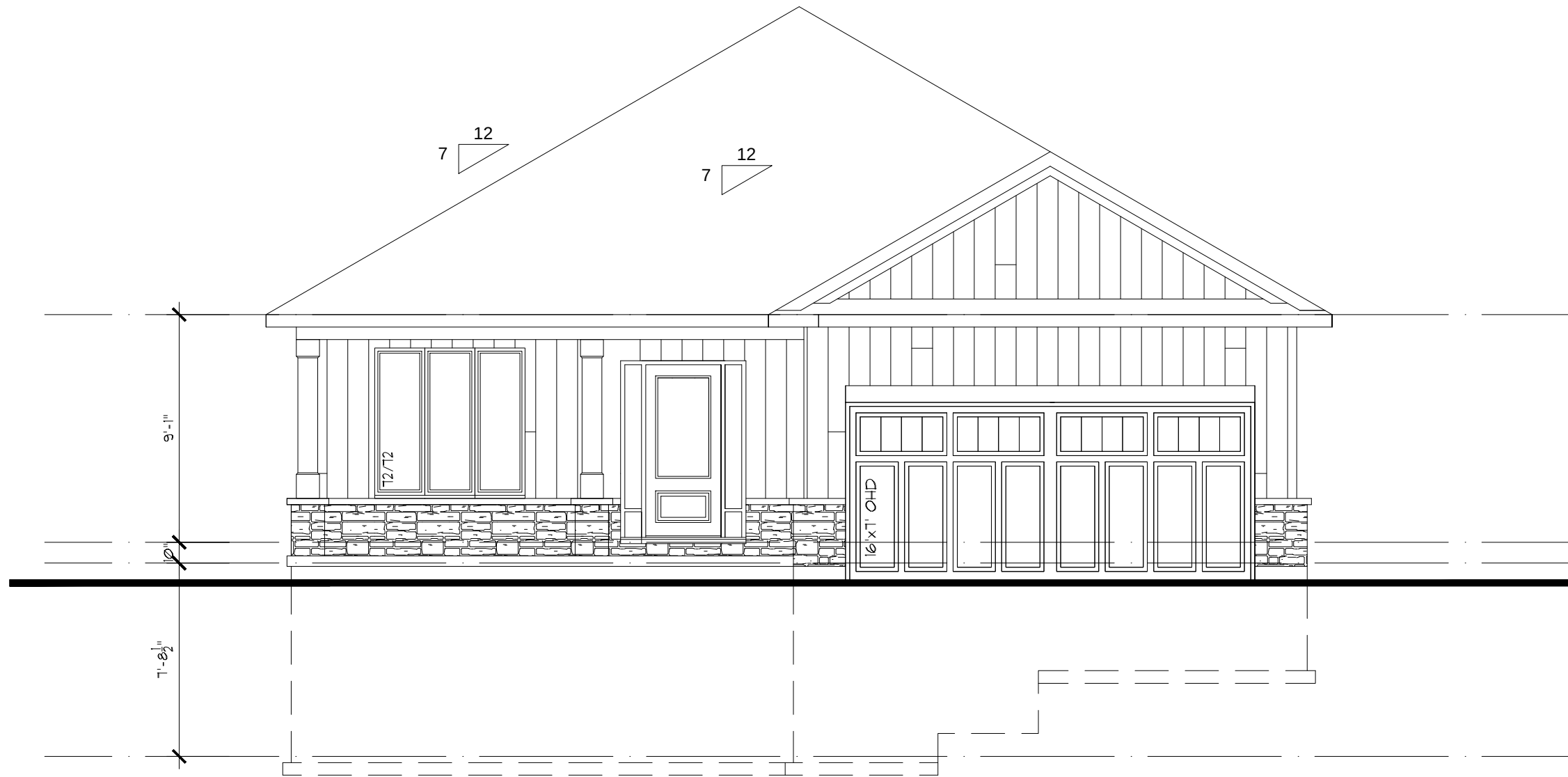
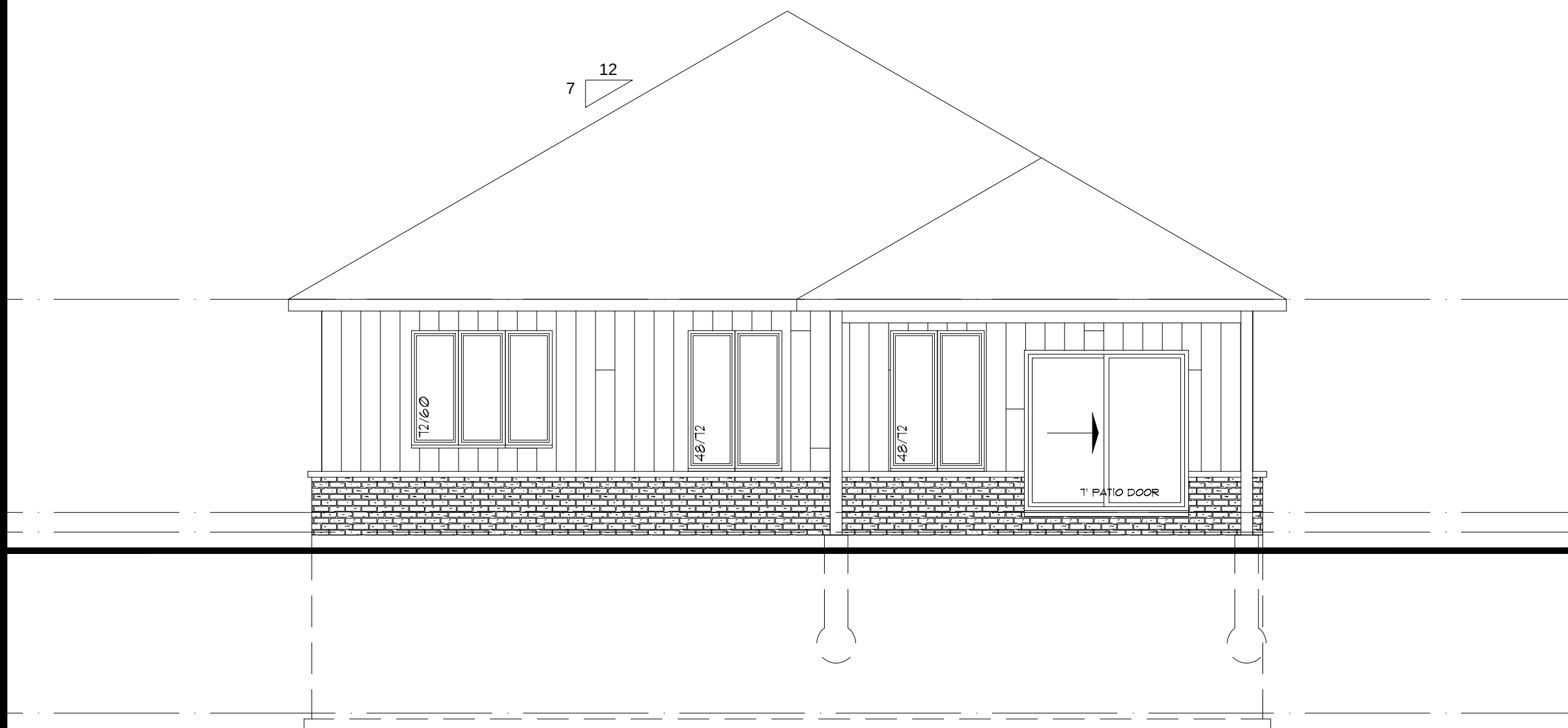
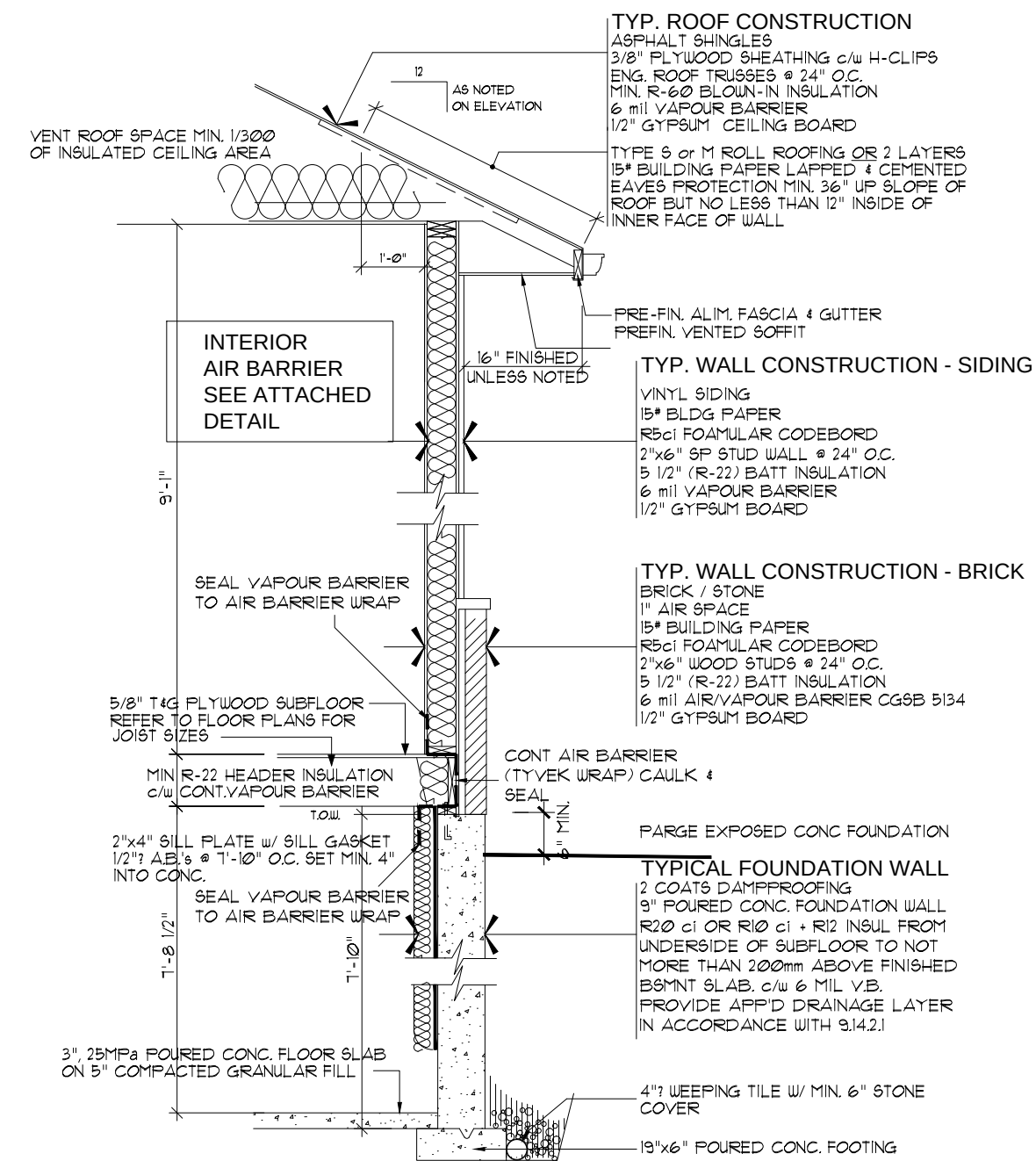




FRONT ELEVATION



REAR ELEVATION



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.

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DATE REVISION



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ELEVATIONS

DATE:

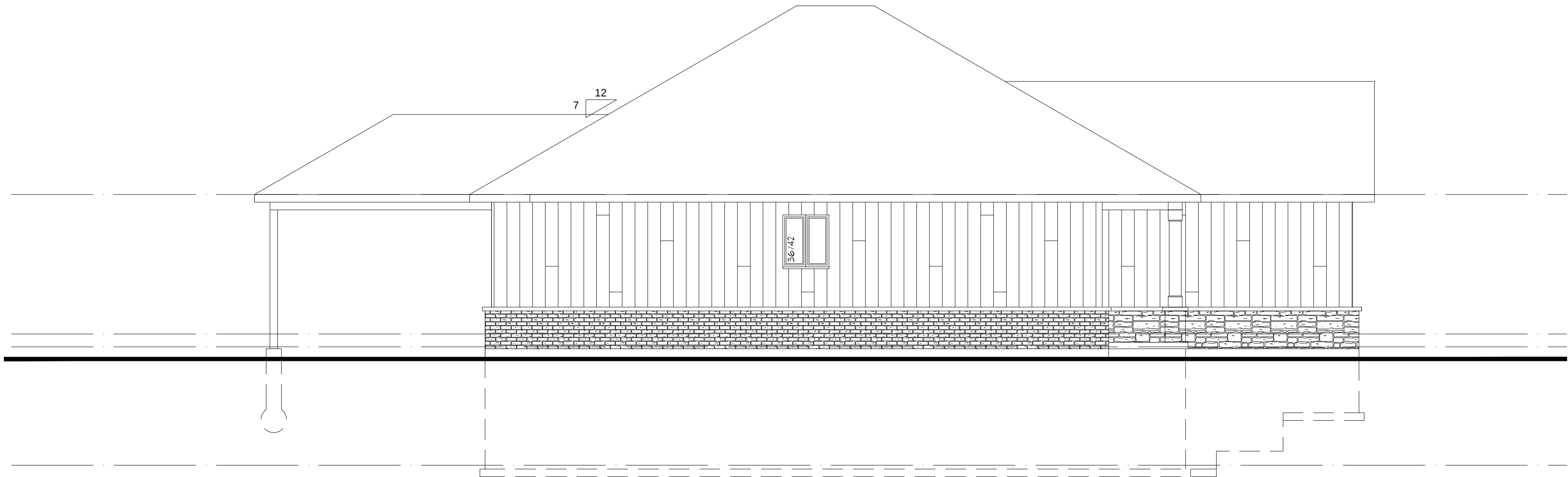
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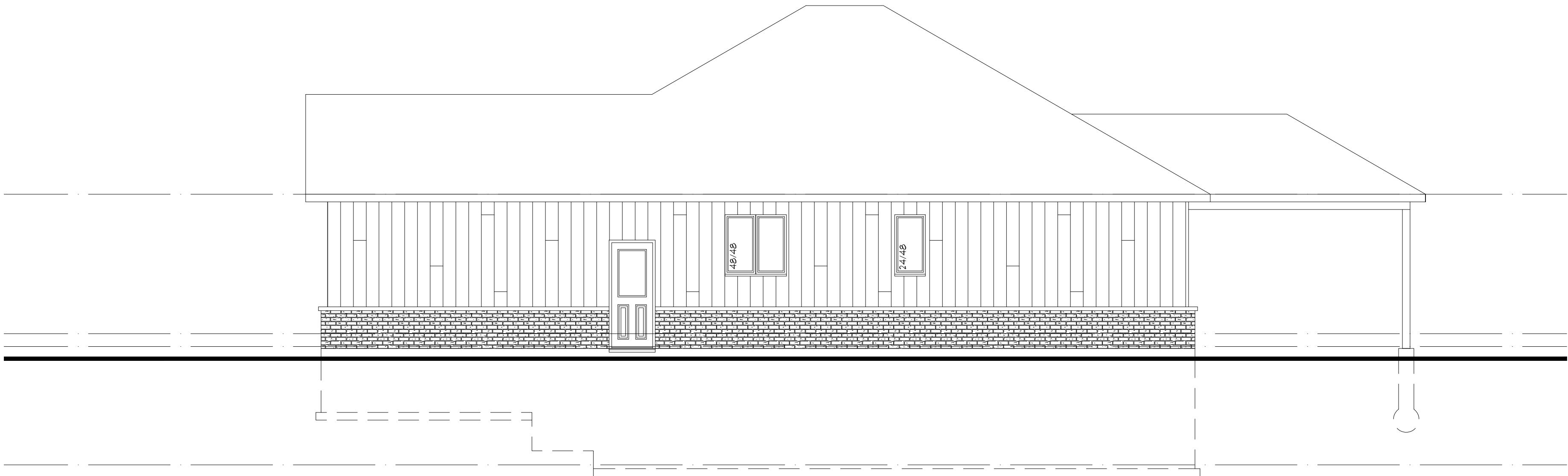
17-148

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LEFT ELEVATION



RIGHT ELEVATION

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Jeff C. Wilson  
ARCHITECTURAL DRAWINGS  
Registered OBC Designer  
606-4688  
29705 / 14070  
BCIN

PROJECT:

DRAWING:

ELEVATIONS

DATE:

JUNE 4 2017

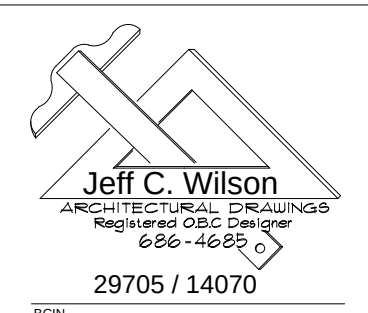
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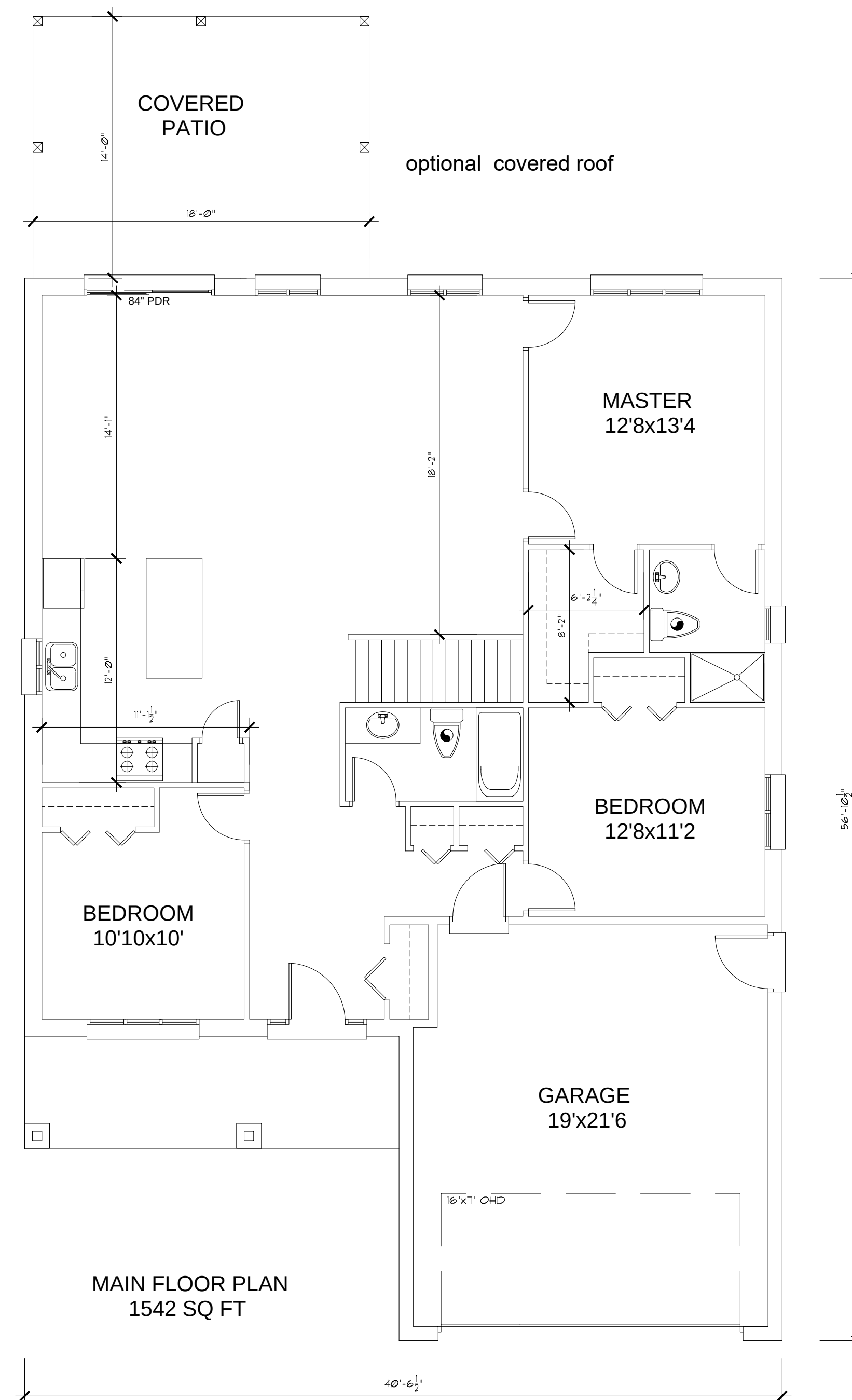
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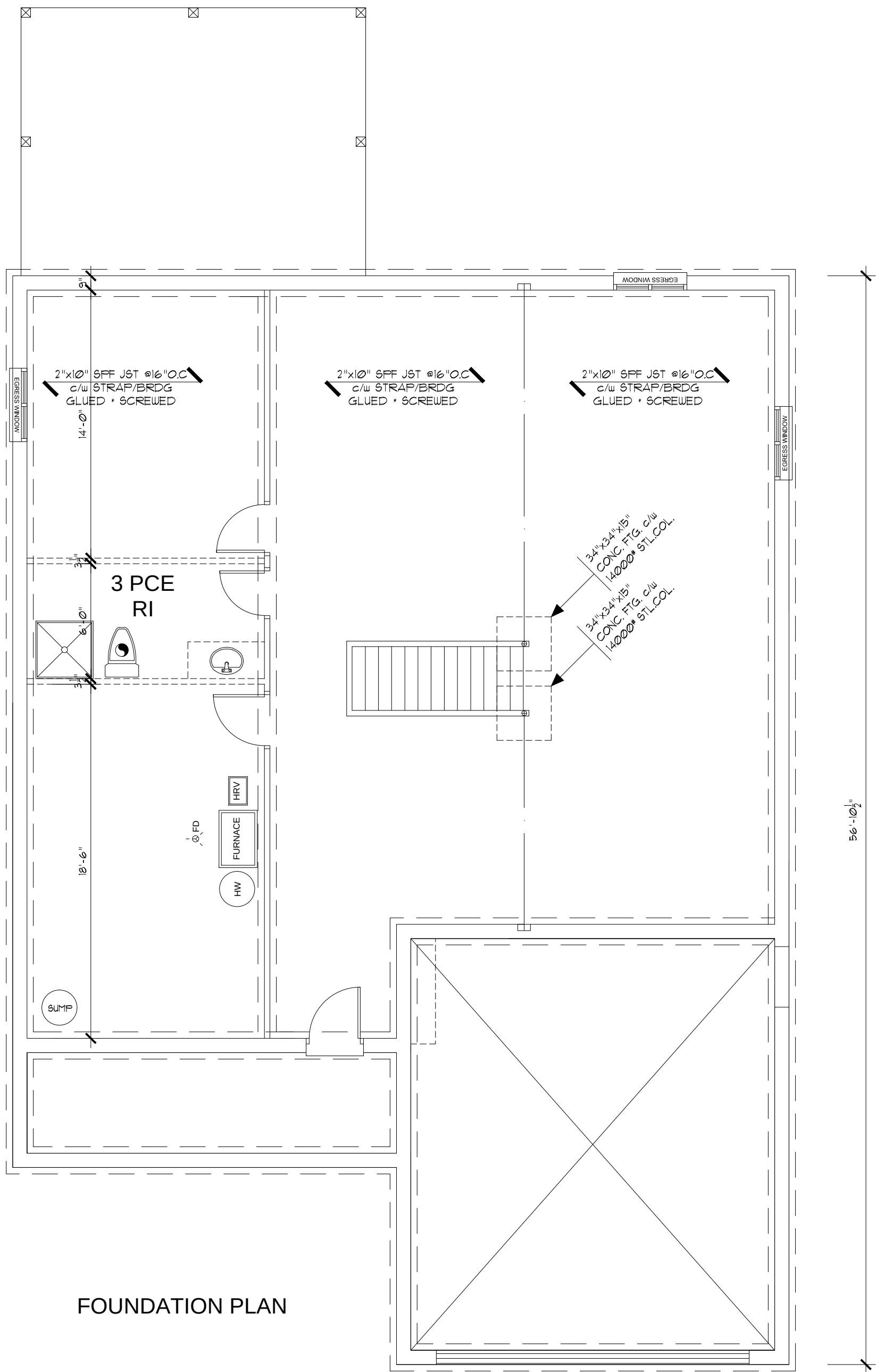
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FOUNDATION PLAN

GENERAL NOTES

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

|                  |        |            |     |
|------------------|--------|------------|-----|
| STAIRS           |        |            |     |
| MIN. STAIR WIDTH | 2'-10" | MIN. RISE  | 5"  |
| MAX RISE         | 7 7/8" | MAX. RUN   | 14" |
| MIN. RUN         | 8 1/2" | MAX. TREAD | 14" |
| MIN. TREAD       | 9 1/2" |            |     |
| MIN. NOSING      | 1"     |            |     |

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 38"  
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.

GUARDS 9.8.8.3  
ALL GUARDS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 2'-11" 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" 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" .

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.  
DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE EXTERIOR TYPE WEATERSTRIPPED 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.

ALL EXHAUST FANS TO BE VENTED TO THE EXTERIOR

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.

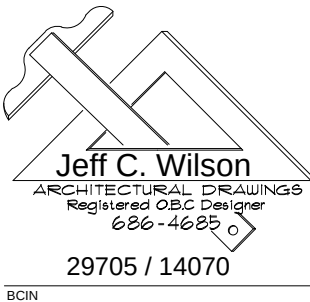
9.5.2.3. STUD WALL REINFORCEMENT FOR MAIN BATHROOM FOR FUTURE GRAB BAR INSTALLATION FOR WATER CLOSET REF. 3.8.3.8.(1)(d) AND FOR TUB OR SHOWER REF 3.8.3.13.(1)(f)

| SB-12                       |           |                |
|-----------------------------|-----------|----------------|
| WALL AREA TO OPENINGS RATIO |           |                |
| ELEVATIONS                  | WALL AREA | OPENINGS (RSO) |
| FRONT                       | 450       | 51             |
| RIGHT                       | 740       | 36             |
| LEFT                        | 777       | 46             |
| REAR                        | 794       | 224            |
| TOTAL SQ FT                 | 2761      | 357            |
| TOTAL SQ M                  | 256.00    | 33             |
|                             |           |                |
| RATIO %                     | 13%       |                |
|                             |           |                |

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PROJECT:

DRAWING:  
FOUNDATION  
PLAN

DATE:  
JUNE 4 2017

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A4