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-ALL DIMENSIONS ARE IMPERIAL, UNLESS OTHERWISE NOTED.

GENERAL NOTES

					Γ	DOOR SCHEDULE	
COUNT	MARK	FROM; ROOM NAME	TO; ROOM NAME	NIDTH	HEIGHT	LEVEL	Т
1	D1.2	STORAGE	COVERED ENTRY	6'-0"	8'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	D
1	D1.3	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M,
1	D1.4	STORAGE BAY 1		8'-0"	8'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	0
1	D1.5	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M,
1	D1.6	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	0
1	D1.7	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M,
1	D1.8	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	0
1	D1.9	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M,
1	D1.10	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	0
1	D1.11		STORAGE	3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M,
1	D1.12	STORAGE	STORAGE BAY 1	3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	45
1	D1.13	STORAGE	STORAGE BAY 1	3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	45
1	D2.1	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLOOR	45
1	D2.2	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLOOR	45
1	D2.3	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLOOR	45

SYMBOL LEGEND

INTERCONNECTED SMOKE ALARM & CO2 DETECTOR. SMOKE ALARMS TO HAVE A 7 DAY BATTERY BACKUP (9.10.19) RANGEHOOD WITH EXHAUST FAN TO OUTSIDE EXHAUST FAN TO OUTSIDE

(HR) DRAIN WATER HEAT RECOVERY UNIT AS PER SB-12, 3.1.1.1(22) ELECTRIC VEHICLE CHARGING STATION AS PER O.B.C. 9.34.4.1(3)

HB FROST-PROOF AUTOMATIC SELF-DRAINING WALL HYDRANTS

GENERAL FOUNDATION NOTES: 1. CONTRACTOR TO VERIFY ALL EXISTING GRADES ON SITE.

2. TOP OF FOUNDATION TO FINISHED GRADE TO BE A MIN. 6" AND SLOPE AWAY FROM BUILDING. 3. ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL AND BE A MINIMUM 4'-O" BELOW FINISHED GRADE. SOIL BEARING CAPACITY TO BE A MINIMUM OF 3000 PSF

4. REMOVE ALL TOP-SOIL AND ORGANIC MATERIAL PRIOR TO EXCAVATION.

5. ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS COLUMNS, ANI WOOD I'S TO BE SIZED BY SUPPLIER.

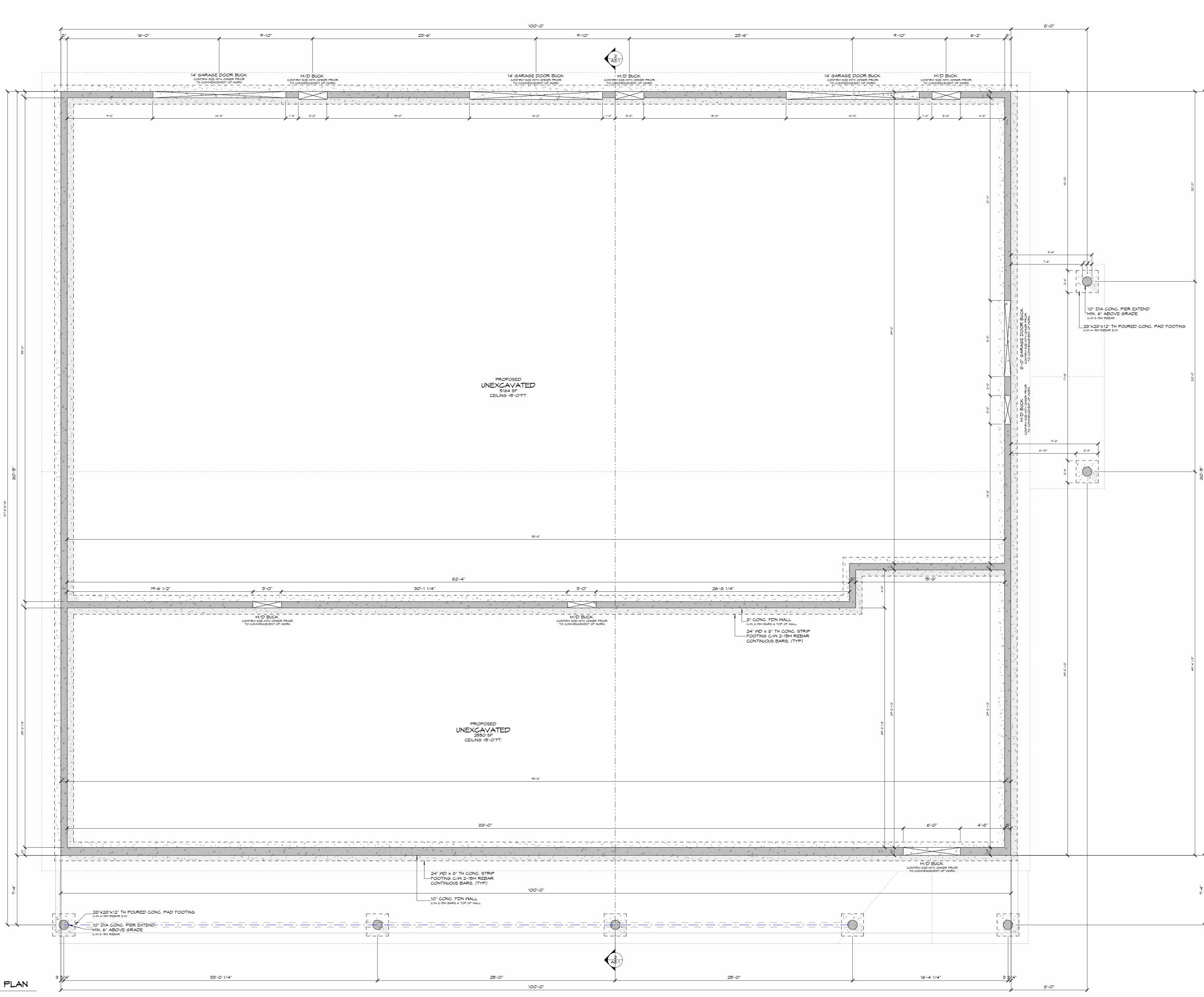
6. ALL BASEMENT WINDOWS ARE TO BE "POURED IN PLACE". 7. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE, BUILDER TO CONFRIM ON SITE.

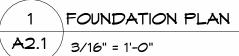
ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH O.B.C.
 9.8.2.2. MIN. HEADROOM TO BE 6'-5" MEASURED FROM EDGE OF NOSING TO CEILING.

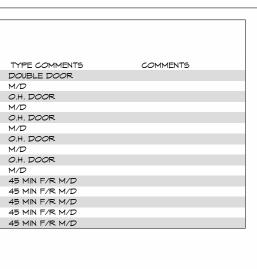
9. ALL CONCRETE TO HAVE ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS OF: -20 MPA FOR FOOTINGS AND WALLS -32 MPA FOR GARAGE FLOORS AND ALL EXTERIOR CONCRETE WITH 5%-8% AIR ENTRAINMENT.

ONVERSION FACTORS

LUMBER	METRIC - DIMENSION	(UNPLANED) DIMENSIONS
	38 X 38 MM	2 X 2 N.
	38 X 89 MM	2 X 4 IN
	38 X 140 MM	2 X 6 N.
	38 X 184 MM	2 X 8 IN.
	38 X 235 MM	2 X 10 IN.
	38 X 286 MM	2 X 12 IN.
PANELS	600 X 2.400 MM	2 X 8 FT.
	1.200 X 2.400 MM	4 X 8 FT.
SPACINGS	300 MM	12 IN. O.C.
	400 MM	16 IN. O.C.
UNITS OF MEASU	1600 MM	24 IN. O.C.
UNITS OF MEASU	٩	24 IN. O.C. °F
°C	RE X 1.8 + 32 =	°F
°C KG	RE X 1.8 + 32 = X 2.205 =	°F LB
°C KG KPA KPA L	RE X 1.8 + 32 = X 2.205 = X 0.1450 =	°F LB LBF/IN2 (PSI)
°C KG KPA	RE X 1.8 + 32 = X 2.205 = X 0.1450 = X 20.86 =	°F LB LBF/IN ² (PSI) LBF/FT ²
°C KG KPA L L/S LX	RE X 1.8 + 32 = X 2.205 = X 0.1450 = X 0.200 = X 13.20 = X 0.2200 = X 0.2200 =	°F I.B I.BF/IN ² (PSI) I.BF/FT ² GAL (IMP.)
°C KG KPA L L/S LX M	RE X 1.0 + 32 = X 2.205 = X 0.1450 = X 20.08 = X 0.2200 = X 13.20 =	°F LBF/Nº (PSI) LBF/Nº (PSI) LBF/RT2 GAL (IMP.) GAL/MN (GMP)
°C KG KPA L L/S LX M ²	RE X 1.0 + 32 = X 2.205 = X 0.150 = X 0.200 = X 0.	°F LBF/N2 (PSJ) LBF/FT2 GAL (MP.) GAL/MN (GMP) FT-CANDLE FT FT2
°C G KGPA KKPA L/S L/X M ² M ³	E X 18 + 92 = X 205 = X 0.1450 = X 0.200 = X 0.200 = X 0.200 = X 0.200 = X 0.200 = X 13.20 = X 0.0490 = X 0.0490 = X 0.0490 = X 10.76 = X 35.81 =	9F LB LBF/N2 (PSI) LBF/TP GAL (MP) GAL/MN (GMP) FT-CANDLE FT FT ² FT ²
°C KG KPA L L/S LX M ²	RE X 1.0 + 32 = X 2.205 = X 0.150 = X 0.200 = X 0.	°F LBF/N× (PS) LBF/N* (PS) LBF/N* (PS) GAL (MP.) GAL/M*N (GMP) FT-CANDLE FT FT3 FT3 N.
°C G KGPA KKPA L/S L/X M ² M ³	E X 18 + 92 = X 205 = X 0.1450 = X 0.200 = X 0.200 = X 0.200 = X 0.200 = X 0.200 = X 13.20 = X 0.0490 = X 0.0490 = X 0.0490 = X 10.76 = X 35.81 =	9F LB LBF/N2 (PSI) LBF/TP GAL (MP) GAL/MN (GMP) FT-CANDLE FT FT ² FT ²
°С КG ККРА L L/5 LX M ² MM	X 10 + 32 = X 2078 = X 0.0450 = X 0.0450 = X 0.0450 = X 0.0420 = X 0.0420 = X 0.0420 = X 0.0420 = X 10.76 = X 0.0343 =	°F LBF/N× (PS) LBF/N* (PS) LBF/N* (PS) GAL (MP.) GAL/M*N (GMP) FT-CANDLE FT FT3 FT3 N.
°C KG KPA L/5 L/5 LX M ² M ³ M ³ /MIN	XE X 1.5 + 52 = X 2.05 = X 2.0450 = X 20 55 = X 20 55 = X 0.2450 = X 0.250 = X 0	ЧЕ LBF/N2 (P51) LBF/N2 (P51) LBF/N2 GAL (MP) GAL (MP) FT/CANDLE FT2 FT2 N. FT2 N. FT2/M1 (CFM)
°C KKPA KPA L L∕S LX M ³ MM ³ MM ³ /MIN M ³ /5	XE X (0) + 02 = X (0) + 02 =	ер LBF/RF(PS)) LBF/RF(GAL(MP)) FT-CANDLE FT FT- FT- TT- TT- TT- TT- TT-







DESIGNING YOUR FUTURE 960 LORRAINE RD PORT COLBORNE, ON, L3K 5V3 jvhomedesigns@gmail.com REVISIONS DESCRIPTION DATE PORT COLBORNE SCALE: As indicated BB DRAWN BY: PROJECT NUMBER: DATE: DRAWING TITLE: FOUNDATION PLAN DRAWING NUMBER: A2.

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OUNT	MARK	FROM; ROOM NAME	TO; ROOM NAME	WIDTH	HEIGHT	LEVE
	D1.2	STORAGE	COVERED ENTRY	6'-0"	8'-0"	MAIN FLOOR PLAN - T/C
	D1.3	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D1.4	STORAGE BAY 1		8'-0"	8'-0"	MAIN FLOOR PLAN - T/C
	D1.5	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D1.6	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/C
	D1.7	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D1.8	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/C
	D1.9	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D1.10	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/C
	D1.11		STORAGE	3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D1.12	STORAGE	STORAGE BAY 1	3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D1.13	STORAGE	STORAGE BAY 1	3'-0"	6'-8"	MAIN FLOOR PLAN - T/C
	D2.1	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLO
	D2.2	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLO
	D2.3	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLO

A2.2 3/16" = 1'-0"

SYMBOL LEGEND

(C) INTERCONNECTED SMOKE ALARM & CO2 DETECTOR, SMOKE ALARMS TO HAVE A 7 DAY BATTERY BACKUP (9.10.19)

RANGEHOOD WITH EXHAUST FAN TO OUTSIDE EXHAUST FAN TO OUTSIDE

- (HR) DRAIN WATER HEAT RECOVERY UNIT AS PER SB-12, 3.1.1.1(22)
- ELECTRIC VEHICLE CHARGING STATION AS PER O.B.C. 9.34.4.1(3)
- HB FROST-PROOF AUTOMATIC SELF-DRAINING WALL HYDRANTS

GENERAL NOTES: 1. ALL FLOOR FRAMING TO BE PRE-ENGINEERED FLOOR JOISTS PER SUPPLIER UNLESS NOTED OTHERWISE.

2. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES PER SUPPLIER UNLESS NOTED OTHERWISE.

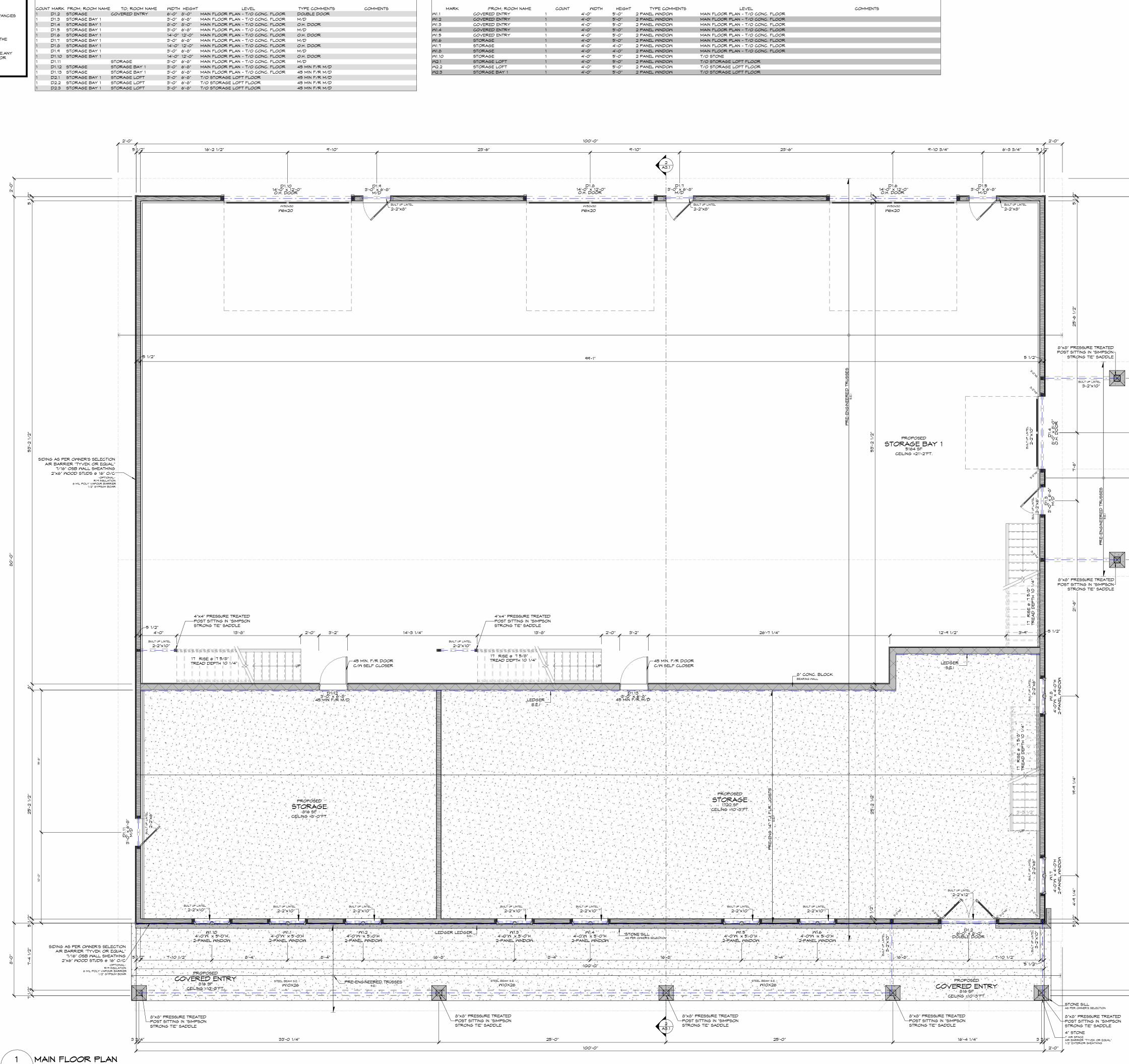
3. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS COLUMNS, AND WOOD I'S.

4. ROOF SUPPLIER TO PROVIDE LINTEL SUPPORT OVEROPENINGS WHERE ROOF TRUSS SPANS EXCEED 9.8M (32'-2") IN ACCORDANCE WITH OBC 9.23.12.3.

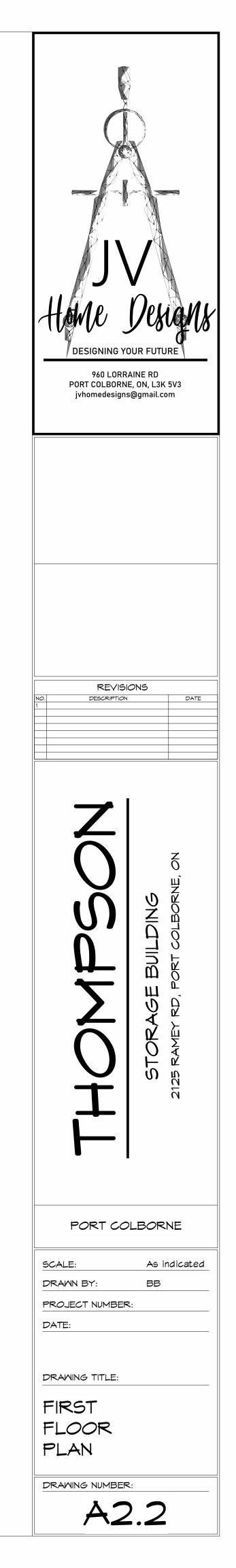
5. ALL EXTERIOR CONCRETE TO BE MINIMUM 32 MPA WITH 5%-8% AIR ENTRAINMENT.

6. ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH O.B.C. 9.8.2. AND HAVE A MINIMUM HEADROOM OF 6'-5" WITHIN DWELLING UNITS.

7. ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER O.B.C. 5B-1. AND CONFORM WITH O.B.C 9.8.7. TWO HANDRAILS ARE TO BE INSTALLED ON ALL STAIRS OVER 3'-T" WIDE.



							WINDOW SC	HEDULE	
1ENTS	COMMENTS	MARK	:FROM; ROOM NAME	COUNT	NIDTH	HEIGHT	TYPE COMMENTS	LEVEL	COMMENTS
OR		M1.1	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		M1.2	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		W1.3	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		W1.4	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		M1.5	COVERED ENTRY	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		W1.6	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		W1.7	STORAGE	1	4'-0"	4'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		W1.8	STORAGE	1	4'-0"	4'-0"	2 PANEL WINDOW	MAIN FLOOR PLAN - T/O CONC. FLOOR	
		W1.10	STORAGE	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STONE	
		M2.1	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR	
M/D		W2.2	STORAGE LOFT	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR	
M/D		M2.3	STORAGE BAY 1	1	4'-0"	5'-0"	2 PANEL WINDOW	T/O STORAGE LOFT FLOOR	
M/D									
M/D									



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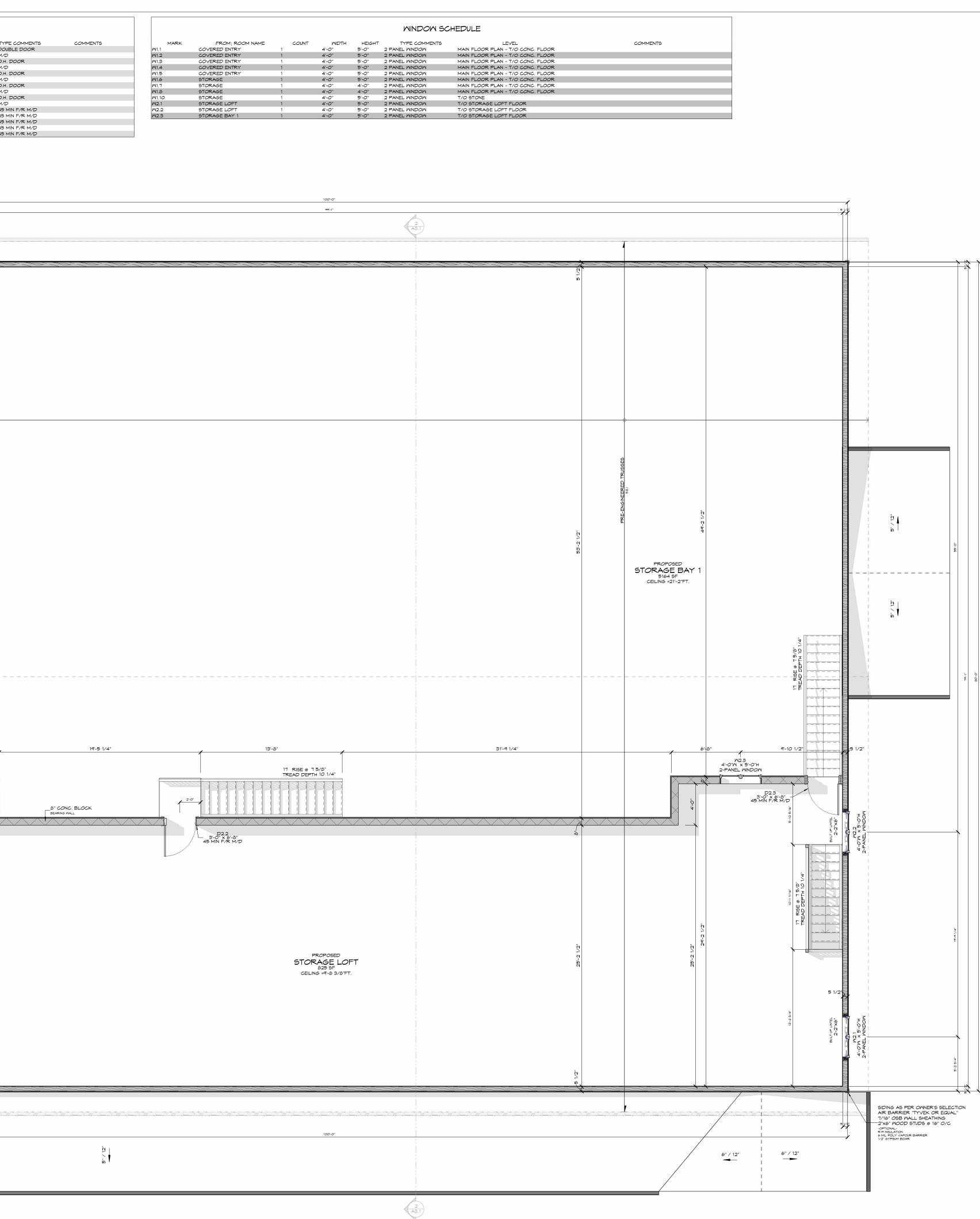
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					Ľ	OOR SCHEDULE	
DUNT	MARK	FROM; ROOM NAME	TO; ROOM NAME	MIDTH	HEIGHT	LEVEL	TYF
	D1.2	STORAGE	COVERED ENTRY	6'-0"	8'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	DO
	D1.3	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M/E
	D1.4	STORAGE BAY 1		8'-0"	8'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	O.H
	D1.5	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M/E
	D1.6	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	O.H
	D1.7	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M/E
	D1.8	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	O.H
	D1.9	STORAGE BAY 1		3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M/E
	D1.10	STORAGE BAY 1		14'-0"	12'-0"	MAIN FLOOR PLAN - T/O CONC. FLOOR	O.H
	D1.11		STORAGE	3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	M/E
	D1.12	STORAGE	STORAGE BAY 1	3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	45 1
	D1.13	STORAGE	STORAGE BAY 1	3'-0"	6'-8"	MAIN FLOOR PLAN - T/O CONC. FLOOR	45 1
	D2.1	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLOOR	45 1
	D2.2	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLOOR	45 1
	D2.3	STORAGE BAY 1	STORAGE LOFT	3'-0"	6'-8"	T/O STORAGE LOFT FLOOR	45 1

80-0'	-1-bL	
		4-0° 13-8° 17. RISE # 7.5/8° 14-0° 20° 20° 20° 45'MN P/R M/D 1/2° 1/2°





Dente DESIGNING YOUR FUTURE 960 LORRAINE RD PORT COLBORNE, ON, L3K 5V3 jvhomedesigns@gmail.com REVISIONS DESCRIPTION DATE N -1-Й PORT COLBORNE 3/16" = 1'-0" SCALE: DRAWN BY: BB PROJECT NUMBER: DATE: DRAWING TITLE: SECOND FLOOR PLAN DRAWING NUMBER: A2.3

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2. ALL ROOF FRAMING TO BE PRE-ENGINEERED ROOF TRUSSES PER SUPPLIER UNLESS NOTED

OTHERWISE. 3. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD, HEADERS, BEAMS COLUMNS, AND WOOD I'S.

4. ROOF SUPPLIER TO PROVIDE LINTEL SUPPORT OVEROPENINGS WHERE ROOF TRUSS SPANS EXCEE 9.8M (32'-2") IN ACCORDANCE WITH OBC 9.23.12.3.

5. ALL EXTERIOR CONCRETE TO BE MINIMUM 32 MP WITH 5%-8% AIR ENTRAINI

6. ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH O.B.C. 9.8.2. AND HAVE A MINIMUM HEADROG OF 6'-5" WITHIN DWELLING UNITS.

7. ALL HANDRAILS AND GUARDS TO BE INSTALLED A PER O.B.C. SB-1. AND CONFORM WITH O.B.C 9.8.7. TWO HANDRAILS ARE TO BE INSTALLED ON ALL STAIRS OVER 3'-7" WIDE

TO AN INC. TTOMAS		
FRAMING TERMS		
		IMPERIAL - NOMINAL
LUMBER	METRIC DIMENSION	(UNPLANED) DIMENSIONS
LUMBLK	METRIC - DIMENSION	(URFLARED) DIMENSIONS
	38 X 38 MM	2 X 2 IN.
	38 X 89 MM	2 X 4 IN.
	36 X 140 MM	2 X 6 N.
	38 X 184 MM	2 X 8 N.
	38 X 235 MM	2 X 10 IN.
	38 X 286 MM	2 X 12 IN.
PANELS	600 X 2,400 MM	2 X 8 FT.
	1 200 X 2 400 MM	4 X 8 FT.
SPACINGS	300 MM	12 IN. O.C.
	400 MM	16 IN. O.C.
	600 MM	24 IN. O.C.
	_	
UNITS OF MEASUR		
°C	X 1.8 + 32 =	٥F
°C KG	X 1.8 + 32 = X 2.205 =	LB
°C KG KPA	X 1.8 + 32 = X 2.205 = X 0.1450 =	LB LBF/IN ² (PSI)
°C KG	X 1.8 + 32 = X 2.205 = X 0.1450 = X 20.88 =	LB LBF/IN ² (PSI) LBF/FT ²
°C KG KPA KPA L	X 1.8 + 32 = X 2.205 = X 0.1450 = X 20.88 = X 0.2200 =	LB LBF/IN ² (PSI) LBF/FT ² GAL (IMP.)
°C KG KPA KPA L L/S	X 1.8 + 32 = X 2.205 = X 0.1450 = X 20.88 = X 0.2200 = X 13.20 =	LB LBF/IN ² (PSI) LBF/FT ² GAL (IMP.) GAL/MIN (GMP)
°C KG KPA L L/S LX	X 1.8 + 32 = X 2.205 = X 0.1450 = X 20.88 = X 0.2200 = X 13.20 = X 0.09290 =	LB LBF/IN ² (PSI) LBF/IN ² (PSI) GAL (IMP.) GAL/MIN. (GMP.) FT-CANDLE
°C KG KPA L L∕S LX M	X 1.0 + 32 = X 2.205 = X 0.1450 = X 20.88 = X 0.2000 = X 13.200 = X 0.04200 = X 3.201 =	LB LBF/N ² (PSI) LBF/FT ² GAL (MP.) GAL/MIN (GMP) FT-CANDLE FT
°C KG KPA KPA L L∕5 LX M ²	X 1.8 + 32 = X 2.05 = X 0.1450 = X 0.200 = X 13.20 = X 0.0200 = X 13.20 = X 0.04240 = X 3.261 = X 10.76 =	LB LBF/F ² (PSI) LBF/F ² GAL/MIN (GMP) FT-CANDLE FT FT ²
°C G KGA KPA L∕S L∕X M ² M ³	X 1.0 + 32 = X 2.05 = X 0.1450 = X 0.20.05 = X 0.2200 = X 0.0290 = X 0.0290 = X 0.0290 = X 3.201 = X 10.16 = X 35.31 =	LB LBF/IN ² (PSI) LBF/FT ² GAL (IMP.) GAL/MIN (GMP) FT-CANDLE FT FT ² FT ² FT ² FT ²
℃GKPA KPA LIS LX M ² MM	X 1.0 + 32 = X 2.205 = X 0.1450 = X 0.205 = X 0.200	LB LBF/IN ² (PSI) LBF/T ² GAL (MP.) GAL/MN (GMP) FT-GANDLE FT FT ² FT ³ N.
°C KG KPA L/S L/S L/S M ² M ³ M ³ M ³ M ³	X 1.0 + 32 = X 2.205 = X 0.1450 = X 0.200 = X 0.200 = X 13.20 = X 0.04240 = X 3.201 = X 10.76 = X 3.21 = X 0.04431 = X 0.04431 = X 0.04431 = X 0.04431 = X 0.04431 =	LIB LBF/IP(PSI) LBF/IP(FT GAL (IMP.) GAL/MIN (GMP) FT-CANDLE FT FT2 FT3 N, CGMN (GEM)
ି KG KPA LL L/5 LX M ⁴² M ³ M ³ /MIN M/5	X 1.0 + 32 = X 2.005 = X 0.1450 = X 0.0450 = X 0.0200 = X 1.0 200 = X 1.0 7.6 = X 0.02431 = X 0.02431 = X 0.05431 = X 0.55431 = X 0.5545 =	LB LBF/IR2 (P5I) LBF/IR2 (P5I) LBF/R7 5AL (MP.) 5AL/MP. (GMP) FT-CANDLE FT FT2 FT2 FT2 FT2 FT2 FT2 FT2 NN FT2/MN. (CFM) FT2/MN.
ି ୯୦୦ ୯୦୦ ୧୦୦ ୧୦୦ ୦୦୦ ୦୦୦ ୦୦୦ ୦୦୦ ୦୦୦ ୦୦୦	X 1.0 + 3.2 = X 2.205 = X 0.1450 = X 0.200 = X 0.200 = X 0.2020 = X 0.2020 = X 0.2021 = X 0.2021 = X 0.2021 = X 0.5021 = X 0.5026 = X 145.0 = X 94.5 =	LB LBF/NP (PSI) LBF/NP GAL/MN (GMP) GAL/MN (GMP) FT-CANDLE FT FT2 FT2 FT2 FT2 FT2 FT2 FT2 FT2 FT2
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GENERAL NOTES

GENERAL NOTES THESE DOCUMENTS ARE NOT TO BE SCALED. THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF "JV HOME DESIGNS" AND ARE PROTECTED BY LAW . THEY MAY NOT BE ALTERED, ISSUED, OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND "JV HOME DESIGNS" ALL DOCUMENTS ARE TO BE RETURNED AT THE COMPLETION OF WORK. ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR THE CONSTRUCTION PURPOSED. ANY DEVIATIONS FROM THESE PLANS AND DETAILS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT, CONTRACTOR TO SITE VERIFY ANY AND ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO HE DESIGNER BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND FOR MAKING ARRANGEMENTS FOR ALL REQUIRED INSPECTIONS, ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE. ANY CHANGES TO DESIGN OR USE OF OTHER BUILDING MATERIALS SHALL BE APPROVED BY THE DESIGNER AND/OR APPROVED BY THE ENGINEER. 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 DESIGNER.

ALL DIMENSIONS ARE IMPERIAL, UNLESS OTHERWISE NOTED.

EXCAVATION AND BACKFILL • EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES. • THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATION FOR FORMULATION CALLS FOR A DATE OF CAME A MATERIA EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ORGANIC MATERIAL LICATIONS FOR FOUNDATIONS SHALL BE FREE OF ONGAINE MATERIAL. IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 11 ¾" IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL. WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 17 3/2"

BACKFILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9 7/8" IN DIAMETER. FOOTINGS ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL AND BE A MINIMUM 4'-O" BELOW FINISHED GRADE. SOIL BEARING CAPACITY TO

BE A MINIMUM OF 3000 PSF STEP FOOTINGS -VERTICAL RISE-23 5/8" MAX FOR FIRM SOILS AND 15 3/" MAX FOR SAND OR GRAVEL HORIZONTAL RUN-23 5/8" MIN.

STANDARD FOOTINGS • MINIMUM 20"X6" CONTINUOUS KEYED POURED CONCRETE FOOTING, UNLESS NOTED OTHERWISE.

 MINIMUM 4-0" BELOW FINSHED GRADE IN ACCORDANCE WITH 0.B.C. TABLE 9(12.2.2.
 FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 1570 PSF. THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL BE GREATER OR EQUAL THAN ITS

FOUNDATION WALLS • TO BE POURED CONCRETE OR UNIT MASONRY (REFER TO DRAWINGS FOR TYPE AND THICKNESS)

De POURD CONCETE OK WITH MADDINE (LET TO DYNINGS)
 DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMIOUS MATERIAL.
 FOUNDATION WALL TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.

A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2-11" BELOW EXTERIOR GRADE. A DRAINAGE LAYER SHALL CONSIST OF: 1. MIN. %" MINERAL FIBER INSULATION WITH MIN. DENSITY OF 3.6 LB/FT2 OR 2. MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR

2. MIN 4 OF TREE DRAINAGE GRANNLAR MATERIAL OR 3. AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE. • FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING. SILL PLATES SHALL BE PROVIDED WHERE FLOORS/MALLS DIRECTLY BEAR ON THE FOUNDATION MALLS. SILL PLATES SHALL BE CONTINUOUS 2X4" OR 2X6" WOOD (REFER TO DRAWINGS) MOUNTED ON A CONTINUOUS SILL GASKET C/W 1/2" DIAMETER ANCHOR BOLTS, 12" LONG, EMBEDDED A MINIMUM OF 4" INTO THE CONCRETE @ T'-10" O/C AND BE DESIGNED TO PREVENT TIGHTENING WITHOUT WITHDRAWING THEM FROM THE FOUNDATION.

DAMPPROOFING AND DRAINAGE • IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPRROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED. • MASONRY FOUNDATION WALLS SHALL BE PARGED WITH ¼" OF MORTAR COVED OVER THE FOOTING PRIOR TO

DAMPPROOFING. 4" DIA PERFORATED WEEPING THE WRAPPED WITH FILTER SOCK IN ACCORDANCE WITH OBC 9,14.3 FOUNDATION DRAINS SHALL BE SPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE.

FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.
WINDOW WELLS SHALL BE DRAINED TO FOOTING.
DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION. • CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO EXTERIOR. • THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE

BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

LIGHTING/ELECTRICAL A LIGHT CONTROLLED BY A SWITCH IS REQURED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LANDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND FOOT OF THE STAIRS.

ELECTRICA

AND TO BE PROVIDED WITH A MIN. • A SQUARE 4 11/16" TRADE SIZE ELECTRICAL OUTLET BOX PLUMBING NOTES:

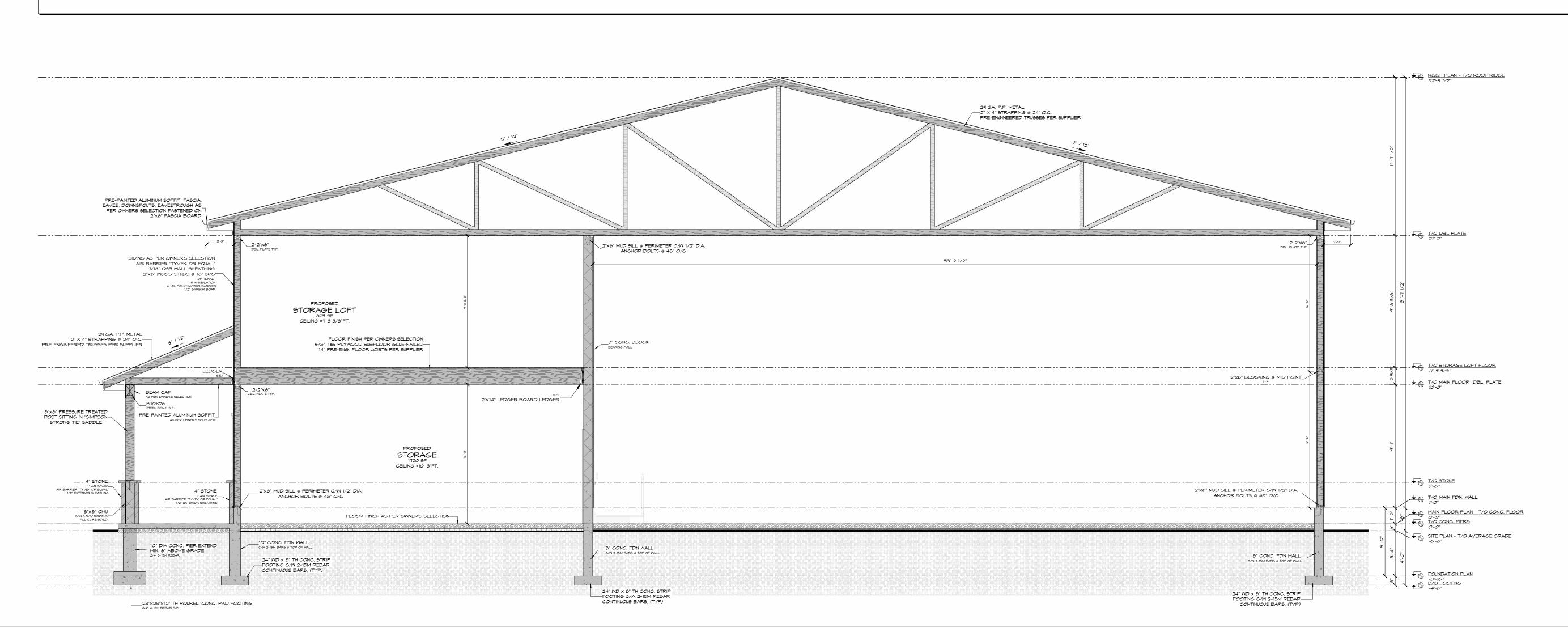
MECHANICAL VENTILATION • PROVIDE MECHANICAL VENTILATION SYSTEM AS PER O.B.C. . 9.32. • EXHAUST FANS TO CONFORM TO PART 6 OF O.B.C. • SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE SUFFLEMENTAL EXHAUST SHALL BE INSTALLED SHALL THE OTAL CA PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY • ALL EXHAUST FANS SHALL BE DIRECTLY VENTED TO THE OUTDOORS. BURNING APPLIANCES ARE INSTALLED • SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

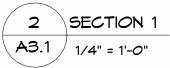
SCREEN, MIN. 2" CLEARANCE TO COMBUSTIBLES $\frac{\text{BASEMENT WINDOWS}}{\text{PROVIDE WEEPING TILE AT ALL WINDOWS AS PER O.B.C.}$

GAS FIREPLACES

MINDOM WELLS MAY BE REQUIRED DUE TO FINAL GRADE CONFORM WITH BUILDER. MINDOM WELLS MUST CONFORM WITH O.B.C. 9,14.6.3. • PROVIDE WEEPING TILE IN ALL WINDOW WELLS & FILL WITH A MIN. OF 6" CRUSHED CLEAR STONE.

DIMENSIONS AND ALL WORK TO BE PROPORTIONED ACCORDINGLY.





LIGHTING • CONFIRM ALL PLACEMENT OF OUTLETS, SWITCHES AND LIGHT FIXTURES WITH HOME OWNER PRIOR TO INSTALLATION. PROVIDE EXTERIOR LIGHTS AT ALL EXISTS AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE AS PER O.B.C. 9.34.2.1.

AND LIVING ROOMS. • STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOL OF THE STAIRS. • BASEMENTS REQUIRE A LIGHT FOR EACH 323 FT2, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS. • EVERY STAIR WAY SHALL BE LIGHTED AND CONTROLLED WITH A 3-WAY SWITCH FOR STAIRWAYS MOVE THEN 4 RISERS IN DWELLING UNITS

• ALL ELECTRICAL TO CONFORM WITH O.B.C 9.34. AND BE COMPLETED & INSPECTED AS PER E.S.A.

ELECTRIC VEHICLE CHARGING SYSTEMS ELECTRICAL OUTLET BOX SHALL BE INSTALLED IN THE GARAGE OR CARPORT OR ADJACENT TO THE DRIVEWAY

• 200 AMP PANEL BOARD
 • CONDUIT NOT LESS THAN 27 MM TRADE SIZE AND IS EQUIPPED WITH A MEANS TO ALLOW CABLES TO BE PULLED INTO THE CONDUIT, AND

ALL PLUMBING TO BE COMPLETED AS PER 9.31 & PART 7 OF THE O.B.C. ALL THERMOSTATICALLY CONTROLLED MIXING VALVES SHALL BE PROVIDED FOR ALL FAUCETS OR WATER HEATER SOURCE. PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES SHALL BE PROVIDED FOR ALL SHOWER UNITS. PART 1.6.5.2

• A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES IT SHALL BE CONNECT TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL. DRAIN WATER HEAT RECOVERY UNITS A DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSATLLED IN EACH DWELLING UNIT TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST TWO SHOWERS WHERE THERE ARE TWO OR MORE SHOWERS IN THE DWELLING UNIT. AS PER O.B.C 5B- 12 3.1.1.12. • DWHR UNITS NEED NOT BE INSTALLED IN AREAS WHERE THERE IS NO CRAWL SPACE ACCESS BENEATH ANY OF THE SHOWERS AND/OR WHERE SHOWERS ARE INSTALLED ON CONCRETE SLABS. • DWHR UNITS SHALL BE INSTALLED IN AN UPRIGHT POSITION AND NOT DIVERGE MORE THAN 5 DEG. FROM VERTICAL. • IN A CONDITIONED SPACE OR ON THE WARM SIDE OF THE DEWPOINT OF THE WALL ASSEMBLY

• A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL

• ZERO-CLEARANCE GAS FIREPLACES TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS (DIRECT VENT IN COMBUSTION AIR SUPPLY TO FIREPLACES SHALL BE 4" DIAMETER INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT

ALL BASEMENT BEDROOMS SHALL HAVE A WINDOW CONFORMING TO O.B.C. 9.9.10.1

IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS.
PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 3.78 SF WITH NO DIMENSIONS LESS THAN 1'-3"
WINDOW SILL HEIGHT TO BE A MAXIMUM OF 39 3/8" ABOVE THE FLOOR.

<u>STRUCTURAL</u> TRUSSES AND LVL MEMBERS SUPPLIERS OF ALL LVL MEMBERS AND TRUSS JOISTS SYSTEMS TO PROVIDE ENGINEERED SHOP DRAWINGS. NEW PRE ENGINEERED TRUSSES TO

BE DESIGNED BY TRUSS MANUFACTURER. MANUFACTURER TO SUBMIT STAMPED ENGINEERED SHOP DRAWINGS TO THE CONTRACTOR/OWNER

POINT LOADS POINT LOADS IN WALLS DUE TO GIRDER TRUSSES OR BEAM ENDS TO HAVE TRIPLE STUDS WHICH ARE TO BE CARRIED DOWN TO THE FOUNDATION.

ALL LINTELS SUPPORTING TRUSS SPANS THAT EXCEED 32'-0" OF SUPPORTED TRUSS LENGTH ARE TO BE PRE-ENGINEERED LVL HEADERS AS PER O.B.C. 9.23.12.

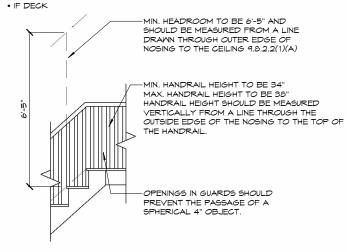
DECORATIVE TRIM TRIM AS PER THE DRAWINGS AND OWNER'S FINAL SELECTION. DIMENSION AND MOUNTING HEIGHTS TO BE COORDINATED WITH ONSITE.

STAIR DETAILS ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH O.B.C. 9.8.2 • MIN. STAIR WIDTH TO BE 2'-10" O.B.C 9.8.2.1(2) • ALL STAIRS TO BE UNIFORM IN RISE & RUN MIN. RISE = 4 7/8", MAX. RISE = 7 7/8" MIN. RUN = 8 1/4", MAX. RUN = 14"

· CURVED STAIRS MIN. RUN. 5 7/8" AVG. RUN 7 7/8" NOSING TO BE 1" MAX.
 INDIVIDUAL WINDER TREADS MAY TURN THRU AN ANGLE OF NOT LESS THEN 30 AND NOT MORE THEN 45 ADJACENT WINDER MUST TURN THROUGH SAME ANGLE O.B.C 9.8.7.5

ALL HANDRAILS AND GUARDS TO BE INSTALLED AS PER O.B.C. SB-1. HANDRAILS AS PER O.B.C 9.8.7 HANDRAILS AS FER C.B.C 9.2.1 HANDRAILS SHALL NOT BE LESS THEN 34" AND NOT MORE THEN 38" IN HEIGHT. IF STAIRS ARE OPEN ON BOTH SIDES OF STAIRS, GUARDS ARE REQUIRED ON BOTH SIDES OF THE STAIRS AND HANDRAIL ON ONE SIDE. IF STAIR WIDTH EXCEEDS 43" RAILINGS ARE REQUIRED ON BOTH SIDES IN ADDITION TO GUARDS. • STAIRS WITH WALLS ON BOTH SIDES REQUIRE HANDRAIL ON ONE SIDE, IF STAIR WIDTH EXCEEDS MORE THEN 3'-7", RAILING ARE THEN REQUIRED ON BOTH SIDES OF THE STAIRS.

EXTERIOR GUARDS AS PER O.B.C 9.8.8.1 • MIN, RAILING HEIGHT TO BE 36" IF DECK HEIGHT IS LESS THEN 5'-11" ABOVE GRADE. • MIN. RAILING HEIGHT TO BE 42" IF DECK HEIGHT IS MORE THEN 5-11" ABOVE GRADE



ABBREVIATIONS

ADJ. = ADJUSTABLE

CONC. = CONCRETE CONT. = CONTINUOUS

DEG = DEGREE

DIA. = DIAMETER

= DOUBLE

ENG. = ENGINEERED EXST. = EXISTING

FTG. = FOOTING FDN. = FOUNDATION

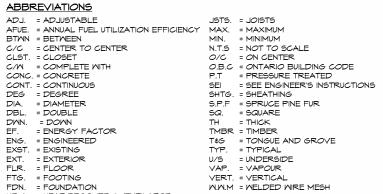
= EXISTING = EXTERIOR = FLOOR

C/C = CENTER TO CENTER CLST. = CLOSET C/W = COMPLETE WITH

= DOWN = ENERGY FACTOR

HRV. = HEAT RECOVERY VENTILATOR

ICF. = INSULATING CONCRETE FORM



CONCRETE ALL CONCRETE TO HAVE ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS OF: • 20 MPA FOR FOOTINGS AND WALLS · 25 MPA FOR BASEMENT FLOORS 32 MPA FOR GARAGE FLOORS AND ALL EXTERIOR CONCRETE WITH 5%-8% AIR ENTRAINMENT. CONCRETE JOINING • TIE NEW FOOTINGS TO EXISTING WITH A MINIMUM OF 3-15M REBAR DOWELS 24" LONG.

 THE NEW FOUNDATION WALLS TO EXISTING WITH A MINIMUM OF 1-15M REBAR DOWEL @ 12" O/C 18" LONG.
 ALL REBAR TO BE GROUTED INTO EXISTING. · UNDERSIDE OF NEW FOOTING TO MATCH EXISTING FOOTING DEPTH UNLESS NOTED OTHERWISE. CONCRETE FLOOR SLABS • GARAGE, CARPORT, EXTERIOR SLABS AND STEPS SHALL BE 32MPA, 4650 PSI CONCRETE (AFTER 28 DAYS) WITH 5-8% AIR ENTRAINMENT UNLESS NOTED OTHERWISE. • BASEMENT SLABS TO BE 4" THICK 20MPA POURED CONCRETE WITH DAMPPROOFING (REFER TO SECTIONS) ON 6" COURSE CLEAN GRANULAR MATERIAL OR 4" THICK 25MPA POURED CONCRETE ON 6" COURSE CLEAN GRANULAR MATERIAL. • GARAGE SLABS TO BE 5" THICK 32MPA WITH 5-8% AIR ENTRAINMENT, SLOPED MIN. 1% TO EXTERIOR TO DRAIN,

ON 6" COURSE CLEAN GRANULAR MATERIAL. • ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED O PROVIDE UNIFORM SUPPORT • WHERE METHANE OR RADON GASES ARE KNOWN TO BE PRESENT, A SOIL GAS BARRIER SHALL BE INSTALLED AT WALLS FLOORS AND ROOPS IN CONTACT WITH THE GROUND ACCORDING TO SUPPLEMENTARY STANDARDS REINFORCED CONCRETE SLABS

 REINFORCED CONCRETE SLABS (PORCHES OVER COLD ROOMS IN BASEMENTS) TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH O.B.C. SECTION 9.4. (UNLESS OTHERWISE DESIGNED BY ENGINEER) THE SLAB SHALL NOT SPAN MORE THAN 8'-2" IN THE SHORTEST DIRECTION, BE NOT LESS THAN 4, 1/8" THICK. • SLABS TO BE REINFORCED WITH 10M BARS @ 7 7/8" ON CENTER MAX IN EACH DIRECTION WITH 1 1/4" CLEAR CONCRETE COVER. THE SLAB SHALL BEAR NOT LESS THAN 3" ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 36"X36" BENT DOWELS SPACED NOT MORE THAN 24" ON CENTER. • STEEL BARS SHALL CONFORM TO GRADE 400 IN CAN/CSA-G30.10-M "BILLET STEEL BARS FOR CONCRETE REINFORCEMENT • CONCRETE FROM WORK SHALL CONFORM WITH CAN/CSA-A23.1M, "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION"

INSULATION/VENTILATION & MEATHERPROOFING • INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 6 MIL POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS. • DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE AND SEALANT. • CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT • CAULKING TO CAUL SUB PROVIDED FOR ALL EXTERIOR DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR NEATHER STRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR. EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR. NATURAL VENTILATION • EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO AND/OR NOT LESS THAN 1/300 OF INSULATED AREA • INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH NOT LESS THAN 1/150 OF INSULATED AREA. ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS. • UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 FT2 OF VENTILATION FOR EACH 538 FT2. DOORS & WINDOWS • EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 FT2 AND NO DIMENSION LESS THAN 15', WHICH IS OPENABLE WITHOUT TOOLS. EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7"FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK. • THE PRINCIPAL ENTRY DOOR SHALL HAVE A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

SMOKE ALARMS & DETECTORS • SHALL BE INSTALLED ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS AS PER O.B.C. 910193 • IN EACH SLEEPING ROOM. • IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING

ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY. • ALL SMOKE ALARMS ARE TO BE INTERCONNECTED AND PROVIDED WITH 1 DAYS OF BATTERY BACKUP O.B.C 9.10.19. • CO2 DETECTOR SHALL BE INSTALLED AS PER O.B.C. 9.33.4.2 • SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 2-11" OR MORE ABOVE AN ADJACENT LEVEL

ACCESS TO CRAWL SPACES • ACCESS HATCH MINIMUM 19 ¾"X 2'-4" TO BE PROVIDED TO EVERY CRAWL SPACE.

ACCESS WAY TO SERVICES EQUIPMENT REQUIRING SERVICES SUCH AS PLUMBING CLEANOUTS, TRAPS AND BURNERS LOCATED IN CRAWL SPACES SHALL BE PROVIDED WITH A ACCESS WAY WITH A HEIGHT AND WIDTH OF NOT LESS THAN 23⁵/5" AND 35 2" WIDHT AND/OR THE WIDTH OF THE EQUIPMENT TO BE SERVICED. ACCESS TO ATTICS

• ACCESS HATCH MINIMUM 21 5/8" X 2"-11" TO BE PROVIDED TO EVERY ATTIC ROOF SPACE WHICH IS 108 FT2 OR MORE IN AREA AND MORE THAN 23 5/8" IN HEIGHT OVER THAT AREA.

HEATED CRAWL SPACES SHALL BE TITED WITH A DOOR OR HATCH EXCEPT WHEN THE ACCESS OPENING INTO THE CRAWL SPACE IS FROM THE ADJACENT HEATED SPACE.

END BEARINGS ALL WOOD AND STEEL BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3 1/2" LENGTH OF BEARING AT END SUPPORTS AS PER O.B.C. 9.23.8.1. EXCEPT WHEN SUPPORTED ON RIBBON BOARDS, ALL FLOOR JOISTS SHALL HAVE NOT LESS THAN 1 /12" LENGTH OF END BEARING AS PER O.B.C. 9.23.9.1(1)

WOOD FRAME CONSTRUCTION ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 2 OR BETTER AND SHALL BE IDENTIFIED BY A GRADE STAMP.
MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.
WOOD FRAMING MEMBERS, WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL, SHALL BE SEPARATED FROM THE CONCRETE WITH 6-MIL POLYETHYLENE DECK CONSTRUCTION

 ALL DECK CONSTRUCTION CONFORM WITH SB-7 SECTION 1.
 ALL FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIALS ARE TO BE COMPATIBLE WITH PRESSURE FREATING CHEMICALS. • ALL EXTERIOR LUMBER TO BE PRESSURE TREATED SPF NO.1 OR NO.2 GRADE.

FLOOR CONSTRUCTION REFER TO DRAWINGS FOR TYPICAL ASSEMBLIES.

 REFER TO DRAVINGS FOR THEIGAL ASSEMBLIES.
 SEE SUPPLIER STRUCTURAL DRAWINGS FOR FLOOR SYSTEM DESIGN (WHERE APPLICABLE).
 JOISTS TO HAVE MINIMUM 1½" END BEARING
 JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION (REFER TO FOUNDATION WALL NOTES) • HEADER JOISTS BETWEEN 3'11" AND 10'-6" IN LENGTH SHALL BE OUBLED. HEADER JOISTS EXCEEDING 10-6" SHALL BE SIZED BY CALCULATIONS • TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2-7" AND 6'-7". TRIMMER

DISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 6-7". 2"X2" CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" FROM EACH SUPPORT AND FROM OTHER ROMS OF PROVIDE SOLID BLOCKING @ 4'-O" MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS OR AS PER ENGINEERED FLOOR MANUFACTURERS SPECIFICATIONS. • JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS.

 JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED
 SUBFLOOR SHEATHING (REFER TO DRAWINGS) TO BE GLUED, NAILED AND SCREWED, WITH STAGGERED · CEILING FINISH TO BE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.

ROOF AND CEILINGS • REFER TO DRAWINGS AND ENGINEERED ROOF TRUSS SHOP DRAWINGS FOR ROOF SHEATHING, ROOF RAFTER, ROOF JOIST AND CEILING JOIST SIZE AND SPACING REQUIREMENTS.
HIP AND VALLEY RAFTER SHALL BE 2' DEEPER THAN COMMON RAFTERS.
2"X4" COLLAR TIES @ RAFTER SPACING WITH 1"X4" CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 7'-10" IN LENGTH

NOTCHING AND DRILLING OF TRUSSES, JOISTS AND RAFTERS • HOLES IN ENGINEERED FLOOR, ROOF AND CEILING MEMBERS TO BE AS PER MANUFACTURERS

SPECIFICATIONS. • HOLES IN DIMENSIONED FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM $\car{k}^{\prime\prime}_{\rm s}$ X actual depth of MEMBER AND NOT LESS THAN 2" FROM EDGES. NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF MEMBER WITHIN ½ THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH. • WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOADBEARING, AND 1 9/16' IF NON-LOADBEARING. • ROOF TRUSS MEMBERS AND ENGINEERED WOOD PRODUCTS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

COLUMNS, BEAMS & LINTELS · STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.

MINIMUM 3 1/2" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 7/8" SOLID MASONRY BENEATH THE • STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND MINIMUM WALL THICKNESS OF 3/16" WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 31 ½/33 ½". IN ALL OTHER CASES EITHER
 ½"X5 ½" OR 7 ½" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.

 MASONRY COLUMNS SHALL BE A MINIMUM OF 11 3/8"X11 3/8"
 PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS

<u>MOOD BLOCKING</u> • MOOD BLOCKING SHALL BE PROVIDED WITHIN WALL FRAMING AT STAIR LOCATIONS FOR HANDRAILS IN ACCORDANCE WITH OBC 9.8.1.1. • WOOD BLOCKING SHALL BE PROVIDED WITHIN WALL FRAMING AT THE MAIN BATHROOM TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, A SHOWER, AND A BATHTUB IN ACCORDANCE WITH OBC SECTION 9.5.2.3.



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960 LORRAINE RD

BUILDING SECTIONS

DRAWING NUMBER:

A3.