



PHOTO - EXISTING STAGE (TO REMAIN)



PHOTO - EXISTING CRAWL SPACE CONDITIONS



PHOTO - EXISTING INTERIOR PARTITIONS



PHOTO - EXISTING MECHANICAL ROOM

GENERAL

- DESIGN WORK IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE, CONSTRUCT IN ACCORDANCE WITH THE 2024 ONTARIO BUILDING CODE AND THE APPLICABLE REQUIREMENTS OR BY-LAWS OF THE AUTHORITY HAVING JURISDICTION.
- SITE VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE CONSULTANT.
- ALL LABOUR AND MATERIALS IN ACCORDANCE WITH THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE 2024 ONTARIO BUILDING CODE.
- THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE ACTING AS A WHOLE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING, BRACING ETC. AS REQUIRED TO ENSURE STABILITY AND SAFETY OF THE WORKERS DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OTHER DISCIPLINES FOR REQUIRED EMBEDDED OR ANCHORED ITEMS OR OPENINGS. NOT ALL ITEMS OR OPENINGS ARE NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. THE STRUCTURE HAS BEEN DESIGNED FOR THE SERVICE LOADING INDICATED. CONTRACTOR RESPONSIBLE TO ENSURE THIS LOADING IS NOT EXCEEDED DURING CONSTRUCTION.
- REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMITY ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL COORDINATION IS COMPLETE.

CONCRETE

- ALL CONCRETE SHALL BE NORMAL WEIGHT DESIGNED TO MEET THE PERFORMANCE CRITERIA INDICATED IN THE CONCRETE TYPE SCHEDULE ON THIS DRAWING.
- PROVIDE CERTIFICATION THAT THE PLANT, EQUIPMENT, AND MATERIALS TO BE USED IN CONCRETE COMPLY WITH THE REQUIREMENTS OF CAN/CSA-A23.1/A23.2 AND THAT THE MIX IS ADJUSTED TO PREVENT ALKALI AGGREGATE REACTIVITY PROBLEMS.
- THE AGGREGATE SOURCE MUST BE LISTED ON THE APPROVED LIST PUBLISHED BY THE MINISTRY OF TRANSPORTATION ONTARIO.
- WET CURE CONCRETE COMMENCING IMMEDIATELY AFTER CONCRETE HARDENS. USE NON-STAINING GEOTEXTILE COVERING. ALL SURFACES SHALL BE MAINTAINED CONTINUOUSLY WET FOR THE DURATION OF THE CURING PERIOD PER CSA A23.1.
- CONCRETE HAULING TIME: MAXIMUM ALLOWABLE TIME FOR CONCRETE TO BE DELIVERED TO SITE AND DISCHARGED NOT TO EXCEED 120 MINUTES AFTER BATCHING (UNLESS NOTED AS LESS BY CONCRETE SUPPLIER).
- COORDINATE CONCRETE EMBEDDED ITEMS AND CONCRETE OPENINGS WITH ALL OTHER DISCIPLINES. ALL OPENINGS AND EMBEDDED ITEMS ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.
- CONCRETE IS SPECIFIED AS PER THE PERFORMANCE ALTERNATIVE AS OUTLINED IN A23.1. CONCRETE IS TO BE CAST-IN-PLACE. THE USE OF SHOTCRETE FOR ANY ELEMENTS REQUIRES APPROVAL BY THE ENGINEER ON RECORD. ANY COSTS ASSOCIATED WITH CHANGES TO BE MADE TO THE CONTRACT DOCUMENTS TO ACCOMMODATE SHOTCRETE AS WELL AS ANY ADDITIONAL TESTING IS TO BE PAID FOR BY THE CONTRACTOR.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE CONCRETE SUPPLIER TO ENSURE THAT THE PLASTIC AND HARDENED MIX PROPERTIES MEET SITE REQUIREMENTS FOR PLACING, FINISHING, AND THE OWNERS SPECIFIED PERFORMANCE REQUIREMENTS. THE GENERAL CONTRACTOR SHALL MEET THE DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS OUTLINED UNDER THE PERFORMANCE ALTERNATE OF TABLE 5 OF CAN/CSA-A23.
- SLUMP AND AGGREGATE SIZE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND SUPPLIER TO MEET PLACEMENT AND FINISHING REQUIREMENTS WITHOUT SEGREGATION WHILE MEETING ALL OWNER SPECIFICATIONS.

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CAN/CSA G30.18 (CURRENT EDITION).
- ALL REINFORCING STEEL DETAILING SHALL BE IN ACCORDANCE WITH CAN/CSA A23.1 (CURRENT EDITION) AND REINFORCING MANUAL OF STANDARD PRACTICE - LATEST EDITION.
- REINFORCING STEEL: GRADE 60 (400MPa) REINFORCING SHALL HAVE THE GREATER OF CLASS 'B' LAPS OR 40 BAR DIAMETERS. REBAR TO BE LAPPED AT SPLICES AND CORNERS AS REQUIRED BY CSA A23.3. CONTRACTOR RESPONSIBLE FOR PROVIDING ADDITIONAL BARS AS REQUIRED TO SUPPORT SPECIFIED BARS.
- REINFORCING SHALL BE SUPPORTED AND HELD FIRMLY IN PLACE SO AS NOT TO MOVE DURING POURING OPERATIONS. DOWELS SHALL BE HELD FIRMLY IN PLACE AND SHOULD NOT BE SET IN PLACE DURING POURING OPERATIONS.
- MINIMUM REINFORCING CLEAR COVER: SURFACES CAST AGAINST CONCRETE = 75mm ALL OTHER SURFACES = 50mm

WOOD

- ALL NEW WOOD TO BE SPRUCE-PINE-FIR (SPF) NO.1/N.O.2 OR SELECT GRADE.
- FLOOR SHEATHING SHALL BE MINIMUM 5/8" THICK T&G PLYWOOD (CSA 0151 CSP). INSTALL 8' PLYWOOD EDGES AT 90 DEGREE ANGLE TO FLOOR JOISTS. STAGGER SHEETS 4' OR HORIZONTALLY TO OFFSET VERTICAL JOINTS. GLUE AND SCREW WITH #8 WOOD SCREWS @ 6" o.c. ALONG PANEL EDGES AND 12" o.c. ALONG INTERMEDIATE FRAMING MEMBERS.
- SILL PLATES TO BE FASTENED TO T/O CONCRETE FOUNDATION w/ 6-mm DIA. TAPCONS SPACED @ 600 o.c. MINIMUM 25mm EMBEDMENT.
- NEW JOIST HANGERS TO BE SIMPSON STRONGTIE MU3.12/9, OR APPROVED EQUAL.

POST-INSTALLED ANCHORS

- EXCEPT WHERE INDICATED ON THE DRAWINGS, ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI (CANADA) CORPORATION. CONTACT HILTI AT (800) 363-4458 FOR PRODUCT RELATED QUESTIONS.
 - EPOXY OR ADHESIVE MEANS: HILTI HIT-HY 200 V3

CODES AND STANDARDS

GENERAL BUILDING CODE:
ONTARIO BUILDING CODE 2024

CONCRETE
CAN/CSA-A23.3 - DESIGN OF CONCRETE STRUCTURES

WOOD
CSA O86 - ENGINEERING DESIGN IN WOOD

DESIGN LOADS

- FLOOR LOADS:

DEAD LOAD =	PARTITIONS	1.0 kPa
	FLOORING	0.20 kPa
	SHEATHING	0.1 kPa
	JOISTS	0.3 kPa
	TOTAL	1.60 kPa

LIVE LOAD = 4.8 kPa

CONCRETE TYPES SCHEDULE

MINIMUM 28 DAY SLUMP COMPRESSIVE STRENGTH		EXPOSURE CLASS	W/C RATIO	AIR CONTENT
MIX 1 - INTERIOR FOOTINGS				
25 MPa	80±30	N	0.55	-
NOTES:				
1. MAXIMUM AGGREGATE SIZE OF ALL CONCRETE TO BE 20mm.				

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DATE	NO.	REVISION

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CLIENT:

**NORTH
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*Ontario's Celtic Heartland
Le cœur celte de l'Ontario*

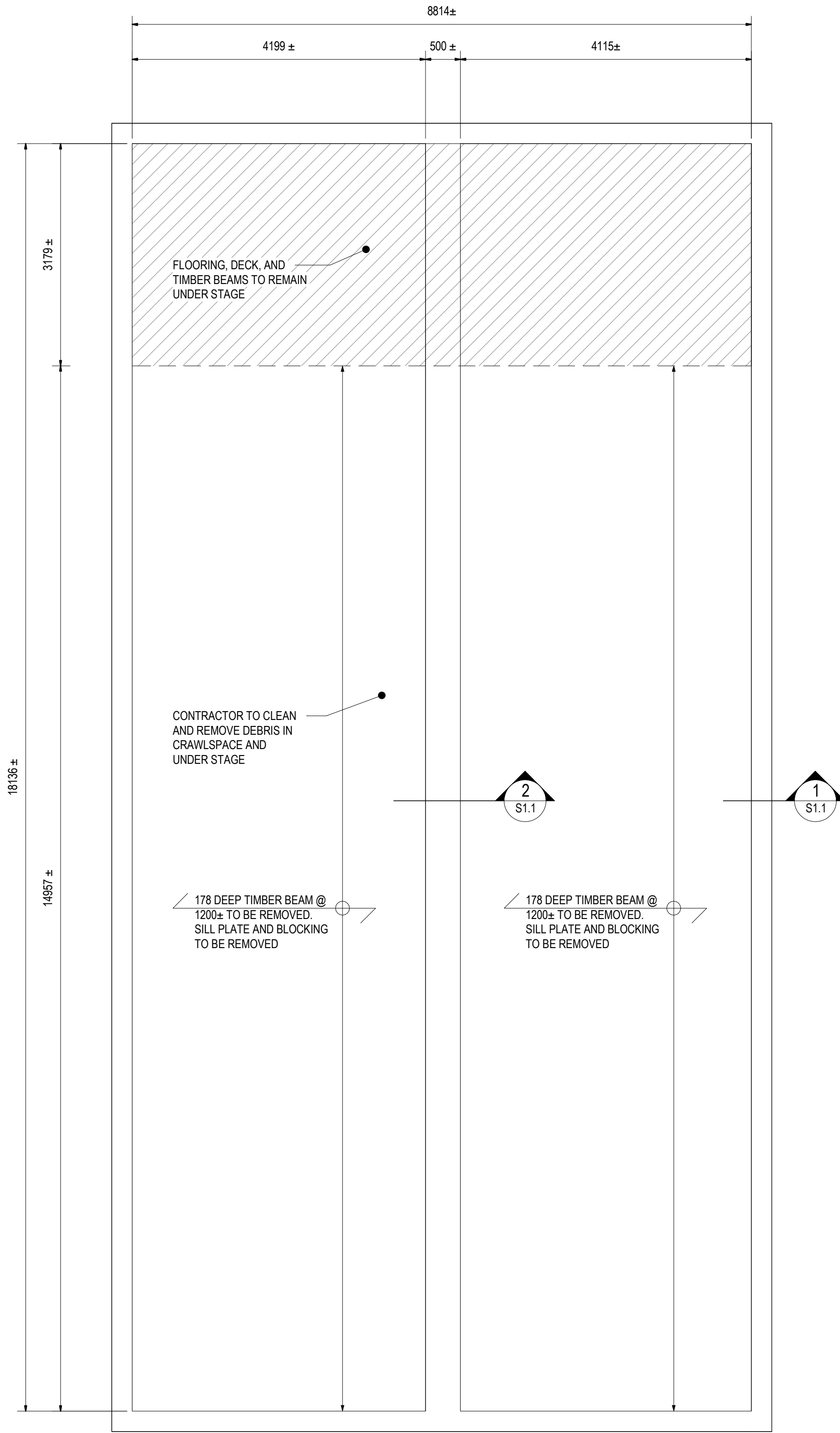
PROJECT:

**DUNVEGAN RECREATION
BUILDING FLOOR
REPLACEMENT**

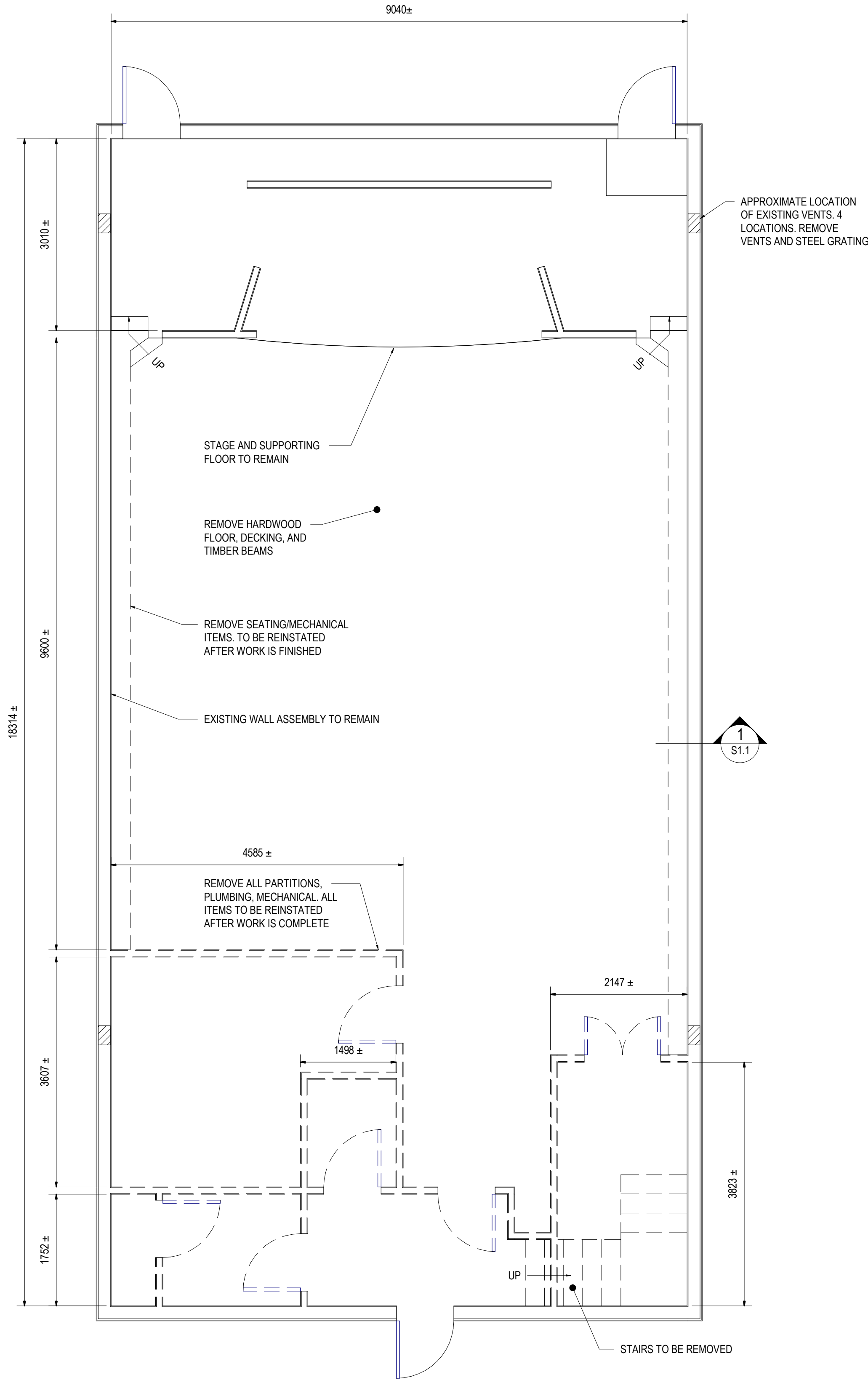
TITLE:

GENERAL NOTES

SCALE: 1 : 1	JOB NO: 26053
DESIGNED BY: J.R.G.	DATE: 2026/08/10
DRAWN BY: J.G.	DRAWING NO.
CHECKED BY: G.E.	S0.1

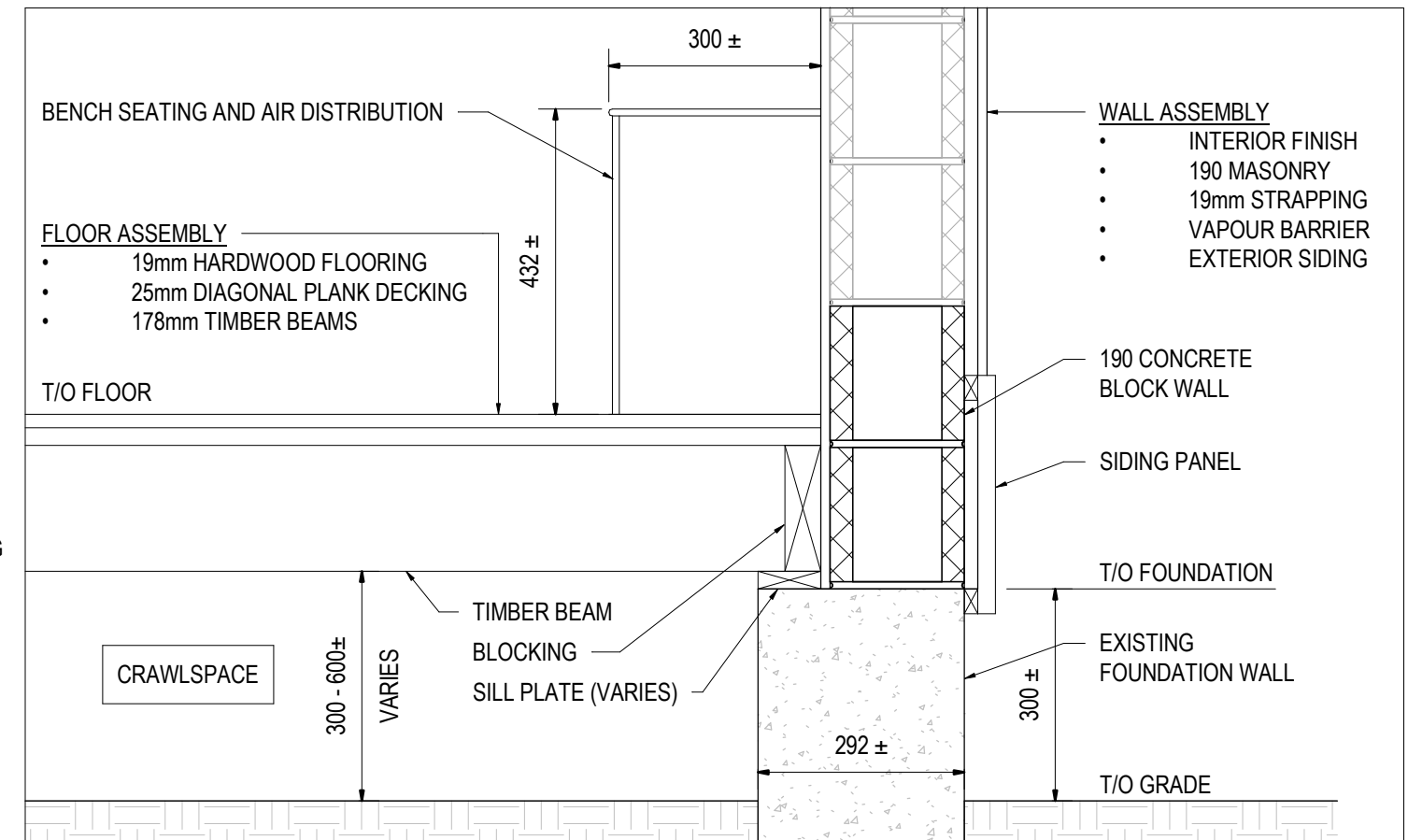


FOUNDATION PLAN - REMOVALS
1:50

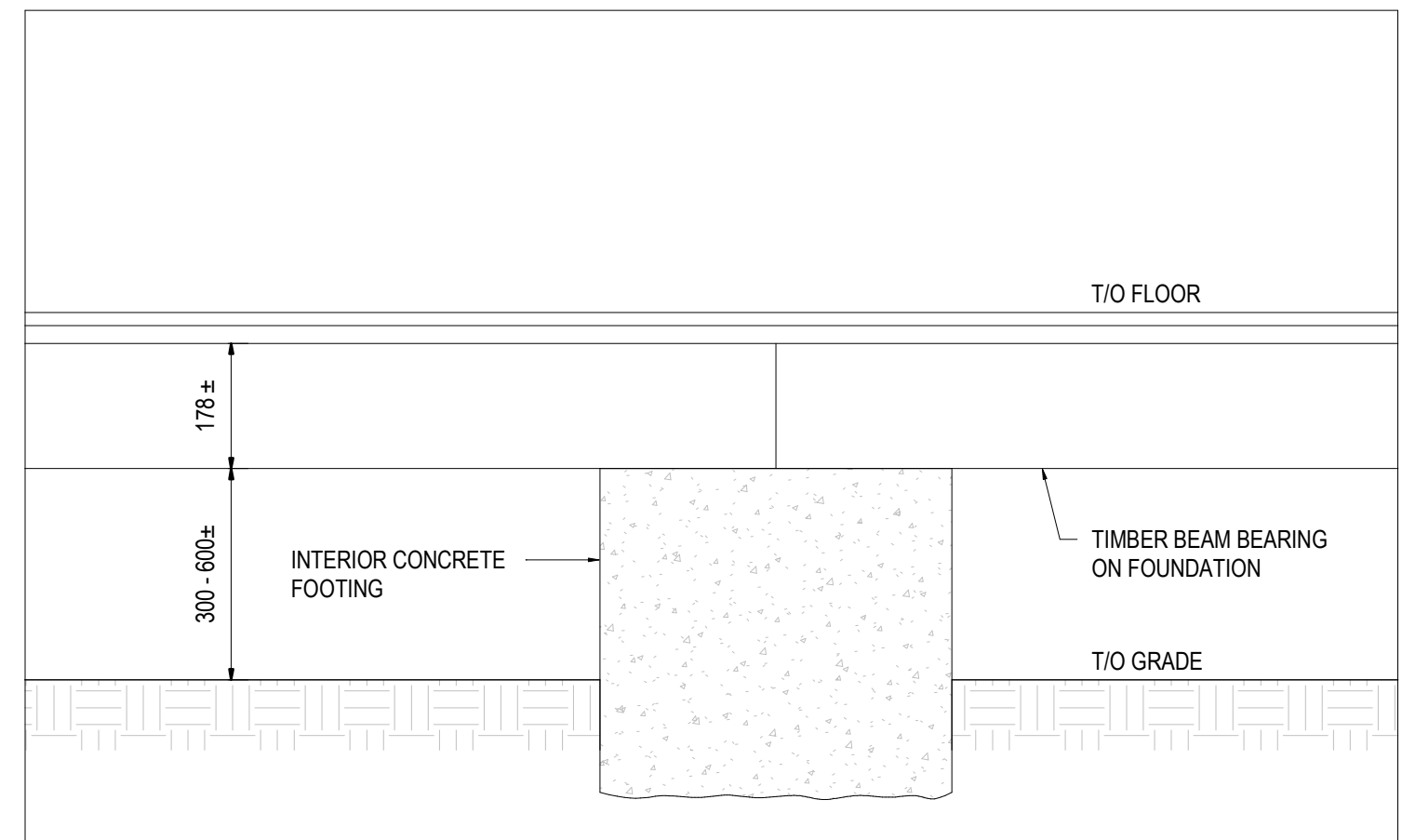


GROUND FLOOR PLAN - REMOVALS
1:50

NOTES:
1. CONTRACTOR TO OBTAIN A DSS REPORT PRIOR TO DEMOLITION.



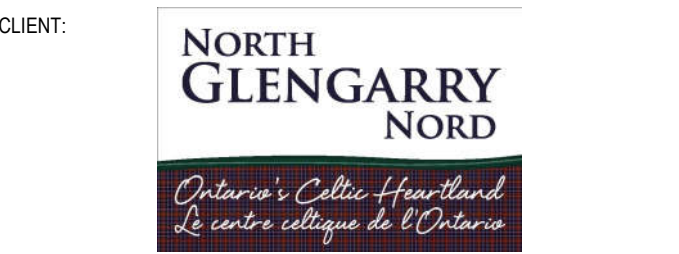
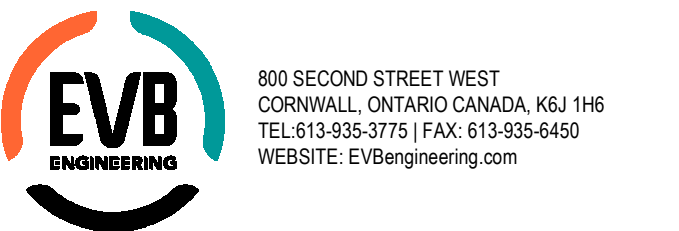
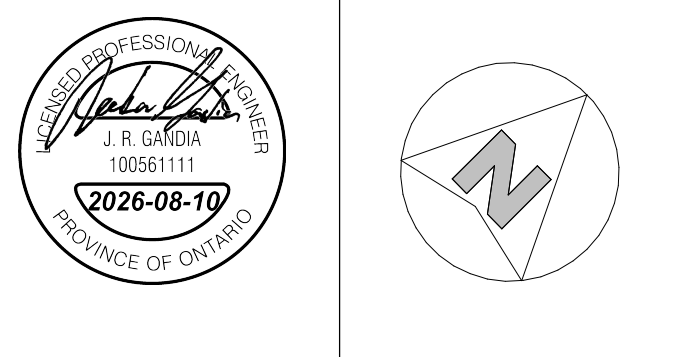
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S1.1 1:10



2 SECTION
S1.1 1:10

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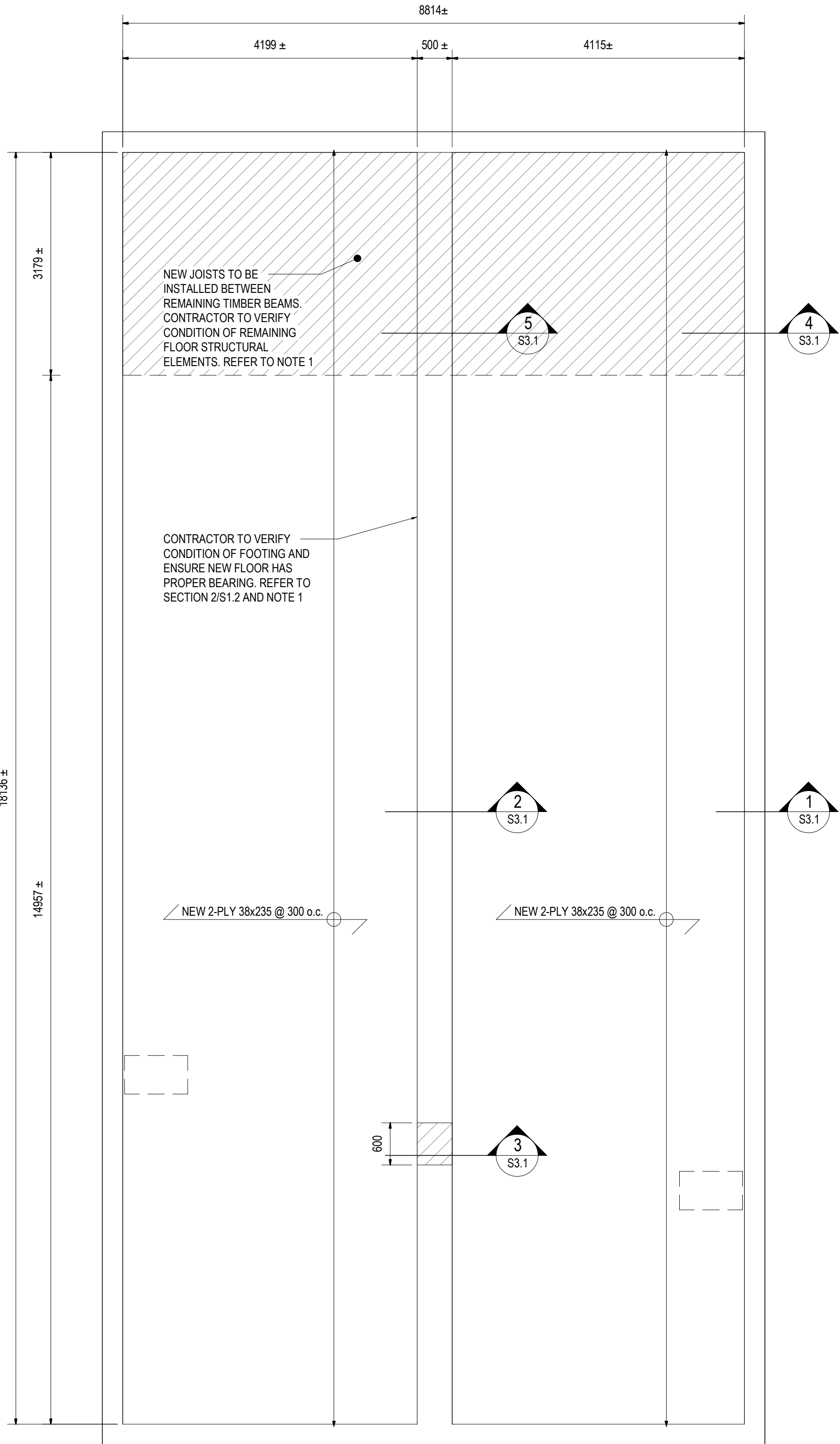
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CLIENT: NORTH GLENGARRY NORD
PROJECT: DUNVEGAN RECREATION BUILDING FLOOR REPLACEMENT

TITLE: REMOVALS PLANS AND SECTIONS

SCALE: As indicated	JOB NO: 26053
DESIGNED BY: J.R.G.	DATE: 2026/08/10
DRAWN BY: J.G.	DRAWING NO.
CHECKED BY: G.E.	S1.1

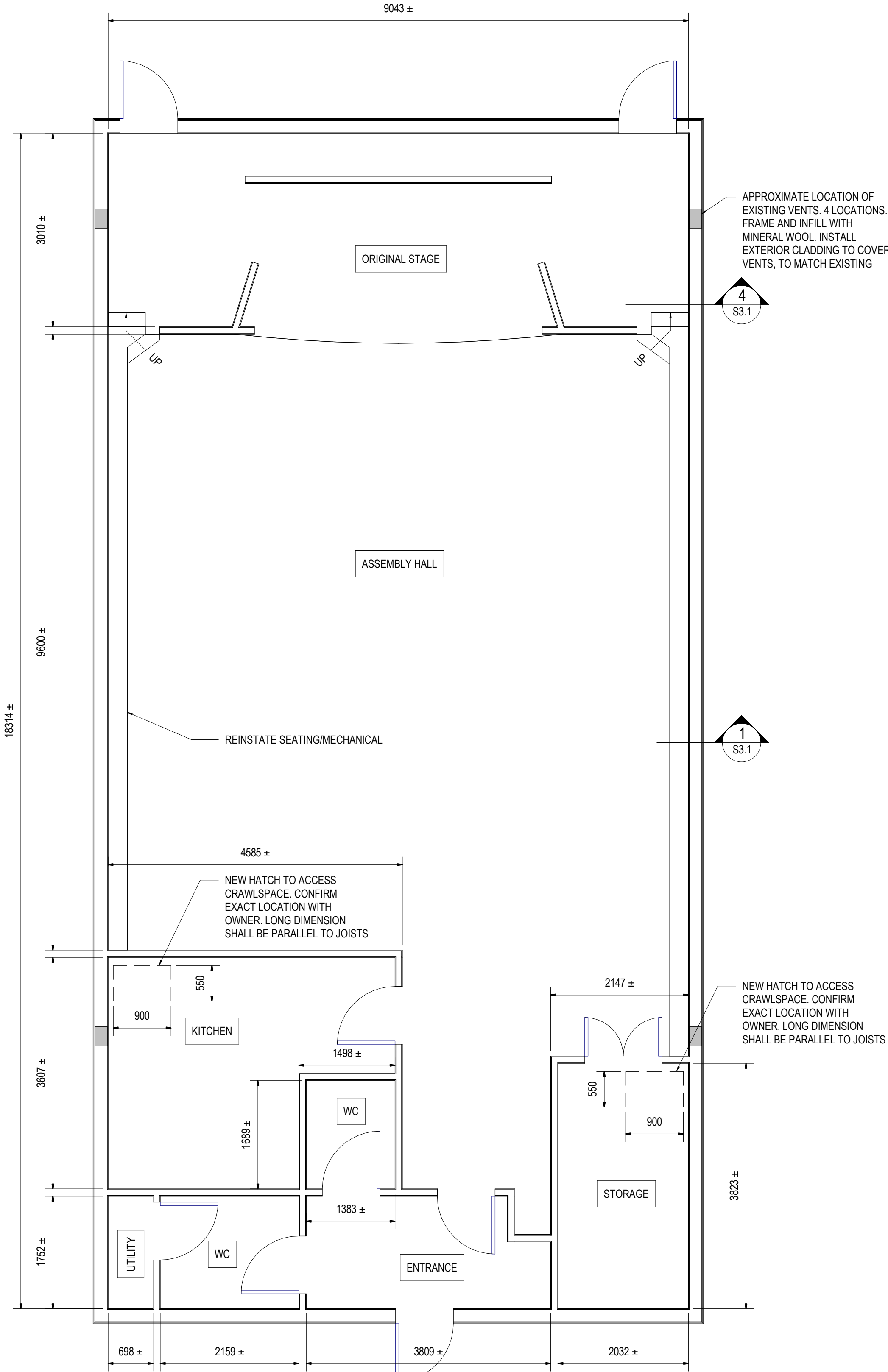


FOUNDATION PLAN - RENOVATIONS

1 : 50

NOTES:

- ONLY A SMALL PORTION OF THE CRAWLSPACE WAS ACCESSIBLE FOR THE INITIAL CONDITION ASSESSMENT. THE CONTRACTOR SHALL VERIFY THE CONDITION OF THE FOUNDATION CONCRETE, AS WELL AS THE REMAINING FLOOR STRUCTURE UNDER THE STAGE. ALL LOCATIONS OF REPAIR ARE NOT NECESSARILY SHOWN ON THE DRAWINGS.
- TRIMMER JOISTS ON EITHER SIDE OF THE HATCH OPENINGS SHALL BE 3-PLY 38x235, c/w SIMPSON MIU4.75/9 HANGERS.
- HEADER JOISTS ON EITHER SIDE OF THE HATCH OPENINGS SHALL BE 2-PLY 38x235, c/w SIMPSON LUS210-2 HANGERS.



GROUND FLOOR PLAN - RENOVATIONS

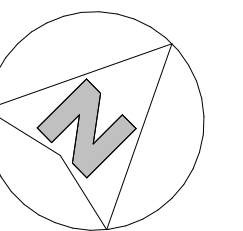
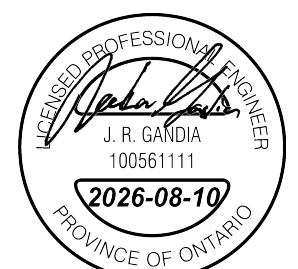
1 : 50

NOTES:

- REINSTATE PARTITIONS, DOORS, TRIMS, PLUMBING, MECHANICAL, AND ELECTRICAL. CONFIRM WITH OWNER.

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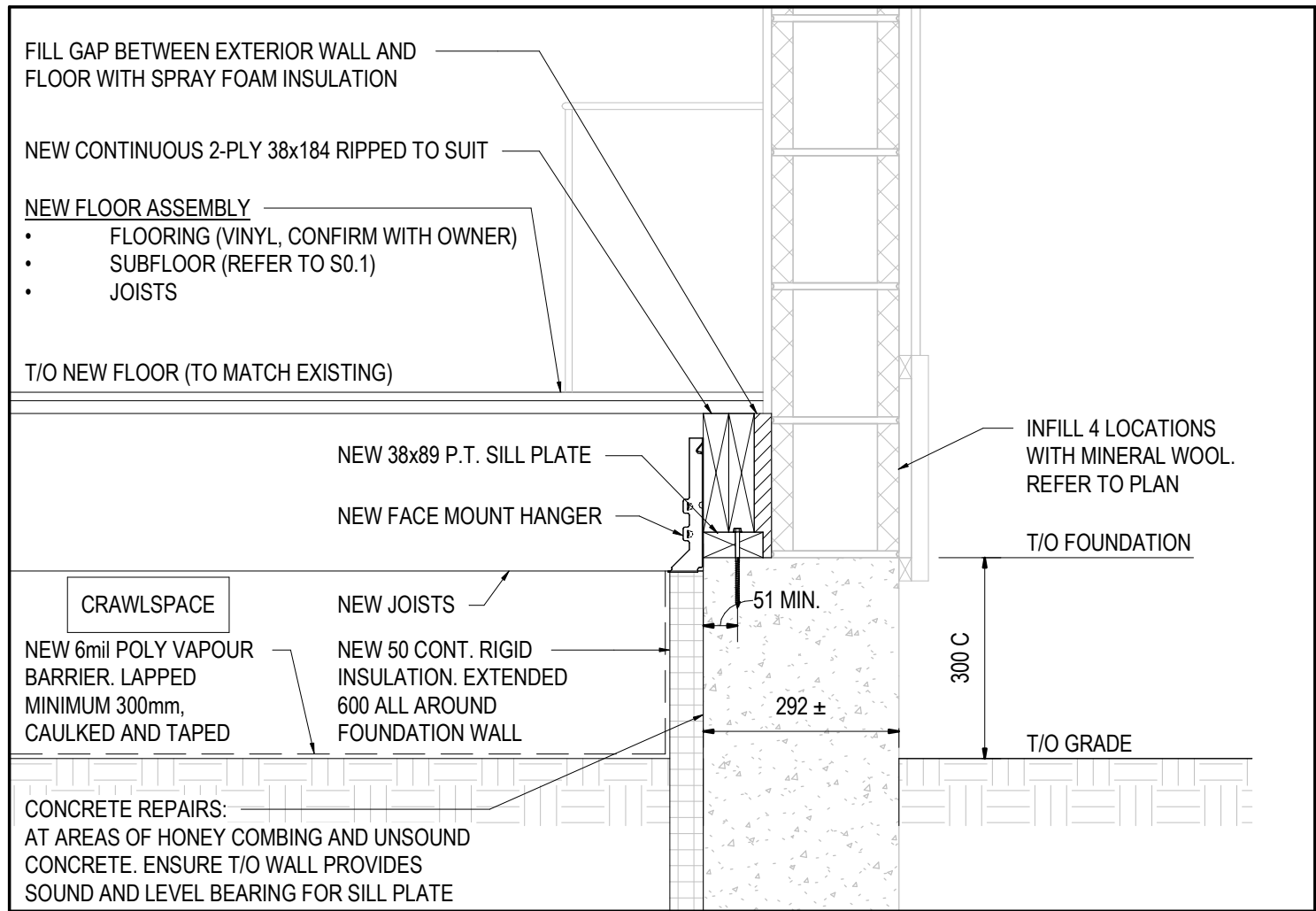
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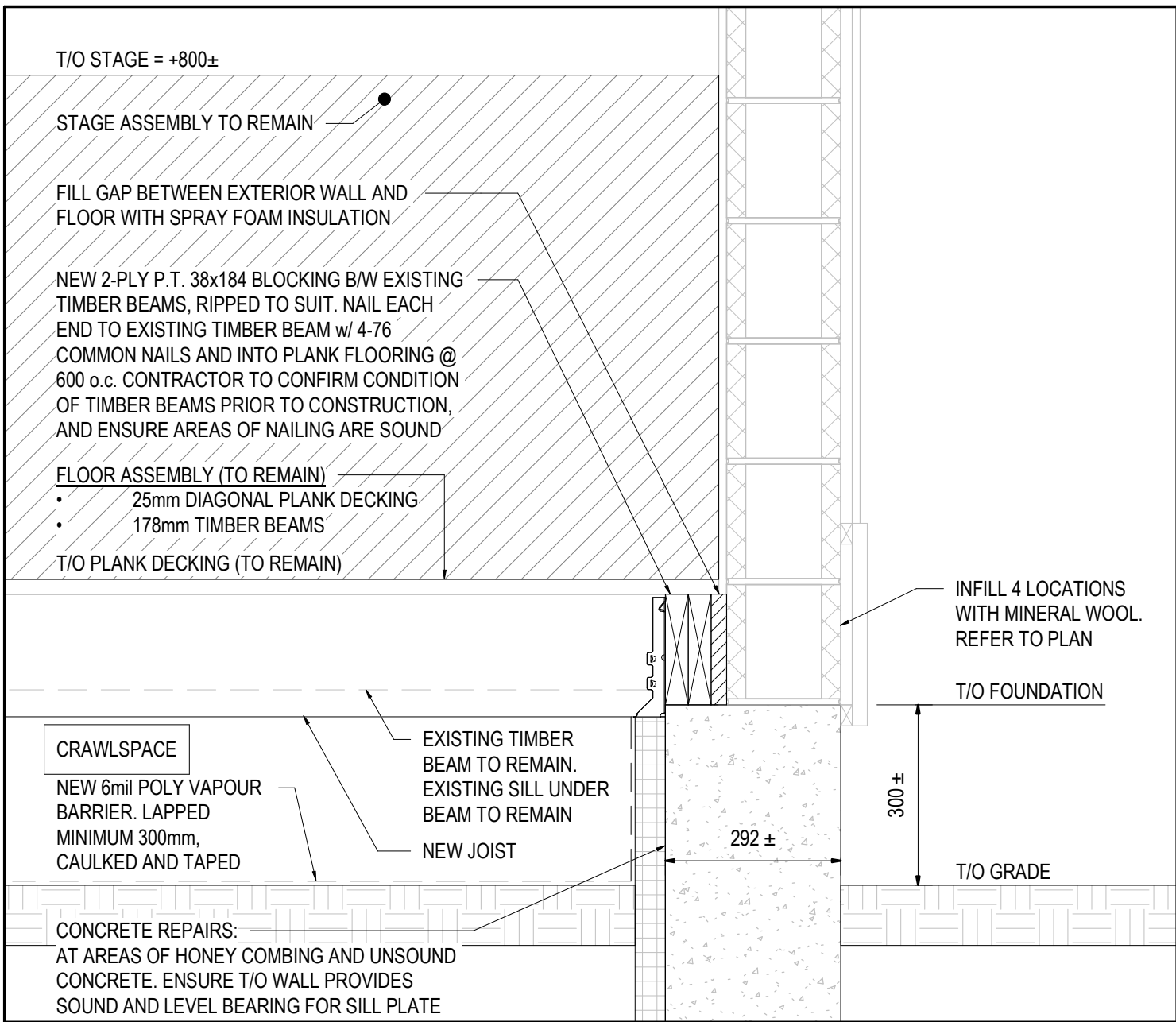
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RENOVATION PLANS

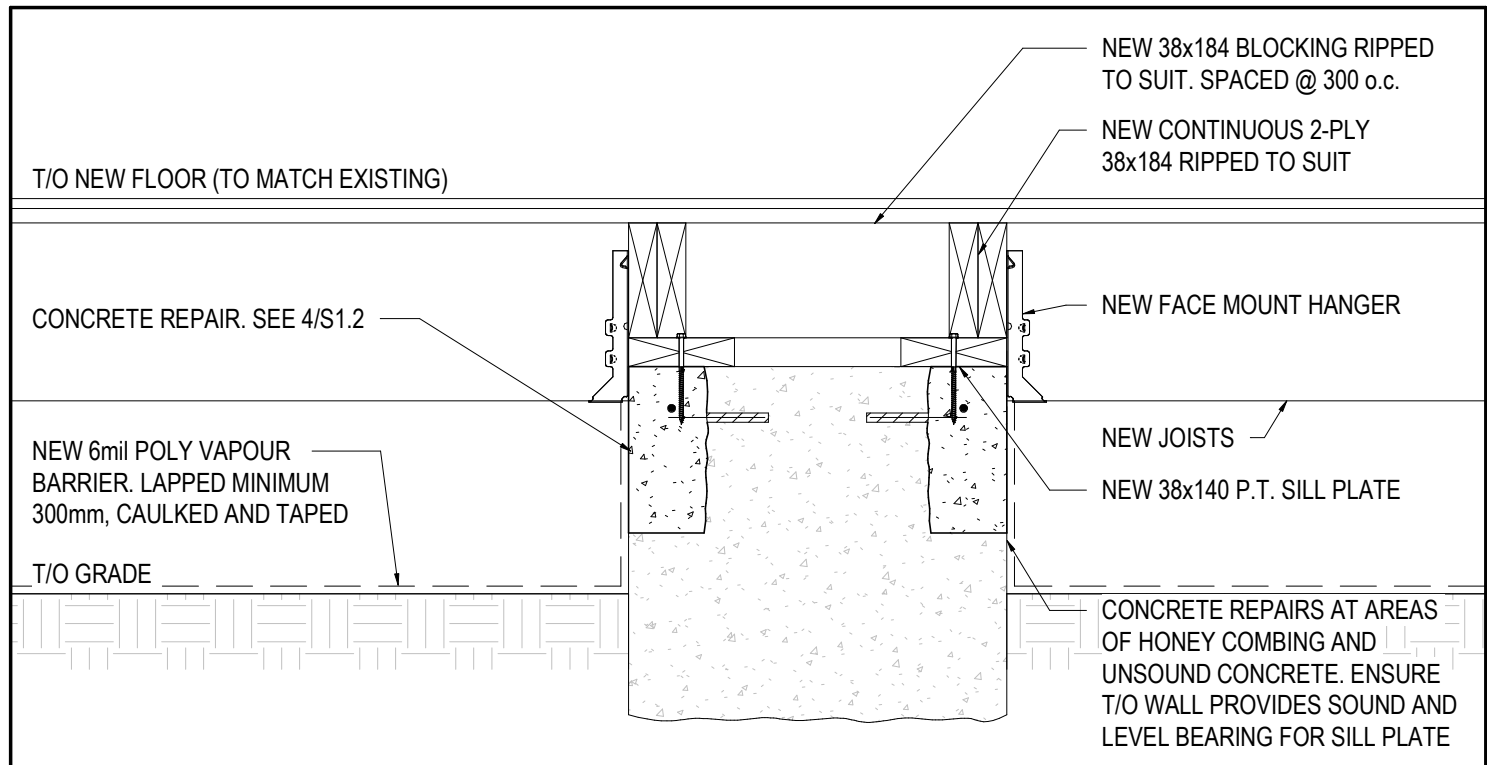
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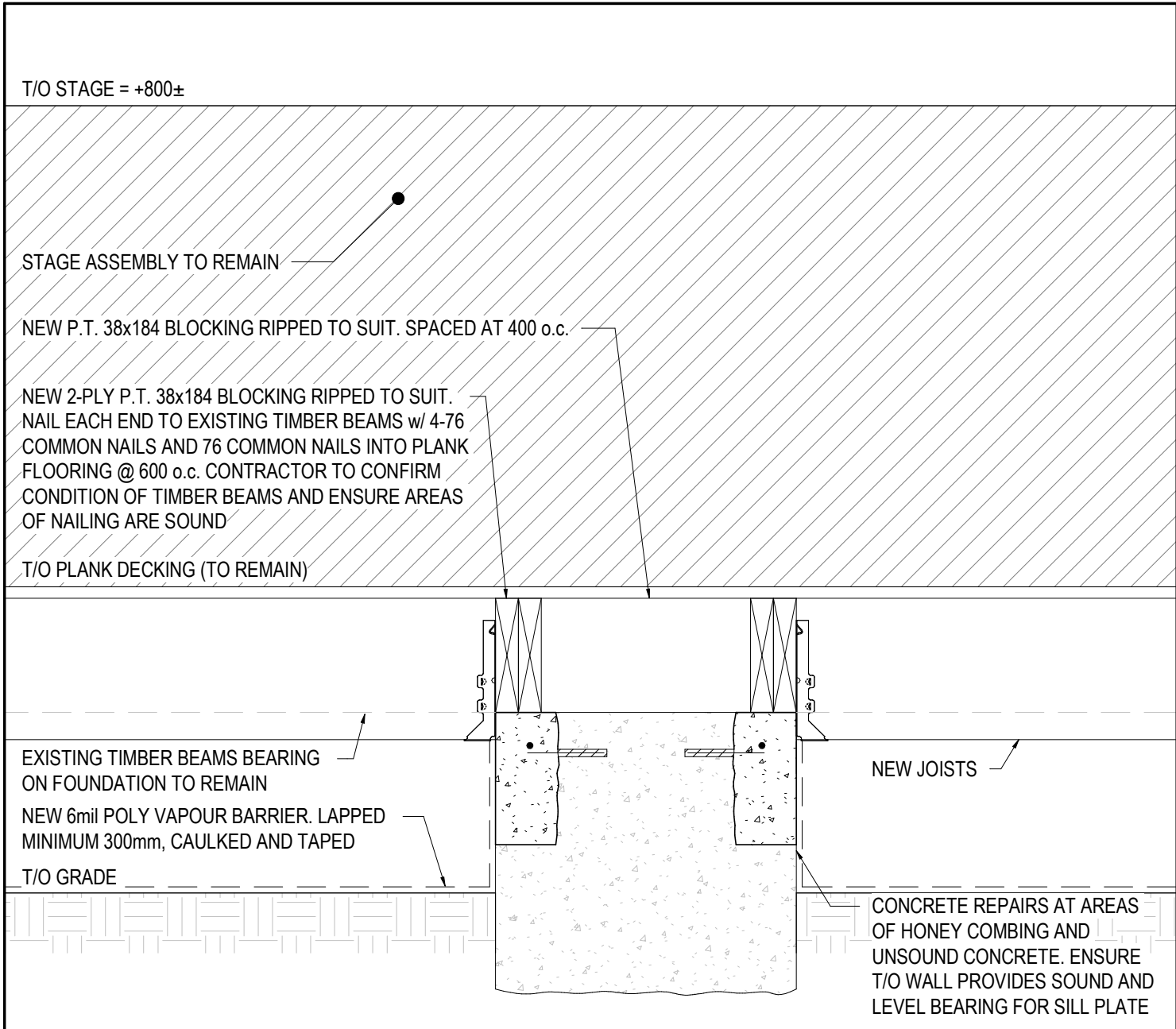
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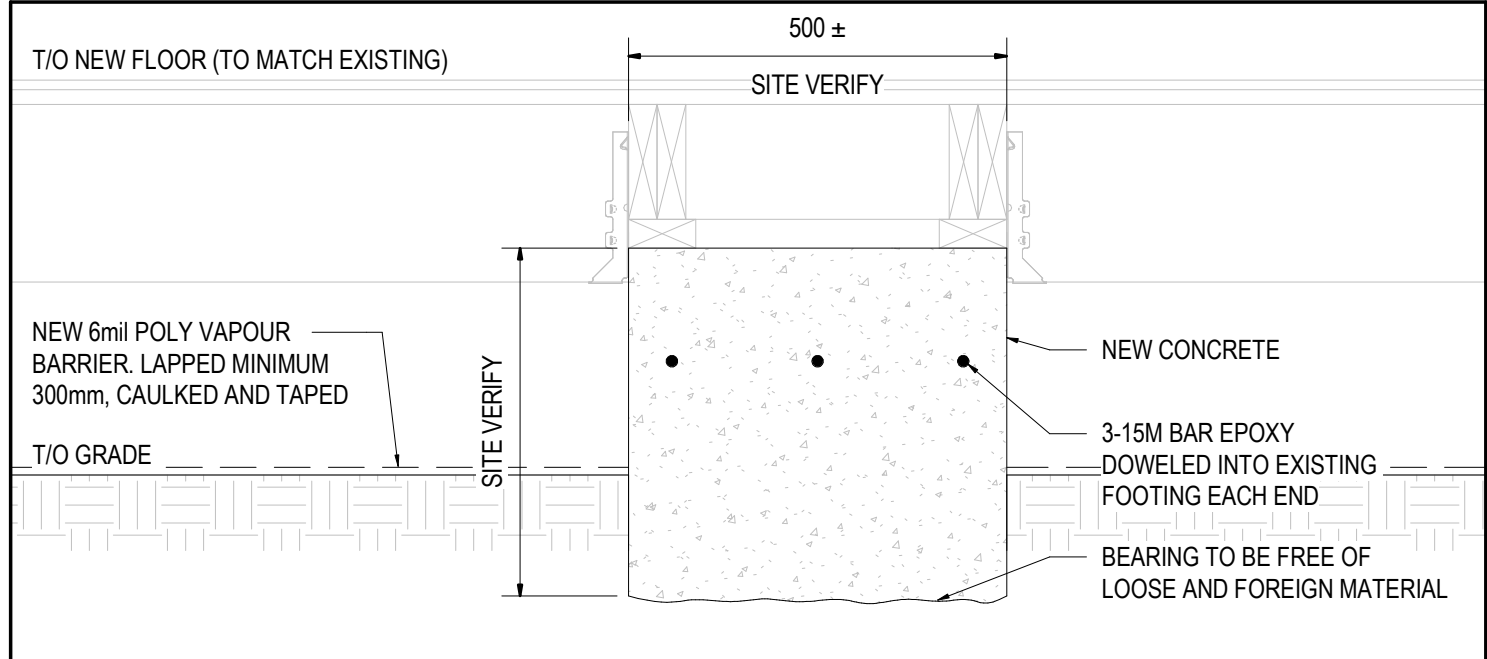
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2 SECTION
S3.1 1:10

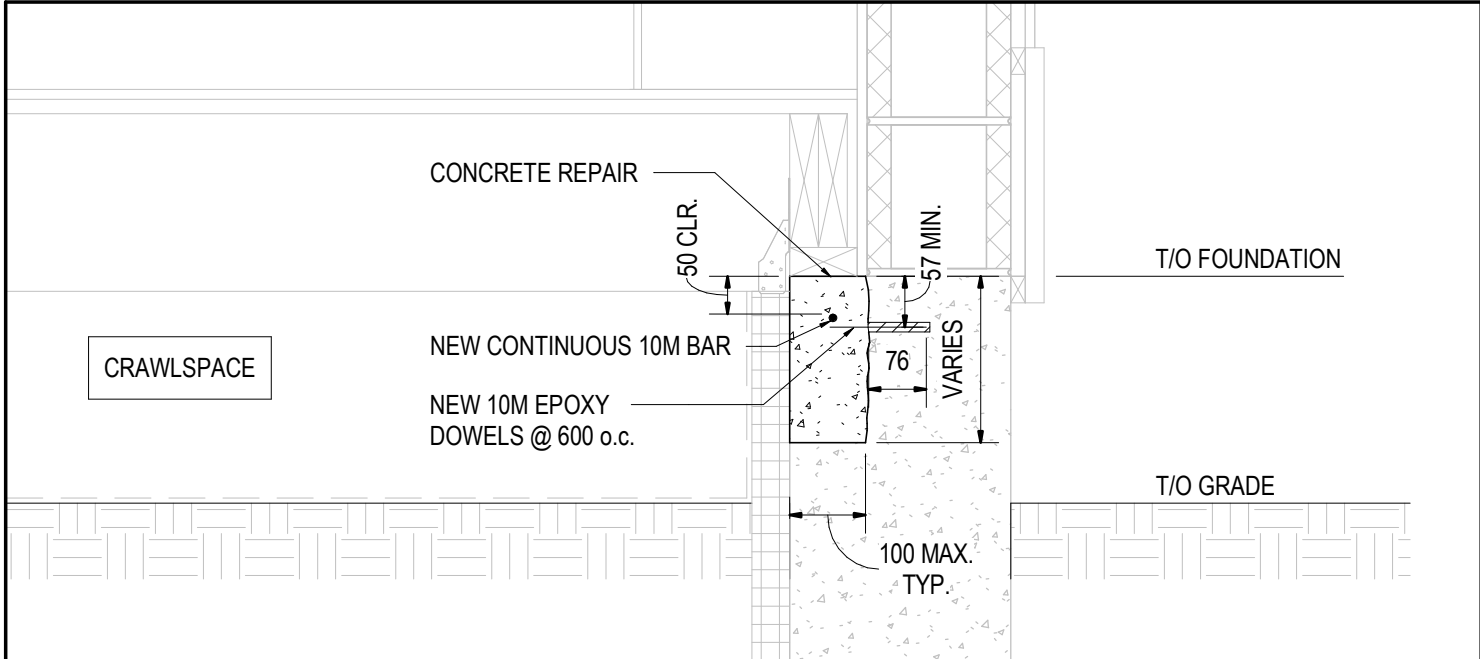


5 SECTION
S3.1 1:10



3 SECTION
S3.1 1:10

- NOTES:
1. PROVIDE SLEEVE FOR EXISTING PLUMBING BELOW NEW REBAR.

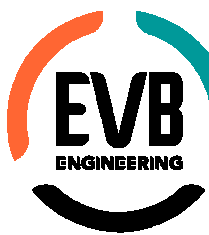


6 SECTION - TYPICAL CONCRETE REPAIR DETAIL
S3.1 1:10

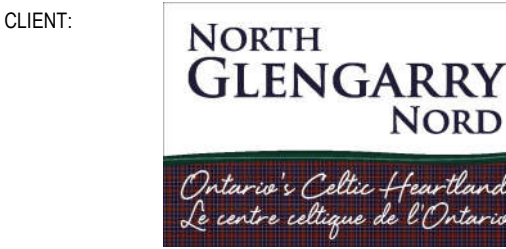
- SEQUENCE OF REPAIR:
1. SAWCUT AND REMOVE DAMAGED CONCRETE DOWN TO SOUND CONCRETE. DO NOT CUT REBAR.
 2. THOROUGHLY CLEAN TO EXPOSE SOUND AGGREGATE. CONCRETE SURFACE PREPARATION CSP3.
 3. WIREBRUSH AND CLEAN ALL EXPOSED REBAR TO SSPC-SP2. EXPOSE CONCRETE TO 20mm MIN DEPTH BEHIND BARS, IF ANY.
 4. WHERE INDICATED, PROVIDE REBAR AND DOWELS.
 5. PATCH WITH SIKI MONOTOP-410F. MAXIMUM LAYER THICKNESS 100mm. MIN LAYER THICKNESS 10mm.
 6. ONCE CONCRETE REPAIR IS FINISHED, NEW FLOOR MAY BE INSTALLED.
- QUANTITY, FOR BIDDING PURPOSES:
1. FOR CONCRETE REPAIR, ASSUME 90m OF REPAIR AT A DEPTH OF 100mm AND WIDTH OF 200mm.
- NOTES:
1. 10M EPOXY DOWELS MIN. CONCRETE EDGE DISTANCE 57mm. IF EDGE DISTANCE IS NOT ACHIEVABLE, ANGLE DOWEL DOWNWARDS.

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TITLE: RENOVATION SECTIONS

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CHECKED BY: G.E.	S3.1