 : 20

ISSUES		
No.	DESCRIPTION	DATE
F	ISSUED FOR TENDER	2025-09-02

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PROJECT TITLE
50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

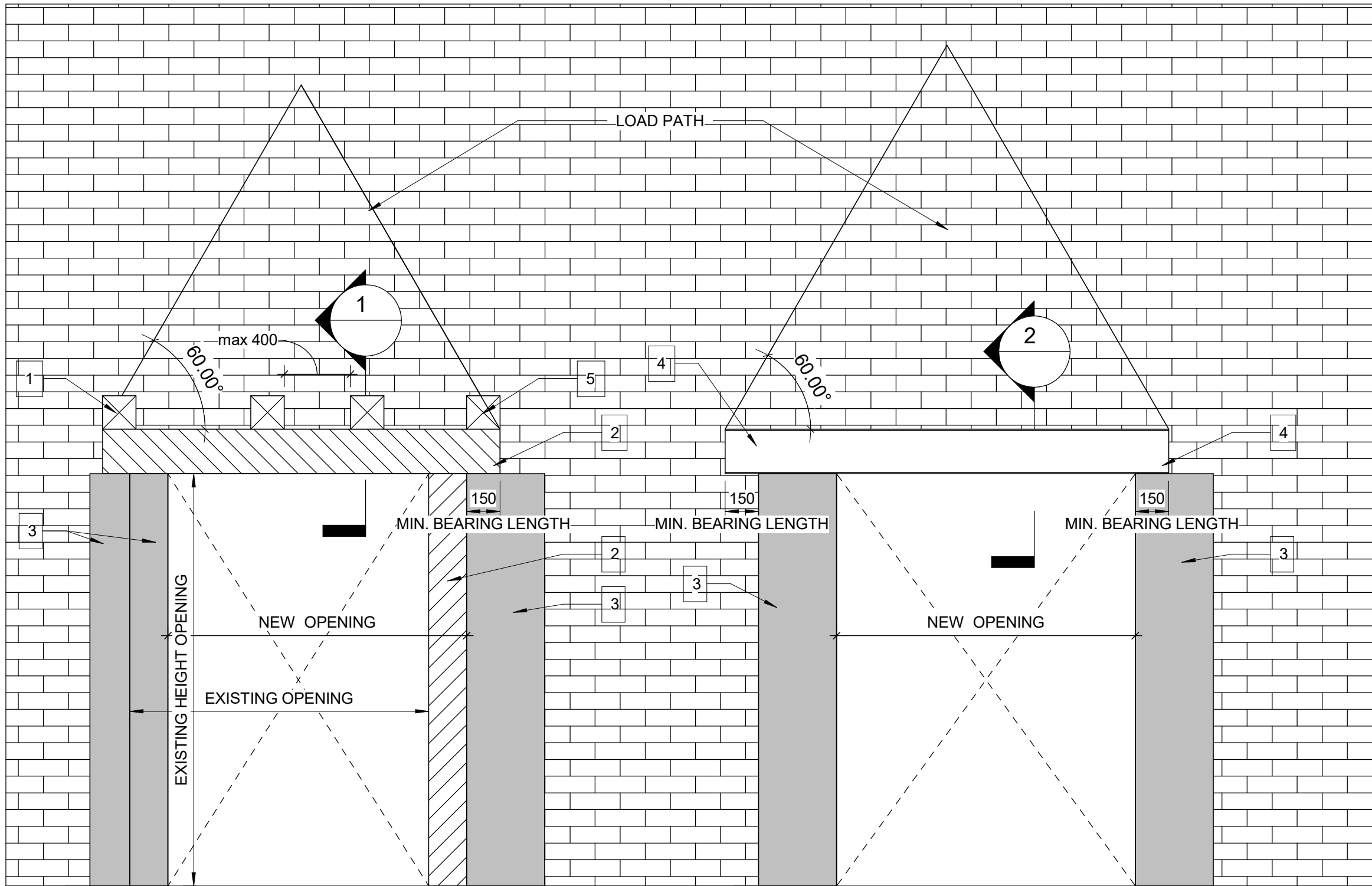
PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
STRUCTURAL STEEL
DETAILS - 2

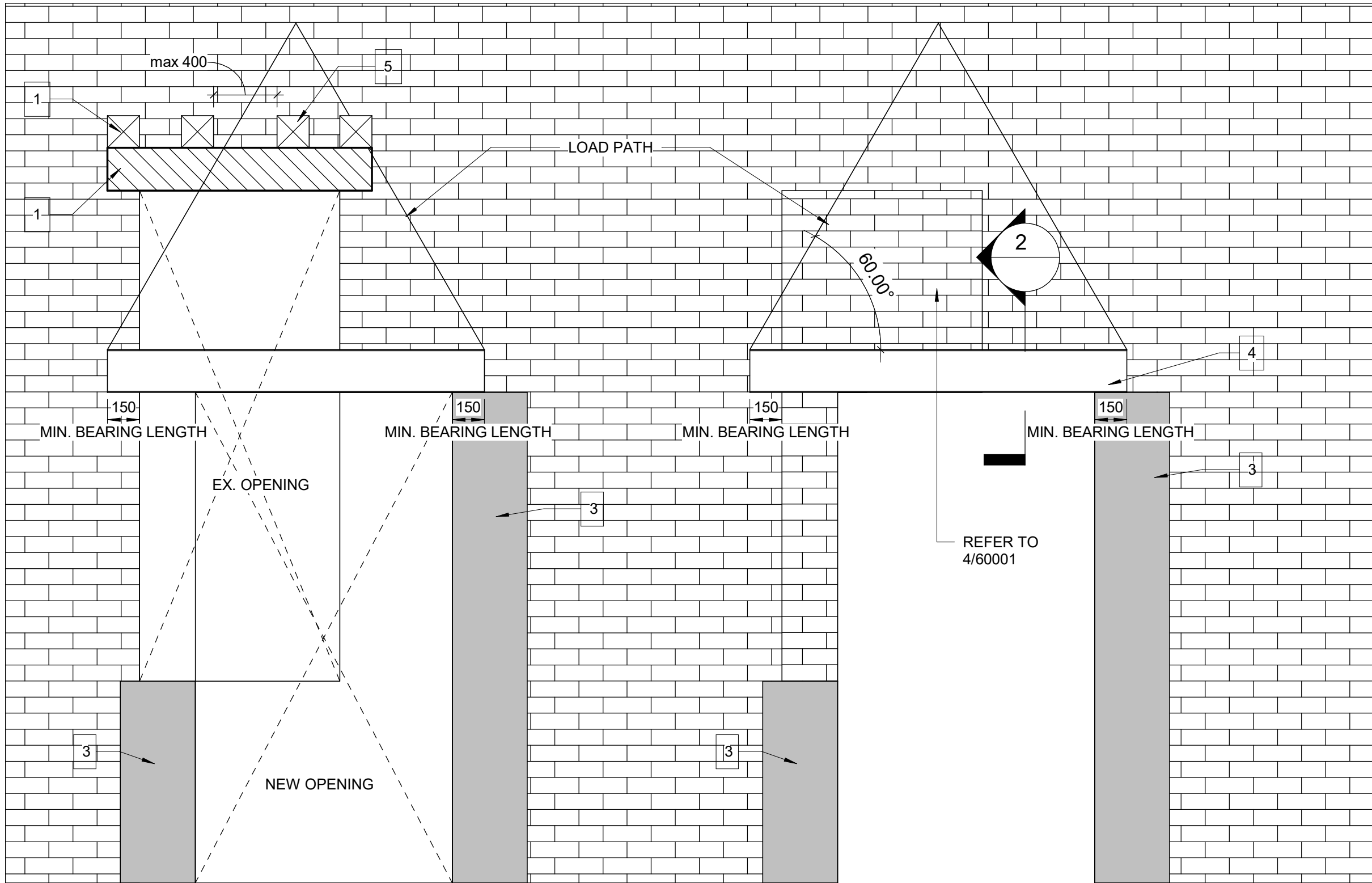
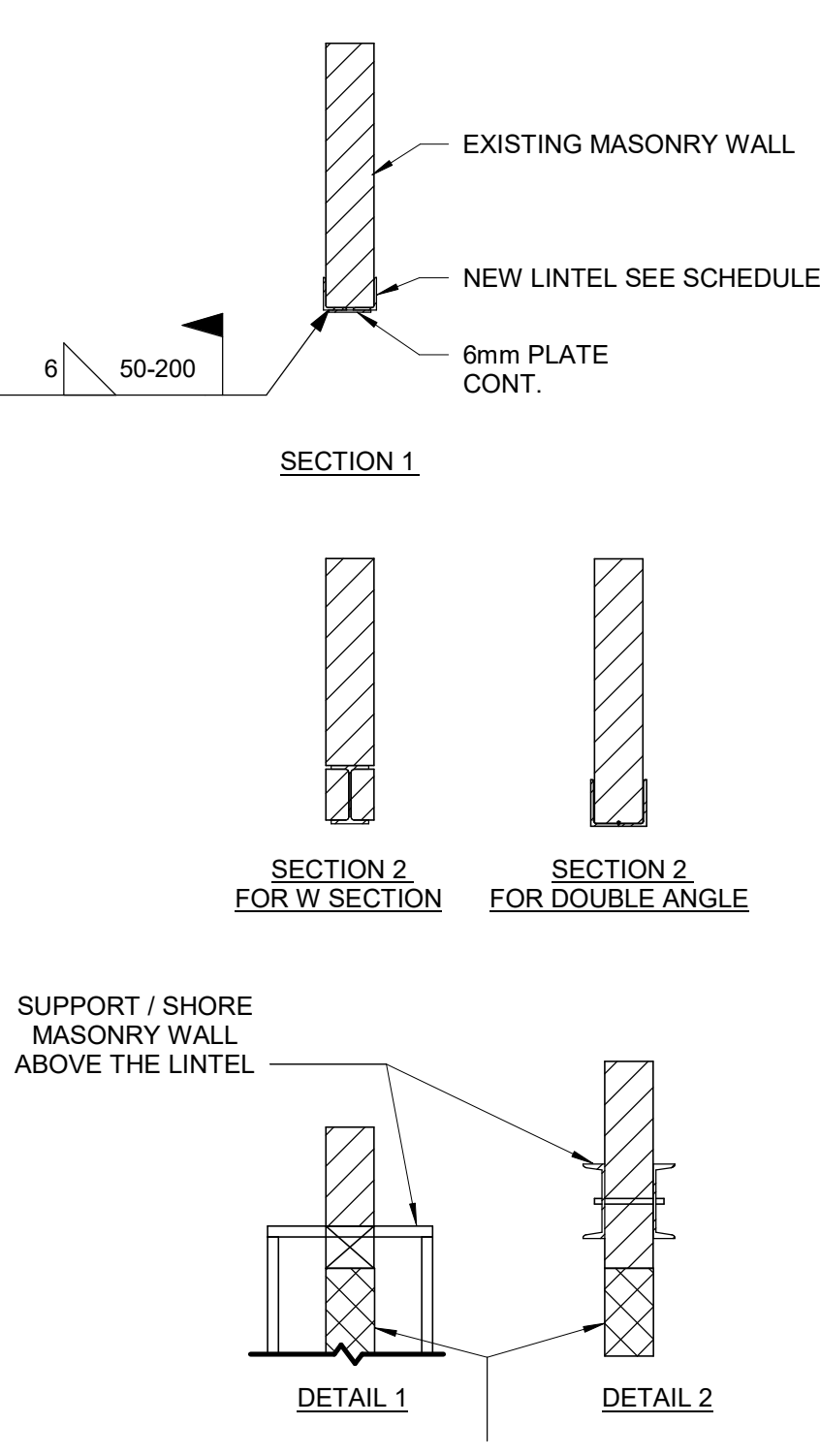
SHEET NUMBER
D2201

ISSUE
F



RELOCATING AN EXISTING
OPENING IN MASONRY WALL

NEW OPENING IN MASONRY WALL



RELOCATING AN EXISTING
OPENING IN MASONRY WALL
(GRADE STORY EL. -0.223)

NEW OPENING IN MASONRY WALL
(GRADE STORY EL. -0.223)

PROPOSED SEQUENCE OF WORK

1	CREATE NEW 150x150mm HOLES @ 400mm INTO EXISTING MASONRY WALL AND SHORE THE WALL ABOVE. SEE DETAIL 1. OR SHORE THE WALL ABOVE BY USING 2 CHANNELS BACK TO BACK AND THROUGH BOLTS @350mm, SEE DETAIL 2
2	DEMOLISH THE EXISTING LINTEL, THE VOID FOR NEW BEAM AND THE WALL FROM THE RIGHT SIDE OF THE OPENING
3	FILL TWO CORES MIN. OF EXISTING MASONRY WALL (RIGHT SIDE) WITH GROUT EACH SIDE OF THE NEW OPENING, (DRILL HOLES TOP AND BOTTOM OF EACH CORE, INJECT GROUT, CLOSE HOLES WITH MORTAR AND MAKE GOOD SURFACE). INSTALL NEW MASONRY ON THE LEFT TO MATCH EXISTING THICKNESS.
4	INSTALL NEW LINTEL. SEE LINTEL SCHEDULE FOR LINTEL SIZE
5	ADD MASONRY FACES AT LINTEL AND REPAIR MASONRY COURSE

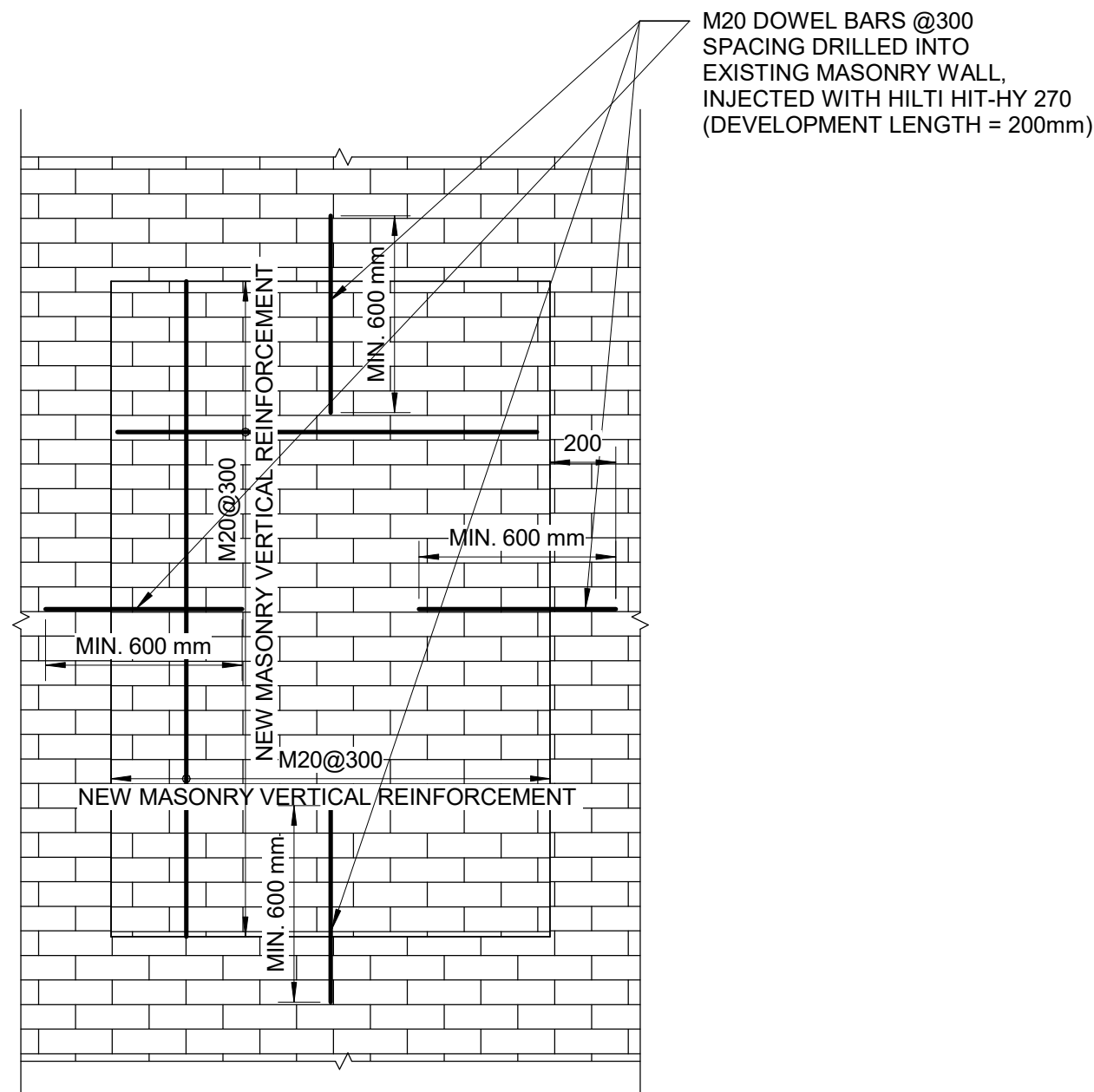
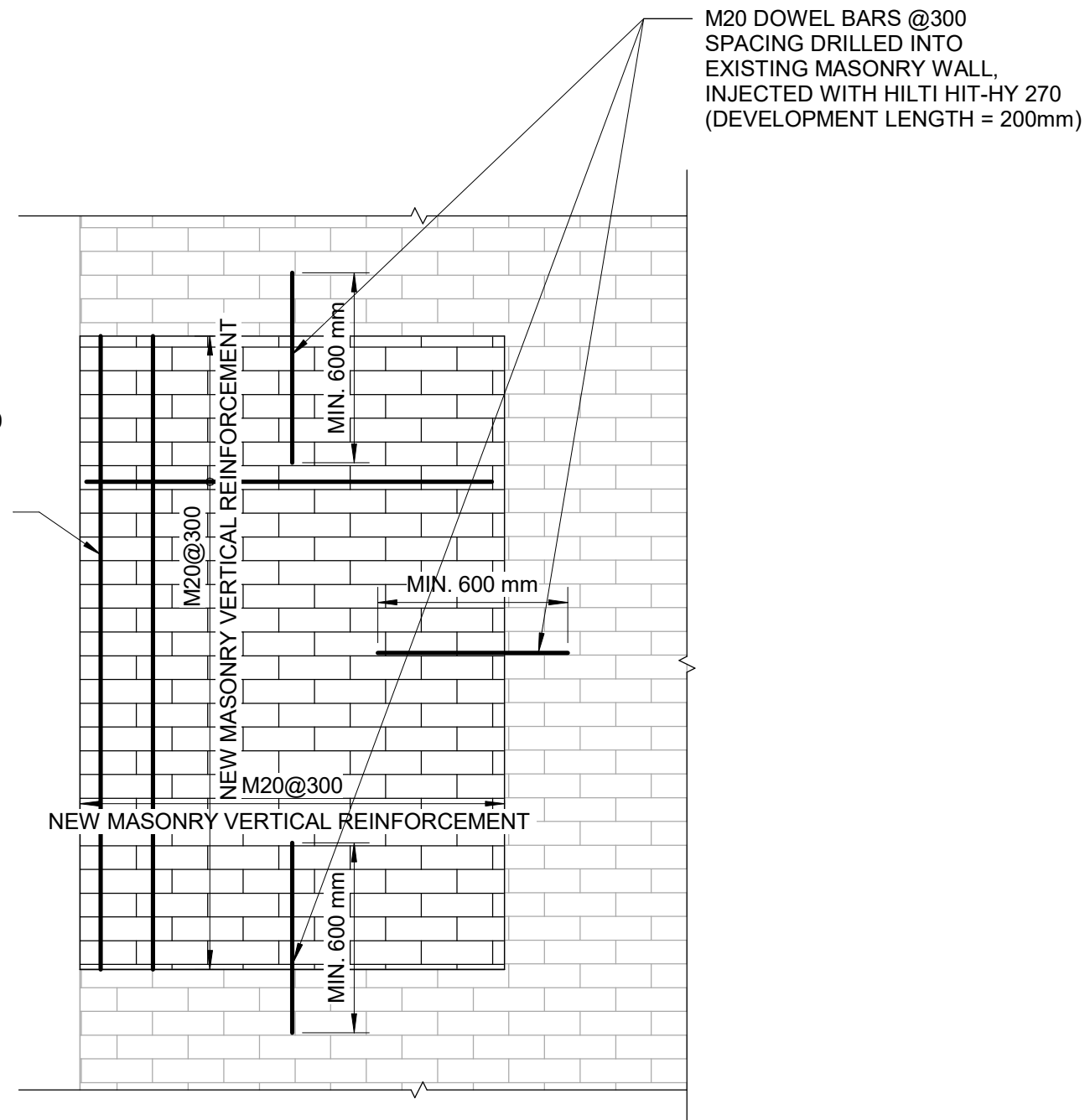
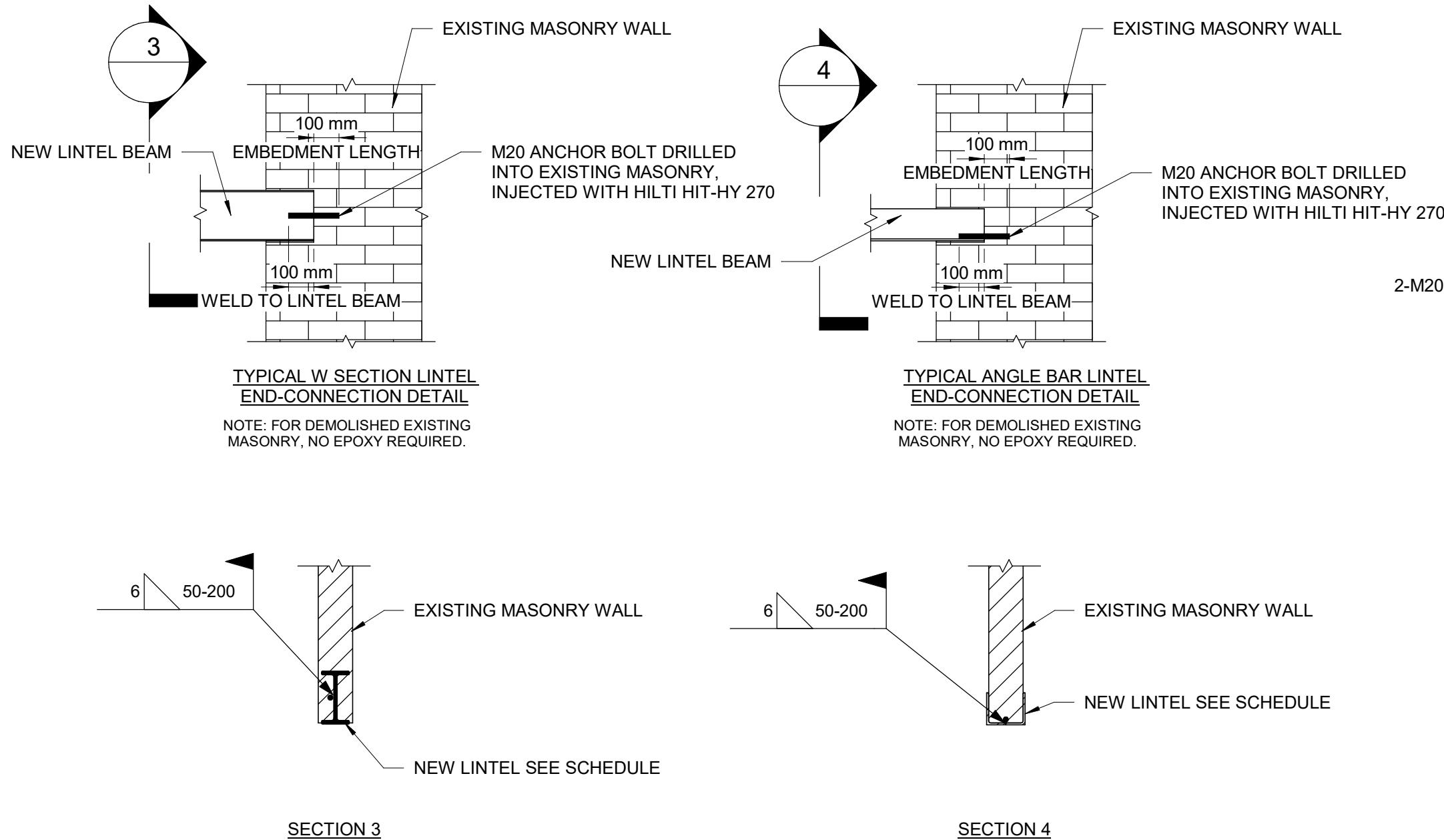
LINTEL:

OVER ALL OPENINGS IN MASONRY WALLS PROVIDE THE FOLLOWING LINTELS. UNLESS OTHERWISE SHOWN.

CLEAR SPAN (mm)	190mm WALL	240mm WALL
UP TO 1200	L89x89x7.9 + 170x6mm PL	W200x15 + 240x6mm PL
1201 TO 1800	2-L127x89x7.9LLV	W200x15 + 240x6mm PL
1801 TO 3100	W200x15 + 190x6mm PL	W200x19 + 240x6mm PL

PROPOSED SEQUENCE OF WORK

1	CREATE NEW 150x150mm HOLES @ 400mm INTO EXISTING MASONRY WALL AND SHORE THE WALL ABOVE. SEE DETAIL 1 OR SHORE THE WALL ABOVE BY USING 2 CHANNELS BACK TO BACK AND THROUGH BOLTS @350mm, SEE DETAIL 2
2	DEMOLISH EXISTING LINTEL, AND THE VOID FOR NEW BEAM
3	FILL TWO CORES MIN. OF EXISTING MASONRY WALL (RIGHT SIDE AND LOWER LEFT) WITH GROUT EACH SIDE OF THE OPENING, (DRILL HOLES TOP AND BOTTOM OF EACH CORE, INJECT GROUT, CLOSE HOLES WITH MORTAR AND MAKE GOOD SURFACE). INSTALL NEW MASONRY ON THE LEFT TO MATCH EXISTING THICKNESS.
4	INSTALL NEW LINTEL. SEE LINTEL SCHEDULE FOR LINTEL SIZE
5	INSTALL NEW MASONRY ABOVE LINTEL BEAM, ADD MASONRY FACES AND REPAIR MASONRY COURSE



1 MASONRY DETAILS
D2300 Scale: 1 : 20

2 EXISTING OPENING FILLED WITH NEW MASONRY WALL DETAIL (EDGE)
D2300 Scale: 1 : 20

3 EXISTING OPENING FILLED WITH NEW MASONRY WALL DETAIL (INTERNAL)
D2300 Scale: 1 : 20

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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

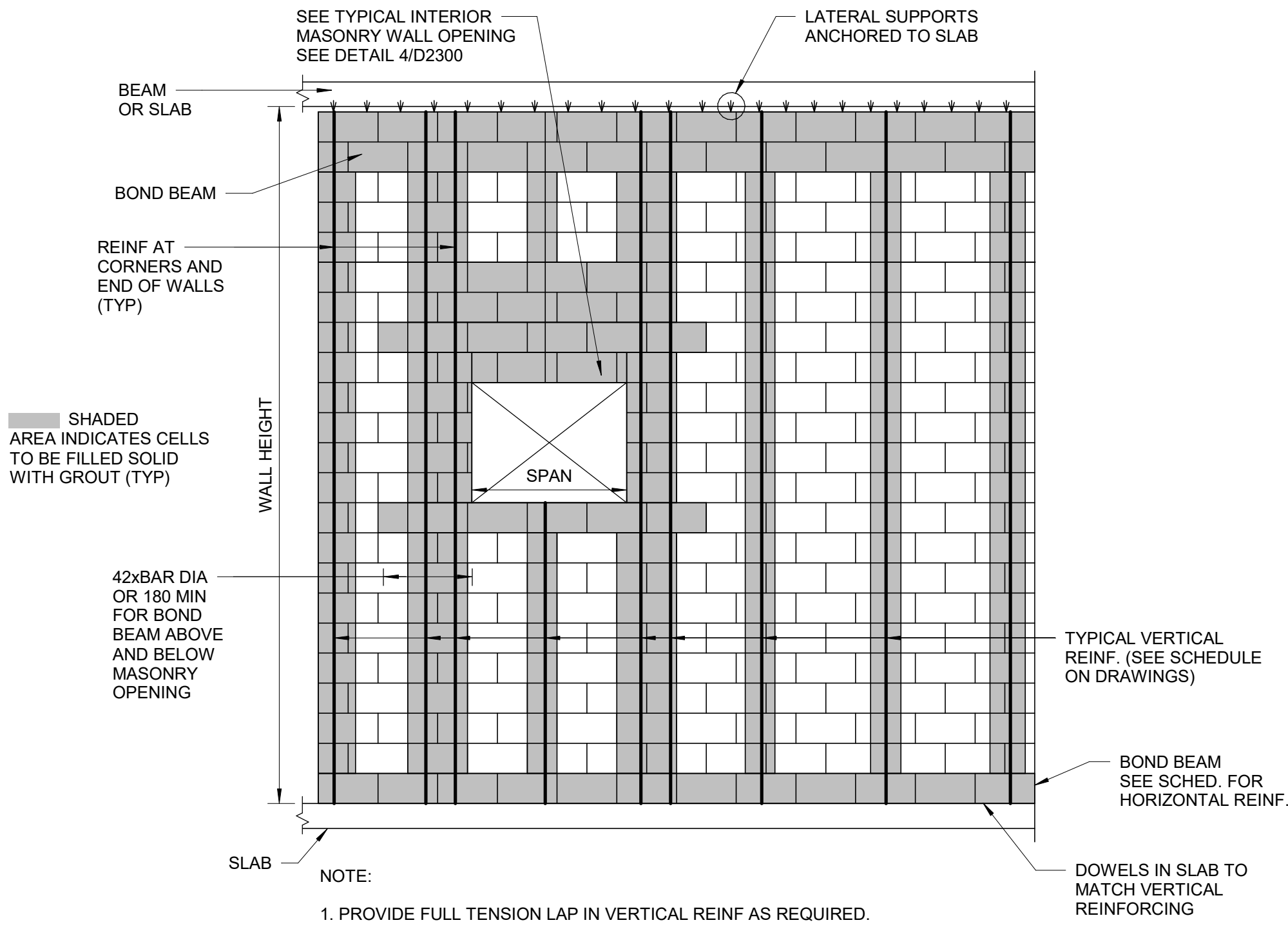
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MASONRY DETAILS - 1

SHEET NUMBER

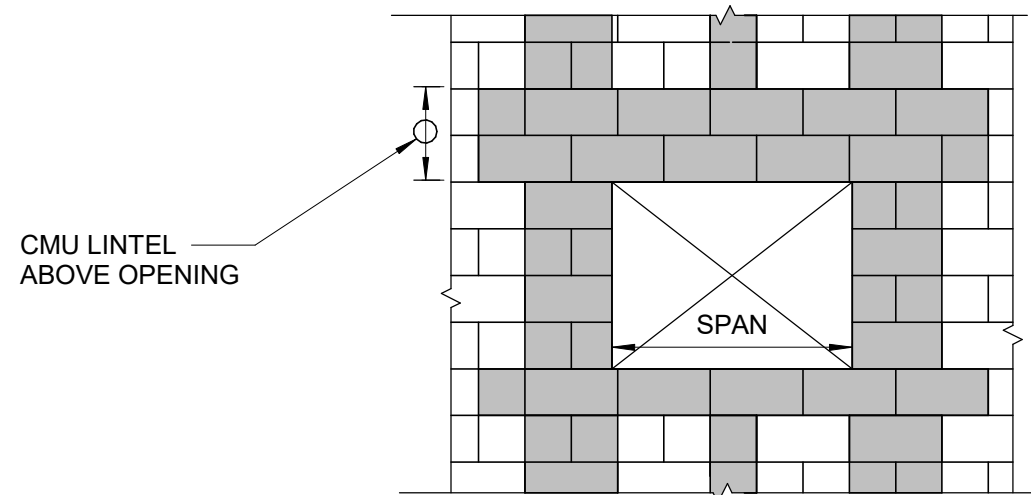
D2300

ISSUE

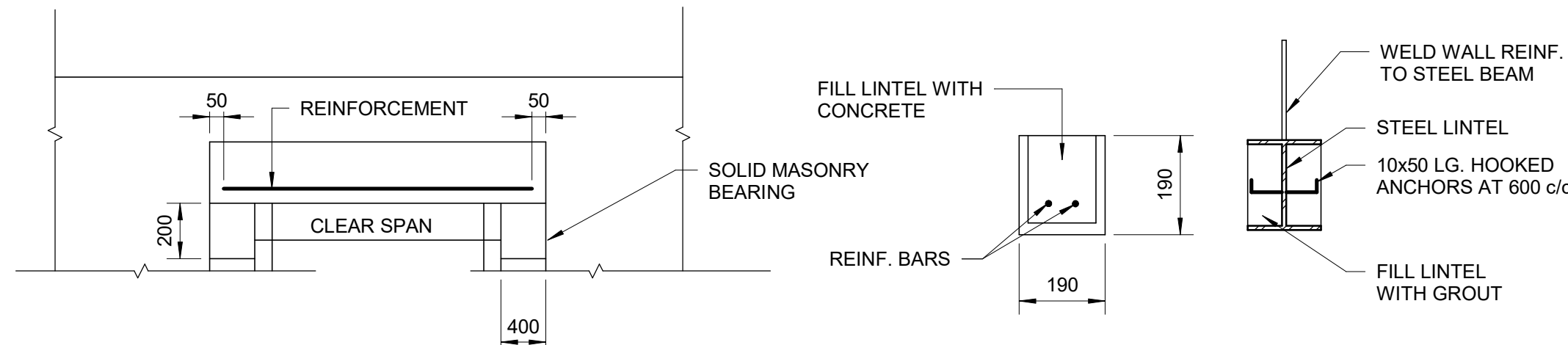
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1 TYPICAL NEW MASONRY WALL DETAILS
D2301 Scale: 1 : 20



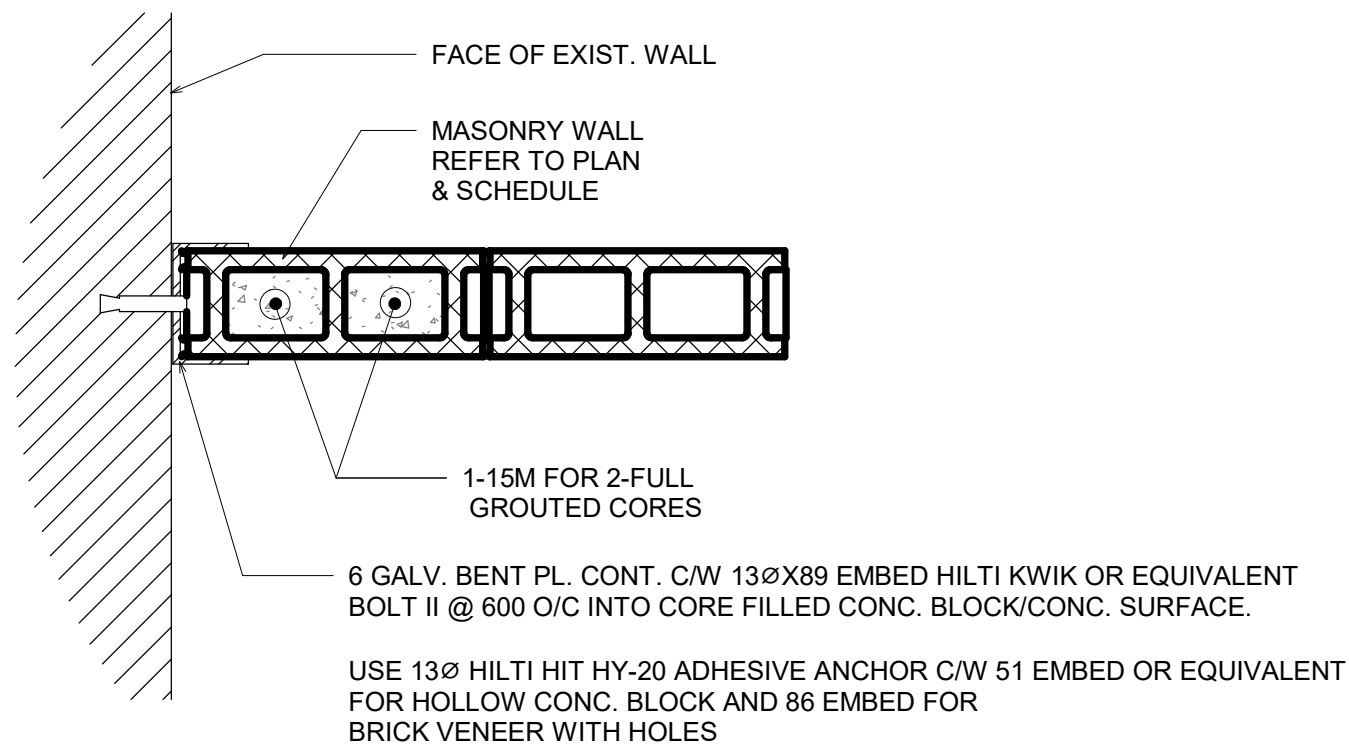
2 OPENING IN NEW MASONRY WALL
D2301 Scale: 1 : 20



NOTES:

1. BLOCKS ABOVE LINTELS TO BE FILLED SOLID WITH GROUT FOR HEIGHT EQUAL TO SPAN.
2. SHORE LINTELS UNTIL GROUT REACHES DESIGN STRENGTH.
3. FOR STEEL LINTELS PROVIDE STEEL PACKING PLATES TO ENSURE EVEN BEARING.
4. EXTERIOR STEEL LINTELS SHALL BE HOT DIP GALVANIZED.

3 MASONRY LINTELS FOR NON LOAD BEARING WALLS
D2301 Scale: 1 : 20



4 TYPICAL CMU WALL CONNECTION TO EXISTING WALL
D2301 Scale: 1 : 10

ISSUES		
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PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
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CHECKED BY:
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PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
MASONRY DETAILS - 2

SHEET NUMBER

D2301

ISSUE

F

ISSUES		
No.	DESCRIPTION	DATE
B	50% SUBMISSION	2024-10-31
C	75% SUBMISSION	2025-03-21
D	60% REVIEW SET	2025-07-01
E	ISSUED FOR PERMIT 100%	2025-08-11
F	ISSUED FOR TENDER	2025-09-02

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PROJECT TITLE
50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

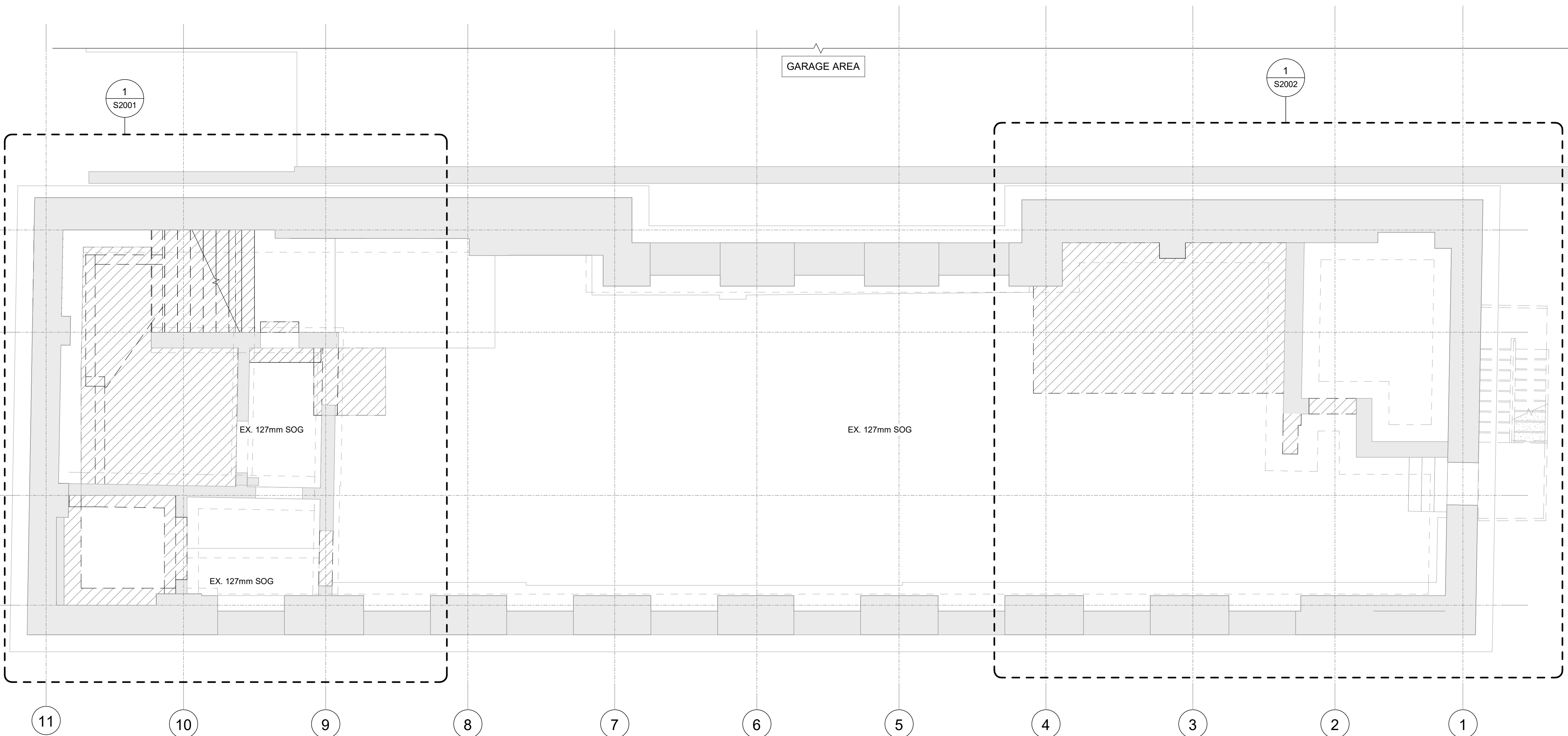
50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

SHEET TITLE
BASEMENT FLOOR
DEMOLITION OVERALL
PLAN

SHEET NUMBER S2000	ISSUE F
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1 BASEMENT FLOOR DEMOLITION OVERALL PLAN
S2000 / Scale: 1 : 50

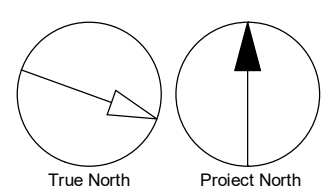




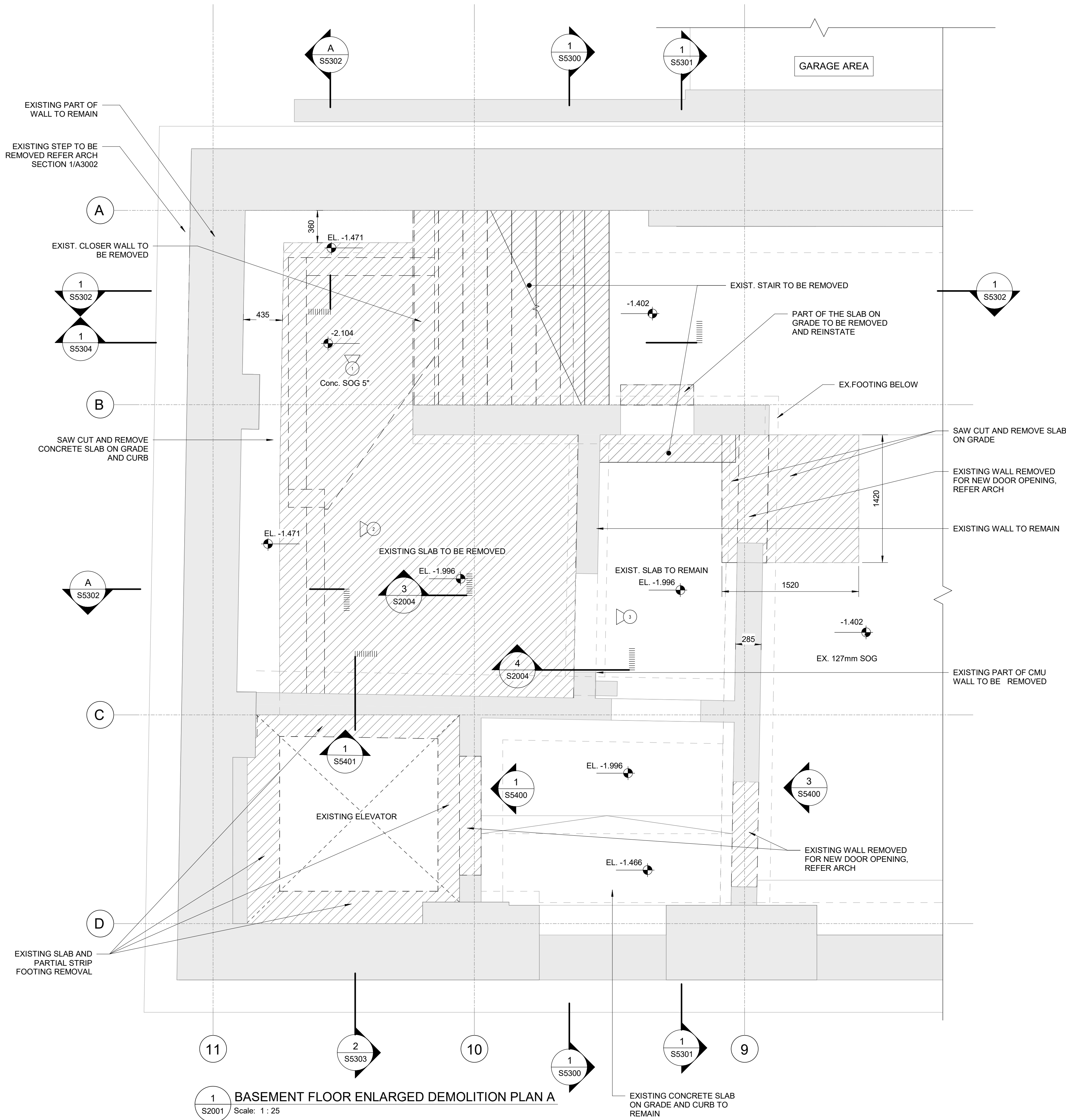
PHOTO 1 EXISTING



PHOTO 2 EXISTING



PHOTO 3 EXISTING



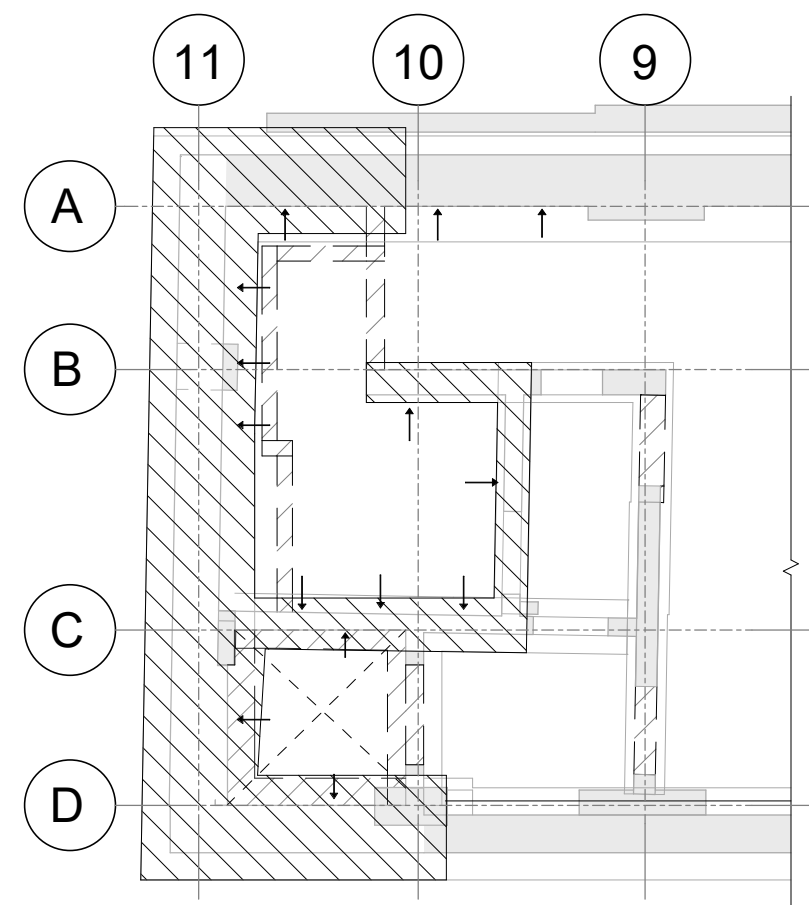
BASEMENT FLOOR ENLARGED DEMOLITION PLAN A

Scale: 1 : 25

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL BELOW
- EXISTING SLAB TO REMAIN
- EXISTING STRUCTURE TO BE DEMOLISHED

NOTE:
ALL DIMENSIONS AND ELEVATIONS
SHALL BE SITE VERIFIED.



- NOTE:
1. UNDERPINNING AREA TO WITH LATERAL SHORING (SHOWN AS →)
 2. ALL UNDERPINNING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR, SIGNED AND SEALED BY A P.ENG. OF ONTARIO, SUBMIT CALCULATION AND SHOP DRAWINGS FOR REVIEW.
 3. GC TO COORDINATE UNDERPIN SEQUENCE WITH LATERAL SHORING REQUIREMENTS AND SUBMIT PHASING PLAN FOR STRUCTURAL REVIEW (TYP.)

KEYPLAN FOR UNDERPIN SHORING

Scale: 1 : 100

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E	ISSUED FOR PERMIT 100%	2025-08-11
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G. N. MINKOV

100225335

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PROJECT TITLE

50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

L. CHATZIGIANNAKOS

CHECKED BY:

M. SHEININ

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

G. MINKOV

SHEET TITLE

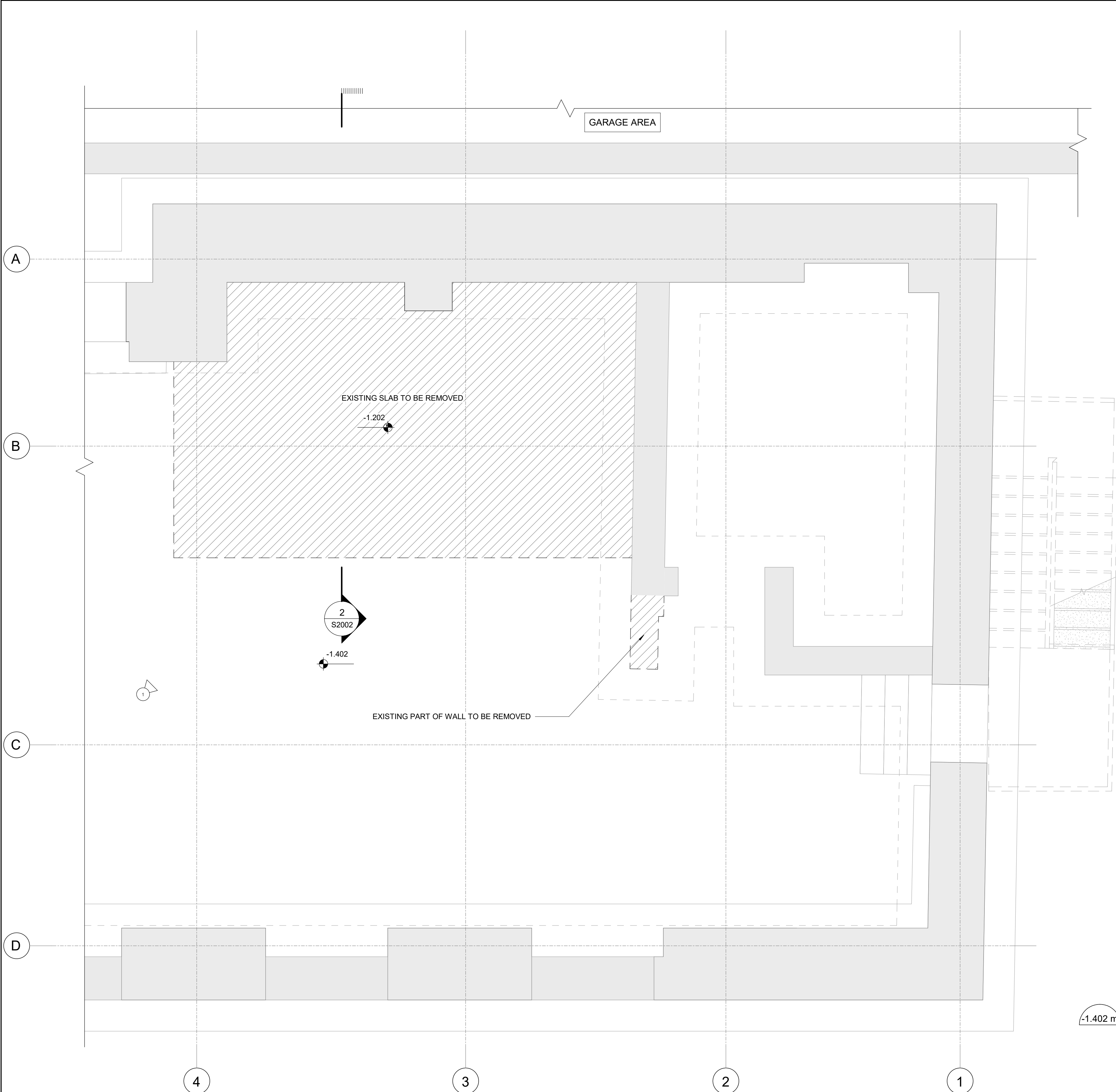
BASEMENT FLOOR
DEMOLITION PLAN A

SHEET NUMBER

S2001

ISSUE

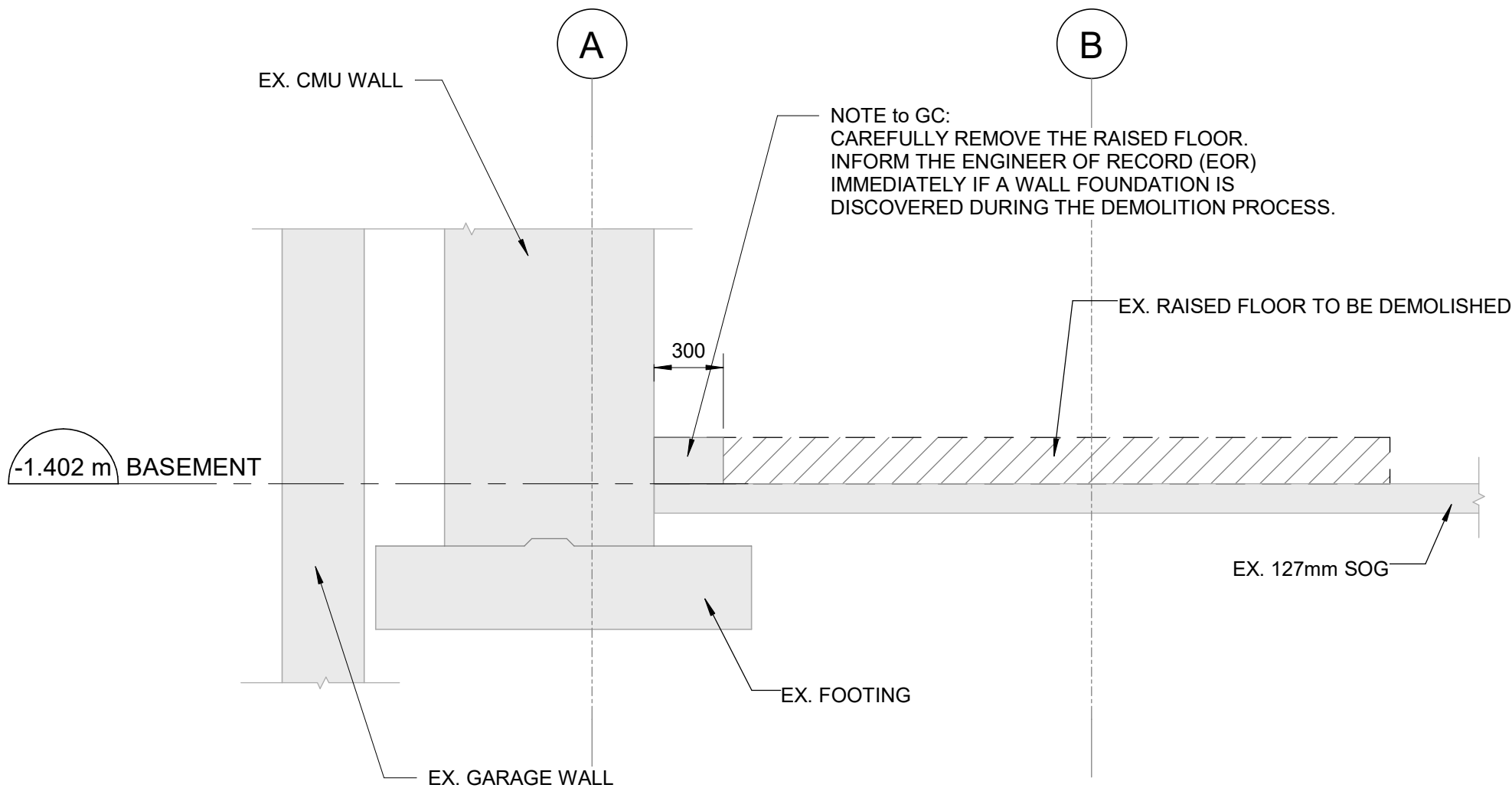
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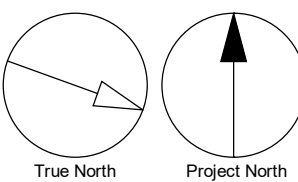
1 BASEMENT FLOOR ENLARGED DEMOLITION PLAN B
S2002 Scale: 1 : 25



3 PHOTO 1- RAISED FLOOR TO BE REMOVED
S2002 Scale: 1 : 25



2 SECTION
S2002 Scale: 1 : 25



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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
**BASEMENT FLOOR
ENLARGED DEMOLITION
PLAN B**

SHEET NUMBER
S2002

ISSUE
F



1 FIRST FLOOR DEMOLITION OVERALL FRAMING PLAN
S2003 Scale: 1 : 50

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PROJECT TITLE
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TORONTO, ONTARIO

PROJECT NO:
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DRAWN BY:
L. CHATZIGIANNAKOS

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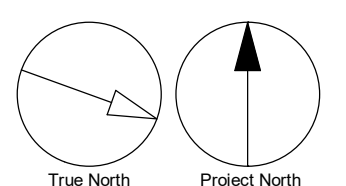
PROJECT MGR:
F. BOLOURIAN

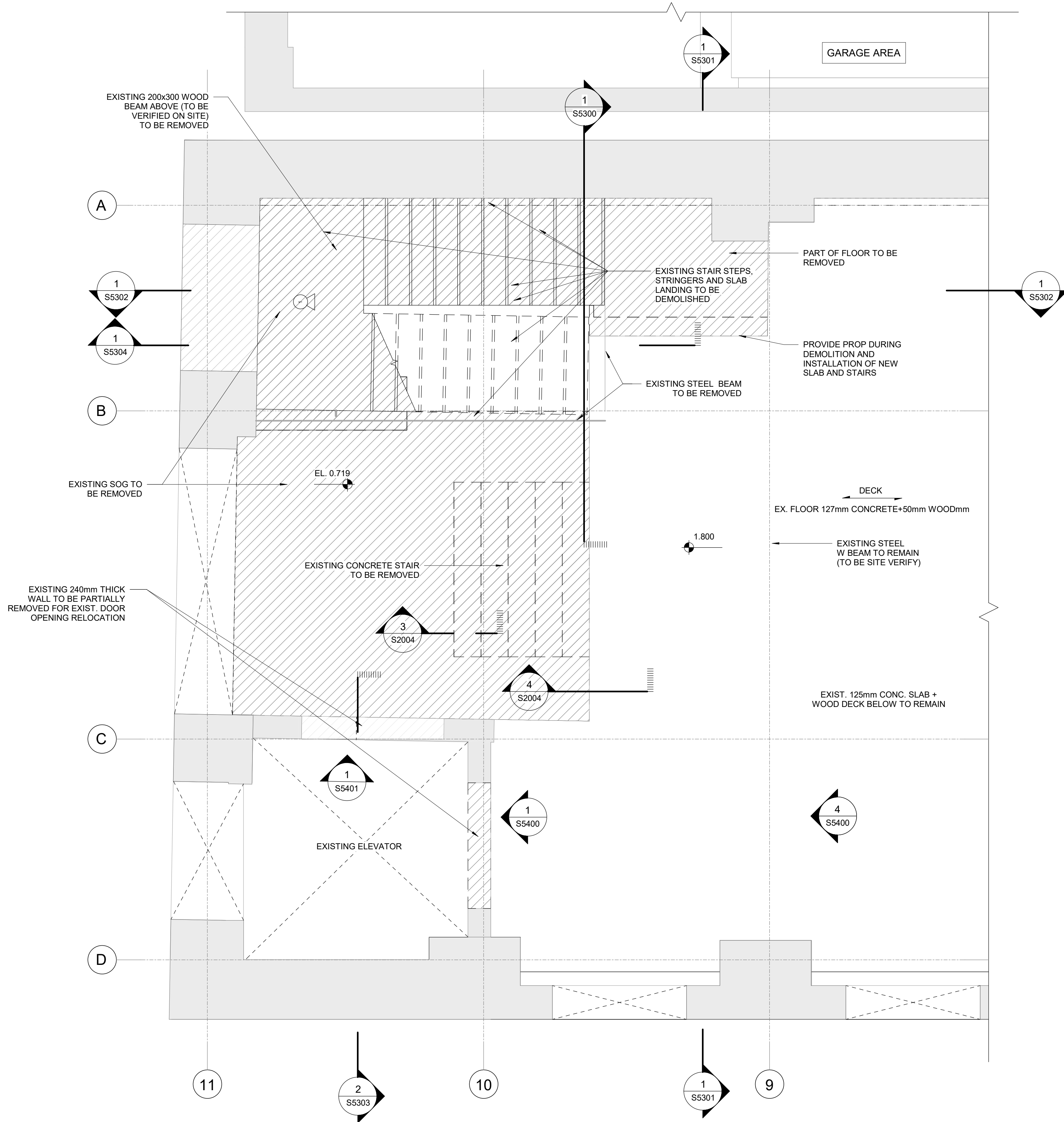
APPROVED BY:
G. MINKOV

SHEET TITLE
**FIRST FLOOR
DEMOLITION OVERALL
FRAMING PLAN**

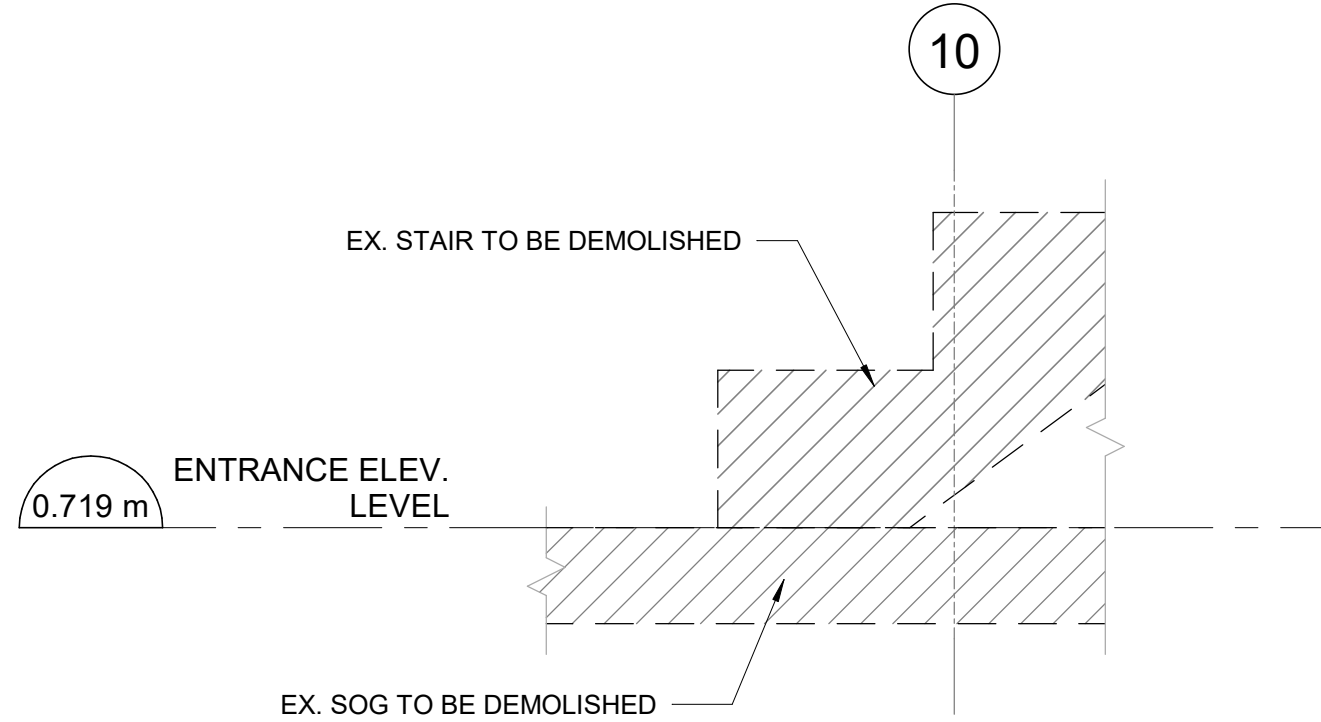
SHEET NUMBER
S2003

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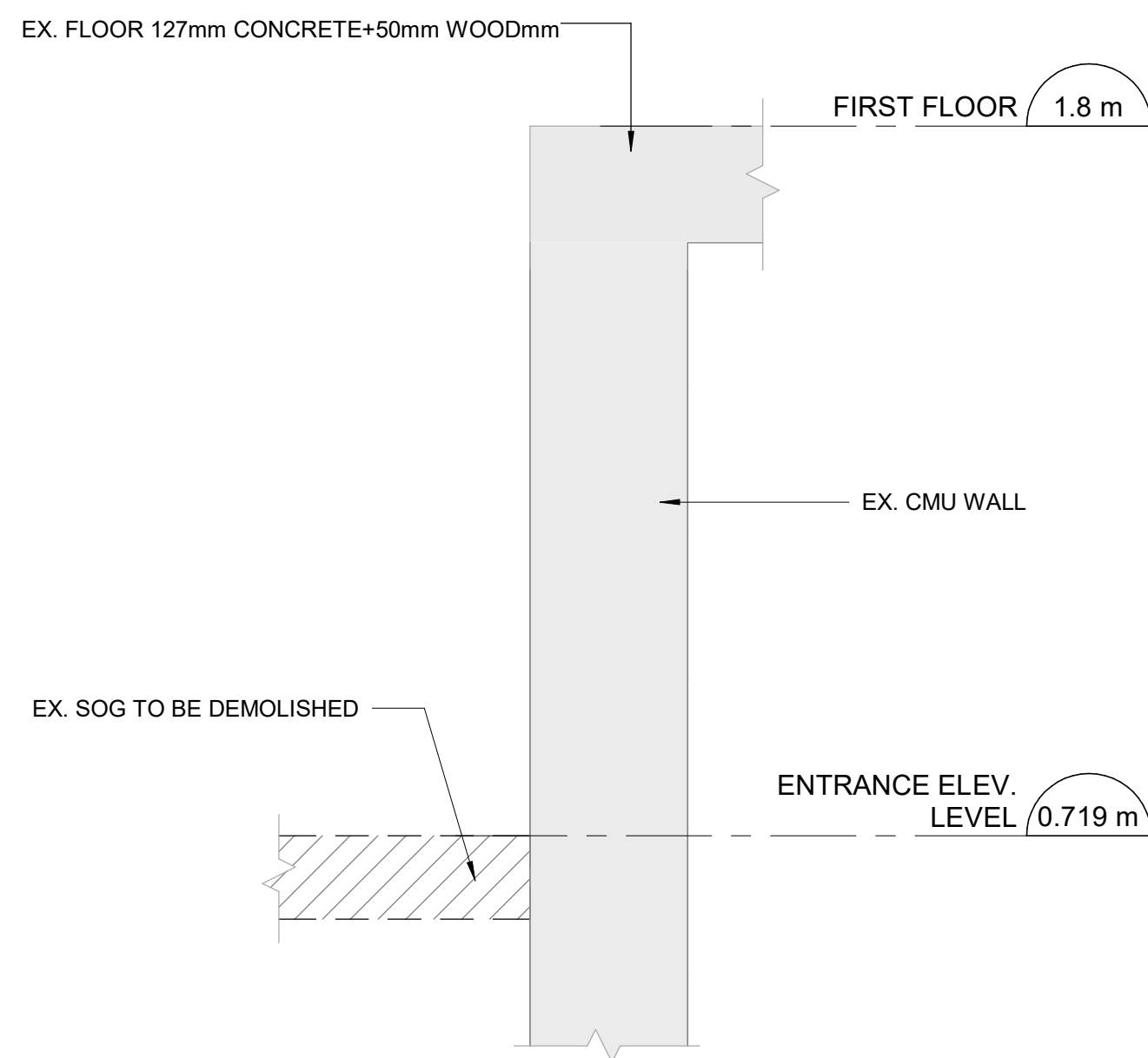




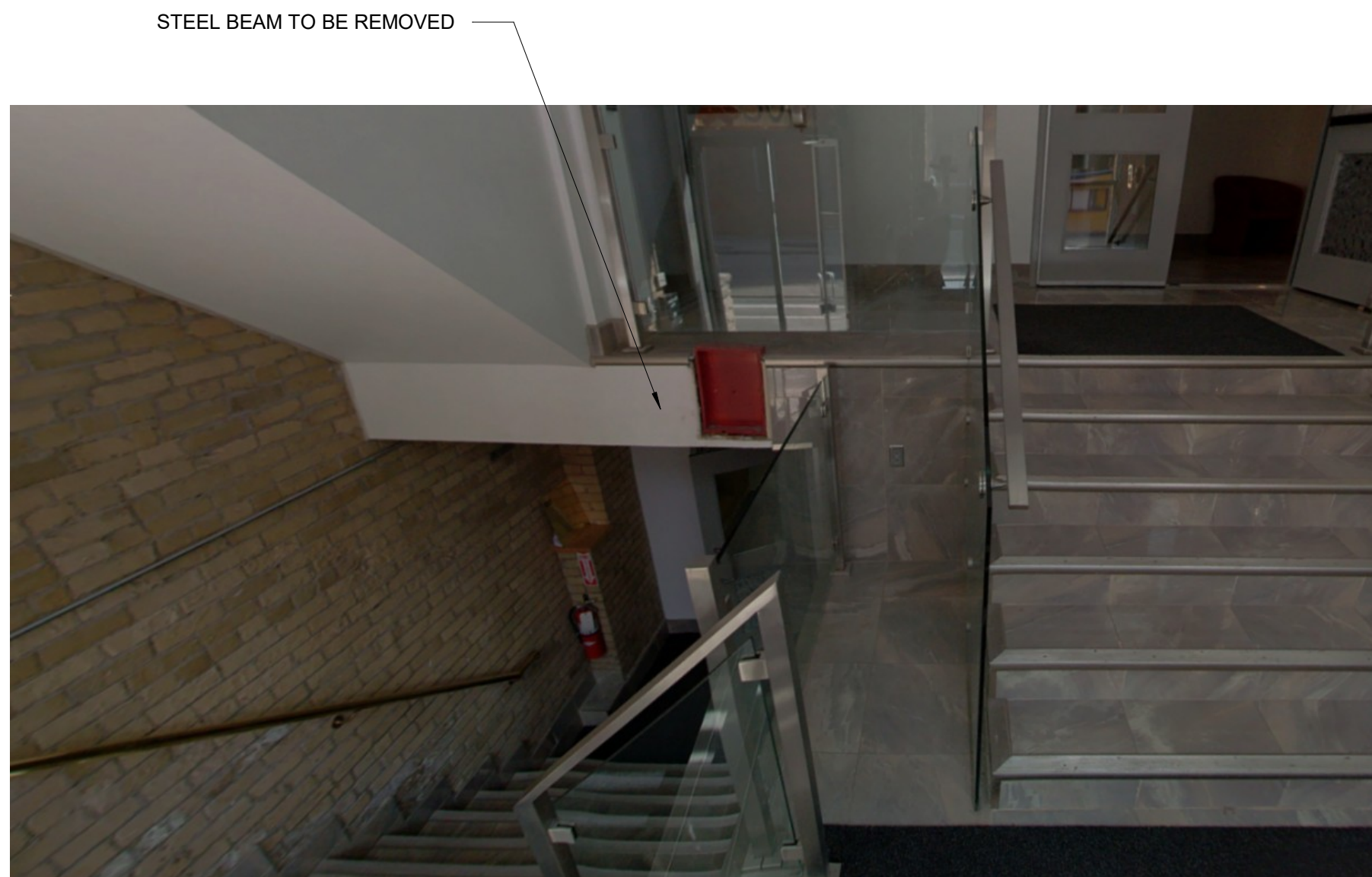
1 FIRST FLOOR ENLARGED DEMOLITION PLAN
S2004 Scale: 1 : 25



3 SECTION
S2004 Scale: 1 : 10



4 SECTION
S2004 Scale: 1 : 10



2 PHOTO 1
S2004 Scale: 1 : 25

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL BELOW
- EXISTING SLAB TO REMAIN
- EXISTING STRUCTURE TO BE DEMOLISHED

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E	ISSUED FOR PERMIT 100%	2025-08-11
F	ISSUED FOR TENDER	2025-09-02

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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

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CHECKED BY:
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PROJECT MGR:
F. BOLOURIAN

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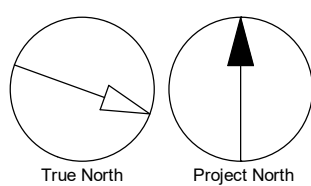
SHEET TITLE
**FIRST FLOOR ENLARGED
DEMOLITION PLAN**

SHEET NUMBER

S2004

ISSUE

F



ISSUES		
No.	DESCRIPTION	DATE
B	50% SUBMISSION	2024-10-31
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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
**SECOND FLOOR
DEMOLITION OVERALL
FRAMING PLAN**

SHEET NUMBER

S2005

ISSUE

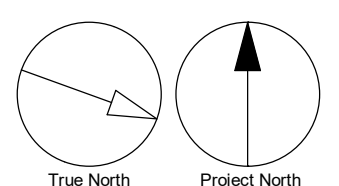
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DEMOLITION LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL BELOW
	EXISTING SLAB TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED



1 SECOND FLOOR DEMOLITION OVERALL FRAMING PLAN
S2005 / Scale: 1 : 50



EXISTING STAIR STEPS,
STRINGERS AND LANDING
TO BE DEMOLISHED

A

B

C

D

11

10

9

1 SECOND FLOOR ENLARGED DEMOLITION PLAN
S2006 Scale: 1 : 25

GARAGE AREA

EX. 127mm LANDING TO REMAIN

EXISTING 100x300 WOOD
BEAM TO BE REMOVED

EXISTING BEAM TO
BE REMOVED

THE EXISTING STEEL
BEAM MUST BE VERIFIED
ON-SITE DURING
CONSTRUCTION, AND
FURTHER REMEDIATION
SHOULD BE PROVIDED AS
NECESSARY.

EXIST. WALL TO BE PARTIALLY
REMOVED FOR NEW OPENING

EX. FLOOR 127mm CONCRETE+50mm WOODmm

DECK

EX. STEEL BEAM TO REMAIN

EX. STEEL BEAM TO REMAIN

EXISTING PARTS OF FLOOR
TO BE DEMOLISHED

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL BELOW
- EXISTING SLAB TO REMAIN
- EXISTING STRUCTURE TO BE DEMOLISHED

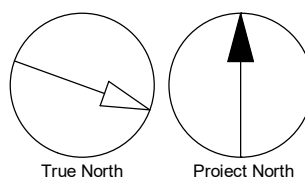
EX. FLOOR 127mm CONCRETE+50mm WOODmm

5.484 m SECOND FLOOR

EXISTING PART OF FLOOR
TO BE DEMOLISHED

EX. BEAM TO BE
DEMOLISHED

2 SECTION
S2006 Scale: 1 : 10



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CHECKED BY:
M. SHEININ

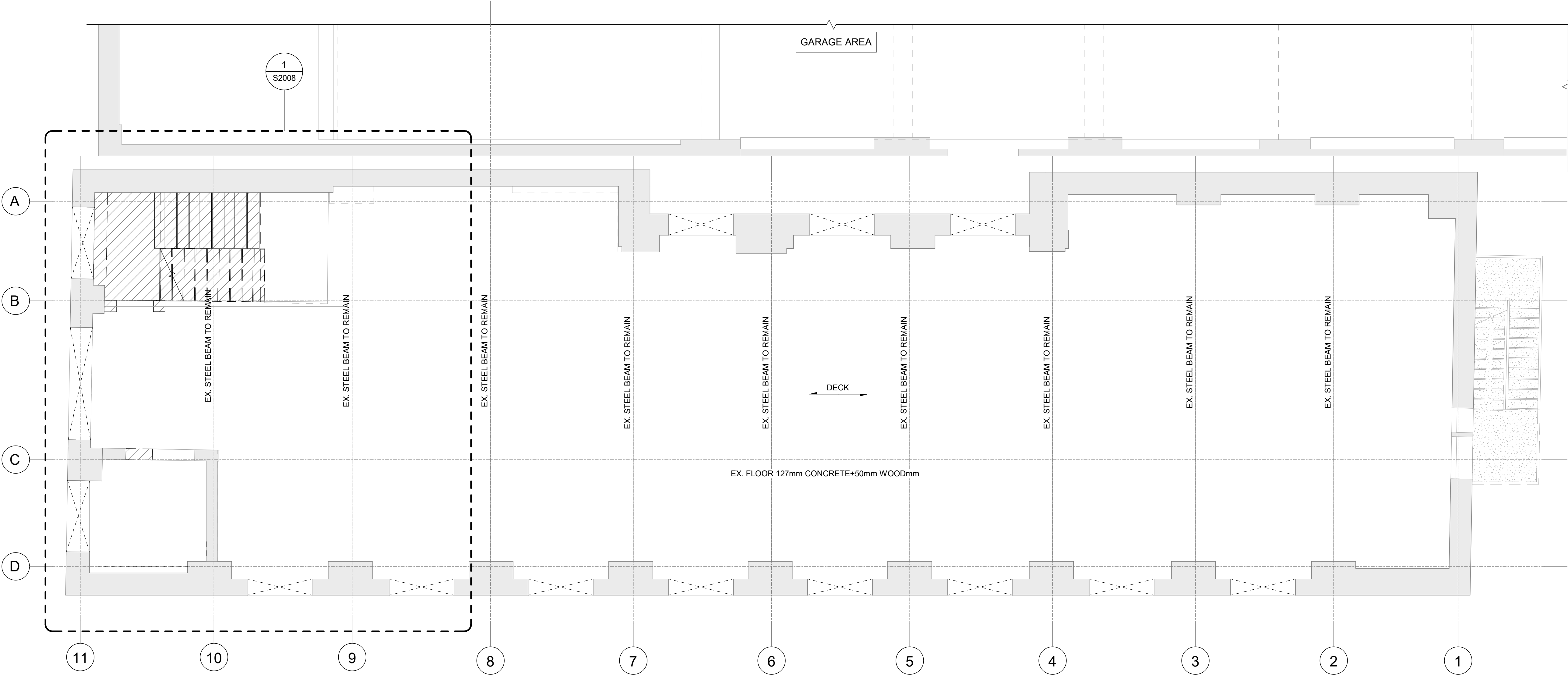
PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

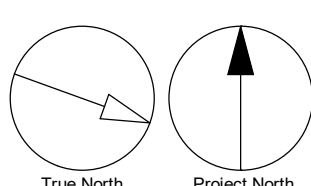
SHEET TITLE
**SECOND FLOOR
ENLARGED DEMOLITION
PLAN**

SHEET NUMBER
S2006

ISSUE
F



1 THIRD FLOOR DEMOLITION OVERALL FRAMING PLAN
S2007 Scale: 1 : 50



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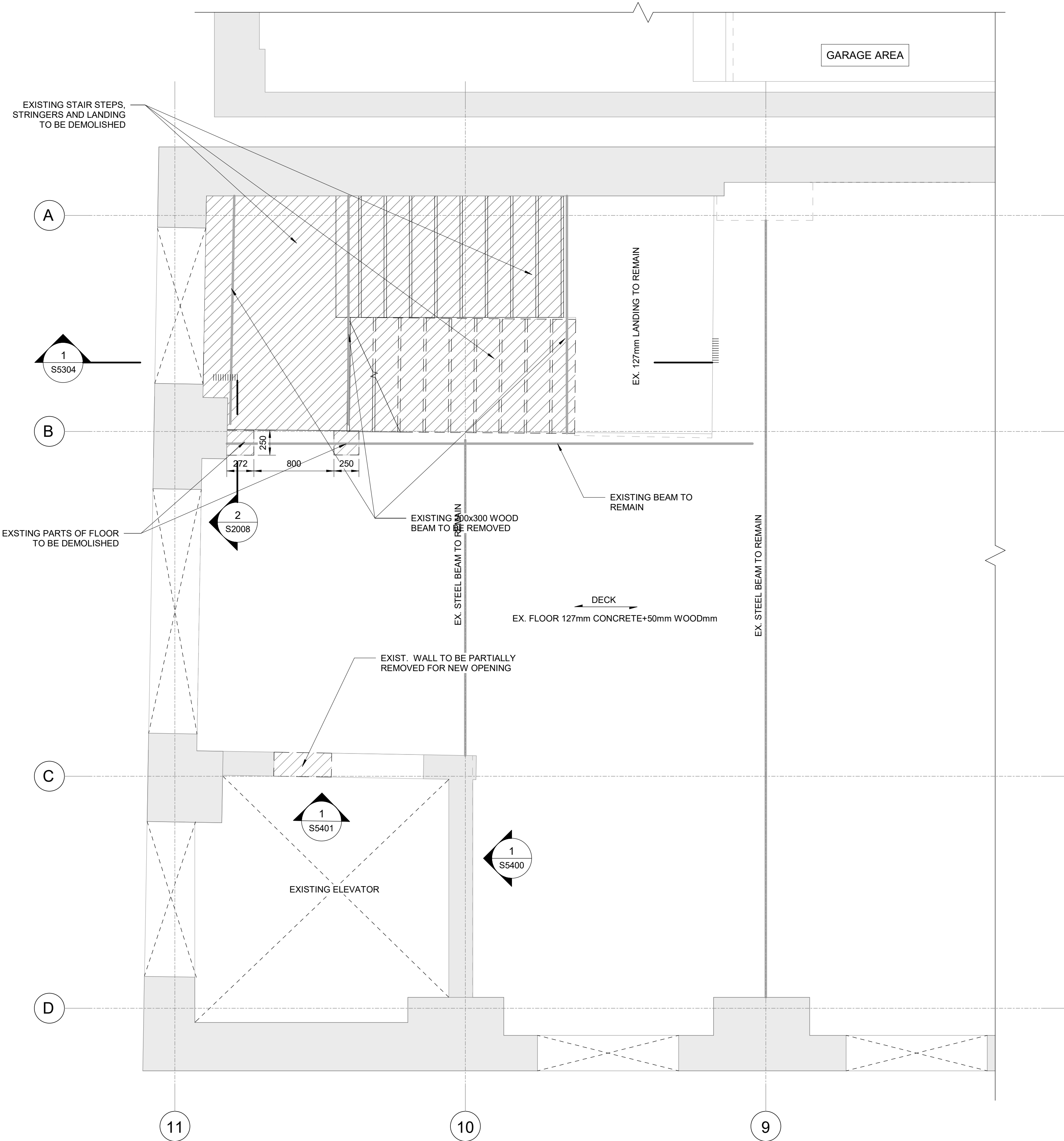
PROJECT TITLE
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RENOVATIONS**

PROJECT ADDRESS
**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

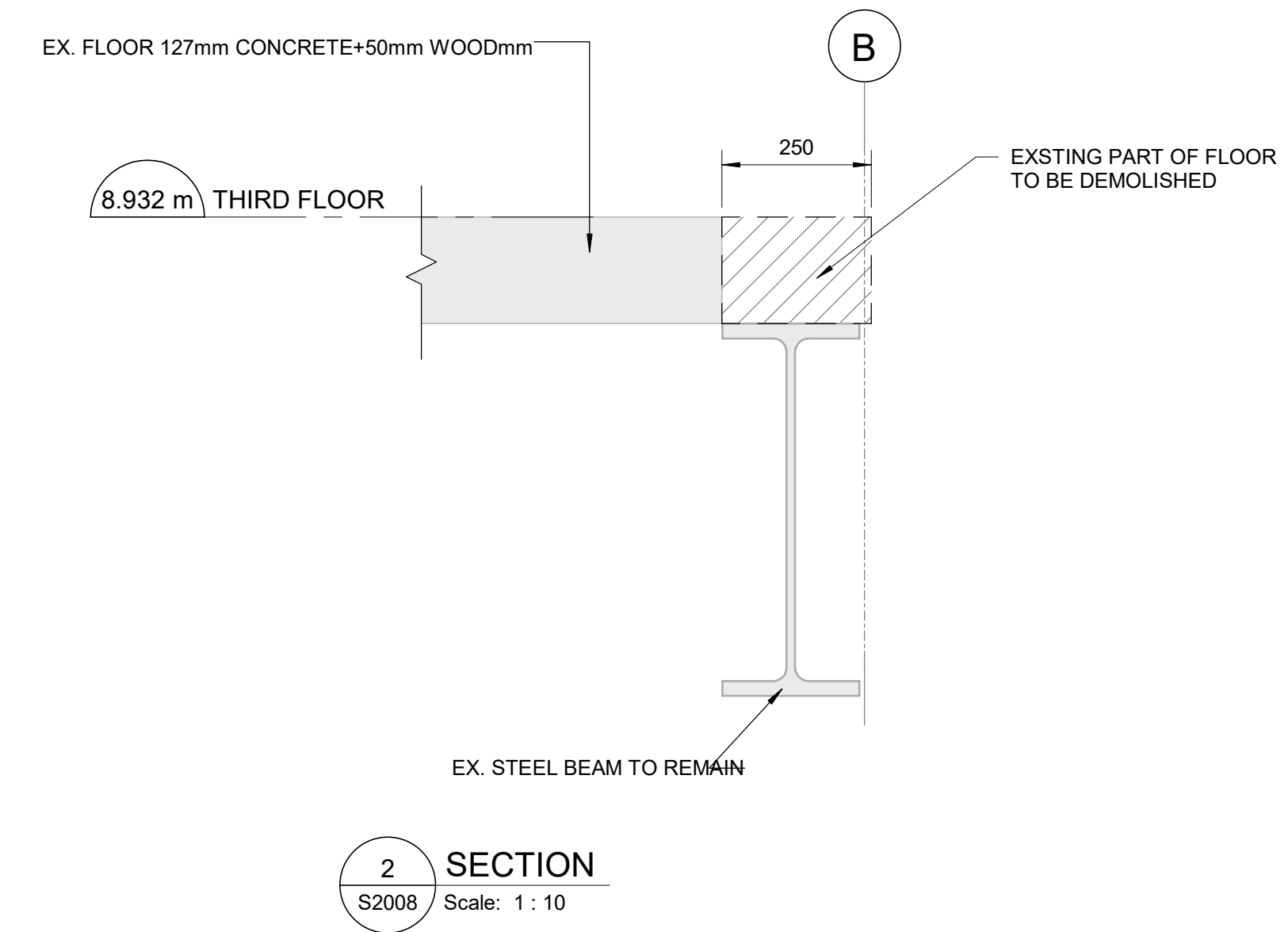
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DRAWN BY:
L. CHATZIGIANNAKOS
PROJECT MGR:
F. BOLOURIAN
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M. SHEININ
APPROVED BY:
G. MINKOV

SHEET TITLE
**THIRD FLOOR
DEMOLITION OVERALL
FRAMING PLAN**

SHEET NUMBER S2007	ISSUE F
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DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL BELOW
	EXISTING SLAB TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED



1 THIRD FLOOR ENLARGED DEMOLITION PLAN A
S2008 Scale: 1 : 25

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PROJECT TITLE

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PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

L. CHATZIGIANNAKOS

CHECKED BY:

M. SHEININ

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

G. MINKOV

SHEET TITLE

THIRD FLOOR
ENLARGED DEMOLITION
PLAN A

SHEET NUMBER

S2008

ISSUE

F

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TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

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L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
**FOURTH FLOOR
DEMOLITION OVERALL
FRAMING PLAN**

SHEET NUMBER

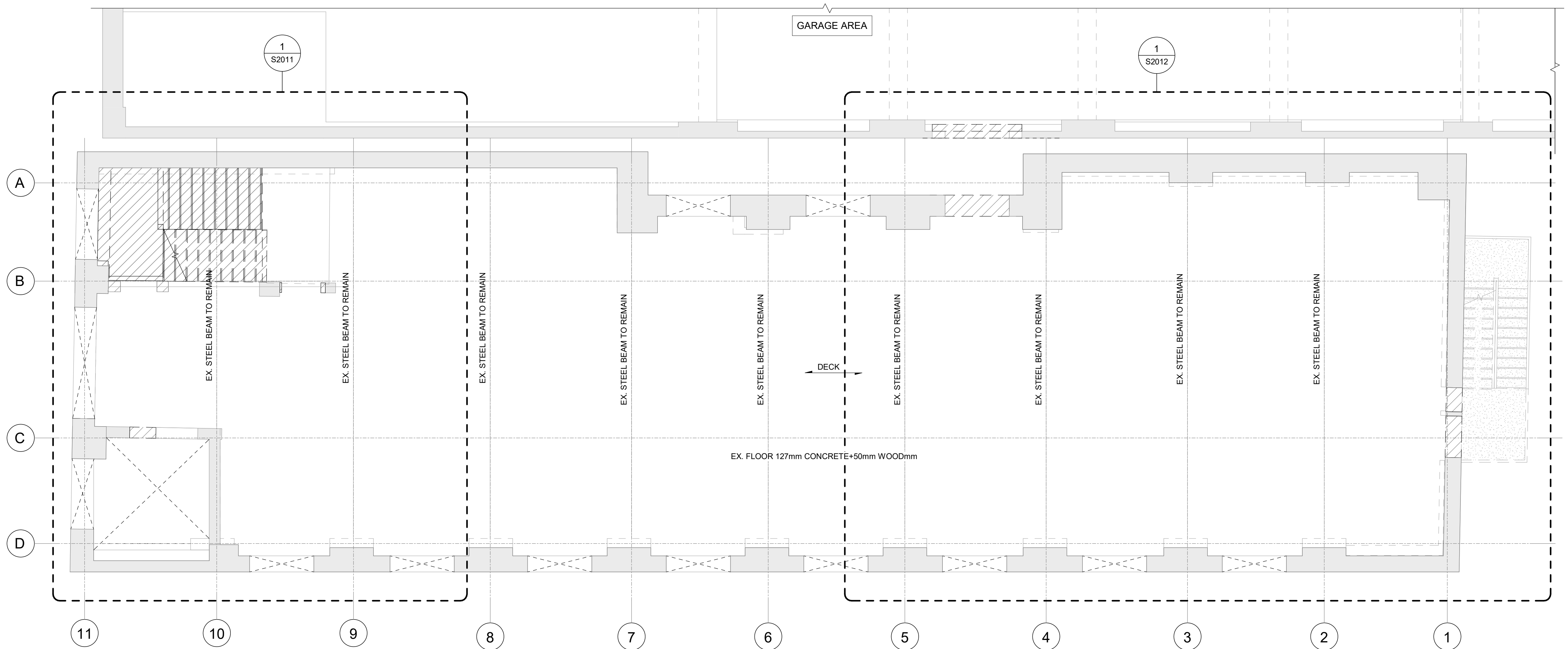
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ISSUE

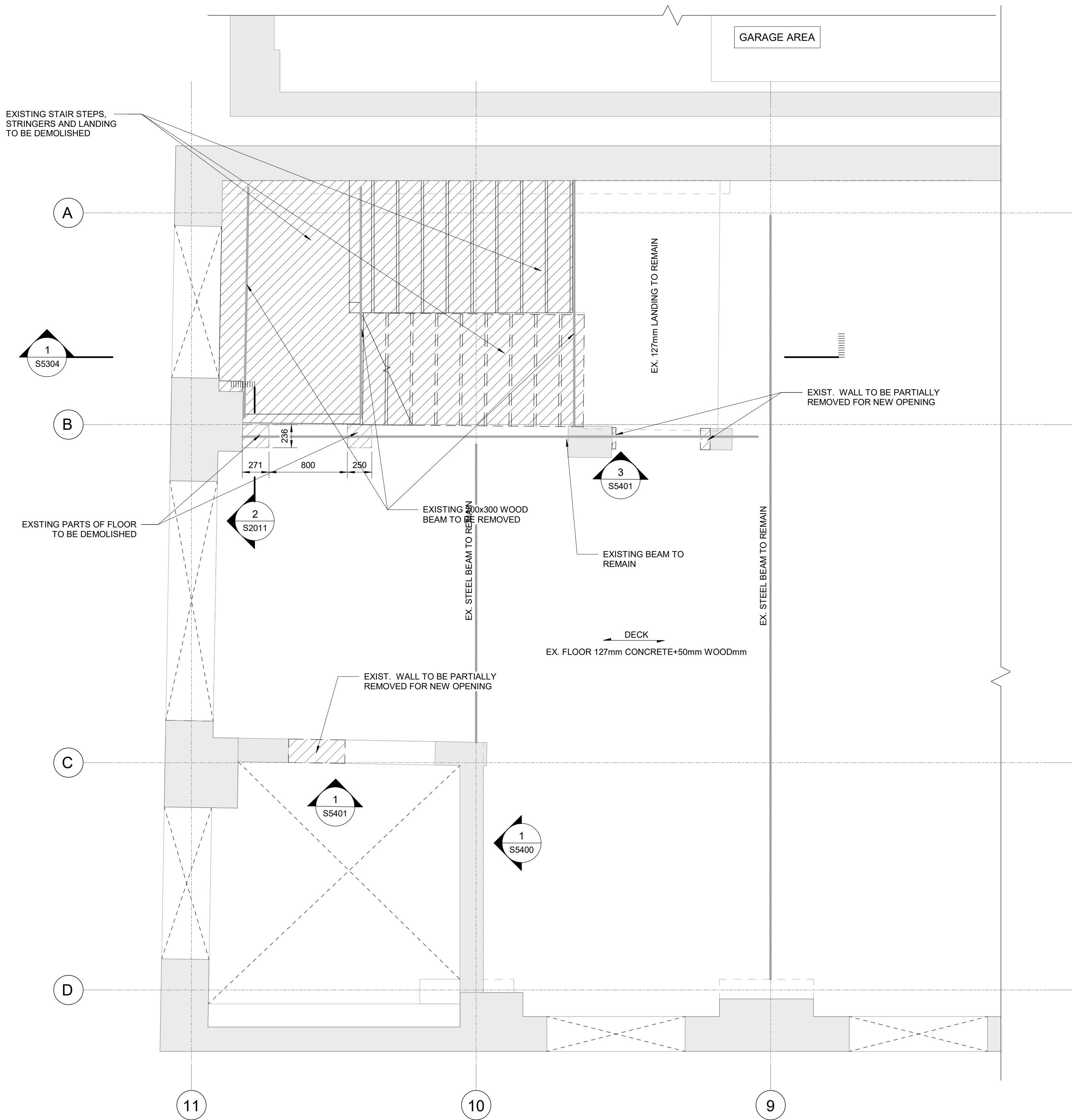
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DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL BELOW
- EXISTING SLAB TO REMAIN
- EXISTING STRUCTURE TO BE DEMOLISHED



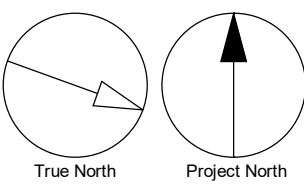
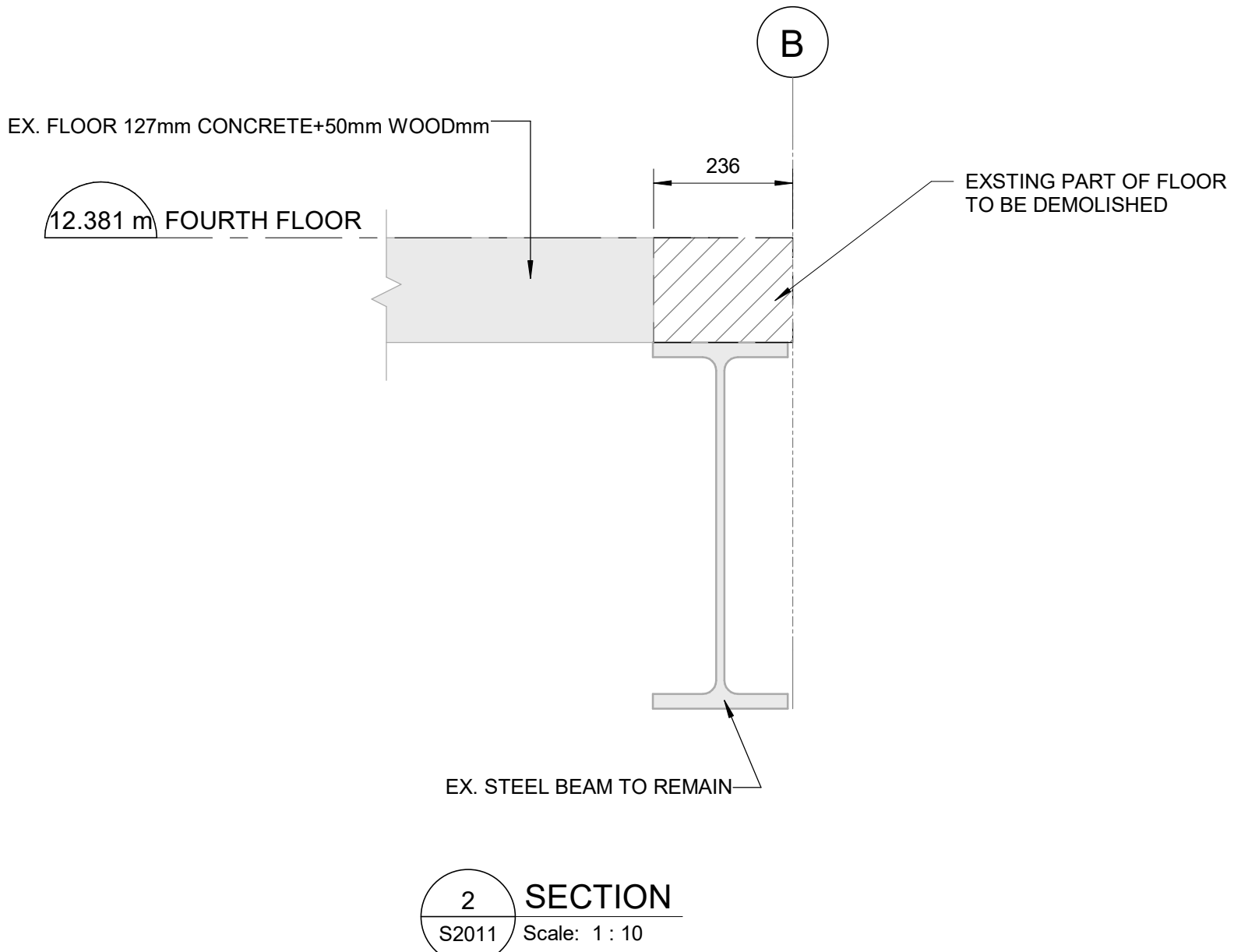
1 FOURTH FLOOR DEMOLITION OVERALL FRAMING PLAN
S2010 Scale: 1 : 50



1 FOURTH FLOOR ENLARGED DEMOLITION PLAN A
S2011 Scale: 1 : 25

DEMOLITION LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL BELOW
	EXISTING SLAB TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED



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PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO: 9119-19-0162 / IBI 122260	
DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

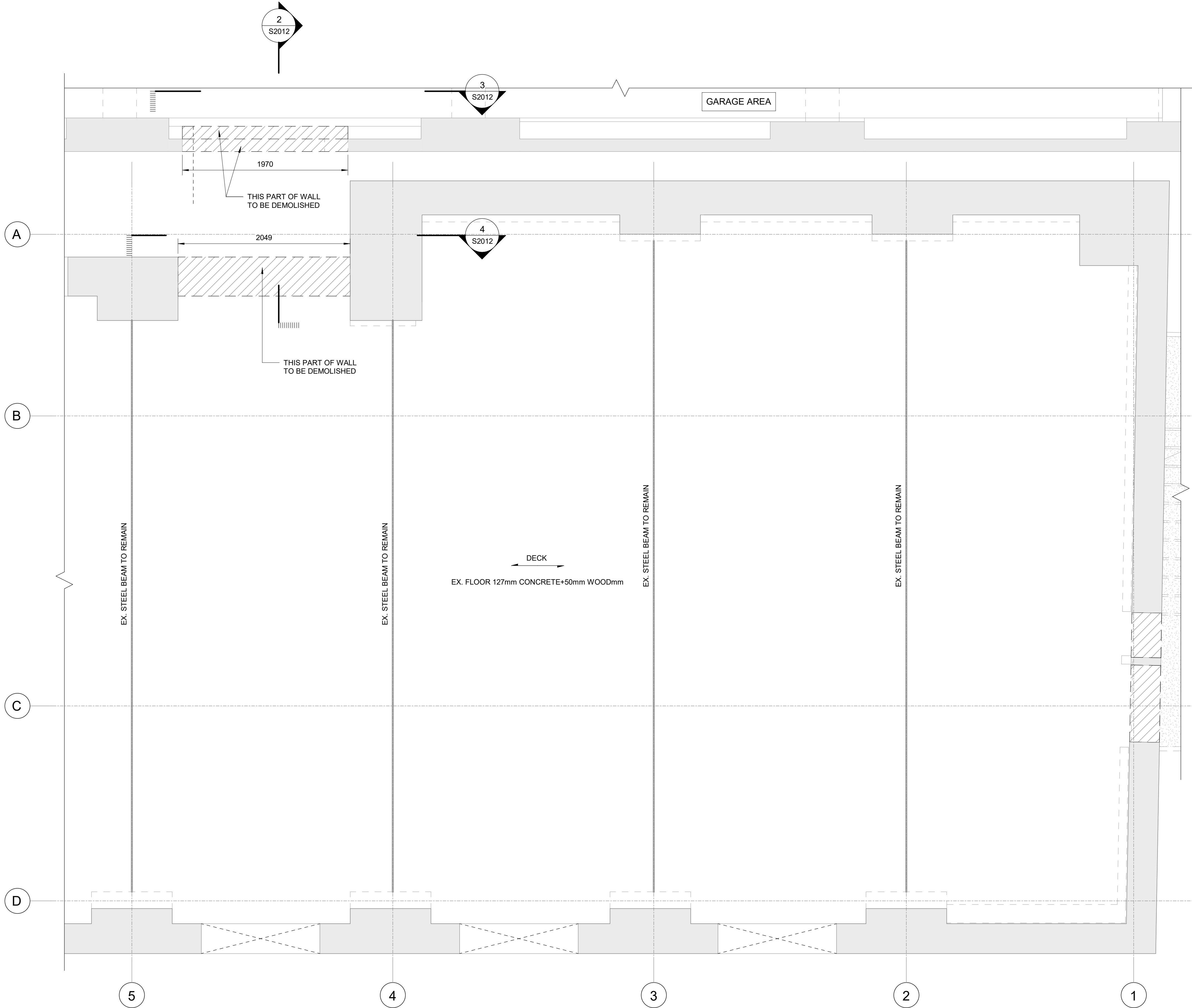
SHEET TITLE

FOURTH FLOOR
ENLARGED DEMOLITION
OVERALL PLAN A

SHEET NUMBER	ISSUE
S2011	F

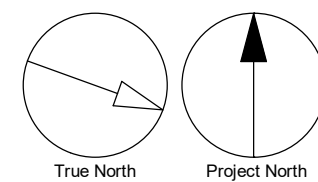
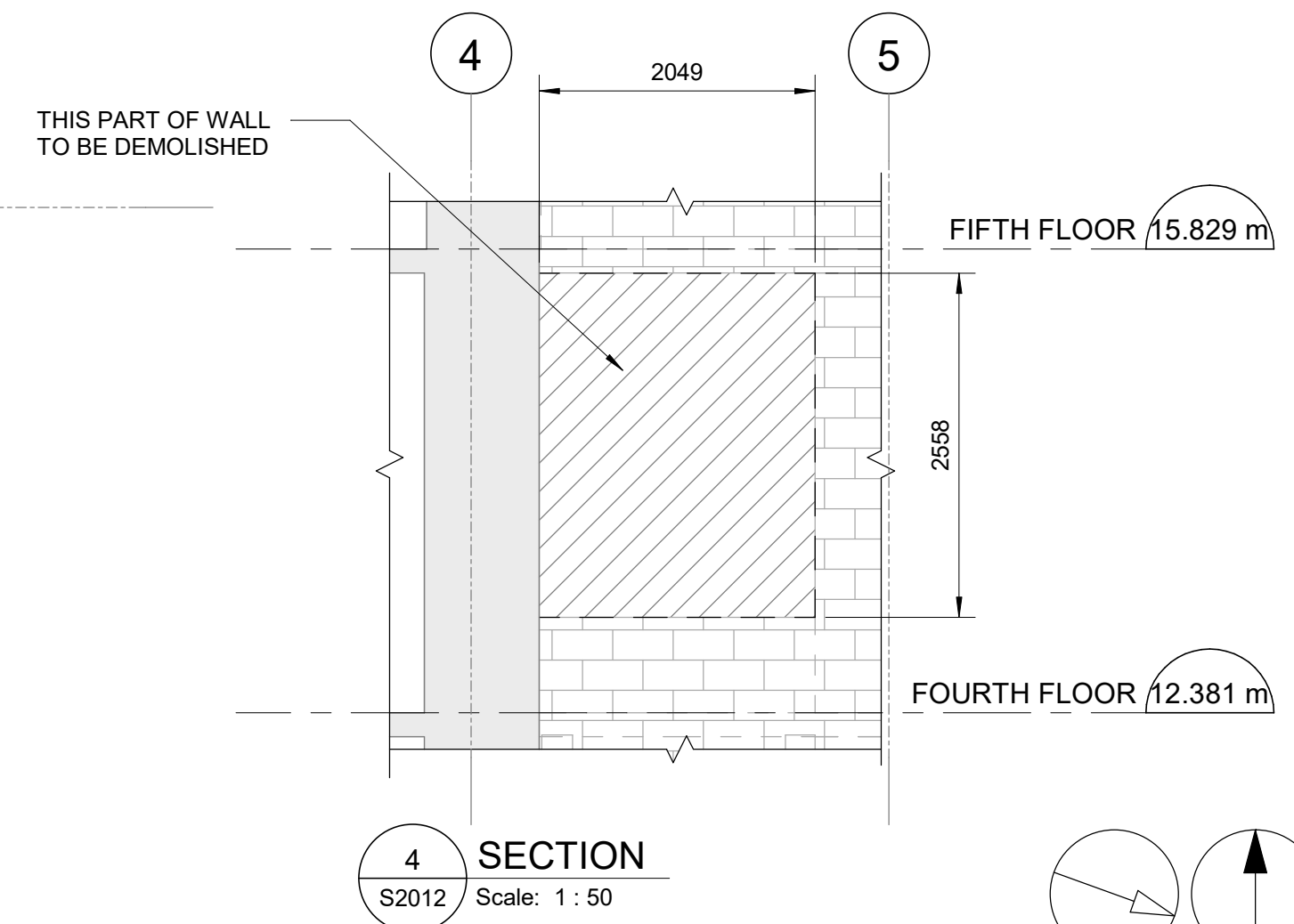
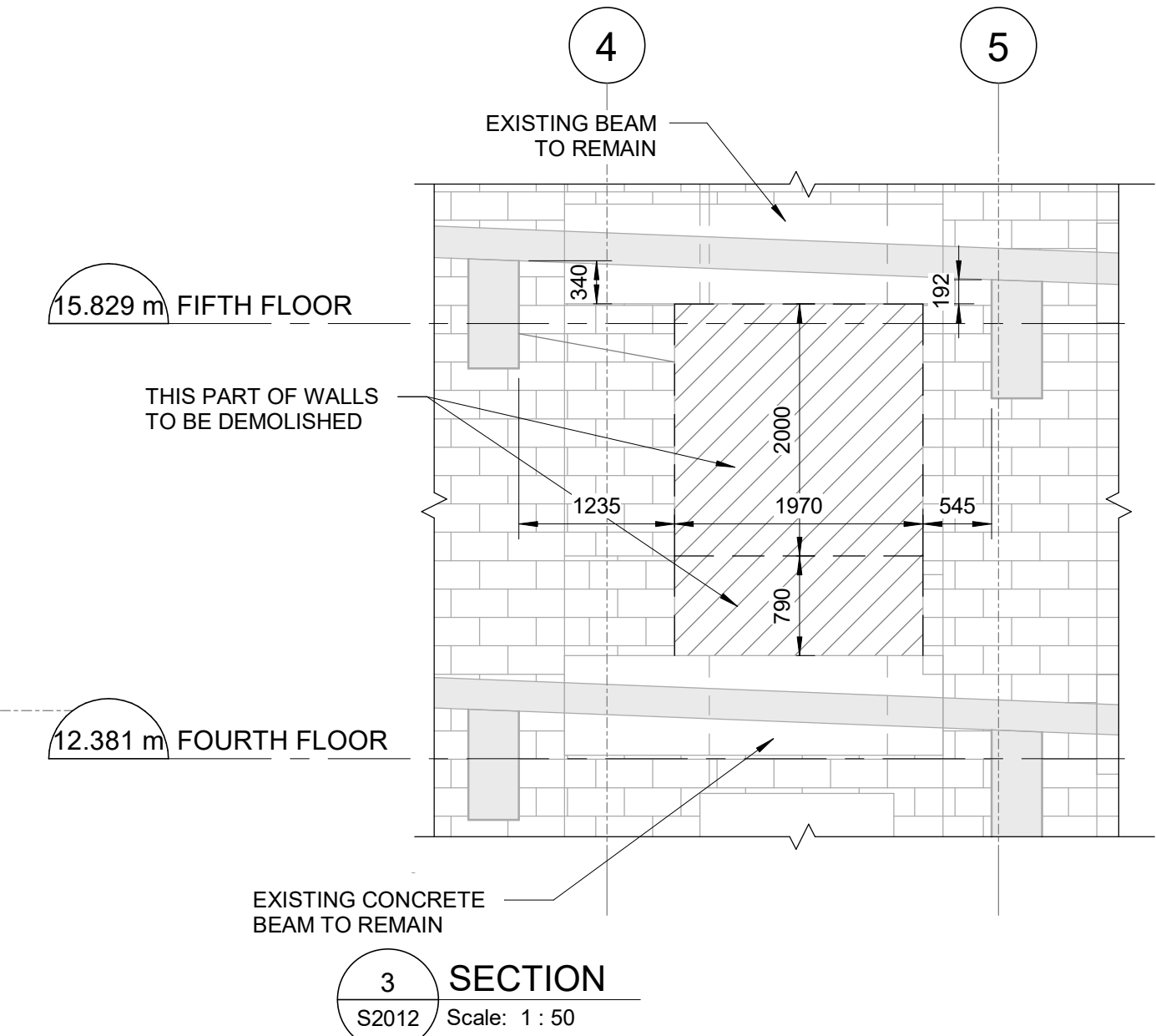
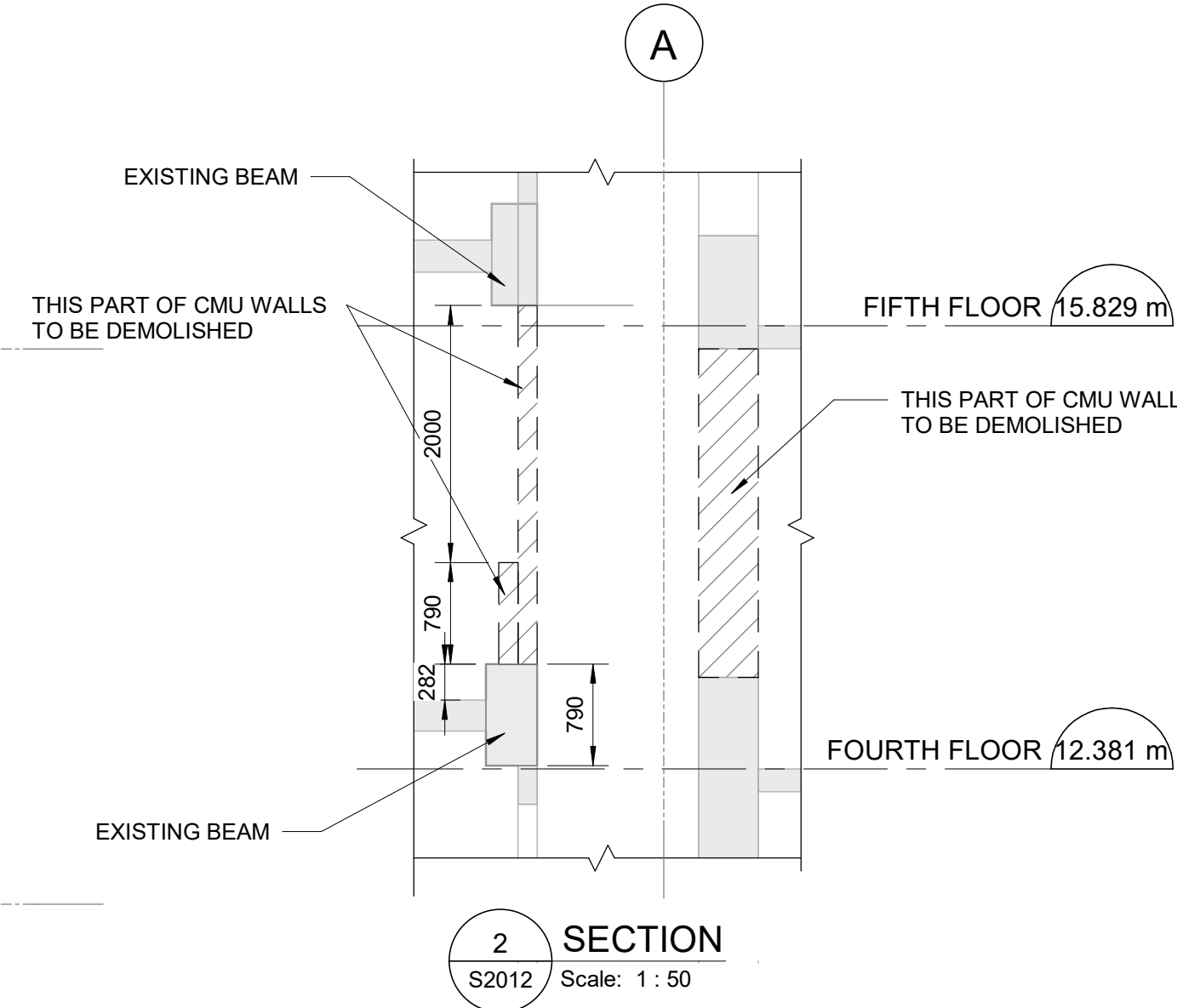
Autodesk Docs // 122260 - Cot TAU Upgrades R2024/122260-TAU-33-50-Richmond-S-R24.rvt

1 m



1 FOURTH FLOOR ENLARGED DEMOLITION PLAN B
S2012 Scale: 1 : 25

DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL BELOW
	EXISTING SLAB TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED



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PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
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CHECKED BY:
M. SHEININ

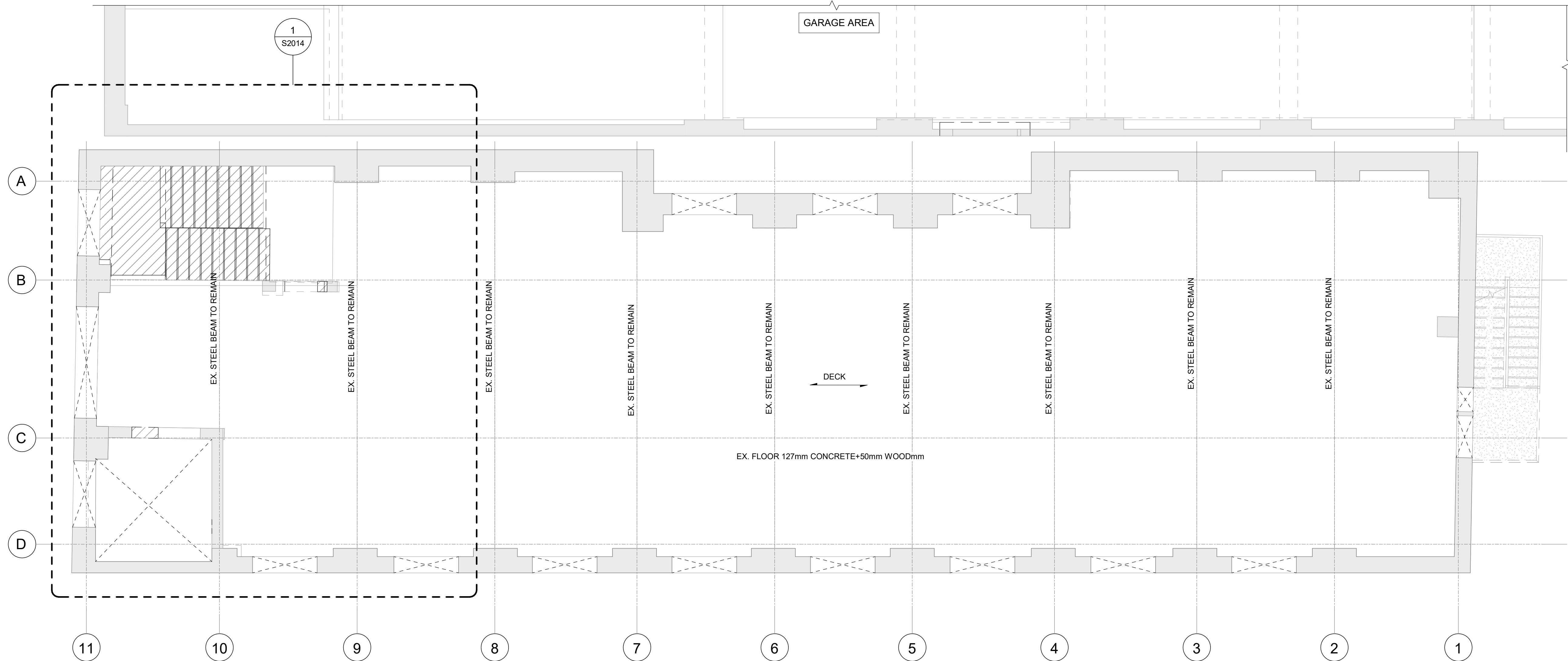
PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
**FOURTH FLOOR
ENLARGED DEMOLITION
PLAN B**

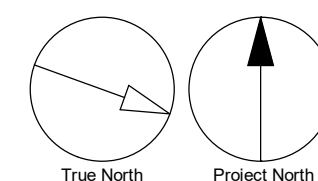
SHEET NUMBER
S2012

ISSUE
F



DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL BELOW
	EXISTING SLAB TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED

1 S2013 FIFTH FLOOR DEMOLITION OVERALL FRAMING PLAN
Scale: 1 : 50



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PROJECT NO:
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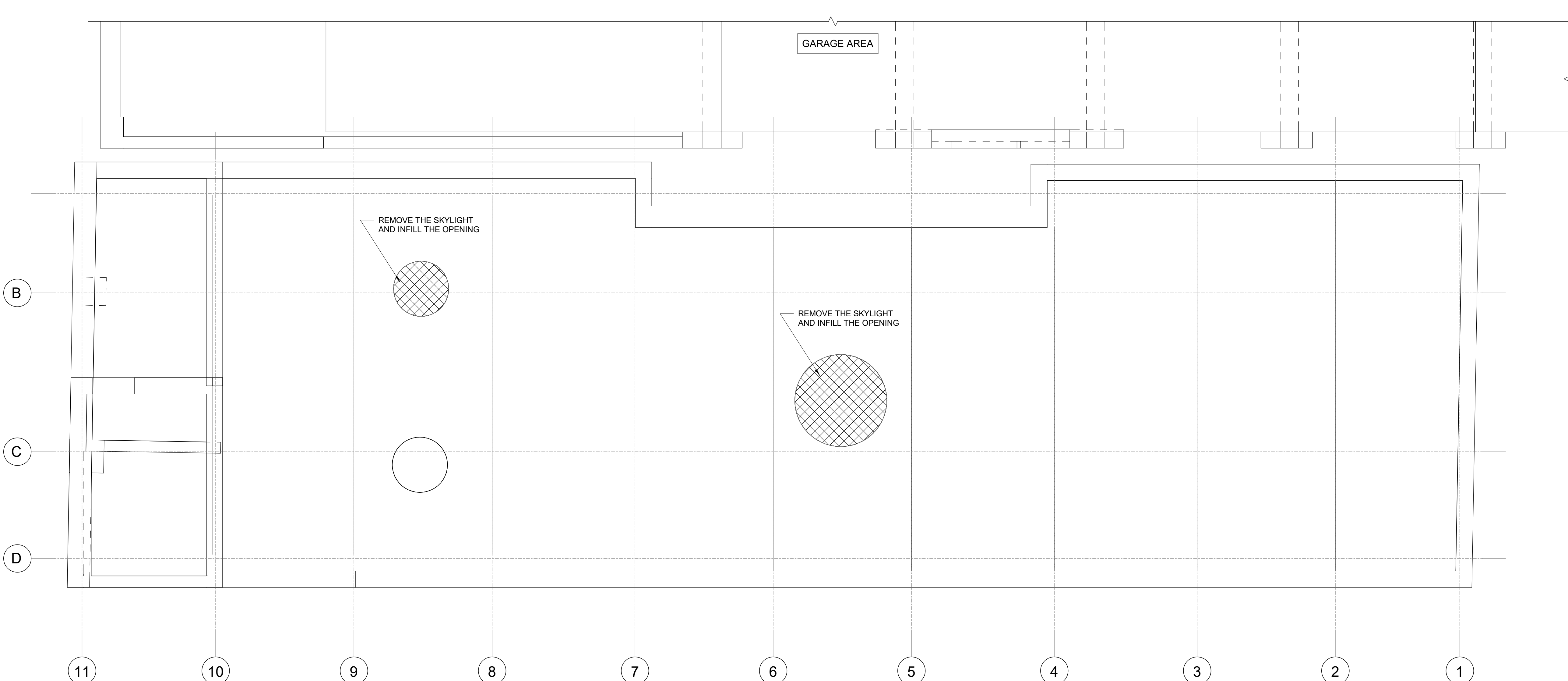
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SHEET TITLE
**FIFTH FLOOR
DEMOLITION OVERALL
FRAMING PLAN**

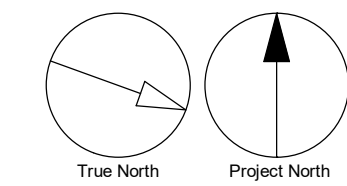
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SSUE
F



1 ROOF DEMOLITION OVERALL PLAN
S2015 Scale: 1 : 50



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TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

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PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

SHEET TITLE
**ROOF DEMOLITION
OVERALL PLAN**

SHEET NUMBER
S2015

ISSUE
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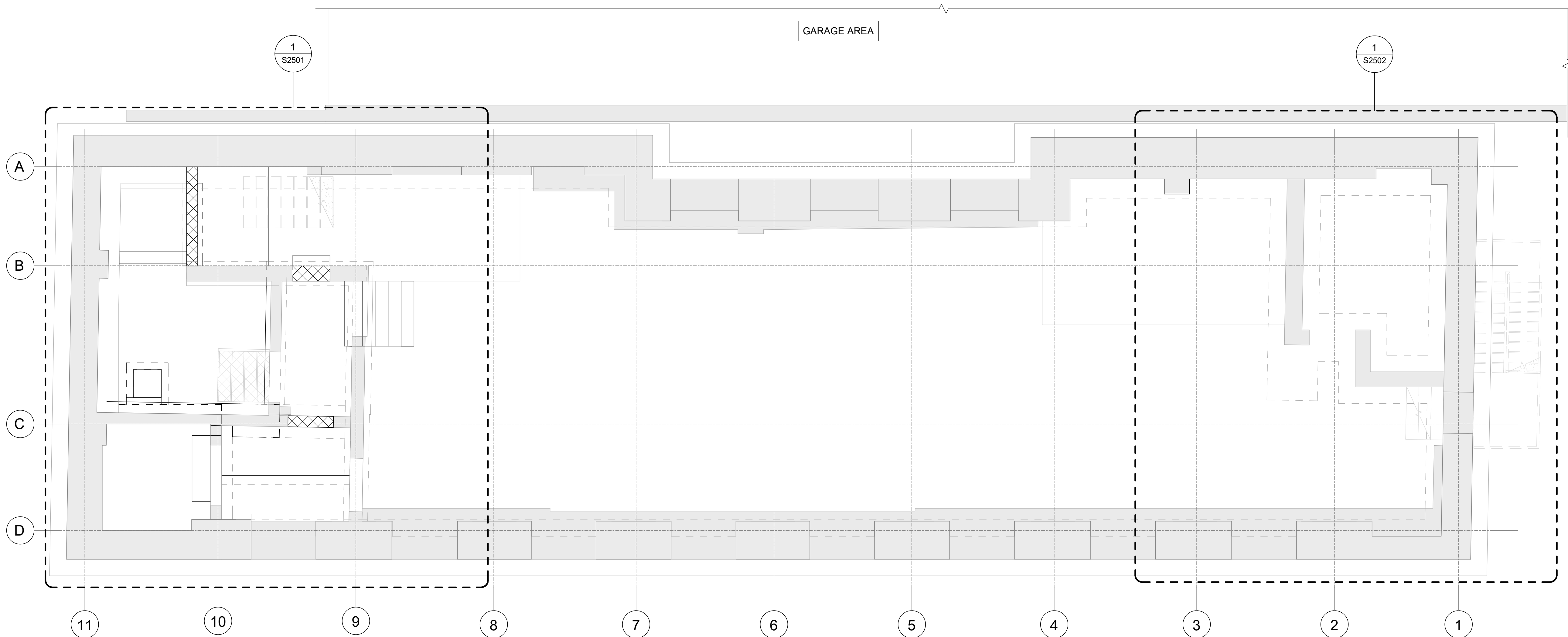
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9119-19-0162 / IBI 122260

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PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

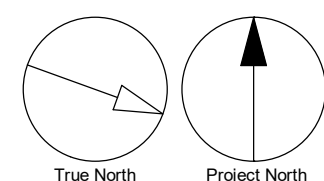
SHEET TITLE
**FOUNDATION &
BASEMENT FLOOR
PROPOSED OVERALL
PLAN**

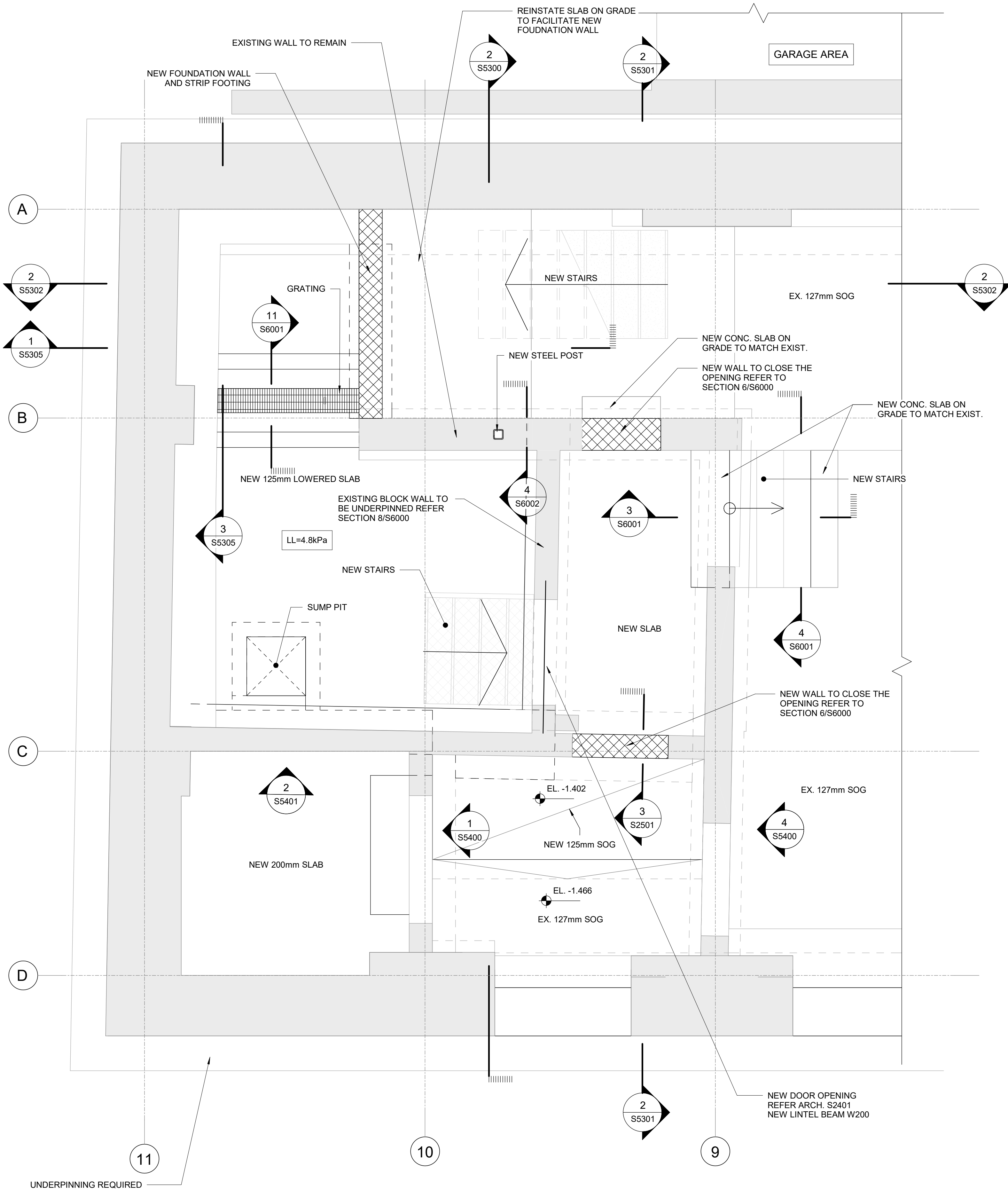
SHEET NUMBER
S2500

ISSUE
F



1 FOUNDATION & BASEMENT FLOOR PROPOSED OVERALL PLAN
S2500 Scale: 1 : 50

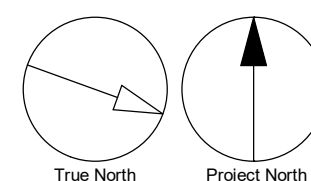
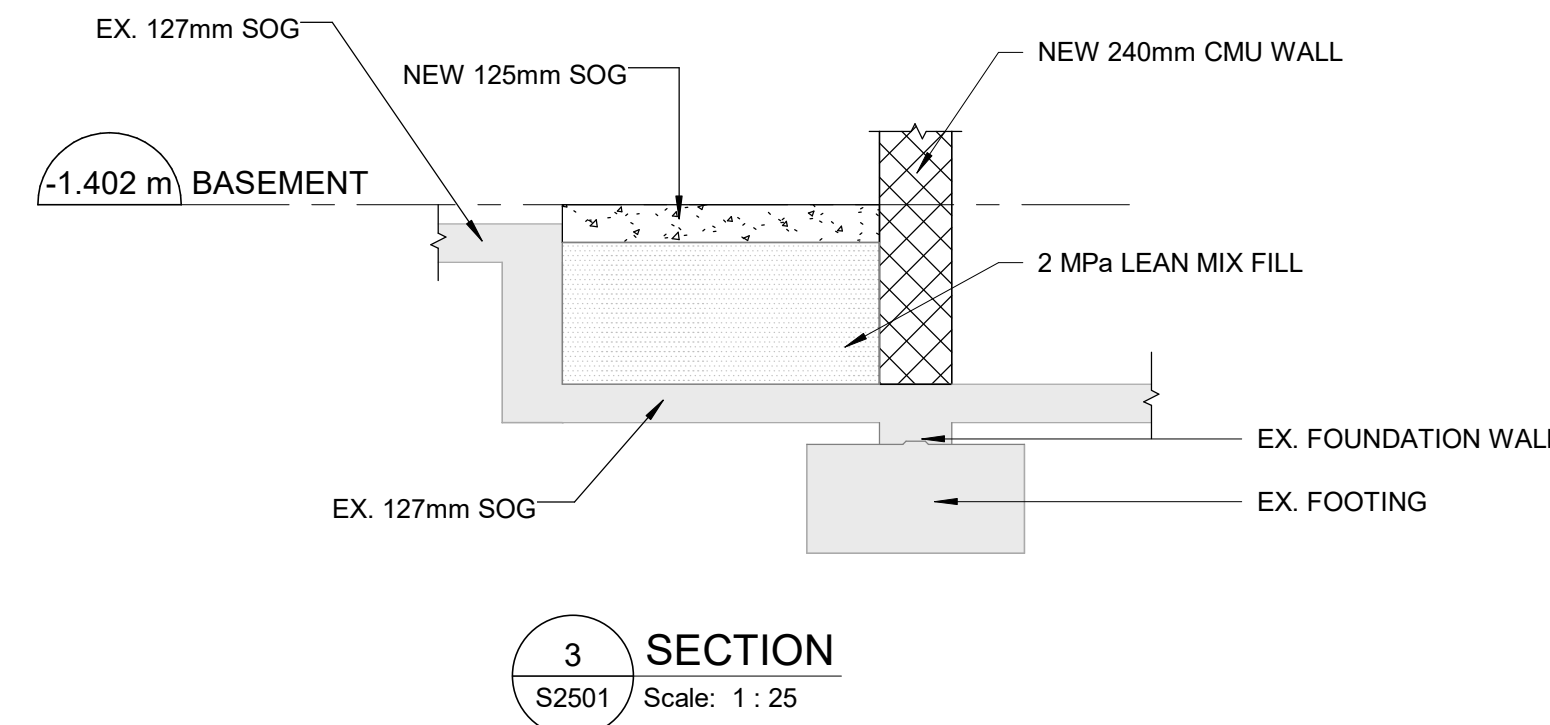
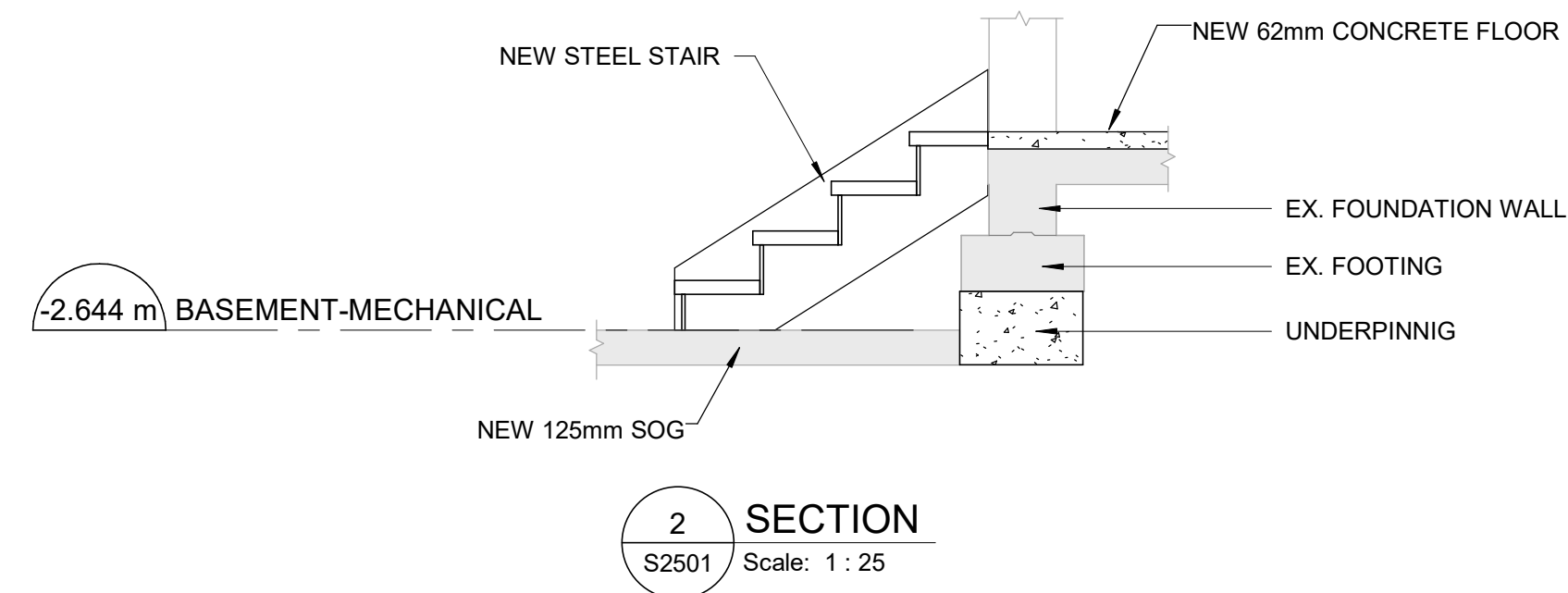




1 FOUNDATION & BASEMENT FLOOR ENLARGED PROPOSED PLAN A
S2501 Scale: 1 : 25

NEW CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL BELOW
- EXISTING SLAB TO REMAIN
- NEW SLAB/STAIR
- NEW BRICK WALL
- NEW METAL STUD WALL
- NEW WALL BELOW
- UNDERPINNING



ISSUES		
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TORONTO, ONTARIO

PROJECT NO:
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DRAWN BY:
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PROJECT MGR:
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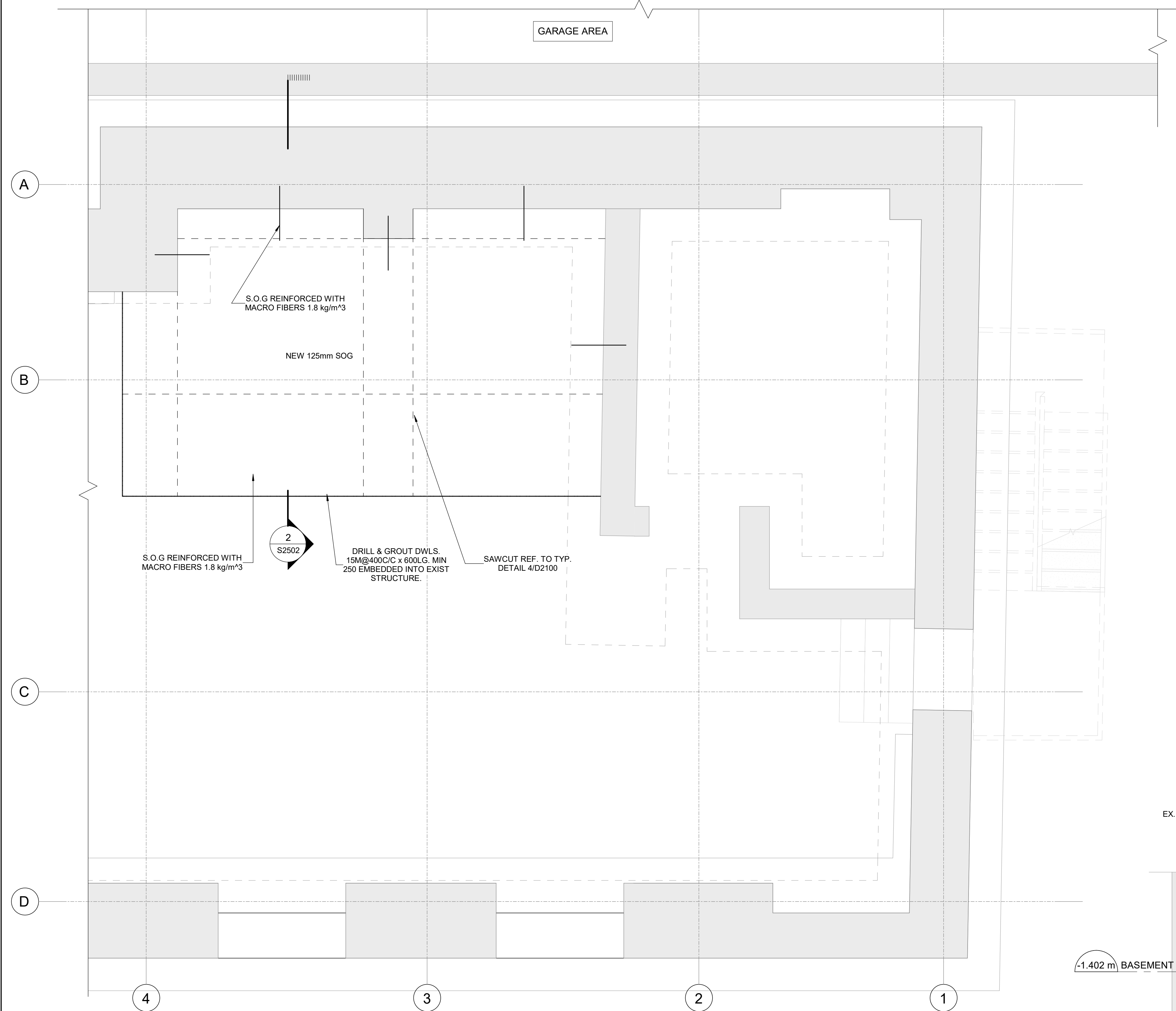
APPROVED BY:
G. MINKOV

SHEET TITLE
**FOUNDATION &
BASEMENT FLOOR
ENLARGED PROPOSED
PLAN A**

SHEET NUMBER
S2501

ISSUE
F

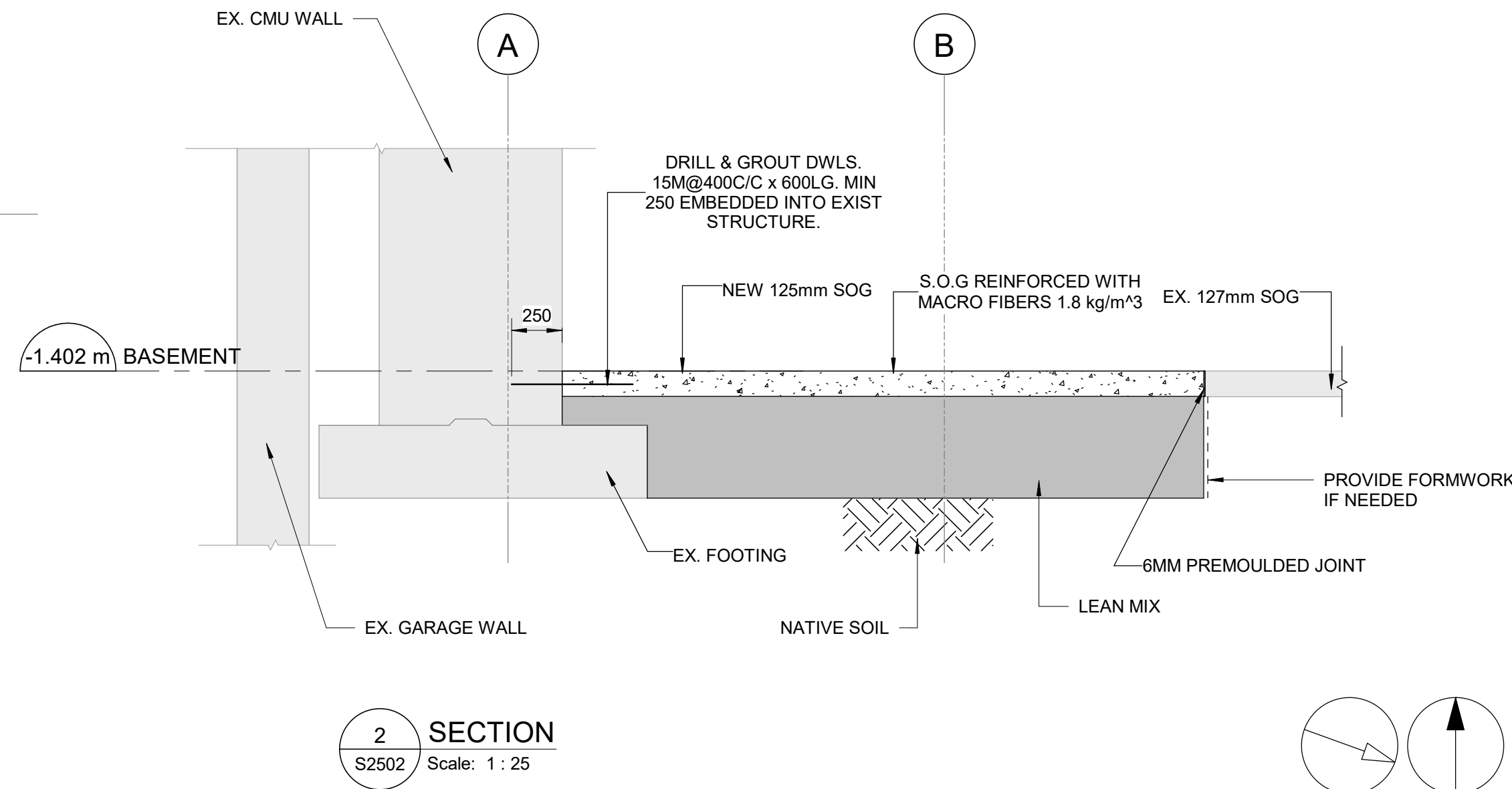
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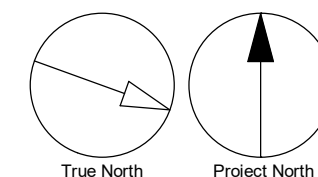
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S2502
FOUNDATION & BASEMENT FLOOR ENLARGED PROPOSED PLAN B
Scale: 1 : 25

NEW CONSTRUCTION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL BELOW
- EXISTING SLAB TO REMAIN
- NEW SLAB/STAIR
- NEW BRICK WALL
- NEW METAL STUD WALL
- NEW WALL BELOW
- UNDERPINNING




2
S2502
SECTION
Scale: 1 : 25



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RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

L. CHATZIGIANNAKOS

CHECKED BY:

M. SHEININ

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

G. MINKOV

SHEET TITLE

FOUNDATION &
BASEMENT FLOOR
ENLARGED PROPOSED
PLAN B

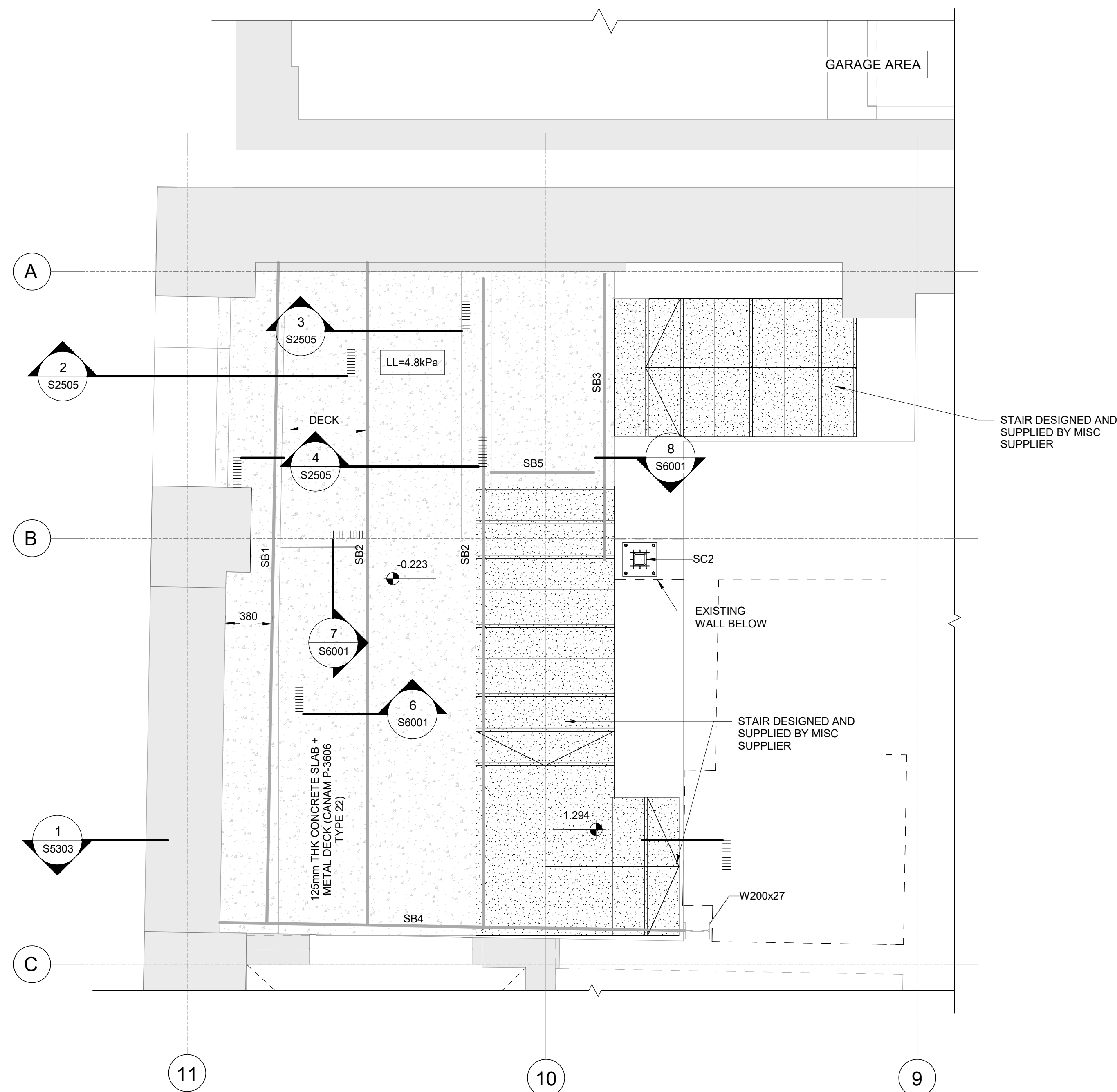
SHEET NUMBER

S2502









ISSUE

F

Autodesk Docs // 122260 - Cot TAU Upgrades R2024122260-TAU-33-50-Richmond-S-R24.rvt 1/11



NEW CONSTRUCTION LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL BELOW
	EXISTING SLAB TO REMAIN
	NEW SLAB/STAIR
	NEW BRICK WALL
	NEW METAL STUD WALL
	NEW WALL BELOW
	UNDERPINNING

BEAM/COLUMN TAG	SIZE	SHEAR STUDS
SB1	W200x19	6-Ø19mm h=75mm
SB2	W200x46	7-Ø19mm h=75mm
SB3	W200x19	2-Ø19mm h=75mm
SB4	W200x27	None
SB5	W150x37.1	None
SB6	W150x37.1	5-Ø19mm h=75mm
SB7	L767x69.5	None
SB8	HSS152x152x8	None
SC1	W200x27	None
SC2	HS102x102x9.5	None
SC3	HS102x102x8	None
SC4	HS102x102x9.5	None
SB9	W200x19	None
SB10	W200x15	5-Ø19mm h=75mm
SB11	W150x13.5	None
SB12	W250x17.9	None
SB13	L152x152x9.5	None
SB14	HSS152x102x8	None

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PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
--	----------------------------------

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

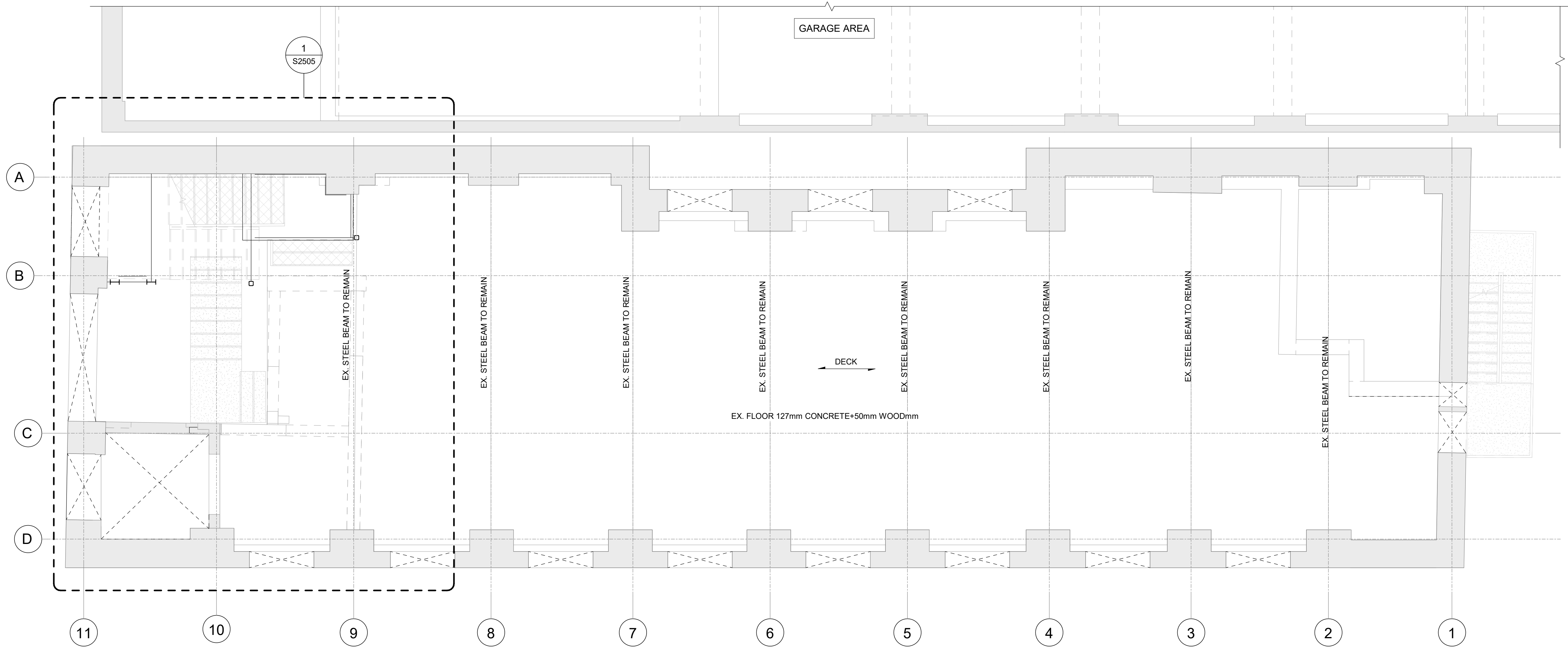
APPROVED BY:
G. MINKOV

SHEET TITLE

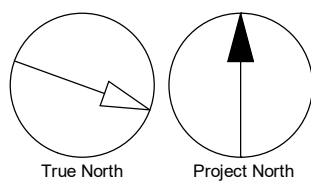
GRADE FLOOR
PROPOSED PLAN

SHEET NUMBER
S2503

SSUE
F



1 FIRST FLOOR PROPOSED OVERALL FRAMING PLAN
S2504 Scale: 1 : 50



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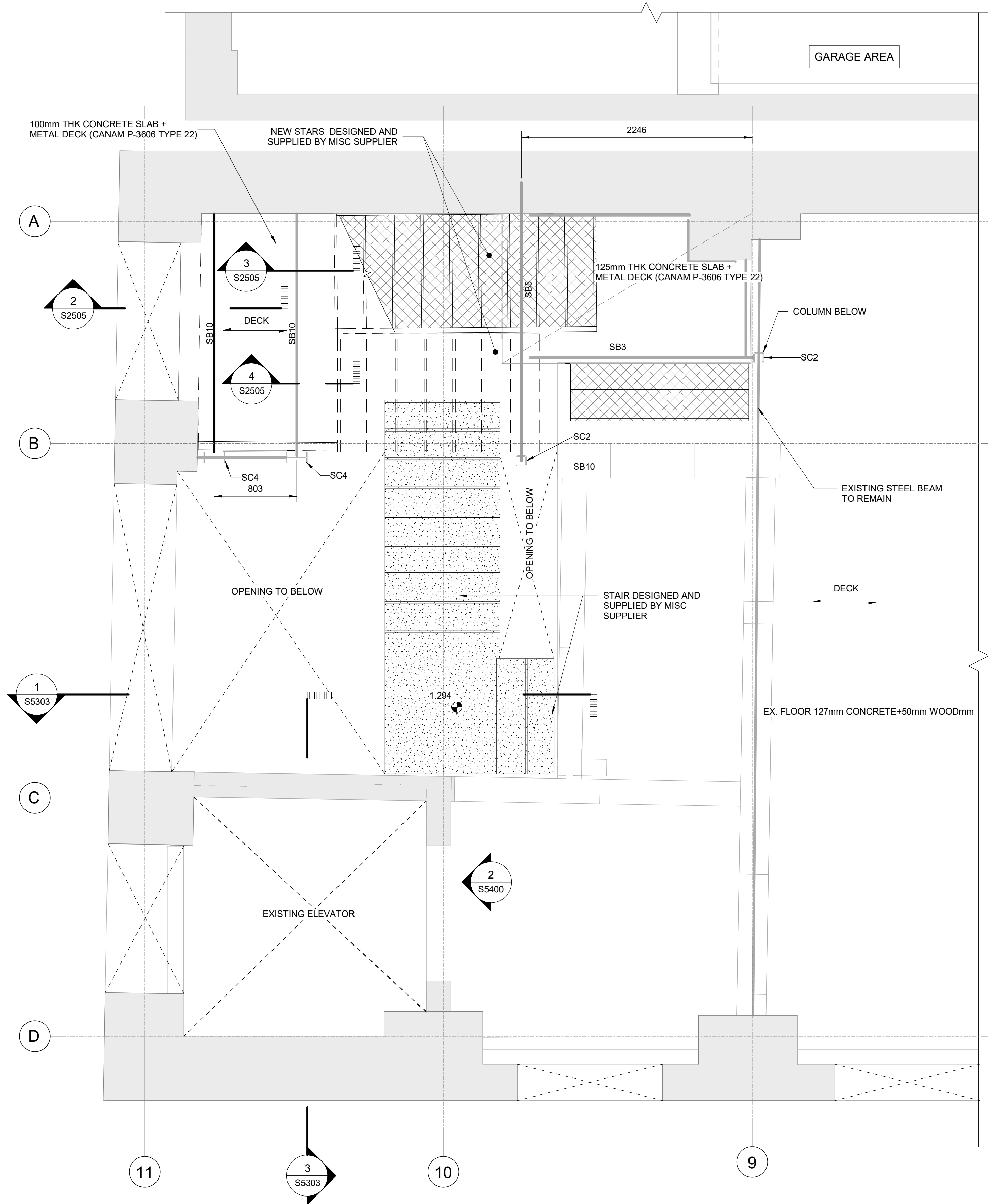
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9119-19-0162 / IBI 122260

DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

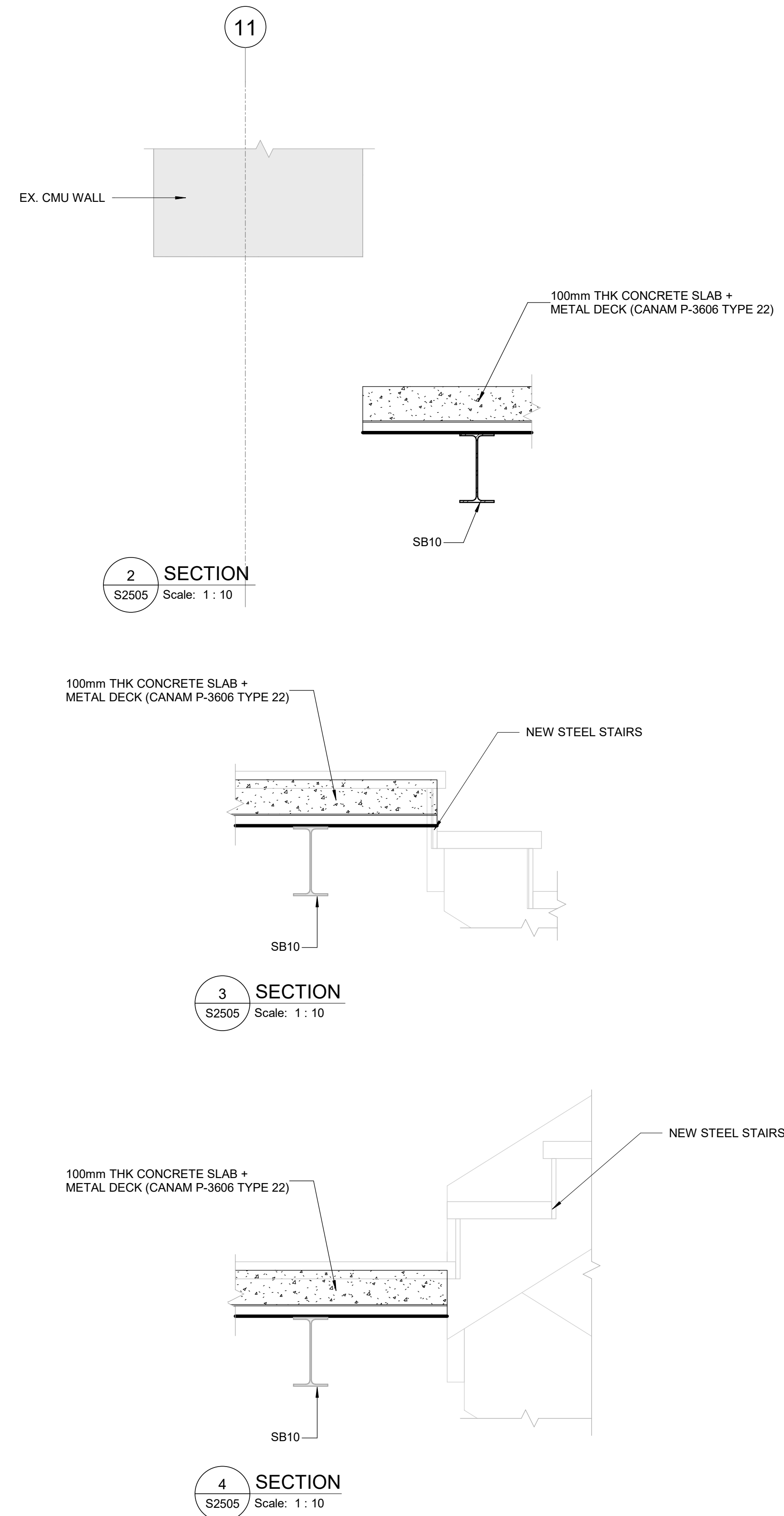
SHEET TITLE
**FIRST FLOOR
PROPOSED OVERALL
FRAMING PLAN**

SHEET NUMBER
S2504

ISSUE
F



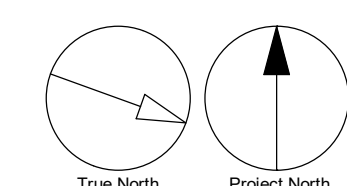
1 FIRST FLOOR ENLARGED PROPOSED PLAN
S2505 Scale: 1 : 25



2 SECTION
S2505 Scale: 1 : 10

3 SECTION
S2505 Scale: 1 : 10

4 SECTION
S2505 Scale: 1 : 10



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PROJECT NO:
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CHECKED BY:
M. SHEININ
PROJECT MGR:
F. BOLOURIAN
APPROVED BY:
G. MINKOV

SHEET TITLE
**FIRST FLOOR ENLARGED
PROPOSED PLAN**

SHEET NUMBER S2505	ISSUE F
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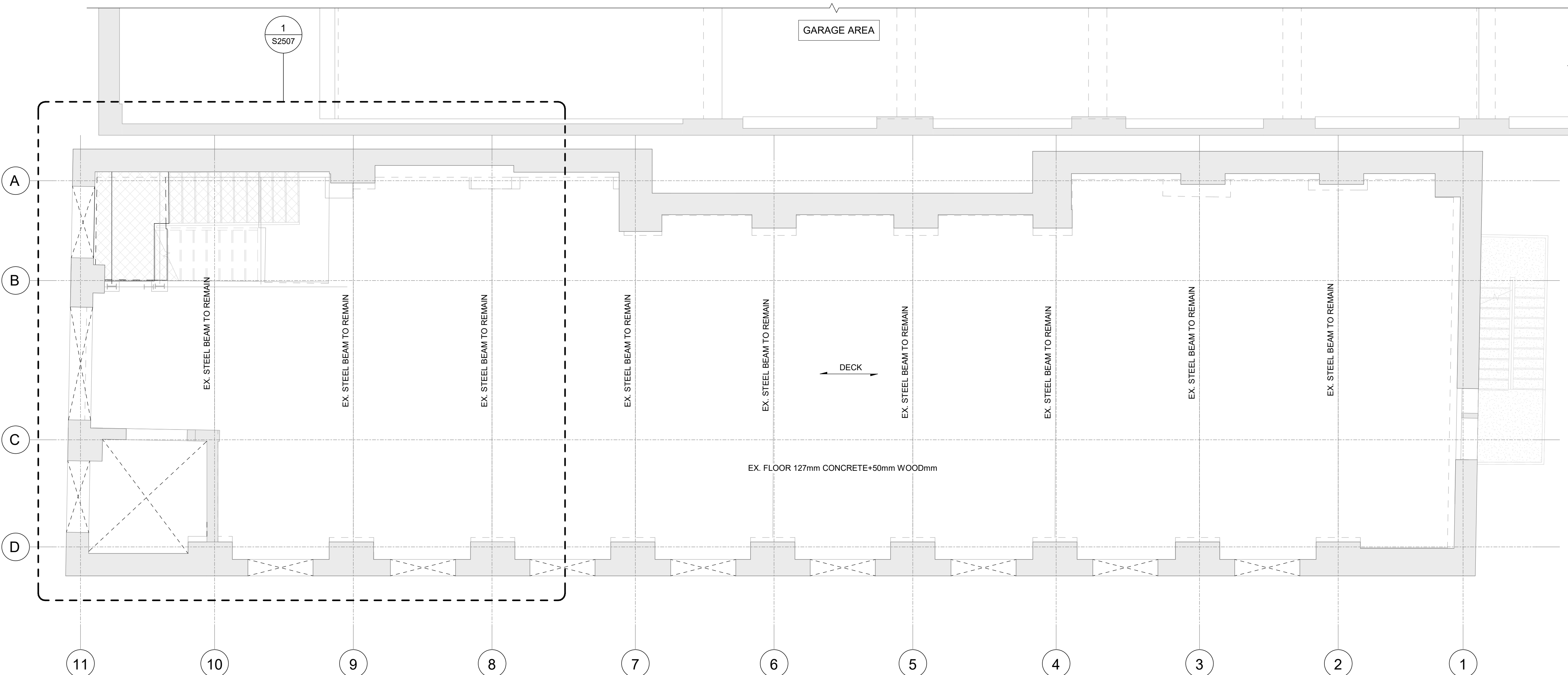
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DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

SHEET TITLE
**SECOND FLOOR
PROPOSED OVERALL
FRAMING PLAN**

SHEET NUMBER
S2506

ISSUE
F



1 SECOND FLOOR PROPOSED OVERALL FRAMING PLAN
S2506 Scale: 1 : 50

ISSUES		
No.	DESCRIPTION	DATE
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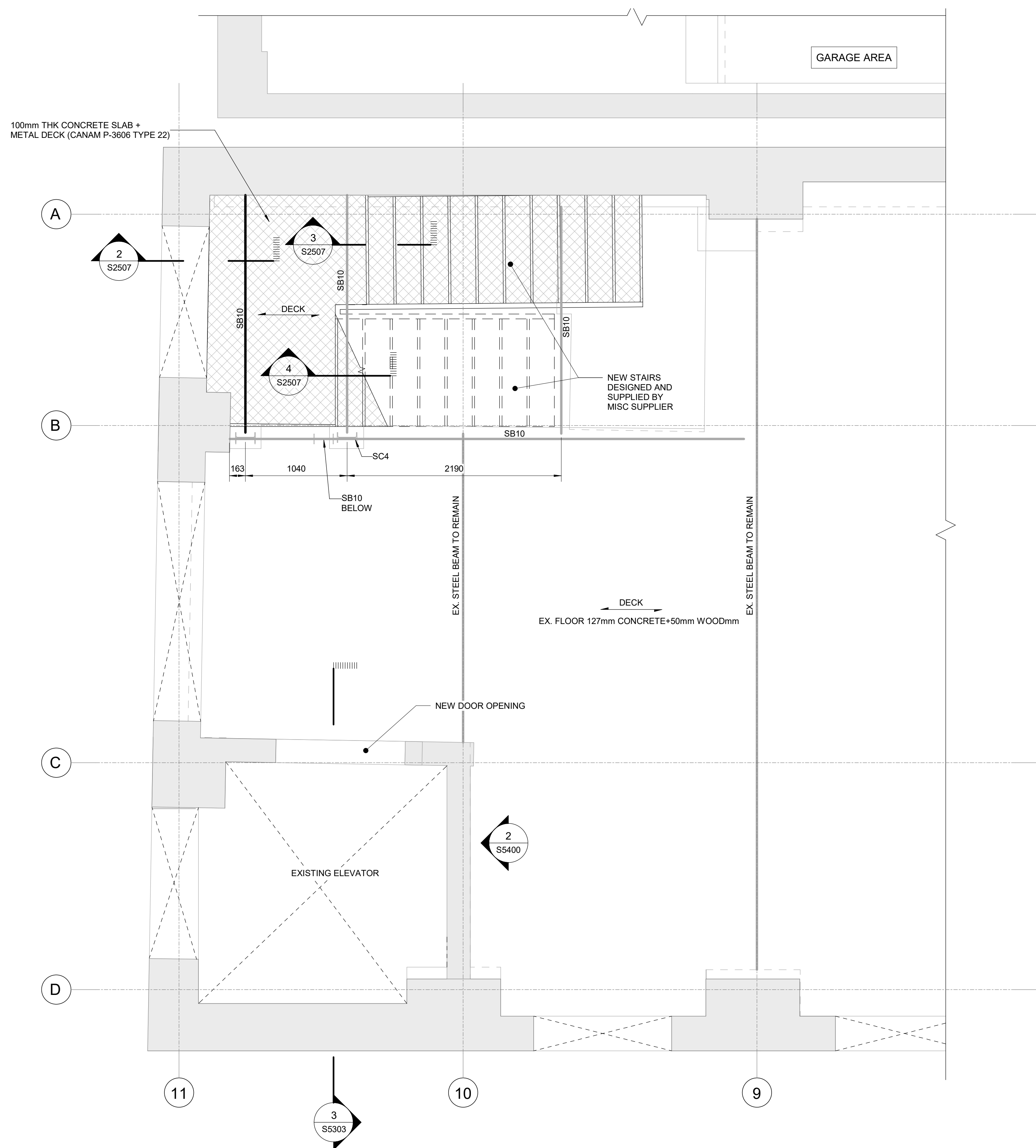
PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

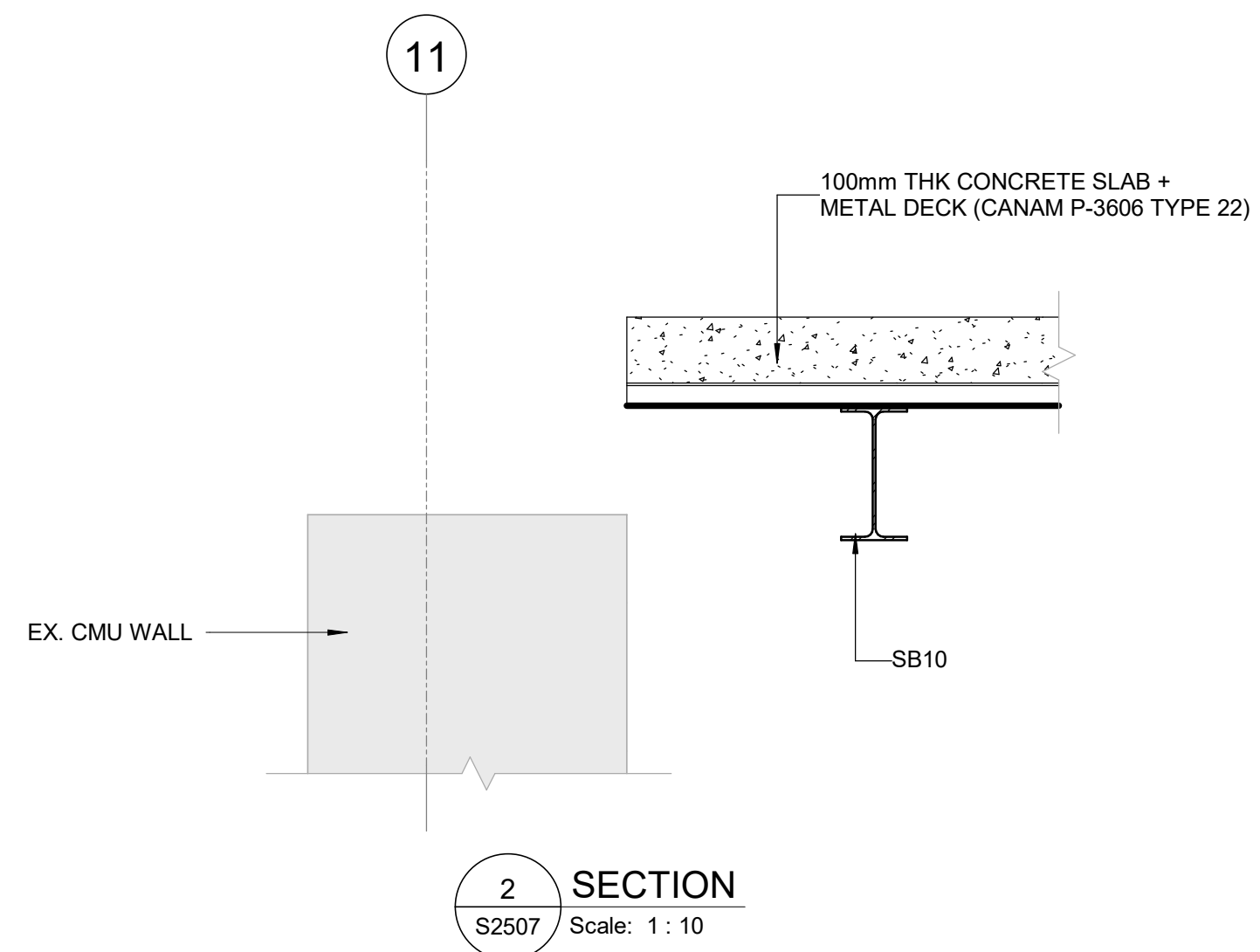
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DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

SHEET TITLE
SECOND FLOOR
ENLARGED PROPOSED
PLAN

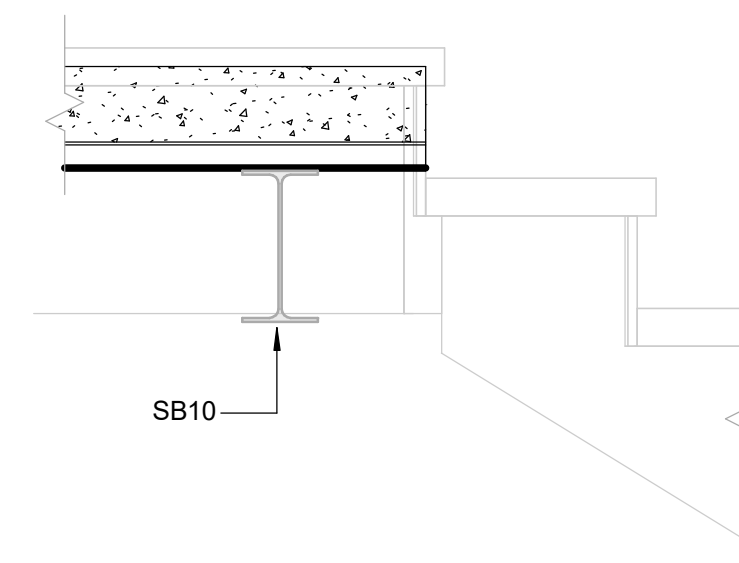
SHEET NUMBER	ISSUE
S2507	F



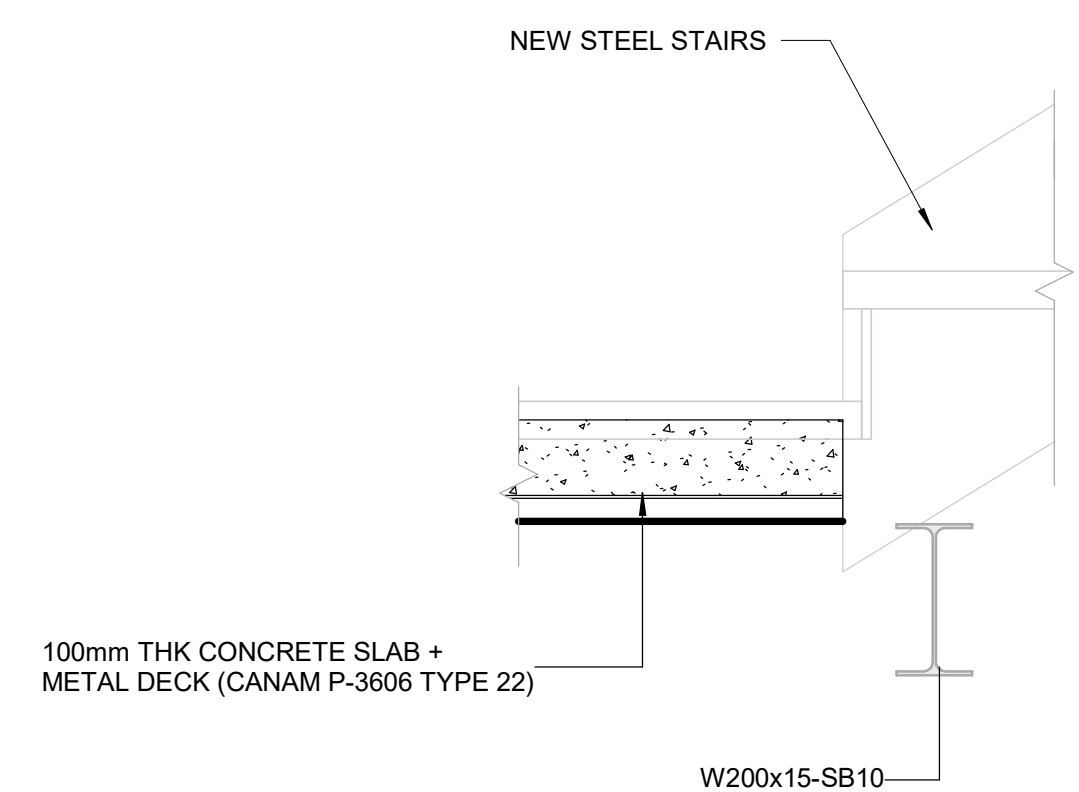
1 SECOND FLOOR ENLARGED PROPOSED PLAN
S2507 Scale: 1 : 25



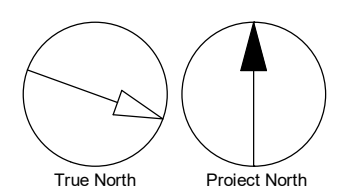
2 SECTION
S2507 Scale: 1 : 10



3 SECTION
S2507 Scale: 1 : 10



4 SECTION
S2507 Scale: 1 : 10



ISSUES		
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RENOVATIONS**

PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE

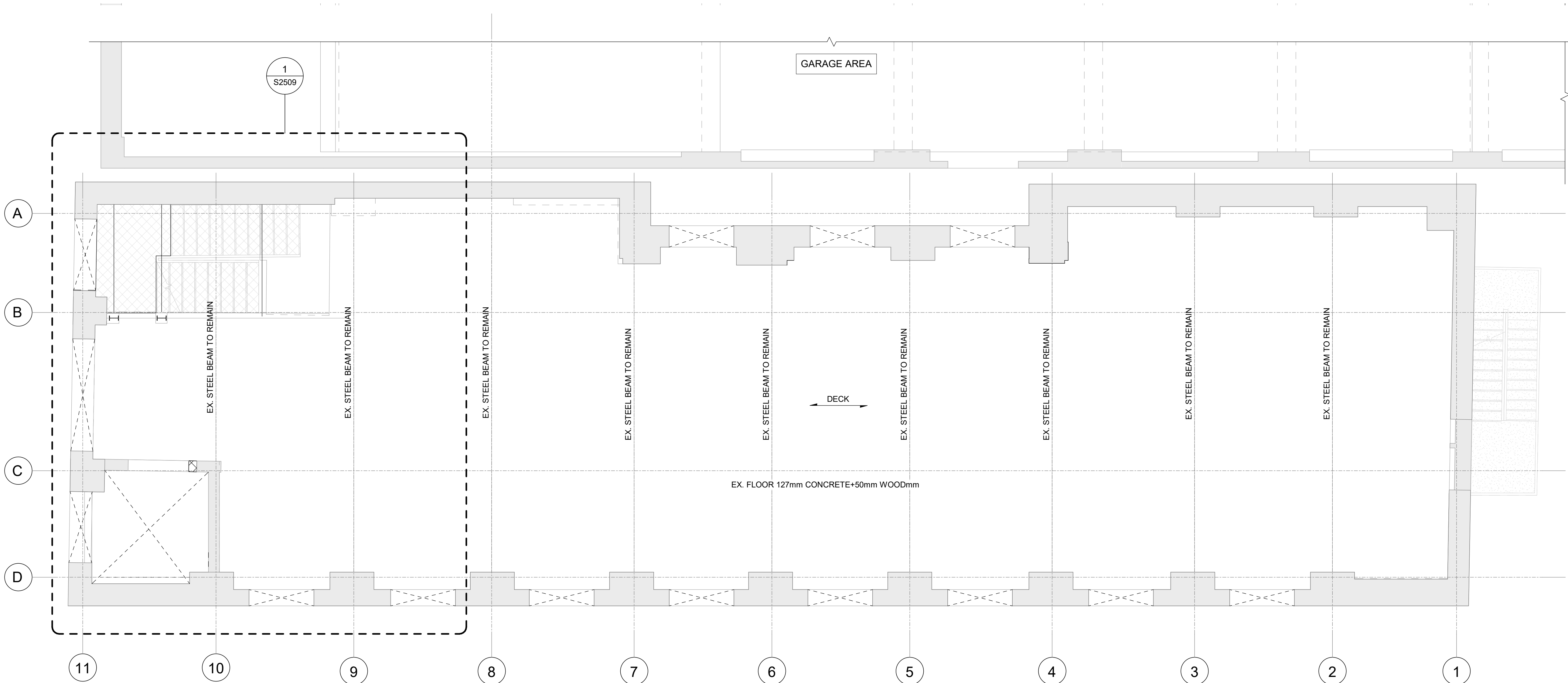
**THIRD FLOOR
PROPOSED OVERALL
FRAMING PLAN**

SHEET NUMBER

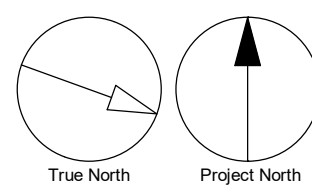
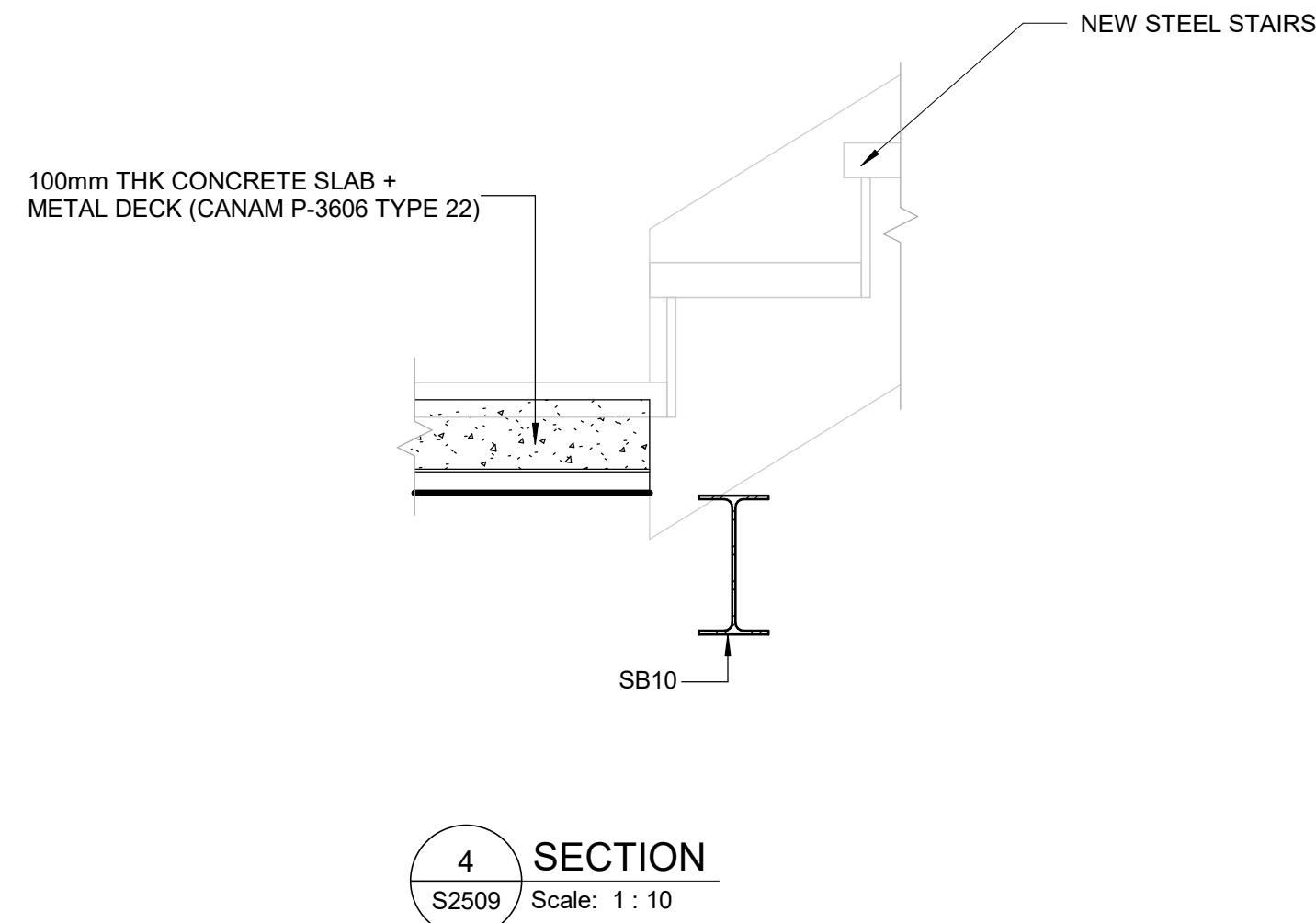
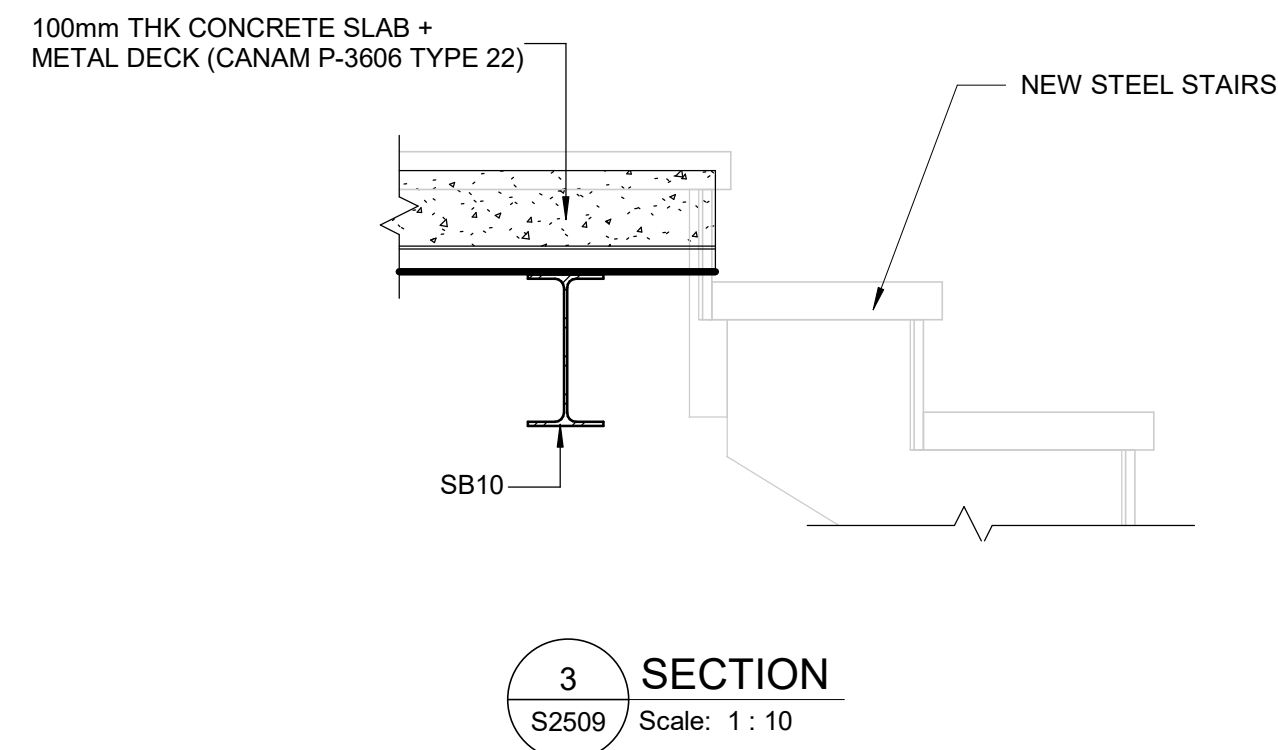
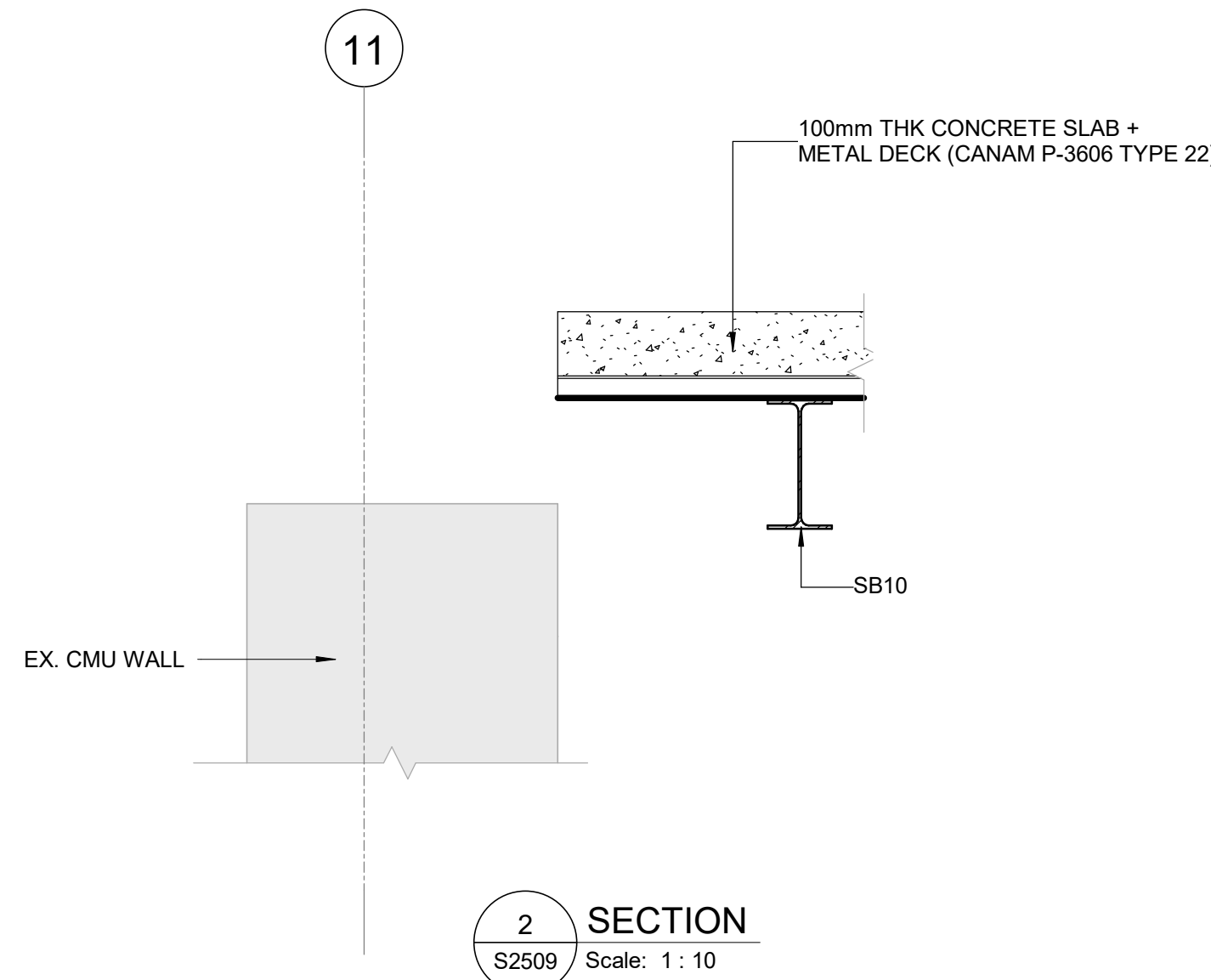
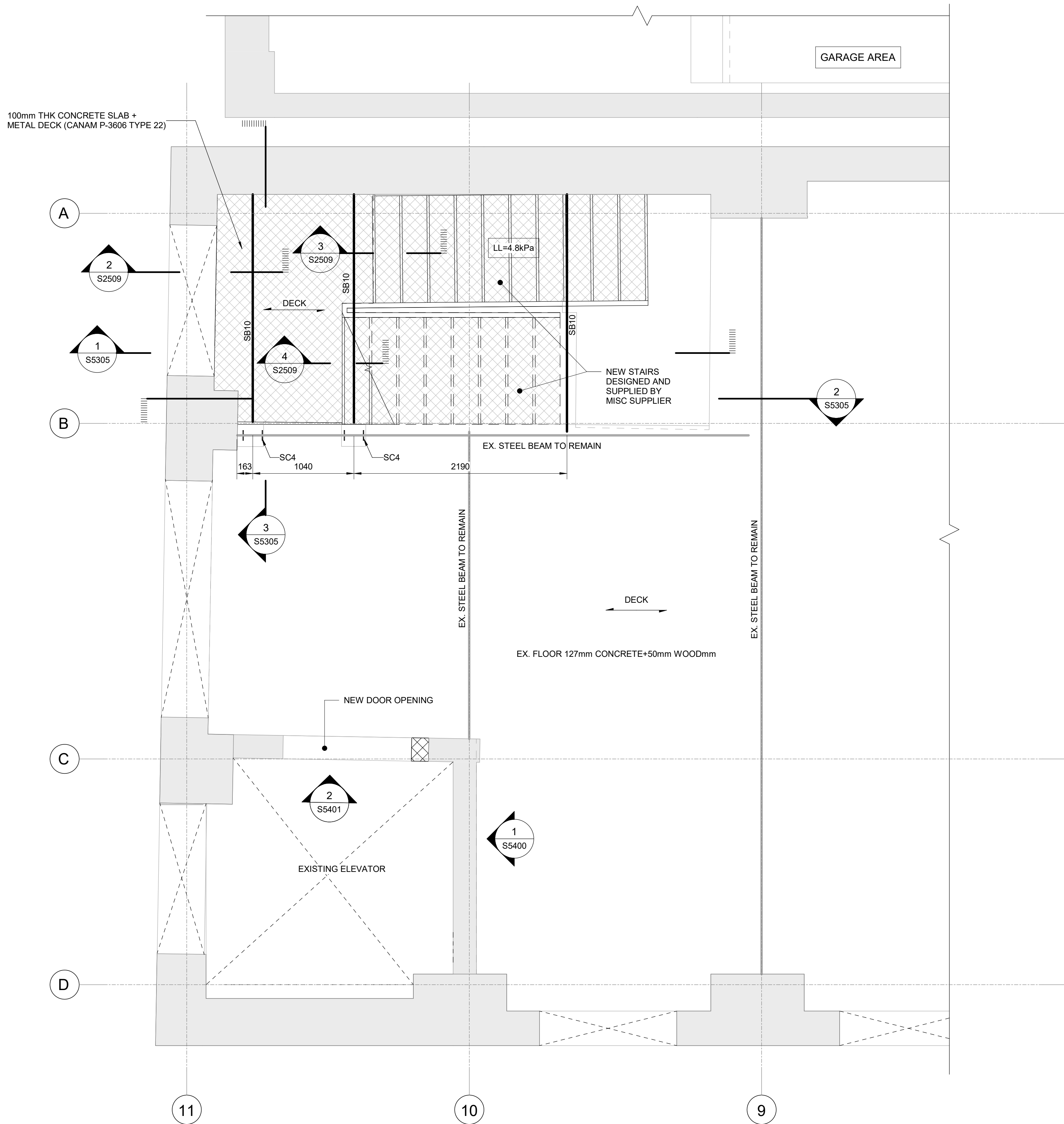
S2508

ISSUE

F



1 THIRD FLOOR PROPOSED OVERALL PLAN
S2508 Scale: 1 : 50



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PROJECT NO:
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DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

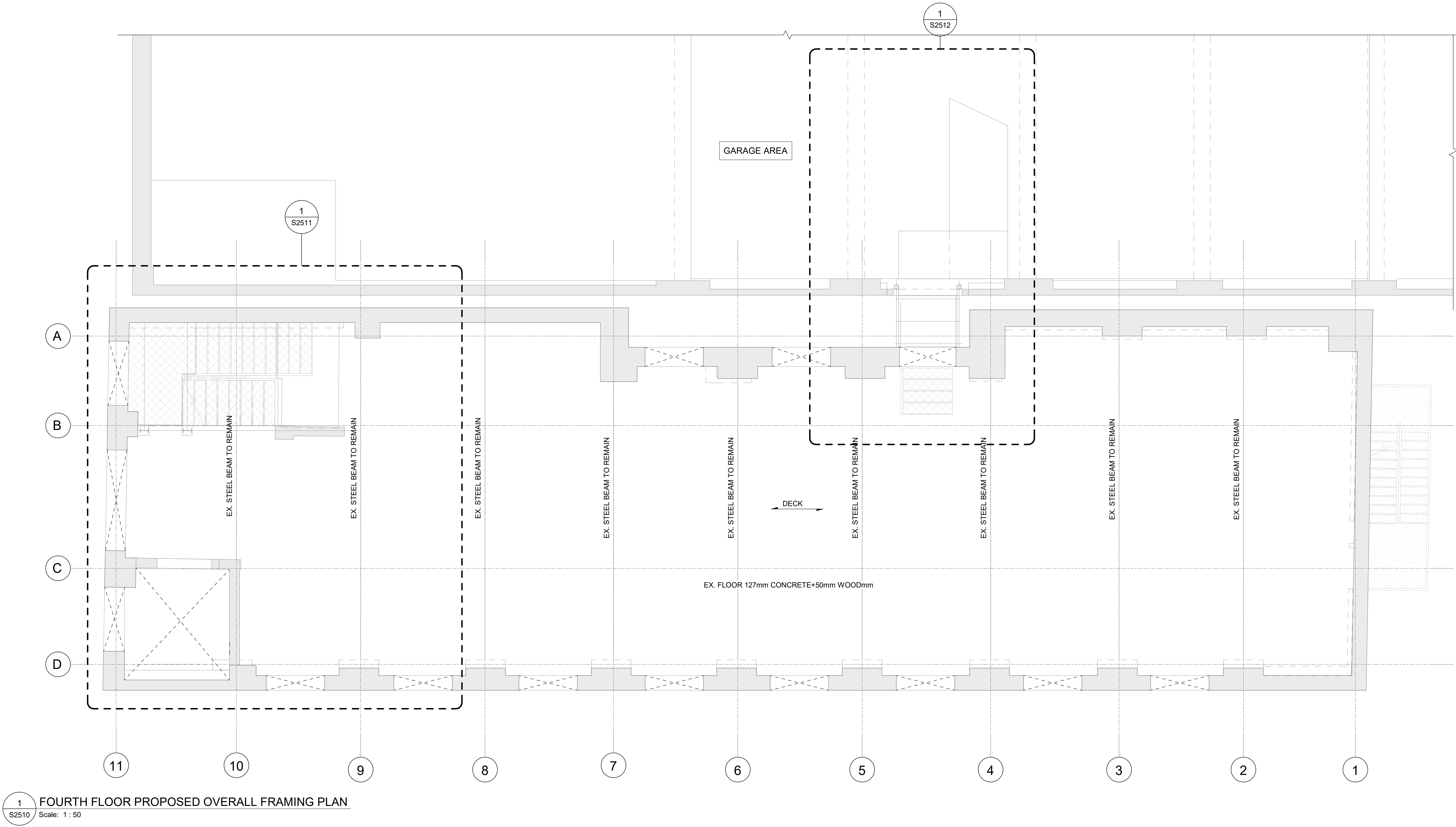
PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

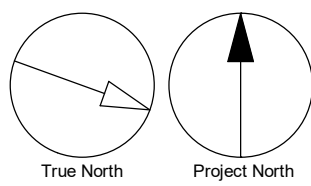
SHEET TITLE
**THIRD FLOOR
ENLARGED PROPOSED
PLAN A**

SHEET NUMBER
S2509

ISSUE
F



1 FOURTH FLOOR PROPOSED OVERALL FRAMING PLAN
S2510 Scale: 1 : 50



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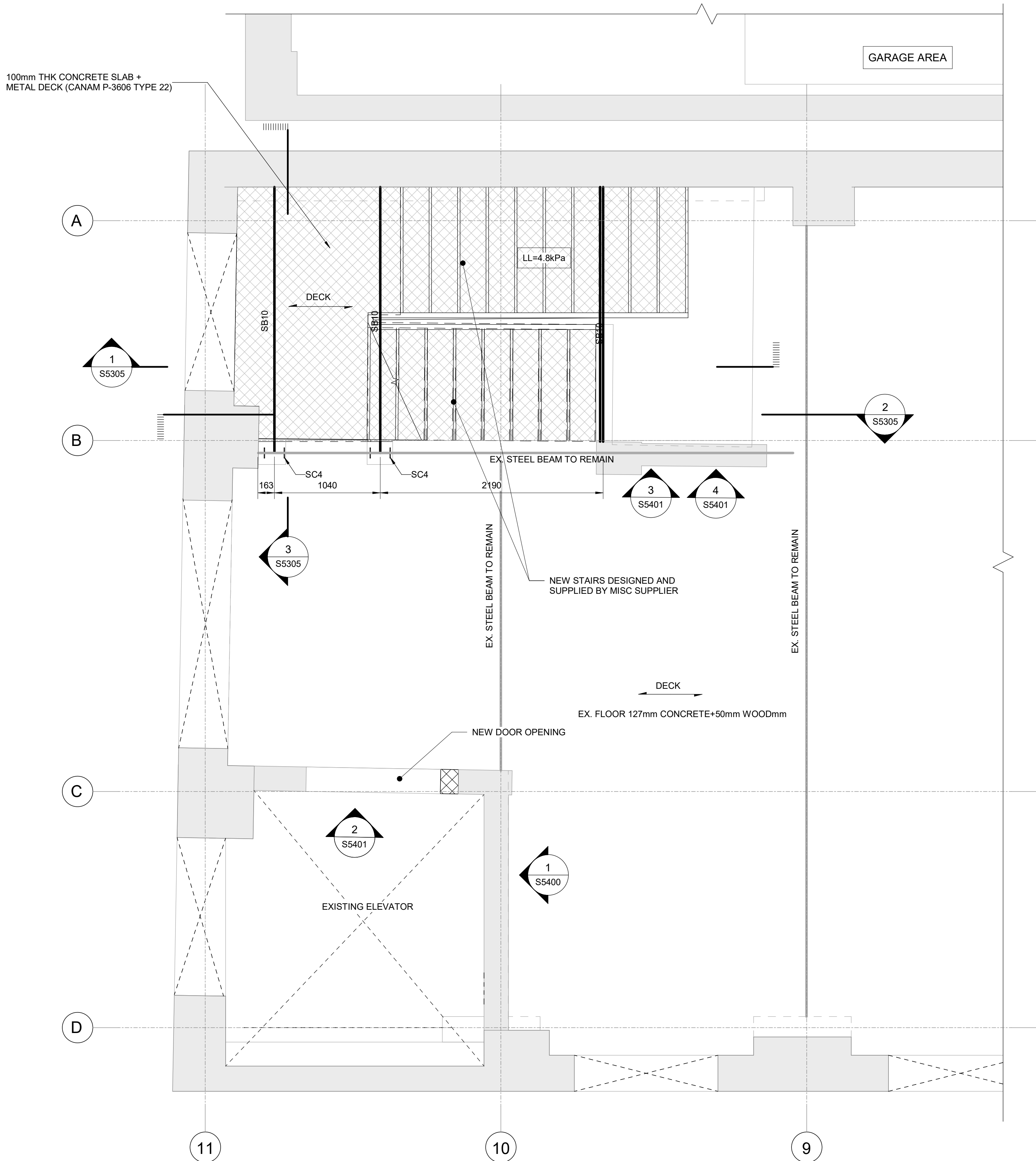
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PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

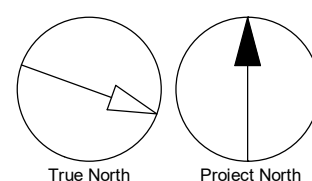
SHEET TITLE
**FOURTH FLOOR
PROPOSED OVERALL
FRAMING PLAN**

SHEET NUMBER
S2510

ISSUE
F



1
S2511
FOURTH FLOOR PROPOSED PLAN A
Scale: 1 : 25



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RENOVATIONS**

PROJECT ADDRESS

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TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
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CHECKED BY:
M. SHEININ

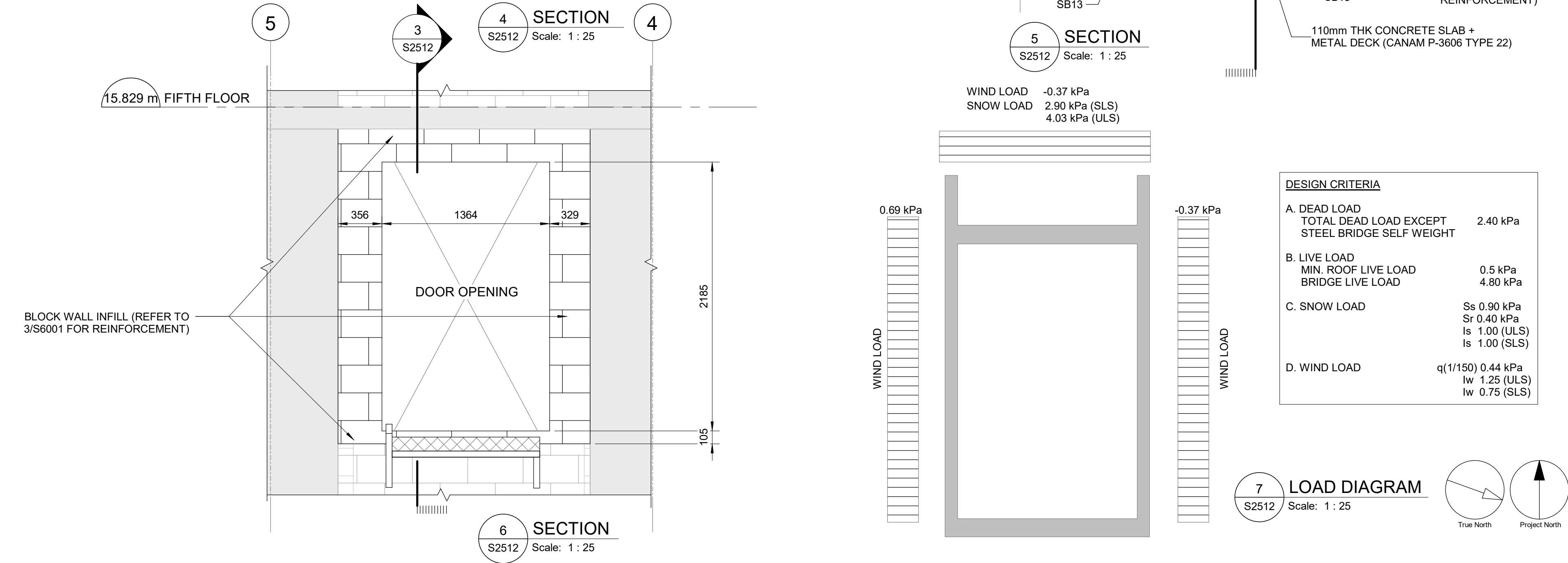
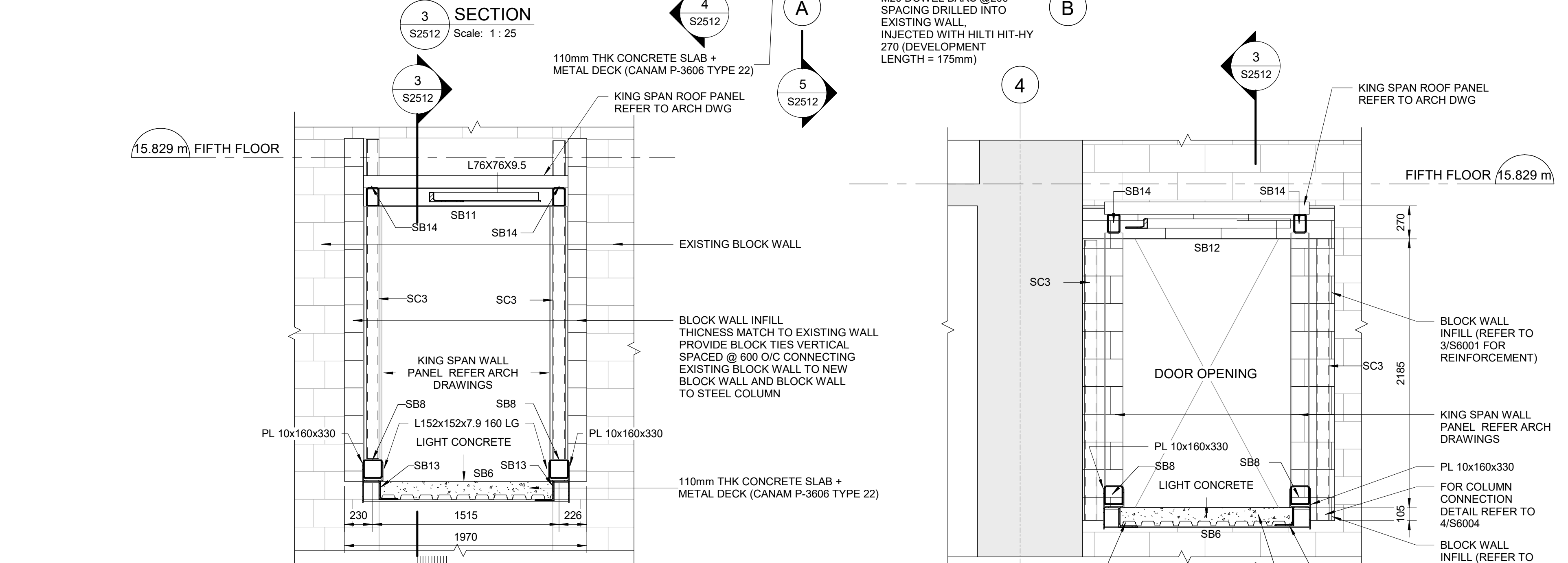
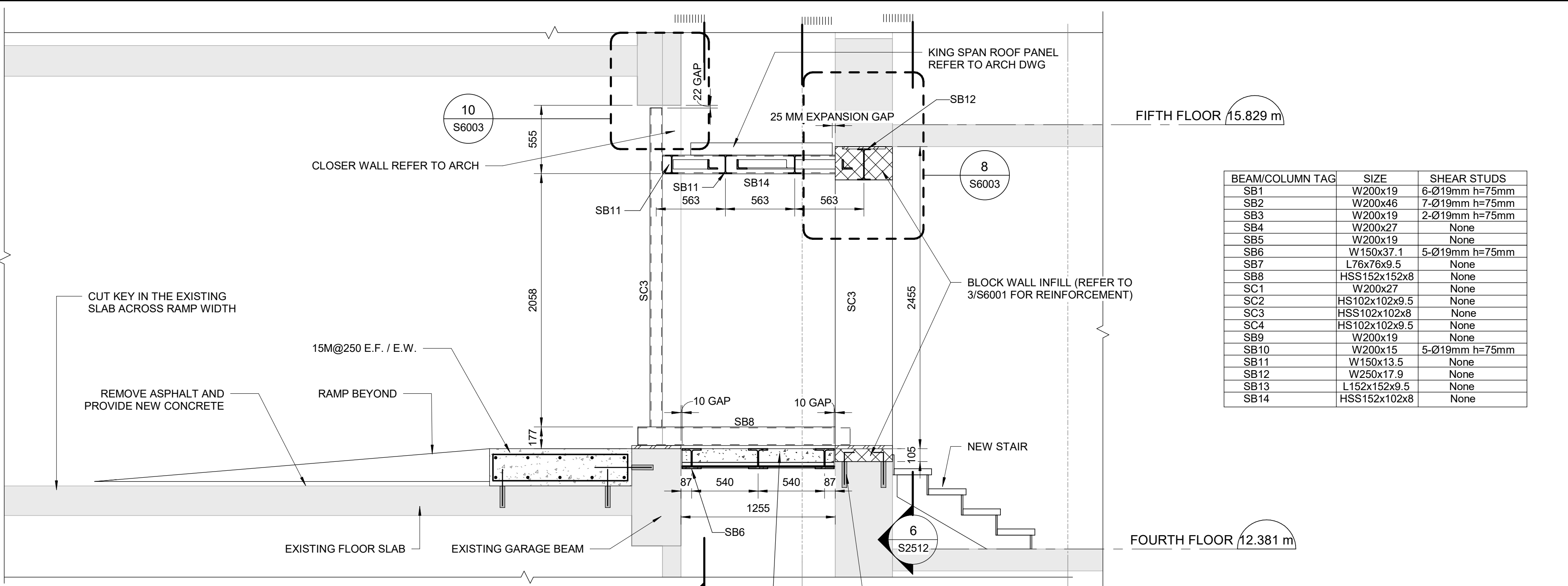
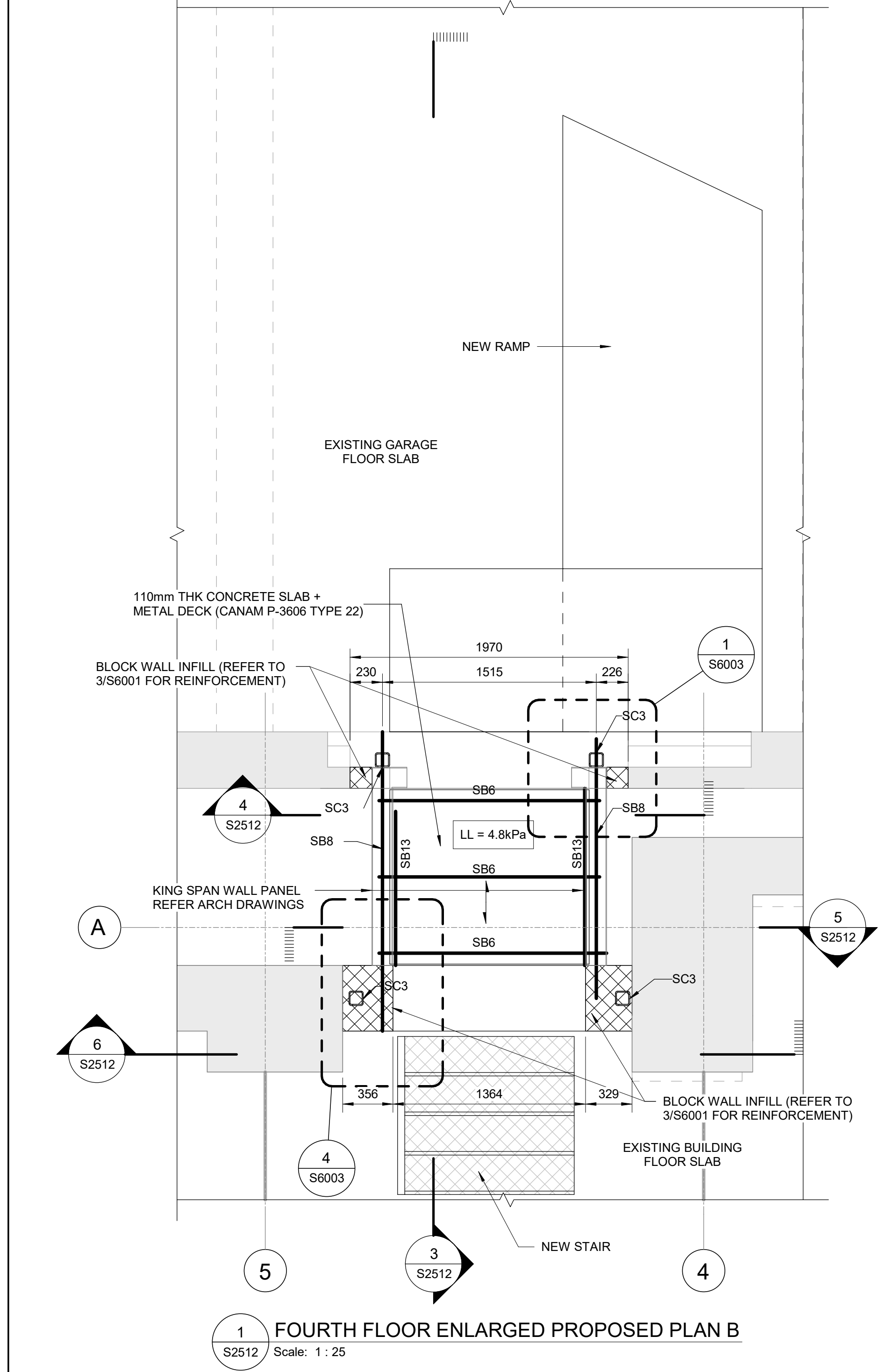
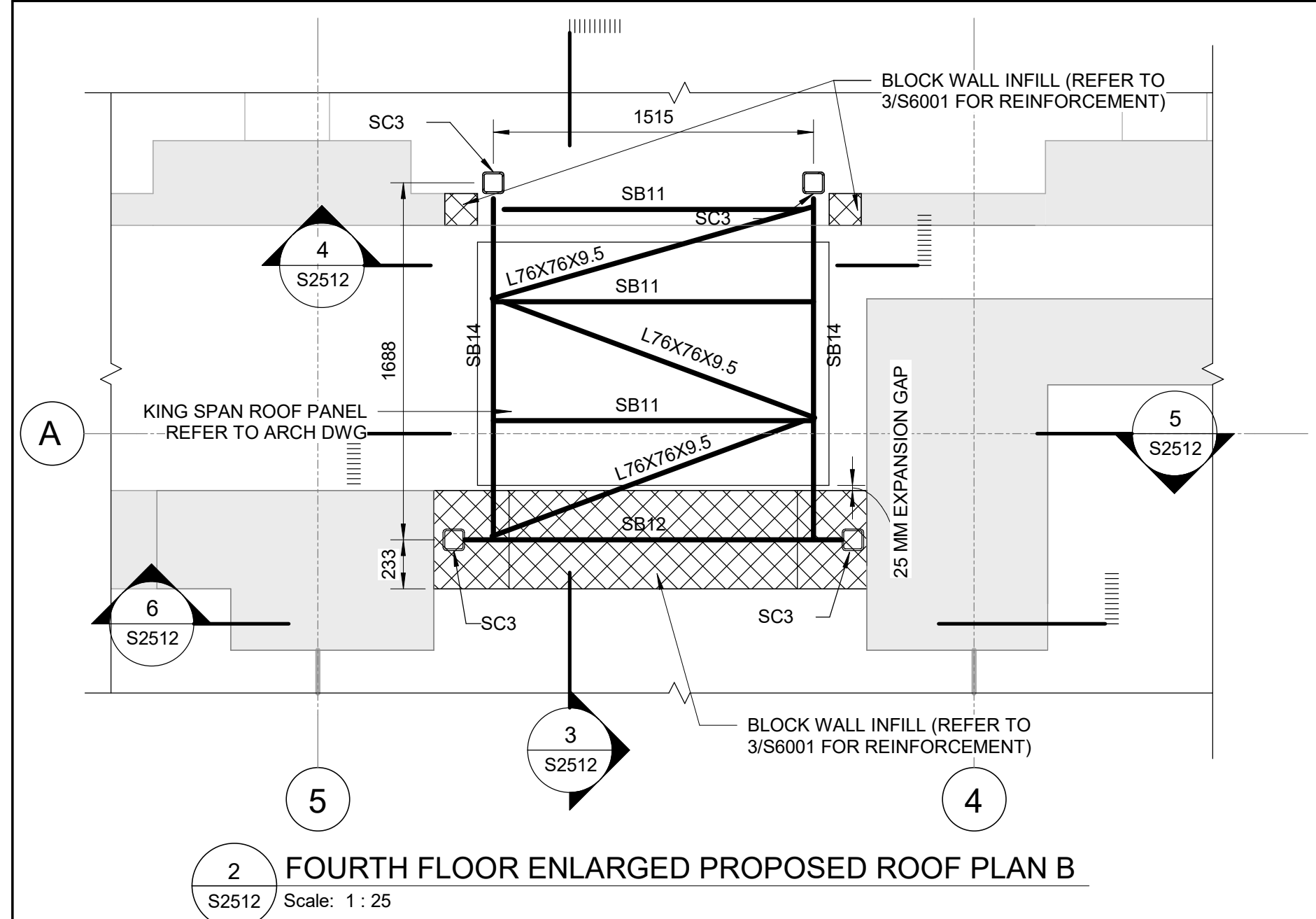
PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
**FOURTH FLOOR
ENLARGED PROPOSED
PLAN A**

SHEET NUMBER
S2511

ISSUE
F



BEAM/COLUMN TAG	SIZE	SHEAR STUDS
SB1	W200x19	6-Ø19mm h=75mm
SB2	W200x46	7-Ø19mm h=75mm
SB3	W200x19	2-Ø19mm h=75mm
SB4	W200x27	None
SB5	W200x19	None
SB6	W150x37.1	5-Ø19mm h=75mm
SB7	L76x76x9.5	None
SB8	HSS152x152x8	None
SC1	W200x27	None
SC2	HS102x102x9.5	None
SC3	HS102x102x8	None
SC4	HS102x102x9.5	None
SB9	W200x19	None
SB10	W200x15	5-Ø19mm h=75mm
SB11	W150x13.5	None
SB12	W250x17.9	None
SB13	L152x152x9.5	None
SB14	HSS152x102x8	None

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PROJECT TITLE

50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE

FOURTH FLOOR
ENLARGED PROPOSED
PLAN B

SHEET NUMBER

S2512

ISSUE

F

ISSUES		
No.	DESCRIPTION	DATE
B	50% SUBMISSION	2024-10-31
C	75% SUBMISSION	2025-03-21
D	60% REVIEW SET	2025-07-01
E	ISSUED FOR PERMIT 100%	2025-08-11
F	ISSUED FOR TENDER	2025-09-02

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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

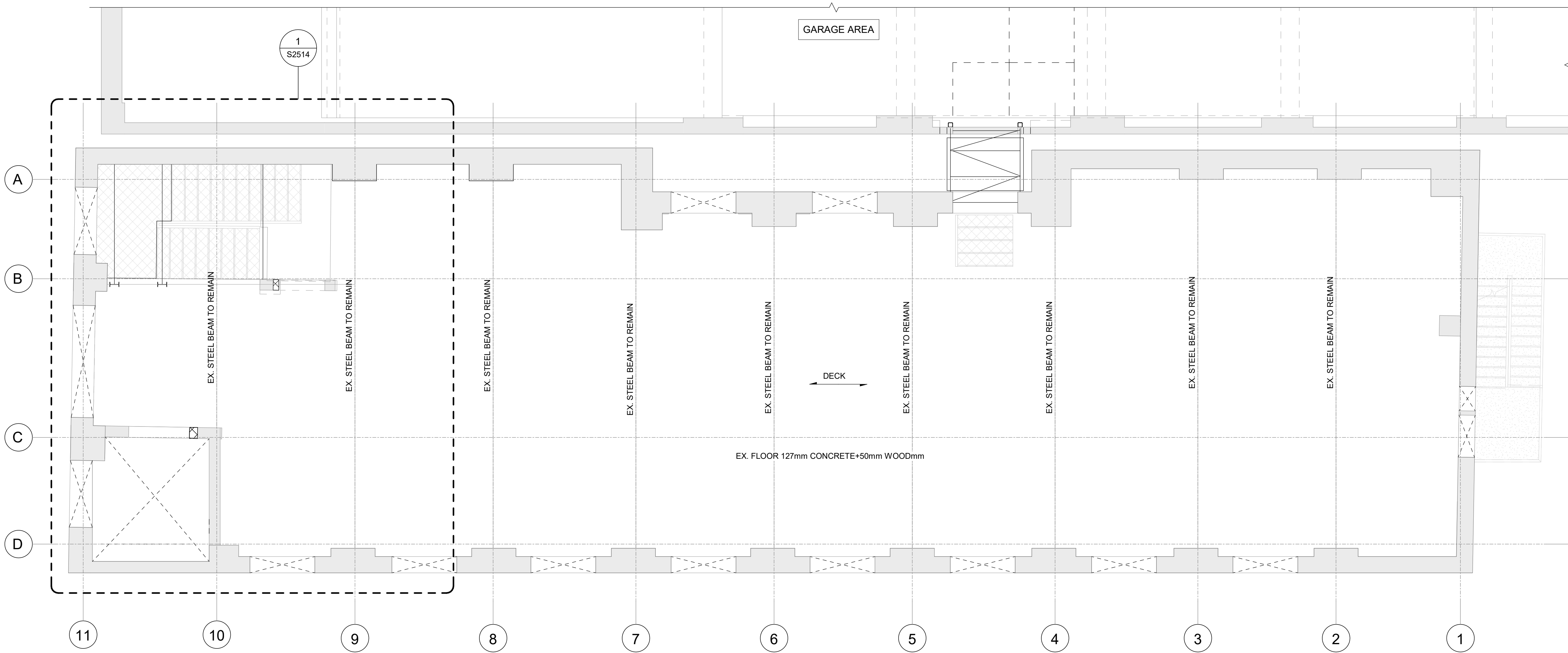
PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

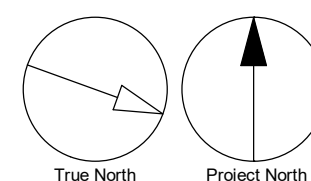
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FRAMING PLAN**

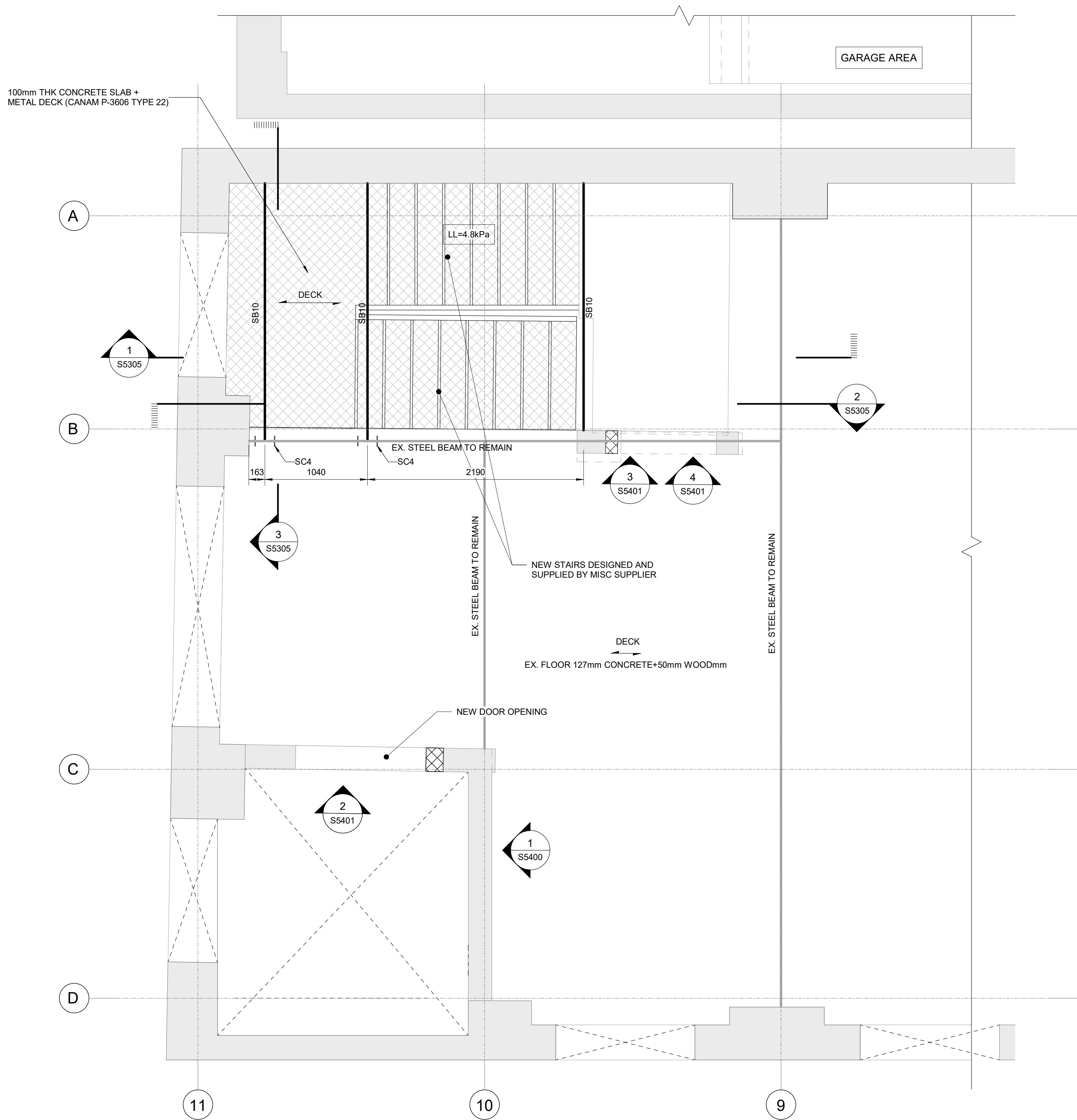
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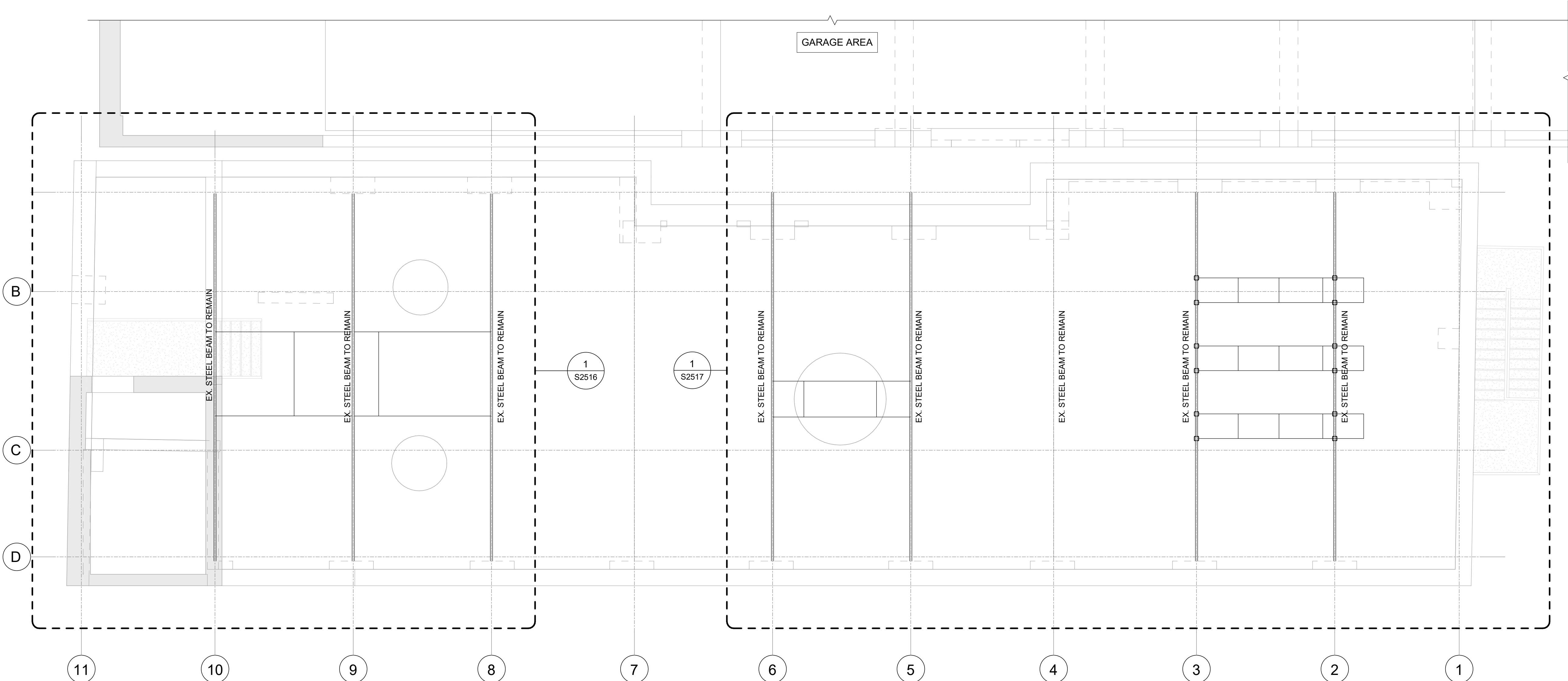
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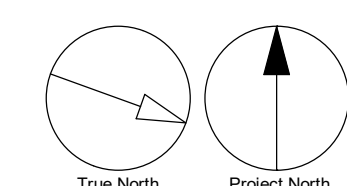
1 FIFTH FLOOR PROPOSED OVERALL FRAMING PLAN
S2513 Scale: 1 : 50







1 ROOF PROPOSED OVERALL FRAMING PLAN
S2515 Scale: 1 : 50



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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

SHEET TITLE
**ROOF PROPOSED
OVERALL FRAMING PLAN**

SHEET NUMBER
S2515

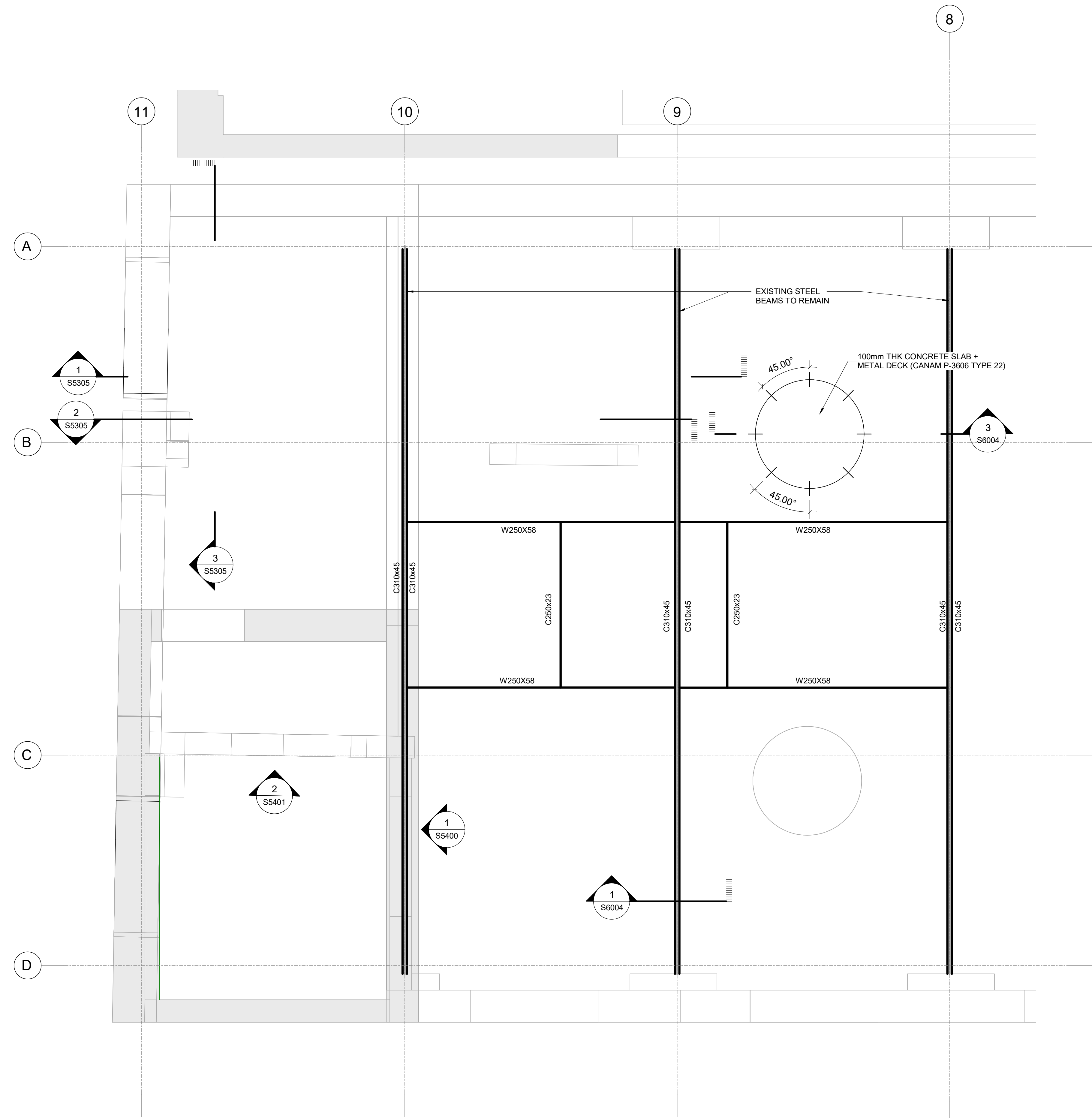
ISSUE
F

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1 ROOF ENLARGED PROPOSED PLAN A
S2516 Scale: 1 : 25



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RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO: 9119-19-0162 / IBI 122260	
DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV

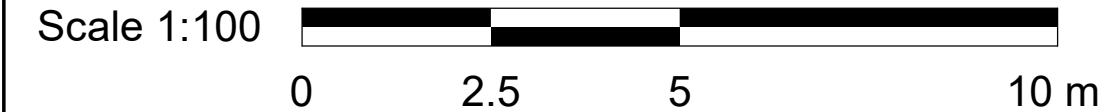
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**ROOF ENLARGED
PROPOSED PLAN A**

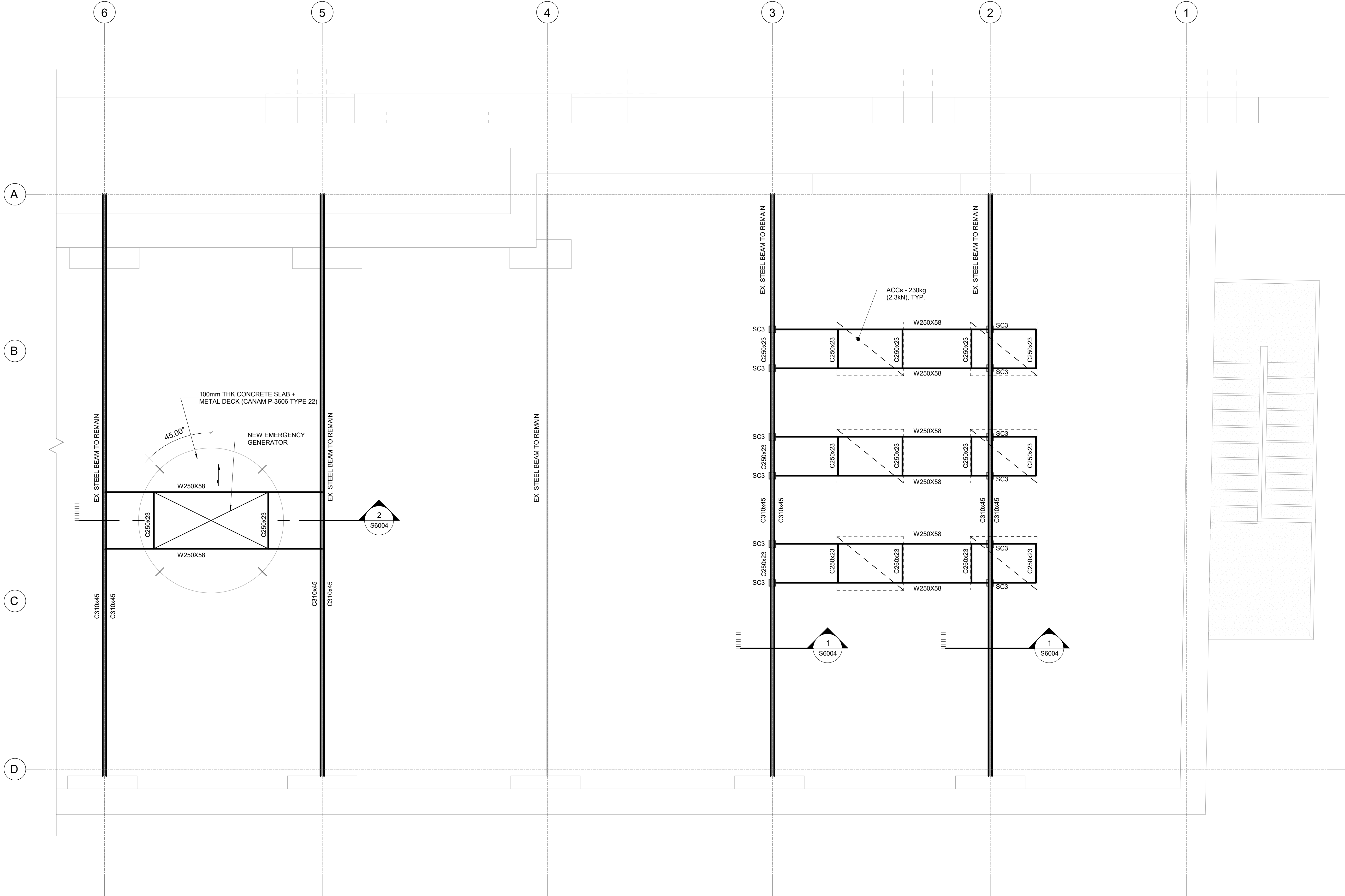
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S2516	F

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1 ROOF ENLARGED PROPOSED PLAN B
S2517 Scale: 1 : 25



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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

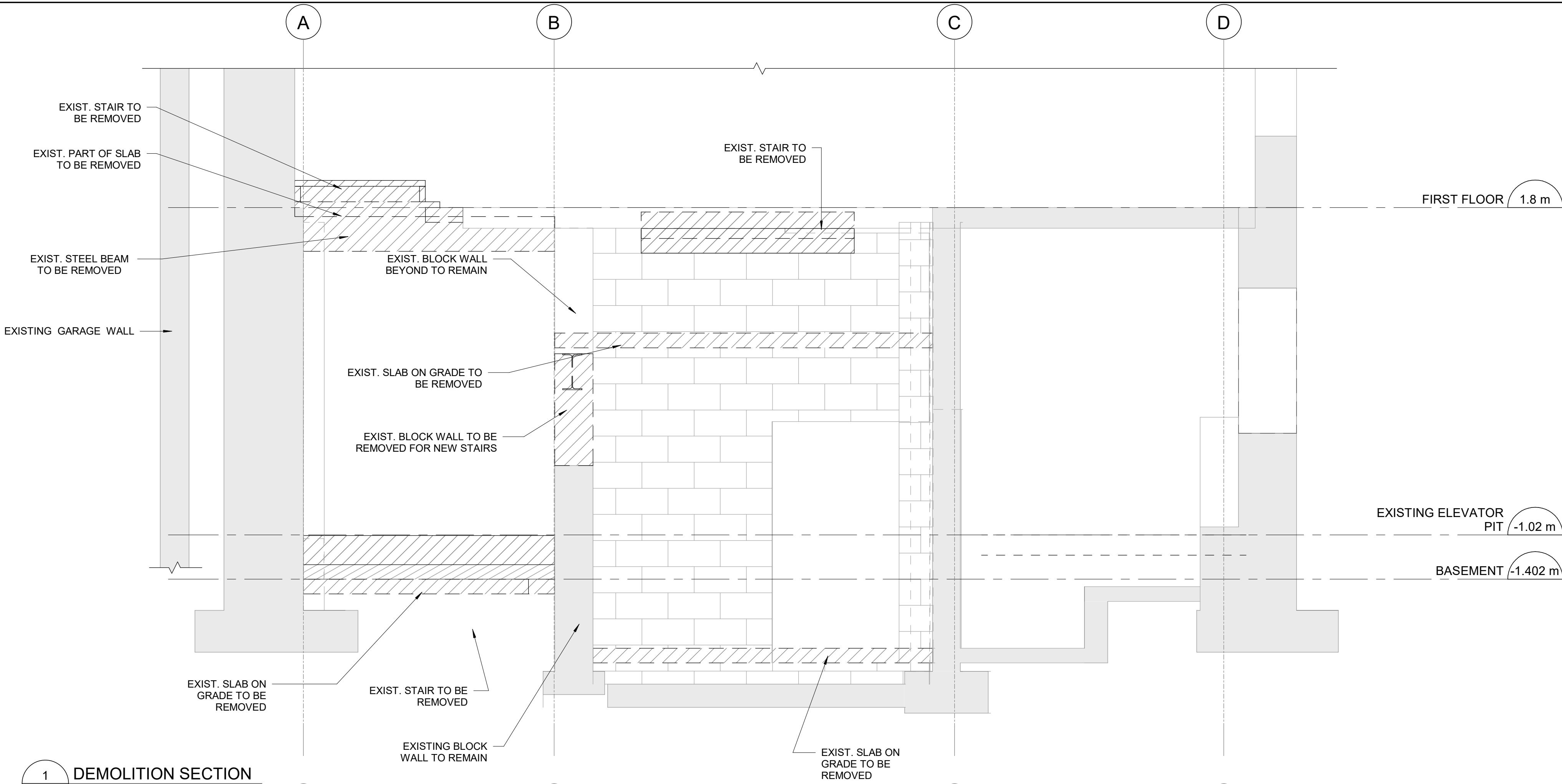
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PROPOSED PLAN B**

SHEET NUMBER
S2517

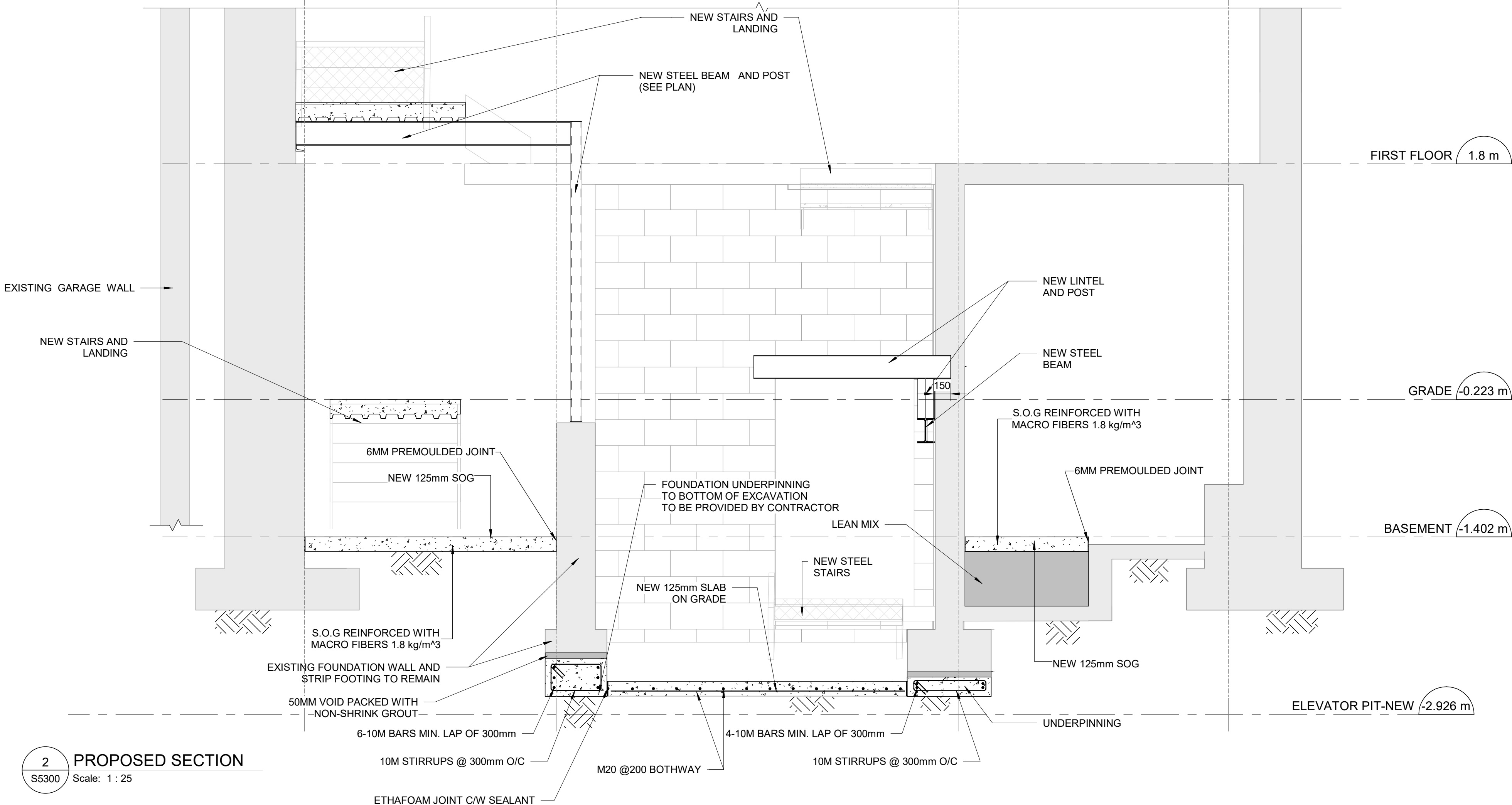
ISSUE
F

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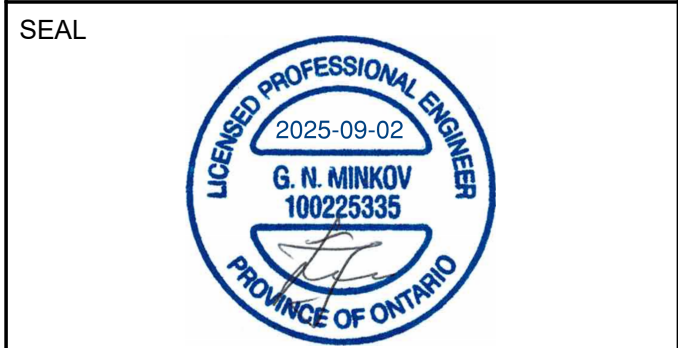
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2 PROPOSED SECTION
S5300 Scale: 1:25

ISSUES		
No.	DESCRIPTION	DATE
B	50% SUBMISSION	2024-10-31
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D	60% REVIEW SET	2025-07-01
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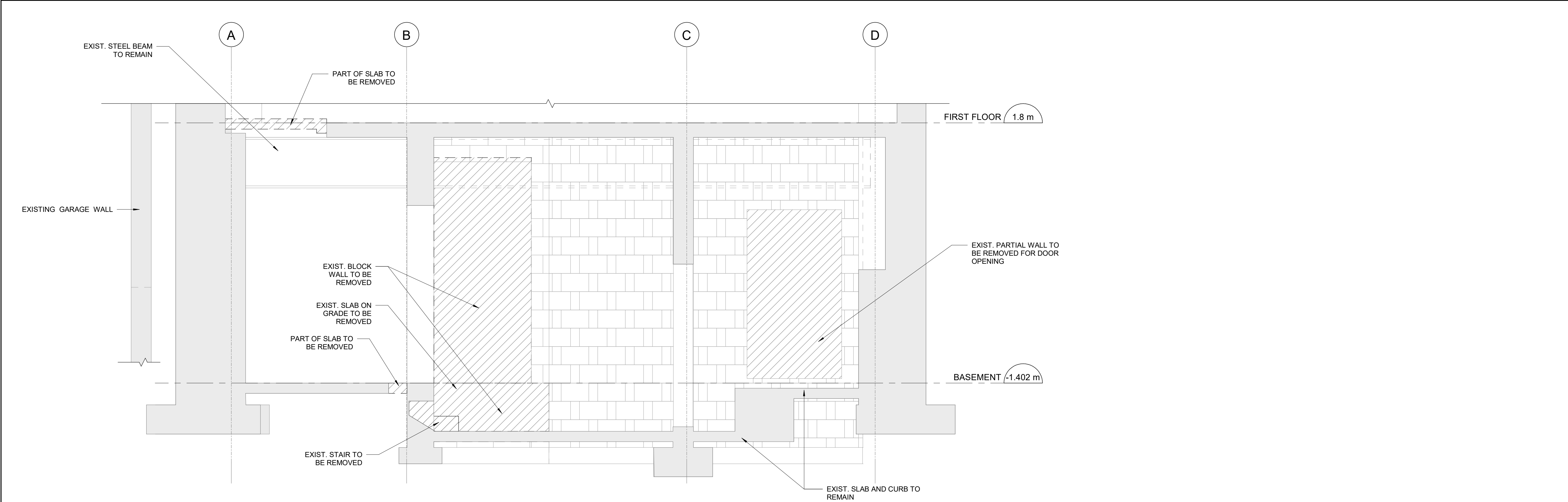
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**50 RICHMOND ST. E.
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**50 RICHMOND STREET EAST
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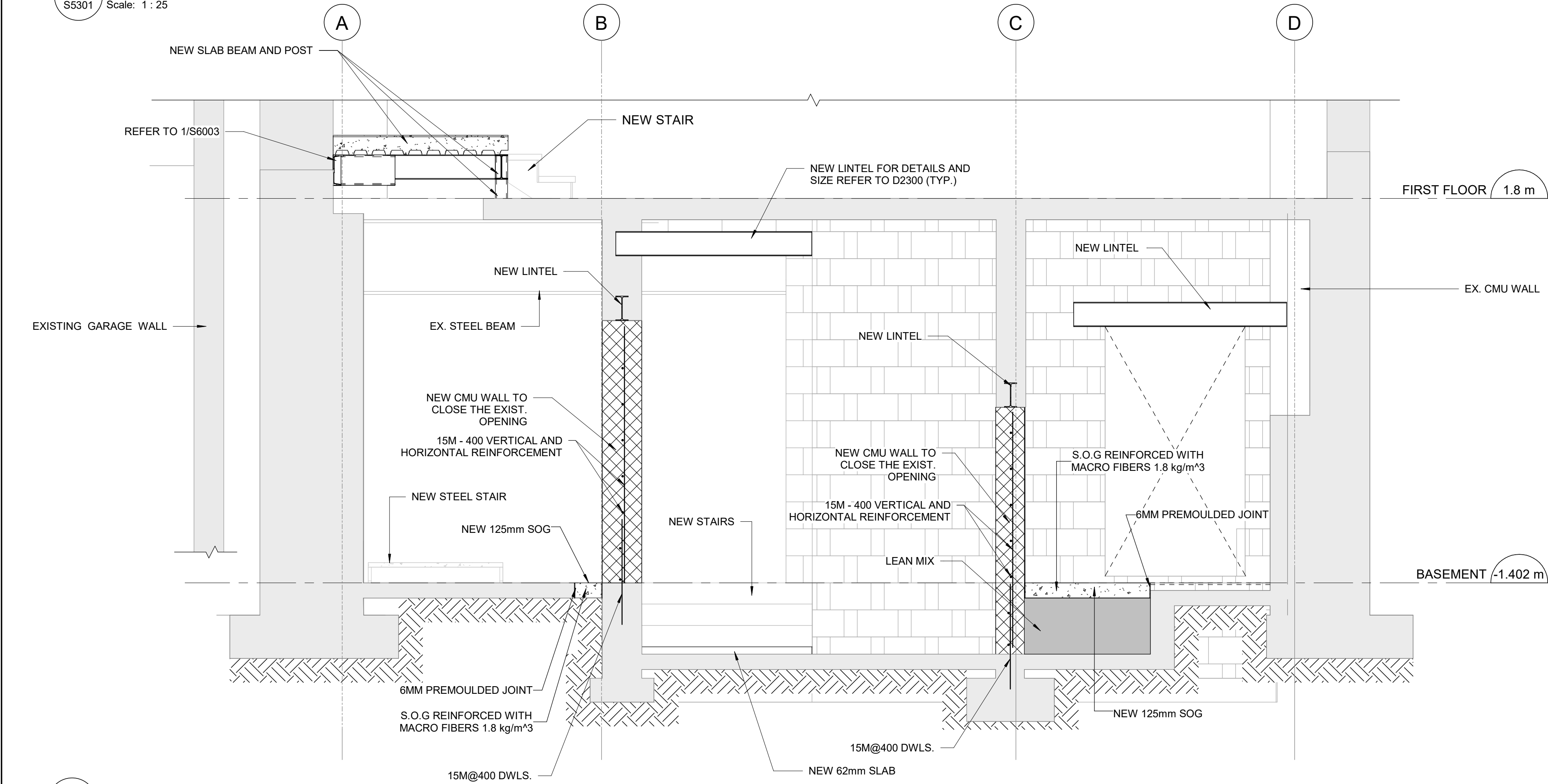
PROJECT NO:
9119-19-0162 / IBI 122260
DRAWN BY:
L. CHATZIGIANNAKOS
PROJECT MGR:
F. BOLOURIAN
CHECKED BY:
M. SHEININ
APPROVED BY:
G. MINKOV

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
S5300
ISSUE
F



1 DEMOLITION SECTION
S5301 Scale: 1 : 25



2 PROPOSED SECTION
S5301 Scale: 1 : 25

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RENOVATIONS**

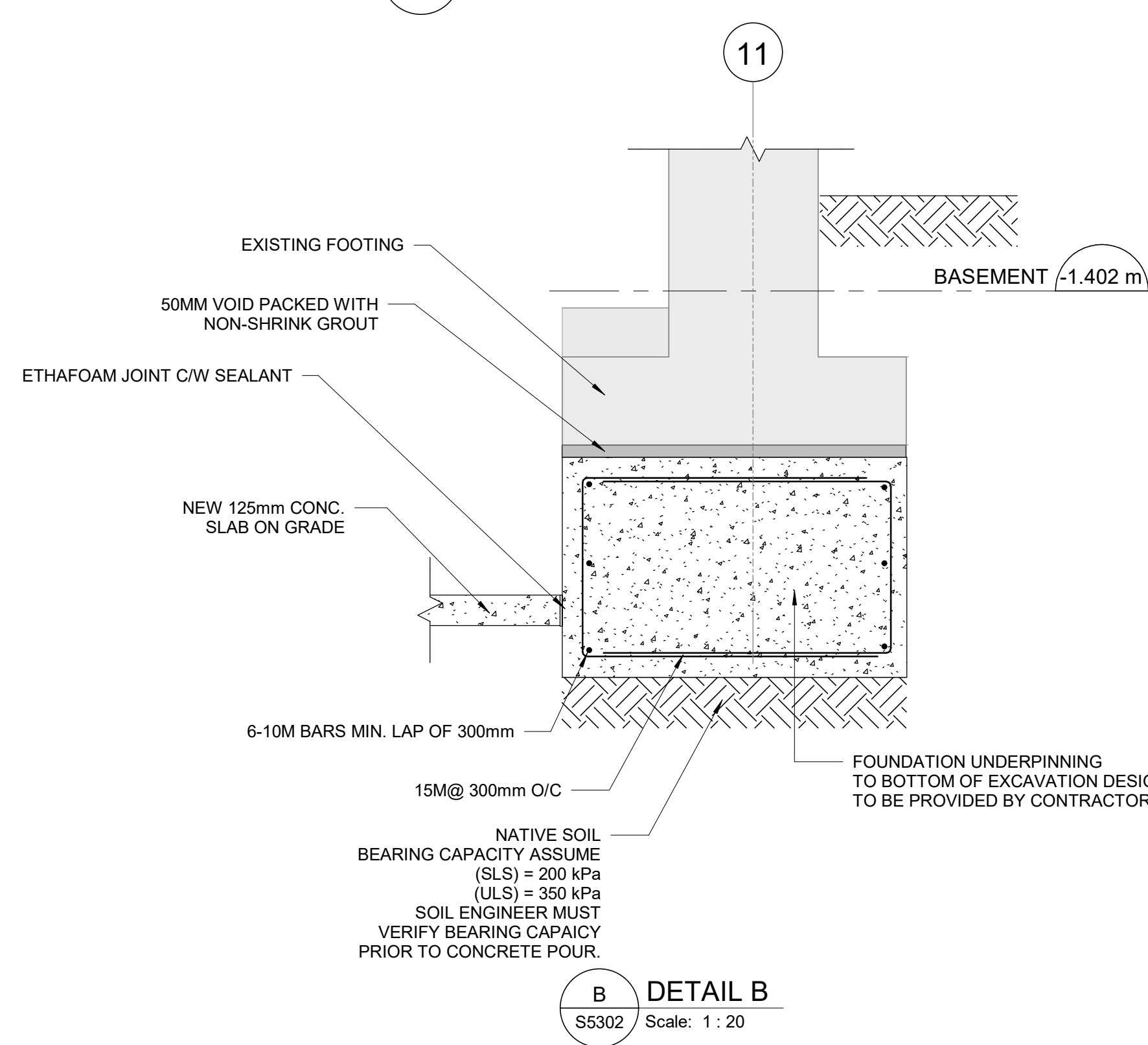
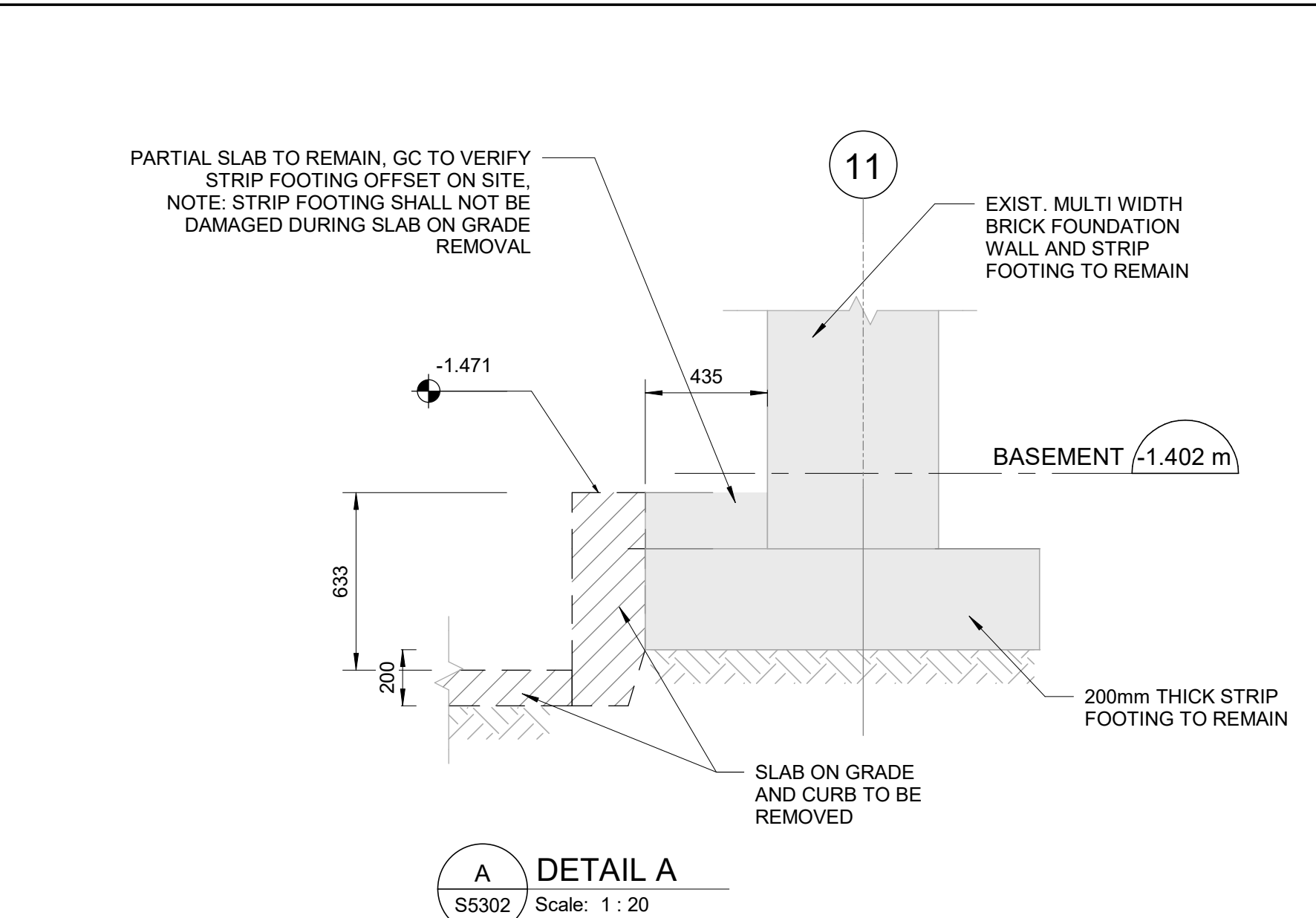
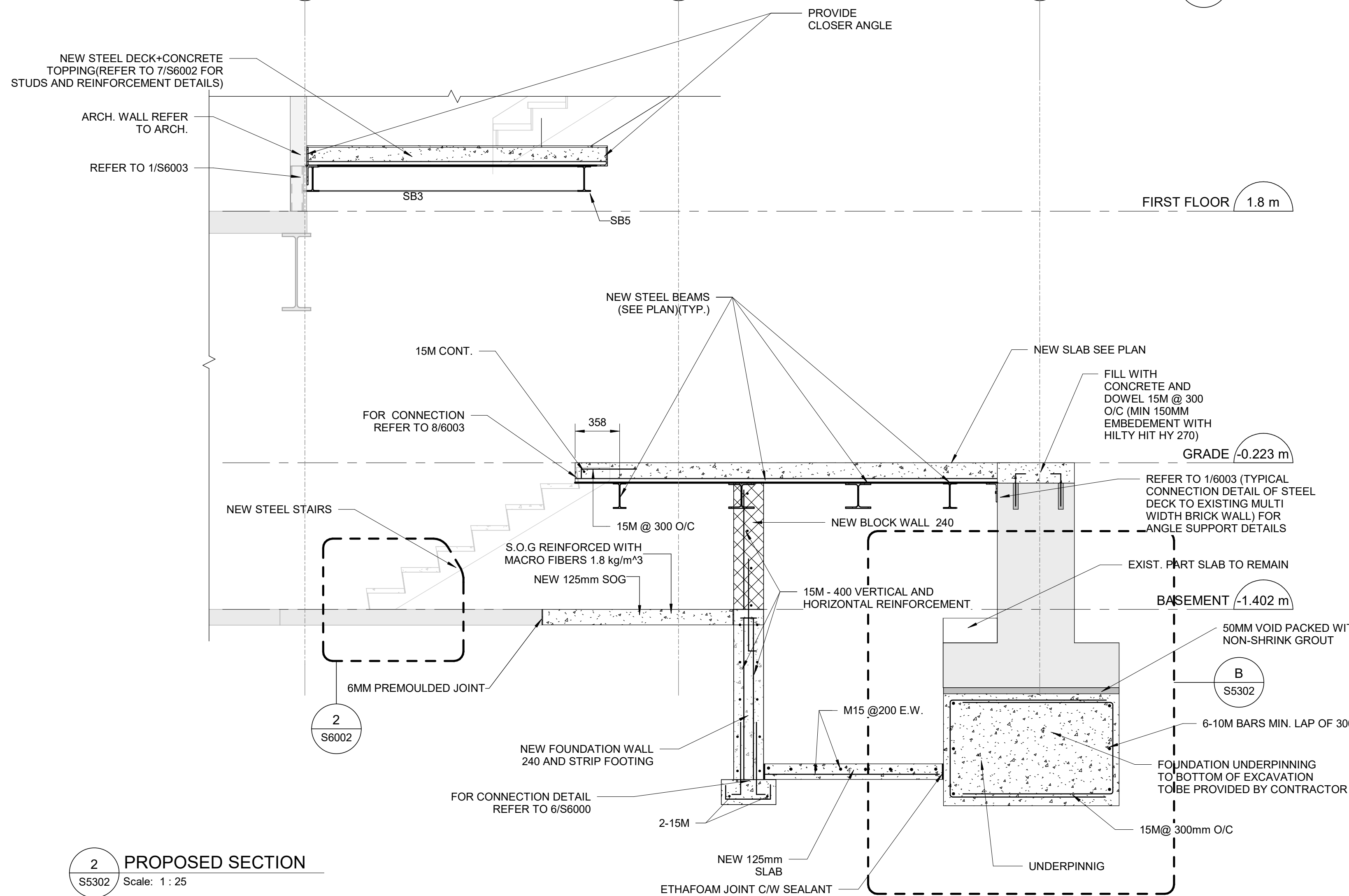
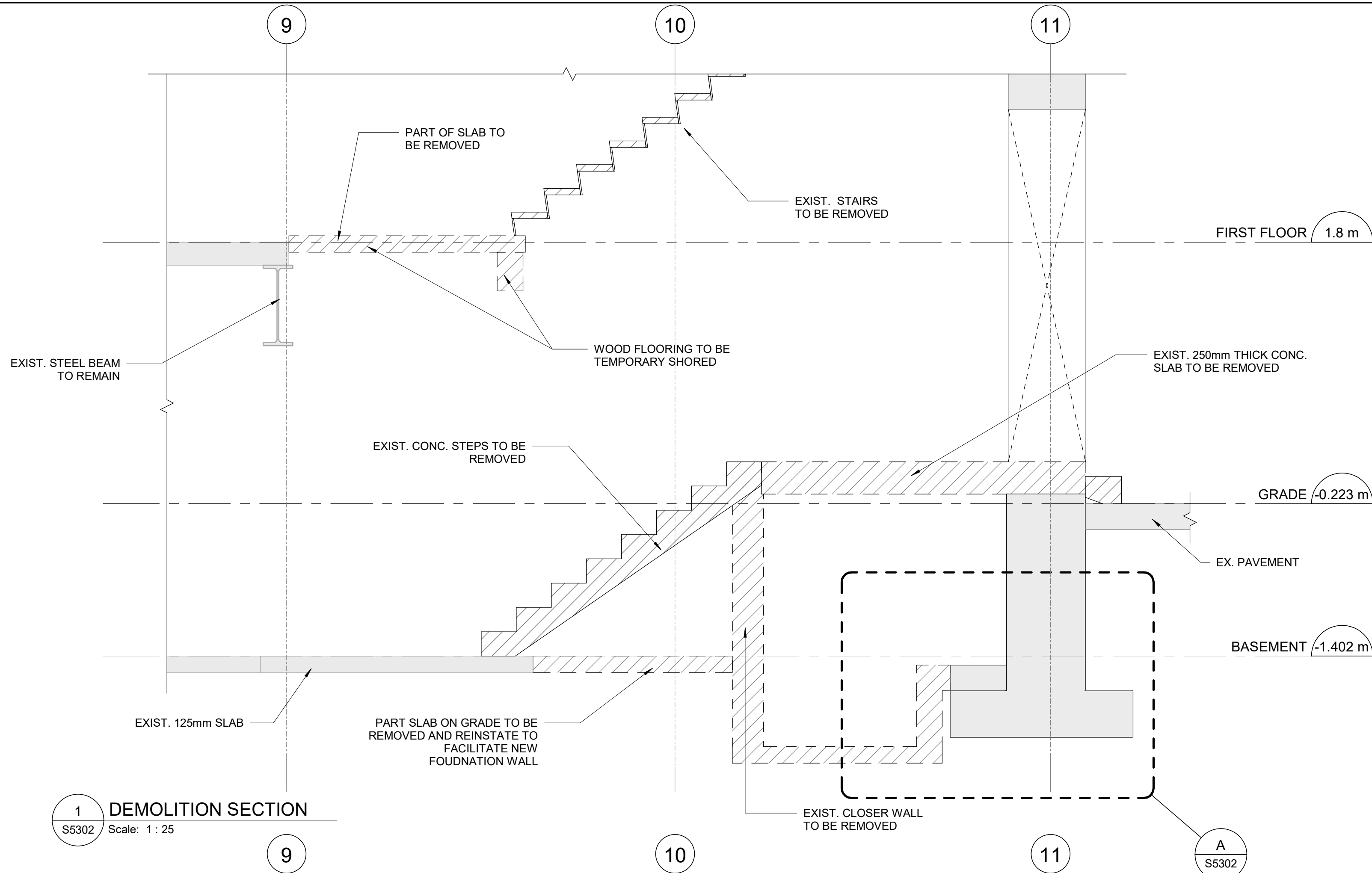
PROJECT ADDRESS
**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260
DRAWN BY:
L. CHATZIGIANNAKOS
PROJECT MGR:
F. BOLOURIAN
CHECKED BY:
M. SHEININ
APPROVED BY:
G. MINKOV

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER S5301	ISSUE F
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2025-09-02 1:20:23 PM



NOTE:
- ALL DIMENSIONS AND ELEVATIONS SHALL BE SITE VERIFIED.
- ALL SHORING SHALL BE DESIGNED BY THE CONTRACTOR, SIGNED AND SEALED BY A P.ENG. OF ONTARIO. SUBMIT CALCULATION AND SHOP DRAWING FOR REVIEW.
- ALL CONCRETE SHALL HAVE CRYSTALLINE WATERPROOFING COMPOUND IN THE MIX DESIGN.

ISSUES		
No.	DESCRIPTION	DATE
B	50% SUBMISSION	2024-10-31
C	75% SUBMISSION	2025-03-21
D	60% REVIEW SET	2025-07-01
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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS
**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

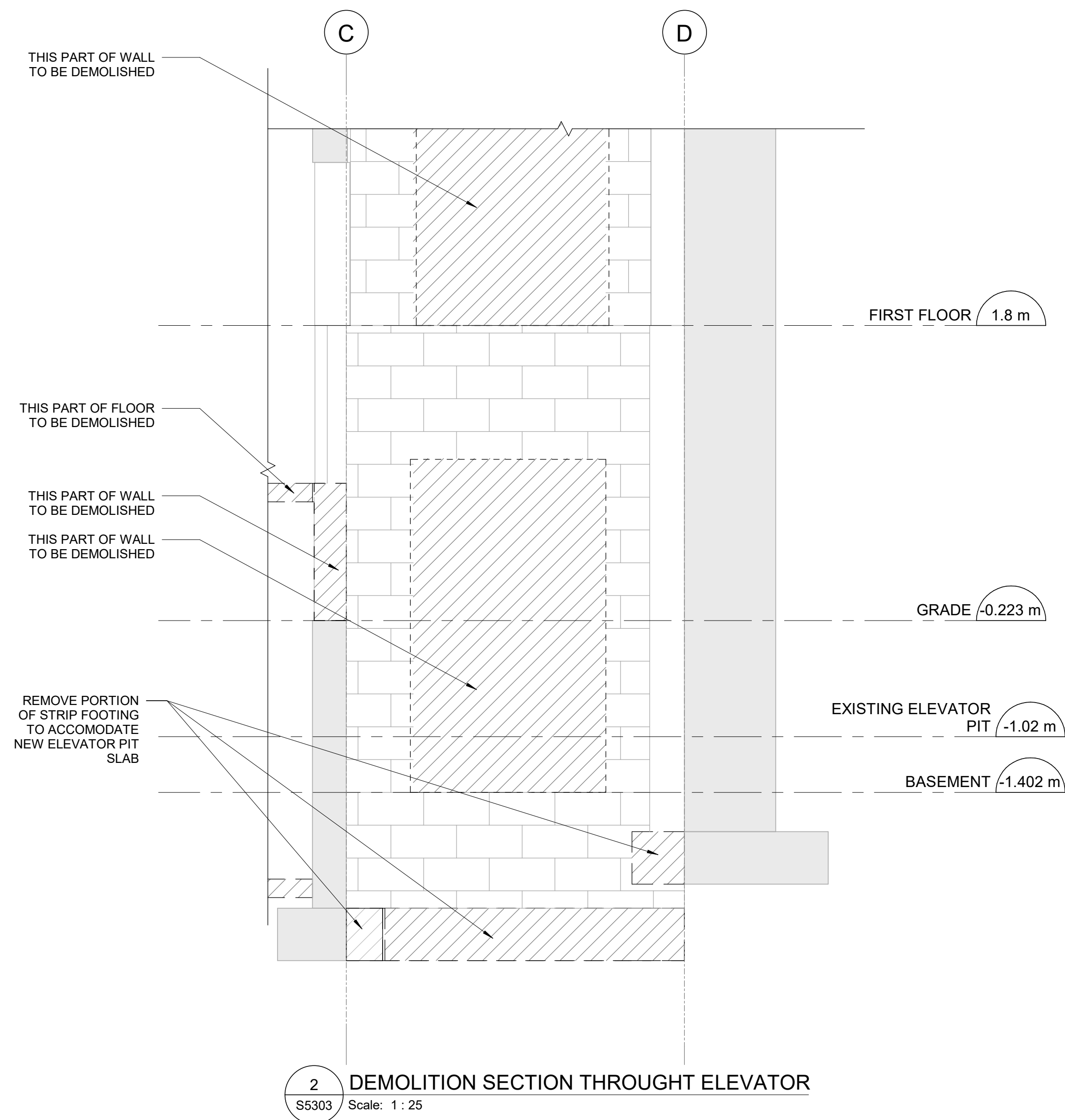
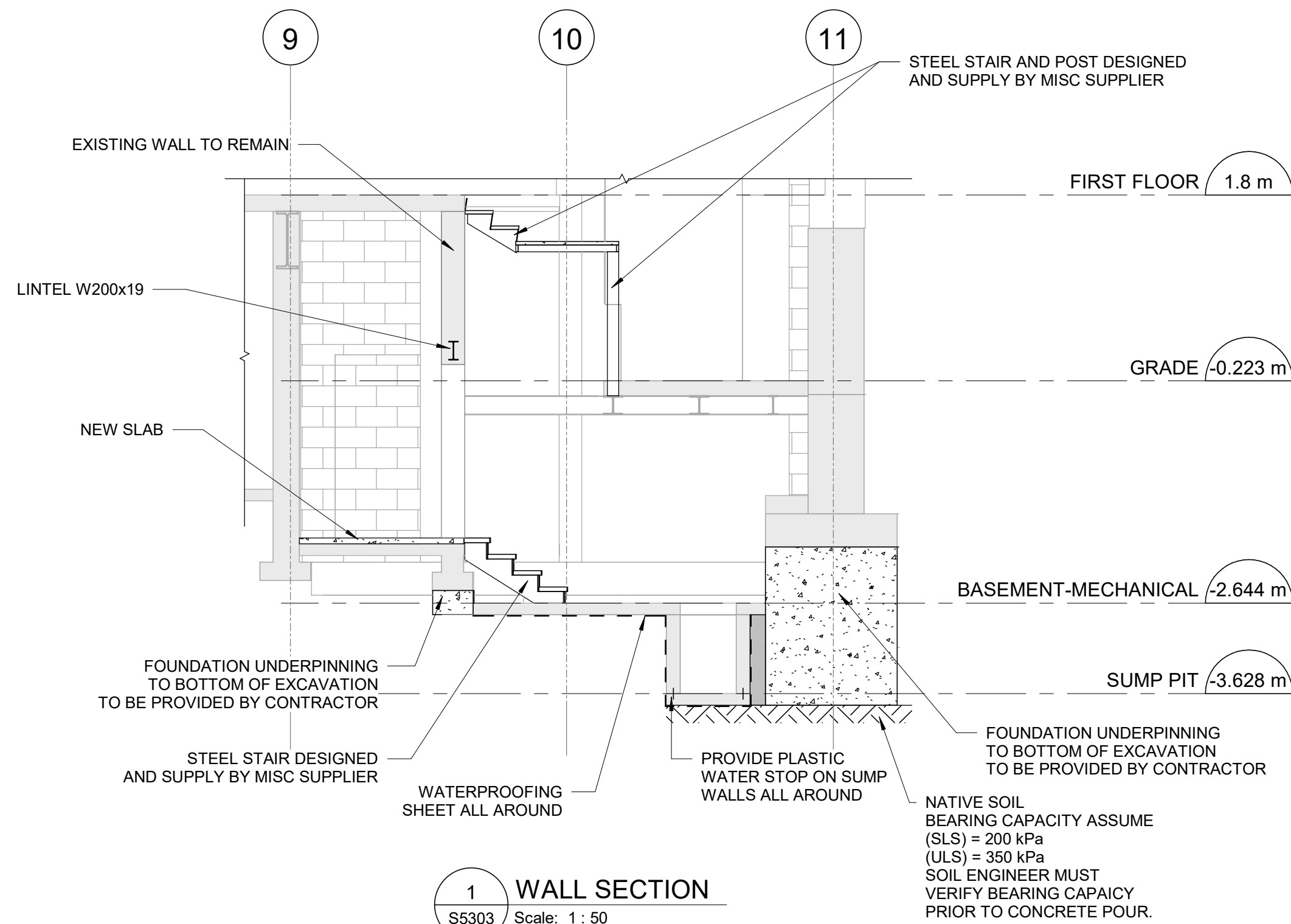
PROJECT NO:
9119-19-0162 / IBI 122260
DRAWN BY:
L. CHATZIGIANNAKOS
PROJECT MGR:
F. BOLOURIAN
CHECKED BY:
M. SHEININ
APPROVED BY:
G. MINKOV

SHEET TITLE
BUILDING SECTIONS

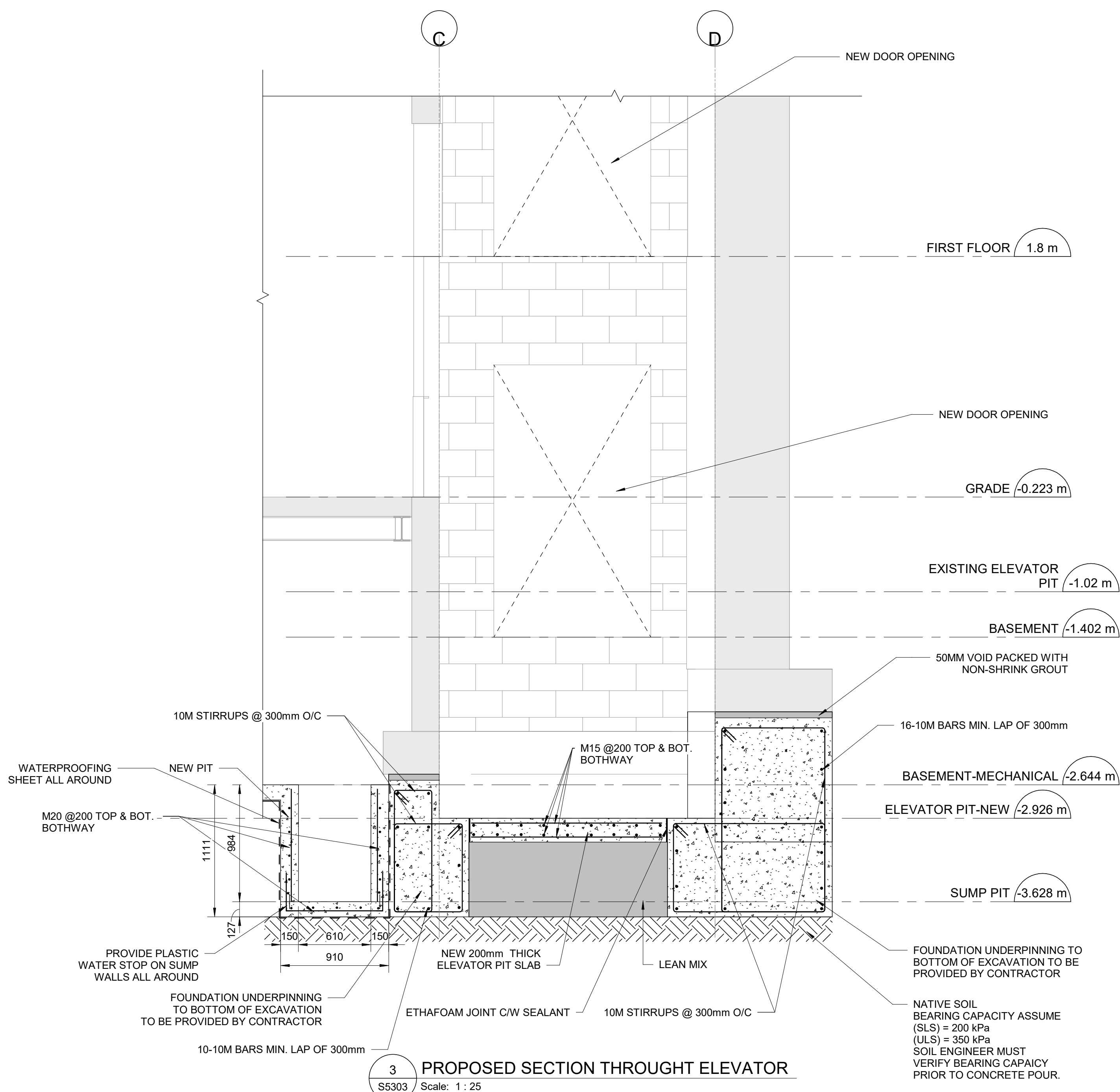
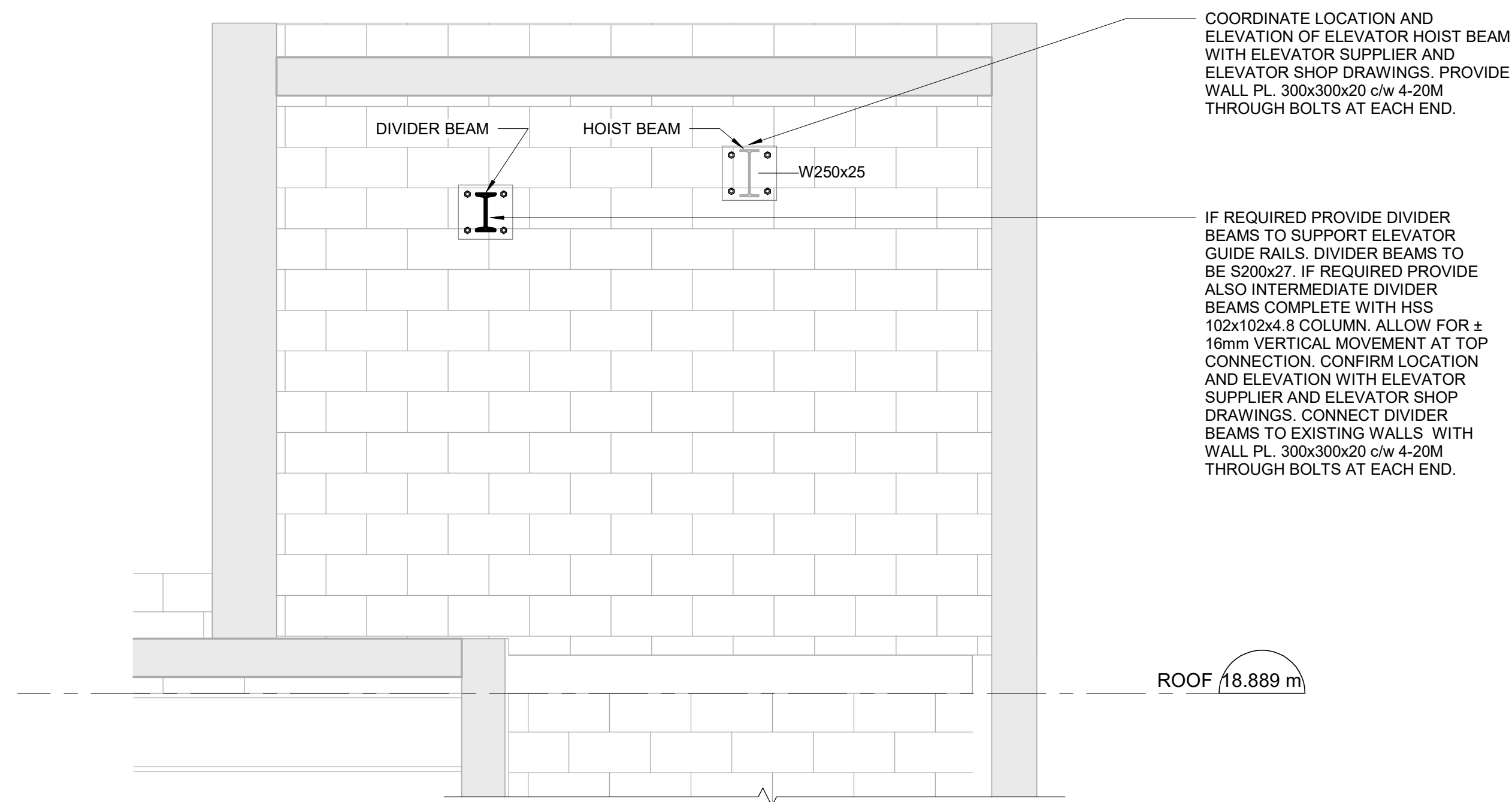
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S5302
ISSUE
F

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1/10

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NOTE:
1. ALL CONCRETE SHALL HAVE CRYSTALLINE WATERPROOFING COMPOUND IN TECH MIX DESIGN.
2. INCLUDE EARLY HARDENING CONCRET ADMIXURE IF NECESSARY FOR UNDERPINNING.
3. HYDROPHILIC WATERSTOP AT ALL JOINTS TYP FOR UNDER GOUND.



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E	ISSUED FOR PERMIT 100%	2025-08-11
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LICENSED PROFESSIONAL ENGINEER

G. N. MINKOV

100225335

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PROJECT TITLE

50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

L. CHATZIGIANNAKOS

CHECKED BY:

M. SHEININ

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

G. MINKOV

SHEET TITLE

BUILDING SECTIONS

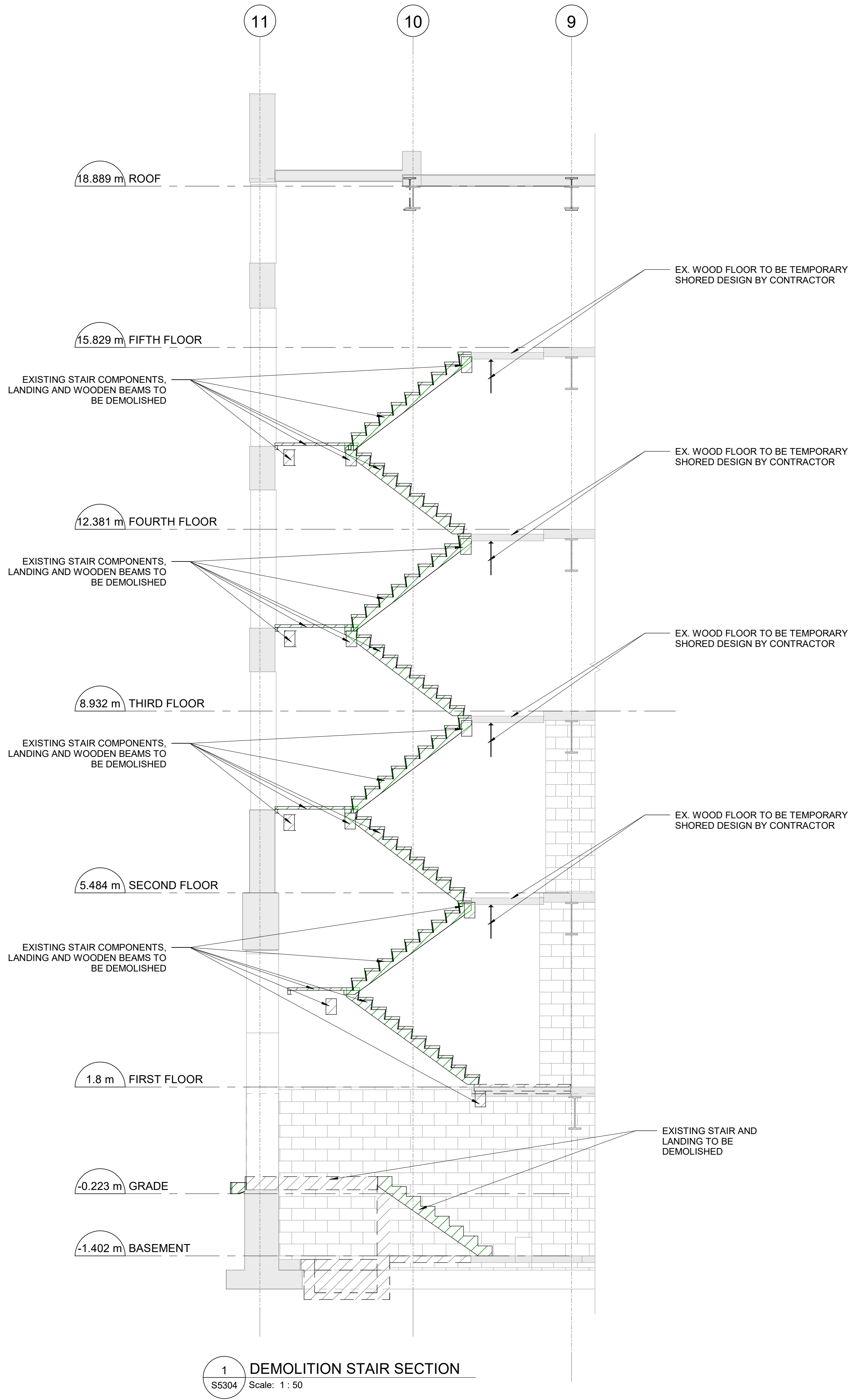
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ISSUE

F

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No.	DESCRIPTION	DATE
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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

**50 RICHMOND STREET EAST
TORONTO, ONTARIO**

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

SHEET TITLE
BUILDING SECTIONS

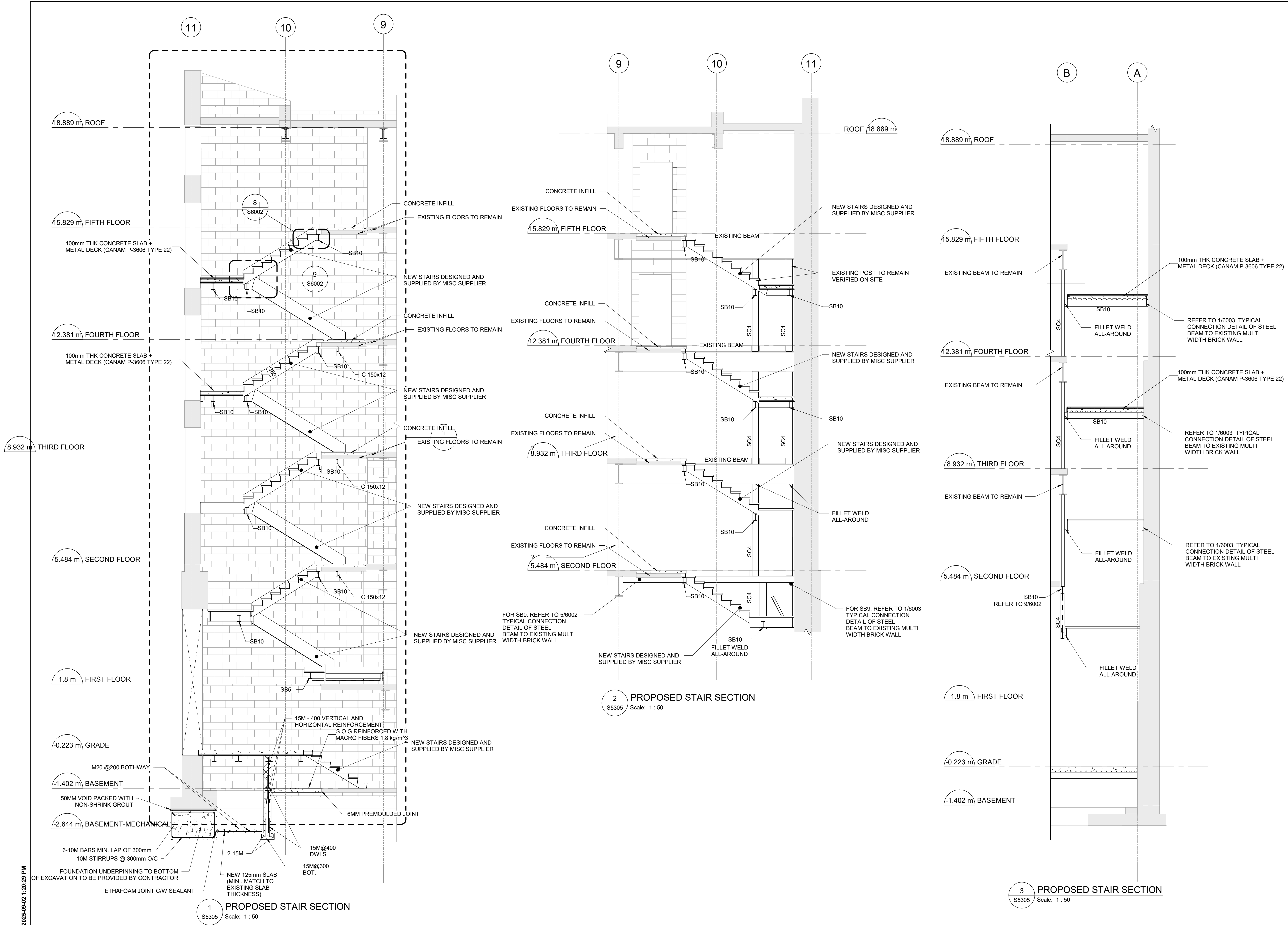
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ISSUE

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50 RICHMOND ST. E.
RENOVATIONS

PROJECT ADDRESS
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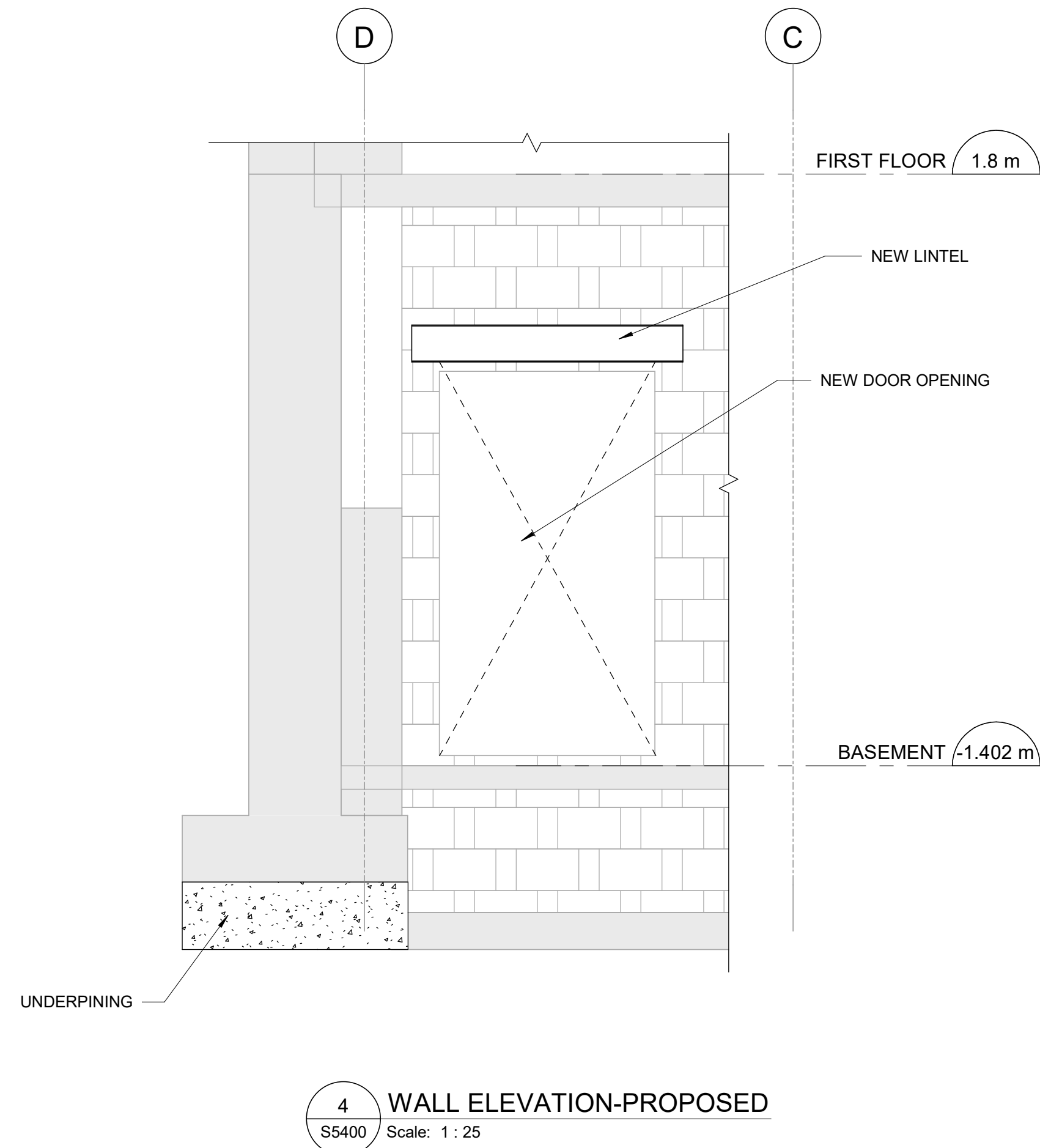
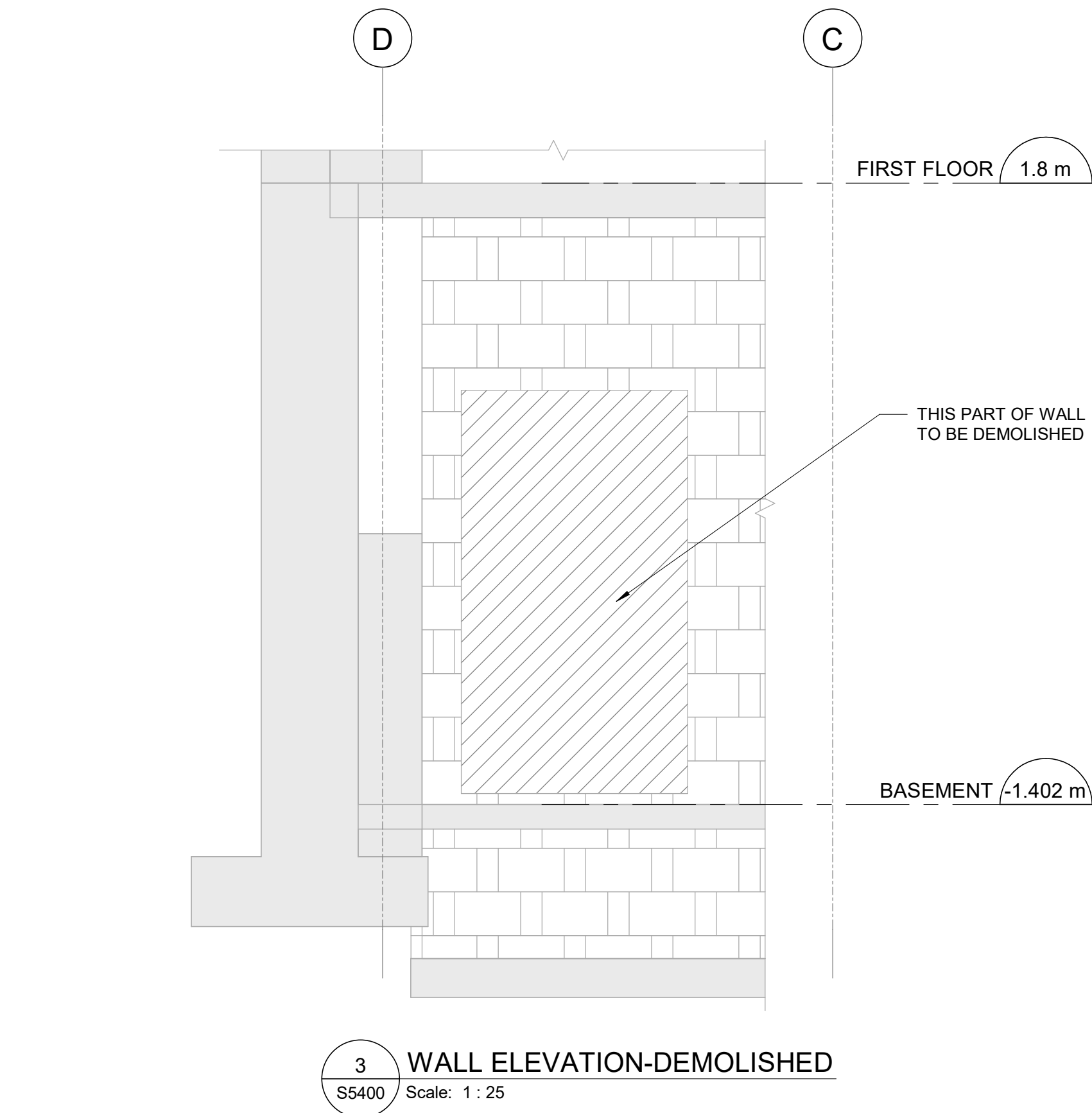
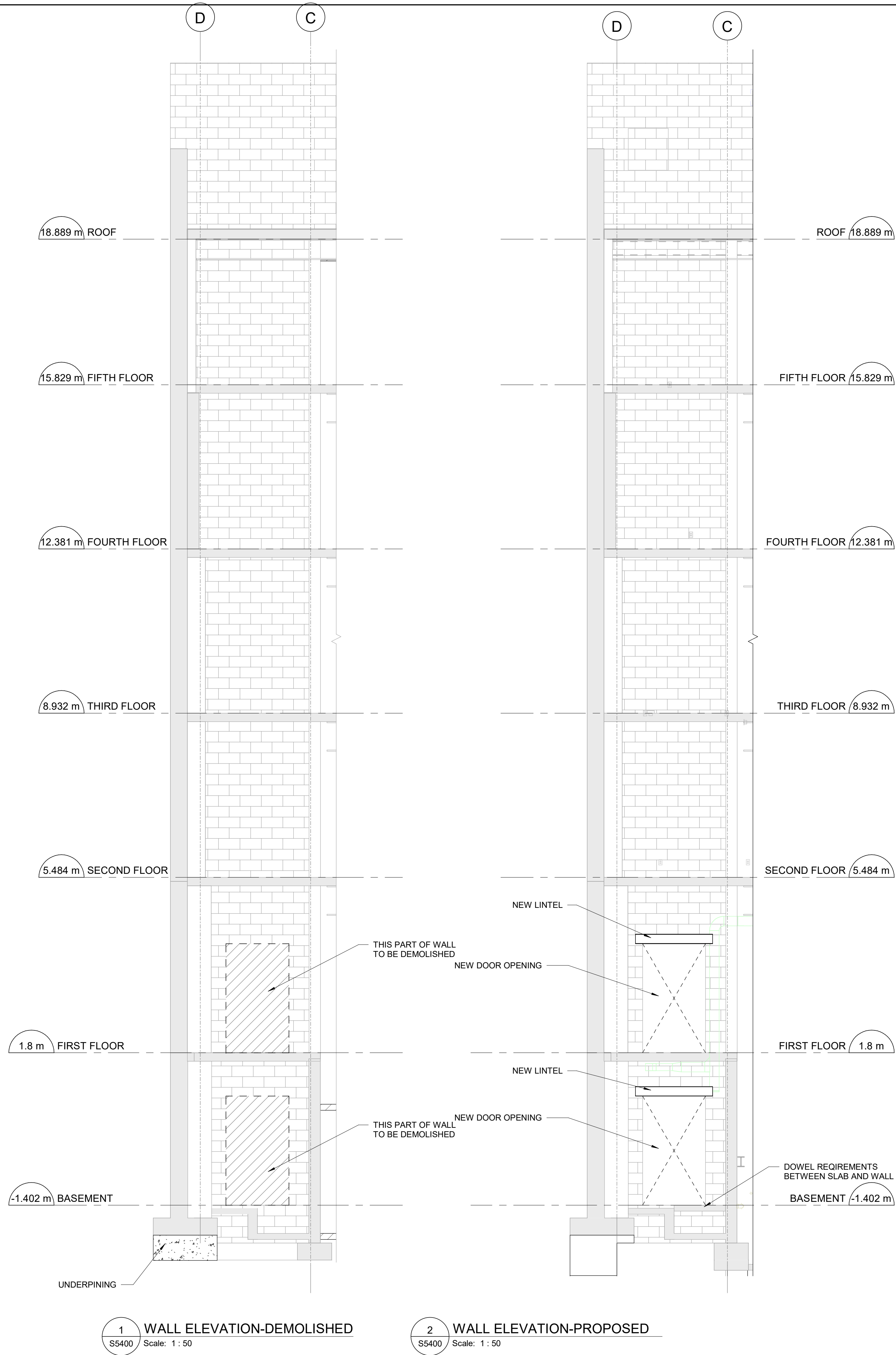
PROJECT NO:
9119-19-0162 / IBI 122260
DRAWN BY:
L. CHATZIGIANNAKOS
PROJECT MGR:
F. BOLOURIAN
CHECKED BY:
M. SHEININ
APPROVED BY:
G. MINKOV

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER S5305	ISSUE F
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PROJECT ADDRESS

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TORONTO, ONTARIO

PROJECT NO:

9119-19-0162 / IBI 122260

DRAWN BY:

L. CHATZIGIANNAKOS

CHECKED BY:

M. SHEININ

PROJECT MGR:

F. BOLOURIAN

APPROVED BY:

G. MINKOV

SHEET TITLE

ELEVATIONS AND
DETAILS

SHEET NUMBER

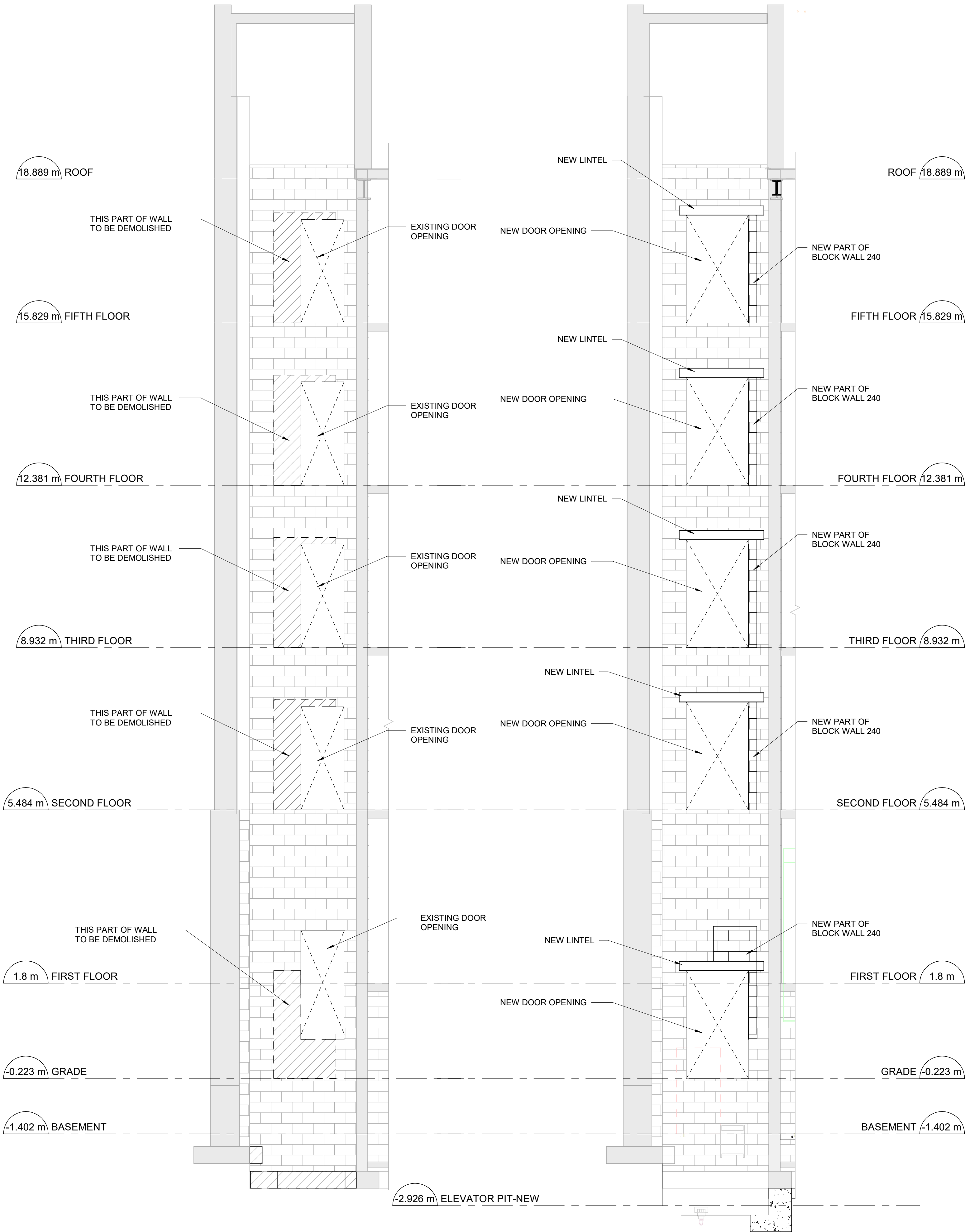
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ISSUE

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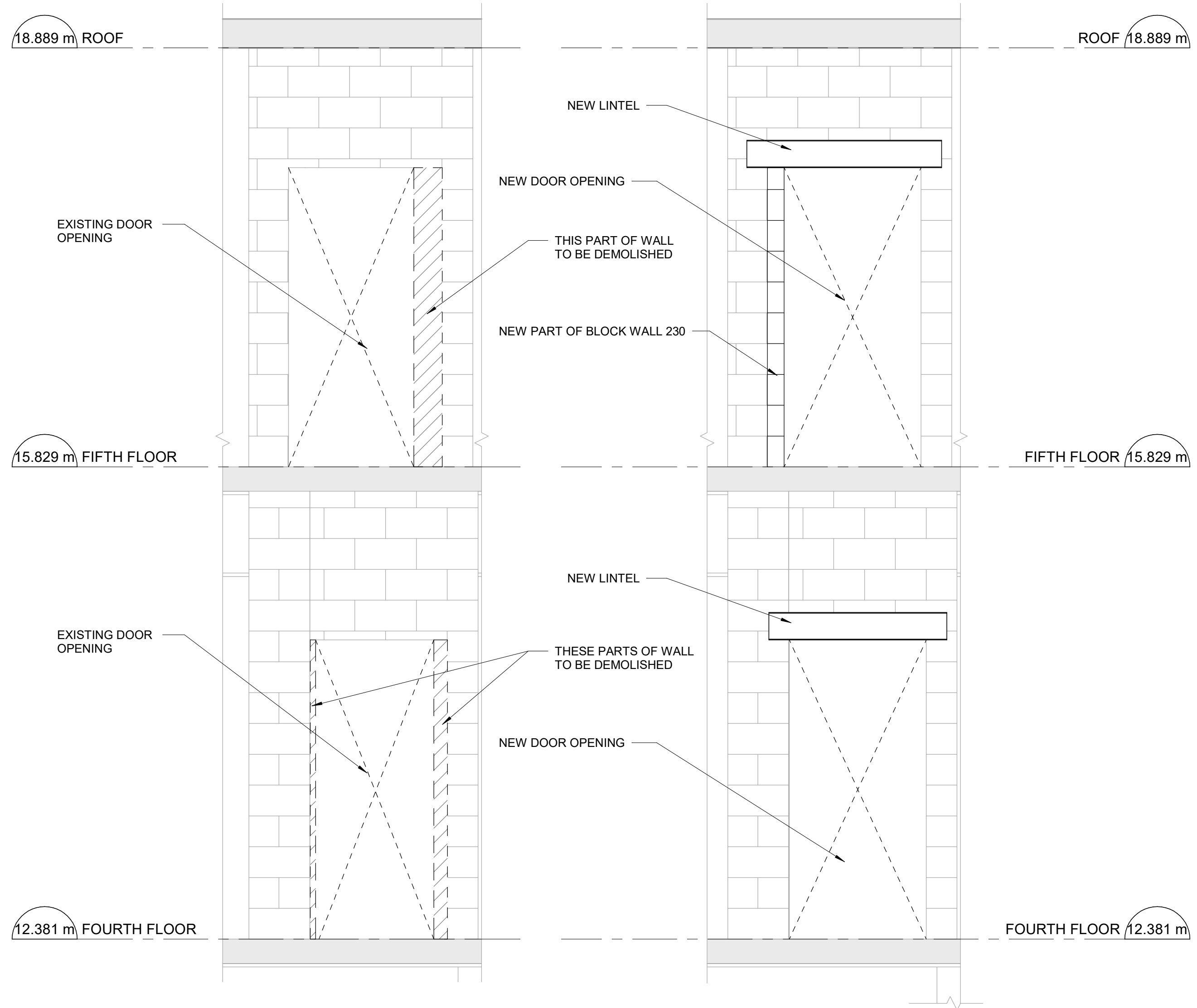
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1 WALL ELEVATION-DEMOLISHED
SS401 Scale: 1 : 50

2 WALL ELEVATION-PROPOSED
SS401 Scale: 1 : 50



3 WALL ELEVATION-DEMOLISHED
SS401 Scale: 1 : 25

4 WALL ELEVATION-PROPOSED
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ISSUES		
No.	DESCRIPTION	DATE
B	50% SUBMISSION	2024-10-31
C	75% SUBMISSION	2025-03-21
D	60% REVIEW SET	2025-07-01
E	ISSUED FOR PERMIT 100%	2025-08-11
F	ISSUED FOR TENDER	2025-09-02

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PROJECT TITLE
**50 RICHMOND ST. E.
RENOVATIONS**

PROJECT ADDRESS

50 RICHMOND STREET EAST
TORONTO, ONTARIO

PROJECT NO:
9119-19-0162 / IBI 122260

DRAWN BY:
L. CHATZIGIANNAKOS

CHECKED BY:
M. SHEININ

PROJECT MGR:
F. BOLOURIAN

APPROVED BY:
G. MINKOV

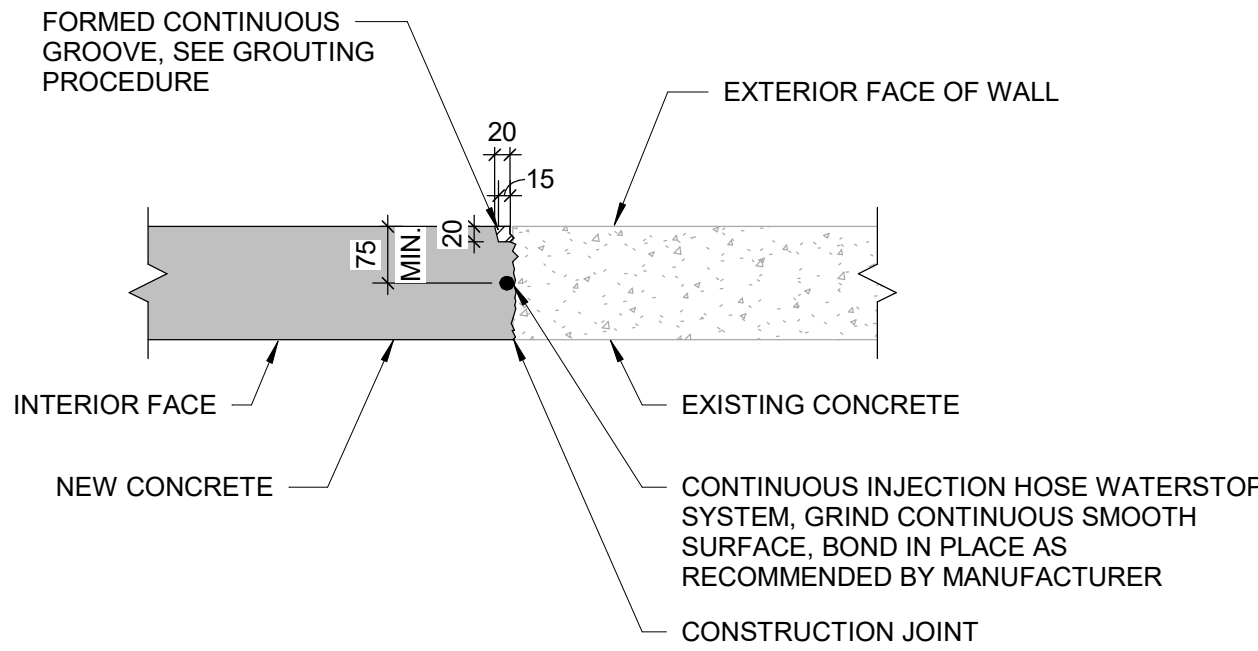
SHEET TITLE
**ELEVATIONS AND
DETAILS**

SHEET NUMBER

S5401

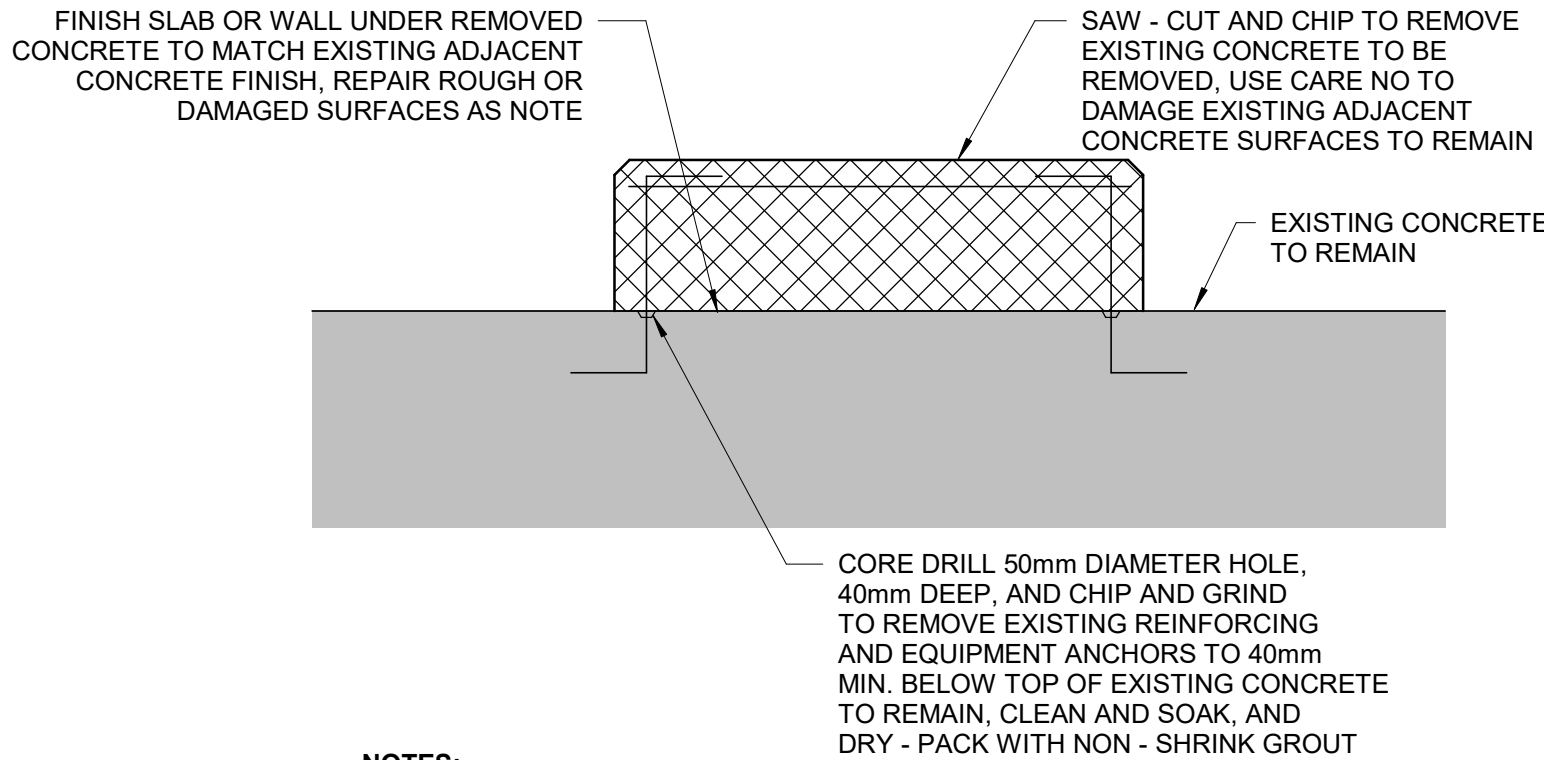
ISSUE

F



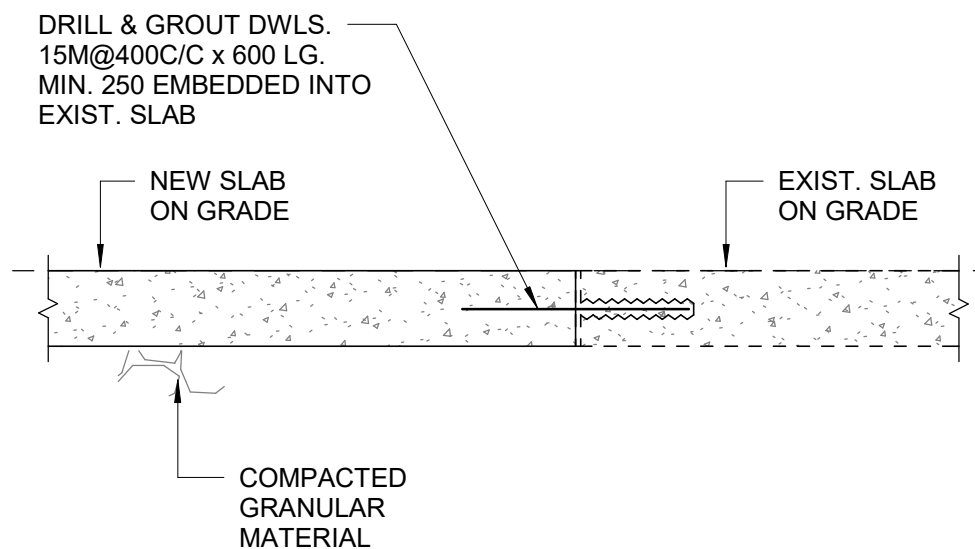
- GROUTING PROCEDURE:**
1. WAIT UNTIL NEW CONCRETE MINIMUM 28 DAYS OLD PRIOR TO GROUTING GROOVE.
 2. ROUGHEN AND CLEAN SURFACE OF GROOVE WITH POWER WIRE BRUSH OR SANDBLASTING.
 3. SATURATE AREA FOR 24 HOUR PRIOR TO GROUTING.
 4. DRY PACK WITH NON - SHRINK GROUT.
 5. USE STEEL HAMMER AND STEEL TOOL TO DENSELY PACK GROUT INTO GROOVE.
 6. WATER CURE GROUT FOR 4 DAYS MINIMUM.

1 INJECTION HOSE WATERSTOP AT CONNECTION TO EXISTING CONCRETE
S6000 Scale: 1 : 10

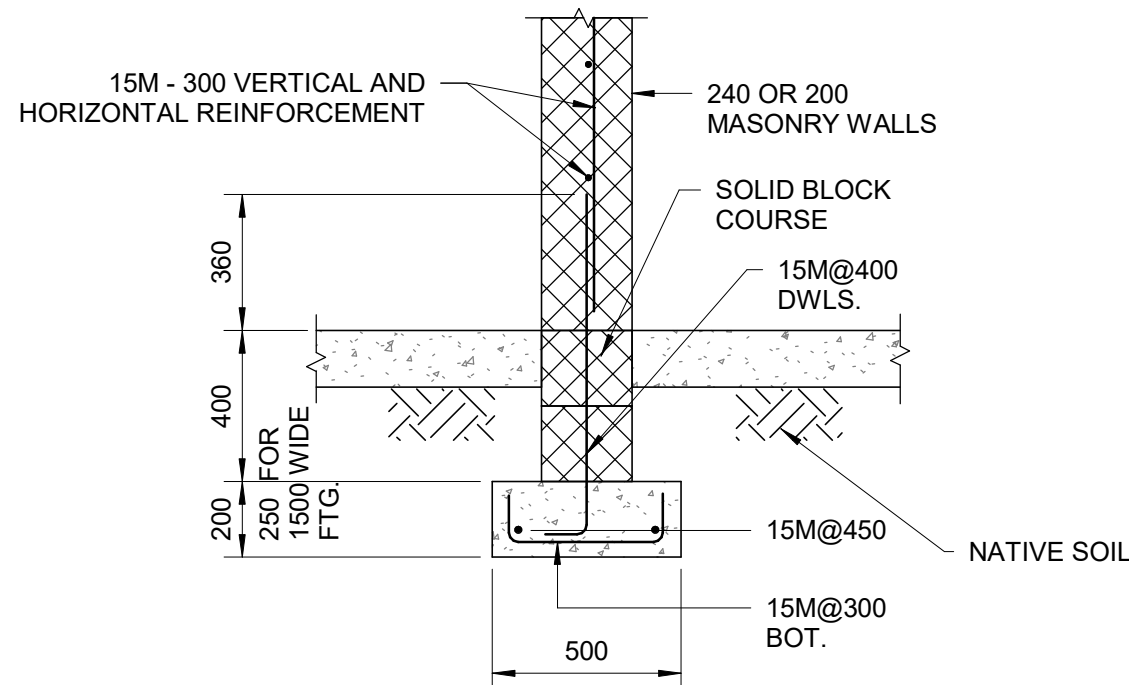


- NOTES:**
1. REMOVE CONCRETE OUT TO SOUND CONCRETE.
 2. IF CHIPPING INTO THE SURFACE OF THE EXISTING SLAB OR WALL TO REMAIN IS REQUIRED, MAKE EDGE PERPENDICULAR TO THE SURFACE. DO NOT FEATHER EDGES.
 3. FILL DEFECTIVE AREA WITH NON - SHRINK GROUT OR AN APPROVED PREPACKAGED PATCHING MATERIAL TO MATCH APPEARANCE OF ADJACENT CONCRETE SURFACES.
 4. USE APPROVED BONDING AGENT ON SURFACES TO BE PATCHED PRIOR TO PLACING NON - SHRINK GROUT.
 5. DEMONSTRATE METHODS FOR REPAIR USING ACTUAL MATERIALS, METHODS, AND CURING PROCEDURES REQUIRED BY MATERIAL MANUFACTURERS. CONSULT WITH BONDING AGENT MANUFACTURER AND NON - SHRINK GROUT MANUFACTURER ON TECHNIQUES.

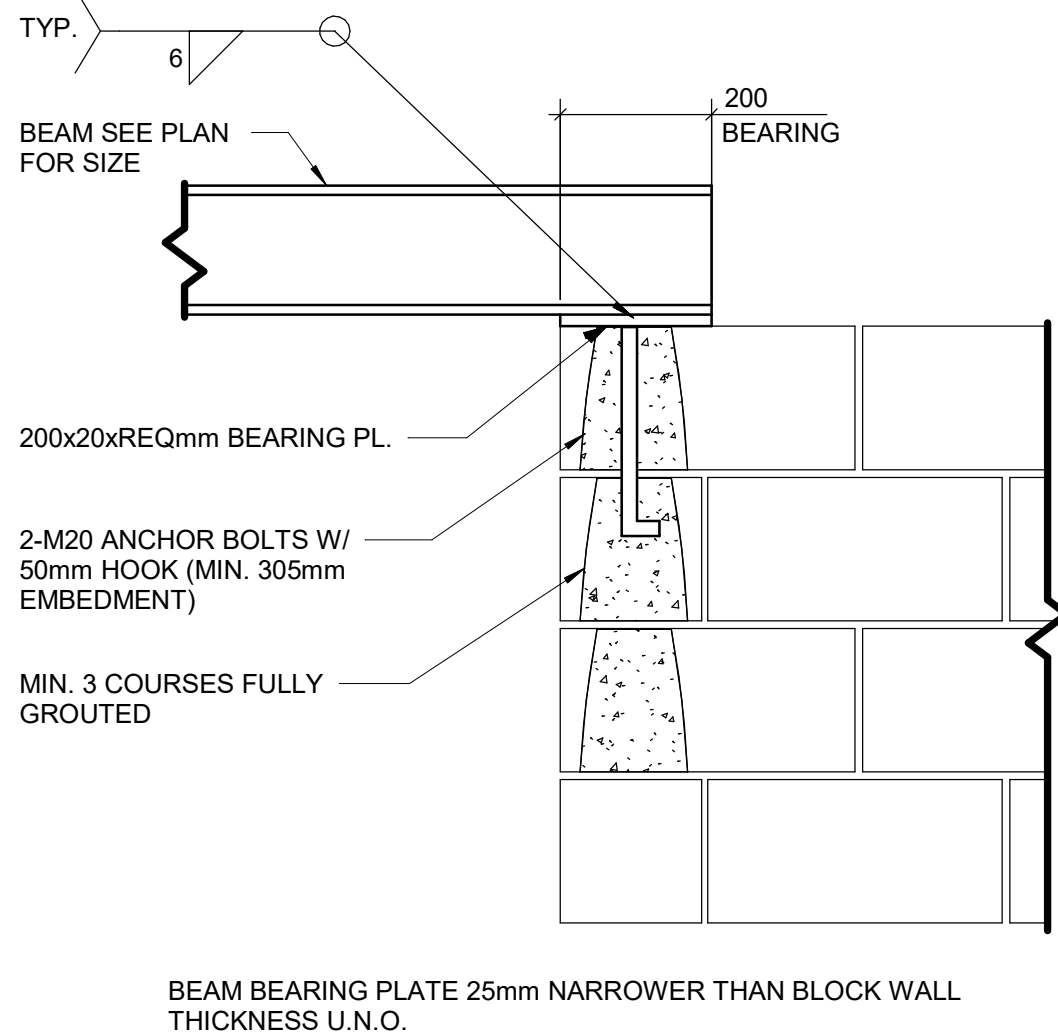
2 TYPICAL CONCRETE DEMOLITION
S6000 Scale: 1 : 10



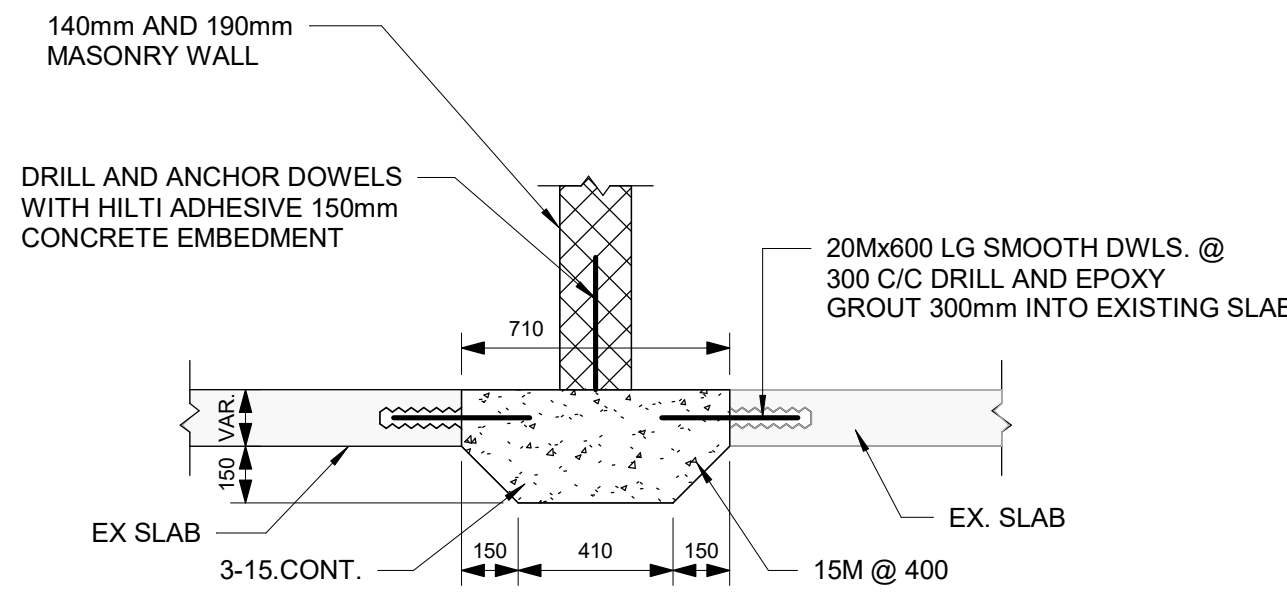
5 NEW GROUND SLAB CONNECTION TO EXISTING GROUND SLAB
S6000 Scale: 1 : 20



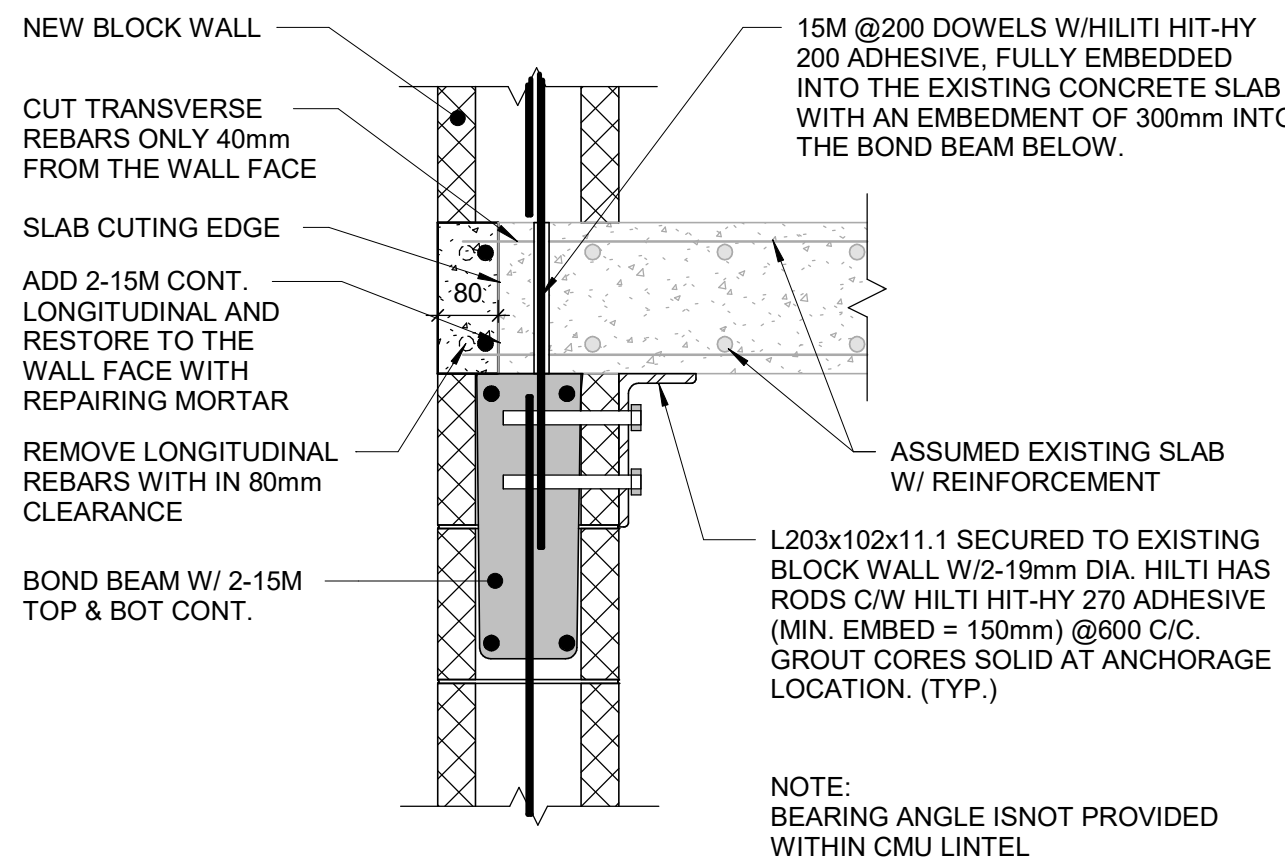
6 NEW MASONRY WALL FOUNDATION (200 & 240 thk BLOCK WALL)
S6000 Scale: 1 : 20



7 BEAM BEARING ON PARALLEL BLOCK WALL
S6000 Scale: 1 : 10



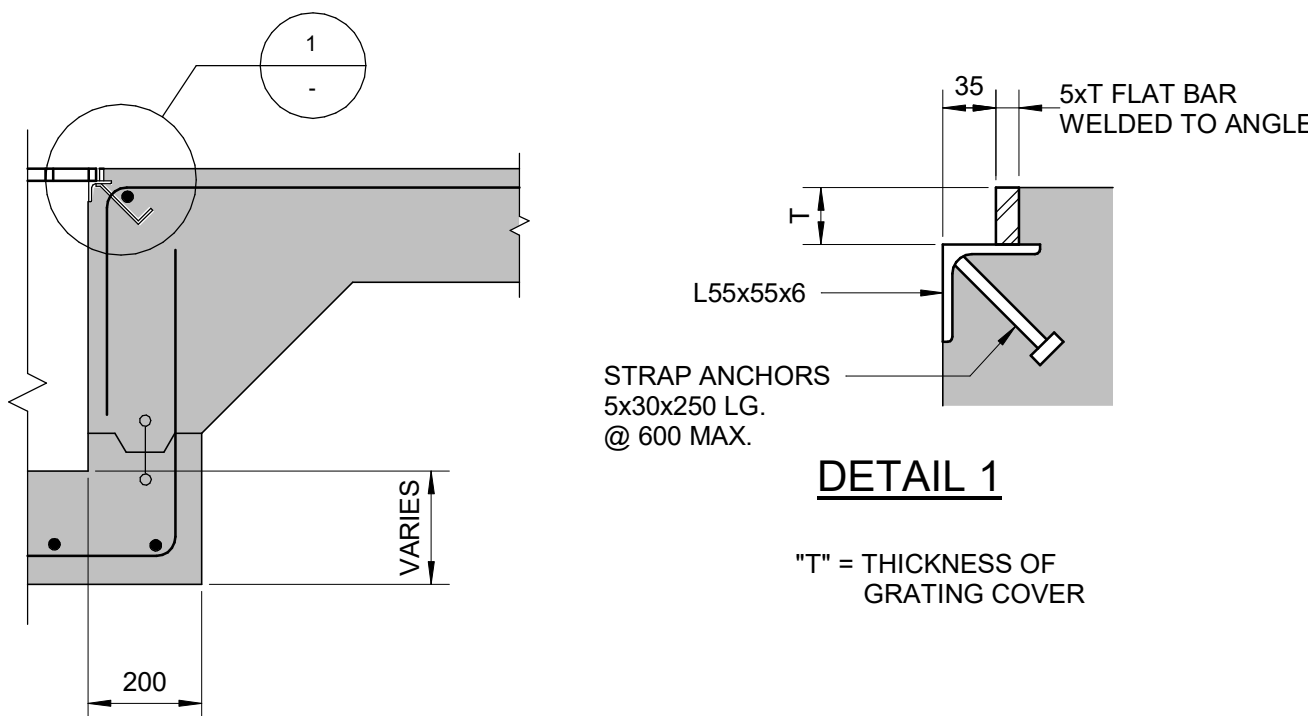
8 NEW MASONRY WALL SLAB THICKENING (140 & 190 thk MASONRY WALL)
S6000 Scale: 1 : 20



PROPOSED SLAB CUTTING SEQUENCE:

1. CUT THE SLAB 80 MM AWAY FROM WALL FACE TO ENSURE SUFFICIENT SPACE FOR GROUTING AND REINFORCEMENT INSTALLATION IN THE SUPPORTING BOND BEAM. TAKE CARE TO CUT TRANSVERSE REBARS ONLY 40 MM AWAY FROM WALL FACE AND ALLOWING THEM TO EXTEND BEYOND THE SLAB'S CUTTING EDGE AS DOWELS.
2. PROVIDE 2-15M CONT. LONGITUDINAL REBARS AND APPLY REPAIR MORTAR TO RESTORE THE SLAB EDGE TO THE WALL FACE.
3. AFTER THE REPAIR MORTAR HAS FULLY CURED, DOWELS WILL BE FULLY EMBEDDED INTO SLAB AND EXTENDED IN TO BOND BEAM.

9 DETAIL
S6000 Scale: 1 : 10

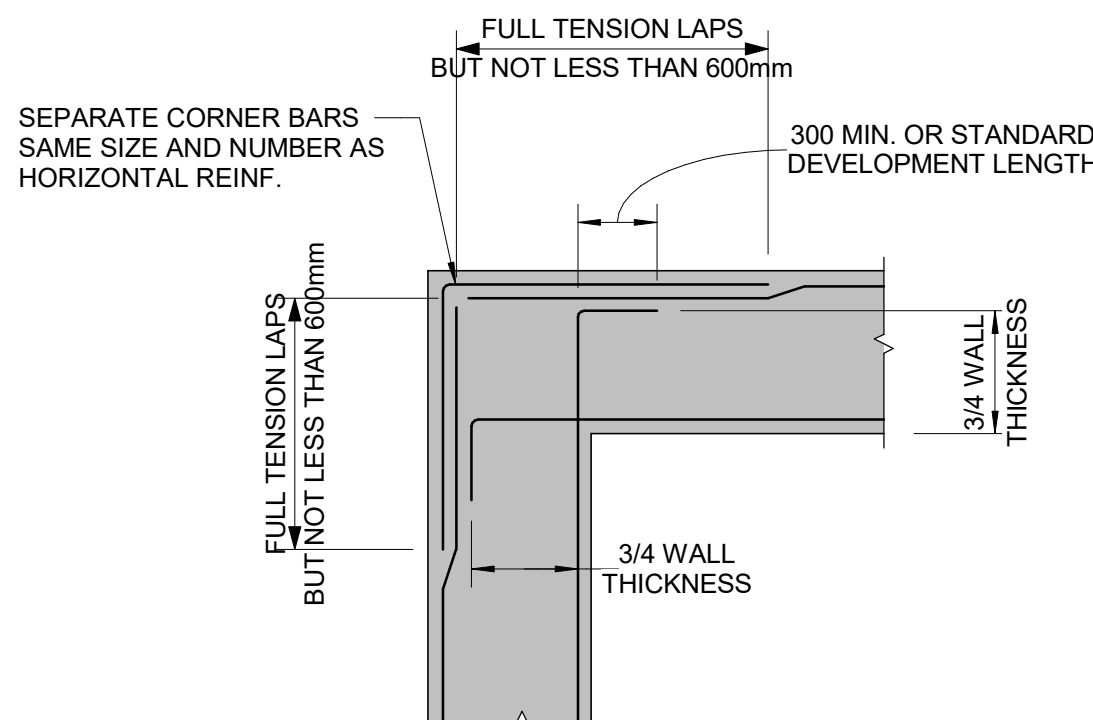


TRENCH

TRENCH AND PIT COVER FRAMES

- NOTE:**
TRENCH COVER FRAME DETAIL. SIMILAR
PROVIDE ANCHORS AT 600 MAX. SPACING

12 TRENCH AND PIT COVER FRAMES
S6000 Scale: 1 : 20



10 TYPICAL WALL CORNER REINFORCEMENT
S6000 Scale: 1 : 20

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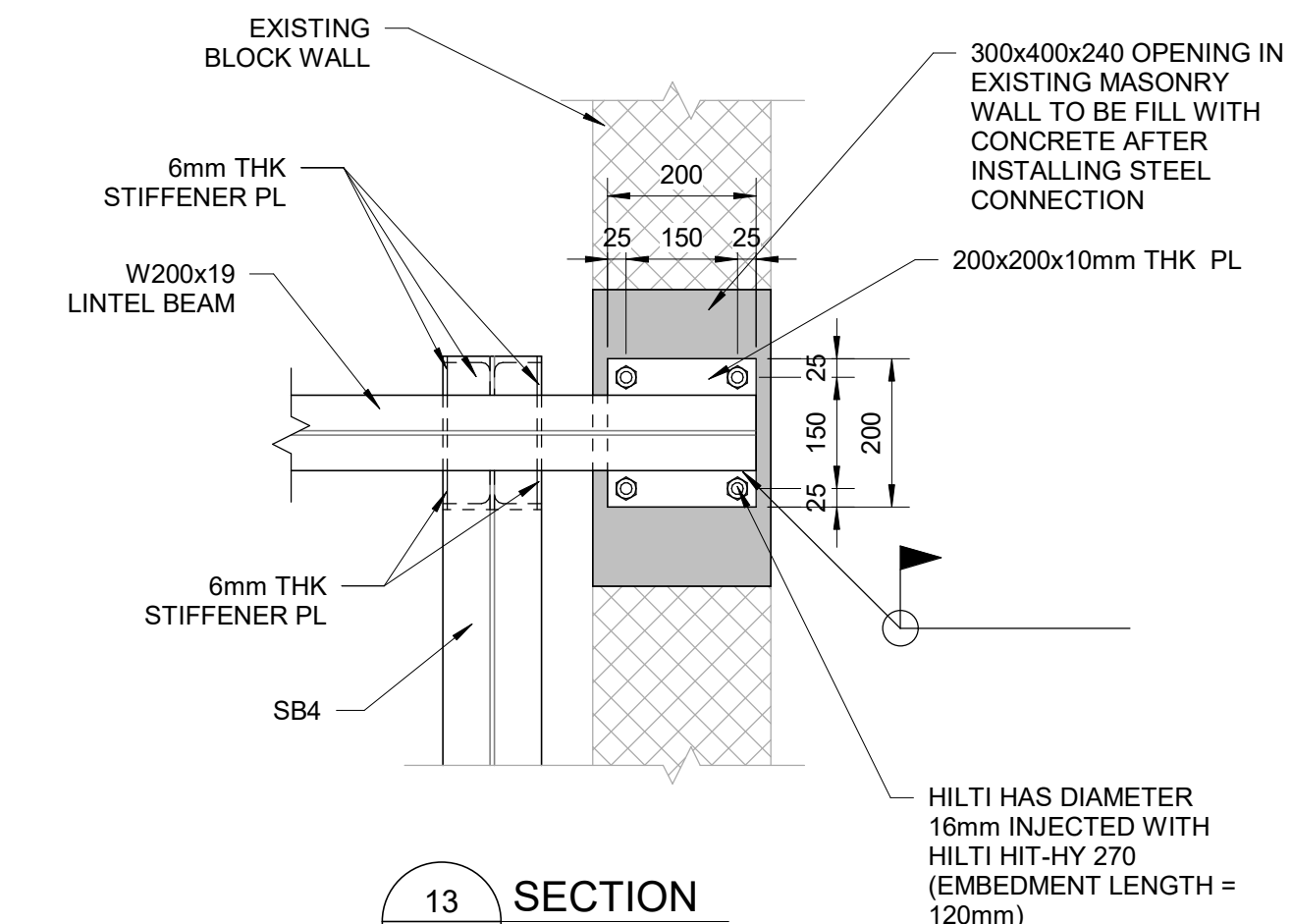
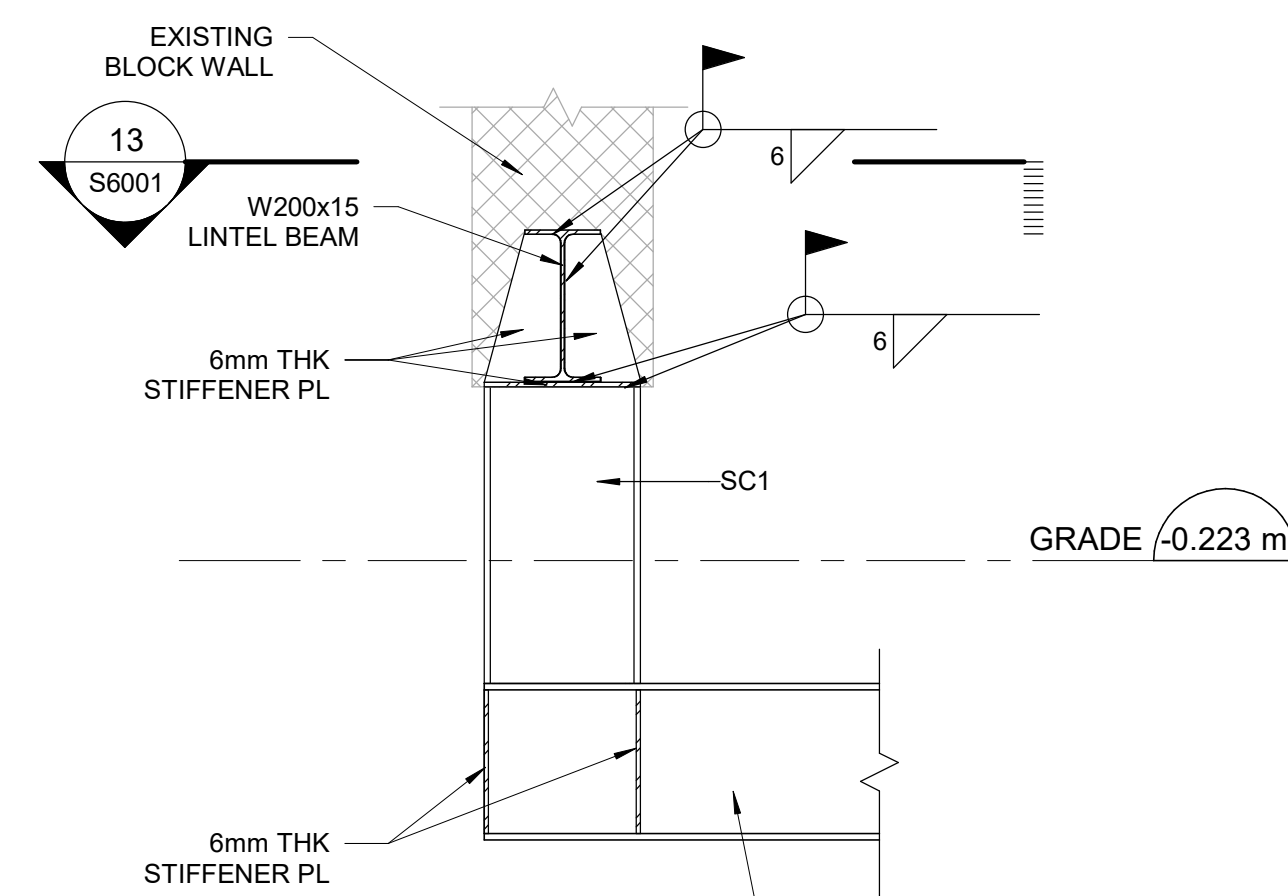
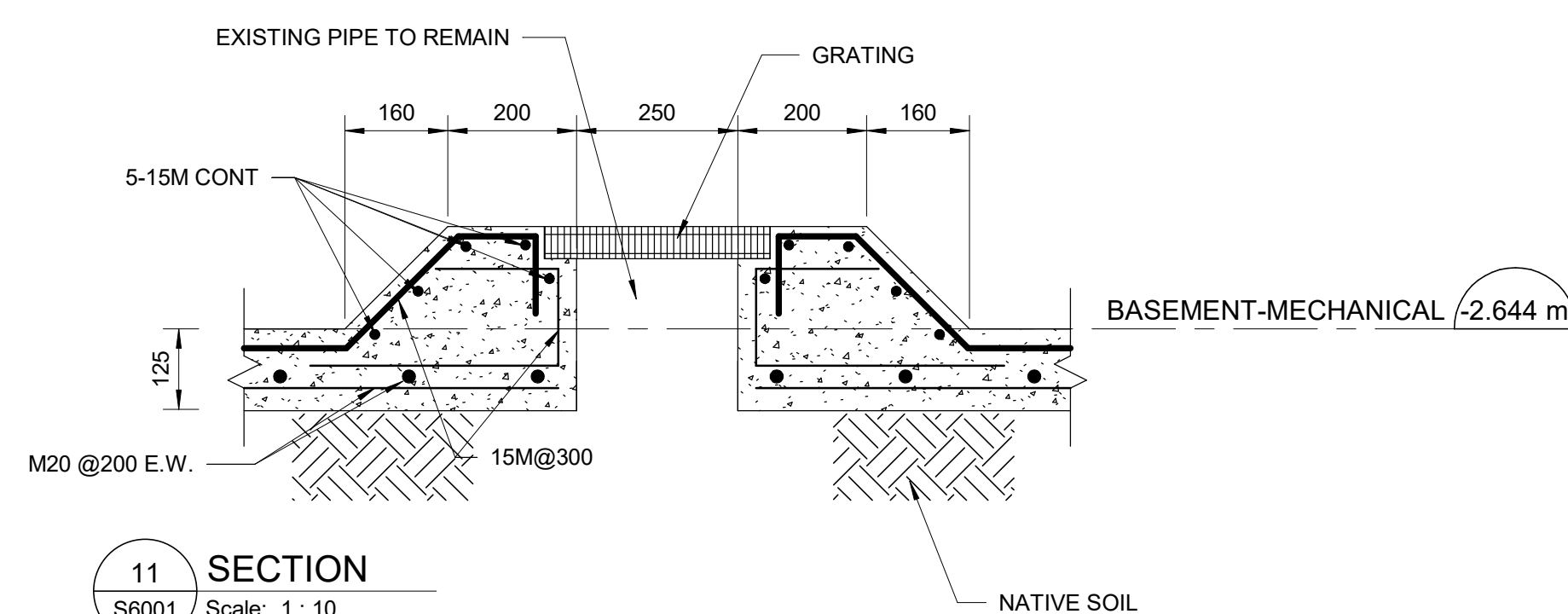
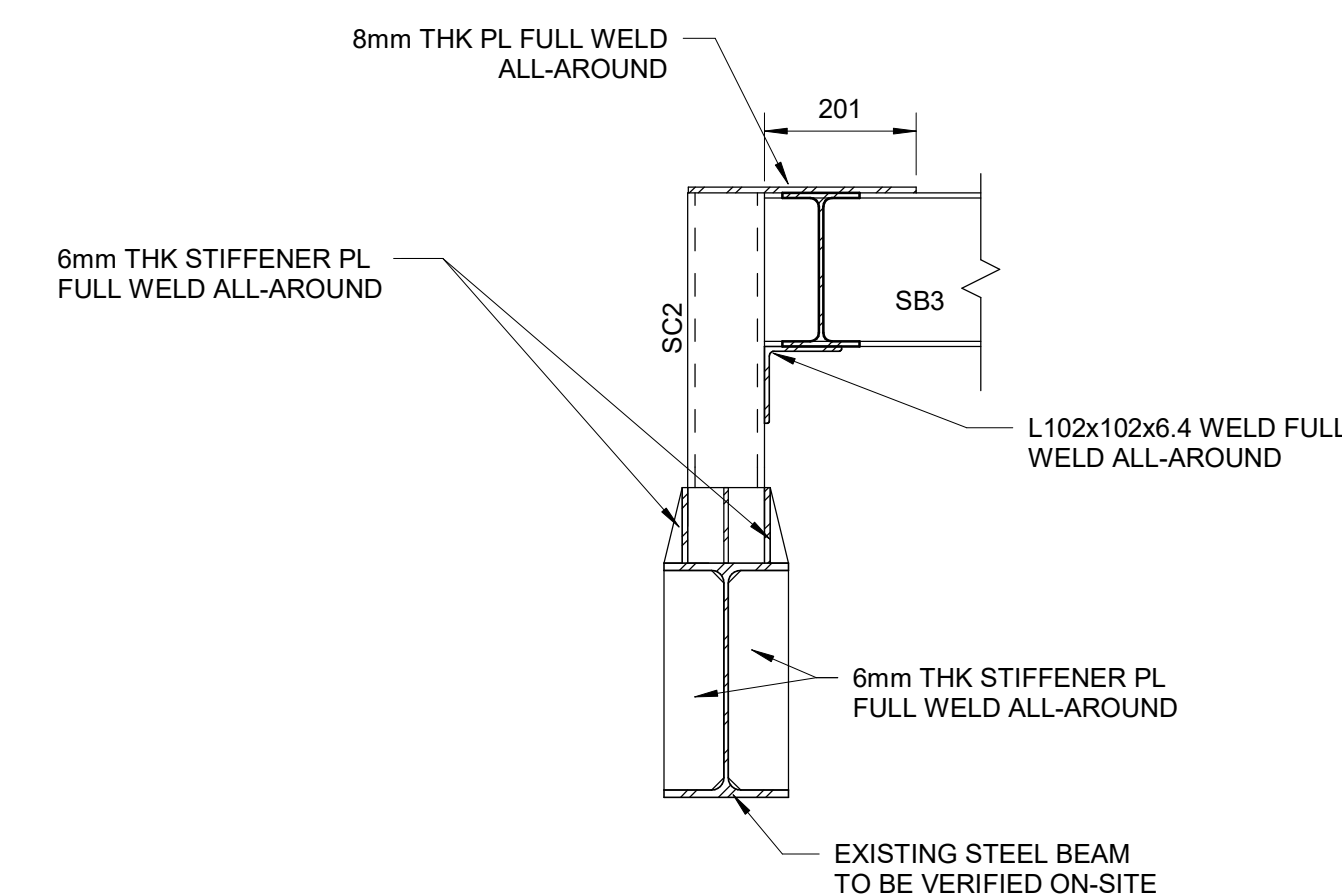
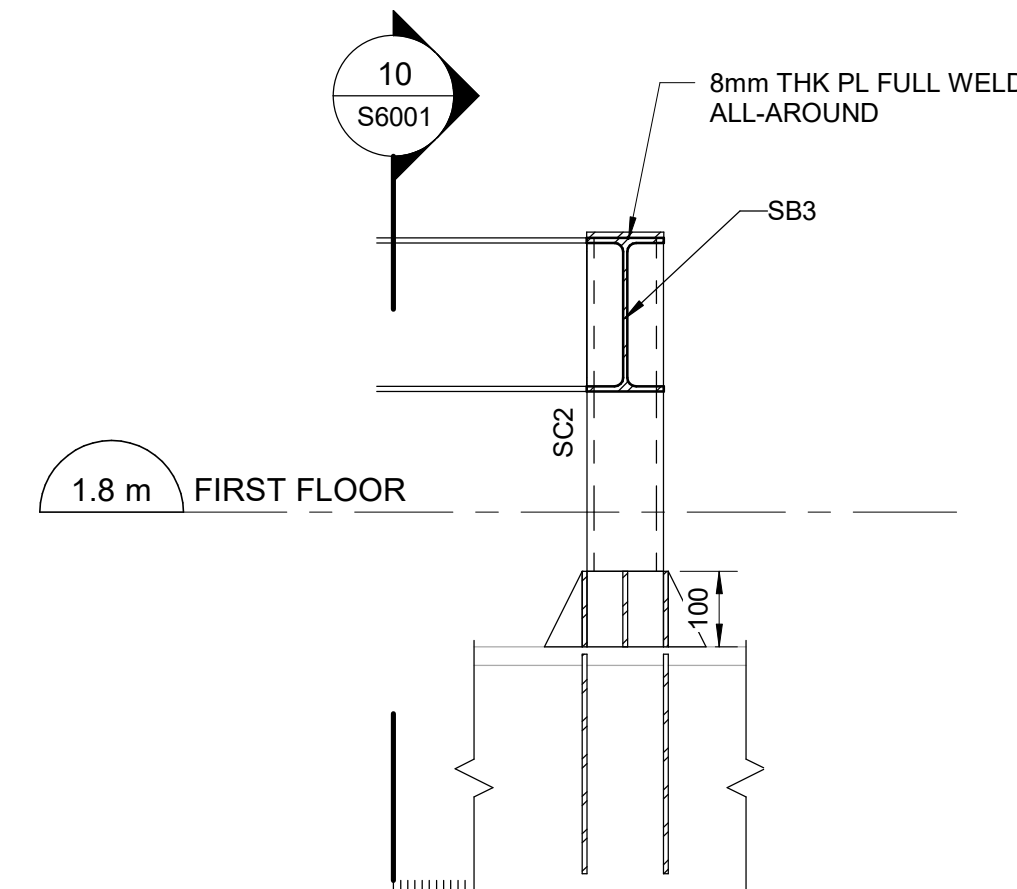
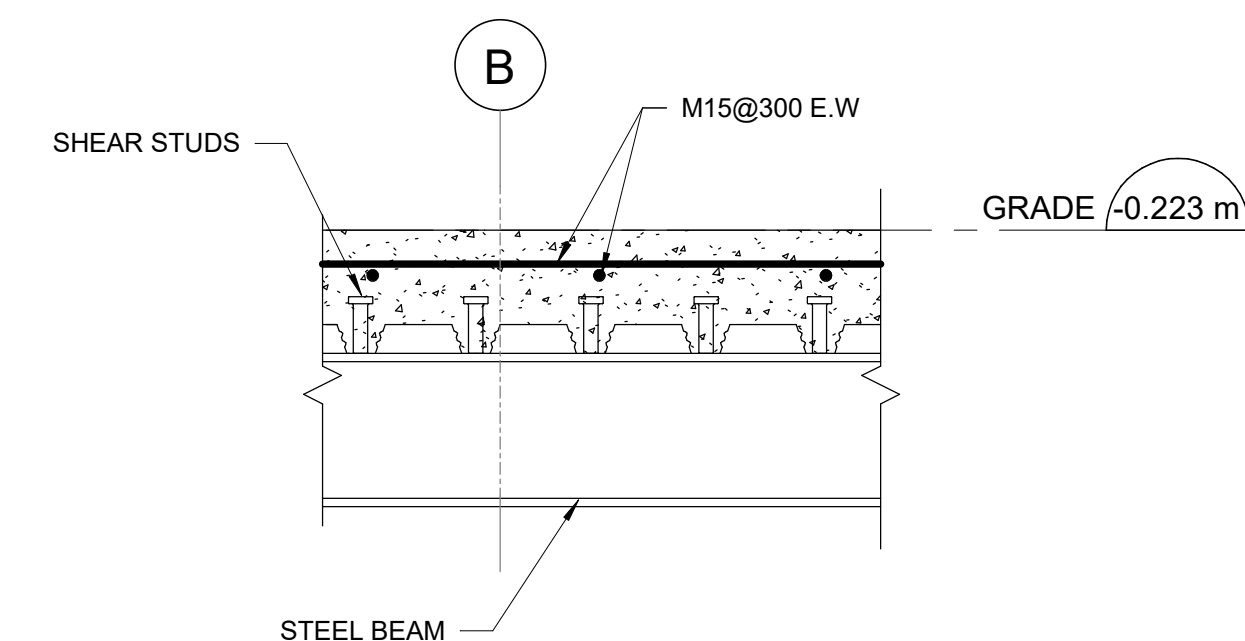
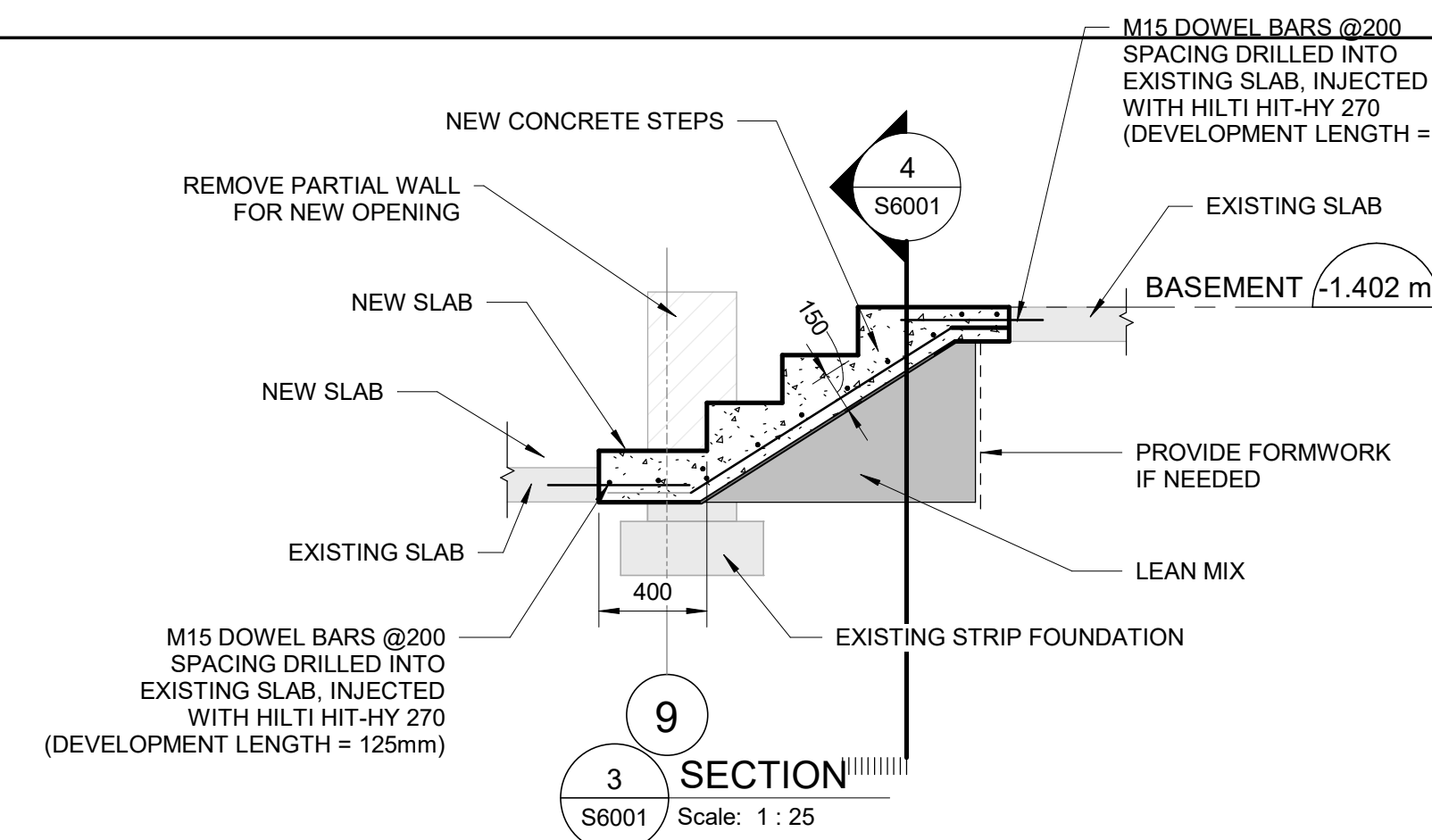
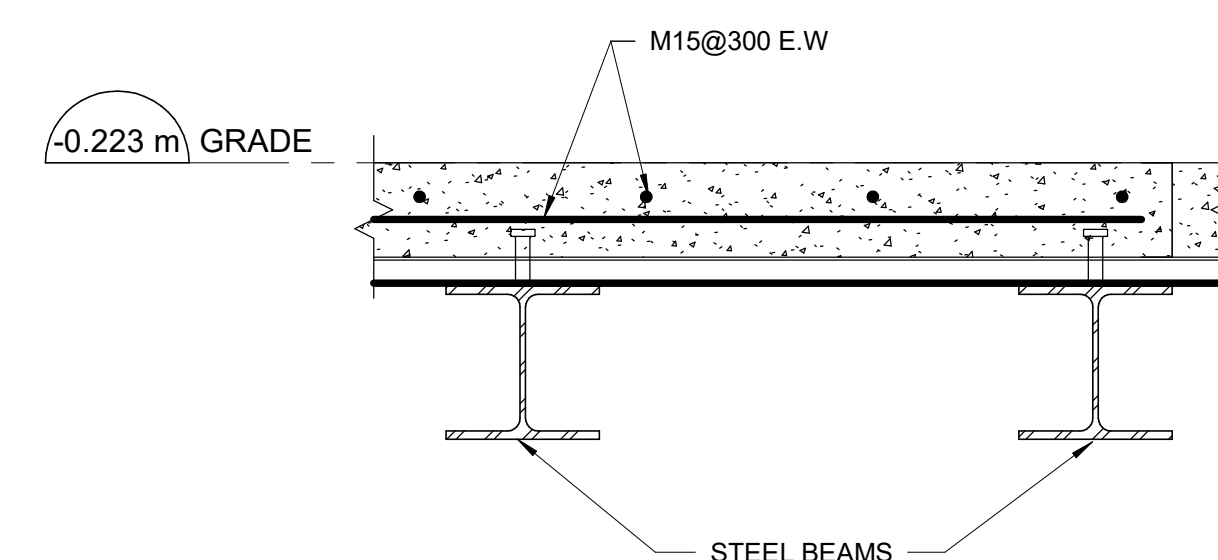
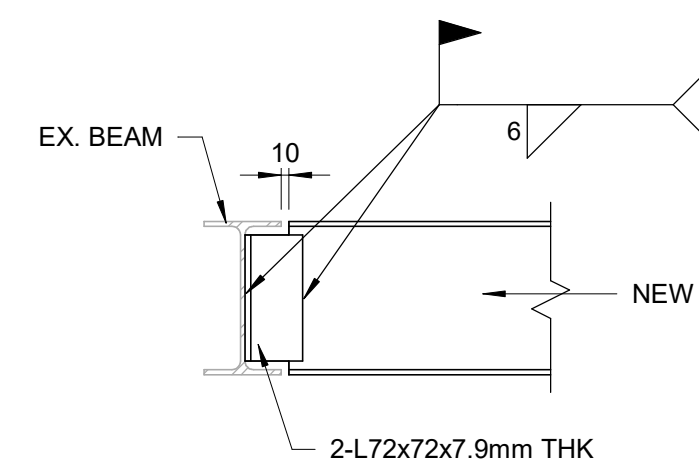
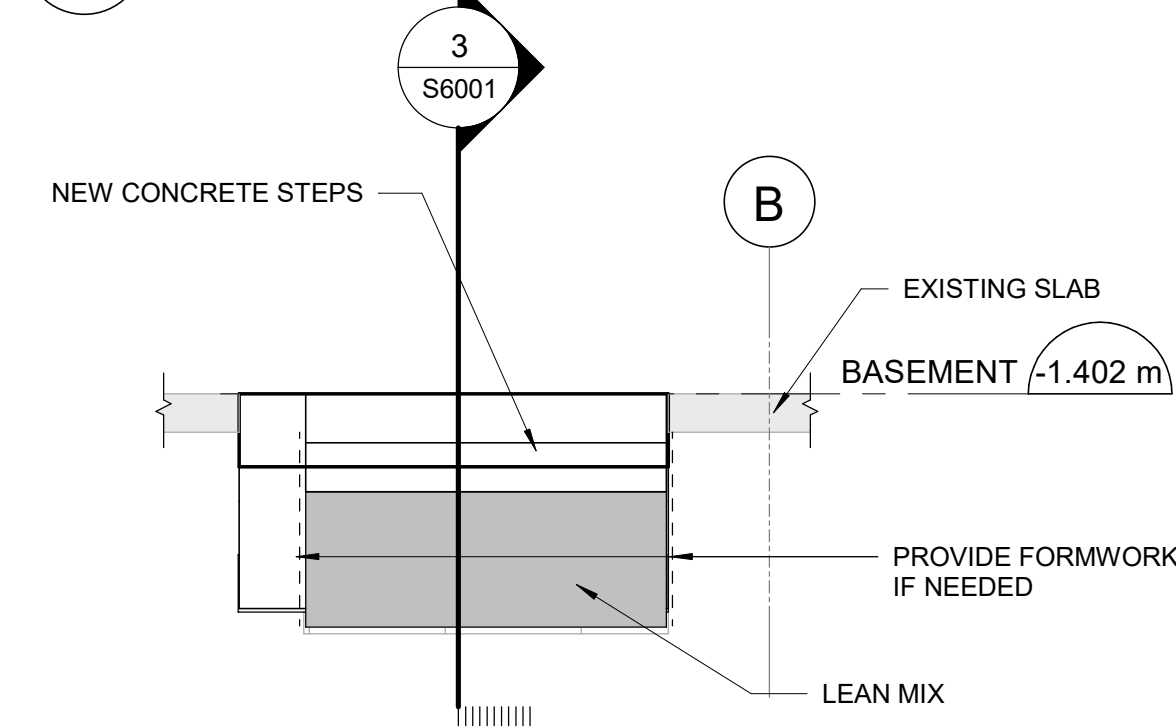
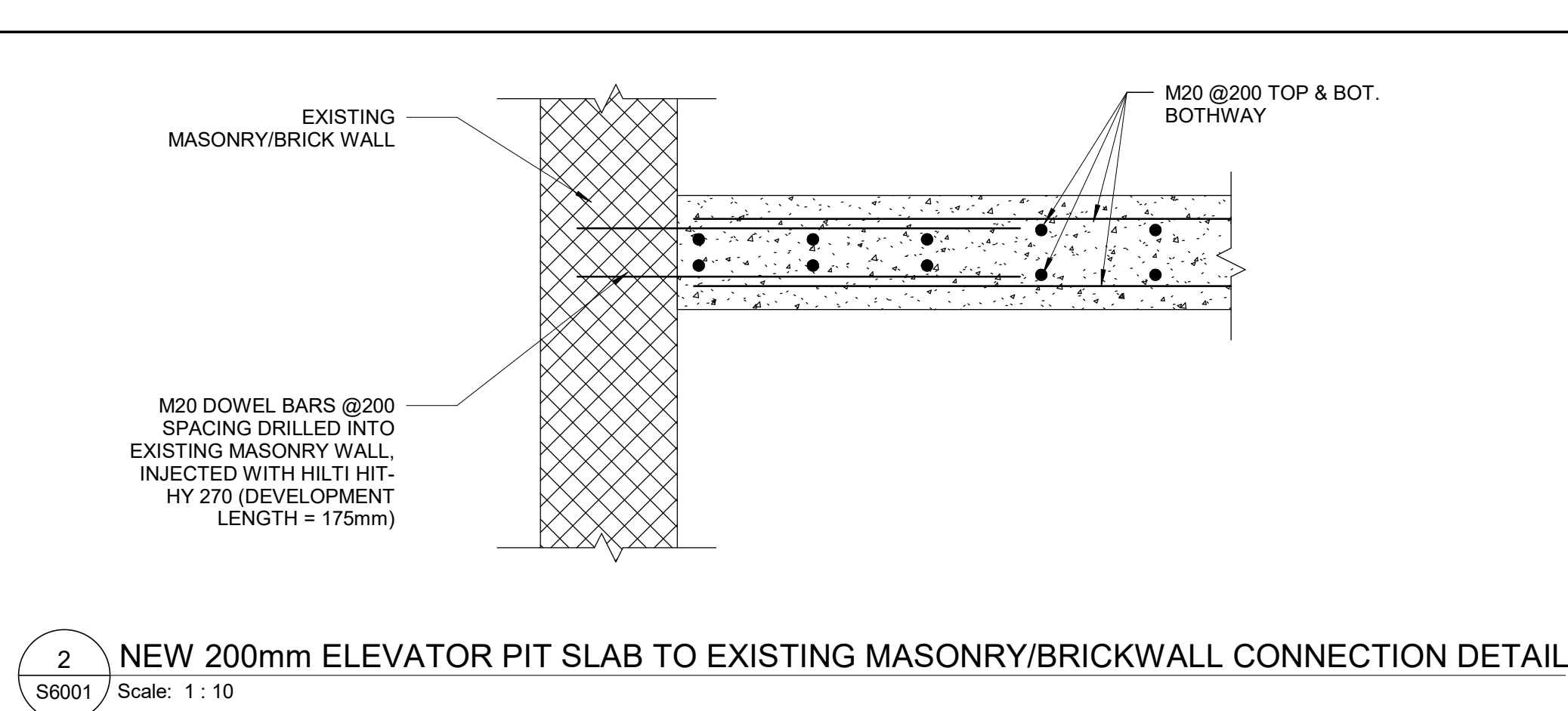
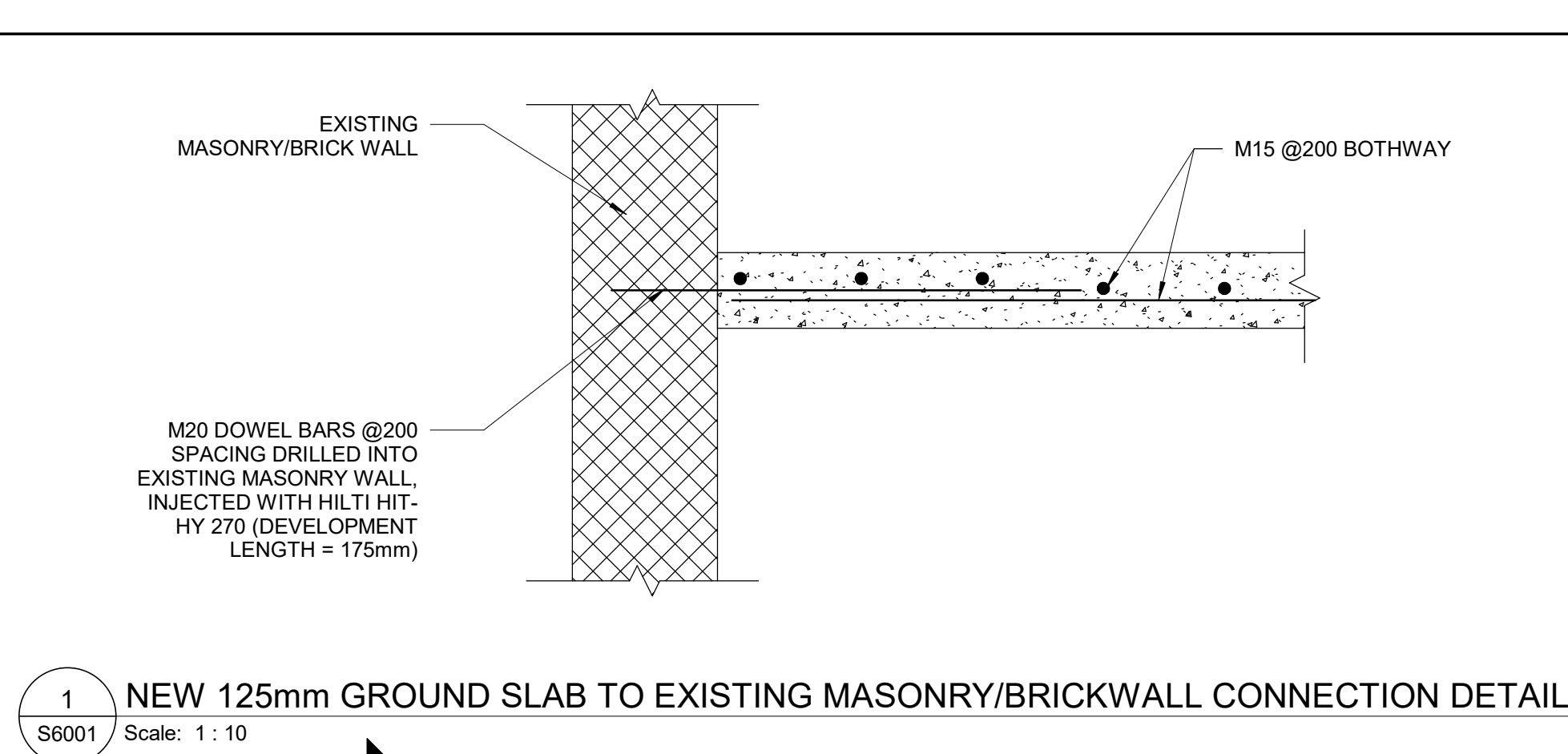
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PROJECT MGR:
F. BOLOURIAN
CHECKED BY:
M. SHEININ
APPROVED BY:
G. MINKOV

SHEET TITLE
SECTIONS & DETAILS

SHEET NUMBER
S6000
ISSUE
F



CLIENT

125mm) CITY OF TORONTO

 **Toronto**

Corporate Real Estate Management
Project Management Office
Metro Hall Toronto, ON
M5V 3C6

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A circular blue ink seal of a Professional Engineer in the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the seal contains the text "2025-09-02" at the top, "G. N. MINKOV" in the middle, and "100225335" at the bottom. A stylized signature is written across the bottom half of the seal, over the license number.

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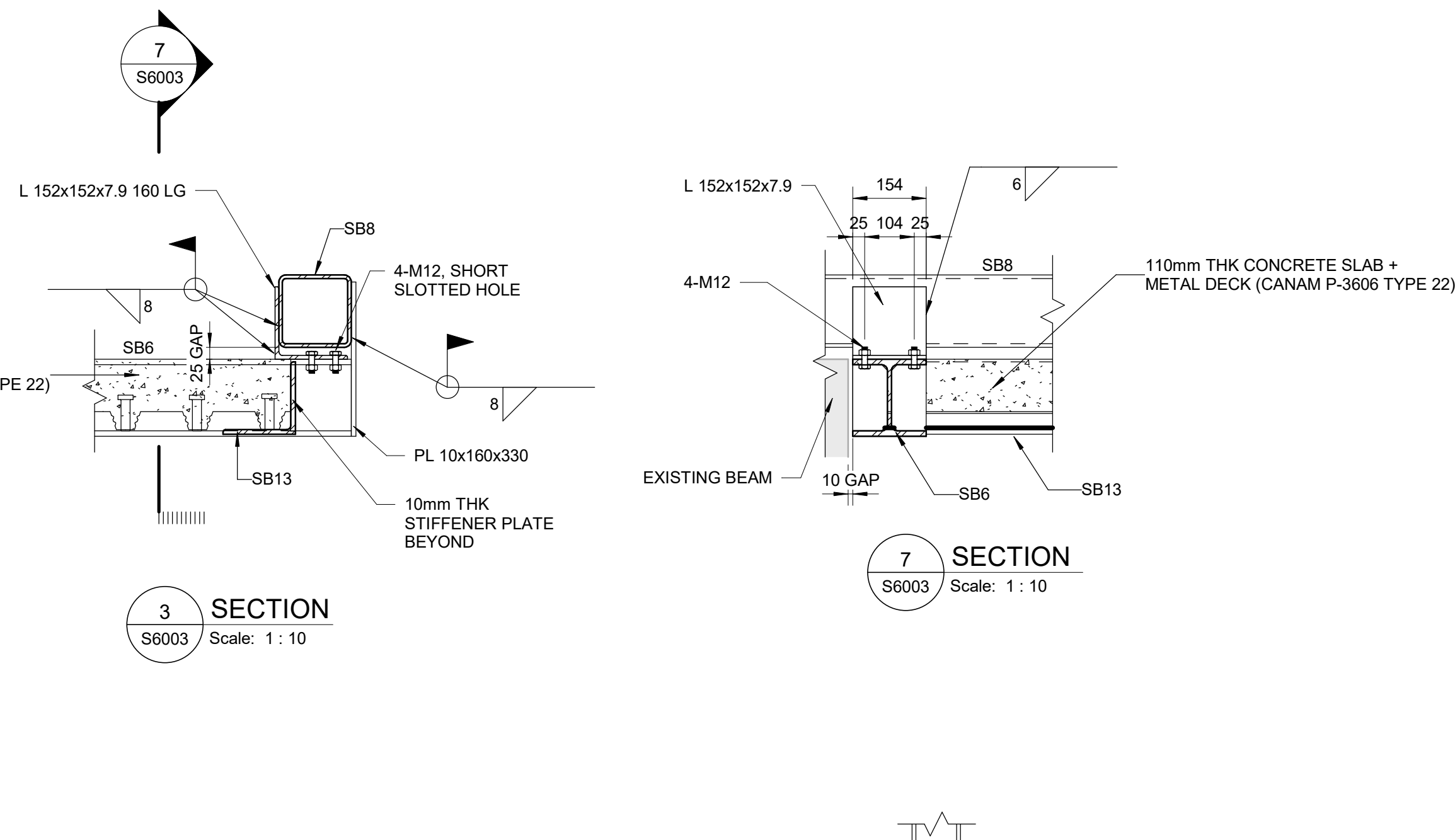
DRAWN BY: L. CHATZIGIANNAKOS	CHECKED BY: M. SHEININ
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PROJECT MGR: F. BOLOURIAN	APPROVED BY: G. MINKOV
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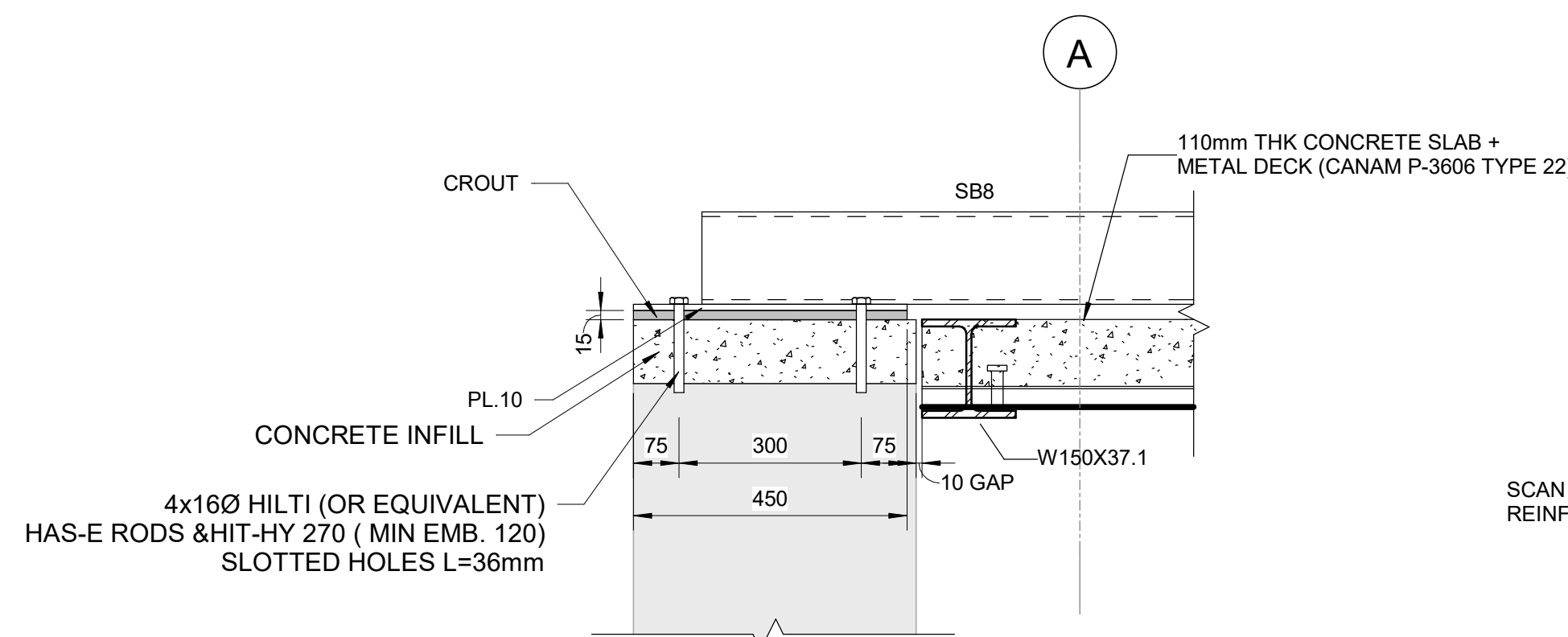
SHEET TITLE
SECTIONS & DETAILS

SHEET NUMBER	ISSUE
S6001	F

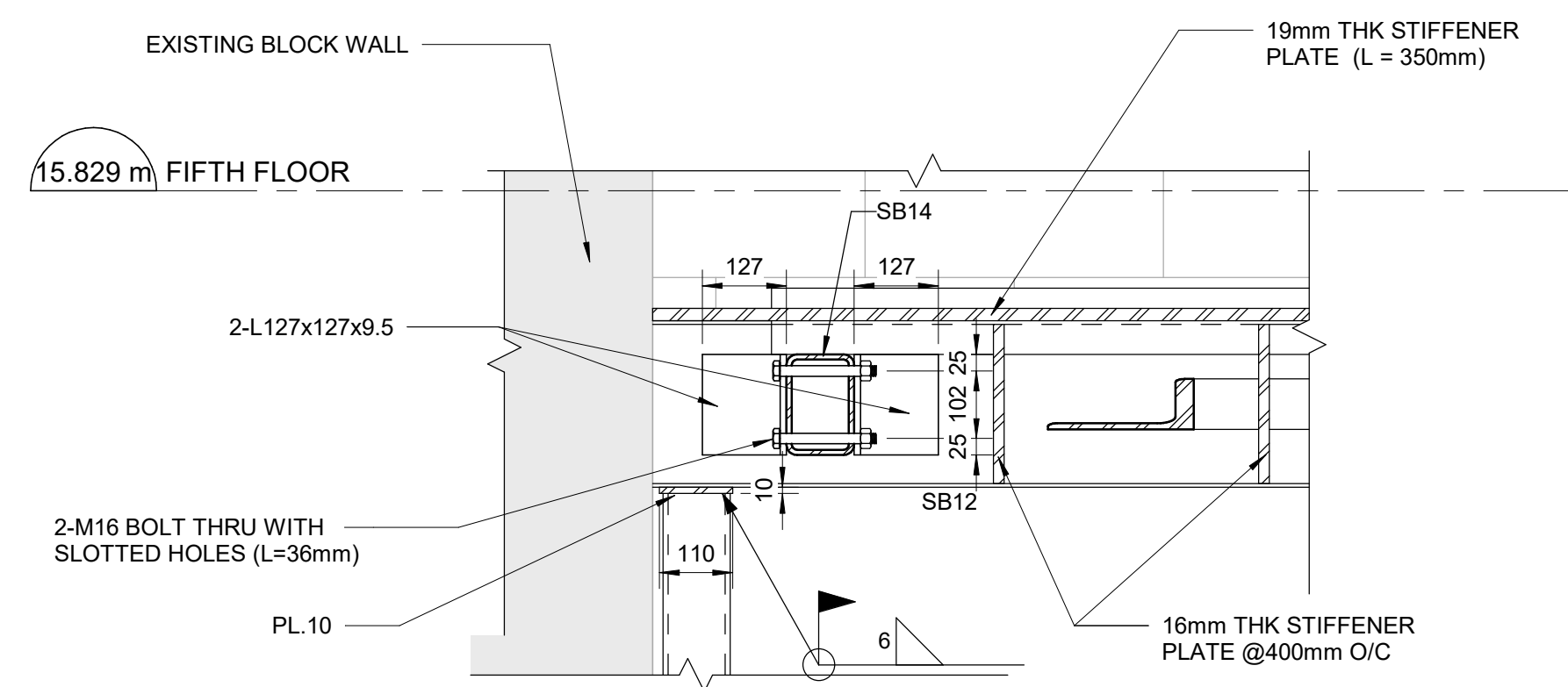
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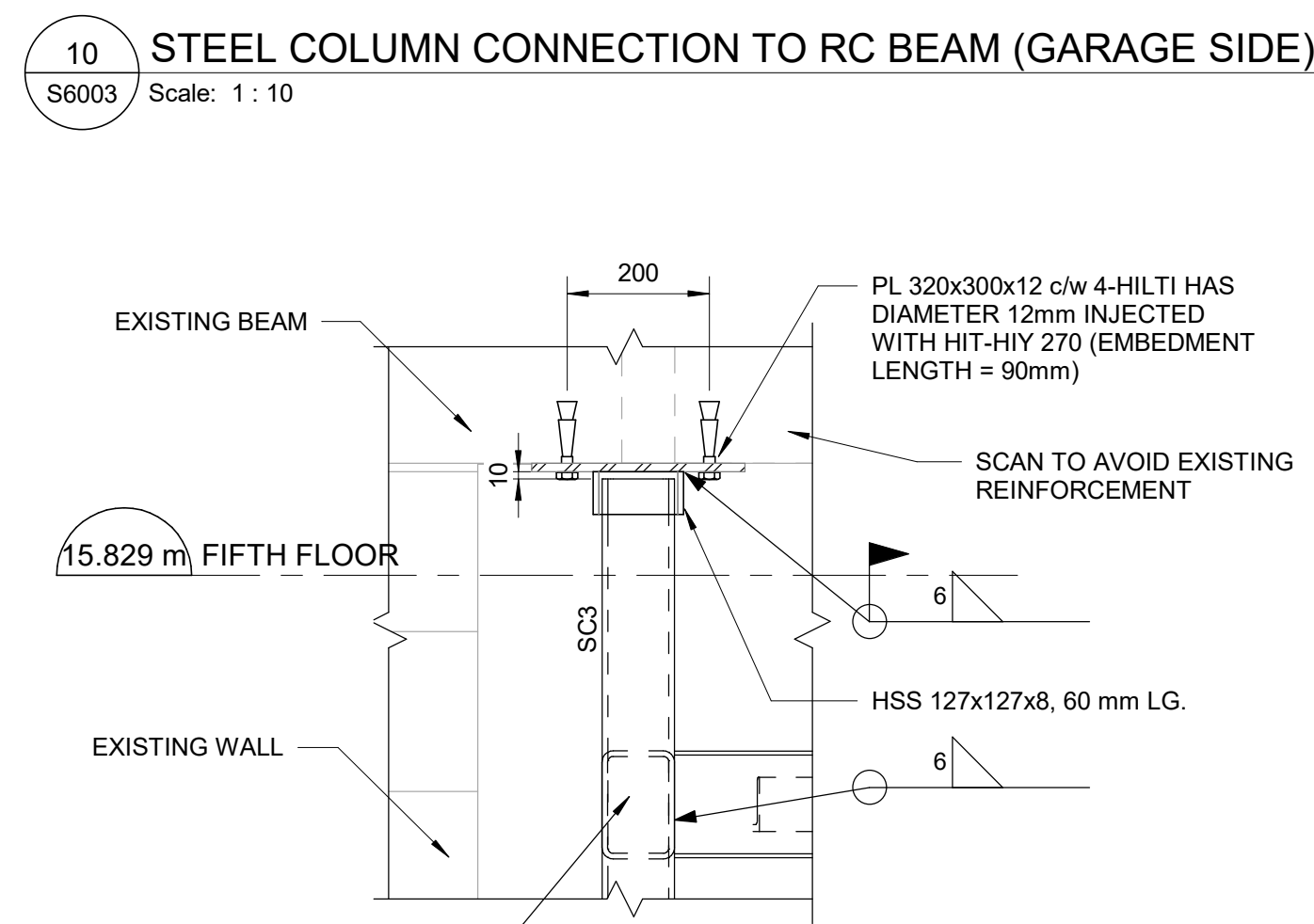
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5 SECTION
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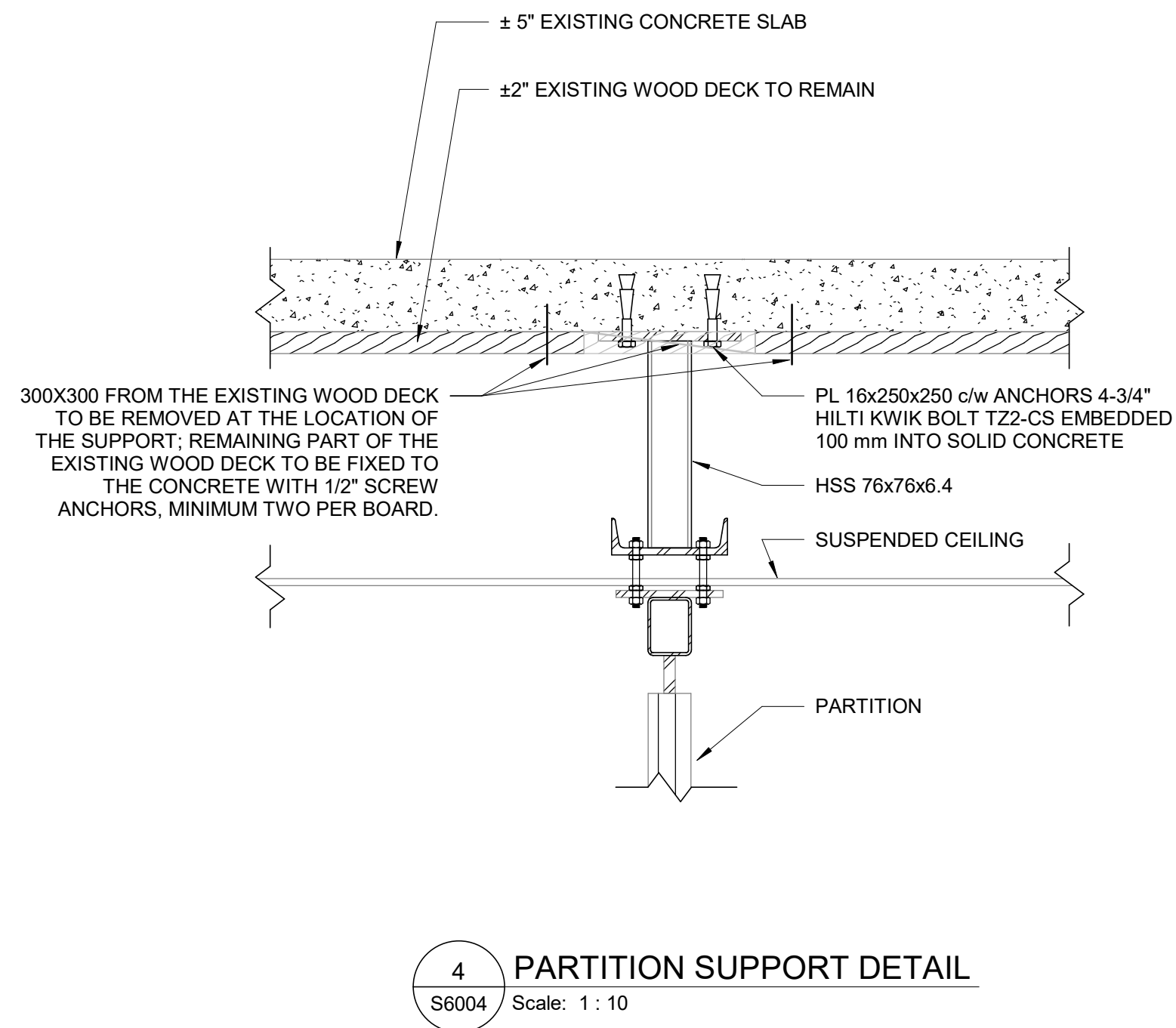
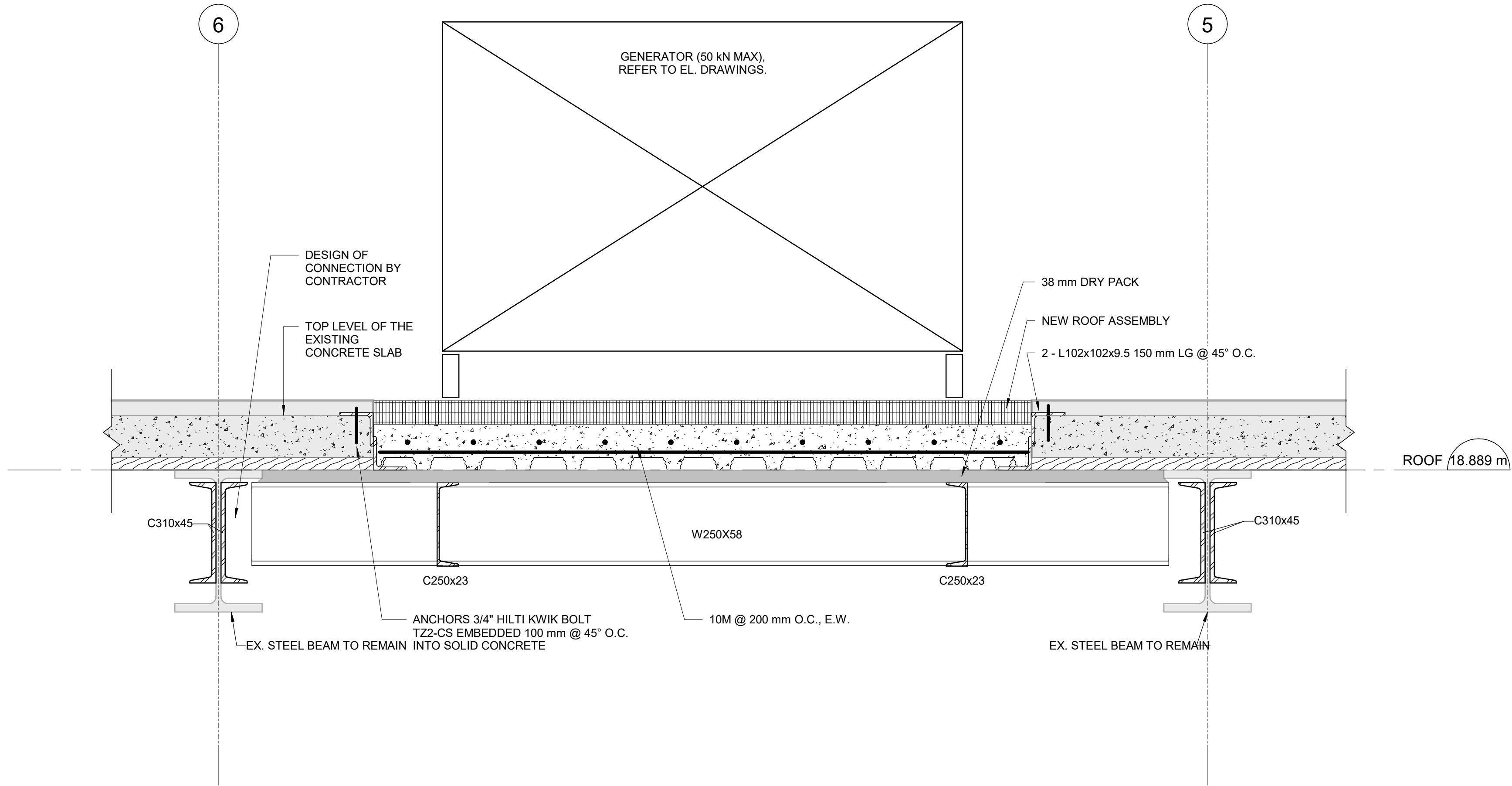
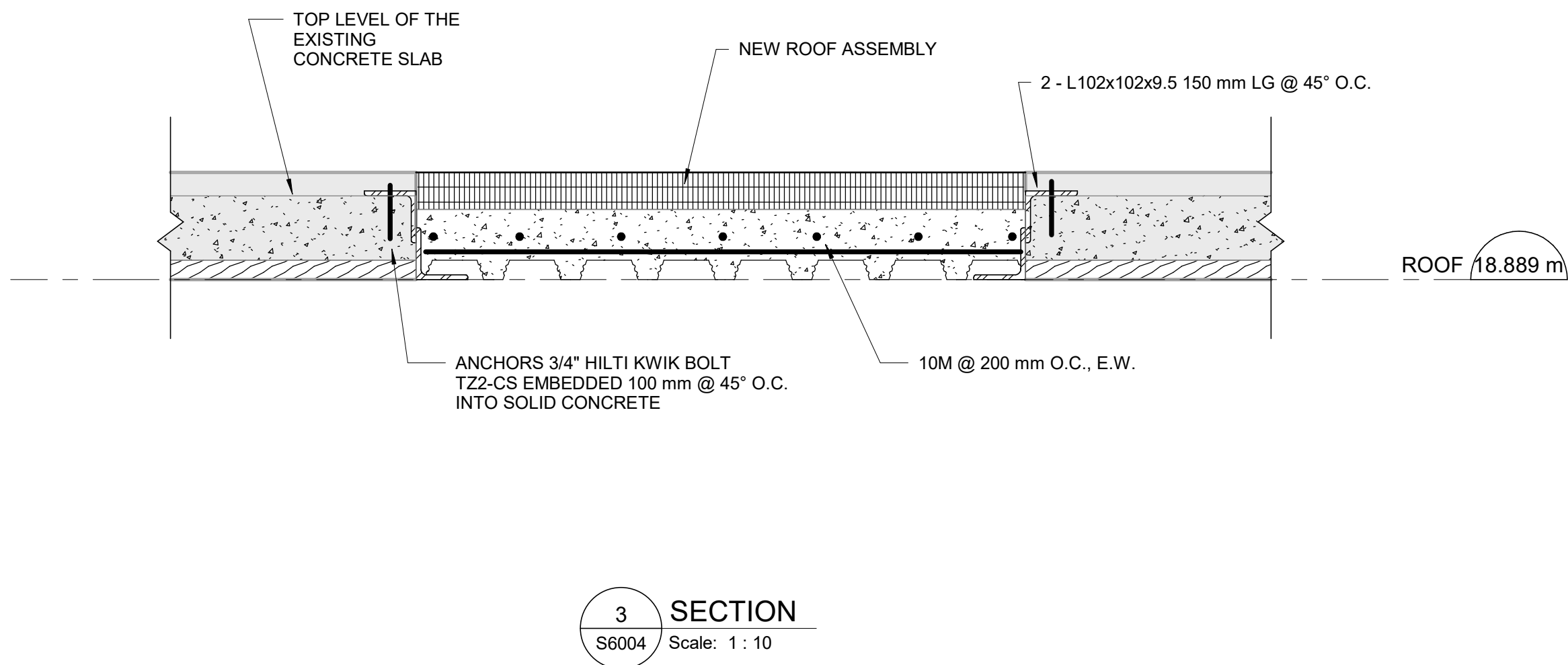
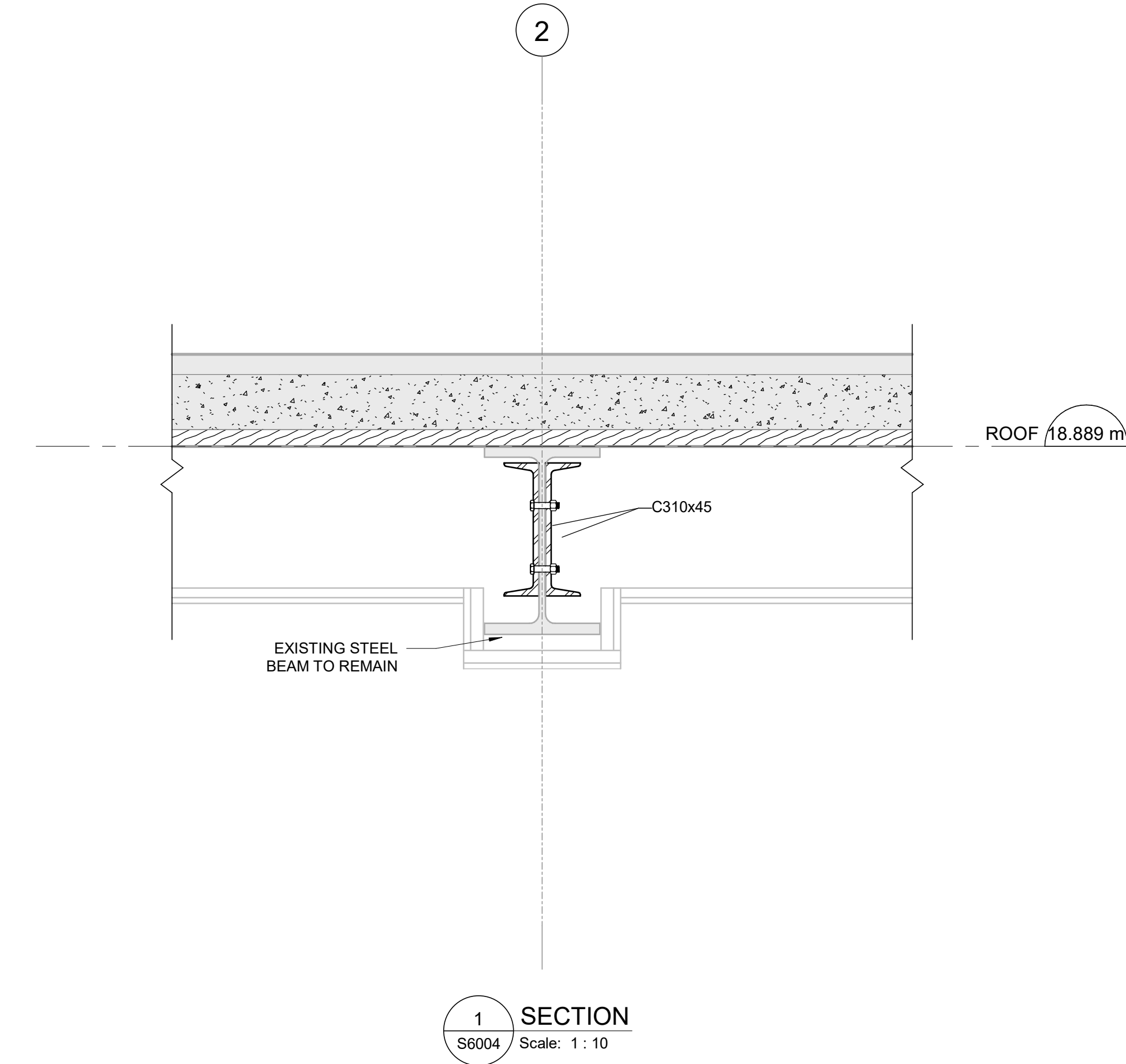
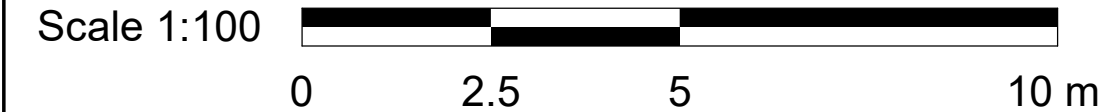


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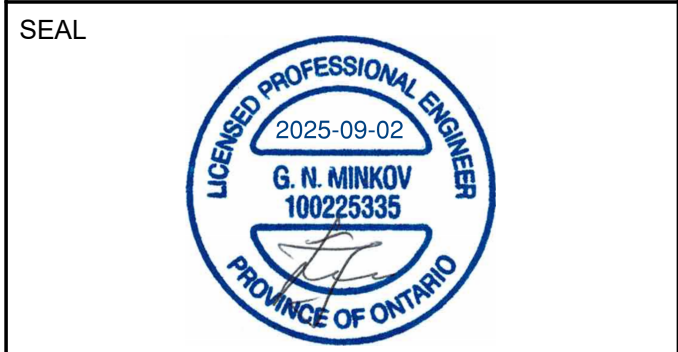
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S6004
ISSUE
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