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Project:
11 JOHN STREET
AYR, ON
N0B 1E0

Client:
Peggy McLeod

Drg. Title:
EXISTING BASEMENT FL. PLAN

Scale:
9/64" = 1'-0"

Drawn By:
Gordana Lajner

Sheet No:
01

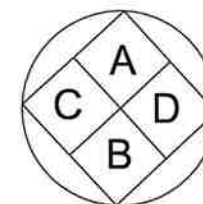
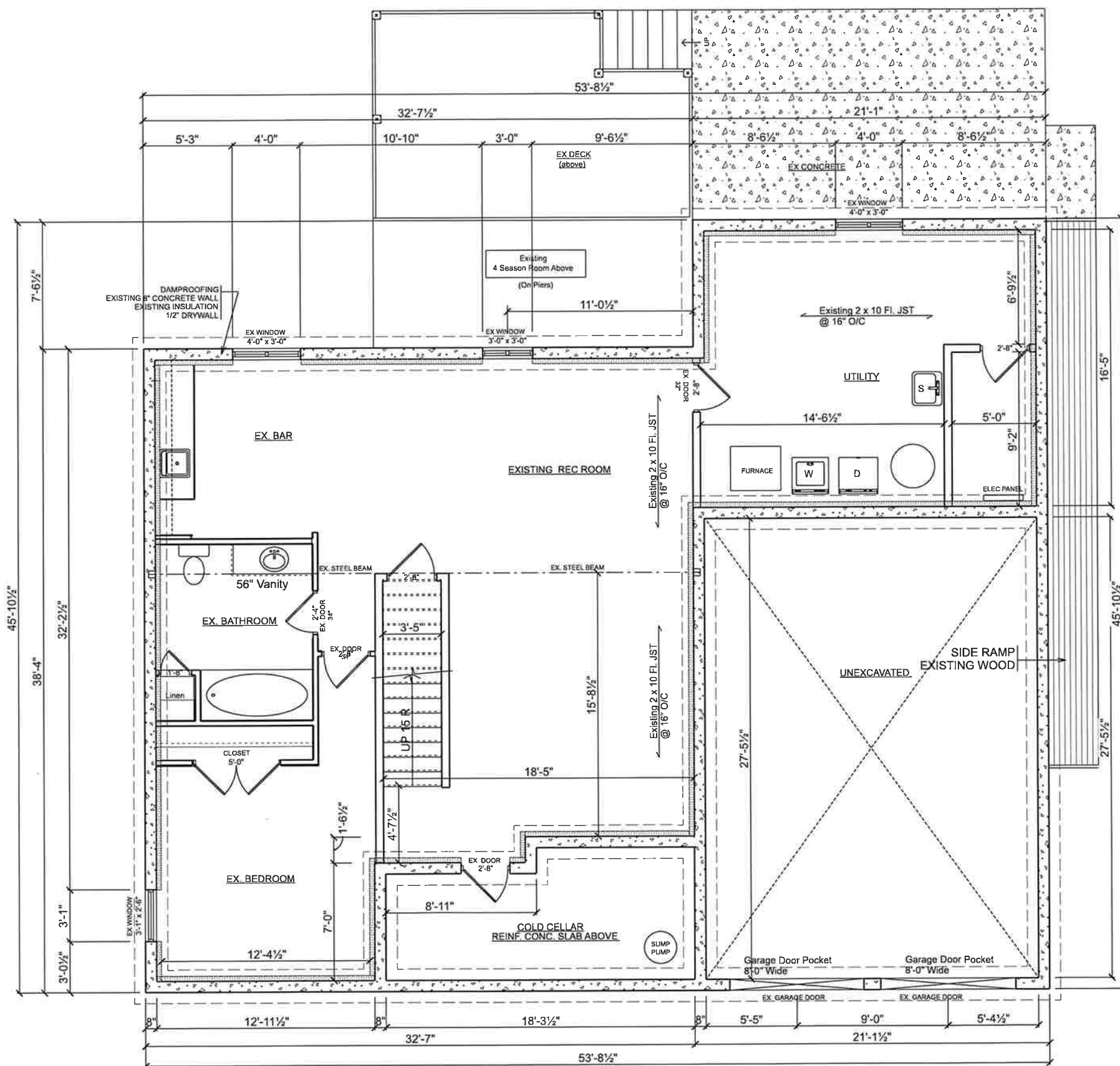
Date:
06/01/2026

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QUALIFICATION INFORMATION

Registered as an Other Designer as per Division C, Part 3 (3.2.5) of the Ontario Building Code.

Name: _____ Signature: _____ BCIN: _____



EXISTING BASEMENT FLOOR

SCALE: 9/64" = 1'-0"



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11 JOHN STREET
AYR, ON
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Drg. Title:
EXISTING MAIN FLOOR

Scale:
9/64" =
1'-0"

Drawn By:
Gordana Lajner

Sheet No:
03

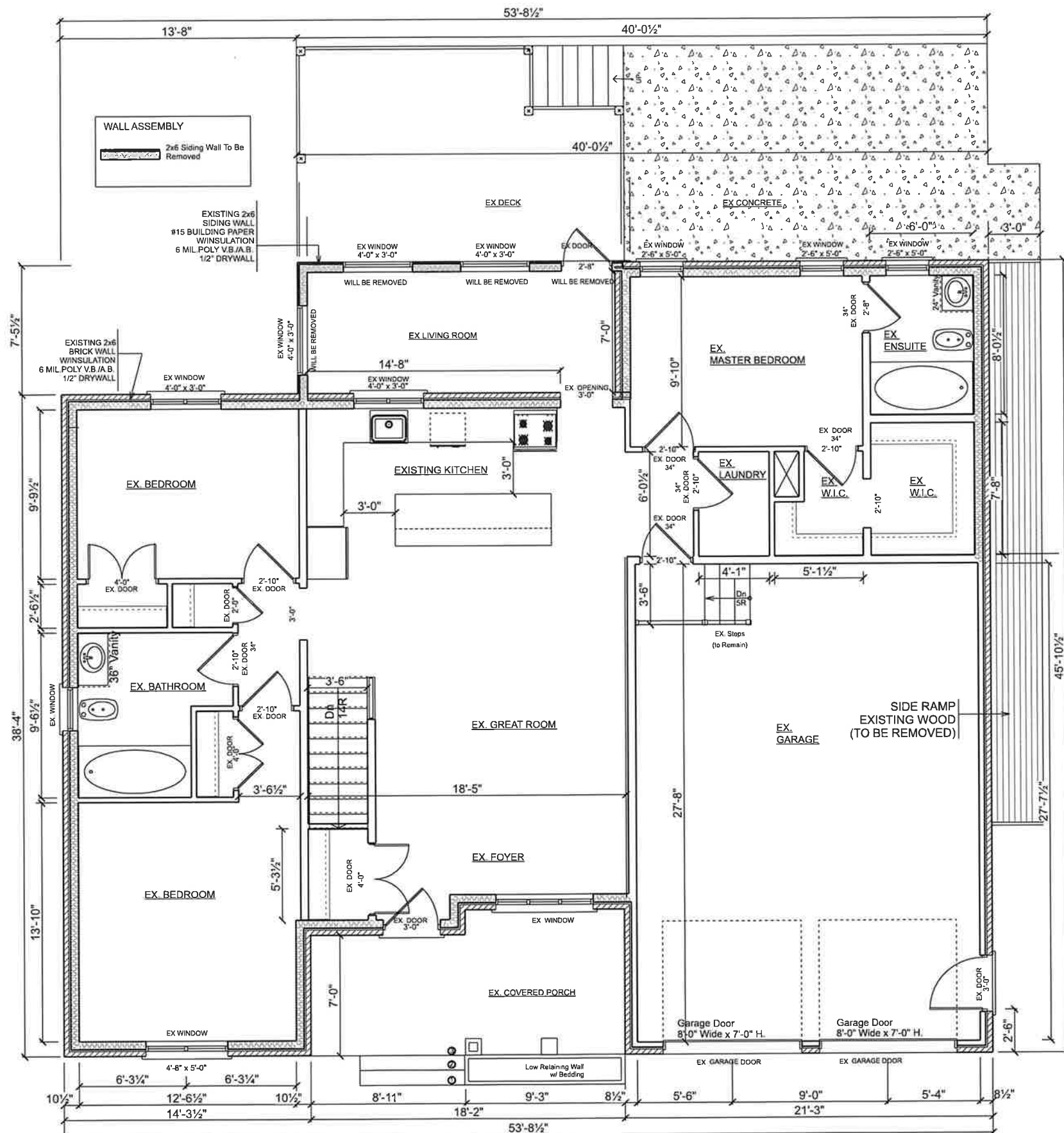
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11 JOHN STREET
AYR, ON
N0B 1E0

Client:
Peggy McLeod

Drg. Title:
PROPOSED ROOF PLAN

Scale:
N.T.S.

Drawn By:
Gordana Lajner

Sheet No:
05

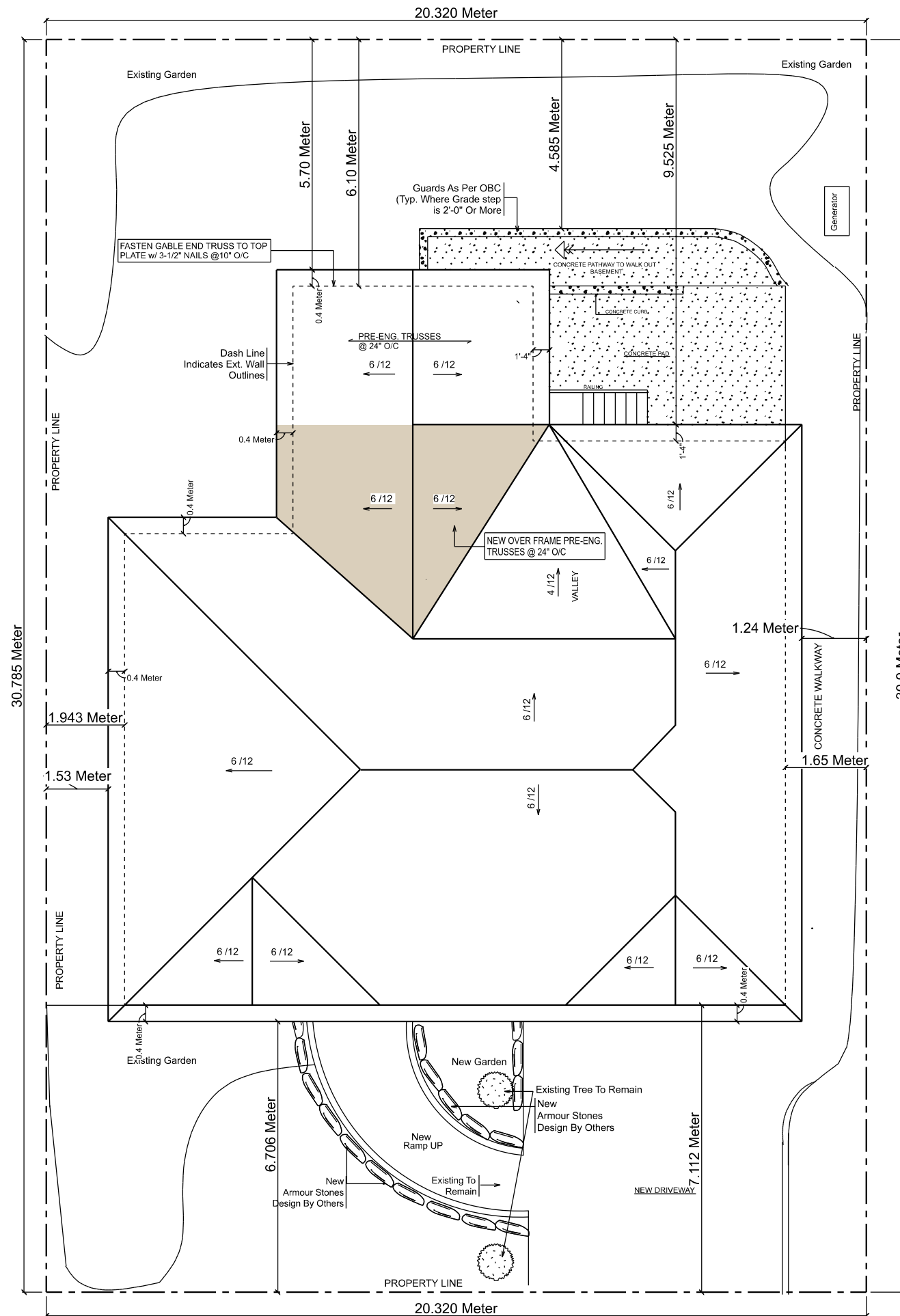
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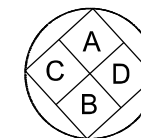
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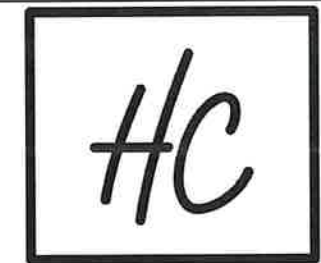
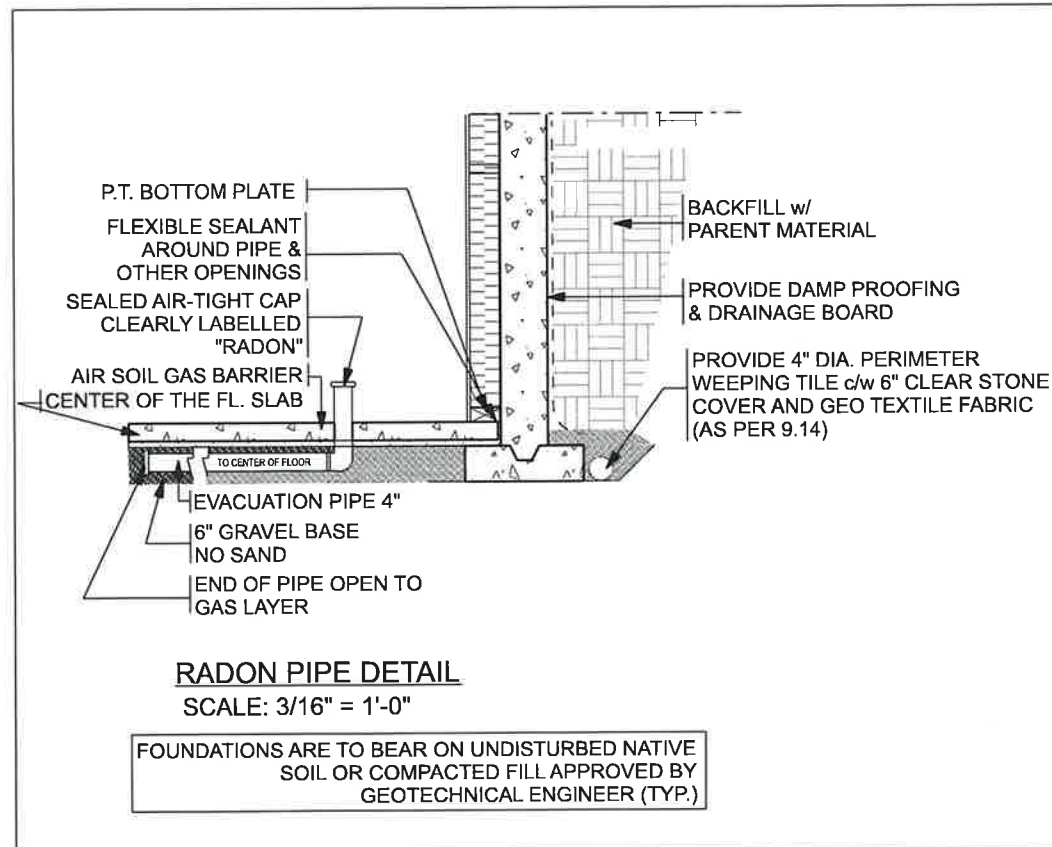
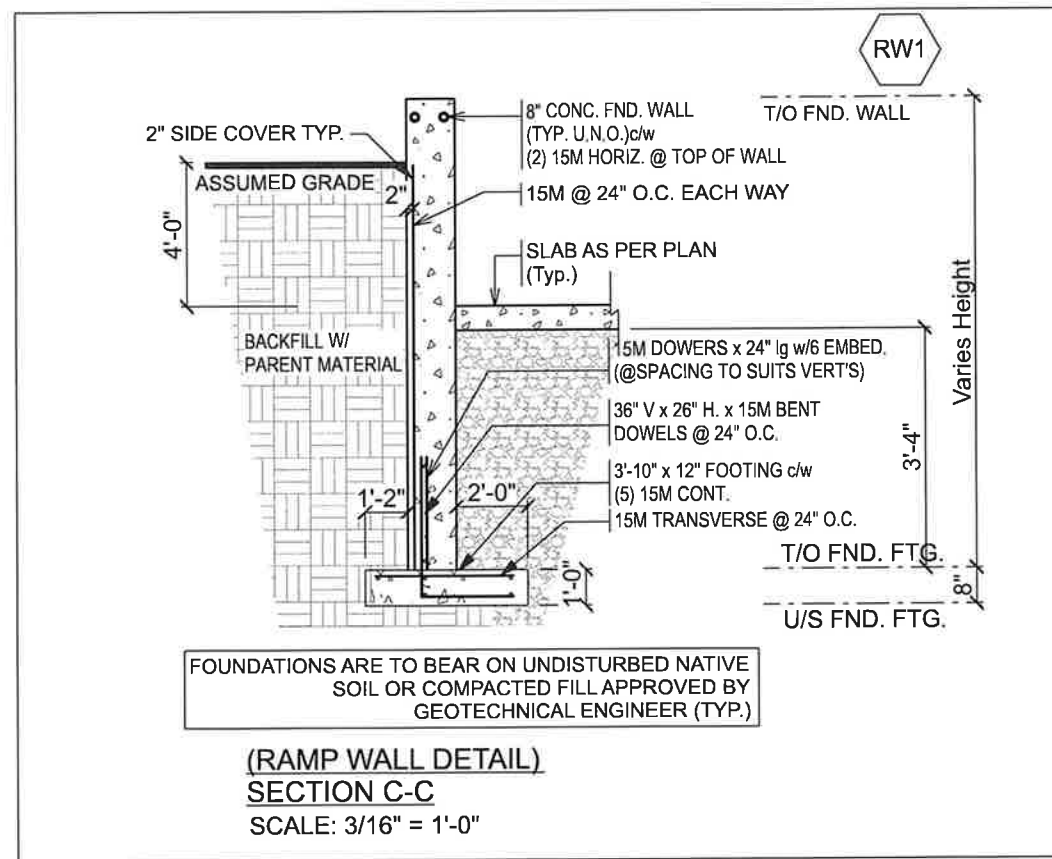
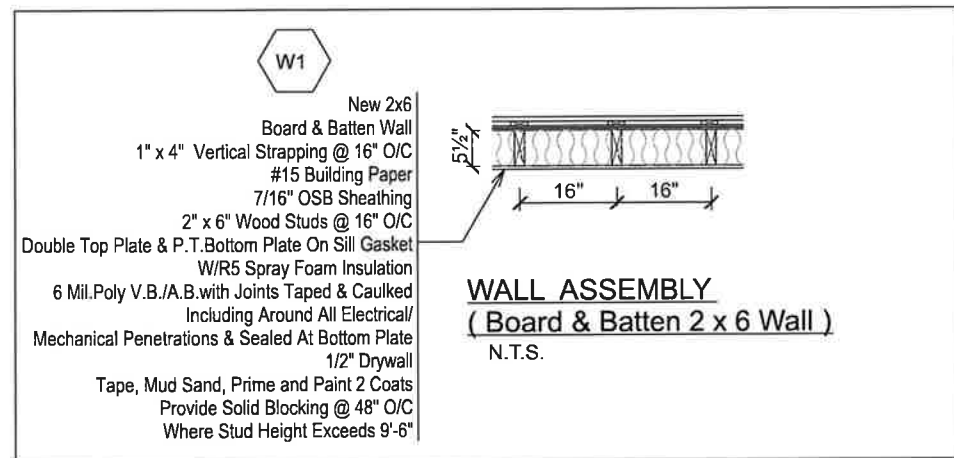
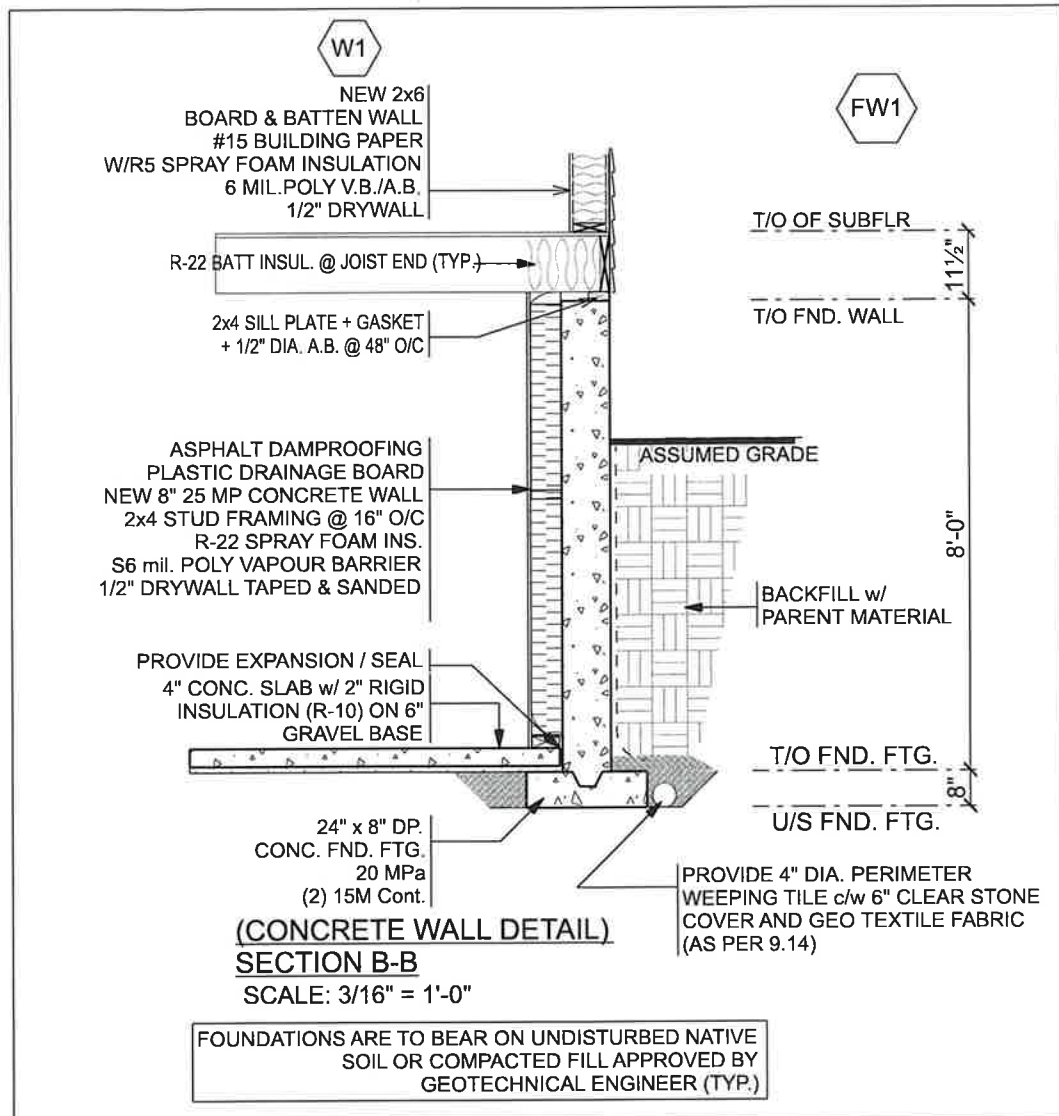
Name Signature BCIN



PROPOSED ROOF PLAN

N.T.S.





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11 JOHN STREET
AYR, ON
N0B 1E0

Client:
Peggy McLeod

Drg. Title:
WINDOW & WALLS DETAIL

Scale:
3/16" = 1'-0"

Drawn By:
Gordana Lajner

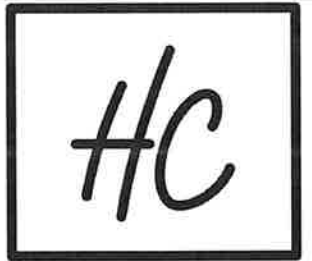
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11

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N0B 1E0

Client:
Peggy McLeod

Dr. Title:
PROPOSED FRONT ELEVATION

Scale:
3/16" = 1'-0"

Drawn By:
Gordana Lajner

Sheet No:
07

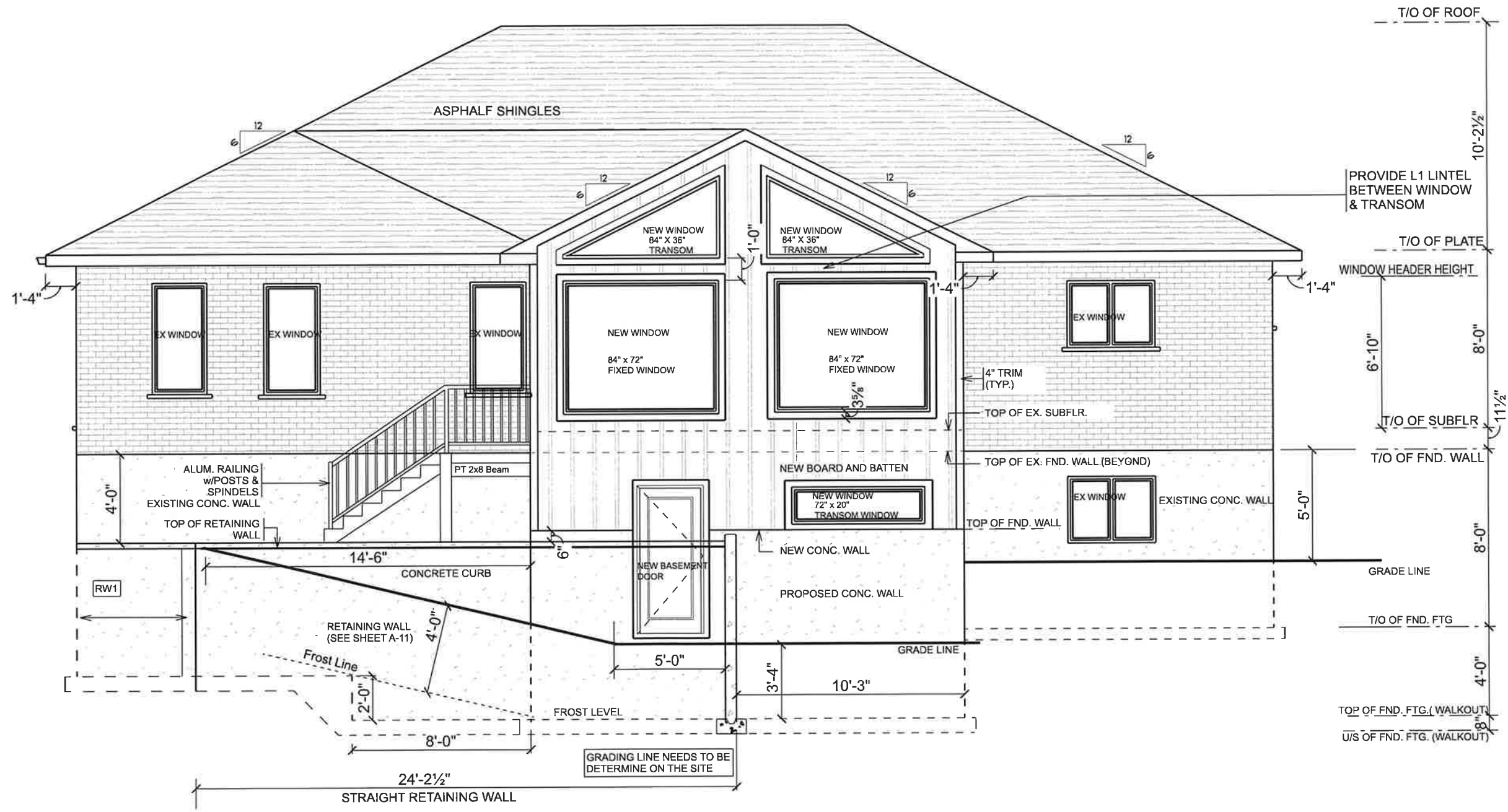
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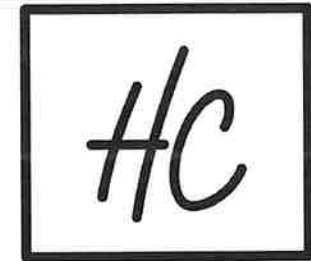
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ELEVATION-B
SCALE : 3/16" = 1'-0"



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Project:
11 JOHN STREET
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N0B 1E0

Client:
Peggy McLeod

Dr. Title:
PROPOSED LEFT ELEVATION

Scale:
3/16" = 1'-0"

Drawn By:
Gordana Lajner

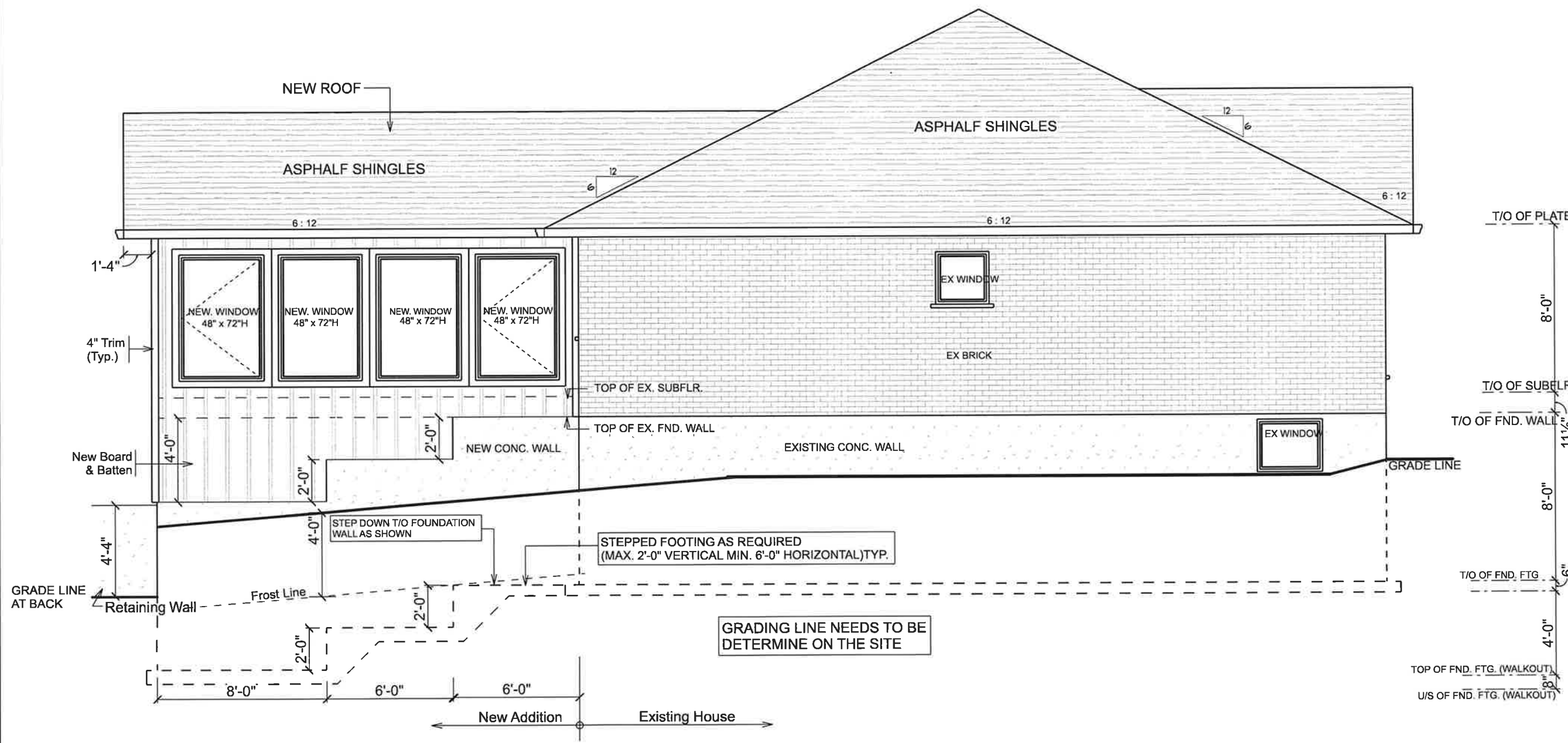
Sheet No:
08

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ELEVATION-C
SCALE: 3/16" = 1'-0"

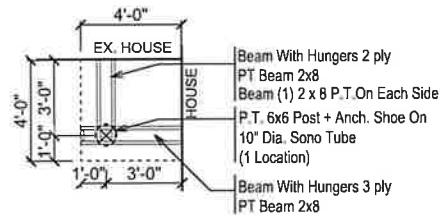
PT STAIRS DETAIL

- NOTES:**
- WOOD TO BE PRESSURED TREATED.
 - 1A ALUMIN. BALUSTER RAILING & ALUMN. PICKETS
 - PROVIDE DECKING EDGE SUPPORT AS REQUIRED.
 - ALL FASTENERS (NAILS, SCREWS, BOLTS, WASHERS, NUTS) TO BE GALVANIZED / CORROSION RESISTANT.
 - ALL CLIPS, PLATES, BRACKETS, HANGERS, SHOES, TO BE GALVANIZED / CORROSION RESISTANT.
 - DIMENSIONS AND / OR CONSTRUCTION MAY BE ALTERED AS PER CODE AND SITE CONDITIONS.
 - ALL FOOTINGS (MIN. 20 MPa) TO BE FOUNDED MINIMUM 4'-0" BELOW GRADE.
 - ALL CONSTRUCTION / DETAILS SHALL CONFORM TO SB-7 OF SUPPLEMENTARY STANDARD TO THE 2012 ONTARIO BUILDING CODE.

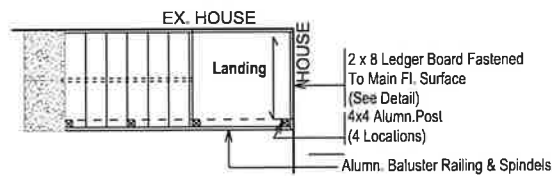
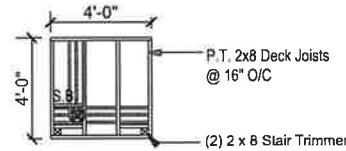
Stair Details:

Of Risers = As Req'd. By Grade
Of Stringers = 3 (1 @ Mid-Point)

Rise = 7 1/2" (+/-)
Run = 10"
Tread = 11" (2 Decking Boards)
Nosing = 1" (+/-)

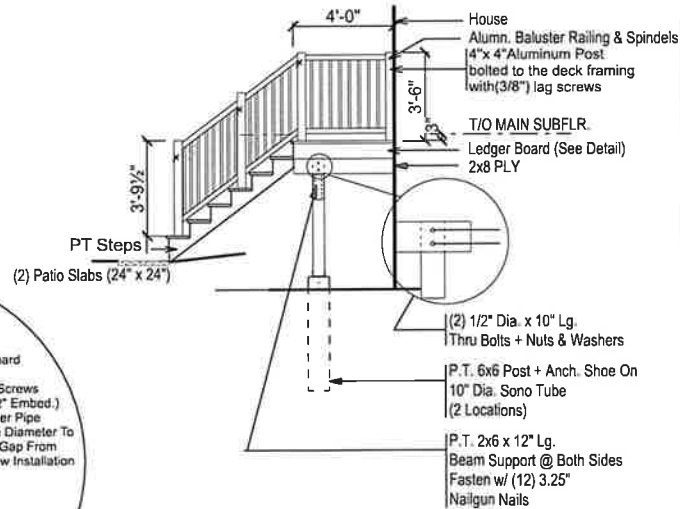


FOUNDATION / BEAM PLAN

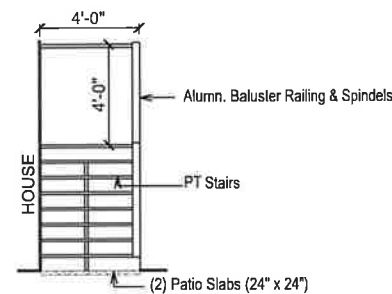


FRAMING PLAN

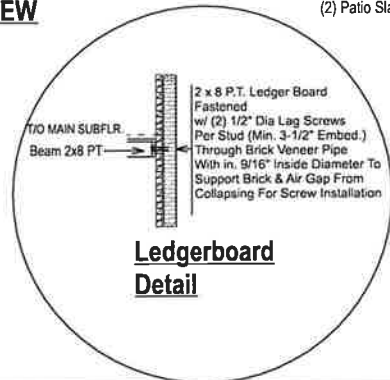
PT Stairs / Alumn. Railing



SIDE VIEW

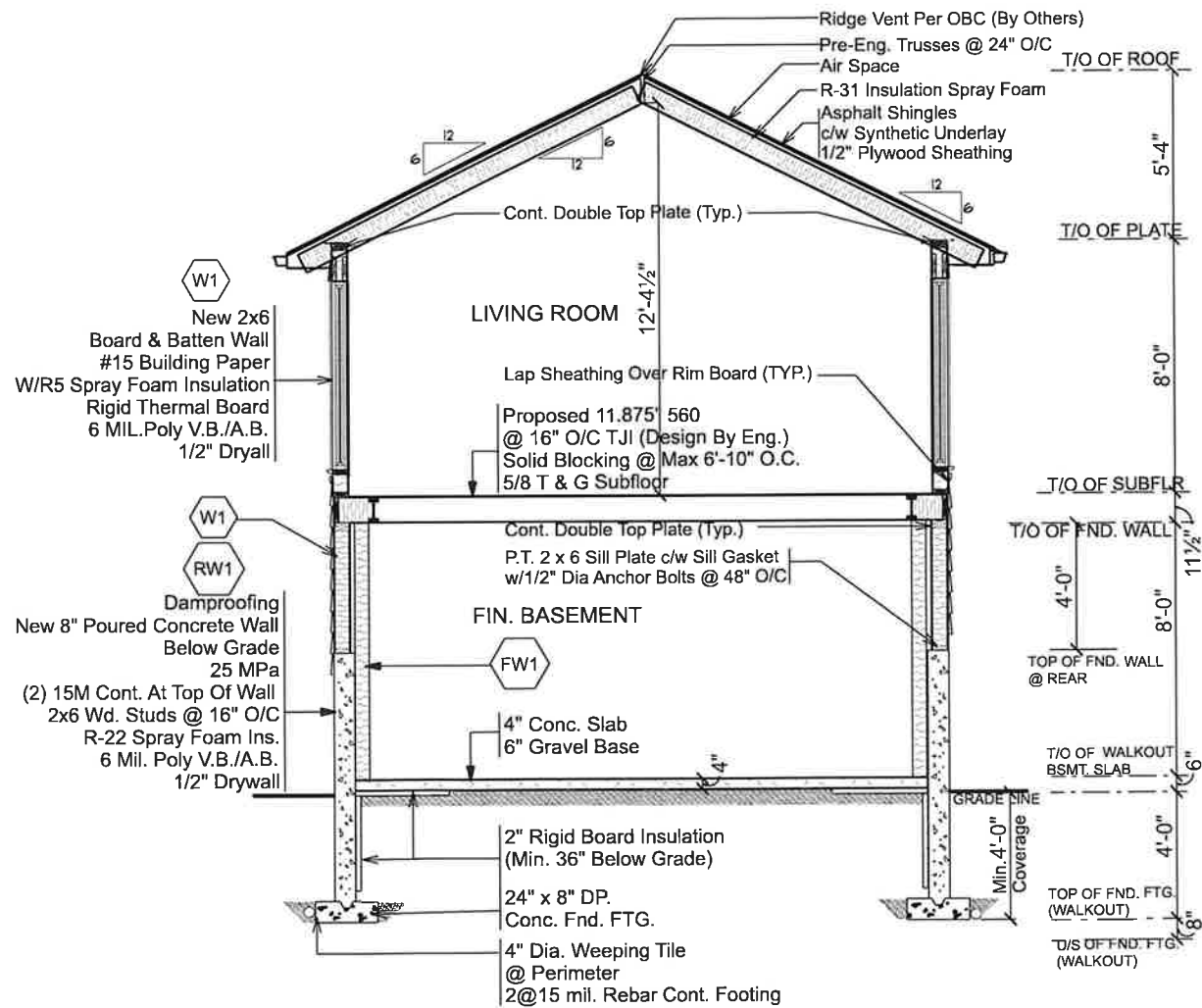


FRONT VIEW



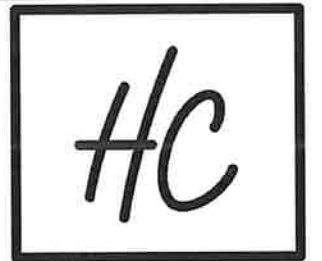
Ledgerboard Detail

NEW OPENING SCHEDULE			
PRODUCT CODE	SIZE	OPERABLE	COUNT
90"x 84" CASEMENT 3 SECTIONS	7'-6" x 7'-0"H	L-N-R	1
30"x 84"+16" (2 SIDELITES) +FRONT DOOR	5'-3" x 7'-0"H	R	1
48"x 72" CASEMENT (One Section)	4'-0" x 6'-0"H	R	2
48"x 72" CASEMENT (One Section)	4'-0" x 6'-0"H	FIXED	2
76"x 76" CASEMENT (2 Sections)	6'-4" x 6'-4"H	L-R	1
32"x 80" MAN DOOR (STAIRS)	2'-8" x 6'-8"H	R	1
36"x 80" NEW DOOR (BSMT)	3'-0" x 6'-8"H	R	1
32"x 80" NEW DOOR (BSMT)	2'-8" x 6'-8"H	R	1
72"x 30" TRANSOM (BSMT)	6'-0" x 2'-6"H	FIXED	1
84"x 72" PICTURE WINDOW (MAIN)	7'-0" x 6'-0"H	FIXED	2
84"x 36" TRIANGLE WINDOWS (ABOVE FIXED WINDOWS)	7'-0" x 3'-0"H	FIXED	2



CROSS SECTION A-A

N.T.S.



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Project:
11 JOHN STREET
AYR, ON
NOB 1E0

Client:
Peggy McLeod

Drg. Title:
STAIR DETAIL & CROSS SEC.

Scale:
N.T.S.

Drawn By:
Gordana Lajner

Sheet No:
10

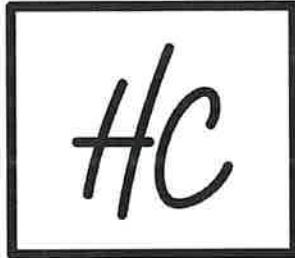
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 N0B 1E0

Client:
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Drg. Title:
 WINDOW & WALLS DETAIL

Scale:
 3/16" = 1'-0"

Drawn By:
 Gordana Lajner

Sheet No:
 11

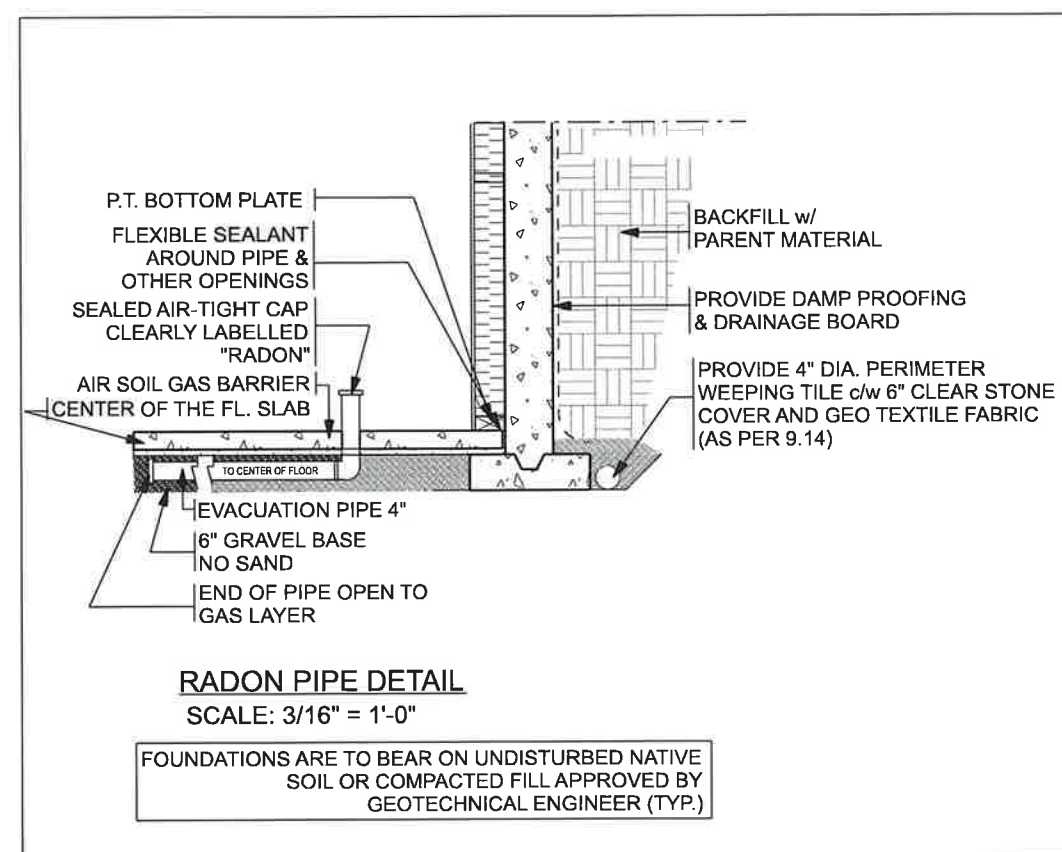
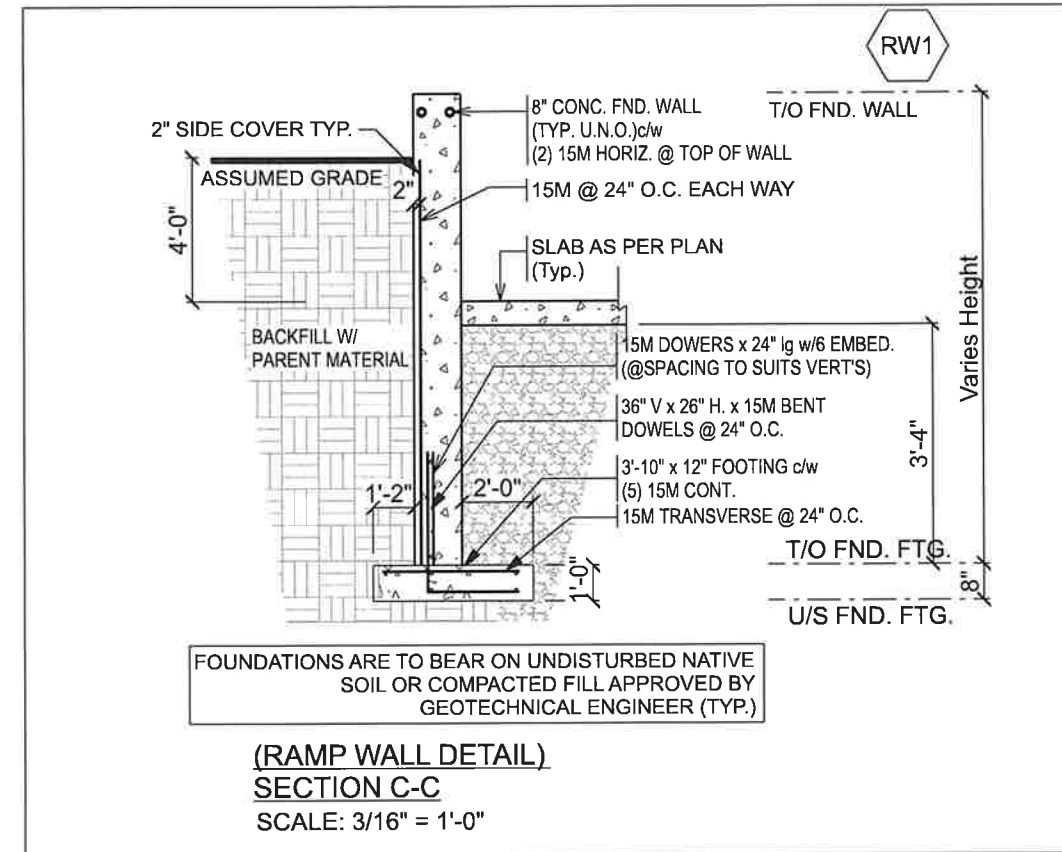
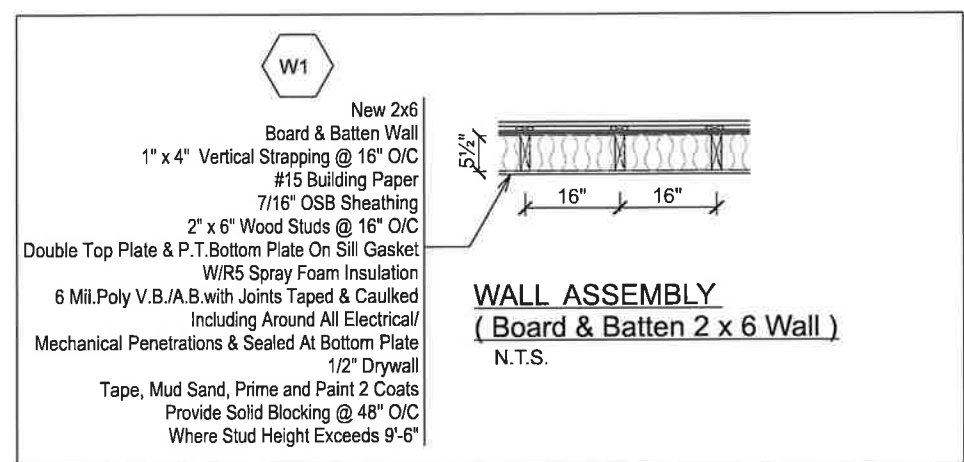
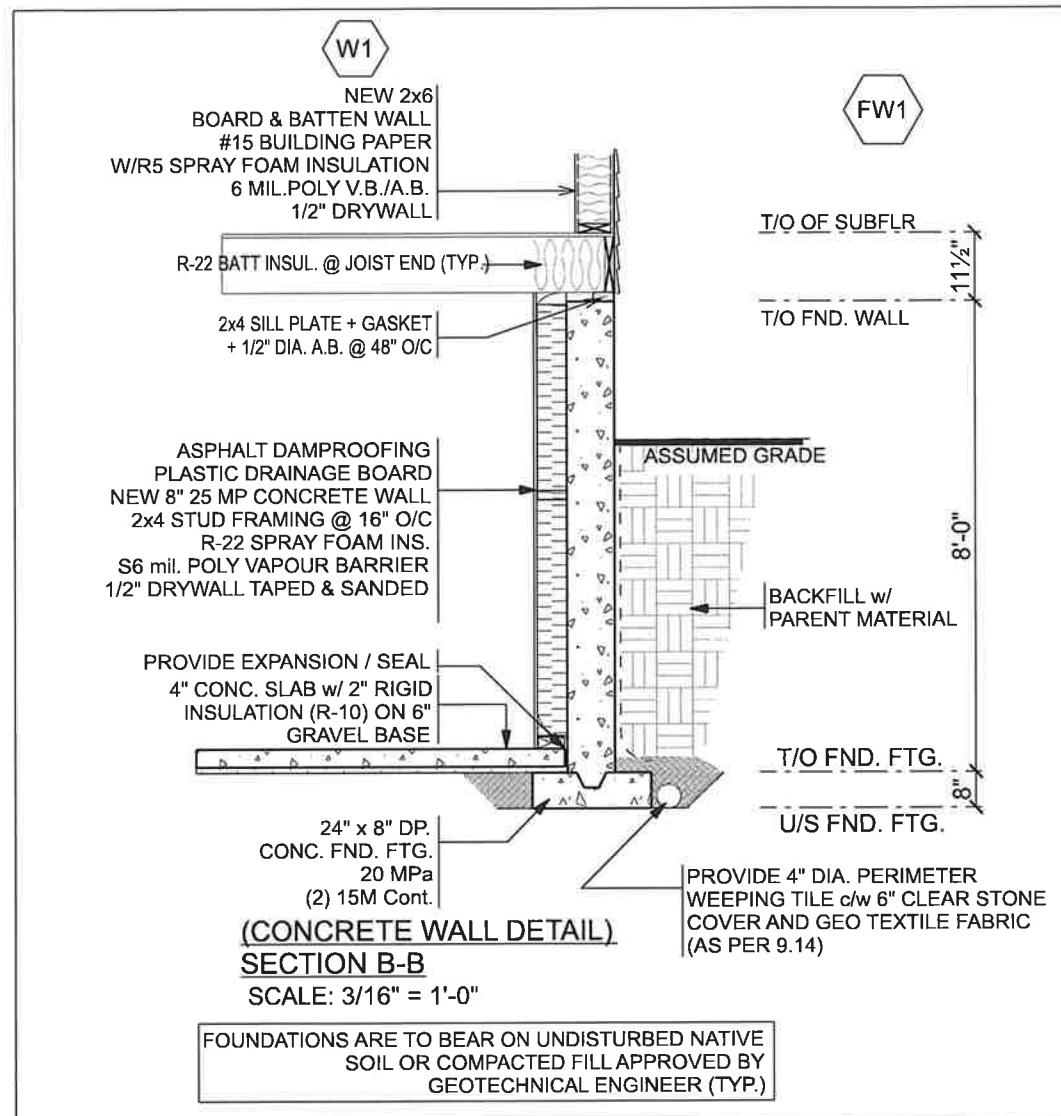
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
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FOUNDATION NOTES:

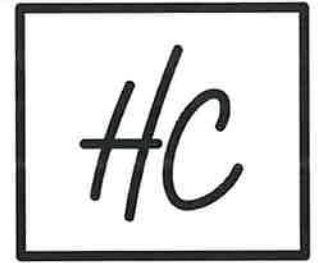
1. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO "HUNKE CONSTR." BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS OR REVISIONS MUST BE REPORTED TO THE HEAD OFFICE OR DEVELOPER BEFORE PROCEEDING WITH THE WORK.
2. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ACT 1980 AND ANY SUBSEQUENT AMENDMENTS.
3. REMOVE ALL TOPSOIL, ORGANIC AND LOOSE FILL MATERIAL FROM BUILDING AREA BEFORE STARTING CONSTRUCTION.
4. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING CAPACITY OF 0.19 MPa (94 KSF).
5. APPROVED GRANULAR FILL UNDER FLOOR SLABS SHALL BE COMPACTED IN 8" LAYERS TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
6. USE A MINIMUM OF 4" COMPACTED LAYER OF 3/4" CLEAR STONE UNDER ALL GROUND SLABS.
7. ALL EXTERIOR FOOTINGS SHALL BE FOUNDED A MINIMUM OF 4 FEET BELOW FINISHED EXTERIOR GRADE, TO PROTECT THE FOOTINGS FROM FROST ACTION.
8. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT EXISTING FOOTING ARE NOT DISTURBED OR UNDERMINED IN ANY WAY DURING EXCAVATION.
9. ALL CONCRETE WORK TO CONFORM WITH CSA STANDARD A23.
10. REINFORCING STEEL SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400 MPa.
11. THE FOLLOWING MINIMUM CONCRETE COVERS FOR REINFORCING STEEL SHALL BE PROVIDED: FOOTINGS = 3", PIERS = 1 1/2", WALLS = 1 1/2", UNLESS NOTED OTHERWISE.
12. WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED.
13. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa, UNLESS SPECIFIED OTHERWISE.
14. DO NOT ADD WATER TO CONCRETE UNLESS WRITTEN APPROVAL IS GIVEN BY THE DEVELOPER IF HIGHER SLUMP CONCRETE IS DESIRED. CONCRETE SUPPLIER SHALL DESIGN AND SUPPLY ACCORDINGLY.
15. WATER CURING OF CONCRETE IS RECOMMENDED.
16. ALL CONCRETE FORMS TO BE WET THOROUGHLY BEFORE POURING CONCRETE.
17. SPACING OF CONTROL JOINTS IN CONCRETE SLAB SHALL NOT EXCEED 20'-0" O/C.
18. ALL STUD WALLS SHALL BE ANCHORED TO FOUNDATION WALL OR FLOOR SLAB WITH MINIMUM 1/2" DIAMETER ANCHOR BOLTS AT 48" O/C.
21. JOIST HANGERS REQUIRED ON FLUSH MOUNT WOOD BEAMS.
22. ALL POINT LOADS AND POINTS ARE INDICATED BY THIS SYMBOL  PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND POINTS.
23. PROVIDE MINIMUM DOUBLE JOISTS AROUND ALL STAIR OPENINGS.
24. NO JOISTS UNDER TOILET OR TUB DRAINS.
25. ANGLE HEADROOM AT STAIRS IF REQUIRED FOR 6'-5" MINIMUM CLEARANCE.

FRAMING NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO CSA G4021-44W AND G4021-50W CLASS H FOR HOLLOW-STRUCTURAL-SECTION (HSS).
2. STEEL BEAMS AND LINTELS SHALL HAVE 3 1/2" MINIMUM END BEARING ON MASONRY AND 2 1/2" BEARING ON STEEL, UNLESS SPECIFIED OTHERWISE.
3. ALL BEAMS CANTILEVERED OVER A COLUMN OR OTHER SUPPORT SHALL HAVE A MINIMUM OF (2) 3/8" THICK STIFFENER PLATES ON EACH SIDE OF WEB, UNLESS INDICATED OTHERWISE.
4. COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED WITH 1 1/2" NON-SHRINK GROUT.
5. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W59 AND SHALL BE UNDERTAKEN BY A FABRICATOR FULLY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.
6. BOLTED CONNECTIONS SHALL USE A325 BOLTS, USING BEARING TYPE CONNECTIONS.
7. WHEN USED, TOWNHOUSES SHALL BE DESIGNED IN ACCORDANCE WITH THE DETAILS AND DESIGN LOADS ON THE ARCHITECTURAL DRAWINGS. SHOP DRAWINGS OF THE ROOF TRUSSES INCLUDING LAYOUT OF THE TRUSSES, BRIDGINGS, BRACINGS AND BEARING DETAILS (INCLUDING THE HOLD DOWN CLIPS) SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO AND SHALL BE SUBMITTED TO THE HEAD OFFICE OR DEVELOPER FOR REVIEW BEFORE FABRICATION.
8. ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION WALL OR FLOOR SLAB WITH MINIMUM 1/2" DIAMETER ANCHOR BOLTS AT 48" O/C.
9. ALL WOOD SHALL BE No. 2 SPRUCE OR BETTER.
10. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS TO NOT OVERLOAD THE STRUCTURE DURING CONSTRUCTION.
11. CONTRACTOR TO PROVIDE WIND BRACINGS AS REQUIRED.
12. FIREWALLS TO BE BUILT IN ACCORDANCE WITH ALL CODES.
13. ALL LINTELS TO BE (2) 2x10 UNLESS NOTED OTHERWISE.
14. ADJUST ROOF OVERHANGS AS REQUIRED TO ACCOMMODATE 6" FRIEZE BOARD (IF REQUIRED BY FRONT ELEVATION).
15. RESERVED
16. ALL WOOD SUPPORT COLUMNS TO BE A MINIMUM EQUAL IN WIDTH TO THE BEAM SUPPORTED ABOVE, PROVIDE 3" MINIMUM BEARING. STEEL POSTS TO HAVE A BEARING PLATE MINIMUM EQUAL IN WIDTH TO THE BEAM SUPPORTED ABOVE, PROVIDE 3" MINIMUM BEARING.
17. STANDARD HEADER HEIGHT IS 6'-10 1/2" (82 1/2"), UNLESS NOTED OTHERWISE.
18. RESERVED
19. ALL LUMBER FOR WOOD TRUSSES SHALL BE KILN DRIED AND WELL SEASONED IN ORDER TO PREVENT POSSIBLE DISTORTION OR DEFORMATION OF THE TRUSSES.
20. NAILING REQUIREMENTS SHALL BE AS FOLLOWS (AS PER O.B.C.):
 A - ROOF TRUSSES TO PLATES = TO BE DESIGNED BY TRUSS ENGINEER
 B - BRIDGING PER TRUSS = TO BE DESIGNED BY TRUSS ENGINEER
 C - WIND BRACING PER TRUSS = TO BE DESIGNED BY TRUSS ENGINEER
 D - LINTELS = 3 1/2" ARDOX NAILS @ 12" O/C
 E - VERTICAL STUDS TO TOP PLATES = (4) 3 1/2" ARDOX NAILS
 F - VERTICAL STUDS TO BOTTOM PLATES = (4) 3" ARDOX NAILS
 G - WALL SHEATHING TO STUDS AND PLATES = 1 1/2" ARDOX NAILS @ 8" O/C

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, BUILDING CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING THAT ALL DETAILS, NOTES AND DIMENSIONS ARE CORRECT. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY CHANGES, AND MUST REPORT THEM TO "HUNKE CONST.".
2. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE ONTARIO BUILDING CODE.
3. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL ASPECTS OF CONSTRUCTION.
4. ALL HOUSE RENDERINGS ARE ARTISTS CONCEPTIONS.
5. WINDOW SIZES ARE TO ROUGH-STUD-OPENING (RSO).
(ROUGH WINDOW WIDTH x ROUGH WINDOW HEIGHT)
[F] - IDENTIFIES FIXED WINDOW UNIT
[V] - IDENTIFIES VENTED (OPERABLE) WINDOW UNIT
6. DIMENSIONS ARE TAKEN FROM OUTSIDE OF EXTERIOR WALL SHEATHING, TO STUD EDGE OF INTERIOR PARTITION WALLS, UNLESS SHOWN OTHERWISE. BRICK WALLS ARE DIMENSIONED TO EXTERIOR OF BRICK. BRICK OVERHANGS FOUNDATION WALL 1/2" (TYPICAL).
7. SQUARE FOOTAGE IS APPROXIMATE.
8. ALL GRADES ARE ASSUMED AS SHOWN AND MAY BE CHANGED.
9. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED TO ELECTRICAL PANEL. SMOKE ALARM TO BE WITHIN 49'-3" TO ANY AREA ON THE FLOOR (FOLLOWING DOORS AND CORRIDORS), AND SMOKE ALARM REQUIRED IN EACH BEDROOM.
10. EXHAUST ALL RANGE HOODS, BATH FANS AND DRYER VENTS TO EXTERIOR.
11. COPPER WIRING TO ONTARIO HYDRO SPECIFICATIONS.
12. FURNACE DUCT TO ACCOMMODATE FUTURE AIR CONDITIONING.
13. ENSUITE / BATH / POWDER ACCESSORIES:
14. SINGLE LEVER FAUCETS ON SINKS AND SHOWERS.
15. TEMPERATURE CONTROL VALVES IN TUB / SHOWER UNIT.
16. SUMP PIT AND PUMP TO BE INSTALLED AND CONNECTED TO CITY STORM SEWER BY CONCRETE FLOOR CONTRACTOR.
17. ALL FINISHED BASEMENTS AND WALKOUT BASEMENTS TO HAVE SUPPLY AND RETURN DUCTS PLACED AT FLOOR LEVEL.
18. ALL EXTERIOR RAILINGS TO CONFORM TO ONTARIO-BUILDING-CODE; SB-7.



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 11 JOHN STREET
 AYR, ON
 N0B 1E0

Client:
 Peggy McLeod

Drg. Title:
 PROPOSED RIGHT ELEVATON

Scale:
 N.T.S.

Drawn By:
 Gordana Lajner

Sheet No:
 12

Date:
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