

GENERAL NOTES

1. GENERAL NOTES

A. CONSTRUCTION AND DESGNS SHALL CONFORM TO THE REQUIREMENT OF THE NATIONAL BUILDING CODE AS AMENDED AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION. IN CASE OF CONFLICT OR DISCREPANCY THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

B. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL VERIFY ALL INFORMATION DIMENSIONS AND SPECIFICATIONS OUTLINED IN THIS DRAWING PACKAGE.

C. ADVISE THE BUILDER/CONTRACTOR OF ANY DISCREPANCIES OBSERVED THE REQUIREMENT OF EXPLANATIONS MUST FOLLOW PRIOR TO CONSTRUCTION.

D. ANY VARIANCE FROM THE INFORMATION SHOWN IN THIS DRAWING PACKAGE SHALL BE REPORTED TO AND APPROVED BY THE BUILDER PRIOR TO CONSTRUCTION.

E. IT IS THE RESPONSIBILITY OF THE BUILDER TO CONTACT A PROFESSIONAL ENGINEER FOR ALL CONSTRUCTION ELEMENTS NOT IDENTIFIED BY THE NATIONAL BUILDING CODE.

F. DO NOT IMPOSE CONSTRUCTION LOADS ON THE STRUCTURE IN EXCESS OF THE DESIGN LOADS.

G. PROTECT EXISTING BUILDINGS TREES FENCING UTILITY POLES CABLES ACTIVE UNDERGROUND SERVICES AND SPACING ON THE SITE OR ANY ADJOINING PROPERTIES FROM DAMAGE. ANY DAMAGE RESULTED FROM THIS CONSTRUCTION WORK SHALL BE MADE GOOD TO THE APPROVAL OF THE BUILDER AT NO COST TO THE OWNER.

H. ALL WORK SHALL BE PERFORMED IN ACCORANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SAFETY ACT (INCLUDING LATEST AMENDMENTS) AND OTHER LOCAL AUTHORITIES HAVING JURISDICTION.

2. FOUNDATION & EXCAVATION WORK

A. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL VERIFY ALL INFORMATION DIMENSIONS AND SPECIFICATIONS OUTLINED IN THIS DRAWING PACKAGE.

B. EARTH BOTTOMS OF EXCAVATIONS TO BE DRY UNDISTURBED SOIL LEVEL AND FREE FROM ANY LOOSE OR OGRANIC MATERIALS.

C. PROTECT BOTTOMS OF EXCAVATIONS FROM SOFTENING. SHOULD SOFTENING OCCUR REMOVE SOFTENED SOIL AND REPLACE WITH CONCRETE.

D. PROOF ROLL EXISTING FILL MATERIAL REMOVE ANY LOOSE OR SOFTENED AREAS BENEATH SLAB/FOOTING BEFORE PLACEMENT OF GRANULAR FILL.

E. BACKFILL SIMULTANEOUSLY EACH SIDE OF WALL TO EQUALIZE SOIL PRESSURES. DO NOT EXCEED A GRADE DIFFERENCE OF 24" [610].

F. ALL FOUNDATIONS ARE TO BE INSTALLED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 PSF.

G. APPROVED GRANULAR FILL UNDER FOOTINGS SHALL BE COMPACTED IN 8" [203] LAYERS TO 98% S.P.D.

H. EXTEND EXTERIOR FOUNDATIONS BELOW THE FROST LINE AS NOTED ON THE FOUNDATION PLAN. CARRY UNDERSIDE OF EXTERIOR FOOTINGS DOWN A MINIMUM OF 4'-0" [1220] BELOW FINISHED GRADE.

I. PROTECT FOUNDATION INCLUDING ANY SLAB ON GRADE FROM FROST ACTION DURING CONSTRUCTION.

J. ALL CONCRETE WORK TO CONFORM TO CAN3-A438-M.

K. REINFORCING STEEL SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 58 000 PSI.

L. LOCATE ALL FOOTINGS CENTRALLY UNDER COLUMNS AND WALL UNLESS NOTED OTHERWISE.

M. DURING COLD WEATHER CONCRETE POURS WHEN TEMPERATURES ARE BELOW 5 C ALL CONCRETE IN THE CURING STAGES SHALL BE KEPT AT A TEMPERATURE ABOVE 10 C.

N. WATER CURING OF CONCRETE IS RECOMMENDED.

O. STEP FOOTING DOWN OR LOWER FOOTING WHERE NECESSARY TO SUIT EXISTING AND/OR ADJACENT FOOTINGS MECHANICAL & ELECTRICAL INSTALLATIONS AND POOR SOIL CONDITIONS. THE LINE OF SLOPE ALONG STEPPED FOOTINGS AND BETWEEN ADJACENT FOOTINGS AND/OR EXCAVATIONS SHALL NOT EXCEED THE ANGLE OF REPOSE FO THE SITE SOIL CONDITIONS. STEP FOOTINGS 2'-0" [610] MAXIMUM AT A TIME.

P. AT LOCATIONS WHERE MECHANICAL SERVICES INTERFERE WITH FOOTINGS ESTABLISH TOP OF FOOTING A MINIMUM OF 8" [203] BELOW INVERT ELEVATION.

Q. SPACING OF CONTROL JOINTS IN CONCRETE SLABS SHALL NOT EXCEED 20'.

3. CAST IN PLACE CONCRETE

A. ALL CONCRETE WORK SHALL CONFORM TO CSA STANDARDS A23.1/A23.2-14.

B. CONCRETE COMPRESSIVE STRENGTH (f' c) AT 28 DAYS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE IN THESE DRAWINGS:

FOOTINGS20MPa (UNLESS NOTED OTHERWISE)

WALLS & PIERS25MPa (UNLESS NOTED OTHERWISE)

SLABS32MPa (UNLESS NOTED OTHERWISE)

C. PROVIDE AIR-ENTRAINED CONCRETE TO ALL CONCRETE ELEMENTS EXPOSED TO WEATHER IN ACCORDANCE WITH THE REFERENCED STANDARD INCLUDING FOUNDATION WALLS.

D. SIDE OF FOOTINGS SHALL BE FORMED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS TO BE POURED AGAINST EARTH. WHERE EARTH FORMS ARE PERMITTED HAND TRIM BOTTOM & SIDES AND REMOVE ALL LOOSE EARTH BEFORE PLACING CONCRETE.

E. PROVIDE SLEEVES IN SLABS OR WALLS FOR MECHANICAL PIPING AND AVOID OPENINGS WHERE POSSIBLE.

F. DETAIL FABRICATE AND PLACE ALL REINFORCING IN CONFORMANCE WITH THE LATEST EDITION OF "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURE AND METRIC SUPPLEMENT" BY THE REINFORCING STEEL INSTITUTE.

G. ALL REINFORCING BAR SHALL BE DEFORMED BARS CONFORMING TO CAN/CSA G30.18-09 WITH A MINIMUM YIELD STRENGTH OF 400MPa. WELDED FABRIC SHALL CONFORM TO CSA G30.5-M1983 WITH A MINIMUM YIELD STENGTH OF 440MPa.

H. PROVIDE CONCRETE COVER TO REINFORCEMENT AS FOLLOWS:

SLAB ON GRADE1 1/2" [38] FROM TOP

CONC. POURED AGAINST EARTH3" [76]

CONC. POURED AGAINST FORMED SURFACE2" [51]

I. MESH LAPS 12" [306]. ALL OTHER LAPS AND EBEDMENT OF DOWELS TO BE 36x THE BAR DIAMETER OR 18" [451] MINIMUM UNLESS NOTED OTHERWISE ON THE PLANS.

J. PROVIDE DOWELS FROM ALL FOOTINGS TO REINFORCED CONCRETE WALLS PIERS AND COLUMNS. SECURE COLUMN DOWELS IN CORRECT POSITION PRIOR TO CONCRETE PLACEMENT.

K. GROUND UNDERSIDE OF STEEL COLUMNS AND BEAM BEARING PLATES WITH DRY PACK NON-SHRINKING GROUT TO MANUFACTURERS SPECIFICATIONS.

L. CONTROL JOINT FILLER TO BE SIKAFLEX OR APPROVED EQUAL.

4. SLAB ON GRADE

A. EXCAVATE AND REMOVE ALL FOREIGN MATERIAL AND SOFT SPOTS IN THE SUB GRADE AND PREPAR SUBGRADE AS PER THE GEOTECHNICAL REPORT.

B. PLACE GRANULAR FILL TO COVER THE ENTIRED BUILDING AREA TO A MINIMUM DEPTH OF 8" [203]. COMPACTED FILL TO 100% S.P.D. UNLESS SPECIFIED OTHERWISE IN THE GEOTECHNICAL REPORT ON DRAWINGS OR EXCAVATION SPECIFICATIONS.

C. ALL GRANULAR FILL IS TO MEET THE SPECIFIED REQUIRMENTS AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS.

D. ALL SLAB ON GRADE TO BE PLACED ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL CAPABLE OF SUSTAINING A MINIMUM UNIFORM 1000PSF [48KN/m]. ALL FILL TO BE COMPACTED TO A MINIMUM OF 100% S.P.D. UNLESS NOTED OTHERWISE.

E. CONCRETE COMPRESSIVE STRENGTJ AT 28 DAYS TO BE A MINIMUM 32MPa. PROVIDE CONTROL JOINT DETAILS AROUND COLUMNS.

5. TEMPORARY WORK

A. PROVIDE ALL ADEQUATE SHORING FOR THE SAFE COMPLETION OF THE WORK. ASSUME RESPONSIBILITY TO DESGIN AS WELL AS TO ERECT MAINTAIN AND EVENTUALLY REMOVE ALL THE TEMPORARY WORKS NECESSARY FOR CARRYING OUT OF THIS CONTRACT.

B. MAKE ADEQUATE PROVISIONS FOR CONSTRUCTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURE PLUMB AND IN THE TRUE ALIGNMENT AT ALL PHASES OF WORK UNTIL COMPLETION (INCLUDING MASONRY WALLS FLOOR AND ROOF DECKS ETC.). ANY BRACING MEMBERS SHOWN ON PLANS ARE THOSE REQUIRED FOR THE FINISHED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES.

C. TRUCKS CRANES HOISTS OR ANY HEAVY EQUIPMENT OR MATERIALS ARE NOT ALLOWED TO ENTER ANY STRUCTURAL FLOOR OR ROOF AREA UNLESS SPECIFICALLY DESIGNED AND DESIGNATED FOR THIS PURPOSE.

D. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR THE DESIGN ERECTION OPERATION MAINTENANCE AND REMOVAL OF TEMPORARY SUPPORTS TEMPORARY BRACING SHORING SYSTEM AND FACILITIES AND THE DESIGN AND EXECUTION OF CONSTRUCTION METHODS REQUIRED IN THEIR USE.

E. THE CONTRACTOR SHALL ENGAGE AND PAY FOR REGISTERED PROFESSIONAL ENGINEERING PERSONNEL SKILLED IN THE APPROPRIATE DISCIPLINES TO PERFORM THOSE FUNCTIONS REFERRED TO IN PARAGRAPH ABOVE OR AND IN ALL CASES WHERE SUCH TEMPORARY SUPPORTS STRUCTURES AND FACILITIES AND THEIR METHOD OF CONSTRUCTION ARE OF SUCH A NATURE THAT PROFESSIONAL ENGINEERING SKILL IS REQUIRED TO PRODUCE SAFE AND SATISFACTORY RESULTS.

6. ADDITIONAL REQUIREMENTS

A. DEADBOLT REQUIRED ON ALL SWING ENTRANCE DOORS INCLUDING SECONDARY ENTRANCE DOORS PER NBC.

B. INTERIOR STAIRS MUST COMPLY WITH THE FOLLOWING RESTRICTIONS PER NBC.

MIN. RISE =4 7/8" [125]

MIN. RUN =10" [210]

MAX. RISE =7 7/8" [200]

MAX. RUN =14" [355]

TREAD DEPTH MIN = 9 1/4" [235]TREAD DEPTH MAX. = 14" [355]

C. MINIMUM LANDING WIDTH TO BE SAME WIDTH AS STAIR WITH A LENGTH NO LESS THAN 35 1/2" [900]

D. HANDRAILS/GUARDS MUST COMPLY WITH THE FOLLOWING RESTRICTIONS PER NBC.

a. ALL HANDRAILS TO RESIST A MIN. CONCENTRATED LOAD OF 0.9 kN [203 LBS]

b. HANDRAIL REQUIRED FOR INTERIOR STAIRS HAVING MORE THAN 2 RISERS

c. HANDRAIL REQUIRED FOR EXTERIOR STAIRS HAVING MORE THAN 3 RISERS

d. HANDRAILS INSTALLED AT A HEIGHT BETWEEN 34 1/8" [865] TO 37 7/8" [945]

e. HANDRAIL PROJECTIONS NO MORE THAN 3 7/8" [100] INTO REQUIRED STAIR WIDTH

f. ALL GUARDS TO BE NON-CLIMBABLE WITH NO OPENINGS TO PERMIT THE PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER MORE THAN 3 7/8" [100] BETWEEN HEIGHTS 5 1/2" [140] TO 35 3/8" [900]

g. GUARD HEIGHT FOR INTERIORS TO BE MIN. 35 1/2" [900]

h. GUARD HEIGHT FOR EXTERIOR TO BE MIN. 42 1/4" [1070]

E. GLASS IN GUARDS

a. ALL GLASS NOTED TO BE SAFETY GLASS SHALL COMPLY TO THE REQUIREMENTS IN NBC.

b. GLASS REQUIRED TO BE SAFETY GLASS SHALL BE HEAT STRENGTHEN LAMINATED OR APPROVED EQUAL.

F. ALL ELECTRICAL WORK TO BE COMPLETED AS PER NBC.

G. PROVIDE APPROVED DRAINAGE LAYER TO FOUNDATION WALLS BELOW GRADE.

H. ENSURE MINIMUM HEAD ROOM CLEARANCE OF 6'-5" BELOW ALL DUCTS BULKHEADS & BEAMS.

I. PROVIDE VENTING TO EXTERIOR FOR ALL BATHROOMS & DRYERS. RANGE HOODS ARE TO BE VENTED TO EXTERIOR W/ NON-COMBUSTIBLE AND CORROSION RESISTANT DUCTWORK.

J. SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH BEDROOM. THEY SHALL BE INTERCONNECTED AND HAVE A VISUAL SIGNALING COMPONENT. INTERCONNECT CARBON MONOXIDE DETECTORS ON BEDROOM FLOORS

K. NON-LOAD BEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BELOW THE WALL OR BLOCKING BETWEEN THE BEARING JOISTS.

L. SHEATHING TO BE GLUED AND SCREWED UNLESS NOTED OTHERWISE

M. INTERIOR DOORS TO BE UNDERCUT 1/2" FOR ROOMS WITHOUT A RETURN AIR

N. BATHROOM WALLS SUBJECT TO DIRECT CONTACT WITH MOISTURE SHALL SUBSTITUTE GYPSUM BOARD FOR A MOISTURE RESISTANT APPROVED SUBSTRATE. COORDINATE WITH GENERAL CONTRACTOR.

7. FRAMING NOTES

A. ALL WOOD SHALL BE NO. 2 S-P-F OR BETTER UNLESS NOTED OTHERWISE

B. ALL BEAMS TO BE SUPPORTED BY A COLUMN (WITH PLATE IF PERMITTED) EQUAL TO THE WIDTH OF BEAM AND BOLTS WELDED OR SCREWED TO COLUMN/PLATES TOP & BOTTOM

C. ALL SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 5/8" DIA. ANCHOR BOLTS AT 4' O/C MAX

D. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19% AT TIME OF INSTALLATION

E. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO NOT OVERLOAD THE STRUCTURE DURING CONSTRUCTION

F. FRAMING CONTRACTOR TO INSTALL WIND BRACING AS REQUIRED

G. METAL JOIST HANGERS REQUIRED FOR FLUSH MOUNT BEAMS

H. STEEL BEAMS SHALL HAVE 3 1/2" MIN. END BEARING ON MASONRY AND 2 1/2" MIN. BEARING ON STEEL. LINTELS TO HAVE MIN. 6" BEARING UNLESS INDICATED OTHERWISE

I. COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED WITH 1 1/2" NON-SHRINK GROUT

J. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH WITH THE DETAILS AND DESIGN LOADS ON THE ARCHITECTURAL DRAWINGS. SHOP DRAWINGS OF THE ROOF TRUSSES INCLUDING LAYOUT OF THE TRUSSES BRIDGING BRACING AND BEARING DETAILS (INCLUDING HOLD-DOWN CLIPS) SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO AND SHALL BE SUBMITTED TO THE DEVELOPER FOR REVIEW BEFORE FABRICATION.

K. WHERE THERE IS A VARIETY OF EXTERIOR WALL FINISHES THE ROOF OVERHANGS MAY REQUIRE ADJUSTMENT AND/OR PLATE HEIGHT ADJUSTED TO ALLOW SOFFITS TO BE FLUSH

L. ALL RAFTERS JOISTS & STUDS TO BE CONTINUOUS. MIN. 2 PLY AT OPENINGS. RIDGE HIP & VALLEY RAFTERS TO BE MIN. 1 SIZE LARGER THAN RAFTER SIZE.

M. PROVIDE SOLID BLOCKING IN ALL FULL BATH TUB/SHOWER AND AT TOILET FOR FUTURE GRAB BAR INSTALLATION

N. MIN. NAILING REQUIREMENTS TO COMPLY WITH NBC FOR SHEATHING

8. ROUGH CARPENTRY

A. ALL WOOD DESIGN AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CAN/CSA 086.1 LATEST EDITION.

B. ALL WOOD SHALL BE S.P.F. NO. 2 GRADE OR GREATER.

C. EXTERIOR WALL SHEATHING SHALL BE A MINIMUM OF 7/16" OSB OR D. FIR PLYWOOD UNLESS NOTED OTHERWISE ON THE DRAWINGS.

D. CUT FRAMING MEMBERS ACCURATELY TO SIZE FIT CLOSE AND TIGHT SECURELY ANCHOR BY NAILING OR SPIKING AND LEAVE PLUMB AND LEVEL.

E. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH CSA 080 SERIES-15 (R2020) OR BE PROTECTED BY VAPOR BARRIER.

F. INSTALL PLYWOOD SHEATHING WITH SURFACE GRAIN AT RIGHT ANGLES TO THE ROOF FRAMING AND WITH JOINTS LIGHTLY BUTTED USING H-CLIPS.

G. ALL JOINTS SHALL HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.

H. ROOF TRUSSES SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER IN THE PROJECT LOCATION. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.

I. ALL INSTALLS INCLUDING OF THE ROOF TRUSSES AND ANY TEMPORARY FRAMING IS BY THE GENERAL CONTRACTOR.

J. HOLES DRILLED IN ROOF FLOOR OR CEILING FRAMING MEMBERS SHALL NOT BE LARGER THAN 1/4" DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED LESS THAN 2" FROM ANY EDGE.

K. WALL STUDS SHALL NOT BE NOTCHED DRILLED OR OTHERWISE DAMAGED MORE THAN THE UNDAMAGED PORTION OF THE STUD IF LESS THEN 2/3 THE DEPTH OF THE STUD

L. TOP PLATES IN WALLS SHALL NOT BE NOTCHED OR DRILLED MORE THAN 2" OR OTHERWISE WEAKENED UNLESS SUITABLE REINFORCING IS INSTALLED.

M. BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL NOT HAVE LESS THAN 3 1/2" OF END BEARING AT SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS.

N. BUILT UP WOOD BEAMS

a. WHERE 1 1/2" MEMBERS ARE LAID ON EDGE TO FORM A BUILT UP BEAM INDIVIDUAL MEMBERS SHALL BE NAILED TOGETHER WITH 1 ROW OF 14d NAILS FOR EVERY 2' OF BEAM DEPTH SPACED NOT MORE THAN 16" APART. NO FEWER THAN 3 ROWS OF NAILS PERMITTED.

b. INSTALL NAILS 4"-6" FROM ENDS OF EACH PLY.

O. IN LIEU OF NAILS BUILT UP BEAMS MAY BE THROUGH BOLTED WITH 1/2"x2" BOLTS EQUIPPED WITH WASHERS AND SPACED NOT MORE THAN 24" CENTER TO CENTER WITH END BOLTS LOCATED NOT MORE THAN 24" FROM THE END OF MEMBERS.

P. FLOOR JOISTS SHALL HAVE A MINIMUM END BEARING OF 1 1/2".

9. EXTERIOR RENDER

A. EXTERIOR RENDER SHALL BE DONE IN ACCORDANCE WITH CAN/CSA 086.1 LATEST EDITION.

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C. EXTERIOR WALL SHEATHING SHALL BE A MINIMUM OF 7/16" OSB OR D. FIR PLYWOOD UNLESS NOTED OTHERWISE ON THE DRAWINGS.

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P. FLOOR JOISTS SHALL HAVE A MINIMUM END BEARING OF 1 1/2".

10. ROOFING

A. EXAMINE ALL DRAWINGS SPECIFICATIONS & CONTRACT DOCUMENTS TO OBTAIN ALL APPLICABLE LOADS. REPORT DISCREPANCIES TO THE CONSULTANT.

B. UNLESS NOTED OTHERWISE THE UNIT LOADS INDICATED ARE INFACTORED. MEMBER FORCES GIVEN ON DRAWINGS ARE FACTORED.

C. THE STRUCTURE HAS BEEN DESIGNED FOR WIND AND SNOW IN ACCORDANCE WITH THE REQUIREMENT OF THE LATEST EDITION OF THE NATIONAL BUILDING CODE.

D. FLOOR JOISTS TO BE DESIGNED FOR A DEFLECTION LIMIT OF L/360

11. CLIMATIC DESIGN LOADS

A. LOCATION: DUNDALK ONTARIO

B. BUILDING IMPORTANCE CATEGORY: NORMAL

C. SNOW LOADING (Sb-1)

IMPORTANCE FACTOR FOR ULSIs 1.0

IMPORTANCE FACTOR FOR SLSIs 0.9

GROUND SNOW LOADSs 3.2 KPa

1/50 ASSOCIATED RAIN LOADSr 0.4 KPa

BASIC ROOF SNOW LOAD FACTORCb 0.55

D. WIND LOADS

WIND EXPOSUREOPEN

WIND CATEGORY2

IMPORTANCE FACTOR FOR ULSlw 1.0

IMPORTANCE FACTOR FOR SLSlw 0.75

REFERENCE WIND PRESSUREQ1/50 0.42 KPa

WIND EXPOSURE COEFFICIENTCe 0.9

E. BATHROOM FAN SHALL PROVIDE A MINIMUM 50 CFM VENTED TO EXTERIOR.

F. PROVIDE A MINIMUM OF 1 SUPPLY AIR OUTLET PER ROOM EXTEND ALL SUPPLY AIR DUCTWORK TO FLOOR LEVEL TO PROVIDE WALL AIR SUPPLIER AND TO EXTERIOR WALLS IN BATHROOMS.

G. GUARDS SHALL CONFORM TO SB-7 OF THE ONTARIO BUILDING CODE 2024.

H. MINIMUM R20 INSULATION REQUIRED AT EAVES PER OBC SB-12 3.1.1.8.(1)(b).

I. ROOF DEAD LOAD TOTAL 27 PSF

15 PSF SLATE (3/8" THICKNESS)

12 PSF FOR ALL OTHER ELEMENTS

J. PRE-ENGINEERED ROOF TRUSSES SHALL DESIGN FOR THE LOADINGS AS INDICATED ON THESE DRAWINGS.

12. DRAWING INDEX

SHEET NUMBER:

A0.1

SHEET NAME:

GENERAL NOTES

CURRENT REV.:

3

SHEET NUMBER:

A0.2

SHEET NAME:

SCHEDULES

CURRENT REV.:

3

SHEET NUMBER:

A1.0

SHEET NAME:

PLOT PLAN

CURRENT REV.:

3

SHEET NUMBER:

A2.0

SHEET NAME:

FOUNDATION PLAN

CURRENT REV.:

3

SHEET NUMBER:

A3.0

SHEET NAME:

FLOOR PLAN

CURRENT REV.:

3

SHEET NUMBER:

A3.1

SHEET NAME:

ROOF PLAN

CURRENT REV.:

3

SHEET NUMBER:

A3.2

SHEET NAME:

ROOF FRAMING PLAN

CURRENT REV.:

3

SHEET NUMBER:

A4.0

SHEET NAME:

BUILDING SCOTCTIONS

CURRENT REV.:

3

SHEET NUMBER:

A4.1

SHEET NAME:

BUILDING SCOTCTIONS

CURRENT REV.:

3

SHEET NUMBER:

A4.2

SHEET NAME:

3D EXTERIOR CONCEPT

CURRENT REV.:

3

Client:

JOSHUA CHASSE

647 - 466 - 4569

jc.021286@gmail.com

Revisions

4	20/10/2025	RE-ISSUED FOR MINOR VARIANCE	A.K.
3	27/06/2025	ISSUED FOR PERMIT	A.K.
2	20/06/2025	ISSUED FOR APPROVAL	A.K.
1	10/03/2025	ISSUED FOR DISCUSSION	T.L.

Rev:

Date:

Description:

By:

These drawings details and specifications shall not be used for construction until they have been signed and sealed by the engineer and a building permit has been issued

Stamp

REGISTERED PROFESSIONAL ENGINEER

2025-10-21

N.S. BALAN

100503960

ON

BALAN

ENGINEERING CORP.

49 North Street East Tillsonburg ON
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Office: 519 488 2625

Project Name:

CHASSE RESIDENCE

115 CHRISTIE STREET, HOPEVILLE, ONTARIO

Drawings:

GENERAL NOTES

Drawn By:

T.LESCHIED

Job Number:

25-0126

Approved By:

N.BALAN

Sheet No.:

A0.1

Revision No.:

4

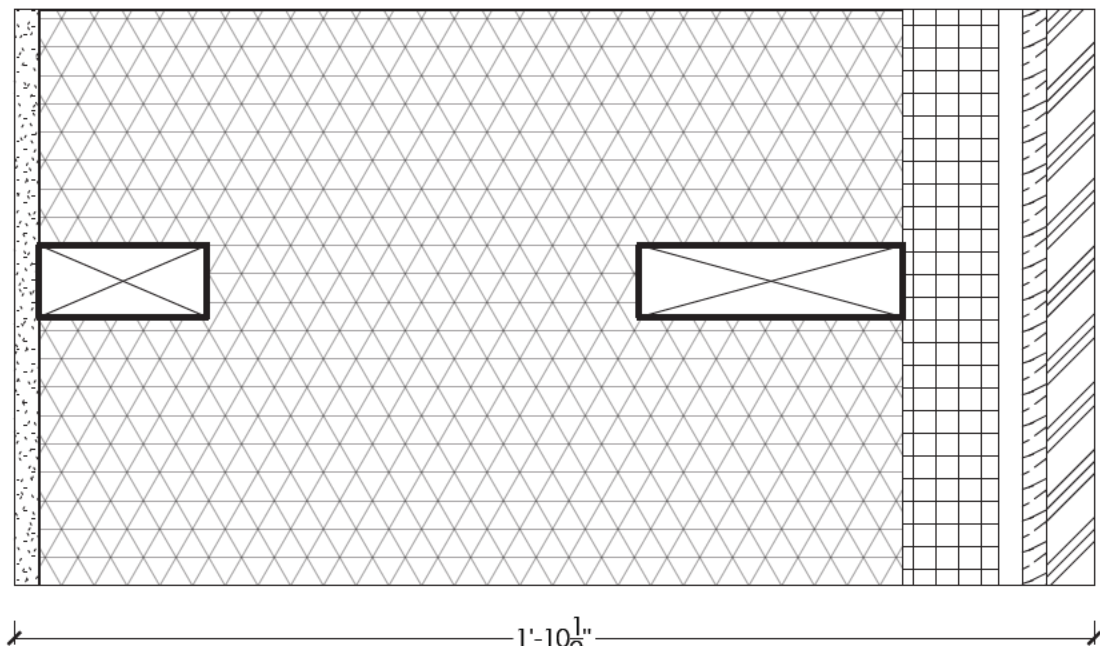
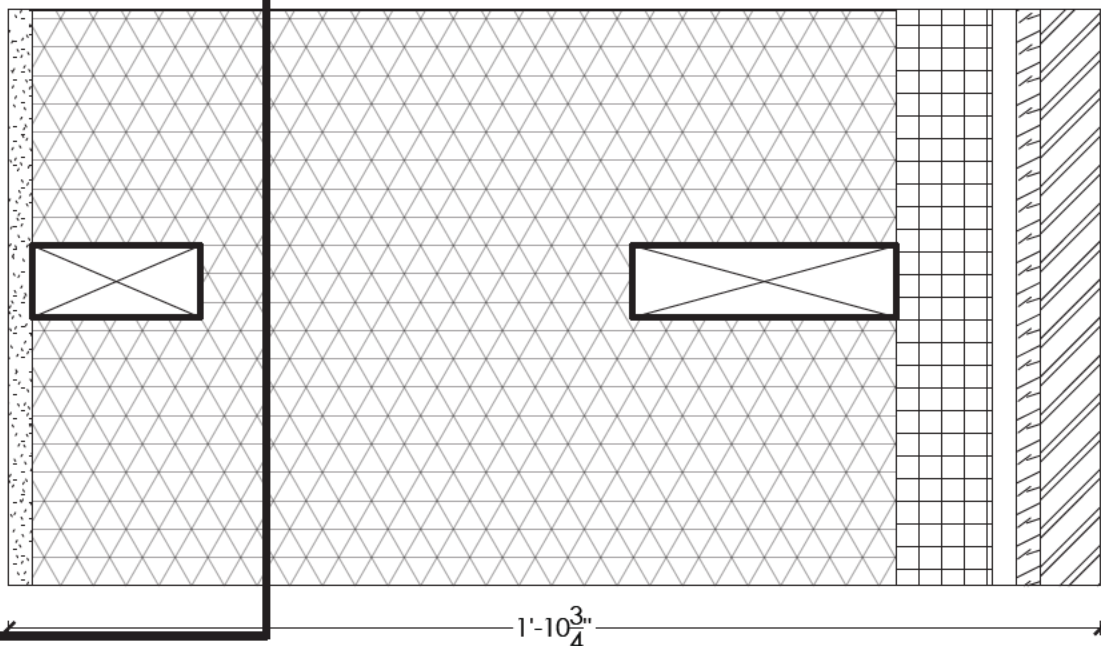
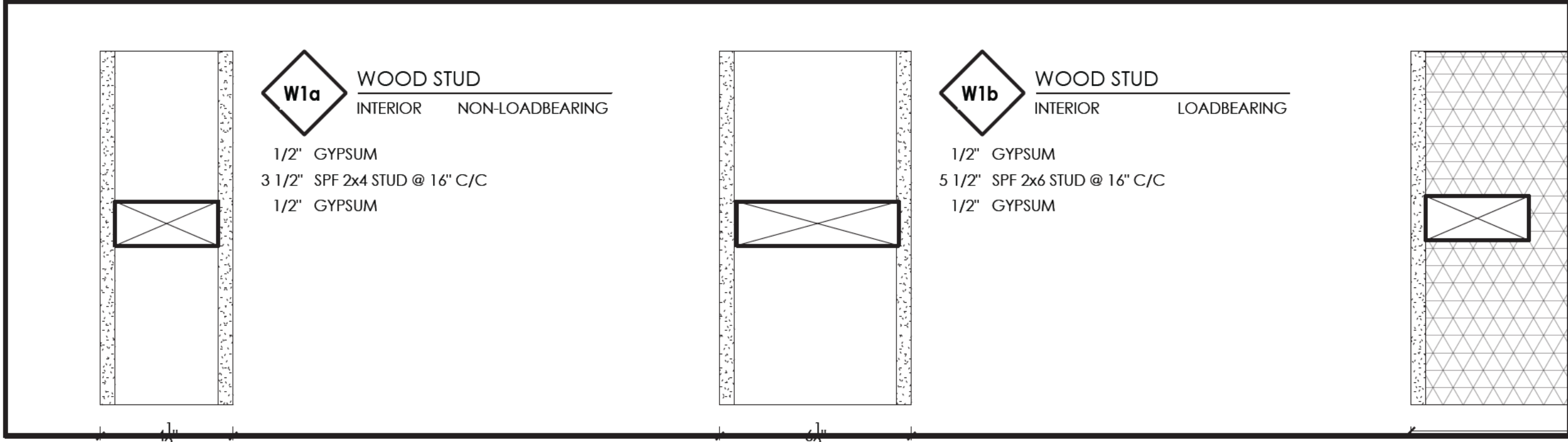
Date:

06/02/2025

Scale:

As Noted

PROPOSED ADU EXTERIOR RENDER



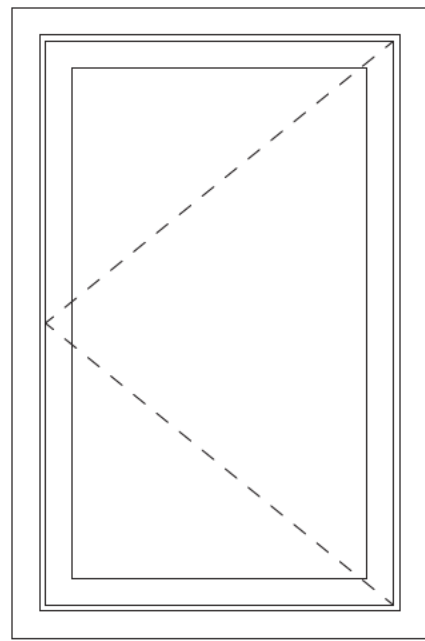
W2b METAL SIDING WALL
EXTERIOR LOADBEARING

WALL HEIGHT VARIES SEE ELEVATIONS

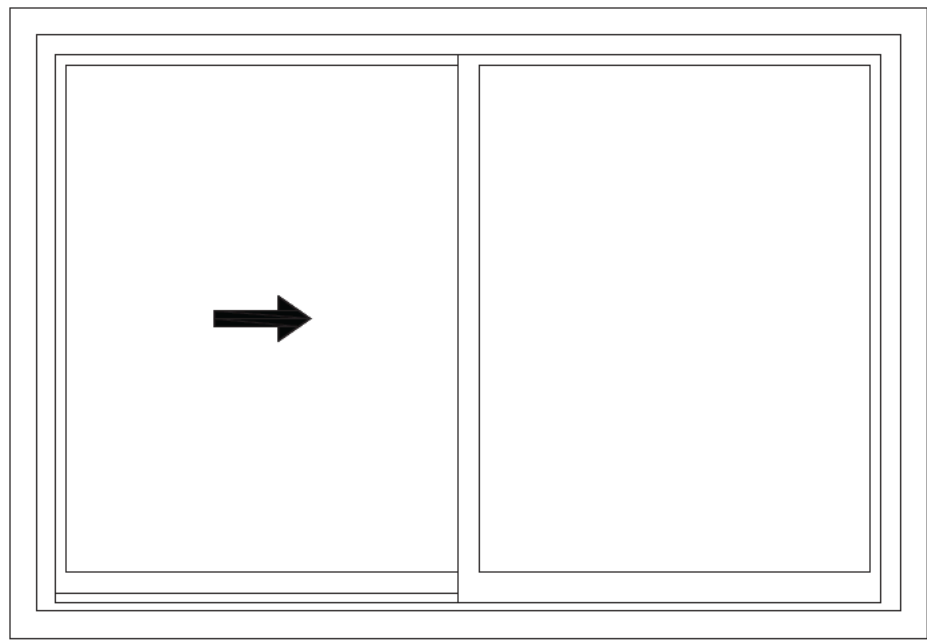
1/2" GYPSUM
VAPOR BARRIER
3 1/2" SPF 2x4 STUD @ 24" C/C
18" BLOWN ROCKWOOL (MIN R-3 PER INCH)
5 1/2" SPF 2x6 STUD @ 16" C/C
2" RIGID INSULATION
1/2" SPF 1x4 STRAPPING
1/2" OSB SHEATHING
1" VERTICAL METAL SIDING

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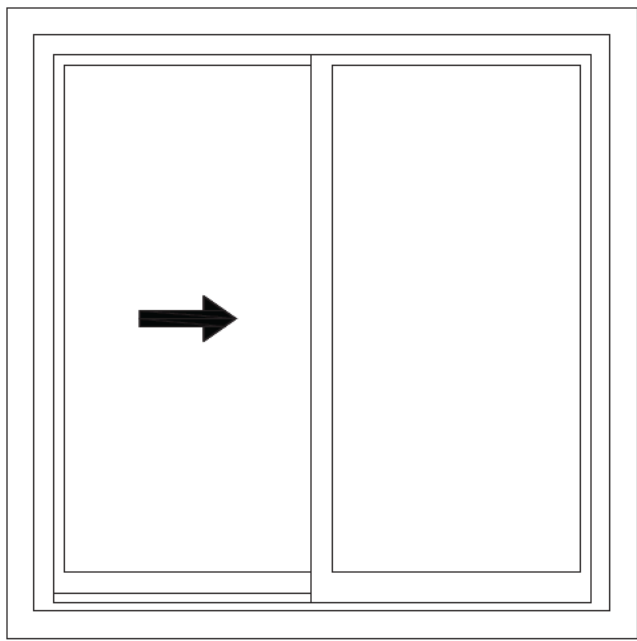
DO NOT SCALE DRAWINGS



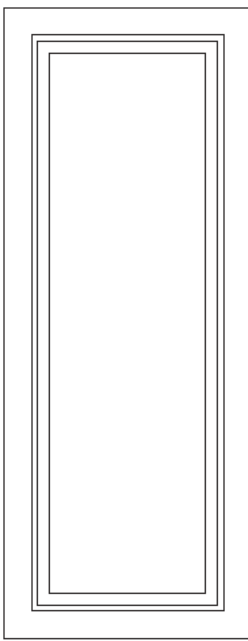
W01 30"x48" CASEMENT
SILL HEIGHT = 42"



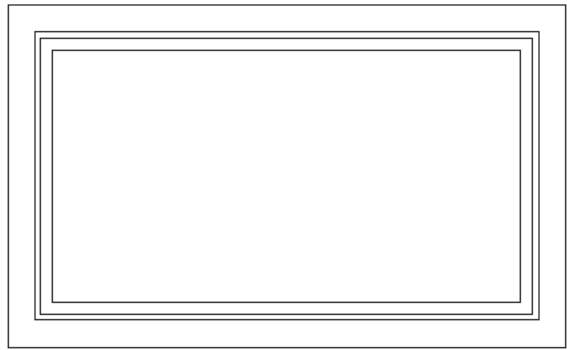
W02 60"x48" SLIDING
SILL HEIGHT = 42"



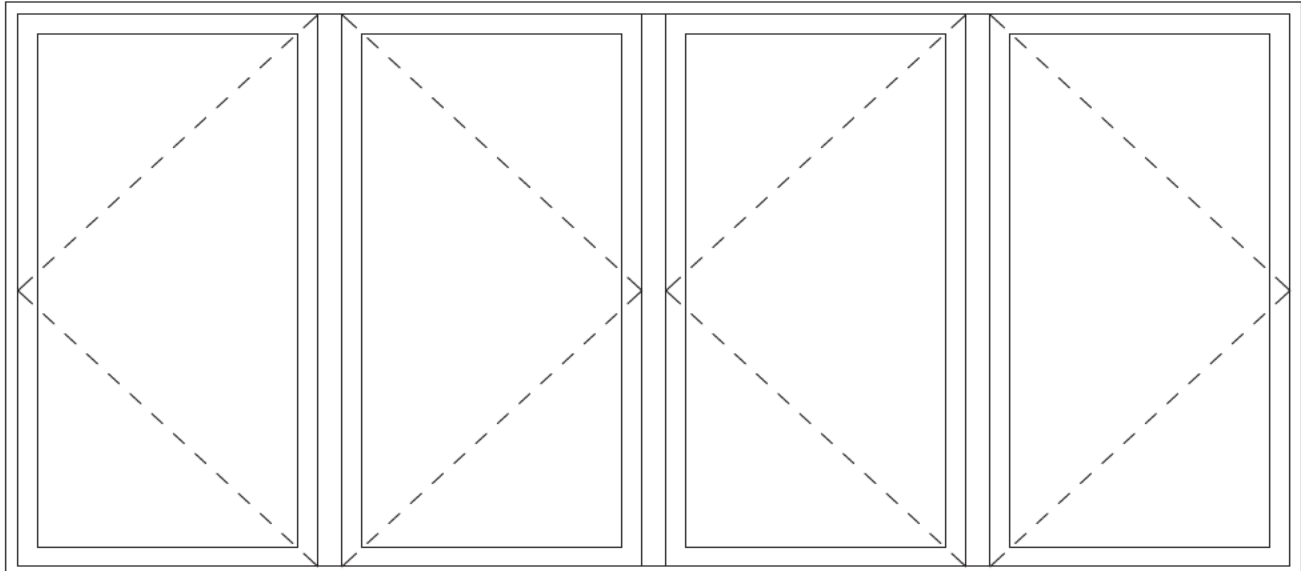
W03 48"x48" SLIDING
SILL HEIGHT = 42"



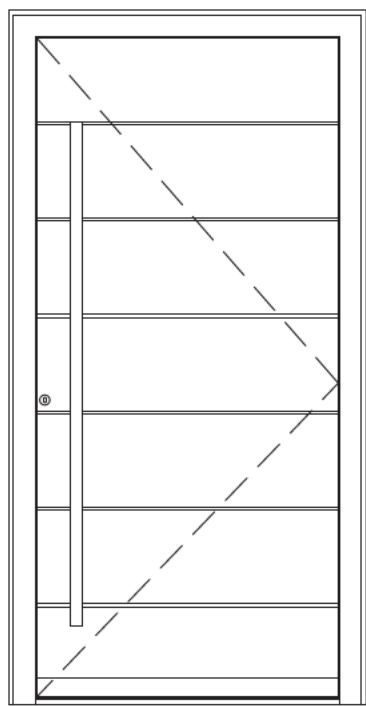
W04 16"x48" FIXED
SILL HEIGHT = 42"



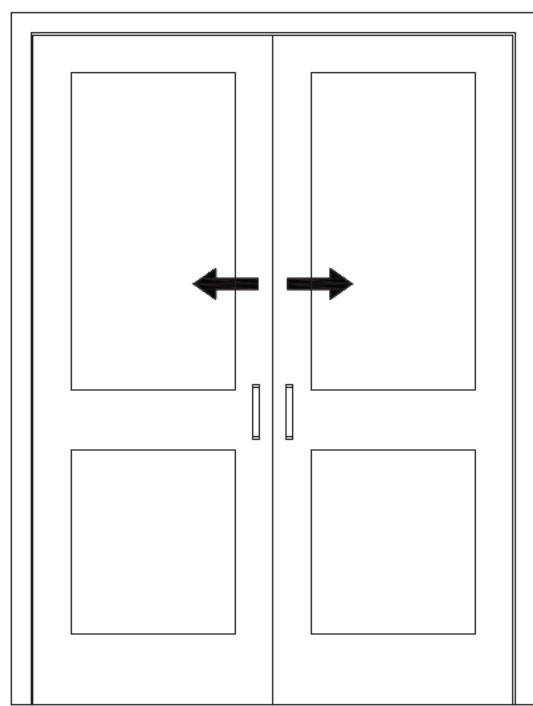
W05 42"x24" FIXED
SILL HEIGHT = 102"



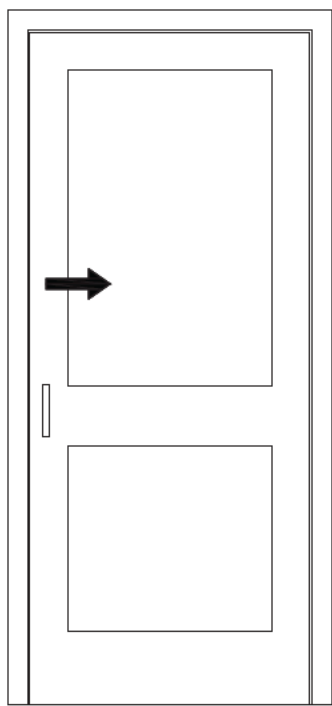
W06 108"x48" MULTI-CASEMENT *SPECIAL ORDER*
SILL HEIGHT = 42"



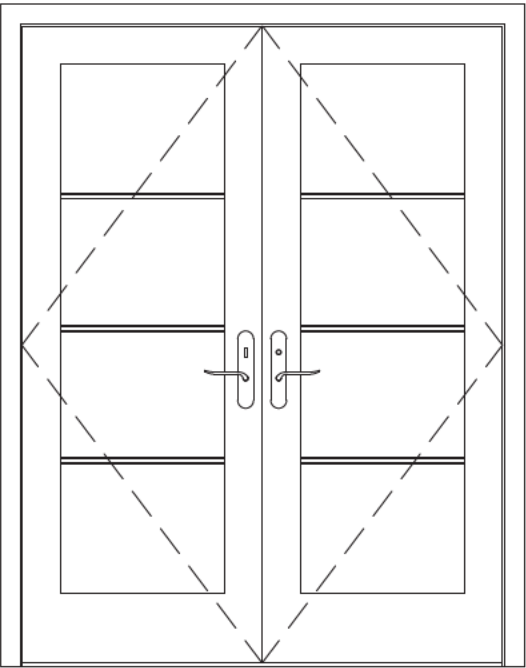
D01 44"x86" ENTRY



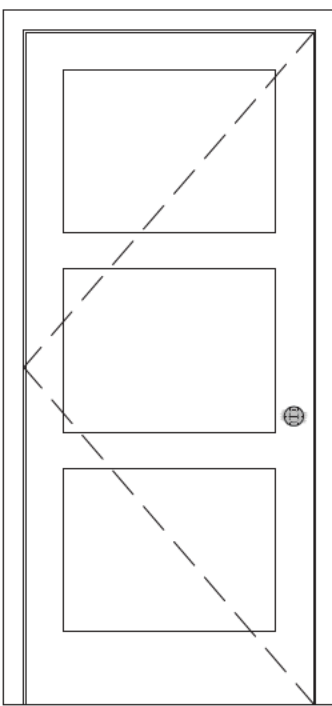
D02 60"x84" DOUBLE POCKET



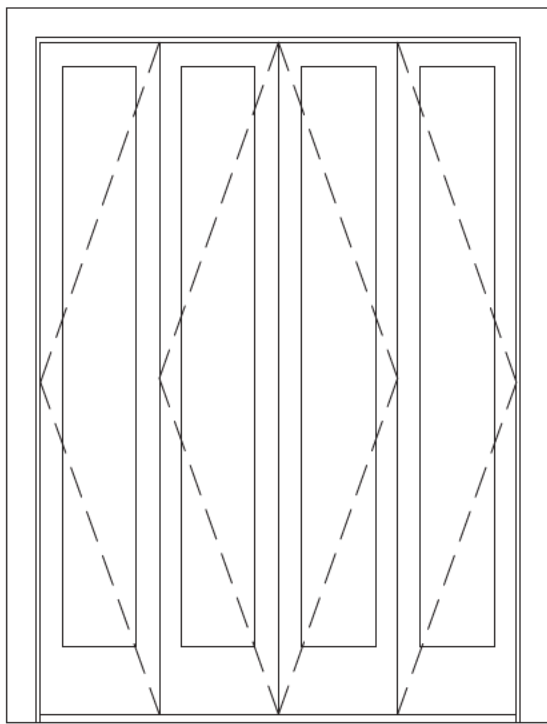
D03 35"x84" SINGLE POCKET



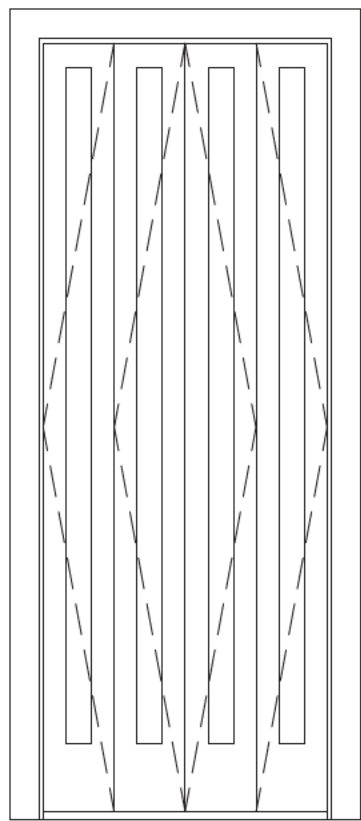
D04 60"x80" FRENCH



D05 36"x84" HINGED



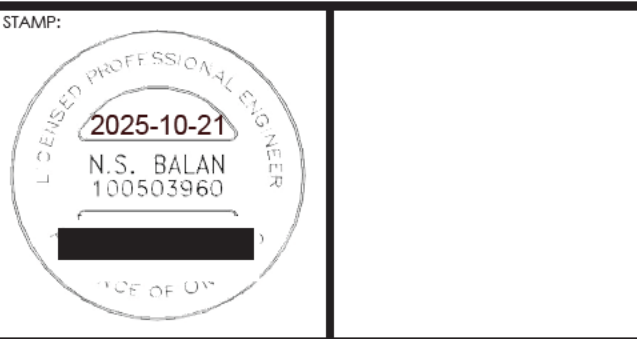
D06 60"x84" BI-FOLD CLOSET



D07 36"x96" BI-FOLD CLOSET

REVISIONS				
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Rev :		Date: dd/mm/yyyy	Description:	By:

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Project Name:

CHASSE RESIDENCE

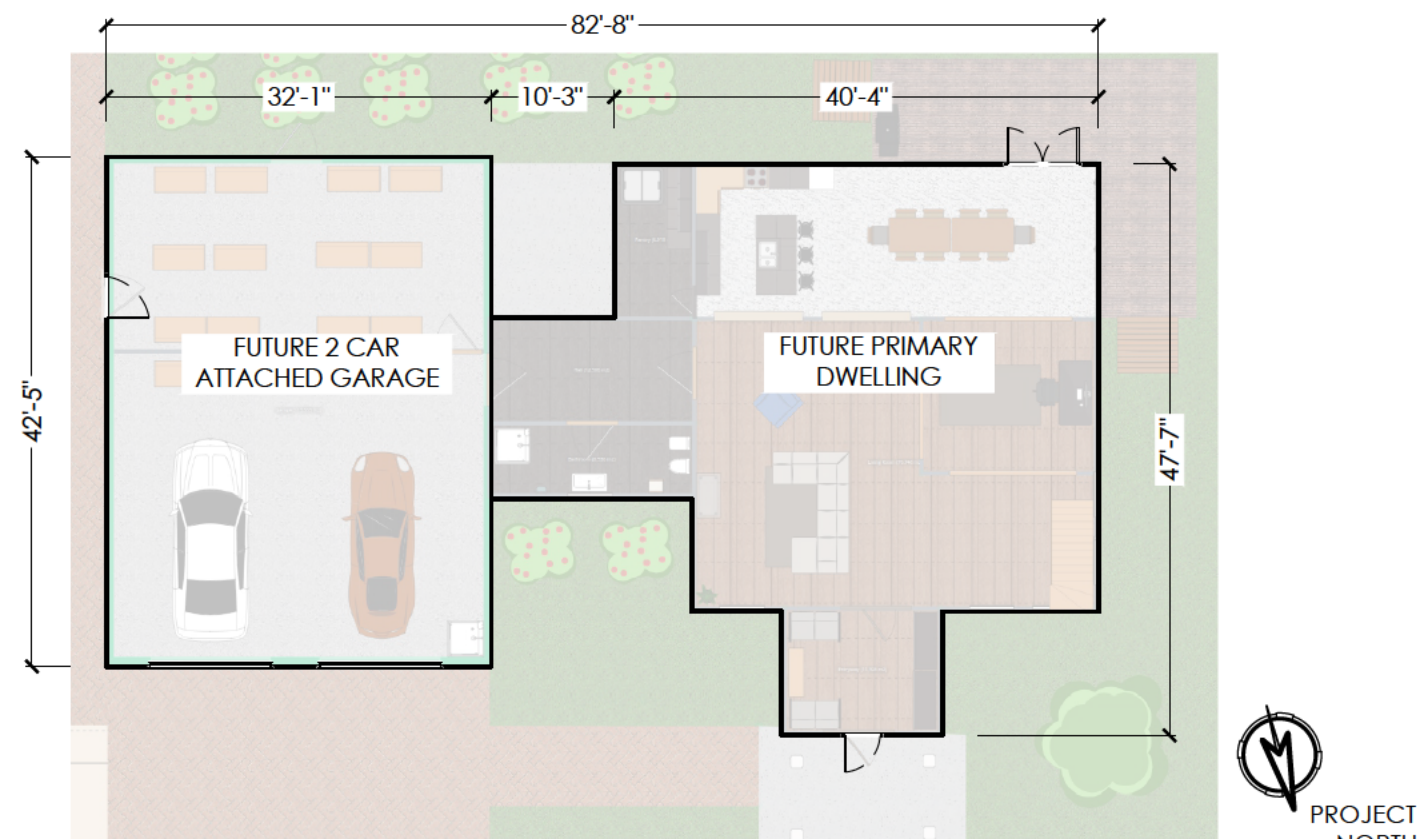
115 CHRISTIE STREET, HOPEVILLE, ONTARIO

Drawing:

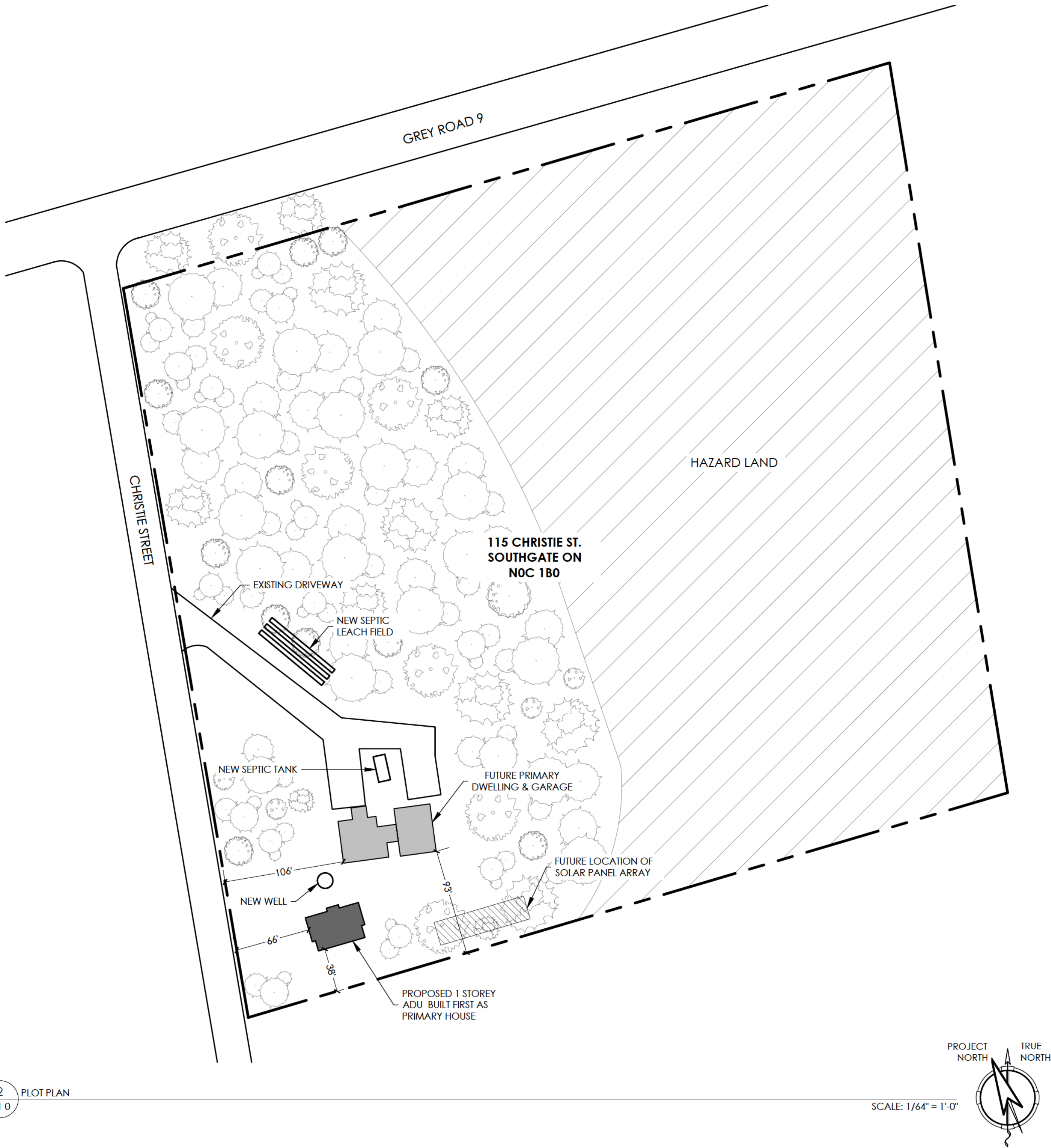
SCHEDULES			
Drawn By: T.LESCHIED		Job Number: 25-0126	
Approved By: N.BALAN		Sheet No : A0.2	Revision No : 4
Date: 06/02/2025	Scale: As Noted		

TOWNSHIP OF SOUTHGATE ZONING BY-LAW

ITEM		PROPOSED	REQUIRED
ADDRESS: 115 CHRISTIE STREET HOPEVILLE, ON ZONE: R6			
(a)	LOT AREA (MINIMUM)	10.5 acres	2.0 acres
(b)	LOT FRONTAGE (MINIMUM)	200m (655ft)	100m (328ft)
(c)	FRONT YARD DEPTH (MINIMUM)	20m (66ft)	20m (66ft)
(d)	INTERIOR SIDE YARD WIDTH (MINIMUM)	11m (38ft)	5m (16ft)
(e)	EXTERIOR SIDE YARD WIDTH (MINIMUM)	175m (577ft)	10m (33ft)
(f)	REAR YARD DEPTH (MINIMUM)	177m (582ft)	10m (33ft)
(g)	HEIGHT (MAXIMUM)	1 storey	2 1/2 storeys



1
A1.0 FUTURE 2 STOREY PRIMARY DWELLING UNIT WITH GARAGE - PRELIM GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



2
A1.0 PLOT PLAN
SCALE: 1/64" = 1'-0"

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DO NOT SCALE DRAWINGS

Client:

JOSHUA CHASSE

647 - 466 - 4569
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2025-10-21
N.S. BALAN
100503960

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Web: balanengineering.com
Office: 519 488 2525

Project Name:

CHASSE RESIDENCE

115 CHRISTIE STREET, HOPEVILLE, ONTARIO

Drawing:

PLOT PLAN

Drawn By:	A.KOZAK	Job Number:	25-0126
Approved By:	N.BALAN	Sheet No.:	
Date:	06/02/2025	Scale:	As Noted
			A1.0
			4

WALL SCHEDULE				
TAG	TYPE	WALL CORE	FULL WIDTH	
W1a	WOOD STUD	2x4 SPF STUD @ 16" C/C	0' - 4 1/2"	
W1b	WOOD STUD	2x4 SPF STUD @ 16" C/C (LOAD BEARING)	0' - 6 1/2"	
W2a	GENSTONE WALL	2x4 SPF STUD @ 24" C/C 2x6 SPF STUD @ 16" C/C	1' - 10 3/4"	
W2b	METAL SIDING WALL	2x4 SPF STUD @ 24" C/C 2x6 SPF STUD @ 16" C/C	1' - 10 1/2"	

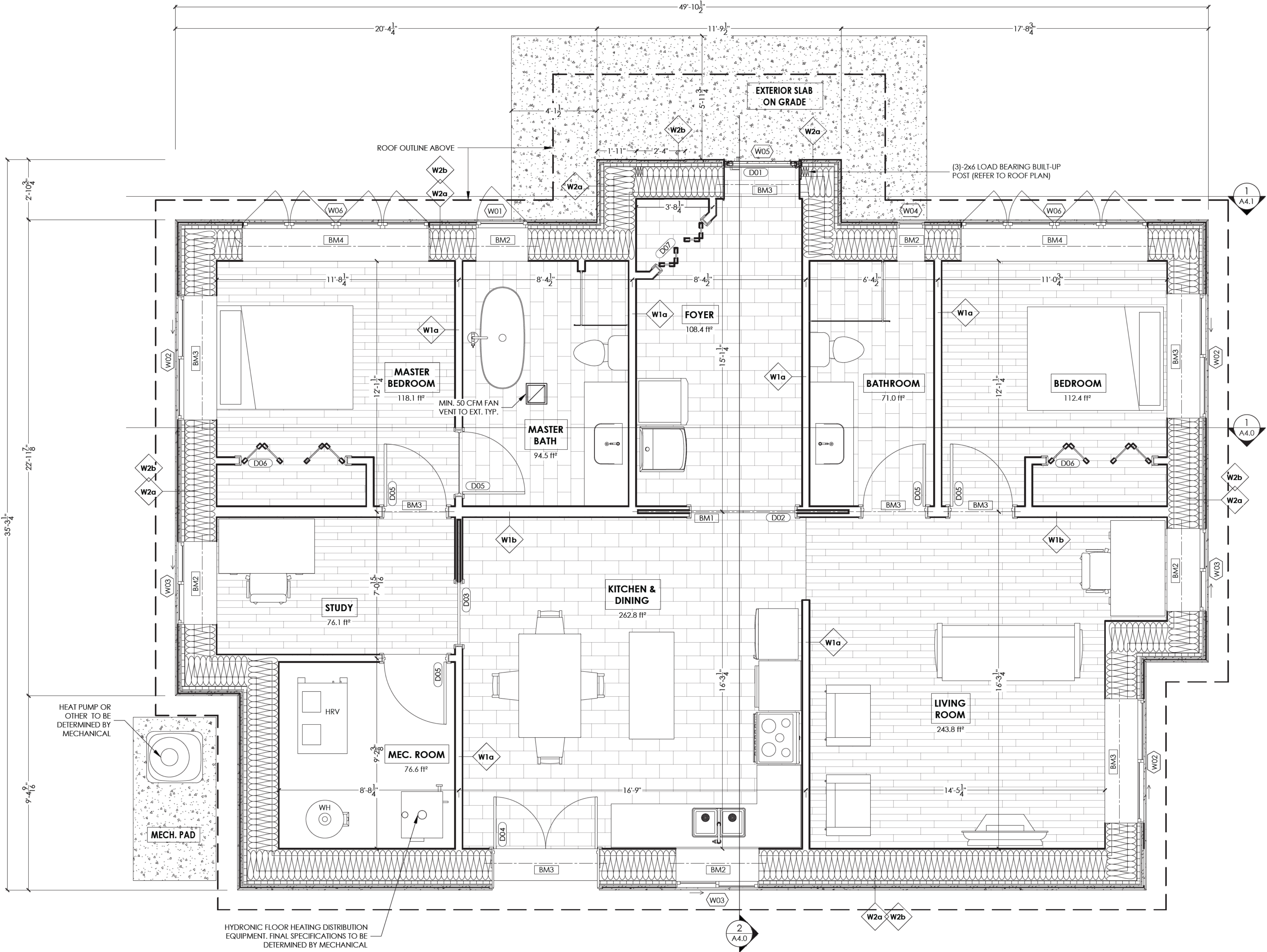
WINDOW SCHEDULE					
TAG	TYPE	WIDTH	HEIGHT	SILL HEIGHT	QTY
W01	CASEMENT	2' - 6"	4' - 0"	3' - 6"	1
W02	SLIDING	6' - 0"	4' - 0"	3' - 6"	3
W03	SLIDING	4' - 0"	4' - 0"	3' - 6"	3
W04	FIXED	1' - 4"	4' - 0"	3' - 6"	1
W05	FIXED	3' - 6"	2' - 0"	8' - 6"	1
W06	DOUBLE CASEMENT	9' - 0"	4' - 0"	3' - 6"	2

DOOR SCHEDULE				
TAG	TYPE	WIDTH	HEIGHT	QTY
D01	ENTRY	3' - 8"	7' - 2"	1
D02	DOUBLE POCKET	5' - 0"	7' - 0"	1
D03	SINGLE POCKET	2' - 11"	7' - 0"	1
D04	FRENCH	5' - 0"	6' - 8"	1
D05	HINGED	3' - 0"	7' - 0"	5
D06	CLOSET	5' - 0"	7' - 0"	2
D07	CLOSET	3' - 0"	8' - 0"	1

GLAZING AREA				
ROOM	AREA (SF)	MIN. GLAZING REQUIRED (SF)	GLAZING PROPOSED (SF)	COMMENTS
MASTER BEDROOM	118	5.9 (5%)	60.0 (50.8%)	W02 6'-0" x 4'-0" QTY 1 + W06 9'-0" x 4'-0" QTY 1
MASTER BATHROOM	94	0.0 NOT REQ'D	10.0 (10.6%)	W01 2'-6" x 4'-0" QTY 1
FOYER	108	0.0 NOT REQ'D	7.0 (6.5%)	W05 3'-6" x 2'-0" QTY 1
BATHROOM	71	0.0 NOT REQ'D	5.3 (7.5%)	W04 1'-4" x 4'-0" QTY 1
BEDROOM	112	5.6 (5%)	60.0 (53.6%)	W02 6'-0" x 4'-0" QTY 1 + W06 9'-0" x 4'-0" QTY 1
STUDY	76	3.8 (5%)	16.0 (21.1%)	W03 4'-0" x 4'-0" QTY 1
KITCHEN & DINING	262	26.2 (10%)	34.4 (13.1%)	W03 4'-0" x 4'-0" QTY 1 + D04 3'-5" x 5'-6" GLAZING
LIVING RM	243	24.3 (10%)	40.0 (16.5%)	W02 6'-0" x 4'-0" QTY 1 + W03 4'-0" x 4'-0" QTY 1

NOTE:
- NEW WINDOWS HIGHLIGHTED TO SATISFY REF 9.7.2.3
- QUANTITIES NOTED ARE PER ROOM

BEAM SCHEDULE				
TAG	TYPE	ENGINEERED SPAN	JACK/KING EA. END	MIN BEARING (WxL)
BM1	3 PLY 1.75x11.875" LVL	10'-6" [3.2m]	3 JACK 2 KING	5.25' x 4.5"
BM2	2 PLY 2x12 SPF	4'-6" [1.3m]	2 JACK 1 KING	3" x 3"
BM3	3 PLY 2x12 SPF	6'-6" [2.0m]	2 JACK 2 KING	4.5" x 3"
BM4	3 PLY 2x12 SPF	9'-6" [2.0m]	3 JACK 2 KING	4.5" x 3"



1
A3.0

FLOOR PLAN

SCALE: 3/8" = 1'-0"



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CHASSE RESIDENCE

115 CHRISTIE STREET, HOPEVILLE, ONTARIO

Drawing:

FLOOR PLAN

Drawn By:

T.LESCHIED

Job Number:

25-0126

Approved By:

N.BALAN

Sheet No.:

Revision No.:

Date:

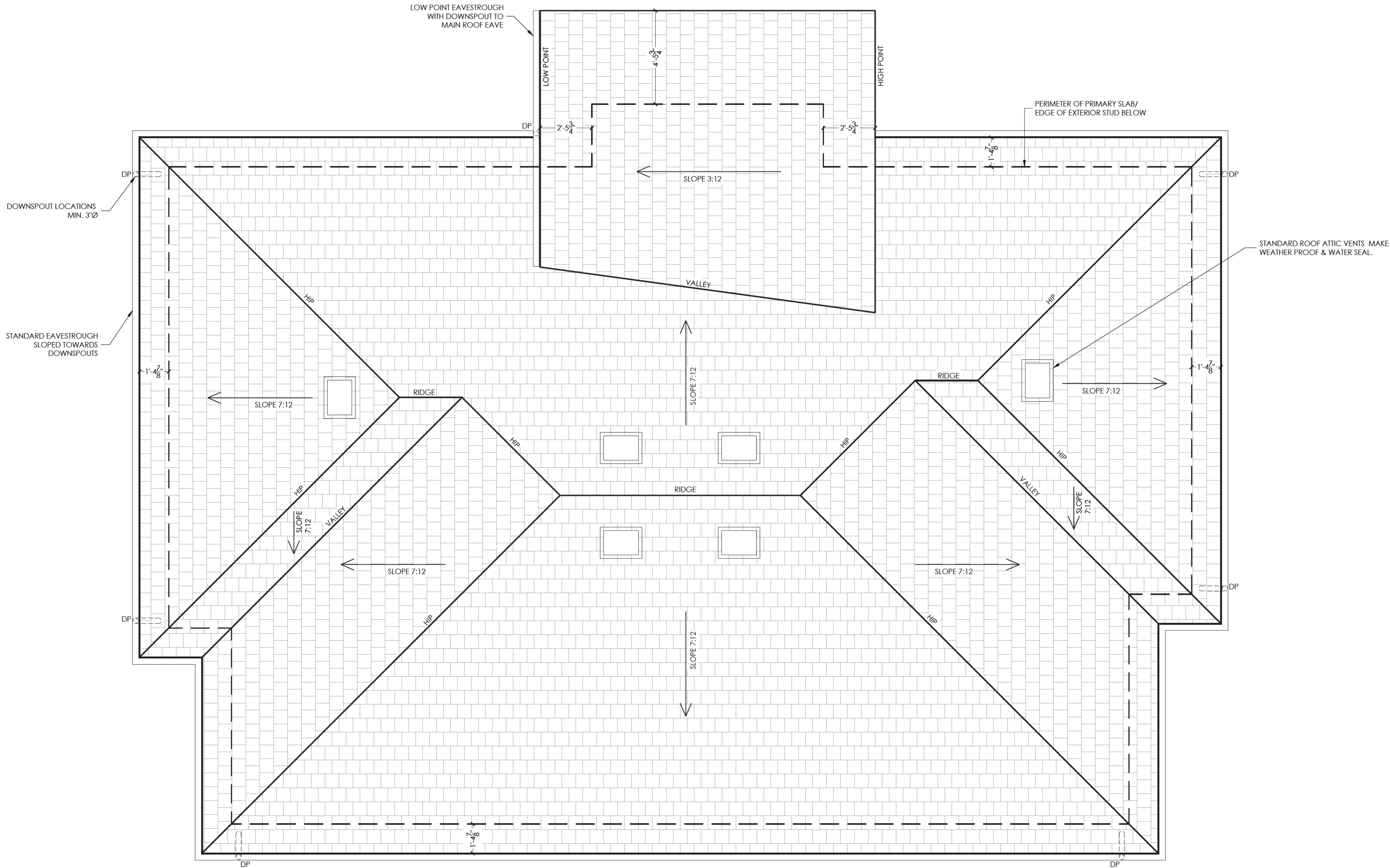
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As Noted

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4



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115 CHRISTIE STREET, HOPEVILLE, ONTARIO

Drawing:

ROOF PLAN

Drawn By:

A.KOZAK

Job Number:

25-0126

Approved By:

N.BALAN

Sheet No.:

Revision No.:

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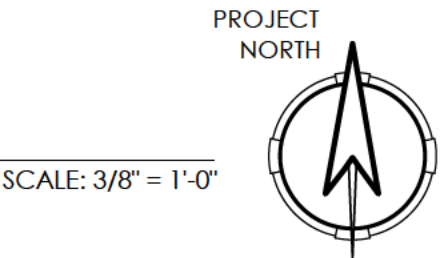
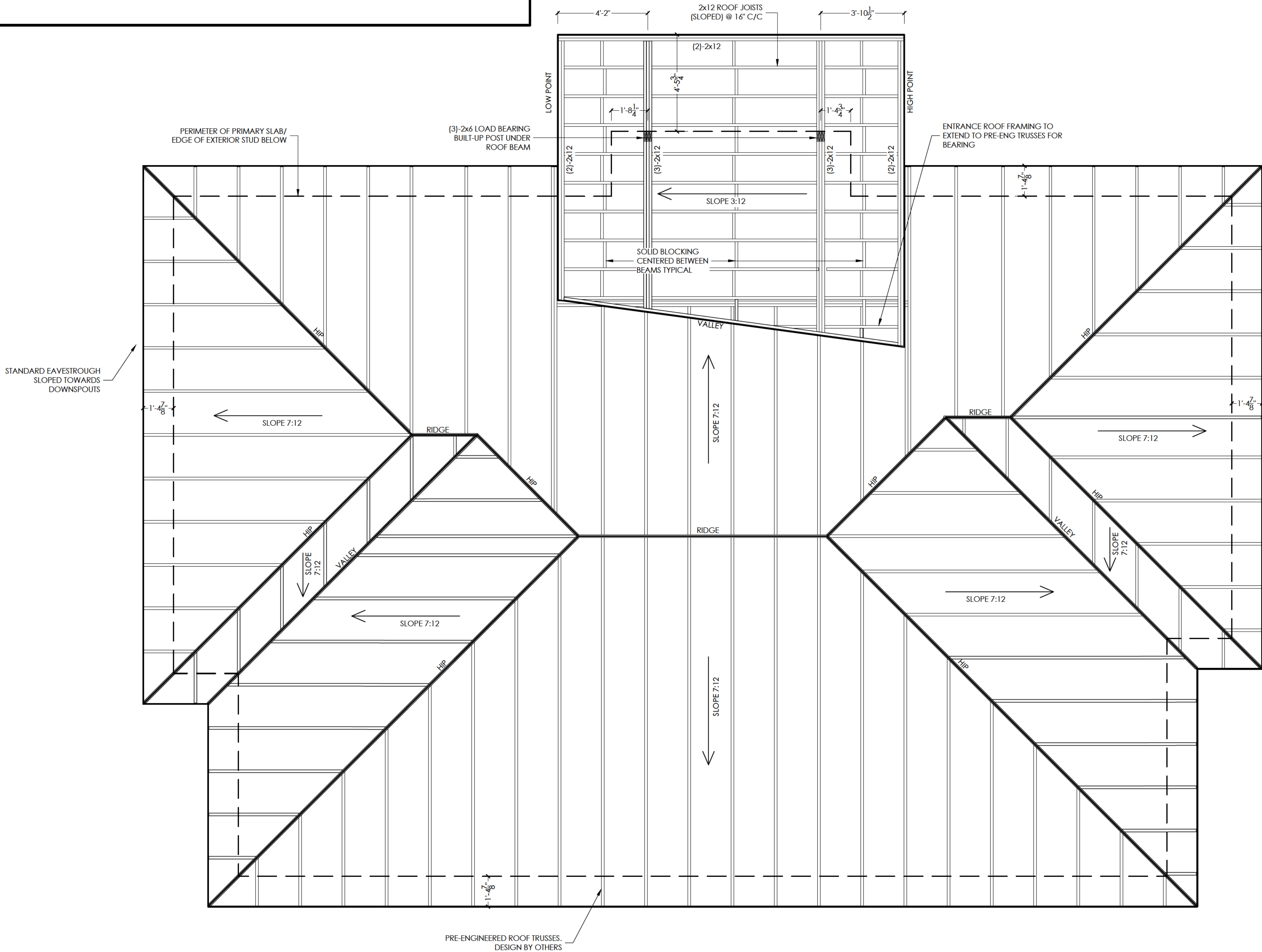
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Scale:

As Noted

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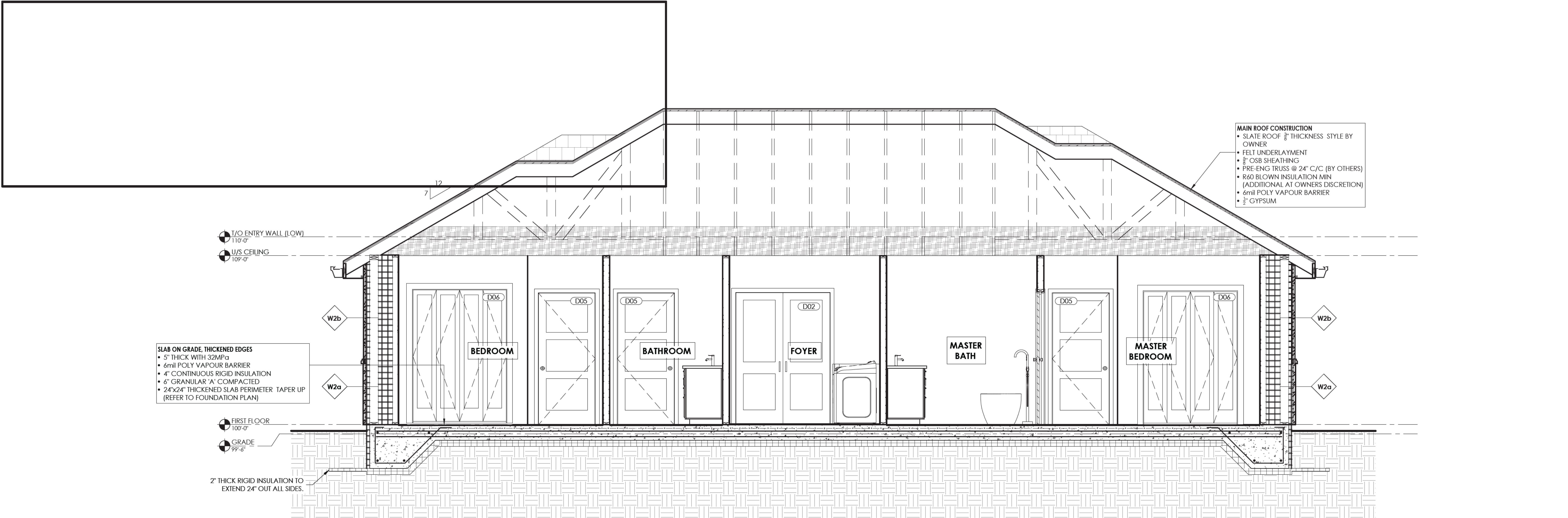
115 CHRISTIE STREET, HOPEVILLE, ONTARIO

Drawing:

ROOF FRAMING PLAN

Drawn By:	A.K.OZAK	Job Number:	25-0126
Approved By:	N.BALAN	Sheet No :	
Date:	06/02/2025	Scale:	As Noted

Revision No :	4
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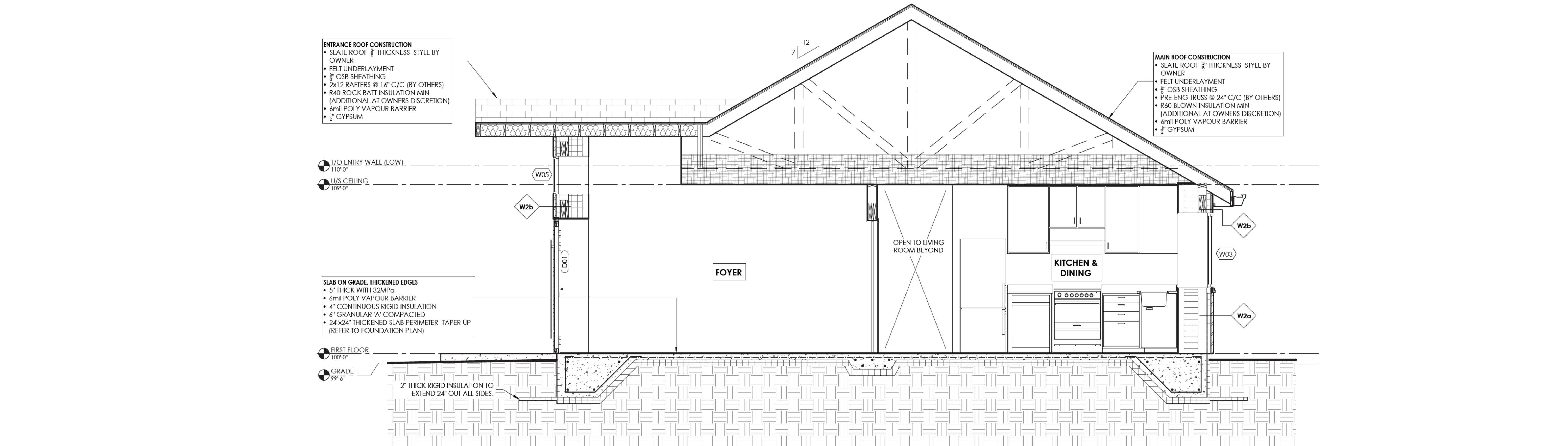


1

A4.0

BUILDING SECTION

SCALE: 3/8" = 1'-0"



2

A4.0

BUILDING SECTION

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Drawing:

BUILDING SECTIONS

Drawn By:

T.LESCHIED

Job Number:

25-0126

Approved By:

N.BALAN

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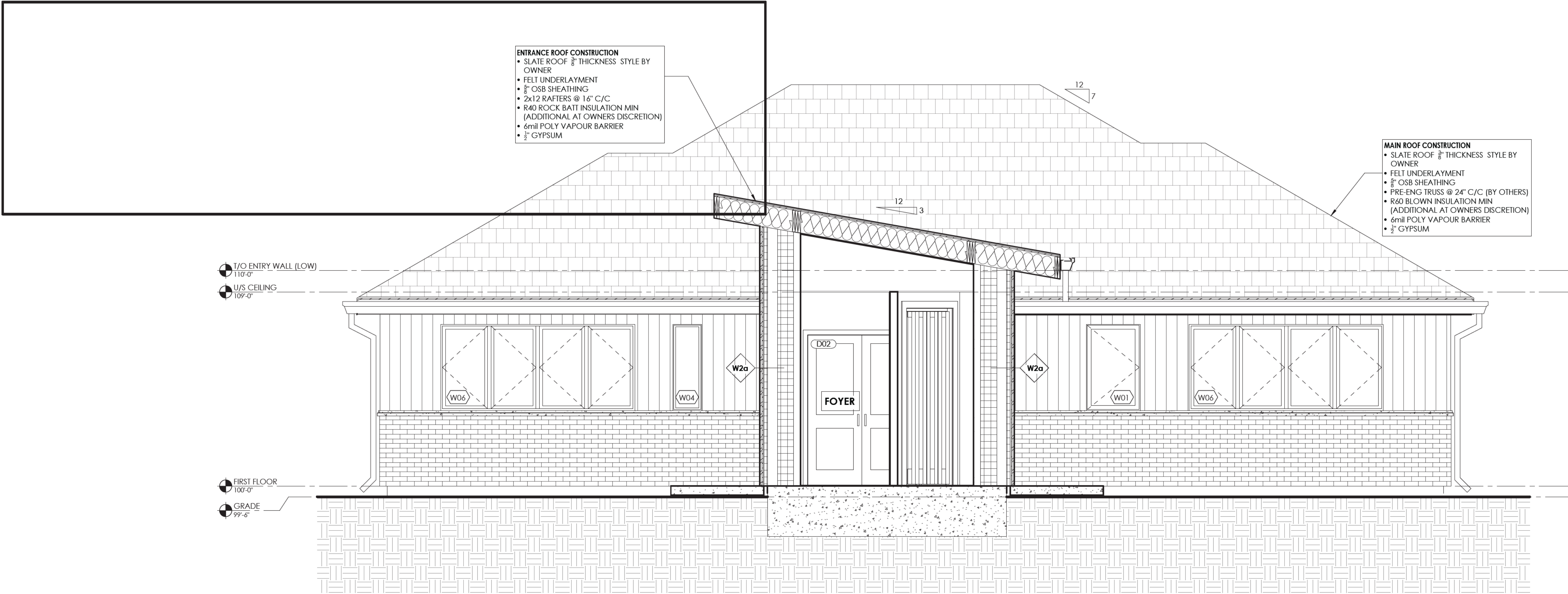
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A4.0

4



1
A4.1

BUILDING SECTION

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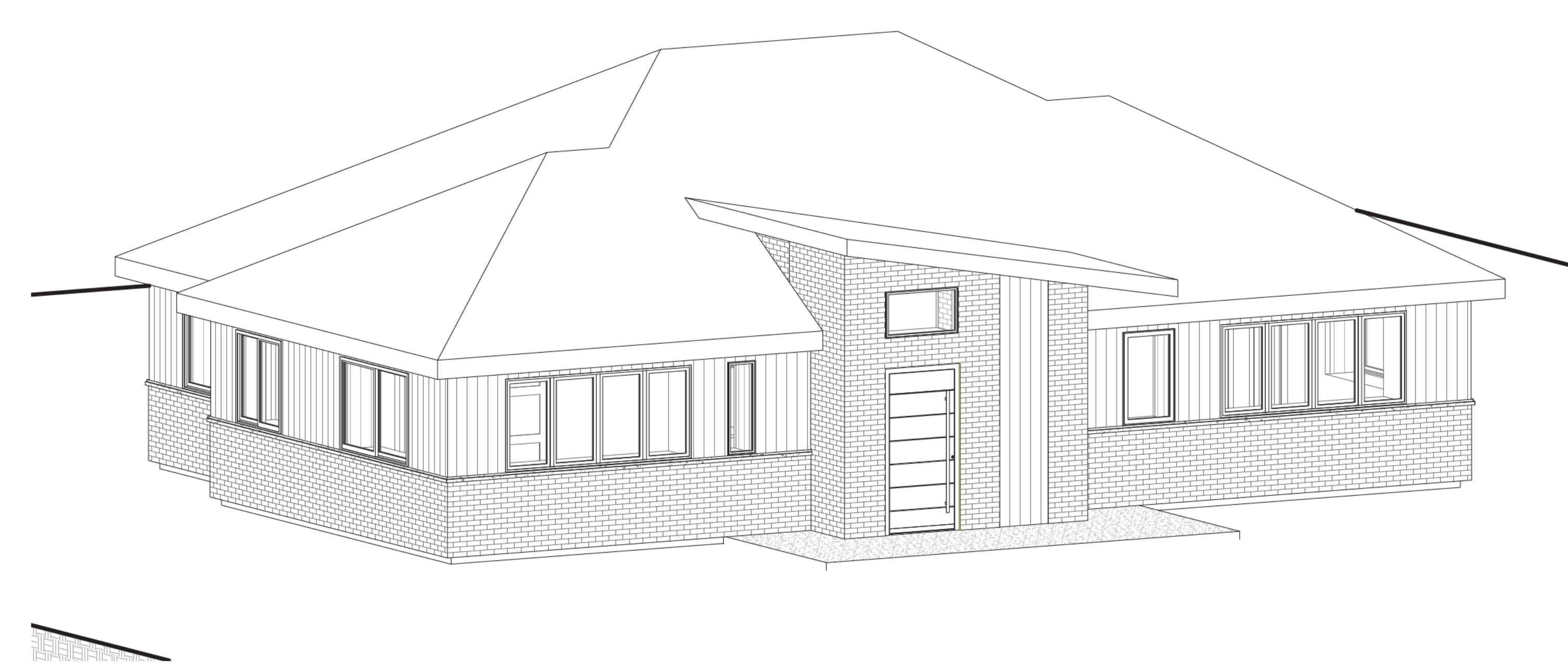
Drawing:

BUILDING SECTIONS

Drawn By: T.LESCHIED	Job Number: 25-0126
Approved By: N.BALAN	Sheet No : Revision No :
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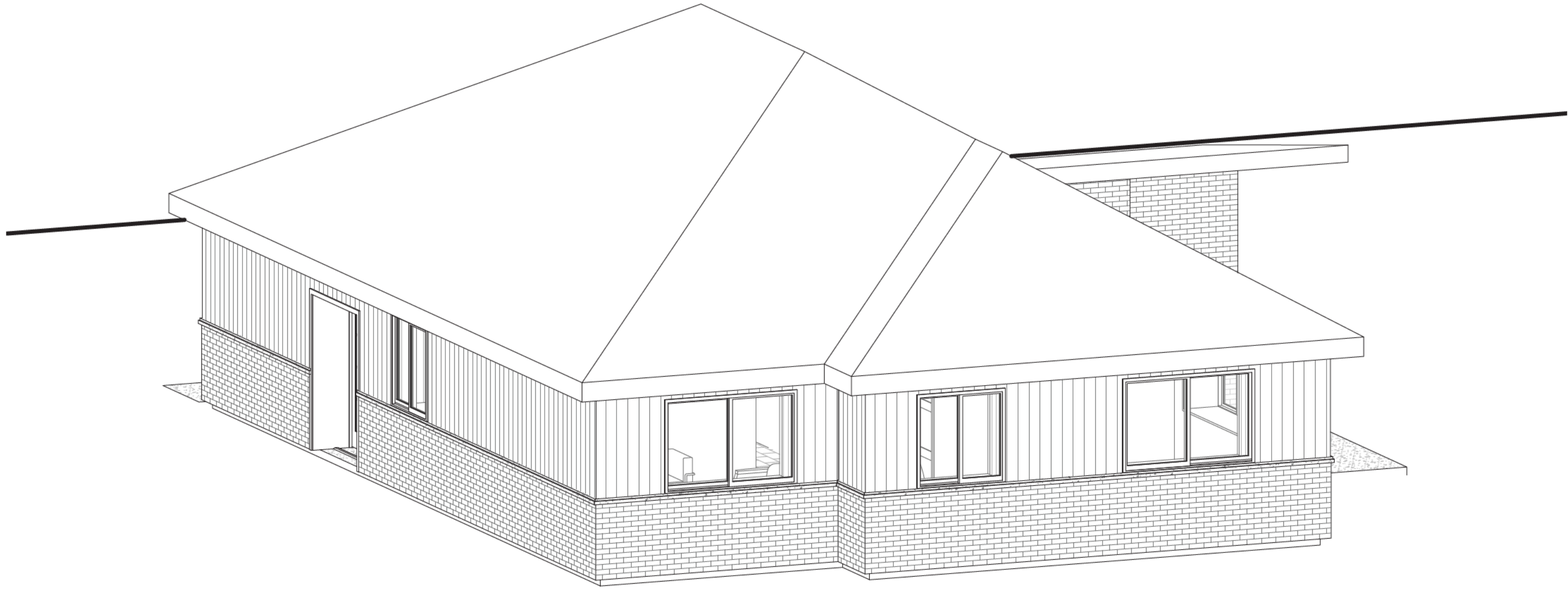
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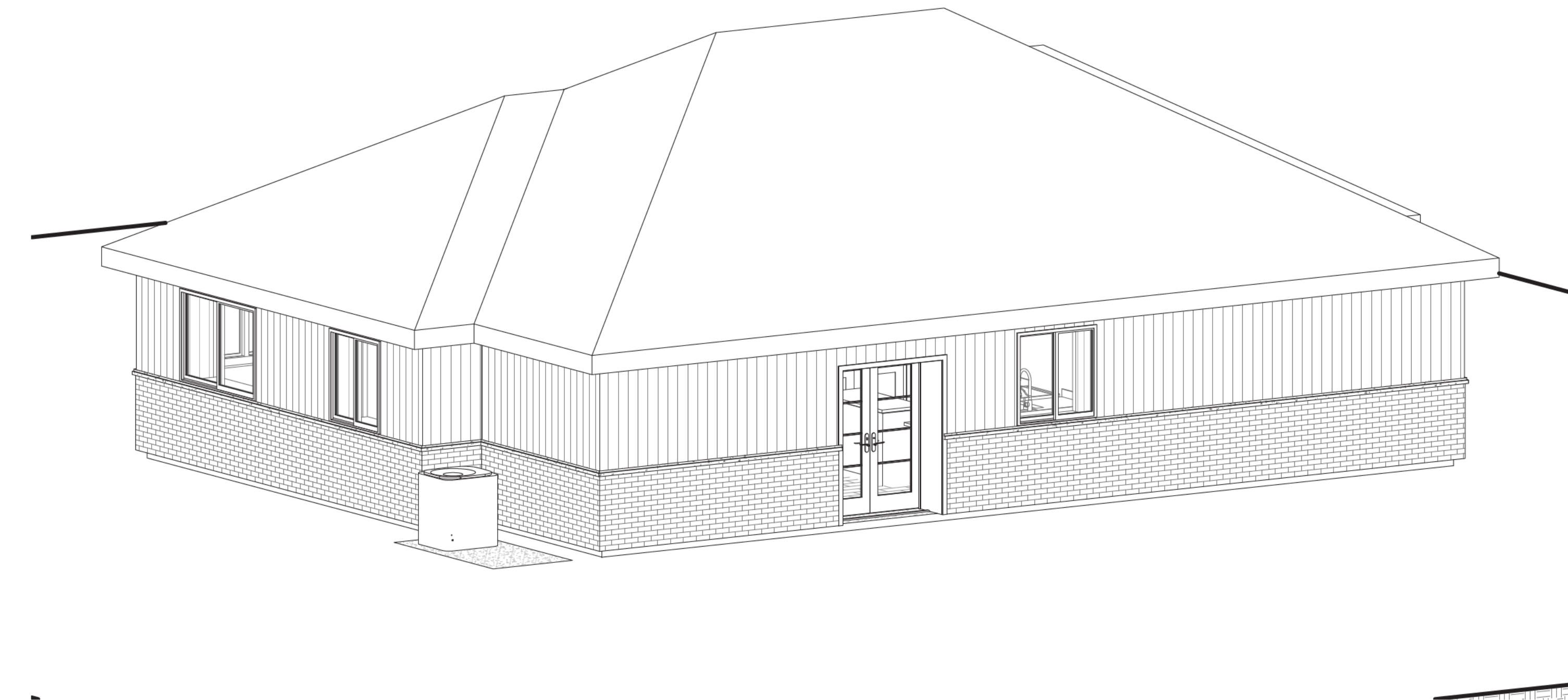
1
A4.2
3D NORTH ELEVATION

SCALE: NTS



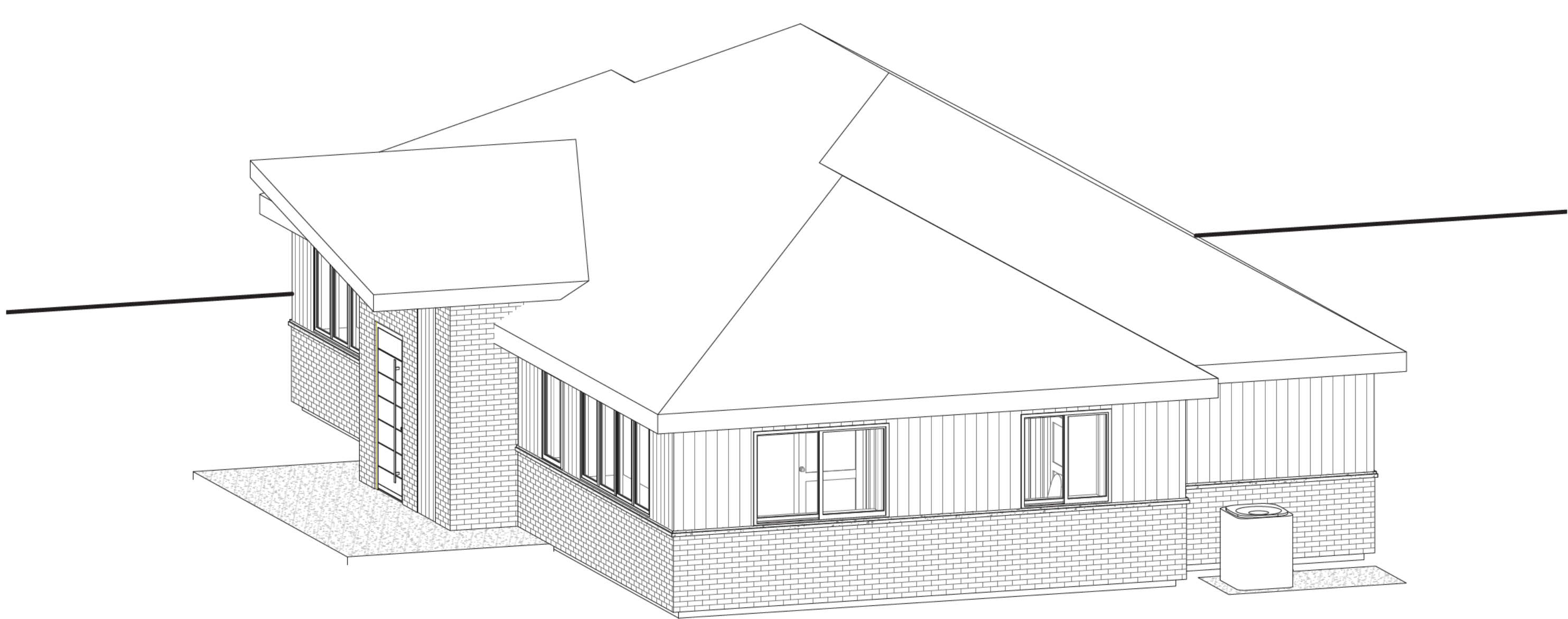
1
A4.2
3D EAST ELEVATION

SCALE: NTS



1
A4.2
3D SOUTH ELEVATION

SCALE: NTS



1
A4.2
3D WEST ELEVATION

SCALE: NTS

General Note:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS, INCLUDING WITH ARCHITECTURAL DRAWINGS AND MUST REPORT ANY DISCREPANCIES TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK.

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DO NOT SCALE DRAWINGS

Client:

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REVISIONS

Rev	Date	Description	By
4	20/10/2025	RE-ISSUED FOR MINOR VARIANCE	A.K.
3	27/06/2025	ISSUED FOR PERMIT	A.K.
2	20/06/2025	ISSUED FOR APPROVAL	A.K.
1	10/03/2025	ISSUED FOR DISCUSSION	T.L.

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STAMP:



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Drawing:

3D ELEVATIONS

Drawn By:

T.LESCHIED

Job Number:

25-0126

Approved By:

N.BALAN

Sheet No :

Revision No :

Date:

06/02/2025

Scale:

As Noted

A4.2

4