GENERAL NOTES

1. ANY DEVIATION FROM THE CONDITIONS SHOWN ON THESE DRAWINGS MUST BE REPORTED TO THE ENGINEER.

2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF PART 4 OF THE 2024 O.B.C. ONTARIO REGULATION 203/24

3. **STANDARDS**

- CSA STANDARD A23.3-19 DESIGN OF CONCRETE STRUCTURES
- CSA STANDARD A23.1-19 CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION
- CSA-S16-19 LIMIT STATES DESIGNS OF STEEL STRUCTURES
- CSA STANDARD S304-14 DESIGN OF MASONRY STRUCTURES
- CSA-O86-19 ENGINEERING DESIGN IN WOOD

4. ANY MODIFICATIONS TO EXISTING STRUCTURES ARE TO BE LIMITED TO WORK NOTED ON THESE DRAWINGS. ANY ADDITIONAL OR PROPOSED MODIFICATIONS TO EXISTING STRUCTURES MUST BE APPROVED BY THE ENGINEER

5. **FOUNDATIONS**

- ALL FOOTINGS ARE TO BEAR ON ENGINEERED GRANULAR PAD OVER CONCRETE MODULUS COLUMN GROUND IMPROVEMENT
- CONFIRM WITH GEOTECHNICAL REPORT/ ENGINEER ANY REQUIREMENTS FOR MUD SLAB TO PROTECT INSITU SOILS.
- BEARING CAPACITY USED IN THE FOOTING DESIGN IS ASSUMED TO BE **SLS= 200 kPa/ULS=350 kPa**
- BEARING SURFACE IS TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- FOR FURTHER INFORMATION SEE GEOTECHNICAL REPORT No. **104638.001 PREPARED BY GEMTEC**
- STEP FOOTINGS WHERE INDICATED ON PLAN AT THE RATE OF 1 HORIZONTAL TO 1VERTICAL.

6. **MATERIALS**

- CONCRETE STRENGTH AT 28 DAYS TO BE AS NOTED ON THESE DRAWINGS AND SPECIFICATIONS.
- REINFORCING STEEL TO BE DEFORMED GRADE 400W WITH Fy= 400 MPa.
- HOLLOW STRUCTURAL STEEL SECTIONS TO BE ASTM A500 GRADE C OR G40.21 350W CLASS C.
- ALL 'W', 'C', 'L' & 'WWF' SHAPE STEEL SECTIONS TO BE GRADE G40.21 350W WITH Fy= 350 MPa.
- ALL OTHER STRUCTURAL STEEL TO BE GRADE G40.21 300W WITH Fy= 300 MPa UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL TO RECEIVE 1 SHOP APPLIED COAT OF PRIMER UNLESS NOTED.
- ALL STRUCTURAL STEEL EXPOSED TO EXTERIOR IS TO BE HOT DIP GALVANIZED UNLESS NOTED.
- ANCHOR BOLTS TO BE A307.
- ALL OTHER BOLTS TO BE A325.
- A325 BOLTS EXPOSED TO EXTERIOR ARE TO BE GALVANIZED U/N.
- A307 BOLTS EXPOSED TO EXTERIOR ARE TO BE GALVANIZED U/N.
- ALL WOOD STUDS TO BE SPF NO.2 OR BETTER.
- ALL PLYWOOD TO BE D. FIR PLYWOOD TO CSA 0121 OR CANADIAN SOFTWOOD PLYWOOD TO 0151.
- ALL OSB TO MEET CSA 0325.
- ALL WOOD TO BE DRY SEASONED, WITH A MOISTURE CONTENT LESS THAN 15%.

7. **CONCRETE COVER**

- FOOTINGS 75 mm BOTTOM 50 mm SIDES
- WALLS 50 mm UNLESS NOTED OTHERWISE

8. **DOWELS**

DOWELS TO FOOTINGS TO BE OF SAME DIAMETER AS THE LOWEST LIFT OF VERTICAL REINFORCING IN COLUMNS, PIERS OR WALLS.

9. **REINFORCING STEEL SPLICES**

REINFORCING STEEL SPLICES TO BE AS NOTED IN REINFORCING BAR LAP LENGTH TABLE U/N.

10. **OPENINGS**

- AT OPENINGS IN WALLS PROVIDE 2-20M T & B OF OPENING EXTENDING 600 mm MIN. BEYOND CORNERS OF OPENINGS.
- REPORT ANY OPENINGS LARGER THAN 300 x 300 NOT SHOWN ON THESE DRAWINGS TO THE ENGINEER.

11. **LOADS**

- ALL LOADS & FORCES INDICATED ON THESE DRAWINGS ARE UNFACTORED WORKING LOADS UNLESS NOTED.

12. **LEGEND**

B =	BOTTOM
B1 =	BOTTOM LOWER LAYER
B2 =	BOTTOM UPPER LAYER
BLL =	BOTTOM LOWER LAYER
BBP1 =	BEAM (OR OWSJ) BEARING PLATE NUMBER
BP1 =	BASE PLATE NUMBER
BUL =	BOTTOM UPPER LAYER
CONT =	CONTINUOUS
DP =	DEPTH
DWL =	DOWELS
EE =	EACH END
EF =	EACH FACE
EL =	ELEVATION
ES =	EACH SIDE
EW =	EACH WAY
F1 =	PAD FOOTING NUMBER
H =	HORIZONTAL
(H) =	HOOKED BAR
O/C =	ON CENTER
T =	TOP
T1 =	TOP UPPER LAYER
T2 =	TOP LOWER LAYER
TLL =	TOP LOWER LAYER
TUL =	TOP UPPER LAYER
U/N =	UNLESS NOTED OTHERWISE
V =	VERTICAL

DESIGN & DETAILING CRITERIA FOR SUPPLIERS

1. **MISCELLANEOUS METALS & STEEL STAIRS**
MISC METALS & STEEL STAIRS ARE TO BE DESIGNED AND DETAILED BY MISC METALS & STEEL STAIRS SUPPLIER. SHOP DRAWINGS ARE TO BE SUBMITTED TO DESIGN TEAM FOR REVIEW. SHOP DRAWINGS ARE TO BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. ALL MISC METAL & STEEL STAIR WORK IS TO BE INSPECTED DURING CONSTRUCTION BY THE MISC METALS & STEEL STAIRS DESIGN ENGINEER.

2. **GUARDS & HANDRAILS**
GUARDS & HANDRAILS ARE TO BE DESIGNED AND DETAILED BY STEEL SUPPLIER IN ACCORDANCE WITH THE CURRENT BUILDING CODE REQUIREMENTS. SHOP DRAWINGS ARE TO BE SUBMITTED TO DESIGN TEAM FOR REVIEW. SHOP DRAWINGS ARE TO BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. ALL GUARDS & HANDRAIL WORK IS TO BE INSPECTED DURING CONSTRUCTION BY THE GUARD & HANDRAIL DESIGN ENGINEER. ALL GLASS IN GUARDS IS TO BE IN COMPLIANCE WITH SB-13 OF THE ONTARIO BUILDING CODE. GLASS GUARD DESIGN IS TO MEET THE REQUIREMENTS OF PART 4.1.5.14 OF THE ONTARIO BUILDING CODE. GLASS GUARDS ARE TO COMPLY WITH CAN/CGSB - 12.20 - M89. PROVIDE A CONTINUOUS TOP RAIL ON ALL FREESTANDING GLASS GUARDS.

3. **TEMPORARY BRACING**
EACH TRADE SHALL SUBMIT TEMPORARY BRACING PLANS AND SAFE ERECTION PROCEDURES NECESSARY FOR THE COMPLETION OF THEIR WORK. THESE PLANS ARE TO BE COORDINATED WITH OTHER TRADES ON SITE TO ENSURE NO OVERLAP OR INTERFERENCE, AND SITE WORK IS NOT INTERRUPTED. DRAWINGS AND PROCEDURES ARE TO BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, AND PROVIDED TO THE DESIGN TEAM FOR REVIEW. ALL TEMPORARY BRACING IS TO BE REVIEWED ON SITE BY THE BRACING DESIGN ENGINEER, AND REPORTS PROVIDED TO THE DESIGN TEAM. ALL BRACING REMOVAL IS ONLY TO OCCUR AFTER RECEIVING WRITTEN PERMISSION BY THE BRACING ENGINEER CONFIRMING THE FINAL DESIGN CONDITION HAS BEEN MET AND IS STABLE. SIGNOFF LETTERS ARE TO BE PROVIDED TO THE DESIGN TEAM. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COORDINATION OF BRACING AND TEMPORARY WORKS MEASURES BY SUB TRADES.

NOTE:
INSPECTION REPORTS CREATED AS A RESULT OF THE ABOVE NOTED WORK MUST BE SUBMITTED TO THE CONSTRUCTION MANAGER. CONSTRUCTION MANAGER IS TO PROVIDE COPIES TO THE CONSULTANTS.

REINFORCING BAR LAP LENGTH TABLE

CONCRETE STRENGTH (MPa)	REINFORCING BAR LAP LENGTH (mm)					
	10M	15M	20M	25M	30M	35M
25	425	600	750	1200	1400	1675
30	400	550	675	1100	1275	1525
35	375	525	625	1000	1200	1425
40	350	475	600	950	1125	1325
45	325	450	550	900	1050	1250
50	300	425	525	850	1000	1200

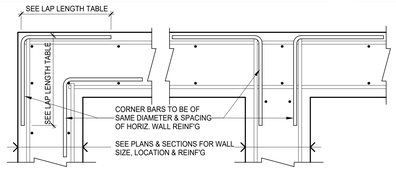
CONCRETE COMPRESIVE STRENGTH:

35 MPa WITH 5-8% AIR ENTRAINMENT. (CLASS C1 EXPOSURE)

NOTE:

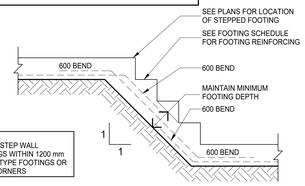
USE NEW FORM PLY ON ALL EXPOSED ARCH'L FINISHES. REFER TO ARCHITECTURAL DRAWINGS FOR FINSHES AND REVEALS.

REFER TO GEOTECHNICAL REPORT FOR ANY ADDITIONAL INSULATION REQUIREMENTS WHERE FROST PROTECTION IS LESS THAN 2100mm

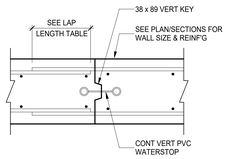


TYPICAL WALL INTERSECTION REINFORCEMENT

CONCRETE WALLS WITH 2 SHEETS OF REINFORCING (WALL THICKNESS GREATER THAN 215 mm) NOT APPLICABLE TO SHEARWALLS. SEE SHEARWALL ELEVATION DRAWINGS.

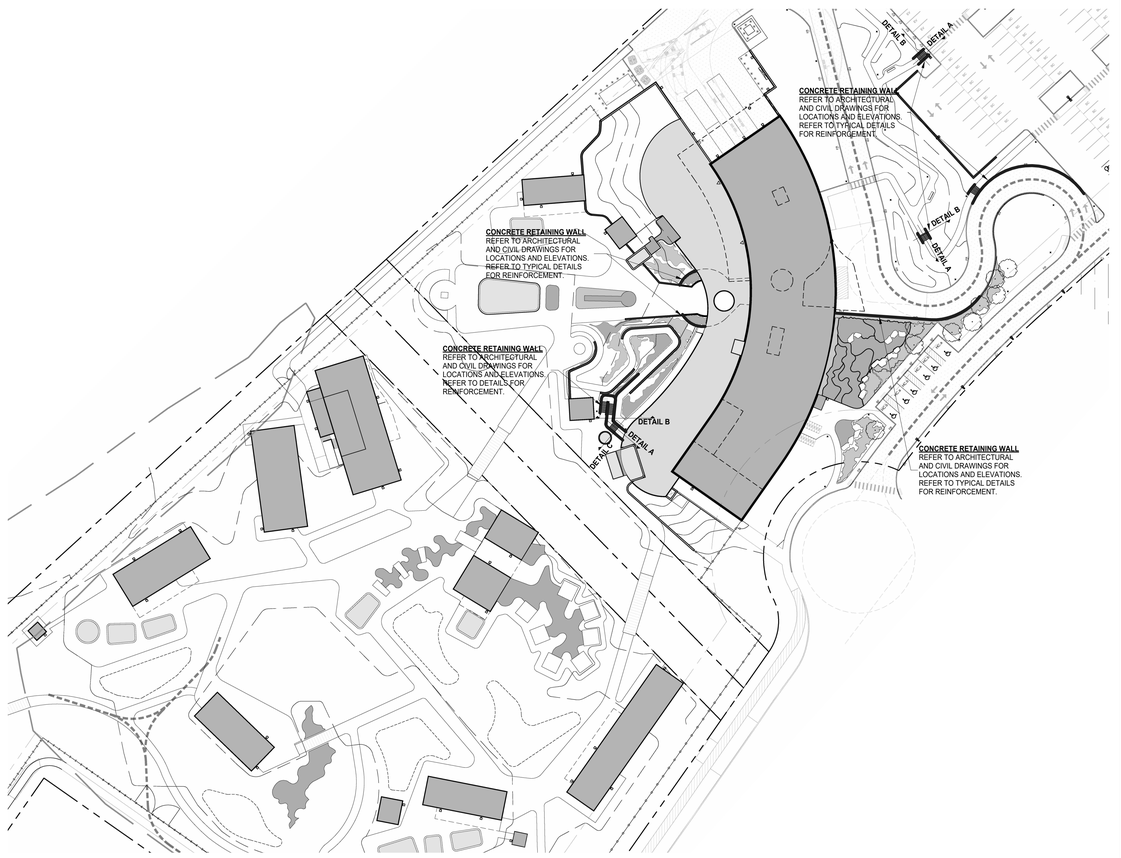


TYPICAL STEPPED WALL FOOTING DETAIL



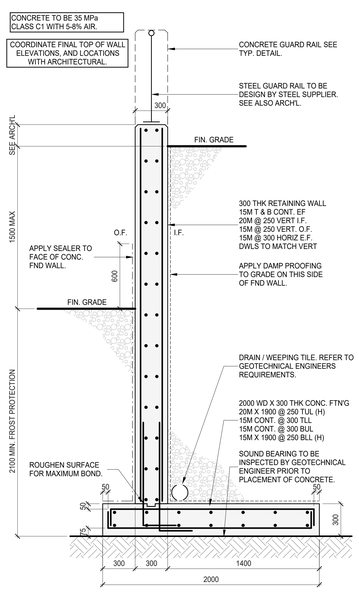
TYPICAL WALL CONSTRUCTION JOINT DETAIL

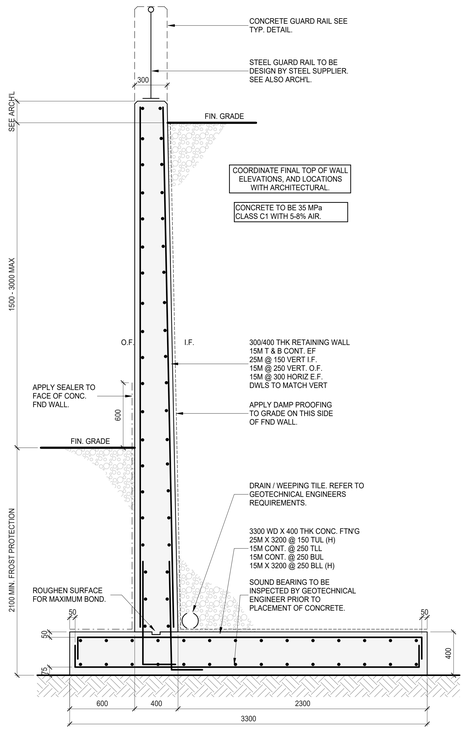
MAXIMUM SPACING OF CONSTRUCTION JOINTS TO BE 20 meters

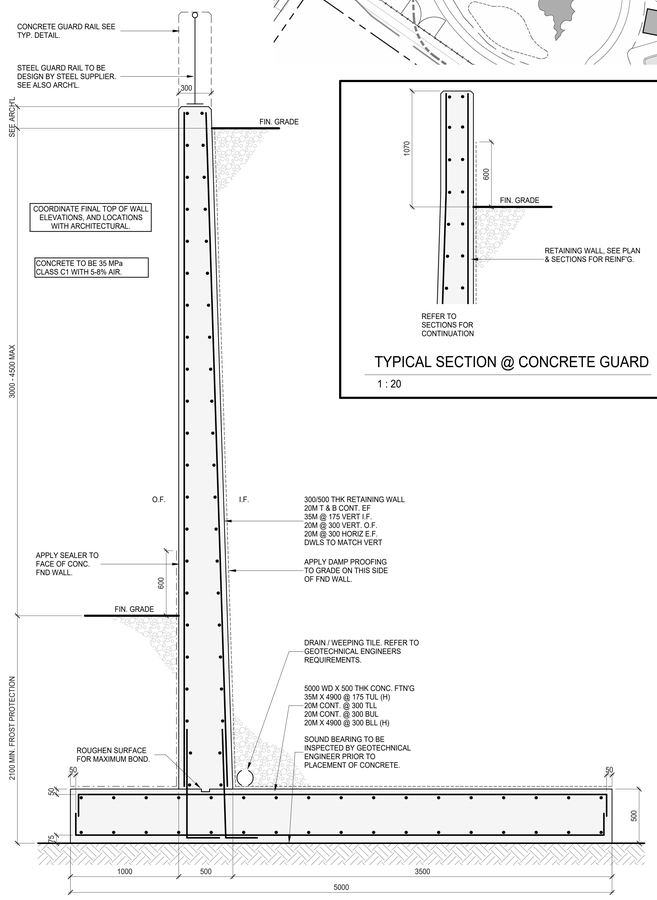


RETAINING WALL LOCATION PLAN

1 : 500

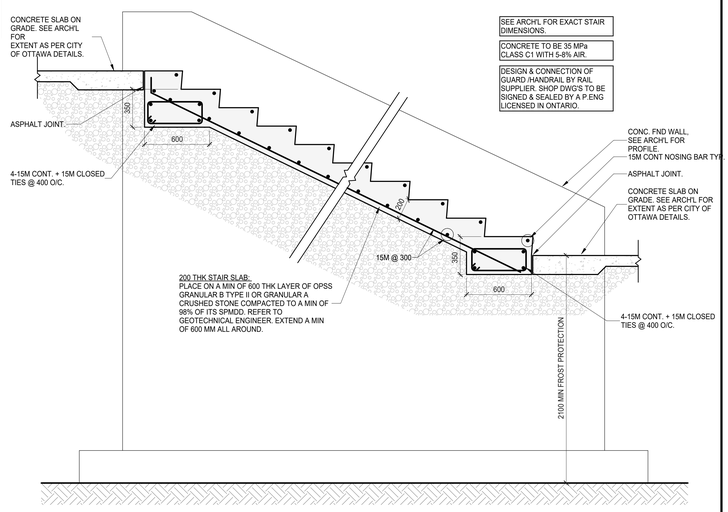






TYPICAL SECTION @ CONCRETE GUARD

1 : 20



TYPICAL CONCRETE RETAINING WALL DETAILS

DETAIL A

No.	Revision Description	Date
1	ISSUED FOR SITE PLAN CONTROL	2026-01-14

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MATERIAL RELEVANT TO THE PROJECT.
3. ADDITIONAL INFORMATION MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE DRAWINGS IN THE CONTRACT DOCUMENT.
4. DO NOT SCALE DRAWINGS

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2505 & 2707 SOLANDT ROAD,
OTTAWA, ON

ARCHITECT
simmonds
ARCHITECTURE

DRAWING TITLE
RETAINING WALL
PLAN & SECTIONS

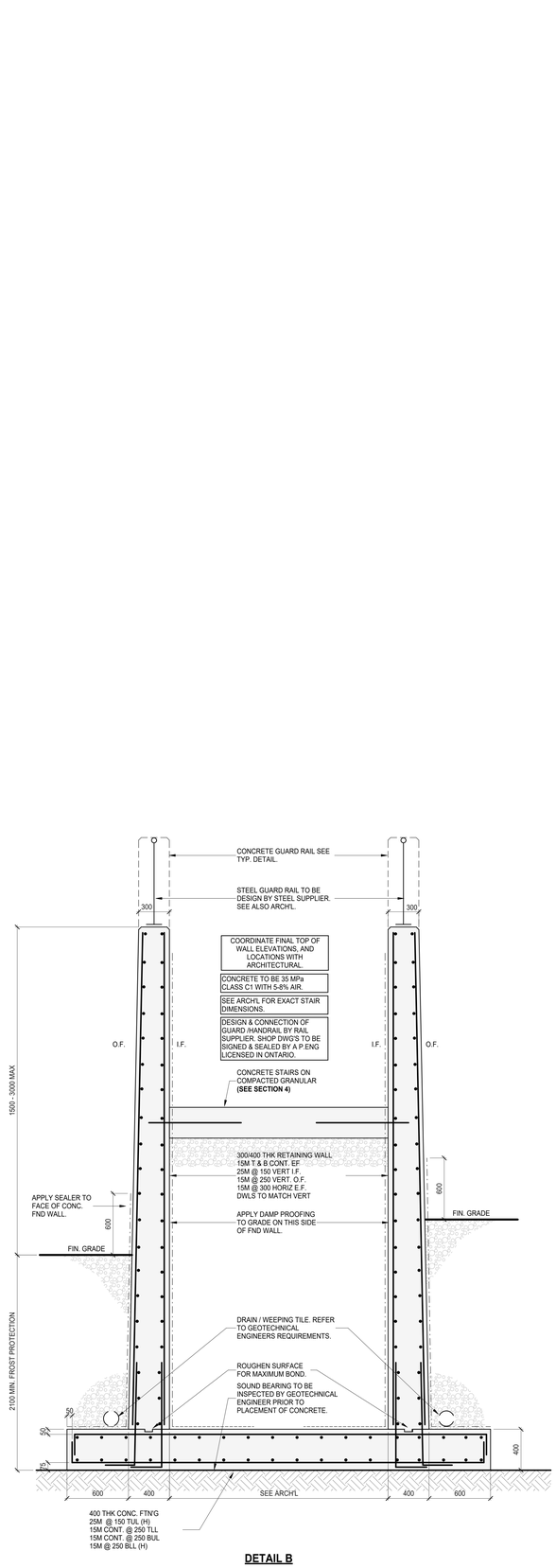
DRAWN	REVIEWED	SCALE
A.M.	J.C.	As indicated

ENGINEERS SEAL
LICENSED PROFESSIONAL ENGINEER
J.C. CUFF
100187411
2026-01-14
PROVINCE OF ONTARIO

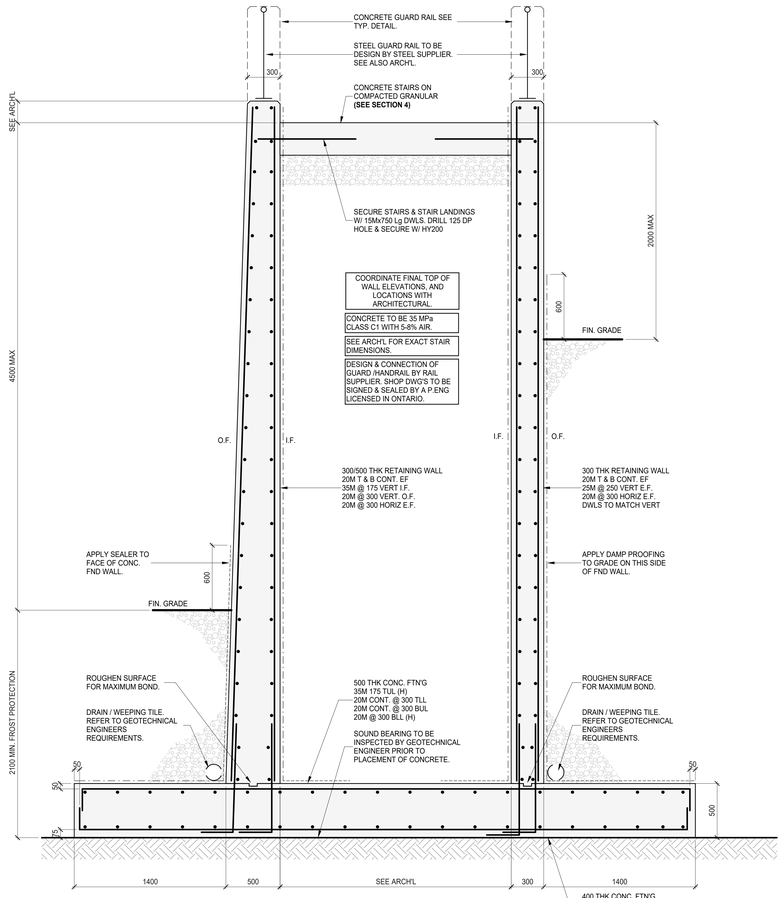
PROJECT No.
25-151

SHEET No.
SP.S1

REVISION No. 1



DETAIL B



DETAIL C

No.	Revision Description	Date
1.	ISSUED FOR SITE PLAN CONTROL	2026-01-14

1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
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ARCHITECT
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ARCHITECTURE

DRAWING TITLE
RETAINING WALL SECTIONS

DRAWN	REVIEWED	SCALE
A.M.	J.C.	1 : 20

ENGINEERS SEAL
LICENSED PROFESSIONAL ENGINEER
2026-01-14
J.C. CUFF
100187411
PROVINCE OF ONTARIO

PROJECT No.
25-151

SHEET No.
SP.S2

REVISION No. 1