GENERAL NOTES
GOVERNING CODE - ONTARIO BUILDING CODE, 2024 EDITION:

1. DESIGN LOADS: (UNFACTORED)

GROUND SNOW LOAD: S_s = 2.3 kPa
S_r = 0.4 kPa
I_s = 1.0

ROOF: DL = 25 psf
SL = 47 psf

WIND LOAD: $q_{1/50}$ = 0.41 kPa
I_w = 1.0

SEISMIC: $S_a(0.2)$ = 0.457
$S_a(0.5)$ = 0.429
$S_a(1.0)$ = 0.260
$S_a(2.0)$ = 0.126
PGA = 0.265
I_E = 1.0
* SITE CLASS 'D' ASSUMED

IMPORTANCE CATEGORY: NORMAL

DESIGN LIVE LOADS TO INCLUDE POINT LOAD REQUIREMENTS AS PER ARTICLE 4.1.5.10 OF THE 2024 ONTARIO BUILDING CODE. FACTORED LOADS SHOWN ON DRAWINGS USE LOAD FACTORS LL = 1.5 AND DL = 1.25 PER ONTARIO BUILDING CODE.

FOUNDATIONS - GENERAL:

1. THE FOUNDATION HAS BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 75 kPa.
2. FOOTINGS MAY NOT BE POURED INTO AN EARTH-FORMED TRENCH.
3. OPEN EXCAVATIONS SHALL BE DE-WATERED AS REQUIRED. MEASURES MAY BE REQUIRED TO PROTECT BEARING MATERIALS FROM DEGRADATION DUE TO EXTREME WEATHER AND CLIMATIC CONDITIONS.
4. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR SOUND BEDROCK. FOOTINGS SHALL BE LOCATED MINIMUM 6" BELOW LOCAL FROST LEVEL OR BE PROVIDED WITH INSULATION. FOOTING ELEVATIONS MAY NEED TO BE ADJUSTED.
5. THE ENGINEER SHALL INSPECT ALL REBAR AND FORMWORK PRIOR TO PLACING CONCRETE. FORMWORK SHALL BE COMPLETE AT THE TIME OF INSPECTION, REINFORCEMENT MUST BE MINIMUM 95% COMPLETE AT TIME OF INSPECTION. PROVIDE MINIMUM 24 HOUR NOTICE AT THE FOLLOWING SCHEDULED EVENTS:

5.1. FOOTING PLACEMENT
5.2. FOUNDATION WALL/PIER PLACEMENT
5.3. SLAB ON GRADE PLACEMENT

6. WHERE FOUNDATION WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, PLACE FILL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL. ALL FILL TO BE GRANULAR MATERIAL AS APPROVED BY ENGINEER. WHERE CONCRETE WILL BE VISIBLE USE LINED FORMS.
7. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE BRACING AND SUPPORT OF FORMWORK TO ENSURE WALLS ARE PLUMB WITHIN ACCEPTABLE LIMITS (1:500).
8. GRANULAR FILL SHALL BE MINIMUM 150mm GRANULAR 'A' COMPACTED TO 98% S.P.D.D, ALL OTHER FILL ON SITE SHALL BE GRANULAR B TYPE II COMPACTED TO 98% S.P.D.D. U.N.O. GRANULAR FILL SHALL BE COMPACTED IN MAXIMUM 255mm LIFTS. FILL NOT SPECIFIED ON THE DRAWINGS TO BE USED ON SITE MUST BE APPROVED BY THE DESIGNER PRIOR TO PLACEMENT.

CONCRETE:

1. DESIGN OF CONCRETE ELEMENTS SHALL CONFORM TO CSA-A23.3-24. PROVIDE CONCRETE AND PERFORM WORK TO CSA A23.1-24.
2. TEST CONCRETE IN ACCORDANCE WITH CSA-A23.2-24.
3. CONCRETE REQUIREMENTS:

LOCATION / CONDITION	MIN. DESIGN STR. Mpa = TYPE (DAYS) C = COMPRESSION F= FLEXURAL	CEMENT	AIR (%)	MAX AGG. (mm)	EXP.
FOOTINGS	20C (28)	GU	< 3	20	N
EXTERIOR PIERS	32C (28)	GU	5-8	20	C-2

- WHERE SPECIFIED STRENGTH EXCEED THOSE IMPLIED BY EXPOSURE CLASS, SPECIFIED STRENGTH GOVERNS.
- ALL CONCRETE TO BE NORMAL WEIGHT 2400 KG/CUBIC METER
- WATER CEMENT RATIOS FOR EXPOSURE CLASSES AS PER TABLES 7 - 9, CAN/CSA-A23.1-24.
- DO NOT USE ANY ADMIXTURE CONTAINING CHLORIDE FOR CONCRETE WITH S-2 EXPOSURE.
- NORMAL PORTLAND CEMENT TO BE USED FOR CONCRETE.

4. CONTROL JOINTS FOR SLAB ON GRADE: SAWCUT AT LOCATIONS SHOWN ON DRAWINGS BUT NOT EXCEEDING 4600mm SPACING. UNLESS OTHERWISE NOTED.
5. NO COLUMN OR WALL FORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 10 Mpa FOR ARCHITECTURAL CONCRETE AND 8 Mpa FOR OTHER COLUMNS OR WALLS.
6. NO SLAB FORMS OR BEAM FORMS SHALL BE REMOVED BEFORE CONCRETE HAS REACHED 17 Mpa.
7. STRENGTH OF CONCRETE FOR STRIPPING TO BE DETERMINED BY FIELD-CURED CYLINDERS. ALTERNATE METHODS, IF ACCEPTABLE TO THE STRUCTURAL DESIGN ENGINEER, MAY BE USED.
8. RESHORING TO BE APPROVED BY THE ENGINEER PRIOR TO STRIPPING.
9. ALL SLABS, BEAMS, GIRDERS, ETC. TO BE SHORED UNTIL CONCRETE REACHES DESIGN STRENGTH.
10. BE RESPONSIBLE FOR THE MIX DESIGN. MIX DESIGN SHALL BE PROPORTIONED WITH DUE CONSIDERATION TO EXTREME TEMPERATURES - WINTER OR SUMMER AND CONSULT GENERAL CONTRACTOR TO DETERMINE REQUIREMENTS. ADMIXTURES AND ADDITIVES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT.

REINFORCING NOTES:

1. REINFORCING STEEL: NEW DEFORMED BARS TO CSA/G30.18:21, "BILLET STEEL BARS FOR CONCRETE REINFORCEMENT", GRADE 400R, BARS TO BE WELDED CONFORM TO CAN/CSA G30.18:21, GRADE 400W. ANCHOR BOLTS TO ASTM A307. PLACE REBAR TO CAN/CSA-A23.1-24.
2. PROVIDE CLEAR CONCRETE COVER OVER REBAR AS FOLLOWS:

A) SURFACE POURED AGAINST GROUND 75 mm
B) FORMED SURFACES EXPOSED TO GROUND OR WEATHER 40 mm
C) FORMED SURFACES NOT EXPOSED TO GROUND OR WEATHER:
BEAMS (TO STIRRUPS) 40 mm
COLUMNS (TO VERTICALS) 50 mm
SLABS, WALLS 20 mm
D) PARKING SURFACES AND EXTERIOR TOP OF SLAB: 40 mm

3. REINFORCING WORK TO BE INSPECTED BY THE ENGINEER. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE. CONTRACTOR MUST ENSURE MINIMUM 95% STEEL ARE IN PLACE FOR THE INSPECTION.
4. REBAR LAP SPLICE LENGTHS (UNLESS NOTED ON DRAWINGS)

BAR SIZE	COMP. SPLICES (mm)	TENSION SPLICE 'CLASS B' 25 Mpa	30 Mpa	FOR CONCRETE STRENGTHS (mm) 35 Mpa	40 Mpa
10M	330	430 (560)	380 (510)	360 (460)	330 (430)
15M	480	610 (790)	535 (790)	510 (660)	480 (610)
20M	580	740 (940)	660 (865)	610 (815)	580 (760)
25M	740	1170 (1525)	1065 (1400)	990 (1295)	940 (1220)

TOP BAR SPLICE LENGTHS ARE DENOTED IN BRACKETS AND SHOULD BE USED WHEN HORIZONTAL SPLICE BARS ARE PLACED SUCH THAT THERE IS MORE THAN 300mm OF CONCRETE POURED BELOW THE BAR.

REBAR EMBEDMENT LENGTHS (UNLESS NOTED ON DRAWINGS)

BAR SIZE	COMPRESSION EMBEDMENT FOR CONCRETE STRENGTH (mm) 20 Mpa	25 Mpa	30 Mpa	TENSION EMBEDMENT FOR CONCRETE STRENGTH (mm) 25 Mpa	30 Mpa	35 Mpa	40 Mpa
10M	250(330)	230 (280)	200 (250)	330 (430)	305 (380)	280 (360)	250 (330)
15M	360 (450)	300 (400)	275 (360)	460 (610)	430 (530)	380 (510)	360 (480)
20M	430 (535)	380 (485)	360 (450)	560 (735)	510 (660)	480 (610)	460 (585)
25M	535 (710)	485 (635)	450 (585)	915 (1170)	840 (1070)	760 (990)	710 (940)
30M	635 (840)	585 (740)	535 (685)	1070 (1400)	990 (1270)	915 (1170)	840 (1120)
35M	760 (990)	685 (900)	635 (810)	1295 (1675)	1170 (1525)	1090 (1420)	1015 (1320)

TOP BAR DEVELOPMENT LENGTHS ARE DENOTED IN BRACKETS AND SHOULD BE USED WHEN HORIZONTAL BARS ARE PLACED SUCH THAT THERE IS MORE THAN 300 mm OF CONCRETE POURED BELOW THE BAR.

5. MIN. REINFORCING AROUND OPENINGS LARGER THAN 300 mm (12"): 2 - 15M EACH SIDE OF OPENING, EXTENDED 600 mm (24") PAST CORNERS.
6. DOWELS SHALL BE PLACED BEFORE CONCRETE IS POURED. TEMPLATES SHALL BE USED TO ENSURE CORRECT PLACEMENT OF DOWELS. DOWELS TO MATCH VERTICAL BARS.
7. PROVIDE SUFFICIENT CHAIRS AND SUPPORT BARS TO MAINTAIN CONCRETE COVER AS SPECIFIED, REBAR TO BE COMPLETELY SUPPORTED BY CHAIRS NO MOVEMENT OF MESH WHILE POURING IS PERMITTED.
8. NO FIELD BENDING IS PERMITTED.

STRUCTURAL STEEL:

1. FABRICATE AND ERECT STRUCTURAL STEEL TO CAN/CSA S16:24. SUBMIT TWO SETS OF PDF FORMAT PRINTS OF SHOP DRAWINGS SHOWING ALL DETAILS AND MATERIAL SPECS. FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS WILL NOT BE REVIEWED UNLESS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN ONTARIO, FOR THOSE CONNECTIONS AND COMPONENTS DESIGNED BY THE FABRICATOR. THIS ENGINEER OR HIS REP. SHALL VISIT THE SITE TO SATISFY HIMSELF THAT THESE CONNECTIONS AND COMPONENTS SUBSTANTIALLY COMPLY WITH HIS SEALED SHOP DRAWINGS. THIS ENGINEER SHALL PROVIDE A LETTER TO THE CONSULTANT TO THIS EFFECT. THE ENGINEER SHALL ALSO PROVIDE SEALED SKETCHES FOR ALL FIELD MODIFICATIONS, MADE TO THIS DESIGN.
2. PROVIDE STRUCTURAL STEEL TO CSA G40.21-13 (R2023) WITH THE FOLLOWING GRADES;

WIDE FLANGE BEAMS AND COLUMNS	350 W
CHANNELS	350 W
HSS SECTIONS (CLASS C)	ASTM A500
STRUCTURAL BARS, PLATES & ANGLES	300 W
MISCELLANEOUS STEEL	300 W
PIPE COLUMNS	ASTM A53 GR.B

3. PROVIDE ERECTION BOLTS TO ASTM F3125 GRADE A325, MINIMUM M20. DESIGN BOLTED CONNECTIONS TO ASTM A325 ASSUMING THREADS IN THE SHEAR PLANE.
4. WELD TO CSA W59-24 BY FABRICATORS CERTIFIED TO CSA W47.1-19 WELDING OF REINFORCING BARS SHALL CONFORM TO CSA W186-21. TOUCH UP ALL IN FIELD WELDS WITH ANTI-RUST PAINT OR COLD GALVANIZING PAINT AS APPLICABLE.
5. MINIMUM WELDS FOR CONNECTIONS SHALL BE 5mm FILLET WELDS AND WHERE EXPOSED IN FINISHED BUILDING WELDS SHALL BE GROUND SMOOTH.
6. ALL STUD ANCHORS AND DEFORMED BAR ANCHORS SHALL BE FUSION WELDED TO PLATES AS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
7. CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY THE STEEL FABRICATOR. MINIMUM BEAM SHEAR IS 70% OF THE TOTAL BEAM LOAD CAPACITY AS LISTED IN "CISC MANUAL BEAM LOADS TABLES" FOR THE GIVEN SPAN OF THE BEAM U.N.O. UNUSUAL LOADINGS SHOWN ON PLANS ARE SPECIFIED LOADS. SEE LEGEND FOR EXPLANATION OF THESE LOADS.
UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE SIMPLE CONNECTIONS. FOR BEAMS TO FACE OF HSS COLUMN CONNECTIONS PROVIDE DOUBLE ANGLE OR TEE-TYPE CONNECTIONS PER CISC HANDBOOK.
FOR CONNECTIONS NOT DESCRIBED ABOVE NOR DETAILED ON THE STRUCTURAL DRAWINGS (I.E. SMALL FRAMING MEMBERS) USE ANY TYPE OF SIMPLE CONNECTION AND DESIGN FOR THE SPECIFIED LOAD SHOWN.
SIMPLE BEAM TO COLUMN CONNECTIONS SHALL BE DESIGNED TO DELIVER SHEAR ONLY TO THE FACE OF THE COLUMN. SEISMIC AND DRAG STRUT CONNECTIONS SHALL BE DESIGNED TO DELIVER SHEAR ONLY TO THE CENTER LINE OF THE COLUMN.
UNLESS OTHERWISE NOTED, CONNECTIONS ARE TO BE WELDED OR BOLTED WITH HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS (MIN. 2 - 20M BOLTS). BOLTED CONNECTIONS FOR DRAG STRUT LINES ARE TO BE PRE-TENSIONED. THE PRIME STRUCTURAL CONSULTANT SHALL HAVE FINAL APPROVAL ON ALL CONNECTIONS.
8. TEMPORARY BRACING DURING CONSTRUCTION TO BE DESIGNED BY CONTRACTOR (WHOEVER IS RESPONSIBLE FOR ERECTION). CONTRACTOR IS RESPONSIBLE FOR SAFETY ON SITE.
9. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS TO AVOID CONFLICT WITH STRUCTURAL ELEMENTS.
10. NO BURNING OF HOLES SHALL BE ALLOWED IN STRUCTURAL STEEL ANYWHERE.
11. FOR MISC. STEEL SUCH AS RAILINGS, AWNINGS AND NON-STRUCTURAL ARCH. STEEL NOT DETAILED ON STRUCTURAL DRAWINGS, STRUCTURAL ENGINEER SHALL CHECK SHOP DRAWINGS AND COMMENT ON THE ABILITY OF THE SHOWN MEMBERS AND CONNECTIONS TO RESIST LOADS AND OTHER EFFECTS REQUIRED BY ONTARIO BUILDING CODE 2024. OVERALL DETAILING TO COMPLY WITH ARCHITECTURAL DRAWINGS AND ARE THE SUB-CONTRACTOR'S RESPONSIBILITY. ALL RAILINGS AND STAIR SHOP DRAWINGS TO BE STAMPED BY P.ENG. OF ONTARIO.
12. ALL INTERIOR STEEL (NOT REQUIRING FIREPROOFING) SHALL BE PAINTED WITH ONE COAT OF PRIMER TO CISC/CPMA 1-73A (REFER TO ARCHITECTURAL DRAWINGS). ALL SITE WELD AND WELDING CONNECTIONS TO BE TOUCHED-UP WITH ANTI-RUST PAINT.
13. STEEL EXPOSED TO EXTERIOR CLIMATE SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH CAN/CSA-G164-18 (R2023). MIN. ZINC COATING OF 600g/m². TOUCH UP IN FIELD WITH COLD GALVANIZING PAINT AS REQUIRED.
14. PROVIDE NAIL HOLES (2 MIN.) IN MISC. STEEL CAST INTO CONC. TO FACILITATE NAILING TO FORM WORK.
15. CHECK MECHANICAL AND ARCHITECTURAL DRAWINGS FOR OPENINGS, MECHANICAL UNITS, HOLES, ETC. TO BE MADE. OPENINGS SHOWN ON STRUCTURAL DRAWINGS FOR MECHANICAL UNITS, DUCTS AND PIPES ARE APPROXIMATE ONLY IN SIZE AND LOCATION. THE MECHANICAL CONTRACTOR MUST PROVIDE CONFIRMATION OF THE LATEST INFORMATION TO THE GENERAL CONTRACTOR AT THE STRUCTURAL STEEL AND METAL DECK SHOP DRAWING APPROVAL STAGE OF THE PROJECT.
16. THE STEEL STRUCTURE IS A NON-SELF-SUPPORTING STEEL FRAME AND IS DEPENDENT UPON DIAPHRAGM ACTION THE DECK FLOORS AND ATTACHMENT TO THE WALL SYSTEM FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES. PROVIDE ALL TEMPORARY SUPPORTS REQUIRED FOR STABILITY AND FOR RESISTANCE TO WIND AND SEISMIC FORCES UNTIL THESE ELEMENTS ARE COMPLETE AND ARE CAPABLE OF PROVIDING THIS SUPPORT.
17. THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS. CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. CONNECTION DETAILS INDICATED ON THE DRAWINGS SHALL BE INCORPORATED INTO FABRICATOR'S CONNECTION DESIGN. SEE SPECIFICATIONS. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE FABRICATOR'S ENGINEER WITH THE ENGINEER'S SEAL FOR THE PROVINCE WHERE THE STRUCTURE IS LOCATED. ENGINEER'S SEAL MAY BE QUALIFIED "FOR DESIGN OF CONNECTIONS ONLY".
18. PROVIDE HOLES IN STEEL MEMBER FOR ATTACHMENT OF OTHER MATERIALS EXCEPT AT CRITICAL TENSILE SECTIONS OF BEAMS.
19. PROVIDE MASONRY ANCHORS IN CONFORMANCE WITH THE O.B.C. AT ALL LOCATIONS WHERE COLUMNS, BEAMS OR JOISTS IN CONTACT WITH OR ADJACENT TO MASONRY.
20. STEEL BEAMS BEARING ON MASONRY SHALL HAVE 200mm MIN. BEARING UNLESS NOTED AND TO BE ANCHORED TO MASONRY WITH 38X6 STRAP ANCHOR X 300mm LONG WELDED TO BEAM WEB AT TOP OF BEAM.

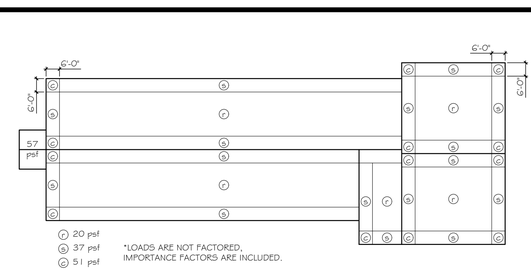
WOOD

1. ALL LUMBER TO BE MIN. NO. 2 SPF TO CSA O86 ENGINEERING DESIGN IN WOOD.
2. ROOF TRUSSES TO BE DESIGNED TO PART 4 OF THE ONTARIO BUILDING CODE TO THE LOADS SPECIFIED. TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND LAYOUT DRAWING STAMPED BY PROFESSIONAL ENGINEER LICENSED IN PROVINCE OF ONTARIO. TRUSSES TO BE DESIGNED FOR BEARING SURFACES AS SHOWN ON DRAWINGS. ALL ROOF TO HAVE HURRICANE CLIPS TO RESIST UPLIFT LOADS.
3. NAILING TO ONTARIO BUILDING CODE UNLESS NOTED OTHERWISE.
4. ALL PREFABRICATED BRACKETS, FASTENERS & ADHESIVES TO BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.
5. ALL BOLTS TO BE GRADE A307 & CORROSION RESISTANT (GALV. OR STAINLESS)

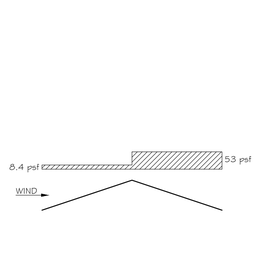
SHOP DRAWING SUBMITTALS

1. THE FOLLOWING ITEMS SHALL BE PROVIDED WITH SHOP DRAWINGS FOR REVIEW BY THE CONSULTANT PRIOR TO CONSTRUCTION. MODIFICATION MAY BE REQUIRED:

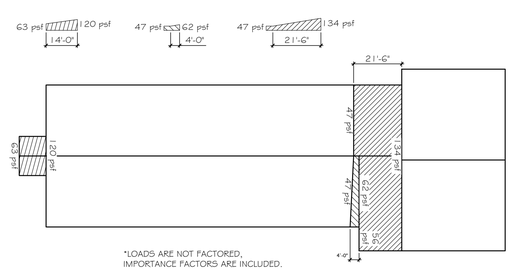
A) REINFORCING STEEL - P.ENG SEAL NOT REQUIRED
B) STRUCTURAL STEEL - P.ENG SEAL REQUIRED
C) ROOF TRUSSES - P.ENG SEAL REQUIRED



ROOF PLAN - WIND UPLIFT
SCALE: 1/32" = 1'-0"



UNBALANCED - SNOW LOAD
ANY GABLE ROOF, WIND FROM EITHER SIDE
SCALE: 1/32" = 1'-0"



ROOF PLAN - SNOW LOAD
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

No.	By	Date	Revisions
3	ED	2026 10 29	FOR PERMIT / CONSTRUCTION
2	ED	2026 10 16	ISSUED FOR TENDER
1	ED	2026 10 01	ISSUED FOR REVIEW
0	ED	2026 08 18	ISSUED FOR REVIEW

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The contractor must check and verify all dimensions on the job prior to start of construction.

DRAWINGS ARE NOT TO BE SCALED

PROJECT NORTH

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Project Title:
FORMER FRANKVILLE PUBLIC SCHOOL
TWP OF ELIZABETHTOWN KITLEY
MUNICIPAL OFFICES
231 Highway 29
Frankville, Ontario

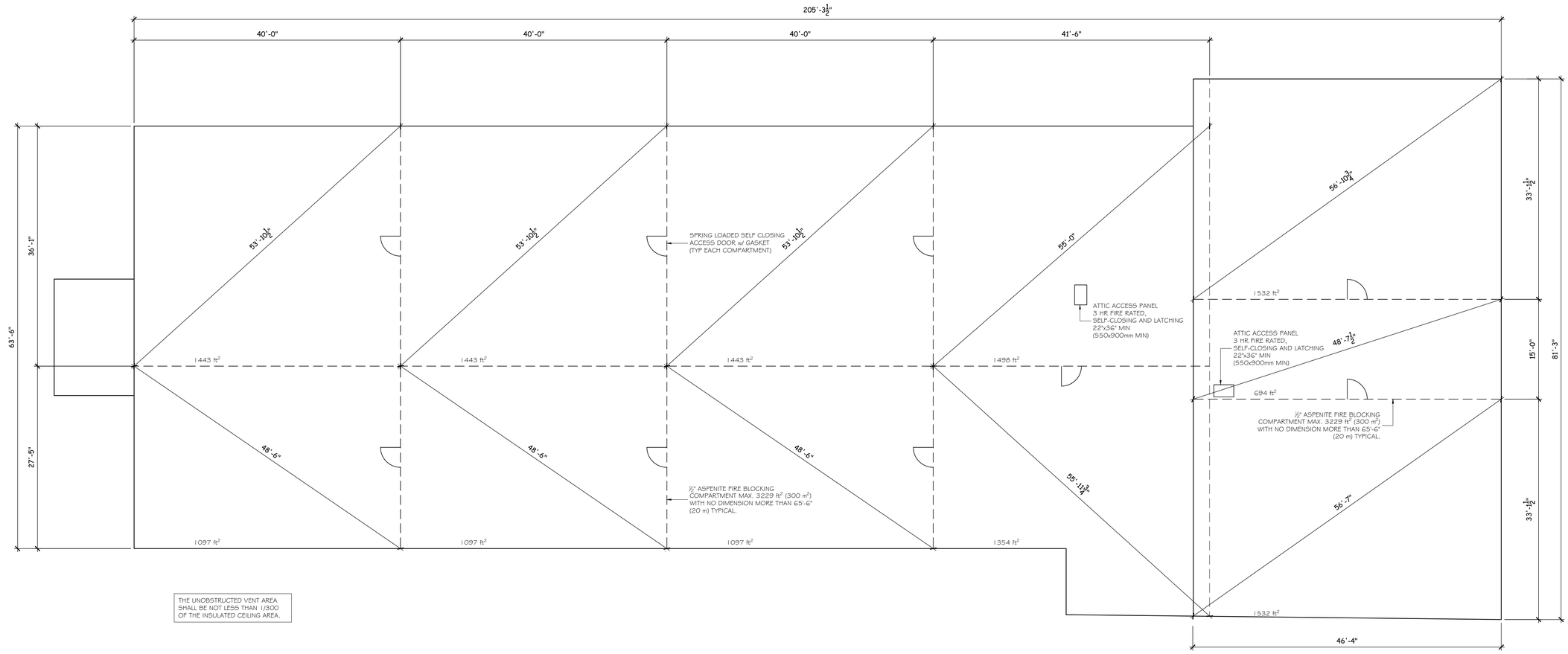
Drawing Title:
STRUCTURAL NOTES AND DIAGRAMS

Design: ED	Checked: BDC	Approved: ED	Project No.: 12738
Drawn: ED	Checked: BDC	Date: 2026 08 27	Contract No.:

Scale: Horizontal: AS SHOWN; Vertical: AS SHOWN

Drawing No.: 0.0

REV DATE: 10/27/2026



THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.

ROOF PLAN - FIRE BLOCKING

SCALE: ⅛" = 1'-0"

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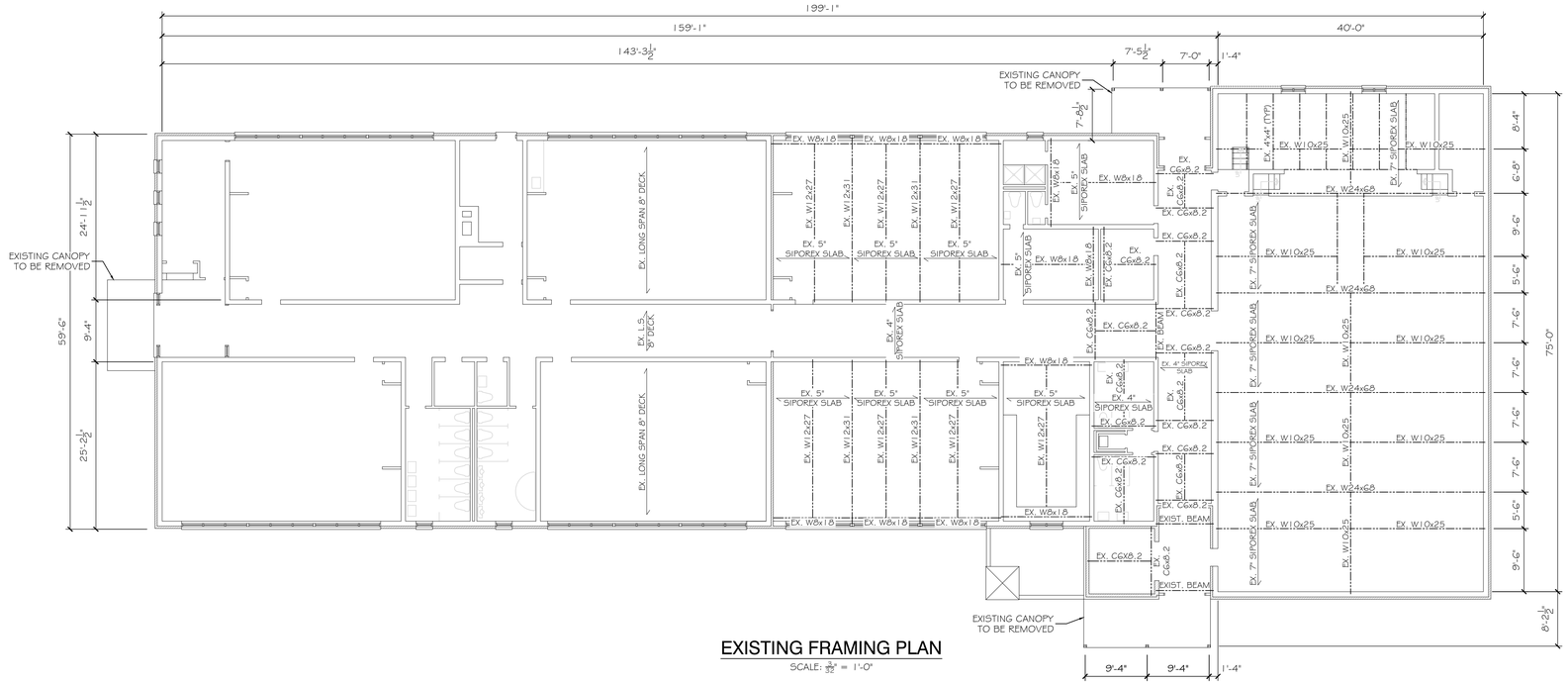
Project Title:
FORMER FRANKVILLE PUBLIC SCHOOL
TWP OF ELIZABETHTOWN KITLEY
MUNICIPAL OFFICES
231 Highway 29
Frankville, Ontario

Drawing Title:
FIRE BLOCKING PLAN

Design:	Checked:	Approved:	Project No.:
ED	BDC	ED	12738
Drawn: ED	Checked: BDC	Date: 2026 08 27	Contract No.:

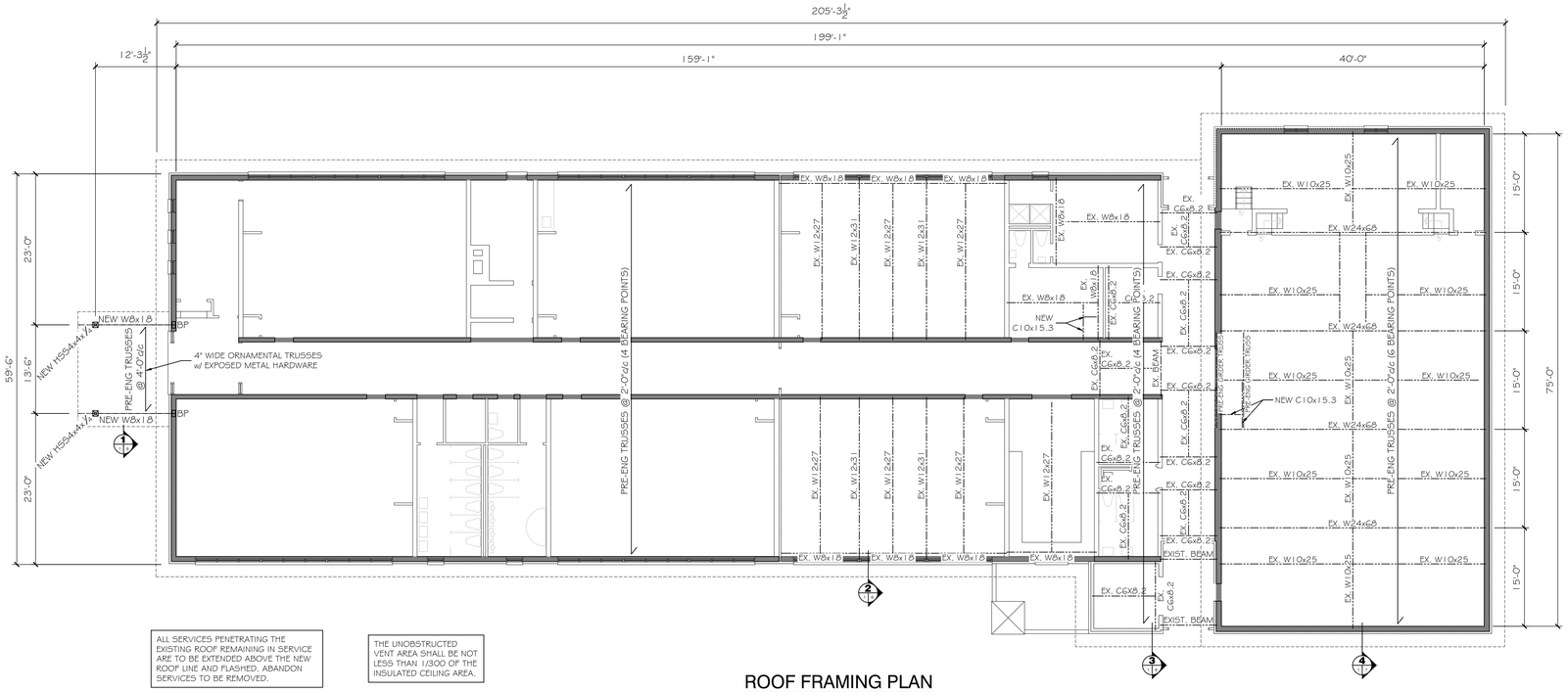
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Vertical: AS SHOWN

Drawing No.:
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REV DATE: 10/27/2026



EXISTING FRAMING PLAN

SCALE: 1/32" = 1'-0"



ROOF FRAMING PLAN

SCALE: 1/32" = 1'-0"

ALL SERVICES PENETRATING THE EXISTING ROOF REMAINING IN SERVICE ARE TO BE EXTENDED ABOVE THE NEW ROOF LINE AND FLASHED. ABANDON SERVICES TO BE REMOVED.

THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.

AT THE SIPOREX, SEAL EACH PENETRATION WITH A LISTED FIRESTOP STYSTEM, FT RATED NOT LESS THAN THE FIREWALL FRR (3.1.9.1.(2)). DUCTS: FIRE DAMPER AT THE SIPOREX, COMBINATION SMOKE / FIRE DAMPER OVER THE GYM (3.1.8.7) , OR A RATED SHAFT TO THE ROOF. FILL THE HOLES OF ABANDONED SERVICES TO RESTORE THE RATING.

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0	B.O.B.	2026 08 18	ISSUED FOR REVIEW

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DRAWINGS ARE NOT TO BE SCALED

PROJECT NORTH

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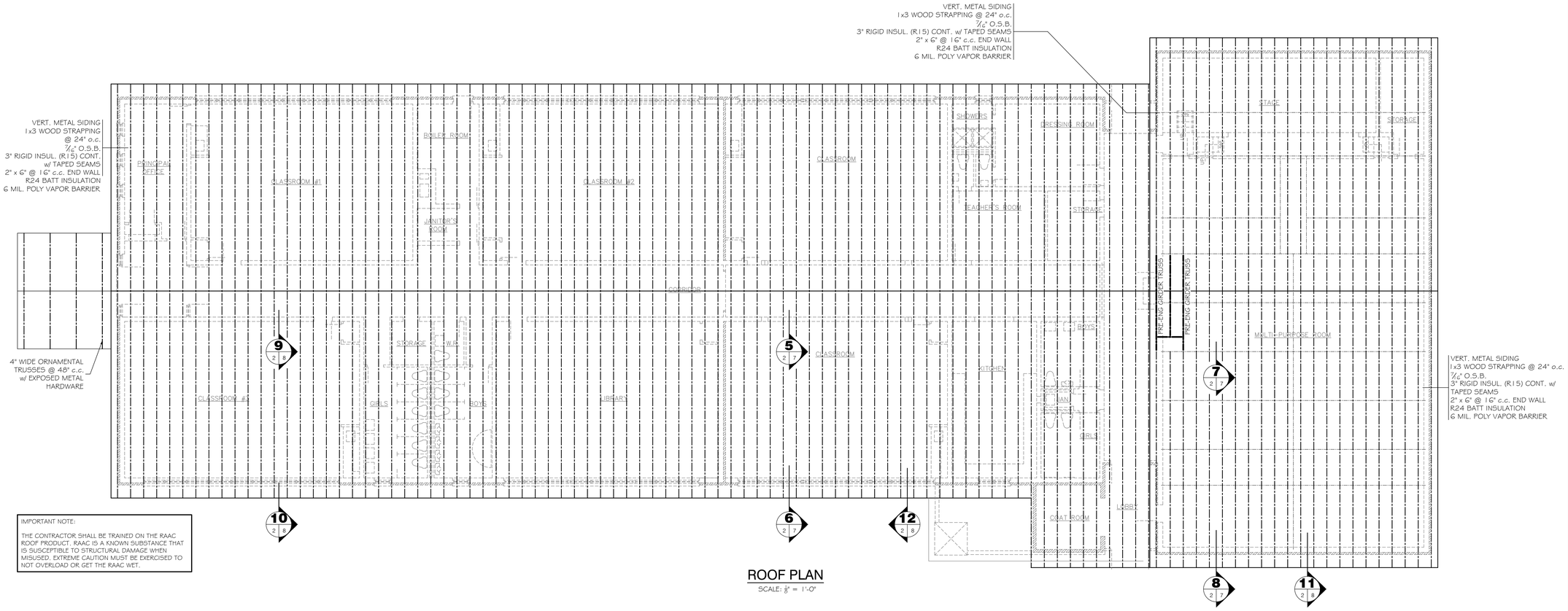
Drawing Title:
EXISTING ROOF PLAN, & NEW ROOF FRAMING PLAN

Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O.B.	BDC	2026 08 18	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.:
1

REV DATE: 10/27/2026



IMPORTANT NOTE:

THE CONTRACTOR SHALL BE TRAINED ON THE RAAC ROOF PRODUCT. RAAC IS A KNOWN SUBSTANCE THAT IS SUSCEPTIBLE TO STRUCTURAL DAMAGE WHEN MISUSED. EXTREME CAUTION MUST BE EXERCISED TO NOT OVERLOAD OR GET THE RAAC WET.

ROOF PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

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2026 10 29
PROVINCE OF ONTARIO

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Brockville, Ont. K6V 4W4
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www.EastEng.com

Project Title:
FORMER FRANKVILLE PUBLIC SCHOOL
TWP OF ELIZABETHTOWN KITLEY
MUNICIPAL OFFICES
231 Highway 29
Frankville, Ontario

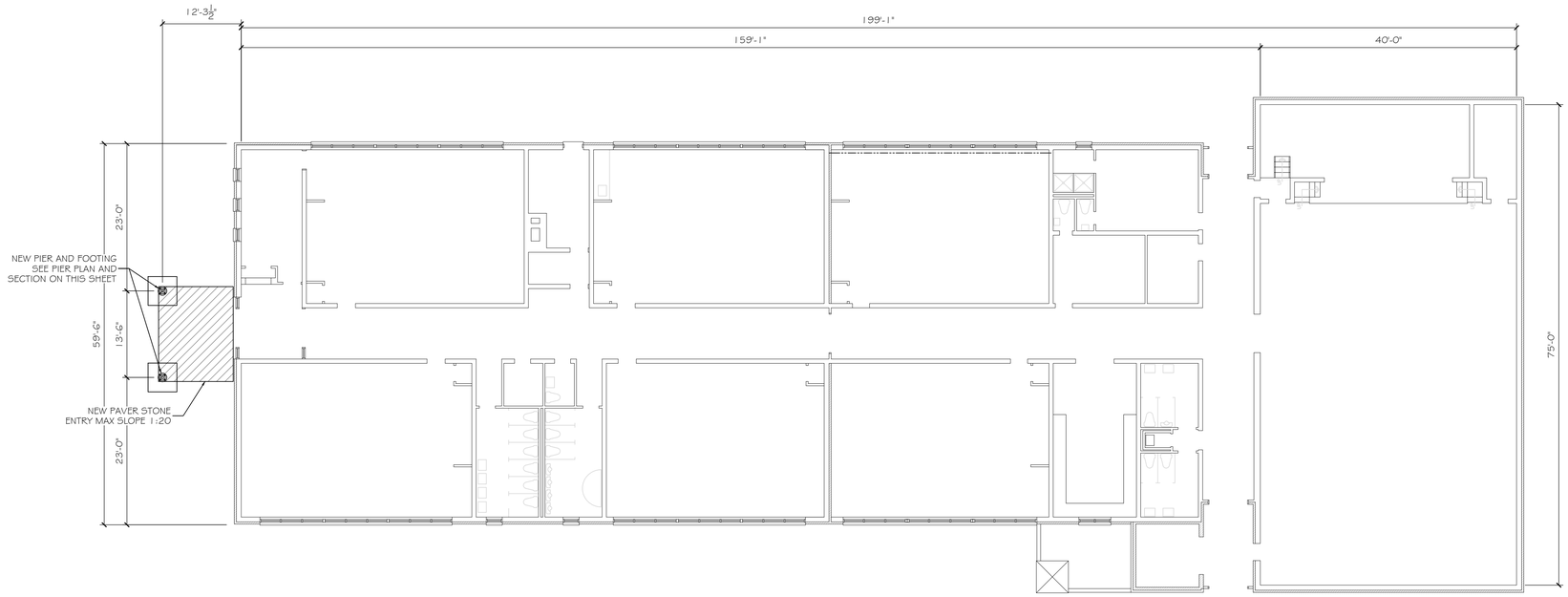
Drawing Title:
NEW ROOF PLAN

Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

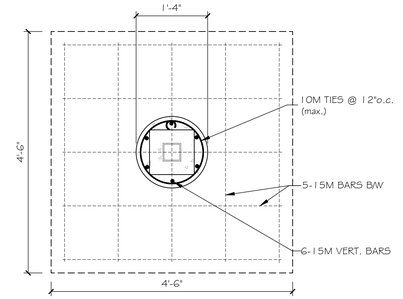
Drawing No.: **2**

REV DATE: 10/27/2026



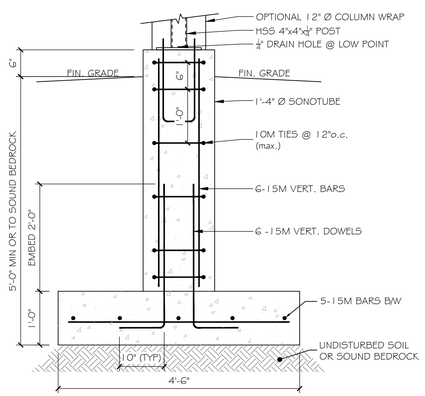
FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



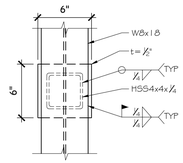
PIER PLAN

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



PIER SECTION

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



TOP PLATE DETAIL

SCALE: 1½" = 1'-0"

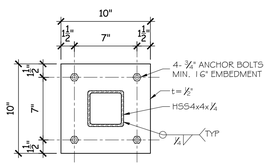


NOTES:

CONTRACTOR TO ENSURE ANCHOR BOLT LENGTHS MEET REQUIREMENTS AS PER SHOP DRAWINGS.
ALL ANCHOR BOLTS TO BE MIN. ASTM F1554 GRADE 36.

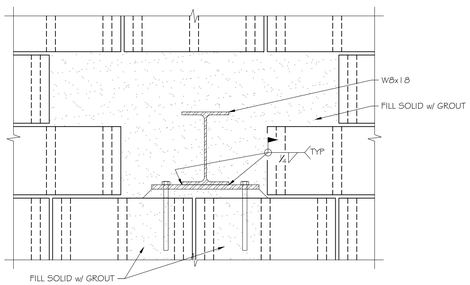
TYP ANCHOR BOLTS

SCALE: 1" = 1'-0"



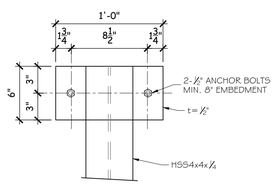
BASE PLATE DETAIL

SCALE: 1½" = 1'-0"



BEARING PLATE SECTION

SCALE: 1½" = 1'-0"



BEARING PLATE DETAIL

SCALE: 1½" = 1'-0"

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3	ED	2026 10 29	FOR PERMIT / CONSTRUCTION
2	ED	2026 10 16	ISSUED FOR TENDER
1	ED	2026 10 01	ISSUED FOR REVIEW
0	B.O.B.	2026 08 18	ISSUED FOR REVIEW

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DRAWINGS ARE NOT TO BE SCALED

PROJECT NORTH

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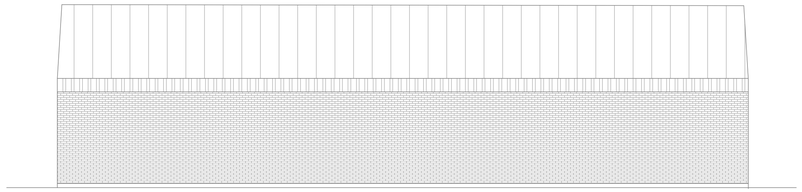
Drawing Title:
FOUNDATION PLAN & DETAILS

Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O.B.	BDC	2026 08 18	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.:
3

REV DATE: 10/27/2026



EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"



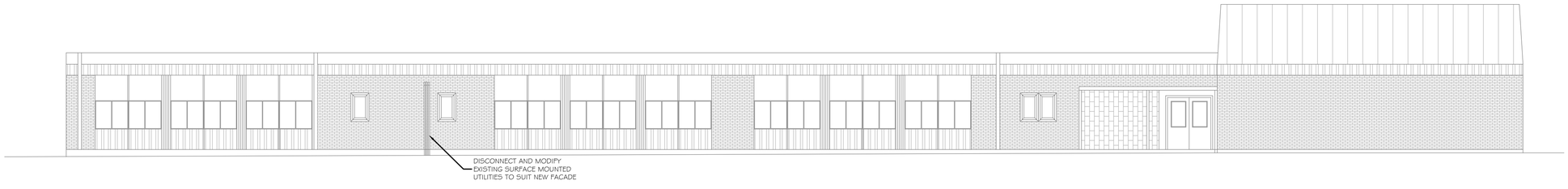
WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"



NORTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"



SOUTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

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Drawing Title:
EXISTING ELEVATIONS

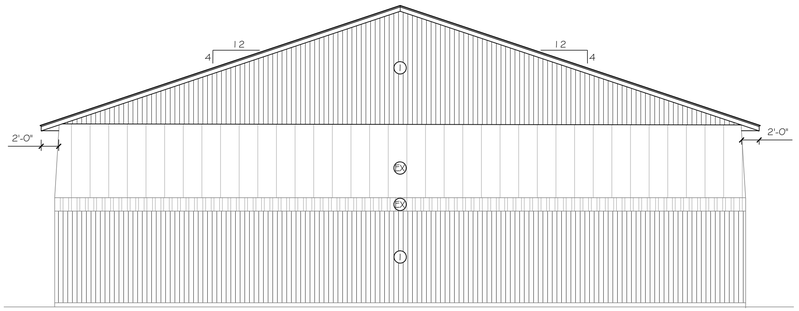
Design:	Checked:	Approved:	Project No.:
BDC	BDC		12738
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.: **4**

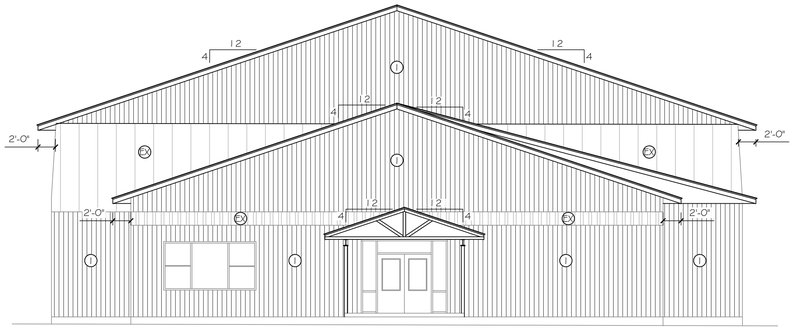
REV DATE: 10/27/2026

FINISH SCHEDULE:
(1) 24 Ga. PREFINISHED VERTICAL METAL SIDING
(2) 24 Ga. PREFINISHED HORIZONTAL METAL SIDING IN CONTRASTING COLOUR
(3) 24 Ga. VERTICAL METAL ROOF SIDING
(EX) EXISTING SIDING TO REMAIN



EAST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"



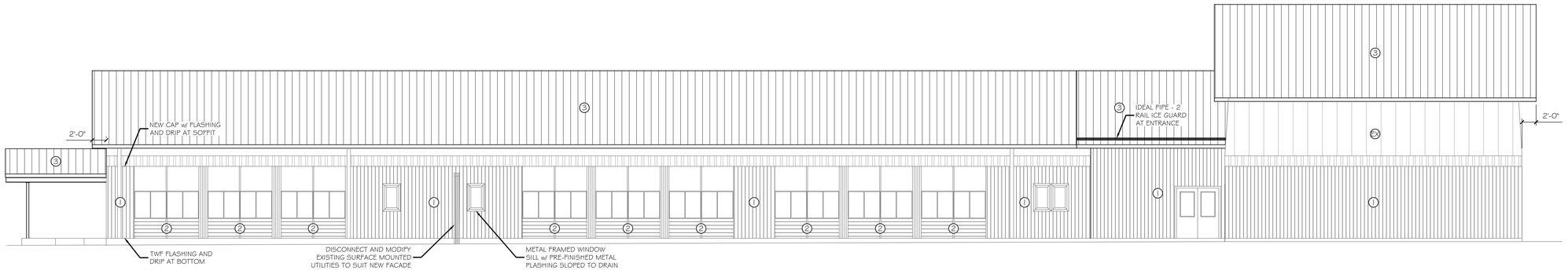
WEST ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"



NORTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"



SOUTH ELEVATION

SCALE: $\frac{1}{8}$" = 1'-0"

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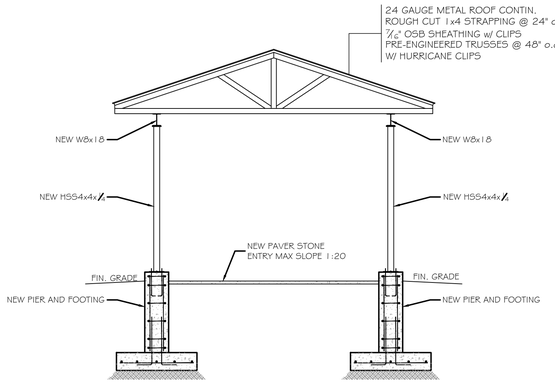
Project Title:
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TWP OF ELIZABETHTOWN KITLEY
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Frankville, Ontario

Drawing Title:
NEW ELEVATIONS

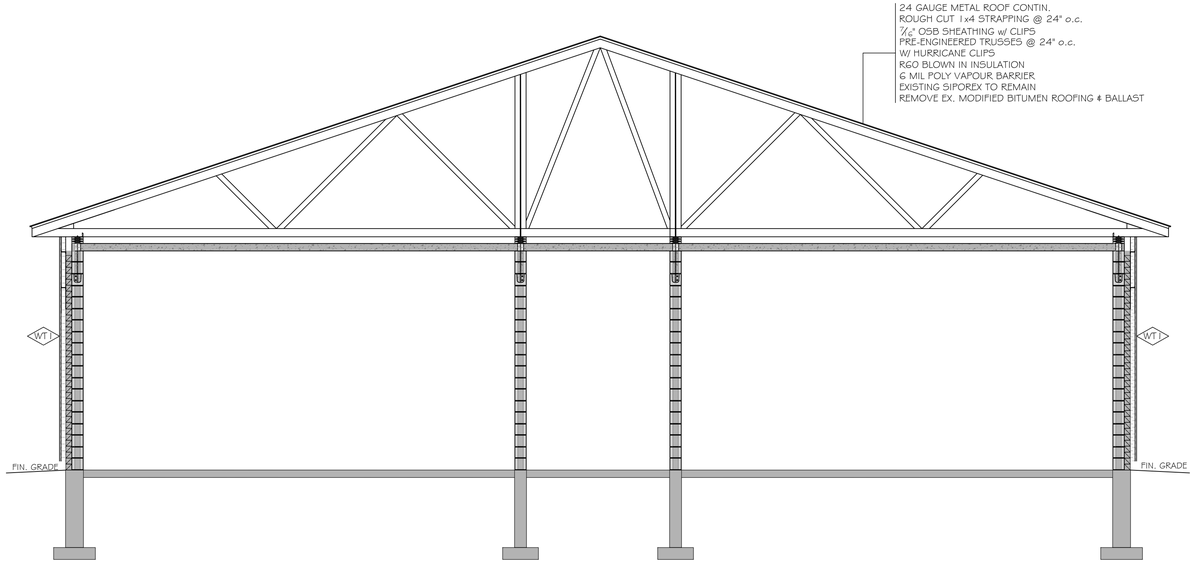
Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

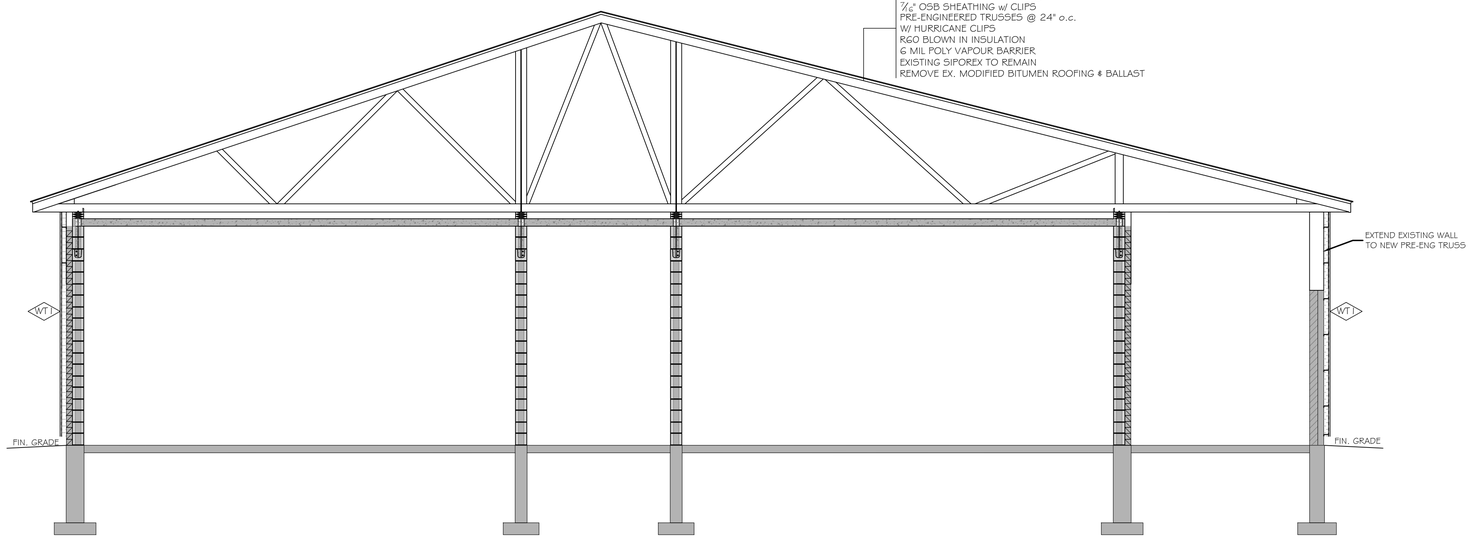
Drawing No.:
5
REV DATE: 10/27/2026



SECTION 1
SCALE: 1/4" = 1'-0" (1 | 6)



SECTION 2
SCALE: 1/4" = 1'-0" (1 | 6)



SECTION 3
SCALE: 1/4" = 1'-0" (1 | 6)

NOT FOR CONSTRUCTION

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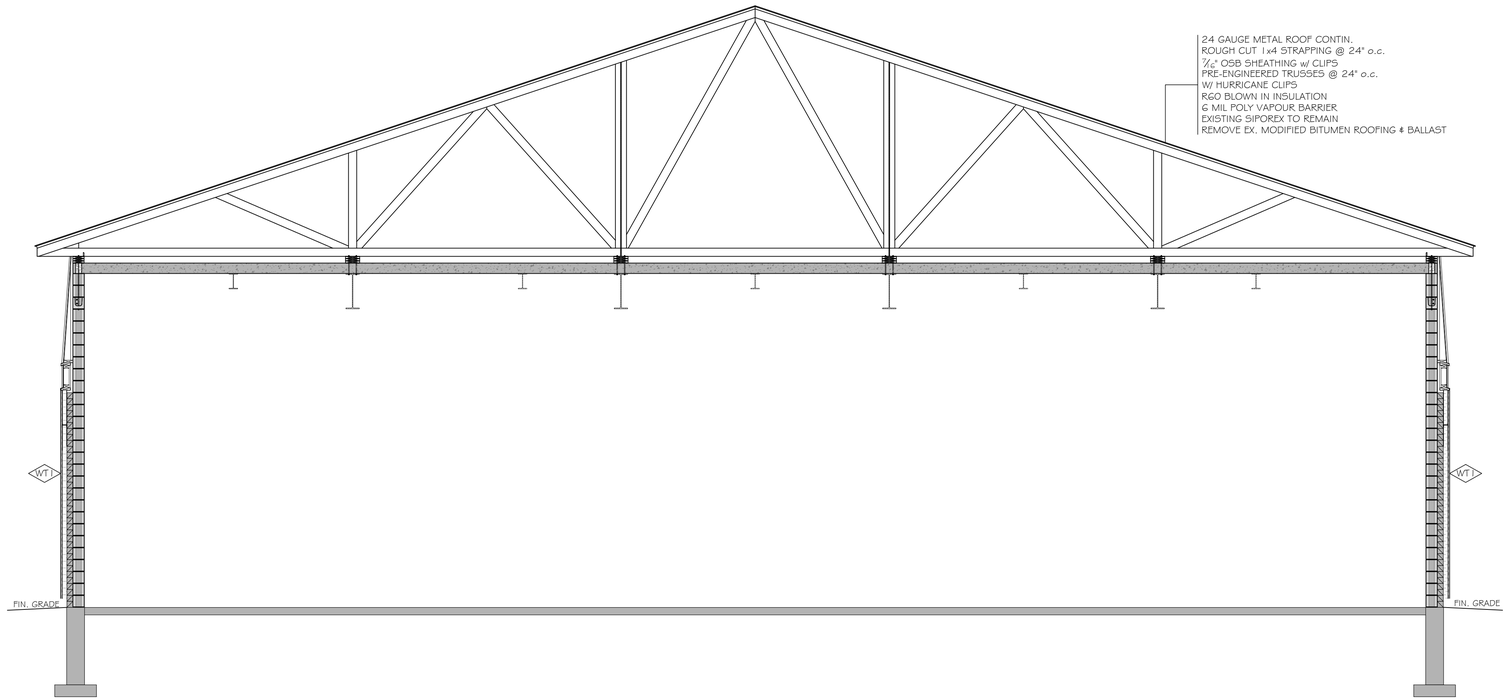
Project Title:
FORMER FRANKVILLE PUBLIC SCHOOL
TWP OF ELIZABETHTOWN KITLEY
MUNICIPAL OFFICES
231 Highway 29
Frankville, Ontario

Drawing Title:
NEW BUILDING SECTIONS

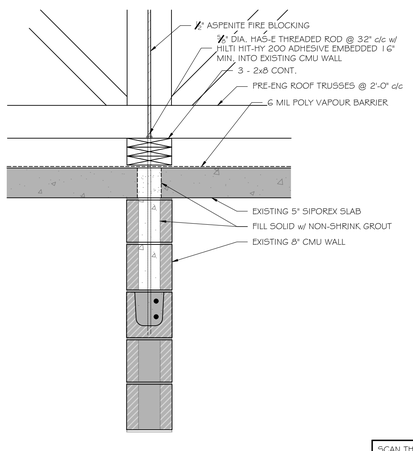
Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.:
6
REV DATE: 10/27/2026

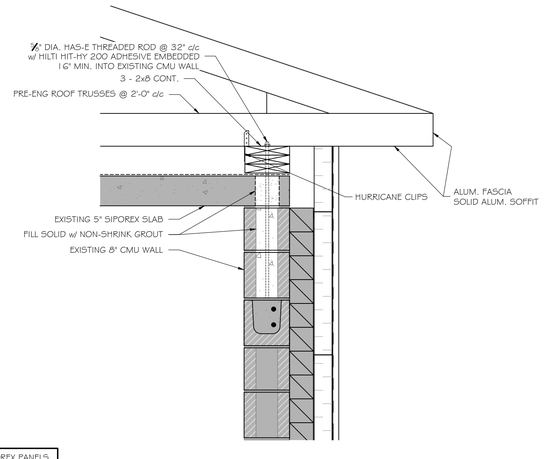


SECTION 4
SCALE: 1/4" = 1'-0" (1 | 7)

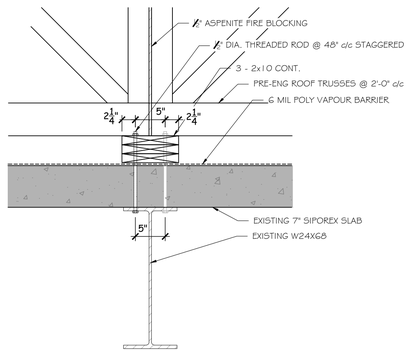


SECTION 5
SCALE: 1" = 1'-0" (2 | 7)

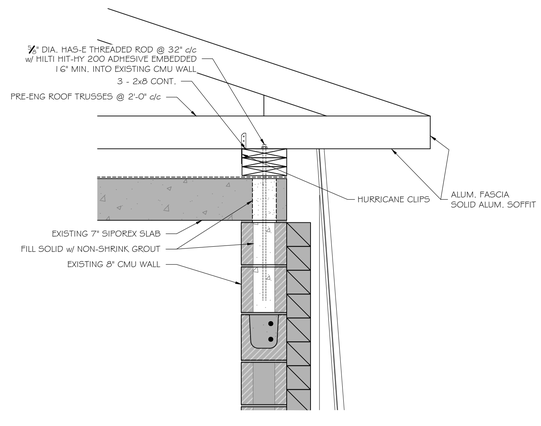
SCAN THE THE SIPOREX PANELS TO ENSURE REINFORCING BARS ARE NOT CUT.



SECTION 6
SCALE: 1" = 1'-0" (2 | 7)



SECTION 7
SCALE: 1" = 1'-0" (2 | 7)



SECTION 8
SCALE: 1" = 1'-0" (2 | 7)

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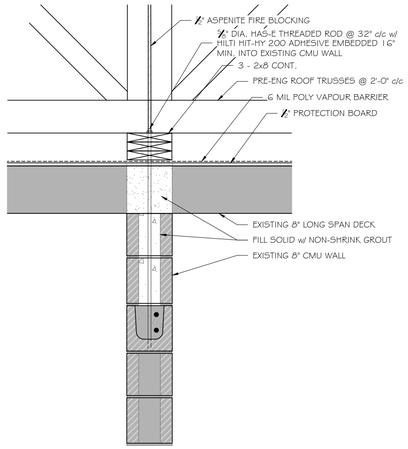
Drawing Title:
NEW BUILDING SECTIONS

Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O.B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

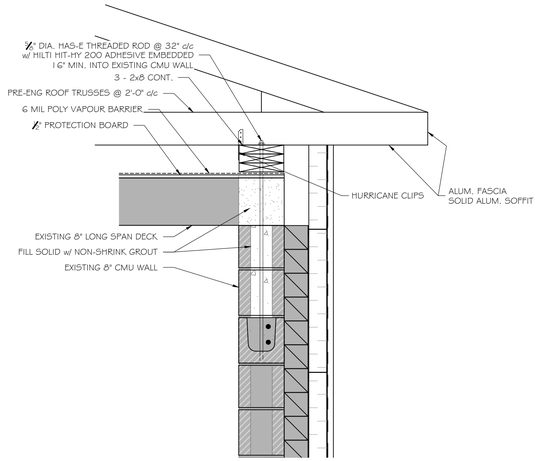
Drawing No.: **7**

REV DATE: 10/27/2026

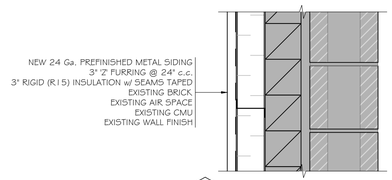


SECTION 9
SCALE: 1" = 1'-0" (2 8)

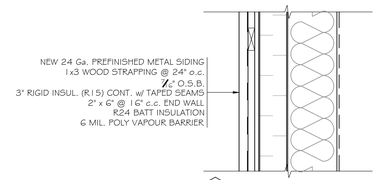
SCAN THE THE SIPOREX PANELS TO ENSURE REINFORCING BARS ARE NOT CUT.



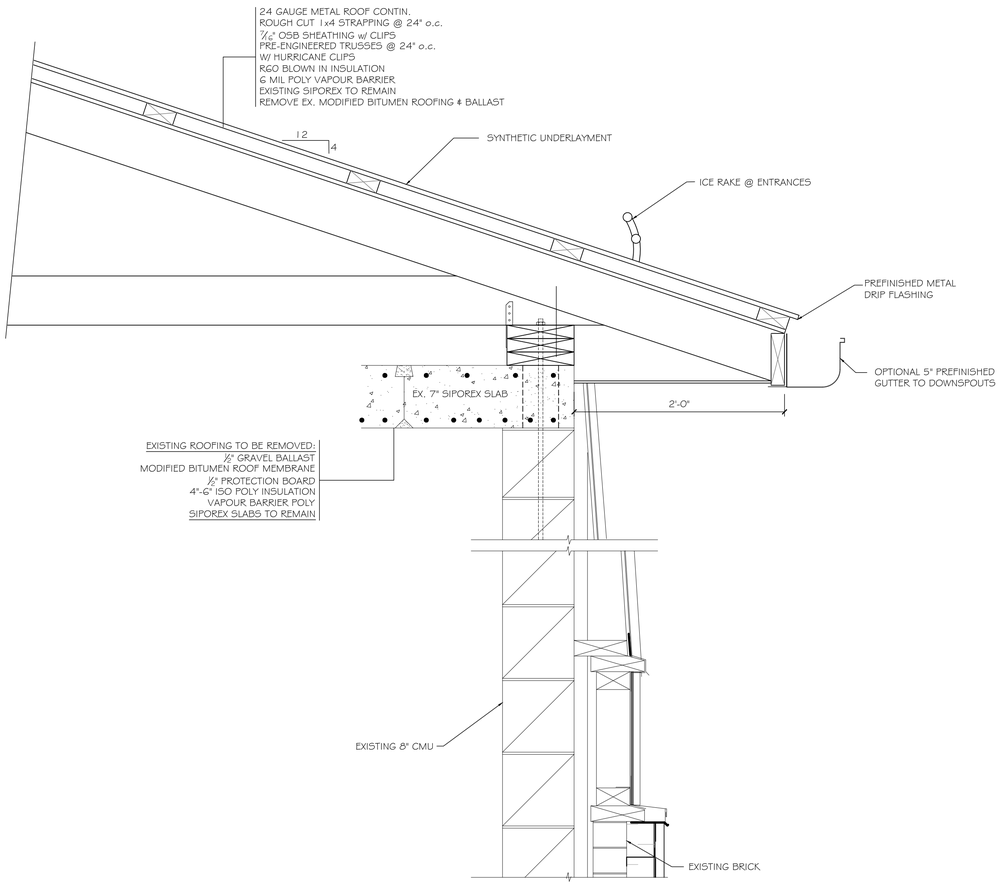
SECTION 10
SCALE: 1" = 1'-0" (2 8)



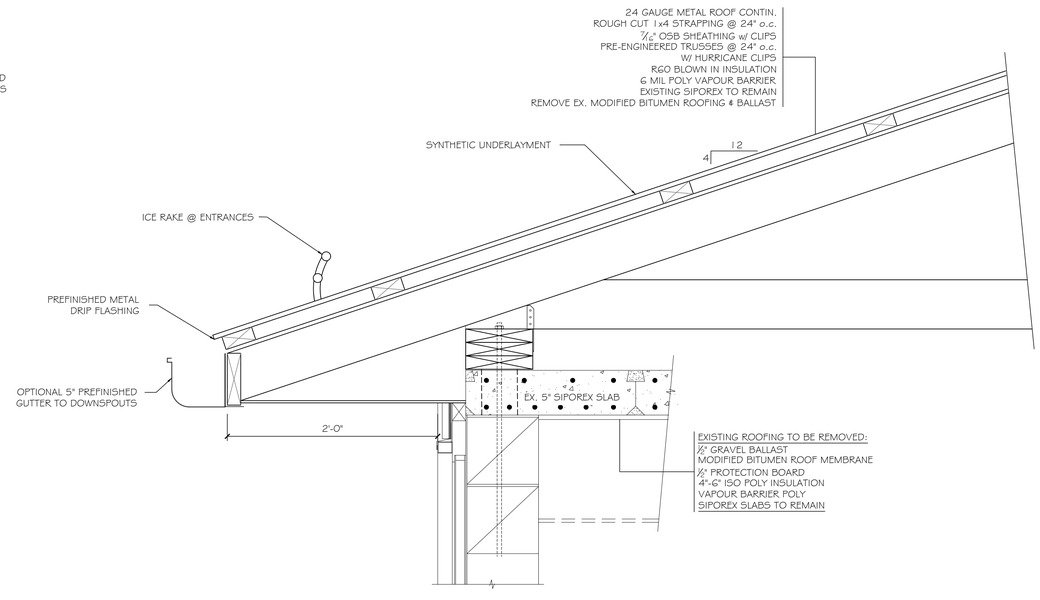
WT1
WALL SECTION
SCALE: 1½" = 1'-0"



WT2
GABLE END WALL SECTION
SCALE: 1½" = 1'-0"



SECTION 11
SCALE: 1½" = 1'-0" (2 8)



SECTION 12
SCALE: 1½" = 1'-0" (2 8)

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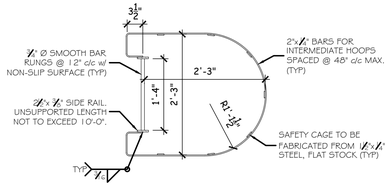
Project Title:
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TWP OF ELIZABETHTOWN KITLEY
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231 Highway 29
Frankville, Ontario

Drawing Title:
SECTIONS

Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O.B.	BDC	2026 07 30	

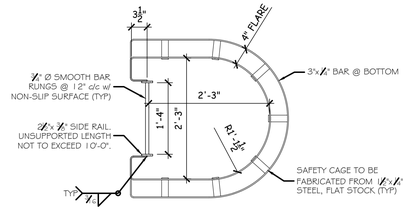
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Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.:
8
REV DATE: 10/27/2026



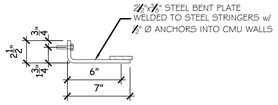
SECTION A-A

SCALE: $\frac{3}{4}$" = 1'-0"



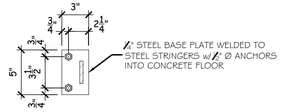
SECTION B-B

SCALE: $\frac{3}{4}$" = 1'-0"



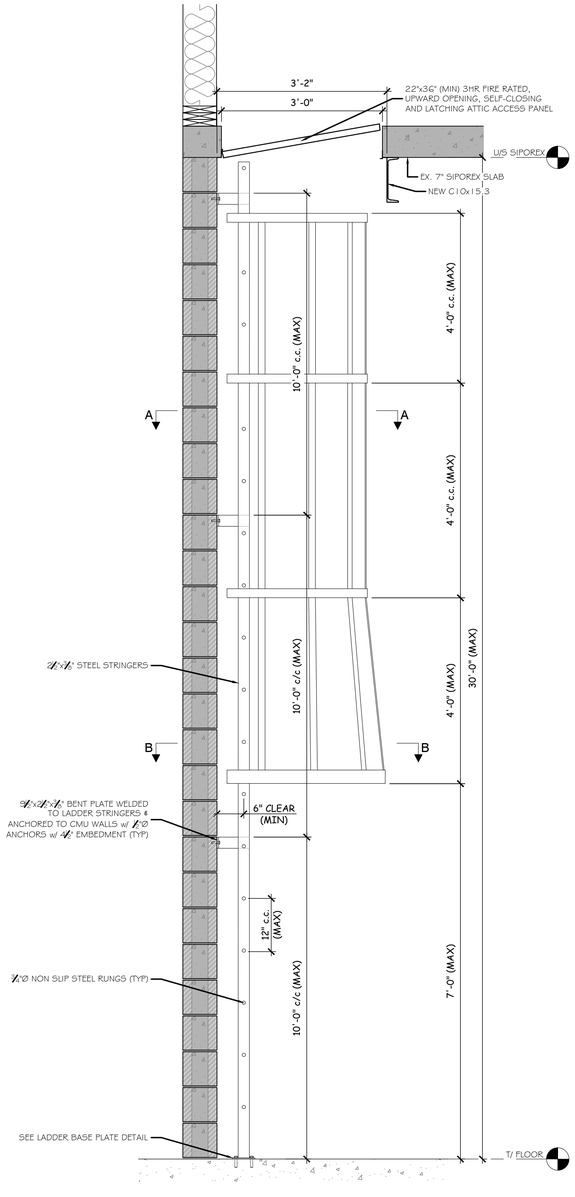
BENT PLATE DETAIL

SCALE: 1" = 1'-0"



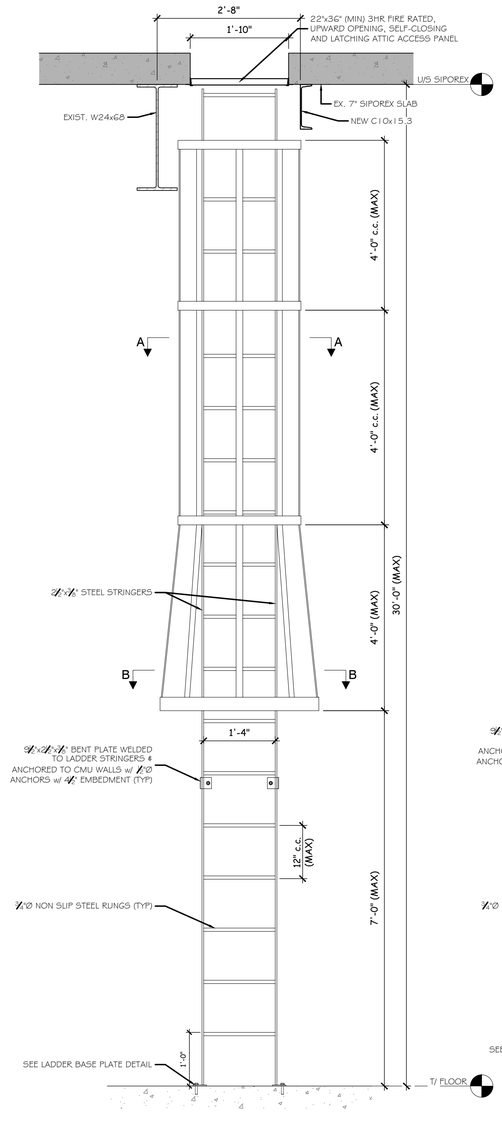
LADDER BASE DETAIL

SCALE: 1" = 1'-0"



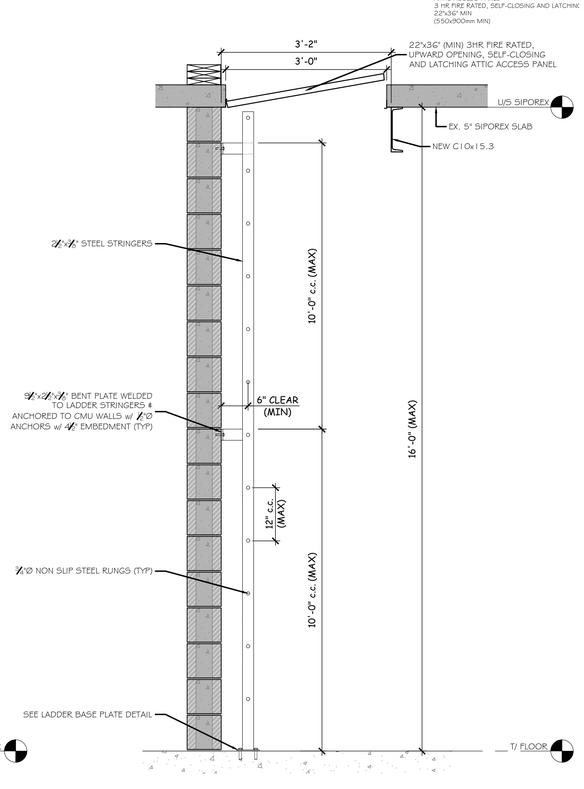
UPPER ROOF
ATTIC ACCESS LADDER

SCALE: $\frac{3}{4}$" = 1'-0"



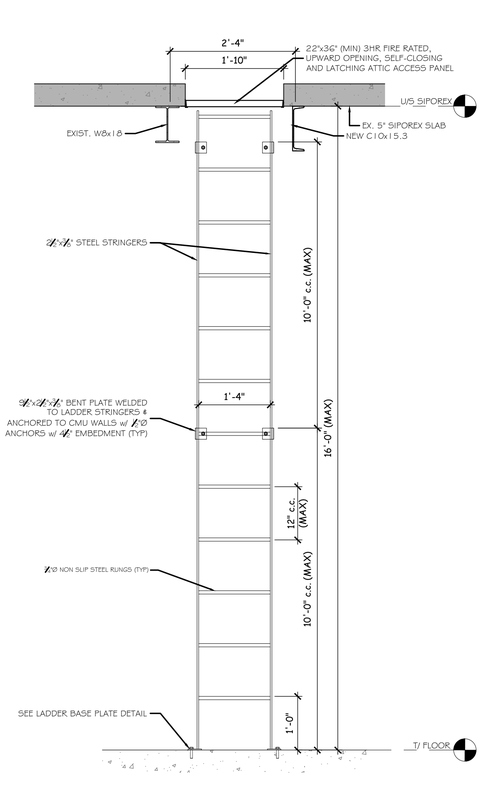
UPPER ROOF
ATTIC ACCESS LADDER

SCALE: $\frac{3}{4}$" = 1'-0"



LOWER ROOF
ATTIC ACCESS LADDER

SCALE: $\frac{3}{4}$" = 1'-0"



LOWER ROOF
ATTIC ACCESS LADDER

SCALE: $\frac{3}{4}$" = 1'-0"

NOT FOR CONSTRUCTION

No.	By	Date	Revisions
3	ED	2026 10 29	FOR PERMIT / CONSTRUCTION
2	ED	2026 10 16	ISSUED FOR TENDER
1	ED	2026 10 01	ISSUED FOR REVIEW
0	B.O'B.	2026 07 30	ISSUED FOR REVIEW

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DRAWINGS ARE NOT TO BE SCALED



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Project Title:
FORMER FRANKVILLE PUBLIC SCHOOL
TWP OF ELIZABETHTOWN KITLEY
MUNICIPAL OFFICES
231 Highway 29
Frankville, Ontario

Drawing Title:

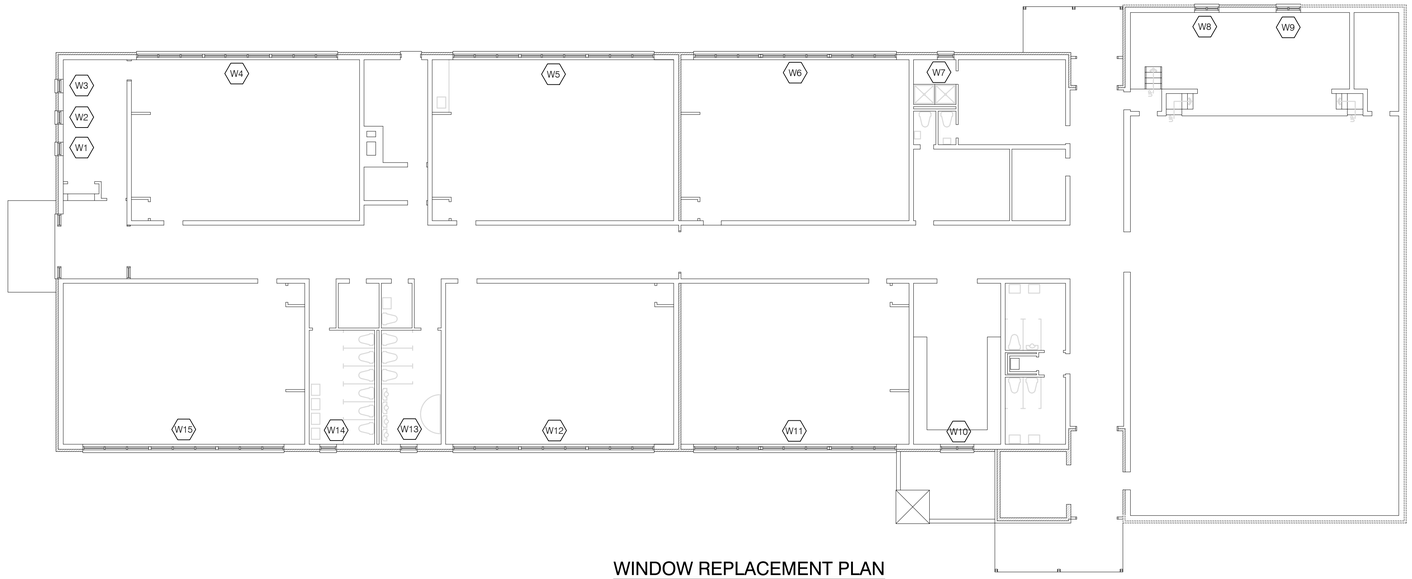
ACCESS LADDER DETAILS

Design:	Checked:	Approved:	Project No.:
BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

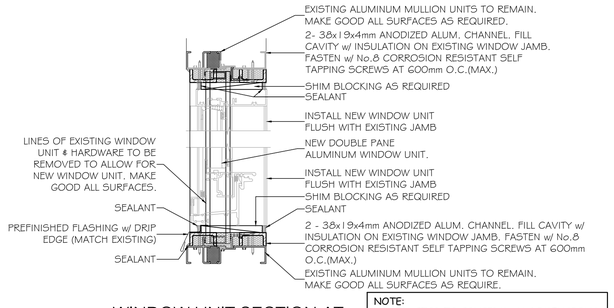
Drawing No.:
9

REV DATE: 10/27/2026



WINDOW REPLACEMENT PLAN

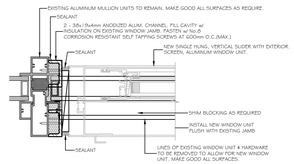
SCALE: 3/32" = 1'-0"



WINDOW UNIT SECTION AT JAMB & HEAD

N.T.S.

NOTE:
CONTRACTOR TO CONFIRM ALL DIMENSIONS. SEE EXISTING WINDOW UNIT FOR EXISTING WINDOW SIZES & LOCATIONS.



WINDOW UNIT SECTION AT JAMB

N.T.S.

NOT FOR CONSTRUCTION

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PROJECT NORTH

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WINDOW REPLACEMENT PLAN & DETAILS

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BDC	BDC	ED	12738
Drawn:	Checked:	Date:	Contract No.:
B.O'B.	BDC	2026 07 30	

Scale:
Horizontal: AS SHOWN
Vertical: AS SHOWN

Drawing No.:
10

REV DATE: 10/27/2026