COMMITTEE OF ADJUSTMENT

N.T.S.

APPLICANT : 14579704 CANADA INC.

ADDRESS : 651 CHURCH STREET

SUBJECT LANDS

PLANNING AND BUILDING DEPARTMENT

DATE : DECEMBER 19, 2024
FILE NO. : A-073/24

CITY OF WINDSOR

File: A-073/24

COMMITTEE OF ADJUSTMENT PUBLIC HEARING

PURSUANT to Section 45 of the Planning Act, a Committee of Adjustment public hearing will be held to consider a minor variance to Zoning By-law 8600. This is not an application for a zoning change.

You are receiving this notice of hearing as a courtesy because the Committee of Adjustment identified your property as located within a 40 meters circulation area of the subject lands. Notice as required by the Planning Act was given by publication of the Committee of Adjustment's Agenda Record in the Windsor Star on December 4, 2024.

APPLICATION FOR MINOR VARIANCE – Relief from the operation of Zoning By-law 8600

Owner:	14579704 CANADA INC.	**Location:**	651 CHURCH ST
Legal Description:	PLAN 244 S PT LOT 34;N PT LOT 35	**Zoning:**	Residential RD2.2
Official Plan:	Residential		

Explanation: Construct a semi-detached dwelling with reduced minimum lot width, lot area, and size of parking space, thereby requesting the following relief:

Section 11.2.5.21. - Minimum Lot Width

By Law Requirements	Proposed
15.0 m	13.7 m

Section 11.2.5.2.7 - Minimum Lot area

By Law Requirements	Proposed
450. 0 m^2	418.3 m^2

Section 24.20.10.1. - Minimum size of Parking Space

By Law Requirements	Proposed
2.5 m X 5.5 m	2.75 m X 5.25 m

COMMITTEE OF ADJUSTMENT HEARING - 519-255-6543 ext 6436 or 6450

When: December 19, 2024 at 3:30 PM
Where: VIA VIDEO CONFERENCE
(information on how to join the public meeting will be on the City of Windsor website prior to the meeting date)
You are invited to attend this hearing and express any interest you may have in this application. Written comments are also acceptable and may be submitted in person, by mail, by fax or by email. All comments must be received **NO LATER than 4:30PM on the Wednesday, prior to the meeting date.** Comments received after such, will not be included at time of hearing.

The applicant or agent must attend the meeting. If you do not attend or send a representative, the Committee may proceed in your absence without any further notice to you. To be notified of the decision of the Committee of Adjustment regarding this application, you must submit a written request to the Secretary-Treasurer.

It is the practice of Committee of Adjustment members to visit the site prior to considering this application. Administrative comments are available by email after 12:00 noon on the Friday prior to the hearing.

Jessica Watson
Secretary-Treasurer, Committee of Adjustment

Dated: December 5, 2024

Tel: 519-255-6543
Fax: 519-255-6544
Email: jwatson@citywindsor.ca
Web: www.citywindsor.ca

Suite 210, 350 City Hall Square West
Windsor ON N9A 6S1

1 Application Information

Name of ALL Owners	Contact No.	Business Telephone No.
14579704 CANADA INC.	437 777 8956	

Address	Postal Code
84 TOZER CRESCENT, AJAX RE14579704@GMAIL.COM E-Mail Address:	L1T 5A2

Name of Contact Person/Agent (if different than owner)	Contact No.	Business Telephone No.
DANIEL FALZON	416 662 2673	

Address	Postal Code	Fax No.
A4-9131 KEELE STREET, VAUGHAN E-Mail Address: DANIEL@LASONNE.CA	L4K 0G7	

PAYMENT CONTACT INFORMATION ONLY:
Name: KOUSHIK
Contact No: RE14579704@GMAIL.COM (416-777-8956)

2 Date application submitted to the City of Windsor.
OCTOBER 27, 2024

3 Present Official Plan Provisions applying to the land:
RESIDENTIAL

4 Present Zoning By-law provisions applying to the land:
RESIDENTIAL DISTRICT 2.2 (RD2.2)

5 Nature and extent of relief applied for: (you MUST list each By-law Section etc. and relief requested)
MIN. LOT WIDTH [11.2.5.2.1] - 15.0M REQUIRED, 13.7M REQUESTED
MIN. LOT AREA [11.2.5.2.2] - 450M2 REQUIRED, 418.3M2 REQUESTED
MIN SIZE OF PARKING SPACE [24.20.10.1] - 2.5MX5.5M REQUIRED, 2.75MX5.25M REQUESTED

6 State why it is NOT possible to comply with the provisions of the by-law. (Must be complete)
LOT SIZE NOT SUFFICIENT FOR PROPOSAL

7 Legal Description of the Subject Land(s)

Municipality	Street Name	Street Address
WINDSOR	CHURCH STREET	651
Concession Number(s)	Registered/reference Plan No.	Lot/Part No.(s)
Parcel No.		

8 Dimensions of Land Affected: THIS SECTION MUST BE COMPLETE

Lot Frontage/Width	Depth	Lot Area
13.72	30.50	418.27

		Yes	No
9	**Access** (check appropriate space)		
	Provincial Highway	☐	☐
	Municipal road, maintained all year	☑	☐
	Municipal road, seasonally maintained	☐	☐
	Other public road	☐	☐
	Right of way	☐	☐
	Water only. If yes, the docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road	☐	☐
	_____		
10	**Water Supply**		
	Publicly owned and operated piped water system	☑	☐
	Privately owned and operated	☐	☐
	Individual or communal well	☐	☐
	Lake or other water body	☐	☐
	Other _____	☐	☐
11	**Sewage Disposal**		
	Publicly owned and operated piped sewage system	☑	☐
	Privately owned and operated individual or communal septic tank system	☐	☐
	Pit, privy, or other _____	☐	☐

12	**Storm Drainage**	Municipal Sewers Ditches or Swales Other (specify)	☑ ☐ ☐ ☐ ☐

13 **The existing uses of the subject land:**

NOTE: legal non-conforming use applications must provide evidence to support its status to the Planning Department (Zoning Coordinator and Planner).

14 **The proposed uses of the subject land:**

RESIDENTIAL

15 **Whether any buildings or structures are proposed to be built on the subject land.**

■ **Yes** ☐ **No** ☐ **Unknown**

If the answer to item 15 is yes, for each building or structure please provide on the drawing submitted the type of building or structure, the setback from the front lot line, rear lot line, and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure.

16 **Date the subject land was acquired by the current owner.** ☐ **Unknown**

APRIL 2024

17 **The date the existing buildings or structures on the subject land were constructed.** ☐ **Unknown**

NOT APPLICABLE

18 **The length of time that the existing uses of the subject land have continued.** ☐ **Unknown**

VACANT LAND - SINCE NEW

19 **If known, whether the subject land has ever been the subject of an application under section 45 of the Act?**

☐ **Yes** ☐ **No** ■ **Unknown**

If yes, describe briefly: Year: **Type of Relief:**

20 **If known, whether the subject land is the subject of an application under the Act for approval of a plan of subdivision or a consent?**

☐ **Yes** ☐ **No** ■ **Unknown**

If yes, the status of the application:

21 **Applications submitted without the noted requirements will be considered incomplete and will be returned.**

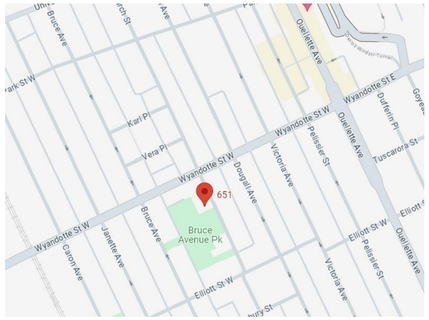
Minimum Standards for Drawings:

		Included	**Not Applicable**
	Ontario Regulations 200/96 of the Planning Act provides the requirement of a sketch showing the following: its:	☐	☐
a)	The boundaries and dimensions of the subject land.	☐	☐
b)	The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.	☐	☐
c)	The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream bands, wetlands, wooded areas, wells and septic tank.	☐	☐
d)	The current uses on land that is adjacent to the subject land.	☐	☐
e)	The location, width and name of any roads withing or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.	☐	☐
f)	If access to the subject land is by water only, the location of the parking and docking facilities to be used.	☐	☐
g)	The location and nature of any easement affecting the subject land.		
	The required sketch map has been included with this application form. ■ **Yes** ☐ **No**		

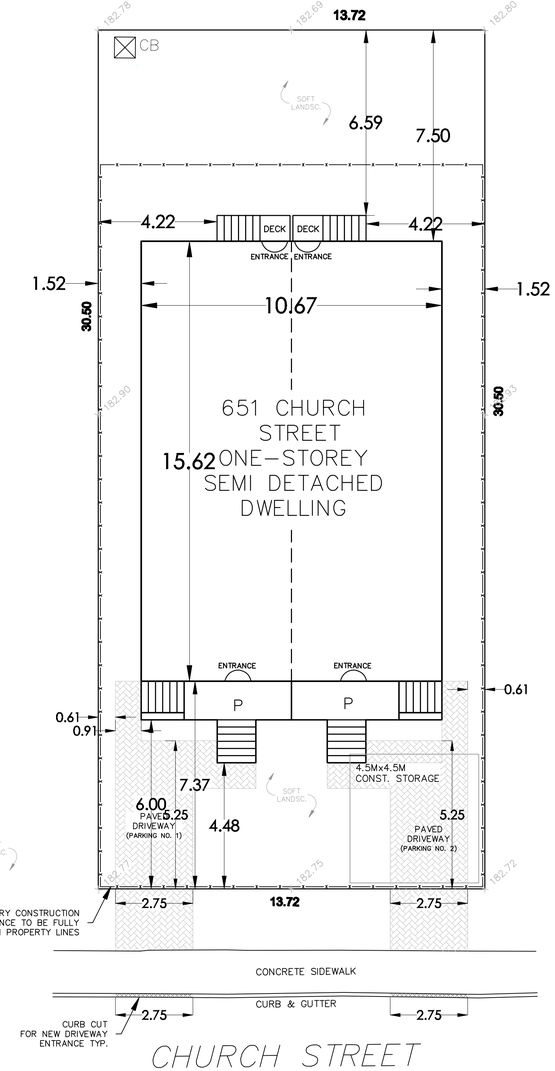
Note: Drawings must be in metric units.
Examples of acceptable drawings can be obtained upon request.

OPEN TRENCHING IS NOT PERMITTED WITHIN THE TREE PROTECTION AREA

SUMP DISCHARGE WILL BE MANAGED WITHIN THE SITE WITHOUT A DETRIMENTAL EFFECT TO ADJOINING LANDS INCLUDING CITY DITCHES



KEYPLAN



METRIC

ALL PROPERTY DIMENSIONS IN METERS UNLESS OTHERWISE NOTED

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPENCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12.

BUILDING AND LOT STATISTICS

AREA	
GROUND FLOOR	166.64 SM
SECOND FLOOR	N/A SM
GARAGE	N/A SM
SUBTOTAL	166.64 SM

DWELLING (INC. GARAGE)	166.64 SM
FRONT PORCH (INC STAIRS)	14.61 SM
WALK-UP (LESS PORCH ABV)	4.26SM
REAR DECKS (INC STAIRS)	7.34 SM
EAVES >0.45m	0.00 SM

BUILDING STATISTICS:

SITE AREA: 418.27 SM

COVERAGE: 192.84 SM (46.10%)
(DWELLING + PORCH + DECK)

BUILDING LENGTH: 15.62M
BUILDING WIDTH: 10.67M
BUILDING HEIGHT: 6.58M

LOADING
SNOW – 1.10kPa

S=Cb(Ss+Sr) OBC 9.4.2.2.
S=1.10kPa

LIVE (ROOF) – 1kPa
LIVE (INTERIOR) – 1.9kPa

GFA:
1ST+2ND+GARAGE: 166.64SM

FRONT YARD AREA:	101.12 SM
FRONT YARD SOFTSCAPE:	44.13 SM
PROVIDED FY SOFTSCAPE:	43.64%

THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.60M (2.00FT) IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS SHOWN ON THE SITE PLAN AND GRADING PLAN AND IS TO BE APPROVED BY A CONSULTING ENGINEER FOR THE PROJECT.

HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.

THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONES OF NEARBY TREES ON ADJACENT PROPERTY AND ULIMATELY DAMAGE THE TREES. THE OWNERS SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREE'S ROOT ZONES THAT ARE WITHIN THE SUBJECT SITE.

SKETCH SHOWING PROPOSED INFILL LOT GRADING
651 CHURCH STREET
CITY OF WINDSOR
COUNTRY OF ESSEX

BY: SURVEYORS ON SITE INC.
DATED: APRIL 14, 2021

ELEVATIONS SHOWN ARE GEODETIC
AND RELATE TO
SPIKE SET IN UTILITY POLE HAVING
ELEVATION OF 183.204m

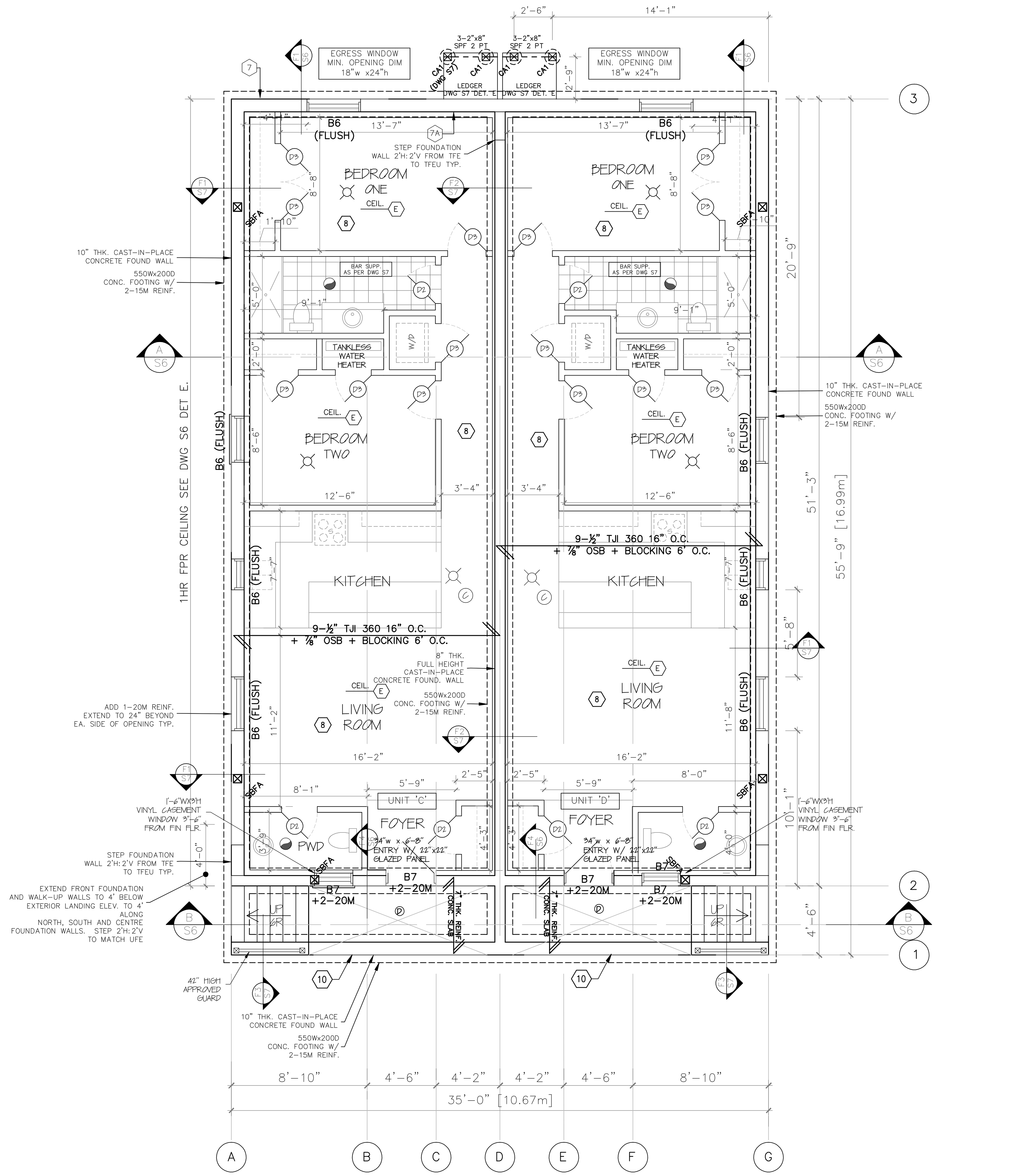
LICENSED PROFESSIONAL ENGINEER
06/09/24
D. FALZON
100159595
PROVINCE OF ONTARIO

LASONNE ENGINEERING LTD.
KLEINBURG 416.662.2673

SITE PLAN

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

Project	2444
Date	AUG '24
Scale	1:100
Sheet	S1



Construction NORTH

LVL BEAMS SHALL BE 2.0E MIN BY WAYERHAUSER OR APPROVED EQUIV. NAIL EACH PLY OF LVL WITH 89mm LG. COMMON WIRE NAILS @ 300mm O.C. STAGGERED IN 2 ROWS FOR DEPTHS UP TO 11-7/8" AND 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM AT 400mm O.C.

FOUNDATION GENERAL NOTES: OBC 9.15.3.

1. ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 150 KPA. (TO BE SITE VERIFIED) AND BE FOUNDED A MIN. OF 4'0" BELOW FINISHED GRADE.
2. CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPA AFTER 28 DAYS.
3. STRUCTURAL STEEL MEMBERS AND INSERTS SHALL BE CSA PURPOSE STEEL.
4. BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.

NOTE: ALL TIMBER TO BE SEPARATED FROM CONCRETE WITH 0.05mm(0.002")POLY.FILM OR TYPE S ROLL ROOFING. (9.17.4.3.)

ALL STEEL BEAMS SHALL HAVE 6"BEARING & ON 8"x8"x¼" STEEL PLATE (FOR POURED CONCRETE FOUNDATION WALL).

C1 = 102x102x6.4 H.S.S. W/ 200x200x12.5" BASE AND TOP PLATES - 2x1/2" DIA. S.S. WEDGE BOLTS W 4" EMBED.

FOOTING SCHEDULE

Mark	Size	Reinforcing
F1	4'-0"x4'-0" x16" D.	4-15M B.E.W.
F2	3'-6"x3'-6" x12" D.	3-15M B.E.W.
F3	2'-6"x2'-6" x12" D.	4-15M B.E.W.

B.E.W. - BOTTOM EACH WAY

SOLID BLOCKING @ 16"O.C FIRST JOIST SPAN WHEN PARALLEL W/EXTERIOR WALL

S.PL.: 200mmX8mm THK STEEL PLATE WELD TO BEAM FLANGE

MAX. HEIGHT FOR 2x6" EXT. WALL
2x6" @ 16" O.C.-12'-6"
2X6" @ 12" O.C.-13'-10"
2-2X6" @ 16" O.C.-15'-0"
2-2X6" @ 12" O.C.-17'-4"

MAX.HEIGHT FOR 2X8" EXT. WALL
2X8" @ 16" O.C.-16'-0"
2X8" @ 12" O.C.-17'-9"
2-2X8" @ 16" O.C.-20'-4"
2-2X8" @ 12" O.C.-22'-4"

BEAM SCHEDULE

B1	2-2"x8"	SPF.#2
B2	3-2"x8"	SPF.#2
B3	2-2"x10"	SPF.#2
B4	3-2"x10"	SPF.#2
B5	2-2"x12"	SPF.#2
B6	2-1¾"x9¼"	LVL
B7	3-1¾"x9¼"	LVLL

LINTEL SCHEDULE (METRIC)

L1	90x90x6.0	mm
L2	90x90x8.0	mm
L3	100x90x6.0	mm
L4	125x90x8.0	mm
L5	125x90x10.0	mm
L6	150x100x10.0	mm
L7	200x100x10.0	mm

LEGEND

☒	30 MIN. EMERG. LIGHTING CONFORMING TO OBC 9.9.12.3
◐	EXHAUST FAN - 50CFM VENTED TO OUTSIDE
Ⓒ	CARBON MONOXIDE DETECTOR
¤	CEILING MOUNTED SMOKE ALARM W/ STROBE (INTER-CONNECTED)
SB ☒	SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER (MIN. 2 PIECES)
SBFA ☒	SOLID WOOD BEARING TO MATCH FROM ABOVE
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
LVL	LAMINATED VENEER LUMBER
PT	PRESSURE TREATED LUMBER
GT	GIRDER TRUSS BY MANU.

ALL MATERIAL FINISHES TO BE DETIRMINED BY HOME OWNER DURING CONSTRUCTION

DOOR SCHEDULE

MK	SIZE	FPR
D1	34"W X 8'0"	1HR
D2	28"W X 6'8" - WOOD	N/A
D3	30"W X 6'8" - WOOD	N/A
D4	32"W X 6'8" - WOOD	N/A
D5	36"W X 6'8" - WOOD	N/A

SB3 - 4-2"X"4" SOLID BEARING
SB4 - 4-2"X"6" SOLID BEARING
SB5 - 5-2"X"6" SOLID BEARING
SB6 - 3-1-¾"x7-½" LSL
ALL SOLID BEARING TO BE BRACED AT TOP AND BOTTOM

LEGEND

■	REMOVALS
▨	REMOVALS (APPURTENANCES)

PRIOR TO REMOVING ANY LOAD BEARING MEMBERS, CONTRACTOR MUST ENSURE THAT JOISTS ARE ADEQUATELY SUPPORTED.

(A) INTERIOR 1HR FPR STUD PARTITION
SB3 ASSEMBLY W6A (DWG S6 DET. A)
1H FPR, 53 STC
2 LAYERS ½" TYPE 'X' GYPSUM BD.
VAPOUR BARRIER
6" MINERAL FIBER INS.
2x6 STUDS @ 16" O.C.
VAPOUR BARRIER
RESILLIENT CHANNEL 16" O.C.
2 LAYERS ½" TYPE 'X' GYPSUM BD.

(B) BASEMENT EXTERIOR STUD WALL
½" TYPE 'X' GYPSUM BD.
VAPOUR BARRIER
R12 MINERAL FIBER INS.
2 X 4 STUDS @ 16" O.C.

(E) CEILING 1HR FPR PARTITION
SB3 ASSEMBLY F9G (DWG S6 DET. E)
1H FPR, 51 STC
WOOD JOISTS 16" O.C.
6" MINERAL FIBER INS. (IN CAVITIES)
RESILIENT CHANELS 16" O.C.
2 LAYERS ½" TYPE 'X' GYPSUM BD.

General Notes

LICENSED PROFESSIONAL ENGINEER
11/10/24
D. FALZON
100159595
[illegible]
PROVINCE OF ONTARIO

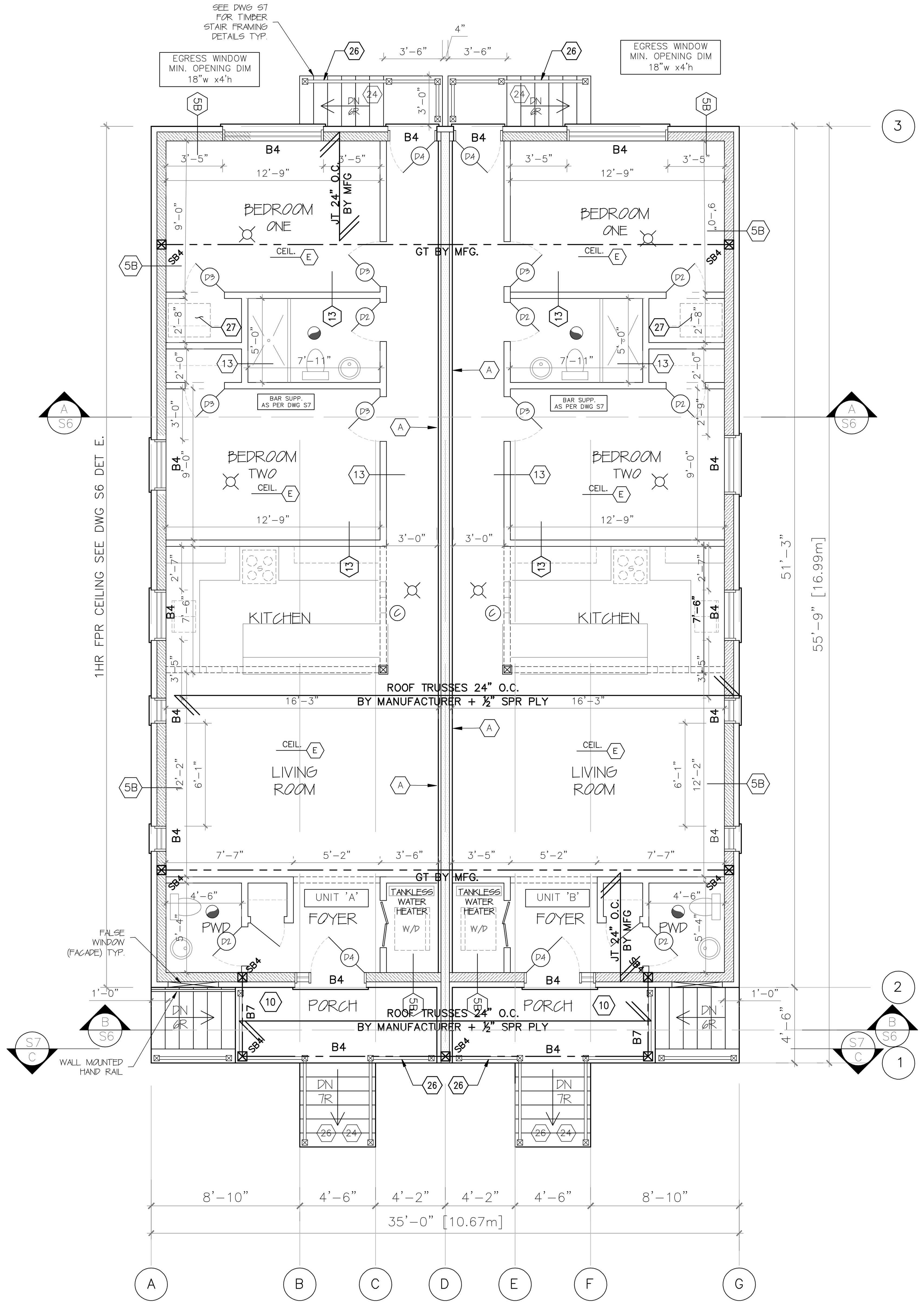
LASONNE ENGINEERING LTD.
KLEINBURG 416.662.2673

No.	Revision/Issue	Date

PLAN BASEMENT

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

Project 2444		Sheet S2
Date AUG '24		
Scale 1:60		



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SOLID BLOCKING @ 16"O.C FIRST JOIST SPAN WHEN PARALLEL W/EXTERIOR WALL

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2-2X8" @ 16" O.C.-20'-4"
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BEAM SCHEDULE

B1	2-2"x8"	SPF.#2
B2	3-2"x8"	SPF.#2
B3	2-2"x10"	SPF.#2
B4	3-2"x10"	SPF.#2
B5	2-2"x12"	SPF.#2
B6	2-1¾"x9¼"	LVL
B7	3-1¾"x9¼"	LVLL

LINTEL SCHEDULE (METRIC)

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L4	125x90x8.0	mm
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L6	150x100x10.0	mm
L7	200x100x10.0	mm

LEGEND

- 30 MIN. EMERG. LIGHTING CONFORMING TO OBC 9.9.12.3
- ◐ EXHAUST FAN – 50CFM VENTED TO OUTSIDE
- CARBON MONOXIDE DETECTOR
- CEILING MOUNTED SMOKE ALARM W/ STROBE (INTER-CONNECTED)
- SB SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER (MIN. 2 PIECES)
- SBFA SOLID WOOD BEARING TO MATCH FROM ABOVE
- DJ DOUBLE JOIST
- TJ TRIPLE JOIST
- LVL LAMINATED VENEER LUMBER
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D3	30"W X 6'8" – WOOD	N/A
D4	32"W X 6'8" – WOOD	N/A
D5	36"W X 6'8" – WOOD	N/A

SB3 – 4-2"X"4" SOLID BEARING
SB4 – 4-2"X"6" SOLID BEARING
SB5 – 5-2"X"6" SOLID BEARING
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LEGEND

- ■ REMOVALS
- ▨ REMOVALS (APPURTENANCES)

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½" TYPE 'X' GYPSUM BD.
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2 X 4 STUDS @ 16" O.C.

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SB3 ASSEMBLY F9G (DWG S6 DET. E)
1H FPR, 51 STC
WOOD JOISTS 16" O.C.
6" MINERAL FIBER INS. (IN CAVITIES)
RESILIENT CHANELS 16" O.C.
2 LAYERS ½" TYPE 'X' GYPSUM BD.

General Notes

Construction NORTH

LICENSED PROFESSIONAL ENGINEER
11/10/24
D. FALZON
100159595
[illegible]
PROVINCE OF ONTARIO

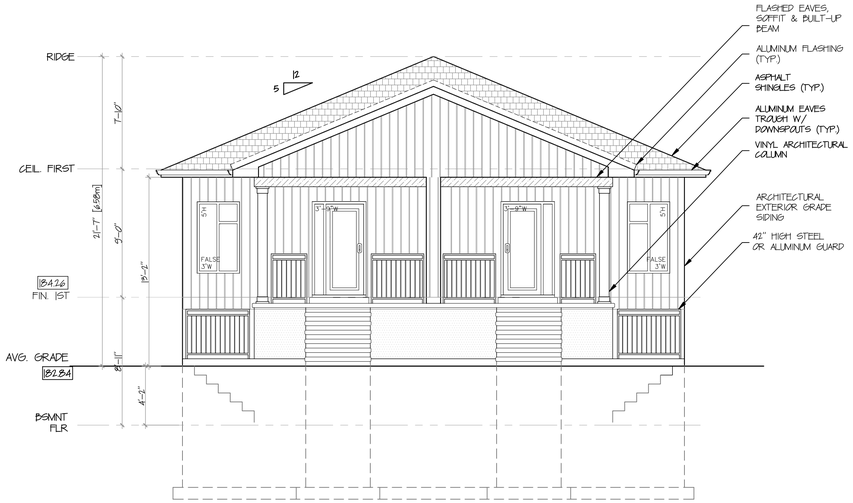
LASONNE ENGINEERING LTD.
KLEINBURG 416.662.2673

No.	Revision/Issue	Date

PLAN FIRST FLOOR

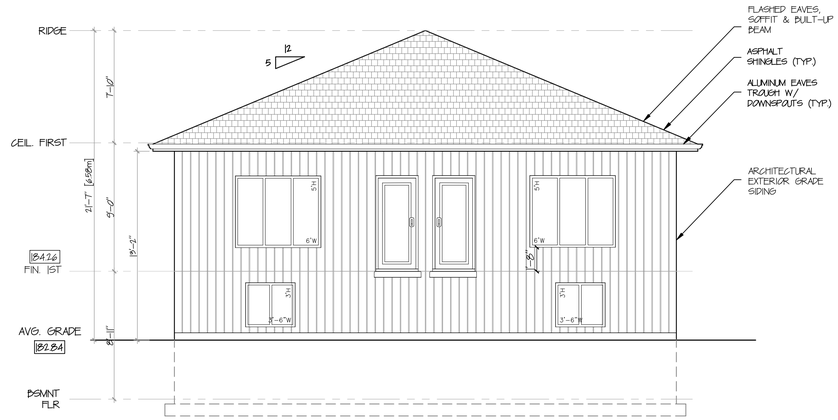
651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

Project 2444	Sheet S3	
Date AUG '24		
Scale 1:60		



ELEVATION EAST

PROVIDE EXT. LIGHTING FIXTURE CONTROLLED BY INTERIOR SWITCH AT EVERY ENTRANCE AS PER 9.34.2.1.(1)



ELEVATION WEST

PROVIDE EXT. LIGHTING FIXTURE CONTROLLED BY INTERIOR SWITCH AT EVERY ENTRANCE AS PER 9.34.2.1.(1)

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPENCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12.

General Notes

LICENSED PROFESSIONAL ENGINEER
11/10/24
D. FALZON
100159595
PROVINCE OF ONTARIO

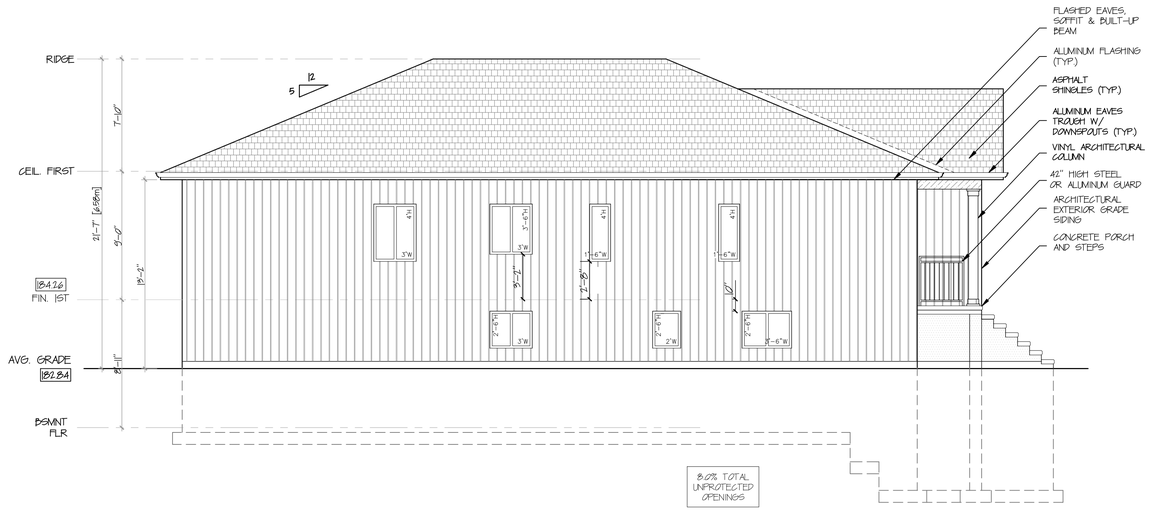
LASONNE
ENGINEERING LTD.
KLEINBURG 416.662.2673

No.	Revision/Issue	Date

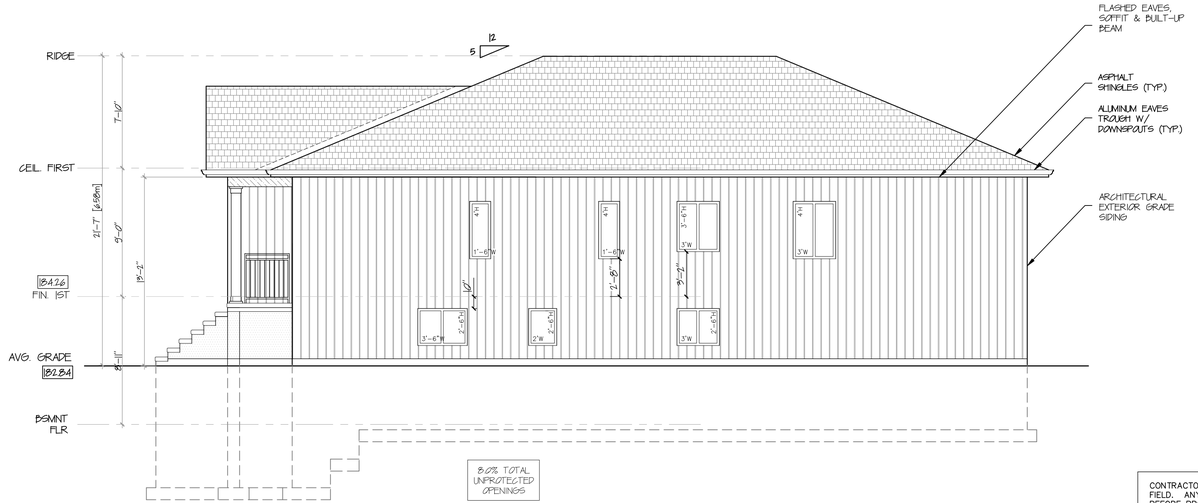
ELEVATIONS I

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

Project 2444	Sheet S4
Date AUG '24	
Scale 1:60	



ELEVATION SOUTH



ELEVATION NORTH

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPENCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12.

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ELEVATIONS II

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

Project 2444	Sheet S5
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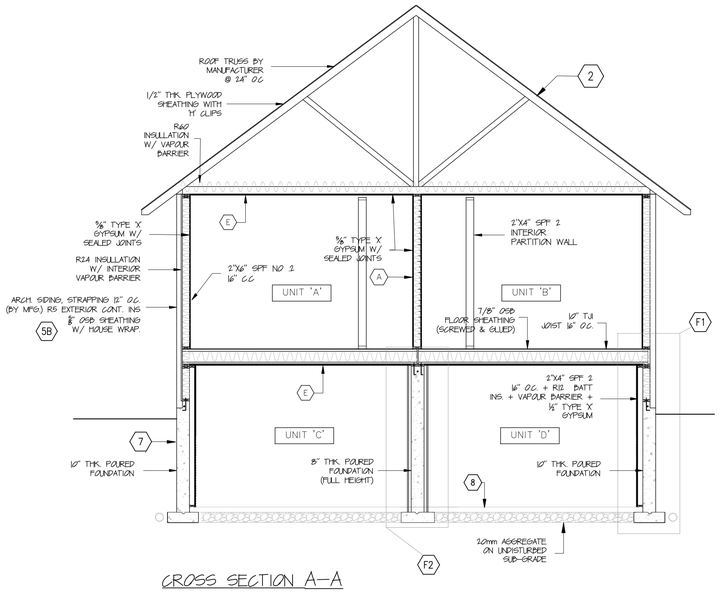
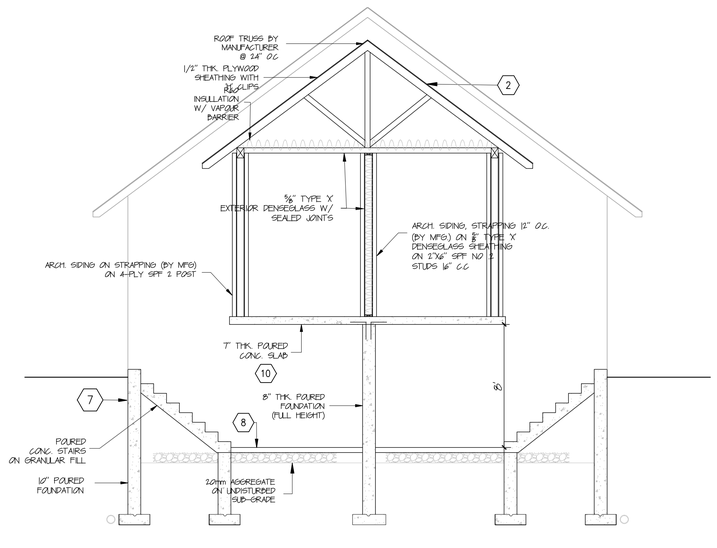
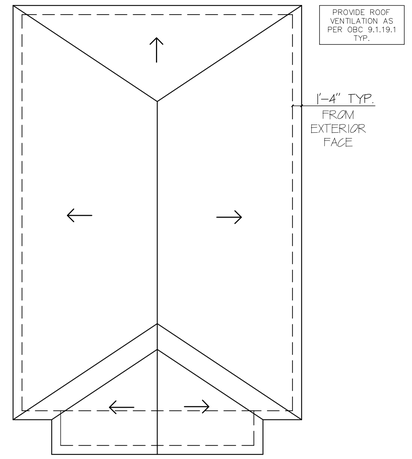
Scale 1:60	



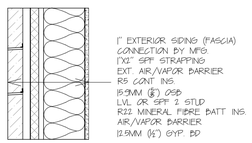
CROSS SECTION A–A



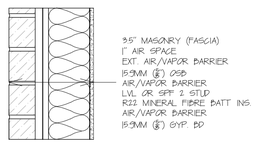
CROSS SECTION B–B



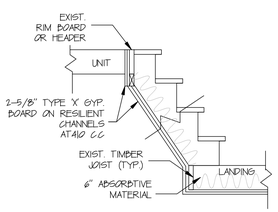
PLAN – ROOF



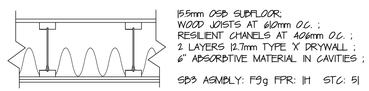
WALL TYPE 5B: DETAILS
(SEE NOTES FOR ADDITIONAL NOTES)



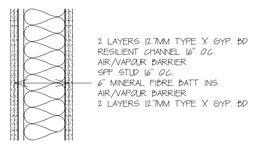
WALL TYPE 5C: DETAILS
(SEE NOTES FOR ADDITIONAL NOTES)



CEILING TYPE D: STAIRS
FPR DETAILS



CEILING TYPE E (FPR)
DETAILS



WALL TYPE A (FPR)
(SEE NOTES FOR ADDITIONAL NOTES)

GENERAL NOTES:

2.1 LUMBER:
1. ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.

2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.

3. JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTIONS WITH FLUSH BUILT-UP WOOD MEMBERS.

4. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mm POLYURETHANE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL.

2.2 STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'.

2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400W.

2.3 CONCRETE:
1. THE MINIMUM COMPRESSIVE STRENGTH F'c OF ALL CONCRETE SHALL BE 30MPa.

2. CLEAR COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:

100mm+/- 20mm	FOOTINGS CAST AGAINST EARTH
70mm +/- 20mm	REMAINDER UNLESS NOTED

2.3 MECHANICAL:
1. MECHANICAL VENTILATION SHALL PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 25 HOURS.

2. HOT WATER TANK MANUFACTURER SPECS SHALL CONFORM TO OBC 9.31.6.

2.4 FLASHINGS:
1. FLASHING MATERIALS AND DISTALLATION SHALL CONFORM TO O.B.C SECTIONS 9.20.13, 9.26.4 & 9.27.3

2.5 ELECTRICAL FACILITIES:
1. ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34

2.6 GRADING:
1. THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRADING SHALL CONFORM TO 9.14.6.

General Notes

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D. FALZON
100159595
PROVINCE OF ONTARIO

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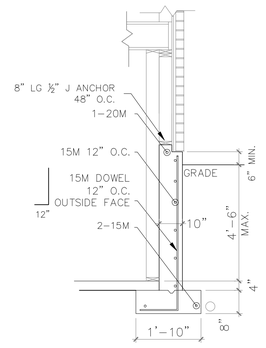
No.	Revision/Issue	Date

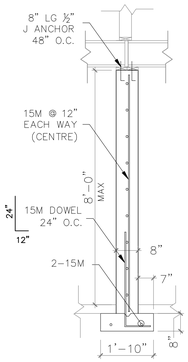
DETAILS I

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

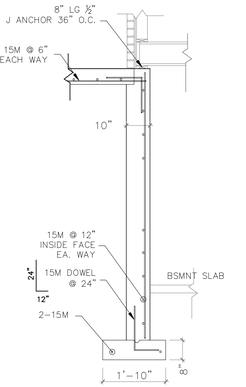
Project 2444	Sheet S6
Date AUG '24	
Scale NTS	



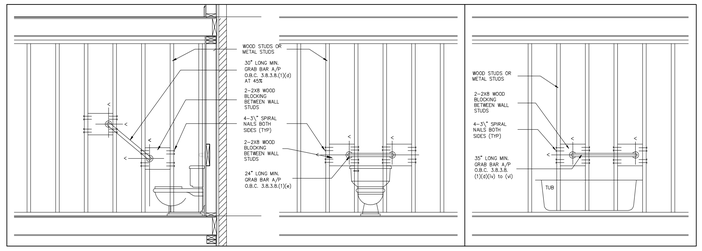
F1 FOUNDATION WALL DIMENSIONS AND REINFORCEMENT



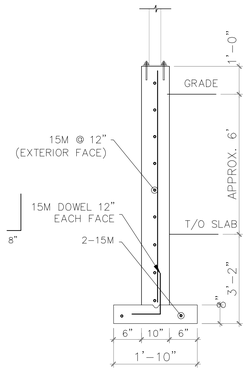
F2 FOUNDATION WALL DIMENSIONS AND REINFORCEMENT



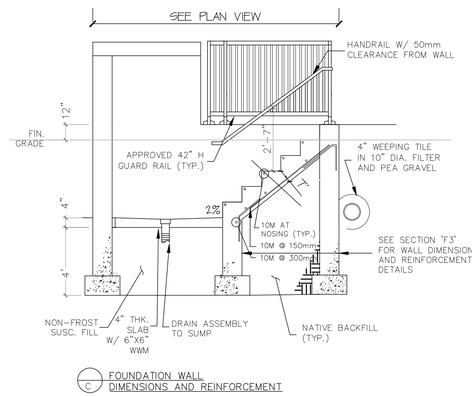
F4 FOUNDATION WALL DIMENSIONS AND REINFORCEMENT



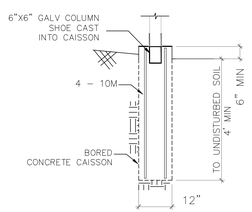
STRUCTURAL REINFORCEMENT
WASHROOM GRAB BAR - ROUGH IN ONLY



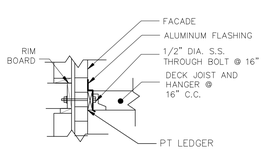
F3 RETWAINING WALL: DIMENSIONS AND REINFORCEMENT



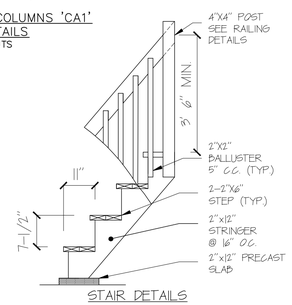
C FOUNDATION WALL DIMENSIONS AND REINFORCEMENT



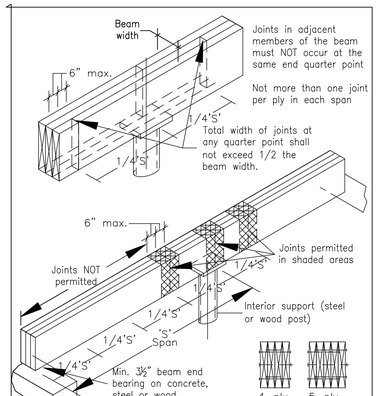
CAISSON - COLUMNS 'CA1' DETAILS
NTS



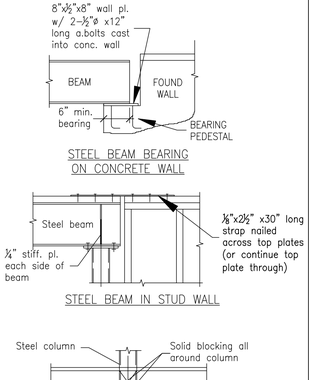
DETAIL E: LEDGER



STAIR DETAILS

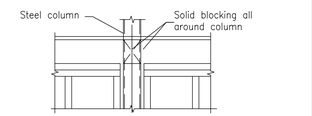


1 NAILING OF CONTINUOUS BUILT-UP BEAMS
Ref. 9.23.8.3 O.B.C.



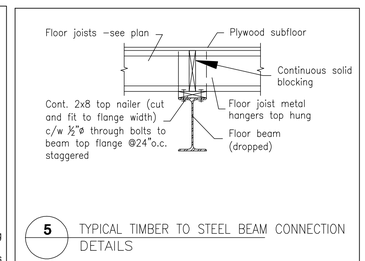
STEEL BEAM BEARING ON CONCRETE WALL

STEEL BEAM IN STUD WALL

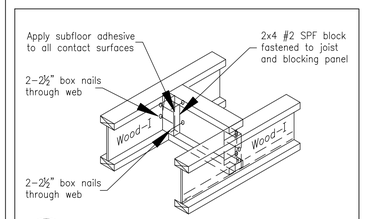


LATERAL SUPPORT FOR STEEL COLUMN EXTENDING MORE THAN ONE STORY

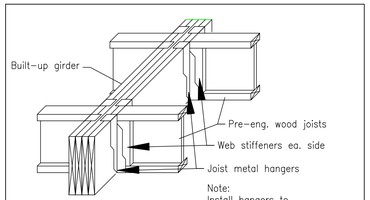
3 TYPICAL STEEL DETAILS



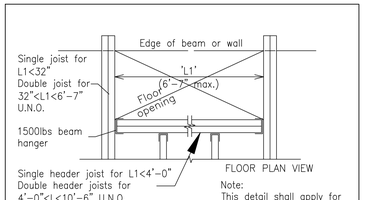
5 TYPICAL TIMBER TO STEEL BEAM CONNECTION DETAILS



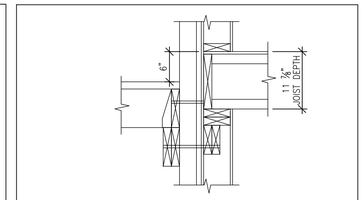
6 TYPICAL WOOD-I SOLID BLOCKING DETAIL



2 TYPICAL HANGER CONNECTION WOOD-I JOIST TO BUILT-UP GIRDER (FLUSH FRAMING)



4 TYPICAL FLOOR OPENING FOR 2x FLOOR FRAMING



7 DECK FASTENING DETAIL

GENERAL NOTES:

2.1 LUMBER:
1. ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER UNLESS NOTED OTHERWISE.

2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.

3. JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.

4. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2mm POLYURETHANE FILM, No. 50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL.

2.2 STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'.

2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400W.

2.3 CONCRETE:
1. THE MINIMUM COMPRESSIVE STRENGTH F'c OF ALL CONCRETE SHALL BE 30MPa.

2. CLEAR COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:

75mm+/- 20mm FOOTINGS CAST AGAINST EARTH
30mm +/- 10mm REMAINDER UNLESS NOTED

2.3 MECHANICAL:
1. MECHANICAL VENTILATION SHALL PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 0.5 PER HOUR IF AIR CONDITIONED AVERAGED OVER 25 HOURS.

2. HOT WATER TANK MANUFACTURER SPECS SHALL CONFORM TO OBC 9.31.6.

2.4 FLASHINGS:
1. FLASHING MATERIALS AND DISTALLATION SHALL CONFORM TO O.B.C. SECTIONS 9.20.13, 9.26.4 & 9.27.3

2.5 ELECTRICAL FACILITIES:
1. ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34

2.6 GRADING:
1. THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. GRADING SHALL CONFORM TO 9.14.6.

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DETAILS II

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

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Scale	NTS		

GENERAL NOTES:

EXCAVATION AND BACKFILL
1. EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTIES AND UTILITIES.

2. THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.

3. IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 500MM IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 450MM.

4. BACKFILL WITHIN 600MM OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 250MM IN DIAMETER.

DAMP-PROOFING AND DRAINAGE
1. IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMP-PROOFED WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.

2. MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 6MM OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMP-PROOFING.

3. 100MM DIA. FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 150MM OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.

4. WINDOW WELLS SHALL BE DRAINED TO THE FOOTING LEVEL OR TO A DITCH OR SUMP PUMP.

5. 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.

6. CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR.

7. 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.

FOOTINGS
1. MINIMUM 30MPA POURED CONCRETE.

2. MINIMUM 1200MM BELOW FINISHED GRADE. FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 15KPA.

FOUNDATION WALLS
1. TO BE POURED CONCRETE, UNIT MASONRY, ICF OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS).

2. DAMP-PROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.

3. FOUNDATION WALL TO EXTEND MINIMUM 150MM ABOVE FINISHED GRADE.

4. A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 900MM BELOW EXTERIOR GRADE.

5. A DRAINAGE LAYER SHALL CONSIST OF:
MIN. 19MM MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 57 KG/M
MIN. 100MM OF FREE DRAINAGE GRANULAR MATERIAL
OR
AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE.
FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.

CONCRETE FLOOR SLABS
1. GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 32MPA CONCRETE WITH 5-8% AIR ENTRAINMENT.

2. BASEMENT SLAB 25MPA CONCRETE, MINIMUM 75MM THICK, PLACED ON A MINIMUM 100MM OF COARSE, CLEAN, GRANULAR MATERIAL.

3. ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT

MASONRY WALLS
1. WHERE CONSTRUCTED OF 90MM BRICK, WALL SHALL BE BONDED WITH A HEADER COURSE EVERY 600MM O/C VERTICALLY AND HORIZONTALLY AND 900MM O/C FOR BLOCK OR TILE.

2. PROVIDE 50MM SOLID MASONRY, CONCRETE FILLED TOP COURSE OR CONTINUOUS 38X89 WOOD PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS.

3. PROVIDE 190MM SOLID MASONRY UNDER BEAMS AND COLUMNS.
4.
5. MASONRY WALL TO BE TIED TO EACH TIER OF JOISTS WITH 40MM X 4.76MM CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 100MM INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @ 2000MM O.C.

6. INSIDE OF WALL TO BE PARGED AND COVERED WITH NO. 15 BREATHER-TYPE ASPHALT PAPER.

7. FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 90MM BRICK TO MINIMUM 90MM BACKUP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 17.8MM IN CROSS SECTIONAL AREA, SPACED 200MM VERTICALLY AND 900MM HORIZONTALLY, WITH JOINTS COMPLETELY FILLED WITH MORTAR.

8. MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 150MM END BEARING.

MASONRY VENEER
1. MINIMUM 70MM THICK IF JOINTS ARE NOT RAKED AND 10MM THICK IF JOINTS ARE RAKED.

2. MINIMUM 25MM AIR SPACE TO SHEATHING.

3. PROVIDE WEEP HOLES @ 800MM O.C. AT THE BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS.

4. DIRECT DRAINAGE THROUGH WEEP HOLES WITH 0.5MM POLY FLASHING EXTENDING MINIMUM 150MM UP BEHIND THE SHEATHING PAPER.

5. VENEER TIES MINIMUM 0.76MM THICK X 22MM WIDE CORROSION RESISTANT STRAPS SPACED @ 500MM VERTICALLY AND 600MM HORIZONTALLY.

6. FASTEN TIES WITH CORROSION RESISTANT 3.18MM DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 50MM INTO STUDS.

WOOD FRAME CONSTRUCTION
1. ALL LUMBER SHALL BE SPRUCE-PINE-FIR NO. 1 & 2, AND SHALL BE IDENTIFIED BY A GRADE STAMP

2. MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.

3. WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 0.05MM POLYETHYLENE OR TYPE 'S' ROLL ROOFING.

WALLS
1. EXTERIOR WALLS SHALL CONSIST OF:
- CLADDING
- AIR BARRIER SYSTEM LAPPED 100MM AT JOINTS
- LUMBER, PLYWOOD, OSB OR GYPSUM SHEATHING
- 38X140 STUDS @ 400MM O.C.
- RSI 4.23 INSULATION

2. INTERIOR LOADBEARING WALLS SHALL CONSIST OF:
- 38X89 STUDS @ 400MM O.C.
- 38X89 BOTTOM PLATE AND DOUBLE38X89 TOP PLATE
- 38X89 MID-GIRTS IF NOT SHEATHED
- 12.7MM GYPSUM BOARD SHEATHING

FLOORS
1. JOISTS TO HAVE MINIMUM 38MM OF END BEARING.

2. JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 12.7MM ANCHOR BOLTS @ 2400MM O.C.

3. HEADER JOISTS BETWEEN 1200MM AND 3200MM IN LENGTH SHALL BE SIZED BY CALCULATIONS.

4. TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 800MM AND 2000MM. TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 2000MM.

5. 38X38 CROSS BRIDGING REQUIRED NOT MORE THAN 2100MM FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING.

6. JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS AND HEADERS.

7. NON-LOADBEARING PARTITIONS SHALL BE SUPPORTED ON A JOIST OR ON A BLOCKING BETWEEN JOISTS.

ROOF & CEILINGS
1. HIP AND VALLEY RAFTER SHALL BE 38MM DEEPER THAN COMMON RAFTERS.

2. 38X39 COLLAR TIES @ RAFTER SPACING WITH 19X84 CONTINUOUS BRACE AT MID SPAN IF COLLAR TIE EXCEEDS 2400MM IN LENGTH.

NOTCHING & DRILLING TRUSSES, JOIST, RAFTERS
1. HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE NOT LARGER THAN ¼ THE ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 50MM FROM EDGES.

2. 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 THE JOIST SPAN.

3. WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS, IF LOAD BEARING, AND 40MM IF NON-LOAD BEARING.

4. ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

ROOFING
1. FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 12MM INTO ROOF SHEATHING.

2. EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS FOR 1000MM WIDE SHINGLE (OR 611MM STAPLES).

3. EAVES PROTECTION SHALL EXTEND 900MM UP THE ROOF SLOPE FROM THE EDGE AND AT LEAST 300MM FROM THE INSIDE FACE OF THE EXTERIOR WALL AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID WITH MINIMUM 100MM HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS, OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL OR NO. 15 SATURATED FELT LAPPED AND CEMENTED. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDINGS, FOR ROOFS EXCEEDING A SLOPE OF 1 IN 1.5, OR WHERE A LOW SLOPE ASPHALT SHINGLE APPLICATION IS PROVIDED.

4. OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MIN. 600MM WIDE.

5. SHEET METAL SHALL CONSIST OF NOT LESS THAN 1.73M SHEET LEAD, 0.33MM GALVANIZED STEEL, 0.33MM COPPER, 0.35M ZINC, OR 0.48MM ALUMINUM.

COLUMNS, BEAMS & LINTELS
1. STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED 350W STEEL

2. MINIMUM 89MM END BEARING FOR WOOD AND STEEL BEAMS, WITH 190MM SOLID MASONRY BENEATH THE BEAM.

3. STEEL COLUMNS TO HAVE MINIMUM OUTSIDE DIAMETER OF 73MM AND MINIMUM WALL THICKNESS OF 4.76MM.

4. WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 89MMX89MM; IN ALL OTHER CASES EITHER 140MMX140MM OR 184MM ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.

5. MASONRY COLUMNS SHALL BE A MINIMUM OF 290 MMX290 MM OR 240MM X 380MM.

6. PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

INSULATION AND WATERPROOFING
1. SUPPLY DUCTS IN UNHEATED SPACE INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 0.15MM POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS.

2. DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT.

3. CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING.

4. WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR.

5. EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BATTIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR.

NATURAL VENTILATION
EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL
1. BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA

2. INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.

3. ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN. 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS

4. UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 0.1M 2 OF VENTILATION FOR EACH 50M2

5. MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:
BATHROOMS: 0.09M
OTHER ROOMS: 0.28M
UNFINISHED BASEMENT: 0.2% OF FLOOR AREA

HANDRAILS AND GUARDS
1. A HANDRAIL IS REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS.

2. GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 600MM ABOVE THE ADJACENT LEVEL AND WHERE THE ADJACENT SURFACE HAS A SLOPE OF MORE THAN 1:2.

3. INTERIOR AND EXTERIOR GUARDS MIN. 900MM HIGH.

4. EXTERIOR GUARDS SHALL BE 1070MM HIGH WHERE HEIGHT ABOVE ADJACENT SURFACE EXCEEDS 1800MM.

5. GUARDS SHALL HAVE OPENINGS SMALLER THAN 100MM AND NO MEMBER BETWEEN 140MM AND 900MM THAT WILL FACILITATE CLIMBING.

PLUMBING
1. EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY. WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES.

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 CONNECTED TO A SEWAGE EJECTION PUMP.

ELECTRICAL
1. AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE.

2. A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS.

3. STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD OF THE STAIRS.

4. BASEMENTS REQUIRE A LIGHT FOR EACH 30M CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS.

MECHANICAL VENTILATION
1. A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
10.0 L/S EACH FOR BASEMENT AND MASTER BEDROOM
5.0 L/S FOR EACH OTHER ROOM

2. A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.

3. SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED CAPACITY.
4. A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED.

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

DOORS AND WINDOWS
1. 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 0.35M2 AND NO DIMENSION LESS THAN 380MM, WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAXIMUM SILL HEIGHT 1000MM FOR FIN. FLOORS ABOVE GRADE.

2. EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK

3. THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT

4. MAXIMUM U-VALUE 1.8 FOR WINDOWS $ SLIDING GLASS DOORS

EXTERIOR WALLS
1. NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 1200MM FROM PROPERTY LINES

2. 15.9MM TYPE 'X' FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN

3. 1200MM AND NOT LESS THAN 600MM FROM PROPERTY LINES

4. NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 600MM FROM PROPERTY LINES

CERAMIC TILE
1. WHEN CERAMIC TILE IS APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF 12.5MM THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING AN JOISTS AT NO MORE THAN 400MM O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING

ACCESS TO ATTICS AND CRAWL SPACES
1. ACCESS HATCH MINIMUM 545MMX 588MM TO BE PROVIDED TO EVERY ROOF SPACE WHICH IS 10M OR MORE IN AREA AND MORE THAN 600MM IN HEIGHT.ACCESS HATCH MINIMUM 500MMX 700MM TO BE PROVIDED TO EVERY CRAWI SPACE.

GARAGE GAS-PROOFLNG
1. THE WALLS AND CEILING OF AN ATTACHED GARAGE SHALL BE CONSTRUCTED AND SEALED SO AS TO PROVIDE AN EFFECTIVE BARRIER TO EXHAUST FUMES.

2. ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED.

3. DOORS BETWEEN THE DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHER-STRIPPED AND HAVE A SELF-CLOSER.

ALARMS AND DETECTORS
1. AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 900MM OR MORE ABOVE AN ADJACENT LEVEL

2. SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED SUCH THAT ONE IS WITHIN 5M OF EVERY BEDROOM DOOR AND NO MORE THAN 15M TRAVEL DISTANCE FROM ANY POINT ON A FLOOR.

3. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EVERY SLEEPING AREA FOR DWELLINGS WITH FUEL BURNING FIREPLACE OR STOVE, OR AN ATTACHED GARAGE.

STAIRS
1. MAXIMUM RISE : 200MM
MINIMUM RUN: 210MM
MINIMUM TREAD: 235MM
MINIMUM HEAD ROOM: 1950MM
MINIMUM WIDTH: 860MM

2. CURVED STAIRS SHALL HAVE A MIN. RUN OF 150MM AT ANY POINT AND A MINIMUM AVERAGE RUN OF 200MM

3. WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90° WITH NO LESS THAN 30° OR MORE THAN 45° PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 1200MM ALONG THE RUN OF THE STAIR.

4. A LANDING IS REQUIRED AT THE TOP OF ANY STAIR LEADING TO THE PRINCIPAL ENTRANCE TO O DWELLING AND OTHER EXTERIOR ENTRANCES WITH MORE THAN 3 RISERS.

5. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS.

(1) FLUSH ROOF CONSTRUCTION

2-PLY TORCHED ON ROOFING ON 1/2" PLYWOOD SHEATHING ON ROOF JOISTS AS NOTED ON DRAWINGS, 6 MIL SUPER POLY VAPOUR BARRIER AT U/S OF CEILING JOIST W/ 1/2" GYPSUM BOARD FILLED,TAPED, SANDED READY FOR PAINT.

NOTE: ALLOW FOR CROSS VENTILATION IN PLENUM BETWEEN ROOF AND CEILING JOISTS WITH ROOF VENTING AREA MIN. 1 SQ.FT./150 SQ.FT. OF ROOF AREA. PROVIDE MIN. R-31 BATT. INSULATION. WHERE VENTILATION IS NOT PROVIDED FILL JOIST CAVITY SOLID W/ MIN. R.-50 SPRAY FOAM INSULATION.

(2) SLOPED ROOF CONSTRUCTION

BITUMINOUS SHINGLES ON 1x3 NAILER ON 1/2" PLYWOOD SHEATHING ON TYPAR ROOFING MEMBRANE ON RAFTERS/TRUSSES AS NOTED. PROVIDE APPROVED EAVES PROTECTION TO MINIMUM 6'-0" BEYOND INNER FACE OF EXTERIOR WALL. MIN. R-31 BATT INSULATION IN CATHEDRAL CEILING SPACE; 6 MIL SUPER POLY VAPOUR BARRIER (WARM SIDE) W/ 1/2" GYPSUM BOARD TAPED, FILLED, SANDED, READY FOR PAINT.
NOTE: PROVIDE MIN. 1 SQ. FT. OF ROOF VENT AREA PER 300 SQ.FT. OF CEILING AREA W/ MIN. 50% AT EAVES. PROVIDE CONTINUOUS ROOF VENTING AT EAVE & RIDGE.

(3) COPPER/METAL ROOF CONSTRUCTION

COPPER/METAL ROOFING ON 15 LB. BLDG. PAPER ON 1/2" PLYWOOD SHEATHING, ON ROOF RAFTERS OR TRUSSES AS NOTED. PROVIDE APPROVED EAVES PROTECTION (ICE & WATER SHIELD) TO MINIMUM 6'-0" BEYOND INNER FACE OF EXTERIOR WALL. MIN. R-24 BATT INSULATION IN CATHEDRAL CEILING SPACE; 6 MIL SUPER POLY VAPOUR BARRIER (WARM SIDE) W/ 1/2" GYPSUM BOARD TAPED, FILLED, SANDED, READY FOR PAINT.

NOTE: PROVIDE MIN. 1 SQ. FT. OF ROOF VENT AREA PER 300 SQ.FT. OF CEILING AREA W/ MIN. 50% AT EAVES. PROVIDE CONTINUOUS ROOF VENTING AT EAVE & RIDGE, AND MIN. 2 1/4" VENT SPACE ABOVE INSULATION IN RAFTER CAVITY.

(4) STONE VENEER WALL CONSTRUCTION

2" STONE VENEER, 1" AIR SPACE,
TYVECK "HOUSE WRAP" (JOINTS TAPED AND SEALED) ON 1/2" PLYWOOD SHEATHING ON 2 x 6 @ 16" O. C. SPF STUD WALLS
2" x 6" WOOD GIRT AT MID- HEIGHT.
DOUBLE PLATES AT TOP, SILL PLATE AT BOTTOM,
PROVIDE .03" THICK x 7/8" WIDE MASONRY TIES @ 16" O.C. HORIZONTALLY AND 32" O.C. VERTICALLY. PROVIDE WEEP HOLES @ 24" O.C. AT COURSES AT TOP OF FOUNDATION WALL AND ABOVE ALL OPENINGS. PROVIDE THROUGH WALL BASE FLASHING UP MIN. 6" BEHIND SHEATHING PAPER.

NOTE: USE TYPE "X" DRYWALL AT ALL WALLS CLOSER THAN 1.2M TO PROPERTY LINE

(5) STUCCO ON BLOCK WALL CONSTRUCTION (EIFS- CCMC No. 12969-R)

3 COAT STUCCO STUCCO APPLICATION 1" (.25mm) POLYSTYRENE BOARD FASTENED (R5 CONT INS.) W/ CORROSION-RESISTANT SCREWS WITH WIND-DEVIL 2 PLASTIC WASHERS ON 4" CONC. BLOCK VENEER, 1" AIR SPACE, TYVECK 'HOUSE WRAP' (JOINTS TAPED AND SEALED) ON 1/2" PLYWOOD SHEATHING ON 2x6 @ 16" O.C. SPF STUD WALLS W/ R-24 BATT INSULATION. 2x6 WOOD GRIT AT MID-HEIGHT. DOUBLE PLATES TOP & SILL PLATE AT BOTTOM, 6MIL POLY VAPOUR BARRIER(WARM SIDE) W/ 5/8" GYPSUM BOARD TAPED, FILLED, SANDED READY FOR PAINT. PROVIDE 0.03" THICK x7/8" WIDE MASONRY TIES @ 16" O.C. HORIZONTALLY AND 32" O.C. VERTICALLY. PROVIDE VEEP HOLES @ 24" O.C. AT COURSES AT TOP OF FOUNDATION WALL AND ABOVE ALL OPENINGS. PROVIDE THROUGH WALL BASE FLASHING UP MIN. 6"BEHIND SHEATHING PAPER. NOTE THAT OVERALL WALL CONSTRUCTION FOLLOWS THE RAINSREEN PRINCIPAL.

(5A) STUCCO ON WOOD FRAME WALL (EIFS- CCMC No. 12969-R)
3 COAT STUCCO APPLICATION ON FIBERGLASS MESH ON 1½" POLYSTYRENE BOARD FASTENED W/ "WINDLOCK" FASTENERS(EIFS SYSTEM OR EQ.) ON TYVECK "HOUSE WRAP" (JOINTS TAPED & SEALED) ON R5 CONT. INS. ON 5/8" SHEATHING ON 2" x 6" @16" O.C STUD WALLS W/ R-24 BATT INSULATION 2x6 WOOD GIRT AT MID-HEIGHT, DOUBLE PLATES AT TOP & SILL PLATE AT BOTTOM; 6 MIL POLY VAPOUR BARRIER (WARM SIDE) W/ ½" GYPSUM BOARD TAPED, FILLED, SANDED READY FOR PAINT.PROVIDE THROUGH WALL BASE FLASHING UP MIN. 6" BEHIND SHEATHING FILM.
NOTE: CONTRACTOR IS RESPONSIBLE FOR INSTALLATION WARRANTY OF PRODUCT. ARCHITECT IS NOT RESPONSIBLE FOR SPECIFICATION OF STUCCO INSTALLATION.

(5B) SIDING ON WOOD FRAME WALL - SB2 1HR (ADDITIVE METHOD)
2"X2" TIMBER STRAPPING FASTENED W/ "WINDLOCK" FASTENERS(EIFS SYSTEM OR EQ.) ON TYVECK "HOUSE WRAP" (JOINTS TAPED & SEALED) ON R5 CONT. INS. ON 5/8" SHEATHING ON 2" x 6" @16" O.C STUD WALLS W/ R-24 BATT INSULATION 2x6 WOOD GIRT AT MID-HEIGHT, DOUBLE PLATES AT TOP & SILL PLATE AT BOTTOM; 6 MIL POLY VAPOUR BARRIER (WARM SIDE) W/ ⅝" TYPE 'X' GYPSUM BOARD TAPED, FILLED, SANDED READY FOR PAINT.PROVIDE THROUGH WALL BASE FLASHING UP MIN. 6" BEHIND SHEATHING FILM.
NOTE: CONTRACTOR IS RESPONSIBLE FOR INSTALLATION WARRANTY OF PRODUCT. ARCHITECT IS NOT RESPONSIBLE FOR SPECIFICATION OF SIDING INSTALLATION.

(5C) BRICK VENEER WALLS SB2 1HR (ADDITIVE METHOD)
- 1" MAXIMUM BRICK PROJECTION OVER FOUNDATION WALL.
- VENEER TIES 20 GA X 7/8" ATTACHED TO WOOD FRAME AT MAXIMUM 24" O.C. VERTICALLY, 16" O.C.H. HORIZONTALLY.
- VENEER TIES MINIMUM 0.03" THICK, 7/8" WIDE EROSION-RESISTANT (GALVANIZED) STRAPS, CONFOREMING TO CAN-A370-M84, CONNECTORS FOR MASONRY".
- 15# BUILDING PAPER OVER SHEATHING TO BE WATER REPELLENT BREATHER TYPE.
- 1" MINIMUM AIR SPACE BETWEEN BRICK VENEER AND WALL SHEATHING.
- FLASHING REQUIRED BENEATH JOINTED MASONRY SILLS AND ABOVE HEADS OF WINDOWS, DOORS AND STEEL SUPPORTS. EXTEND FLASHING A MINIMUM OF 6" ABOVE WINDOW OR DOOR HEAD. ENSURE THAT FLASHING IS INSTALLED UNDER BUILDING PAPER. ALL FLASHING TO BE CONTINUOUS. PROVIDE WEEPHOLES AT 30" O/C AT ALL WINDOW HEADS, SILLS AND OTHER STEEL SUPPORTS.
- BASE FLASHING SHALL BE PLACED BENEATH WEEP HOLES AND 6" UP BEHIND WALL SHEATHING PAPER.

USE 45# ROLL ROOFING OR TYVEK MEMBRANGE.
MAXIMUM WALL HEIGHT 36'-0".

TYVECK "HOUSE WRAP" (JOINTS TAPED & SEALED) ON 5/8" SHEATHING ON 2" x 6" @16" O.C STUD WALLS W/ R-24 BATT INSULATION DOUBLE PLATES AT TOP & SILL PLATE AT BOTTOM; 6 MIL POLY VAPOUR BARRIER (WARM SIDE) W/ ⅝" TYPE 'X' GYPSUM BOARD TAPED, FILLED

(7) FOUNDATION WALL CONSTRUCTION
DRAINAGE LAYER W/ FILTER PAPER ON WATER PROOFING ON POURED CONCRETE/CONC.BLOCKS FOUNDATION AS NOTED ON DRAWINGS, REINFORCING & SIZE AS PER DWG. PROVIDE CONTINUOUS 2 X 6 WOOD SILL PLATE FASTENED W/ 1/2"ø X 12" LONG ANCHOR BOLTS @ 6'-0" O.C. MAX. SET MIN. 6" INTO CONCRETE, SILL PLATE TO BE ON A FLEXIBLE SILL GASKET.

PROVIDE 1/2" AIR SPACE W/ 15 LB. BUILDING PAPER, 2 X 4 WOOD STUDS @ 16" O.C. W/ MIN. R-20 CONT. INSULATION, 6 MIL SUPER POLY VAPOUR BARRIER AND 1/2" GYPSUM BOARD, FILLED, TAPED, SANDED, READY FOR PAINT.

NOTE: FOR FOUNDATION WALL EXPOSED ABOVE GRADE, PROVIDE STONE VENEER WHERE REQ'D BONDED SOLID TO CONC. FTG. AS NOTED ON DWGS. PROVIDE 3/16" 'BLOCKLOK' @ 16" O.C. VERTICAL. ALLOW FOR FULL CONTACT W/ STONE OR BRICK.
EXTENTION ABOVE GROUND: EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150mm (5 ⅞") ABOVE FINISHED GROUND LEVEL (9.15.4.6)
FOOTINGS
POURED CONCRETE FOOTINGS WIDTH AND DEPTH AS NOTED ON DWGS. F'c=30Mpa CONC., REINFORCED AS PER PLAN OR SOIL REPORT. PROVIDE 4" DIA. WEEPING TILES COVERED W/ 6" MIN. GRANULAR MATERIAL AND FILTER CLOTH. WATER PROOFING COVED OVER POURED CONCRETE FOOTING AT FOUNDATION WALL INTERFACE. (SEE DWGS. FOR COLUMN FOOTINGS.)
NOTE: ALL NEW FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH ASSUMED BEARING CAPACITY OF 150KpA. TO BE VERIFIED BY GEOTECHNCAL ENGINEER. STEP FOOTINGS SHALL HAVE 2'-0" MINIMUM HORIZONTAL STEPS & VERTICAL STEPS NO GREATER THAN 2/3 OF HORIZONTAL STEP TO A MAXIMUM OF 2'-0". BACKFILL W/ NON-FROST SUSCEPTIBLE BACKFILL. FOR REINFORCED FOUNDATION WALLS, PROVIDE REINFORCING AS NOTED ON PLAN.

(7a) BASEMENT INSULATION

R20 INSULATION BLANKET OR BATTS WITH 23x89mm(2x4") STUD WALL, AND APPROVED VAPOUR BARRIER TO 610mm(24")BELOW FINISH EXTERIOR GRADE. DAMPPROF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.

(8) BASEMENT SLAB CONSTRUCTION

100mm (4") CONCRETE SLAB, 25 MPa(3600 psi), ON 00mm(4") COARSE GRANULAR FILL, OR 20 MPa (3000psi) CONCRETE WITH DAMPPROOFING BELOW SLAB. (PROVIDE DRAIN AS PER DRAWING).

(9) GARAGE SLAB CONSTRUCTION

100mm(4") CONCRETE SLAB, COMPRESSIVE STRENGTH 32 MPa (4640psi), WITH 5-8% AIR ENTRAINMENT ON OPT. 100mm(4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT AT 2% MINIMUM.

(10) CONCRETE PORCH SLAB.

175mm THK. 30 MPa C2 CONC.SLAB WITH 5/8% AIR ENTRAINMENT, REINF. WITH 15M BARS @ 150mm O.C. EACH DIRECTION IN BOTTOM THIRD OF SLAB. MIN. 30mm(1/4")COVER, 600X600 (23 5/8"X23 5/8") DOWELS @ 300mm O.C., ANCHORED IN PERIMETER FOUND.WALLS. SLOPE SLAB MIN.1% FROM WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FOUND.WALL. PROVIDE (2-20M REINF.) OVER ENTRY BELOW WITH 300mm(12") DEVELOPMENT BEYOND ENDS OF OPENING

(10a) SLAB ON GRADE

MIN.100mm(4") CONCRETE SLAB ON GRADE 100mm(4") COARSE GRANULAR FILL, REINFORCED WITH 6X6-W2.9 MESH, PLACED NEAR MID-DEPTH OF SLAB. CONC.STRENGHT 32 MPa(4600psi), WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

(11) FLOOR CONSTRUCTION
FINISHED FLOOR ON 5/8" OSB ON FLOOR JOISTS (GLUE AND SCREW),HARD WOOD; WRAP ALL HEADERS W/ VAPOUR BARRIER PRIOR TO PLACEMENT ON FOUNDATION WALL AND PRIOR TO ERECTION OF STUD WALLS. ALLOW FOR OVERLAP AND CONTINUOUS VAPOUR BARRIER.
NOTE: CO-ORDINATE SILL PLATE HEIGHT AND QUANTITY W/ TILE FLOOR CONSTRUCTION (NOTE11a).

(11a) TILE FLOOR CONSTRUCTION
CERAMIC OR STONE TILE DRY SET ON 1 1/2" CONC. TOPPING ON 5/8" OSB SHEATHING (GLUE & SCREW) ON FLOOR JOISTS AS NOTED ON DWGS.;

(11b) HARDWOOD/LAMINATE FLOOR CONSTRUCTION
HARDWOOD OR LAMINATE ON 3/8" (9.5mm) APPROVED WOOD UNDERLAYMENT.

(11c) TILE FLOOR CONSTRUCTION (BASEMENT)
CERAMIC TILE ON THIN SET MORTAR BED ON CONCRETE SLAB.

(13) INTERIOR STUD PARTITION
2 X 4 STUDS @ 16" O.C. W/ 2 X 4 SILL PLATE ON STRUCTURAL SUPPORT AS NOTED, 1/2" GYP. BD. EACH SIDE.

(13a) INTERIOR STUD PARTITION
2 X 6 STUDS @ 16" O.C. W/ 2 X 6 SILL PLATE ON STRUCTURAL SUPPORT AS NOTED, 1/2" GYP. BD. EACH SIDE.

(13b) INTERIOR STUD PARTITION
2 X 6 STUDS @ 16" O.C. W/ 2 X 6 SILL PLATE ON STRUCTURAL SUPPORT AS NOTED, R-24 BATT INSULATIN, 1/2" GYP. BD. EACH SIDE.

(13c) INTERIOR STUD PARTITION
2 X 6 STUDS @ 12" O.C. W/ 2 X 6 SILL PLATE ON STRUCTURAL SUPPORT AS NOTED, 1/2" GYP. BD. EACH SIDE.

(14) GARAGE WALL & CEILING CONSTRUCTION
EXTER.CLADDING, 25mm(1")AIR SPACE, 22x180x0.78(⅞"x7"x0.03")GALV.METAL TIES @ 400mm(16") O.C. HORIZONTAL 600mm(34")O.C. VERTICAL APPROVED SHEATHING PAPER, 9.5mm(⅜")EXT.TYPE SHEATHING, 38x150mm(2X6")STUDS @ 400mm(16") O.C.WITH APPROVED DIAGONAL WALL BRACING.
NOTE: WHERE FLOOR EXIST ABOVE GARAGE, PROVIDE WEEP HOLES @800mm(32")O.C.BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN.150mm(6")BEHIND PAPER. BRICK TO BE MIN.150mm(6")ABOVE FINISH GRADE.
NOTE: GASPROOF W/ 1 LAYER 5/8" GYPSUM BOARD EACH SIDE. PROVIDE MIN. R-24 INSULATION IN CAVITY; 6 MIL SUPER POLY VAPOR BARRIER. (WARM SIDE). TAPE ALL JOINTS W/ FIBERGLASS TAPING TO PROVIDE CONTINUOUS SEAL.

(15) DECORATIVE WOOD TRIM

WOOD TRIM AS PER DETAIL DRAWING - PRIME AND PAINT W/ 3 COATS - BENJAMIN MOORE EXTERIOR ALKYD. ALL WORK TO BE CO-ORDINATED W/ ON SITE DIMENSIONS AND PROPORTIONED ACCORDINGLY.

(16) PRECAST CONCRETE / CUT LIMESTONE SILL, COPING, TRIM

DIMENSION AS PER DETAIL DRAWINGS. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
PREFINISHED METAL FLASHING

(17) AT PROVIDE STEPPED THROUGH WALL FLASHING SLOPING INTERFACE(S) AND CAPPING AS REQUIRED. COLOUR AS PER DESIGNER.

(18) PAINTED 1 X 4 T & G WOOD SOFFIT W/ CONTINUOUS VENT BEHIND FASCIA; PRIME & PAINT AS PER NOTE 15.

(19) PREFIN. METAL EAVESTROUGH ON 1 X 8 FASCIA BOARD.

(20) PREFIN. METAL RAINWATER LEADER (RWL) - TO MATCH EAVESTROUGH.

(21) WASHROOMS TO BE MECHANICALLY VENTED TO EXTERIOR. PROVIDE MIN. 2 AIR CHANGES PER HOUR.

(22) LINEN CLOSET: 4 SHELVES MIN. 14" DEEP

(23) MAIN STAIRS / EXTERIOR STAIRS

MAX. RISE: = 7 1/2"
MIN. TREAD: = 10"
MIN. NOSING: = 1"
RAILING AT: = 3'-6" A.F.F. LANDING
AT STAIR: = 3'-0" ABOVE NOSING OF TREAD
MIN. HEADROOM: = 7'-0"

(24) SECONDARY STAIRS

MAX. RISE: = 7 3/4"
MIN. TREAD: = 9"
MIN. NOSING: = 1"
RAILING AT: = 3'-6" A.F.F. LANDING
AT STAIR: = 3'-0" ABOVE NOSING OF TREAD
MIN. HEADROOM: = 7'-0"

(25) DRYER AND/OR COOKTOP TO BE VENTED DIRECTLY OUTSIDE THROUGH WALL.

(26) GUARD RAIL 3'-6" HIGH (4" MAX. SPACE BETWEEN PICKETS). GUARDS TO RESIST LOADS AS PER O.B.C. SEC. 4.1.10.1.).

(27) 24" X 30" INSULATED ATTIC HATCH.

(28) CARBON MONOXIDE ALARM (CMA.) (9.33.4)
INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. SINGLE STATION ALARM STYLE COMBUSTION ALARM PERMANENTLY MOUNTED ON HALL CEILING AND CONNECTED TO THE BUILDING ELECTRICAL SUPPLY WITHOUT A DISCONNECT WALL SWITCH AND HAVING A CIRCUIT NOT CONNECTED TO ANY WALL OUTLET.

(29) SMOKE ALARM (SA.) (9.10.19)
PROVIDE 1 PER FLOOR, NEAR STAIRS CONNECTING THE FLOOR LEVEL, INCLUDING BASEMENT & ONE INSIDE THE BEDROOM ON OR NEAR THE CEILING. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUND.)

(30) MECHANICAL VENTILATION (MV.)
PROVIDE MIN. 1 AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED 80 CFM (CUBIC FOOT PER MINUTE) PRIMARY VENTS FOR BATHROOMS UNDER 100 SQUARE FEET. FOR BATHROOMS OVER 100 SQUARE FEET, 50 CFM SHOULD BE MADE FOR EACH STANDARD TOILET, BATHTUB AND SHOWER.

(31) **SIDING ON ICF EXTERIOR WALL ASSEMBLY**
1" THK. EXTERIOR SIDING ON 1"X2" @ 16" O.C. SPF STRAPPING FASTENED W/ CORROSION-RESISTANT SCREWS WITH WIND-DEVIL 2 PLASTIC WASHERS ON 10" (2" FORM + 6" CORE + 2" FORM) REINFORCED ICF EXTERIOR WALL (R24 WALL ASSEMBLY). 6MIL POLY VAPOUR BARRIER (WARM SIDE) W/ 1/2" GYPSUM BOARD TAPED, FILLED, SANDED READY FOR PAINT.

NOTE: USE TYPE ⅝" "TYPE X" DRYWALL AT ALL WALLS CLOSER THAN 1.2M TO PROPERTY LINE

General Notes

LICENSED PROFESSIONAL ENGINEER
11/10/24
D. FALZON
100159595
PROVINCE OF ONTARIO

LASONNE
ENGINEERING LTD.
KLEINBURG 416.662.2673

No.	Revision/Issue	Date

GENERAL NOTES & DRAWING MARKS

651 CHURCH STREET
SEMI-DETACHED DWELLING
Windsor, Ontario

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