

tem		J.			Building (Part 3 or									
1	Project Descript	ion			Nev	V	Par	t 11	Part	3		Par	t 9	
					Add	lition	11.1 t	11.4	1.1.2. [A]		1.1.2.	[A] & 9.10.1	
			Chan	ge of Use	e 🗌 Alte	eration								
2	Major Occupano	y(s)				Resider	ntial		3.1.2.1	. (1)		9.10.2		
3	Building Area (n	n²) Ex	kisting <u>.</u>	496 sq.ft	_ New _	1023 sq.ft	Total <u></u>	519 sq.ft	1.4.1.2	. [A]		1.4.1.	2. [A]	
4	Gross Area	Ex	cisting <u>s</u>	922 sq.ft	New _	2930 sq.ft	Total 3	922 sq.ft	1.4.1.2	. [A]		1.4.1.	2. [a]	
5	Number of Store	eys Al	ove gr	ade 3		Below gr	ade <u>1</u>		1.1.2. [A] & 3.2	2.1.1.	1.4.1.	2. [A] & 9.10	
6	Number of Stree	ets/Fire F	ighter A	Access		1			3.2.2.1	0. & 3.2	.1.1.	9.10.2	.0.	
7	Building Classifi	ling Classification Group C			3.2.2.2	083		9.10.2						
8	Sprinkler System Proposed				enti	entire building				083		9.10.8	3.2.	
					sele	selected compartments				•				
					sele	ected floor	areas		3.2.2.1	7.				
					bas	ement 🗍	inlieu of	roof rat	ing INDEX			,		
						not required								
9	Standpipe Requ	ired			Yes				3.2.9.			N/A		
10	Fire Alarm Requ				Yes				3.2.4.			9.10.1	.8.	
11	Water Service/S		Adequa	te	Yes					3.2.5.7.		N/A		
12	High Building	ларріу із 7	тасчаа		Yes				3.2.6.	-		N/A		
13	Construction Re	strictions		Combusti		lon-Combi	ustihla	Bot		n - 83		9.10.6		
13	Construction Re	Strictions		permitted		equired	ustible	DO	3,2,2,2	005		3.10.0	,	
								-h						
1.4	Actual Construction Combustible			ые п	Non-Combustible Both				3 2 1 1 (2) (0)		9.10.4.1.			
14	Mezzanine(s) A									3.2.1.1.(3)-(8)				
15	Occupant Load Based on m²/person design of building							ng 3.1.17.	3.1.17.		9.9.1.3.			
	Basement	Occup	oancy			Load		perso	ns					
	· · · —							nc						
	1st Floor Occupancy						113							
	2nd Floor	Occup	oancy _			Load		perso	ns					
16	Barrier-free Des	sign		es I	No (Expla	ain) N	Not requi	ed	3.8.			9.5.2.		
17	Hazardous Subs		_=	es I		<u> </u>	•		3.3.1.2	. & 3.3.	L.19.	9.10.1	.3.(4)	
18	Required Fire			Assembli		Liste	d Design	No.			3.2.1.4	9.10.8		
	Resistance		FRR (H			or Description (SG-2)					9.10.9.			
	Rating (FRR)	Floors		Ho	ours									
		Roof			ours									
	Mezzanine Hou													
						Lista	d Design	No						
	FRR of Supporting Members			J	Listed Design No. or Description (SG-2)									
		Floors Hou			urc									
	Roof Hou							-						
10	Mezzanine Hours Spatial Separation - Construction of Exterior Walls							3.2.3.			9.10.1	1		
19		on - Cons Area of	L.D.	L/H or			sed%	FRR	Listed	Comb.	Comb	Constr.	Nnc.comb	
		EBF (m ²)	(m)	H/L	Max. % Openin	of of Ope		Hours)	Design or Description	Const.		Cladding	Constr.	
	North													
	South													
	East													
				I .	1	1				1	1			

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2012 O.B.C.

WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

2 POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPA (3600 PSI) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

3 POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPA (4640 PSI) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON MIN. TREAD; 255 (10") 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

(4) COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH

130 MM (5") 32 MPA (4640 PSI) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM X 610MM PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE. (24" X 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 2% FROM DOOR.

(5) SILL PLATE

38MM X 89MM (2" X 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (22) EXPOSING BUILDING FACE EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 750MM (2'-6") O.C. (6'-0") PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE

(6) WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

(7) BEAM BEARING

PROVIDE BEAM POCKET OR 200MM X 250MM (8" X 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 150MM (6") U.N.O.

(8) FOUNDATION WALL REDUCTION

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

(9) EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR TIGHT. OPT. FOAM FILLED BARRIER W/ PREF. SOFFIT.

(10) FLOOR CONSTRUCTION

PROVIDE 3/4" STABLEDGE SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL DEVICE AND WEATHERSTRIPPING FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM X 38MM (2" X 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM X 64MM (1" X 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT. AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0"), MINIMUM HEIGHT OVE STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX. RISE: 200MM (7-7/8") MIN. RISE: 125MM (4-7/8")

MAX. RUN: 355MM (14") MIN. RUN: 255M (10") MAX. TREAD: 355MM (14'

A MIN. RUN OF 150MM (5-7/8").

PRECAST STEPS

EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN. EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7"). INSIDE. SUPERSEDES ALL WALL SCHEDULE AND NOTATIONS GC TO REVIEW ALL RAILING REQUIREMENTS BEFORE INSTALLING.

(14) TWO STOREY VOLUME SPACES

PROVIDE 2-38MM X140MM (2-2" X 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM INSTALLATION IN MAIN BATHROOM AS PER OBC 9.5.2.3. GRAB BAR TO BE 840MM -(1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") 920MM (2'-9" - 3'-0") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM X 140MM (2" X 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM X 184MM (3-2" X 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

INTERIOR GARAGE PARTITION

13MM (1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS 210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 13MM (1/2") PLYWOO

16 INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING

THE O.B.C.

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF RSI 10.56 (R60) [RSI 5.46 (R31) FOR CEILING WITHOUT ATTIC SPACE] ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

(19) DIRECT VENT FURNACE TERMINAL

EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

(20) DIRECT VENT GAS FIREPLACE ANGLED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE. AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPLY WITH CAN/ULC-S610-

SPECIFICATIONS.

500MM X 700MM (1'-8" X 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 10.56 (R60) RIGID INSULATION BACKING.

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN EVERY FLOOR LEVEL CONTAINING A BEDROOM & NOT SERVED BY AN EXTERIOR DOOR WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRAIL SHALL BE DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE 0.35m2/ (3.8FT2/) AND NO DIMENSION LESS THAN 380mm (15"), WHICH IS PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAX. SILL HEIGHT 1000mm (3'-3 3/8")

23 STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAF ENTRANCE TO THE BATHTUB OR SHOWER.

(24) CONSTRUCTION JOINT

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM X 89MM (2" X 4") TRUSS BRACING @ GLASS IN SIDE LIGHTS GREATER THAN 500mm (19 3/4") STORM DOORS IN SLIDING 1830MM (6'-0") O.C. @ BOTTOM CHORD. PROVIDE DOUBLE ICE AND WATER SHIELD IN PATIO DOOR & IN SHOWER DOORS TO BE OF SAFETY GLASS. DOOR STRUCTURE SHALL ALL DOUBLE VALLEY LOCATIONS

(26) ROOF INSULATION

CEILING LOCATION (UNVENTED)

REQUIREMENTS OF SUBSECTION 9.5.11. OF THE O.B.C. DRYWALL FINISH OR APPROVED EQUAL. SOLID FILL W/ 2 lbs closed cell @ vaulted

(27) STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM

ROOF VENTILATION AS PER 9.19.1. DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR. MIN. VENT AREA SHALL BE NO LESS THAN 1/300 OF THE INSULATED CEILING AREA. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED

EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND WINDOWS DOUBLE GLAZED OR W/ STORM WINDOW UNDERSIDE OF ROOF SHEATHING.

FULL 60 SQ IN OF NET FREE VENTILATING AREA (NFA) PER VENT.

M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDINGS TO BE THICKENED TO 12" WITH 16" BOTTOM AND ANGELED MAX 45° TO HORIZONTAL SLAB.

ALL ROOF TRUSSES TO BE DESIGNED & ENGINEERED BY MANUFACTURER. DOORS & WINDOWS (SEE O.B.C. 9.7.)

FOR FIN. FLOORS ABOVE GRADE

HOUSE DOORS & WINDOWS WITHIN 2000mm (6'-7") FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK

THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT **GLAZING OR A SIDELIGHT** U-VALUE 1.8 FOR WINDOWS & SLIDING GLASS DOORS OR TO CONFORM TO SB-12

SUBSECTION 2.1. OF THE O.B.C.

DOORS (SEE O.B.C. 9.7.)

MAIN ENTRY DOOR TO BE OPENABLE FROM INSIDE W/OUT KEY

EXTERIOR DOORS TO HAVE A THERMAL RESISTANCE OF RSI 0.7 (R4) OR W/ STORM DOOR SLIDING DOORS TO HAVE A THERMAL RESISTANCE OF RSI 0.3 (R1.7). MAX. U-VALUE 1.8 FOR SIDELIGHTS & SLIDING GLASS DOORS OR TO CONFORM TO SB-12 SUBSECTION 2.1. OF THE O.B.C.

DOORS TO BE RESISTANT TO FORCED ENTRY AS IN CONFORMANCE TO SUBSECTION 9.7.5.2.

HAVE A MAX. GLASS AREA CONFORMING TO SUBSECTION 9.6.1.3. OF THE O.B.C. SWING-TYPE OR FOLDING DOORS WITHIN DWELLING UNITS SHALL CONFORM TO SIZE WINDOWS (SEE O.B.C. 9.7.)

EVERY FLOOR LEVEL CONTAINING A BEDROOM & NOT SERVED BY AN A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. GOOMM (1'-11 5/8) STEP ON FIRM SOIL. EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35m2/ (3.8FT2/) AND NO DIMENSION LESS THAN 380mm (15"), WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS. MAX. SILL HEIGHT 1000mm (3'-3

UP & OVER PARAPET

THE O.B.C.

MANUFACTURERS SPECIFICATION

ATTIC ACCESS HATCH

(SEE O.B.C. 9.19.2.1.)

WEATHER STRIPPING

3/8") FOR FIN. FLOORS ABOVE GRADE 5% OF FLOOR AREA OF BEDROOMS & 10% OF LIVING & DINING ROOMS TO EQUAL TRANSPARENT OPENINGS IN WINDOW (SEE

9.7.2.3. OF THE O.B.C.)

WINDOWS LOCATED WITHIN 2 METERS (6'-7") OF ADJACENT GROUND LEVEL SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO

SKYLIGHTS & THEIR COMPONENTS SHALL BE DESIGNED,

CONSTRUCTED & INSTALLED SO THAT, WHEN IN THE CLOSED

POSITION, THEY RESIST SNOW LOADS, WIND LOADS, AIR LEAKAGE,

INSECTS & VERMIN, & FORCED ENTRY. SKYLIGHTS SHALL HAVE A

SKYLIGHTS SHALL BE WEATHERPROOFED ACCORDING TO THE

MAX. U VALUE OF 3.0 OR CONFORM TO SB-12 SUBSECTION 2.1. OF

ATTIC HATCH TO BE MIN. 545x588mm (22"x24") W/ INSULATION &

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA

MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH

MINIMUM BEDROOM WINDOW (0.B.C. 9.7.1.3.)

MIN. CLEAR WIDTH OF 380 MM (1'-3").

OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

FORCED ENTRY (SEE O.B.C. 9.7.5.3.)

WINDOWS SHALL HAVE A MAX. U-VALUE 1.8 OR CONFORM TO SB-12 ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER SUBSECTION 2.1. OF THE O.B.C. SKYLIGHTS (SEE O.B.C. 9.7.)

STRUCTURAL ALUMINUM FRAMED ASSEMBLY W/ TEMPERED GLASS PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. IN CONTINUOUS GLAZING RETAINER W/ CONTINUOUS NEOPRENE GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C. GASKET. CONTINUOUS EXTRUDED ALUMINUM EAVE BAR ON EAVE ANCHORED ON 2-38x86mm (2-2"x4") WOOD TOP PLATE W/ 6.35mm (1/4") STAINLESS STEEL BOLTS

EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE PRE-PAINTED GALV. METAL FLASHING OVER SKYLIGHT FRAME JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS ASSEMBLY. MTL. FLASHING OVER 2 PLY CARRY OVER CANT STRIP &

CEDAR, UNLESS NOTED OTHERWISE

WINDOW GUARDS (O.B.C. 9.7.1.6.)

ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

(2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE. UNLESS NOTED OTHERWISE IN SCHEDUL

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR

CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND/OR CERTIFIED BY TRUSS

<u>WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)</u>

INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) THE ABSENCE OF SPECIFIC, ON OR NEAR THE CEILING.

(1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM

TERMITE AND DECAY PROTECTION

LEAST 150 MM (6") ABOVE THE GROUND.

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR. CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO

OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO CARBON MONOXIDE ALARMS".

W BEAMS AND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. STRUCTURAL STEEL "C" CHANNELS, "L" ANGLES AND PLATES SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W

ALL CONNECTIONS SHALL BE DESIGNED BY STEEL FABRICATORS. PROVIDE TEMPORARY BRACING TO STEEL FRAMES DURING CONSTRUCTION

SUBMIT SHOP DRAWINGS FOR REVIEW BY CONSULTANT

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER O.B.C. 9.10.19.)

PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS". SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING or C.M.D

9.10.19.3. LOCATION OF SMOKE ALARMS

(B) BE ON BATTERY BACKUP, OR

ROOMS SHALL BE A MINIMUM OF 175 CD.

RFTWFFN

CENTERLINE

CONCRETE

COMPLETE WITH

DOUBLE LOIST

FAVESTROUGH

EXHAST FAN

UNITS MADE FROM CLAY OR SHALE)".

CAN3-A82.8-M, "HOLLOW CLAY BRICK",

E.T.

EXTERIOR GRADE

ASTM C212, "STRUCTURAL CLAY FACING TILE"

CAN/CSA-A82.1-M, "BURNED CLAY BRICK (SOLID MASONRY

CSA A82.4-M, "STRUCTURAL CLAY LOAD-BEARING WALI

CSA A82.5-M, "STRUCTURAL CLAY NON-LOAD-BEARING

CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS",

CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS",

CAN3-A165.4-M, "AUTOCLAVED CELLULAR UNITS"

THE DESIGN AND CONSTRUCTION OF THIS BUILDING

SHALL COMPLY WITH ONTARIO BUILDING CODE, AS

CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS",

(I) IN EACH SLEEPING ROOM, AND

(1) WITHIN DWELLING UNITS. SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT.

SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

(4) THE VISUAL SIGNALLING COMPONENT REQUIRED IN SENTENCE (3) NEED NOT,

(C) HAVE SYNCHRONIZED FLASH RATES, WHEN INSTALLED IN A DWELLING UNIT.

(A) BE INTEGRATED WITH THE SMOKE ALARM PROVIDED IT IS INTERCONNECTED TO IT,

(A) THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS, AND

(B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,

18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, "NATIONAL FIRE ALARM AND SIGNALING CODE".

ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.). THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM. AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE

WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT. THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.).

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB = 2800 PSI MIN.) OR EQUIVALENT. NAIL EACH 9.10.19.1.(2).

STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVER CURRENT DEVICE AND THE CARBON MONOXIDE ALARM. ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19. "RESIDENTIAL CARBON MONOXIDE STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND ALARMING DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION

MASONRY UNITS SHALL COMPLY WITH,

ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS",

ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)",

RADON MITIGATION SYSTEM

INSTALL A MIN. OF 100MM OF COARSE CLEAN GRANULAR MATERIAL CONTAINING NOT MORE THAN 10% OF MATERIAL THAT WILL PASS A 4MM SIEVE BELOW ALL FLOORS-ON-GROUND 2. IN THE CASE OF A CONCRETE BLOCK FOUNDATION WALL. THE FIRST COURSE OF BLOCK SHALL NOT CONTAIN VOIDS

3. ANY FLOOR-ON-GROUND SHALL BE SEALED TO THE FOUNDATION

WALLS WITH A BEAD OF FLEXIBLE SEALANT 4. ANY FLOOR-ON-GROUND SHALL HAVE A SOIL GAS BARRIER INSTALLED BELOW THE FLOOR-ON-GROUND OR APPLIED ON TOP OF THE FLOOR-ON-GROUND IF A SEPARATE FLOOR IS INSTALLED OVER THE FLOOR-ON-GROUND

5. THE SOIL GAS BARRIER SHALL CONSIST OF 6 MIL POLY, JOINTS SHALL BE LAPPED A MIN. OF 300MM. 6. ALL PENETRATIONS OF THE SOIL GAS BARRIER SHALL BE SEALED RADON TESTING ID VOLUNTARY

SA/CO - COMBO SMOKE ALARM AND CO (CARBON MONOXIDE) DETECTOR. HARD WIRED,

SA/L - SMOKE ALARM AND STROBE LIGHT. HARD WIRED, INTERCONNECTED PER SUITE.

CO - CARBON MONOXIDE DETECTOR. HARD WIRED, INTERCONNECTED PER SUITE. ONE

ROOF JOIST

TRIPLE TOLS

TOP OF

WITH

O.T.A

TYPICAL

ROOF RAFTERS

REINFORCED WITH

UNLESS NOTED OTHERWIS

VAPOUR BARRIER

LONG LEG VERTICAL

OPEN TO ABOVE

INTERCONNECTED PER SUITE. ONE DETECTOR TO BE PROVIDED PER FLOOR. ONE

DETECTOR TO BE PROVIDED IN EACH SLEEPING ROOM.

ONE DETECTOR TO BE PROVIDED PER FLOOR.

DETECTOR TO BE PROVIDED PER FLOOR.

(II) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. AND IF THE SLEEPING ROOMS ARE

(2) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE

(3) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN

(5) THE LUMINOUS INTENSITY FOR VISUAL SIGNALLING COMPONENTS REQUIRED IN SENTENCE (3) THAT ARE INSTALLED IN SLEEPING

FLOOR JOIST

FIRE RATING

LEDGER

MINIMIIM

FIRE RESITANCE RTG

ON CENTER

PRFPARATION

PRESSURE TREATED

OPEN TO BELOW

POINT LOAD FROM AROVE



4	SPA RESUBMISSION	08/15/24
3	SPA RESUBMISSION	04/03/24
2	SPA RESUBMISSION	10/30/23
1	SPA SUBMISSION	07/05/22

1254 208MI22ION 07/05/22 **REVISIONS:** ISSUED:

CLIENT:

Kylemore Communities

PROJECT

Lownsborough House

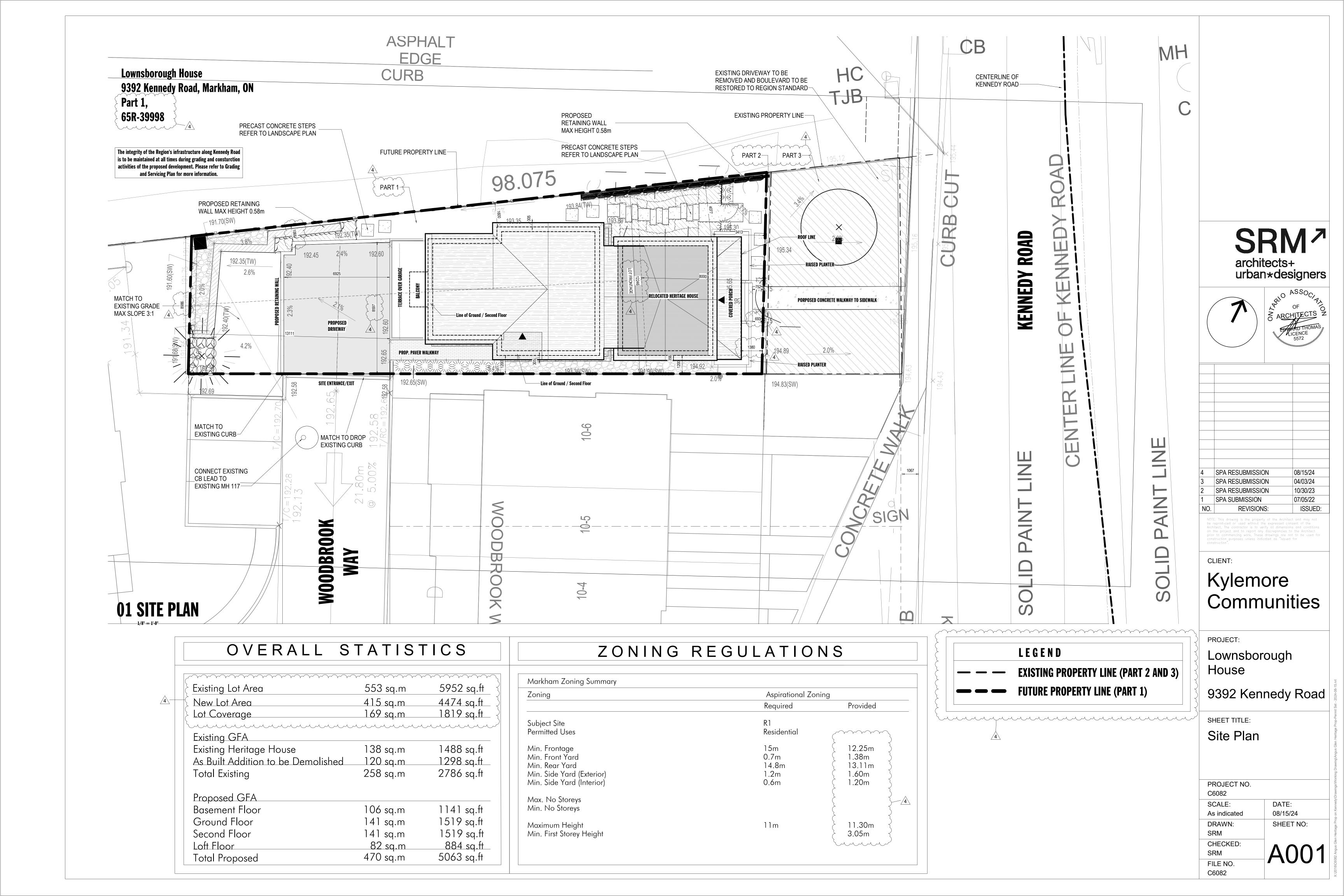
9392 Kennedy Road

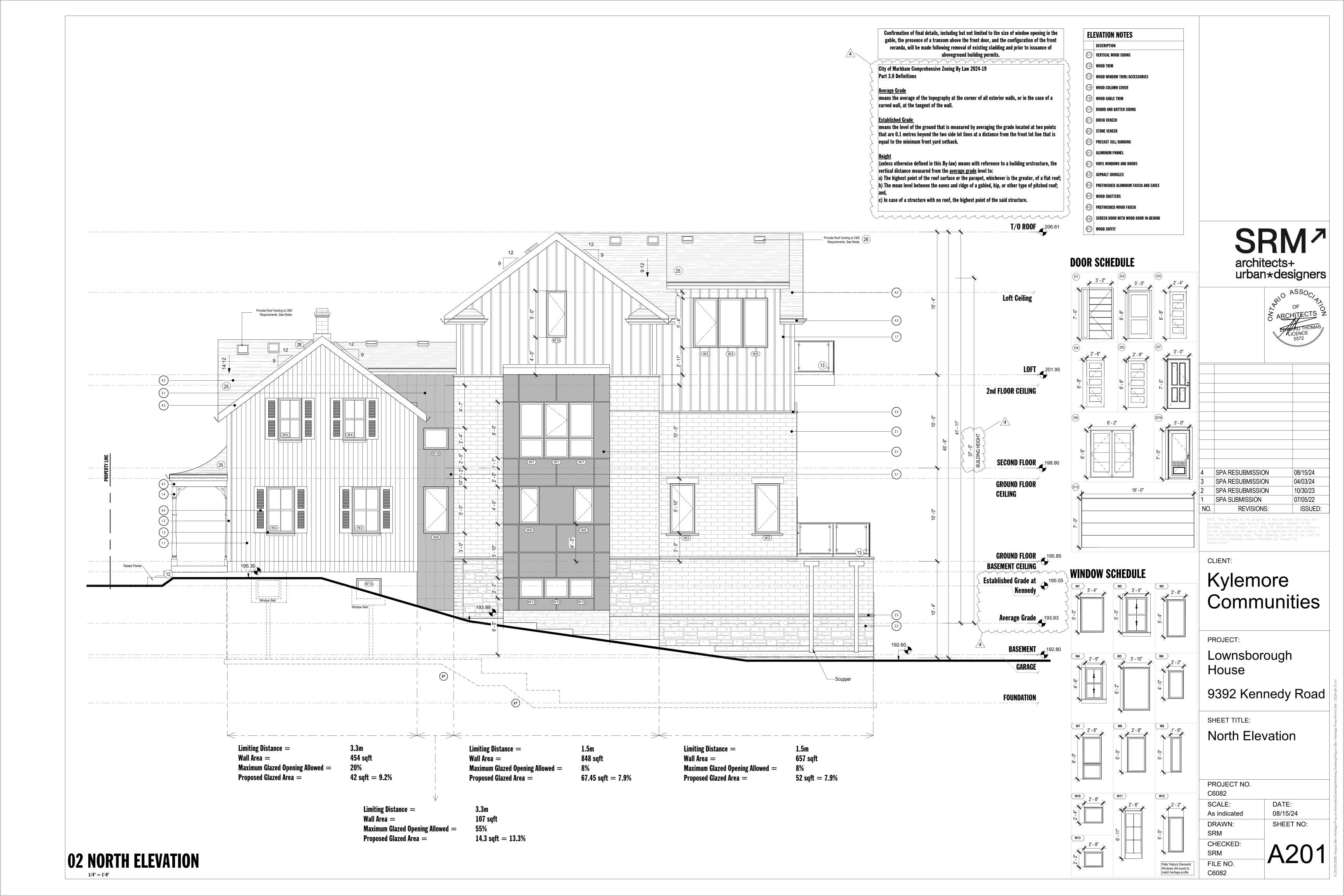
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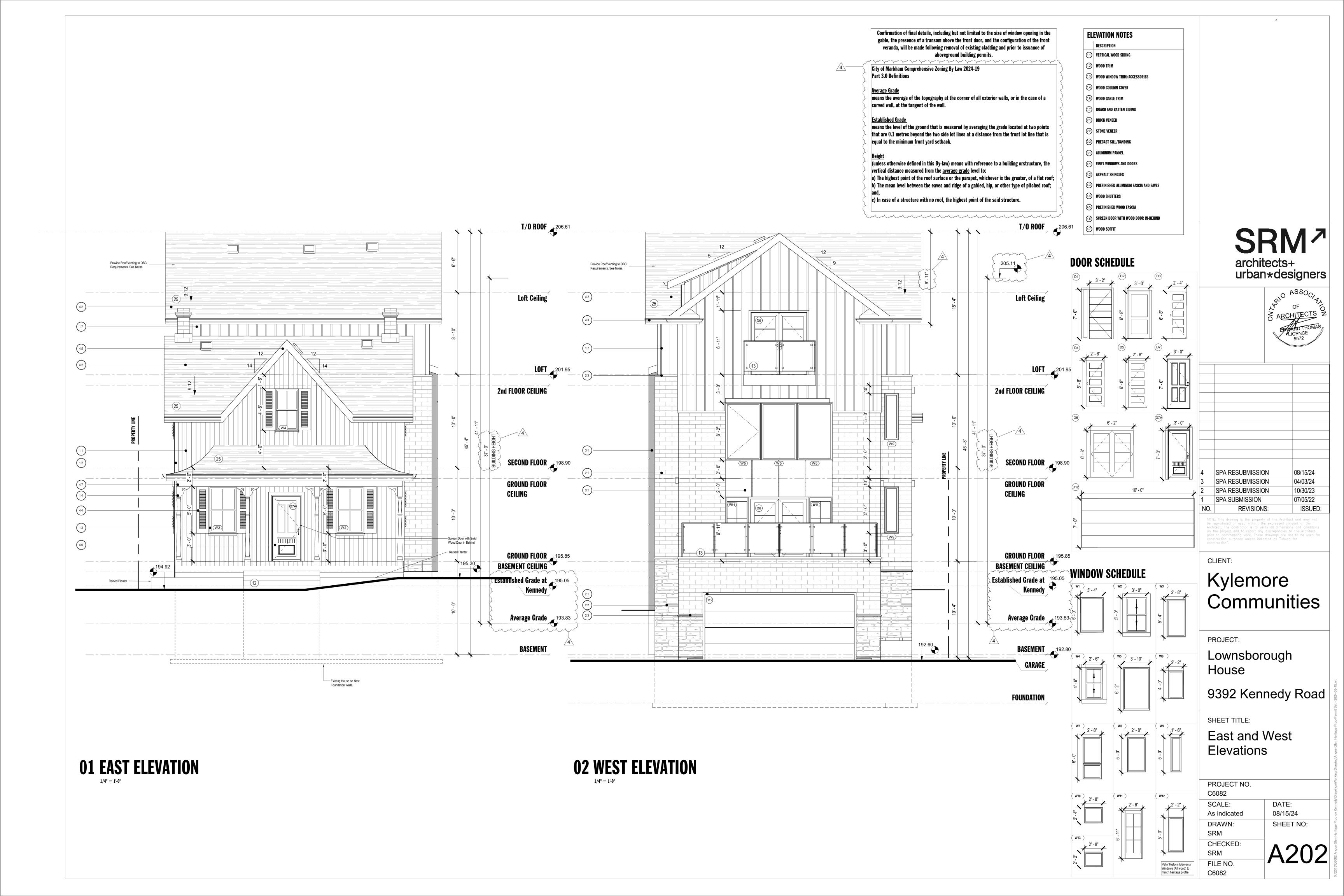
General Notes

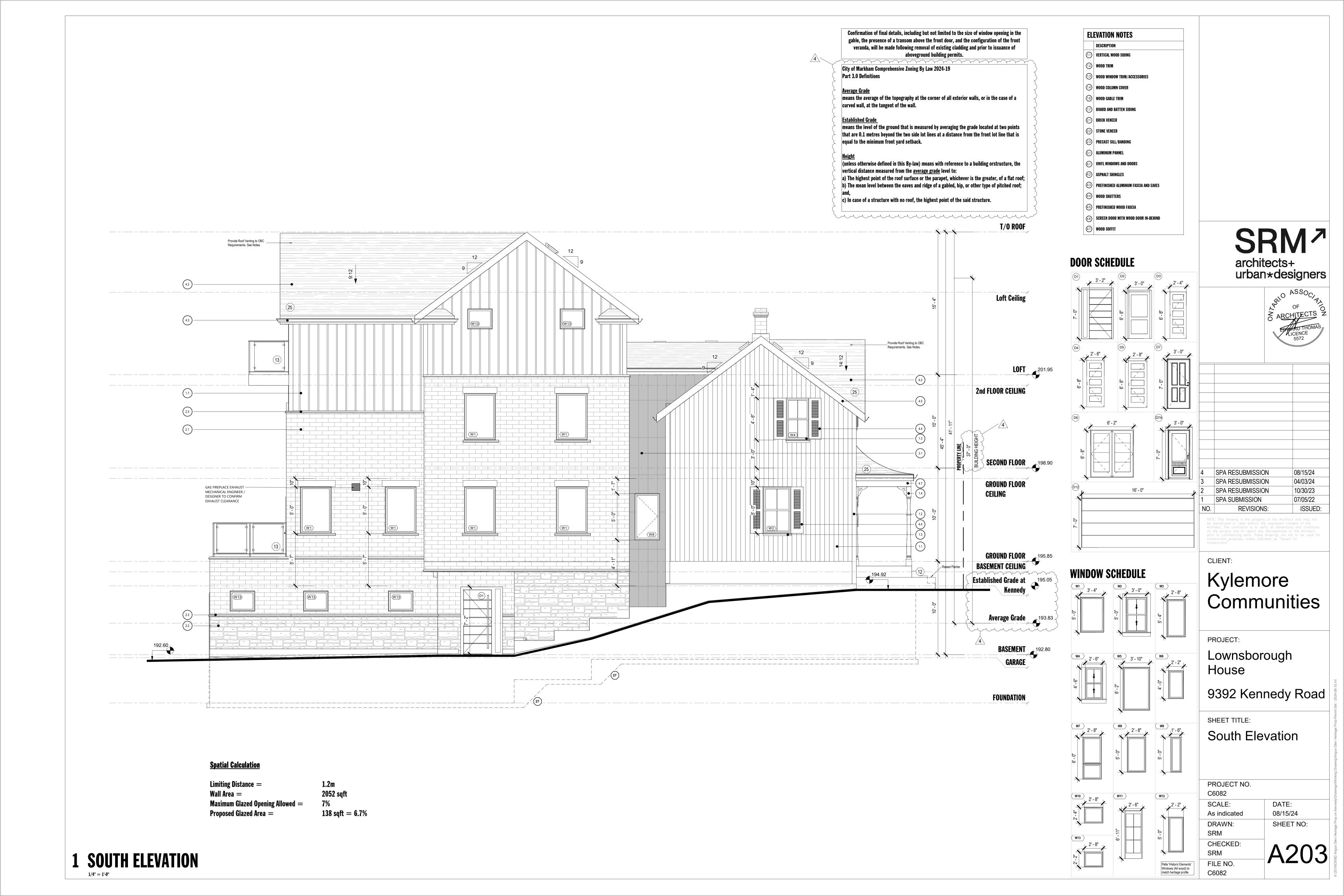
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SCALE:	DATE:
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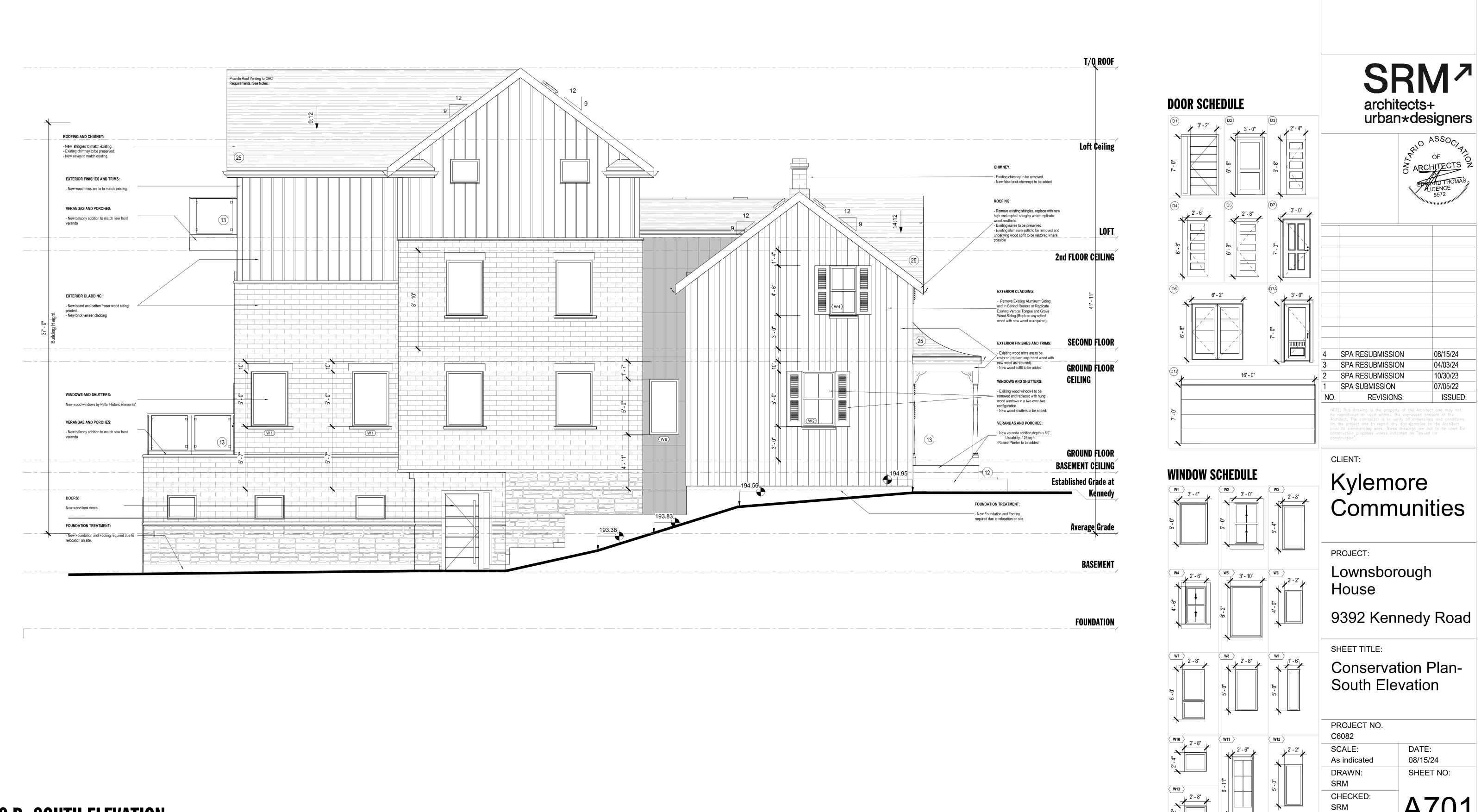








Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.



1 C.P- SOUTH ELEVATION

A701

DATE: 08/15/24

FILE NO.

C6082

Pella 'Historic Elements' Windows (All wood) to match heritage profile

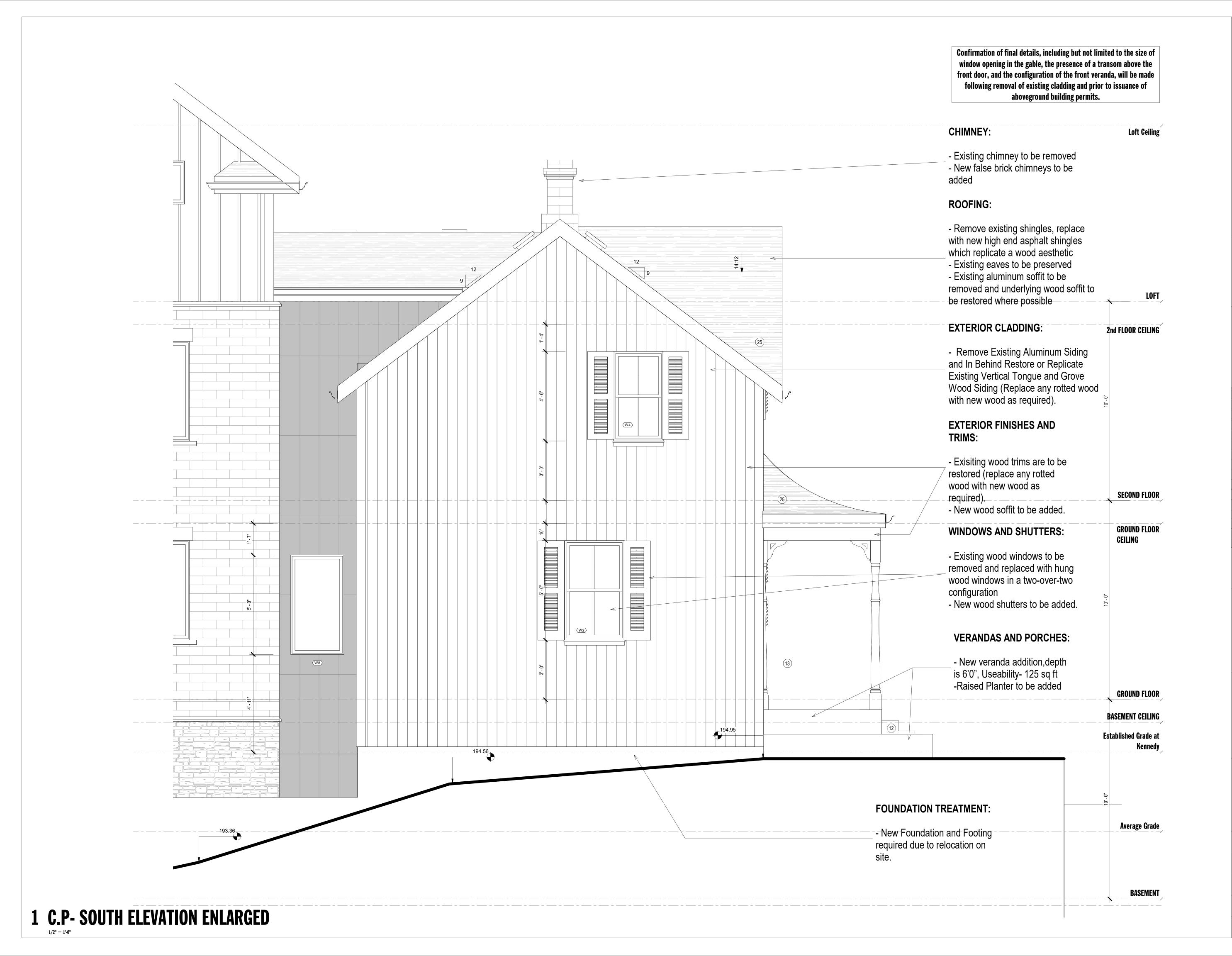
SHEET NO:

08/15/24 04/03/24

10/30/23

07/05/22

ISSUED:



SRM⁷ architects+ urban*designers



	SPA RESUBMISSION	08/15/24
	SPA RESUBMISSION	04/03/24
	SPA RESUBMISSION	10/30/23
	SPA SUBMISSION	07/05/22
VO.	REVISIONS:	ISSUED:
NOTE	: This drawing is the property of the Architect	t and may not

CLIENT:

Kylemore Communities

PROJECT:

Lownsborough House

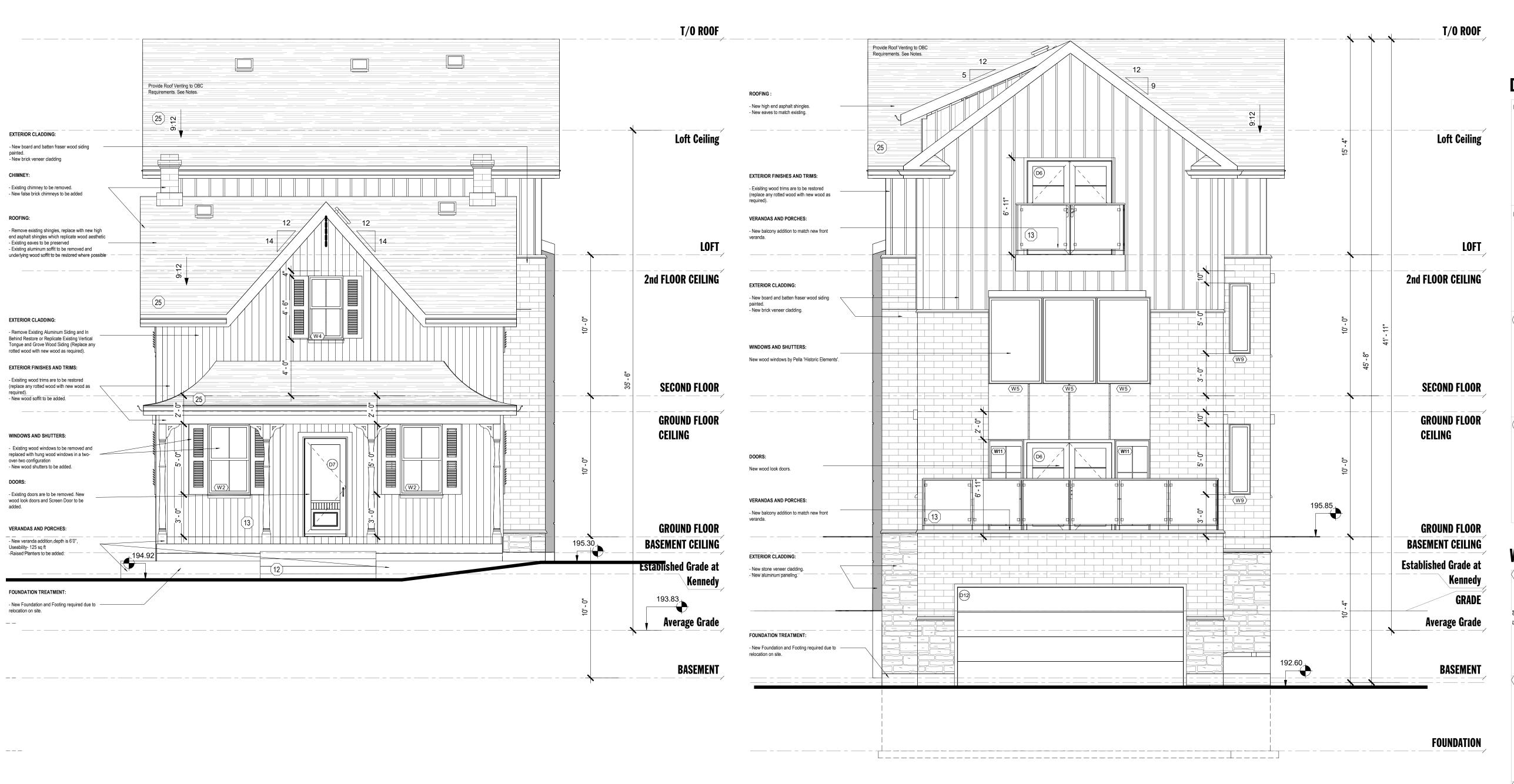
9392 Kennedy Road

SHEET TITLE:

C6082

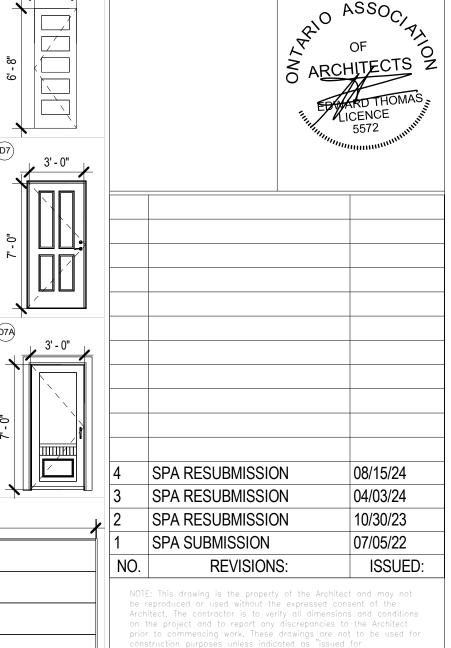
Conservation Plan-South Elevation Enlarged

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DOOR SCHEDULE

architects+ urban*designers



WINDOW SCHEDULE

Kylemore Communities

PROJECT:

Lownsborough House

9392 Kennedy Road

SHEET TITLE:

Pella 'Historic Elements' Windows (All wood) to

C6082

Conservation Plan-East and West Elevations

PROJECT NO.
C6082

SCALE:
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SRM

FILE NO.

DATE:
08/15/24

SHEET NO:
A703

2 C.P- WEST ELEVATION

1 C.P- EAST ELEVATION

Confirmation of final details, including but not limited to the size of window opening in the gable, the presence of a transom above the front door, and the configuration of the front veranda, will be made following removal of existing cladding and prior to issuance of aboveground building permits.



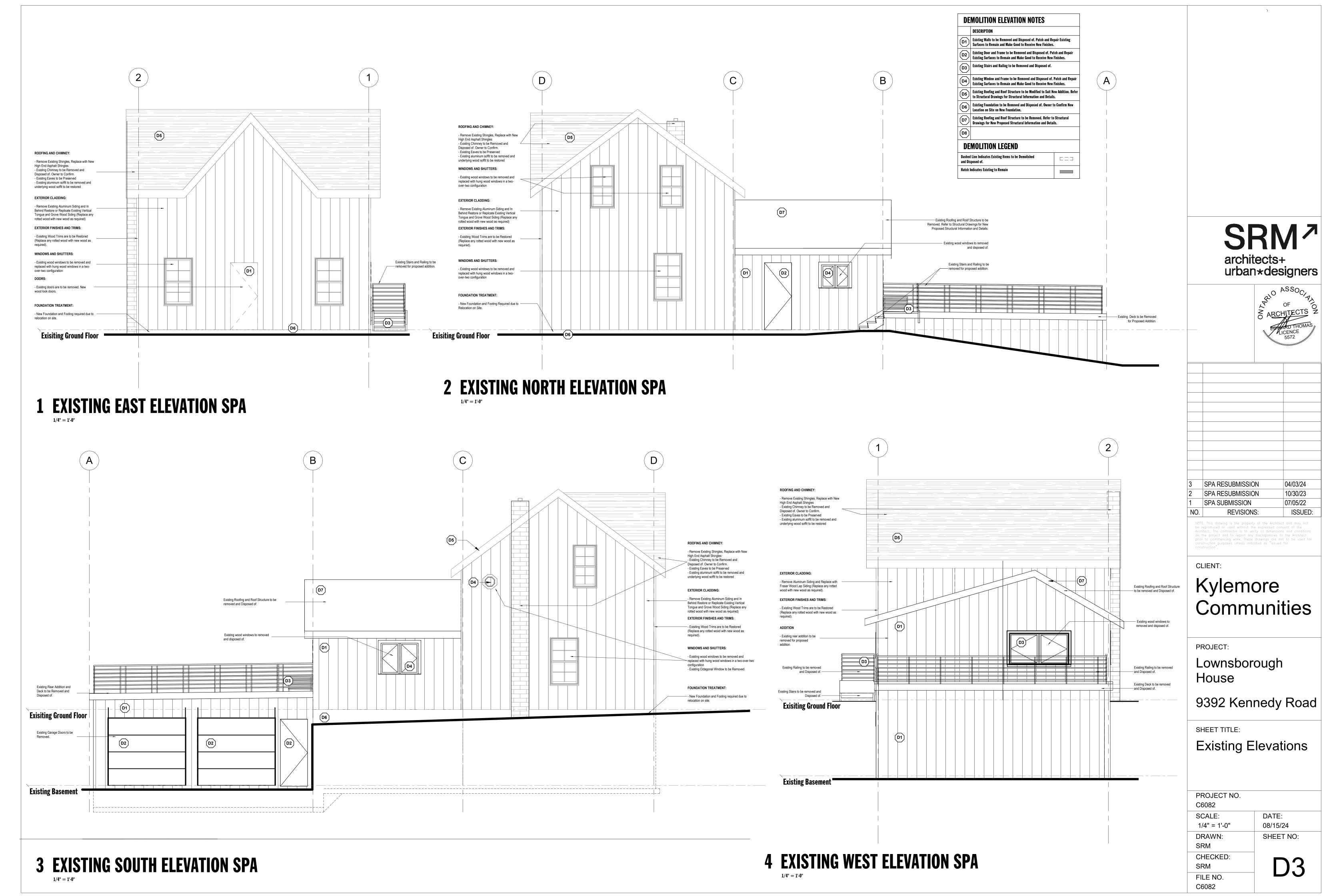




KYLEMORE COMMUNITIES LOWNSBOROUGH HOUSE



30 Wertheim Court, Unit 15 Richmond Hill, Ontario L4B 1B9 T: 289-695-0009 F: 289-695-0010



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