

GENERAL NOTES:

READ NOTES PRIOR TO THE START OF CONSTRUCTION.

THESE NOTES ARE AN ESSENTIAL COMPONENT TO THE PLANS.

DO NOT REMOVE THIS SHEET.

DESIGN LOADS CRITERIA:

THIS CONSTRUCTION DRAWING HAS BEEN DESIGNED WITH THE FOLLOWING SPECIFIED LOADS:

	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ROOF LOAD:	45 P.S.F.	15 P.S.F.	60 P.S.F.
FLOOR LOAD:	40 P.S.F.	12 P.S.F.	52 P.S.F.
DECK LOAD:	40 P.S.F.	12 P.S.F.	52 P.S.F.

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 10.9 psi (75 kPa).
- CHECK WITH LOCAL AUTHORITIES TO CONFIRM YOUR SPECIFIED DESIGN LOADS.

MECHANICAL & ELECTRICAL SERVICES:

- MECHANICAL AND ELECTRICAL SERVICES SHALL BE LOCATED ON SITE BY OTHERS CLEARANCES AND INSTALLATION SHALL BE AS PER LOCAL CODE REQUIREMENTS.
- FLOOR DRAIN SHALL BE PROVIDED IN BASEMENT (WHERE SHOWN), CONNECTION AS PER LOCAL BY-LAWS.
- PROVIDE A COVERED SUMP WITH AN AUTOMATIC PUMP FOR DISCHARGING WATER INTO SEWER, DRAINAGE DITCH OR DRY WELL, WHERE GRAVITY DRAINAGE IS NOT PRACTICAL. SUMP PIT SHALL HAVE A CHILD PROOF LID.

CONCRETE DESIGN & FOUNDATIONS:

- FOUNDATION WALLS TO BE UNREINFORCED POURED CONCRETE, UNLESS NOTED OTHERWISE (SEE DRAWINGS FOR TYPE AND THICKNESS).
- FOUNDATIONS WALLS TO EXTEND A MINIMUM 6" ABOVE FINISHED GRADE.
- CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED OR COMPACTED SOIL TO A MINIMUM DEPTH BELOW FROST PENETRATION OR TO LOCAL BY-LAWS.
- GRADE LINES SHOWN ON THESE PLANS ARE ASSUMED. MAXIMUM BACKFILL HEIGHT SHALL NOT EXCEED 7'-7", FOR THE SPECIFIED LATERALLY SUPPORTED, UNREINFORCED POURED CONCRETE FOUNDATION WALL, UNLESS NOTED OTHERWISE.
- WHERE WATER TABLE LEVELS ARE WITHIN A DEPTH OF LESS THAN THE SPECIFIED FOOTING WIDTH BELOW THE BEARING SURFACE, (WHICH CONSIST OF GRAVEL, SAND OR SILT TYPE SOILS) THE FOOTING SHALL BE DOUBLED IN WIDTH UNDER WALLS AND DOUBLED IN AREA UNDER POST AS NOTED IN CONSTRUCTION DRAWINGS.
- CONFIRM ALL BUCK OPENINGS WITH WINDOW MANUFACTURER'S ROUGH OPENING SIZES PRIOR TO CONSTRUCTION (WHERE WINDOW AND DOOR OPENINGS ARE SHOWN IN CONCRETE TYPE WALLS).
- WHERE EXTERIOR GRADE IS HIGHER THAN THE GROUND LEVEL INSIDE, THE EXTERIOR SURFACE OF FOUNDATION WALLS BELOW GRADE SHALL BE DAMPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, THE WALLS SHALL BE WATERPROOFED.
- PROVIDE A DRAINAGE LAYER SYSTEM TO THE EXTERIOR SURFACE OF FOUNDATION WALLS BELOW GRADE WHERE DAMPROOFING OR WATERPROOFING IS REQUIRED. SEE LOCAL BY-LAWS REQUIREMENTS.

POURED CONCRETE: (WHERE APPLICABLE):

- CONCRETE SHALL BE DESIGNED, MIXED, PLACED, CURED, AND TESTED IN ACCORDANCE WITH CAN/CSA-A438-00, "CONCRETE CONSTRUCTION FOR HOUSING AND SMALL BUILDINGS"
- THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL NOT BE LESS THAN:
 - 4650 psi (32 MPa) FOR GARAGE FLOORS, CARPORT FLOORS, AND ALL EXTERIOR FLATWORK
 - 3600 psi (25 MPa) FOR INTERIOR FLOORS (OTHER THAN GARAGES AND CARPORTS) WHERE DAMPROOFING IS NOT PROVIDED.
 - 2900 psi (20 MPa) FOR FOUNDATION WALLS, COLUMNS, FOOTINGS, GRADE BEAMS, AND PIERS.

CONCRETE BLOCK: (WHERE APPLICABLE)

- BLOCKS SHALL CONFORM TO CAN/CSA-A165.1, "CONCRETE MASONRY UNITS" AND SHALL HAVE A COMPRESSION STRENGTH OVER THE NET AREA OF THE BLOCK OF NOT LESS THAN 15 MPa (2200 psi).

INSULATING CONCRETE FORMS: (WHERE APPLICABLE)

- REINFORCING SHALL COMPLY WITH ARTICLE 9.15.4.5 AND SUBSECTION 9.20.17 OF THE NATIONAL BUILDING CODE OF CANADA (NBC), AND ADOPTED PROVINCIAL AMENDMENTS, OR APPLICABLE PROVINCIAL BUILDING CODE.
- FORM UNITS SHALL BE POLYSTYRENE CONFORMING TO CAN/ULC-S701, "THERMAL INSULATION, POLYSTYRENE, BOARDS AND PIPE COVERING", FOR TYPE 2,3 OR 4 POLYSTYRENE.
- FOR SINGLE DWELLING UNITS OF LIGHT-FRAME CONSTRUCTION NOT EXCEEDING TWO STOREYS IN BUILDING HEIGHT OR 9'-10" IN FLOOR TO FLOOR HEIGHT, THE:
 - CONCRETE SHALL CONFORM TO CAN/CSA-A23.1, "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4"
 - REINFORCING SHALL CONFORM TO CAN/CSA-G30.18-M, "BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT" WITH A MINIMUM SPECIFIED YIELD STRENGTH OF 400 MPa, AND LAPPED A MINIMUM 18" FOR 10M BARS AND 20" FOR 15M BARS.
- PARGING, DAMPROOFING OR WATERPROOFING MATERIALS TO BE COMPATIBLE WITH POLYSTYRENE INSULATION (SEE MANUFACTURER'S SPECIFICATIONS).
- APPLY A 1/2" DRYWALL OR ANY OTHER SUITABLE THERMAL BARRIER ON WALLS EXPOSED TO ANY LIVING SPACE FOR A CONTINUOUS FIRE RETARDANT SEAL - EDGES TAPED AND SANDED.
- SEE MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- LAYOUT TO BE CONFIRMED BY MANUFACTURER, PRIOR TO THE START OF CONSTRUCTION.

PRESERVED WOOD FOUNDATIONS: (WHERE APPLICABLE)

- WOOD FRAME FOUNDATIONS SHALL COMPLY WITH ARTICLE 9.15.2.4 OF THE NATIONAL BUILDING CODE OF CANADA (NBC), AND ADOPTED PROVINCIAL AMENDMENTS, OR APPLICABLE PROVINCIAL BUILDING CODE.
- WOOD FRAMING SHALL CONFORM TO CAN/CSA-086.1, "ENGINEERING DESIGN IN WOOD" AND CAN/CSA-S406, "CONSTRUCTION OF PRESERVED WOOD FOUNDATIONS".

DIMENSIONS:

- EXTERIOR OVERALL DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION WALLS / EXTERIOR WALL STUDS, UNLESS NOTED OTHERWISE.
- EXTERIOR DIMENSIONS TO OPENINGS ARE TO CENTER OF THE OPENING.
- EXTERIOR DIMENSIONS TO INTERIOR WALL INTERSECTIONS ARE TO CENTER LINE OF THE INTERSECTING STUD.
- INTERIOR DIMENSIONS ARE TO CENTER LINE OF WALL STUDS, AND TO EXTERIOR STUD FACE AT EXTERIOR WALLS.
- OUTSIDE FACE OF FOUNDATION WALL(S) ARE FLUSH WITH OUTSIDE OF EXTERIOR WALL STUDS, UNLESS NOTED OTHERWISE.

ALARMS & DETECTORS:

- SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS, AND EACH FLOOR LEVEL THAT IS 900mm (2'-11") OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL.
- EACH BEDROOM SHALL BE PROTECTED BY A SMOKE ALARM EITHER INSIDE THE BEDROOM, OR WITHIN 5m (16'-5") OF THE BEDROOM - MEASURED FOLLOWING CORRIDORS AND DOORWAYS. THE DISTANCE FROM ANY POINT ON A FLOOR LEVEL TO A SMOKE ALARM ON THE SAME LEVEL FOLLOWING CORRIDORS AND DOORWAYS SHALL NOT EXCEED 15m (49'-3").
- A SMOKE ALARM SHALL BE INSTALLED IN EVERY BEDROOM (SLEEPING ROOM)
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA AND ON EACH LEVEL THAT CONTAINS A SLEEPING AREA.
- ALARMS AND DETECTORS SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL CAUSE ALL ALARMS OR DETECTORS WITHIN THE DWELLING TO SOUND.

GUARDS:

- GUARDS SHALL BE PROVIDED WHEN THE DIFFERENCE IN ELEVATION IS MORE THAN 24" BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE. ALL INTERIOR STAIRS MORE THAN 2 RISERS, LANDINGS OR FLOOR LEVEL AROUND THE STAIRWELL THAT IS NOT PROTECTED BY A WALL.
- ALL GUARDS ARE A MINIMUM 42" HIGH, EXCEPT FOR WHERE THE EXTERIOR WALKING SURFACE AND THE ADJACENT GROUND LEVEL IS NOT GREATER THAN 5'-11" OR WHERE GUARDS ARE WITHIN THE DWELLING UNIT, MAY BE A MINIMUM 36" HIGH.
- PERMANENTLY ADJUST DOOR(S) TO OPEN LESS THAN 4", OR: PROVIDE A 42" (MIN.) HIGH GUARD WHERE DIFFERENCE BETWEEN FLOOR AND GRADE EXCEEDS 5'-11".
- GUARD HEIGHT MAY BE REDUCED TO 36" (MIN.) WHERE DIFFERENCE BETWEEN FLOOR AND GRADE DOES NOT EXCEED 5'-11". OPENINGS BETWEEN GUARD PICKETS MUST BE SPACED LESS THAN 4".

WOOD FRAMING:

- ALL WOOD FRAME CONSTRUCTION SHALL COMPLY WITH SECTION 9.23 OF THE NATIONAL BUILDING CODE OF CANADA (NBC), AND ADOPTED PROVINCIAL AMENDMENTS, OR APPLICABLE PROVINCIAL BUILDING CODE.
- ALL STRUCTURAL (LOAD BEARING) FRAMING LUMBER SHALL BE GRADE-STAMPED AS SPRUCE-PINE-FIR (S-P-F) No. 2 OR BETTER WITH A MOISTURE CONTENT OF 19% OR LESS AT TIME OF CONSTRUCTION.
- WOOD FRAME MEMBERS WHICH ARE NOT PRESSURE-TREATED WITH A WOOD PRESERVATIVE AND BEAR ON CONCRETE IN DIRECT CONTACT WITH THE GROUND SHALL BE SEPARATED FROM THE CONCRETE WITH 6 MIL. POLY OR TYPE 'S' ROLL ROOFING.

FLOOR: (WHERE APPLICABLE)

- PLYWOOD SUBFLOORING SHALL HAVE TONGUE AND GROOVE EDGE SUPPORTS, AND BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE FLOOR JOISTS. SUBFLOOR TO BE GLUED WHERE POSSIBLE, AND NAILED WITH 2" NAILS EVERY 6" ALONG THE EDGES, AND 12" ALONG THE INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- ADHESIVE FOR FIELD-GLUED FLOORS TO COMPLY WITH CGSB STANDARD CAN-CGSB-7126-M88, "ADHESIVE FOR FIELD-GLUEING PLYWOOD TO LUMBER FRAMING FOR FLOOR SYSTEM".
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.
- PROVIDE SIMPSON STRONG-TIE FACE MOUNT JOIST HANGERS FOR DIMENSIONAL LUMBER OF SINGLE, DOUBLE AND TRIPLE PLY FLUSH JOISTS.

ROOF:

- PLYWOOD ROOF SHEATHING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE ROOF FRAMING, JOISTS PERPENDICULAR TO ROOF RIDGE SHALL BE STAGGERED, WITH EDGES SUPPORTED ON TRUSSES, EDGES PARALLEL TO ROOF RIDGE SHALL BE SUPPORTED BY METAL "H" CLIPS IN EACH TRUSS SPACE.

DECK: (WHERE APPLICABLE)

- DECKING TO BE 2x6 P.T. LUMBER, SPACE 1/4" APART, UNLESS NOTED OTHERWISE.
- PROVIDE SIMPSON STRONG-TIE FACE MOUNT JOIST HANGERS FOR DIMENSIONAL LUMBER OF SINGLE, DOUBLE AND TRIPLE PLY FLUSH JOISTS.
- DECK FRAMING IS NOT DESIGNED FOR THE SUPPORT OF HOT TUBS. LOADS AND DECK STRUCTURE WOULD NEED TO BE VERIFIED BY A QUALIFIED PROFESSIONAL ENGINEER.

WOOD PRESERVATIVES:

- ALL EXPOSED EXTERIOR STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE-TREATED WITH A PRESERVATIVE TO RESIST DECAY, UNLESS NOTED OTHERWISE.
- FIELD CUTS IN PRESSURE TREATED WOOD SHALL BE PROTECTED WITH A FIELD USE PRESERVATIVE, BRUSHED OR DIPPED ON EXPOSED END.
- ALL FASTENERS USED IN CONTACT WITH PRESSURE-TREATED WOOD SHALL BE EITHER HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR MANUFACTURER'S EQUIVALENT.

ENERGY EFFICIENCY:

- THE DESIGN OF THESE PLANS ARE FOR A RESIDENTIAL OCCUPANCY, INTENDED FOR USE ON A CONTINUING BASIS DURING THE WINTER MONTHS.
- ALL WINDOWS AND SLIDING GLASS DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF NOT MORE THAN 2.0 W/m² C (0.352 Btu/h ft² F).
- ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.7 (R 4)

INSULATION:

- ALL WALLS, CEILINGS, AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE SHALL BE INSULATED.
- SPECIFIED THERMAL RESISTANCE OF INSULATION FOR THIS DESIGN AND CONSTRUCTION DRAWING ARE NOTED ON THE PLANS

- CHECK WITH LOCAL AUTHORITIES TO CONFIRM YOUR MINIMUM THERMAL RESISTANCE WITH THE TYPE OF HEATING SYSTEM TO BE USED.

ABOVE GRADE MASONRY VENEER: (WHERE APPLICABLE)

- STEEL LINTELS SUPPORTING MASONRY VENEER ABOVE OPENINGS SHALL HAVE A MINIMUM END BEARING OF 4" AND BEAR ON MASONRY, CONCRETE OR STEEL.
- STEEL LINTELS SUPPORTING MASONRY SHALL BE PRIMED WITH A RUST-INHIBITIVE PAINT TO PROTECT FROM CORROSION.
- TIES FOR MASONRY VENEER SHALL HAVE A MAXIMUM HORIZONTAL SPACING OF 16" O/C AND A MAXIMUM VERTICAL SPACING OF 24" O/C OR A MAXIMUM HORIZONTAL SPACING OF 24" O/C AND A MAXIMUM VERTICAL SPACING OF 20" O/C. HORIZONTAL SPACING TO COINCIDE WITH WALL STUD SPACING.
- MASONRY VENEER TIES AND FASTENERS TO BE CORROSION-RESISTANT. TIES SHALL BE FASTENED TO WALL STUDS.
- WEEP HOLES SHALL BE PROVIDED AT THE BOTTOM COURSE OF THE CAVITY AND OVER WINDOWS AND / OR DOORS, NO MORE THAN 2'-7" APART.
- FLASHING SHALL BE INSTALLED BENEATH WEEP HOLES.

PRE-ENGINEERED TRUSSES AND JOISTS: (WHERE APPLICABLE)

- PRE-ENGINEERED TRUSSES AND JOISTS (WHERE SHOWN) ARE FOR REFERENCE ONLY. LAYOUT TO BE CONFIRMED BY MANUFACTURER, PRIOR TO THE START OF CONSTRUCTION.
- PRE-ENGINEERED TRUSSES AND JOISTS TO BE ENGINEERED, INSTALLED, BRACED AND CONNECTED PER MANUFACTURER'S SPECIFICATIONS.
- NEVER CUT, NOTCH OR DRILL A PRE-ENGINEERED TRUSS OR JOIST TO OBTAIN A SPACE, UNLESS ACCOMMODATED FOR IN MANUFACTURER'S DESIGN.

BATHROOM(S): (WHERE APPLICABLE)

- PROVIDE MOISTURE RESISTANT DRYWALL TO PERIMETER OF INTERIOR BATHROOM WALLS AND CEILING, WHERE CEILING JOIST OR TRUSS SPACING IS GREATER THAN 12". PROVIDE STRAPPING TO CEILING AT 12" O/C.
- TUB(S) SHOWN ON PLANS TO BE A ONE PIECE TUB / SHOWER UNIT, UNLESS NOTED OTHERWISE.
- STUD WALLS ADJACENT TO WATER CLOSETS, SHOWERS OR BATHTUBS SHALL BE REINFORCED WITH 2x8 SOLID BLOCKING TO PERMIT FUTURE INSTALLATION OF GRAB BARS.

VENTILATION:

- VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION.
- VENTS SHALL BE DESIGNED TO PREVENT THE ENTRY OF SNOW, RAIN OR INSECTS.

ROOF:

- ROOF TO BE EQUALLY VENTILATED BETWEEN SOFFIT AND TOP OF ROOF SPACE WITH VENTED SOFFITS, ROOF OR GABLE VENTS.
- ATTICS OF ROOF SPACES TO BE VENTED A MINIMUM 1/300 OF INSULATED ROOF AREA, WHERE ROOF SLOPE IS LESS THAN 1 IN 6 OR CONSTRUCTED WITH ROOF JOISTS, THE REQUIRED VENTING SHALL BE A MINIMUM 1/150 OF INSULATED ROOF AREA.

COLD STORAGE: (WHERE APPLICABLE)

- NATURALLY VENTILATED STORAGE AREAS SHALL HAVE A MINIMUM UNOBSTRUCTED VENT AREA OF 0.2% OF FLOOR AREA.

CRAWL SPACES: (WHERE APPLICABLE)

- UNHEATED CRAWL SPACES SHALL BE NATURALLY OR MECHANICALLY VENTED.
- CEILING(S) SEPARATING LIVING SPACE SHALL BE CALKED.
- UNHEATED CRAWL SPACES NATURALLY VENTED SHALL HAVE A MINIMUM UNOBSTRUCTED VENT AREA OF 1.1 ft² (0.1 m²) FOR EVERY 538 ft² (50 m²) OF FLOOR AREA.

GARAGE GASPROOFING: (WHERE APPLICABLE)

- THE WALL(S) AND CEILING(S) BETWEEN AN ATTACHED GARAGE AND ANY LIVING SPACE SHALL BE CONSTRUCTED AND SEALED, SO AS TO PROVIDE AN EFFECTIVE BARRIER TO EXHAUST FUMES.
- ALL PLUMBING AND OTHER PENETRATIONS THROUGH GARAGE WALL(S) AND CEILING(S) SEPARATING LIVING SPACE SHALL BE CALKED.
- DOOR(S) BETWEEN THE GARAGE AND ANY LIVING SPACE SHALL BE INSULATED, WEATHER STRIPPED, AND HAVE A SELF-CLOSER.

LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SMOKE ALARM		FLOOR DRAIN
	CARBON MONOXIDE DETECTOR		EXHAUST FAN
	SUMP PIT		BUILT-UP STUD POST

ABBREVIATIONS:

BM	BEAM	LVL	LAMINATED VENEER LUMBER
BTWN	BETWEEN	MAX.	MAXIMUM
BLDG.	BUILDING	MIN.	MINIMUM
B.I.	BUILT-IN	MFG.(S)	MANUFACTURER(S)
BU	BUILT-UP	NBC	NATIONAL BUILDING CODE
CANT.	CANTILEVER	N.T.S.	NOT TO SCALE
CLG.	CEILING	O/C	ON CENTER
CL	CENTER LINE	OPT.	OPTIONAL
CLST.	CLOSET	O/	OVER
CW	COMPLETE WITH	O.H.	OVERHANG
CONC.	CONCRETE	O.H.D.	OVERHEAD DOOR
DIA.	DIAMETER	PSL	PARALLEL STRAND LUMBER
D/W	DISHWASHER	PLWD.	PLYWOOD
DR.	DOOR	PKT.	POCKET
DBL.	DOUBLE	POLY.	POLYETHYLENE
DN.	DOWN	P.T.	PRESSURE TREATED
E.W.	EACH WAY	P.W.F.	PRESERVED WOOD FOUNDATION
ENG'D	ENGINEERED	RAD.	RADIUS
E.Q.	EQUAL	REQ'D	REQUIRED
F/O	FACE OF	RM.	ROOM
FLR.	FLOOR	R.S.O.	ROUGH STUD OPENING
FTG.(S)	FOOTING(S)	SPEC.(S)	SPECIFICATION(S)
FDN.	FOUNDATION	STRAPPG	STRAPPING
HT.	HEIGHT	T&G	TONGUE AND GROOVE
HOR.	HORIZONTAL	TYP.	TYPICAL
I.C.F.	INSULATED CONCRETE FORM	U/	UNDERSIDE
INSUL.	INSULATION	W/	WITH
JST.(S)	JOIST(S)	VERT.	VERTICAL
LIN.	LINEN	V.B.	VAPOUR BARRIER
LSL	LAMINATED STRAND LUMBER		

NOTES TO OWNER:

- BUILDING MATERIALS NOTED ON THESE PLANS ARE IN ACCORDANCE WITH THE "BEAVER HOME & COTTAGE SPECIFICATION" PACKAGE MATERIALS LIST.
- THESE PLANS MEET THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA (NBC).
- SPECIAL DRAWINGS AND APPROVALS TO SUIT LOCAL CONDITIONS AND TO CONFORM TO LOCAL MUNICIPAL BY-LAWS REMAIN THE RESPONSIBILITY OF THE OWNER.
- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
- INSULATION MAY HAVE TO BE UPGRADED FOR ELECTRICALLY HEATED HOMES AND FOR HOMES LOCATED IN REGIONS THAT HAVE 5000 OR MORE HEATING DEGREE DAYS. CHANGES TO CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL BY-LAWS MAY BE REQUIRED.
- CONTACT YOUR HOME DESIGN & BUILDING CONSULTANT AT YOUR LOCAL HOME BUILDING CENTRE FOR ANY ADDITIONAL INFORMATION.

PLAN PROTECTION:

- THESE PLANS ARE PROTECTED BY COPYRIGHT LAW. REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART, OR PREPARATION OF DERIVATIVE WORKS THEREOF, WITHOUT PRIOR WRITTEN PERMISSION, IS STRICTLY PROHIBITED.
- PLANS ARE TO BE USED FOR CONSTRUCTION OF ONE DWELLING. THE PURCHASE OF THESE PLANS IN NO WAY TRANSFERS COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER. BUILDING MORE THAN ONE DWELLING FROM A SET OF HOME HARDWARE BUILDING CENTRE PLANS CONSTITUTES COPYRIGHT INFRINGEMENT.

DISCLAIMER:

HOME HARDWARE STORES LIMITED DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN, UNLESS SUBMITTED IN WRITING IN CONJUNCTION WITH THE "BLUEPRINT PREDELIVERY INSPECTION" FORM DESCRIBING SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

HOME HARDWARE STORES LIMITED SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THESE DRAWINGS ADVISED BY ANY BUILDING CONTRACTOR OR PROFESSIONAL CONSULTANT AT ANY TIME PRIOR TO OR DURING CONSTRUCTION. FURTHER, ANY SUCH DEVIATION OR CHANGES TO THESE PLANS NULLIFIES ANY RESPONSIBILITY THAT HOME HARDWARE STORES LIMITED MAY HAVE WITH RESPECT TO THIS PLAN OR CONSEQUENT CONSTRUCTION. RESALE OF THESE DRAWINGS ARE STRICTLY PROHIBITED.

BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE NATIONAL BUILDING CODE OF CANADA (NBC).



BUDD RESIDENCE

1296 SQ.FT.

SOME TREATMENTS SHOWN ON PLANS MAY NOT BE INCLUDED IN THE BEAVER HOME & COTTAGE SPECIFICATION. FINISH SPECIFICATIONS TO BE APPROVED BY OWNER

ENERGY EFFICIENCY COMPLIANCE

REQUIRED INFORMATION FOR APPLICATION OF PERMIT IN ONTARIO ONLY.

THIS BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF THE PERSCRPTIVE:

COMPLIANCE PACKAGE 'J'

AS REQUIRED BY THE ONTARIO BUILDING CODE SUPPLEMENTARY STANDARD SB-12, SUBSECTION 2.1.1.2.

INSULATION VALUES USED ON THIS DESIGN:

MAY EXCEED THE MINIMUM VALUES REQUIRED FOR EITHER ZONE 1 AND ZONE 2. PLEASE REFER TO THE "H&C" (HOME & COTTAGE) SPECIFICATION COLUMN FOR THE INSULATION VALUES USED ON THIS DESIGN.

COMPONENT	ZONE 1 MIN. R-VALUE	ZONE 2 MIN. R-VALUE	H&C R-VALUE
CEILING WITH ATTIC SPACE	R-50	-	R-62
CEILING WITHOUT ATTIC SPACE	R-31	-	R-31 MIN.
EXPOSED FLOOR	R-31	-	R-31
WALLS ABOVE GRADE	R-22	-	R-24
BASEMENT WALLS	R-12	-	R-20
BELOW GRADE SLAB ENTIRE SURFACE > 24" BELOW GRADE	-	-	-
EDGE OF BELOW GRADE SLAB < 24" BELOW GRADE	R-10	-	R-10
HEATED SLAB OR SLAB < 24" BELOW GRADE	R-10	-	R-10

WINDOWS AND SLIDING GLASS DOORS

GLASS AREA	WALL AREA	GLAZING RATIO	ZONE 1 MAXIMUM U-VALUE	ZONE 2 MAXIMUM U-VALUE
23.78 m ²	164.74 m ²	14.43%	1.8	-

SPACE HEATING MINIMUM AFUE	94%
HRV MIN. EFFICIENCY	60%
HOT WATER HEATER MINIMUM EF	0.67

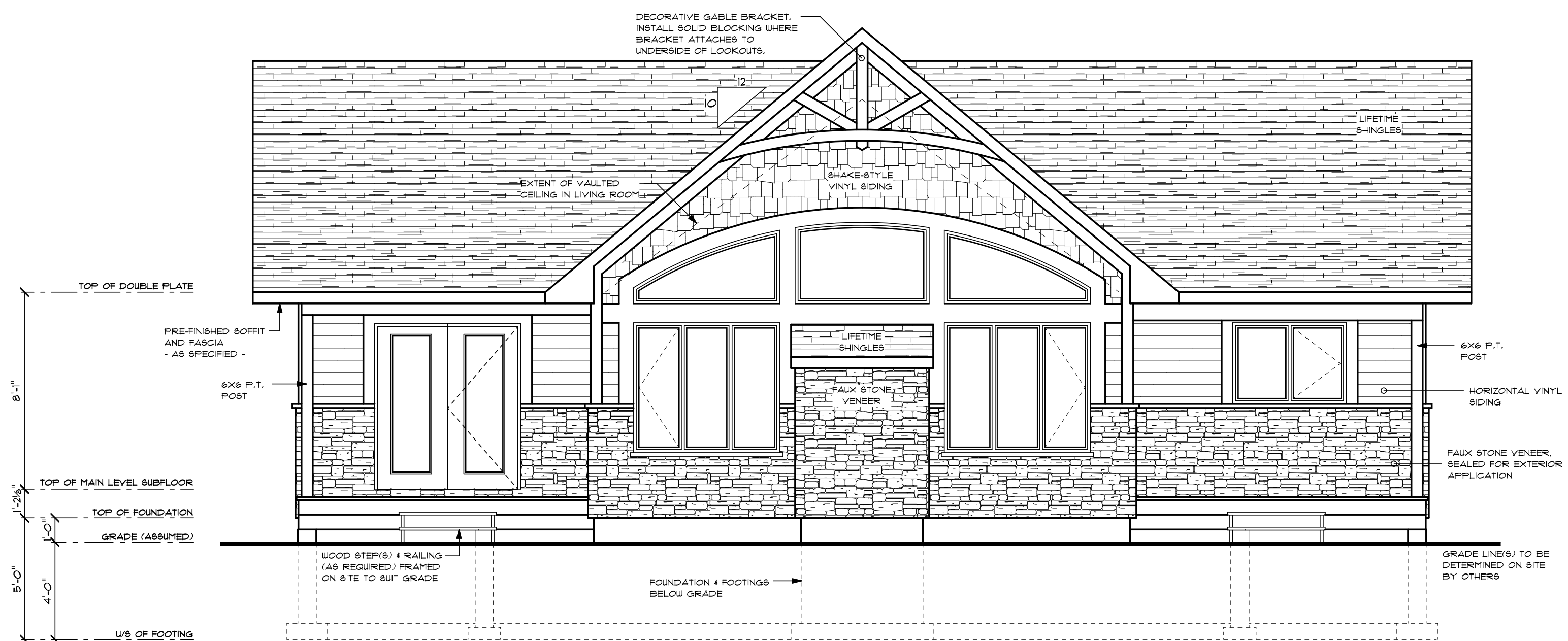
FLASHINGS AND VENTILATION:

WINDOW AND ROOF FLASHINGS:

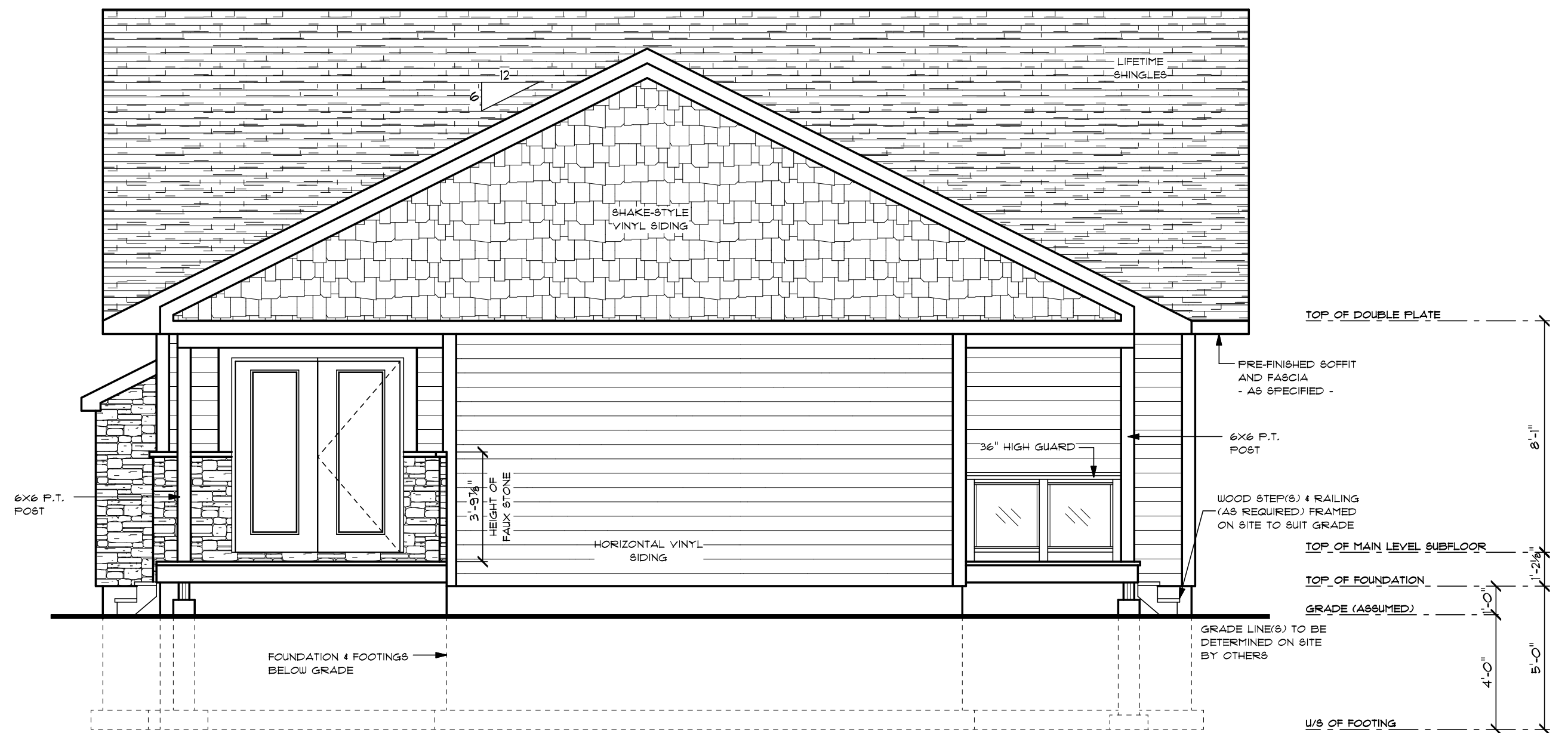
- PROVIDE DRIP CAP FLASHING ABOVE ALL EXTERIOR OPENINGS.
- PROVIDE SELF ADHERING MEMBRANE AT EAVES AND VALLEYS.
- ROOF FLASHING INSTALLED AT ALL VALLEYS, WALL INTERSECTIONS, AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF DECK.

VENTILATION:

- VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION WITH NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE BOTTOM OF ROOF SPACE.



FRONT ELEVATION



RIGHT ELEVATION

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
 Required unless design is exempt under Division C, subsection 3.2.5 of the O.B.C.

Craig Ritchie
 NAME SIGNATURE 20334 BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under Division C, subsection 3.2.4 of the O.B.C.

Home Hardware Stores Limited 30045 BCIN
 FIRM NAME

R14-482-1718-8_Budd
01:57 PM
September 23, 2014

REVISIONS:	DATE:	DETAIL REFERENCE: A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED C SHEET NUMBER - WHERE DETAILED	MODEL: DORSET #2 - MOD.	DRAWING: FRONT & RIGHT ELEVATIONS	PROJECT NUMBER: R14-482-1718-8
		CROSS SECTION REFERENCE: A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED	CUSTOMER: BUDD	SCALE: 1/4"=1'-0"	DRAWN BY: MRD
			STORE: BOWMANVILLE HBC	DATE: SEPTEMBER, 2014	CHECKED BY: ARCHITECTURAL SOLUTIONS

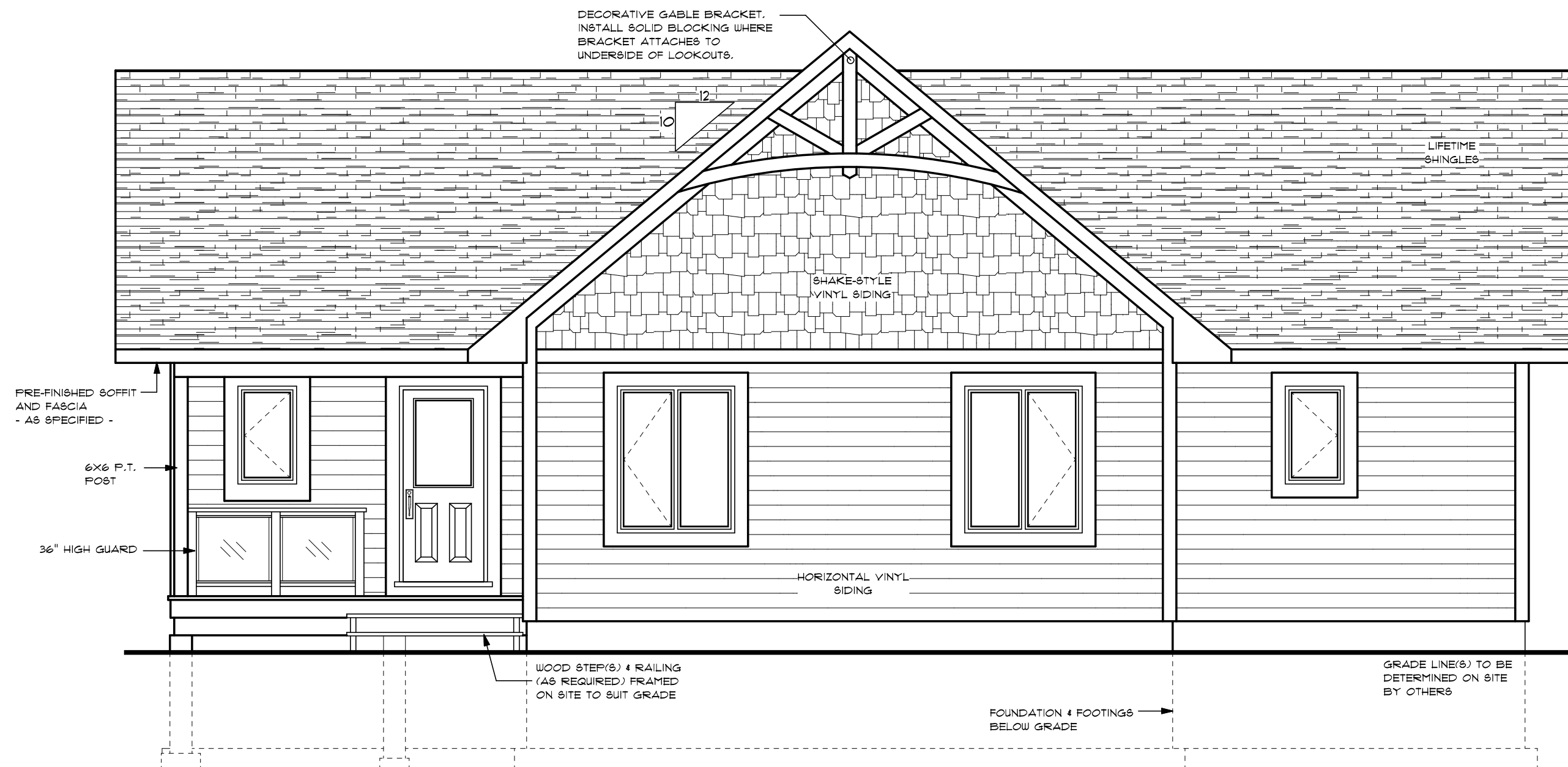


SHEET NUMBER:
1 | 10

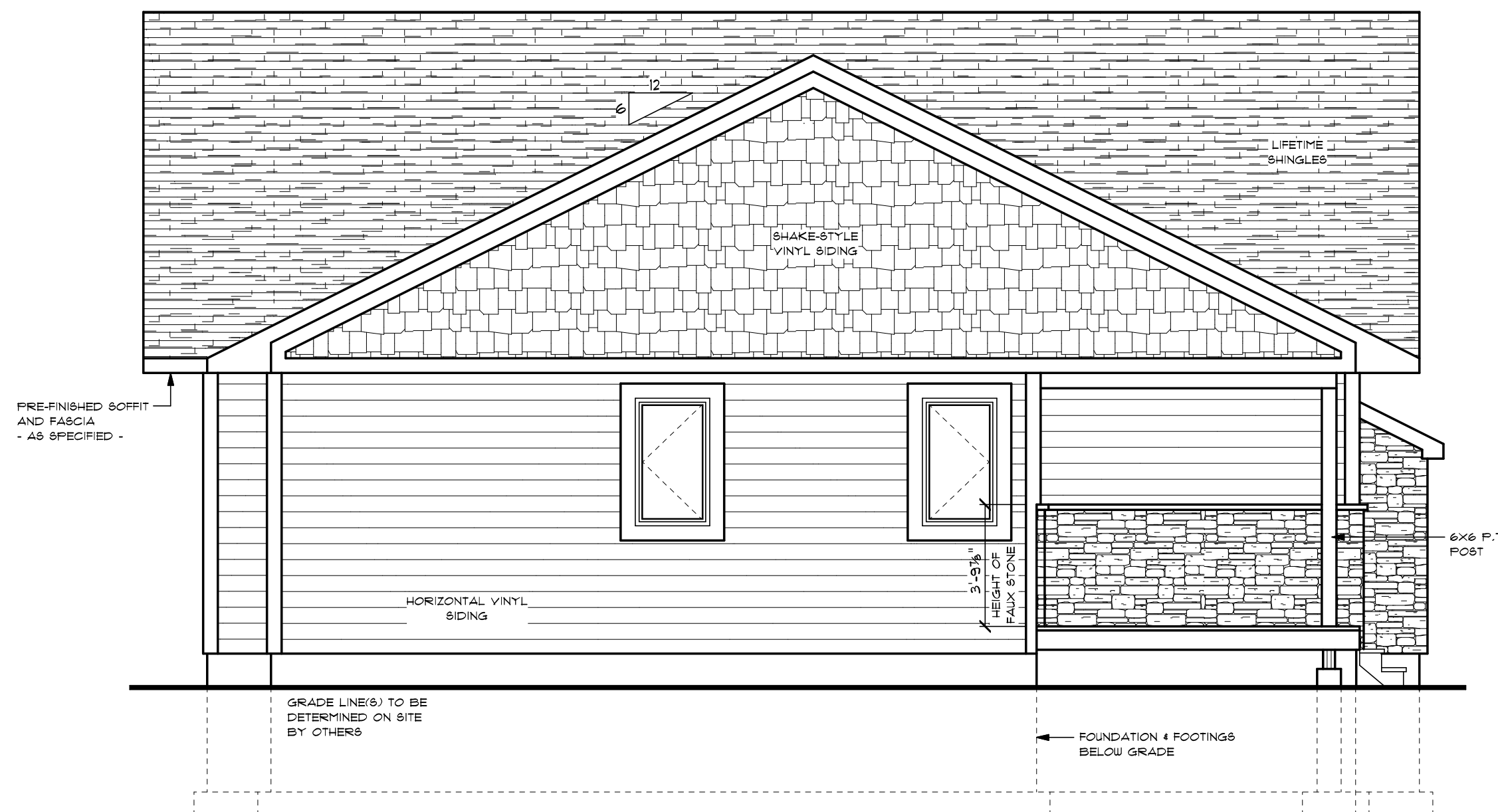
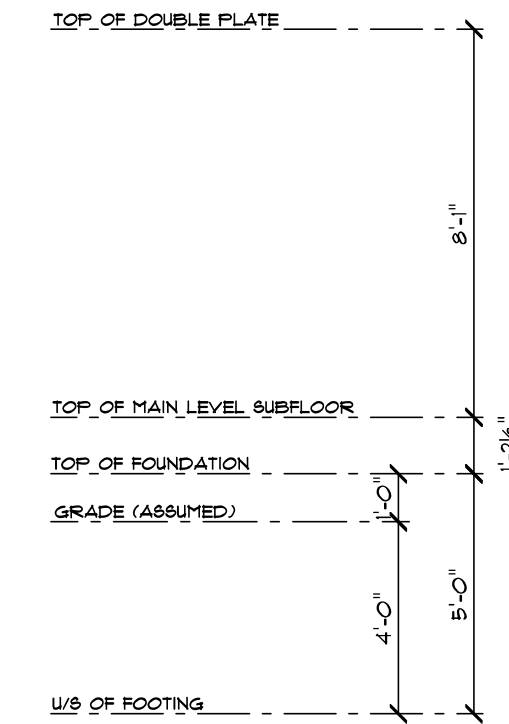
FLASHINGS AND VENTILATION:

- WINDOW AND ROOF FLASHINGS:**
- PROVIDE DRIP CAP FLASHING ABOVE ALL EXTERIOR OPENINGS.
 - PROVIDE SELF ADHERING MEMBRANE AT EAVES AND VALLEYS.
 - ROOF FLASHING INSTALLED AT ALL VALLEYS, WALL INTERSECTIONS, AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF DECK.

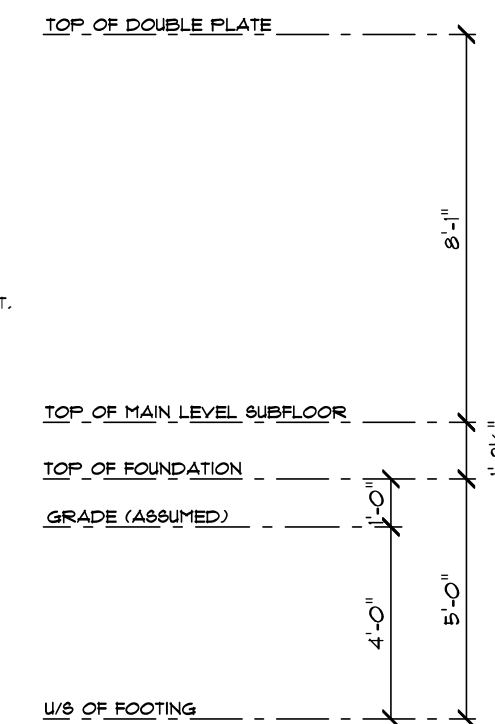
- VENTILATION:**
- VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION WITH NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE BOTTOM OF ROOF SPACE.



REAR ELEVATION



LEFT ELEVATION



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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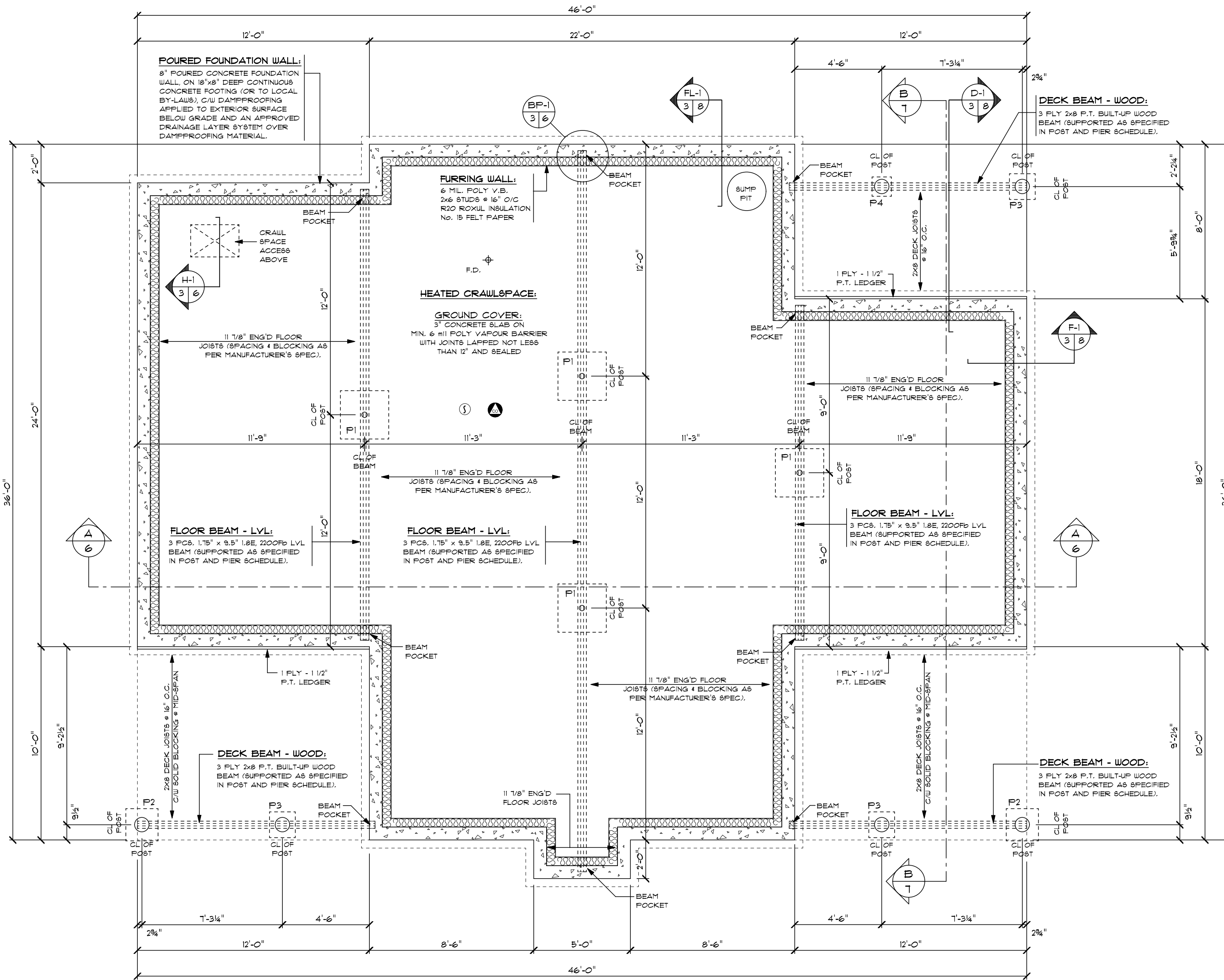
Craig Ritchie
NAME SIGNATURE 20334 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under Division C, subsection 3.2.4 of the O.B.C.

Home Hardware Stores Limited 30045 BCIN

September 23, 2014 01:57 PM R14-482-1718-8_Budd

REVISIONS:	DATE:	DETAIL REFERENCE: A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED C SHEET NUMBER - WHERE DETAILED	CROSS SECTION REFERENCE: A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED	MODEL: DORSET #2 - MOD.	DRAWING: REAR & LEFT ELEVATIONS	PROJECT NUMBER: R14-482-1718-8
				CUSTOMER: BUDD	SCALE: 1/4"=1'-0"	DRAWN BY: MRD
				STORE: BOWMANVILLE HBC	DATE: SEPTEMBER, 2014	CHECKED BY: ARCHITECTURAL SOLUTIONS
				Home hardware building centre		2 10



FOUNDATION / CRAWLSPACE PLAN

POST AND PIER SCHEDULE:

STEEL POST SHALL CONFORM TO CAN/CGSB-12.94 AND BE TREATED ON OUTSIDE SURFACE WITH RUST-INHIBITIVE PAINT.

FOOTINGS TO BE UN-REINFORCED CONCRETE PADS, UNLESS NOTED OTHERWISE.

UNDERSIDE OF EXTERIOR FOOTING PADS TO BE MINIMUM 48" BELOW FINISHED GRADE (OR TO LOCAL BY-LAWS).

SCHEDULE:

P1	APPROVED STEEL POST W/ A MIN. 14,000 LBS FACTORED RESISTANCE, C/W A MIN. 6" TOP BEARING PLATE FOR BEAM ABOVE.
P2	9" DIA. CONCRETE PIER EXTENDING BELOW GRADE TO A 20"x20"x8" DEEP PAD.
P3	9" DIA. CONCRETE PIER EXTENDING BELOW GRADE TO A 16"x16"x6" DEEP PAD.
P4	9" DIA. CONCRETE PIER EXTENDING BELOW GRADE TO A 12"x12"x6" DEEP PAD.

FOUNDATION AND FOOTINGS:

FROST FOOTINGS:

- DROP TOP OF FOUNDATION AND STEP FOOTINGS AS REQUIRED BY GRADE (TO BE DETERMINED ON SITE BY OTHERS). ENSURE FOOTINGS ARE ON UNDISTURBED SOIL AND BELOW FROST LINE (OR TO LOCAL BY-LAWS).
- MAXIMUM 24" VERTICAL RISE FOR STEPPED FOOTINGS IN FIRM SOIL CONDITIONS AND MAXIMUM 16" FOR SAND OR GRAVEL CONDITIONS.
- MINIMUM 24" HORIZONTAL DISTANCE BETWEEN STEPPED FOOTINGS.

BUCK OPENING(S):

- ALL BASEMENT WINDOWS AND BUCK OPENINGS PROVIDED AND POSITIONED ON SITE. LINTELS OVER BUCK OPENINGS ARE FLUSH WITHIN THE FLOOR SYSTEM ABOVE, UNLESS NOTED OTHERWISE.

DRAINAGE LAYER:

- PROVIDE A DRAINAGE LAYER SYSTEM TO THE EXTERIOR SURFACE OF FOUNDATION WALLS BELOW GRADE AS REQUIRED BY LOCAL BY-LAWS.

WOOD FRAMING:

FLOOR ABOVE:

- T&G SUBFLOOR TO BE GLUED (WHERE POSSIBLE) AND NAILED WITH 2" NAILS EVERY 6" ALONG THE EDGES AND 12" ALONG THE INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
- ALL BEAMS SUPPORTING THE FLOOR SYSTEM ABOVE TO BE DROPPED TO 1/8 OF JOISTS, UNLESS NOTED OTHERWISE.
- PRE-ENGINEERED JOISTS AND BEAMS (WHERE SHOWN) ARE FOR REFERENCE ONLY. LAYOUT TO BE CONFIRMED BY MANUFACTURER, PRIOR TO THE START OF CONSTRUCTION.
- PRE-ENGINEERED JOISTS TO BE ENGINEERED, INSTALLED, BRACED AND CONNECTED PER MANUFACTURER'S SPECIFICATIONS.

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.

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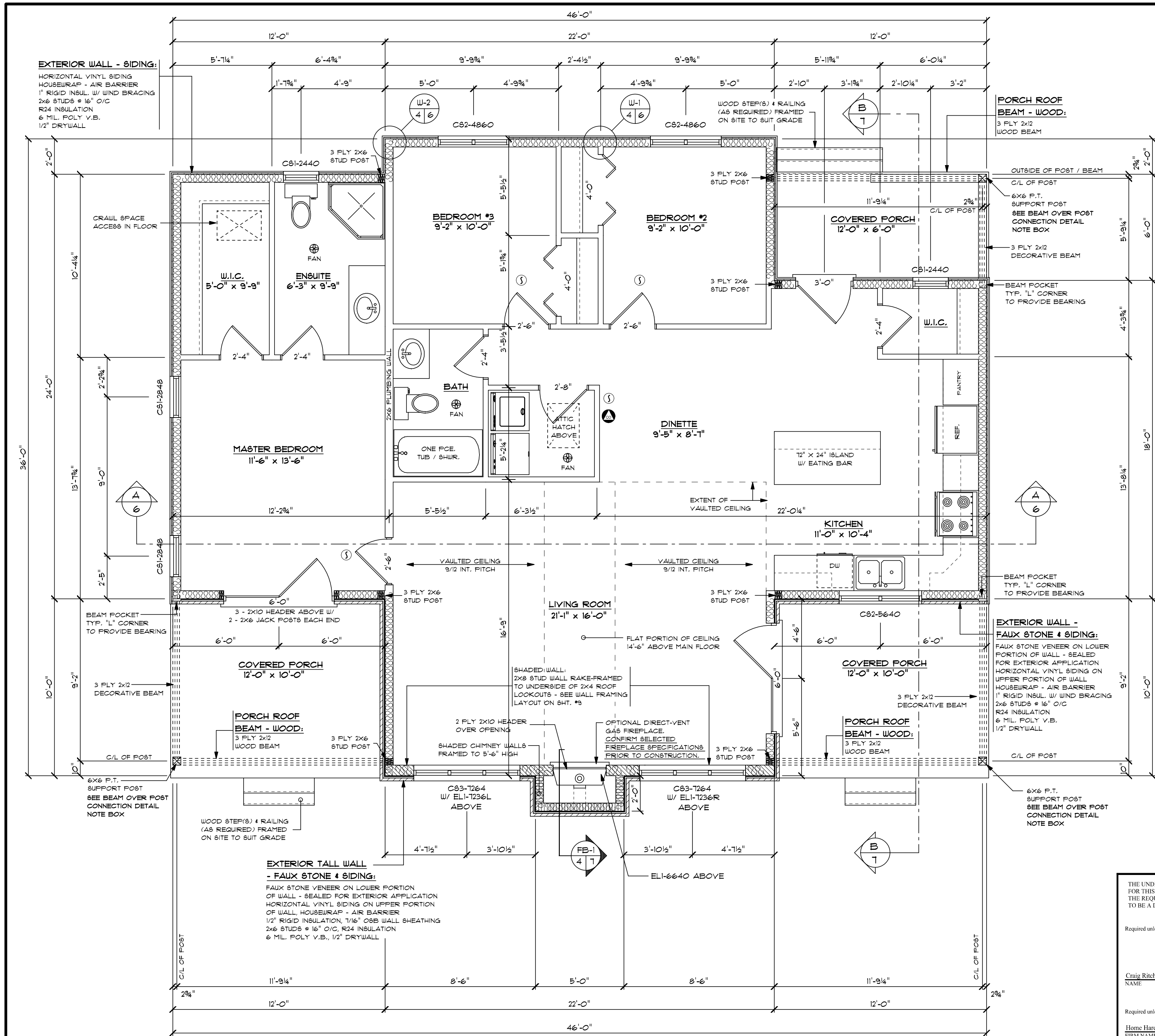
Home Hardware Stores Limited 30045 BCIN
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September 23, 2014

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		CROSS SECTION REFERENCE: <ul style="list-style-type: none"> A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED 	CUSTOMER: BUDD	SCALE: 1/4"=1'-0"	DRAWN BY: MRD
			STORE: BOWMANVILLE HBC	DATE: SEPTEMBER, 2014	CHECKED BY: ARCHITECTURAL SOLUTIONS



SHEET NUMBER:
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MAIN FLOOR WINDOW SCHEDULE:

THE WINDOW SCHEDULE USED ON THESE PLANS INDICATES GENERIC SIZES THAT REFLECT AVAILABLE MANUFACTURER'S WINDOW SIZES. CONFIRM ALL EXTERIOR WINDOW AND DOOR DIMENSIONS WITH MANUFACTURER'S REQUIRED ROUGH STUD OPENING SIZES, PRIOR TO START OF CONSTRUCTION.

PRODUCT CODES:
 H8 = HORIZONTAL SLIDER DH = DOUBLE HUNG SG = SEGMENTAL
 C8 = CABEMENT PC = PICTURE RK = RAKED HEAD
 SH = SINGLE HUNG EL = ELLIPTICAL

SCHEDULE:

PRODUCT CODE	SIZE	ROUGH OPENING SIZE	COUNT	DISPLAY
C81-2440	2'-0" x 3'-4"		2	
C81-2848	2'-4" x 4'-0"		2	
C82-4860	4'-0" x 5'-0"		2	
C82-5640	4'-8" x 3'-4"		1	
C83-7264	6'-0" x 5'-4"		2	
ELI-1236L	6'-0" x 3'-0"	REFER TO RAKED WALL LAYOUT ON SHT. #3	1	
ELI-1236R	6'-0" x 3'-0"	REFER TO RAKED WALL LAYOUT ON SHT. #3	1	
ELI-6640	5'-6" x 3'-4"	REFER TO RAKED WALL LAYOUT ON SHT. #3	1	

WOOD FRAMING:

LINTEL(S):

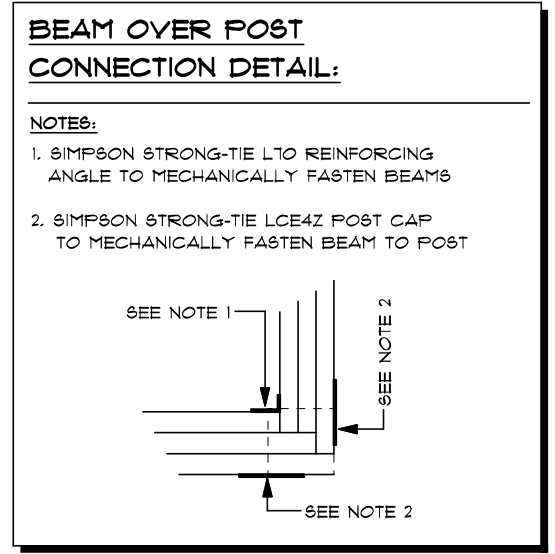
- ALL EXTERIOR LINTELS TO BE MINIMUM (2) PLY 2x10 C/W 2x4 DRYWALL NAILER AND PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE.
- ALL INTERIOR LINTELS IN BEARING WALL(S) TO BE MINIMUM (2) PLY 2x6, UNLESS NOTED OTHERWISE.

POST(S):

- ALL BUILT-UP STUD POSTS SHOWN, TO BE MINIMUM (3) PLY 2x6 OR 2x4 RESPECTIVE TO WALL SIZE, UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.
- PROVIDE A SINGLE JACK STUD FOR EACH SIDE OF WINDOW AND DOOR OPENINGS, UNLESS SHOWN AND NOTED OTHERWISE.

WALL(S):

- ALL INTERIOR LOADBEARING WALL(S) (WHERE SHOWN) AND EXTERIOR WALLS TO BE 2x6 STUDS, UNLESS NOTED OTHERWISE.
- ALL INTERIOR NON-LOADBEARING WALL(S) TO BE 2x4 STUDS, UNLESS NOTED OTHERWISE.
- TOP OF WALLS ARE AT 8'-1" FROM TOP OF SUBFLOOR, UNLESS NOTED OTHERWISE.



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 NAME SIGNATURE 20334 BCIN

REGISTRATION INFORMATION
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Home Hardware Stores Limited 30045 BCIN

MAIN FLOOR PLAN
 1296 SQ.FT.

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CUSTOMER: BUDD	SCALE: 1/4"=1'-0"	STORE: BOWMANVILLE HBC	DATE: SEPTEMBER, 2014	DRAWN BY: MRD	SHEET NUMBER: 4 10
			CHECKED BY: ARCHITECTURAL SOLUTIONS		

FLASHINGS AND VENTILATION:

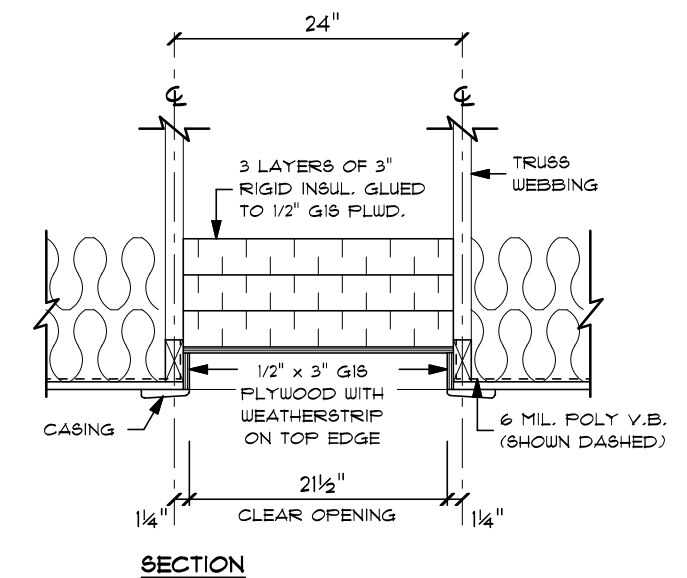
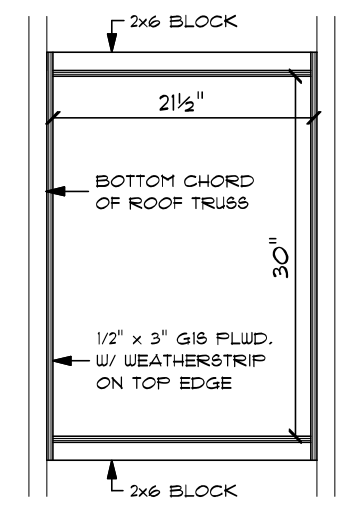
- ROOF FLASHINGS:**
- PROVIDE SELF ADHERING MEMBRANE AT EAVES AND VALLEYS.
 - ROOF FLASHING INSTALLED AT ALL VALLEYS, WALL INTERSECTIONS, AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF DECK.
- VENTILATION:**
- VENTING TO BE UNIFORMLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING FOR CROSS VENTILATION WITH NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE TOP OF ROOF SPACE AND NOT LESS THAN 25% OF THE REQ'D OPENINGS LOCATED AT THE BOTTOM OF ROOF SPACE.

ROOF TRUSSES:

- TRUSSES:**
- FIRE-ENGINEERED TRUSSES (WHERE SHOWN) ARE FOR REFERENCE ONLY. LAYOUT TO BE CONFIRMED BY MANUFACTURER, PRIOR TO THE START OF CONSTRUCTION.
 - FIRE-ENGINEERED TRUSSES TO BE ENGINEERED, INSTALLED, BRACED AND CONNECTED PER MANUFACTURER'S SPECIFICATIONS.
 - NEVER CUT, NOTCH OR DRILL A PRE-ENGINEERED TRUSS TO OBTAIN SPACE, UNLESS ACCOMMODATED FOR IN MANUFACTURER'S DESIGN.
 - SHEATHING EDGES PARALLEL TO ROOF RIDGE SHALL BE SUPPORTED BY METAL "H" CLIPS IN EACH TRUSS SPACE.
 - REFER TO CROSS SECTIONS FOR TRUSS HEEL HEIGHTS.

NOTES:

1. THE MINIMUM CLEAR ACCESS OPENING SHALL BE 3.5 SQ.FT. WITH NO DIMENSION LESS THAN 21 1/2". THE CLEAR ACCESS SHOWN IS 4.5 SQ.FT.
2. POLY VAPOUR BARRIER TO BE SEALED AROUND TRUSS OPENING.



AA-1 ATTIC ACCESS HATCH
SCALE: 3/4" = 1'-0"

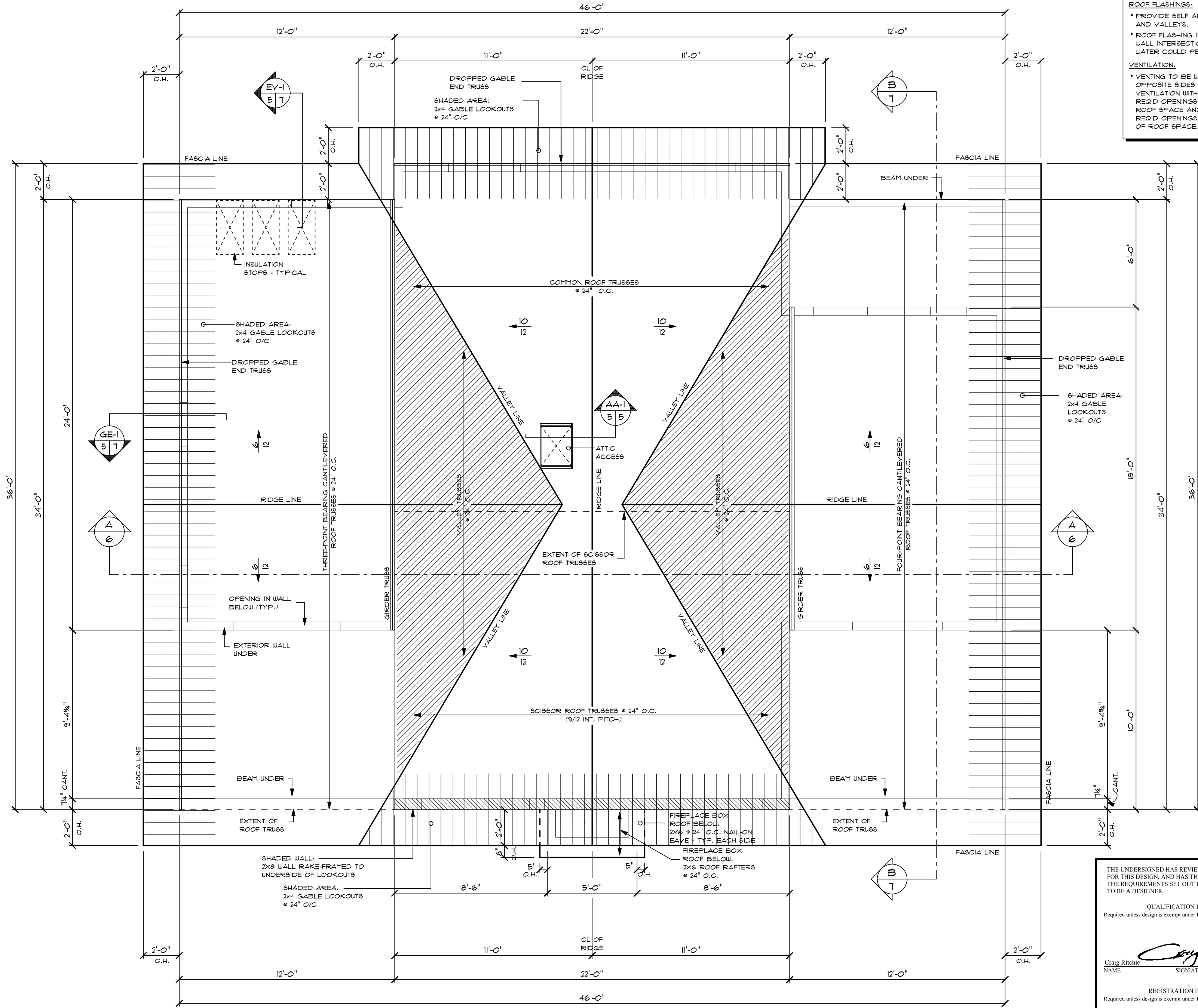
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