

EXISTING FRONT ELEVATION

GENERAL NOTES: APPLIES TO ALL DRAWINGS

Notes:

1. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL OR CENTER OF WALL WHERE SHOWN UNLESS NOTED OTHERWISE. EXISTING BUILDING & ROOM DIMENSIONS AND NEW DIMENSIONS TO BE FIELD VERIFIED.
2. ALL MATERIAL AND CONSTRUCTION PROCEDURES SHALL BE IN COMPLIANCE WITH THE NATIONAL BUILDING CODE
3. OF CANADA (2015) AND LATEST EDITION AND NOVA SCOTIA BUILDING CODE REGULATIONS, AND ALL ALL WOLFVILLE BYLAWS
4. THE BUILDER OR CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL SITE AND GROUND CONDITIONS AS WELL AS BUILDING AND FOUNDATION DIMENSIONS BEFORE STARTING CONSTRUCTION.
5. DISCLAIMER: THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR ANY CHANGES MADE TO THE ORIGINAL BUILDING PLANS, OR FOR ADJUSTMENTS RESULTING FROM CONDITIONS ENCOUNTERED ON SITE. THE DESIGNER OFFERS NO EXPRESSED OR IMPLIED WARRANTY ON THE PLANS.
6. LOCATIONS OF MECHANICAL /ELECTRICAL SERVICES TO BE COORDINATED AND VERIFIED BY CONTRACTOR.
7. ENGINEERED DRAWINGS IF REQUIRED ARE THE RESPONSIBILITY OF THE OWNER.
8. CONTRACTOR TO VERIFY ALL INTERIOR FINISHES AND COLOURS WITH OWNER
9. EXISTING HEATING IS HOT WATER IN FLOOR -HEAT PUMP MINI SPLITS TO BE ADDED.

EXISTING FOOTPRINT APPROX 2735 SF = 254 METERS SQ, FACING
 2 STREET,
 2 STORIES OCCUPANCY CLASSIFICATION
 GROUP A DIV 2 AND 3.2.2.25.

DRAWINGS:

- A0 COVER & GENERAL NOTES
- A0.1 PROPOSED SITE DIAGRAM
- A1 MAIN FLOOR PLAN PROPOSED
- A2 UPPER FLOOR PLAN
PROPOSED
- A3 CROSS SECTION
- A4 NEW B.F. WASHROOM DETAIL
- E1 EXISTING AND DEMOLITION
FLOOR PLAN

Drawing No.

A0

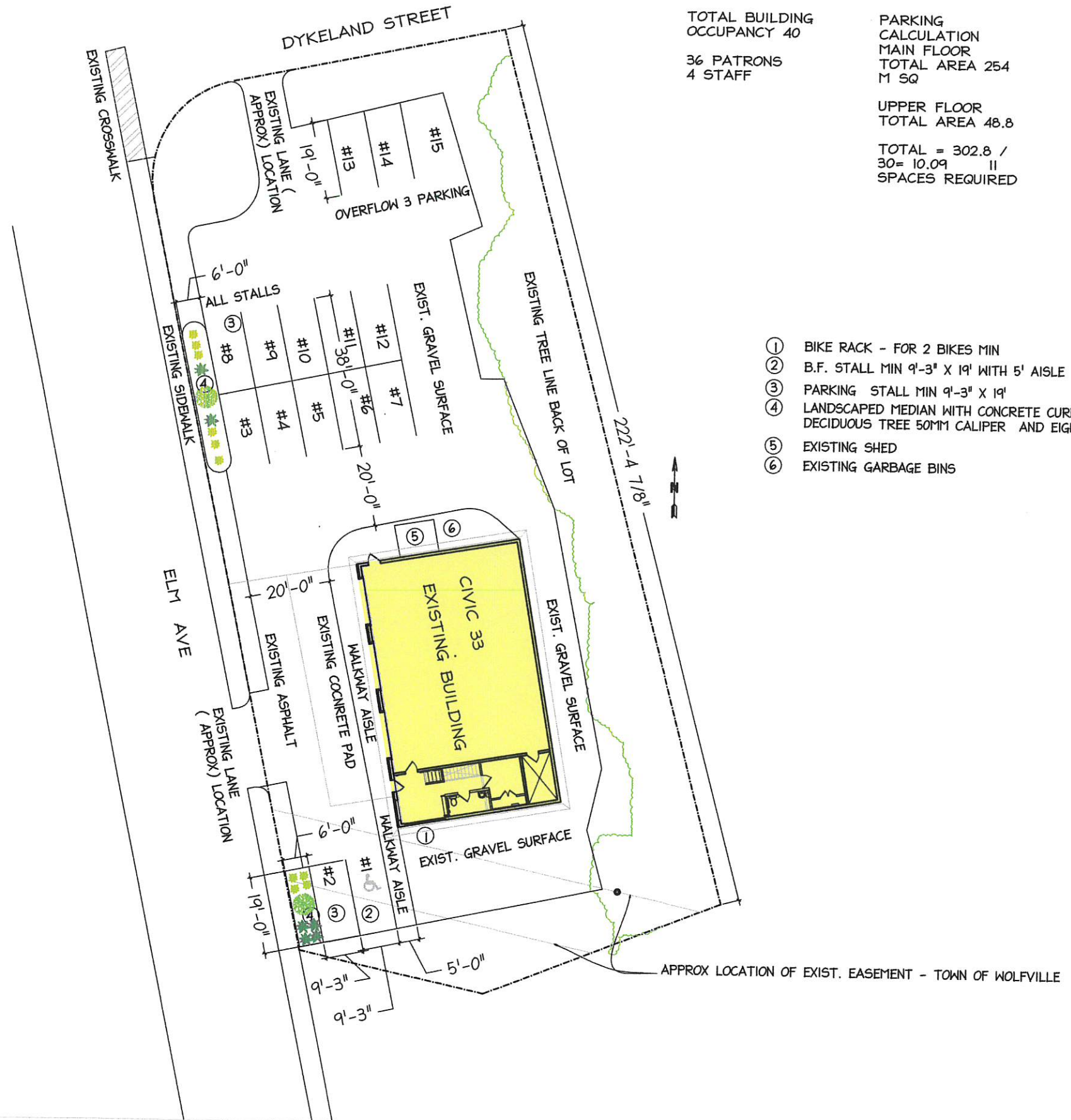
Project: 33 ELM ST. Wolfville Interior reno

Drawing: COVER & GENERAL NOTES

Scale: NTS

Date: JAN. 30 2023





EXISTING AREA 2735 SF,
APPROX 254 SQ METERS

TOTAL BUILDING
OCCUPANCY 40





36 PATRONS
4 STAFF

PARKING
CALCULATION
MAIN FLOOR
TOTAL AREA 254
M SQ

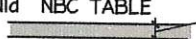
UPPER FLOOR
TOTAL AREA 48.8

TOTAL = 302.8 /
30 = 10.09 II
SPACES REQUIRED

- ① BIKE RACK - FOR 2 BIKES MIN
- ② B.F. STALL MIN 9'-3" X 19' WITH 5' AISLE
- ③ PARKING STALL MIN 9'-3" X 19'
- ④ LANDSCAPED MEDIAN WITH CONCRETE CURB / PLANTER WITH A MIN OF ONE DECIDUOUS TREE 50MM CALIPER AND EIGHT SHRUBS MIN 60 CM HIGH
- ⑤ EXISTING SHED
- ⑥ EXISTING GARBAGE BINS

-  NEW INTERIOR WALLS SHOWN HATCHED
-  1 HOUR FIRE RATING OR SEPARATION WALLS
-  45 MIN FIRE RATING OR SEPARATION
-  FIRE EXTINGUISHER

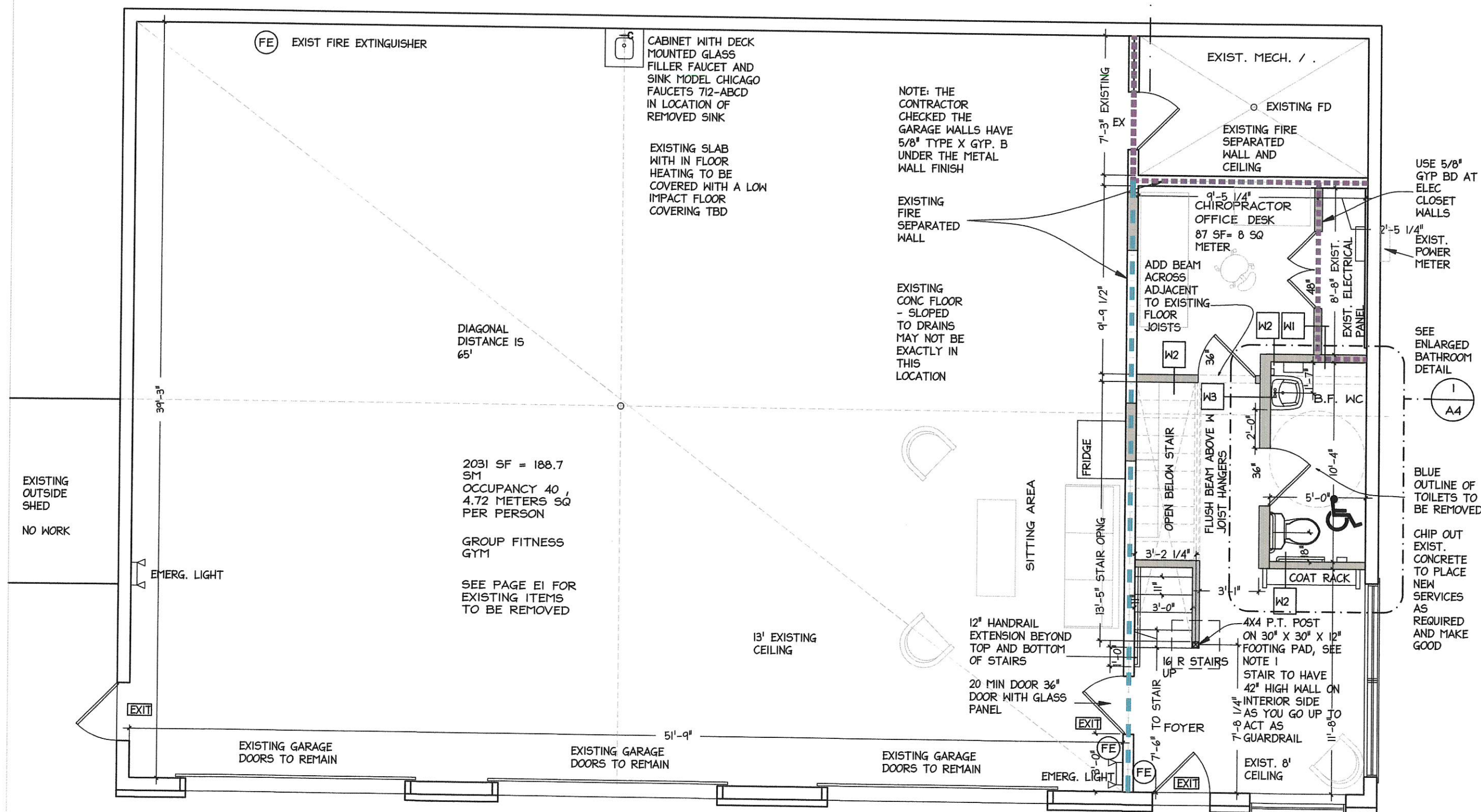
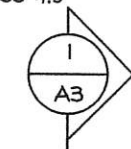
W1 - NEW INTERIOR WALLS NON LOAD BEARING
 5/8" TYPE X GYP.BD.
 2 X 4" STUDS @24" O.C.
 5/8" TYPE X GP. BD.
 ALL TAPED, SANDED, PRIMED AND PAINTED

BASED ON TYPE W1d NBC TABLE 9.10.3.1.-A 1 HOUR  4 3/4"

W2 - INTERIOR WALLS TO BE
 2X4 @ 16" O.C. WITH 1/2" REGULAR GYP. BD.
 TAPED, SANDED, PRIMED AND PAINTED,
 OR WITH CERAMIC TILE FINISH IN UPPER
 LEVEL WASHROOMS VERIFY
 NOTE: ALL BATHROOMS AND OFFICE TO
 HAVE SOUND BATT IN CAVITY
 WALL THICKNESS 4.5"

W3 - PLUMBING WALL INTERIOR WALLS TO BE
 2X6 @ 16" O.C. WITH 1/2" REGULAR GYP. BD.
 TAPED, SANDED, PRIMED AND PAINTED
 NOTE: ALL BATHROOMS TO HAVE SOUND
 BATT IN CAVITY
 WALL THICKNESS 4.5"





NOTE 1: EXISTING SLAB WILL NEED TO BE DEMOLISHED IN SOME AREAS FOR PLACING NEW POST FOOTING AND FOR NEW SERVICES, MAKE GOOD ALL AREAS WITH CONCRETE TO MATCH EXISTING THICKNESS



Project: 33 ELM ST. Wolfville Interior reno
 Drawing: PROPOSED MAIN FLOOR PLAN
 Scale: 3/16" = 1'-0"

Drawing No. AI
 Date: JAN. 29 2023

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 WWW.ADCONSTRUCTION.COM
 ELAINE FURNISS

-  NEW INTERIOR WALLS SHOWN HATCHED
-  1 HOUR FIRE RATING OR SEPARATION WALLS
-  45 MIN FIRE RATING OR SEPARATION
-  FIRE EXTINGUISHER

W1 NEW INTERIOR WALLS NON LOAD BEARING
 5/8" TYPE X GYP. BD.
 2 X 4" STUDS @ 24" O.C.
 5/8" TYPE X GP. BD.
 ALL TAPED, SANDED, PRIMED AND PAINTED

BASED ON TYPE W1d NBC TABLE 9.10.3.1.-A 1 HOUR

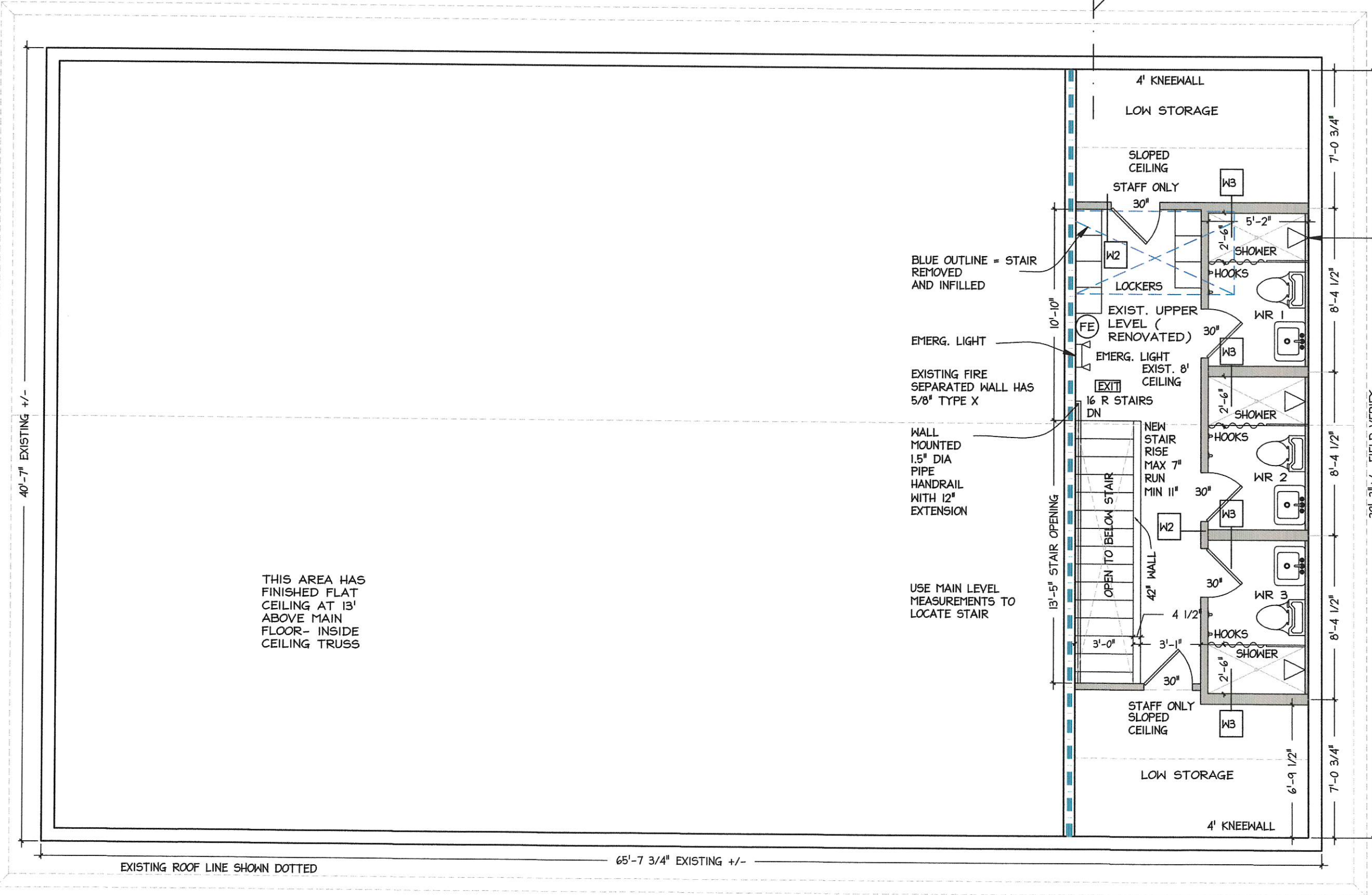
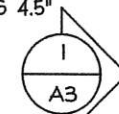
W2 INTERIOR WALLS TO BE
 2X4 @ 16" O.C. WITH 1/2" REGULAR GYP. BD.
 TAPED, SANDED, PRIMED AND PAINTED,
 OR WITH CERAMIC TILE FINISH IN UPPER
 LEVEL WASHROOMS VERIFY
 NOTE: ALL BATHROOMS AND OFFICE TO
 HAVE SOUND BATT IN CAVITY
 WALL THICKNESS 4.5"

W3 PLUMBING WALL INTERIOR WALLS TO BE
 2X6 @ 16" O.C. WITH 1/2" REGULAR GYP. BD.
 TAPED, SANDED, PRIMED AND PAINTED
 NOTE: ALL BATHROOMS TO HAVE SOUND
 BATT IN CAVITY
 WALL THICKNESS 4.5"

VERIFY SHOWER STALL TYPE ,
 TILED IN SHOWER OR FIXED
 SHOWER MODEL

VERIFY FLOOR FINISH TYPE FOR
 UPPER FLOOR HALL AND
 WASHROOMS

ADD BATHROOM
 FANS AND GFI OUTLET TO EACH
 BATHROOM



AT WR LOCATIONS
 FURR THE INSIDE
 OF THIS WALL
 WITH A 2X4
 SIDEWAYS PLUS
 GYP. BD. TO GET
 AN 1.5" SPACE
 FOR HOT AND
 COLD WATER AT
 EXTERIOR WALL

THIS AREA HAS
 FINISHED FLAT
 CEILING AT 13'
 ABOVE MAIN
 FLOOR- INSIDE
 CEILING TRUSS


USE MAIN LEVEL
 MEASUREMENTS TO
 LOCATE STAIR

40'-7" EXISTING +/-

EXISTING ROOF LINE SHOWN DOTTED

65'-7 3/4" EXISTING +/-

UPPER LEVEL 525

Project: 33 ELM ST. Wolfville Interior reno Drawing: PROPOSED UPPER LEVEL PLAN Scale: 3/16" = 1'-0"	Drawing No. A2 Date: JAN. 29 2023
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W1 - NEW INTERIOR WALLS NON LOAD BEARING
 5/8" TYPE X GYP. BD.
 2 X 4" STUDS @ 24" O.C.
 5/8" TYPE X GP. BD.
 ALL TAPED, SANDED, PRIMED AND PAINTED

BASED ON TYPE W1d NBC TABLE 9.10.3.1.-A 1 HOUR

W2 - INTERIOR WALLS TO BE
 2X4 @ 16" O.C. WITH 1/2" REGULAR GYP. BD.
 TAPED, SANDED, PRIMED AND PAINTED,
 OR WITH CERAMIC TILE FINISH IN UPPER
 LEVEL WASHROOMS VERIFY
 NOTE: ALL BATHROOMS TO HAVE SOUND
 BATT IN CAVITY
 WALL THICKNESS 4.5"

W3 - PLUMBING WALL INTERIOR WALLS TO BE
 2X6 @ 16" O.C. WITH 1/2" REGULAR GYP. BD.
 TAPED, SANDED, PRIMED AND PAINTED
 NOTE: ALL BATHROOMS AND OFFICE TO
 HAVE SOUND BATT IN CAVITY
 WALL THICKNESS 4.5"

1 HOUR FIRE RATING OR SEPARATION WALLS

45 MIN FIRE RATING OR SEPARATION

VERIFY SHOWER STALL TYPE, TILED IN SHOWER OR FIXED SHOWER MODEL

VERIFY FLOOR FINISH TYPE FOR UPPER FLOOR HALL AND WASHROOMS

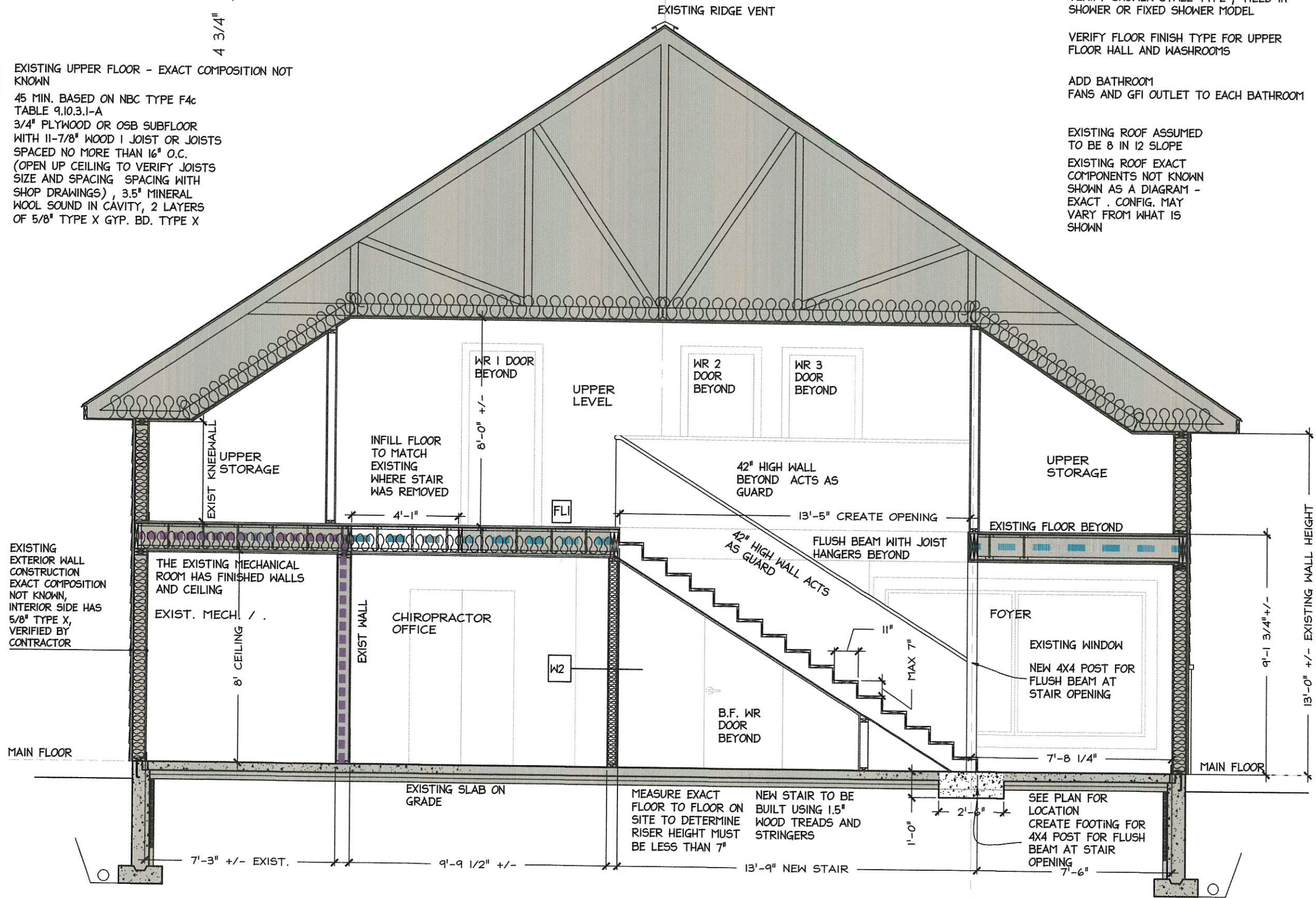
ADD BATHROOM FANS AND GFI OUTLET TO EACH BATHROOM

EXISTING ROOF ASSUMED TO BE 8 IN 12 SLOPE

EXISTING ROOF EXACT COMPONENTS NOT KNOWN SHOWN AS A DIAGRAM - EXACT CONFIG. MAY VARY FROM WHAT IS SHOWN

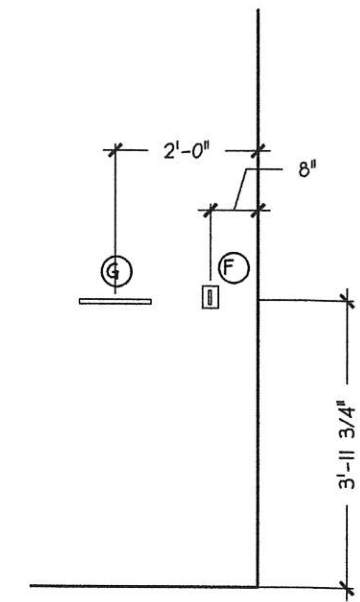
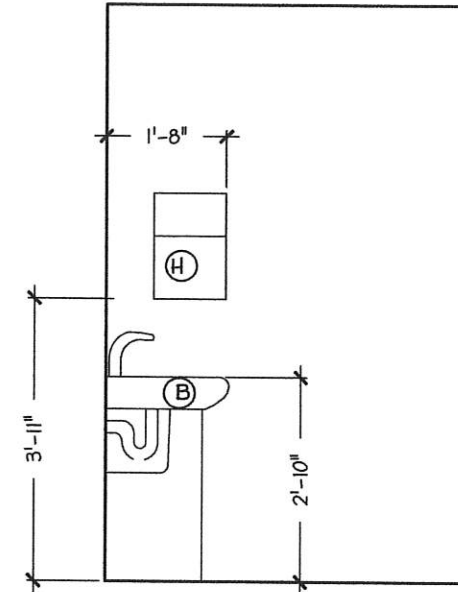
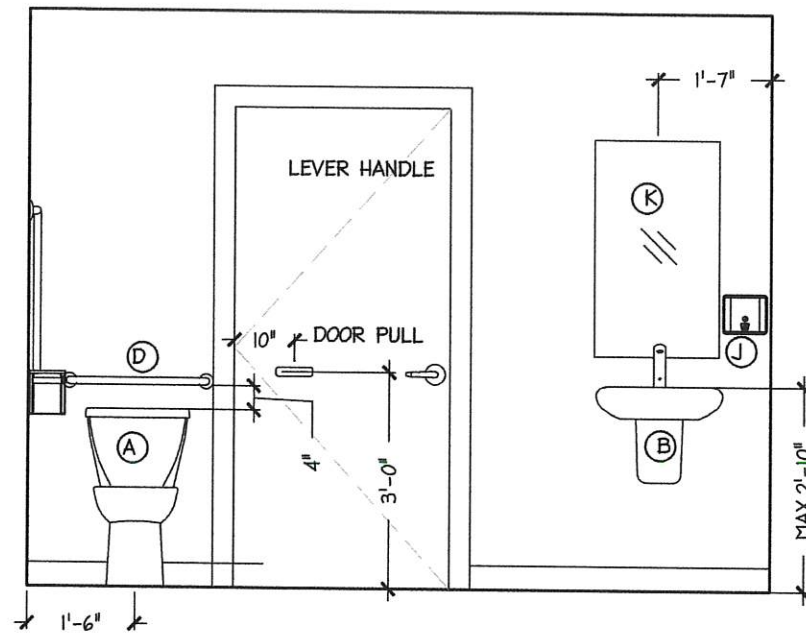
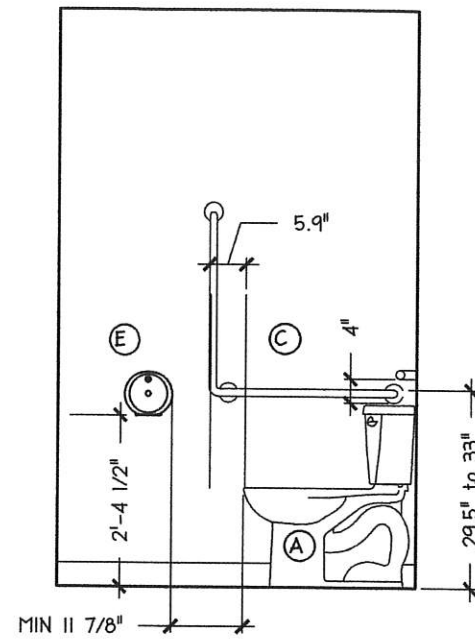
FLI - EXISTING UPPER FLOOR - EXACT COMPOSITION NOT KNOWN

45 MIN. BASED ON NBC TYPE F4c TABLE 9.10.3.1-A
 3/4" PLYWOOD OR OSB SUBFLOOR WITH 11-7/8" WOOD 1 JOIST OR JOISTS SPACED NO MORE THAN 16" O.C. (OPEN UP CEILING TO VERIFY JOISTS SIZE AND SPACING SPACING WITH SHOP DRAWINGS), 3.5" MINERAL WOOL SOUND IN CAVITY, 2 LAYERS OF 5/8" TYPE X GYP. BD. TYPE X



Drawing No. A3

Project: 33 ELM ST. Wolfville Interior reno
 Drawing: CROSS SECTION
 Scale: 1/4" = 1'-0"
 Date: JAN. 30 2023



ALL WORK TO BE IN COMPLIANCE WITH NATIONAL AND NOVA SCOTIA BUILDING CODES

NOVA SCOTIA BARRIER FREE ACCESSORIES

BATHROOM ENTRANCE DOOR 36" WIDE X 6'-8" H TO SWING IN MIN. CLEAR OPENING OF 31.5 IN THE OPEN POSITION

DOOR OPERATOR, (B) HAVE A DOOR COMPLYING WITH ARTICLE 3.8.3.6. THAT (1) HAS A LATCH-OPERATING MECHANISM LOCATED 35.4" TO 39.4" ABOVE THE FLOOR THAT IS CAPABLE OF BEING LOCKED FROM THE INSIDE AND RELEASED FROM THE OUTSIDE IN CASE OF EMERGENCY. (B) HAVE A DOOR COMPLYING WITH ARTICLE 3.8.3.6.

INWARD SWINGING DOOR WITH A D SHAPED DOOR PULL NOT LESS THAN 5.5" LONG LOCATED ON THE OUTSIDE SO THAT ITS MIDPOINT IS NOT LESS THAN 5" AND NOT MORE THAN 7.8" FROM THE LATCHED SIDE OF THE DOOR AND NOT LESS THAN 35.4" MM AND NOT MORE THAN 39.4" ABOVE THE FLOOR. SELF CLOSING DOOR WHEN AT REST, THE DOOR IS AJAR BY NOT MORE THAN 50 MM BEYOND THE JAMB,

(A) ADA TOILET EQUIPPED WITH A SEAT LOCATED AT NOT LESS THAN 16.9" AND NOT MORE THAN 18" ABOVE THE FLOOR, FLUSH AUTOMATICALLY OR BE EQUIPPED WITH A FLUSHING CONTROL THAT IS LOCATED 19.7" TO 35.4" ABOVE THE FLOOR, AND IS LOCATED NO MORE THAN 13.78" FROM THE TRANSFER SIDE, AND COMPLIES WITH CLAUSE 3.8.3.8.(1)(B), BE EQUIPPED WITH A SEAT LID OR OTHER BACK SUPPORT, AND WHERE IT HAS A TANK, HAVE A SECURELY ATTACHED TANK TOP. TOILET TO HAVE OPEN FACE TYPE TOILET SEAT

(B) ADA WALL MOUNTED SINK with faucets complying with Sentence 3.7.2.3.(4), (NBC Part 3, Division B) CLEARANCE BELOW = 30" WIDE MIN. CLEARANCE BELOW = 28" HIGH AT FRONT EDGE & 27" HIGH AT POINT 7" BACK FROM FRONT EDGE, AND 9" HIGH AT A POINT 11" TO 16" IN FROM THE FRONT EDGE - HAVE INSULATED WATER SUPPLY AND DRAIN WHERE PIPES ARE EXPOSED

SINK SHOWN IS AMERICAN STANDARD MURRO UNIVERSAL DESIGN ADA WALL-HUNG SINK WITH KNEE GUARD

CAN BE SUBSTITUTED FOR A SINK MEETING ALL REQUIRED CLEARANCES



(B) SINK SHOWN IS AMERICAN STANDARD MURRO UNIVERSAL DESIGN ADA WALL-HUNG SINK WITH KNEE GUARD

CAN BE SUBSTITUTED FOR A SINK MEETING ALL REQUIRED CLEARANCES

(C) L SHAPED GRAB BAR BESIDE TOILET, HORIZONTAL & VERTICAL MEMBERS MIN. 30" LONG / HORIZONTAL COMPONENT INSTALLED 29.5 TO 33" A.F.F. / VERTICAL COMPONENT 5.9" IN FRONT OF TOILET

(D) GRAB BAR 24" WIDE HORIZONTAL BEHIND TOILET, D MOUNTED ABOVE TANK SO THERE IS 4" CLEAR SPACE BETWEEN THE TANK AND THE GRAB BAR

(E) TOILET PAPER DISP. MOUNTED SO THE BOTTOM 24" TO 31.5" MAX AFF AND CLOSEST EDGE TO THE TOILET IS 11-7/8"

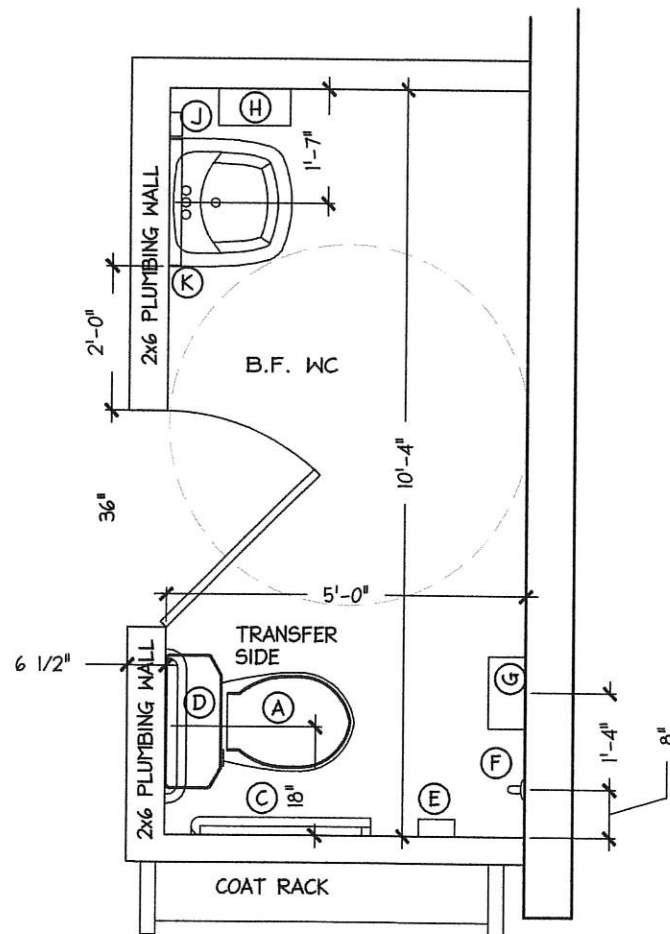
(F) COAT HOOK MAX 47" AFF AND PROJECTING NO MORE THAN 2"

(G) SHELF, LOCATED NOT MORE THAN 47" ABOVE THE FLOOR,

(H) PAPER TOWEL DISP. MAX 47" AFF

(J) SOAP DISP. COMPLIES WITH CLAUSE 3.8.3.8.(1)(B) AND IS LOCATED NOT MORE THAN 43" ABOVE THE FLOOR WITHIN 19.5" FROM THE FRONT OF THE LAVATORY, AND (SEE NOTE A-3.8.3.15.(1)(F), NBC)

(K) ANGLED MIRROR, BOTTOM MAX. 39" A.F.F.



ADD BLOCKING ION WALL FOR ACCESSORIES - NEW WALLS AROUND BATHROOM AND OFFICE TO HAVE SOUND BATT

VERIFY ALL MATERIAL FINISHES AND COLOURS WITH CLIENT

Drawing No.

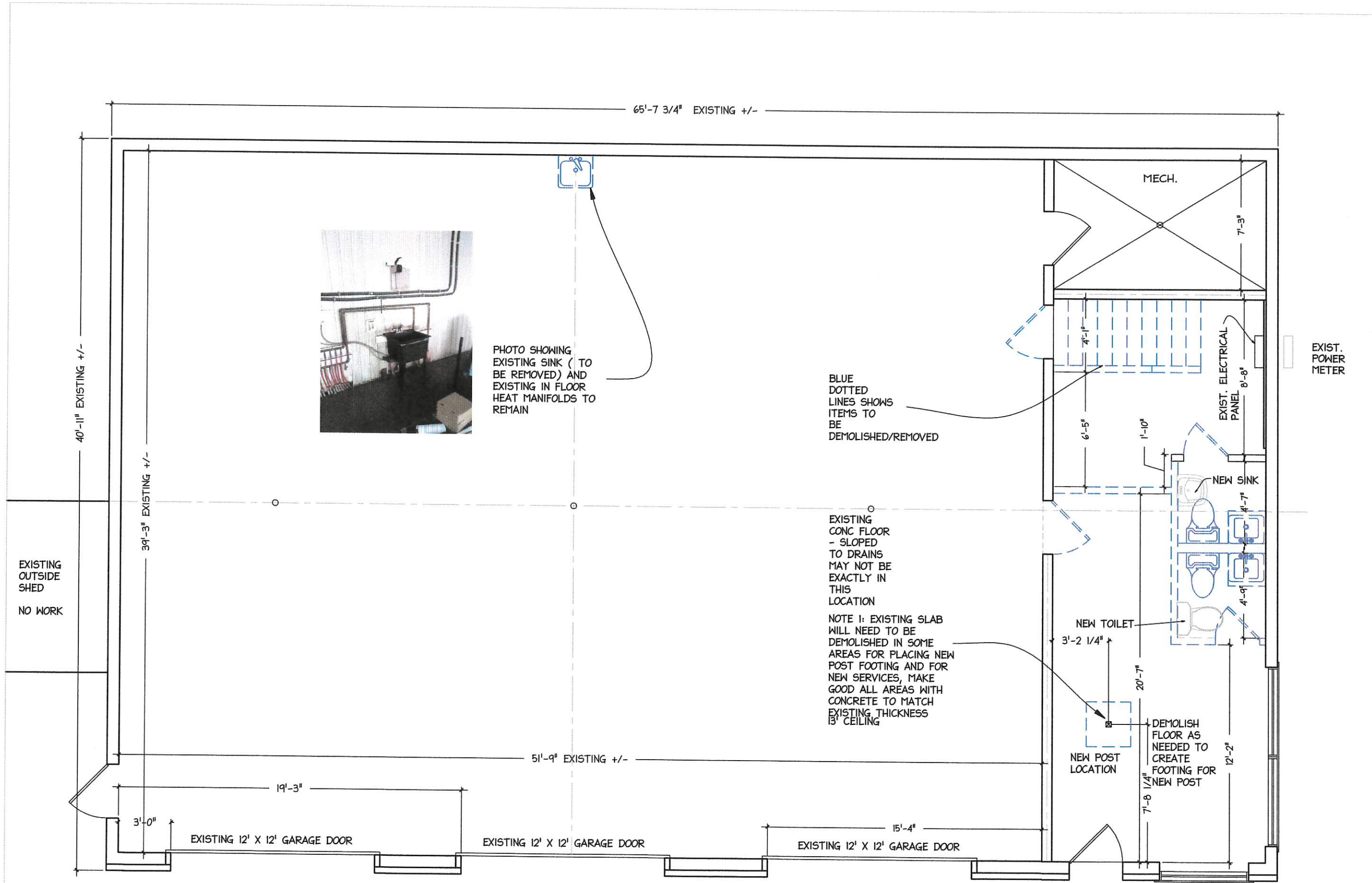
A4

Project: 33 ELM ST. Wolfville Interior reno

Drawing: NEW B.F. WASHROOM DETAIL

Date: JAN. 30 2023

Scale: 3/8" = 1'-0"

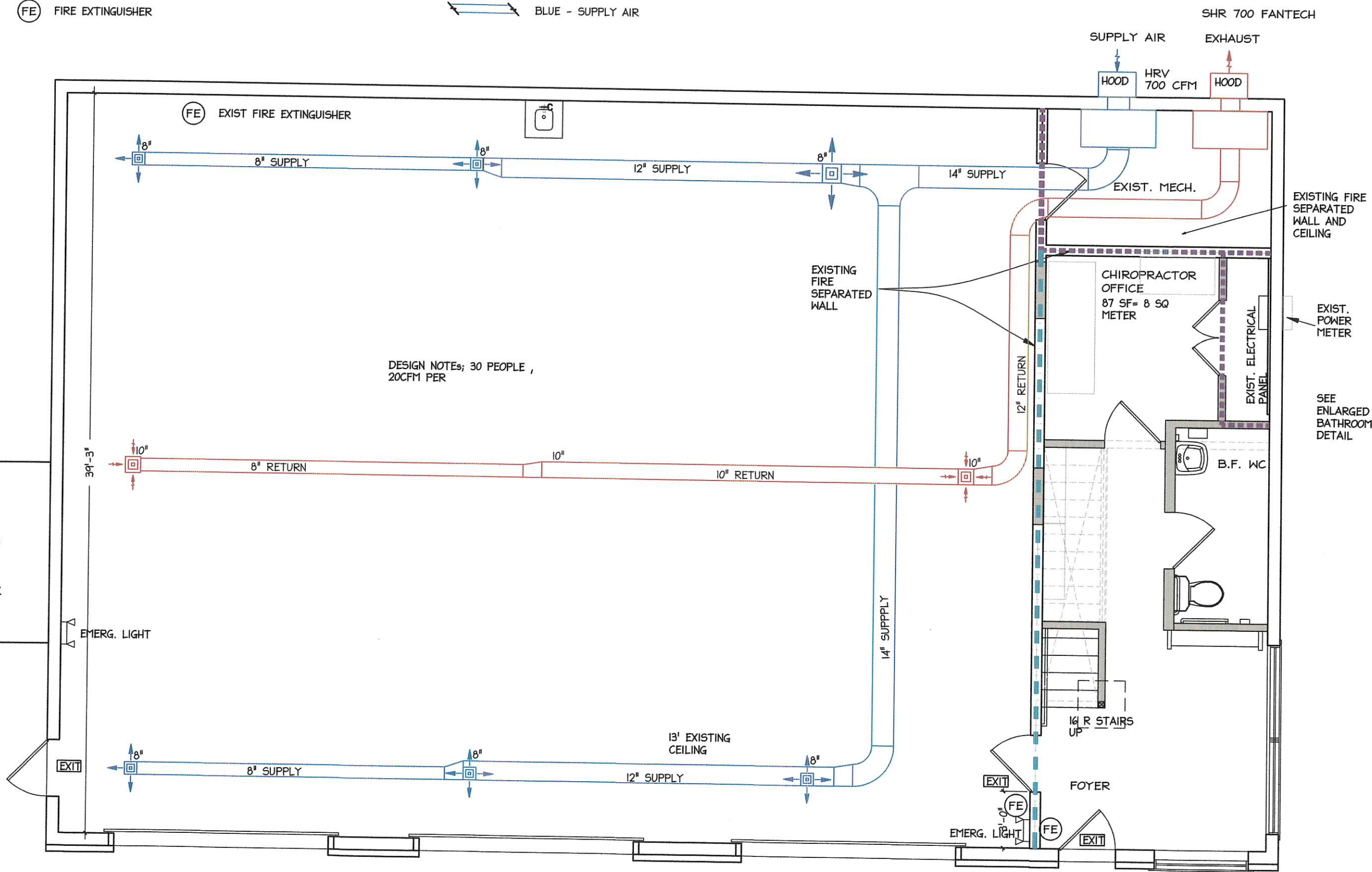


Drawing No.
EI

Project: 33 ELM ST. Wolfville Interior reno
 Drawing: EXISTING & DEMOLITION FLOOR PLAN
 Scale: 3/16" = 1'-0"
 Date: JAN. 29 2023

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-  NEW INTERIOR WALLS SHOWN HATCHED
-  1 HOUR FIRE RATING OR SEPARATION WALLS
-  45 MIN FIRE RATING OR SEPARATION
-  FIRE EXTINGUISHER
-  RED - RETURN AIR
-  BLUE - SUPPLY AIR



Drawing No.
M1

Project: 33 ELM ST. Wolfville Interior reno
 Drawing: PROPOSED MAIN FLOOR HVAC
 Scale: 3/16" = 1'-0"
 Date: FEB 8 2023

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