

GENERAL NOTES

ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING GENERAL NOTES AND/OR TO THE CURRENT ONTARIO BUILDING CODE-2012, AND/OR LOCAL GOVERNING CODES IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

GENERAL:

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012. A COPY OF THE CODE BOOK SHOULD BE OBTAINED BY THE BUILDER/GENERAL CONTRACTOR FOR REFERENCE BY THE ON SITE CONSTRUCTION PERSONAL. ALL CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT CODE.

MECHANICAL SYSTEM DESIGN IS BY THE MECHANICAL CONTRACTOR. DESIGN AND INSTALLATION SHALL COMPLY WITH PARTS 6, 9 AND ALL OTHER APPLICABLE PARTS OF THE ONTARIO BUILDING CODE 2012.

PLUMBING SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY WITH PARTS 7, 9, AND ALL OTHER APPLICABLE PARTS OF THE ONTARIO BUILDING CODE- 2012

THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODES THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED IN THIS PROJECT.

ALL TRADES SHALL CONFORM WITH ALL APPLICABLE PROVINCIAL, NATIONAL, LOCAL AND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

DIMENSIONS OF INTERIOR WALLS ON PLANS SHALL BE 3 1/2" (ROUGH STUD DIMENSIONS) UNLESS OTHERWISE INDICATED.

SEE SHEET #3 FOR TYPICAL DETAILS

ELECTRICAL:

ELECTRICAL SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY ONTARIO ELECTRICAL SAFETY CODE- CURRENT EDITION

BEDROOM OUTLETS - ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

CORRIDOR AND STAIRWAY LIGHTING

ELECTRICAL CONTRACTOR SHALL PROVIDE FIXTURES WITH ADEQUATE ILLUMINATION TO MEET THE REQUIRED FOOT CANDLE LEVELS AT FLOOR AND STAIR TREADS PER CODE.

CONTRACTOR MAY PROVIDE ADDITIONAL FIXTURES NOT SHOWN ON PLAN TO MEET THESE REQUIREMENTS.

THE CONTROLS FOR ACTIVATION OF THE STAIRWAY LIGHTING SHALL BE OPERABLE FROM THE TOP AND BOTTOM OF THE STAIRWAY WITHOUT TRAVELLING ANY STEP OF THE STAIR. ALL SWITCHES THAT CONTROL INTERIOR STAIRWAY LIGHTING SHALL BE ILLUMINATED SWITCHES (CONTROLS).

WINDOWS AND GLAZING:

AT FIRST AND SECOND FLOOR A MINIMUM OF ONE(1) WINDOW IN EACH SLEEPING AREA SHALL MEET EGRESS REQUIREMENTS PER SECTION R-310. WINDOW CONTRACTOR SHALL PROVIDE EGRESS HARDWARE NECESSARY TO ALLOW WINDOWS TO MEET APPLICABLE EGRESS REQUIREMENTS.

PROVIDE FLASHING AT ALL WINDOW HEAD, JAMB AND SILL CONDITIONS.

FIXED GLASS SIZES SHOWN ARE FOR REFERENCE ONLY. GLAZING CONTRACTOR SHALL FIELD MEASURE ALL ROUGH OPENINGS FOR FIXED GLASS PRIOR TO FABRICATION

OPERATING SASH ARE SHOWN FOR BASIC SIZING ONLY. FINAL SIZE FOR ROUGH OPENING AND GLAZING SIZES SHALL BE PER SELECTED WINDOW MANUFACTURER'S STANDARDS

PROVIDE ALL REQUIRED SAFETY GLASS IN ACCORDANCE WITH ALL APPLICABLE CURRENT BUILDING CODES.

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

DOORS:

ALL DOORS SHALL BE 6'-8" HIGH AT 8'-0" & 9'-0" CEILINGS.

ALL DOORS SHALL BE 8'-0" HIGH AT 10'-0" CEILINGS UNLESS NOTED OTHERWISE.

ALL OTHER DOOR HEIGHTS SHALL BE COORDINATED W/ OWNER AND /OR GENERAL CONTRACTOR

STAIRS:

ALL STAIRS SHALL CONFORM TO THE REQUIREMENTS OF O.B.C., SECTION 9.8. THE MAXIMUM RISER HEIGHT SHALL BE 3 3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10". ALL TREADS SHALL HAVE A NOSING AS DESCRIBED IN SECTION 9.8.3

ENCLOSED ACCESSIBLE SPACE UNDER THE STAIR SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. HANDRAILS SHALL HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34" & 38" RESPECTIVELY MEASURED VERTICALLY FROM THE NOSING OF THE STAIR. HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR, EXCEPT AS ALLOWED BY SECTION 9.8.7

THE HANDGRIP PORTION OF THE HANDRAIL SHALL HAVE A CIRCULAR CROSS SECTION DIMENSION OF 1 1/4" MINIMUM TO 2 5/8" MAXIMUM, OR PROVIDING AN EQUIVALENT GRASPING SURFACE.

GUARD RAIL:

BAULSTERS SHALL BE SPACED SO THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING

GUARD RAILS SHALL MEET THE FOLLOWING:

GUARD RAILS AT PORCHES, BALCONIES, OR RAISED FLOOR SURFACE WITH A HEIGHT DIFFERENTIAL OF 30" OR MORE SHALL BE A MINIMUM OF 36" HIGH.

INTERIOR GUARD RAILS SHALL BE 36" HIGH MINIMUM.

SMOKE DETECTOR/ALARMS:

EACH SLEEPING ROOM SHALL BE PROVIDED WITH A MINIMUM OF ONE(1) SMOKE DETECTOR (LOCAL FIRE DEPARTMENT APPROVED AND UNDERWRITERS LABORATORIES TESTED AND LABELED) AND ONE SMOKE DETECTOR INSTALLED IN COMMON AREA (HALL OR CORRIDOR) ADJACENT TO THE SLEEPING ROOMS. EACH WITHIN 10 FEET OF ALL BEDROOM DOORS. ALSO PROVIDE A MINIMUM OF ONE (1) SMOKE DETECTOR ON EACH FLOOR. THE SMOKE DETECTOR IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. THE DETECTOR SHALL BE WIRED IN SUCH A WAY THAT THE ACTIVATION OF ONE (1) ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALL SMOKE DETECTORS SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FOAM PLASTICS:

ALL FOAM PLASTICS OR FOAM PLASTIC CORED MATERIAL USED IN BUILDING CONSTRUCTION SHALL HAVE SURFACE BURNING CHARACTERISTICS OR A THERMAL BARRIER AS DESCRIBED IN SECTION O.B.C. 9.10.16 UNLESS NOTED OTHERWISE

FLAME SPREAD AND SMOKE DENSITY:

ALL WALL AND CEILING FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9.10.16

FOUNDATION NOTES:

MINIMUM FOOTING DEPTH SHALL BE 4'-0" BELOW FINISHED GRADE. UNDER-FLOOR SPACE SHALL COMPLY WITH SECTION 9.16

SOILS:

WHEN SOIL TESTS ARE NOT PROVIDED, THE SOIL BEARING CAPACITY IS ASSUMED TO BE 3000 PSF. BEARING MATERIAL SHALL BE DENSE SAND OR DENSE CLAY. IF ANY OTHER MATERIALS OR LOWER BEARING CAPACITY ARE ENCOUNTERED NOTIFY THE ARCHITECT/ENGINEER FOR RE-EVALUATION OF FOOTING SIZES.

CONCRETE:

CONCRETE STRENGTH SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS FOR ALL FOOTINGS, THICKENED SLABS AND CONCRETE SLABS NOT EXPOSED TO THE WEATHER. ALL CONCRETE EXPOSED TO WEATHER SHALL BE 3500 PSI COMPRESSIVE STRENGTH WITH 6% + 1% ENTRAINED AIR. CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATION OF CAN/CSA A23.3

ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS AND SHALL HAVE MINIMUM 3# BAR DIAMETER LAP UNLESS OTHERWISE SHOWN OR NOTED. ALL REINFORCING BARS SHALL BE DEFORMED.

REMOVE ALL FILL AND ORGANIC MATERIALS FROM AREAS TO RECEIVE FLOOR SLABS.

BACKFILL SHALL NOT BE PLACED AGAINST WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE OR PROPERLY BRACED.

ALL BLOCK SHALL BE TYPE N-1; MORTAR IS TO BE TYPE "S"; HORIZONTAL WIRE REINFORCING SHALL BE AT 16" O.C. IN ALL MASONRY WALLS.

BRICK SHALL MEET ASTM C216 (SOLID UNITS) OR ASTM C652 (HOLLOW UNITS)

PROVIDE SILL PLATE ANCHOR BOLTS AT 6'-0" O.C. (MAX.) AND 12"(MAX./4"(MIN.) FROM END OF SILL PLATES. ANCHOR BOLTS SHALL BE 1/2" DIAMETER (MIN.) AND SHALL EXTEND 15"(MIN.) INTO GROUTED CONCRETE BLOCK OR 8"(MIN.) INTO POURED IN-PLACE CONCRETE FOUNDATION OR THROUGH GROUTED CONCRETE BLOCK PLUS 7" INTO POURED CONCRETE.

AS AN ALTERNATE FOR 1/2" RND SILL BOLTS PROVIDE CODE APPROVED MUDSILL STRAP ANCHORS, SPACING PER MANUFACTURER'S SPECIFICATIONS PROVIDE RIGID INSULATION AT ALL PERIMETER SLAB ON GRADE CONDITIONS.

SITE

BRICK OR MASONRY LEDGES SHALL BE A MINIMUM OF 6" ABOVE FINISH GRADE.

SUMP PUMPS:

PROVIDE SUMP PUMPS IN BASEMENTS AS RECOMMENDED BY SOILS ENGINEER OR AS REQUIRED BY LOCAL CODE OFFICIAL.

DAMP PROOFING & WATERPROOFING:

DAMP PROOFING AND WATERPROOFING SHALL COMPLY WITH SECTION 9.13

ALL CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR UNSEAL SPACE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE GRADE LINE

MASONRY WALLS SHALL HAVE A MINIMUM OF 3/8" PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR SIDE OF THE WALL PRIOR TO DAMPROOFING WITH A BITUMINOUS COATING

IN AREAS WHERE A HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS SHALL BE WATERPROOFED.

PROVIDE VAPOR BARRIER UNDER ALL CONCRETE SLAB ON GRADE CONDITIONS AND AT ALL ATTACHED GARAGE AREA CONCRETE SLABS PER CODE.

FLOOR FRAMING:

WOOD FLOOR FRAMING SHALL COMPLY WITH PART 9, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED ON DRAWINGS.

FRAMING ASSEMBLY FASTENERS SHALL BE INSTALLED PER TABLE 9.23.3.4.

SEE DETAILS AND CODE FOR ALLOWABLE NOTCHING AND BORING OF DIMENSIONAL LUMBER. SECTION 9.23.5 FOR JOIST.

SEE MANUFACTURER'S SPECIFICATIONS FOR ALLOWABLE CUTTING AND BORING OF PRE-ENGINEERED MATERIALS USED IN FLOOR FRAMING.

PROVIDE DRAFTSTOPPING PER SECTION 9.23.7.2

BEARING WALLS: PROVIDE 2X4 LADDER BLOCKING AT 16" O.C. ON 2X4 LEDGER BOARDS BETWEEN

HEADER JOISTS (SEE DRAWINGS FOR SIZE OF MEMBER) UNDER ALL BEARING PARTITIONS PARALLEL TO FLOOR FRAMING DIRECTION.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOAD CONDITIONS CONTINUOUS TO SOLID BEARING AT HEADERS OR FOUNDATION.

PROVIDE SOLID BLOCKING BETWEEN JOIST UNDER ALL BEARING WALLS PERPENDICULAR TO FRAMING DIRECTION.

FLOOR FRAMING SPACED GREATER THAN 16" O.C. AT AREAS RECEIVING HARD TILE OR STONE FINISH SHALL HAVE 2x4 LADDER BLOCKING @ 16" O.C. BETWEEN MEMBERS

WALL FRAMING:

WOOD WALL FRAMING SHALL COMPLY WITH PART 9 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED ON DRAWINGS.

FRAMING ASSEMBLY FASTENERS SHALL BE INSTALLED PER TABLE 9.23.3.4.

SEE DETAILS AND CODE FOR ALLOWABLE NOTCHING AND BORING OF DIMENSIONAL LUMBER. SECTION 9.23.5 FOR WALL STUDS.

SEE MANUFACTURER'S SPECIFICATIONS FOR ALLOWABLE CUTTING AND BORING OF PRE-ENGINEERED MATERIALS USED IN WALL FRAMING.

PROVIDE FIRE BLOCKING PER SECTION 9.10.16

WALL COVERING MATERIALS SHALL COMPLY WITH O.B.C. 9.10.17

EXTERIOR WOOD FRAME WALLS OVER 9'-2" IN HEIGHT SHALL BE A MINIMUM OF 2x6 CONSTRUCTION. ALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF FRAMING ABOVE. SEE FRAMING MATERIALS FOR MINIMUM STUD SIZES AND GRADES.

ALL STRUCTURAL MULLIONS TO HAVE MINIMUM DOUBLE STUD CONSTRUCTION CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF FRAMING ABOVE. WINDOW TRANSOM HEADERS SHALL SPAN BETWEEN CONTINUOUS STUDS WITH FLUSH HANGER BRACKETS AS REQUIRED.

PROVIDE CONTINUOUS WALL STUDS FROM FLOOR TO UNDERSIDE OF ROOF FRAMING AT ALL SLOPED CEILING CONDITIONS. (BALLOON CONSTRUCTION)

INTERIOR LOWER LEVEL BEARING WALLS SHALL BE 2x6 FRAMING AT 16" O.C. WHEN CARRYING MORE THAN TWO(2) FLOORS OR ONE (1) FLOOR AND ONE (1) ROOF.

WALL SHEATHING:

PROVIDE STRUCTURAL GRADE OSB WALL SHEATHING FOR LATERAL BRACING OF EXTERIOR WALL LOADS. WHEN NON STRUCTURAL SHEATHING IS USED PROVIDE LET-IN DIAGONAL BRACING OR OTHER APPROVED TYPE OF BRACING AT ALL EXTERIOR CORNERS OF STRUCTURE.

ROOF-CEILING CONSTRUCTION:

WOOD ROOF FRAMING SHALL COMPLY WITH SECTION 9.23.13 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED ON DRAWINGS.

FRAMING ASSEMBLY FASTENERS SHALL BE INSTALLED PER TABLE 9.23.3.4

ROOF TIE-DOWN REQUIREMENTS SHALL COMPLY WITH CODE

DIMENSIONAL LUMBER:

EXTERIOR - BEARING AND NON-BEARING WALLS:

8'-1 1/8" PLATE HEIGHT OR LESS: 2x6 SPRUCE-PINE-FIR #1/2 KD OR BETTER

9'-1 1/8" PLATE HEIGHT OR LESS: 2x6 SPRUCE-PINE-FIR #1/2 KD OR BETTER

16'-1 1/8" PLATE HEIGHT OR LESS: 2X8 HEM-FIR #1/2 KD OR BETTER

18'-8" PLATE HEIGHT OR LESS: 2x8 DOUGLAS FIR LARCH #1/2 KD OR BETTER

WALLS INTERIOR: BEARING WALLS - SPRUCE-PINE-FIR #2 KD OR BETTER NON-BEARING WALLS - SPRUCE-PINE-FIR, KILN DRIED, STUD GRADE OR BETTER.

HEADER: HEM-FIR #2 KD OR BETTER FIBER BENDING STRESS=850 P.S.I (SINGLE MEMBER) ELASTICITY MODULUS=1,300,000 P.S.I.

JOIST AND RAFTERS: HEM-FIR #2 KD OR BETTER: FIBER BENDING STRESS= 1,075 P.S.I. (REPETITIVE MEMBER) ELASTICITY MODULUS=1,300,000 P.S.I.

WALL PLATES, NON-STRUCTURAL BLOCKING: SPRUCE-PINE-FIR, KILN DRIED, UTILITY GRADE OR BETTER.

PERIMETER SILL PLATES: PRESSURE TREATMENT AWPM, LP-2. KILN DRIED TO 19% MOISTURE CONTENT. SET PERIMETER SILL PLATES ON SILL SEALER.

FURRING: SPRUCE-PINE-FIR, KILN DRIED, NO.3 OR BETTER.

ALL LUMBER GRADES AND STANDARDS BASED ON "CSA STANDARD" DESIGN SPECIFICATIONS

(2) 2x8 HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE

(2) 2x10 HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE

ALL PRE-ENGINEERED HEADERS TO BEAR ON THE REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL. AT PERPENDICULAR WALLS AND ON A MINIMUM OF TWO (2) JACK STUDS AT PARALLEL WALL CONDITION UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR ON TRUSS DESIGN DRAWINGS.

ALL STRUCTURAL HANGERS TO BE "SIMPSON" OR APPROVED EQUAL.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D AS SPECIFIED FOR EACH TYPE OF HANGER.

ROOFING:

ASPHALT SHINGLES SHALL CONFORM TO ASTM D225. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12). DOUBLE-LAYER UNDERLAYMENT SHALL BE REQUIRED ON ROOF SLOPES BELOW FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12). SINGLE-LAYER UNDERLAYMENT IS REQUIRED ON ALL OTHER ROOF SLOPES. ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE, OR NOT LESS THAN TWO FASTENERS PER INDIVIDUAL SHINGLE. SHINGLE HEADLAP SHALL NOT BE LESS THAN 2 INCHES (15 MM).

ROOF PENETRATIONS:

ALL PLUMBING, MECHANICAL VENT STACKS AND FURNACE FLUES SHALL BE OFFSET TO REAR ROOF LINES. FURNACE FLUES SHALL COMPLY WITH CODE FOR MINIMUM SLOPE AND NUMBER OF TURNS ALLOWED FOR OFFSETS.

FLASHING:

ALL TRANSITION FLASHING (ROOF TO WALL) SHALL LAP VERTICAL WALL FACE A MINIMUM OF 8" UNLESS NOTED OTHERWISE.

PROVIDE FLASHING AT ALL EXTERIOR STEEL LINTEL CONDITIONS AND AT CONCEALED STEEL LINTELS CARRYING EXPOSED BRICK.

PROVIDE EAVE FLASHING PER CODE.

INSULATION:

INSULATION NOTE:

PROVIDE INSULATION AS REQUIRED TO MEET ONTARIO BUILDING CODE- 2012 CODE. ALL EXTERIOR WALL TO BE MINIMUM R20 RATED

PROVIDE RIGID INSULATION AT ALL EXPOSED PERIMETER SLAB ON GRADE CONDITIONS AS REQUIRED TO MEET CURRENT ENERGY CODE REQUIREMENTS.

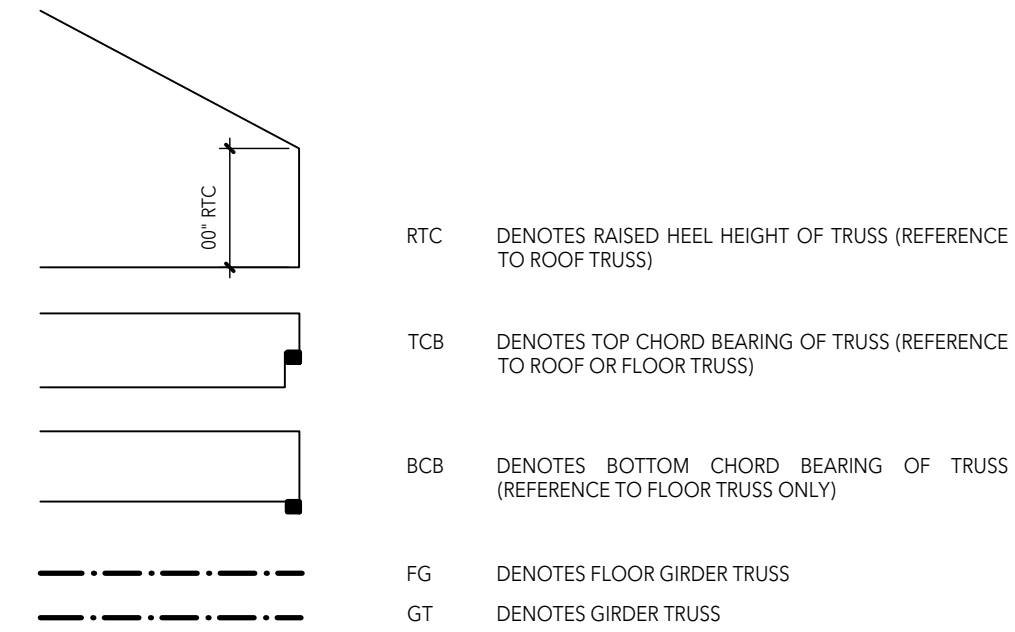
PROVIDE INSULATION AT ALL BOND CONDITIONS-SEE INSULATION NOTE. PROVIDE INSULATION AROUND ALL SKYLIGHT SHAFTS-SEE INSULATION NOTE.

ALL INSULATION SHALL HAVE A FLAME SPREAD INDEX OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

INSULATION SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW FREE AIR FLOW FROM THE SOFFIT TO THE ROOF/ATTIC SPACE.

VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED.

TRUSS NOTES:



BUILDING DESIGNER'S ASSUMPTION:

- ROOF TRUSSES TO CLEARSPAN UNLESS NOTED OTHERWISE.
- FLOOR TRUSSES TO CLEARSPAN BETWEEN BEARING WALLS AS SHOWN. ONE PIECE MULTIPLE SPANS TRUSSES ARE ALLOWED WITH APPROVAL OF BUILDING DESIGNER. DETAILS INDICATING AIR SPACES FOR SOUND CONTROL SHALL NOT BE VIOLATED WITH TRUSS MEMBERS.
- ROOF AND FLOOR TRUSSES IN FIRERATED SYSTEMS SHALL MEET OR BE LESS THAN THE MAXIMUM SPACING AND MEET OR EXCEED MINIMUM DEPTH REQUIREMENTS AS LISTED IN THE TEST REPORTS. TRUSS PLATES SHALL MEET CRITERIA LISTED IN TEST REPORTS.
- WIND LOADS ARE BEING TRANSFERRED THROUGH EXTERIOR WALLS WITH TRUSS CONNECTION POINTS AND THROUGH INTERIOR SHEAR WALLS WHERE INDICATED ON PLANS. WHERE ROOF SHEATHING IS INDICATED TO TRANSFER TO INTERIOR SHEAR WALL TRUSS CHORDS SHALL BE SIZED FOR NAILING PATTERNS AS INDICATED TO DAMPRAGM TRUSS AND TRANSFER LOADS.
- GABLE END TRUSSES: ALL GABLE TRUSSES TO BE SHEATHED WITH 7/16" OSB MATERIAL. VERTICAL REINFORCING OF WEB MEMBERS TO BE DESIGNED BY TRUSS DESIGNER TO PREVENT WITHDRAWAL LOADS OCCURRING IN TRUSS PLATES. LATERAL BRACING OF TOP AND BOTTOM TRUSS CHORDS TO BE TRANSFERRED THROUGH ROOF AND CEILING SHEATHINGS. DIAGONAL BRACING IS DESIGNED BY TRUSS DESIGNER AND SHALL REMAIN IN PLACE TO PREVENT RACKING OF TRUSS UNDER LATERAL LOADING.
- SEE SHEET N-1 FOR REQUIRED LIVE AND DEAD LOADS.
- BUILDING DESIGNER IS NOT RESPONSIBLE FOR TRUSS CHORD MEMBERS SUBJECT TO DESIGN DEFICIENCIES. REINFORCING IF REQUIRED IS THE RESPONSIBILITY OF TRUSS DESIGNER.
- ANY DIFFERENCES BETWEEN CODE REQUIREMENTS AND TRUSS INDUSTRIES STANDARDS THE MORE STRINGENT SHALL APPLY.
- IT IS IMPORTANT FOR THE TRUSS DESIGNER/FABRICATOR TO TAKE GREAT CARE IN THE BANDING, SHIPPING, AND DELIVERY PROCESS TO INSURE THE TRUSSES ARE NOT DAMAGED. SEE HIB-91 PROVIDED BY TRUSS DESIGNER/FABRICATOR FOR PROPER STORAGE METHODS FOR TRUSSES PRIOR TO DELIVERY AND ERECTION.

FLOOR & ROOF TRUSSES:

- THE TRUSS DESIGNER IS TO PROVIDE A DESIGN FOR AN ENTIRE ROOF OR FLOOR SYSTEM, AND NOT FOR INDIVIDUAL COMPONENTS. THE TRUSS DESIGNER MUST ASCERTAIN THAT THE LOADS UTILIZED MEET OR EXCEED THE LOAD VALUES REQUIRED BY ONTARIO BUILDING CODE.
- THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSS DESIGNS INCLUDING GIRDERS, HANGERS, BEARING SLABS, AND ANCHORS FOR TRUSSES.
- TRUSS FRAMING SHOWN ON PLANS IS FOR GENERAL REFERENCE AND TO INDICATE BEARING LOCATIONS. TRUSS MANUFACTURER SHALL NOTIFY ARCHITECT IF ADDITIONAL BEARING POINTS AND/OR WALLS ARE NEEDED PRIOR TO FABRICATION AND ERECTION.

ALL ROOF TRUSSING SHALL BE BRACED PER THE TRUSS DESIGNER/FABRICATOR'S REQUIREMENTS, BC'S 1-03 AND AS REQUIRED ON DRAWINGS.

RUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF THE LICENSED TRUSS DESIGNER OR STRUCTURAL ENGINEER.

TRUSS DESIGN DRAWINGS, PREPARED IN COMPLIANCE WITH SECTION R-802.10.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION SPECIFIED BELOW:

- SLOPE OR DEPTH, SPAN AND SPACING.
- LOCATION OF ALL JOINTS.
- REQUIRED BEARING WIDTHS.
- DESIGN LOADS AS APPLICABLE.
 - TOP CHORD LIVE LOAD (INCLUDING NORMAL SNOW LOADS & DRIFTING LOADS)
 - TOP CHORD DEAD LOAD.
 - BOTTOM CHORD LIVE LOAD.
 - BOTTOM CHORD DEAD LOAD.
 - CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION.
 - CONTROLLING WIND AND/OR EARTHQUAKE LOADS.
- ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
- EACH REACTION FORCE AND DIRECTION.
- JOINT CONNECTOR TYPE AND DESCRIPTION (E.G. SIZE, THICKNESS OR GAUGE), AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
- LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
- CONNECTION REQUIREMENTS FOR:
 - TRUSS TO TRUSS GIRDER.
 - TRUSS PLY-TO-PLY.
 - FIELD SPLICES.
- CALCULATED DEFLECTION RATIO AND OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
- MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS AND ANY REINFORCING REQUIRED FOR OVERSTRESSED MEMBERS, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
- REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE TRUSS LAYOUT DRAWINGS SHOWING THE FOLLOWING (IN ADDITION TO ANY CODE REQUIREMENTS):

- TRUSS TYPE INDICATORS CLEARLY MARKED.
- END LOAD REACTIONS FOR ALL GIRDER TRUSSES, INCLUDING ANY UPLIFT LOADS.

FIRERATED TRUSS SYSTEMS:

TRUSS DESIGNER IS TO REVIEW ALL FIRERATED ASSEMBLIES INDICATED ON THE DRAWINGS. THE TRUSS DESIGN DRAWINGS SHALL PROVIDE CHORD MEMBERS AND INDICATE WHERE ANY BRIDGING, BLOCKING OR STIFFENERS ARE TO BE INSTALLED AS REQUIRED BY THE TESTED ASSEMBLY.

ALL METAL TRUSS PLATES USED IN THE FABRICATION OF THE TRUSSES SHALL BE AS SPECIFIED IN THE TESTED ASSEMBLY. ANY LOAD REDUCTION IN CAPACITY OF PLATES SHALL BE COMPLIED WITH.

WHERE PROPRIETARY PLATES, MATERIALS OR PROCESSES ARE LISTED AS A PART OF THE FIRERATED DESIGN THE TRUSS FABRICATOR SHALL OBTAIN MATERIALS OR CERTIFICATION OF COMPLIANCE WITH THE SYSTEM FROM THE PROPRIETARY HOLDER.

NOTES TO TRUSS DESIGNER, TRUSS FABRICATOR, AND CARPENTER/TRUSS INSTALLER:

- LATERAL BRACING SHALL BE AS SHOWN IN DIAGRAMS OF "HIB-91" PUBLICATION PROVIDED BY TRUSS FABRICATOR:
 - SEE TABLE, HIB-91 SUMMARY SHEET FRAME 3, "PITCHED TRUSS TOP CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING.
 - BRACING MEMBER SHALL BE A MINIMUM OF 10'-0" LONG W/ A LAP OF ONE TRUSS BAY EACH END.
 - TEMPORARY BRACING SIZES FOR ROOF TRUSSES SHALL BE SPECIFIED BY TRUSS DESIGNER FOR INSTALLATION TO INTERIOR CHORD FACE OF TRUSSES.
 - SEE TABLE, HIB-91 SUMMARY SHEET FRAME 4, "BOTTOM CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING.
 - SEE TABLE, HIB-91 SUMMARY SHEET FRAME 3, "PITCHED TRUSS TOP CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING OF DIAGONAL BRACING.
 - SEE TABLE, HIB-91 SUMMARY SHEET FRAME 4, "BOTTOM TRUSS CHORD TEMPORARY BRACING" FOR MAXIMUM SPACING OF DIAGONAL BRACING.
 - SEE TABLE, HIB-91 SUMMARY SHEET FRAME 4 FOR DIAGONAL BRACING AT LATERAL BRACE LINES AND MAXIMUM SPACING.
- TRUSS DESIGNER SHALL PROVIDE COPIES OF ALL FIELD CORRECTIONS AND/OR REPAIR DIAGRAMS AND WRITTEN DIRECTIONS MADE DURING FIELD CONSTRUCTION.
- ROOF TRUSSES:
 - TRUSS SPACING SHALL BE DETERMINED BY THE TRUSS DESIGNER AND NOT EXCEED 24" O.C. AS REQUIRED FOR ROOF SHEATHING.
 - PIGGY-BACK TRUSSES SHALL BEAR ON PERPENDICULAR BRACING INSTALLED ON TOP CHORD OF LOWER MAIN TRUSS. MAIN TRUSS SHALL BE DESIGNED AS REQUIRED. WHERE TRUSS WEBS EXCEED ALLOWABLE AXIAL LOADS TRUSS DESIGNER SHALL SPECIFY REQUIRED STIFFENERS OR BRACING.
 - THE 1/2" STRUCTURAL ROOF SHEATHING SHALL BE INSTALLED AND IS INTENDED TO BECOME THE PERMANENT BRACING FOR THE TRUSS TOP CHORD.
 - THE 5/8" MIN. GYPSUM BOARD SHALL BE INSTALLED AND IS INTENDED TO BECOME THE PERMANENT BRACING FOR THE TRUSS BOTTOM CHORD.
 - TRUSS DESIGNER SHALL DESIGN ALL TRUSSES FOR LOADS AND SPANS AS REQUIRED TO COMPLY WITH THE INTENT OF THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE TRUSS DESIGNER TO SIZE WEB MEMBERS TO BE STRUCTURALLY ADEQUATE FOR LOADS IMPOSED. OVER STRESSED MEMBERS SHALL HAVE NECESSARY REINFORCEMENT DESIGNED BY THE TRUSS DESIGNER.
 - GABLE END TRUSSES SHALL BE DESIGNED TO RECEIVE WALL SHEATHING. BRACING FOR LATERAL LOADS SHALL BE DESIGNED BY TRUSS DESIGNER TO ELIMINATE OUT-OF-PLANE LOADS ON TRUSS PLATES.
 - GABLE END TRUSSES SHALL BE DESIGNED TO MATCH THE CEILING PROFILE OF ROOM ADJACENT TO END WALL.
 - TRUSS DESIGNER SHALL PROVIDE DESIGNS FOR PERMANENT LATERAL BRACING TO FUNCTION WITH THE PROPOSED TRUSS SYSTEM. TRUSS CHORDS RECEIVING LOADS FROM BRACING SHALL BE SIZED ACCORDINGLY.
 - TRUSS DESIGNER SHALL PROVIDE DESIGNS FOR LATERAL BRACING TO RUN CONTINUOUS ALONG TRUSS CHORDS WHERE PRACTICAL TO MAINTAIN LONGEST POSSIBLE BRACING LINE THROUGH TRUSS SYSTEM. WHERE BRACING LINE CANNOT BE MAINTAINED TRUSS DESIGNER IS TO PROVIDE DETAILS FOR TRANSFER OF LOADS IN BRACE LINE OR TERMINATION USING DIAGONAL BRACES.
 - TRUSS DESIGNER SHALL DESIGN DIAGONAL BRACING AT TERMINATION POINTS OF PERMANENT LATERAL BRACING. TEMPORARY AND PERMANENT DIAGONAL BRACING SHALL BE INDICATED ON THE ROOF FRAMING LAYOUT PLANS, INCLUDING MEMBER SIZES.
 - TRUSS DESIGNER SHALL PROVIDE WOOD GRADE QUALITY OF ALL BRACING MEMBERS TO ELIMINATE SPLITTING AND CRACKING DURING INSTALLATION BY CARPENTER.
 - THE TRUSS DESIGNER UNDERSTANDS THAT THE BUILDING DESIGNER HAS NO KNOWLEDGE OF THE CRITERIA AND ASSUMPTIONS MADE IN THE DESIGN OF THE TRUSSES FOR THIS BUILDING. THEREFORE, TRUSS CHORD MEMBERS AND PLATES SIZING TO ACCOMMODATE THE STATED REQUIRED BRACING REMAINS THE RESPONSIBILITY OF THE TRUSS DESIGNER.

FLOOR TRUSSES:

- THE TRUSS DESIGNER SHALL PROVIDE SIZE AND LOCATION OF STIFF BACK BRACING IN FLOOR TRUSSES TO COMPLY WITH DEFLECTION CRITERIA INDICATED ON DRAWINGS. SEE SHEET 1 FOR LOADS AND DEFLECTION CRITERIA.
- THE 23/32" STRUCTURAL FLOOR SHEATHING SHALL BE INSTALLED AND IS INTENDED TO BECOME THE

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS TO BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL OR (2) TWO JACK STUDS AT PARALLEL WALL CONDITION UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR STUDS INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLAYS UNLESS NOTED OTHERWISE ON DRAWINGS.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D AS SPECIFIED FOR EACH TYPE OF HANGER.

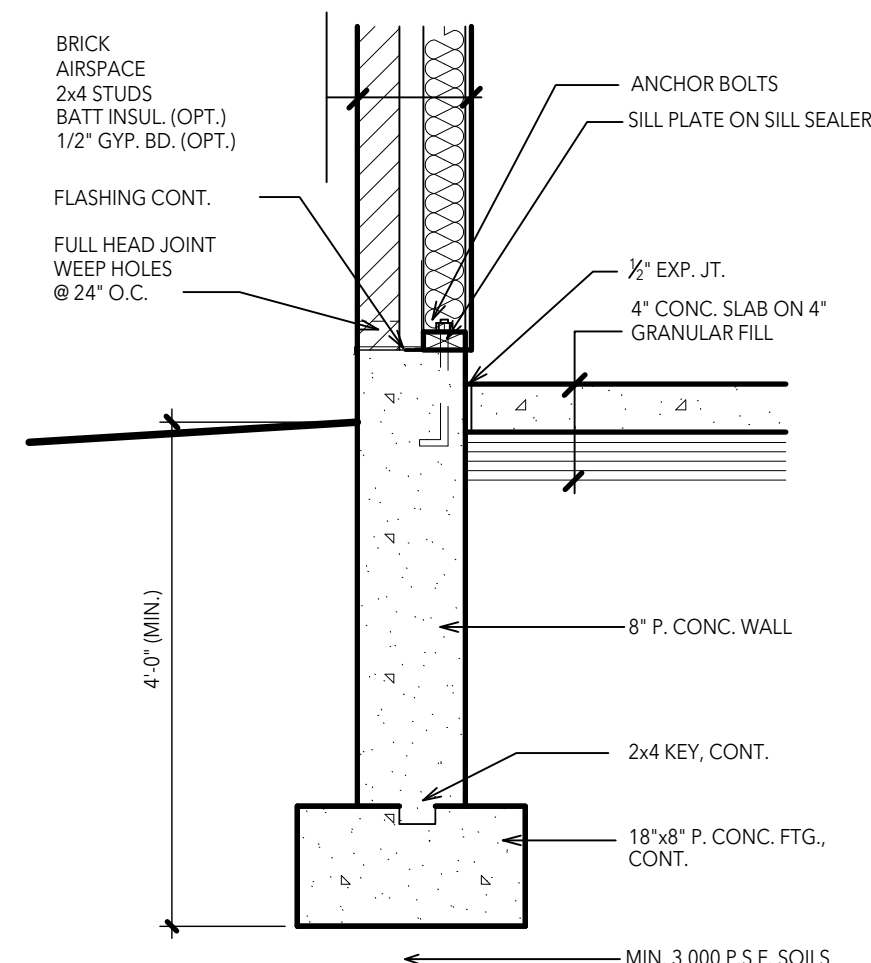
ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.	FOR CLARIFICATION.
BEFORE CONSTRUCTION BOUND WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.	ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS SHALL CONFORM TO 9.8 CBC
SEE SHEET #1 FOR ADDITIONAL NOTES & DETAILS REGARDING DRAWINGS & CONSTRUCTION.	INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER 9.10.19.3.
DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT	

FOR CLARIFICATION.

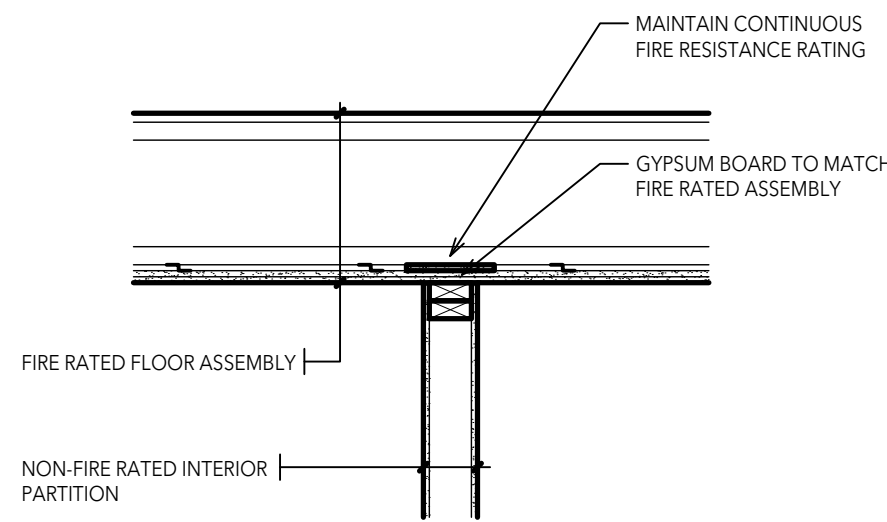
ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS SHALL CONFORM TO 9.8 OBC.

INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.

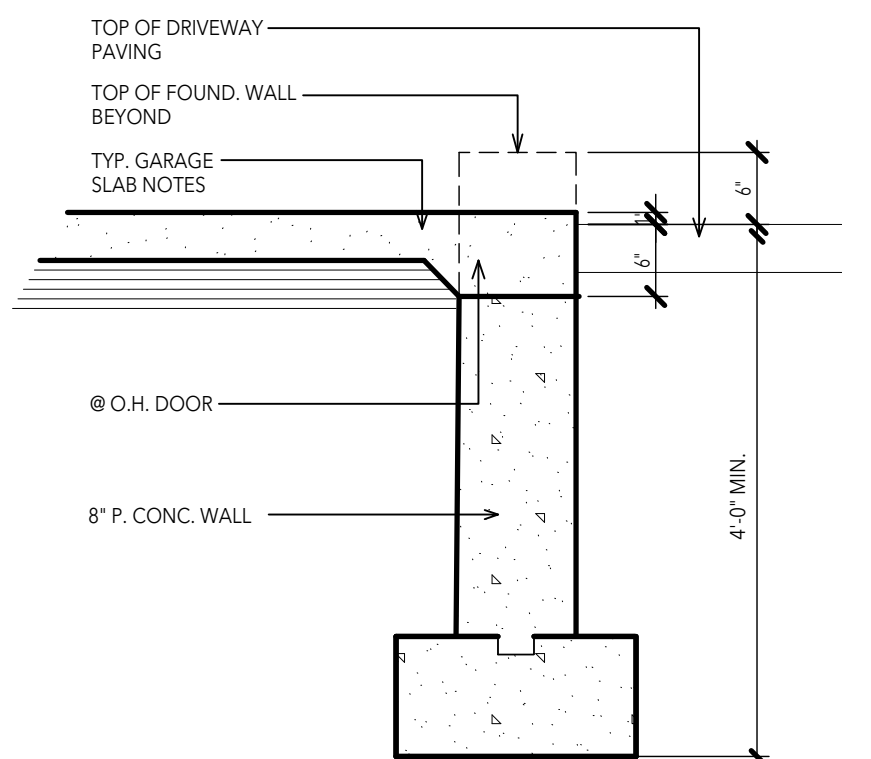
DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT



305 DETAIL BETWEEN EXT. & GARAGE
SCALE: 3/4"=1'-0"

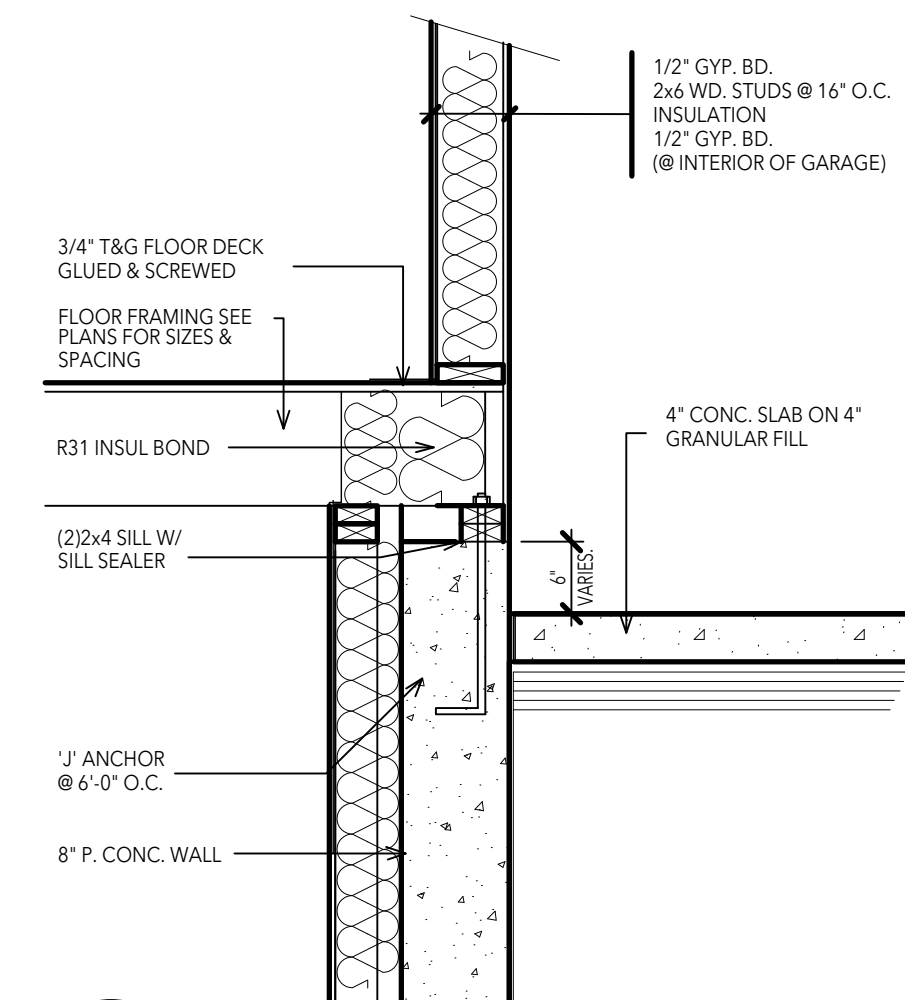


306 CONTINUOUS F.R.R. DETAIL
SCALE: 3/4"=1'-0"

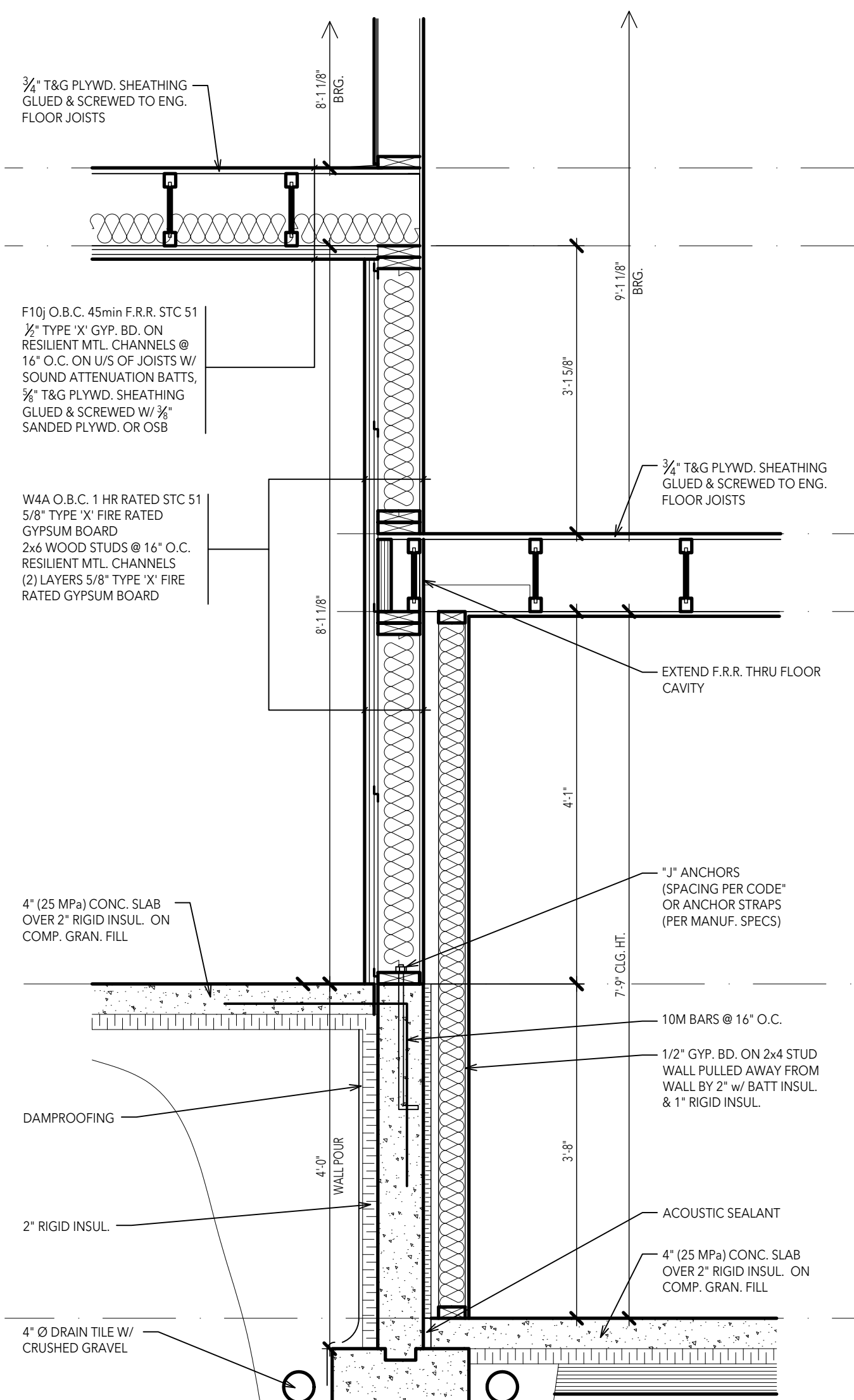


304 DETAIL AT O.H. DOOR

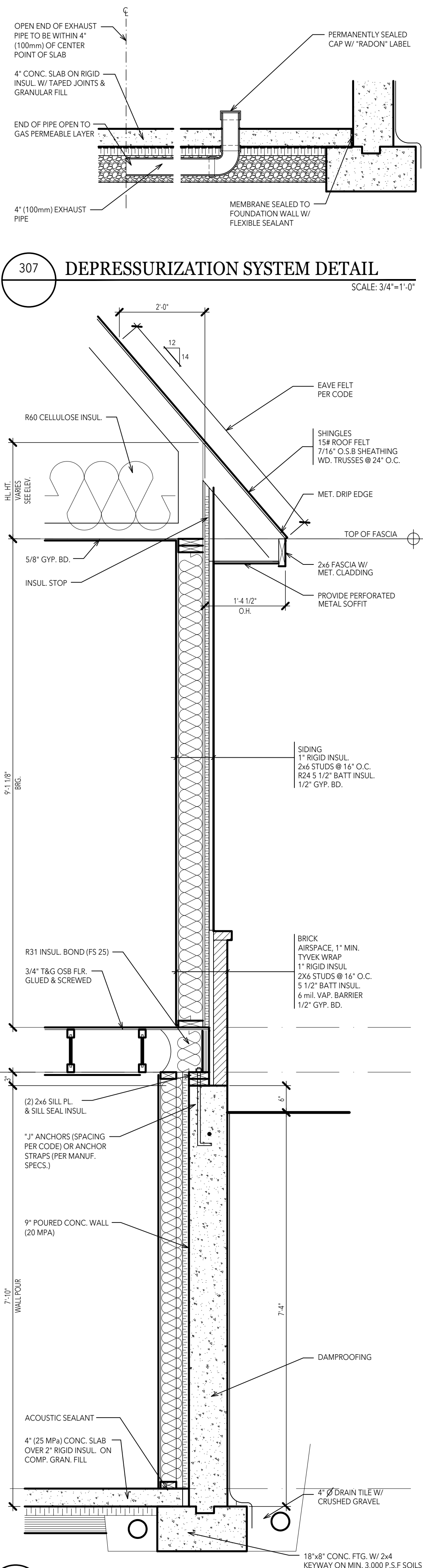
SCALE: 3/4"=1'-0"



303 DETAIL AT GAR. & HOUSE
SCALE: 3/4"=1'-0"

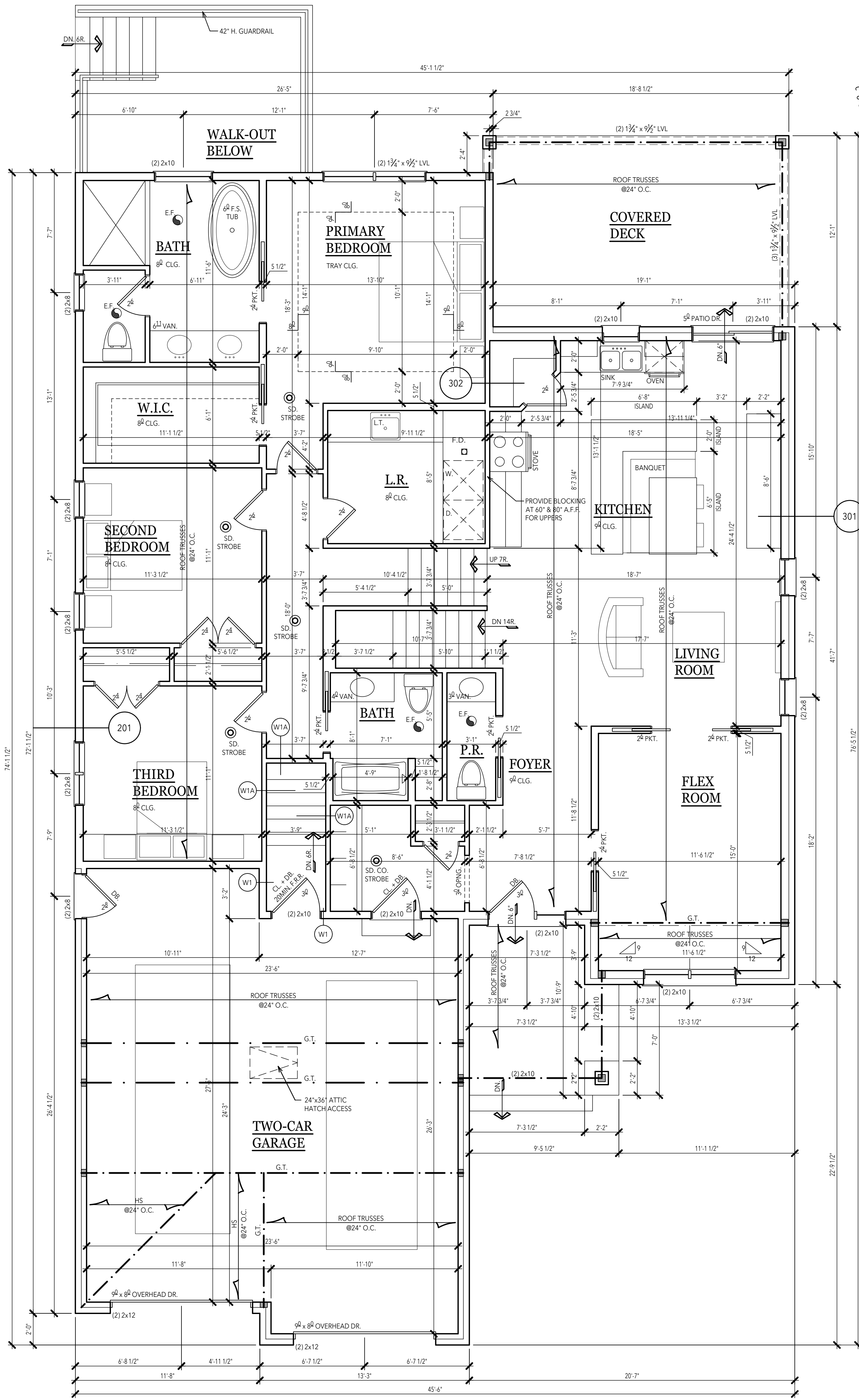


302 WALL SECTION @ SEPARATION WALL



301 TYPICAL WALL SECTION

SCALE: 3/4"=1'-0"



FIRST FLOOR PLAN

FIRST FLOOR = 933 SQ.FT.

SECOND FLOOR = 1,007 SQ.FT.
TOTAL SQ.FT. = 1,049 SQ.FT.

TOTAL SQ.FT. = 1,940 SQ.FT.

NOTE:

ALL EXTERIOR TRIM BOARDS AND MILLWORK ARE TO BE E.I.F.S. OR APPROVED EQUAL UNLESS OTHERWISE INDICATED.

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

PROPOSED VENT AREA (MAIN ROOF):

VENT AREA RATIO 1:150

ATTIC AREA = 2,648 SQ.FT. (1/150)

VENT AREA = 17.6 SQ.FT. x 144 = 2,534.4 SQ. IN.

50% SOFFIT AND 50% RIDGE = 1,267.2 SQ. IN. EACH

VENT AREA PROVIDED AT RIDGE

CONTINUOUS RIDGE TYPE @ 18 SQ.IN. PER FT. = 80 LIN. FT.

LOUVER AT RIDGE TYPE @ 58 SQ.IN. EA. = UNITS

GABLE END TYPE (TOTAL) SQ. IN. = UNITS

TOTAL VENTING AT RIDGE 1,440 SQ.IN.

VENT AREA PROVIDED AT SOFFIT

CONTINUOUS SOFFIT TYPE @ 9 SQ.IN. PER FT. = 246 LIN. FT.

LOUVER TYPE 8"x16" @ SQ.IN. EA. = UNITS

TOTAL VENTING AT SOFFIT = 2,214 SQ. IN.

NOTE:

OFFSET ALL PLUMBING VENTS TO REAR SLOPE

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

UNLESS NOTED OTHERWISE TRUSS OVERHANG DIMENSIONS ARE 1'-2" FROM EXT. FACE OF BRICK.

PROVIDE 6" RAKE ON GABLE ROOF ENDS

WINDOW NOTES:

OPERABLE WINDOWS GREATER THAN 72" ABOVE ADJACENT GRADE SHALL HAVE BOTTOM OF OPENING AT LEAST 24" ABOVE ADJACENT FINISH FLOOR.

SEE GENERAL NOTES SHEET FOR ADDITIONAL NOTES.

*EGRESS WINDOWS: MODIFY WINDOW SIZES SHOWN AS REQUIRED TO MEET ALL CODE EGRESS REQUIREMENTS.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

SEE SHEET #1 FOR ADDITIONAL NOTES & DETAILS REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

TYPICAL WINDOW DESIGNATION

NOTE: GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES, ROUGH OPENINGS AND OTHER REQUIREMENTS.

3'-0"

3660

5'-0"



BORED HOLE MAXIMUM DIA. 40% OF STUD DEPTH

5/8" MINIMUM TO EDGE

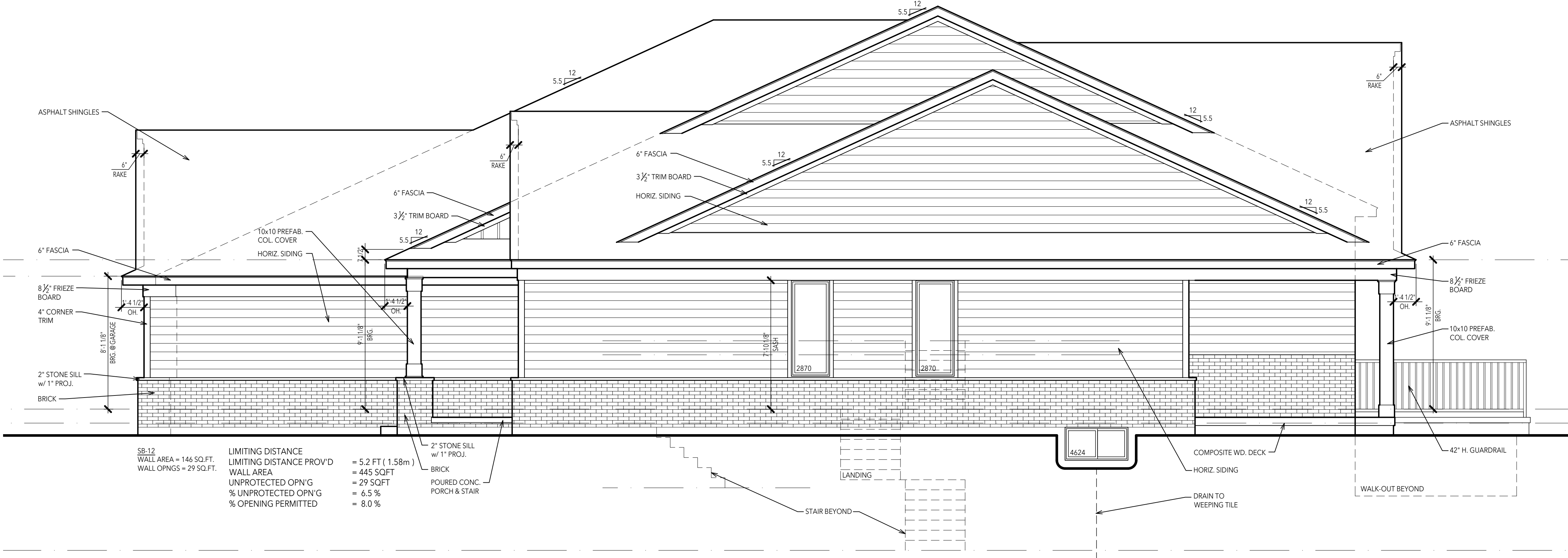
NOTCH MUST NOT EXCEED 25% OF STUD DEPTH

IF HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLED AND NO MORE THAN TWO SUCCESSIVE STUDS ARE DOUBLED AND SO BORED

BORED HOLES SHALL NOT BE LOCATED IN SAME CROSS SECTION OF CUT OR NOTCH IN STUD

STUD SIZE	NOTCH	HOLE DIAMETER (60%)	(40%)
2x4	7/8"	2"	1 3/8"
2x6	1 3/8"	3"	2 3/16"
2x8	1 3/4"	4 1/4"	2 7/8"

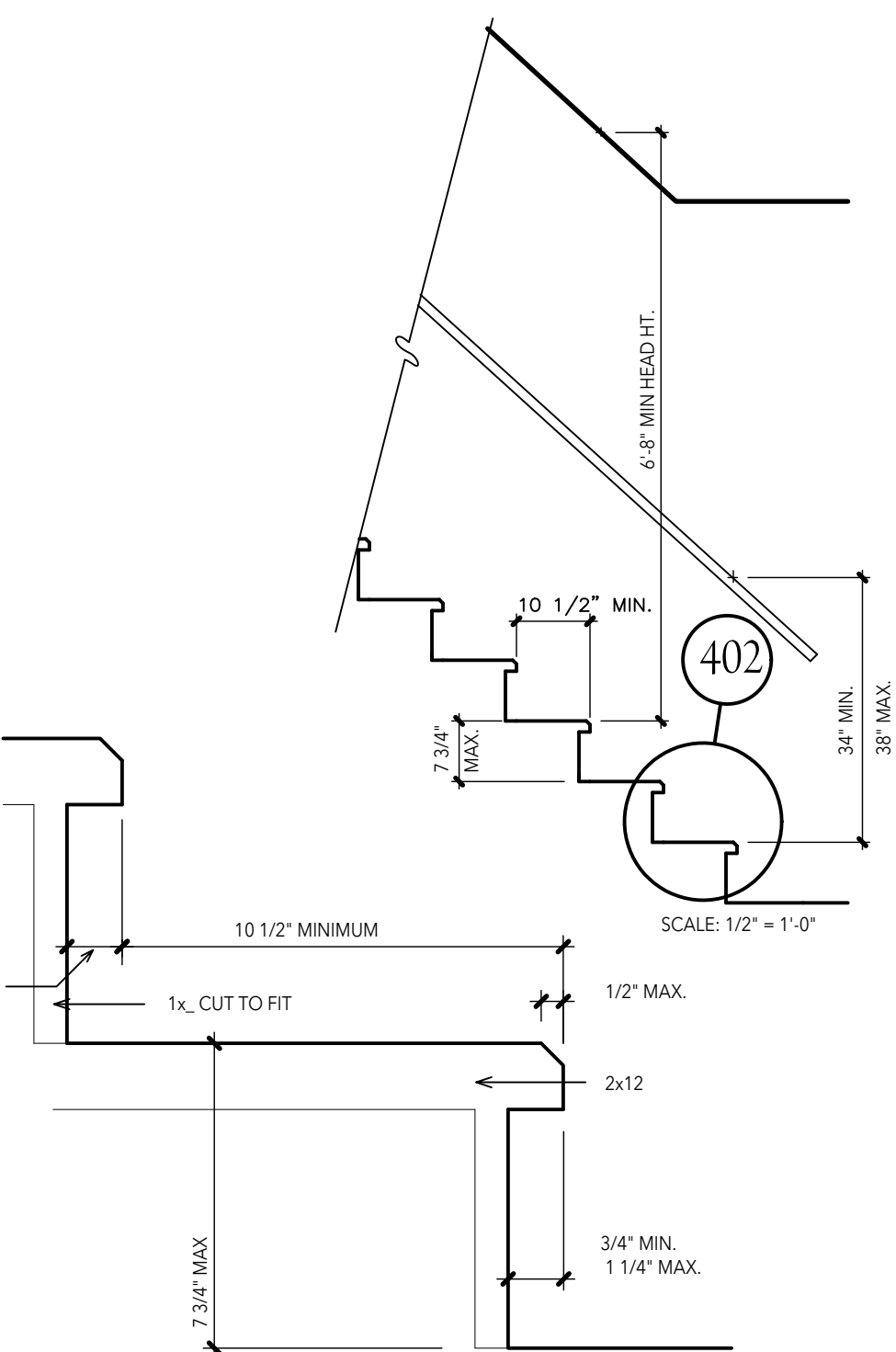
ALL SIZES INDICATED ARE MAXIMUM AND INCLUDE ANY OVER-CUT BEYOND OPENING
*** SEE CURRENT CODE FOR COMPLETE WRITTEN DESCRIPTION OF ALLOWABLE CUTTING & BORING



RIGHT ELEVATION

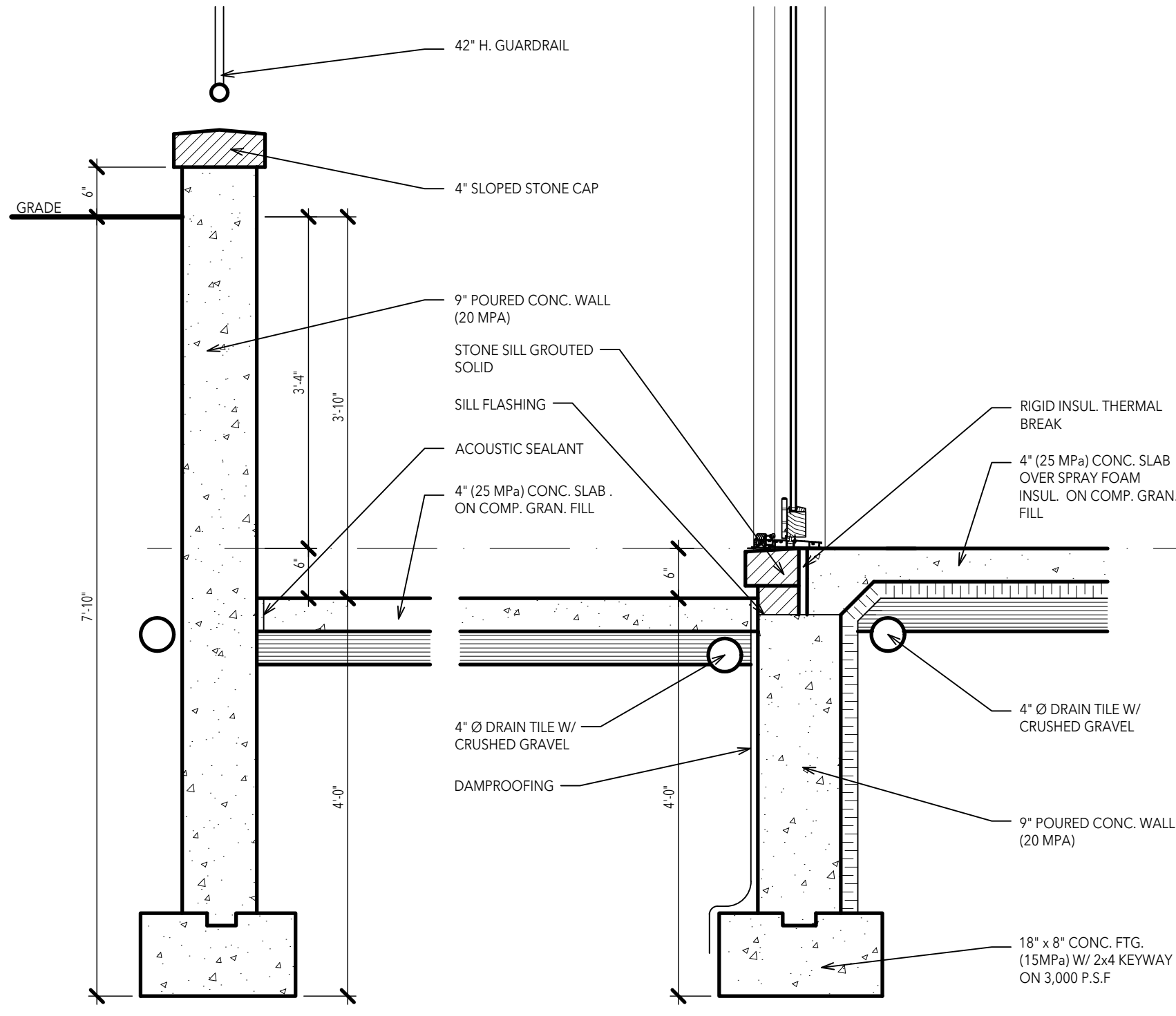
STUD BORING & CUTTING DETAILS

BEARING WALLS NO SCALE



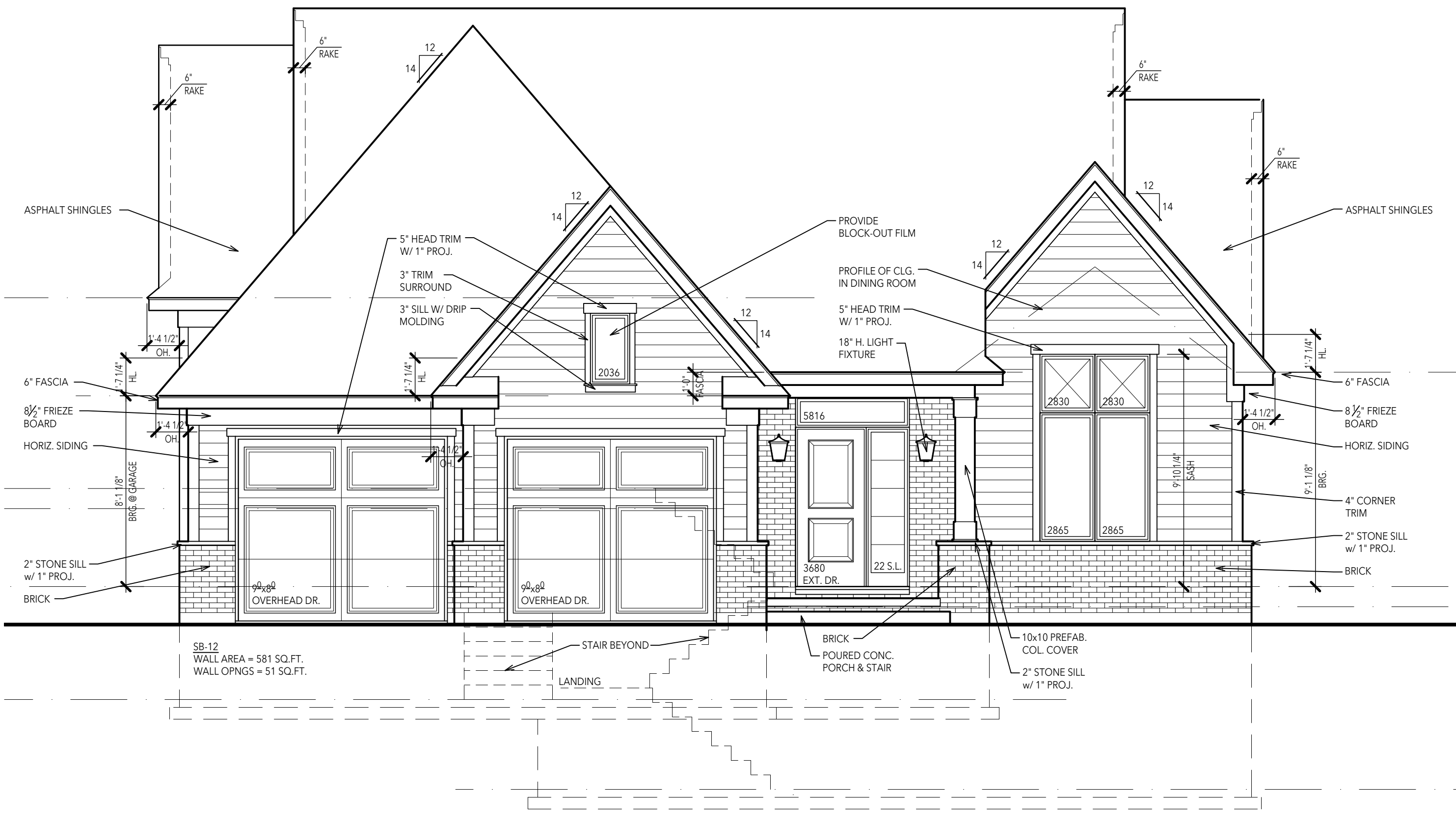
402 TYPICAL STAIR DETAIL

SCALE: 3/4"=1'-0"



401 WALL SECTION AT WALK-OUT

SCALE: 3/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"

PHILIP FERNANDES
CUSTOM RESIDENTIAL DESIGN

PROPOSED RESIDENCE
WITH LOWER LEVEL ADU
55 BELLEVUE DRIVE
KINGSVILLE, ONTARIO

ELEVATIONS

PRELIMINARY
BIDS
PERMITS
• 2025 12 08
CONSTRUCTION
REVISIONS

DRAWN BY
AP
CHECKED BY
PF
JOB NUMBER
25- 1338
DATE
2025 12 08
SHEET NUMBER
4

NOTE:
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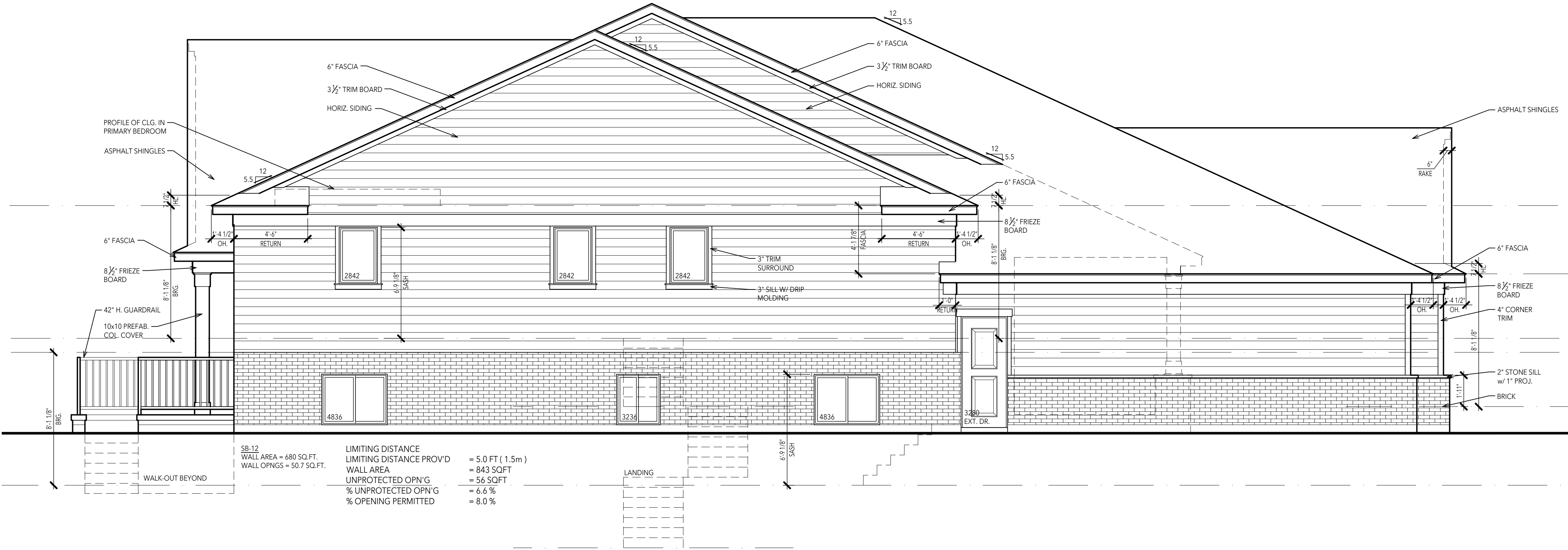
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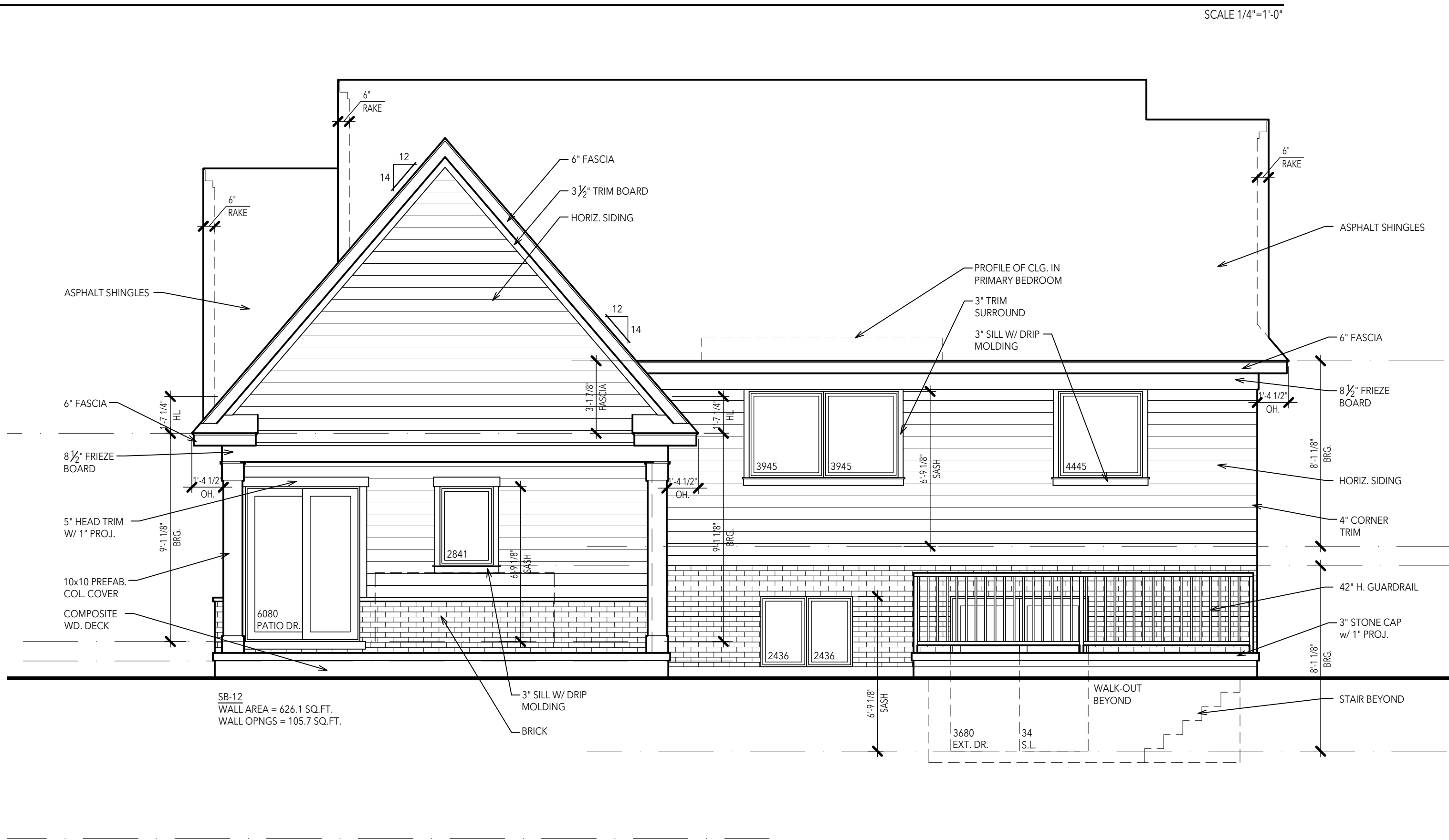
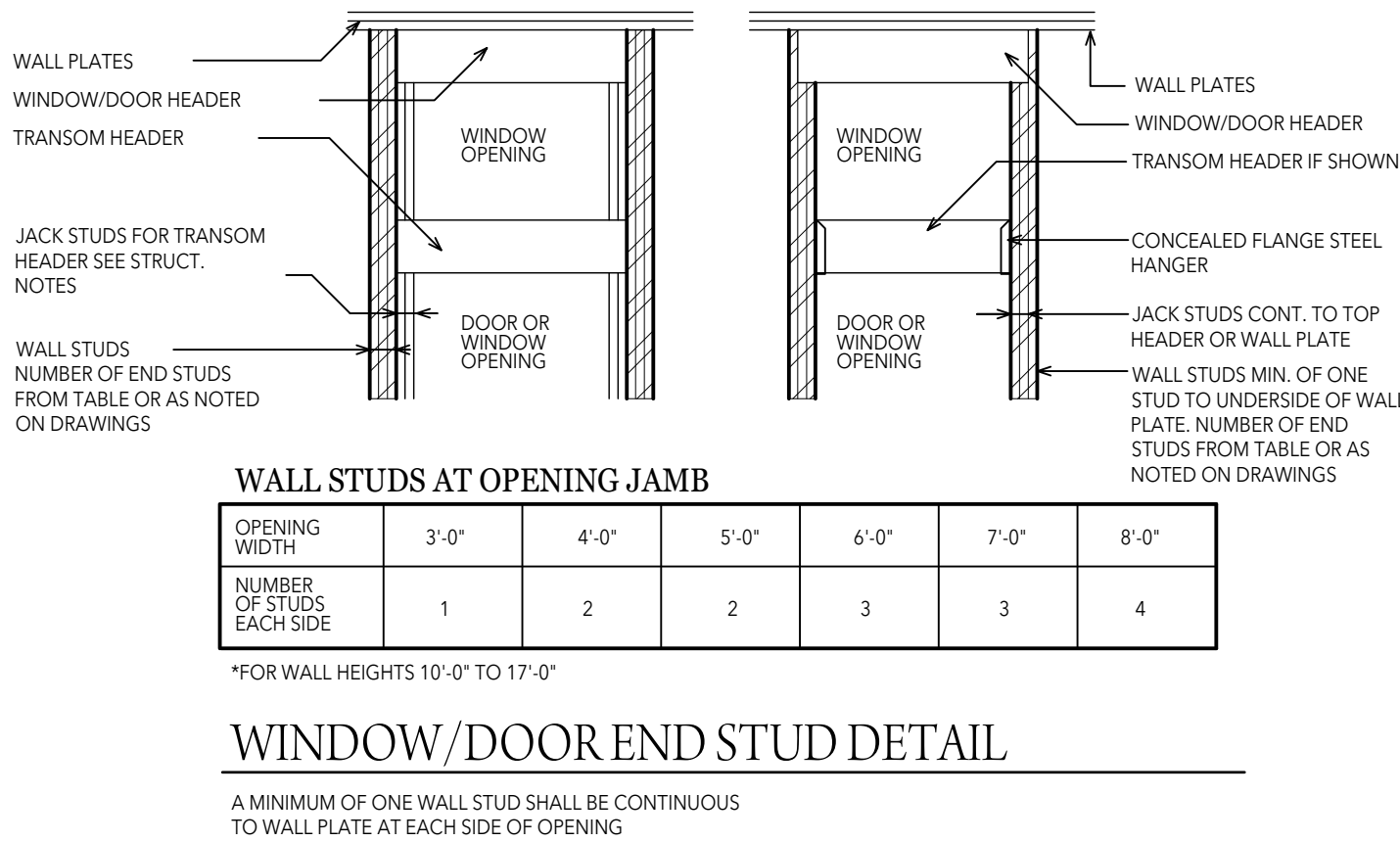
TYPICAL WINDOW DESIGNATION

NOTE:
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3'-0"
3640
5'-0"



LEFT ELEVATION



REAR ELEVATION