

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012, O.REG 332/12.

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE OBC, THE MOST RESTRICTIVE SHALL APPLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGN PROFESSIONAL PRIOR TO PROCEEDING. THESE DRAWINGS ARE THE PROPERTY OF FLOW DRAWINGS & DESIGN INC. THEY MAY NOT BE COPIED WITHOUT FLOW DRAWING AND DESIGN INC. APPROVAL AND ARE SUBJECT TO RETURN UPON REQUEST.

9.7. WINDOWS AND DOORS: EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT (a) IS OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, (b) PROVIDES AN INDIVIDUAL AN UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35m² (3.8sqft) WITH NO DIMENSIONS LESS THAN 380mm (15") AND (c) MAINTAINS THE REQUIRED OPENING WITHOUT ADDITIONAL SUPPORT EXCEPT FOR BASEMENT AREAS. THESE WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT 1000mm (3'-3") ABOVE THE FLOOR. WHERE SLIDING WINDOWS ARE USED THE OPERABLE PORTION SHALL BE MEASURED TO HAVE A MINIMUM AREA OF 0.35m² (3.8sqft) WITH NO DIMENSION LESS THAN 380mm (15"). WINDOWS OVER STAIRS, RAMPS, AND LANDINGS THAT EXTEND TO LESS THAN 900mm ABOVE THE SURFACE TO THE TREADS, RAMP, OR LANDING SHALL BE PROTECTED BY GUARDS OR NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS OF THE GUARDS. WHERE A WINDOW OPENS INTO A WINDOW-WELL, W/ MINIMUM CLEARANCE OF 580mm (23") IN FRONT OF WINDOW. OPERATION OF SASH SHALL BE PROTECTED WHERE PROTECTED. WHERE PROTECTED ENCLOSURE IS INSTALLED OVER WELL IT SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. WEATHER STRIPPING SHALL BE PROVIDED AROUND ALL EXTERIOR DOORS EXCEPT GARAGE DOORS. DOOR BETWEEN GARAGE AND DWELLING SHALL BE AN EXTERIOR TYPE, TIGHT FITTING, AND WEATHER STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES AND FITTED WITH A SELF CLOSING DEVICE AND SHALL NOT OPEN INTO A BEDROOM. DOORS TO DWELLINGS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS. DEAD BOLT LOCK SHALL BE PROVIDED WITH A CYLINDER HAVING NO FEWER THAN 5 PINS AND A BOLT THROUGH NOT LESS THAN 25mm (1"). STRIKE PLATES FOR DEAD BOLTS SHALL BE FASTENED TO WOOD FRAMES WITH WOOD SCREWS THAT PENETRATE MIN. 38mm (1 1/2") INTO SOLID WOOD AND STRIKE PLATES FOR DEADBOLTS SHALL BE FASTENED TO METAL FRAMES WITH MACHINE SCREWS NOT SMALLER THAN No. 8 AND MINIMUM 10mm (3/8") LONG. SOLID BLOCKING SHALL BE PROVIDED ON BOTH SIDES AT THE LOCK HEIGHT BETWEEN THE JAMBS FOR DOORS AND THE STRUCTURAL FRAMING SO THAT THE JAMB WILL RESIST SPREADING BY FORCE. OUTWARD SWINGING DOORS EXCEPT STORM AND SCREEN DOORS SHALL BE PROVIDED WITH HINGES OR PINS SO THAT THE DOORS CANNOT BE REMOVED WHEN THEY ARE CLOSED. MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR VIEWER OF TRANSPARENT GLAZING OR SIDELIGHT.

9.8. STAIRS, HANDRAILS AND GUARDS: INTERIOR AND EXTERIOR: MAXIMUM RISE 200mm (7 7/8"), MINIMUM RUN 235mm (8 1/4"), MINIMUM TREAD 270mm (9 1/4"), MAXIMUM NOSING 25mm (1"); WIDTH: INTERIOR MINIMUM 860mm (2'-10") BETWEEN WALL FACES. EXTERIOR 900mm (2'-11"); HEAD ROOM: INTERIOR 1950mm (6'-5"), EXTERIOR 2050mm (6'-9"); LANDINGS: WIDTH AS WIDE AS STAIRS, LENGTH FOR STRAIGHT RUNNERS OR LANDING TURNING LESS THAN 30 DEGREES INTERIOR MINIMUM 865mm (34"), EXTERIOR 900mm (35"). LANDING TURNING BETWEEN 30 DEGREES AND 90 DEGREES NOT LESS THAN WIDTH; HANDRAILS: MINIMUM 865mm (2'-10"), MAXIMUM CLEARANCE ABOVE LEADING EDGE OF TREAD, 50mm (2") CLEARANCE FROM WALL; GUARDS: INTERIOR GUARDS, MINIMUM 900mm (2'-11") AROUND LANDINGS AND FLOOR AREAS OF MORE THAN TWO RISERS. EXTERIOR GUARDS MINIMUM 900mm (2'-11") WHERE WALKING SURFACE IS NOT MORE THAN 1800mm (5'-11") ABOVE FINISHED GROUND LEVEL. OPENINGS IN GUARDS WILL PREVENT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER OF 100mm (4"); ANGLED TREADS OTHER THAN EXIT STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200mm (7 7/8") AND A MINIMUM RUN OF 150mm (5 7/8"); REQUIRED LANDINGS: (a) A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH FLIGHT OF INTERIOR AND EXTERIOR STAIRS, INCLUDING STAIRS WITH A HEATED SASH. (b) AT THE TOP AND BOTTOM OF EVERY RAMP WITH A SLOPE GREATER THAN 1 IN 50 AND WHERE A DOORWAY OPENS ONTO A STAIR OR RAMP. (c) NO LANDING IS REQUIRED WHERE A DOOR AT THE TOP OF THE STAIR IN A DWELLING UNIT SWINGS AWAY FROM THE STAIR BETWEEN THE DOORWAY AND THE STAIR. RISERS SHALL HAVE UNIFORM HEIGHT IN ANY ONE FLIGHT WITH A MAXIMUM TOLERANCE OF 5mm (1/4") BETWEEN ADJACENT TREADS OF LANDINGS AND 10mm (1/4") BETWEEN THE TALLEST AND SHORTEST RISERS IN FLIGHT.

9.9.10.1. EGRESS WINDOWS OR DOORS FOR BEDROOMS (1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A SUITE SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT, (A) IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, (B) PROVIDES AN INDIVIDUAL, UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35 m² WITH NO DIMENSION LESS THAN 380 mm. AND (C) MAINTAINS THE REQUIRED OPENING DESCRIBED IN CLAUSE (B) WITHOUT THE NEED FOR ADDITIONAL SUPPORT. (2) EXCEPT FOR BASEMENT AREAS, THE WINDOW REQUIRED IN SENTENCE (1) SHALL HAVE A MAXIMUM SILL HEIGHT OF 1 000 mm ABOVE THE FLOOR. (3) WHEN SLIDING WINDOWS ARE USED, THE MINIMUM DIMENSION DESCRIBED IN SENTENCE (1) SHALL APPLY TO THE OPERABLE PORTION OF THE WINDOW. (4) WHERE THE SLEEPING AREA WITHIN A LIVE/WORK UNIT IS ON A MEZZANINE WITH NO OBSTRUCTIONS MORE THAN 1 070 mm ABOVE THE FLOOR, THE WINDOW REQUIRED IN SENTENCE (1) MAY BE PROVIDED ON THE MAIN LEVEL OF THE LIVE/WORK UNIT PROVIDED THE MEZZANINE IS NOT MORE THAN 25% OF THE AREA OF THE LIVE/WORK UNIT OR 20 m², WHICHEVER IS LESS, AND AN UNOBSTRUCTED DIRECT PATH OF TRAVEL IS PROVIDED FROM THE MEZZANINE TO THIS WINDOW. (5) WHERE A WINDOW REQUIRED IN SENTENCE (1) OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 550 mm SHALL BE PROVIDED IN FRONT OF THE WINDOW. (6) WHERE THE SASH OF A WINDOW REFERRED TO IN SENTENCE (6) SWINGS TOWARDS THE WINDOW WELL, THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN AN EMERGENCY. (7) WHERE A PROTECTIVE ENCLOSURE IS INSTALLED OVER THE WINDOW WELL REFERRED TO IN SENTENCE (6), SUCH ENCLOSURE SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE OF THE OPENING MECHANISM.

9.10. FIRE PROTECTION: WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A HOUSE, AN AIR BARRIER SYSTEM SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. EVERY DOOR BETWEEN THE GARAGE AND HOUSE SHALL BE TIGHT-FITTING AND WEATHER STRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. WHERE MEMBRANE MATERIALS ARE USED TO PROVIDE AIRTIGHTNESS IN THE AIR BARRIER SYSTEM, ALL JOINTS SHALL BE SEALED AND STRUCTURALLY SUPPORTED. BUILDINGS PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION, SEMI-RIGID FIBRE INSULATION BOARD PRODUCED FROM GLASS, ROCK OR GLASS, IS PERMITTED TO BE USED TO SEAL THE VERTICAL SPACE IN A DOUBLE FRAMED WALL ASSEMBLY FORMED AT THE INTERSECTION OF THE FLOOR OR WALL ASSEMBLY AND THE WALLS, PROVIDED THE WIDTH OF THE VERTICAL SPACE IS NOT MORE THAN 25mm (1") AND THE INSULATION BOARD HAS A DENSITY NOT LESS THAN 45kg/m³. IS SECURELY FASTENED TO ONE SET OF STUDS, EXTENDS FROM BELOW THE BOTTOM OF THE TOP PLATES IN THE LOWER STOREY TO ABOVE THE TOP OF THE BOTTOM PLATE IN THE UPPER STOREY, AND COMPLETELY FILLS THE NOMINAL GAP OF 25mm (1") BETWEEN THE WALL PLATES.

9.10.9. FIRE PROTECTION WITHIN BUILDING EXCEPT AS PERMITTED IN ARTICLE 9.10.9.3, A WALL OR FLOOR ASSEMBLY REQUIRED TO BE A FIRE SEPARATION SHALL BE CONSTRUCTED AS A CONTINUOUS BARRIER AGAINST THE SPREAD OF FIRE. THE CONTINUITY OF A FIRE SEPARATION SHALL BE MAINTAINED WHERE IT ABUTS ANOTHER FIRE SEPARATION, FLOOR, CEILING, ROOF, OR AN EXTERIOR WALL ASSEMBLY. PENETRATIONS OF FIRE SEPARATIONS SUCH AS PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, AND OTHER SIMILAR EQUIPMENT MUST BE STOPPED ACCORDING TO 9.10.9.6.

9.15. FOOTINGS AND FOUNDATIONS: CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING 75kPa OR GREATER. MINIMUM 4'-0" BELOW FINISHED GRADE. CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 15mPa AFTER 28 DAYS. STEPPED FOOTINGS MAXIMUM RISE BETWEEN HORIZONTAL PORTIONS IS 600mm (23 5/8") AND MINIMUM HORIZONTAL DISTANCE BETWEEN RISERS 600mm (23 5/8"). FOUNDATION WALLS SHALL EXCEED MINIMUM 150mm (5 7/8") ABOVE GRADE WITH MIN. 1/4" MORTAR PARGING AND SHALL BE COVERED OVER FOOTINGS. CONCRETE WALLS SHALL HAVE ALL JOINTS AND RECESSES RESULTING FROM THE REMOVAL OF FORM MATERIALS SEALED WITH MORTAR OR DAMPROOFING MATERIAL. MINIMUM FOOTING SIZES FOUND IN TABLE 9.15.3.4. OF THE OBC. EXTERIOR FOUNDATION WALL SHALL BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE EXTERIOR OF THE FOUNDATION WALL. THE DRAIN PIPE OR TILE SHALL BE COVERED WITH NOT LESS THAN 600mm (5 7/8") OF CRUSHED STONE OR OTHER COARSE CLEAN GRANULAR MATERIAL. REDUCED FOUNDATION WALLS TO ALLOW BRICK FRACING AND MAINTAIN LATERAL SUPPORT. BRICKS TO BE MIN. 3 1/2" CONCRETE WITH TIES MIN. 1/16" THICK x 7/8" WIDE AT 8" C/C VERTICAL. 36" HORIZONTAL. FILL SPACE BEHIND WITH BRICK MORTAR. FOUNDATION WALL BE ENCLOSING A HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISH FLOOR. INSULATION OF THE FLOOR OR BASEMENT. REQUIRED INSULATION MAY BE PROVIDED (a) ON THE INTERIOR OF THE FOUNDATION WALL, (b) ON THE EXTERIOR FACE OF THE FOUNDATION WALL, (c) PARTIALLY ON THE INTERIOR AND PARTIALLY ON THE EXTERIOR. PROVIDED THE THERMAL PERFORMANCE IS EQUIVALENT TO a & b. INSULATION AROUND CONCRETE SLABS-ON-GRADE SHALL EXTEND NOT LESS THAN 600mm 23 5/8" BELOW EXTERIOR GROUND LEVEL.

9.16. FLOORS ON GROUND: COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN (a) 32 mPa FOR GARAGE FLOORS, CARPORT FLOORS, AND ALL EXTERIOR FLATWORK (b) 20mPa FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES AND CARPORTS (c) 15 mPa FOR ALL OTHER APPLICATIONS. CONCRETE FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AN ENTRAINMENT OF 5-8%. GARAGE FLOORS ON GRADE SHALL BE REINFORCED WITH A MIN. 10mm (3/8") DIAMETER STEEL BARS SPACED AT 180mm (7") ON TOP AND 240mm (9 3/4") ON BOTTOM. FLOORS DAMPROOFED WITH 6ml. POLYETHYLENE. THE TOP OF EVERY SLAB IN GRADE SHALL BE MIN. 6" ABOVE GRADE. OTHER THEN GARAGE, CARPORT AND EXTERIOR SLABS ON GROUND, CONCRETE SLABS SHALL BE MIN. 3" THICK ON 5" CRUSHED STONE. COMPRESSIVE STRENGTH FOR FLOORS ON GROUND WHERE DAMPROOFING IS NOT PROVIDED THE CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 25 mPa AFTER 28 DAYS. FLOORS ON GROUND WHERE DAMPROOFING IS PROVIDED THE CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 15 mPa AFTER 28 DAYS.

9.18. UNHEATED CRAWLSPACE: UNHEATED CRAWLSPACES SHALL BE PROVIDED TO THE OUTSIDE AIR MINIMUM 0.1m² OF UNOBSTRUCTED VENT AREA FOR EVERY 50m² OF FLOOR AREA.

9.19. ROOF SPACES: SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING IN ROOF SPACES. VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR. UNOBSTRUCTED VENT AREA SHALL NOT BE LESS THAN 1/300 OF THE INSULATED CEILING AREA FOR ROOFS WITH A SLOPE MORE THAN 2:12. ROOFS WITH SLOPE 2:12 OR LESS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE MIN. 1/150 OF INSULATED CEILING AREA. VENTS PERMITTED TO BE ROOF TYPE, GABLE END TYPE OR ANY COMBINATION, AND DISTRIBUTION UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING, WITH NOT LESS THAN 25% OF REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE. EXCEPT WHERE EACH ROOF SPACE IS SEPARATELY VENTED, ROOF JOIST SPACES SHALL BE INTERCONNECTED BY INSTALLING PURLINS NOT LESS THAN 38mm x 38mm ON TOP OF THE ROOF JOISTS. MINIMUM R60 IN ATTIC SPACES.

9.23. WOOD FRAME CONSTRUCTION: ALL FLOOR JOISTS AND BEAMS TO BE NUMBER 2 GRADE SPF OR EQUAL UNLESS STATED OTHERWISE. SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH THE MINIMUM 1/2" DIAMETERS. ANCHOR BOLTS MAX. 7'-10" O.C., EMBEDDED NO LESS THAN 4" IN THE FOUNDATION, AND DESIGNED SO THEY MAY BE TIGHTENED WITHOUT WITHDRAWING THEM FROM THE FOUNDATION. JOISTS SHALL HAVE A MIN. 1 1/2" END BEARING. BEAMS SHALL HAVE MIN. 3 1/2" END BEARING. BEAMS TO BE POINT LOADED THROUGH SOLID BLOCKING TO SUPPORTING FOUNDATION. JOISTS FRAMED INTO SIDES OF WOOD BEAMS SHALL BE SUPPORTED ON METAL JOIST HANGERS. HEADER JOISTS SHALL BE DOUBLED WHEN THEY EXCEED 3'-11" IN LENGTH. HEADER JOISTS EXCEEDING 10'-8" IN LENGTH SHALL BE DETERMINED BY CALCULATION. TRIMMER JOISTS SHALL BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEEDS 5'-11". WHEN HEADER JOIST EXCEEDS 6'-7", SIZE OF TRIMMER JOISTS SHALL BE DETERMINED BY CALCULATION. LOAD BEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR WALLS OF SUFFICIENT STRENGTH TO TRANSFER SAFELY THE DESIGN LOADS TO VERTICAL SUPPORTS. LOAD BEARING EXTERIOR WALL AT RIGHT ANGLES TO FLOOR JOISTS SHALL BE LOCATED NOT MORE THAN 900mm (2'-11") FROM JOISTS SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR AND NOT MORE THAN 610mm (24") FROM THE JOIST SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS. UNLESS THE JOIST SIZE IS DESIGNED TO SUPPORT SUCH LOADS, NON-LOADBEARING INTERIOR WALLS AT RIGHT ANGLES TO THE FLOOR JOISTS ARE NOT RESTRICTED AS TO LOCATION. NON-LOADBEARING WALLS PARALLEL TO THE FLOOR JOIST SHAL BE SUPPORTED BY JOISTS. DOUBLE FLOOR JOISTS ARE PERMITTED BETWEEN THE JOISTS. BLOCKING FOR THE SUPPORT OF NON-LOADBEARING WALLS SHALL BE NOT LESS THAN 2"x4" LUMBER, SPACES NOT MORE THAN 4' APART. DOUBLE TOP PLATES FOR ALL LOAD BEARING PARTITIONS. DOUBLE STUDS AT CORNERS AND EACH SIDE OF OPENINGS. FLOOR JOISTS TO HAVE CROSS BRIDGING LOCATED NOT MORE THAN 2100mm FROM EACH SUPPORT OR OTHER ROWS OF BRIDGING. STRAPPING AT LEAST 19mm x 64mm (1"x3") NAILED TO THE UNDERSIDE OF THE FLOOR JOISTS. STRAPPING LOCATED NOT MORE THAN 2100mm (6'-11") FROM EACH SUPPORT OR OTHER ROWS OF STRAPPING AT EACH END TO A PANEL TRIP OR A PANEL TRIP. STRAPPING LOCATED NOT MORE THAN 2100mm (6'-11") FROM EACH SUPPORT OR OTHER ROWS OF STRAPPING. INTERIOR LOAD BEARING PARTITION IN BASEMENT TO BE 2"x4" SPF AT 16"O.C. FOR BUNGALOWS AND 2"x6" SPF 16"O.C. OR 2"x4" SPF 12"O.C. FOR TWO STOREYS. CANTILEVERED FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 406mm (16") BEYOND THEIR SUPPORTS WHERE 2"x8" JOISTS ARE USED AND NOT MORE THAN 610mm (24") WHEN 2"x10" OR LARGER JOISTS ARE USED. WHERE CANTILEVER FLOOR JOISTS ARE AT RIGHT ANGLES TO MAIN FLOOR JOISTS THE TAIL JOISTS IN THE CANTILEVERED PORTION SHALL EXTEND INWARD AWAY FROM CANTILEVER. SUPPORT A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER AND BE END NAILED TO AN INTERIOR DOUBLE HEADER JOIST. COLLAR TIES THAT ARE MORE THAN 2.4m LONG SHALL BE Laterally SUPPORTED BY NOT LESS THAN 19mm by 89mm CONTINUOUS MEMBERS AT RIGHT ANGLES TO THE COLLAR TIES. WHERE LINTELS EXCEED 6' IN LENGTH, DOUBLE JACK STUDS MUST BE INSTALLED.

VAPOUR BARRIERS: INSTALLED TO PROTECT THE ENTIRE SURFACE OF THE THERMALLY INSULATED WALL, CEILING, AND FLOOR ASSEMBLIES. VAPOUR BARRIER PROTECTION SHALL BE INSTALLED ON THE WARM SIDE OF THE INSULATION. PENETRATIONS OF THE AIR BARRIER PROTECTION, SUCH AS THOSE CREATED BY THE INSTALLATION OF DOORS, WINDOWS, ELECTRICAL WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER PROTECTION OVER THE ENTIRE SURFACE. PROVIDE AIR BARRIER SEE OBC 9.25.4.

9.27.3.8. FLASHING INSTALLATION: FLASHING SHALL BE INSTALLED AT (a) EVERY HORIZONTAL JUNCTION BETWEEN CLADDING ELEMENTS, (b) EVERY HORIZONTAL OFFSET IN THE CLADDING, (c) EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTRATES CHANGE, AND WHERE THE SUBSTRATES DIFFER SUFFICIENTLY FOR STRESSES TO BE CONCENTRATED ALONG THAT LINE, OR THE INSTALLATION OF CLADDING IN THE LOWER SUBSTRATE MAY COMPROMISE THE DRAINAGE OF MOISTURE FROM BEHIND THE CLADDING ABOVE. FLASHING NEED NOT BE INSTALLED WHERE (a) UPPER CLADDING ELEMENTS OVERLAP THE LOWER CLADDING ELEMENTS BY MINIMUM 25mm (1"). (b) WHERE CLADDING ABOVE AND BELOW THE JOINT IS INSTALLED OUTBOARD OF A DRAINED AND VENTED AIRSPACE AND THE HORIZONTAL DETAIL IS CONSTRUCTED TO MINIMIZE INGRESS OF PRECIPITATION INTO THE AIR SPACE, AND (c) AT THE HORIZONTAL CONSTRUCTION JOINTS IN STUCCO WHERE THE JOINT IS FINISHED WITH AN EXPANSION-CONTRACTION STRIP AND CLADDING INSTALLED OUTBOARD OF A DRAINED AND VENTED SPACE. FLASHING SHALL BE INSTALLED OVER EXTERIOR WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS MORE THAN 1/2 OF THE HORIZONTAL OVERHANG OF EAVE. WHERE EXTERIOR SILLS OF WINDOWS AND DOORS ARE NOT SELF-FLASHING, FLASHING SHALL BE INSTALLED BETWEEN THE UNDERSIDE OF THE WINDOW OR DOOR AND THE WALL CONSTRUCTION BELOW. FLASHING SHALL BE INSTALLED BETWEEN THE UNDERSIDE OF THE WINDOW OR DOOR AND THE WALL CONSTRUCTION BELOW. FLASHING SHALL BE MINIMUM 50mm (2 ") UPWARD INBOARD OF THE SHEATHING MEMBRANE OR SHEATHING INSTALLED IN LIEU OF THE SHEATHING MEMBRANE. HAVE A SLOPE OF MINIMUM 6% TOWARD THE EXTERIOR AFTER THE EXPECTED SHRINKAGE OF BUILDING FRAME. TERMINATE WITH AN END-DAM MINIMUM HEIGHT 25mm (3/8") VERTICALLY OVER ELEMENT BELOW, TERMINATE IN A DRIP EXTENDING MINIMUM 5mm (3/16") OUTWARD FROM THE OUTER FACE OF THE BUILDING ELEMENT.

9.32. VENTING: OPENINGS SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM THE WEATHER AND INSECTS. SCREENING SHALL BE OF RUST PROOF MATERIAL. AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. UNOBSTRUCTED VENTILATION AREA TO OUTDOORS BY NATURAL MEANS IN BATHROOMS 0.09m². IN UNFINISHED BASEMENTS 0.2% OF FLOOR AREA. OTHER FINISHED ROOMS 0.26m² PER ROOM OR COMBINATION OF ROOMS.

9.34.2. EXTERIOR LIGHTING AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY. THE EXTERIOR LIGHTING OUTLET WITH FIXTURE REQUIRED BY SENTENCE (1) MAY BE CONTROLLED BY A WALL SWITCH OR PANEL ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY. WHERE IT SERVES, (A) A BUILDING ENTRANCE SERVING MULTIPLE SUITES OF RESIDENTIAL OCCUPANCY, (B) MULTIPLE DWELLING UNIT ENTRANCES, (C) HOTELS, OR (D) MOTELS.

9.40. REINFORCED CONCRETE SLABS: REINFORCED CONCRETE SLABS THAT ARE SUSPENDED OVER COLD ROOMS IN BASEMENTS AND SUPPORTED BY FOUNDATION WALLS ALONG THE PERIMETER OF THE SLAB WITH NO ADDITIONAL INTERIOR SUPPORTS MUST HAVE A CLEAR SPAN BETWEEN SUPPORTING WALLS OF NOT MORE THAN 2500mm ALONG THE SHORTEST DIMENSION. SLAB MIN. 125mm THICK. SLAB SHALL BE REINFORCED WITH 10m BARS SPACED 200mm O.C. IN EACH DIRECTION WITH 30mm CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF THE BARS. THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER BARS IN THE OPPOSITE DIRECTION. SLAB SHALL BEAR NOT LESS THAN 75mm ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 600x600mm 10M BENT DOWELS SPACED AT NOT MORE THAN 600mm O.C. SLABS SHALL BE SLOPED TO EFFECTIVELY SHED WATER AWAY FROM THE EXTERIOR WALLS.

BARRIER FREE: REINFORCEMENT OF STUDS SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON THE WALL ADJACENT TO A WATER CLOSET, SHOWER OR BATHTUB. 2"x8" SOLID BLOCKING SCREWED TO STUDS. FOR BATHTUB, A HEIGHT OF 1200mm ON WALL OPPOSITE TO THE ENTRANCE OF SHOWER SO THAT NOT LESS THAN 300mm OF ITS LENGTH IS AT ONE SIDE OF THE SEAT STARTING AT THE TOP OF THE BATHTUB. FOR TOILET ON WALLS BEHIND AND BESIDE THE TOILET STARTING AT 450mm FROM FLOOR LEVEL. GRAB BARS FOR TOILET SHALL BE AT LEAST 760mm IN LENGTH AND MOUNTED AT 30° to 50° ANGLE SLOPING UPWARDS, AWAY FROM THE WATER CLOSET WITH THE LOWER END OF THE BAR MOUNTED 750mm TO 900mm ABOVE THE FLOOR AND 50mm IN FRONT OF THE TOILET BOWL OR ALTERNATIVELY THE I-SHAPED WITH 760mm LONG HORIZONTAL AND THE VERTICAL COMPONENT 150mm IN FRONT OF THE TOILET BOWL. AT LEAST 600mm IN LENGTH MOUNTED HORIZONTALLY ON THE WALL BEHIND THE WATER CLOSET FROM 840mm - 920mm ABOVE THE FLOOR AND WHERE THE WATER CLOSET HAS A WATER TANK, THEN MOUNTED 150mm ABOVE THE TANK. TO BE INSTALLED TO RESIST A LOAD OF ATLEAST 1.3kN VERTICALLY OR HORIZONTALLY. BE NOT LEAS THAN 30mm AND NOT MORE THAN 40mm IN DIAMETER. HAVE A CLEARANCE OF 30mm - 40mm FROM WALL AND HAVE A SLIP RESISTANT SURFACE. FOR SHOWERS AND BATHTUBS TO HAVE A HORIZONTAL GRAB BAR THAT IS NOT LESS THAN 900mm LONG, MOUNTED APPROX. 850mm ABOVE THE FLOOR AND LOCATED ON THE WALL OPPOSITE THE ENTRANCE TO THE SHOWER SO THAT NOT LESS THAN 300mm OF ITS LENGTH IS AT ONE SIDE OF THE SEAT. INSTALLED TO RESIST A LOAD OF ATLEAST 1.3kN VERTICALLY OR HORIZONTALLY. BE NOT LESS THAN 30mm AND NOT MORE THAN 40mm IN DIAMETER, HAVE A CLEARANCE OF 30mm TO 40mm FROM WALL AND HAVE A SLIP RESISTANT SURFACE.

EQUIPMENT EFFICIENCY: THE MINIMUM ANNUAL FUEL UTILIZATION EFFICIENCY OF A FURNACE SERVING A BUILDING OF RESIDENTIAL OCCUPANCY SHALL CONFORM TO OBC TABLE 12.3.2.1.

WINDOWS AND SLIDING GLASS DOORS: ENERGY RATING AND THE OVERALL COEFFICIENT OF HEAT TRANSFER REQUIRED FOR WINDOWS AND SLIDING GLASS DOORS IN A RESIDENTIAL OCCUPANCY SHALL BE DEEMED IN CONFORMANCE WITH CAN/CSA-A440.2. ALL WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE (a) AN OVERALL COEFFICIENT OF HEAT TRANSFER OF NOT MORE THAN 1.8 W/m² DEGREES CELSIUS OR (b) AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS AND 27 FOR FIXED WINDOWS (EXCEPT BASEMENT WINDOWS THAT INCORPORATE A LOAD BEARING STRUCTURAL FRAME) SHALL BE DOUBLE GLAZED WITH A LOW-E COATING), EXCEPT FOR DOORS IN ENCLOSED UNHEATED VESTIBULES AND COLD CELLARS, AND EXCEPT FOR GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN R-4 WHERE A STORM DOOR IS NOT PROVIDED. ALL SLIDING GLASS DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE (a) AN OVERALL COEFFICIENT OF HEAT TRANSFER OF NOT MORE THAN 1.8W/m² DEGREES CELSIUS, OR (c) AN ENERGY RATING OF NOT LESS THAN 21.

THERMAL RESISTANCE VALUES FOR EXPOSED ROOFS OR CEILINGS MAY BE REDUCED NEAR EAVES TO THE EXTENT MADE NECESSARY BY THE ROOF SLOPE AND REQUIRED VENTILATION CLEARANCES, EXCEPT THAT THE THERMAL RESISTANCE OF INSULATION AT THE LOCATION DIRECTLY ABOVE THE INNER SURFACE OF THE EXTERIOR WALL SHALL BE AT LEAST R20.

SMOKE ALARMS: SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED (a) SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STORY, INCLUDING BASEMENTS, (b) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, (c) IN EACH SLEEPING ROOM, (d) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY. (e) ON OR NEAR THE CEILING, (f) TO INCLUDE A VISUAL SIGNAL COMPONENT WHICH MUST MEET TECHNICAL STANDARDS SPECIFIED. SUITES OF RESIDENTIAL OCCUPANCY ARE PERMITTED TO BE EQUIPPED WITH SMOKE DETECTORS IN LIEU OF SMOKE ALARMS, PROVIDED THE SMOKE DETECTORS, (A) ARE CAPABLE OF INDEPENDENTLY SOUNDING AUDIBLE SIGNALS WITHIN THE INDIVIDUAL SUITES, (B) ARE INSTALLED IN CONFORMANCE WITH CANULC-S524, "INSTALLATION OF FIRE ALARM SYSTEMS", AND (C) FORM PART OF THE FIRE ALARM SYSTEM. SMOKE DETECTORS PERMITTED TO BE INSTALLED IN LIEU OF SMOKE ALARMS ARE PERMITTED TO SOUND LOCALIZED ALARMS WITHIN INDIVIDUAL SUITES AND NEED NOT SOUND AN ALARM THROUGHOUT THE REST OF THE BUILDING.

CARBON MONOXIDE ALARMS: WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED, (A) ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM, AND (B) IN THE SERVICE ROOM. WHERE A STORAGE GARAGE IS LOCATED IN A BUILDING CONTAINING A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE STORAGE GARAGE. WHERE A STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR BUILT IN, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE DWELLING UNIT. A CARBON MONOXIDE ALARM SHALL BE MECHANICALLY FIXED, (A) AT THE MANUFACTURER'S RECOMMENDED HEIGHT, OR (B) IN THE ABSENCE OF SPECIFIC INSTRUCTIONS, ON OR NEAR THE CEILING.

ACCESS TO CRAWL SPACES AND ATTICS MORE THAN 2'-0" IN HEIGHT TO BE A MINIMUM OF 22"x28" FITTED WITH DOORS AND COVERS. INSULATED AND WEATHERSTRIPPED. WOOD TO BE PRESSURE-TREATED IF LESS THAN 450mm TO GROUND.

GAS PROOFING OF GARAGES: CONSTRUCTION BETWEEN ATTACHED OR BUILT IN GARAGES AND DWELLING UNITS SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES. CEILINGS AND STUD PARTITIONS SHALL HAVE ONE LAYER 1/2" DRYWALL FILLED AND TAPED.

EXCAVATION: TOPSOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER BUILDINGS SHALL BE REMOVED. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED.

GENERAL STRUCTURAL NOTES

1. UNLESS NOTED OTHERWISE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 OF THE OBC 2012.
2. CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING THE WORK.
3. DESIGN CRITERIA AND ASSUMPTIONS:
 - A. S_w = 2.8 kPa
 - B. S_{ir} = 0.4 kPa
 - C. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 75 kPa
 - D. SECOND FLOOR LIVE LOAD = 1.90 kPa
 - E. SECOND FLOOR DEAD LOAD = 0.72 kPa
4. SEE SPECS PROVIDED BY MANUFACTURER FOR TRUSS AND LVL DETAILS.
5. BEAMS AND GIRDER TRUSSES SUPPORTING BEAMS, TRUSSES, AND ALL CONNECTIONS PROVIDED BY MANUFACTURER.
6. ALWAYS PROVIDE RAILING TO ANY EXTERIOR OPEN SPACES OR UNPROTECTED OPENINGS W/ A HEIGHT OF 23 5/8" OR GREATER. RAILINGS TO COMPLY W/ OBC 9.8 AND S87
7. FOR EXTERIOR WALL OPENINGS, USE LINTELS FOUND ON SCHEDULE UNLESS OTHERWISE NOTED ON PLANS.
8. BUILT-UP BEAM NAILING OR SCREWING OF EACH 1' 5" PLY (UNLESS NOTED OTHERWISE):
 - A. NAILS OR SCREWS SHALL BE INSTALLED FROM ALTERNATING FACES ALONG THE LENGTH OF THE BEAM.
 - B. BEAM DEPTH OF 7.25" OR LESS: TWO ROWS OF 3" LONG FASTENERS @ 18" C/C.
 - C. BEAM DEPTH UP TO 11.25": THREE ROWS OF 3" LONG FASTENERS @ 18" C/C.
9. BUILT-UP WOOD COLUMN NAILING PATTERN:
 - A. NAILS SHALL BE INSTALLED FROM ALTERNATING FACES ALONG THE LENGTH OF THE COLUMN.
 - B. 2-PLY 2X4: ONE ROW OF 3" LONG FASTENERS @ 9" C/C.
 - C. 3-PLY 2X4: ONE ROW OF 4.5" LONG FASTENERS @ 9" C/C.
10. PROVIDE NAILS WITH 1" EDGE DISTANCE.
11. STAIR RUN WIDTH TO BE A MIN. 34" WIDE. THE CLEAR HEIGHT OVER STAIRS SHALL BE MEASURED VERTICALLY, OVER THE CLEAR WIDTH OF THE STAIR, FROM A STRAIGHT LINE TANGENT TO THE TREAD AND LANDING NOSINGS TO THE LOWEST POINT ABOVE, AND HAVE A MINIMUM CLEAR HEIGHT OF 76" (6'-6").
12. STAIR RISE TO BE UNIFORMLY SIZED BETWEEN 5" AND 7 7/8" AND SHALL BE INCLINED AT AN ANGLE OF NOT MORE THAN 45° WITH THE HORIZONTAL. STAIR RUN TO BE UNIFORMLY SIZED BETWEEN 10" AND 14" AND THE TREAD IS TO BE NOT LESS THAN 1 1/4" THICKNESS WHEN OPEN RISERS ARE USED. LANDINGS WIDTH TO BE CONSISTENT W/ STAIR WIDTH AND LANDING LENGTH TO BE AS LONG AS THE OVERALL STAIR WIDTH (MIN. 34").

GENERAL DECK NOTES

1. PLANS FOR THE PROPOSED DECK WERE REVIEWED UNDER DIV. B PART 9 OF THE 2012 ONTARIO BUILDING CODE, O. REG. 332/12 AS AMENDED.
2. ALL CONSTRUCTION IS TO MEET OR EXCEED THE REQUIREMENTS OF THE OBC AND SUPPLEMENTAL STANDARD AND ALL WORK WHETHER DETAILED ON PLANS OR NOT IS SUBJECT TO THE FIELD APPROVAL OF A QUALIFIED BUILDING INSPECTOR.
3. ALL FASTENERS SHALL BE RESISTANT TO CORROSION. ALL LUMBER SHALL BE DECAY RESISTANT No. 2 SPF OR BETTER AND ALL CUT ENDS OF PRESSURE TREATED LUMBER SHALL BE TREATED TO PREVENT DECAY.
4. PROVIDE LATERAL SUPPORT (DIAGONAL BRACING) TO DECK POSTS WHEN POSTS ARE MORE THAN 23 5/8" (600mm) TALL. BEAM SPLICES TO OCCUR OVER POSTS/SUPPORTS ONLY. MID SPAN BLOCKING TO BE PROVIDED WHERE JOISTS SPAN OVER 6'-11".
5. GUARDS:
 - A. APPLICABLE WHERE THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 23 5/8" (600mm) BETWEEN THE DECK SURFACE AND THE ADJACENT GRADE.
 - B. FOR DECKS MORE THAN 24" ABOVE GRADE AND UP TO 5'-11" ABOVE GRADE, THE GUARD MUST BE MINIMUM 35" HIGH WITH NO CLIMBABLE ATTACHMENTS AND NO OPENINGS GREATER THAN 4".
 - C. FOR DECKS MORE THAN 5'-11" ABOVE GRADE THE GUARD MUST CONFORM TO THE ABOVE EXCEPT THAT THE MINIMUM HEIGHT IS 42".
6. GUARDS SHALL MEET REQUIREMENTS SET OUT IN DIV. B. SUBSECTION 9.8.8. AND/OR S87. PICKETS SHALL BE FASTENED WITH SCREWS AT THE TOP AND BOTTOM. TURNED PICKETS NOT PERMITTED.
7. SUPPORTING RAIL POSTS REQUIRED EVERY 3'-11" IN TYPICAL POST AND RAIL/GUARD SYSTEM. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT GUARD RAIL POSTS WHERE GUARD IS PARALLEL TO JOIST DIRECTION. MINIMUM 20 GAUGE FRANCHING ANCHOR TO BE USED AT POST TO RAIL CONNECTIONS. MAXIMUM 4" OPENINGS BETWEEN PICKETS. NO MEMBER OR ATTACHMENT BETWEEN THE HEIGHT OF 4' AND 35" ON THE GUARD SHALL FACILITATE CLIMBING.
8. STAIR DIMENSIONS:
 - A. RISE TO BE BETWEEN 200mm (7 7/8") AND 125mm (5").
 - B. RUN TO BE BETWEEN 355mm (14") AND 255mm (10").
 - C. TREAD TO BE NOT LESS THAN 1 1/4" THICKNESS WHEN OPEN RISERS ARE USED.
 - D. TREAD DEPTH TO BE BETWEEN 355mm (14") AND 254mm (10"), AND TO BE UNIFORM.
 - E. STAIRS WITH MORE THAN 3 RISERS MUST HAVE A HANDRAIL.
9. WOOD STAIR STRINGERS SHALL BE MINIMUM SIZE OF 2"x10" AND THE SPACE BETWEEN STRINGERS BE NOT MORE THAN 2'-11".
10. STRINGERS SHALL BE SUPPORTED AND SECURED AT TOP AND BOTTOMS.
7. DECKS MUST BE ATTACHED TO HOUSE FOUNDATION OR STRUCTURAL FRAMING (NOT BRICK VENEER) WITH MINIMUM 1/2" DIAMETER BOLTS AT MAX. 2' O.C.
8. MAXIMUM CANTILEVER FOR DECK JOISTS BEYOND SUPPORT IS 2'. MAXIMUM CANTILEVER FOR DECK BEAMS BEYOND SUPPORT IS 6'.



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No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

General Notes

Address	339 River Rd East, Wasaga Beach
Date	2024-02-26
Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

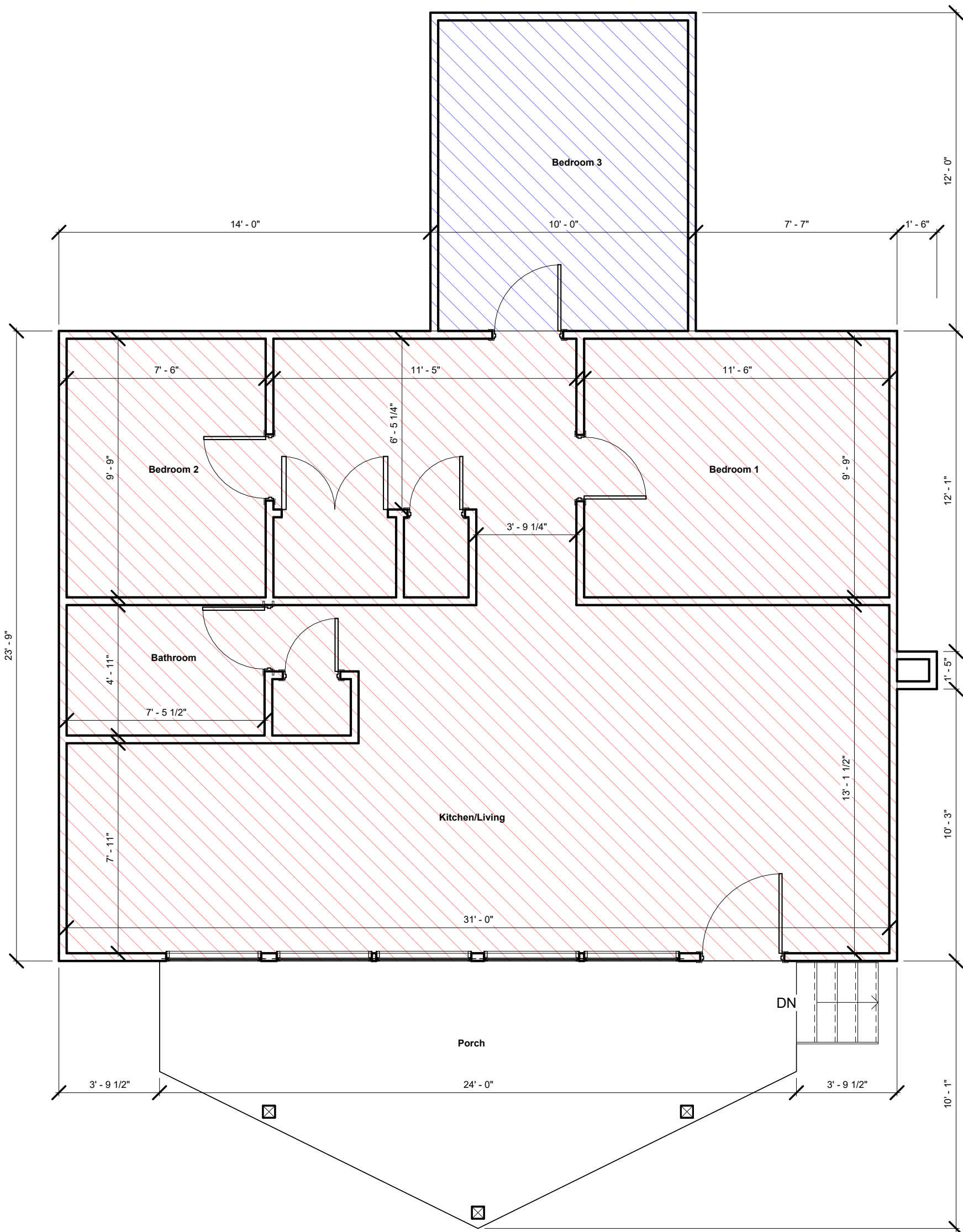
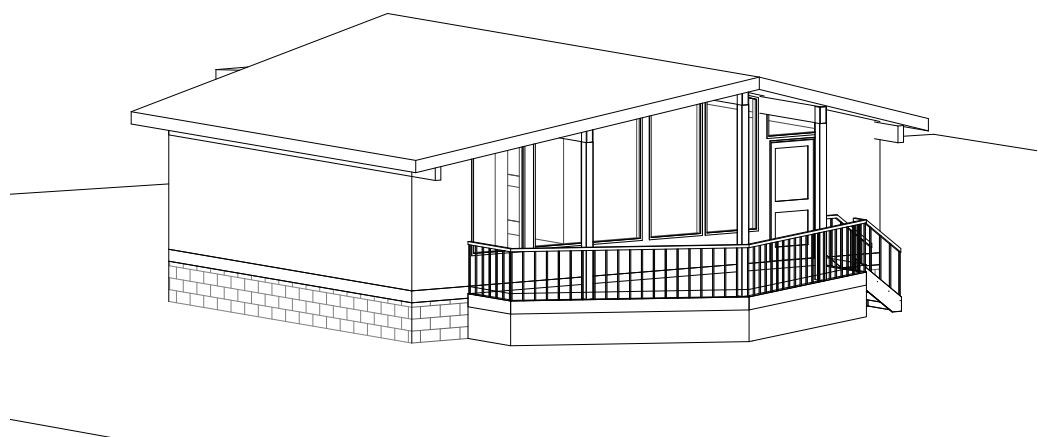
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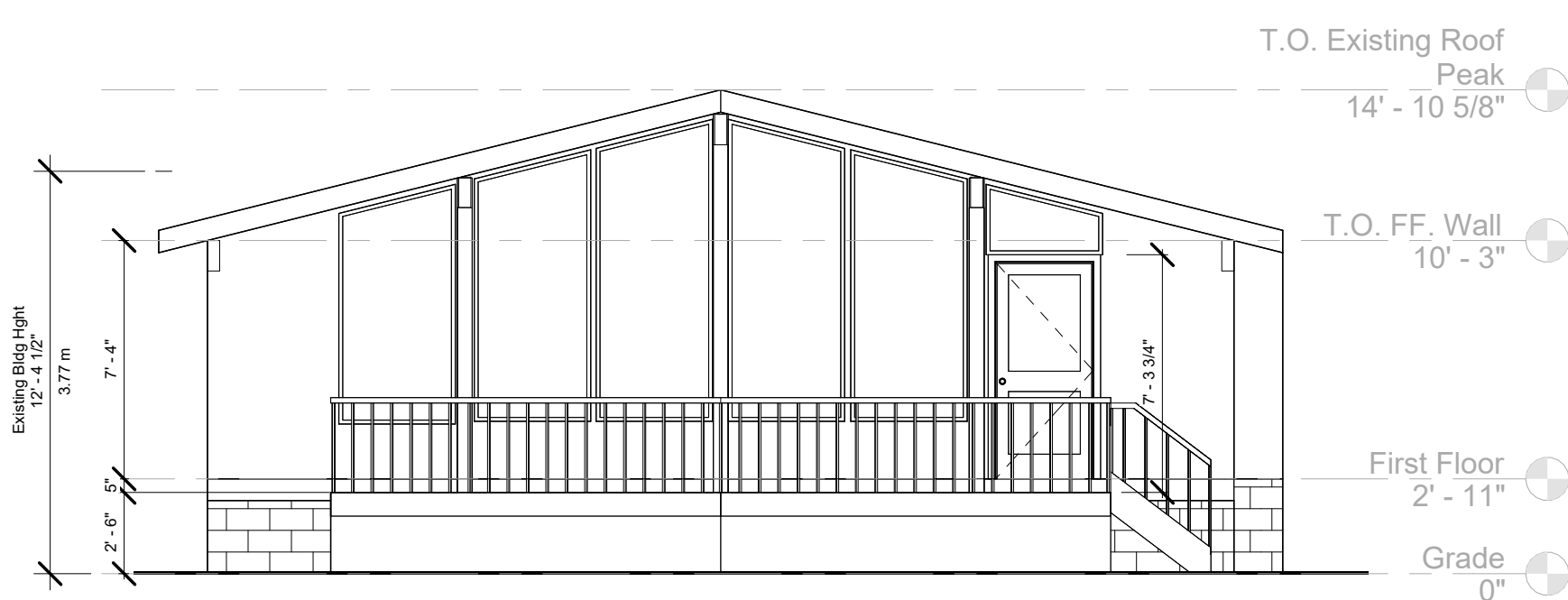


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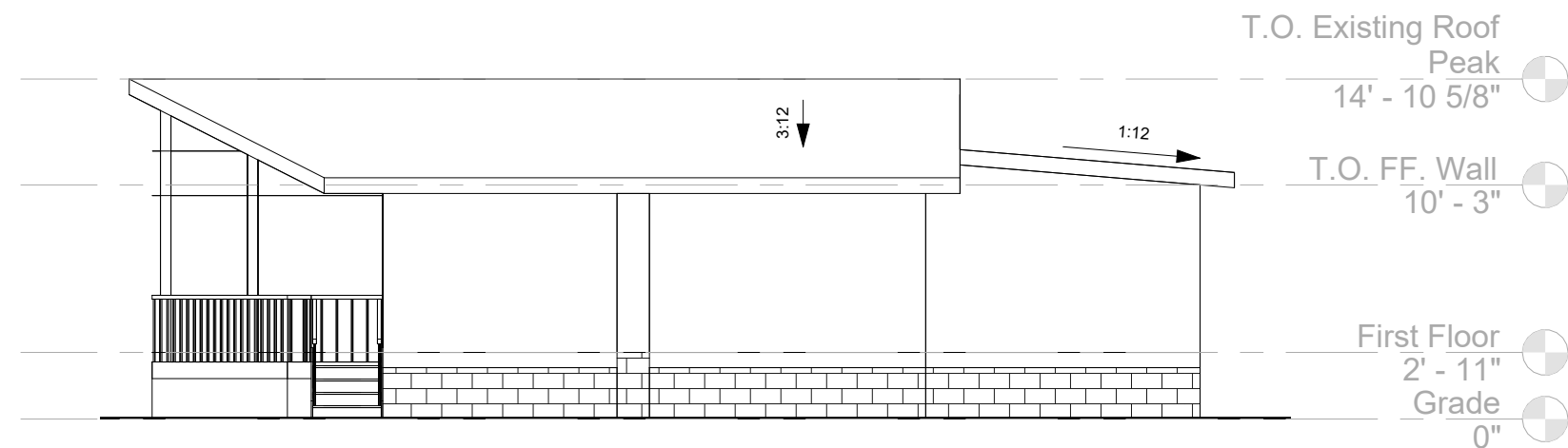
EXISTING DWELLING AREA: 750.10 SF / 69.67 sq.m.
EXISTING DWELLING REMOVED: 120.00 SF / 11.15 sq.m.



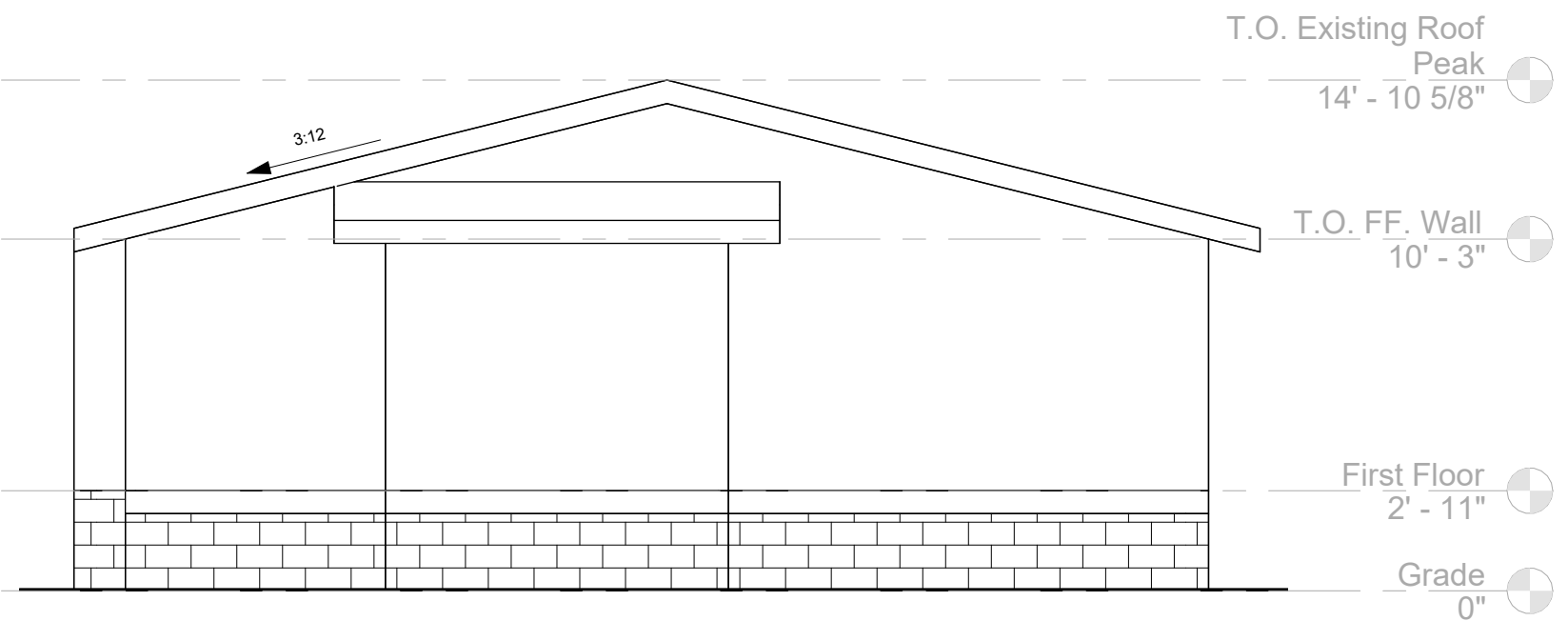
1 Existing First Floor
1/4" = 1'-0"



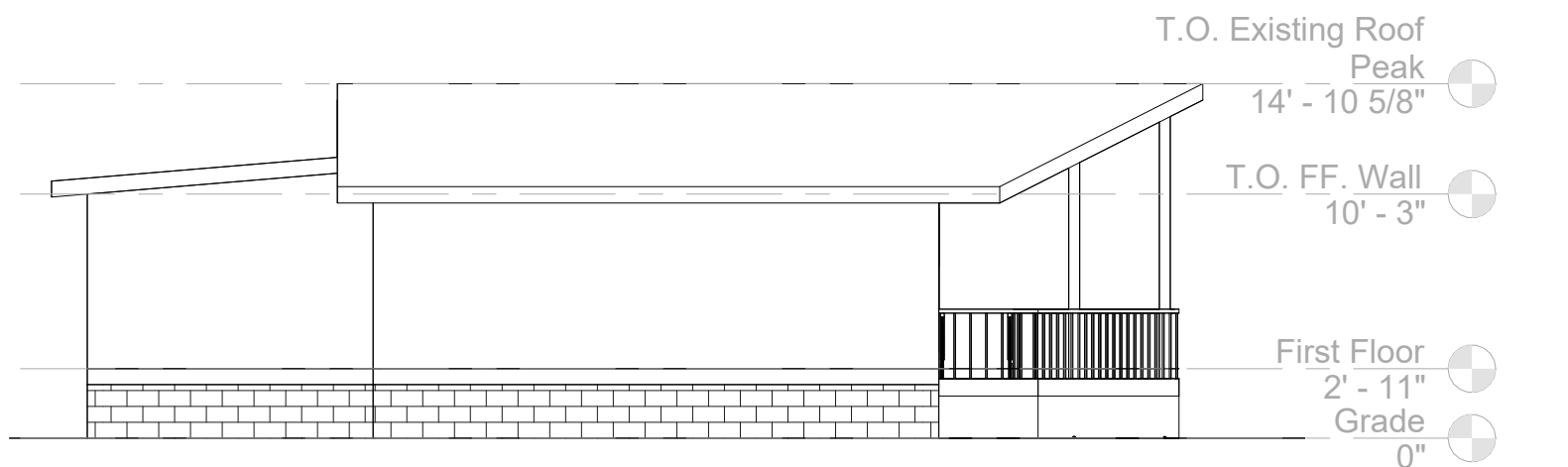
3 Existing Front Elevation
3/16" = 1'-0"



4 Existing Right Elevation
1/8" = 1'-0"



5 Existing Rear Elevation
3/16" = 1'-0"



6 Existing Left Elevation
1/8" = 1'-0"



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No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Existing Plan & Elevations

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

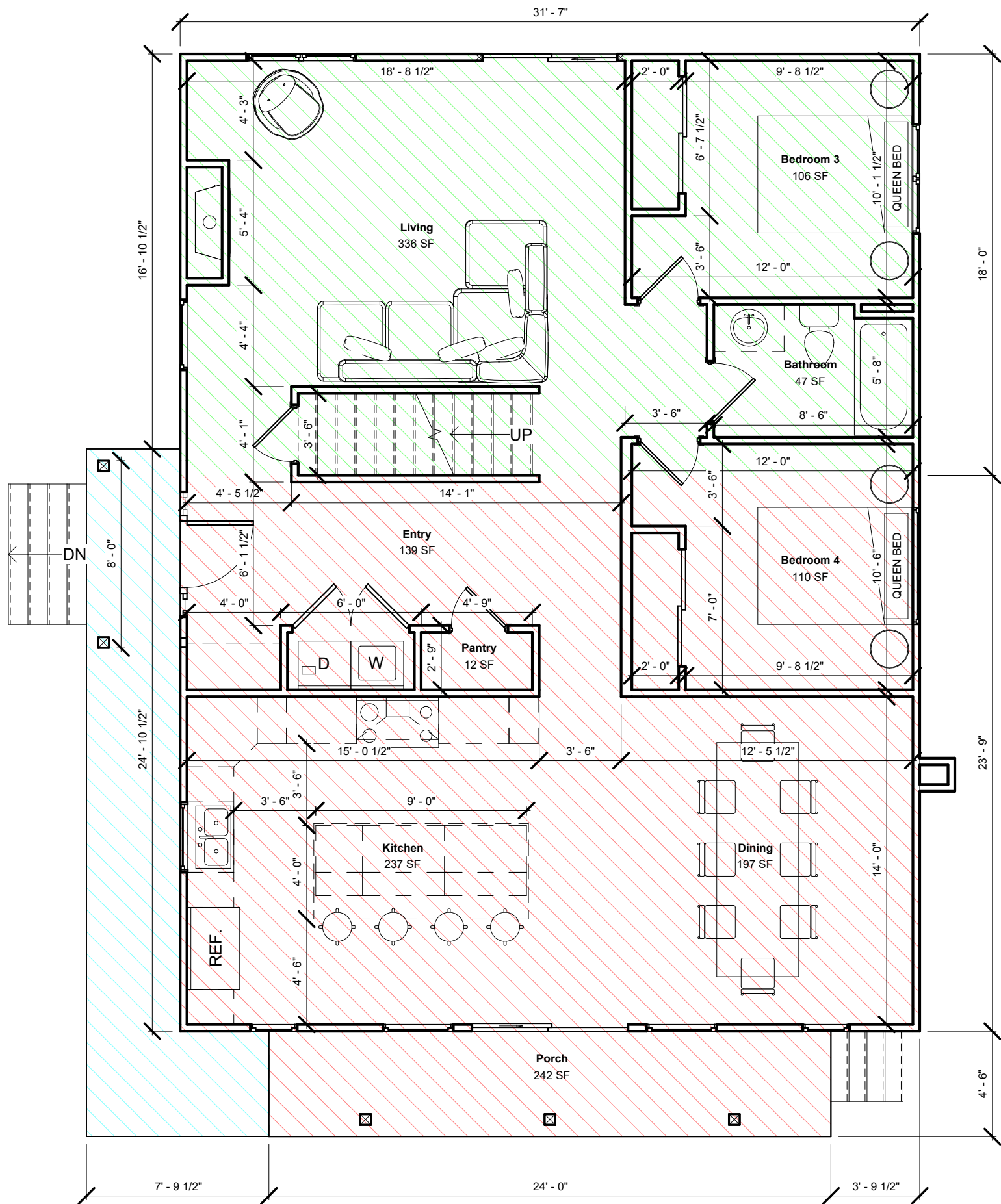
B101 Scale As indicated

- EXISTING DWELLING AREA: 750.10 SF / 69.67 sq.m.
- EXISTING DWELLING REMOVED: 120.00 SF / 11.15 sq.m.
- PROPOSED FIRST FLOOR AREA: 568.50 SF / 52.83 sq.m.
- PROPOSED SECOND FLOOR AREA: 577.71 SF / 53.67 sq.m.
- PROPOSED PORCH AREA: 134.56 SF / 12.50 sq.m.

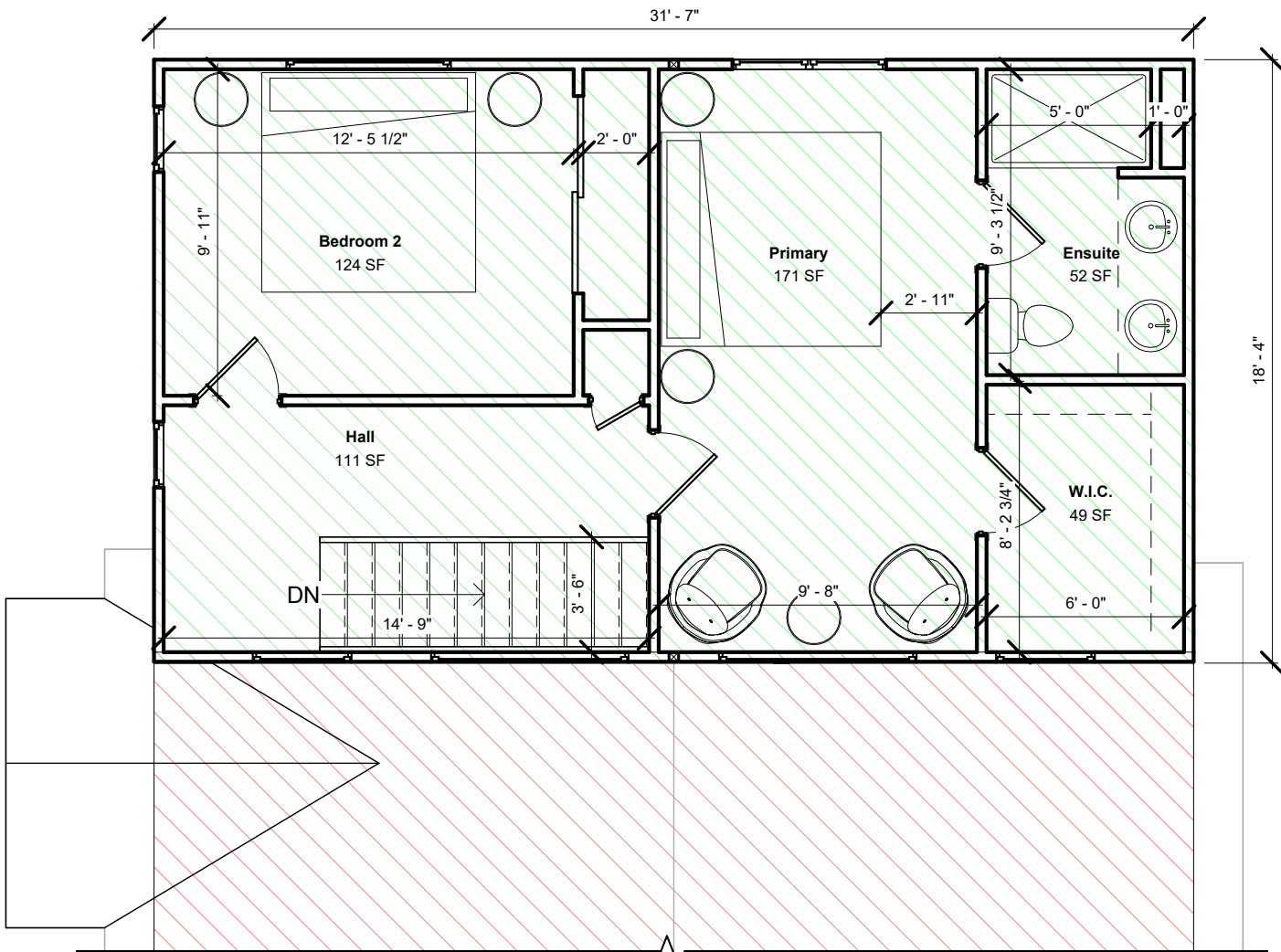


ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012, O.REG 332/12. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO FLOW DRAWINGS AND DESIGN (1968631 ONTARIO INC.) BEFORE PROCEEDING THE WORK. ALL THE DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF FLOW DRAWINGS AND DESIGN INC.

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1 First Floor Layout
3/16" = 1'-0"



2 Second Floor Layout
3/16" = 1'-0"

No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Proposed Layout

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C101 Scale As indicated

BEAM LEGEND

B1 - 3-2x8 SPF No.2 PT BUILT-UP BEAM

B2 - 3-2x10 SPF No.2 PT BUILT-UP BEAM

JOIST LEGEND

J1 - 2x8 SPF No.2 PT DECK JOISTS @ 16" O.C. W/ BLOCKING

TOP OF FOOTINGS TO BE MIN. 4' BELOW GRADE AND SHALL BE STEPPED TO ACCOMODATE GRADE. WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23.5", AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 23.5".

CRAWL SPACE:

- UNHEATED CRAWL SPACES SHALL BE VENTILATED BY NATURAL OR MECHANICAL MEANS. WHERE AN UNHEATED CRAWL SPACE IS VENTILATED BY NATURAL MEANS, VENTILATION SHALL BE PROVIDED TO THE OUTSIDE AIR BY NOT LESS THAN 0.1 M² OF UNOBSTRUCTED VENT AREA FOR EVERY 50 M² OF FLOOR AREA. VENTS SHALL BE, UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING, AND DESIGNED TO PREVENT THE ENTRY OF SNOW, RAIN AND INSECTS.
- IN AN UNHEATED CRAWLSPACE, A GROUND COVER SHALL BE PROVIDED OF NOT LESS THAN, 50mm OF ASPHALT PAVING MATERIAL, 100mm OF 15 MPa PORTLAND CEMENT CONCRETE, TYPE S ROLL ROOFING, OR 0.10mm POLYETHYLENE.
- IN A HEATED CRAWL SPACE, PER OBC 9.18.6.2., INSTALL CONTINUOUS 0.15 MM POLYETHYLENE AIR BARRIER WRAPPED, TAPED, AND SEALED, JOINTS TO BE LAPPED NOT LESS THAN 12", SEALED, AND WEIGHTED DOWN. ALTERNATIVELY, THE AIR BARRIER CAN BE COVERED WITH A CONCRETE SKIM COAT NOT LESS THAN 50 MM THICK. PERIMETER OF THE GROUND COVER SHALL BE SEALED TO THE FOUNDATION WALL.

20"x28" INTERIOR ACCESS TO CRAWL SPACE, WEATHER STRIPPED AND INSULATED w/ MIN. R31 INSULATION. ENSURE MINIMUM 24" HEADROOM ABOVE HATCH.

SECURE NEW FOUNDATION WALL TO EXISTING WITH 12" LONG 5/8" (15M) DOWELS WITH 6" EMBEDMENT W/ EPOXY. APPLY WATERPROOFING MEMBRANE ALONG THE JOINT (TYPICAL, THREE CONNECTIONS).

SLOPE GRADE AWAY FROM PIERS. ENSURE PIERS EXTEND MIN. 6" ABOVE FINISHED GRADE.

POINT LOAD FROM ABOVE

2x10 SPF No. 2 PT LEDGER BOARD W/ JST HANGERS AS PER MANUFACTURER SPECS. LEDGER BOARD FASTENED TO BLDG FLOOR W/ 2-1/2" CARRIAGE BOLTS EVERY OTHER JST BAY (OR 1-1/2" CARRIAGE BOLT EVERY BAY).

FOUNDATION ASSEMBLIES

S1 - 8" CMU FOUNDATION WALL

- 8" CONCRETE BLOCK FOUNDATION WALL ON 20"x6" STRIP FOOTING.
- INSTALL BITUMINOUS DAMPROOFING ON MIN. 1/4" PARGING.
- DRAINAGE LAYER TO INCLUDE MINIMUM 3/4" MINERAL FIBRE INSULATION.
- WALLS TO HAVE TIE HOLES FILLED w/ CEMENT MORTAR OR DAMPROOFING

P1 - 10" SONOTUBE PIER

- 6x6 SPF No.2 PT POST FASTENED TO CONCRETE PIER BELOW w/ SADDLE BRACKET, MIN. 6" ABOVE GRADE. INSTALL LATERAL BRACING ON POST w/ 2X2 ANGLES OR SIMPSON STRONG TIE BRACES AS PER MFG SPECS.
- INSTAL 10" SONOTUBE CONCRETE PIER. PIERS SUPPORTING BOTH FLOOR STRUCTURE AND ROOF STRUCTURE OR POINT LOADS FROM HEADERS TO BE INSTALLED ON 32 BIGFOOT BELLED OUT FOOTING OR 30"x30"x8" POURED CONCRETE PAD w/ 5/8" REBAR RUN THROUGHOUT.
- BIGFOOT STRUCTURAL FOOTING SYSTEM TO BE INSTALLED AS PER MANUFACTURER SPECS AND REST ON UNDISTURBED SOIL OR 6" COMPACTED CRUSHED STONE.
- CONCRETE PIER TO HAVE 2-5/8" REBAR RUN CONTINUOUSLY THROUGHOUT. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 20MPa.

P2 - 10" SONOTUBE PIER

- 6x6 SPF No.2 PT FASTENED TO CONCRETE PIER BELOW w/ SADDLE BRACKET, MIN. 6" ABOVE GRADE. INSTALL LATERAL BRACING ON POST w/ 2X2 ANGLES OR SIMPSON STRONG TIE BRACES AS PER MFG SPECS.
- INSTAL 10" SONOTUBE CONCRETE PIER SUPPORTED BY OR 24"x24"x8" CONCRETE PAD OR 24" BIGFOOT AS PER MANUFACTURER SPECS.
- BIGFOOT STRUC SYSTEM TO BE INSTALLED AS PER MANUFACTURER SPECS AND REST ON UNDISTURBED SOIL OR 6" COMPACTED CRUSHED STONE.
- CONCRETE PIER TO HAVE 2-5/8" REBAR RUN CONTINUOUSLY THROUGHOUT. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 20MPa.

P3 - 12" CONCRETE PIER

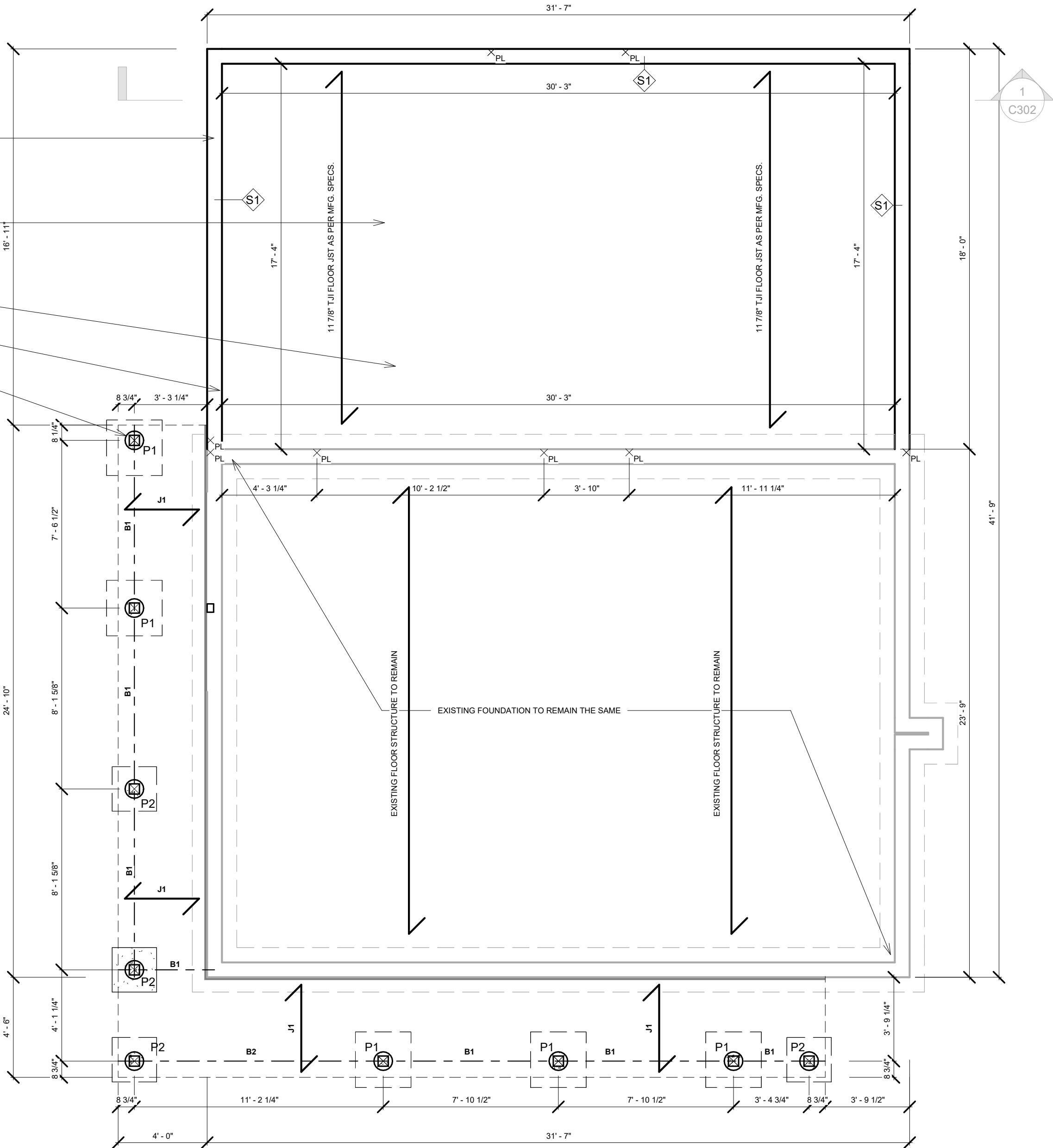
- 12x12 CONCRETE BLOCK PIERS FILLED w/ CONCRETE. RUN TWO PIECES OF 5/8" REBAR THROUGHOUT PIER DOWN TO PAD BELOW.
- PIERS SUPPORTING BOTH FLOOR STRUCTURE AND ROOF STRUCTURE OR POINT LOADS FROM HEADERS TO BE INSTALLED ON 30"x30"x8" POURED CONCRETE PAD w/ 5/8" REBAR RUN THROUGHOUT. TOP OF FOOTING TO BE MIN. 4' BELOW GRADE.
- IF 4' DEPTH CANNOT BE ACHIEVED DUE TO BEDROCK, INSTALL 24"x24"x8" PAD DIRECTLY TO BEDROCK TO ENSURE LEVEL SURFACE. FASTEN PIERS TO PAD, DRILL AND PIN TO BEDROCK w/ 4 - 5/8" REBAR DRILLED 6" INTO ROCK WITH EPOXY

FOUNDATION NOTES:

1. FOOTING DESIGN BASED ON A SOIL CAPACITY OF 75KPa MIN. WHICH IS TO BE CONFIRMED DURING CONSTRUCTION.
2. COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE MIN. 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK, 20 MPa FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES AND CARPORTS (EG: BASEMENT FLOOR SLABS & SLABS ON GROUND), AND 15 MPa FOR ALL OTHER APPLICATIONS (EG: FOUNDATION WALLS). CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%.
3. TOP OF ALL FOOTINGS TO BE MIN. 4'-0" BELOW EXTERIOR FINISHED GRADE.
4. STEEL LINTELS TO HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 5 7/8" LENGTH OF BEARING AT END SUPPORTS. LINTELS TO BEAR ON MASONRY, CONCRETE, OR STEEL.
5. AN ACCESS OPENING OF NOT LESS THAN 500mm BY 700mm SHALL BE PROVIDED TO EACH CRAWL SPACE WHERE THE CRAWL SPACE SERVES A HOUSE OR AN INDIVIDUAL DWELLING UNIT IN A HOUSE, AND NOT LESS THAN 550 mm BY 900 mm FOR OTHER CRAWL SPACES AND SHALL BE FITTED WITH A DOOR OR HATCH.
6. IN AN UNHEATED CRAWL SPACE, A GROUND COVER SHALL BE PROVIDED OF NOT LESS THAN, 50mm OF ASPHALT PAVING MATERIAL, 100mm OF 15MPa PORTLAND CEMENT CONCRETE, TYPE S ROLL ROOFING, OR 0.10mm POLYETHYLENE.
7. DAMPROOFING MATERIAL SHALL BE APPLIED OVER THE PARGING OR CONCRETE BELOW GROUND LEVEL.
8. EXTERIOR SURFACES BELOW GROUND LEVEL TO BE PARGED WITH NOT LESS THAN 6 MM OF MORTAR.
9. CONCRETE WALLS THAT ARE TO BE DAMPROOFED AND WATERPROOFED SHALL HAVE ALL HOLES AND RECESSES RESULTING FROM REMOVAL OF FORM TIES SEALED WITH MORTAR OR WATERPROOFING MATERIAL.

Foundation Plan

1/4" = 1'-0"



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No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Foundation Plan

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C102

Scale 1/4" = 1'-0"

WALL ASSEMBLIES

- S2 - 2x4 EXTERIOR STUD WALL**
- EXTERIOR FINISH (TBD. BY CLIENT)
 - STRAPPING
 - WEATHER BARRIER, TAPED AND SEALED
 - R10 2" CONTINUOUS RIGID INSULATION, TAPED AND SEALED
 - 2x4 SPF No.2 STUDS @ 16" O.C.
 - MIN. R14 BATT INSULATION
 - VAPOUR BARRIER, TAPED AND SEALED
 - INTERIOR FINISH (TBD. BY CLIENT)

- S3 - 2x4 INTERIOR WALL**
- WALL FINISH (TBD. BY CLIENT)
 - 2x4 SPF No.2 STUD @ 16" O.C.
 - WALL FINISH (TBD. BY CLIENT)

- S4 - 2x6 INTERIOR WALL**
- WALL FINISH (TBD. BY CLIENT)
 - 2x6 SPF No.2 STUD @ 16" O.C.
 - WALL FINISH (TBD. BY CLIENT)

PROJECT SPECIFIC STAIR NOTES:

- 10'-0" OVERALL RUN
- 8'-2" OVERALL RISE FROM 1ST FLOOR TO 2ND FLOOR
- 10" TREAD DEPTH, 12 STEPS
- 7.54" RISE, 13 RISERS

GENERAL INTERIOR STAIR NOTES:

- STAIRS SHALL HAVE A UNIFORM RISE AND DEPTH.
- MINIMUM RISE 4 7/8", MAX RISE 7 7/8"
- MINIMUM RUN 10", MAX RUN 14"
- EVERY STAIRWELL SHOULD BE LIGHTED, 3-WAY SWITCHES SHALL BE PROVIDED AT HEAD AND FOOT OF STAIRWAYS WITH 4 OR MORE RISERS.

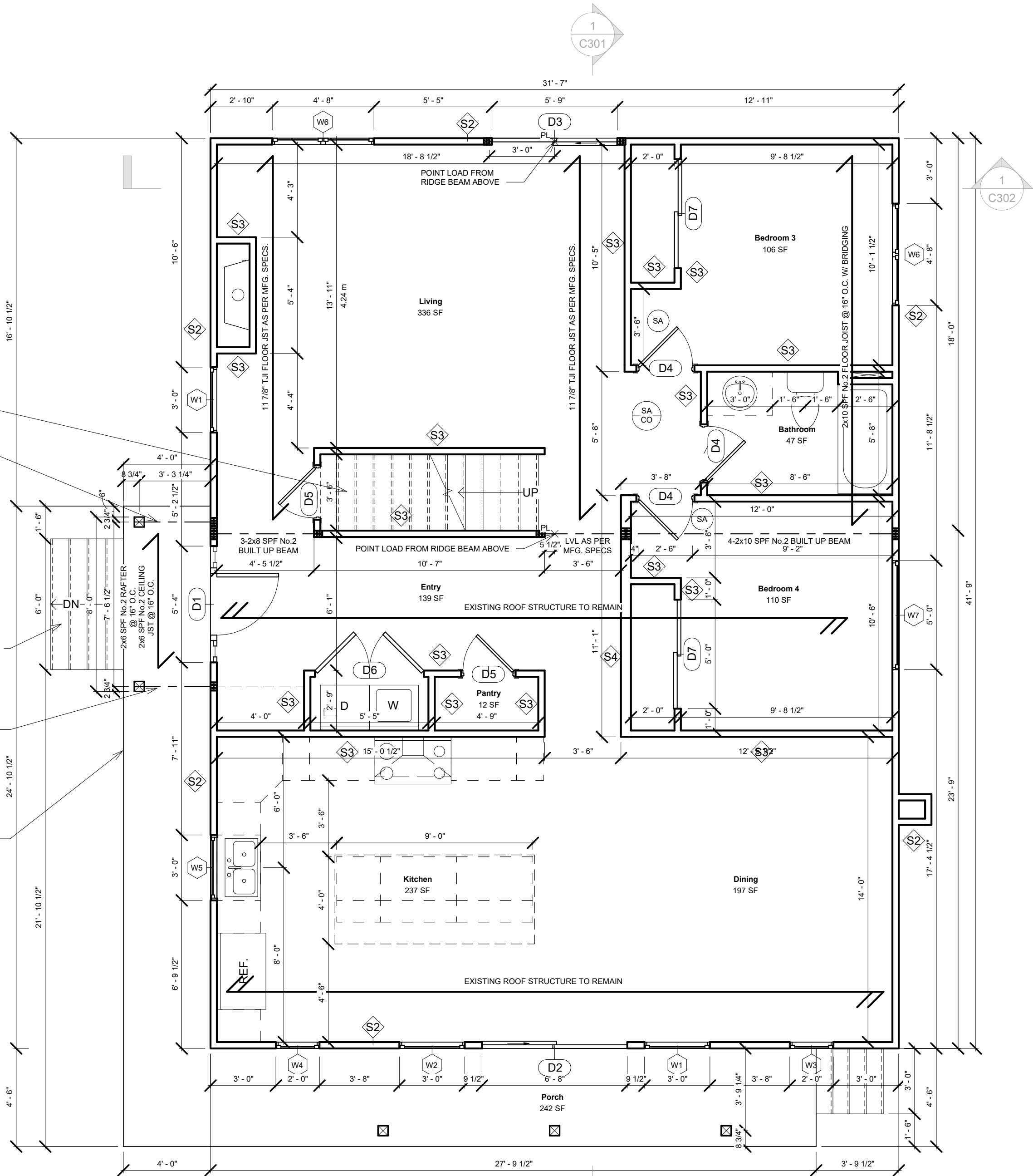
STAIR OPENING SUPPORTED BY TJI FLOOR JOISTS AS DESIGNED BY MANUFACTURE

3-2x8 SPF No.2 BUILT UP BEAM

- STAIR CONSTRUCTION:**
- 2x12 PT STRINGERS @ 24" O.C.
 - DOUBLE OUTSIDE STRINGERS
 - DBL 2x6 PT TREADS
 - RISE TO BE BETWEEN 7 7/8" AND 4 7/8" RUN TO BE BETWEEN 14" AND 10"
 - PROVIDE GUARD TO STAIRS IF MORE THEN 3 RISERS ARE REQUIRED

RAILINGS AS PER OBC, SB7 OR AS PER MFG. SPECS. DECK HEIGHT GRETER THAN 24", BUT LESS THAN 71". RAILING TO BE 35" HIGH AS PER OBC.

3-2x8 SPF No.2 BUILT UP BEAM



Door Schedule

Symbol	W x H	Description	Lintel
D1	34" x 80"	EXTERIOR, W/ SIDE LITES	2-2x6 SPF No.2
D2	80" x 80"	SLIDING, GLASS	LVL AS PER MFG. SPECS
D3	69" x 80"	SLIDING, GLASS	LVL AS PER MFG. SPECS
D4	30" x 80"	INTERIOR, SINGLE	2-2x4 SPF No.2
D5	28" x 80"	INTERIOR, SINGLE	2-2x4 SPF No.2
D6	60" x 80"	INTERIOR, DOUBLE	2-2x4 SPF No.2
D7	60" x 80"	CLOSET, SLIDING	2-2x4 SPF No.2
D8	72" x 80"	CLOSET, SLIDING	2-2x4 SPF No.2
D9	18" x 80"	INTERIOR, SINGLE	2-2x4 SPF No.2

Window Schedule

Symbol	W x H	Description	Lintel
W1	36" x 60"	CASEMENT, SINGLE RIGHT	2-2x6 SPF No.2
W2	36" x 60"	CASEMENT, SINGLE LEFT	2-2x6 SPF No.2
W3	24" x 60"	CASEMENT, SINGLE RIGHT	2-2x6 SPF No.2
W4	24" x 60"	CASEMENT, SINGLE LEFT	2-2x6 SPF No.2
W5	36" x 36"	DOUBLE HUNG	2-2x6 SPF No.2
W6	56" x 60"	CASEMENT, DOUBLE	2-2x10 SPF No.2
W7	60" x 18"	AWNING	2-2x10 SPF No.2
W8	72" x 26" x 14d	FIXED, TRAPEZOID	2-2x10 SPF No.2
W9	36" x 32"	CASEMENT, SINGLE LEFT	2-2x6 SPF No.2
W10	36" x 32"	CASEMENT, SINGLE RIGHT	2-2x6 SPF No.2
W11	72" x 32"	AWNING	2-2x10 SPF No.2

GENERAL STRUCTURAL NOTES

1. UNLESS NOTED OTHERWISE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 OF THE OBC 2012.
2. CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCING THE WORK.
3. DESIGN CRITERIA AND ASSUMPTIONS:
 - A. S/S = 2.6 KPA
 - B. S/R = 4.0 KPA
 - C. MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 75 KPA
 - D. SECOND FLOOR LIVE LOAD = 1.90 KPA
 - E. SECOND FLOOR DEAD LOAD = 0.72 KPA
4. SEE SPECS PROVIDED BY MANUFACTURER FOR TRUSS AND LVL DETAILS.
5. BEAMS AND GIRDER TRUSSES SUPPORTING BEAMS, TRUSSES, AND ALL CONNECTIONS PROVIDED BY MANUFACTURER.
6. ALWAYS PROVIDE RAILING TO ANY EXTERIOR OPEN SPACES OR UNPROTECTED OPENINGS W/ A HEIGHT OF 23 5/8" OR GREATER. RAILINGS TO COMPLY W/ OBC 9.8 AND SB7
7. FOR EXTERIOR WALL OPENINGS, USE LINTELS FOUND ON SCHEDULE UNLESS OTHERWISE NOTED ON PLANS.
8. BUILT-UP BEAM NAILING OR SCREWING OF EACH 1.5" PLY (UNLESS NOTED OTHERWISE):
 - A. NAILS OR SCREWS SHALL BE INSTALLED FROM ALTERNATING FACES ALONG THE LENGTH OF THE BEAM.
 - B. BEAM DEPTH OF 7.25" OR LESS: TWO ROWS OF 3" LONG FASTENERS @ 18" C/C.
 - C. BEAM DEPTH UP TO 11.25": THREE ROWS OF 3" LONG FASTENERS @ 18" C/C.
9. BUILT-UP WOOD COLUMN NAILING PATTERN:
 - A. NAILS SHALL BE INSTALLED FROM ALTERNATING FACES ALONG THE LENGTH OF THE COLUMN.
 - B. 2-PLY 2X4: ONE ROW OF 3" LONG FASTENERS @ 9" C/C.
 - C. 3-PLY 2X4: ONE ROW OF 4.5" LONG FASTENERS @ 9" C/C.
10. PROVIDE NAILS WITH 1" EDGE DISTANCE.
11. STAIR RUN WIDTH TO BE A MIN. 34" WIDE. THE CLEAR HEIGHT OVER STAIRS SHALL BE MEASURED VERTICALLY, OVER THE CLEAR WIDTH OF THE STAIR, FROM A STRAIGHT LINE TANGENT TO THE TREAD AND LANDING NOSINGS TO THE LOWEST POINT ABOVE, AND HAVE A MINIMUM CLEAR HEIGHT OF 7'-6" (6'-5").
12. STAIR RISE TO BE UNIFORMLY SIZED BETWEEN 5" AND 7 7/8" AND SHALL BE INCLINED AT AN ANGLE OF NOT MORE THAN 45° WITH THE HORIZONTAL. STAIR RUN TO BE UNIFORMLY SIZED BETWEEN 10" AND 14" AND THE TREAD IS TO BE NOT LESS THAN 1 1/4" THICKNESS WHEN OPEN RISERS ARE USED. LANDINGS WIDTH TO BE CONSISTENT W/ STAIR WIDTH AND LANDING LENGTH TO BE AS LONG AS THE OVERALL STAIR WIDTH (MIN. 34").



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No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

First Floor Plan

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C103

Scale 1/4" = 1'-0"



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No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Second Floor Plan

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C104 Scale As indicated

WALL ASSEMBLIES

- S2 - 2x4 EXTERIOR STUD WALL**
- EXTERIOR FINISH (TBD. BY CLIENT)
 - STRAPPING
 - WEATHER BARRIER, TAPED AND SEALED
 - R10 2" CONTINUOUS RIGID INSULATION, TAPED AND SEALED
 - 2x4 SPF No.2 STUDS @ 16" O.C.
 - MIN. R14 BATT INSULATION
 - VAPOUR BARRIER, TAPED AND SEALED
 - INTERIOR FINISH (TBD. BY CLIENT)

- S3 - 2x4 INTERIOR WALL**
- WALL FINISH (TBD. BY CLIENT)
 - 2x4 SPF No.2 STUD @ 16" O.C.
 - WALL FINISH (TBD. BY CLIENT)

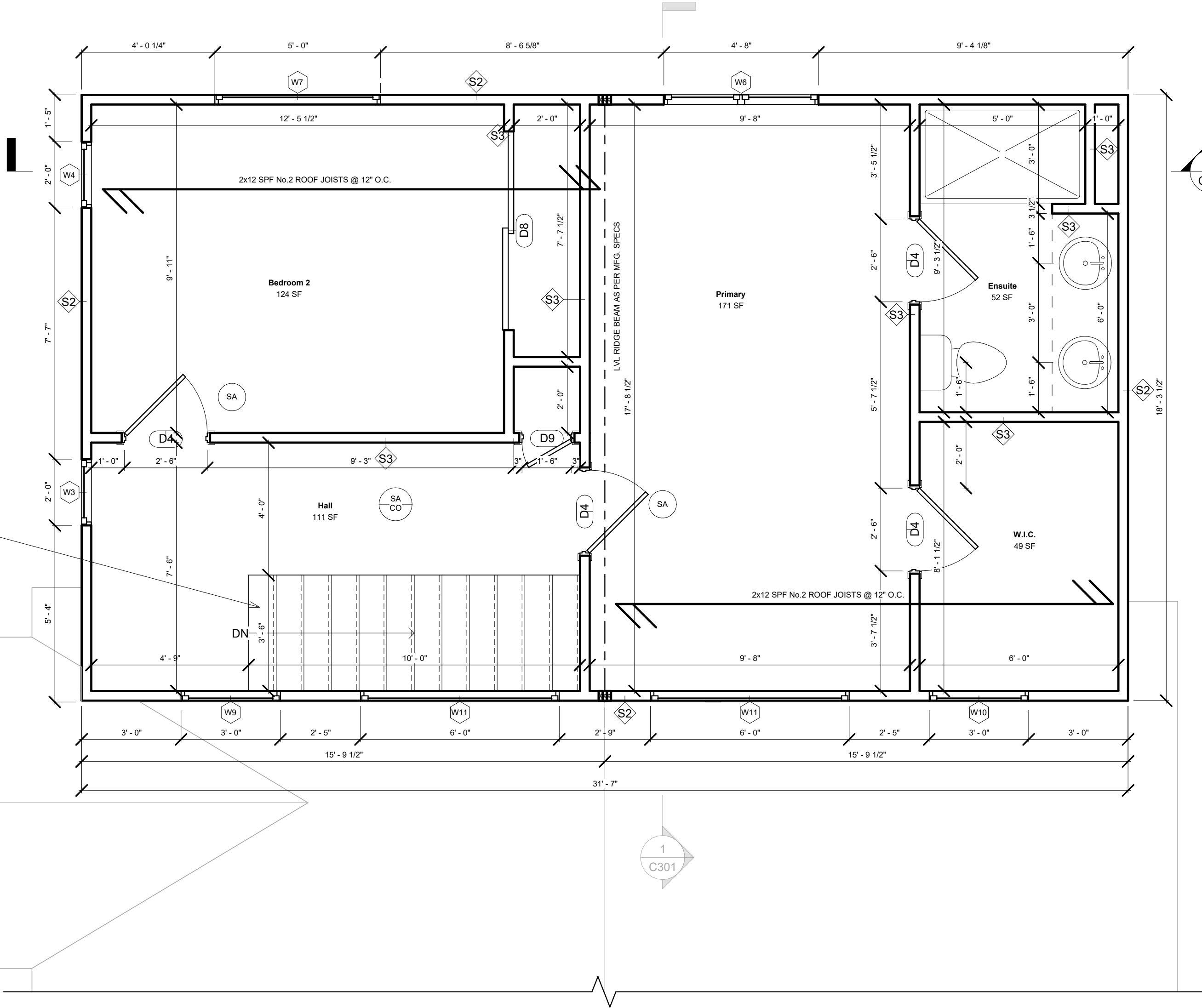
- S4 - 2x6 INTERIOR WALL**
- WALL FINISH (TBD. BY CLIENT)
 - 2x6 SPF No.2 STUD @ 16" O.C.
 - WALL FINISH (TBD. BY CLIENT)

- SA** SMOKE ALARM
- SA CO** SMOKE ALARM & CARBON MONOXIDE DETECTOR

- W** BUILT-UP STUD POST TO PROVIDE FULL BEARING AND SUPPORT FOR BEAM ABOVE DOWN TO FOUNDATION BELOW AS PER MFG. SPECS.

- X** 6x6 SPF No.2 PT POST FASTENED TO DECK BELOW w/ DECK CONNECTOR. INSTALL LATERAL BRACING ON POST w/ 2X2' ANGLES OR SIMPSON STRONG TIE BRACES AS PER MFG SPECS. POSTS SUPPORTING PRE-ENGINEERED LVL BEAMS TO PROVIDE FULL BEARING AND SUPPORT DOWN TO FOUNDATION BELOW AS PER MFG. SPECS.

INTERIOR STAIR RUN WIDTH TO BE A MINIMUM 34" WIDE w/ A MINIMUM CLEAR HEIGHT OF 77" (6'-5"), MEASURED VERTICALLY, OVER THE CLEAR WIDTH OF THE STAIR, FROM A STRAIGHT LINE TANGENT TO THE TREAD AND LANDING NOSINGS TO THE LOWEST POINT ABOVE. STAIRS SHALL HAVE A UNIFORM RISE AND DEPTH w/ A MINIMUM RISE 4 7/8", MAX RISE 7 7/8" AND A MINIMUM RUN 10" TO A MAX RUN 14". EVERY STAIRWELL SHOULD BE LIGHTED, 3-WAY SWITCHES SHALL BE PROVIDED AT HEAD AND FOOT OF STAIRWAYS WITH 4 OR MORE RISERS.



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W11	72" x 32"	AWNING	2-2x10 SPF No.2

ROOF ASSEMBLIES

R1 - PRINCIPLE ROOF

- SHINGLES (TBD. BY CLIENT)
- ICE AND WATER SHIELD
- 1/2" OSB OR PLYWOOD SHEATHING
- STRAPPING AS REQUIRED TO ENSURE ADEQUATE VENTILATION
- 2x12 SPF No.2 ROOF JOISTS @ 12" O.C.
- MIN. R31 BATT OR SPRAY FOAM INSULATION
- VAPOUR BARRIER, TAPED AND SEALED
- CEILING FINISH (TBD. BY CLIENT)

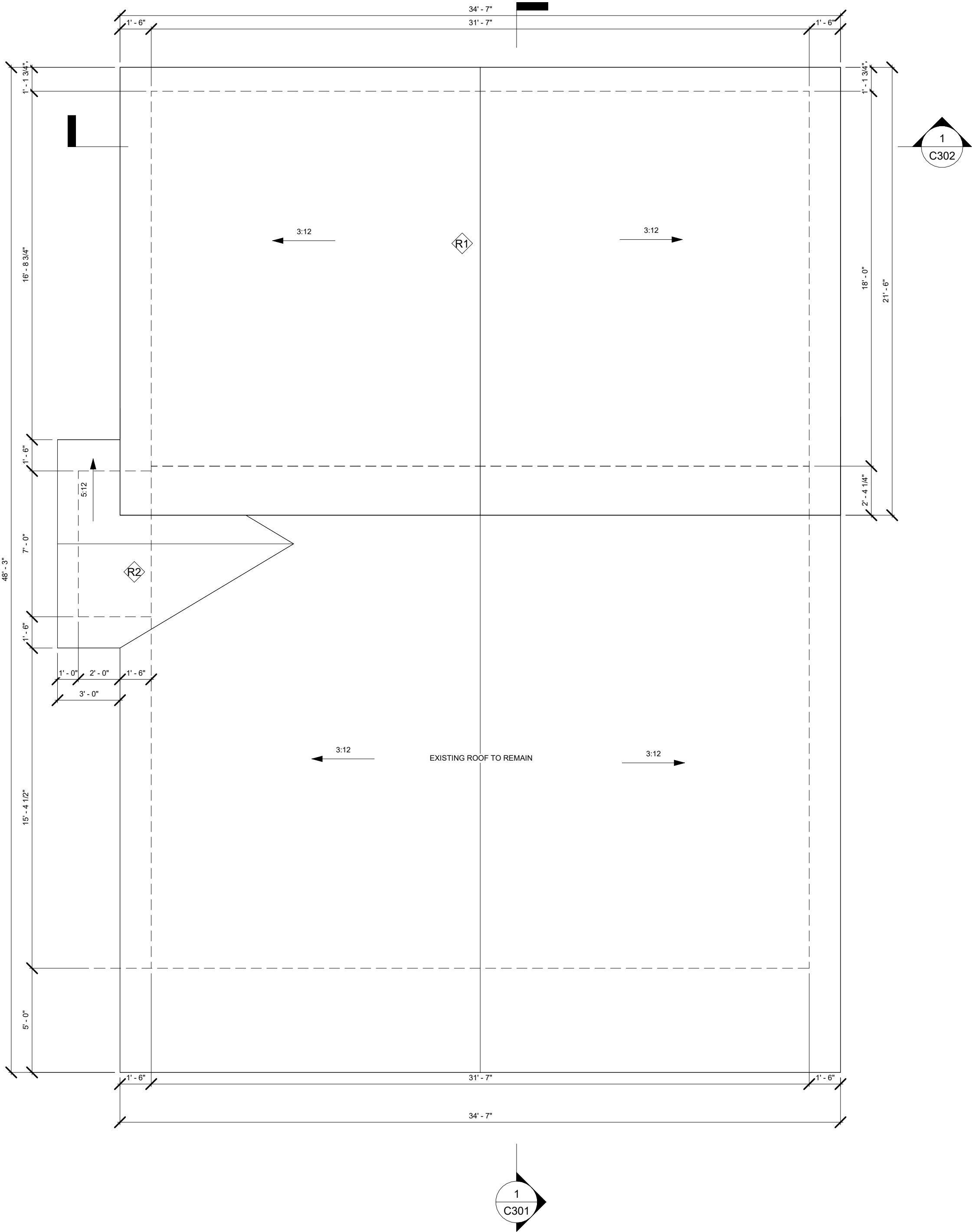
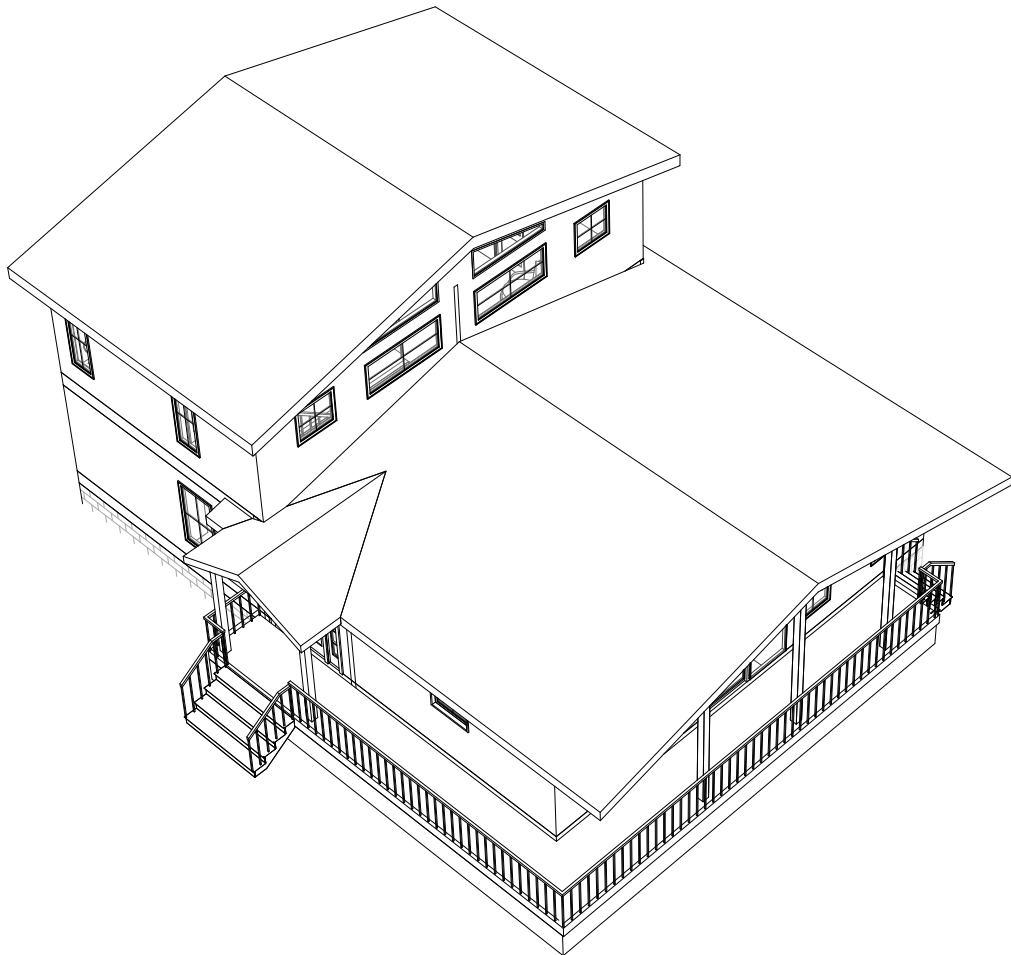
R2 - PORCH ROOF

- SHINGLES (TBD. BY CLIENT)
- ICE AND WATER SHIELD
- 1/2" OSB OR PLYWOOD SHEATHING
- 2x6 SPF No.2 ROOF RAFTERS @ 16" O.C.
- 2x6 SPF No.2 CEILING JOISTS @ 16" O.C.
- SOFFIT FINISH (TBD. BY CLIENT)

ROOF OVER FRAMING MEMBER SPAN TABLE (S = 2.5kPa)			
SPF No. 1&2 @ 16" O.C.		SPF No. 1&2 @ 24" O.C.	
MEMBER SIZE	MAX. SPAN	MEMBER SIZE	MAX. SPAN
2x4	7'-4"	2x4	6'-5"
2x6	11'-7"	2x6	10'-1 1/4"
2x8	15'-2 1/8"	2x8	12'-9"
2x10	19'-1"	2x10	15'-7"
2x12	22'-2"	2x12	18'-1 1/4"

ROOF PLAN NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL REPORT ANY DISCREPENCIES TO THE DESIGN PROFESSIONAL PRIOR TO PROCEEDING.
2. ALL ROOF TRUSSES AS PER ENGINEER AND MANUFACTURER SPECS. IT IS THE MANUFACTURER AND TRUSS DESIGNER'S RESPONSIBILITY TO ENSURE ALL GIRDER TRUSSES BEARING OVER OPENINGS OR APPLYING LOAD OTHERWISE UNACCOMMODATED BY BUILDING DESIGN IS PROPERLY SUPPORTED W/ P.ENG. LINTELS AND BEAMS (DETAILS OF THESE SPECIFICS TO BE SUPPLIED AND INSTALLED AS PER MFG. SPECS).
3. SLOPE AS PER PLANS. TRUSS SHOULD ONLY BE BUILT FROM SITE CONFIRMED DIMENSIONS. FRAME WALL HEIGHTS BASED ON TRUSS BEARING AND SECTIONS, TO BE VERIFIED PRIOR TO FRAMING.
4. ALL ROOF FRAMING AND CEILING FRAMING TO BE DONE IN ACCORDANCE W/ OBC 9.23.13., ROOF SHEATHING TO BE AS PER DETAILS. SHEATHING, TO BE IN ACCORDANCE W/ OBC 9.23.15.
5. WHERE TRUSS SPANS EXCEED 32'-1", ENGINEERED WOOD LINTELS TO BE SPECIFIED BY P.ENG.
6. FOR CONVENTIONAL FRAMING, THE LENGTH OF JOISTS AND RAFTERS SHALL BE NOT LESS THAN 38mm w/ ALL ROOF RAFTERS, ROOF JOISTS AND CLNG JOISTS INSTALLED AS CONTINUOUS MEMBERS. RAFTERS SHALL BE LOCATED DIRECTLY OPPOSITE EACH OTHER AND TIED TOGETHER AT THE PEAK, OR MAY BE OFFSET BY THEIR OWN THICKNESS IF NAILED TOGETHER TO A RIDGE BOARD NOT LESS THAN 1 1/16" THICK.
7. PROVIDE SIMPSON STRONG TIE HANGERS OR APPROVED EQUIVALENT
8. ROOF SPACE VENTING TO COMPLY W/ OBC 9.19.1. AND DETERMINED IN CONFORMANCE W/ CAN3-A93. 1/300 OF INSULATED CEILING AREA TO BE UNIFORMLY VENTED ON BOTH SIDES TO PREVENT ENTRY OF RAIN, SNOW, AND INSECTS W/ MIN. 25% OF REQUIRED OPENINGS AT TOP OF ROOF SPACE AND MIN. 25% OF REQUIRED OPENINGS AT BOTTOM OF SPACE.



1 Roof Plan
1/4" = 1'-0"



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No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Roof Plan

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C105 Scale 1/4" = 1'-0"

Exposed Building Face
Wall Area: 680.15 SF
Glazing Area: 176.58 SF
EBF: 25.96 %



1 Proposed Front Elevation
1/4" = 1'-0"

Exposed Building Face
Wall Area: 680.15 SF
Glazing Area: 92.50 SF
EBF: 13.60%



2 Proposed Rear Elevation
1/4" = 1'-0"



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EBF Total
Total Wall Area: 2,519.62 SF
Total Glazing Area: 382.53 SF
Total EBF: 15.18 %

No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Elevations

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C201

Scale 1/4" = 1'-0" T.O. New Footing -5' - 4 5/8"

Exposed Building Face
Wall Area: 584.99 SF
Glazing Area: 82.62 SF
EBF: 14.12 %



1 Proposed Left Elevation
1/4" = 1'-0"

Exposed Building Face
Wall Area: 674.33 SF
Glazing Area: 30.83 SF
EBF: 5.37 %



2 Proposed Right Elevation
1/4" = 1'-0"



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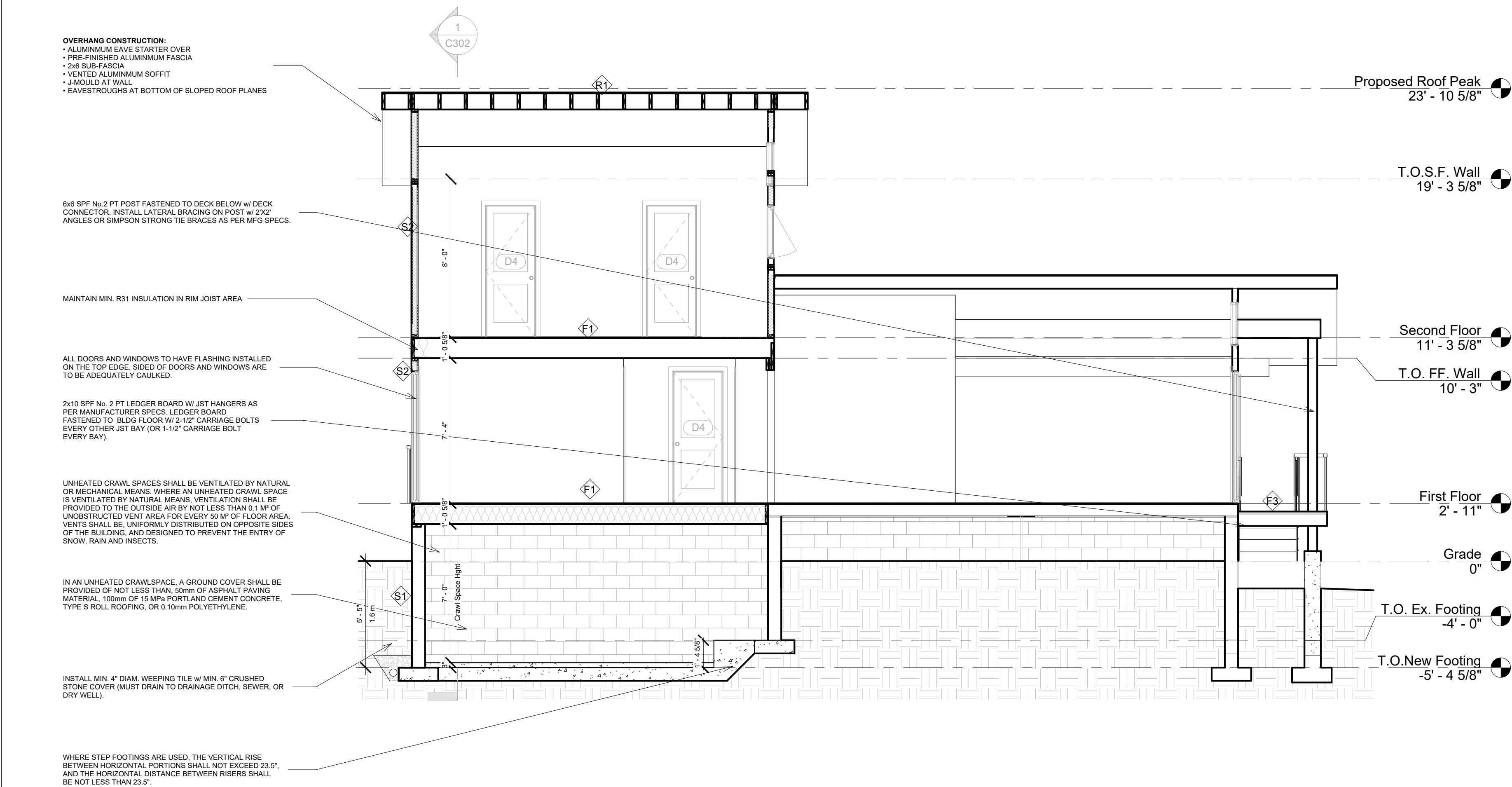
C202

Scale 1/4" = 1'-0"



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FOUNDATION ASSEMBLIES

- S1 - 8" CMU FOUNDATION WALL**
- 8" CONCRETE BLOCK FOUNDATION WALL ON 20"x6" STRIP FOOTING.
 - INSTALL BITUMINOUS DAMPROOFING ON MIN. 1/4" PARGING.
 - DRAINAGE LAYER TO INCLUDE MINIMUM 3/4" MINERAL FIBRE INSULATION.
 - WALLS TO HAVE TIE HOLES FILLED W/ CEMENT MORTAR OR DAMPROOFING
- P1 - 10" SONOTUBE PIER**
- 6x6 SPF No. 2 PT POST FASTENED TO CONCRETE PIER BELOW W/ SADDLE BRACKET, MIN. 6" ABOVE GRADE. INSTALL LATERAL BRACING ON POST W/ 2X2' ANGLES OR SIMPSON STRONG TIE BRACES AS PER MFG SPECS.
 - INSTALL 10" SONOTUBE CONCRETE PIER. PIERS SUPPORTING BOTH FLOOR STRUCTURE AND ROOF STRUCTURE OR POINT LOADS FROM HEADERS TO BE INSTALLED ON 32" BIGFOOT BELLED OUT FOOTING OR 30"x30"x9" POURED CONCRETE PAD W/ 5/8" REBAR RUN THROUGHOUT.
 - BIGFOOT STRUCTURAL FOOTING SYSTEM TO BE INSTALLED AS PER MANUFACTURER SPECS AND REST ON UNDISTURBED SOIL OR 6" COMPACTED CRUSHED STONE.
 - CONCRETE PIER TO HAVE 2-5/8" REBAR RUN CONTINUOUSLY THROUGHOUT. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 20MPa.
- P2 - 10" SONOTUBE PIER**
- 6x6 SPF No. 2 PT POST FASTENED TO CONCRETE PIER BELOW W/ SADDLE BRACKET, MIN. 6" ABOVE GRADE. INSTALL LATERAL BRACING ON POST W/ 2X2' ANGLES OR SIMPSON STRONG TIE BRACES AS PER MFG SPECS.
 - INSTALL 10" SONOTUBE CONCRETE PIER SUPPORTED BY OR 24"x24"x8" CONCRETE PAD OR 24" BIGFOOT AS PER MANUFACTURER SPECS.
 - BIGFOOT STRUCTURAL FOOTING SYSTEM TO BE INSTALLED AS PER MANUFACTURER SPECS AND REST ON UNDISTURBED SOIL OR 6" COMPACTED CRUSHED STONE.
 - CONCRETE PIER TO HAVE 2-5/8" REBAR RUN CONTINUOUSLY THROUGHOUT. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 20MPa.
- P3 - 12" CONCRETE PIER**
- 12x12 CONCRETE BLOCK PIERS FILLED W/ CONCRETE. RUN TWO PIECES OF 5/8" REBAR THROUGHOUT PIER DOWN TO PAD BELOW.
 - PIERS SUPPORTING BOTH FLOOR STRUCTURE AND ROOF STRUCTURE OR POINT LOADS FROM HEADERS TO BE INSTALLED ON 30"x30"x9" POURED CONCRETE PAD W/ 5/8" REBAR RUN THROUGHOUT. TOP OF FOOTING TO BE MIN. 4" BELOW GRADE.
 - IF 4" DEPTH CANNOT BE ACHIEVED DUE TO BEDROCK, INSTALL 24"x24"x8" PAD DIRECTLY TO BEDROCK TO ENSURE LEVEL SURFACE. FASTEN PIERS TO PAD, DRILL AND PIN TO BEDROCK W/ 4 - 5/8" REBAR DRILLED 6" INTO ROCK WITH EPOXY

WALL ASSEMBLIES

- S2 - 2x4 EXTERIOR STUD WALL**
- EXTERIOR FINISH (TBD. BY CLIENT)
 - STRAPPING
 - WEATHER BARRIER, TAPED AND SEALED
 - R10 2" CONTINUOUS RIGID INSULATION, TAPED AND SEALED
 - 2x4 SPF No. 2 STUDS @ 16" O.C.
 - MIN. R14 BATT INSULATION
 - VAPOUR BARRIER, TAPED AND SEALED
 - INTERIOR FINISH (TBD. BY CLIENT)
- S3 - 2x4 INTERIOR WALL**
- WALL FINISH (TBD. BY CLIENT)
 - 2x4 SPF No. 2 STUD @ 16" O.C.
 - WALL FINISH (TBD. BY CLIENT)
- S4 - 2x6 INTERIOR WALL**
- WALL FINISH (TBD. BY CLIENT)
 - 2x6 SPF No. 2 STUD @ 16" O.C.
 - WALL FINISH (TBD. BY CLIENT)

FLOOR ASSEMBLIES

- F1 - 2x12 FLOOR JOISTS**
- FLOOR FINISH (TBD. BY CLIENT)
 - 3/4" OSB OR PLYWOOD SHEATHING
 - 11 7/8" TJI FLOOR JOISTS AS PER MFG. SPECS.
- F2 - 2x8 DECK JOISTS**
- 5/4" OR 2x6 SPF No. 2 PT DECK BOARDS
 - 2x8 SPF No. 2 PT FLOOR JOISTS @ 16" O.C. W/ BRIDGING

ROOF ASSEMBLIES

- R1 - PRINCIPLE ROOF**
- SHINGLES (TBD. BY CLIENT)
 - ICE AND WATER SHIELD
 - 1/2" OSB OR PLYWOOD SHEATHING
 - STRAPPING AS REQUIRED TO ENSURE ADEQUATE VENTILATION
 - 2x12 SPF No. 2 ROOF JOISTS @ 12" O.C.
 - MIN. R31 BATT OR SPRAY FOAM INSULATION
 - VAPOUR BARRIER, TAPED AND SEALED
 - CEILING FINISH (TBD. BY CLIENT)
- R2 - PORCH ROOF**
- SHINGLES (TBD. BY CLIENT)
 - ICE AND WATER SHIELD
 - 1/2" OSB OR PLYWOOD SHEATHING
 - 2x6 SPF No. 2 ROOF RAFTERS @ 16" O.C.
 - 2x6 SPF No. 2 CEILING JOISTS @ 16" O.C.
 - SOFFIT FINISH (TBD. BY CLIENT)

No.	Description	Date
	Submitted For Permit Review	2024-02-27

Theyres Addition

Building Sections

Address	339 River Rd East, Wasaga Beach
Date	2024-02-26
Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C301 Scale 1/4" = 1'-0"



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Building Sections

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
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C302 Scale As indicated

1
C301

Proposed Roof Peak
23' - 10 5/8"

T.O.S.F. Wall
19' - 3 5/8"

Second Floor
11' - 3 5/8"

T.O. FF. Wall
10' - 3"

First Floor
2' - 11"

Grade
0"

T.O. Ex. Footing
-4' - 0"

T.O. New Footing
-5' - 4 5/8"

EAVE PROTECTION TO EXTEND FROM EDGE OF ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INT. FACE OF THE EXT. WALL

INSULATE MIN. R22 NEAR EAVES, ENSURE MIN. 2 1/2" AIR GAP BETWEEN INSULATION AND UNDERSIDE OF SHEATHING

ALL DOORS AND WINDOWS TO HAVE FLASHING INSTALLED ON THE TOP EDGE. SIDED OF DOORS AND WINDOWS ARE TO BE ADEQUATELY CAULKED.

UNPROTECTED WALL OPENINGS TO BE PROTECTED WITH GAURDS AS PER OBC (JULIET BALCONY). IF FLOOR HEIGHT IS LESS THAN 23-7/8", NO GUARD REQUIRED. IF GRADE IS BETWEEN 24" AND 71", GUARD HEIGHT MUST BE 35". IF GRADE EXCEEDS 72", INSTALL REQUIRED 42" GUARD.

IN AN UNHEATED CRAWLSPACE, A GROUND COVER SHALL BE PROVIDED OF NOT LESS THAN, 50mm OF ASPHALT PAVING MATERIAL, 100mm OF 15 MPa PORTLAND CEMENT CONCRETE, TYPE S ROLL ROOFING, OR 0.10mm POLYETHYLENE.

IF 4' DEPTH CANNOT BE ACHIEVED DUE TO BEDROCK, DRILL AND PIN TO BEDROCK w/ 15M (5/8") REBAR @ 48" O.C. DRILLED 6" INTO ROCK WITH EPOXY. WHERE ROCK SLOPE IS > 15" INCREASE EMBEDMENT TO MIN. 12"

BEDROCK FOR ILLUSTRATION PURPOSES

WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 23.5", AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 23.5".

FOUNDATION ASSEMBLIES

S1 - 8" CMU FOUNDATION WALL

- 8" CONCRETE BLOCK FOUNDATION WALL ON 20"x6" STRIP FOOTING.
- INSTALL BITUMINOUS DAMPROOFING ON MIN. 1/4" PARGING.
- DRAINAGE LAYER TO INCLUDE MINIMUM 3/4" MINERAL FIBRE INSULATION.
- WALLS TO HAVE TIE HOLES FILLED w/ CEMENT MORTAR OR DAMPROOFING

P1 - 10" SONOTUBE PIER

- 6x6 SPF No.2 PT POST FASTENED TO CONCRETE PIER BELOW w/ SADDLE BRACKET, MIN. 6" ABOVE GRADE. INSTALL LATERAL BRACING ON POST w/ 2X2' ANGLES OR SIMPSON STRONG TIE BRACES AS PER MFG SPECS.
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WALL ASSEMBLIES

S2 - 2x4 EXTERIOR STUD WALL

- EXTERIOR FINISH (TBD. BY CLIENT)
- STRAPPING
- WEATHER BARRIER, TAPED AND SEALED
- R10 2" CONTINUOUS RIGID INSULATION, TAPED AND SEALED
- 2x4 SPF No.2 STUDS @ 16" O.C.
- MIN. R14 BATT INSULATION
- VAPOUR BARRIER, TAPED AND SEALED
- INTERIOR FINISH (TBD. BY CLIENT)

S3 - 2x4 INTERIOR WALL

- WALL FINISH (TBD. BY CLIENT)
- 2x4 SPF No.2 STUD @ 16" O.C.
- WALL FINISH (TBD. BY CLIENT)

S4 - 2x6 INTERIOR WALL

- WALL FINISH (TBD. BY CLIENT)
- 2x6 SPF No.2 STUD @ 16" O.C.
- WALL FINISH (TBD. BY CLIENT)

FLOOR ASSEMBLIES

F1 - 2x12 FLOOR JOISTS

- FLOOR FINISH (TBD. BY CLIENT)
- 3/4" OSB OR PLYWOOD SHEATHING
- 11 7/8" TJI FLOOR JSTS AS PER MFG. SPECS.

F2 - 2x8 DECK JOISTS

- 5/4" OR 2x6 SPF No.2 PT DECK BOARDS
- 2x8 SPF No.2 PT FLOOR JOISTS @ 16" O.C. w/ BRIDGING

ROOF ASSEMBLIES

R1 - PRINCIPLE ROOF

- SHINGLES (TBD. BY CLIENT)
- ICE AND WATER SHIELD
- 1/2" OSB OR PLYWOOD SHEATHING
- STRAPPING AS REQUIRED TO ENSURE ADEQUATE VENTILATION
- 2x12 SPF No.2 ROOF JOISTS @ 12" O.C.
- MIN. R31 BATT OR SPRAY FOAM INSULATION
- VAPOUR BARRIER, TAPED AND SEALED
- CEILING FINISH (TBD. BY CLIENT)

R2 - PORCH ROOF

- SHINGLES (TBD. BY CLIENT)
- ICE AND WATER SHIELD
- 1/2" OSB OR PLYWOOD SHEATHING
- 2x6 SPF No.2 ROOF RAFTERS @ 16" O.C.
- 2x6 SPF No.2 CEILING JOISTS @ 16" O.C.
- SOFFIT FINISH (TBD. BY CLIENT)

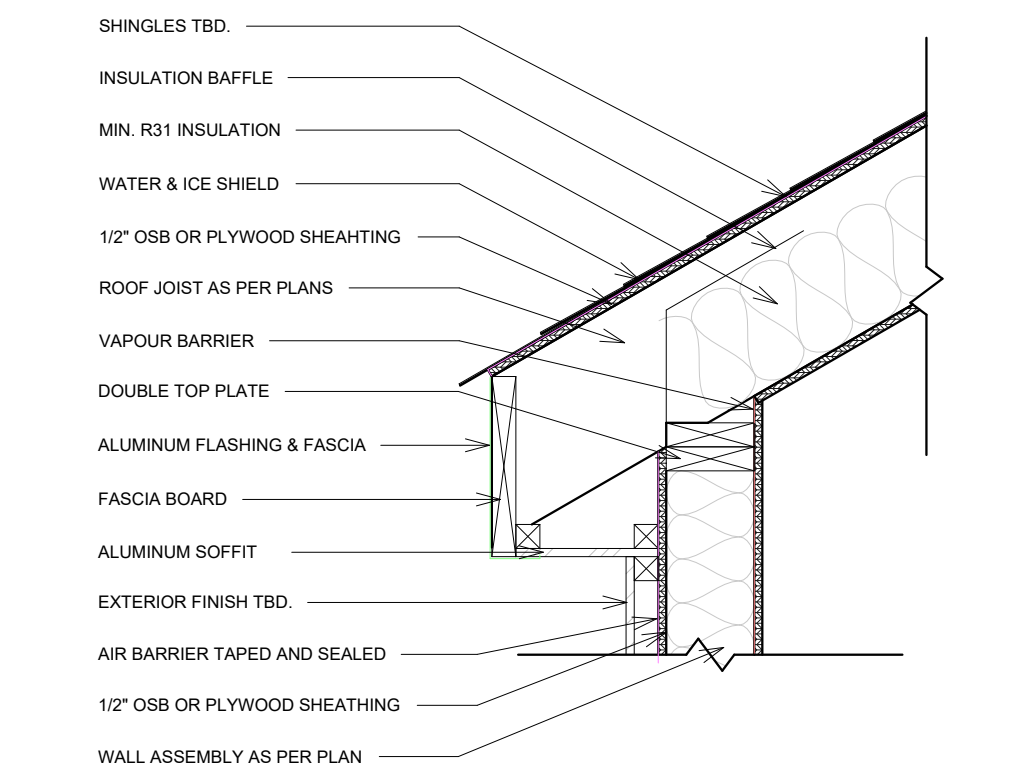
1 Building Section 2
3/8" = 1'-0"

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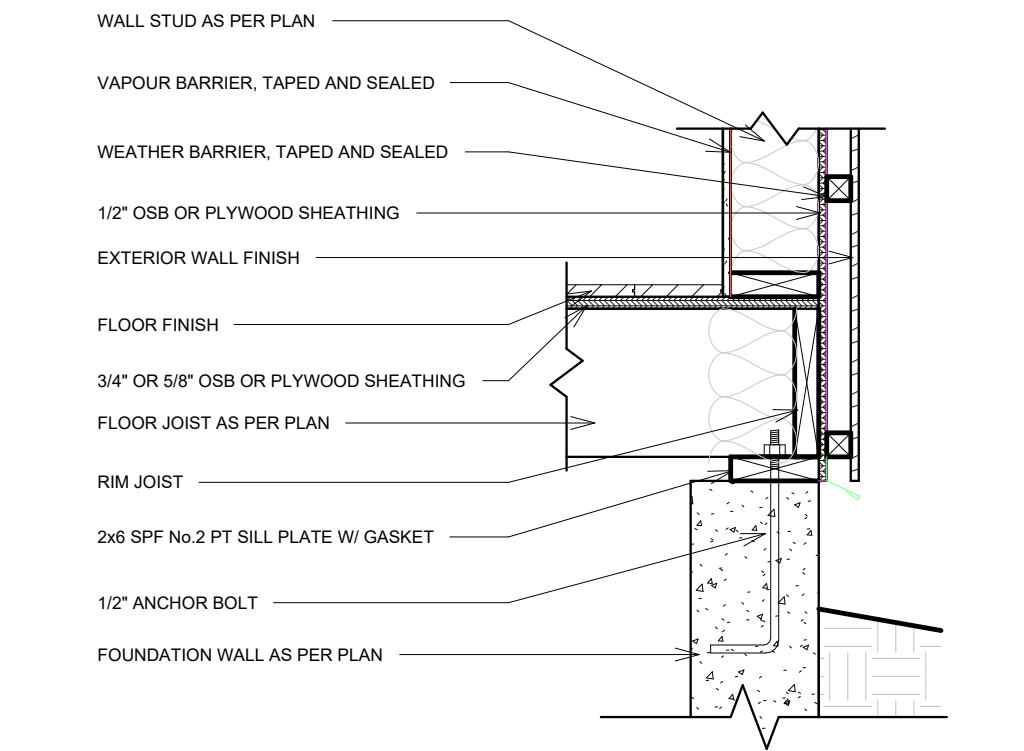


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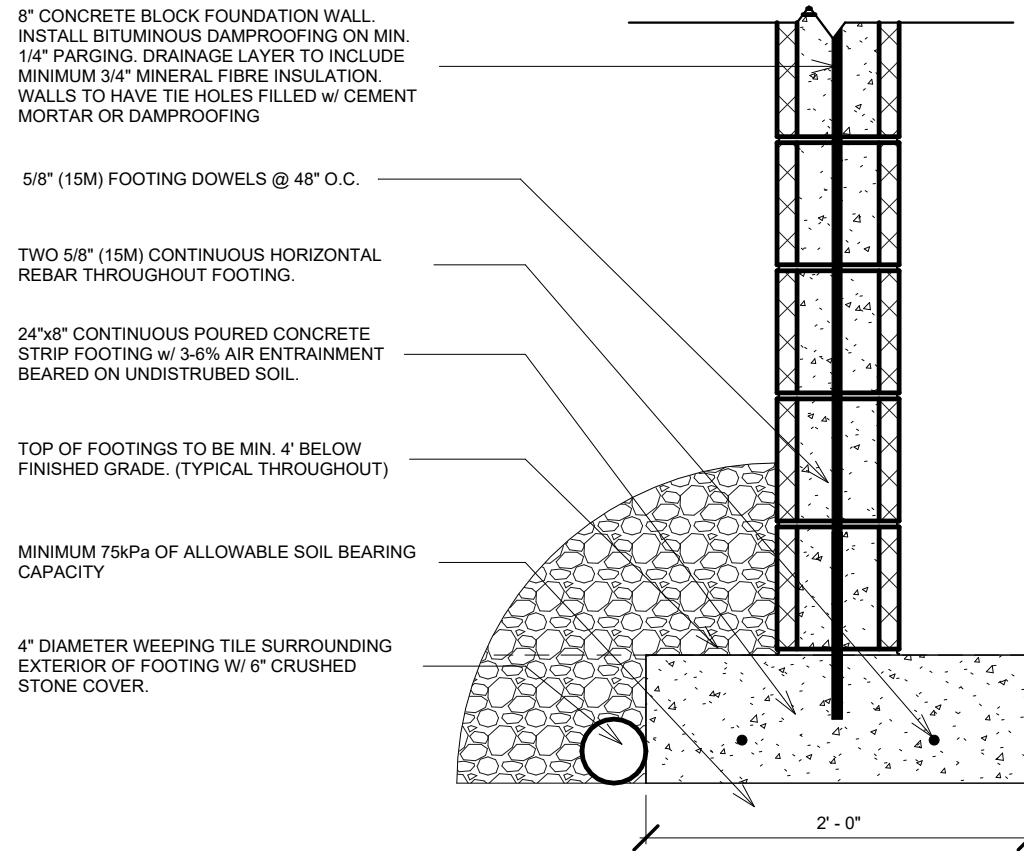
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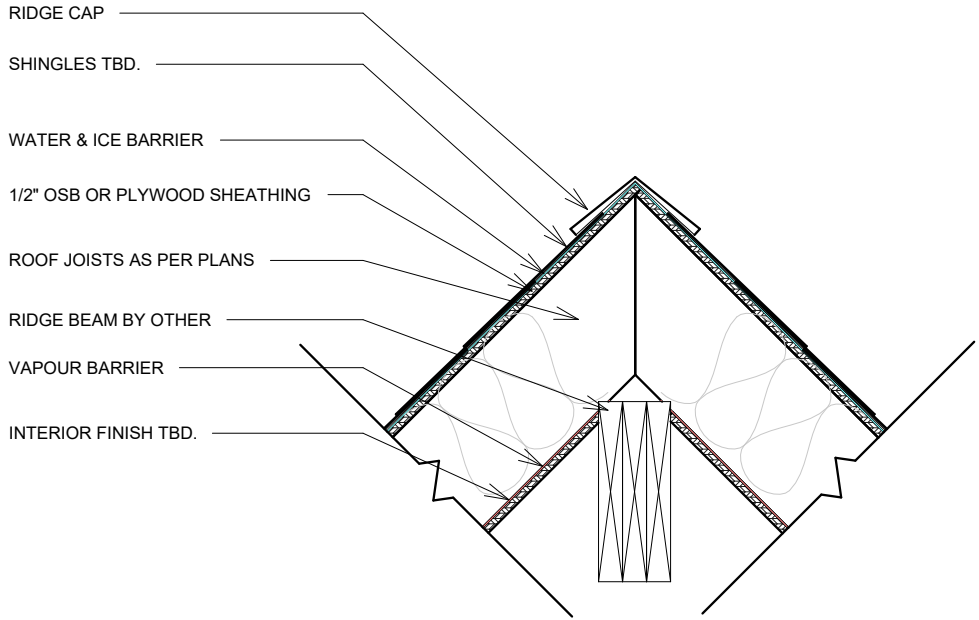
1 Roof Joist Connection
1" = 1'-0"



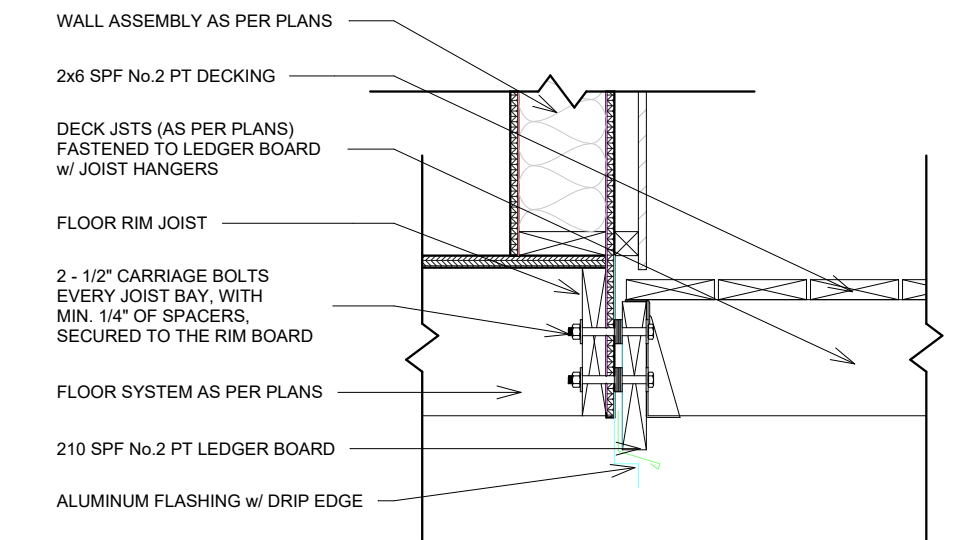
4 Floor Detail
1" = 1'-0"



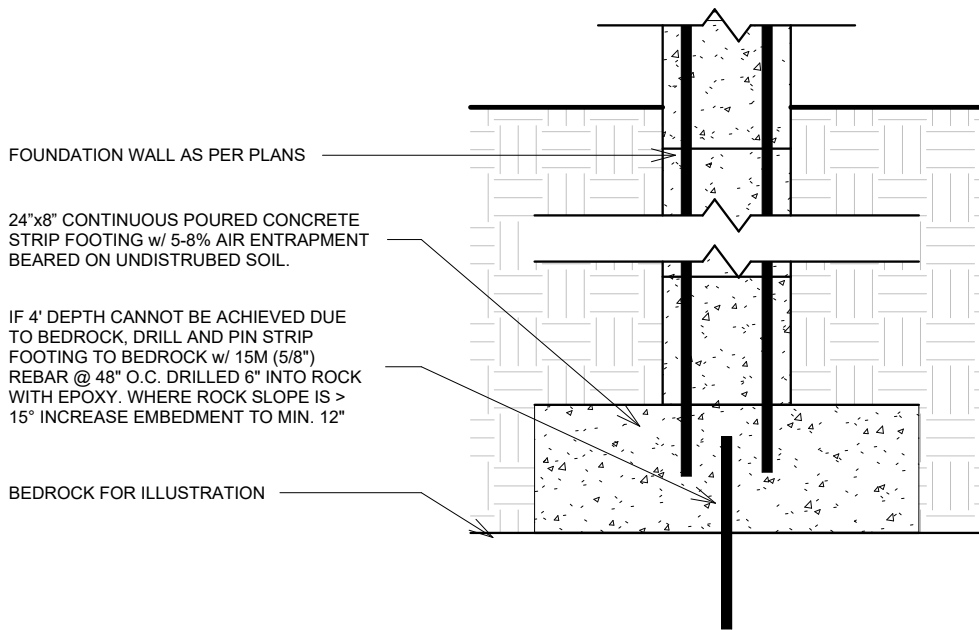
7 CMU/Weeper Detail
1" = 1'-0"



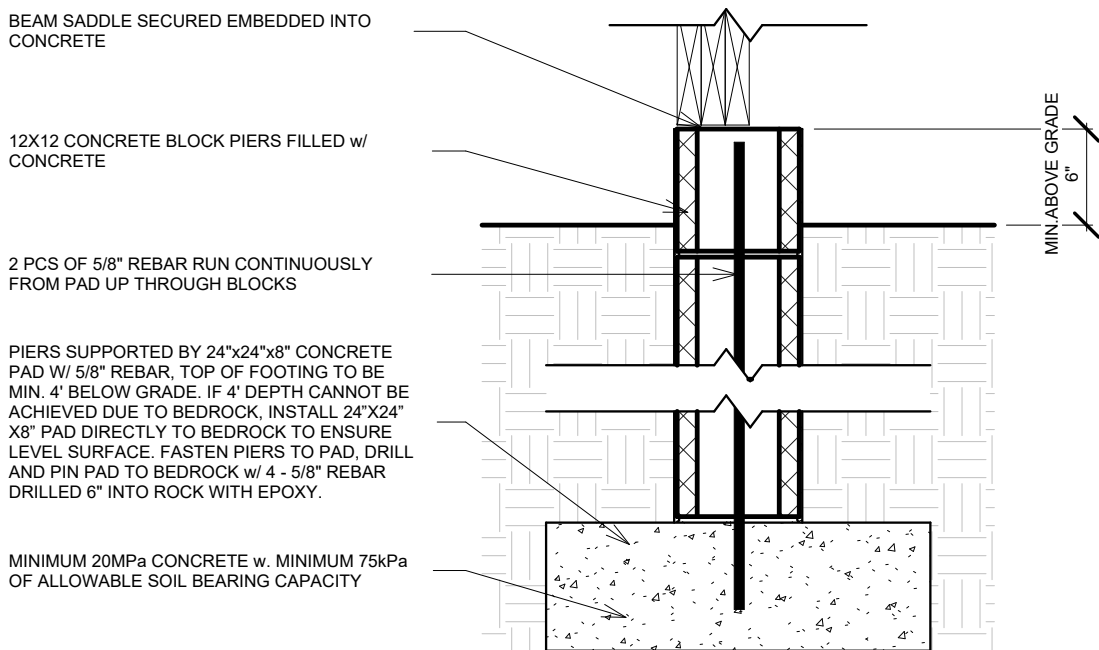
2 Ridge Beam - Dropped Connection
1" = 1'-0"



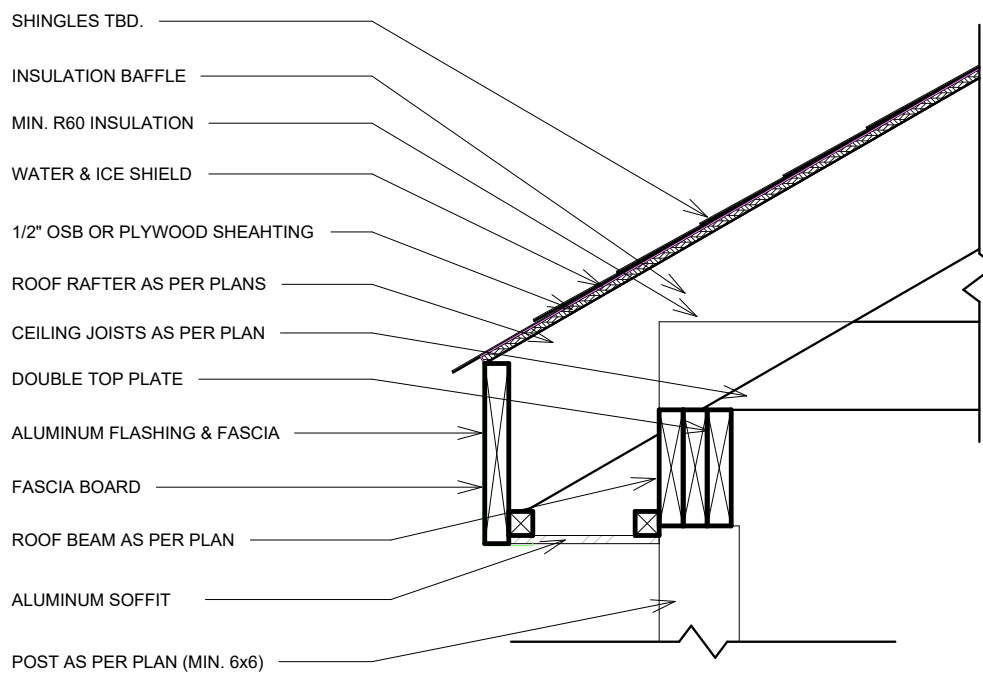
5 Ledger to Floor Connection
1" = 1'-0"



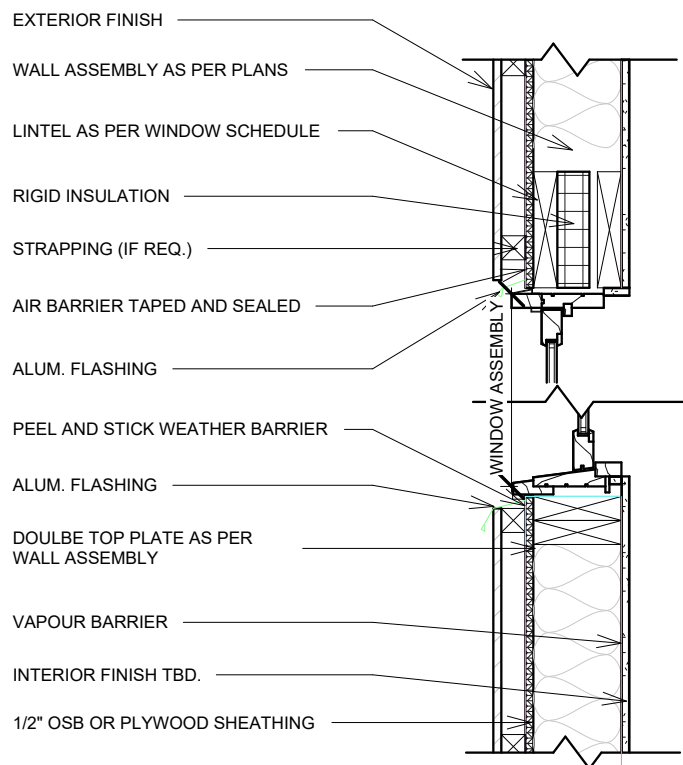
8 Strip Footing Pinning Detail
1" = 1'-0"



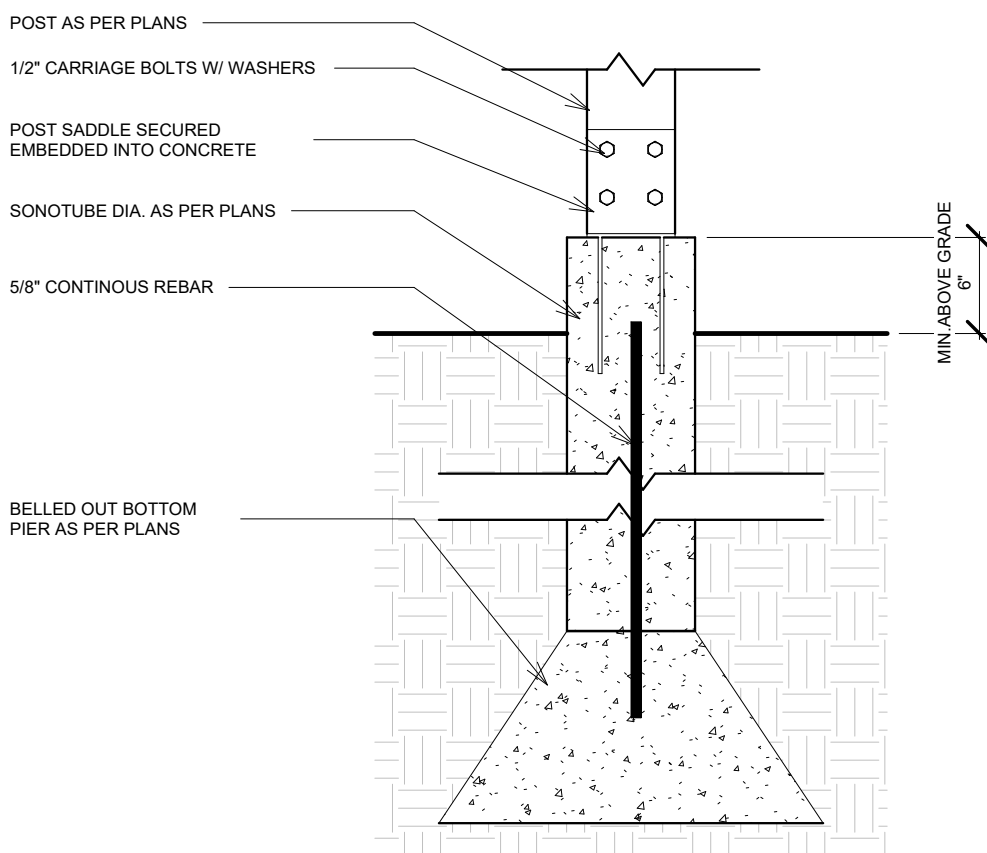
9 Block Pier Detail
1" = 1'-0"



3 Porch Roof Connection
1" = 1'-0"



6 TYP. Window Detail
1" = 1'-0"



10 Sonotube Pier Detail
1" = 1'-0"

No.	Description	Date
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Theyres Addition

Details

Address 339 River Rd East, Wasaga Beach

Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

C401

Scale 1" = 1'-0"

2024-02-26 1:58:10 PM

EXISTING DWELLING AREA

EXISTING TO BE REMOVED

PROPOSED ADDITION AREA / PROPOSED PORCH AREA

PROPOSED OPEN DECK AREA

Theyers
c/o Weather Guard Construction
339 River Rd. E.
Wasaga Beach, ON
Township of Wasaga Beach

LOT AREA: 8,521.43 SF / 791.67 sq.m.
EXISTING DWELLING AREA: 750.10 SF / 69.67 sq.m.
EXISTING DECK (BELOW 1.2 m): 83.00 SF / 7.71 sq.m.
EXISTING PORCH: 171.00 SF / 15.89 sq.m.
EXISTING LOT COVERAGE: 921.10 SF / 85.57 sq.m. = 10.81 %
PROPOSED ADDITION AREA: 568.50 SF / 52.82 sq.m.
PROPOSED PORCH AREA: 32.00 SF / 2.97 sq.m.
PROPOSED OPEN DECK AREA (BELOW 1.2 m): 102.56 SF / 9.53 sq.m.
PROPOSED LOT COVERAGE: 1,350.60 SF / 125.47 sq.m. = 15.85 %

PROPOSED ADDITION AREA: 568.50 SF / 52.83 sq.m.
(NEW FOOTPRINT= 365.50 SF / 33.96 sq.m.

EXISTING DWELLING AREA TO BE REMOVED: 120.00 SF / 11.15 sq.m.

EXISTING DECK TO BE REMOVED (BELOW 1.2 m): 83.00 SF / 7.71 sq.m.

PROPOSED PORCH AREA: 32.00 SF / 2.97 sq.m.

PROPOSED OPEN DECK AREA: 102.56 SF / 9.53 sq.m.

EXISTING DWELLING AREA: 750.10 SF / 69.67 sq.m.

EXISTING PORCH AREA TO REMAIN: 108.00 SF / 10.03 sq.m.

EXISTING PORCH TO BE REMOVED: 71.00 SF / 6.60 sq.m.

Please note: Flow Drawings & Design Inc. is not an OLS, drawings included in this package are produced using public documents on behalf of the property owner and for visual purposes only. This drawing was created by use of [spengis.slmco.ca](#).

Legal property address: 339 River Rd. E. Wasaga Beach

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Site Plan

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Date 2024-02-26

Contractor	Weather Guard Construction
Owner	Theyres
Drawn by	Victoria Hoffmann
Designer BCIN	47130
Company BCIN	104360

S001

Scale As indicated

1 Site Plan
1/16" = 1'-0"