

GENERAL NOTES

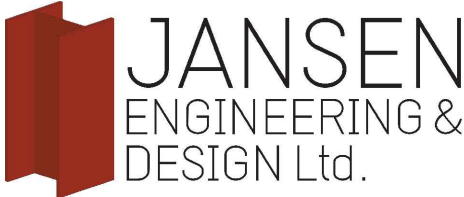
- 1. ANY DEVIATION FROM THE CONDITIONS SHOWN ON THE DRAWINGS SHALL BE SUBMITTED TO JANSEN ENGINEERING & DESIGN (JE&D).
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.
- 3. STRUCTURAL DESIGN DONE IN ACCORDANCE WITH:
CSA A23.3 - DESIGN OF CONCRETE STRUCTURES;
CSA O86 - ENGINEERING DESIGN IN WOOD
ONTARIO BUILDING CODE (OBC) 2012 - LATEST REVISION.
- 4. DESIGN LOADS (SPECIFIED):
DEAD LOAD = 0.8 kPa;
SNOW LOAD - Ss = 2.20 kPa & Sr = 0.4 kPa (PRESCOTT, ON);
- 5. THESE DRAWINGS SHOW THE COMPLETED STRUCTURE. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN, ERECTION AND REMOVAL OF, TEMPORARY SUPPORTS, EXCAVATION SHORING AND STRUCTURAL SHORING
- 6. FRAMING SHALL BE INSPECTED BY JANSEN ENGINEERING.
- 7. PROPRIETARY PRODUCTS (INCLUDING SIMPSON STRONG-TIE ACCESSORIES AND HILTI ANCHORS) SHALL BE INSTALLED AS PER THE MANUFACTURER'S INSTRUCTIONS

SITEWORK/EXCAVATION

- 1. ALL EXCAVATIONS SHALL COMPLY WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
- 2. DO NOT EXCAVATE BELOW A PLANE EXTENDING DOWNWARD FROM ANY BEARING STRATA AT A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL.
- 3. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS AND COMPACTED IN LAYERS. ENSURE LATERAL SUPPORT IS PROVIDED AT THE TOP THE WALL PRIOR TO BACKFILLING
- 4. FOOTINGS HAVE BEEN DESIGNED FOR ALLOWABLE SOIL BEARING PRESSURE (S.L.S.) OF 100 kPa.
- 5. THE SOILS CONSULTANT SHALL INSPECT AND APPROVE THE BEARING STRATA PRIOR TO PLACING CONCRETE. IF NECESSARY, FOOTING SIZES MAY BE MODIFIED ACCORDINGLY.
- 6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DEWATERING REQUIRED DURING THE CONSTRUCTION PROCESS.

WOOD FRAMING NOTES

- 1. ALL WOOD FRAMING TO CONFORM TO THE REQUIREMENTS OF PART 9 OF THE ONTARIO CODE, LATEST EDITION AND CSA STANDARD 086.1 ENGINEERING DESIGN IN WOOD. ALL UNSPECIFIED WOOD CONNECTIONS SHALL BE IN CONFORMANCE TO PART 9 OF THE ONTARIO BUILDING CODE
- 2. ALL STRUCTURAL LUMBER SHALL HAVE AN AVERAGE EQUILIBRIUM MOISTURE CONTENT NOT EXCEEDING 19% AT ANY TIME. SAWN LUMBER FRAMING GRADES AND SPECIES SHALL CONFORM TO STRUCTURAL LUMBER COMPLYING WITH THE REQUIREMENTS OF CSA STANDARD CAN/CSA-O141 FOR SPF GRADE #1/#2
- 3. NAILS AND SPIKES: TO CSA-B111 & ASTM F1667. BOLTS: 1/2" [13mm] DIAMETER TO ASTM A307, COMPLETE WITH NUTS AND WASHERS, UNLESS SHOWN OTHERWISE.
- 4. STEEL PLATE CONNECTORS AND BEARING PLATES TO CSA-G40.21 GRADE 350W. IN EXTERIOR LOCATIONS PLATES ARE TO BE HOT DIPPED GALVANIZED.
- 5. NAILS, BOLTS AND METALS IN CONTACT WITH PRESERVED WOOD PRODUCTS SHALL BE HOT DIPPED GALVANIZED TO STANDARD ASTM A153 WITH A G185 GALVANIZING DESIGNATION THAT MEETS ASTM A653. STAINLESS STEEL CAN ALSO BE USED.
- 6. LUMBER SHALL BE INSPECTED FOR DEFECTS PRIOR TO INSTALLATION.
- 7. ALL POINT LOADS SHALL BE CARRIED THROUGH TO THE FOUNDATION ON LUMBER BUILT-UP COLUMNS. COLUMNS SHALL BE PLUMB AND HAVE FULL BEARING ON THEIR SUPPORTS. PROVIDE SOLID BLOCKING BETWEEN THE FLOOR SYSTEM WHERE REQUIRED.
- 8. PLYWOOD SHEATHING TO BE CONSTRUCTION-GRADE, EXTERIOR GRADE, CANADIAN SOFTWOOD PLYWOOD (CSP) OR DOUGLAS-FIR PLYWOOD (DFP). ORIENTED STRAIN BOARD (OSB) SHALL BE DESIGN RATED TYPES 1, 2 AND 3.
- 9. ROOF TRUSSES & FLOOR JOISTS ALL
 - 9.1. ROOF & FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS/FLOOR MANUFACTURER
 - 9.2. TRUSS DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - 9.3. ALL FLOOR JOIST DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - 9.4. TRUSS/FLOOR SUPPLIER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNSPECIFIED HANGERS AND CONNECTIONS INCLUDING PROVIDE ADEQUATE UPLIFT CONNECTIONS FOR TRUSSES.
 - 9.5. JE&D NEEDS TO BE MADE AWARE OF ANY ALTERNATIVE OR CHANGES REGARDING THE FLOOR AND ROOF SCHEMATIC LAYOUT BEFORE CONSTRUCTION BEGINS

				SEAL	PROJECT TITLE		DRAWING TITLE	
					SERA - PAVILLION		GENERAL NOTES	
					24 SUTTON DRIVE			
					JOHNSTOWN, ONTARIO			
					DESIGNED BY	CLIENT	DATE	PROJECT NO.
					D. JANSEN	SOUTH EDWARDSBURGH	2025-03-03	25-111
					DRAWN BY	RECREATION	ISSUE	SHEET
					D. JANSEN	ASSOCIATION/TWPEC	ISSUED FOR REVIEW	S-01
0	2025-03-03	ISSUED FOR REVIEW/PRICING						
REV	DATE	DESCRIPTION						

CONCRETE NOTES

1. MIX DESIGN (AS PER CSA A23.1) MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE THE FOLLOWING FOR THE GARAGE FLOORS AND EXTERIOR FLAT WORK, 32 MPa w/ 5-8% AIR ENTRAINMENT (CLASS C-2);
2. FORMWORK MATERIAL TO CAN/CSA-S269.3 AND A23.1.
3. REINFORCING STEEL: DEFORMED BAR: CAN/CSA-G30.18M 400R OR 400W; 6X6-W6.0XW6.0 WELDED WIRE MESH: ASTM A185/A185M ASTM A497/A497M; YIELD STRENGTH: 400 MPa.
4. PLACE REINFORCEMENT TO CAN/CSA-A23.1.SECURE AND SUPPORT REINFORCING BARS AND MESH TO PREVENT MOVEMENT DURING POUR TO MAINTAIN SPECIFIED TOLERANCES.
5. CONCRETE COVER TO REINFORCING:

5.1. CONCRETE CAST AGAINST SOIL, 3";

5.2. TOP REINFORCING IN SLAB ON GRADE, 1½".

5.3. CONCRETE EXPOSED TO ELEMENTS, 1½".

STRUCTURAL STEEL

1. FABRICATION, ERECTION, STRUCTURAL DESIGN, & DETAILING OF ALL STRUCTURAL STEEL TO BE IN ACCORDANCE WITH CAN/CSA-S16.
2. STRUCTURAL STEEL GRADES:

W-SHAPES, CSA G40.21 GRADE 350W;

HOLLOW STRUCTURAL SECTIONS (HSS), CSA G40.21 GRADE 350W, CLASS C;

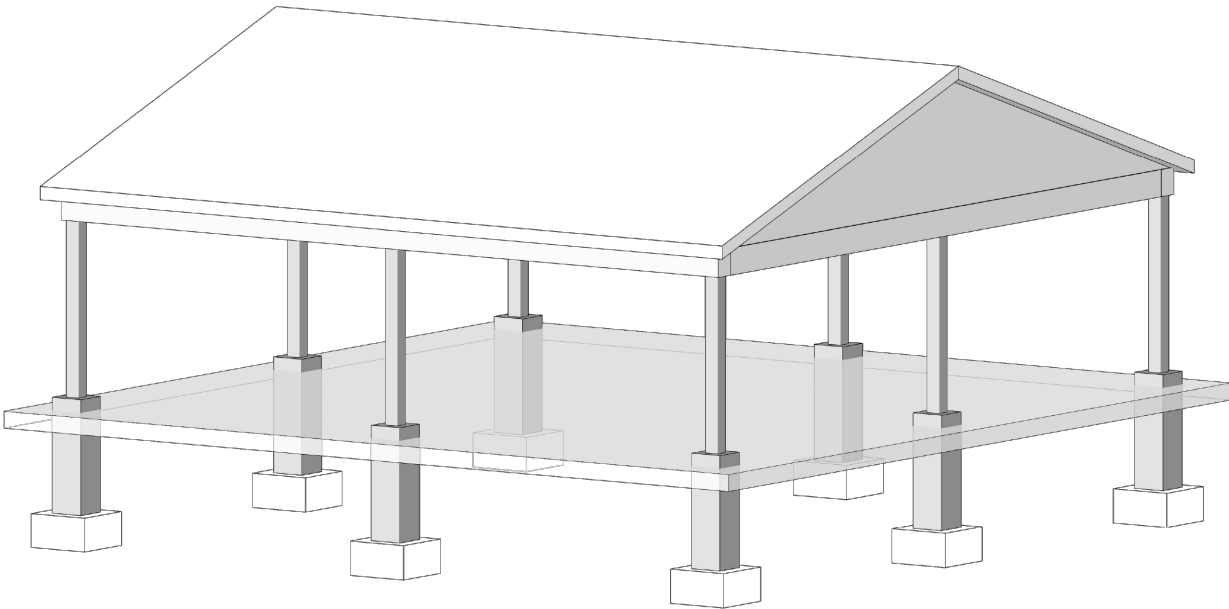
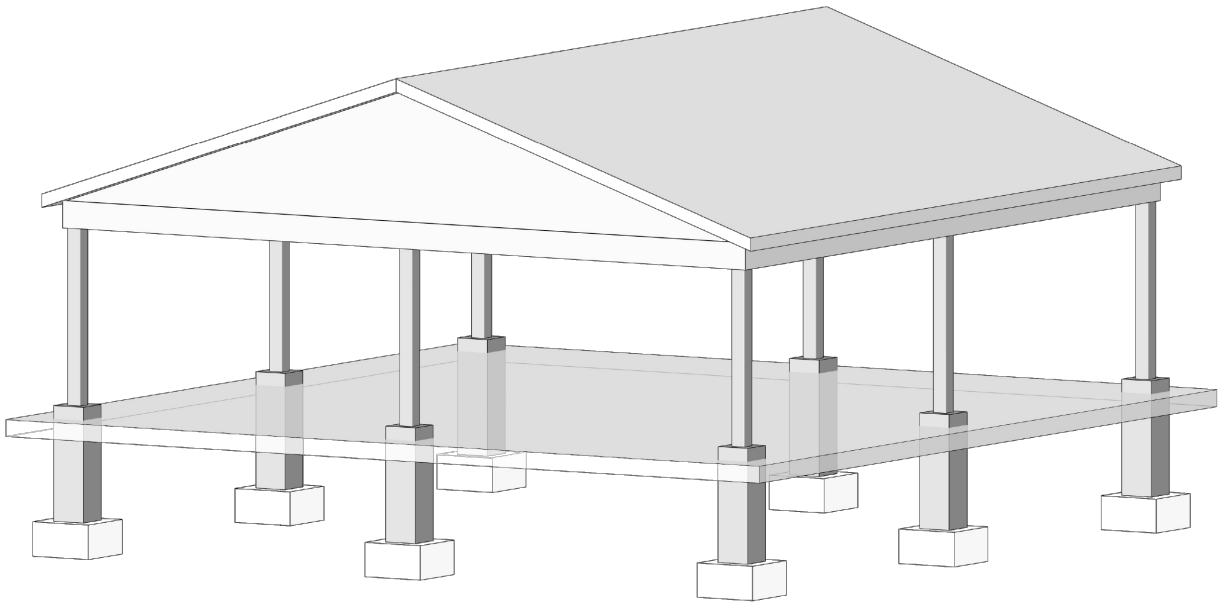
MISC. STEEL, CSA G40.21 GRADE 350W;
3. ALL BOLTS SHALL BE HIGH-STRENGTH BOLTS, ASTM A325M OR F1554 Fy = 600 MPa. ALL BOLTS IN EXTERIOR LOCATIONS SHALL BE HOT DIPPED GALVANIZED.
4. ALL WELDING SHALLB E PERFORMED AS PER CSA W59, USING ELECTRODE E49XX UNLESS NOTED OTHERWISE. WELDERS SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.1 OR W55.3.
5. ALL STRUCTURAL STEEL SHALL BE SHOP PRIMED. CONNECTIONS AND BOLTS SHALL BE PRIMED IN THE FIELD. PRIMER PAINT SHALL CONFORM TO CISC/CPMA 2-75.
6. ALL WEATHER EXPOSED STRUCTURAL STEEL TO BE HOT DIP GALVANIZED, WHERE INDICATED, TO CAN/CSA-G164, MINIMUM ZINC COATING OF 600 G/M².

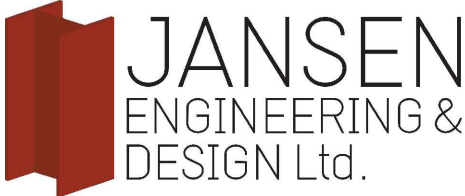


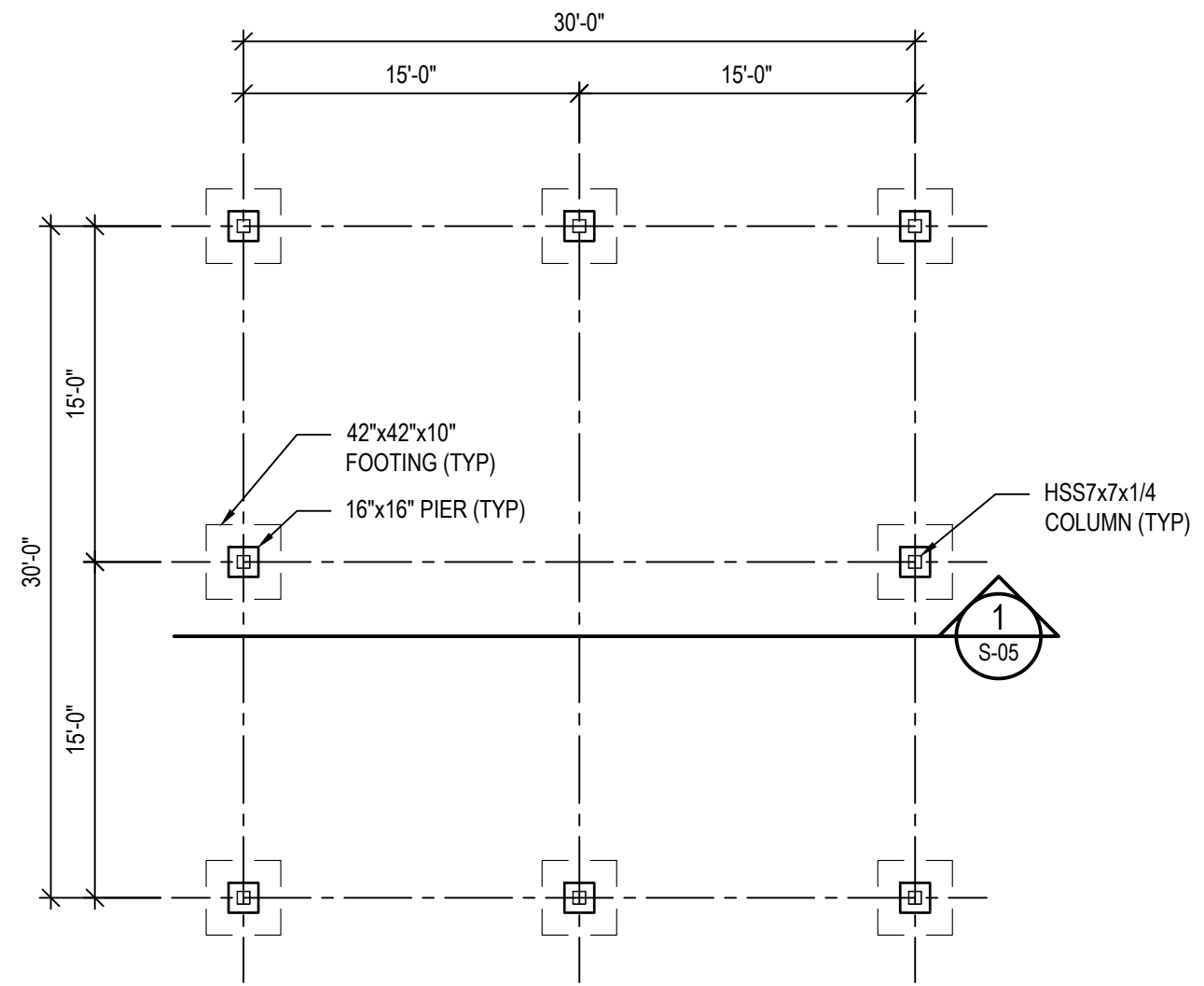
1 SITE PLAN

S-02 NTS

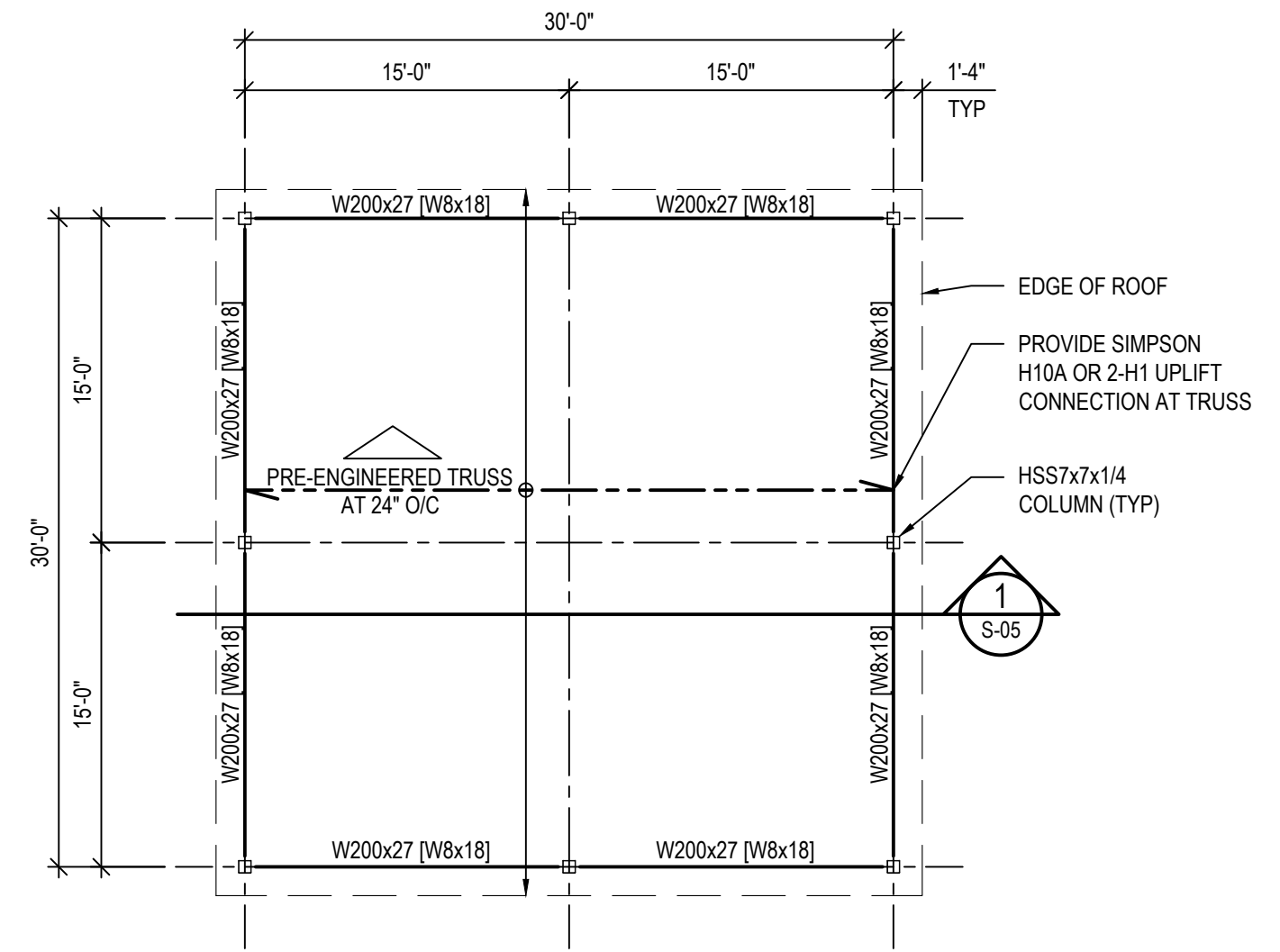
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					24 SUTTON DRIVE			
					JOHNSTOWN, ONTARIO			
					DESIGNED BY	CLIENT	DATE	PROJECT NO.
					D. JANSEN	SOUTH EDWARDSBURGH	2025-03-03	25-111
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					DESIGNED BY D. JANSEN	CLIENT SOUTH EDWARDSBURGH RECREATION ASSOCIATION/TWPEC	DATE 2025-03-03	PROJECT NO. 25-111
					DRAWN BY D. JANSEN		ISSUE ISSUED FOR REVIEW	SHEET S-03
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REV	DATE	DESCRIPTION						

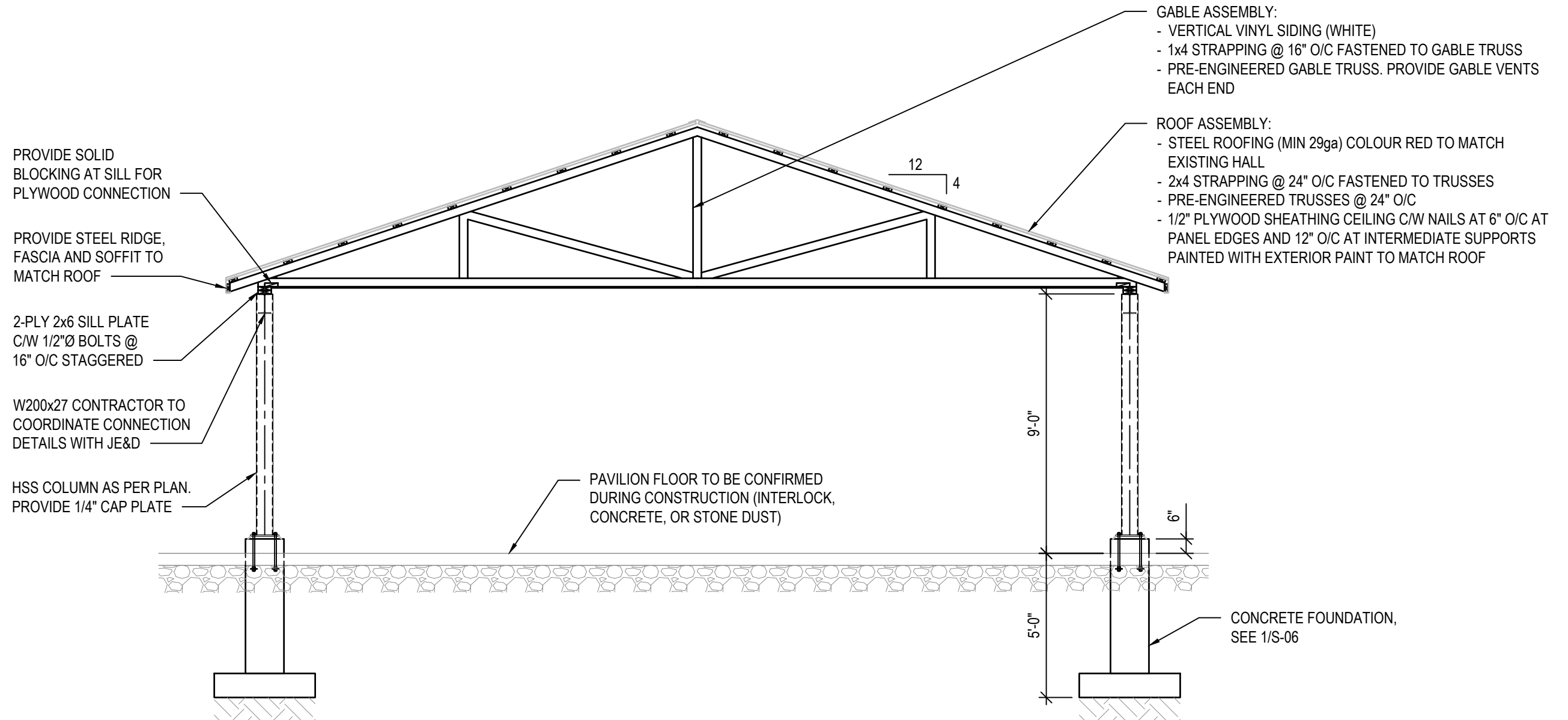


1 FOUNDATION PLAN
S-04 1/8" = 1'-0"

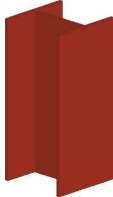


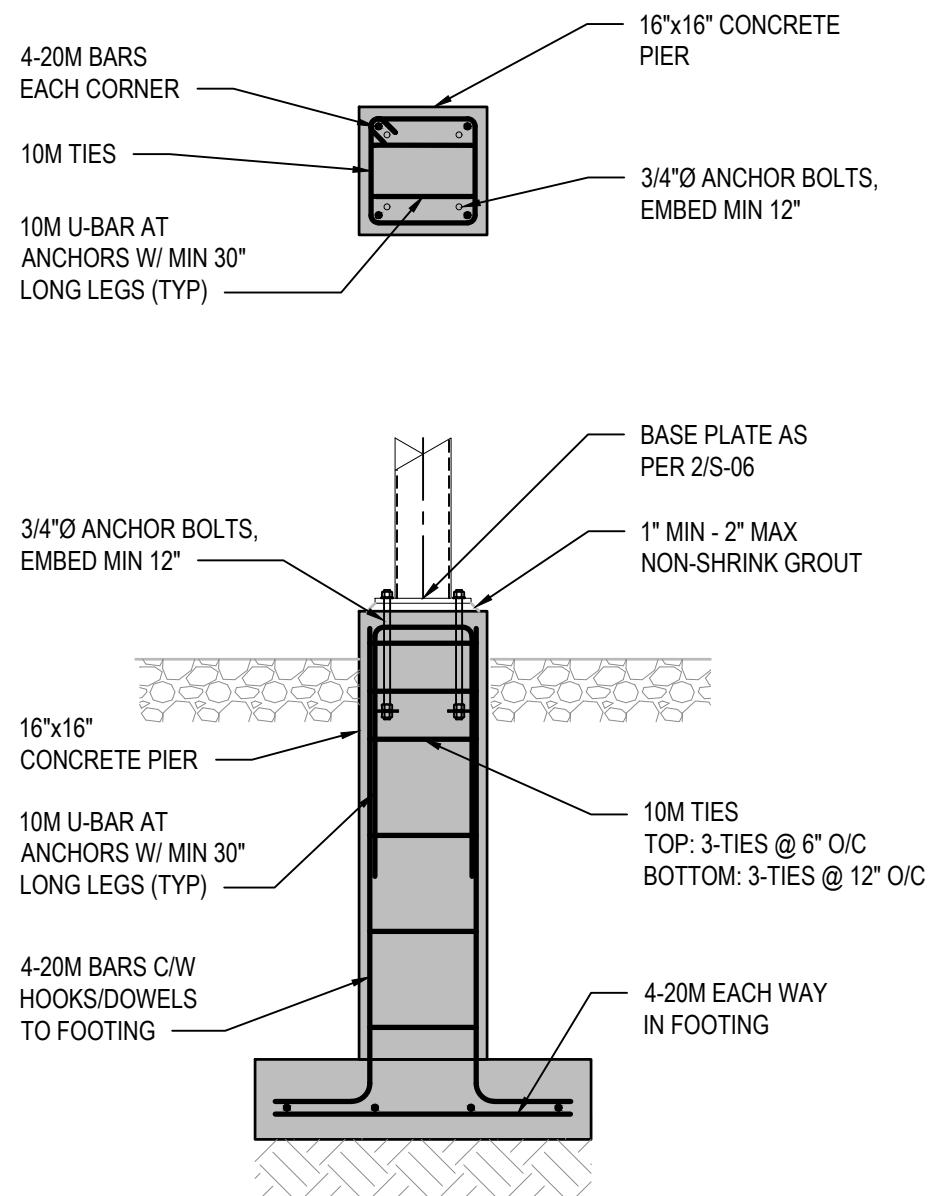
2 ROOF PLAN
S-04 1/8" = 1'-0"

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					24 SUTTON DRIVE			
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REV	DATE	DESCRIPTION						

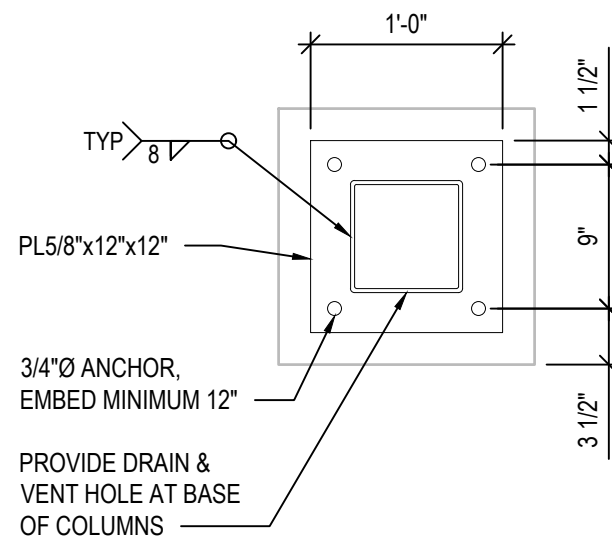


1 SECTION
S-05 1/4" = 1'-0"

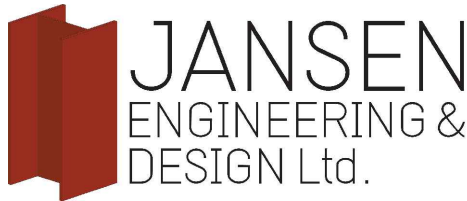
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1 FOUNDATION DETAIL
S-06 1/2" = 1'-0"



2 BASEPLATE DETAIL
S-06 1" = 1'-0"

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					SERA - PAVILLION		DETAILS	
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					JOHNSTOWN, ONTARIO			
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