

GENERAL NOTES / SPECIFICATIONS:

1. THESE WORKING DRAWINGS ARE PROVIDED TO DESCRIBE THE FULL DETAILS OF THE BUILDING OR STRUCTURE SHOWN. THEY MAY ALSO BE USED AS DOCUMENTS FOR CONSTRUCTION. ALL NOTES AND DIMENSIONS ARE SUBJECT TO CHANGE ACCORDING TO THE ARCHITECTURAL DRAWINGS, OWNER, LOCAL BUILDING OFFICIAL, APPLICABLE CODES, BUILDING REQUIREMENTS AND SITE CONDITIONS. THESE DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR(S), INCLUDING COORDINATION OF THESE AGAINST ANY OTHER CONSTRUCTION DOCUMENTS. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO THE CONSULTING ENGINEER PRIOR COMMENCEMENT OF CONSTRUCTION.
2. THESE DRAWINGS ARE NOT TO BE SCALED.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST EDITIONS OF THE ONTARIO BUILDING CODE, ONTARIO ELECTRICAL CODE, AND THE ONTARIO FIRE CODE.
5. THE WORK SHALL ALSO BE IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES INCLUDING SUBCONTRACTORS TO ENSURE NO CONFLICTS AND TO ENSURE EFFICIENT COMPLETION OF THE WORK.
7. EVERY ATTEMPT HAS BEEN MADE FOR COMPLETENESS HOWEVER IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM SITE CONDITIONS AND FIELD CONSTRUCTION.
8. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE 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. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL SUCH MEASURES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACINGS, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

WOOD FRAMING:

1. ALL FRAMING LUMBER TO CONFORM TO O.B.C. STANDARD SIZES OF JOISTS, LINTELS, ETC. INDICATED ON DRAWINGS, SPECIFIED AS PER NO.2 OR BETTER (UNLESS NOTED OTHERWISE).
2. BEAMS ARE TO HAVE A MINIMUM 3 1/2" END BEARING.
3. PROVIDE BUILT-UP WOOD POSTS BELOW BEAM AT END BEARING, WHERE APPLICABLE, TO SOLID BEARING. WIDTH OF BUILT-UP POST TO MATCH WIDTH OF BEAM.
3. ALL JOISTS SHALL HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.
4. MINIMUM 1 1/2" END BEARING IS REQUIRED FOR SUPPORT OF FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS. PROVIDE METAL JOIST HANGERS FOR SUPPORT OF JOIST FRAMING ONTO SIDES OF WOOD BEAMS, TRIMMER AND HEADERS WHEN REQUIRED.
5. ALL CONCEALED SPACES SHALL BE FIRE STOPPED BETWEEN STOREYS AT FLOOR, CEILING, ROOFS AND AT STAIRS.
6. PROVIDE DOUBLE STUDS AROUND OPENINGS, AND PROVIDE TRIPLE STUDS IN CORNERS OF BEARING STUD PARTITIONS
7. SEPARATE ALL WOOD FROM CONCRETE, STONE, OR BRICK WITH SUITABLE CAPILLARY BREAK (E.G. ICE-AND-WATER SHIELD).

NATURAL VENTILATION:

1. INSULATION SHALL BE INSTALLED AND OTHER CONSTRUCTION WORK UNDERTAKEN IN A MANNER WHICH WILL NOT REDUCE THE FLOW OF AIR THROUGH VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC WHERE NECESSARY TO ENSURE EFFECTIVE AIR CIRCULATION SPECIAL VENTING DEVICES SUCH AS DUCTS OR BAFFLES SHALL BE INSTALLED.
2. ROOF SPACES OR ATTICS ABOVE INSULATED CEILINGS SHALL BE VENTILATED WITH OPENINGS TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA (OF WHICH 1/2 SHALL BE LOCATED IN THE SOFFIT). SUCH VENTS SHALL BE LOCATED SO AS TO PROVIDE MAXIMUM EFFECTIVE AIR CIRCULATION. IN RIDGE TYPE ROOFS, APPROXIMATELY HALF OF THE TOTAL VENT AREA SHALL BE LOCATED AT OR NEAR THE RIDGE.

WINDOWS AND DOORS:

1. U-VALUES OF WINDOWS AND DOORS PER E.E.D.S.
2. PROVIDE HEAD FLASHING, SUB-SILL FLASHING, BACKDAMS, AND END-DAMS FOR ALL WINDOW INSTALLATIONS..

Design Loads & Climatic Data	
Site Location	London
Ground Snow Load (Ss)	1.9 kPa
Rain Snow Load (Sr)	0.4 kPa
Specified Design Snow Load (S)	1.5 kPa
Wind Pressure (1/50)	0.47 kPa

COMMON ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FDN	FOUNDATION	P.T.	PRESSURE TREAT
B/U	BUILT-UP	FTG	FOOTING	S.S.T.	SIMPSON STRONG TIE
BM.	BEAM	F.V.	FIELD VERIFY	STL.	STEEL
CO	PRODUCTS OF COMBUSTION DETECTOR	JST	JOIST	T&G	TONGUE AND GROOVE
CONC.	CONCRETE	L.B.	LOAD-BEARING	THK	THICK
CMU	CONCRETE MASONRY UNIT	L.L.	LOWER LEVEL (REINFORCING)	TYP.	TYPICAL
C/W	COMPLETE WITH	LVL	LAMINATED VENEER LUMBER	U.L.	UPPER LEVEL (REINFORCING)
DIA.	DIAMETER	LNTL	LINTEL	U.N.O.	UNLESS NOTED OTHERWISE
D.O.	DO OVER	O.B.C.	ONTARIO BUILDING CODE	WD.	WOOD
EX.	EXISTING	O/C	ON CENTER	W.L.	WOOD LINTEL
EXT.	EXTERIOR	O/H	OVERHEAD		
EQ.	EQUIVALENT	P.L.	POINT LOAD		
		P.T.	PRESSURE TREAT		

FIRE RESISTANCE RATED ASSEMBLY NOTES:

3 1/2" THICK ABSORPTIVE MATERIAL SHALL CONSIST OF MINERAL FIBRE PROCESSED FROM ROCK, SLAG, OR GLASS COMPLETELY FILLING EACH STUD CAVITY.

5/8" TYPE X GYPSUM SHALL CONSIST OF 15.9mm SPECIAL FIRE-RESISTANT TYPE X GYPSUM BOARD CONFORMING TO ARTICLE 9.29.5.2 OF O.B.C. DIV-B.

THE OUTER LAYER OF FINISH ON BOTH SIDES OF THE WALL MUST HAVE ITS JOINTS TAPED AND FINISHED.

FOR WALLS: FASTENER TYPE AND SPACING SHALL CONFORM TO CSA-A82.31M, "GYPSUM BOARD APPLICATION." BASE LAYER FASTENERS SHALL PENETRATE WOOD STUDS 7/8" MIN. FACE LAYER FASTENERS SHALL PENETRATE WOOD STUDS 7/8". MIN. SCREWS SHALL BE LOCATED NOT LESS THAN 3/8" FROM THE SIDE OR EDGE OF THE GYPSUM BOARD.

FOR CEILINGS: FASTENER TYPE AND SPACING SHALL CONFORM TO CSA-A82.31M, "GYPSUM BOARD APPLICATION." SCREWS SHALL PENETRATE WOOD STUDS 7/8" MIN. SCREWS SHALL BE SPACED NOT MORE THAN 12" O/C ON CEILING SUPPORTS. SCREWS SHALL BE LOCATED NOT LESS THAN 3/8" FROM THE SIDE OR EDGE OF THE GYPSUM BOARD.

PENETRATIONS OF F.R.R. ASSEMBLIES:

NONCOMBUSTIBLE PIPES, DUCTS, ELECTRICAL OUTLET BOXES, TOTALLY ENCLOSED RACEWAYS OR OTHER SIMILAR SERVICE EQUIPMENT WHICH PENETRATE THROUGH A FIRE SEPARATION SHALL BE TIGHTLY FITTED AND SEALED WITH FIRE CAULK (HILTI FS-ONE MAX OR APPROVED EQUIVALENT).

SINGLE OR GROUPED ELECTRICAL WIRES WITH A DIAMETER NOT MORE THAN 1 INCH SHALL BE TIGHTLY FITTED AND SEALED WITH FIRE CAULK (HILTI FS-ONE MAX OR APPROVED EQUIVALENT).

REPLACE COMBUSTIBLE PIPING WITH NON-COMBUSTIBLE PIPING WHERE IT PENETRATES THROUGH OR IS CONTAINED WITHIN A FIRE SEPARATION. COMBUSTIBLE PIPING IS PERMITTED ON ONE SIDE OF A VERTICAL FIRE SEPARATION PER O.B.C. 9.10.9.7(5).

ALL OTHER PENETRATIONS AND OPENINGS IN ONE OR BOTH SIDES OF A FIRE SEPARATION SHALL BE FIRE STOPPED OR EQUIPPED WITH CLOSURES IN ACCORDANCE WITH SECTION 9.10.9.

R-VALUES OF ASSEMBLIES:

R-VALUES OF ASSEMBLIES PER E.E.D.S. (DESIGN BY HVAC DESIGNER)

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Caskanette Udall
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Project Location:
108 St. Clair Ave.
Komoka, Ontario

Design	Scale
JB	As indicated
Checked	Issue Date
MK	11 May 2021

Title
General Notes

Project No.	Drawing No.
21-080	A-1.0

Keynote Legend	
Key Value	Keynote Text
A1	TYPICAL EXISTING EXTERIOR TALL FRAME WALL: - EX. EXTERIOR CLADDING TO REMAIN - EX. FRAME WALL TO REMAIN - EX. INTERIOR FINISH TO REMAIN
A2	TYPICAL EXISTING EXTERIOR FRAME WALL: - EX. EXTERIOR CLADDING TO REMAIN - CONTRACTOR TO CONFIRM EX. AIR-BARRIER/DRAINAGE PLANE (TYVEK OR APPROVED EQ.) - ENSURE CONTINUITY OF AIR-BARRIER, VAPOUR BARRIER, AND DRAINAGE PLANES AT NEW WINDOW OPENINGS. PROVIDE SUB-SILL FLASHING, ETC. REFER TO NOTES. - EX. WALL SHEATHING - EX. 2x6 STUDS @ 16" O/C - STUD CAVITIES FILLED W/ R-20 BATT - POLYETHYLENE VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. B-9.25.3 AND 9.25.4 - 1/2" PAINTED GYPSUM WALLBOARD ON INTERIOR FACES
B1	TYPICAL EXISTING RUBBLE FOUNDATION WALL WITH UPGRADED INSULATION: - EX. RUBBLE FOUNDATION WALL - CAPILLARY BREAK/DRAINAGE PLANE (DELTA FOUNDATION WATERPROOFING MEMBRANE OR APPROVED EQ.) INSTALLED ON INSIDE OF EX. RUBBLE FOUNDATION. EXTEND 24" TOWARDS INTERIOR OF CRAWLSPACE. REFER TO DETAIL. - 4" THICK CONTINUOUS CLOSED CELL FOAM APPLIED TO INTERIOR FACE OF DELTA FOUNDATION WATERPROOFING MEMBRANE. - PROTECT SPRAY FOAM WITH INTUMESCENT PAINT FOR FIRE PROTECTION PER MANUFACTURER'S WRITTEN INSTRUCTIONS
B2	TYPICAL EXISTING CONCRETE FOUNDATION WALL WITH UPGRADED INSULATION: - EX. CONCRETE FOUNDATION WALL - 2x4 STUDS @ 16" O/C, MIN. 1 1/2" FROM INTERIOR FACE OF BRICK WALL - 4" THICK CONTINUOUS CLOSED CELL FOAM APPLIED TO BRICK WALL AND IN CAVITIES OF 2x4 STUDS (2 PCF SPRAY-IN-PLACE FOAM; NO OPEN JOINTS) - SEE DETAIL FOR SPRAYFOAM AT FLOOR-WALL INTERSECTION - 1/2" PAINTED GYPSUM WALLBOARD ON INTERIOR FACES
B3	EXISTING CONCRETE FOUNDATION WALL AT EXTERIOR STAIR
C1	TYPICAL 2x4 PARTITION: - 2x4 WOOD STUDS @ 16" O/C - ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR FACES - DOUBLE TOP PLATE FOR WALLS IDENTIFIED AS LOAD-BEARING PER PLANS - PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT HUMID LOCATIONS (WASHROOMS, LAUNDRY ROOM, ETC.)
C2	TYPICAL 2x6 PARTITION: - 2x6 WOOD STUDS @ 16" O/C - ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR FACES - DOUBLE TOP PLATE FOR WALLS IDENTIFIED AS LOAD-BEARING PER PLANS - PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT HUMID LOCATIONS (WASHROOMS, LAUNDRY ROOM, ETC.)

Keynote Legend	
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C3	TYPICAL PARTITION WALL W/ 1 HR F.R.R. AND 50+ STC RATING: - SIM. TO WALL ASSEMBLY "W5a" FROM SUPPLEMENTARY STANDARD SB-3 [1 HR F.R.R.] - DOUBLE TOP PLATE FOR WALLS IDENTIFIED AS LOAD-BEARING PER PLANS - 2x4 WOOD STUDS @ 16" O/C - 3 1/2" THICK SOUND ABSORPTIVE MATERIAL IN CAVITY - (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD ON RESILIENT METAL CHANNEL ON ONE SIDE - (2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD ON OTHER SIDE - ENSURE CONTINUITY OF FIRE-RESISTANT DRYWALL AROUND CORNERS AND AT WALL-TO-WALL INTERSECTIONS - PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT HUMID LOCATIONS (WASHROOMS, LAUNDRY ROOM, ETC.)
C4	DEMISING WALL BETWEEN UNIT 1 AND UNIT 2, W/ 1 HR F.R.R. AND 50+ STC RATING: - EX. LOAD-BEARING FRAME WALL - ON UNIT 1 SIDE, ENSURE ONE OF THE FOLLOWING: - (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD; OR - (2) LAYERS OF 1/2" TYPE 'X' GYPSUM WALL BOARD; OR - 1" THICK GYPSUM-SAND PLASTER ON METAL LATH PER TABLE 2 OF SB-2; OR - 3/4" THICK GYPSUM-PERLITE PLASTER ON METAL LATH OR ROCK LATH PER TABLE 2 OF SB-2; OR - ON UNIT 2 SIDE, PROVIDE: - MIN. 3 1/2" THICK SOUND ABSORPTIVE MATERIAL IN CAVITY - (2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD ON RESILIENT METAL CHANNEL ON OTHER SIDE - ENSURE CONTINUITY OF FIRE-RESISTANT RATED ASSEMBLY IN ATTIC ABOVE UNIT 2 - PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT HUMID LOCATIONS (WASHROOMS, LAUNDRY ROOM, ETC.)
D1	EX. CONC. SLAB: - NEW FLOORING MATERIAL PER OWNER (OPTIONAL) - PROVIDE FLOOR LEVELLING MATERIAL AS REQUIRED TO ENSURE NO TRIP HAZARDS
D3	TYPICAL DECK: - 5/4" THK. P.T. OR CEDAR DECKING - SURFACE OF DECK TO BE 6" LOWER THAN ADJACENT INTERIOR FINISHED FLOOR - JOIST MATERIAL, DIMENSION, DIRECTION AND SPACING SPECIFIED PER PLANS

Keynote Legend	
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D4	1-HR F.R.R. FLOOR: - NEW FLOORING MATERIAL PER OWNER - EX. SUBFLOOR - JOIST MATERIAL, DIMENSION, DIRECTION AND SPACING SPECIFIED PER PLANS - NEW RESILIENT CHANNEL @ 24" O/C - ABSORPTIVE MATERIAL IN CAVITIES - (2) LAYERS OF NEW 5/8" TYPE 'X' GYPSUM BOARD CEILING - SIM. TO FLOOR ASSEMBLY "F9d" FROM SUPPLEMENTARY STANDARD SB-3
D5	LOFT FLOOR (IN UNIT 1): - 5/4" T&G FLOORING - JOIST MATERIAL, DIMENSION, DIRECTION AND SPACING SPECIFIED PER PLANS - (1) LAYERS OF NEW 1/2" GYPSUM BOARD CEILING (OPTIONAL)
E1	EX. ROOF: - EX. UNDAAGED ROOF CLADDING TO REMAIN. REPLACE DAMAGED MATERIALS IN CONFORMANCE W/ MANUFACTURER'S WRITTEN INSTRUCTIONS AS REQUIRED - EX. ROOF SHEATHING - EX. STRUCTURE PER PLANS - EX. BATT OR BLOWN-IN ATTIC INSULATION. UPGRADE TO [R-60 MIN.] AS REQUIRED - 1/2" DRYWALL FINISH ON UNDERSIDE OF EX. STRUCTURE PER O.B.C. CONTRACTOR TO ENSURE EAVESTROUGH, RAINWATER LEADER AND FASCIA. DIRECT RAINWATER PER O.B.C. - REFER TO GENERAL NOTES FOR VENTILATION REQUIREMENTS
G1	TYPICAL STAIRS: - MAX RISE = 7 7/8" (200mm) - MIN. RUN = 8 1/4" (210 mm) - MIN. TREAD = 9 1/4" (235mm) - NOSING = 1" (25mm) - MIN. HEADROOM = 6' 5" (1950mm) - MIN. RAIL HEIGHT AT LANDING = 2' 7" (800mm) - MIN. RAIL HEIGHT AT LANDING = 2' 7" (800mm) - MIN. WIDTH = 2' 10" (860mm) BETWEEN WALL FACES - MAX. 4" SPACING BETWEEN BALUSTERS
G2	TYPICAL HANDRAIL PER O.B.C.
G3	TYPICAL GUARD PER O.B.C.

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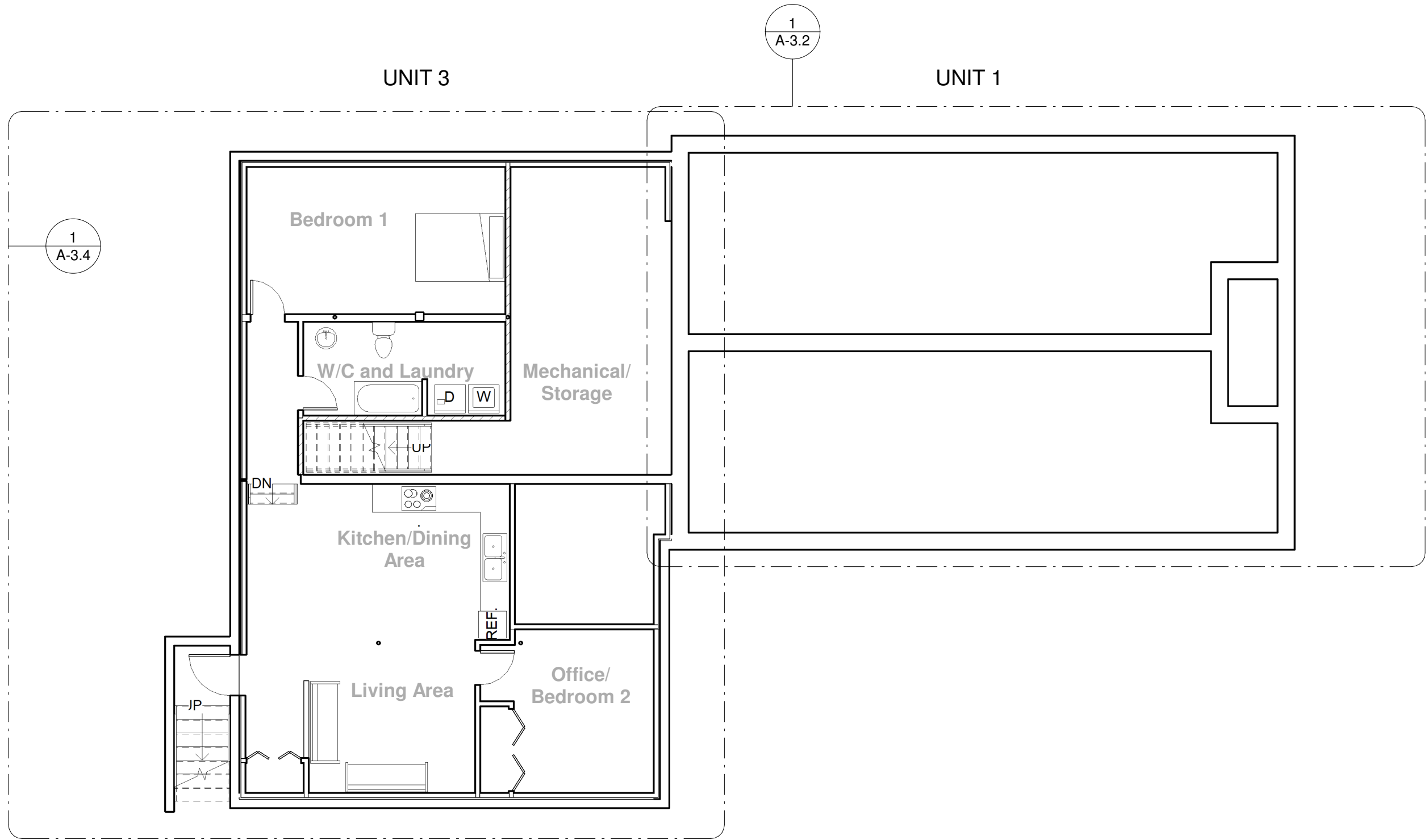
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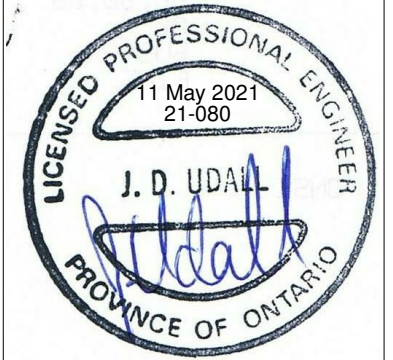
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108 St. Clair Ave. Komoka, Ontario	
Design	Scale
JB	
Checked	Issue Date
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Keynotes	
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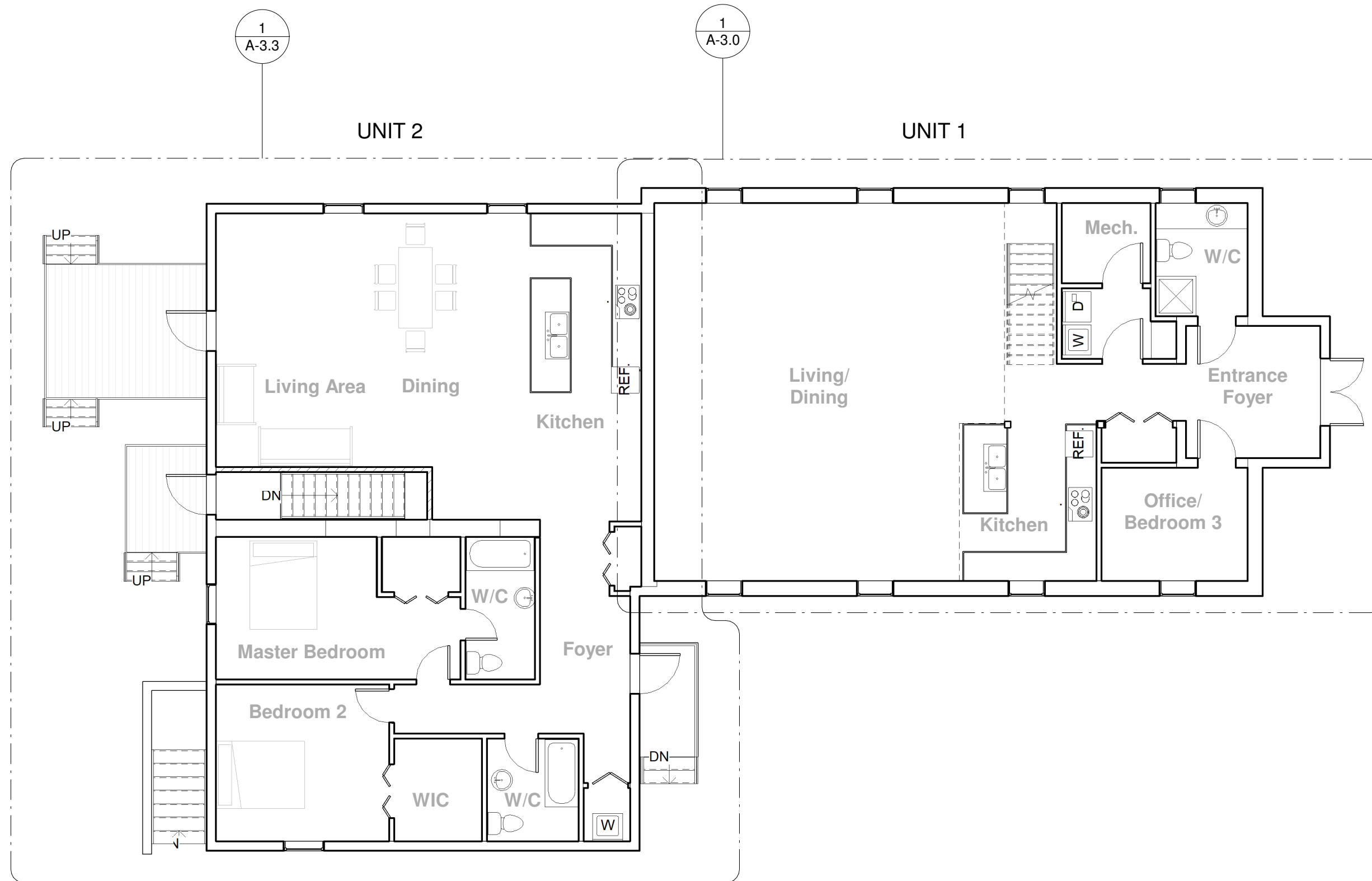
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Title

Basement Plan

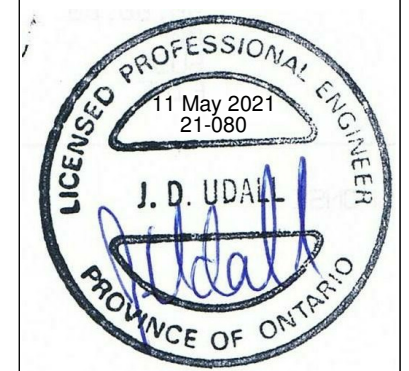
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1 **Basement Plan**
 1/8" = 1'-0"



1 Main Floor
1/8" = 1'-0"

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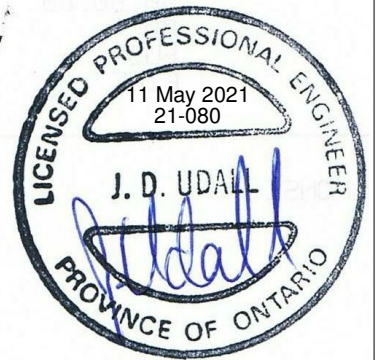
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Title
Main Floor Plan

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21-080	A-2.1

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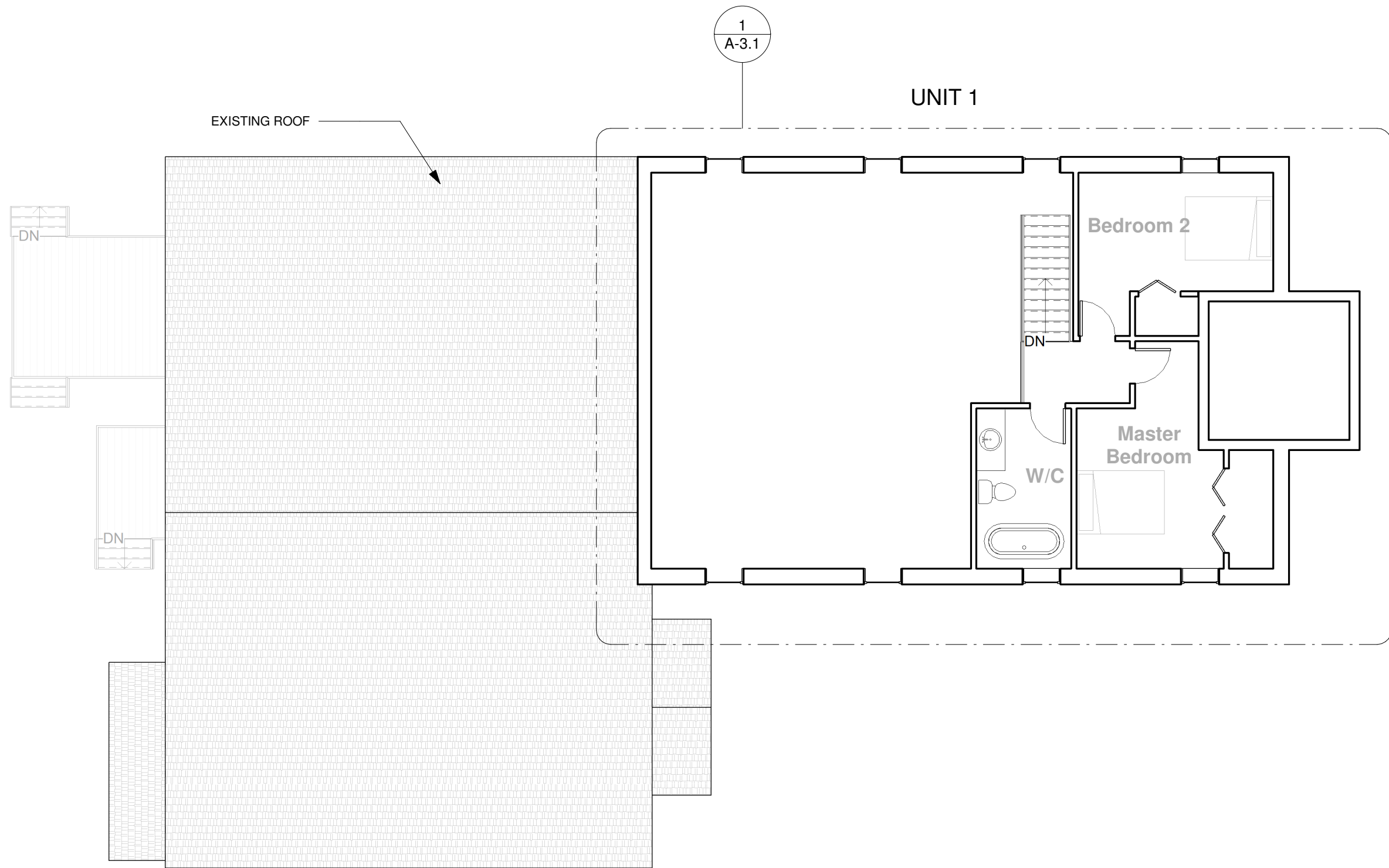
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Design	Scale
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Title
 Second Floor Plan

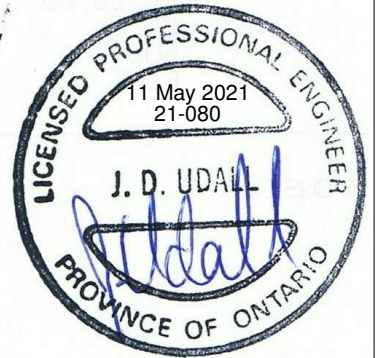
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1 Second Storey
 1/8" = 1'-0"

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6. ALL NEW LUMBER TO BE SPF No. 2 OR BETTER.



No.	Revisions	Date	By
5	ISSUED FOR PERMIT	11 May 2021	MK
4	ISSUED FOR HVAC	11 May 2021	MK
3	ISSUED FOR REVIEW	10 May 2021	JB
2	ISSUED FOR REVIEW	6 April 2021	JB
1	ISSUED FOR REVIEW	29 Mar 2021	JB

DOCUMENT NOTES:

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Caskanette Udall
CONSULTING ENGINEERS
248-675 Queen Street South,
Kitchener, ON N2M 1A1
Ph: 1-800-920-5854

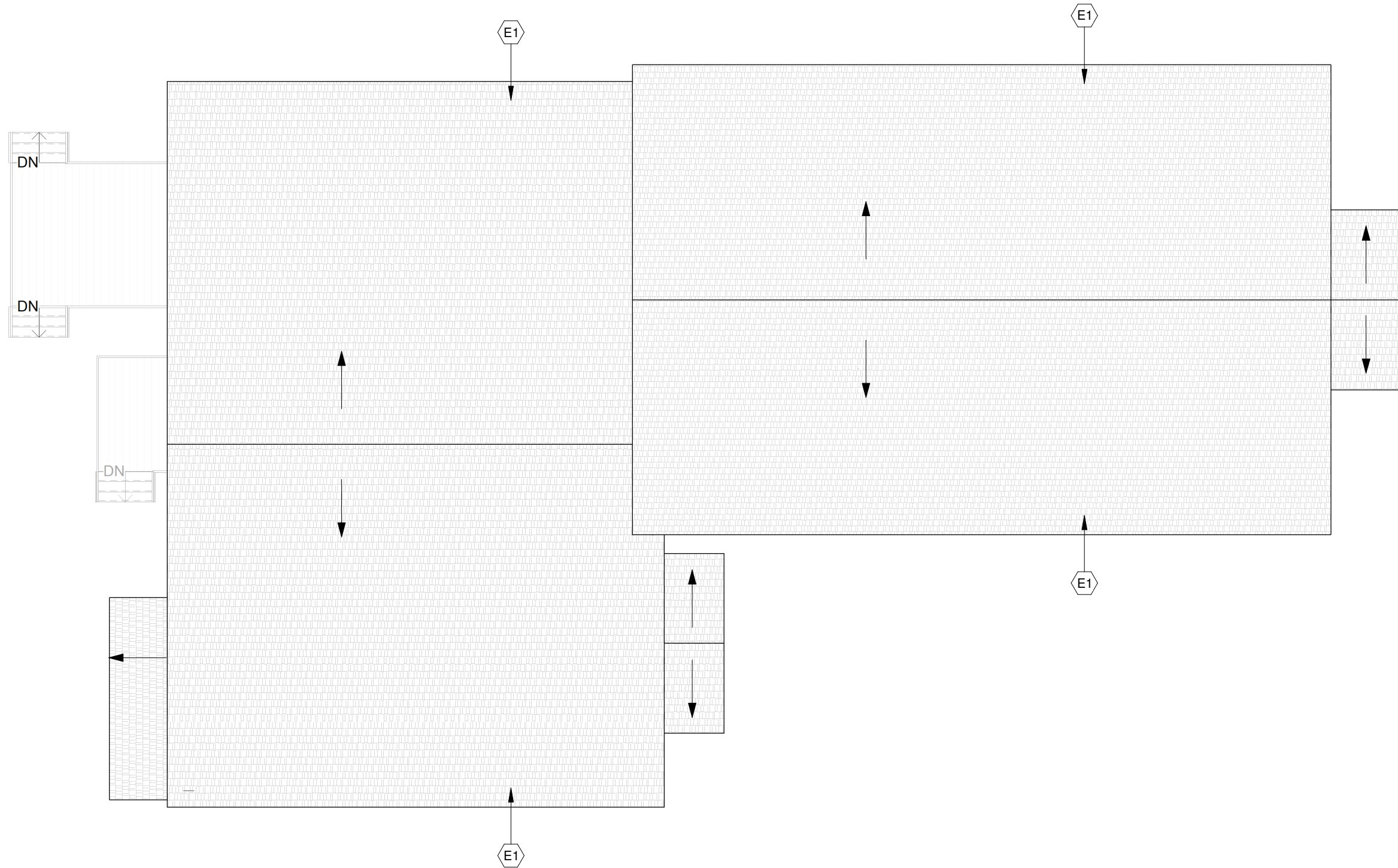
Project Location:

108 St. Clair Ave.
Komoka, Ontario

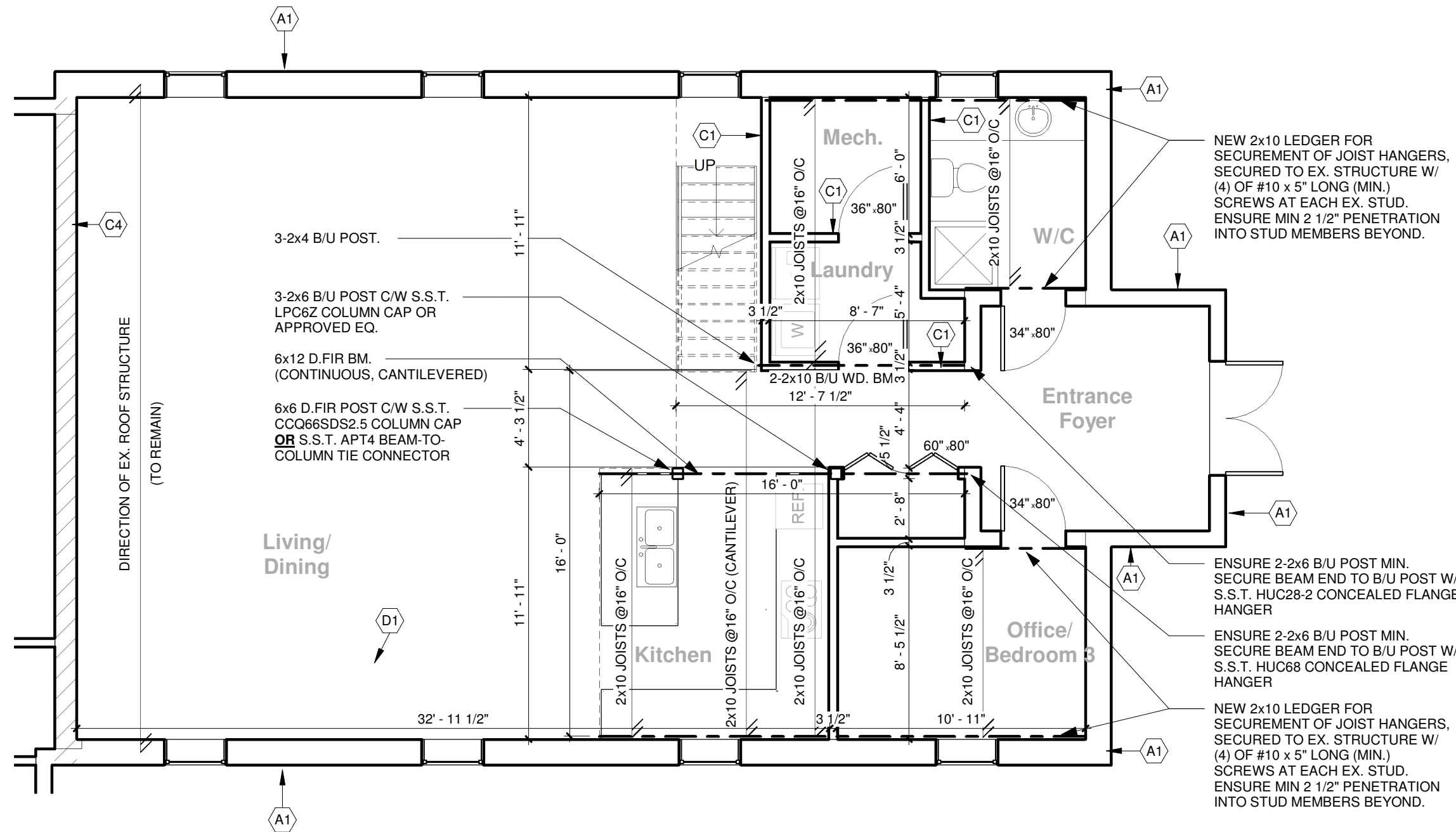
Design	Scale
JB	1/8" = 1'-0"
Checked	Issue Date
MK	11 May 2021

Title
Roof Plan

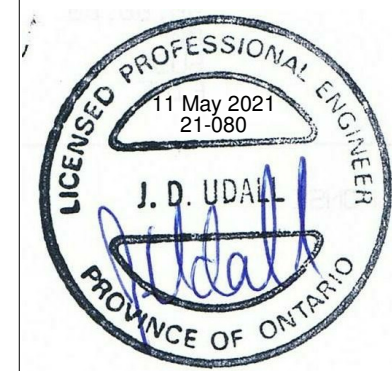
Project No.	Drawing No.
21-080	A-2.3



1 Roof Plan
1/8" = 1'-0"



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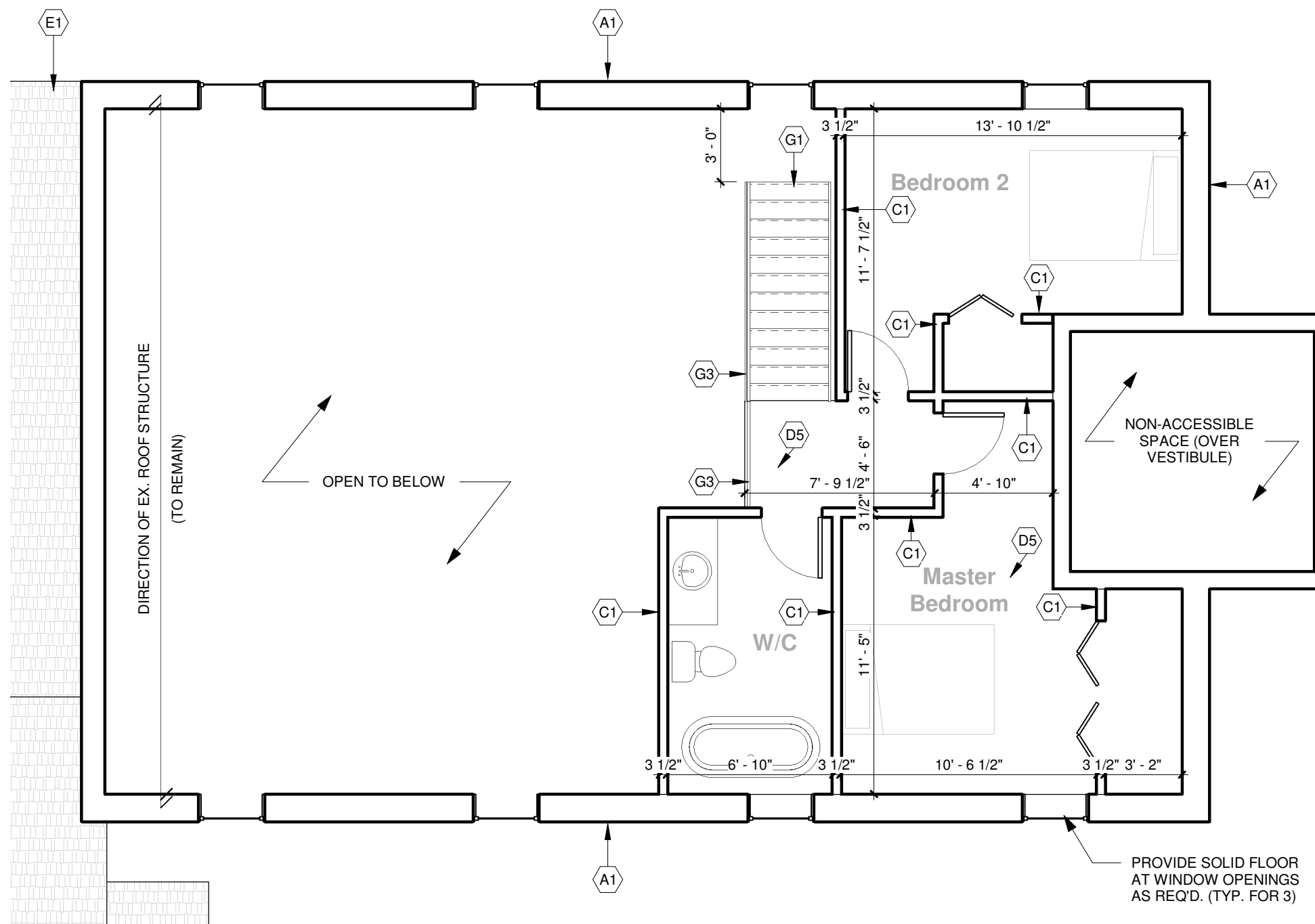
Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
MK	11 May 2021

Title

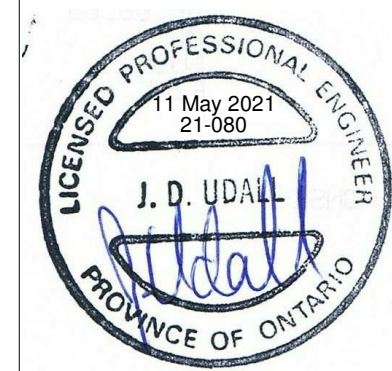
Unit 1 - Main Storey

Project No.	Drawing No.
21-080	A-3.0

1 Unit 1 - Main Storey
3/16" = 1'-0"



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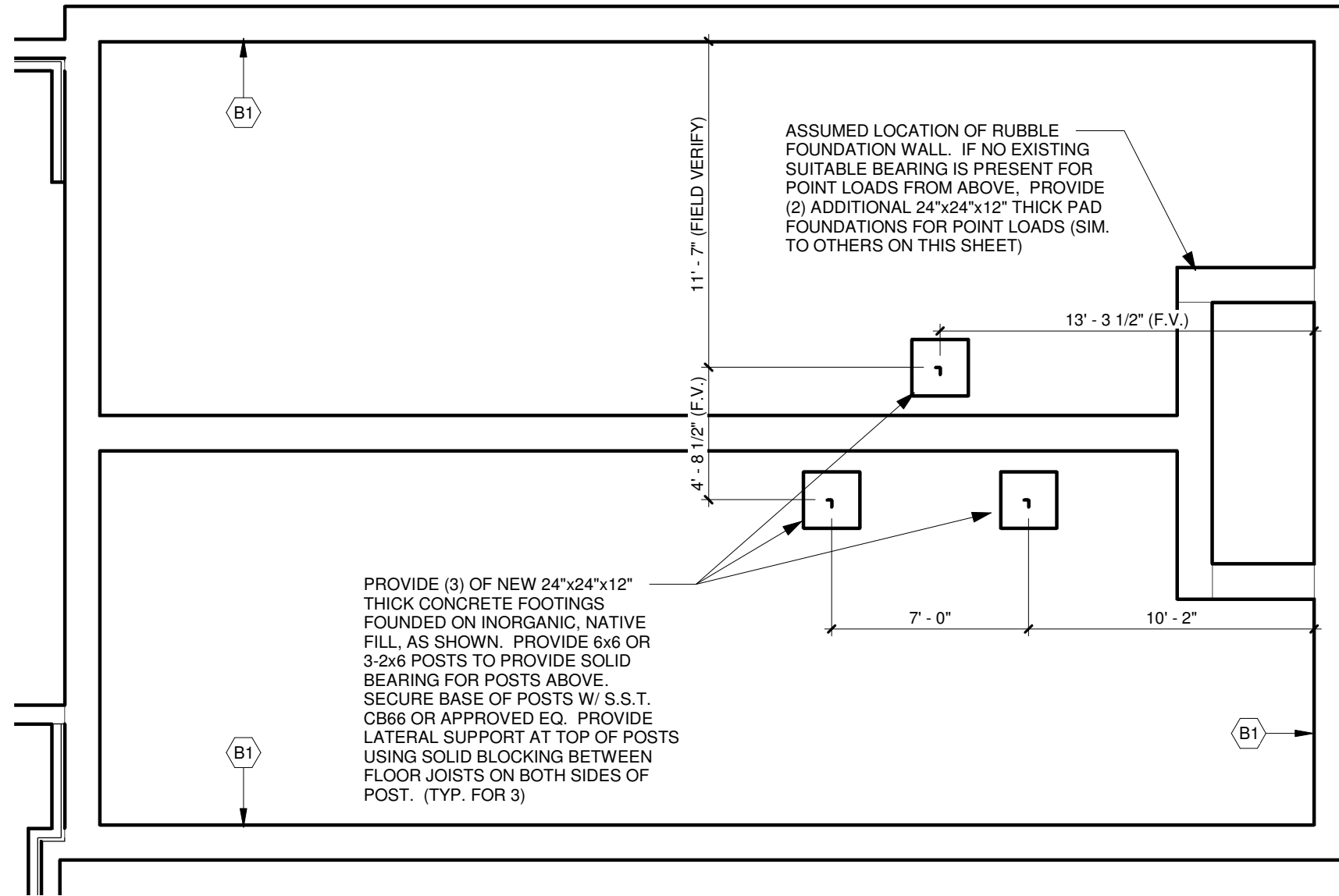
Caskanette Udall
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Project Location:

108 St. Clair Ave.
Komoka, Ontario

Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
MK	11 May 2021
Title	Unit 1 - Second Storey
Project No.	Drawing No.
21-080	A-3.1

1 Unit 1 - Second Storey
3/16" = 1'-0"

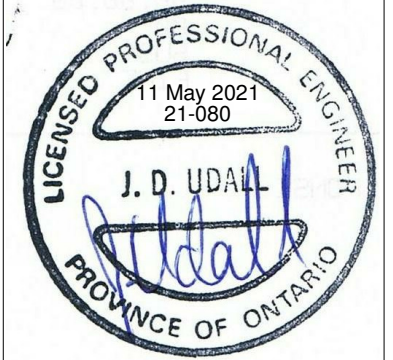


ASSUMED LOCATION OF RUBBLE FOUNDATION WALL. IF NO EXISTING SUITABLE BEARING IS PRESENT FOR POINT LOADS FROM ABOVE, PROVIDE (2) ADDITIONAL 24"x24"x12" THICK PAD FOUNDATIONS FOR POINT LOADS (SIM. TO OTHERS ON THIS SHEET)

PROVIDE (3) OF NEW 24"x24"x12" THICK CONCRETE FOOTINGS FOUNDED ON INORGANIC, NATIVE FILL, AS SHOWN. PROVIDE 6x6 OR 3-2x6 POSTS TO PROVIDE SOLID BEARING FOR POSTS ABOVE. SECURE BASE OF POSTS W/ S.S.T. CB66 OR APPROVED EQ. PROVIDE LATERAL SUPPORT AT TOP OF POSTS USING SOLID BLOCKING BETWEEN FLOOR JOISTS ON BOTH SIDES OF POST. (TYP. FOR 3)

1 Unit 1 - Basement Storey
3/16" = 1'-0"

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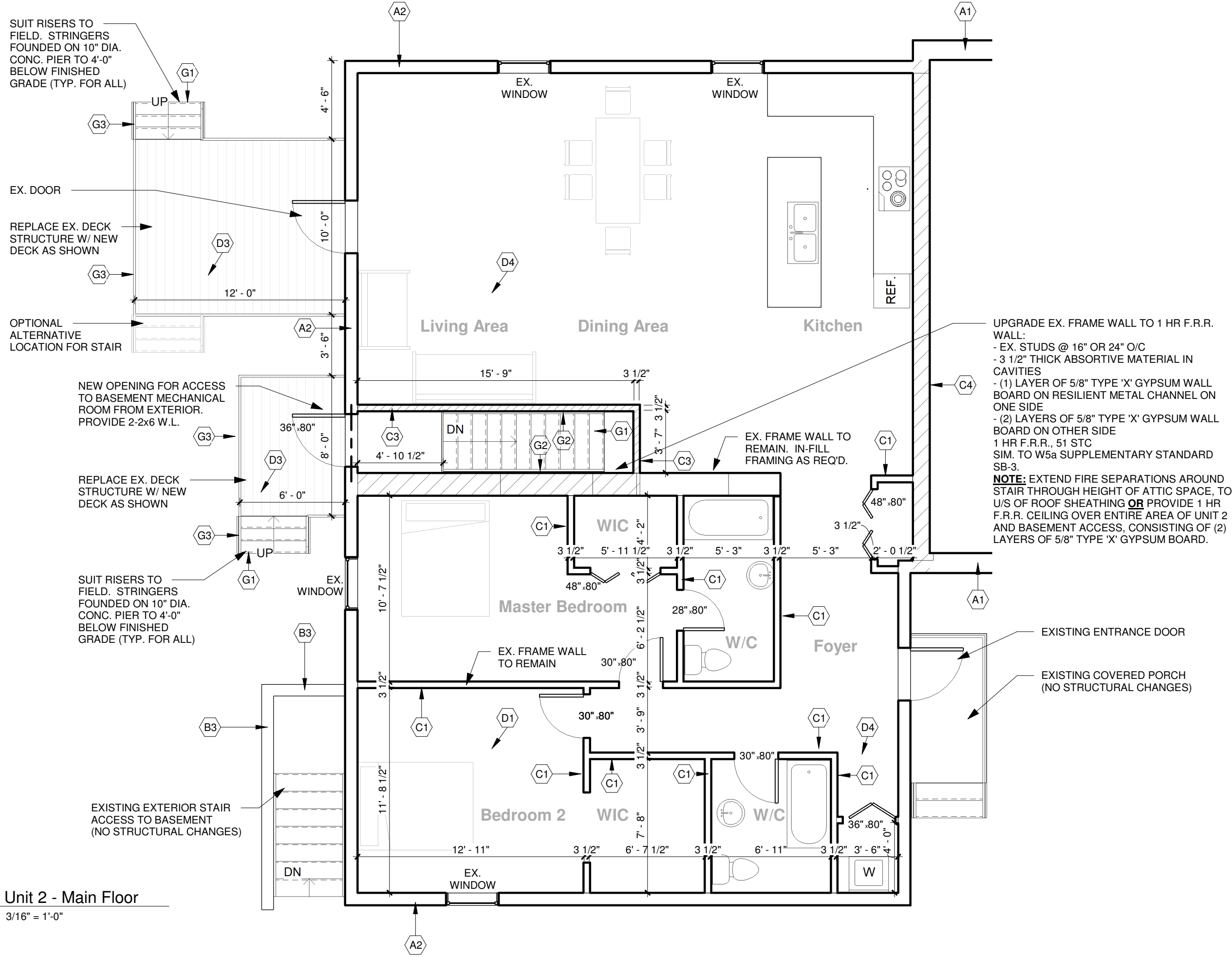
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Project Location:
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Komoka, Ontario

Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
MK	11 May 2021
Title Unit 1 - Basement Storey	
Project No.	Drawing No.
21-080	A-3.2



SUIT RISERS TO FIELD. STRINGERS FOUNDED ON 10" DIA. CONC. PIER TO 4'-0" BELOW FINISHED GRADE (TYP. FOR ALL)

EX. DOOR
REPLACE EX. DECK STRUCTURE W/ NEW DECK AS SHOWN

OPTIONAL ALTERNATIVE LOCATION FOR STAIR

NEW OPENING FOR ACCESS TO BASEMENT MECHANICAL ROOM FROM EXTERIOR. PROVIDE 2-2x6 W.L.

REPLACE EX. DECK STRUCTURE W/ NEW DECK AS SHOWN

SUIT RISERS TO FIELD. STRINGERS FOUNDED ON 10" DIA. CONC. PIER TO 4'-0" BELOW FINISHED GRADE (TYP. FOR ALL)

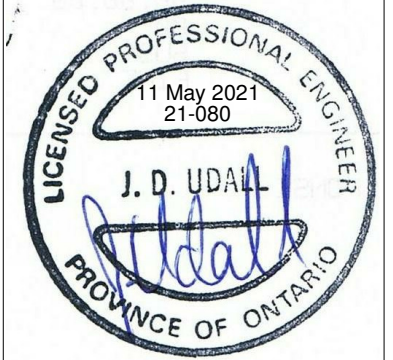
EXISTING EXTERIOR STAIR ACCESS TO BASEMENT (NO STRUCTURAL CHANGES)

UPGRADE EX. FRAME WALL TO 1 HR F.R.R. WALL:
 - EX. STUDS @ 16" OR 24" O/C
 - 3 1/2" THICK ABSORPTIVE MATERIAL IN CAVITIES
 - (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD ON RESILIENT METAL CHANNEL ON ONE SIDE
 - (2) LAYERS OF 5/8" TYPE 'X' GYPSUM WALL BOARD ON OTHER SIDE
 1 HR F.R.R., 51 STC
 SIM. TO W5a SUPPLEMENTARY STANDARD SB-3.
NOTE: EXTEND FIRE SEPARATIONS AROUND STAIR THROUGH HEIGHT OF ATTIC SPACE, TO U/S OF ROOF SHEATHING **OR** PROVIDE 1 HR F.R.R. CEILING OVER ENTIRE AREA OF UNIT 2 AND BASEMENT ACCESS, CONSISTING OF (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD.

EXISTING ENTRANCE DOOR
 EXISTING COVERED PORCH (NO STRUCTURAL CHANGES)

1 Unit 2 - Main Floor
 3/16" = 1'-0"

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Project Location:
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 Komoka, Ontario

Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
MK	11 May 2021

Title
 Unit 2 - Main Storey

Project No.	Drawing No.
21-080	A-3.3

IMPORTANT:
PROVIDE WINDOW FOR EGRESS.
REFER TO ELEVATIONS

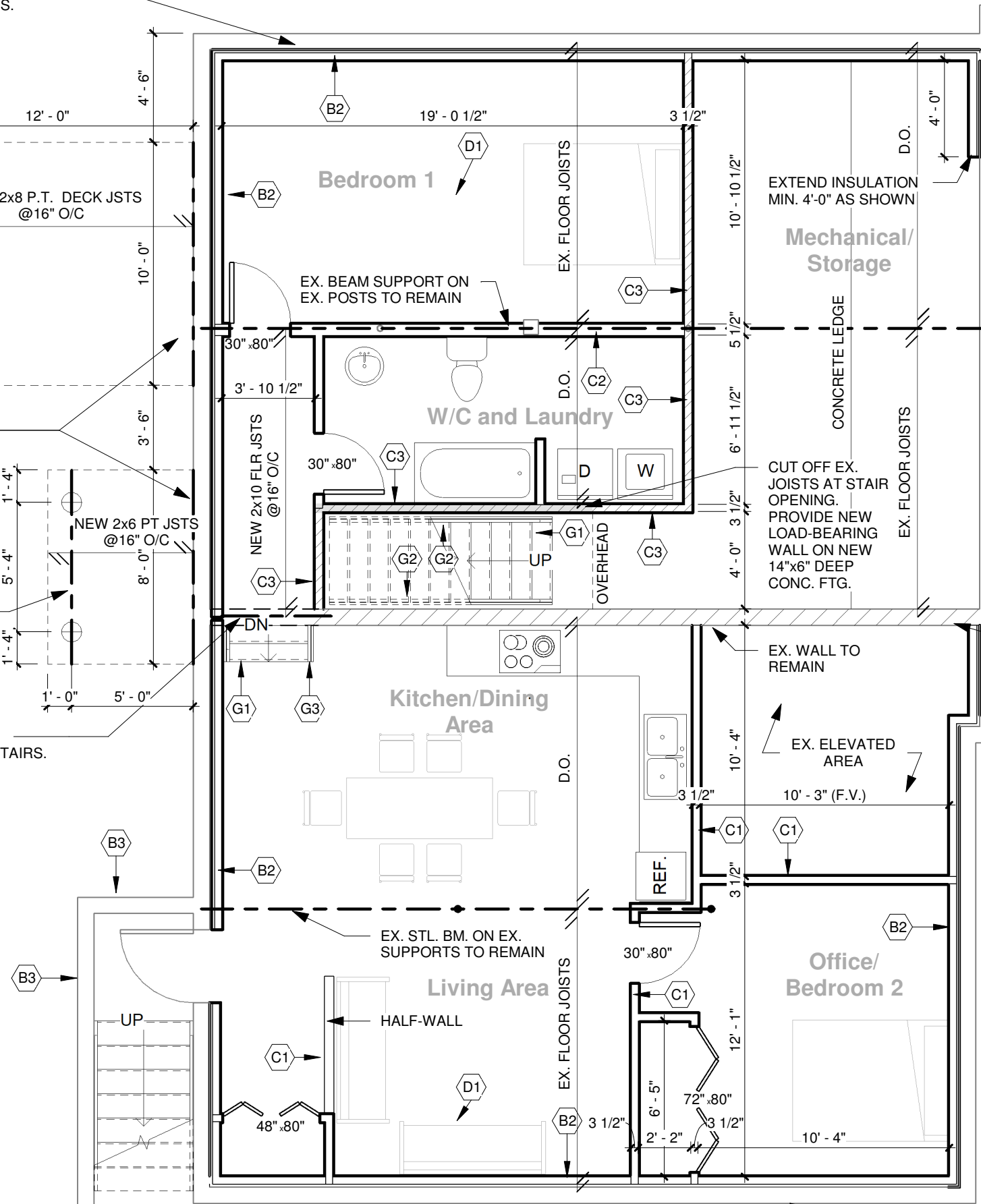
2-2x8 P.T. BEAM SECURED TO 6x6 P.T. POST ON 10" DIA. CONC. PIERS C/W BIGFOOT BF24 FOOTING. REFER TO DETAILS.

NEW 2x6 LEDGER LAGGED TO EX. FOUNDATION WALL W/ 1/2" DIA. x 6" LONG WEDGE ANCHOR BOLTS (OR APPROVED EQ.) @ 24" O/C, STAGGERED, INTO EX. FOUNDATION WALL

2-2x8 P.T. BEAM SECURED TO 6x6 P.T. POST ON 10" DIA. CONC. PIERS C/W BIGFOOT BF24 FOOTING. REFER TO DETAILS.

DEMOLISH EX. CONC. WALL TO PROVIDE NEW OPENING FOR STAIRS. SUIT STAIRS TO FIELD. PROVIDE MIN. 2-2x8 W.L.

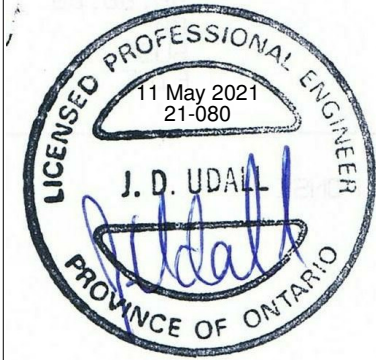
1 Unit 3 - Basement Storey
3/16" = 1'-0"



IMPORTANT:
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REFER TO ELEVATIONS

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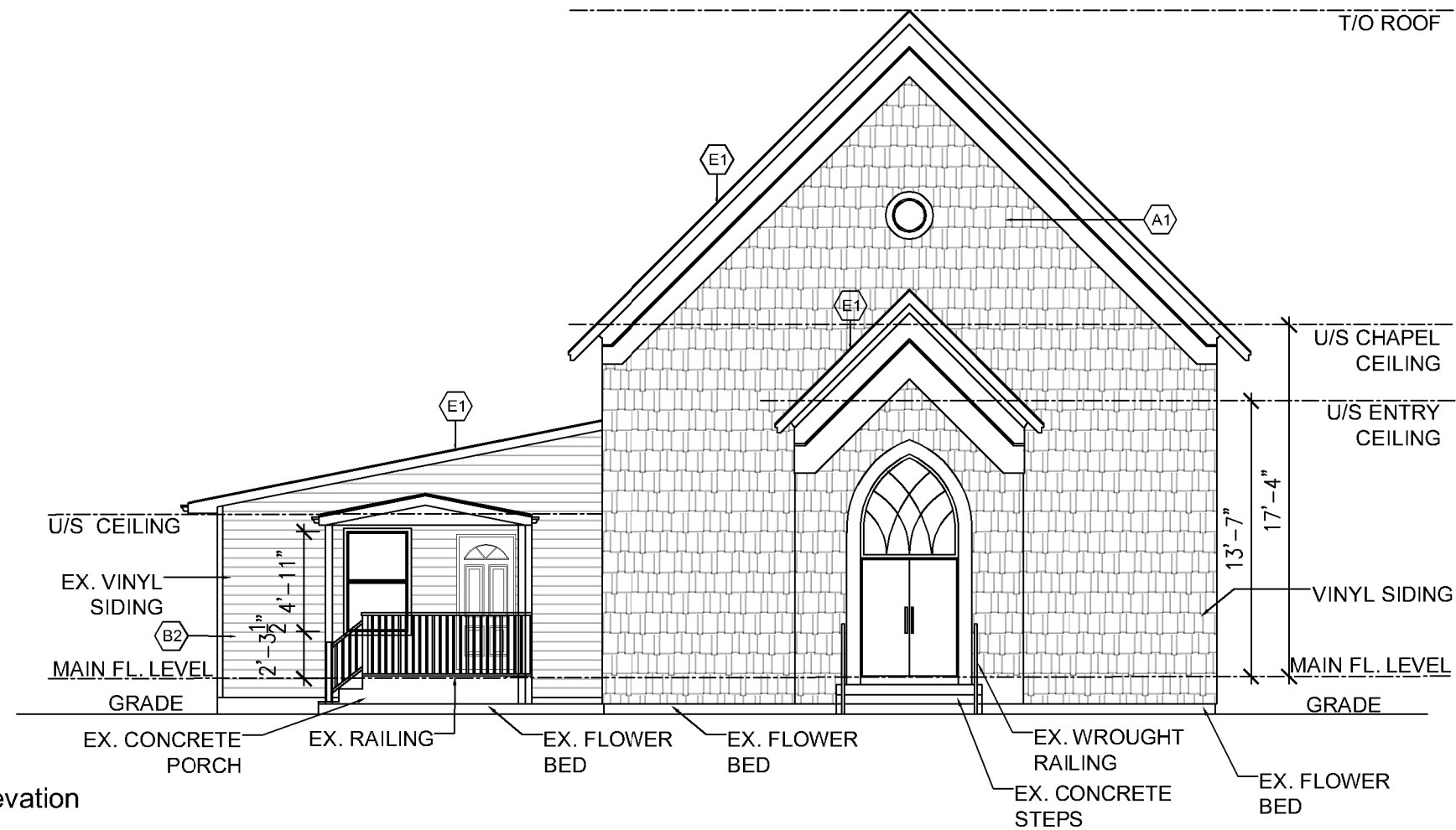
Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
MK	11 May 2021

Title Unit 3 - Basement Storey

Project No.	Drawing No.
21-080	A-3.4

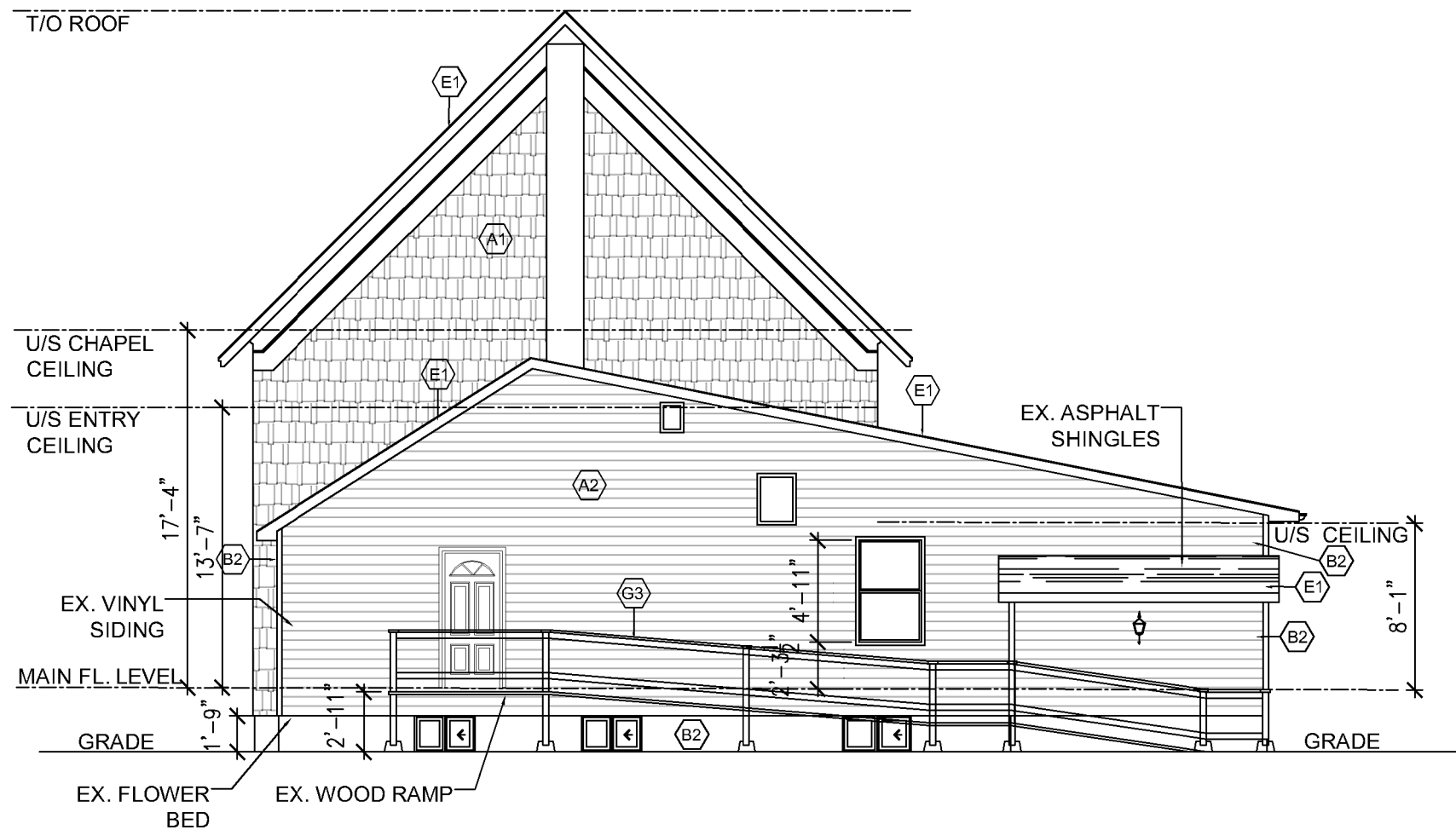
DEMOLISH EX. DUCT WORK. FILL IN EX. HOLES W/ CONCRETE WALL, MIN 8" THICKNESS. ENSURE CONTINUITY OF FIRE SEPRATION

ENSURE CONTINUITY OF FIRE SEPARATION AT WALL. WALL TO CONSIST OF MIN 8" THCK CONCRETE, OR 2x4 F.R.R. WALL:
- 2x4 STUDS @ 16" OR 24" O/C
- 3 1/2" THICK ABSORTIVE MATERIAL IN CAVITIES
- (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALL BOARD ON RESILIENT METAL CHANNEL ON ONE SIDE
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1 HR F.R.R., 51 STC
SIM. TO W5a SUPPLEMENTARY STANDARD SB-3.



Existing Front Elevation

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

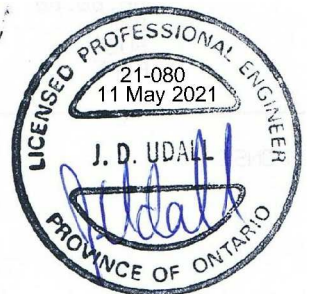


Existing Rear Elevation

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

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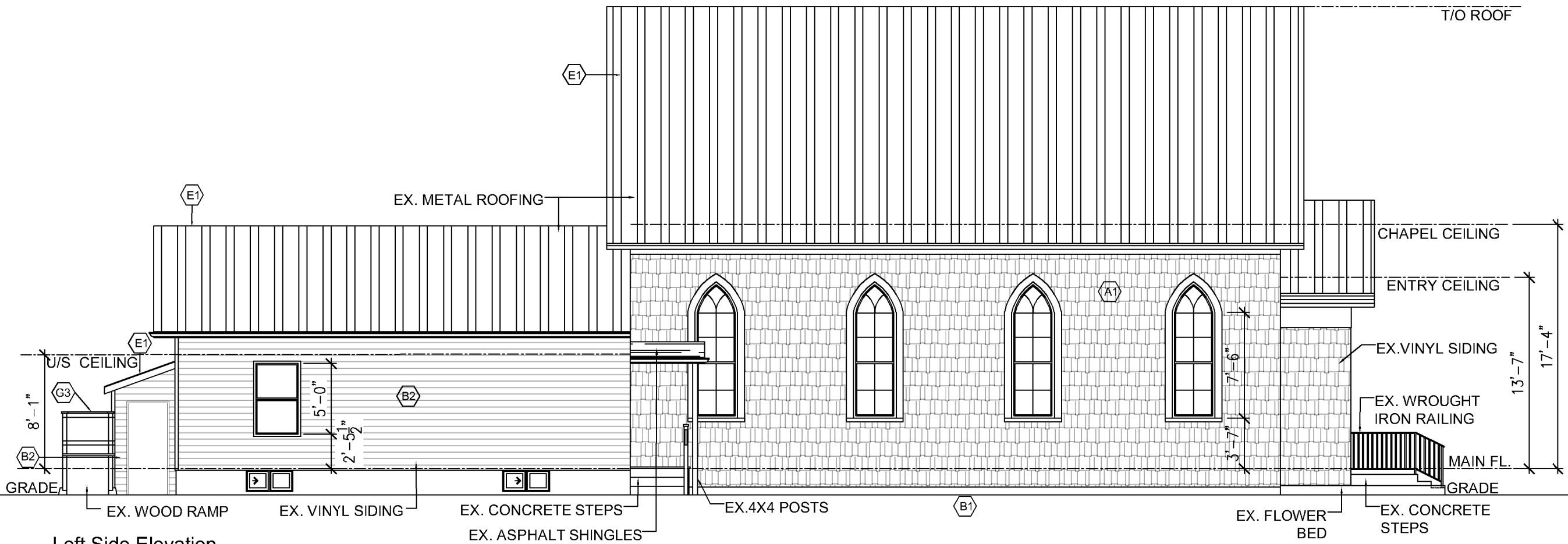
Project Location:

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Design	Scale
JB	1/8" = 1'-0"
Checked	Issue Date
JU	12 May 2021

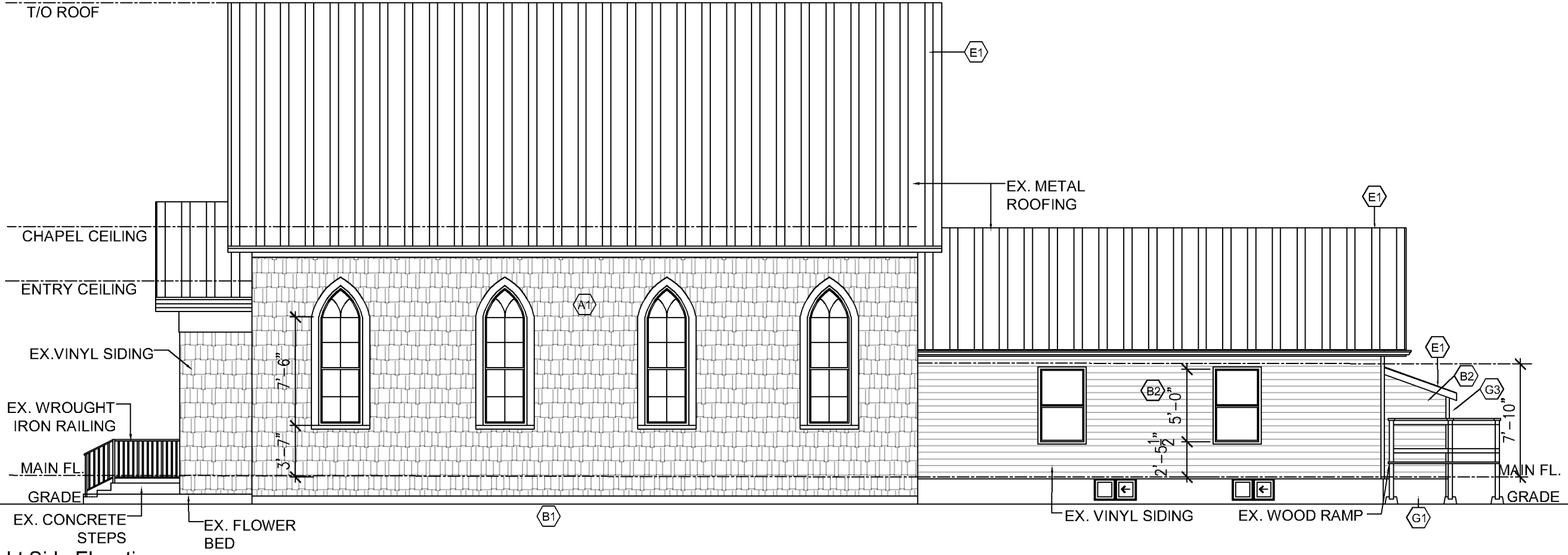
Title
Existing Elevations

Project No.	Drawing No.
21-080	A-4.0



Left Side Elevation

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



Right Side Elevation

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

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Project Location:
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 Komoka, Ontario

Design	Scale
JB	1/8" = 1'-0"
Checked	Issue Date
JU	12 May 2021

Title Existing Side Elevations	
Project No. 21-080	Drawing No. A-4.1

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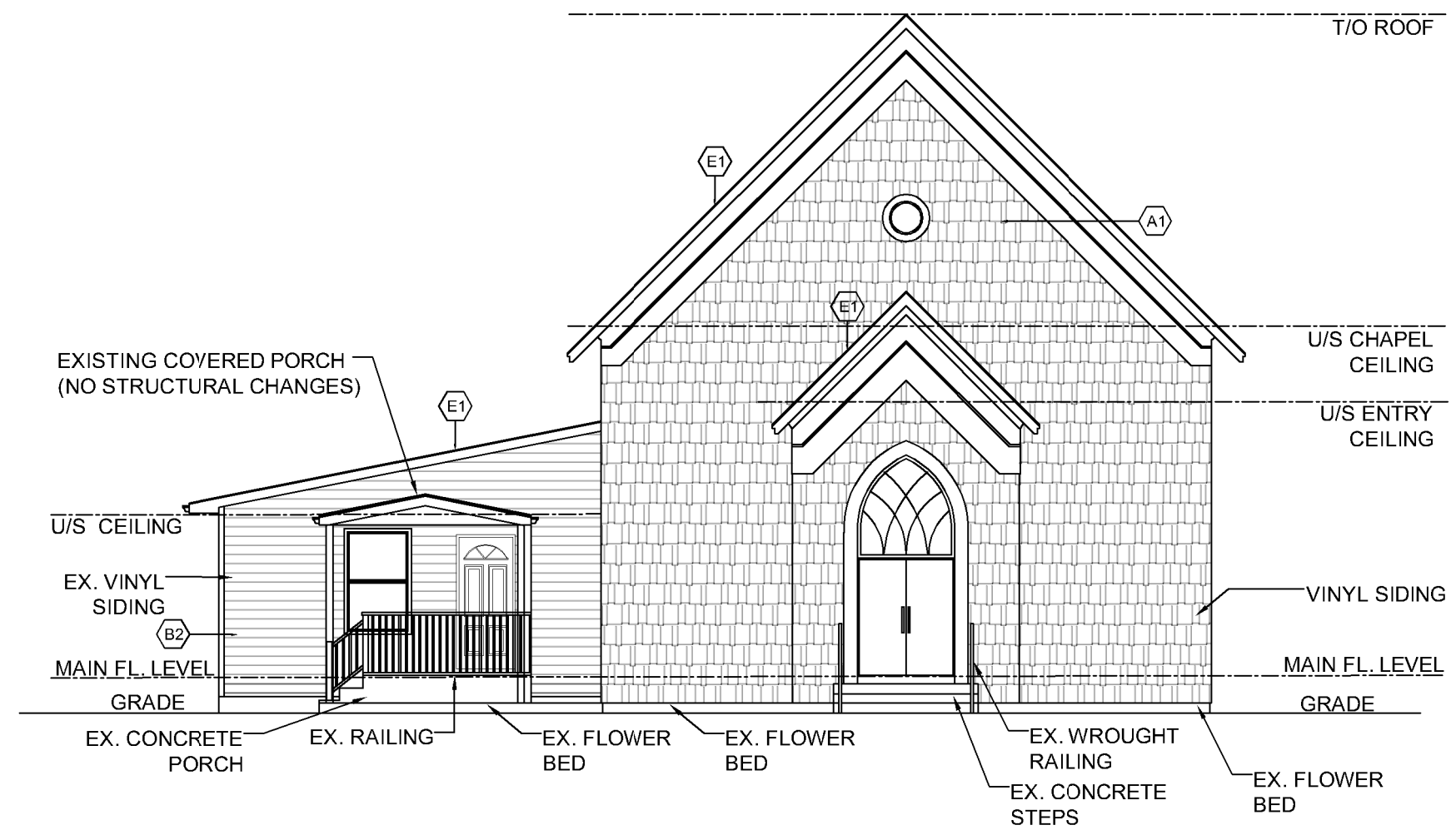
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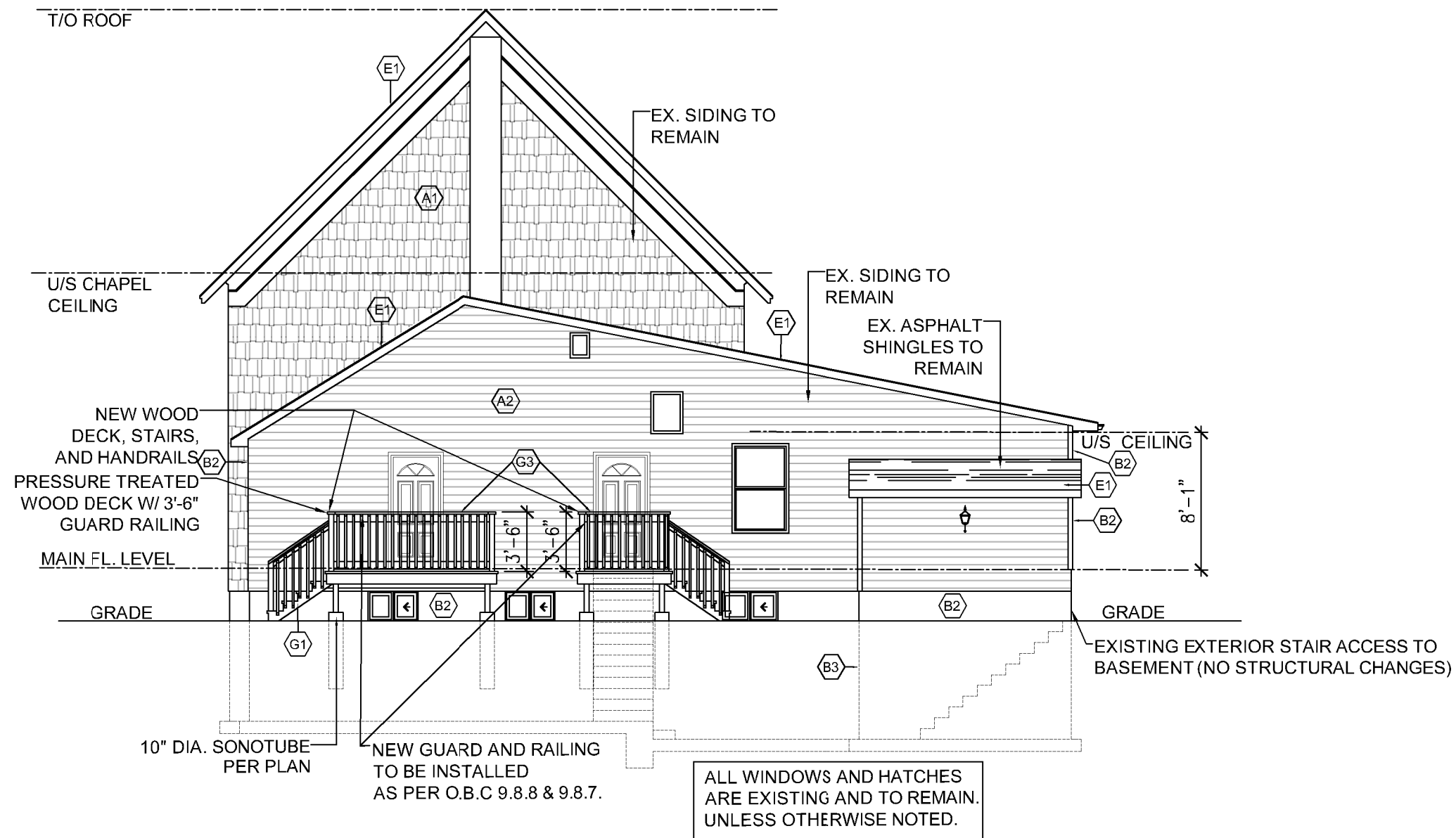
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Project Location:
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 Komoka, Ontario

Design	JB	Scale	1/8" = 1'-0"
Checked	JU	Issue Date	12 May 2021
Title Proposed Front Elevation			
Project No.	21-080	Drawing No.	A-4.2



Proposed Front Elevation (No Changes)
 SCALE: 1/8" = 1'-0"

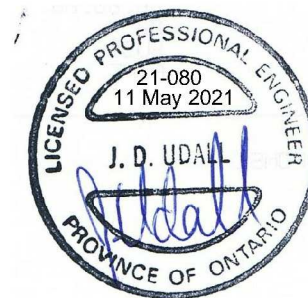


Proposed Rear Elevation

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

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1	ISSUED FOR REVIEW	29 Mar 2021	JB

DOCUMENT NOTES:

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Caskanette Udall
 CONSULTING ENGINEERS
 248-675 Queen Street South,
 Kitchener, ON N2M 1A1
 Ph: 1-800-920-5854

Project Location:

108 St. Clair Ave.
 Komoka, Ontario

Design	Scale
JB	1/8" = 1'-0"
Checked	Issue Date
JU	12 May 2021

Title
 Proposed Rear Elevation

Project No.	Drawing No.
21-080	A-4.3

- GENERAL NOTES:**
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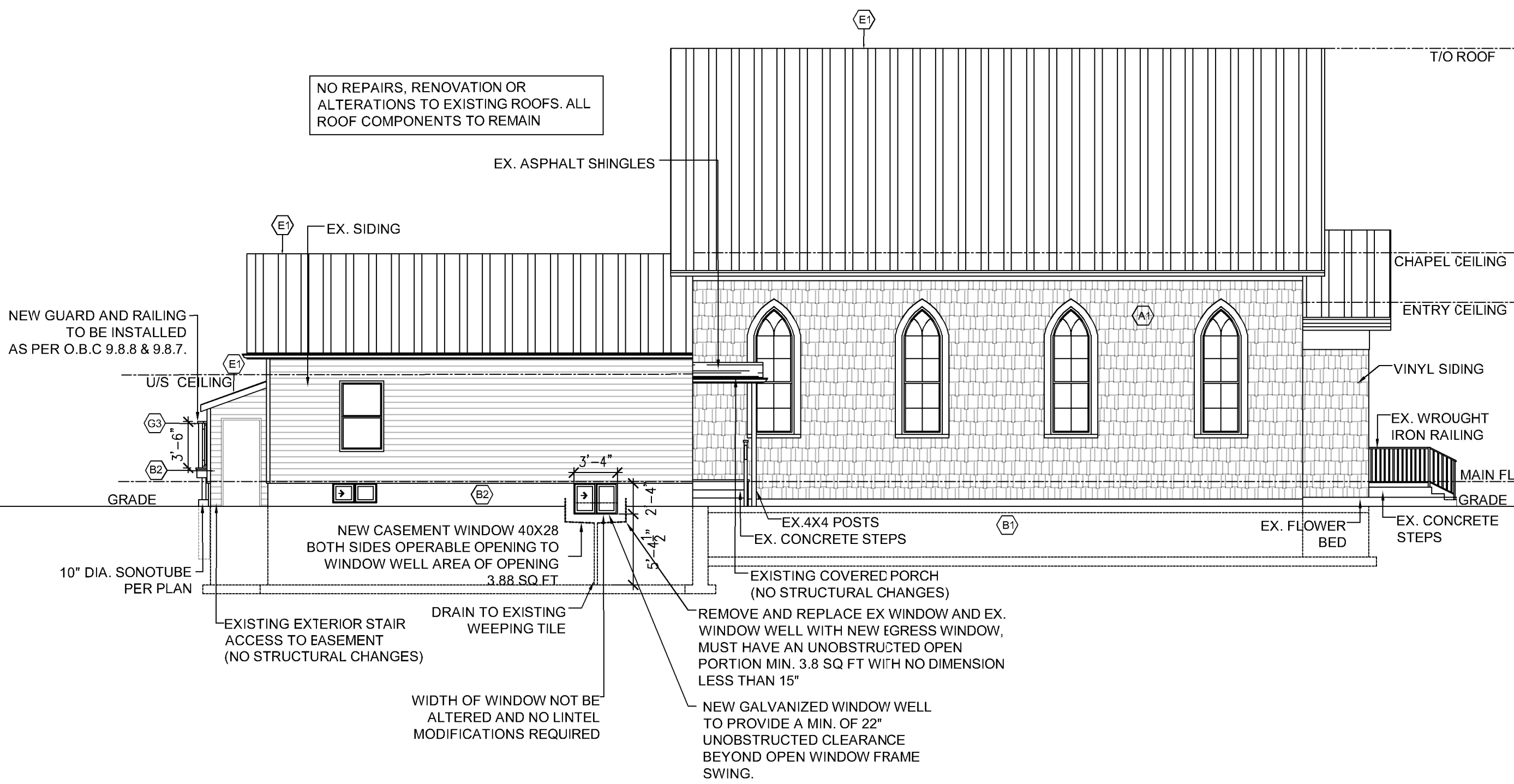
No.	Revisions	Date	By
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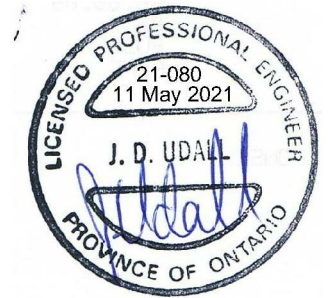
Project Location:
 108 St. Clair Ave.
 Komoka, Ontario

Design	JB	Scale	1/8" = 1'-0"
Checked	JU	Issue Date	12 May 2021
Title Proposed Left Side Elevations			
Project No.	21-080	Drawing No.	A-4.4



Proposed Left Side Elevation
 SCALE: 1/8" = 1'-0"

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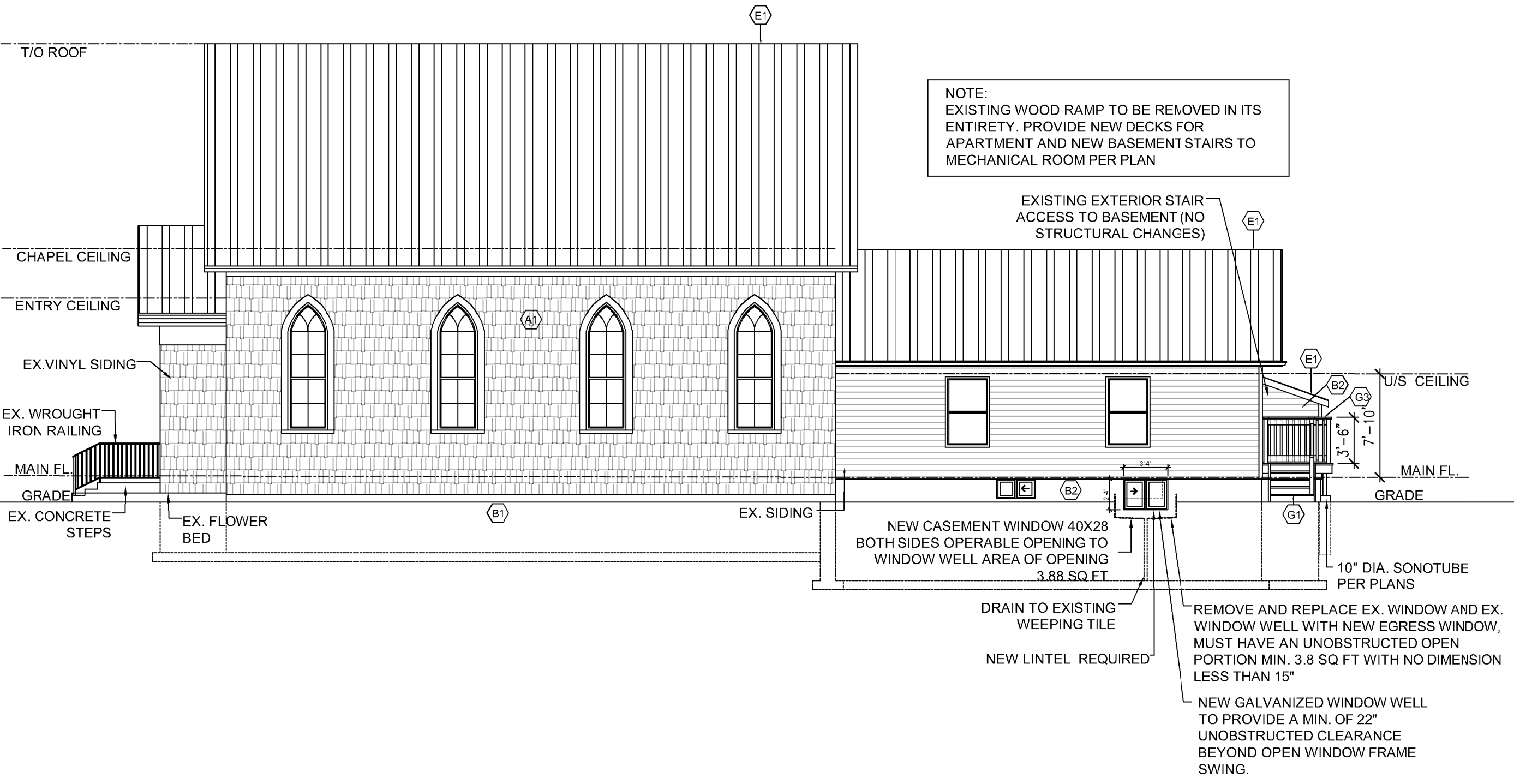
Caskanette Udall
 CONSULTING ENGINEERS
 248-675 Queen Street South,
 Kitchener, ON N2M 1A1
 Ph: 1-800-920-5854

Project Location:
 108 St. Clair Ave.
 Komoka, Ontario

Design	Scale
JB	1/8" = 1'-0"
Checked	Issue Date
JU	12 May 2021

Title Proposed Right Side Elevations

Project No.	Drawing No.
21-080	A-4.5



Proposed Right Side Elevation
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
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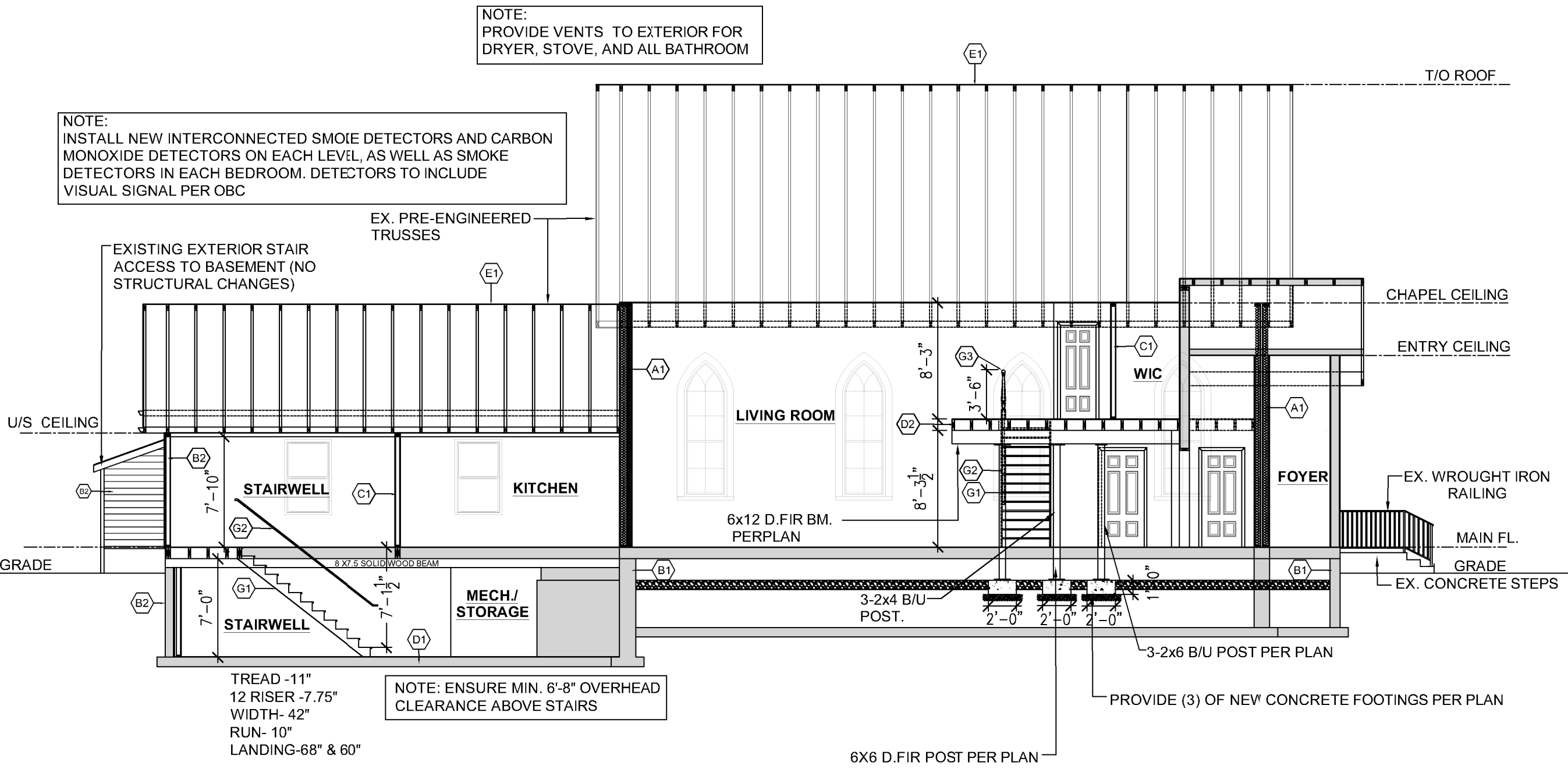
Project Location:
 108 St. Clair Ave.
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Design	Scale
JB	1/8" = 1'-0"
Checked	Issue Date
JU	12 May 2021

Project No.	Drawing No.
21-080	A-5.0

NOTE:
 PROVIDE VENTS TO EXTERIOR FOR DRYER, STOVE, AND ALL BATHROOM

NOTE:
 INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON EACH LEVEL, AS WELL AS SMOKE DETECTORS IN EACH BEDROOM. DETECTORS TO INCLUDE VISUAL SIGNAL PER OBC



NOTE: ENSURE MIN. 6'-8" OVERHEAD CLEARANCE ABOVE STAIRS

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND REPORT ANY ERRORS TO THE DESIGNER AS SOON AS POSSIBLE.

ALL EXISTING CONCRETE FOUNDATION WALLS TO REMAIN

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

- GENERAL NOTES:**
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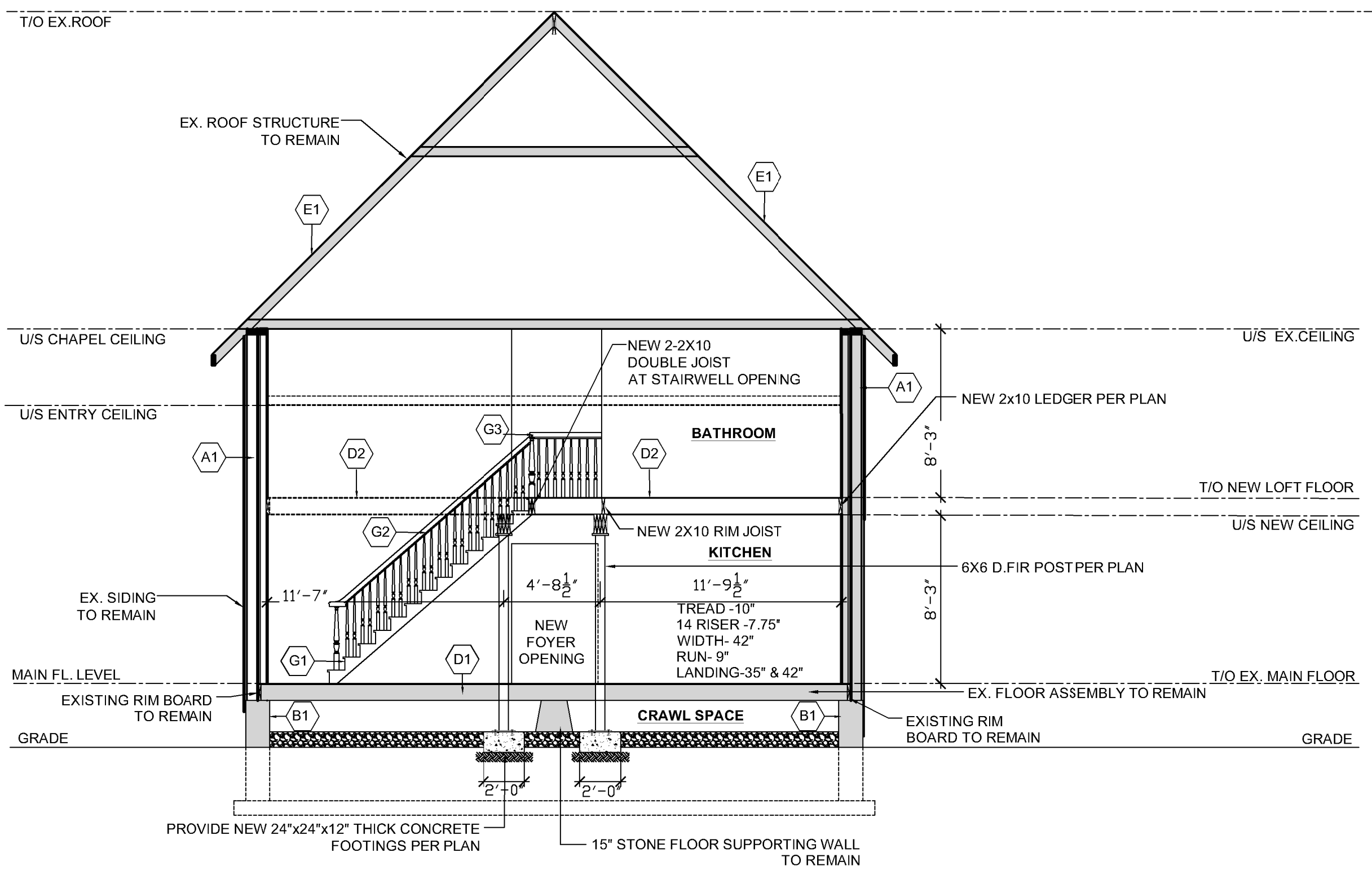
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Project Location:
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Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
JU	12 May 2021

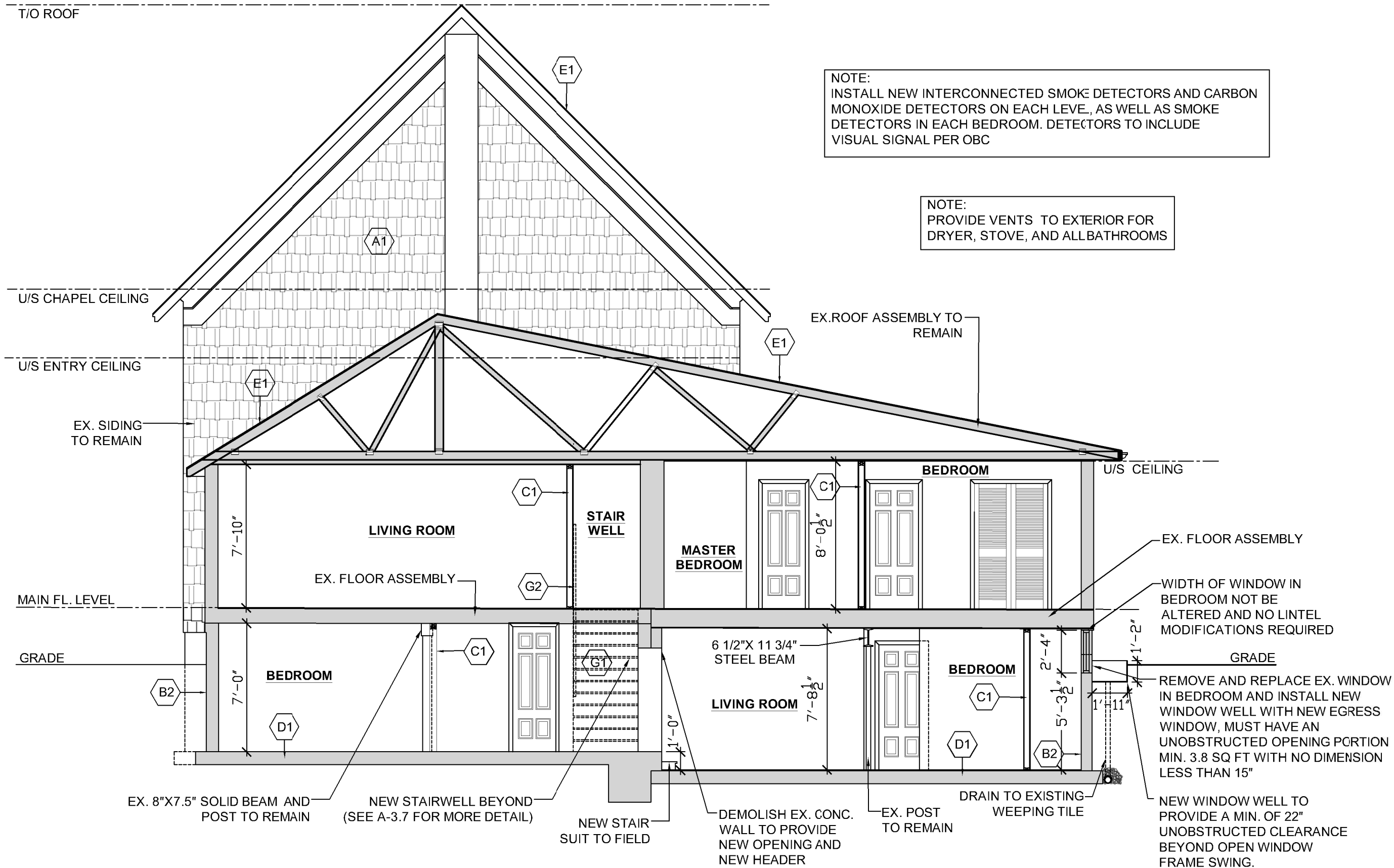
Title
 Section

Project No.	Drawing No.
21-080	A-5.1



SECTION 2
 SCALE: 3/16" = 1'-0"

T/O ROOF



NOTE:
INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ON EACH LEVEL, AS WELL AS SMOKE DETECTORS IN EACH BEDROOM. DETECTORS TO INCLUDE VISUAL SIGNAL PER OBC

NOTE:
PROVIDE VENTS TO EXTERIOR FOR DRYER, STOVE, AND ALL BATHROOMS

- GENERAL NOTES:
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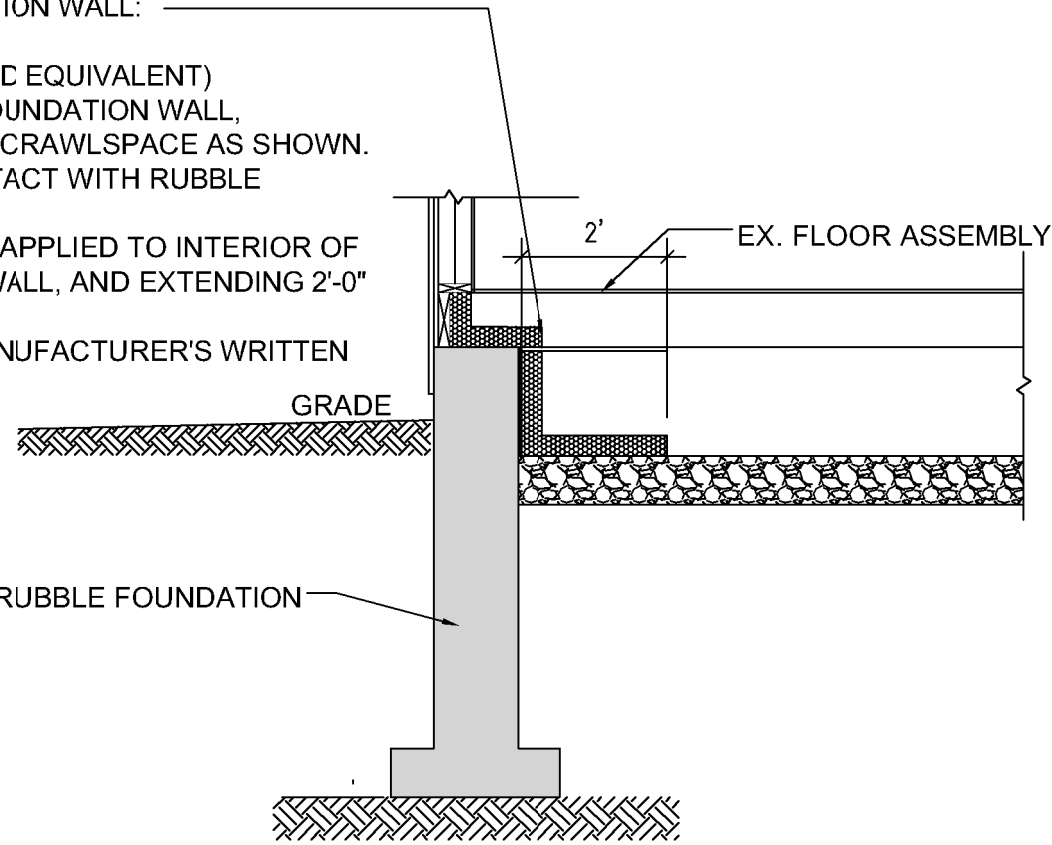
Project Location:
108 St. Clair Ave.
Komoka, Ontario

Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
JU	12 May 2021

Title	
Section	
Project No.	Drawing No.
21-080	A-5.2

3 SECTION
SCALE: 3/16" = 1'-0"

THERMAL UPGRADE OF MASONRY FOUNDATION WALL:
 -EX. RUBBLE FOUNDATION WALL
 -DELTA MS CAPILLARY BREAK (OR APPROVED EQUIVALENT) SECURED TO INTERIOR FACE OF RUBBLE FOUNDATION WALL, EXTENDING 2'-0" ALONG GROUND PLANE OF CRAWLSPACE AS SHOWN. ("BUBBLE" SIDE OF DELTA MS TO BE IN CONTACT WITH RUBBLE FOUNDATION)
 - 2" THICK LAYER OF SPRAY-IN-PLACE FOAM APPLIED TO INTERIOR OF EX. RIM, DOWN INTERIOR OF FOUNDATION WALL, AND EXTENDING 2'-0" ALONG GROUND PLANE AS SHOW
 -PROTECT SPRAY FOAM FROM FIRE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



Insulating Foundation Wall
 SCALE: 3/8" = 1'-0"

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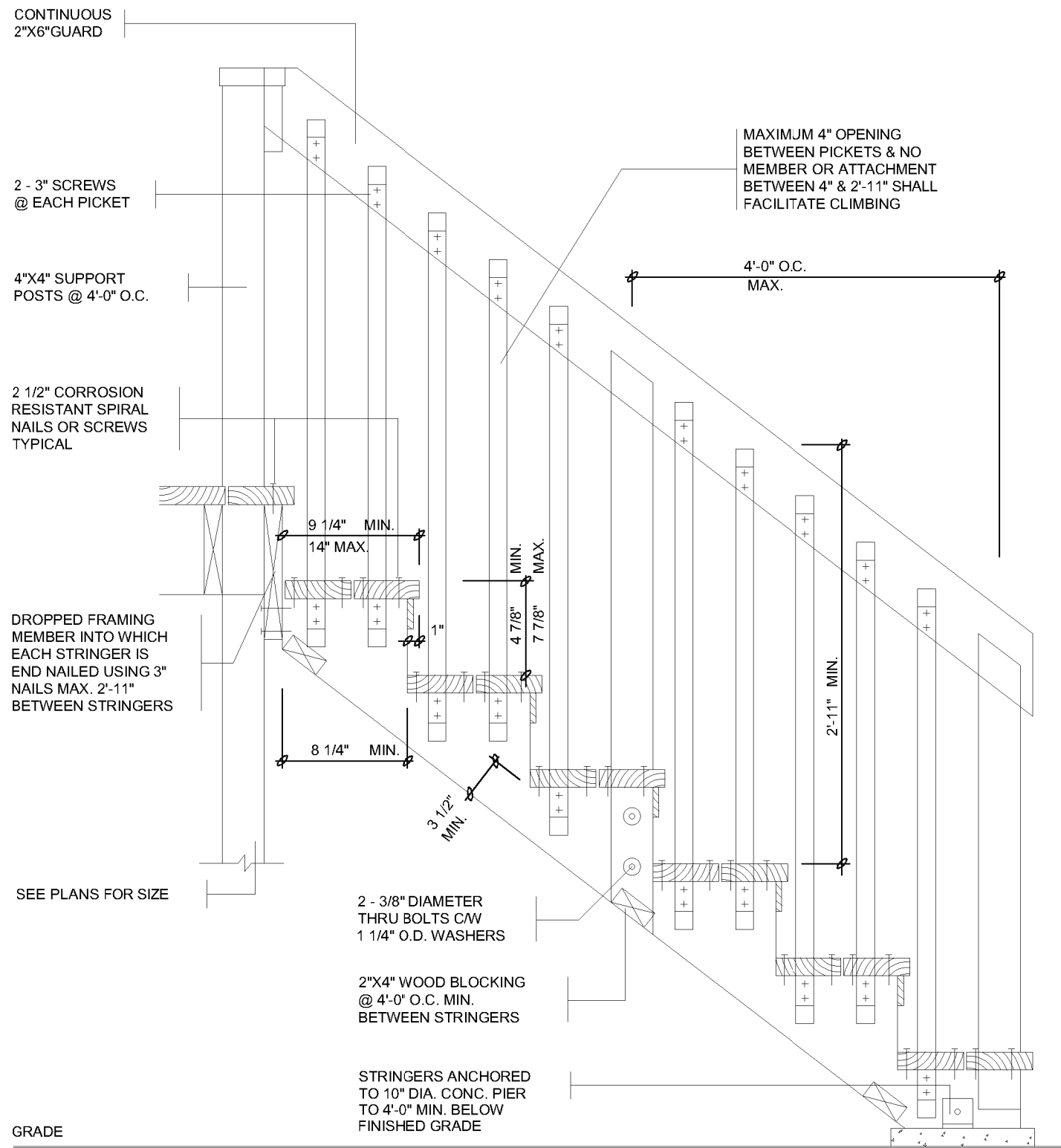
CU Caskanette Udall
 CONSULTING ENGINEERS
 248-675 Queen Street South,
 Kitchener, ON N2M 1A1
 Ph: 1-800-920-5854

Project Location:
 108 St. Clair Ave.
 Komoka, Ontario

Design	JB	Scale	AS NOTED
Checked	JU	Issue Date	12 May 2021

Title
 Detail

Project No.	21-080	Drawing No.	A-6.0
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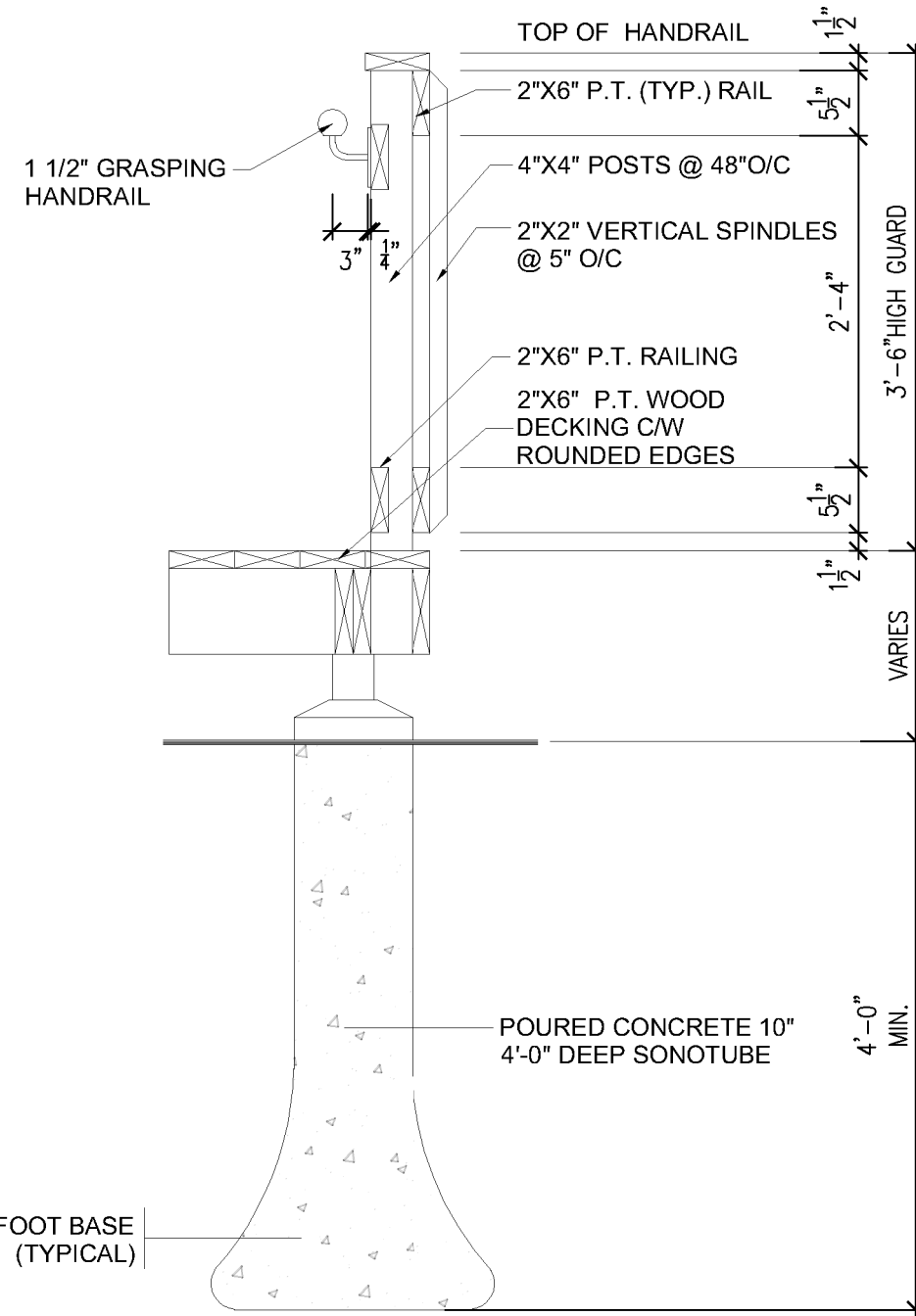
GENERAL NOTES

- LUMBER NO. 2 SPF OR BETTER, WOOD POSTS MIN. 4"X4" (SOLID). USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
- DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER
- CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION
- PROVIDE A HANDRAIL 31"-38" HIGH ON STAIRS IF MORE THAN THREE RISERS. PROVIDE A GUARD ON BOTH SIDES IN ACCORDANCE W/ THE DETAIL ABOVE WHERE THE STAIR EXCEEDS 6 RISERS.

Exterior Wood Stairs

SCALE: 1/2" = 1'-0"

FLARE 24" DIA. BIGFOOT BASE (TYPICAL)

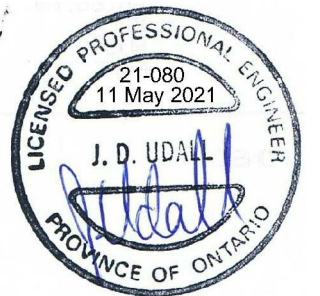


Exterior Wood Deck

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

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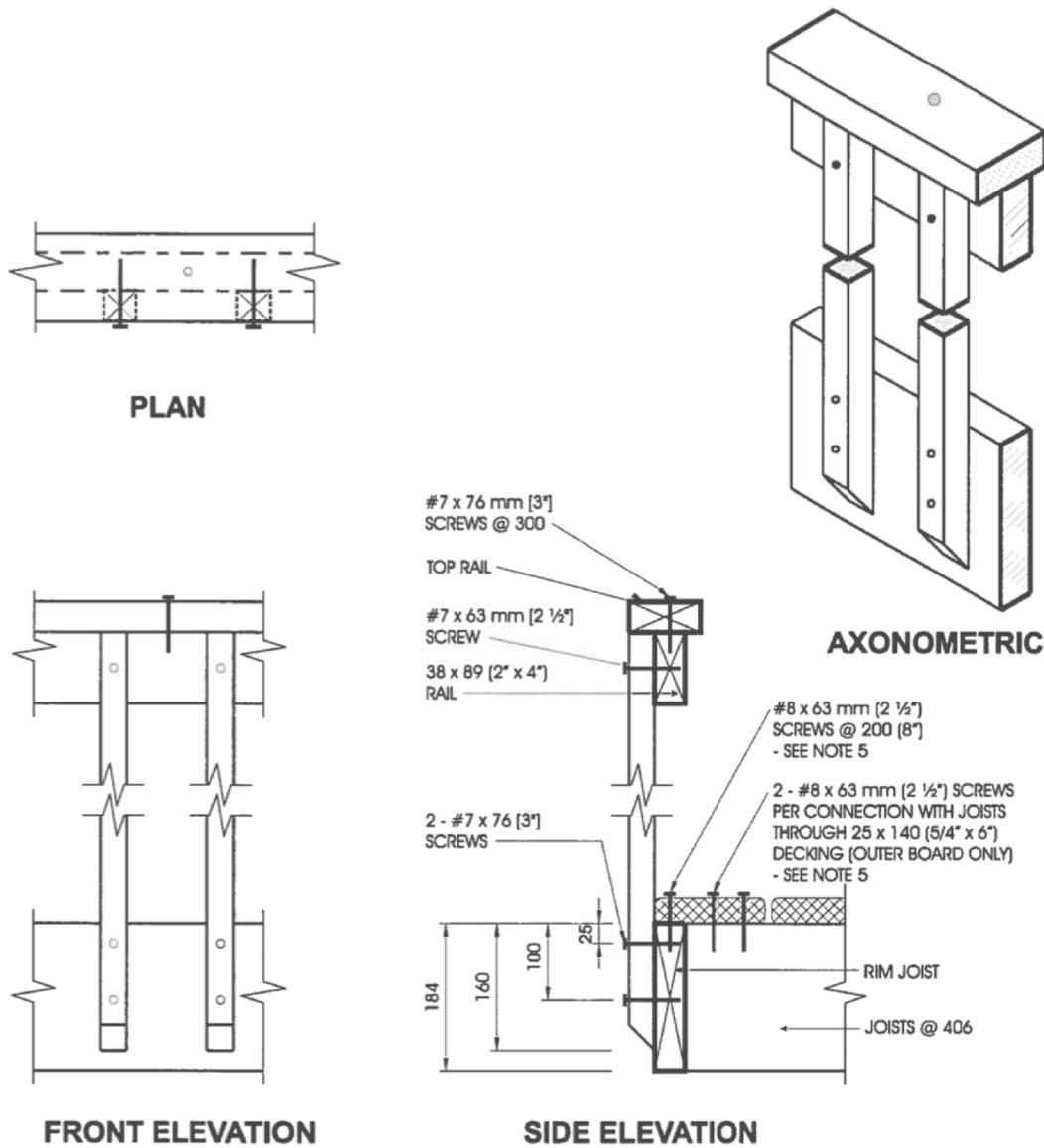
Caskanette Udall
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Project Location:
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Design	Scale
JB	AS NOTED
Checked	Issue Date
JU	12 May 2021

Title
 Details

Project No.	Drawing No.
21-080	A-6.1

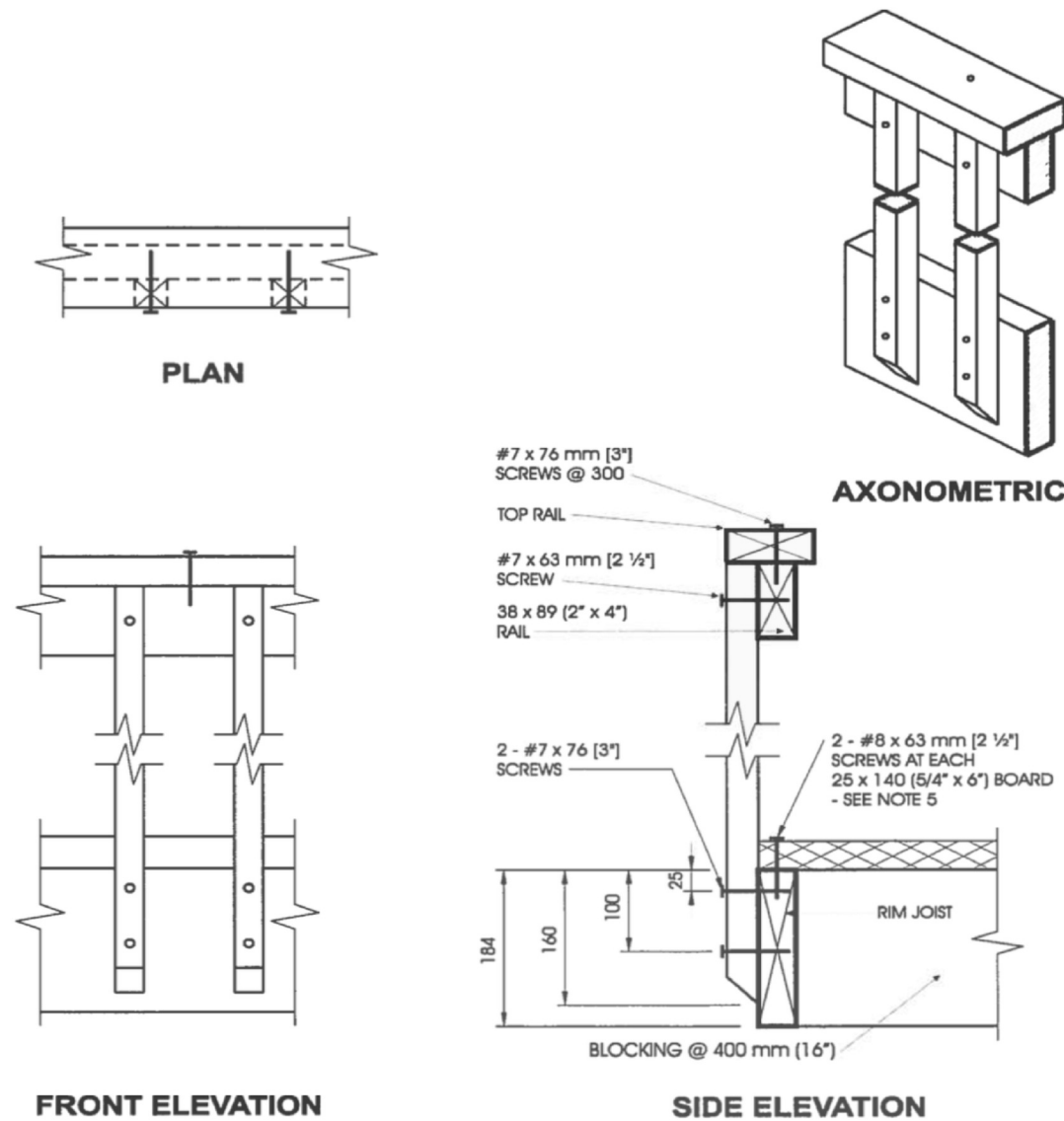


Detail ED-1

Exterior Connection: Cantilevered Picket Screwed to Rim Joist

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. The outer deck board shall not be less than 140 mm (6" nominal) wide. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").



Detail ED-2

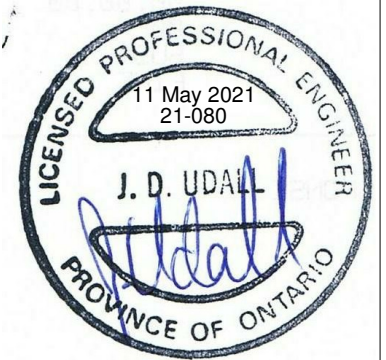
Exterior Connection: Cantilevered Picket Screwed to Rim Joist, Guard Parallel to Floor Joists

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Douglas Fir-Larch, Spruce-Pine-Fir, or Hem-Fir Species.
3. Fasten rim joist to blocking with 3 - 82 mm (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.
5. Where 38 mm (2" nominal) thick boards are used, the length of the wood screws shall be not less than 76 mm (3").

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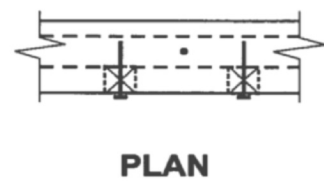
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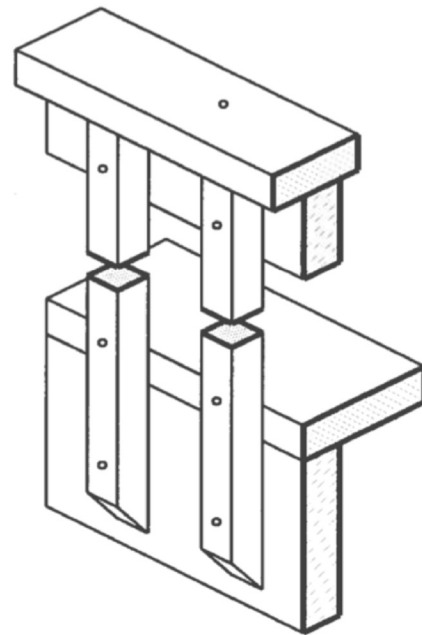
Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
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Title
 Details

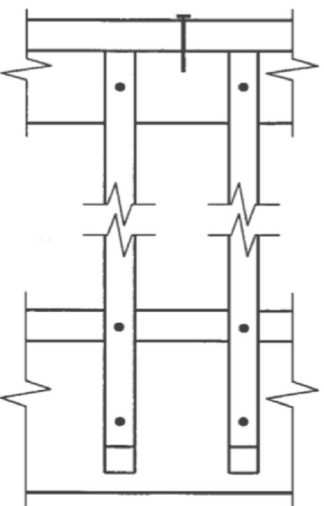
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21-080	A-7.0



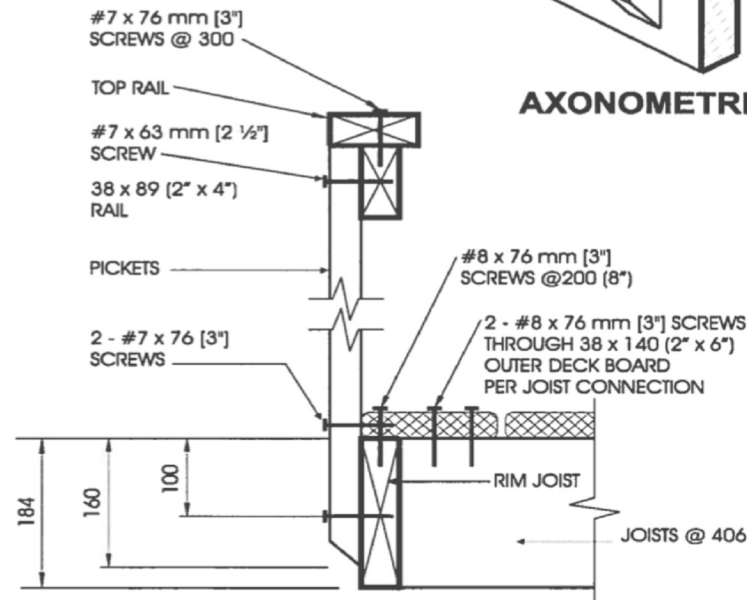
PLAN



AXONOMETRIC



FRONT ELEVATION



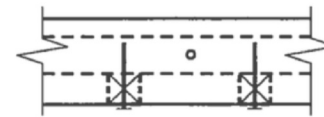
SIDE ELEVATION

Detail ED-3

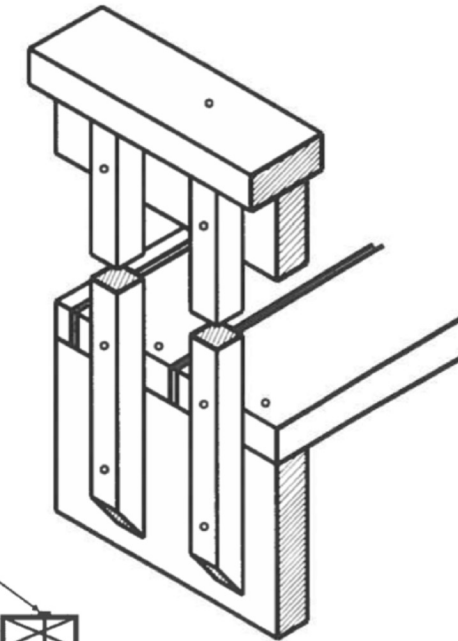
Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck

Notes:

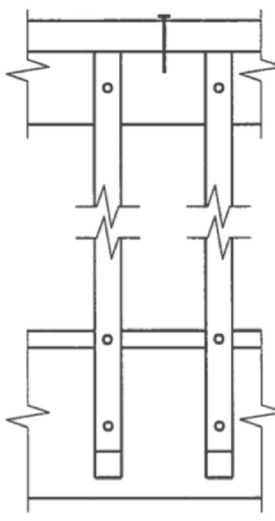
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2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3/4") nails.
4. Dimensions shown are in mm unless otherwise specified.



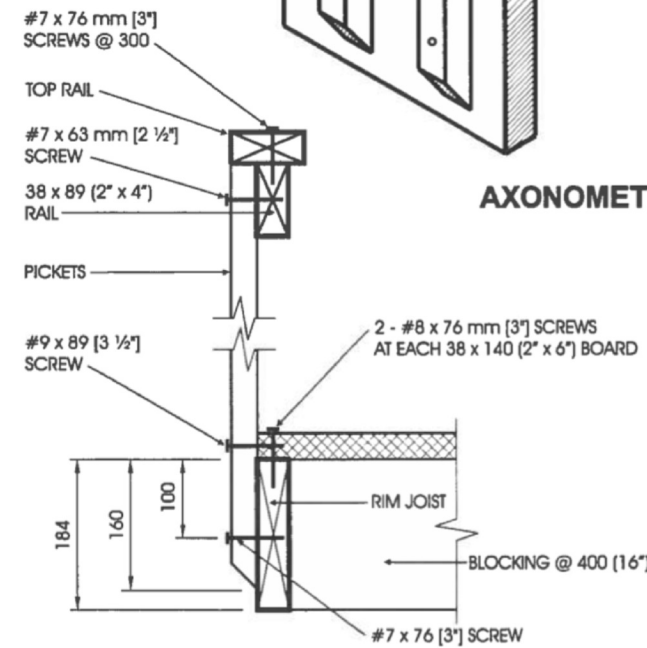
PLAN



AXONOMETRIC



FRONT ELEVATION



SIDE ELEVATION

Detail ED-4

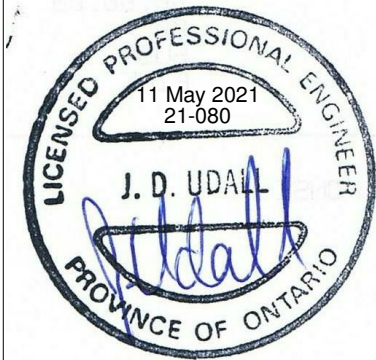
Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck, Guard Parallel to Floor Joists

Notes:

1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to blocking with 3 - 82 mm (3/4") nails.
4. Dimensions shown are in mm unless otherwise specified.

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 IT IS RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE DRAWINGS ARE BASED ON CURRENT DATA.

Caskanette Udall
 CONSULTING ENGINEERS
 248-675 Queen Street South,
 Kitchener, ON N2M 1A1
 Ph: 1-800-920-5854

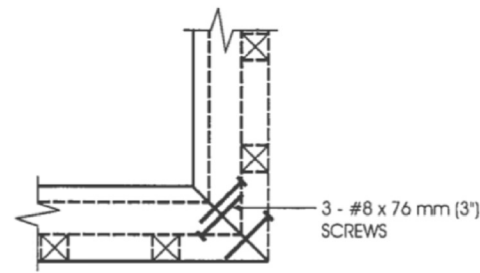
Project Location:

108 St. Clair Ave.
 Komoka, Ontario

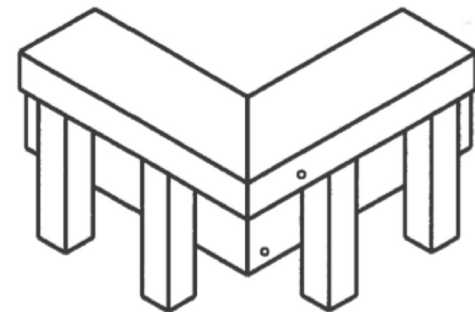
Design	Scale
JB	3/16" = 1'-0"
Checked	Issue Date
MK	11 May 2021

Title
 Details

Project No.	Drawing No.
21-080	A-7.1

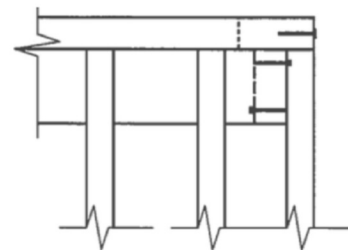


PLAN TOP RAIL

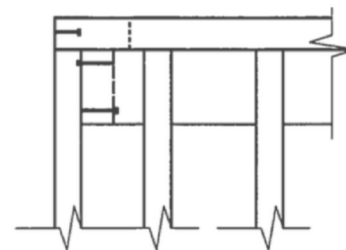


AXONOMETRIC

ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL AND TWO IN VERTICALLY ORIENTATED PORTION.



FRONT TOP RAIL



SIDE TOP RAIL

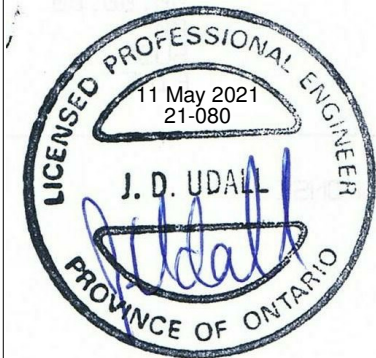
Detail ED-5
Exterior Connection: Corner Joint

Notes:

1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE, CONTRACTOR TO CONFIRM.
2. THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
4. ALL NEW CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2012 AND LOCAL BUILDING DEPARTMENT STANDARDS.
5. CONTRACTOR SHALL SAFEGUARD ALL EXISTING STRUCTURES AND SERVICES AFFECTED BY THE WORK.
6. ALL NEW LUMBER TO BE SPF No. 2 OR BETTER.



No.	Revisions	Date	By
5	ISSUED FOR PERMIT	11 May 2021	MK
4	ISSUED FOR HVAC	11 May 2021	MK
3	ISSUED FOR REVIEW	10 May 2021	JB
2	ISSUED FOR REVIEW	6 April 2021	JB
1	ISSUED FOR REVIEW	29 Mar 2021	JB

DOCUMENT NOTES:
DO NOT SCALE DRAWINGS.
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Design JB	Scale 3/16" = 1'-0"
Checked MK	Issue Date 11 May 2021

Title
Details

Project No. 21-080	Drawing No. A-7.2
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