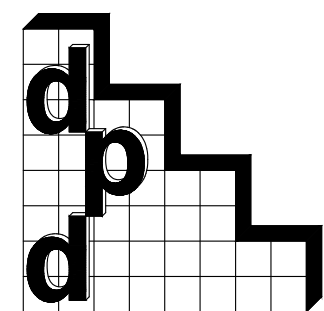


The Wilkinson Garage

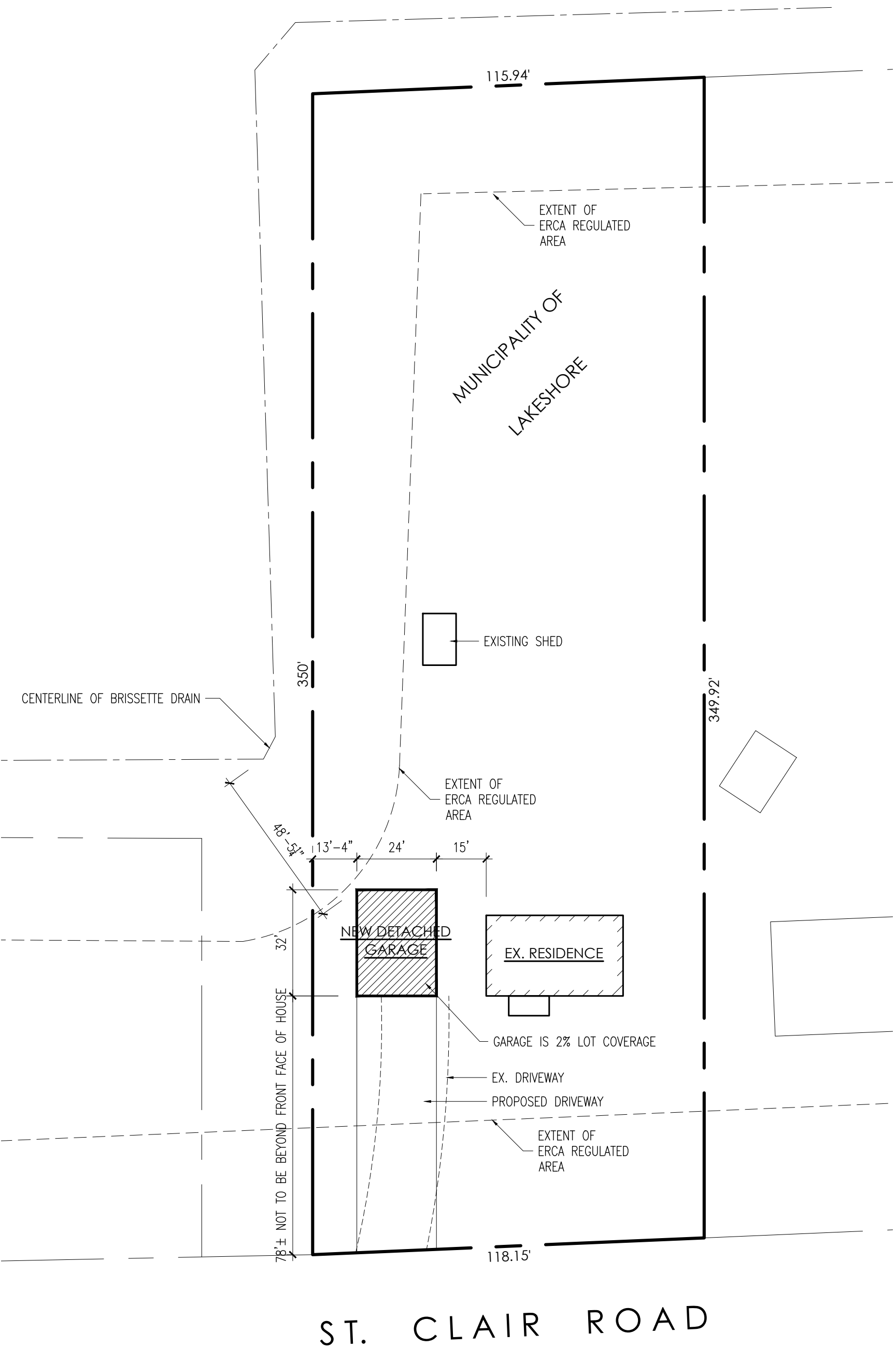
5623 St. Clair Road, Lakeshore, ON

Prepared By:



dave polowick design
BUILDING DESIGNERS

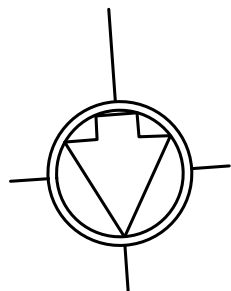
361 Colborne Street, Chatham, ON 519-354-8106 Email:dave@davepolowickdesign.com



SITE PLAN

SCALE: 1"=30'

PIN
75068-0081
Address
5623 ST CLAIR TILBURY
Description
PT LT 5 CON BROKEN FRONT TILBURY PT 6, 12R16403; LAKESHORE



NOTE:
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ALL CONSTRUCTION TO MEET ONTARIO
BUILDING CODE REGULATIONS.

GENERAL FOUNDATION NOTES

GENERAL

- 1.1 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR FABRICATION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. SHOULD FIELD CONDITIONS OR DIMENSIONS VARY FROM DESIGN DRAWINGS, THE CONSULTANT SHALL BE NOTIFIED.
- 1.2 THE LOCATION OF UTILITIES AS SHOWN ON THESE DRAWINGS ARE NOT CERTIFIED TO BE ACCURATE. THE ONUS LIES UPON THE CONTRACTOR TO ASCERTAIN, AT HIS OWN EXPENSE, THE EXACT LOCATION OF EACH UTILITY.
- 1.3 ALL WORK SHALL BE DONE BY SKILLED AND EXPERIENCED TRADESMEN. ALL WORK SHALL BE CARRIED OUT IN A SUBSTANTIAL MANNER TO ENSURE A RIGID, STRAIGHT, SQUARE, PLUMB AND HORIZONTAL LINES LEVEL STRUCTURES.
- 1.4 THE CONTRACTOR SHALL SHORE EXISTING STRUCTURE AS REQUIRED.
- 2.0 **CODES**
- 2.1 THE NATIONAL BUILDING CODE OF CANADA, LATEST REVISIONS, AND THE BUILDING CODE OF ONTARIO LATEST REVISIONS, SHALL BE THE BASIS FOR DESIGN AND CONSTRUCTION OF ALL WORK.
- 2.2 ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT, ONT. LATEST REVISIONS.
- 3.0 **FOUNDATIONS AND BACKFILL**
- 3.1 ALL FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL AT ELEVATIONS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED. THIS CONTRACTOR SHALL HIRE A CERTIFIED FIRM TO INSPECT AND ENSURE THE EXPOSED BEARING CAN ATTAIN **THE DESIRED ALLOWABLE CONTACT BEARING PRESSURE OF 3000 PSF.**
- 3.2 BACKFILL AGAINST WALLS SHALL BE AS SPECIFIED.
- 3.3 EXCAVATION FOR FOOTINGS SHALL BE CLEAN AND FREE OF STANDING WATER. THE FOUNDATION CONCRETE SHALL BE PLACED WITHOUT DELAY AFTER EXCAVATION

CONCRETE

- 4.1 UNLESS OTHERWISE NOTED, COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:
- | | |
|---------------------------|-------------------|
| MUDMATS AND FILL CONCRETE | 15 MPa (2175 psi) |
| FOOTINGS/WALLS | 20 MPa (2900 psi) |
| PIERS | 25 MPa (3625 psi) |
| INTERIOR SLABS-ON-GRADE | 25 MPa (3625 psi) |
| EXTERIOR SLABS-ON-GRADE | 32 MPa (4640 psi) |
- ALL EXTERIOR CONCRETE SHALL HAVE 5% TO 7% AIR ENTRAINMENT.
ALL CONCRETE SHALL DEVELOP 70% OF ULTIMATE STRENGTH
AT SEVEN (7) DAYS.
- 4.2 MINIMUM CLEAR CONCRETE COVER FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS:
- | | |
|---|----|
| FOOTING OR CONCRETE CAST AGAINST EARTH: | 3" |
| FORMED CONCRETE EXPOSED TO EARTH & WEATHER: | 2" |
- 4.3 REINFORCING STEEL SHALL BE HARD GRADE NEW BILLET STEEL, $F_y = 400$ MPa (58 k.s.i.) IN ACCORDANCE WITH THE LATEST C.S.A. STANDARD G30.18-M92.
- 4.4 LAP REINFORCING BARS A MINIMUM OF 36 BAR DIAMETERS OR A MINIMUM OF 12", WHICHEVER IS GREATER GOVERNS, AND/OR AS STIPULATED IN CSA-A23.3-94. UNLESS OTHERWISE NOTED.
- 4.5 FOOTING SHALL BE PLACED IN FORMS WHICH ARE FREE OF STANDING WATER. ALL PRECAUTIONS SHALL BE TAKEN FOR CONCRETE WHICH IS PLACED DURING COLD OR HOT WEATHER .
- 4.6 DOWELS TO MATCH VERTICAL REINFORCEMENT.
- 4.7 GROUT SHALL BE NON-SHRINK GROUT MEADOWS V-3 CONSTRUCTION TYPE OR APPROVED EQUAL.

CONCRETE BLOCK NOTES

9.20.3. Mortar

9.20.3.1. Mortar Materials

- (1) Cementitious materials and aggregates for mortar shall comply with
 - (a) ASTM C 5, "Quicklime for Structural Purposes",
 - (b) ASTM C 207, "Hydrated Lime for Masonry Purposes",
 - (c) CAN/CSA-A5, "Portland Cement",
 - (d) CAN/CSA-A8, "Masonry Cement", or
- (2) Water and aggregate shall be clean and free of significant amounts of deleterious materials.
- (3) Lime used in mortar shall be hydrated.
- (4) If lime putty is used in mortar, it shall be made by slaking quicklime in water for not less than 24 h or soaking hydrated lime in water for not less than 12 h.

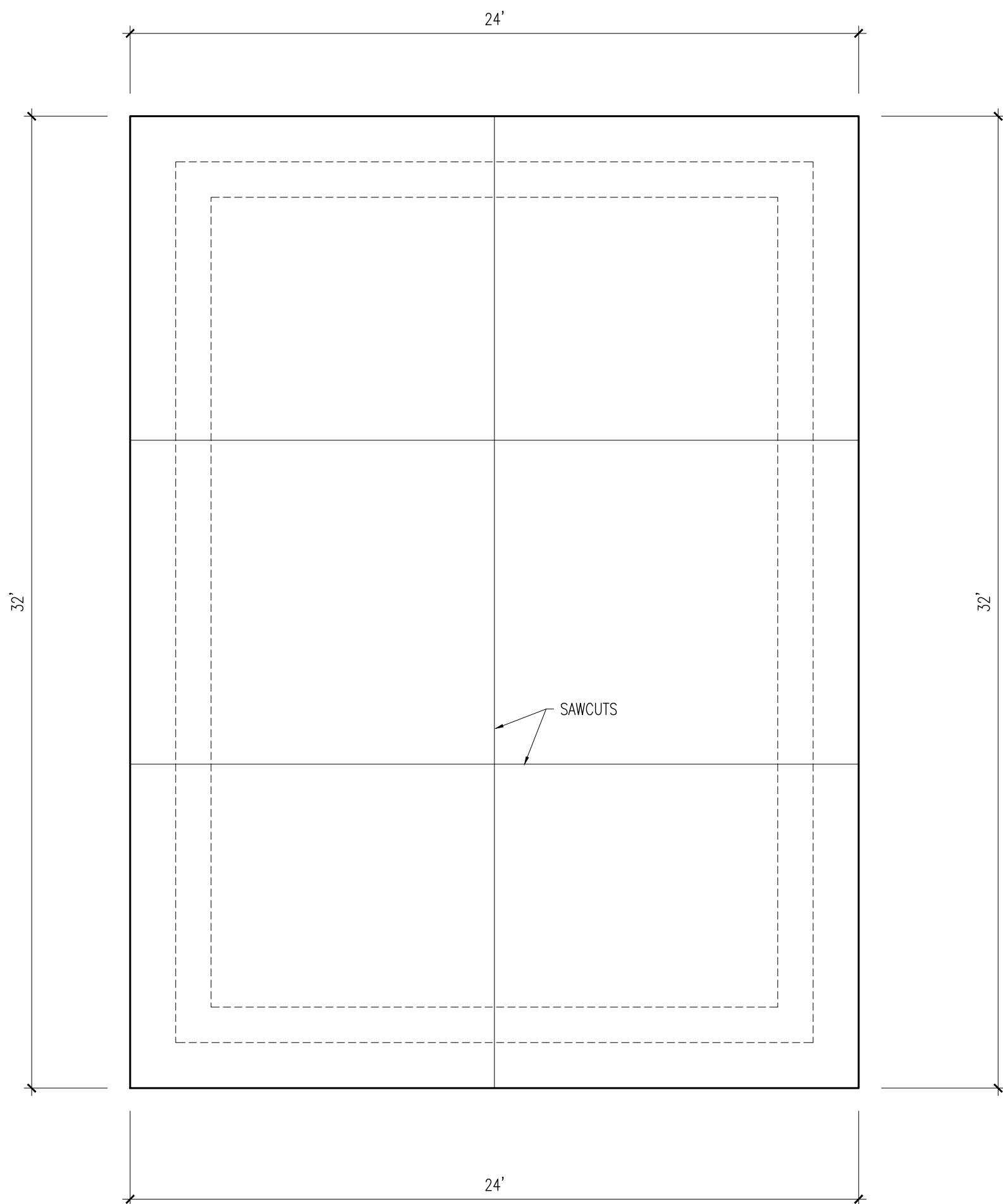
9.20.3.2. Mortar Mixes

- (1) Except as provided in Sentences (3) and (4), mortar mixes shall conform to Table 9.20.3.2.
 - (2) Water and aggregate shall be clean and free of significant amounts of deleterious materials.
 - (3) Lime used in mortar shall be hydrated.
 - (4) If lime putty is used in mortar, it shall be made by slaking quicklime in water for not less than 24 h or soaking hydrated lime in water for not less than 12 h.
- 9.20.3.2. Mortar Mixes
- (1) Except as provided in Sentences (3) and (4), mortar mixes shall conform to Table 9.20.3.2.
 - (2) Mortar containing portland cement shall not be used later than 2.5 h after mixing.
 - (3) Mortar for sand-lime brick and concrete brick is permitted to consist of 1 part masonry cement to not less than 3 or not more than 3.5 parts of aggregate by volume in addition to those mixes permitted in Table 9.20.3.2.
 - (4) Mortar for glass block shall consist of 1 part portland cement and 1 part hydrated lime to not more than 4 parts aggregate by volume.

9.15.5. Joist and Beam Support

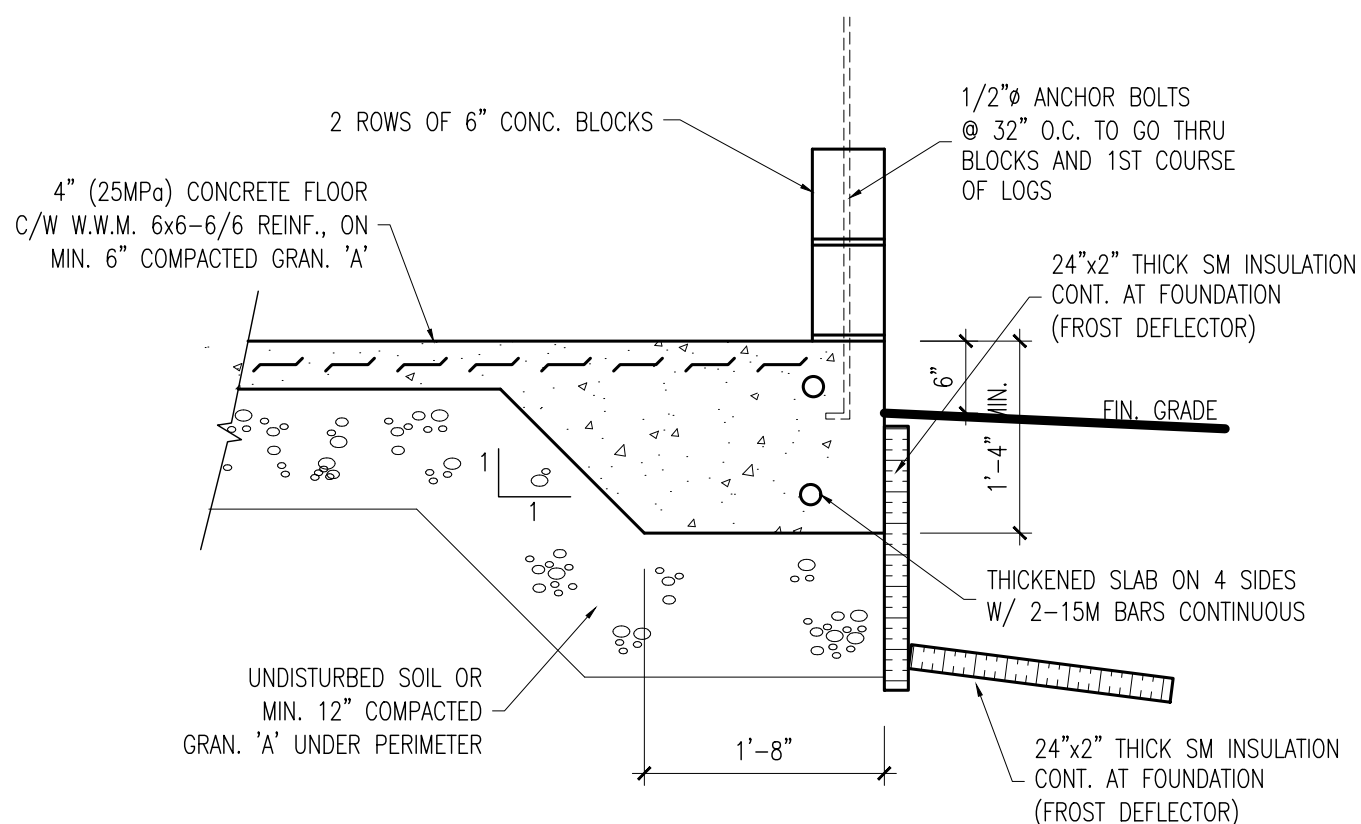
9.15.5.1. Support of Floor Joists

- (1) Except as permitted in Sentence (2), foundation walls of hollow unit masonry supporting floor joists shall be
 - (a) capped with not less than 50 mm (2 in) of solid masonry or concrete, or
 - (b) have the top course filled with mortar or concrete.
- (2) Capping required in Sentence (1) is permitted to be omitted
 - (a) in localities where termites are not known to occur,
 - (b) when the joists are supported on a wood plate not less than 38 mm by 89 mm (2 in by 4 in), and
 - (c) when the siding overlaps the foundation wall not less than 12 mm (2 in).



CONCRETE SLAB

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

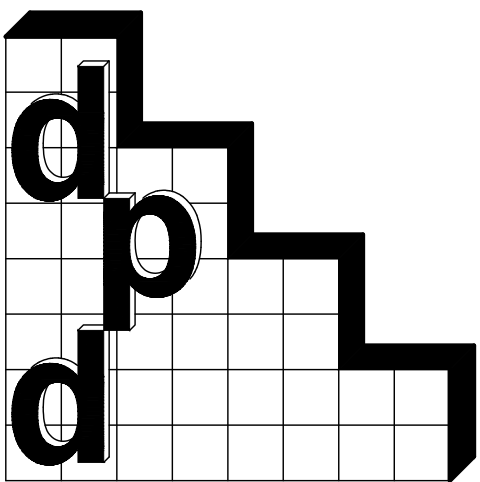


THICKENED SLAB DETAIL

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

NOTE:

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PROJECT

The Wilkinson Garage
5623 St. Clair Road, Lakeshore, ON

DRAWING TITLE

CONCRETE SLAB

DATE MAY 2, 2022

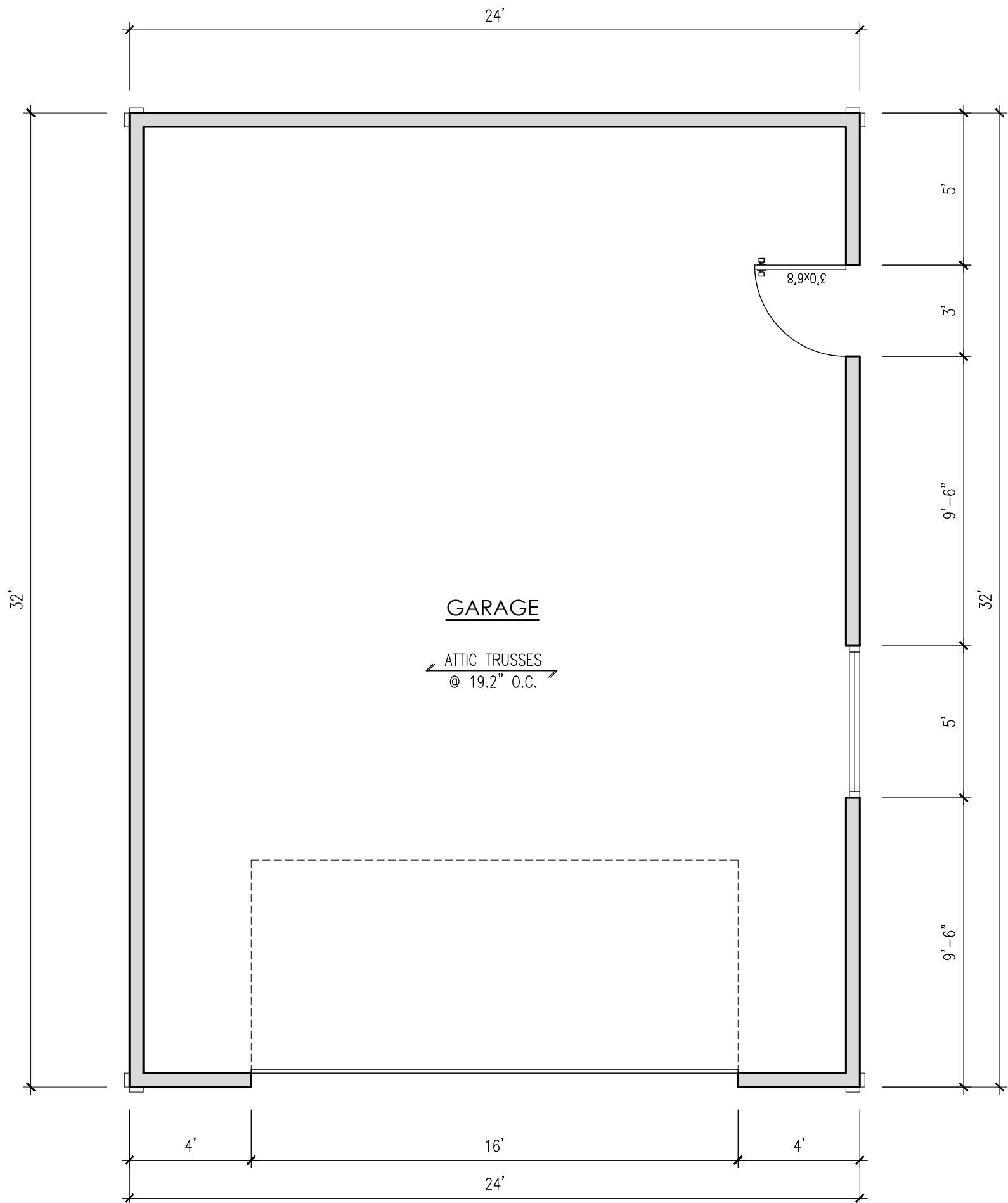
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JOB NO. 2022-dpd33

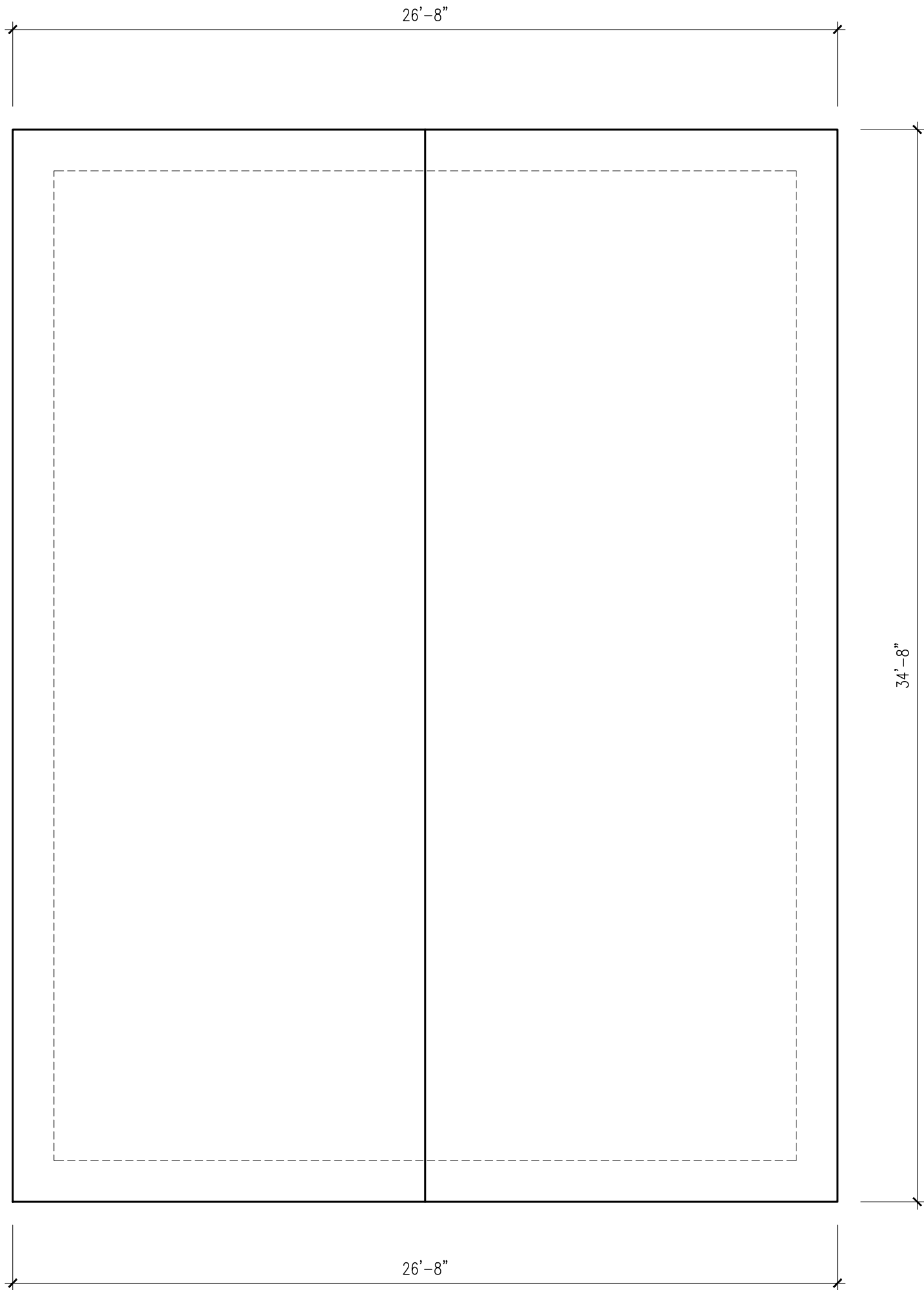
SHEET NO. 2 OF 5

DRAWING NO.

A-2



FLOOR PLAN
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"

GENERAL ROOFING NOTES

9.23.15.3. Direction of Installation

- (1) Plywood roof sheathing shall be installed with the surface grain at right angles to the roof framing.
- (2) OSB roof sheathing conforming to CAN/CSA-0325.0, "Construction Sheathing", or to O-1 and O-2 grades as specified in CSA-0437.0, "OSB and Waferboard", shall be installed with the direction of face orientation at right angles to the roof framing members.

9.23.15.4. Joints in Panel Type Sheathing

- (1) Panel-type sheathing board shall be applied so that joints perpendicular to the roof ridge are staggered where,
- (a) the sheathing is applied with the surface grain parallel to the roof ridge, and
- (b) the thickness of the sheathing is such that the edges are required to be supported.
- (2) A gap of not less than 2 mm (3/32 in) shall be left between sheets of plywood, OSB or waferboard.

9.23.15.6. Edge Support

- (1) Except as permitted in Sentence (2), where panel-type roof sheathing requires edge support, the support shall consist of,
- (a) metal H clips, or
- (b) not less than 38 mm by 38 mm (2 in by 2 in) blocking securely nailed between framing members.
- (2) The supports referred to in Sentence (1) are not required when tongued-and-grooved edged panel-type sheathing board is used.

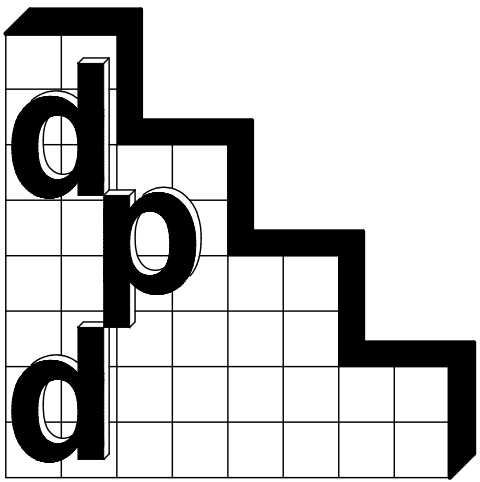
9.26.5. Eave Protection for Shingles and Shakes
9.26.5.1. Required Eave Protection

- (1) Except as provided in Sentence (2), eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm (2 ft 11 in) up the roof slope to a line not less than 300 mm (11 3/4 in) inside the inner face of the exterior wall.
- (2) Eave protection is not required,
- (a) over unheated garages, carports and porches,
- (b) where the roof overhang exceeds 900 mm (2 ft 11 in) measured along the roof slope from the edge of the roof to the inner face of the exterior wall,
- (c) on roofs of METAL ROOFING installed in accordance with Subsection 9.26.8.,
- (d) on roofs with slopes of 1 in 1.5 or greater, or
- (e) in regions with 3 500 or fewer degree-days.

9.26.5.2. Materials

- (1) Eave protection shall be laid beneath the starter strip and shall consist of,
- (a) No. 15 asphalt-saturated felt laid in two plies lapped 480 mm (18 7/8 in) and cemented together with lap cement,
- (b) Type M or S roll roofing laid with not less than 100 mm (4 in) head and end laps cemented together with lap cement,
- (c) glass fibre or polyester fibre coated base sheets, or
- (d) self-sealing composite membranes consisting of modified bituminous coated material.

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PROJECT
The Wilkinson Garage
5623 St. Clair Road, Lakeshore, ON

DRAWING TITLE
FLOOR PLAN
ROOF PLAN

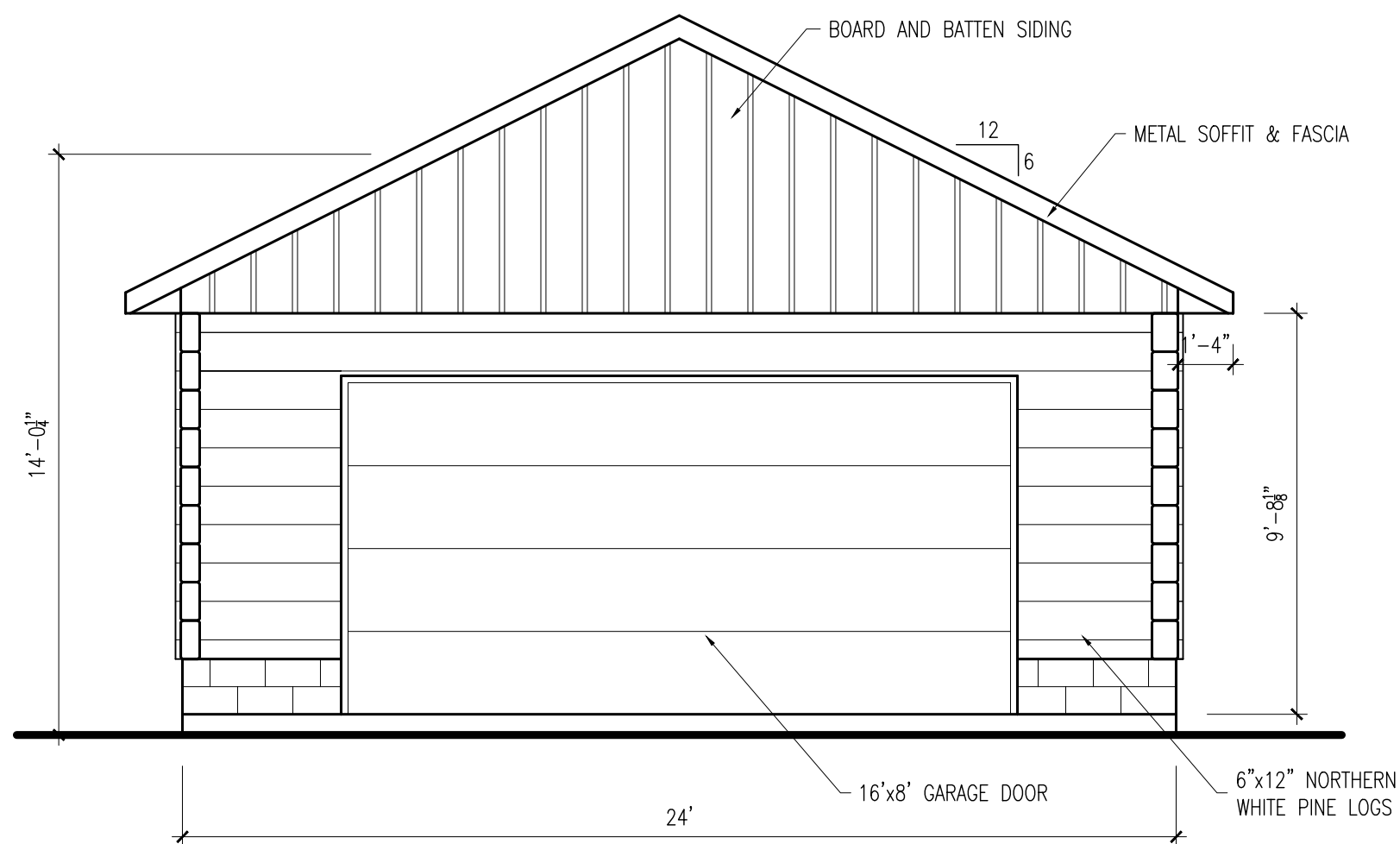
DATE MAY 2, 2022

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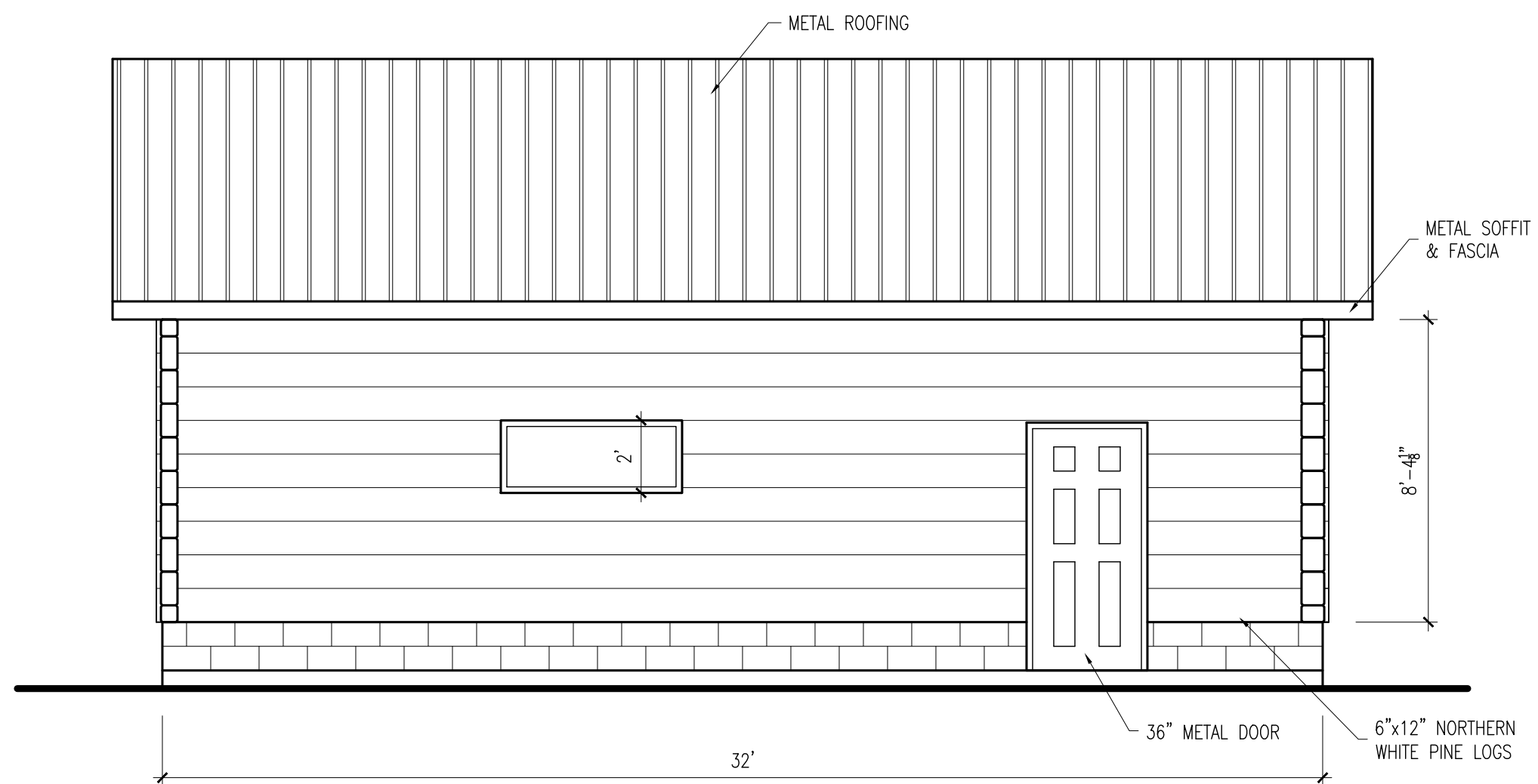
JOB NO. 2022-dpd33

SHEET NO. 3 OF 5

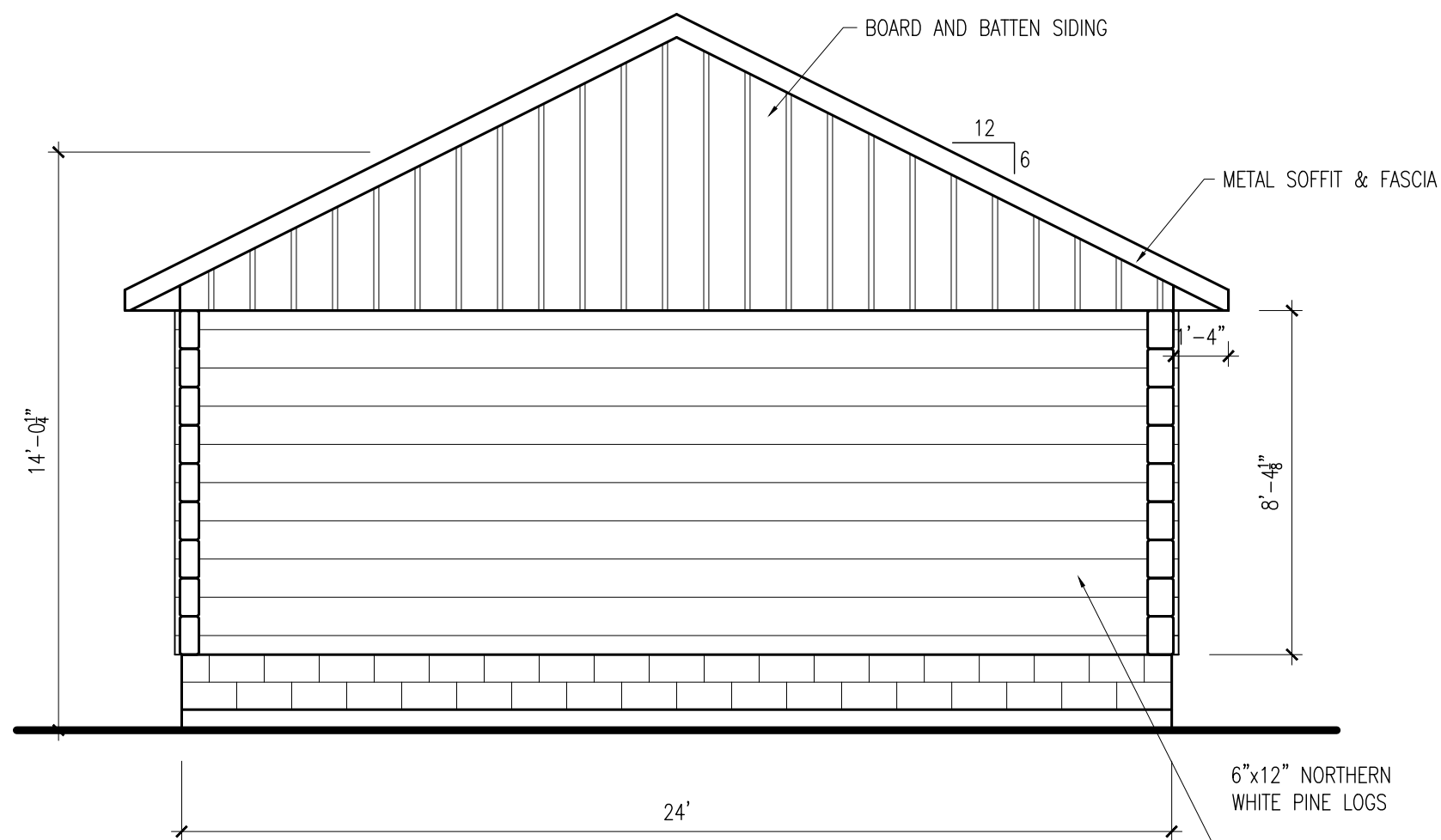
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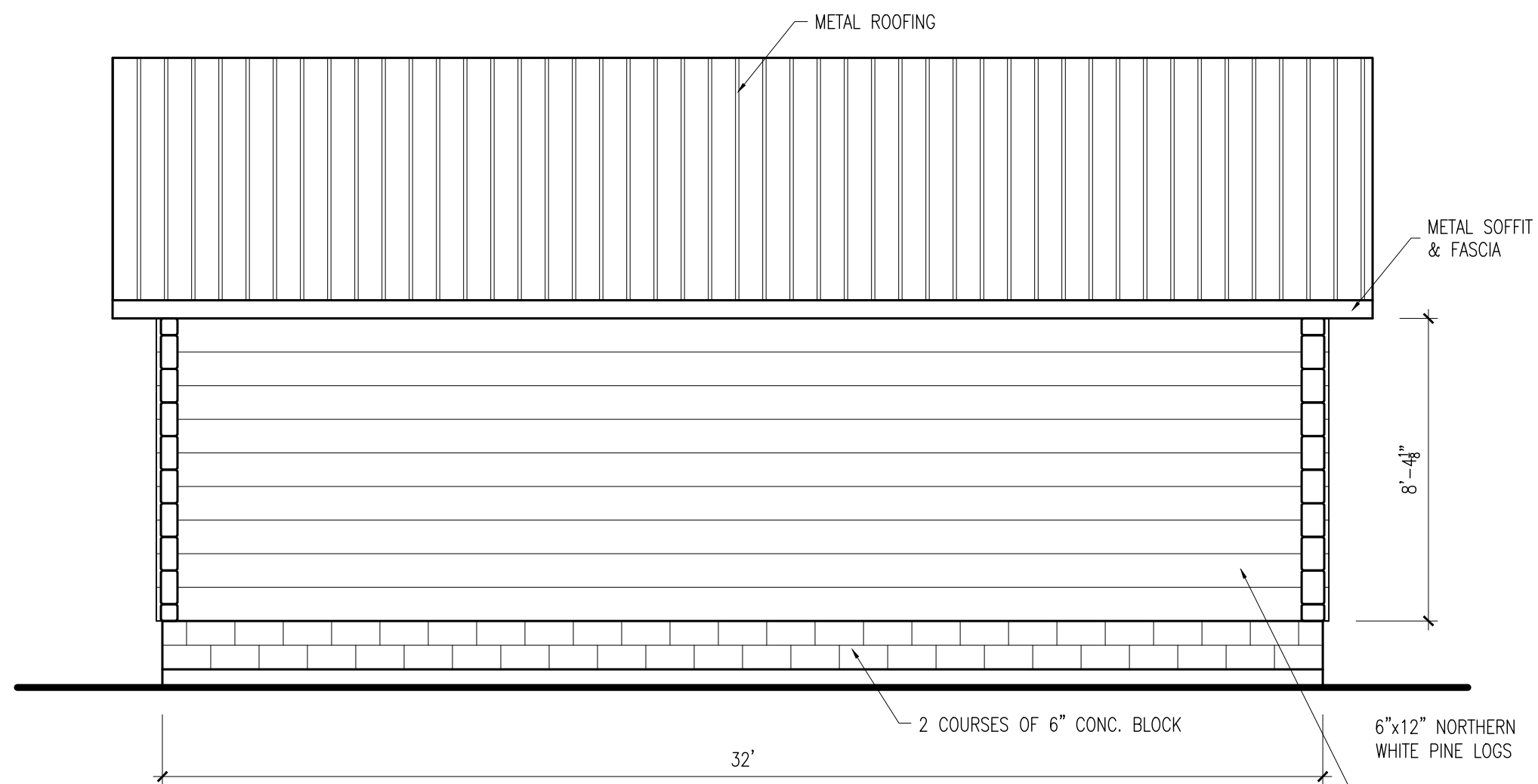
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

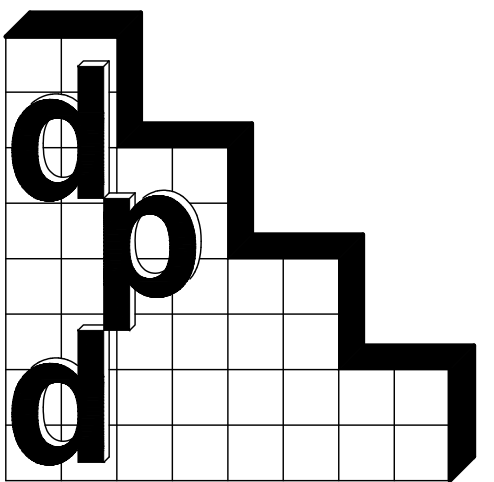


FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

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PROJECT
The Wilkinson Garage 5623 St. Clair Road, Lakeshore, ON

DRAWING TITLE
EXTERIOR ELEVATIONS

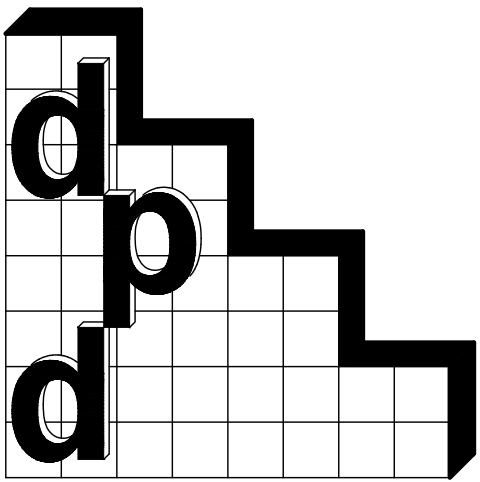
DATE	MAY 2, 2022
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JOB NO.	2022-dpd33
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SHEET NO.	4 OF 5
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DRAWING NO.	A-4
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PROJECT

The Wilkinson Garage
5623 St. Clair Road, Lakeshore, ON

DRAWING TITLE

CROSS SECTION

DATE **MAY 2, 2022**

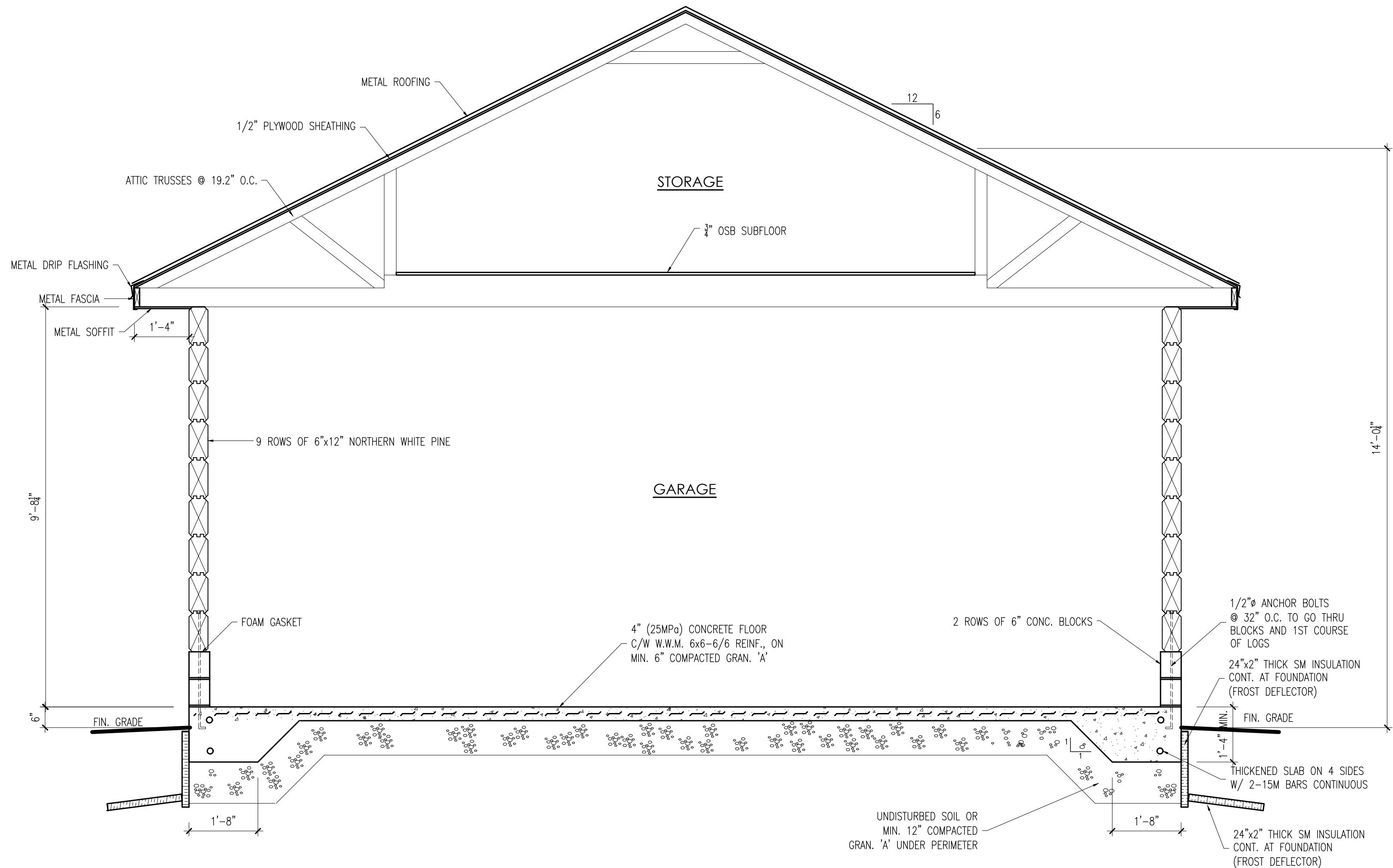
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JOB NO. **2022-dpd33**

SHEET NO. **5 OF 5**

DRAWING NO.

A-5



CROSS SECTION

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

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