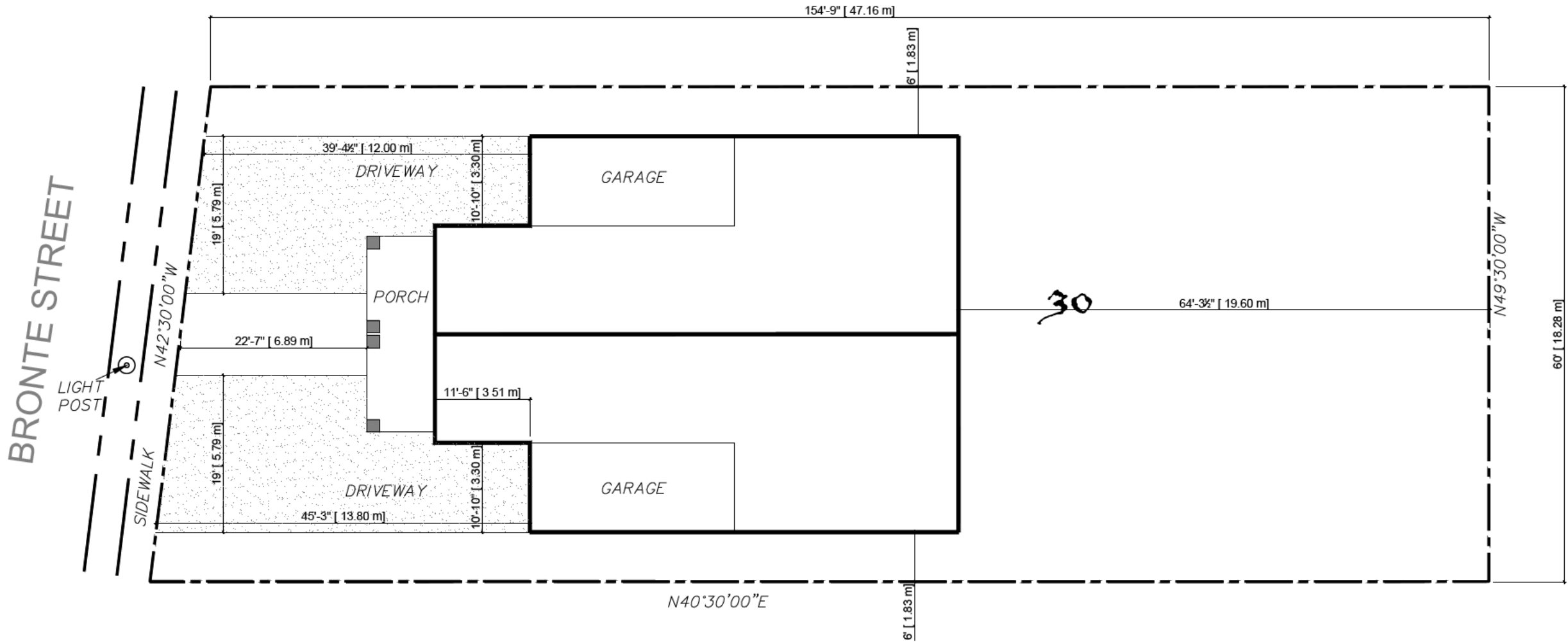


LOT GFA	445.5 SQ.M. (4796 SQ.FT.)	MAX BUILDING HEIGHT	9.5 M (32'-9 3/4")
ZONING	RLD	PROVIDED BUILDING HEIGHT	9.38 M (30'-9")
LOT COVERAGE	-	GROSS FLOOR AREAS	
EXISTING LOT COVERAGE	29.10%	GFA EXISTING:	
PROPOSED LOT COVERAGE	30.00%	MAIN FLOOR	-
MAXIMUM LOT COVERAGE		SECOND FLOOR	-
		TOTAL EXISTING	-
REQUIRED SET BACKS		GFA PROPOSED:	
FRONT	6 M (26'-6 1/4")	MAIN FLOOR	53.17 SQ.M. (1063.5 SQ.FT.)
REAR	7.5 M (24'-7")	SECOND FLOOR	229.70 SQ.M. (1367.6 SQ.FT.)
SIDES	1.8 M (5'-10 3/4")	TOTAL PROPOSED	282.87 SQ.M. (2431.1 SQ.FT.)
SIDES	1.8 M (13'-9 1/4")		
PROVIDED SET BACKS		GRAND TOTAL	392.85 SQ.M. (2736.1 SQ.FT.)
FRONT	6.89 M (26'-6 1/4")	PROPOSED GARAGE	49.83 SQ.M. (305 SQ.FT.)
REAR	19.6 M (24'-8 1/2")		
SIDES	1.83 M (7'-6")		
SIDES	1.83 M (14'-9 1/2")		

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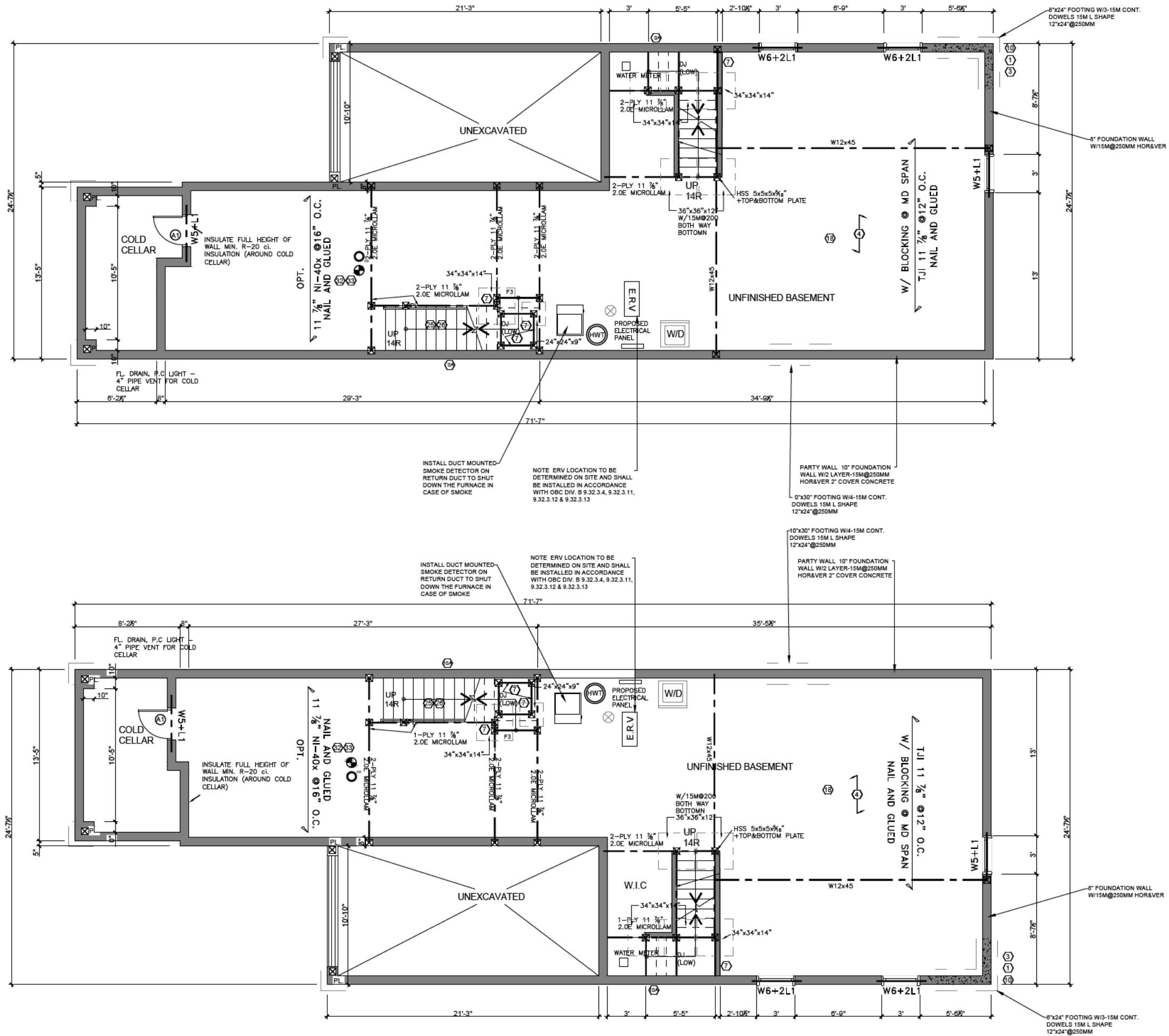
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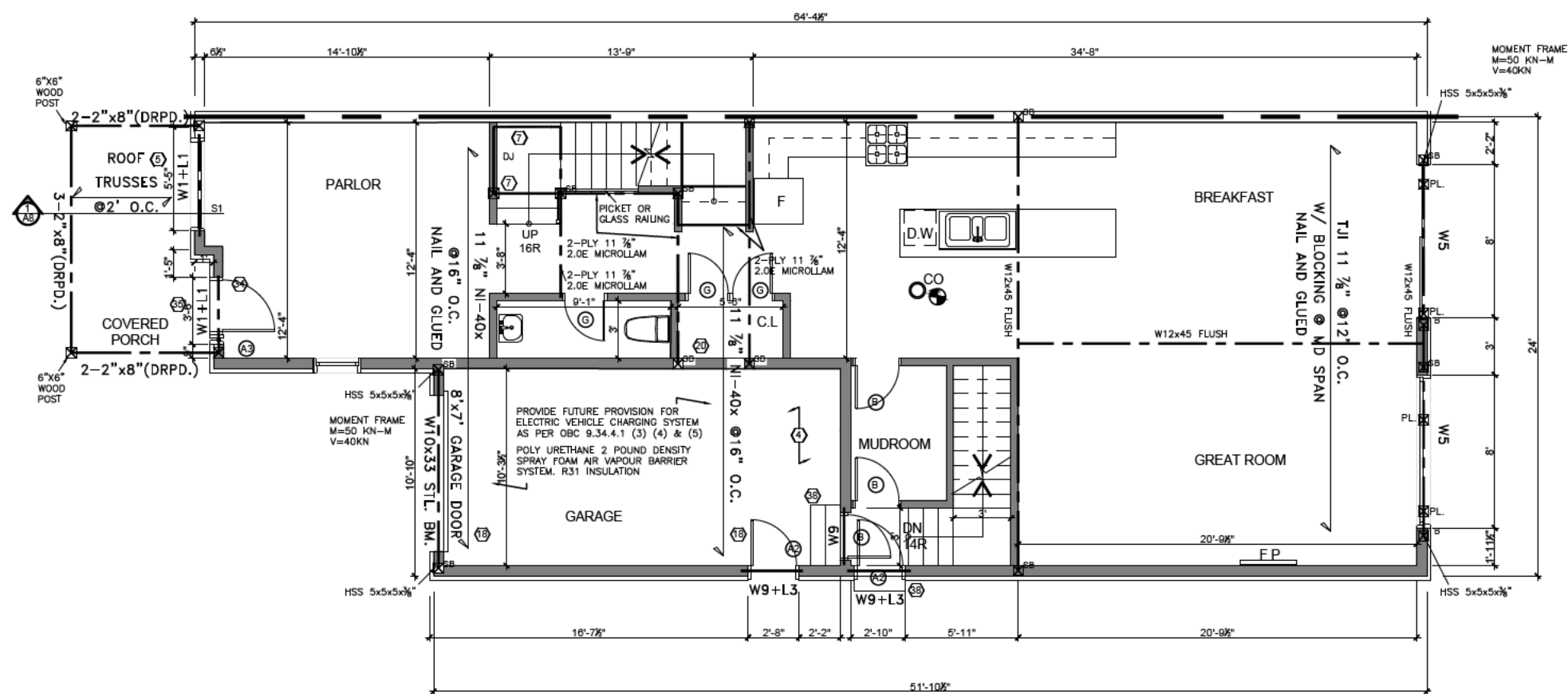
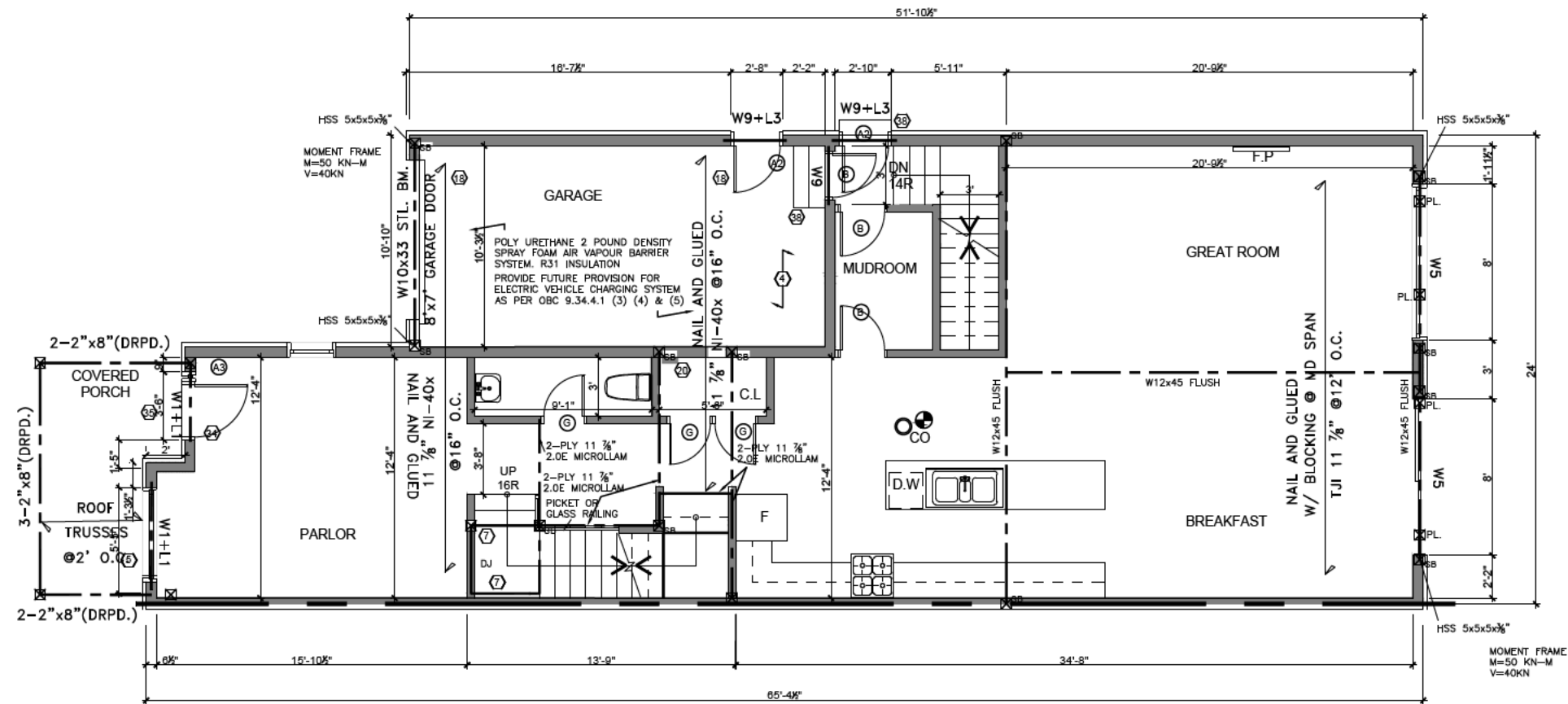
SHEET TITLE: **SITE PLAN**

DRAWING NO. **A-1**



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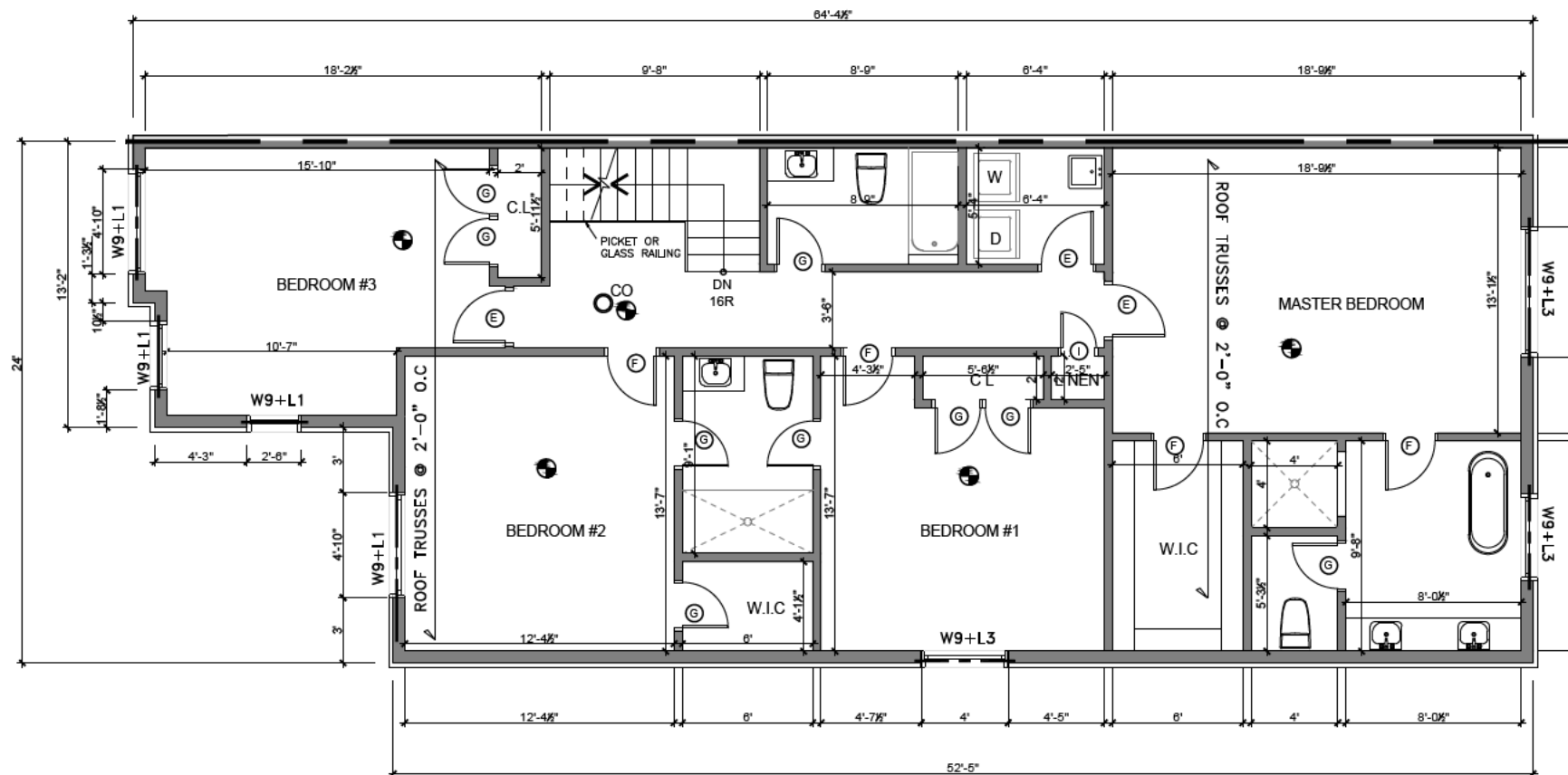
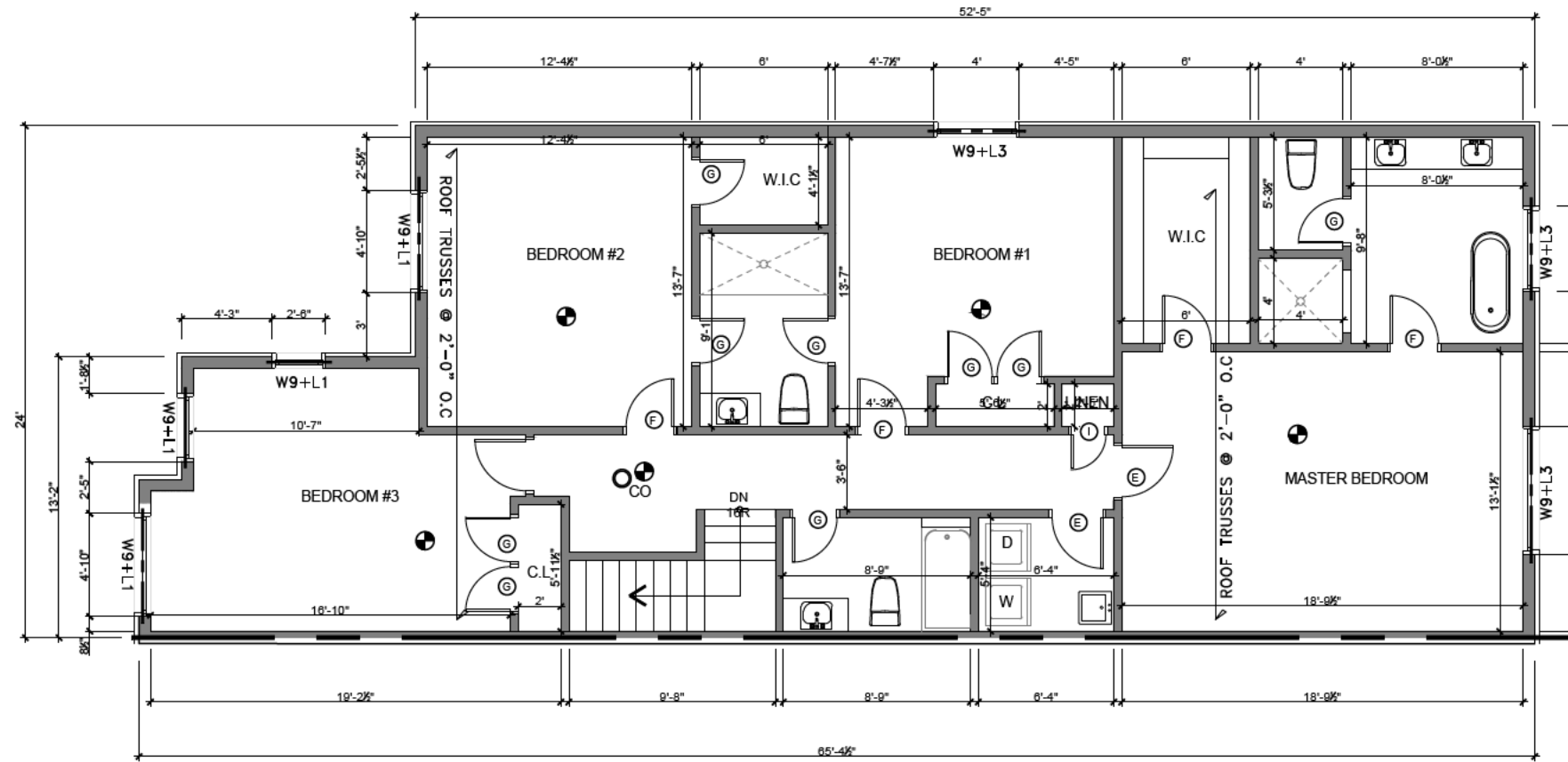
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SHEET TITLE:
**MAIN FLOOR
PLAN A&B**

DRAWING NO.
A-3

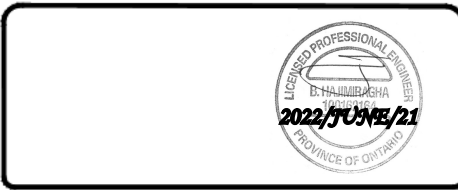


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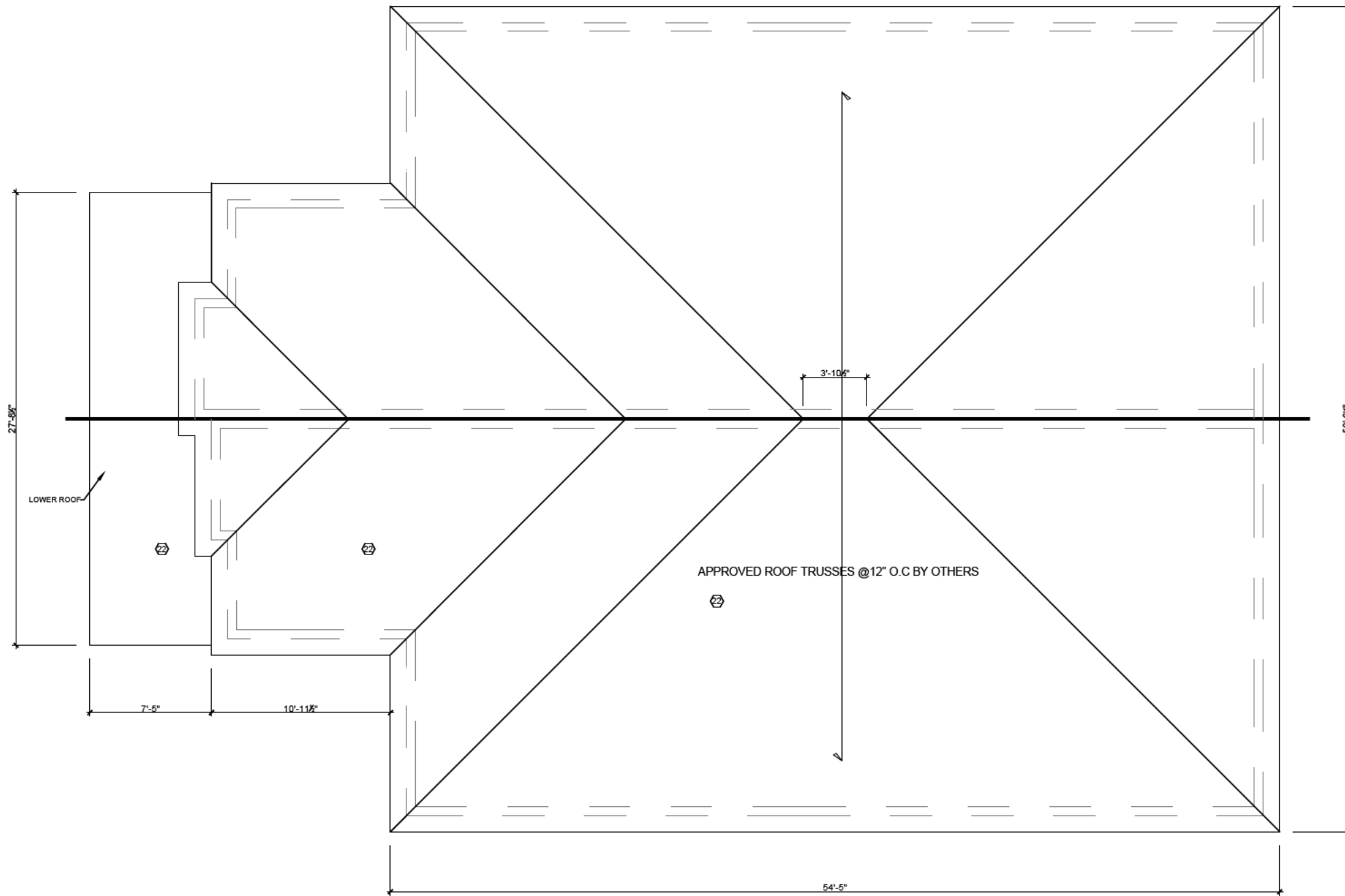
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SHEET TITLE:
SECOND FLOOR
PLAN A&B

DRAWING NO.
A-4



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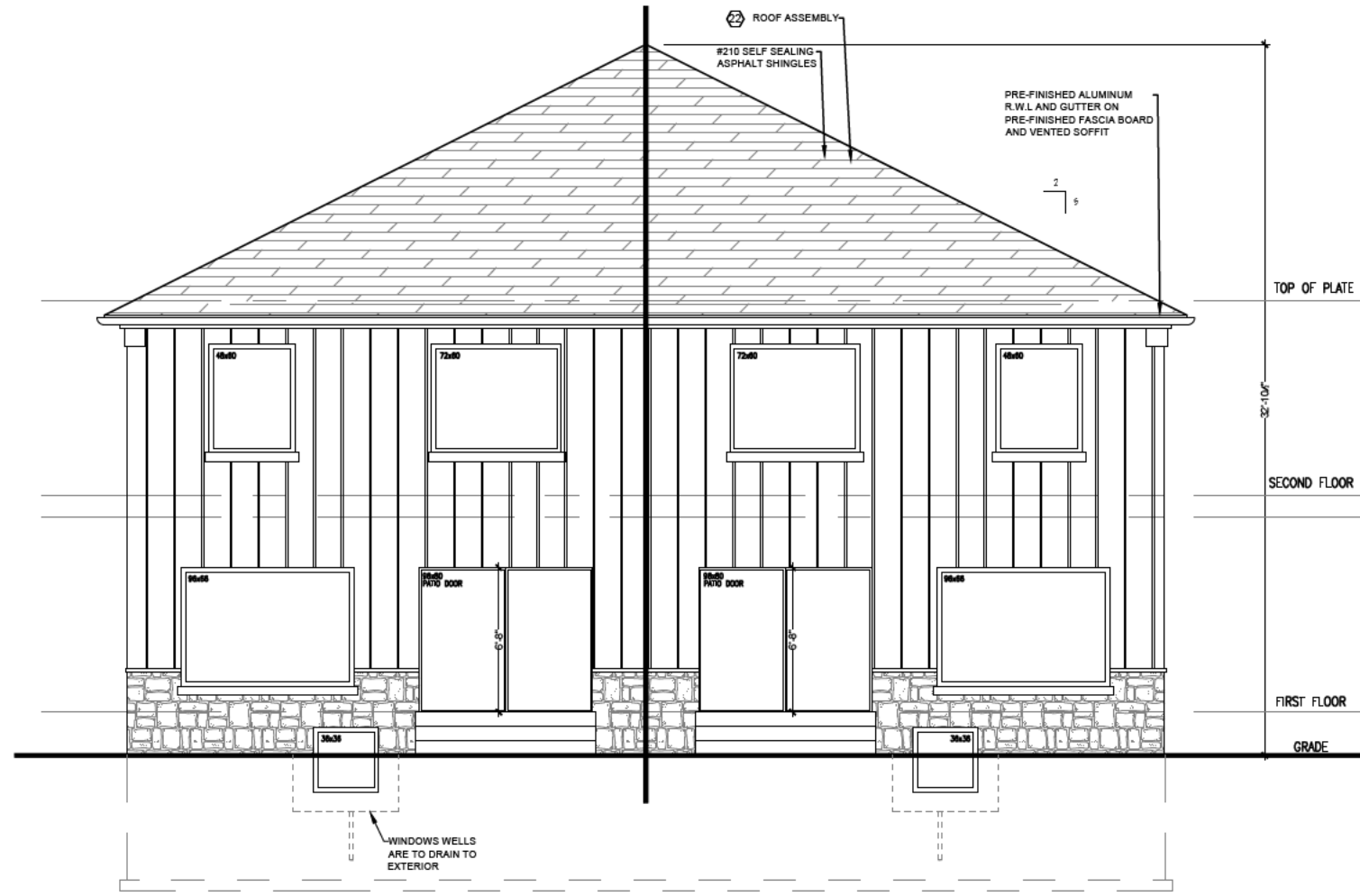
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SHEET TITLE:
ROOF PLAN

DRAWING NO.
A-5



FRONT ELEVATION



REAR ELEVATION

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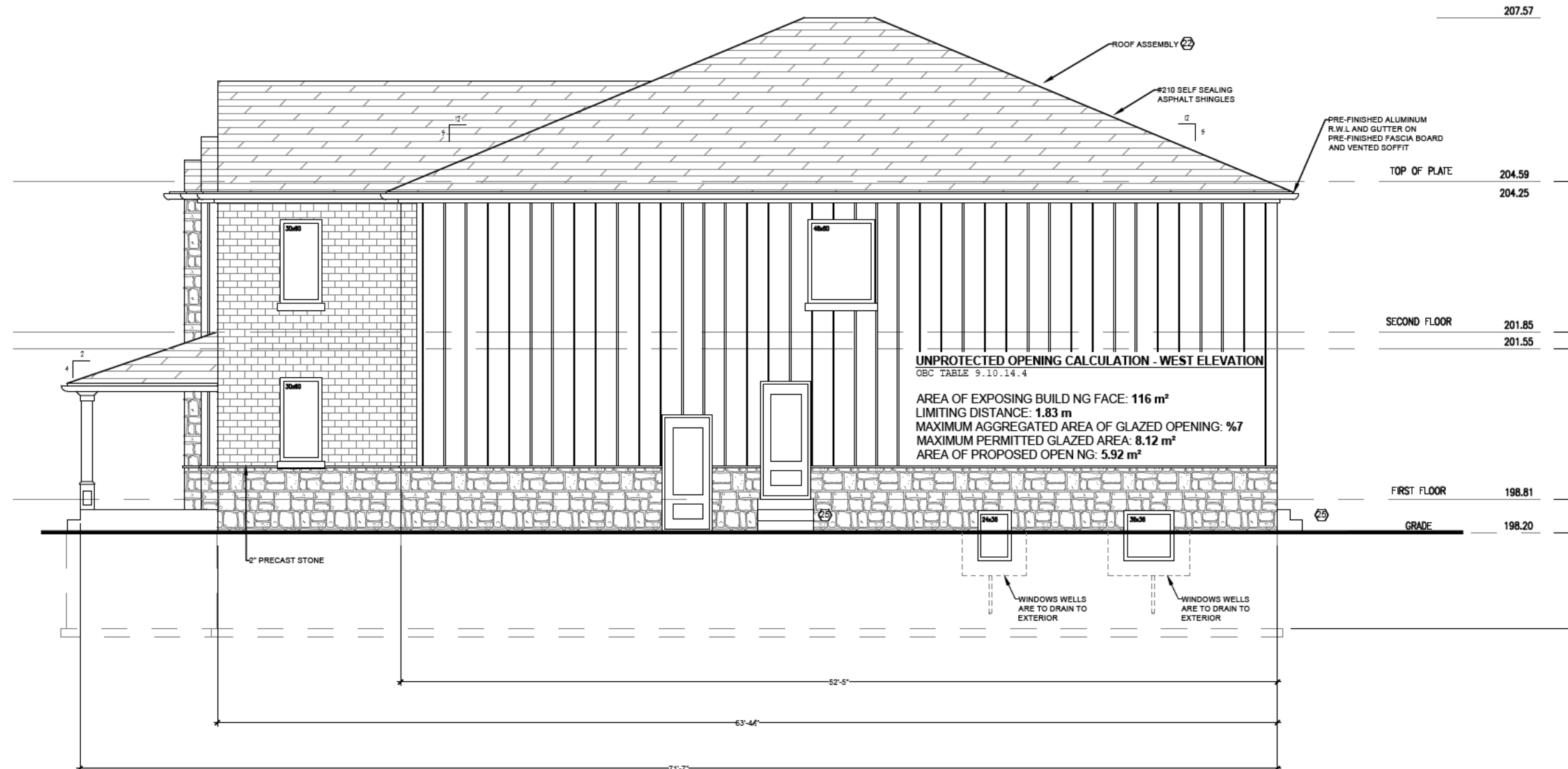
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SHEET TITLE:
ELEVATION

DRAWING NO.
A-6

SIZE: LEDGER 11"x17"



UNPROTECTED OPENING CALCULATION - WEST ELEVATION
 OBC TABLE 9.10.14.4
 AREA OF EXPOSING BUILDING FACE: 116 m²
 LIMITING DISTANCE: 1.83 m
 MAXIMUM AGGREGATED AREA OF GLAZED OPENING: %7
 MAXIMUM PERMITTED GLAZED AREA: 8.12 m²
 AREA OF PROPOSED OPENING: 5.92 m²

207.57	
TOP OF PLATE	204.59
	204.25
SECOND FLOOR	201.85
	201.55
FIRST FLOOR	198.81
GRADE	198.20

SIDE ELEVATION

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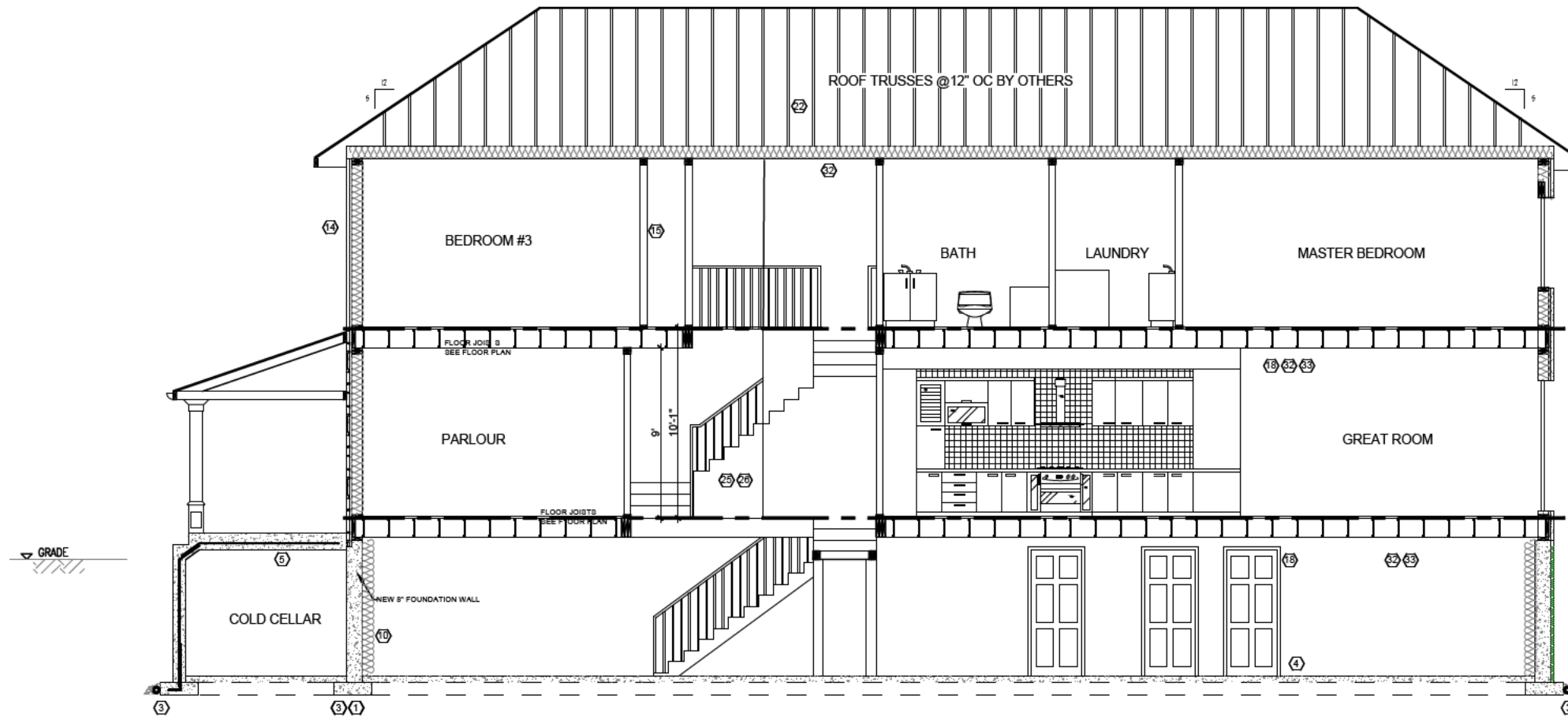
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SHEET TITLE:
ELEVATION

DRAWING NO.
A-7



SECTION S1
SCALE 1/4"=1'

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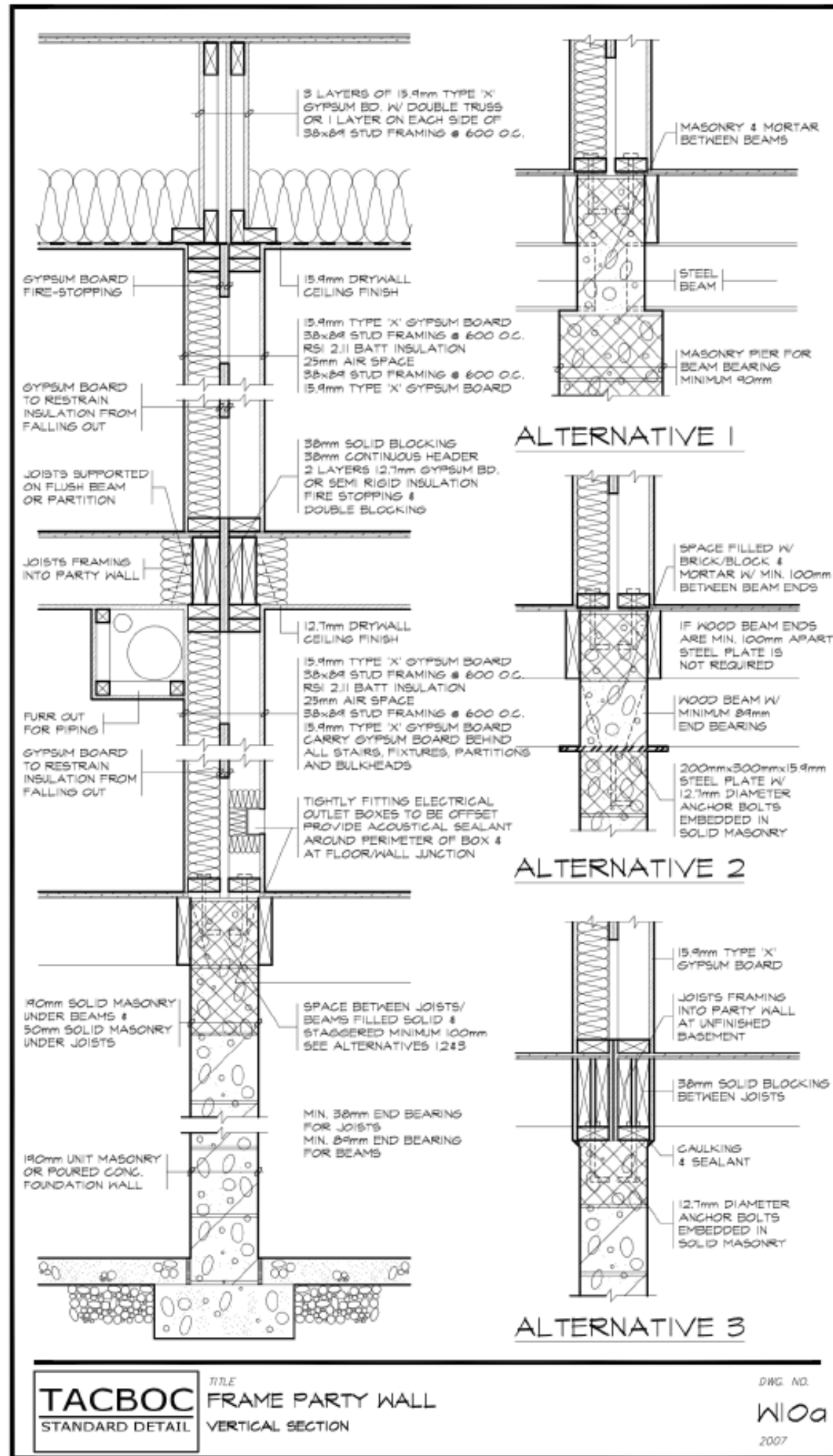
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SHEET TITLE:
SECTION

DRAWING NO.
A-8



TACBOC TITLE
STANDARD DETAIL FRAME PARTY WALL
VERTICAL SECTION

DWG. NO.
W10a
2007

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SHEET TITLE:
PARTY WALL
DETAILS

DRAWING NO.
A-9

-AS PER ONT. REG. 2012 OBC, REG. 332/12, ALL CONSTRUCTION TO THE ONTARIO BUILDING CODE (OBC) & ALL OTHER CODES & LOCAL AUTHORITIES HAVING JURISDICTION

-ALL CONSTRUCTION IS TO ADHERE TO THESE PLANS & SPECIFICATIONS
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC

1) TYPICAL STRIP FOOTINGS

-BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. TO EXTEND 4'-0" (1200) BELOW FINISHED GRADE
SIZES AS FOLLOWS:
1 STOREY SUPPORTED: 16" WIDE x6" DEEP
2 STOREYS SUPPORTED: 20" WIDE x6" DEEP
3 STOREYS SUPPORTED: 24" WIDE x 8" DEEP

2) STEPPED FOOTINGS

-SIZES AS PER NOTE 1
-2'-0" (600) MAX. RISE FOR ARM SOIL
-2'-0" (600) MIN. HORIZ. RUN

3) DRAINAGE TILE OR PIPE

-MATERIALS SHALL CONFORM TO OBC - 9.14.3
-4" (100) MIN.
-LAID ON UNDISTURBED OR WELL COMPACTED SOIL
-TOP OF TILE

SPACE & TO BE COVERED W/ 6" (150) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL

-TILE SHALL DRAIN TO SEWER, DRAINAGE DITCH OR DRY WELL

4) BASEMENT /GARAGE / EXTERIOR SLAB ON GROUND (OBC 9.13)

-MIN. 4" (100) CONCRETE SLAB ON 4" (100) OF COURSE GRANULAR FILL SLOPED TO FRONT 1% MIN.
-4650psi (32MPa) AFTER 28 DAYS (IN GARAGE ONLY)
-DAMPPOOF BELOW SLAB W/ MIN. .0006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 12" (300mm) LAPPED JOINTS
-THE CONCRETE COMPRESSIVE STRENGTH WHERE DAMPPROOFING IS PROVIDED IS 20MPa (2900psi).
-DAMPPOOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-PERIMETER OF SLAB & ANY PENETRATIONS OF THE SLAB TO BE SEALED AGAINST SOIL GAS LEAKAGE W/ FLEXIBLE SEALANT CONFORMING TO OBC 9.13
-WHERE SLAB IS REQ. TO BE WATERPROOFED, IT SHALL CONFORM TO OBC 9.13.3
-ANY FILL PLACED UNDER SLAB, OTHER THAN CLEAN GRANULAR FILL SHALL BE COMPACTED

5) PORCH SLAB ABOVE COLD CELLAR (OBC 9.33)

-THE SLAB SHALL BE NOT LESS THAN 4 7/8" (125mm) THICK
-THE SLAB SHALL BE REINFORCED WITH 15M BARS SPACED NOT MORE THAN 7 7/8" (200mm) O.C. IN EACH DIRECTION, WITH 1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION
-THE SLAB SHALL BEAR NOT LESS THAN 3" (75mm) ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 23 5/8" x 23 5/8" (600mm x 600mm) 15M BENT DOWELS SPACED AT NOT MORE THAN 23 5/8" (600mm) O.C.
-EXPOSED SLABS SHALL BE SLOPED TO EFFECTIVELY SHED WATER AWAY FROM THE EXTERIOR WALL
-AIR ENTRAINMENT OF 5 TO 8%
-7 7/8"x7 7/8" (200x200) NIB WALL (SEE OBC 9.17.8.2)

6) OR

-4" (100) DEEP POCKET
-WIDTH TO MATCH BEAM SIZE (+ 1/2" CLEARANCE ON EITHER SIDE)

7) WOOD COLUMNS (OBC 9.17.4) SUPPORTING STAIR LANDINGS

-5 1/2"x5 1/2" (140x140) BUILT-UP WOOD POST
-PAD SIZE 24" X 24" X 8" OR PAD SIZE 34" X 34" X 14" (OBC 9.15.3.4)

8) STEEL BASEMENT COLUMNS (OBC 9.17.3)

-STEEL PIPE COLUMNS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 2 7/8" (73mm) AND A WALL THICKNESS OF NOT LESS THAN 3/16" (4.76mm)
-STEEL COLUMNS SHALL BE FITTED WITH NOT LESS THAN 4" (100mm) x 4" (100mm) x 1/4" (6.35mm) THICK STEEL PLATES AT EACH END, AND WHERE THE COLUMN SUPPORTS A WOODEN BEAM, THE TOP PLATE SHALL EXTEND ACROSS THE FULL WIDTH OF THE BEAM
-THE TOP PLATE REQUIRED NEED NOT BE PROVIDED WHERE A COLUMN SUPPORTS A STEEL BEAM AND PROVISION IS MADE FOR THE ATTACHMENT OF THE COLUMN TO THE BEAM
-WHERE THE IMPOSED LOAD DOES NOT EXCEED 36KN (8093 LBS), ADJUSTABLE STEEL COLUMNS SHALL CONFORM TO CAN/CSG-7.2, "ADJUSTABLE STEEL COLUMNS"
-ADJUSTABLE STEEL COLUMNS OTHER THAN THOSE DESCRIBED SHALL BE DESIGNED IN ACCORDANCE TO PART 4.

COLUMN SPACING	PAD (INCH & MM) (WOOD OR SIL.)
2 STOREY MAX. 9'-10" (2997mm) MAX. 16'-10" (4880mm)	34"x34"x15" (860x860x380) 44"x44"x20" (1120x1120x510)
3 STOREY MAX. 9'-10" (2997mm) MAX. 16'-10" (4880mm)	40"x40"x18" (1010x1010x460) 50"x50"x23" (1280x1280x590)

9) WHERE STEEL COLUMNS REST ON FOUNDATION WALL, USE 4"x8"x5/8" (100x200x16) SIL. PLT. ANCHORED W/ TWO 5/8" (16) ANCHOR BOLTS

10) FOUNDATION WALL

-FOR WALLS NOT EXCEEDING 9'-10" (3.0m) IN UNSUPPORTED HEIGHT (OBC 9.15.4.3)
-8" (200mm) MIN. SOLID 2900psi (20MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200) & MAX. SUPPORTED HEIGHT OF 1-2. (2200). MEASURED FROM FIN. GRADE TO FIN. SLAB
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS, AN ALTERNATIVE IN CONFORMANCE TO OBC 9.15.4 SHALL BE USED, OR IT SHALL BE DESIGNED UNDER OBC PART 4

-WALL SHALL EXTEND 5 7/8" (150mm) ABOVE FIN. GRADE

-FULL HEIGHT INSULATE W/ R20ci (RSI 3.52c1) ALONG INSIDE OF WALL & BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL
-FULL HGT. INSUL. 0 COLD CELLAR

REDUCTION IN THICKNESS (OBC 9.15.4.7)

-WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350mm) HIGH AND NOT LESS THAN 3 1/2" (90mm) THICK
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE,
-NOT LESS THAN 3 1/2" (90mm) THICK, AND
-TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO SENTENCE 9.20.9.4. (3) SPACED NOT MORE THAN,
-7 7/8" (200mm) O.C. VERTICALLY, AND
-2'-11" (600mm) O.C. HORIZONTALLY
-THE SPACE BETWEEN WALL AND FACING SHALL BE FILLED WITH MORTAR

DAMPPOOFING & WATERPROOFING

-DAMPPOOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER OBC 9.13
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900) BELOW GRADE, A FDTN. WALL DRAINAGE LAYER SHALL BE PROVIDED AS PER OBC 9.14.2
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING FROM FIN. SLAB TO FIN. GRADE & SHALL CONFORM TO OBC 9.13.3.3
-WHERE HYDROSTATIC PRESSURE OCCURS, FDTN. WALL SHALL BE WATERPROOFED AS PER OBC 9.13.3
-DAMPPOOFING IS NOT REQUIRED WHEN WALLS ARE WATERPROOFED

FOUNDATION WALL @ STAIR/SUNKEN AREAS

-2-20M BARS IN TOP OF WALL
-BARS STACKED VERTICALLY IN TOP PORTION OF WALL AT INTERIOR FACE
-BARS TO HAVE 2" MIN. CONCRETE COVER
-BARS TO EXTEND MIN. 2'-0" (600) BEYOND OPENING EACH WAY

SILL PLATE

-2"x4" (38x89) PLATE 11
-1/2" (12.7mm) ANCHOR BOLT 0 7'-10" (2.4m) O.C., EMBEDDED NOT LESS THAN 4" (89) INTO FDTN. WALL
-SILL PLATE TO BE CAULKED OR PLACED ON A FOAM GASKET 1" (25) BEFORE COMPRESSION

BRICK VENEER WALL CONSTRUCTION W/ 2"x6"

-3 1/2" (90) FACE BRICK OR 4" (100) STONED 3/8"-1" (11mm) MAX. HEIGHT
-MIN. 0.03 (0.76) THICK, 1 7/8" (22) CORROSION RESISTANT STRAPS 0 MAX. 16" (400) O.C. HORIZ. & 24" (600) O.C. VERT. SPACING
-PROVIDE WEEP HOLES 0 2'-6" (800) O.C. 0 BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 6" (150) BEHIND WALL SHEATHING
-1" (25) AIR SPACE
-1/4" (6) EXT. TYPE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.16.2
-2"x6" (38x140) WOOD STUDS @ 16" (400) O.C.
-MIN R22 (RSI 3.87) AS PER (OBC TABLE 12.3.2.1
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM BOAR FOR LIMITING DISTANCES LESS THAN 37 1/11" (1200)

BRICK VENEER WALL CONSTRUCTION W/ 2"x14" @ GARAGE

-3 1/2" (90) FACE BRICK OR 4" (100) STONE 3/8"-1" (11mm) MAX. HEIGHT AND TO PROJECT AS PER (OBC 9.20.8.5)
-MIN. 0.03" (0.76) THICK, 1 7/8" (22) CORROSION RESISTANT STRAPS MAX. 16" (400) O.C. HORIZ. & 24" (600) O.C. VERT. SPACING
-PROVIDE WEEP HOLES 0 2'-6" (800) O.C. 0 BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 6" (150) BEHIND WALL SHEATHING
-1" (25) AIR SPACE
-1/4" (6) EXT. TYPE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.16.2
-2"x4" (38x89) WOOD STUDS 16" (400) O.C.
-CONT. AIR BARRIER AS PER OBC 9.25.3
-5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
-2"x4" BOTTOM PLATE AS PER (OBC 9.23.11.2) IF BOTTOM PLATE PROJECTS MORE THAN 1/3 THE PLATE WIDTH, PROVIDE 2"x4" (P.T.) MEMBER LAG BOLTED TO FOUNDATION WALL W/ 1/2" DIA. LAG BOLTS AT 24" O.C. AROUND INSIDE PERIMETER OF GARAGE TO PROVIDE SUPPORT FOR STUD WALL

SIDING WALL CONSTRUCTION W/ 2"x6"

-SIDING AS PER ELEVATION, MIN. 6" (140) ABOVE GRADE
-1/4" (6) EXT. TYPE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.16.2 (5/16" (7.5) FOR VERT. SIDING, SHAKES, OR SHINGLES)
-2"x6" (38x140) WOOD STUDS 0 16" (400) O.C.
-MIN R22 (RSI 3.87) AS PER (OBC TABLE 12.3.2.1
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS 11-JAN 5-11" (1200)
-VINYL SIDING PERMITTED FOR 2'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

SIDING WALL CONSTRUCTION W/ 2"x4" GARAGE

-SIDING AS PER ELEVATION, MIN. 6" (140) ABOVE GRADE
-2"x4" (38x89) WOOD STUDS 16" (400) O.C.
-APPR. DIAGONAL BRACING FOR FULL LENGTH OF WALL
-5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
-VINYL SIDING PERMITTED FOR 7'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

STUCCO WALL CONSTRUCTION W/ 2"x6"

-STUCCO AS PER ELEVATION, MIN. 7 7/8" (200mm) ABOVE GRADE & CONFORMING TO OBC 9.27 & 9.28 & MANUF. SPECIFICATIONS
-1" (25) EXTRUDED OR EXPANDED RIGID POLYSTYRENE
-1/2" (12.7) EXT. TYPE SHEATHING OR EQUIVALENT AS PER OBC 9.23.16.2
-2"x6" (38x140) WOOD STUDS 0 16" (400) O.C.
-MIN R22 (RSI 3.87) AS PER OBC 9.25.2
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM 4 BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
-STUCCO PERMITTED FOR 2'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

44) STUCCO WALL CONSTRUCTION W/ 2"x4" @ GARAGE

-STUCCO AS PER ELEVATION, MIN. 7 7/8" (200mm) ABOVE GRADE & CONFORMING TO OBC 9.27 & 9.28
-1" (25) EXTRUDED OR EXPANDED RIGID POLYSTYRENE
-1/2" (12.7) EXT. TYPE SHEATHING OR EQUIVALENT AS PER OBC 9.23.16.2
-2"x4" (38x89) WOOD STUDS 0 16" (400) O.C.
-APPR. DIAGONAL BRACING FOR FULL LENGTH OF WALL
-1AX. - CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) GYPSUM BOARD INT. FINISH OR 5/8" (15.9) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCES LESS THAN 3'-11" (1200)
-STUCCO PERMITTED FOR 2'-0" (600) LIMITING DISTANCE PROVIDING IT MEETS OBC 9.10

15) STUD PARTITIONS

-2"x4" (38x89) OR 2"x6" (38x140) @ 16" (400) O.C.
-DOUBLE TOP PLATE & SINGLE BOTTOM PLATE
-1/2" (13) INT. TYPE GYPSUM BOARD EACH SIDE

EXTENDED WALL LENGTHS (OBC 9.23.10.1)

-REFER TO TABLES A30 TO A33

STUD WALL REINFORCEMENT (OBC 9.5.2.3)

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH 11BJS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8(3)(a) & (c) & 3.8.3.13(2)(f) & 3.8.3.13(4)(c)
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.2(2)

WALLS ADJACENT TO ATTIC SPACE

-2"x6" (38x140) WOOD STUDS 16" (400) O.C.
-MIN R22 (RSI 3.87) AS PER OBC 9.25.2
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) GYPSUM BOARD INT. FINISH

BEARING STUD PARTITIONS (BASEMENT)

-2"x4" (38x89) OR 2"x6" (38x140) @ 12" (300) O.C.
-DOUBLE TOP PLATE & SINGLE BOTTOM PLATE ON DAMPPROOFING MATERIAL W/ 1/2" (13) ANCHOR BOLTS, 8" (200) LONG, EMBEDDED 4 (89) 0 8'-0" (2.4m) O.C.
-PROVIDE MID-BLOCKING IF UNFINISHED
-4" CONC. CURB & FOOTING SIZE AS FOLLOWS:

SUPPORTING	FOOTING SIZE
2 STOREY - STUD-	20"x8" (500x140)
3 STOREY - STUD-	20"x8" (500x230)

FLOOR ASSEMBLY

-5/8" (15mm) JTG OSB SUBFLOOR
-FLOOR JOISTS AS PER PLAN
-SEE OBC 9.30.6 FOR CERAMIC TILE APPLICATION
a) STRAPPING;
-1"x3" (19x84) NAILED TO U/S OF JOISTS 0 6'-11" (2.1m) O.C. MAX. FASTEN TO SILL OR HEADER @ ENDS
b) BRIDGING;
-nr (19x94) OR 2"x2" (38x38) CROSS BRIDGING 0 6'-11" (2.1m) O.C. MAX.
c) BRIDGING & STRAPPING
-a) & b) TOGETHER OR
-1" (25) FIBRE CEMENT BOARD 0 6'-11" (2.1m) O.C. MAX. USED W/ STRAPPING (a)

EXPOSED FLOOR ASSEMBLY

-FLOOR AS PER NOTE #18
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-R31 (RSI 5.48)

GARAGE WALL & CEILING

-1/2" (13) GYPSUM BOARD ON BOTH SIDES OF WALL & ON CEILING TAPE & SEAL ALL JOINTS GAS TIGHT
-R24 (RSI 4.23) FOR WALLS & R31 (RSI 5.48) FOR CEILING W/ FLOOR ABOVE
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4

CEILING

-R60 (RSI 10.56) INSULATION
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) INT. GYPSUM BOARD

TYPICAL ROOF ASSEMBLY

- No. 210 (30.5 KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH, PROVIDE EAVE PROTECTION. PROTECTION TO EXTEND UP THE ROOF MIN. 2L11" (600) FROM EDGE TO A LINE NOT LESS THAN 12" (300) PAST THE INSIDE FACE OF EXT. WALL
-EAVE PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP NOT REQ. IF TYPE M ROLL ROOFING IS USED AS EAVE PROTECTION
-3/8" (9.5) PLYWOOD OR OSB SHTG (0-2 GRADE) W/ "H" CLIPS
-APPR. ROOF TRUSSES 0 24" (600) O.C.
-BRACE TRUSS AS PER MANUFACTURER
-PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL, & VENTED SOFFIT
-ATTIC VENTILATION OF 1:300 OF INSULATED CEILING AREA W/ 50% AT SOFFIT

VAULTED OR CATHEDRAL CEILING

- No. 210 (30.5 KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH, PROVIDE EAVE PROTECTION. PROTECTION TO EXTEND UP THE ROOF MIN. 7'-11" (900) FROM EDGE TO A LINE NOT LESS THAN 12" (300) PAST THE INSIDE FACE OF EXT. WALL
-EAW PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP NOT REQ. IF TYPE M ROLL ROOFING IS USED AS EAVE PROTECTION
-3/8" (10) PLYWOOD SHTG OR OSB (0-2 GRADE) W/ "H" CLIPS
-2"x10" (38x235) NOTCHED OR
-2"x8" (38x184) W/ 2"x2" (38x38) CROSS PURLS
-R31 (RSI 5.48) INSUL. W/ MIN. 3" (80) CLEARANCE TO U/S OF ROOF SHEATHING
-CONT. AIRVAPOUR BARRIER AS PER OBC 9.25.3 & 9.25.4
-1/2" (13) INT. GYPSUM BOARD

ATTIC ACCESS HATCH

-21 5/8"x35" (550x750) ATTIC HATCH W/ WEATHERSTRIPPING & BACKED W/ R60 (RSI 10.56) INSUL.

25) STAIRS (INTERIOR & EXTERIOR) - OBC 9.8

MAX RISE = 7 7/8" (200) RAIL 0 LNDG. = 2'-11" (900)
MIN. RUN = 8 1/4" (210) RAIL 0 STAIR = 2'-10" (865)
MIN. TREAD = 9 1/4" (235) MIN. WIDTH = 2'-10" (860)
MAX. NOSING = 1" (25) (BETWEEN WALL FACES)

26) GUARDS/RAILING - OBC 9.8.7 de 9.8.8

-GUARD TO BE 3'-6" (1070) HIGH FOR FLOOR TO FLOOR/GRADE HEIGHTS GREATER THAN 5'-11" (1.8m)
-GUARDS TO BE 2'-11" (900) FOR HEIGHTS LESS THAN 5'-11" (1.8m)
-PICKETS TO HAVE MAX. 4" (100) SPACING
-WARDS TO MEET OBC DETAIL SB-7

27) PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER.

MAX. RISE = 7 7/8" (200), MIN. TREAD = 9 1/4" (235)
- 2 RIS. MAX. PERMITTED TO BE LAID ON GROUND
CAPPED DRYER VENT TO EXTERIOR

28) DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS

-REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, ALL OPENINGS, & OTHER VENTS & INTAKES. HRV INTAKE TO BE 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE

29) DIRECT VENT GAS FIREPLACE VENT MIN. 12" (305) ABOVE FIN. GRADE, ALL OPENINGS & OTHER VENTS & INTAKES. REFER TO GAS UTILIZATION CODE

MECH. EXHAUST FAN, VENTED TO EXTERIOR & TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
ALSO BATHROOM WALLS TO CONFORM TO OBC 9.5.2.3

30) SMOKE ALARM - OBC 9.10.19

-PROVIDE ONE PER FLOOR NEAR THE STAIRS, IN EVERY SLEEPING ROOM & IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY
-ALARMS TO BE CONNECTED IN CIRCUIT, INTERCONNECTED SO ALL ALARMS SOUND WHEN ONE SOUNDS, TO BE PROVIDED WITH A BATTERY BACKUP & SHALL HAVE A VISUAL SIGNALING COMPONENT

31) CARBON MONOXIDE ALARM - OBC 9.33.4

-WHERE THERE IS A FUEL BURNING APPLIANCE A OJA SHALL BE
-INSTALLED ADJACENT TO EACH SLEEPING AREA
-CMA TO BE M'RD SO WHEN ACTIVATED, THE SMOKE ALARM WILL SOUND
-MAIN DOOR TO BE OPERABLE FROM INSIDE W/O KEY
-PROVIDE A VIEWER OR TRANSPAR ENT GLAZING OR SIDELIGHT
-DEADBOLT LOCK TO BE PROVIDED WITH A CYLINDER HAVING NO FEW-R THAN 5 PINS AND A BOLT THROW NOT LESS THAN 25mm (1"). PROTECTED WITH A SOLID OR HARDENED FREE-TURNING RING OR BEVELLED CYLINDER HOUSING

32) LIGHTING OF ENTRANCES - OBC 9.34.2.1

-AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY

33) HEIGHT OF WINDOW SILLS ABOVE FLOORS OR GROUND 9.7.1.6

-TO PROVIDE A MINIMUM DISTANCE OF 480mm (19") BETWEEN THE TOP SURFACE OF THE WINDOW SILL AND THE FLOOR FINISH OF THE SECOND FLOOR.

34) DRAIN WATER HEAT RECOVERY UNIT

PROVIDE A DRAIN WATER HEAT RECOVERY UNIT AT ALL OR AT LEAS T 2 SHOWERS IN A DWENING AS PER OBC SB-12.2.1.1.11 AND CONFORMS TO CSA

35) EXTERIOR CONCRETE STAIRS

1. EXTERIOR CONCRETE STAIRS WITH MORE THAN TWO RISERS AND TWO TREADS SHALL BE A. SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 MM IN CROSS-SECTION OR
B. CANTILEVERED FROM MAIN FOUNDATION WALL.
2. STAIRS DESCRIBED IN SENTENCE 1, WHEN CANTILEVERED FROM THE FOUNDATION WALL, SHALL BE CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH SUBSECTION 9.8.10.
3. THE DEPTH BELOW GROUND LEVEL FOR FOUNDATIONS FOR EXTERIOR STEPS SHALL CONFORM TO THE REQUIREMENTS IN SECTION 9.12

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STRUCTURE TO REMAIN
	OPENING TO BE BLOCKED
	NEW STRUCTURE
	REMOVED STRUCTURE
	45min. FRP WALL AND CEILING
	STRUCTURE AS NOTES

ELEVATION

solid bearing	fireplace vent	W1 2-2"x8" (2/38x184) SPF. #1	W10 3-2"x12" (3/38x286) SPF. #1
solid bearing from above	hydro meter	W2 3-2"x8" (3/38x184) SPF. #1	W11 4-2"x12" (4/38x286) SPF. #1
double joist	gas meter	W3 4-2"x8" (4/38x184) SPF. #1	W12 5-2"x12" (5/38x286) SPF. #1
triple joist	fixed glass	W4 5-2"x8" (5/38x184) SPF. #1	LOOSE LAID STEEL L NTELS:
pressure treated lumber	black glass	W5 2-2"x10" (2/38x235) SPF. #1	M NIMUM END BEARING LENGTH OF 5-7/8" (150mm) OBC 9.20.5.2
laminated veneer lumber	bug screen	W6 3-2"x10" (3/38x235) SPF. #1	L1 3 1/2" x 3 1/2" x 1/4" L (90x90x6 L)
girder truss	stove vent	W7 4-2"x10" (4/38x235) SPF. #1	L2 4" x 3 1/2" x 1/4" L (100x90x6 L)
ceiling mounted smoke detector	dryer vent	W8 5-2"x10" (5/38x235) SPF. #1	L3 5" x 3 1/2" x 5/16" L (125x90x8 L)
carbon monoxide detector	furnace intake	W9 2-2"x12" (2/38x286) SPF. #1	L4 5" x 3 1/2" x 3/8" L (125x90x10 L)
point load			L5 5" x 3 1/2" x 1/2" L (125x90x13 L)

A	EXTERIOR DOOR	2'-6"x6'-8"x1-3/4" (760x2030x45) INSUL. M N. R4 (RSI 0.7)
A1	EXTERIOR DOOR	2'-8"x6'-8"x1-3/4" (815x2030x45) INSUL. M N. R4 (RSI 0.7)
A2	EXTERIOR DOOR	2'-10"x6'-8"x1-3/4" (865x2030x45) INSUL. M N. R4 (RSI 0.7)
A3	EXTERIOR DOOR	3'-0"x6

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2012 O.B.C.

WEEPER TILE
100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.
POURED CONCRETE BASEMENT SLAB
100 MM (4") 25 MPa POURED CONCRETE SLAB W/ 6"x6"x 6/6 WMM C/W 6 POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

POURED CONCRETE GARAGE SLAB
100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/5-8% AIR ENTRAINMENT W/ 6"x6"x 6/6 WMM ON 100MM (4") COARSE GRANULAR FILL W/COMPACTED SUB-BASE OR COMPACTEDSUB-BASE OR COMPACTED NATIVE FILL 98% (SPMDD). SLOPE TO FRONT OF GARAGE MIN. 1%.

COLD STORAGE PORCH SLAB
FOR A MAX. 2500 MM (8'-3") PORCH DEPTH 130 MM (5") 32 MPa CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB M.N. 1% FROM DOOR.

SILL PLATE
38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROV DE CAULK NG OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRNK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

WOOD IN CONTACT WITH CONCRETE
WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOF NG DAMPPROOFING BETWEEN WOOD AND CONCRETE.

EXTERIOR/INTERIOR GUARDS
INTERIOR GUARDS: 900MM (2'-11") M.N.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN.

FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0") HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11").
HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7").

TWO STOREY VOLUME SPACES
FOR A MAX. OF 5490MM (18'-0") HEIGHT, PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEED NG 2900MM (9'-6"), PROV DE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

INTERIOR GARAGE PARTITION
13MM (1-1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

INTERIOR GARAGE MAN DOOR
DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.
MECHANICAL EXHAUST FAN
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROV DE DUCT SCREEN AS PER 9.32.3.12.

DIRECT VENT FURNACE TERMINAL
DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

DIRECT VENT GAS FIREPLACE
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

ATTIC ACCESS HATCH
500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 8.81 (R50) RIGID INSULATION BAK NG.

EXPOSING BUILDING FACE
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11").

WHERE THE LIMIT NG DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL M.N. 15 9MM TYPE X GYPSUM BOARD INSIDE.

STUD WALL REINFORCEMENT
PROV DE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

CONSTRUCTION JOINT
PROV DE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

ROOF CONSTRUCTION
ASPHALT SHINGLES (CONFORMING TO SECTION 9.26.2.1 OF THE O.B.C.), 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. OR CONVENTIONAL FRAMING, APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER), 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREF. N. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENT LATION 1:300 OF INSULATED CEILING AREA WITH MIN 25% AT EAVES & MIN. 25% AT RIDGE (O.B.C. 9.19.1.2), 8" ALUMINUM FASCIA CLADDING - 5" SEAMLESS ALUMINUM EAVES ROOFING (CONCEALED SCREW ON BRACKETS - LARGE SQUARE 3"x3" DOWN PIPES WITH ELBOWS AS REQUIRED).

ROOF INSULATION
RSI 10.57 (R60) ROOF INSULATION AND APPROVED 6 M L POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.

ROOF VENTILATION
ROOF VENT LATION AS PER 9.19.1. VENT AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATED CEILING WHERE THE ROOF SLOPE IS LESS THAN 1 N 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING. FULL 60 SQ IN OF NET FREE VENT LATING AREA (NFA) PER VENT.

WINDOWS
MINIMUM BEDROOM WINDOW (O.B.C. 9.7.1.3.) AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3"). BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

WINDOW GUARDS (O.B.C. 9.7.1.6.) A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

LUMBER
ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=3100 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 601 MM (24-0") O.C. PROV DE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY SIMPSON STRON-TIE. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUTT-UP WOOD MEMBERS INTERSECTING FLUSH BUTT-UP WOOD MEMBERS. WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 M L POLYETHYLENE FILM NO 50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION
IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION. STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STEEL
STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER TO O.B.C. 9.10.19.)
SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1). THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS.

THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.).

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)
WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

EXTERIOR FOUNDATION WALL, INSULATED
ASPHALTIC WATERPROOFING (BELOW GRADE) - 10" CAST IN PLACE REINFORCED CONCRETE BASEMENT WALL C/W CEMENTITIOUS PARGING ON EXTERIOR FACE - PLATON FOUNDATION PROTECTOR MEMBRANE OR EQUAL INSTALLED WITH PLATON PLUGS C/W TAB SEALING, PLATON MOLDING AND CAULKING FROM TOP OF FOOTING TO FINISH GRADE, LEVEL TO TOP OF BASEMENT. - FLOOR SLAB CONTINUOUSLY WRAPPED AROUND TOP AND BOTTOM PLATES OF STUD WALLS. - 2"x4" WOOD STUDS @ 16" O/C - 3-1/2" FIBERGLASS BATT INSULATION (R12 MIN) - 6M L POLYETHYLENE VAPOUR BARRIER - 1/2" GYPSUM BOARD TAPED AND SANDED - POURED REINFORCED FOUNDATION WALL - 4" PVC WEEPING TILE, PERFORATED, C/W FILTER CLOTH AT JOINT - 6" MIN. GRAVEL COVER OVER WEEPING TILES. EXCAVATE DOWN TO UNDISTURBED SOIL. SOIL TO BE UNDISTURBED WITH 75KPA CAPACITY.

1A. FOOTINGS 5" (125mm) MIN. PROJECTION X 6" (150mm) DEEP POURED CONCRETE 2-15m HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W/10m REBAR DOWELS @ 32" (812mm) O.C.

FOOTINGS (MINIMUM (15MPa) 2200 PSI CO 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SOIL CAPABLE OF 75KPa (10.9 PSI) LOAD NG BOTTOM OF FOOTING TO BE MIN. 4'-0" (1.2m) BELOW LOWEST GRADE ON UNDISTURBED SOIL.

EXTERIOR FOUNDATION WALL, UNINSULATED
ASPHALTIC WATERPROOFING (BELOW GRADE) - 10" OR 8" CAST-IN PLACE REINFORCED CONCRETE OR CONCRETE BLOCK WALL, REINFORCED, C/W 3/8" CEMENTITIOUS PARGING ON EXTERIOR FACE. - 2" RIGID "SM" INSULATION TO 2'-0" BELOW GRADE. - POURED REINFORCED CONCRETE FOOTINGS. REFER TO PLANS, REINFORCED AS SHOWN, CONCRETE SHALL BE 20MPa IN 28 DAYS. - 4" PVC WEEPING TILE, PERFORATED, C/W FILTER CLOTH AT JOINTS - 6" MIN. GRAVEL COVER OVER WEEPING TILES.

STEP FOOTINGS
POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8) STEP ON FIRM SOIL.

6" STUD WALL C/W EXTERIOR STUCCO FINISH
DUROCK EXTERIOR INSULATION AND FINISH SYSTEM COMPRISED OF 1/2" TO 3/4" ACRYLIC BASE COAT FIBER MESH AND DUROCK FINISHING COAT APPLIED ONTO: - 1-1/2" THICK TYPE#1 STYROFOAM INSULATION. - STUCCO WRAP APPLIED ON 1/2" EXTERIOR SHEETING. - 2"x6" SPR. STUDS INSTALLED AT 16" O.C. - R24 BATT INSULATION BETWEEN STUDS. - 6M L POLYETHYLENE VAPOUR BARRIER. - 1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PAINTED.

6" STUD WALL C/W EXTERIOR STONE FINISH
STONE FINISH - AIR BARRIER - 3/4" EXTERIOR SHEATHING - 2"x6" WOOD STUDS @ 16" O.C. - ROXUL COMFORT PLUS R24 INSULATION - 6M L POLYETHYLENE VAPOUR BARRIER. - 1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PAINTED.

QUARRY ROCK THIN STONE VENEER
ON THE ELEVATIONS WHERE NOTED ON THE DRAWINGS AND UP TO THE HEIGHT NOTED; INSTALL OVER 1/2" EXTERIOR SHEATHING OR PARGED CONCRETE BLOCK FOUNDATION WALL WITH A WEATHER BARRIER METAL LATH, MORTAR AND THE VENEER STONE AS CHOSEN BY THE OWNER. STONE VENEER COLOUR AND GRADE TO BE VERIFIED AND APPROVED BY THE DESIGNER PRIOR TO INSTALLATION

6-1/2" LOADBEARING PARTITION WALLS
1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PAINTED, 2"x6" WOOD STUDS INSTALLED @ 16" O.C. - 1/2" GYPSUM BOARD, TAPED, SANDED OR MOISTURE RESISTANT CEMENT BOARD IN SHOWER AND WET AREA. - SOUND ATTENUATION BATTS WHERE NOTED IN PLANS.

4-1/2" INTERIOR PARTITION
1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PAINTED - 2"x4" WOOD STUDS INSTALLED @ 16" O.C. - 1/2" GYPSUM BOARD, TAPED, SANDED OR MOISTURE RESISTANT CEMENT BOARD IN SHOWER AND WET AREA. - SOUND ATTENUATION BATTS WHERE NOTED IN PLANS.

STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON SHRINK GROUT.

OR
15A. SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE WAS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE TO OBC. 9.17.4.2.(2)

BUILT UP WOOD POSTS
3-38x89 (3-2"x4") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONCRETE WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

WHERE APPLICABLE - REFER TO PLANS
EXPOSED BUILDING FACE-O.B.C. 9.10.14.11-

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THEN 45 min. WHERE LIMITING DISTANCE IS LESS THEN 1.2m (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL WINDOWS: MINIMUM BEDROOM WINDOW-OBC.9.7.1.3- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN., CLEAR WIDTH OF 380mm (1'-3")

WINDOW GUARDS -OBC 9.7.1.6 AND 9.8.8-
A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 100mm (4") IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

WINDOW IN EXIT STAIRWAYS -OBC 9.7.5.3-
WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 1070mm (3'-6") SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

MECHANICAL VENTILATION
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

FLAT ARCHES
1) FOR 2440mm (8'-0") CEILINGS, FLAT ARCHES TO BE 2080mm (6'-10") A.F.F.
2) FOR 2740mm (9'-0") CEILINGS, FLAT ARCHES TO BE 2480mm (7'-10") A.F.F.
3) FOR 3040mm (10'-0") CEILINGS, FLAT ARCHES TO BE 2780mm (8'-10") A.F.F.

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
- DO NOT SCALE DRAWINGS
- ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
- ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- THESE DRAWING MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

REVISIONS AND ISSUES:

DATE	NO.	DESCRIPTION

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PROJECT NAME & ADDRESS:
CUSTOM SEMI-DETACHED
159 BRONTE ST S, MILTON, ON
L9T 1Z7

DATE: MARCH/31/2022

DRAWN BY: E.E. CHECKED BY: M.K.

SCALE: 1/8"=1'-0" FILE No. 2021-82

SHEET TITLE:
GENERAL NOTES

DRAWING NO.
A-11

SIZE: LEDGER 11X17"