NOTE:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING STRUCTURAL CONDITIONS & NOTIFY DESIGNER & ENGINEER OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION & AWAIT INSTRUCTION.
2. PROVIDE APPROVED "SIMPSON STRONG-TIE" GALV, MTL. HANGERS AT ALL FLUSH BEAM/JOIST CONNECTIONS AS REQ. REFER TO FLOOR FRAMING DRWGS. (TYP.)
3. G.C. IS RESPONSIBLE TO CHECK ALL SHOP DRAWINGS & CONSULTANT DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION & COORDINATE WITH ALL TRADES.

AREA CALCULATIONS	ELEVATION 'B'
FIRST FLOOR AREA	944.19 SF.
SECOND FLOOR AREA	1,291.26 SF.
TOTAL GROSS FLOOR AREA	**2,235.45 SF.**
DEDUCT OPEN AREAS	37.12 SF.
TOTAL NET AREA	**2,198.33 SF.** **(204.23 m2)**
FINISHED BASEMENT AREA	0.00 SF.
COVERAGE W/O PORCH	**1,330.00 SF.** **(123.56 m2)**
COVERAGE W/ PORCH	**1,370.84 SF.** **(127.36 m2)**

VERUS
design + drafting + consulting
416.675.5596 | 96 Skyway Ave Toronto ON | M9W 4Y9 | verusdesign.ca

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The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the Designer, of any variations or discrepancy from the supplied information, before proceeding with the work.

The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, engineering information, etc. (the "Consultants"), which is shown on this drawing. Refer to the appropriate Consultants drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Designer, in regards to the environmental condition of the site to which this drawing relates.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

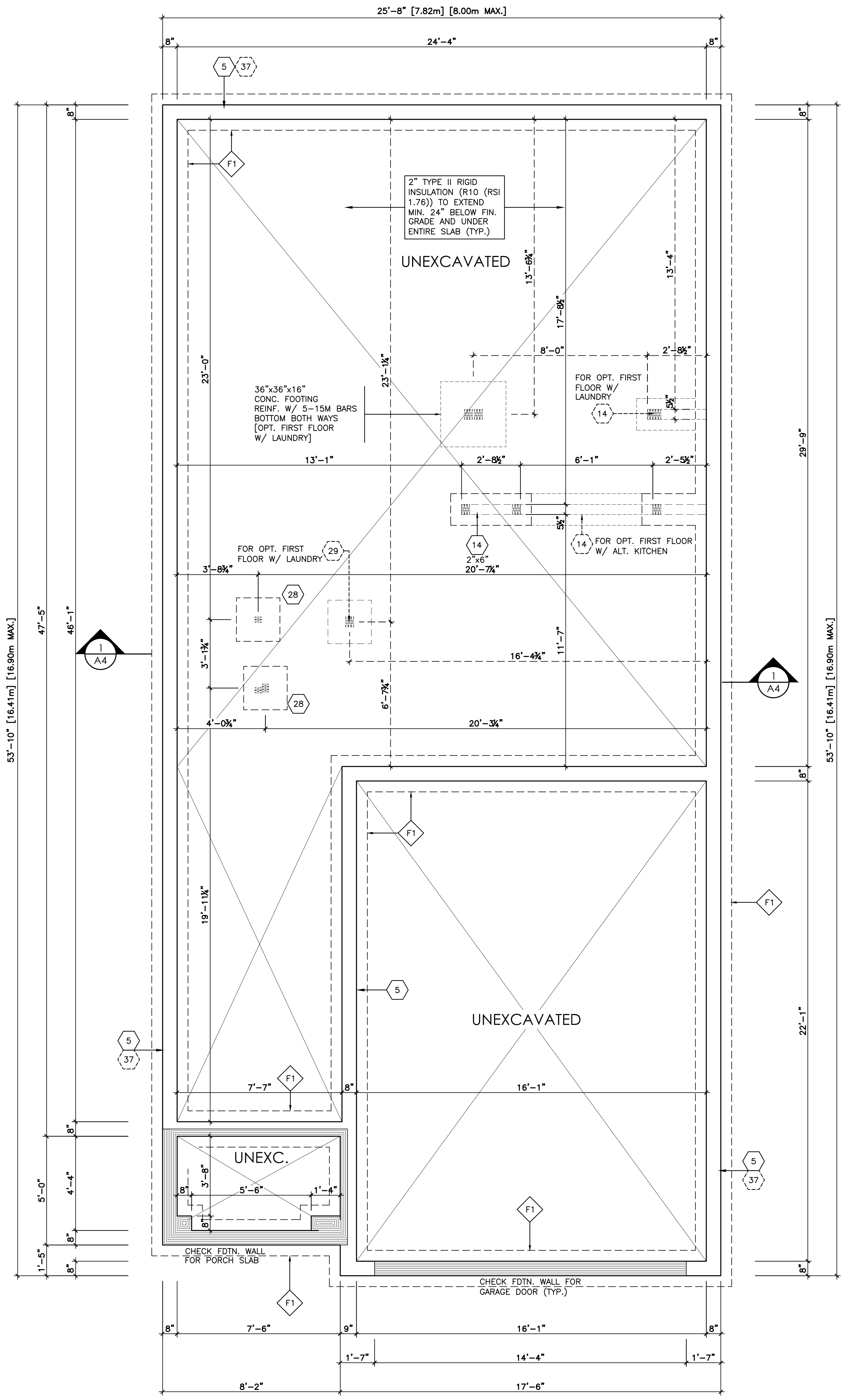
The as-built information provided in these drawings is for information purposes only. All dimensions are calculated from on site observations representing existing conditions. The information provided must be confirmed prior to construction, enlargement or alteration of any part, or in whole, of the existing building Owner of the property will not hold The Designer liable for the Work done by others nor shall The Architect be held responsible for the accuracy of the information provided by any

QUALIFICATIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Name	Signature	BCIN
Nick Menonna	N Menonna	23967
Daniel Venturuzzo		29448

Firm Name	BCIN
VERUS DESIGN INC.	110512


25'-8" [7.82m] [8.00m MAX.]
24'-4"
UNEXCAVATED
2" TYPE II RIGID INSULATION (R10 (RSI 1.76)) TO EXTEND MIN. 24" BELOW FIN. GRADE AND UNDER ENTIRE SLAB (TYP.)
36"x36"x16" CONC. FOOTING REINF. W/ 5-15M BARS BOTTOM BOTH WAYS [OPT. FIRST FLOOR W/ LAUNDRY]
FOR OPT. FIRST FLOOR W/ LAUNDRY
FOR OPT. FIRST FLOOR W/ ALT. KITCHEN
UNEXCAVATED
UNEXC.
CHECK FDTN. WALL FOR PORCH SLAB
CHECK FDTN. WALL FOR GARAGE DOOR (TYP.)
53'-10" [16.41m] [16.90m MAX.]
F1

FOOTING LEGEND

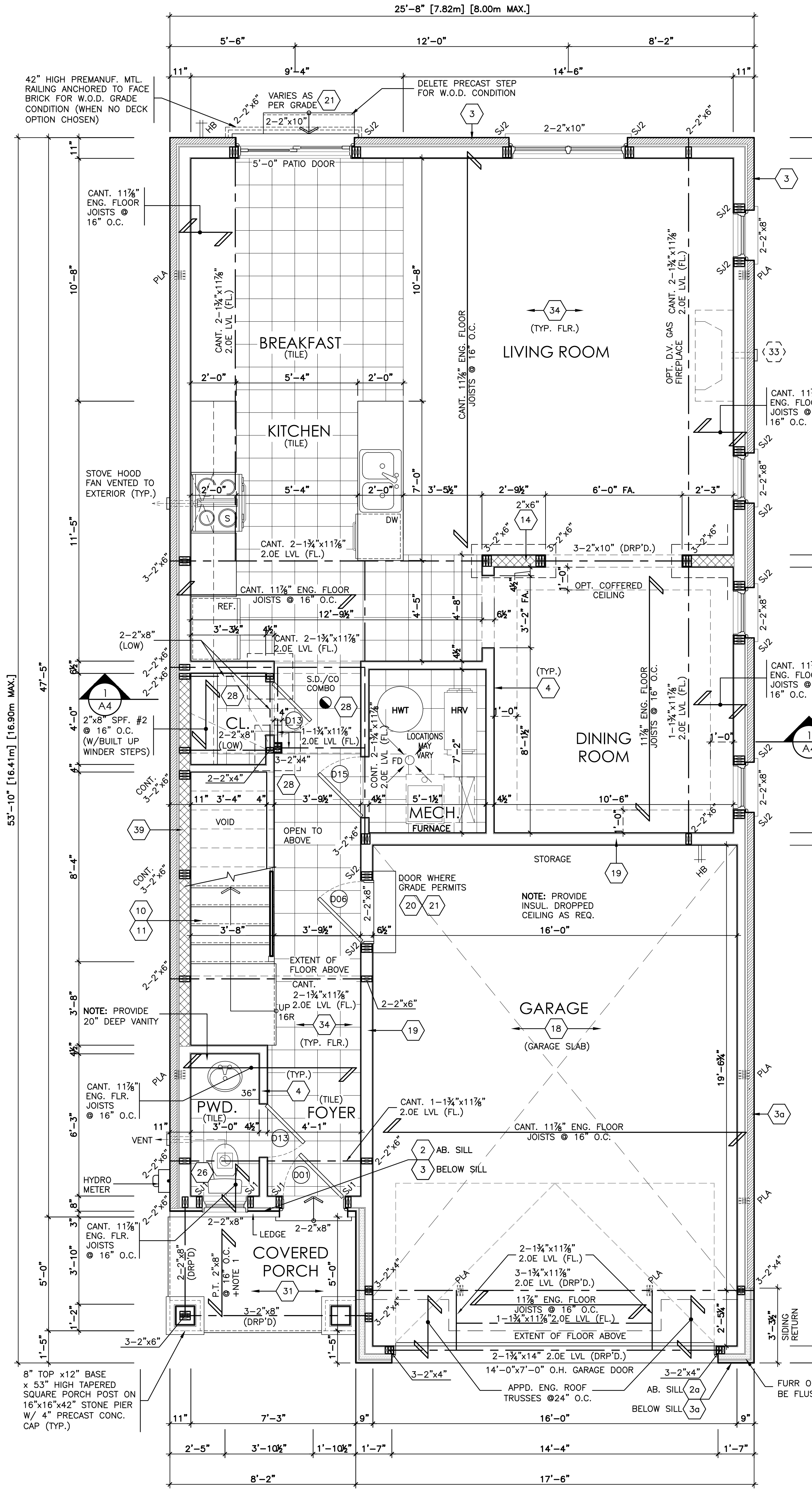
F1	EXTERIOR CONTIN. POURED CONC. STRIP FOOTINGS TO BE 22"x8" DEEP. REINF. W/ 2-15M BOT.

1 / A1

FOUNDATION PLAN - ELEV. 'B'

1/4" = 1'-0"

March 31, 2022
W.J. HANCOCK
LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO


25'-8" [7.82m] [8.00m MAX.]
42" HIGH PREMANUF. MTL. RAILING ANCHORED TO FACE BRICK FOR W.O.D. GRADE CONDITION (WHEN NO DECK OPTION CHOSEN)
DELETE PRECAST STEP FOR W.O.D. CONDITION
5'-0" PATIO DOOR
BREAKFAST (TILE)
KITCHEN (TILE)
LIVING ROOM
OPT. D.V. GAS FIREPLACE
STOVE HOOD FAN VENTED TO EXTERIOR (TYP.)
OPT. COFFERED CEILING
DINING ROOM
HWT
HRV
MECH. FURNACE
CL.
VOID
OPEN TO ABOVE
STORAGE
DOOR WHERE GRADE PERMITS
NOTE: PROVIDE INSUL. DROPPED CEILING AS REQ.
GARAGE (GARAGE SLAB)
NOTE: PROVIDE 20" DEEP VANITY
PWD. (TILE)
FOYER (TILE)
HYDRO METER
COVERED PORCH
LEDGE
14'-0"x7'-0" O.H. GARAGE DOOR
APPD. ENG. ROOF TRUSSES @24" O.C.
8" TOP x12" BASE x 53" HIGH TAPERED SQUARE PORCH POST ON 16"x16"x42" STONE PIER W/ 4" PRECAST CONC. CAP (TYP.)
FURR OUT SIDING TO BE FLUSH W/ BRICK
AB. SILL
BELOW SILL
53'-10" [16.41m] [16.90m MAX.]

NOTE 1:
2 PLY TORCH DOWN ROOFING WEATHERPROOF MEMBRANE (EXTEND 12" UP WALL BEHIND FLASHING) ON 5/8" EXTERIOR GRADE T&G PLYWOOD SCREWED ON 2"x4" SLEEPERS @ 12" O.C. DIAGONALLY CUT TO SLOPE @ MIN. 2% (PERPENDICULAR TO JOISTS) ON P.T. JOISTS. PRE-FIN. ALUM. SOFFIT @ U/S OF PORCH ROOF.

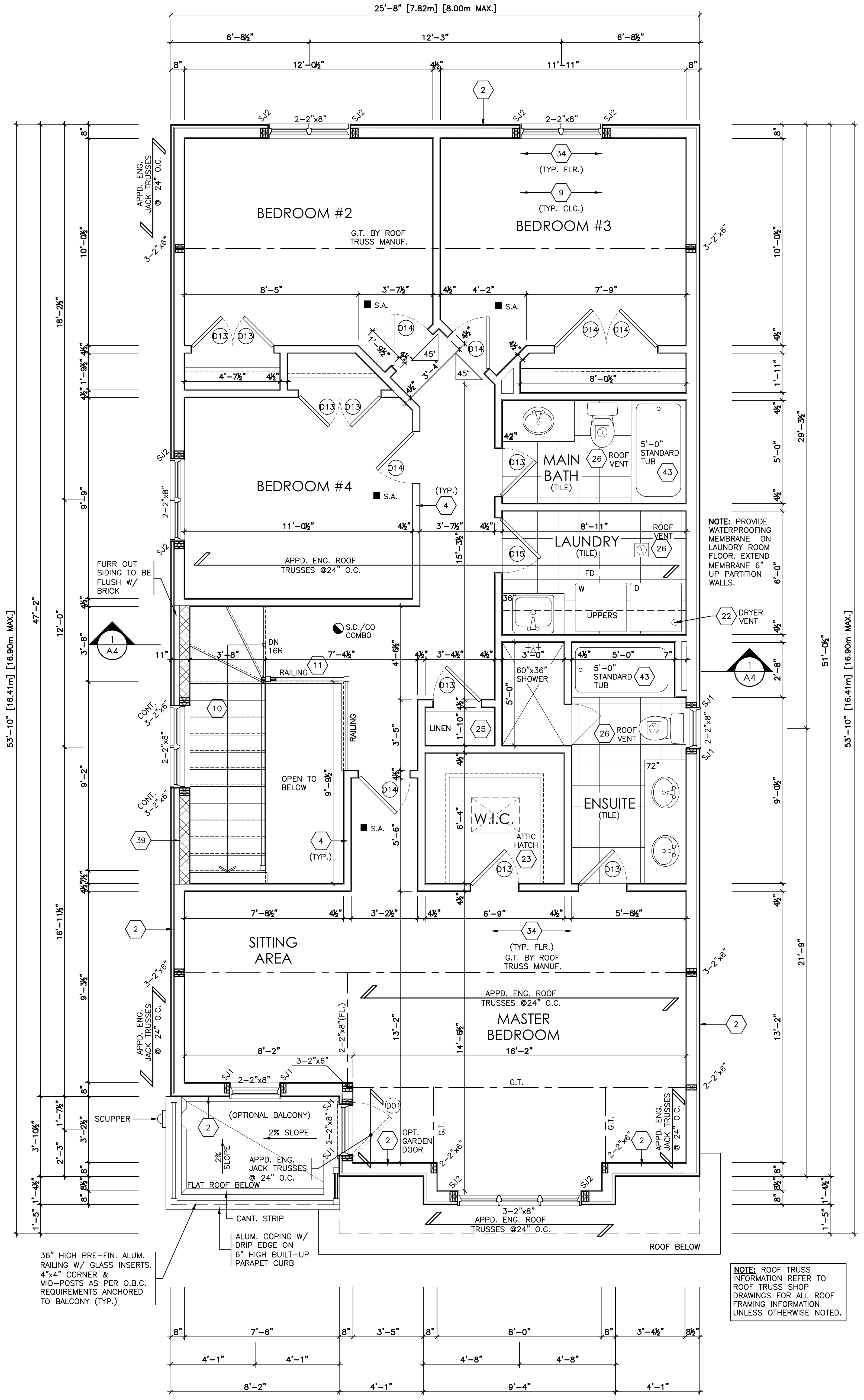
NOTE: REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ALL ENGINEERED FLOOR JOIST INFORMATION & DETAILS. UNLESS OTHERWISE NOTED.

NOTE: SUB-FLOOR & JOISTS TO BE NAILED & GLUED

2 / A1

FIRST FLOOR PLAN - ELEV. 'B'

1/4"= 1'-0"


25'-8" [7.82m] [8.00m MAX.]
BEDROOM #2
BEDROOM #3
G.T. BY ROOF TRUSS MANUF.
BEDROOM #4
MAIN BATH (TILE)
5'-0" STANDARD TUB
LAUNDRY (TILE)
NOTE: PROVIDE WATERPROOFING MEMBRANE ON LAUNDRY ROOM FLOOR. EXTEND MEMBRANE 6" UP PARTITION WALLS.
DRYER VENT
UPPERS
FURR OUT SIDING TO BE FLUSH W/ BRICK
APPD. ENG. ROOF TRUSSES @24" O.C.
S.D./CO COMBO
RAILING
60"x36" SHOWER
LINEN
OPEN TO BELOW
W.I.C.
ATTIC HATCH
ENSUITE (TILE)
SITTING AREA
MASTER BEDROOM
(OPTIONAL BALCONY)
2% SLOPE
APPD. ENG. JACK TRUSSES @ 24" O.C.
OPT. GARDEN DOOR
SCUPPER
FLAT ROOF BELOW
CANT. STRIP
ALUM. COPING W/ DRIP EDGE ON 6" HIGH BUILT-UP PARAPET CURB
36" HIGH PRE-FIN. ALUM. RAILING W/ GLASS INSERTS. 4"x4" CORNER & MID-POSTS AS PER O.B.C. REQUIREMENTS ANCHORED TO BALCONY (TYP.)
ROOF BELOW
NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.
53'-10" [16.41m] [16.90m MAX.]

3 / A1

SECOND FLOOR PLAN - ELEV. 'B'

1/4"= 1'-0"

8.	Issued for structural review by Wayne Hancock Engineering Services inc.	March.29.2022
7.	Revised stucco finish on elev. 'A' sides and rear at 2nd. floor to horiz. siding as per client comments.	March.14.2022
6.	Issued Basement for Eng. Flr. Layouts	January.25.2022
5.	Re-Issued for Structural Review	January.25.2022
4.	Re-Issued for Hvac	January.25.2022
3.	Issued for Structural Review	Febraury.18.2021
2.	Issued For HVAC	February.18.2021
1.	Issued for Roof Truss & Eng. Flr. Layouts	February.18.2021

REVISION

PROJECT TITLE

STARS OF BOBCAYGEON

10.5m Lots
"ORION" - Elevation 'B'
Lot 37

LOCATION
BOBCAYGEON (KAWARTHA LAKES) , ONTARIO

CLIENT

THREE LAKES DEVELOPMENTS

PROJECT NO. 145.20
SCALE AS NOTED
DRAWN BY N. MENONNA
CHECKED BY N. MENONNA

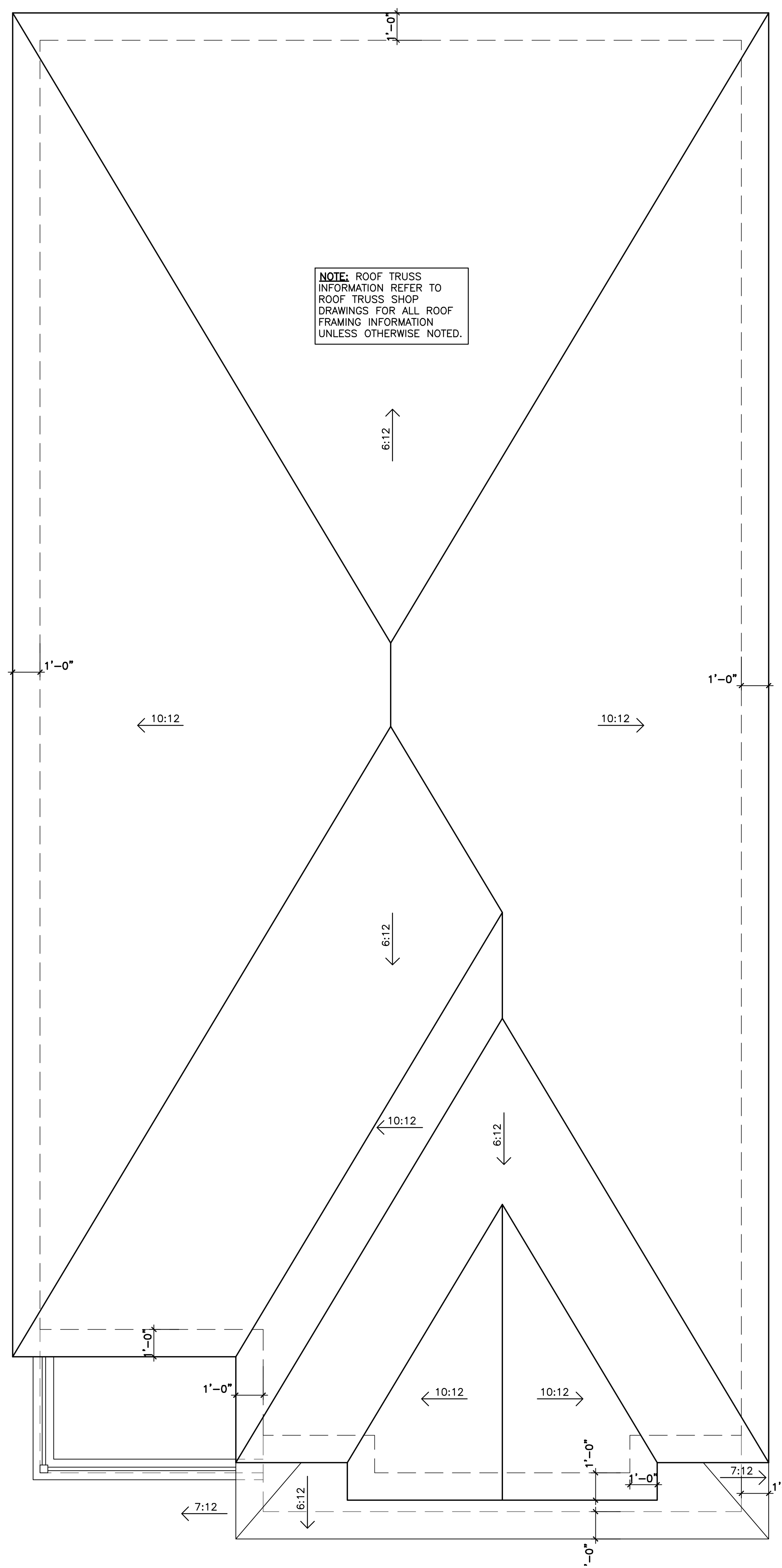
SHEET TITLE

FLOOR PLANS

SHEET No.

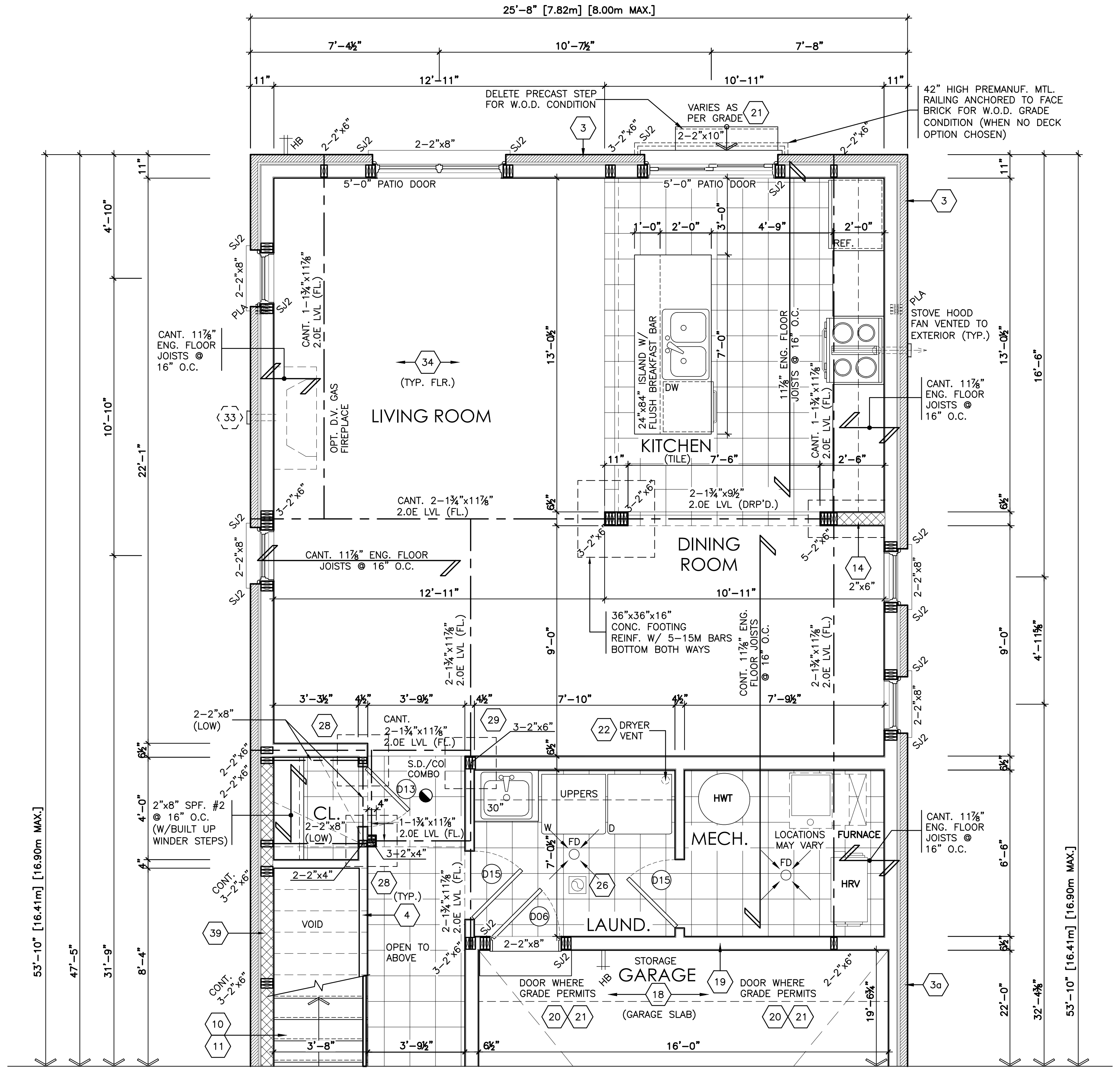
A1

ORION


NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.
6:12
10:12
7:12
1'-0"

1 / A2 ROOF PLAN - ELEV. 'B'
¼"= 1'-0"

LICENSED PROFESSIONAL ENGINEER
March 31, 2022
W.J. HANCOCK
PROVINCE OF ONTARIO



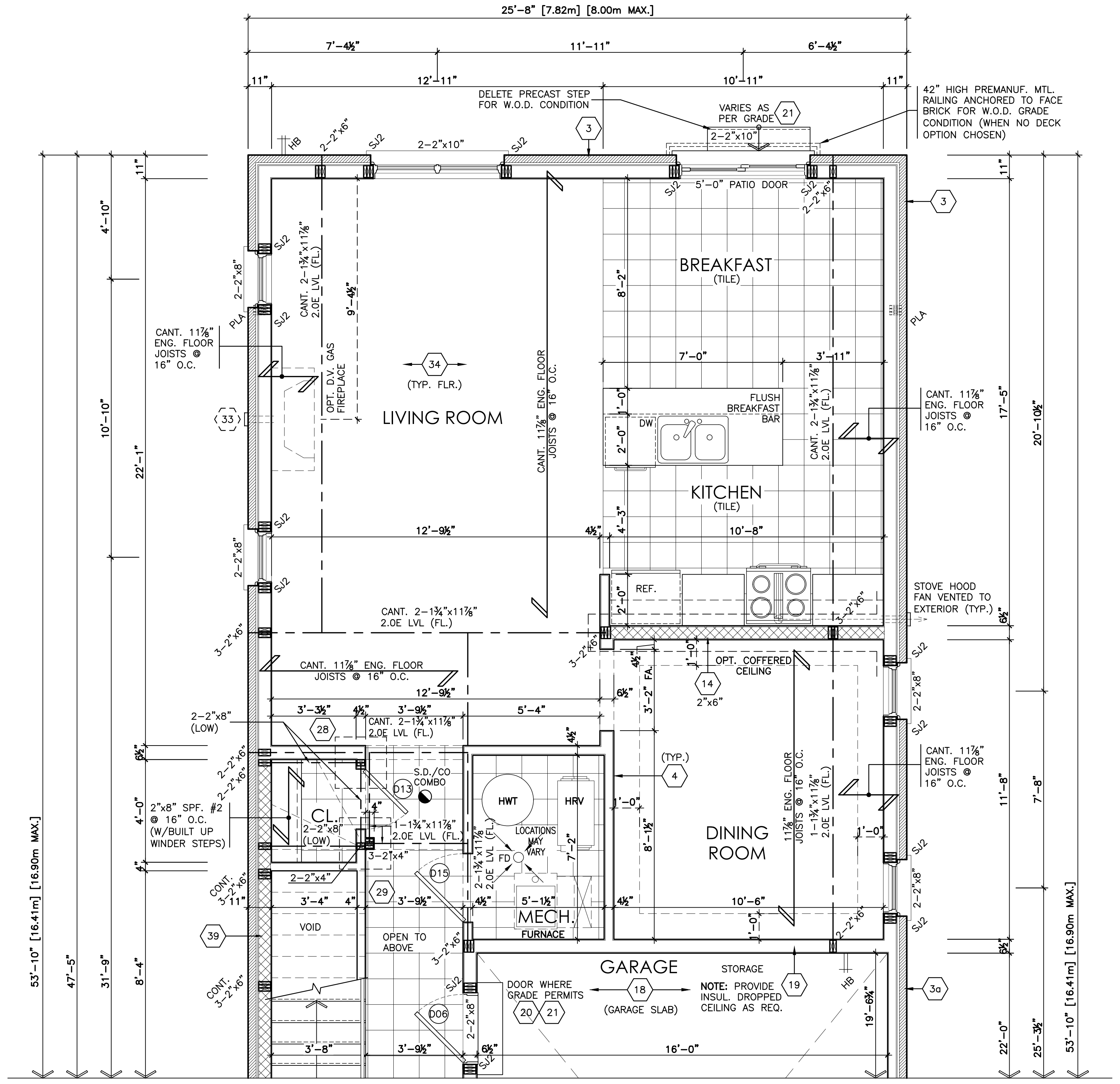
✓

2 / A2 OPT. FIRST FLOOR PLAN W/ LAUNDRY - ELEV. 'B'
¼"= 1'-0"

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

NOTE: REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ALL ENGINEERED FLOOR JOIST INFORMATION & DETAILS. UNLESS OTHERWISE NOTED.

NOTE: SUB-FLOOR & JOISTS TO BE NAILED & GLUED

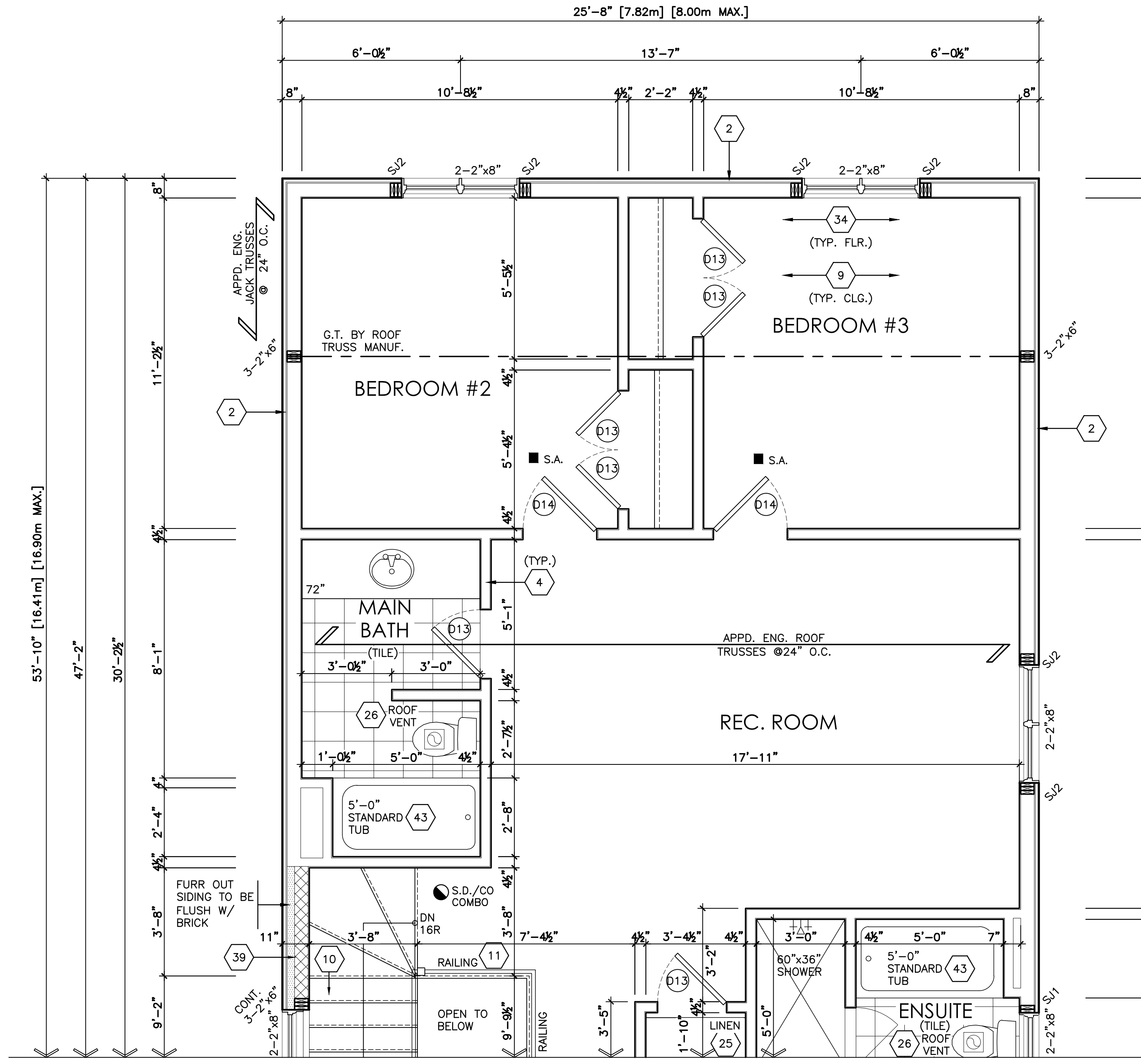


3 / A2 OPT. FIRST FLOOR PLAN W/ ALT. KITCHEN - ELEV. 'B'
¼"= 1'-0"

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

NOTE: REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ALL ENGINEERED FLOOR JOIST INFORMATION & DETAILS. UNLESS OTHERWISE NOTED.

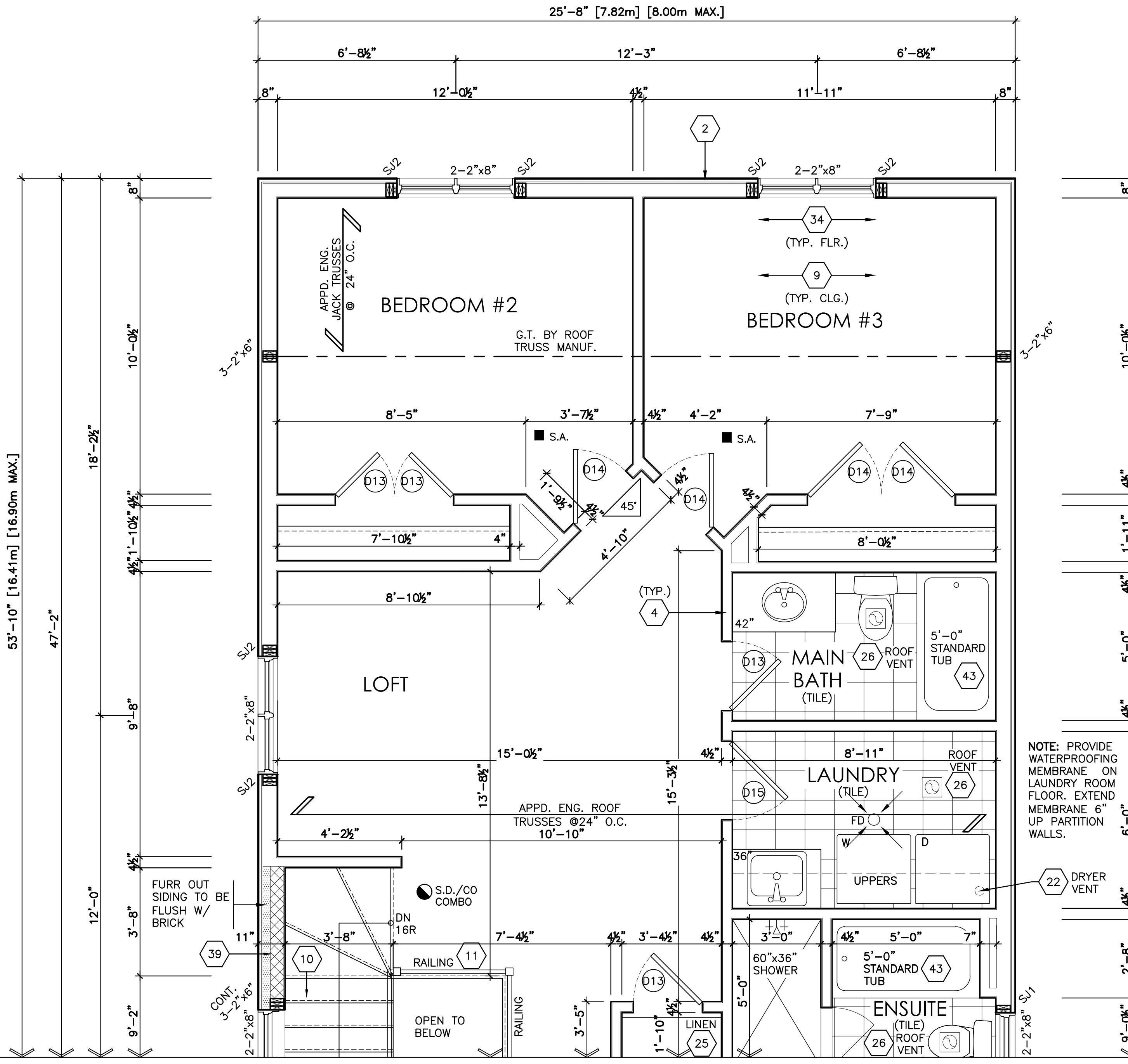
NOTE: SUB-FLOOR & JOISTS TO BE NAILED & GLUED



4 / A2 OPT. SECOND FLOOR PLAN W/ REC. ROOM - ELEV. 'B'
¼"= 1'-0"

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS



NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

5 / A2 OPT. SECOND FLOOR PLAN W/ LOFT - ELEV. 'B'
¼"= 1'-0"

ORION

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REVISION

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PROJECT TITLE

STARS OF BOBCAYGEON

10.5m Lots
"ORION" - Elevation 'B'
Lot 37

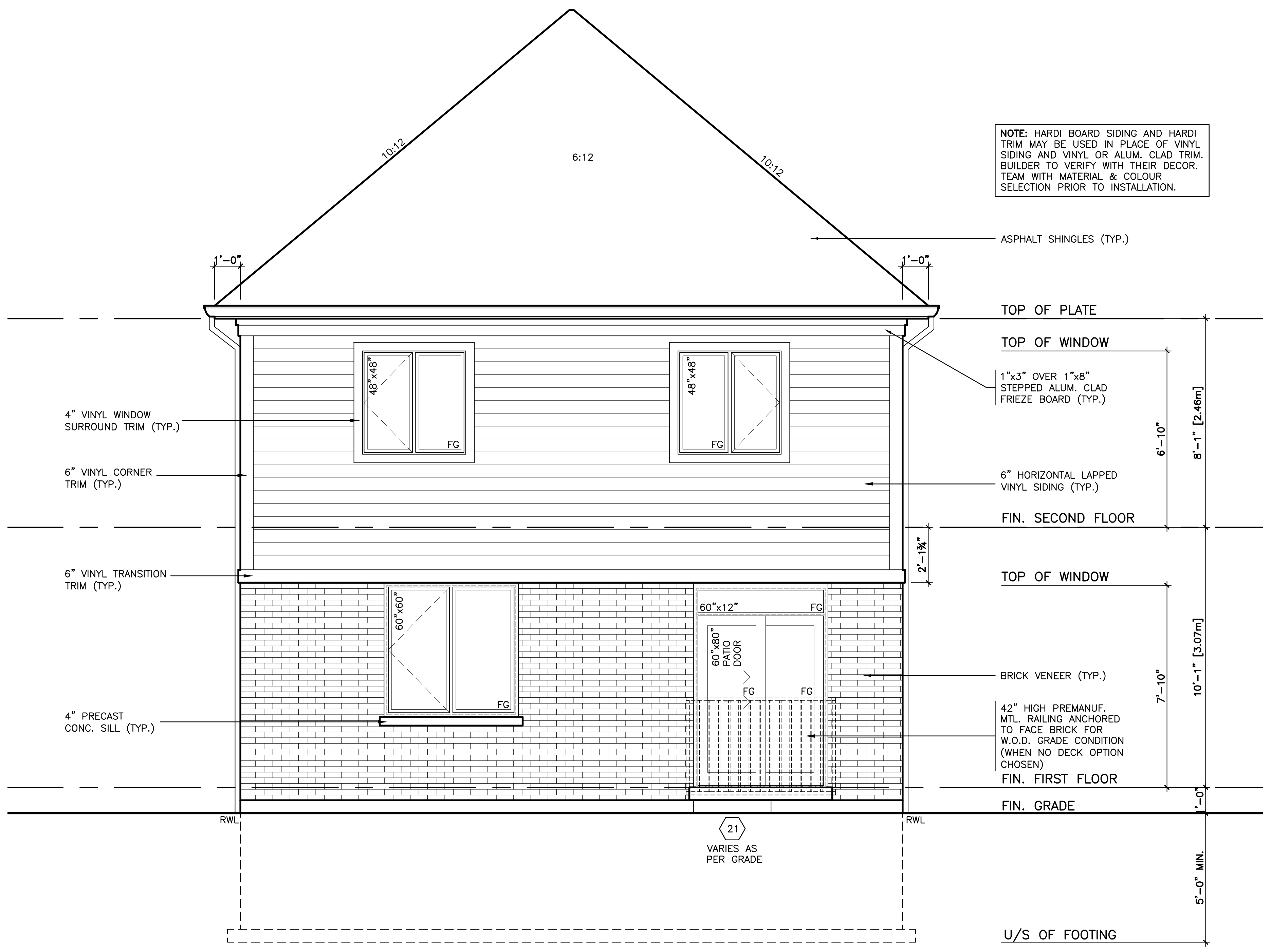
LOCATION
BOBCAYGEON (KAWARTHA LAKES) , ONTARIO

CLIENT
THREE LAKES DEVELOPMENTS

PROJECT NO. 145.20
SCALE AS NOTED
DRAWN BY N. MENONNA
CHECKED BY N. MENONNA

SHEET TITLE
OPT. PARTIAL FLOOR PLANS AND ROOF PLAN

SHEET No.
A2


10:12
6:12
10:12
NOTE: HARDI BOARD SIDING AND HARDI TRIM MAY BE USED IN PLACE OF VINYL SIDING AND VINYL OR ALUM. CLAD TRIM. BUILDER TO VERIFY WITH THEIR DECOR. TEAM WITH MATERIAL & COLOUR SELECTION PRIOR TO INSTALLATION.
ASPHALT SHINGLES (TYP.)
1'-0"
1'-0"
TOP OF PLATE
TOP OF WINDOW
1"x3" OVER 1"x8" STEPPED ALUM. CLAD FRIEZE BOARD (TYP.)
4" VINYL WINDOW SURROUND TRIM (TYP.)
48"x48"
48"x48"
FG
FG
6" VINYL CORNER TRIM (TYP.)
6" HORIZONTAL LAPPED VINYL SIDING (TYP.)
6'-10"
8'-1" [2.46m]
FIN. SECOND FLOOR
2'-1¾"
6" VINYL TRANSITION TRIM (TYP.)
TOP OF WINDOW
60"x60"
60"x12"
60"x80" PATIO DOOR
FG
BRICK VENEER (TYP.)
7'-10"
10'-1" [3.07m]
4" PRECAST CONC. SILL (TYP.)
42" HIGH PREMANUF. MTL. RAILING ANCHORED TO FACE BRICK FOR W.O.D. GRADE CONDITION (WHEN NO DECK OPTION CHOSEN)
FIN. FIRST FLOOR
FIN. GRADE
1'-0"
RWL
RWL
21
VARIES AS PER GRADE
5'-0" MIN.
U/S OF FOOTING

2
A3
REAR ELEVATION 'B'
¼" = 1'-0"

DOOR & WINDOW GLASS AREA TO PERIPHERAL INSULATED WALLS O.B.C. 2.1.1.1(7)

ELEVATION 'B'

LOCATION	QUANTITY	WIDTH	DEPTH	OPENING (ft²)
FRONT ELEVATION	1	72"	60"	30.00 ft²
	1	30"	60"	12.50 ft²
	1	24"	42"	7.00 ft²
	TRANSOM			7.29 ft²
	DOOR			6.11 ft²
	SUB-TOTAL			**61.72 ft²**
REAR ELEVATION	2	48"	48"	32.00 ft²
	1	60"	60"	25.00 ft²
	PATIO DOOR+TRANSOM			38.33 ft²
	SUB-TOTAL			**95.33 ft²**
LEFT SIDE ELEVATION	1	48"	48"	16.00 ft²
	1	48"	60"	20.00 ft²
	1	24"	60"	10.00 ft²
	SUB-TOTAL			**46.00 ft²**
RIGHT SIDE ELEVATION	1	24"	42"	7.00 ft²
	4	24"	60"	40.00 ft²
	SUB-TOTAL			**47.00 ft²**
	TOTAL			**250.05 ft²**
	TOTAL WALL AREA			**2,859.82 ft²**
	RATIO 17% MAX.			**8.74%**

DOOR & WINDOW GLASS AREA TO PERIPHERAL INSULATED WALLS O.B.C. 2.1.1.1(7)

ELEVATION 'B' W/ OPT. LAUNDRY (GROUND)

LOCATION	QUANTITY	WIDTH	DEPTH	OPENING (ft²)
FRONT ELEVATION	1	72"	60"	30.00 ft²
	1	30"	60"	12.50 ft²
	1	24"	42"	7.00 ft²
	TRANSOM			7.29 ft²
	DOOR			6.11 ft²
	SUB-TOTAL			**61.72 ft²**
REAR ELEVATION	2	48"	48"	32.00 ft²
	1	60"	60"	25.00 ft²
	PATIO DOOR+TRANSOM			38.33 ft²
	SUB-TOTAL			**95.33 ft²**
LEFT SIDE ELEVATION	1	48"	48"	16.00 ft²
	1	48"	60"	20.00 ft²
	3	24"	60"	30.00 ft²
	SUB-TOTAL			**66.00 ft²**
RIGHT SIDE ELEVATION	1	24"	42"	7.00 ft²
	2	24"	60"	20.00 ft²
	SUB-TOTAL			**27.00 ft²**
	TOTAL			**250.05 ft²**
	TOTAL WALL AREA			**2,859.82 ft²**
	RATIO 17% MAX.			**8.71%**

DOOR & WINDOW GLASS AREA TO PERIPHERAL INSULATED WALLS O.B.C. 2.1.1.1(7)

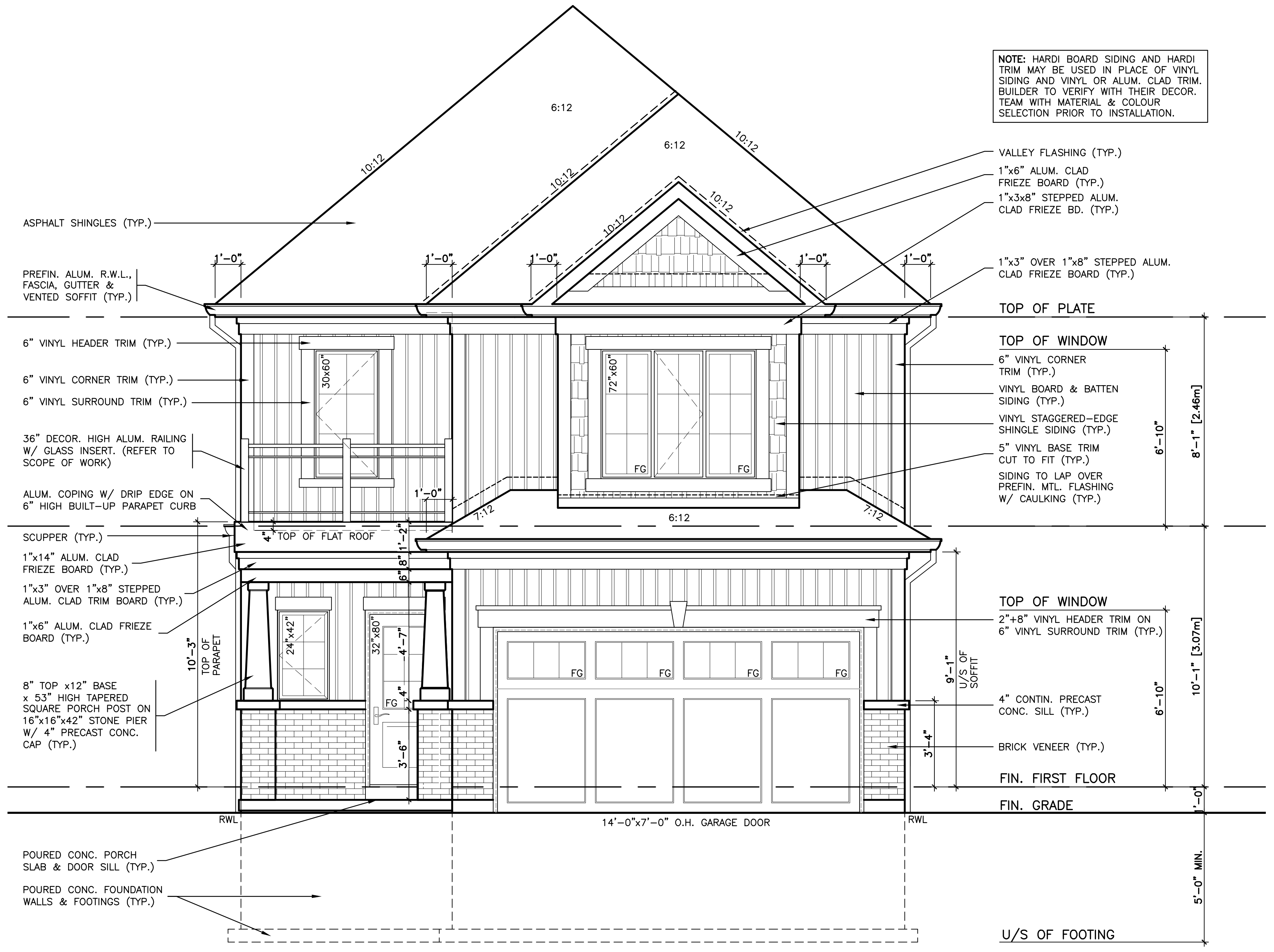
ELEVATION 'B' W/ REC. ROOM (SECOND FLR.)

LOCATION	QUANTITY	WIDTH	DEPTH	OPENING (ft²)
FRONT ELEVATION	1	72"	60"	30.00 ft²
	1	30"	60"	12.50 ft²
	1	24"	42"	7.00 ft²
	TRANSOM			7.29 ft²
	DOOR			6.11 ft²
	SUB-TOTAL			**61.72 ft²**
REAR ELEVATION	2	48"	48"	32.00 ft²
	1	60"	60"	25.00 ft²
	PATIO DOOR+TRANSOM			38.33 ft²
	SUB-TOTAL			**95.33 ft²**
LEFT SIDE ELEVATION	1	48"	60"	20.00 ft²
	1	24"	60"	10.00 ft²
	SUB-TOTAL			**30.00 ft²**
RIGHT SIDE ELEVATION	1	24"	42"	7.00 ft²
	4	24"	60"	40.00 ft²
	1	48"	48"	16.00 ft²
	SUB-TOTAL			**63.00 ft²**
	TOTAL			**250.05 ft²**
	TOTAL WALL AREA			**2,859.82 ft²**
	RATIO 17% MAX.			**8.71%**

DOOR & WINDOW GLASS AREA TO PERIPHERAL INSULATED WALLS O.B.C. 2.1.1.1(7)

ELEVATION 'B' W/ LOFT (SECOND FLR.)

LOCATION	QUANTITY	WIDTH	DEPTH	OPENING (ft²)
FRONT ELEVATION	1	72"	60"	30.00 ft²
	1	30"	60"	12.50 ft²
	1	24"	42"	7.00 ft²
	TRANSOM			7.29 ft²
	DOOR			6.11 ft²
	SUB-TOTAL			**61.72 ft²**
REAR ELEVATION	2	48"	48"	32.00 ft²
	1	60"	60"	25.00 ft²
	PATIO DOOR+TRANSOM			38.33 ft²
	SUB-TOTAL			**95.33 ft²**
LEFT SIDE ELEVATION	1	48"	48"	16.00 ft²
	1	48"	60"	20.00 ft²
	1	24"	60"	10.00 ft²
	SUB-TOTAL			**46.00 ft²**
RIGHT SIDE ELEVATION	1	24"	42"	7.00 ft²
	4	24"	60"	40.00 ft²
	SUB-TOTAL			**47.00 ft²**
	TOTAL			**250.05 ft²**
	TOTAL WALL AREA			**2,859.82 ft²**
	RATIO 17% MAX.			**8.71%**


6:12
10:12
6:12
10:12
10:12
10:12
NOTE: HARDI BOARD SIDING AND HARDI TRIM MAY BE USED IN PLACE OF VINYL SIDING AND VINYL OR ALUM. CLAD TRIM. BUILDER TO VERIFY WITH THEIR DECOR. TEAM WITH MATERIAL & COLOUR SELECTION PRIOR TO INSTALLATION.
VALLEY FLASHING (TYP.)
1"x6" ALUM. CLAD FRIEZE BOARD (TYP.)
1"x3x8" STEPPED ALUM. CLAD FRIEZE BD. (TYP.)
ASPHALT SHINGLES (TYP.)
1'-0"
1'-0"
1'-0"
1'-0"
1'-0"
1"x3" OVER 1"x8" STEPPED ALUM. CLAD FRIEZE BOARD (TYP.)
PREFIN. ALUM. R.W.L., FASCIA, GUTTER & VENTED SOFFIT (TYP.)
TOP OF PLATE
6" VINYL HEADER TRIM (TYP.)
TOP OF WINDOW
6" VINYL CORNER TRIM (TYP.)
6" VINYL CORNER TRIM (TYP.)
6" VINYL SURROUND TRIM (TYP.)
30x60"
72"x60"
FG
FG
VINYL BOARD & BATTEN SIDING (TYP.)
VINYL STAGGERED-EDGE SHINGLE SIDING (TYP.)
6'-10"
8'-1" [2.46m]
36" DECOR. HIGH ALUM. RAILING W/ GLASS INSERT. (REFER TO SCOPE OF WORK)
5" VINYL BASE TRIM CUT TO FIT (TYP.)
SIDING TO LAP OVER PREFIN. MTL. FLASHING W/ CAULKING (TYP.)
ALUM. COPING W/ DRIP EDGE ON 6" HIGH BUILT-UP PARAPET CURB
1'-0"
7:12
6:12
7:12
SCUPPER (TYP.)
4"
TOP OF FLAT ROOF
1'-2"
8"
6"
1"x14" ALUM. CLAD FRIEZE BOARD (TYP.)
1"x3" OVER 1"x8" STEPPED ALUM. CLAD TRIM BOARD (TYP.)
1"x6" ALUM. CLAD FRIEZE BOARD (TYP.)
TOP OF WINDOW
2"+8" VINYL HEADER TRIM ON 6" VINYL SURROUND TRIM (TYP.)
10'-3"
TOP OF PARAPET
24"x42"
32"x80"
4'-7"
4"
FG
FG
FG
FG
FG
FG
9'-1"
U/S OF SOFFIT
6'-10"
10'-1" [3.07m]
8" TOP x12" BASE x 53" HIGH TAPERED SQUARE PORCH POST ON 16"x16"x42" STONE PIER W/ 4" PRECAST CONC. CAP (TYP.)
3'-6"
4" CONTIN. PRECAST CONC. SILL (TYP.)
3'-4"
BRICK VENEER (TYP.)
FIN. FIRST FLOOR
FIN. GRADE
1'-0"
RWL
14'-0"x7'-0" O.H. GARAGE DOOR
RWL
POURED CONC. PORCH SLAB & DOOR SILL (TYP.)
POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)
5'-0" MIN.
U/S OF FOOTING

1
A3
FRONT ELEVATION 'B'
¼" = 1'-0"

March 31, 2022
W.J. HANCOCK

ORION

VERUS
design + drafting + consulting
416.675.5596 I 96 Skyway Ave Toronto ON I M9W 4Y9 I verusdesign.ca

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Nick Menonna	N Menonna	23967
Daniel Venturuzzo		29448

Firm Name	BCIN
VERUS DESIGN INC.	110512

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REVISION

PROJECT TITLE

STARS OF BOBCAYGEON

10.5m Lots
"ORION" - Elevation 'B'
Lot 37

LOCATION
BOBCAYGEON (KAWARTHA LAKES) , ONTARIO

CLIENT
THREE LAKES
DEVELOPMENTS

PROJECT NO. 145.20
SCALE AS NOTED
DRAWN BY N. MENONNA
CHECKED BY N. MENONNA

SHEET TITLE
FRONT & REAR
ELEVATION

SHEET No.
A3

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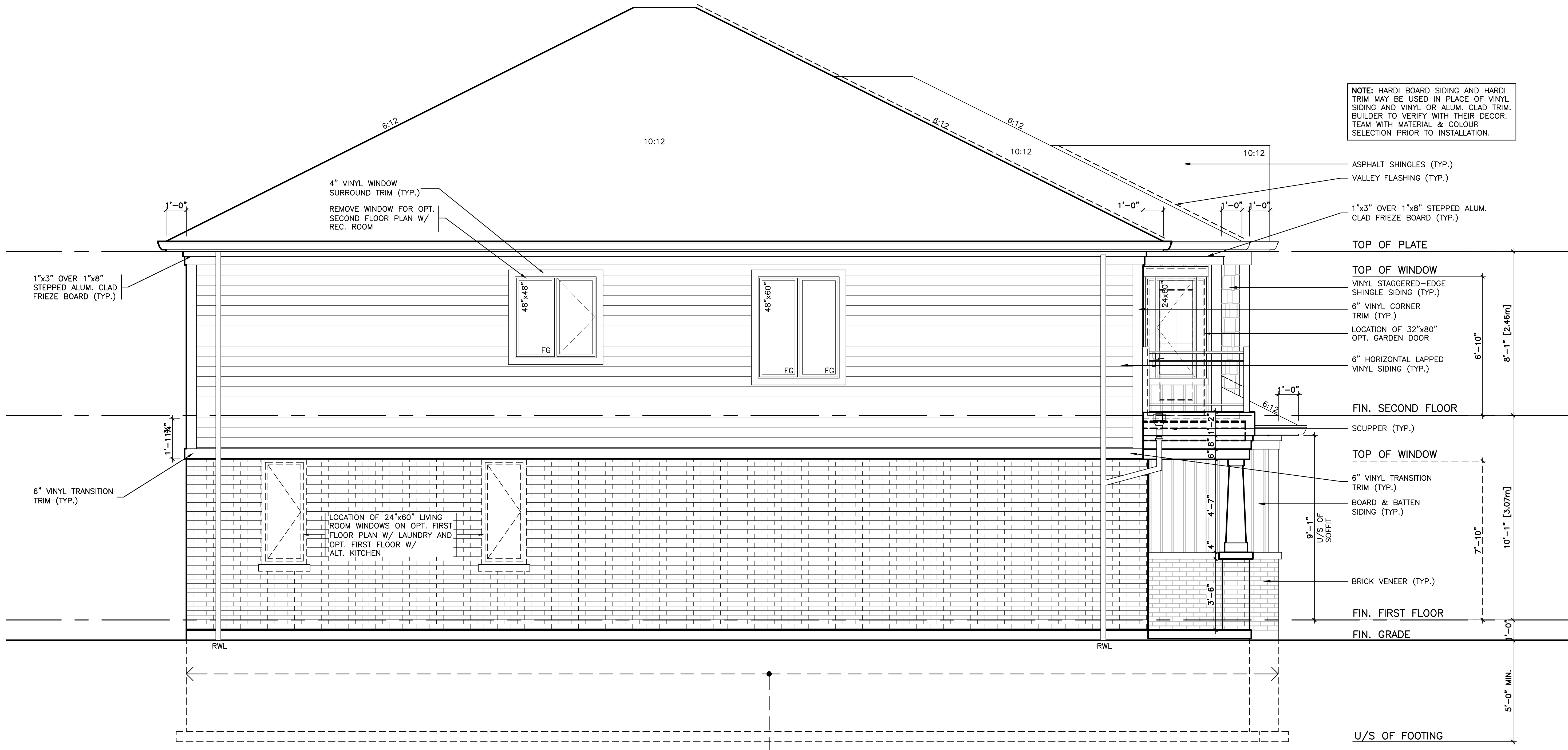
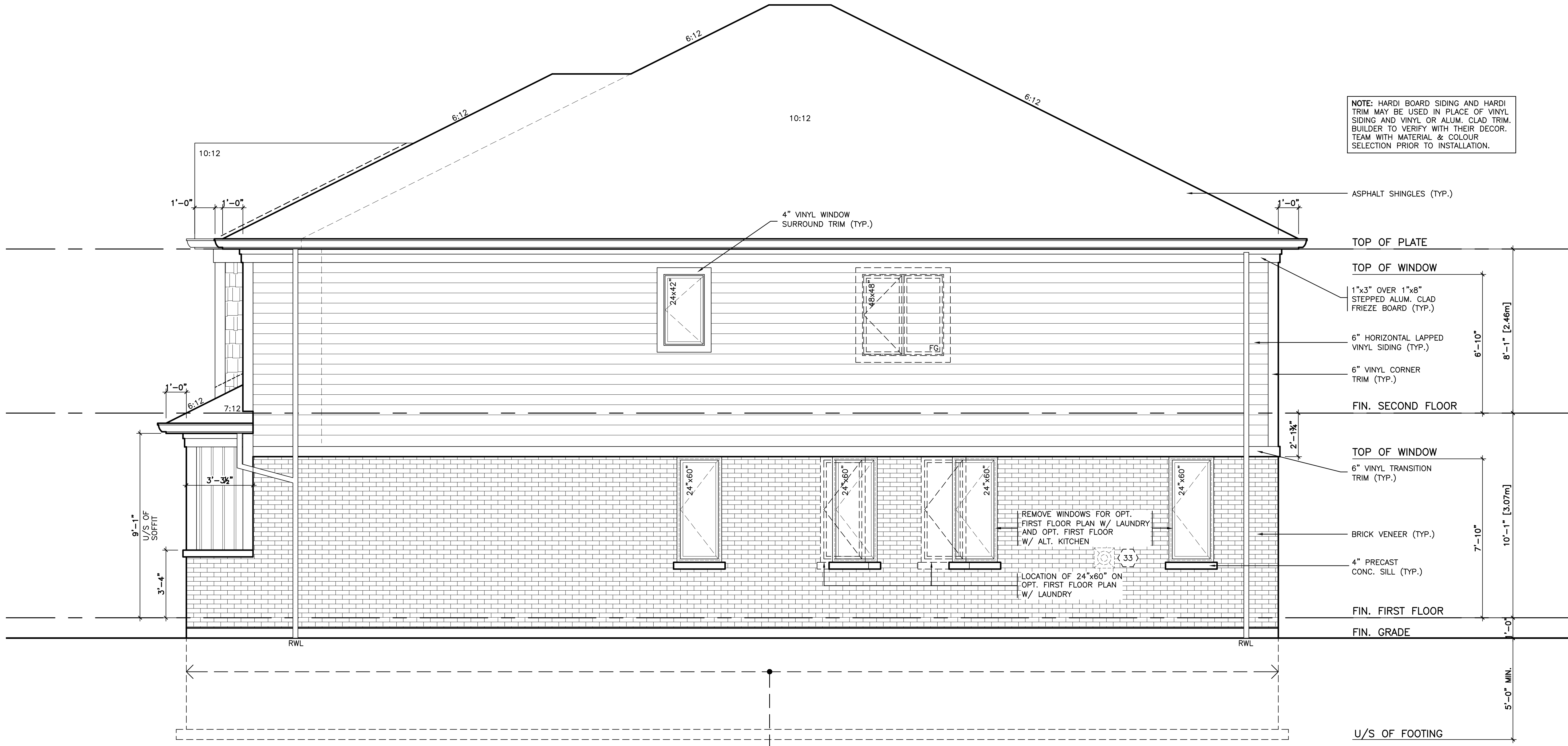

6:12
10:12
6:12
6:12
10:12
10:12
1'-0"
1'-0"
1'-0"
1'-0"
1'-0"
4" VINYL WINDOW SURROUND TRIM (TYP.)
REMOVE WINDOW FOR OPT. SECOND FLOOR PLAN W/ REC. ROOM
1"x3" OVER 1"x8" STEPPED ALUM. CLAD FRIEZE BOARD (TYP.)
48"x48"
FG
48"x60"
FG
FG
1'-11¾"
6" VINYL TRANSITION TRIM (TYP.)
LOCATION OF 24"x60" LIVING ROOM WINDOWS ON OPT. FIRST FLOOR PLAN W/ LAUNDRY AND OPT. FIRST FLOOR W/ ALT. KITCHEN
RWL
RWL
24x60"
1'-2"
8"
6"
4'-7"
4"
3'-6"
9'-1" U/S OF SOFFIT
ASPHALT SHINGLES (TYP.)
VALLEY FLASHING (TYP.)
1"x3" OVER 1"x8" STEPPED ALUM. CLAD FRIEZE BOARD (TYP.)
TOP OF PLATE
TOP OF WINDOW
VINYL STAGGERED-EDGE SHINGLE SIDING (TYP.)
6" VINYL CORNER TRIM (TYP.)
LOCATION OF 32"x80" OPT. GARDEN DOOR
6" HORIZONTAL LAPPED VINYL SIDING (TYP.)
FIN. SECOND FLOOR
SCUPPER (TYP.)
TOP OF WINDOW
6" VINYL TRANSITION TRIM (TYP.)
BOARD & BATTEN SIDING (TYP.)
BRICK VENEER (TYP.)
FIN. FIRST FLOOR
FIN. GRADE
U/S OF FOOTING
6'-10"
8'-1" [2.46m]
7'-10"
10'-1" [3.07m]
1'-0"
5'-0" MIN.

NOTE: HARDI BOARD SIDING AND HARDI TRIM MAY BE USED IN PLACE OF VINYL SIDING AND VINYL OR ALUM. CLAD TRIM. BUILDER TO VERIFY WITH THEIR DECOR. TEAM WITH MATERIAL & COLOUR SELECTION PRIOR TO INSTALLATION.

1
A4
LEFT SIDE ELEVATION 'B'
¼" = 1'-0"

SPATIAL SEPARATION CALCULATIONS (STD. PLAN)		SPATIAL SEPARATION CALCULATIONS (OPT. LAUNDRY)	
AREA OF EXPOSED BUILDING FACE	1009.96 ft² (93.82 m²)	AREA OF EXPOSED BUILDING FACE	1009.96 ft² (93.82 m²)
LIMITING DISTANCE	3'-11" (1.20m)	LIMITING DISTANCE	3'-11" (1.20m)
ALLOWABLE UNPROTECTED OPENINGS	(7.0%) 70.69 ft²	ALLOWABLE UNPROTECTED OPENINGS	(7.0%) 70.69 ft²
PROPOSED UNPROTECTED OPENINGS	(3.6%) 36.51 ft²	PROPOSED UNPROTECTED OPENINGS	(5.3%) 53.67 ft²
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2 ⅝" AROUND FRAME		GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2 ⅝" AROUND FRAME	


6:12
10:12
6:12
10:12
10:12
1'-0"
1'-0"
1'-0"
1'-0"
4" VINYL WINDOW SURROUND TRIM (TYP.)
24x42"
48x48"
FG
6:12
7:12
3'-3½"
9'-1" U/S OF SOFFIT
3'-4"
24"x60"
24"x60"
24"x60"
24"x60"
REMOVE WINDOWS FOR OPT. FIRST FLOOR PLAN W/ LAUNDRY AND OPT. FIRST FLOOR W/ ALT. KITCHEN
33
LOCATION OF 24"x60" ON OPT. FIRST FLOOR PLAN W/ LAUNDRY
RWL
RWL
ASPHALT SHINGLES (TYP.)
TOP OF PLATE
TOP OF WINDOW
1"x3" OVER 1"x8" STEPPED ALUM. CLAD FRIEZE BOARD (TYP.)
6" HORIZONTAL LAPPED VINYL SIDING (TYP.)
6" VINYL CORNER TRIM (TYP.)
FIN. SECOND FLOOR
2'-1¾"
TOP OF WINDOW
6" VINYL TRANSITION TRIM (TYP.)
BRICK VENEER (TYP.)
4" PRECAST CONC. SILL (TYP.)
FIN. FIRST FLOOR
FIN. GRADE
U/S OF FOOTING
6'-10"
8'-1" [2.46m]
7'-10"
10'-1" [3.07m]
1'-0"
5'-0" MIN.

NOTE: HARDI BOARD SIDING AND HARDI TRIM MAY BE USED IN PLACE OF VINYL SIDING AND VINYL OR ALUM. CLAD TRIM. BUILDER TO VERIFY WITH THEIR DECOR. TEAM WITH MATERIAL & COLOUR SELECTION PRIOR TO INSTALLATION.

2
A4
RIGHT SIDE ELEVATION 'B'
¼" = 1'-0"

SPATIAL SEPARATION CALCULATIONS (STD. PLAN)		SPATIAL SEPARATION CALCULATIONS (OPT. PLAN)	
AREA OF EXPOSED BUILDING FACE	1009.96 ft² (93.82 m²)	AREA OF EXPOSED BUILDING FACE	1009.96 ft² (93.82 m²)
LIMITING DISTANCE	3'-11" (1.20m)	LIMITING DISTANCE	3'-11" (1.20m)
ALLOWABLE UNPROTECTED OPENINGS	(7.0%) 70.69 ft²	ALLOWABLE UNPROTECTED OPENINGS	(7.0%) 70.69 ft²
PROPOSED UNPROTECTED OPENINGS	(4.1%) 41.83 ft²	PROPOSED UNPROTECTED OPENINGS	(3.7%) 36.99 ft²
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2 ⅝" AROUND FRAME		GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2 ⅝" AROUND FRAME	

March 31, 2022
W.J. HANCOCK

ORION

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10.5m Lots
"ORION" - Elevation 'B'
Lot 37

LOCATION
BOBCAYGEON (KAWARTHA LAKES) , ONTARIO

CLIENT
THREE LAKES
DEVELOPMENTS

PROJECT NO. 145.20

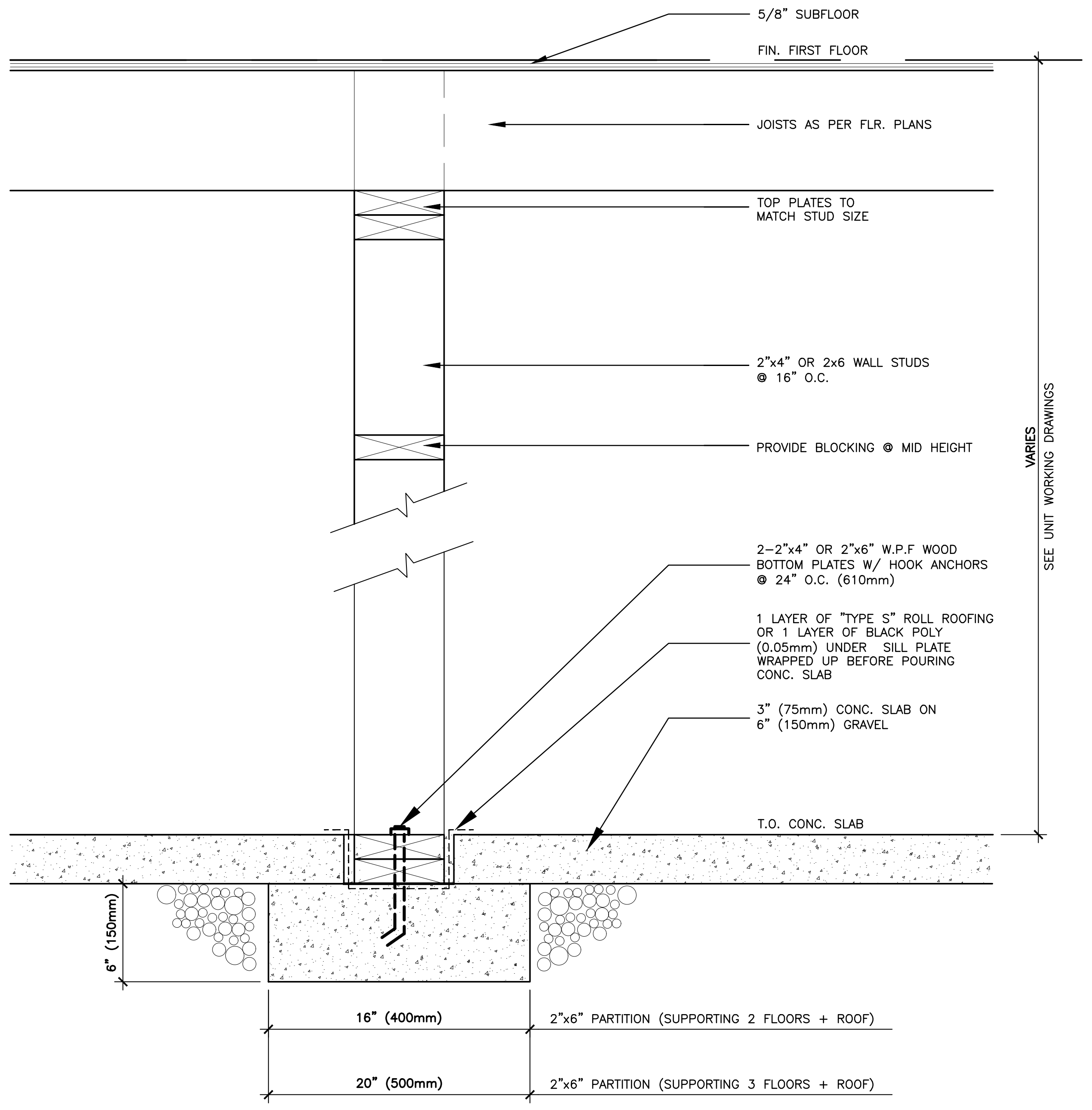
SCALE AS NOTED

DRAWN BY N. MENONNA

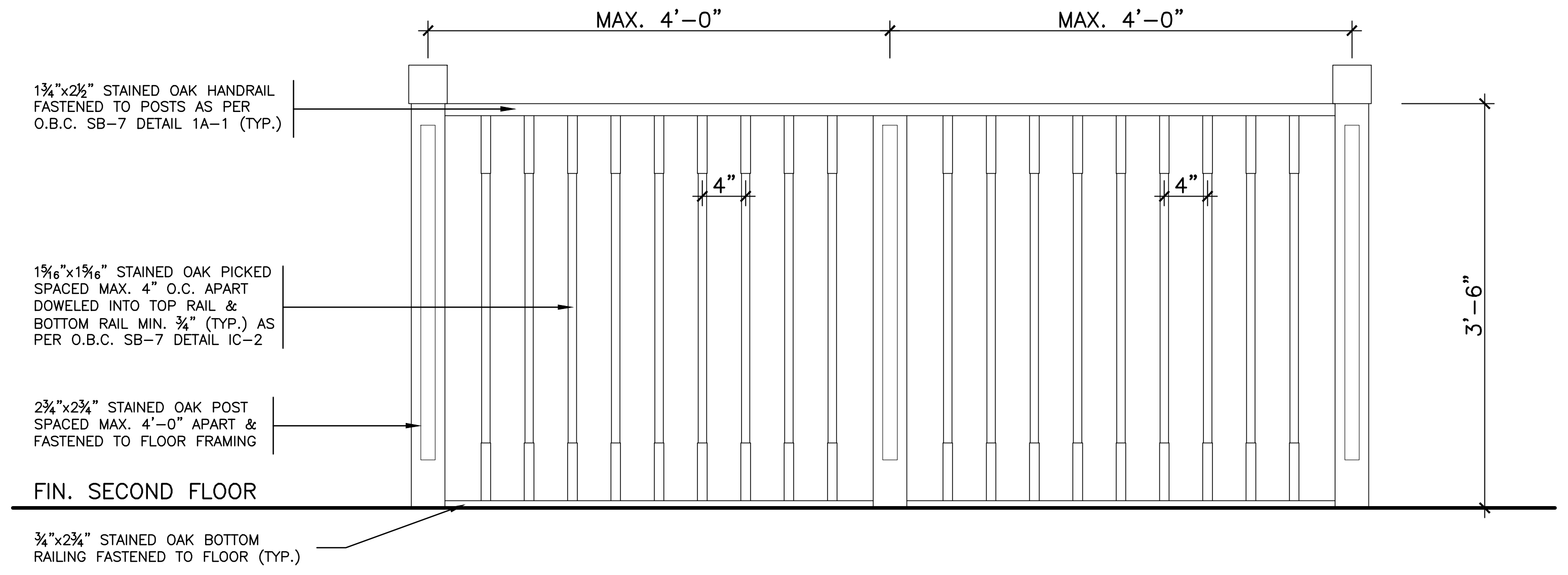
CHECKED BY N. MENONNA

SHEET TITLE
LEFT SIDE AND
RIGHT SIDE ELEVATION

SHEET No.
A4


5/8" SUBFLOOR
FIN. FIRST FLOOR
JOISTS AS PER FLR. PLANS
TOP PLATES TO MATCH STUD SIZE
2"x4" OR 2x6 WALL STUDS @ 16" O.C.
PROVIDE BLOCKING @ MID HEIGHT
2-2"x4" OR 2"x6" W.P.F WOOD BOTTOM PLATES W/ HOOK ANCHORS @ 24" O.C. (610mm)
1 LAYER OF "TYPE S" ROLL ROOFING OR 1 LAYER OF BLACK POLY (0.05mm) UNDER SILL PLATE WRAPPED UP BEFORE POURING CONC. SLAB
3" (75mm) CONC. SLAB ON 6" (150mm) GRAVEL
T.O. CONC. SLAB
VARIES SEE UNIT WORKING DRAWINGS
6" (150mm)
16" (400mm)
2"x6" PARTITION (SUPPORTING 2 FLOORS + ROOF)
20" (500mm)
2"x6" PARTITION (SUPPORTING 3 FLOORS + ROOF)

D1 / A5 INTERIOR BASEMENT BEARING WALL (NOTE #14)
3/4" = 1'-0"

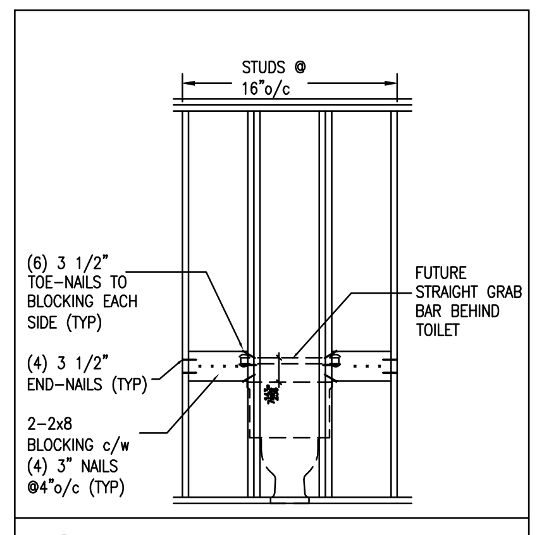

MAX. 4'-0"
MAX. 4'-0"
1¾"x2½" STAINED OAK HANDRAIL FASTENED TO POSTS AS PER O.B.C. SB-7 DETAIL 1A-1 (TYP.)
1⅝"x1⅝" STAINED OAK PICKED SPACED MAX. 4" O.C. APART DOWELED INTO TOP RAIL & BOTTOM RAIL MIN. ¾" (TYP.) AS PER O.B.C. SB-7 DETAIL IC-2
2⅝"x2⅝" STAINED OAK POST SPACED MAX. 4'-0" APART & FASTENED TO FLOOR FRAMING
FIN. SECOND FLOOR
¾"x2⅝" STAINED OAK BOTTOM RAILING FASTENED TO FLOOR (TYP.)
4"
4"
3'-6"

D3 / A5 TYP. INTERIOR RAILING ELEVATION
3/4" = 1'-0"

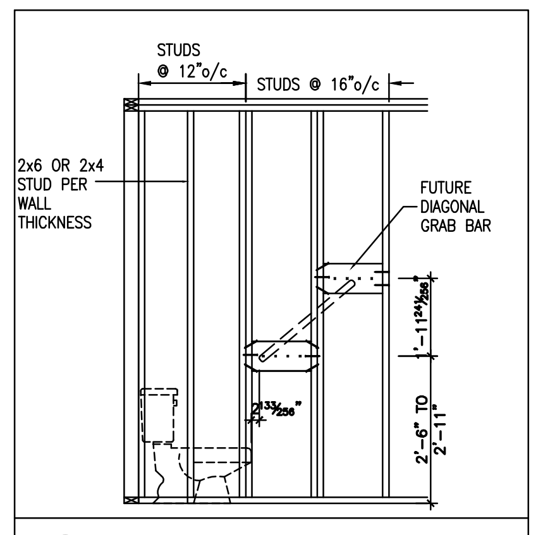
LICENSED PROFESSIONAL ENGINEER
March 31, 2022
W.J. HANCOCK
PROVINCE OF ONTARIO

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

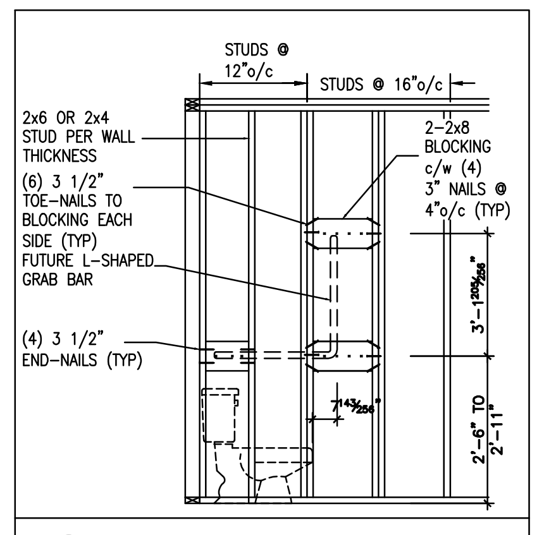
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM. FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)
REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED.


STUDS @ 16"o/c
(6) 3 1/2" TOE-NAILS TO BLOCKING EACH SIDE (TYP)
(4) 3 1/2" END-NAILS (TYP)
2-2x8 BLOCKING c/w (4) 3" NAILS @4"o/c (TYP)
FUTURE STRAIGHT GRAB BAR BEHIND TOILET

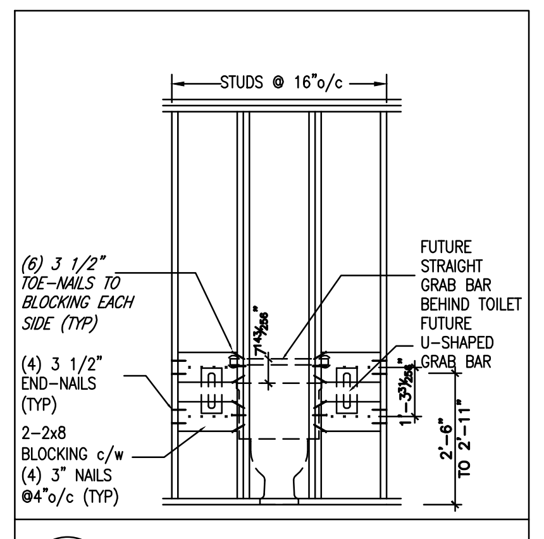
GB1 FUTURE GRAB BAR @ TOILET (BACK WALL)



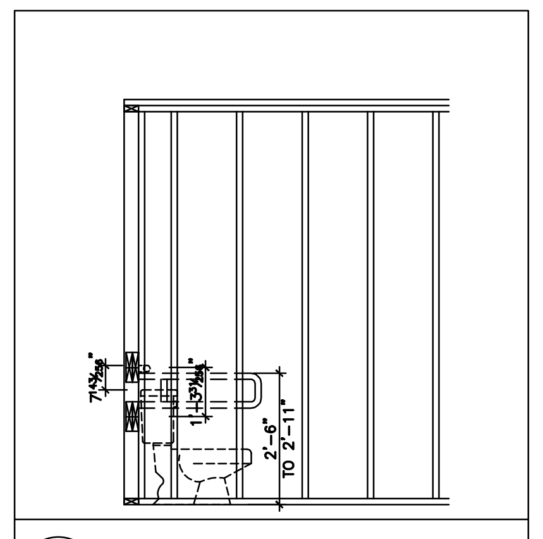
GB1A FUTURE DIAGONAL GRAB BAR DETAIL


STUDS @ 12"o/c
STUDS @ 16"o/c
2x6 OR 2x4 STUD PER WALL THICKNESS
(6) 3 1/2" TOE-NAILS TO BLOCKING EACH SIDE (TYP)
FUTURE L-SHAPED GRAB BAR
(4) 3 1/2" END-NAILS (TYP)
2-2x8 BLOCKING c/w (4) 3" NAILS @ 4"o/c (TYP)

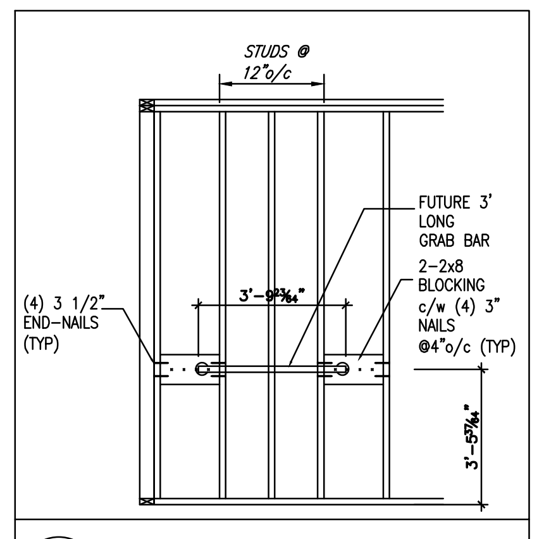
GB1A FUTURE L-SHAPE GRAB BAR DETAIL (ALTERNATE)


STUDS @ 16"o/c
(6) 3 1/2" TOE-NAILS TO BLOCKING EACH SIDE (TYP)
(4) 3 1/2" END-NAILS (TYP)
2-2x8 BLOCKING c/w (4) 3" NAILS @4"o/c (TYP)
FUTURE STRAIGHT GRAB BAR BEHIND TOILET
FUTURE U-SHAPED GRAB BAR

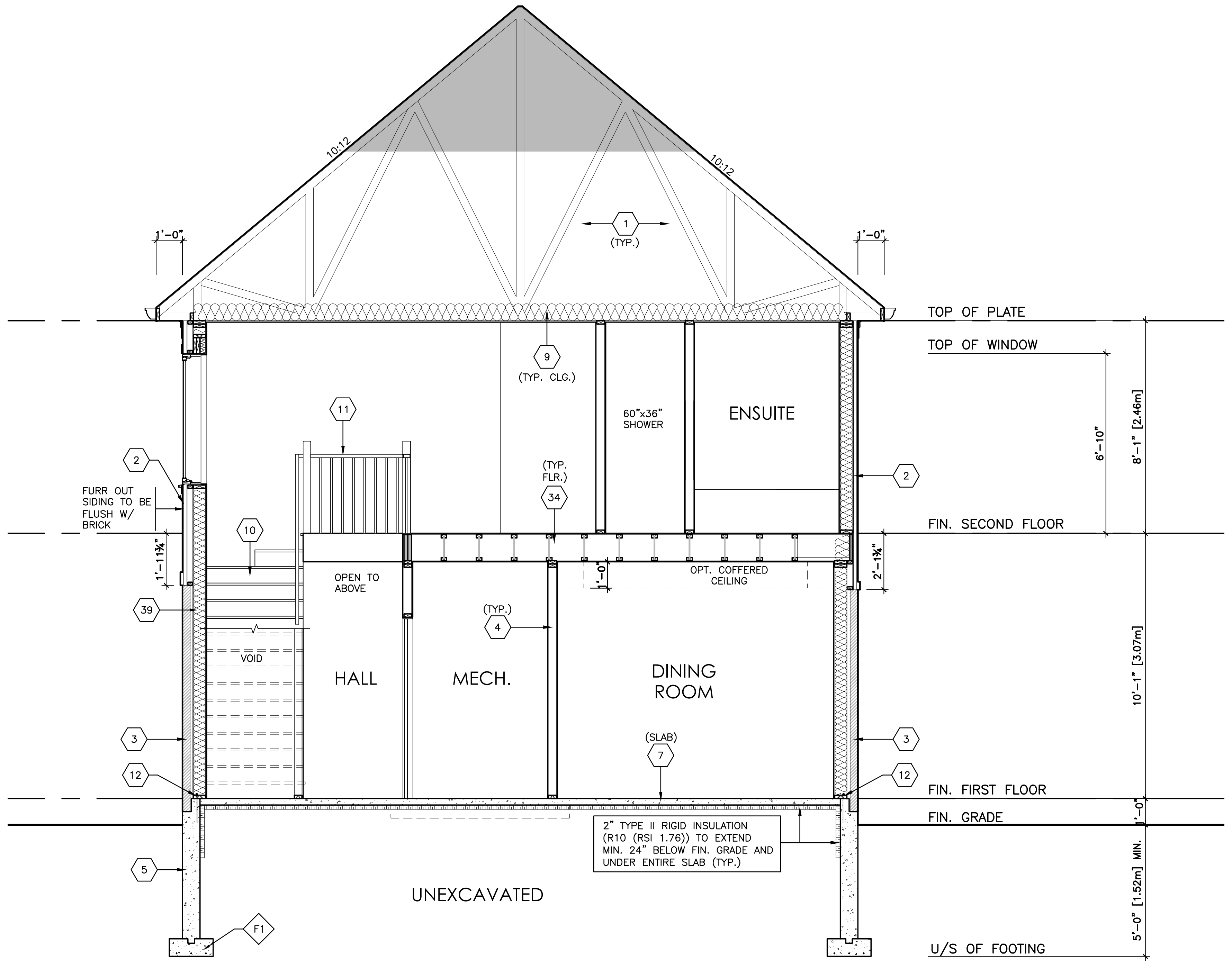
GB2 FUTURE U-SHAPE GRAB BAR @ TOILET W/ REAR GRAB BAR



GB2 FUTURE U-SHAPE GRAB BAR @ TOILET W/ REAR GRAB BAR (SIDE VIEW)


STUDS @ 12"o/c
(4) 3 1/2" END-NAILS (TYP)
FUTURE 3' LONG GRAB BAR
2-2x8 BLOCKING c/w (4) 3" NAILS @4"o/c (TYP)

GB3 FUTURE GRAB BAR IN SHOWER / BATHTUB (SIDE VIEW)



1 / A5 CROSS SECTION
1/4" = 1'-0"

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"ORION" - Elevation 'B'
Lot 37

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PROJECT NO. 145.20
SCALE AS NOTED
DRAWN BY N. MENONNA
CHECKED BY N. MENONNA

SHEET TITLE
CROSS-SECTION

SHEET No.

ORION

A5

GENERAL NOTES – UPDATED JANUARY 2014

1.0 GENERAL

1.1 ALL DRAWINGS ARE THE PROPERTY OF **VERUS DESIGN INC** HEREINAFTER CALLED "THE DESIGNER". THE DESIGNER RETAINS HIS COPYRIGHT IN THESE DOCUMENTS WHICH MAY NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER.

1.2 ALL DESIGN & CONSTRUCTION TO BE DONE IN ACCORDANCE WITH:
- THE ONTARIO BUILDING CODE (LATEST EDITIONS)
- APPLICABLE LAW (AS DEFINED IN THE ONTARIO BUILDING CODE)
- THE ONTARIO HEALTH & SAFETY ACT: REGULATIONS FOR CONSTRUCTION PROJECTS
- ALL AUTHORITIES HAVING JURISDICTION OVER THE SITE.

1.3 DRAWINGS MUST NOT BE SCALED.

1.4 DRAWINGS ARE NOT INTENDED TO LIMIT CONSTRUCTION OR INSTALLATION FROM ACCEPTABLE STANDARDS.

1.5 ALL DIMENSIONS INFORMATION & GRADES ON DRAWINGS MUST BE VERIFIED ON SITE. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING CONSTRUCTION.

1.6 THE CONTRACTOR SHALL NOT DEVIATE FROM THE INTENT OF THE DRAWINGS & SECTIONS, UNLESS APPROVED IN WRITING BY THE DESIGNER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THE DRAWINGS, WITHOUT HIS APPROVAL.

1.7 ANY & ALL CHANGES & DEVIATIONS FROM THE DRAWINGS, FOR ALL SECTIONS OF THE WORK, ARE TO BE SHOWN ON THE "AS BUILT" DRAWINGS.

1.8 NO RESPONSIBILITY IS HEREBY ASSUMED FOR DETAILS & INFORMATION NOT CONTAINED IN THESE DRAWINGS OR DEVIATIONS FROM THE DRAWINGS.

1.9 ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

1.10 SHOP DRAWINGS ARE TO BE SUBMITTED & REVIEWED FOR ALL PREFABRICATED ITEMS. REVIEW BY THE DESIGNER SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE & IN CONFORMITY WITH THE DRAWINGS & SPECIFICATIONS.

1.11 STRUCTURE SHOWN IS FOR THE FINISHED PROJECT. NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING & SHORING REQUIRED FOR STRESSES & INSTABILITY OCCURING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR ALL SUCH MEASURES.

1.12 THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BRACING, SHORING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

1.13 THE CONTRACTOR SHALL ENSURE THAT WORK IS ERECTED IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE RESPONSIBLE FOR DELAYS OR COSTS RESULTING FROM FAILURE TO INSPECT OR COORDINATE, AND FOR REPLACEMENT OR CORRECTION OF WORK REQUIRED.

1.14 THE OWNER & DESIGNER SHALL HAVE ACCESS TO THE WORK FOR GENERAL REVIEW DURING CONSTRUCTION. DEFECTIVE WORK OR PRODUCTS & DAMAGE SHALL BE REMOVED & REPLACED OR RE-EXECUTED IN ACCORDANCE WITH THE CONTRACT.

1.15 THE CONTRACTOR SHALL ENSURE THAT NO DAMAGE IS CAUSED TO THE PORTIONS OF THE BUILDING NOT INVOLVED IN THE WORK OF THE CONTRACT AS A RESULT OF SUCH WORK. THE CONTRACTOR SHALL MAKE GOOD ALL SUCH DAMAGE.

1.16 THE ADJACENT BUILDING SHALL BE PROTECTED BY THE CONTRACTOR FROM DUST, DIRT & DEBRIS THROUGH THE ERECTION OF SECURE & AIRTIGHT PARTITIONS, USING FRAMING, GYPSUM WALLBOARD & POLYETHYLENE SHEETS, CAULKED & TAPED AS REQUIRED.

1.17 THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING INSPECTION OF THE WORK BY AUTHORITIES HAVING JURISDICTION.

1.18 THE DESIGNER WILL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE DESIGNER WILL HAVE AUTHORITY TO REQUIRE INSPECTION OR TESTING OF WORK, WHETHER OR NOT SUCH WORK IS FABRICATED, INSTALLED, OR COMPLETED. IF THE WORK IS NOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT THE WORK & PAY THE COST OF EXAMINATION & CORRECTION. IF THE WORK IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE OWNER SHALL PAY THE COST OF EXAMINATION & RESTORATION.

2.0 SITEWORK

2.1 TREAT SOIL IN THE AREA OF CONSTRUCTION WITH TERMITE & CARPENTER ANT PROTECTIONS AS REQUIRED BY ONTARIO BUILDING CODE. 9.3.2.9. THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS & THE GROUND SHALL BE NO LESS THAN 17¾"

2.2 ALL FOOTINGS ARE TO BE CARRIED DOWN TO NATURAL UNDISTURBED SOIL, FREE OF ORGANIC MATTER, CAPABLE OF SUSTAINING A BEARING CAPACITY OF AT LEAST 3000 P.S.F. AND MUST BE A A MINIMUM OF 4'-0" BELOW FINISHED GRADE.

2.3 FOOTINGS EXPOSED TO FROST ACTION DURING CONSTRUCTION SHALL BE PROTECTED BY A MINIMUM OF 4'-0" OF EARTH, OR ITS EQUIVALENT, TO PREVENT FREEZING.

2.4 EXCAVATIONS THAT EXCEED 1.2m ARE REQUIRED TO BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1. IF SHORING IS TO BE PROVIDED SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED FOR APPROVAL UNDER SEPERATE PERMIT APPLICATION. A SOILS REPORT AND/OR CALCULATIONS MAY BE REQUESTED. EXCAVATION FOR FOOTINGS SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER.

2.5 GRADING, RETAINING WALL, ETC. ARE SCHEMATIC & WILL BE DETERMINED DURING CONSTRUCTION ON THE BASIS OF PRECISE SITE CONDITIONS.

2.6 SHOULD EXCAVATION BE CARRIED BELOW THE DESIRED ELEVATION, OBTAIN A DESIRABLE BEARING CAPACITY BY BACKFILLING WITH 2000 P.S.I CONCRETE

2.7 PROTECT FOOTINGS, WALLS, SLABS ON GRADE & ADJACENT SOIL AGAINST FREEZING & FROST ACTION AT ALL TIMES DURING CONSTRUCTION.

2.8 DO NOT BACKFILL AGAINST WALL UNTIL ELEMENTS PROVIDING LATERAL SUPPORT ARE INSTALLED.

2.9 FOOTINGS FOR COLD CELLARS TO EXTEND A MINIMUM OF 4'-0" BELOW THE FINISH FLOOR OF THE COLD CELLAR STEP DOWN ADJACENT INTERIOR FOOTINGS AS REQUIRED.

2.10 THE LINE OF SLOPE BETWEEN ADJACENT EXCAVATIONS FOR FOOTINGS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10, MAXIMUM RISE IS 2'-0".

2.11 IF ACTUAL JOB SITE OR SOIL CONDITIONS VARY FROM THE ASSUMED, THEN WRITTEN DIRECTIONS MUST BE OBTAINED FROM THE DESIGNER, BEFORE PROCEEDING WITH THE WORK.

2.12 KEEP EXCAVATIONS CONTINUOUSLY DRY BEFORE CONCRETE IS PLACED. IF THE SOIL IS SOFTENED BY WATER, THE EXCAVATION SHALL BE EXTENDED BELOW THE SOFTENED MATERIAL & THE BOTTOM OF THE FOOTINGS LOWERED TO SUIT.

2.13 UNDER SLABS-ON-GRADE, REMOVE AREAS OF SOFT, ORGANIC & FOREIGN MATTER IN THE SUB-GRADE.

2.14 UNLESS OTHERWISE NOTED, PROVIDE IMMEDIATELY UNDER SLABS-ON-GRADE, A MINIMUM OF 8" OF COMPACTED ¾" CLEAR STONE. COMPACTION TO ACHIEVE A MINIMUM OF 90% STANDARD PROCTOR MAXIMUM DRY DENSITY.

3.0 CONCRETE (SEE ALSO STRUCTURAL DWG.).

3.1 CONCRETE CONSTRUCTION TO CONFORM TO PLAIN, REINFORCED & PRE-STRESSED CONCRETE CAN/CSA-23.3, CAN/CSA A23.1 & CAN/CSA A23.2 CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH IN ACCORDANCE WITH TABLE 11 & TABLE 14 OF CAN/CSA A23.1-00, AS FOLLOWS:

FOOTINGS:	20MPa CLASS N
FOUNDATIONS:	25MPa CLASS F-2
INT. SLAB-ON-GRADE:	25MPa CLASS N
GARAGE S.O.G.:	32MPa CLASS C-2
EXT. DECKS & PORCH:	35MPa CLASS C-1

3.2 CONCRETE COVER FOR FOOTING REINFORCING SHALL BE 3" MINIMUM & 1½" MIN. FOR WALLS UNLESS NOTED OTHERWISE.

3.3 TOP OF FOUNDATION WALL TO BE 6" MIN. ABOVE FINISHED GRADE.

3.4 PORTLAND CEMENT, WATER & AGGREGATES SHALL CONFORM TO CAN/CSA-A23.1.

3.5 FORMWORK SHALL CONFORM TO CAN/CSA-A23.1. & FALSEWORK SHALL CONFORM TO CSA S269.1.

3.6 REINFORCING STEEL, SHALL BE DEFORMED BARS CONFORMING TO CAN/CSA A30.18 GRADE 400

3.7 WELDED WIRE FABRIC TO CONFORM TO CSA G30.5M

3.8 SLUMP AT THE POINT OF DISCHARGE SHALL BE CONSISTENT AT 3½" +/- ¾", UNLESS NOTED OTHERWISE. GREATER SLUMPS ARE NOT ACCEPTABLE.

3.9 UNREINFORCED CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED & TESTED IN ACCORDANCE WITH CSA/CAN-A438. REINFORCED CONCRETE SHALL BE DESIGNED TO CONFORM TO PART 4 OF THE ONTARIO BUILDING CODE.

4.0 MASONRY

4.1 MASONRY CONTRUCTION TO CONFORM TO CSA CAN3-S304-M & CSA-S304.1

4.2 CONCRETE BLOCKS AND BRICKS TO CONFORM TO ONE OR MORE OF CSA A165.1M, .2M, .3M, OR .4M

4.3 ALL CONCRETE BLOCK SHALL BE NORMAL WEIGHT LOAD BEARING UNITS & HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15 MPA (2200 P.S.I.) & A MINIMUM GROSS CROSS SECTIONAL AREA STRENGTH OF 1750 P.S.I. STANDARD HOLLOW BLOCKS TO BE TYPE H/7.5/A/M, 75% SOLID BLOCKS TO BE TYPE S/12.5/A/M.

4.4 MORTAR IS TO CONFORM TO CSA A179M. FOR LAYING ALL CONCRETE BLOCKS, USE TYPE 'S' MORTAR & FOR LAYING ALL CLAY BRICKS, USE TYPE 'N' MORTAR.

4.5 ALL AVAILABLE BEARING AREA OF MASONRY UNITS SHALL BE FULLY COVERED WITH MORTAR SPREAD IN AN EVEN LAYER & ALL VERTICAL JOINTS SHALL BE FILLED SOLID WITH MORTAR.

4.6 PARGE CONCRETE BLOCK FOUNDATION WALLS & APPLY TWO COATS OF BITUMINOUS WATER PROOFING OR OTHER APPROVED WATER-PROOFING BELOW GRADE.

4.7 INSTALL ½" WIDE COMPRESSIBLE EXPANSION JOINT FILLER BETWEEN CONCRETE SLABS & MASONRY OR CONCRETE WALLS.

4.8 THE TOP COURSE OF CONCRETE BLOCK IN A FOUNDATION WALL TO BE FILLED 100% SOLID FOR ANCHORING.

4.9 ALL CONCRETE BLOCK WALLS TO BE REINFORCED HORIZONTALLY AT EVERY SECOND COURSE WITH GALVANIZED 9 GAUGE (3.6mm) "BLOK-LOK BL 10" OR APPROVED EQUIVALENT.

4.10 TIE VENEER TO TIMBER STUD WALLS WITH 22 GUAGE x ⅞" CORROSION RESISTANT CORRUGATED METAL TIES SPACED EVERY 1'-4" VERTICALLY & 2'-8" HORIZONTALLY. TIES TO CONFORM TO CAN 3-A370-M

4.11 PROVIDE ⅜" DIAMETER WEEPHOLES SPACED EVERY 2'-0" ALONG BASE OF VENEER WALLS AND OVER LINTELS ETC.

4.12 ALL OPENINGS IN MASONRY VENEER WALLS SUPPORTING UP TO A MAXIMUM OF 4" THICK VENEER & 6" MIN BEARING LENGTH EACH END:
- OPENING UP TO 6'-0" WIDE : USE 3½"x3½"x¼" LLV
- OPENINGS FROM 6'-0" TO 8'-0" WIDE : USE 5"x3½"x5⁄16" LLV
- OPENINGS FROM 8'-0" TO 10'-0" WIDE : USE 5"x3½"x½" LLV
- OPENINGS FROM 10'-0" TO 12'-0" WIDE : USE 5"x3½"x½" LLV

5.0 METAL (SEE ALSO STRUCTURAL DWG.).

5.1 STRUCTURAL STEEL DETAILS & CONNECTIONS SHALL CONFORM TO CAN/CSA-S16-01 & SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN THIS WORK. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.

5.2 WELDING SHALL CONFORM TO CSA STANDARD W59 & BE PERFORMED BY A STEEL FABRICATOR CERTIFIED TO CSA W47.1

5.3 ALL STRUCTURAL STEEL MEMBERS SHALL CONFORM TO CAN/CSA G40.20/G40.21. ROLLED PLATES, RODS, ANCHORS & BARS, SHALL BE TYPE 300W, ROLLED SECTIONS & HOLLOW STRUCTURAL SECTIONS SHALL BE TYPE 350W. USE CLASS H FOR SQUARE HOLLOW STRUCTURAL SECTIONS & CLASS C FOR ROUND STRUCTURAL SECTIONS.

5.4 BOLTS, NUTS & WASHERS FOR CONNECTIONS TO CONFORM TO ASTM A325.

5.5 ANCHOR BOLTS, NUTS & WASHERS FOR BASEPLATES, BEARING PLATES & WELD PLATES TO CONFORM TO ASTM A307.

5.6 WELDING MATERIALS TO CONFORM TO CSA W48-M

5.7 EXPOSED STEEL LINTELS SHALL BE COATED WITH TWO COATS OF "GALVAFROID" EXTERIOR PRIMER OR EQUAL.

5.8 ALL STEEL TO BE GIVEN ONE SHOP COAT OF PRIMER. CLEAN WITH MECHANICAL BRUSH & TOUCH UP BOLTS, WELDS & SURFACE SCRATCHES AT COMPLETION OF ERECTION.

5.9 ALL CUTTING OR ALTERING OF STRUCTURAL STEEL MEMBERS NOT SHOWN ON SHOP DRAWINGS REQUIRE WRITTEN APPROVAL FROM THE ENGINEER.

5.10 UNLESS SUPPORTED ON BEAM MEMBERS, ALL COLUMNS & POSTS ARE TO BE CONTINUOUS TO FOUNDATION OR FOOTING. INSTALL WOOD BLOCKING OR MASONRY IN JOIST SPACE.

5.11 ALL STEEL BEAMS ARE TO BE CENTRED ON WALLS, PIERS OR COLUMNS UNLESS DIMENSIONED OTHERWISE.

5.12 MINIMUM 3⅝" END BEARING FOR WOOD & STEEL BEAMS, WITH 7⅞" SOLID MASONRY BENEATH THE BEAM.

5.13 PROVIDE BEAM WALL PLATES ON MASONRY OR CONCRETE C/W ANCHORS. SEE STRUCTURAL DRAWINGS.

5.14 COLUMN BASE PLATES & BEAM BEARING PLATES SHALL BE GROUTED WITH 1½" MIN. NON-SHRINK GROUT.

6.0 WOOD

6.1 TIMBER CONSTRUCTION TO CONFORM TO CAN/CSA 086-01. TREATED LUMBER SHALL CONFORM TO CSA U80-M.

6.2 WOOD CONSTRUCTION TO CONFORM TO EITHER CAN3-086.1M & TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

6.3 ALL LUMBER SHALL BE KILN DRIED MATERIAL & GRADE STAMPED NO.1 OR 2 SPRUCE-PINE-FUR CONFORMING TO CSA STANDARD 0141 UNLESS OTHERWISE NOTED. MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.

6.4 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE & WHICH COME IN CONTACT WITH EITHER CONCRETE OR CONCRETE BLOCK SHALL BE SEPARATED FROM SAME BY AT LEAST 6 MIL. POLYETHYLENE FILM.

6.5 EXTERIOR WALLS & BEARING STUD PARTITIONS SHALL BE ANCHORED TO CONCRETE OR CONCRETE BLOCK WALLS WITH MINIMUM ½" DIAMETER X 10" LONG ANCHOR BOLTS AT 4'-0" MAXIMUM. PLATES TO BE A MINIMUM 2 x 6.

6.6 WHERE A FLOOR PASSES OVER A SUPPORTING STEEL BEAM, CENTER PLYWOOD SHEETS OVER BEAM & CONNECT EACH JOIST TO PLYWOOD WITH SCREWS. STAGGER JOINTS BETWEEN PLYWOOD SHEETS.

6.7 SUBFLOORS TO BE ¾" T&G PLYWOOD, GLUED (WITH A CONTINUOUS LEAD OF CARPENTERS GLUE ALONG FULL LENGTH OF JOISTS) & SCREWED (WITH SELF-TAPPING SCREWS) SPACED EVERY 6" O/C WITH 1½" EMBEDMENT INTO JOISTS.

6.8 DOUBLE UP JOISTS BELOW ALL WALLS RUNNING PARALLEL TO JOIST DIRECTION. REFER TO DESIGNERURAL DRAWINGS FOR LOCATION OF SUCH WALLS. DOUBLE HEADERS & TRIMMERS ARE REQUIRED AROUND ALL OPENINGS NOT SHOWN.

6.9 WHERE JOISTS FRAME INTO THE SIDE OF TIMBER BEAMS, HEADERS OR SOLID BLOCKING PLACE STANDARD JOISTS HANGERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

6.10 ALL FRAME WALLS TO BE CONSTRUCTED WITH A CONT. DOUBLE TOP PLATE, CONTINUOUS SINGLE BOTTOM PLATE & INTERMEDIATE GIRT BETWEEN STUDS. UNLESS OTHERWISE NOTED. STAGGER JOINTS IN DOUBLE TOP PLATE.

6.11 PROVIDE 2"x2" DIAGONAL CROSS-BRIDGING OR SOLID BLOCKING TO FULL DEPTH OF JOIST BETWEEN JOISTS.
- PLACE 1 ROW OF BRIDGING FOR SPANS BETWEEN 10'-0" & 14'-0"; & PLACE 3 ROWS OF BRIDGING FOR SPANS GREATER THAN 14'-0" TO MAXIMUM OF 4'-6" ON CENTRE.

6.12 DOUBLE UP ALL STUDS EACH SIDE OF OPENINGS & AT ENDS OF WALLS.

6.13 ALL OPENINGS IN FRAME WALLS TO BE PROVIDED WITH TIMBER LINTELS ON EDGE, UNLESS OTHERWISE NOTED.
- MAXIMUM 3'-0" WIDE OPENING 2'-2"x8" LINTEL WITH 4" MINIMUM BEARING LENGTH EACH END.
- MINIMUM 3'-0" TO MAXIMUM 6'-0" WIDE OPENING 2-2"@10" LINTEL WITH 6" MINIMUM BEARING LENGTH EACH END.
- MINIMUM 6'-0" TO MAXIMUM 9'-0" WIDE OPENING 2-2"x12" LINTEL WITH 8" MIN. LENGTH EACH END.

6.14 TRUSS MANUFACTURER TO CHECK & VERIFY THAT ALL LOADING & STRESSES COMPLY WITH & ARE IN ACCORDANCE TO LOCAL CONDITIONS & REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY DESIGNER & ENGINEER OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS DRAWN. APPROVED ROOF TRUSS DRAWINGS, CALCULATIONS, & SPECIFICATIONS SHALL BE SUPPLIED AT TIME OF BUILDING PERMIT APPLICATION. SHOP DRAWINGS FOR TRUSSES, LAYOUT, BRIDGING ETC. (INCLUDING HOLD DOWN CLIPS) SHALL BE SUBMITTED FOR REVIEW & SHALL BE STAMPED BY A REQUIRED PROFESSIONAL ENGINEER.

6.15 EXTERIOR TRIM WOOD TO BE CLEAR PINE OR CEDAR PRIMED ALL SIDES PLUS TWO COATS OF PAINT UNLESS OTHERWISE NOTED.

6.16 ALL FINISH CARPENTRY & INTERIOR WOODWORK SHALL UTILIZE PREMIUM GRADE MATERIAL, APPEARANCE & WORKMANSHIP AS DEFINED BY AWMAC.

6.17 HOLES IN FLOOR, ROOF & CEILING MEMBERS TO BE MAXIMUM ¼ x ACTUAL DEPTH OF MEMBER & NOT LESS THAN 2" FROM EDGES.

6.18 NOTCHES IN FLOOR, ROOF & CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN ½ THE ACTUAL DEPTH FROM THE EDGE OF BEARING & NOT GREATER THAN ⅓ JOIST DEPTH.

6.19 WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN ⅔ THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, & 1⁹⁄₁₆" IF NON-LOAD BEARING.

6.20 ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

6.21 IN ALL CASES WHERE DRILLING & NOTCHING IS REQUIRED, CONSULT WITH THE DESIGNER/ENGINEER.

6.22 ALL NAILING, SPIKING & STAPLES TO CONFORM TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK & TREATED LUMBER.

6.23 NAILING FOR FRAMING SHALL CONFORM TO TABLES IN PART 9 OF THE ONTARIO BUILDING CODE.

6.24 FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS POST CAPS, POST ANCHORS ARE ALL TO BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY INC., OR APPROVED EQUAL. ALL ARE TO BE INSTALLED IN STRUCTURAL ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, UTILIZING 'SPECIAL' NAILS WHERE REQUIRED.

6.25 BELOW ALL WINDOW SILLS, PROVIDE A MINIMUM OF TWO HORIZONTAL STUDS TO ACT AS A DOUBLE TOP PLATE.

6.26 A MINIMUM OF TWO DOUBLE STUDS, AT EACH SIDE OF A WINDOW OR DOOR OPENING, ARE TO BE CONTINUOUS FROM THE SILL PLATE TO THE TOP PLATE. USE ONE OR TWO ADDITIONAL JACK STUDS TO BEAR LINTEL BEAM ONTO.

6.27 ALL PREFABRICATED STRUCTURAL WOOD BEAMS, POSTS & JOISTS, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

7.0 THERMAL & MOISTURE PROTECTION

7.1 PROVIDE CONTINUOUS EXTERIOR AIR BARRIER. 'TYVEK HOUSE WRAP' OR APPROVED EQUAL.

7.2 SEAL GYPSUM WALLBOARD AT ALL PENETRATIONS, JUNCTIONS WITH PLYWOOD SUBFLOOR & AT DOOR & WINDOW FRAME

7.3 PROVIDE CONTINUOUS CLOSED CELL FOAM AIR SEAL BETWEEN SILL PLATES & CONCRETE FOUNDATIONS & BETWEEN SILL PLATES & PLYWOOD SUBFLOORS.

7.4 PROVIDE PREFORMED POLYETHYLENE BOXES AROUND ELECTRICAL BOXES IN EXTERIOR WALLS & CEILINGS & SEAL TO VAPOUR BARRIER.

7.5 TAPE/CAULK VAPOUR BARRIER AT ALL VERTICAL & HORIZONTAL JOINTS AT PLATES & AT WINDOW & DOOR OPENINGS.

7.6 THE AIR/VAPOUR BARRIER IS TO BE NON- SHRINKING & NON-DRYING.

7.7 THE AIR/VAPOUR BARRIER IS TO BE CONTINUOUS BEYOND JUNCTIONS OF INTERIOR PARTITIONS & EXTERIOR WALLS.

7.8 A ONE COMPONENT ACRYLIC SEALANT IS TO BE USED TO CAULK JOINTS BETWEEN DISSIMILAR MATERIALS

7.9 PROVIDE A SEALANT & BACKER ROD ¼" WIDE ON EXTERIOR AROUND PERIMETER OF NEW DOORS & WINDOWS.

7.10 PROVIDE CONTINUOUS FLASHING AT THE BASE OF ALL VENEER WALLS, BELOW SILLS & OVER ALL METAL LINTELS TO 16" MIN. VERTICAL ON THE EXTERIOR FACE OF SHEATHING. FLASHING REQUIRED AT INTERSECTIONS OF ROOF, WALLS, VALLEYS & PARAPET WALLS.

7.11 ALL ALUMINUM FLASHING SHALL BE MINIMUM 0.48,, THICK & ALL ALUMINUM FLASHING IN CONTACT WITH MASONRY SHALL BE EFFECTIVELY COATED OR SEPARATED FROM THE MASONRY.

7.12 IF ALL GROUND WATER IS NOT SATISFACTORILY REMOVED BY PERIMETER DRAINAGE THEN A SUMP PIT & PUMP ARE TO BE INSTALLED.

7.13 EAVE PROTECTION SHALL EXTEND 2'-11" UP THE ROOF SLOPE FROM THE EDGE, & AT LEAST 11 3/4" FROM THE INSIDE FACE OF THE EXTERIOR WALL, & SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 4" HEAD & END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5 (8:12), OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED.

7.14 OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 23⅝" WIDE.

7.15 FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS & CHIMNEYS

7.16 SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN 1⁄16" SHEET LEAD, 0.013" GALVANIZED STEEL, 0.018" COPPER, 0.018" ZINC, OR 0.019" ALUMINUM.

7.17 INSULATION INCLUDING SPRAY FOAM INSULATIONS SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 6mil POLY IS SUFFICIENT FOR FIBREGLASS TYPE INSULATIONS.

7.18 IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS & CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATER PROOFING SYSTEM IS REQUIRED

7.19 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTING AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR & SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP PIT.

7.20 WINDOW WELLS SHALL BE DRAINED TO THE FOOTING & CONNECTED TO PERIMETER WEEPING TILE.

7.21 DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING, & PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.

7.22 CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR.

7.23 THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP & ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING & WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

8.0 WINDOWS & DOORS

8.1 WINDOWS & DOORS SHALL COMPLY WITH SECTION 9.6 & 9.7 OF THE ONTARIO BUILDING CODE & CAN/CGSB-12.8FOR INSULATING GLASS UNITS COMPLETE WITH OPERATING HARDWARE, SCREENS & WEATHERSTRIPPING.

9.0 FINISHES

9.1 ALL INTERIOR FINISHES TO BE FURNISHED UNDER SEPARATE COVER AND/OR BY OTHERS UNLESS OTHERWISE NOTED.

10.0 RESERVED

11.0 RESERVED

12.0 RESERVED

13.0 RESERVED

14.0 RESERVED

15.0 MECHANICAL

15.1 PLUMBING, HEATING, VENTILATION & AIR CONDITIONING DESIGN & SERVICES TO COMPLY WITH SECTION 9.31-9.33 OF THE ONTARIO BUILDING CODE & APPLICABLE MUNICIPAL STANDARDS. REFER TO DRAWINGS AS FURNISHED BY OTHERS.

16.0 ELECTRICAL

16.1 ELECTRICAL DESIGN & SERVICES TO COMPLY WITH SECTION 9.34 OF THE ONTARIO BUILDING CODE, ELECTRICAL CODE, & APPLICABLE MUNICIPAL STANDARDS.

CONSTRUCTION NOTES

(UNLESS NOTED OTHERWISE)
UPDATED JANUARY 2014

ALL CONSTRUCTION TO ADHERE TO THESE PLANS, SPEC'S & TO CONFORM TO THE ONTARIO BUILDING CODE, ALL OTHER APPLICABLE CODES & AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

(1) ROOF CONST. - O.B.C. 9.19 & 9.23.13

No. 210 (10.25 kg/m2) ASPHALT SHINGLES, ½" (12.7) EXTERIOR TYPE PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED ROOF FRAMING (REFER TO PLANS) APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF & MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4"(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVES, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

(2) SIDING WALL (2"x6") - O.B.C. 9.23

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON ½" (12.7) EXTERIOR TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., BATT INSULATION (SEE COMPLIANCE PACKAGE CHART), APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON ½" (12.7) GYPSUM WALLBOARD INT. FINISH. **NOTE:** USE ½" (12.7) WATER RESISTANT GYPSUM BOARD FOR BATHROOMS & ½" (12.7) CEMENT BOARD FOR TUB & SHOWERS TO RECEIVE TILE (GYPSUM SHEATHING, RIGID INSULATION, & FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING – O.B.C. 9.23.16.3)

(2a) SIDING WALL @ GARAGE CONST. (2"x4") - O.B.C. 9.23

SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON ½" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., ½" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION & FIBREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING – OBC 9.23.16.3)

(3) BRICK VENEER WALL (2"x6") - O.B.C. 9.20 & 9.23

4" (90) FACE BRICK 1" (25) AIR SPACE, ⅞"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, ½" (12.7) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., BATT INSULATION (SEE COMPLIANCE PACKAGE CHART) AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. ½" (12.7) GYPSUM WALLBOARD INT. FINISH. **NOTE:** USE ½" (12.7) WATER RESISTANT GYPSUM BOARD FOR BATHROOMS & ½" (12.7) CEMENT BOARD FOR TUB & SHOWERS TO RECEIVE TILE PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER.

(3a) BRICK VENEER WALL @ GARAGE (2"x4") - O.B.C. 9.20 & 9.23

4" (100) BRICK VENEER TIED TO WOOD FRAMING MEMBERS W/ ⅞"x7"x0.03" 22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (610) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON ½" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) STUDS @ 16" (400) O.C., ½" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER.

(4) INTERIOR STUD PARTITIONS

FOR BEARING PARTITIONS 2"x4" (38x89) @16" (400) O.C. FOR 2 STOREYS & 12" (300) O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 2"x4" (38x89) @24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE & 2/2"x4" (2/38x89) TOP PLATE. ½" (12.7) INT. DRYWALL BOTH SIDES OF STUDS **NOTE:** USE ½" (12.7) WATER RESISTANT GYPSUM BOARD FOR BATHROOMS & ½" (12.7) CEMENT BOARD FOR TUB & SHOWERS TO RECEIVE TILE, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED.

(4a) EXTERIOR LOFT WALL (2"x6") - O.B.C. 9.23

½" (12.7) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., BATT INSULATION (SEE COMPLIANCE PACKAGE CHART) & 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. ½" (12.7) GYPSUM WALLBOARD INT. FINISH.

(5) FOUNDATION WALL/FOOTINGS: - O.B.C. 9.15

UNREINF. POURED CONC. FDTN. WALL (OR AS NOTED ON PLAN) 20MPa (2900psi) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM HEIGHT OF FINISHED GRADE ABOVE BASEMENT FLOOR OR CRAWL SPACE FOR LATERALLY SUPPORTED UNREINF. POURED CONCRETE WALLS OR UNIT MASONRY WALLS SHALL CONFORM TO O.B.C., TABLE 9.15.4.2A. ON CONTIN. KEYED POURED CONC. STRIP FOOTINGS (AS NOTED ON PLAN) REINF. (AS NOTED IN FOOTING LEGEND). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MINIMUM BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

# STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	18" WIDE x6" DEEP	18" WIDE x6" DEEP
2	20" WIDE x6" DEEP	18" WIDE x6" DEEP
3	24" WIDE x9" DEEP	22" WIDE x6" DEEP

(5A) FOUNDATION WALL/FOOTINGS: - O.B.C. 9.15

CONC. BLOCK FDTN. WALL (AS NOTED ON PLAN) REINF. W/ 15M @ 32" O.C. VERT. & STANDARD HORIZ. BLOCK-LOK EVERY 2nd COURSE WHERE HT. OF FIN. GRADE ABOVE BSMT SLAB IS NOT MORE THAN 2.6m (8'-6") & THE FDTN. WALL DOES NOT EXCEED 3.0m (9'-10") HIGH AS PER TABLE OBC DIV B 9.15.4.2.B. (**NOTE:** REINF. NOT REQ. IF HT. IS LESS THAN 5'-11") FILL VOIDS SOLID BEHIND BRICK. TIE BACK W/ GALV. MTL. TIES @ 8" O.C. VERT. & 2'-11" O.C. HORIZ. (**NOTE:** FOR FDTN. WALL REDUCTION @ BRICK LEDGE. REINF 6" CONC. BLOCK ABOVE GRADE W/ 15M @32" O.C. X 48" LONG INTO 10" CONC. BLOCK BELOW C/W 16" EMBEDMENT)

PROVIDE BITUMINOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM HEIGHT OF FINISHED GRADE ABOVE BASEMENT FLOOR OR CRAWL SPACE FOR LATERALLY SUPPORTED UNREINF. POURED CONCRETE WALLS OR UNIT MASONRY WALLS SHALL CONFORM TO O.B.C., TABLE 9.15.4.2A. ON CONTIN. POURED CONC. STRIP FOOTINGS (AS PER CHART BELOW) REINF. W/ 3-15M BOT. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MINIMUM BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTINGS ARE REQUIRED.

POURED CONC. FOOTING SIZING – O.B.C. 9.15.3

# STOREYS SUPPORTED	W/ MASONRY VENEER	W/ SIDING ONLY
1	18" WIDE x6" DEEP	18" WIDE x6" DEEP
2	20" WIDE x6" DEEP	20" WIDE x6" DEEP
3	24" WIDE x9" DEEP	22" WIDE x6" DEEP

(6) 4" (100) ø WEEPING TILE 6" (150) CRUSHED STONE OVER & AROUND WEEPING TILES.

(7) BASEMENT SLAB -O.B.C. 9.13

3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPPROOFING BELOW SLAB.

(8) EXPOSED FLOOR TO EXTERIOR

PROVIDE BATT INSULATION (SEE COMPLIANCE PACKAGE CHART), 6 mil POLY VAPOUR BARRIER & CONTIN. AIR BARRIER, FINISHED SOFFIT.

(9) PROVIDE INSULATION AS NOTED ON PLAN (SEE COMPLIANCE PACKAGE CHART), 6 mil POLYETHYLENE VAPOUR BARRIER, ⅝" (15.9) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQUAL. **NOTE:** USE ⅝" (15.9) WATER RESISTANT GYPSUM BOARD FOR BATHROOMS & ⅝" (15.9) CEMENT BOARD FOR TUB & SHOWERS TO RECEIVE TILE

(10) ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8.

MAX. RISE = 7⅞" (200)
MIN. RUN = 10" (255)
MIN. TREAD = 11" (280)
MAX. NOSING = 1" (25)
MIN. HEADROOM = 6'-5" (1950)

RAIL @ LANDING = 2'-11" (900)
RAIL @ STAIR = MIN. 2'-10" (865)
= MAX. 3'-6" (1070)
RAIL CLEARANCE
2" (50)
2⅜" (60) IF SURFACE BEHIND THE RAIL IS ROUGH OR ABRASIVE.
MIN. STAIR WIDTH = 2'-10"(860)

FOR CURVED STAIRS
MIN. RUN = 10" (255) WHEN MEASURED AT A POINT 12" (300) FROM THE CENTRE LINE OF THE INSIDE HANDRAIL

UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS:
(a) 5mm BETWEEN ADJACENT TREADS, AND
(b) 10mm BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN A FLIGHT

(11) GUARDS/RAILINGS - O.B.C. 9.8

FINISHED NON-CLIMBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS.
THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:
i) A UNIFORM LOAD OF 113 lb/ft OR A CONCENTRATED LOAD OF 225 lbs.
ii) A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
iii) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT.
GUARDS –O.B.C. 9.8.8
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN.

(12) 2"x6" (38x140) SILL PLATE WITH ½" (12.7) ø ANCHOR BOLTS 10" (250) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE & TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

(13) (SEE COMPLIANCE PACKAGE CHART) INSUL. BLANKET FROM THE UNDERSIDE OF THE SUB-FLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR OF THE BSMT. OR BATTS (SEE COMPLIANCE PACKAGE CHART) WITH 38x89 (2"x4") OR 38x140 (2"x6") FULL HEIGHT STUD WALL (AS NOTED ON PLAN), AND APPROVED VAPOUR BARRIER, DAMPPROOF W/ BLDG. PAPER BETWEEN THE FDTN. WALL AND INSUL. UP TO GRADE LEVEL. NOTE FOR COLD CELLARS PROVIDE FULL HEIGHT INSULATION AND VENT AT 0.2% OF THE FLOOR AREA. DOOR TO CELLAR TO BE FULLY WEATHER-STRIPPED & INSULATED.

(14) BEARING STUD PARTITION

2"x6" (38x140) STUDS @16" (400) O.C., 2"x6" (38x140) SILL PLATE ON DAMPPROOFING MATERIAL, ½" (12.7) ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON 22"x6" (560x150) CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

(15) STEEL BASEMENT COLUMN

9'-10" MAX. SPAN BETWEEN COLUMNS. 3½" (90)ø SINGLE TUBE ADJUSTABLE STEEL COL. CONFORMING TO CAN/CGSB-7.2M, & WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 34"x34"x16" (870x870x410) CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM & AS PER SOILS REPORT.

(15A) STEEL BASEMENT COLUMN

3½"(90)ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COL. **RATED FOR 37.0 KIPS (FACTORED) CAPACITY** WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 48"X48"X24" (1200X1200X610) CONC. FOOTING REINF. WITH 15M @16" O.C., TOP & BOTTOM EACH WAY ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM & AS PER SOILS REPORT.

(15B) STEEL COLUMN

3½" (90)ø x 0.25" (6.3) NON-ADJUSTABLE STEEL COL. TO BE ON 6"x6"x3/8" (150x150x9.5) STL. TOP PLATE & 6"x4"x3/8" (150x100x9.5) BOTTOM PLATE. BASE PLATE 4½"x10"x½" (120x250x12.7) WITH 2-½"ø x 12" LONG x 2" HOOK ANCHORS (2- 12.7øx305x50). FIELD WELD COL. TO BASE PLATE & BEAMS.

(15C) STEEL BASEMENT COLUMN

3½"x3½"x¼" (90x90x6.4) HSS STEEL COL. WITH 6"x6"x3/8" (150x150x9.5) STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. 44"x44"x20" (1120X1120X510) CONC. FOOTING REINF. WITH 15M @16" O.C., TOP & BOTTOM EACH WAY ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM & AS PER SOILS REPORT.

(16) BEAM POCKET OR 8"x10" (200x250) POURED CONC. NIB WALLS. MIN. BEARING 3½" (90).

(17) 1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

(18) GARAGE SLAB:

4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT REINF. W/ 6"x6" 6/6 (152x152 MW18.7xMW18.7) WIRE MESH LOCATED NEAR MID DEPTH OF SLAB ON 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

(19) ½" (12.7) GYPSUM BD. ON WALL & CEILING BETWEEN HOUSE & GARAGE. BATT INSULATION IN WALLS & CEILING (SEE COMPLIANCE PACKAGE CHART). TAPE & SEAL ALL JOINTS GAS TIGHT.

(20) 20 MIN. F.R.R. DOOR & FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE & WEATHERSTRIPPING.

(21) PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7⅞" (200), MIN. TREAD 9½" (235).

(22) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. CONFORMING TO PART 6, OBC 9.32.3.

(23) ATTIC ACCESS HATCH MIN. 0.32m2 WITH NO DIM. LESS THAN 545mm WITH WEATHERSTRIPPING. R40 (RSI 7.00) RIGID INSUL. BACKING. OBC 9.19.2.

(24) FIREPLACE CHIMNEYS - O.B.C. 9.22

TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF & 2'-0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.

(25) LINEN CLOSET, 4 SHELVES MIN. 14" (350) DEEP.

(26) MECHANICAL VENTILATION TO PROVIDE MINIMUM ONE AIR CHANGE PER HOUR AND SHALL CONFORM TO SUBSECTION 9.32.3 OF THE O.B.C

(27) STEEL BEARING PLATE FOR MASONRY WALLS

11"x11"x⅝" (280x280x15.9) STL. PLATE FOR STL. BEAMS & 11"x11"x½" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-¾" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

(28) 3-2"x4" (3-38x89) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH ½" (12.7) ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

(28A) 4-2"x4" (4-38x89) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH ½" (12.7) ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

(29) 3-2"x6" (3-38x140) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH ½" (12.7) ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

(30) STEP FOOTINGS: MIN. HORIZ. STEP = 23⅝" (600). MAX. VERT. STEP = 23⅝" (600) AS PER O.B.C 9.15.3.9

(31) MIN. 6" (150) CONCRETE SLAB ON GRADE ON 6" (150) COARSE GRANULAR FILL, REINFORCED WITH 6x6x⅚ WIRE MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT @ 28 DAYS ON COMPACTED SUB-GRADE.

(32) DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

(33) DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING & ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

(34) SUBFLOOR, JOIST STRAPPING & BRIDGING

⅝" (15.8) SPRUCE T&G SUB-FLOOR GLUED & SCREWED DOWN CONFORMING TO OBC 9.23.14 ON WOOD FLOOR JOISTS. CERAMIC TILE APPLICATION SHALL CONFORM TO OBC 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOIST TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

(35) EXPOSED BUILDING FACE -O.B.C.. 9.10.14.4. & 9.10.15.4

EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11" (1200) REQUIRING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. 9.10.14.4. & 9.10.15.4. REFER TO DETAILS FOR TYPE & SPECIFICATIONS.

(36) COLD CELLAR PORCH SLAB -O.B.C. 9.39

FOR MAX. 8'-2" (2500) PORCH DEPTH, 6" (150) 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINFORCE WITH 10M BARS @ 8" (200) O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 2" (30mm) COVER 24"x24" (610x610) 10M DOWELS @ 24" (600) O.C., ANCHORED IN PERIMETER FOUND. WALLS. SLOPE SLAB 1.0% FROM DOOR. PROVIDE (L7) LINTELS OVER CELLAR DOOR.

(37) THE FOUND. WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" (90) THICK TO A MAX. DEPTH OF 24" (610) & SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" (200) O.C. VERTICALLY & 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL & FACING SOLID WITH MORTAR.

(38) CONVENTIONAL ROOF FRAMING -O.B.C. 9.23.13

2"x6" (38x140) RAFTERS @ 16" (400) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2830) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES & OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

(39) TWO STOREY VOLUME SPACES

– FOR WIND LOADS <= 0.5 kPa (q50): FOR A MAXIMUM 18'-4" (5600) HEIGHT. PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK & 16" (400) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. (O.B.C. 9.23.10.1)
– FOR WIND LOADS > 0.5 kPa (q50): FOR A MAXIMUM 18'-4" (5600) HEIGHT. PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK & 12" (300) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
– FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2-2"x6" (2-38x140) TOP PLATE+1-2"x6" (1-38x140) BOTTOM PLATE & MINIMUM OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

(40) TYPICAL 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE & SPECIFICATIONS.

(41) STUCCO WALL CONST. (2"x6")

1½" (38) EIFS SYSTEM CONFORMING TO O.B.C. REQUIREMENTS & APPLIED PER MANUFACTURERS SPECIFICATIONS (REFER TO DUROCK CCMC DETAIL) OVER TROWEL ON AIR/MOISTURE BARRIER ON ½" (12.7) EXT. TYPE DENS-GLASS GOLD SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., BATT INSULATION (SEE COMPLIANCE PACKAGE CHART), APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, ½" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. **NOTE:** USE ½" (12.7) WATER RESISTANT GYPSUM BOARD FOR BATHROOMS & ½" (12.7) CEMENT BOARD FOR TUB & SHOWERS TO RECEIVE TILE

(41a) STUCCO WALL @ GARAGE CONST. (2"x6")

1½" (38) EIFS SYSTEM CONFORMING TO O.B.C. REQUIREMENTS & APPLIED PER MANUFACTURERS SPECIFICATIONS (REFER TO DUROCK CCMC DETAIL) OVER TROWEL ON AIR/MOISTURE BARRIER ON ½" (12.7) EXT. TYPE DENS-GLASS GOLD SHEATHING ON 2"x6" (38x140) STUDS @ 16" (400) O.C., ½" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

(42) FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
– BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
– BARS TO HAVE MIN. 2" (50) CONC. COVER
– BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

(43) STUD WALL REINFORCEMENT - OBC 9.5.2.3:

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. 3.8.3.8.(1)(d) FOR WATER CLOSETS & O.B.C. 3.8.3.13.(1)(f) FOR SHOWERS OR BATHTUBS.

(44) CONC. FOUNDATION WALL

- PROVIDE 15M x18" LONG DOWELS @16" O.C. VERT. ALONG CENTRELINE OF NEW WALL. DRILL MIN. 6" INTO EXISTING FOUNDATION WALL & GROUT SOLID USING A "HILTI HIT" HY200 ADHESIVE SYSTEM FOR POURED CONC. WALLS OR APPROVED EQUAL

(45) CONC. BLOCK FOUNDATION WALL

- PROVIDE 15M x18" LONG DOWELS @16" O.C. VERT. ALONG CENTRELINE OF NEW WALL. DRILL MIN. 6" INTO EXISTING FOUNDATION WALL & GROUT SOLID USING A "HILTI HIT" HY70 ADHESIVE SYSTEM W/ SIEVE FOR CONC. BLOCK WALLS OR APPROVED EQUAL

(46) FOOTINGS

- PROVIDE 4-15M x24" LONG DOWELS FROM EXISTING FOOTING TO NEW FOOTING. DRILL MIN. 6" INTO EXISTING FOOTING & GROUT SOLID USING A HILTI HIT HY200 ADHESIVE SYSTEM OR APPROVED EQUAL

(47) PAD FOOTING

- PROVIDE 15M x24" LONG DOWELS @12" O.C. IN CENTRE OF FOOTING. DRILL MIN. 6" INTO EXISTING FOOTING & GROUT SOLID USING A HILTI HIT HY200 ADHESIVE SYSTEM OR APPROVED EQUAL

WINDOWS - O.B.C. 9.7

1) MINIMUM BEDROOM WINDOW
EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, & MUST CONFORM TO 9.7.1.3 (& 9.7.1.4 FOR BASEMENT WINDOWS).

2) WINDOW GUARDS
A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR & THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800).

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

4) DRIPS BENEATH WINDOWS SILLS
EXCEPT FOR WALL OPENINGS LOCATED LESS THAN 150mm (5⅞") ABOVE GROUND LEVEL, WHERE A CONCEALED FLASHING IS NOT INSTALLED BENEATH A WINDOW AND DOOR SILL, SUCH SILLS SHALL BE PROVIDED WITH AN OUTWARD SLOPE AND A DRIP LOCATED NOT LESS THAN 25mm (1") FROM THE WALL SURFACE.

MECHANICAL:
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGES PER HOUR IF NOT AIR CONDITIONED .5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.

LUMBER:
1) ALL LUMBER SHALL BE SPRUCE No. 2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, & METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5) LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 3-1/2" (89) LONG COMMON WIRE NAILS @ 12" (300) O.C. STAGGERED IN 2 ROWS FOR 7-1/4", 9-1/2", 11-7/8" (184, 240, 300) DEPTHS & STAGGERED IN 3 ROWS FOR GREATER DEPTHS. FOR 4 PLY MEMBERS ADD 1/2" (12.7) ø GALVANIZED BOLTS AT MID-DEPTH OF BEAM @ 3'-0" (915) O.C. OR INSTALL AS PER MANUF. SPECIFICATIONS. USE THE MOST STRINGENT OF THE TWO REQUIREMENTS.
6) ALL OTHER BUILT-UP WOOD BEAMS TO CONFORM TO OBC 9.23.8.3
7) PROVIDE TOP MOUNT BEAM HANGERS, TYPE 'SCL' MANUFACTURED BY **MGA CONNECTOR LTD.** Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS, UNLESS NOTED OTHERWISE.
8) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS & BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
9) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (150) ABOVE THE GROUND.

STEEL:
1) 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".
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

FLAT ARCHES:
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES TO BE 6'-10" (2080) A.F.F.
FOR 9'-0" (2740) CEILINGS, FLAT ARCHES TO BE 7'-10" (2400) A.F.F.,
UNLESS NOTED OTHERWISE.

FLASHINGS:
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C. SECTIONS 9.20.13., 9.26.4. & 9.27.3.

ROOF OVERHANGS:
1) ALL ROOF OVERHANGS ARE 1'-0" (305). *UNLESS DIMENSIONED OTHERWISE*

FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC RANGES
CLEARANCES FOR AND AROUND GAS, PROPANE AND ELECTRIC RANGES SHALL CONFORM TO O.B.C 9.10.22.2 AND 9.10.22.3

WOOD STUDS:
THE NUMBER OF STUDS DIRECTLY BELOW A GIRDER TRUSSES OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, OR DESIGNED IN ACCORDANCE WITH DIV. B, PART 4, AS PER O.B.C., DIV. B PART 9.23.10.7.

FASTEN STUDS TOGETHER TO FORM A POST AS PER O.B.C., DIV. B PART 9.17.4.2.(2).

THE WALL IS NOT LESS THAN 1200mm (3'-11¼") LONG AND SHEATHED ON AT LEAST ONE SIDE WITH PLYWOOD, OSB, WAFERBOARD OR GYPSUM SHEATHING. FASTEN SHEATHING TO STUD POST WITH AT LEAST ONE ROW OF FASTENERS AS PER O.B.C., DIV. B PART 9.23.3.5. AND SPACED NOT LESS THAN 150mm (5⅞") O.C.

THE WIDTH OF THE STUD POST SHALL NOT TO BE LESS THAN WIDTH OF THE SUPPORTED GIRDER OR BEAM.

CAULKING
CAULKING SHALL BE PROVIDED WHERE REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE STRUCTURE AND SHALL CONFORM TO OBC 9.27.4.

GYPSUM BOARD FINISH (TAPED JOINTS)
THE APPLICATION OF GYPSUM BOARD SHALL CONFORM TO OBC 9.29.5

WALL TILE FINISH
THE APPLICATION OF CERAMIC OR PLASTIC TILE WALL FINISH SHALL CONFORM TO OBC 9.29.10

COMBINATION SMOKE & CARBON MONOXIDE ALARM

- PROVIDE AT LEAST ONE SMOKE ALARM ON EACH STOREY, INCLUDING BASEMENT, & ANY STOREY CONTAINING SLEEPING ROOMS & IN EACH SLEEPING ROOM. IF SLEEPING ROOMS ARE SERVED BY A HALLWAY THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY. SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING. SMOKE ALARMS SHALL BE HARDWIRED & INTERCONNECTED.
- A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA ON OR NEAR THE CEILING.

■ S.A.	HARD WIRED SMOKE ALARM
◐ S.D./CO COMBO	HARD WIRED COMBINATION SMOKE ALARM/ CARBON MONOXIDE ALARM.

ZONE 1 - COMPLIANCE PACKAGE FOR SPACE HEATING EQUIPMENT WITH ≥ 92%

NOTE: THE MINIMAL THERMAL PERFORMANCE OF THE BUILDING ENVELOPE & EQUIPMENT SHALL CONFORM TO O.B.C. SUPPLEMENTARY STANDARD SB-12 SECTION 3.1.1.2 TABLE 3.1.1.2.A (IP)

ci = continuous insulation

COMPONENT	THERMAL VALUES	ZONE 1 LESS THAN 5000 DEGREE-DAYS
CEILING WITH ATTIC SPACE	MIN. NOMINAL R	60
	MAX. U	0.017
	MIN. EFFECTIVE R	59.22
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL R	31
	MAX. U	0.036
	MIN. EFFECTIVE R	27.65
EXPOSED FLOOR	MIN. NOMINAL R	31
	MAX. U	0.034
	MIN. EFFECTIVE R	29.80
WALLS ABOVE GRADE	MIN. NOMINAL R	22
	MAX. U	0.059
	MIN. EFFECTIVE R	17.03
BASEMENT WALLS	MIN. NOMINAL R	20ci (R12 +10ci)
	MAX. U	0.047
	MIN. EFFECTIVE R	21.12
BELOW GRADE SLAB ENTIRE SURFACE >600mm BELOW GRADE	MIN. NOMINAL R	–
	MAX. U	–
	MIN. EFFECTIVE R	–
HEATED SLAB OR SLAB ≤600mm BELOW GRADE	MIN. NOMINAL R	10
	MAX. U	0.090
	MIN. EFFECTIVE R	11.13
EDGE OF BELOW GRADE SLAB ≤600mm BELOW GRADE	MIN. NOMINAL R	10
WINDOWS & SLIDING GLASS DOORS	MAX. U	0.28
	ENERGY RATING	25
SKYLIGHTS	MAX. U	0.49
SPACE HEATING EQUIPMENT	MIN. AFUE	96%
HRV	MIN. SRE	75%
DOMESTIC WATER HEATER	MIN. EF	0.8

STRUCTURAL LEGEND

SOLID WOOD BEARING
SJ1 – 1 JACK STUD + 1 KING STUD
SJ2 – 2 JACK STUD + 1 KING STUD
SJ3 – 3 JACK STUD + 1 KING STUD
SJ4 – 4 JACK STUD + 1 KING STUD
SJ5 – 5 JACK STUD + 1 KING STUD
SJ6 – 6 JACK STUD + 1 KING STUD
J3K – 1 JACK STUD + 3 FULL HT. KING STUDS (SHARED WITH HEADER BELOW)

THE NUMBER OF STUDS DIRECTLY BELOW A GIRDER TRUSSES OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, OR DESIGNED IN ACCORDANCE WITH DIV. B, PART 4, AS PER OBC 2006, DIV. B PART 9.23.10.7.
FASTEN STUDS TOGETHER TO FORM A POST AS PER OBC 2006, DIV. B PART
9.17.4.2.(2). THE WALL IS NOT LESS THAN 1200mm (3'-11 1/4") LONG AND SHEATHED ON AT LEAST ONE SIDE WITH PLYWOOD, OSB, WAFERBOARD OR GYPSUM SHEATHING. FASTEN SHEATHING TO STUD POST WITH AT LEAST ONE ROW OF FASTENERS AS PER OBC 2006, DIV. B PART 9.23.3.5. AND SPACED NOT LESS THAN 150mm (5 7/8") O.C. THE WIDTH OF THE STUD POST SHALL NOT TO BE LESS THAN WIDTH OF THE SUPPORTED GIRDER OR BEAM.

DOOR SCHEDULE

NOTE: REFER TO ______________________ ESTIMATE
RSO REPORT FOR DOOR INFORMATION

REF. No.	NOTE: DIMENSION SHOWN IN INCHES			STYLE	FIXED UNIT/ OPERABLE UNIT	DESCRIPTION
	WIDTH	HEIGHT	THK.			
D01	32	80	1¾	TBD.	REFER TO PLAN	EXTERIOR INSUL. MIN. R4 (RSI 0.7) & WEATHER-STRIPPING
D02	34	80	1¾			EXTERIOR INSUL. MIN. R4 (RSI 0.7) & WEATHER-STRIPPING
D03	36	80	1¾			EXTERIOR INSUL. MIN. R4 (RSI 0.7) & WEATHER-STRIPPING
D04	38	80	1¾			EXTERIOR INSUL. MIN. R4 (RSI 0.7) & WEATHER-STRIPPING
D05	40	80	1¾			EXTERIOR INSUL. MIN. R4 (RSI 0.7) & WEATHER-STRIPPING
D06	32	80	1¾			EXTERIOR INSUL. MIN. R4 (RSI 0.7) DOOR & FRAME GAS-PROOFED. 20 MIN. F.R.R. DOOR EQUIPPED WITH SELF CLOSING DEVICE & WEATHER-STRIPPING
D07	36	80	1¾			EXTERIOR INSUL. MIN. R4 (RSI 0.7) DOOR & FRAME GAS-PROOFED. 20 MIN. F.R.R. DOOR EQUIPPED WITH SELF CLOSING DEVICE & WEATHER-STRIPPING
D08	18	80	1⅜			INTERIOR PAINTED WHITE
D09	20	80	1⅜			INTERIOR PAINTED WHITE
D10	22	80	1⅜			INTERIOR PAINTED WHITE
D11	24	80	1⅜			INTERIOR PAINTED WHITE
D12	26	80	1⅜			INTERIOR PAINTED WHITE
D13	28	80	1⅜			INTERIOR PAINTED WHITE
D14	30	80	1⅜			INTERIOR PAINTED WHITE
D15	32	80	1⅜			INTERIOR PAINTED WHITE
D16	34	80	1⅜			INTERIOR PAINTED WHITE
D17	36	80	1⅜			INTERIOR PAINTED WHITE

ELECTRICAL LEGEND

⌖	SURFACE MOUNTED OR PENDANT FIXTURE.
⍦	WALL MOUNTED FIXTURE
▽	MOTION SENSOR WALL MOUNTED LIGHT FIXTURE OR 2-HEAD FLOOD LIGHT IN SOFFIT OR HIGH WALL.
⊕	LOW VOLTAGE POT LIGHTS C/W INSULATED HOUSINGS FOR ATTICS.
⊏=====⊐	STRIP LIGHTS FOR COVES, UNDER CABINETS & ABOVE VANITIES.
PC⊠	PORCELAIN SOCKET FIXTURE (PULL CHAIN)
PS⊠	PORCELAIN SOCKET FIXTURE.
WP	WATER PROOF FIXTURE OR COVER FOR EXTERIOR OR SHOWER USE.
⊘	EXHAUST FAN 120 CFM MINIMUM.
$	SINGLE POLE 2-WAY SWITCH AT SPECIFIED HEIGHT.
$3-$4	3-WAY OR 4-WAY SWITCH AT SPECIFIED HEIGHT.
$DM	DIMMER SWITCH
⦶	WALL MOUNTED STANDARD DUPLEX RECEPTACLE
◑	SPLIT DUPLEX OUTLET
▲	220V RECEPTACLE FOR DRYER & STOVE.
GFI	GROUND FAULT RECEPTACLE.
+42"	SPECIFIED HEIGHT OF FIXTURE OR SWITCH ABOVE FINISHED FLOOR.
WP	WEATHERPROOF/WATERPROOF
TEL ▼	TELEPHONE JACK
TV	TELEVISION OUTLET
■ S.A.	HARD WIRED SMOKE ALARM
◐ S.D./CO² COMBO	HARD WIRED COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM.
⋈	ELECTRICAL BASEBOARD HEATER
ADO	AUTOMATIC DOOR OPENER
D	CAT6 & RG6 (IN ONE BOX)
SPKR	CEILING MOUNTED SPEAKER

ELECTRICAL NOTES

- ALL WORK MUST CONFORM TO ONTARIO HYDRO REGULATIONS & THE ONTARIO BUILDING CODE.
- ELECTRICAL LAYOUTS SHOWN ARE INTENDED AS A GUIDELINE ONLY. SITE CONDITIONS MAY VARY. ENSURE ADEQUATE LIGHTING & SWITCHING IN AREA
- ALL SWITCHES & RECEPTACLES TO BE WHITE DECORA STYLE UNLESS OTHERWISE SPECIFIED OR TO MATCH EXISTING.
- ALL SWITCHES TO BE MOUNTED 42" AFF TO U/S OF ELECTRICAL BOX UNLESS OTHERWISE SPECIFIED.
- ALL RECEPTACLES, TELEPHONE, CABLE, ETC. TO BE MOUNTED 12" AFF TO U/S OF ELECTRICAL BOX.
- LOCATION OF ALL DIMMER SWITCHES TO BE DETERMINED ON SITE.

ELECTRICAL, HVAC, PLUMBING NOTES

1. ALL PLUMBING SUPPLIES TO COME OUT FROM WALL FOR TOILETS (12" ABOVE SUB-FLOOR)
2. BOTTOM OF COLD AIR RETURNS TO BE 12" ABOVE SUB-FLOOR
3. BOTTOM OF ELECTRICAL RECEPTACLES TO BE 12" ABOVE SUB-FLOOR
4. BOTTOM OF ALL DATA/COMMUNICATIONS/VACUUM TO BE 12" ABOVE SUB-FLOOR
5. ALL RECEPTACLE BOXES DOUBLE GANG OR MORE TO HAVE 2"x4" ON BOTH SIDES OF BOX FOR DRYWALL BACKING SUPPORT

ORION

VERUS
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Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by the Designer, in regards to the environmental condition of the site to which this drawing relates.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

The as-built information provided in these drawings is for information purposes only. All dimensions are calculated from on site observations representing existing conditions. The information provided must be confirmed prior to construction, enlargement or alteration of any part, or in whole, of the existing building Owner of the property will not hold The Designer liable for the Work done by others nor shall The Architect be held responsible for the accuracy of the information provided by any

QUALIFICATIONS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Name	Signature	BCIN
Nick Menonna		23967
Daniel Venturuzzo		29448

Firm Name	BCIN
VERUS DESIGN INC.	110512

8.	Issued for structural review by Wayne Hancock Engineering Services inc.	March.29.2022
7.	Revised stucco finish on elev. 'A' sides and rear at 2nd. floor to horiz. siding as per client comments.	March.14.2022
6.	Issued Basement for Eng. Flr. Layouts	January.25.2022
5.	Re-Issued for Structural Review	January.25.2022
4.	Re-Issued for Hvac	January.25.2022
3.	Issued for Structural Review	Febraury.18.2021
2.	Issued For HVAC	February.18.2021
1.	Issued for Roof Truss & Eng. Flr. Layouts	February.18.2021

REVISION

PROJECT TITLE
STARS OF BOBCAYGEON

10.5m Lots
"ORION" - Elevation 'B'
Lot 37

LOCATION
BOBCAYGEON (KAWARTHA LAKES) , ONTARIO

CLIENT
THREE LAKES
DEVELOPMENTS

PROJECT NO. 145.20
SCALE AS NOTED
DRAWN BY N. MENONNA
CHECKED BY N. MENONNA

SHEET TITLE
CONSTRUCTION NOTES

SHEET No.
CN1