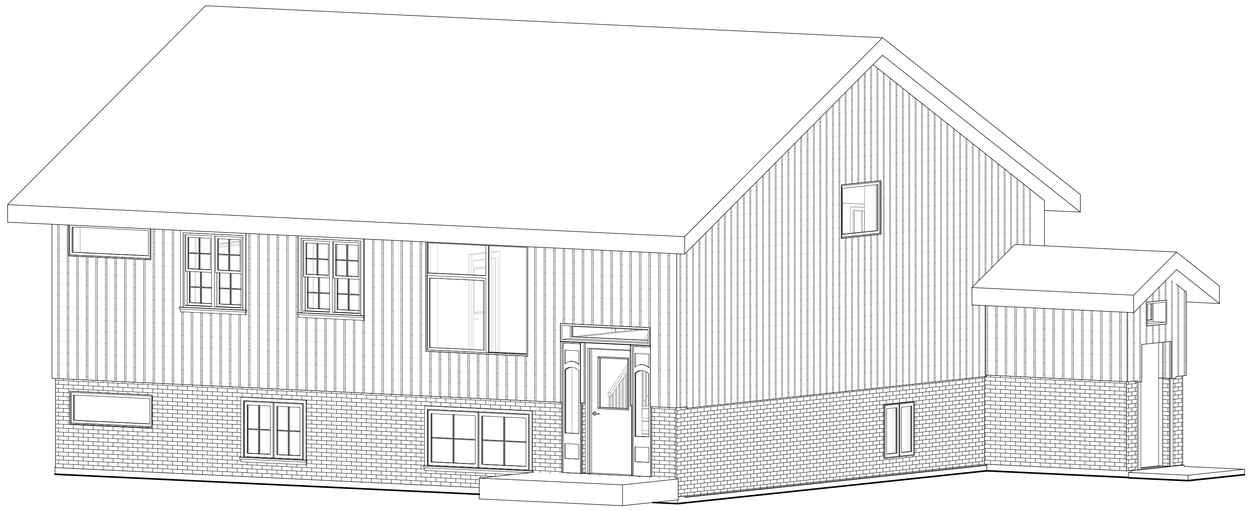


NEW HOUSE

19 REYNOLDS CRESCENT, BELLEVILLE, ONTARIO K8P 2W7, CANADA

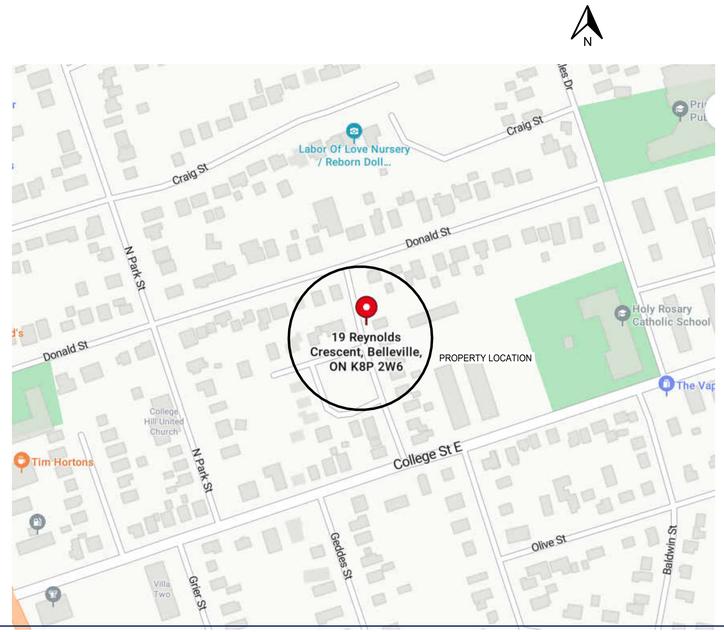
000	COVER PAGE
001	NOTE AND DETAIL
002	NOTE AND DETAIL
A101	FOUNDATION PLAN
A102	NEW MAIN FLOOR
A103	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTION
A402	SECTION
A403	ENLARGED PLANS

SB-12 ENERGY EFFICIENCY COMPLIANCE ZONE 1 - TABLE 3.1.1.2A IP

COMPONENT (MINIMUM R-VALUE)	COMPLIANCE PACKAGE (A5)
CEILING WITH ATTIC SPACE MIN. R-VALUE	R50
CEILING WITHOUT ATTIC SPACE MIN. R-VALUE	R31
EXPOSED FLOOR	R35
WALLS ABOVE GRADE	R19 + R5ci
BASEMENT WALLS	R12 + R5ci
BELOW GRADE SLAB ENTIRE SURFACE >600mm BELOW GRADE	-
HEATED SLAB OR SLAB 600mm BELOW GRADE	R10
EDGE OF BELOW GRADE SLAB <600mm BELOW GRADE	R10
WINDOWS AND SLIDING GLASS DOORS (MAX. U-VALUE)	0.28
SKYLIGHTS (MAX. U-VALUE)	0.49
SPACE HEATING EQUIPMENT (MIN. AFUE)	94% AFUE
HRV (MIN. EFFICIENCY)	70% SRE
DOMESTIC HOT WATER HEATER (MIN. EF)	0.80 EF

ABBREVIATIONS LEGEND

ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BF	BARRIER FREE
BSMT	BASEMENT
B.U.B	BUILT UP BEAMS
CH	COAT HOOK
CLSR	CLOSER
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCT / CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CLO	CLOSET
DB	DEAD BOLT
DEMO	DEMOLISH / DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
DJ	DOUBLE JACK
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EXIST	EXISTING
EXT	EXTERIOR
E.R.V	ENERGY RECOVERY VENTILATOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FND	FOUNDATION
FRR	FIRE RESISTANCE RATING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HO	HOLD OPEN
HR	HOUR
H.R.V.	HEAT RECOVERY VENTILATOR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
INSUL	INSULATION
INT	INTERIOR
LTCH	LATCH
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MO	MASONRY OPENING
MR	MIRROR
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OVER HEAD
U.S.O.	UNLESS SPECIFIED OTHERWISE
PDO	POWER DOOR OPERATOR
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
RAD	RADIATOR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RM	ROOM
SD	SOAP DISPENSER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SPEC	SPECIFICATIONS
T/O	TOP OF
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
U/S	UNDERSIDE
U.N.O	UNLESS NOTED OTHERWISE
W/	WITH
WD	WOOD
WH	WATER HEATER



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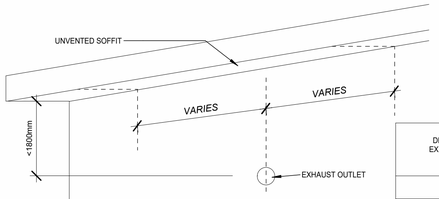
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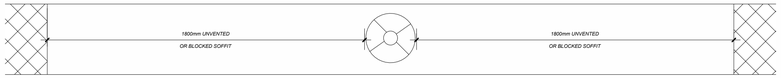


NOTE: DISTANCE OF UNVENTED SOFFIT AREA VARIES IF THE PROXIMITY OF THE EXHAUST OUTLET TO THE SOFFIT IS 1800mm OR LESS. SEE TABLE 9.32.3.13.A.

PERSPECTIVE VIEW - N.T.S.

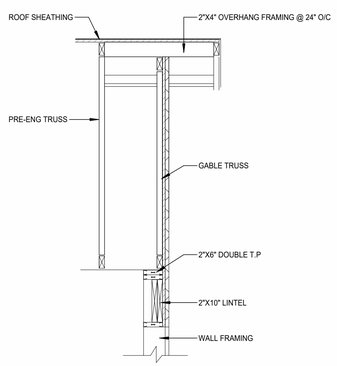
WIDTHS OF UNVENTED OR BLOCKED SOFFITS WHERE EXHAUST OUTLETS ARE LESS THAN 1800MM FROM A SOFFIT
TABLE 9.32.3.13.A.

DISTANCE BETWEEN EXHAUST OUTLET AND SOFFIT (mm)	TOTAL WIDTH OF UNVENTED OR BLOCKED SOFFIT CENTRED OVER LOCATION OF EXHAUST OUTLET (mm)
1 TO 300	3600
301 TO 600	3400
601 TO 900	3100
901 TO 1200	2700
1201 TO 1500	2000
1501 TO 1799	1000

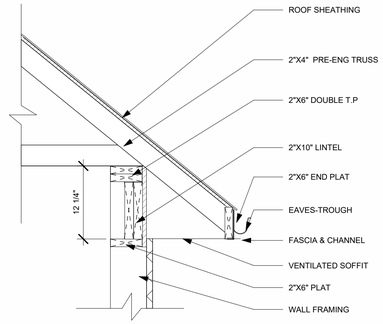


SOFFIT PLAN VIEW

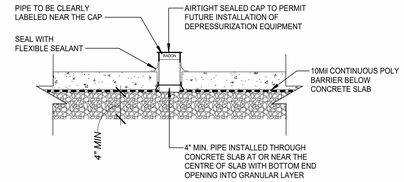
4 UNVENTED SOFFIT DETAIL
001 SCALE 3/4" = 1'-0"



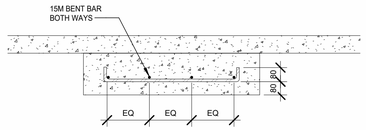
5 TYPICAL GABLE END TRUSS SECTION DETAIL
001 SCALE 1 : 20



6 TYPICAL TRUSS OVERHANG
001 SCALE 1" = 1'-0"



7 ROUGH-IN SUBFLOOR DEPRESSURIZATION SYSTEM
001 SCALE 3/4" = 1'-0"



3 TYPICAL CONCRETE PAD RE-INFORCMENT
001 SCALE 3/4" = 1'-0"

1 TYPICAL WALL MOUNTED HANDRAIL
001 SCALE 3" = 1'-0"

2 VENT STACK
001 SCALE 3/4" = 1'-0"

ONTARIO BUILDING CODE MATRIX

NAME OF PROJECT: New House
PROJECT LOCATION: 19 Reynolds Crescent, Belleville, Ontario K8P 2W7, Canada

#	ONTARIO BUILDING CODE INFORMATION		OBC REFERENCE		
1	PROJECT DESCRIPTION	☒ NEW ☐ CHANGE OF USE ☐ ADDITION ☐ ALTERATION	☐ PART 11 11.1 TO 11.4	☐ PART 3 1.1.2 [A]	☒ PART 9 1.1.2 [A] 9.10.1.3.
2	MAJOR OCCUPANCY(S)	REPAIR GARAGE	3.1.2.1(1)		9.10.1.3.
3	BUILDING AREA (m2)	EXISTING BUILDING: NEW: 196 TOTAL: 196 M²	1.4.1.2. [A]		1.4.1.2. [A]
4	GROSS AREA (m2)	EXISTING BUILDING: NEW: 196 TOTAL: 196 M²	1.4.1.2. [A]		1.4.1.2. [A]
5	NUMBER OF STOREYS	ABOVE GRADE: 1 BELOW GRADE: 0	1.4.1.2. [A] AND 3.2.1.1.		1.4.1.2. [A] AND 9.10.4.
6	NUMBER OF STREETS/ACCESS ROUTES	1	3.2.2.10. AND 3.2.5.		9.10.20
7	BUILDING CLASSIFICATION	GROUP F,DIV 2	3.2.2.20. - 83.		9.10.2
8	SPRINKLER SYSTEM PROPOSED	☐ ENTIRE BUILDING ☐ IN LIEU OF ROOF RATING ☐ BASEMENT ONLY ☒ NOT REQUIRED	3.2.2.20. - 83. 3.2.1.5. 3.2.2.17. INDEX		9.10.8.2. INDEX
9	STAND PIPE REQUIRED	☐ YES ☒ NO	3.2.9.		N/A
10	FIRE ALARM REQUIRED	☐ YES ☒ NO	3.2.4.		9.10.18.
11	WATER SUPPLY /SUPPLY IS ADEQUATE	☐ YES ☒ NO	3.2.5.7.		N/A
12	HIGH BUILDING	☐ YES ☒ NO	3.2.6.		N/A
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION	☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☒ BOTH	3.2.2.25.		9.10.6
14	IMPORTANCE CATEGORY	☐ LOW ☒ MED ☐ HIGH ☐ POST-DISASTER	4.1.2.1.(3) 5.2.2.1. (2)		9.4.1.1 4.1.2.1.(3) 5.2.2.1.(2)
	SITE CLASS (A,B,C,D,E FROM GEOTECHNICAL REPORT)		4.1.8.4		4.1.8.4
	EARTHQUAKE IMPORTANT FACTOR (IE)		T.4.1.8.5		T.4.1.8.5
	ACCELERATION BASE COEFFICIENT (Fa)		T.4.1.8.4.B		T.4.1.8.4.B
	5% SPECTRAL RESPONSE ACCELERATIONS Sa (0.2)		4.1.8.4.1.(1) & SB-1, T.1.2.		4.1.8.4.1.(1) & SB-1, T.1.2.
	SEISMIC HAZARD INDEX		4.1.8.18.(1)		4.1.8.18.(1)
	DESIGN FOR SEISMIC REQUIRED FOR CATEGORIES 6 TO 21. TABLE 4.1.1.18. (EQUAL OR ABOVE 0.357) (YES OR NO)		4.1.8.18.(2)		4.1.8.18.(2)
15	MEZZANINE(S) AREA (M2)	N/A	3.2.1.1(3)-(8).		9.10.4.1
16	OCCUPANT LOAD BASED ON 1st FLOOR OCCUPANCY:	☐ m2/PERSON ☒ DESIGN OF BUILDING LOAD 9 PERSONS	3.1.17.		9.9.1.3
17	BARRIER FREE DESIGN	☒ YES ☐ NO (EXPLAIN)	3.8.		9.5.2.
18	HAZARDOUS SUBSTANCES	☐ YES ☒ NO	3.3.1.2. AND 3.3.1.19.		9.10.1.3.(4)

19	REQUIRED FIRE RESISTANCE RATING	HORIZONTAL ASSEMBLIES FRR (HOURS)			LISTED DESIGN NUMBER OR DESCRIPTION (SB-2)	3.2.2.25. AND 3.2.1.4.	9.10.8 and 9.10.9
		FLOORS	45 MIN	HOURS	IF COMBUSTIBLE		
		ROOF	N/A	HOURS			
		MEZZANINE	45 MIN	HOURS			
		FRR OF SUPPORTING MEMBERS			LISTED DESIGN NUMBER OR DESCRIPTION (SB-2)		
		FLOORS	45 MIN	HOURS	OR BE OF NON-COMBUSTIBLE CONSTRUCTION		
		ROOF	45 MIN	HOURS	FOR FIRE SEPERATION AT ROOF		
		MEZZANINE	45 MIN	HOURS			

20 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS REFERANCE UNITS PAGE 3.2.3.

WALL	AREA OF EBF (m2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	EBF CLADDING	EBF CONSTRUCTION
SOUTH	nil	nil	nil	nil	0	0 HR	NON-COMBUSTIBLE OR COMBUSTABLE	NON-COMBUSTIBLE OR COMBUSTABLE	COMBUSTIBLE
EAST	nil	nil	nil	nil	100	0 HR	NON-COMBUSTIBLE OR COMBUSTABLE	NON-COMBUSTIBLE OR COMBUSTABLE	COMBUSTIBLE
NORTH	nil	nil	nil	nil	0	0 HR	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE
WEST	nil	nil	nil	nil	0	0 HR	NON-COMBUSTIBLE	NON-COMBUSTIBLE	NON-COMBUSTIBLE

WALL ASSEMBLIES

TAG #	SECTION	DESCRIPTION
W0	11 1/4" 2HR PER SB-2	STEEL SIDING METAL STRAPPING 2" R10ci RIGID INSULATION WITH TAPED JOINTS 5/8" DENS-GLASS FRR (40MIN) 600S162-54 @ 24" O.C. R20 BATT INSULATION 6ml VAPOUR BARRIER 2-5/8" TYPE "X" FRR (80MIN) GYPSUM BOARD
W1	6 1/2"	5/8" GYPSUM BOARD 2"x6" WOOD STUD @ 16" O.C. 5/8" GYPSUM BOARD
W2	4 1/2"	1/2" GYPSUM BOARD 2"x4" WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
W3	8 1/2"	8" POURED CONCRETE FOUNDATION WALL
W4	4"	1/2" GYPSUM BOARD 6MILL V.B. 2"x4" WOOD STUD @ 16" O.C.
W5	7 3/4" 1HR PER SB-2	5/8" GYPSUM BOARD 600S162-54 @ 24" O.C. R20 BATT INSULATION 6ml VAPOUR BARRIER 2-5/8" TYPE "X" FRR (80MIN) GYPSUM BOARD
F1	1' - 0"	4" CONCRETE FLOOR 2" R10 RIGID INSULATION WITH TAPED JOINTS 6" CLEAN STONE

FRAMING NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
3. WHERE NOT NOTED ON DRAWINGS, SPACING OF FRAMING MEMBERS TO BE TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
4. ALL WOOD FRAMING TO BE MIN. No. 2 SPRUCE.
5. ANY POINT LOADS ON BEAMS OR LINTELS INDICATED ON PLAN TO BE CONFIRMED BY ENGINEER.
6. FLOOR JOIST MANUFACTURER TO PROVIDE FLOOR JOIST FRAMING PLAN AND ALL SPECIFICATIONS FOR REVIEW BY BUILDING OFFICIAL.
7. FLOOR JOIST MANUFACTURER TO PROVIDE ALL RATED HANGERS AS REQUIRED.
8. ROOF TRUSS MANUFACTURER TO PROVIDE ROOF TRUSS LAYOUT PLAN AND SHOP DRAWINGS WITH STAMP OF STRUCTURAL ENGINEER LICENSED IN ONTARIO.
9. ROOF TRUSS MANUFACTURER TO PROVIDE ALL REQUIRED RATED HANGERS.
10. ALL EXTERIOR WALL LINTELS TO BE (2) 2x10 UNLESS OTHERWISE NOTED ON PLAN.
11. WINDOW MANUFACTURER TO PROVIDE ALL ROUGH FRAME OPENING SIZES.
12. ALL BEAMS TO BE UNDER FLOOR CONSTRUCTION UNLESS OTHERWISE NOTED.
13. PRIME AND PAINT ALL EXPOSED STEEL BEAMS, LINTELS AND COLUMNS.
14. STEEL POSTS FROM ALL LEVELS TO BE CARRIED DOWN TO THE FOUNDATION OR TO SUPPORTING BEAMS. SOLID BLOCKING TO BE PROVIDED WHERE REQUIRED.
15. ALL INTERIOR PARTITIONS TO BE 2x4 OR 2x6 STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD BOTH SIDES UNLESS OTHERWISE NOTED.
16. SUBFLOOR TO BE 3/4" T&G OSB GLUED AND NAILED MIN.
17. BACKING REQUIRED IN MAIN BATH AT TUB/SHOWER AND TOILET FOR FUTURE GRAB BAR INSTALLATION AS PER 9.5.2.3. OF THE ONTARIO BUILDING CODE.
18. GYPSUM BOARD AT TUB/SHOWER WALLS TO BE WATER RESISTANT.
19. PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE ROOF FRAMING. JOINTS PERPENDICULAR TO ROOF RIDGE SHALL BE STAGGERED, WITH EDGES SUPPORTED ON TRUSSES. EDGES PARALLEL TO ROOF RIDGE SHALL BE SUPPORTED BY METAL "H" CLIPS IN EACH TRUSS SPACE.

MECHANICAL NOTES

1. CONTRACTOR TO PROVIDE HEATING AND MECHANICAL VENTILATION SPECIFICATIONS.
2. MECHANICAL VENTILATION REQUIRED TO CONFORM TO OBC 9.32. WITH ALL MECHANICAL VENTS TO EXHAUST OUTSIDE.
3. SMOKE ALARMS TO BE INSTALLED AS PER OBC 9.10.19. AND HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO 18.5.3. OF NFPA 72.
4. THE SOUND PATTERN OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERNS OF ALARM SIGNALS OR BE A COMBINATION OF TEMPORAL PETTERN AND VOICE RELAY.
5. CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER OBC 9.33.4.
6. ALL ATTIC SPACES TO BE PROVIDED WITH UNOBSTRUCTED VENT AREA NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
7. ROOF TO BE EQUALLY VENTILATED BETWEEN SOFFIT AND TOP OF ROOF SPACE WITH VENTED SOFFITS, ROOF OR GABLE VENTS.
7. LOOSE CEILING INSULATION TO BE BLOCKED AT EAVES WITH BATT INSULATION AND ATTIC VENTS.
8. ALL WALLS, CEILINGS, AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE SHALL BE INSULATED.
9. ALL POLY VAPOUR/MOISTURE BARRIER TO CONFORM TO OBC 9.25.3. OR 9.25.4. AND SB-12. CAULK AND SEAL ALL JOINTS WITH 4" MIN. LAP.
10. AN AIR BARRIER SYSTEM CONFORMING TO OBC 9.25.3. TO BE INSTALLED BETWEEN GARAGE AND THE REMAINDER OF THE BUILDING PROVIDING AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES.
11. ALL PLUMBING AND OTHER PENETRATIONS THROUGH GARAGE AND LIVING SPACE SHALL BE CAULKED.
12. ALL DOORS BETWEEN GARAGE AND HOUSE TO BE PROVIDED WITH SELF CLOSURES AND AIR TIGHT WEATHERSTRIPPING.
13. ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN R4 (RSI 0.7).
14. CAULK ALL PERIMETERS, INSIDE AND OUTSIDE OF ALL EXTERIOR DOORS AND WINDOWS.
15. FLASHING TO BE INSTALLED AT EVERY HORIZONTAL JUNCTION OF CLADDING, EVERY HORIZONTAL OFFSET IN THE CLADDING AND EVERY HORIZONTAL LINE WHERE THE CLADDING SUBSTATE CHANGES AND CONDENSATION CAN OCCUR OR THE SUBSTRATE MAY COMPROMISE THE DRAINAGE OF MOISTURE.
16. PROVIDE VALLEY FLASHING AT ROOF PITCH INTERSECTIONS AS PER OBC 9.26.4.3.
17. PROVIDE FLASHING AT ALL INTERSECTIONS OF ROOF AND WALLS AS PER 9.26.4.
18. DWHR TO BE INSTALLED ON DRAIN LINE FROM SHOWER IF INSTALLATION IS POSSIBLE.
19. ELECTRICAL VEHICLE CHARGING SYSTEM REQUIRES 200A PANEL MIN. AND 27mm CONDUIT TO ALLOW FOR FURTURE CABLE AND A 4-11/16" TRADE SIZE ELECTRICAL OUTLET BOX INSTALLED IN THE GARAGE OR ADJACENT TO THE DRIVEWAY.
20. VENTING REQUIREMENTS AND EQUIPMENT FOR WOOD BURNING FIREPLACE AND CHIMNEY SHALL CONFORM TO SECTION 6.3 OF DIV. B OF THE OBC.
21. UNHEATED CRAWLSPACE TO BE MECHANICALLY VENTED.

CONCRETE & FOUNDATION NOTES

1. FOUNDATION WALLS TO BE UNREIINFORCED POURED CONCRETE, UNLESS OTHERWISE NOTED. SEE DRAWINGS FOR TYPE AND THICKNESS.
2. FOUNDATION WALLS TO EXTEND A MINIMUM 8" ABOVE GRADE FOR EXTERIOR STUCCO WALLS.
3. CONCRETE FOOTINGS SHALL BEAR UNDISTURBED OR COMPACTED SOIL TO A MINIMUM 4' (1220mm) DEPTH BELOW FROST PENETRATION.
4. GRADE LINES SHOWN ON THESE PLANS ARE ASSUMED.
5. WHERE EXTERIOR GRADE IS HIGHER THAN THE GROUND LEVEL INSIDE, THE EXTERIOR SURFACE OF FOUNDATION WALLS BELOW GRADE SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, THE WALLS SHALL BE WATERPROOFED.
6. PROVIDE A DRAINAGE LAYER SYSTEM TO THE EXTERIOR SURFACE OF FOUNDATION WALLS BELOW GRADE WHERE DAMPPROOFING OR WATERPROOFING IS REQUIRED.

POURED CONCRETE:
1. CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CAN/CSA-A438-00, "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS".
2. THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
a) 32MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK.
b) 20MPa FOR INTERIOR FLOORS OTHER THAN THOSE FOR GARAGES AND CARPORTS, AND FOUNDATION WALLS AND FOOTINGS.
c) 15MPa FOR ALL OTHER APPLICATIONS.

GUARDS, HANDRAILS AND STAIRS

1. GUARDS SHALL BE PROVIDED WHEN THE DIFFERENCE IN ELEVATION IS MORE THAN 24" BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE. ALL INTERIOR STAIRS MORE THAN 2 RISERS, LANDINGS OR FLOOR LEVEL AROUND THE STAIRWELL THAT IS NOT PROTECTED BY A WALL.
2. ALL GUARDS ARE A MINIMUM 42" HIGH, EXCEPT FOR WHERE THE EXTERIOR WALKING SURFACE AND THE ADJACENT GROUND LEVEL IS NOT GREATER THAN 5' 11" OR WHERE GUARDS ARE WITHIN THE DWELLING UNIT, MAY BE A MINIMUM 36" HIGH.
4. OPENINGS BETWEEN GUARD PICKETS MUST BE SPACED LESS THAN 4".
5. ALL GUARDS TO BE DESIGNED ACCORDING TO SUPPLEMENT SB-7 GUIDELINES.
6. HANDRAIL REQUIRED ON ONE SIDE OF STAIR ONLY, TO BE CONTINUOUS THROUGHOUT THE LENGTH OF STAIR.
7. A CLEARANCE OF NOT LESS THAN 2" SHALL BE PROVIDED BETWEEN HANDRAIL AND THE SURFACE BEHIND IT.
8. HANDRAIL SHALL NOT PROJECT MORE THAN 4" INTO REQUIRED MINIMUM WIDTH OF STAIR.
9. STAIR TO BE SECURELY FASTENED AT TOP AND BOTTOM. WHERE WALL IS PROVIDED ALONG SIDE OF STRINGER, FASTEN STRINGER TO WALL STUDS.
10. RISERS AND TREADS SHALL BE UNIFORM IN ANY ONE FLIGHT, WITH A MAXIMUM TOLERANCE OF 1/4" BETWEEN ADJACENT TREADS OR LANDINGS, AND A MAXIMUM OF 1/4" BETWEEN THE DEEPEST AND SHALLOWEST TREADS IN A FLIGHT.
11. MAXIMUM AND MINIMUM STAIR RISE, RUN AND TREADS TO COMPLY WITH 9.8.4.1. OF THE OBC. SEE TABLE.

STAIR TYPE	RECTANGULAR TREADS			
	MAX. RUN	MIN. RUN	MAX. RISE	MIN. RISE
PRIVATE	14"	10"	7 3/4"	5"

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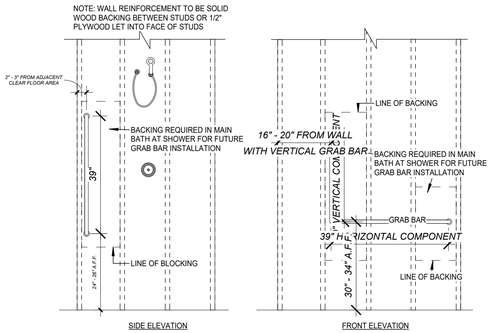
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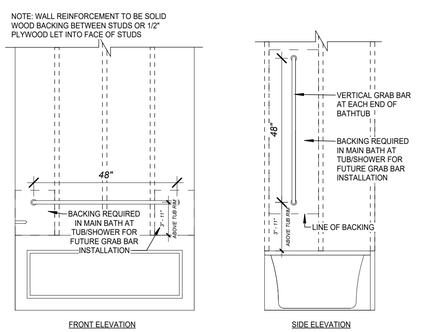
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C.D. VREUGDENHIL
100312264
09/17/2026
PROVINCE OF ONTARIO

JOB TITLE
NEW HOUSE
DeHaan
19 Reynolds Cr, Belleville, ON K8P 2W7, Canada

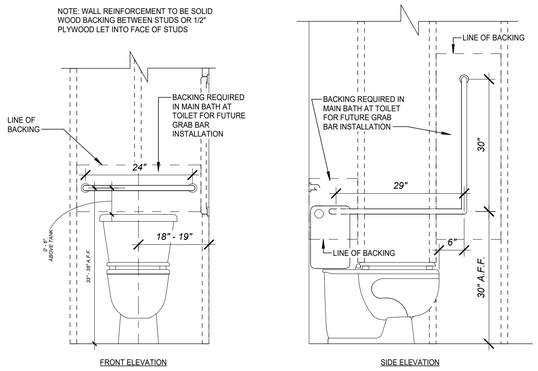
DRAWING TITLE
NOTE AND DETAIL

PROJECT #	002260199
DATE	01/09.2026
DRAWN BY	G.A.D.
CHECKED BY	M.V.
SCALE	As indicated
DRAWING #	001

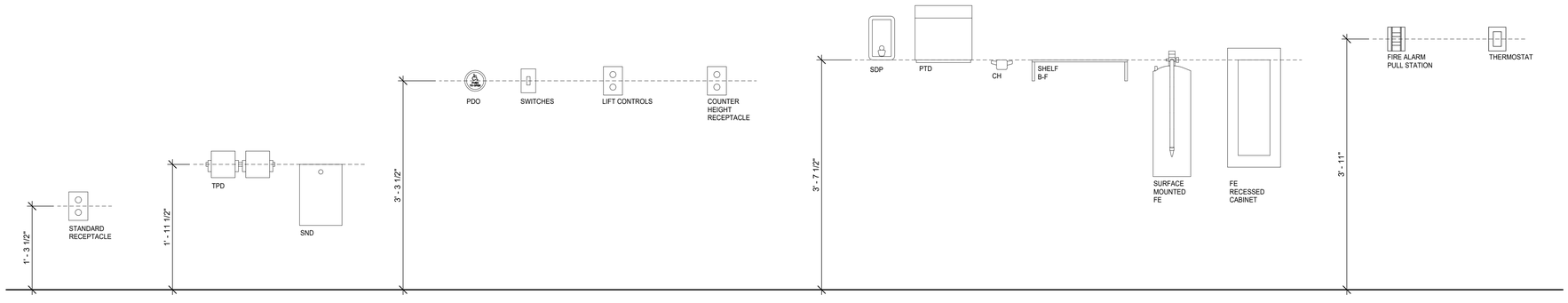




2 SOLID BLOCKING AT BATHTUB / SHOWER
002 SCALE 1/2" = 1'-0"



3 SOLID BLOCKING AT TOILET
002 SCALE 3/4" = 1'-0"



1 TYPICAL MOUNTING HEIGHTS
002 SCALE 1" = 1'-0"

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JOB TITLE
NEW HOUSE
DeHaan
19 Reynolds Cr, Belleville, ON K8P 2W7, Canada

DRAWING TITLE
NOTE AND DETAIL

PROJECT # 002260199	DATE 01.09.2026
DRAWN BY G.A.D.	DRAWING # 002
CKECKED BY M.V.	
SCALE As indicated	

BASEMENT AND FOUNDATION NOTES

1. PROVIDE 20" x 6" STRIP FOOTING AROUND STAIRS.

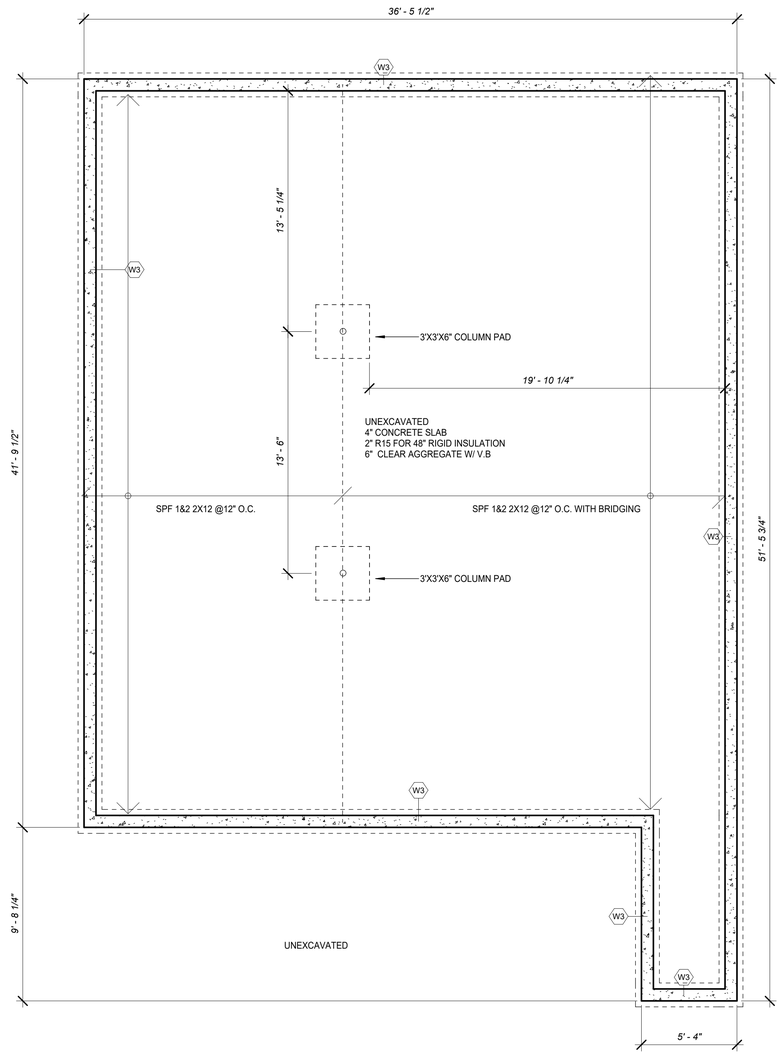
2. LOCATION AND INSTALLATION OF MECHANICAL ROOM APPLIANCES MAY VARY ON SITE AS REQUIRED.

3. SUMP PIT TO COMPLY WITH ONTARIO BUILDING CODE 9.14.5.2.

4. CONTINUOUS PERIMETER DRAINAGE TILE TO COMPLY WITH ONTARIO BUILDING CODE 9.14.3.

5. DRAIN WATER HEAT RECOVERY TO BE INSTALLED AS REQUIRED BY SUPPLEMENTARY SB-12 TO RECEIVE DRAIN WATER FROM THE SHOWER ON THE MAIN FLOOR. LOCATION TO BE CONFIRMED ON SITE.

6. ADJUSTIBLE STEEL JACK POSTS TO COMPLY WITH 9.17.3.4. OF ONTARIO BUILDING CODE. POSTS TO HAVE TOP AND BOTTOM PLATES MECHANICALLY FASTENED TO CONCRETE AND BEAM AS PER 9.17.3.2. OF ONTARIO BUILDING CODE.



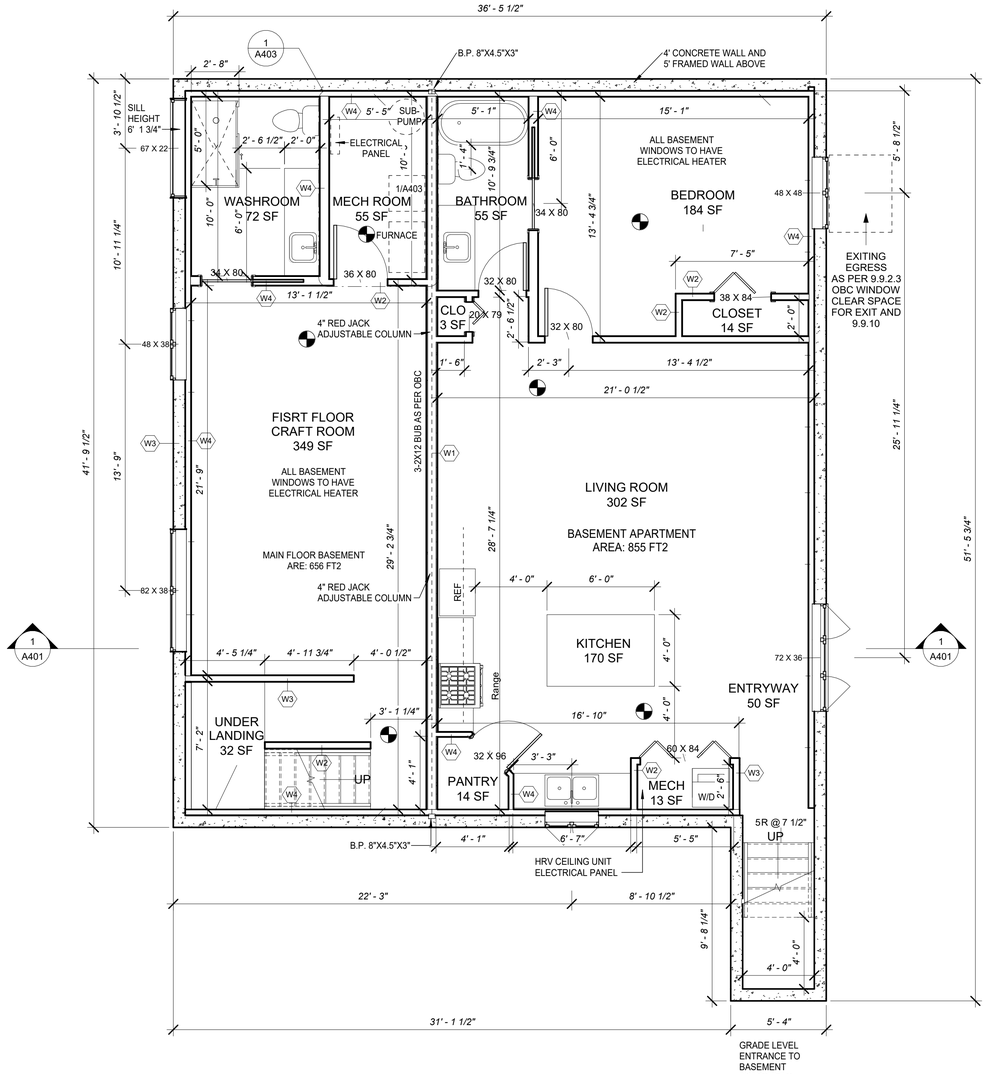
8" (20MPa) CONCRETE FOUNDATION WALL

1 A101 U.S. FOUNDATION
SCALE 1/4" = 1'-0"

LIGHTING CALCULATIONS				
ROOM	AREA	WINDOW %	REQUIRED WINDOW AREA	PROPOSED WINDOW AREA
		ELECTRICAL LIGHTING		
KITCHEN	211 FT² (19.6 M²)	NOTE REQUIRED	NIL	NIL
LIVING SPACE	251 FT² (23.3 M²)	10%	25.1 FT²	25.1 FT²
BEDROOM	192 FT² (17.8 M²)	5%	9.6 FT²	12.6 FT²

NOTES:

1. FURNACE TO HAVE SMOKE DETECTORS INSTALLED IN THE SUPPLY OR RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING WHICH WOULD TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SUCH DETECTORS.
2. DWELLING **UNITS** TO SHARE INTERCONNECTED SMOKE DETECTORS
3. 'SERVICE ROOMS' TO BE SPRINKLERED. SPRINKLER SYSTEM TO BE INSTALLED MIN. 12 " OFF OF 'SERVICE ROOM' WALLS
4. EXISTING HORIZONTAL AND VERTICAL SEPARATION REQUIREMENTS MAY BE REDUCED BASED ON OBC TABLE 11.5.1.1.C, C.A. NUMBERS C152 AND C153
5. VENTILATION PROVIDED PER OBC TABLE 11.5.1.1.C, CA NUMBER C194
6. EACH UNIT SHALL HAVE DEDICATED WATER SUPPLY LINES WITH SHUT OFF VALVES AS PER OBC 7.6.1.4.



2 A101 BASEMENT
SCALE 1/4" = 1'-0"

NOTE:

1. ALL KITCHEN CABINET LAYOUTS AND ISLAND LAYOUT ARE APPROXIMATE .
2. PROVIDE AND INSTALL SOLID BLOCKING TO BE INSTALLED IN TUB AND AT WATER CLOSET AS REQUIRED FOR FUTURE GRAB BARS.
4. INSTALL AIR BARRIER SYSTEM CONFORMING TO 9.25.3. IN ONTARIO BUILDING CODE BETWEEN THE GARAGE AND REMAINDER OF THE BUILDING TO PREVENT EXHAUST FUMES FROM ENTERING DWELLING. WHERE MEMBRANE MATERIALS ARE USED TO PROVIDE THE REQUIRED AIRTIGHTNESS IN THE AIR BARRIER SYSTEM, ALL JOINTS SHALL BE SEALED.
5. ADU CEILING TO HAVE 2-5/8" TYPE "X" FRR (60MIN) GYPSUM BOARD AS PER SB-2 TABLE 2.3.12 WITH FRR CHOCKING AT ALL INTERCESSIONS CEILING TO FLOOR

SMOKE ALARM /CO2 /STROBE LIGHT

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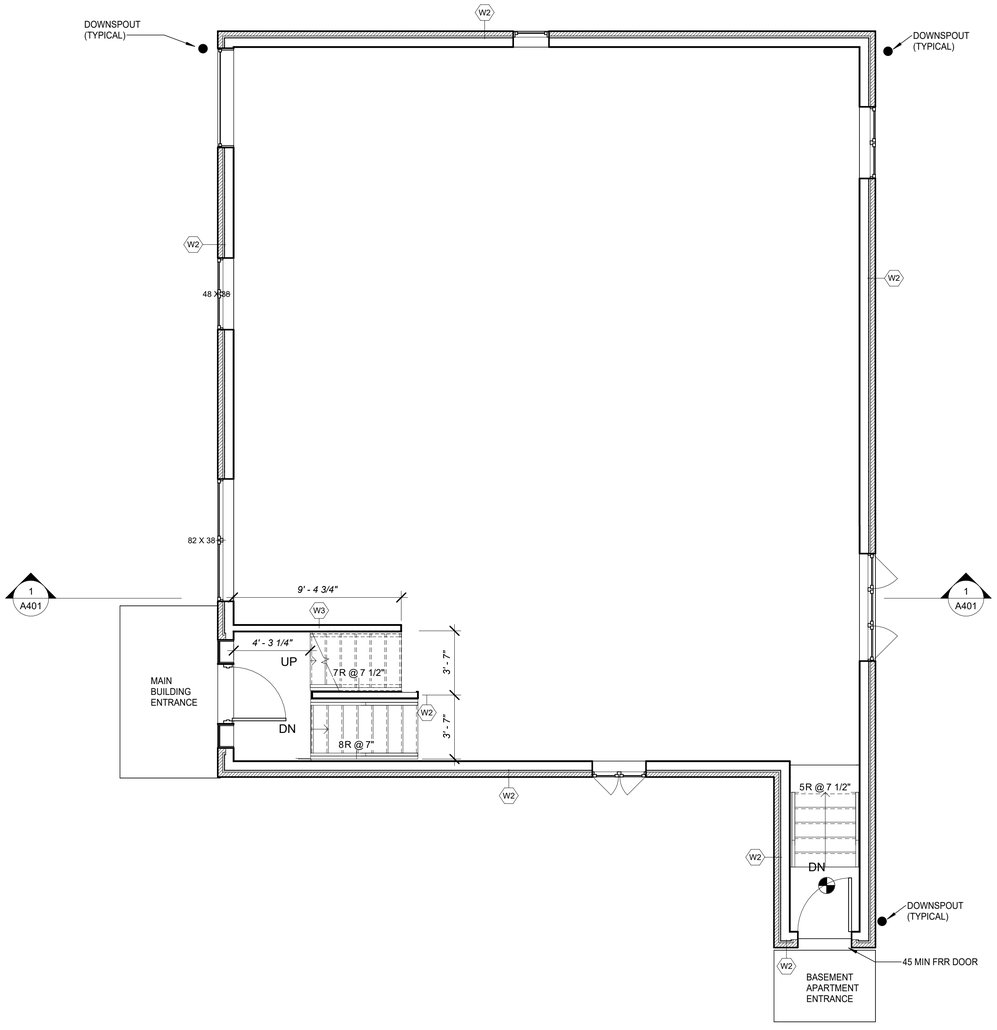
JOB TITLE

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DeHaan
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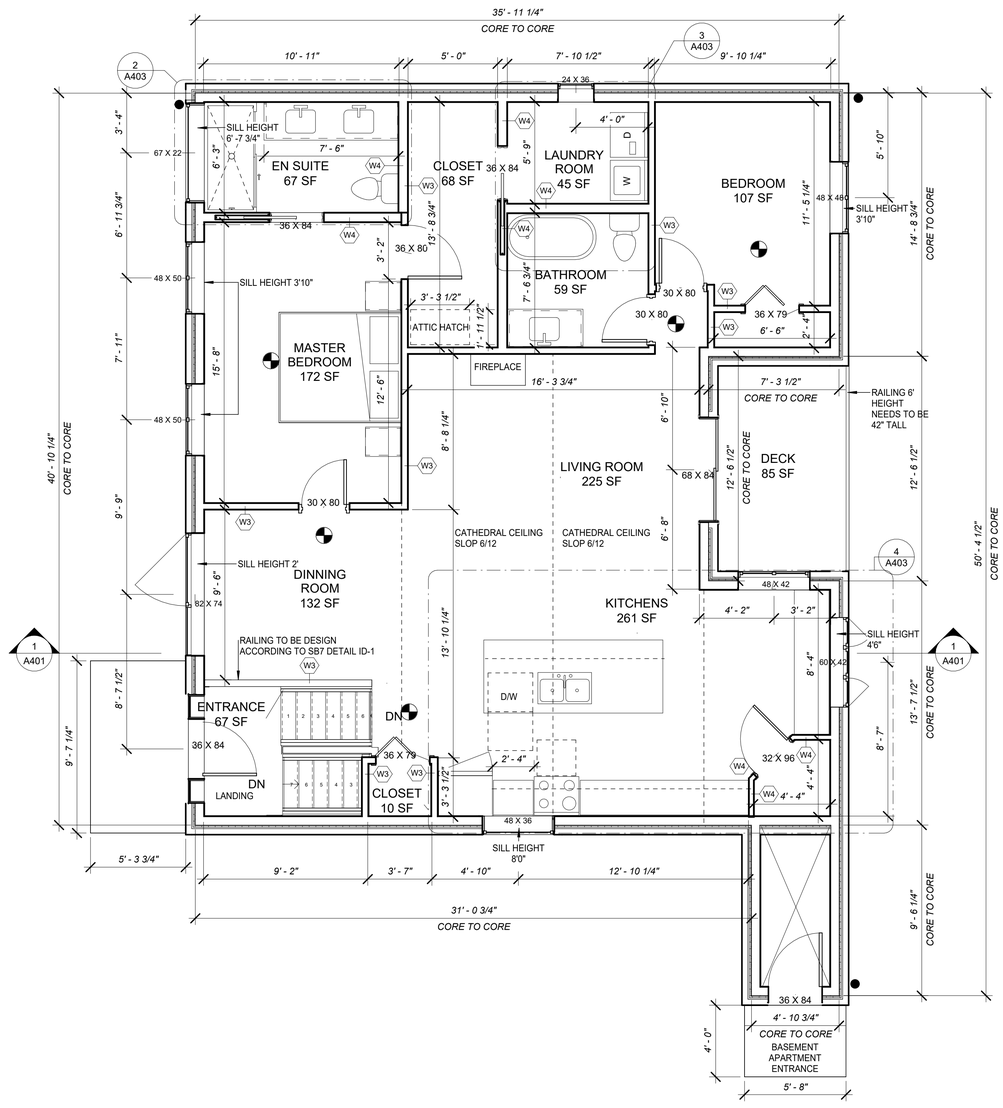
DRAWING TITLE

FOUNDATION PLAN

PROJECT # 002260199	DATE 01.09.2026
DRAWN BY G.A.D.	DRAWING # A101
CKECKED BY C.V.	
SCALE 1/4" = 1'-0"	



2 ENTRANCE FIRST FLOOR
A102 SCALE 1/4" = 1'-0"



1 T.O. FIRST FLOOR
A102 SCALE 1/4" = 1'-0"

SMOKE ALARM /CO2 /STROBE LIGHT

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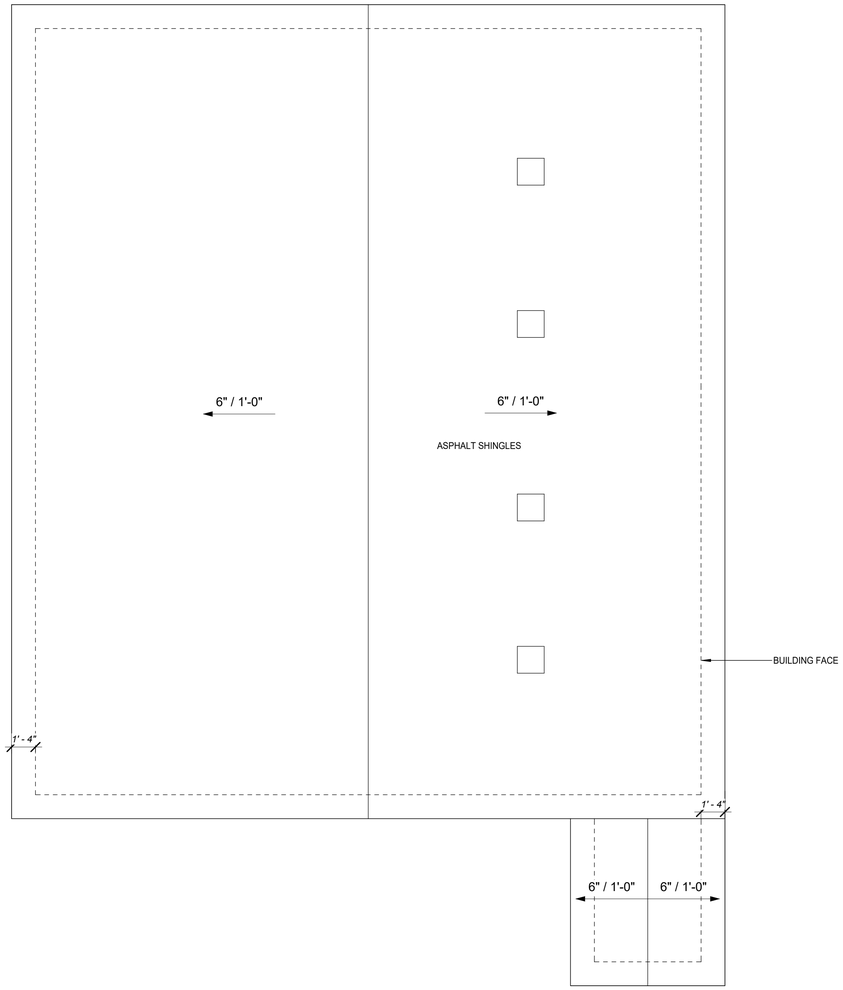
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DRAWING TITLE

NEW MAIN FLOOR

PROJECT # 002260199	DATE 01.09.2026
DRAWN BY G.A.D.	DRAWING # A102
CKECKED BY C.V.	
SCALE 1/4" = 1'-0"	

NOTES
1. ROOF VENTS TO MAINTAIN 1:300 VENTILATION MINIMUM.
2. MINIMUM 6" BETWEEN TOP OF FOUNDATION AND TOP OF FINISHED GRADE.



1 T/O WALL
A103 SCALE 1/4" = 1'-0"

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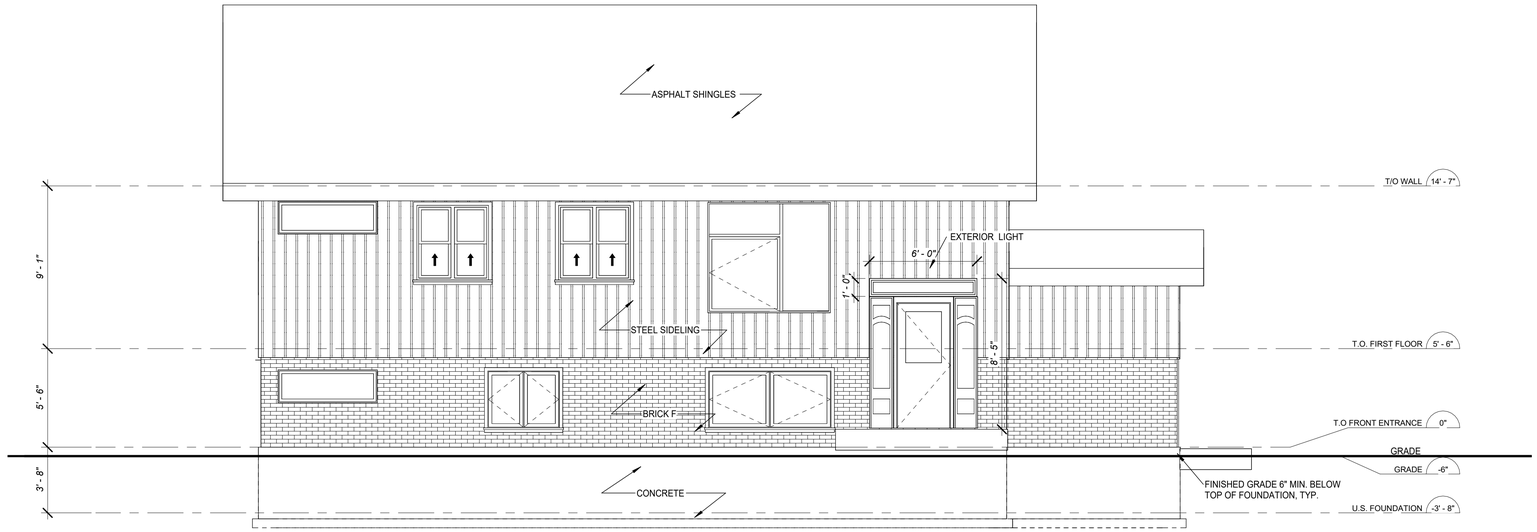
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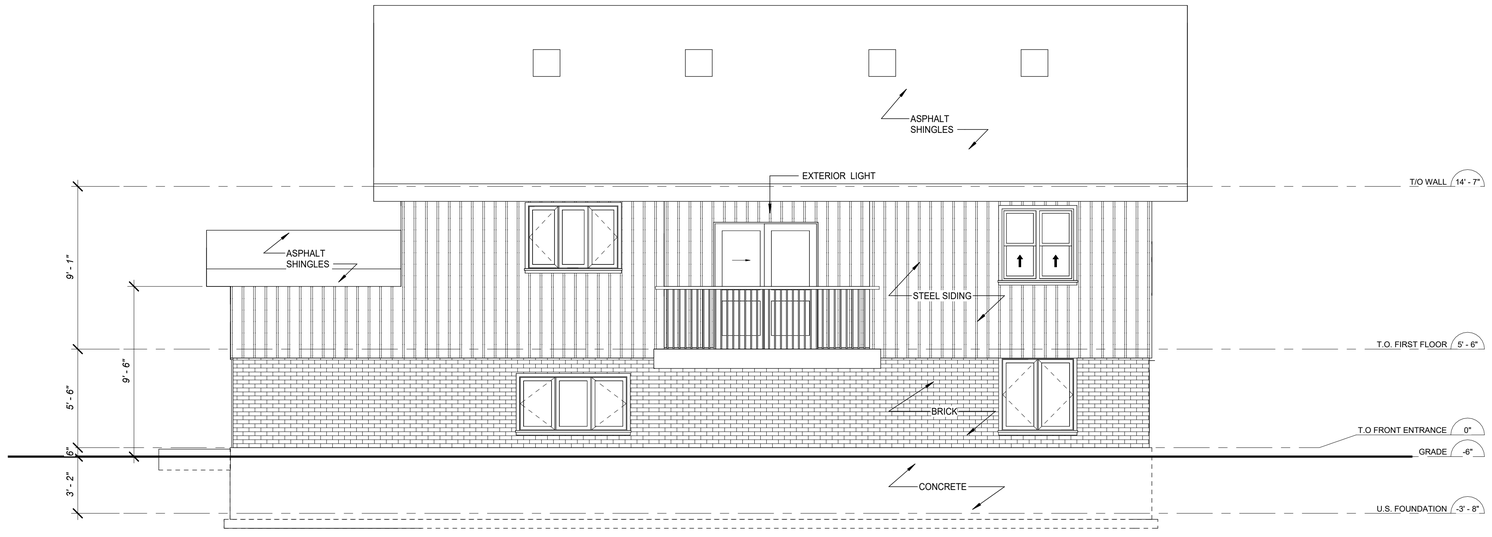
JOB TITLE
NEW HOUSE
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DRAWING TITLE
ROOF PLAN

PROJECT # 002260199	DATE 01.09.2026
DRAWN BY G.A.D.	DRAWING # A103
CKECKED BY C.V.	
SCALE 1/4" = 1'-0"	



2 EAST ELEVATION
A301 SCALE 1/4" = 1'-0"



4 WEST ELEVATION
A301 SCALE 1/4" = 1'-0"

LIMITING DISTANCE (% OPENING) AS PER 9.10.14.4(1) & TABLE 9.10.14.4.						
FACADE	Type	LIMITING DISTANCE	EXPOSED BUILDING AREA	PROPOSED UNPROTECTED OPENING AREA	ALLOWABLE OPENINGS %	%
MAIN UNIT						
EAST	EAST SIDE AREA	CC OF ROAD 148 FT(13.75 M)	712 SF (66.14 SM)	170 SF (15.79 SM)	100	23.87
SOUTH	SOUTH SIDE AREA	12.9 FT(1.2 M)	300 SF (27.78 SM)	7.75 SF (0.72 SM)	7	2.5
WEST	WEST SIDE AREA	27.75 FT(2.58 M)	344 SF (31.95 SM)	61 SF (5.5 SM)	17	17
NORTH	NORTH SIDE AREA	19.35 FT(1.8 M)	369 SF (34.28 SM)	15 SF (1.39 SM)	100	4
BASEMENT UNIT						
SOUTH	SOUTH SIDE AREA	12.9 FT(1.2 M)	223 SF (20.71 SM)	7 SF (0.65 SM)	8	3.1
EAST	EAST SIDE AREA	148 FT(13.75 M)	134 SF (12.45 SM)	0 SF (0 SM)	100	0
NORTH	NORTH SIDE AREA	19.35 FT(1.8 M)	213 SF (19.78 SM)	16 SF (1.4) SM)	16	7.5
WEST	WEST SIDE AREA	27.75 FT(2.58 M)	384 SF (35.67 SM)	40 SF (3.71 SM)	21	10.41

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THE BUILDING WAS DESIGNED IN ACCORDANCE WITH THE O.B.C. AT THE TIME OF PRINTING.

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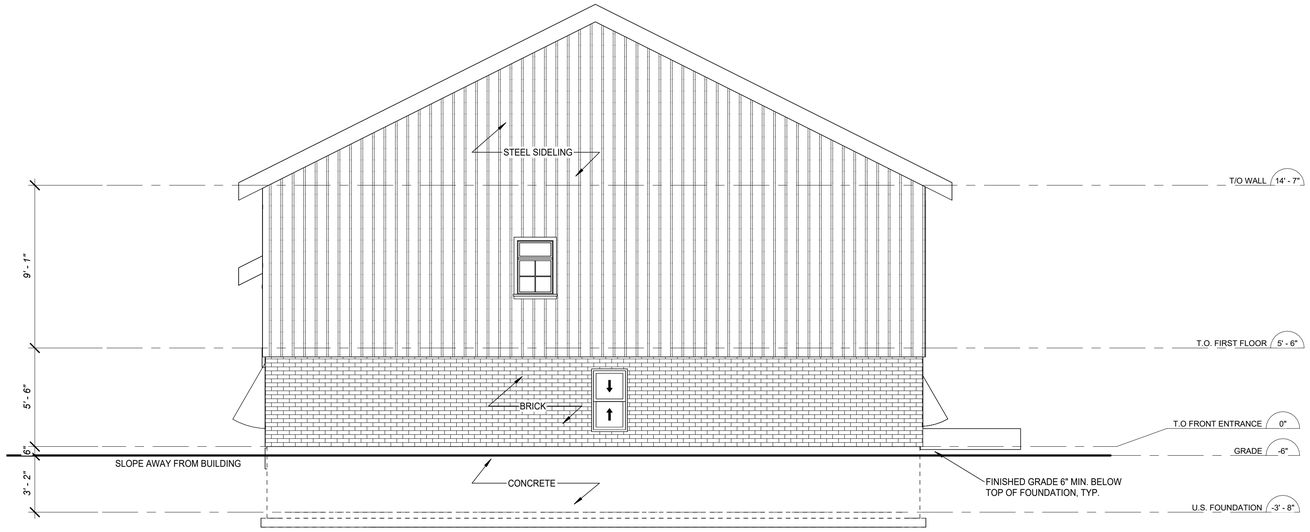
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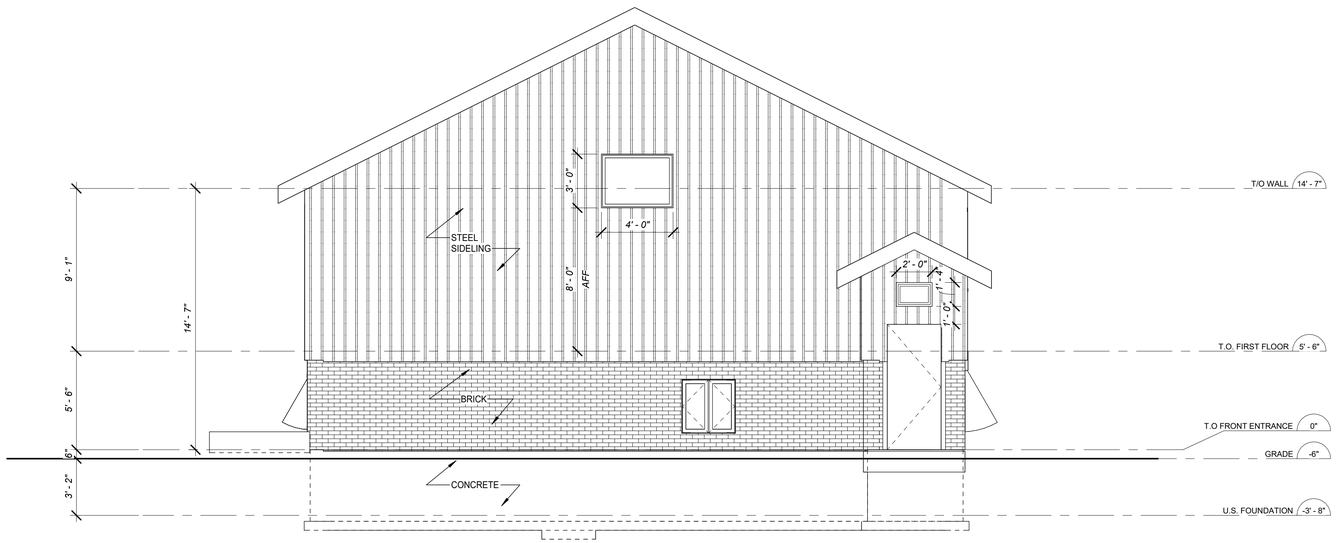
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ELEVATIONS

PROJECT # 002260199	DATE 01/09.2026
DRAWN BY G.A.D.	DRAWING # A301
CKECKED BY MV	
SCALE 1/4" = 1'-0"	



1 SOUTH ELEVATION
A302 SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
A302 SCALE 1/4" = 1'-0"

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ELEVATIONS

PROJECT # 002260199	DATE 01/09.2026
DRAWN BY G.A.D.	DRAWING # A302
CKECKED BY MV	
SCALE 1/4" = 1'-0"	

GENERAL NOTE

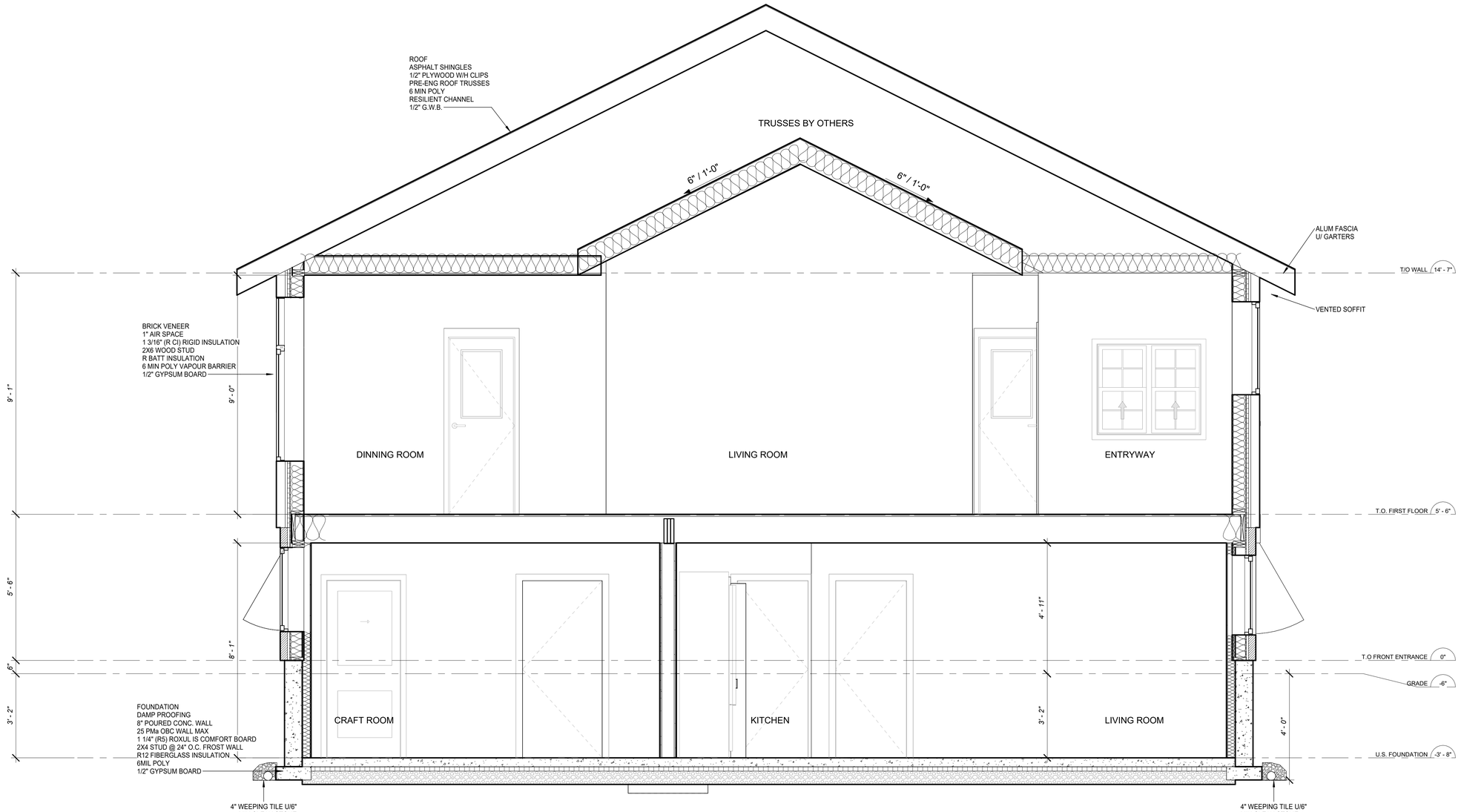
- JOIST SIZING AND SPACING AS PER TABLE A-1 FORMING PART OF SENTENCE 9.23.4.2.(1) OBC -ALL JOIST TO BE MIN. SPF NO2 GRADE W/ BRIDGING
- WINDOW WELLS IN INSTALLED, MUST BE DRAINED TO THE FLOOR LEVEL AS PER OBC 9.14.6.3.
- EXTERIOR WALL BRACING MAY BE REQUIRED AS PER 9.23.10.2 OBC
- RESISTANCE TO FORCED ENTRY AS PER OBC 9.7.5.2. AND 9.7.5.3.
- ALL WATER CLOSETS TO BE LOW FLOW FLUSH FIXTURES OF 4.8L 7.6.4.2 OBC
- HEADER AND STEEL LINTEL SIZES
- -ALL HEADERS (WITH EXCEPTION OF GARAGE DOORS ARE TO BE 2# 2" X 10: U.S.O.
- -ALL STEEL LINTELS (WITH EXCEPTION TO THE GARAGE DOORS) SHALL CONFORM TO TABLE 9.20.5.2.(c) OF THE OBC.
- DEVICES ARE TO BE INSTALLED TO THE LIMIT THE HOT WATER TEMPERATURE SUPPLIES TO ALL FIXTURES (EXCLUDING DISHWASHER AND CLOSE WASHERS) TO 49 DEGREES CELSIUS, IN ACCORDANCE WITH 7.6.5.1. OBC
- DRAINAGE LAYER IN REQUIRED BY 9.14.2.1.(2) OBC AND SHALL BE INSTALLED WHEN THE FOUNDATION INSULATION EXTENDS BELOW 36" (900 mm) FROM THE ADJACENT EXTERIOR GROUND UNLESS THE FOUNDATION IN WATERPROOFED.
- FOR CONSTRUCTION OF SUSPENDED SLABS, A STRUCTURAL DESIGN SHALL BE INCLUDED.
- ALL BASEMENTS ARE REQUIRED TO HAVE A FLOOR DRAIN THAT DRAINS TO A SANITARY SYSTEM WHERE POSSIBLE OF STORM DRAINAGE SYSTEM ACCORDING TO 7.1.4.2. OD THE OBC.

GENERAL NOTE

- ALL SUMP PUMP SHALL COMPLY WITH 9.14.5.3. OF THE OBC.
- INTERIOR AND EXTERIOR GUARDS, INCLUDING HALF WALLS ARE TO BE CONSTRUCTED IN ADDORDANCE WO SB-1 OR DESIGNED AND CONSTRUCTED UNDER PART 4 OBC.
- ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH IN ACCORDANCE TO 9.19.2.1. OBC
- REINFORCEMENTS SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO WATER CLOSET SHOWER OF BATH IN ACCORDANCE TO 9.5.2.3. OBC.
- GARAGE FLOOR SHALL BE SLOPED TO DRAIN LIQUIDS TO THE OUTDOORS IN ACCORDANCE TO 9.35.2.2. OBC
- MAXIMUM BACKFILL HEIGHT FOR LATERALLY SUPPORTED OR UNSUPPORTED WALL SHALL PERTAIN TO TABLE 9.15.4.2.(a) OBC.
- ALL LVL BEAM SIZES TO BE CONFIRMED BY FABRICATOR
- IF WINDOWS IN THE FOUNDATION WALLS EXCEED 25% IF THE LENGTH OF THE WALL THEY ARE IN, OR WIDTH OF THE WINDOW IS GREATER THAN 1.2 METERS (3.93'), REFER TO ENGINEERS DETAIL FOR LATERALLY SUPPORTING THAT WALL.
- CONCRETE COMPRESSIVE STRENGTH USED FOR GARAGE SLABS AND EXTERIOR WORK, INCLUDING STEPS AND PORCH SLABS, ARE A MINIMUM OF 32 Mpa WITH 5% TO 8% AIR ENTRAINMENT 9.3.1.6. OBC.
- ALL CONCRETE STRENGTHS FOR INTERIOR AND EXTERIOR SLABS ON GROUND, FOOTING AND WALLS SHALL BE NOTED.

GENERAL NOTE

- ALL PLUMING IN SHOWER UNITS SHALL BE PRESSURE OR TEMPERATURE BALANCED ACCORDANCE TO 7.6.5.2. OBC.
- AIR BARRIER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- EXTERIOR DIMENSIONS ARE TO SHEATHING ON VINYL SIDING WALLS & TO THE BRICK SURFACE ON THE BRICK VENEER WALLS.
- THESE PLANS FROM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOOD STOVE, FIREPLACES, DECKS, BALCONY AND FINISHED BASEMENT, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.
- A CONTINUOUS AIR BARRIER IS TO BE PROVIDED ACCORDANCE TO 9.25.3.1. AND POLYETHYLENE SHEET IS USED TO PROVIDE AIR-TIGHTNESS IN THE AIR BARRIER SYSTEM TO 9.25.3.2 OBC.
- ALL LINTEL AND BEAM SIZES THAT COMPLY WITH PART 9 WILL BE NOTED.
- ALL STUD HEIGHT SHALL COMPLY WITH THE REQUIREMENTS OF TABLE A-30 OR A-31 9.23.10.1. STUD SIZE AND SPACING OR WILL BE DESIGNED IN ACCORDANCE WITH PART 4 .
- HOT WATER PIPING TO CONFORM TO DIV B 12.3.1.14 (1)(2)&(3)
- ALL DECK CONSTRUCTION PERTAINING TO CONSTRUCTION OR WETHER THEY ARE TO BE CONSTRUCTED PRIOR TO OCCUPANCY, AND NOTED, PRESSURE TREATED ON ALL CUT ENDS.



1 BUILDING SECTION
A401 SCALE 1/2" = 1'-0"

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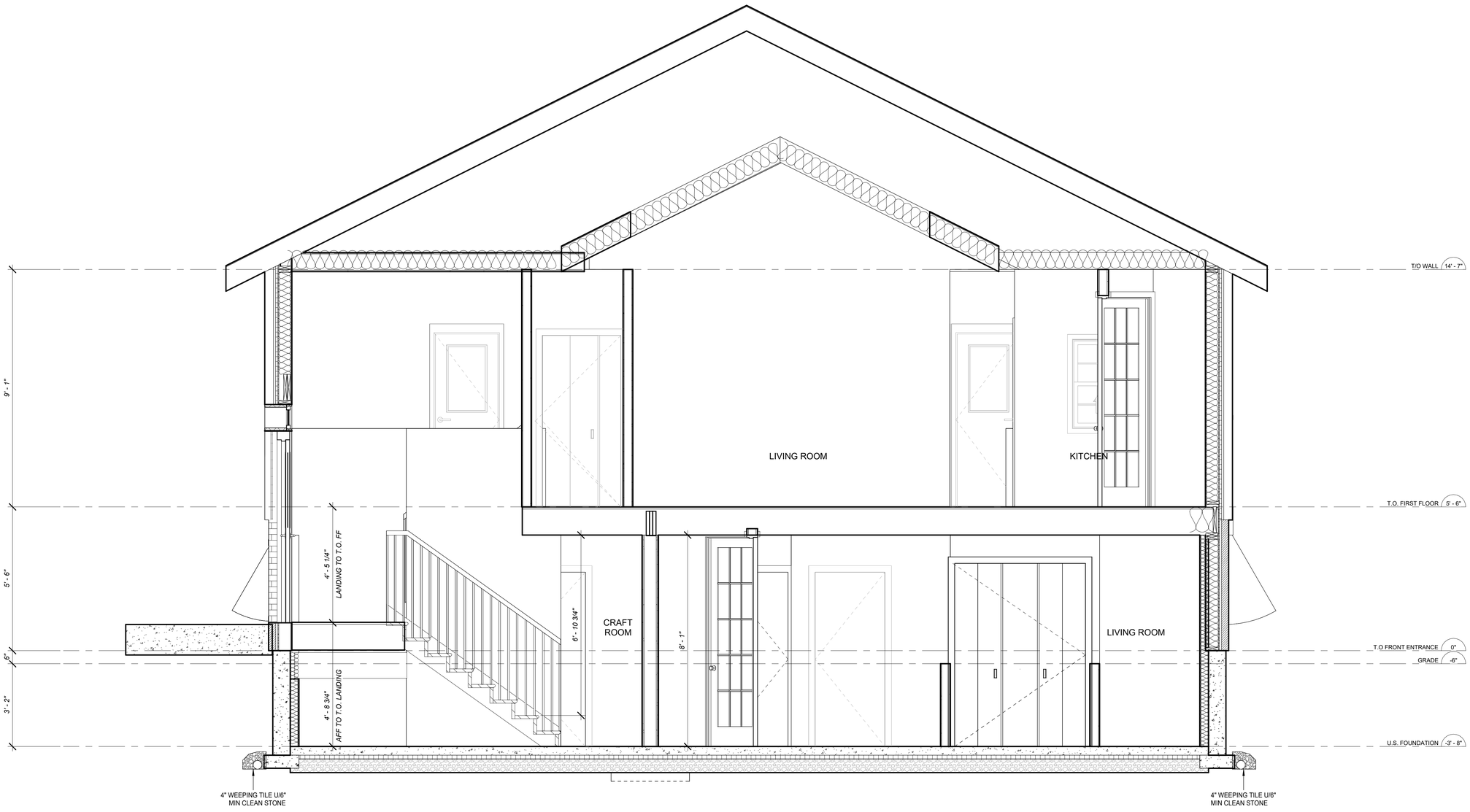
JOB TITLE

NEW HOUSE
DeHaan
19 Reynolds Cr, Belleville, ON K8P 2W7, Canada

DRAWING TITLE

SECTION

PROJECT # 002260199	DATE 01/09.2026
DRAWN BY G.A.D.	DRAWING # A401
CKECKED BY MV	
SCALE 1/2" = 1'-0"	



1 / A402 STAIR BUILDING SECTION
SCALE 1/2" = 1'-0"

No.	DESCRIPTION	DATE
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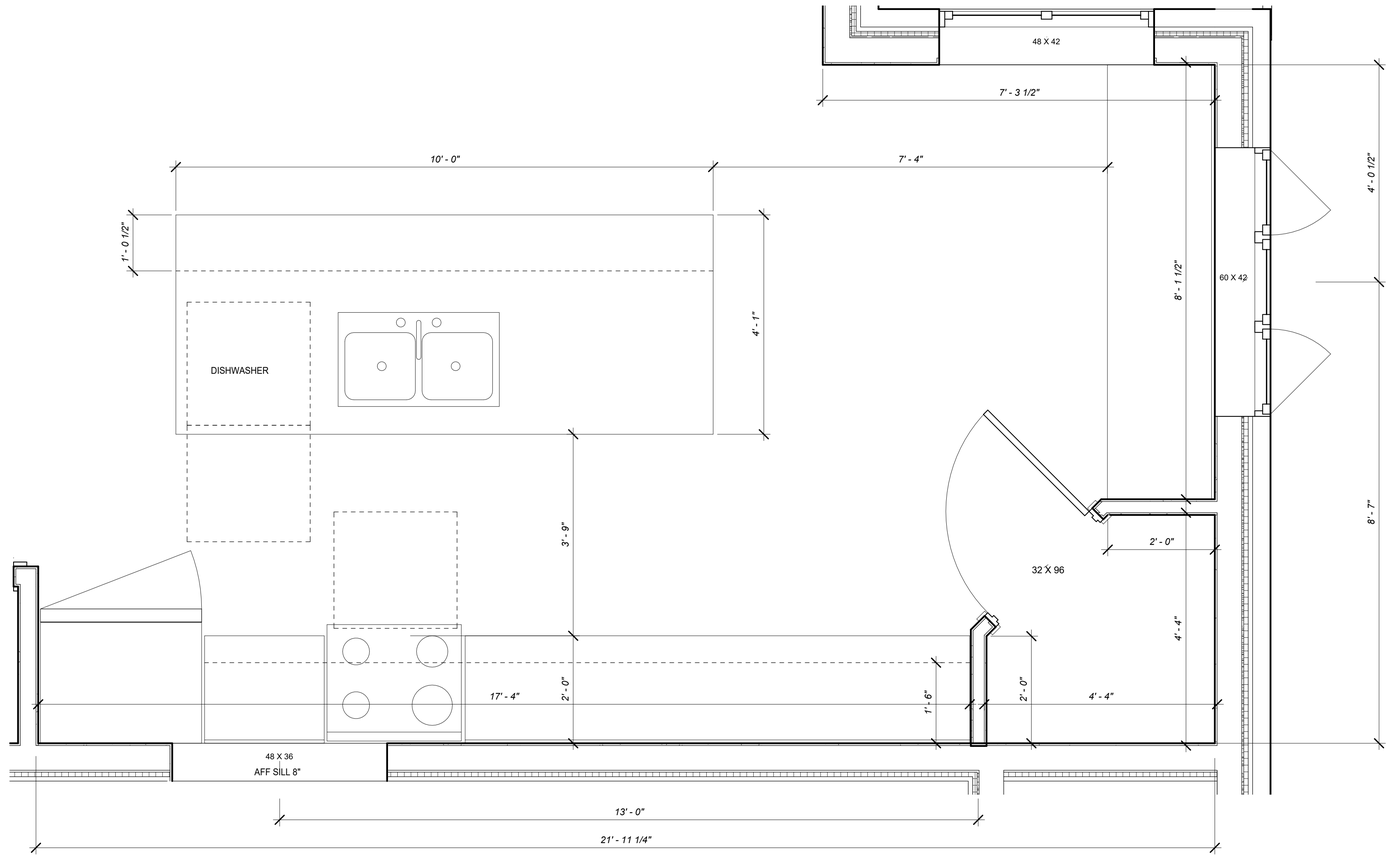
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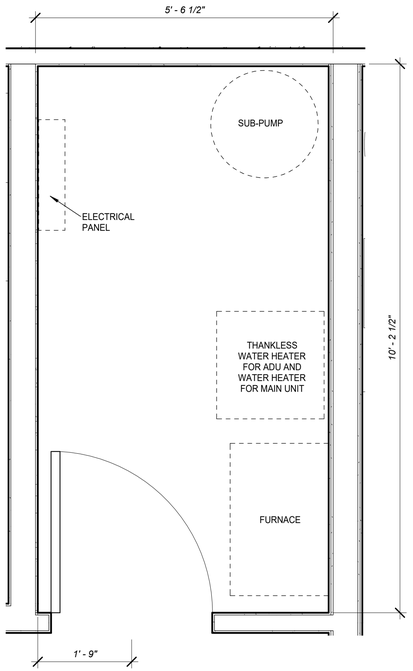
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SECTION

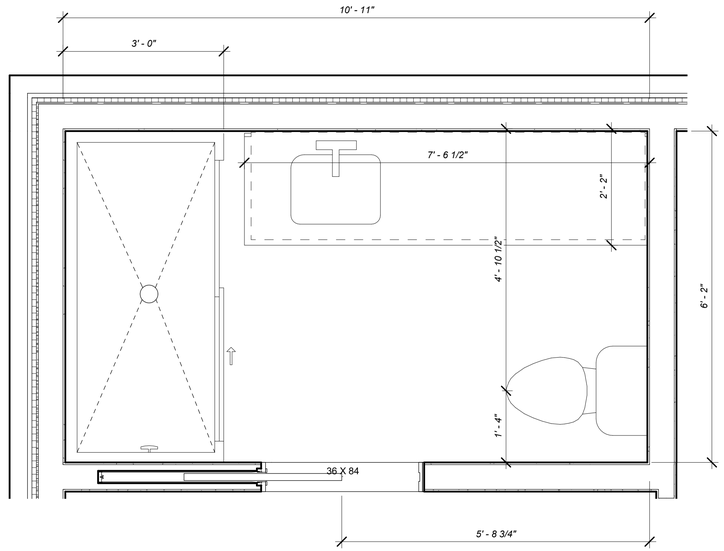
PROJECT # 002260199	DATE 01.09.2026
DRAWN BY G.A.D.	DRAWING # A402
CKECKED BY MV	
SCALE 1/2" = 1'-0"	



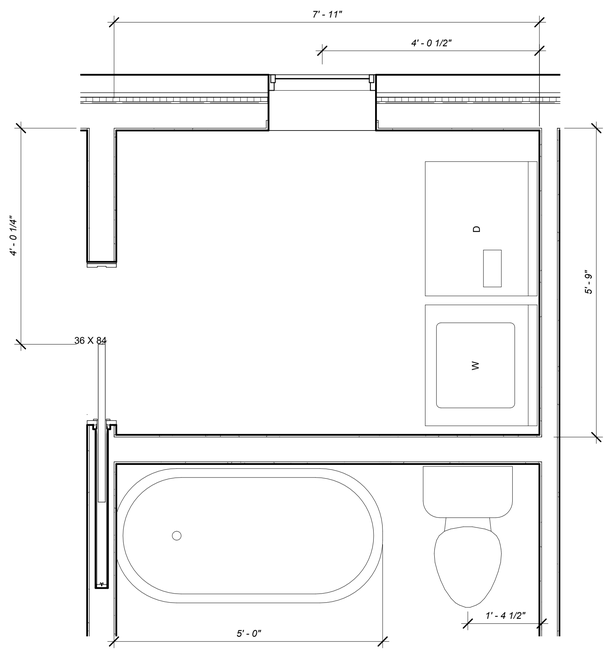
4 KITCHEN LAYOUT
A403 SCALE 3/4" = 1'-0"



1 BASEMENT -MECHANICAL ROOM
A403 SCALE 3/4" = 1'-0"



2 MASTER BATHROOM
A403 SCALE 3/4" = 1'-0"



3 LAUNDRY ROOMN
A403 SCALE 3/4" = 1'-0"

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ENLARGED PLANS

PROJECT # 002260199	DATE 01.09.2026
DRAWN BY G.A.D.	DRAWING # A403
CKECKED BY C.V.	
SCALE 3/4" = 1'-0"	