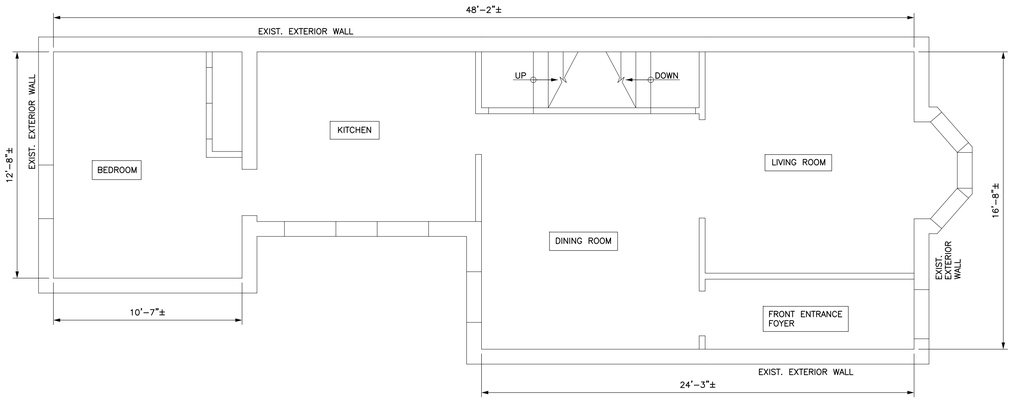
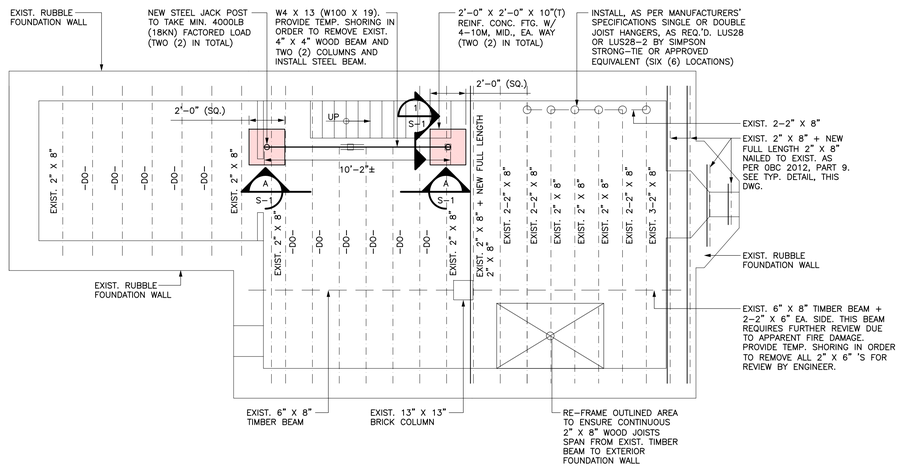


GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

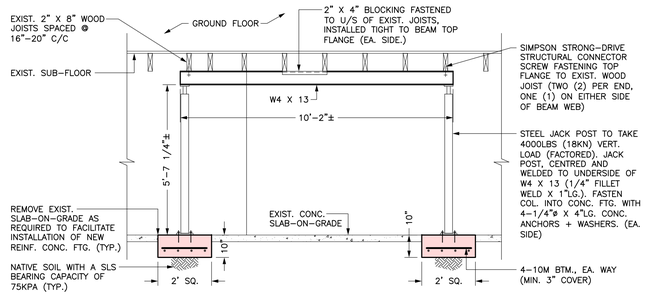
NORTH



BASEMENT FLOOR PLAN

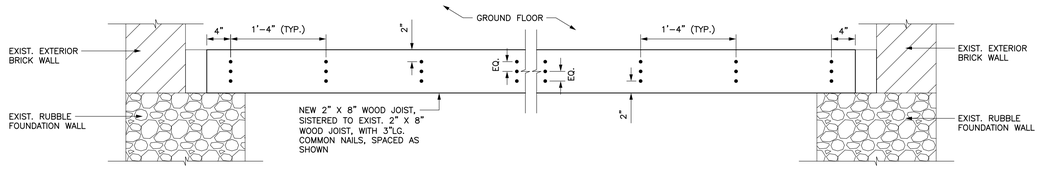
SCALE: 1/4" = 1'-0"

NORTH



ELEVATION 'A'

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

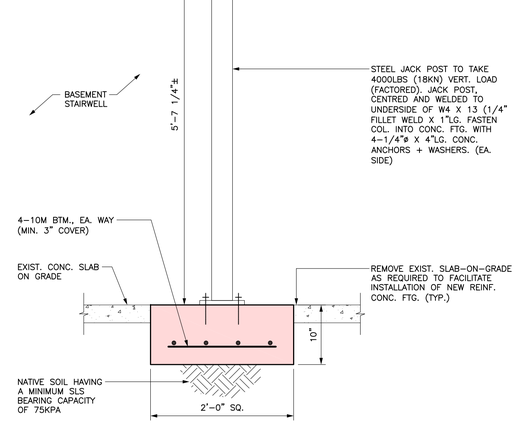


EXISTING JOIST SISTERING DETAIL (TYPICAL)

SCALE: 1" = 1'-0"

NOTE:

1 SEE STRUCTURAL NOTES THIS DRAWING.
2 ENSURE ALL EXISTING JOISTS THAT ARE ALREADY SISTERED, ARE COMPLETED AS PER THIS DETAIL.



SECTION

SCALE: 1" = 1'-0"

1
S-1

STRUCTURAL NOTES

GENERAL

1 READ STRUCTURAL NOTES IN CONJUNCTION WITH STRUCTURAL DRAWINGS.

2 ALL DIMENSIONS ON DRAWINGS ARE IN IMPERIAL, UNLESS NOTED OTHERWISE.

3 FIELD CHECK ALL SITE DIMENSIONS AND HEIGHTS AND REPORT ANY DISCREPANCIES, PRIOR TO PROCEEDING WITH ANY WORK.

4 REMOVE AND REINSTALL ALL ELECTRICAL, PLUMBING AND HVAC IN ORDER TO FACILITATE THE STRUCTURAL MODIFICATIONS SPECIFIED ON THIS DRAWING. ELECTRICAL, HVAC AND PLUMBING BY OTHERS.

5 PROVIDE TEMPORARY SHORING WHERE REQUIRED FOR SAFETY, AND WHERE REQUIRED TO FACILITATE THE INSTALLATION OF STRUCTURAL MEMBERS SHOWN ON THE STRUCTURAL DRAWINGS.

6 SHOULD OTHER BASEMENT FRAMING AREAS REQUIRE STRUCTURAL REINFORCEMENT THAT ARE NOT INDICATED ON THIS DWG., CONTRACTOR TO NOTIFY ENGINEER PRIOR TO COMPLETING WORK.

7 ALL LOADS INDICATED ON DRAWINGS ARE UNFACTORED UNLESS OTHERWISE NOTED.

DESIGN LOADS

GROUND FLOOR

LIVE LOAD = 1.9 KPA

DEAD LOAD = 0.75 KPA

FOUNDATION NOTES

1 SEE FOUNDATION PLAN ON DRAWING S-1.

2 CONSTRUCT FOOTINGS DEEPER AS REQUIRED WHERE MECHANICAL SERVICES PASS UNDER FOOTINGS.

3 ALL FOOTINGS TO BE FOUNDED ON UNDISTURBED NATIVE SOIL WITH AN UNFACTORED BEARING RESISTANCE (SLS) OF 75 KPA. IN THE EVENT OF POORER BEARING CAPACITIES AT THESE ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

CONCRETE NOTES

1 ALL CONCRETE TO HAVE A MINIMUM TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 25MPA.

2 ALL CONCRETE REINFORCEMENT TO BE DEFORMED CONFORMING TO CAN/CSA G30.12 WITH A MINIMUM YIELD STRENGTH OF 400 MPA (58,000 PSI).

3 ALL REBAR SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH CSA A23.1-14 AND A.C.I. 315 MANUAL.

4 ALL GROUT SHALL BE SIKA CONSTRUCTION M-BED STANDARD OR EQUAL, NON-SHRINK, WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 40MPA (5,800 PSI).

5 ALL CONCRETE CONSTRUCTION TO CONFORM TO C.S.A. A23.1-14.

6 CEMENT SHALL BE PORTLAND CEMENT OF CANADIAN MANUFACTURE CONFORMING TO CSA STANDARD A3000, OR APPROVED EQUIVALENT.

7 WATER SHALL BE POTABLE FROM A MUNICIPAL SUPPLY.

STRUCTURAL STEEL NOTES

1 ALL STRUCTURAL STEEL SHALL CONFORM TO C.S.A. G40.21 WITH A MINIMUM YIELD STRENGTH OF 350 MPA (50, 750 PSI).

2 STRUCTURAL STEEL DETAILING AND CONNECTIONS TO CONFORM TO CAN/CSA – S16-14.

3 ALL STRUCTURAL BOLTS AND FASTENERS SHALL CONFORM TO ASTM A-325 BEARING TYPE. ANCHOR BOLTS SHALL CONFORM TO ASTM-307.

4 ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED IN THE FIELD BY CONTRACTOR.

5 ALL COLD ROLLED STRUCTURAL STEEL TO CONFORM TO ASTM A-446 FOR GALVANIZED SHEET STEEL, MINIMUM 50 KSI YIELD. STRUCTURAL PROPERTIES TO BE COMPUTED IN ACCORDANCE WITH C.S.A. S-136-12.

WOOD CONSTRUCTION NOTES

1 ALL WOOD FRAMING AND CONSTRUCTION (I.E. NAILING, BLOCKING, BRIDGING, BEARING ETC.) SHALL COMPLY WITH O.B.C. SECTION 9.23, WOOD FRAMING.

2 ALL STRUCTURAL WOOD FRAMING SHALL BE MINIMUM NO.1/2 GRADE, SPRUCE-PINE-FIR MATERIAL (SPF), UNLESS NOTED OTHERWISE.

REVISIONS

No.	Description/Date
0	ISSUED FOR BUILDING PERMIT AND CONSTRUCTION, MAR. 16, 2017

LICENSED PROFESSIONAL ENGINEER A. P. ZORKO 100123327 PROVINCE OF ONTARIO

Seal AZ

CND ENGINEERING LIMITED
115 KING STREET EAST, 3RD FLOOR
HAMILTON, ON L8N 1A9

THE FOUNDATION TO A SUCCESSFUL PROJECT STARTS HERE.

WWW.CNDENG.CA

Project Title:
33 OXFORD STREET, HAMILTON
STRUCTURAL FRAMING MODIFICATIONS IN BASEMENT

Drawing Title:
PLANS, ELEVATION, SECTION, DETAIL AND STRUCTURAL NOTES

Drawn: SC
Date: MAR., 2017
Checked: DL
Date: MAR., 2017

Scale: AS NOTED
Project Number: 17010
This Set Contains: 1 Drawings
Drawing Number: S-1
0 Revision