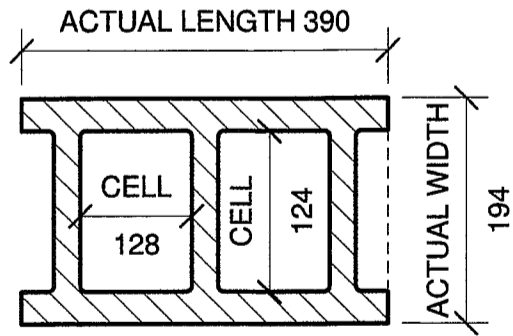


Total Area: 40,627 SF

1st FLOOR PLAN: SCALE: 1/4"=1'-0"

*NOTE: CONC. MASONRY UNITS MADE WITH TYPE 'L120S' CONCRETE TO PROVIDE A 2 HR. F.R.R. NEED AN EQUIVALENT THICKNESS OF 102. USE 8" CONC. MASONRY UNITS TO PROVIDE FIRE RATING. SEE TABLE 2.1.1, SECTION 2 FIRE-RESISTANCE RATINGS IN SB-2 VOLUME 2.



10" x 8" x 16" (200 x 200 x 400)
2-CORE STANDARD CONC. BLOCK
MADE WITH TYPE S OR N CONC.
GROSS VOLUME = 14,678,000 mm³
NET VOLUME = 7,120,576 mm³
EQ. THICKNESS = 102

NOTE: ALL 2 HR. RATED WALLS TO USE 8" CONC. BLK. MADE WITH TYPE 'L120S' CONCRETE OR EQUIVALENT.

SEE SPEC. ON SPLIT FACE LEDGE BLOCK BY DAY & CAMPBELL LTD.

- CONCRETE MASONRY NOTES:
- MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - CSA A371: MASONRY CONSTRUCTION FOR BUILDINGS
 - CSA A165: CSA STANDARDS FOR CONCRETE MASONRY UNITS
 - CSA A179: MORTAR AND GROUT FOR UNIT MASONRY
 - ALL CONCRETE BLOCK SHALL HAVE NET COMPRESSIVE STRENGTH OF 15 MPa
 - MASONRY WALLS SHALL HAVE TYPE S MORTAR
 - GROUT SHALL BE IN ACCORDANCE WITH THE ABOVE NOTED STANDARDS
 - PROVIDE THREE COURSES OF FULLY GROUTED MASONRY UNDER BEARING PLATES FOR STEEL BEAMS, U.O.N.
 - PROVIDE LATERAL RESTRAINT AT THE TOP OF ALL NON LOAD-BEARING PARTITIONS.
 - INSTALL LADDER TYPE BLOK-LOK EVERY SECOND COURSE IN ALL MASONRY WALLS, U.O.N.
 - PROVIDE A SINGLE COURSE BOND BEAM AT THE TOP, BASE, AND MID-HEIGHT OF ALL C.M.U. WALLS, REINFORCED W/ 2-10M BARS CONTINUOUS.

NOTE: GRIDLINES ARE ALL TO O/S OF STEEL.



ISSUE FOR PERMIT

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECTURAL FIRM IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ALL WORK TO CONFORM TO OBC 2012 REQUIREMENTS. WORK ONLY FROM LAYOUTS APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL LAYOUTS AND CALCULATIONS REMAIN THE PROPERTY OF LANCA CONTRACTING LIMITED. NO PORTION OF THESE SPECIFICATIONS OR DRAWINGS MAY BE USED AGAIN WITHOUT THE EXPRESS WRITTEN PERMISSION

DEVELOPMENT CONSULTANT:

Lanca
CONTRACTING LIMITED
"CONCEPT TO COMPLETION"

35 Bury Court, Unit 5, Brantford, ON N6S 0A8
T: 519-756-1880
F: 519-756-1712

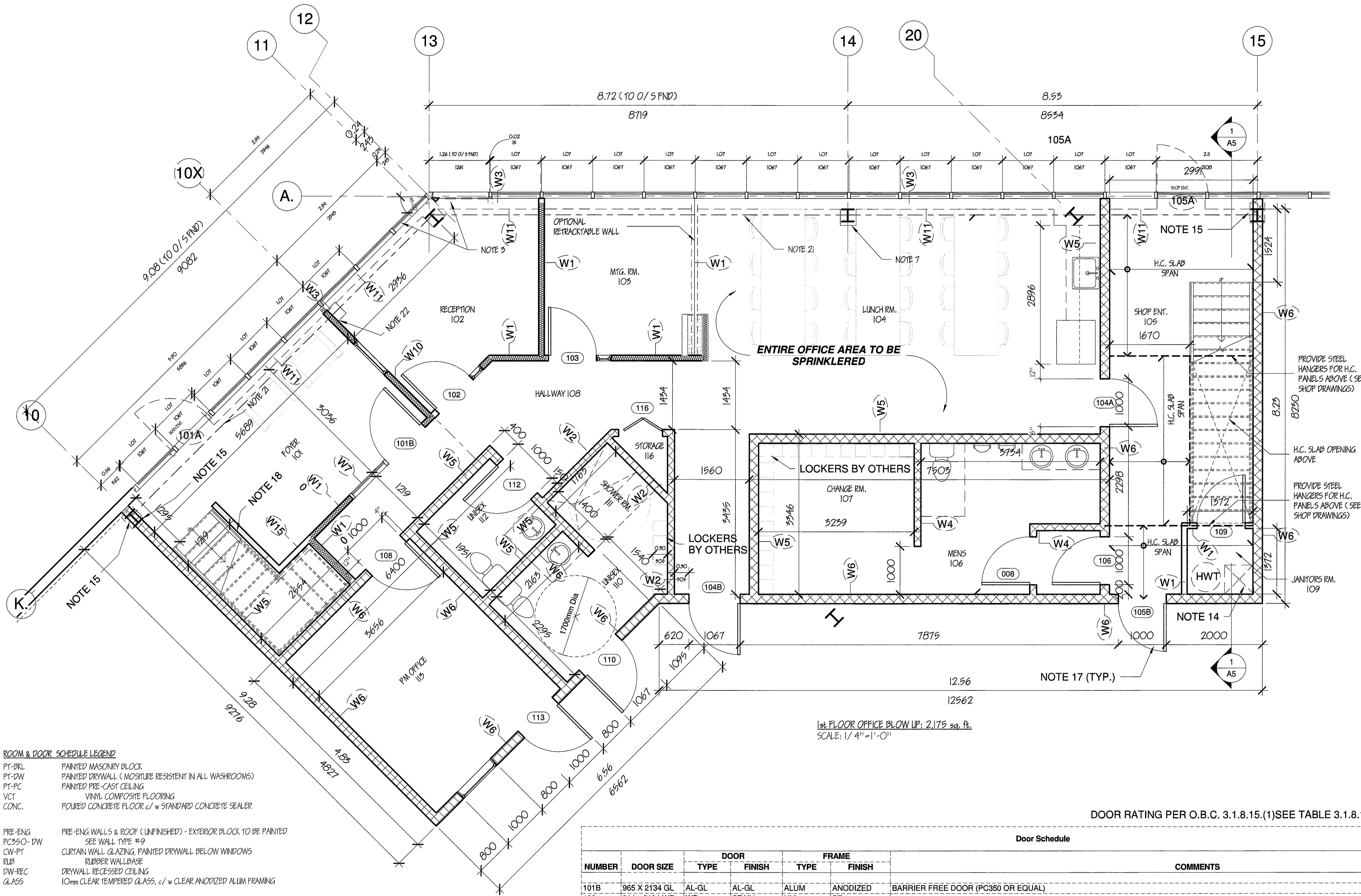
PROJECT ORIENTATION:

True North

PROFESSIONAL CERTIFICATION

PROPOSED 40,687 SF INDUSTRIAL BUILDING ANCASTER ON.

BY	CHECK	ISSUED FOR
C.J.L.	R.W.P.	Permit Letter #3
PROJECT NO.:	16-043	
SCALE:	As indicated	A1
SHEET NO.:	2	OF 8
ISSUE DATE:	03/21/17	
		SHEET REV. / ISSUE
		9



ROOM & DOOR SCHEDULE LEGEND

PT-BLK	PAINTED MASONRY BLOCK
PT-DW	PAINTED DRYWALL (MOISTURE RESISTANT IN ALL WASHROOMS)
CW-PT	PAINTED PRE-CAST CEILING
PT-PC	PAINTED PRE-CAST FLOORING
VCT	VINYL COMPOSITE FLOORING
CONC.	POURED CONCRETE FLOOR c/w STANDARD CONCRETE SEALER
PRE-ENG	PRE-ENGINE WALLS & ROOF (UNFINISHED) - EXTERIOR BLOCK TO BE PAINTED
PC350-DW	SEE WALL TYPE #9
AL-GL	CURTAIN WALL GLAZING, PAINTED DRYWALL BELOW WINDOWS
DW-REC	RUBBER WALLBASE
GLASS	DRYWALL RECESSED CEILING
	10mm CLEAR TEMPERED GLASS, c/w CLEAR ANODIZED ALUM FRAMING
HM	HOLLOW METAL
WD	SOLID WOOD DOOR, STAIN GRADE
AL-GL	ALUMINUM DOOR, FULL GLASS LITE
ONG	GEORGIAN WIRE GLASS

ROOM FINISH SCHEDULE

Room #	Room Name	Finish	Base	North	South	West	East	Finish	Height
101	FOYER	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	21'-0"
102	RECEPTION	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
103	MTG. RM.	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
104	LUNCH RM.	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
105	SHOP ENT.	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	CW-PT	PT-PC	11'-4"
106	MENS	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"
107	CHANGE RM.	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"
108	HALLWAY	TILE	TILE	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
110	UNISEX	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"
111	SHOWER	TILE	TILE	TILE	TILE	TILE	PT-DW	PT-DW	9'-0"
112	UNISEX	TILE	TILE	PT-DW	PT-DW	PT-DW	PT-DW	PT-DW	9'-0"
113	PM OFFICE	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"
114	SHOP AREA	CONC.	N/A	PRE-ENG	PRE-ENG	PRE-ENG	PRE-ENG	PRE-ENG	VARIES
115	M&E RM.	VCT	RUB	PT-BLK	PT-BLK	PT-BLK	PT-BLK	PT-PC	8'-0"
116	STORAGE	TILE	TILE	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
117	JANITORS RM.	TILE	TILE	PT-BLK	PT-DW	PT-BLK	PT-DW	N/A	9'-0"
201	GM OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
202	C.O.M. OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
203	W.D. OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
204	OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
205	TRANS. OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
206	IT ROOM	VCT	RUB	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
207	OPEN OFFICE AREA	CARP	CARP	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
208	BOARD RM.	CARP	CARP	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
301	FUTURE TENANT	CONC	N/A	N/A	N/A	N/A	N/A	PRE-ENG	VARIES

DOOR RATING PER O.B.C. 3.1.8.15.(1)SEE TABLE 3.1.8.15.

Door Schedule						COMMENTS
NUMBER	DOOR SIZE	TYPE	FINISH	TYPE	FINISH	
101B	965 X 2134 GL	AL-GL	AL-GL	ALUM	ANODIZED	BARRIER FREE DOOR (PC350 OR EQUAL)
102	914 X 2134 WD	WD	STAIN	HM	PT	
103	914 X 2134 WD	WD	STAIN	HM	PT	
104A	914 X 2134 HM	HM	PT	HM	PT	
104B	965 X 2134 BF	HM	PT	HM	PT	1HR FIRE RATING; BARRIER FREE DOOR (38" WIDE) c/w 100MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.0645 sq. m. MAX. TEMP RISE = 250 AFTER 30 MIN.
105B	914 X 2134 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 100MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.0645 sq. m. MAX. TEMP RISE = 250 AFTER 30 MIN.
106	914 X 2134 HM	HM	PT	HM	PT	
108	914 X 2134 WD	WD	PT	HM	PT	
109	914 X 2134 HM	HM	PT	HM	PT	
110	965 X 2134 BF	HM	PT	HM	PT	1HR FIRE RATING
112	914 X 2134 WD	WD	STAIN	HM	PT	
113	914 X 2134 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 100MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.0645 sq. m. MAX. TEMP RISE = 250 AFTER 30 MIN.
114A	914 X 2134 HM	HM	PT	HM	PT	
114B	914 X 2134 HM	HM	PT	HM	PT	
114C	914 X 2134 HM	HM	PT	HM	PT	
114D	914 X 2134 HM	HM	PT	HM	PT	
114E	914 X 2134 HM	HM	PT	HM	PT	
114F	914 X 2134 HM	HM	PT	HM	PT	
114G	12x14	O/H DOOR	PRE-FIN	STL	PRE-FIN	PRE-ENG SUPPLIER TO SUPPLY PRE-FIN DOOR JAMBS
114H	9x10	L/D DOOR	PRE-FIN	STL	PRE-FIN	PRE-ENG SUPPLIER TO SUPPLY PRE-FIN DOOR JAMBS
114I	9x10	L/D DOOR	PRE-FIN	STL	PRE-FIN	PRE-ENG SUPPLIER TO SUPPLY PRE-FIN DOOR JAMBS
115	914 X 2135 HM	HM	PT	HM	PT	1HR FIRE RATING
116	914 X 2134	WD	STAIN	HM	PT	BI-FOLD CLOSET DOOR
201	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL
202	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL
203	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL
204	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL
205	914 X 2438 WD2	WD	STAIN	HM	PT	
206	914 X 2438 WD2	WD	STAIN	HM	PT	DOOR TO COME WITH MECH GRILLE IN BOTTOM OF DOOR
207A	914 X 2438 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 610MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.80 sq. m. MAX TEMP RISE = NO LIMIT
207B	914 X 2438 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 610MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.80 sq. m. MAX TEMP RISE = NO LIMIT
208	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL
301A	1067 X 2134 HM	HM	PT	HM	PT	METRIC DOOR 1067 X 2134
301B	914 X 2135 HM	HM	PT	HM	PT	METRIC DOOR 914 X 2134
301C	914 X 2134 HM	HM	PT	HM	PT	METRIC DOOR 914 X 2134
301D	1067 X 2134 HM	HM	PT	HM	PT	METRIC DOOR 1067 X 2134
301E	12x14	O/H DOOR	PT	HM	PT	
301F	8x9	L/D DOOR	PT	HM	PT	

WALL TYPE LEGEND

- W1: 3-5/8" SIL. SLID TO U/S FLOOR/ ROOF ABOVE. SOUND BATT INSUL. (WHERE SHOWN). 1/2" DRYWALL BOTH SIDES.
- W2: 6" PLAIN MASONRY BLOCK c/w HORIZ & VERT REINFORCING AS REQ'D. HEIGHT TO U/S PRE-CAST FLOOR. FULL HEIGHT TILE ON SHOWER SIDE. LAMINATE 1/2" DRYWALL ON OFFICE SIDE.
- W3: CURTAIN WALL GLAZING REFERENCE SPECIFICATIONS.
- W4: 6" PLAIN MASONRY BLOCK c/w HORIZ & VERT REINFORCING AS REQ'D. HEIGHT TO U/S PRE-CAST FLOOR.
- W5: 8" PLAIN MASONRY BLOCK c/w HORIZ & VERT REINFORCING AS REQ'D. HEIGHT TO U/S PRE-CAST FLOOR. TOP TWO COURSES TO BE FULLY GROUTED. LAMINATE 1/2" DRYWALL TO OFFICE SIDE WALL.
- W6: 8" PLAIN MASONRY BLOCK c/w HORIZ & VERT (1HR RATING). REINFORCING AS REQ'D. HEIGHT TO U/S PRE-CAST FLOOR. TOP TWO COURSES TO BE FULLY GROUTED. - SEE EQUIVALENT THICKNESS.
- W7: PC350 ALUM FRAMES (CLEAR ANODIZED). 10mm CLEAR TEMPERED GLAZING c/w BUTT JOINTS (SITE MEASUREMENTS REQ'D). 3-5/8" SIL. SLID BULKHEAD ABOVE c/w SOUND BATT INSUL. & 1/2" DRYWALL BOTH SIDES.
- W8: 8" ARCH. MASONRY c/w HORIZ & VERT REIN AS REQ'D. HEIGHT TO TOP OF DOOR FRAME (11 COURSES). TOP COURSE TO BE PLAIN (SMOOTH) FACED. PRE-ENG WALL ABOVE c/w SIL. CRTS & SMOOTH FACED IPS INSULATED PANEL TO EAVE HEIGHT.
- W9: 8" ARCH. MASONRY c/w HORIZ & VERT REINFORCING AS REQ'D. FULL HEIGHT (2HR RATING). - SEE EQUIVALENT THICKNESS.
- W10: 6" SIL. SLID TO U/S ROOF (SIL. GAGE AS REQ'D). SOUND BATT INSUL. & REINFORCING CHANNELS 5/8" TYPE X DRYWALL BOTH SIDES - ILC W493 (1HR RATING).
- W11: 3-5/8" SIL. SLID KNEE WALL BATT INSUL. 1/2" DRYWALL.
- W12: 3-5/8" SIL. SLID TO U/S ROOF (SIL. GAGE AS REQ'D). SOUND BATT INSUL. & REINFORCING CHANNELS 5/8" TYPE X DRYWALL BOTH SIDES - ILC W493 (1HR RATING).
- W13: 8" ARCH. MASONRY, 4 COURSES c/w 4" CONC. SILL PRE-ENG WALL ABOVE c/w SIL. CRTS & STUCCO TEXTURED IPS INSULATED PANEL.
- W14: 8" PLAIN MASONRY BLOCK c/w HORIZ & VERT (2HR RATING). REINFORCING AS REQ'D. HEIGHT TO U/S SIL. FRAME. GROUTING AS REQ'D. - SEE EQUIVALENT THICKNESS.
- W15: 6" SIL. SLID WALL TO U/S ROOF (SIL. GAGE AS REQ'D). SOUND BATT INSUL. 1/2" DRYWALL BOTH SIDES.

GENERAL NOTES

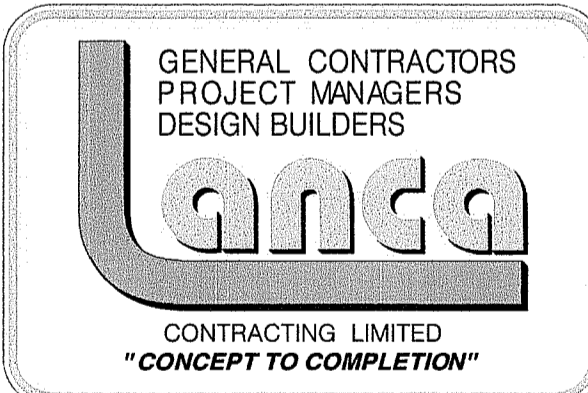
- DO NOT SCALE THE DRAWINGS
- REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.
- IPS PANEL AND GLASS DIFFER IN WIDTH AT THIS LOCATION. SITE MEASURE WILL BE REQUIRED HERE.
- WALLS RETURNING INTO GL. #1, TO ALIGN WITH WINDOW MULLIONS (TYP). c/w ALUM WALL END CAP SUPPLIED BY GLAZING TRADE.
- ALL FLOOR PENETRATIONS & GAPS TO BE FILLED WITH 1HR FIRE RATED ROXUL SPRAY FOAM.
- PRECAST FLOOR TO ONLY HAVE 3/8" GYPSUM SKIM COAT FLOOR FINISHING TRADE TO QUOTE ACCORDINGLY.
- ALL COLUMNS IN THE OFFICE AREA ARE TO BE WRAPPED WITH 5/8" DRYWALL (1HR RATING).
- ALL WASHROOM DRYWALL TO BE MOISTURE RESISTANT, WHERE SHOWN.
- STANDARD STL. PAN STAIR c/w POURED CONC TREADS.
- ALL WASHROOM WALLS TO BE PAINTED. ALL SHOWER WALLS TO HAVE FULL HT. WALL TILE.
- DRYWALL TRADE TO INCLUDE FINISHING OF EXPOSED EDGES OF PRECAST TYP.
- ENCLOSED STAIRCASE TO MAINTAIN 1 HR FIRE RATING.
- MAKE DRYWALL WALL FLUSH ON STAIR SHAFT INTERIOR SIDE WITH MASONRY WALL BELOW.
- MOP SINK c/w STAINLESS STEEL BACKSPLASH
- FIRE RATE STRUCTURAL MAIN FRAME WITH 1HR ROXUL INSULATION AND FIRE SPRAY APPLY FINISHED DRYWALL LAYER ON OFFICE SIDE FULL HEIGHT TO ABOVE CEILING.
- QUOTE ALL INTERIOR WALLS TO UNDERSIDE PRECAST FLOOR OR ROOF STRUCTURE.
- DOOR DIMENSIONS ON FLOOR PLANS ARE ROUGH OPENING SIZES. SEE DOOR SCHEDULE FOR DOOR SIZE.
- THIS WALL IS SLOPED TO FOLLOW THE STAIR STRINGER. HAND RAILING AND PICKETS ARE REQ'D.
- PAINT STEEL BEAM.
- HM WINDOW REQS SPRINKLERS ON EITHER SIDE OF WINDOW.
- STL BEAM REQUIRED FOR PRECAST AND CURTAINWALL SUPPORT. FULL LENGTH OF CURTAIN WALL WINDOWS.
- ADD COLUMN AND BEAM FOR PRECAST SUPPORT. SEE PRECAST LAYOUT.

ISSUE FOR PERMIT

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECTURAL FIRM IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

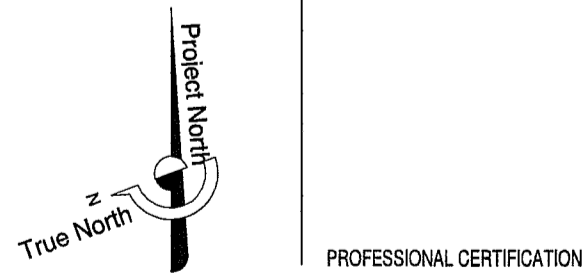
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DEVELOPMENT CONSULTANT:



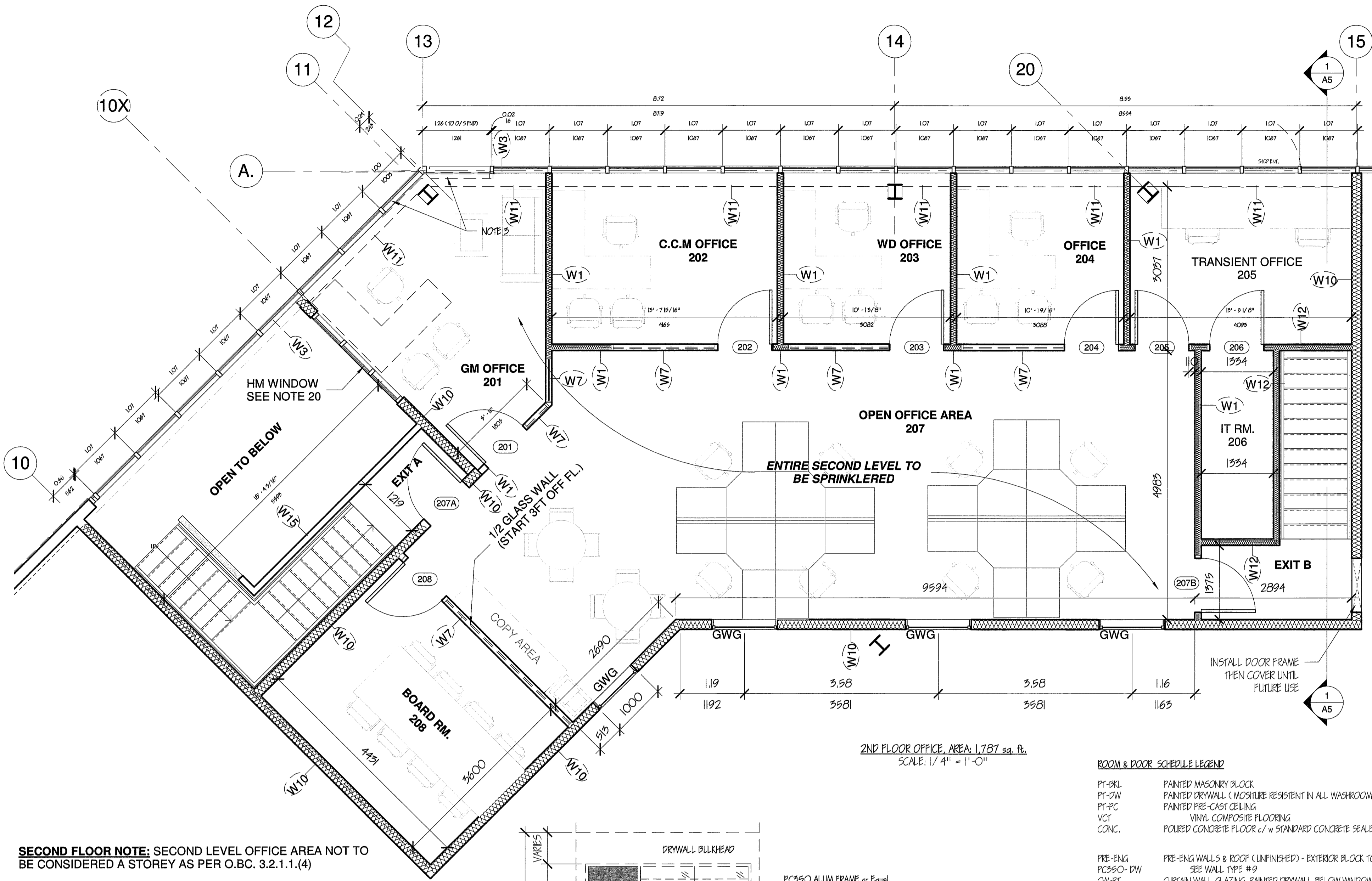
35 Bury Court, Unit 5, Brantford, ON N6S 0A6
T: 519-756-1880
F: 519-756-1712

PROJECT ORIENTATION:



PROPOSED 40,687 SF INDUSTRIAL BUILDING ANCASTER, ONTARIO.

BY: C.J.L. CHECKED: RWP PERMIT LETTER #3
PROJECT NO.: 16-043
SCALE: 1:48
SHEET NO.: A2
ISSUE DATE: 03/21/17
REV: 1/1
OF 8
9

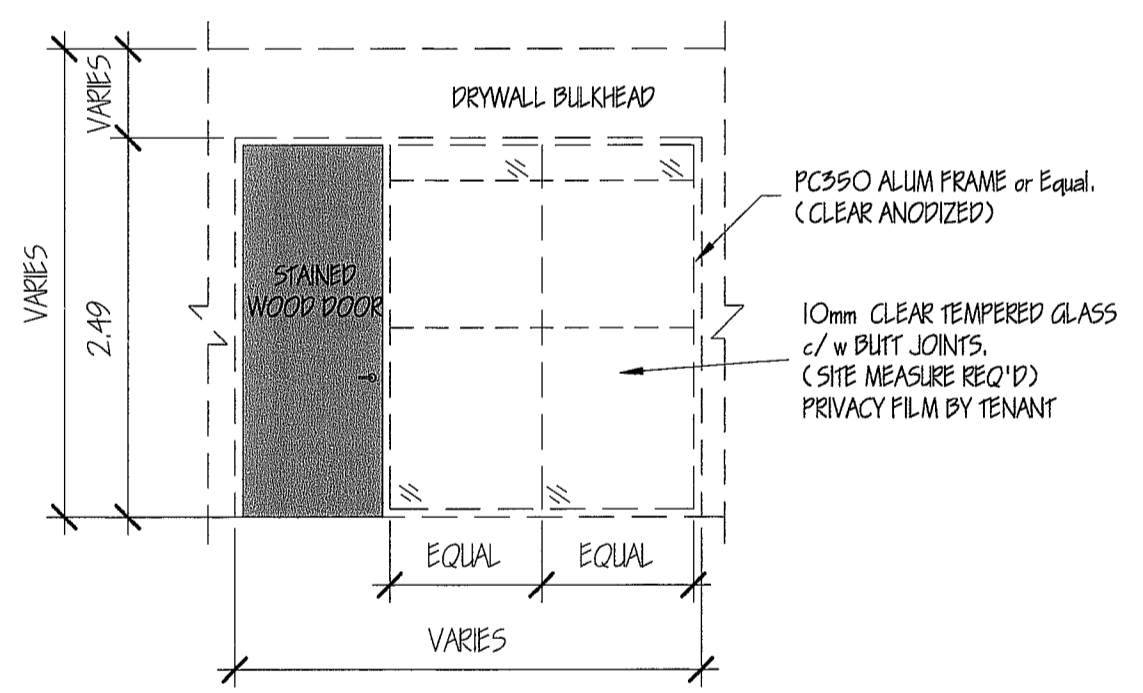


SECOND FLOOR NOTE: SECOND LEVEL OFFICE AREA NOT TO BE CONSIDERED A STOREY AS PER O.B.C. 3.2.1.1.(4)

SUITE AREA = 2,359 sq. m./25,392 sq. ft.
SECOND LEVEL = 166 sq. m./1,787 ft. sq. (7% OF SUITE AREA)

SPECIAL PROTECTION NOTE: OPEN EXISTS NOT REQUIRED TO CONFORM TO O.B.C. 3.2.8.3 OR O.B.C. 3.2.8.11.

SEE O.B.C. 3.2.8.2. (6) FOR EXIT A
SEE O.B.C. 3.2.8.2. (5) FOR EXIT B



TYPICAL ELEVATION OF PC350 OR EQUAL WALLS

ROOM FINISH SCHEDULE									
Room #	ROOM NAME	FLOOR		WALL FINISH				CEILING	
		FINISH	BASE	NORTH	SOUTH	WEST	EAST	FINISH	HEIGHT
101	FOYER	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	21'-0"
102	RECEPTION	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
103	MTG RM.	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
104	LUNCH RM.	TILE	TILE	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
105	SHOP ENT.	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	CW-PT	PT-PC	11'-4"
106	MENS	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"
107	CHANGE RM.	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"	
108	HALLWAY	TILE	TILE	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"	
109	UNISEX	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	PT-DW	9'-0"
110	UNISEX	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	PT-DW	9'-0"
111	SHOWER	TILE	TILE	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
112	UNISEX	TILE	TILE	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
113	PM OFFICE	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	PT-BLK	T-BAR	9'-0"
114	SHOP AREA	CONC.	N/A	PRE-ENG	PRE-ENG	PRE-ENG	PRE-ENG	PRE-ENG	VARIES
115	M&E RM	VCT	RUB	PT-BLK	PT-BLK	PT-BLK	PT-PC	T-BAR	9'-0"
116	STORAGE	TILE	TILE	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
117	JANITORS RM.	TILE	TILE	PT-BLK	PT-BLK	PT-BLK	N/A	9'-0"	
201	GM OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
202	C.C.M OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
203	W.D OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
204	OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
205	TRANS. OFFICE	CARP	CARP	PT-DW	PT-DW	PT-DW	CW-PT	T-BAR	9'-0"
206	IT ROOM	VCT	RUB	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"	
207	OPEN OFFICE AREA	CARP	CARP	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
208	BOARD RM.	CARP	CARP	PT-DW	PT-DW	PT-DW	PT-DW	T-BAR	9'-0"
301	FUTURE TENANT	CONC	N/A	N/A	N/A	N/A	N/A	PRE-ENG	VARIES

ROOM & DOOR SCHEDULE LEGEND

PT-BLK	PAINTED MASONRY BLOCK
PT-DW	PAINTED DRYWALL (MOISTURE RESISTANT IN ALL WASHROOMS)
PT-PC	PAINTED PRE-CAST CEILING
VCT	VINYL COMPOSITE FLOORING
CONC.	POURED CONCRETE FLOOR c/w STANDARD CONCRETE SEALER
PRE-ENG	PRE-ENGINEERED WALLS & ROOF (UNFINISHED) - EXTERIOR BLOCK TO BE PAINTED
PC350-DW	SEE WALL TYPE #9
CW-PT	CURTAIN WALL GLAZING, PAINTED DRYWALL BELOW WINDOWS
RUB	RUBBER WALLBASE
DW-REC	DRYWALL RECESSED CEILING
GLASS	10mm CLEAR TEMPERED GLASS, c/w CLEAR ANODIZED ALUM FRAMING
HM	HOLLOW METAL
WD	SOLID WOOD DOOR, STAIN GRADE
AL-GL	ALUMINUM DOOR, FULL GLASS LITE
GWG	GEORGIAN WIRE GLASS

WALL TYPE LEGEND

W1:	3-5/ 8" STL STUD TO W/ 5 FLOOR/ ROOF ABOVE. SOUND BATT INSUL (WHERE SHOWN). 1/ 2" DRYWALL BOTH SIDES
W2:	6" PLAIN MASONRY BLOCK c/w HORIZ & VERT REINFORCING AS REQ'D. HEIGHT TO W/ 5 PRE-CAST FLOOR. FULL HEIGHT TILE ON SHOWER SIDE. LAMINATE 1/ 2" DRYWALL ON OFFICE SIDE
W3:	CURTAIN WALL GLAZING. REFERENCE SPECIFICATIONS
W4:	6" PLAIN MASONRY BLOCK c/w HORIZ & VERT REINFORCING AS REQ'D. HEIGHT TO W/ 5 PRE-CAST FLOOR.
W5:	8" PLAIN MASONRY BLOCK c/w HORIZ & VERT REINFORCING AS REQ'D. HEIGHT TO W/ 5 PRE-CAST FLOOR. TOP TWO COURSES TO BE FULLY GROUTED. LAMINATE 1/ 2" DRYWALL TO OFFICE SIDE WALL.
W6:	8" PLAIN MASONRY BLOCK c/w HORIZ & VERT (1HR RATING). REINFORCING AS REQ'D. HEIGHT TO W/ 5 PRE-CAST FLOOR. TOP TWO COURSES TO BE FULLY GROUTED. - SEE EQUIVALENT THICKNESS
W7:	PC350 ALUM FRAMES (CLEAR ANODIZED) 10mm CLEAR TEMPERED GLAZING c/w BUTT JOINTS (SITE MEASUREMENTS REQ'D) 3-5/ 8" STL STUD BULKHEAD ABOVE c/w SOUND BATT INSUL & 1/ 2" DRYWALL BOTH SIDES
W8:	8" ARCH. MASONRY c/w HORIZ & VERT REIN AS REQ'D HEIGHT TO TOP OF DOOR FRAME (11 COURSES), TOP COURSE TO BE PLAIN (SMOOTH) FACED. PRE-ENG WALL ABOVE c/w STL GRIS & SMOOTH FACED IPS INSULATED PANEL TO EAVE HEIGHT.
W9:	8" ARCH. MASONRY c/w HORIZ & VERT REINFORCING AS REQ'D. FULL HEIGHT (2HR RATING). - SEE EQUIVALENT THICKNESS
W10:	6" STL STUD TO W/ 5 ROOF (STL GAGE AS REQ'D). SOUND BATT INSUL 5/ 8" TYPE X DRYWALL BOTH SIDES - LLC W455 (1HR RATING) (1HR RATING)
W11:	3-5/ 8" STL STUD KNEE WALL BATT INSUL 1/ 2" DRYWALL
W12:	3-5/ 8" STL STUD TO W/ 5 ROOF (STL GAGE AS REQ'D). SOUND BATT INSUL 5/ 8" TYPE X DRYWALL BOTH SIDES - LLC W455 (1HR RATING) (1HR RATING)
W13:	8" ARCH. MASONRY, 4 COURSES c/w 4" CONC. SILL PRE-ENG WALL ABOVE c/w STL GRIS & SMOOCH TEXTURED IPS INSULATED PANEL.
W14:	8" PLAIN MASONRY BLOCK c/w HORIZ & VERT (2HR RATING). REINFORCING AS REQ'D. HEIGHT TO W/ 5 STL FRAME GROUTING AS REQ'D. - SEE EQUIVALENT THICKNESS
W15:	6" STL STUD WALL TO W/ 5 ROOF (STL GAGE AS REQ'D). SOUND BATT INSUL 1/ 2" DRYWALL BOTH SIDES

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK
 - IPS PANEL AND GLASS DIFFER IN WIDTH AT THIS LOCATION. SITE MEASURE WILL BE REQUIRED HERE.
 - WALLS RETURNING INTO G.L.F. TO ALIGN WITH WINDOW MULLIONS (TYP.) c/w ALUM WALL END CAP SUPPLIED BY GLAZING TRADE.
 - ALL FLOOR PENETRATIONS & GAPS TO BE FILLED WITH 1HR FIRE RATED ROXUL SPRAY FOAM.
 - PRECAST FLOOR TO ONLY HAVE 3/8" GYPSUM SKIM COAT FLOOR FINISHING TRADE TO QUOTE ACCORDINGLY.
 - ALL COLUMNS IN THE OFFICE AREA ARE TO BE WRAPPED WITH 5/8" DRYWALL (1HR RATING).
 - ALL WASHROOM DRYWALL TO BE MOISTURE RESISTANT, WHERE SHOWN.
 - STANDARD STL PAN STAIR c/w POURED CONC TREADS.
 - ALL WASHROOM WALLS TO BE PAINTED. ALL SHOWER WALLS TO HAVE FULL HT. WALL TILE.
 - DRYWALL TRADE TO INCLUDE FINISHING OF EXPOSED EDGES OF PRECAST TYP.)
 - ENCLOSED STAIRCASE TO MAINTAIN 1 HR FIRE RATING.
 - MAKE DRYWALL WALL FLUSH ON STAIR SHAFT INTERIOR SIDE WITH MASONRY WALL BELOW.
 - MOP SINK c/w STAINLESS STEEL BACKSPLASH
 - FIRE RATE STRUCTURAL MAIN FRAME WITH 1HR RISUAL INSULATION AND FIRE SPRAY. APPLY FINISHED DRYWALL LAYER ON OFFICE SIDE FULL HEIGHT TO ABOVE CEILING.
 - QUOTE ALL INTERIOR WALLS TO UNDERSIDE PRECAST FLOOR OR ROOF STRUCTURE.
 - DOOR DIMENSIONS ON FLOOR PLANS ARE ROUGH OPENING SIZES. SEE DOOR SCHEDULE FOR DOOR SIZE.
 - THIS WALL IS SLOPED TO FOLLOW THE STAIR STRINGER. HAND RAILING AND PICKETS ARE REQ'D.
 - PANIT STEEL BEAM.
 - HM WINDOW REQ'D SPRINKLERS ON EITHER SIDE OF WINDOW.
 - STL BEAM REQUIRED FOR PRECAST AND CURTAINWALL SUPPORT. FULL LENGTH OF CURTAIN WALL WINDOWS.
 - ADD COLUMN AND BEAM FOR PRECAST SUPPORT. SEE PRECAST LAYOUT.
 - GRIDLINES ARE ALL TO O/S OF STEEL.

DOOR RATING PER O.B.C. 3.1.8.15.(1)SEE TABLE 3.1.8.15.

Door Schedule									
NUMBER	DOOR SIZE	DOOR		FRAME		COMMENTS			
		TYPE	FINISH	TYPE	FINISH				
101B	965 X 2134 GL	AL-GL	AL-GL	ALUM	ANODIZED	BARRIER FREE DOOR (PC350 OR EQUAL)			
102	914 x 2134 WD	WD	STAIN	HM	PT				
103	914 x 2134 WD	WD	STAIN	HM	PT				
104A	914 x 2134 HM	HM	PT	HM	PT				
104B	965 X 2134 BF	HM	PT	HM	PT	1HR RATING; BARRIER FREE DOOR (38" WIDE) c/w 100MM x 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.0645 sq. m. MAX. TEMP RISE = 250 AFTER 30 MIN.			
106B	914 x 2134 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 100MM x 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.0645 sq. m. MAX. TEMP RISE = 250 AFTER 30 MIN.			
106	914 x 2134 HM	HM	PT	HM	PT				
108	914 x 2134 WD	WD	PT	HM	PT				
109	914 x 2134 HM	HM	PT	HM	PT				
110	965 X 2134 BF	HM	PT	HM	PT	1HR FIRE RATING			
112	914 x 2134 WD	WD	STAIN	HM	PT				
113	914 x 2134 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 100MM x 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.0645 sq. m. MAX. TEMP RISE = 250 AFTER 30 MIN.			
114A	914 x 2134 HM	HM	PT	HM	PT				
114B	914 x 2134 HM	HM	PT	HM	PT				
114C	914 x 2134 HM	HM	PT	HM	PT				
114D	914 x 2134 HM	HM	PT	HM	PT				
114E	914 x 2134 HM	HM	PT	HM	PT				
114F	914 x 2134 HM	HM	PT	HM	PT				
114G	12x14	OH DOOR	PRE-FIN	STL	PRE-FIN	PRE-ENG SUPPLIER TO SUPPLY PRE-FIN DOOR JAMBS			
114H	9x10	L/D DOOR	PRE-FIN	STL	PRE-FIN	PRE-ENG SUPPLIER TO SUPPLY PRE-FIN DOOR JAMBS			
114I	9x10	L/D DOOR	PRE-FIN	STL	PRE-FIN	PRE-ENG SUPPLIER TO SUPPLY PRE-FIN DOOR JAMBS			
115	914 x 2135 HM	HM	PT	HM	PT	1HR FIRE RATING			
116	914 X 2134	WD	STAIN	HM	PT	BI-FOLD CLOSET DOOR			
201	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL			
202	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL			
203	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL			
204	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL			
205	914 X 2438 WD2	WD	STAIN	HM	PT				
206	914 X 2438 WD2	WD	STAIN	HM	PT	DOOR TO COME WITH MECH GRILLE IN BOTTOM OF DOOR			
207A	914 X 2438 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 610MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.80 sq. m. MAX TEMP RISE = NO LIMIT			
207B	914 X 2438 HM	HM	PT	HM	PT	1HR FIRE RATING; c/w 610MM X 610MM DOOR GLASS LITE (GWG) MAX. WINDOW AREA = 0.80 sq. m. MAX TEMP RISE = NO LIMIT			
208	914 X 2438 WD	WD	STAIN	ALUM	ANODIZED	PC350 FRAME OR EQUAL			
301A	1067 x 2134 HM	HM	PT	HM	PT	METRIC DOOR 1067 X 2134			
301B	914 x 2135 HM	HM	PT	HM	PT	METRIC DOOR 914 X 2134			
301C	914 X 2134 HM	HM	PT	HM	PT	METRIC DOOR 914 X 2134			
301D	1067 x 2134 HM	HM	PT	HM	PT	METRIC DOOR 1067 X 2134			
301E	12x14	OH DOOR	PT	HM	PT				
301F	8x9	L/D DOOR	PT	HM	PT				

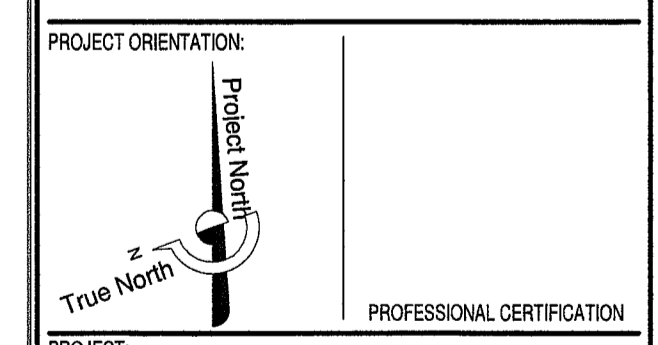
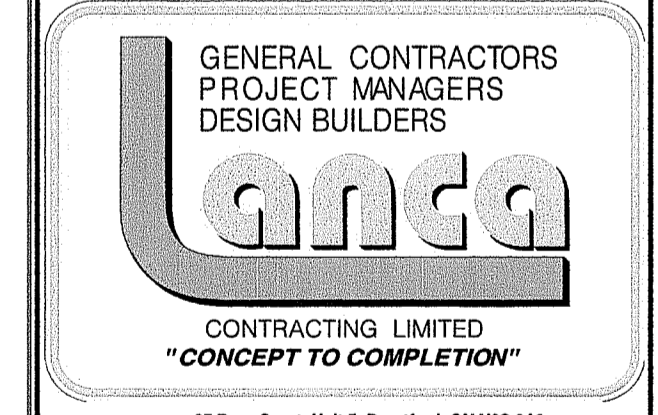


ISSUE FOR PERMIT

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DEVELOPMENT CONSULTANT:



PROJECT: PROPOSED 40,687 SF INDUSTRIAL BUILDING ANCASTER ON.

ANCASTER, ONTARIO

BY: C.J.L. CHECK: R.W.P. ISSUED FOR: Permit Letter #3

PROJECT NO.: 16-043 SHEET NO.: A3

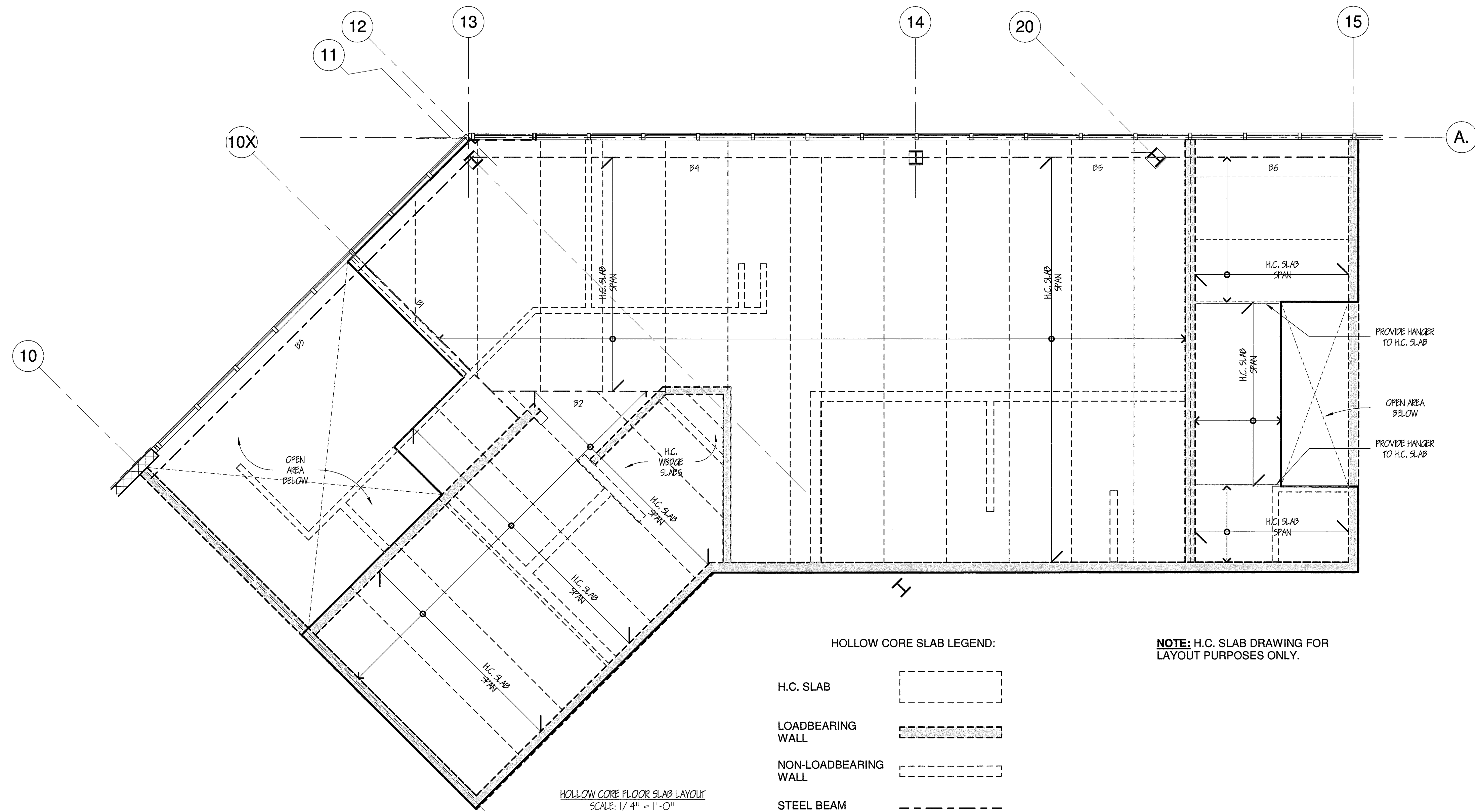
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SHEET No. 4 OF 8

ISSUE DATE: 03/21/17

REV/ISSUE: 9

OFFICE 2ND FLOOR



HOLLOW CORE SLAB LEGEND:

H.C. SLAB	
LOADBEARING WALL	
NON-LOADBEARING WALL	
STEEL BEAM	
SLAB HANGER	

NOTE: H.C. SLAB DRAWING FOR LAYOUT PURPOSES ONLY.

- STRUCTURAL STEEL NOTES:
- STRUCTURAL STEEL DESIGN MUST CONFORM TO CSA S16.
 - STRUCTURAL STEEL W SECTIONS AND COLUMNS SHALL CONFORM TO ASTM A992 U.N.O.
 - STRUCTURAL STEEL CHANNELS, HSS, & ANGLES MUST CONFORM TO CSA G40.21, GRADE 350W U.N.O.
 - ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO CSA G40.21, GRADE 300W, CLASS C U.N.O.
 - DO NOT SPLICE OR CUT OPENING IN STRUCTURAL STEEL WITHOUT THE ENGINEER'S APPROVAL.
 - CONTRACTOR TO PROVIDE STAMPED STRUCTURAL STEEL SHOP DRAWINGS FOR THE ENGINEER'S REVIEW.
 - REFER TO ROBERTSON BUILDING SYSTEMS JOB No. 15-B-51621 DRAWINGS DATED 16/10/16 FOR ALL BEAM SIZES FOR "BEAM BY ROBERTSON" REFERENCES.

- STRUCTURAL STEEL SCHEDULE:
- B1 - W12X19
 - B2 - W12X30
 - B3 - BEAM BY ROBERTSON
 - B4 - BEAM BY ROBERTSON
 - B5 - BEAM BY ROBERTSON
 - B6 - BEAM BY ROBERTSON

- DESIGN LOADS:
- DEAD LOAD: 5.72 kPa
 - MEZZANINE LIVE LOAD: 2.4 kPa

8	CJL	Rev. 1 - Precast Layout	03/06/17
7	CLJ	IFP - Permit Letter #2	03/06/17
REV. ISS.	BY	DESCRIPTION	Date YY-MM-DD
Revision / Issue Schedule			

PRELIMINARY

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DEVELOPMENT CONSULTANT:

GENERAL CONTRACTORS
PROJECT MANAGERS
DESIGN BUILDERS

CONTRACTING LIMITED
"CONCEPT TO COMPLETION"

35 Bury Court, Unit 5, Brantford, ON N6S 0A9
T: 519-756-1880
F: 519-756-1712

PROJECT ORIENTATION:

True North

PROFESSIONAL CERTIFICATION

PROJECT: PROPOSED 40,687 SF INDUSTRIAL BUILDING ANCASTER ON.

ANCASTER, ONTARIO			
BY	CHECK	ISSUED FOR	
CJL	RWP	Rev. 1 - Precast Layout	
PROJECT NO.:	16-043	SHEET NO.:	A3.1
SCALE:	1:48		
SHEET NO.		OF	
ISSUE DATE:	03/06/17	SHEET REV. / ISSUE	8



HOLLOW CORE SLAB LAYOUT