



DO NOT SCALE DRAWING

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22.01.26

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| <p><b>RESULTS</b></p> |  |
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| DRAWING NO. |  |  |

A2

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DO NOT SCALE DRAWING

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## MAIN FLOOR

23.01.26

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| DRAWING NO. |  |  |

A3

11/11/2016



ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE 2012 ONTARIO BUILDING CODE ONTARIO REGULATION 332/ 12

|                  |        |            |     |
|------------------|--------|------------|-----|
| STAIRS           |        |            |     |
| MIN. STAIR WIDTH | 2'-10" |            |     |
| MAX RISE         | 7 7/8" | MIN. RISE  | 5"  |
| MIN. RUN         | 10"    | MAX. RUN   | 14" |
| MIN. TREAD       | 10"    | MAX. TREAD | 14" |

HEAD ROOM 6'-5"MIN. UNDER BEAMS, DUCTS & STAIRS&LANDINGS  
STAIRS TO HAVE UNIFORM RISE AND RUN w/ 1/4" TOLERANCES IN CONFORMANCE w/ 9.8.4.1 (1) TO (5)

HANDRAILS 9.8.7.4  
MIN. HEIGHT 34"  
MAX HEIGHT 42"  
MINIMUM ONE HANDRAIL TO BE CONTINUOUS THROUGHOUT THE LENGTH OF THE STAIR EXCEPT WHERE INTERRUPTED BY (a)  
DOORWAYS, (b) LANDINGS OR (c) NEWEL POST AT CHANGE IN DIRECTIONS  
MIN 2" CLEARANCE FROM HANDRAIL AND THE SURFACE BEHIND IT MIN 2-3/8" IF SURFACE BEHIND IS ROUGH

GUARDS 9.8.8.3  
ALL GUARDS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 2'-11  $\frac{1}{2}$ " HIGH  
GUARDS FOR FLIGHTS OF STEPS SHALL BE NOT LESS THAN 2'-11" MEASURED VERTICALLY FROM THE TOP OF THE GUARD TO; A  
STRAIGHT LINE DRAWN TANGENT TO THE TREAD NOSINGS OF THE STAIR OR THE SURFACE OF THE LANDING.

**EXTERIOR GUARDS**  
MIN 2'-11  $\frac{1}{2}$ " WHERE THE WALKING SURFACE TO THE FINISH GROUND LEVEL DOES NOT EXCEED 5'-11".  
MIN. 3'-6" WHERE WALKING SURFACE TO FINISH GROUND LEVEL EXCEEDS 5'-11"  
OPENING IN GUARDS NOT TO EXCEED 4"  
REFER TO 9.8.8.6 (1) FOR DESIGN REQUIREMENTS TO PREVENT CLIMBING.

ALL GUARDS TO BE CONSTRUCTED IN CONFORMANCE WITH 9.8.8.2 AND THE REQUIREMENTS IN SUPPLEMENTARY STANDARD SB-7

**DOORS & WINDOWS**  
WINDOW SIZES ON A PLANS ARE APPROXIMATE AND ARE NOT MANUFACTURER SPECIFIC. REFER TO SUPPLIER SPECIFICATION FOR EXACT SIZE AND RSO's

ALL DOORS 9.7.5.2. AND WINDOWS 9.7.5.3. TO COMPLY WITH FORCED ENTRY REQUIREMENTS.

**EGRESS WINDOWS OR DOORS FROM BEDROOMS 9.9.10**  
EXCEPT WHERE A DOOR IS ON THE SAME LEVEL AS THE BEDROOM AND PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE ATLEAST ONE OUTSIDE WINDOW THAT IS OPENABLE WITHOUT THE USE OF TOOLS, PROVIDES AN INDIVIDUAL UNOBSTRUCTED PORTION HAVING A MIN. AREA OF 3.8 SQ FT WITH NO DIMENSION LESS THAN 15" AND MAINTAINS THE REQUIRED OPENING WITHOUT THE NEED OF ADDITIONAL SUPPORT  
EXCEPT FOR BASEMENT AREAS THE MAX SILL HEIGHT SHALL BE 3'-3"

WINDOWS OVER STAIRS, RAMPS AND LANDINGS 9.8.8.1.(8) THAT EXTEND LESS THAN 2'-11" ABOVE THE SURFACE OF THE STAIR, RAMP OR LANDING SHALL BE PROTECTED BY A GUARD IN CONFORMANCE WITH 9.8.8 OR BE NON OPENABLE AND DESIGNED TO WITHSTAND THE LATERAL LOADS FOR GUARDS AS PROVIDED IN 4.1.5.14 OR 9.8.8.2

|                      |        |                 |
|----------------------|--------|-----------------|
| STRUCTURAL & FRAMING |        |                 |
| GARAGE FLOOR SLAB    | MIN 3" | 32 Mpa CONCRETE |
| BASMENT FLOOR SLAB   | MIN 3" | 20 Mpa CONCRETE |
| FOUNDATION WALLS     | MIN 9" | 20 Mpa CONCRETE |

FOOTINGS AND FOUNDATIONS AS/ 9.15 (UNLESS NOTED OTHERWISE)

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL MIN. 4'-0" BELOW FINISHED GRADE W/ ALLOWABLE BEARING PRESSURE OF 100 kPa (2090 psf) HAS BEEN USED.

WHERE FOOTING/FOUNDATIONS ARE ERECTED ON FILLED GROUND, PEAT OR SENSITIVE CLAY THE FOOTINGS SHALL CONFORM WITH SECTION 4.2.

STEP FOOTINGS 9.15.3.9  
MAX VERTICAL RISE 2'-0", MIN HORIZONTAL RUN 2'-0" .

AS PER SB-9 3.3 BASEMENT SLAB - PROVIDE FLEXIBLE SEALANT AROUND PERIMETER ADJACENT TO WALLS AND FLOOR PENETRATIONS AT PIPES OR OTHER OBJECTS

ALL STEEL BEAMS AND LINTELS FOR MASONRY TO HAVE A MIN. 6" BEARING EACH END UNLESS NOTED OTHERWISE  
ALL BEAMS AND LINTELS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION UNLESS NOTED OTHERWISE  
WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED BY MIN. 2MIL POLY  
WHERE CERAMIC FLOORING IS INSTALLED SUBFLOOR SHALL BE REINFORCED IN COMPLIANCE WITH 9.30.6.1.(2)

WOOD FRAME CONSTRUCTION AS/9.23

## MISCELLANEOUS NOTES

ATTACHED GARAGES FOR DWELLING UNIT TO BE PROVIDED WITH AN AIR BARRIER (9.25.3) WHICH WILL ALSO PROVIDE A BARRIER TO GAS AND EXHAUST FUMES. ALL WALLS /CEILINGS BETWEEN DWELLING AND GARAGE TO RECEIVE DRYWALL TAPED AND SEALED, ATTIC HATCH TO BE WEATHER STRIPPED  
DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE EXTERIOR TYPE WEATHER STRIPPED AND FITTED WITH A SELF CLOSING DEVICE (9.10.13.15.)

ELECTRICAL TO CONFORM TO 9.34.

SMOKE ALARMS AS/ 9.10.19. CARBON MONOXIDE ALARMS AS/ 9.33.4.

ELECTRIC VEHICLE CHARGING 9.34.4. HOUSE SERVED BY DRIVEWAY, CARPORT OR GARAGE REQUIRE MIN. 200 AMP PANELBOARD, 1" MIN. CONDUIT R1 W. 4- 11 / 16" ELECTRICAL BOX LOCATED IN CARPORT, GARAGE OR ADJACENT TO THE DRIVEWAY. ELECTRICAL BOX SHALL BE SEALED TO PROVIDE EFFECTIVE BARRIER AGAINST THE PASSAGE OF GAS AND EXHAUST FUMES.

ALL EXHAUST FANS TO BE VENTED TO THE EXTERIOR

ALL DUCTS CARRYING OUTSIDE AIR TO BE INSULATED TO A MIN. RSI 0.5 UP TO 3M IN LENGTH WITHIN HEATED SPACE, GREATER THAN 3M INSULATION SHALL BE 1.2 RSI AS PER 9.32.3.10 (4) AND 9.32.3.10 (A)

ALL DUCTWORK IN EXTERIOR WALLS AND UNHEATED AREAS TO BE BE INSULATED EQUAL TO THE PRESCRIBE WALL INSULATION VALUE AS PER SB-12

KITCHEN RANGE HOODS TO BE VENTED TO THE EXTERIOR w/ NONCOMBUSTIBLE DUCT. VERTICAL CLEARANCE ABOVE COOKTOPS AS/ 9.10.22.2 AND PROTECTION AROUND COOKTOPS AS/ 9.10.22.3.

UNDER CUT DOORS MIN.  $\frac{3}{4}$ " THAT DO NOT HAVE A DEDICATED RETURN AIR.

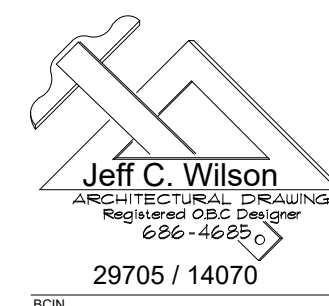
9.5.2.3. STUD WALL REINFORCEMENT FOR MAIN BATHROOM FOR FUTURE GRAB BAR INSTALLATION FOR WATER CLOSET REF. 3.8.3.8.(1)(d) AND FOR TUB OR SHOWER REF 3.8..3.13.(1)(f)

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, OWNER AND TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS SHALL BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING ANY WORK.

DO NOT SCALE DRAWING

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| DATE | REVISION |
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PROJECT:

DRAWING:

## FOUNDATION PLAN

DATE:

22 01 26

PROJECT No. \_\_\_\_\_

22-115

SCALE:

$$3/16" = 1'-0"$$

DRAWING No.

A4