LIST OF DRAWINGS
UNITS 1-3 INDIVIDUAL PLANS

SP-1	SITE PLAN
A-1	FOUNDATION PLAN
A-2	GROUND FLOOR PLAN
A-2.1	GROUND FLOOR ELEC. PLAN
A-3	LOFT/ROOF PLAN
A-4	FRONT ELEVATION
A-5	TYP. SIDE ELEVATION
A-6	REAR ELEVATION
A-7	BUILDING SECTION
A-8	DETAILS AS NOTED
A-9	GENERAL SPECS

LIST OF DRAWINGS
UNIT 4 INDIVIDUAL PLANS

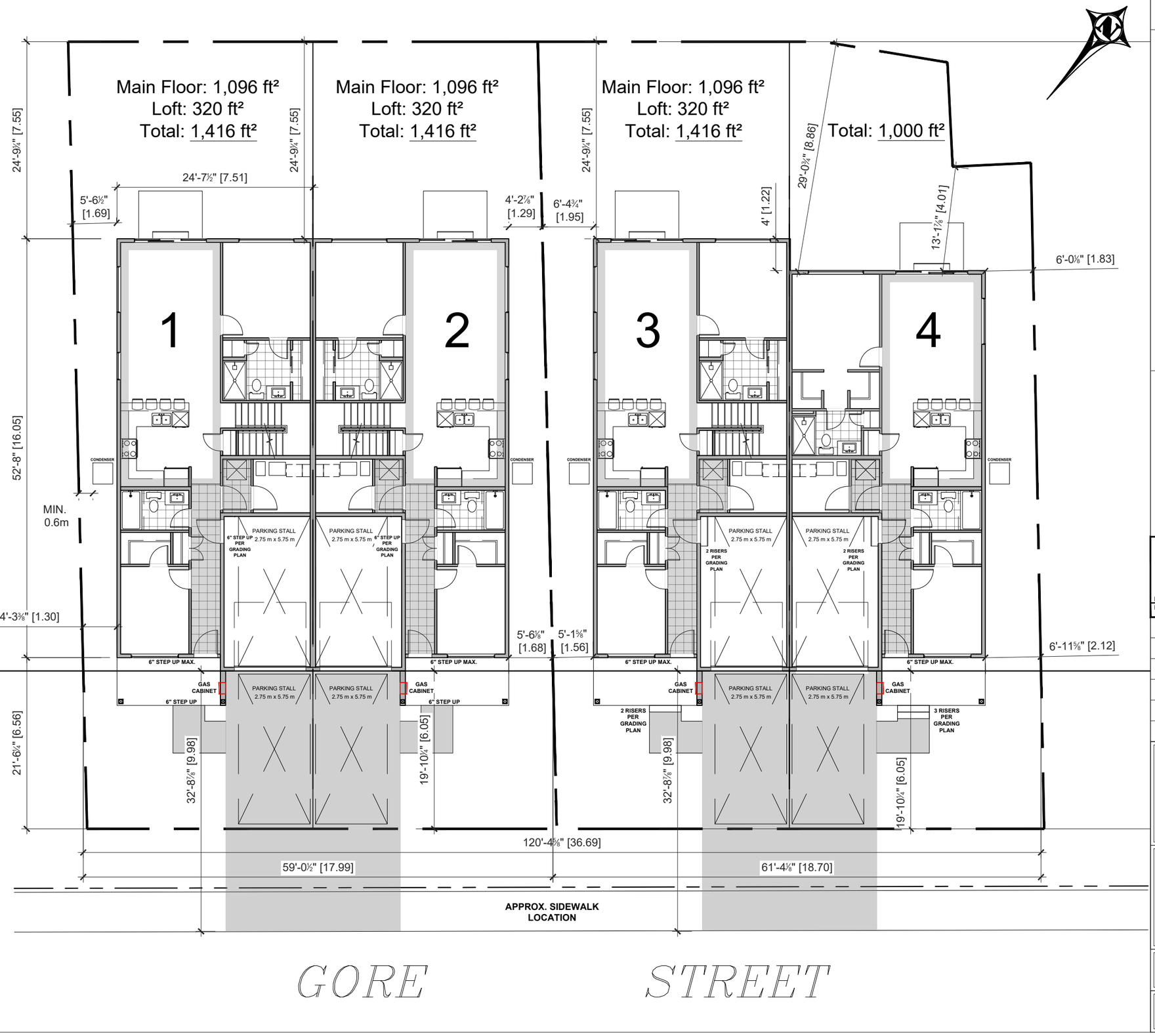
SP-1	SITE PLAN
A-1	FOUNDATION PLAN
A-2	GROUND FLOOR PLAN
A-2.1	GROUND FLOOR ELEC. PLAN
A-3	ROOF PLAN
A-4	FRONT ELEVATION
A-5	SIDE ELEVATION
A-6	REAR ELEVATION
A-7	BUILDING SECTION
A-8	DETAILS AS NOTED
A-9	GENERAL SPECS

LIST OF DRAWINGS
UNITS 1-2 BLOCK PLANS

SP-1	SITE PLAN
B1-1	FOUNDATION PLAN
B1-2	GROUND FLOOR PLAN
B1-3	LOFT/ROOF PLAN

LIST OF DRAWINGS
UNITS 3-4 BLOCK PLANS

SP-1	SITE PLAN
B2-1	FOUNDATION PLAN
B2-2	GROUND FLOOR PLAN
B2-3	LOFT/ROOF PLAN



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JOHNSTON
DRAFTING SERVICES
EST. 2024

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NAME	SIGNATURE	BCIN	FIRM BCIN
BRENDAN JOHNSTON		112353	203906

#	Description of Revision	Date
04	Revised for Permit	2025-11-20
03	Structural Revisions	2025-11-05
02	Revised - Gas Heat	2025-10-13
01	Issued For Permit	2025-09-12

REVISION RECORD:

PROJECT:

GORE ST. SEMIS

ALMONTE, ONTARIO

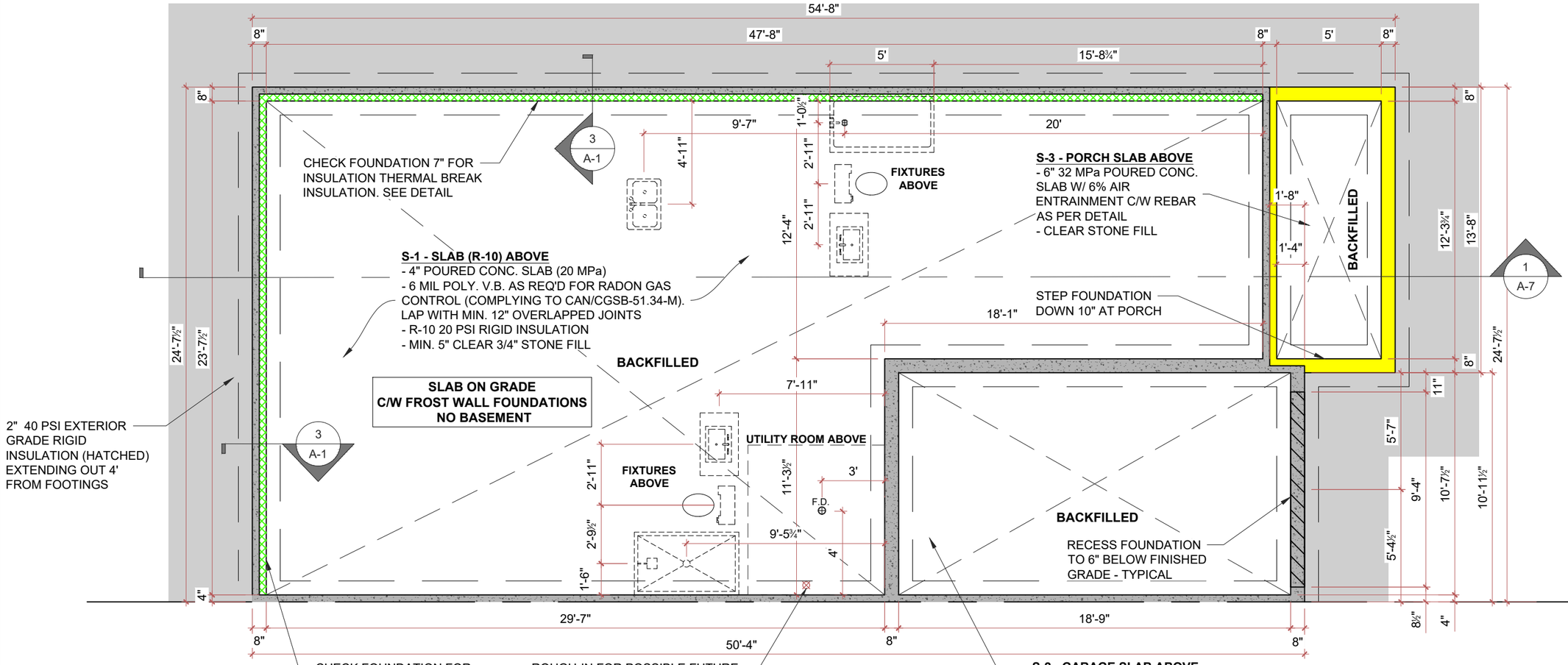
DRAWING:

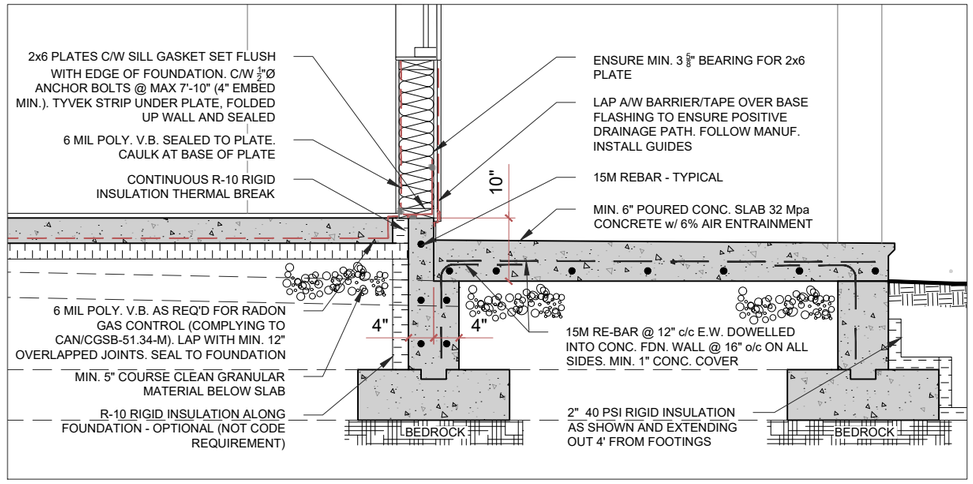
SITE PLAN

SCALE: 1:150

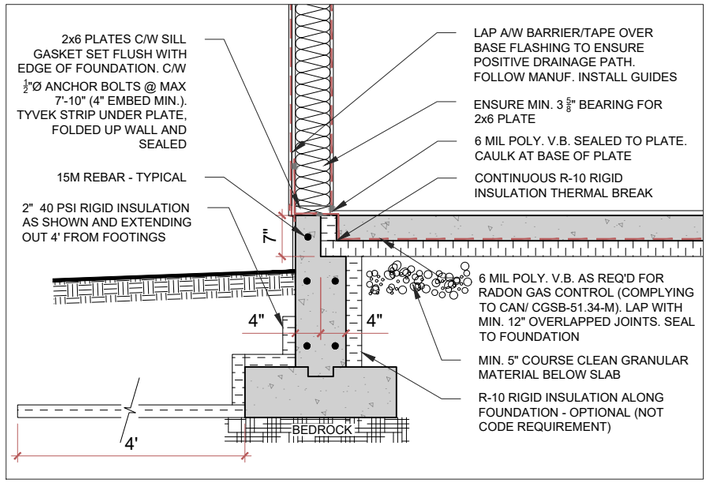
SHEET NUMBER: **SP-1**

DATE: **SEP 2025**





2 A-1 TYPICAL DETAIL @ POURED PORCH & INT. SLAB
Scale: 1/2" = 1'-0"



3 A-1 TYPICAL DETAIL @ EXT. FOUNDATION
Scale: 1/2" = 1'-0"

TYPICAL FOUNDATION HEIGHT:
~2'-0" - VARIES DUE TO BEDROCK

TYP. - 2-15M REBAR 4" FROM TOP AND BOTTOM OF WALL

TYPICAL STRIP FOOTING SIZE:
24"x8" - POURED ON BEDROCK

POST SCHEDULE:

P1 - P.T. 6x6
P2 - 2 - 2"x4,6 OR 8" (AS APPLICABLE)
P3 - 3 - 2"x4,6 OR 8" (AS APPLICABLE)
P4 - 4 - 2"x4,6 OR 8" - **TWO JACKS, TWO KINGS**
P5 - 5 - 2"x4,6 OR 8" (AS APPLICABLE)
P6 - 3 1/2" x 3 1/2" x 1/4" HSS C/W 3 1/2"D x 4 1/2"W x 3/8" TOP PLATE & 4"D x 10"W x 1/2" BASE PLATE. FILLET WELD ALL AROUND TO HSS. FASTEN TO FOOTING WITH (2) 5/8" ANCHORS MIN. 6" EMBEDMENT & MIN 2" END/EDGE DISTANCE

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JOHNSTON
DRAFTING SERVICES
EST. 2024

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02	Revised - Gas Heat	2025-10-13
01	Issued For Permit	2025-09-12

REVISION RECORD:

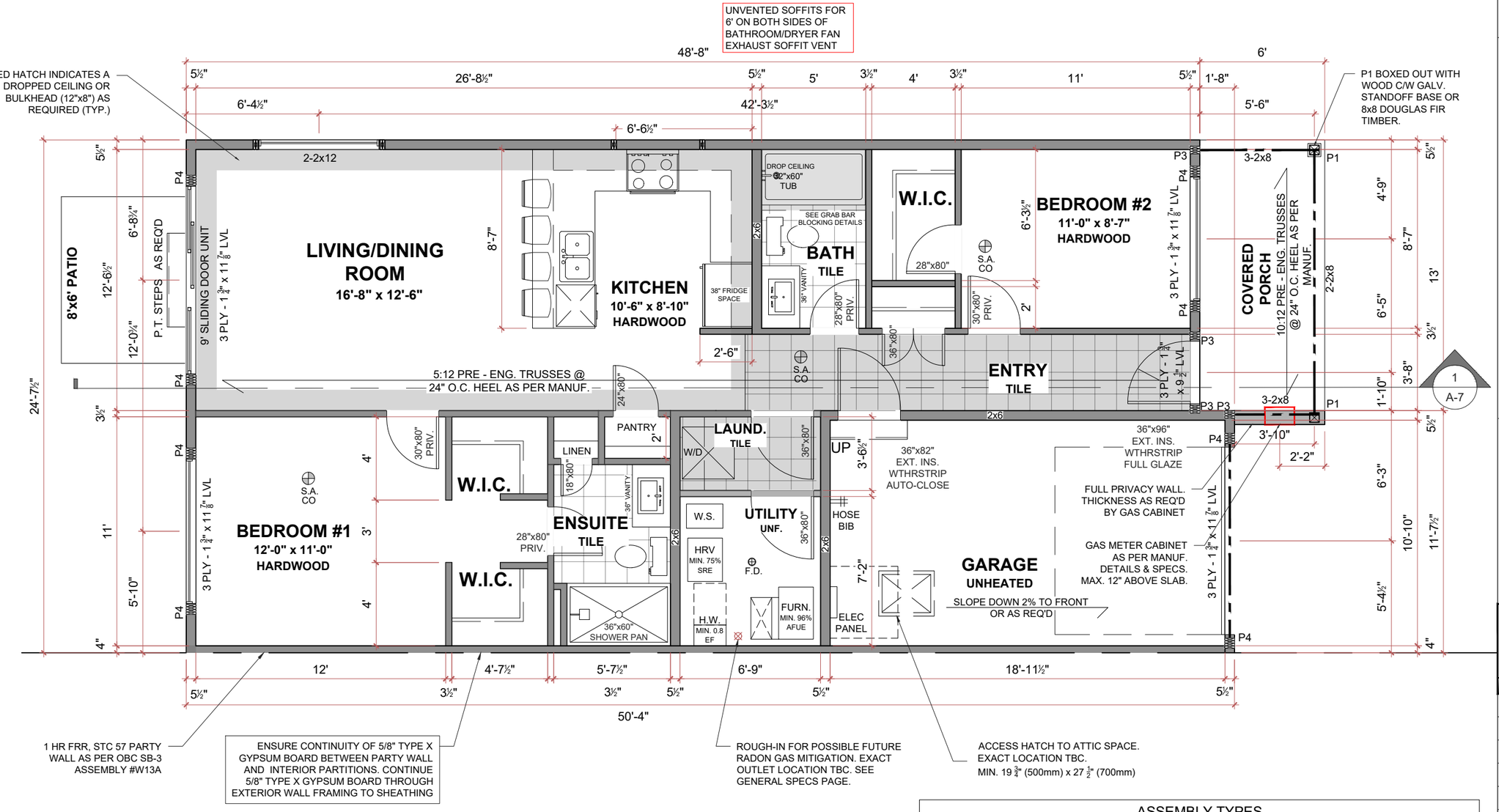
PROJECT:
GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

DRAWING:
FOUNDATION PLAN

SCALE: 3/16"=1'-0"

SHEET NUMBER: **A-1**

DATE: **SEP 2025**



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REVISION RECORD:

PROJECT:

GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

DRAWING:

GROUND FLOOR PLAN
1,000 ft²

SCALE: 3/16"=1'-0"

DATE: **SEP 2025**

SHEET NUMBER: **A-2**

STRUCTURAL NOTES

STAIRWELL TALL WALLS TO BE FRAMED AS PER PART 4; PROVIDE BLOCKING @ MAX. 4' O.C., ENSURE CONTINUOUS TOP PLATES LAPPED/STRAPPED AND FASTEN TO STUDS WITH2 - 3 1/4" NAILS

PROVIDE 2x4 BLOCKING BETWEEN FLOOR JOISTS, SPACED AT A MAXIMUM OF 4' BENEATH ALL NON-LOADBEARING WALLS RUNNING PARALLEL TO JOISTS

POST SCHEDULE:

P1 - P.T. 6x6
P2 - 2-2"x4,6 OR 8" (AS APPLICABLE)
P3 - 3-2"x4,6 OR 8" (AS APPLICABLE)
P4 - 4-2"x4,6 OR 8" - **TWO JACKS, TWO KINGS**
P5 - 5-2"x4,6 OR 8" (AS APPLICABLE)

ALL LINTELS TO BE 2-2x12 C/W P3 POSTS UNLESS NOTED OTHERWISE

ALL LVLs TO BE 3,100 FB 1.9E. FASTEN AS PER MANUFACTURER'S RECOMMENDATIONS

ASSEMBLY TYPES

EW-1 - SIDING EXTERIOR WALL (R-22)
- SIDING AS PER ELEVATIONS
- 1x4 STRAPPING @ 16" O.C. AS REQ'D
- AIR/WEATHER BARRIER
- 7/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C C/W SILL GASKET & ½" Ø ANCHOR BOLTS @ MAX 7'-10" O.C.
- R-22 BATT INSULATION
- 6 MIL POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

P-1 - TYPICAL PARTITION WALL
(ALL INT. PARTITIONS U.N.O.)
-1/2" GYPSUM BOARD
-2x4 WOOD STUDS @ 16 OR 24" O.C. c/w SOUND BATT AS PER CLIENT
-1/2" GYPSUM BOARD

P-2 - GARAGE INT. WALL
-1/2" GYPSUM BOARD (INT. SIDE)
- 6 MIL POLY. VAPOUR BARRIER
-2x6 WOOD STUDS @ 16" O.C. c/w R-22 BATT INSULATION
- 7/16" OSB SHEATHING
- 1/2" GYPSUM BOARD. SEAL AS AIR BARRIER TO FUMES OR PROVIDE MEMBRANE-TYPE AIR BARRIER

S-1 - SLAB (R-10)
- 4" POURED CONC. SLAB
- 6 MIL POLY. V.B. AS REQ'D FOR RADON GAS CONTROL (COMPLYING TO CAN/CGSB-51.34-M). LAP WITH MIN. 12" OVERLAPPED JOINTS
- R-10 20 PSI RIGID INSULATION
- MIN. 5" CLEAR ¾" STONE

S-2 - GARAGE SLAB
- 4" POURED CONC. SLAB SLOPED 2% TO DOORS C/W FIBRE MESH. PROVIDE SAWCUTS @ 10' O.C. E/W
- CLEAR STONE FILL

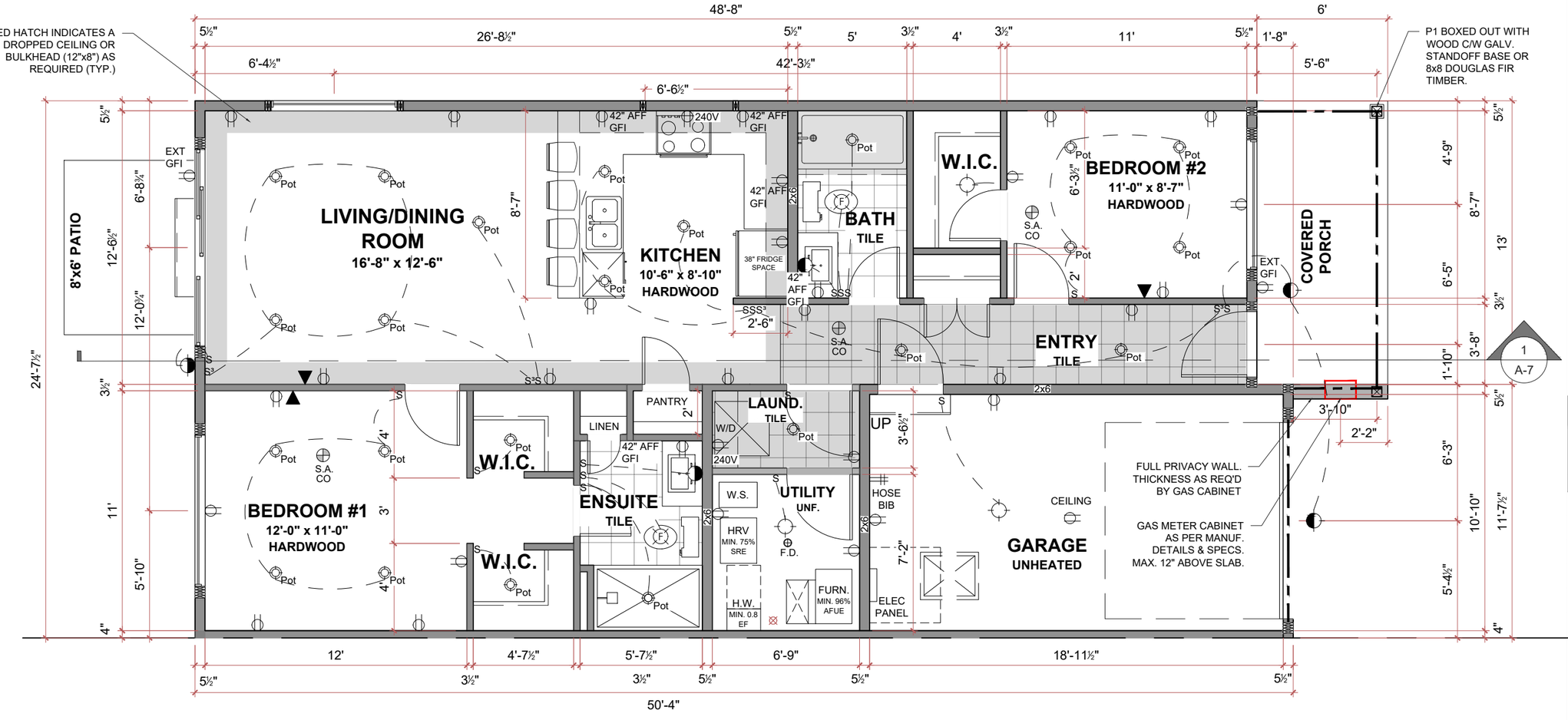
S-3 - PORCH SLAB
- 6" 32 MPa POURED CONC. SLAB W/ 6% AIR ENTR. C/W REBAR PER DETAIL
- CLEAR STONE FILL

FD-1 - TYP. FROST WALL
- 8" POURED CONC. FOUNDATION
- 24"x8" STRIP FOOTING

F-1 - TYP. LOFT FLOOR
- FINISHED FLOORING
- 5/8" T&G OSB SUBFLOOR
- 9 1/2" PRE-ENG. JOISTS AS PER FJP
-1x4 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

R-1 - STANDARD TRUSS ROOF
- ROOFING AS PER CLIENT
- 36" ICE & WATER SHIELD @ EAVES
- ROOF UNDERLAY
- 1/2" E.G. PLY OR 7/16" OSB C/W ROOF H-CLIPS
- PRE ENG. TRUSSES AS PER PLANS @ 24" O.C. C/W R-60 BLOWN-IN INSULATION ABOVE HEATED SPACE & R-31 ABOVE UNHEATED GARAGE (PROVIDE MEMBRANE OR PANEL-TYPE SEALED AIR BARRIER TO FUMES ON GARAGE CEILING)
- 1x4 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD (INTERIOR SPACE) ALUM. SOFFIT AT EXTERIOR

P-3 - PARTY WALL - STC 57
OBC SB-3 ASSEMBLY #W13A
- 5/8" TYPE X GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" O.C. C/W 3 1/2" BATT INSULATION
- 1" AIR SPACE
- 2x4 WOOD STUDS @ 16" O.C. C/W 3 1/2" BATT INSULATION
- 5/8" TYPE X GYPSUM BOARD



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01	Issued For Permit	2025-09-12

REVISION RECORD:

PROJECT:

GORE ST. SEMIS

ALMONTE, ONTARIO

UNIT 4

DRAWING:

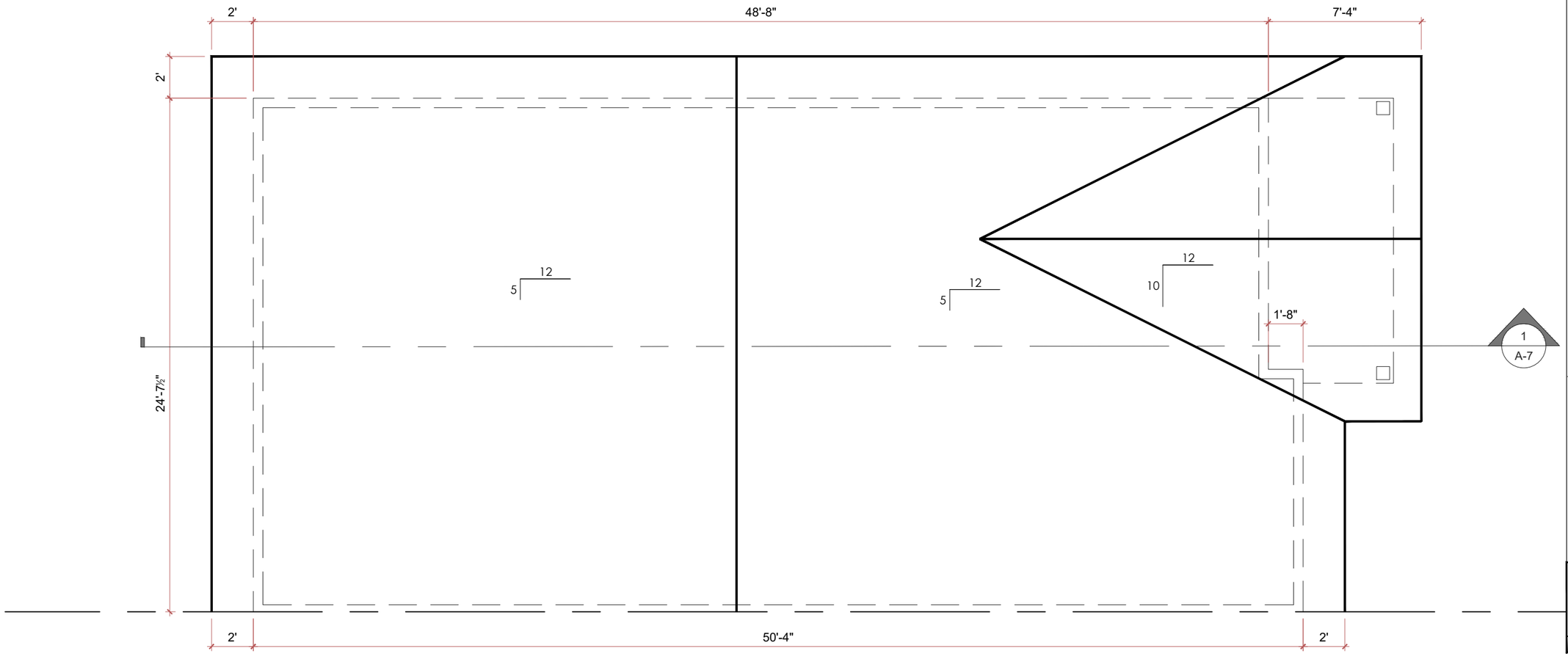
GF ELECTRICAL PLAN

1,000 ft²

SCALE: 3/16"=1'-0"

DATE: **SEP 2025**

SHEET NUMBER: **A-2.1**



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REVISION RECORD:

PROJECT:

GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

DRAWING:

ROOF PLAN

SCALE: 3/16"=1'-0"

DATE: **SEP 2025**

SHEET NUMBER: **A-3**

ROOF TRUSSES:

TRUSSES

- PRE-ENGINEERED TRUSSES (WHERE SHOWN) ARE FOR REFERENCE ONLY. ALL PRE-ENG. TRUSSES (INCL. GIRDERS) TO BE AS PER MANUF. SHOP DRAWINGS

- PRE-ENGINEERED TRUSSES TO BE ENGINEERED, INSTALLED, BRACED AND CONNECTED PER MANUFACTURER'S SPECIFICATIONS

- NEVER CUT, NOTCH OR DRILL A PRE-ENGINEERED TRUSS. TO BE INSTALLED, BRACED AND CONNECTED PER MANUFACTURER'S SPECIFICATIONS.

- OSB SHEATHING EDGES PARALLEL TO ROOF RIDGE SHALL BE SUPPORTED BY METAL 'H' CLIPS IN EACH TRUSS SPACE.

ROOF FLASHINGS:

- PROVIDE SELF ADHERING MEMBRANE AT EAVES AND VALLEYS

- ROOF FLASHING INSTALLED AT ALL VALLEYS, WALL INTERSECTIONS, AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF

VENTILATION: 2 ft² OF VENTING REQUIRED AT TOP OF ROOF.
REMAINDER OF REQUIRED VENTING THROUGH VENTED SOFFITS

- VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION. NOT LESS THAN 25% OF THE REQ'D OPENINGS SHALL BE LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE BOTTOM OF THE ROOF SPACE. ENSURE ALL ROOF SPACES HAVE AT LEAST ONE VENT.

POST SCHEDULE:

P1	- P.T. 6x6
P2	- 2 - 2"x4,6 OR 8" (AS APPLICABLE)
P3	- 3 - 2"x4,6 OR 8" (AS APPLICABLE)
P4	- 4 - 2"x4,6 OR 8" - **TWO JACKS, TWO KINGS**
P5	- 5 - 2"x4,6 OR 8" (AS APPLICABLE)
P6	- 3 1/2" x 3 1/2" x 1/4" HSS C/W 3 1/2"D x 4 1/2"W x 3/8" TOP PLATE & 4"D x 10"W x 1/2" BASE PLATE. FILLET WELD ALL AROUND TO HSS. FASTEN TO FOOTING WITH (2) 5/8" ANCHORS MIN. 6" EMBEDMENT & MIN 2" END/EDGE DISTANCE

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ASSEMBLY TYPES

EW-1 - SIDING EXTERIOR WALL (R-22)
- SIDING AS PER ELEVATIONS
- 1x4 STRAPPING @ 16" O.C. AS REQ'D
- AIR/WEATHER BARRIER
- 7/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C C/W SILL GASKET & ½" Ø ANCHOR BOLTS @ MAX 7'-10" O.C.
- R-22 BATT INSULATION
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-1/2" GYPSUM BOARD

P-2 - GARAGE INT. WALL
-1/2" GYPSUM BOARD (INT. SIDE)
- 6 MIL POLY. VAPOUR BARRIER
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S-1 - SLAB (R-10)
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- 8" POURED CONC. FOUNDATION
- 24"x8" STRIP FOOTING

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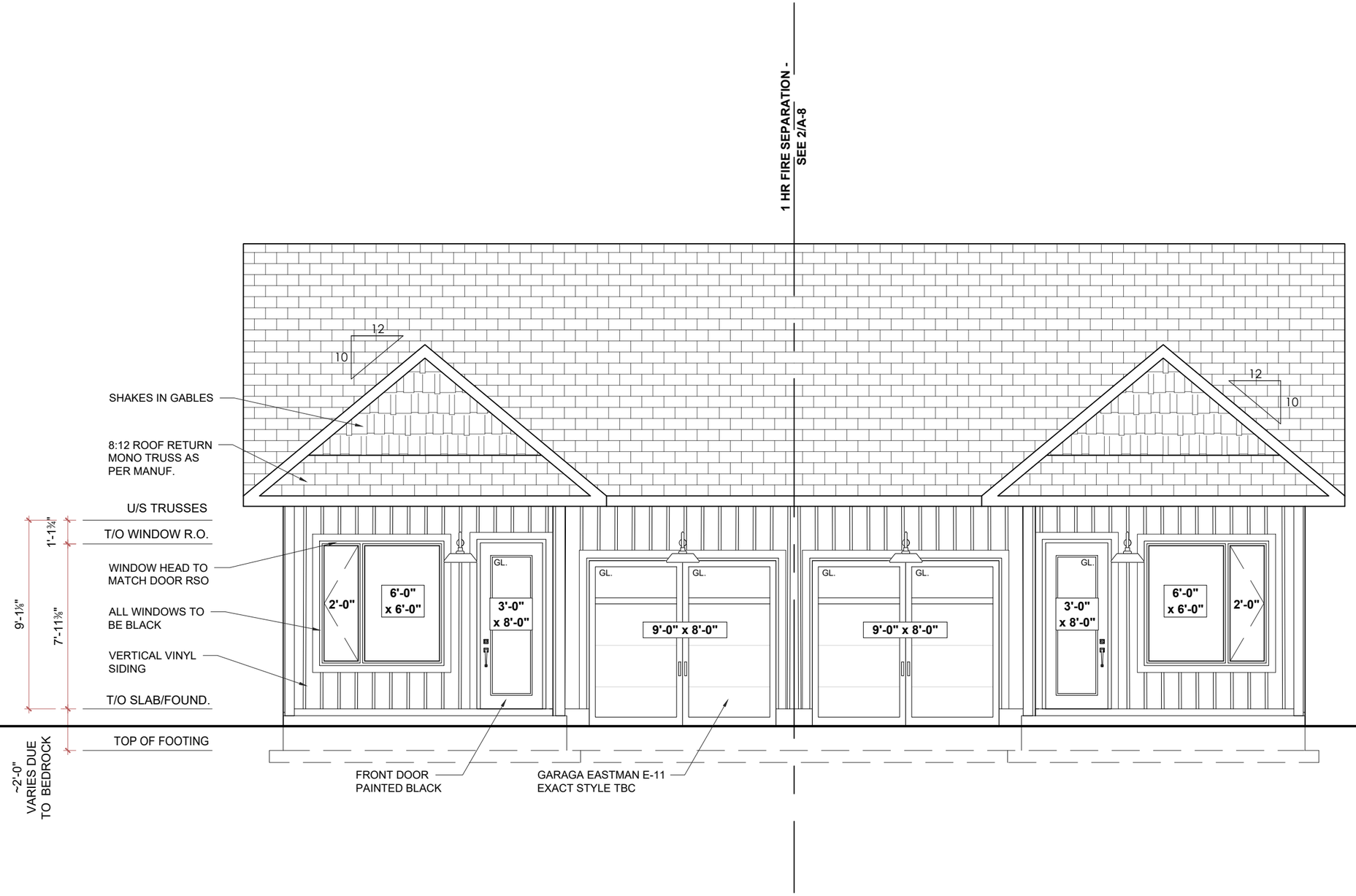
- FINISHED FLOORING
- 5/8" T&G OSB SUBFLOOR
- 9 1/2" PRE-ENG. JOISTS AS PER FJP -1x4 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

R-1 - STANDARD TRUSS ROOF
- ROOFING AS PER CLIENT
- 36" ICE & WATER SHIELD @ EAVES
- ROOF UNDERLAY
- 1/2" E.G. PLY OR 7/16" OSB C/W ROOF H-CLIPS
- PRE ENG. TRUSSES AS PER PLANS @ 24" O.C. C/W R-60 BLOWN-IN INSULATION ABOVE HEATED SPACE & R-31 ABOVE UNHEATED GARAGE (PROVIDE MEMBRANE OR PANEL-TYPE SEALED AIR BARRIER TO FUMES ON GARAGE CEILING)
- 1x4 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD (INTERIOR SPACE) ALUM. SOFFIT AT EXTERIOR

P-3 - PARTY WALL - STC 57
OBC SB-3 ASSEMBLY #W13A
- 5/8" TYPE X GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" O.C. C/W 3 1/2" BATT INSULATION
- 1" AIR SPACE
- 2x4 WOOD STUDS @ 16" O.C. C/W 3 1/2" BATT INSULATION
- ⅝" TYPE X GYPSUM BOARD



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- ALL MATERIALS SHALL BE NEW MATERIAL, FREE FROM DEFECTS IMPAIRING STRENGTH, DURABILITY AND/OR APPEARANCE

JOHNSTON
DRAFTING SERVICES
EST. 2024

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

NAME	SIGNATURE	BCIN	FIRM BCIN
BRENDAN JOHNSTON		112353	203906

#	Description of Revision	Date
04	Revised for Permit	2025-11-20
03	Structural Revisions	2025-11-05
02	Revised - Gas Heat	2025-10-13
01	Issued For Permit	2025-09-12

REVISION RECORD:

PROJECT:

GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

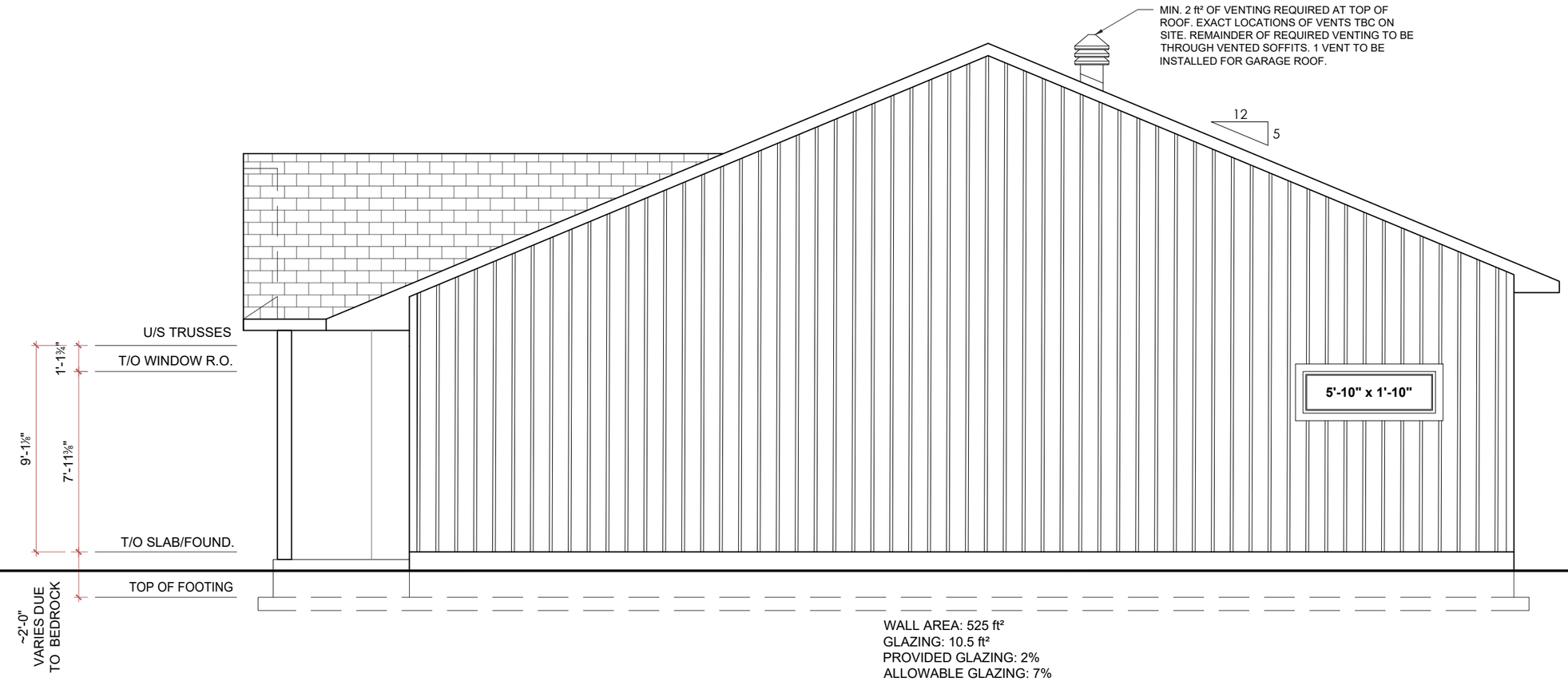
DRAWING:

FRONT ELEVATION

SCALE: 3/16"=1'-0"

SHEET NUMBER: **A-4**

DATE: **SEP 2025**



WALL AREA: 525 ft²
GLAZING: 10.5 ft²
PROVIDED GLAZING: 2%
ALLOWABLE GLAZING: 7%

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REVISION RECORD:

PROJECT:

GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

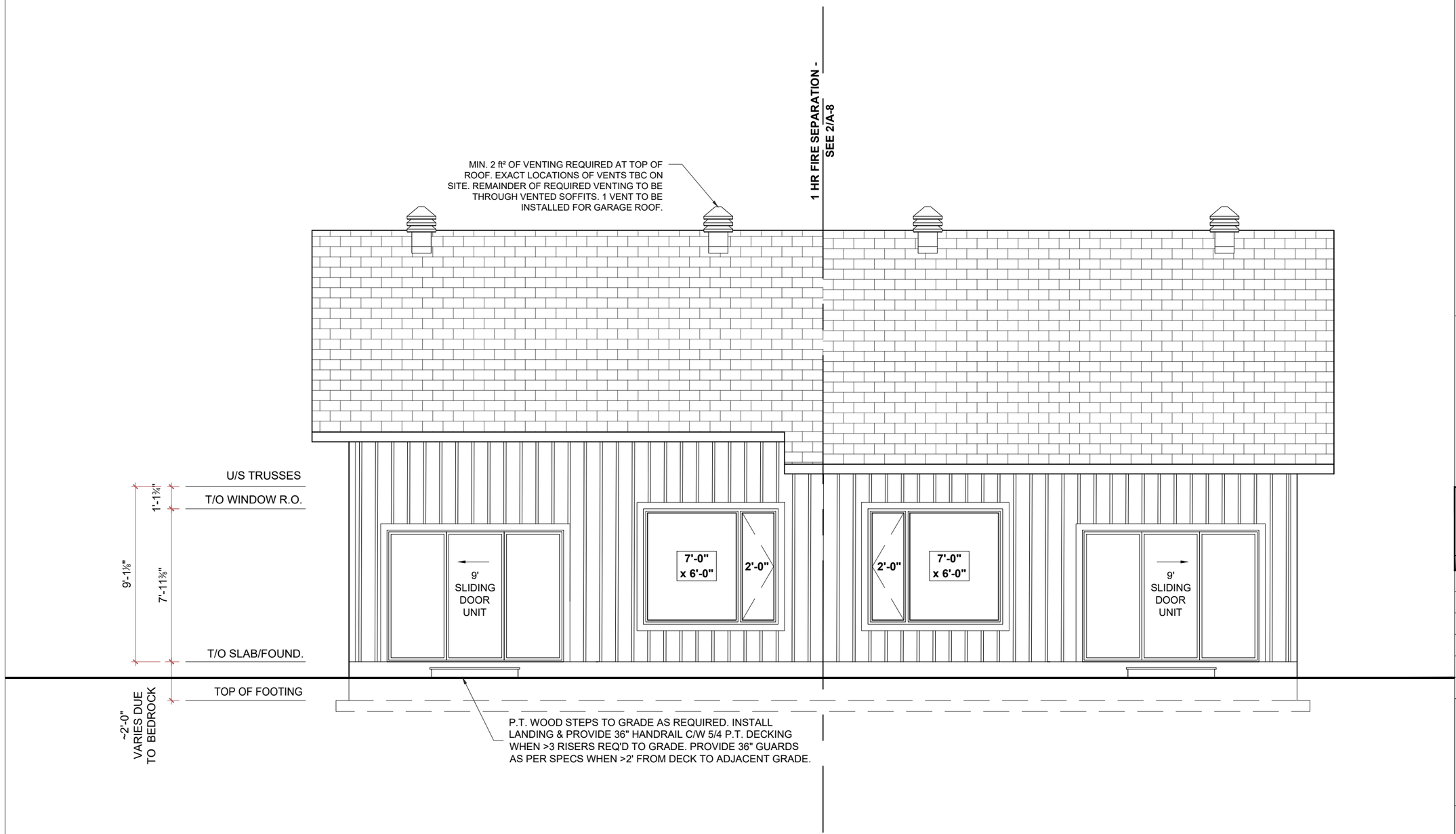
DRAWING:

SIDE ELEVATION

SCALE: 3/16"=1'-0"

SHEET NUMBER: **A-5**

DATE: **SEP 2025**



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REVISION RECORD:

PROJECT:

GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

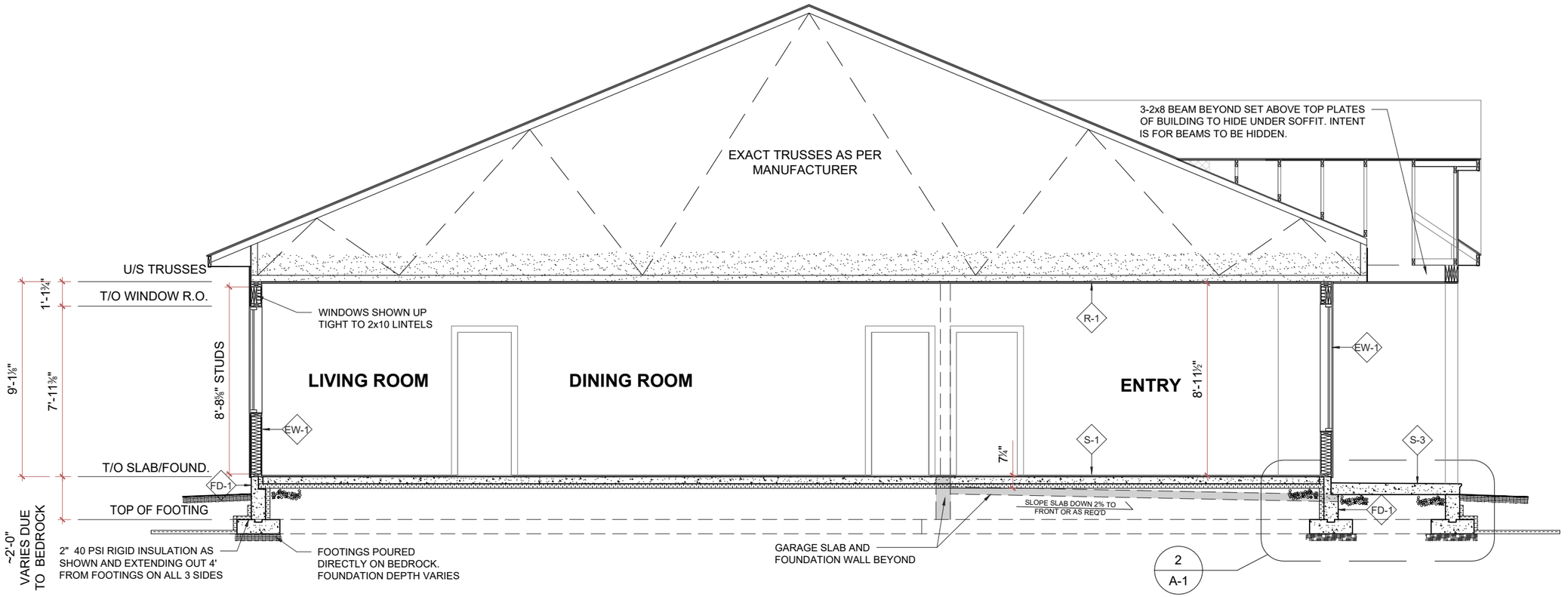
DRAWING:

REAR ELEVATION

SCALE: 3/16"=1'-0"

DATE: **SEP 2025**

SHEET NUMBER: **A-6**



ASSEMBLY TYPES

EW-1 - SIDING EXTERIOR WALL (R-22)
- SIDING AS PER ELEVATIONS
- 1x4 STRAPPING @ 16" O.C. AS REQ'D
- AIR/WEATHER BARRIER
- 7/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C C/W SILL GASKET & ½" Ø ANCHOR BOLTS @ MAX 7'-10" O.C.
- R-22 BATT INSULATION
- 6 MIL POLY. VAPOUR BARRIER
- 1/2" GYPSUM BOARD

P-1 - TYPICAL PARTITION WALL
(ALL INT. PARTITIONS U.N.O.)
-1/2" GYPSUM BOARD
-2x4 WOOD STUDS @ 16 OR 24" O.C.
c/w SOUND BATT AS PER CLIENT
-1/2" GYPSUM BOARD

P-2 - GARAGE INT. WALL
-1/2" GYPSUM BOARD (INT. SIDE)
- 6 MIL POLY. VAPOUR BARRIER
-2x6 WOOD STUDS @ 16" O.C.
c/w R-22 BATT INSULATION
- 7/16" OSB SHEATHING
- 1/2" GYPSUM BOARD. SEAL AS AIR BARRIER TO FUMES OR PROVIDE MEMBRANE-TYPE AIR BARRIER

S-1 - SLAB (R-10)
- 4" POURED CONC. SLAB
- 6 MIL POLY. V.B. AS REQ'D FOR RADON GAS CONTROL (COMPLYING TO CAN/CGSB-51.34-M). LAP WITH MIN. 12" OVERLAPPED JOINTS
- R-10 20 PSI RIGID INSULATION
- MIN. 5" CLEAR ¾" STONE

S-2 - GARAGE SLAB
- 4" POURED CONC. SLAB SLOPED 2% TO DOORS C/W FIBRE MESH. PROVIDE SAWCUTS @ 10' O.C. E/W
- CLEAR STONE FILL

S-3 - PORCH SLAB
- 6" 32 MPa POURED CONC. SLAB W/ 6% AIR ENTR. C/W REBAR PER DETAIL
- CLEAR STONE FILL

FD-1 - TYP. FROST WALL
- 8" POURED CONC. FOUNDATION
- 24"x8" STRIP FOOTING

F-1 - TYP. LOFT FLOOR
- FINISHED FLOORING
- 5/8" T&G OSB SUBFLOOR
- 9 1/2" PRE-ENG. JOISTS AS PER FJP
-1x4 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

R-1 - STANDARD TRUSS ROOF
- ROOFING AS PER CLIENT
- 36" ICE & WATER SHIELD @ EAVES
- ROOF UNDERLAY
- 1/2" E.G. PLY OR 7/16" OSB C/W ROOF H-CLIPS
- PRE ENG. TRUSSES AS PER PLANS @ 24" O.C. C/W R-60 BLOWN-IN INSULATION ABOVE HEATED SPACE & R-31 ABOVE UNHEATED GARAGE (PROVIDE MEMBRANE OR PANEL-TYPE SEALED AIR BARRIER TO FUMES ON GARAGE CEILING)
- 1x4 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD (INTERIOR SPACE) ALUM. SOFFIT AT EXTERIOR

P-3 - PARTY WALL - STC 57
OBC SB-3 ASSEMBLY #W13A
- 5/8" TYPE X GYPSUM BOARD
- 2x4 WOOD STUDS @ 16" O.C. C/W 3 1/2" BATT INSULATION
- 1" AIR SPACE
- 2x4 WOOD STUDS @ 16" O.C. C/W 3 1/2" BATT INSULATION
- ⅝" TYPE X GYPSUM BOARD

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REVISION RECORD:

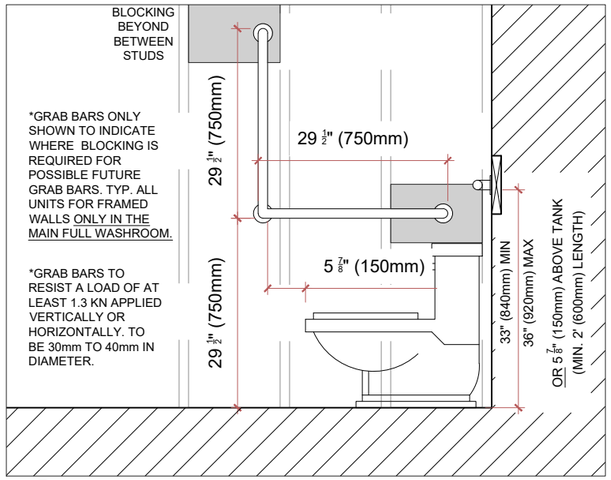
PROJECT:
GORE ST. SEMIS
ALMONTE, ONTARIO
UNIT 4

DRAWING:
BUILDING SECTION

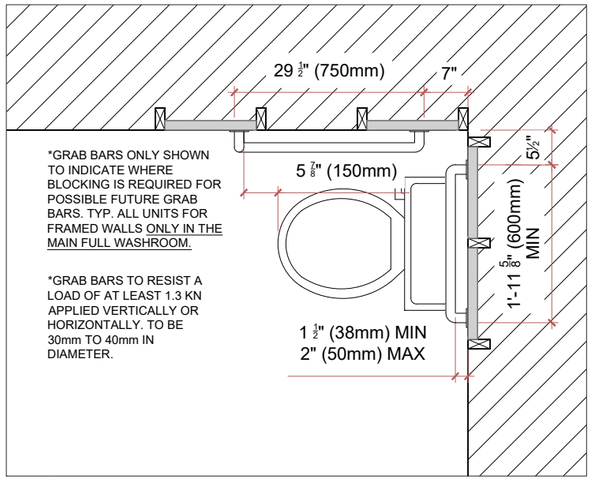
SCALE: 3/16"=1'-0"

SHEET NUMBER: **A-7**

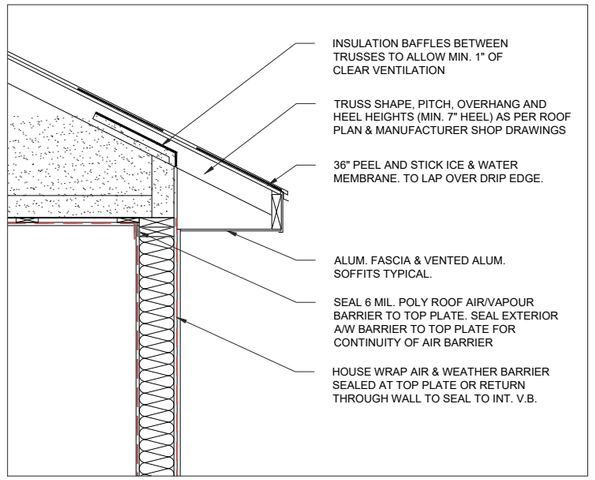
DATE: **SEP 2025**



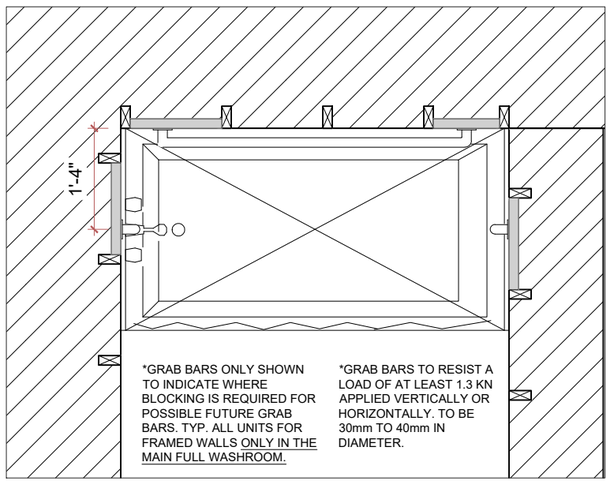
A A-8 TOILET BLOCKING - ELEVATION
Scale: 1/2" = 1'-0"



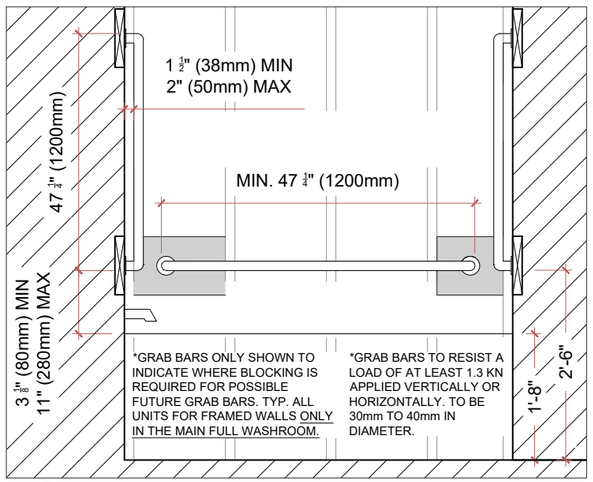
B A-8 TOILET BLOCKING - PLAN VIEW
Scale: 1/2" = 1'-0"



1 A-8 TYPICAL DETAIL @ EAVES
Scale: 1/2" = 1'-0"



D A-8 SHOWER/TUB BLOCKING - PLAN VIEW
Scale: 1/2" = 1'-0"



C A-8 SHOWER/TUB BLOCKING - ELEVATION VIEW
Scale: 1/2" = 1'-0"

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- 7/16" OSB SHEATHING
- 2x6 STUDS @ 16" O.C C/W SILL GASKET & ½" Ø ANCHOR BOLTS @ MAX 7'-10" O.C.
- R-22 BATT INSULATION
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- 1/2" GYPSUM BOARD

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c/w SOUND BATT AS PER CLIENT
-1/2" GYPSUM BOARD

P-2 - GARAGE INT. WALL
-1/2" GYPSUM BOARD (INT. SIDE)
- 6 MIL POLY. VAPOUR BARRIER
-2x6 WOOD STUDS @ 16" O.C.
c/w R-22 BATT INSULATION
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- 5/8" TYPE X GYPSUM BOARD
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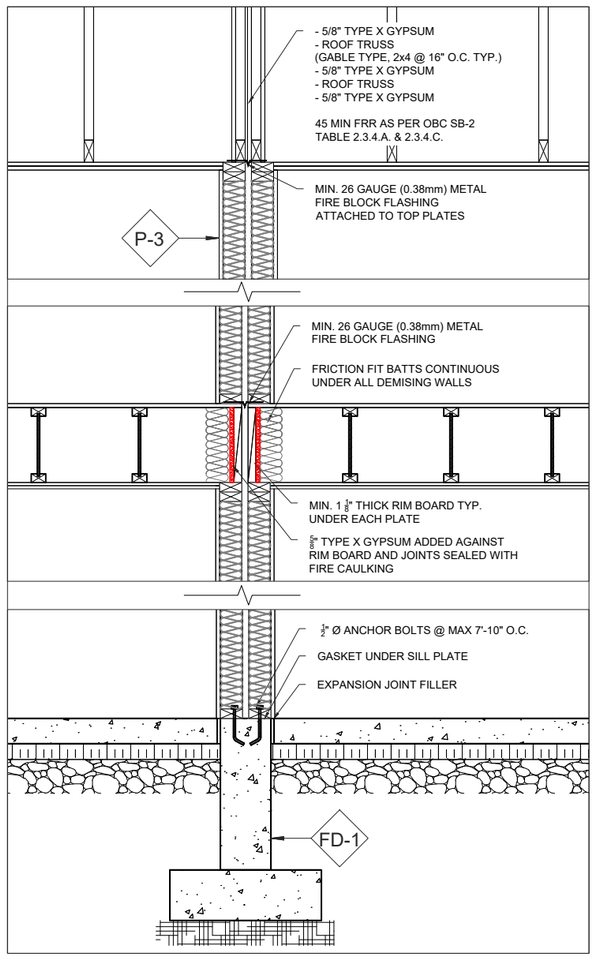

2 A-8 PARTY WALL SECTION
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REVISION RECORD:

PROJECT:
GORE ST. SEMIS
ALMONTE, ONTARIO

DRAWING:
DETAILS AS NOTED

SCALE: As Noted

DATE: **SEP 2025**

SHEET NUMBER: **A-8**

SPECIFICATIONS

FRAMING:

- ALL FRAMING LUMBER (STUDS, JOISTS, LINTELS) TO BE #1 OR #2 SPF. (KILN DRIED) UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS ARE MEASURED FROM THE FACE OF THE STUD TO STUD, OR FACE OF STUD TO FACE OF CONCRETE (UNLESS OTHERWISE NOTED).
- PROVIDE DOUBLE HEADER OR SOLID BLOCKING @ 16" O.C. AT THE OUTSIDE WALL, WHERE FLOOR FRAMING RUNS PARALLEL TO THE OUTSIDE WALL.
- ALL BEARING WALLS OVER 9'-0" TO 12'-0" TO HAVE CONTINUOUS HORIZONTAL BLOCKING U.N.O. AT MID POINT. ALL LOAD BEARING WALLS OVER 12'-0" TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT THIRD POINTS.
- PROVIDE MEMBRANE GASKET BETWEEN ALL FRAMING AND CONCRETE
- ALL BEAMS POCKETED INTO CONCRETE SHALL HAVE MIN. 3" BEARING. INSTALL MEMBRANE GASKET BETWEEN CONCRETE AND WOOD/STEEL
- CONSTRUCTION LUMBER FOR ANY EXTERIOR DECKS, JOISTS, BEAMS, FENCES, POSTS AND FRAMING MEMBERS SHALL BE PRESSURE TREATED LUMBER COMPLETE WITH ALL END CUTS TREATED, OR CEDAR (UNLESS OTHERWISE NOTED).
- FIELD CUTS IN PRESSURE TREATED WOOD SHALL BE PROTECTED WITH A FIELD USE PRESERVATIVE, BRUSHED OR DIPPED ON EXPOSED END.
- ALL FASTENERS USED IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE EITHER HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR MANUFACTURER EQUIVALENT
- PROVIDE SIMPSON STRONG-TIE FACE MOUNT JOIST HANGERS FOR DIMENSIONAL LUMBER OF SHINGLE, DOUBLE AND TRIPLE PLY FLUSH JOISTS
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS
- DECKING TO BE P.T. LUMBER SPACED 1/4" APART
- DECK FRAMING IS NOT DESIGNED FOR THE SUPPORT OF HOT TUBS. LOADS AND DECK STRUCTURE WOULD NEED TO BE VERIFIED BY A QUALIFIED PROFESSIONAL ENGINEER
- ALL LOAD BEARING PARTITIONS TO HAVE A DOUBLE TOP PLATE
- SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH NOT LESS THAN ½"Ø ANCHOR BOLTS SPACED NOT MORE THAN 7'-10" O.C.
- CONSTRUCTION AND INSTALLATION OF WOOD GUARDS SHALL CONFORM TO OBC 9..8.8. AND SUPPLEMENTARY STANDARD SB-7. METAL GUARDS TO BE PRE-ENGINEERED BY MANUFACTURER AND TO BE PROVIDED WITH STAMPED SHOP DRAWINGS.
- MOISTURE BARRIER SHALL BE PROVIDED IN ALL AREAS WHERE WOOD IS IN CONTACT WITH CONCRETE OR UNIT MASONRY.
- 12" 6 MIL POLY. SHEETS TO BE PLACED BETWEEN BASEMENT FRAMING & CONC. SLAB
- 6 MIL POLY. TO BE PLACED BETWEEN INTERIOR PARTITIONS AND EXTERIOR WALL FRAMING

WOOD ROOF FRAMING:

- ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES.
- TRUSSES AND BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE 2024 O.B.C.
- TRUSS SHOPS DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
- TRUSS SUPPLIER IS TO SUPPLY SHOP DRAWINGS TO THE CONTRACTOR FOR REVIEW. SHOULD THE TRUSS SUPPLIER REQUIRE AND SITE DIMENSIONS, THE CONTRACTOR WILL PROVIDE THESE. THE DRAWINGS MUST BE CHECKED BY A PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO THE TRUSS FABRICATION. TRUSS DESIGN LOADS ARE TO BI IN ACCORDANCE WITH THE ONTARIO BUILDING CODE PART 4. TRUSS FABRICATION SHALL NOT PROCEED UNTIL THE DRAWINGS HAVE BEEN CHECKED AND APPROVED, THE RETURNED TO THE CONTRACTOR.
- TRUSSES TO BE DESIGNED FOR THE SPECIFIED WIND UPLIFT
- FINAL ROOF/GIRDER TRUSS LAYOUT BY SUPPLIER MAY REQUIRE MODIFICATIONS TO FRAMING INDICATED IN PLAN.
- PROVIDE 2mm GAP BETWEEN SHEATHING WHEN INSTALLING, AS PER OBC 9.23.15.4.

ABOVE GRADE MASONRY VENEER: (WHERE APPLICABLE)

- STEEL LINTELS SUPPORTING MASONRY VENEER ABOVE OPENINGS SHALL HAVE A MINIMUM END BEARING OF 6" AND BEARING ON MASONRY, CONCRETE OR STEEL.
- STEEL LINTELS SUPPORTING MASONRY SHALL BE PRIMED WITH A RUST-INHIBITIVE PAINT TO PROTECT FROM CORROSION
- MASONRY VENEER TIES AND FASTENERS TO BE CORROSION-RESISTANT, AND NOT LESS THAN 0.766 mm THICK AND 22 mm WIDE. TIES SHALL BE FASTED TO WALL STUDS.
- WEEP HOLES SHALL BE PROVIDED AT THE BOTTOM COURSE OF THE CAVITY AND OVER WINDOWS AND/OR DOORS, NOT MORE THAN 31" APART
- TIES TO BE FASTENED WITH CORROSION RESISTANT 3.18 mm DIAM SCREWS OR SPIRAL NAILS HAVING A WOOD PENETRATION OF NOT LESS THAN 30 mm
- WEEP HOLES C/W MORTAR DIVERTERS SHALL BE PROVIDED AT THE BOTTOM COURSE OF THE CAVITY AND OVER WINDOWS AND/OR DOORS, NOT MORE THAN 31" APART
- FLASHING SHALL BE INSTALLED BENEATH WEEP HOLES. WATER RESISTIVE BARRIER / AIR/WEATHER BARRIER TO BE LAPPED OVER FLASHING AND TAPED TO ENSURE POSITIVE DRAINAGE

MECHANICAL & ELECTRICAL SERVICES: (WHERE APPLICABLE)

- ELECTRICAL INSTALLATIONS, INCLUDING ALL DISTRIBUTION PANELS, FIXTURE AND OUTLETS SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE PROVINCIAL AND MUNICIPAL STATUTES, THE CANADIAN ELECTRICAL CODE, OBC AND ONTARIO HYDRO
- ALL STANDARD ELECTRICAL WIRING TO BE COPPER.
- PLUMBING SYSTEM SHALL CONFORM TO THE PROVINCE OF ONTARIO REGULATIONS, THE ACNBC CANADIAN PLUMBING CODE AND OBC PART 9.
- DRAIN WATER HEAT RECOVERY UNITS TO BE INSTALLED ON MAX. 2 SHOWER DRAINS
- MECHANICAL AND ELECTRICAL SERVICES SHALL BE LOCATED ON SITE BY OTHERS. CLEARANCES AND INSTALLATION SHALL BE AS PER LOCAL CODE REQUIREMENTS.
- FLOOR DRAIN SHALL BE PROVIDED IN BASEMENT (WHERE SHOWN). CONNECTION AS PER LOCAL BY-LAWS.
- FOUNDATION WALL DRAINAGE TO BE AS PER OBC 9.14. TO BE 4"Ø DRAIN WITH MIN. 6" COVER OF CLEAR 3/4" STONE OR EQUIV. PROVIDE A COVERED SUMP WITH AND AUTOMATIC PUMP FOR DISCHARGING WATER INTO SEWER, DRAINAGE DITCH OR DRY WELL, WHERE GRAVITY DRAINAGE IS NOT PRACTICAL. SUMP PIT SHALL HAVE CHILD PROOF LID.
- INSTALL FANS AND VENTING FOR ALL BATHROOMS AS PER OBC 9.32.
- NEW ELECTRICAL WIRING MUST BE TOTALLY ENCLOSED IN NONCOMBUSTIBLE RACEWAYS
- SINGLE CONDUCTOR METAL-SHEATHED CABLES WITH COMBUSTIBLE JACKETING THAT ARE MORE THAN 1" ARE PERMITTED, PROVIDED THE CABLES ARE NOT GROUPED AND ARE SPACED A MINIMUM OF 12" APART.
- ELECTRICAL WIRES OR CABLES, SINGLE OR GROUPED, WITH COMBUSTIBLE INSULATION OR JACKETING THAT IS NOT TOTALLY ENCLOSED IN RACEWAYS OF NONCOMBUSTILE MATERIALS PERMITTED IF THE OVERALL DIAMETER IS LESS THAN 1"
- EXISTING ELECTRICAL MUST BE FIRE STOPPED AT THE PENETRATION
- ALL COMBUSTIBLE PIPING PENETRATIONS THROUGH FIRE SEPARATIONS TO BE SEALED AT THE PENETRATION BY A FIRE STOP THAT HAS AN F RATING NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED FOR THE FIRE SEPARATION.
- FIRE STOP AS PER CAN/ULC-S115, "FIRE TESTS OF FIRESTOP SYSTEMS". WITH A PRESSURE DIFFERENTIAL OF 50 PA BETWEEN THE EXPOSED AND UNEXPOSED SIDES, WITH THE HIGHER PRESSURE ON THE EXPOSED SIDE
- COMBUSTIBLE WATER DISTRIBUTION PIPING TO BE SEALED AT THE PENETRATION WITH A FIRE STOP IN CONFORMANCE WITH SENTENCE 3.1.9.4.(4).
- A DUCT THAT PENETRATES AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION SHALL BE EQUIPPED WITH A FIRE DAMPER IN CONFORMANCE WITH OBC ARTICLES 3.1.8.4. AND 3.1.8.9.
- OUTDOOR INTAKE/EXHAUST VENTS SHALL CONFORM O.B.C. 9.32.3.12.

VENTILATION:

- VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE ROOF FOR CROSS VENTILATION WITH MINIMUM 25% OF TOTAL REQUIRED VENTING FROM THE TOP OF THE ROOF (ROOF VENTS) AND MINIMUM 25% FROM THE BOTTOM OF THE ROOF SPACE (VENTED SOFFITS).
- VENT ATTIC SPACE TO MIN. 1/300 OF CEILING AREA FOR ROOFS 2:12 AND GREATER PITCH. 1/150 FOR ROOFS LESS THAN 2:12 PITCH.
- VENTS SHALL BE DESIGNED TO PREVENT THE ENTRY OF SNOW, RAIN AND INSECTS
- SEE ROOF PLAN FOR VENTING REQUIREMENTS. EXACT VENT LOCATIONS TBC ON SITE UNLESS NOTED OTHERWISE
- ROOF BAFFLES TO BE INSTALLED BETWEEN ROOF TRUSSES TO ALLOW PROPER VENTILATION.

BATHROOM:

- WATER RESISTANT FLOORING IN BATHROOM AS PER 9.30.1.2.(1)
- PROVIDE WATER RESISTANT DRYWALL TO PERIMETER OF INTERIOR BATHROOM WALLS AND CEILINGS.
- PROVIDE 2x BLOCKING IN BATHROOM WALLS TO PERMIT FUTURE INSTALLATION OF GRAB BARS FOR TOILET & SHOWER

MISC. NOTES:

-ALL SEALANTS (CONSTRUCTION OR ACOUSTICAL) TO BE LOW VOC.
- ALL PAINTS TO BE LOW VOC
- RUN FLASHING UP WALL 8" MINIMUM AT BACKSIDE OF TYVEK TAPE JOINT
- PRE-FINISHED CAPPED EXHAUST VENTS (WALL OR SOFFIT MOUNTED) WHERE APPLICABLE.
- EVERY ATTIC SPACE TO HAVE AN ACCESS HATCH OF MIN. SIZE 500mm x 700mm. CONFIRM RSO WITH MANUF.
- MANUFACTURED SILL PAN TO BE INSTALLED WITH EVERY EXTERIOR DOOR
- INSTALL CONTINUOUS MEMBRANE FLASHING STARTER STRIP/THROUGH FLASHING AT BASE OF FRAMING AT FDN. LAP A/W BARRIER & TAPE TO FLASHING TO ENSURE POSITIVE DRAINAGE PATH
- WINDOW AND DOOR OPENINGS TO BE FLASHED AS PER TYVEK INSTALLATION GUIDE.

FIRE & SAFETY:

- SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS, AND EACH FLOOR LEVEL THAT IS 2'-11" (900mm) OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL
- A SMOKE ALARM WITH VISUAL SIGNALING COMPONENT SHALL BE INSTALLED IN EVERY BEDROOM (SLEEPING ROOM) AND IN A LOCATION BETWEEN SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, A SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA AND ON EACH LEVEL THAT CONTAINS A SLEEPING AREA
- ALARMS AND DETECTORS SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL CAUSE ALL ALARMS OR DETECTORS WITHIN THE DWELLING TO SOUND
- THE CONTINUITY OF A FIRE SEPARATION SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, A FLOOR, A CEILING, A ROOF OR AN EXTERIOR WALL ASSEMBLY. OPENINGS IN REQUIRED FIRE SEPARATIONS SHALL BE PROTECTED WITH CLOSURES CONFORMING TO SUBSECTION 9.10.13 OF THE 2024 OBC.
- AN AIR BARRIER CONFORMING TO SUBSECTION 9.25.3. SHALL BE INSTALLED BETWEEN THE GARAGE AND LIVING SPACE TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES

- WHERE THE AIR BARRIER CONSISTS OF AN AIR-IMPERMEABLE PANEL-TYPE MATERIAL, ALL JOINTS SHALL BE SEALED TO MINIMIZE AIR LEAKAGE.

- WHERE THE AIR BARRIER CONSISTS OF FLEXIBLE SHEET MATERIAL, ALL JOINTS SHALL BE,
(A) SEALED WITH COMPATIBLE MATERIAL SUCH AS TAPE OR FLEXIBLE SEALANT, OR
(B) LAPPED NOT LESS THAN 100 MM AND CLAMPED, SUCH AS BETWEEN FRAMING MEMBERS, FURRING OR BLOCKING AND RIGID PANELS.

RADON GAS MITIGATION:

RADON AND SOIL GAS CONTROL DESIGN SHALL COMPLY WITH 9.13.4 OF OBC 2024.

PROVIDE PROTECTION FROM SOIL GAS INGRESS AS PER 9.13.4.2. OF OBC 2024:

- INSTALL A CONTINUOUS 6 MIL POLY. AIR / VAPOUR BARRIER BELOW SLAB COMPLYING TO CAN/CGSB-51.34-M TO BE LAPPED MINIMUM 12" AT JOINTS
- RETURN VAPOUR BARRIER UP FOUNDATION 3" AND SEAL TO CONCRETE IN PREPARATION FOR SLAB POUR
- ALL PENETRATIONS THROUGH THE SLAB TO BE SEALED

PROVIDE FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM AS PER 9.13.4.3 OF OBC 2024:

- A 100MM DIAMETER PVC PIPE ROUGH-IN THROUGH THE FLOOR SLAB ADJACENT AN EXTERIOR WALL CONNECTED TO A CORRUGATED PLASTIC SOIL GAS PIPE EXTENDING UNDER THE SLAB AND TERMINATING AT OR NEAR THE CENTER IN CONFORMANCE WITH 9.13.4.3. OF OBC 2024.
- MINIMUM 150MM GRANULAR MATERIAL FOR A RADIUS NOT LESS THAN 300MM CENTERED ON THE PIPE, WITH THE BOTTOM OF THE PIPE OPEN TO THE GRANULAR, AND
- THE UPPER END OF THE PIPE THAT PENETRATES THE SLAB SHALL BE PROVIDED WITH A REMOVABLE SEAL, AND LABELED TO INDICATE FOR "SOIL GAS REMOVAL ONLY".

INSTALLATION OF A WHOLE HOUSE VENTILATION SYSTEM:

- ONTARIO BUILDING CODE CHANGES INTRODUCED IN 2017 REQUIRE INSTALLATION OF A HEAT RECOVERY VENTILATOR (HRV) OR ENERGY RECOVERY VENTILATOR (ERV) IN ALL DWELLING UNITS, PROVIDING FREQUENT AIR CHANGE WHICH REDUCES THE POTENTIAL FOR INCREASED RADON CONCENTRATION. INSTALLATION OF A HRV/ERV PROVIDES BALANCED WHOLE HOUSE VENTILATION THEREBY MITIGATING CONCENTRATION OF RADON AND SOIL GASES THROUGH DILUTION AND EXHAUSTING STALE INDOOR AIR. HRV/ERVS ARE REQUIRED TO BE BALANCED TO ENSURE THE VOLUME OF EXHAUSTED AIR IS REPLENISHED BY AN EQUIVALENT VOLUME OF FRESH AIR. A BALANCED WHOLE HOUSE VENTILATION SYSTEM PREVENTS INDOOR NEGATIVE AIR PRESSURE WHICH CAN INDUCE RADON AND SOIL GAS INGRESS.

SITEWORK AND DRAINAGE

- DRAINAGE: MAINTAIN EXISTING OVERALL SITE DRAINAGE AWAY FROM PERIMETER OF NEW FOUNDATION WALLS
- FOUNDATION DRAINAGE LAYER TO BE PLATON OR EQUIV. INSTALLED AS PER MANUFACTURES RECOMMENDATIONS / DETAILS
- WINDOW WELL DRAINAGE TO BE AS PER OBC 9.14.3 AND 9.14.6.

STAIRS, HANDRAILS & GUARDS (INCL. WINDOW LIMITERS & EGRESS):

STAIRS:

- ALL NEW STAIRS (INTERIOR AND EXTERIOR) TO COMPLY WITH RESPECTIVE PART 9 OR PART 3 OBC SECTION:
- EXTERIOR STEPS AS REQUIRED BY GRADE (SITE CONDITION: SEE PLANS FOR MATERIALS).

PRIVATE DWELLING STAIRS:
- MAX. RISE: 7-7/8" (200mm); MIN. RISE: 4-7/8"
- MAX. RUN: 14" (355 mm); MIN. RUN: 10"
- MIN. NOSING: 1"
- MIN. HEADROOM: 6'-5"
- MIN. HANDRAIL HEIGHTS: 3'-0"

HANDRAILS:

- REQUIRED WHEN EXTERIOR STAIRS HAVE MORE THAN 3 RISERS
- REQUIRED WHEN INTERIOR STAIRS HAVE MORE THAN 2 RISERS
- 1 ¼" Ø DIAM. ALUM RAILS OR EQUIV.
- TO BE 36" IN HEIGHT
- PROVIDE 2" CLEARANCE AT WALL & 2 ½" IF THE WALL SURFACE BEHIND IS ABRASIVE
- EXTEND BY 1' AT TOP AND BOTTOM FOR PUBLIC STAIRS

GUARDS & WINDOW LIMITERS/PROTECTION:

- GUARDS SHALL BE PROVIDED WHEN THE DIFFERENCE IN ELEVATION IS MORE THAN 24" BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE, ALL INTERIOR STAIRS MORE THAN 2 RISERS, LANDINGS OR FLOOR LEVEL AROUND THE STAIRWELL THAT IS NOT PROTECTED BY A WALL
- ALL GUARDS TO BE A MINIMUM 42" HIGH EXCEPT FOR WHERE THE EXTERIOR WALKING SURFACE AND THE ADJACENT GROUND LEVEL IS NOT GREATER THAN 5'-11" BELOW OR WHERE GUARDS ARE WITHIN A PRIVATE DWELLING UNIT THEY MAY BE A MINIMUM 36" HIGH
- OPENINGS BETWEEN GUARD PICKETS MUST BE SPACED LESS THAN 4"
- NO CLIMBABLE ELEMENTS BETWEEN 4" AND 3'-0" ABOVE FINISHED SURFACE
- HANDRAILS TO COMPLY WITH 2024 OBC OR AS PROVIDED BY OTHERS
- ALL THE OPENABLE WINDOWS ON THE SECOND STOREY THAT HAVE A SILL HEIGHT LESS THAN 900 MM SHALL COMPLY WITH CLAUSE 9.8.8.1.(4)(B), WINDOW OPENING LIMITED TO
MAX. 100MM, EITHER BY A PERMANENT LIMITER ONLY REMOVABLE WITH THE USE OF TOOLS, OR AN EGRESS LIMITER OPERABLE WITHOUT THE USE OF TOOLS THAT IS
COMPLIANT WITH ASTM F2090 STANDARDS.
- AT LEAST ONE WINDOW ON THE SECOND STOREY SHALL PROVIDE EGRESS REQUIRED BY ARTICLE 9.9.10.1. IF THE EGRESS WINDOW REQUIRES A LIMITER PER CLAUSE 9.8.8.1.(4),
THE LIMITER SHALL BE OPERABLE WITHOUT THE USE OF TOOLS AND COMPLIANT WITH ASTM F2090 STANDARDS.

POURED CONCRETE: (WHERE APPLICABLE)

- CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CAN/CSA-A438-00, "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS".
- THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
1.) 32 MPa (4650 psi) FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK
2.) 20 MPa (2900 psi) FOR INTERIOR FLOORS (OTHER THAN GARAGE AND CARPORTS) WHERE DAMPPROOFING IS NOT PROVIDED
3.) 20 MPa (2900 psi) FOR FOUNDATION WALLS, COLUMNS, FOOTINGS, GRADE BEAMS, AND PIERS
- SLUMP AT DISCHARGE TO BE 60MM TO 80MM
- MAXIMUM SIZE OF COARSE AGGREGATE TO BE 20MM
- A BOND-BREAKING MATERIAL MUST BE PROVIDED BETWEEN SLAB AND ALL OTHER CONCRETE

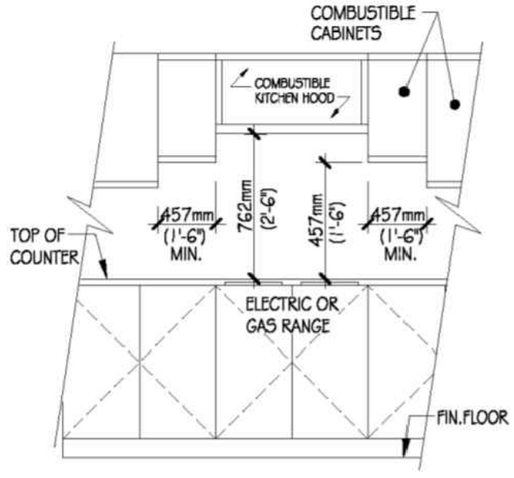
CONCRETE BLOCK: (WHERE APPLICABLE)

- BLOCKS SHALL CONFORM TO CAN/CSA-A165.1, "CONCRETE MASONRY UNITS" AND SHALL HAVE A COMPRESSION STRENGTH OVER THE NET AREA OF THE BLOCK OF NOT LESS THAN 15 MPa (2200 psi)

GENERAL STRUCTURAL NOTES: (WHERE APPLICABLE)

- TYPICAL FOUNDATION WALL TO HAVE 2-15m BARS 4" FROM TOP & BOTTOM OF FOUNDATION, UNLESS NOTED OTHERWISE (SEE DRAWINGS FOR TYPE AND THICKNESS)
- FOUNDATION WALLS TO EXTEND A MINIMUM 6" ABOVE FINISHED GRADE.
- GRADE LINES SHOWN ON THESE ARE ASSUMED. MINIMUM BACKFILL HEIGHT SHALL NOT EXCEED 7'-7" FOR THE SPECIFIED LATERALLY SUPPORTED, UN-REINFORCED POURED CONCRETE FOUNDATION WALL, UNLESS NOTED OTHERWISE.
- CONFIRM BUCK OPENINGS WITH WINDOW MANUFACTURER'S ROUGH OPENING SIZES PRIOR TO CONSTRUCTION (WHERE WINDOW AND DOOR OPENINGS ARE SHOWN IN CONCRETE WALLS).
- WHERE EXTERIOR GRADE IS HIGHER THAN THE GROUND LEVEL INSIDE, THE EXTERIOR SURFACE OF FOUNDATION WALLS BELOW GRADE SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, THE WALLS SHALL BE WATERPROOFED
- REINFORCING STEEL SHALL CONFORM TO CSA G30.18-09(R2014), GRADE 400, IF REBAR IS TO BE WELDED IT IS TO BE GRADE 400W. WELDED WIRE MESH SHALL CONFORM TO CSA G30.5-M1983(R1998).
- ALL HORIZONTAL REINFORCING STEEL SHALL BE CONTINUOUS WITH CORNER BARS AND MINIMUM LAPS OF 24". NO BARS ARE TO END WITHIN 24" OF THE CORNERS OF THE FOUNDATION WALLS.
- PROVIDE NOT LESS THAN 4" COARSE, CLEAN GRANULAR A MATERIAL UNDER ALL FLOOR SLABS. GRANULARS NEED NOT BE COMPACTED WHERE THE MATERIAL IS CLEAN COARSE AGGREGATE CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 4 MM SIEVE.
- PROVIDE LEVELING LAYER OF COMPACTED GRANULAR A BENEATH THE INSULATION (IF REQUIRED).
- ALL CONCRETE WORK SHALL CONFORM TO CSA A23.1-14 AND CSA A23.2-14 FOR MATERIALS AND WORKMANSHIP.
- HOLES IN CONCRETE SLAB AND WALLS FOR THE PIPES TO THE EXTERIOR TO BE COORDINATED ON SITE PRIOR TO POURING THE CONCRETE.
- FOUNDATION WALLS ARE TO BE EVENLY BACKFILLED ON BOTH SIDES.
- THIS FOUNDATION HAS BEEN DESIGNED BASED ON AN ASSUMED BEARING CAPACITY OF 90 KPA SLS, 150 KPA ULS. CONTACT AT THE TIME OF EXCAVATION TO VERIFY THE ASSUMED SOIL BEARING CAPACITY.
- ALL GRANULAR FILL MATERIAL BENEATH FOOTINGS TO MEET ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) FOR GRANULAR A OR GRANULAR B TYPE I OR II (WITH MAX SIZE OF 2") COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPD).
- GEOTECHNICAL ENGINEER TO INSPECT AND APPROVE SUB-GRADE PRIOR TO PLACING ANY FILL OR INSULATION. COMPLETELY REMOVE THE TOPSOIL AND ANY OTHER ORGANIC MATERIAL TO THE NATIVE SOIL SUB-GRADE ENSURING ALL LOOSE AND DISTURBED MATERIAL IS REMOVED FROM THE FOUNDATION FOOTPRINT.
- ALL GRAVITY LOADS TO BE CARRIED TO FOUNDATION THROUGH SOLID BLOCKING.
- RAFTER & FLOOR DESIGN IS BY OTHERS.
- FLOOR JOIST DESIGN, FLUSH LVL BEAMS WITHIN THE FLOOR SYSTEM ARE BY THE MANUFACTURER.
- ALL DIMENSION LUMBER, EXCEPT NON-LOAD BEARING 8 FT STUDS TO BE NO.2 GRADE SPF OR BETTER. NONLOAD BEARING 8 FT STUDS TO BE NO.3 OR STUD GRADE SPF OR BETTER.
- PROVIDE MIN. 3" BEARING AND INSTALL MEMBRANE PROTECTION FOR ALL BEAMS REQUIRING POCKETS INTO FOUNDATION
- ENSURE 5' GROUND COVER ABOVE U/S OF FOOTINGS. INSTALL R-10 INSULATION UNDER FOOTINGS EXTENDING OUT WHERE LESS THAN 5' GROUND COVER ABOVE TOP OF FOOTINGS.
- PROTECT SUB-GRADES FROM WATER AND FREEZING ADJACENT TO AND BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.
- ALL REQUIRED BUILT UP POSTS TO HAVE PLY AMOUNT TO MATCH SUPPORTED BEAM TO ENSURE ADEQUATE BEARING. I.E. 3 PLY POST FOR 3 PLY BEAM.
- STEEL, TIMBER AND BUILT-UP TIMBER COLUMNS FROM ALL LEVELS SHALL BE CARRIED DOWN TO THE FOUNDATION OR TO SUPPORTING BEAMS, PROVIDE BLOCKING WHERE REQUIRED. STEEL COLUMN PLATES TO BE ANCHORED TO FOOTINGS AND BEAM FLANGES.

CABINET CLEARANCES FROM STOVE TOP



GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER.

- ALL WORK DESCRIBED UNDER THIS CONTRACT TO COMPLY WITH ONTARIO BUILDING CODE, 2024 AND ALL OTHER CODES AND BY-LAWS IN EFFECT.

- ANY DEVIATION FROM CONDITIONS SHOWN ON DRAWINGS SHALL BE REPORTED TO THE DESIGNER.

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL NOT BE LESS THAN THE STANDARDS SET FORTH IN THE 2024 BUILDING CODE AND THE AMENDMENTS THERETO AND ANY LOCAL OR OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK IN WHOLE OR IN PART

- THE CONTRACTOR AND / OR SUB-TRADES SHALL CHECK AND VERIFY ALL DIMENSIONS AND INSTALLATIONS PRIOR TO CONSTRUCTION OF THAT PORTION OF THE WORK. DISCREPANCIES, ERRORS, OMISSIONS OR CONCERNS SHALL BE REPORTED TO AND VERIFIED BY THE DESIGNER.

- INSPECTIONS AND ACCEPTANCE OF PART 9 CONSTRUCTION SHALL BE MADE BY MUNICIPALITY'S QUALIFIED INSPECTOR TO VERIFY CONFORMANCE WITH PART 9 OF ONTARIO BUILDING CODE 2024. ANY REPAIRS WILL BE DONE AS DIRECTED AT THE COST OF THE OWNER

- ALL MATERIALS SHALL BE NEW MATERIAL, FREE FROM DEFECTS IMPAIRING STRENGTH, DURABILITY AND/OR APPEARANCE

JOHNSTON
DRAFTING SERVICES
EST. 2024

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

NAME	SIGNATURE	BCIN	FIRM BCIN
BRENDAN JOHNSTON		112353	203906

#	Description of Revision	Date
04	Revised for Permit	2025-11-20
03	Structural Revisions	2025-11-05
02	Revised - Gas Heat	2025-10-13
01	Issued For Permit	2025-09-12

REVISION RECORD:

PROJECT:

GORE ST. SEMIS
ALMONTE, ONTARIO

DRAWING:

GENERAL SPECS

SCALE: N/A

DATE: **SEP 2025**

SHEET NUMBER: **A-9**