65'x80' WORKSHOP

MAYNARD AND VERA SHANTZ

123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO. NOC 2A0 INSPECTION SCHEDULE ***(ALL AVIORE)

1. FOOTINGS: WHEN THE CONCRETE FORM WORK AND REINFORCING STEEL HAVE BEEN SET FOR THE PLACEMENT OF THE FOOTINGS. THE SUB-GRADE WILL ALSO BE INSPECTED FOR THE REQUIRED BEARING CAPACITY

2. WALLS: WHEN THE CONCRETE FORM WORK AND REINFORCING STEEL HAVE BEEN SET FOR THE PLACEMENT OF THE WALLS.

3. WOOD/STEEL FRAMING

4. FINAL REVIEW: WHEN ALL THE STRUCTURAL COMPONENTS OF THE FACILITY HAVE BEEN COMPLETED.

	SHEET SCHEDULE							
TAG	DESCRIPTION	TAG	DESCRIPTION					
00	COVER SHEET	53	SECTION "A" (BUILDING SECTION)	\$8	STRUCTURAL DETAILS #4			
SP1	ENLARGED SITE PLAN	\$4	OFFICE DETAILS	59	UNIVERSAL WASHROOM			
N1	GENERAL NOTES + 0.B.C.	\$5	STRUCTURAL DETAILS #1	S10	SOUTH ELEVATION + WEST ELEVATION			
\$1	FOUNDATION PLAN	56	STRUCTURAL DETAILS #2	S11	NORTH ELEVATION + EAST ELEVATION			
\$2	FLOOR PLAN	S7	STRUCTURAL DETAILS #3	S12	RENDERS			

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MAYNARD AND VERA SHANTZ 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

65'x80' WORKSHOP

123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

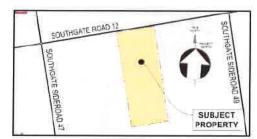
COVER SHEET

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SCALE 1/128" = 1'-0"



KEY PLAN SCALE 1"=2,500"

PARCEL DESCRIPTION				
ARN	420701000400300			
MUNICIPALITY.	Township of Southgate			
PRIMARY ADDRESS	123812 SOUTHGATE ROAD 12			
LEGAL DESCRIPTION	CON 11 LOT 1			
ZONING	Agricultural Zone (A1;			

		ultural Zone (A1) Zoning By-Law 19-2002)	
	DESCRIPTION	MINIMUM MAXIMUM ZONING REQUIREMENTS	PROVIDED
6.1	PERMITTED USES	Uses, buildings or structures accessory to a permitted use	COMPLIES
5.2 a)	REGULATIONS - Minimum Lot Area	40 nemares	41.97 ha
5 2 b)	SEGULATIONS - Minimum Lot Framage	200 metres	414 91 m
5 Z C)	REGULATIONS - Maximum Lot Coverage	Tarret	0.6/60% (2.633 m.)
ō Z d)	REGULATIONS - Minimum Front Yard	23 metres except that the minimum from year for an agreed unabled ling another Temporary form field Accommissation analities Accommissation analities.	315.4m
57ej	REGULATIONS - Minimum Side Yard	To metres except that a minimum side yard abutting an improved public sheet shelf be 20 metres.	EAST 2746 m WEST 75 14 m
525	REGULATIONS - Minimum Rear Yard	15 nell#4	692.2 m

1.2.5.5. LOCATION OF ACCESS ROUTES (OBC 2024)

- Access routes for firefighting shall be located so that the principal entrance is located not less than 3 m [3-10] and not more than 15 m (49-3); from the closest portion of the access route required for fire department use, measured hanzontally from the face of the building
- Access routes shall be provided to a building so that,
- 2.1. for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants referred to in Article 3.2.5.16. 2.b.
- for a building not provided with a fire department connection, a fire department number vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the Firelighter from the valuels to the building is not more than 90 m (295-31) and
- the unabstructed path of travel for the firelighter from the vehicle to the building is not more than 45 m (147-8*).
- 3. The unobstructed path of travel for the fixelighter required by Sentence (2) from the website to the building shall be measured from the vehicle to the fire department connection provided for the building except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building
- 4. If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building the access routes required by Sentence (2; shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m (147-8")

3.2.55 ACCESS ROUTE DESIGN OBC 2024)

- A portion of a roadway or yard provided as a required access route for fire department use shall. I.1. have a clear width not less than 6 m, unless it can be shown that lesser widths are safisfactory
- 1.2. have a centreline radius not less than 12 m.
- 1.3. have an overhead clearance not less than 5 m.
- 1.4. have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m.
- 1.5 be designed to support the expected loads imposed by firefighting equipment and be surfaced with controle as phail or other malerial designed to permit accessibility under all climatic conditions
- 1.6. have lumaround facilities for any dead-end portion of the access route more than 90 m long, and 1.7, be connected with a public thoroughfare.

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MAYNARD AND VERA SHANTZ 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

PROJECT NAME / LOCATION:

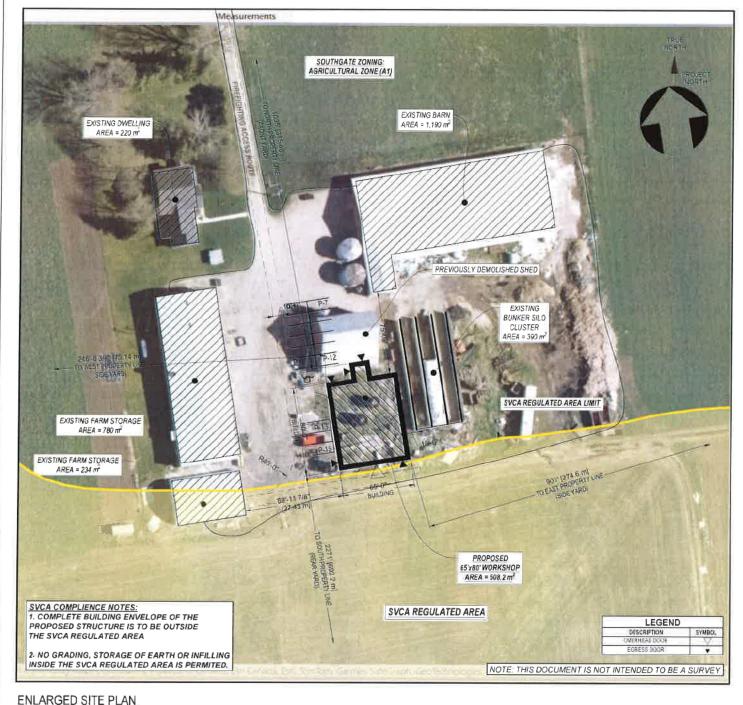
65'x80' WORKSHOP

123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

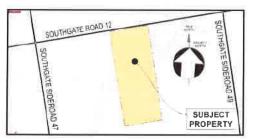
SHEET TITLE:

ENLARGED SITE PLAN

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REVISION	NA	C	D1
DATE	OCT, 16, 2025		
SCALE	AS NOTED		



SCALE 1/128" = 1'-0"



KEY PLAN SCALE 1"=2,500'

PARCEL DESCRIPTION				
AHA	429796000496300			
MUNICIPALITY	Township of Switigate			
PRIMARY ADDRESS	123812 SQUTHGATE ROAD 12			
LEGAL DESCRIPTION	CON 11 LD7 &			
ZONING	Agricultural Zone (A1)			

		ultural Zone (A1) Zoning By-Law 19-2002)	
	DESCRIPTION	MINIMUM MACIMUM ZONING REQUIREMENTS	PROVIDED
6.1	PERMITTED USES	Uses, buildings or structures accessory to a permitted use	COMPLIES
521)	REBULATIONS - Minimum Lot Area	At lectares	41.97 ha
620	REGULATIONS - Minimum Lot Frontage	200 metres	414.91 m
57c)	REGULATIONS - Maximum Lot Coverage	7 Ser sent	0.6764% (2.833 ml)
52 d)	REGULATIONS - Minmum Front Yard	20 metres except that the main and bront year for an agricultural building analos Temporary form Help Accomposation thall be 42 metres.	315.4 m
526)	REGULATIONS - Minimum Side Yard	To metres except that a minimum side yard abufting an improved public street graffice 20 metres	EAST 274 6 m WEST 75 14 m
521)	REGULATIONS - Minimum Reat Yard	15 metres	692.2 m

1.2.55. LOCATION OF ACCESS ROUTES (OBC 2024)

- Access mutes for fireflighting shall be located as a linear the principal entrance is located not less than 3
 m (9-10°) and not more than 15 m (42-0°) from the closest portion in the access route required for
 fire department use, measured horizontally from the face of the building.
- Access routes shall be provided to a building so that.
- for a building provided with a fire department connection, a fire department pumper vehicle can be located adjacent to the hydrants returned to in Article 3.2.5.16, 2.6.
- 2.2 for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the appear coule from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 in (255-31) and
- 2.3 the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m (147-8*).
- 3. The unobstructed path of travel for the finefighter required by Sentence (2) from the vehicle to the building shall be measured from the which to the fire department connection provided for the building except that if no fine department connection is provided, the path of travel shall be measured to the principal entrance of the building.
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3.2.55 ACCESS ROUTE DESIGN OBC 2024)

- A portion of a roadway or yard provided as a required access route for fire department use shall.
 have a clear visith not less than 6 m, unless it can be shown that lesser widths are satisfactory.
- 1.2 have a centreline radius not less than 12 m.
- 1.3. have an overhead clearance not less than 5 m
- 1.4. have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m.
- 1.5. be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete asphalt or other material designed to permit accessibility under all climatic conditions.
- 1.6. have tumaround labilities for any dead-end portion of the access route more than 90 m long, and 1.7, be connected with a public thoroughfare.

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OWNER:

MAYNARD AND VERA SHANTZ 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

PROJECT NAME / LOCATION:

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

SVCA SITE PLAN

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GENERAL NOTES:

DESIGN PARAMETERS: OBC 2024 - PART 9

- 1... ALL WORK ON THIS PROJECT SHALL CONFORM TO THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT.
- OWNER & GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SITE CONDITIONS PRIOR TO CONSTRUCTION, NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3. DRAWINGS ARE NOT TO BE SCALED:
- GENERAL REVIEW OF THE CONSTRUCTION MUST BE COMPLETED BY THE TOWNSHIP BUILDING OFFICIAL(S) OR A LICENSED PROFESSIONAL ENGINEER OR BOTH. ALL ENGINEERING REPORTS, IF REQUESTED BY THE TOWNSHIP, ARE TO BE FORWARDED TO THE BUILDING DEPARTMENT. INSPECTIONS MAY INCLUDE BUT ARE NOT LIMITED TO:
- 4.1: FOOTINGS AND WALLS (PRIOR TO POURING)
- 4.2. CONCRETE REINFORCING (PRIOR TO POURING)
 4.3. STRUCTURAL STEEL

CONCRETE SPECIFICATIONS

- 4. ALL CONCRETE CONSTRUCTION IS TO CONFORM TO CAN/CSA-A 23-1, 23-2, AND 23-3-
- 2. ALL CONCRETE DESIGN IS TO CONFORM TO CAN/CSA-A23:3:
- 3. CONCRETE USES SHALL HAVE THE FOLLOWING CLASSES AND ASSOCIATED PHYSICAL PROPERTIES:

LOCATION	CLASS	AT 27 DAYS	W/C RATIO	AIR ENTRAINMENT
EXTERIOR STRUCTURALLY REINFORCED SLABS	C-1	35 MPa	0.40	5% - 8%
EXTERIOR UNREINFORCED SLABS ON GRADE, CURBS	C-2	32 MPa	0.45	5% - 8%
EXTERIOR WALLS, COLUMNS OR PIERS	F-2	25 MPa	0.55	4% - 7%
INTERIOR FLOOR SLABS	N-1	25 MPa	0.55	4% - 7%
FOOTINGS	N-2	20 MPa	0.55	NOT REQ'D

- 4. KEEP CONCRETE FROM RAPIDLY LOSING MOISTURE. CONCRETE SHOULD BE KEPT MOIST DURING THE FIRST THREE DAYS OF CURING.
- DO NOT ALLOW CONCRETE TO FREEZE FOR A MINIMUM OF 10 DAYS AFTER PLACEMENT.
- 6. INSTALL CONTROL JOINTS AT A SPACING OF 20 TIMES THE AVERAGE WALL THICKNESS. IN BOTH SIDES OF ALL WALLS, DO NOT CUT REBAR.
- 7. CALCIUM CHLORIDE OR ANY ADMIXTURE CONTAINING CALCIUM IS NOT TO BE USED IN CONCRETE:
- 8. CUT CONCRETE SLAB A MIN. OF 20 TIMES THE SLAB THICKESS ONE DAY AFTER POURING, CUT 1/4 OF SLAB THICKNESS, DO NOT CUT REINFORCING STEEL.

REBAR SPECIFICATIONS

- ALL REBAR TO BE GRADE 400:
- ALL REBAR BEND DIAMETERS SHALL CONFORM TO CANCSA-A23.1. REBAR BENDING SHALL NOT COMPROMISE THE REBAR IN ANYWAY.
- REBAR SPLICE LENGTHS:
 - 10M BARS = 18" (450mm) MIN
 - 15M BARS = 24" (600mm) MIN. 20M BARS = 30" (750mm) MIN.
 - 20M BARS = 30" (750mm) MIN. 25M BARS = 48" (1200mm) MIN.
- 4 REBAR CONCRETE COVER
- 4.1: 1 1/2" (40mm) FOR CONCRETE PLACED IN FORMWORK FOR
- 4.2 2" (50mm) FOR CONCRETE PLACED IN FORMWORK FOR 20M OR LARGER
- 4.3. 2 1/2" (65mm) FOR SLAB ON GRADE, TOP OF SLAB TO TOP LAYER OF STEEL
- 4.4. 3" (75mm) FOR CONCRETE PLACED AGAINST THE EARTH (BOTTOM OF FOOTINGS)

WOOD SPECIFICATIONS

- 16.2 FRAMED WALLS ARE TO BE WIND BRACED AT ALL CORNERS IN BOTH DIRECTIONS.
- LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
- LUMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD.

SOIL/SUBGRADE SPECIFICATIONS

WITH GRANULAR AND COMPACTED

FOOTINGS OR FLOATING SLABS.

FOUNDATION.

PREPARE THE AREA FOR THE PROPOSED STRUCTURE BY REMOVING

ENSURE MIN: 24" OF FREE DRAINING COMPACTED GRANULARS UNDER

IF ANY "SOFT AREAS" OR SOIL THAT IS NOT NATIVE IS ENCOUNTERED.

DURING EXCAVATION IT IS TO BE SUB EXCAVATED, REMOVED, FILLED

DO NOT ALLOW SOIL TO FREEZE AND FROST TO DEVELOP UNDER ANY

ALL TOPSOIL & ORGANIC MATERIAL FROM THE AREA OF THE

CONCRETE SLABS TO PREVENT UNEQUAL FROST HEAVE.

- WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT BEING PRESSURE TREATED.
 PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 1.2m (48") O.C.
- FOR ALL FRAMED WALLS,
 6. ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS
- DEFINED IN CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERWISE.
- ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL
- ALL WOOD FRAMING, BOTH DESIGN AND CONSTRUCTION, IS TO CONFORM TO: CAN/CSA-086 -19 - "ENGINEERING DESIGN IN WOOD".

STRUCTURAL STEEL NOTES:

- 1. ALL STRUCTURAL STEEL FRAMING SHALL BE COMPLETED BY AN EXPERIENCED ERECTOR
- ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM TO CANICSA G40,21 GRADE 350W UNLESS NOTED OTHERWISE
- ALL STRUCTURAL STEEL CHANNELS AND ANGLES SHALL CONFORM TO CAN/CSA G40,21 GRADE 300W UNLESS NOTED OTHERWISE
- 4. ALL HSS SHALL CONFORM TO CAN/CSA G40.21 GRADE 350W (CLASS C) UNLESS NOTED OTHERWISE
- 5. ALL STEEL PLATE TO BE A36 (250W MPa) MATERIAL (MIN.)
- ALL STRUCTURAL OF BE ASS (250W MP) MATERIAL (MIN.)

 ALL STRUCTURAL STEEL SHALL BE NEW MATERIAL UNLESS APPROVED BY THE DESIGN ENGINEER,

 STRUCTURAL STEEL MEMBERS SHALL NOT BE SPLICED WITHOUT THE WRITTEN APPROVAL OF THE
- DESIGN ENGINEER.

 8. WELDING SHALL CONFORM TO CSA W47.1 AND CSA W59, BY THE CANADIAN WELDING BUREAU. ALL WELDING SHALL BE COMPLETED BY CWB CERTIFIED WELDERS.
- IN STRUCTURAL DRAWINGS "FULLY WELDED" REFERS TO MIN. 1/4" FILLET WELD, FULL DEPTH, ENTIRE PERIMETER.
- 10. BOLTED CONNECTIONS SHALL BE MADE USING A325 BOLTS UNLESS NOTED OTHERWISE.
- 11. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36 MATERIAL UNLESS NOTED OTHERWISE
- 12. STRUCTURAL STEEL SHALL BE INSTALLED PLUMB AND LEVEL WITHIN TOLERANCES OUTLINED IN CSA S16-09 DESIGN OF STEEL STRUCTURES, SECTION 29.3 (ERECTION TOLERANCES)
- 13. ALL STRUCTURAL STEEL TO RECEIVE ONE COAT OF SHOP PRIMER, TOUCH-UP AS REQUIRED.
- 14. EXTERIOR STRUCTURAL STEEL SHALL BE PROTECTED FROM CORROSION BY PRIMING + PAINTING WITH EPOXY BASED EXTERIOR GRADE PAINT
- 15 ANY AND ALL STRUCTURAL STEEL ELEMENTS, REGARDING BOTH DESIGN AND CONSTRUCTION, ARE TO CONFORM TO CANICSA-S16: 19 "DESIGN OF STEEL STRUCTURES"

DESIGN PARAMETERS:

ALL WIND AND SNOW LOADING AND THE RESULTING REACTION FORCES FOUND ON PROTON WELDING AND FABRICATION SHOP DRAWINGS.

DATE: AUGUST 30, 2025, PROJECT: MYNARD SHANTZ QUOTATION No;: P25072401

NOTE: THIS BUILDING HOUSES TWO 10 TON OVERHEAD CRANES REFER TO GREYSIDE IND INC P25072401 DRAWINGS

	Ol	NTARIO BUILDING CODE DATA MATRIX PART 3 & 9	BUILDING CODE	BUILDIN CODE
1	PROJECT TYPE	M NEW ADDITION ADDITION AND RENOVATION CHANGE OF USE RENOVATION ALTERATION DESCRIPTION		91013
2	MAJOR DESUPANCY CLASSIFICATION	OCCUPANCY F2 - MEDIUM HAZARD INDUSTRIAL	3.121.10	9.10.2
3	BUILDING AREA (m/)	EXISTING TO TOTAL - 508.2 m ² EXISTING TO TOTAL 508.2 m ²	E1(1)3(2	1(1,3,2
4	GROSS AREA (m²;	EXISTING NEW EXISTING TO TOTAL 05MOLISH 508.2 m ²	1.1.3.2	1.13.2
5	NUMBER OF STOREYS	ABOVE GRADE 1 BELOW GRADE	321181132	2.1.1.3
6	BUILDING HEIGHT (m)	7.32 m		2113
7	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)	3 2 2 10 8 3 2 5 5	
4	BUILDING CLASIFICATION		3.2.2.20-83	9 10 4
ē	SPRINKLER SYSTEM	THE VERY SET OF THE VERY SET O	3 2 2 20-83 3 2 1 5 3 2 2 17	9 10 8
10	STANDPIPE REQUIRED	☐ YES 00 NO	329	
11	FIRE ALARM SYSTEM	PROPOSED SAFALESTAGE TWO STAGE 100HE	334	9 10 7 2
52	WATER SERVICE - SUPPLY IS ADEQUATE	DESCRIPTION		
13	IMPORTANCE CATEGORY	L3W	326	4.1.2.1.3) 5 T4.1.2.1.8
14	CONSTRUCTION TYPE	CEFRUCER BLORER BLORER BLEITELEVICE MICHIGARY AND INCITAINTEE BLEITELEVICE AND ANATON INCITAINTEE BLEITELEVICE AND ANATON	3 2 2 2083	9.105
15	MEZZANNINE AREA (m²)	EXISTING NEW EXISTING TO TOTAL DEMOLISH N/A	3.2.1.1,3;-(9/-)	9.10.4.1
16	OCCUPANT LOAD	BASED ON MARRESON DESIGNOS BALANTS POSTED MAXIMUM OCCUPANT LOAD 7 (SEVEN)	21:15	9.8.1.3
17	349RIER-FREE DESIGN	Ø YES □ NO EXPLANATION	38	9.5.2
18	HAZARDOUS SUBSTANCES	☐ YES Ø NO EXPLANATION	3.3.1.2.(1) & 3.3.1.19(1)	9 10 1 3
19	REQUIRED FIRE RESISTANCE BATIMAS	H.A. (H) (H) FLOORS 0 0 165 170 00 142 MEZZANINE 0 0 165 170 00 144 ROOF 0 0 165 170 00 144	3.2,2.20-,83 & 3.2.1.4	9 10 8 9 10 8
29	SPATIAL SEPARATION WALL	WALL \$25 \$10 \$24 \$34	323	9 10 14
z٩	PLUMBING FIXTURE REQUIREMENTS	NUMBER OF MEN = 6 NUMBER OF WOMAN = 1 MINIMUM AMOUNT OF WATER CLOSETS FOR MEN 1 TOTAL AMOUNT OF WATER CLOSETS FOR WOMAN 1 TOTAL AMOUNT OF WATER CLOSETS PROVIDED 1		#31 4 37
22	ENERGY EFFICIENCY	COMPLIANCE PATH THIS BUILDING CONSUMES LESS THAN 12WIM2 UNDER PEAK CONDITIONS, SB10, DIVISION 3, CLAUSE 1.2.1.2 (2)(a) THIS BUILDING IS NOT DESIGNED TO BE ABOVE 10 C, SB10, DIVISION 3, CLAUSE 1.2.1.1. (2)(b)		12.2.1

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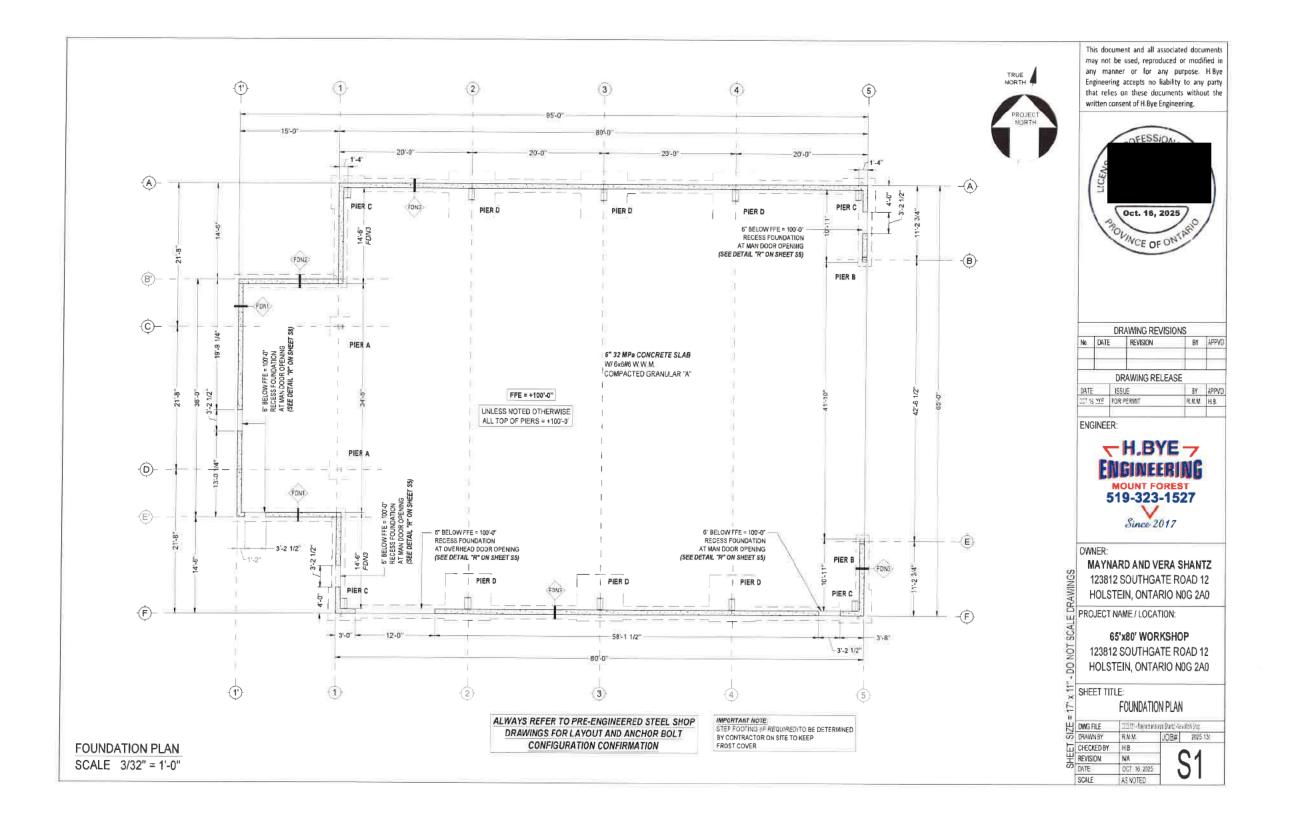
MAYNARD AND VERA SHANTZ 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

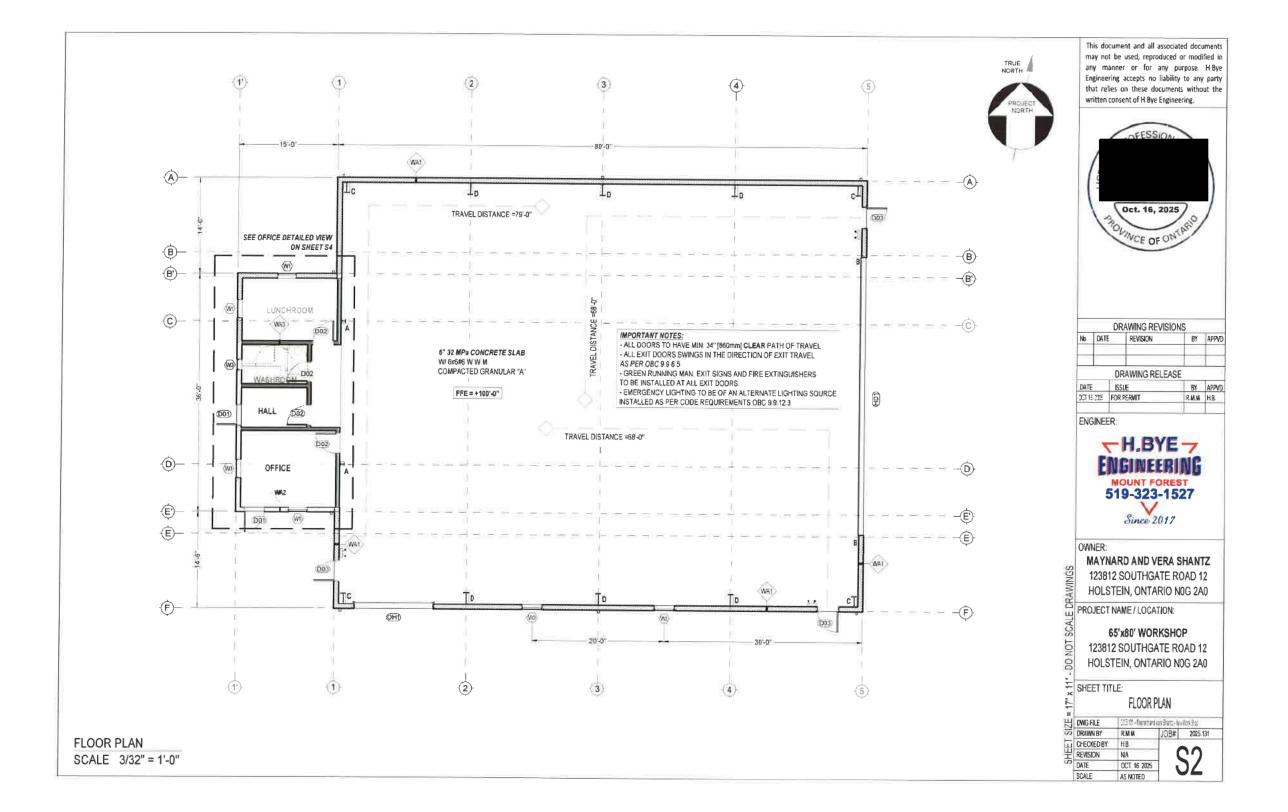
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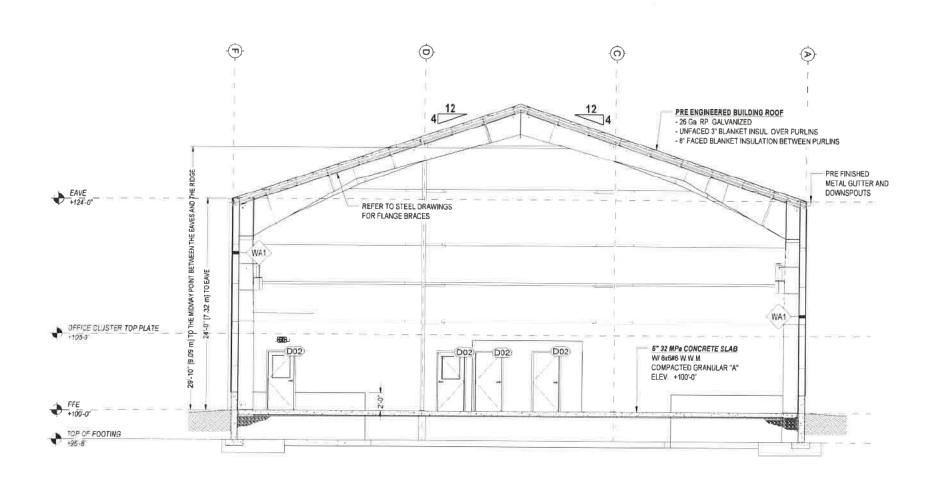
65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

GENERAL NOTES + OBC







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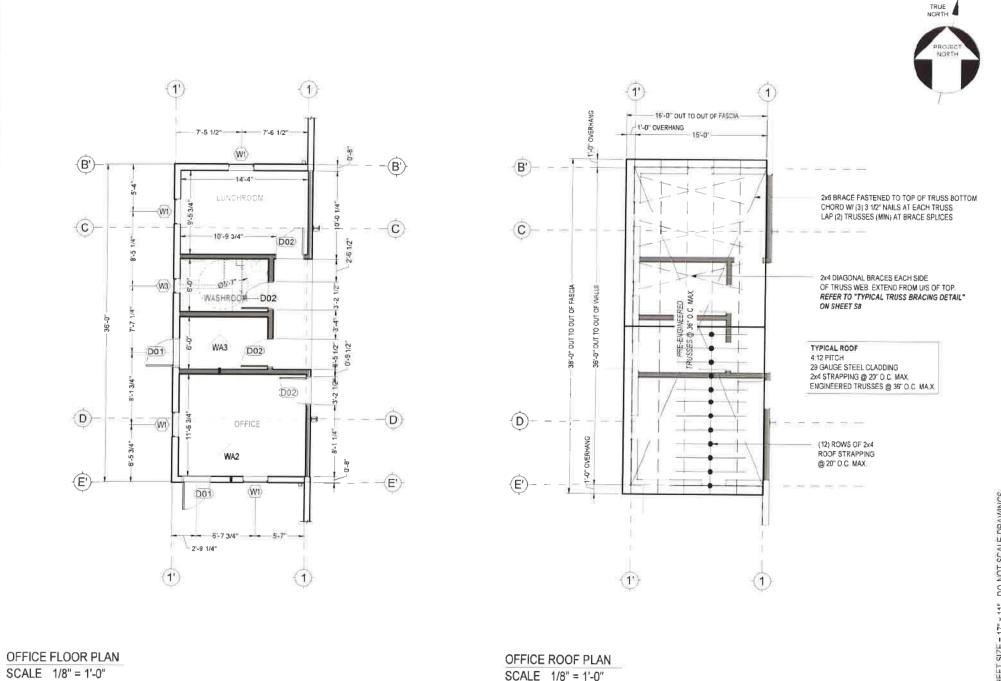
65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

SECTION "A" (BUILDING SECTION)

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SECTION "A" (BUILDING SECTION) SCALE 3/32" = 1'-0"



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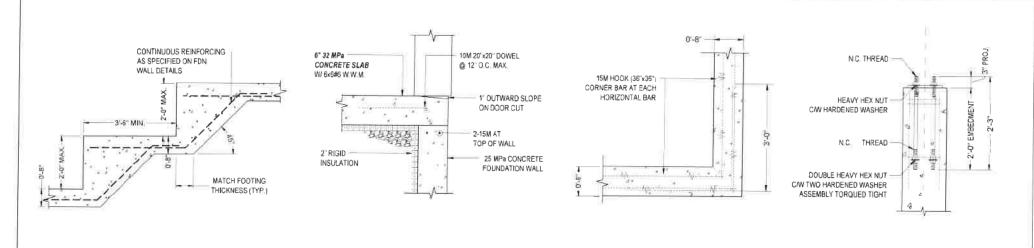
MAYNARD AND VERA SHANTZ 123812 SOUTHGATE R
HOLSTEIN, ONTARIO N
PROJECT NAME / LOCATION: 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

FIGURE FLOOR PLAN + OFFICE ROOF PLAN

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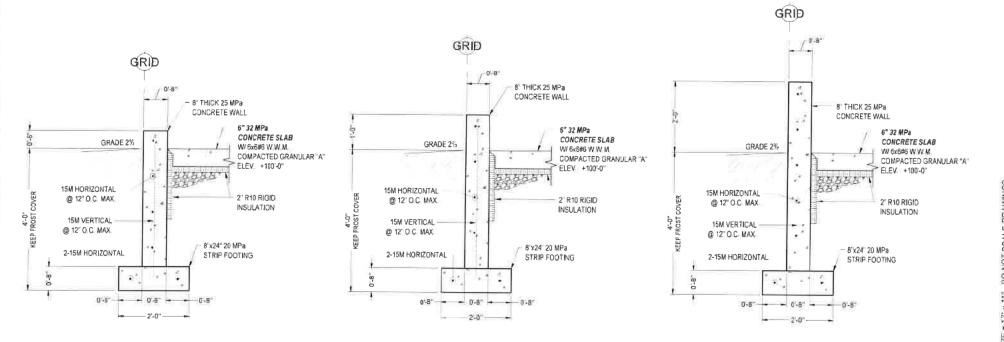


TYPICAL STEPPED FOUNDATION DETAIL SCALE 3/8" = 1'-0"

DETAIL "R" RECESS FOUNDATION SCALE 1/2" = 1'-0"

TYPICAL FOUNDATION WALL CORNER SCALE 1/2" = 1'-0"

TYPICAL FOUNDATION WALL CORNER SCALE 3/4" = 1'-0"



FDN1 DETAIL SCALE 1/2" = 1'-0" FDN3 DETAIL SCALE 1/2" = 1'-0" FDN3 DETAIL SCALE 1/2" = 1'-0"

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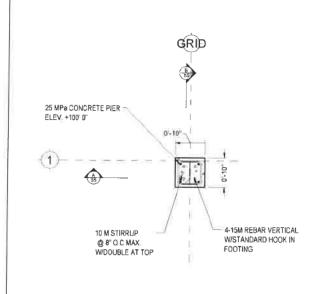
MAYNARD AND VERA SHANTZ 123812 SOUTHGATE R
HOLSTEIN, ONTARIO N
PROJECT NAME / LOCATION: 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

STRUCTURAL DETAILS #1

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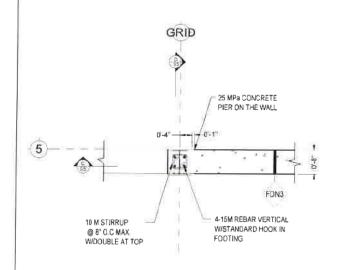
GRID 0'-8'x0'-8-1/2 "x3/8" BASE PLATE 6" 32 MPa CONCRETE SLAB W/ 6x6#6 W.W.M. 25 MPa CONCRETE COMPACTED GRANULAR "A" PIER ELEV: +100' 0" ELEV: +100'-0" 2" R10 RIGID 4-15M REBAR VERTICAL INSULATION W/STANDARD HOOK 4-15M REBAR IN FOOTING BOTH WAYS 10M STIRRUP @ 8" O.C. MAX 3'-0"x3'-0"x0'-10" 20MPa W/ DOUBLE AT TOP CONCRETE FOOTING

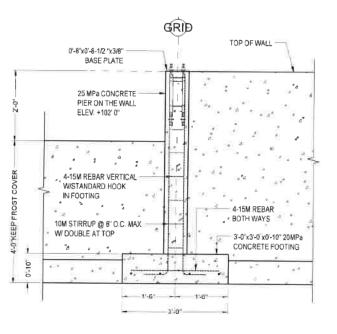
(1) 0'-8"x0'-8-1/2 "x3/8" BASE PLATE 6" 32 MPa CONCRETE SLAB W/ 6x6#6 W.W.M. 25 MPa CONCRETE COMPACTED GRANULAR "A" PIER ELEV +100' 0" ELEV: +100'-0" 88888 2" R10 RIGID 4-15M REBAR VERTICAL INSULATION W/STANDARD HOOK 4-15M REBAR IN FOOTING BOTH WAYS 10M STIRRUP @ 8" O.C. MAX 3'-0"x3'-0"x0'-10" 20MPa W/ DOUBLE AT TOP CONCRETE FOOTING

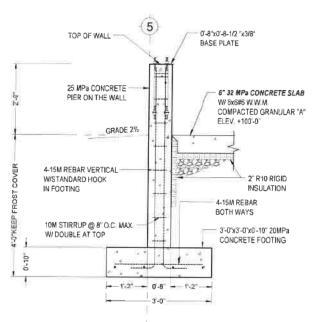
PIER "A" TOP VIEW SCALE 1/2" = 1'-0"

PIER "A" SECTION A SCALE 1/2" = 1'-0"

PIER "A" SECTION B SCALE 1/2" = 1'-0"







PIER "B" TOP VIEW SCALE 1/2" = 1'-0"

PIER "B" SECTION C SCALE 1/2" = 1'-0"

PIER "B" SECTION D SCALE 1/2" = 1'-0" This document and all associated documents may not be used, reproduced or modified in any manner or for any purpose. H Bye Engineering accepts no liability to any party that refies on these documents without the written consent of H.Bye Engineering.



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MAYNARD AND VERA SHANTZ 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

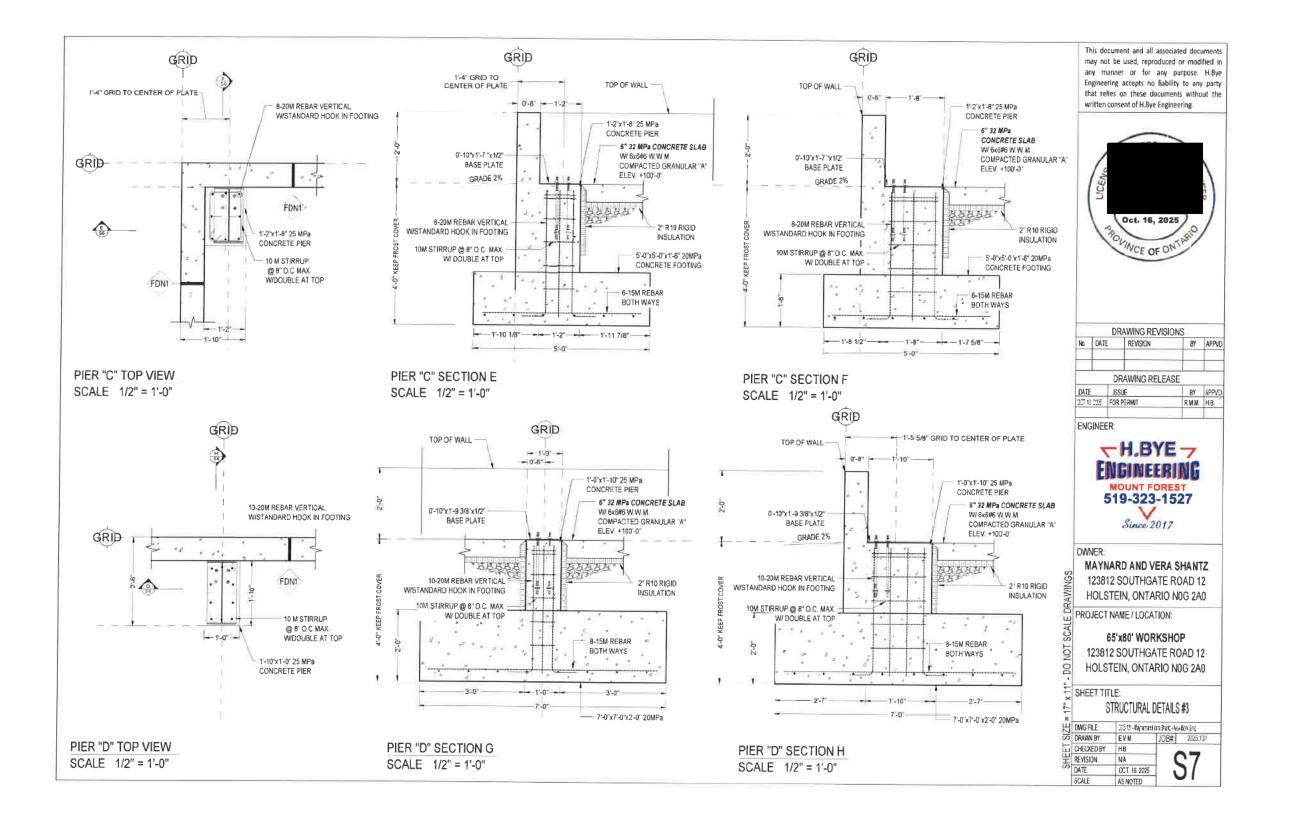
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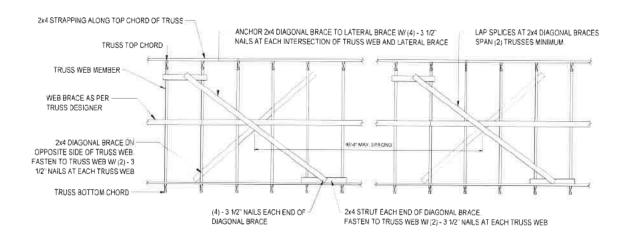
65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

STRUCTURAL DETAILS #2

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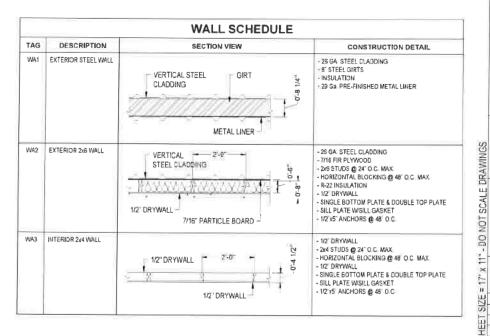




TYPICAL TRUSS BRACING DETAIL SCALE 1/4" = 1'-0"

DOOR AND WINDOW SCHEDULE							
TAG	DESCRIPTION	LINTEL SIZE	WALL STUD SIZE	BEARING MEMBER SIZE	QTY		
0H1	12"WIDE x 10" TALL INSULATED OVERHEAD DOOR	REFER TO P25072401 DRAWINGS	*	REFER TO P25072401 DRAWINGS	1 PC		
HD1	42 WIDE x 16 TALL INSULATED HYDRAULIC DOOR	REFER TO P25072401 DRAWINGS	197	REFER TO P25072401 DRAWINGS	1 PC		
D01	38'x80" EXTERIOR MAN DOOR (BARRIER FREE)	(2) 2x6 SPF No. 2	2x6	(2) 2x6 JACK STUD + (1) 2x6 KING STUD	2 PC		
D02	38 x80" INTERIOR MAN DOOR (BARRIER FREE)	(2) 2x6 SPF No. 2	2x6	(1) 2x6 JACK STUD + (1) 2x6 KING STUD	4PC		
D03	38 X80" EXTERIOR MAN DOOR (BARRIER FREE)	REFER TO P25072401 DRAWINGS	12	REFER TO P25072401 DRAWINGS	3 PC		
W1	34'x52' WINDOW	(2) 2x6 SPF No. 2	2x6	(2) 2x6 JACK STUD + (1) 2x6 KING STUD	4 PC		
W2	35"x48" WINDOW	REFER TO P25072401 DRAWINGS	1.7	REFER TO P25072401 DRAWINGS	2 PC		
W3	20"x30" WINDOW	(2) 2x6 SPF No. 2	2x6	(1) 2x6 JACK STUD + (1) 2x6 KING STUD	1 PC		

	NAILING TO FRAMING						
TAG	CONSTRUCTION DETAIL MIN. LEN		MIN. NUMBER OR MAX SPACING OF NAILS				
1	STUD TO WALL PLATE (EACH END) END NAILED	3 1/4" (82mm)	3				
2.:	DOUBLED STUDS AT OPENINGS OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3" (76mm)	30' (750mm) O.C				
3	DOUBLED TOP WALL PLATES	3" (76mm)	24" (600mm) O.C				
4	INTERIOR WALLS TO FRAMING OR SUBFLOORING	3 1/4" (82mm)	24' (600mm) O.C.				
5	HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END	3 1/4" (82mm)	2				
6.	LINTELS TO STUDS	3 1/4 (82mm)	4 AT EACH END				



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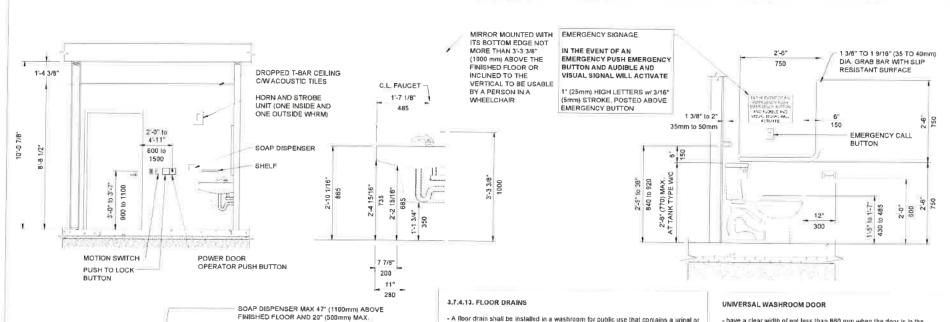
MAYNARD AND VERA SHANTZ 123812 SOUTHGATE R
HOLSTEIN, ONTARIO N
PROJECT NAME / LOCATION: 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

STRUCTURAL DETAILS #4

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- A floor drain shall be installed in a washroom for public use that contains a urinal or a water closet equipped with an automatic flushing device.

GENERAL

FROM EDGE OF LAVATORY

PROJECTION FROM WALL

EDGE OF LAVATORY

ABOVE FINISHED FLOOR AND

MAX: 2" (50mm) PROJECTION

30"x59" (900mm X 1500mm)

L-SHAPED GRAB BAR 30"x30" (750mm X 760mm),

TRANSFER SPACE

SHELF, MAX. 8" (200mm) ABOVE LAV. AND

43" (1100mm) ABOVE FLOOR MAX- 4" (100mm)

36"x54" (920mm x 1370mm) CLEAR SPACE TO

WHICH 20" (500mm) MAX. CAN BE LOCATED

TOWEL DISPENSER MAX 47" (1200mm) ABOVE

FINISHED FLOOR AND MAX, 24" (600mm) FROM

24" (600mm) REAR GRAB BAR, PROVIDE SOLID

BLOCKING BETWEEN STUDS FOR ATTACHMENT

PROVIDE SOLID BLOCKING BETWEEN STUDS FOR ATTACHMENT

COAT HOOK NOT MORE THAN 47" (1200mm)

ALLOW FOR A FORWARD APPROACH, OF

- Provide lighting controlled by a motion sensor
- Provide emergency call system that consists of audible and visual signal devices inside and outside of washroom that are activated by a control device within the washroom.

3.8.3.9. WATER CLOSETS

- to be quipped with a seat located between 430mm (17") and 485mm (19") above finished floor.
- to flush automatically or be equipped with hand operated flushing control that, - is located between 500mm (19 5/8") and 900mm (35 1/2") above finished floor
 - is operable from the transfer side, and
- is operable using a closed fist and with a force of not more than 22,2 N, and
- be equipped with back support back support where there is no seat lid or lank;

3.8.3.11. LAVATORIES

- equipped with insulated pipes where they would otherwise present a burn hazard or have water supply temperature limited to a maximum of 43 °C
- be equipped with faucets that operate automatically or have a manual control that, - has a lever type handle or is otherwise operable with a closed fist,
- does not require the application of continuous force to maintain water flow have a soap dispenser that operates automatically or is operable using a closed fist and with a force of not more than 22.2 N, and
- have a towel dispenser or other hand drying equipment that is,
 - located to be accessible to persons in wheelchairs,
 - operable with one hand, and
 - located not more than 610mm, measured horizontally, from the edge of the lavatory

- have a clear width of not less than 860 mm when the door is in the
- equipped with a graspable latch-operating mechanism that is, - operable using a closed fist and with a force not more
 - than 22.2 N. and
 - be located between 900 mm and 1 000 mm above finished floor
- is capable of being locked from the inside and released from the outside in case of emergency
- door opening devices that are the only means of operation shall.
- be designed to be operable using a closed fist, and
- be mounted not less than 900 mm and not more than 1 100 mm above the finished floor
- door serving universal washrooms shall be equipped with a power door operators.
- controls for the power door operator shall,
 - have a face dimension of not less than
 - 150 mm in diameter where the control is circular, or
 - 50 mm by 100 mm where the control is rectangular,
 - be operable using a closed fist.
 - be located so that.
 - its centre is located not less than 900 mm and not more than 1 100 mm from the finished floor or ground, or
 - it extends from not more than 200 mm to not less than 900 mm above the finished floor or ground, - be located not less than 600 mm and not more than 1 500 mm
- beyond the door swing where the door opens towards the control
- be located to allow persons to activate the opening of the door from either direction of travel.
- be located so that the path of travel is not obstructed
- be located in a clearly visible position, and
- contain a sign incorporating the International Symbol of Access.

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MAYNARD AND VERA SHANTZ 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

PROJECT NAME / LOCATION:

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

UNIVERSAL WASHROOM

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UNIVERSAL WASHROOM DETAILS SCALE N.T.S.

ALWAYS ALLOW EXTRA ROOM WHEN

WILL NOT PASS FINAL INSPECTION

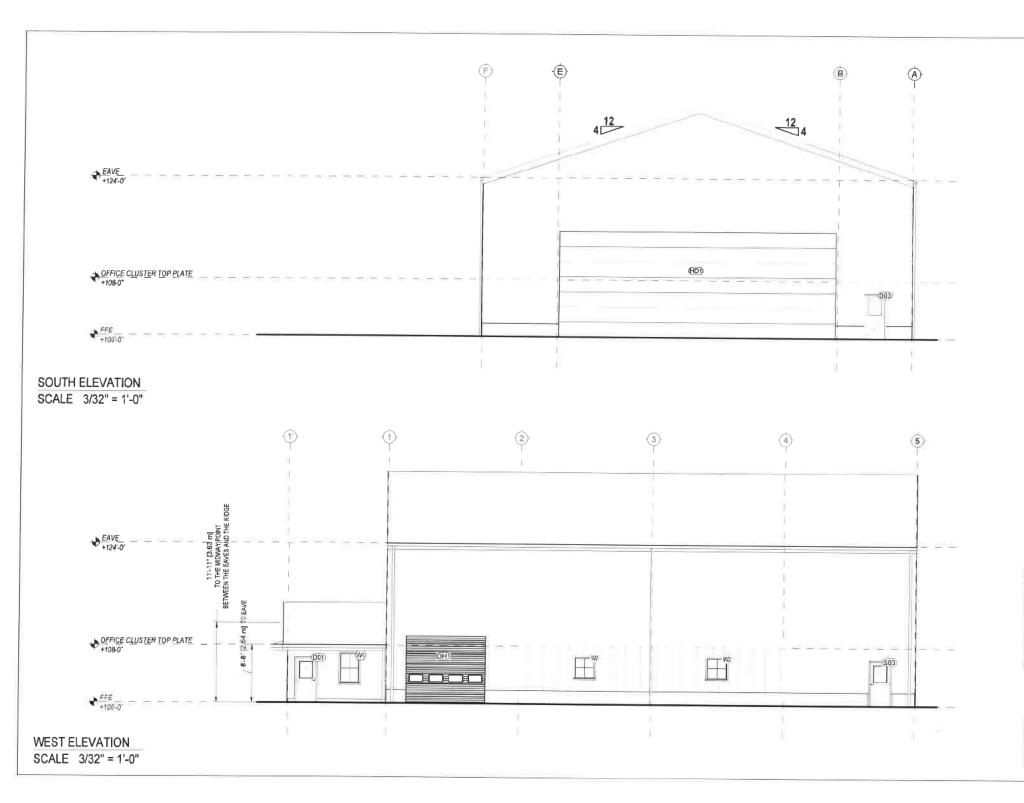
BUILDING UNIVERSAL WASHROOMS, NEVER

FIT TIGHT. NON-CONFORMING CLEARANCES

IMPORTANT NOTE:

FLOOR

DRAIN



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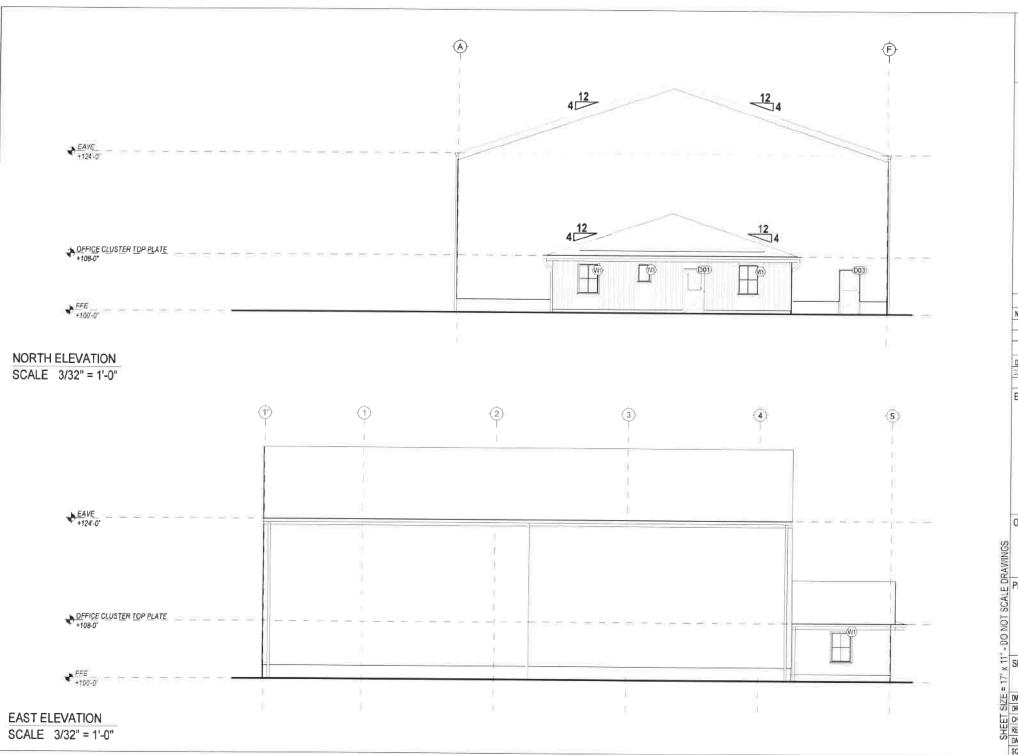
MAYNARD AND VERA SHANTZ 123812 SOUTHGATE R
HOLSTEIN, ONTARIO N
PROJECT NAME / LOCATION: 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

WEST ELEVATION + SOUTH ELEVATION

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HOLSTEIN, ONTARIO N
PROJECT NAME / LOCATION: 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

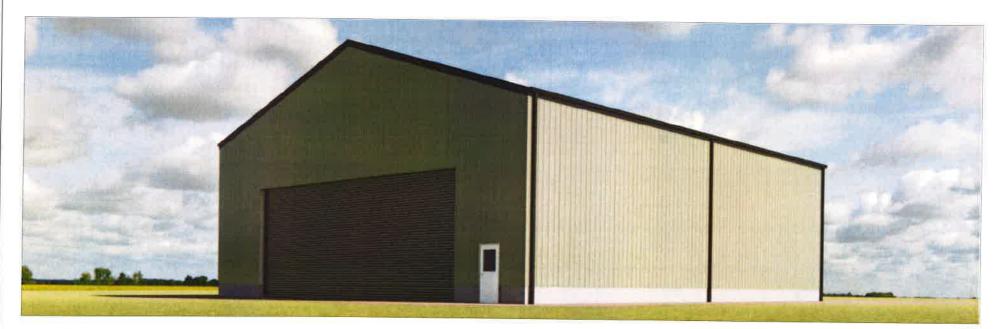
65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE: EAST ELEVATION + NORTH ELEVATION

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NORTH WEST VIEW SCALE N.T.S.



SOUTH WEST VIEW SCALE N.T.S.

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MAYNARD AND VERA SHANTZ 123812 SOUTHGATE R
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PROJECT NAME / LOCATION: 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

65'x80' WORKSHOP 123812 SOUTHGATE ROAD 12 HOLSTEIN, ONTARIO NOG 2A0

SHEET TITLE:

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