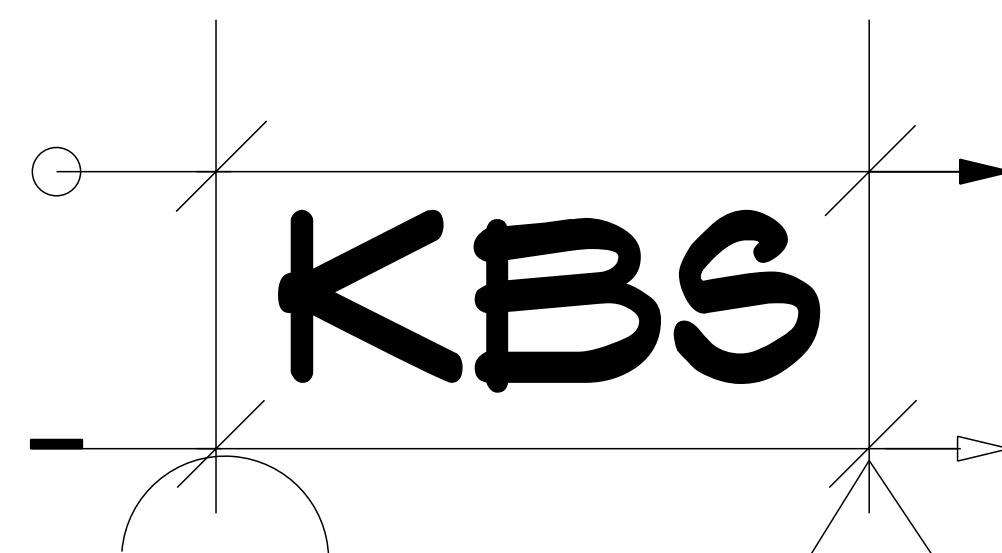




CONCEPTUAL VIEWS ONLY
AND MAY NOT BE UPDATED
TO MOST RECENT PLAN CHANGES



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DRAWN BY: L&K

SCALE: As Noted

DATE: April 28, 2026

SHEET TITLE

3D

PAGE:

S1

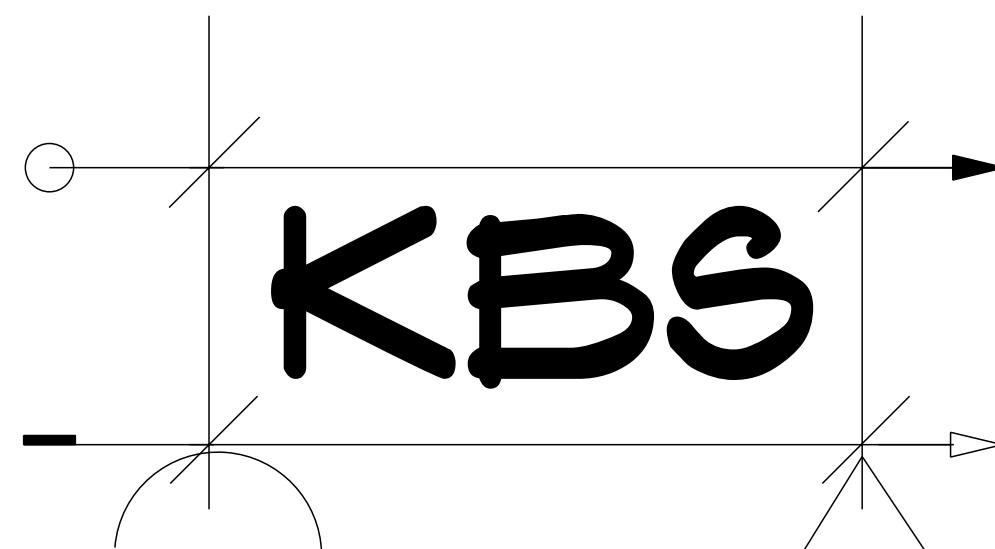
REVISION #1



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



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



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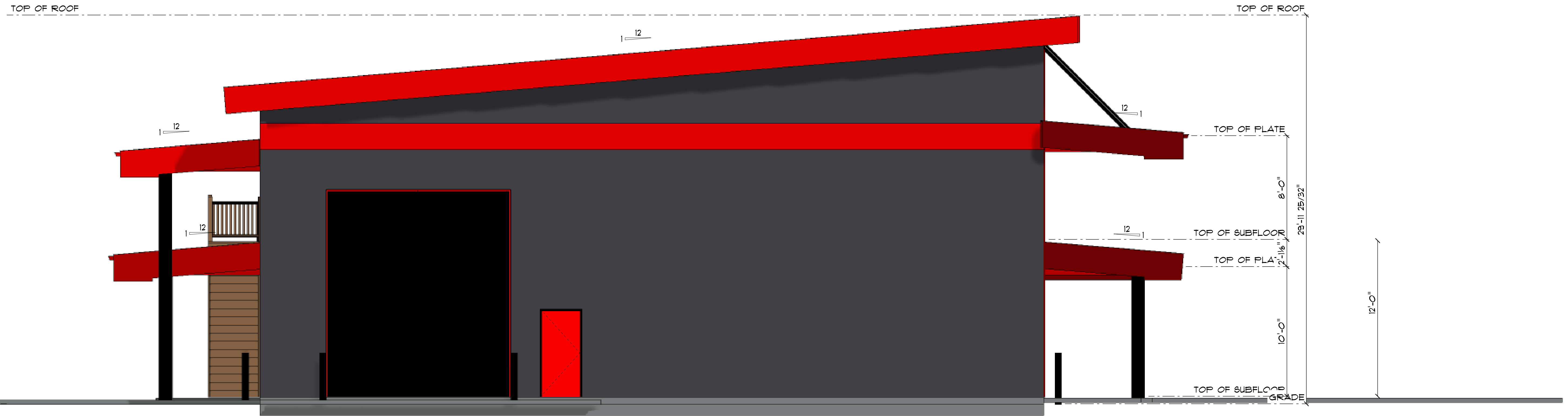
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DATE: April 28, 2026

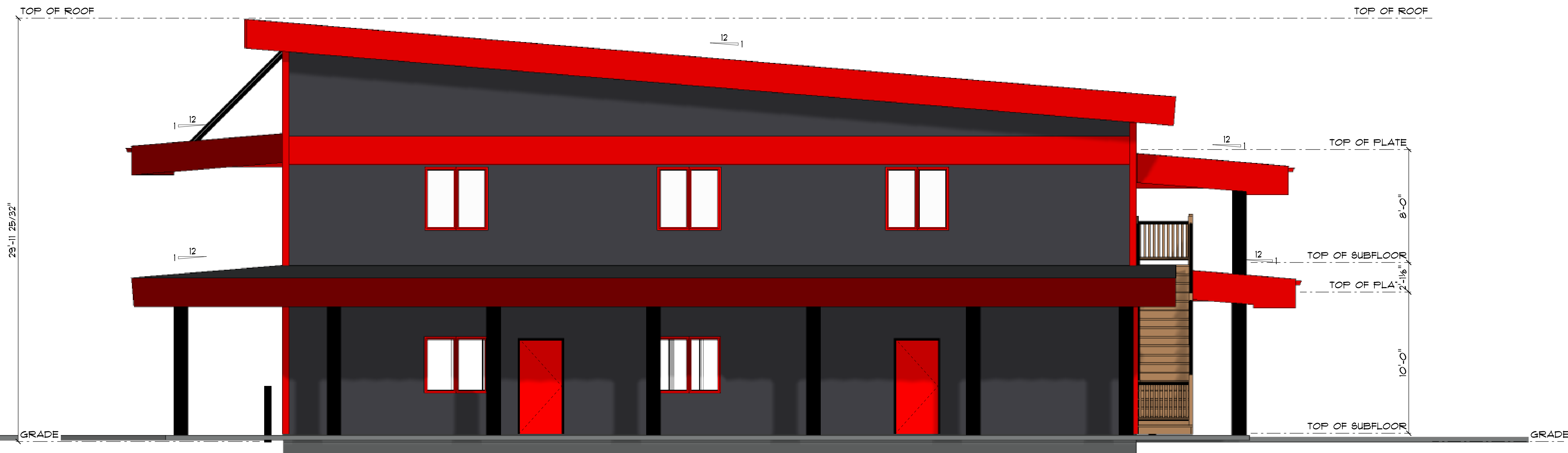
SHEET TITLE
FRONT AND REAR ELEVATIONS

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S2

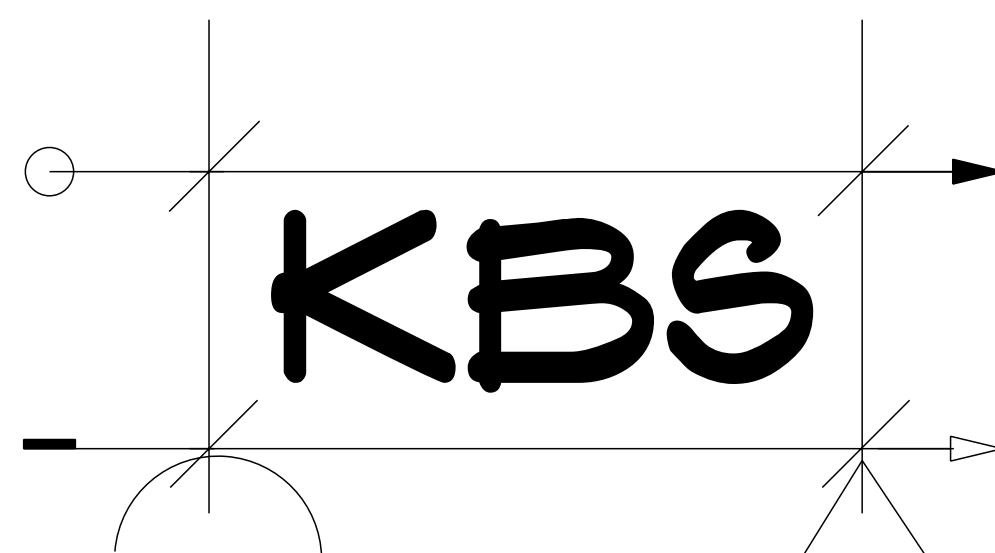
REVISION #1



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



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



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

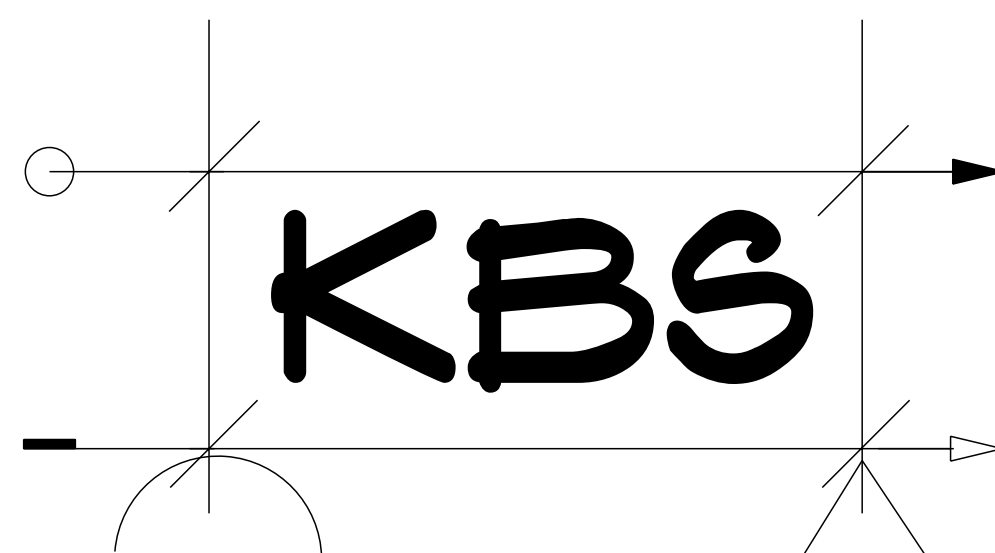
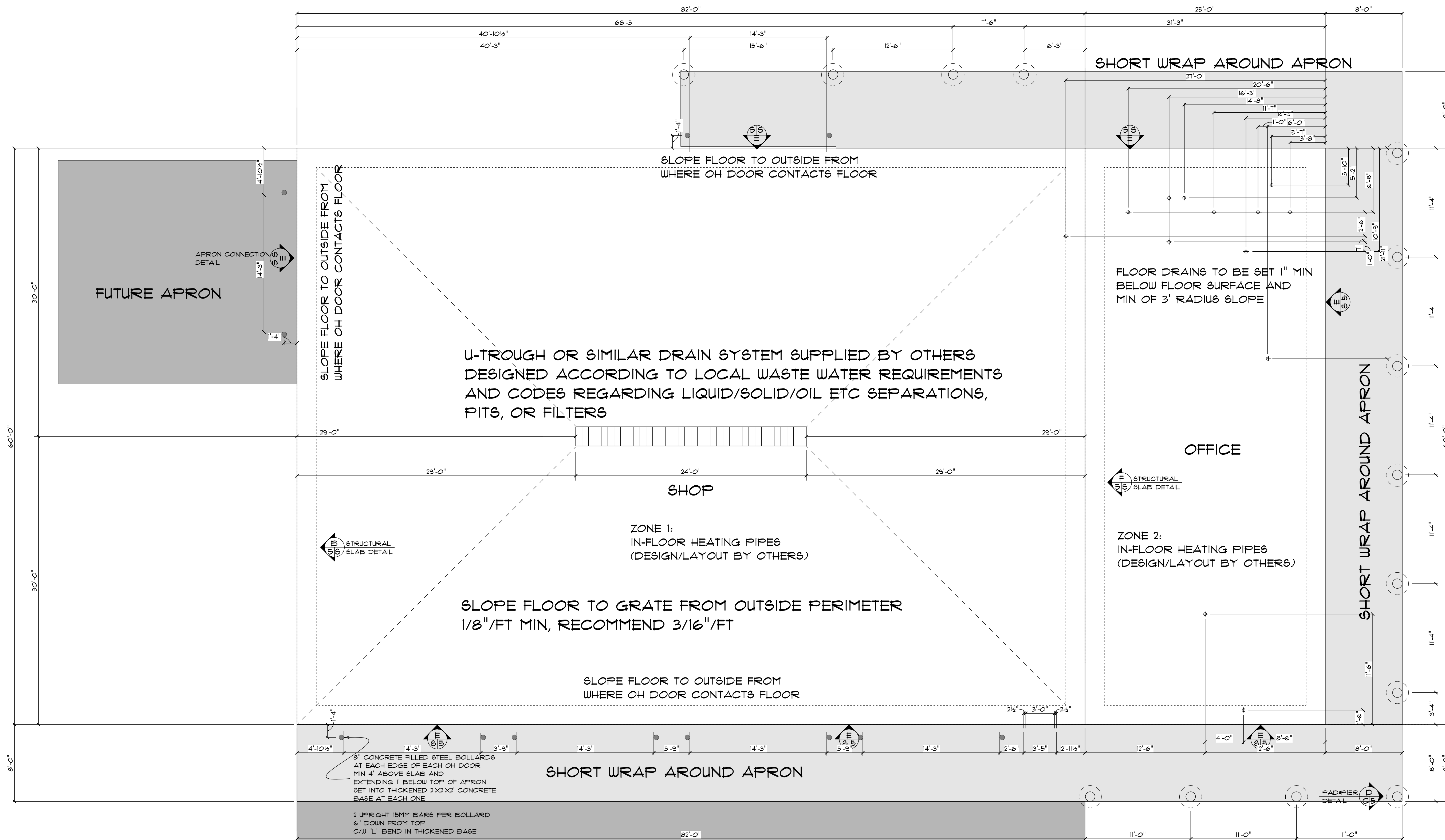
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SHEET TITLE
SIDE ELEVATIONS

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REVISION #1



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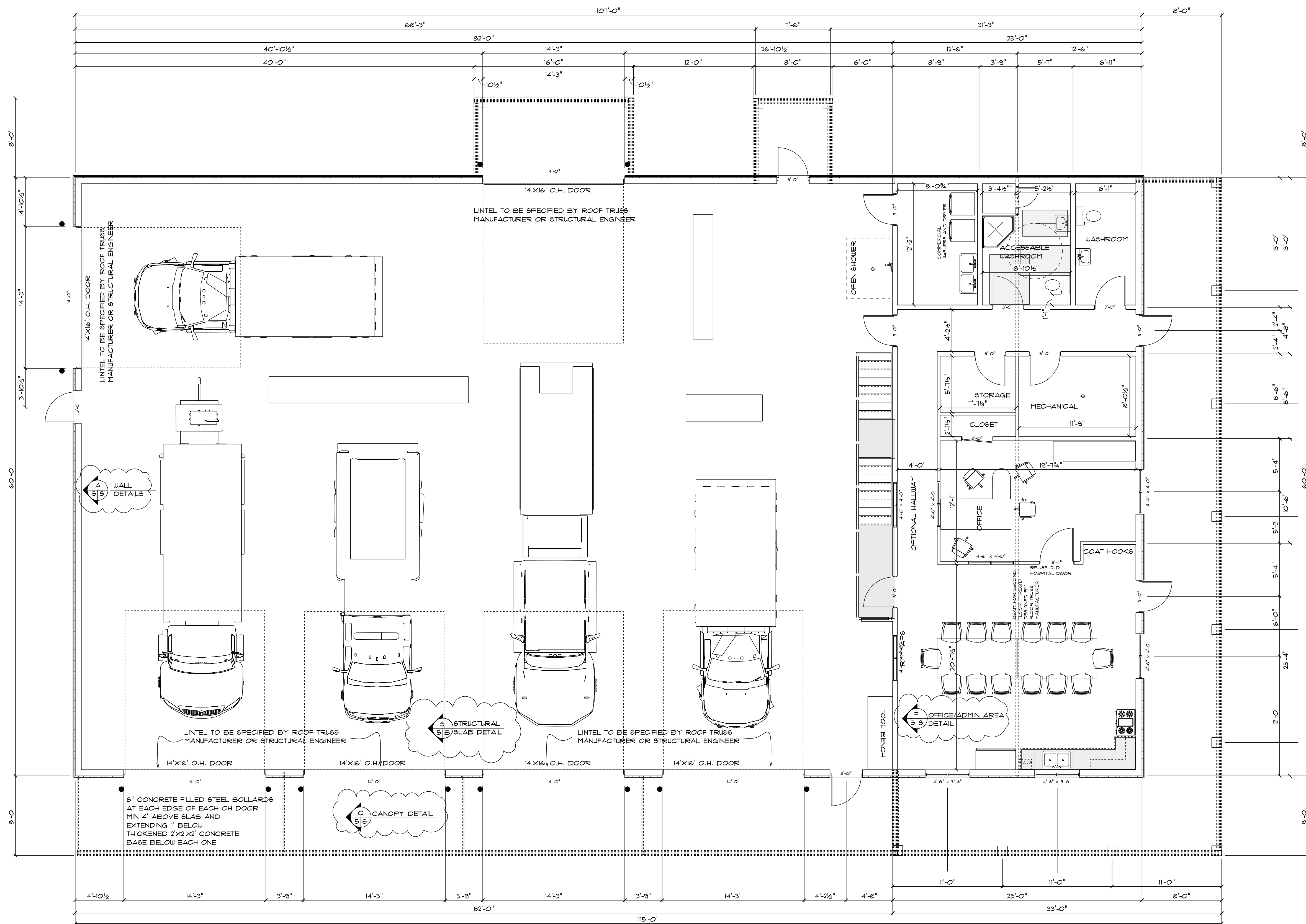
DATE: April 28, 2026

SHEET TITLE
FOUNDATION

PAGE:

S4

REVISION #1



MAN DOOR AND WINDOW LINTELS TO BE 2 PLY 2X10 SPF #2 OR BETTER UNLESS OTHERWISE SPECIFIED. ANY LINTEL OVER 5' TO BE SPEC'D BY TRUSS MFR.

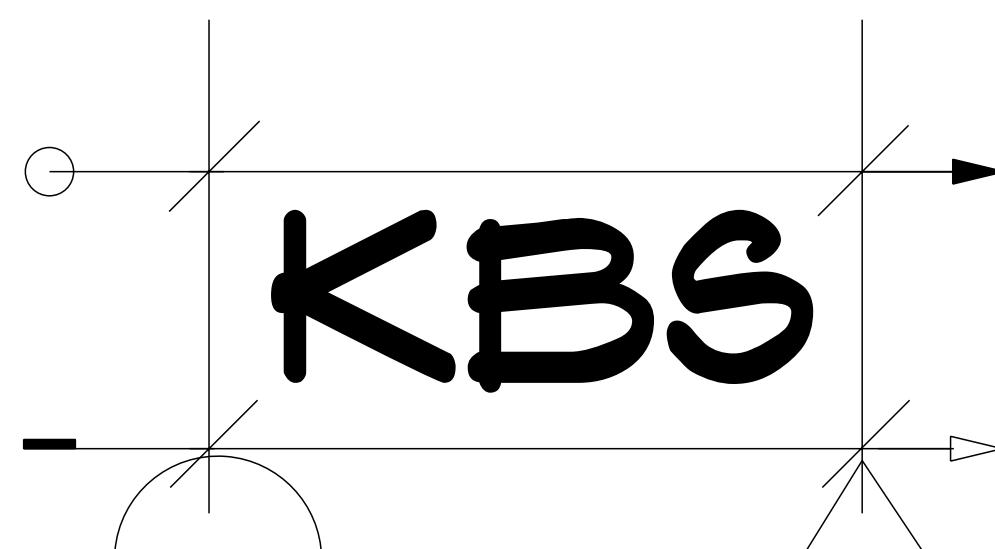
OVERHEAD DOOR LINTELS TO BE SPECIFIED BY TRUSS MFR OR STRUCTURAL ENGINEER

ALL WINDOW AND DOOR AND OTHER OPENINGS TO BE VERIFIED WITH MANUFACTURER FOR CORRECT ROUGH OPENING SIZES.

MECHANICAL AND ELECTRICAL TO PROVIDE THEIR OWN DRAWINGS AND DESIGN AND CONFER WITH OWNERS REGARDING THEIR RECOMMENDATIONS OF PANEL SIZE, HEATING TYPE AND SOURCE, HRV'S, IN-FLOOR HEAT SYSTEMS ETC.

SUSPENDED CEILING RECOMENDED ON MAIN FLOOR CEILING

ANY ERRORS OR OMISSIONS TO BE REPORTED TO KOEHN'S BUILDING SERVICE IMMEDIATELY FOR CORRECTION.



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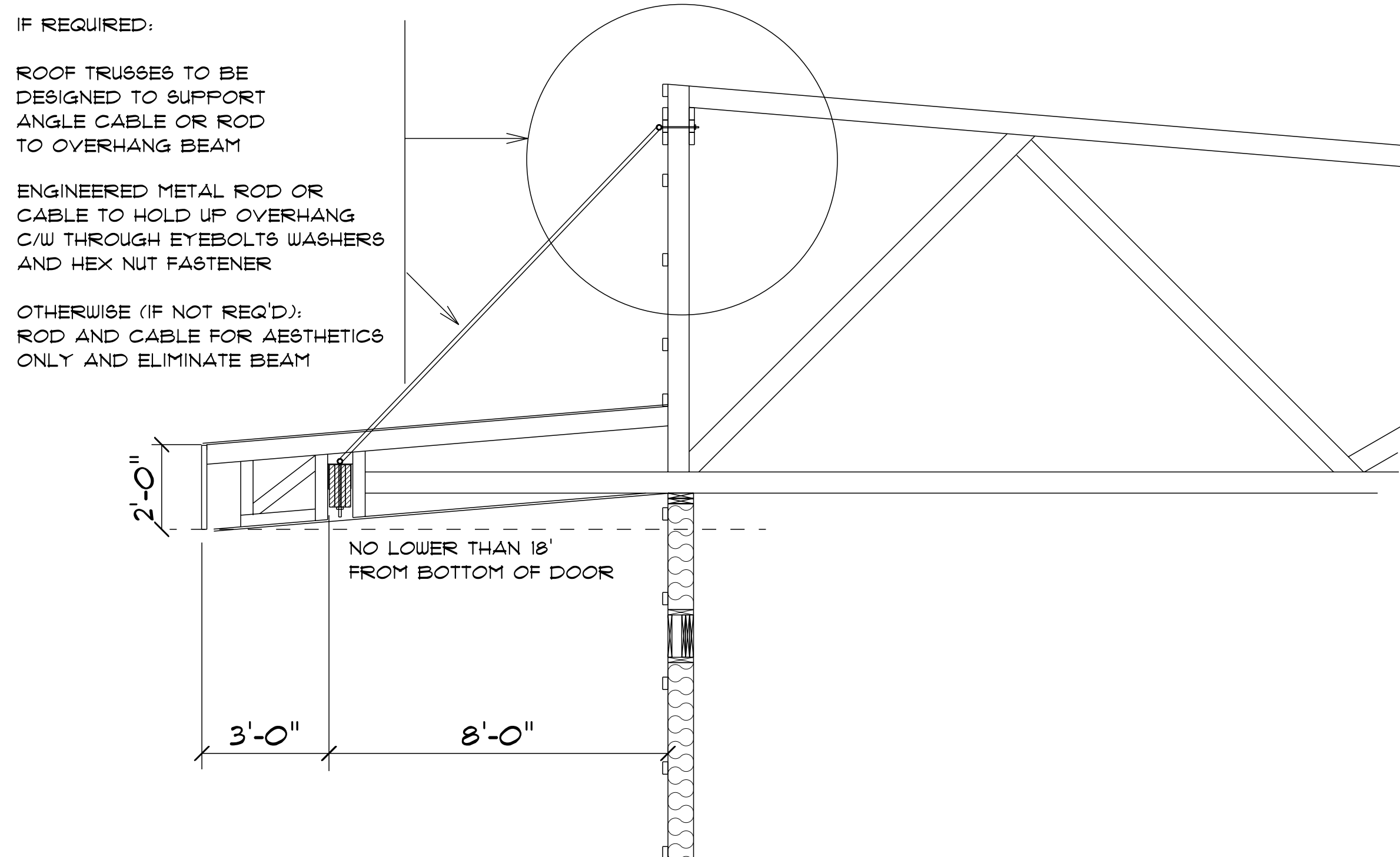
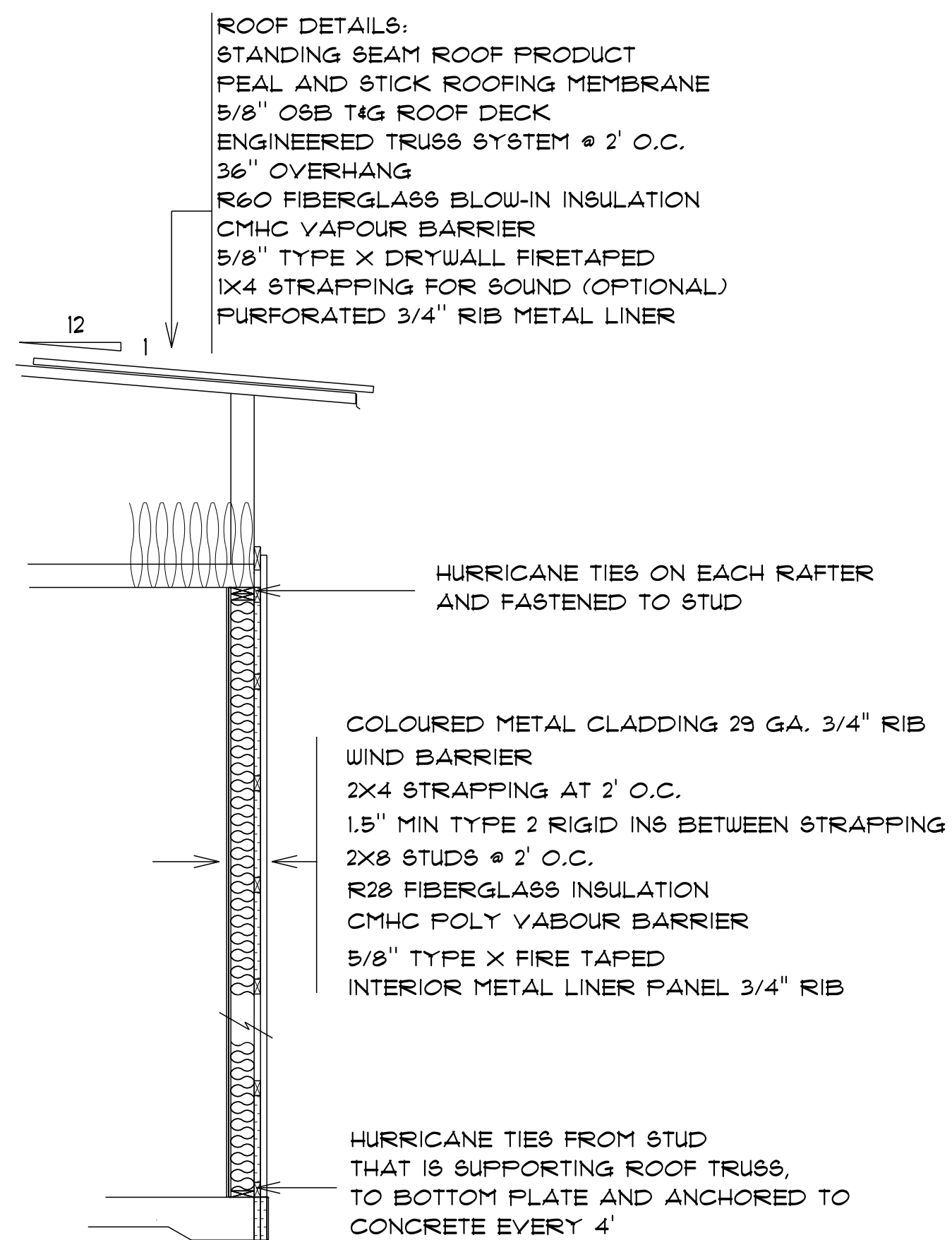
SHEET TITLE

MAIN FLOOR

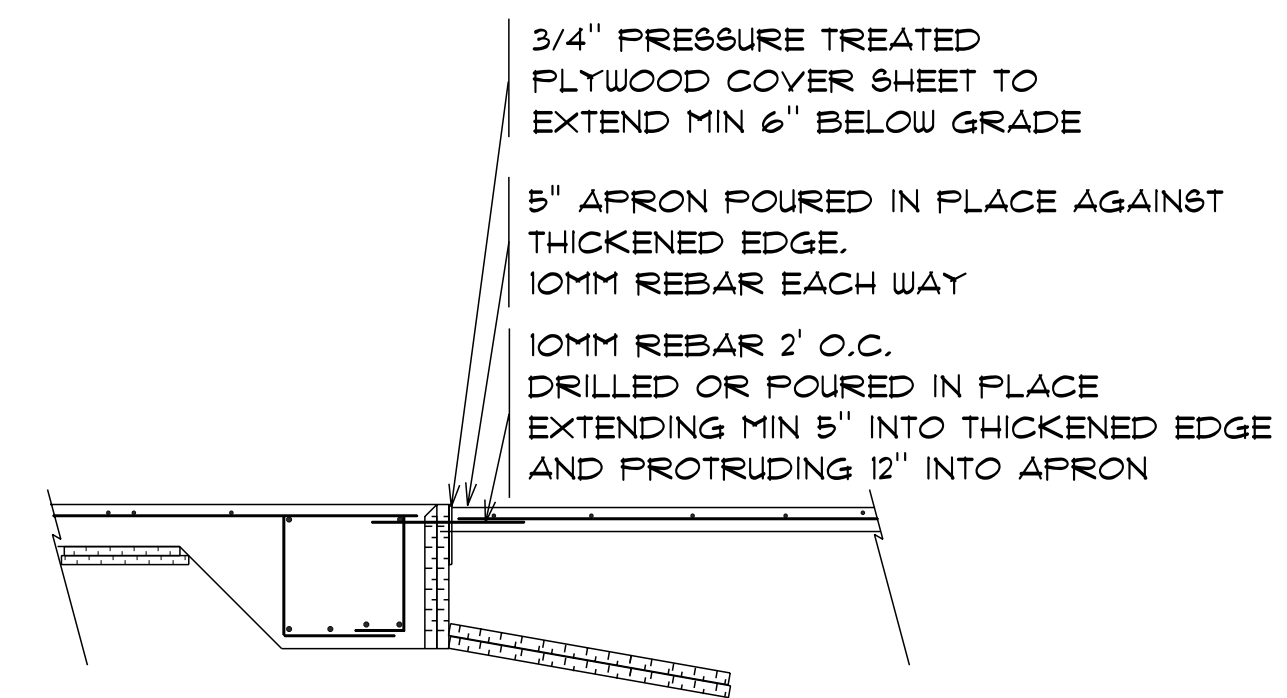
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REVISION #1

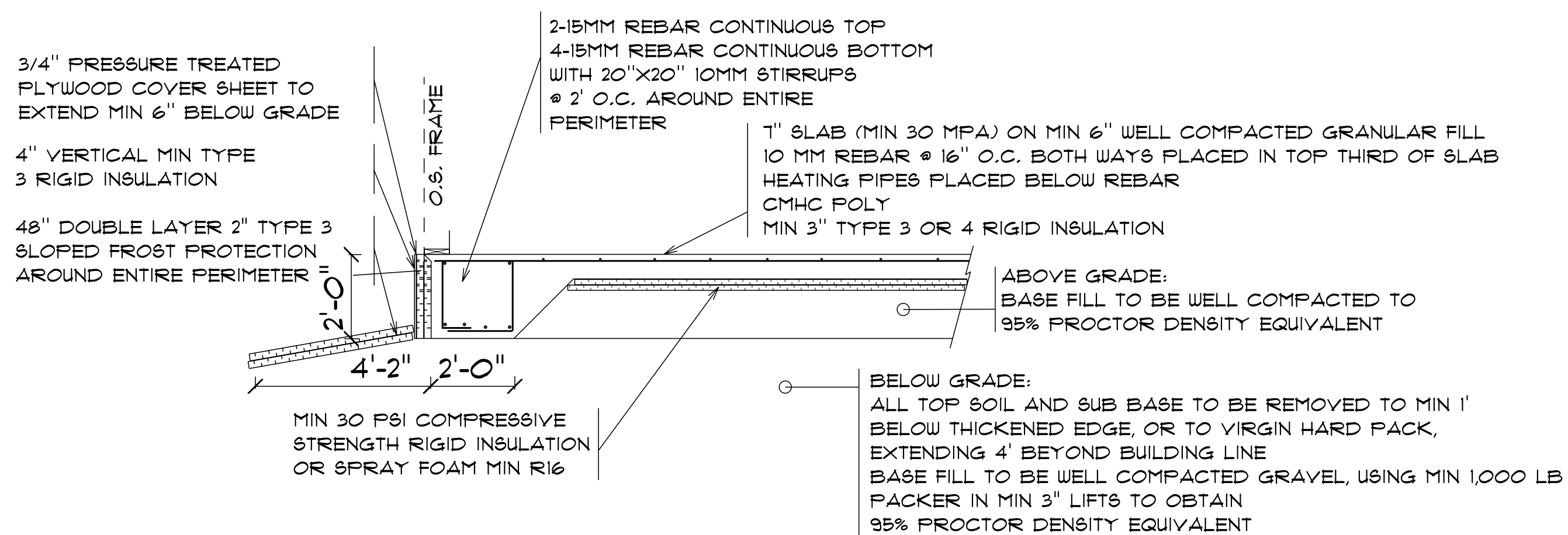


35 FRONT CANOPY DETAIL
C

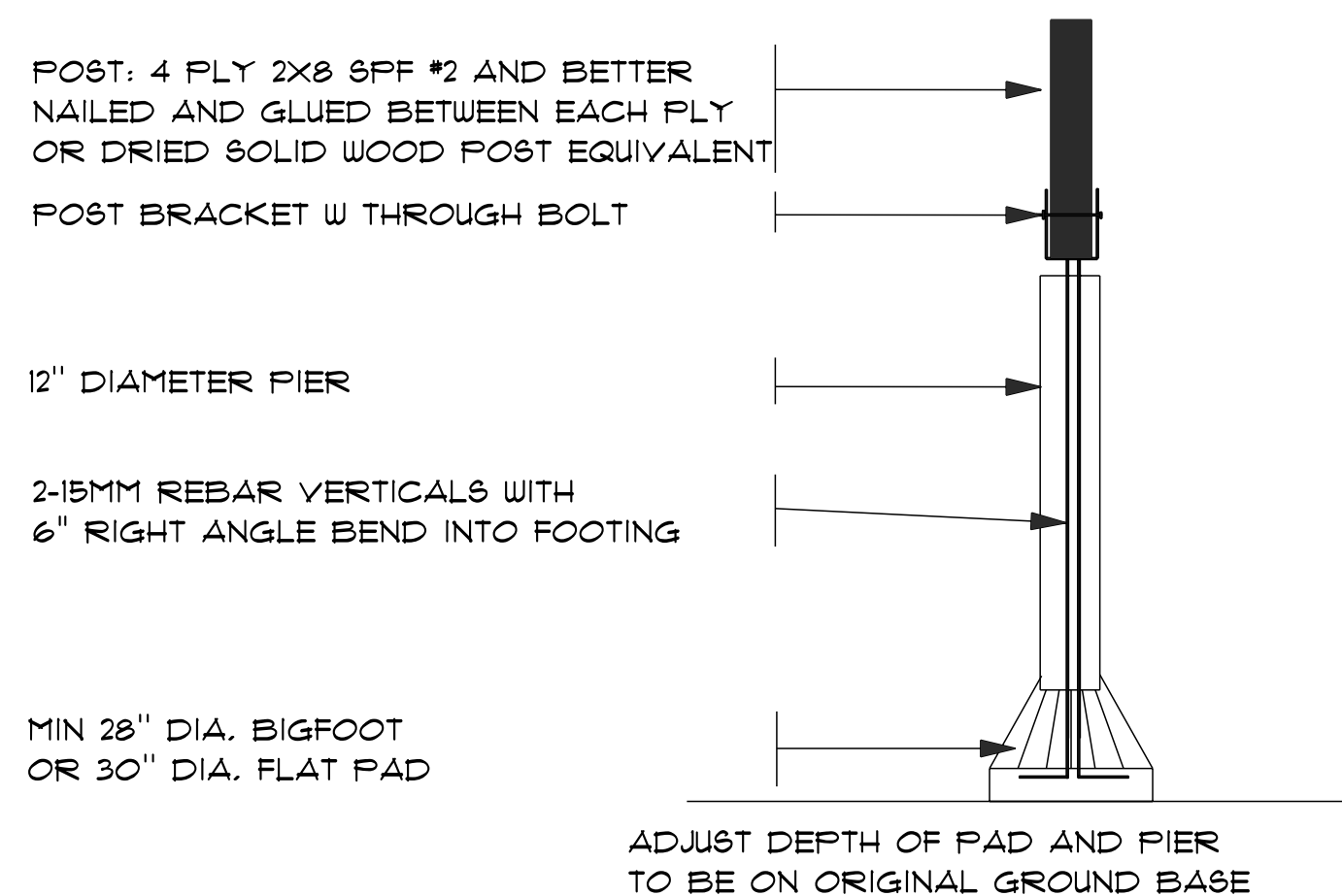


EXTERIOR APRON ATTACHMENT 35 E

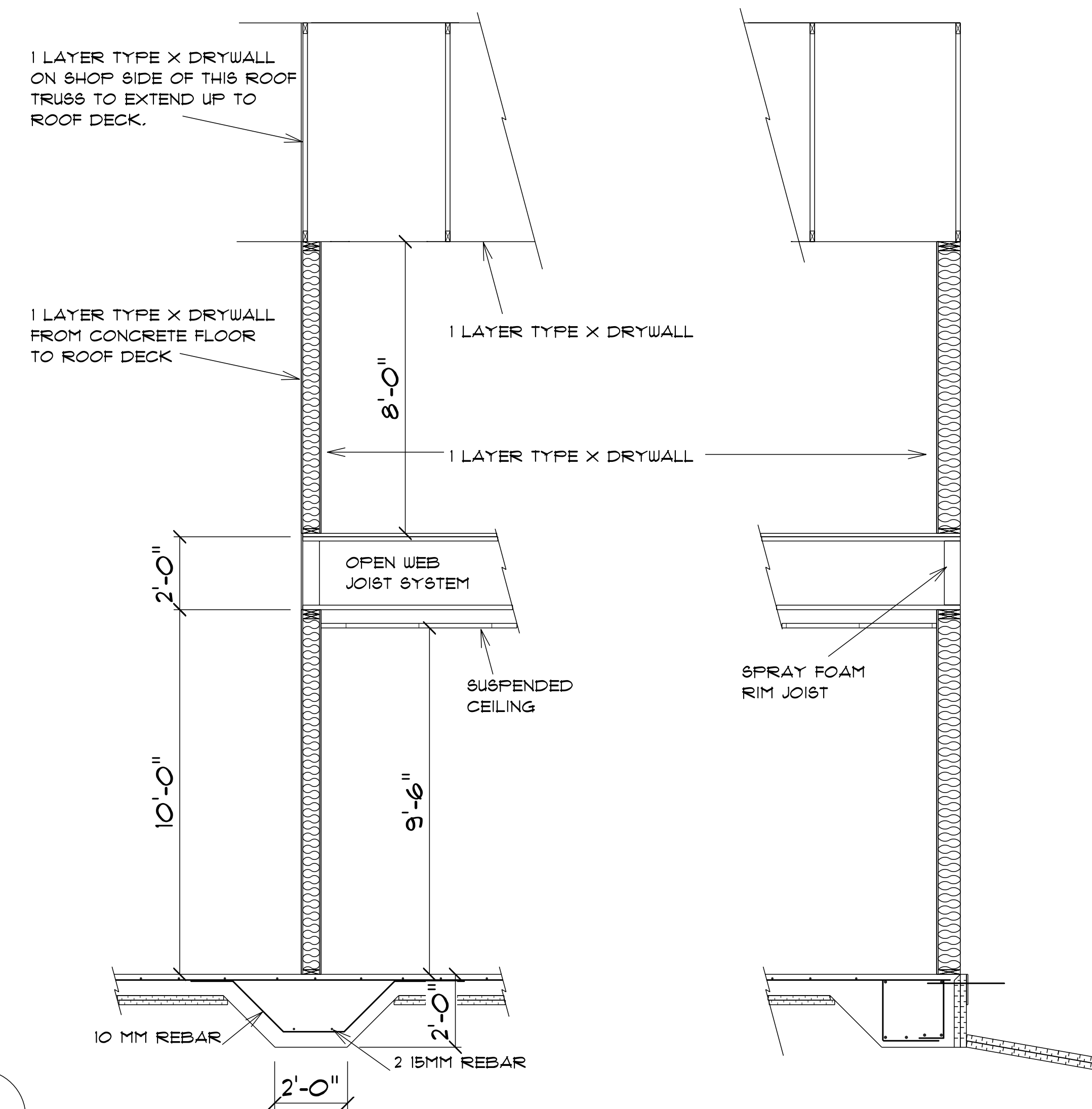
35 WALL/ROOF DETAIL
A



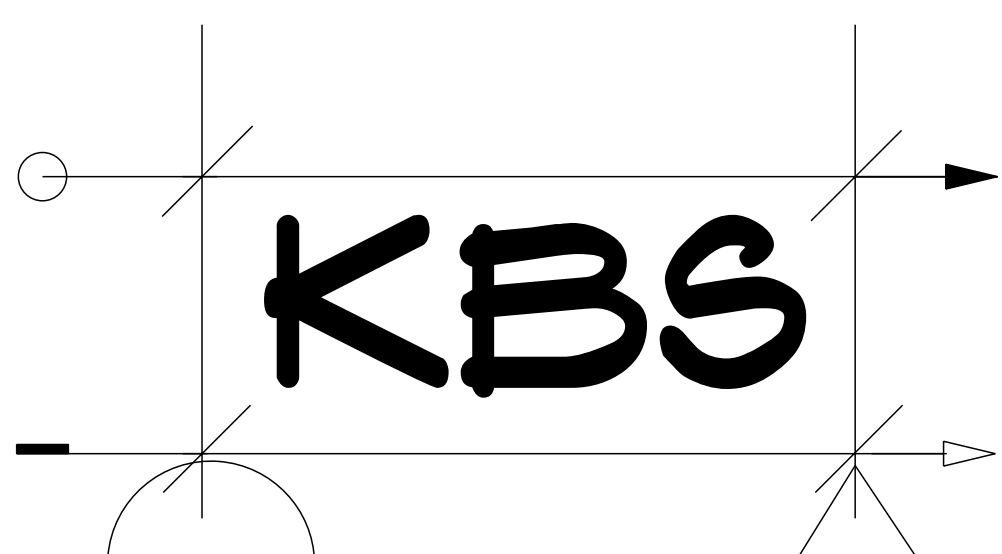
35 THICKENED EDGE SLAB DETAIL
B



VERANDA FOUNDATION DETAIL 35 D



35 OFFICE/ADMIN AREA
F



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DATE: April 28, 2026

SHEET TITLE

DETAILS

REVISION #1 04/24/26

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GENERAL NOTES:

ETHICS, CODES AND STANDARDS:

ALL WORK MUST CONFORM TO THE MOST RECENT VERSION OF THE NATIONAL BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL ELECTRICAL CODE AND NATIONAL FIRE CODE. ALL AMENDMENTS AND ADDITIONS MUST ALSO BE ADAPTED. ALL PROVINCIAL AND OR LOCAL BY-LAWS AND REGULATIONS MUST ALSO BE ADHERED TO.

ALL WORK MUST COMPLETED IN TRUE WORKMANSHIP NATURE WITH QUALITY AND CUSTOMER SATISFACTION BEING OF UTMOST IMPORTANCE.

DO NOT SCALE ANY OF THESE DRAWINGS.

ALL DIMENSIONS, SPECIFICATIONS AND DETAILS ARE TO BE CONFIRMED BY THE OWNER, CONTRACTOR, ENGINEER, AND LOCAL JURISDICTIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, LUMBER YARD, OWNER ETC. TO VERIFY ALL MEASUREMENTS AND DESIGN BEFORE ORDERING MATERIALS INCLUDING FLOOR TRUSSES AND ROOF TRUSSES. KOEHN'S BUILDING SERVICE TAKES NO RESPONSIBILITY FOR MEASUREMENT OR DESIGN CHANGES OR ANY OTHER ALTERATIONS OF THESE DRAWINGS WITHOUT WRITTEN CONSENT.

OWNERS RESPONSIBLE FOR CHOOSING ALL FIXTURES AND FINISHES.

CONTRACTORS/OWNERS RESPONSIBLE FOR OBTAINING PROPER PERMITS

MECHANICAL AND ELECTRICAL CONTRACTORS TO PROVIDE THEIR OWN DRAWINGS.

ANY ERRORS OR OMISSIONS NEED TO BE REPORTED TO KOEHN'S BUILDING SERVICE IMMEDIATELY AND BEFORE CONSTRUCTION BEGINS.

THESE DRAWINGS REMAIN THE PROPERTY OF KOEHN'S BUILDING SERVICE AND SHALL NOT BE DUPLICATED FOR USE OTHER THAN THIS PROJECT.

EXCAVATION AND FOUNDATION:

CONTRACTORS/OWNERS MUST VERIFY THAT ALL UNDERGROUND SERVICES ARE LOCATED BEFORE BEGINNING EXCAVATION.

ALL TOPSOIL, ORGANIC MATTER, OR LOOSE FILL MUST BE REMOVED AND ANY FOOTINGS, SLABS, OR FOUNDATIONS PLACED ON FIRM, UNDISTURBED SOILS.

CONCRETE FOR FOOTINGS, WALLS, GRADE BEAMS, PIERS, SHALL NOT BE LESS THAN 25 MPA AFTER 28 DAYS.

INTERIOR CONCRETE FLOORS AND EXTERIOR CONCRETE SHALL BE NOT LESS THAN 30 MPA AFTER 28 DAYS. ALL EXTERIOR CONCRETE TO HAVE AIR ENTRAINMENT AND SHALL NOT BE FINISHED WITH STEEL TROWELS.

CONCRETE TO BE PORTLAND TYPE 10 WITH A MAXIMUM AGGREGATE SIZE OF 3/4".

CONCRETE SHALL NOT BE PLACED IN TEMPERATURES BELOW 5 DEGREES CELSIUS WITHOUT THE USE OF HEATED HOARDING FOR SEVEN DAYS AFTER PLACEMENT.

ALL REINFORCING STEEL SHALL BE FREE FROM RUST AND DIRT.

REINFORCING BARS SHALL BE NEW BILLET -STEEL CONFORMING TO CSA-G30.18-M HAVING A MINIMUM YIELD STRENGTH OF 400 MPA.

ALL REINFORCING STEEL TO MEET OR EXCEED MINIMUM REQUIREMENTS SET FORTH BY THE ENGINEER.

REINFORCING STEEL TO OVERLAP AT JOINTS A MINIMUM OF 18" FOR 10MM AND 26" FOR 15MM

CORNER REINFORCING BARS MUST BE COLD BENT AND WRAP CONTINUOUS AROUND CORNERS WITH A MINIMUM LAP OF 24" BOTH WAYS.

ANY WOOD BEING FASTENED TO CONCRETE TO BE PRESSURE TREATED.

ANY CUTS OR BORINGS IN PRESSURE TREATED WOOD TO BE TREATED WITH APPROVED WOOD TREATMENT.

1/2" ANCHOR BOLTS TO BE PROVIDED WITH WASHERS AND NUTS.

RADON VENTING PROVISIONS MUST BE PROVIDED WHERE LOCAL CODES OR BY-LAWS REQUIRE.

FRAMING AND ABOVE GROUND CONSTRUCTION:

ALL LUMBER TO BE SPF #2 AND BETTER.

MINIMUM OF 2 2X10 LINTELS OVER ALL OPENINGS IN LOAD BEARING WALLS UNLESS OTHERWISE NOTED.

WINDOW AND DOOR ROUGH OPENINGS TO BE CONFIRMED BY CONTRACTOR WITH SUPPLIER.

FIBERGLASS INSULATION TO BE FULL FITTED TO EACH CAVITY TO ENSURE MINIMUM VOIDS.

VAPOUR BARRIERS TO CONFORM TO LATEST NATIONAL BUILDING CODE

ALL PENETRATIONS IN VAPOUR BARRIER SUCH AS WINDOWS, ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING ETC. TO BE SEALED WITH ACCOUSTICAL SEALANT.

VAPOUR BARRIER SEAMS TO BE OVERLAPPED ON FRAMING MEMBERS AND SEALED WITH ACCOUSTICAL SEALANT AND STAPLED.

ALL SHOP DRAWINGS FOR MANUFACTURED STRUCTURAL ITEMS TO BE FORWARDED TO THE BUILDING INSPECTOR.

DRAINAGE:

FINISH GRADE TO SLOPE AWAY FROM STRUCTURES SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING.

DOWNSPOUTS WITH EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM BUILDING IN A MANNER TO PREVENT SOIL EROSION.

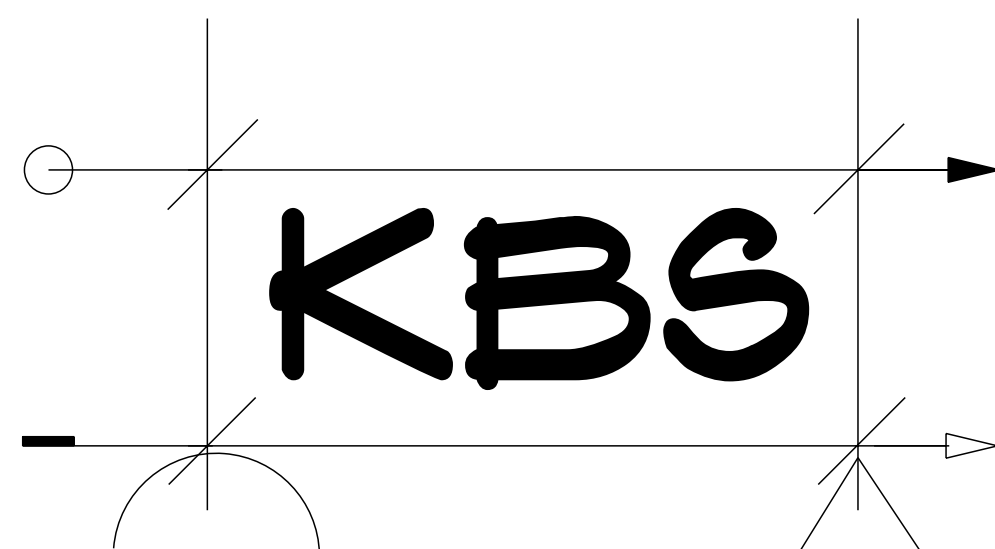
FIRE STANDARDS:

AS PER CODES REGARDING FINAL BUILDING DESIGNATION

OF SPECIAL NOTE:

MECHANICAL AND ELECTRICAL TO PROVIDE THEIR OWN DRAWINGS AND DESIGN

WINDOW AND DOOR SIZING AND INFORMATION TO BE TAKEN FROM INFORMATION SHOWN ON THE DRAWINGS AND EACH QUOTING PARTICIPANT TO CREATE THEIR OWN WINDOW AND DOOR SCHEDULE AS PER THEIR RECOMMENDATIONS.



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SCALE: 0.31" = 1'-0"

DATE: April 28, 2026

SHEET TITLE

GENERAL NOTES

REVISION #1

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