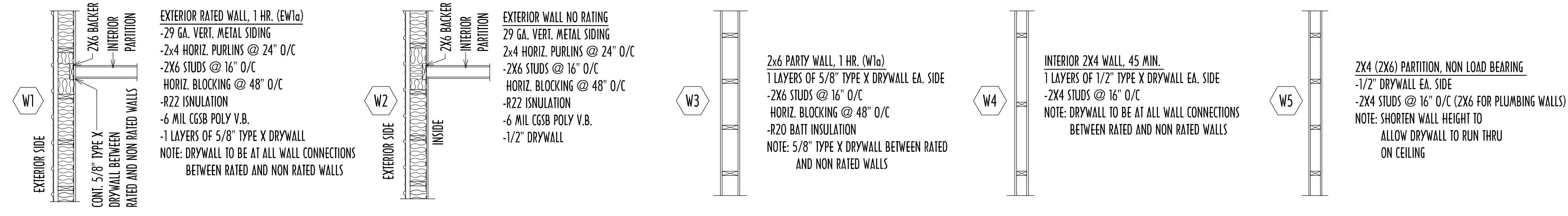


MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AREA 6348 SQ.FT.

WALL SCHEDULE



ENGINEER SEAL OR NOTES:

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PROJECT:
 AVEDO HOMES, SHOP B
 BUILDING LOCATION: 110 INDUSTRIAL ROAD, STEINBACH, MB
 TITLE:
 MAIN FLOOR PLAN

DATE: OCT. 21 / 2020	DRAWN BY: E.S.	PROJECT #: 083-20	PAGE: 1 / 4
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46'-0"

1
22

138'-0"

46'-0"

- GENERAL NOTES:**
- CONCRETE FOUNDATIONS**
1. ALL RELEVANT CSA STANDARDS, PROVINCIAL AND FEDERAL BUILDING CODES, WORKMAN'S COMPENSATION BOARD, AND LOCAL BYLAWS SHOULD APPLY TO THIS PROJECT.
 2. THE FOUNDATION DESIGN ASSUMES A SAFE ALLOWABLE SOIL BEARING CAPACITY OF 2500 PSF. THE OWNER/CONTRACTOR IS RESPONSIBLE TO OBTAIN A SOILS INVESTIGATION REPORT TO VERIFY THIS ASSUMPTION AND TO ASSESS WHETHER INTOLERABLE SOIL CONDITIONS EXIST. ACCESS TO ALL AREAS EQUIVALENT AT THE BUILDING LOCATION IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN ASSUMPTIONS MADE FOR A NEW FOUNDATION DESIGN RESULTING FROM CONTRARY SOIL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ASSUMED CRITERIA. THE OWNER/CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH CONSTRUCTION.
 3. ALL PILES ARE DESIGNED AS CAST-IN-PLACE FRICTION ELEMENTS ASSUMING AN ALLOWABLE SKIN FRICTION CAPACITY OF 300 PSF. ALL HOLES SHALL BE DRILLED TO THE DEPTHS INDICATED. PILES SHALL BE DRILLED TO THE DEPTHS INDICATED. PILES HAVE BEEN DESIGNED AS END BEARING UNITS WITH MINIMUM ASSUMED SAFE ALLOWABLE BEARING OF 2500 PSF ON STIFF DRY UNDISTURBED CLAY OR HARD PAN. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING THIS ASSUMPTION WITH A SOIL TEST, UNLESS A SOIL TEST REPORT HAS BEEN OBTAINED. THE CONTRACTOR SHALL ACCEPT NO LIABILITY FOR THIS ASSUMPTION UNLESS ANY REVISION OF THE FOUNDATION RESULTING FROM CONTRARY SOIL CONDITIONS. PLACE BOTTOM OF PILE WELL BELOW FROST LINE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE DEPTHS INDICATED CANNOT BE ATTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED. NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL VIBRATE THE TOP 10' OF PILES TO REMOVE AIR ENTRAINMENT. THE CONTRACTOR SHALL FREEDING, IF NECESSARY, FEET SHALL BE APPLIED TO THE TOP OF THESE PILES FOR 4 DAYS.
 4. CONCRETE SPECIFICATIONS BASE ON CSA A23.1
CONCRETE FOR PILES SHALL BE 30 MPA @ 50 DAYS
CONCRETE FOR FOOTINGS SHALL BE 25 MPA @ 28 DAYS
ALL CONCRETE TO BE WELL VIBRATED
 5. CONCRETE FOR FOOTINGS SHALL BE 25 MPA @ 28 DAYS TYPE GU CEMENT, EXPOSURE CLASS N (F2 FOR SURFACE FINISH)
 6. CONCRETE FOR GRADE BEAMS, FOUND. WALLS AND PILE CAPS SHALL BE 25 MPA @ 28 DAYS TYPE GU CEMENT, EXPOSURE CLASS F2, 4.7% AIR ENTRAINMENT
 7. CONCRETE FOR BASEMENT SLAB ON GRADE 25 MPA @ 28 DAYS TYPE GU CEMENT, EXPOSURE CLASS N (F2 FOR SURFACE FINISH) 4.7% AIR ENTRAINMENT
 8. CONCRETE FOR SLAB ON GRADES SHALL BE 25 MPA @ 28 DAYS TYPE GU CEMENT, EXPOSURE CLASS F2, 4.7% AIR ENTRAINMENT
 9. CONCRETE FOR STRUCTURAL GARAGE FLOORS (SLAB ON VOID) SHALL BE 35 MPA @ 28 DAYS TYPE GU CEMENT EXPOSURE CLASS C-1, 5.0% AIR ENTRAINMENT
 10. ALL REBAR SHALL BE NEW BILLET DEFORMED BARS, GRADE 400 MPA. ALL REBAR SHALL BE FREE FROM RUST, MILD, OR OIL. REBAR SHALL BE DETAIL AND PLACED IN ACCORDANCE WITH THE LATEST A.C.I. STEEL MANUAL. ALL SPLICES FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST A.C.I. STEEL MANUAL. REBAR SHALL BE LOCATED IN THE MIDDLE OF THE SLAB AND HORIZONTAL REBAR SHALL BE DIRECTLY OVER BEAM SUPPORTS FOR THE BOTTOM HORIZONTAL REBAR. ALL FOUNDATION REBAR SHALL BE INSTALLED ON THE INSIDE FACE OF THE FOUNDATION WITH 1.17" OF CONCRETE COVER UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 11. ALL FOUNDATION WALLS AND SLABS SHALL BE FRAMED WITH 2x6 BARS SIDES OF REBAR SHALL EXTEND A MINIMUM OF 30" BEYOND THE OPENING IN ALL DIRECTIONS. REINFORCING STEEL SHALL BE ALL CONCRETE. THE CONTRACTOR SHALL ENSURE ALL CONCRETE IS PLACED DURING COLD WEATHER SHALL BE PROTECTED FROM FREEZING IN ACCORDANCE WITH CSA A23.1 STANDARD AND IN WARM WEATHER SHALL BE PROTECTED FROM DRYING. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE LATEST A.C.I. STEEL MANUAL. ALL CONCRETE SHALL BE SET AT MINIMUM 24" AROUND CORNERS BOTH DIRECTIONS OR USE 24"x24" CORNER BARS OF EQUAL SIZE.
 12. ALL DIMENSIONS AND ELEVATIONS NOTED ON THESE DRAWINGS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON NOTING ANY DIMENSIONAL DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
 13. ALL FOUNDATION WALLS AND FOUNDATION BEARS SHALL BE SET AT MINIMUM 24" AROUND CORNERS BOTH DIRECTIONS OR USE 24"x24" CORNER BARS OF EQUAL SIZE.
 14. ALL DIMENSIONS AND ELEVATIONS NOTED ON THESE DRAWINGS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON NOTING ANY DIMENSIONAL DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
 15. ALL FOUNDATION WALLS AND FOUNDATION BEARS SHALL BE SET AT MINIMUM 24" AROUND CORNERS BOTH DIRECTIONS OR USE 24"x24" CORNER BARS OF EQUAL SIZE.
 16. INSPECTIONS WILL NOT BE PROVIDED BY THE ENGINEER ON RECORD UNLESS UNDER SPECIAL ARRANGEMENT AND ROTATION AT POINTS OF BEARING
 17. BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT POINTS OF BEARING
 18. MULTIPLE MEMBER LV. BEAMS TO BE LAMINATED IN ACCORDANCE WITH THE MICRO LAM LV. SPECIFIER'S GUIDE
 19. WEB STIFFENERS AND MULTIPLE MEMBER CONNECTIONS FOR TRUSSES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST INSULATION GUIDE AND DETAILS.
- WOOD**
1. ALL LUMBER SHALL CONFORM TO LATEST NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST CANADIAN STANDARD GRADING RULES FOR CANADIAN LUMBER.
 3. ALL LUMBER SHALL BE SPRUCE #2 GRADE OR BETTER.
 4. FORMWORK TO BE DOUGLAS FIR PLYWOOD.
 5. ALL JOISTS SHALL BE DOUGLAS FIR UNLESS OTHERWISE NOTED.
 6. STUDS SHALL BE DOUBLED AT EACH SIDE OF ALL OPENINGS AND SHALL BE DOUBLED AT MID-HEIGHT FOR LOAD BEARING STUDS AT MID-HEIGHT FOR LOAD BEARING WALLS.
 7. PROVIDE ONE ROW OF SOLID WOOD BLOCKING BETWEEN STUDS AT MID-HEIGHT FOR LOAD BEARING WALLS.
 8. ALL JOIST END PLATE MEMBERS SHALL BE AT STUD LOCATIONS ONLY.
 9. LINTELS SHALL BEAR ON AT LEAST ONE STUD AT EACH END.
 10. ALL JOIST TRUSSES ARE TO BE PRE-FABRICATED AND DESIGNED IN ACCORDANCE WITH THE LATEST CANADIAN STANDARD GRADING RULES OF CSA 086-SHIP DRAWINGS, INCLUDING CONNECTION DETAILS. PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE CONSULTANT FOR APPROVAL BEFORE CONSTRUCTION. TRUSS AND WATERS SHALL BE STRUCTURALLY GRADED FOR ROOF TRUSSES AND WATERS SHALL BE STRUCTURALLY GRADED IN ACCORDANCE WITH NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER. ALL MATERIAL SHALL BE STRAIGHT GRAINED AND KILN DRIED.
 11. METAL FRAMING ANCHORS AND TRUSS HANGERS FOR TIMBER SHALL BE BY THE TRUSS SUPPLIER.
 12. TRUSSES SHALL BE WRAPPED IN PLASTIC UNTIL ERECTED.
 13. TRUSS MANUFACTURER TO DESIGN, FABRICATE AND SUPPLY COMPLETE ROOF FRAMING SYSTEM.

DROP FOUNDATION AT DOOR TO ALLOW SLAB TO FLOW OVER TYP.

DROP FOUNDATION AT DOOR TO ALLOW SLAB TO FLOW OVER TYP.

DROP FOUNDATION AT DOOR TO ALLOW SLAB TO FLOW OVER TYP.

NO FLOOR HEAT LINES UNDER PARTY WALL

NO FLOOR HEAT LINES UNDER PARTY WALL

NO FLOOR HEAT LINES UNDER PARTY WALL

NO FLOOR HEAT LINES UNDER PARTY WALL

DROP FOUNDATION AT O.H. DOOR TO ALLOW SLAB TO FLOW OVER

DROP FOUNDATION AT O.H. DOOR TO ALLOW SLAB TO FLOW OVER

DROP FOUNDATION AT O.H. DOOR TO ALLOW SLAB TO FLOW OVER

DROP FOUNDATION AT O.H. DOOR TO ALLOW SLAB TO FLOW OVER

DROP FOUNDATION AT O.H. DOOR TO ALLOW SLAB TO FLOW OVER

2" SLOPE @ O.H. DOOR TYP.

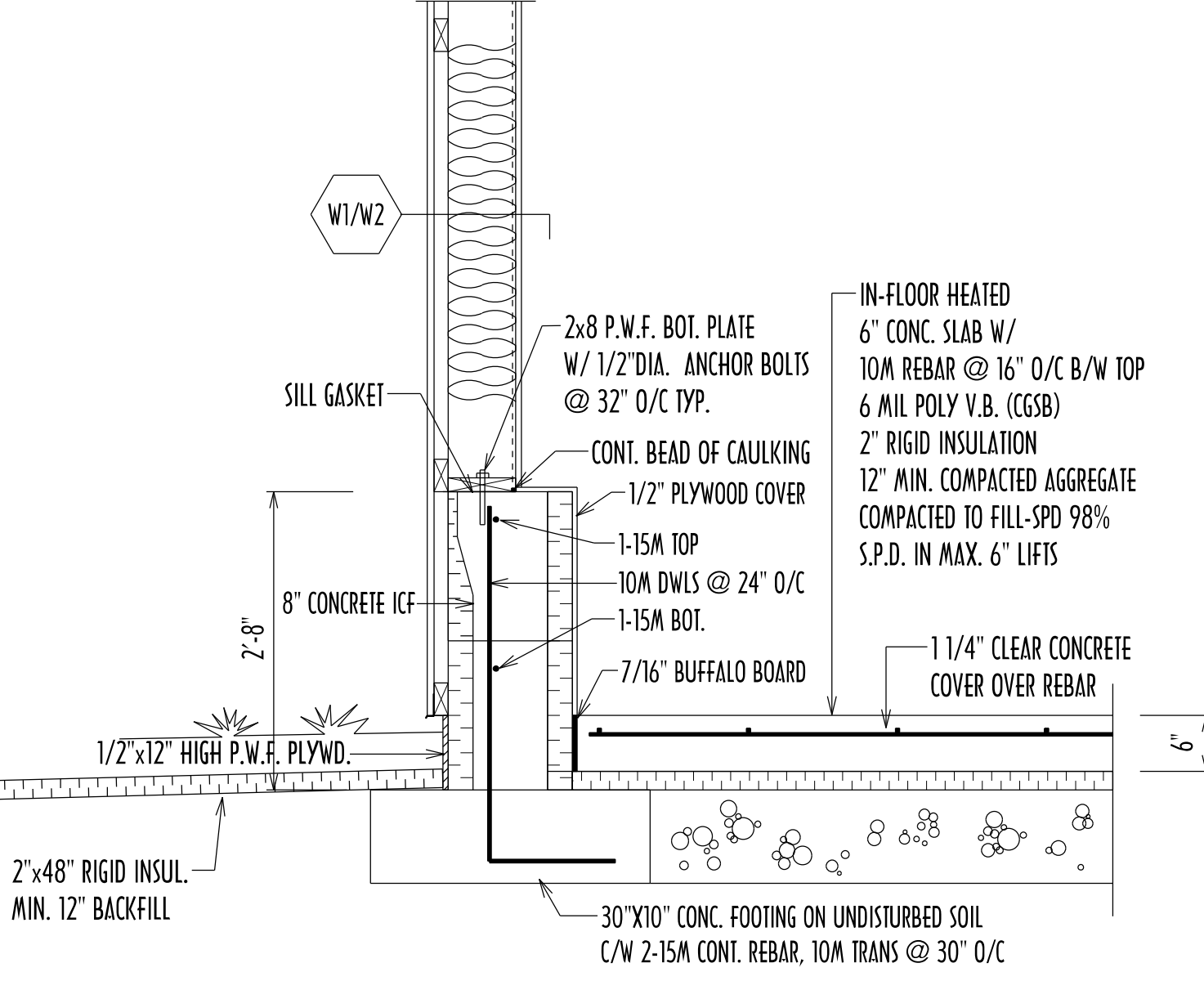
2" SLOPE @ O.H. DOOR TYP.

2" SLOPE @ O.H. DOOR TYP.

2" SLOPE @ O.H. DOOR TYP.

2" SLOPE @ O.H. DOOR TYP.

IN-FLOOR HEATED
6" CONC. SLAB W/
10M REBAR @ 16" O/C B/W TOP
6 MIL POLY V.B. (CGSB)
2" RIGID INSULATION
12" MIN. COMPACTED AGGREGATE
COMPACTED TO FILL-SPD 98%
S.P.D. IN MAX. 6' LIFTS



SECTION
SCALE: 3/4"=1'-0"

ENGINEER SEAL OR NOTES:

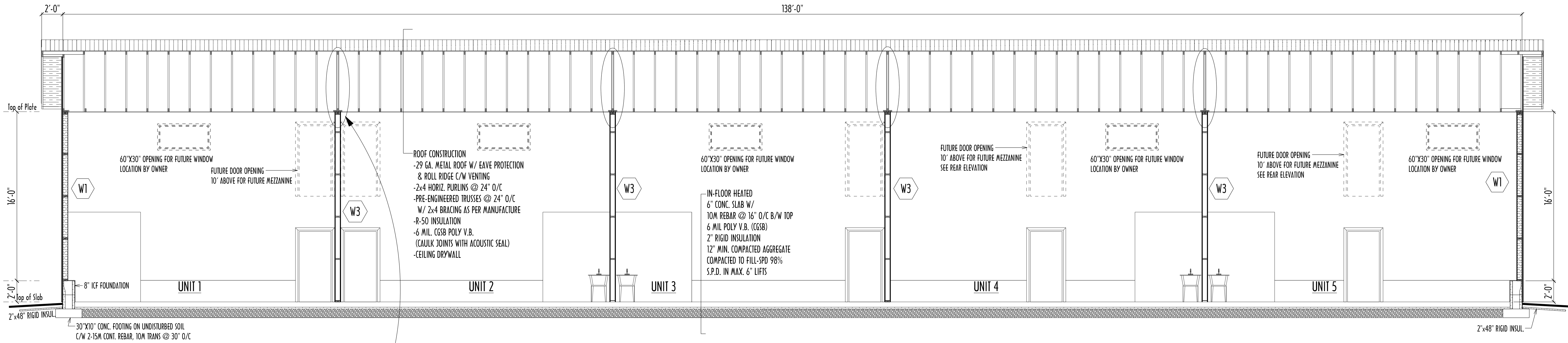
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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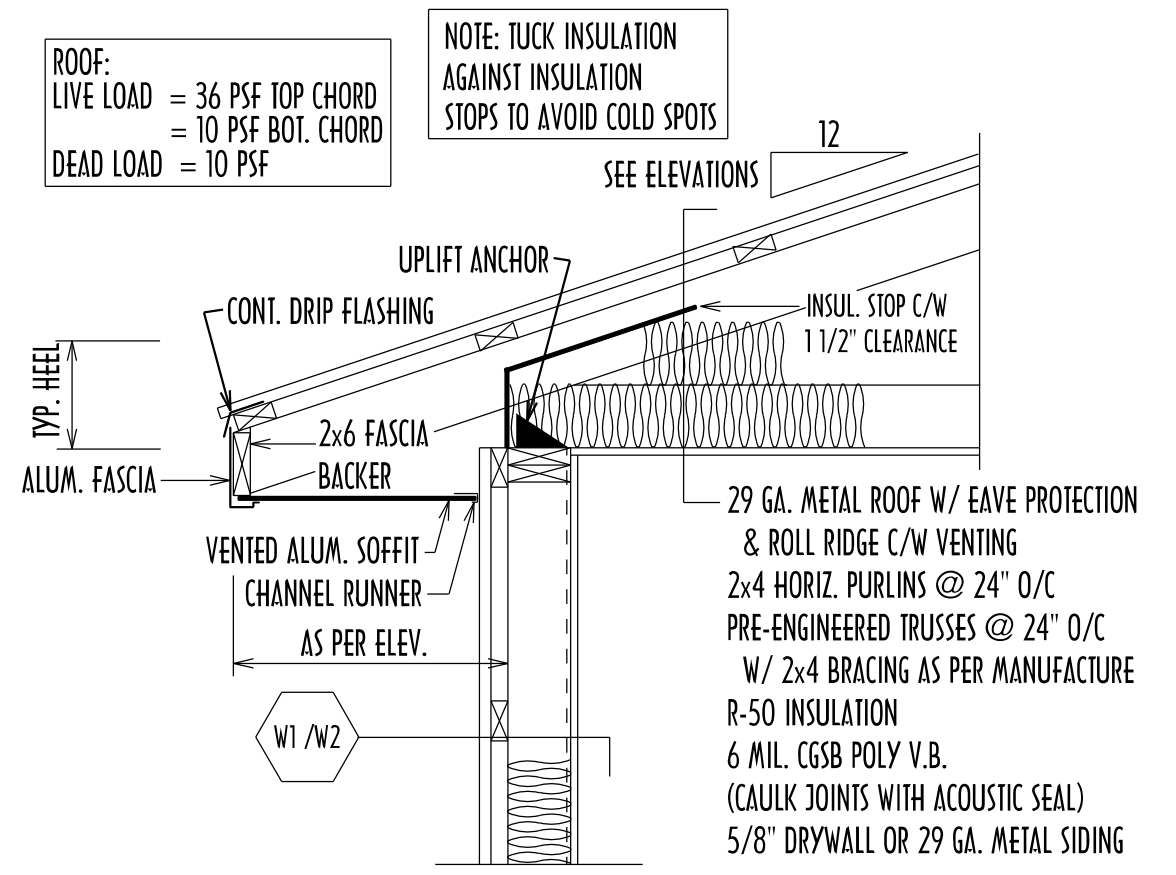
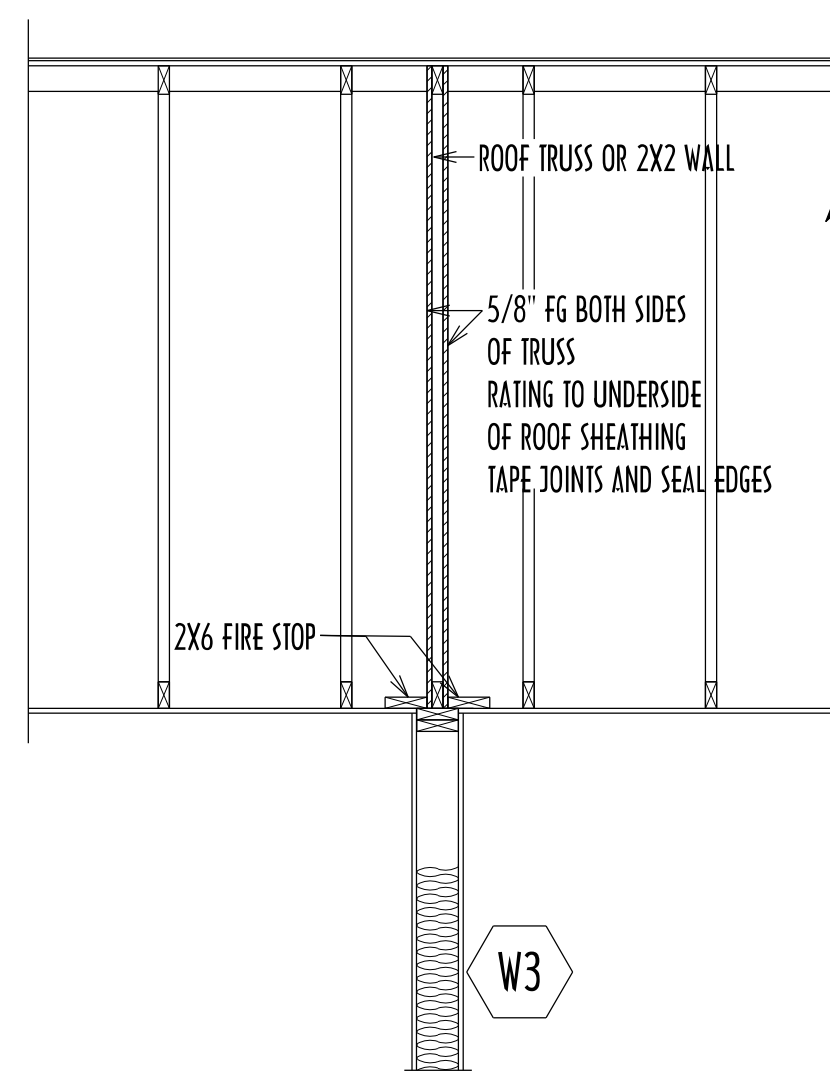
PROJECT:
AVEDO HOMES, SHOP B
BUILDING LOCATION: 110 INDUSTRIAL ROAD, STEINBACH, MB

TITLE:
FOUNDATION PLAN

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CROSS SECTION
SCALE 1/4" = 1'-0"



BUILDING DESIGN SUMMARY (2012 MBC PART 9)

SECTION 9.1 - GENERAL
BUILDING HEIGHT: 1 STOREYS
BUILDING AREA: 6348 SQ. FT. (589.75 SQ.M.)
MAJOR OCCUPANCY:
GROUP F3 - LOW HAZARD INDUSTRIAL
ARTICLE 9.1.1.1

SECTION 9.9 - MEANS OF EGRESS
SEPARATIONS OF EXITS: 30M
ARTICLE 9.9.8.2.
NUMBER OF REQUIRED EXITS: 2 PER SUITE
ARTICLE 9.9.7.4.
EXIT SIGNS REQUIRED: N/A
ARTICLE 9.9.11.3.
EMERGENCY LIGHTING: N/A
ARTICLE 9.12.3.

SECTION 9.10 - FIRE PROTECTION
ROOF ASSEMBLY: N/A
MAIN FLOOR ASSEMBLY: N/A
ARTICLE 9.10.8.1.
LOAD BEARING WALLS, COLUMNS AND ARCHES: N/A
ARTICLE 9.10.8.3.

PENETRATION OF FIRE SEPARATIONS:
CHIMNYS, DUCTS, PLUMBING STACKS OR DRAINS AND ELECTRICAL SERVICES WHICH PENETRATE A FIRE SEPARATION SHALL BE SEALED AT THE PENETRATIONS BY A FIRE STOP SYSTEM THAT HAS AN FI RATING NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE FIRE SEPARATION
ARTICLE 9.10.9.6.

SECTION 9.31 - PLUMBING FACILITIES
THE CONSTRUCTION, EXTENSION, ALTERATION, RENEWAL OR REPAIR OF PLUMBING SYSTEMS SHALL CONFORM TO PART 7 OF THE NBC
ARTICLE 9.31.2.1.

SECTION 9.32 - VENTILATION
VENTILATION SHALL COMPLY WITH PART 6 OF THE NBC
ARTICLE 9.32.1.1.

SECTION 9.33 - HEATING AND AIR-CONDITIONING
THE DESIGN AND INSTALLING OF HEATING SYSTEMS, INCLUDING REQUIREMENTS FOR COMBUSTIBLES, AND AIR-CONDITIONING SYSTEMS SHALL CONFORM TO PART 6 OF THE NBC
ARTICLE 9.33.1.1.

SECTION 9.34 - ELECTRICAL FACILITIES
ELECTRICAL INSTALLATIONS, INCLUDING THE SERVICE CAPACITY OF THE INSTALLATION, THE NUMBER AND DISTRIBUTIONS OF CIRCUITS AND RECEPTACLES, SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL, MUNICIPALITY OR, IN THE ABSENCE OF SUCH LEGISLATIONS, SHALL CONFORM TO THE CSA C22.1, "CANADIAN ELECTRICAL CODE, PART 1"
ARTICLE 9.34.1.1

ENGINEER SEAL OR NOTES:

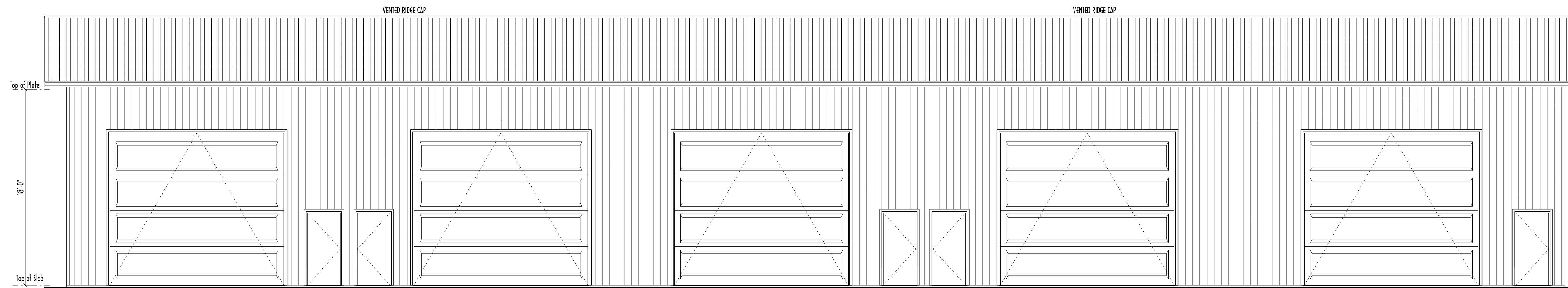
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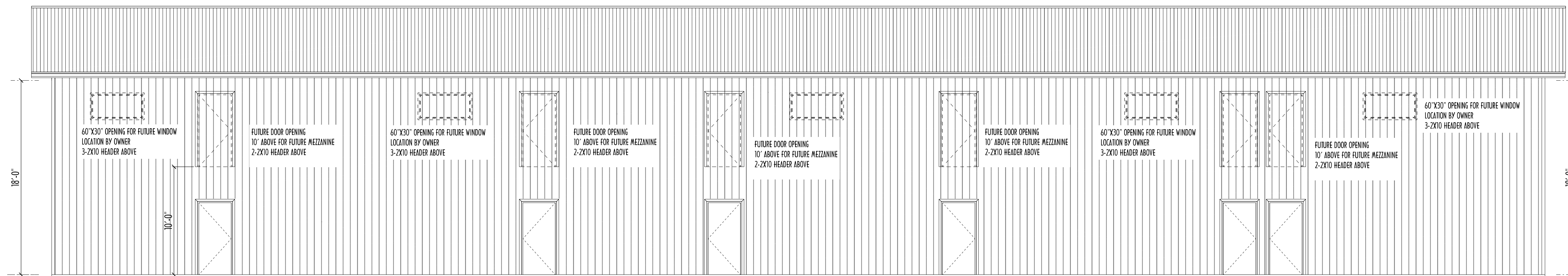
PROJECT:
AVEDO HOMES, SHOP B
BUILDING LOCATION: 110 INDUSTRIAL ROAD, STEINBACH, MB

TITLE:
CROSS SECTION

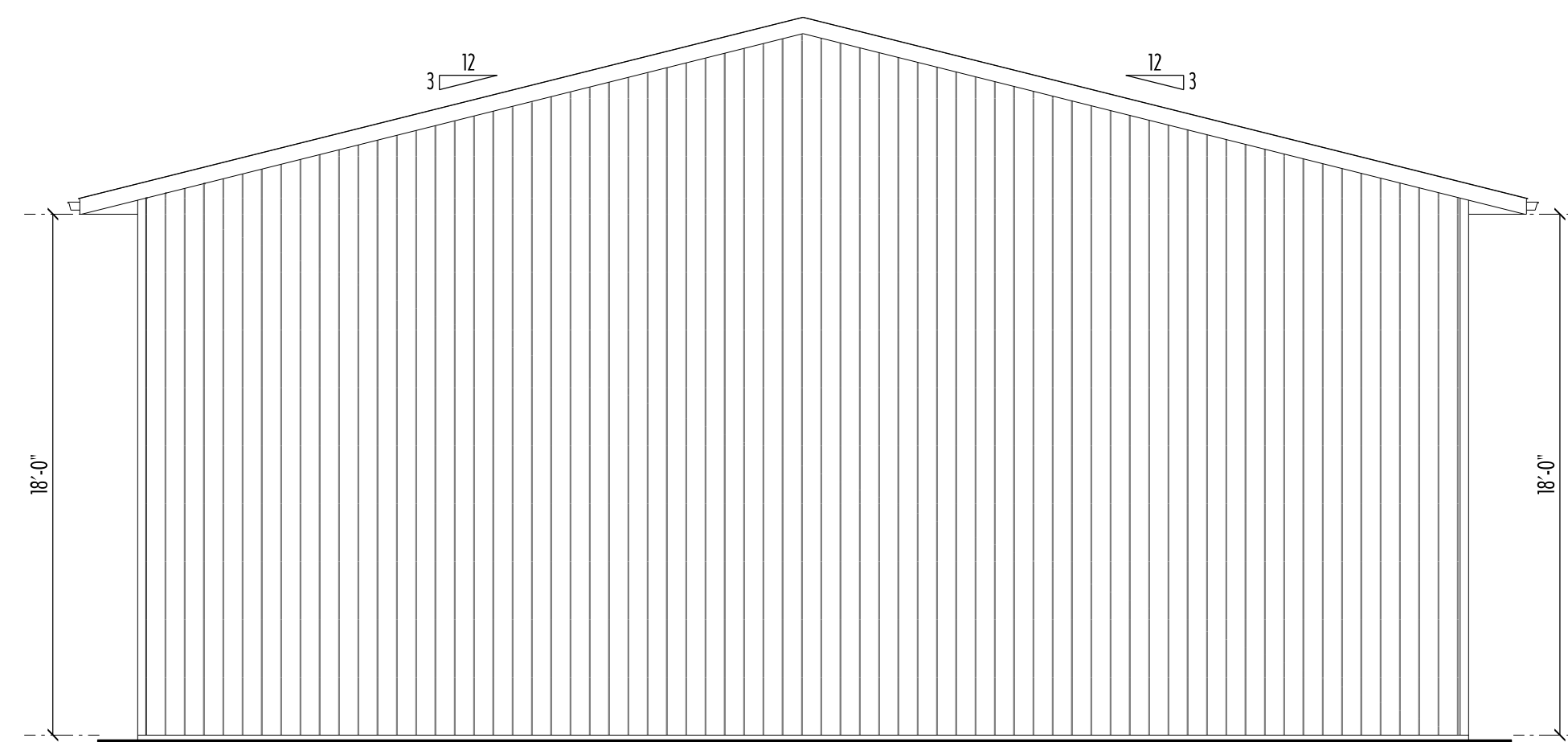
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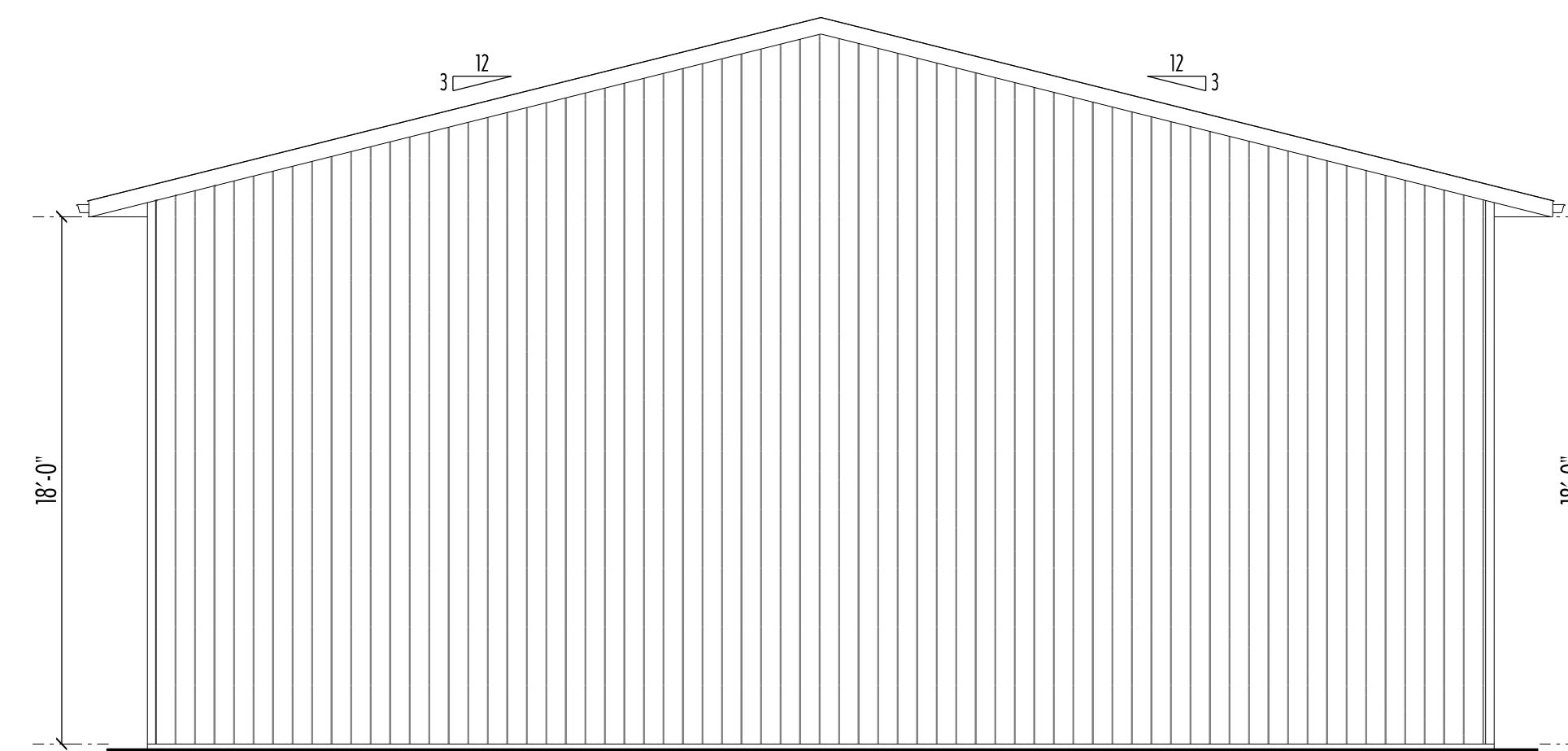
FRONT ELEVATION
SCALE: 3/16"=1'-0"



BACK ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"

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PROJECT:
AVEDO HOMES, SHOP B
BUILDING LOCATION: 110 INDUSTRIAL ROAD, STEINBACH, MB

TITLE:
ELEVATIONS

DATE: OCT. 21 / 2020	DRAWN BY: E.S.	PROJECT #: 083-20	PAGE: 4 / 4
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