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GENERAL CONDITIONS, CODES AND STANDARDS

ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES AND BYLAWS.

THE OWNER AND/OR CONTRACTOR SHALL INSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL, AND LOCAL STATUES, ORDINANCES, AND REGULATIONS.

PRIOR TO PROCEEDING WITH CONSTRUCTION, THE CONTRACTOR MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS CONTAINED IN THESE DRAWINGS.

THE ARCHITECT DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWING, UNLESS ADVISED IN WRITING OF SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLEASE ADVISE THE ARCHITECT IF ANY DISCREPANCIES ARE OBSERVED OR EXPLANATIONS ARE REQUIRED.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THESE DRAWINGS OR SPECIFICATIONS ADVISED BY ANY OFFICIAL, APPROVING AUTHORITY OR PROFESSIONAL CONSULTANT AT ANY TIME DURING CONSTRUCTION. FURTHER, ANY SUCH DEVIATION OR CHANGES NULLIFIES ANY RESPONSIBILITY THAT THE ARCHITECT MAY HAVE WITH RESPECT TO THESE DRAWINGS OR CONSEQUENT CONSTRUCTION.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, OR FOR ANY PROGRAMS OR SAFETY PRECAUTIONS IN CONNECTION WITH THE CONSTRUCTION WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND FOR MAKING ARRANGEMENTS FOR ALL REQUIRED INSPECTIONS.

CONTRACTOR SHALL HAVE MINIMUM $1,000,000 DOLLAR INSURANCE COVERAGE. CONTRACTOR SHALL BE WELL QUALIFIED AND LICENSED.

CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF MATERIALS SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADINGS.

ALL WORKMANSHIP SHALL BE A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE.

ALL WORK SHALL BE INSTALLED BY PERSONS EXPERIENCED IN THE TRADE THEY ARE PERFORMING. MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND SPECIFICATIONS.

PROJECT MEETINGS SHALL BE HELD WHEN DEEMED NECESSARY BY THE OWNER, CONTRACTOR, OR ARCHITECT.

IF THE CONTRACTOR IS UNCERTAIN AS TO THE MEANING, INTENT, DESIRED OUTCOME OF ANY ASPECT OF THE WORK, HE/SHE SHALL OBTAIN CLARIFICATION FROM THE OWNER OR ARCHITECT BEFORE PROCEEDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR QUESTIONS OF INTENT OR CLARITY IN THE DOCUMENTS.

IF DURING THE COURSE OF THE WORK UNKNOWN CONDITIONS ARE DISCOVERED WHICH COULD NOT BE REASONABLY ASSUMED TO HAVE BEEN PRESENT OR ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.

IN THE CASE OF HIGH SNOW LOADS, WIND LOADS, SEISMIC REQUIREMENTS OR UNUSUAL SITE CONDITIONS, NON STANDARD FOUNDATIONS, OR BEAM SIZES BEYOND THE SCOPE OF SPAN TABLES CONTAINED IN PART 9 OF THE ONTARIO BUILDING CODE (CURRENT EDITION), THE OWNER / CONTRACTOR MAY BE REQUIRED TO PROVIDE AT HIS/HER EXPENSE AN ENGINEERS REPORT. PLEASE CONSULT WITH YOUR LOCAL BUILDING AUTHORITIES.

THE CONTRACTOR SHALL TAKE WHATEVER STEPS ARE NECESSARY TO CONTROL DUST AND MINIMIZE DISTURBANCES CAUSED BY THE WORK, & TO CONFINE DUST & DEBRIS TO AREAS AFFECTED BY THE WORK. DEBRIS SHALL BE CLEANED AT THE END OF EACH WORK DAY TO PREVENT AN UNSIGHTLY OR HAZARDOUS WORK AREA, AND SHALL BE DEPOSITED IN A SUITABLE CONTAINER. DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE PERIODICALLY IN ACCORDANCE WITH LOCAL REGULATIONS.

SMOKING IS STRICTLY PROHIBITED ON THE OWNER'S PREMISES DUE TO INSURANCE REQUIREMENTS.

STORAGE OF MATERIALS & SUPPLIES SHALL CONFORM WITH MANUFACTURERS' REQUIREMENTS; PROVIDE PROTECTION FROM WEATHER, MOISTURE, DUST & DEBRIS AS REQUIRED. COORDINATE LOCATION(S) WITH OWNER.

PERFORM ALL CUTTING AND PATCHING AS NECESSARY TO INSTALL WORK REQUIRED. NOTIFY THE ARCHITECT PRIOR TO PERFORMING ANY ALTERATION OR MODIFICATION TO ANY STRUCTURAL MEMBER FOR THE DISTRIBUTION OF HVAC, PLUMBING OR ELECTRICAL WORK.

SUBSTITUTIONS TO COMPONENTS SPECIFIED ARE NOT ACCEPTABLE, UNLESS ACCEPTED IN WRITING BY OWNER.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE DURING AND AFTER THE WORK IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL USE SHORING, SHEETING, TEMPORARY BRACING, ETC. AS MAY BE REQUIRED TO CARRY THIS OUT.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING SAFETY AT THE WORK PLACE, AND THAT WORKERS CONDUCT THEMSELVES IN A MANNER CONSISTENT WITH SAFE CONSTRUCTION PRACTICES & IN ACCORDANCE WITH O.S.H.A. REGULATIONS. INSTALL BARRICADES, ETC. AS REQUIRED TO PREVENT PERSONS FROM ENTERING HAZARDOUS AREAS DURING THE CONSTRUCTION PERIOD.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION INVOLVED IN THE JOB. ADEQUATE PROTECTION SHALL BE PROVIDED TO ENSURE THAT BUILT AREAS ARE NOT ADVERSELY AFFECTED BY INCLEMENT WEATHER OR WIND. PROTECT ALL ADJACENT PROPERTY FROM DAMAGE.

WINTER PROTECTION, HEAT AND SNOW, SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH LOCAL AND OSHA REGULATIONS. AS SOON AS THE WALLS AND ROOFS ARE BUILT, ENCLOSE THE BUILDING AND FURNISH AND MAINTAIN TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES IN ALL PARTS OF THE BUILDING, DURING WORKING HOURS, WHERE ANY TRADE MAY BE WORKING; AND AT ALL TIMES AS REQUIRED TO PROVIDE ALL WORK.

CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED; FLOORS SWEPT BROOM CLEAN; CARPETS VACUUMED; FIXTURES WASHED, WITH ALL LABELS REMOVED; AND THE EXTERIOR HAND-RAKED FREE OF ALL TRASH AND DEBRIS.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FROM DEFECT FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, OR LONGER AS REQUIRED BY GOVERNING STATUTES.

THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.

ALL EXISTING DIMENSIONS SHALL BE VERIFIED IN FIELD.

IF CHANGES HAVE BEEN MADE DEPARTING FROM THE PERMIT DOCUMENTS DURING CONSTRUCTION AND THE ARCHITECT'S SERVICES ARE REQUIRED THEN THE ARCHITECT SHALL BE COMPENSATED AT AN HOURLY RATE.

NO PERSON SHALL MAKE A MATERIAL CHANGE OR CAUSE A MATERIAL CHANGE TO BE MADE TO A PLAN, SPECIFICATION, DOCUMENT OR OTHER INFORMATION ON THE BASIS OF WHICH A PERMIT WAS ISSUED WITHOUT NOTIFYING, FILING DETAILS WITH AND OBTAINING THE AUTHORIZATION OF THE CHIEF BUILDING OFFICIAL.

SITE WORK

THE OWNER / CONTRACTOR IS REQUIRED TO HAVE A PLOT PLAN, LOT GRADING AND DRAINAGE PLAN PREPARED BY A ONTARIO LAND SURVEYOR.

THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SITTING OF THE BUILDING ON THE PROPERTY AND FOR CONFIRMATION OF ALL REQUIREMENTS FOR SITTING.

THE ARCHITECT IS NOT RESPONSIBLE FOR DRAWINGS COMPLYING WITH LOCAL SETBACKS & LOT COVERAGE FOR A SPECIFIC PIECE OF PROPERTY.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE OR BURIED STRUCTURES, ETC.

WELLS AND SEPTIC SYSTEMS SHOULD BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH OBC AND LOCAL HEALTH AUTHORITIES.
CONTRACTOR SHALL PERFORM ALL EXCAVATING REQUIRED FOR FOUNDATION, FOOTINGS, AND UTILITIES. FOOTING DEPTHS INDICATED ON DRAWINGS ARE ASSUMED TO BE UPON UNDISTURBED, VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. ALL FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 4'-0" BELOW GRADE, & SHALL BEAR ON VIRGIN SOIL. UNUSUAL SOILS AND/OR EVIDENCE OF MIGRATION WATERS SHALL BE REPORTED TO A SOILS ENGINEER. CONTRACTOR SHALL VERIFY MINIMUM 3,000 P.S.F. SOIL BEARING CAPACITY.

CONTRACTOR SHALL INVESTIGATE FOR AND VERIFY LOCATIONS OF ANY EXISTING SUB GRADE UTILITIES PRIOR TO COMMENCING EXCAVATING.

BACK FILLING SHALL BE DONE WITH EXTREME CARE. BACK FILLING SHALL BE DONE IN MAXIMUM 1'-0" LIFTS AND TAMPED AS REQUIRED. INSTALL STRUCTURAL FILL UNDER GARAGE SLABS. BACK FILLING MAY COMMENCE ONLY AFTER FOUNDATION WALLS HAVE ACHIEVED THE DESIRED STRENGTH AND ARE PROPERLY BRACED. PROVIDE TRENCH PUMPING IN INCLEMENT WEATHER TO PROTECT BEARING SOILS. EXCESS SOILS SHALL BE REMOVED FROM THE SITE.

IF ROUGH PLUMBING IS TO BE PROVIDED IN THE BASEMENT, THE OWNER/CONTRACTOR SHALL ENSURE BASEMENT SLAB ELEVATION IS SUCH THAT ADEQUATE SLOPE CAN BE PROVIDED FOR THE WASTE SYSTEMS CONNECTION TO SANITARY SYSTEM.

LAWN AREAS SHALL BE ROUGH GRADED. PROVIDE TOP SOIL AND SOD FOUR FEET FROM FOUNDATION WALL.

FOUNDATIONS

CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE.

CONCRETE FOOTINGS & FOUNDATION WALLS SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS - 5% ±1% AIR CONTENT BY VOLUME.
CONCRETE GARAGE / CARPORT SLAB SHALL HAVE A COMPRESSIVE STRENGTH OF 3,600 P.S.I. AT 28 DAYS. 5% ±1% AIR CONTENT BY VOLUME, MAXIMUM WATER : CEMENTIOUS RATIO = 0.45
INTERIOR SLABS STRENGTH (4000 PSI)

CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED, VIRGIN / NATIVE SOIL BELOW FROST PENETRATION LEVEL.

FOUNDATION WALLS SHOULD NOT BE BACK FILLED UNTIL CONCRETE OR MASONRY GROUT HAS REACHED ITS SPECIFIED 28 DAY STRENGTH AND STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD REQUIRED TO STABILIZE THE WALLS, IS COMPLETE, FULLY NAILED AND ANCHORED.

ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING LIMITS STATED IN SUBSECTION 9.15.4 OF THE NATIONAL BUILDING CODE REQUIRE DESIGN BY A REGISTERED STRUCTURAL ENGINEER.

FLYASH MAY NOT EXCEED 25% OF TOTAL WEIGHT OF CEMENTITOUS MATERIALS. CEMENT CONTENT GREATER THAN OR EQUAL TO FLYASH CONTENT.

GROUT FOR USE UNDER STEEL PLATES SHALL BE CEMENT-BASED, NON-SHRINK, NON-METALLIC GROUT HAVING A MINIMUM 7-DAY STRENGTH OF 5,000 PSI.

ALL FOUNDATION WALLS 24" (600MM) AND HIGHER SHOULD HAVE ONE HORIZONTAL 10M REINFORCING BAR 3" (75MM) FROM THE TOP. CORNER REINFORCING TO BE LAPPED MINIMUM 24" (600MM).

ALL FOOTINGS ARE TO HAVE TWO 15M REINFORCING BARS. THE REINFORCING BARS ARE TO BE PLACED SUCH THAT ONE BAR IS 3" (75MM) CLEAR OF THE SIDE AND BOTTOM OF THE FOOTING ON BOTH SIDES OF THE FOOTING.

PROVIDE ONE 15M REBAR CONTINUOUS ALONG THE TOP OF THE FOUNDATION WALL. PROVIDE 15M REBAR UNDER ALL BEAM POCKETS, WINDOWS AND DOORS.

ALL CONCRETE PAD FOOTINGS TO HAVE 3-15M REINFORCING BARS EACH WAY, U.O.N.

GRADES SHOWN ON ELEVATIONS ARE ESTIMATED. ADJUST ON SITE AS REQUIRED.

APPLY ASPHALTIC DAMPPROOFING AND MS DELTA DRAINAGE CELL TO EXTERIOR OF FOUNDATION WALL BELOW FINISHED GRADE LEVEL.

STONE TIES: EMBED GALVANIZED METAL DOVETAIL-TYPE SLOTS VERTICALLY AT 2'-0" O.C. AT FOUNDATION WALLS TO RECEIVE STONE.

PROVIDE WATER STOP IN KEY WHERE FOUNDATION WALL MEETS FOOTING.

THE USE OF CALCIUM CHLORIDE ADMIXTURES IS PROHIBITED.

REMOVE FORM WHALERS, & FILL VOIDS WITH CEMENT.

VAPOR BARRIER UNDER SLABS TO BE 6 MIL OR 10 MIL POLYETHYLENE. LAP FLOOR SLAB VAPOR BARRIER JOINTS BY A MINIMUM OF 12" AND SEAL THE SEAMS. SEAL EDGES TO FOUNDATION WALLS.

ALL EXPOSED FOUNDATION WALL SHALL BE PARGED.

IF UTILIZING EXISTING FOUNDATIONS CONTRACTOR SHALL EXAMINE EXISTING FOUNDATIONS TO ENSURE STRUCTURAL STABILITY BEFORE PROCEEDING WITH NEW CONSTRUCTION.

IN BASEMENTS WITH STEEL COLUMNS SUPPORTING FLOORS ABOVE POUR CONCRETE SLAB AROUND STEEL COLUMNS BEARING PLATE.

ABOVE GRADE MASONRY

MASONRY SHALL CONFORM TO SECTION 9:20 OF THE NATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES.

IF BRICK VENEER IS TO BE INSTALLED, FLASHING SHALL BE INSTALLED UP 8" (200MM) BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN. WEEP HOLES LOCATED AT 24" O.C. AS REQUIRED.

INSTALL THRU-WALL FLASHING AND WEEP HOLES AT BASE OF FOUNDATION, WINDOW AND DOOR HEADS, AND WHERE ROOFING IS FLASHED TO STONE.

BRICK VENEER TIE SPACING TO BE AT A MAXIMUM HORIZONTAL SPACING OF 16" (400MM) AND A MAXIMUM VERTICAL SPACING OF 24" (600MM) OR A MAXIMUM HORIZONTAL SPACING OF 24" (600MM) AND MAXIMUM VERTICAL SPACING OF 20" (500MM). HORIZONTAL SPACING TO COINCIDE WITH WALL STUD SPACING.

ALL STEEL LINTELS AND MASONRY SUPPORTS SHALL CONFORM TO SUBSECTION 9.20.5 OF THE NATIONAL BUILDING CODE.
OPENINGS LESS OR EQUAL 4'-0 - (1) 3 1/2" X 3 1/2" X 1/4" STEEL ANGLE WITH MIN 6" BEARING EACH END.
OPENINGS LESS OR EQUAL 7'-0 - (1) 5" X 3 1/2" X 5/16" STEEL ANGLE WITH MIN 6" BEARING EACH END.

STONE COPINGS, LINTELS, SHALL BE 3-1/2" THICK CUT LIMESTONE, WITH A 1" PROTECTION BEYOND THE STONE VENEER BELOW. SLOPE TOP AT RETAINING WALL FOR POSITIVE DRAINAGE.

APPLY MASONRY SEALER TO EXTERIOR STONE.

SYNTHETIC STONE TO BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. MORTAR TYPE AND RATIO PER STONE MANUFACTURERS SPECIFICATION WITH MAXIMUM ½ WIDE JOINTS. GROUT JOINTS UTILIZING GROUT BAGS.

WALL TIES SHALL BE CORROSION RESISTANT #9 GAUGE WIRE WITH A HOOK ON THE EXTENDED LEG TO ENGAGE OR ENCLOSE A #9 GAUGE HORIZONTAL JOINT REINFORCEMENT WIRE. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED. WALL TIES SHALL BE LOCATED TO SUPPORT NO MORE THAN 2 SQUARE FEET OF WALL AREA AND SPACED A MAXIMUM 24" ON CENTER HORIZONTALLY. PROVIDE FLASHING AT DOOR AND WINDOW HEADS. INSTALL WEEPS AT 24" O.C. - TYP.

MORTAR AND MASONRY GROUT - MORTAR SHALL BE TYPE "M" OR "S"

METALS

ALL STRUCTURAL STEEL TO CONFORM TO THE REQUIREMENTS FOR GRADE 300W STEEL IN CAN/CSA-G40.21-M IN CANADA AND ASTM A36 IN U.S.A.

STRUCTURAL STEEL SHALL BE SHOP PRIMED AND PAINTED WITH RUST INHIBITIVE PAINT.

ANCHOR BOLTS AND ALL BOLTS USED FOR STRUCTURAL CONNECTIONS SHALL BE HIGH STRENGTH STEEL, GALVANIZED, NON-CORROSIVE.

ROOF FLASHING TO CONFIRM TO N.B.C. / O.B.C. SUBSECTION 9.26.4

WALL FLASHING TO CONFORM TO N.B.C. / O.B.C. SUBSECTION 9.27.3

MINIMUM RECOMMENDED WEIGHTS AND TYPES OF MATERIALS FOR EXPOSED FLASHING ARE; 1.73 MM SHEET LEAD, 0.33 MM GALVANIZED STEEL, 0.46 MM COPPER, 0.46 MM ZINC, 0.48MM ALUMINUM OR 1.02 MM VINYL. ALUMINUM FLASHING SHOULD NOT BE USED TO FLASH MASONRY CHIMNEYS, FIREPLACES OR CONCRETE TILE.

FLASH ALL CHANGES OF MATERIALS ON EXTERIOR WALLS.

STEEL BEAMS SHALL BE SUPPORTED BY STEEL COLUMNS. STEEL BEARING PLATES SHALL BE WELDED TO THE STEEL BEAM.

CARPENTRY

ALL WOOD FRAME CONSTRUCTION SHALL COMPLY WITH N.B.C. / O.B.C. SECTION 9.23.

ALL GLUE LAMINATED WOOD SHALL BE MANUFACTURED IN ACCORDANCE WITH CAN/CSA-0122-M AND CAN/CSA-0177-M IN CANADA AND ANSI/AITC A190.1 1983 IN U.S.A. OWNER / CONTRACTOR TO OBTAIN ENGINEER'S CERTIFICATE FROM MANUFACTURER OF GLUE LAMINATED MEMBERS.

ALL LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE MARKED WITH THE APPLICABLE CCMC EVALUATION NUMBER IN CANADA AND NATIONAL EVALUATION REPORT NUMBER IN U.S.A. OWNER / CONTRACTOR TO OBTAIN ENGINEER'S CERTIFICATE FROM SUPPLIER OF LVL MEMBERS.

INSTALL PLYWOOD SHEATHING CONTINUOUS FULL HEIGHT, FOUNDATION WALL TO ROOF ; LAP AND SECURE TO FOUNDATION SILL PLATE ; LAP OVER RIM JOISTS AT FLOOR LEVELS ;& TERMINATE AT TOP OF PLATES TO RECEIVE ROOF FRAMING.

JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS AND AT TUB LOCATIONS.

JOISTS SHALL BE PLACED TO ACCOMMODATE HEATING AND PLUMBING, ETC.

ALL HEADERS SHALL COMPLY WITH SECTION 9.23, O.B.C., N.B.C.

INSTALL METAL JOIST HANGERS AT ALL LOCATIONS WHERE JOISTS DO NOT BEAR ON CONSTRUCTION BELOW.

PLYWOOD FLOOR SHEATHING SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS WITH ELASTOMERIC ADHESIVE (PL-400) COMPLYING WITH CAN/CGSB-71.26-M.

FLOOR AND ROOF JOIST SPANS OF MORE THAN 7'-0" SHALL BE BRIDGED AT MID SPAN OR AT 6'-0" O.C. MAXIMUM. BRIDGING SHALL BE 2X2 DIAGONAL TYPE WHENEVER POSSIBLE. FLOOR JOISTS OVER UNFINISHED AREAS OR CRAWL SPACES SHALL HAVE 1X4 CONTINUOUS STRAPPING SECURELY NAILED TO THEIR UNDERSIDE NOT MORE THAN 7'-0" FROM EACH SUPPORT OR OTHER ROW OF STRAPPING. THE STRAPPING CAN BE OMITTED WHEN A PANEL TYPE CEILING FINISH IS APPLIED.

SPIKING AND NAILING NOT INDICATED OR SPECIFIED OTHERWISE SHALL BE IN ACCORDANCE WITH THE "RECOMMENDED NAILING SCHEDULE" CONTAINED IN THE OBC.

INSTALL 1/2" PLYWOOD FILLERS REQUIRED TO MATCH WALL THICKNESS. HEADERS SHALL BEAR UPON JACK STUDS.

INSTALL SQUASH BLOCKS AT FLOOR / CEILING CAVITIES AT CONCENTRATED LOAD LOCATIONS, SOLID DOWN TO POST OR BEAM OR FOUNDATION WALL BELOW.
INSTALL BLOCKING AS REQUIRED TO RECEIVE DRYWALL, STAIR RAILS, BUILT-INS, SHELVING, ACCESSORIES, ETC.

WOOD SUPPORT ELEMENTS SHALL BE SEPARATED FROM CONCRETE BY MIN. 0.05mm POLYETHYLENE FILM.

MAINTAIN AIR SPACES BETWEEN CHIMNEYS / FIREPLACES AND WOOD FRAMING AS REQUIRED BY CODE AND MANUFACTURER RECOMMENDATIONS.

ALL WOOD FRAMING SHALL BE NO. 2 SPF OR DOUGLAS FIR-LARCH. LUMBER SHALL BE KILN DRIED.

PLYWOOD FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE APA RATED SHEATHING.

PLYWOOD WALL SHEATHING SHALL BE 1/2" APA RATED EXTERIOR GRADE SHEATHING.
PLYWOOD ROOF SHEATHING SHALL BE 1/2" (EXCEPTION: 3/4" THICK AT "FLAT" ROOF AREAS) APA RATED EXTERIOR SHEATHING.

PLATES ARE TO BE ANCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS, MAXIMUM 6'-0" O.C. IF PRESSURE TREATED PLATES ARE USED THEN ANCHOR BOLTS MUST BE NON-CORROSIVE.

SILL PLATES BEARING ON CONCRETE FOUNDATION WALLS SHALL BE PRESSURE TREATED WITH SILL GASKET PROVIDED NON-CORROSIVE ANCHOR BOLTS ARE USED. IF ANCHOR BOLTS ARE NOT NON-CORROSIVE THEN USE STANDARD SPF WITH SILL GASKET.

ALL SPANS FOR WOOD JOISTS, RAFTERS, AND BEAMS SHALL CONFORM TO THE SPANS SHOWN IN TABLES A-1 TO A-20 FOR THE UNIFORM LIVE LOADS SHOWN IN THE TABLES (N.B.C. SUBSECTION 9.23.4)

ALL RAFTERS, FLOOR JOIST SHALL BEAR DIRECTLY OVER STUDS, U.O.N.

ALL WOOD FRAMING IS TO BE STORED ON SITE ABOVE THE GROUND ON "STICKERS" INDOORS OR UNDER TARPS WITH ADEQUATE CLEARANCES TO ALLOW AIR CIRCULATION.

FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS MADE BY SIMPSON STRONG-TIE CO., INC.

BUILT-UP MEMBERS OF THREE PLIES OR LESS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12"O.C. (10D COMMON NAILS FOR 1 1/2" PLIES, 12D COMMON NAILS FOR 1 3/4" PLIES). BUILT-UP MEMBERS OF MORE THAN 3 PLIES SHALL BE ASSEMBLED WITH 1/2" DIAMETER THRU BOLTS AT 16"O.C. STAGGERED UP AND DOWN WITH 2" CLEARANCE AT TOP AND BOTTOM EDGES.

EXTERIOR END WALLS OF CATHEDRAL CEILING SPACES SHALL BE FRAMED WITH STUDS RUNNING CONTINUOUSLY (NOT SPLICED) FROM FLOOR TO ROOF.

JOISTS AND RAFTERS SHALL BE SUPPORTED LATERALLY AT EACH SUPPORT BY FULL DEPTH SOLID BLOCKING 2" IN THICKNESS, EXCEPT WHERE JOISTS ARE SUPPORTED BY A FLUSH HEADER OR NAILED TO A RIM JOIST.

PROVIDE A MINIMUM OF TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS OR BEAM, UNLESS MORE ARE INDICATED ON PLAN. PROVIDE ONE JACK STUD AND ONE FULL KING STUD AT EACH END OF ALL DROPPED HEADERS OR BEAMS, UNLESS MORE JACK AND KING STUDS ARE INDICATED ON PLAN. POSTS SHALL BE SOLIDLY BLOCKED THROUGH ALL INTERVENING FRAMED DECKS DOWN TO SUPPORTING GIRDER/BEAMS OR TOP OF FOUNDATION.

THE DESIGN OF THE DIMENSIONAL LUMBER MEMBERS AND THEIR CONNECTIONS IS BASED ON THE LUMBER HAVING A MOISTURE CONTENT AT THE TIME OF INSTALLATION OF 19% OR LESS.

JOISTS OR RAFTERS ARE TO BE INSTALLED WITH "CROWN" UP (I.E. POSITIVE CAMBER) AND WITHIN 1/2" OF STRAIGHT, END-TO-END

SEVERELY DISTORTED (TWISTED, BOWED, CUPPED, CHECKED, ETC.) LUMBER SHALL NOT BE USED.

NOTCHES IN THE TOP OR BOTTOM OF DIMENSIONED LUMBER JOISTS OR RAFTERS SHALL NOT EXCEED ONE-SIXTH THE MEMBER DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. END NOTCHES SHALL NOT EXCEED ONE-FOURTH THE MEMBER DEPTH. BORED HOLES SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF THE MEMBER AND THEIR DIAMETER SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.

SHEATHING PANELS ON FLAT SURFACES SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR ACROSS TO SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS.

WALL SHEATHING AND FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING MEMBERS WITH CONSTRUCTION ADHESIVE SUCH AS PL200, LAID IN A CONTINUOUS 1/4" WIDE BEAD ALONG THE MEMBER LENGTH.

ADHESIVES SHALL COMPLY WITH CGSB STANDARD CAN-CGSB 71.26-M88 OR APA-AFG-01.

TRUSSES

TRUSS LAYOUT TO BE CONFIRMED BY TRUSS MANUFACTURER PRIOR TO START OF CONSTRUCTION.

SITE MEASURE PRIOR TO MANUFACTURING AND INSTALLATION. SUPPLIER TO SUBMIT ERECTION & SHOP DRAWINGS OF TRUSSES FOR REVIEW TO GENERAL CONTRACTOR PRIOR TO STARTING FABRICATION.

TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER AND INSTALLED AND BRACED AS PER MANUFACTURER'S INSTRUCTIONS.

FLOOR AND ROOF TRUSSES SHALL BE SEALED BY PROFESSIONAL ENGINEER IN ONTARIO .

ROOFING

ALL ROOFING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO SECTION 9.26 OF THE NATIONAL BUILDING CODE.

WINDOWS DOORS SKYLIGHTS GLAZING

WINDOW SIZES SHOWN ON DRAWINGS ARE ONLY ESTIMATED FOR DESIGN PURPOSES. ACTUAL WINDOW SIZES VARY PER MANUFACTURER. DRAWINGS MUST BE REVIEWED WITH WINDOW SUPPLIER PRIOR TO ORDERING. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE WINDOW ROUGH OPENING WITH THE PURCHASED WINDOW SIZE.

GLAZING WEIGHTS SHALL COMPLY WITH SUBSECTION 9.7.3 OF THE N.B.C. / O.B.C.

ALL BATHROOM GLAZING, GLAZING WITH 12" ABOVE A FLOOR SURFACE AND SKYLIGHTS SHALL BE SAFETY GLASS OR TEMPERED GLASS.

SHOWER AND BATHTUB GLASS SHALL BE SAFETY GLASS.

PATIO DOORS ARE TO BE SAFETY GLASS OR TEMPERED GLASS.

ALL WINDOW AND GLASS DOOR UNITS TO BE INSULATED DOUBLE GLASS UNITS. METAL FRAMES FOR DOORS OR WINDOWS SHALL INCORPORATE A THERMAL BREAK.

ALL WINDOWS WITHIN 2.0M (6'-7") OF GRADE TO BE RESISTANT TO FORCED ENTRY.

BEDROOM WINDOWS - EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL BE PROVIDED WITH AT LEAST 1 WINDOW THAT IS OPERABLE FROM THE INSIDE WITH AN UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.8 SF WITH NO DIMENSION LESS THAN 15 INCH.

IF THERE IS A BEDROOM IN A BASEMENT THE SENTENCE ABOVE SHALL APPLY AND THE MAX. SILL HEIGHT OF THE WINDOW SHALL BE 3'-3" ABOVE THE FLOOR.

STAIRS

ALL STAIRS SHALL CONFORM TO SECTION 9.8 STAIRS, RAMPS, HANDRAILS AND GUARDS AND ARTICLE 3.3.1.15

EIFS (SYNTHETIC STUCCO)

PROVIDE SENERGY SENTURION III WALL SYSTEM
WATER MANAGED, MECHANICALLY ATTACHED CLASS PB EIFS INCORPORATING A PRE-FORMED DRAINAGE MAT AND WEATHER BARRIER INSTALL PER O.B.C. PART 5 AND PER MANUFACTURERS SPECIFICATION

INSULATION

ALL THERMAL INSULATION AND AIR / VAPOUR BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH O.B.C. SECTION 12 RESOURCE CONSERVATION AND SECTION 9.25

CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE.

WALLS AND CEILINGS BETWEEN RESIDENCE AND ATTACHED GARAGE SHALL BE INSULATED.

NONCOMBUSTIBLE INSULATION SHIELDS, WHICH ARE OF SUFFICIENT THICKNESS SO THAT THEY WILL NOT DEFORM DURING INSTALLATION, ARE TO BE INSTALLED AROUND CHIMNEYS AND GAS VENTS TO ENSURE THAT APPROPRIATE CLEARANCES ARE MAINTAINED WHEN INSULATION IS USED IN THE ATTIC.

INSTALL BAFFLES WHERE REQUIRED TO PREVENT CONSTRICTION OF CLEAR VENTILATION.

INSTALL NON EXPANDING TYPE FOAM INSULATION IN SHIM SPACE AT DOOR AND WINDOW OPENINGS.

INSTALL SOUND ATTENUATION ACOUSTICAL BATTS IN FLOOR AND WALL CAVITIES AT BATHROOMS, SHOWER ROOM AND LAV. LOCATIONS AND CAVITIES CONTAINING PLUMBING SUPPLY AND WASTE LINES. INSTALL IN FLOOR AND WALL CAVITIES OF MASTER BEDROOM SUITE; INSTALL IN CEILINGS CAVITIES OF REC ROOMS.

ALL THE THERMAL INSULATION AND MEASURES TO CONTROL CONDENSATION SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH SECTION 9.25.

AIR / VAPOUR BARRIERS

VAPOUR BARRIER SHALL BE 6 MIL POLYETHYLENE AND SHALL CONFORM TO THE REQUIREMENTS OF CAN/CGSB-51.34-M.

6 MIL VAPOUR BARRIER SHALL BE INSTALLED TO PROTECT THE WARM SIDE OF THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES. TAPE ALL SEEMS AND CONTINUE BACKSIDE OF ELECTRICAL DEVICE / TELE / DATA BOXES.

ALL PENETRATIONS OF AIR / VAPOUR BARRIER SUCH AS THOSE CREATED BY THE INSTALLATION OF DOORS, WINDOWS, SKYLIGHTS, ELECTRICAL WIRING, PLUMBING OR DUCTWORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR / VAPOUR BARRIER OVER THE ENTIRE SURFACE.

ALL JOINTS IN THE AIR / VAPOUR BARRIER SHOULD BE SEALED WITH ACOUSTICAL CAULKING OR LAPPED A MINIMUM OF 4" AND CLAMPED BETWEEN FRAMING MEMBERS, BLOCKING AND DRYWALL.

AIR BARRIER: INSTALL TYVEK OR TYPAR HOUSE WRAP TO FACE OF EXTERIOR WALL SHEATHING, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

CAULK ALL EXTERIOR JOINTS AT WINDOW AND DOOR FRAMES, JOINTS BETWEEN WALLS AND ROOF / CEILING, OPENING AT UTILITY PENETRATIONS, AND OTHER JOINTS WITH A SILICONE LATEX, PAINT ABLE TYPE. CAULK ALL UTILITY OPENINGS THROUGH WALL PLATES, FLOORS, AND CEILINGS AT AREAS EXPOSED TO AMBIENT.

INSTALL MIN 0.15mm (0.006 in) POLYETHYLENE SHEET IN CRAWLSPACES ALONG GROUND SURFACE WITH SHEETS LAPPED MIN. 12"

FIREPLACES

FIREPLACES AND CHIMNEYS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH N.B.C. / O.B.C. SECTION 9.20, 9.21 AND 9.22 AND LOCAL CODES FROM AUTHORITIES HAVING JURISDICTION.

FIREPLACES INCLUDING FACTORY BUILT FIREPLACES SHALL BE PROVIDED WITH A SUPPLY OF EXTERIOR COMBUSTION AIR DEDICATED TO THE FIREPLACE ONLY, IN ACCORDANCE WITH N.B.C. / O.B.C. 9.22.1.4.

PROVIDE CAST IRON CLEANOUTS TO ASH PITS FOR ALL MASONRY FIREPLACES.

ALL CHIMNEY FLUES TO COMPLY WITH N.B.C. / O.B.C. SUBSECTION 9.21.2 INCLUDING ARTICLE 9.21.2.5. AND TABLE 9.21.2.5.B.

ALL FIREPLACE HEARTHS ARE TO CONFORM TO N.B.C. / O.B.C. SUBSECTION 9.22.5 AND ELEVATED HEARTHS SHOULD BE EXTENDED IN ACCORDANCE WITH N.B.C. / O.B.C. SENTENCE 9.22.5.1.(2).

FIREPLACES SHALL BE INSTALLED BY CERTIFIED INSTALLER WITH EXPERTISE.

SMOKE ALARMS

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 & SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN THE O.B.C. SECTION 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".

THE VISUAL SIGNALLING COMPONENT REQUIRED NEED NOT,
(A) BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT, (B) BE ON BATTERY BACKUP, OR 446 (C) HAVE SYNCHRONIZED FLASH RATES, WHEN INSTALLED IN A *DWELLING UNIT*.

THE LUMINOUS INTENSITY FOR VISUAL SIGNALLING COMPONENTS REQUIRED
THAT ARE INSTALLED IN SLEEPING ROOMS SHALL BE A MINIMUM OF 175 CD.

SMOKE ALARMS SHALL BE INSTALLED ON OR NEAR THE CEILING.

FINISHES

FLOOR FINISHES, BATHROOM VANITIES, BATH SPLASH, KITCHEN CABINETS, AND FIREPLACE FACINGS, ETC. TO MEET SPECIFICATIONS OF OWNER.

APPROVED LOCKING MEDICINE CABINET TO BE INSTALLED IN AT LEAST ONE BATHROOM.
ALL CLOSETS SHALL HAVE ONE SHELF AND ONE ROD. LINEN CLOSETS SHALL HAVE 5 ADJUSTABLE SHELVES.

DRYWALL / GYPSUM WALL BOARD SHALL BE 1/2" ON 16" O.C. SPACING AND 5/8" ON 24" O.C. SPACING. TAPE AND FINISH WITH THREE COATS TO A LEVEL 4 FINISH.

INSTALL MOISTURE RESISTANT DRYWALL AT BATHROOM FIXTURE LOCATIONS. DRYWALL INSTALLATION SHALL BE WITH SCREWS PER MANUFACTURER'S SPECIFICATION.

INSTALL 1/2" FIBERGLASS-REINFORCED CEMENT BOARDS (WONDER BOARD OR EQUAL) TO SHOWER COMPARTMENT WALLS AND CEILING TO RECEIVE TILE.

ADDITIONAL 1/4" (6MM) PLYWOOD UNDERLAY SHALL BE PROVIDED UNDER RESILIENT FLOORING INSTALLATIONS.

ADDITIONAL 1/2" (12MM) PLYWOOD UNDERLAY SHALL BE PROVIDED UNDER CERAMIC TILE INSTALLATIONS.

PRIMER AND PAINT SHALL BE SHERWIN WILLIAMS OR APPROVED EQUAL. APPLY PER MANUFACTURER'S SPECIFICATION.

METAL DOORS TO RECEIVE TWO COATS OF OIL BASE ENAMEL. COLORS BY OWNER / ARCHITECT.

FURNISH OWNER WITH EXTRA PAINT FOR FUTURE SERVICE.

PROVIDE THREE (3) HINGES ON ALL SWING DOORS. IF DOORS ARE SOLID CORE PROVIDE COMMERCIAL GRADE HINGES.

VENTILATION

VENTILATION OF CRAWL SPACES SHALL CONFORM TO N.B.C. / O.B.C. SECTION 9.18 MINIMUM 0.1M2 (1.1 S.F.) OF UNOBSTRUCTED VENT AREA FOR EVERY 50M2 (538 S.F.) OF FLOOR AREA. VENTS SHALL BE SCREENED AND LOUVERED AND SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE CRAWLSPACE.

HEATED CRAWL SPACES SHALL BE VENTILATED IN ACCORDANCE WITH SECTION 9.32

VENTILATION OF ROOF SPACES SHALL CONFORM TO N.B.C. / O.B.C. SECTION 9.19. ROOF SPACES OR ATTICS OVER INSULATED CEILING FOR ROOFS WITH A SLOPE OF 2/12 OR GREATER SHALL BE VENTILATED WITH 1 S.F. OF UNOBSTRUCTED VENT AREA FOR EVERY 300 S.F. OF INSULATED CEILING AREA. FOR ROOFS WITH A SLOPE OF LESS THAN 2/12 OR THOSE CONSTRUCTED WITH ROOF JOISTS THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1 S.F. FOR EVERY 150 S.F. OF INSULATED CEILING AREA.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN THE TOP OF THE ROOF SPACE AND SOFFITS.

CRAWL SPACES

IN CRAWLSPACES ACCESS WAY WITH HEIGHT AND WIDTH NOT LESS THAN 23-5/8" SHALL BE PROVIDED FROM ACCESS DOOR TO EQUIPMENT AND FOR A DISTANCE OF 2'-11" ON THE SIDE OR SIDES OF EQUIPMENT, PLUMBING, VENTS, ETC.

ACCESS OPENING OF NOT LESS THAN 500mm (19-3/4" BY 700mm (2'4") SHALL BE PROVIDED TO EACH CRAWL SPACE WHERE THE CRAWL SPACE SERVES A SINGLE DWELLING UNIT.

VENTILATION OF CRAWL SPACES SHALL CONFORM TO N.B.C. / O.B.C. SECTION 9.18 MINIMUM 0.1M2 (1.1 S.F.) OF UNOBSTRUCTED VENT AREA FOR EVERY 50M2 (538 S.F.) OF FLOOR AREA. VENTS SHALL BE SCREENED AND LOUVERED AND SHALL BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE CRAWLSPACE.

SECURITY

ALL EXTERIOR DOORS SHALL CONFORM TO SUBSECTION 9.6.5.

ALL GLASS IN DOORS, SIDELIGHTS AND WINDOWS WITHIN 3'-0" (915 MM) OF DOOR LOCKS SHALL CONFORM TO SUBSECTION 9.6.6.

ALL EXTERIOR DOOR HARDWARE SHALL CONFORM TO SUBSECTION 9.6.8.

ALL EXTERIOR WINDOWS WITHIN 6'-6" (2.0M) OF ADJACENT GROUND SHALL CONFORM TO ARTICLE 9.7.6.1.

SKYLIGHTS SHALL CONFORM TO SUBSECTION 9.7.7.

MECHANICAL

OWNER / CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT A HEAT LOSS CALCULATION AND DUCT DESIGN PREPARED BY A CERTIFIED DESIGNER.

INSTALLATION OF HEATING SYSTEM SHALL COMPLY WITH MANUFACTURERS DIRECTIONS WHERE APPLICABLE AND CONFORM WITH LOCAL CODES AND REGULATIONS.

MECHANICAL VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH N.B.C. / O.B.C. SECTION 9.32

INSTALL DUCTWORK FROM EXHAUST FAN AT BATHROOMS AND ATTIC SPACE. INSTALL DUCTWORK FROM LAUNDRY DRYER LOCATION THROUGH ROOF OR WALL TO EXTERIOR, INCLUDE DAMPERS. EXPOSED DAMPERS SHALL BE PAINTED TO MATCH EXTERIOR SIDING.

ALL PIPE VENTING TO OCCUR ON BACKSIDE ROOF. NO VENTING TO BE SEEN FROM FRONT ELEVATION.

ELECTRICAL

INSTALLATION OF ELECTRICAL ITEMS MUST COMPLY WITH LOCAL ELECTRICAL CODES AND REGULATIONS AND WITH LOCAL ELECTRICAL POWER REQUIREMENTS IN ALL RESPECTS.

ELECTRICAL SHALL COMPLY WITH SECTION 9.34 (ELECTRICAL FACILITIES) OF THE ONTARIO BUILDING CODE.

ELECTRICAL SUBCONTRACTOR SHALL PROVIDE ELECTRICAL DISTRIBUTION DESIGN. WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH CODES BY LICENSED CONTRACTORS, AND SHALL BE INSPECTED BY LOCAL AUTHORITIES. MATERIALS AND EXECUTION SHALL CONFORM TO MANUFACTURERS' PRINTED INSTRUCTION.

CONTRACTOR AND ELECTRICAL SUB TRADE SHALL PERFORM A WALK-THROUGH WITH THE OWNER TO DETERMINE PREFERRED LOCATION OF OUTLETS, SWITCHES, LIGHT FIXTURES, TELEPHONE, DATA AND ALL OTHER DEVICES.

INSTALL ALL WIRING AND DEVICES AS REQUIRED BY CODE AND AS REQUIRED TO ACCOMMODATE INDICATED APPLIANCES AND EQUIPMENT.

SUPPLY AND INSTALL EXHAUST FANS IN EACH BATHROOM AND ATTIC SPACE.

COORDINATE WITH OWNER'S SECURITY SYSTEM PROVIDER.

INSTALL HARDWIRED SMOKE / FIRE DETECTORS, AND CO2 DETECTORS ON ALL FLOORS AS REQUIRED PER CODE.

INSTALL 3-WAY SWITCHES AT SPACES WITH MULTIPLE ENTRANCES.

OUTLETS, SWITCHES, PLATES, ETC. SHALL BE "DECORA" STYLE THROUGHOUT. COLOR BY OWNER.

PROVIDE DOOR BELL AT FRONT DOOR.

PROVIDE LIGHTING AT ALL ENTRANCES PER O.B.C. 9.34.2.1

PLUMBING

ALL PLUMBING SHALL CONFORM TO PART 7 OF THE OBC AND ALL MUNICIPAL BY-LAWS.
AN INSPECTION IS REQUIRED OF ALL PLUMBING SANITARY / STORM SEWER CONNECTIONS AND SYSTEMS, BUILDING DRAINS AND / OR ROUGHED-IN PLUMBING UNDER TEST. ALL UNDERGROUND PIPING TO BE INSPECTED PRIOR TO BACKFILL.

INSTALL WATER AND GAS SERVICES AS REQUIRED; COORDINATE METER LOCATIONS WITH OWNER.

WATER SUPPLIES SHALL BE COPPER. INSTALL 1" SERVICE, 1" MAIN DISTRIBUTION TO LINES FEEDING BATH AND SHOWER. TRANSITION TO 1/2" OR 3/4" (AS REQUIRED) AT FIXTURE LOCATIONS. PROVIDE SHUTOFF VALVES LOCATED AT EACH FIXTURE.

INSTALL FOAM RUBBER GROMMETS WHERE PLUMBING SUPPLY AND WASTE LINES PENETRATE WOOD FRAMING.

ALL APPLIANCES TO BE INSTALLED PER MANUFACTURERS INSTRUCTION.

Report 2024-91
Appendix D

BUILDING CODE DATA MATRIX
ONTARIO BUILDING CODE SUMMARY FORM

LOCATION: 174 MITCHELL ST. PORT COLBORNE					
PROJECT DESCRIPTION: 2 STORY APARTMENT INTERIOR RENO			OBC REFERENCE		
( ) NEW	( ) ADDITION	(X) ALTERATION	( ) CHANGE OF USE	( ) PART 3	(X) PART 9	( ) PART 11
MAJOR OCCUPANCY: C	SUBSIDIARY: N/A				
BUILDING AREA (SF) = 2793.64SF					
MAIN FLOOR AREA = +/- 2655.89SF SECOND FLOOR AREA = +/- 2633.51SF BASEMENT FLOOR AREA = +/- 1446.99SF					
NUMBER OF STOREY'S	ABOVE GRADE: 2	BELOW GRADE: 1			
HEIGHT OF BUILDING: EXISTING TO REMAIN					
BUILDING CLASSIFICATION(S): 3.2.2.					
NUMBER OF STREETS/ACCESS ROUTES:1					
SPRINKLER SYSTEM:	( ) ENTIRE BUILDING ( ) BASEMENT ONLY	( ) IN LIEU OF ROOF RATING (X) NOT REQUIRED			
STANDPIPE:	REQUIRED: NO	PROVIDED: NO			
FIRE ALARM:	REQUIRED: YES	PROVIDED: YES			
WATER SERVICE/SUPPLY IS ADEQUATE: YES					
HIGH BUILDING: 3.2.6.					
CONSTRUCTION (X) COMBUSTIBLE ( ) NON-COMBUSTIBLE ( ) BOTH					
MEZZANINE(S) AREA M²: N/A					
TOTAL OCCUPANCY LOAD N/A PERSONS	BASED ON				
BARRIER-FREE DESIGN: NO					
HARDWIRED SMOKE/CO2 DETECTOR: YES					
KITCHEN EXHAUST: YES	BATHROOM EXHAUST: YES				

REQUIRED FIRE RESISTANCE RATING HORIZONTAL ASSEMBLIES FRR	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	REQUIRED FIRE RESISTANCE RATING SUPPORTING MEMBERS FRR	LISTED DESIGN NO. OR DESCRIPTION (SG-2)
FLOORS N/A HOURS	N/A	FLOORS N/A HOURS	N/A
ROOF N/A HOURS	N/A	ROOF N/A HOURS	N/A

SEPTIC SYSTEM REQUIRED: NO

PART 11

REDUCTION IN PERFORMANCE LEVEL	COMPENSATING CONSTRUCTION
STRUCTURAL: NO BY INCREASE IN OCCUPANT LOAD: NO BY CHANGE OF MAJOR OCCUPANCY: NO PLUMBING: NO SEWAGE-SYSTEM: NO	STRUCTURAL: NO BY INCREASE IN OCCUPANT LOAD: NO BY CHANGE OF MAJOR OCCUPANCY: NO PLUMBING: NO SEWAGE-SYSTEM: NO
COMPLIANCE ALTERNATIVES PROPOSED: NO	
ALTERNATIVE MEASURES PROPOSED: NO	

UNIT 2 - CHANGE OF USE
PROPOSED HAZARD INDEX: H.I. = 3 (GROUP C - RESIDENTIAL)
PROPOSED HAZARD INDEX: H.I. = 3 (GROUP C - RESIDENTIAL)

GENERAL

THE CLIENT AGREES THAT ANY AND ALL CLAIMS, WHETHER IN CONTRACT OR TORT, WHICH THE CLIENT HAS OR HEREAFTER MAY HAVE AGAINST THE *ARCHITECT* IN ANY WAY ARISING OUT OF OR RELATED TO THE *ARCHITECT'S* DUTIES AND RESPONSIBILITIES PURSUANT TO THIS CONTRACT, SHALL BE LIMITED TO COVERAGE AND AMOUNT OF PROFESSIONAL LIABILITY INSURANCE CARRIED AND AVAILABLE TO THE *ARCHITECT* FOR THE PAYMENT OF SUCH CLAIMS AT THE TIME THE CLAIM IS MADE.

THE *ARCHITECT* SHALL BE ENTITLED TO RELY UPON PRODUCT INFORMATION PUBLISHED BY MANUFACTURERS AND SHALL NOT BE HELD LIABLE FOR RELYING ON INFORMATION OR REPRESENTATION WHICH IT REASONABLY BELIEVES TO BE ACCURATE.

THE *ARCHITECT* SHALL NOT:

1. BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE REVIEWS;

2. BE RESPONSIBLE FOR ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS;

3. HAVE CONTROL, CHARGE, OR SUPERVISION, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULE, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS REQUIRED IN CONNECTION WITH THE *WORK*.

MINIMUM BRICK LINTEL SIZES

3 1/2" x 3 1/2" x 1/4" FOR SPANS UP TO 8'-1" FOR BRICK AND 7'-9" FOR STONE

4 7/8" x 3 1/2" x 5/16" FOR SPANS UP TO 10'-10" FOR BRICK AND 10'-1" FOR STONE

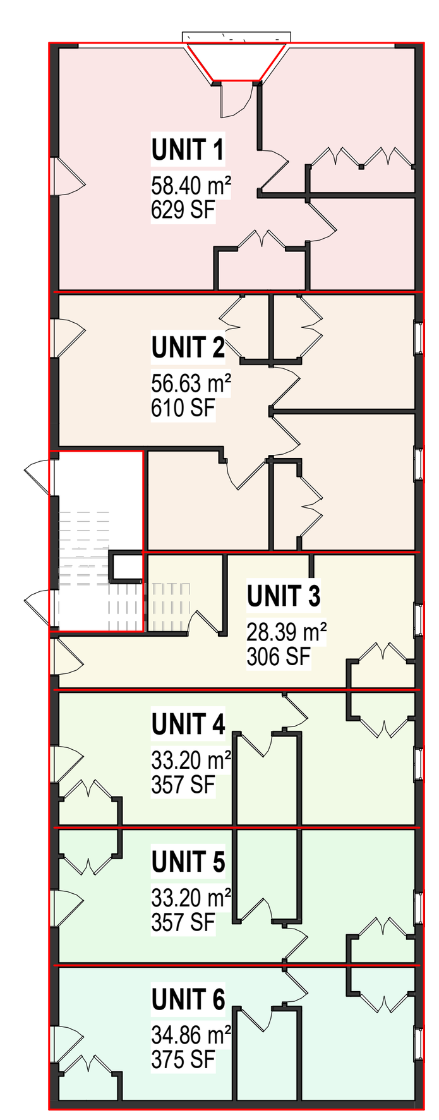
HEADER SCHEDULE:

SPANS UP TO 3'-0" USE (2)-2x6 C/W 1 JACK STUD EACH SIDE
SPANS UP TO 4'-0" USE (2)-2x8 C/W 2 JACK STUD EACH SIDE
SPANS UP TO 6'-0" USE (2)-2x10 C/W 2 JACK STUD EACH SIDE
SPANS UP TO 8'-0" USE (2)-2X12 C/W 3 JACK STUD EACH SIDE
SPANS UP TO 10'-0" USE 3-1/2" x 11-7/8" LVL C/W 3 JACK STUD EACH SIDE

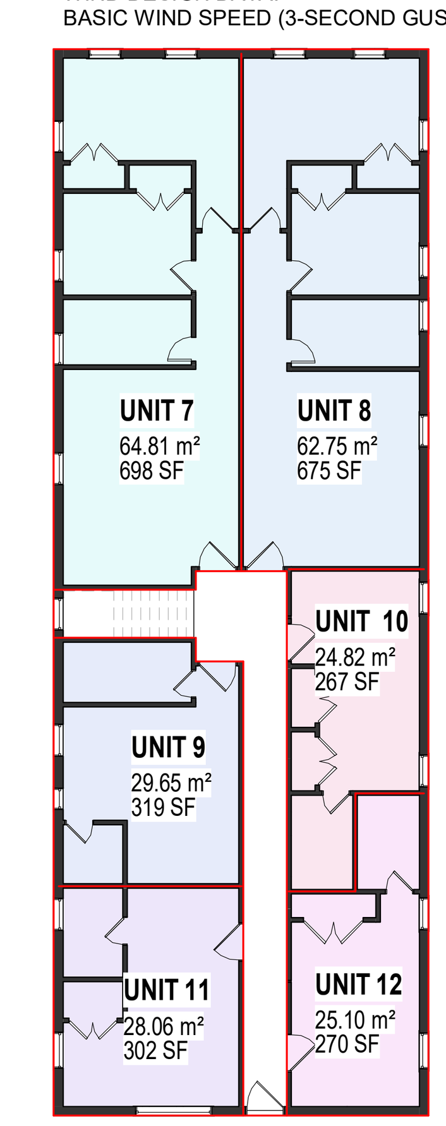
THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

FLOOR LIVE LOADS:
ROOMS OTHER THAN SLEEPING ROOMS: 40 PSF
SLEEPING ROOMS: 40 PSF
STAIRS: 40 PSF
DECKS: 50 PSF

ATTIC:
WITH STORAGE, ROOF SLOPE EXCEEDS 3:12: 20 PSF
WITHOUT STORAGE, ROOF SLOPE 3:12 OR LESS: 10 PSF
ROOF SNOW LOAD:
GROUND SNOW LOAD (PG): 50 PSF
WIND DESIGN DATA:
BASIC WIND SPEED (3-SECOND GUST): 90 MPH



1 MAIN FLOOR AREA PLAN
1/16" = 1'-0"



2 2ND FLOOR AREA PLAN
1/16" = 1'-0"

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209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
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e-mail jp@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053

ONTARIO ASSOCIATION OF ARCHITECTS
JASON MATTHEW PIZZICAROLA
LICENCE
5872

⇐ N

APARTMENT COMPLEX

174 MITCHELL

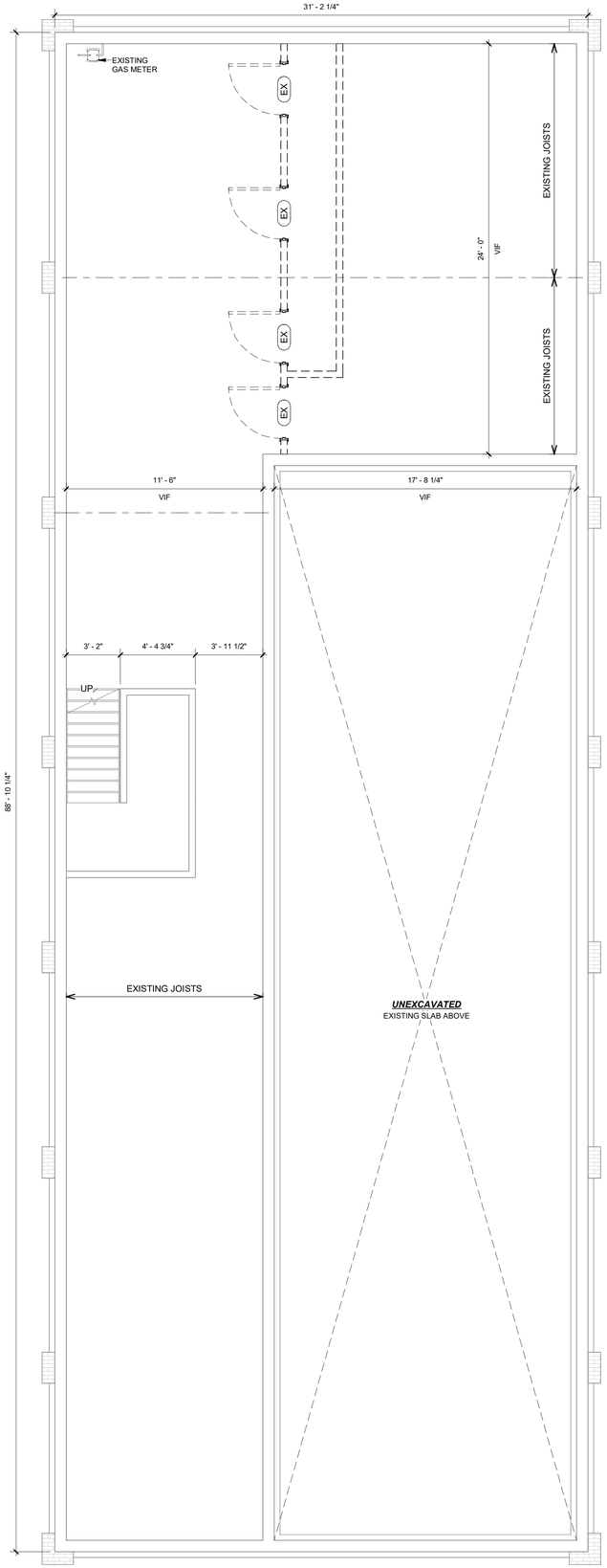
No.	Description	Date

PERMIT

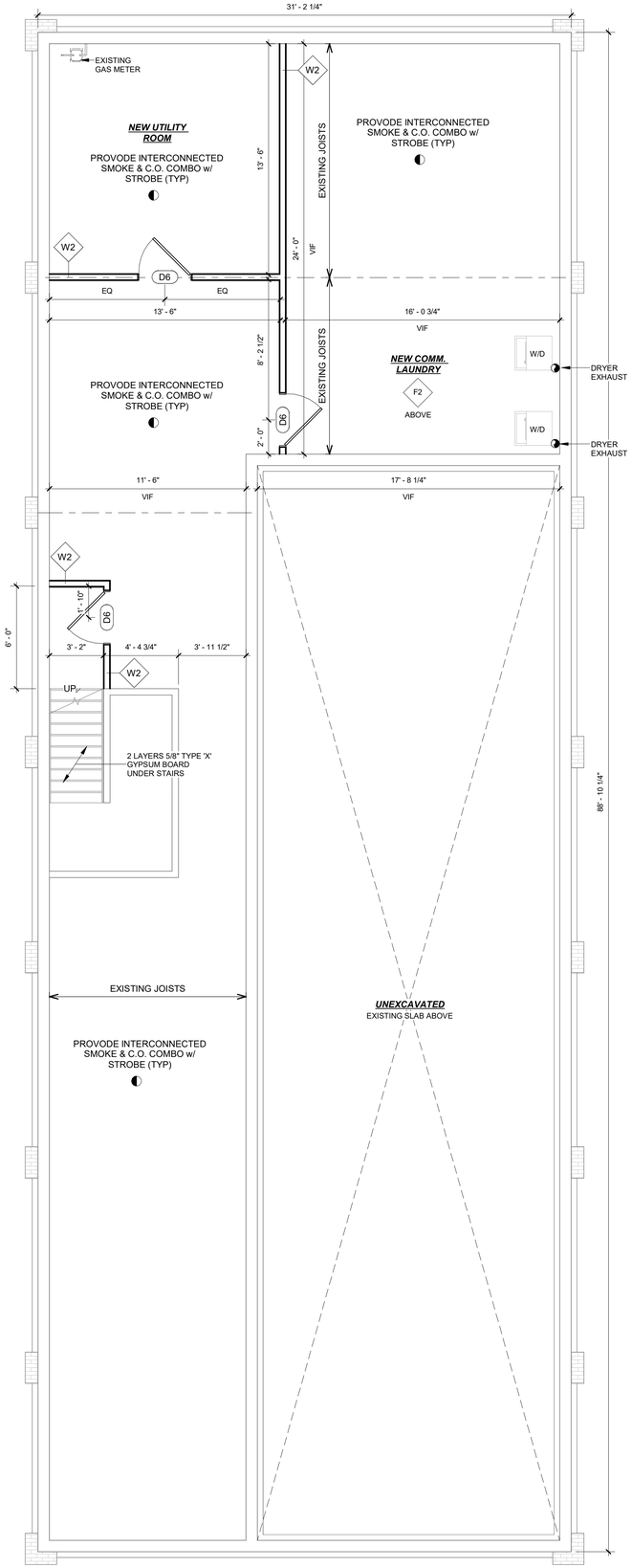
SHEET TITLE:

CODE & SPECIFICATIONS
21/11/23

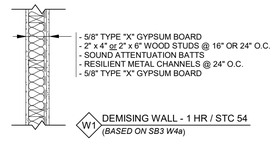
DRAWN BY:	B.N.	JOB #:	22059
SCALE:	As indicated		
SHEET NO:			A100



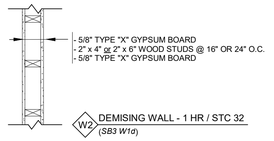
1 DEMO FOUNDATION PLAN
1/4" = 1'-0"



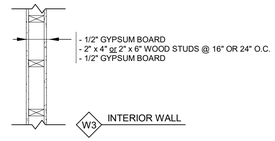
2 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



W1 DEMISING WALL - 1 HR / STC 54
(*BASED ON SB3 W4a*)

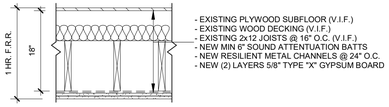


W2 DEMISING WALL - 1 HR / STC 32
(*SB3 W1d*)

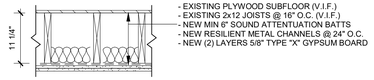


W3 INTERIOR WALL

W4 INTERIOR WALL



F1 FIRE RATED FLOOR SYSTEM - 1 HR / STC 54
(BASED ON SB-3 F9d)



F2 FIRE RATED FLOOR SYSTEM - 1 HR / STC 54
(BASED ON SB-3 F9d)

DOOR SCHEDULE

Mark	Count	Description	Width	Height	Comments
D1	7	INSULATED SINGLE FLUSH WITH GLASS	36"	6' - 8"	C/W WEATHER STRIPPING
D2	2	INSULATED SINGLE FLUSH WITH GLASS	38"	6' - 8"	C/W WEATHER STRIPPING
D3	11	SINGLE FLUSH	30"	6' - 8"	
D4	5	SINGLE FLUSH	26"	6' - 8"	
D5	5	HOLLOW METAL DOOR & FRAME C/W CLOSER & LATCH	38"	6' - 8"	45 MIN RATED
D6	9	HOLLOW METAL DOOR & FRAME C/W CLOSER & LATCH	36"	6' - 8"	45 MIN RATED
D7	17	DOUBLE FLUSH CLOSET DOORS	48"	6' - 8"	
D8	4	DOUBLE FLUSH CLOSET DOORS	60"	6' - 8"	

Grand total: 60

ALL FIRE RATED DOORS (EXIT/SUITE/UTILITY) SHALL HAVE CLOSERS, LATCH & LABELS

NOTES:

-ALL DIMENSIONS TO BE VERIFIED IN FIELD

-INTERCONNECTED SMOKE ALARM SYSTEM REQUIRED

-EXTERIOR WALLS, CEILING & ROOF ARE EXISTING & INSULATED

-DAYLIGHT EXCEEDS 5% IN LIVING AREAS AND 2.5% IN BEDROOMS AS REQUIRED PER PART 11 OF THE OBC.

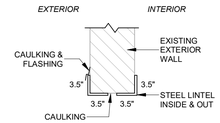
-PROVIDE DOUBLE 3 1/2" x 3 1/2" x 1/4" ANGLE WITH 6" BEARING EACH SIDE AT NEW DOOR OPENINGS IN MASONRY

LEGEND:

INTERCONNECTED SMOKE & C.O. COMBO w/ STROBE

EXHAUST FAN TO OUTSIDE

NEW EXIT & EMERGENCY LIGHT COMBO



TYPICAL LINTEL DETAIL
3/4" = 1'-0"

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N

APARTMENT COMPLEX

174 MITCHELL

No.	Description	Date

PERMIT

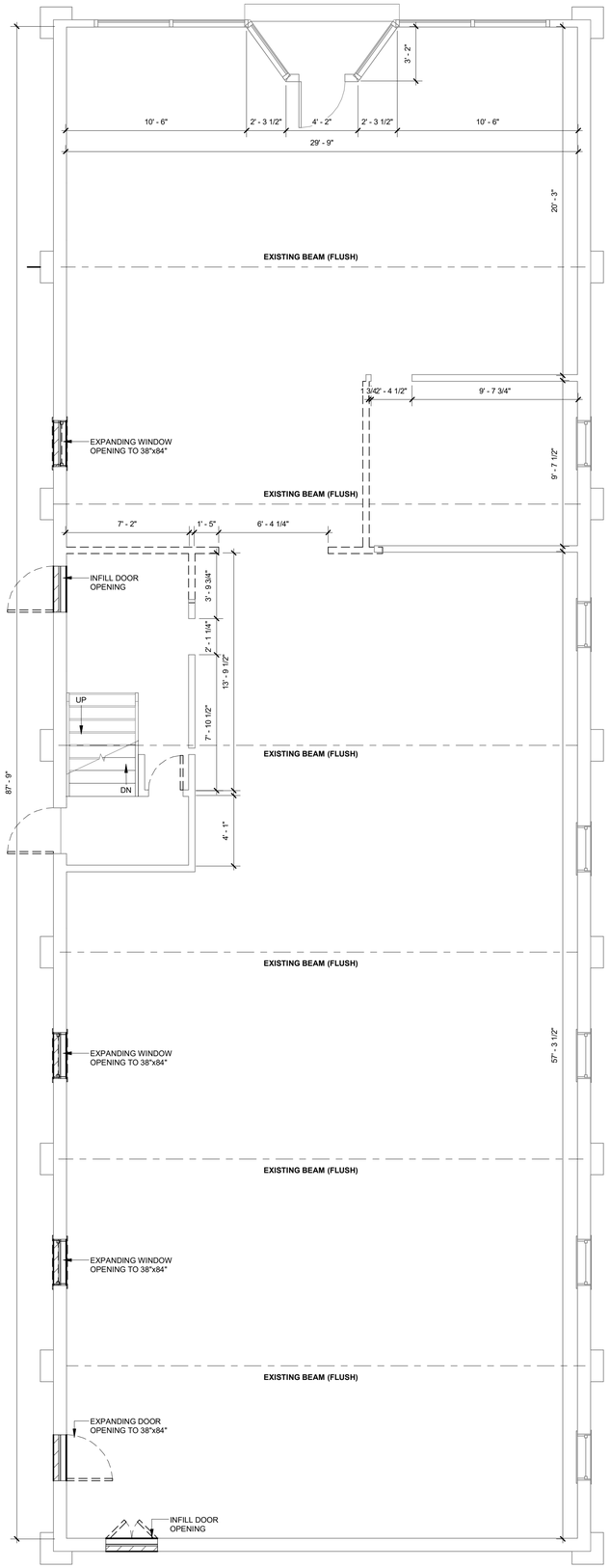
SHEET TITLE:

FOUNDATION PLAN

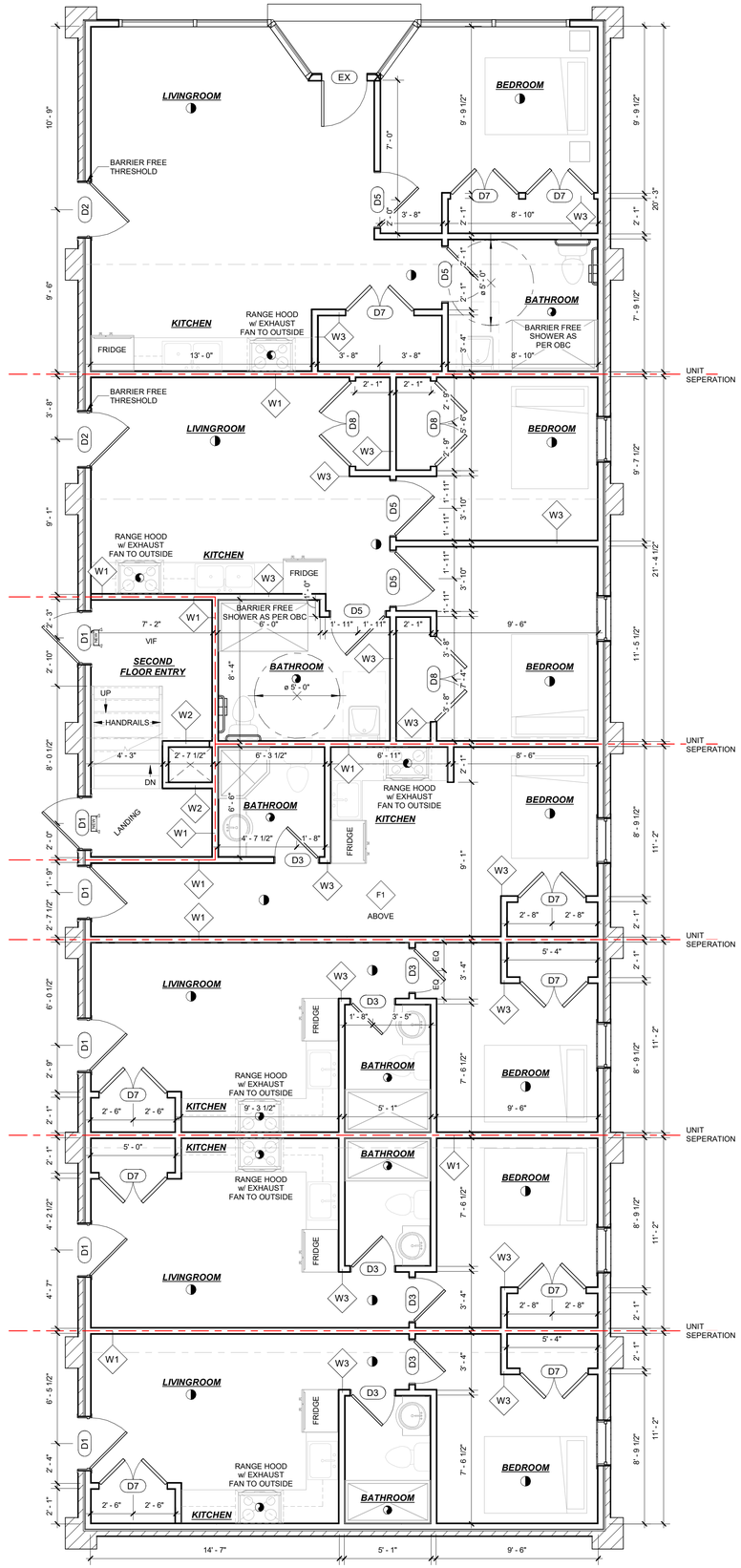
21/11/23

DRAWN BY:	B.N.	JOB #:	22059
SCALE:	As indicated		

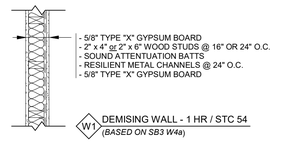
SHEET NO: A101



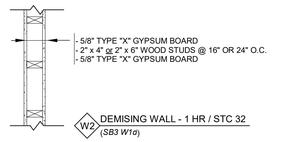
1 DEMO MAIN FLOOR
1/4" = 1'-0"



2 PROPOSED MAIN FLOOR
1/4" = 1'-0"

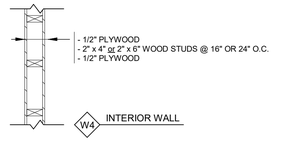


W1 DEMISING WALL - 1 HR / STC 54
(BASED ON SB3 W4a)

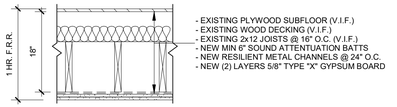


W2 DEMISING WALL - 1 HR / STC 32
(BASED ON SB3 W1d)

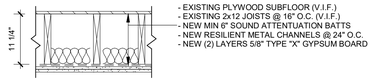
W3 INTERIOR WALL



W4 INTERIOR WALL



F1 FIRE RATED FLOOR SYSTEM - 1 HR / STC 54
(BASED ON SB-3 F9d)



F2 FIRE RATED FLOOR SYSTEM - 1 HR / STC 54
(BASED ON SB-3 F9d)

DOOR SCHEDULE

Mark	Count	Description	Width	Height	Comments
D1	7	INSULATED SINGLE FLUSH WITH GLASS	36"	6' - 8"	C/W WEATHER STRIPPING
D2	2	INSULATED SINGLE FLUSH WITH GLASS	38"	6' - 8"	C/W WEATHER STRIPPING
D3	11	SINGLE FLUSH	30"	6' - 8"	
D4	5	SINGLE FLUSH	26"	6' - 8"	
D5	5	HOLLOW METAL DOOR & FRAME C/W CLOSER & LATCH	38"	6' - 8"	45 MIN RATED
D6	9	HOLLOW METAL DOOR & FRAME C/W CLOSER & LATCH	36"	6' - 8"	45 MIN RATED
D7	17	DOUBLE FLUSH CLOSET DOORS	48"	6' - 8"	
D8	4	DOUBLE FLUSH CLOSET DOORS	60"	6' - 8"	

Grand total: 60

ALL FIRE RATED DOORS (EXIT/SUITE/UTILITY) SHALL HAVE CLOSERS, LATCH & LABELS

NOTES:

-ALL DIMENSIONS TO BE VERIFIED IN FIELD

-INTERCONNECTED SMOKE ALARM SYSTEM REQUIRED

-EXTERIOR WALLS, CEILING & ROOF ARE EXISTING & INSULATED

-DAYLIGHT EXCEEDS 5% IN LIVING AREAS AND 2.5% IN BEDROOMS AS REQUIRED PER PART 11 OF THE OBC.

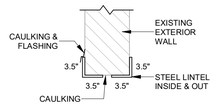
-PROVIDE DOUBLE 3 1/2" x 3 1/2" x 1/4" ANGLE WITH 6" BEARING EACH SIDE AT NEW DOOR OPENINGS IN MASONRY

LEGEND:

INTERCONNECTED SMOKE & C.O. COMBO w/ STROBE

EXHAUST FAN TO OUTSIDE

EXIT & EMERGENCY LIGHT COMBO



TYPICAL LINTEL DETAIL
3/4" = 1'-0"

BARRIER-FREE WASHROOMS

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE INSTALLED WHERE NECESSARY TO INDICATE, THE LOCATION OF THAT ENTRANCE, AND THE LOCATION OF RAMPS LOCATED IN THE REQUIRED BARRIER-FREE PATH OF TRAVEL SERVING THAT ENTRANCE.

BARRIER-FREE WASHROOMS SHALL BE INSTALLED PER CSAB651-12

TOILET PARTITION DOOR SHALL BE CAPABLE OF BEING LATCHED FROM THE INSIDE WITH A MECHANISM THAT IS OPERABLE BY ONE HAND AND BE EQUIPPED WITH A SPRING-TYPE OR GRAVITY HINGE SO THAT THE DOOR CLOSES AUTOMATICALLY. PROVIDE A DOOR PULL ON THE OUTSIDE, NEAR THE LATCH OF THE DOOR.

PROVIDE A HOOK MOUNTED NOT MORE THAN 1200mm (47") ABOVE THE FLOOR ON A SIDE WALL AND PROJECTING NOT MORE THAN 50mm (2") FROM THE WALL.

GRAB BARS SHALL RESIST A MINIMUM LOAD OF 1.3 kN APPLIED VERTICALLY OR HORIZONTALLY.

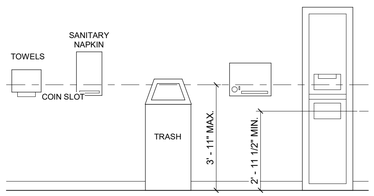
FAUCETS SHALL OPERATE AUTOMATICALLY OR HAVE LEVER TYPE HANDLES THAT DO NOT CLOSE UNDER SPRING ACTION.

THE BOTTOM OF VISION PANELS IN DOORS WITHIN A BARRIER-FREE PATH OF TRAVEL MUST NOT BE HIGHER THAN 36" FROM THE TOP OF THE FINISHED ADJACENT FLOOR SURFACE.

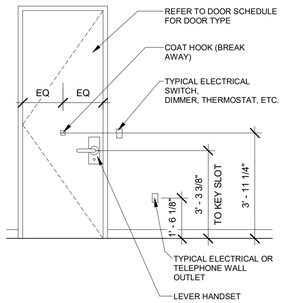
FLUSH HANDLES SHALL BE AWAY FROM WALL OR USE HANDS FREE FLUSH DEVICES.

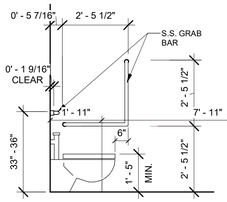
DO NOT USE TILTED MIRROS IN BATHROOMS

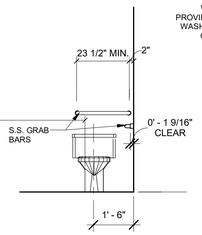
WATER CLOSETS MUST BE INSTALLED WITH:
- A 17" (430mm) TO 19" (485mm) SEAT HEIGHT
- ACCESSIBLE HAND OPERATED CONTROLS
- A SEAT LID AND/OR TANK
- WHERE WATER CLOSET HAS A WATER TANK, GRAB BAR BEHIND WATER CLOSET TO BE MOUNTED 6" (150mm) ABOVE THE TANK
- PROVIDE ELONGATED TOILET BOWL

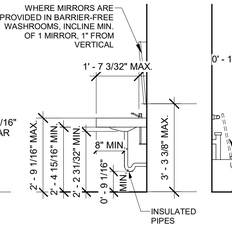


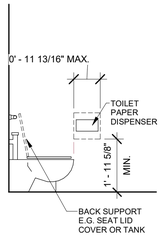
WASHROOM ACCESSORIES MUST BE LOCATED WITHIN 35-1/2" TO 47-1/4" OF THE FLOOR LEVEL











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CERTIFICATE OF PRACTICE : # 4053

ONTARIO ASSOCIATION OF ARCHITECTS
JASON MATTHEW PIZZICAROLA
LICENCE
5972

N

APARTMENT COMPLEX

174 MITCHELL

No.	Description	Date

PERMIT

SHEET TITLE:

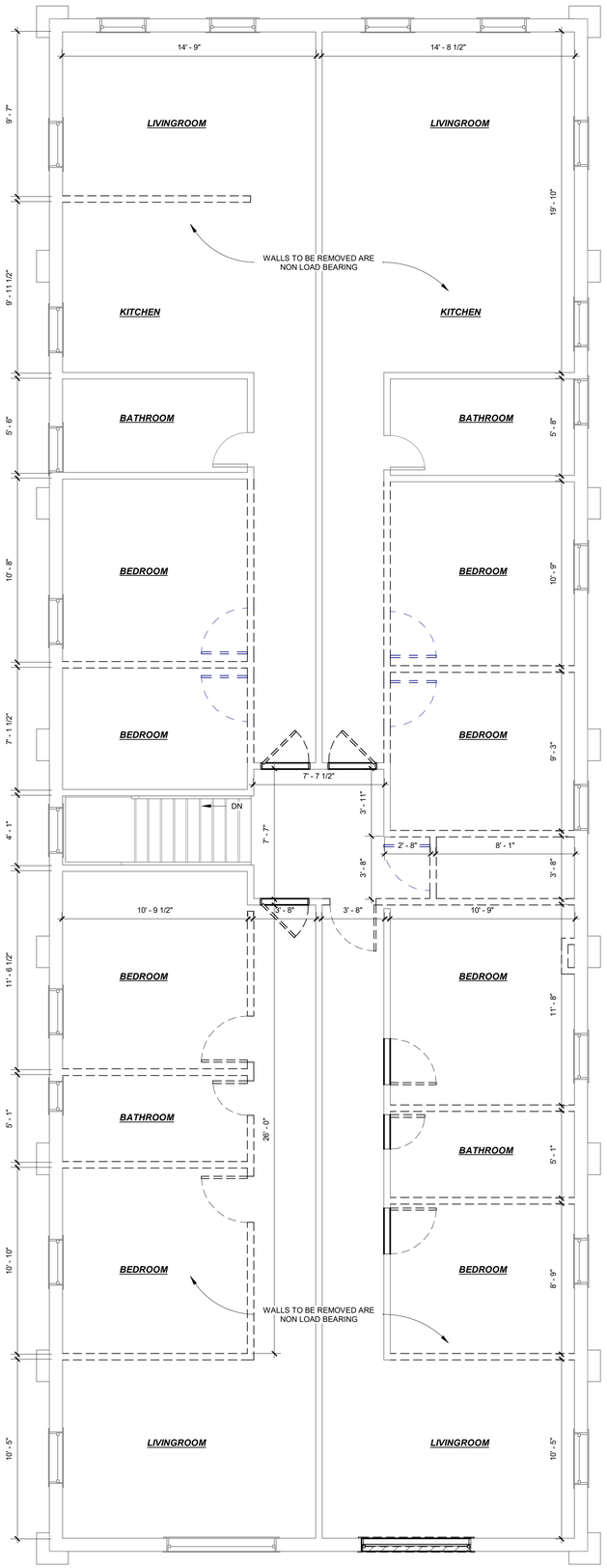
FIRST FLOOR PLAN

21/11/23

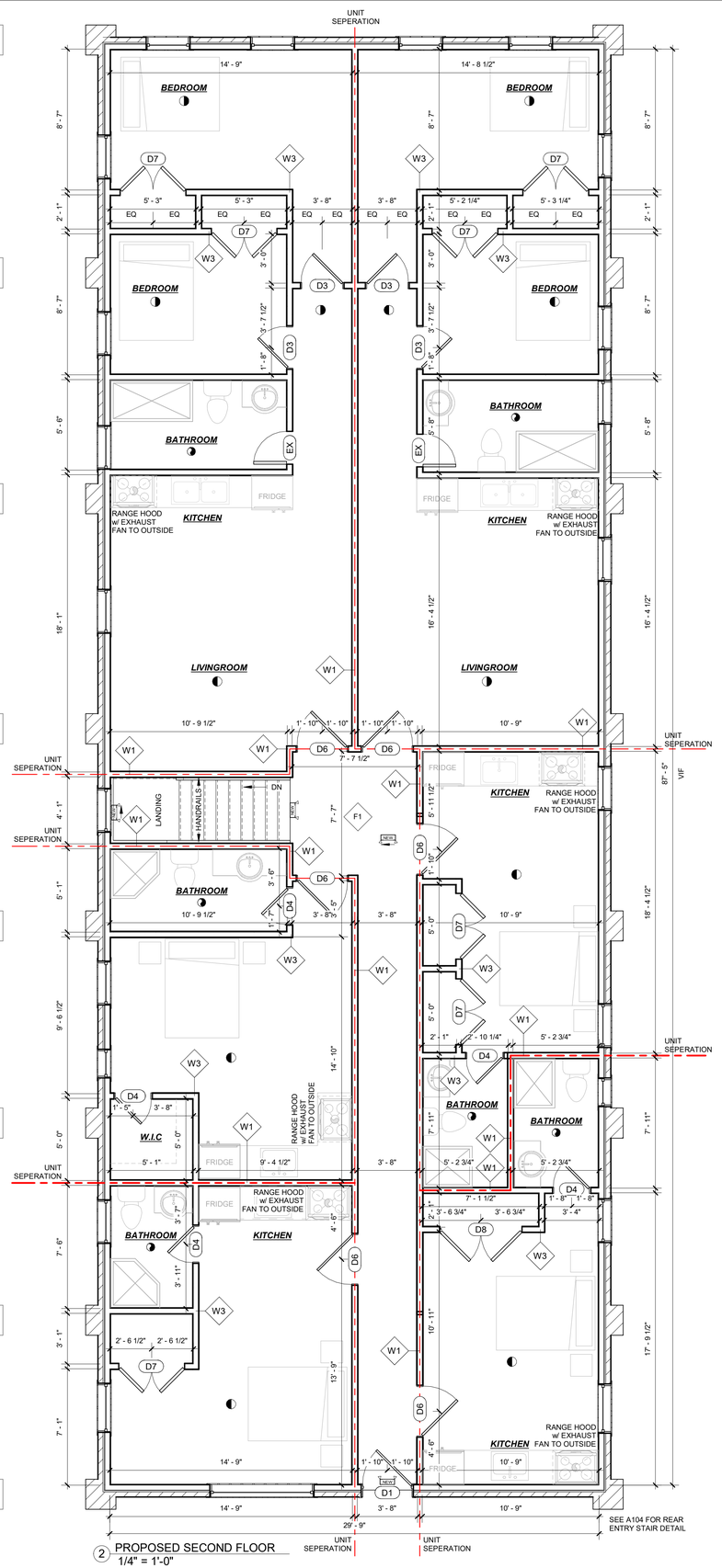
DRAWN BY: B.N. | JOB #: 22059

SCALE: As indicated

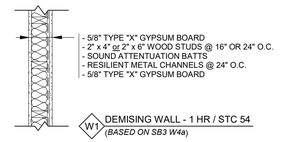
SHEET NO: A102



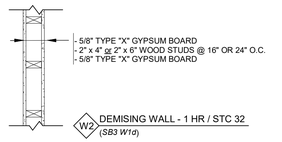
1 DEMO SECOND FLOOR
1/4" = 1'-0"



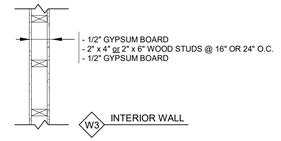
2 PROPOSED SECOND FLOOR
1/4" = 1'-0"



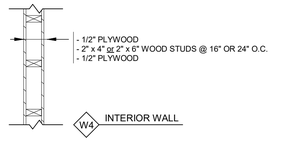
W1 DEMISING WALL - 1 HR / STC 54
(BASED ON SB3 W4a)



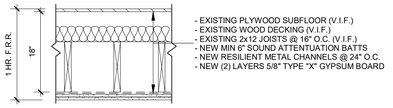
W2 DEMISING WALL - 1 HR / STC 32
(SB3 W1d)



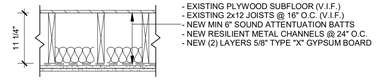
W3 INTERIOR WALL



W4 INTERIOR WALL



F1 FIRE RATED FLOOR SYSTEM - 1 HR / STC 54
(BASED ON SB-3 F9d)



F2 FIRE RATED FLOOR SYSTEM - 1 HR / STC 54
(BASED ON SB-3 F9d)

DOOR SCHEDULE

Mark	Count	Description	Width	Height	Comments
D1	7	INSULATED SINGLE FLUSH WITH GLASS	36"	6' - 8"	C/W WEATHER STRIPPING
D2	2	INSULATED SINGLE FLUSH WITH GLASS	38"	6' - 8"	C/W WEATHER STRIPPING
D3	11	SINGLE FLUSH	30"	6' - 8"	
D4	5	SINGLE FLUSH	26"	6' - 8"	
D5	5	HOLLOW METAL DOOR & FRAME C/W CLOSER & LATCH	38"	6' - 8"	45 MIN RATED
D6	9	HOLLOW METAL DOOR & FRAME C/W CLOSER & LATCH	36"	6' - 8"	45 MIN RATED
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Grand total: 60

ALL FIRE RATED DOORS (EXIT/SUITE/UTILITY) SHALL HAVE CLOSERS, LATCH & LABELS

NOTES:

-ALL DIMENSIONS TO BE VERIFIED IN FIELD

-INTERCONNECTED SMOKE ALARM SYSTEM REQUIRED

-EXTERIOR WALLS, CEILING & ROOF ARE EXISTING & INSULATED

-DAYLIGHT EXCEEDS 5% IN LIVING AREAS AND 2.5% IN BEDROOMS AS REQUIRED PER PART 11 OF THE OBC.

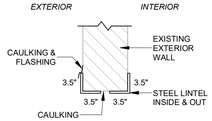
-PROVIDE DOUBLE 3 1/2" x 3 1/2" x 1/4" ANGLE WITH 6" BEARING EACH SIDE AT NEW DOOR OPENINGS IN MASONRY

LEGEND:

INTERCONNECTED SMOKE & C.O. COMBO w/ STROBE

EXHAUST FAN TO OUTSIDE

EXIT & EMERGENCY LIGHT COMBO



TYPICAL LINTEL DETAIL
3/4" = 1'-0"

JASON PIZZICAROLA DESIGN - ARCHITECTS INC
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CERTIFICATE OF PRACTICE : # 4053

ONTARIO ASSOCIATION OF ARCHITECTS
JASON MATTHEW PIZZICAROLA
LICENCE
5972

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APARTMENT COMPLEX

174 MITCHELL

No.	Description	Date

PERMIT

SHEET TITLE:

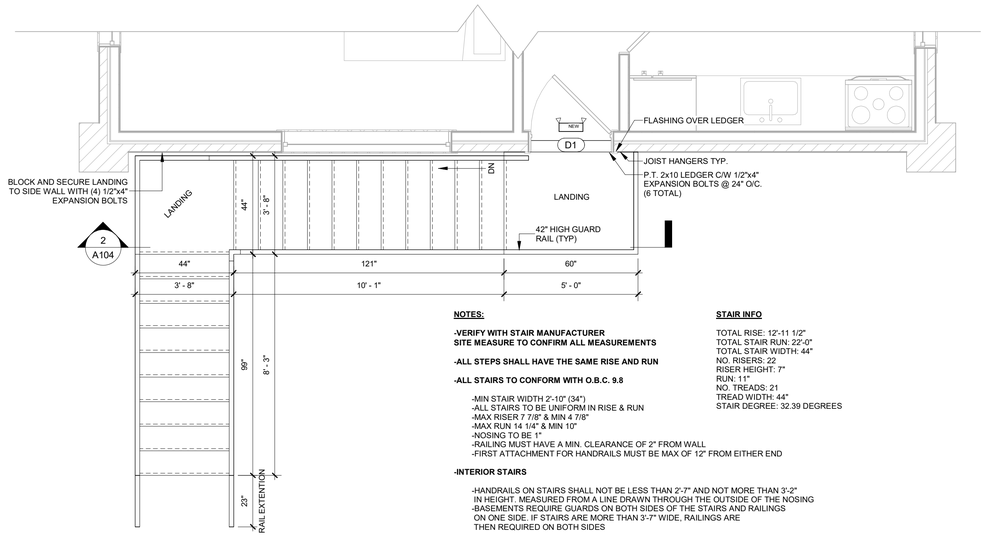
SECOND FLOOR PLAN

21/11/23

DRAWN BY: B.N. | JOB #: 22059

SCALE: As indicated

SHEET NO: A103



1 PROPOSED STAIR DETAIL
3/8" = 1'-0"

NOTES:

-VERIFY WITH STAIR MANUFACTURER
SITE MEASURE TO CONFIRM ALL MEASUREMENTS

-ALL STEPS SHALL HAVE THE SAME RISE AND RUN

-ALL STAIRS TO CONFORM WITH O.B.C. 9.8

-MIN STAIR WIDTH 2'-10" (34")
-ALL STAIRS TO BE UNIFORM IN RISE & RUN
-MAX RISER 7 7/8" & MIN 4 7/8"
-MAX RUN 14 1/4" & MIN 10"
-NOSING TO BE 1"
-RAILING MUST HAVE A MIN. CLEARANCE OF 2" FROM WALL
-FIRST ATTACHMENT FOR HANDRAILS MUST BE MAX OF 12" FROM EITHER END

-INTERIOR STAIRS

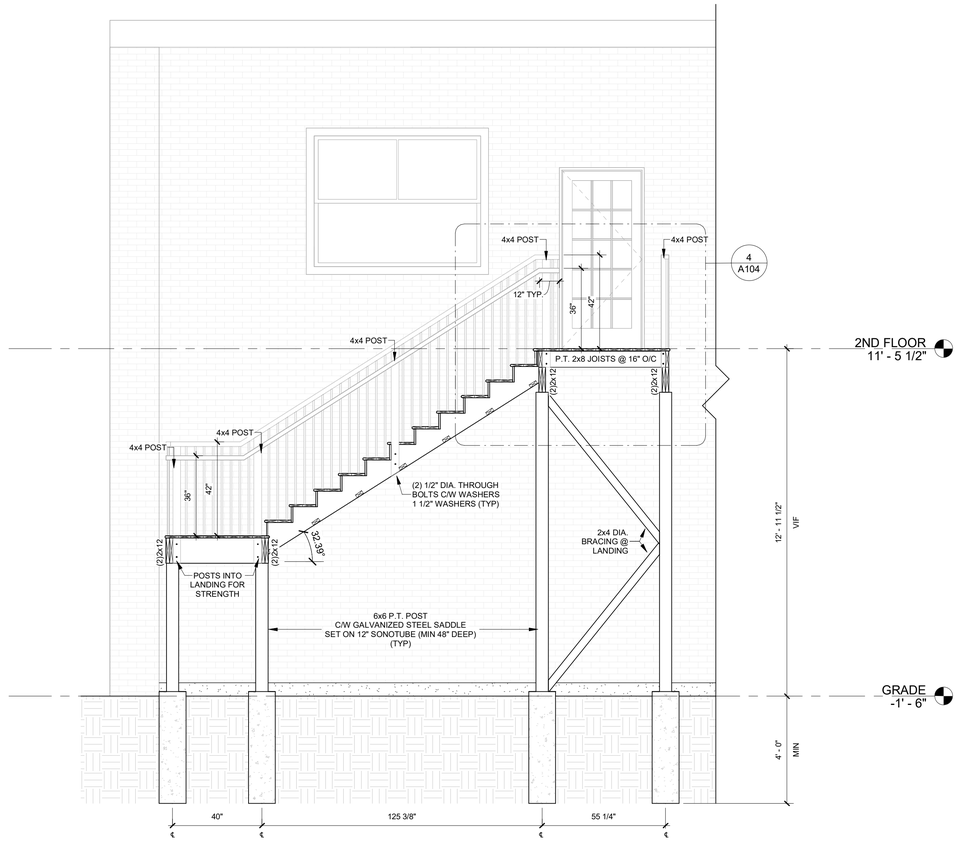
-HANDRAILS ON STAIRS SHALL NOT BE LESS THAN 2'-7" AND NOT MORE THAN 3'-2" IN HEIGHT, MEASURED FROM A LINE DRAWN THROUGH THE OUTSIDE OF THE NOSING
-BASEMENTS REQUIRE GUARDS ON BOTH SIDES OF THE STAIRS AND RAILINGS ON ONE SIDE. IF STAIRS ARE MORE THAN 3'-7" WIDE, RAILINGS ARE THEN REQUIRED ON BOTH SIDES

EXTERIOR GUARDS/RAILINGS O.B.C. 9.8.8.3:

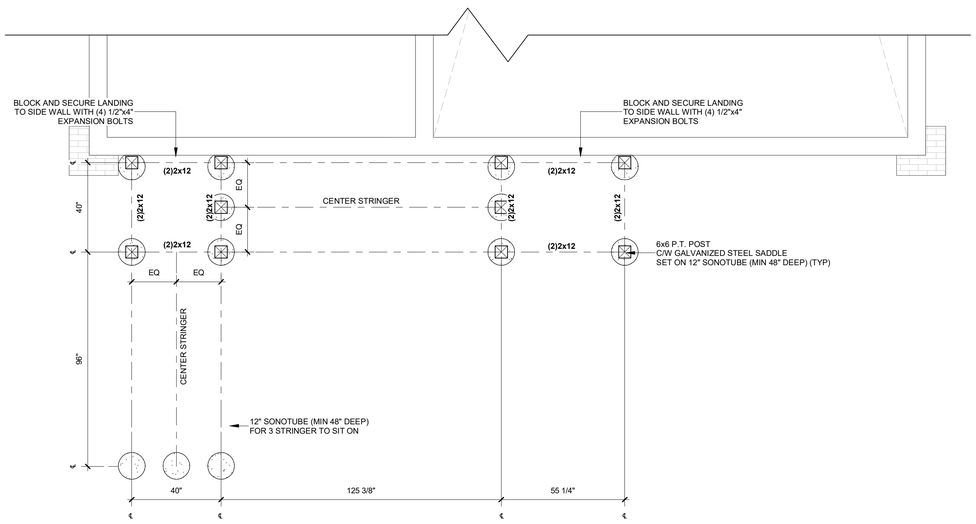
-IF WALKING SURFACE IS LESS THAN 5'-11" ABOVE GRADE, GUARD HEIGHT TO BE MIN. 36"
-IF WALKING SURFACE IS MORE THAN 5'-11" ABOVE GRADE, GUARD HEIGHT TO BE MIN. 42"

STAIR INFO

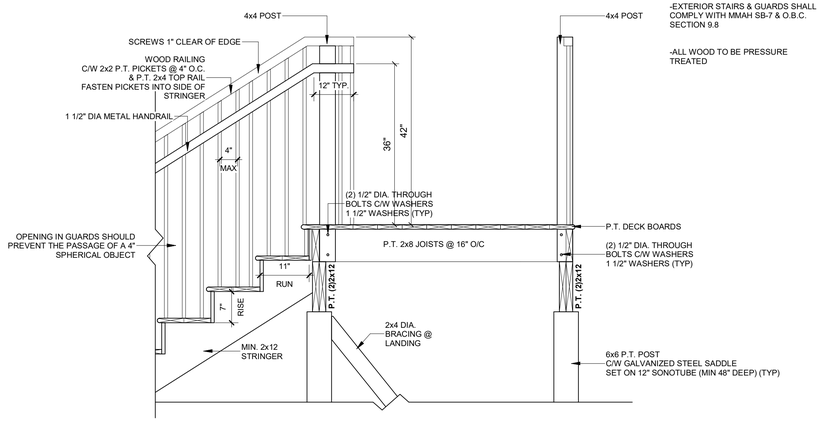
TOTAL RISE: 12'-11 1/2"
TOTAL STAIR RUN: 22'-0"
TOTAL STAIR WIDTH: 44"
NO. RISERS: 22
RISER HEIGHT: 7"
RUN: 11"
NO. TREADS: 21
TREAD WIDTH: 44"
STAIR DEGREE: 32.39 DEGREES



2 STAIR SECTION
3/8" = 1'-0"



3 PROPOSED STAIR FOUNDATION PLAN
3/8" = 1'-0"



NOTE:

-EXTERIOR STAIRS & GUARDS SHALL COMPLY WITH MMAH SB-7 & O.B.C. SECTION 9.8

-ALL WOOD TO BE PRESSURE TREATED

4 STAIR LANDING DETAIL
3/4" = 1'-0"

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CERTIFICATE OF PRACTICE : # 4053

ONTARIO ASSOCIATION OF ARCHITECTS
JASON MATTHEW PIZZICAROLA
LICENCE
5872

N

APARTMENT COMPLEX

174 MITCHELL

No.	Description	Date

PERMIT

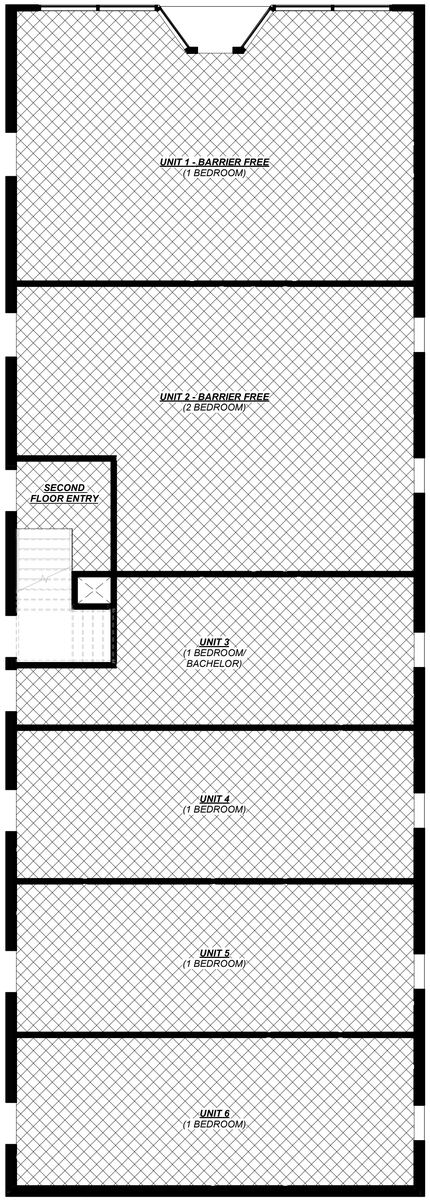
SHEET TITLE:

STAIR DETAILS

21/11/23

DRAWN BY:	B.N.	JOB #:	22059
SCALE:	As indicated		

SHEET NO: A104

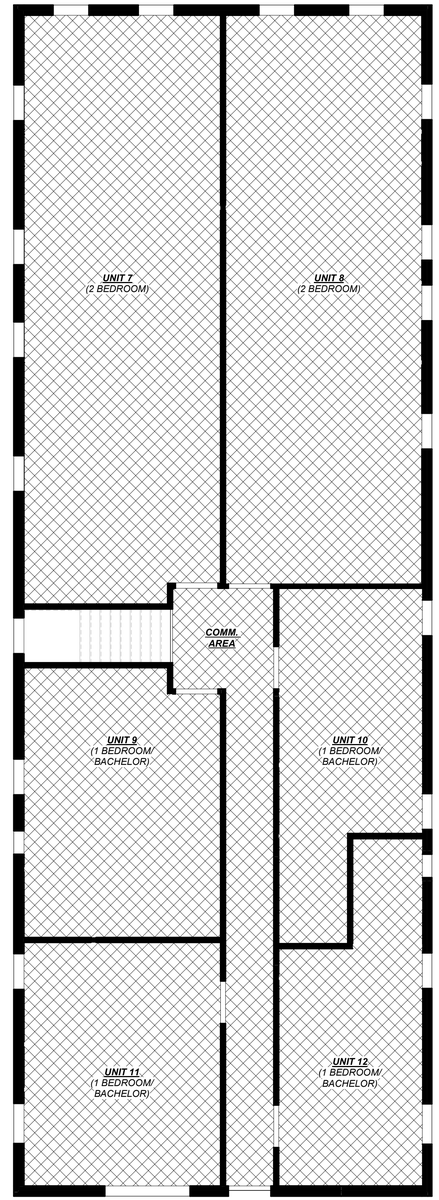


(4) SINGLE BEDROOM
(5) BACHELOR
(3) 2 BEDROOM

TOTAL: 12 UNITS

15% OF UNITS TO BE BARRIER FREE
15% x 12 = 1.8 UNITS (2 UNITS)

1 MAIN FLOOR AREA PLAN
3/16" = 1'-0"

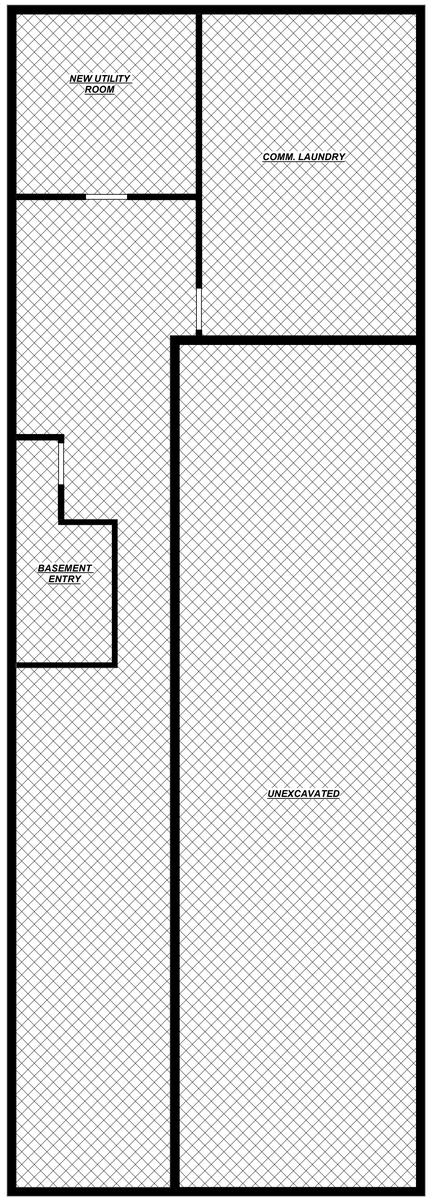


(4) SINGLE BEDROOM
(5) BACHELOR
(3) 2 BEDROOM

TOTAL: 12 UNITS

15% OF UNITS TO BE BARRIER FREE
15% x 12 = 1.8 UNITS (2 UNITS)

2 SECOND FLOOR AREA PLAN
3/16" = 1'-0"



3 BASEMENT AREA PLAN
3/16" = 1'-0"

JASON PIZZICAROLA DESIGN - ARCHITECTS INC
209 RIDGE ROAD N
RIDGEWAY, ONTARIO, L0S 1N0
T. 905-894-8300
e-mail jp@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053

N

APARTMENT COMPLEX

174 MITCHELL

No.	Description	Date

PERMIT

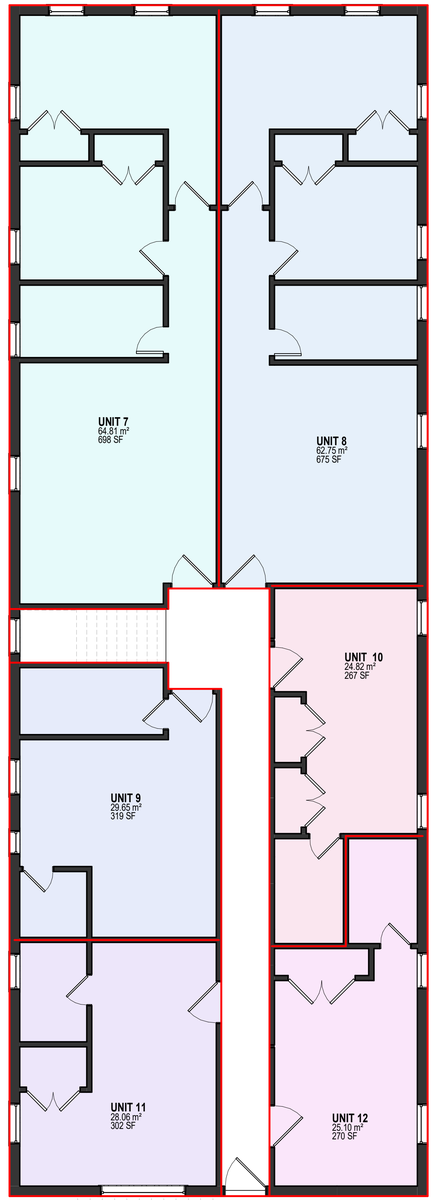
SHEET TITLE:

UNIT TYPES

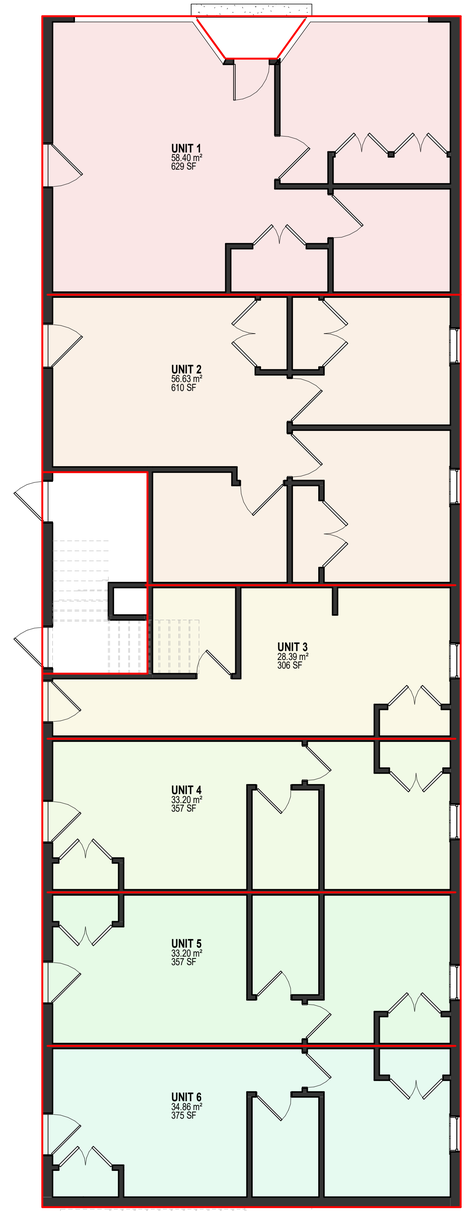
21/11/23

DRAWN BY: B.N.	JOB #: 22059
SCALE: 3/16" = 1'-0"	

SHEET NO: A105



2 2ND FLOOR
3/16" = 1'-0"



1 MAIN FLOOR
3/16" = 1'-0"

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T. 905-894-8300
e-mail jp@jpdesign.ca

CERTIFICATE OF PRACTICE : # 4053

APARTMENT COMPLEX

174 MITCHELL

No.	Description	Date

PERMIT

SHEET TITLE:

UNIT AREA PLANS

21/11/23

DRAWN BY:	B.N.	JOB #:	22059
SCALE:	3/16" = 1'-0"		

SHEET NO: A106