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**MULTI UNIT (UNIT 4)**  
**ZABIULLAH & NAHID NEDAEI**  
**47 LOUIS ST**  
**PORT COLBORNE, ON L3K 1C4**



888.236.9958 | 416.483.5393 | 905.821.0728  
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MULTI UNIT

47 Louis St  
 Port Colborne, ON L3K 1C4

THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.

NAME: AMR ROBAH BCIN: 42582



COVER PAGE

Project number  
 Date

24R1200-003  
 2024.02.15

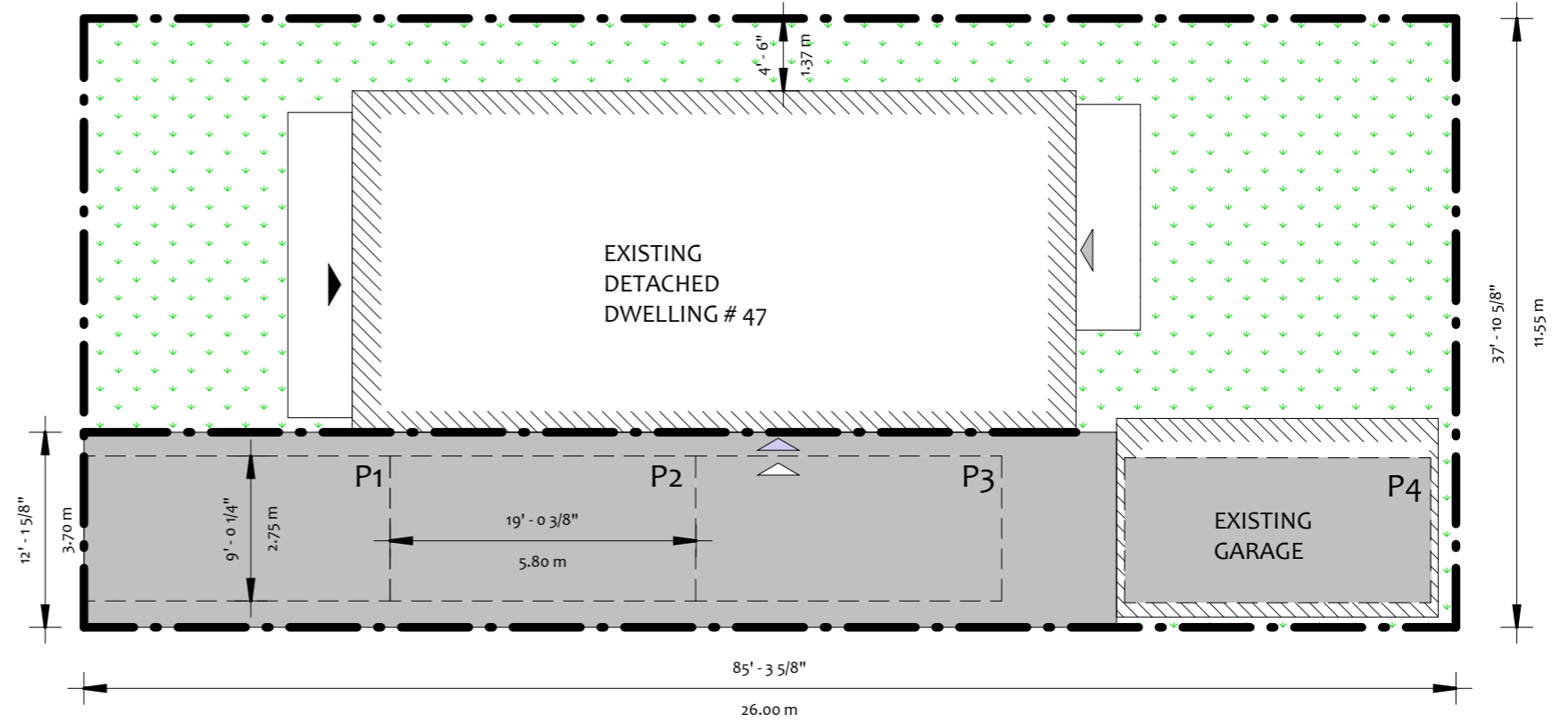
**A-00**

Drawn by  
 Scale

A.R

- ▶ UNIT 1 ENTRANCE
- ▷ UNIT 2 ENTRANCE
- ◀ UNIT 3 ENTRANCE
- ◁ UNIT 4 ENTRANCE

LOUIS STREET



**1.0**  
**A-02**

**SITE PLAN**  
 3/32" = 1'-0"



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**SITE PLAN**

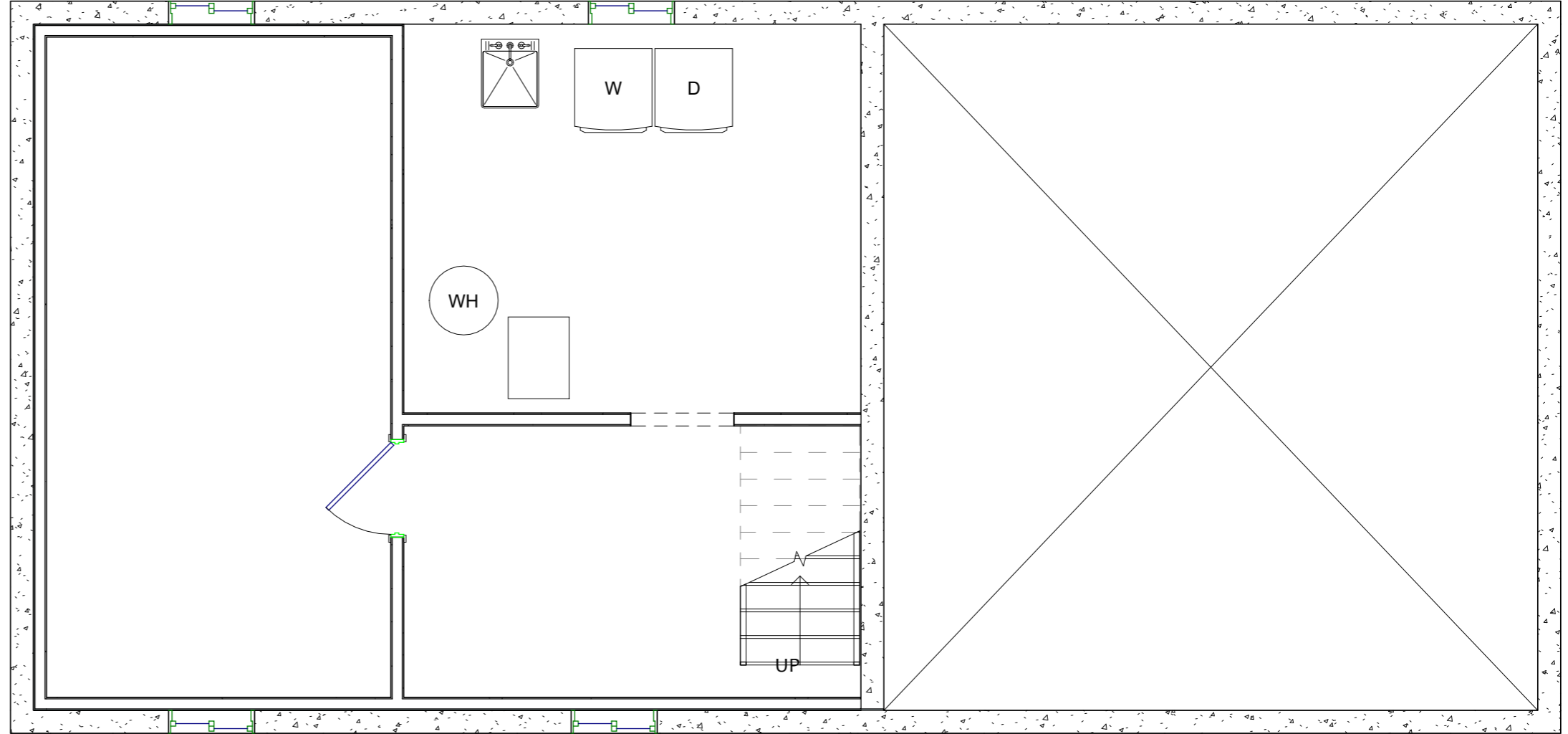
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A-02

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A.R  
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EXT. BASEMENT

Project number  
 Date

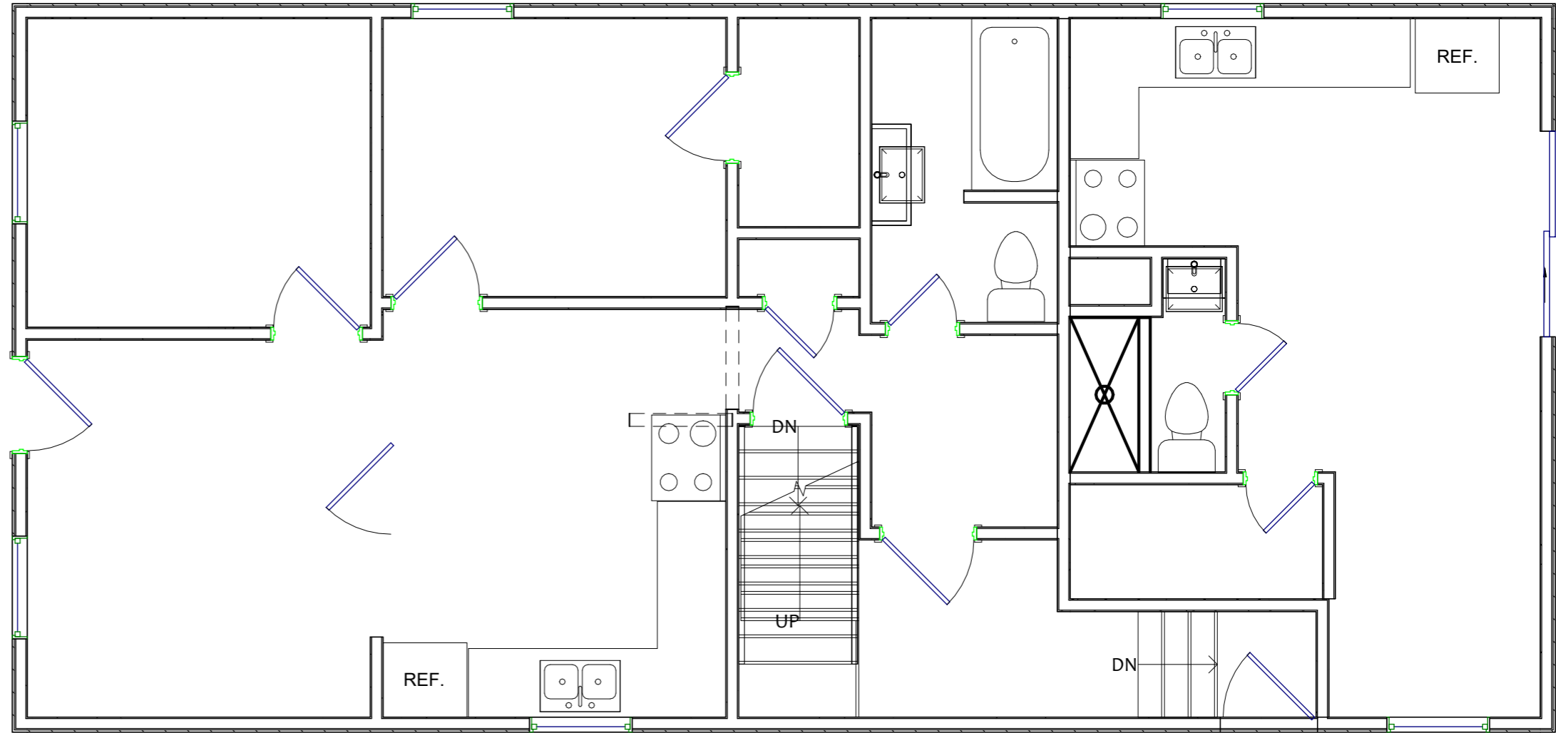
24R1200-003  
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A-03

Drawn by  
 Scale

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1/4" = 1'-0"



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NAME  
 AMR ROBAH



BCIN  
 42582



EXT. MAIN FLOOR

Project number

24R1200-003

Date

2024.02.15

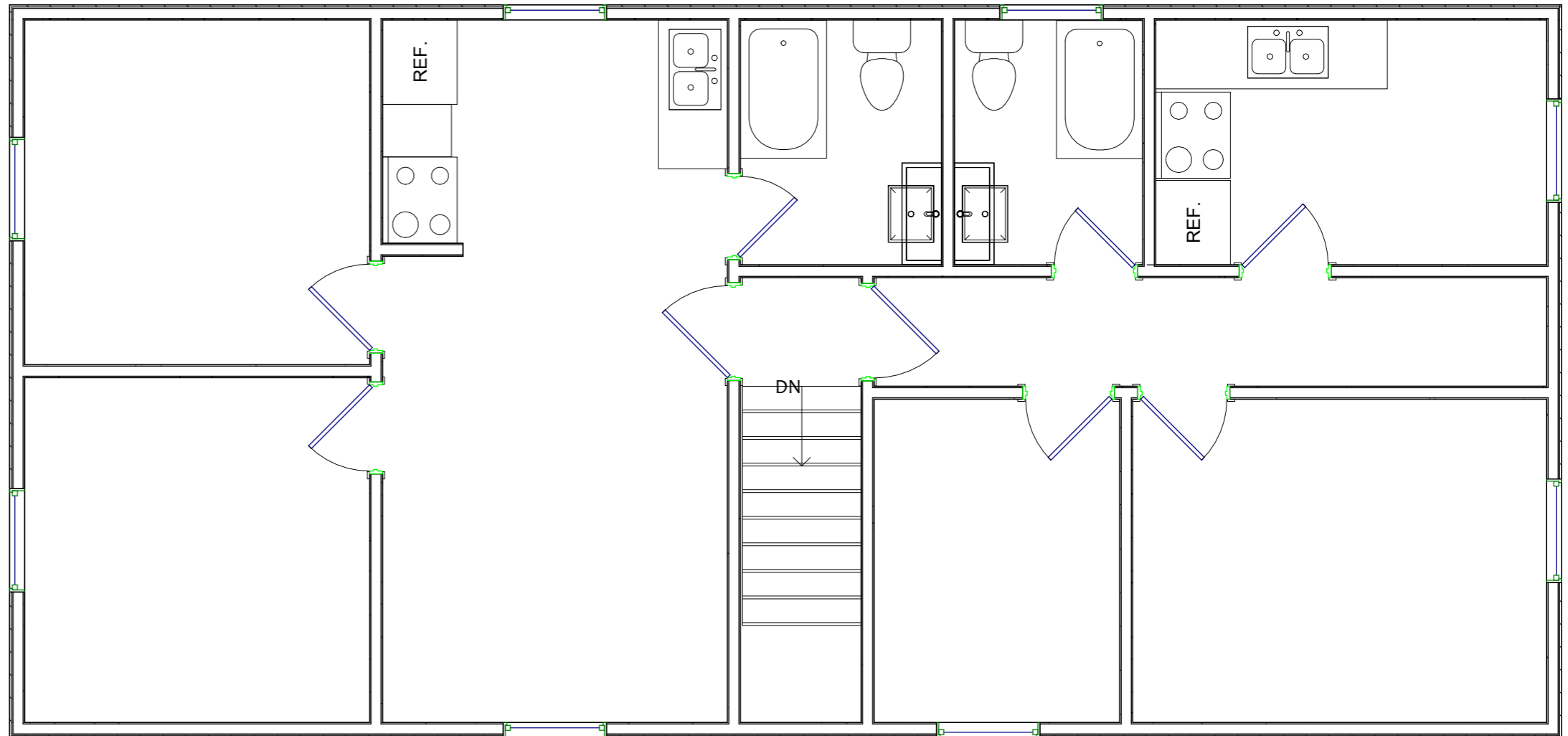
A-04

Drawn by

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Scale

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**NAME**  
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**BCIN**  
 42582



EXT. SECOND FLOOR

Project number

24R1200-003

Date

2024.02.15

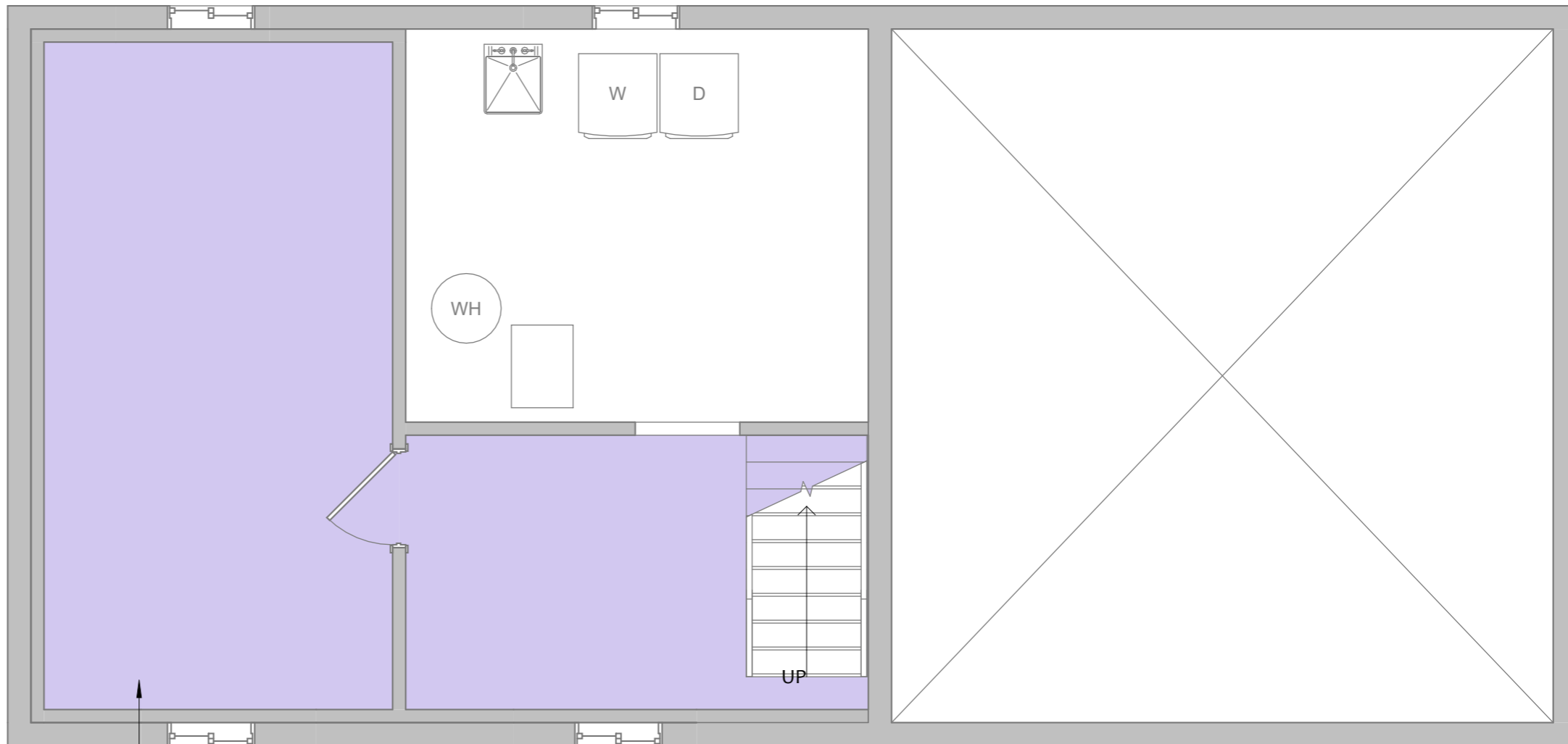
**A-05**

Drawn by

A.R

Scale

1/4" = 1'-0"



- UNIT 1
- UNIT 3

EX. UNIT 3 OUT OF SCOPE  
NO PROPOSED ALTERATION



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PROP. BASEMENT

Project number  
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A-06

Drawn by  
Scale

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1/4" = 1'-0"



**OBC DIV. B, PART 11 C.A. APPLIED:**

- **C.A. #152** APPLIED FOR VERTICAL & HORIZONTAL FIRE SEPARATION FOR RESIDENTIAL SUITES. 15 MIN FOR HORIZONTAL & 30 MIN VERTICAL.

- **C.A. #153** APPLIED FOR FURNACE ROOM FIRE SEPARATION. SPRINKLER HEAD IS PROVIDED. FIRE SEP. NOT REQUIRED.

- COMMON AREA
- UNIT 3
- UNIT 4

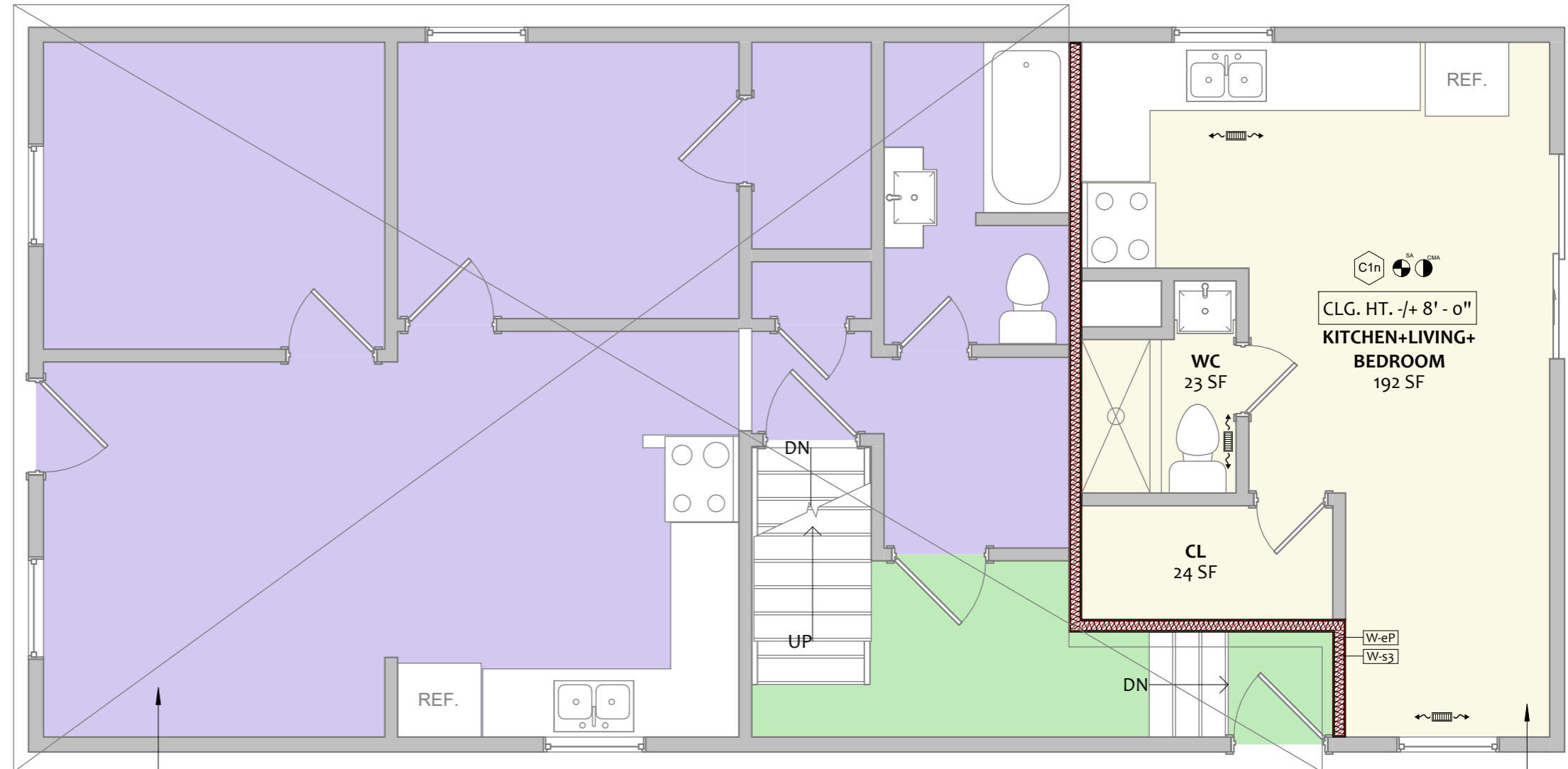
PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES & OTHER SIMILAR EQUIPMENT THAT PENETRATE A FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN INTEGRITY OF THE FIRE SEPARATION.

DUCT TYPE SMOKE DETECTOR SHALL BE PROVIDED IN SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE HOUSE WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTOR.

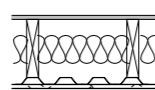
ALL PLUMBING MUST CONFORM TO O.REG. 332/12, DIV. B PART 7 OF THE OBC.

ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN EACH UNIT AND COMMON AREAS

ENSURE FIRE RESISTANCE RATING AROUND ALL BEAMS AND COLUMNS TO MATCH SUPPORTED FLOOR ABOVE



**CEILING SCHEDULE**



**C1n** FULL HT CLG - 30MIN. FIRE SEPAR. - (F8d) - 50 stc  
 -EX. FLOOR FINISH  
 -EX. FLOOR JOIST  
 -NEW 3 1/2" ROXUL INSULATION IN CAVITIES  
 -NEW RESILIENT CHANNEL SPACED 16" o.c.  
 -NEW 1 LAYER 5/8" TYPE X GYPSUM BOARD  
 \* NOTE: NO OPENINGS ARE PERMITTED



**C5** BULKHEAD 30 min FIRE SEPARATION  
 - NEW 2 LAYERS 5/8" TYPE X GYPSUM BOARD  
 \*NOTE: NO OPENINGS ARE PERMITTED

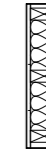
**WALL SCHEDULE**



**W-eF** EXISTING FOUNDATION WALL  
**W-eX** EXISTING EXTERIOR WALL  
**W-eP** EXISTING STUD PARTITION WALL



**W-p1** NEW INTERIOR - STUD PARTITION  
 - 1/2" GYPSUM WALL BOARD  
 - 2"x4" @16" o.c. WOOD STUDS  
 - 1/2" GYPSUM WALL BOARD



**W-fsu** EXTERIOR - BASEMENT INSULATED STUD WALL  
 - 1" AIR GAP  
 - NEW 2"x4" @ 16" o.c. STUDS W/ R14 INSULATION  
 - NEW AIR/VAPOUR BARRIER  
 - NEW 1/2" GYPSUM WALL BOARD



**W-s3** NEW INTERIOR - 30min FIRE SEP. (W1c)  
 - 1 LAYER 1/2" REGULAR GWB  
 - 2"x4" WOOD STUDS @ 16"o.c.  
 - ROXUL INSULATION IN CAVITIES  
 - 1 LAYER 1/2" REGULAR GWB



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**NAME** AMR ROBAH  
**BCIN** 42582



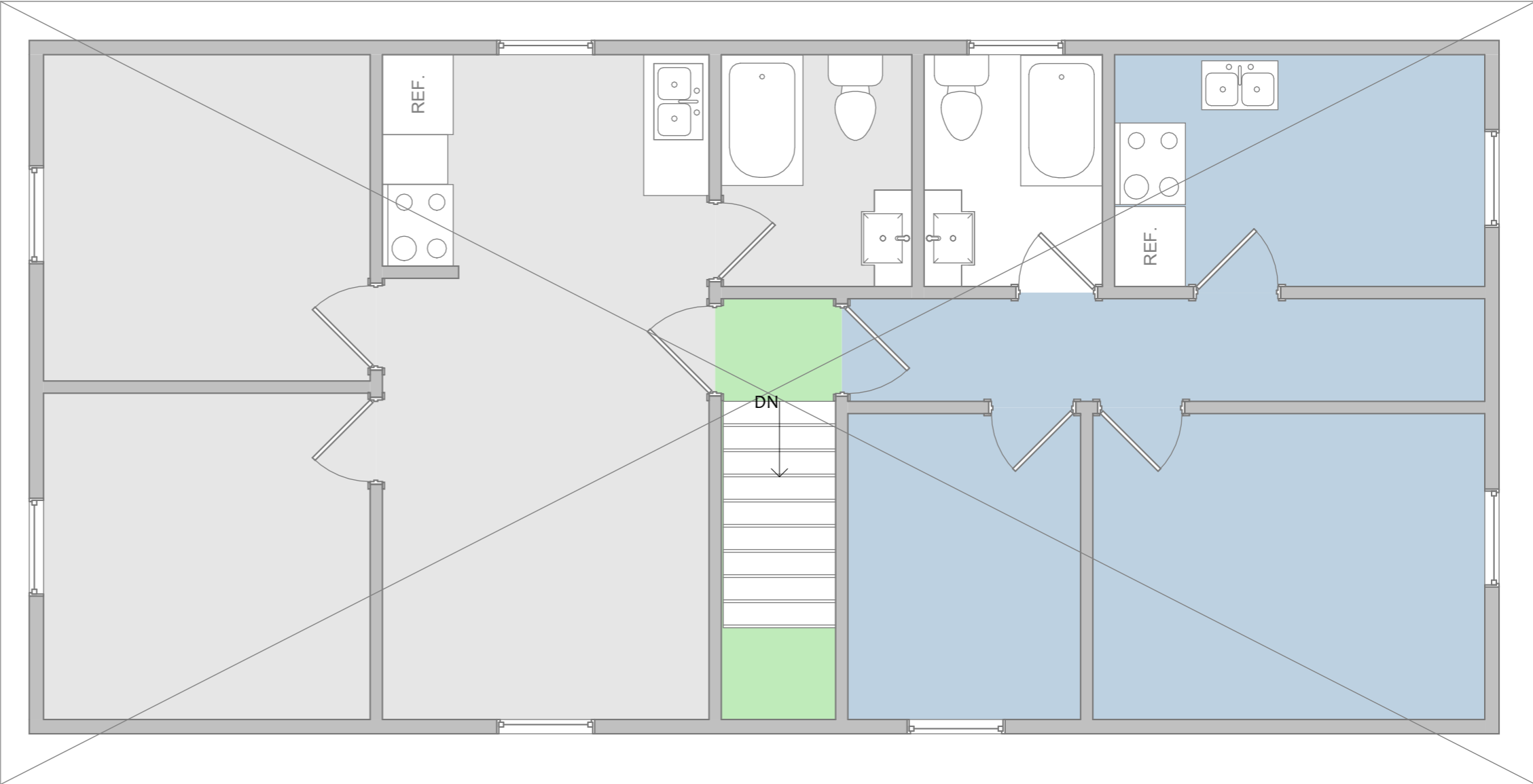
PROP. MAIN FLOOR

Project number  
 Date

24R1200-003  
 2024.02.15

**A-07**

Drawn by **A.R**  
 Scale **As indicated**



- COMMON AREA
- UNIT 1
- UNIT 2

ALL PLUMBING MUST CONFORM TO O.REG. 332/12, DIV. B PART 7 OF THE OBC.

ALL SMOKE ALARMS TO BE INTERCONNECTED WITHIN ENTIRE BUILDING AND COMMON AREAS.

EX. UNIT 1 & 2 OUT OF SCOPE  
NO PROPOSED ALTERATION



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<b>NAME</b> AMR ROBAH		<b>BCIN</b> 42582
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PROP. SECOND FLOOR

Project number  
Date

24R1200-003  
2024.02.15

**A-08**

Drawn by  
Scale

A.R

1/4" = 1'-0"



## GENERAL NOTES :

### I. ALL CONSTRUCTION SHALL MEET WITH THE LATEST REQUIREMENTS OF:

- AUTHORITIES HAVING JURISDICTION.
- ZONING RESTRICTIONS AND COMMITTEE OF ADJUSTMENT DECISIONS.
- ONTARIO BUILDING CODE
- ONTARIO REGULATIONS UNDER THE HEALTH AND PROMOTION ACT.
- ONTARIO FIRE CODE
- ALL SUPPLIERS SPECIFICATIONS RE: THE TECHNICAL METHODS TO USE MATERIALS AND THE SAFEST SYSTEM TO INSTALL BREAKABLE OR HANGING MATERIALS SUCH AS GLASS OR LIGHT FIXTURES ETC.

### II. CONTRACTOR SHALL:

- CONFIRM ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES OR ERRORS TO THE ARCHITECT AND THE PARTIES INVOLVED.
- WORK ONLY FROM THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS THAT ARE STAMPED AND SIGNED BY THE ARCHITECT.
- RETAIN A CERTIFIED SURVEYOR TO CHALK OUT ALL PROPERTY LINES, BUILDING BOUNDARIES AND LIMITATIONS AND CONFIRM GRADES OF THE LOT.
- PRIOR TO EXCAVATION, TAKE PRECAUTION IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURE, UTILITIES, ROADS AND SIDEWALKS.
- PRIOR TO CONSTRUCTION CHECK WITH ALL INSPECTORS OF ALL AUTHORITIES HAVING JURISDICTION ON THE PROJECT REGARDING SCHEDULES OF INSPECTIONS AND ARRANGE FOR THEIR SITE VISITS AND CALL ALL UTILITY COMPANIES (GAS, HYDRO, CABLE, WORKS DEPT.,...etc.) TO CHECK ALL EXISTING LINES, PIPES, TREES, ....
- PROVIDE ALL REQUIRED LATERAL FRAMING SUPPORTS (TO ENSURE RIGIDITY AND STURDINESS) THAT DO NOT SHOW ON DRAWINGS
- NOT PLACE MATERIALS NOR PLACE OR OPERATE EQUIPMENT IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.
- NOT SCALE DRAWINGS UNLESS OTHERWISE MENTIONED
- COMPLY BY SOIL REPORT WHENEVER APPLICABLE.
- USE ONLY APPROVED SUPPLIERS & INSTALLERS

### III. SHOP DRAWINGS:

- THE REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. IT SHALL NOT MEAN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWING, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME, AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRECTED AT THE JOB SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION, PROCESSES OR TO TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND OR COORDINATION OF THE WORK OF ALL SUB-TRADES.
- ALL SHOP DRAWINGS SHALL BE STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER PRIOR TO SUBMITTING FOR REVIEW BY ARCHITECT.
- SEQUENCE OF SHOP DRAWINGS REVIEW: - CONTRACTOR - STRUCTURAL ENGINEER - ALL OTHER INVOLVED CONSULTANTS - ARCHITECT
- SHOP DRAWINGS SHALL BE PROVIDED FOR: - STEEL - PREFAB. CONC. - CANOPIES - WINDOWS - DOORS

## GENERAL NOTES :

### IV. RENOVATION AND ADDITION CONSTRUCTION:

- REPAIR ALL DEFECTIVE OR DAMAGED CONDITIONS IN BUILDING AND SITE THEN FINISH THEM TO MATCH
- ALL EXISTING CONSTRUCTION SHALL BE ALL FINISHED UNLESS OTHERWISE MENTIONED, CHECK WITH ARCHITECT.

### V. BONDING EXISTING TO NEW CONSTRUCTION:

- PROVIDE 1/2" DIA. X 6" LONG ANCHOR BOLTS SPACED 3'-0" O/C VERTICALLY OR HORIZONTALLY BETWEEN EXISTING AND NEW STUDS AND ROOF FRAMINGS.
- PROVIDE OVERLAPPED VERTICAL JOINTS BETWEEN EXISTING AND NEW MASONRY VENEERS, WALLS AND FOUNDATION.
- SAND BLASTED AREA SHALL BE FINISHED WITH A CLEAR SEALANT.

## CONSTRUCTION SPECIFICATIONS

### 1. WOOD

- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH CSA 086
- BEAMS AND LINTELS & JOISTS SHALL BE KILN DRIED, STAMPED SPRUCE #2, UNLESS OTHERWISE MENTIONED.
- ALL WOOD MEMBERS WHICH ARE PLACED IN SOIL SHOULD BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL EXTERIOR WOOD SHALL BE STAINED OR PAINTED.

### 2. CONCRETE

- SHALL COMPLY WITH CSA A23 SERIES INCL. COLD WEATHER CONCRETING.
- MINIMUM COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE: 25 MPA AND 35 MPA FOR LOADING DOCK AND FOR ALL EXPOSED CONCRETE AFTER 28 DAYS WITH AIR ENTRAINMENT 6 %
- MAXIMUM SLUMP 3"
- PROVIDE SEALANT-TOPPED EXPANSION JOINT BETWEEN EXISTING AND NEW CONCRETE FLOORS.
- REINFORCEMENT SHALL CONFORM CSA 30.12 GRADE 58

### 3. STEEL

- SHALL CONFORM TO CSA STANDARDS & CAN 3-G40.21 (STRUCTURAL STEEL QUALITY)
- SHALL BE TREATED ON THE OUTSIDE SURFACE WITH AT LEAST ONE COAT OF RUST INHIBIT PAINT.
- ALL EXPOSED STEEL SHALL BE GALVANIZED.
- STEEL GRADE
  - I) HOLLOW SECTION: G 40.21-M 350W
  - II) I BEAMS & COLUMNS: G 40.21-M 350W
- O.W.S.J. : LIVE LOAD DEFLECTION SHALL NOT EXCEED 1/360 OF SPAN, TOTAL LOAD DEFLECTION SHALL NOT EXCEED 1/300 OF SPAN.
- WELDING SHALL COMPLY WITH CSA W59 AND EXECUTED BY CERTIFIED WELDER.
- ALL BOLTS A 325 BOLTS.
- FOR ALL STEEL FABRICATION, PROVIDE SHOP DRAWINGS AND CALCULATIONS STAMPED BY P. ENG.

## CONSTRUCTION SPECIFICATIONS

### 4. MINIMUM STRUCTURAL BEARING

#### **(PROVIDE 2 SOLID MASONRY BLOCKS BELOW BEARING)**

- WOOD JOIST: 2"
- WOOD BEAMS: 4"
- STEEL BEAM: 8"
- STEEL LINTEL: 8"
- O.W.S.J. : 6" ON MASONRY & 2 1/2" ON STEEL & SHALL HAVE 4" DEEP SHOES

### 5. MASONRY

- SHALL HAVE 1000 PSI MIN. CRUSHING STRENGTH.
- PROVIDE GALVANIZED STANDARD BLOCK-LOK EACH 2ND COURSE.
- VERTICAL JOINTS SHALL BE STAGGERED & CORNERS INTERLOCKED.
- PROVIDE SHOP DRAWINGS STAMPED BY P. ENG. FOR STONE VENEER & PREFAB PANELS.
- VERTICAL CRACK CONTROL JOINTS (DESIGNED TO RESIST MOISTURE PENETRATION AND KEYED TO PREVENT RELATIVE DISPLACEMENT OF THE WALL PORTIONS ADJACENT TO THE JOINT) SHALL BE PROVIDED IN FOUNDATION WALLS MORE THAN 82'-0" LONG AT INTERVALS OF 50'-0" MAX. AND FLUSH WITH OPENING JAMBS.

### 6. FOUNDATION

- FOOTING AND SONO TUBE FOUNDATION SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL (TO 98 % STANDARD PROCTOR DENSITY) CAPABLE OF A BEARING OF 3000 PSF, SOIL SHALL BE CHECKED BY SOIL ENGINEER
- DEPTH OF FOOTING ARE PROVISIONAL & SUBJECT TO VERIFICATION ON SITE BY A SOIL ENGINEER.
- ALL EXTERIOR (OR EXPOSED TO EXTERIOR) WALLS, PARTITION, COLUMNS SHALL BE PROVIDED WITH 4'-0" DEEP FOUNDATION.
- PROVIDE 5/8" DIA. X 16" LONG ANCHOR TIES (8" IN NEW CONSTRUCTION).
- TOP TWO COURSES OF CONCRETE BLOCKS SHALL BE FILLED WITH CONCRETE.
- PROVIDE MIN 8"X2'-0" WIDE STRIP FOOTING BELOW ANY INTERIOR LOAD BEARING WALL

### 7. COLUMNS

- SHALL BE SECURELY FASTENED TO CENTER OF FOUNDATIONS AND TO THE SUPPORTED MEMBERS TO PREVENT LATERAL MOVEMENT.

### 8. DESIGN LOADS

#### **UN FACTORED DESIGN LOADS**

1. SNOW LOAD = kPa (PART 4 DESIGN, S<sub>s</sub> = 2.0 kPa, S<sub>r</sub> = 0.4kPa)
2. ROOF DEAD LOAD = 0.75kPa
3. SECOND FLOOR DEAD LOAD = 0.75kPa
4. MAIN FLOOR DEAD LOAD = 1.0kPa
5. OCCUPANCY LIVE LOAD = 1.9kPa
6. WIND PRESSURE q(1/50) = 0.44 Kpa
7. ASSUMED SOIL BEARING CAPACITY = 75 kPa
8. GUARDS TO BE BUILT ACCORDING TO OBC 2012 SB-7



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NAME AMR ROBAH BCIN 42582



## GENERAL NOTES

Project number 24R1200-003  
Date 2024.02.15

# AN-01

Drawn by  
Scale

A.R

**CONSTRUCTION NOTES**

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODE AND AUTHORITIES HAVING JURISDICTION THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS ONT.REG.350/06

**1 ROOF CONSTRUCTION**  
NO210 ROOF ASPHALT SHINGLES ON 1/8" PLYWOOD SHEATHING WITH H-CLIPS. APPROVED WOOD TRUSSES @24" O.C. MAX APPROVED EAVES PROTECTION TO EXTEND 3' FROM EDGE OF ROOF AND MIN. 12" INNER FACE OF EXTERIOR WALL . 2"X4" TRUSS BRACING @6' O.C. BOTTOM CORD. PREFIN. ALUM. EAVSTROUGH, FASCIA, RYL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED EILING AREA WITH 50% AT EAVS.

**2 STONE VENEER WALL CONSTRUCTION**  
4" FACE STONE , 1" AIR SPACE 0.03 THICK X 7/8 WIDE GALVANIZED METAL TIES INSRALLED W/ GALVANIZED SPIRAL NAILS 3/2" O..C HORIZ, 16" O.C VERT. SHEATHING PAPER , LAYERS TO OVERLAP EACH OTHER ON 1/2" EXTERIOR TYPE SHEATHING . 2"X6" WOOD STUDS @16" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING AND VAPOUR BARRIER /AIR BARIOUR BOUBLE PLAT AT THE TOP, SINGLE PLATE AT THE BOTTOM

**3 STONE VANEER @ FDN. WALL**  
20 MM POLY FLASHING MINIMUM 6" UP BEHIND SHEATHING PAPER. WEEPING HOLES @ MIN 2'-7" APART

**4 STUCCO WALL CONSTRUCTION**  
3 COATS OF STUCCO FINISH ON STUCCO LATH ON 1 1/2" T&G EPS INULATION BOARD FASTENED WITH NAILS OF MIN 3.2 MM DIA. W/ MIN 11.1 MM HEAD SAPCED @ MAX. 6" O.C VERTICALLY AND 16" O.C HORIZONTALLY OR 4" O.C VERTICALLY AND 24" HORIZONTALLY ON SHEATHING PAPER . @ NOT LESS THAN 8" ABOVE FINISHED GROUND

**5 WOOD SIDING WALL CONSTRUCTION**  
FRAME WALL CONSTRUCTION FINISH WITH VYNEL SIDING SIDING PAPER LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SIDING ON 2X6 WOOD STUDS @ 16" O.C DOUBLE PLATE AT THE TOP SINGLE PLATE @ BOTTOM R24 BATT INSULATION IN CAVITIES.

**6 FOUNDATION WALLS**  
BITUMINOUS DAMPROOFING ON 1/4" PARGING ON 10" CONCRETE BLOCKS FDN. WALL TOP COURSE FILLED W/ CONCRETE PROVIDE PARGING COVED OVER 24"X12" POURED CONCRETE FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER :  
- MIN 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB/FT OR  
- MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR  
- A.B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

**7 REDUCTION IN FOUNDATION WALL THICKNESS**  
WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOIST, THE REDUCED SECTION SHALL BE NOT MORE 13 3/4" HIGHT AND NOT LESS THAN 3 1/2" THICK. WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING .THE REDUCED SECTION SHALL BE NOT LESS 3 1/2" THICK AND TIED TO THE FACING MATERIAL W/ METAL TIES.

**8 INTERIOR STUD PARTITIONS (NO BEARING)**  
NO BEARING PATITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"X4" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

**9 INTERIOR STUD PARTITIONS (BEARING)**  
BEARING PATITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"X6" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

**10 WALL INSULATION**  
MIN. R24 INSULATION BATTS TO COVER THE INTERIOR FACE OF THE EXTERIOR WALLS WITH CONTINUOUS AIR / VAPOUR BARRIER

**11 FOUNDATION INSULATION**  
R20 INSULATION BLANKET WITH AIR/VAPOUR BARRIER FROM SUB-FLOOR TO BASEMENT SLAB. DAMPPROOF W/ BLDG. PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

**12 STUD WALL REINFORCEMENT**  
PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BARS INSTALATION IN MAIN BATHROOM 33"-36" A.F.F. BEHIND TOILET 33" A.F.F ON THE WALL OPPOSITE THE ENTERANCE TO THE TUB AND SHOWER

**13 SILL PLATE**  
2"X6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN . 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O.C MAX. PROVIDE CAULKING FOR GASKET BETWEEN PLATE AND FOUNDATION WALL.

**14 FLOOR FRAMING**  
5/8" T&G PLYWOOD NAILED AND GLUED ON 2" X 8" I-JOIST WITH MIN. 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'-11" O.C

**15 ENGINEERED FLOOR FRAMING**  
5/8" T&G PLYWOOD NAILED AND GLUED ON 2" X 10" JOIST WITH MIN. 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'-11" O.C

**16 BASEMENT SLAB**  
MIN. 3" 25 MPA CONC. SLAB ON 4" COARSE GRANULAR FILL WITH DAMP PROOFING BELOW SLAB.

**17 STEEL BASEMENT COLUMN**  
MIN 3" DIA. AND WALL THICKNESS OF MIN. 3/16" WITH 4"X4"X1/4" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON A 36"X36"X18" THK CONCRETE FOOTING .

**18 STEEL BEAM**  
W 150X22 SITTING ON STEEL COLUMN ON ONE END AND 3 1/2" END BEARING ON FOUNDATION WALL ON THE OTHER END WITH 1"X3" CONTINUS WOOD STRAPPING ON EACH SIDE OF THE BEAM

**19 GRADE**  
SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

**20 DRAINAGE**  
4" DIA. WEEPING TILE W/ 6" CRUSHED STONE OVER AND ARROUND

**21 CRAWL SPACE ACCESS HATCH**  
CRAWL SPACE CLEARANCE MIN. 24" CLEAR TO U/S OF STRUCTURE PROVIDE 1/64" POLY GROUND COVER MIN. 11 13/16" OVERLAP, SEALED AT JOISTS & FOUNDATIONS WALL & WEIGHTED DOWN W/MIN ACCESS OPENING OF 2' 7" X 1' 10"

**22 ATTIC ACCESS**  
ATTIC ACCESS HATCH 22"X28" WITH WEATHERSTRIPPING (MIN.3.4FT2) RSI 8.8 (R50) RIGID INSULATION BACKING.

**23 CEILING CONSTRUCTION**  
MIN 5/8" DRYWALL FINISH ON ALL CEILINGS .WITH CONTINUOS AIR VAPOUR BARRIER WITH MIN. R40 INSULATION FOR ATTIC

**24 DRYER VENT**  
CAPPED DRYER EXHAST VENTED TO EXTERIOR .DUCT SHALL CONFORM TO OBC 2012 DIV. B PART 6

**25 WASHROOM EXHAUST**  
MECHANICAL EXHAST FAN, VENTED TO EXTERIOR , TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR .PROVIDE DUCT SCREEN AS PER OBC 2012 DIV. B 9.32.3.12

**26 CABINERY ABOVE RANGE**  
FRAMING FINISHES AND CABINERY ABOVE A RANGE MUST HAVE MIN 2'-6" CLEARANCE ,UNLESS FRAMING , FINISHES AND CABINERY ARE NON-COMBUSTABLE OR ARE PROTECTED AS PER 9.10.22.(2)(10)(1) AND (11)

**27 SMOKE ALARM O.B.C. 9.10.19**  
PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL .ALARM TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.IT SHOULD BE INSTALED IN CONFORMANCE WITH CAN/ULC-S553

**28 CARBON MOMOXIDE ALARM O.B.C. 9.33.4.**  
PROVIDE CARBON MONOXIDE DETECTOR ADJACENT TO EACH SLEEPING AREA .

**29 EXCAVATION AND BACKFILL**  
\* EXCAVATION SHOULD BE UNDER TAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTINF STRUCTURES ADN ADJACENT PROPERTY  
\* THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED .THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIALS.  
\* IF TERMITES ARE KNOWN TO EXIST ,ALL STUMPS ,ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MIN DEPTH OF 11 3/4" IN EXCAVATED AREAS UNDER A BUILDING AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NOT LESS THAN 17 3/4"  
\* BACK FILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIES AND BOULDERS OVER 7/8" IN DIAMETER.

**30 NOTCHING AND DRELLING OF TRUSSESS, JOISTS AND RAFTERS**

\* HOLES IN FLOORS, ROOFS AND CEILING MEMBES TO BE MAX. 1/4 X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.  
\* NOTCHES IN FLOORS, ROOF, CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH.  
\* WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDE THAT NOT LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS ,IF LOAD BEARING AND 1 1/2 IF NON LOAD BEARING WALL.  
\* ROOF TRUSS MEMBERS WHALL NOR BE NOTCHED , DRILLED, OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

**31 CERAMIC TILES**  
WHEN CERAMIC TILES APPLIED TO A MORTAR BED WITH ADHISEVE, THE BED SHALL BE A MIN. OF 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH , APPLIED OVER POLYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING.

**32 2 STORY VOLUME SPACE**  
2 STORY HIGH (18'-0") EXTERIOR WALL STUDS TO BE 2-2"X6" CONTINUOS STUDS @12" O.C. TRIPLE UP AT EVERY THIRD DOUBLE STUDS C/W 3/8" EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ (4'-0") O.C. VERTICALLY .FOR HORIZONTAL DISTANCE NOT EXCEEDING (9'-6") PROVIDE (2-2"X6") TOP PLATE AND A SINGLE BOTTOM PLATE .MIN. OF 3-2"X8" CONTINUS HEADER AT GROUND CEILING LEVEL TOE-NAILED AND GLUED AT TOP, BOTTOM PLATES AND HEADERS FOR 9' HIGH GROUND/FIRST FLOOR CEILING ADD TRIPPLE HEADERS NAILED ON TOP OF FOUNDATION WALL SILL PLATE AND ADD 1-2"X6" CONTINUS BOTTOM PLATE NAILED ON TOP OF HEADERS.

**33 FOOTING**  
24"X12" DEEP POURED CONCRETE 2200 PSI . ON UNDISTERBED SOIL. MIN. 48" BELOW FINISHED GRADE

**34 BUILT UP POST**  
3-2"X4" BUILT UP POST WITH DAMPPROOFING MATERIAL WRAPPED AT END OF POST ANCHORED TO 24"X24"X12" CONC. FOOTING.

**35 RANGE HOOD EXHUST**  
MECHANICAL EXHAST HOOD WITH MIN 100 CFM AND 6" DIM. RIGID STEEL DUCT OR EQUIVALENT TO OUTDOOR.

**36 SHOWER AND TUB VALVES**  
1. ALS SHOWER VALVES SHALL CONFORM TO OBC DIV. B 7.6.5.2  
2. WATERPROOF FINISH REQUIRED AT SHOWER AND TUB AREAS TO CONFIRM TO OBC DIV B 9.29.2

**37 WALL REINFORCEMENT FOR FUTURE GRAB BARS INSTALLATION IN WASHROOM**  
SEE WASHROOM DETAIL SHEET

**38 GARAGE WALL-GAS PROOFING**  
ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLING .  
1. PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.  
2. CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.  
3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ FLEXIBLE CAULKING.  
4. DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING & WEATHER STRIPPED & PROVIDED W/ A SELF CLOSING DEVICE. DOOR MUST NOT OPEN INTO A ROOM INTENDED FOR SLEEPING.  
5. GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS.  
6. UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING. ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF SEALER OR COVERED W/ PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

**39 PRECAST STAIRS**  
PRECAST CONCRETE STEPS OR WOOD STEPS (PERMITTED TO A MAX. OF 3 RISERS) WHER NOT EXPOSED TO WHETHER MAX RISE 7-7/8" MIN. THREAD 9-1/2" . GREATER THAN 3 RISERS WILL REQUIRE LANDING/GUARD / HANDRAIL AND FOUNDATION UNDER CONC. STEPS.

**40 WOOD FRAME STAIRS**

<b>STAIRS DETAILS</b>		<b>CURVED STAIRS</b>
MAX RISE = 7-7/8"		MIN AVG. RUN = 7-7/8"
MIN RUN = 8-1/4"		MIN RUN = 5'-7/8"
MIN TREAD = 9-1/4"		
MAX NOSIN = 1"- 0		<b>RAILING</b>
MIN HEADROOM = 6'-5"		FINISHED RAILING ON PICKETS SPACED MAX. 4".
RAIL@LANDING = 2'-11"		INFERIOR GUARDS 2'-11" MIN.
RAIL@STAIRS = 2'-8"		EXTERIOR GUARDS 3'-6" MIN.
MIN STAIRS WIDTH = 2'-10"		

**41 INSULATION VALUES**

ABOVE GRADE WALLS	R-24
BASEMENT WALLS	CONTINUOUS R-10 RIGID INSULATION + R-12 MIN BATT INSULATION
CEILING WITH ATTIC SPACE	R-60
CEILING WITHOUT ATTIC SPACE	R-31





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**WINDOWS**

- WINDOWS TO BE SEALED TO THE AIR AND VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 OR
- AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS AND 31 FOR FIXED WINDOWS
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8W/(M2.K)

43

**DOORS AND WINDOWS**

- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST ONE WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35 m<sup>2</sup>. AND NO DIMENSION LESS THAN 380MM, WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS.
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY AND SHALL HAVE A DEADBOLT LOCK.
- THE PRINCIPAL EXTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

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**HVAC NOTES**

- CONTRACTOR TO COORDINATE DUCTS INSTALLATION WITH PIPES, ELECTRICAL LIGHTING & BUILDING STRUCTURE.
- ALL MECHANICAL DUCTWORK SHALL BE CONCEALED IN ATTIC SPACE OR BULKHEADS UNLESS OTHERWISE NOTED.
- PROVIDE FLUE VENT, COMBUSTION AIR AND TERMINATION KIT FOR FURNACE AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTION.
- PROVIDE BALANCING DAMPERS AT ALL AIR SUPPLY TAKE-OFFS: (A.) AT BRANCH DUCT OFF MAIN TRUNK DUCT. (B) IN DRY WALL AREA, PROVIDE DAMPER AT GRILLE WITH APPROVED LOCKING DEVICE TO ENGINEER'S APPROVAL.
- CUTTING FOR DUCTS SHALL BE DONE BY THIS CONTRACTOR OBTAIN APPROVAL BEFORE CUTTING IN ANY WALL, STRUCTURAL BEAM, FLOOR AND ROOF.
- COORDINATE LOCATION OF EACH S.A. GRILLE AND RETURN AIR GRILLE ON SITE BEFORE CUTTING AND ROUGH-IN.
- INSULATE ALL EXHAUST AIR DUCTS MIN. 150MM FROM WALLS OR ROOF.
- CONNECT GAS PIPE TO EACH UNIT COMPLETE WITH SHUT OFF VALVE. ALL GAS PIPING SHALL BE CSA AND CGA APPROVED. INSTALL PIPES IN ACCORDANCE TO B149.1 CODE.
- INSULATE ALL DUCTS IN CEILING SPACE, ATTIC SPACE AND GARAGE .
- TEST AND BALANCE SYSTEM. SUBMIT BALANCING REPORT.
- COORDINATE ROUTING DUCTS AND LOCATION OF EACH GRILLE, FAN AND FURNACE WITH STRUCTURAL MEMBERS, PIPING, CONDUITS AND LIGHTING. OFFSET AS REQUIRED AND MAINTAIN REQUIRED SERVICE ACCESS.
- PROVIDE R.A. GRILLES AT HIGH AND LOW LEVELS. EACH GRILLE SHALL BE COMPLETED WITH BALANCING DAMPER.
- USE SPACE BETWEEN JOISTS AND WALL STUDS FOR RETURN WHERE APPLICABLE. PROVIDE SHEET METAL JOISTS LINER (JL) AS REQUIRED.

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**MECHANICAL VENTILATION:**

A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:

- 10.0 L/S EACH FOR BASEMENT AND MASTER BEDROOM
- 5.0 L/S FOR EACH OTHER ROOM

-A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH. -SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY.

-A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED.

-SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

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**NATURAL VENTILATION**

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN. 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW, OR INSECTS.
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 0.1m

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**BASEMENT EGRESS WINDOW**

MIN. UNOBSTRUCTED OPENING SIZES	
WIDTH	HEIGHT
18"	30"
19"	28.8"
20"	27.36"
21"	26.04"
22"	24.84"
23"	23.76"
24"	22.8"
25"	21.84"
26"	21"
27"	20.16"

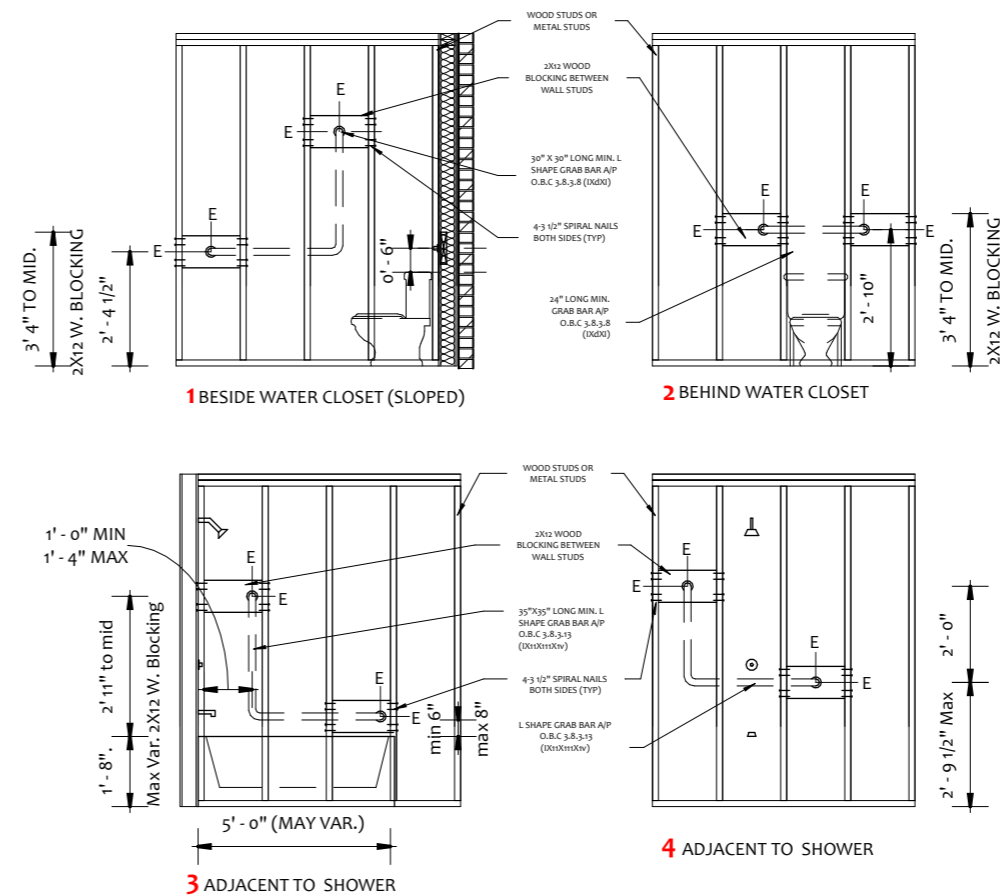
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**MINIMUM ROOM AREAS**

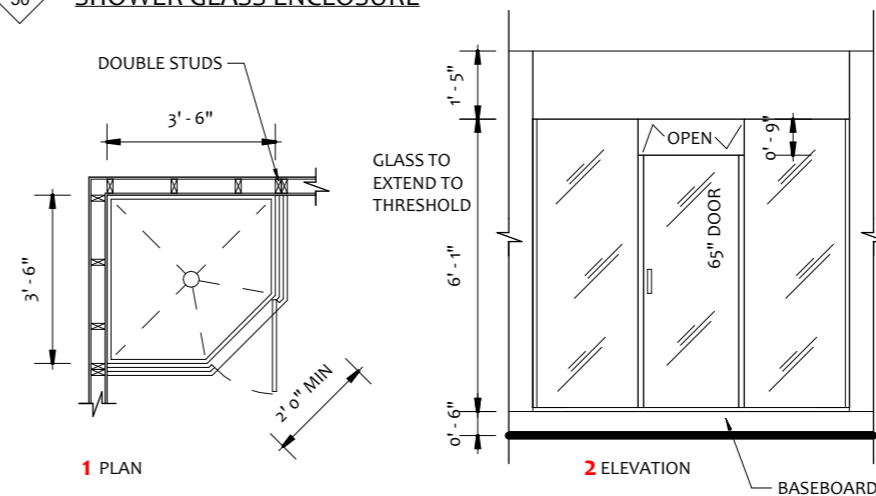
ONE BEDROOM APPARTEMENT		
LIVING AREA	13.5M <sup>2</sup>	145.3ft <sup>2</sup>
	11.0M <sup>2</sup>	118.4ft <sup>2</sup> IF LIVING AREA IS COMBINED W/ DINING&KITCHEN
DINING AREA	7.0M <sup>2</sup>	75.3ft <sup>2</sup>
	3.25M <sup>2</sup>	35.0ft <sup>2</sup> IF DINING AREA IS COMBINED W/ OTHER SPACE
1 BEDROOM	9.8M <sup>2</sup>	105.5ft <sup>2</sup>
	8.8M <sup>2</sup>	94.7ft <sup>2</sup> IF A BUILT IN CLOSET IS PROVIDED
	4.2M <sup>2</sup>	45.2ft <sup>2</sup> IF THE BEDROOM AREA IS COMBINED W/ OTHER SPACE
OTHER BEDROOMS	7.0M <sup>2</sup>	75.3ft <sup>2</sup>
	6.0M <sup>2</sup>	64.6ft <sup>2</sup> IF A BUILT IN CLOSET IS PROVIDED
	4.2M <sup>2</sup>	45.2ft <sup>2</sup> IF THE BEDROOM AREA IS COMBINED W/ OTHER SPACE

TWO BEDROOM APPARTEMENT		
LIVING AREA	13.5M <sup>2</sup>	145.3ft <sup>2</sup>
	13.5M <sup>2</sup>	145.3ft <sup>2</sup> IF LIVING AREA IS COMBINED W/ DINING&KITCHEN
DINING AREA	7.0M <sup>2</sup>	75.3ft <sup>2</sup>
	3.25M <sup>2</sup>	35.0ft <sup>2</sup> IF DINING AREA IS COMBINED W/ OTHER SPACE

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**STUD WALL REINFORCEMENT**

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**SHOWER GLASS ENCLOSURE****LEGEND**

	SMOKE ALARM
	CM ALARM
	DUCT SMOKE DETECTOR
	EXHAUST FAN DUCTED DIRECTLY OUTSIDE
	FLOOR DRAIN
	HEAT REGISTER
	AIR RETURN
	LIGHT FIXTURE
	SPRINKLER
	EMERGENCY LIGHT
	ELECTRICAL OUTLET
	LINTEL NOTE
	DOOR TAG
	WALL TAG
	WINDOW TAG
	CEILING TAG
	CONSTRUCTION NOTE
	EXISTING WALL
	DEMOLISHED WALL
	PROPOSED WALL
	COMMON AREA
	UNIT 1
	UNIT 2
	UNIT 3



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**MULTI UNIT**

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THE UNDERSIGNED HAS REVIEW AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

**QUALIFICATION INFORMATION**

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C.

NAME AMR ROBAH BCIN 42582

**CONSTRUCTION NOTES**

Project number

24R1200-003

Date

2024.02.15

**AN-03**

Drawn by

A.R

Scale

As indicated