

SMOKES POINT PASSIVE HOUSE

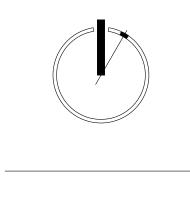
ARCHITECT, PASSIVE HOUSE CONSULTANT
STEVEN COMISSO OAA, MARY ELLEN LYNCH OAA
WARREN BROWN CPHC
LYNCH + COMISSO: ARCHITECTURE + LIGHT
570 ANNETTE ST.

TORONTO, ON M6S 2C2 416-762-2778

STRUCTURAL ENGINEER
DENIS KOTOBELLI, P. ENG
AMR ENGINEERING LTD.
205-920 ALNESS STREET
TORONTO, ON M3J 2H7
416-551-1611

MECHANICAL DESIGNER
PAUL SHRIGLEY
OFF GRID DESIGN
98 MEADOWLANDS DRIVE
CANNINGTON, ON LOE 1E0
647-696-0991

PASSIVE HOUSE CERTIFIER
MELISSA FURUKAWA
PEEL PASSIVE HOUSE
118 CRAIGLEITH ROAD
BLUE MOUNTAINS, ON L9Y 0S3
647-336-9178



Lynch + Comisso

DRAWING LIST

A402

A1001

A001	COVER SHEET, OBC MATRIX & SITE ANALYSIS
A002	SITE PLAN
A100	FOUNDATION PLAN
A101	GROUND FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
S100	FOUNDATION LOADS PLAN
S101	SECOND FLOOR FRAMING PLAN
S102	ROOD FRAMING PLAN
A201	GROUND FLOOR REFLECTED CEILING PLAN
A202	SECOND FLOOR REFLECTED CEILING PLAN
A301	ELEVATIONS
A302	ELEVATIONS
S301	STRUCTURAL ELEVATIONS
A401	BUILDING SECTIONS

WALL SECTIONS

SCHEDULES

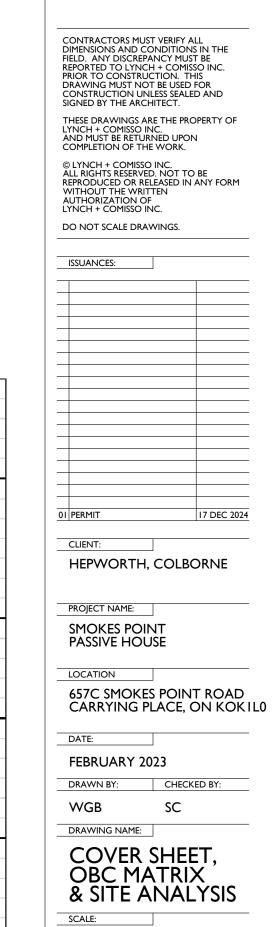
SYMBOL LEGEND

<u> </u>	Revision Tag
TITLE SCALE: N.T.S. ADDITIONAL INFO	Detail Title
DESCRIPTION LOCATION	Section Elevation Tags
ROOM NAME	Room Tag
(DXXX) (WXXX)	Door/Window Tag
<u>IF</u>	Interior Finish Tag
<u>-</u> →	General Identification Tag
-	Section Tag
	Detail Reference Tag
	360° Elevation Tag
-	Elevation Tag
_→	Wall Type Tag
<u></u>	General Notes Tag

SMOK PASSIV	OF PROES POINT				NA PARTIES AND	OF		_ L		- Comisso architecture + Light	
657C S	YING PLA	OINT ROAD CE, ONTARI			Att.	STEVEN COM LICENCE 5451	MINININI MINININI MINININI MINININI MINININI MINININI MINININI MINININI MINININI MININ		- !	570 Annette Stra Foronto, Ontari M6S 2C2 Canadi 416 762 2778 te 416 762 9020 fa: www.lynchcomis	o a I x
ITEM		ARIO BUILD			9			O.B.C. I		ENCE	: noted
									Division A	or [C] for Divis	ion C
1,	PROJECT DES	CRIPTION: -	Па	6 11	☑ New ☐ Addition	11.1 to		1.1.2. [A]		□ PART 9 1.1.2. [A] & :	9.10.1.3.
2	MAJOR OCCUF	PANCY(S)	C Cnan	ge of Use	Alteration			3.1.2.1.(1)		9.10.2.	
	BUILDING ARE		: 81.45	New	: 57.67	Total: 139	.12	1.4.1.2. [A]		1.4.1.2. [A]	
	GROSS AREA		: 129.79		: 82.93	Total: 212		1.4.1.2. [A]		1.4.1.2. [A]	
	NUMBER OF S		ove grade: 2		low grade: 1			1.4.1.2. [A] &	3.2.1.1.	1.4.1.2. [A] &	9.10.4
6.	NUMBER OF S	STREETS/FIRE FIGHT	ER ACCESS	1	-			3.2.2.10. & 3.2	2.5.	9.10.20.	
7.	BUILDING CLAS	SSIFICATION	GROUP C					3.2.2.2083		9.10.2.	
8.	SPRINKLER SY	YSTEM PROPOSED		entire buil	lding			3.2.2.2083		9.10.8.2.	
					compartments			3.2.1.5.			
			_		loor areas			3.2.2.17.			
				basement not requir	_	ieu of roof r	ating	INDEX		INDEX	
9.	STANDPIPE RE	EQUIRED		Yes 🖾 I				3.2.9.		N/A	
10.	FIRE ALARM R	REQUIRED	_ ,	Yes ⊠ I	No			3.2.4.		9.10.18.	
11.	WATER SERVIC	CE/SUPPLY IS ADEQ	UATE 🛛 `	Yes □ I	No			3.2.5.7.		N/A	
12.	HIGH BUILDING	G		Yes ⊠ I	No			3.2.6.		N/A	
13.	PERMITTED CO ACTUAL CONS		Combustible Combustible	_	_	Both Both		3.2.2.2083		9.10.6.	
14.	MEZZANINE(S)			N/A	compactible 2	5001		3.2.1.1.(3)-(8)		9.10.4.1.	
		<u> </u>	m²/person		ign of building			3.1.17.		9.9.1.3.	
	BASEMENT: 1ST FLOOR 2ND FLOOR 3RD FLOOR (Additional flo	OCCUPANCY OCCUPANCY OCCUPANCY OCCUPANCY or areas continued		a)	LOAD LOAD LOAD	PERSONS PERSONS PERSONS PERSONS					
16.	9.5.2.1 (2)			Yes ⊠ I	No (explain)			3.8.		9.5.2.	
17.	HAZARDOUS S		П,	Yes ⊠ I	No			3.3.1.2. & 3.3.	1.19.	9.10.1.3.(4)	
18.	REQUIRED		L ASSEMBLIES			DESIGN NO.		3.2.2.2083 &		9.10.8.	
	FIRE RESISTANCE		(HOURS)		OR DESCR	IPTION (SG-2	2)	3.2.1.4.		9.10.9.	
	RATING (FRR)	Floors:	N/A Hours					4			
	` ′	Roof: Mezzanine:	0 Hours					+			
		FR	R OF			DESIGN NO.		1			
		SUPPORTI	NG MEMBERS		OR DESCR	IPTION (SG-2	2)	_			
		Floors:	N/A Hours					4			
		Roof:	0 Hours					4			
	ODATE:	Mezzanine:	N/A Hours	EDICE	10			17.0.7		0.40.44	
19.		RATION - CONSTRU				- FDC	l	3.2.3.	00::0	9.10.14.	NON COL
	WALL AREA EBF		L/H OR H/L	PERMITTI MAX. % OPENING	OF % OF	FRR (HOURS)		LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONSTR. NONC.	NON-COME CONSTR.
	NORTH N/	/A –	_	NO CHAN	ICF -	_			+ -	CLADDING _	
	NORTH N/		_	NO CHAN		_			+ -		_
	1 1/		1	J 51 11 11							
	EAST N/	/A –	_	NO CHAN	IGE -	_		_	_	_	_

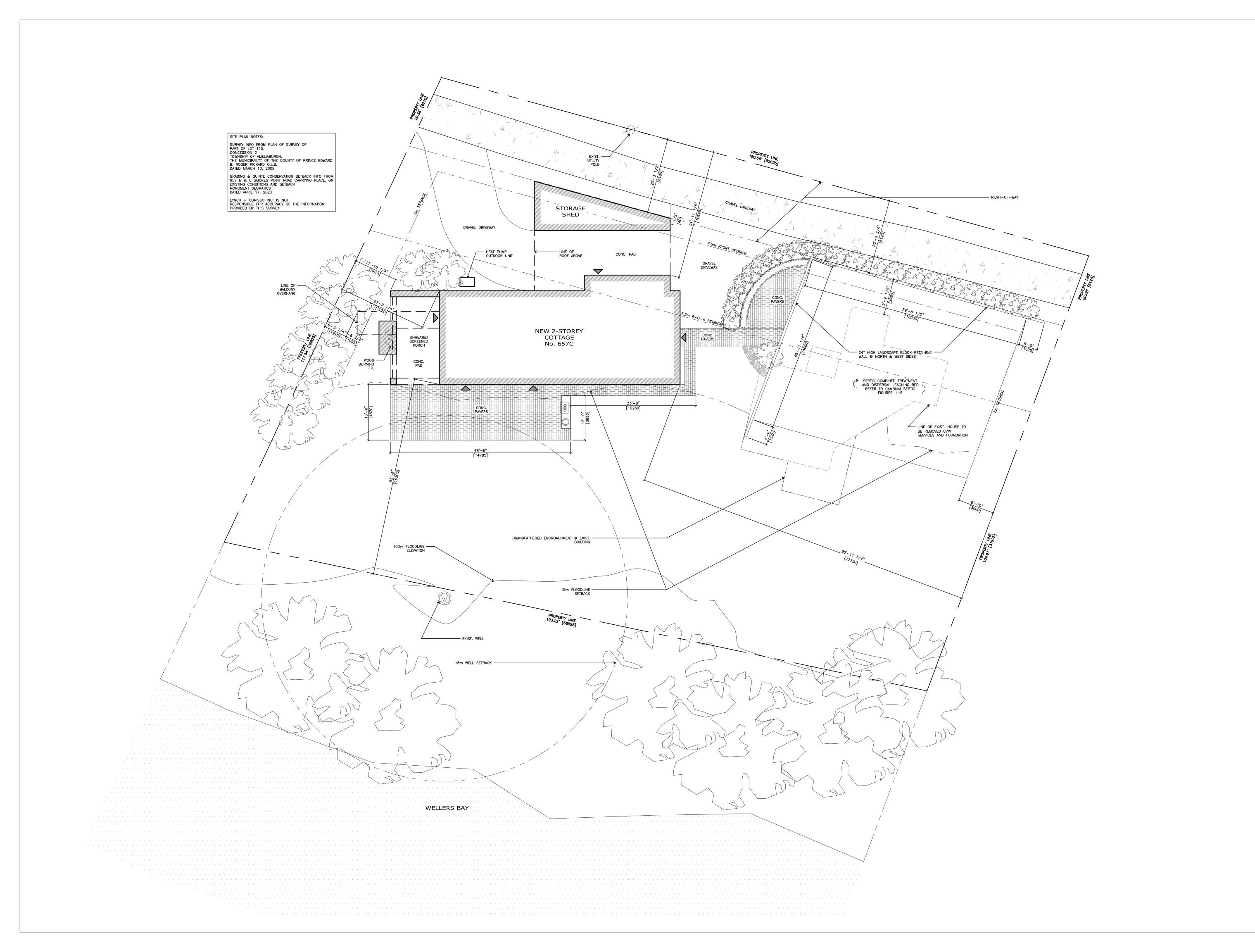
SITE ANALYSIS								
Municipal Address:	657C Smok	es Point Ro	ad, Carrying	Place ON				
Zoning Classification:	LSR-39							
Site Stats	s.f.	m ²						
Lot Area	25839.15	2400.53						
	ft	m						
Lot Frontage	180.56	55.03						
Lot Depth	137.92	42.04						
Zoning Allowed	Allo	wed		Existing		1	Proposed	
	s.f.	m ²	s.f.	m ²	%	s.f.	m ²	%
T [Total]	2000.00	185.8	1790.16	166.31	6.93	3356.22	311.80	12.99
				Prop	osed Increase	145.49	m ²	
Gross Floor Area	Exis	ting	Prop	osed				
	s.f.	m^2	s.f.	m ²				
Ground	1191.84	110.73	1726.68	160.41				
Second	598.32	55.59	1629.54	151.39				
Total	1790.16	166.31	3356.22	311.80				
Setbacks	Requ	uired	Exis	sting	Propo	sed		
	ft	m	ft	m	ft	m		
Front Yard	24.61	7.50	29.89	9.11	20.30	6.19		
Side Yard (West)	9.84	3.00	110.56	33.70	11.85	3.61		
Side Yard (East)	9.84	3.00	24.38	7.43	90.98	27.73		
Rear Yard	32.81	10.00	52.33	15.95	53.50	16.31		
Other Requirements	Requ	uired	Exis	ting	Propo	sed		
	ft	m	ft	m	ft	m		
Height (max.)	32.81	10.00	24.5	7.47	32.81	10.00		
Landscaping (min.)	7751.75	2362.73	19147.47	5836.15	16546.40	5043.34		
Lot Coverage (max.)	3875.87	1181.37	1191.84	363.27	2427.38	739.87	1	

WELLERS BAY



AS NOTED

DRAWING #:







CONTRACTORS MUST VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE
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ISSUANCES:

02 COMMITTEE OF ADJUSTMENT 20 FEB 2025 01 PERMIT 17 DEC 2024

CLIENT:

HEPWORTH, COLBORNE

PROJECT NAME:

SMOKES POINT PASSIVE HOUSE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOK I LO

FEBRUARY 2023

DRAWN BY: CHECKED BY:

WGB SC

DRAWING NAME:

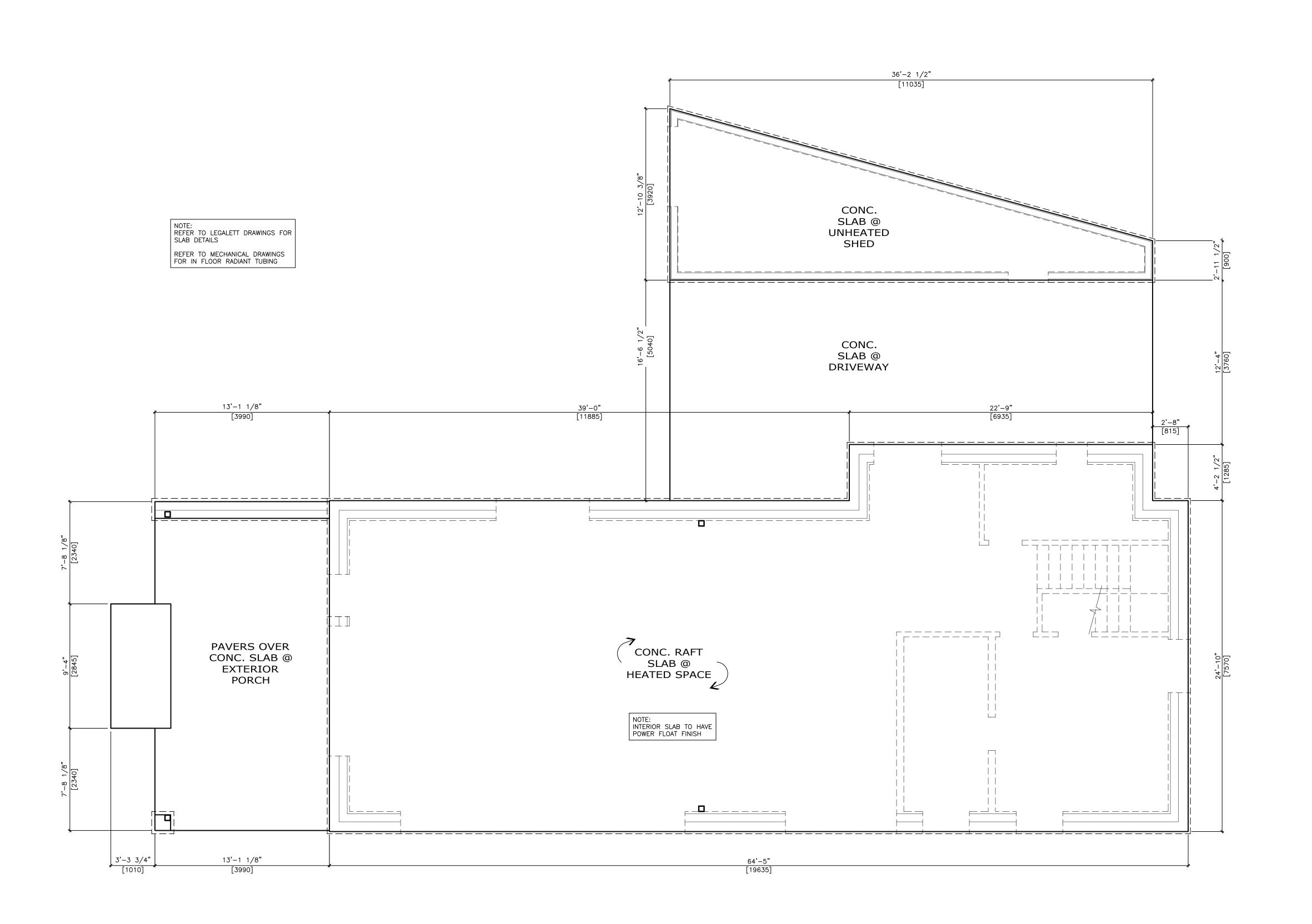
SITE
PLAN

SCALE:

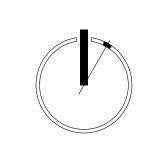
1/8" = 1'-0"

DRAWING #:

A002







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ISSUANCES:

CLIENT:
HEPWORTH, COLBORNE

SMOKES POINT PASSIVE HOUSE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOK I LO

DATE:

FEBRUARY 2023

DRAWN BY: CHECKED BY:

WGB SC

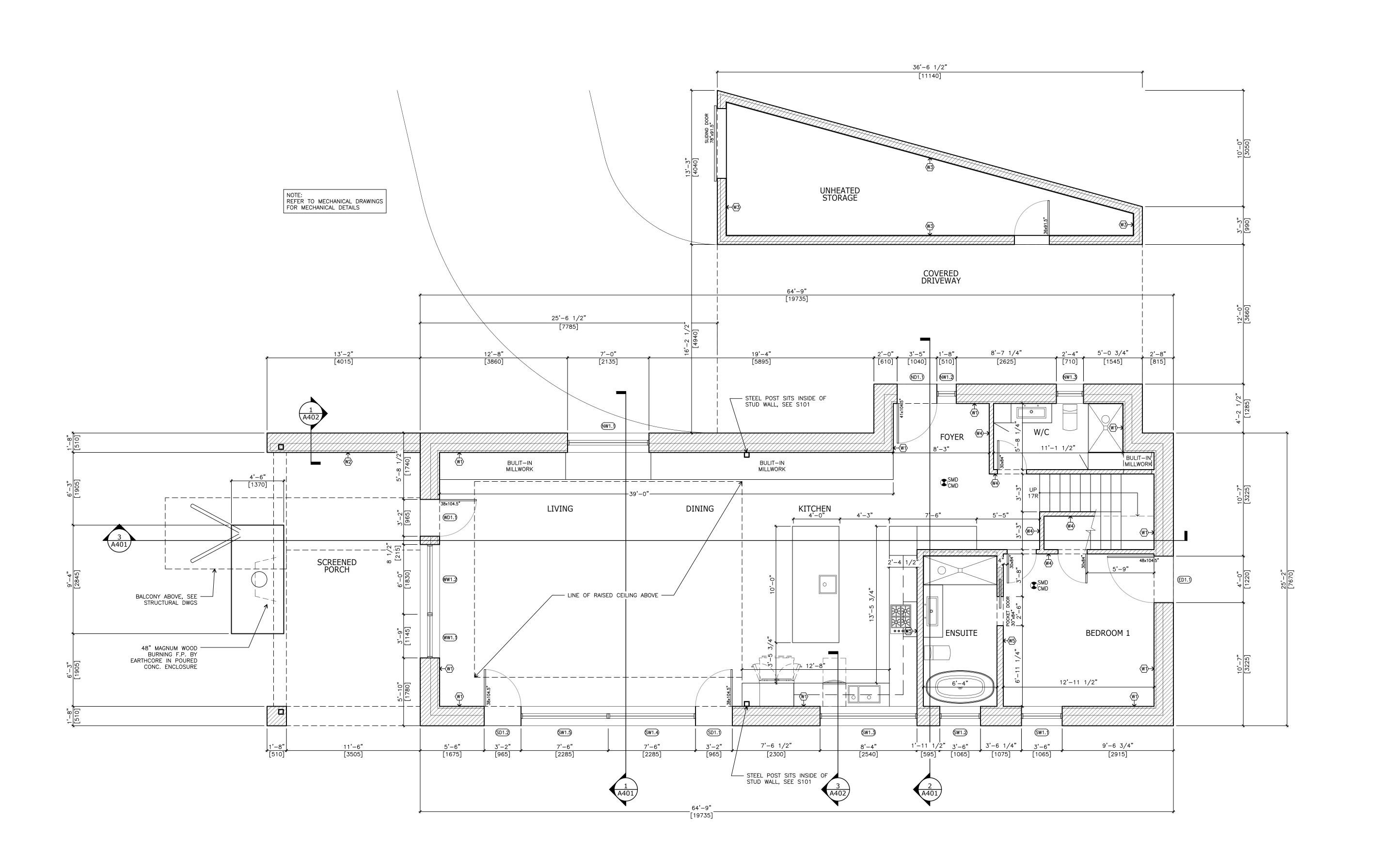
FOUNDATION PLAN

SCALE:

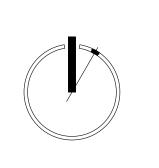
1/4" = 1'-0"

DRAWING #:

A100







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ISSUANCES:

17 DEC 2024

CLIENT:
HEPWORTH, COLBORNE

PROJECT NAME:

SMOKES POINT
PASSIVE HOUSE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DATE:

FEBRUARY 2023

DRAWN BY: CHECKED BY:

WGB SC

DRAWING NAME:

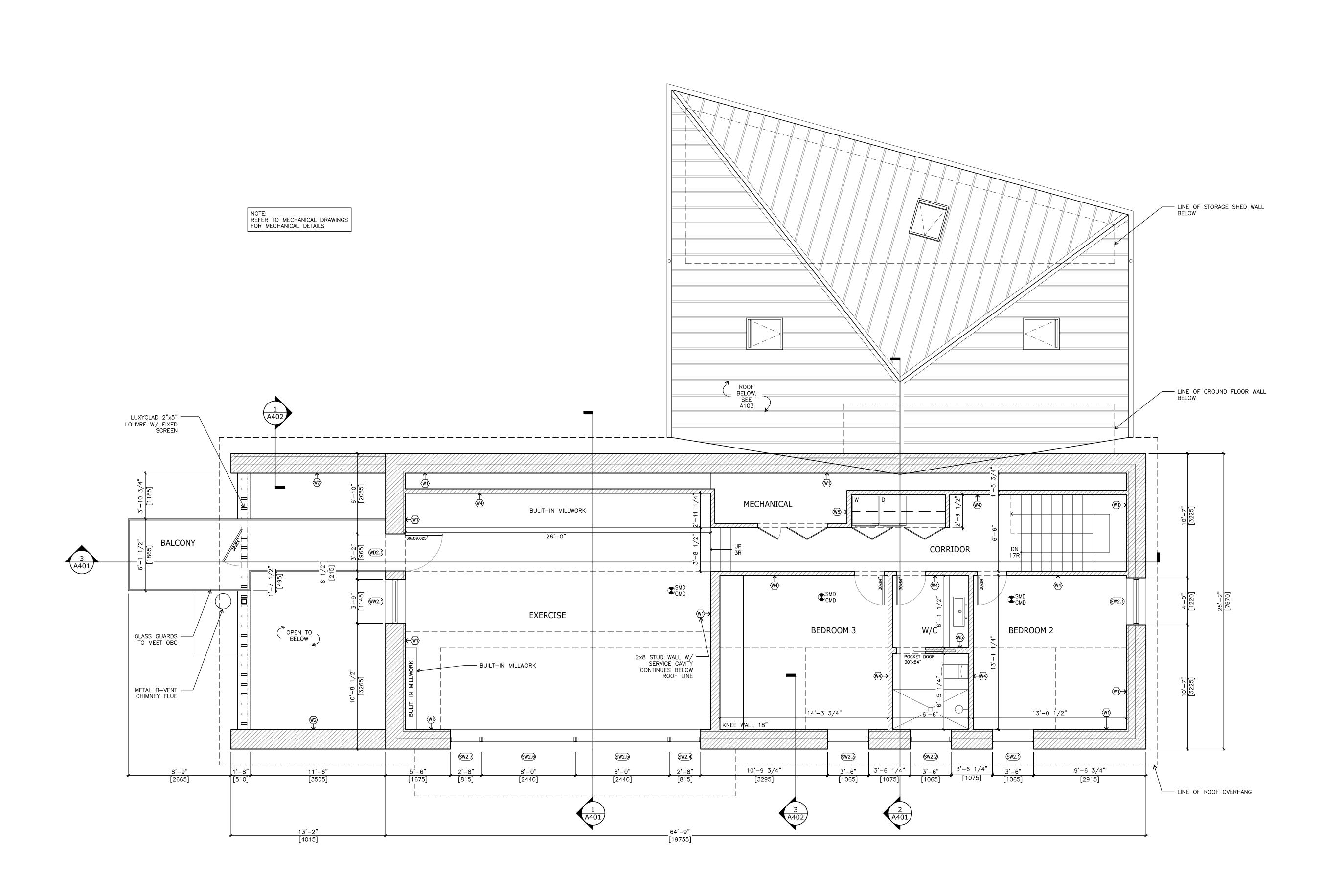
GROUND FLOOR
PLAN

PLAN SCALE:

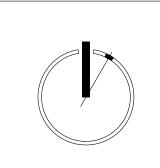
1/4" = 1'-0"

DRAWING #:

AIOI







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ISSUANCES:

01 PERMIT 17 DEC 2024

CLIENT:
HEPWORTH, COLBORNE

PROJECT NAME: SMOKES POINT PASSIVE HOUSE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DATE:

FEBRUARY 2023

DRAWN BY: CHECKED BY:

WGB SC

DRAWING NAME:

SECOND FLOC

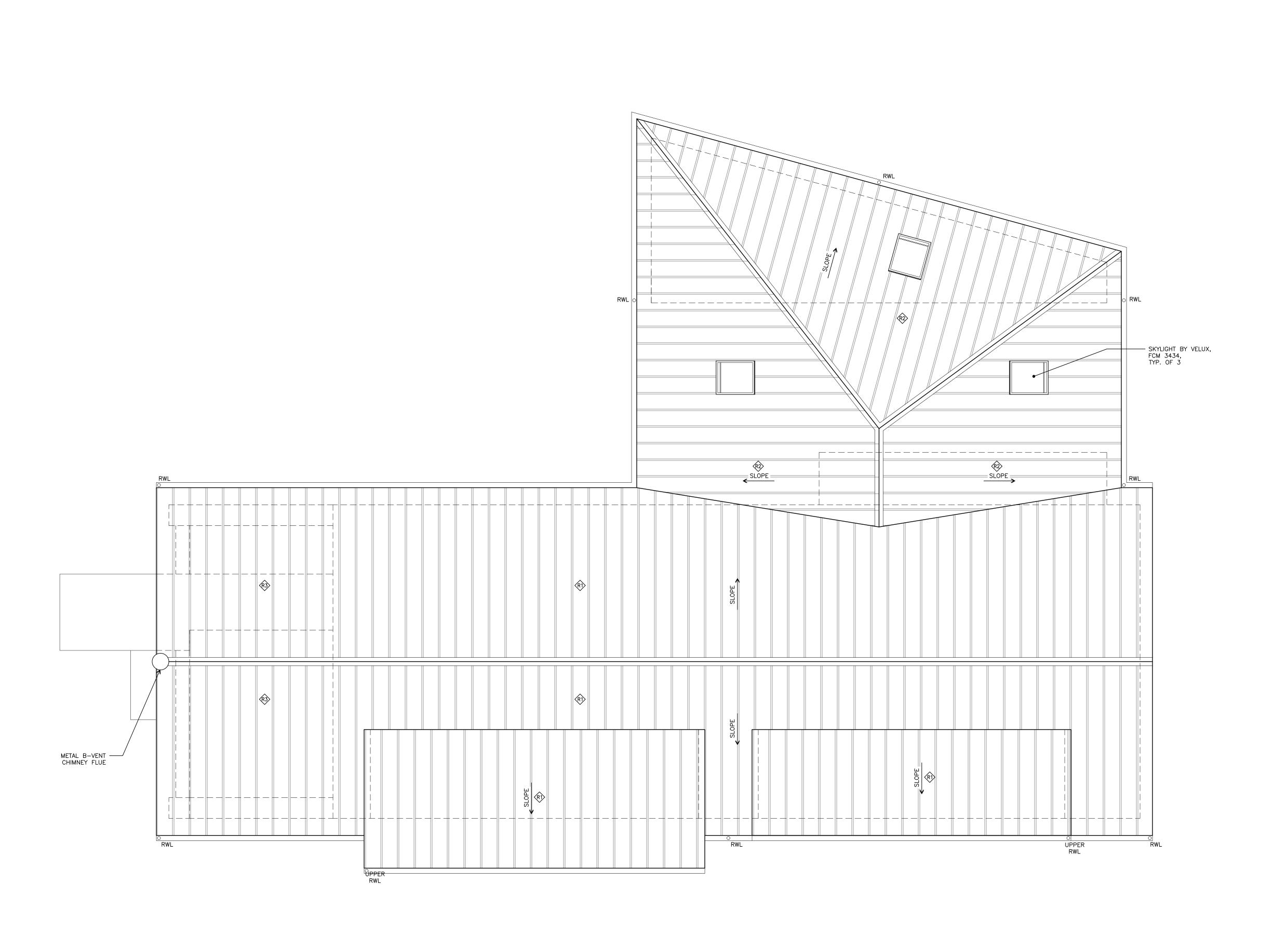
SECOND FLOOR PLAN

1/4" = 1'-0"

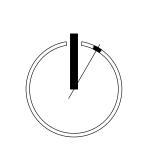
DRAWING #:

SCALE:

A102







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ISSUANCES:	
01 PERMIT	17 DEC 2024

CLIENT:
HEPWORTH, COLBORNE

PROJECT NAME:

SMOKES POINT
PASSIVE HOUSE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DATE:

FEBRUARY 2023

DRAWN BY: CHECKED BY:

WGB SC

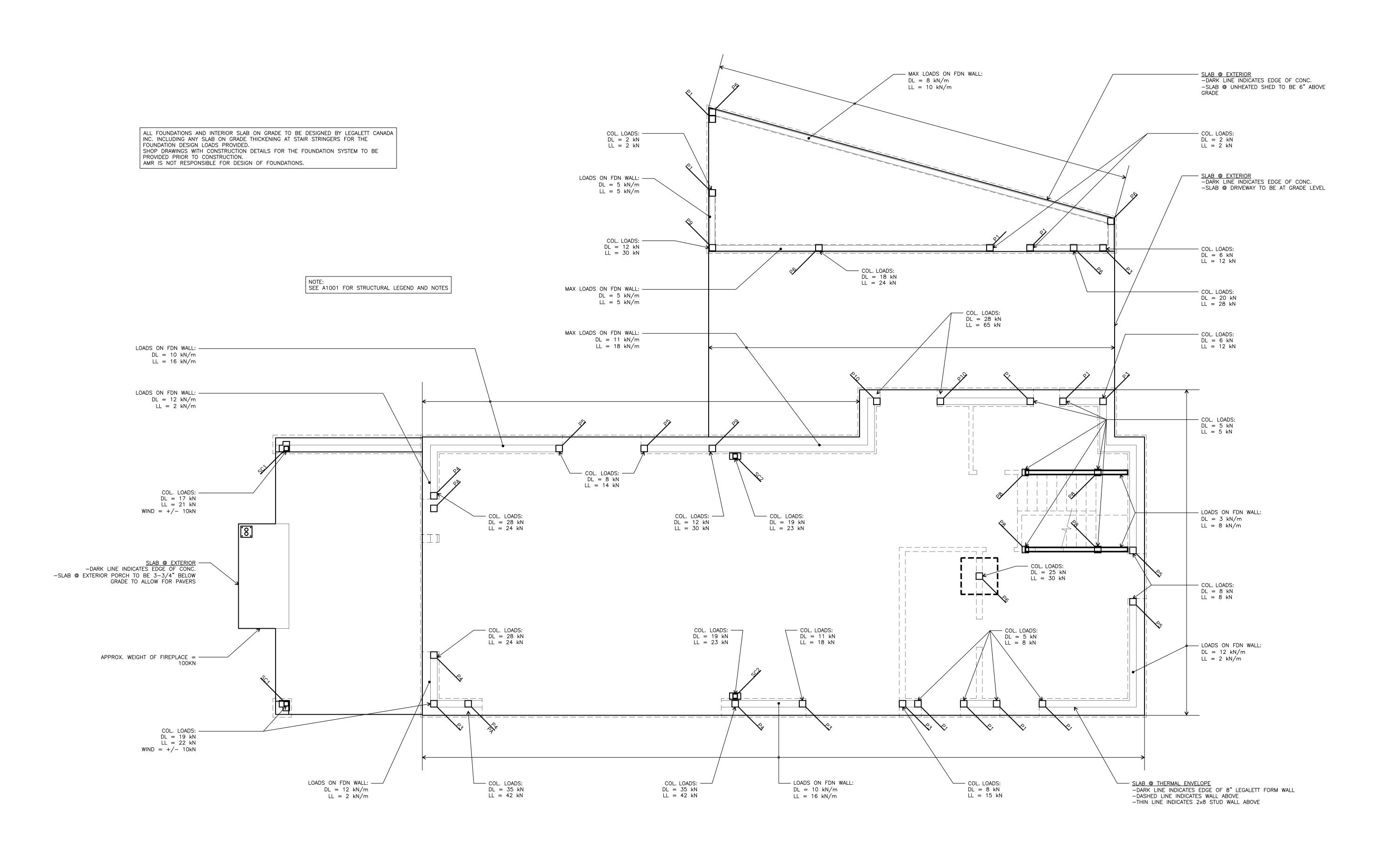
ROOF PLAN

SCALE:

1/4" = 1'-0"

DRAWING #:

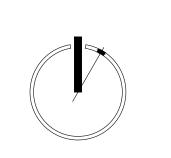
A103



Lynch + Comisso 🎘

570 Annette Street Toronto, Ontario M6S 2C2 Canada 416 762 2778 tel 416 762 9020 fax www.lynchcomisso.com

LENO ASSOC STEVEN COMISSO LICENCE





COMPONENTS ONLY (EXCLUDING FOUNDATIONS) DATE: DECEMBER 13, 2024 PROJECT No.: 24-2275
PROJECT:
SMOKES POINT PASSIVE HOUSE 657C SMOKES POINT ROAD CARRYING PLACE, ONTARIO AMR ENGINEERING LTD.

920 ALNESS STREET, SUITE 205 TORONTO, ONTARIO M3J 2H7 TEL: 416-551-1611 FAX: 416-477-0426

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17 DEC 2024

CLIENT: HEPWORTH, COLBORNE

PROJECT NAME: SMOKES POINT PASSIVE HOUSE

LOCATION 657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

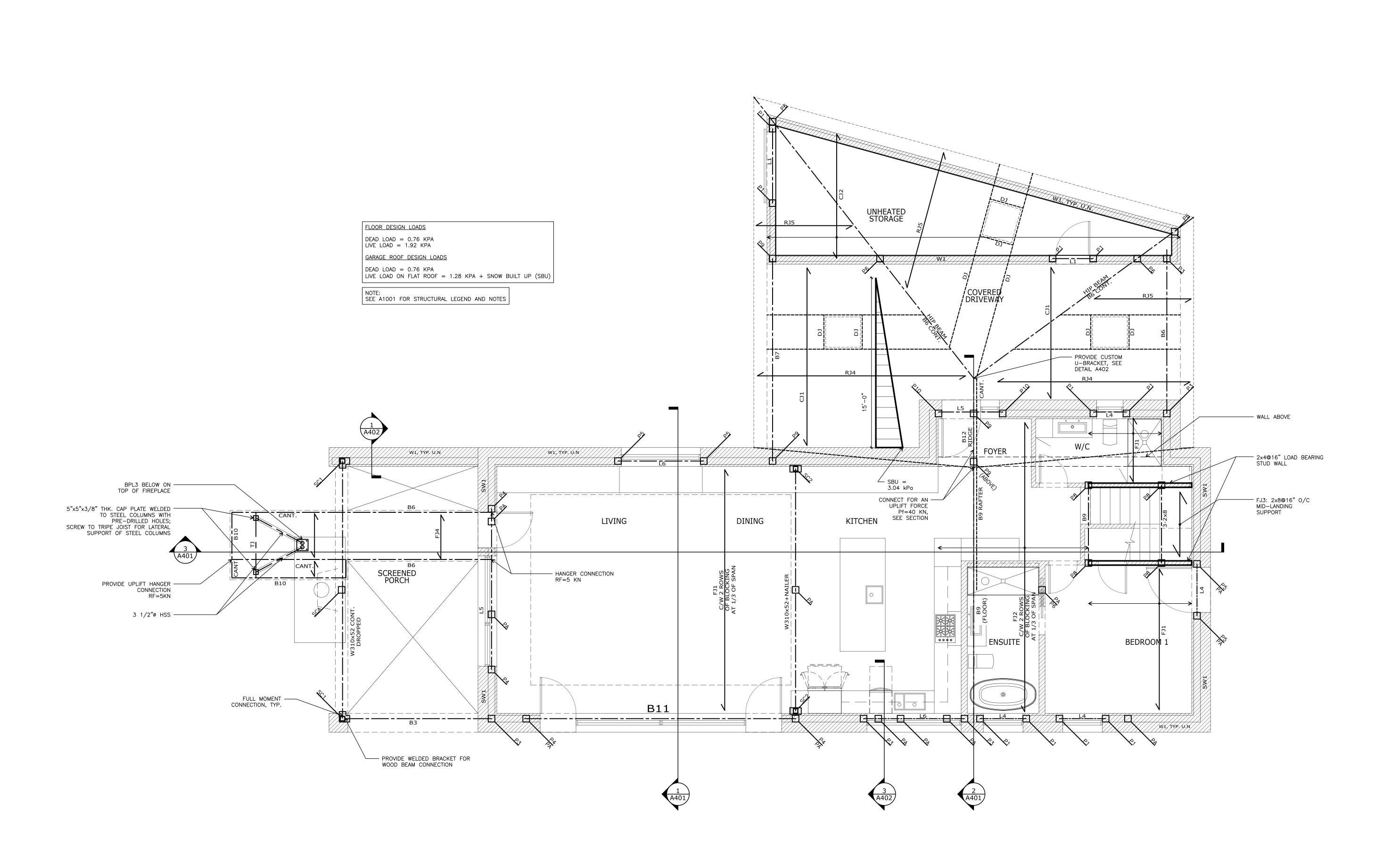
DATE: FEBRUARY 2023 DRAWN BY: CHECKED BY: WGB SC

DRAWING NAME: FOUNDATION LOADS PLAN

SCALE:

DRAWING #:

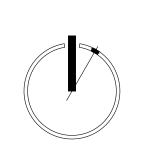
1/4" = 1'-0"

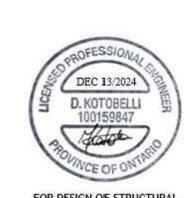


Lynch + Comisso 570 Annette Street

Toronto, Ontario M6S 2C2 Canada 416 762 2778 tel 416 762 9020 fax www.lynchcomisso.com







FOR DESIGN OF STRUCTURAL COMPONENTS ONLY (EXCLUDING FOUNDATIONS) DATE: DECEMBER 13, 2024 PROJECT No.: 24-2275 PROJECT: SMOKES POINT PASSIVE HOUSE 657C SMOKES POINT ROAD CARRYING PLACE, ONTARIO

AMR ENGINEERING LTD. 920 ALNESS STREET, SUITE 205 TORONTO, ONTARIO M3J 2H7 TEL: 416-551-1611 FAX: 416-477-0426

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17 DEC 2024

CLIENT: HEPWORTH, COLBORNE

PROJECT NAME: SMOKES POINT PASSIVE HOUSE

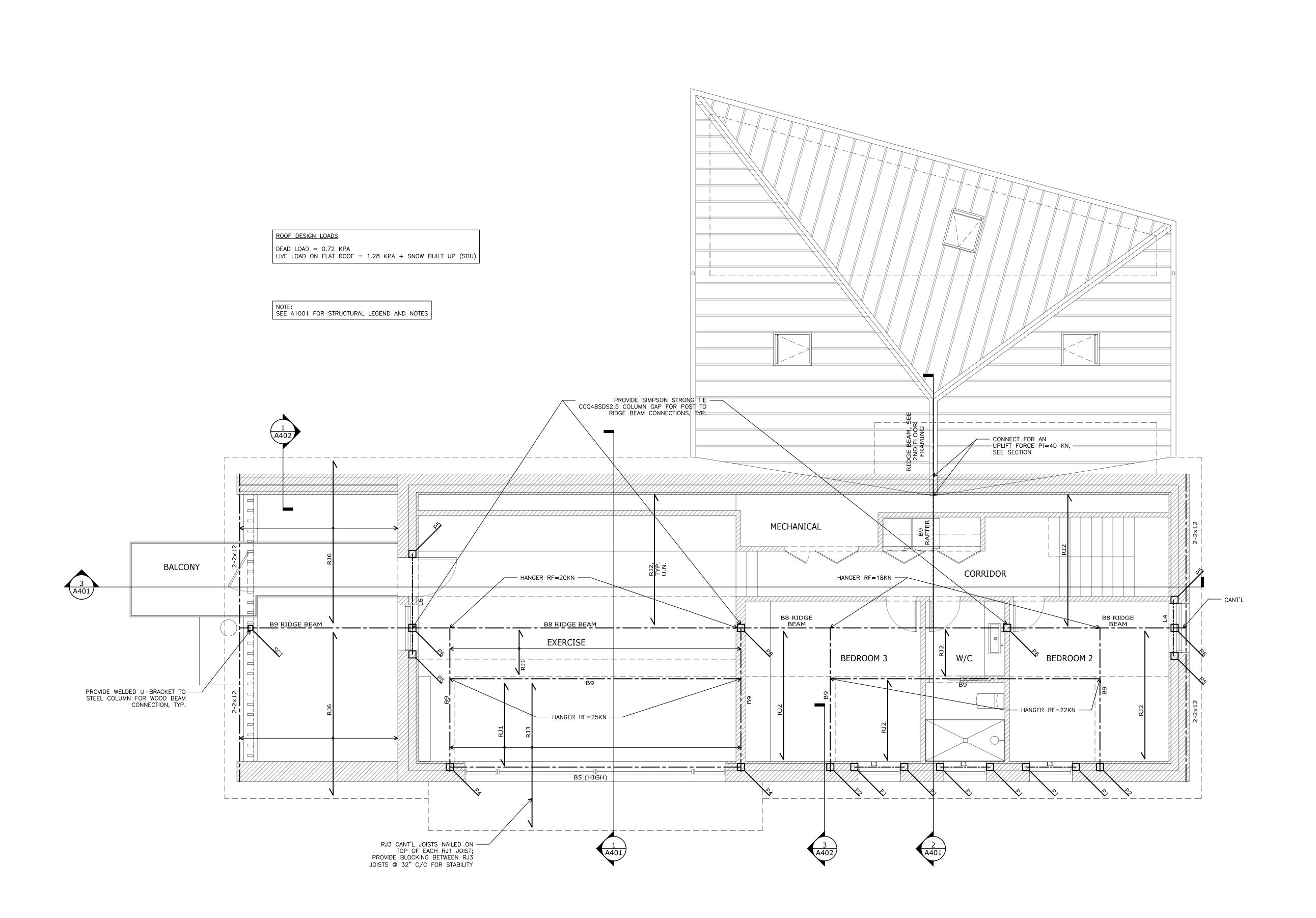
LOCATION 657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DATE: FEBRUARY 2023 DRAWN BY: CHECKED BY: WGB

DRAWING NAME: SECOND FLOOR FRAMING PLAN

1/4" = 1'-0" DRAWING #:

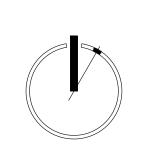
SCALE:



Lynch + Comisso 570 Annette Street

Toronto, Ontario M6S 2C2 Canada 416 762 2778 tel 416 762 9020 fax www.lynchcomisso.com







DATE: DECEMBER 13, 2024 PROJECT No.: 24-2275 PROJECT: SMOKES POINT PASSIVE HOUSE 657C SMOKES POINT ROAD CARRYING PLACE, ONTARIO AMR ENGINEERING LTD. 920 ALNESS STREET, SUITE 205 TORONTO, ONTARIO M3J 2H7 TEL: 416-551-1611

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ISSUANCES: 17 DEC 2024

CLIENT: HEPWORTH, COLBORNE

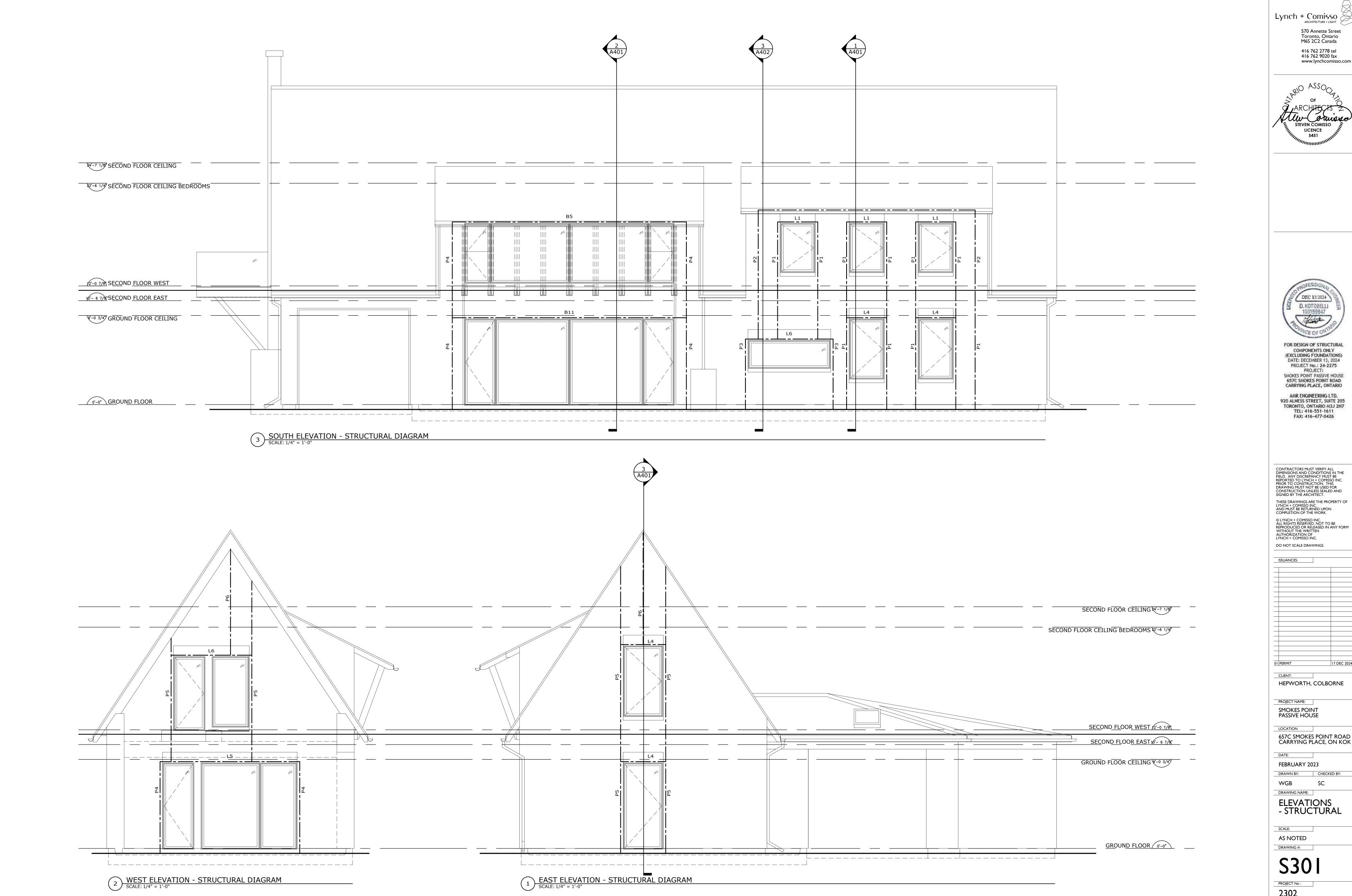
PROJECT NAME: SMOKES POINT PASSIVE HOUSE

LOCATION 657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

FEBRUARY 2023 DRAWN BY: CHECKED BY: WGB DRAWING NAME:

FRAMING PLAN

SCALE: 1/4" = 1'-0" DRAWING #:



SCALE: AS NOTED DRAWING #: **S30** 2302

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416 762 2778 tel 416 762 9020 fax www.lynchcomisso.com

FOR DESIGN OF STRUCTURAL

COMPONENTS ONLY

(EXCLUDING FOUNDATIONS)

DATE: DECEMBER 13, 2024

PROJECT No.: 24-2275

PROJECT:

SMOKES POINT PASSIVE HOUSE
657C SMOKES POINT ROAD

CARRYING PLACE, ONTARIO

AMR ENGINEERING LTD.
920 ALNESS STREET, SUITE 205
TORONTO, ONTARIO M3J 2H7
TEL: 416-551-1611
FAX: 416-477-0426

ISSUANCES:

CLIENT:

PROJECT NAME:

SMOKES POINT PASSIVE HOUSE

LOCATION

DATE:

DRAWING NAME:

WGB

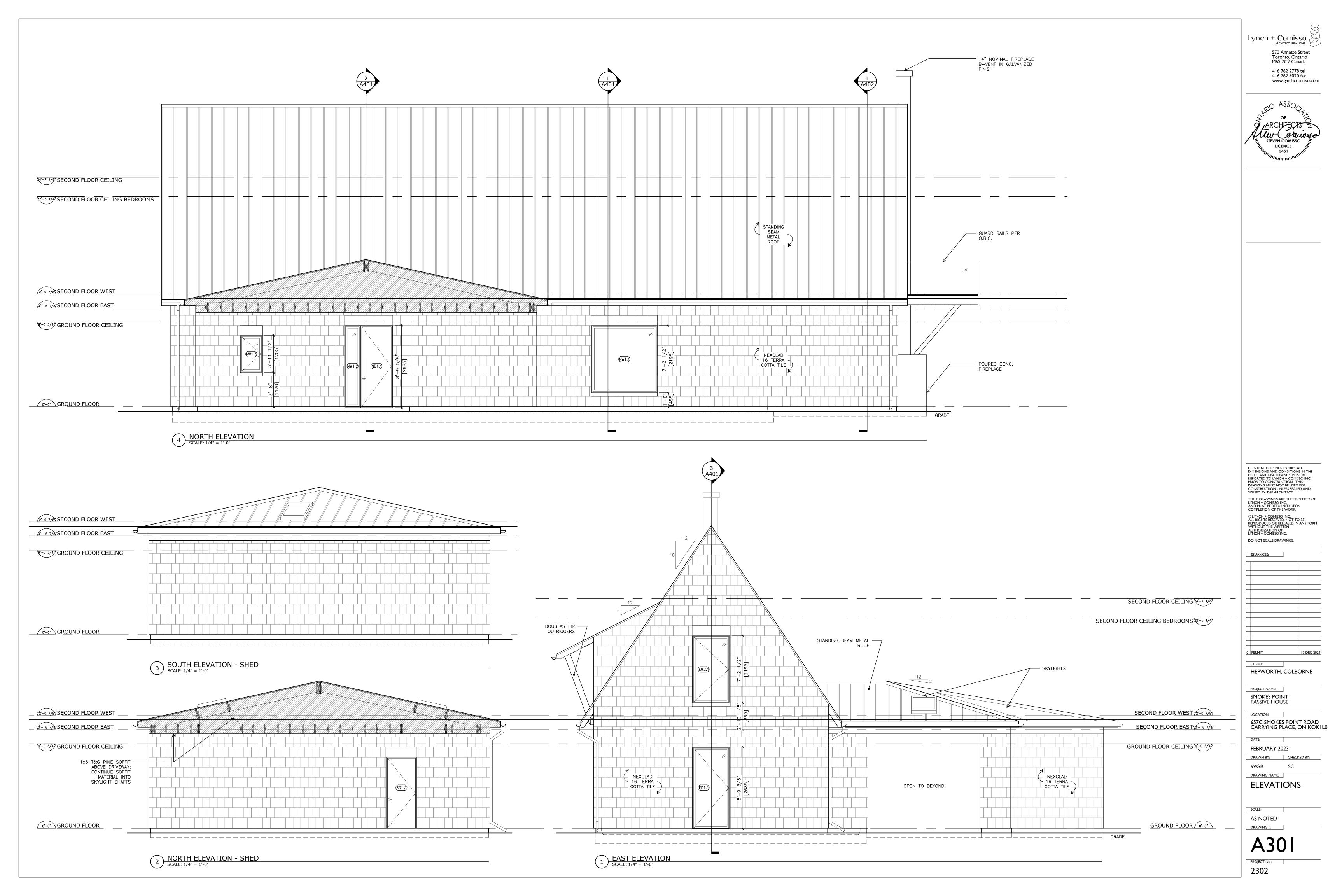
FEBRUARY 2023

HEPWORTH, COLBORNE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DRAWN BY: CHECKED BY:

ELEVATIONS - STRUCTURAL





Lynch + Comisso 570 Annette Street Toronto, Ontario M6S 2C2 Canada

ISSUANCES:

CLIENT:

PROJECT NAME:

SMOKES POINT PASSIVE HOUSE

LOCATION

DATE:

DRAWING NAME:

SCALE: AS NOTED

DRAWING #:

2302

ELEVATIONS

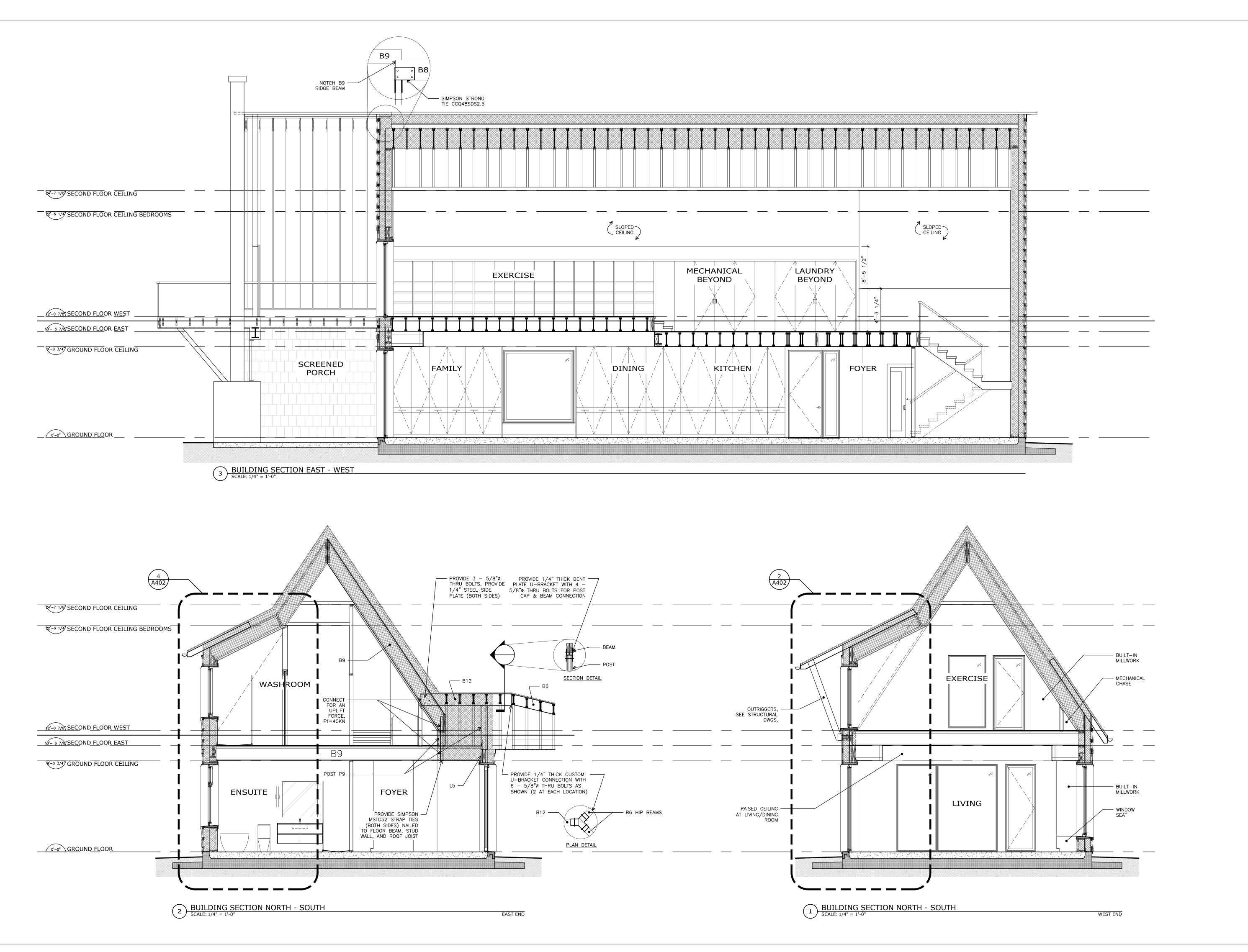
WGB

FEBRUARY 2023

HEPWORTH, COLBORNE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DRAWN BY: CHECKED BY:



Lynch + Comisso

ARCHITECTURE + LIGHT

570 Annette Street
Toronto, Ontario
M6S 2C2 Canada

Toronto, Ontario M6S 2C2 Canada 416 762 2778 tel 416 762 9020 fax www.lynchcomisso.com





COMPONENTS ONLY

(EXCLUDING FOUNDATIONS)

DATE: DECEMBER 13, 2024

PROJECT No.: 24-2275

PROJECT:
SMOKES POINT PASSIVE HOUSE
657C SMOKES POINT ROAD
CARRYING PLACE, ONTARIO

AMR ENGINEERING LTD.

920 ALNESS STREET, SUITE 205
TORONTO, ONTARIO M3J 2H7
TEL: 416-551-1611

FAX: 416-477-0426

CONTRACTORS MUST VERIFY ALL
DIMENSIONS AND CONDITIONS IN THE
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DO NOT SCALE DRAWINGS.

ISSUANCES:

CLIENT: 17 DEC 2

HEPWORTH, COLBORNE

PROJECT NAME:

SMOKES POINT PASSIVE HOUSE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOK I LO

FEBRUARY 2023

DRAWN BY: CHECKED BY:

WGB SC

DRAWING NAME:

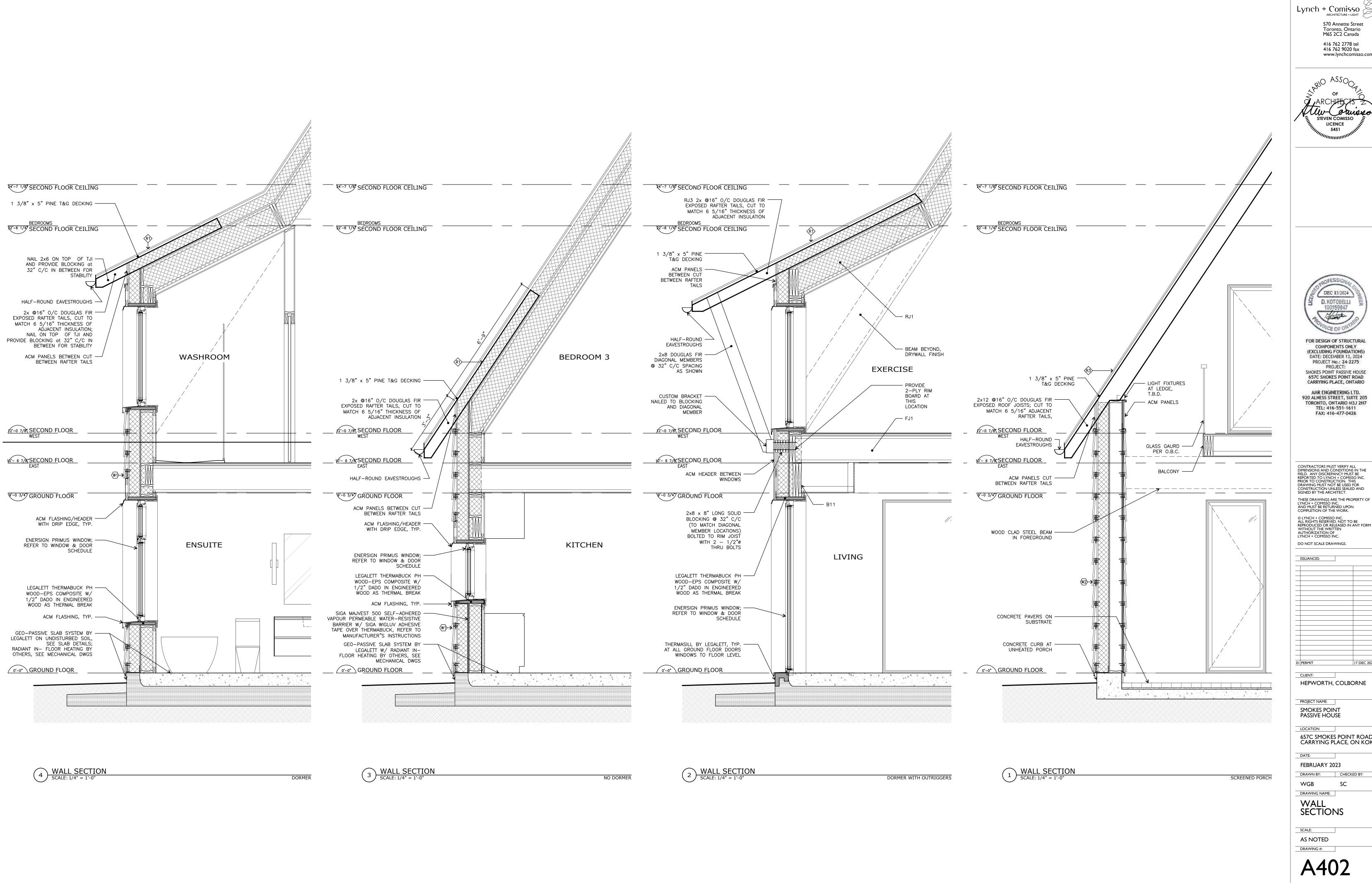
BUILDING SECTIONS

SCALE:

AS NOTED

DRAWING #:

A40



Lynch + Comisso 🎘 570 Annette Street Toronto, Ontario M6S 2C2 Canada

LICENCE



FOR DESIGN OF STRUCTURAL COMPONENTS ONLY (EXCLUDING FOUNDATIONS) DATE: DECEMBER 13, 2024 PROJECT No.: 24-2275
PROJECT:
SMOKES POINT PASSIVE HOUSE 657C SMOKES POINT ROAD CARRYING PLACE, ONTARIO AMR ENGINEERING LTD.

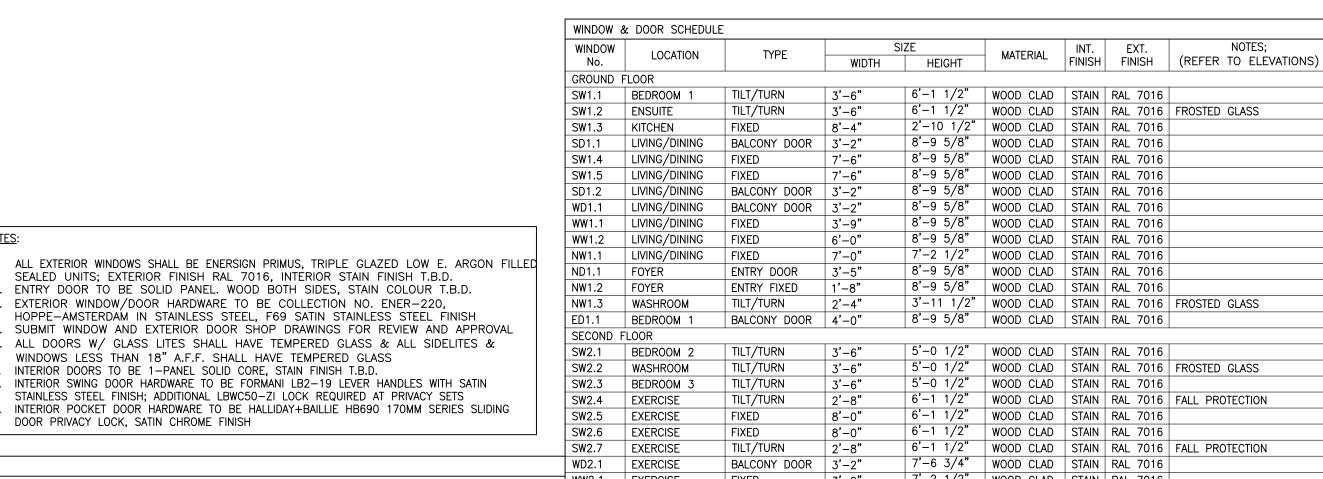
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HEPWORTH, COLBORNE

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

DRAWN BY: CHECKED BY:



ELEVATIONS (VIEWED FROM EXTERIOR) 7'-2 1/2" | WOOD CLAD | STAIN | RAL 7016 | WW2.1 EXERCISE 4'-0" 1 [1220] 7'-2 1/2" WOOD CLAD STAIN RAL 7016 EW2.1 BEDROOM 2 TILT/TURN 1 [1145] 8'-0" [2440] 8'-0" [2440] 3'-6" 1 [1065] 1 2'-8" | [815] | INTEGRATED **PROTECTION** GUARD, SEE SCHEDULE SECOND FLOOR - WEST SECOND FLOOR - EAST SW2.1SW2.2SW2.3 (SW2.6) (SW2.5) (SW2.4) WD2.1) (WW2.1) EW2.1) (SW2.7) 3'-6" [1065] 7'-0" [2135] 3'-2" | [965] | 6'-0" [1830] 3'-9" [1145] [2285] [1220] [2285] [2540] GROUND FLOOR (SW1.1)(SW1.2) (SD1.2) WD1.1) (SW1.5)

SEALED UNITS: EXTERIOR FINISH RAL 7016, INTERIOR STAIN FINISH T.B.D.

EXTERIOR WINDOW/DOOR HARDWARE TO BE COLLECTION NO. ENER-220.

WINDOWS LESS THAN 18" A.F.F. SHALL HAVE TEMPERED GLASS

INTERIOR DOORS TO BE 1-PANEL SOLID CORE, STAIN FINISH T.B.D.

DOOR PRIVACY LOCK, SATIN CHROME FINISH

ENTRY DOOR TO BE SOLID PANEL. WOOD BOTH SIDES, STAIN COLOUR T.B.D.

HOPPE-AMSTERDAM IN STAINLESS STEEL, F69 SATIN STAINLESS STEEL FINISH

SUBMIT WINDOW AND EXTERIOR DOOR SHOP DRAWINGS FOR REVIEW AND APPROVAL

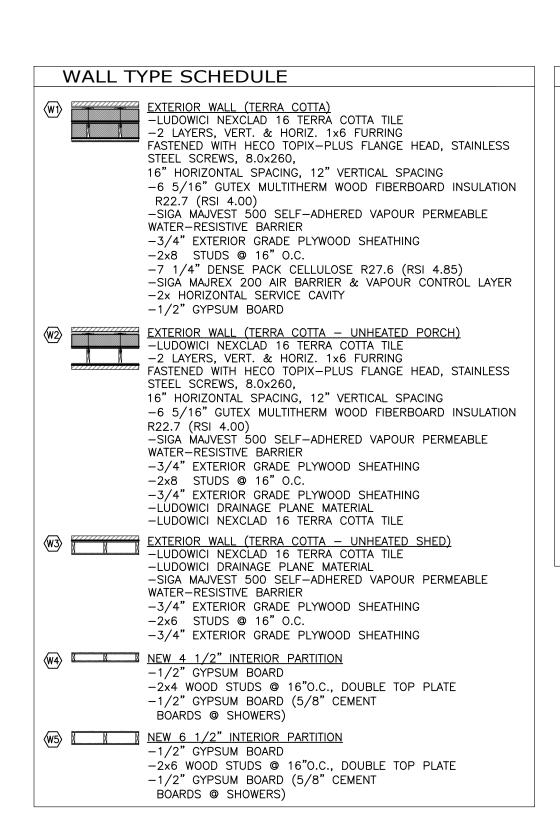
5. ALL DOORS W/ GLASS LITES SHALL HAVE TEMPERED GLASS & ALL SIDELITES &

INTERIOR SWING DOOR HARDWARE TO BE FORMANI LB2-19 LEVER HANDLES WITH SATIN

INTERIOR POCKET DOOR HARDWARE TO BE HALLIDAY+BAILLIE HB690 170MM SERIES SLIDING

STAINLESS STEEL FINISH; ADDITIONAL LBWC50-ZI LOCK REQUIRED AT PRIVACY SETS

NOTES:



		i
	STANDING SEAM ROOF (INSULATED) -AGWAY AR-50 STANDING SEAM ROOFING WITH HOLD-DOWN CLIPS IN STANDARD 18.5" WIDTH -1 3/8" x 5" PINE T&G DECKING OR 3/4" + 5/8" EXTERIOR GRADE PLYWOOD DEPENDING ON LOCATION, SEE PLANS FASTENED WITH HECO TOPIX-PLUS FLANGE HEAD, STAINLESS STEEL SCREWS, 8.0x260, 16" HORIZONTAL SPACING, 12" VERTICAL SPACING -6 5/16" GUTEX MULTITHERM WOOD FIBERBOARD INSULATION R22.7 (RSI 4.00) -BLUESKIN RF200TM SELF-ADHERED UNDERLAYMENT -3/4" EXTERIOR GRADE PLYWOOD SHEATHING -16" TJI 560 @ 16" O/C RAFTERS -16" DENSE PACK CELLULOSE R60.8 (RSI 10.71) -SIGA MAJREX 200 AIR BARRIER & VAPOUR CONTROL LAYER -2x HORIZONTAL SERVICE CAVITY -1/2" GYPSUM BOARD	-
R2>	STANDING SEAM ROOF (UN-INSULATED) -AGWAY AR-50 STANDING SEAM ROOFING WITH HOLD-DOWN CLIPS IN STANDARD 18.5" WIDTH -BLUESKIN RF200TM SELF-ADHERED UNDERLAYMENT -3/4" EXTERIOR GRADE PLYWOOD SHEATHING -REFER TO STRUCTURAL DRAWINGS FOR RAFTER SIZES	
R3>	STANDING SEAM ROOF (UN-INSULATED - EXPOSED RAFTERS) -AGWAY AR-50 STANDING SEAM ROOFING WITH HOLD-DOWN CLIPS IN STANDARD 18.5" WIDTH	

GROUND

ROOF TYPE SCHEDULE

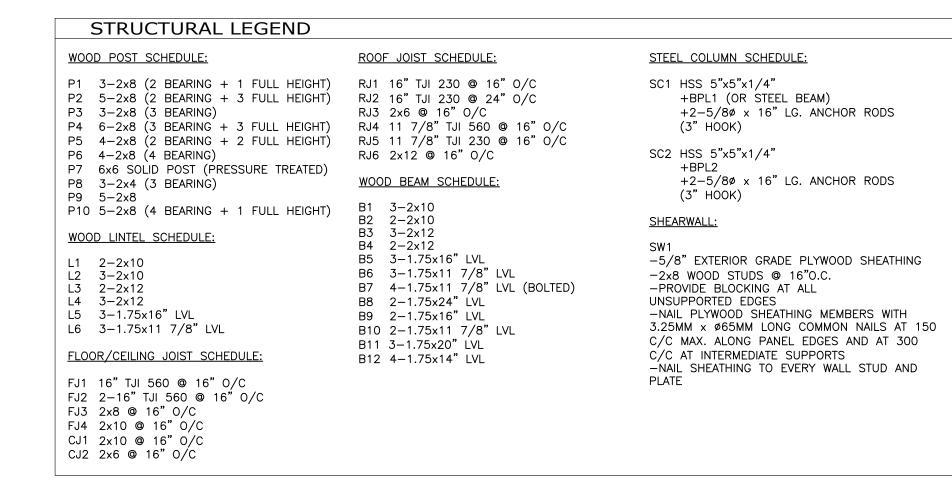
-BLUESKIN RF200TM SELF-ADHERED UNDERLAYMENT

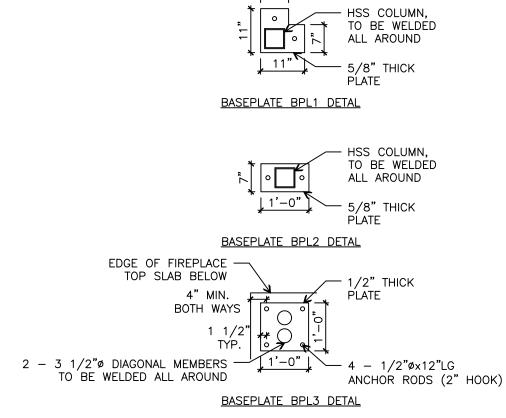
CLIPS IN STANDARD 18.5" WIDTH

-2x12 @ 16" O/C RAFTERS

-5/4 TONGUE & GROOVE DECKING

0	4" NOM. RECESSED LED DOWNLIGHT	\Diamond	CEILING FAN	\$	LIGHT SWITCH (@ MTD. @ 42" A.F.F. TYP. U.O.N
X	CEILING MTD. FIXTURE, PROVIDE BOX W/ PLATE (FIXTURE BY OWNER)	Φ	DUPLEX RECEPTACLE (© MTD. @ 16" A.F.F. TYP. U.O.N.)	\$ ^D	DIMMER LIGHT SWITCH
P	WALL MTD. FIXTURE (BY OWNER), PROVIDE BOX W/ PLATE (© MTD. @ 80" A.F.F. TYP. U.O.N.)	Фас	DUPLEX RECEPTACLE ABOVE COUNTER (@ MTD. @ 42" A.F.F. TYP. U.O.N.)	\$3	3-WAY LIGHT SWITCH
——	RECESSED LED UNDER CABINET LIGHT, (COORD. W/ MILLWORK)	Фіс	DUPLEX RECEPTACLE (ISOLATED CIRCUIT)	\$ ^{3D}	3-WAY DIMMER LIGHT SWITCH
SMD CMD	SMOKE & CARBON MONOXIDE DETECTOR	 GFCI	GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE DUPLEX RECEPTACLE (@ MTD. @ 42" A.F.F. TYP. U.O.N.)	\$4	4-WAY LIGHT SWITCH
\otimes	EXHAUST FAN	Фwр	WATER PROOF EXTERIOR RECEPTACLE (© MTD. @ 16" ABOVE FINISHED GRADE U.O.N.)	\$ ^T	TIMER SWITCH





STRUCTURAL NOTE:

1. PROVIDE MIN. 3" BEARING @ EACH END OF WOOD BEAM. TYP. U.N.O.

2. ALL LUMBER TO BE NO.1/NO.2 S-P-F OR BETTER

WRAP ENDS OF ALL BEAMS IN CONTACT WITH CONCRETE OR MASONRY W/ 6MIL POLY. MEMBRANE AND FILL ALL VOIDS SOLID WITH GROUT/CONC., TYP

4. SPLICE BEAMS AT COLUMNS, TYP.

5. ALL STEEL HSS & BEAMS TO BE GRADE 350W [FY = 350 MPA]

6. ALL LVL'S TO BE WEST FRASER 2.0E - 3100F OR EQUIVALENT.

7. ALL COLUMNS TO HAVE 3/8" THICK WELDED CAP PLATE UNLESS NOTED

8. PROVIDE MIN. ONE ROW OF BRIDGING AT MID-SPAN FOR ALL FLOOR JOISTS WITH

SPAN GRATER THAT 12'-0"

9. PROVIDE MIN. 6" BEARING AT E/E FOR ALL STEEL LINTELS.

SCALE: N.T.S.

PROJECT No:

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OF

STEVEN COMISSO

LICENCE

DEC 13/2024

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17 DEC 2024 01 PERMIT

HEPWORTH, COLBORNE

PROJECT NAME:

SMOKES POINT PASSIVE HOUSE LOCATION

657C SMOKES POINT ROAD CARRYING PLACE, ON KOKILO

FEBRUARY 2023

DRAWN BY: CHECKED BY: WGB

DRAWING NAME: **SCHEDULES**

DRAWING #: