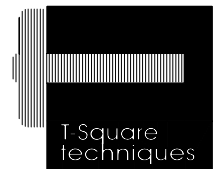
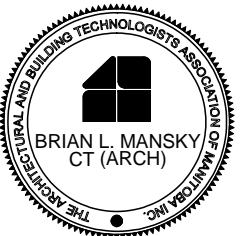
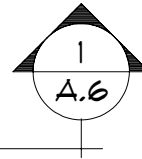


3. ALL DIMENSIONS SHOWN ARE TO THE FACE OF STUDS UNLESS OTHERWISE NOTED.
2. SUBCONTRACTORS ARE TO VERIFY ALL INFORMATION ON DRAWINGS PERTAINING TO THEIR AREA OF WORK, ANY DISCREPANCIES FOUND OR FURTHER INFORMATION REQUIRED IS TO BE REPORTED TO THE BUILDER BEFORE COMMENCEMENT OF WORK. THE DESIGNER IS TO BE NOTIFIED OF THESE ITEMS AS WELL, BEFORE THE WORK IN QUESTION IS UNDERTAKEN IF FURTHER INFORMATION IS NECESSARY.
3. ALL EXTERIOR WALLS ARE 2X6'S @ 16" O.C.
ALL INTERIOR WALLS ARE 2X4'S @ 16" O.C.
UNLESS OTHERWISE NOTED FOR PLUMBING and / or HEATING WALLS.
4. ALL INTERIOR PASSAGE DOOR R.O.'S TO BE 2 1/2" HIGHER AND 2" WIDER THAN ACTUAL DOOR SIZE.
5. ALL BIFOLD DOOR R.O.'S TO BE 1 1/4" WIDER THAN DOOR WIDTH AND 81 1/2" HIGH.
6. BY-PASS DOOR R.O.'S TO BE SAME AS PASSAGE DOOR OPENINGS.
7. PROVIDE SOLID BACKING TO SUIT IN BATHROOM WALLS FOR INSTALLATION OF TOWEL BARS, @ 40" A.F.F.
8. PROVIDE SOLID BACKING AT STAIRWAYS FOR INSTALLATION OF HAND RAILS @ 36" ABOVE NOSINGS.
9. ALL LINTELS ARE 2-2X10 UNLESS OTHERWISE NOTED.
10. PROVIDE PLYWD. SQUASH BLOCKS IN FLOOR JOIST WEBS AT EXTERIOR WALLS AND INTERIOR LOAD BEARING WALL LOCATIONS IF REQ'D. BY JOIST MFG.
11. SMOKE ALARMS SHALL BE HARD-WIRED, INTERCONNECTED, AND LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENT; WITHIN 16' OF EACH BEDROOM DOOR; AND WITHIN 50' OF ANY POINT ON A FLOOR AREA.



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PROJECT

4 UNIT
CONDOMINIUM

SHEET TITLE

MAIN FLOOR PLAN

SCALE
1/8" = 1' - 0"

DATE
22 NOV 2010

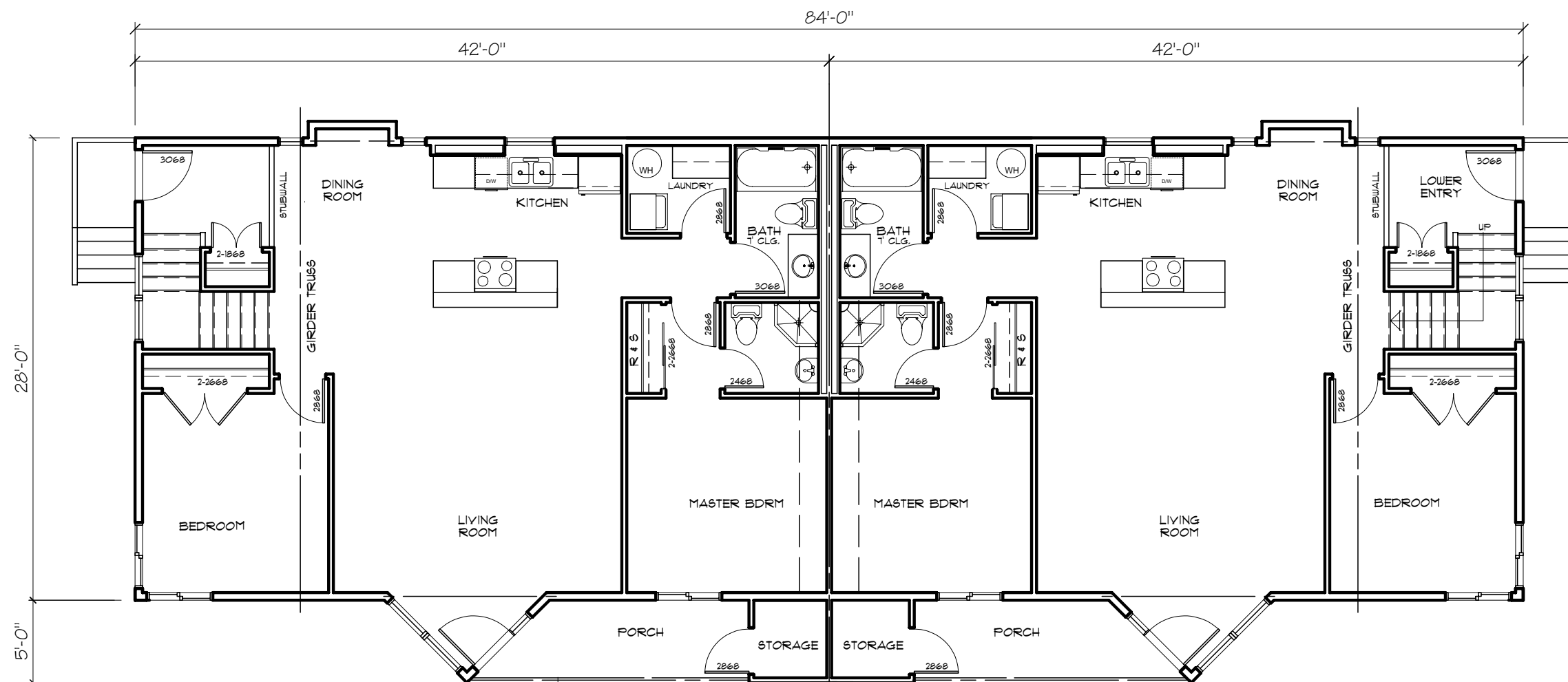
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SHEET NO.
A.2

PLAN NOTES:

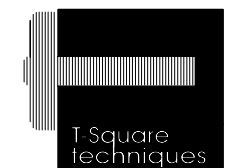
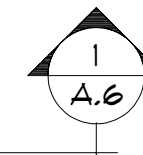
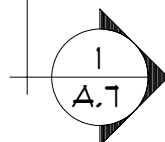
1. 2-2X8 #2 SPF POST, THESE POSTS ALIGN WITH CONCRETE PILES BELOW.
2. PROVIDE 3 PLY 2 X 6 #2 SPF POST EA. SIDE TO SUIT AT EACH 3 PLY LINTEL.

GENERAL NOTES:

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SECOND FLOOR PLAN



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PROJECT

**4 UNIT
CONDOMINIUM**

SHEET TITLE

**SECOND FLOOR
PLAN**

SCALE

1/8" = 1' - 0"

DATE

22 NOV 2010

DRAWN BY

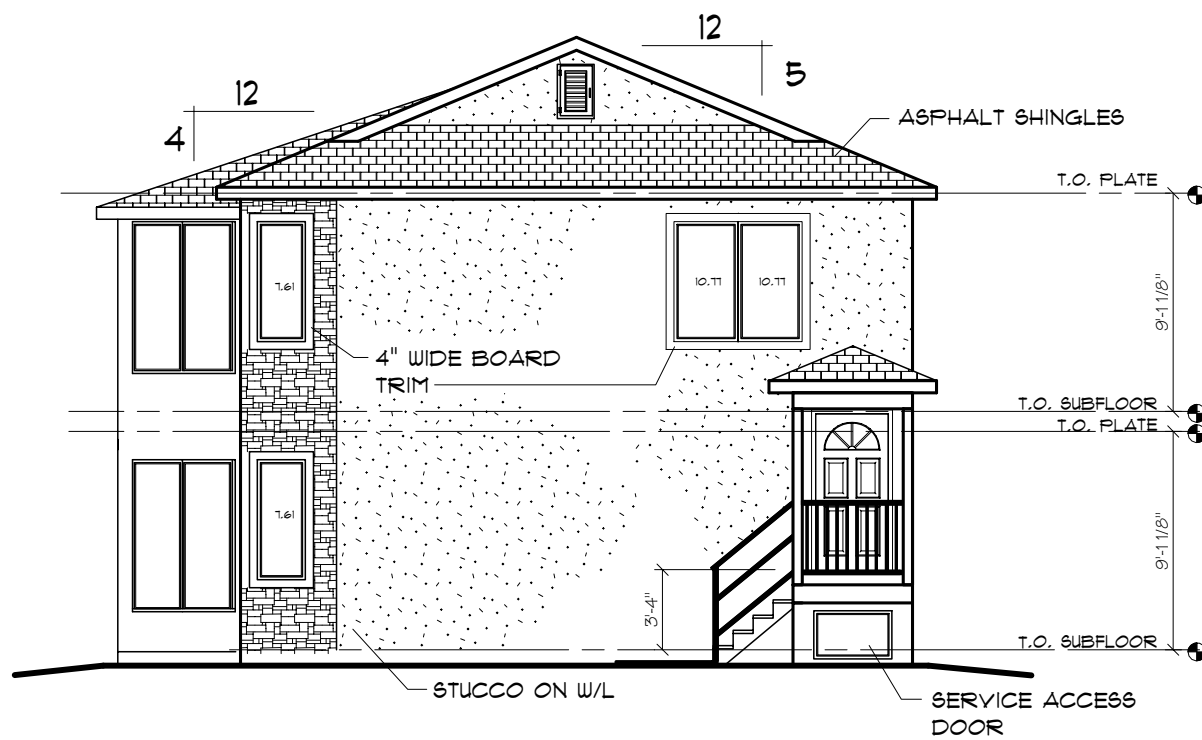
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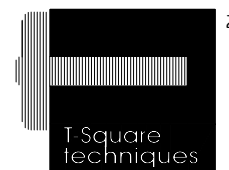
A.3



FRONT ELEVATION



RIGHT ELEVATION



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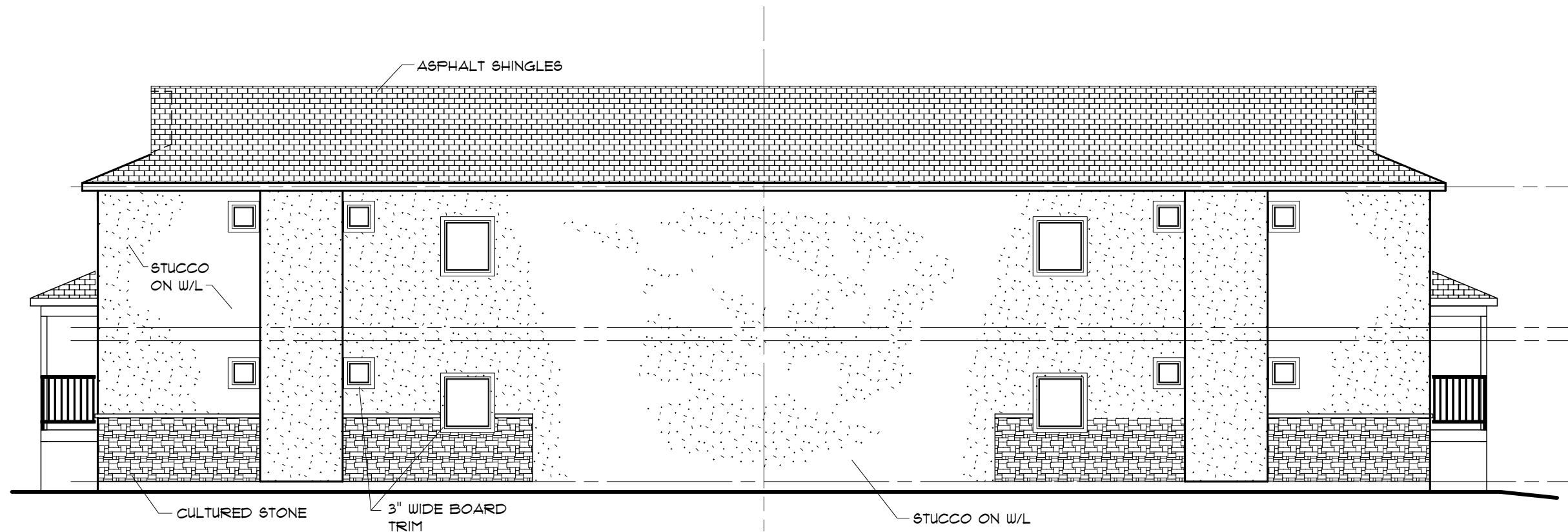
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PROJECT
**4 UNIT
CONDOMINIUM**

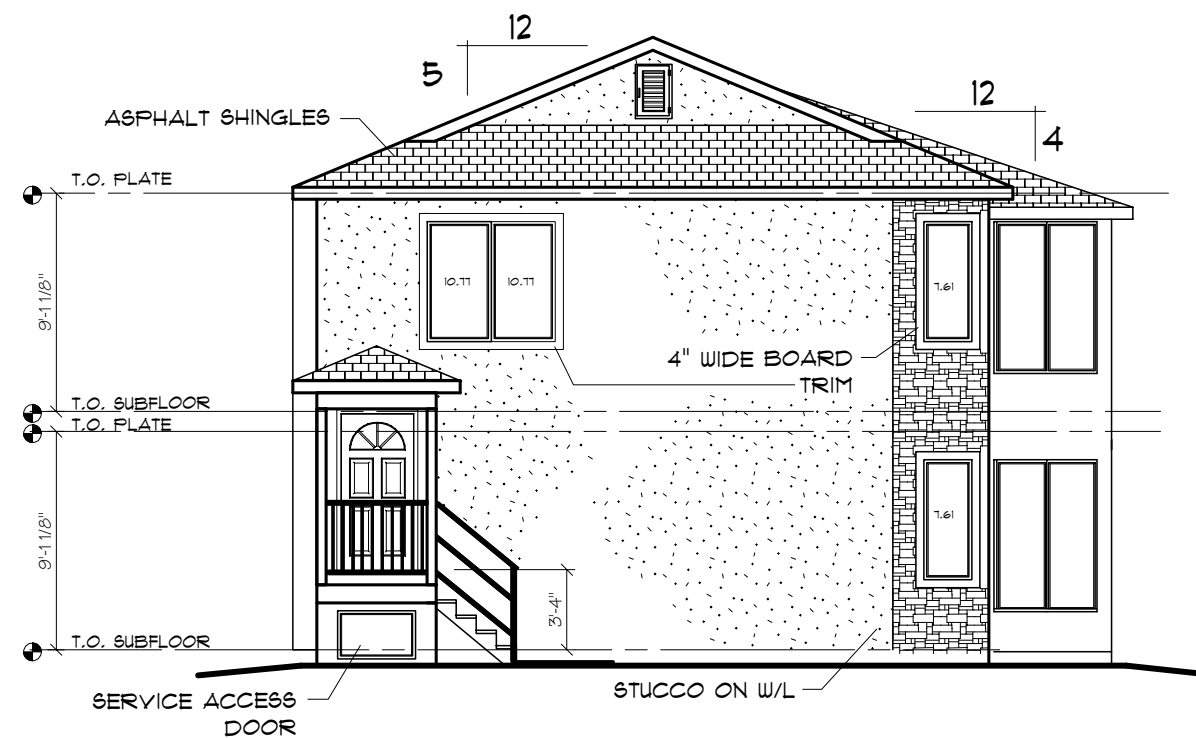
SHEET TITLE
ELEVATIONS

SCALE
1/8" = 1' - 0"
DATE
22 NOV 2010

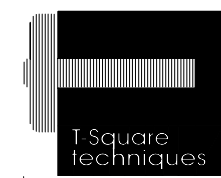
DRAWN BY
BLM
SHEET NO.
A.4



REAR ELEVATION



RIGHT ELEVATION


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PROJECT

**4 UNIT
 CONDOMINIUM**

SHEET TITLE

**REAR &
 RIGHT ELEVATIONS**

SCALE

1/8" = 1' - 0"

DATE

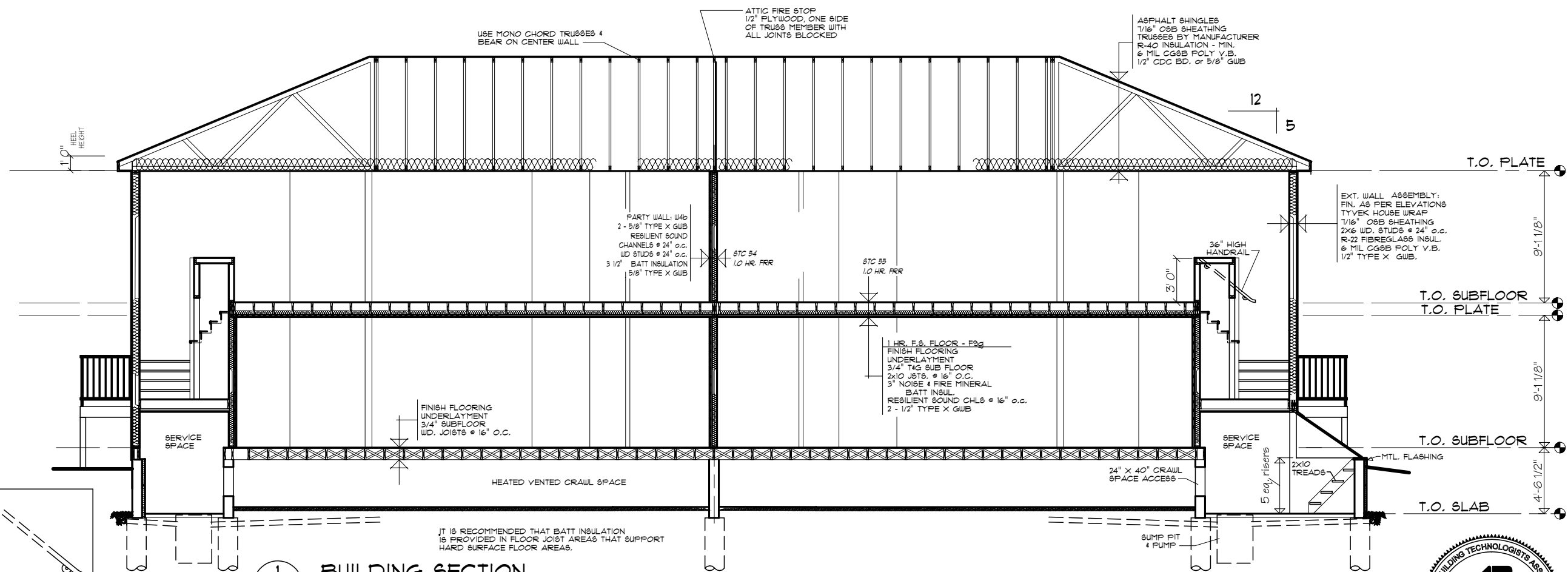
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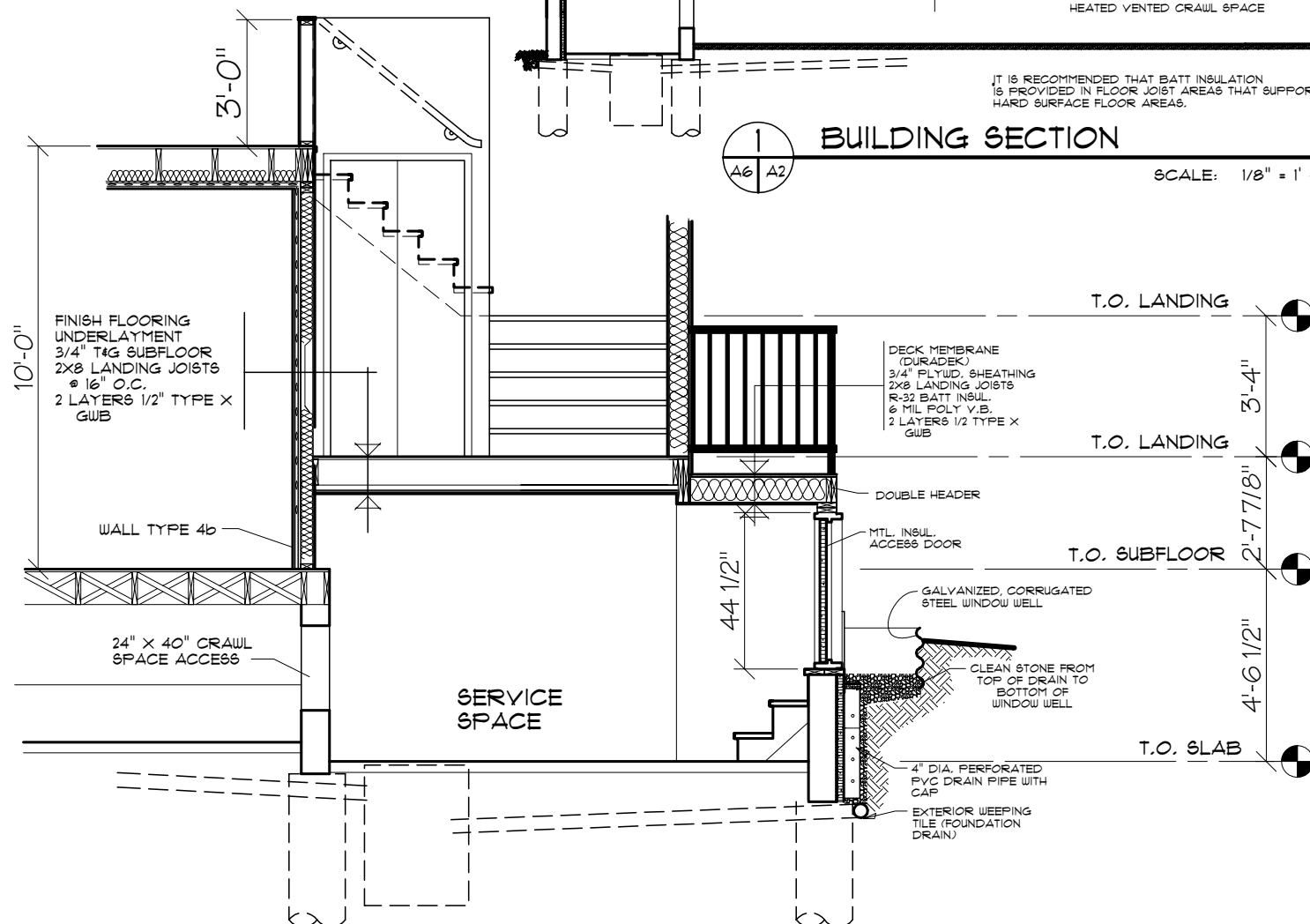
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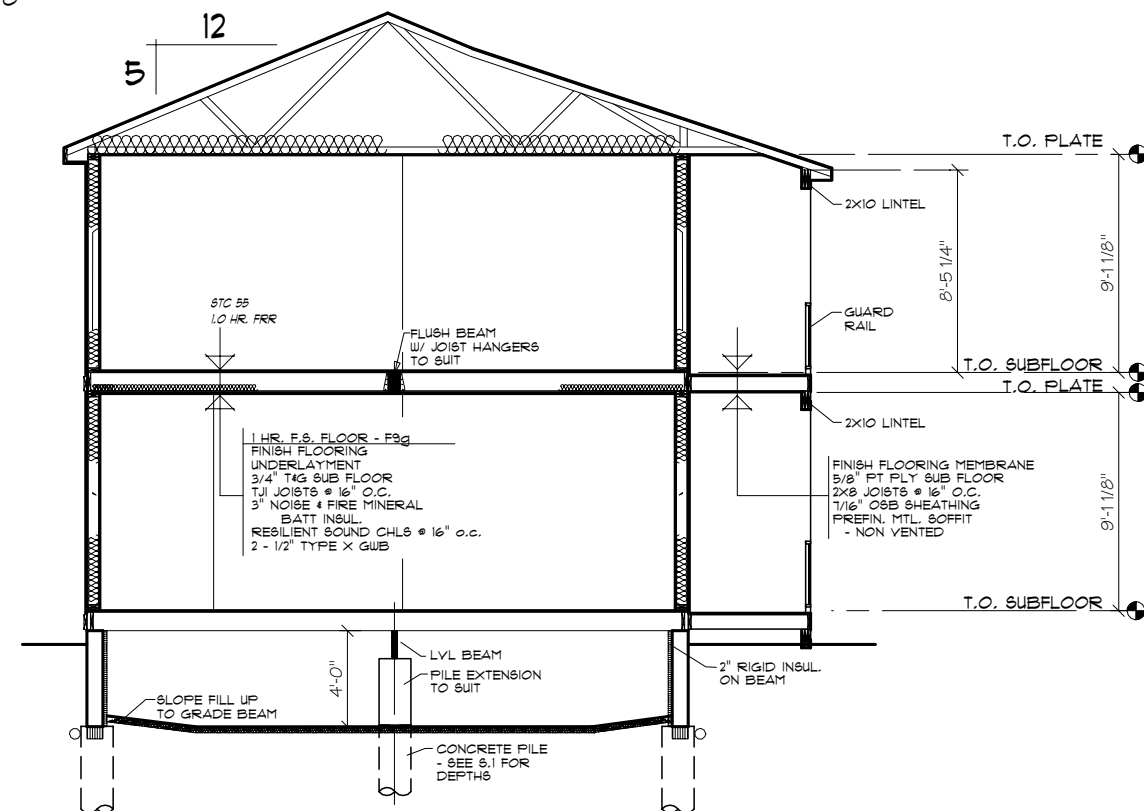
A.5



BUILDING SECTION
SCALE: 1/8" = 1' - 0"



ENTRY SECTION
SCALE: 1/8" = 1' - 0"



BUILDING SECTION 2
SCALE: 1/8" = 1' - 0"



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PROJECT
4 UNIT CONDOMINIUM
SHEET TITLE
BUILDING SECTION

SCALE
1/8" = 1' - 0"
DATE
22 NOV 2010
DRAWN BY
BLM
SHEET NO.
A.6

FILES NOTES

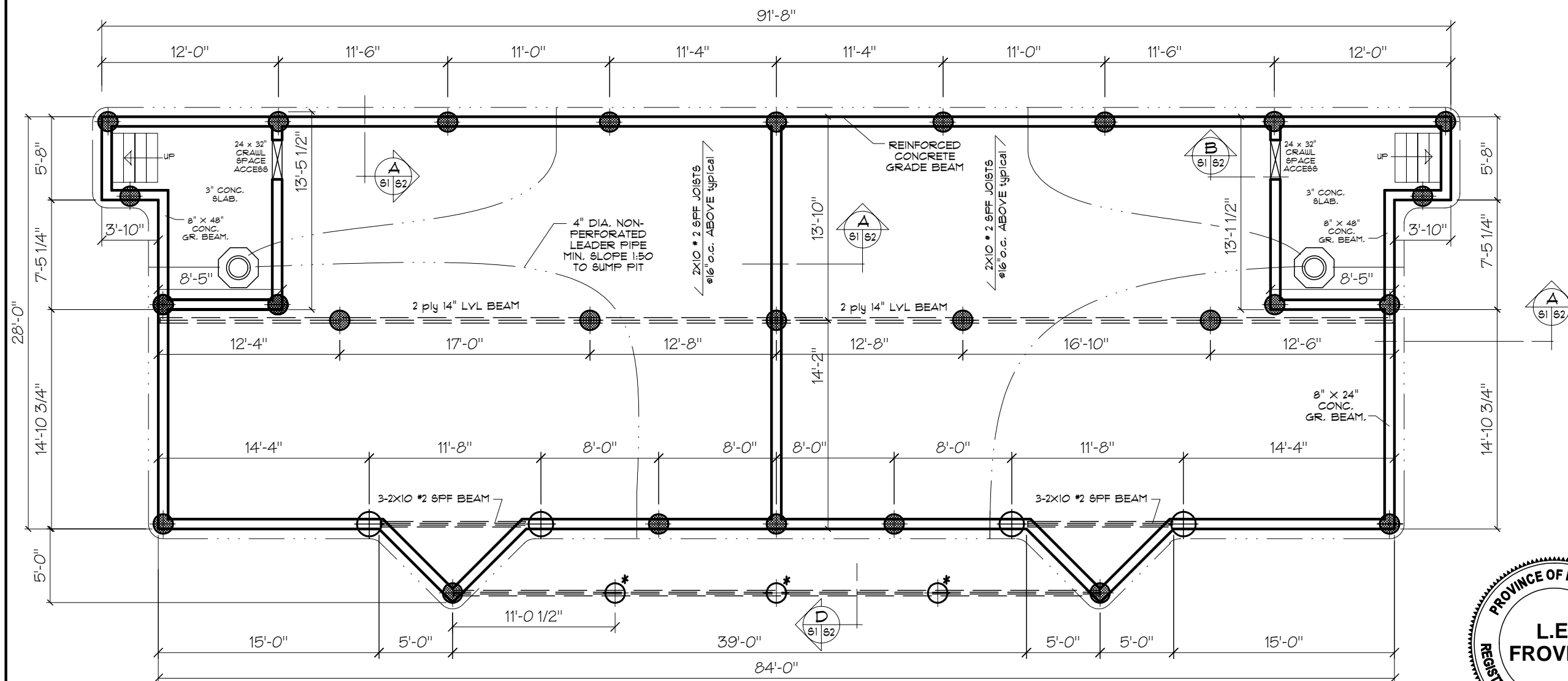
1. 16" DIA. x 20' DEEP CONC. FILES
C/W 1-25M VERT.
- FOR DECKS & LANDINGS
2. 16" DIA. x 25' DEEP CONC. FILES
C/W 1-25M VERT.
3. 24" DIA. x 30' DEEP
C/W 1-25M VERT.
4. 20" DIA. x 25' DEEP
C/W 1-25M VERT.

FILE DEPTHS SHOWN ARE ACTUAL DEPTH FROM GROUND SURFACE TO END OF PILE EXCLUSIVE OF ANY PILE EXTENSION MADE ABOVE GRADE LEVEL.

REINFORCE ABOVE GRADE PORTIONS OF FILE EXTENSIONS WITH:
4-15M VERT. x 6' LONG
4-10M RINGS EQUALLY SPACED

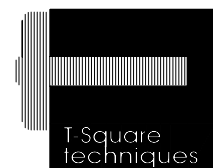
EXTEND FILE REINFORCING INTO GRADE BEAMS 18" AND HOOK INTO GRADE BEAM REINFORCING.

PROVIDE 5' - 0" OF GREASED SONO-TUBE AT THE TOP OF EACH BALCONY PILE INDICATED *



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PROJECT

4 UNIT CONDOMINIUM

SHEET TITLE

FOUNDATION PLAN

SCALE

1/8" = 1' - 0"

DATE

22 NOV 2010

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BLM

SHEET NO.

S.1



GENERAL NOTES

CONCRETE NOTES

- 1. CONCRETE STRENGTH AT 28 DAYS SHALL BE 25 MPA FOR ALL CAST-IN-PLACE CONCRETE.
- 2. REINFORCING STEEL SHALL BE NEW BILLET GRADE 400 DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 400 MPA FOR SIZE #20 AND LARGER AND GRADE 300 DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 300 MPA FOR SIZE #15 AND SMALLER ACCORDING TO THE CURRENT EDITION OF C.S.A. STANDARD G 30. 12. ALL REINFORCEMENT SHALL BE FREE OF LOOSE RUST, MUD, OIL OR OTHER COATINGS THAT WOULD REDUCE THE CONCRETE BOND.
- 3. REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE CURRENT EDITION OF C.S.A. STANDARD A 23.
- 4. PROVIDE A MINIMUM 24 BAR DIAMETER LAP OF ALL HORIZONTAL REINFORCING BARS AT THE CORNERS OF WALLS AND BEAMS.
- 5. PROVIDE 150 mm VOID FORM UNDER ALL WALLS AND BEAMS LESS THAN 1200 mm BELOW EXISTING OR FINISHED GRADE.
- 6. DURING COLD WEATHER CONSTRUCTION (I.E. AVERAGE AMBIENT DAILY TEMPERATURE BELOW 5 DEGREES CELSIUS) ADEQUATE HOARDING AND HEATING SHALL BE PROVIDED TO MAINTAIN THE FOLLOWING TEMPERATURES FOR THE GIVEN DURATION OF TIME FOR NORMAL PORTLAND CEMENT CONCRETE.

TEMPERATURE	DURATION
10 DEGREES C	1 DAYS
20 DEGREES C	3 DAYS

AFTER THE CONCRETE TEMPERATURE HAS BEEN MAINTAINED AS OUTLINED ABOVE THE TEMPERATURE SHALL BE MAINTAINED AT 5 DEGREES CELSIUS FOR 4 ADDITIONAL DAYS. WHEN THE HEAT IS REMOVED, THE CONCRETE TEMPERATURE WILL NOT BE ALLOWED TO DROP MORE THAN 5 DEGREES CELSIUS IN ANY 24 HOUR PERIOD.

- 1. CALCIUM CHLORIDE SHALL NOT BE USED AS A CONCRETE ADDITIVE UNDER ANY CIRCUMSTANCES.

WOOD NOTES

- 1. ALL STRUCTURAL SAWN LUMBER USED FOR POSTS, STUDS, JOISTS, RAFTERS AND BUILT-UP BEAMS SHALL BE SPECIES GROUP "D", STRESS GRADE NO. "2", NOR MORE THAN 15 PERCENT OF THE LUMBER SUPPLIED SHALL BE OF A GRADE LOWER THAN SPECIFIED.
- 2. ALL STRUCTURAL SAWN LUMBER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF C.S.A. STANDARD O86 AND THE REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL BUILDING CODE OF CANADA.
- 3. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT RUN PARALLEL TO THE JOISTS.
- 4. PROVIDE BRIDGING AS DETAILED ON THE FLOOR JOIST SUPPLIERS SHOP DRAWINGS.
- 5. ALL FLUSH FRAMED BEAM - JOIST CONNECTIONS SHALL USE JOIST HANGERS.
- 6. ROOF TRUSS MANUFACTURER SHALL PROVIDE THE ENGINEER WITH LINTEL, BRACING, AND REINFORCING DETAILS OF THE ERECTION OF ALL FLOOR AND ROOF TRUSSES OVER 45'-0" IN LENGTH.
- 7. TRUSS MANUFACTURER SHALL DETAIL AND PROVIDE NECESSARY CONNECTION HARDWARE FOR ALL FLUSH FRAME TRUSSES.
- 8. LAMINATED VENEER LUMBER AND FABRICATED WOOD STRUCTURAL ELEMENTS SHALL BE DESIGNED TO CARRY THE NOTED APPLIED LOADS AND MEET THE REQUIREMENTS OF C.S.A. STANDARD O86 C.S.A. STANDARD O141 AND THE REQUIREMENTS OF SPECIAL INVESTIGATIVE REPORT # LO 4000-413.
- 9. PROVIDE BRIDGING AND BLOCKING BETWEEN FABRICATED ROOF AND FLOOR JOISTS ACCORDING TO THE MANUFACTURERS SHOP DRAWINGS AND DETAILS.
- 10. FABRICATED WOOD STRUCTURAL ELEMENT SUPPLIER SHALL DESIGN AND SUPPLY ALL CONNECTION MATERIAL REQUIRED FOR CONNECTIONS OF FABRICATED ELEMENTS TO CONCRETE, DIMENSION LUMBER ECT. WHERE CONNECTIONS ARE NOT DETAILED IN PART 9 OF NBCC.
- 11. ROOF TRUSS FRAMING TO BE DESIGNED BY THE PREFABRICATED ROOF TRUSS SUPPLIER. ALL TRUSS FRAMING SHALL BE DESIGNED TO BE SELF SUPPORTING TO THE EXTERIOR BUILDING WALLS UNLESS NOTED OTHERWISE. GIRDER TRUSS LOCATIONS TO BE DETERMINED BY TRUSS SUPPLIER. TRUSS SUPPLIER TO PROVIDE ERECTION DRAWINGS SHOWING ALL PERMANENT BRIDGING AND TEMPORARY ERECTION BRACING LOCATIONS.
- 12. ROOF TRUSS SUPPLIER TO DESIGN AND SUPPLY ALL CONNECTION MATERIAL FOR FLUSH FRAME TRUSS CONNECTIONS.
- 13. PROVIDE FULL BEARING FOR GIRDER TRUSSES IN WALL CONSTRUCTION AT GIRDER TRUSS LOCATIONS. FRAMING TO BE CONTINUOUS TO FOUNDATION ELEMENTS.

DESIGN NOTES

DESIGN ROOF SNOW LOAD.....36 PSF
AS SPECIFIED BY NBCC (05) FOR THE WINNIPEG, MB AREA

FLOOR LIVE LOADS
A) RESIDENTIAL AREAS AND RELATED BALCONIES.....40 PSF

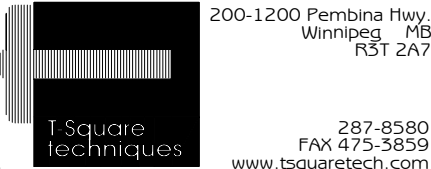
ALL AREAS - DESIGN DEAD LOAD.....15 PSF

PILE SKIN FRICTION VALUE.....300 PSF



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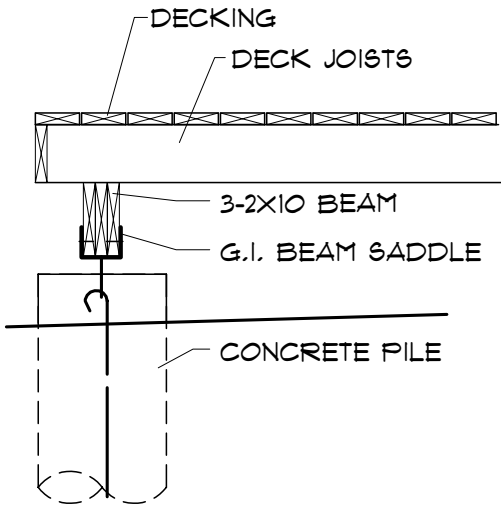
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PROJECT
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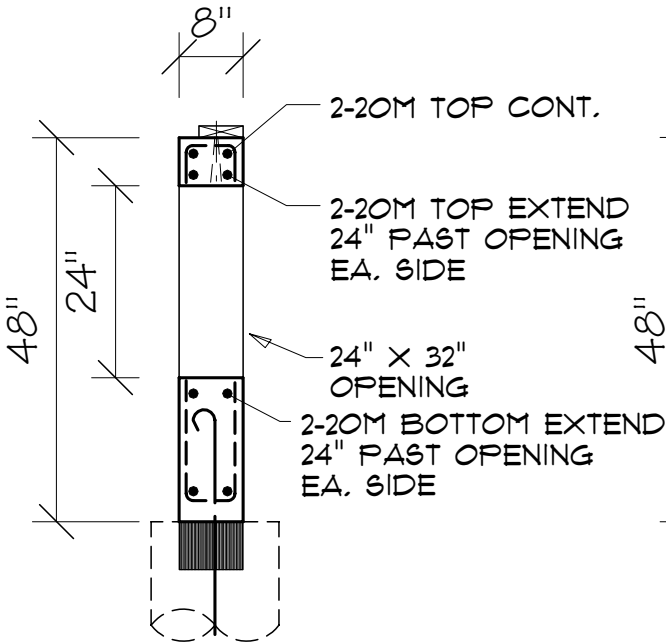
SHEET TITLE
GRADE BEAM DETAILS

SCALE
1/8" = 1' - 0"
DATE
22 NOV 2010

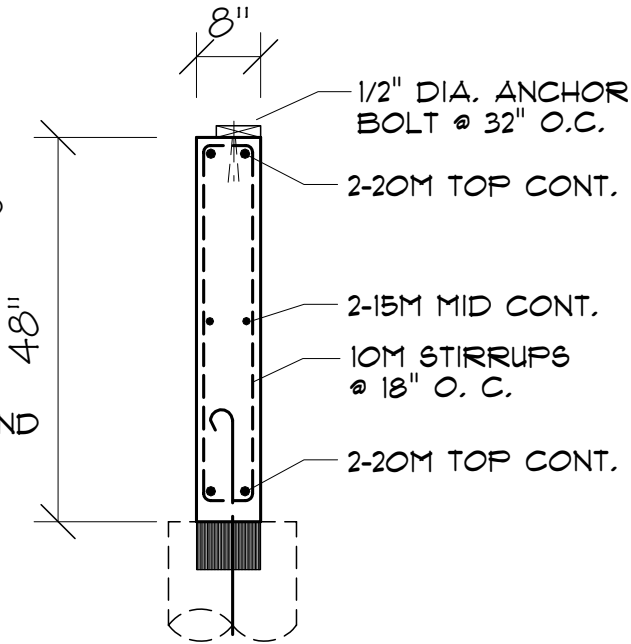
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BLM
SHEET NO.
S.2



D DECK BEAM DETAIL
S.1 Scale: 1/2" = 1'-0"



B SERVICE AREA BEAM
W/ OPENING
S.1 Scale: 1/2" = 1'-0"

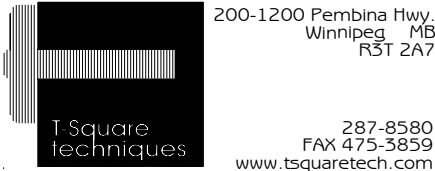


A SERVICE AREA
GRADE BEAM DETAIL
S.1 Scale: 1/2" = 1'-0"

- NOTES:
- JOISTS ARE 2X10 #2 SPF @ 16" O.C. UNLESS OTHERWISE NOTED.
 - DECK JOISTS ARE 2X8 #2 SPF @ 16" o.c. UNLESS OTHERWISE NOTED.
 - PROVIDE JOIST HANGERS TO SUIT AT ALL FLUSH FRAMED CONDITIONS.
 - FLOOR BEAMS ARE SUPPORTED ON CONCRETE GRADE BEAMS OR CONCRETE PILES AT THIS LEVEL.



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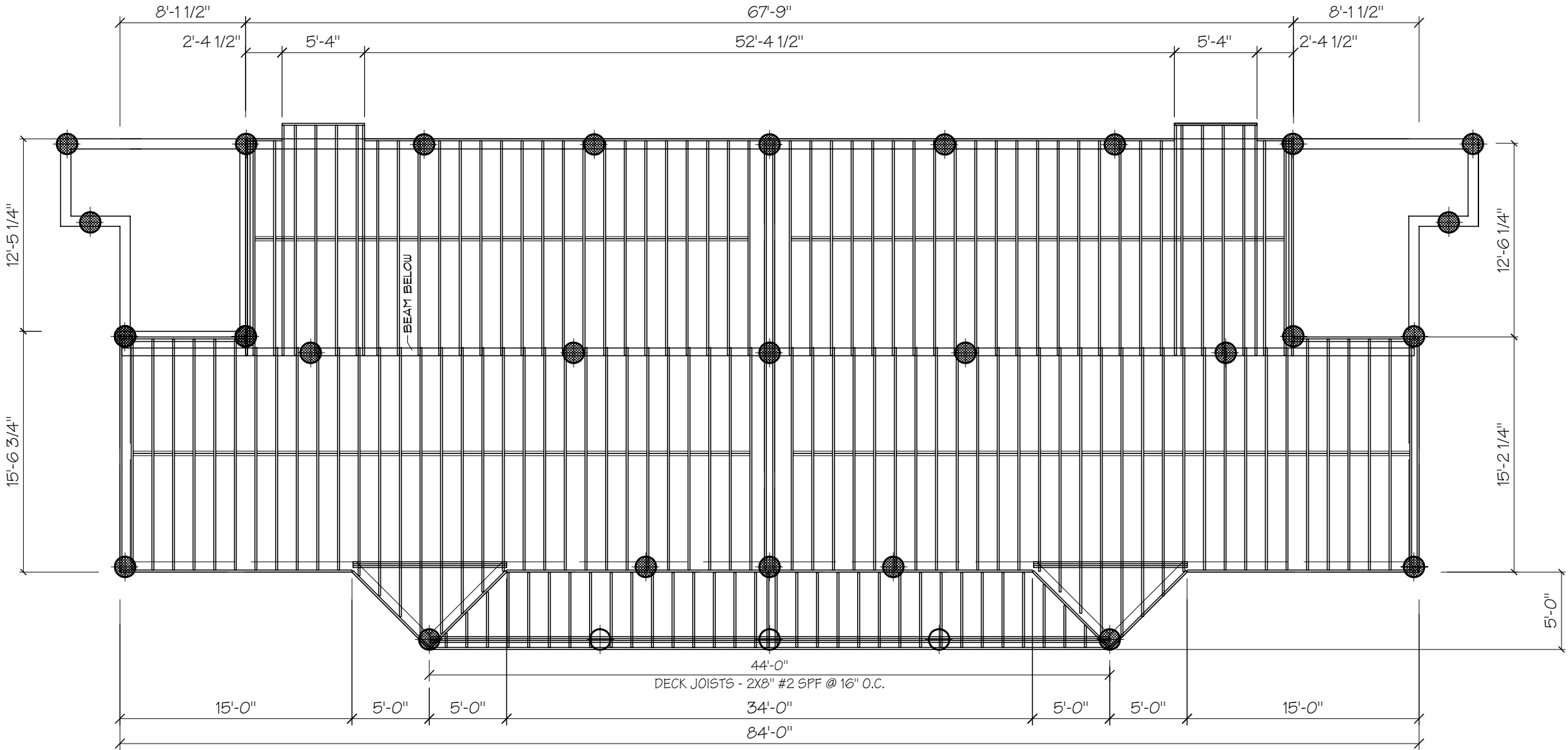
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PROJECT
**4 UNIT
CONDOMINIUM**

SHEET TITLE
**MAIN FLOOR
JOIST LAYOUT**

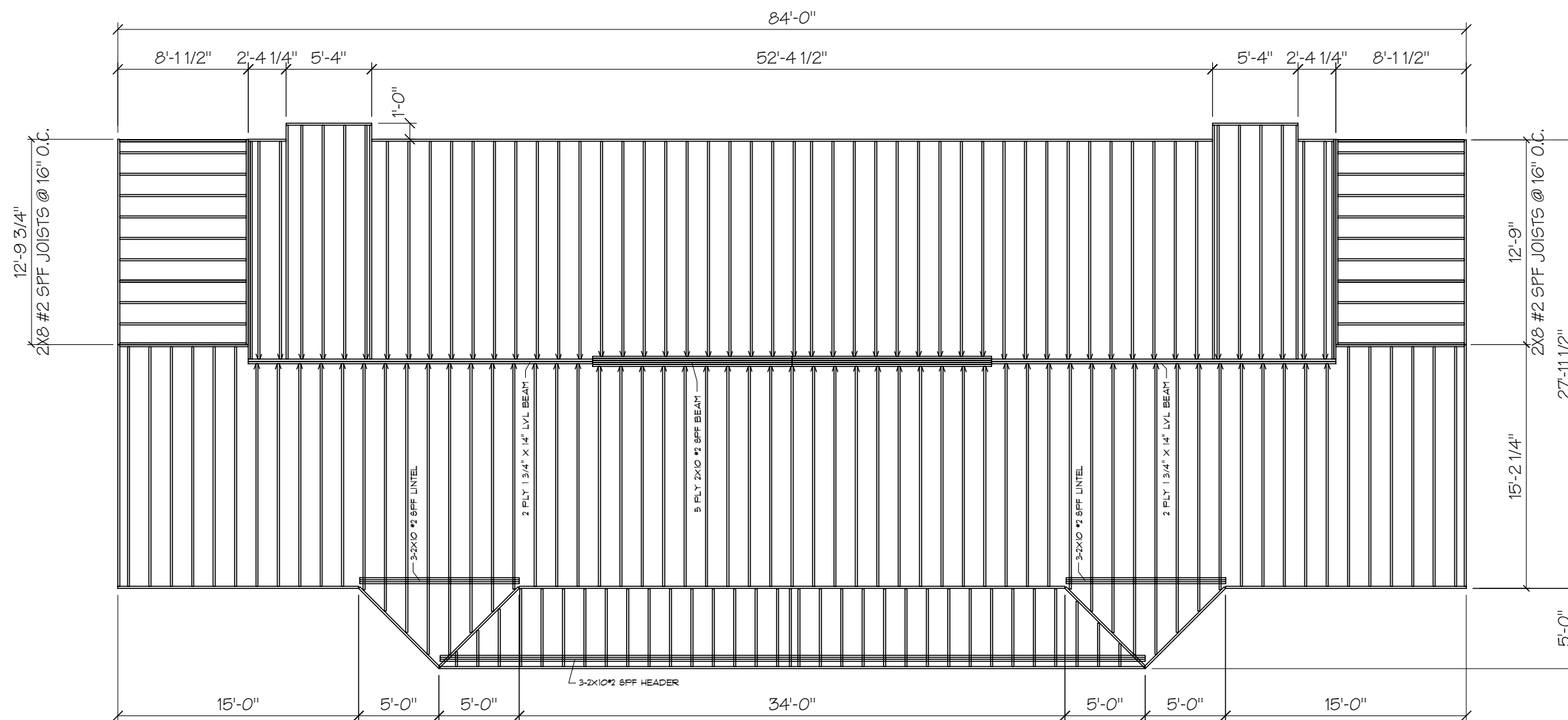
SCALE
1/8" = 1' - 0"
DATE
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BLM
SHEET NO.
S.3





- NOTES:
- THIS DRAWING IS INTENDED TO LOCATE FLOOR OPENINGS, RECESSES AND CANTILEVERS.
 - JOISTS ARE 2X10 #2 SPF @ 16" O.C. UNLESS OTHERWISE NOTED.
 - DECK JOISTS ARE 2x8 #2 SPF @16" o.c. UNLESS OTHERWISE NOTED.
 - PROVIDE JOIST HANGERS TO SUIT AT ALL FLUSH FRAMED CONDITIONS.



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PROJECT
**4 UNIT
CONDOMINIUM**
SHEET TITLE
SECOND FLOOR JOISTS

SCALE
1/8" = 1' - 0"
DATE
22 NOV 2010
DRAWN BY
BLM
SHEET NO.

SECOND FLOOR JOIST LAYOUT

SCALE: 1/8" = 1' 0"

S.4