

SHEET LIST

SHEET NUMBER	SHEET NAME
A001	COVER
A101	BASEMENT PLAN
A102	MAIN FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	ROOF PLAN
A201	FRONT ELEVATION
A202	REAR ELEVATION
A203	RIGHT ELEVATION
A204	LEFT ELEVATION
A301	SECTION A
A302	SECTION B
A303	SECTION C
A304	SECTION D & E
A501	DETAILS
A502	DETAILS
A503	DETAILS

REVISIONS

NO.	DESCRIPTION	DATE
1	Basement Door	April 28, 2025
2	P1 Revision	June 9, 2025
3	Main Floor Door	June 9, 2025

ENERGY EFFICIENCY COMPLIANCE PACKAGE

A5 - COMPLIANCE PACKAGES FOR SPACE HEATING EQUIPMENT

COMPONENT	A5 - AS PER TABLE 3.1.1.2.A THERMAL VALUE (MIN. R-VALUE OR MAX. U-VALUE)
CEILING WITH ATTIC SPACE	R50
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R35
WALLS ABOVE GRADE	R19 + 5 CI
BASEMENT WALLS	R12 + 5 CI
BELOW GRADE SLAB ENTIRE SURFACE < 600MM BELOW GRADE	-
HEATED SLAB OR </= 600MM BELOW GRADE	R10
EDGE OF BELOW GRADE SLAB </= 600MM BELOW GRADE	R10
WINDOWS AND SLIDING GLASS DOORS	1.4
SKYLIGHTS	2.8
SPACE HEATING EQUIPMENT	94%
HRV	70%
DOMESTIC WATER HEATER	0.80

ENERGY EFFICIENCY DESIGN CALCULATIONS

WINDOW - WALL RATIO

DESCRIPTION	WALL AREA	GLAZING AREA
FRONT WALL	1075.75 ft²	185.20 ft²
RIGHT WALL	1155.70 ft²	33.33 ft²
LEFT WALL	1055.49 ft²	133.33 ft²
REAR WALL	1482.84 ft²	540.11 ft²
TOTAL AREAS	4769.78 ft²	891.97 ft²
TOTAL WINDOW-WALL RATIO =		**18.70%**

NOTE: AS PER O.B.C. SB-12 3.1.1.1.(8)(b), THE OVERALL COEFFICIENT OF HEAT TRANSFER OF THE FENESTRATION SHALL BE UPGRADED FROM 1.6 TO 1.4

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
Bethany Stock
SIGNATURE
115758
BCIN

DRAWN BY	CHECKED BY
B. STOCK	Checker
DATE	BCIN
02/06/25	Designer

PROJECT
SINGLE FAMILY HOME

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

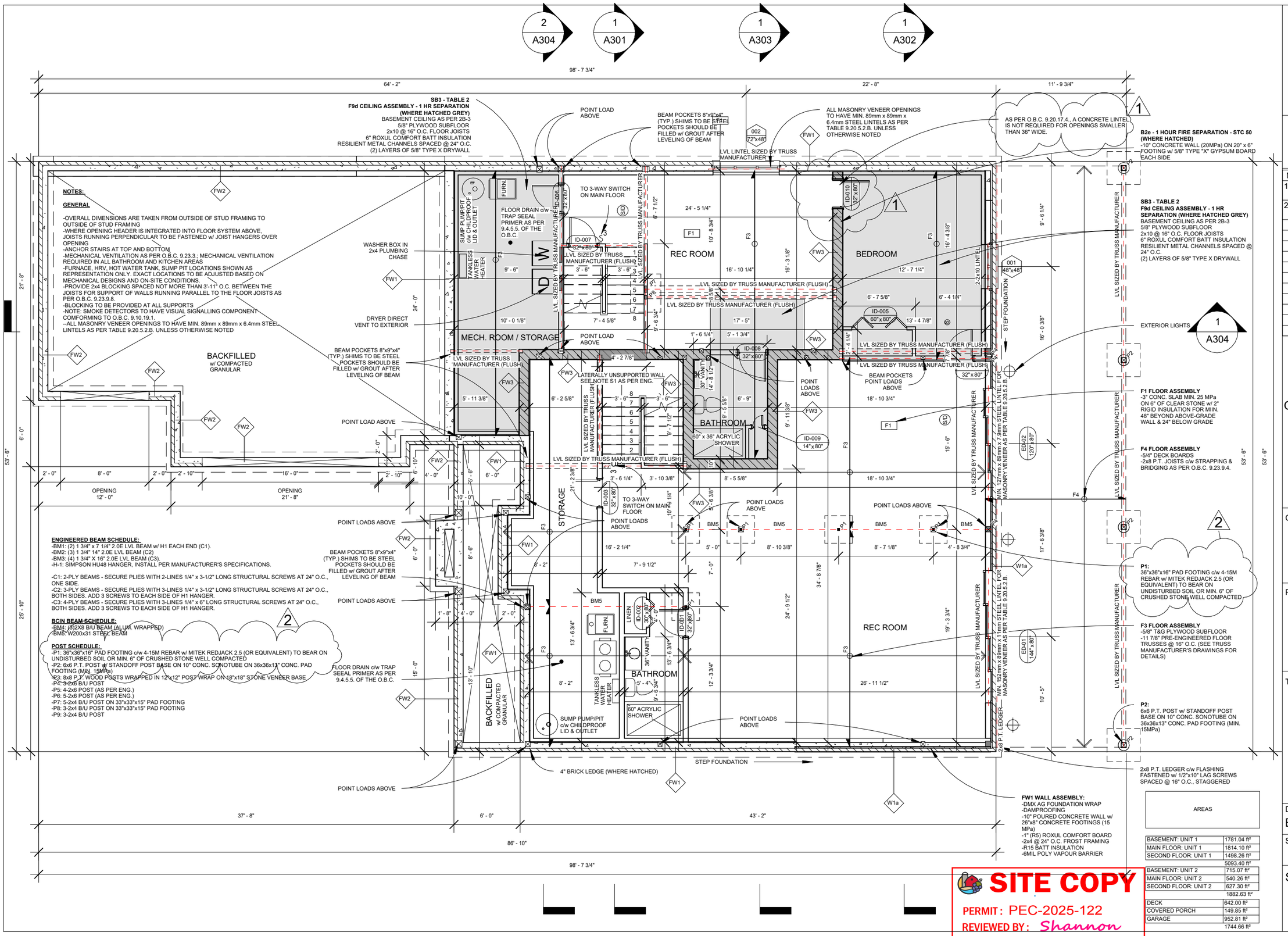
CLIENT
BRANDON ROWLAND

PROJECT STATUS
PERMIT DRAWINGS

HARMONY HOMES

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SITE COPY
PERMIT : PEC-2025-122
REVIEWED BY : Shannon
DATE : 2025-06-23



AREAS	
BASEMENT: UNIT 1	1781.04 ft²
MAIN FLOOR: UNIT 1	1814.10 ft²
SECOND FLOOR: UNIT 1	1498.26 ft²
	5093.40 ft²
BASEMENT: UNIT 2	715.07 ft²
MAIN FLOOR: UNIT 2	540.26 ft²
SECOND FLOOR: UNIT 2	627.30 ft²
	1882.63 ft²
DECK	642.00 ft²
COVERED PORCH	149.85 ft²
GARAGE	952.81 ft²
	1744.66 ft²

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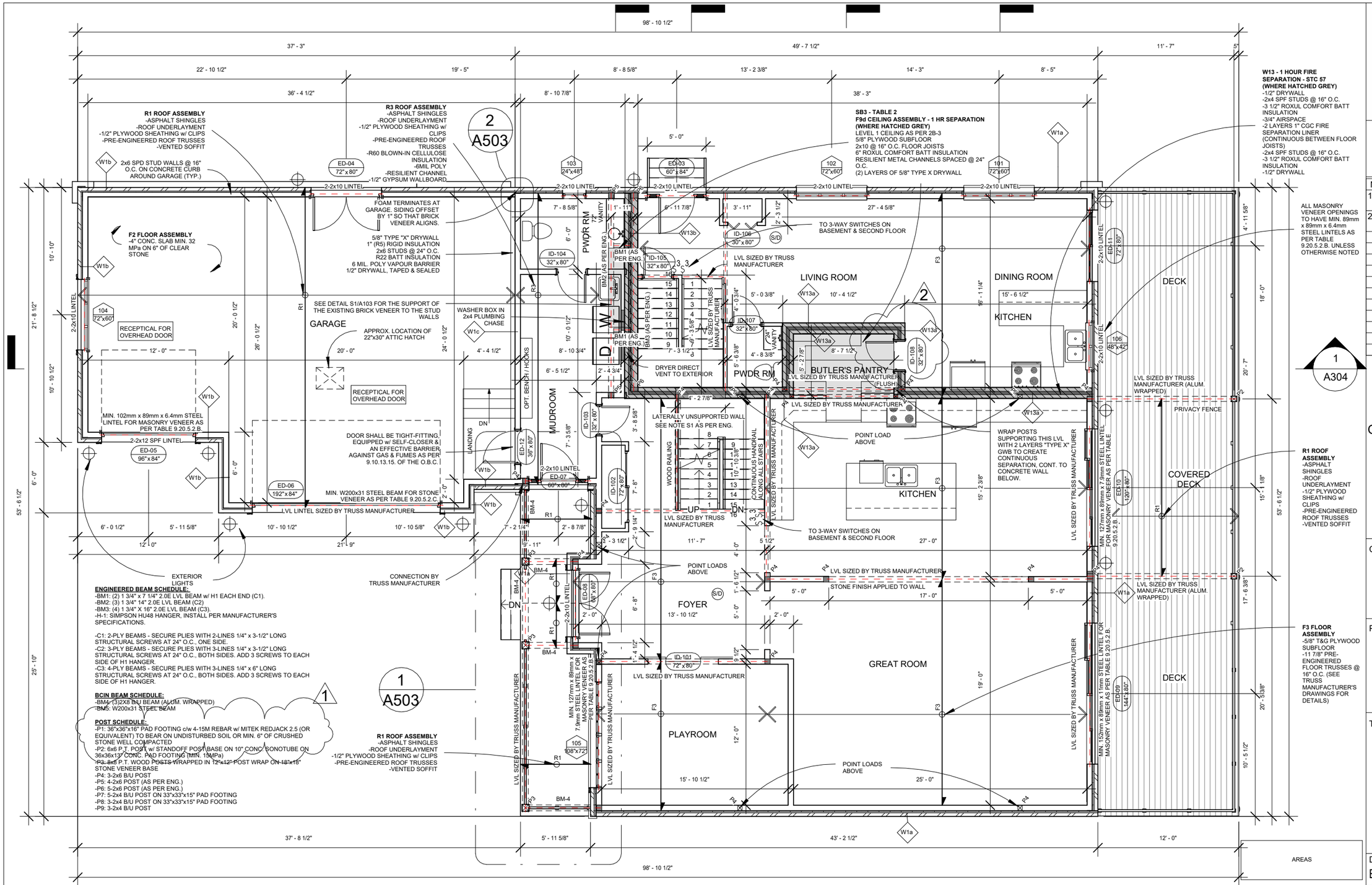
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
BASEMENT PLAN

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
1/8" = 1'-0"	03/03/2025

SHEET NO.
A101



ENGINEERED BEAM SCHEDULE:
-BM1: (2) 1 3/4" x 7 1/4" 2.0E LVL BEAM w/ H1 EACH END (C1).
-BM2: (3) 1 3/4" 14" 2.0E LVL BEAM (C2)
-BM3: (4) 1 3/4" X 16" 2.0E LVL BEAM (C3).
-H-1: SIMPSON HU48 HANGER, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

-C1: 2-PLY BEAMS - SECURE PLIES WITH 2-LINES 1/4" x 3-1/2" LONG STRUCTURAL SCREWS AT 24" O.C., ONE SIDE.
-C2: 3-PLY BEAMS - SECURE PLIES WITH 3-LINES 1/4" x 3-1/2" LONG STRUCTURAL SCREWS AT 24" O.C., BOTH SIDES. ADD 3 SCREWS TO EACH SIDE OF H1 HANGER.
-C3: 4-PLY BEAMS - SECURE PLIES WITH 3-LINES 1/4" x 6" LONG STRUCTURAL SCREWS AT 24" O.C., BOTH SIDES. ADD 3 SCREWS TO EACH SIDE OF H1 HANGER.

BCIN BEAM SCHEDULE:
-BM4: (3)2X8 B/U BEAM (ALUM. WRAPPED)
-BM5: W200x31 STEEL BEAM

POST SCHEDULE:
-P1: 36"x36"x16" PAD FOOTING c/w 4-15M REBAR w/ MITEK REDJACK 2.5 (OR EQUIVALENT) TO BEAR ON UNDISTURBED SOIL OR MIN. 6" OF CRUSHED STONE WELL COMPACTED
-P2: 6x6 P.T. POST w/ STANDOFF POST BASE ON 10" CONC. SONOTUBE ON 36x36x12" CONC. PAD FOOTING (MIN. 15MPa)
-P3: 8x8 P.T. WOOD POSTS WRAPPED IN 12"x12" POST WRAP ON 18"x18" STONE VENEER BASE
-P4: 3-2x6 B/U POST
-P5: 4-2x6 POST (AS PER ENG.)
-P6: 5-2x6 POST (AS PER ENG.)
-P7: 5-2x4 B/U POST ON 33"x33"x15" PAD FOOTING
-P8: 3-2x4 B/U POST ON 33"x33"x15" PAD FOOTING
-P9: 3-2x4 B/U POST

NOTES:

GENERAL

-OVERALL DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD FRAMING TO OUTSIDE OF STUD FRAMING
-WHERE OPENING HEADER IS INTEGRATED INTO FLOOR SYSTEM ABOVE, JOISTS RUNNING PERPENDICULAR TO BE FASTENED w/ JOIST HANGERS OVER OPENING
-ANCHOR STAIRS AT TOP AND BOTTOM
-MECHANICAL VENTILATION AS PER O.B.C. 9.23.3.; MECHANICAL VENTILATION REQUIRED IN ALL BATHROOM AND KITCHEN AREAS
-FURNACE, HRV, HOT WATER TANK, SUMP PIT LOCATIONS SHOWN AS REPRESENTATION ONLY. EXACT LOCATIONS TO BE ADJUSTED BASED ON MECHANICAL DESIGNS AND ON-SITE CONDITIONS.
-PROVIDE 2x4 BLOCKING SPACED NOT MORE THAN 3'-11" O.C. BETWEEN THE JOISTS FOR SUPPORT OF WALLS RUNNING PARALLEL TO THE FLOOR JOISTS AS PER O.B.C. 9.23.9.8.
-BLOCKING TO BE PROVIDED AT ALL SUPPORTS
-NOTE: SMOKE DETECTORS TO HAVE VISUAL SIGNALLING COMPONENT COMFORMING TO O.B.C. 9.10.19.1.
-ALL MASONRY VENEER OPENINGS TO HAVE MIN. 89mm x 89mm x 6.4mm STEEL LINTELS AS PER TABLE 9.20.5.2.B. UNLESS OTHERWISE NOTED

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REVIEWED BY : Shannon
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AREAS

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2	Main Floor Door	June 9, 2025

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Bethany Stock
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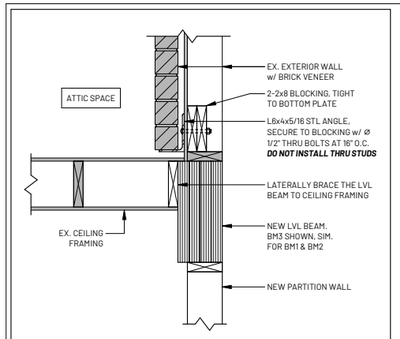
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
MAIN FLOOR PLAN

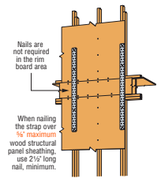
DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1) 1/8" = 1'-0"	DATE 03/03/2025

SHEET NO.
A102



DETAIL S1 - SUPPORT FOR EXISTING BRICK VENEER

NOTE S1 (PER ENG):
ALIGN WALL STUDS ABOVE AND BELOW LEVEL 2 FLOOR FRAMING AND TIE EACH PAIR OF STUDS TOGETHER WITH A SIMPSON LSTA36 STRAP, BOTH SIDES.



LICENSED PROFESSIONAL ENGINEER
2025-03-05
J. K. ADRIAENSEN
100153713
PROVINCE OF ONTARIO

FOR DETAIL & NOTE S1, LVL BEAMS AND P5 & P6 POSTS ONLY

A VALID DIGITAL SIGNATURE MUST BE PRESENT ON THE DRAWINGS FOR THIS STAMP TO ALSO BE VALID

James + Co.
STRUCTURAL ENGINEERING
705-930-2214 jim@jamesandco.ca
PROJECT NUMBER: 25013

ENGINEERED BEAM SCHEDULE:
-BM1: (2) 1 3/4" x 7 1/4" 2.0E LVL BEAM w/ H1 EACH END (C1).
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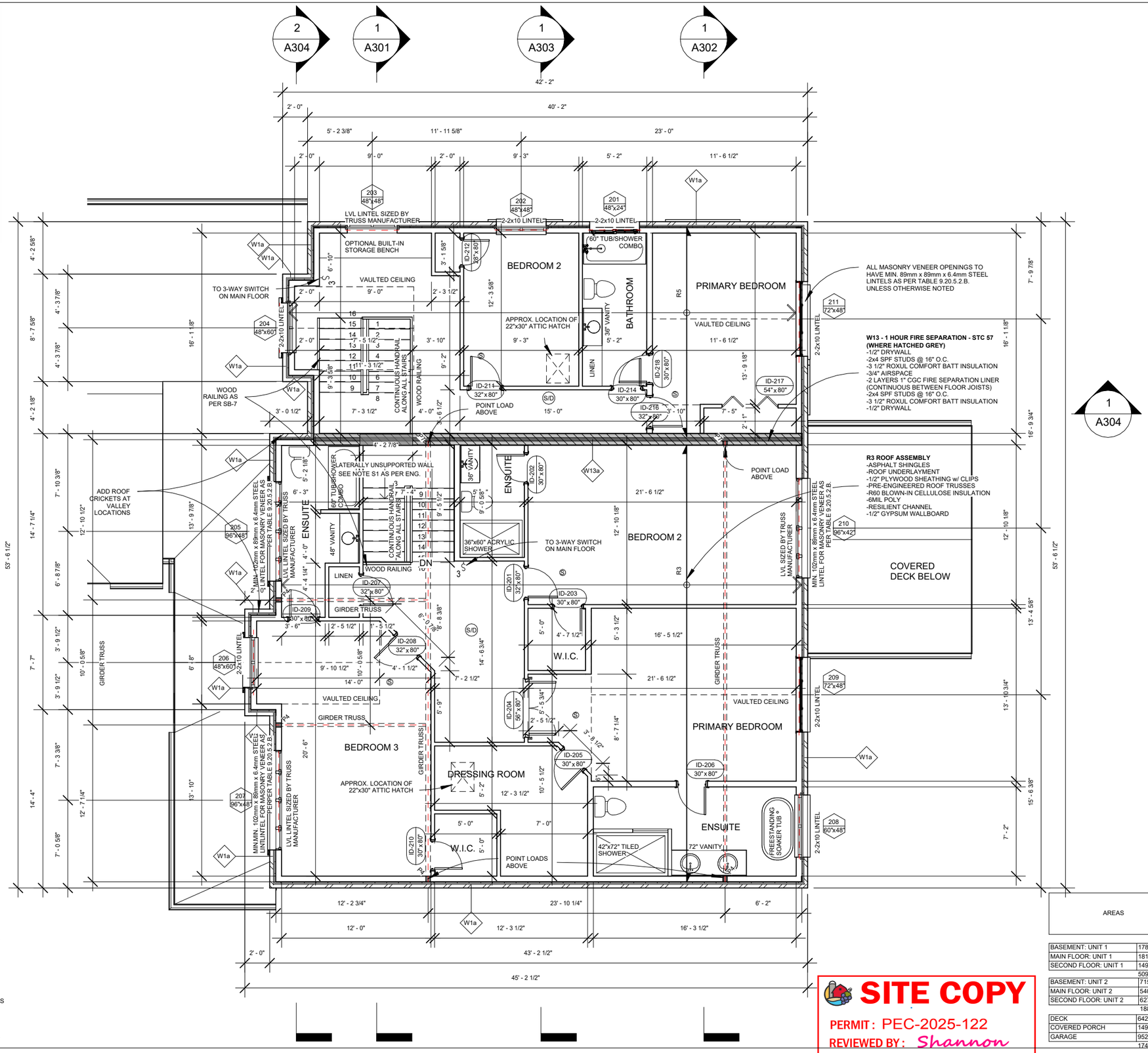
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REVIEWED BY : Shannon
DATE : 2025-06-23

AREAS

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SECOND FLOOR: UNIT 2	627.30 ft²
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DECK	642.00 ft²
COVERED PORCH	149.85 ft²
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QUALIFICATION INFORMATION

BETHANY STOCK
NAME
Bethany Stock
SIGNATURE
115758
BCIN

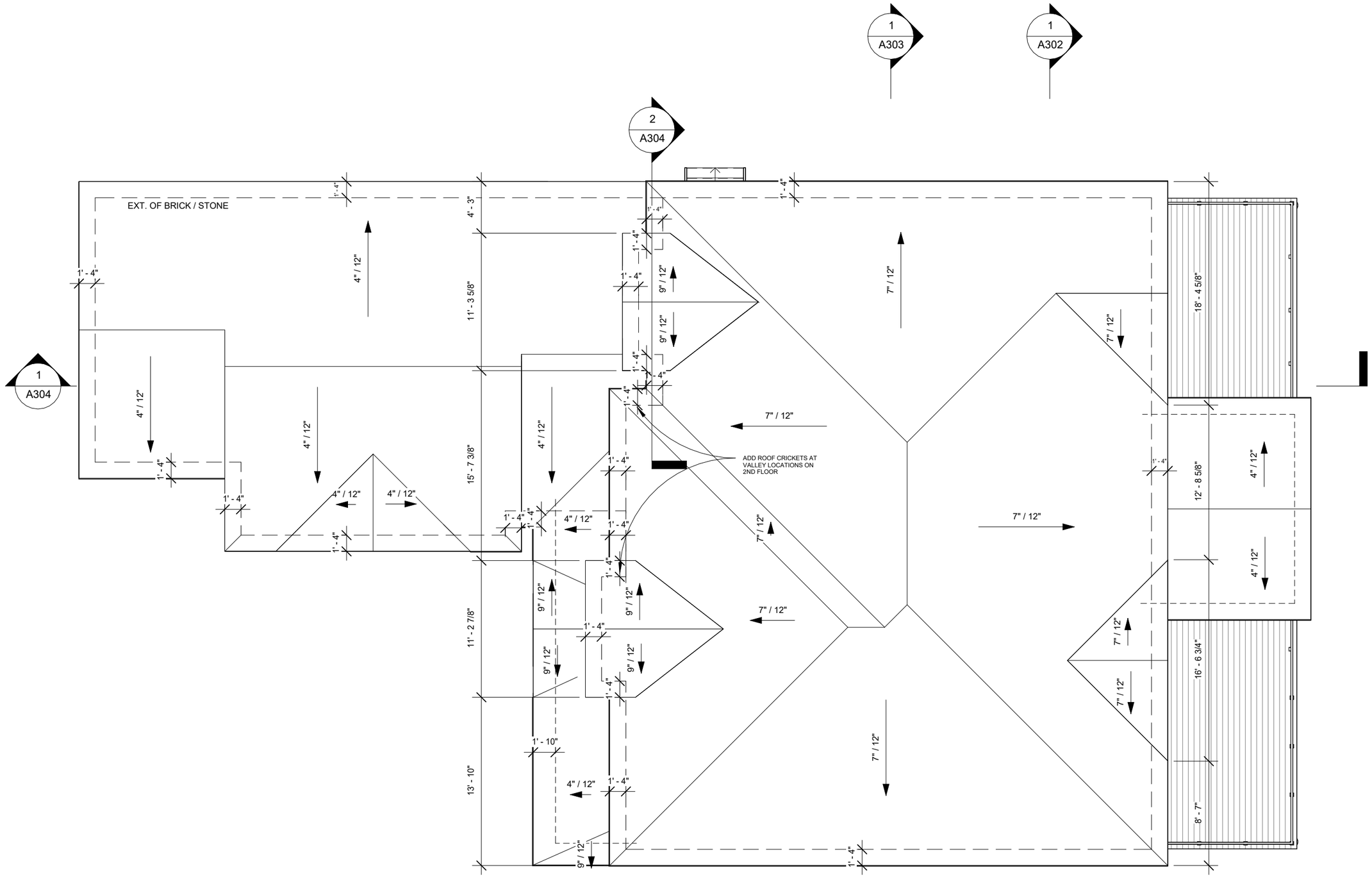
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
SECOND FLOOR PLAN

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1) 1/8" = 1'-0"	DATE 03/03/2025

SHEET NO.
A103



SITE COPY

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QUALIFICATION INFORMATION

BETHANY STOCK
NAME

SIGNATURE

115758
BCIN

CLIENT

BRANDON ROWLAND

PROJECT ADDRESS

467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE

ROOF PLAN

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
1/8" = 1'-0"	03/03/2025

SHEET NO.

A104



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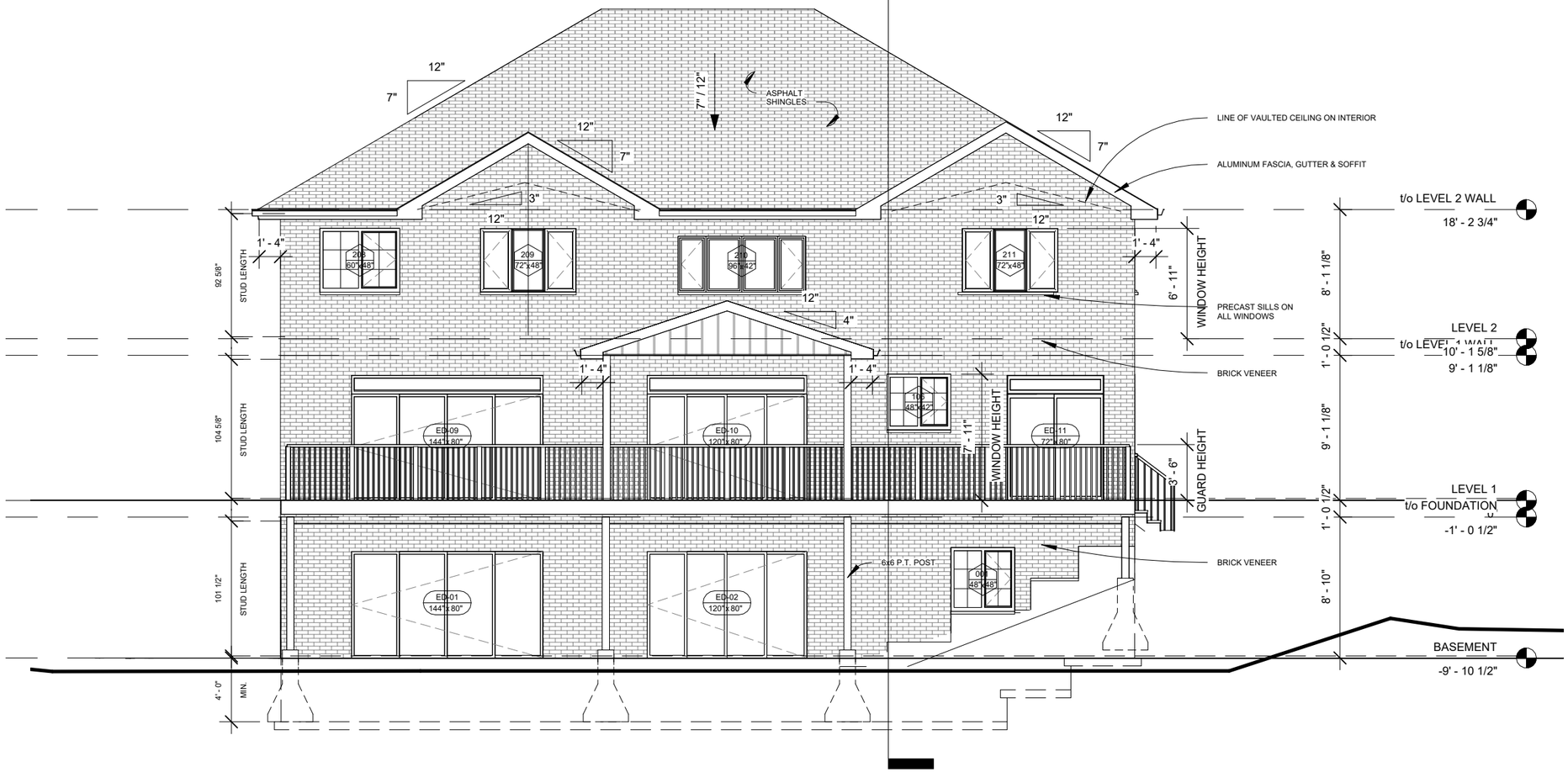
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
FRONT ELEVATION

DRAWN BY	CHECKED BY
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A201



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CLIENT

BRANDON ROWLAND

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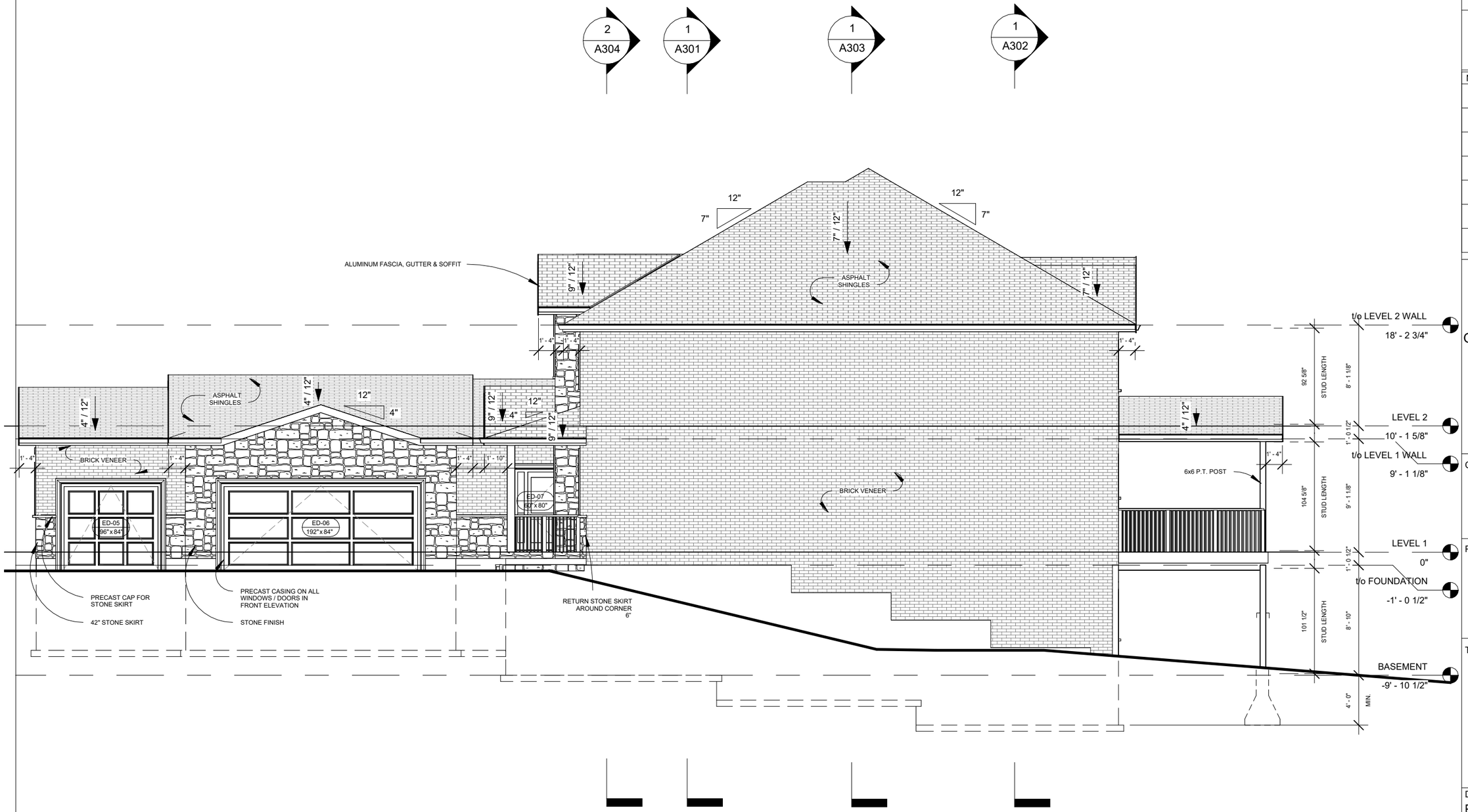
TITLE

REAR ELEVATION

DRAWN BY	CHECKED BY
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SCALE (@ A1)	DATE
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A202



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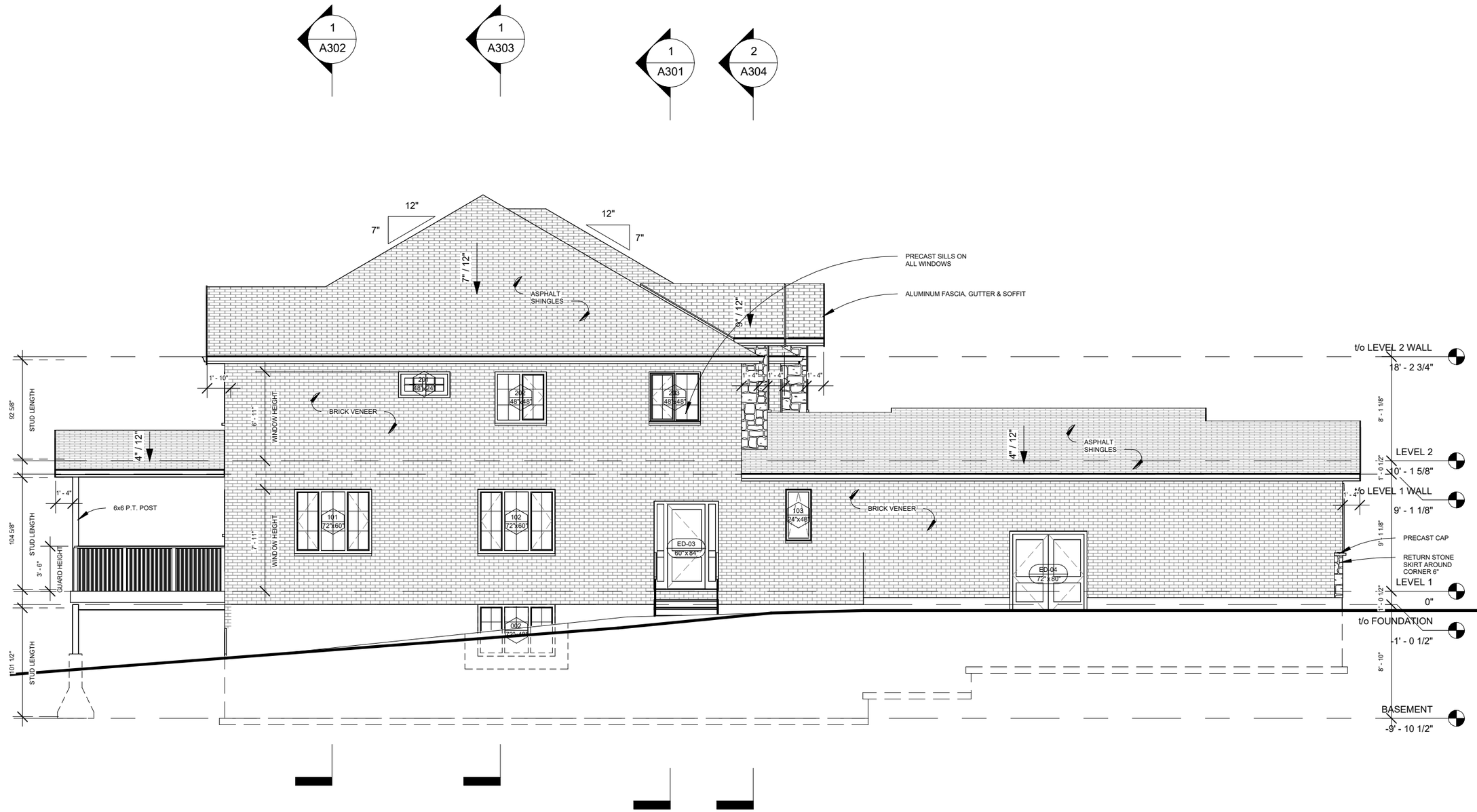
PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
RIGHT ELEVATION

DRAWN BY	CHECKED BY
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SCALE (@ A1)	DATE
1/8" = 1'-0"	03/03/2025

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A203

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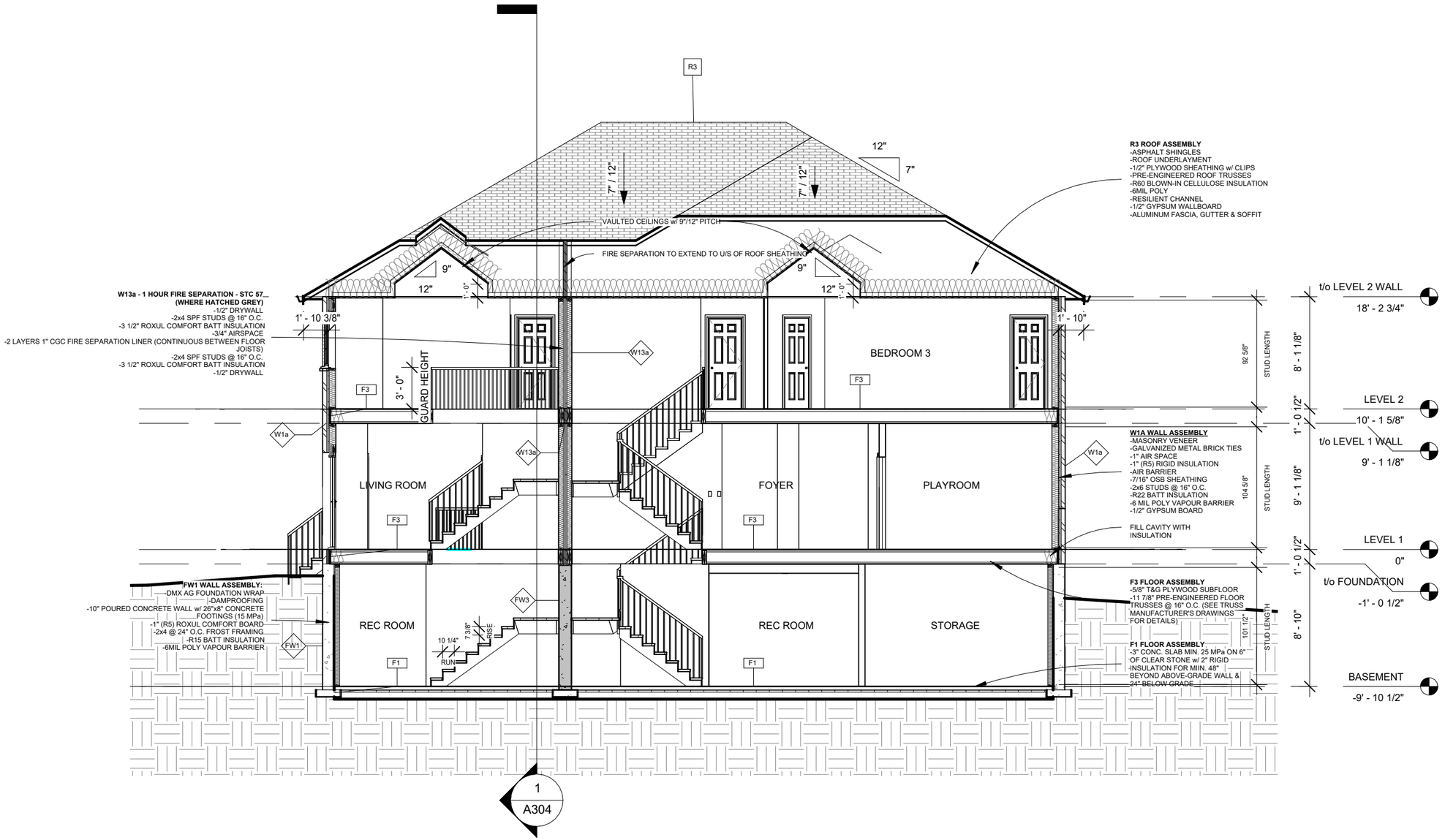
LEFT ELEVATION

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A204

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TITLE
SECTION A

DRAWN BY	CHECKED BY
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A301

1
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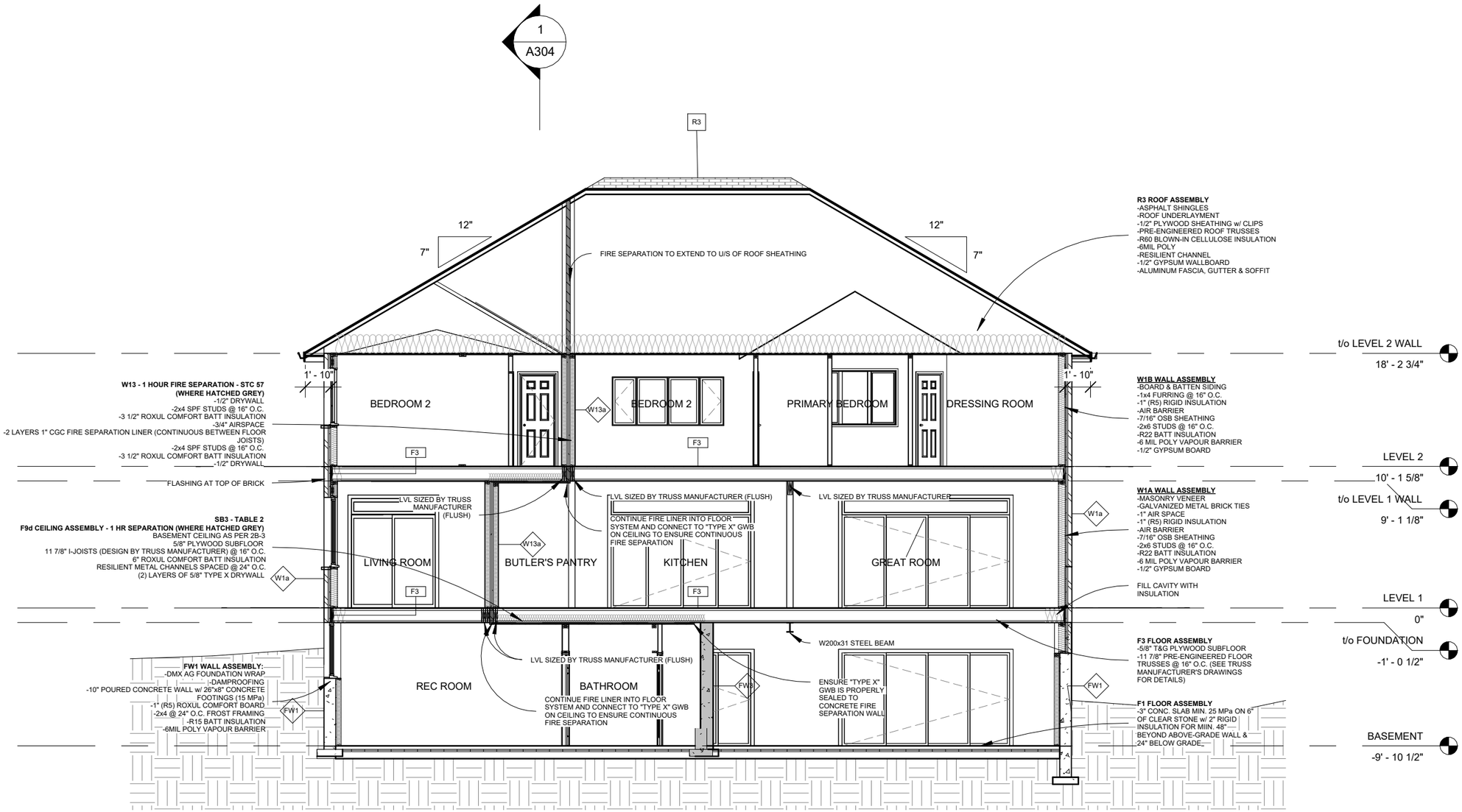
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
SECTION B

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
1/8" = 1'-0"	03/03/2025

SHEET NO.
A302



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REVIEWED BY : Shannon

DATE : 2025-06-23

HARMONY HOMES

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NO.	DESCRIPTION	DATE

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QUALIFICATION INFORMATION

BETHANY STOCK
NAME

SIGNATURE

115758
BCIN

CLIENT

BRANDON ROWLAND

PROJECT ADDRESS

467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

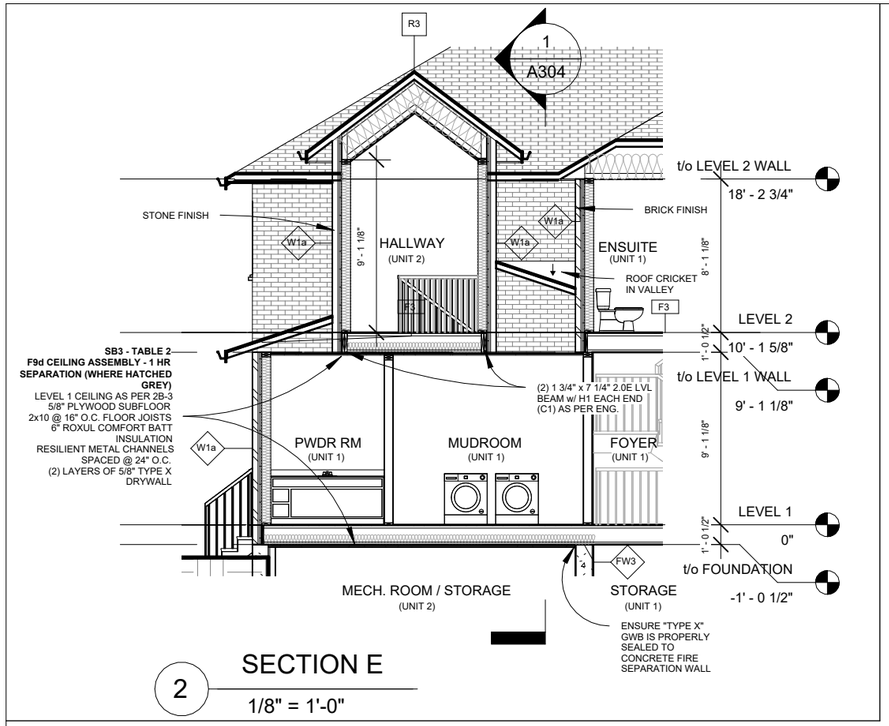
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SECTION C

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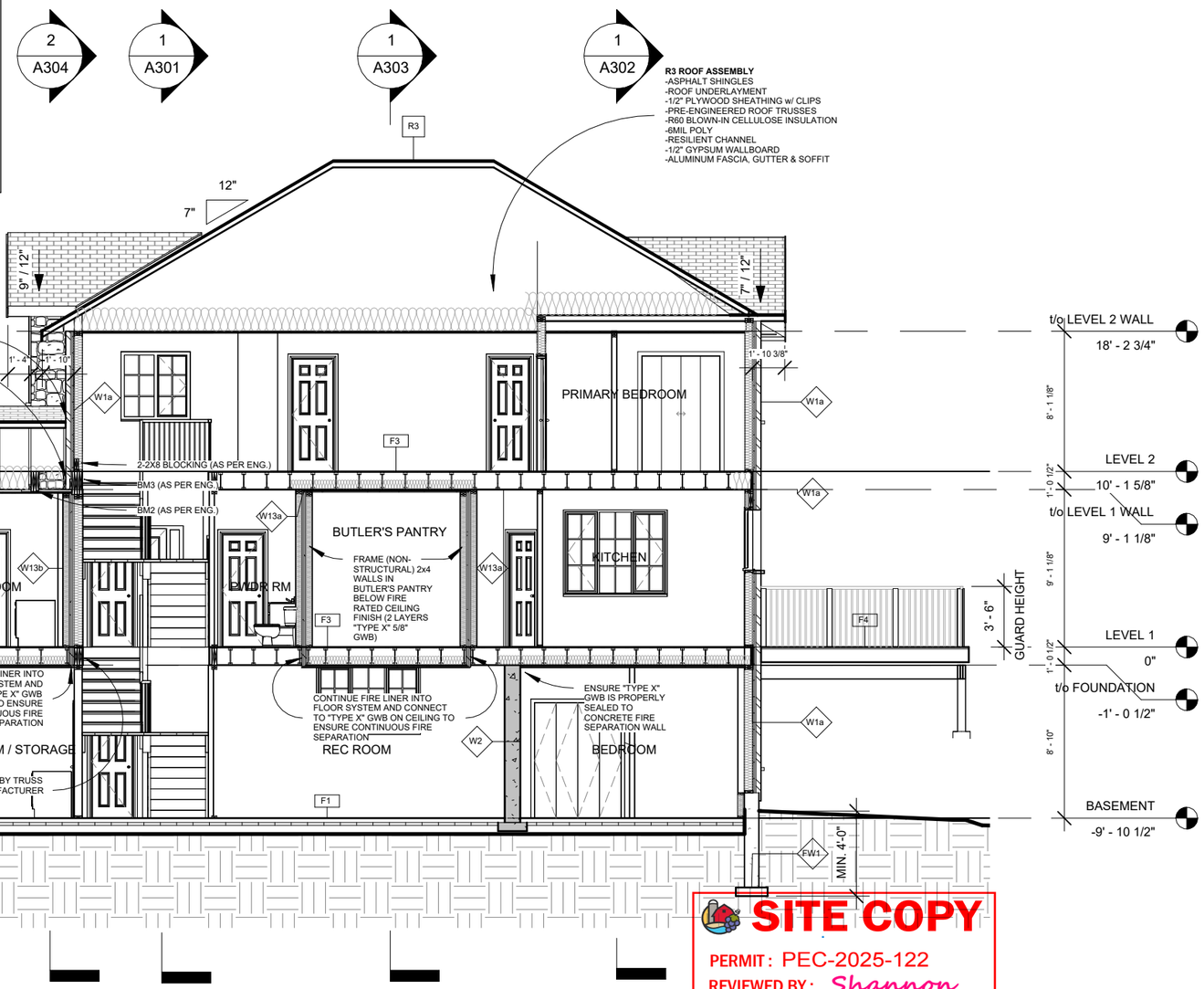
A303



2

SECTION E

1/8" = 1'-0"



R3 ROOF ASSEMBLY
-ASPHALT SHINGLES
-ROOF UNDERLAYMENT
-1/2" PLYWOOD SHEATHING w/ CLIPS
-PRE-ENGINEERED ROOF TRUSSES
-R60 BLOWN-IN CELLULOSE INSULATION
-6MIL POLY
-RESILIENT CHANNEL
-1/2" GYPSUM WALLBOARD
-ALUMINUM FASCIA, GUTTER & SOFFIT

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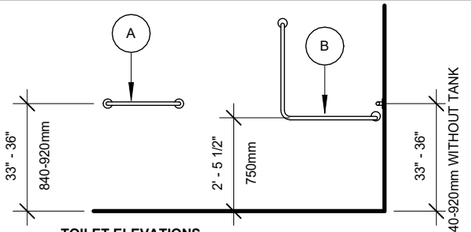
CLIENT
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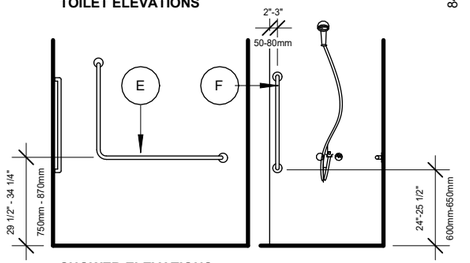
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SECTION D & E

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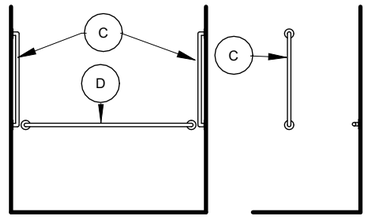
SHEET NO.
A304



TOILET ELEVATIONS



SHOWER ELEVATIONS



BATHTUB ELEVATION

A) GRAB BAR 24" LONG (600mm)
B) GRAB BAR 30" LONG (750mm), HORIZONTAL & VERTICAL COMPONENTS
C) GRAB BAR MIN. 48" LONG (1200mm)
D) GRAB BAR ALONG FULL LENGTH OF TUB
E) L-SHAPED GRAB BAR, 40" (1000mm) HORIZONTAL & 30" LONG (750mm) VERTICAL.
F) GRAB BAR 40" (1000mm) LONG.

GRAB BAR BLOCKING DETAILS

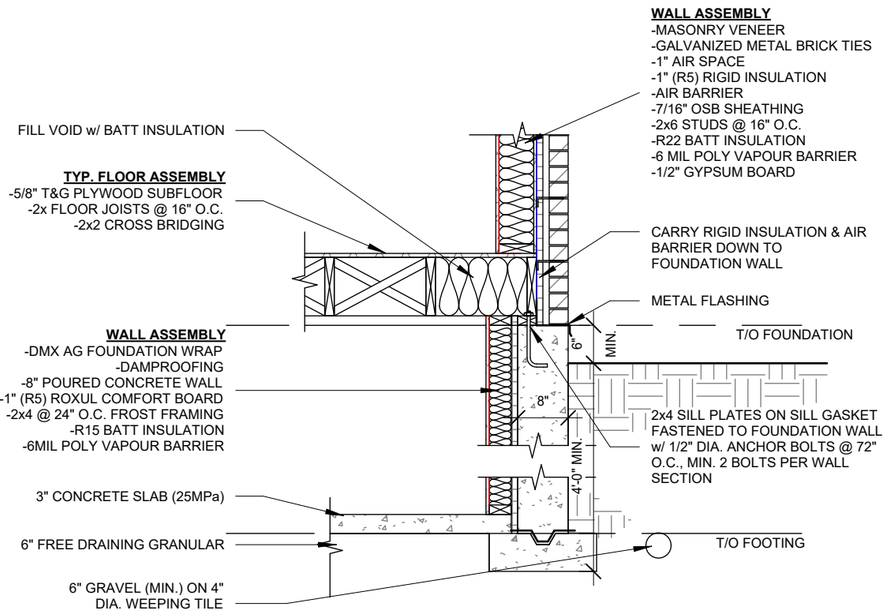
CODE REFERENCES - 9.5.2.3., 3.8.3.8(3a)(3c)(5)(6)(7), 3.8.3.13.(2g)(4e)
NOTE: BLOCKING TO BE 2x6 MIN. SIZE
- RECOMMENDED 2x8 OR LARGER

1 GRAB BAR BLOCKING DETAILS

1/4" = 1'-0"

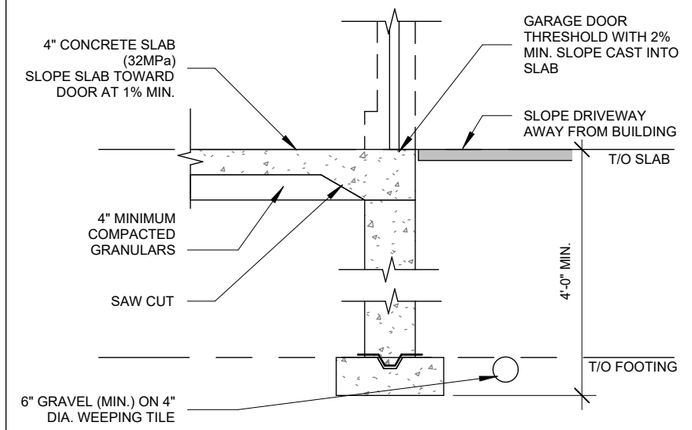
6 ROOF EAVE DETAIL

1/2" = 1'-0"



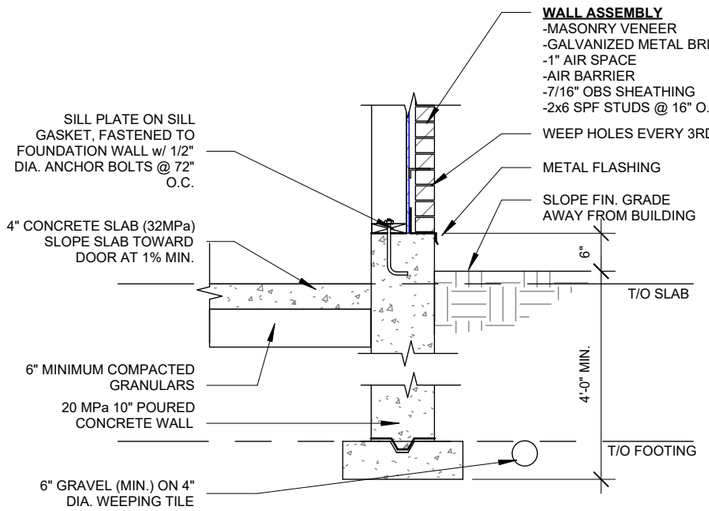
2 2x6 BRICK WALL AT BASEMENT FOUNDATION

1/2" = 1'-0"



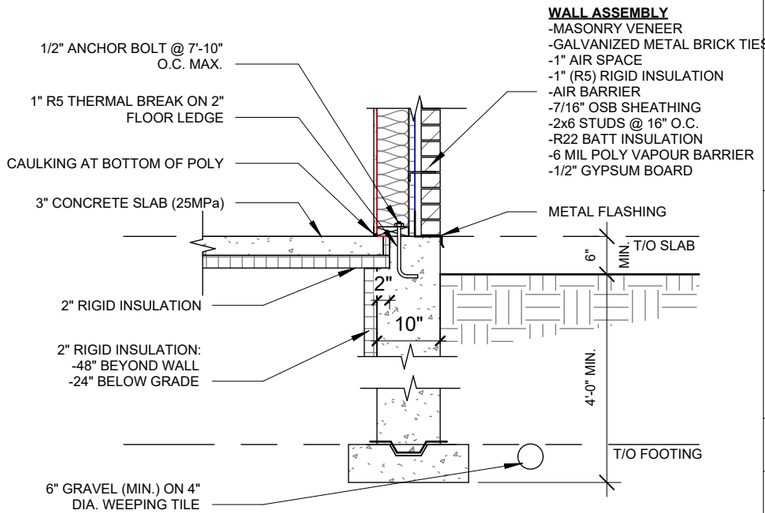
5 POURED CONCRETE FOOTING DETAIL AT GARAGE SLAB

1/2" = 1'-0"



4 EXTERIOR MASONRY WALL AT GARAGE

1/2" = 1'-0"



3 2x6 BRICK WALL WALK-OUT BASEMENT FOUNDATION WALL TO SLAB CONNECTION

1/2" = 1'-0"

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QUALIFICATION INFORMATION

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NAME
Bethany Stock
SIGNATURE
115758
BCIN

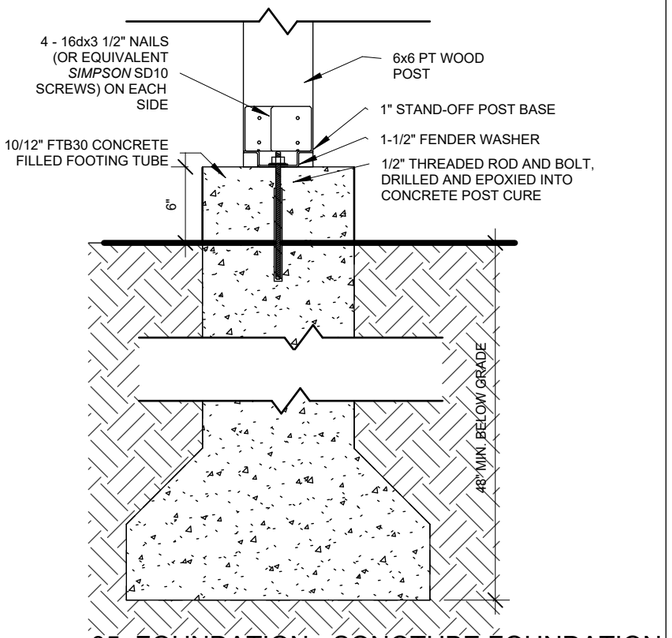
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

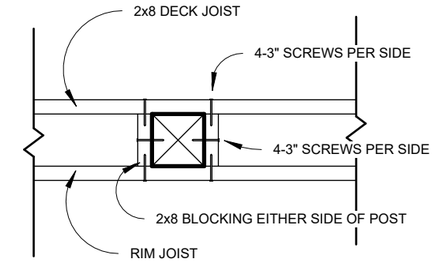
TITLE
DETAILS

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B. STOCK	Checker
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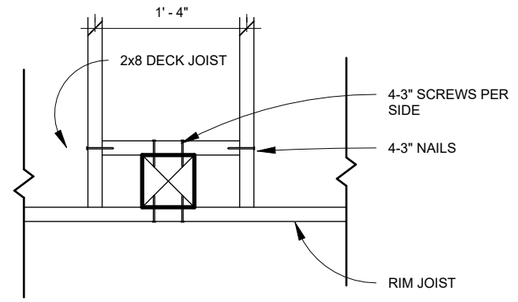
SHEET NO.
A501



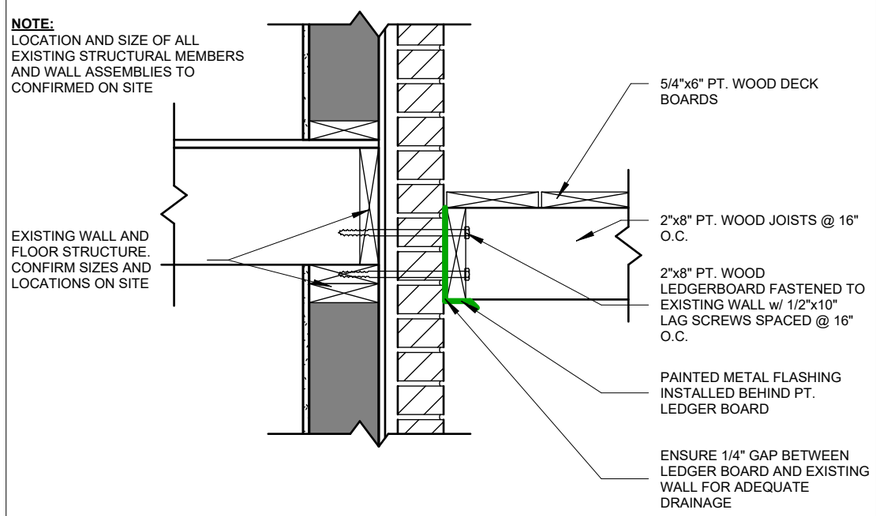
1 05_FOUNDATION - SONOTUBE FOUNDATION CONSTRUCTION
1" = 1'-0"



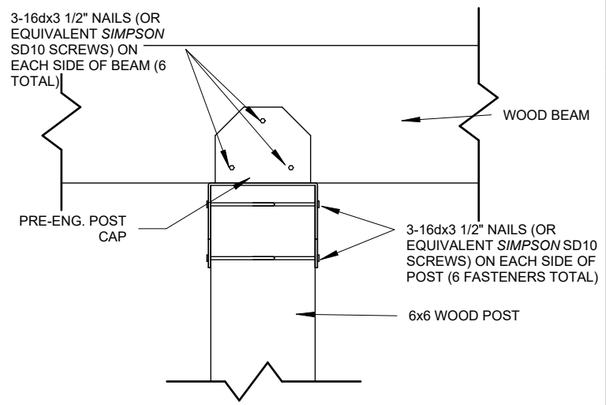
4 SB-7 4x4 RAILING POST TO JOIST
3/4" = 1'-0"



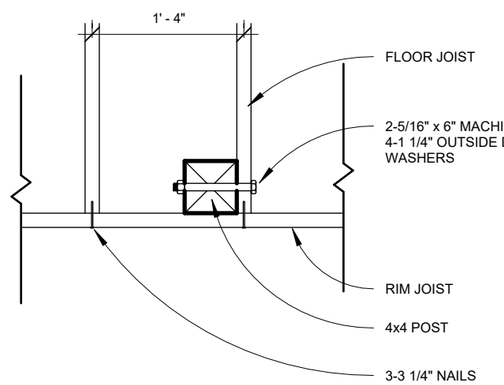
5 SB-7 EB-2 EXTERIOR CONNECTION - POST SCREWED TO RIM JOIST
3/4" = 1'-0"



3 06_LEDGER ATTACHMENT - INTO EXISTING STUD WALL W/ BRICK VENEER
1" = 1'-0"



2 06_BEAM CONNECTION - TOP MOUNT POST TO BEAM CONNECTION
1 1/2" = 1'-0"



6 SB-7 EB-3 EXTERIOR CONNECTION - POST BOLTED TO FLOOR JOIST
3/4" = 1'-0"

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115758
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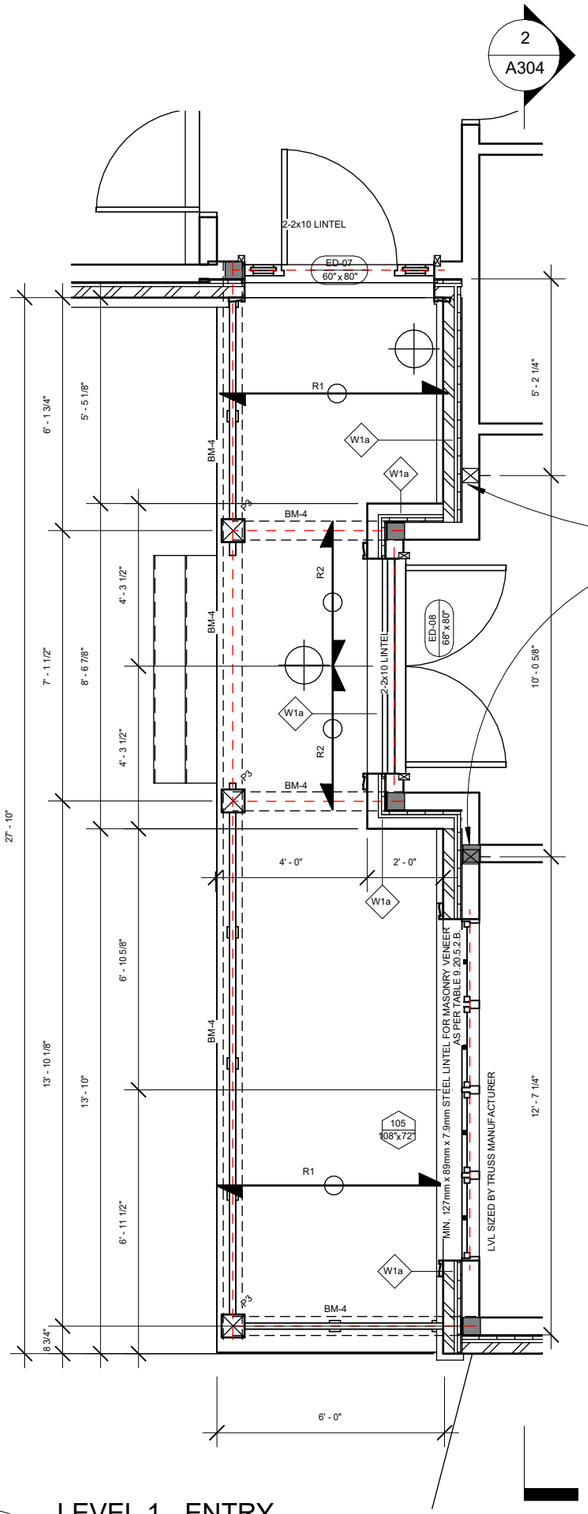
CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
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TITLE
DETAILS

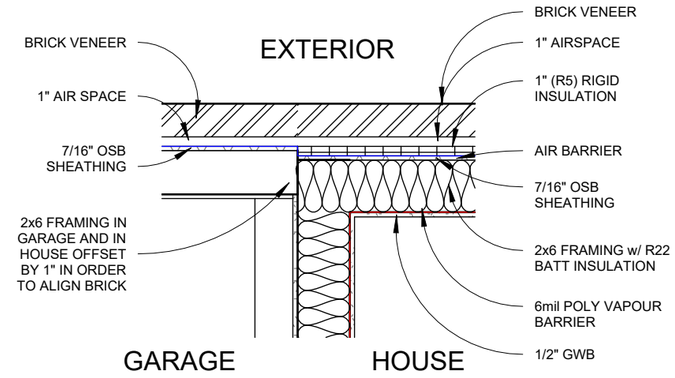
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A502



1 LEVEL 1 - ENTRY

1/4" = 1'-0"



2 GARAGE TO HOUSE CONNECTION

3/4" = 1'-0"

POINT LOADS ABOVE

NOTES:

GENERAL

-OVERALL DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD FRAMING TO OUTSIDE OF STUD FRAMING
-WHERE OPENING HEADER IS INTEGRATED INTO FLOOR SYSTEM ABOVE, JOISTS RUNNING PERPENDICULAR TO BE FASTENED w/ JOIST HANGERS OVER OPENING
-ANCHOR STAIRS AT TOP AND BOTTOM.
-MECHANICAL VENTILATION AS PER O.B.C. 9.23.3.; MECHANICAL VENTILATION REQUIRED IN ALL BATHROOM AND KITCHEN AREAS
-FURNACE, HRV, HOT WATER TANK, SUMP PIT LOCATIONS SHOWN AS REPRESENTATION ONLY. EXACT LOCATIONS TO BE ADJUSTED BASED ON MECHANICAL DESIGNS AND ON-SITE CONDITIONS.
-PROVIDE 2x4 BLOCKING SPACED NOT MORE THAN 3'-11" O.C. BETWEEN THE JOISTS FOR SUPPORT OF WALLS RUNNING PARALLEL TO THE FLOOR JOISTS AS PER O.B.C. 9.23.9.8.
-BLOCKING TO BE PROVIDED AT ALL SUPPORTS
-NOTE: SMOKE DETECTORS TO HAVE VISUAL SIGNALLING COMPONENT COMFORMING TO O.B.C. 9.10.19.1.
-ALL MASONRY VENEER OPENINGS TO HAVE MIN. 89mm x 89mm x 6.4mm STEEL LINTELS AS PER TABLE 9.20.5.2.B. UNLESS OTHERWISE NOTED

ENGINEERED BEAM SCHEDULE:
-BM1: (2) 1 3/4" x 7 1/4" 2.0E LVL BEAM w/ H1 EACH END (C1).
-BM2: (3) 1 3/4" 14" 2.0E LVL BEAM (C2)
-BM3: (4) 1 3/4" X 16" 2.0E LVL BEAM (C3).
-H-1: SIMPSON HU48 HANGER, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

-C1: 2-PLY BEAMS - SECURE PLIES WITH 2-LINES 1/4" x 3-1/2" LONG STRUCTURAL SCREWS AT 24" O.C., ONE SIDE.
-C2: 3-PLY BEAMS - SECURE PLIES WITH 3-LINES 1/4" x 3-1/2" LONG STRUCTURAL SCREWS AT 24" O.C., BOTH SIDES. ADD 3 SCREWS TO EACH SIDE OF H1 HANGER.
-C3: 4-PLY BEAMS - SECURE PLIES WITH 3-LINES 1/4" x 6" LONG STRUCTURAL SCREWS AT 24" O.C., BOTH SIDES. ADD 3 SCREWS TO EACH SIDE OF H1 HANGER.

BCIN BEAM SCHEDULE:
-BM4: (3)2X8 B/U BEAM (ALUM. WRAPPED)
-BM5: W200x31 STEEL BEAM

POST SCHEDULE:
-P1: 36"x36"x16" PAD FOOTING c/w 4-15M REBAR w/ TYPE 2 LD REDJACK TO BEAR ON UNDISTURBED SOIL OR MIN. 6" OF CRUSHED STONE WELL COMPACTED
-P2: 6x6 P.T. POST w/ STANDOFF POST BASE ON 10" CONC. SONOTUBE ON 36x36x13" CONC. PAD FOOTING (MIN. 15MPa)
-P3: 8x8 P.T. WOOD POSTS WRAPPED IN 12"x12" POST WRAP ON 18"x18" STONE VENEER BASE
-P4: 3-2x6 B/U POST
-P5: 4-2x6 POST (AS PER ENG.)
-P6: 5-2x6 POST (AS PER ENG.)

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NAME

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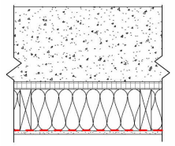
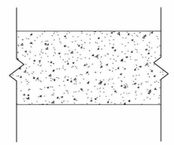
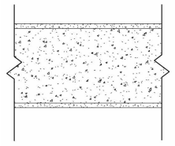
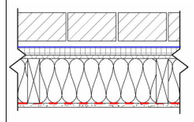
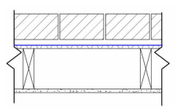
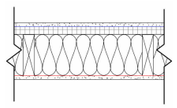
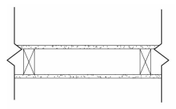
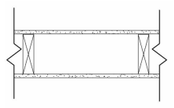
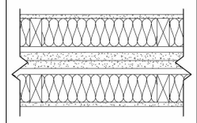
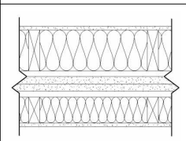
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TITLE
DETAILS

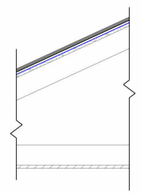
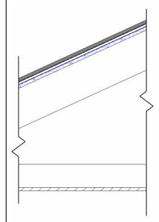
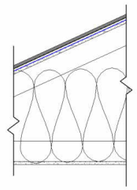
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SHEET NO.
A503

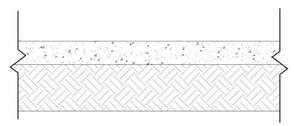
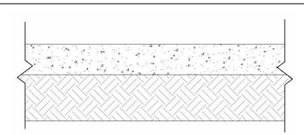
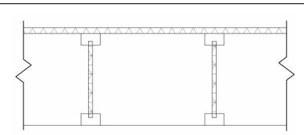
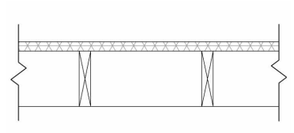
Wall Schedule1

Type Mark	Function	Type Image	Description	R-Value	Fire Rating
FW1	Exterior		-DIMPLE WRAP TO BELOW GRADE -10" CONCRETE FOUNDATION WALL (15MPa) -1" EPS INSULATION -2x4 SPF STUDS @ 16" O.C. -R-15 FIBERGLASS BATT INSULATION IN CAVITY -6MIL POLY V.B. -1/2" GWB	R-20	
FW2	Exterior		-DIMPLE WRAP TO BELOW GRADE -10" CONCRETE FOUNDATION WALL (15MPa)		
FW3	Interior		-10" CONCRETE WALL (20MPa) ON 20" x 6" FOOTING w/ 5/8" TYPE "X" GYPSUM BOARD EACH SIDE]		1hr
W1a	Exterior		-MASONRY VENEER -GALVANIZED METAL BRICK TIES -1" AIR SPACE -1" (R5) RIGID INSULATION -AIR BARRIER -7/16" OSB SHEATHING -2x6 STUDS @ 16" O.C. -R22 BATT INSULATION -6 MIL POLY VAPOUR BARRIER -1/2" GYPSUM BOARD	R-27	
W1b	Exterior		-MASONRY VENEER -GALVANIZED METAL BRICK TIES -1" AIR SPACE -AIR BARRIER -7/16" OSB SHEATHING -2x6 STUDS @ 16" O.C.		
W1c	Exterior		-1/2" GWB -1" (R5) RIGID INSULATION -AIR BARRIER -2x6 STUDS @ 16" O.C. -R22 BATT INSULATION -6 MIL POLY VAPOUR BARRIER -1/2" GYPSUM BOARD	R-27	
W2	Interior		-1/2" GWB -2x4 SPF STUDS @ 16" O.C. -1/2" GWB		
W3	Interior		-1/2" GWB -2x6 SPF STUDS @ 16" O.C. -1/2" GWB		
W13a	Interior		-1/2" DRYWALL -2x4 SPF STUDS @ 16" O.C. -3 1/2" ROXUL COMFORT BATT INSULATION -3/4" AIRSPACE -2 LAYERS 1" CGC FIRE SEPARATION LINER (CONTINUOUS BETWEEN FLOOR JOISTS) -2x4 SPF STUDS @ 16" O.C. -3 1/2" ROXUL COMFORT BATT INSULATION -1/2" DRYWALL		1hr
W13b	Interior		-1/2" DRYWALL -2x4 SPF STUDS @ 16" O.C. -3 1/2" ROXUL COMFORT BATT INSULATION -3/4" AIRSPACE -2 LAYERS 1" CGC FIRE SEPARATION LINER (CONTINUOUS BETWEEN FLOOR JOISTS) -2x6 SPF STUDS @ 16" O.C. -5 1/2" ROXUL COMFORT BATT INSULATION -1/2" DRYWALL		1hr

Roof Schedule1

Type Mark	Type Image	Description	Roof R-Value
R1		-ASPHALT SHINGLES -ROOF UNDERLAYMENT -1/2" PLYWOOD SHEATHING w/ CLIPS -PRE-ENGINEERED ROOF TRUSSES -VENTED SOFFIT	
R2		-ASPHALT SHINGLES -ROOF UNDERLAYMENT -1/2" PLYWOOD SHEATHING w/ CLIPS -2x6 SPF ROOF RAFTERS @ 16" O.C. c/w 2x8 RIDGE BOARD & 2x4 COLLAR TIES -VENTED SOFFIT	
R3		R60 -ASPHALT SHINGLES -ROOF UNDERLAYMENT -1/2" PLYWOOD SHEATHING w/ CLIPS -PRE-ENGINEERED ROOF TRUSSES -R60 BLOWN-IN CELLULOSE INSULATION -6MIL POLY -RESILIENT CHANNEL -1/2" GYPSUM WALLBOARD	R-60

Floor Schedule

Type Mark	Type Image	Description
F1		-3" CONC. SLAB MIN. 25 MPa ON 6" OF CLEAR STONE w/ 2" RIGID INSULATION FOR MIIN. 48" BEYOND ABOVE-GRADE WALL & 24" BELOW GRADE
F2		-4" CONC. SLAB MIN. 32 MPa ON 6" OF CLEAR STONE
F3		-5/8" T&G PLYWOOD SUBFLOOR -11 7/8" PRE-ENGINEERED FLOOR TRUSSES @ 16" O.C. (SEE TRUSS MANUFACTURER'S DRAWINGS FOR DETAILS)
F4		-5/4" DECK BOARDS -2x8 P.T. JOISTS c/w STRAPPING & BRIDGING AS PER O.B.C. 9.23.9.4.

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DATE : 2025-06-23

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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

SIGNATURE

115758
BCIN

CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
ASSEMBLY SCHEDULES

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
	03/03/2025

SHEET NO.
A602

WINDOW SCHEDULE

MARK	ROOM	WINDOW TYPE	WIDTH	HEIGHT	HARDWARE
001	BEDROOM	DOUBLE CASEMENT	4' - 0"	4' - 0"	
002	BEDROOM 2	DOUBLE CASEMENT	6' - 0"	4' - 0"	
101	DINING ROOM	3-PANEL w/ CASEMENT FLANKERS	6' - 0"	5' - 0"	
102	LIVING ROOM	3-PANEL w/ CASEMENT FLANKERS	6' - 0"	5' - 0"	
103	POWDER ROOM	SINGLE CASEMENT	2' - 0"	4' - 0"	
104	GARAGE	3-PANEL w/ CASEMENT FLANKERS	6' - 0"	5' - 0"	
105	PLAYROOM	4-PANEL w/ CASEMENT FLANKERS	9' - 0"	6' - 0"	
106	KITCHEN	DOUBLE CASEMENT	4' - 0"	3' - 6"	
201	BATHROOM	DOUBLE SLIDER	4' - 0"	2' - 0"	
202	BEDROOM 2	DOUBLE CASEMENT	4' - 0"	4' - 0"	
203	HALLWAY	DOUBLE CASEMENT	4' - 0"	4' - 0"	
204	HALLWAY	DOUBLE CASEMENT	4' - 0"	5' - 0"	
205	ENSUITE	4-PANEL w/ CASEMENT FLANKERS	8' - 0"	4' - 0"	
206	BEDROOM 3	3-PANEL w/ CASEMENT FLANKERS	4' - 0"	5' - 0"	
207	BEDROOM 3	4-PANEL w/ CASEMENT FLANKERS	8' - 0"	4' - 0"	
208	ENSUITE	DOUBLE CASEMENT	5' - 0"	4' - 0"	
209	PRIMARY BEDROOM	4-PANEL w/ CASEMENT FLANKERS	6' - 0"	4' - 0"	
210	BEDROOM 2	4-PANEL w/ CASEMENT FLANKERS	8' - 0"	3' - 6"	
211	PRIMARY BEDROOM	4-PANEL w/ CASEMENT FLANKERS	6' - 0"	4' - 0"	

DOOR SCHEDULE

MARK	ROOM	DESCRIPTION	WIDTH	HEIGHT	SWING	NOTES
ED-01	REC. ROOM	4-PANEL SLIDING GLASS DOOR	12' - 0"	6' - 8"	LH	
ED-02	REC. ROOM	4-PANEL SLIDING GLASS DOOR	10' - 0"	6' - 8"	LH	
ED-03	FOYER		5' - 0"	7' - 0"	RH	
ED-04	GARAGE	DOUBLE ENTRY DOOR w/ 22" ARCHED TRANSOM	6' - 0"	6' - 8"	RH/LH	
ED-05	GARAGE	OVERHEAD DOOR	8' - 0"	7' - 0"	O.H.	
ED-06	GARAGE	OVERHEAD DOOR	16' - 0"	7' - 0"	O.H.	
ED-07	MUD ROOM	SINGLE ENTRY DOOR w/ 2 SIDELITES	5' - 0"	6' - 8"	LH	
ED-08	FOYER	DOUBLE ENTRY DOOR	5' - 8"	6' - 8"	RH/LH	
ED-09	GREAT ROOM	4-PANEL SLIDING GLASS DOOR w/ TRANSOM	12' - 0"	6' - 8"	LH	
ED-10	KITCHEN	4-PANEL SLIDING GLASS DOOR w/ TRANSOM	10' - 0"	6' - 8"	LH	
ED-11	DINING ROOM	2-PANEL SLIDING GLASS DOOR w/ TRANSOM	6' - 0"	6' - 8"	RH/LH	
ED-12	MUD ROOM	SINGLE SWING DOOR	3' - 0"	6' - 8"	RHR	
ID-001	BATHROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-002	LINEN	DOUBLE BIFOLD DOOR	2' - 6"	6' - 8"	RH/LH	
ID-003	STORAGE	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-004	BEDROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-005	BEDROOM	Flush Panel Bifold	5' - 0"	6' - 8"	RH/LH	
ID-006	MECH. ROOM / STORAGE	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-007	FOYER	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RHR	
ID-008	BATHROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-009	BATHROOM	INTERNAL SINGLE DOOR	1' - 2"	6' - 8"	RHR	
ID-010	BEDROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	LH	1 HR FIRE RATING
ID-101	PLAYROOM	DOUBLE BARN DOORS	6' - 0"	6' - 8"	RH/LH	
ID-102	FOYER	DOUBLE BYPASS DOORS	6' - 0"	6' - 8"	RH/LH	
ID-103	FOYER	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	LH	
ID-104	POWDER ROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RHR	
ID-105	FOYER	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RHR	
ID-106	FOYER	DOUBLE BIFOLD DOOR	2' - 6"	6' - 8"	RH/LH	
ID-107	POWDER ROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RHR	
ID-108	BUTLER'S PANTRY	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	1 HR FIRE RATING
ID-201	BEDROOM 2	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-202	ENSUITE	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	RH	
ID-203	W.I.C.	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	LH	
ID-204	PRIMARY BEDROOM	INTERNAL DOUBLE DOOR	4' - 8"	6' - 8"	LH/RH	
ID-205	DRESSING ROOM	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	LH	
ID-206	ENSUITE	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	LH	
ID-207	LINEN	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	LHR	
ID-208	BEDROOM 3	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-209	ENSUITE	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	LH	
ID-210	W.I.C.	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	RH	
ID-211	BEDROOM 2	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	LH	
ID-212	BEDROOM 2	INTERNAL SINGLE DOOR	2' - 4"	6' - 8"	RHR	
ID-214	BATHROOM	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	RH	
ID-216	PRIMARY BEDROOM	INTERNAL SINGLE DOOR	2' - 8"	6' - 8"	RH	
ID-217	PRIMARY BEDROOM	DOUBLE BIFOLD DOOR	4' - 6"	6' - 8"	RH/LH	
ID-218	BATHROOM	INTERNAL SINGLE DOOR	2' - 6"	6' - 8"	LH	

1

2

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REVIEWED BY : Shannon
DATE : 2025-06-23

HARMONY HOMES

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NO.	DESCRIPTION	DATE
1	Basement Door	April 28, 2025
2	Main Floor Door	June 9, 2025

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

SIGNATURE

115758
BCIN

CLIENT
BRANDON ROWLAND

PROJECT ADDRESS
467 SUNRISE DRIVE,
AMELIASBURGH, ON K8N 4Z7

TITLE
SCHEDULES

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE 03/03/2025

SHEET NO.
A601

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 2012 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 A-15.

WOOD ROOF TRUSSES INSTALLATION, BRACING & DESIGN AS PER O.B.C. 9.23.13.11.. 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 9.33.4.2. 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 WATER CLOSETS TO BE 4.8L LOW FLUSH FIXTURES ACCORDING TO TABLE 7.6.4.2.B 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 7.6.5.1. OF THE O.B.C.

HOT WATER PIPING TO CONFORM TO DIV.B 12.3.1.14(1), (2) & (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. 7.1.4.2.

SUMP PIT TO BE INSTALLED IN ACCORDANCE WITH 9.14.5.2.(2) & 9.25.3.3.(16).

ALL SHOWER VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, CONFIRMING 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 200MM 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 9.10.13.15..

WHERE ATTACHED GARAGE IS ADJACENT TO ATTIC SPACE, CARRY THE GYPSUM BOARD UP TO ROOF SHEATHING AND CAULK WITH ACOUSTIC SEALANT AS PER 9.25.5..

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 9.25.8.2..

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.

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

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CLIENT

BRANDON ROWLAND

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GENERAL NOTES

DRAWN BY	CHECKED BY
B. STOCK	Checker
SCALE (@ A1)	DATE
	02/06/2025

SHEET NO.
A002

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REVIEWED BY : Shannon
DATE : 2025-06-23