

1 Perspective

00 00 01 - GENERAL CONDITIONS

- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF AND ALL MODELS FURNISHED BY THE CONSULTANT ARE AND SHALL REMAIN HIS PROPERTY AND ARE NOT TO BE USED ON OTHER WORK. IF THE CONSULTANT SO REQUESTS, ALL SUCH DRAWINGS, SPECIFICATIONS AND MODELS, EXCEPT FOR THE SIGNED CONTRACT SET OF DRAWINGS AND SPECIFICATIONS, SHALL BE RETURNED UPON COMPLETION OF THE WORK.
- ALL STANDARDS, MANUALS, AND CODES REFERRED TO SHALL BE THE LATEST EDITIONS INCLUDING ALL REVISIONS AND ADDENDA.
- ALL WORK AND MATERIALS SHALL CONFORM TO REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE.
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ONTARIO.
- THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCY IN DIMENSIONS SHOWN ARE TO REPORTED TO THE ENGINEER. REFER TO THE MECHANICAL AND ELECTRICAL FOR LOCATIONS AND SIZES NOT SHOWN ON THE STRUCTURAL DRAWINGS, HOWEVER, OBTAIN THE STRUCTURAL CONSULTANTS PRIOR APPROVAL BEFORE INSTALLING OPENINGS.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SIZES OF PITS, BASES, HOUSE KEEPING PADS, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON ARCHITECTURAL DRAWINGS.
- TEMPORARY WORKS: PROVIDE AND MAINTAIN REQUIRED BARRICADES, GUARDS, FENCING, SHORING, TEMPORARY ROADWAYS, FOOTPATHS, SIGNS, LIGHTING AND TRAFFIC FLAGGING.
- DO NOT DAMAGE PROPERTY WHICH IS TO REMAIN ON OR ADJACENT TO THE SITE, INCLUDING ADJOINING PROPERTY ENCROACHING ONTO THE SITE. IF DAMAGE OCCURS, IMMEDIATELY REPAIR IT AT THE CONTRACTORS COST.
- BEFORE PRACTICAL COMPLETION, CLEAN THROUGHOUT, INCLUDING INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW. CLEAN SOFT AND HARD SURFACES. CLEAN AND REMOVE WASTE AND SURPLUS MATERIALS.
- BEFORE PRACTICAL COMPLETION, CLEAN AND REPAIR DAMAGE CAUSED BY INSTALLATION OR USE OF TEMPORARY WORK AND RESTORE EXISTING FACILITIES USED DURING CONSTRUCTION TO ORIGINAL CONDITION.
- ALL WASTE MATERIAL TO BE SORTED AND RECYCLED/DISPOSED OF OFF SITE AT AN APPROVED WASTE MANAGEMENT FACILITY.
- NO BURNING OF ANY MATERIALS ON SITE SHALL BE PERMITTED AT ANY TIME.

01 33 00 - SUBMITTAL PROCEDURES

- REVIEW SUBMITTALS PRIOR TO SUBMISSION TO CONSULTANT. THIS REVIEW REPRESENTS THAT NECESSARY REQUIREMENTS HAVE BEEN DETERMINED AND VERIFIED, OR WILL BE, AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND CO-ORDINATED WITH REQUIREMENTS OF WORK AND CONTRACT DOCUMENTS. SUBMITTALS NOT STAMPED, SIGNED, DATED AND IDENTIFIED AS TO SPECIFIC PROJECT WILL BE RETURNED WITHOUT BEING EXAMINED AND CONSIDERED REJECTED.
- VERIFY FIELD MEASUREMENTS AND AFFECTED ADJACENT WORK ARE CO-ORDINATED.
- THE TERM "SHOP DRAWINGS" MEANS DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA WHICH ARE TO BE PROVIDED BY CONTRACTOR TO ILLUSTRATE DETAILS OF A PORTION OF WORK.
- WHERE COMPONENT REQUIRES ENGINEERING, SUBMIT DRAWINGS STAMPED AND SIGNED BY PROFESSIONAL ENGINEER LICENSED IN ONTARIO.
- INDICATE MATERIALS, METHODS OF CONSTRUCTION AND ATTACHMENT OR ANCHORAGE, ERECTION DIAGRAMS, CONNECTIONS, EXPLANATORY NOTES AND OTHER INFORMATION NECESSARY FOR COMPLETION OF WORK. WHERE ARTICLES OR EQUIPMENT ATTACH OR CONNECT TO OTHER ARTICLES OR EQUIPMENT, INDICATE THAT SUCH ITEMS HAVE BEEN CO-ORDINATED, REGARDLESS OF SECTION UNDER WHICH ADJACENT ITEMS WILL BE SUPPLIED AND INSTALLED. INDICATE CROSS REFERENCES TO DESIGN DRAWINGS AND SPECIFICATIONS.
- ALLOW 7 DAYS FOR CONSULTANT TO REVIEW SUBMITTALS.
- ADJUSTMENTS MADE ON SHOP DRAWINGS BY CONSULTANT ARE NOT INTENDED TO CHANGE CONTRACT PRICE. IF ADJUSTMENTS AFFECT VALUE OF WORK, STATE SUCH IN WRITING TO CONSULTANT PRIOR TO PROCEEDING WITH WORK.
- MAKE CHANGES IN SHOP DRAWINGS AS CONSULTANT MAY REQUIRE, CONSISTENT WITH CONTRACT DOCUMENTS. WHEN RESUBMITTING, NOTIFY CONSULTANT IN WRITING OF REVISIONS OTHER THAN THOSE REQUESTED.
- ACCOMPANY SUBMISSIONS WITH TRANSMITTAL LETTER, CONTAINING:
 - DATE.
 - PROJECT TITLE AND NUMBER.
 - CONTRACTOR'S NAME AND ADDRESS.
 - IDENTIFICATION AND QUANTITY OF EACH SHOP DRAWING, PRODUCT DATA AND SAMPLE.
 - OTHER PERTINENT DATA.
- SUBMISSION TO INCLUDE DETAILS OF APPROPRIATE PORTIONS OF WORK AS APPLICABLE:
 - FABRICATION.
 - LAYOUT, SHOWING DIMENSIONS, INCLUDING IDENTIFIED FIELD DIMENSIONS, AND CLEARANCES.
 - SETTING OR ERECTION DETAILS.
 - CAPACITIES.
 - PERFORMANCE CHARACTERISTICS.
 - STANDARDS.
 - OPERATING WEIGHT.
 - WIRING DIAGRAMS.
- SUBMIT SAMPLES FOR REVIEW SAMPLES AS REQUESTED IN RESPECTIVE SPECIFICATION SECTIONS. LABEL SAMPLES WITH ORIGIN AND INTENDED USE.
- WHERE COLOUR, PATTERN OR TEXTURE IS CRITERION, SUBMIT FULL RANGE OF SAMPLES. REVIEWED AND ACCEPTED SAMPLES WILL BECOME STANDARD OF WORKMANSHIP AND MATERIAL AGAINST WHICH INSTALLED WORK WILL BE VERIFIED.

01 45 00 - QUALITY CONTROL

- ALLOW CONSULTANT AND INDEPENDENT INSPECTION AGENCIES ACCESS TO WORK. IF PART OF WORK IS IN PREPARATION AT LOCATIONS OTHER THAN PLACE OF WORK, ALLOW ACCESS TO SUCH WORK WHENEVER IT IS IN PROGRESS.
- GIVE TIMELY NOTICE REQUESTING INSPECTION IF WORK WHERE DESIGNATED. (MINIMUM OF 48 HOURS)
- IF CONTRACTOR COVERS OR PERMITS TO BE COVERED WORK THAT HAS BEEN DESIGNATED FOR SPECIAL TESTS, INSPECTIONS OR APPROVALS BEFORE SUCH IS MADE, UNCOVER SUCH WORK, HAVE INSPECTIONS OR TESTS SATISFACTORILY COMPLETED AND MAKE GOOD SUCH WORK.
- CONSULTANT MAY ORDER ANY PART OF WORK TO BE EXAMINED IF WORK IS SUSPECTED NOT TO BE IN ACCORDANCE WITH CONTRACT DOCUMENTS. IF, UPON EXAMINATION SUCH WORK IS FOUND NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS, CORRECT SUCH WORK AND PAY COST OF EXAMINATION AND CORRECTION

02 41 17 - SELECTIVE DEMOLITION

- PREVENT MOVEMENT, SETTLEMENT, OR OTHER DAMAGE TO ADJACENT STRUCTURES, UTILITIES, AND PARTS OF BUILDING TO REMAIN IN PLACE. PROVIDE ENGINEERED BRACING AND SHORING AS REQUIRED.
- PROVIDE REQUIRED SIGNAGE, BARRICADES, HOARDING, OVERHEAD PROTECTION AND TEMPORARY EGRESS IN ACCORDANCE WITH OCCUPATIONAL HEALTH AND SAFETY ACT.
- SUPPORT AFFECTED STRUCTURE OR BUILDING COMPONENTS AND IF SAFETY OF STRUCTURE BEING DEMOLISHED OR ADJACENT STRUCTURES OR SERVICES APPEARS TO BE ENDANGERED, TAKE PREVENTATIVE MEASURES AND THEN CEASE OPERATIONS AND NOTIFY CONSULTANT IMMEDIATELY.
- DO NOT PUMP WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES, STORM OR SANITARY SEWERS, OR ONTO ADJACENT PROPERTIES.
- REMOVE PARTS OF EXISTING STRUCTURE TO PERMIT REPAIRS OR NEW CONSTRUCTION. SORT MATERIALS INTO APPROPRIATE PILES FOR RECYCLING AND OR REUSE.
- WHERE TEMPORARY SHORING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A SHORING DRAWING WHICH HAS BEEN DESIGNED AND BEARS THE SEAL OF AN ENGINEER WHO IS LICENSED BY THE PROFESSIONAL ENGINEERING ASSOCIATION OF ONTARIO.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE FOR IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACINGS AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION.
- DESIGN LOADS SHOWN ON DRAWINGS WITH SUBSCRIPT "ULS" INDICATES ULTIMATE LIMIT STATE AND "SLS" SERVICE LIMIT STATE RESPECTIVELY.

02 41 23 - SELECTIVE SITE DEMOLITION

- LOCATE AND PROTECT UTILITIES. PRESERVE ACTIVE UTILITIES TRAVERSING SITE IN OPERATING CONDITION.
- RESTORE AREAS AND EXISTING WORKS OUTSIDE AREAS OF DEMOLITION TO A MINIMUM CONDITION AS THAT WHICH EXISTED PRIOR TO THE BEGINNING OF WORK.

07 21 35 - INSULATION AND AIR/VAPOUR BARRIER

- THE DRAWINGS DO NOT INDICATE EVERY SITUATION WHERE AIR/VAPOUR BARRIER IS REQUIRED, HOWEVER IT IS A REQUIREMENT IN THE DESIGN OF THE BUILDING TO PROVIDE AN INTEGRAL MONOLITHIC IMPERMEABLE AIR/VAPOUR BARRIER THAT RESISTS THE DIFFUSION OF WATER VAPOUR AND AIR MOVEMENT UNDER THE ACTION OF A DIFFERENCE IN VAPOUR AND AIR PRESSURE. AT THE INNER FACE OF THE INSULATION.
- EXERCISE EXTREME CARE THAT THE CONTINUITY OF THE AIR/VAPOUR BARRIER IS MAINTAINED OVER THE ENTIRE INSULATED AREA AND THAT IS EXTENDS ACROSS ALL JUNCTIONS BETWEEN DIFFERENT MATERIALS.
- POLY SHEET VAPOUR BARRIER: 6 MIL. POLYETHYLENE FILM. SEAL ALL JOINTS TO ENSURE CONTINUOUS BARRIER.
- AIR BARRIER: BLUESKIN V6160 OR APPROVED EQUIVALENT C/W TAPE TO SEAL JOINTS.
- SOUND INSULATION: STONE WOOL BATT INSULATION.
- RIGID INSULATION:
 - BELOW GRADE: EXTRUDED POLYSTYRENE, HIGH DENSITY, OWENS CORNING FOAMULAR 600 - 50 MM THICK UNLESS NOTED OTHERWISE ON DRAWINGS, OR APPROVED EQUAL.
- WALL LAMINATED FACED INSULATION AND INSTALLATION SYSTEM FOR METAL BUILDINGS: WMP-50 OR APPROVED EQUAL (FLAME SPREAD :15, SMOKE DEVELOPED: 45(WORST CASE), TO CAN ULC S102M)
 - FABRIC SHALL BE TRI-DIRECTIONAL CROSS-WOVEN, FIBERGLASS/POLYESTER REINFORCED HIGH-DENSITY POLYETHYLENE YARNS COATED ON BOTH SIDES WITH A CONTINUOUS WHITE FILM. THE MATERIAL SHALL BE MANUFACTURED IN CUSTOM ROLLS TO FIT THE BUILDING'S SECONDARY STEEL LAYOUT AND ALLOW FOR RAPID INSTALLATION.
 - STORE PRODUCTS IN MANUFACTURER'S UNOPENED PACKAGING ELEVATED ABOVE GROUND OR SLAB, PREFERABLY ON A FLAT SURFACE, TO PREVENT CONTACT WITH SURFACE WATER UNTIL READY FOR INSTALLATION.
 - SYSTEM SHALL PROVIDE A CONTINUOUS TAPED VAPOR RETARDER TO REDUCE INTERIOR CONDENSATION. TAB STAPLING AS PART OF THE VAPOR RETARDER IS NOT ACCEPTABLE.
 - SYSTEM SHALL PROVIDE A SMOOTH SEAMLESS APPEARANCE
 - SYSTEM SHALL POSITION AND APPLY THE FACING TO A PRESET DROOP DEPTH TO ALLOW THE INSULATION TO EXPAND FULLY TO ACHIEVE MAXIMUM THERMAL PERFORMANCE.
- APPLY THROUGH-WALL AND DAMP-PROOF FLASHINGS AT ALL NEW PENETRATIONS THROUGH EXTERIOR BUILDING ENVELOPE.
- ENSURE THE CONTINUITY OF THE INSULATION AND AIR/VAPOUR BARRIERS WHERE SUCH ITEMS PROJECT THROUGH THE BARRIERS. ALLOW FOR EXPANSION AND CONTRACTION AND LINEAR MOVEMENT OF THESE ITEMS.

07 46 16 - PREFORMED METAL SIDING

- EXAMINE THE DRAWINGS AND SITE TO DETERMINE THE EXTENT OF THE WORK INVOLVED, TOGETHER WITH OTHER DATA AFFECTING THE WORK.
- EXTERIOR METAL CLADDING: 0.46MM (26 GAUGE) (OR PER ASSEMBLY) PREFINISHED METAL PROFILE.
- INTERIOR METAL LINER: 0.46MM (26 GAUGE) (OR PER ASSEMBLY) CHANNEL WALL AS MANUFACTURED BY VICWEST STEEL OR AN APPROVED EQ. COLOUR PER OWNER.
- EXPOSED FASTENERS FOR METAL CLADDINGS, LINERS OR FLASHINGS: METAL WOOD SCREWS, 1/4" HEX HEAD WITH COLOUR MATCHED NYLON COATING, C/W WITH ATTACHED NEOPRENE WASHER. LENGTH TO SUIT SUBSTRATE.
- TRANSITIONS, FLASHINGS AND TERMINATION PROFILES SHALL BE INCLUDED TO PROVIDE A WEATHERTIGHT SYSTEM.

07 62 00 - SHEET METAL FLASHINGS AND TRIM

- PROVIDE SELF ADHERING BLUESKIN TWF OR APPROVED EQUAL AT ALL PENETRATIONS THROUGH EXTERIOR BUILDING ENVELOPE. WRAP FROM INTERIOR TO EXTERIOR PROVIDING SHINGLE EFFECT TO EXTERIOR ELEMENTS.
- PROVIDE DRIP FLASHINGS, CAP FLASHINGS, TRANSITION FLASHINGS, TERMINATION FLASHINGS, ETC FOR EACH CONDITION ENCOUNTERED.
- FLASHINGS TO BE A MIN. 22 GAUGE.

07 92 10 - JOINT SEALING

- PROVIDE JOINT SEALANTS AT ALL EXTERIOR CONDITIONS WHERE BUILDING ENVELOPE TRANSITIONS EXIST.
- EXTERIOR: SINGLE COMPONENT URETHANE, COLOUR MATCHED.
- PREPARE SURFACES IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.

08 10 10 - HOLLOW METAL DOORS

- STEEL: COMMERCIAL GRADE STEEL TO ASTM A568, CLASS 1, WIPED COAT GALVANIZED TO ASTM A527, COATING DESIGNATION ASTM A525, ZF75.
- MINIMUM BASE STEEL THICKNESS IN ACCORDANCE WITH CSDMA TABLE 1 - THICKNESS FOR COMPONENT PARTS.
- INTERIOR DOOR CORE: HONEYCOMB STRUCTURAL CORE CONSISTING OF KRAFT PAPER WITH 19 MM CELLS X CORE THICKNESS.
- EXTERIOR DOOR CORE: RIGID, MODIFIED POLYISOCYANURATE, CLOSED CELL BOARD. DENSITY: 32 KG/M3 (2.0 PCF).

08 71 00 - DOOR HARDWARE

- ALL DOOR HARDWARE TO BE STANDARD INDUSTRIAL GRADE, C/W HANDLES AND EXIT DEVICES AS REQUIRED. PROVIDE CUT SHEETS FOR OWNER AND CONSULTANT REVIEW.
- PROVIDE INDUSTRIAL GRADE LOCKSETS PER OWNER'S REQUIREMENTS.

90 22 16 - NON STRUCTURAL METAL FRAMING

- NON-LOAD BEARING CHANNEL STUD FRAMING: TO ASTM C645, 0.64 MM THICKNESS HOT DIPPED ZINC-COATED (GALVANIZED) STEEL SHEET.
- KNOCK-OUT SERVICE HOLES AT 460 MM CENTRES.
- SLOTTED DEFLECTION TRACK WHERE WALLS EXIST BELOW STRUCTURAL MEMBERS. PREMANUFACTURED SLOTTED TOP RUNNER WITH 63 MM DOWN STANDING LEGS AND HAVING 6 MM WIDE X 38 MM HIGH SLOTS SPACED AT 25 MM ON CENTRE ALONG LENGTH OF RUNNER; TESTED AND CERTIFIED FOR USE IN FIRE RATED WALL CONSTRUCTION.
- FLOOR TRACK: SNAP-IN TYPE FORMED TO HOLD STUDS SECURELY IN PLACE AT 50 MM INTERVALS; FABRICATED FROM 0.64 MM THICK STEEL SHEET; SIZE TO SUIT STUDS.
- RESILIENT FURRING CHANNELS: 0.46 MM THICKNESS X 13 MM DEEP MEMBERS DESIGNED TO REDUCE SOUND TRANSMISSION HAVING ASYMMETRICAL FACE ATTACHED TO SINGLE FLANGE BY A SLOTTED LEG (WEB). INSTALL FURRING CHANNELS AT 600MM HORIZONTALLY ON CENTRE.

09 91 10 - PAINTING

- PERFORM NO PAINTING WORK UNLESS ADEQUATE AND CONTINUOUS VENTILATION AND SUFFICIENT HEATING FACILITIES ARE IN PLACE TO MAINTAIN AMBIENT AIR AND SUBSTRATE TEMPERATURES ABOVE 10C FOR 24 HOURS BEFORE, DURING AND AFTER PAINT APPLICATION UNTIL PAINT HAS CURED SUFFICIENTLY, BUT IN NO CASE UNDER CONDITIONS NOT OUTLINED IN MANUFACTURER PAINTED INSTRUCTIONS.
- APPLY PAINT FINISH ONLY IN AREAS WHERE DUST IS NO LONGER BEING GENERATED BY RELATED CONSTRUCTION OPERATIONS OR WHEN WIND OR VENTILATION CONDITIONS ARE SUCH THAT AIRBORNE PARTICLES WILL NOT AFFECT QUALITY OF FINISHED SURFACE.
- PROVIDE FIELD SAMPLE PANEL, 4 FEET LONG BY 3 FEET WIDE, ILLUSTRATING SPECIAL COATING COLOR, TEXTURE, AND FINISH. LOCATE WHERE DIRECTED. ACCEPTED SAMPLE MAY REMAIN AS PART OF THE WORK
- MEASURE MOISTURE CONTENT OF SURFACES USING AN ELECTRONIC MOISTURE METER. DO NOT APPLY FINISHES UNLESS MOISTURE CONTENT OF SURFACES ARE BELOW THE FOLLOWING MAXIMUMS:
 - MASONRY, CONCRETE, AND CONCRETE UNIT MASONRY: 12 PERCENT.
 - CONCRETE FLOORS: 8 PERCENT.

10 14 19 - SIGNAGE

- PROVIDE NEW SIGNAGE AS FOLLOWS:
- SIGN INDICATING LOCATION OF FIRE EXTINGUISHER AT EACH LOCATION.
 - EXIT SIGNAGE PER OBC/FIRE CODE REGULATIONS INDICATING EACH EXTERIOR EXIT, BARRIER FREE EXITS TO BE CLEARLY IDENTIFIED.

26 56 00 - EXTERIOR LIGHTING

- FIXTURES SHALL BE DESIGNED AND INSTALLED SO THAT THE LIGHT IS DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS, ROADS AND STREETS

31 21 15 - EXCAVATION, TRENCHING AND BACKFILLING

- EXCAVATE FOR SEWERS, ELECTRICAL AND PLUMBING TO PROVIDE MINIMUM SLOPES AND COVERAGES AS IDENTIFIED ON DRAWINGS OR REQUIRED BY OHSA.
- EXCAVATION MUST NOT INTERFERE WITH NORMAL 45° SPLAY OF BEARING FROM BOTTOM OF ANY FOOTING.
- THE CONTRACTOR SHALL NOT ALLOW THE SIDES OF THE EXCAVATION TO BECOME UNSAFE AND SHALL PROVIDE, PLACE AND MAINTAIN SUCH SHEETING, STRUTS, WALING, ETC. AS ARE NECESSARY FOR SAFETY.
- IF THE SOIL IS UNSUITABLE FOR BACKFILL, THE CONTRACTOR SHALL DISPOSE OF IT IN AN APPROVED MANNER. PROVIDE GRANULAR A FILL COMPACTED TO 98% SPMMD.
- AREAS TO BE BACKFILLED TO BE FREE FROM DEBRIS, SNOW, ICE, WATER AND FROZEN GROUND, AND/OR OTHER DELETERIOUS MATERIAL.

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

14	SITE PLAN AGREEMENT	2025-04-08
13	CO-ORD	2025-04-07
12	PRELIM/CLIENT REVIEW	2025-03-11
11	PRELIM/CLIENT REVIEW	2025-02-27
10	CLIENT REVIEW	2025-01-23
9	PERMIT REV.	2024.03.06
8	CIVIL CO-ORD	2024.02.16
7	CIVIL CO-ORD	2024.02.14
6	CIVIL CO-ORD	2024.01.22
5	PERMIT	2023.08.30
4	PERMIT	2023.08.29
3	CLIENT REVIEW/CO-ORD	2023.08.22
2	CLIENT REVIEW	2023.08.02
1	CLIENT REVIEW	2023.07.26
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



STIER ENGINEERING INC

25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

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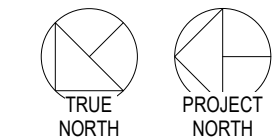
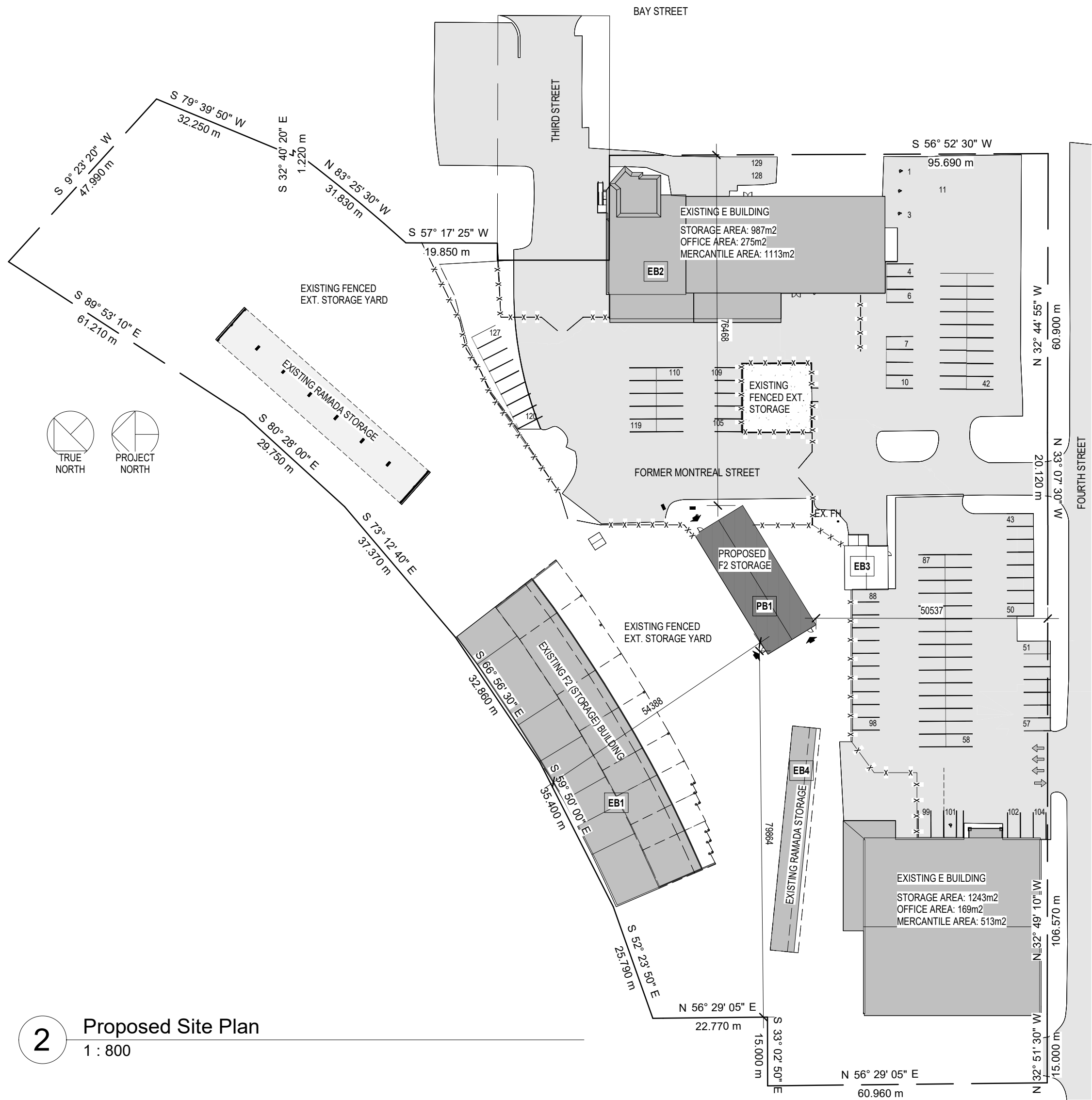
PROJECT

HOME HARDWARE 159 STORAGE BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE

PERSPECTIVE AND GENERAL NOTES

DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	1 : 24
PROJECT NO.		DRAWING NO.	
23.043		S1.0	



2 Proposed Site Plan
1 : 800

SITE DATA/ZONING BY-LAW MATRIX - ZONE GI (GENERAL INDUSTRIAL)			
ITEM	REQ'D	PROPOSED	COMMENTS
LOT AREA	3000m2	27734m2 (EXISTING)	NO CHANGE
LOT FRONTAGE	30m	202.6m (EXISTING)	NO CHANGE
FRONT YARD SETBACK	7.5m	EXISTING - 1.35m PROP BUILDING - 50.8	NO CHANGE
REAR YARD SETBACK	3.3m	EXISTING - .3m PROP BUILDING - 53.9	NO CHANGE
SIDE YARD SETBACK	0m INT. 4.5 EXT.	EXISTING - 0m PROP BUILDING - 76.6	NO CHANGE
LOT COVERAGE	50% MAX.	20.9%	
BUILDING HEIGHT	11m	8.5m (EX.)	NO CHANGE
PARKING REQ'D	126 SPACES	129 SPACES (INCL. 4 B.FREE PER O.REG 191/11)	RETAIL: 5/90m ² = (1626/90)x5 = 90.3 OFFICE: 1/46m ² = 444/46 = 9.7 WAREHOUSING: 1/100m ² = 2602/100 = 26 (WAREHOUSING AREA ONLY INCLUDES NEW STORAGE BUILDING AND WAREHOUSE SPACE IN RETAIL BUILDINGS)

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

14	SITE PLAN AGREEMENT	2025-04-08
13	CO-ORD	2025-04-07
12	PRELIM/CLIENT REVIEW	2025-03-11
11	PRELIM/CLIENT REVIEW	2025-02-27
10	CLIENT REVIEW	2025-01-23
9	PERMIT REV.	2024.03.06
8	CIVIL CO-ORD	2024.02.16
7	CIVIL CO-ORD	2024.02.14
6	CIVIL CO-ORD	2024.01.22
5	PERMIT	2023.08.30
4	PERMIT	2023.08.29
3	CLIENT REVIEW/CO-ORD	2023.08.22
2	CLIENT REVIEW	2023.08.02
1	CLIENT REVIEW	2023.07.26
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



STIER ENGINEERING INC
25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

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PROJECT
HOME HARDWARE 159 STORAGE
BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE
PROPOSED SITE PLAN

DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	As indicated
PROJECT NO.		DRAWING NO.	
23.043		S1.1	

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

14	SITE PLAN AGREEMENT	2025-04-08
13	CO-ORD	2025-04-07
12	PRELIM/CLIENT REVIEW	2025-03-11
11	PRELIM/CLIENT REVIEW	2025-02-27
10	CLIENT REVIEW	2025-01-23
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



STIEMER ENGINEERING INC
25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

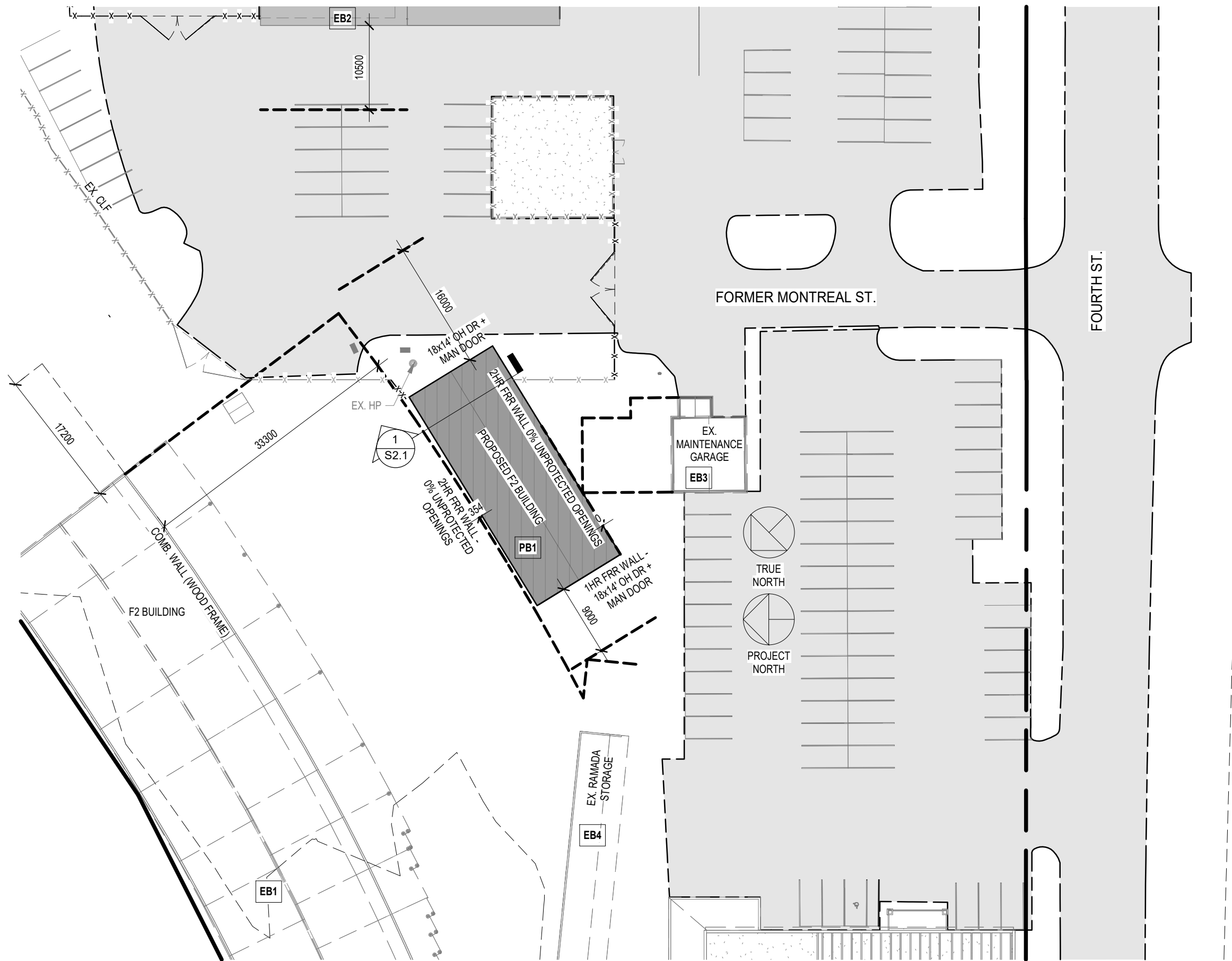
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PROJECT
HOME HARDWARE 159 STORAGE
BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE
PARTIAL SITE PLAN

DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	1 : 500
PROJECT NO.	DRAWING NO.		
23.043	S1.1a		



1 Partial Site Plan - Spatial Separation Plan
1 : 500

	NAME OF PROJECT: EXISTING HARDWARE STORE BUILDING, <div>EB2</div> FOURTH STREET, MIDLAND, ON													
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9										OBC REFERENCE			
2.	PROJECT DESCRIPTION: EXSTING BUILDING										<div></div> PART 3	<div></div> PART 9		
3.	MAJOR OCCUPANCY(S): E - HARDWARE STORE										3.1.2.1.(1)		9.10.2	
4.	BUILDING AREA (M2)		EXISTING: 1564		NEW: 0		TOTAL: 1564		1.1.3.2		1.1.3.2			
5.	GROSS AREA (M2)		EXISTING: 1642		NEW: 0		TOTAL: 1642		1.1.3.2		1.1.3.2			
6.	NUMBER OF STOREYS		ABOVE GRADE : 1		BELOW GRADE: 1				3.2.1.1 & 1.1.3.2		2.1.1.3			
7.	NUMBER OF STREETS/FIRE FIGHTER ACCESS:		1 STREET ACCESS						3.2.2.10 & 3.2.5		9.10.19			
8.	BUILDING CLASSIFICATION		DIVISION B, PART 3 - 3.2.2.62						3.2.2.20-83		9.10.4			
9.	SPRINKLER SYSTEM PROPOSED		<div></div> ENTIRE BUILDING	<div></div> IN LIEU OF ROOF RATING					3.2.2.20-83		9.10.8			
			<div></div> BASEMENT ONLY	<div></div> NOT REQUIRED					3.2.1.5					
									3.2.2.17					
10.	STANDPIPE REQUIRED		<div></div> YES	<div></div> NO					3.2.5.7		N/A			
11.	FIRE ALARM REQUIRED		<div></div> YES	<div></div> NO					3.2.4		9.10.17.2			
12.	WATER SERVICE/SUPPLY IS ADEQUATE		<div></div> YES	<div></div> NO					3.2.5.7		N/A			
13.	HIGH BUILDING		<div></div> YES	<div></div> NO					3.2.6		N/A			
14.	PERMITTED CONSTRUCTION		<div></div> COMBUSTIBLE	<div></div> NON-COMBUSTIBLE	<div></div> BOTH			3.2.2.20-83.		9.10.6				
	ACTUAL CONSTRUCTION		<div></div> COMBUSTIBLE	<div></div> NON-COMBUSTIBLE	<div></div> BOTH									
17.	HAZARDOUS SUBSTANCES		<div></div> YES	<div></div> NO					3.3.1.2 & 3.3.1.19		9.10.1.3(4)			
18.	REQUIRED FIRE RESISTANCE RATING (F.R.R.)		HORIZONTAL ASSEMBLY F.R.R. (HOURS)			LISTED DESIGN NO. OR DESCRIPTION (SG-2)			3.2.2.20-83.		9.10.8			
FLOORS : 45 MINS			3.2.1.4		9.10.9									
ROOF: N/A MEZZANINES: N/A														
19.	SPATIAL SEPARATION - E/F3 BUILDING CLASS (3.2.2.71)										3.2.3		9.10.14	
	WALL	AREA OF EBF (m²)	LIMIT DIST. (m)	L/H OR H/L	PROPOSED % OF OPENINGS	ALLOW % OF OPEN	CONSTR. (COMB. OR NON)		F.R.R.		ALLOWABLE CLADDING (COMB. OR NON)			
							ALLOW	PROVIDED	REQ'D	PROVIDED	ALLOW	PROVIDED		
	WEST 1 (F3)	70	10.5	3.9	35 (24.5m2)	100	BOTH	COMB	-	-	BOTH	COMB		
	WEST 2 (E)	91	10.5	10.1	9.9 (9m2)	100	BOTH	COMB	-	-	BOTH	COMB		

NAME OF PROJECT: EXISTING STORAGE DRIVE SHED, <div>EB1</div> FOURTH STREET, MIDLAND, ON												
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9										OBC REFERENCE	
2.	PROJECT DESCRIPTION: EXSTING BUILDING										<div></div> PART 3	<div></div> PART 9
3.	MAJOR OCCUPANCY(S): F2 STORAGE										3.1.2.1.(1)	9.10.2
19.	SPATIAL SEPARATION - F2 BUILDING										3.2.3	9.10.14
	WALL	AREA OF EBF (m²)	LIMIT DIST. (m)	L/H OR H/L	PROPOSED % OF OPENINGS	ALLOW % OF OPEN	CONSTR. (COMB. OR NON)		F.R.R.		ALLOWABLE CLADDING (COMB. OR NON)	
							ALLOW	PROVIDED	REQ'D	PROVIDED	ALLOW	PROVIDED
	SOUTH	400	33.3	13.3	10	100	BOTH	COMB	-	-	-	-
	EAST	115	17.2	3.8	50	100	BOTH	COMB	-	-	-	-

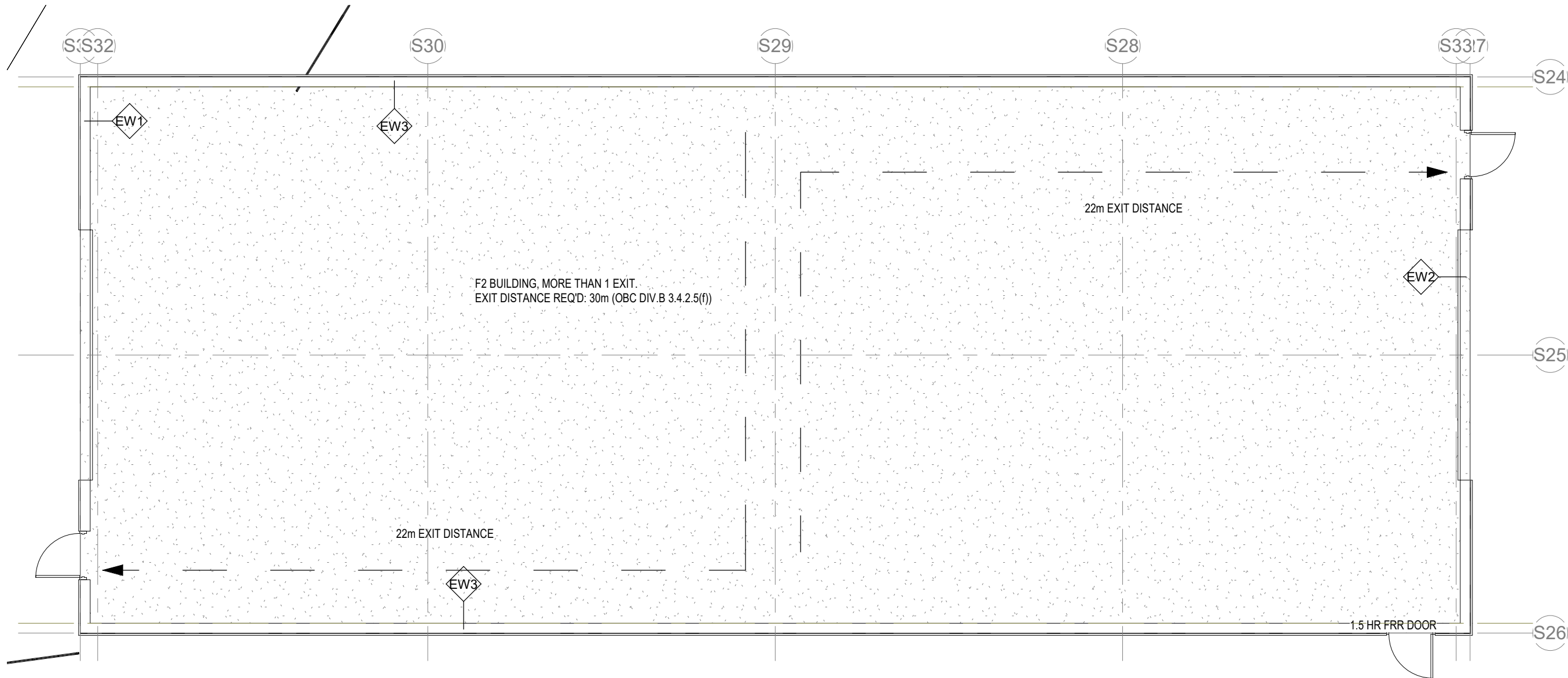
NAME OF PROJECT: EXISTING MAINTENANCE GARAGE, <div>EB3</div> FOURTH STREET, MIDLAND, ON													
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9										OBC REFERENCE		
2.	PROJECT DESCRIPTION: EXSTING BUILDING										<div></div> PART 3	<div></div> PART 9	
3.	MAJOR OCCUPANCY(S): F2 MAINTENANCE GARAGE										3.1.2.1.(1)	9.10.2	
19.	SPATIAL SEPARATION - F2 BUILDING										3.2.3	9.10.14	
	WALL	AREA OF EBF (m²)	LIMIT DIST. (m)	L/H OR H/L	PROPOSED % OF OPENINGS	ALLOW % OF OPEN	CONSTR. (COMB. OR NON)		F.R.R.		ALLOWABLE CLADDING (COMB. OR NON)		
							ALLOW	PROVIDED	REQ'D	PROVIDED		ALLOW	PROVIDED
	NORTH LARGE	42.2	11.2	2	0	100	BOTH	COMB	-	-	-	-	
	NORTH SMALL	9.34	6	1.5	0	100	BOTH	COMB	-	-	-	-	

	NAME OF PROJECT: PROPOSED STORAGE BUILDING (UNHEATED), <div>PB1</div> FOURTH ST, MIDLAND, ON											
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9										OBC REFERENCE	
2.	PROJECT DESCRIPTION: <div><div><div></div>NEW</div><div><div></div>ADDITION</div><div><div></div>CHANGE OF USE</div></div> <div><div><div></div>PART 11</div><div>11.1 TO 11.4</div></div> <div><div><div></div>PART 3</div><div><div></div>PART 9</div></div>										2.1.1	2.1.1 9.10.1.3
3.	MAJOR OCCUPANCY(S): F2										3.1.2.1.(1)	9.10.2
4.	BUILDING AREA (M2)	EXISTING: 0	NEW: 372m2		TOTAL: 372m2		1.1.3.2		1.1.3.2			
5.	GROSS AREA (M2)	EXISTING: 0	NEW: 372m2		TOTAL: 372m2		1.1.3.2		1.1.3.2			
6.	NUMBER OF STOREYS		ABOVE GRADE : 1		BELOW GRADE: 0		3.2.1.1 & 1.1.3.2		2.1.1.3			
7.	NUMBER OF STREETS/FIRE FIGHTER ACCESS:		1 STREET ACCESS				3.2.2.10 & 3.2.5		9.10.19			
8.	BUILDING CLASSIFICATION		DIVISION B, PART 3 - 3.2.2.80				3.2.2.20-83		9.10.4			
9.	SPRINKLER SYSTEM PROPOSED		<div><div></div>ENTIRE BUILDING</div> <div><div></div>BASEMENT ONLY</div>	<div><div></div>IN LIEU OF ROOF RATING</div> <div><div></div>NOT REQUIRED</div>			3.2.2.20-83 3.2.1.5 3.2.2.17		9.10.8			
10.	STANDPIPE REQUIRED		<div><div></div>YES</div>	<div><div></div>NO</div>			3.2.5.7		N/A			
11.	FIRE ALARM REQUIRED		<div><div></div>YES</div>	<div><div></div>NO</div>			3.2.4		9.10.17.2			
12.	WATER SERVICE/SUPPLY IS ADEQUATE		<div><div></div>YES</div>	<div><div></div>NO</div>			3.2.5.7		N/A			
13.	HIGH BUILDING		<div><div></div>YES</div>	<div><div></div>NO</div>			3.2.6		N/A			
14.	PERMITTED CONSTRUCTION		<div><div></div>COMBUSTIBLE</div>	<div><div></div>NON-COMBUSTIBLE</div>	<div><div></div>BOTH</div>	3.2.2.20-83.		9.10.6				
		ACTUAL CONSTRUCTION		<div><div></div>COMBUSTIBLE</div>	<div><div></div>NON-COMBUSTIBLE</div>	<div><div></div>BOTH</div>						
15.	OCCUPANT LOAD BASED ON		<div><div></div>M2/PERSON</div>		<div><div></div>DESIGN OF BUILDING 10 PERSONS</div>		3.1.17		9.9.1.3			
16.	BARRIER FREE DESIGN		<div><div></div>YES</div>		<div><div></div>NO</div>		3.8		9.5.2.			
17.	HAZARDOUS SUBSTANCES		<div><div></div>YES</div>		<div><div></div>NO</div>		3.3.1.2 & 3.3.1.19		9.10.1.3(4)			
18.	REQUIRED FIRE RESISTANCE RATING (F.R.R.)	HORIZONTAL ASSEMBLY F.R.R. (HOURS)			LISTED DESIGN NO. OR DESCRIPTION (SG-2)		3.2.2.20-83.		9.10.8			
		FLOORS : 45 MIN			N/A		3.2.1.4		9.10.9			
		ROOF: NOT REQUIRED										
		MEZZANINES: N/A										
		MEMBERS SUPPORT RATED ASSEMBLY: 45 MIN			N/A							
19.	SPATIAL SEPARATION - F2 BUILDING CLASS (3.2.2.71)										3.2.3	9.10.14
	WALL	AREA OF EBF (m²)	LIMIT DIST. (m)	L/H OR H/L	PROPOSED % OF OPENINGS	ALLOW % OF OPEN	CONSTR. (COMB. OR NON)		F.R.R.		ALLOWABLE CLADDING (COMB. OR NON)	
							ALLOW	PROVIDED	REQ'D	PROVIDED	ALLOW	PROVIDED
	NORTH	208.2	0	4.4	0 (0m2)	0	NON	NON	2HR	2HR	NON	NON
	SOUTH	208.2	0	4.3	0 (0m2)	0	NON	NON	2HR	2HR	NON	NON
	EAST	85.1	16	2.1	29.8 (25.4m2)	100	BOTH	NON	-	-	COMB	NON
WEST	85.1	9	2.1	29.8 (25.4m2)	38	BOTH	NON	1HR	1HR	NON	NON	

NAME OF PROJECT: EX. RAMADA STORAGE, FOURTH STREET, MIDLAND, ON													EB4
ITEM	ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9										OBC REFERENCE		
2.	PROJECT DESCRIPTION: EXSTING BUILDING										<input type="checkbox"/> PART 3	<input checked="" type="checkbox"/> PART 9	
3.	MAJOR OCCUPANCY(S): F2 MAINTENANCE GARAGE										3.1.2.1.(1)	9.10.2	
19.	SPATIAL SEPARATION - F2 BUILDING										3.2.3	9.10.14	
	WALL	AREA OF EBF (m²)	LIMIT DIST. (m)	L/H OR H/L	PROPOSED % OF OPENINGS	ALLOW % OF OPEN	CONSTR. (COMB. OR NON)		F.R.R.		ALLOWABLE CLADDING (COMB. OR NON)		
	EAST	30.6	9	2	0	100	ALLOW	PROVIDED	REQ'D	PROVIDED	ALLOW	PROVIDED	
							BOTH	COMB	-	-	-	-	

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

14	SITE PLAN AGREEMENT	2025-04-08
13	CO-ORD	2025-04-07
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11	PRELIM/CLIENT REVIEW	2025-02-27
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9	PERMIT REV.	2024.03.06
8	CIVIL CO-ORD	2024.02.16
7	CIVIL CO-ORD	2024.02.14
5	PERMIT	2023.08.30
4	PERMIT	2023.08.29
3	CLIENT REVIEW/CO-ORD	2023.08.22
2	CLIENT REVIEW	2023.08.02
1	CLIENT REVIEW	2023.07.26
NO.	DESCRIPTION	YYYY.MM.DD



1 Life Safety Plan
1 : 96

- EW1
- EXTERIOR METAL SIDING (COOL SOLAR WHITE)
 - 216 Z GIRTS PER PRE-ENG
 - MINERAL WOOL INSULATION TO FILL
 - OVERLAP LINER PANEL JOINTS AND SEAL JOINTS AND FLASHING CHANNELS WITH BUTYL CAULKING/TAPE
 - INTERIOR METAL LINER PANEL (COOL SOLAR WHITE)
 - PROVIDE U CHANNEL AT WALL BASE
- EW2
1 HR FRR
ULC W605
- 0.46mm MIN. EXTERIOR GALV. OR AL-ZINC ALLOY COATED STEEL SIDING. FASTEN TO GIRTS WITH 19mm SHEET STEEL SCREWS SPACED AT 305mm O/C. FASTEN TO FLASHING CHANNELS WITH 19 SCRWs SPACED 406 O/C. SIDE LAP JOINTS OF ADJ. PANELS FASTENED WITH 19 SCREWS AT 406 O/C. TRIM TOP AND BOTTOM OF CLADDING WITH CAP AND DRIP FLASHINGS RESPECTIVELY. (COOL SOLAR WHITE)
 - 13mm CERAMIC FIBRE BLANKET. DENSITY 128 kg/m3. MIN. 100mm WIDE. ATTACHED TO THE Z-BAR SUB-GIRTS WITH STICK PINS OR #10 SCREWS SPACED 250mm O/C OR ADHESIVES RESBOND™ 907GF BY COTRONICS CORP. OR QUICK-STICK™ BY DUCTMATE INDUSTRIES INC.
 - 216 (150mm (MIN)) NOTCHED Z-BAR GIRTS C/W 25 AND 38mm FLANGES FABRICATED FROM NOMINAL 1.22mm GALV. OR AL-ZINC ALLOY COATED SHEET STEEL. SPACED AT 1525mm MAX. FASTEN TO LINER PANEL WITH MIN. 19mm LG. SHEET METAL SCREWS AT 250mm O/C MAX.
 - 2 EQUAL LAYERS 76mm(MIN) THICK 96KG/M³ MINERAL WOOL BATTS (610 OR 813 x 1220 OR 1525) INSTALLED JOINTS STAGGERED MIN. 300mm WITHIN EACH LAYER AND ADJACENT LAYERS. TO BE DESIGNATED "ROXUL SAFE 65"
 - INTERIOR STEEL LINER PANEL FABRICATED FROM NOMINAL 0.61mm THICK GALVANIZED OR AL-ZINC COATED SHEET STEEL. FASTENED TO FLASHING CHANNELS WITH 19mm LONG SHEET METAL SCREWS SPACED 305mm O/C. INTERLOCKING JOINTS OF ADJACENT PANELS SEALED WITH FACTORY-APPLIED BUTYL CAULKING AND SECURED WITH 19mm LONG SHEET METAL SCREWS SPACED 305mm O/C. BUTYL TAPE APPLIED BETWEEN THE STEEL LINER PANELS AND THE FLASHING CHANNELS TO PROVIDE AN AIR BARRIER. (COOL SOLAR WHITE)
 - FLASHING CHANNELS 200mm WIDE (MIN., MATCH GIRTS) WITH 45mm AND 76mm FLANGES FABRICATED FROM NOMINAL 1.52mm THICK GALVANIZED OR AL-ZINC ALLOY COATED SHEET STEEL. FASTENED TO THE FRAME WITH 6.4mm BY 41mm ANCHORS SPACED 406mm O/C.
- EW3
2 HR FRR
ULC W606
- 0.61mm MIN. EXTERIOR GALVANIZED OR AL-ZINC ALLOY COATED STEEL SIDING. FASTEN TO Z GIRTS WITH MIN. 19mm LG. SHEET METAL SCREWS SPACED 305mm O/C. FASTEN TO FLASHING CHANNELS WITH 19mm LG. SHEET METAL SCREWS SPACED 305mm O/C. SIDE LAP JOINTS OF ADJACENT PANELS FASTENED WITH 19mm LG. SHEET METAL SCREWS SPACED 405mm O/C. T+B OF EXTERIOR CLADDING TRIMMED WITH CAP AND DRIP FLASHINGS RESPECTIVELY. (COOL SOLAR WHITE)
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Wall Type Schedule
NTS

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

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2	CLIENT REVIEW	2023-08-02
1	CLIENT REVIEW	2023-07-26
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



STIEMER ENGINEERING INC

25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

These documents not valid for construction unless seal has been signed

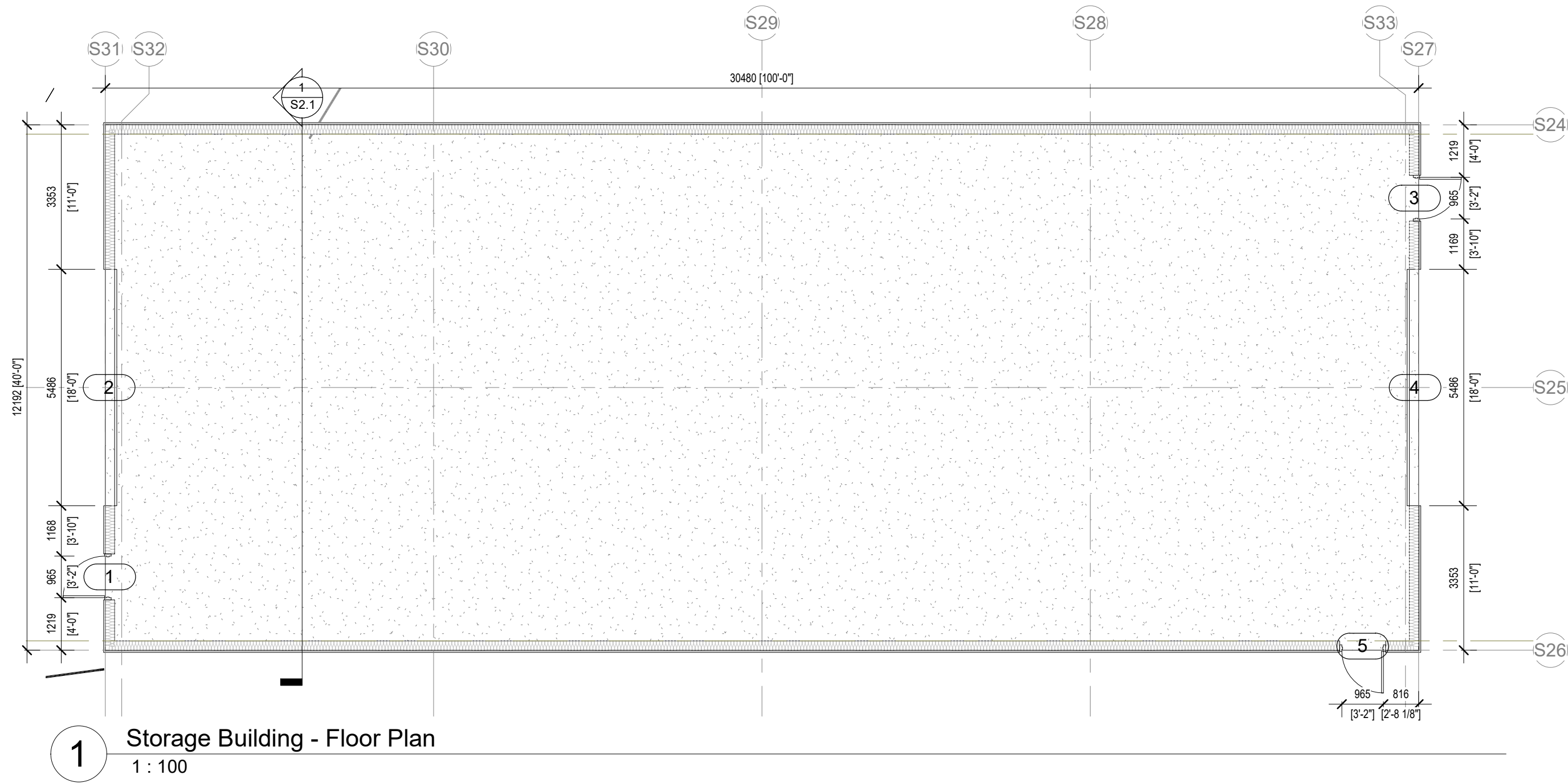


PROJECT
HOME HARDWARE 159 STORAGE BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE

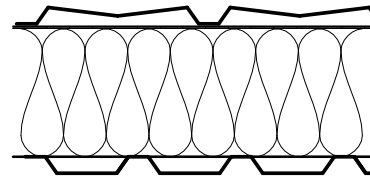
LIFE SAFETY

DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	As indicated
PROJECT NO.	DRAWING NO.		
23.043	S1.3		

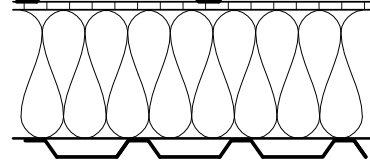


1 Storage Building - Floor Plan

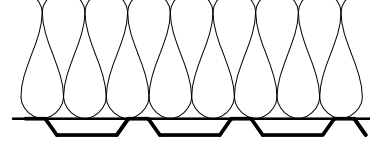
1 : 100



- EXTERIOR METAL SIDING (COOL SOLAR WHITE)
- 216 Z GIRTS PER PRE-ENG
- MINERAL WOOL INSULATION TO FILL
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- INTERIOR METAL LINER PANEL (COOL SOLAR WHITE)
- PROVIDE U CHANNEL AT WALL BASE



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Door Quantities													
Mark	Type	Width	Height	Thickness	Door Material	Door/Sidelite Glazing	Door Finish	Frame Type	Frame Material	Frame OA	Frame Finish	Fire Rating	Comments
1	A	965	2134	1 3/4"			Paint		HM	8"	Paint	N/A	- BF, WS, CL, ED, TH, SW
2	OH	5486	4267	2"			Pre-finished		PREFINISHED METAL/GIRT		Pre-finished	N/A	- Wall mounted chain hoist for open/close - WS, INS
3	A	965	2134	1 3/4"	HM		Paint	A	HM	8"	Paint	N/A	- BF, WS, CL, ED, TH, SW
4	OH	5486	4267	2"			Pre-finished		PREFINISHED METAL/GIRT		Pre-finished	N/A	- Wall mounted chain hoist for open/close - WS, INS
5	A	965	2134	1 3/4"	HM		Paint	A	HM	8"	Paint	1.5HR	- BF, WS, CL, ED, TH, SW

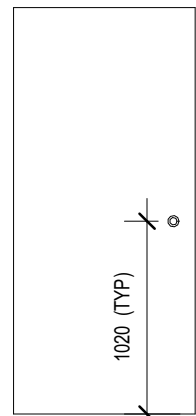
ABBREVIATIONS:

AL - ALUMINUM
AO - B.FREE AUTO OPEN PER OBC
CL - CLOSER
CR - CARD READER
ED - EXIT DEVICE
EX - EXISTING

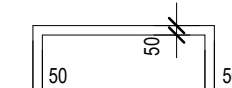
FRR - FIRE RESISTANCE RATING
BF - BARRIER FREE "WING HANDLED" COMPLIANT HARDWARE
MAX. 12mm SILL HEIGHT TRANSITION AT BARRIER FREE DOORS (TYP)
HM - HOLLOW METAL

INS - INSULATED
MS - MOTION SENSORS
HOD - HOLD OPEN DEVICE
OA - OVERALL
RM - REMOVABLE MULLION
SC - SECURITY

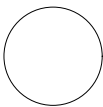
SW - SWEEP
TG - TEMPERED GLASS
TH - THRESHOLD
WD - WOOD
WG - WIRED GLASS
WS - WEATHERSTRIP



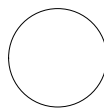
DOOR - TYPE A
HOLLOW METAL
OR SOLID WOOD



FRAME - TYPE A



Door Types
NTS



Wall Type Schedule
NTS

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

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7	CIVIL CO-ORD	2024.02.14
6	CIVIL CO-ORD	2024.01.22
5	PERMIT	2023.08.30
4	PERMIT	2023.08.29
3	CLIENT REVIEW/CO-ORD	2023.08.22
2	CLIENT REVIEW	2023.08.02
1	CLIENT REVIEW	2023.07.26
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



STIER ENGINEERING INC

25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

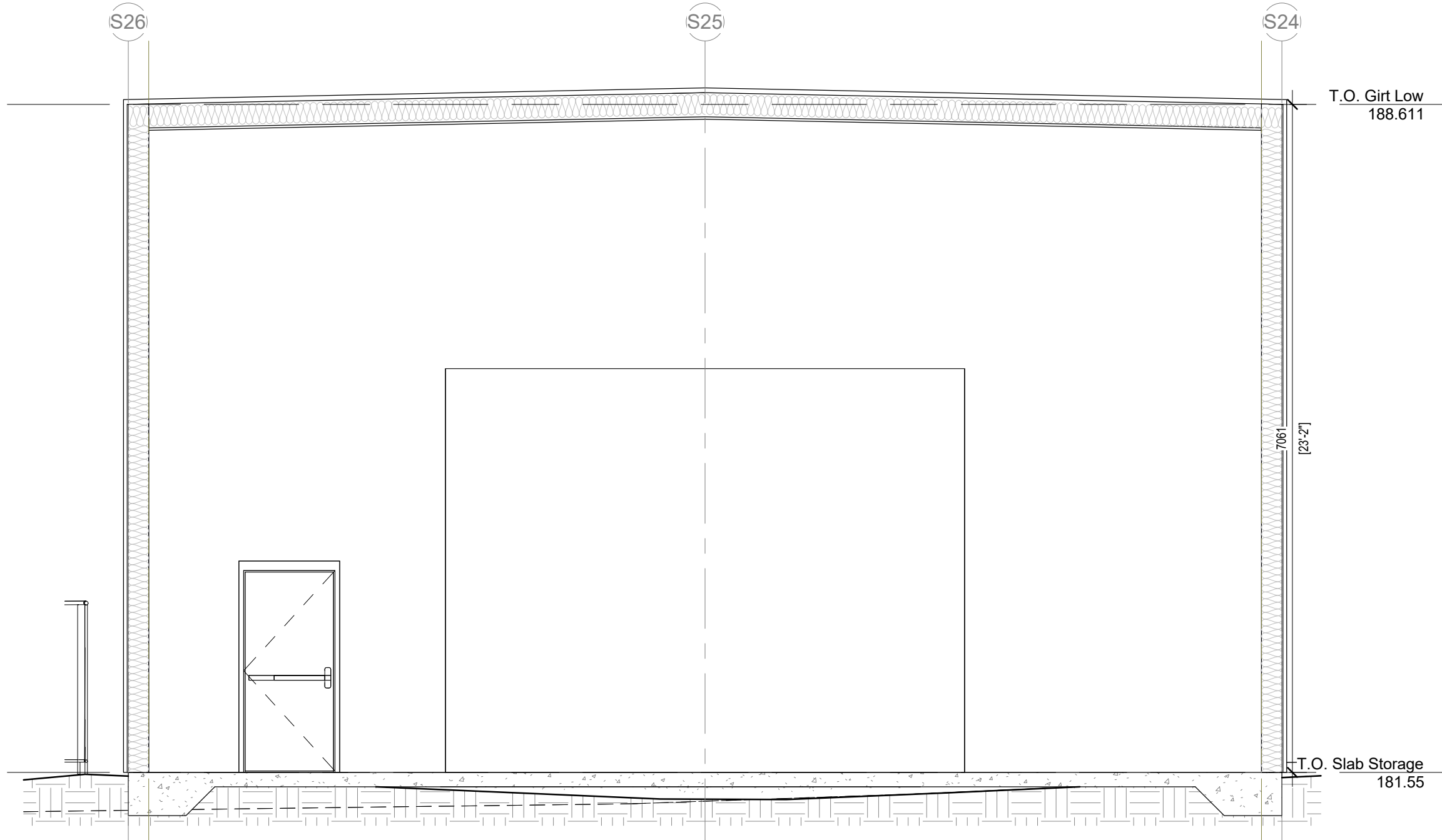
These documents not valid for construction unless seal has been signed



PROJECT
HOME HARDWARE 159 STORAGE BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE
PLANS + DETAILS

DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	As indicated
PROJECT NO. 23.043		DRAWING NO. S1.4	



The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

14	SITE PLAN AGREEMENT	2025-04-08
13	CO-ORD	2025-04-07
12	PRELIM/CLIENT REVIEW	2025-03-11
11	PRELIM/CLIENT REVIEW	2025-02-27
10	CLIENT REVIEW	2025-01-23
9	PERMIT REV.	2024.03.06
8	CIVIL CO-ORD	2024.02.16
7	CIVIL CO-ORD	2024.02.14
5	PERMIT	2023.08.30
4	PERMIT	2023.08.29
3	CLIENT REVIEW/CO-ORD	2023.08.22
2	CLIENT REVIEW	2023.08.02
1	CLIENT REVIEW	2023.07.26
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



STIEMER ENGINEERING INC

25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

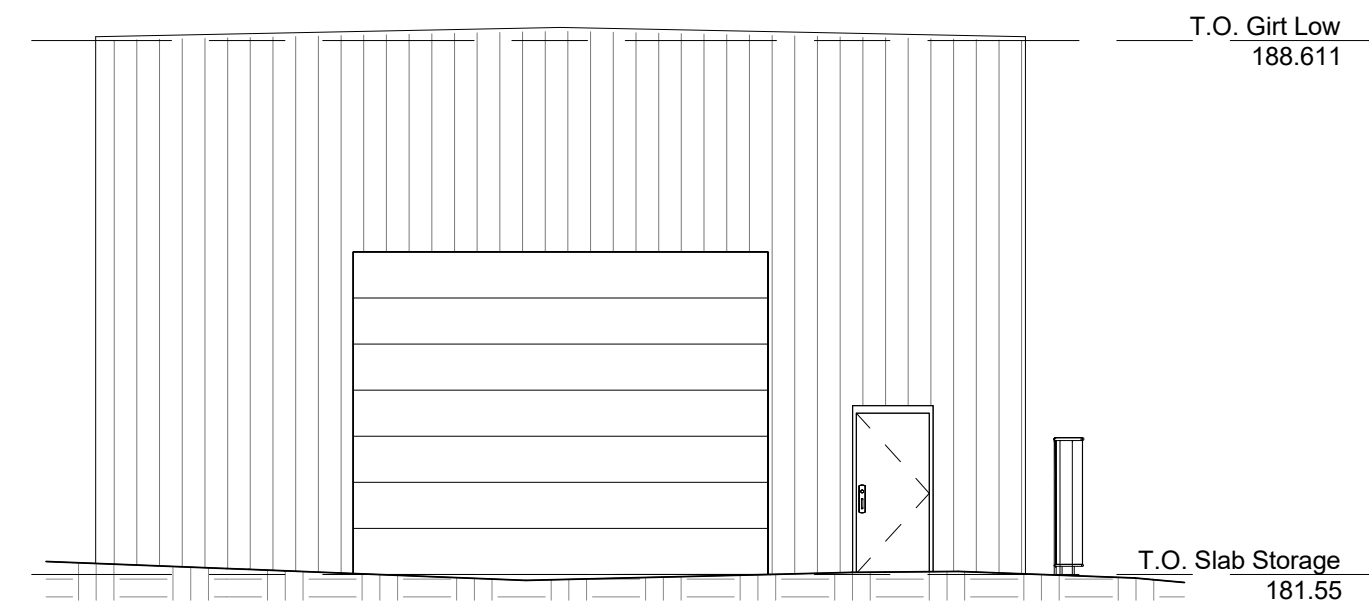
These documents not valid for construction unless seal has been signed



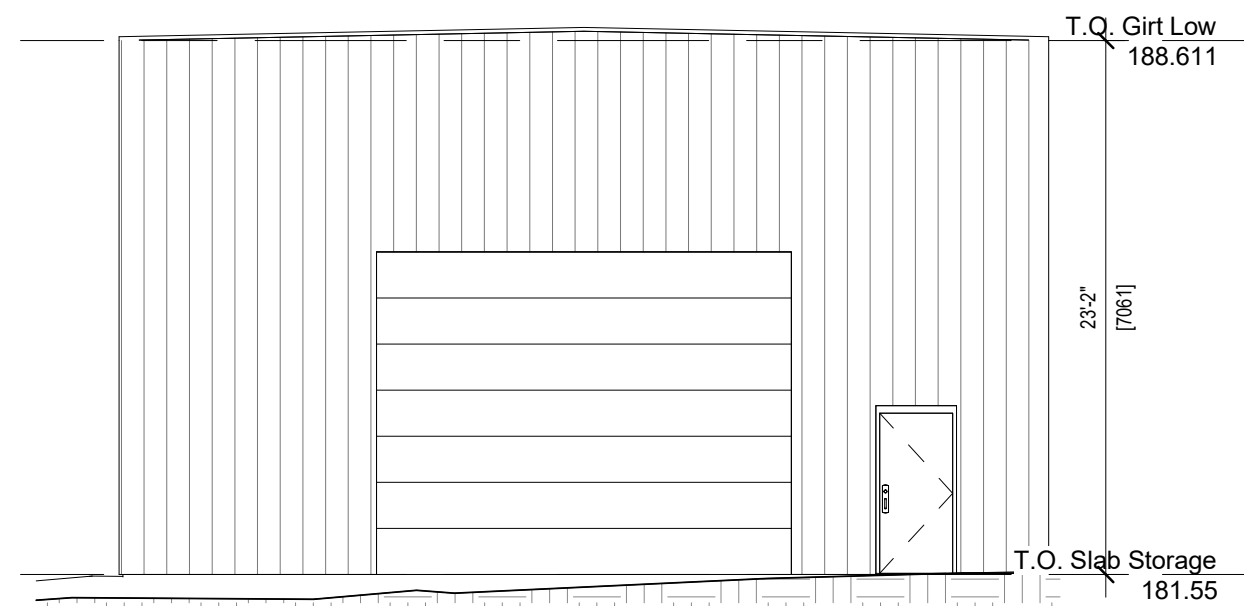
PROJECT
HOME HARDWARE 159 STORAGE
BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE
SECTIONS

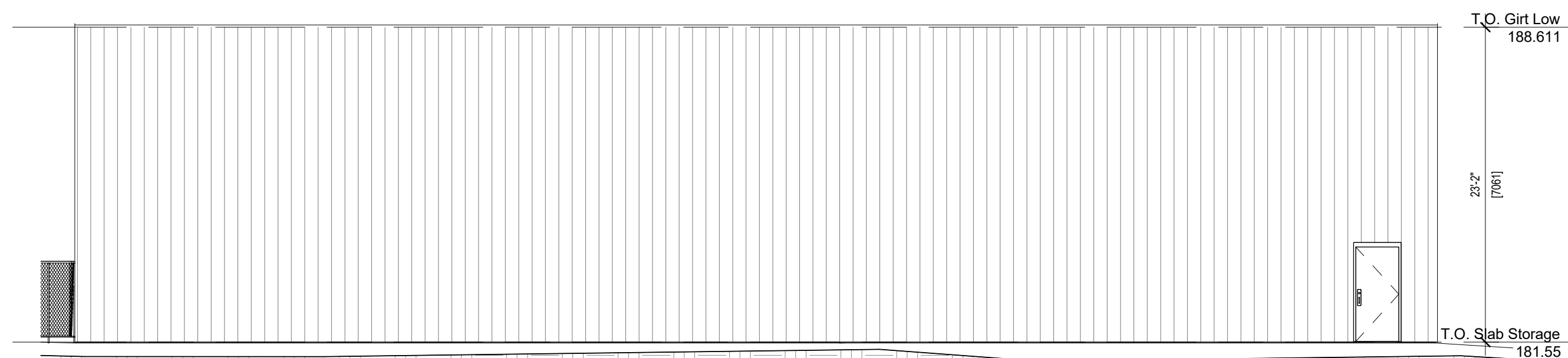
DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	1 : 50
PROJECT NO.		DRAWING NO.	
23.043		S2.1	



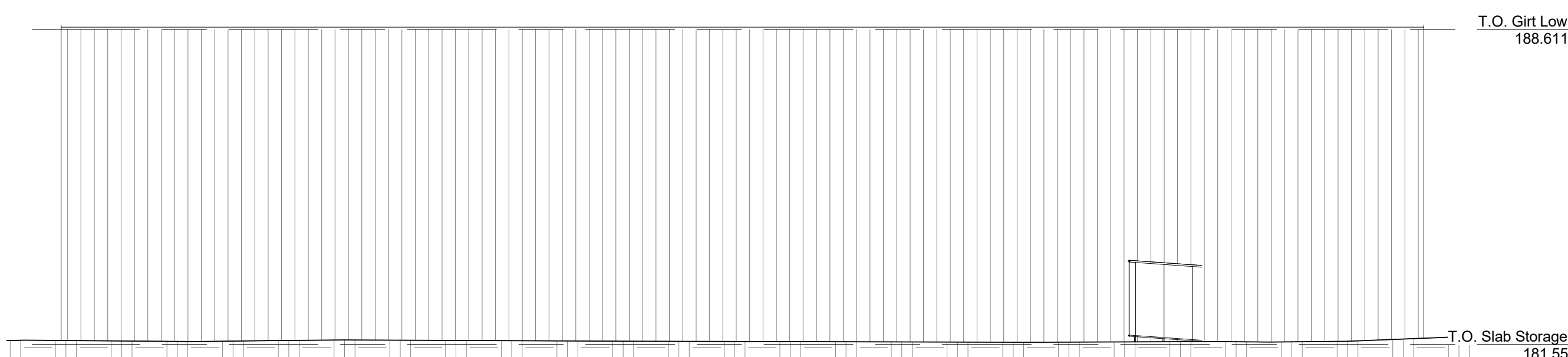
1 Storage East Elevation
1 : 100



2 Storage West Elevation
1 : 100



3 Storage North Elevation
1 : 100



4 Storage South Elevation
1 : 100

The contractor is to verify all dimensions and report discrepancies to the engineer before commencing with the work

14	SITE PLAN AGREEMENT	2025-04-08
13	CO-ORD	2025-04-07
12	PRELIM/CLIENT REVIEW	2025-03-11
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2	CLIENT REVIEW	2023-08-02
1	CLIENT REVIEW	2023-07-26
NO.	DESCRIPTION	YYYY.MM.DD

REVISION SCHEDULE



sei
STIEMER ENGINEERING INC
25 Saunders Rd. - Unit 1, Barrie, ON, L4N 9A7
P: 705.797.0042 F: 705.797.0030

These documents not valid for construction unless seal has been signed



PROJECT
HOME HARDWARE 159 STORAGE
BUILDING,
199 FOURTH STREET,
MIDLAND, ON.

DRAWING TITLE
ELEVATIONS

DRAWN	CHECKED	YYYY.MM.DD	SCALE
DCL	RMS	2023.07.18	1 : 100
PROJECT NO.	DRAWING NO.		
23.043	S3.1		