

CONSTRUCTION NOTES:

DIVISION 1 - GENERAL REQUIREMENTS

- 1.1 GENERAL REQUIREMENTS
1. DESIGN LOADS: REFER TO STRUCTURAL DRAWINGS
2. THE GENERAL CONTRACTOR SHALL ARRANGE, OBTAIN AND PAY FOR ALL REQUIRED PERMITS
3. GENERAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCING WORK AND THOROUGHLY INSPECT EXISTING CONDITIONS TO FAMILIARIZE HIMSELF WITH THE AREAS OF WORK. ALL REQUIRED BARRICADES AND SIGNAGE ARE AT THE CONTRACTORS EXPENSE.
4. THE PROVISIONS OF THE SASKATCHEWAN BUILDERS LIEN ACT APPLY TO THIS PROJECT. THEREFOR ALL PAYMENTS WITH RESPECT TO THIS WORK ARE SUBJECT TO A STATUTORY HOLDBACK OF 10%. HOLDBACK WILL BE RELEASED FORTY (40) DAYS AFTER SUBSTANTIAL COMPLETION HAS BEEN OBTAINED. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAKE APPLICATION FOR SUBSTANTIAL COMPLETION.
5. ALL WORKMANSHIP AND MATERIALS SHALL BE OF COMMERCIAL QUALITY AND EXECUTED BY SKILLED TRADES PEOPLE.
6. REMOVE AND/OR REPLACE DEFECTIVE AND NON-CONFORMING WORK AT NO COST TO OWNER. DEFICIENCIES NOTED ON FINAL INSPECTION SHALL BE CORRECTED PRIOR TO FINAL PAYMENT BY OWNER.
7. TURN OVER TO OWNER ALL MAINTENANCE MANUALS, EXTRA MATERIALS AND WARRANTIES UPON COMPLETION OF PROJECT.
8. AS BUILT DRAWINGS: TRANSFER ALL INFORMATION REGARDING CHANGES AND DEVIATIONS FROM THE ORIGINAL CONTRACT DOCUMENTS ONTO ONE SET OF PRINTS. AS-BUILT DRAWINGS ARE TO BE MAINTAINED AND UPDATED THROUGHOUT THE PROJECT. SUBMIT AS-BUILTS TO CONSULTANT PRIOR TO APPLICATION FOR FINAL PAYMENT. FAILURE TO SUBMIT AS-BUILT DRAWINGS WILL BE CONSIDERED A DEFICIENCY ITEM VALUED AT \$5,000.00.
9. ALL CONSTRUCTION TO CONFORM TO THE NATIONAL BUILDING CODE OF CANADA, LOCAL CODES AND BYLAWS (LATEST EDITIONS) UNLESS STRINGENTLY SPECIFIED OTHERWISE.
10. CONFIRM ALL DIMENSIONS PRIOR TO COMMENCING WORK AND ADVISE CONSULTANT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
11. PERFORM ALL REMEDIAL WORK AND CUTTING AS REQUIRED; AVOID DAMAGE TO OTHER WORK OR EXISTING SURFACES ETC., PATCH OR REPLACE AS DIRECTED.
12. CLEAN WORK AREA AT COMPLETION OF WORK TO REMOVE DUST, DIRT, STAINS AND MARKS RESULTING FROM WORK COMPLETED WITHIN THIS CONTRACT.
13. GARBAGE BINS SHALL BE STORED IN THE WORK AREA. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING WASTE MATERIAL FROM THE SITE.
14. CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF TEMPORARY POWER AND WATER DURING CONSTRUCTION.
15. CO-ORDINATE ALL WORK WITH BUILDING DESIGN MECHANICAL AND ELECTRICAL DRAWINGS.
16. CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF TEMPORARY SANITARY FACILITIES DURING CONSTRUCTION.
17. NOTIFY STRUCTURAL ENGINEER 24 HOURS IN ADVANCE FOR INSPECTION OF THE FOLLOWING:
 1. PILING: BEFORE CONSTRUCTION
 2. REINFORCING STEEL: BEFORE EACH CONCRETE POUR
 3. MASONRY & REINF STEEL: BEFORE EACH GROUT POUR
 4. STRUCTURAL STEEL: BEFORE INSTALLATION OF DECKING
 5. TIMBER TRUSSES: BEFORE SHEATHING
18. DRAWINGS SHOW COMPLETED STRUCTURES ONLY. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED FOR CONSTRUCTION LOADING CONDITIONS.
19. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS ON SHOP DRAWINGS AND ALL FIELD DIMENSIONS. CONTRACTOR SHALL MARK ALL SHOP DRAWINGS AS REVIEWED FOR DIMENSIONALITY PRIOR TO SUBMITTAL TO CONSULTANT. THE CONSULTANT SHALL IMMEDIATELY REJECT ALL SHOP DRAWINGS NOT BEARING THIS CONFIRMATION.

DIVISION 2 - DEMOLITION & SITE WORK

- 2.1 DEMOLITION
 1. WORK TO BE DONE IN ACCORDANCE WITH CSA S350-M1980. (R2003) CODE OF PRACTICE FOR SAFETY IN DEMOLITION OF STRUCTURES
 2. PROVIDE TEMPORARY BARRIERS/SIGNS TO PROTECT THE PUBLIC DURING THE COURSE OF THE WORK. POST CAUTION SIGNS AS REQUIRED TO IDENTIFY POTENTIAL HAZARDS OR DANGERS TO WORKERS AND THE PUBLIC.
 3. REMOVE ALL DEMOLITION DEBRIS FROM THE SITE ON A DAILY BASIS; KEEP WORK AREA, ADJOINING SPACES AND CORRIDOR AREAS MAINTAINED AT ALL TIMES. DISPOSE OF MATERIAL IN ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION.
 4. WASTE MATERIALS SHALL NOT BE BURNED ON SITE.
 5. PROTECT ADJACENT SURFACES THROUGH THE WORK. ESPECIALLY DURING ABRASIVE BLASTING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR, AND SHALL PAY FOR ANY DAMAGES TO ADJACENT SURFACES AS A RESULT OF THE WORK.
 6. CARRY OUT ALL DEMOLITION AND/OR EXCAVATION IN A SAFE AND CONTROLLED MANNER. PREVENT SUDDEN MOVEMENT, SETTLEMENT OF STRUCTURE, OR DAMAGE OF ADJACENT STRUCTURES, SERVICES, SIDEWALKS, ROADS, TREES, LANDSCAPING, AND ADJACENT GRADES. PROVIDE AND PLACE BRACING AS REQUIRED FOR SAFETY AND SUPPORT OF STRUCTURE DURING DEMOLITION AND/OR EXCAVATION. TEMPORARY SHORING SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER PRIOR TO BEING LOADED.
 7. CONTRACTOR TO CEASE OPERATIONS IMMEDIATELY IF, AT ANY TIME, DURING THE COURSE OF WORK THE STRUCTURE APPEARS TO ENDANGER THE SAFETY OF THE WORKERS, PUBLIC OR SURROUNDING PROPERTIES.
 8. CONTACT NECESSARY UTILITIES/ OWNER AND REVIEW ALL AVAILABLE INFORMATION TO LOCATE BURIED UTILITIES AND SERVICES PRIOR TO UNDERTAKING ANY DEMOLITION ACTIVITIES.
- 2.2 SITE WORK
 1. DO NOT COMMENCE WITH BACKFILLING OPERATIONS UNTIL ALL DEMOLITION AND REMOVAL WORK HAS BEEN COMPLETED AND THE AREA HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE CONSULTANT.
 2. PROOF ROLL EXPOSED SUB-GRADE WITH A HEAVY SHEEPSFOOT ROLLER AFTER EXCAVATION. ANY SOFT AREAS OR SOIL CONTAINING ORGANIC MATERIAL SHALL BE EXCAVATED AND REPLACED WITH WELL GRADED PIT RUN SAND (TYPE 8). COMPACT SAND TO MINIMUM 98% STANDARD PROCTOR DENSITY AT ±2% OF PROCTOR OPTIMUM MOISTURE CONTENT.
 3. PLACE TYPE '33' GRANULAR BASE FILL OVER THE AREA OUTLINED IN THE PLANS IN MAXIMUM 6" LIFTS. COMPACT TO 100% STANDARD PROCTOR AT ±2% PROCTOR OPTIMUM MOISTURE CONTENT. COMPACT AND GRADE TO ELEVATIONS SHOWN ON THE DRAWINGS.
 4. PROTECT UTILITY SERVICES PREVIOUSLY UNCOVERED BY THE EXCAVATION WORK DURING BACKFILLING AND COMPACTION OPERATIONS.
 5. SITE COMPACTION TESTING
 1. TESTING OF COMPACTED FILL MATERIALS WILL BE PERFORMED BY AN INDEPENDENT INSPECTION FIRM APPROVED BY THE CONSULTANT AND PAID FOR BY THE CONTRACTOR. TESTING WILL BE PERFORMED SO AS TO LEAST ENCUMBER THE PERFORMANCE OF WORK AS DIRECTED BY THE CONSULTANTS.
 2. WHEN WORK OF THIS SECTION OR PORTIONS OF WORK ARE COMPLETED TO OWN SATISFACTORY, NOTIFY THE TESTING FIRM TO PERFORM DENSITY TESTS. DO NOT PROCEED WITH ADDITIONAL PORTIONS OF WORK UNTIL RESULTS HAVE BEEN VERIFIED AND APPROVED.
 3. IF, DURING PROGRESS OF WORK, TESTS INDICATE THAT COMPACTED MATERIALS DO NOT MEET SPECIFIED REQUIREMENTS, REMOVE DEFECTIVE WORK, REPLACE AND RETEST AT OWN EXPENSE, AS DIRECTED BY THE CONSULTANT.
 4. ENSURE COMPACTED FILLS ARE TESTED AND APPROVED BEFORE PROCEEDING WITH PLACEMENT OF SURFACE MATERIALS.
 5. ALL TESTING TO BE DONE IN ACCORDANCE WITH ASTM STANDARDS.
 6. PROVIDE AT LEAST THREE DENSITY TESTS FOR EACH LIFT FOR EACH 100 SQUARE METER SURFACE AREA OF COMPACTED SUB-GRADE AND COMPACTED GRANULAR BASE BELOW ALL GRADE SUPPORTED CONCRETE SLABS AND WALKS.
 7. PROVIDE AT LEAST THREE DENSITY TESTS FOR EACH 50 CUBIC METERS OF ALL OTHER FILL.
 8. PROVIDE AT LEAST ONE TEST OF EACH FILL MATERIAL FOR COMPLIANCE WITH SPECIFICATION.
 9. SUBMIT RECENT TEST RESULTS AVAILABLE FOR FILL MATERIALS TO BE USED. SUBMIT EACH TEST RESULT TO THE TESTING FIRM FOR APPROVAL. SUCH TEST RESULTS ARE TO CLEARLY INDICATE TYPES OF MATERIALS AND COMPOSITION, HARDNESS, COMPACTIBILITY AND SUITABILITY FOR PROPOSED USAGE.

2.2 PILE FOUNDATION NOTES

1. A SITE SPECIFIC GEOTECHNICAL REPORT FOR THIS PROJECT HAS NOT BEEN PREPARED. ASSUMED DESIGN VALUES ARE AS FOLLOWS:

DEPTH (m) BELOW GRADE	SKIN FRICTION (kPa)
0 - 2.4m	NEGLECT
2.4m - 9.0m	24 kPa

- 1.1. PILE REINFORCING SHALL BE FULL LENGTH, UNLESS NOTED OTHERWISE
- 1.2. CONCRETE PILES SHALL BE POURED WITHIN 24 HOURS OF DRILLING.
- 1.3. UNLESS NOTED OTHERWISE, CENTER PILES UNDER COLUMNS OR GRADE BEAMS.

DIVISION 3 - CONCRETE

- 3.1 GENERAL
 1. PROVIDE CONCRETE AND PERFORM WORK IN ACCORDANCE WITH CAN/CSA A23.1-09
 2. TEST CONCRETE IN ACCORDANCE WITH CAN/CSA A23.2-09
 3. INSPECTION AND TESTING
 1. INSPECTION AND TESTING WILL BE PERFORMED BY A FIRM APPROVED BY THE CONSULTANT AND PAID FOR THE BY CONTRACTOR.
 2. PROVIDE FREE ACCESS TO ALL PORTIONS OF WORK AND CO-OPERATE WITH APPOINTED FIRM.
 3. SUBMIT PROPOSED MIX DESIGN FOR EACH CLASS OF CONCRETE TO CONSULTANT FOR APPROVAL TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.
 4. TESTS OF CEMENT AND AGGREGATES MUST BE PERFORMED TO ENSURE CONFORMANCE WITH REQUIREMENTS STATED HEREIN.
 5. ONE CONCRETE TEST, CONSISTING OF THREE TEST CYLINDERS, WILL BE TAKEN FOR EVERY 50 CUBIC METERS OR LESS OF EACH CLASS OF CONCRETE PLACED. ONE CYLINDER TO BE TESTED AT 7 DAYS, THE REMAINING TWO CYLINDERS TO BE TESTED AT 28 DAYS.
 6. TWO ADDITIONAL CYLINDERS SHALL BE TAKEN FOR SULPHATE RESISTANT CONCRETE. THE ADDITIONAL CYLINDERS SHALL BE AT 56 DAYS.
 7. ONE ADDITIONAL TEST CYLINDER WILL BE TAKEN DURING COLD WEATHER CONCRETING, AND BE CURED ON JOBSITE UNDER SAME CONDITIONS OF CONCRETE IT REPRESENTS.
 8. ONE SLUMP TEST AND ONE AIR CONTENT TEST WILL BE TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
 9. TESTING OF CONCRETE WILL BE PERFORMED IN ACCORDANCE WITH CSA-A23.2-09 "METHOD OF TEST FOR CONCRETE"
 10. TEST RESULTS WILL BE ISSUED TO THE CONTRACTOR, CONSULTANT AND OWNER. TEST REPORTS TO BE NUMBERED CONSECUTIVELY BEGINNING WITH NUMBER ONE.
 11. IF CONCRETE CYLINDERS TEST RESULTS ARE NOT IN ACCORDANCE WITH THE SPECIFICATIONS, REQUIRED RETESTING WILL BE PAID FOR BY THE CONTRACTOR.
 12. THE CONSULTANT MAY ORDER ADDITIONAL TESTING ANY TIME EVEN THOUGH THE REQUIRED TESTS INDICATE THE STRENGTH REQUIREMENTS HAVE BEEN MET. IN THIS INSTANCE, THE OWNER WILL PAY FOR THOSE TESTS THAT MEET THE SPECIFIED REQUIREMENTS AND THE CONTRACTOR WILL PAY FOR THOSE THAT DO NOT.
 13. NON-DESTRUCTIVE METHODS FOR TESTING CONCRETE SHALL BE ACCORDING TO CSA A23.2-09.

3.2 CAST-IN-PLACE CONCRETE

1. CONCRETE REQUIREMENTS:

LOCATION	DESIGN STRENGTH (MPa) CLASS (28 DAYS)	EXPOSURE CLASS	CEMENT TYPE	AIR (%)	MAXIMUM SLUMP
PILES & PILE CAPS	32	S-2	50	5-7	4" ± 1"

3.3 REINFORCING STEEL

1. REINFORCING STEEL: NEW DEFORMED BARS TO CAN/CSA G30.18
2. PROVIDE CLEAR CONCRETE OVER REBAR AS FOLLOWS:
 1. SURFACE POURED AGAINST GROUND - 3"
 2. FORMED SURFACE EXPOSED TO GROUND OR WEATHER - 1 1/2"
 3. FORMED SURFACE NOT EXPOSED TO GROUND OR WEATHER: BEAMS - 1 1/2"
- 2.3.1. SLABS - 1" TOP
3. PLACE REBAR TO CAN/CSA A23.2
4. SPLICE REBAR AS FOLLOWS (U.N.O.)

BAR SIZE	10M	15M	20M	25M
LAP SPLICE (mm)	400	480	650	1000

- INCREASE LAP 25% FOR BAR SPACING LESS THAN 150mm.
5. MINIMUM REINFORCING AROUND OPENING LARGER THAN 300mm: 1-20M BAR EACH SIDE OF OPENING EXTENDED 600mm PAST CORNERS.
6. PROVIDE SHOP DRAWINGS OF ALL REINFORCING STEEL TO THE CONSULTANT FOR REVIEW AT LEAST TWO WEEKS PRIOR TO POUR.

3.6 CONCRETE FORM WORK

1. CONSTRUCT FORMS TO PRODUCE FINISHED CONCRETE CONFORMING TO THE SHAPE, DIMENSIONS, LOCATIONS AND LEVELS SHOWN ON THE DRAWINGS WITHIN THE TOLERANCE REQUIRED BY CAN/CSA A23.1.

DIVISION 5 - STEEL

- 5.1 GENERAL
 1. COMPLETE ALL STEEL WORK IN ACCORDANCE WITH CAN/CSA S16-09 "STEEL STRUCTURES FOR BUILDINGS"
 2. ALL STRUCTURAL STEEL AS SPECIFIED HEREIN SHALL BE OF NEW MATERIAL CONFORMING TO CSA G40.21-13.
 1. WIDE FLANGE BEAMS AND COLUMNS - 350W
 2. CHANNELS & ANGLES - 300W
 3. HOLLOW STRUCTURAL SECTIONS AND ROLLED SHAPES - 350W
 4. STRUCTURAL PLATES & BARS - 300W
 5. MISCELLANEOUS STEEL - 300W
 3. PROVIDE ERECTION BOLTS TO ASTM A325M, MINIMUM 19mm. DESIGN BOLTED CONNECTIONS TO ASTM A325 FOR THREADS EXCLUDED FROM SHEAR PLANE
 4. WELDING TO BE DONE TO CSA W59-13 BY FABRICATORS QUALIFIED TO CSA W47.1-09
 5. PAINT ALL STRUCTURAL STEEL IN ACCORDANCE WITH CIS/CPMA 1-73A.
 6. STEEL EXPOSED TO THE ELEMENTS SHALL BE PAINTED WITH ZINC PRIMER
 7. TEMPORARY BRACING DURING CONSTRUCTION TO BE DESIGNED BY CONTRACTOR RESPONSIBLE FOR ERECTION. CONTRACTOR IS RESPONSIBLE FOR SAFETY ON JOB SITE.
 8. NO BURNING OF HOLES SHALL BE ALLOWED IN STRUCTURAL STEEL.
 9. MINIMUM WELDS FOR CONNECTIONS SHALL BE 5mm FILLET WELD AND WHERE EXPOSED IN FINISHED BUILDING, WELD SHALL BE GROUND SMOOTH
 10. FABRICATORS TO BE CERTIFIED AS A DIVISION 2 COMPANY UNDER W47.1-09
 11. CONNECTIONS NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE STEEL FABRICATOR. FACTORED LOADS FOR THESE CONNECTIONS ARE SHOWN ON THE DRAWINGS AND ARE DENOTED THUS "40 kN". TENSION CONNECTIONS ARE DENOTED 'T', COMPRESSION CONNECTIONS ARE DENOTED 'C'. OTHERWISE LOADS ARE SHEAR LOADS. LOADS IN 'KN E.E.' INDICATE EACH END. U.N.O., ALL CONNECTIONS SHALL BE SIMPLE CONNECTIONS. FOR CONNECTIONS NOT DESCRIBED ABOVE, NOR DETAILED ON THE STRUCTURAL DRAWINGS (I.E. CROSS BRACING, SMALL FRAMING MEMBERS) USE ANY TYPE OF SIMPLE CONNECTION AND DESIGN FOR THE FACTORED LOAD SHOWN. U.N.O., CONNECTIONS ARE TO BE WELDED OR BOLTED WITH HIGH-STRENGTH BOLTS IN BEARING TYPE CONNECTION (MINIMUM 2 - 19mm Ø BOLTS).
 12. PREPARE SHOP DRAWINGS UNDER DIRECTION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE STRUCTURAL ENGINEERING IN THE PROVINCE OF SASKATCHEWAN. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

CONSULTANT

WALKER PROJECTS

Consulting Engineers • Project Managers

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SEALS



ASSOCIATION OF PROFESSIONAL ENGINEERS OF SASKATCHEWAN
WALKER PROJECTS INC.
CERTIFICATE OF AUTHORIZATION
#C793
PERMISSION TO CONSULT HELD BY:
DARYL ANDREW #19217 STRUCTURAL

REV.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	06-JULY-15
A	PRELIMINARY	07-MAY-15

DRAWING TITLE

NOTES

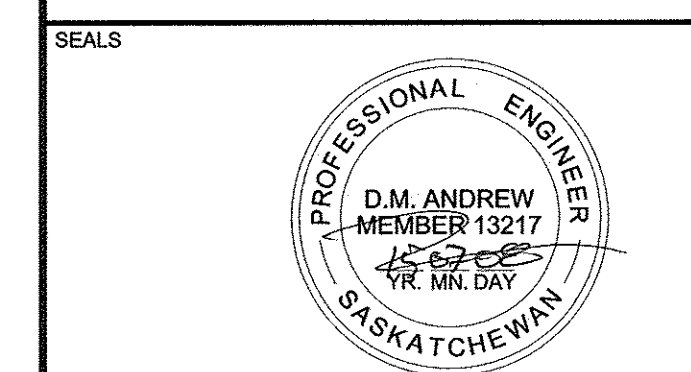
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VISIONS ELECTRONICS
VICTORIA AVENUE EAST
PROPERTY UPGRADES
2530 VICTORIA AVENUE EAST, REGINA

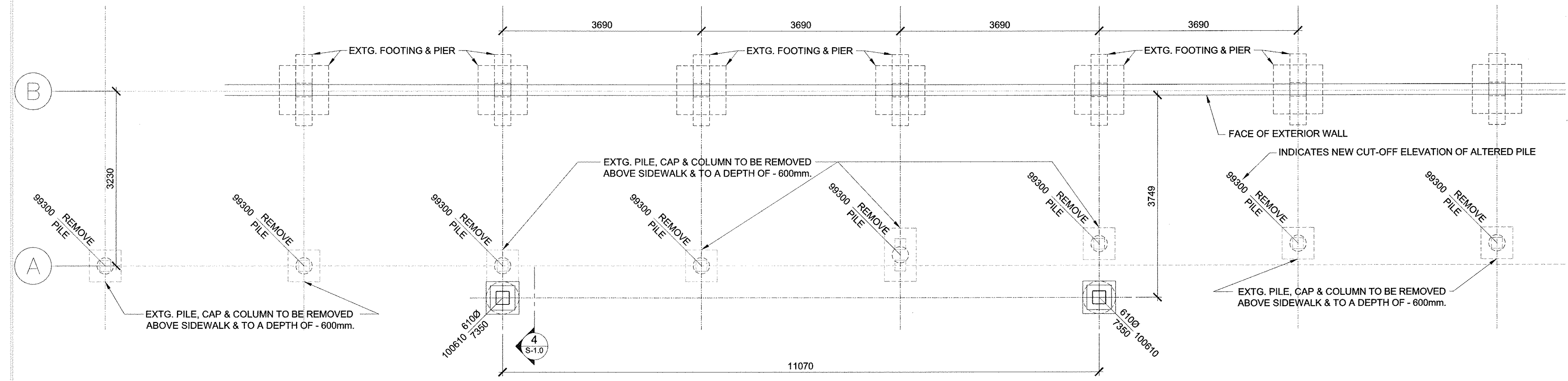
CLIENT

942252 ALBERTA LTD

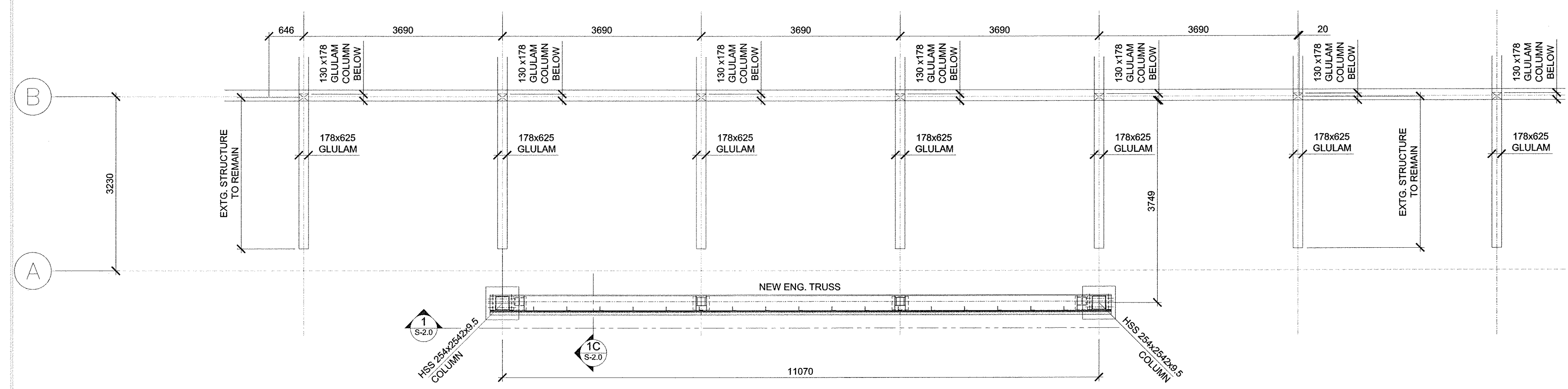
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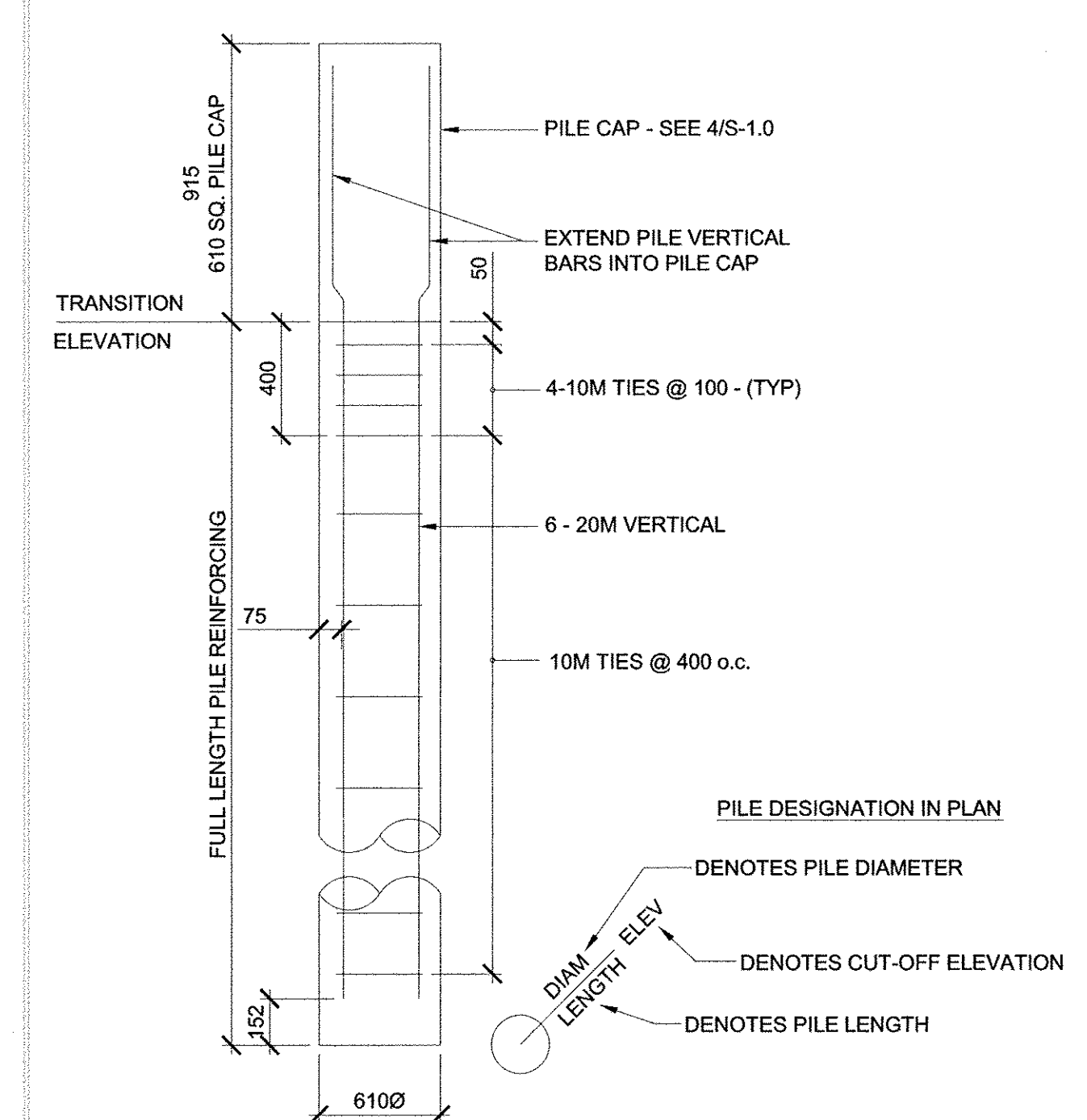
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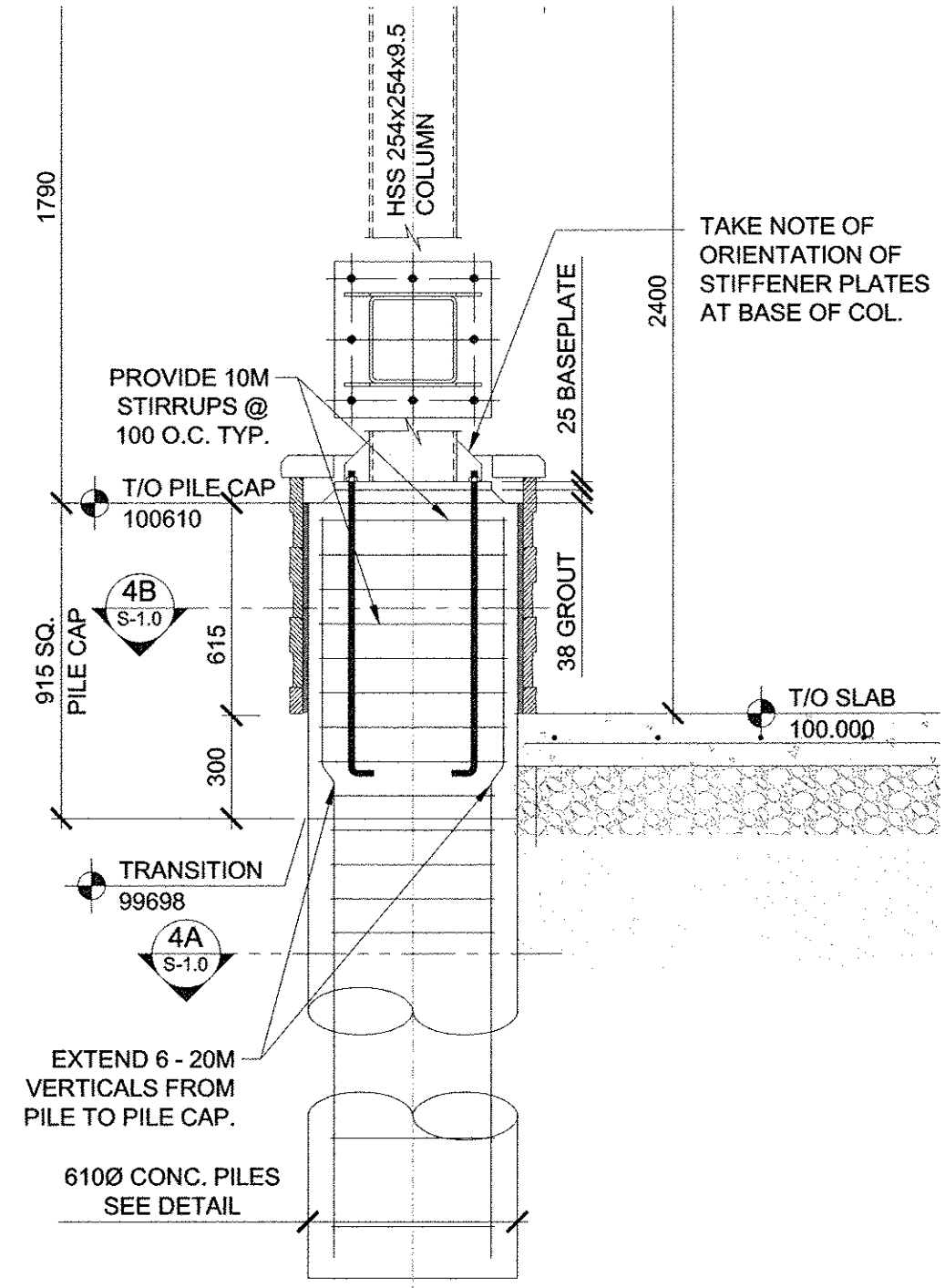
1 PARTIAL FOUNDATION PLAN @ SIGNAGE WALL
 SCALE: 1:50



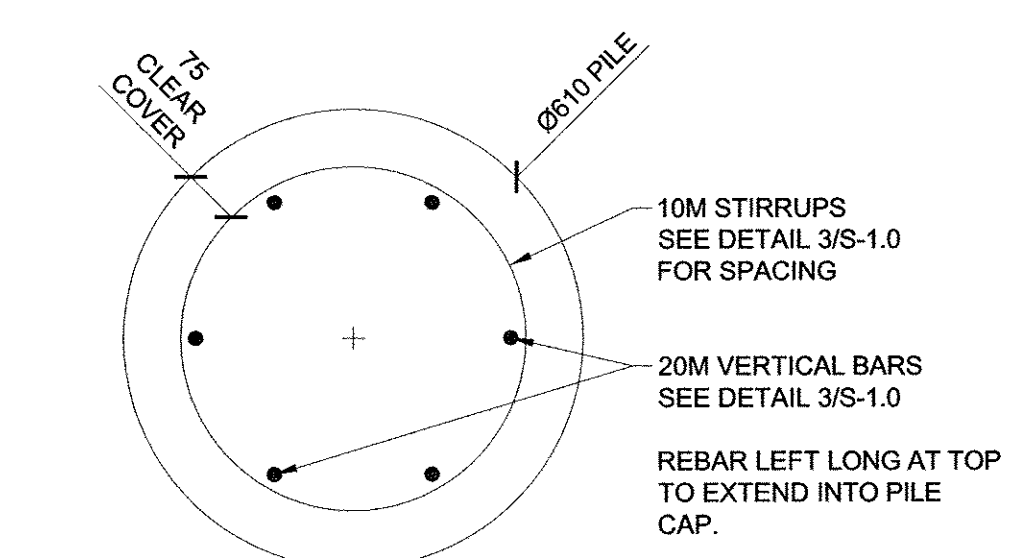
2 PARTIAL ROOF @ SIGNAGE WALL
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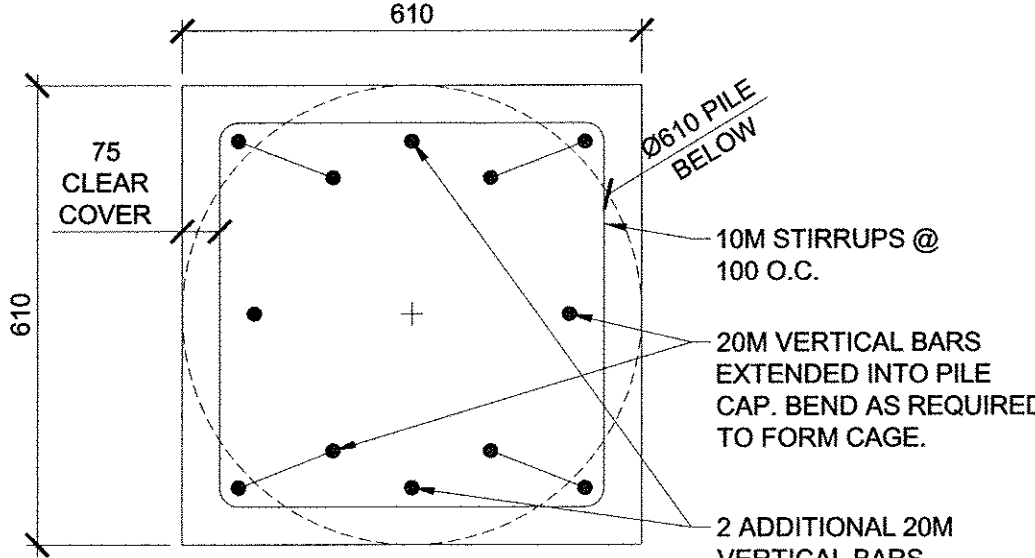
3 FRICTION PILE DETAIL
 SCALE: N.T.S.



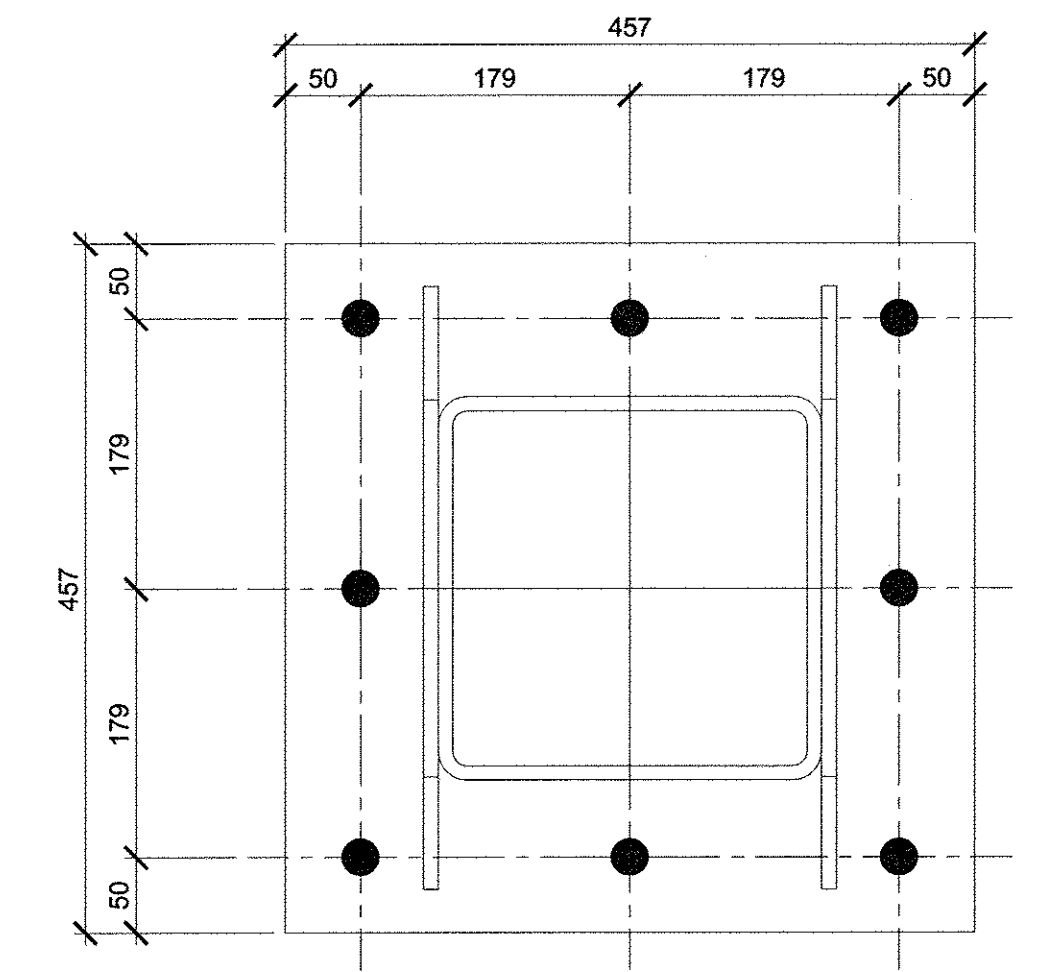
4 DETAIL OF PILE CAP
 SCALE: 1:20



4A PILE REINFORCING
 SCALE: 1:10

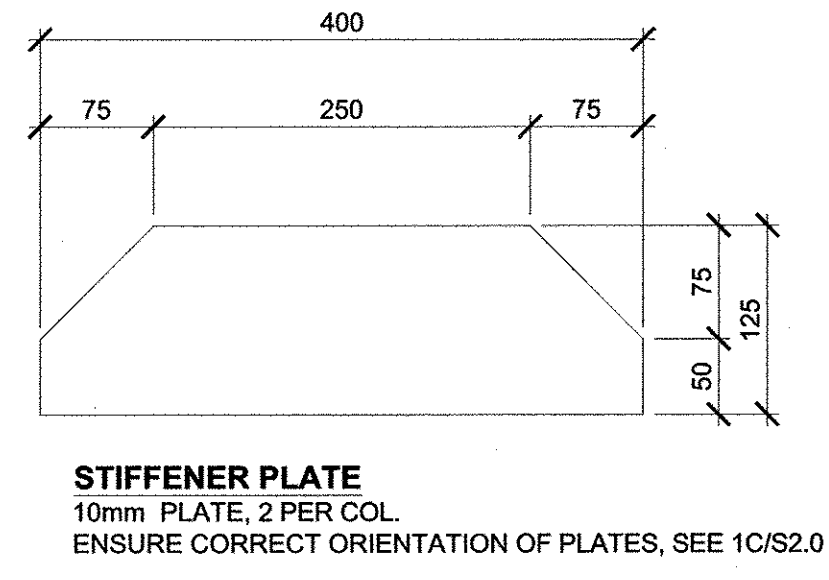


4B PILE CAP REINFORCING
 SCALE: 1:10



TYPICAL BASEPLATE
 25mm PLATE
 8 - 250 ANCHOR BOLTS x 900 LONG, STD. HOOK
 90mm PROJECTION
 38mm GROUT BASE
 10mm STIFFENER PLATE EACH SIDE

5 BASEPLATE DETAIL
 SCALE: 1:5



STIFFENER PLATE
 10mm PLATE, 2 PER COL.
 ENSURE CORRECT ORIENTATION OF PLATES, SEE 1C/S2.0

1	ISSUED FOR CONSTRUCTION	06-JULY-15
A	PRELIMINARY	17-JUNE-15
REV.	DESCRIPTION	DATE

**PARTIAL FOUNDATION PLAN
 PARTIAL ROOF PLAN
 MISC. DETAILS & SECTIONS**

PROJECT
**VISIONS ELECTRONICS
 VICTORIA AVENUE EAST
 PROPERTY UPGRADES**
 2530 VICTORIA AVENUE, EAST, REGINA

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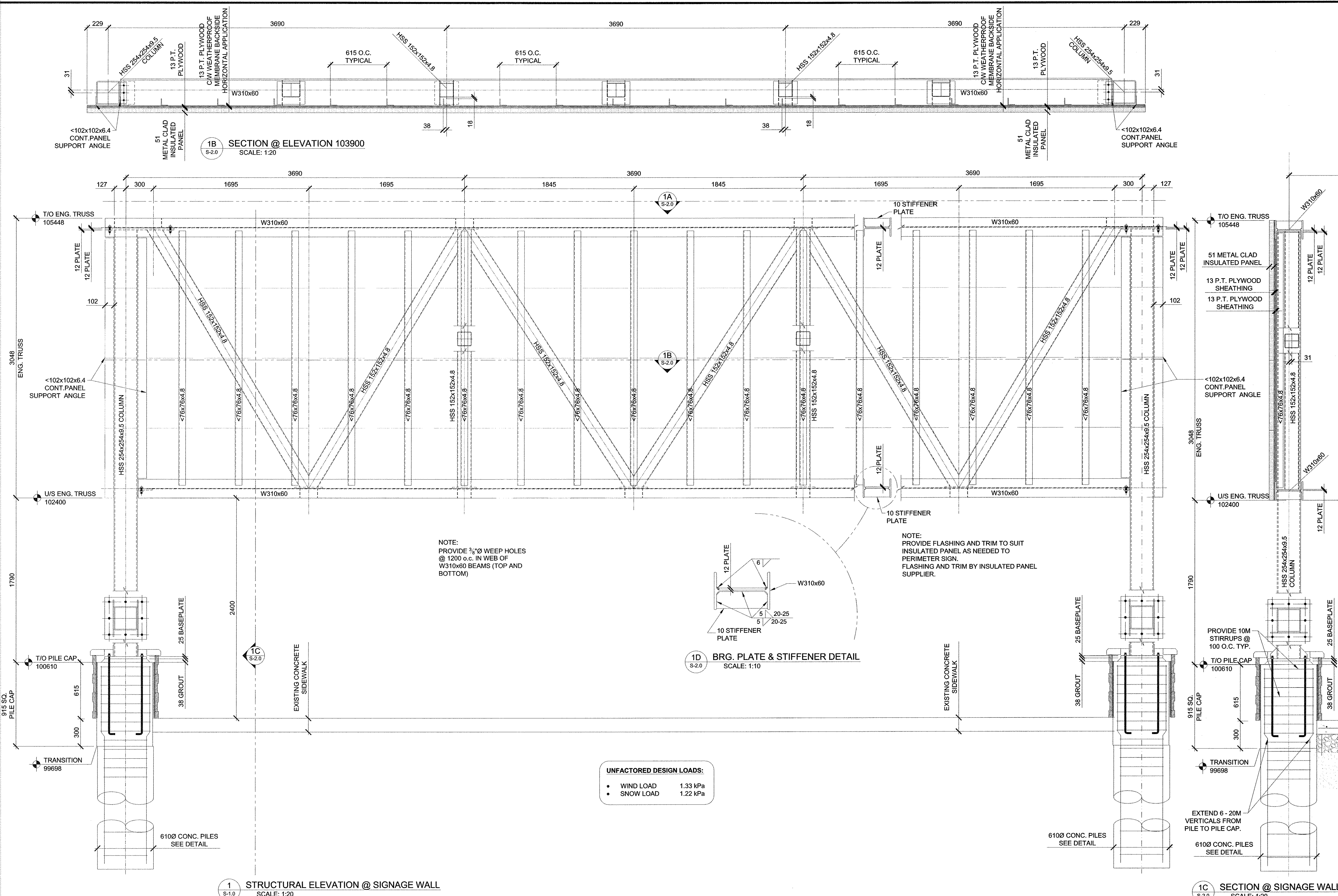
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TTZ	FK	2015-06-16	1

PROJECT NO.	DRAWING NO.
20150053	S-1.0

SEALS



ASSOCIATION OF PROFESSIONAL ENGINEERS
 OF SASKATCHEWAN
WALKER PROJECTS INC.
 CERTIFICATE OF AUTHORIZATION
 #12173
 PERMISSION TO CONSULT HELD BY:
 DARYL ANDREW #13217 STRUCTURAL



REV.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	06-JULY-15
A	PRELIMINARY	17-JUNE-15
REV.	DESCRIPTION	DATE

DRAWING TITLE
**TRUSS ELEVATION
 MISC. SECTIONS**

PROJECT
**VISIONS ELECTRONICS
 VICTORIA AVENUE EAST
 PROPERTY UPGRADES**
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TTZ	FK	2015-06-16	1

PROJECT NO. 20150053
 DRAWING NO. S-2.0