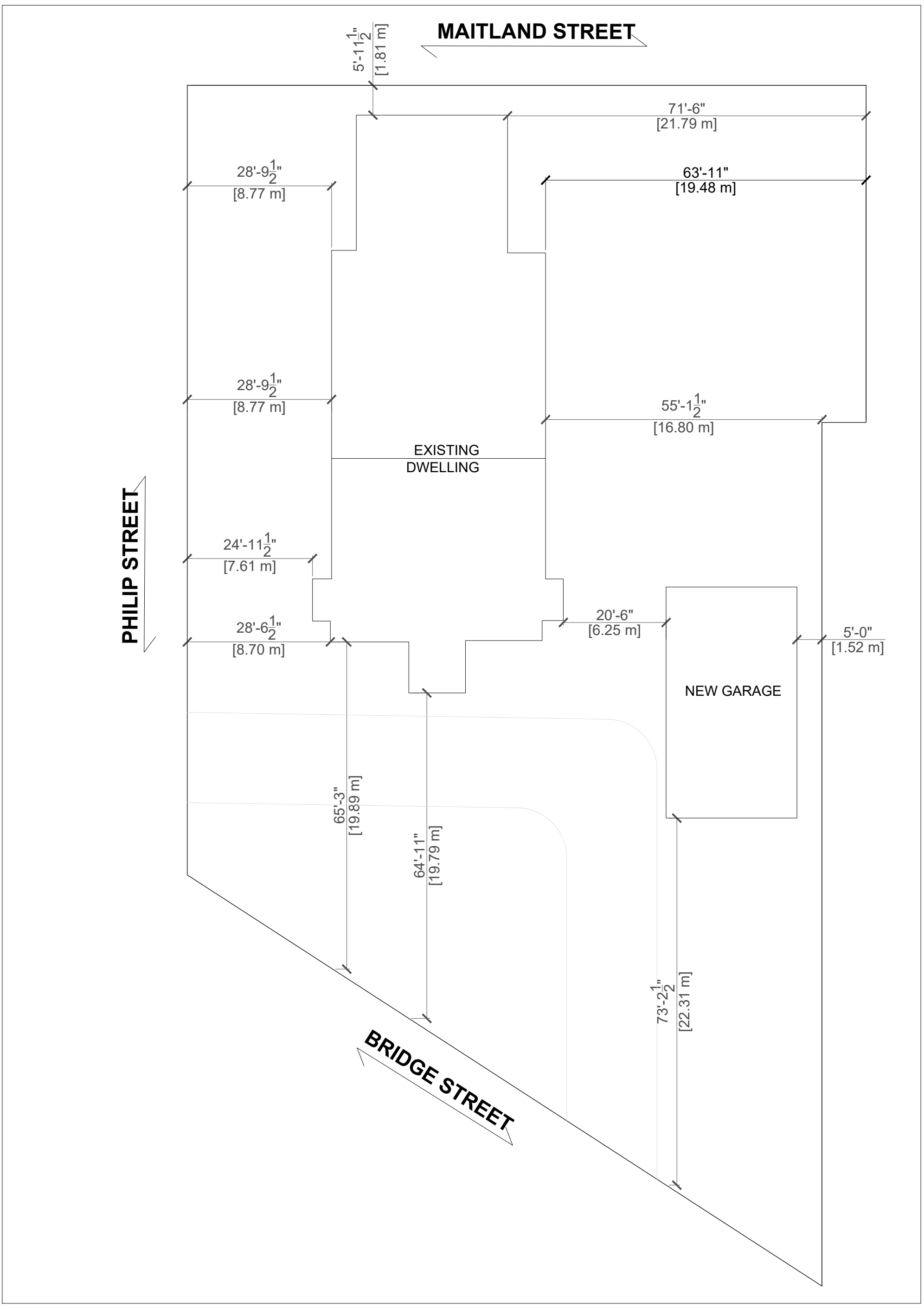
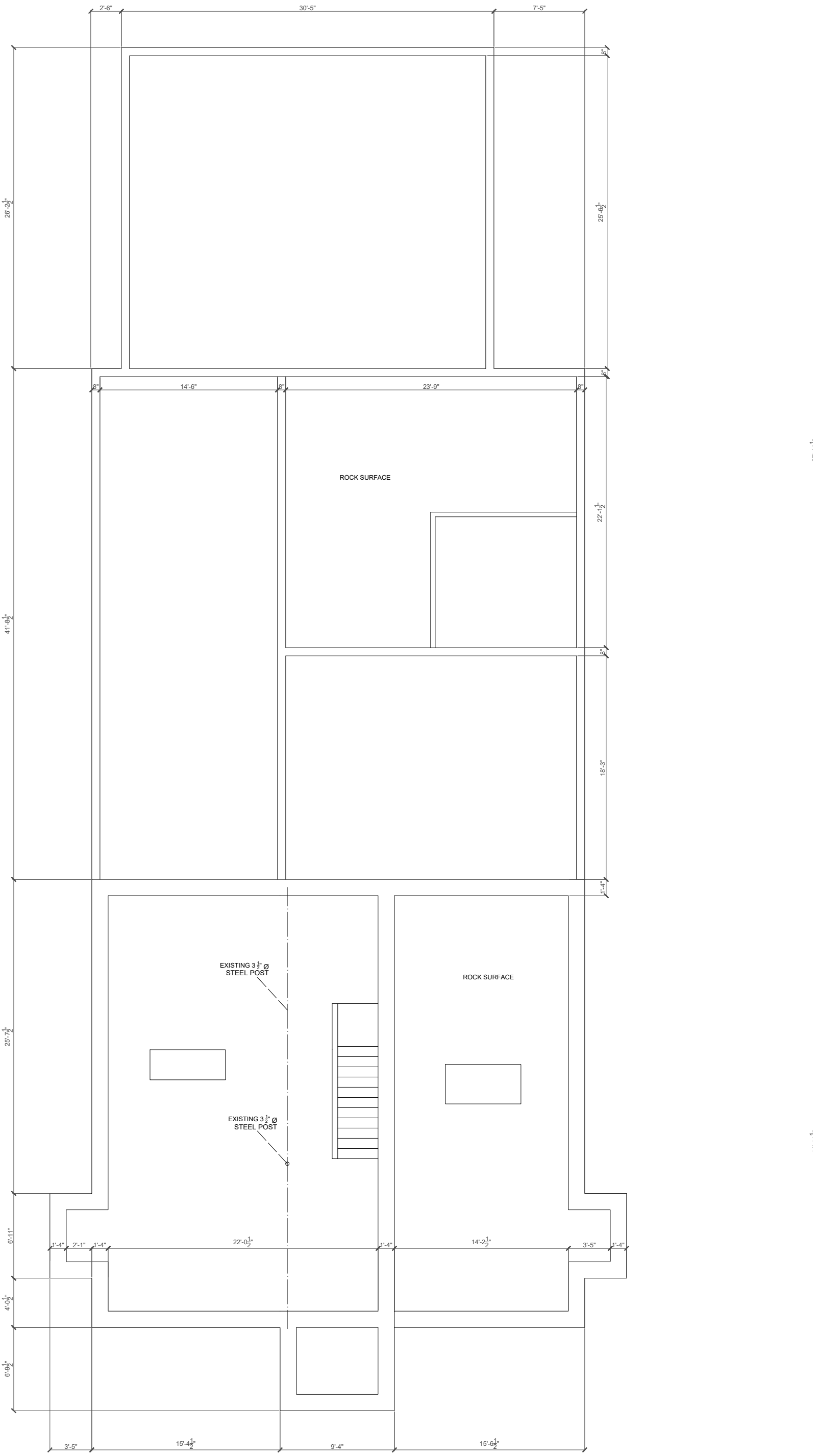


ZONED: I

LOT AREA: 2388.86 m²

LOT COVERAGE:400.64 m²(EXISTING BUILDING)+111m² =21.39%

88 BRIDGE STREET. SITE PLAN



Glenn Dowds CERTIFIED DESIGNER 40863 PHONE 613-403-1695 e-mail gdowds@gmail.com	REVISIONS	NOTES DO NOT SCALE DRAWINGS Builder is responsible for all dimensions and site conditions. Report any errors or omissions immediately to the designer. Do not proceed in uncertainty.	**88 BRIDGE STREET** **Existing Foundation Plan** ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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NP	APRIL.18.2024
Scale	Page
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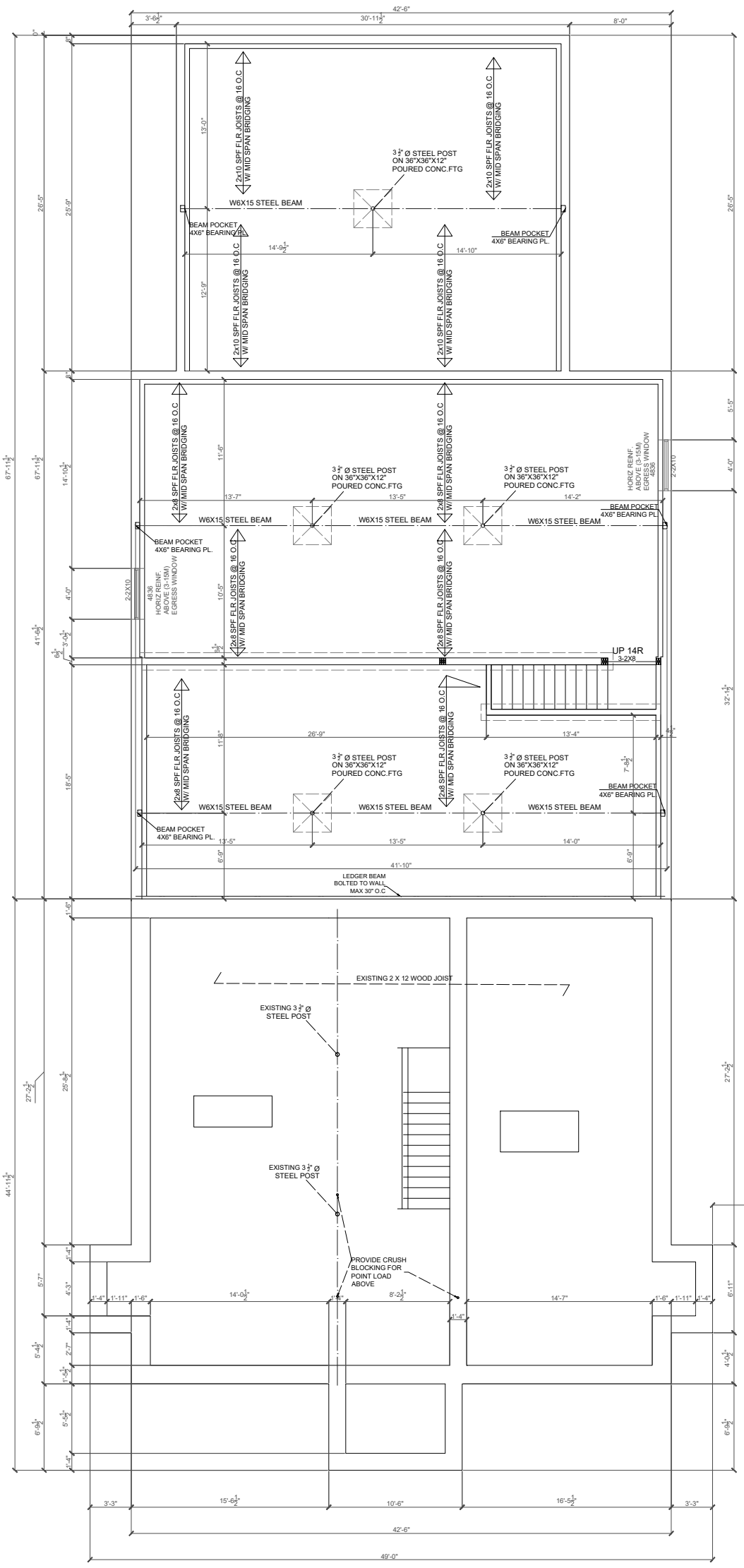

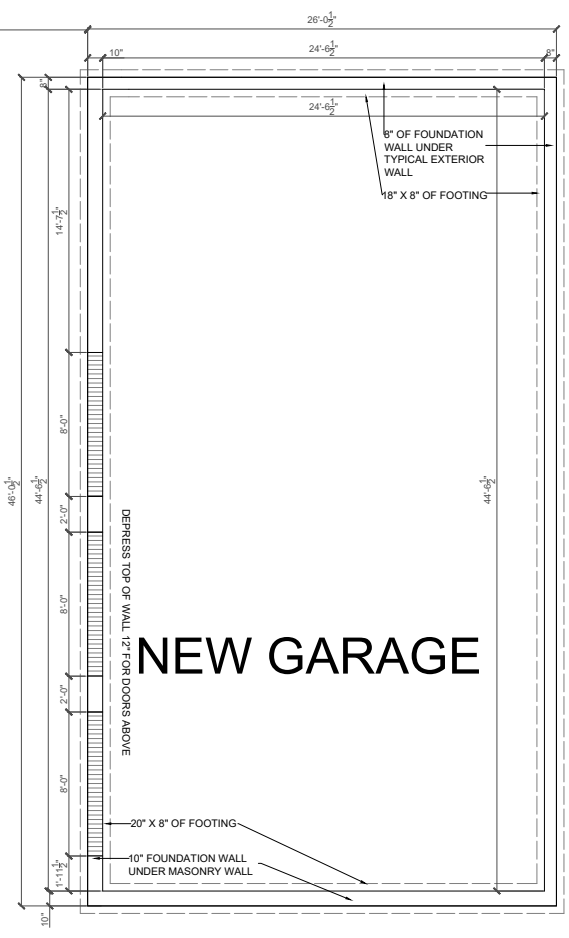

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88 BRIDGE STREET
Foundation Plan

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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Scale	Page
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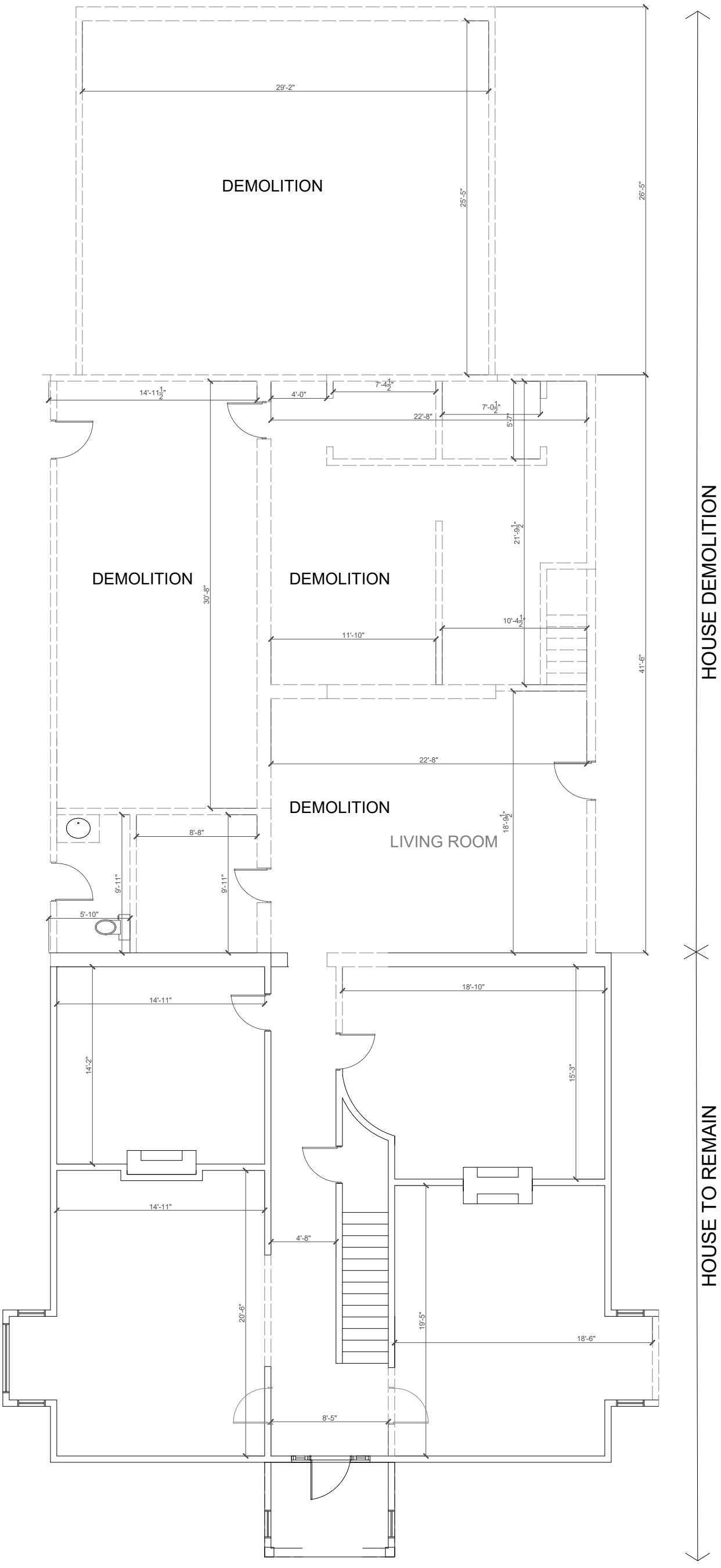

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88 BRIDGE STREET
DEMOLITION PLAN

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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Scale	Page
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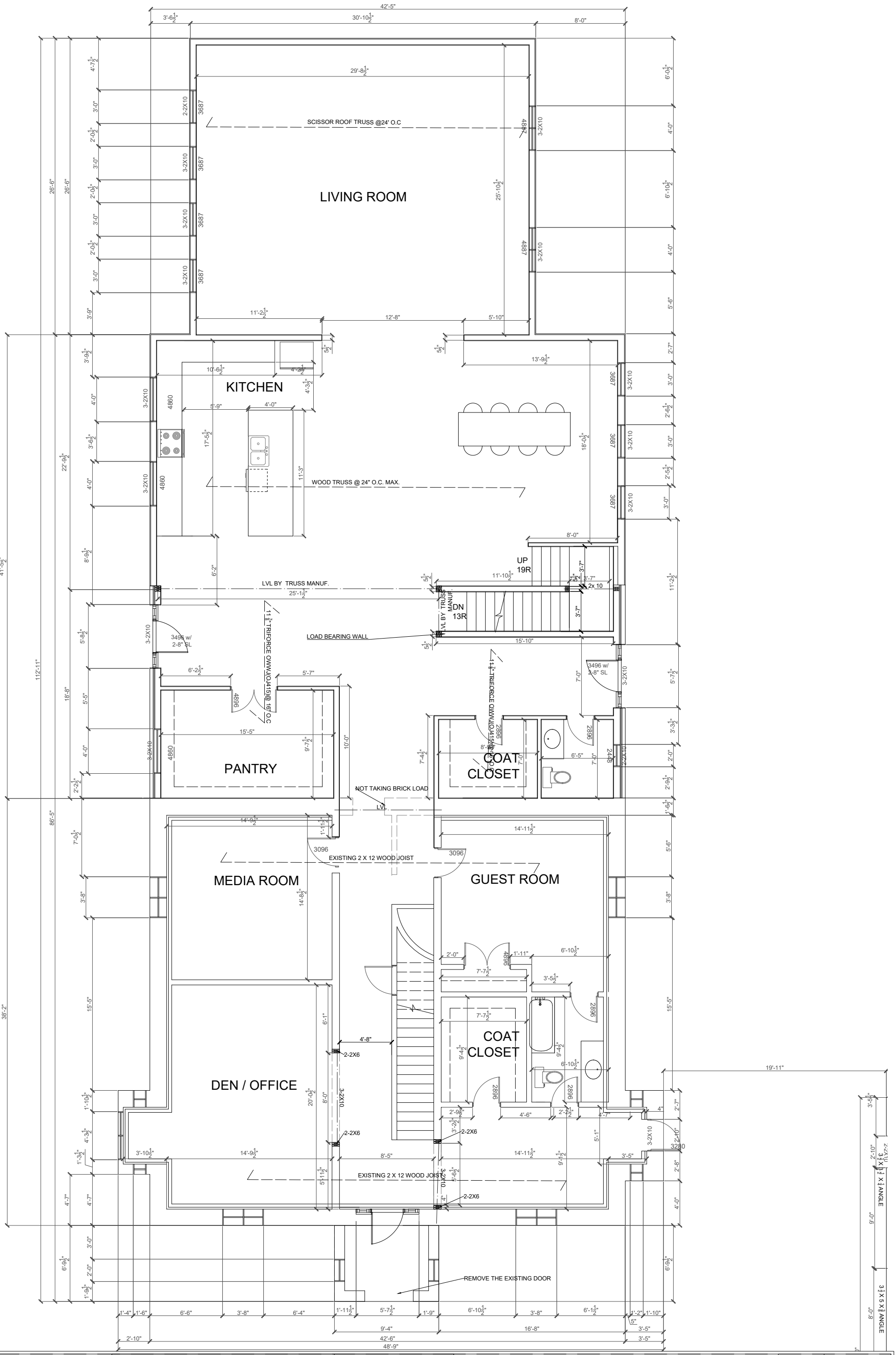

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88 BRIDGE STREET
GROUND FLOOR PLAN

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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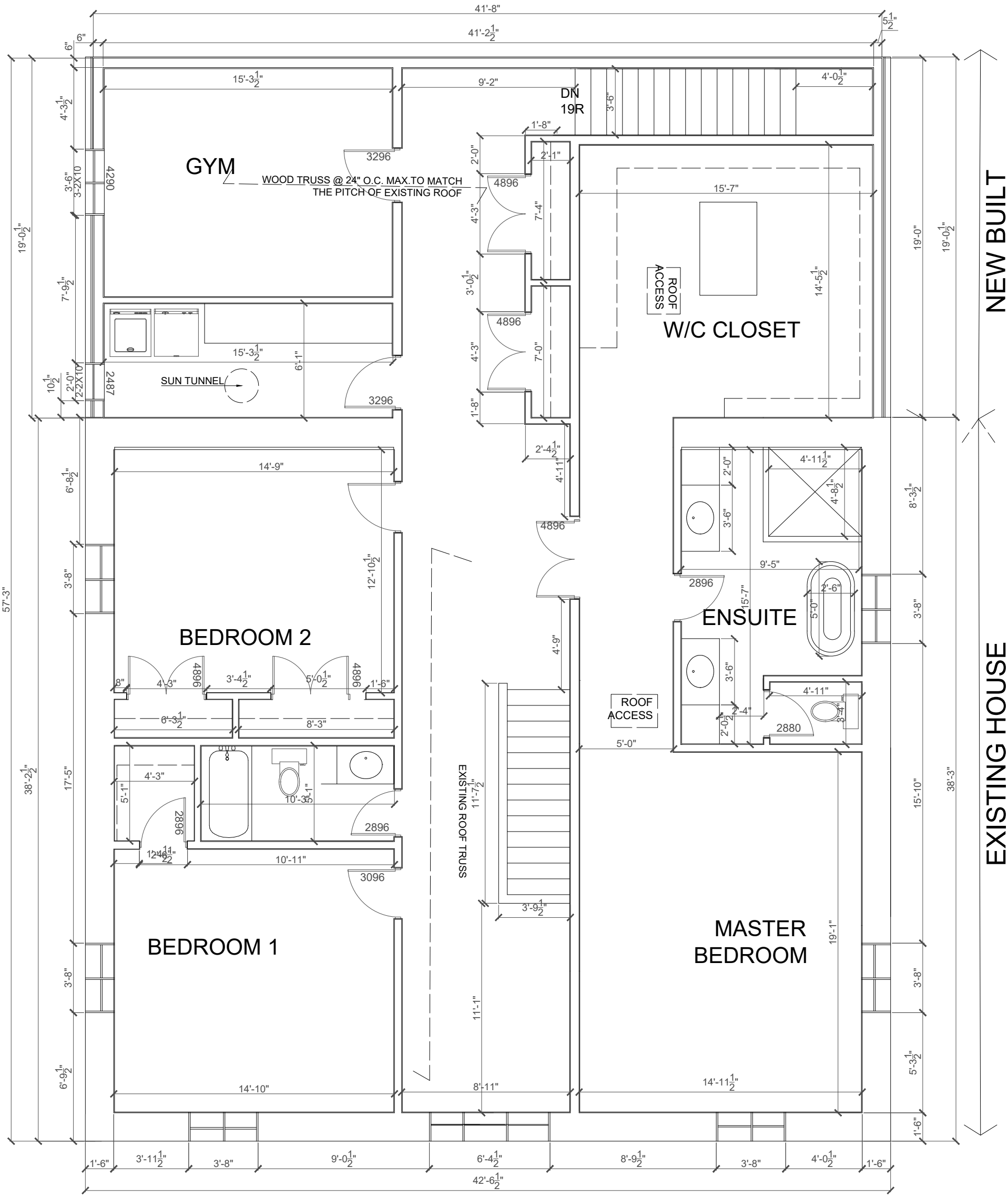

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88 BRIDGE STREET
GROUND FLOOR PLAN

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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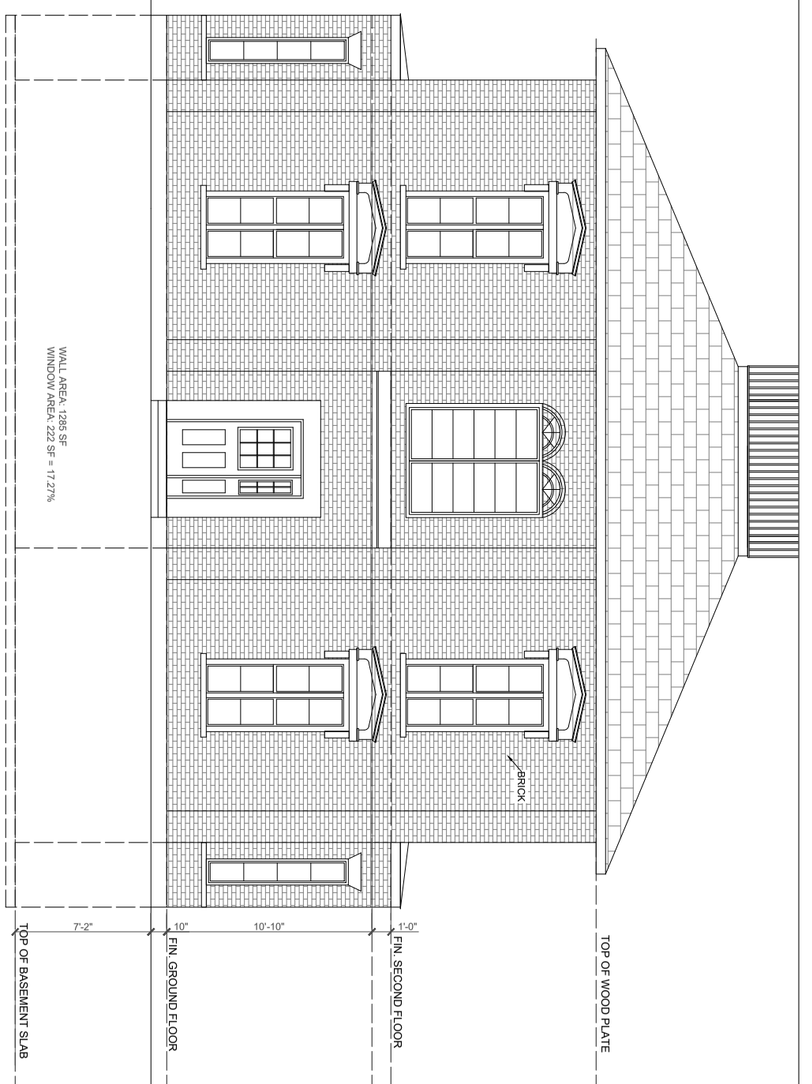

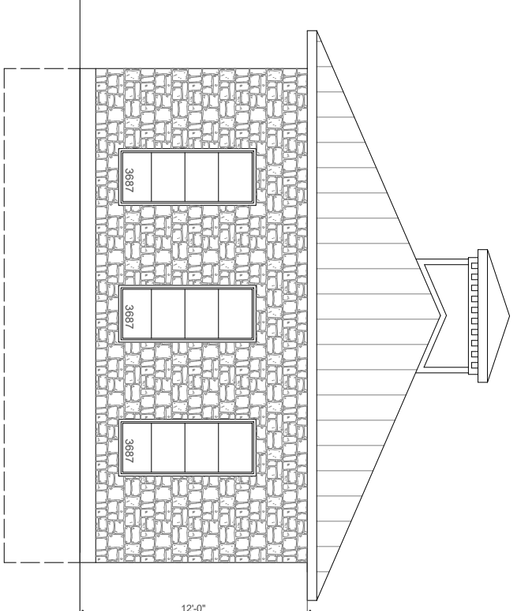

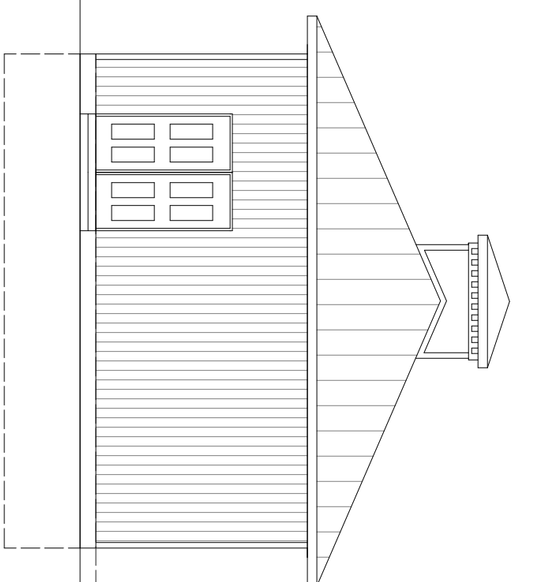

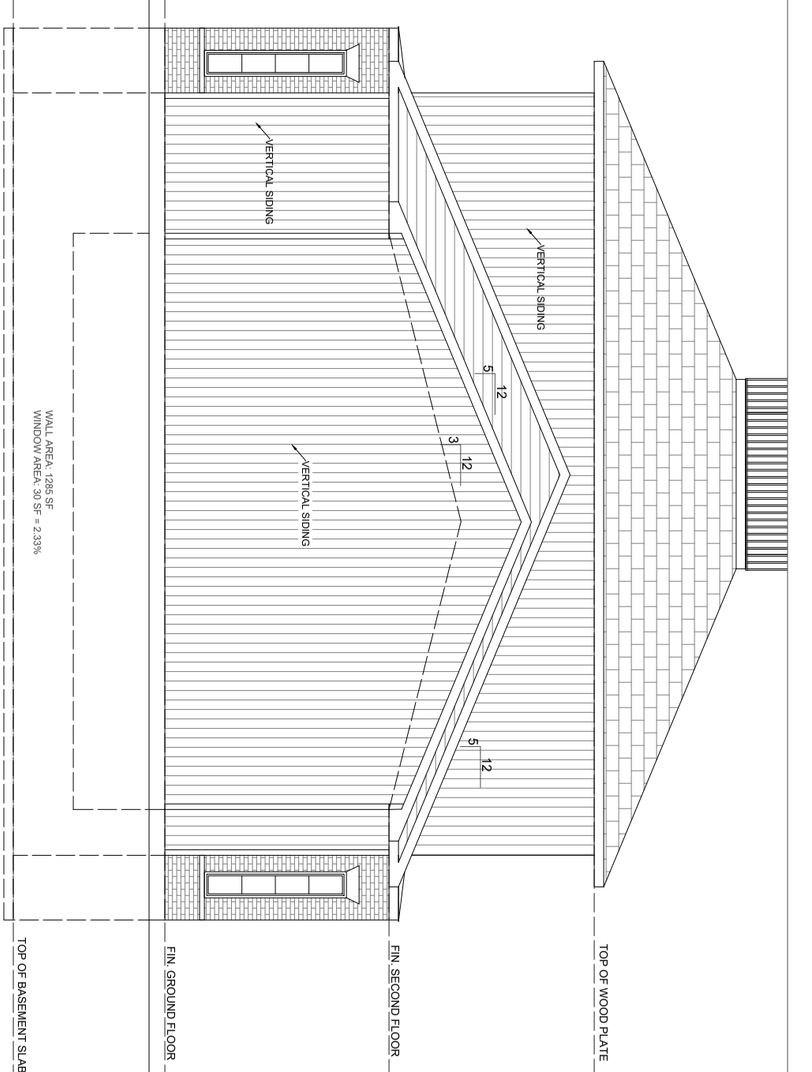

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88 BRIDGE STREET
FRONT & REAL ELEVATION

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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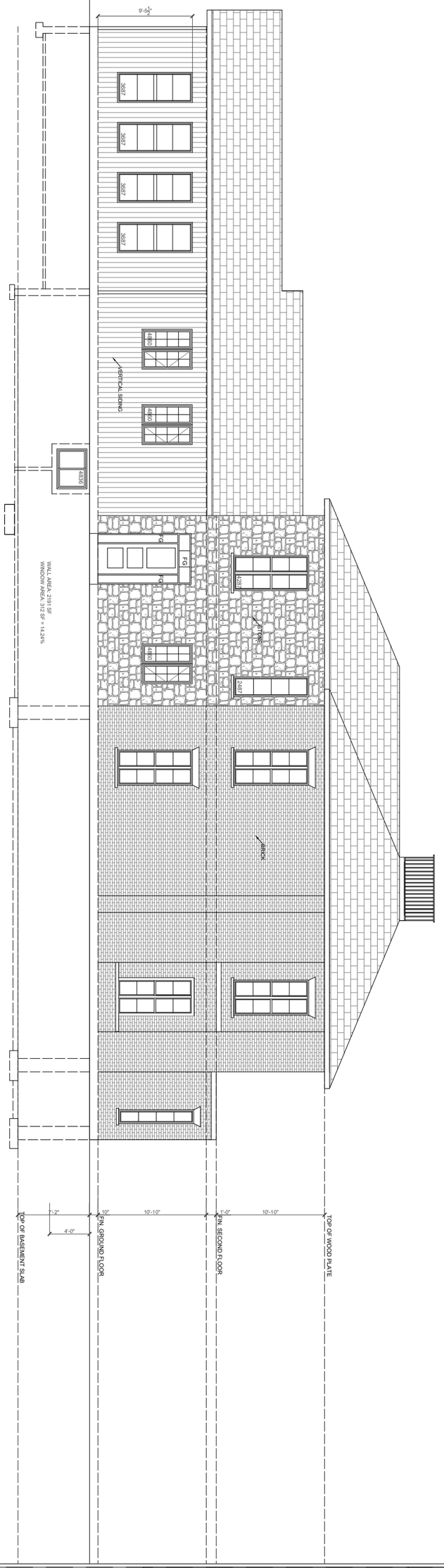

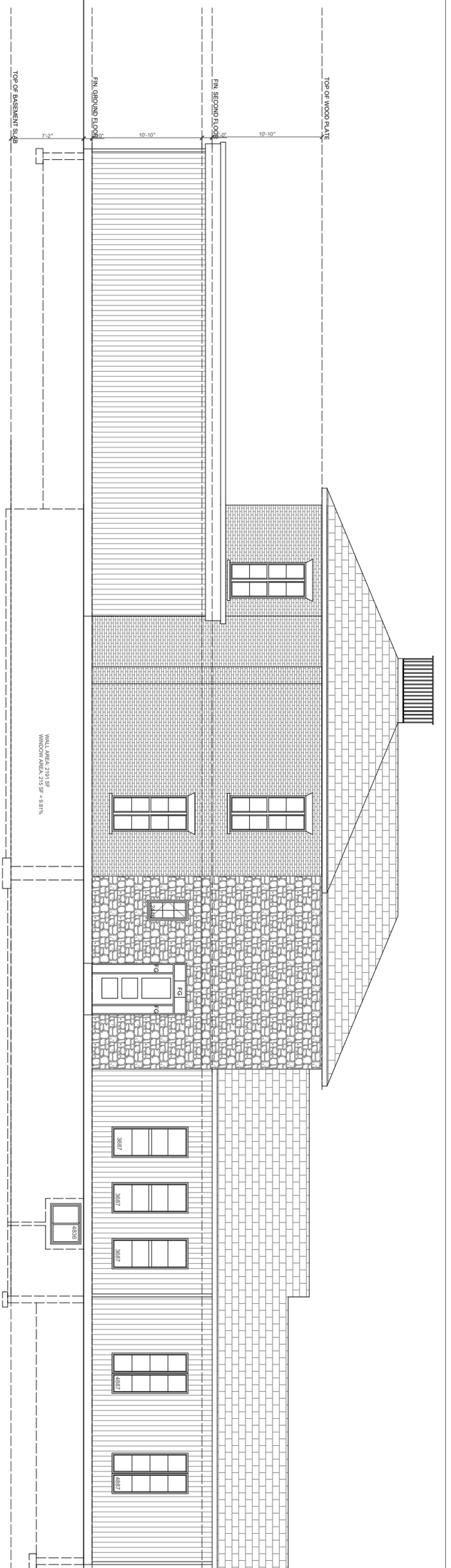

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88 BRIDGE STREET
RIGHT & LEFT SIDE ELEVATION

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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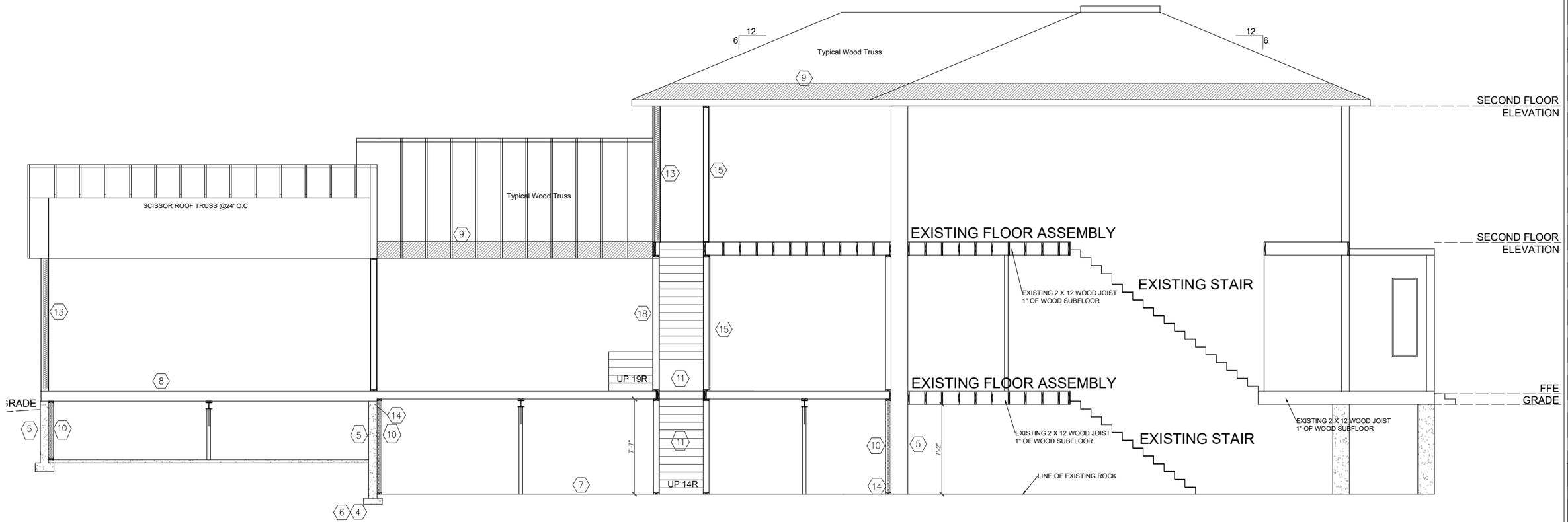
Page A-7



CONSTRUCTION NOTES

ALL CONSTRUCTION PRACTICES TO COMPLY WITH ONTARIO BUILDING CODE REGULATIONS (2012) OR LATEST EDITION

1 ROOF CONSTRUCTION

30.5 kg/m sq. (210) ASPHALT SHINGLES, 9.5mm (1/2") PLYWOOD SHEATHING WITH "H" CLIPS. WOOD STRUCTURE SEE PLANS.
APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (2'11") UP ROOF SURFACE TO LINE NOT LESS THAN 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE ICE AND WATER SHIELD FOR COMPLETE ROOF
METAL EAVESTROUGH ON ALUM. OR VINYL FASCIA & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES

2 FRAME WALL CONSTRUCTION

SIDING ON 1" (R6)RIGID INSULATION
12.7mm (1/2") EXTERIOR TYPE SHEATHING, 2 x 4 or 2 x 6 STUDS @ 400 (16") O.C., R24 MIN. INSULATION AND VAPOUR BARRIER, TO CONFORM TO CAN/CGSB-51.34-M AND SUBSECT. 9.225.5 OF O.B.C.
12.7mm (1/2") INT. DRYWALL FINISH.

3 BRICK/STONE VENEER

3 ½"FACE BRICK OR STONE ⅝"x 7"GALV. METAL TIES @ 14"O.C. HORIZ. 24"VERT. 1" AIR SPACE, 1" RIGID R6 FOIL BACKED INSULATION ON ½" EXTERIOR SHEATHING, 2"x 6" @ 16"O.C.WITH R24 INSULATION & APPROVED 6 mil VAPOUR BARRIER, ½" INTERIOR DRYWALL PAINTED AIR BARRIER

4 FOOTINGS

EXTERIOR WALL FOOTINGS
18" or 20" x 6"or 8" 25Mpa at 28 days
MINIMUM DEPTH 4'-0" BELOW FIN. GRADE ON UNDISTURBED SOIL CAPABLE OF CARRYING 150 Kpa (3000 lbs. per sq.ft.) OR
PINNED DIRECTLY TO BEDROCK
INTERIOR BEARING WALL FOOTINGS
12"x6" 25Mpa at 28 days
STEPPED FOOTINGS WHERE REQUIRED

VERTICAL RISE BETWEEN HORIZ. PORTIONS
600 mm (24") maximum for firm soil
400 mm (16") maximum for sand or gravel
HORIZONTAL DISTANCE BETWEEN RISERS
600 mm (24") minimum
BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

5 FOUNDATION WALL

8"OR 10" POURED CONC. FOUNDATION 20 Mpa CONC. MAX. 2100 (6'11") BELOW GRADE & MIN 150 (6") ABOVE GRADE. WATERPROOF EXT. FACE OF WALL BELOW GRADE IN CONFORMANCE WITH 9.13.3.1.&9.13.3.2 OF OBC. OR DAMPROOF IN CONFORMANCE W/ 9.13.5.1&2 AND PROVIDE FNDN. WALL DRAINAGE AS PER 9.14.2.1 OBC

6 100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND ALL FOOTINGS.

7 BASEMENT SLAB

3" 20 Mpa concrete slab on vapour barrier INSULATION and 5" crushed stone.
where vapour barrier is not provided below slab , provide R10 rigid insulation around perimeter of slab

8 GROUND FLOOR

GROUND FLOOR
FIN. FLOOR ON 3/4" T&G SUBFLOOR ON WOOD FLOOR JOISTS.

9 CEILING

R50 ROOF INSULATION AND VAPOUR AIR / VAPOUR BARRIER, 15.9mm (5/8") INT. DRYWALL FINISH.

10 BASEMENT WALL/BASEMENT SLAB

1"R5.1 RIGID ROCKWOOL CB80 BOARD,2"X4"WD. STUDS @ 24"O.C. R12 INSUL. VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34-M & 9.25.5 OBC FROM U/SIDE SUB FL.TO 300 (12") ABOVE FIN. SLAB
PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION.
PROVIDE R10 INSULATION 48"WIDE UNDER SLAB AROUND PERIMETER FOUNDATION WALLS

11 ALL STAIRS/EXTERIOR STAIRS

MAX RISE	=	200	(7 7/8")
MIN. RUN	=	255	(10")
MIN TREAD	=	285	(11.25")
MIN. NOSING	=	25	(1")
MIN. HEADROOM	=	1950	(6'-5")
MIN WIDTH	=	860	(2' 10")
FOR CURVED STAIRS.....			
MIN. RUN	=	150	(5 7/8")
MIN. AVERAGE RUN	=	200	(7 7/8")

12 GUARDRAIL/HANDRAIL

RAIL @ INT LANDING	=	900	(2' 11")
RAIL @ INT STAIR	=	800	(2' 7")
RAIL @ EXT LANDING (GREATER THAN 1800 ABOVE FIN GRADE)	=	1070	(3' 6")
RAIL @ EXT LANDING	=	900	(2' 11")
RAIL @ EXT STAIR	=	900	(2' 11")

WOOD PICKETS MAX 100mm (4") BETWEEN

13 EXTERIOR WALLS

1" RIGID INSULATION, 1/2" SHEATHING
2"x6" @ 400 mm (16") O.C.
R22 INSULATION & VAPOUR BARRIER
VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34-M & 9.25.5 OBC FROM U/SIDE SUB FL.TO 300 (12") ABOVE FIN. SLAB
PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION.

14 SILL ANCHORING

2 x 6 SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS 300mm (12") LONG MIN. 100mm (4") IN CONC. @ 2400 (7'-10") O.C. CONTINUOUS CAULKING OR GASKET BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

15 INTERIOR STUD PARTITIONS

38 x 89 (2 x 4) @ 400 (16") O.C. NON-BEARING, 12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

16 CRAWL ACCESS HATCH 48"X36" WITH WEATHER STRIPPING.

17 BEDROOM WINDOWS

AT LEAST ONE WINDOW PER FLOOR SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35m2 (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 380mm (15") AND A MAX SILL HEIGHT OF 1000mm (3'-3") ABOVE FLOOR.

18 INTERIOR LOADBEARING PARTITIONS

2X4 OR 2 x 6 16" O.C.
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

19 SMOKE ALARMS AND CO2

SMOKE ALARM IN CONFORMANCE WITH 9.10.18.1,3&4 OBC REFER TO PLANS FOR LOCATIONS

20 CAPPED EXTERIOR EXHAUST TO OBC REQUIREMENTS

21 Capped dryer vent.

22 Capped range hood vent.

Date dwn. APRIL.19.2024
Page A-8
Dwn. NP
Scale 1/8" = 1'-0"

88 BRIDGE STREET
SECTION & NOTES

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

NOTES
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REVISIONS

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GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 OR LATEST VERSION AND ALL AUTHORITIES HAVING JURISDICTION

ALL FLOORS ABOVE GRADE
40 p.s.f. live load
15 p.s.f. dead load
Roof 50 p.s.f. live load
15 p.s.f. dead load

Soil pressure 3000 p.s.f.

Garage slab 50 p.s.f.

Deck/Porch 40 p.s.f. live load
15 p.s.f. dead load

Contractor is to verify that the soil & site conditions are in accordance with Part 4&9 sections of The Ontario building code. All design is based on solid well draining, non-eepansive soil with a min. bearing capacity of 3000 p.s.f. If soil and site conditions do not meet this requirement, additional engineering by a soils & structural engineer will be required prior to construction. Additional engineering is not the responsibility of the designer.

2 CONCRETE

A. Unless otherwise noted all exterior slabs on grade (including the garage slab) shall be 3200 p.s.i. and (28 day compressive strength) concrete on 5" compacted granular fill

B. All foundation walls and footings shall be 20Mpa p.s.i. (28 day compressive strength)
Exterior slabs including garage slab shall have 5%min/7% max. air entrainment

C. Provide a 1/2" expansion joint material between all concrete slabs and abutting concrete or masonry walls occurring in exterior or unheated interior spaces

D. Unless otherwise noted foundation wall shall be poured concrete

E. Foundation drainage to comply with O.B.C.
A sump pump may be required on level sites.
Contractor is to verify that foundation drainage is installed as required as site conditions require.

F. The finished grade shall slope away from foundation wall min. 6"in the first 10'0" run. Top of grade at brick and stone veneer walls to be held 6"min. below foundation. Top of grade at siding or stucco walls to be held 8"min. below top of foundation wall.

G. Foundation walls that retain earth and enclose habitable or usable spaces below grade shall be damproofed. Waterproofing shall be used if a high water table and/or if severe soil conditions are known to exist.

3 STRUCTURAL STEEL

A. All structural steel shall conform to CAN/CSA-S16 "Limit States Design of Steel Structures"

4 CARPENTRY

A. Unless otherwise noted all framing members shall be Spruce #2 or equal.
All 2X dimensional lumber headers to have min. of 2 cripple studs at each end unless otherwise noted

B. Unless otherwise noted provide:
a. Double header joists & trimmers at all floor openings
b. Blocking between joists under parallel partitions.
c. Min 1 row of Cross bridging per joist span or equal
d. Sub floor 1/2" Plywood or equal
e. Exterior wall sheathing 7/16" OSB c/w Tyvek or equal

f. All interior partitions to have studs @ 16"o.c unless otherwise noted.
g. All interior walls and ceilings to be covered with gypsum wallboard, with metal corner reinforcing or equal, tape float and sand 3 coats.
h. Interior trim to be selected by owner.
i. All wood trim and siding applied over water resistant membrane to be backprimed prior to installation

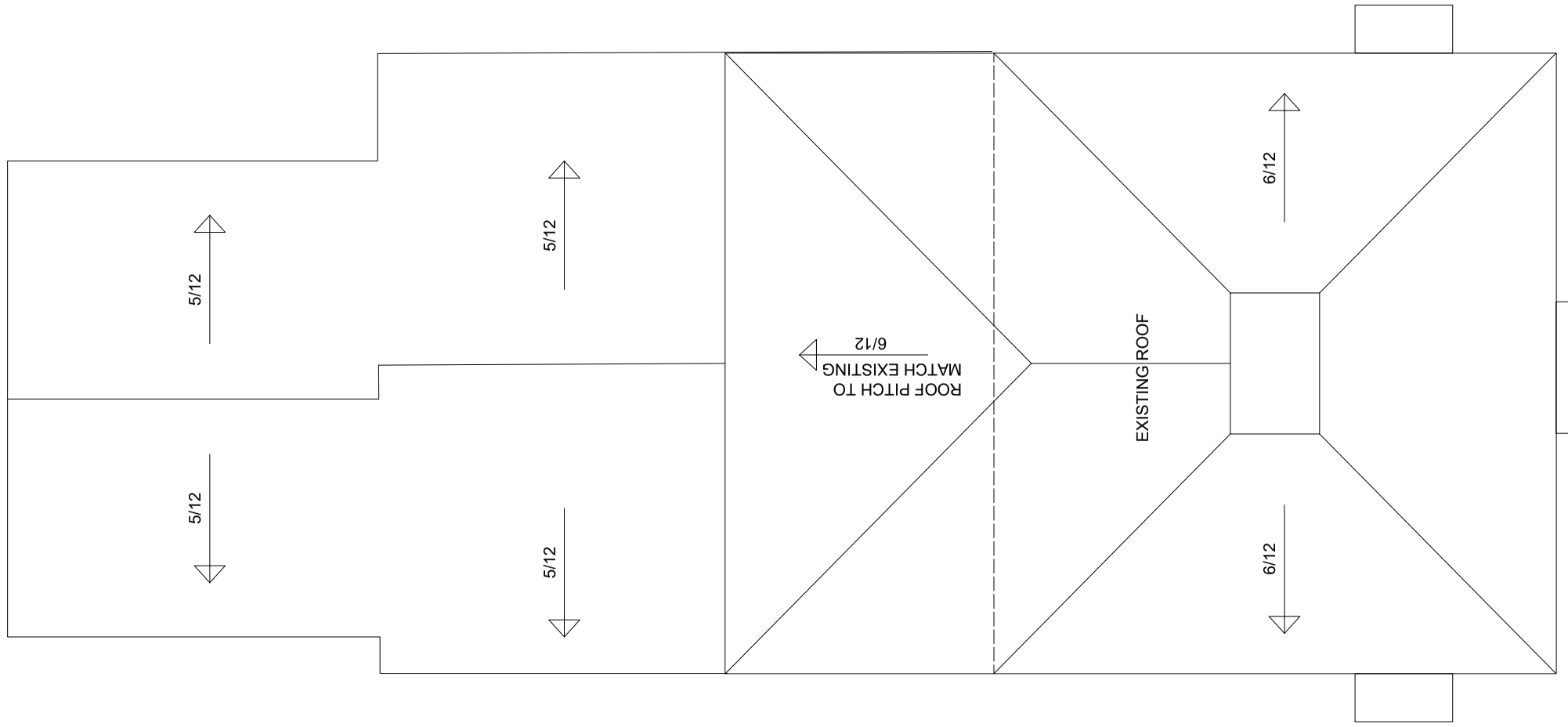
5 Miscellaneous

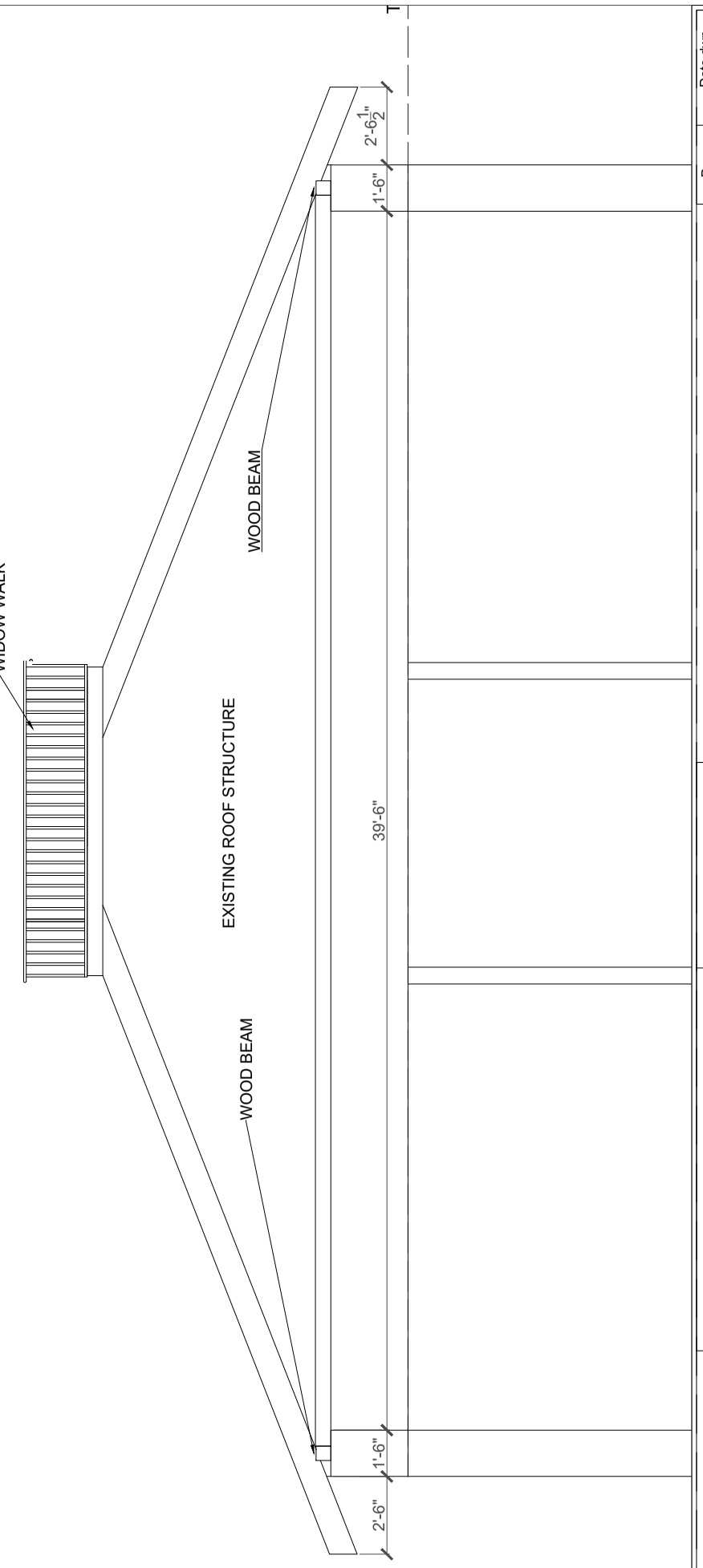
Unless otherwise noted provide:
A. Install polyethylene vapour barriers against the inside of all insulation
B. All windows and door glass shall be double glazing (U-Value 050max. Argon filled with low E coating)
C. Install and flash windows as per manufactures specs.
D. All exterior wall penetrations are to be flashed or caulked.

EXTERIOR CONC. STEPS SHALL CONFORM OBC 9.8.9.1
ALL CONCRETE USED FOR EXTERIOR WORK SHALL BE A MIN. 32Mpa WITH 5% TO 8% AIR ENTRAINMENT OBC 9.3.1.6

PLUMBING DEVICES BEING USED WILL COMPLY WITH SUB-SECT 7.6.5 AND WILL HAVE TEMP.LIMITING CONTROLS EXCEPT FOR DISH & CLOTHES WASHERS

WATER CLOSETS WILL HAVE MAX.6L PER FLUSH





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Page A-9
Dwn. NP
Scale 1/8" = 1'-0"

88 BRIDGE STREET
ROOF PLAN & NOTES

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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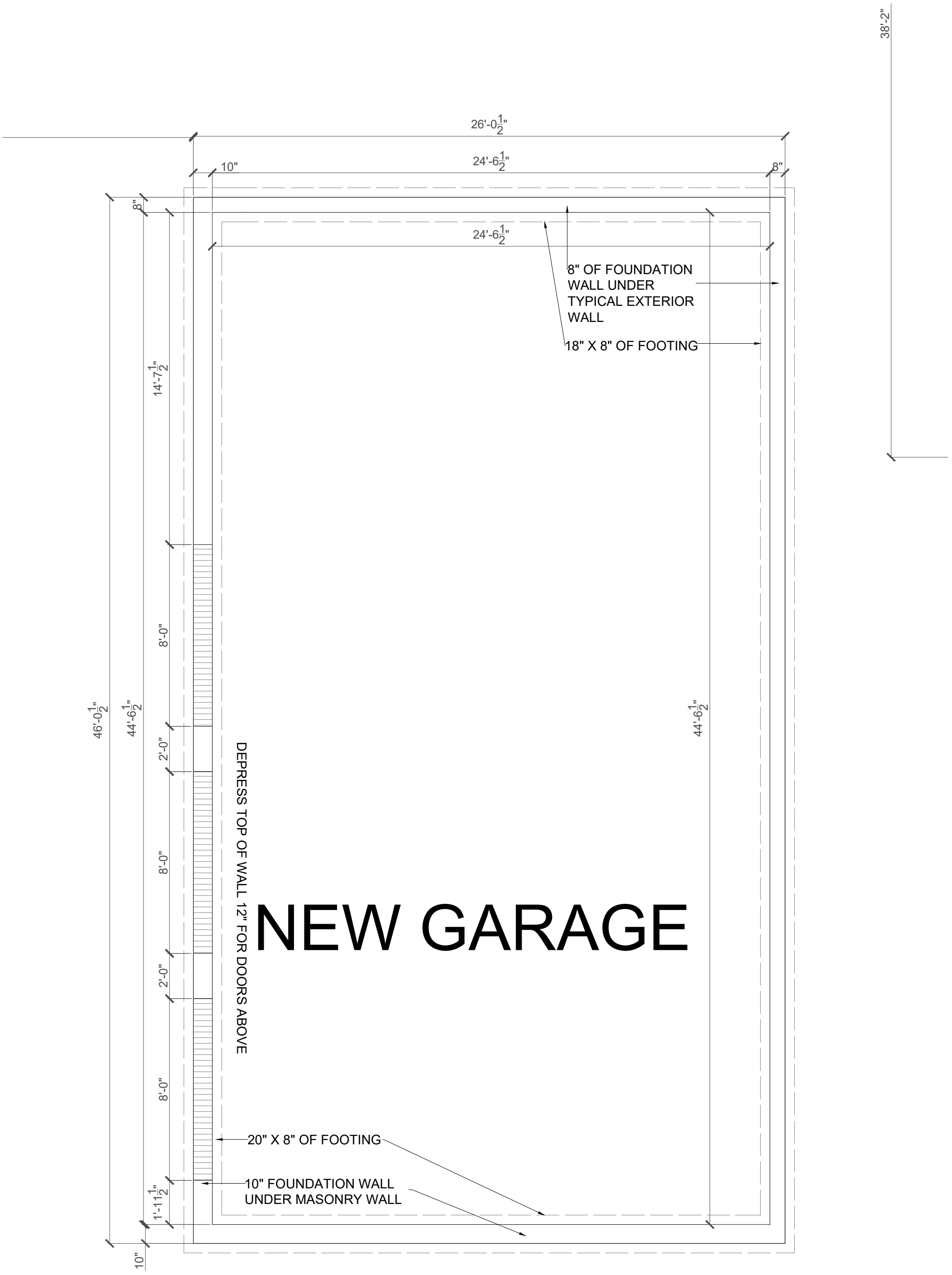

NEW GARAGE

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88 BRIDGE STREET
Foundation Plan

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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Scale	Page
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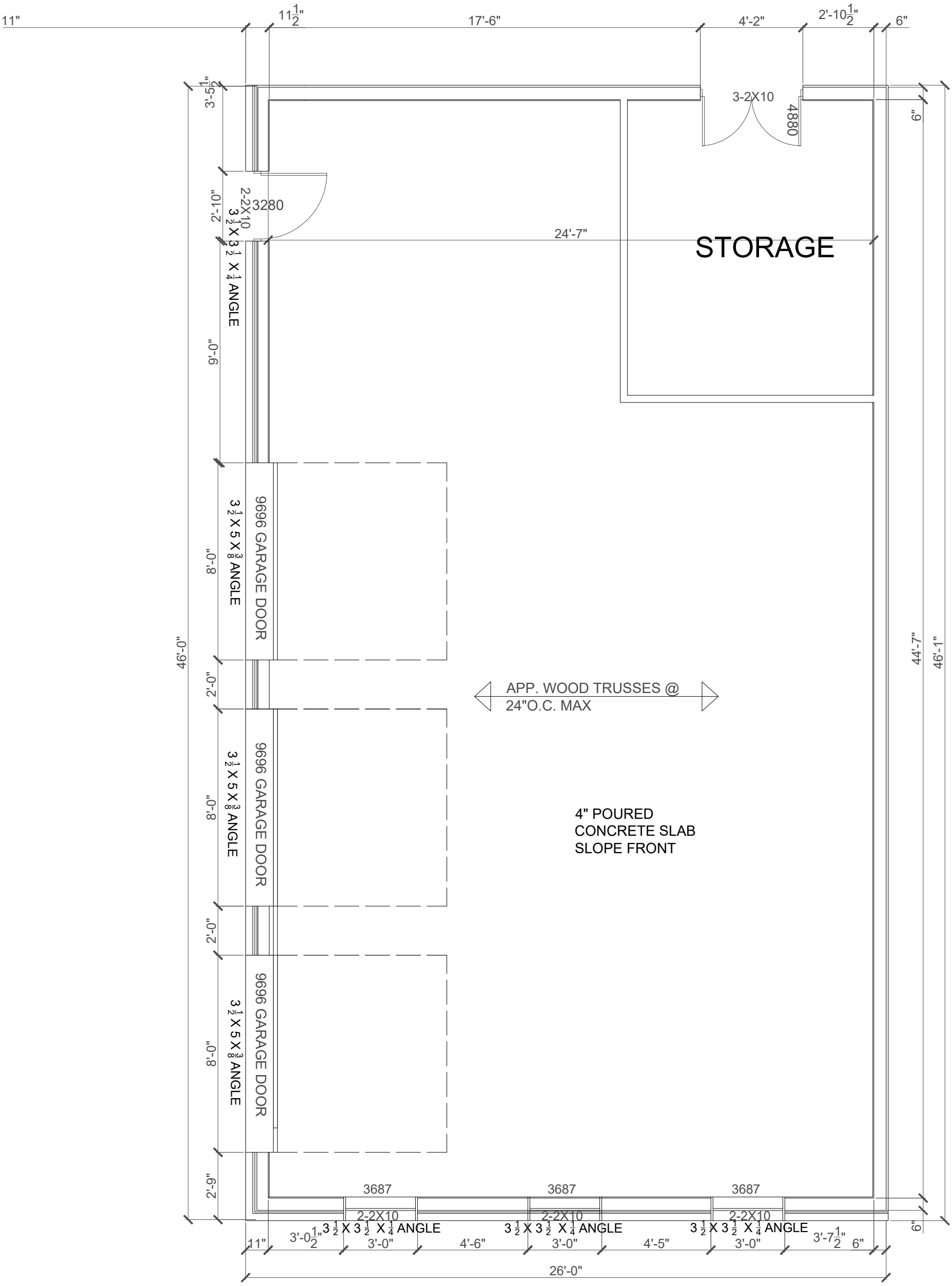

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88 BRIDGE STREET
GROUND FLOOR PLAN

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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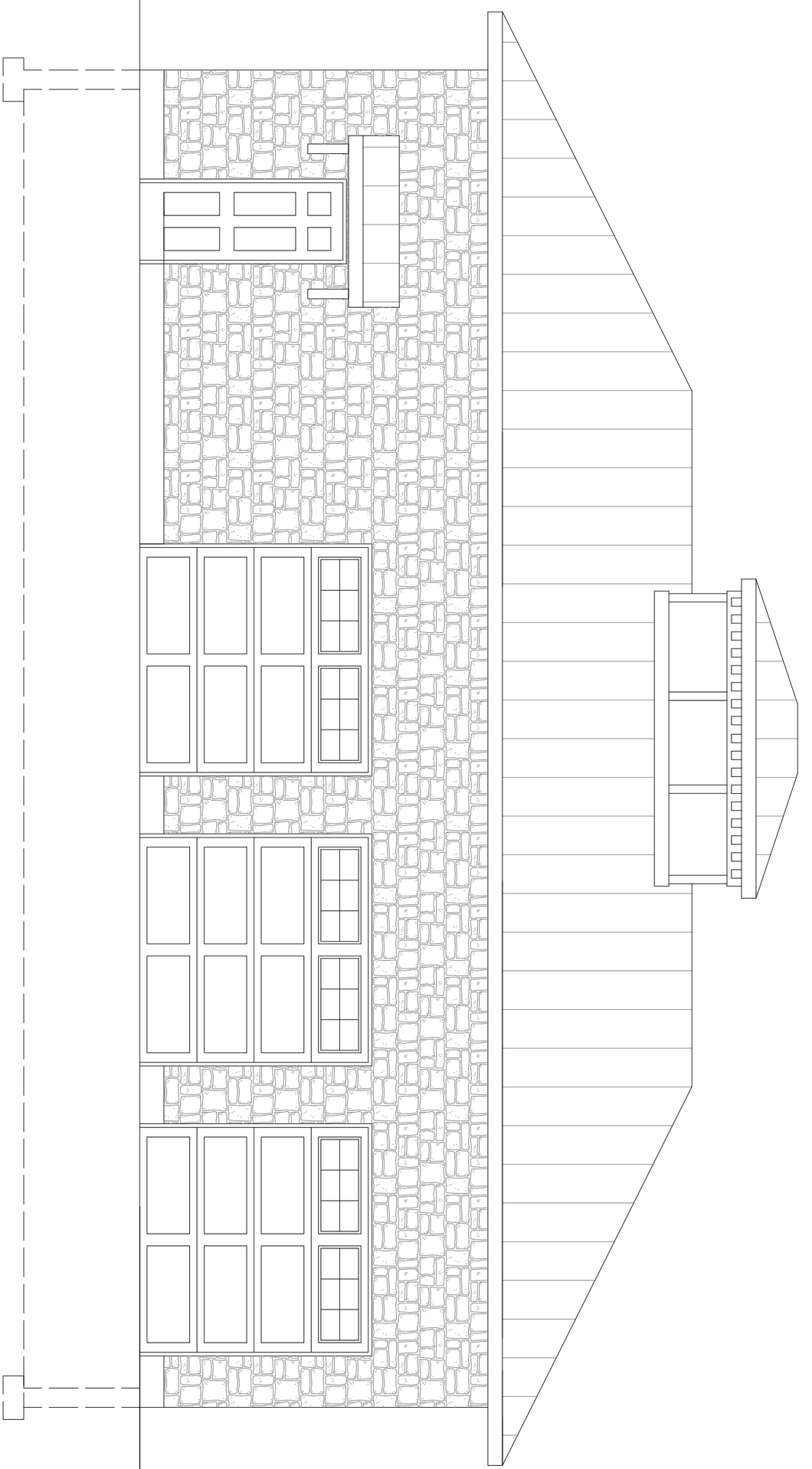

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88 BRIDGE STREET
FRONT ELEVATION

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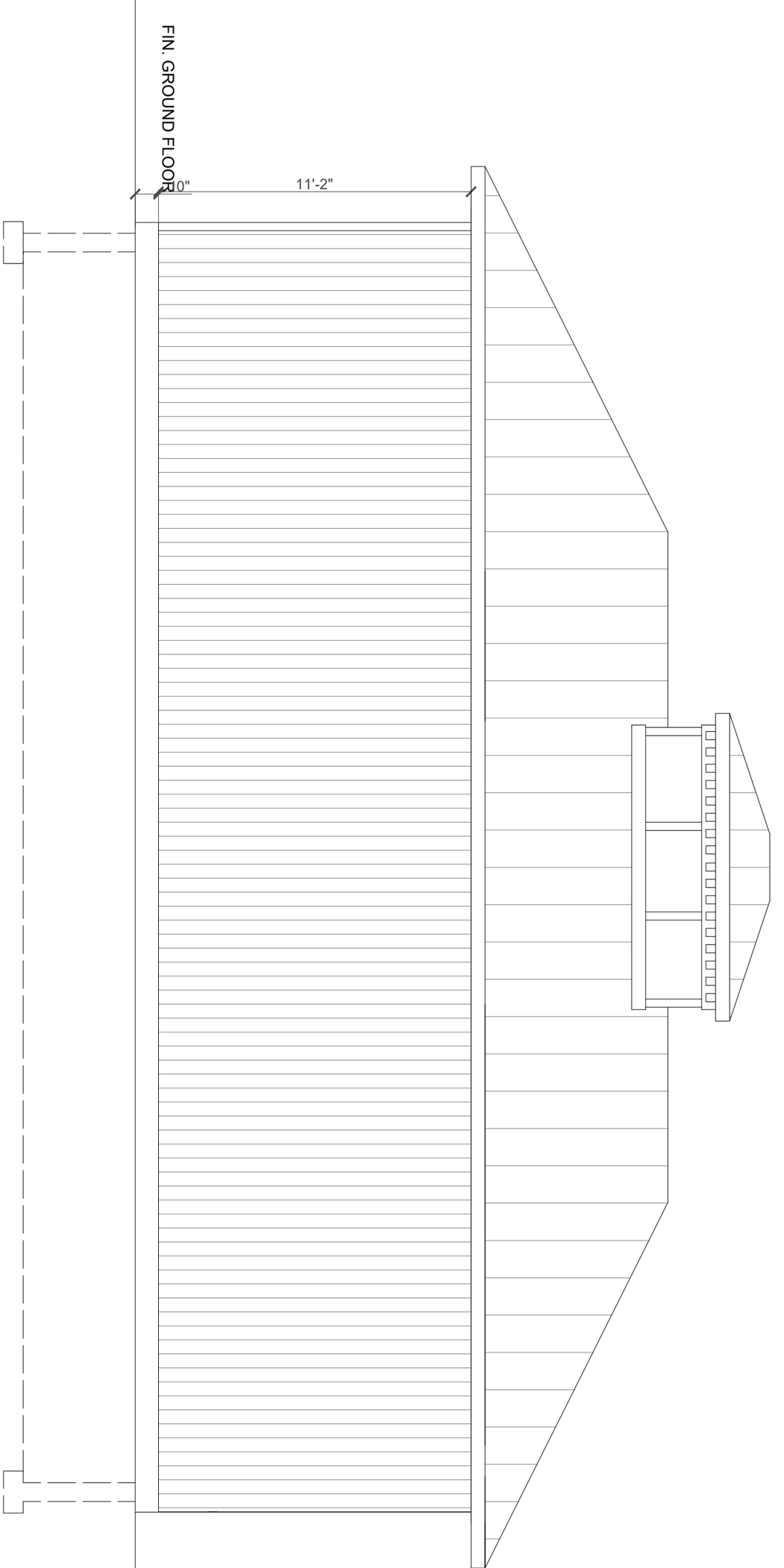

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88 BRIDGE STREET
REAR ELEVATION

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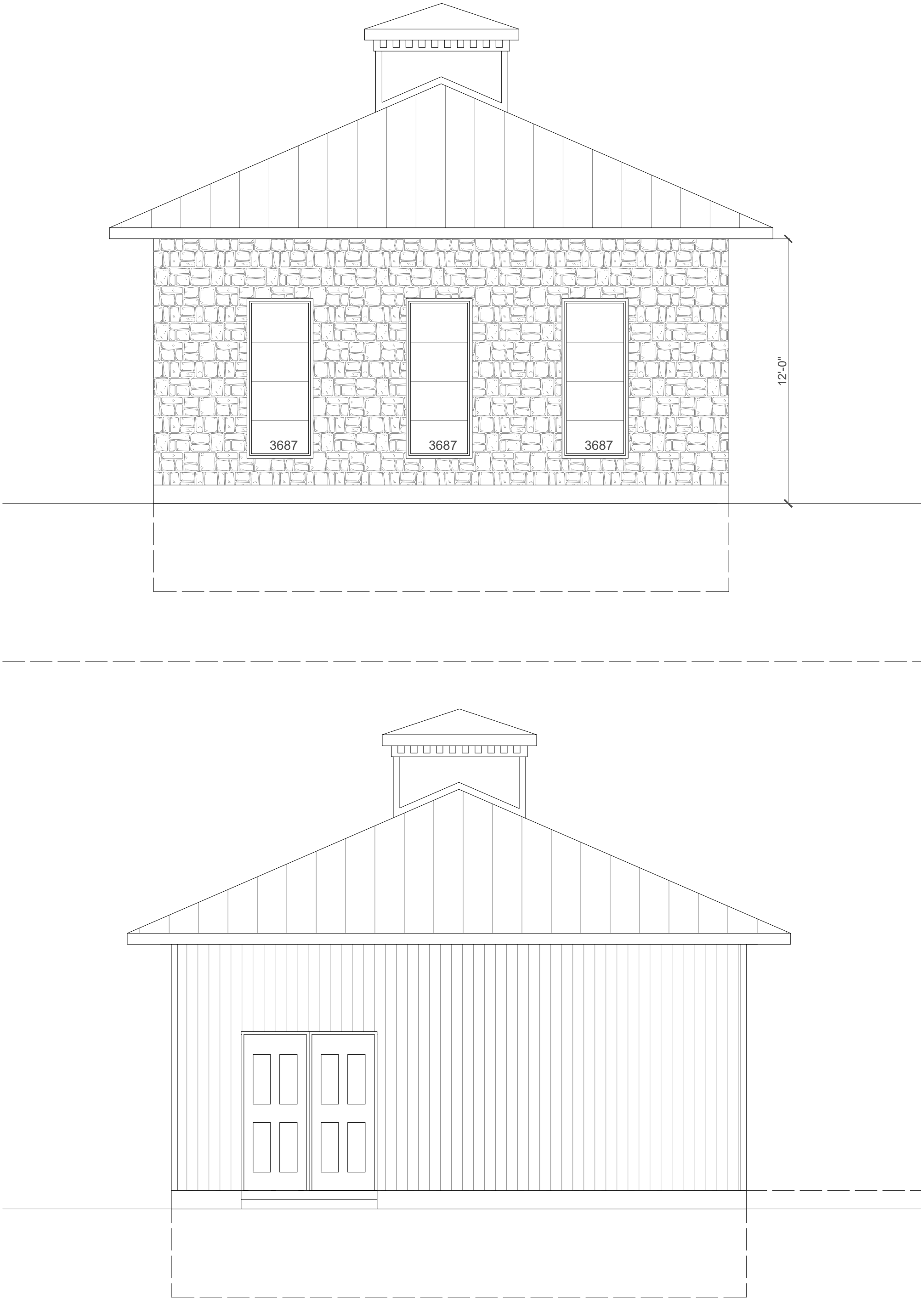

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88 BRIDGE STREET
SIDE ELEVATIONS

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

Dwn. NP

Date dwn. APRIL.18.2024

Scale 1/4" = 1'-0"

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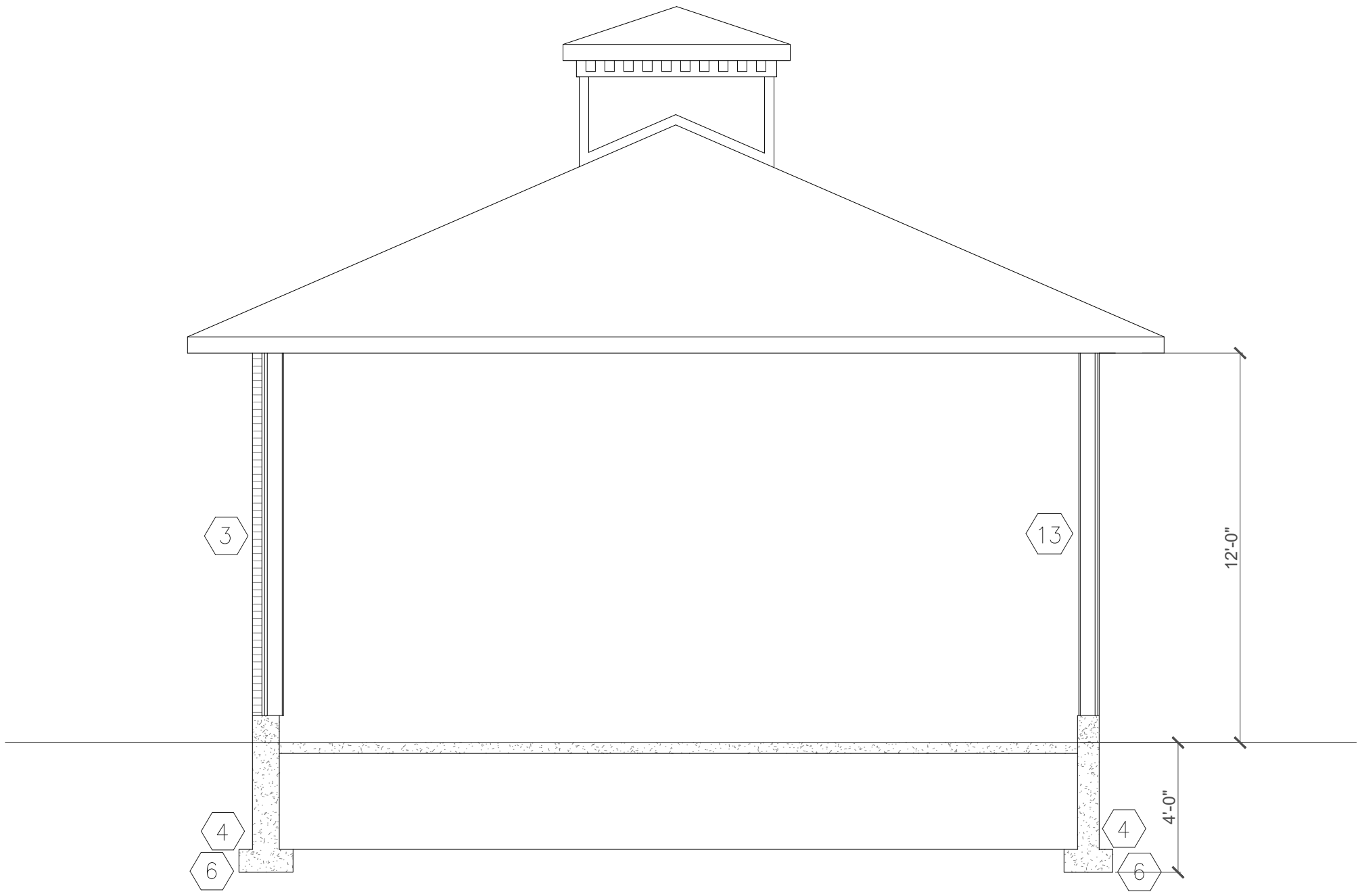

CONSTRUCTION NOTES

ALL CONSTRUCTION PRACTICES TO COMPLY WITH ONTARIO BUILDING CODE REGULATIONS (2012) OR LATEST EDITION

1 ROOF CONSTRUCTION

30.5 kg/m sq. (210) ASPHALT SHINGLES, 9.5mm (1/2") PLYWOOD SHEATHING WITH "H" CLIPS. WOOD STRUCTURE SEE PLANS.
APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (2'11") UP ROOF SURFACE TO LINE NOT LESS THAN 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE ICE AND WATER SHIELD FOR COMPLETE ROOF
METAL EAVESTROUGH ON ALUM. OR VINYL FASCIA & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES

2 FRAME WALL CONSTRUCTION

SIDING ON 1" (R6)RIGID INSULATION
12.7mm (1/2") EXTERIOR TYPE SHEATHING, 2 x 4 or 2 x 6 STUDS @ 400 (16") O.C., R24 MIN. INSULATION AND VAPOUR BARRIER, TO CONFORM TO CAN/CGSB-51.34-M AND SUBSECT. 9.225.5 OF O.B.C.
12.7mm (1/2") INT. DRYWALL FINISH.

3 BRICK/STONE VENEER

3 ½"FACE BRICK OR STONE ⅞"x 7"GALV. METAL TIES @ 14"O.C. HORIZ. 24"VERT. 1" AIR SPACE, 1" RIGID R6 FOIL BACKED INSULATION ON ½" EXTERIOR SHEATHING, 2"x 6" @ 16"O.C.WITH R24 INSULATION & APPROVED 6 mil VAPOUR BARRIER, ½" INTERIOR DRYWALL PAINTED AIR BARRIER

4 FOOTINGS

EXTERIOR WALL FOOTINGS
18" or 20" x 6"or 8" 25Mpa at 28 days
MINIMUM DEPTH 4'-0" BELOW FIN. GRADE ON UNDISTURBED SOIL CAPABLE OF CARRYING 150 Kpa (3000 lbs. per sq.ft.) OR
PINNED DIRECTLY TO BEDROCK
INTERIOR BEARING WALL FOOTINGS
12"x6" 25Mpa at 28 days
STEPPED FOOTINGS WHERE REQUIRED

VERTICAL RISE BETWEEN HORIZ. PORTIONS
600 mm (24") maximum for firm soil
400 mm (16") maximum for sand or gravel
HORIZONTAL DISTANCE BETWEEN RISERS
600 mm (24") minimum
BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

5 FOUNDATION WALL

8"OR 10" POURED CONC. FOUNDATION 20 Mpa CONC. MAX. 2100 (6'11") BELOW GRADE & MIN 150 (6") ABOVE GRADE. WATERPROOF EXT. FACE OF WALL BELOW GRADE IN CONFORMANCE WITH 9.13.3.1.&9.13.3.2 OF OBC. OR DAMPROOF IN CONFORMANCE W/ 9.13.5.1&2 AND PROVIDE FNDN. WALL DRAINAGE AS PER 9.14.2.1 OBC

6 100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND ALL FOOTINGS.

7 BASEMENT SLAB

3" 20 Mpa concrete slab on vapour barrier INSULATION and 5" crushed stone.
where vapour barrier is not provided below slab , provide R10 rigid insulation around perimeter of slab

8 GROUND FLOOR

GROUND FLOOR
FIN. FLOOR ON 3/4" T&G SUBFLOOR ON WOOD FLOOR JOISTS.

9 CEILING

R50 ROOF INSULATION AND VAPOUR AIR / VAPOUR BARRIER, 15.9mm (5/8") INT. DRYWALL FINISH.

10 BASEMENT WALL/BASEMENT SLAB

1"R5.1 RIGID ROCKWOOL CB80 BOARD,2"X4"WD. STUDS @ 24"O.C. R12 INSUL. VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34-M & 9.25.5 OBC FROM U/SIDE SUB FL.TO 300 (12") ABOVE FIN. SLAB
PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION.
PROVIDE R10 INSULATION 48"WIDE UNDER SLAB AROUND PERIMETER FOUNDATION WALLS

11 ALL STAIRS/EXTERIOR STAIRS

MAX RISE	=	200 (7 7/8")
MIN. RUN	=	255 (10")
MIN TREAD	=	285 (11.25")
MIN. NOSING	=	25 (1")
MIN. HEADROOM	=	1950 (6'-5")
MIN WIDTH	=	860 (2' 10")
FOR CURVED STAIRS.....		
MIN. RUN	=	150 (5 7/8")
MIN. AVERAGE RUN	=	200 (7 7/8")

12 GUARDRAIL/HANDRAIL

RAIL @ INT LANDING	=	900 (2' 11")
RAIL @ INT STAIR	=	800 (2' 7")
RAIL @ EXT LANDING (GREATER THAN 1800 ABOVE FIN GRADE)	=	1070 (3' 6")
RAIL @ EXT LANDING	=	900 (2' 11")
RAIL @ EXT STAIR	=	900 (2' 11")

WOOD PICKETS MAX 100mm (4") BETWEEN

13 EXTERIOR WALLS

1" RIGID INSULATION, 1/2" SHEATHING
2"x6" @ 400 mm (16") O.C.
R22 INSULATION & VAPOUR BARRIER
VAPOUR BARRIER CONFORMING TO CAN/CGSB-51.34-M & 9.25.5 OBC FROM U/SIDE SUB FL.TO 300 (12") ABOVE FIN. SLAB
PROVIDE 0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION.

14 SILL ANCHORING

2 x 6 SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS 300mm (12") LONG MIN. 100mm (4") IN CONC. @ 2400 (7'-10") O.C.
CONTINUOUS CAULKING OR GASKET BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

15 INTERIOR STUD PARTITIONS

38 x 89 (2 x 4) @ 400 (16") O.C. NON-BEARING, 12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

16 CRAWL ACCESS HATCH 48"X36" WITH WEATHER STRIPPING.

17 BEDROOM WINDOWS

AT LEAST ONE WINDOW PER FLOOR SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35m2 (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 380mm (15") AND A MAX SILL HEIGHT OF 1000mm (3'-3") ABOVE FLOOR.

18 INTERIOR LOADBEARING PARTITIONS

2X4 OR 2 x 6 16" O.C.
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH.

19 SMOKE ALARMS AND CO2

SMOKE ALARM IN CONFORMANCE WITH 9.10.18.1,3&4 OBC REFER TO PLANS FOR LOCATIONS

20 CAPPED EXTERIOR EXHAUST TO OBC REQUIREMENTS

21 Capped dryer vent.

22 Capped range hood vent.

GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 OR LATEST VERSION AND ALL AUTHORITIES HAVING JURISDICTION

ALL FLOORS ABOVE GRADE
40 p.s.f. live load
15 p.s.f. dead load
Roof 50 p.s.f. live load
15 p.s.f. dead load

Soil pressure 3000 p.s.f.

Garage slab 50 p.s.f.

Deck/Porch 40 p.s.f. live load
15 p.s.f. dead load

Contractor is to verify that the soil & site conditions are in accordance with Part 4&9 sections of The Ontario building code. All design is based on solid well draining, non-eepansive soil with a min. bearing capacity of 3000 p.s.f. If soil and site conditions do not meet this requirement, additional engineering by a soils & structural engineer will be required prior to construction. Additional engineering is not the responsibility of the designer.

2 CONCRETE

A. Unless otherwise noted all exterior slabs on grade (including the garage slab) shall be 3200 p.s.i. and (28 day compressive strength) concrete on 5" compacted granular fill

B. All foundation walls and footings shall be 20Mpa p.s.i. (28 day compressive strength)
Exterior slabs including garage slab shall have 5%min/7% max. air entrainment

C. Provide a 1/2" expansion joint material between all concrete slabs and abutting concrete or masonry walls occurring in exterior or unheated interior spaces

D. Unless otherwise noted foundation wall shall be poured concrete

E. Foundation drainage to comply with O.B.C.
A sump pump may be required on level sites.
Contractor is to verify that foundation drainage is installed as required as site conditions require.

F. The finished grade shall slope away from foundation wall min. 6"in the first 10'0" run. Top of grade at brick and stone veneer walls to be held 6"min. below foundation. Top of grade at siding or stucco walls to be held 8"min. below top of foundation wall.

G. Foundation walls that retain earth and enclose habitable or usable spaces below grade shall be damproofed. Waterproofing shall be used if a high water table and/or if severe soil conditions are known to exist.

3 STRUCTURAL STEEL

A. All structural steel shall conform to CAN/CSA-S16 "Limit States Design of Steel Structures"

4 CARPENTRY

A. Unless otherwise noted all framing members shall be Spruce #2 or equal.
All 2X dimensional lumber headers to have min. of 2 cripple studs at each end unless otherwise noted

B. Unless otherwise noted provide:
a. Double header joists & trimmers at all floor openings
b. Blocking between joists under parallel partitions.
c. Min 1 row of Cross bridging per joist span or equal
d. Sub floor 1/2" Plywood or equal
e. Exterior wall sheathing 7/16" OSB c/w Tyvek or equal

f. All interior partitions to have studs @ 16"o.c unless otherwise noted.
g. All interior walls and ceilings to be covered with gypsum
wallboard, with metal corner reinforcing or equal, tape
float and sand 3 coats.
h. Interior trim to be selected by owner.
i. All wood trim and siding applied over water resistant membrane to be backprimed prior to installation

5 Miscellaneous

Unless otherwise noted provide:
A. Install polyethylene vapour barriers against the inside of all insulation
B. All windows and door glass shall be double glazing (U-Value 050max. Argon filled with low E coating)

C. Install and flash windows as per manufactures specs.
D. All exterior wall penetrations are to be flashed or caulked.

EXTERIOR CONC. STEPS SHALL CONFORM OBC 9.8.9.1
ALL CONCRETE USED FOR EXTERIOR WORK SHALL BE A MIN. 32Mpa WITH 5% TO 8% AIR ENTRAINMENT OBC 9.3.1.6

PLUMBING DEVICES BEING USED WILL COMPLY WITH SUB-SECT 7.6.5 AND WILL HAVE TEMP.LIMITING CONTROLS EXCEPT FOR DISH & CLOTHES WASHERS

WATER CLOSETS WILL HAVE MAX.6L PER FLUSH

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REVISIONS

NOTES
DO NOT SCALE DRAWINGS
Builder is responsible for all dimensions and site conditions. Report any errors or omissions immediately to the designer. Do not proceed in uncertainty.

88 BRIDGE STREET
SECTION & NOTES

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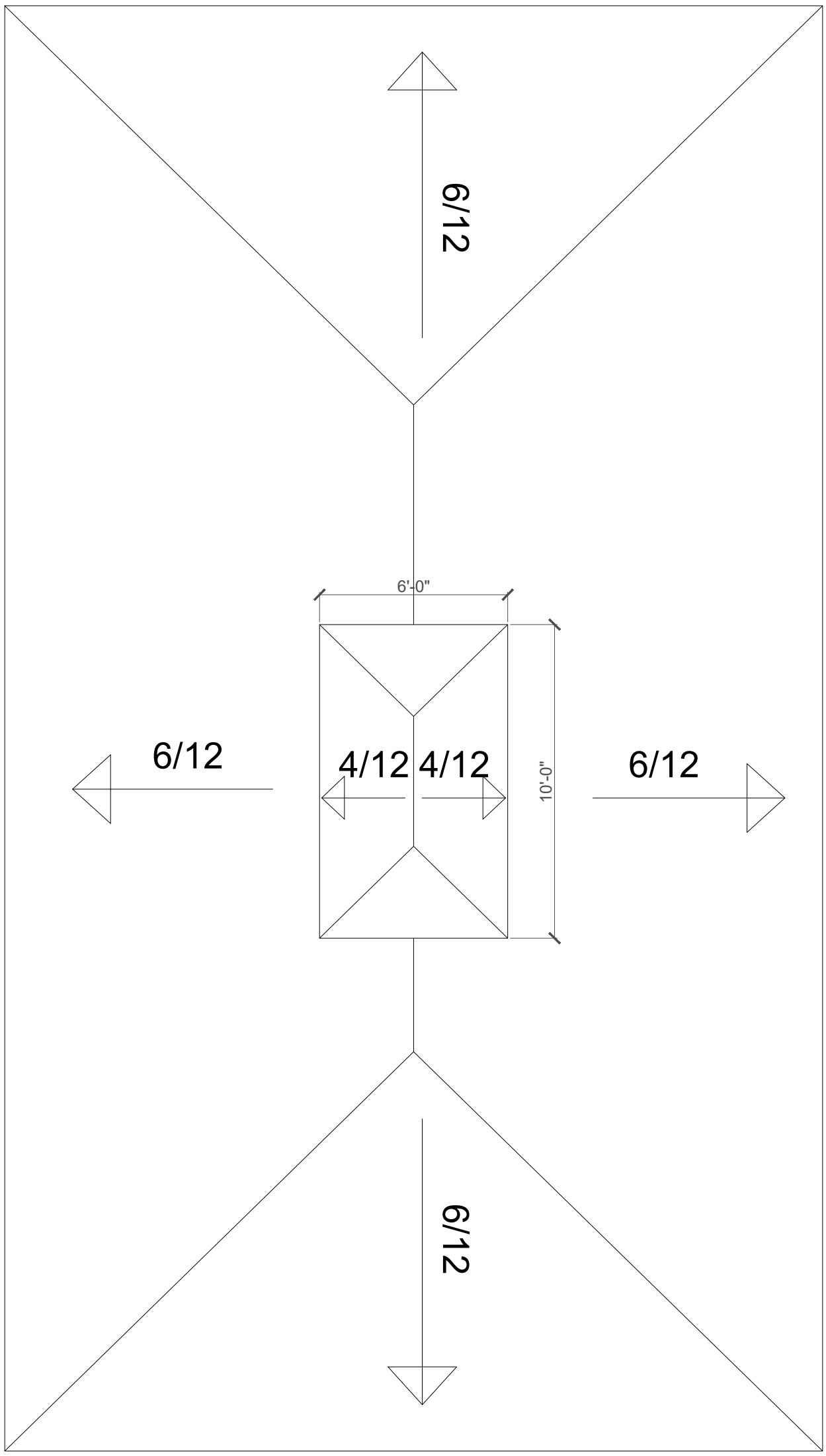

Glenn Dowds CERTIFIED DESIGNER 40863 PHONE 613-403-1695 e-mail gdowds@gmail.com	REVISIONS	NOTES DO NOT SCALE DRAWINGS Builder is responsible for all dimensions and site conditions. Report any errors or omissions immediately to the designer. Do not proceed in uncertainty.	88 BRIDGE STREET ROOF PLAN ALL CONSTRUCTION TO COMPLY WITH APPLICABLE ONTARIO BUILDING CODE REQUIREMENTS

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