

GENERAL NOTES	
1.	ALL CONSTRUCTION TO COMPLY WITH THE GENERAL NOTES AND/OR THE CURRENT ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND/OR LOCAL BY-LAWS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2.	WINDOW AND DOOR SIZES ARE SHOWN FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CONSULT MANUFACTURER SPECIFICATIONS FOR ALL EXACT ROUGH OPENING SIZES AND GLAZING DIMENSIONS PRIOR TO CONSTRUCTION. LOCATION, HEAD HEIGHTS AND SILL HEIGHTS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
3.	WOOD WALL AND FLOOR FRAMING SHALL COMPLY WITH OBC PART 9 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED ON DRAWINGS
4.	WOOD ROOF FRAMING SHALL COMPLY WITH OBC SECTION 9.23.13 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED ON DRAWINGS
5.	MINIMUM FOOTING DEPTH SHALL BE 4'-0" BELOW FINISHED GRADE. UNDER-FLOOR SPACE SHALL COMPLY WITH OBC 9.18.
6.	PERMIT APPLICANT TO SUBMIT EITHER A TRUSS DESIGN DATA SHEET OR THE COMPLETE TRUSS DESIGN DRAWINGS FOR ANY PRE-ENGINEERED ROOF TRUSSES OR GIRDERS
7.	ALL ATTICS ARE DESIGNED AS NON-STORAGE UNLESS OTHERWISE NOTED
8.	PROVIDE INSULATION TO MEET OBC 9.25.2 AND SB-12. ALL EXTERIOR WALLS TO BE MINIMUM R24.
9.	PROVIDE RIGID INSULATION AT ALL PERIMETER SLAB ON GRADE CONDITIONS
10.	DAMP-PROOFING AND WATER-PROOFING SHALL COMPLY WITH OBC SECTION 9.13.
11.	ALL BRICK OR MASONRY LEDGES SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
12.	GRADING SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING AT EVERY POINT WHERE THE BUILDING MEETS FINISHED GRADE.
13.	VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED
14.	ELECTRICAL SYSTEM DESIGN IS BY OTHERS.
15.	MECH & HVAC SYSTEM DESIGN IS BY OTHERS
16.	PLUMBING DESIGN IS BY OTHERS
17.	DO NOT SCALE DRAWINGS.
18.	G.C. TO CONFIRM REQUIREMENTS FOR ZONING, SETBACK, AND ENVIRONMENTAL RESTRICTIONS PRIOR TO CONSTRUCTION.
19.	THESE DWG'S ARE FOR MIN. BUILDING PERMIT ONLY AND DO NOT GIVE ALL DETAILS FOR COMPLETE BUILDING PROCESS. G.C. IS RESPONSIBLE FOR ALL OTHER DETAILS INFO, ENG. STAMPS FOR CONC. REINF. PORCHES OR POINT LOADING DIAGRAMS, LINTEL DESIGNS, BEAM REINFORCEMENT NEEDED FOR BUILDING PERMIT PROCESS IF REQUESTED BY LOCAL MUNICIPAL AUTHORITIES
20.	THIS CONSULTANT IS UNWARE OF ANY SOIL BEARING CAPACITY PROBLEMS. THIS CONSULTANT HAS ADVISED OWNER TO INVOLVE A GEOTECHNICAL CONSULTANT THROUGHOUT CONSTRUCTION TO ADVISE CONSULTANT OF ALL SUBSURFACE CAPACITIES. IF ANY SOIL PROBLEMS EXIST, THE OWNER MUST HIRE A ENG. TO SOLVE THESE PROBLEMS AND PAY FOR ALL FEES AND EXTRA MATERIALS DURING THIS TIME.
21.	G.C. MUST HIRE ONT. LAND SURVEYOR TO PLACE HOME ON SITE AND SET ELEVATIONS FOR EXCAVATIONS AND PRODUCE A COMPLETE GRADING PLANS FOR OWNERS AND LOCAL AUTHORITIES APPROVAL
22.	DESIGNER IS NOT HIRED NOR RESPONSIBLE FOR CONSTRUCTION REVIEW DURING CONSTRUCTION. ANY INTERIOR OR EXTERIOR MODIFICATIONS MADE BY G.C. DURING CONSTRUCTION MUST BE REPORTED TO THIS CONSULTANT. IF NOT THE DESIGNER WILL NOT TAKE ANY RESPONSIBILITY FOR ERRORS MADE DURING CONSTRUCTION INCURRING COST TO THE DESIGNER.
23.	G.C. MUST CHECK ALL DIMENSION OF PLANS AND FIELD DIM. PRIOR TO ORDERING PRE-ENG. TRUSSES AND REPORT AND DIFFERENCES TO THIS DESIGNER IN WRITING IMMEDIATELY PRIOR TO ERECTION AND FABRICATION OF TRUSSES
24.	ALL DIMENSIONS ON PLANS ARE SHOWN IN NOMINAL DIMENSIONS FOR EASE OF CONSTRUCTION AND ADDING OF FRACTIONS
25.	G.C. IS RESPONSIBLE FOR DEVELOPER APPROVAL OF ALL DESIGNS. PRIOR TO WORKING DWG'S STARTED.
26.	G.C. IS RESPONSIBLE TO ALSO REVIEW TRUSS SHOP DWG'S AND APPROVE AND UNDERSTAND ALL CONSTRUCTION METHODS AND DETAILS OF PRELIM. ROOF SHOP DWG'S AND APPROVE PRIOR TO SUBMITTING PERMIT DWG'S BY THIS DESIGNER.
27.	G.C. IS RESPONSIBLE TO KEEP ALL DESIGN COMPONENTS AND LAYOUT THE SAME AS PER THESE DWG'S. FAILURE TO DO SO VOIDS THESE DWG'S AND FIELD MEASUREMENTS AND MUST BE DONE TO SIT ON SITE CONDITIONS. THIS CONTRACTOR MUST PAY FOR THESE REVISIONS.
28.	EXTERIOR FINISHES AND FINISHING SYSTEMS ARE FOR DEMONSTRATION. G.C. MAY USE APPROVED FINISHES AND FINISHING SYSTEMS THAT MEET MINIMUM CODE. DESIGNER MUST BE INFORMED AND APPROVE CHANGES FROM DEMONSTRATED FINISHES AND FINISHING SYSTEMS.
29.	EXTERIOR FINISHES, WINDOWS, DOORS SIZES AND STYLES, KITCHEN LAYOUTS, BATH LAYOUTS, AND BASEMENT DESIGNS ARE THIS DESIGNERS RENDERING OF WHAT THE HOUSE CAN INCLUDE. GENERAL CONTRACTORS CONTACT SHALL SUPERCEDE IN ALL ABOVE MENTIONED CATEGORIES AS LONG AS THEY MEET O.B.C. G.C. TO INFORM DESIGNER OF ANY DIFFERENCES TO THIS PLAN.

GENERAL NOTES	
FOOTINGS AND SLABS	
•	FOOTINGS AND FOUNDATIONS TO COMPLY WITH O.B.C. SECTION 9.15
•	SLABS TO COMPLY WITH O.B.C. SECTION 9.16
•	CONCRETE FOUNDATION WALLS TO COMPLY WITH O.B.C. SECTION 9.15
•	CONCRETE FOUNDATION WALLS TO COMPLY WITH O.B.C. SECTION 9.15
•	ATTACHED GARAGES SHALL COMPLY WITH O.B.C. SECTION 9.32
•	MASONRY VENEER WALLS
•	MASONRY VENEER WALLS SHALL COMPLY WITH O.B.C. SECTION 9.20
•	WOOD FRAMING
•	WOOD FRAMING SHALL COMPLY WITH O.B.C. SECTION 9.23
•	ROOF CONSTRUCTION
•	ROOF CONSTRUCTION SHALL COMPLY WITH O.B.C. SECTION 9.26
•	BASEMENT
•	PROVIDE 0.2% MINIMUM OF UNFINISHED BASEMENT FLOOR AREA, UNOBSTRUCTED VENTILATION AREA TO THE OUTDOORS
•	DOORS AND WINDOWS
•	DOORS AND WINDOWS SHALL COMPLY WITH O.B.C. SECTION 9.5
•	FLASHING
•	FLASHING SHALL COMPLY WITH O.B.C. SECTIONS 9.26, 9.27
•	INSULATION AND VAPOUR BARRIERS
•	INSULATION SHALL COMPLY WITH O.B.C. SECTION 9.7.6
•	VAPOUR BARRIERS SHALL COMPLY WITH O.B.C. SECTION 9.25
•	FIRE SEPARATION
•	FIRE SEPARATION SHALL COMPLY WITH O.B.C. SECTION 9.10
•	CHIMNEY AND FLUES
•	CHIMNEY AND FLUES SHALL COMPLY WITH O.B.C. SECTION 9.21
•	NATURAL AND MECHANICAL VENTILATION
•	NATURAL AND MECHANICAL VENTILATION SHALL COMPLY WITH O.B.C. SECTION 9.32
•	SMOKE ALARMS
•	SMOKE ALARMS SHALL COMPLY WITH O.B.C. SECTION 9.10

GENERAL NOTES	
1.	THESE GENERAL NOTES REFER TO ALL ARCHITECTURAL DRAWINGS
2.	THE ONTARIO BUILDING CODE LATEST EDITION SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION FOR THIS PROJECT
3.	WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
4.	GENERAL CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO HOME CONSTRUCTION.
5.	CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONSULTANTS MUST BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
6.	CONTRACTOR SHALL PROMPTLY NOTIFY THE CONSULTANT IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIANCES BETWEEN THE DOCUMENTS AND APPLICABLE CODES OR ORDINANCES OR REGULATORY AGENCIES
7.	CONSULTANT WILL NOT BE HELD RESPONSIBLE FOR ANY OMISSIONS TO, ERRORS PERTAINING TO, OR DEVIATIONS FROM THIS SET OF DRAWINGS DURING THE CONSTRUCTION PROCESS.
8.	SPECIFIC NOTES AND SPECIFIC DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTE AND TYPICAL DETAILS.
9.	THE CONTRACTOR SHALL OBTAIN ANY ALL NECESSARY PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS AS REQUIRED BY GOVERNING LAWS.
10.	ALL COLOURS FOR MATERIAL SPECIFIED WITHIN THESE DRAWINGS SHALL BE CHOSEN BY CLIENT FROM SAMPLES PROVIDED BY CONTRACTOR.
11.	THESE PRINTS ARE THE PROPERTY AND DESIGN THIS DESIGNER. THE DESIGNER RESERVES THE RIGHT TO REPRODUCE THE SAME HOUSE AT NO BENEFIT TO THE PURCHASER OF THIS HOME.

CONSTRUCTION NOTES	
1.	DOWNSPOUTS MAY CONNECT AT HARD SURFACES ONLY
2.	EXHAUST FANS AND DUCTS SHALL BE SIZED ACCORDING TO O.B.C. PART 6 OR 9.32. ALL FANS SHALL EXHAUST DIRECTLY OUTDOORS. KITCHEN EXHAUST FAN SHALL BE NON-COMBUSTIBLE PIPE
3.	PROVIDE AN ATTIC ACCESS HATCH THAT IS MIN 34 FT² WITH NO DIMENSION LESS THAN 21.5" OR 20" x 28" MIN
4.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO 9.8, O.B.C.
5.	GARAGE ENTRY DOOR SHALL BE TIGHT-FITTING, WEATHER STRIPPED AND SELF CLOSING TO PROVIDE A GAS PROOF SEAL
6.	ANY CHANGES TO THE BACKFILL HEIGHT DURING CONSTRUCTION MUST BE APPROVED BY THE CBO.
7.	SMOKE DETECTORS REQUIRED IN EACH SLEEPING ROOM & HALLWAY AS PER 9.10.19.3. of O.B.C.
8.	ALL HVAC, PLUMBING AND ELECTRICAL DEPICTED AND OR LOCATED ON THIS DRAWING ARE THIS DESIGNERS INTERPRETATION AND ARE SUBJECT TO CHANGE. G.C. TO CONFIRM ALL LOCATIONS
9.	THE OWNER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF CONC. STAIRS, CONC. PORCH, HANDRAILS, AND GRADING ASSOCIATED WITH REAR COVERED PORCH. THE CONTRACTOR IS NOT RESPONSIBLE UNLESS EXPLICITLY STATED IN THE BUILDING CONTRACT.
10.	THIS DESIGNER HAS STAMPED AND REVIEWED THESE DRAWINGS, BUT IS NOT RESPONSIBLE FOR UNFORESEEN SITE CONDITIONS. THIS DESIGNER IS NOT RESPONSIBLE FOR ERCA, EASEMENTS, SITE PLAN CONTROL, DEVELOPMENT CONDITIONS, AND LOT RESTRICTIONS.
11.	THE GENERAL CONTRACTOR MAY / CAN CHANGE ANY DOORS, WINDOWS, MATERIALS, OR EXTERIOR DETAILS TO MEET THE CONTRACT BETWEEN THE G.C. AND HIS/HER CLIENT. THE G.C. IS TO NOTIFY THIS DESIGNER OF ANY CHANGES THAT ARE MADE TO THESE DRAWINGS.
12.	G.C. TO CONFIRM WALL SYSTEM TO INCLUDE NO LOW PERMEANCE MATERIALS as per 9.25.5.1. of O.B.C. OTHERWISE G.C. MUST ENSURE WALL ASSEMBLY MEETS 9.25.5.2 OF O.B.C.

1.	VERIFY IN FIELD FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.
2.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO THE CURRENT VERSION OF PART 9 ONTARIO BUILDING CODE.
3.	ALL OPENINGS TO HAVE (2) 2x8 LINTEL UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES	
1.	VERIFY IN FIELD FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.
2.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO THE CURRENT VERSION OF PART 9 ONTARIO BUILDING CODE.
3.	ALL INTERIOR WALL TYPES TO BE P1 UNLESS OTHERWISE NOTED
4.	VERIFY ALL MEP WORK ON SITE

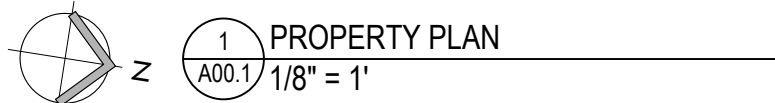
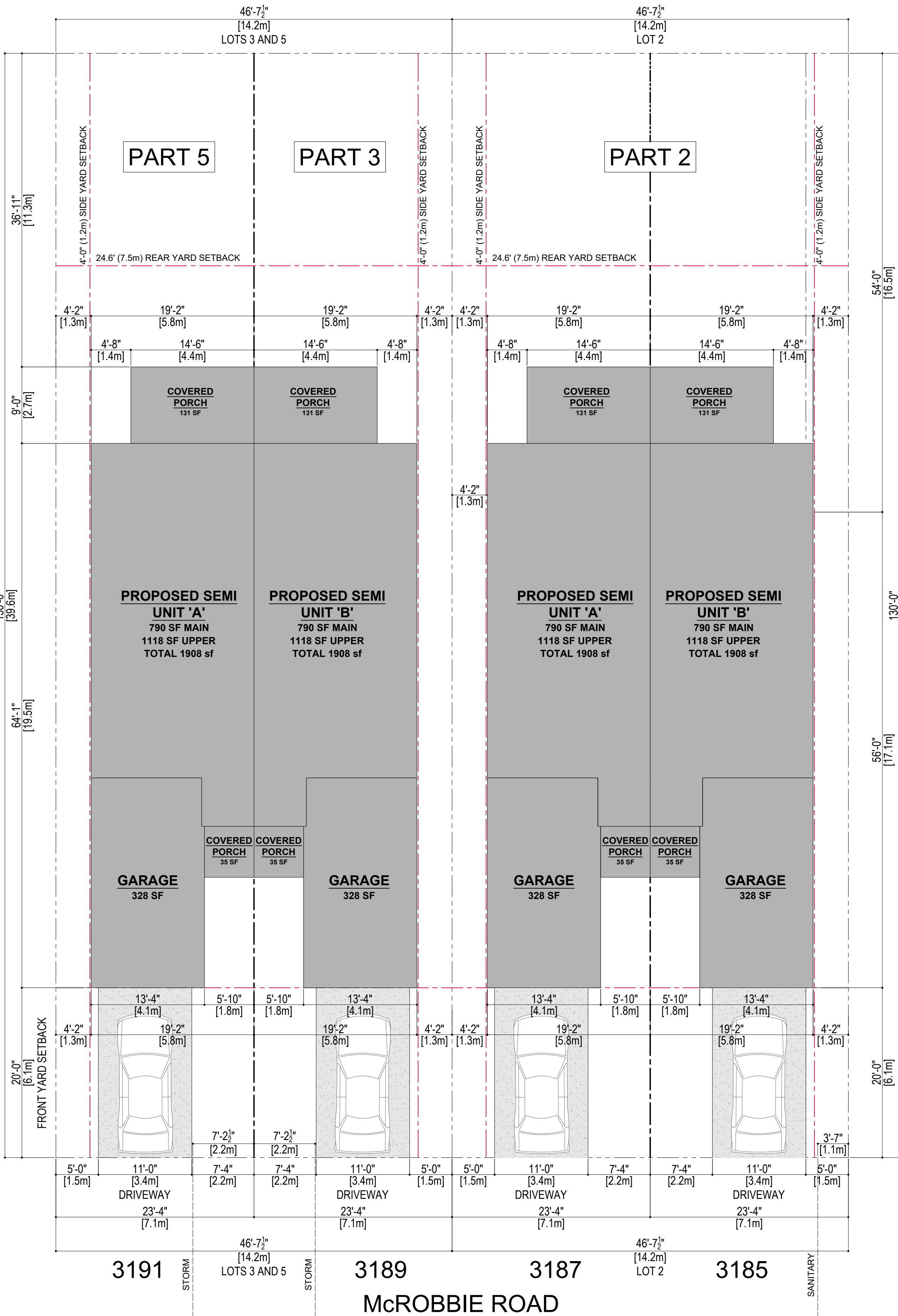
EXTERIOR ELEVATION NOTES	
1.	ALL EXTERIOR FINISHES AS PER EXTERIOR MATERIAL FINISHES SCHEDULE OR EQUAL APPROVED.
2.	ALL EXTERIOR FINISHES INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
3.	ALL EXTERIOR TRIMS, SILLS AND FLASHING TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

SITE INFO		
ADDRESS	LOT NUMBER	LOT AREA
<b>PART 2</b>  <b>3185 &amp; 3187 McRobbie Windsor, ON</b>	<b>PART 2</b>	<b>6063 ± SF</b>
	ZONING	ALLOWABLE COVERAGE
	<b>RD2.2 (Requested)</b>	<b>2728 SF (45%)</b>
	PROPOSED COVERAGE	<b>2564 SF (42.3%)</b>
BUILDING AREAS UNIT 'A' AND 'B' - COMBINED		
DWELLING	<b>1580 SF</b>	<b>146.79 m²</b>
GARAGE	<b>652 SF</b>	<b>60.57 m²</b>
FRONT PORCH	<b>70 SF</b>	<b>6.5 m²</b>
REAR PORCH	<b>262 SF</b>	<b>24.34 m²</b>
TOTAL LOT COVERAGE	<b>2564 SF (42.3%)</b>	<b>238.2 m² (42.3%)</b>

BUILDING AREAS					
UNIT 'A'			UNIT 'B'		
MAIN	<b>790 SF</b>	<b>73.39 m²</b>	MAIN	<b>790 SF</b>	<b>73.39 m²</b>
BASEMENT	<b>790 SF</b>	<b>73.39 m²</b>	BASEMENT	<b>790 SF</b>	<b>73.39 m²</b>
UPPER	<b>1118 SF</b>	<b>103.87 m²</b>	UPPER	<b>1118 SF</b>	<b>103.87 m²</b>
GARAGE	<b>326 SF</b>	<b>30.29 m²</b>	GARAGE	<b>326 SF</b>	<b>30.29 m²</b>
FRONT PORCH	<b>35 SF</b>	<b>3.25 m²</b>	FRONT PORCH	<b>35 SF</b>	<b>3.25 m²</b>
REAR PORCH	<b>131 SF</b>	<b>12.17 m²</b>	REAR PORCH	<b>131 SF</b>	<b>12.17 m²</b>
TOTAL G.F.A.	<b>1908 SF</b>	<b>177.26 m²</b>	TOTAL G.F.A.	<b>1908 SF</b>	<b>177.26 m²</b>

FRONT YARD		
TOTAL FRONT YARD AREA	<b>466 SF</b>	<b>43.29 m²</b>
HARD SURFACE (Driveway and sidewalks)	<b>220 SF</b>	<b>20.43 m²</b>
LANDSCAPED AREA	<b>246 SF (52.3%)</b>	<b>22.85 m²</b>
PARKING SPACES	<b>2 (1) GARAGE, (1) DRIVEWAY FOR EACH UNIT</b>	

INDEX OF DRAWINGS	
A00.1	SITE PLAN, ROOF PLAN & NOTES
A00.2	BUILDING SECTIONS
A01.1	FOUNDATION AND MAIN FLOOR
A01.2	MAIN AND UPPER FLOOR PLANS
A02.1	ELEVATIONS
A02.2	ELEVATIONS



FOR ZBA ONLY - NOT FOR BUILDING PERMIT



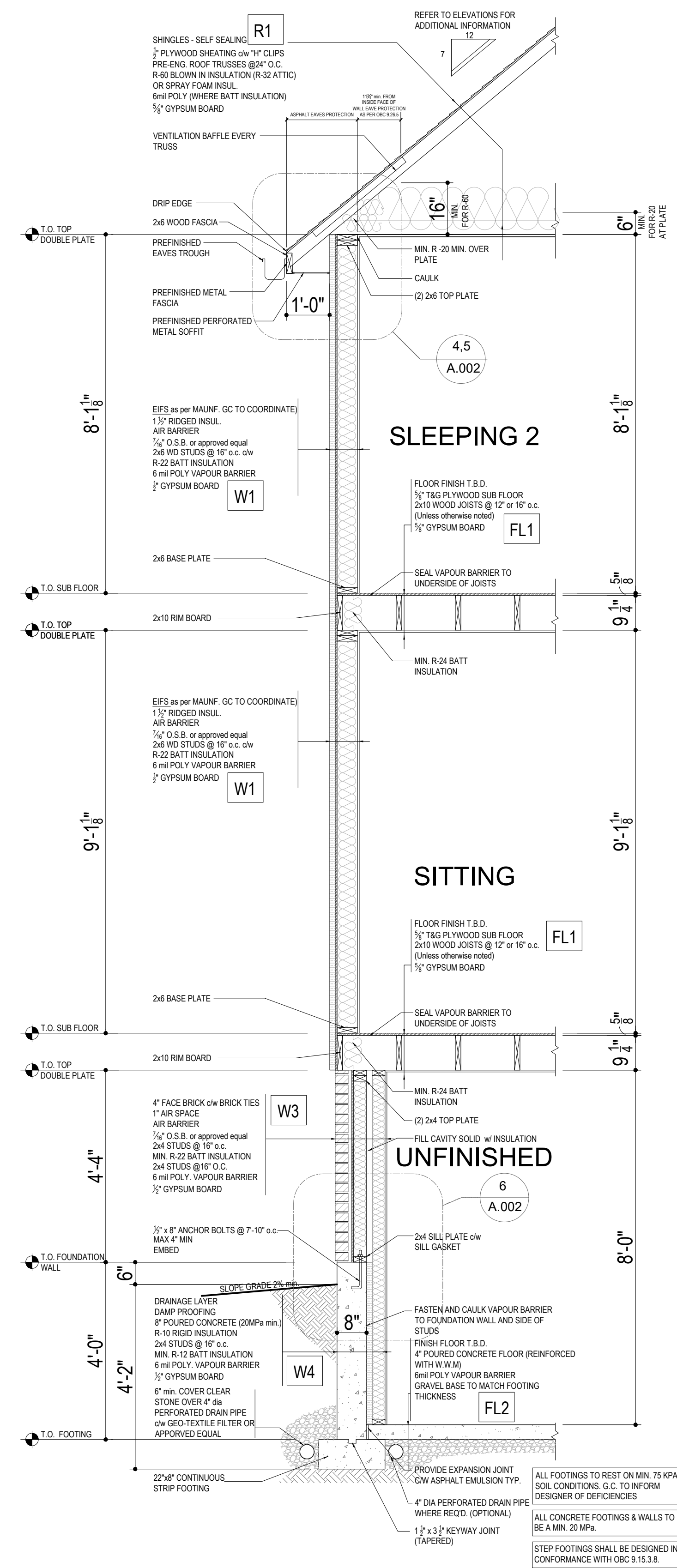
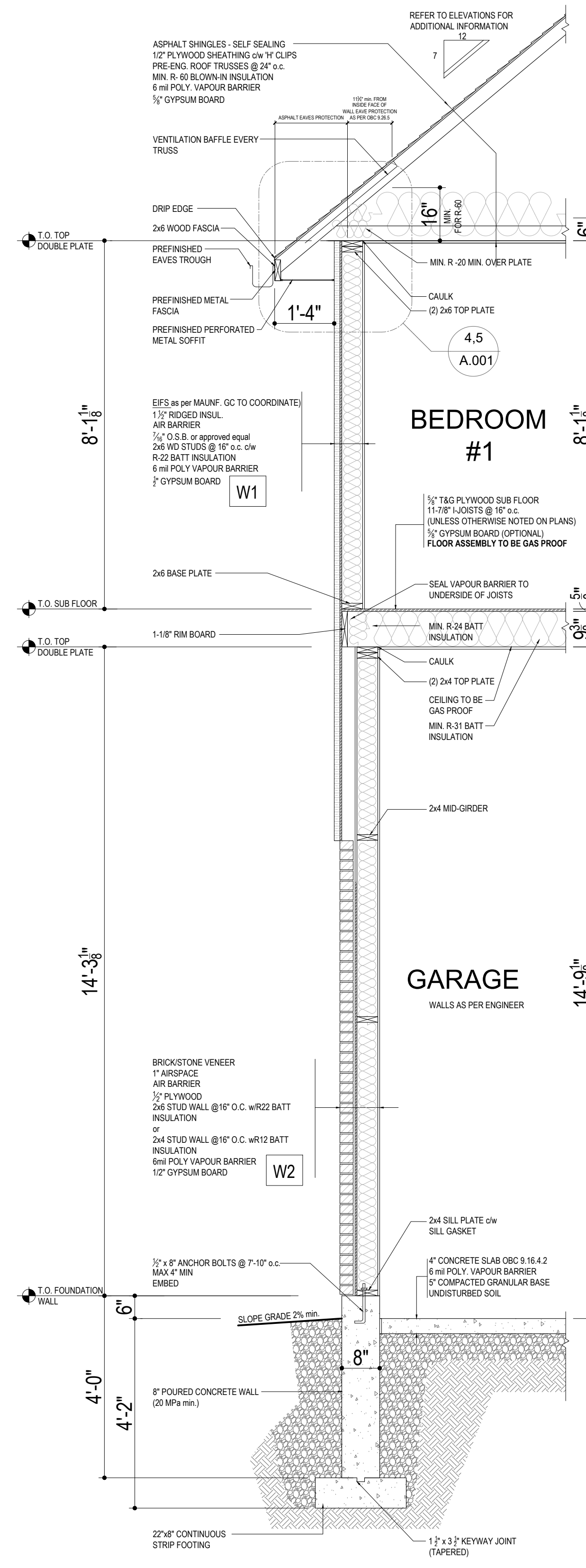
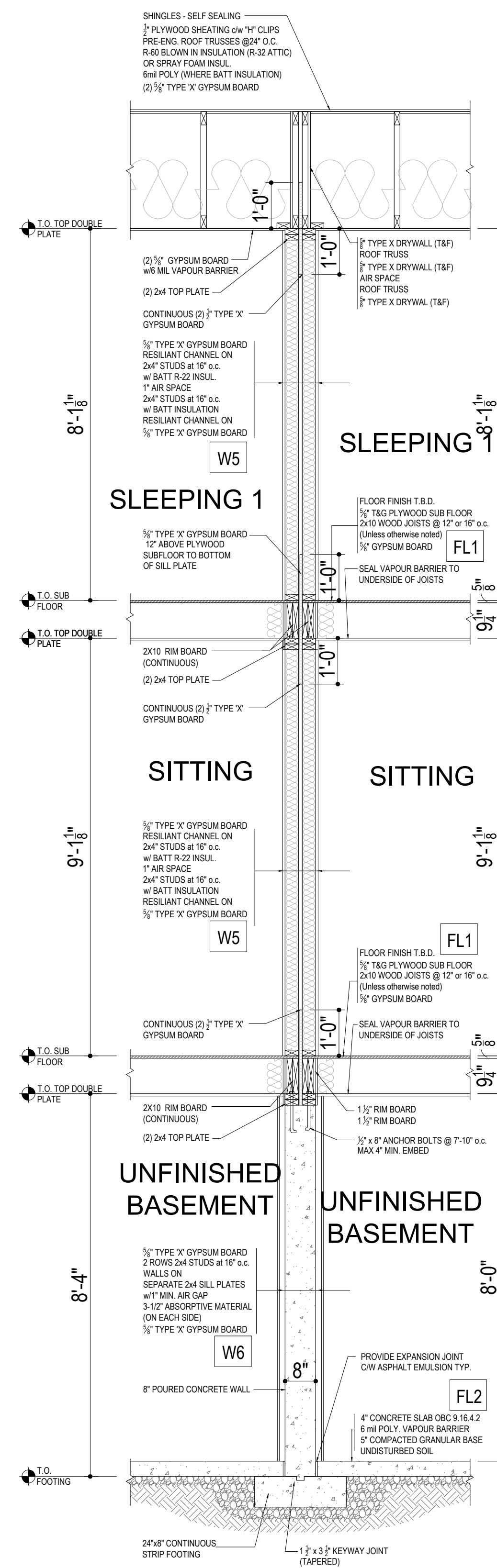
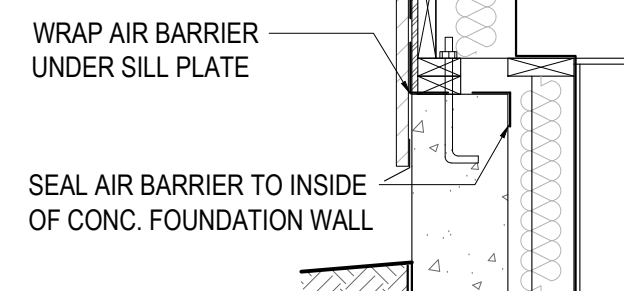
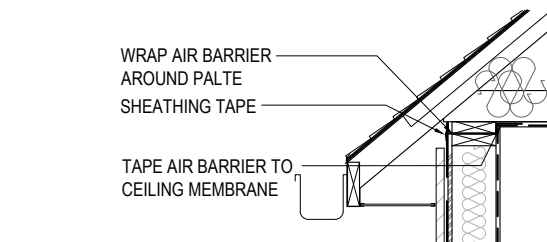
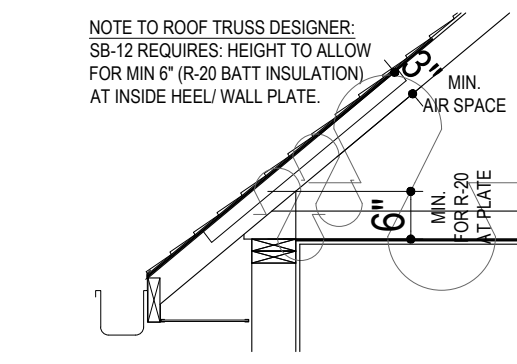
MARK	WALL / PARTITION LEGEND	DESCRIPTION
W1		EIFS as per MAUNF. GC TO COORDINATE) 1 1/2" RIGID INSUL. AIR BARRIER 7/8" O.S.B. or approved equal 2x6 WD STUDS @ 16" o.c. c/w R-22 BATT INSULATION 6 mil POLY VAPOUR BARRIER 5/8" GYPSUM BOARD
W2		BRICKSTONE VENEER 1" AIRSPACE AIR BARRIER 1/2" PLYWOOD 2x6 STUD WALL @16" O.C. w/R22 BATT INSULATION or 2x4 STUD WALL @16" O.C. w/R12 BATT INSULATION 6 mil POLY VAPOUR BARRIER 1 1/2" GYPSUM BOARD
W3		4" FACE BRICK c/w BRICK TIES 1" AIR SPACE AIR BARRIER 7/8" O.S.B. or approved equal 2x4 STUDS @ 16" o.c. MIN. R-22 BATT INSULATION 2x4 STUDS @16" O.C. 6 mil POLY. VAPOUR BARRIER 5/8" GYPSUM BOARD
W4		DRAINAGE LAYER DAMP PROOFING 8" POURED CONCRETE (20MPa min.) R-10 RIGID INSULATION 2x4 STUDS @ 16" o.c. MIN. R-12 BATT INSULATION 6 mil POLY VAPOUR BARRIER 5/8" GYPSUM BOARD (OPTIONAL)
W5		5/8" TYPE 'X' GYPSUM BOARD RESILIENT CHANNEL ON 2x4" STUDS @ 16" o.c. w/ BATT R-22 INSUL. 1" AIR SPACE 2x4" STUDS @ 16" o.c. w/ BATT INSULATION RESILIENT CHANNEL ON 5/8" TYPE 'X' GYPSUM BOARD
W6		5/8" TYPE 'X' GYPSUM BOARD 2 ROWS 2x4 STUDS @ 16" o.c. WALLS ON SEPARATE 2x4 SILL PLATES w/ 1" MIN. AIR GAP 3-1/2" ABSORPTIVE MATERIAL (ON EACH SIDE) 5/8" TYPE 'X' GYPSUM BOARD
P1		1 1/2" GYPSUM BOARD 2x4 STUD WALL @16" O.C. 1 1/2" GYPSUM BOARD
P2		1 1/2" GYPSUM BOARD 2x6 STUD WALL @16" O.C. 1 1/2" GYPSUM BOARD

★ DENOTE LOAD BEARING WALL ON 22"x8" POURED CONCRETE FOOTING

★ DENOTE LOAD BEARING WALL ON 22"x8" POURED CONCRETE FOOTING

**WALL / PARTITION LEGEND GENERAL NOTES**

- ALL WALL TYPE DESCRIPTIONS COMMENCES FROM THE EXTERIOR FACE TO THE INTERIOR FACE OF THE WALL CAVITY.
- ALL WET AREAS WHERE GYPSUM BOARD IS PRESENT SHALL BE EQUIPPED w/MOISTURE RESISTANT GYPSUM BOARD.
- PROVIDE AND INSTALL ALL EXTERIOR FINISHES, TRIMS & FLASHING AS PER MANUF. RECOMMENDATIONS.
- PROVIDE FOUNDATION WATERPROOFING AT ALL WALLS ABUTTING BASEMENT AREAS.
- ALL MASONRY VENEERS TO HAVE CODE COMPLIANT WEERPOLES (9.20.13.16), FLASHING (9.20.13.1) AND WALL TIES (9.20.9.5)
- ALL GYPSUM BOARD TO BE TAPED, SANDED AND PAINTED





FLOOR PLAN NOTES	
1.	VERIFY IN FIELD FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.
2.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO THE CURRENT VERSION OF PART 9 ONTARIO BUILDING CODE.
3.	ALL INTERIOR WALL TYPES TO BE "P1" UNLESS OTHERWISE NOTED
4.	VERIFY ALL MEP WORK ON SITE

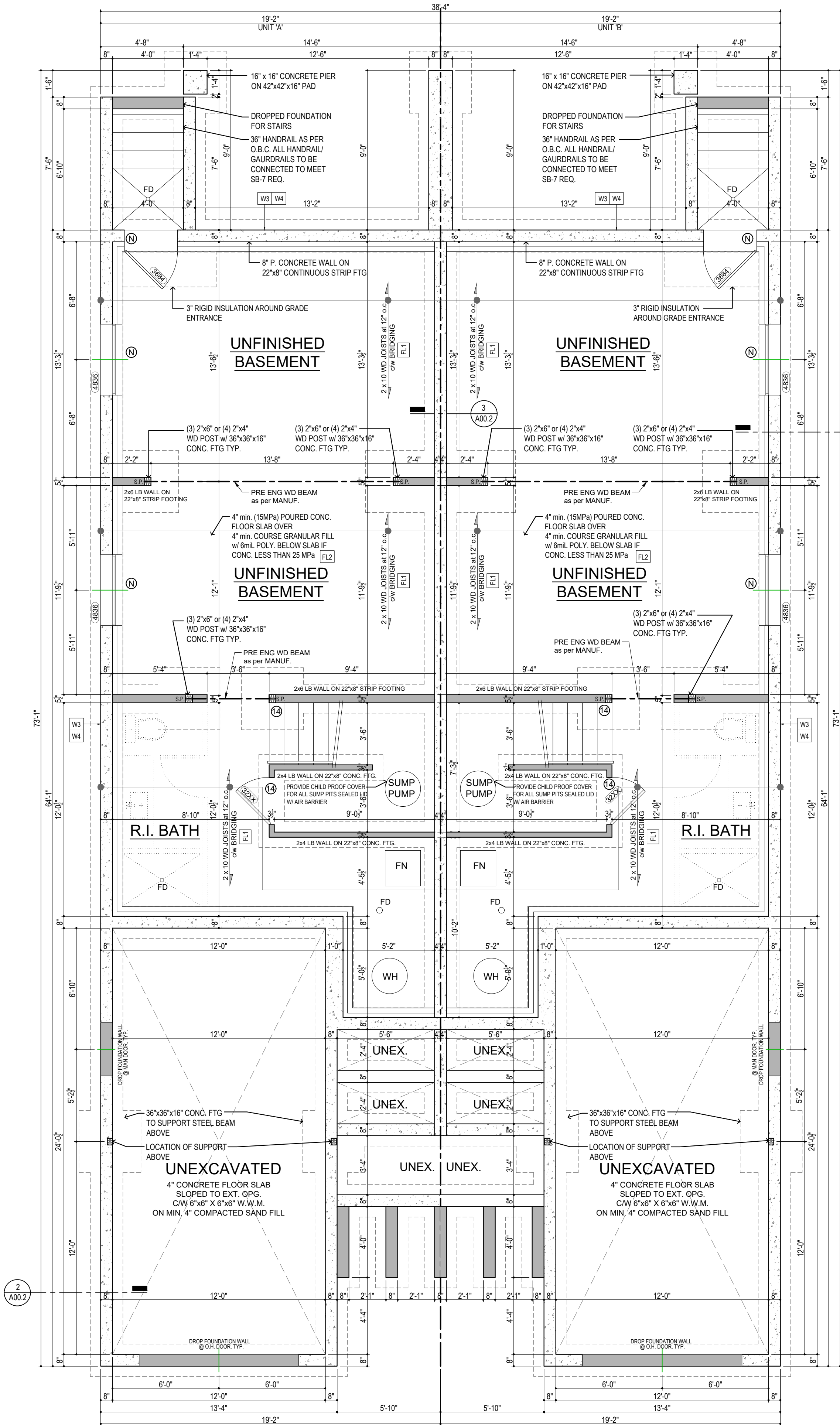
KEY NOTES	
1.	VERIFY IN FIELD FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.
2.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO THE CURRENT VERSION OF PART 9 ONTARIO BUILDING CODE.
3.	ALL OPENINGS TO HAVE (2) 2x6 LINTEL UNLESS OTHERWISE NOTED.

MARK	WALL / PARTITION LEGEND	DESCRIPTION
W1		EIFS as per MAUNF. GC to COORDINATE) 1/2" RIDGED INSUL. AIR BARRIER 3/4" O.S.B. or approved equal 2x6 WD STUDS @ 16" o.c. c/w R-22 BATT INSULATION 6 mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W2		BRICKSTONE VENEER 1" AIRSPACE AIR BARRIER 1/2" PLYWOOD 2x6 STUD WALL @ 16" o.c. w/R22 BATT INSULATION or 2x4 STUD WALL @ 16" o.c. w/R22 BATT INSULATION 6 mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W3		4" FACE BRICK c/w BRICK TIES 1" AIRSPACE AIR BARRIER 3/4" O.S.B. or approved equal 2x4 STUDS @ 16" o.c. MIN. R-22 BATT INSULATION 2x4 STUDS @ 16" O.C. 6 mil POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD
W4		DRAINAGE LAYER DAMP PROOFING 8" POURED CONCRETE (20MPa min.) R-10 RIGID INSULATION 2x4 STUDS @ 16" o.c. MIN. R-12 BATT INSULATION 6 mil POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD (OPTIONAL)
W5		3/4" TYPE 'X' GYPSUM BOARD RESILIENT CHANNEL ON 2x4" STUDS @ 16" o.c. w/ BATT R-22 INSUL. 1" AIR SPACE 2x4" STUDS @ 16" o.c. w/ BATT INSULATION RESILIENT CHANNEL ON 3/4" TYPE 'X' GYPSUM BOARD
W6		3/4" TYPE 'X' GYPSUM BOARD 2 ROWS 2x4 STUDS @ 16" o.c. WALLS ON SEPARATE 2x4 SILL PLATES w/1" MIN. AIR GAP 3-1/2" ABSORPTIVE MATERIAL (ON EACH SIDE) 3/4" TYPE 'X' GYPSUM BOARD
P1		1/2" GYPSUM BOARD 2x4 STUD WALL @ 16" O.C. 1/2" GYPSUM BOARD  ★ DENOTE LOAD BEARING WALL ON 22"x8" POURED CONCRETE FOOTING
P2		1/2" GYPSUM BOARD 2x6 STUD WALL @ 16" O.C. 1/2" GYPSUM BOARD  ★ DENOTE LOAD BEARING WALL ON 22"x8" POURED CONCRETE FOOTING

WALL / PARTITION LEGEND GENERAL NOTES	
1.	ALL WALL TYPE DESCRIPTIONS COMMENCES FROM THE EXTERIOR FACE TO THE INTERIOR FACE OF THE WALL CAVITY.
2.	ALL WET AREAS WHERE GYPSUM BOARD IS PRESENT SHALL BE EQUIPPED W/MOISTURE RESISTANT GYPSUM BOARD.
3.	PROVIDE AND INSTALL ALL EXTERIOR FINISHES, TRIMS & FLASHING AS PER MANUF. RECOMMENDATIONS.
4.	PROVIDE FOUNDATION WATERPROOFING AT ALL WALLS ABUTTING BASEMENT AREAS.
5.	ALL MASONRY VENEERS TO HAVE CODE COMPLIANT WEEPHOLES (9.20.13.18), FLASHING (9.20.13.11) AND WALL TIES (9.20.9.5)
6.	ALL GYPSUM BOARD TO BE TAPED, SANDED AND PAINTED

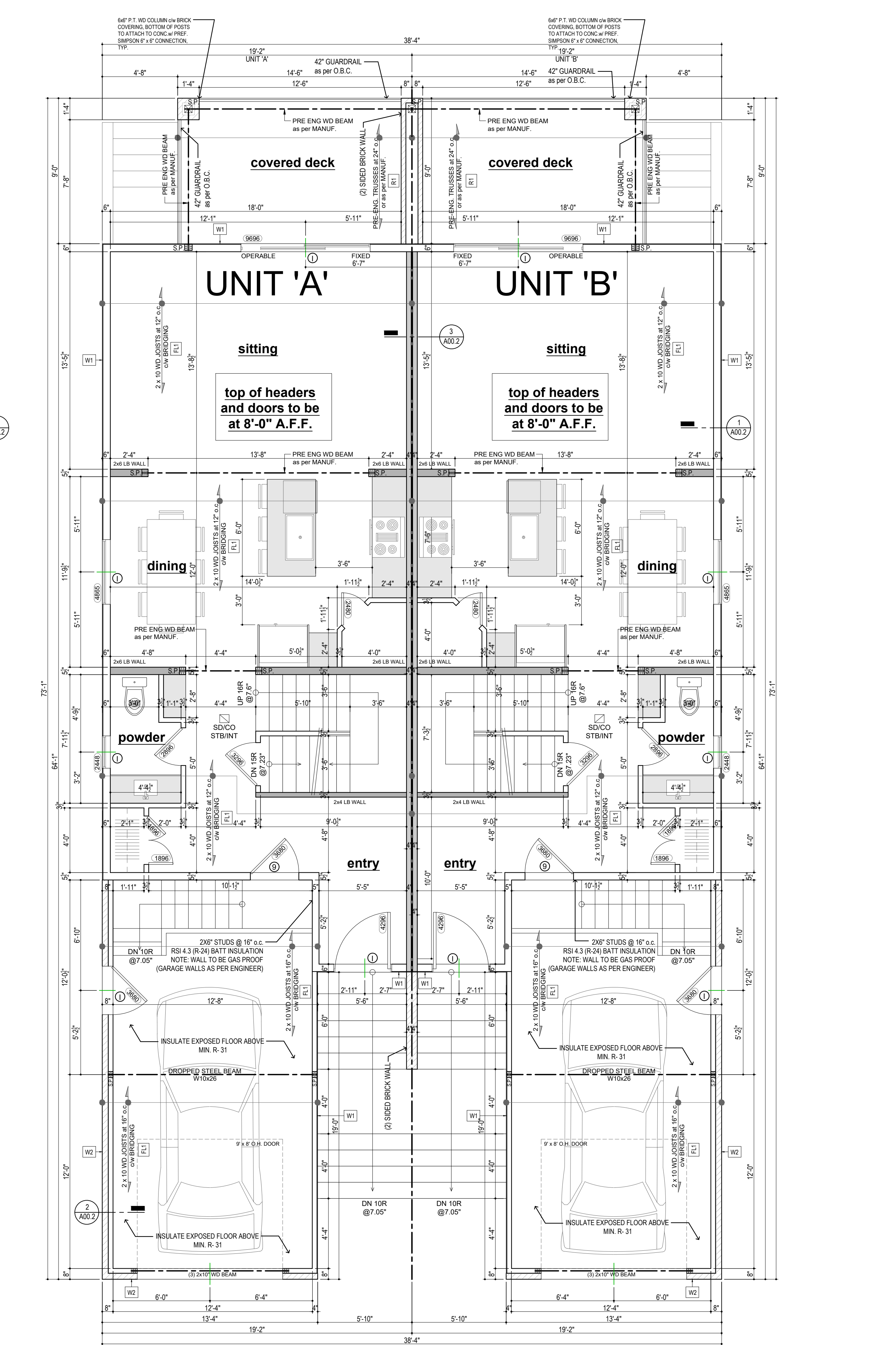
MARK	FLOOR / ROOF LEGEND	DESCRIPTION
FL1		FLOOR FINISH T.B.D. 3/4" T&G PLYWOOD SUB FLOOR 2x10 FLOOR JOISTS @ 12" OR 16" O.C. (SEE PLANS) 1/2" GYPSUM BOARD
FL2		3/4" PLYWOOD SHEATING c/w 1/4" CLIPS PRE-ENG. ROOF TRUSSES @ 24" O.C. R-40 BLOWN IN INSULATION (R-32 ATTIC) OR SPRAY FOAM INSUL. 6 mil POLY (WHERE BATT INSULATION) 3/4" GYPSUM BOARD
R1		SHINGLES - SELF SEALING 3/4" PLYWOOD SHEATING c/w 1/4" CLIPS PRE-ENG. ROOF TRUSSES @ 24" O.C. R-40 BLOWN IN INSULATION (R-32 ATTIC) OR SPRAY FOAM INSUL. 6 mil POLY (WHERE BATT INSULATION) 3/4" GYPSUM BOARD

FLOOR / ROOF LEGEND GENERAL NOTES	
1.	ALL GYPSUM BOARD TO BE TAPED, SANDED AND PAINTED



FOUNDATION PLAN 790 SF  
 1/4" = 1'

LINTEL SCHEDULE (EXTERIOR)		LINTEL SCHEDULE (INTERIOR)		EXTERIOR WALL STUDS w/BRICK		EXTERIOR WALL STUDS w/SIDING		STEEL LINTEL SCHEDULE		LEGEND	
LINTEL SIZE	MAX. SPAN	LINTEL SIZE	MAX. SPAN	STUD LENGTH	SUPPORTS	STUD LENGTH	SUPPORTS	STEEL LINTEL	MAX. CLEAR SPAN	S.P. STL	3" x 3" HSS STEEL POST
2-2x4"	4'-11"	2-2x4"	4'-11"	13'-7"	2x6" @ 12"	13'-7"	2x6" @ 12"	13'-7"	2x6" @ 12"	S.P.	SUPPORT REQUIRED (3) 2x6
2-2x6"	6'-4"	2-2x6"	6'-4"	15'-0"	2x6" @ 12"	15'-0"	2x6" @ 12"	15'-0"	2x6" @ 12"	E.F.	OR (4) 2x4
2-2x8"	7'-2"	2-2x8"	7'-2"	16'-4"	2x6" @ 12"	16'-4"	2x6" @ 12"	16'-4"	2x6" @ 12"		GRAB BAR SUPPORT REQ'D
2-2x10"	8'-0"	2-2x10"	8'-0"	17'-3"	2x6" @ 12"	17'-3"	2x6" @ 12"	17'-3"	2x6" @ 12"		EXHAUST FAN w/
2-2x12"	10'-11"	2-2x12"	10'-11"	18'-3"	2x6" @ 12"	18'-3"	2x6" @ 12"	18'-3"	2x6" @ 12"		NON-COMBUSTABLE DUCTWORK



UPPER FLOOR PLAN 790 SF  
 1/4" = 1'



FLOOR PLAN NOTES	
1.	VERIFY IN FIELD FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.
2.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO THE CURRENT VERSION OF PART 9 ONTARIO BUILDING CODE.
3.	ALL INTERIOR WALL TYPES TO BE "P1" UNLESS OTHERWISE NOTED
4.	VERIFY ALL MEP WORK ON SITE

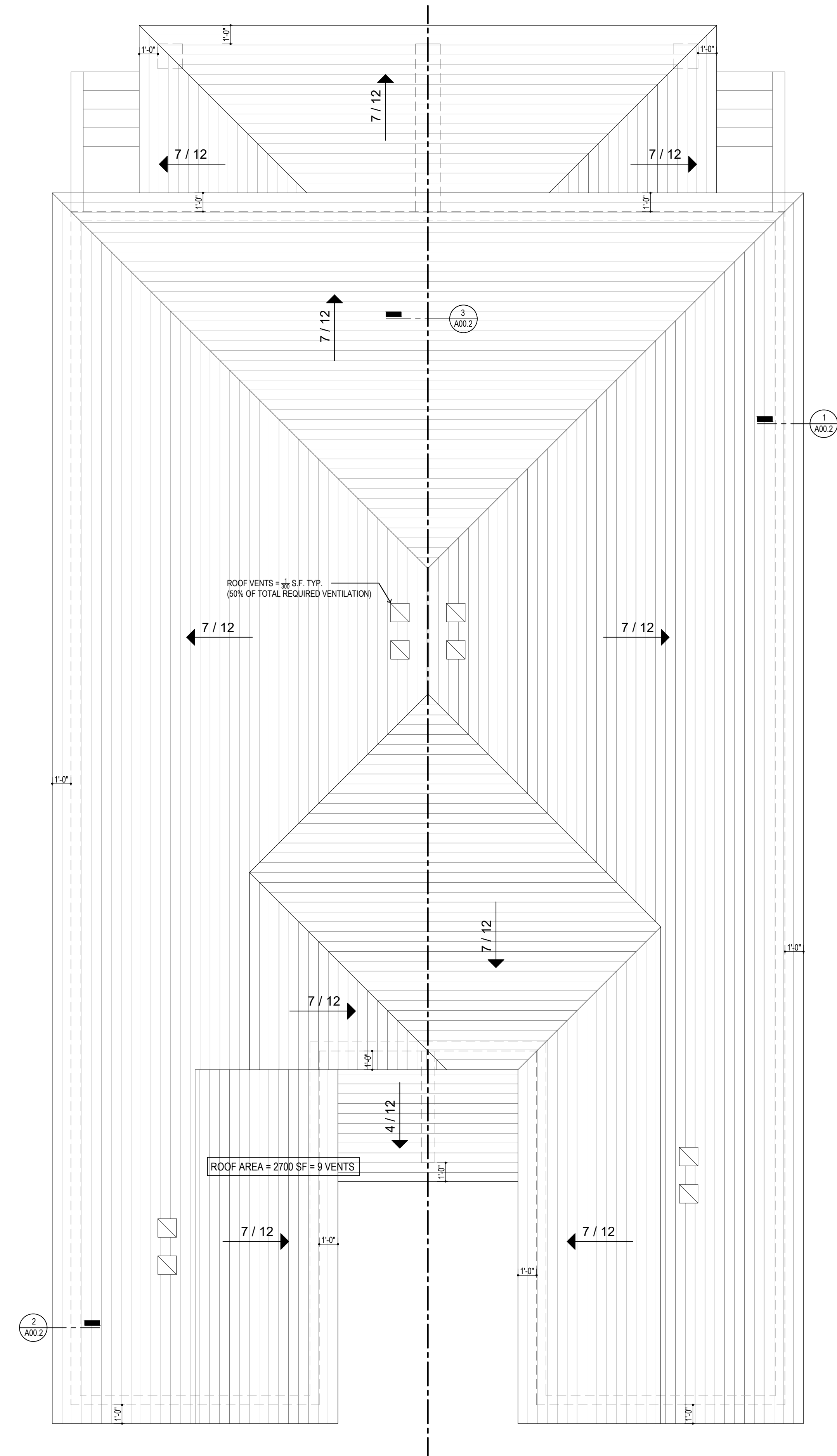
KEY NOTES	
1.	VERIFY IN FIELD FOR ALL MECHANICAL, PLUMBING AND ELECTRICAL WORK.
2.	ALL STAIRS, RAMPS, HANDRAILS AND GUARDS SHALL CONFORM TO THE CURRENT VERSION OF PART 9 ONTARIO BUILDING CODE.
3.	ALL OPENINGS TO HAVE (2) 2x8 LINTEL UNLESS OTHERWISE NOTED.

MARK	WALL / PARTITION LEGEND	DESCRIPTION
W1		EIFS as per MANUF. GC TO COORDINATE) 1/2" RIDGED INSUL. AIR BARRIER 3/4" O.S.B. or approved equal 2x6 WD STUDS @ 16" o.c. c/w R-22 BATT INSULATION 6 mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W2		BRICKSTONE VENEER 1" AIRSPACE AIR BARRIER 1/2" PLYWOOD 2x6 STUD WALL @16" O.C. w/R22 BATT INSULATION 6 mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD
W3		4" FACE BRICK c/w BRICK TIES 1" AIR SPACE AIR BARRIER 3/4" O.S.B. or approved equal 2x4 STUDS @ 16" o.c. MIN. R-22 BATT INSULATION 2x4 STUDS @16" O.C. 6 mil POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD
W4		DRAINAGE LAYER DAMP PROOFING 8" POURED CONCRETE (20MPa min.) R-10 RIGID INSULATION 2x4 STUDS @ 16" o.c. MIN. R-22 BATT INSULATION 6 mil POLY. VAPOUR BARRIER 1/2" GYPSUM BOARD (OPTIONAL)
W5		5/8" TYPE 'X' GYPSUM BOARD RESILIENT CHANNEL ON 2x4" STUDS at 16" o.c. w/ BATT R-22 INSUL. 1" AIR SPACE 2x4" STUDS at 16" o.c. w/ BATT INSULATION RESILIENT CHANNEL ON 5/8" TYPE 'X' GYPSUM BOARD
W6		5/8" TYPE 'X' GYPSUM BOARD 2 ROWS 2x4 STUDS at 16" o.c. WALLS ON SEPARATE 2x4 SILL PLATES w/1" MIN. AIR GAP 3-1/2" ABSORPTIVE MATERIAL (ON EACH SIDE) 5/8" TYPE 'X' GYPSUM BOARD
P1		1/2" GYPSUM BOARD 2x4 STUD WALL @16" O.C. 1/2" GYPSUM BOARD ★ DENOTE LOAD BEARING WALL ON 22"x8" POURED CONCRETE FOOTING
P2		1/2" GYPSUM BOARD 2x6 STUD WALL @16" O.C. 1/2" GYPSUM BOARD ★ DENOTE LOAD BEARING WALL ON 22"x8" POURED CONCRETE FOOTING

WALL / PARTITION LEGEND GENERAL NOTES	
1.	ALL WALL TYPE DESCRIPTIONS COMMENCES FROM THE EXTERIOR FACE TO THE INTERIOR FACE OF THE WALL CAVITY.
2.	ALL VET. AREAS WHERE GYPSUM BOARD IS PRESENT SHALL BE EQUIPPED W/ MOISTURE RESISTANT GYPSUM BOARD.
3.	PROVIDE AND INSTALL ALL EXTERIOR FINISHES, TRIMS & FLASHING AS PER MANUF. RECOMMENDATIONS.
4.	PROVIDE FOUNDATION WATERPROOFING AT ALL WALLS ABUTTING BASEMENT AREAS.
5.	ALL MASONRY VENEERS TO HAVE CODE COMPLIANT WEEP HOLES (9.20.13.18), FLASHING (9.20.13.11) AND WALL TIES (9.20.9.5)
6.	ALL GYPSUM BOARD TO BE TAPED, SANDED AND PAINTED

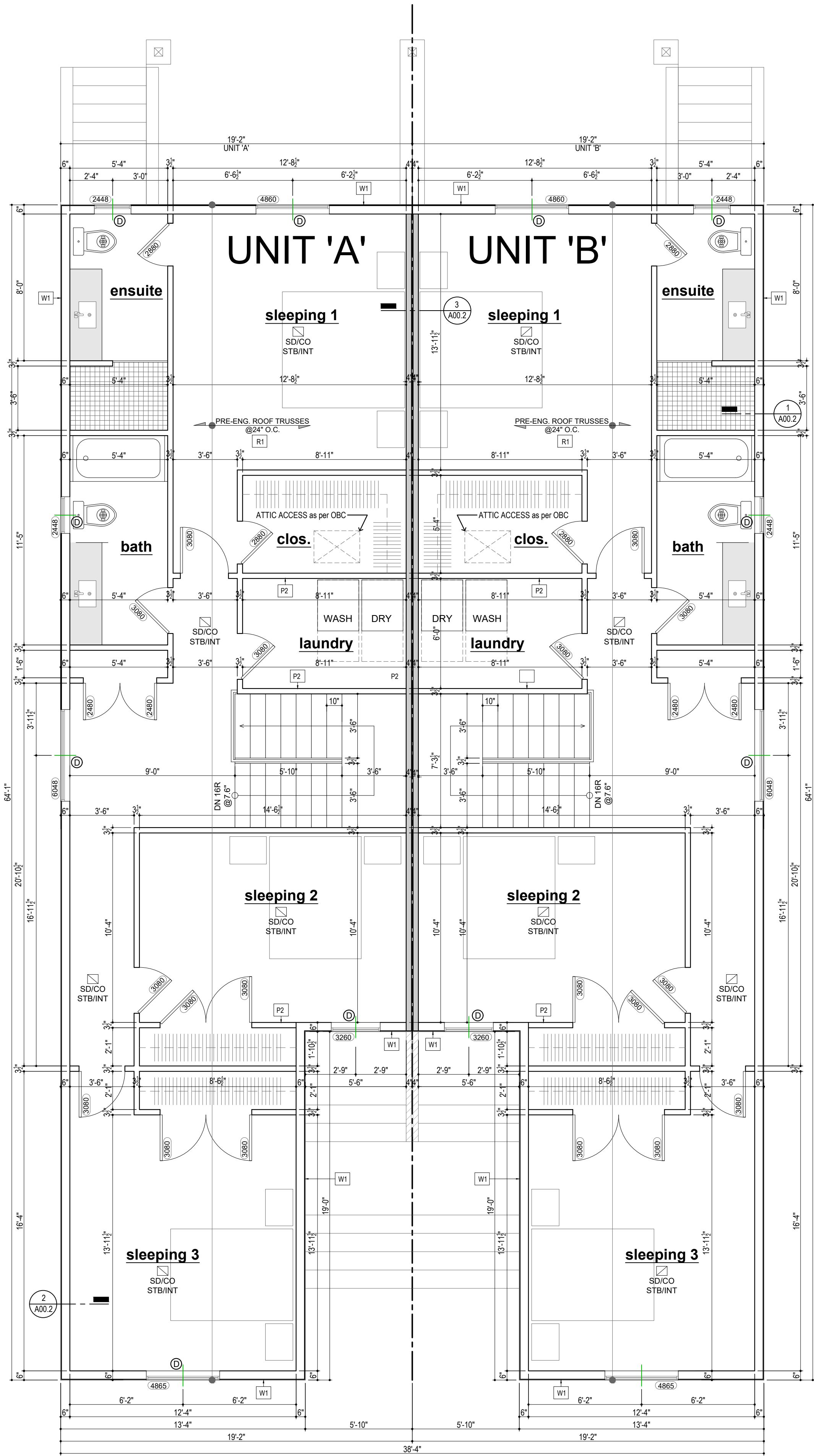
MARK	FLOOR / ROOF LEGEND	DESCRIPTION
FL1		FLOOR FINISH T.B.D. 3/4" T&G PLYWOOD SUB FLOOR 2x10 FLOOR JOISTS @12" OR 16" O.C. (SEE PLANS) 1/2" GYPSUM BOARD
FL2		SHINGLES - SELF SEALING 1/2" PLYWOOD SHEATHING c/w 1" CLIPS PRE-ENG. ROOF TRUSSES @24" O.C. R-60 BLOWN IN INSULATION (R-32 ATTIC) OR SPRAY FOAM INSUL. 6 mil POLY (WHERE BATT INSULATION) 3/4" GYPSUM BOARD
R1		SHINGLES - SELF SEALING 1/2" PLYWOOD SHEATHING c/w 1" CLIPS PRE-ENG. ROOF TRUSSES @24" O.C. R-60 BLOWN IN INSULATION (R-32 ATTIC) OR SPRAY FOAM INSUL. 6 mil POLY (WHERE BATT INSULATION) 3/4" GYPSUM BOARD

FLOOR / ROOF LEGEND GENERAL NOTES	
1.	ALL GYPSUM BOARD TO BE TAPED, SANDED AND PAINTED



2 ROOF PLAN  
A01.2 1/4" = 1'

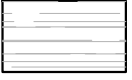

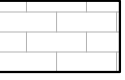
LINTEL SCHEDULE (EXTERIOR)					LINTEL SCHEDULE (INTERIOR)					EXTERIOR WALL STUDS w/BRICK					EXTERIOR WALL STUDS w/SLIDING					STEEL LINTEL SCHEDULE					LEGEND	
MAX. SPAN					MAX. SPAN					STUD LENGTH					STUD LENGTH					DOOR STEEL LINTEL FOR MASONRY - EXTERIOR ANGLES FOR BRICK (SEE BOTTOM AND RIGHT) - MAX. CLEAR SPAN						
LINTEL SIZE	ROOF + CEILING	ROOF + CEILING	ROOF + CEILING	ROOF + CEILING	LINTEL SIZE	ROOF + CEILING	ROOF + CEILING	ROOF + CEILING	ROOF + CEILING	STUD LENGTH	SUPPORTING	SUPPORTING	SUPPORTING	SUPPORTING	STUD LENGTH	SUPPORTING	SUPPORTING	SUPPORTING	SUPPORTING	DOOR STEEL LINTEL FOR MASONRY - EXTERIOR ANGLES FOR BRICK (SEE BOTTOM AND RIGHT) - MAX. CLEAR SPAN	UNITS	SIZE	S.P. STL	3" x 3" HSS STEEL POST		
2-2x4"	4'-11"	2'-2"	2'-2"	2'-2"	2-2x4"	4'-11"	2'-2"	2'-2"	2'-2"	13'-0"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	13'-0"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	6'-0" OR LESS	3" x 3" x 1/2"	S.P.	SUPPORT REQUIRED (3) 2x6			
2-2x6"	6'-4"	4'-11"	2'-2"	2'-2"	2-2x6"	6'-4"	4'-11"	2'-2"	2'-2"	13'-7"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	13'-0"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	6'-0" OR LESS	3" x 3" x 1/2"	OR (4) 2x4				
2-2x8"	7'-2"	6'-4"	4'-11"	2'-2"	2-2x8"	7'-2"	6'-4"	4'-11"	2'-2"	13'-0"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	13'-7"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	6'-0" OR LESS	3" x 3" x 1/2"	GRAB BAR SUPPORT REQ'D				
2-2x10"	8'-0"	7'-2"	6'-4"	4'-11"	2-2x10"	8'-0"	7'-2"	6'-4"	4'-11"	13'-7"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	13'-0"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	6'-0" OR LESS	3" x 3" x 1/2"					
2-2x12"	10'-11"	8'-0"	7'-2"	6'-4"	2-2x12"	10'-11"	8'-0"	7'-2"	6'-4"	13'-7"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	13'-7"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	2x6" @ 12"	10'-0" GRAB BAR SUPPORT REQ'D	3" x 3" x 1/2"	E.F.	EXHAUST FAN w/ NON-COMBUSTIBLE DUCTWORK			
NOTE THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS OR SCHEDULE					NOTE THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS OR SCHEDULE					ASSUMES 10-11 PSI WIND PRESSURE AND 1 TYPHON LOAD BASED ON A-30-A-3.0 D.C.					ASSUMES 10-11 PSI WIND PRESSURE AND 1 TYPHON LOAD BASED ON A-30-A-3.0 D.C.					DOOR STEEL LINTEL APPLIES UNLESS NOTED OTHERWISE ON THE PLANS OR SCHEDULE						

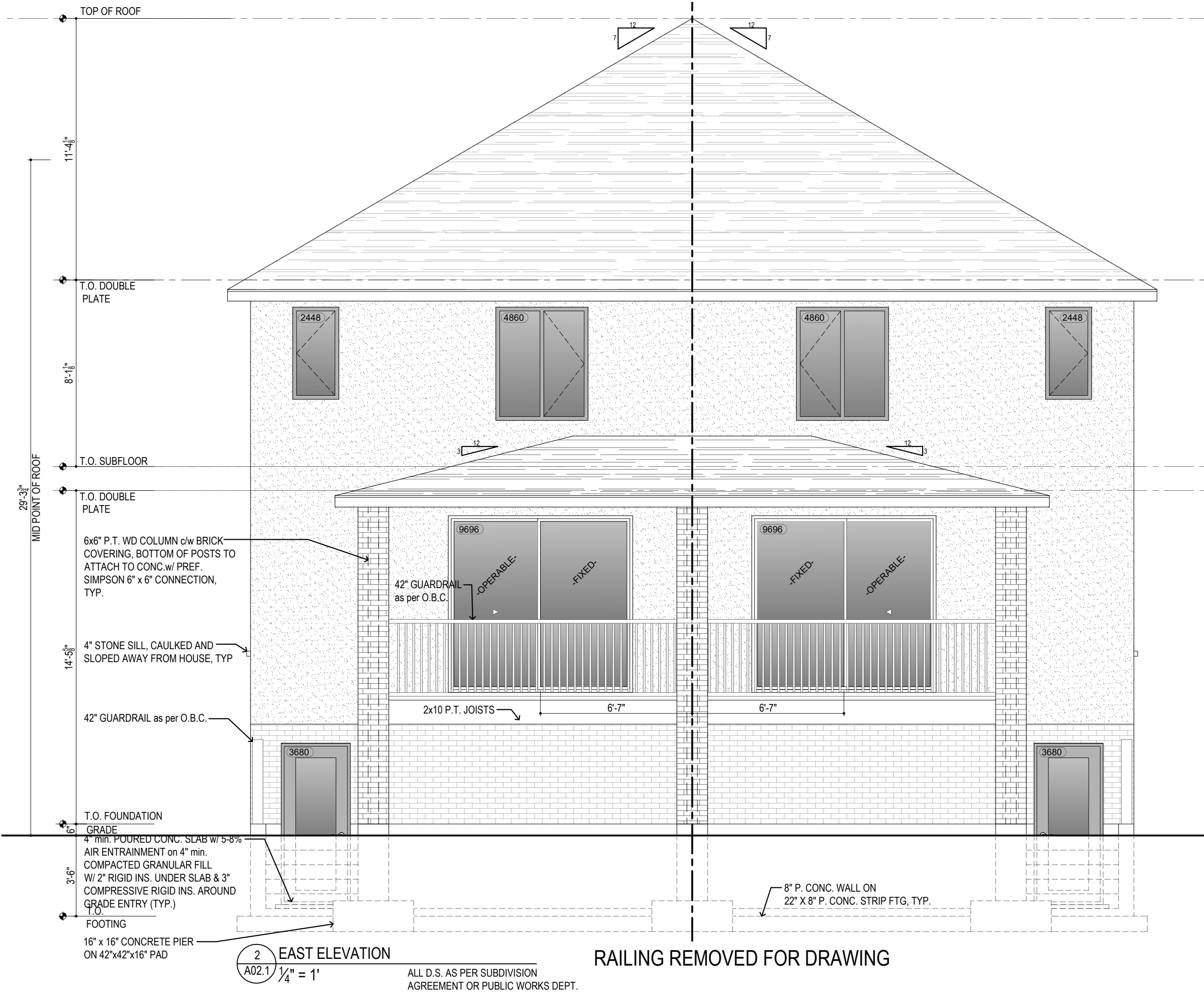
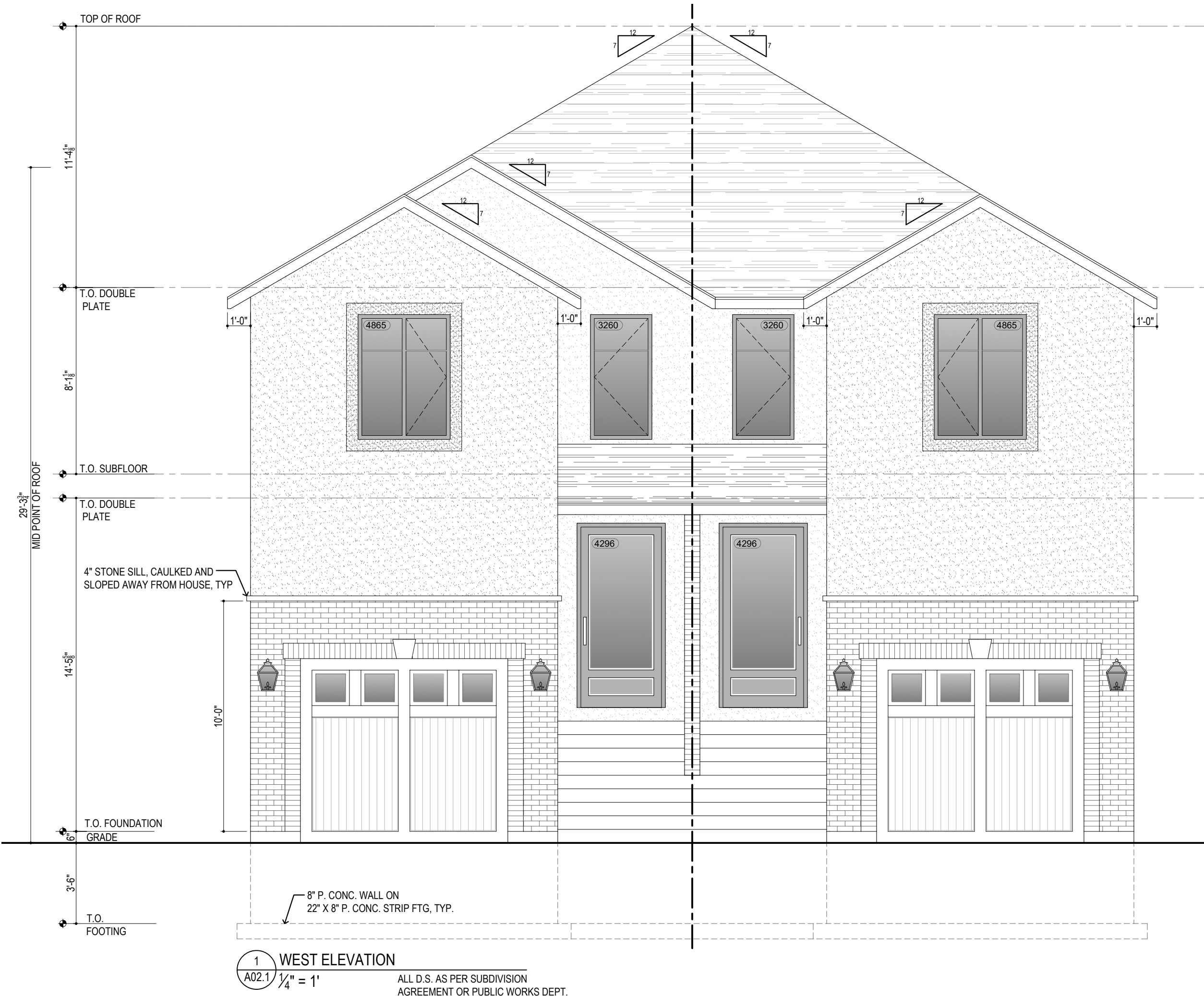


1 UPPER FLOOR PLAN 1118 SF  
A01.2 1/4" = 1'

GLAZING OPENINGS IN BUILDING FACE			
ELEVATION	BUILDING FACE (SF)	GLAZING (SF)	GLAZING %
WEST	986 SF	280 SF	28%
SOUTH	1486 SF	103 SF	6 %
EAST	889 SF	204 SF	22%
NORTH	1486 SF	103 SF	6%
TOTAL	4847 SF	690 SF	14%

EXTERIOR ELEVATION NOTES			
1.	ALL EXTERIOR FINISHES AS PER EXTERIOR MATERIAL FINISHES SCHEDULE OR EQUAL APPROVED.		
2.	ALL EXTERIOR FINISHES INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS		
3.	ALL EXTERIOR TRIMS, SILLS AND FLASHING TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.		
4.	EXISTING GRADING TO BE COORDINATED w/OWNER/G.C.		
5.	NEW OPENING ELEVATION TO BE SET BY TOWNSHIP		

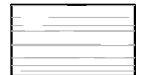

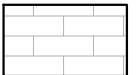
EXTERIOR MATERIAL FINISHES SCHEDULE			
			
Shingles	Stucco	Brick	

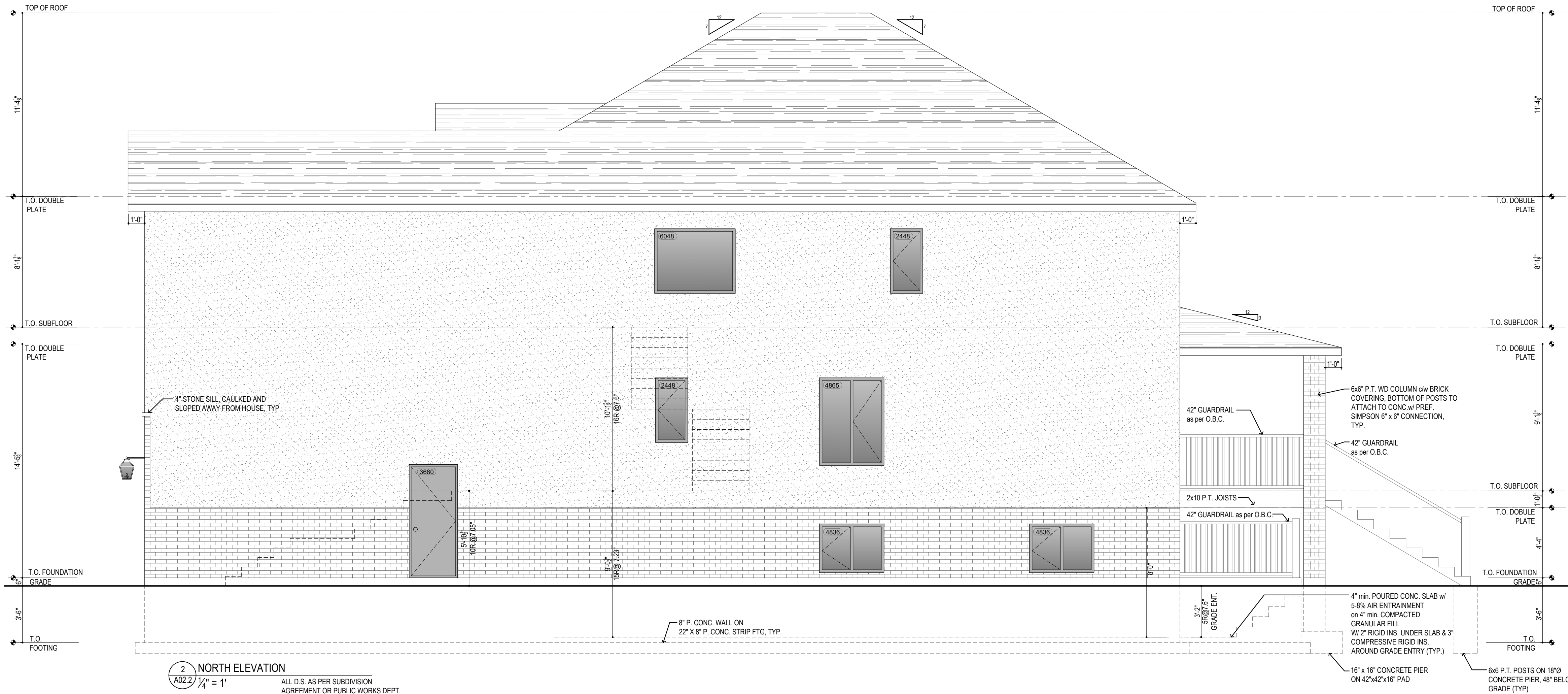
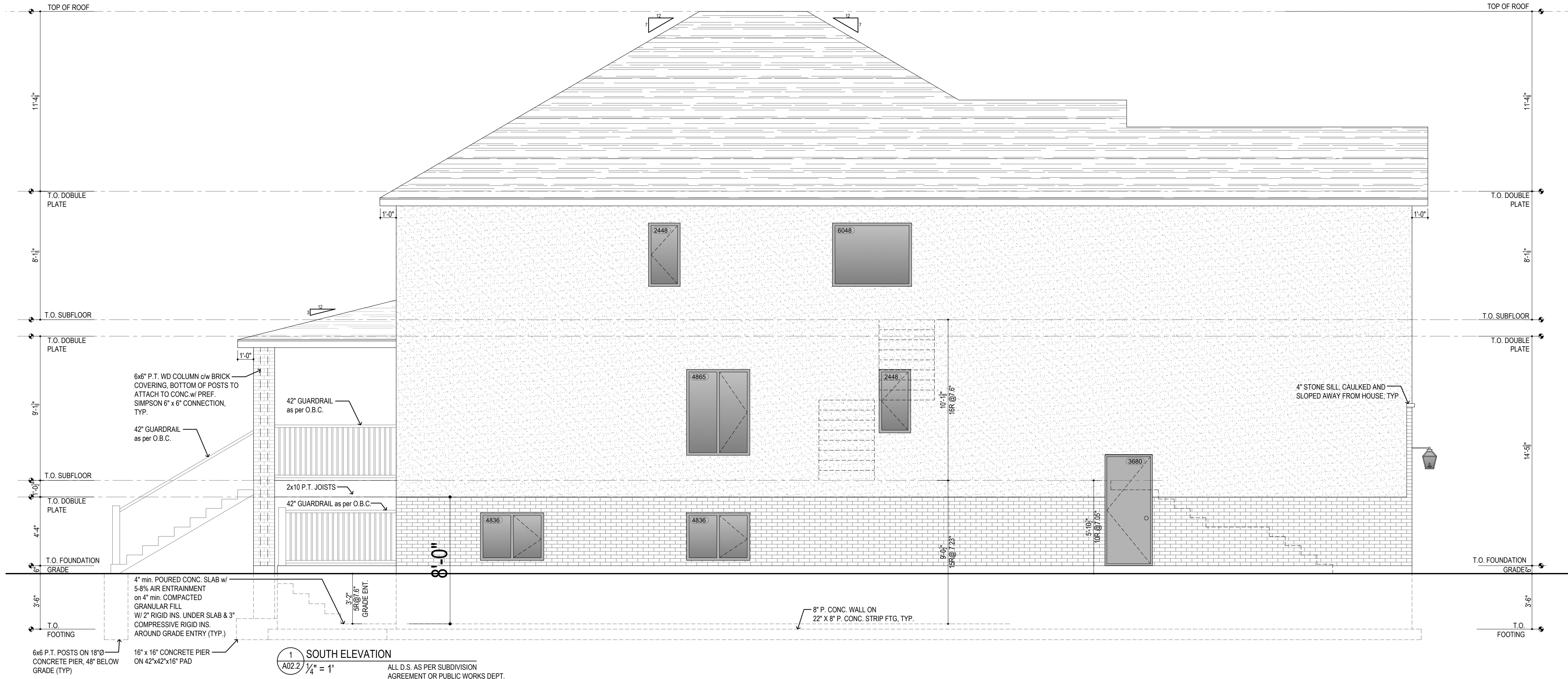




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EXTERIOR MATERIAL FINISHES SCHEDULE			
			
Shingles	Stucco	Brick	



FOR ZBA ONLY - NOT FOR BUILDING PERMIT