

PRE-FIN METAL CLAD FASCIA
 PRE-FIN METAL VENTED SOFFIT
 C/W ALUMINUM EAVE TROUGHS
 AND LEADERS TO GRADE
 1'-6" OVERHANG TYP.

ASPHALT SHINGLES

12:12 PITCH

12
5

VINYL SIDING

2nd FLOOR CLG

8'-0"

10 1/8"

2nd FLOOR
1st FLOOR CLG

10'-1"

11 5/8"

1st FLOOR
TOP of FDN WALL

STONE FINISH

OPT'L 12" BRICK LEDGE

6" x 6" POST

3'-0"

1'-5 1/2"

1'-2 1/2"

6'-1"

EXIST BMT FLOOR
NEW BMT FLOOR
TOP of FTGS

1 1/2"

8" CONC. POURED FOUNDATION
 WALL on 6" x 18" CONCRETE FOOTING
 FOOTINGS TO BE Min. 48" BELOW
 FINISHED GRADE

ADDITION
 22 NEEVE St GUELPH

RIGHT ELEVATION

FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

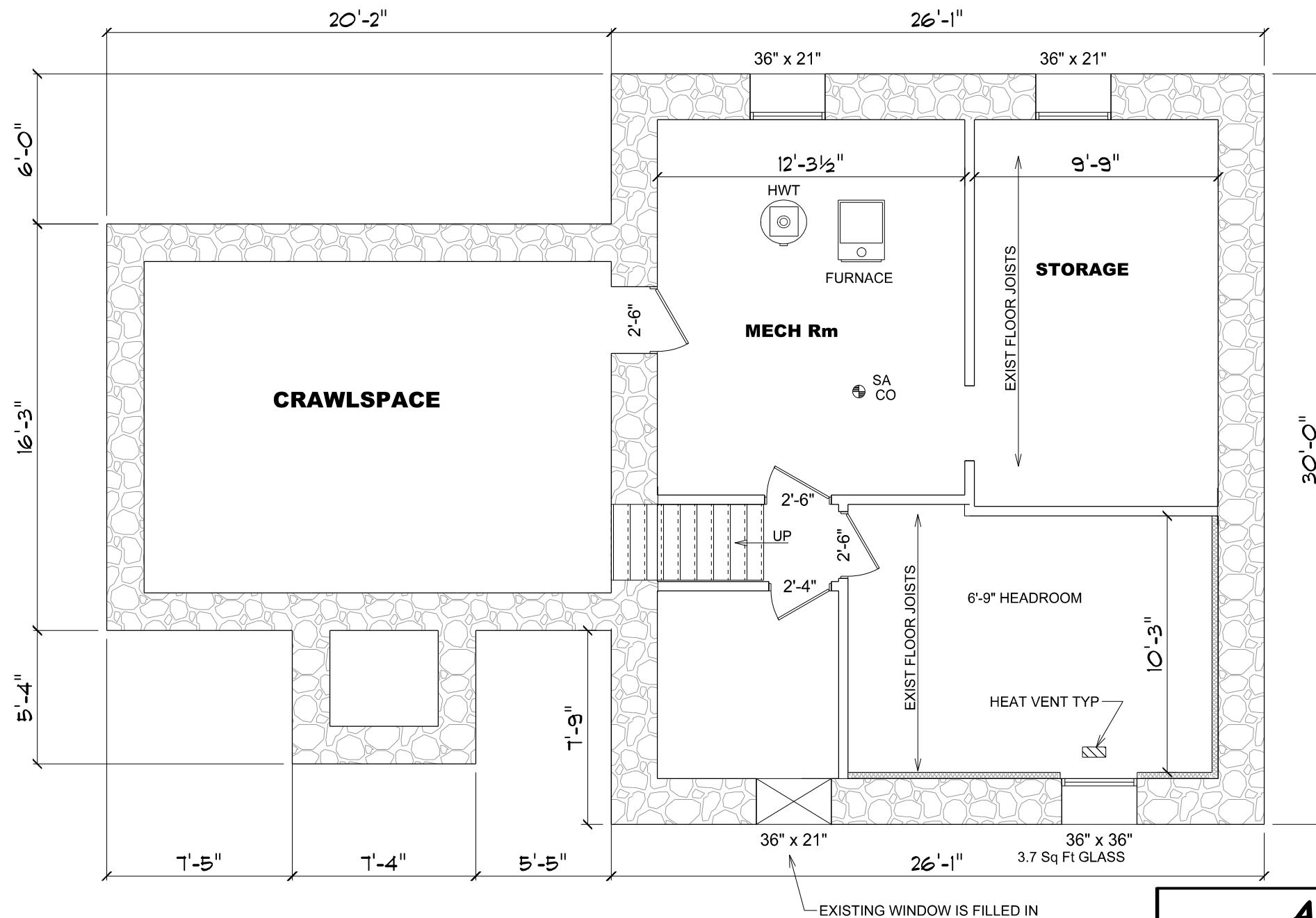
QUALIFICATIONS INFORMATION
 REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

MIKE FULLER	<i>Mike Fuller</i>	28619
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
 REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

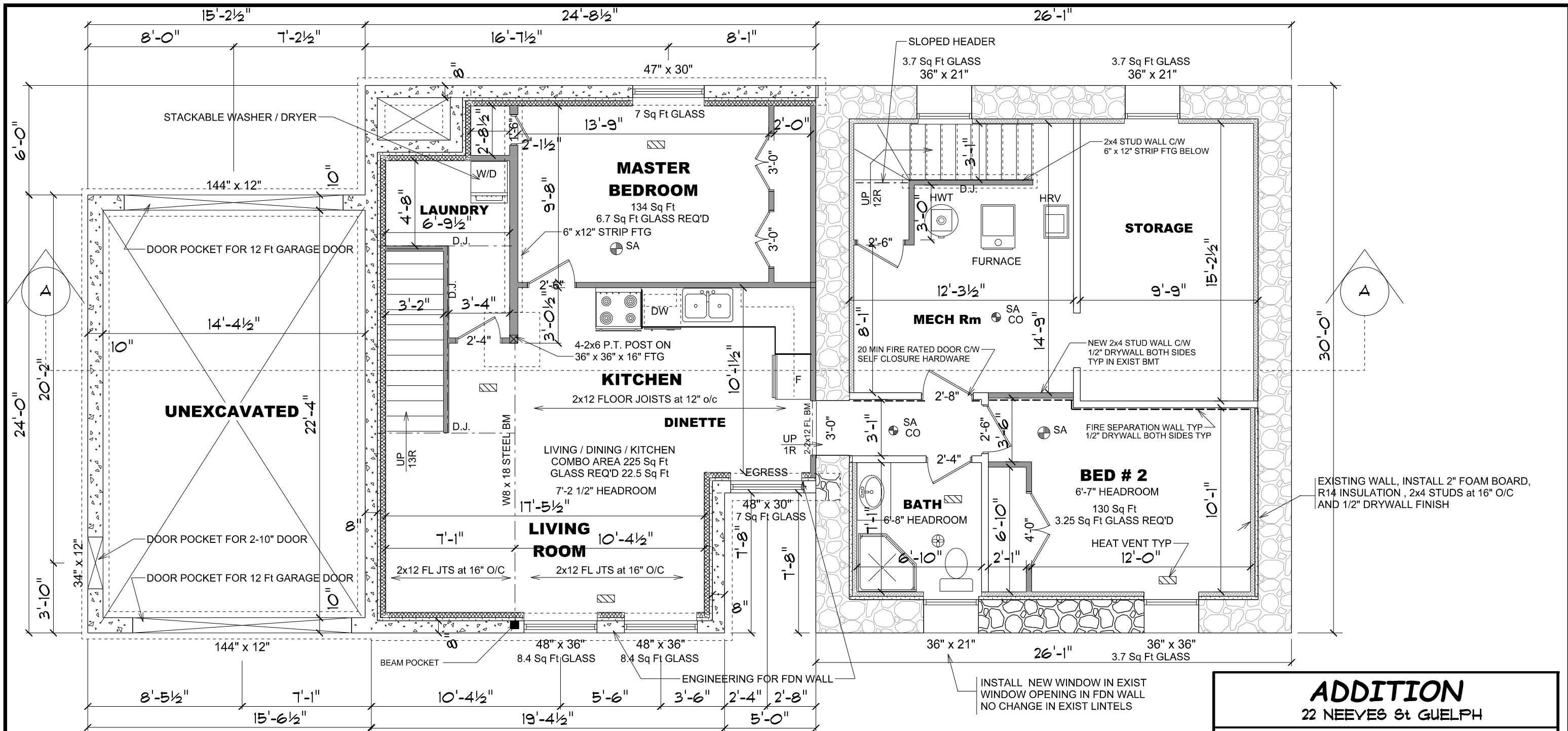
MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN

SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-1
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EXISTING WINDOW IS FILLED IN

ADDITION		
22 NEEVE St GUELPH		
EXISTING BASEMENT PLAN		
FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
QUALIFICATIONS INFORMATION REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE		
MIKE FULLER		28619
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE		
MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN
SCALE 3/16" = 1'-0"	DATE : OCT 3 / 23	A-2



BASEMENT NOTES

- COVER INSIDE OF CONCRETE FDN WALLS
- 2" FOAM BOARD (10 CI)
- 2x4 STUDS at 16" O/C C/W R14 BATT INSULATION AND 6 MIL VAPOUR
- EXTERIOR LINTELS BY FLOOR JOIST SUPPLIER
- STEEL MASONRY LINTELS ARE 3 1/2" x 3 1/2" x 1/4" STEEL ANGLE UNLESS NOTED OTHERWISE
- POURED CONCRETE FOUNDATION WALLS ARE 20 MPa ON 18" WIDE x 6" DEEP 20 MPa CONC FTGS PLACED ON UNDISTURBED SOIL
- INTERIOR LINTELS ARE 2-2x6 UNLESS NOTED OTHERWISE.
- DUCT TYPE SMOKE DETECTOR REQUIRED IN THE SUPPLY OR RETURN AIR DUCT WHICH WOULD TURN OFF FUEL SUPPLY AND ELECTRICAL POWER TO THE HVAC SYSTEM UPON ACTIVATION OF THE DETECTOR

- EXHAUST FANS SHOWN THUS \oplus
MIN 50 CFM
SMOKE ALARM / CARBON MONOXIDE DETECTOR SHOWN \oplus SA CO
HARD WIRED & INTERCONNECTED AND C/W WARNING LIGHT
- SMOKE ALARMS SHOWN THUS \oplus SA
HARD WIRED & INTERCONNECTED AND C/W WARNING LIGHT
- STOVE, BATH & LAUNDRY VENTED TO EXTERIOR
- CEILING IN BED 2 & BATH TO BE FINISHED WITH 1/2" DRYWALL (15 MIN FIRE RATING) FIRE SEPARATION WALLS (WHERE SHOWN) TO HAVE 1/2" DRYWALL ON EACH SIDE (1 LAYER) 30 MIN FIRE RATING
- MAIN FLOOR AREA IS 1,464, 2nd FLOOR 1,080 + BMT FLOOR 1,464 Sq Ft - TOTAL HOUSE 4,008Sq Ft, APARTMENT IS 839 Sq Ft (20.9% OF TOTAL)
- CEILING IS 7'-8" EVERYWHERE EXCEPT UNDER DUCTS & BEAMS WHERE IT IS 6' 7"

- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION
- EGRESS WINDOWS (WHERE SHOWN) WITH MIN AREA OF UNOBSTRUCTED OPENING OF 4.1 Sq Ft (AND NO DIMENSION LESS THAN 18") ADD STEPS BELOW WINDOW TO ALLOW FOR MAX 35" FROM BOTTOM OF WINDOW TO FLOOR / STEPS
- NEW BMT - FINISH CEILING BY INSTALLING RESILIENT CHANNEL AT 24" O/C, 150mm ROXUL (OR EQUIV. SOUND PROOFING) BETWEEN JOISTS AND 1 LAYER 5/8" TYPE "X" DRYWALL FLOOR ASSEMBLY 9d (STC 54 , FRR 1 HR).

ADDITION
22 NEEVES St GUELPH

BASEMENT PLAN
839 Sq Ft APARTMENT

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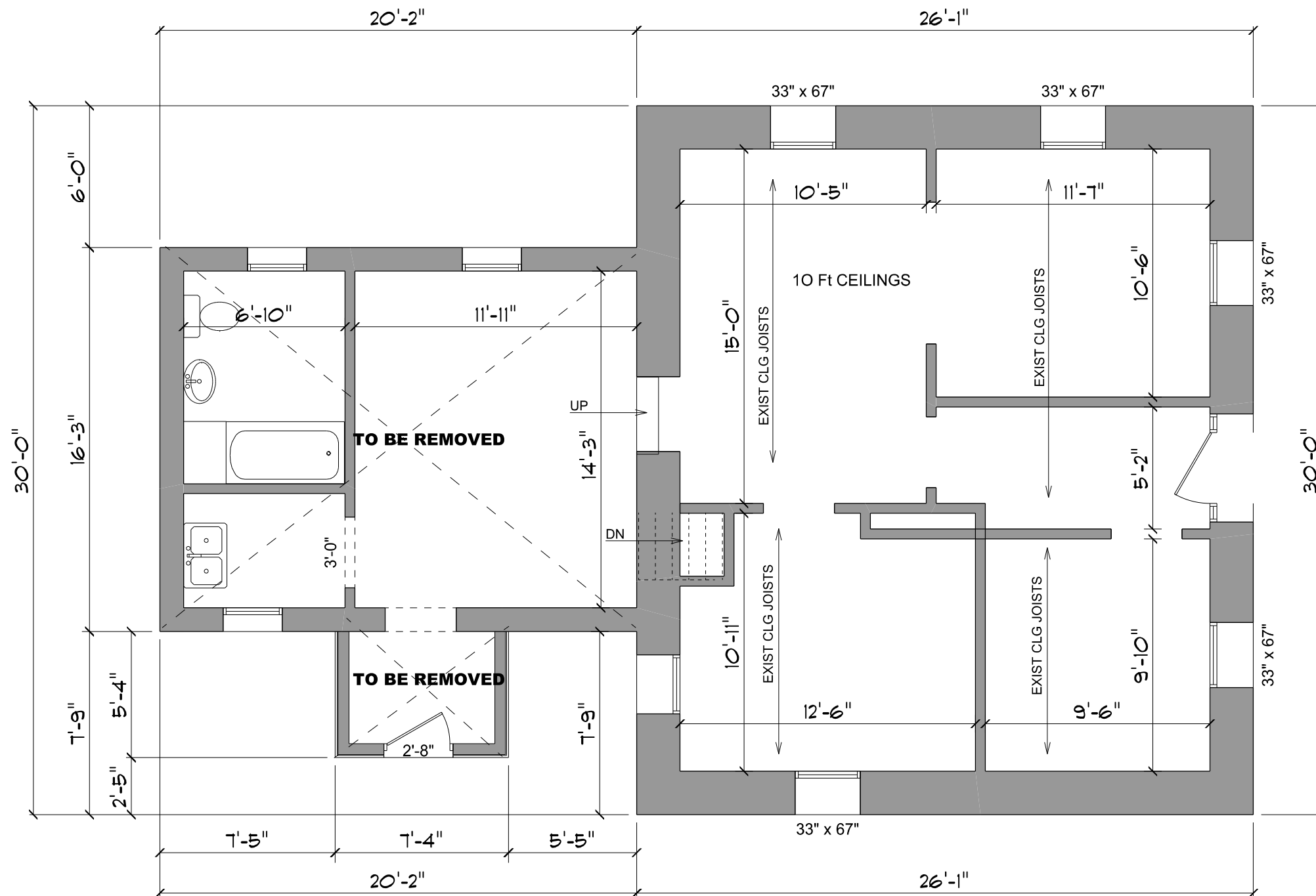
QUALIFICATIONS INFORMATION
REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

MIKE FULLER	<i>Mike Fuller</i>	28619
NAME	SIGNATURE	BCIN

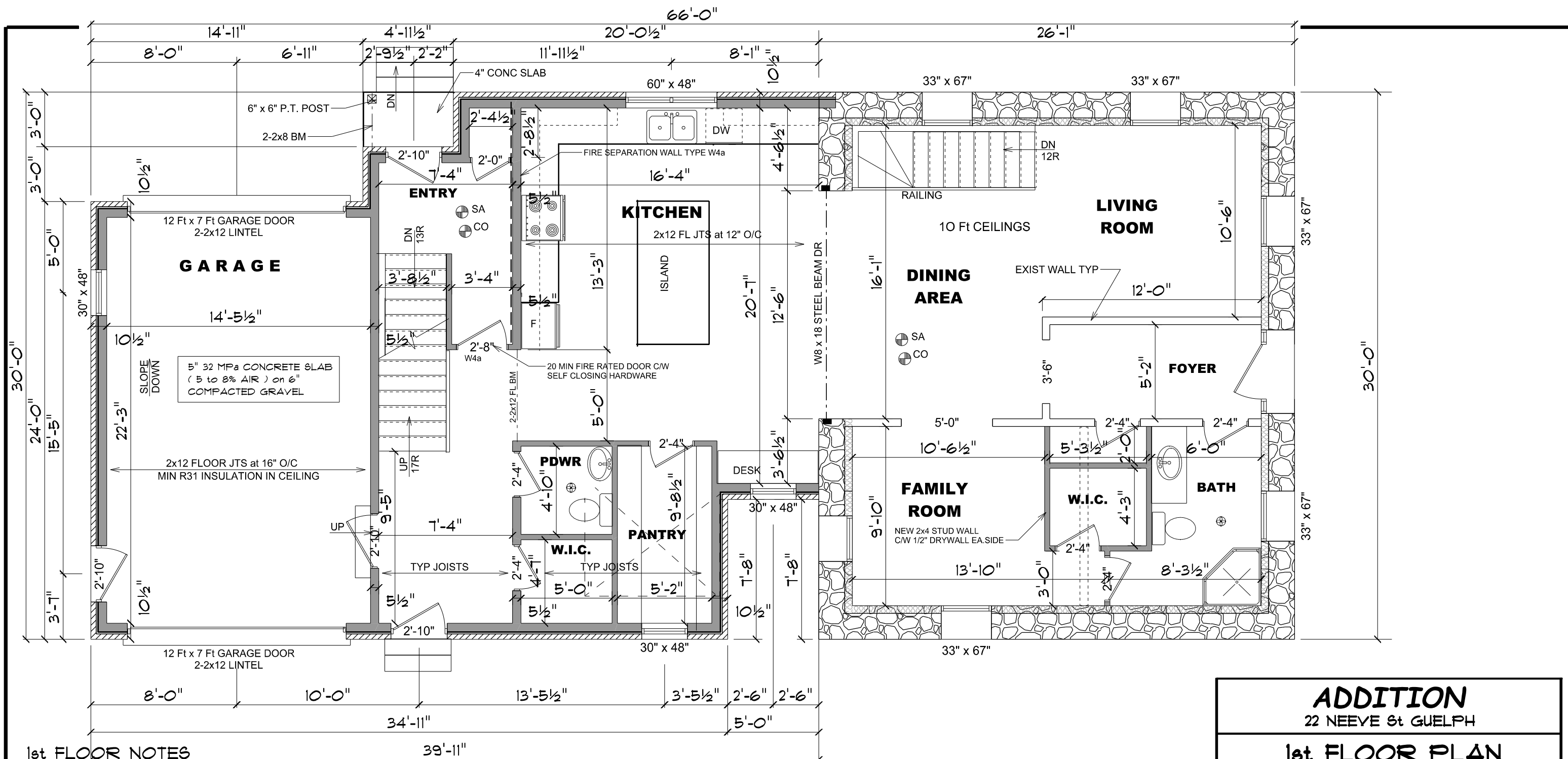
REGISTRATION INFORMATION
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MIKE FULLER DESIGN & DRAFTING	36893	BCIN
FIRM NAME		BCIN

SCALE 3/16" = 1'-0"	DATE : OCT / 23	A-3
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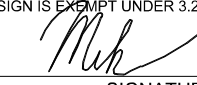


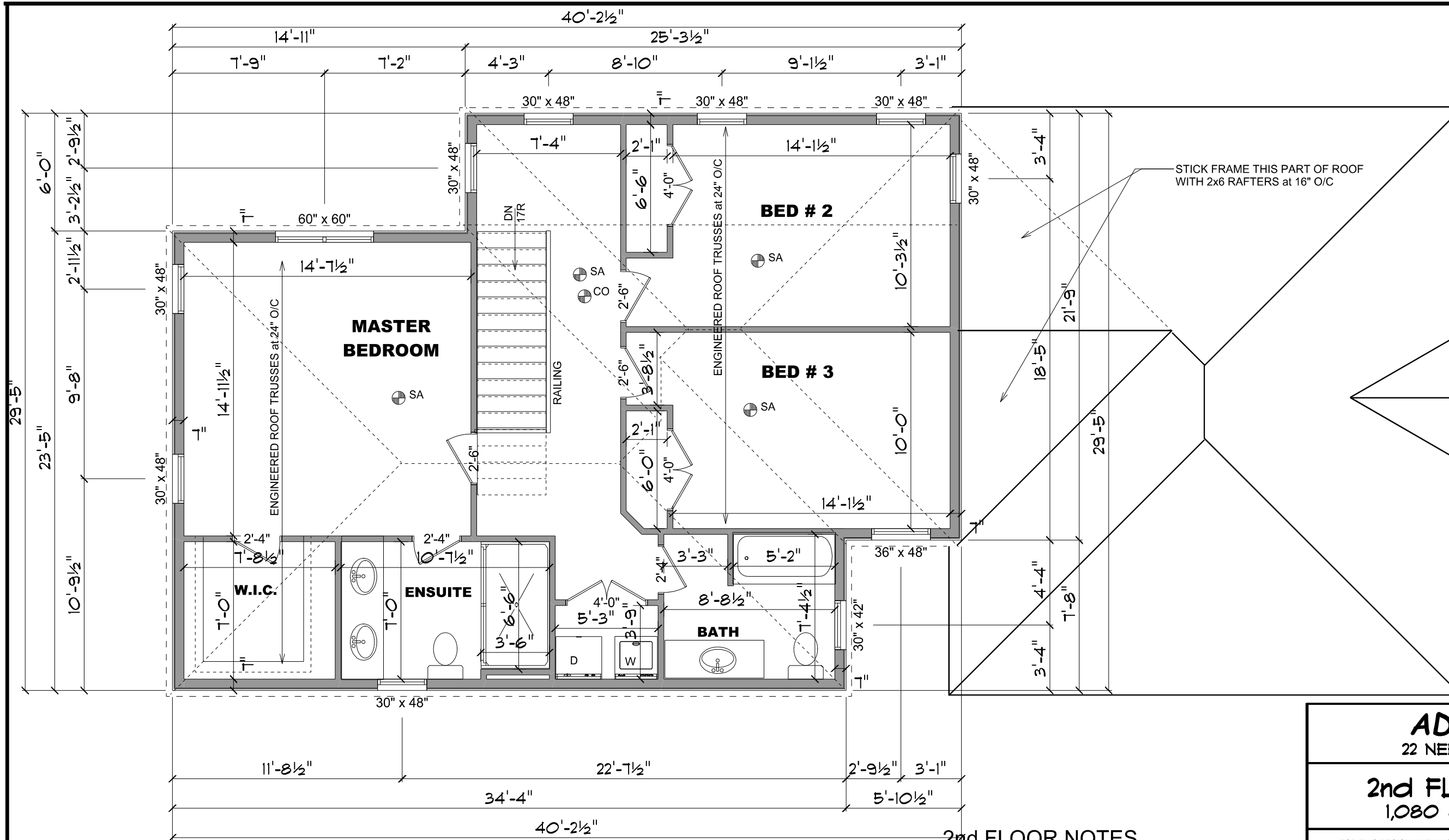
ADDITION		
22 NEEVE St GUELPH		
EXISTING MAIN FLOOR PLAN		
1,110 Sq Ft		
<small>FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.</small>		
QUALIFICATIONS INFORMATION		
<small>REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE</small>		
MIKE FULLER	<i>Mike Fuller</i>	28619
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
<small>REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE</small>		
MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN
SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-4



1st FLOOR NOTES



1. PRE-HUNG INSULATED STEEL SKIN DOOR C/W SELF-CLOSER, WEATHER STRIPPING and ALUMINUM THRESHOLD.
2. PROVIDE SMOKE-TIGHT JOINTS BETWEEN HOUSE and GARAGE with R22 INSULATION and SUPER 6 MIL VAPOUR BARRIER.
3. ALL INTERIOR LINTELS ARE 2-2x6 UNLESS NOTED OTHERWISE.
4. EXTERIOR LINTELS ARE 2-2x10 UNLESS NOTED OTHERWISE
5. PORCH FLOOR IS MIN 4" CONCRETE SLAB (6-8% AIR, 32 MPa) ON 6" COMPACTED GRAVEL BROOM FINISH & TOOLED EDGES
6. ROD & SHELF IN ALL CLOSETS.
7. SMOKE ALARMS SHOWN THUS HARD WIRED & INTERCONNECTED AND C/W WARNING LIGHT
8. CO DETECTOR SHOWN THUS HARD WIRED & INTERCONNECTED C/W WARNING LIGHT FOR HEARING IMPAIRED
9. INTERIOR WALLS ARE 2x4 (3 1/2" THICK) UNLESS NOTED OTHERWISE (2x6 ARE 5 1/2" THICK)
10. GARAGE DOOR MASONRY LINTELS TO BE 6" x 4" x 3/8" STEEL ANGLE
11. 3-2x6 POSTS REQUIRED UNDER ENDS OF GIRDER TRUSSES
12. MASONRY LINTELS TO BE 3 1/2" x 3 1/2" x 1/4" STEEL ANGLE UNLESS NOTED OTHERWISE
13. INSTALL STUD WALL REINFORCING FOR FUTURE GRAB BARS ACCORDING TO DIV B, 9.5.2.3

ADDITION		
22 NEEVE St GUELPH		
1st FLOOR PLAN		
684 Sq Ft ADDED		
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MIKE FULLER		28619
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
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MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN
SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-5

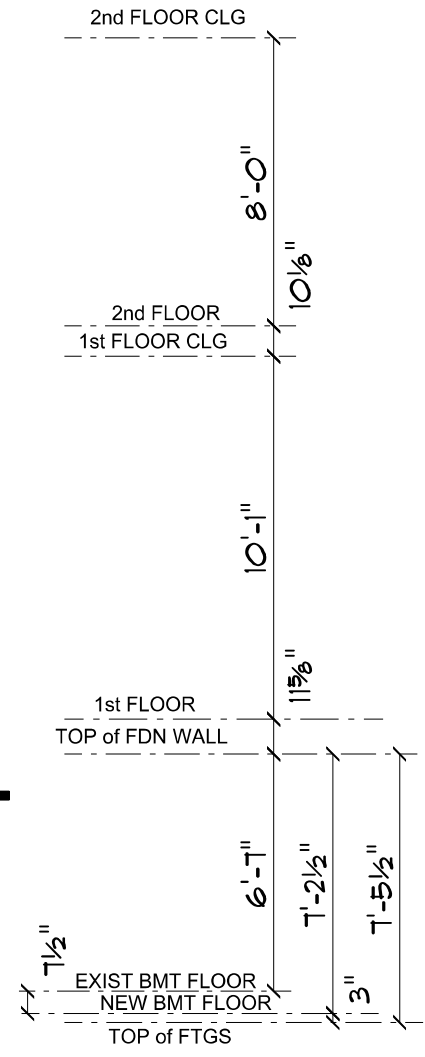
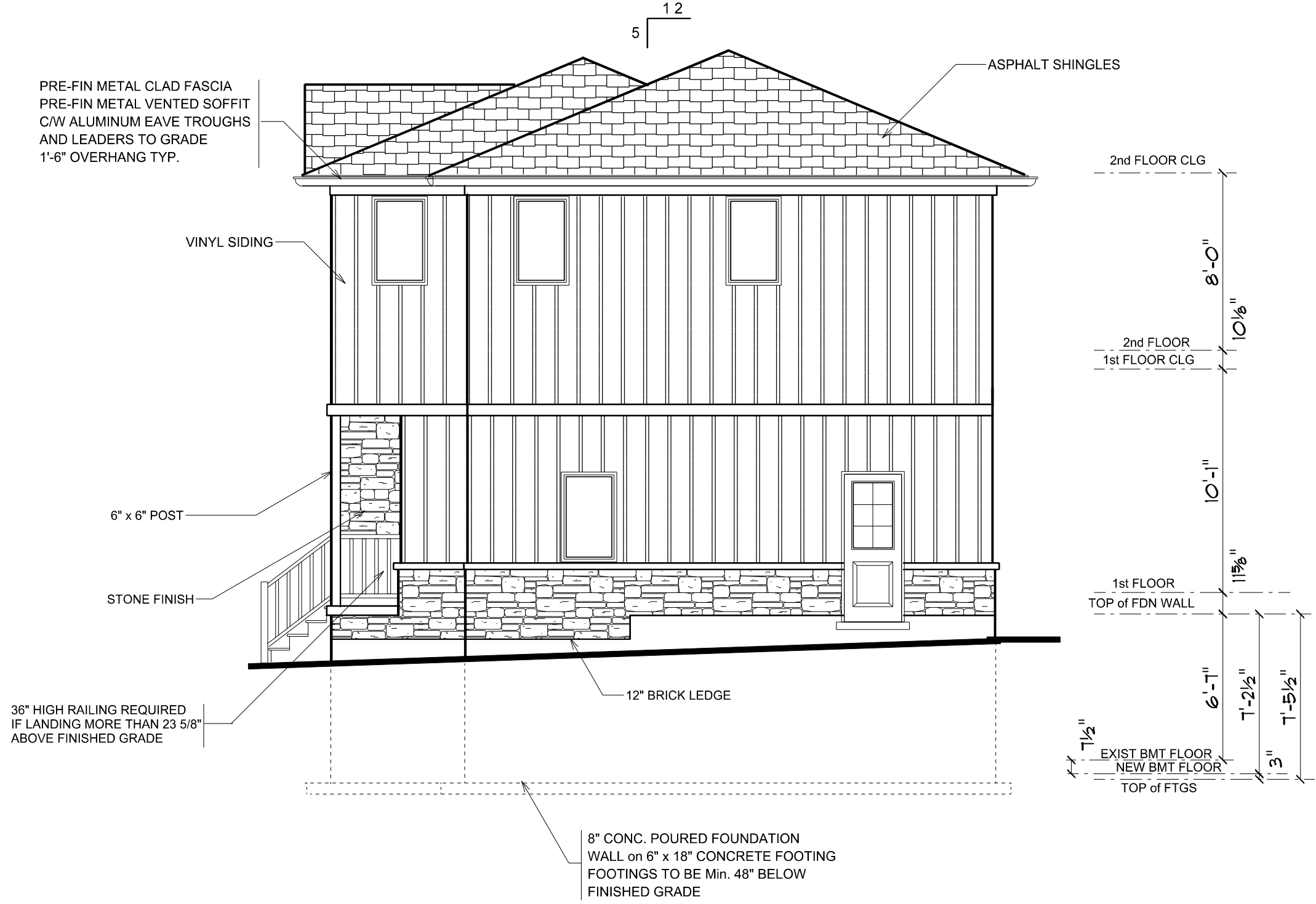


STICK FRAME THIS PART OF ROOF WITH 2x6 RAFTERS at 16" O/C

2nd FLOOR NOTES

1. ROD & SHELF IN ALL CLOSETS.
2. SMOKE ALARMS SHOWN THUS  HARD WIRED & INTERCONNECTED AND C/W WARNING LIGHT
3. CO DETECTOR SHOWN THUS  HARD WIRED & INTERCONNECTED
4. EXTERIOR LINTELS ARE ALL 2-2x10 MIN UNLESS NOTED OTHERWISE
5. INTERIOR LINTELS ARE 2-2x6 UNLESS OTHERWISE NOTED
6. 3-2x6 POSTS REQUIRED UNDER ENDS OF GIRDER TRUSSES

ADDITION		
22 NEEVES St GUELPH		
2nd FLOOR PLAN		
1,080 Sq Ft ADDITION		
FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.		
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MIKE FULLER		28619
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
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MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN
SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-6



PRE-FIN METAL CLAD FASCIA
 PRE-FIN METAL VENTED SOFFIT
 C/W ALUMINUM EAVE TROUGHS
 AND LEADERS TO GRADE
 1'-6" OVERHANG TYP.

VINYL SIDING

6" x 6" POST

STONE FINISH

36" HIGH RAILING REQUIRED
 IF LANDING MORE THAN 23 5/8"
 ABOVE FINISHED GRADE

8" CONC. POURED FOUNDATION
 WALL on 6" x 18" CONCRETE FOOTING
 FOOTINGS TO BE Min. 48" BELOW
 FINISHED GRADE

12" BRICK LEDGE

ASPHALT SHINGLES

ADDITION
 22 NEEVE St GUELPH

REAR ELEVATION

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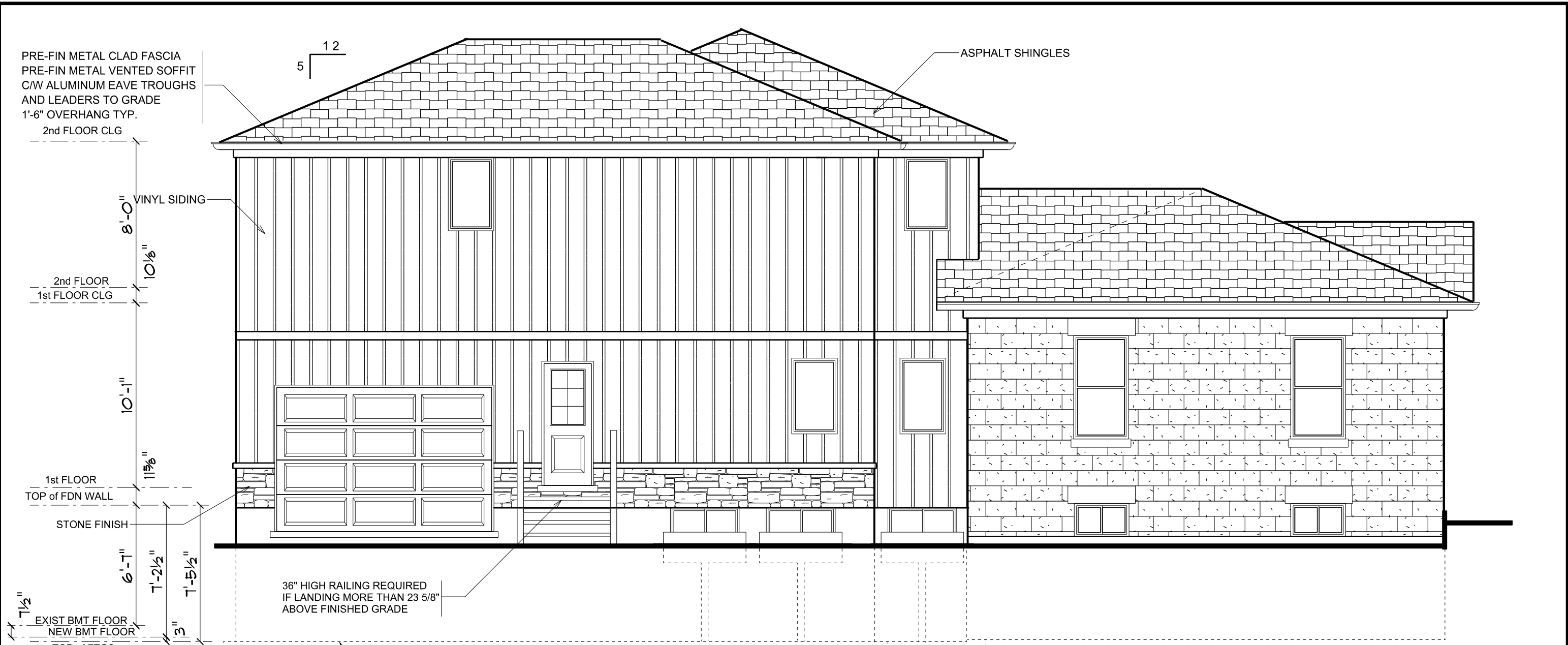
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NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
 REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

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FIRM NAME		BCIN

SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-7
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8" CONC. POURED FOUNDATION WALL on 6" x 18" CONCRETE FOOTING FOOTINGS TO BE Min. 48" BELOW FINISHED GRADE

ADDITION
22 NEEVE St GUELPH

LEFT ELEVATION

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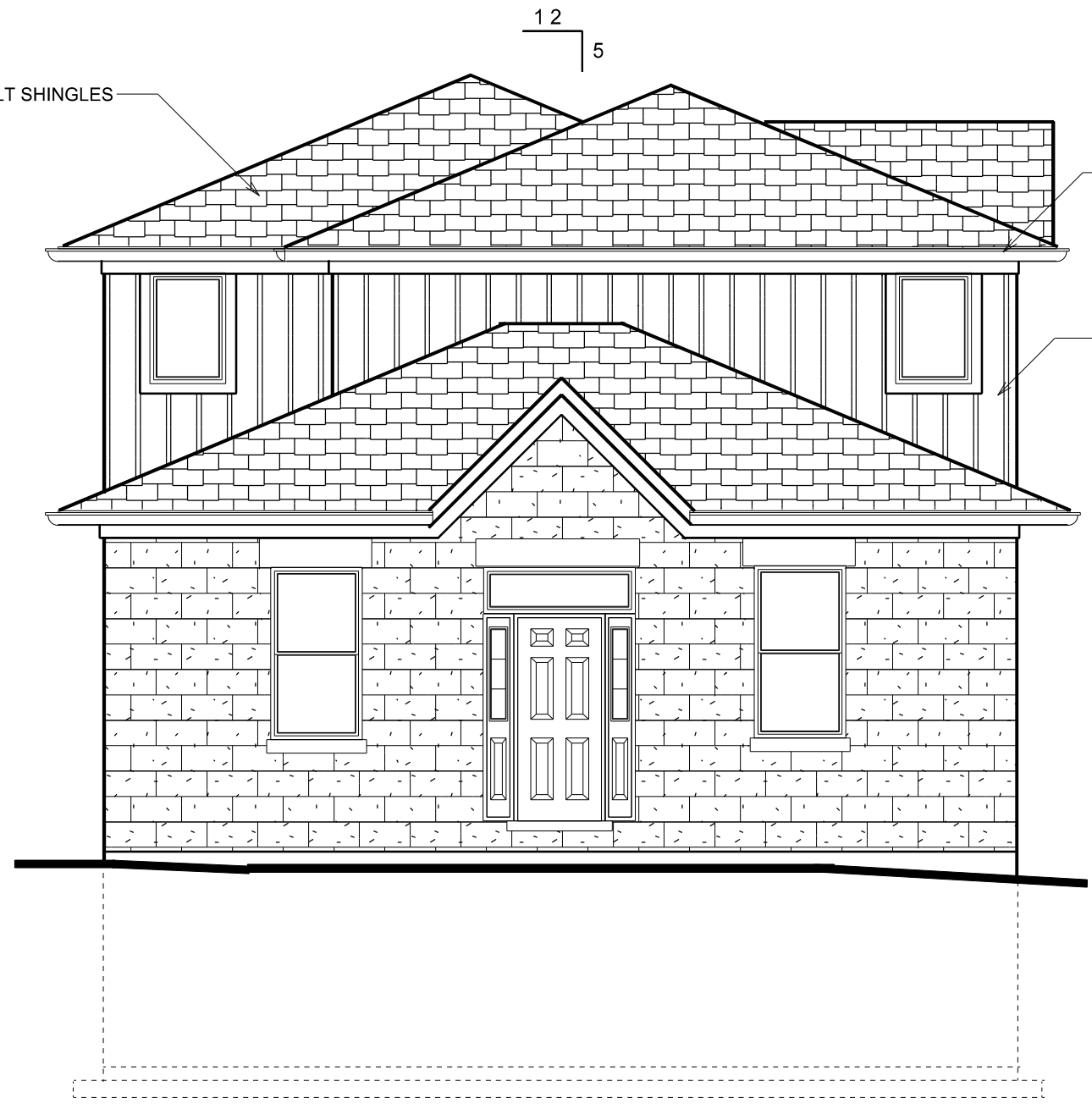
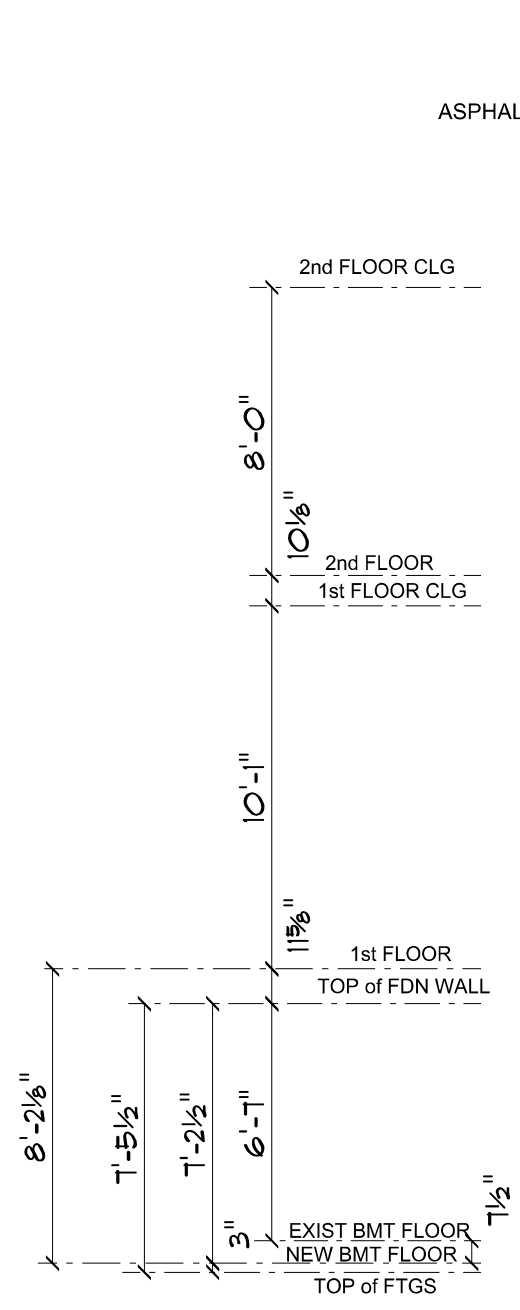
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MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN

SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-8
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ASPHALT SHINGLES

PRE-FIN METAL CLAD FASCIA
PRE-FIN METAL VENTED SOFFIT
C/W ALUMINUM EAVE TROUGHS
AND LEADERS TO GRADE
1'-6" OVERHANG TYP.

VINYL SIDING

ADDITION
22 NEEVE St GUELPH

FRONT ELEVATION

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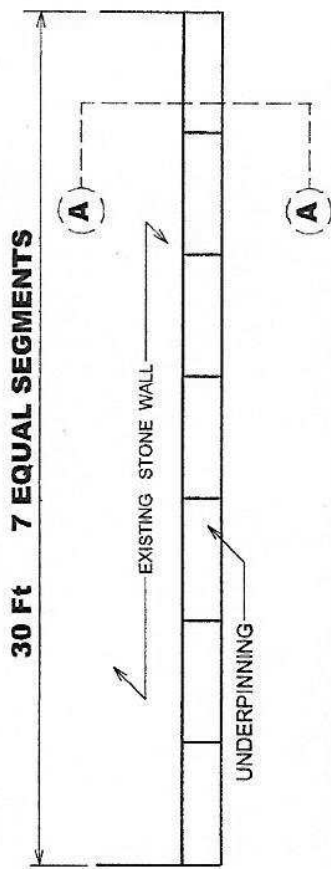
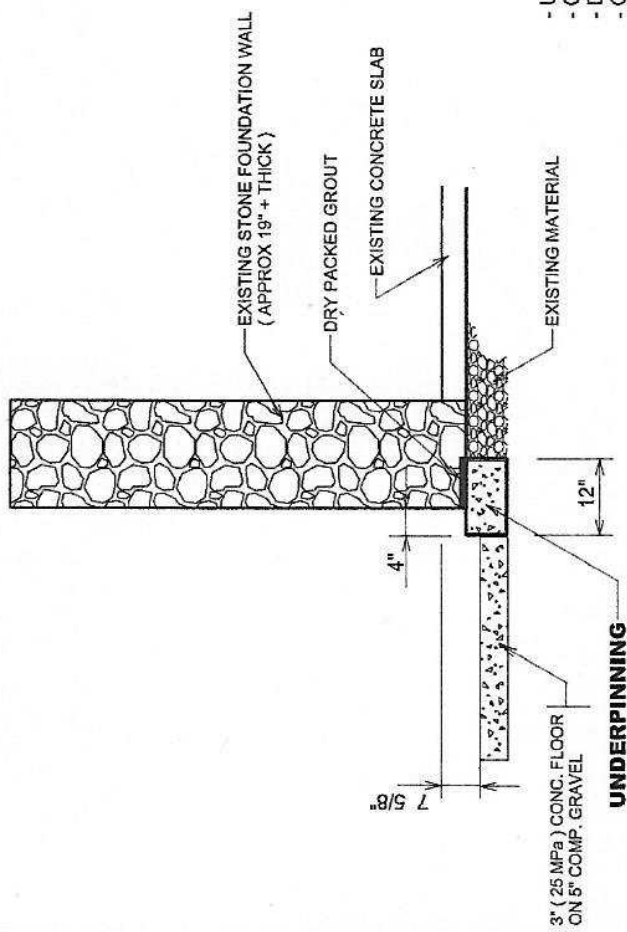
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MIKE FULLER		28619
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION
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FIRM NAME		BCIN

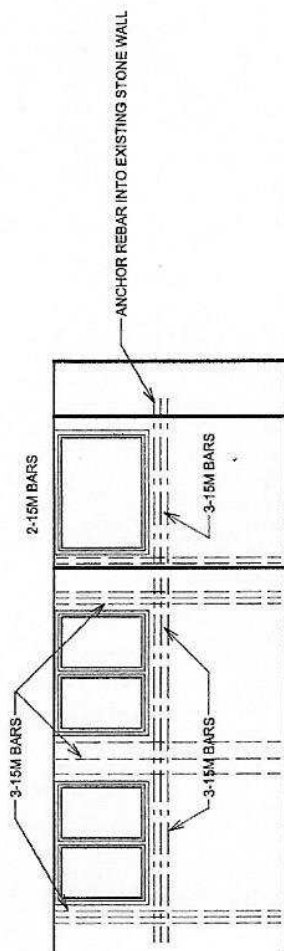
SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-9
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UNDERPINNING - INTERIOR STONE WALL

- UNDERPINNING TO BE CARRIED OUT IN ALTERNATING SEGMENTS
- CONCRETE TO BE AGED 48 HOURS BEFORE DRY PACKED GROUT PLACED
- DRY PACKED GROUT TO BE PLACED AND SET 48 HOURS BEFORE NEXT UNDERPINNING
- CONCRETE TO BE 25 MPa
- LOOSE STONES IN EXISTING FDN WALL TO BE REMOVED & VOIDS FILLED WITH CONCRETE
- UNDERSIDE OF EXISTING FOOTINGS TO BE CLEANED PRIOR TO PLACING UNDERPINNING CONCRETE
- ENGINEER TO INSPECT PRIOR TO PLACING CONCRETE IN FIRST SEGMENTS & DURING CONSTRUCTION

SECTION 'A-A'

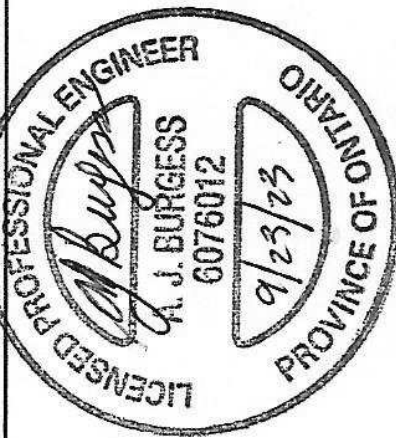


LIVING ROOM DINETTE

REBAR AT BASEMENT WINDOWS

FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATIONS INFORMATION
 REQUIRE UNLESS DESIGN IS EXEMPT UNDER 32.4.7 OF THE BUILDING CODE
 MIKE FULLER 2009 BCIN
 NAME SIGNATURE BCIN
REGISTRATION INFORMATION
 REQUIRE UNLESS DESIGN IS EXEMPT UNDER 32.4.7 OF THE BUILDING CODE
 MIKE FULLER DESIGN & DRAFTING 36893
 FIRM NAME BCIN

NOTE - ENGINEERING ONLY FOR
 1) UNDERPINNING OF INTERIOR STONE WALL
 2) REINFORCING OF BASEMENT WINDOWS



**CASKANETTE UDALL
 CONSULTING ENGINEERS**

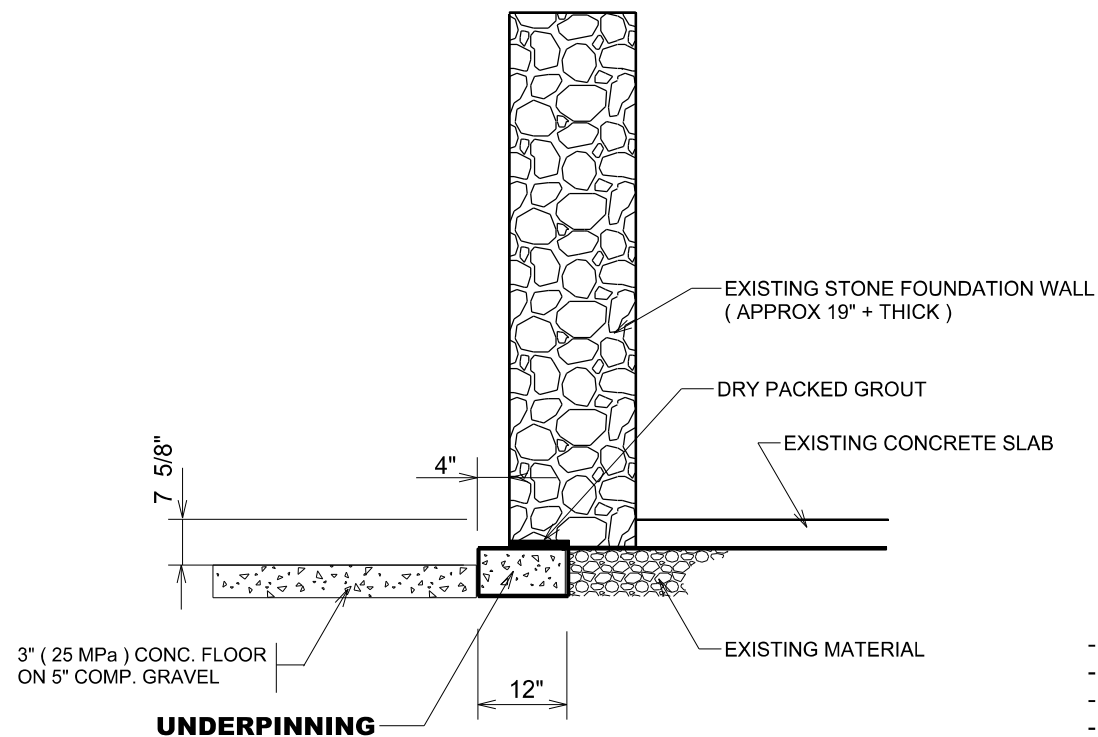
ADDITION
 22 NEEVE St GUELPH

DETAILS
 UNDERPINNING & FOUNDATION REBAR

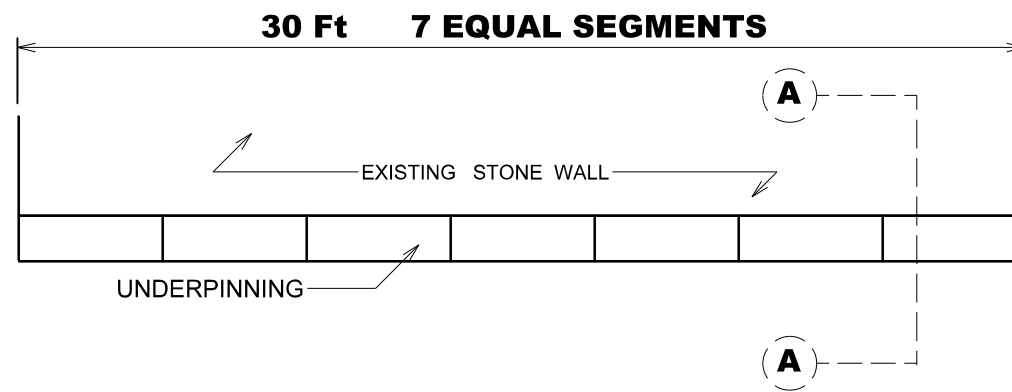
SCALE 3/16" = 1'-0"

DATE: AUG 5 / 23

A-10



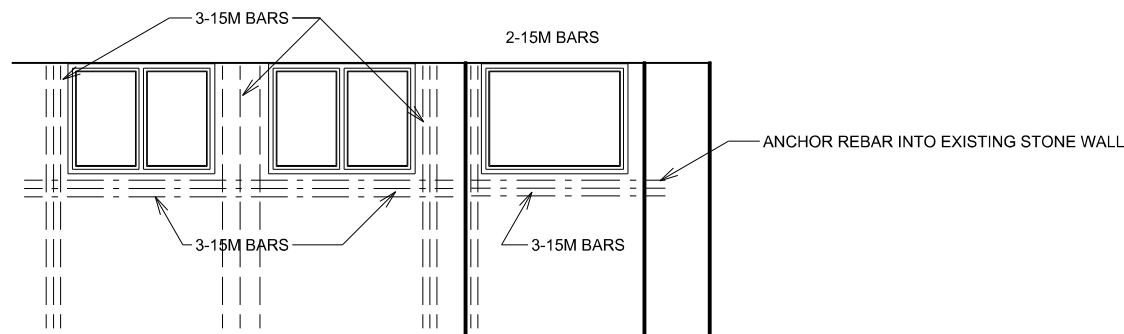
SECTION 'A-A'



UNDERPINNING - INTERIOR STONE WALL

- UNDERPINNING TO BE CARRIED OUT IN ALTERNATING SEGMENTS
- CONCRETE TO BE AGED 48 HOURS BEFORE DRY PACKED GROUT PLACED
- DRY PACKED GROUT TO BE PLACED AND SET 48 HOURS BEFORE NEXT UNDERPINNING
- CONCRETE TO BE 25 MPa
- LOOSE STONES IN EXISTING FDN WALL TO BE REMOVED & VOIDS FILLED WITH CONCRETE
- UNDERSIDE OF EXISTING FOOTINGS TO BE CLEANED PRIOR TO PLACING UNDERPINNING CONCRETE
- ENGINEER TO INSPECT PRIOR TO PLACING CONCRETE IN FIRST SEGMENTS & DURING CONSTRUCTION

NOTE - ENGINEERING ONLY FOR
 1) UNDERPINNING OF INTERIOR STONE WALL
 2) REINFORCING OF BASEMENT WINDOWS



LIVING ROOM DINETTE
REBAR AT BASEMENT WINDOWS

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QUALIFICATIONS INFORMATION
 REQUIRE UNLESS DESIGN IS EXEMPT UNDER 3.2.4.7 OF THE BUILDING CODE

MIKE FULLER *Mike Fuller* 28619
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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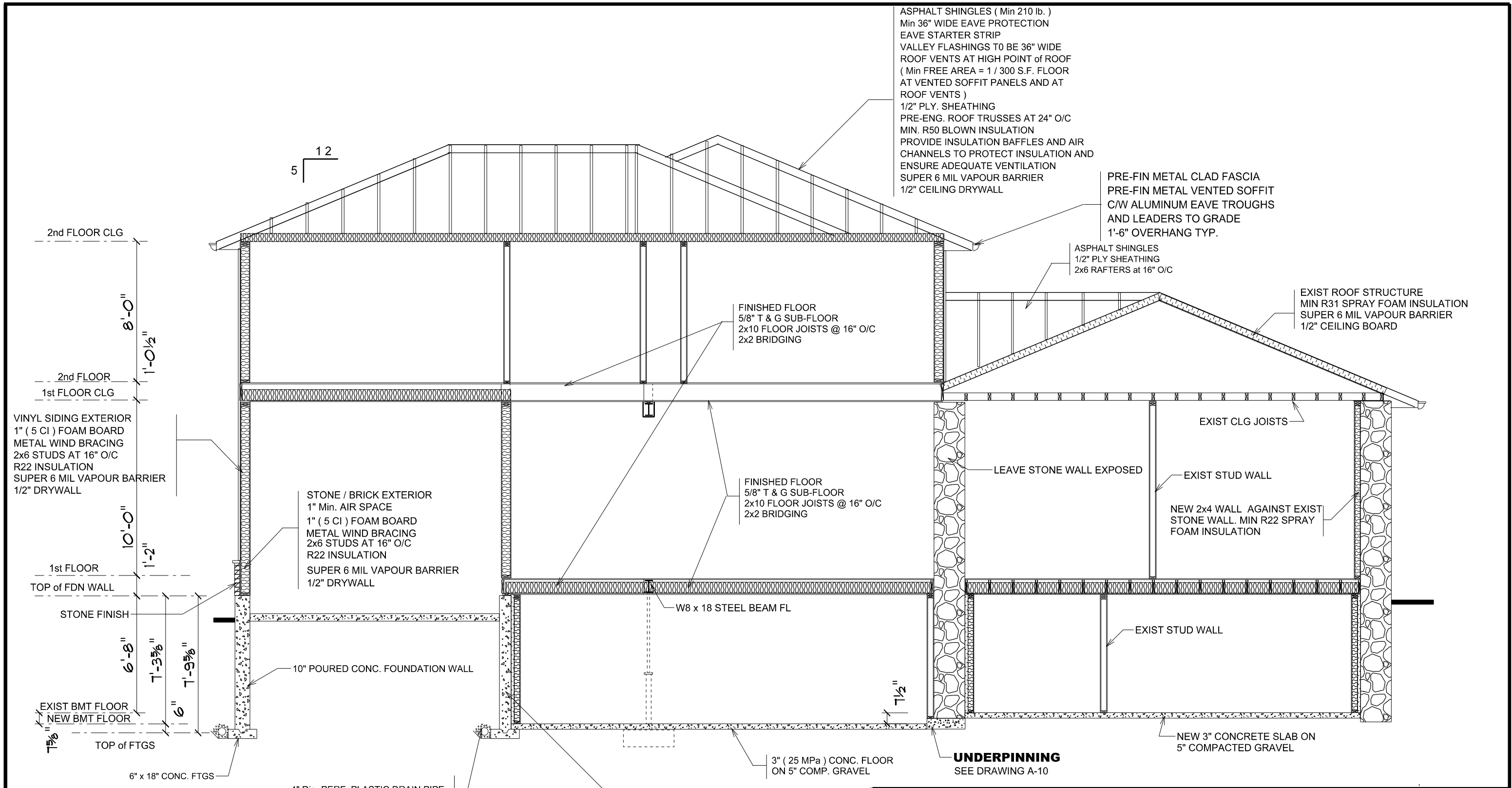
MIKE FULLER DESIGN & DRAFTING 36893
 FIRM NAME BCIN

**CASKANETTE UDALL
 CONSULTING ENGINEERS**

ADDITION
 22 NEEVE St GUELPH

DETAILS
 UNDERPINNING & FOUNDATION REBAR

SCALE 3/16" = 1'-0" DATE : AUG 5 / 23 **A-11**



- NOTES**
- COVER INSIDE OF FOUNDATION WALL WITH :
 - 2" (10 CI) FOAM BOARD
 - 2x4 STUDS at 16" O/C
 - R14 INSULATION
 - SUPER 6 MIL VAPOUR BARRIER
 - FOOTINGS TO BE 20 MPa CONCRETE ON UNDISTURBED NATIVE SOIL (SEE FOUNDATION PLAN FOR SIZES). FOOTINGS MIN. 4'-0" BELOW GRADE

- 4" Dia. PERF. PLASTIC DRAIN PIPE
- 6" CRUSHED STONE
- 2" SAND BASE
- FILTER CLOTH OVER STONE
- 8" POURED CONC. FOUNDATION WALL
- FOUNDATION MEMBRANE
- DRAIN BOARD (PER O.B.C.)

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REGISTRATION INFORMATION		
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MIKE FULLER DESIGN & DRAFTING		36893
FIRM NAME		BCIN

ADDITION		
22 NEEVE St GUELPH		
SECTION 'A-A'		
SCALE 3/16" = 1'-0"	DATE : AUG 5 / 23	A-12