

SHEET LIST

SHEET NUMBER	SHEET NAME
A0	COVER
A1	GENERAL NOTES
A2	SITE PLAN
A101	FLOORPLANS
A201	FRONT & BACK ELEVATIONS
A301	SECTIONS & DETAILS

REVISIONS

NO.	DESCRIPTION	DATE

ENERGY EFFICIENCY COMPLIANCE PACKAGE

ENERGY EFFICIENCY DESIGN CALCULATIONS

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

BETHANY STOCK
NAME

SIGNATURE

115758
BCIN

DRAWN BY	CHECKED BY
E. PAISLEY	Checker
DATE	BCIN
09/17/2026	Designer

PROJECT
DETACHED GARAGE REBUILD

PROJECT ADDRESS
42 EVANS ST.,
BELLEVILLE, ON
K8P 2B1

HARMONY HOMES

THIS DESIGN AND CONSTRUCTION DRAWING IS THE PROPERTY OF HARMONY HOMES, AND IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

CLIENT
ANTHONY BARRETT

PROJECT STATUS
ISSUED FOR PERMIT

GENERAL NOTES

HARMONY HOMES LTD. MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION PLANS AND THESE ARE INTENDED FOR THE SOLE PURPOSE OF CONSTRUCTION BY HARMONY HOMES LTD.

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER & CONTRACTOR ACKNOWLEDGE THAT THE CONSTRUCTION NOTES HAVE BEEN READ AND UNDERSTOOD AS FOLLOWS.

THE DESIGN AND CONSTRUCTION DRAWINGS PROVIDED HEREIN ARE THE PROPERTY OF HARMONY HOMES LTD., AND ANY COPIED OR REPRODUCED INFORMATION FROM THESE DRAWINGS IS STRICTLY PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM HARMONY HOMES LTD.

THE DESIGN AND CONSTRUCTION DRAWINGS ARE FOR THE USE IN THE CONSTRUCTION OF ONE BUILDING ONLY, LOCATED AS SPECIFIED UNDER THE “PROJECT ADDRESS”.

ALL WORK / TRADES SHALL CONFORM TO C.M.H.C. REQUIREMENTS, THE ONTARIO BUILDING CODE, THE NATIONAL BUILDING CODE AND LOCAL BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL WORKMANSHIP TO BE OF A STANDARD EQUAL TO GOOD BUILDING PRACTICE.

DO NOT SCALE DRAWINGS. CONTRACTOR TO USE WRITTEN DIMENSIONS ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPENCIES TO DESIGNER.

THE BUILDER / CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE REPORTED TO HARMONY HOMES LTD.

HARMONY HOMES LTD. SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE FINAL CONSTRUCTION DRAWINGS, SPECIFICATION OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED ON THE JOB SITE. THESE ARE THE SOLE RESPONSIBILITY OF THE OWNER.

ALL CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADINGS.
FLOOR LOAD - LIVE = 40lbs
FLOOR LOAD - DEAD = 15lbs
ROOF LOAD - LIVE = 40 lbs
ROOF LOAD - DEAD = 15lbs

WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

PROVIDE TO THE CITY PRIOR TO THE REQUEST FOR INSULATION INSPECTION, MECHANICAL DETAILS INCL. HEAT LOSS CALC, DUCT SIZE CALCS AND DUCT LAYOUT DIAGRAM, DUCT SIZES FOR ALL VENTILATION SYSTEMS, CLASSIFICATION OF HEAT TYPE, CLASS OF VENT TYPE, LOCATION OF SUPPLEMENTAL HEATING, OR CONFIRMATION THAT NOT MORE THAN 10% OF THE HEATING WILL BE ELECTRIC.

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATION FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

ALL CONSTRUCTION TO COMPLY WITH ONTARIO BUILDING CODE 2024 EDITION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION, METHOD OF ERECTION AND INSTALLATION PROCEDURES OF THE STRUCTURAL MEMBERS INCLUDING THE ERECTION OF ENGINEERED BEAMS, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION AND CARE DURING THE DEMOLITION PROCESS OF ANY EXISTING STRUCTURE.

WINDOWS & DOORS

RESISTANCE TO FORCED ENTRY AS PER 9.7.5.2. AND 9.7.5.3. OF THE O.B.C.

AT LEAST ONE WINDOW IN A BASEMENT TO CONFORM TO 9.9.10.1. OF THE O.B.C. FOR EGRESS.

PATIO DOOR IS TO BE RESTRICTED TO NOT OPEN GREATER THAN 4” AS PER O.B.C. 9.8.8.1.(4)(B) WHERE THE HEIGHT OF THE GRADE BELOW THE DOOR IS GREATER THAN 600MM.

ALL MAIN ENTRY DOORS SHALL BE PROVIDED WITH A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELITE AS PER 9.7.2.1.(1) OF THE O.B.C..

AT LEAST ONE WINDOW IN A FLOOR AREA CONTAINING BEDROOMS TO BE OPERABLE FROM THE INSIDE W/O TOOLS, HAVE AN OPERABLE AREA OF MIN. 3.77 FT2 (0.35M2) AND TO HAVE A MAX. SILL HEIGHT OF 3’-3” ABOVE THE FLOOR LEVEL, TO COMPLY W/ O.B.C. 9.9.10.1.

BATHROOM, POWDER ROOM AND MASTER BEDROOM DOORS TO BE LOCKABLE FROM INSIDE ROOMS w/ EXTERIOR EMERGENCY RELEASE MECHANISM.

GARAGE DOOR SHALL BE TIGHT-FITTING EQUIPPED W/ SELF-CLOSER & WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS & FUMES AS PER 9.10.13.15. OF THE O.B.C..

WOOD FRAMING NOTES

JOIST SIZE AND SPACING AS PER TABLE A-1 FORMING PART OF SENTENCE 9.23.4.2.(1) OF THE O.B.C. - ALL JOISTS TO BE MIN. SPF No. 2 GRADE W/ BRIDGING

ALL FLOOR JOIST SPANS TO HAVE BRIDGING @ 6'-11” O.C. MAX AS SPECIFIED IN O.B.C. 9.23.9.4.

EXTERIOR WALL BRACING MAY BE REQUIRED AS PER 9.23.10.2. OF THE O.B.C.
ALL HEADERS (WITH THE EXCEPTION OF GARAGE DOORS) ARE TO BE (2)2x10 UNLESS SPECIFIED OTHERWISE.

REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET SHOWER OR BATH ACCORDING TO 9.5.2.3., 3.8.3.8. & 3.8.3.13. OF THE O.B.C.

HARMONY HOMES WILL PROVIDE ON-SITE AT THE TIME OF THE FRAMING INSPECTION THE FOLLOWING, IF APPLICABLE:
ENGINEERED TRUSS DIAGRAM DRAWINGS
TRUSS LAYOUT DIAGRAM
LINTEL DESIGN FOR LINTELS SUPPORTING TRUSSES OVER 36-2”. [9.23.12.3.(1)(d)] AND LINTELS WITH GIRDER TRUSS BEARING ABOVE ENGINEERED FLOOR SYSTEM DESIGN

ALL LINTEL AND BEAM SIZES THAT COMPLY WITH PART 9 WILL BE NOTED.

ALL INTERIOR WALLS TO BE 2x4 @ 16” O.C. w/ THE EXCEPTION OF WET WALLS & INTERIOR LOADBEARING WALLS w/ 1 LAYER ½” GWB BOTH SIDES

LINTELS OVER OPENINGS IN WOOD FRAME WALLS TO COMPLY TO O.B.C. TABLE 9.23.12.3.-C.

WOOD ROOF TRUSSES INSTALLATION, BRACING & DESIGN AS PER O.B.C. 9.23.14.11.. REFER TO ROOF TRUSS MANUFACTURER SPECIFICATIONS FOR ALL DESIGN CRITERIA AND REQUIRED ENGINEERING. PROVIDE BRACING IN ACCORDANCE WITH TRUSS MANUFACTURER.

STEEL LINTELS TO COMPLY TO 9.20.5.2.

MULTIPLE STUDS:
DOUBLE STUD UNDER DOUBLE JOISTS, ETC.,
TRIPLE STUDS UNDER TRIPLE JOISTS ETC.,
DOUBLE JOISTS UNDER ALL WALLS OVER 7’-0” LONG
DOUBLE HEADER AROUND ALL STAIR OPENINGS.
DOUBLE STUDS AROUND OPENINGS
TRIPLE STUDS IN CORNERS OF BEARING STUD WALLS.

STRUCTURAL WOOD ELEMENTS MUST BE PRESSURE TREATED TO RESIST DECAY IF LESS THAN 6” ABOVE THE GROUND, IN AREAS WHERE TERMITES AREA KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE GROUND MUST BE AT LEAST 18” UNLESS TREATED AGAINST TERMITES AS PER O.B.C. 9.3.2.9..

ALL FRAMING LUMBER TO THE SPECIFICATIONS OF S.P.F. NO. 2 GRADE (KILN DRIED) OR BETTER, AND IN CONFORMANCE WITH N.L.G.A. STANDARD GRADING RULES FOR CANADIAN LUMBER, UNLESS NOTED OTHERWISE. NON-GRADED LUMBER NOT PERMITTED EXCEPT IN CONSTRUCTION OF FARM BUILDINGS.
ALL WOOD COLUMNS IN FRAMED WALLS TO BE WELL NAILED INTO ADJACENT FRAMING TO RESIST LATERAL MOVEMENT.

ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMPPROOFED WITH 45lb FELT, 6MIL POLY, OR OTHER APPROVED CONSTRUCTION METHOD.

SILL PLATES TO BE ANCHORED TO CONCRETE w/ ½” DIAMETER ANCHOR BOLTS @ MAXIMUM 4’-0” O.C., OR OTHER APPROVED CONSTRUCTION METHOD. EXTERIOR SILL PLATES TO BE LEVEL AND SEALED TO CONCRETE.

STUD HEIGHTS TO CONFORM TO 9.23.10.1.

ALL FRAMING NAILING TO CONFORM TO 9.23.3.4.

INSULATION & VENTILATION NOTES

MINIMUM INSULATION REQUIREMENTS AS PER ONTARIO BUILDING CODE SB-12.

6MIL POLY VAPOUR BARRIER (OR OTHER APPROVED METHOD OF VAPOUR CONTROL) TO BE USED AND INSTALLED ON THE WARM SIDE OF THE INSULATION.

INSULATION MAY BE LOOSE FILL, BATT TYPE, OR SPRAYED-IN FOAM. CONTRACTOR AND OWNER TO CONFIRM TYPE OF INSULATION PRIOR TO CONSTRUCTION TO ENSURE ALL KNOWLEDGE IS OBTAINED FOR BEST HEATING AND COOLING RESULTS.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF VENTS, CONTINUOUS RIDGE VENT, GABLE VENTS OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS.

VENTED AREAS - 1/300 RATIO FOR INSULATED ATTIC AREA AS PER ONTARIO BUILDING CODE. 1/500 RATIO FOR CRAWL SPACE EXCEPT WHEN HEATED.

FOUNDATION & FOOTING NOTES

WINDOW WELLS, IF INSTALLED, MUST BE DRAINED TO THE FOOTING LEVEL ACCORDING TO 9.14.6.3. OF THE O.B.C.
FOR CONSTRUCTION OF SUSPENDED SLABS, A STRUCTURAL DESIGN SHALL BE INCLUDED

GARAGE FLOORS SHALL BE SLOPED TO DRAIN LIQUIDS TO THE OUTDOORS ACCORDING TO 9.35.2.2. OF THE O.B.C.

MAXIMUM BACKFILL HEIGHT FOR LATERALLY SUPPORTED OR UNSUPPORTED WALL SHALL PERTAIN TO TABLE 9.15.4.2.A OF THE O.B.C..

FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED. SUCH BRACING IS SUBJECT TO APPROVAL BY AUTHORITIES HAVING JURISDICTION.

DRAINAGE LAYER IN ACCORDANCE TO 9.14.2.1.(2) SHALL BE INSTALLED WHEN FOUNDATION INSULATION EXTENDS BELOW 36” FROM THE ADJACENT EXTERIOR GRADE UNLESS THE FOUNDATION IS WATER PROOFED.

CONCRETE FOR GARAGE & CARPORT SLABS AND EXTERIOR WORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32MPa w/ 5-8% AIR ENTRAINMENT AFTER 28 DAYS AS PER O.B.C. 9.3.1.6.

INTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20MPa w/ 5-8% AIR ENTRAINMENT AFTER 28 DAYS AS PER O.B.C. 9.3.1.6.

WHERE WINDOWS IN THE FOUNDATION WALLS EXCEED 25% OF THE LENGTH OF THAT WALL, OR THE WIDTH OF THE WINDOW IS GREATER THAN 1.2 METERS, REFER TO ENGINEERS DETAIL FOR LATERALLY SUPPORTING THAT WALL - AS PER O.B.C. 9.15.4.3.

ALL CONCRETE STRENGTHS FOR INTERIOR AND EXTERIOR SLABS ON GROUND, FOOTINGS AND WALLS SHALL BE NOTED AS PER 9.15. & 9.16.

ALL FOOTINGS AND FOUNDATIONS TO RUN MINIMUM 4’-0” BELOW FINISHED GRADE AND REST ON UNDISTURBED SOIL. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 2000 lbs PER SQUARE FOOT (P.S.F.). WHERE SOIL CONDITIONS, SUCH AS WEAKER SOIL, ROCK AND / OR HIGH WATER TABLE ARE REVEALED, FOOTINGS AND FOUNDATIONS WILL NEED APPROVAL BY AUTHORITIES HAVING JURISDICTION AND / OR AN ENGINEER.

FOUNDATION WALLS TO EXTEND MINIMUM 6” ABOVE FINISHED GRADE. FOOTINGS UNDER ALL CONCRETE WALLS TO HAVE A MINIMUM 4” PROJECTION AND BE MINIMUM 6” DEEP AS PER O.B.C. 9.15.3.8. & 9.15.3.4.. STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF 2’-0” AND MAXIMUM RISE OF 2’-0” FOR FIRM SOILS AND 1’-4” FOR SAND OR GRAVEL AS PER O.B.C. 9.15.3.9..

CONCRETE SLABS SHALL HAVE A MINIMUM BEARING OF 4”, UNLESS NOTED OTHERWISE.

PROVIDE MINIMUM 6” WELL COMPACTED CRUSHED STONE UNDER BASEMENT FLOOR SLABS AND GARAGE FLOOR SLABS.

ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY THE ONTARIO BUILDING CODE REQUIRE ENGINEERING.

BEAM POCKETS TO HAVE ½” AIRSPACE AROUND END OF BEAM AND MINIMUM 3 ½” END BEARING.

ALL NON-BEARING STUD PARTITIONS AND FIRST RISER IN BASEMENTS TO BE PLACE ON 6MIL POLY.

ALL “GRADING” SHOWN ON PLANS ARE ESTIMATE ONLY. CONTRACTOR TO CONFIRM EXISTING SITE GRADE TO DETERMINE IF FOUNDATION WALL HEIGHTS WILL REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.

PERIMETER DRAINING SHALL BE INSTALLED WHERE REQUIRED, REFER TO LOCAL BUILDING AUTHORITIES FOR APPROVAL.

ALL FLASHINGS TO BE INSTALLED 8” BEHIND BUILDING FELT AND BELOW BOTTOM COURSE OF BRICK WITH VERTICAL JOINTS RAKED CLEAN. WEEP HOLES @ 31” O.C. MAXIMUM.

ELECTRICAL NOTES

ALL ELECTRICAL LAYOUTS TO BE DETERMINED BY OWNER OR CONTRACTOR IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ELECTRICAL SAFETY AUTHORITY.

ALL ELECTRICAL ENGINEERING REQUIRED BY AUTHORITIES HAVING JURISDICTION TO BE PROVIDED BY THE OWNER, UNLESS NOTED OTHERWISE.

ALL CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO 9.32.3.9. OF THE O.B.C.

ALL SMOKE ALARMS SHALL BE INSTALLED ACCORDING TO 9.10.19 OF THE O.B.C.

HEATING & PLUMBING NOTES

ALL PLUMBING FIXTURES TO COMPLY TO PART 7 AND SECTION 9.31 OF THE O.B.C.

DEVICES ARE TO BE INSTALLED TO LIMIT THE HOT WATER TEMPERATURE SUPPLIED TO ALL FIXTURES (EXCLUDING DISH WASHERS AND CLOTHES WASHERS) TO 49 DEGREES CELSIUS, IN ACCORDANCE WITH 7.2.10.7. OF THE O.B.C.

HOT WATER PIPING TO CONFORM TO DIV.B 12.3.1.3.
BASEMENTS ARE REQUIRED TO HAVE FLOOR DRAINS THAT DRAIN TO A SANITARY SYSTEM WHERE POSSIBLE OR STORM MANAGEMENT SYSTEM AS PER O.B.C. 7.4.2.1.(C).

SUMP PIT TO BE INSTALLED IN ACCORDANCE WITH 9.14.5.2. & 9.25.3.3.(7).

ALL SHOWER VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, CONFORMING TO CAN/CSA-B125.

ALL HEATING AND PLUMBING LAYOUTS TO BE DESIGNED OR PROVIDED BY MECHANICAL DESIGN OR CONTRACTOR AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

INSTALLATION OF ALL HEATING SYSTEMS (ELECTRIC, FORCED AIR, ETC.) MUST COMPLY WITH MANUFACTURERS SPECIFICATIONS AND CONFORM WITH LOCAL BUILDING CODES AND REGULATIONS.
ALL GAS CONNECTIONS WILL REQUIRE SEPARATE PERMITS AND INSPECTIONS.

ALL FUEL BURNING APPLIANCES INCLUDING FIREPLACES, FURNACES, AND STOVES TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR MAY REQUIRE SEPARATE PERMITS AND INSPECTIONS.
DRYER TO BE VENTED TO THE EXTERIOR.

STAIRS, HANDRAILS & GUARDS

RISE & RUN OF STAIRS AS PER 9.8.4.1. OF THE O.B.C.. TOLERANCES AND UNIFORMITY OF RISE & RUN AS PER 9.8.4.4..

HANDRAILS TO BE CONTINUOUS AT WINDERS, ONLY INTERRUPTED AT LANDINGS, AND NEWEL POSTS AT CHANGES OF DIRECTION AS PER O.B.C. 9.8.7.2.(2).

MIN. HEADROOM ABOVE STAIRS FOR DWELLING UNITS AS PER 9.8.2.2.

INTERIOR AND EXTERIOR GUARDS, INCLUDING ½ WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE TO SB-7 OR DESIGNED AND CONSTRUCTED UNDER PART 4 OF THE O.B.C.

MISCELLANEOUS NOTES

ATTIC OR ROOF SPACE, INCLUDING IN GARAGES, SHALL BE PROVIDED WITH AN ACCESS HATCH WHERE AREA IS GREATER THAN 10M2, 1000MM IN LENGTH OR WIDTH WITH A CLEARANCE OF 600MM MIN ACCORDING TO 9.19.2.1. O.B.C..

A CONTINUOUS AIR BARRIER SYSTEM SHALL BE PROVIDED AS PER 9.25.3.1.. AIR BARRIER TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

OVERALL DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD FRAMING TO OUTSIDE OF STUD FRAMING. ALL INTERIOR DIMENSIONS AREA TO INSIDE FACE OF STUDS.

CAULK ALL PENETRATIONS SUCH AS HOSE BIBS w/ ACOUSTIC SEALANT. FLOOR FINISHES AS PER CLIENT, CLIENT TO CHOOSE MATERIALS FROM BUILDERS SAMPLES.

ATTACHED GARAGE MUST BE COMPLETELY SEALED TO PREVENT INFILTRATION OF GASSES INTO DWELLING AS PER 9.10.9.18. & 9.10.13.15..

WHERE ATTACHED GARAGE IS ADJACENT TO ATTIC SPACE, CARRY THE GYPSUM BOARD UP TO ROOF SHEATHING AND CAULK WITH ACOUSTIC SEALANT AS PER 9.10.9.18...

STEEL BEAMS SHALL BE TREATED WITH MIN. 1 COAT RUST INHIBITING PAINT.

STEEL LINTELS TO HAVE A MIN. 6” BEARING BOTH SIDES AND SHALL BE PRIMED TO PROTECT FROM CORROSION AS PER 9.20.5.2. & 9.23.8.2..

PROVIDE FIRE STOPPING AT ALL OPENINGS WHERE DUCTING, PIPING, ETC. PASS THROUGH FLOORS.

RAINWATER LEADERS MUST DISCHARGE MINIMUM 4’-0” FROM EXTERIOR WALLS AND BE MINIMUM 6” ABOVE GRADE TO PREVENT SOIL EROSION.

LOT TO BE GRADED SO THAT SURFACE WATER WILL NOT ACCUMULATE AT OR NEAR BUILDING AND WILL NOT AFFECT ADJACENT PROPERTIES AS PER 9.14.6. OF THE ONTARIO BUILDING CODE.

ALL DIMENSIONS PROVIDED IN IMPERIAL.

PROVIDE LEVEL 1 ROUGH-IN FOR ACTIVE SOIL-DEPRESSURIZATION IN ALL BASEMENT SLABS.

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NAME
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SIGNATURE
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BCIN

CLIENT

ANTHONY BARRETT

PROJECT ADDRESS

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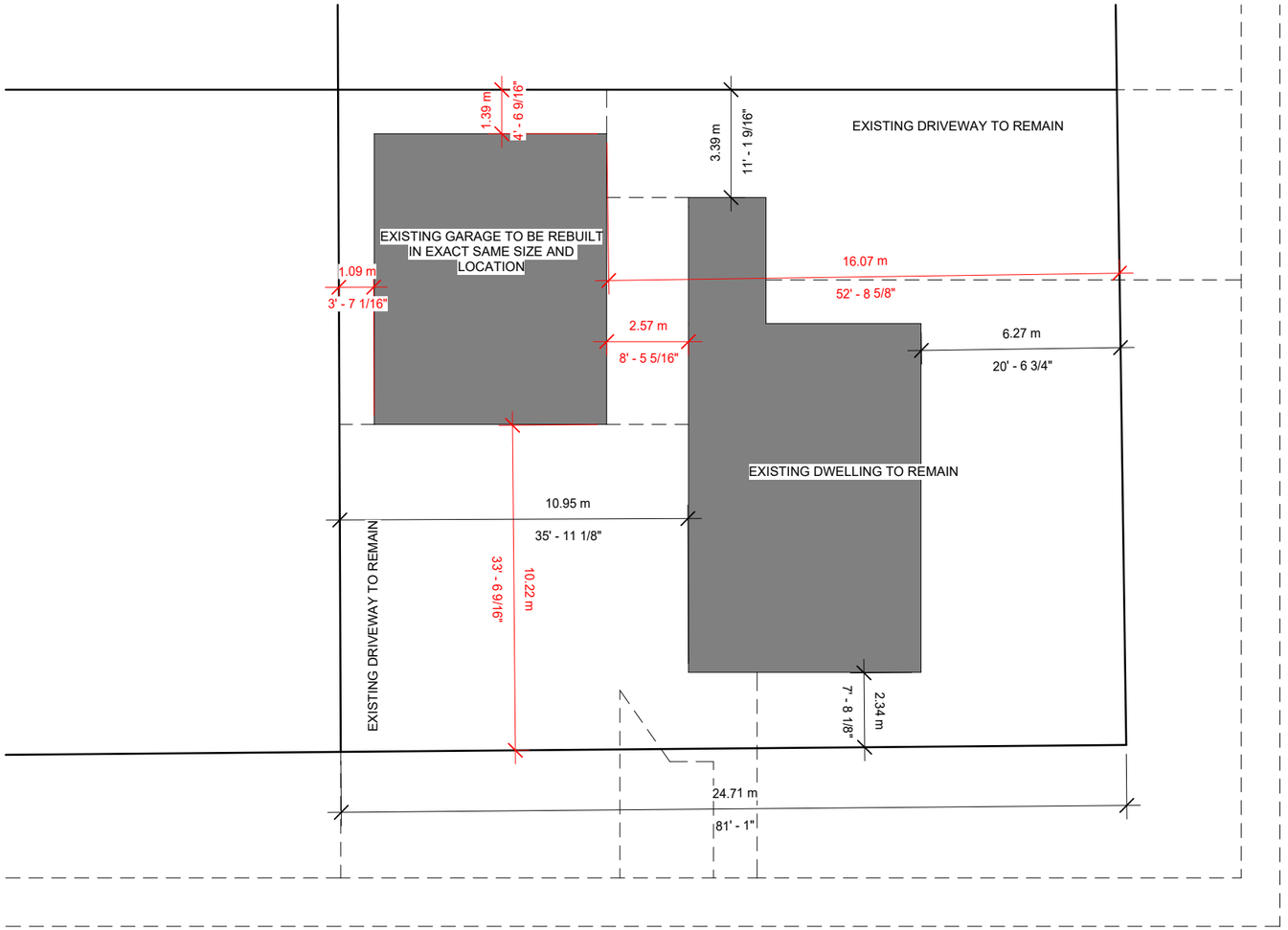
TITLE

GENERAL NOTES

DRAWN BY	CHECKED BY
B. STOCK	B. STOCK
SCALE (@ A1)	DATE
	09/17/2026

SHEET NO.

A1



EVANS ST.

GEDDES ST.

N

SITE INFORMATION:

THIS IS NOT AN OFFICIAL SURVEY. INFORMATION TAKEN FROM **CITY OF BELLEVILLE** GIS MAPPING.

ZONING INFORMATION
RESIDENTIAL TYPE 2 ZONE (R2)

BY LAW PROSCRIBED

MINIMUM LOT AREA	340.0 SQM (0.08 AC.)
MINIMUM LOT FRONTAGE	11.0 M (36.09 FT.)
MINIMUM FRONT YARD DEPTH	3.6 M (11.81 FT.)
MINIMUM INTERIOR SIDE YARD WIDTH	1.0 M (3.94 FT.)
MINIMUM EXTERIOR SIDE YARD WIDTH	3.6 M (11.81 FT.)
MINIMUM REAR YARD DEPTH	1.0 M (24.61 FT.)
MAXIMUM LOT COVERAGE	10%
MAXIMUM BUILDING HEIGHT	4.5 M (36.09 FT.)

EXISTING GARAGE

LOT AREA	509.89 SQM (0.13 AC.)
LOT FRONTAGE	24.71 M (81.07 FT.)
FRONT YARD DEPTH	10.22 M (33.53 FT.)
INTERIOR SIDE YARD WIDTH	1.09 M (3.58 FT.)
EXTERIOR SIDE YARD WIDTH	16.07 M (52.72 FT.)
REAR YARD DEPTH	1.39 M (4.56 FT.)
LOT COVERAGE	13.12%
BUILDING HEIGHT	3.43 M (11.25 FT.)

***NOTE:** TOTAL LOT COVERED OF ACCESSORY STRUCTURES EXCEEDS THE MINIMUM, HOWEVER, THIS IS AN EXISTING CONDITION. THE GARAGE IS TO BE REBUILT USING THE EXISTING FOUNDATION IN THE EXACT SAME SIZE & LOCATION.

***NOTE:** ALL SETBACK DIMENSIONS NOTED ARE APPROXIMATIONS ONLY BASED ON BELLEVILLE'S GIS MAPPING. AN OFFICIAL SURVEY HAS NOT BEEN COMPLETED.

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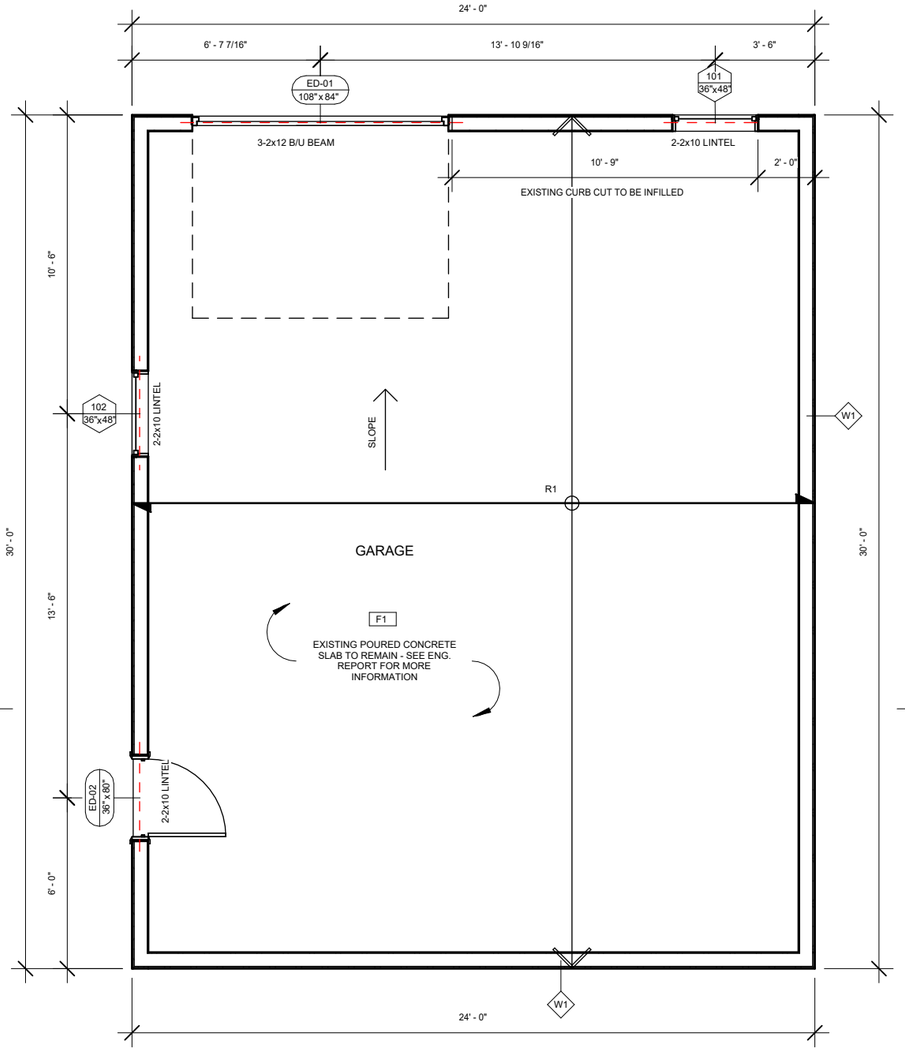
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TITLE
SITE PLAN

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
1" = 15'-0"	09/17/2026

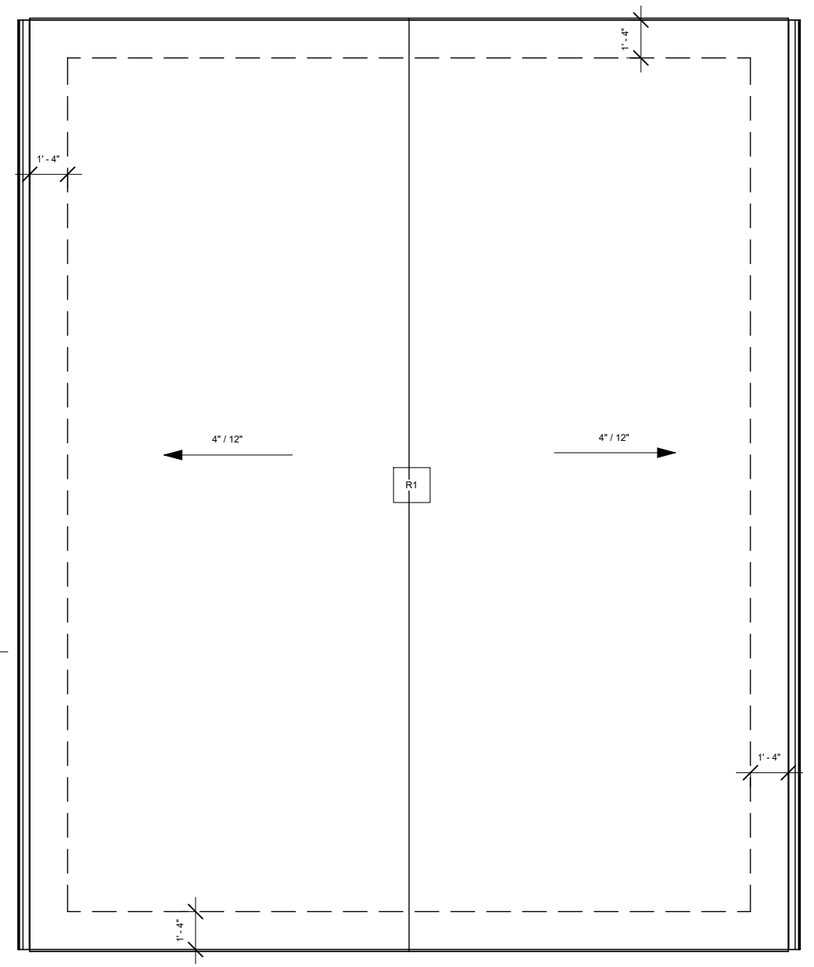
SHEET NO.
A2



4
A301

2 LEVEL 1 - CONSTRUCTION

3/16" = 1'-0"



4
A301

3 ROOF - CONSTRUCTION

3/16" = 1'-0"

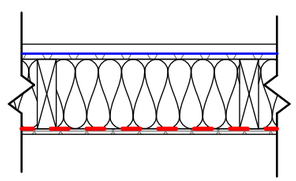
NOTES:

GENERAL

-OVERALL DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD FRAMING & RIGID INSULATION TO OUTSIDE OF STUD FRAMING & RIGID INSULATION
-REPLACE ANCHOR BOLTS PER ENGINEER'S REPORT

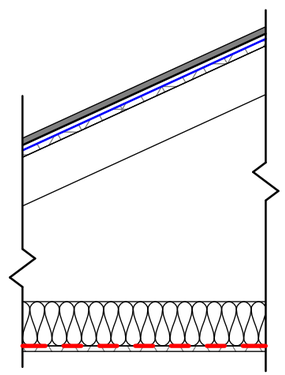
1. Area Schedule (House)

Name	Area
LEVEL 1	822.29 ft²
	822.29 ft²



WALL ASSEMBLY W1

-VINYL HORIZONTAL SIDING
-WEATHER RESISTANT BARRIER
-7/16" OSB SHEATHING
-2x6 SPF STUDS @ 16" O.C.
-R-22 BATT INSULATION IN STUD CAVITIES
-6mil. POLY VAPOUR BARRIER
-7/16" OSB SHEATHING



ROOF ASSEMBLY R1

-ASPHALT SINGLES
-ICE & WATER SHIELD ALL VALLEYS, 3 LAYERS MIN.
-1/2" PLYWOOD SHEATING c/w H-CLIPS
-PRE-ENGINEERED WOOD TRUSSES @ 24" O.C.
-R12 F.G. BATT INSULATION
-6mil. POLY VAPOUR BARRIER
-7/16" OSB SHEATHING

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PROJECT ADDRESS

42 EVANS ST.,
BELLEVILLE, ON
K8P 2B1

TITLE

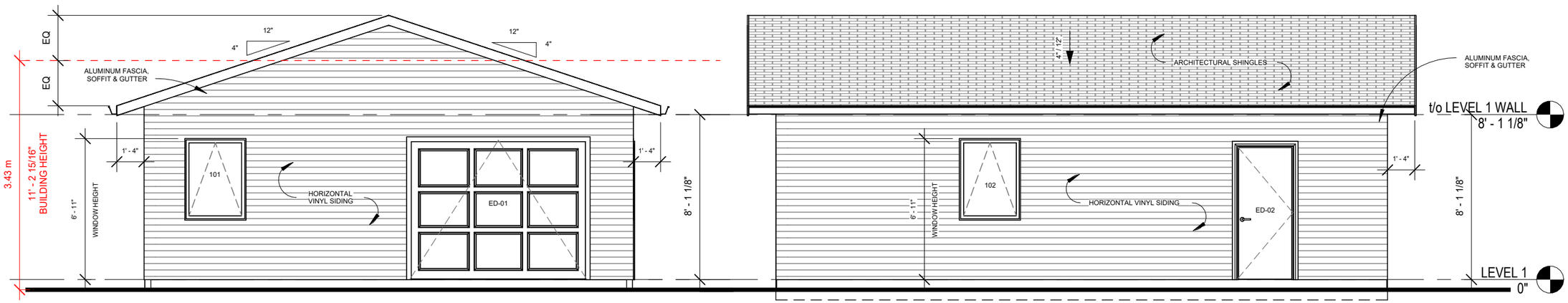
FLOORPLANS

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
As indicated	09/17/2026

SHEET NO.

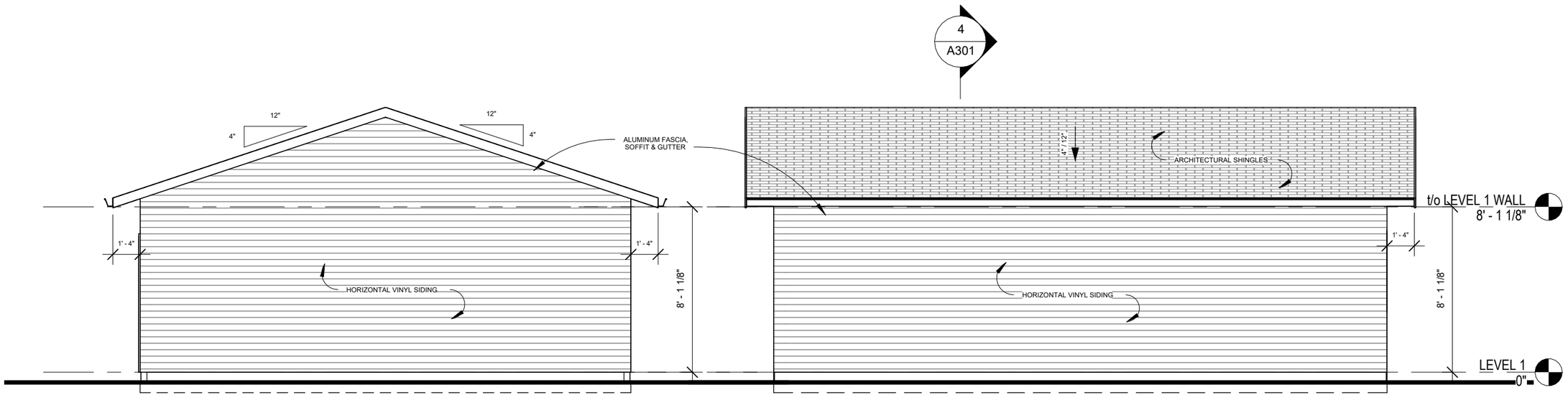
A101

Wall Area	
Type	Area
Exterior - Horizontal Vinyl Siding	906.44 ft²
	906.44 ft²



2 FRONT ELEVATION - CONSTRUCTION
3/16" = 1'-0"

3 RIGHT ELEVATION - CONSTRUCTION
3/16" = 1'-0"



1 REAR ELEVATION - CONSTRUCTION
3/16" = 1'-0"

4 LEFT ELEVATION - CONSTRUCTION
3/16" = 1'-0"

HARMONY HOMES

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NO.	DESCRIPTION	DATE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

BETHANY STOCK
NAME

Bethany Stock
SIGNATURE

115758
BCIN

CLIENT
ANTHONY BARRETT

PROJECT ADDRESS
42 EVANS ST.,
BELLEVILLE, ON
K8P 2B1

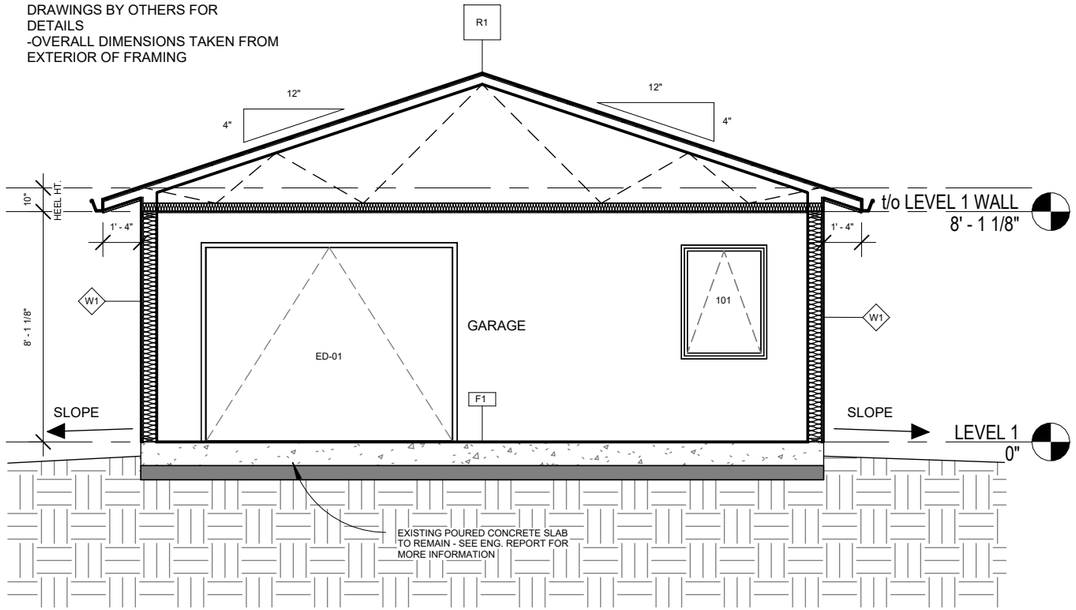
TITLE
FRONT & BACK ELEVATIONS

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
3/16" = 1'-0"	09/17/2026

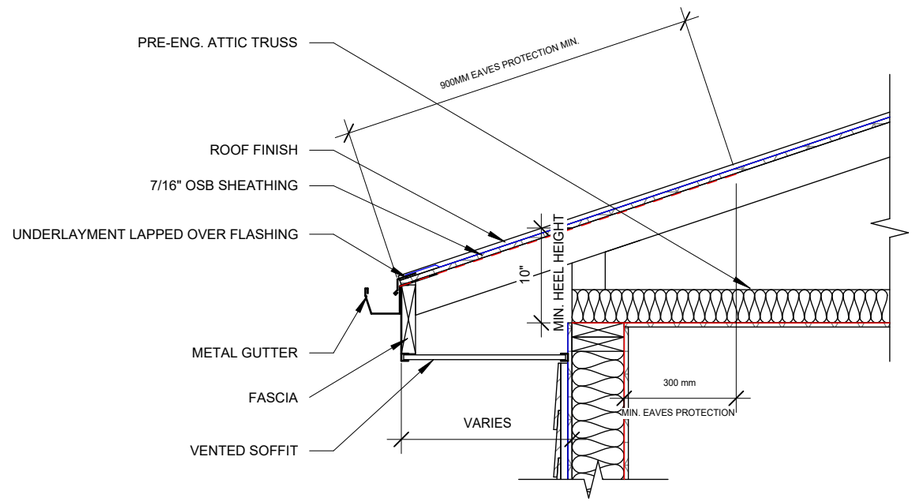
SHEET NO.
A201

GENERAL

-GENERIC ROOF TRUSS SHOWN, PLEASE SEE TRUSS ENGINEER DRAWINGS BY OTHERS FOR DETAILS
-OVERALL DIMENSIONS TAKEN FROM EXTERIOR OF FRAMING

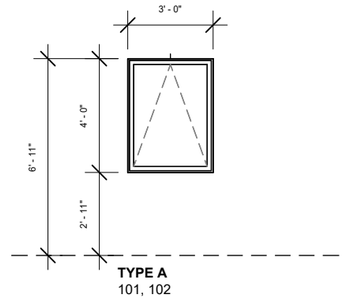


4 SECTION A
3/16" = 1'-0"



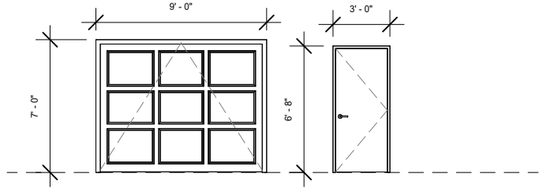
3 ROOF EAVE
3/4" = 1'-0"

WINDOW SCHEDULE								
MARK	TYPE MARK	ROOM	WINDOW TYPE	WIDTH	R.O. WIDTH	HEIGHT	R.O. HEIGHT	HEAD HEIGHT
101	A	GARAGE	SINGLE AWNING	3' - 0"	3' - 1"	4' - 0"	4' - 1"	6' - 11"
102	A	GARAGE	SINGLE AWNING	3' - 0"	3' - 1"	4' - 0"	4' - 1"	6' - 11"



TYPE A
101, 102

DOOR SCHEDULE								
MARK	TYPE MARK	ROOM	DESCRIPTION	WIDTH	R.O. WIDTH	HEIGHT	R.O. HEIGHT	SWING
ED-01	A		OVERHEAD GARAGE DOOR	9' - 0"	9' - 1"	7' - 0"	7' - 0 3/4"	O/H
ED-02	B		SINGLE MAN ENTRY DOOR	3' - 0"	3' - 1"	6' - 8"	6' - 8 3/4"	RH



TYPE A
ED-01

TYPE B
ED-02

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QUALIFICATION INFORMATION

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NAME
Bethany Stock
SIGNATURE
115758
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CLIENT
ANTHONY BARRETT

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K8P 2B1

TITLE
SECTIONS & DETAILS

DRAWN BY	CHECKED BY
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SHEET NO.
A301