

COTTAGE RENOVATION & EXTENSION PLANS

ALPHA ENGINEERING
LIMITED

11 JONES ROAD
BISHOP'S COVE, NL
AOA 3X1

709-589-5258
www.alphaengineeringltd.com

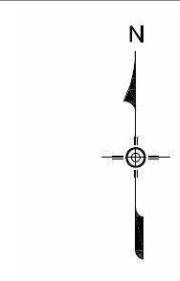
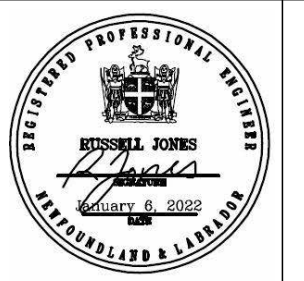
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COTTAGE PLANS

ALPHA Engineering Ltd

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 A0A 3X1
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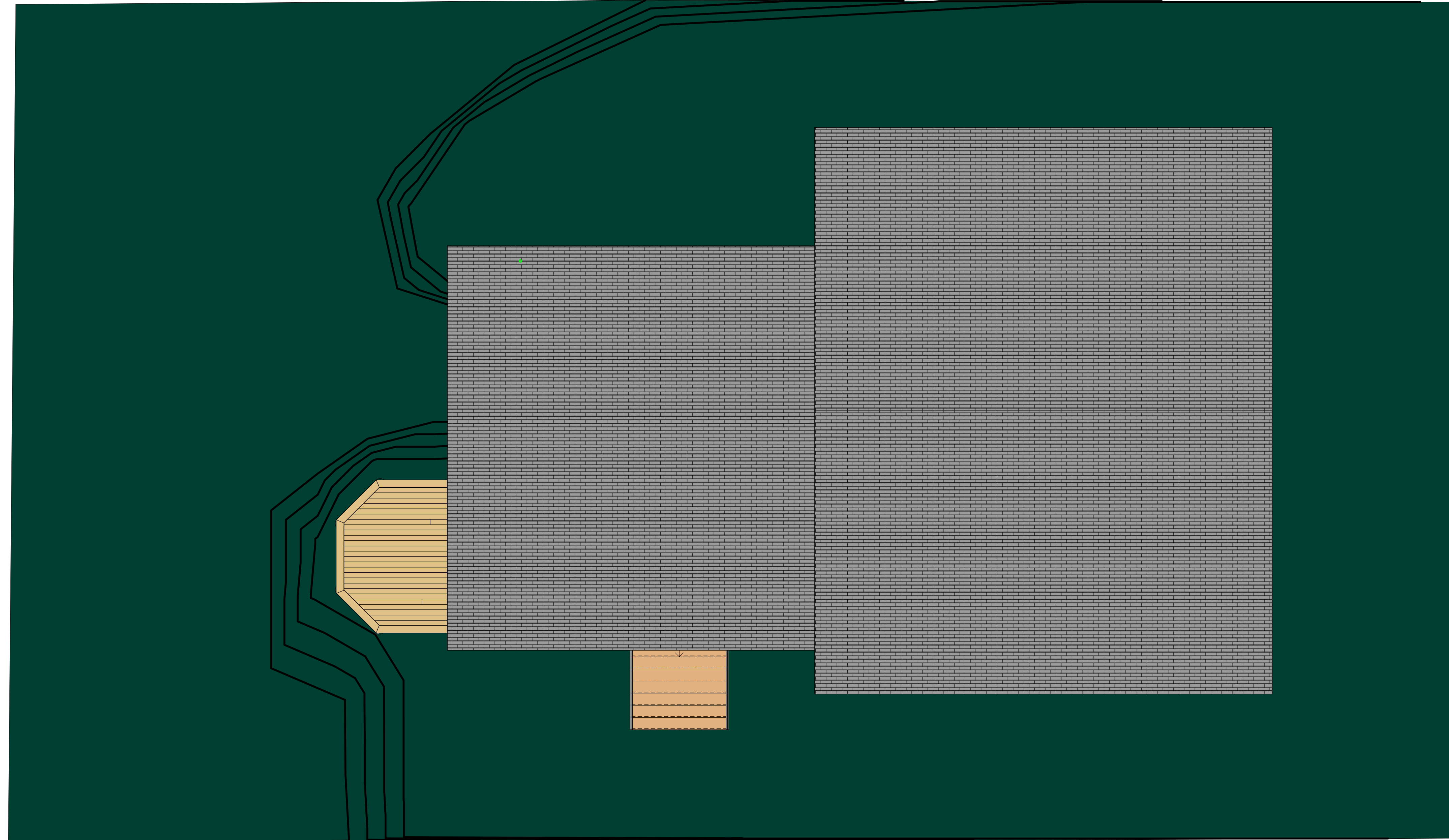
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1 Site Plan
 3/16" = 1'-0"

Project Drawing List	
Sheet Number	Sheet Name
0	Cover
A1	Site Plan & Project Drawing List
A2	Room Schedules
A3	Northeast 3D View
A4	Southwest 3D View
A5	Northwest 3D View
A6	Southeast 3D View
A7	Building North & South Elevations
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A9	Footing & Foundation Dims
A10	Garage Floor Dimensions
A11	First Floor Dimensions
A12	Windows & Doors Plans & Schedules
A13	Framing Details & Specification
A14	Stair Sections

Revision Schedule

Revision	Description	Date
1	IFC	Jan 6, 2022

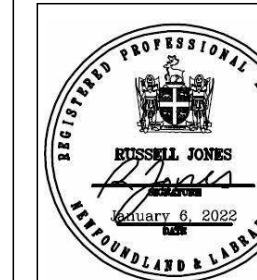
Cottage Reno 1 Site Plan & Project Drawing List

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

A1

Scale 3/16" = 1'-0"

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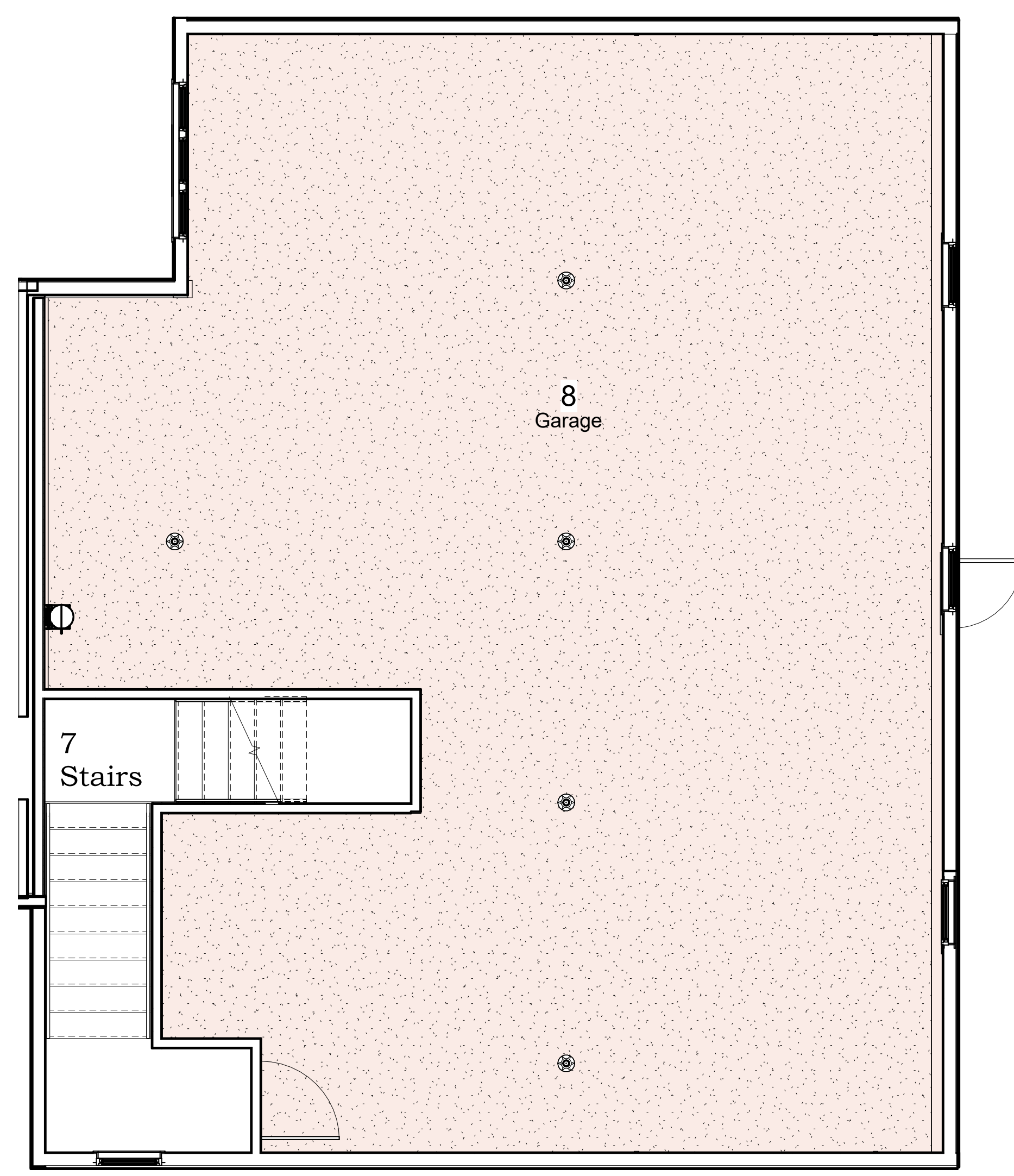
No.	Description	Date
1	IFC	Jan 6, 2022

Cottage Reno 1
Room Schedules

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

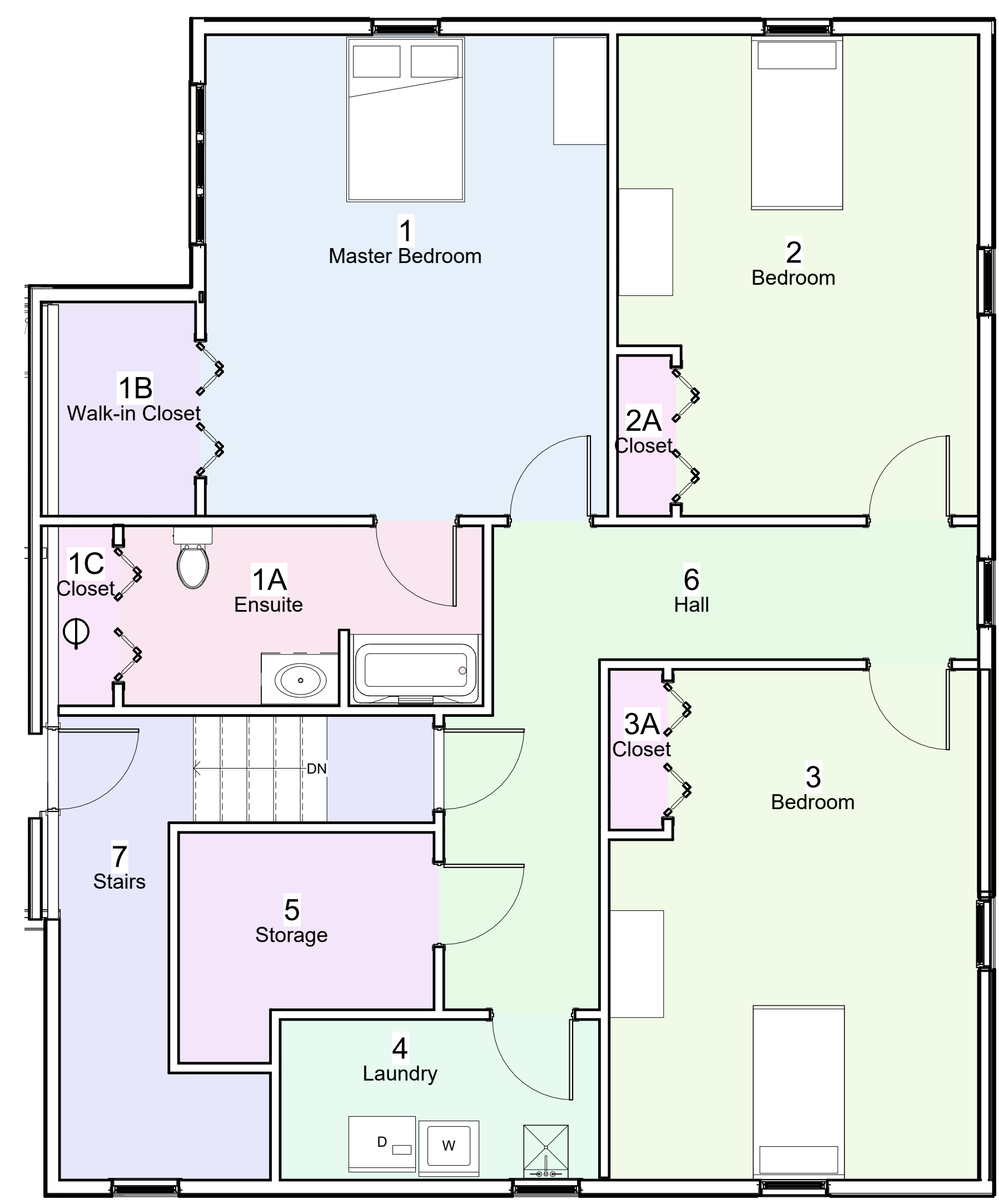
A2

Scale 1/4" = 1'-0"



① Garage Room Schedule
1/4" = 1'-0"

Room Schedule	
Number	Name
1	Master Bedroom
1A	Ensuite
1B	Walk-in Closet
1C	Closet
2	Bedroom
2A	Closet
3	Bedroom
3A	Closet
4	Laundry
5	Storage
6	Hall
7	Stairs
8	Garage



② First Room Schedule
1/4" = 1'-0"

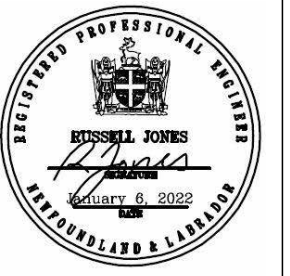
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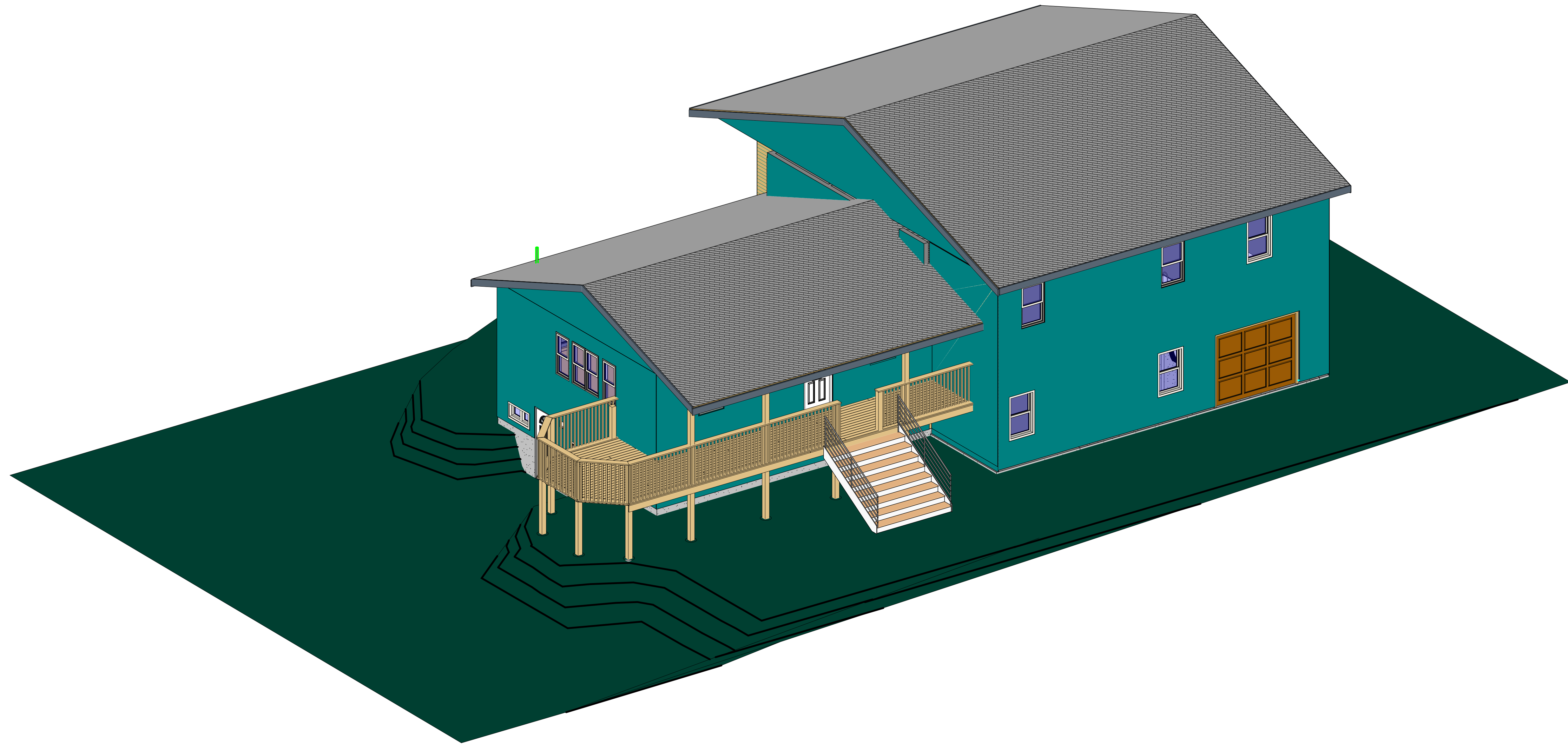


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1 Northeast 3D View

Revision Schedule

Revisi on	Description	Date
1	IFC	Jan 6, 2022

**Cottage Reno 1
 Northeast 3D View**

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

A3

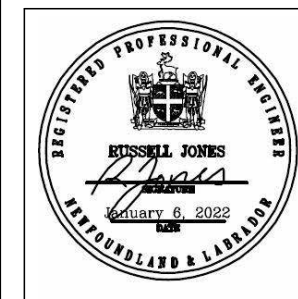
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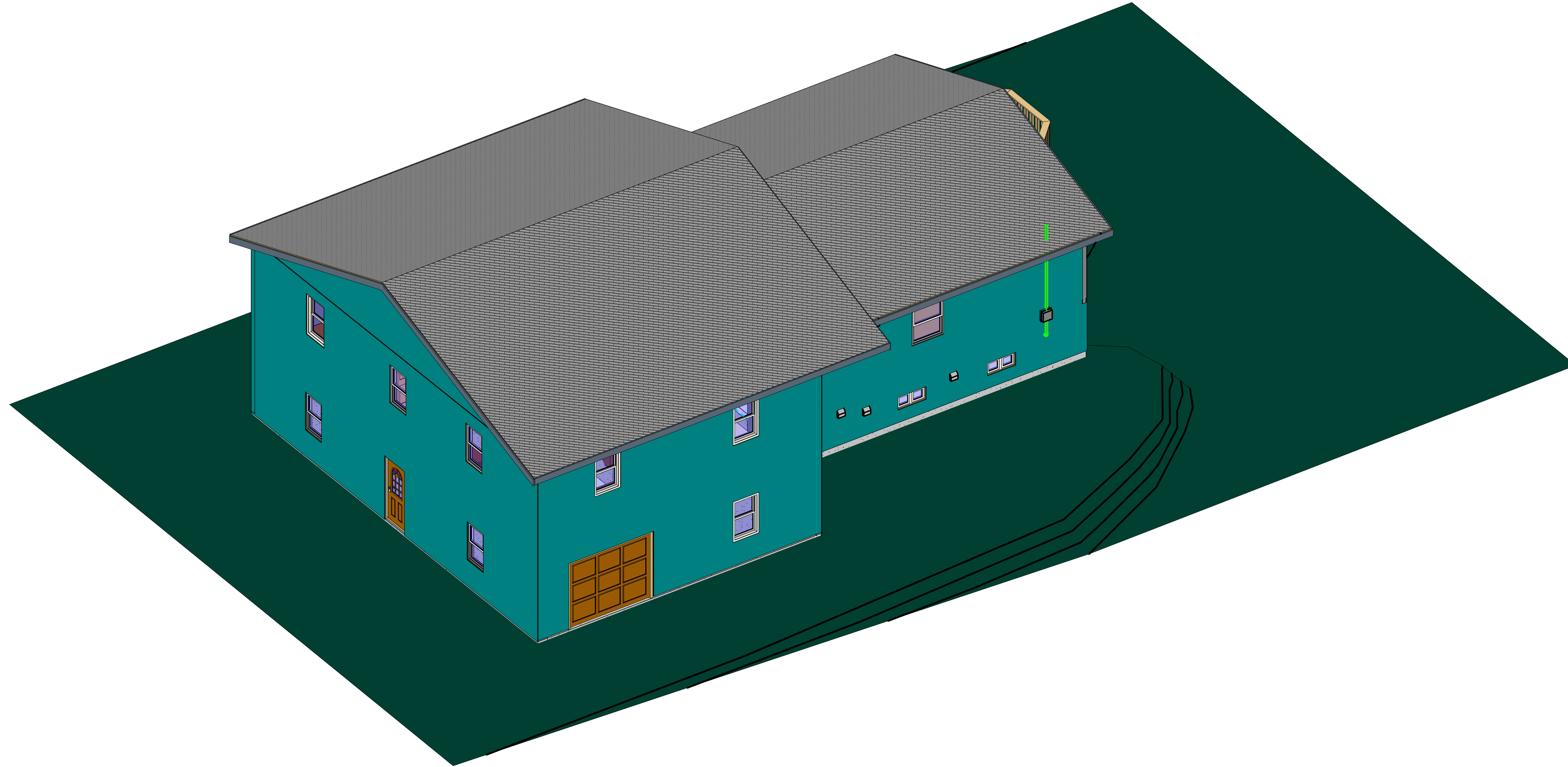
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① Southwest 3D View

Revision Schedule

Revision	Description	Date
1	IFC	Jan 6, 2022

Cottage Reno 1
Southwest 3D View

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

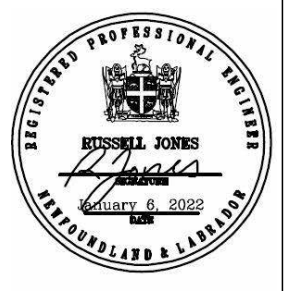
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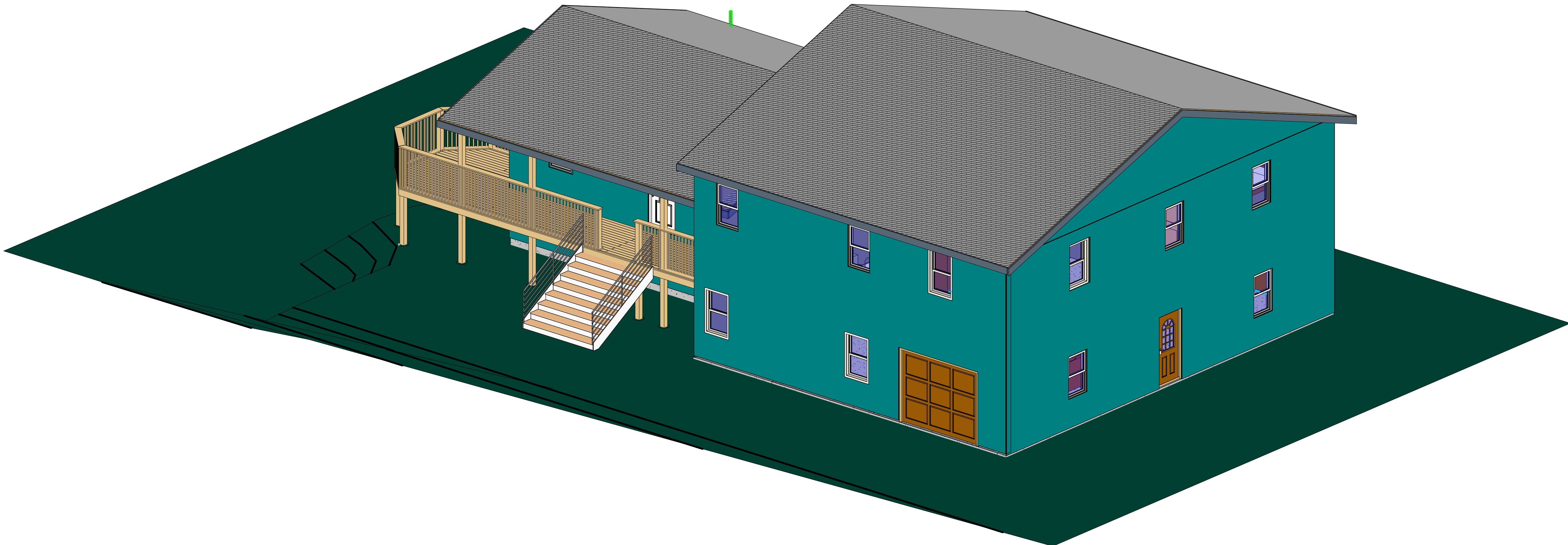
**Cottage Reno 1
Northwest 3D View**

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

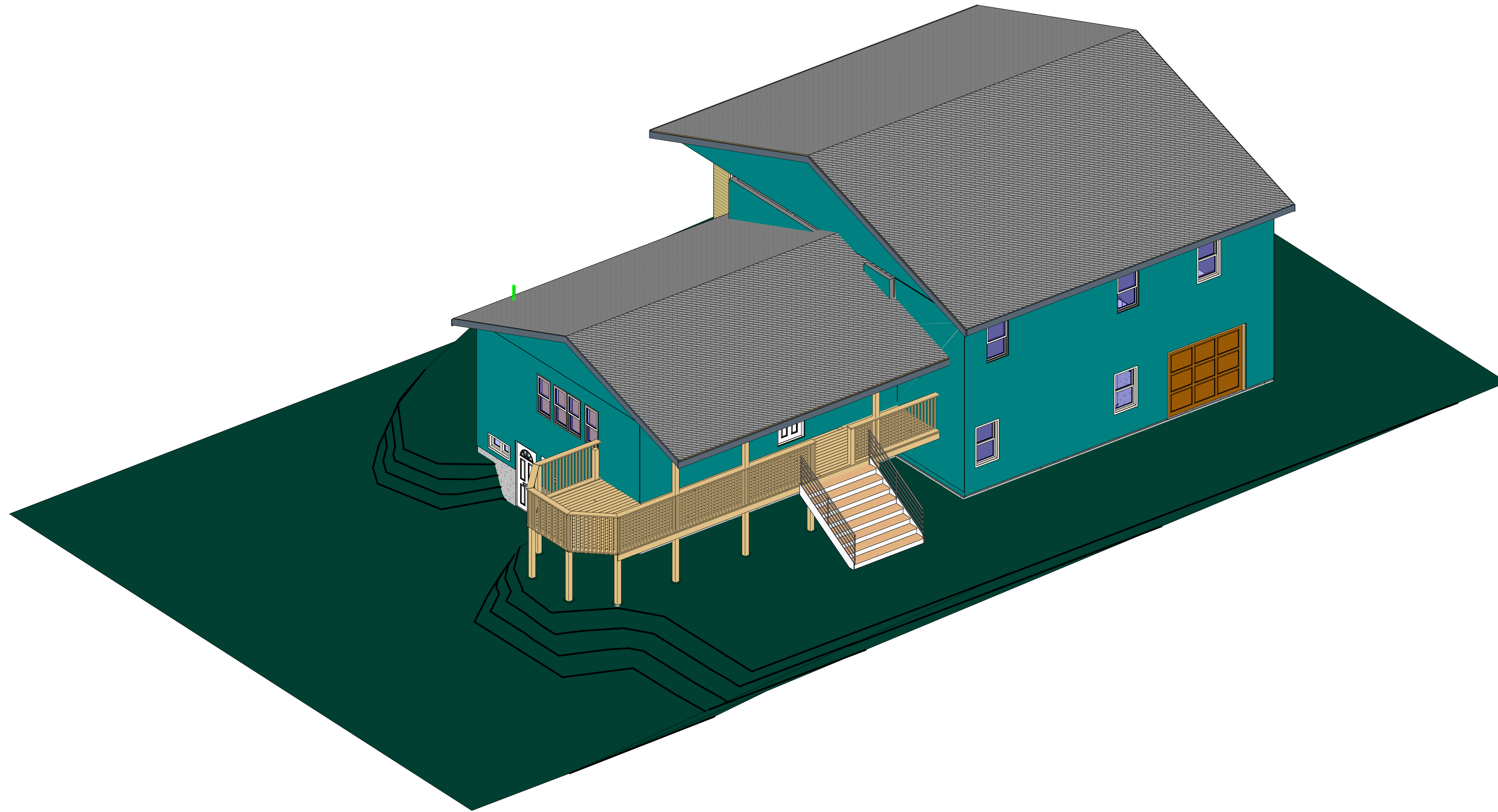
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Scale

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① Northwest 3D View

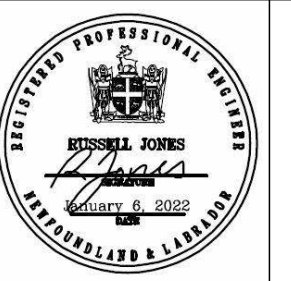


① Southeast 3D View

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A0A 3X1
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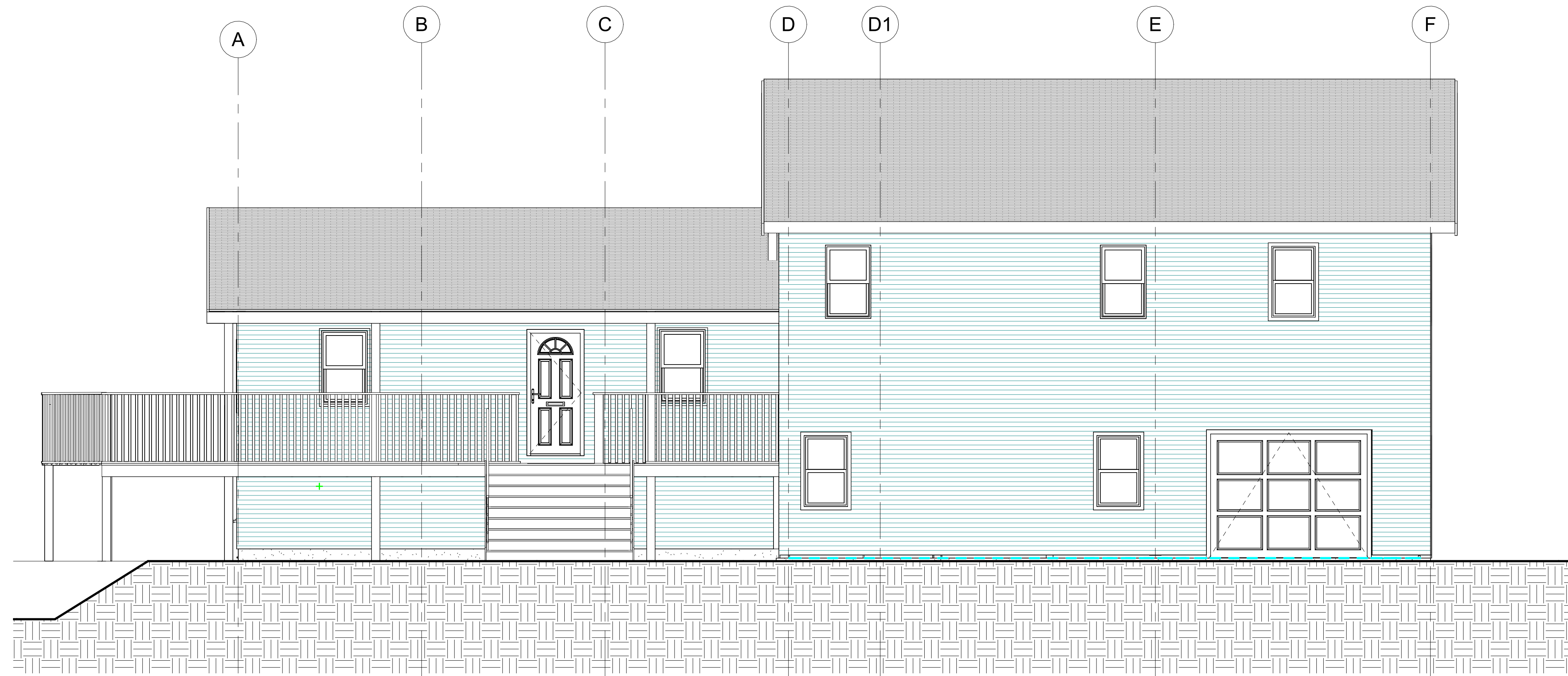
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1	IFC	Jan 6, 2022

**Cottage Reno 1
Southeast 3D View**

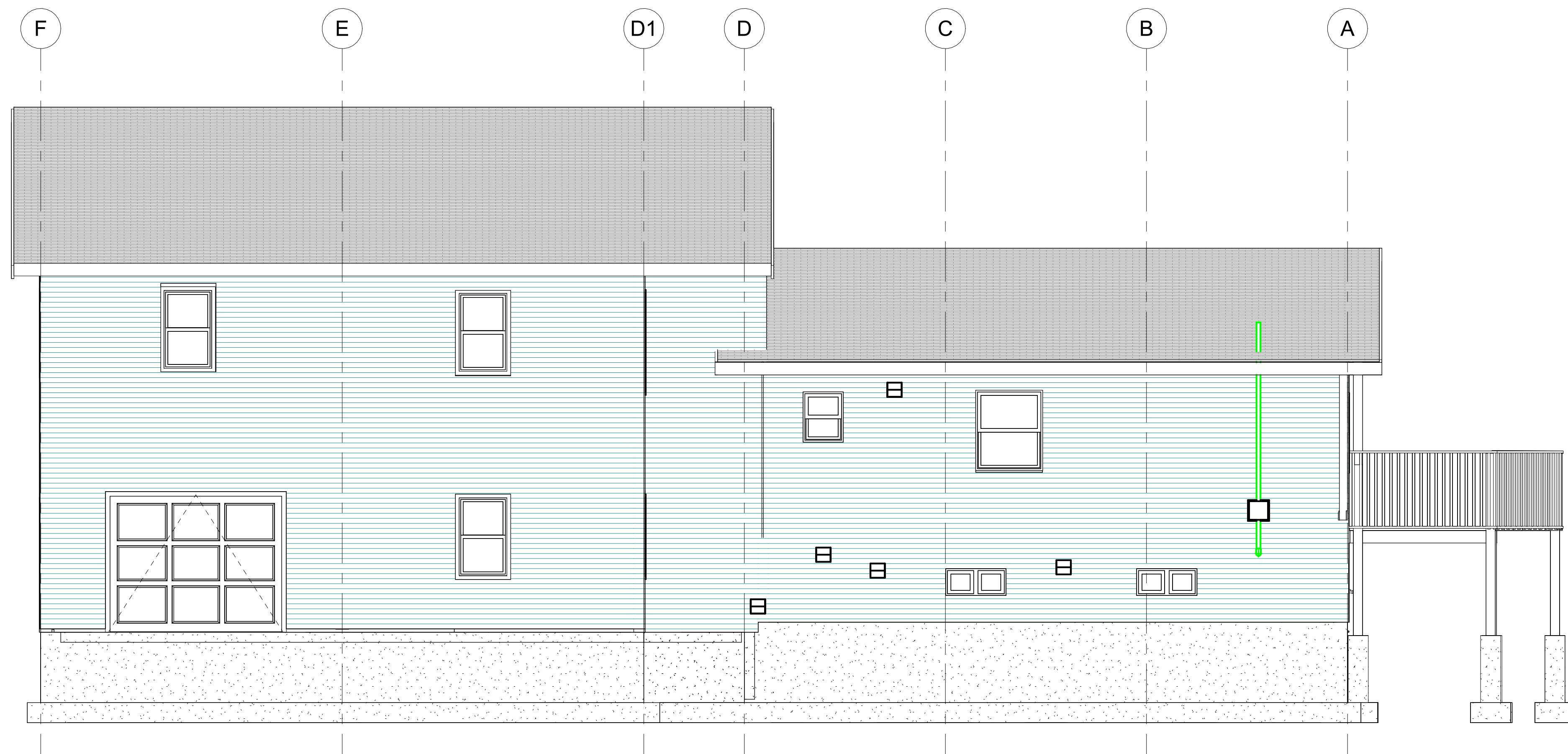
Project number	2021-07
Date	06/01/22
Drawn by	RLJ
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2A North Elevation
1/4" = 1'-0"

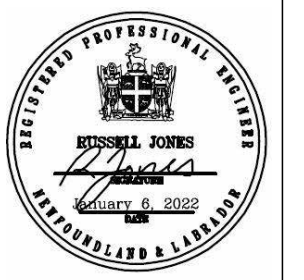


2 South Elevation
1/4" = 1'-0"

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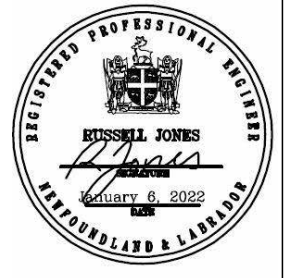
Cottage Reno 1 Building North & South Elevations

Project number 2021-07
Date 06/01/22
Drawn by RLJ
Checked by RLJ

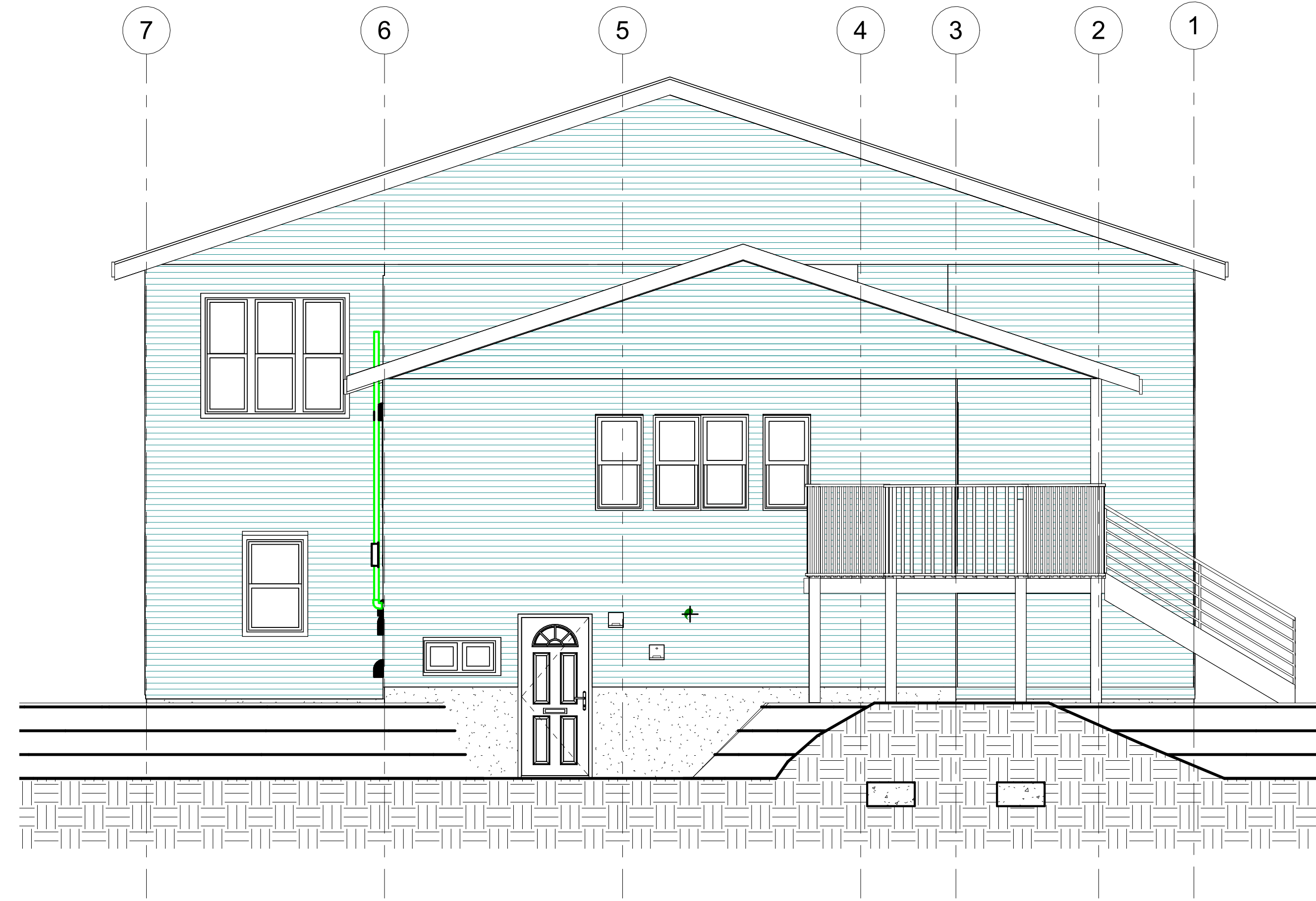
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Scale 1/4" = 1'-0"

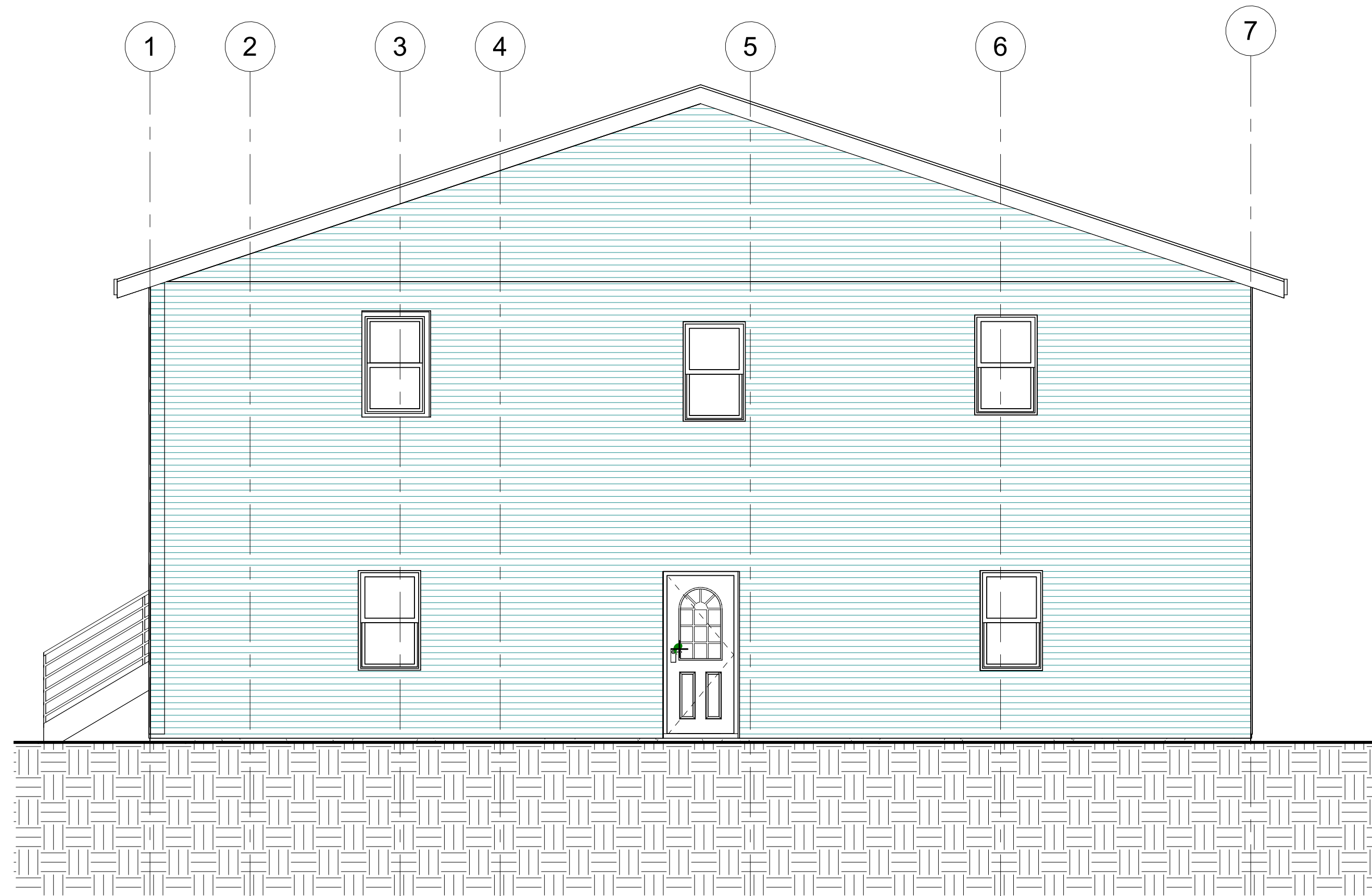
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① East Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"

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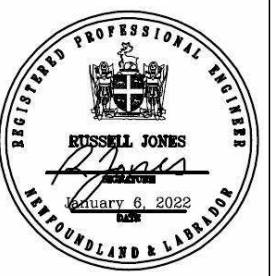
Cottage Reno 1
Building East & West
Elevations

Project number 2021-07
Date 06/01/22
Drawn by RLJ
Checked by RLJ

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Revision Schedule

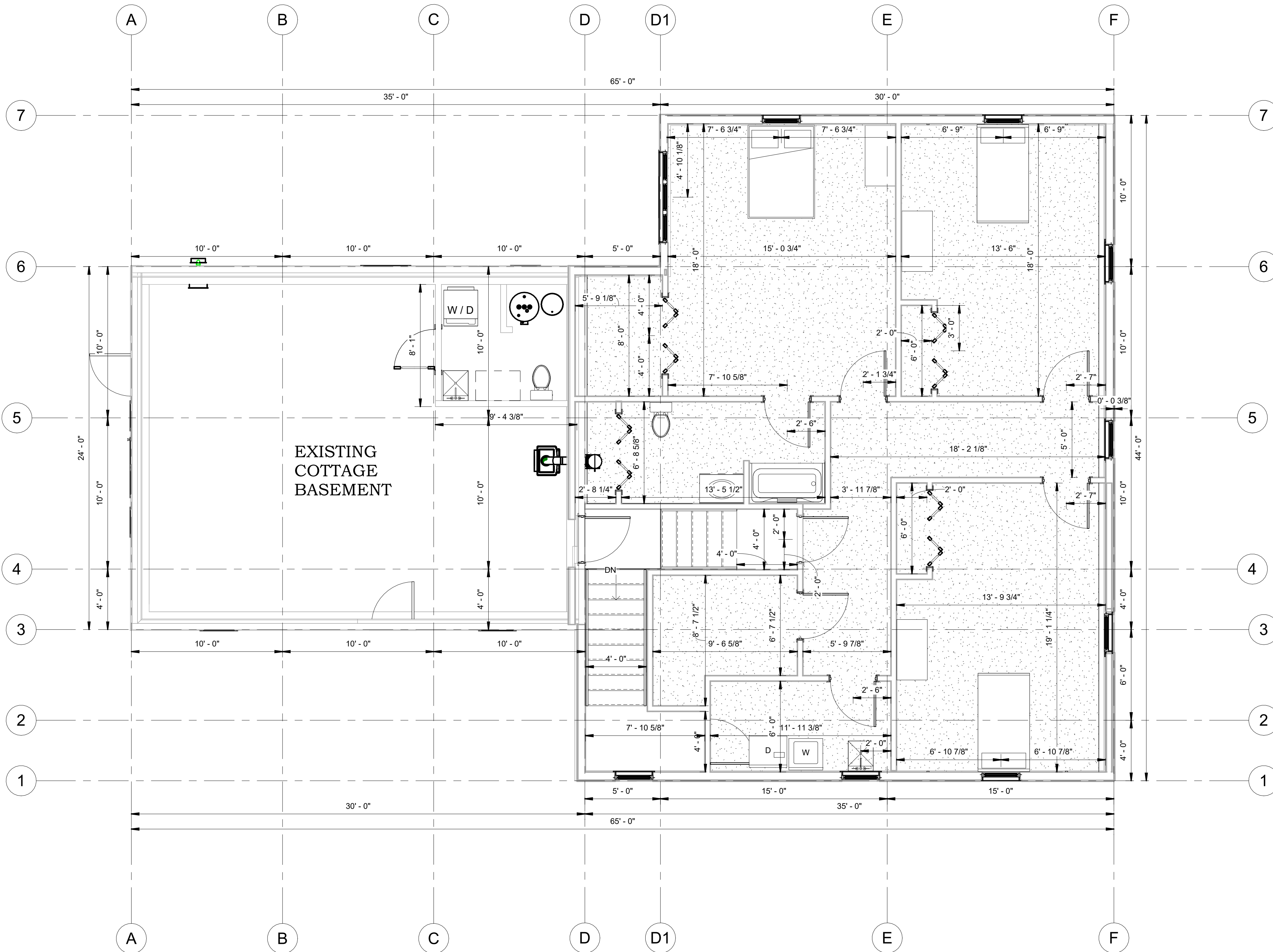
Revision	Description	Date
1	IFC	Jan 6, 2022

Cottage Reno 1
First Floor Dimensions

Project number 2021-07
Date 06/01/22
Drawn by RLJ
Checked by RLJ

A11

Scale 1/4" = 1'-0"

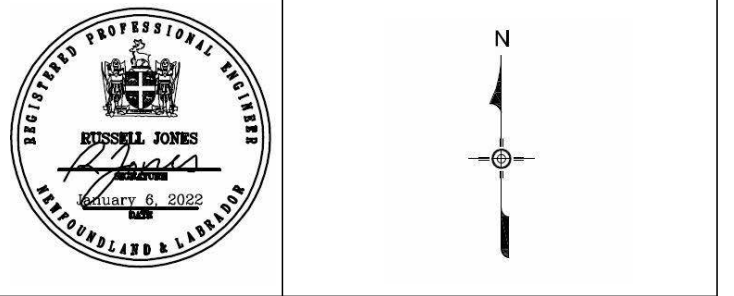


1 First Floor Dimensions
1/4" = 1'-0"

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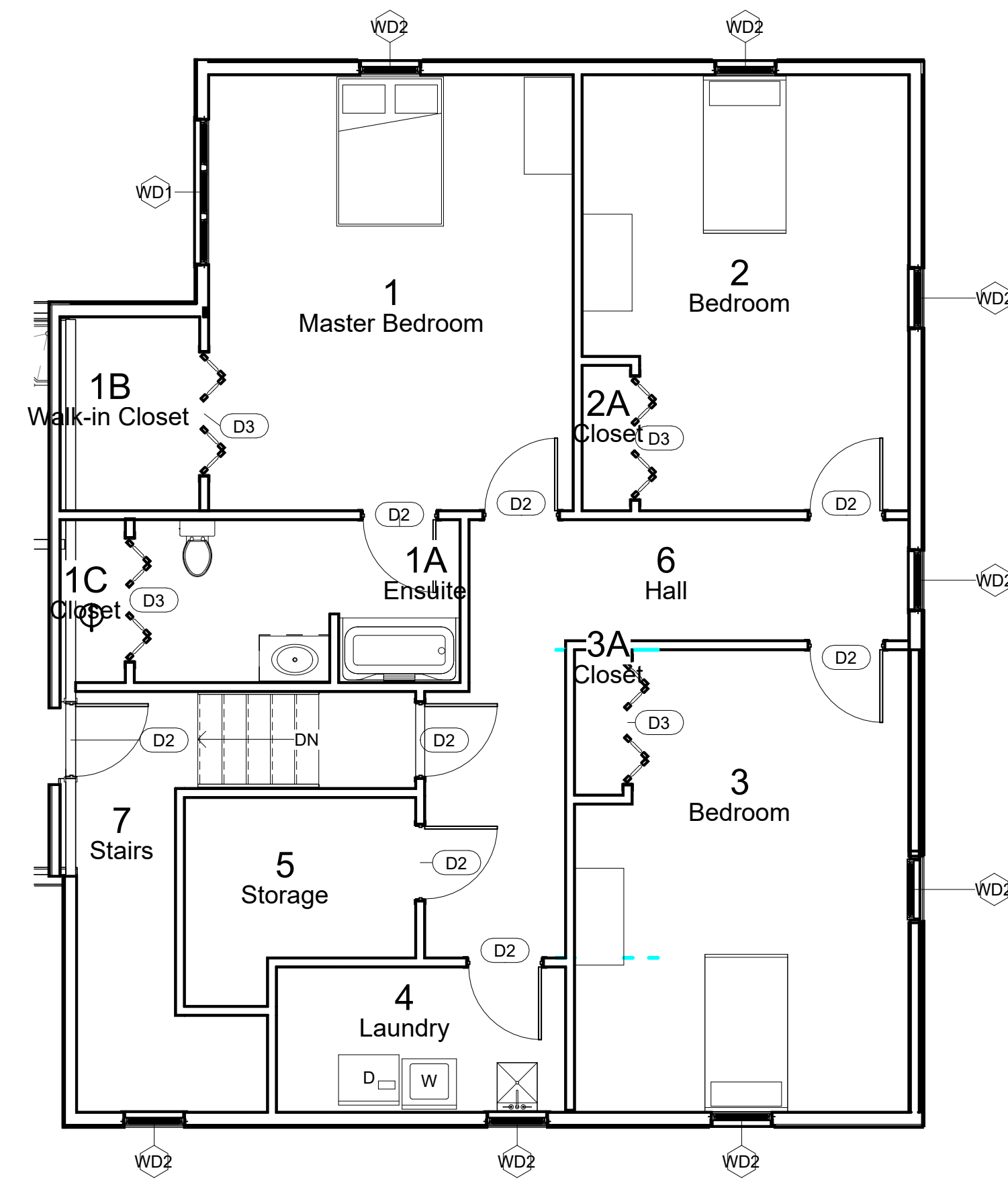


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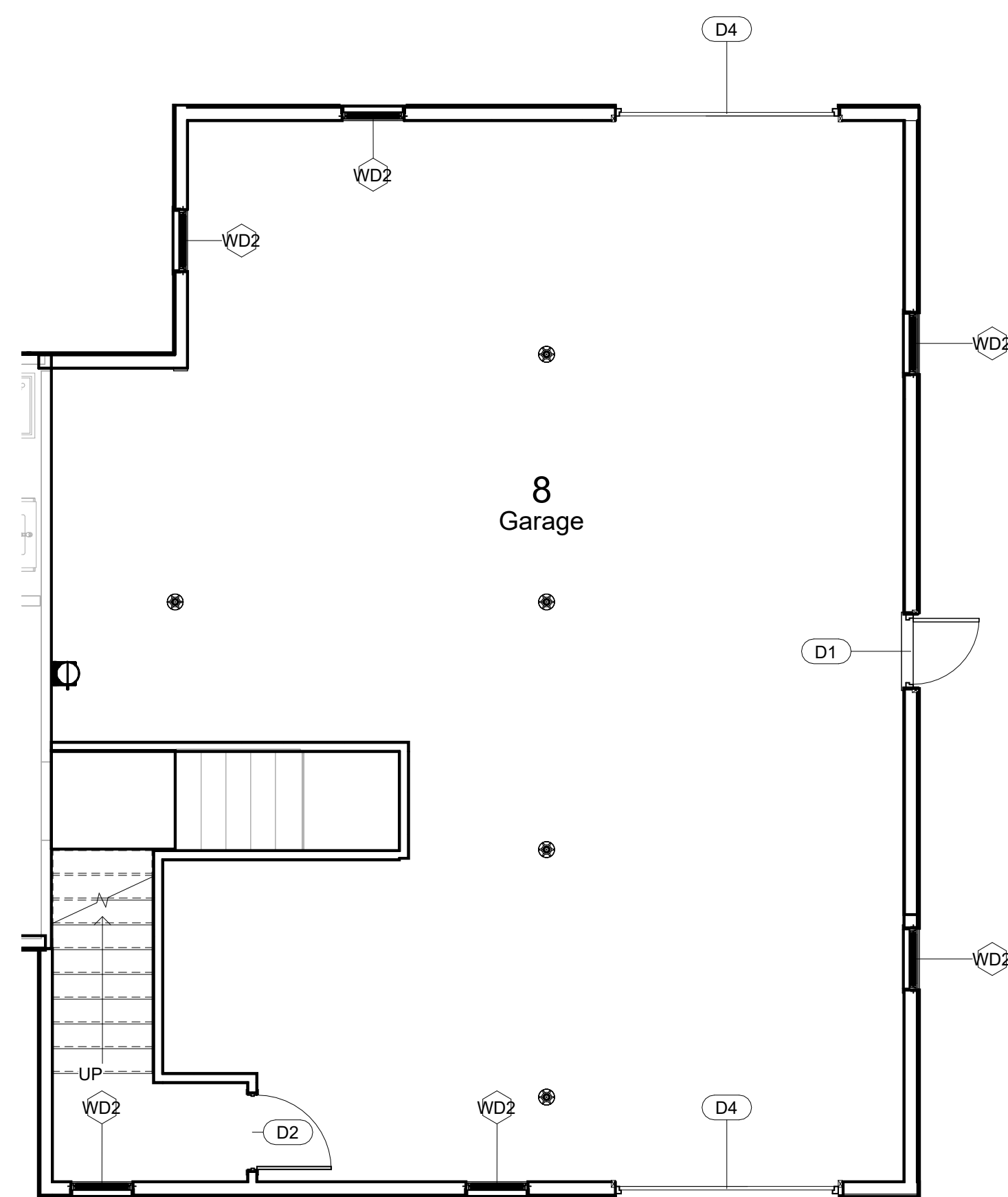
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1 First Windows & Doors
3/16" = 1'-0"

Door Schedule				
Door Number	Room Name & Number	Width	Height	Comments
D1	8 Garage	3' - 0"	6' - 8"	Steel Exterior Door With Vented Sliding Glass Window
D2	1 Master Bedroom	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	1A Ensuite	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	2 Living Room	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	7 Stairs	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	7 Stairs	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	8 Garage	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	4 Laundry	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	3 Bedroom	3' - 0"	6' - 8"	Interior Wood Panel Door
D2	5 Storage	3' - 0"	6' - 8"	Interior Wood Panel Door
D3	7 Stairs	5' - 0"	6' - 8"	Interior Bi-Fold Wood Panel Door
D3	1B Walk-in Closet	5' - 0"	6' - 8"	Interior Bi-Fold Wood Panel Door
D3	2A Closet	5' - 0"	6' - 8"	Interior Bi-Fold Wood Panel Door
D3	3A Closet	5' - 0"	6' - 8"	Interior Bi-Fold Wood Panel Door
D4	8 Garage	9' - 0"	7' - 0"	Insulated Garage Door With Windows
ED1	Cottage Main WR Door	2' - 8"	6' - 8"	Existing Cottage Door
ED2	Cottage Basement WR Door	2' - 8"	6' - 8"	Existing Cottage Door
ED3	Main Cottage Entrance	0' - 0"	0' - 0"	Existing Cottage Door
ED4	Cottage Basement Entrance Door	0' - 0"	0' - 0"	Existing Cottage Door



2 Garage Windows & Doors
3/16" = 1'-0"

Window Schedule				
Type Mark	Room Name & Number	Width	Height	Comments
EWD-1	Existing Cottage	2' - 6"	4' - 0"	Existing Cottage Window
EWD-1	Existing Cottage	2' - 6"	4' - 0"	Existing Cottage Window
EWD-2	Existing Cottage	2' - 0"	4' - 0"	Existing Cottage Window
EWD-2	Existing Cottage	2' - 0"	4' - 0"	Existing Cottage Window
EWD-2	Existing Cottage	2' - 0"	4' - 0"	Existing Cottage Window
EWD-2	Existing Cottage	2' - 0"	4' - 0"	Existing Cottage Window
EWD-3	Existing Cottage	3' - 0"	1' - 4"	Existing Cottage Window
EWD-3	Existing Cottage	3' - 0"	1' - 4"	Existing Cottage Window
EWD-3	Existing Cottage	3' - 0"	1' - 4"	Existing Cottage Window
EWD-5	Existing Cottage	3' - 4"	4' - 0"	Existing Cottage Window
EWD-6	Existing Cottage	2' - 0"	2' - 6"	Existing Cottage Window
WD1	1 Master Bedroom	6' - 0"	5' - 0"	Existing Cottage Window
WD2	1 Master Bedroom	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	4 Laundry	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	3 Bedroom	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	8 Garage	2' - 6"	4' - 0"	Insulated Garage Door with Windows
WD2	8 Garage	2' - 6"	4' - 0"	Insulated Garage Door with Windows
WD2	2 Bedroom	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	8 Garage	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	3 Bedroom	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	2 Bedroom	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	8 Garage	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	8 Garage	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	8 Garage	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	8 Garage	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	4 Laundry	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window
WD2	2 Bedroom	2' - 6"	4' - 0"	Triple Glazed, Low-E & Argon Filled Solid Vinyl Casement Window

Revision Schedule

Revision	Description	Date
1	IFC	Jan 6, 2022

Cottage Reno 1 Windows & Doors Plans & Schedules

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

A12

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GENERAL

1. THE CONTRACTOR SHALL VISIT AND INSPECT THE SITE AND SHALL ALSO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT HE MAY BE THOROUGHLY FAMILIAR WITH THE SITE AND LOCAL CONDITIONS, AND ALL MATTERS WHICH CAN IN ANYWAY AFFECT THE WORK COVERED BY THESE DRAWINGS AND SPECIFICATION.
2. OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY AUTHORITIES HAVING JURISDICTION. COORDINATE THE PAYMENT OF THE SAME WITH THE OWNER.
3. ALL WORK SHALL BE IN DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NBC, NPC, CEC, NFC, ASHRAE, SMACNA AND ALL AUTHORITIES HAVING JURISDICTION.
4. ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER AND INACCORDANCE WITH GENERALLY ACCEPTED STANDARDS OF GOOD PRACTICE. ALL WORK SHALL BE COMPLETED BY QUALIFIED TRADE PERSONS. ALL WORK SHALL COMPLY INACCORDANCE WITH NBC AND ALL OTHER APPLICABLE CODES AND REGULATIONS GOVERNING.
5. CONDUCT HEALTH AND SAFETY OPERATIONS IN STRICT ACCORDANCE WITH LATEST EDITION OF THE NL'S OCCUPATIONAL HEALTH AND SAFETY (OH&S) ACT AND REGULATIONS-NL REGULATION 5/12 OCCUPATIONAL HEALTH AND SAFETY REGULATIONS.
6. ALL PRODUCTS USED ON THIS PROJECT SHALL HAVE A MINIMUM FLAME SPREAD RATING OF 25 AND MAXIMUM SMOKE DEVELOPED RATING OF 50 IN ACCORDANCE WITH CAN4-S102.7. ALL MATERIALS AND EQUIPMENT USED ON THIS PROJECT ARE TO BE NEW AND CSA APPROVED.
7. COORDINATE WITH THE OWNER, ALL EQUIPMENT THE OWNER IS PROVIDING.
8. FLASH AND SEAL ALL BUILDING OPENINGS TO PROVIDE A WEATHER TIGHT CONSTRUCTIONS.
9. CONCRETE DESIGN STRENGTH: 30MPA AT 28 DAYS.

WOOD FRAME BUILDING CONSTRUCTION

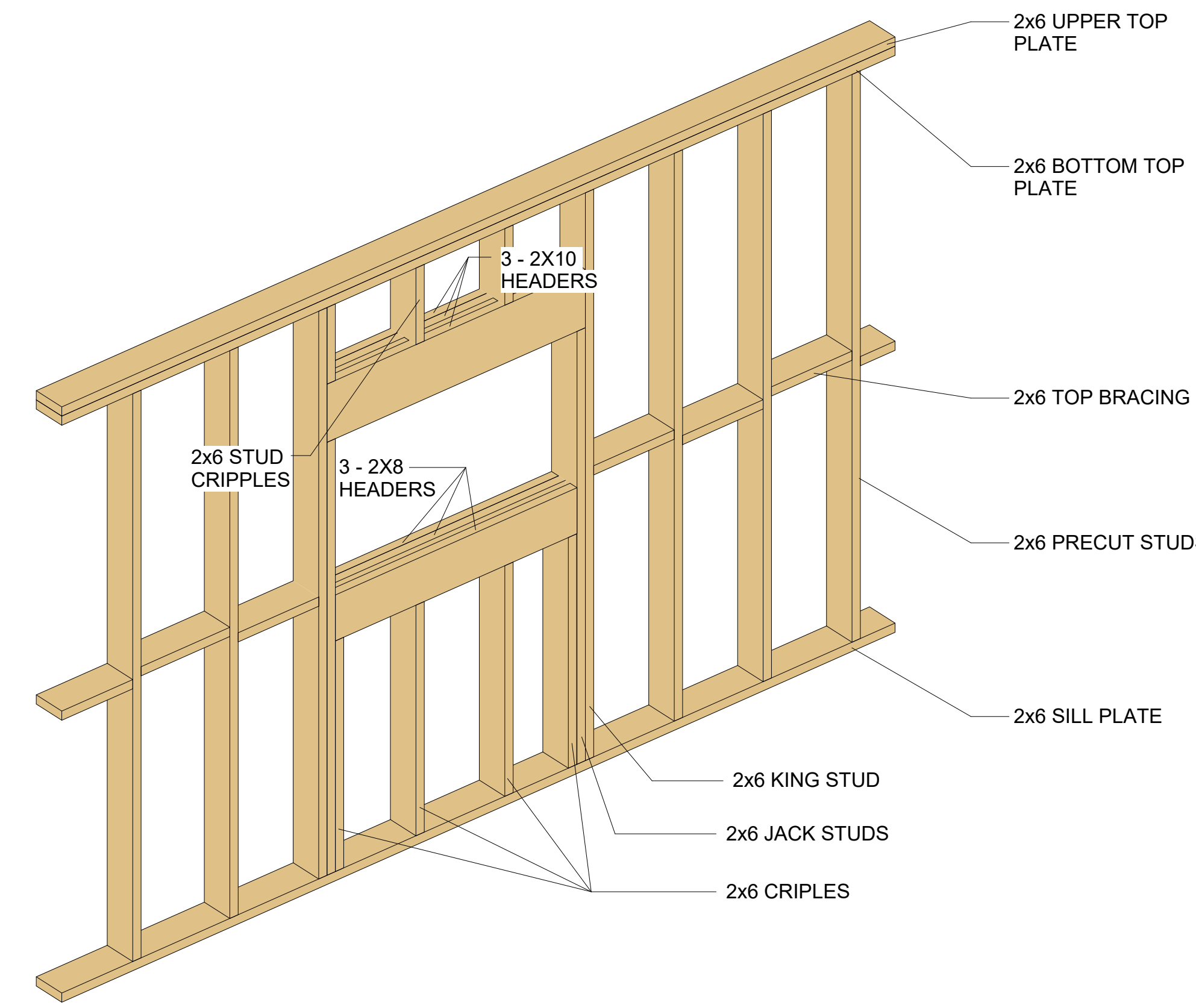
1. GENERAL REQUIREMENTS FOR REQUIREMENTS FOR WOOD FRAME BUILDING CONSTRUCTION:
 - .1 FOLLOW NBC 2015 REQUIREMENTS PART 9 AND THE COMPANION DOCUMENTS TO THE NBC; STRUCTURAL COMMENTARIES (USER S GUIDE NBC 2015: PART 4 OF DIVISION B) AND THE ILLUSTRATED USER S GUIDE NBC 2015: PART 9 OF DIVISION B, HOUSING AND SMALL BUILDINGS.
2. LUMBER:
 - .1 MANUFACTURED IN ACCORDANCE WITH CSA O141-2005 (R2019), SOFTWOOD LUMBER AND CONFORMING TO THE REQUIREMENTS OF THE CANADIAN AND US LUMBER GRADING RULES, INCLUDING BUT NOT LIMITED TO: (A) CLASSIFICATION; (B) MEASUREMENT; (C) STANDARD SIZES; (D) GRADING RULES; (E) IDENTIFICATION (GRADE STAMPS AND CERTIFICATES); AND (F) REQUIREMENTS AND RESPONSIBILITIES OF ACCREDITATION BOARD AND GRADING AGENCY RESPONSIBILITIES.
 - .2 DIMENSION LUMBER WITH GRADE STAMPED ON ONE FACE AT A DISTANCE OF APPROXIMATELY 2 FT (600 MM) FROM ONE END OF EACH PIECE.
 - .3 QUALITY ENSURED BY: (A) GRADING AGENCIES ACCREDITED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD (CLCAB); (B) NATIONAL LUMBER GRADES AUTHORITY (NLGA) STANDARD GRADING RULES FOR CANADIAN LUMBER (2017).
3. SELECTION FOR INDIVIDUAL ELEMENTS OF CONSTRUCTION, FLOOR ASSEMBLY INCLUDING JOISTS, SILLS AND GIRDERS, STUDS, STRAPPING, ROOF TRUSSES, ETC. BASED ON CANADIAN WOOD COUNCIL (CWC), TO THE FOLLOWING TABLE:

DIMENSIONAL LUMBER-GRADES AND USE			
GRADE CATEGORY	SIZE	ACCEPTABLE GRADES	PRINCIPAL USE
STRUCTURAL LIGHT FRAMING	2" TO 4" NOMINAL THICK AND WIDE	NO 2 AND BETTER	TRUSSES, LINTELS, RAFTERS AND JOISTS IN SMALLER DIMENSIONS
STRUCTURAL JOISTS AND PLANKS	2" TO 4" NOMINAL THICK AND 5" OR MORE WIDE	NO 1 AND BETTER	TRUSSES, LINTELS, RAFTERS AND JOISTS IN DIMENSIONS GREATER THAN 5" NOMINAL
LIGHT FRAMING	2" TO 4" NOMINAL THICK AND WIDE	STANDARD AND BETTER	GENERAL FRAMING WHERE HIGH STRENGTH VALUES ARE NOT REQUIRED SUCH AS PLATES AND BLOCKING
STUDS	2" TO 4" NOMINAL THICK AND 2" WIDE AND LESS THAN 10'-0" LONG	STUD, ECONOMY STUD	PRINCIPALLY USED IN WALLS, STUD GRADE SUITABLE FOR BEARING WALL APPLICATIONS, ECONOMY GRADE SUITABLE FOR TEMPORARY APPLICATIONS.

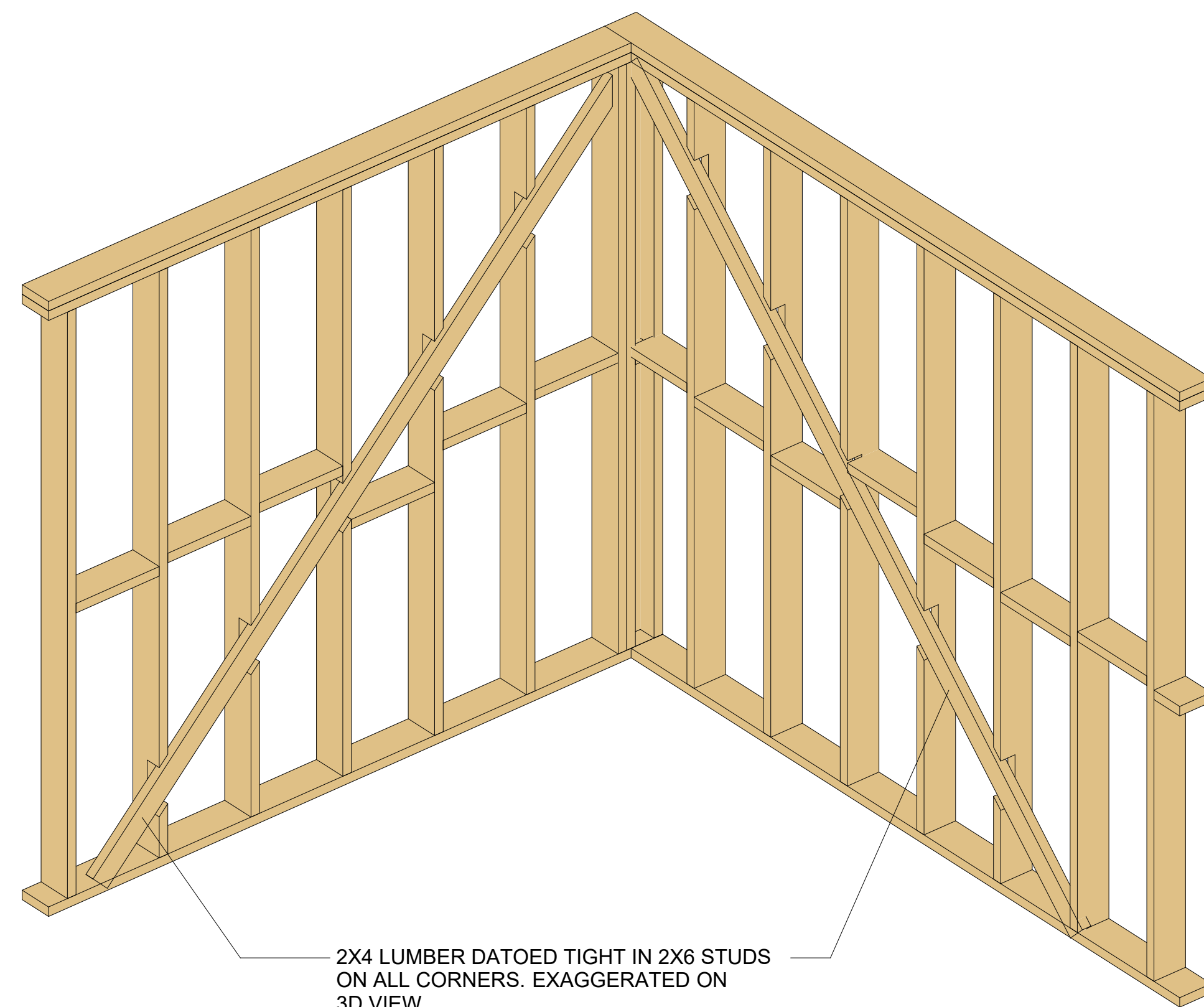
NOTES:

1. GRADES MAY BE BUNDLED INDIVIDUALLY OR THEY MAY BE INDIVIDUALLY STAMPED BUT THEY MUST BE GROUPED TOGETHER WITH THE ENGINEERING PROPERTIES DICTATED BY THE LOWEST STRENGTH GRADE IN THE BUNDLE.
2. THE COMMON GRADE MIX SHOWN IS THE MOST ECONOMICAL BLENDING OF STRENGTH FOR MOST APPLICATIONS WHERE APPEARANCE IS NOT A FACTOR AND AVERAGE STRENGTH IS ACCEPTABLE.
3. EXCEPT FOR ECONOMY GRADE, ALL GRADES ARE STRESS GRADED WHICH MEANS SPECIFIED STRENGTHS HAVE BEEN ASSIGNED AND SPAN TABLES CALCULATED. ECONOMY AND UTILITY GRADES ARE SUITED FOR TEMPORARY CONSTRUCTION OR FOR APPLICATIONS WHERE STRENGTH AND APPEARANCE ARE NOT IMPORTANT.
4. CONSTRUCTION, STANDARD, STUD, AND NO. 3 GRADES SHOULD BE USED IN DESIGNS THAT ARE COMPOSED OF 3 OR MORE ESSENTIALLY PARALLEL MEMBERS (LOAD SHARING) SPACED AT 610MM (24") CENTRES OR LESS.
5. STRENGTH PROPERTIES AND APPEARANCE ARE BEST IN THE PREMIUM GRADES SUCH AS SELECT STRUCTURAL.
6. ECONOMY AND UTILITY GRADES ARE ONLY SUITABLE FOR TEMPORARY CONSTRUCTION OR APPLICATIONS WHERE STRENGTH AND APPEARANCE ARE NOT IMPORTANT.

* REFERENCE CANADIAN WOOD COUNCIL (CWC), WEB SITE [HTTPS://CWC.CA/ HOW-TO-BUILD-WITH-WOOD/WOOD-PRODUCTS/LUMBER/GRADES/](https://cwc.ca/how-to-build-with-wood/wood-products/lumber/grades/)



② Window Framing Detail



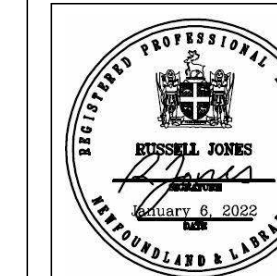
① Bracing Corner Wall

Revision Schedule		
Revision	Description	Date
B	Issued For Client Review	Dec 20, 2021

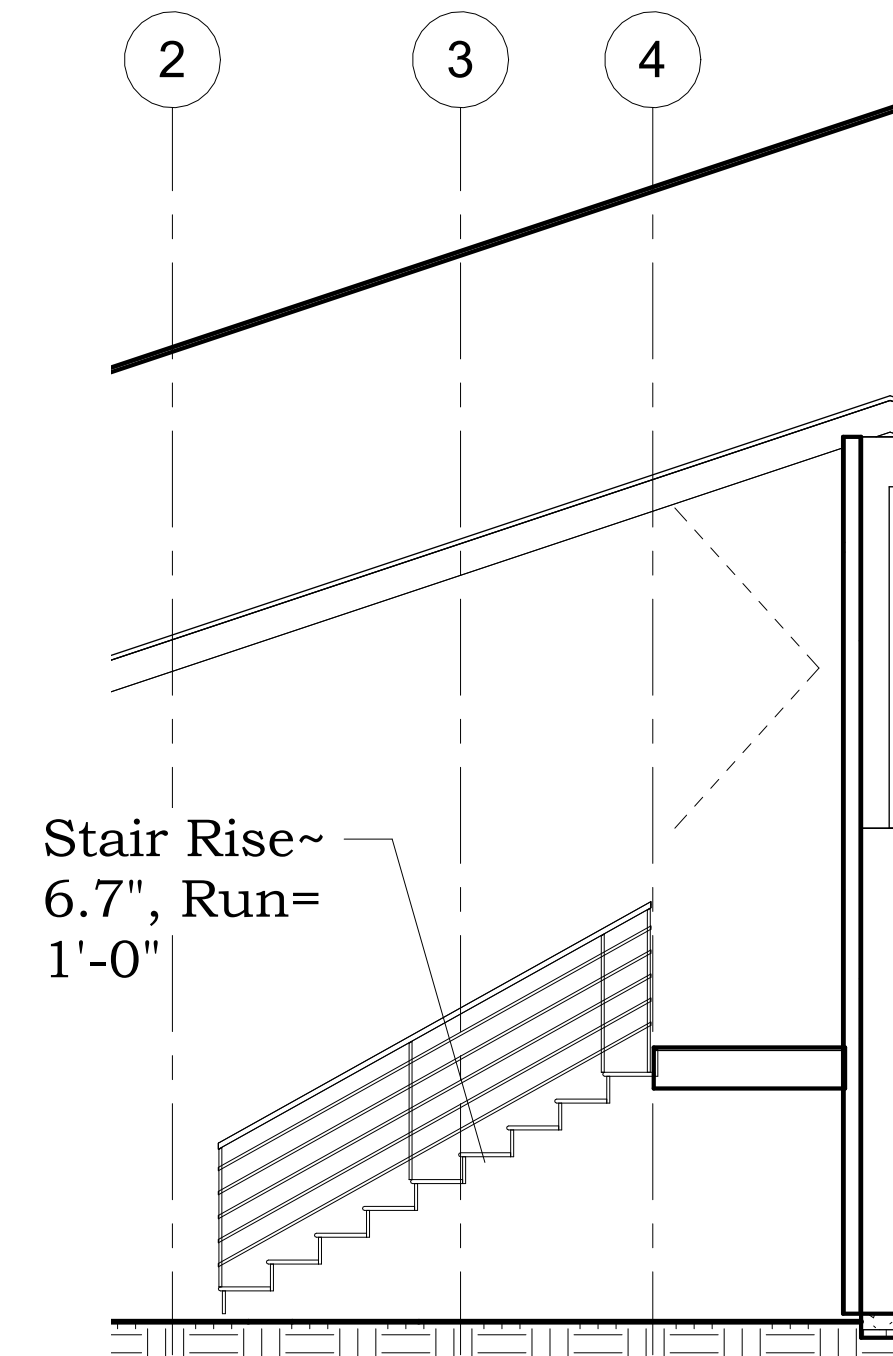
Wrice Cottage
Framing Details & Specification

Project number	2021-07
Date	2021/12/20
Drawn by	RLJ
Checked by	RLJ

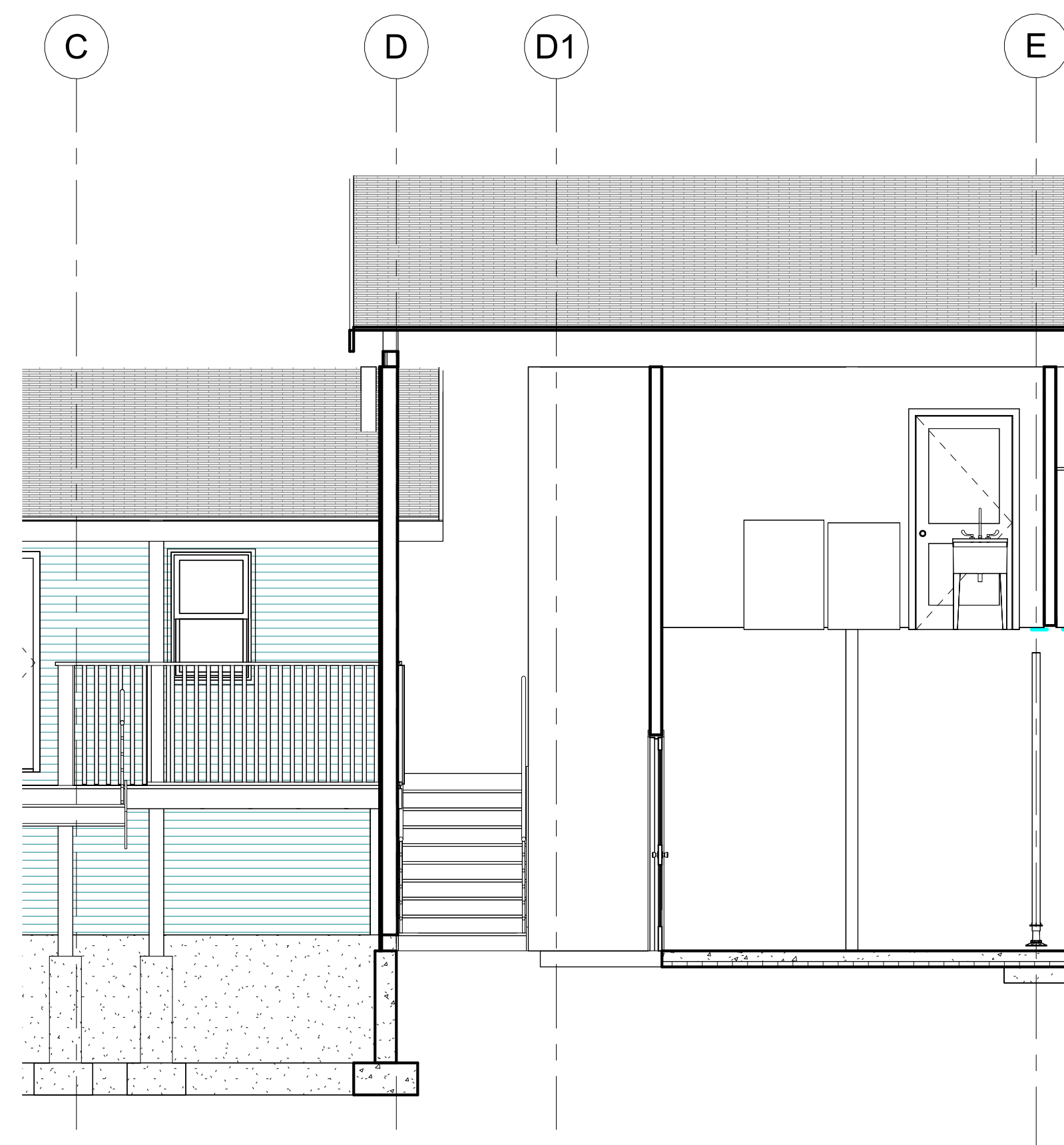
NOTES:
1. DO NOT SCALE FROM DRAWINGS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.



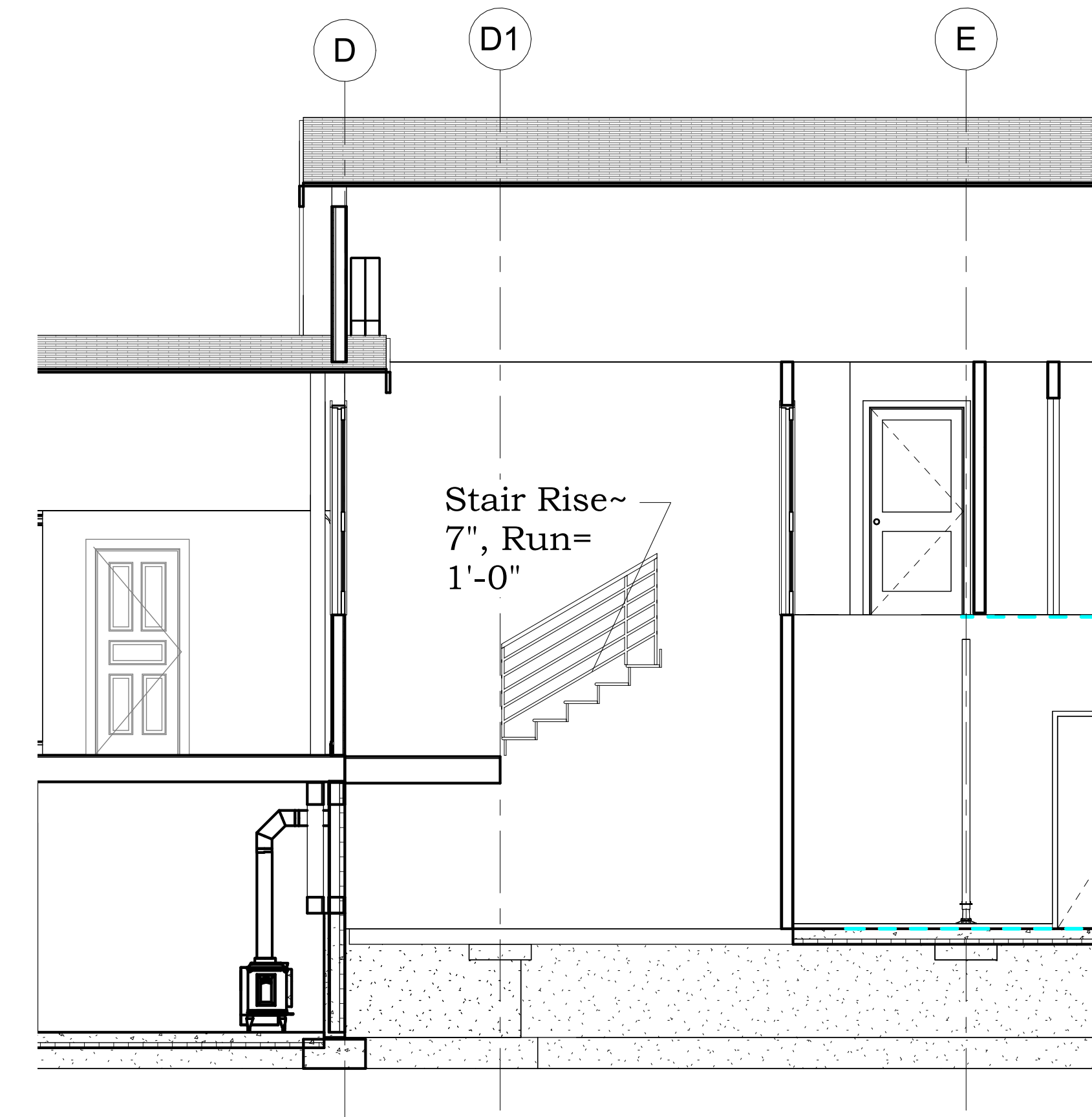
PROVINCE OF NEWFOUNDLAND AND LABRADOR
PERMIT HOLDER
This Permit Allows
pegnl
ALPHA ENGINEERING LTD
TO PRACTICE PROFESSIONAL ENGINEERING
IN NEWFOUNDLAND AND LABRADOR.
PERMIT NO. AS ISSUED BY PEGNL **N0800**
WHICH IS VALID FOR THE YEAR **2022**



① Stair Section 1
1/4" = 1'-0"



③ Stair Section 2
1/4" = 1'-0"



② Stair Section 3
1/4" = 1'-0"

Revision Schedule

Revisi on	Description	Date

Cottage Reno 1
Stair Sections

Project number	2021-07
Date	06/01/22
Drawn by	RLJ
Checked by	RLJ

A14

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