	IMPERIAL	METRIC
LOT AREA	7632 SF	709.04 m2

	EXISTING	
COVERAGE – HOUSE (INCL GARAGE)	1881 SF	174.75 m2
COVERAGE – FRONT PORCH	0 SF	0.00 m2
COVERAGE – REAR PATIO	0 SF	0.00 m2
TOTAL	1881 SF	174.75 m2

ADDITION	
114 SF	10.59 m2
170 SF	15.79 m2
539 SF	50.07 m2
823 SF	76.46 m2

TOTAL PROPOSED	
1995 SF	185.34 m2
170 SF	15.79 m2
539 SF	50.07 m2
2704 SF	251.21 m2

	EXISTING	
GFA – FIRST FLOOR (INCL GARAGE)	1881 SF	174.75 m2
GFA – SECOND FLOOR	0 SF	0.00 m2
TOTAL	1881 SF	174.75 m2

ADDITION	
114 SF	10.59 m2
1995 SF	185.34 m2
2109 SF	195.93 m2

TOTAL PROPOSED	
1995 SF	185.34 m2
1995 SF	185.34 m2
3990 SF	370.68 m2

	INTERIOR ALTERATIONS	
BASEMENT	1115 SF	103.59 m2
FIRST FLOOR	1380 SF	128.21 m2
TOTAL	2495 SF	231.79 m2

SITE PLAN NOTES AND DETAILS:

TYPICAL SPECIFICATIONS UNLESS NOTED OTHER WISE OR FIELD CONDITIONS REQUIRE ADDITIONAL ASSESSMENT

TREE PROTECTION ZONES

TREE PROTECTION ZONES:
NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE TREE PROTECTION ZONES. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION, GRADE ALTERATIONS, STORAGE OR MATERIALS, VEHICLE TRAFFIC, EXCAVATION

TREE PROTECTION BARRIERS (TYPES #1 & #2):
1. TREE PROTECTION BARRIERS MUST BE CONSTRUCTED OF PLYWOOD HOARDING OR EQUIVALENT
2. TREE PROTECTION BARRIER FOR CITY TREES AND ALL FRONT YARD MUST CONSIST OF ORANGE PLASTIC SNOW FENCING ON 2"X4" WOOD FRAME CONSTRUCTION (MIN 4'–0" HGT)

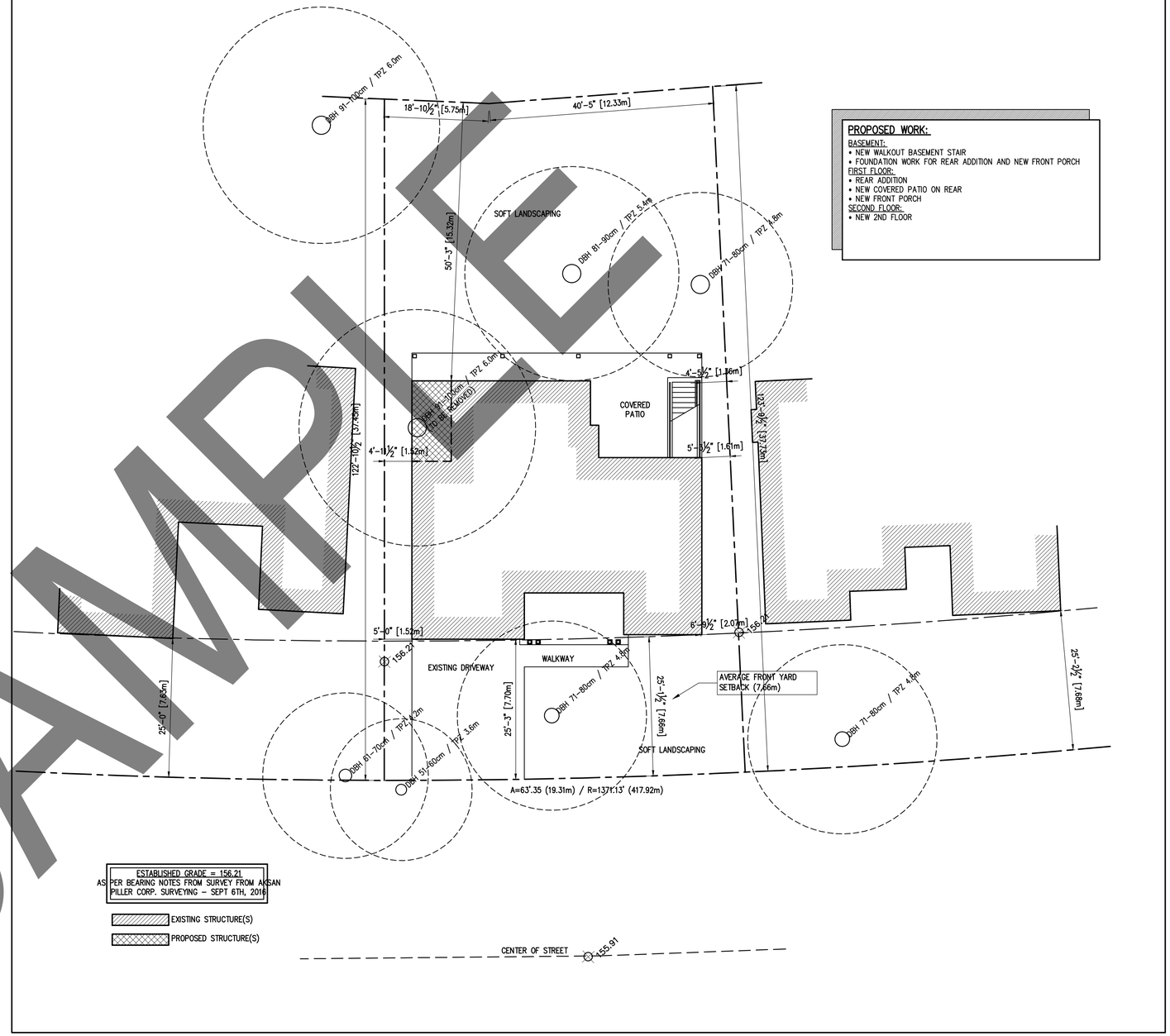
PERMIT TO INJURE OR REMOVE:
ANY PERMITS TO INJURE OR REMOVE A TREE REQUIRE CONSULTING WITH A CERTIFIED ARBORIST TO COORDINATE AN APPLICATION TO THE URBAN FORESTRY DEPARTMENT ON BEHALF OF ALL PARTIES SHARING INTEREST ON THE TREE

RAVINE AND CONSERVATION AREAS:
TREE PROTECTION ZONES WILL VARY FOR RAVINE AND CONSERVATION AREAS. CONTRACTORS TO CONTACT RELEVANT OFFICES FOR INSTRUCTION

TREE PROTECTION ZONE (TPZ)	
TRUNK (dia)	TPZ (Min Dist.)
LESS THAN 10cm	1.8m
11–40cm (4"–16")	2.4m (7'–8")
41–50cm (16"–20")	3.0m (9'–8")
51–60cm (20"–24")	3.6m (11'–8")
61–70cm (24"–28")	4.2m (13'–8")
71–80cm (28"–32")	4.8m (15'–8")
81–90cm (32"–36")	5.4m (17'–8")
91–100cm (36"–40")	6.0m (19'–8")

SITE WORKS

- CONTRACTORS RESPONSIBLE TO LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION (IN C GAS HYDRO, WATER, AND ANY OTHER UTILITIES THAT AY EXIST ON THE SITE OR WITHIN THE STREET LINES.
- SITE FENCING IS REQUIRED AS PER CITY OF TORONTO MUNICIPAL CODE 363 – ARTICLE III)
- NO CONSTRUCTION NOISE PERMITTED BETWEEN 7:00PM AND 7:00AM (9:00AM ON WEEKENDS AND HOLIDAYS)
- ALL CONNECTIONS SHALL BE INSTALLED AS PER MUNICIPAL STANDARDS AND SPECIFICATIONS
- CONTRACTORS TO VERIFY THAT ALL NEW FOOTING ELEVATIONS AND TOP OF FOUNDATION WALL ELEVATIONS CONFORM WITH BUILDING CODE AND CERTIFIED GRADING PLANS (PRIOR TO WORK DONE)
- OUTSIDE FINISHED GRADE ELEVATIONS TO BE MIN 150mm (APX 6") BELOW EXTERIOR CLADDING ELEVATIONS
- PRIOR TO ANY SODDING, CONTRACTORS MUST ENSURE TO PROPER GRADING GRADING CONDITIONS ARE SATISFIED.
- DRIVEWAY GRADES SHOULD BE NO LESS THAN 2.0% SLOPE AND NOT GREATER THAN 8.0%
- LAWN AND SWALES GRADES SHALL HAVE A MINIMUM SLOPE OF 1.5% AND MAXIMUM SLOPE OF 6.0%
- ALL EXCESS EXCAVATED MATERIALS WILL NOT BE STORED ON SITE. EXCAVATED MATERIAL TO BE TRUCKED OFF SITE
- EXISTING DRAINAGE PATTERNS TO BE MAINTAINED UNLESS NOTED OTHERWISE
- ANY SEPTIC SYSTEMS WILL BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE GUIDELINES AND REGULATIONS
- PRIOR TO ANY CONSTRUCTION TAKING HOARDING TO BE INSTALLED ADJACENT TO THE EXISTING PROPERTIES TO PROTECT THEM FROM CONSTRUCTION WILL BE IN ACCORDANCE OF THE ONTARIO OCCUPATIONAL G=HEALTH AND SAFETY ACT AND MAINTAINED THROUGHOUT CONSTRUCTION
- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGE AT AN APPROVED LOCATION PRIOR TO BUILDING PERMIT
- ENSURE ALL EXCAVATION AVOIDS ANY DAMAGE TO RELATED PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS OR LANDSCAPE FEATURES.
- ENSURE INTEGRITY OF THE EXCAVATION, BRACING, AND SHORING IS MAINTAINED THROUGHOUT CONSTRUCTION
- ENGINEER APPROVAL REQUIRED FOR INADEQUATE SOIL CONDITIONS (INCLUDING HIGH GROUND WATER, UNSTABLE SOILS, CLAY, AND ANGLE OF REPOSE REQUIREMENTS.)



SITE PLAN
SCALE 3/32":1'–0"

PROPOSED WORK:

BASEMENT:
- NEW WALKOUT BASEMENT STAIR
- FOUNDATION WORK FOR REAR ADDITION AND NEW FRONT PORCH

FIRST FLOOR:
- REAR ADDITION
- NEW COVERED PATIO ON REAR
- NEW FRONT PORCH

SECOND FLOOR:
- NEW 2ND FLOOR

GENERAL NOTES:
– ALL EXISTING & PROPOSED WORK MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
– DO NOT SCALE DRAWINGS
– CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DUE TO FIELD CONDITIONS AND CONSTRUCTION METHODS.
– SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS
– ALL CONSTRUCTION MUST ADHERE TO THE 2012 ONTARIO BUILDING CODE AND ANY AUTHORITIES HAVING JURISDICTION
– CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS
– ALL PRODUCT & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS
– ANY MATERIAL SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE (AS PER OBC 2012)

NORTH

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
SITE PLAN & DATA

ADDRESS:

DRAWN BY: DAVID LANG
2100 BLOOR ST W – STE 6272
TORONTO, ONTARIO – M6S 5A5
T: 416–894–1864 F:416–604–9767
www.plansandpermits.ca – dave@plansandpermits.ca

SCALE: 1/4" : 1'–0" (UNLESS NOTED OTHERWISE)

DWG No: A1

PROJECT NUMBER: (PROJECT NUMBER: 16–023)

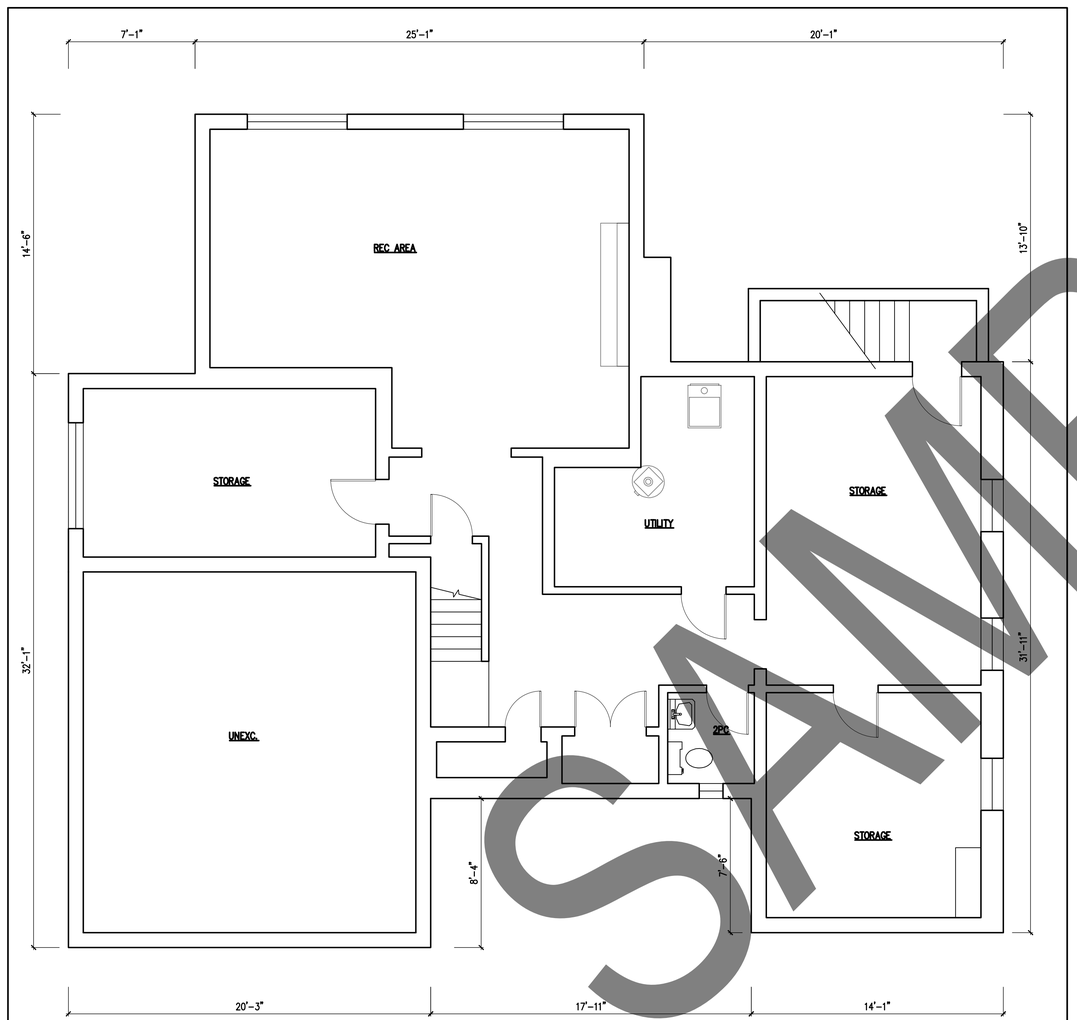
PLOT STAMP: Monday, April 03, 2017 3:50:23 PM

PROPOSED WORK:

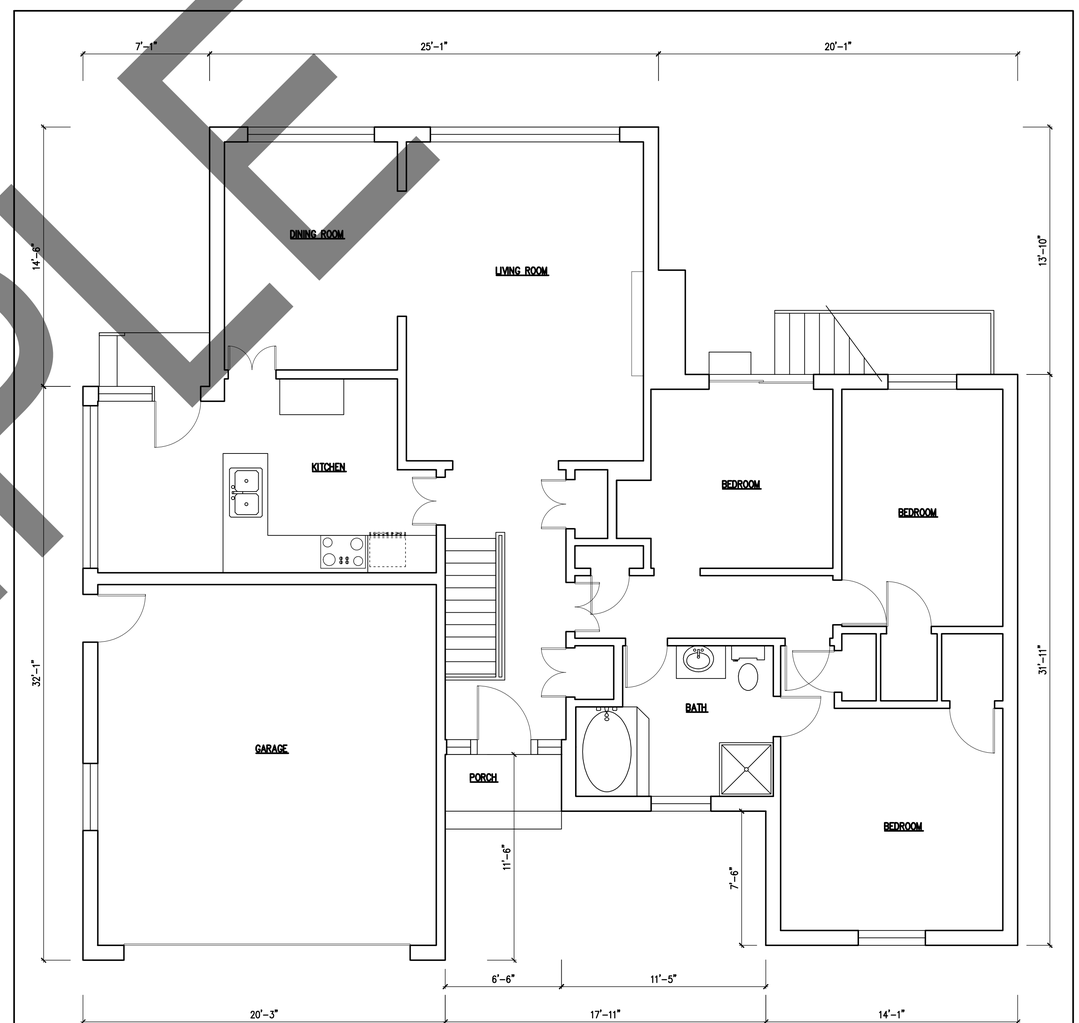
BASEMENT:
- NEW WALKOUT BASEMENT STAIR
- FOUNDATION WORK FOR REAR ADDITION AND NEW FRONT PORCH

FIRST FLOOR:
- REAR ADDITION
- NEW COVERED PATIO ON REAR
- NEW FRONT PORCH

SECOND FLOOR:
- NEW 2ND FLOOR



EXISTING BASEMENT PLAN
SCALE ¼":1'-0"



EXISTING FIRST FLOOR PLAN
SCALE ¼":1'-0"

GENERAL NOTES:
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NORTH

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
EXISTING PLANS

ADDRESS:

DRAWN BY: DAVID LANG
2100 BLOOR ST W – STE 6272
TORONTO, ONTARIO – M6S 5A5
T: 416-894-1864 F:416-604-9767
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SCALE:
1/4" : 1'-0"
(UNLESS NOTED OTHERWISE)

DWG No:
A2

PROJECT NUMBER:
(PROJECT NUMBER: 16-023)

PLOT STAMP:
Monday, April 03, 2017 3:50:25 PM

STRUCTURAL SCHEDULE	
FTG–1	10" dia CONC PIER RESTING ON 36"X36"X12" CONC FOOTING *
FTG–2	48"X48"X22" CONC FOOTING (7–15M BOTH DIRECTIONS) *
FDN–1	10" CONC BLOCK ON 22"X8" (c/w 15M @ 24" O.C. – VERT.) RESTING ON 22"X8" FTG c/w 2–15M BAR CONTINUOUS (25 MPa CONCRETE) *
FDN–2	10" CONC BLOCK WITH 15M BAR @ 16" O.C. VERT & HORZ. ON 18"X8" CONC STRIP FOOTING WITH 15M BAR @ 16" O.C. (25 MPA CONCRETE) *
FFJ1	LPI 42 PLUS – 11⅞" @ 16" O.C. (MAX 19'–0" SPAN) c/w 23/32" OSB FLOOR SHEATHING GLUED&NAILED
COL–1	STEEL COLUMN HSS 102X102X4.8 (4"X4"X3/16") 6"X6"X⅜" T&B PLATE BOLTED TO FOOTING WITH 4–1/2" BOLTS 4" LOG
COL–2	6"X6" PRESSURE TREATED POST (ANCHORED TO CONC PIER WITH METAL SHOW)
LTL–1	3½"X3½"X¼" STEEL LINTEL
LTL–2	4"X3½"X5/16" STEEL LINTEL

* – SOILS BEARING TO BE MIN 120kPa, SITE VERIFY BY SOILS ENGINEER

EXISTING FOOTING & SOIL CONDITIONS
CONTRACTOR TO VERIFY ADEQUATE FOOTING SIZE AND SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION (AS PER PLAN)

EXISTING FOOTING & SOIL CONDITIONS
CONTRACTOR TO VERIFY ADEQUATE FOOTING SIZE AND SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION (AS PER PLAN)

NEW / MODIFIED STAIR OPENING
STAIR CONSTRUCTION BY STAIR MANUFACTURER. ENSURE STAIR HEADROOM, WIDTH & DIMENSIONS ARE AS PER OBC REQUIREMENTS AND ARE CONSTRUCTED WITH ADEQUATE STRUCTURAL INTEGRITY

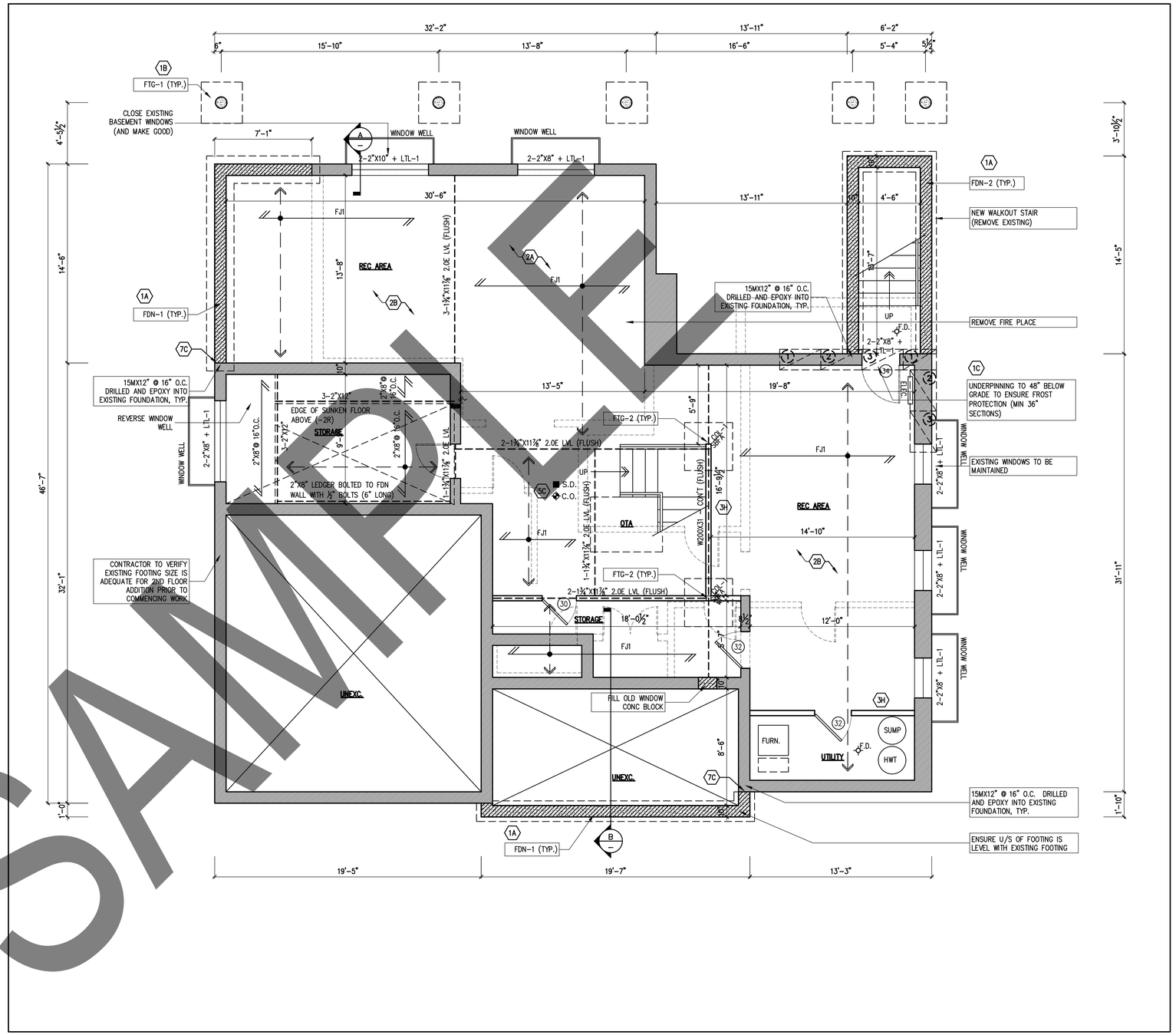
VERIFICATION OF PROPOSED WORK
THESE PLANS ARE PROPOSED AND CONTRACTORS NEED TO VERIFY ACCURACY OF ALL DIMENSIONS, EXISTING CONDITIONS, AND PROPOSED WORK PRIOR TO CONSTRUCTION. ALL DISCREPANCIES ARE TO BE REPORTED BEFORE PROCEEDING WITH THE WORK.

DEMOLITION AND EXISTING CONDITIONS
ALL WORK TO BE PROPERLY BRACED AND SHORED THROUGHOUT CONSTRUCTION. CONTRACTOR TO VERIFY THAT ALL EXISTING CONDITIONS TO BE MAINTAINED ARE STRUCTURALLY ADEQUATE.

CONCRETE / CEMENT FLOOR TOPPINGS (INFLOOR RADIANT HEATING)
STRUCTURAL FLOOR LOADS TO BE VERIFIED WHERE CONCRTE/CEMENT FLOOR TOPPINGS ARE INSTALLED
(ie; RADIANT FLOOR HEATING)

INSPECTIONS & GENERAL REVIEW BY ENGINEER
CONTRACTORS TO CONFIRM ALL REQUIREMENTS FOR BUILDING DEPARTMENT INSPECTIONS AND/OR GENERAL REVIEW BY STRUCTURAL ENGINEER DURING CONSTRUCTION

BUILDING PERMIT REVIEW
CONTRACTOR(S) ARE RESPONSIBLE TO REVIEW AND INCORPORATE ALL RELATED BUILDING PERMIT MARKUPS AND ADDITIONAL DOCUMENTATION.



PROPOSED BASEMENT PLAN
SCALE ¼":1'–0"

GENERAL NOTES:
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NORTH

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
PROPOSED PLANS

ADDRESS:

DRAWN BY: DAVID LANG
2100 BLOOR ST W – STE 6272
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T: 416–894–1864 F:416–604–9767
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SCALE:
1/4" : 1'–0"
(UNLESS NOTED OTHERWISE)

DWG No:
A3

PROJECT NUMBER:
(PROJECT NUMBER: 16–023)

PLOT STAMP:
Monday, April 03, 2017 3:50:27 PM

STRUCTURAL SCHEDULE	
FTG–1	10" dia CONC PIER RESTING ON 36"X36"X12" CONC FOOTING *
FTG–2	48"X48"X22" CONC FOOTING (7–15M BOTH DIRECTIONS) *
FDN–1	10" CONC BLOCK ON 22"X8" (c/w 15M @ 24" O.C. – VERT.) RESTING ON 22"X8" FTG c/w 2–15M BAR CONTINUOUS (25 MPa CONCRETE) *
FDN–2	10" CONC BLOCK WITH 15M BAR @ 16" O.C. VERT & HORZ. ON 18"X8" CONC STRIP FOOTING WITH 15M BAR @ 16" O.C. (25 MPA CONCRETE) *
FFJ1	LPI 42 PLUS – 11⅞" @ 16" O.C. (MAX 19'–0" SPAN) c/w 23/32" OSB FLOOR SHEATHING GLUED&NAILED
COL–1	STEEL COLUMN HSS 102X102X4.8 (4"X4"X3/16") 6"X6"X⅜" T&B PLATE BOLTED TO FOOTING WITH 4–1/2" BOLTS 4" LOG
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LTL–1	3½"X3½"X¼" STEEL LINTEL
LTL–2	4"X3½"X5/16" STEEL LINTEL

* – SOILS BEARING TO BE MIN 120kPa, SITE VERIFY BY SOILS ENGINEER

NEW / MODIFIED STAIR OPENING
STAIR CONSTRUCTION BY STAIR MANUFACTURER. ENSURE STAIR HEADROOM, WIDTH & DIMENSIONS ARE AS PER OBC REQUIREMENTS AND ARE CONSTRUCTED WITH ADEQUATE STRUCTURAL INTEGRITY

VERIFICATION OF PROPOSED WORK
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DEMOLITION AND EXISTING CONDITIONS
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CONCRETE / CEMENT FLOOR TOPPINGS (INFLOOR RADIANT HEATING)
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(ie; RADIANT FLOOR HEATING)

INSPECTIONS & GENERAL REVIEW BY ENGINEER
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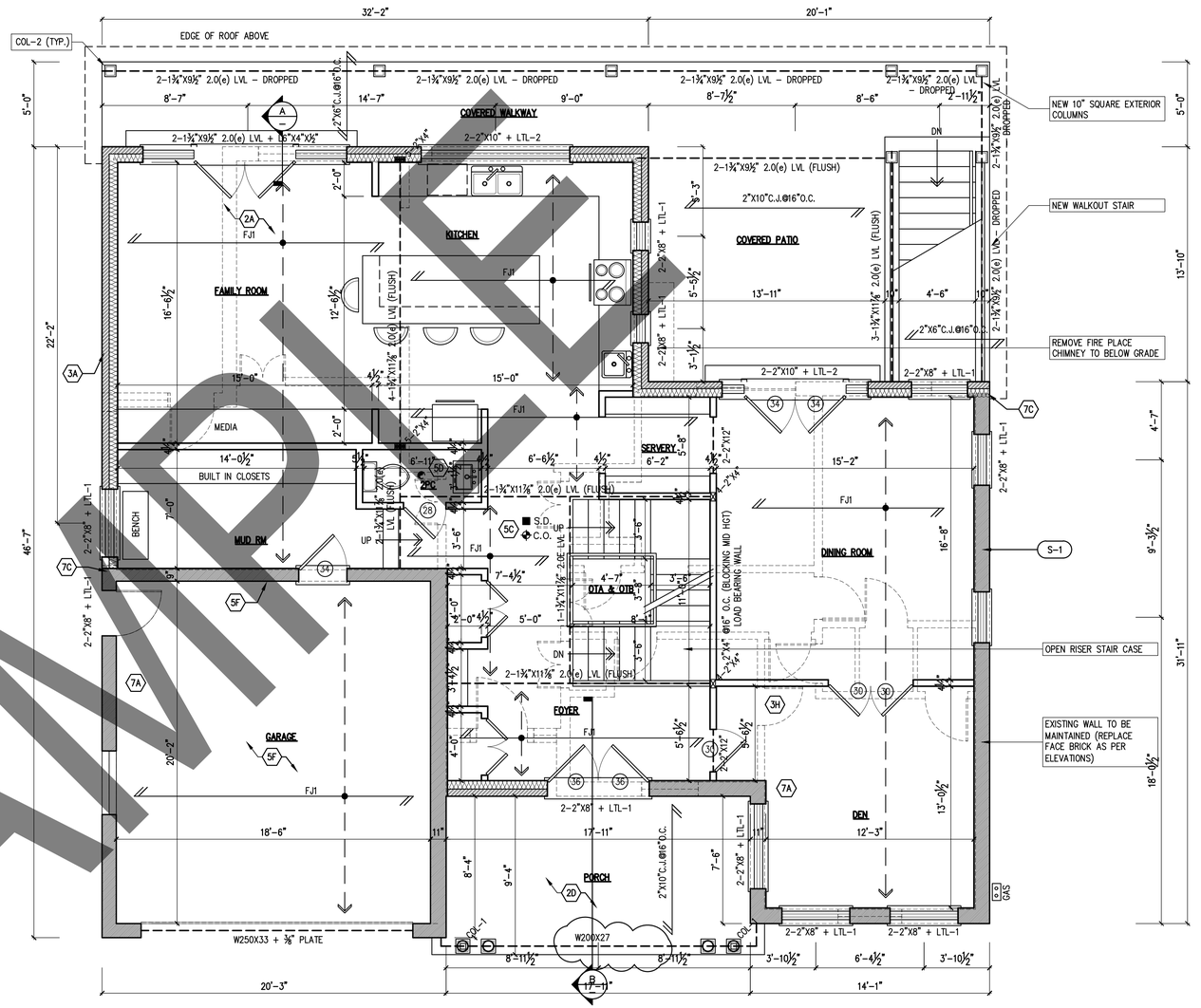
BUILDING PERMIT REVIEW
CONTRACTOR(S) ARE RESPONSIBLE TO REVIEW AND INCORPORATE ALL RELATED BUILDING PERMIT MARKUPS AND ADDITIONAL DOCUMENTATION.



TOTAL AREA OF EXISTING EXTERIOR WALLS = 1879 SF
TOTAL AREA OF EXISTING EXTERIOR WALLS TO MAINTAINED = 952 SF (50%)

PROPOSED FIRST FLOOR PLAN
SCALE ¼":1'–0"

GENERAL NOTES:
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NORTH

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
PROPOSED PLANS

ADDRESS:

DRAWN BY: DAVID LANG
2100 BLOOR ST W – STE 6272
TORONTO, ONTARIO – M6S 5A5
T: 416–894–1864 F:416–604–9767
www.plansandpermits.ca – dave@plansandpermits.ca

SCALE:
1/4" : 1'–0"
(UNLESS NOTED OTHERWISE)

DWG No:
A4

PROJECT NUMBER:
(PROJECT NUMBER: 16–023)

PLOT STAMP:
Monday, April 03, 2017 3:50:29 PM

STRUCTURAL SCHEDULE	
FTG-1	10" dia CONC PIER RESTING ON 36"X36"X12" CONC FOOTING *
FTG-2	48"X48"X22" CONC FOOTING (7-15M BOTH DIRECTIONS) *
FDN-1	10" CONC BLOCK ON 22"X8" (c/w 15M @ 24" O.C. - VERT.) RESTING ON 22"X8" FTG c/w 2-15M BAR CONTINUOUS (25 MPa CONCRETE) *
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LTL-1	3½"X3½"X¼" STEEL LINTEL
LTL-2	4"X3½"X5/16" STEEL LINTEL

* - SOILS BEARING TO BE MIN 120kPa, SITE VERIFY BY SOILS ENGINEER

ROOF TRUSSES
ROOF TRUSS LAYOUT AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTOR AND/OR ROOF MANUFACTURER PROPOSED WORK (I.E; SOFFITS, RIDGES, AND PITCHES)

DEMOLITION AND EXISTING CONDITIONS
ALL WORK TO BE PROPERLY BRACED AND SHORED THROUGHOUT CONSTRUCTION. CONTRACTOR TO VERIFY THAT ALL EXISTING CONDITIONS TO BE MAINTAINED ARE STRUCTURALLY ADEQUATE.

NEW / MODIFIED STAIR OPENING
STAIR CONSTRUCTION BY STAIR MANUFACTURER. ENSURE STAIR HEADROOM, WIDTH & DIMENSIONS ARE AS PER OBC REQUIREMENTS AND ARE CONSTRUCTED WITH ADEQUATE STRUCTURAL INTEGRITY

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STRUCTURAL FLOOR LOADS TO BE VERIFIED WHERE CONCRTE/CEMENT FLOOR TOPPINGS ARE INSTALLED
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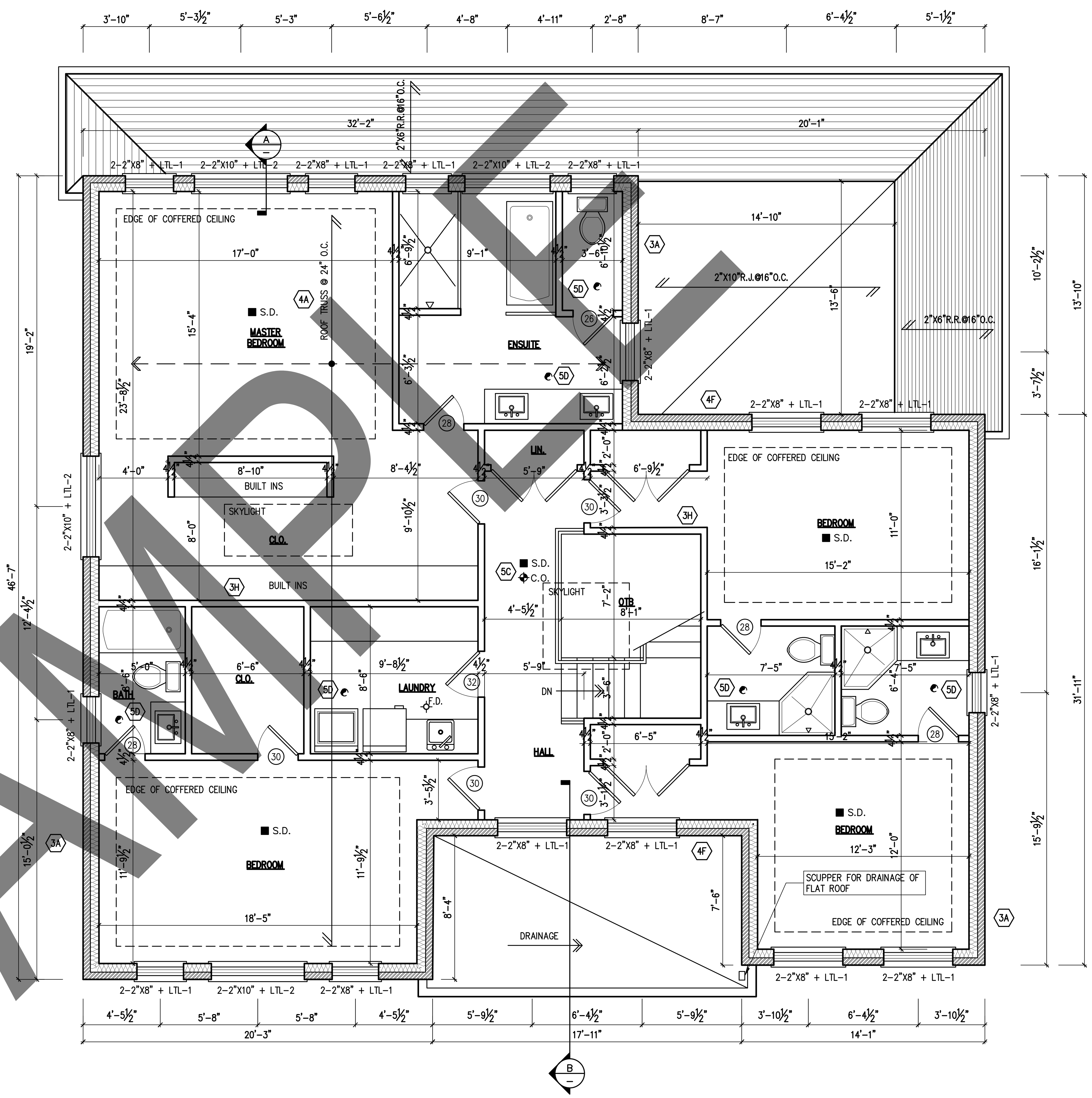

PROPOSED SECOND FLOOR PLAN
SCALE ¼":1'-0"

GENERAL NOTES:
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NORTH

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
PROPOSED PLANS

ADDRESS:

DRAWN BY: DAVID LANG
2100 BLOOR ST W - STE 6272
TORONTO, ONTARIO - M6S 5A5
T: 416-894-1864 F:416-604-9767
www.plansandpermits.ca - dave@plansandpermits.ca

SCALE: 1/4" : 1'-0" (UNLESS NOTED OTHERWISE)
DWG No: A5

PROJECT NUMBER:
(PROJECT NUMBER: 16-023)

PLOT STAMP:
Monday, April 03, 2017 3:50:31 PM

ROOF TRUSSES
ROOF TRUSS LAYOUT AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTOR AND/OR ROOF MANUFACTURER PROPOSED WORK (I.E; SOFFITS, RIDGES, AND PITCHES)

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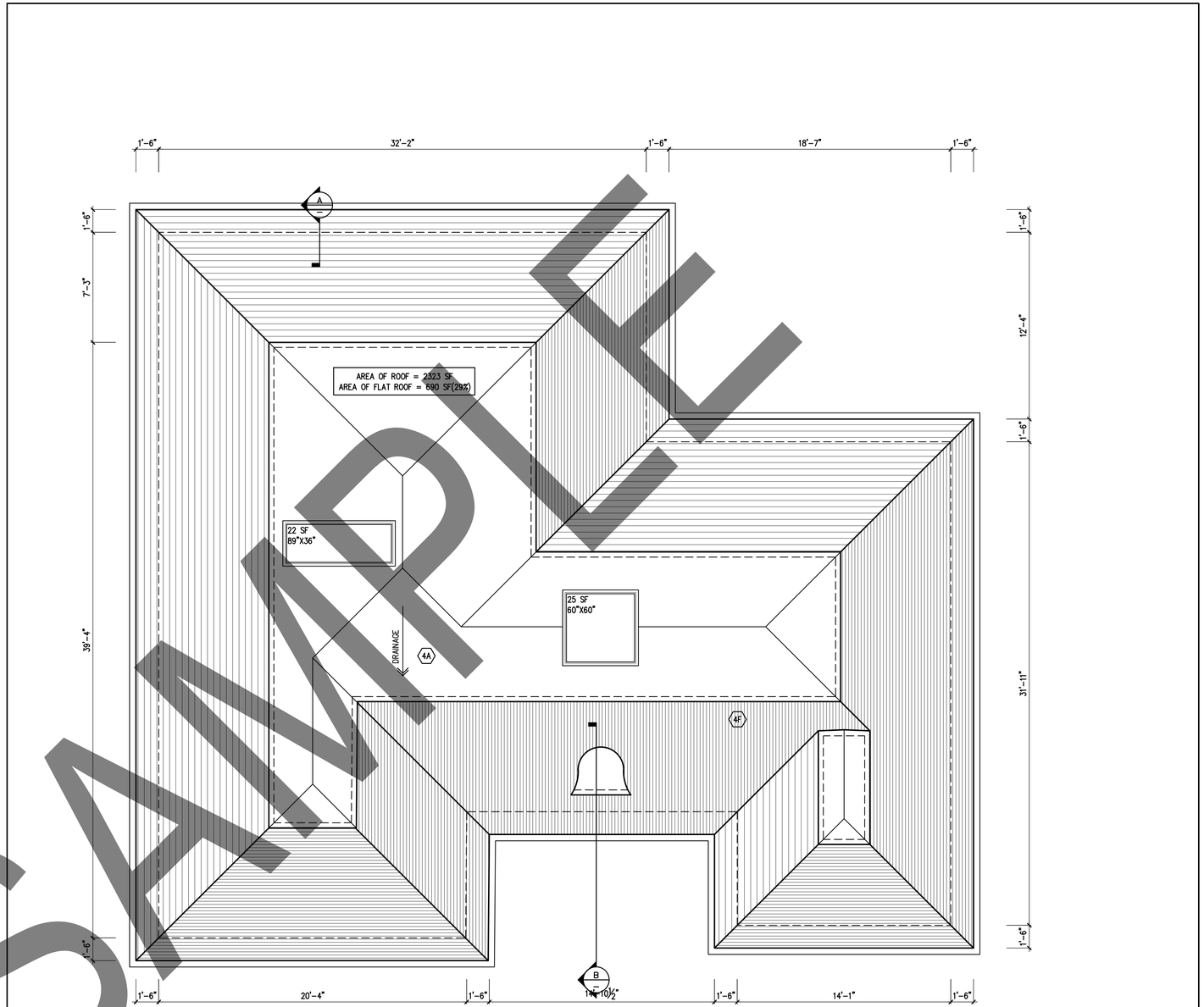
BUILDING PERMIT REVIEW
CONTRACTOR(S) ARE RESPONSIBLE TO REVIEW AND INCORPORATE ALL RELATED BUILDING PERMIT MARKUPS AND ADDITIONAL DOCUMENTATION.



PROPOSED ROOF PLAN
SCALE ¼":1'-0"

GENERAL NOTES:
- ALL EXISTING & PROPOSED WORK MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
- DO NOT SCALE DRAWINGS
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DUE TO FIELD CONDITIONS AND CONSTRUCTION METHODS.
- SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS
- ALL CONSTRUCTION MUST ADHERE TO THE 2012 ONTARIO BUILDING CODE AND ANY AUTHORITIES HAVING JURISDICTION
- CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS
- ALL PRODUCT & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS
- ANY MATERIAL SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE (AS PER OBC 2012)

NORTH

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
PROPOSED PLANS

ADDRESS:

DRAWN BY: DAVID LANG
2100 BLOOR ST W – STE 6272
TORONTO, ONTARIO – M6S 5A5
T: 416-894-1864 F:416-604-9767
www.plansandpermits.ca – dave@plansandpermits.ca

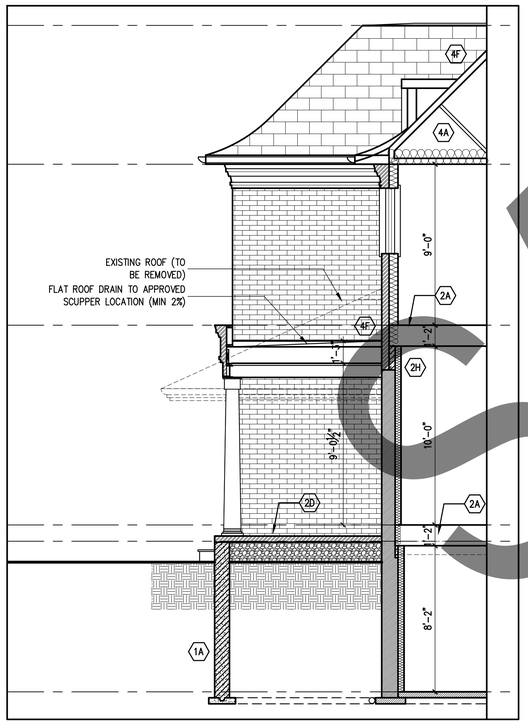
SCALE:
1/4" : 1'-0"
(UNLESS NOTED OTHERWISE)

DWG No:
A6

PROJECT NUMBER:
(PROJECT NUMBER: 16-023)

PLOT STAMP:
Monday, April 03, 2017 3:50:32 PM

PROPOSED FRONT ELEVATION (NORTH)
SCALE ¼":1'-0"



SECTION B
SCALE ¼":1'-0"

PROPOSED REAR ELEVATION (SOUTH)
SCALE ¼":1'-0"

GENERAL NOTES:
- ALL EXISTING & PROPOSED WORK MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
- DO NOT SCALE DRAWINGS
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DUE TO FIELD CONDITIONS AND CONSTRUCTION METHODS.
- SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS
- ALL CONSTRUCTION MUST ADHERE TO THE 2012 ONTARIO BUILDING CODE AND ANY AUTHORITIES HAVING JURISDICTION
- CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS
- ALL PRODUCT & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS
- ANY MATERIAL SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE (AS PER OBC 2012)

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
PROPOSED ELEVATIONS

ADDRESS:

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TORONTO, ONTARIO - M6S 5A5
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www.plansandpermits.ca - dave@plansandpermits.ca

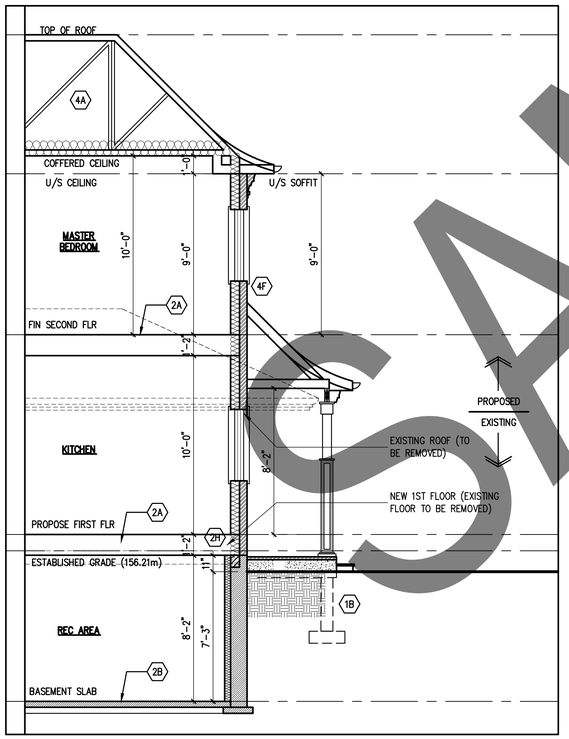
SCALE:
1/4" : 1'-0"
(UNLESS NOTED OTHERWISE)

DWG No:
A7

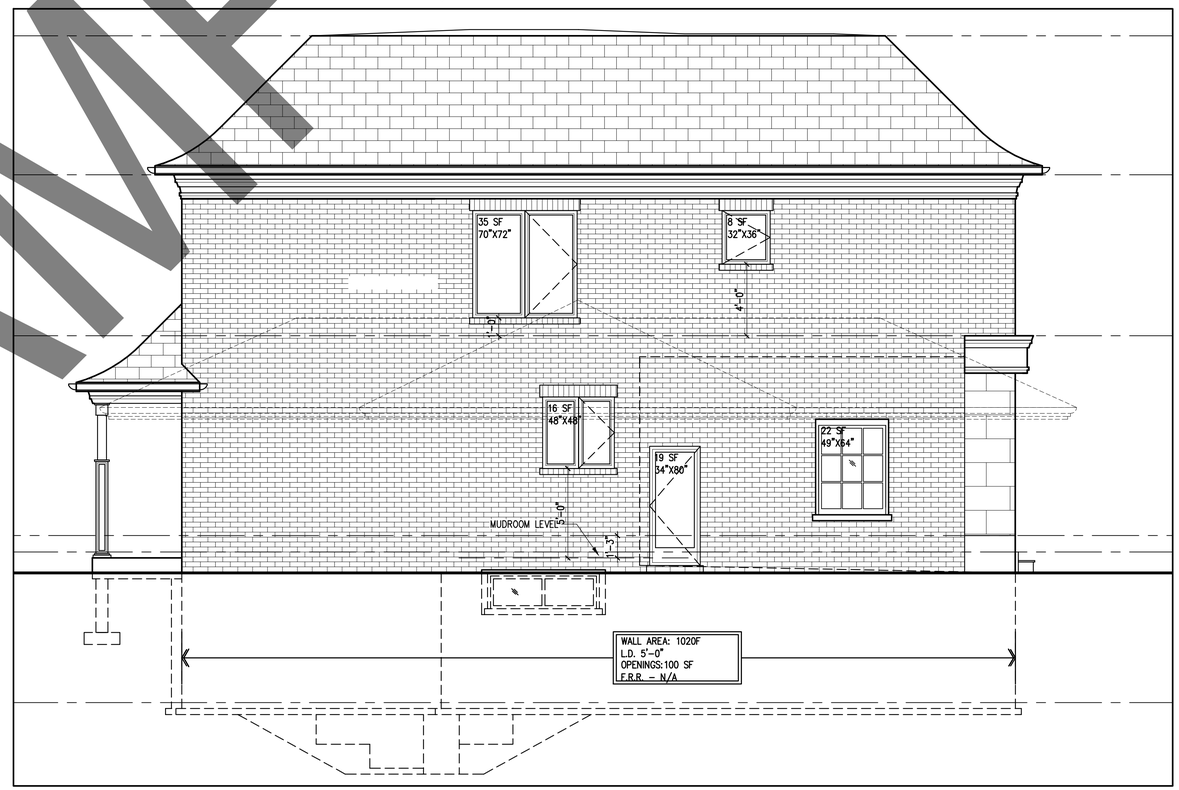
PROJECT NUMBER:
(PROJECT NUMBER: 16-023)

PLOT STAMP:
Monday, April 03, 2017 3:50:34 PM

PROPOSED RIGHT SIDE ELEVATION (WEST)
SCALE ¼":1'-0"



SECTION A
SCALE ¼":1'-0"



PROPOSED LEFT SIDE ELEVATION (EAST)
SCALE ¼":1'-0"

GENERAL NOTES:
- ALL EXISTING & PROPOSED WORK MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
- DO NOT SCALE DRAWINGS
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DUE TO FIELD CONDITIONS AND CONSTRUCTION METHODS.
- SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL CONSTRUCTION MUST ADHERE TO THE 2012 ONTARIO BUILDING CODE AND ANY AUTHORITIES HAVING JURISDICTION
- CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS
- ALL PRODUCT & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS
- ANY MATERIAL SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE (AS PER OBC 2012)

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:
PROPOSED ELEVATIONS

ADDRESS:

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SCALE: 1/4" : 1'-0" (UNLESS NOTED OTHERWISE)

DWG No: A8

PROJECT NUMBER: (PROJECT NUMBER: 16-023)

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CONSTRUCTION NOTES AND DETAILS:

TYPICAL SPECIFICATIONS UNLESS NOTED OTHER WISE OR FIELD CONDITIONS REQUIRE ADDITIONAL ASSESSMENT

GENERAL NOTES

GENERAL NOTES:
- DO NOT SCALE THE DRAWINGS
- REFER TO CONSTRUCTION NOTES FOR ALL SPECIFICATIONS.
- OWNERS & CONTRACTORS RESPONSIBLE FOR ALL MEANS & METHODS OF CONSTRUCTION INCLUDING ANY RELATED SAFETY PRECAUTIONS
- ALL DIMENSIONS & AS-BUILT INFORMATION TO BE VERIFIED BY CONTRACTORS
- CONTRACTORS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THE PLAN.
- CONTRACTORS TO CARRY LIABILITY INSURANCE FOR PERFORMING THE WORK

CODE AND REGULATIONS
- ALL CONSTRUCTION TO ADHERE TO THE 2012 ONTARIO BUILDING CODE AS WELL AS OTHER CODES & AUTHORITIES HAVING JURISDICTION.
- ADDITIONAL DESIGN & CALCULATIONS TO BE PROVIDED BY OTHER QUALIFIED DESIGNERS SUCH AS STRUCTURAL, HVAC, TRUSS, GRADING, SURVEY, ETC...

SITE WORK:
- ENSURE ALL EXCAVATION AVOIDS DAMAGE TO ANY RELATED PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS OR SURROUNDING FEATURES.
- CONTRACTOR TO CONFIRM ALL UTILITIES LOCATIONS BEFORE EXCAVATION..
- EXISTING GRADES AND DRAINAGE LOCATIONS TO BE MAINTAINED UNLESS NOTED OTHERWISE STATED OTHERWISE

PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION:
- EXISTING STRUCTURE(S) TO BE PROTECTED DURING CONSTRUCTION FROM ANY WEATHER ISSUES, SECURITY OR RELATED DAMAGES.
- VERIFY/REINFORCE EXISTING SUPPORT SYSTEMS, INCLUDING FOUNDATIONS THROUGHOUT CONSTRUCTION

PREFABRICATED ITEMS AND ORDERING OF MATERIALS:
- ALL PREFABRICATED ITEMS TO BE SITE VERIFIED PRIOR TO CONSTRUCTION
- REFER TO RELEVANT DOCUMENTS FOR DIMENSIONS AND INSTALLATION REQUIREMENTS

UTILITIES, SERVICES, AND EASEMENTS:
- CONTACT ALL LOCAL AUTHORITIES HAVING JURISDICTION TO GAS , ELECTRICAL, WATER, SANITARY, EASEMENTS AND OTHER RELATED ITEMS WHERE APPLICABLE

STRUCTURAL(INCL. BEAMS & POSTS):
- REFER TO PLANS FOR ALL BEAMS AND POST SIZES
- ALL MEMBERS SHALL BE FRAMED, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY
- ALL STRUCTURAL LOADS TO BE CONTINUOUS & VERTICAL WITH SOLID BEARING THROUGH THE FOUNDATION
- MIN 3 1/2" SOLID BEARING FOR ALL WOOD BEAMS 2-PLY OR LESS
- MIN 5 1/2" SOLID BEARING FOR STEEL & WOOD BEAMS 3-PLY OR GREATER
- ALL STRUCTURAL POSTS TO BE SAME WIDTH AS MEMBER THEY SUPPORT
- PROVIDE SOLID CONCRETE FOR TOP 2 COURSES FOR ALL BEAMS AND POSTS BEARING ON MASONRY WALLS
- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.

TREE PROTECTION:
- NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN TREE PROTECTION ZONES WITHOUT APPROVAL FROM LOCAL FORESTRY DEPARTMENT.

INSPECTIONS:
- CONTRACTORS ARE RESPONSIBLE TO ARRANGE FOE REQUIRED INSPECTIONS BY LOCAL BUILDING AUTHORITIES AND/OR STRUCTURAL ENGINEER WHERE APPLICABLE FOR GENERAL REVIEW COMMITMENT.

OTHER DESIGN DRAWINGS:
- OTHER DESIGN DRAWINGS REQUIRED FOR PERMIT RELATED APPROVALS TO BE PREPARED PRIOR TO ANY WORK. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO HVAC DESIGN, ENGINEER ROOF DESIGN, SOILS REPORTS, ETC...

BEAMS & LINTELS

REFER TO PLANS FOR ALL BEAMS AND POST SIZES
- MIN 3 ½" SOLID BEARING FOR ALL WOOD BEAMS 2-PLY OR LESS
- MIN 5 ½" SOLID BEARING FOR STEEL BEAMS AND WOOD BEAMS 3-PLY OR GREATER
- ALL STRUCTURAL POSTS TO BE SAME WIDTH AS MEMBER THEY SUPPORT
- PROVIDE SOLID CONCRETE FOR TOP 2 COURSES FOR ALL BEAMS AND POSTS BEARING ON MASONRY WALLS
- ALL BEAMS AND POSTS TO HAVE SOLID BEARING WITH LOADS CONTINUOUS THRU FOUNDATION
- FIELD WELD FOR ALL STEEL BEAM-BEAM CONNECTIONS.
- ENGINEER APPROVED JOIST HANGERS AND FASTENERS WHERE REQUIRED FOR JOIST AND BEAM CONNECTIONS
- ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
- ENSURE QUALITY OF EXISTING MASONRY WALLS IS ADEQUATE FOR ALL LOADS WHERE REQUIRED

LEGEND:

AC – AIR CONDITIONING
BLK – CONCRETE BLOCK
CANT. – CANTILEVER
CJ – CEILING JOIST
CLO – CLOSET
CO – CO2 DETECTOR
CONC – CONCRETE
DJ – DOUBLE JOIST
EXTG – EXISTING
FD – FLOOR DRAIN
FDN – FOUNDATION
FJ – FLOOR JOIST
FIN – FINISHED
FTG – FOOTING
FURN – FURNACE
GFP – GAS FIREPLACE
GT – GIRDER TRUSS
HWT – HOT WATER TANK
OC – ON CENTER
OH – OVERHEAD
OTA – OPEN TO ABOVE
OTB – OPEN TO BELOW
PL – POINT LOAD
PT – PRESSURE TREATED
RR – ROOF RAFTER
RJ – ROOF JOIST
SB – SOLID BEARING
SA – SMOKE ALARM
TYP – TYPICAL
U/G – UNDER GROUND
U/S – UNDER SIDE
UNEXC – UNEXCAVATED

- EXISTING WALL (TO REMAIN)
- EXISTING WALL (TO REMOVE)
- PROPOSED INTERIOR WALL
- PROPOSED EXTERIOR WALL (CLADDING)
- PROPOSED EXTERIOR WALL (MASONRY VENEER)
- PROPOSED FOUNDATION WALL (CONCRETE BLOCK)
- PROPOSED FOUNDATION WALL (POURED CONCRETE)
- SMOKE ALARM/CO DETECTOR
- EXHAUST FAN
- FLOOR DRAIN
- CONSTRUCTION NOTE
- DETAIL NOTE
- DOOR SIZE
- REVISION

MATERIALS

GENERAL:
- ALL MATERIALS AND INSTALLATIONS TO CONFORM TO 2012 ONTARIO BUILDING CODE STANDARDS AS WELL AS ALL MANUFACTURER'S SPECIFICATIONS.
- OWNERS & CONTRACTORS ARE RESPONSIBLE FOR ALL PRODUCT & COLOUR SELECTIONS.
- ANY MATERIAL SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE SUPPLIERS.

LUMBER(9.3.2):
- ALL LUMBER TO BE SPRUCE-PINE-FIR No 1& 2 OR BETTER WITH GRADE STAMP
- LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No2 PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE
- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION
- LUMBER IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE WITH 2MIL POLY, No 50 (45LBS) ROLL ROOFING PAPER, OR OTHER DAMPPROOFING MATERIALS, EXCEPT WHERE THE WOOD MEMBER IS MORE THAN 6" ABOVE THE GROUND

FASTENERS AND STEEL HANGERS:
- NAILS AND SCREWS AS PER OBC 9.23.3.
- ENGINEER APPROVED JOIST HANGERS AND FASTENERS WHERE REQUIRED FOR JOIST AND BEAM CONNECTIONS

INSULATION (9.25.2.2):
- NON-COMBUSTIBLE BATT INSULATION, POLYSTYRENE RIGID BOARD, LOOSE FILL, OR SPRAY FOAM INSULATION (SPRAY FOAM INSULATION TO BE INSTALLED AS PER CAN/ULC-S705.1 AND CAN/ULC-705.2(INSTALLER'S RESPONSIBILITIES)
- CEILING WITH ATTIC – (R50)
- ROOF WITHOUT ATTIC – (R31)
- EXTERIOR WALL ABOVE GRADE – (R24)
- EXTERIOR WALL BELOW GRADE – (R20)
- FOUNDATION WALL(24" BELOW GRADE) – (R10)
- EXPOSED FLOORS – (R31)
- SLABS ON GRADE – (R10)

CONCRETE (9.3.1.) – INCL CONCRETE MASONRY UNITS:
- 32MPa (4650 psi) FOR GARAGE FLOORS, CARPORTS, EXTERIOR STEPS, AND OTHER EXTERIOR FLAT WORK (5%-8% AIR ENTRAINMENT)
- 20MPa (2900 psi) FOR INTERIOR FLOORS OTHER THAN GARAGES AND CARPORTS
- 15MPa (2200psi) FOR ALL OTHER APPLICATIONS
- CONCRETE MASONRY UNITS TO BE 15MPa (2200 psi)

STEEL:
- ALL STEEL SHALL BE SHOP PRIMED WITH RUST INHIBITING PAINT (9.23.8.2)
- STEEL BEAMS TO CONFIRM TO (9.23.4.3) UNLESS NOTED OTHERWISE
- FIELD WELDING TO BE PERFORMED BY A LICENSED WELDER

1A FOOTINGS / FOUNDATION / EXCAVATION & BACKFILL

FOOTINGS:
- CONCRETE STRIP FOOTING AND/OR PAD AS PER PLAN (15 MPA)
- FOOTING REQUIRES SHEAR KEY OR 15M DOWELS SPACED @ 48" O.C.
- FOOTINGS TO BE BEARING ON UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 75Kpa (100Kpa FOR ICF)
- UNDERSIDE OF FOOTING TO BE MIN 48" BELOW GRADE
- ENGINEER DESIGN WHERE JOISTS SPAN EXCEED 16'-1" OR 2 STOREY
- STEPPED FOOTINGS: MAX 22" RISE & MIN 24" RUN (MAX VERT. STEP FOR SAND OR GRAVEL = 14")

FOUNDATION:
- CONCRETE MASONRY(15MPa) OR POURED CONCRETE(15MPa) AS PER PLAN
- 8" ANCHOR BOLTS (½" DIA) EMBEDDED MIN 8" @ 7'-10" O.C.
- CONC BLOCK FOUNDATIONS TO BE SOLID CONC TOP 2 COURSES
- BRACE FOUNDATION PRIOR TO BACKFILL
- FOUNDATION REINFORCEMENT REQUIRED FOR LATERALLY UNSUPPORTED SECTIONS OR WHERE BACKFILL HEIGHT EXCEEDS PERMITTED CODE ALLOWANCES AS PER OBC 9.15.4.2A

DAMPPROOFING & DRAINAGE:
- DAMPPROOFING AND DRAINAGE TO EXTEND TO FOOTING LEVEL
- BITUMINOUS DAMP PROOFING LAYER
- PROVIDE ¼" LAYER OF PARGING FOR CONCRETE BLOCK WALLS.
- OVERLAPPING LAYER OF DELTA-MS DRAINAGE WRAP
- 4" WEEPING TILE WITH MIN 6" OF ¾" GRANULAR STONE COVER (LEVEL WITH FOOTING BELOW INTERIOR SLAB. (ENSURE TILE IS CONTINUOUS WITH DRAINAGE TO APPROVED LOCATION.)
- CONSULT ENGINEER WHERE HYDROSTATIC CONDITIONS EXIST

INTERIOR FACE (HEATED SPACE):
- NO 15 BUILDING PAPER
- 2"X6" STUDS @ 16" O.C. (SINGLE TOP & BOTTOM PLATE WITH 6 MIL POLY SEPARATION TO CONC.)
- MIN RSI 2.11 (R20)
- 6 MIL POLYETHYLENE
- ½" TAPED DRYWALL FINISH

INTERIOR FACE (UNEXCAVATED BENEATH HEATED SPACE):
- MIN (R10) RIGID INSULATION (EXTEND MIN 24" BELOW GRADE) AROUND EXTERIOR PERIMETER OF FOUNDATION
- CONTINUOUS INSULATION TO AVOID THERMAL BREAK TO HEATED SPACE ABOVE

EXCAVATION & BACKFILL
- ENSURE ALL EXCAVATION AVOIDS ANY DAMAGE TO RELATED PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS OR LANDSCAPE FEATURES.
- ENSURE INTEGRITY OF THE EXCAVATION, BRACING, AND SHORING IS MAINTAINED THROUGHOUT CONSTRUCTION
- EXCAVATION TO BE FREE OF STANDING WATER AND KEPT FROM FREEZING.
- EXCAVATION MUST BE CONTINUOUS TO UNDISTURBED SOIL WITH MIN SOIL BEARING CAPACITY
- ENGINEER APPROVAL REQUIRED FOR INADEQUATE SOIL CONDITIONS (INCLUDING HIGH GROUND WATER, UNSTABLE SOILS, CLAY, AND ANGLE OF REPOSE REQUIREMENTS.)
- ENSURE FINISHED GRADE DRAINS TO APPROVED LOCATIONS.

1B CONCRETE PIERS

- CONC PIER (15MPA) WITH BELLED BOTTOM OR CONCRETE PAD AS PER PLAN
- METAL SHOE FASTENER WITH MIN 6" EMBEDDED INTO CONCRETE PIER
- STRUCTURAL POST ABOVE AS PER PLAN

NOTES:
- ENSURE FOUNDATION EXTENDS MIN 6" ABOVE GRADE
- UNDERSIDE OF PIER TO BE MIN 48" BELOW GRADE RESTING ON UNDISTURBED SOIL

1C UNDERPINNING

- FOLLOW UNDERPINNING SEQUENCE AS PER PLAN
- 15MPA CONC UNDERPINNING FULL WIDTH OF EXISTING FOOTING
- 2" NON SHRINK GROUT BETWEEN EXISTING FOOTING AND NEW CONCRETE
- CLEAN UNDERSIDE OF EXISTING FOOTING
- ALLOW CONCRETE TO CURE FOR 48HRS BEFORE NEXT STAGE.
- MAX 36" FOR EACH STAGE OF UNDERPINNING.(UNLESS NOTED OTHERWISE)

NOTES:
- PROVIDE SHORING/BRACING FOR ALL FOUNDATION WALL AREAS
- ENGINEER DESIGN REQUIRED FOR ALL WORK THAT WILL EXCEED ANGLE OF REPOSE FOR ADJACENT BUILDINGS, OR FOUNDATIONS THAT WILL EXCEED MAXIMUM ALLOWABLE WALL HEIGHTS.
- VERIFY WORK WILL NOT UNDERMINE ADJACENT PROPERTIES / STRUCTURES
- ALTERNATE WEEPING TILE LOCATION ON INTERIOR SIDE OF UNDERPINNING
- CONTRACTOR TO VERIFY ADEQUATE SOIL CONDITIONS

2H SILL PLATES

- 2"X4" FASTENED TO TOP OF WALL ANCHOR BOLTS
- FOAM GASKET OR 6 MIL POLY TO SEPARATE PLATE FROM WALL.
- LEVEL SILL PLATE WITH NON-SHRINK GROUT AS REQUIRED

2A FLOOR ASSEMBLY (FRAMED)

FLOOR ASSEMBLY
- FINISHED FLOORING
- ¾" PLYWOOD FLOORING
- FLOOR JOISTS, TRIMMERS, HEADERS, AND BEAMS AS PER PLAN
- CROSS BRIDGING @ 6'-11" O.C. FROM OTHER BRIDGING OR END SUPPORTS
- ½" TAPED DRYWALL OR 1"X3" STRAPPING

FLOOR EXPOSED TO EXTERIOR
- 6MIL CONTINUOUS POLY
- MIN (R31) BATT OR FOAM INSULATION
- EXTERIOR GRADE PLYWOOD OR ALUMINIUM SOFFIT

NOTES
- FLOOR JOISTS TO HAVE MIN 1 ½" BEARING.
- VERIFY JOISTS SPECIFICATIONS WHERE CONCRETE TOPPING APPLIES
- APPROVED STEEL HANGERS WHERE FLUSH MOUNTING.
- DOUBLE JOISTS OR BLOCKING UNDER PARALLEL NON-LOADBEARING WALLS
- ENSURE ALL BEAMS HAVE MIN SOLID BEARING

4A ROOF (SLOPED WITH ATTIC SPACE)

- ASPHALT ROOF SHINGLES (UNLESS STATED OTHERWISE)
- NO 15 BUILDING PAPER
- ½" ROOF PLY SHEATING('H' CLIPS AT UNSUPPORTED EDGES)
- ROOF & CEILING FRAMING AS PER PLAN
- (R50) BATT INSULATION
- 6 MIL POLYETHYLENE
- ½" GYPSUM BOARD

ROOF VENTILATION:
- MIN 1/300 OF INSULATED AREA WITH MIN 25% AT RIDGE AND 50% AT SOFFITS
- MAINTAIN MIN 1" CLEARANCE ABOVE BAFFLE BOARDS
- MIN RSI 2.11(R12) OVER EXTERIOR WALL

EAVES CONSTRUCTION:
- EAVE PROTECTION TO EXTEND MIN 36" UP FROM EDGE OF ROOF WITH NO LESS THAN 12" BEYOND INSIDE OF INTERIOR WALL FACE.(WHERE REQUIRED)
- PREFINISHED ALUMINIUM PERFORATED SOFFIT, EAVESTROUGH & FASCIA
- DOWNSPOUTS TO CARRY RAINWATER TO APPROVED DRAINAGE LOCATIONS

NOTES:
- BRACING FOR COLLAR TIES @ SPANS GREATER THAN 7'-10".
- ACCESS HATCH TO BE MIN 20"X28" WITH WEATHER STRIPPING & MIN 7.00 RSI RIGID INSULATION BACKING.(ALLOW 24" MIN HEADROOM ABOVE HATCH)
- ROOF TRUSS PACKAGES TO BE VERIFIED ON SITE BEFORE ORDERING
- FLASHING REQUIRED WHERE ALL ROOF INTERSECTIONS WITH OTHER ROOFS, EXTERIOR WALLS, AND CHIMNEYS

4F FLASHING

- GALVANIZED METAL FLASHING(ALL ROOF INTERSECTIONS WITH OTHER ROOFS, EXTERIOR WALLS, AND CHIMNEYS)
- MIN 24" METAL FLASHING FOR OPEN VALLEYS

INTERSECTIONS OF ROOFS & MASONRY WALLS:
- COUNTER FLASHING SHALL BE EMBEDDED 1" INTO MASONRY WALL AND EXTEND DOWN WALL NO LESS THAN 6" WITH MIN 4" OVERLAP FOR LOWER FLASHING
- STEPPED FLASHING SHALL OVERLAP MIN 3" HORIZONTALLY
- FLASHING TO BE CONTINUOUS BEHIND BRICK VENEER

INTERSECTION OF ROOFS & WALLS OTHER THAN MASONRY:
- FLASHING TO EXTEND UP WALL MIN 3" (BEHIND SHEATHING PAPER) & MIN 6" HORIZONTALLY
- STEPPED FLASHING SHALL OVERLAP MIN 3" HORIZONTALLY

INTERSECTION OF FLAT ROOFS & EXTERIOR WALLS:
- CANT STRIP FOR MIN 6" CONTINUOUS ROOFING MEMBRANE ON WALL

5C ALARMS AND DETECTORS

- SMOKE ALARMS AS PER OBC 9.10.19
- CARBON MONOXIDE DETECTOR AS PER OBC 9.33.4
- PROVIDE C.O. DETECTOR IN ALL ROOMS WHERE THERE IS A SOLID FUEL BURNING APPLIANCE OR STOVE.
- PROVIDE ONE SMOKE DETECTOR AND C.O. DETECTOR FOR EACH FLOOR
- PROVIDE ONE SMOKE ALARM PER SLEEPING ROOM

NOTE:
- SMOKE DETECTORS TO BE LOCATED SUCH THAT ONE IS WITHIN 16'-5" OF EVERY BEDROOM DOOR AND NO MORE THAN 49'-3" TRAVEL DISTANCE FROM ANY POINT ON THE FLOOR. ALL ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE OTHER ALARMS IN DWELLING.

5D MECH VENTILATION

- FORCED AIR SYSTEM FOR ALL HEATED SPACE
- SUPPLEMENTAL EXHAUST FANS SHALL BE INSTALLED FOR ALL BATHROOMS & LAUNDRY ROOMS
- MECHANICAL EXHAUST FANS FOR ALL INTERIOR SPACES TO PROVIDE MINIMUM 1 AIR CHANGE PER HR.
- INSULATE ALL DUCTS THAT PASS THROUGH COLD SPACES WITH R8 INSULATION.
- VENTS FOR GAS FIREPLACE, KITCHEN RANGE, AND FORCED AIR SYSTEM TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

5F GARAGE GAS PROOFING

- ½" DRYWALL ON ADJACENT HOUSE WALLS (TAPED AND SEALED GAS TIGHT)
- ACCESS DOORS FROM HOUSE TO GARAGE MUST BE FITTED WITH A SELF CLOSING DEVICE AND BE WEATHER PROOFED TO PREVENT LEAKAGE OF FUMES FROM THE GARAGE
- ALL DUCTS OVER UNHEATED SPACE TO BE TAPED, INSULATED, AND GAS PROOFED CAULK AND SEAL ALL PENETRATIONS THROUGH GAS PROOF MEMBRANE

2B BASEMENT FLOOR SLAB / SLAB AT GRADE

CONCRETE SLAB
- 4" MIN CONCRETE FLOOR (32MPA)
- 4" COURSE GRANULAR FILL
- DAMPPROOFING LAYER
- BOND JOINT AT SLAB EDGE (SEAL JOINT BETWEEN SLAB AND WALL)

NOTES:
- SMOOTH TROWEL FINISH
- SLAB AT GRADE REQUIRES R10 RIGID FOAM INSULATION (MIN 24" BELOW GRADE) FOR EXPOSED CONC SLAB AREA AS WELL AS 1 LAYER OF R10 RIGID FOAM INSULATION BELOW CONCRETE SLAB
- ENSURE NO THERMAL BREAK FROM BELOW SLAB TO WALL INSULATION ABOVE
- SLOPED TO FLOOR DRAINS WHERE PROVIDED FOR BASEMENT SLABS

2D PORCH SLAB

- 6" MIN CONCRETE SLAB (32MPA) & 5%-8% AIR ENTRAINMENT
- ½" REBAR IN MESH PATTERN @ 8" O.C. (MIN 2" CONCRETE COVERAGE)
- ANCHOR SLAB TO FOUNDATION WITH 10M STEEL DOWELS @12"O.C. (MIN 8" EMBEDMENT BENT INTO BOTH SLAB AND FOUNDATION)

NOTES:
- PROVIDE SLOPE AWAY FROM HOUSE
- SLABS WITH SPANS OVER 6'-0" REQUIRE STRUCTURAL ENGINEER APPROVAL

3A EXTERIOR WALL (MASONRY VENEER)

- MASONRY VENEER AS PER PLAN
- 1" AIR SPACE
- AIR BARRIER SYSTEM (NO 15 BUILDING PAPER, 'TYVEK', OR EQ.)
- ½" EXTERIOR TYPE WALL SHEATHING
- 2"X6" STUDS @ 16" O.C. WITH DOUBLE TOP PLATE / SINGLE BOTTOM PLATE
- MIN (R24) INSULATION (NON COMBUSTIBLE BATT OR EQUIVALENT)
- 6 MIL POLY VAPOUR BARRIER
- ½" GYPSUM BOARD

MASONRY VENEER:
- BRICK VENEER TO BE MIN 3½"
- BRICK VENEER TO BE TIED TO BACKING WITH ½"X7/8" GALVANIZED METAL TIES SHAPED TO PROVIDE A KEY WITH MORTAR AND SPACED @ 16" O.C. (VERT& HOR). TIES TO BE FASTENED TO WITH ⅝" CORROSION RESISTANT SCREWS PENETRATING AT MIN 1 ¼" INTO WALL BACKING
- PROVIDE WEEP HOLES @ 31½" O.C BOTTOM OF WALL CAVITY AND ABOVE DOORS AND WINDOWS

3H INTERIOR PARTITIONS

NON-LOADBEARING:
- 2"X4" STUDS SPACED @ 16" O.C. WITH SINGLE TOP / BOTTOM PLATES
- 2"X6" WHERE NOTED
- ½" GYPSUM BOARD FINISH ROOM SIDE
- PROVIDE BLOCKING BELOW @ 48" O.C. (BETWEEN PARALLEL JOISTS)

LOAD BEARING:
- 2"X6" STUDS SPACED @ 16"O.C. (SINGLE BOTTOM PLATE / DOUBLE TOP PLATE
- ½" GYPSUM BOARD FINISHED ROOM SIDE.
- BLOCKING MID HEIGHT FOR ALL UNFINISHED WALLS
- PROVIDE BLOCKING BELOW @ 48" O.C. (BETWEEN PARALLEL JOISTS)

NOTES:
- BASEMENT PARTITIONS & LUMBER IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE WITH 2MIL POLY, NO 50 (45LBS) ROLL ROOFING PAPER, OR OTHER DAMPPROOFING MATERIALS.

7A EXISTING EXTERIOR WALL (REPAIR)

EXISTING SOLID MASONRY WALL
- OVERLAPPING LAYER OF NO.15 BUILDING PAPER ON EXISTING WALL
- 2"X4" STUDS @ 16" O.C. (DOUBLE TOP PLATE)
- MIN (R20) 2.0LB INSULATION (R-VALUE 6.1 / INCH)
- ½" GYPSUM BOARD

EXISTING FRAMED WALL:
- STRAP WALL TO ACHIEVE 2"X6" STUD DEPTH
- MIN (R24) INSULATION (NON COMBUSTIBLE BATT OR EQUIVALENT)
- 6 MIL POLY VAPOUR BARRIER
- ½" GYPSUM BOARD

FIRE RATING
- ⅝" TYPE 'X' GYPSUM BOARD INTERIOR FINISH WHERE PROPERTY LINES ARE LESS THAN 3'-11" FROM THE EXTERIOR WALL
- ENSURE SIZE OF UNPROTECTED OPENINGS CONFORM TO TABLE O.B.C. (9.10.15.4)

NON-COMBUSTIBLE CLADDING:
- NON-COMBUSTIBLE CLADDING WHERE THE PROPERTY LINE IS LESS THAN 24" FROM THE FACE OF THE EXTERIOR WALL
- APPROVED CLADDING TO BE EITHER MASONRY VENEER, VINYL SIDING AS PER 9.10.15.5(3), OR DURABOND STUCCO NON-COMBUSTIBLE SYSTEMS.
- UNPROTECTED OPENINGS NOT PERMIT

NOTES
- WHERE THE FRAMING SYSTEMS ARE BEING ALTERED TO MATCH THE EXISTING FRAMING, LESSER AMOUNTS AND EXTENT OF INSULATION/VAPOUR BARRIER IS ACCEPTABLE

7C ANCHORING (EXISTING AND NEW WALLS)

EXISTING FOUNDATION WALL & NEW FOUNDATION WALL (BELOW GRADE):
- 10M X 12" DOWELS SPACED VERT @ 16" O.C. WITH EQ. EMBEDMENT BOTH WALLS
- DOWELS TO BE INSTALLED WITH NON-SHRINK GROUT
- ENSURE DAMPPROOFING AND DRAINAGE LAYERS ARE CONTINUOUS

EXISTING MASONRY WALL & NEW FRAMED WALL (ABOVE GRADE):
- FRAMED WALLS TO BE BOLTED TO EXISTING MASONRY WALLS WITH ½" BOLTS SPACED VERTICALLY @ 24" O.C. (MIN 4" EMBEDMENT)

EXISTING FRAMED WALL & NEW FRAMED WALL (ABOVE GRADE):
- CLADDING FOR EXISTING WALL TO BE REMOVED WHERE REQUIRED TO ALLOW FOR NEW FRAMED WALLS TO BE NAILED TO EXISTING FRAME WALL

GENERAL NOTES:
- ALL EXISTING & PROPOSED WORK MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
- DO NOT SCALE DRAWINGS
- CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR ANY MODIFICATIONS TO THIS PLAN DUE TO FIELD CONDITIONS AND CONSTRUCTION METHODS.
- SEE ATTACHED FOR ALL GENERAL NOTES, CONSTRUCTION SPECIFICATIONS AND DETAILS
- ALL CONSTRUCTION MUST ADHERE TO THE 2012 ONTARIO BUILDING CODE AND ANY AUTHORITIES HAVING JURISDICTION
- CONTRACTORS TO REVIEW APPROVED PERMIT DRAWINGS FOR ADDITIONAL NOTES AND RELATED DOCUMENTS
- ALL PRODUCT & COLOUR SELECTIONS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR CONTRACTOR UNLESS STATED OTHERWISE IN THESE PLANS
- ANY MATERIAL SUBSTITUTIONS MUST BE OF EQUAL OR GREATER PERFORMANCE (AS PER OBC 2012)

ENGINEER SEAL:

DATE	NOTES:
SEP 8/16	CLIENT REVIEW
SEP 19/16	ZONING REVIEW
OCT 18/16	CofA
FEB 7/17	BLDG PERMIT

SHEET TITLE:

NOTES

ADDRESS:

DRAWN BY: DAVID LANG
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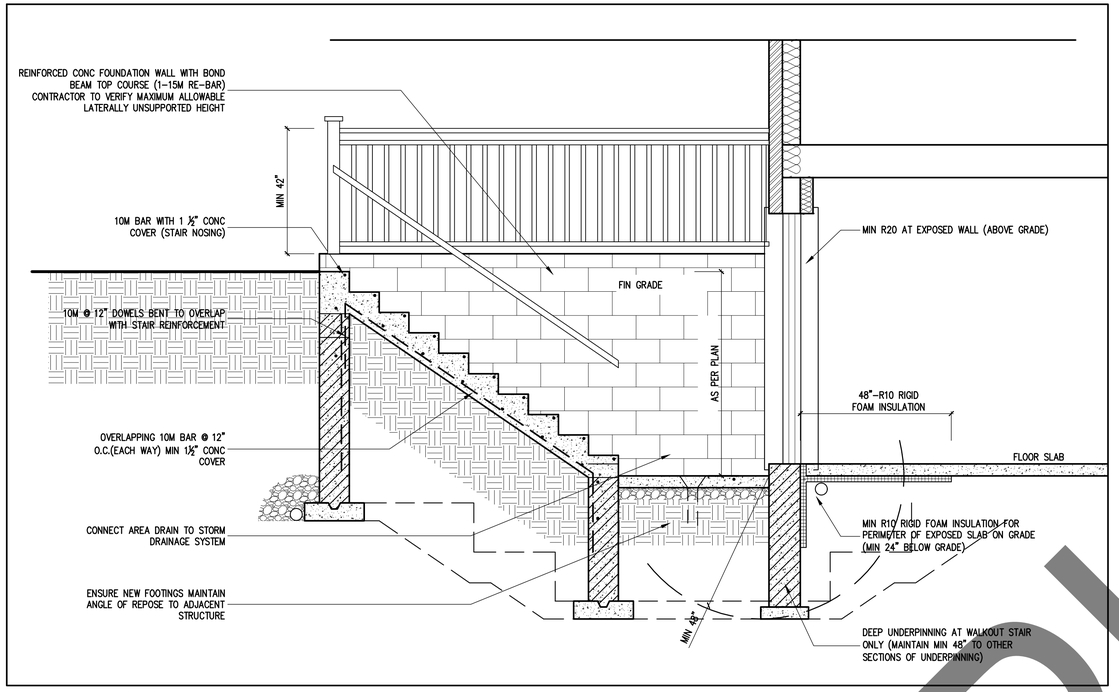
www.plansandpermits.ca – dave@plansandpermits.ca

SCALE: 1/4" : 1'-0" (UNLESS NOTED OTHERWISE)

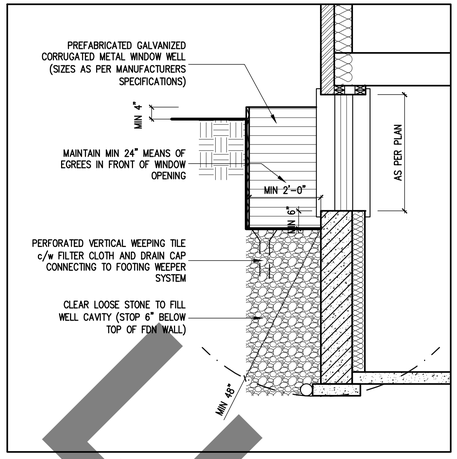
DWG No: A9

PROJECT NUMBER: (PROJECT NUMBER: 16-023)

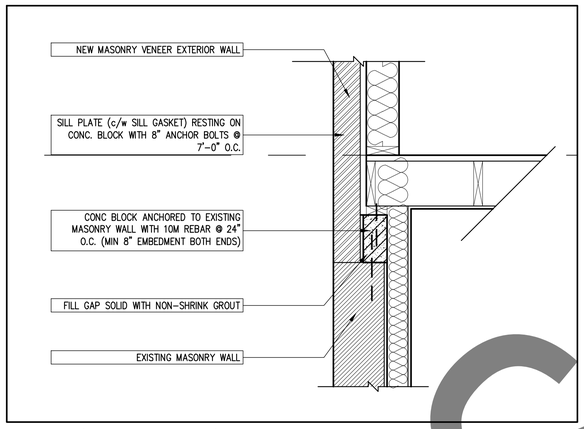
PLOT STAMP: Monday, April 03, 2017 3:50:38 PM



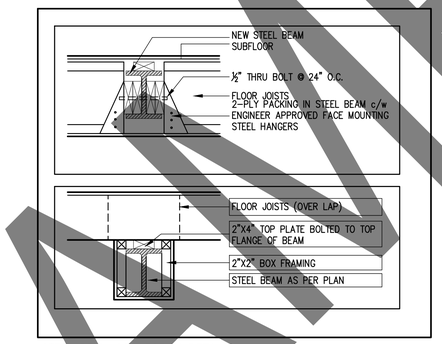
BASEMENT WALKOUT (TYP.)
SCALE ¼":1'-0"



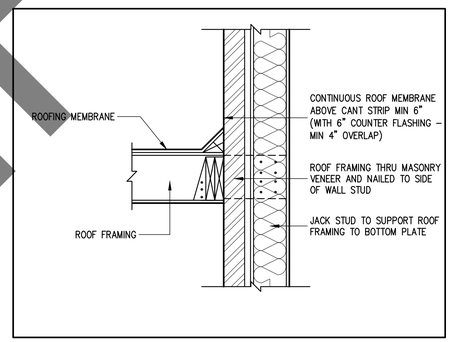
WINDOW WELL (TYP.)
SCALE ½":1'-0"



S-1 DETAIL (BUILT UP WALL - TYP.)
SCALE ½":1'-0"



STEEL BEAM CONNECTION DETAILS
SCALE 1-½":1'-0"



ROOF CONNECTION AT EXTERIOR WALL (MASONRY)
SCALE 1":1'-0"

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SCALE:
1/4" : 1'-0"
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DWG No:
A10

PROJECT NUMBER:
(PROJECT NUMBER: 16-023)

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