GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CONFIRMATION.
2. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE IN FEET AND INCHES.
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE, INCLUDING ALL AMENDMENTS. ALL REFERENCED CSA STANDARDS SHALL BE THE LATEST EDITION.
4. WHERE INFORMATION CONTAINED ON THE DRAWINGS AND THE O.B.C. DO NOT AGREE, THE MORE STRINGENT CONDITIONS SHALL APPLY.
5. THE CONTRACTOR COMPLETING THIS WORK SHALL HAVE SUFFICIENT PAST EXPERIENCE IN COMPLETING WORK OF A SIMILAR NATURE AND BE CAPABLE OF PROVING SUCH EXPERIENCE, IF REQUESTED.
6. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO:
   A. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS.
   B. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.
   C. DETERMINE LOCATION OF SERVICES.
   D. PROVIDE ALL TEMPORARY BRACING, SHORING, SUPPORT, ETC., TO THE STRUCTURE AND ERECTION PROCEDURES FOR THE DURATION OF THE WORK.
7. DRAWINGS INTENDED TO REPRESENT 'STRUCTURAL FIRE DAMAGE REPAIRS' ONLY WITHIN THE LIMITATIONS OF EXISTING BUILDING CONSTRUCTION.
8. DRAWINGS TO BE READ IN CONJUNCTION WITH RELATED REPORT BY BROWN & BEATTIE DATED APRIL 17, 2024.
9. DRAWINGS TO BE READ IN CONJUNCTION WITH APPROVED CONTRACTOR SCOPE OF WORK.
10. SITE CONDITIONS LIKELY VARY. CHANGES MARY BE REQUIRED IN RELATION TO REPAIRS FOR WHICH BROWN & BEATTIE LTD. SHOULD BE IMMEDIATELY CONTACTED IF SITE CONDITIONS VARY SIGNIFICANTLY FROM THESE DRAWINGS.
11. WE HAVE NOT REVIEWED CONSTRUCTION DRAWINGS OR CALCULATIONS ENVIRONMENTAL OR CONCEALED CONDITIONS. THIS IS NOT A FULL CODE COMPLIANCE, ZONING OR BY-LAW, OR STRUCTURAL ASSESSMENT OF THE BUILDING.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY AND PROTECTION OF PROPERTY, AS WELL AS FOR ALL COSTS FOR ALL ASSOCIATED DAMAGES. NO INSTRUCTIONS FROM THE OWNER OR THE ENGINEER ARE TO BE TAKEN AS REPLACING THE CONTRACTOR'S TOTAL RESPONSIBILITY FOR SITE SAFETY AND PROTECTION.

NEW WOOD FRAMING NOTES:

1. ALL WOOD MEMBERS (FROM NOMINAL SAWN LUMBER STOCK) SHALL BE CONSTRUCTED FROM NUMBER 1 OR NUMBER 2 GRADE SPRUCE UNLESS OTHERWISE NOTED.
2. WHERE ENGINEERED WOOD PRODUCTS ARE USED, PROVIDE AND FOLLOW INSTALLATION DOCUMENTATION FROM THE ENGINEERED WOOD SUPPLIER. IF DRAWINGS CALL FOR WOOD PRODUCTS TO BE DESIGNED BY ENGINEERED WOOD SUPPLIER, PROVIDE A COPY OF THE APPROVED SHOP DRAWINGS ON SITE AND TO THE DESIGNER. NO WORK SHALL PROCEED UNTIL APPROVED DRAWINGS ARE ON-SITE AND IN THE POSSESSION OF THE DESIGNER.
3. WHERE WOOD COMES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SURFACES, SUCH AS ON SLABS OR BASEMENT WALLS FOR INSULATION, WOOD PLATES SHALL BE PRESSURE TREATED OR ADEQUATELY SEPARATED FROM THE CONCRETE BY MEANS OF AN IMPERVIOUS BARRIER, SUCH AS 6MIL POLY.
4. NOTCHING AND DRILLING OF ANY STRUCTURAL MEMBER SHALL BE AS PER THE ONTARIO BUILDING CODE, OR THE ENGINEERED WOOD SUPPLIERS INFORMATION FOR THE MEMBER BEING NOTCHED OR DRILLED.
5. ALL BUILT-UP WOOD BEAMS AND LINTELS SHALL BE CONSTRUCTED FROM NUMBER 1 OR NUMBER 2 GRADE SPRUCE WOOD FREE FROM ABOVE NORMAL DEFECTS SUCH AS CHECKS, SPLINTERS, LOOSE KNOTS, ETC. UNLESS NOTED OTHERWISE.
6. ALL BUILT-UP WOOD BEAMS, LINTELS AND DOUBLE JOISTS SHALL BE GLUED WITH PREMIUM CONSTRUCTION ADHESIVE LAID IN A CONTINUOUS 'S' PATTERN WITH 8" MAX DISTANCE BETWEEN THE RIDGES AND NAILED OR SCREWED WITH NON-CORRODING FASTENERS AT 8" O/C IN A STAGGERED PATTERN. FASTENER LENGTH SHALL BE LONG ENOUGH TO FULLY PENETRATE THE FIRST LAYER OF A BUILT-UP BEAM AND PENETRATE INTO THE SECOND LAYER A MINIMUM OF 95% OF THE TOTAL THICKNESS. FASTENERS SHALL NOT PROTRUDE OUT THE BACK SIDE OF ANY OUTSIDE EXPOSED LAYER. FASTENERS FOR 3 PLY OR GREATER BEAMS ARE PERMITTED TO BE LONGER TO PENETRATE INTO THE BACK PLIES.
7. WOOD BEAMS SHALL BE OF APPROPRIATE SIZE AS DETERMINED BY THE O.B.C. TABLES A-8, A-9, A-10, A-11 AND A-12. PROVIDE REQUIRED MINIMUM END BEARING OR AS NOTED ON DRAWINGS.
8. WOOD LINTELS SHALL CONFORM TO O.B.C. TABLES A-15 OR AS NOTED ON THE DRAWINGS.
9. COLUMNS:
   A. WOOD COLUMNS MAY SUPPORT WOOD BEAMS ONLY. STEEL COLUMNS WITH TOP AND BOTTOM PLATES MAY SUPPORT WOOD OR STEEL BEAMS. WOOD COLUMNS SHALL NOT BE PERMITTED TO SUPPORT STEEL BEAMS.
   B. WOOD COLUMNS SHOULD HAVE BEARING EQUAL TO THAT OF THE SUPPORTED BEAM WIDTH. NO SHIMMING OF COLUMNS WITH WOOD SHIMS WILL BE PERMITTED, USE ONLY STEEL SHIMS IF NEEDED.
   C. STEEL COLUMNS SHALL BE 3" H.S.S. WITH A WALL THICKNESS OF 3/16", WITH A RATING OF 30,000 LBS OR GREATER, APPROVED MANUFACTURER S.T.S. SUPER POSTS. TELEPOSTS ARE NOT PREFERRED DUE TO LIMITED WEIGHT BEARING CAPABILITIES. TELEPOST MAY BE PERMITTED, HOWEVER ONLY IF THEY CAN BE PROVEN TO SUPPORT THE FLOOR AND ROOF LOADS IMPOSED AND BEAR A STAMP FROM THE MANUFACTURER ATTESTING TO THIS RATING. BEARING PLATES SHALL BE PROVIDED AT THE TOP AND BOTTOM OF THE COLUMNS WITH A STEEL PLATE 4" BY 4" BY 1/4" THICK WHERE THE COLUMN SUPPORTS A 3 PLY BUILT-UP WOOD BEAM.
10. EXTERIOR WOOD EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED WITH A PRESERVATIVE TO RESIST DECAY AS PER CURRENT O.B.C.
    A. EXTERIOR WOOD EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED WITH A PRESERVATIVE TO RESIST DECAY AS PER CURRENT O.B.C.
    B. WHERE WOOD THAT IS PRESSURE TREATED IS CUT, THE END(S) SHALL BE ADEQUATELY TREATED WITH A PRESERVATIVE.
    C. WOOD IN DIRECT CONTACT WITH THE GROUND SHALL INCLUDE INCISING AND BE 'GROUND CONTACT' RATED.
    D. EXTERIOR STEEL CONNECTORS BY SIMPSON STRONG-TIE TO INCLUDE MINIMUM 'ZMAX' COATING PROTECTION.
11. PNEUMATIC (AIR) NAILS ARE PERMITTED TO BE SUBSTITUTED FOR COMMON NAILS PROVIDED PNEUMATIC NAIL QUANTITIES ARE INCREASED BY 20% (ADD 1 PNEUMATIC NAIL FOR EVERY 5 COMMON NAILS)

NEW WINDOWS:

1. PROVIDE NEW WINDOWS OF THE HIGHEST POSSIBLE QUALITY AND WITH A MINIMUM 10 YEAR WARRANTY ON ALL PARTS INCLUDING GLAZING.
2. GLAZING MUST BE FROM AN IGMAC CERTIFIED MANUFACTURER AND CARRY A MINIMUM 10 YEAR WARRANTY.
3. PROVIDE 3/4" GAP AROUND ALL EXTERIOR WINDOWS.
4. ENSURE CONTINUOUS INSULATION AROUND WINDOWS BY PLACING IN APPROPRIATE LOCATIONS.
5. FOLLOW INSTALLATION RECOMMENDATIONS BY WINDOW MANUFACTURER.
6. INSTALL LOW EXPANSION FOAM INSULATION AROUND ALL WINDOW PERIMETERS.
7. SEALANTS;
   A. PROVIDE CLOSED CELL FOAM BACKER ROD AND CAULKING AROUND ALL WINDOW AND DOOR PERIMETERS AND WHERE SIDING BUTTS AGAINST MASONRY.
   B. ENSURE PROPER CAULKING JOINT WIDTH TO DEPTH RATIO OF 2:1 IS MAINTAINED.
   C. FOLLOW MANUFACTURERS RECOMMENDED METHODS FOR INSTALLATION OF CAULKING SEALANTS.
   D. USE ONLY HIGH QUALITY MATERIALS AS MANUFACTURED BY TREMCO OR EQUIVALENT. DO NOT USE MONO OR DAP.
8. BEDROOM WINDOWS ON FLOOR LEVELS WITHOUT A DOOR TO THE EXTERIOR ARE TO HAVE AT LEAST 1 OPERABLE WINDOW (WITHOUT THE USE OF TOOLS) WITH A MINIMUM UNOBSTRUCTED AREA OF 3.8 FT² AND NO DIMENSION LESS THAN 15" AS PER CURRENT O.B.C.
9. WINDOWS TO INCLUDE CONTINUOUS SEPARATION FROM SURROUNDING FRAMING PROVIDED BY BLUESKIN FLASHING.
10. WINDOW AND DOOR SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW/DOOR MANUFACTURER'S SPECIFICATIONS.
11. PROVIDE A MOCK-UP INSTALLATION TO SERVE AS A MODEL WITH RESPECT TO PERFORMANCE AND AESTHETIC REQUIREMENTS FOR THE GENERAL INSTALLATION
12. DO NOT PROCEED WITH THE GENERAL FABRICATION OR INSTALLATION UNTIL THE MOCK-UP HAS BEEN REVIEWED AND ACCEPTED BY THE ENGINEER AND OWNER

NEW INSULATION NOTES:

1. PROVIDE A CONTINUOUS AIR/THERMAL/VAPOUR BARRIER BETWEEN INTERIOR (CONDITIONED) AND EXTERIOR (UNCONDITIONED) SPACES.
2. PROVIDE A POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE OF ALL INSULATED WALLS, FLOORS AND CEILINGS. ENSURE ALL JOINTS ARE SEALED. CARRY VAPOUR BARRIER AROUND WOOD MEMBERS AS REQUIRED, SUCH AS (BUT NOT LIMITED TO) FLOOR HEADERS AND FOUNDATION SILL PLATES.
3. PROVIDE INSULATION IN ALL EXTERIOR WALLS (INCLUDING BASEMENT WALLS) WITH A MINIMUM R-VALUE AS NOTED ON THE DRAWINGS. FOUNDATION WALL INSULATION SHALL EXTEND THE FULL HEIGHT OF THE FOUNDATION WALL.
4. PROVIDE INSULATION IN ALL CEILINGS INCLUDING; SLOPED CEILINGS WITH A MINIMUM R-VALUE AS NOTED ON THE DRAWINGS. ENSURE TO MAINTAIN MINIMUM 2-1/2" VENTED AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING IN CONVENTIONAL VENTED ATTIC SPACES.
5. INSULATION VALUES SPECIFIED ON DRAWINGS ARE CONSIDERED MINIMUMS. ADDITIONAL INSULATION IS RECOMMENDED WHEREVER POSSIBLE.
6. PROVIDE CLOSED CELL, MEDIUM-DENSITY SPRAYED POLYURETHANE FOAM THERMAL INSULATION IN ACCORDANCE WITH THE 2012 O.B.C. AND THE ULC S705.1-01 "STANDARD FOR THERMAL INSULATION - SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY, MATERIAL SPECIFICATION (REPLACES CGSB 51.23-92)
7. INSTALLATION TO COMPLY WITH ULC S705.2-05 "STANDARD FOR THERMAL INSULATION - SPRAY APPLIED RIGID POLYURETHANE FOAM, MEDIUM DENSITY, INSTALLATION (REPLACES CGSB 51.39-92)
8. SPRAY FOAM TO BE INSTALLED AS A CONTINUOUS THERMAL AND AIR/VAPOUR BARRIER.
9. SPRAY FOAM AND OTHER FOAMED PLASTICS SHALL BE PROTECTED BY DRYWALL OR OTHER SUITABLE FINISH MEETING THE REQUIREMENTS OF 9.10.17.10 OF THE O.B.C.

NEW FINISHING NOTES:

1. DRYWALL SHALL BE 1/2" THICK (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH JOINTS TAPED AND FILLED. SAND SMOOTH AND PROVIDE PRIME COAT OF PAINT.
2. THE OWNER SHALL BE RESPONSIBLE FOR SELECTING FINISH MATERIALS AND COLOURS FOR WALLS, FLOORS, CEILINGS, MILLWORK, ETC.
3. ALL FINISH MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS PRINTED METHODS FOR INSTALLATION. IN NO CIRCUMSTANCES SHALL THE INSTALLATION DEVIATE UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER WHO SHALL PROVIDE WRITTEN ACCEPTANCE OF THE METHODS FOR INSTALLATION.
4. CERAMIC TILES IN AREAS OF WATER SUBMERSION (ACTUAL OR PROBABLE) SUCH AS SHOWERS, LAUNDRY ROOM FLOORS, ETC. SHALL HAVE A WATERPROOFING MEMBRANE INSTALLED UNDER THE TILES. MEMBRANE SHALL BE A 'SYSTEM' AS PROVIDED BY A SINGLE MANUFACTURER. FOLLOW THE MANUFACTURERS SPECIFIC INSTALLATION INSTRUCTIONS. SUCH ACCEPTABLE SYSTEMS INCLUDE: SCHLUTER, BLUE SEAL.
5. WHERE THERE IS AN ATTACHED GARAGE, PROVIDE SMOKE TIGHT SEAL BETWEEN WALLS OF THE LIVING AREA AND THE GARAGE. INSTALL DOOR WITH A SELF CLOSING DEVICE AND WEATHER-STRIPPING AS PER O.B.C. SECTION 9.10.13.15.
6. INTERIOR FINISHES TO BE DETAILED TO RESIST DAMAGE AND ACCOMMODATE RELATIVE MOVEMENTS FROM TRUSS UPLIFT AT CEILING AND INTERIOR WALL INTERFACE. CEILING DRYWALL TO BE SECURED TO TOP OF INTERIOR WALLS AND ALLOWED TO DEFLECT RELATIVE TO ROOF TRUSSES AROUND TOP OF WALLS, INCLUDING NOT SECURING THE DRYWALL TO CEILING STRAPPING WITHIN AT LEAST 18" OF WALLS, ETC..

NEW EXTERIOR CLADDING:

1. VERTICAL OR HORIZONTAL SIDING SHALL BE PRE-FINISHED VINYL AND INSTALLED WITH ALL TRIMS, FLASHING AND TERMINATIONS AS RECOMMENDED BY THE MANUFACTURER. ENSURE A WEATHER TIGHT FINISH.
2. PROVIDE AN AIR AND RAIN BARRIER MEMBRANE FASTENED TO THE EXTERIOR WALL SHEATHING PRIOR TO THE APPLICATION OF THE EXTERIOR CLADDING. APPROVED PRODUCTS: TYVEK, HOUSE WRAP. TAPE AND SEAL ALL JOINTS.

NEW ROOFING, EAVES AND SOFFIT:

1. ENSURE ROOF AND ALL JUNCTURE POINTS WHERE THE NEW MEETS THE EXISTING ARE WATER TIGHT. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THE STRUCTURE IS WATER TIGHT AT ALL TIMES.
2. INSTALL 25 YEAR ASPHALT SHINGLES OVER ROOF SHEATHING. PROVIDE MINIMUM 36" BONDED MEMBRANE PROTECTION ALONG EAVES AND ALONG EACH SIDE OF VALLEYS OF ROOF.
3. PROVIDE GALVANIZED EAVES STARTER AT BOTTOM EDGE OF ROOF.
4. PROVIDE CONTINUOUS RIDGE AND SOFFIT VENTING OF ALL ROOFS. ENSURE FREE OPENING OF VENTS COMPLIES WITH O.B.C. (1/300 OF INSULATED ROOF AREA, MINIMUM).
5. ENSURE CONTINUOUS VENTILATION PATH FROM SOFFIT TO ROOF TOP VENTS.
6. PROVIDE PRE-FINISHED BENT ALUMINIUM FASCIA AND SOFFIT INCLUDING ALL APPROPRIATE AND REQUIRED TRIMS. SOFFIT SHALL HAVE CONTINUOUS AIR VENTS FOR ATTIC VENTILATION.
7. EAVES TROUGH AND DOWNSPOUTS SHALL BE SEAMLESS PRE-FINISHED ALUMINIUM AND INSTALLED TO PREVENT MOVEMENT AND DISLODGEMENT FROM ICE, WIND AND SNOW. ENSURE TROUGHS AND DOWNSPOUTS ARE 5" IN WIDTH.
8. ROOF LEADERS SHALL BE WALL MOUNTED AND DISCHARGE ONTO GRADE. PROVIDE A MINIMUM OF 6' DOWNSPOUT EXTENSION AT GRADE TERMINATING AT A PRE-CAST CONCRETE SPLASH PAD UNDER EACH RAIN WATER LEADER.

NEW STAIRS, GUARDS AND HANDRAILS:

1. STAIRS SHALL HAVE THE FOLLOWING MINIMUMS: / MAXIMUMS:

		PRIVATE	PUBLIC
A.	MAXIMUM RISE:	7 7/8"	7 1/16"
B.	MINIMUM RUN:	10"	11"
C.	MINIMUM TREAD:	10"	11"
D.	MINIMUM HEADROOM:	6'-5"	6'-5"
E.	MINIMUM WIDTH:	3'-0"	3'-0"

2. STAIR RISERS SHALL HAVE UNIFORM HEIGHT IN ANY ONE FLIGHT WITH MAXIMUM TOLERANCE OF 5mm (3/16") BETWEEN ADJACENT TREADS OR LANDINGS, AND 10mm (3/8") BETWEEN SHORTEST AND TALLEST RISERS IN A FLIGHT.
3. STAIR TREADS SHALL HAVE UNIFORM HEIGHT IN ANY ONE FLIGHT WITH MAXIMUM TOLERANCE OF 5mm (3/16") BETWEEN ADJACENT TREADS OR LANDINGS, AND 10mm (3/8") BETWEEN SHORTEST AND TALLEST RISERS IN A FLIGHT. SEE 9.8.4.4. OF THE OBC.
4. GUARDS ON STAIRS IN DWELLING UNITS SHALL BE 36" HIGH AS MEASURED FROM THE LINE OF FLIGHT. GUARDS AT LANDINGS SERVING ONLY ONE DWELLING SHALL BE 36".
5. EXTERIOR GUARDS AT DECKS ARE REQUIRED WHERE THE DIFFERENCE IN GRADE IS GREATER THAN 24". GUARDS SHALL BE 36" HIGH. 42" HIGH GUARDS SHALL BE PROVIDED WHERE THE GRADE DIFFERENCE IS GREATER THAN 6'.
6. ALL GUARDS SHALL HAVE NO OPENINGS GREATER THAN 4" AND NO CLIMBABLE MEMBER BETWEEN 4" TO 36" ABOVE THE FLOOR.
7. PROVIDE A CONTINUOUS HAND RAIL ON AT LEAST ONE SIDE OF STAIRS FOR THE ENTIRE LENGTH OF THE STAIRS.
8. HANDRAILS HALL BE BETWEEN 32" AND 38" HIGH MEASURED FROM THE LEADING EDGE OF STAIRS.
9. HANDRAILS SHALL BE LOCATED NO MORE THAN 4" FROM THE WALL AND HAVE A MINIMUM 2" SPACE TO THE WALL.
10. HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THEIR ENTIRE LENGTH.
11. HANDRAILS SHALL BE ATTACHED A MINIMUM 4'-0" O/C AND 1' FROM EACH END WITH A MINIMUM OF 2 WOOD SCREWS PENETRATING 11/4" INTO SOLID WOOD.

FIRE SEPARATION NOTES:

1. ALL FIRE SEPARATIONS ARE TO BE CONTINUOUS FROM FLOOR-TO-CEILING BETWEEN SEPARATIONS.
2. DRYWALL TO BE INSTALLED AS PER DRAWINGS AND CSA A82.31-M, ALL JOINTS TO BE TAPED AND SEALED.
3. ALL SINGLE LAYER DRYWALL TO HAVE SUPPORTED EDGES.
4. ANY AND ALL DUCTWORK TO THIS WORK THAT PENETRATES A FIRE SEPARATION BETWEEN UNITS SHALL BE EQUIPPED WITH APPROVED FIRE DAMPER ASSEMBLY.
5. FIRE WALLS SHALL CONFORM TO SECTION 3.1.10 AS REQUIRED BY CURRENT CODE.
6. ALL SERVICES THAT PENETRATE A FIRE WALL SHALL BE IN ACCORDANCE WITH SECTION 3.1.9. AS REQUIRED BY O.B.C.
7. FIRE STOPPING IN CONCEALED SPACES SHALL BE IN CONFORMANCE WITH SECTION 3.1.11. AS REQUIRED BY CURRENT O.B.C.
8. ALL FIRE STOPPING DETAILS ARE TO BE PROVIDED BY THE MANUFACTURER AND SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF THE WORK.

NEW MECHANICAL:

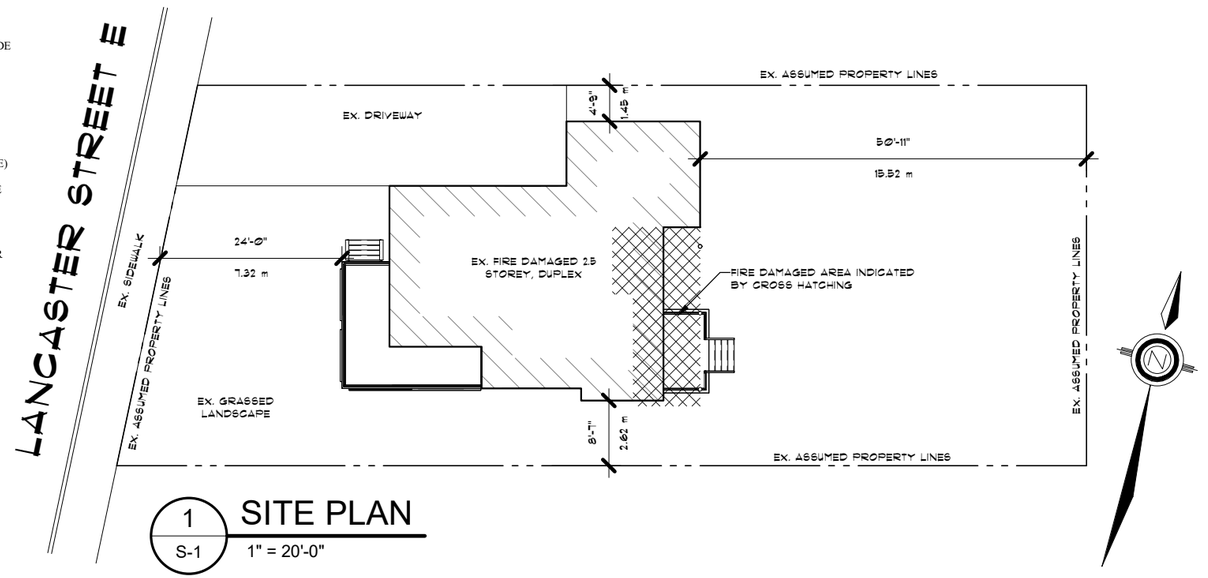
1. THESE NOTES DO NOT APPLY TO HEATING OR COOLING SYSTEMS.
2. A MECHANICAL HEATING (AND POSSIBLY COOLING) SYSTEM IS REQUIRED. HEATING AND COOLING SYSTEMS SHALL BE DESIGNED BY OTHERS.
3. PROVIDE EXHAUST FANS VENTED TO THE EXTERIOR IN ALL WASHROOMS, AND IN THE KITCHEN.
4. IN LAUNDRY ROOMS, ENSURE DRYER IS VENTED TO THE EXTERIOR WALL. MINIMIZE LONG RUNS AND ELBOWS IN VENT LINES.
5. DO NOT EXHAUST ANY EXHAUST FANS INTO THE ATTIC SPACE. ALL EXHAUST FANS SHALL EXTEND WITHIN THE FLOOR STRUCTURE OR BELOW THE STRUCTURE WITHIN A BULKHEAD TO THE EXTERIOR WALL. TERMINATE WITH AN APPROVED VENT OVER THAT WILL NOT PERMIT VERMIN FROM ENTERING THE BUILDING.
6. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE ALARMS ON EACH FLOOR AND INTERCONNECT ALARMS AS PER 9.10.19 AND DIV. B 9.33.4.
7. WHERE NATURAL GAS FIREPLACE IS INSTALLED, TYPE 'B' GAS VENTS MUST BE INSTALLED WITH REQUIRED CLEARANCE FROM COMBUSTIBLE MATERIAL PER THE O.B.C.

NEW ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CANADIAN ELECTRICAL CODE AND THE ELECTRICAL SAFETY AUTHORITY.
2. CONTRACTOR SHALL APPLY FOR AND OBTAIN AN ELECTRICAL PERMIT FROM THE ELECTRICAL SAFETY AUTHORITY.
3. ALL ROOMS SHALL HAVE CEILING MOUNTED LIGHTS CONTROLLED WITH AT LEAST ONE SWITCH.
4. AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH SHALL BE PROVIDED AT EVERY ENTRANCE.
5. STAIRS SHALL BE LIGHTED AND CONTROLLED BY A THREE-WAY SWITCH AT THE TOP AND BOTTOM OF THE STAIRS.
6. RECEPTACLES SHALL BE LOCATED ALONG THE WALLS ACCORDING TO THE REQUIREMENTS OF THE CANADIAN ELECTRICAL CODE.
7. THE ELECTRICAL CONTRACTOR SHALL WORK WITH THE OWNER IN SELECTING THE APPROPRIATE LOCATION FOR LIGHT FIXTURES AND SWITCHES.
8. PROVIDE OWNER WITH FINAL CERTIFICATE OF APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY AT THE COMPLETION OF THE FINAL ELECTRICAL INSPECTION.

LIST OF ABBREVIATIONS:

ADJ. - ADJUSTABLE
ALUM. - ALUMINIUM
B.C.I.N. - BUILDING CODE IDENTIFICATION NUMBER
BRG. - BEARING
C/L. - CENTRE LINE
CHG. - CHANGE
CLG. - CEILING
COL. - COLUMN
CONC. - CONCRETE
CONF. - CONFIRM
DIA. - DIAMETER
D/L - DEAD LOAD
DWG. - DRAWING
EX. - EXISTING
EXT. - EXTERIOR
F.D. - FIRE DAMAGE
FDN. - FOUNDATION
FIN-FLR. - FINISH FLOOR
FLR. - FLOOR
FTG. - FOOTING
H.S.S. - HOLLOW STEEL SECTION
I/CL. - INSIDE TO CENTRE LINE
I/I - INSIDE TO INSIDE
INT.- INTERIOR
INSUL. - INSULATION
JTS. - JOISTS
kN - KILONEWTON
L/D. BRG - LOAD BEARING
max.- MAXIMUM
MFG. - MANUFACTURER
min. - MINIMUM
No. - NUMBER
O.B.C. - ONTARIO BUILDING CODE
O/C - ON CENTRE
O/CL - OUTSIDE TO CENTRE LINE
O/O - OUTSIDE TO OUTSIDE
O.W.S.J. - OPEN WEB STEEL JOIST
PRE-FABTD - PRE-FABRICATED
PRE-FIN. - PRE-FINISHED
PSF - POUNDS PER SQUARE FEET
R.C. - ROUGH CUT
REF. - REFERENCE
REM. - REMOVE
RFTRS. - RAFTERS
S/L - SNOW LOAD
S.S.T. - SIMPSON STRONG TIE
STL. - STEEL
TEMP. - TEMPORARY
U/S - UNDERSIDE
W/L - WIND LOAD
W/F - WIND UP LIFT FACTOR
W.R.B. - WEATHER RESISTANT BARRIER



1 / S-1 SITE PLAN
1" = 20'-0"

Notes:

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
GENERAL NOTES, SITE PLAN, FLOOR PLANS & SCHEDULES

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

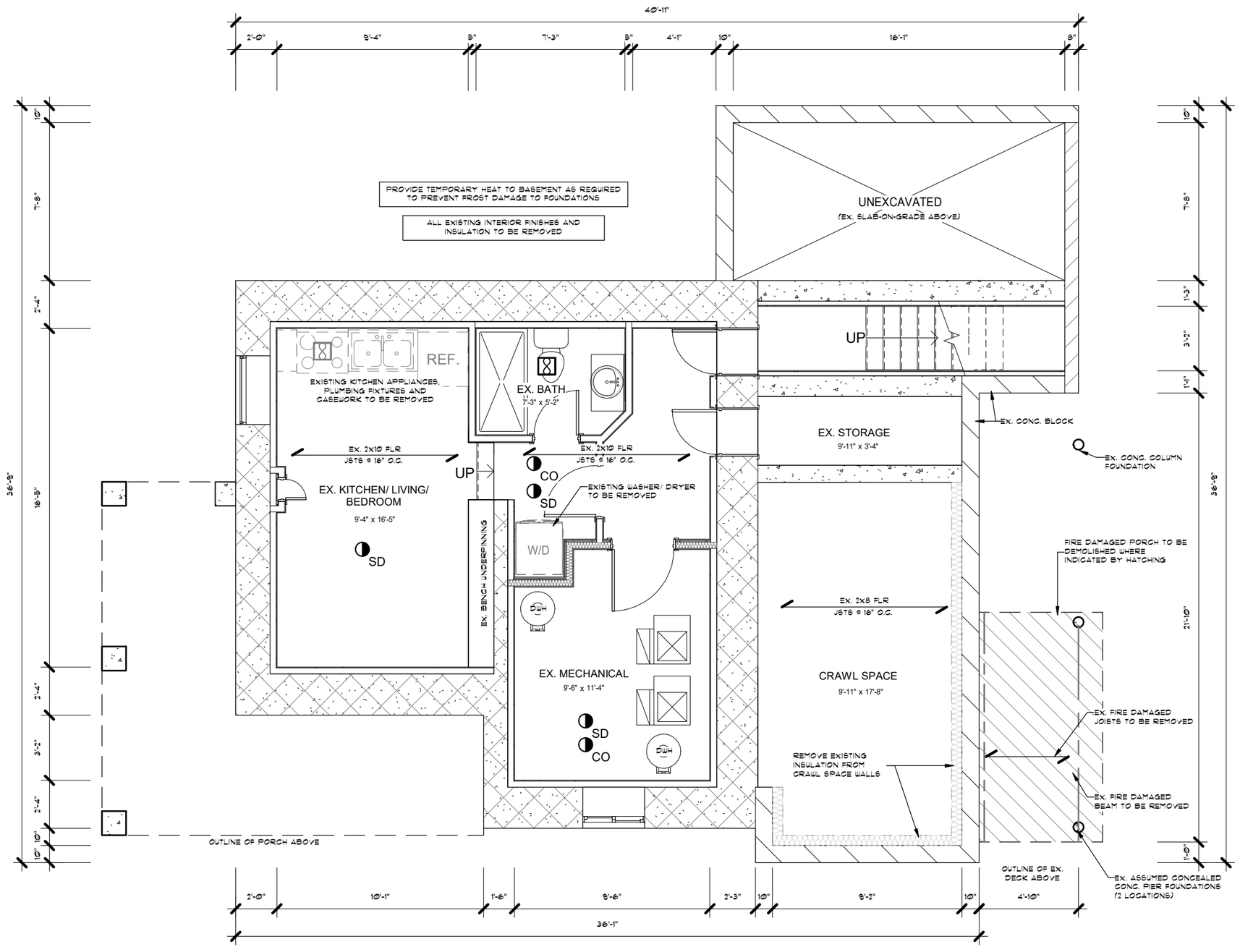
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: As indicated
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-1

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-2 **BASEMENT PLAN - EXISTING**

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE DEMOLITION

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
BASEMENT FLOOR LAYOUT - EXISTING

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

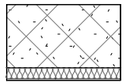
Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./A.K.

Project No:
LANCASTER36.adj/r

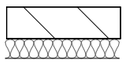
Drawing No:
S-2

ORIGINAL DRAWING SIZE IS 11" x 17"

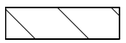
WALL SCHEDULE



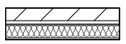
W-1 — **EXISTING FOUNDATION WALL**
- EX. STONE FOUNDATION WALL
- NEW BUILDING PAPER
- NEW 2X4 STRAPPING @ 16" O/C.
- NEW R13 BATT INSULATION
- NEW 6 MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES



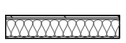
W-2 — **EXISTING FOUNDATION WALL**
- EX. CONCRETE BLOCK MASONRY
- NEW R20 CONTINUOUS BLANKET INSULATION W/ 6 MIL POLY VAPOUR BARRIER



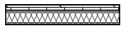
W-3 — **EXISTING FOUNDATION WALL**
- EX. CONCRETE BLOCK MASONRY



W-4 — **EXISTING EXTERIOR WALL**
- EX. BRICK MASONRY VENEER
- EX. ASSUMED AIRSPACE
- EX. ASSUMED BUILDING PAPER
- EX. PLANK SHEATHING
- EX. 2x4 STUD WALL @ 16" O/C
- NEW R13 BATT INSULATION
- NEW 6 MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES

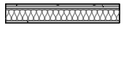


W-5 — **NEW EXTERIOR WALL**
- NEW BOARD AND BATTEN CLADDING
- NEW 1X3 HORIZ. STRAPPING @ 16" O/C
- NEW TYVEK W.R.B.
- NEW 1" R5 XPS EXTERIOR INSULATION
- NEW 2X6 STUD WALL @ 16" O/C W/ S.S.T. TWB10 DIAGONAL BRACING
- NEW R22 BATT INSULATION
- NEW 6 MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES



W-6 — **EXISTING EXTERIOR WALL**
- NEW BOARD AND BATTEN CLADDING
- NEW 1X3 HORIZ. STRAPPING @ 16" O/C
- NEW TYVEK W.R.B.
- NEW 1" R5 XPS EXTERIOR INSULATION
- EX. 2X4 STUDS @ 16" O/C
- NEW R13 BATT INSULATION
- NEW 6MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES

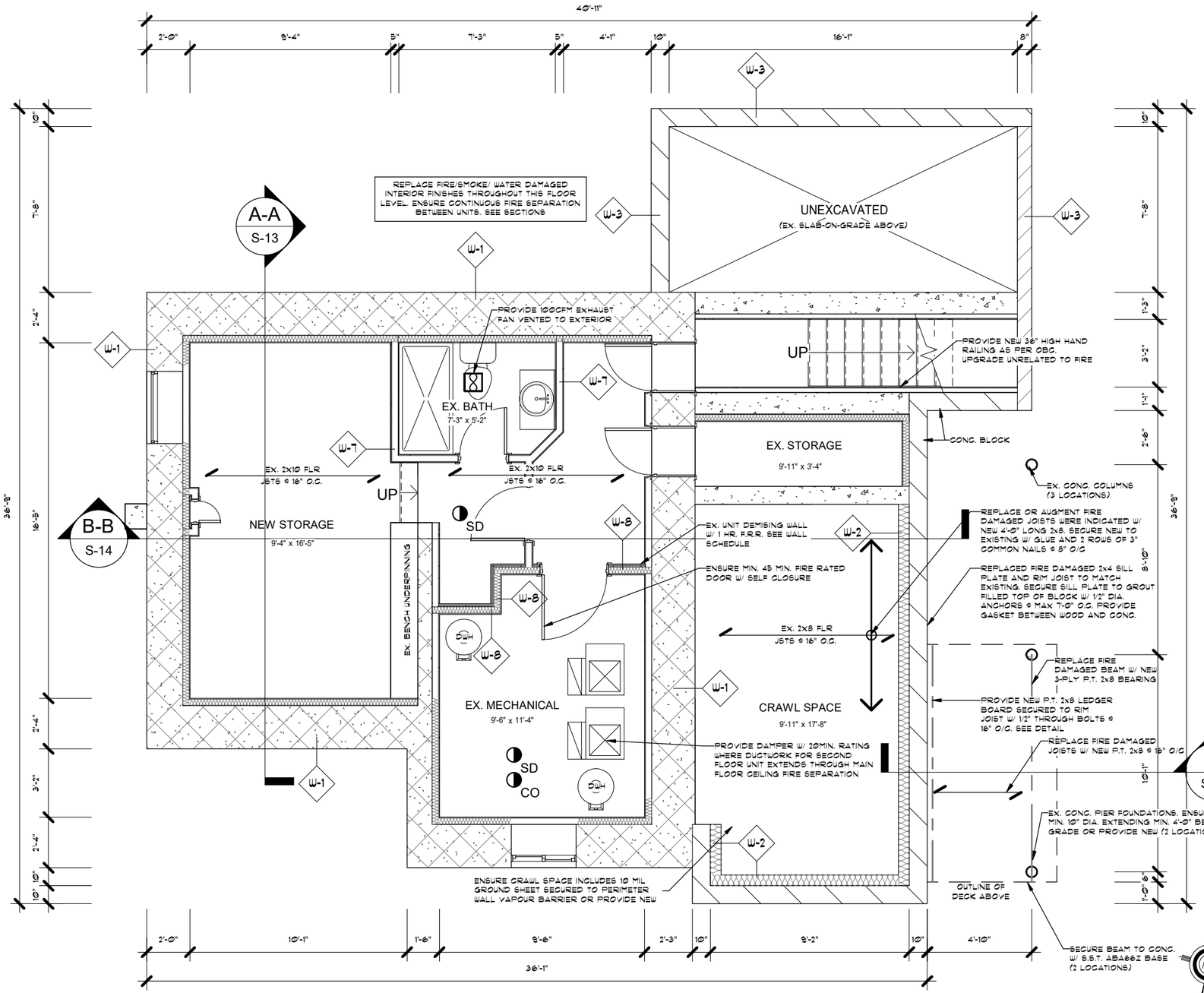
W-7 — **EXISTING INTERIOR WALL**
- NEW 1/2" DRYWALL FINISHES
- EX. ASSUMED 2x4 @ 16" O/C STUDS
- NEW 1/2" DRYWALL FINISHES



W-8 — **EXISTING UNIT DEMISING WALL W/ 1 HR. F.R.R. & 51 STC AS PER SB3 W4a**
- NEW 2 LAYERS 5/8" TYPE X DRYWALL FINISHES
- NEW RESILIENT METAL CHANNELS
- NEW 2x4 @ 16" O/C STUDS
- NEW BATT INSULATION
- NEW 1 LAYER 5/8" TYPE X DRYWALL FINISHES

W-8a — **EXISTING UNIT DEMISING WALL W/ 1 HR. F.R.R. & 51 STC AS PER SB3 W4a**
- NEW 2 LAYERS 5/8" TYPE X DRYWALL FINISHES
- NEW RESILIENT METAL CHANNELS
- NEW 2x4 @ 16" O/C STUDS
- NEW (R13) BATT INSULATION
- NEW VAPOUR BARRIER
- NEW 1 LAYER 5/8" TYPE X DRYWALL FINISHES

W-9 — **EXISTING EXTERIOR WALL**
- NEW BOARD AND BATTEN CLADDING
- NEW 1X3 HORIZ. STRAPPING @ 16" O/C
- NEW TYVEK W.R.B.
- NEW 1" R5 XPS EXTERIOR INSULATION
- EX. 2X4 STUDS @ 16" O/C
- NEW 1/2" DRYWALL FINISHES



1 S-3 **BASEMENT PLAN - PROPOSED**

3/16" = 1'-0"

Notes:
1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
BASEMENT FLOOR LAYOUT - PROPOSED

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

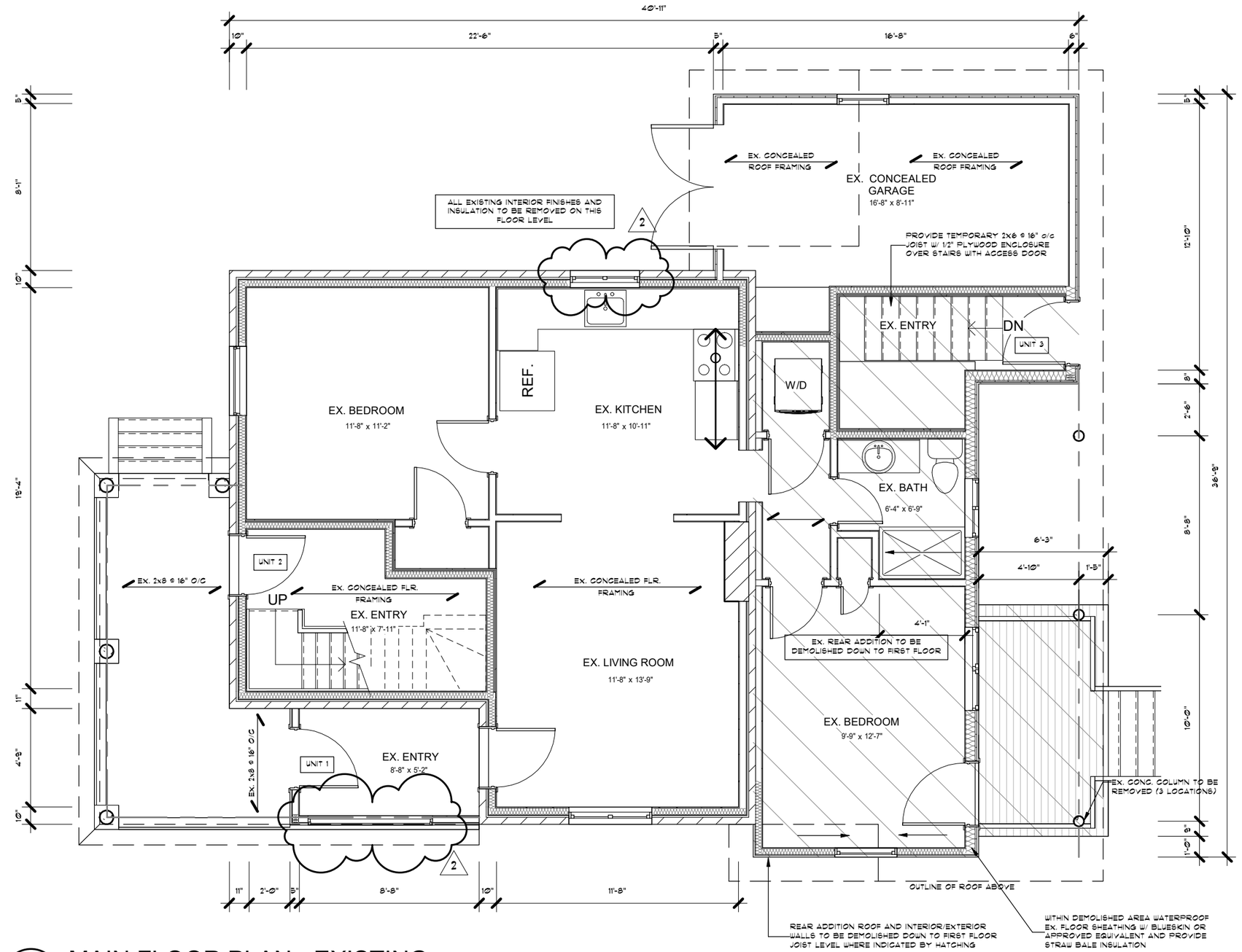
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: As indicated
Drawn By: M. A. CARROLL
Reviewed By: S.M./A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-3

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-4 MAIN FLOOR PLAN - EXISTING

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE DEMOLITION

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
MAIN FLOOR LAYOUT - EXISTING

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

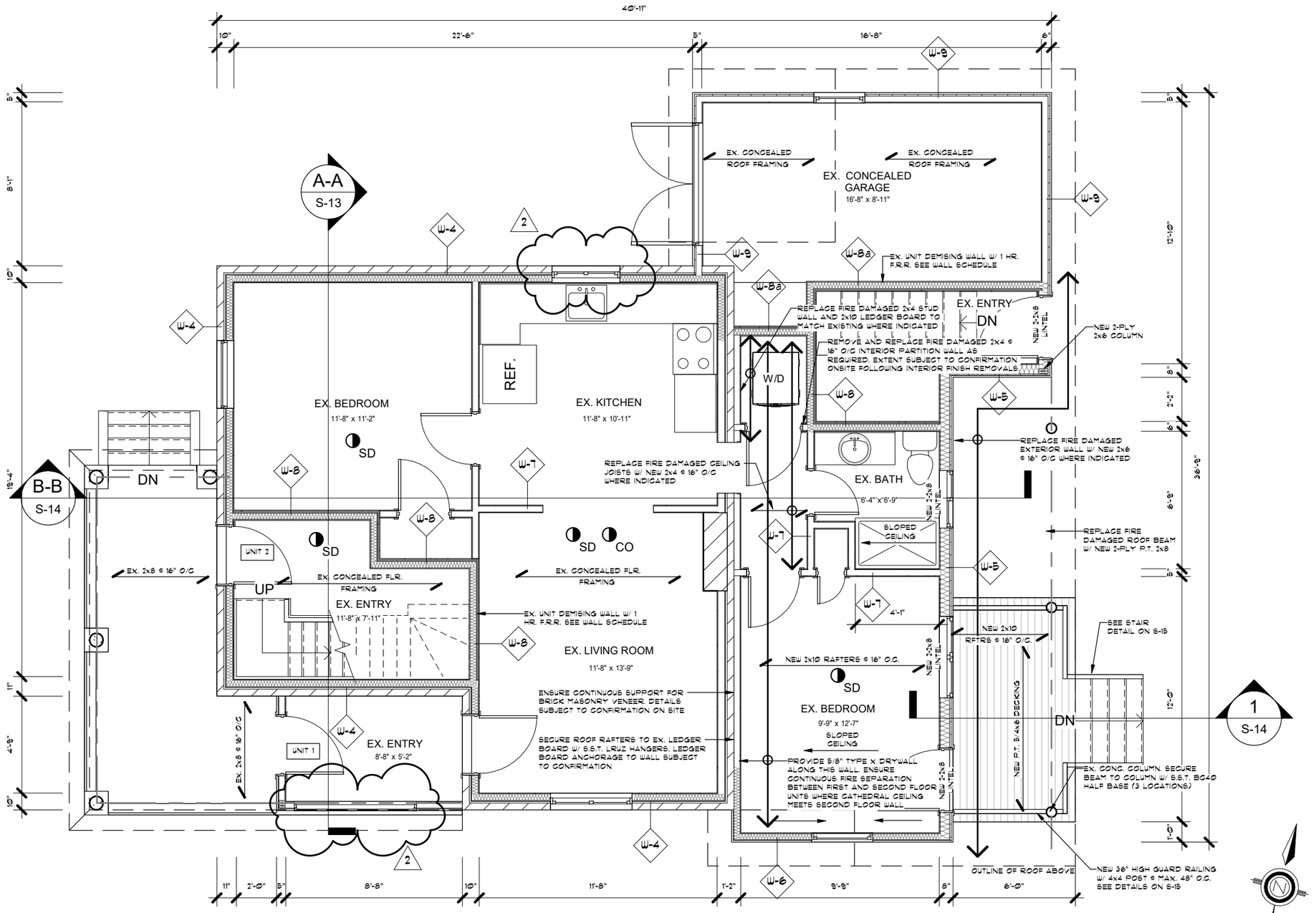
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-4

ORIGINAL DRAWING SIZE IS 11" x 17"



1 MAIN FLOOR PLAN - PROPOSED

S-5

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
MAIN FLOOR LAYOUT - PROPOSED

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

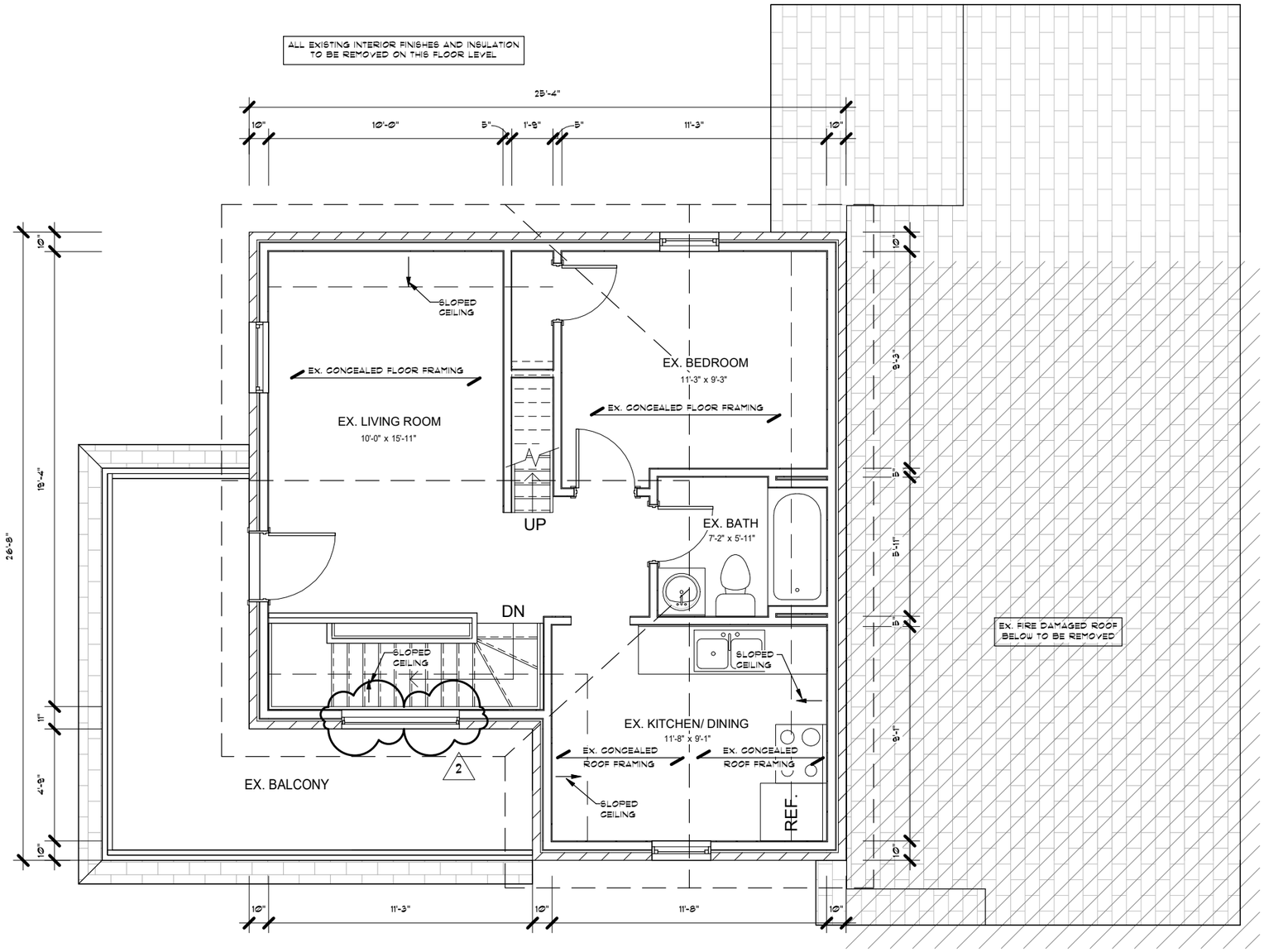
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-5

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-6 SECOND FLOOR PLAN - EXISTING

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE DEMOLITION

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
SECOND FLOOR LAYOUT - EXISTING

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

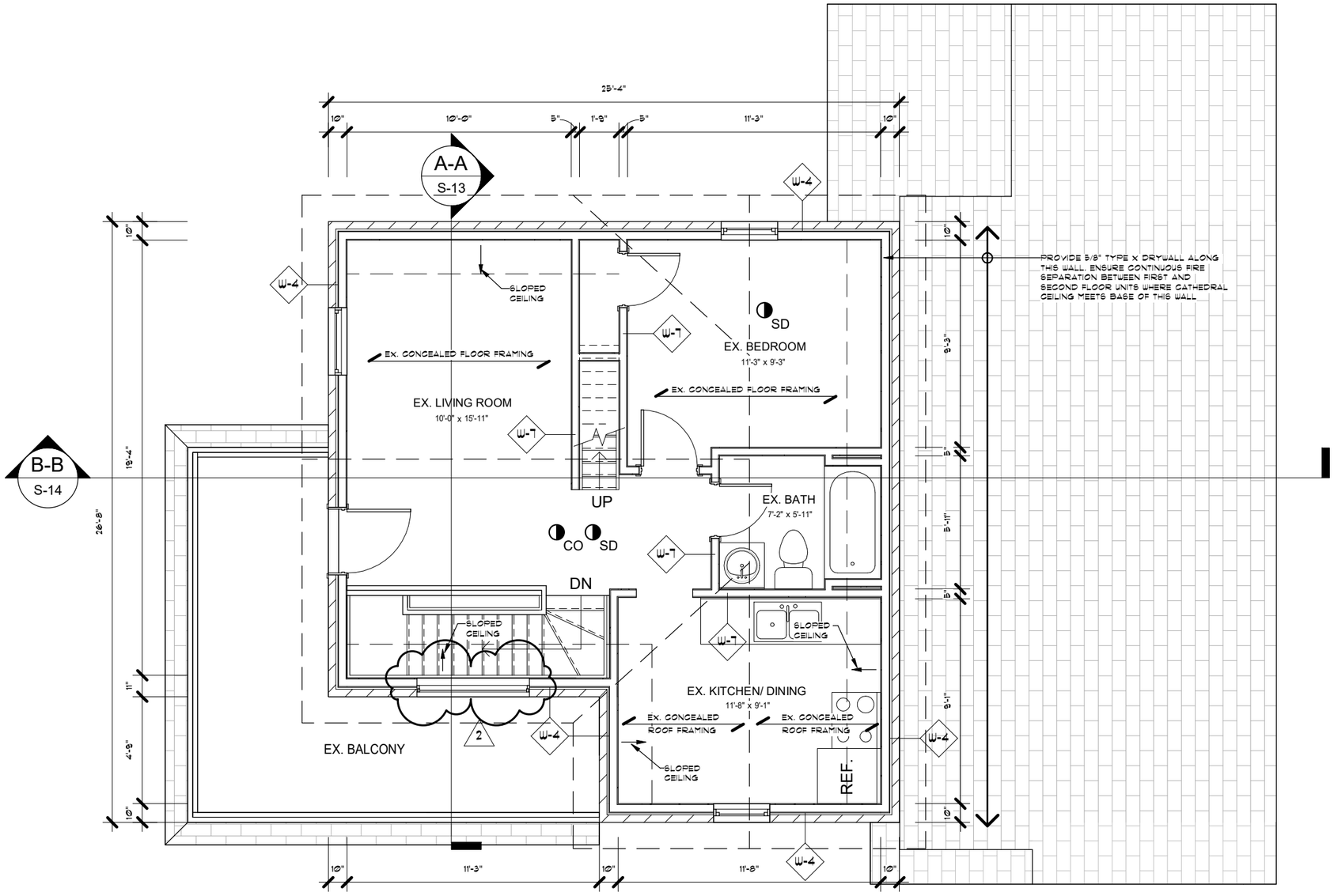
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-6

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-7 SECOND FLOOR PLAN - PROPOSED

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
SECOND FLOOR LAYOUT - PROPOSED

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

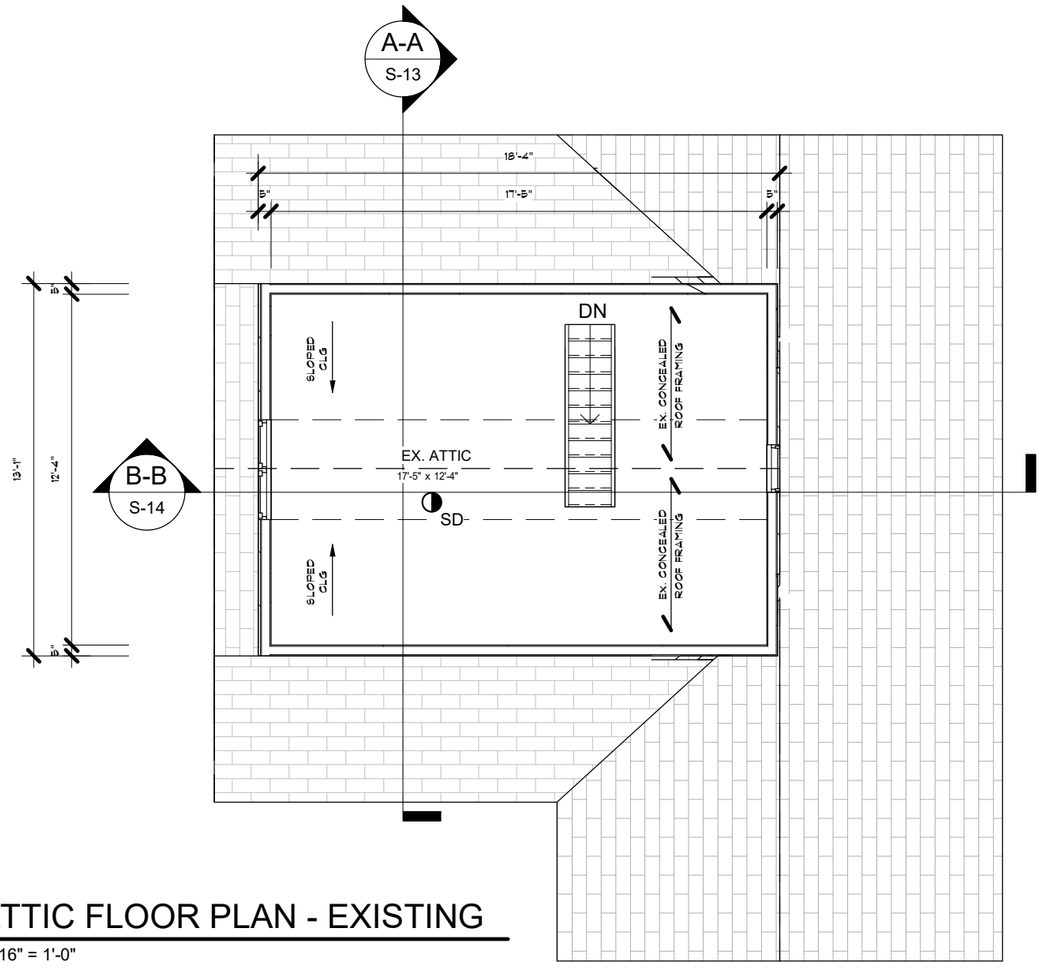
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-7

ORIGINAL DRAWING SIZE IS 11" x 17"



1 S-8 ATTIC FLOOR PLAN - EXISTING

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
ATTIC FLOOR PLAN - EXISTING

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

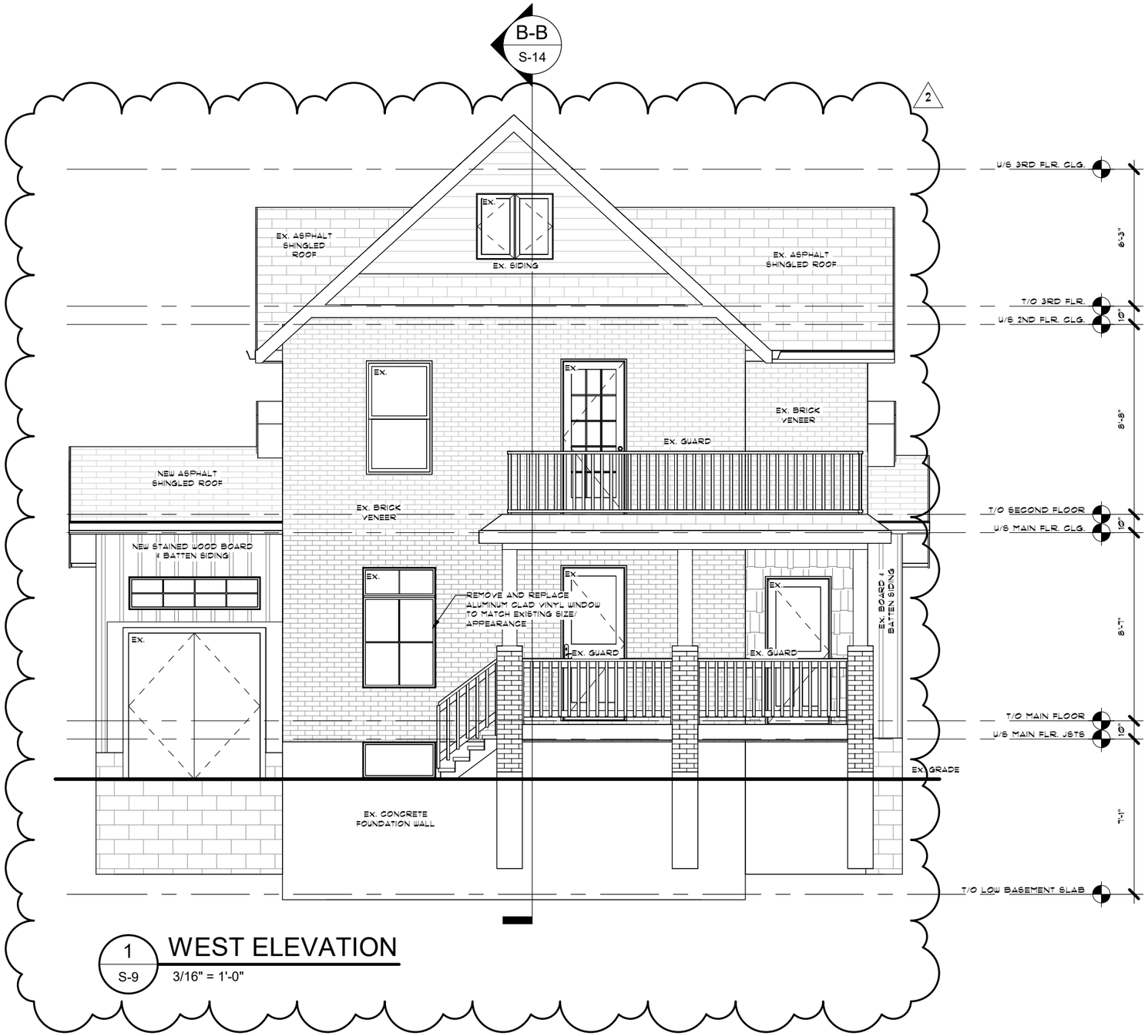
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-8

ORIGINAL DRAWING SIZE IS 11" x 17"



1 S-9 WEST ELEVATION

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
WEST ELEVATION

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

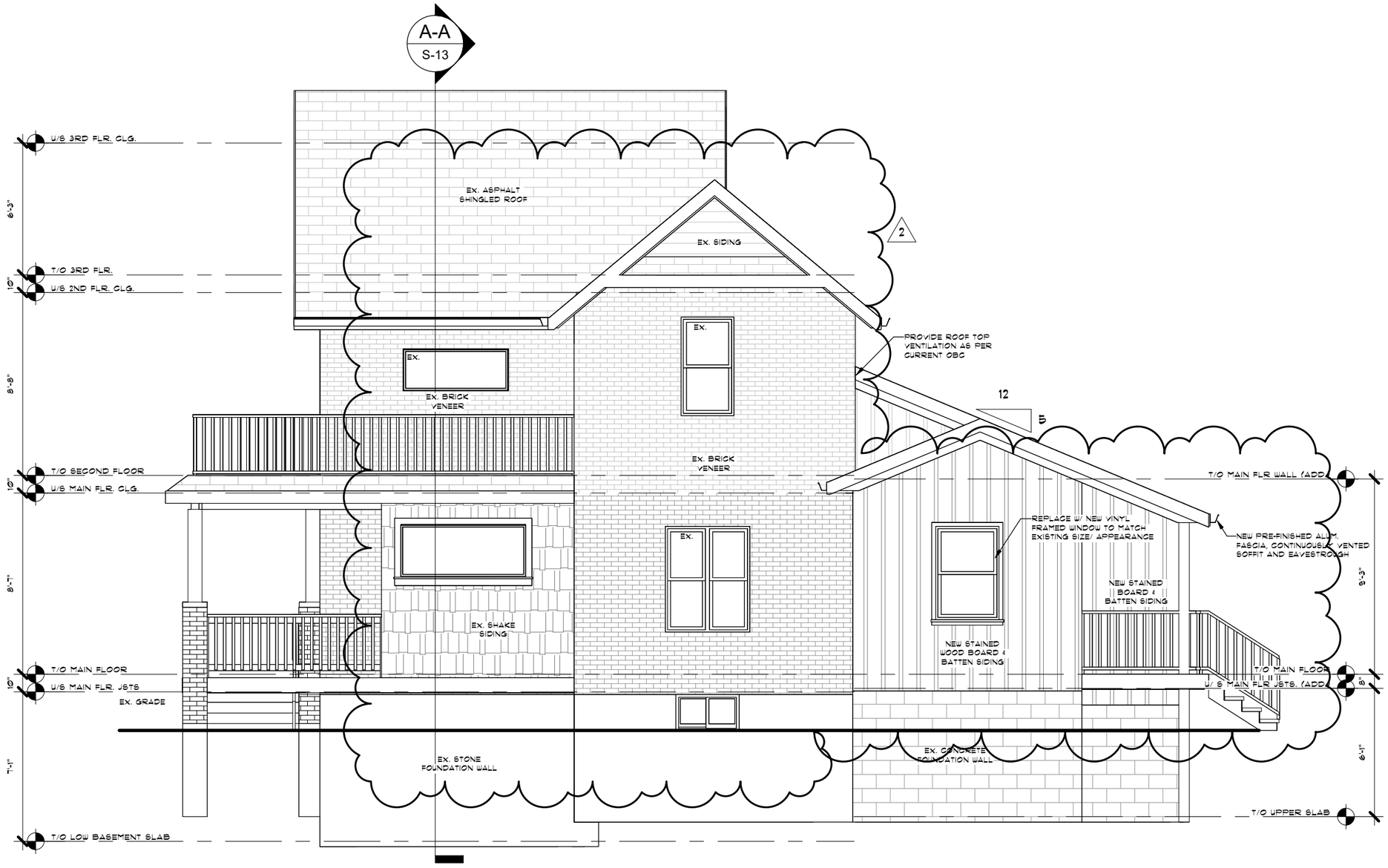
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M./A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-9

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-10 SOUTH ELEVATION

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
SOUTH ELEVATION

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

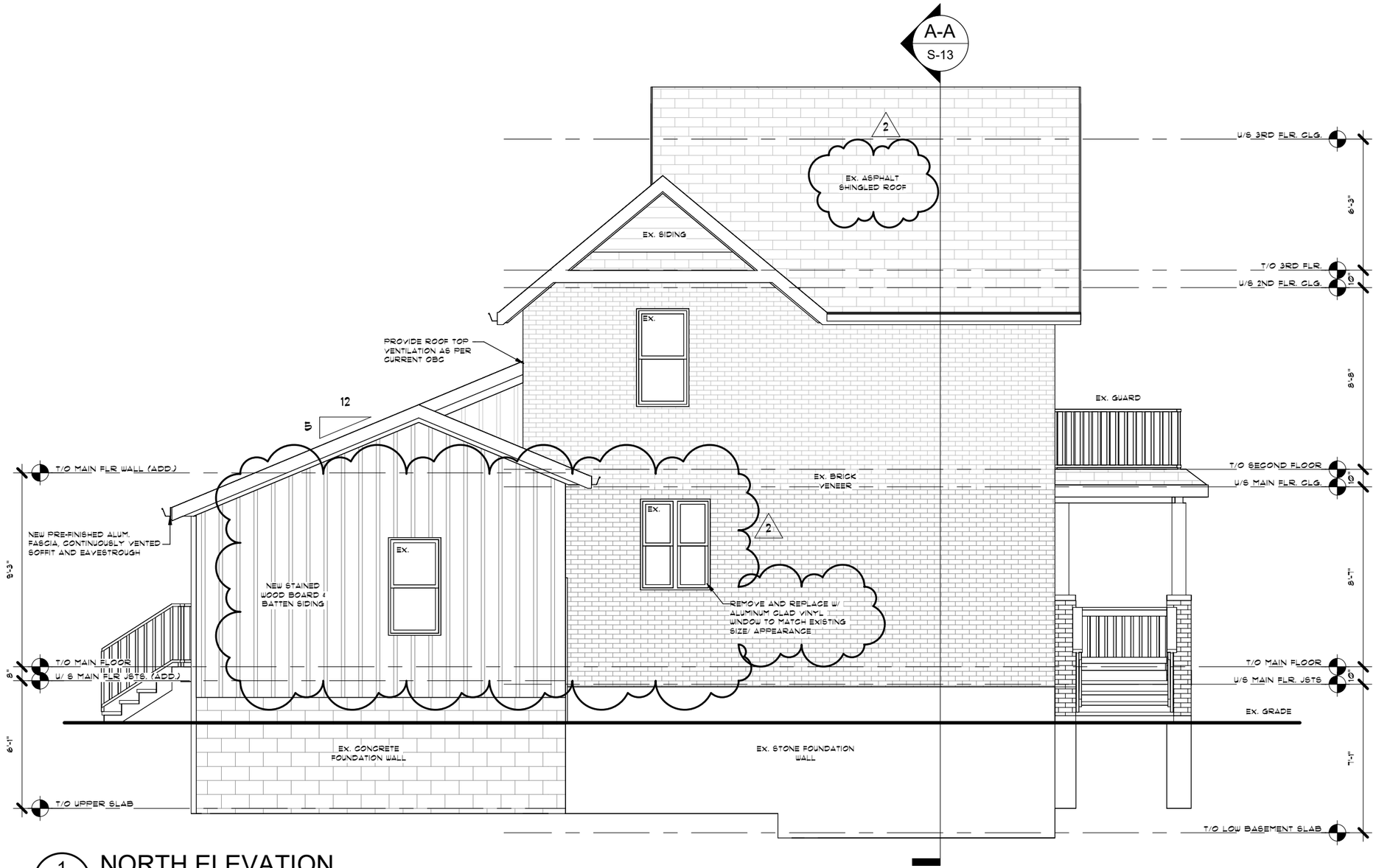
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-10

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-11 NORTH ELEVATION

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
NORTH ELEVATION

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

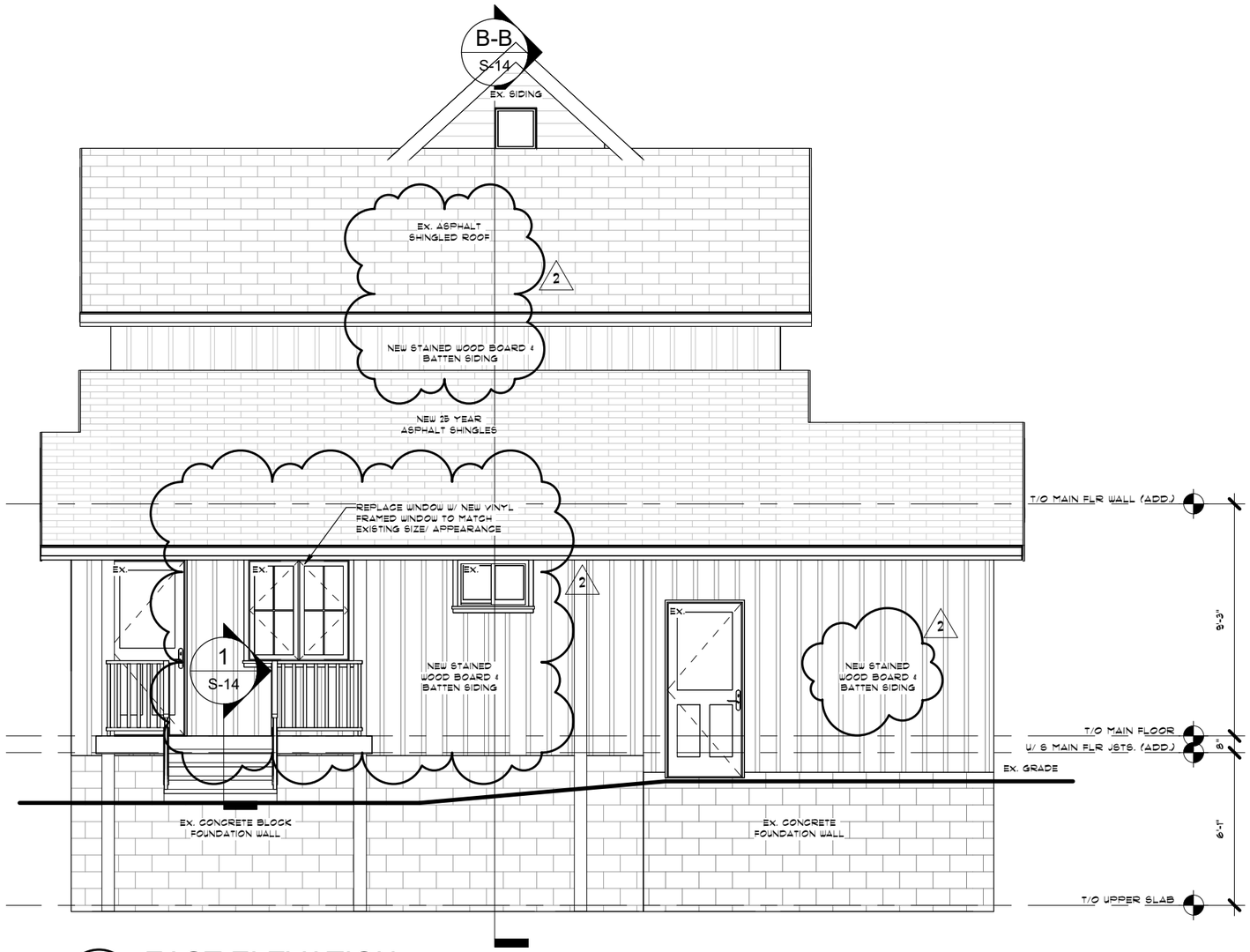
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: M. A. CARROLL
Reviewed By: S.M.

Project No:
LANCASTER36.adj/r

Drawing No:
S-11

ORIGINAL DRAWING SIZE IS 11" x 17"



1 / S-12 EAST ELEVATION

3/16" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
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Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
EAST ELEVATION

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: 3/16" = 1'-0"
Drawn By: Author
Reviewed By: Checker

Project No:
LANCASTER36.adj/r

Drawing No:
S-12

ORIGINAL DRAWING SIZE IS 11" x 17"

FLOOR AND ROOF SCHEDULE

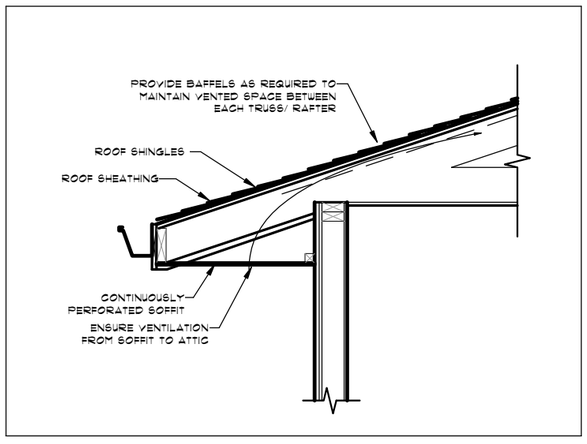
F-1 — **EXISTING FLOOR W/ 1 HR. F.R.R. & 54 STC AS PER SB3 F9d**
- NEW FLOOR FINISHES
- EX. SHEATHING
- EX. FLOOR JOISTS
- NEW 6" BATT INSULATION
- NEW RESILIENT METAL CHANNELS @ 24" O/C
- NEW 2 LAYERS OF 5/8" TYPE X DRYWALL

F-2 — **EXISTING FLOOR (CRAWL SPACE)**
- NEW FLOOR FINISHES
- EX. SHEATHING
- EX. FLOOR JOISTS
- EX. GROUND SHEET (NEW AS REQUIRED)

R-1 — **EX. ROOF (SLOPED CEILING)**
- EX. ASPHALT SHINGLES
- EX. PLANK SHEATHING
- EX. 2X4 RAFTERS @ 16" O/C
- NEW 2X2 FURRING @ 16" O/C
- NEW 2-1/2" DEEP BAFFLES
- NEW R13 BATT INSULATION
- NEW 6MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES

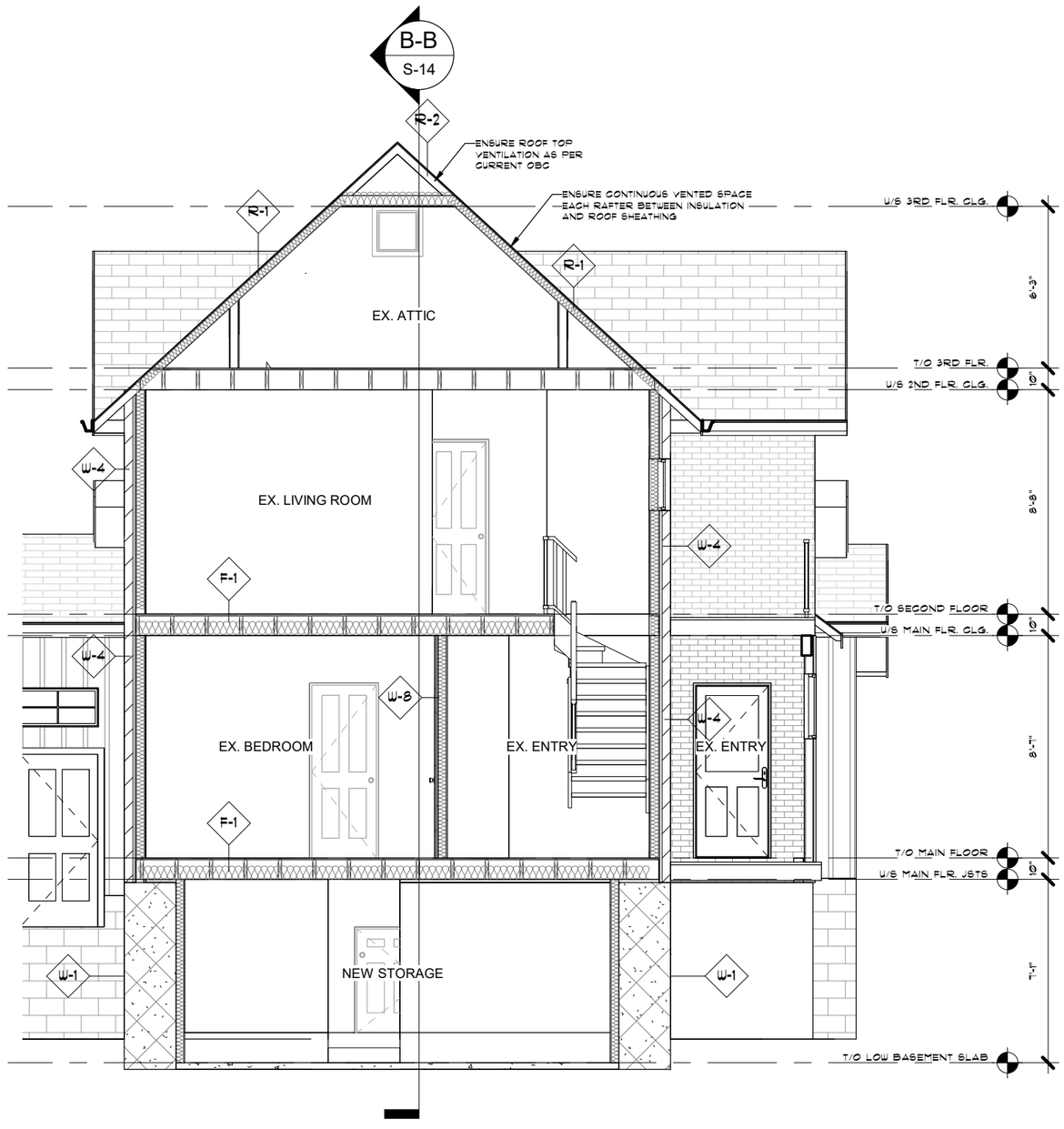
R-2 — **EX. ROOF (ATTIC)**
- EX. ASPHALT SHINGLES
- EX. PLANK SHEATHING
- EX. 2X4 RAFTERS @ 16" O/C
- EX. 2X4 COLLAR TIES @ 16" O/C
- NEW R60 BLOWN-IN INSULATION
- NEW 6MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES

R-3 — **NEW ROOF (SLOPED CEILING)**
- NEW MIN. 25 YEAR ASPHALT SHINGLES
- NEW BONDED UNDERLAYMENT (MIN. 36" UP FROM EAVES)
- NEW 1/2" PLYWOOD SHEATHING
- NEW 2X4 CROSS STRAPPING @ 16" O/C
- NEW 2X10 ROOF JOISTS @ 16" O/C
- NEW 2-1/2" DEEP BAFFLES
- NEW R32 BATT INSULATION
- NEW 6MIL POLY VAPOUR BARRIER
- NEW 1/2" DRYWALL FINISHES



1 / S-13 TYPICAL SOFFIT VENTILATION DETAIL

1/2" = 1'-0"



A-A / S-13 BUILDING SECTION A-A

3/16" = 1'-0"

Notes:
1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
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Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
BUILDING SECTION A-A

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

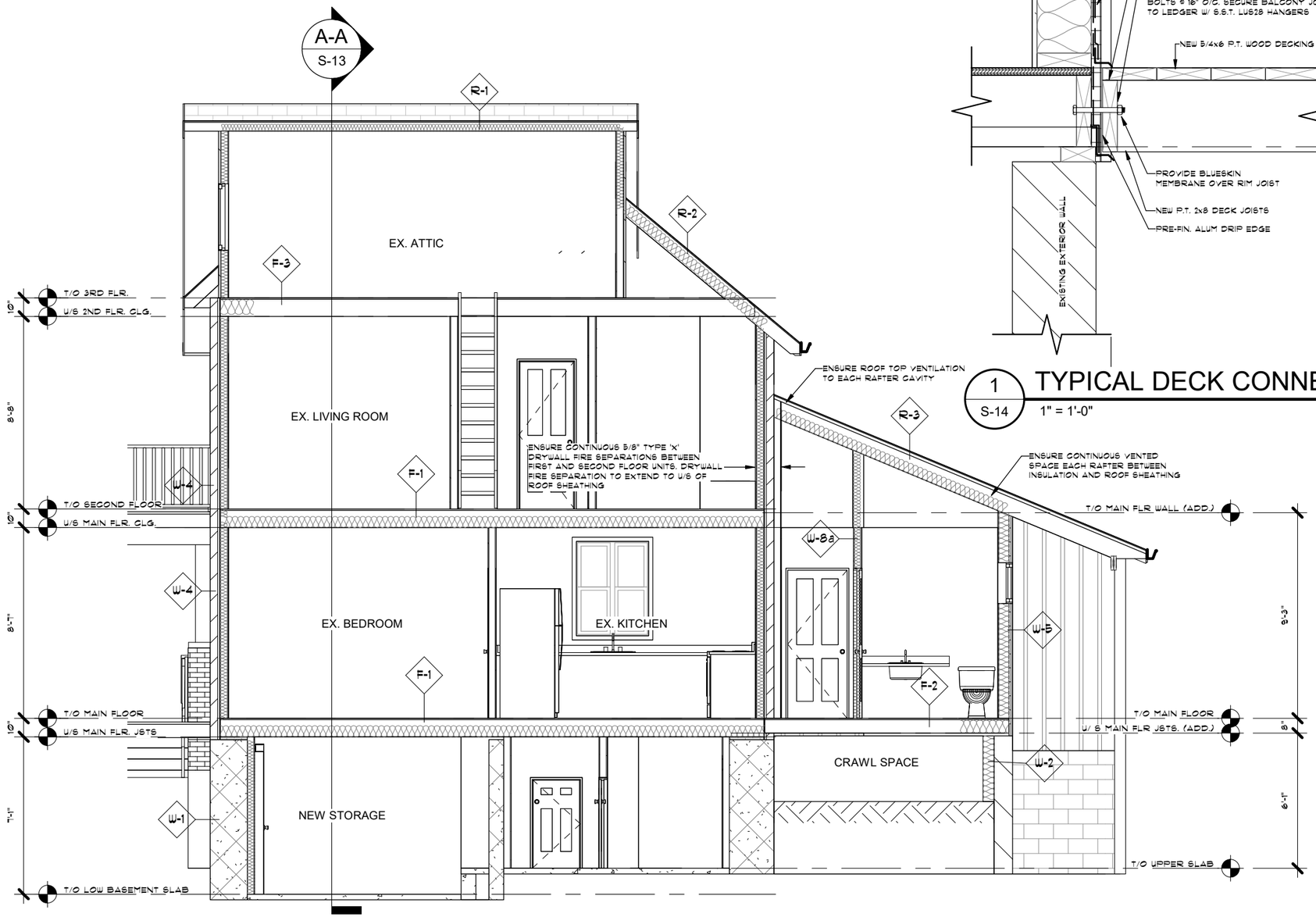
DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: As indicated
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-13

ORIGINAL DRAWING SIZE IS 11" x 17"



B-B
S-14

BUILDING SECTION B-B

3/16" = 1'-0"

1
S-14

TYPICAL DECK CONNECTION DETAIL

1" = 1'-0"

Notes:

1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
BUILDING SECTION B-B

Brown&Beattie
BUILDING SCIENCE ENGINEERING

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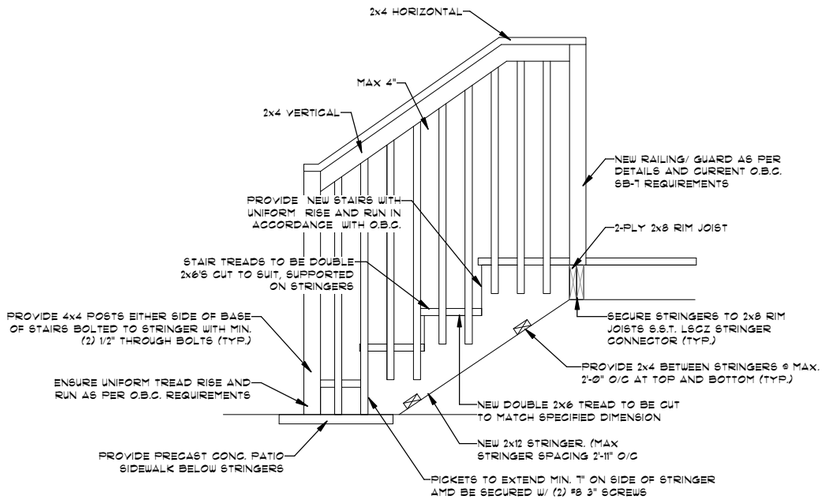
Date: APR. 17/24
Scale: As indicated
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-14

ORIGINAL DRAWING SIZE IS 11" x 17"

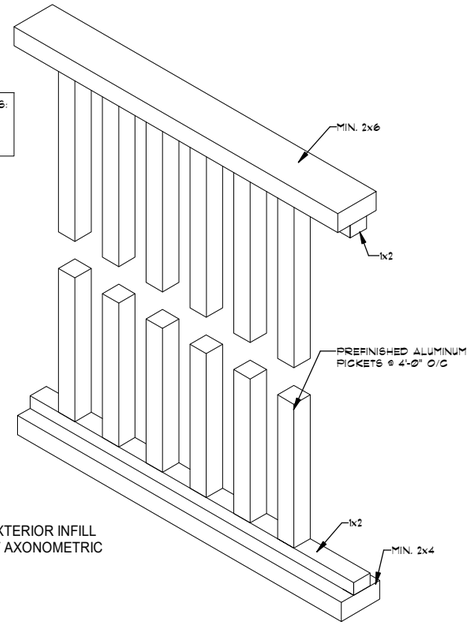


1 S-15

TYPICAL STAIR DETAIL

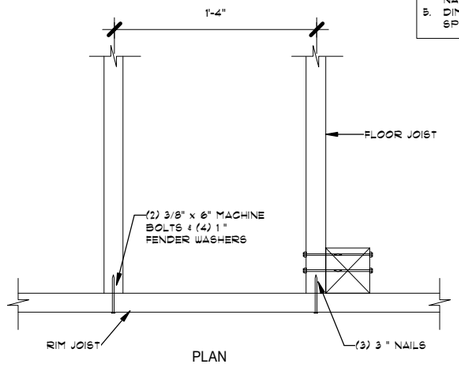
3/8" = 1'-0"

MIN GUARD HEIGHT WITH DECKS:
-5'-11" OR LESS = 36"
-MORE THAN 5'-11" = 42"

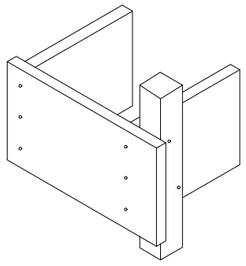


SB-7 EXTERIOR INFILL
PICKET AXONOMETRIC

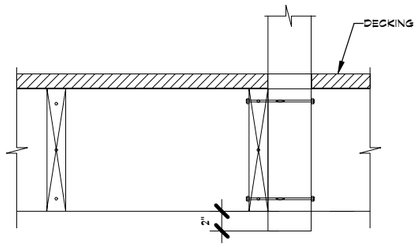
NOTES:
1. DECKING IS OMITTED FROM THE PLAN AND THE AXONOMETRIC VIEW FOR CLARITY.
2. 1" POST PROJECTION IS NOT REQUIRED WHERE THE MAXIMUM SPACING BETWEEN POSTS DOES NOT EXCEED 3'-11".
3. JOISTS MAY BE SPACED AT 24" O/C OR 16" O/C.
4. WHERE FLOOR JOISTS ARE SPACED AT 24" O/C, DECKING SHALL HAVE A MINIMUM THICKNESS OF 1" AND SHALL BE FASTENED TO HAVE A MINIMUM THICKNESS OF 1" AND SHALL BE FASTENED TO THE FLOOR WITH (2) 3" NAILS.
5. DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.



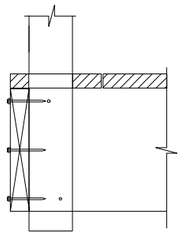
PLAN



AXONOMETRIC

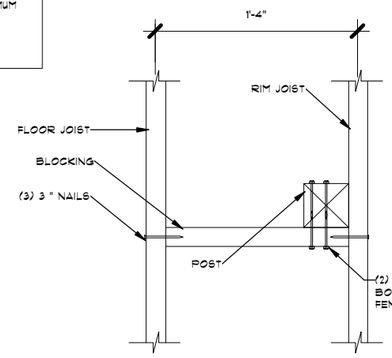


FRONT ELEVATION



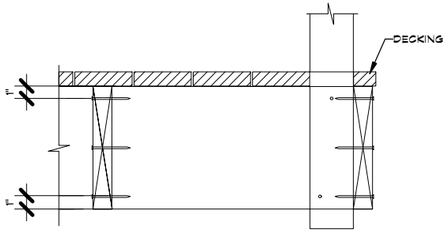
SIDE ELEVATION

SB-7 EXTERIOR POST FASTENED PERPENDICULAR TO FLOOR JOISTS DETAIL EB-4

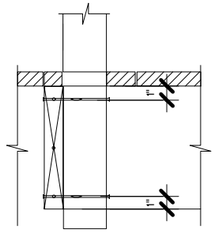


PLAN

AXONOMETRIC



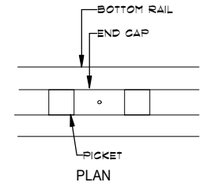
FRONT ELEVATION



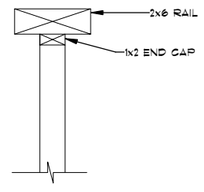
SIDE ELEVATION

SB-7 EXTERIOR POST FASTENED PARALLEL TO FLOOR JOISTS DETAIL EB-6

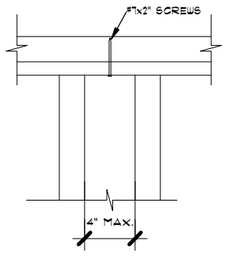
GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CONFIRMATION
2. ALL NEW WOOD TO BE SPF No.2 PRESSURE TREATED UNLESS OTHERWISE NOTED.
3. FABRICATION AND ERECTION OF WOOD MEMBERS SHALL BE IN ACCORDANCE WITH CSA STANDARD CAN/CSA-086.184, AND O.B.C.
4. THE FOLLOWING WOOD RAILING MEMBERS ARE TO BE AS FOLLOWS:
   A. POSTS - 4"x4
   B. TOP/BOTTOM RAIL - 2"x6"
   C. PICKETS/BALUSTERS - 2"x2"
5. SITE CONDITIONS MAY VARY FROM THESE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY TO ADVISE OF ANY DEVIANCIES BEFORE COMMENCEMENT OF ANY WORK.
6. ALL FASTENERS c ALL FASTENERS AT EXTERIOR GRADE TO BE GALVANIZED.



PLAN



SIDE ELEVATION



FRONT ELEVATION

SB-7 EXTERIOR INFILL PICKET EC-1 DETAIL

Notes:
1. REFER TO DRAWING S-1 FOR GENERAL NOTES

REV	COMMENTS	DATE
2	REVISED FOR HERITAGE REVIEW	APR. 22/24
1	ISSUED FOR DISCUSSION	APR. 17/24

Project:
STRUCTURAL FIRE DAMAGE REPAIRS

36 LANCASTER STREET E
KITCHENER, ONTARIO

Title:
TYPICAL STAIR DETAILS

LICENSED PROFESSIONAL ENGINEER
S.R. MACDOUGALL
100149100
April 22, 2024
PROVINCE OF ONTARIO

Brown&Beattie
BUILDING SCIENCE ENGINEERING

DRAWINGS ARE 'NOT FOR CONSTRUCTION' UNLESS STAMPED BY AN ENGINEER OR APPROVED BY A DESIGNER BEARING A BCIN NUMBER AND SIGNATURE

Date: APR. 17/24
Scale: As indicated
Drawn By: M. A. CARROLL
Reviewed By: S.M./ A.K.

Project No:
LANCASTER36.adj/r

Drawing No:
S-15

ORIGINAL DRAWING SIZE IS 11" x 17"