SITE STATISTICS

ZONING
RESIDENTIAL R2
LOT 197 PLAN 5852

Max Residential FSI-	0.45
Max Height Roof Peak	9.5m (31.16 ')
Max Height roof eave	6.5m (
Max Site Coverage	33%

SETBACKS

Min. Front Yard Setback-	9m
Min. Rear Yard Setback-	7.5m
Min. Side Yard Setback-	1.2m

EXISTING

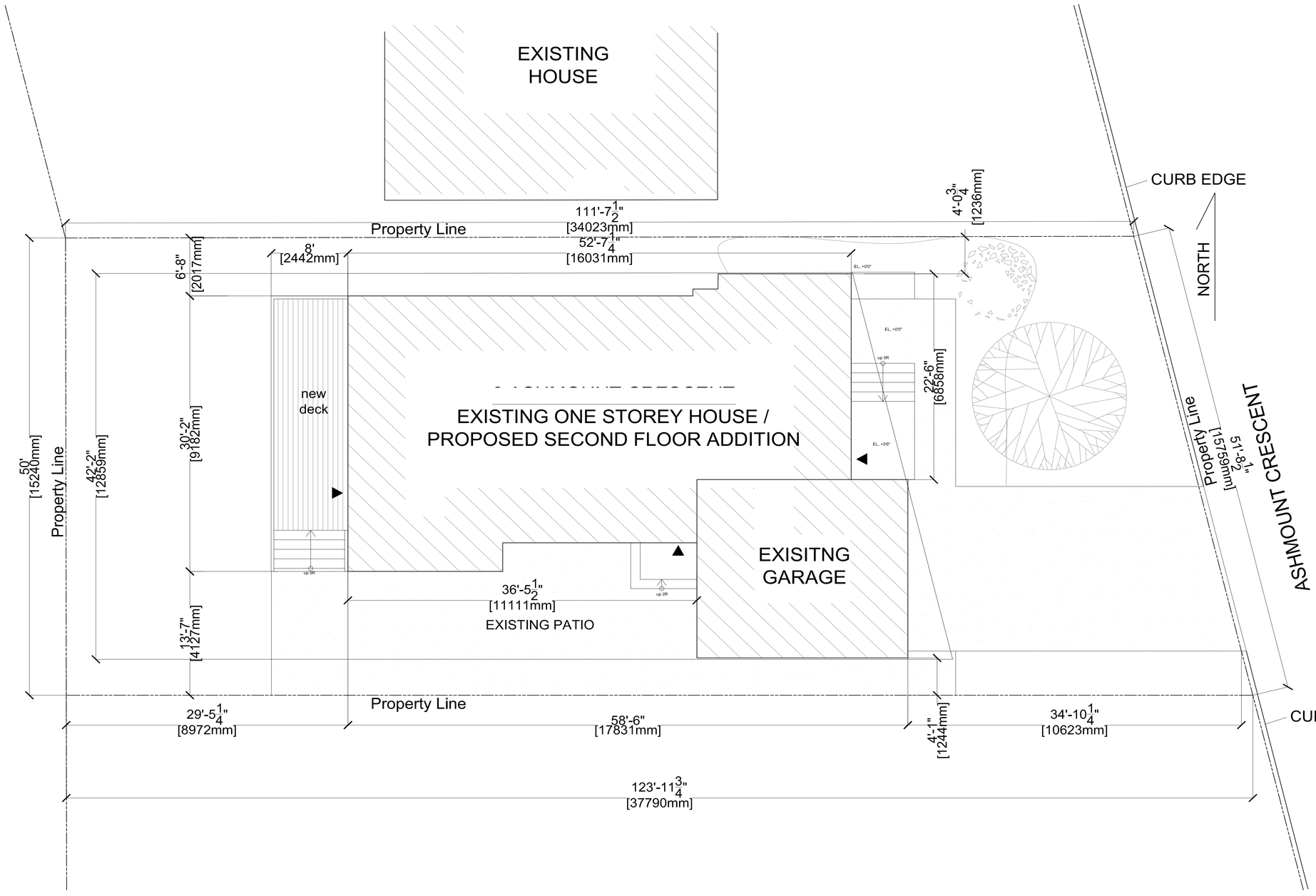
Total Lot Area-	548.6 Sq m (5901.5 Sq ft)
Lot Coverage-	30.8% 169.45 Sq m (1824 Sq ft)
First Floor Area-	123.5 Sq m (1330 Sq ft)
Total Existing GFA-	123.5 Sq m (1330 Sq ft)
Existing FSI-	0.224
Existing Building Length-	17.72m (58'6")

PROPOSED

First Floor GFA	129.5 Sq m (1330 Sq ft)
Second Floor GFA	117 Sq m (1330 Sq ft)
Proposed GFA-	246.5 Sq m (2660 Sq ft)
Proposed FSI-	0.45
Proposed Lot Coverage-	30.8% (same as existing)
Proposed Building Length-	17.72 M (same as existing)
Proposed Building Height-	9.1 M (29'10-1/2")
Proposed Eave Height-	6.3M (20' 8")

DRAWING LIST

Z-1	SITE PLAN
D-1	BASEMENT DEMO PLAN MAIN FLOOR DEMO PLAN ROOF DEMO PLAN
D-2	EXTERIOR DEMO N&S ELEVATIONS EXTERIOR DEMO E&W ELEVATIONS
A-1	PROPOSED BASEMENT PLAN PROPOSED FIRST FLOOR PLAN PROPOSED 2ND FLOOR PLAN
A-2	NEW LONGITUDINAL SECTION NEW CROSS SECTION
A-3	PROPOSED ELEVATIONS
A-4	ROOF PLAN & DETAIL
S-1	STRUCTURAL PLANS
N-1	CONSTRUCTION NOTES
N-2	BUILDING ASSEMBLIES & SCHEDULES



DO NOT ALTER EXISTING FINISHED GRADE

SITE:

Whalerjack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

DRAFT

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

NAME	SIGNATURE	BCIN
		39135

REGISTRATION INFORMATION

COMPANY	SIGNATURE	BCIN
2125632 Ontario Inc. O/A Whalerjack		40027

NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

ZONING INFO SITE PLAN & DRAWING LIST

SCALE: 3/16"=1'

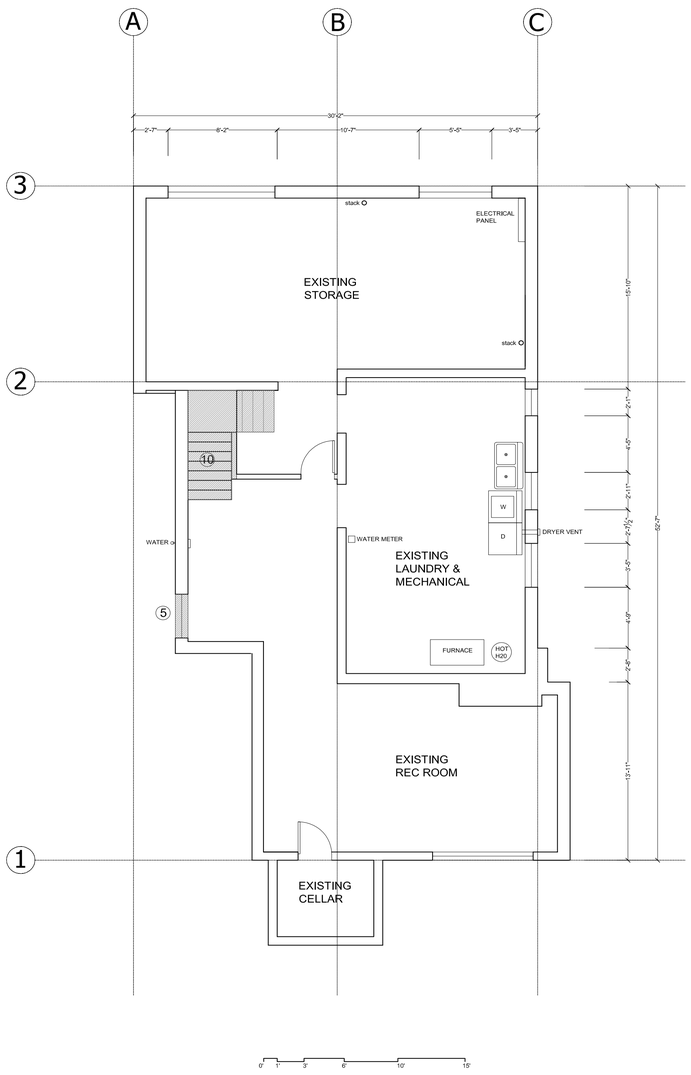
DATE: 7/04/12

DRAWN BY:	CHECK BY:
M.M	T.M

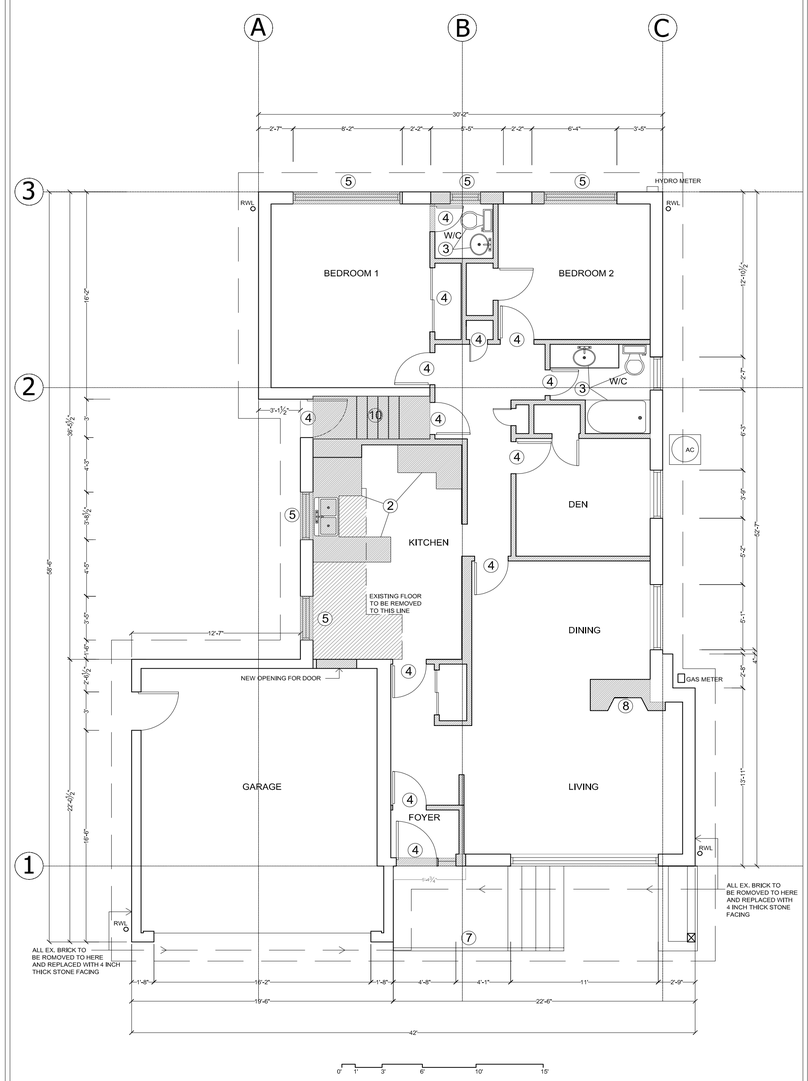
DWG NO:

Z-1

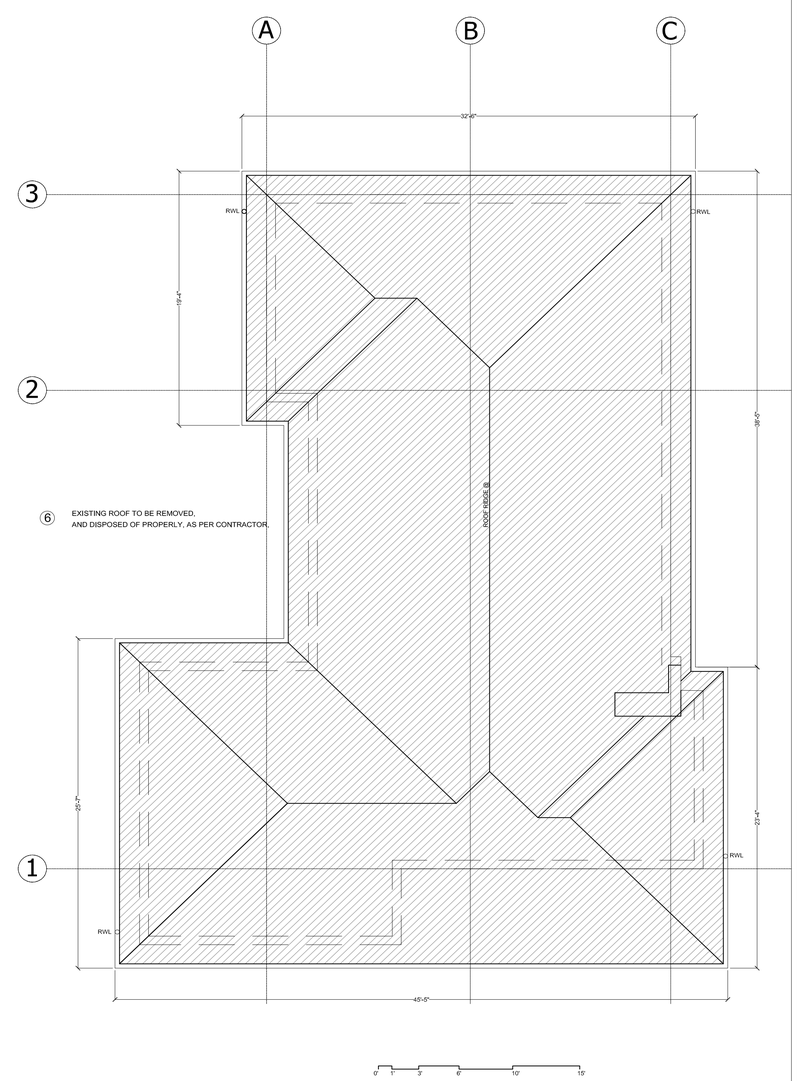
DEMO BASEMENT PLAN



DEMO MAIN FLOOR PLAN



DEMO ROOF FLOOR PLAN



DEMOLITION PLAN KEY NOTES

SYMBOL	DESCRIPTION
1	EXISTING WALLS (SHOWN AS HATCHED) TO BE REMOVED AND DISPOSED OF, AS PER CONTRACTOR. ANY SERVICES IN WALLS MUST BE LEFT FOR A QUALIFIED ELECTRICIAN, PLUMBER OR HVAC CONTRACTOR TO REMOVE/RELOCATE AND RECONNECT.
2	EXISTING CABINETS TO BE REMOVED, AND DISPOSED OF PROPERLY, AS PER CONTRACTOR.
3	EXISTING APPLIANCES & FIXTURES TO BE REMOVED AND DISPOSED OF PROPERLY, AS PER CONTRACTOR,
4	EXISTING DOOR(S) TO BE REMOVED, AND DISPOSED OF PROPERLY, AS PER CONTRACTOR.
5	EXISTING WINDOW(S) TO BE REMOVED, AND DISPOSED OF PROPERLY, AS PER CONTRACTOR.
6	EXISTING ROOF TO BE REMOVED, AND DISPOSED OF PROPERLY, AS PER CONTRACTOR,
7	EXISTING RAILING TO BE REMOVED FROM CONCRETE CONCRETE VERANDAH AND DISPOSED OF PROPERLY, AS PER CONTRACTOR.
8	EXISTING FIREPLACE TO BE REMOVED AND DISPOSED OF PROPERLY, AS PER CONTRACTOR.
9	EXISTING CHIMNEY TO BE REMOVED, AND DISPOSED OF PROPERLY, AS PER CONTRACTOR,
10	EXISTING INTERIOR STAIRS TO BE REMOVED, AND DISPOSED OF PROPERLY, AS PER CONTRACTOR,

SITE:

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

Whiterjack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

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QUALIFICATION INFORMATION

39135
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

2125632 Ontario Inc.
O/A Whiterjack
40027
COMPANY SIGNATURE BCIN

NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

DEMOLTION PLANS BASEMENT / MAIN FLOOR / ROOF

SCALE: 3/16"=1'

DATE: 7/04/12

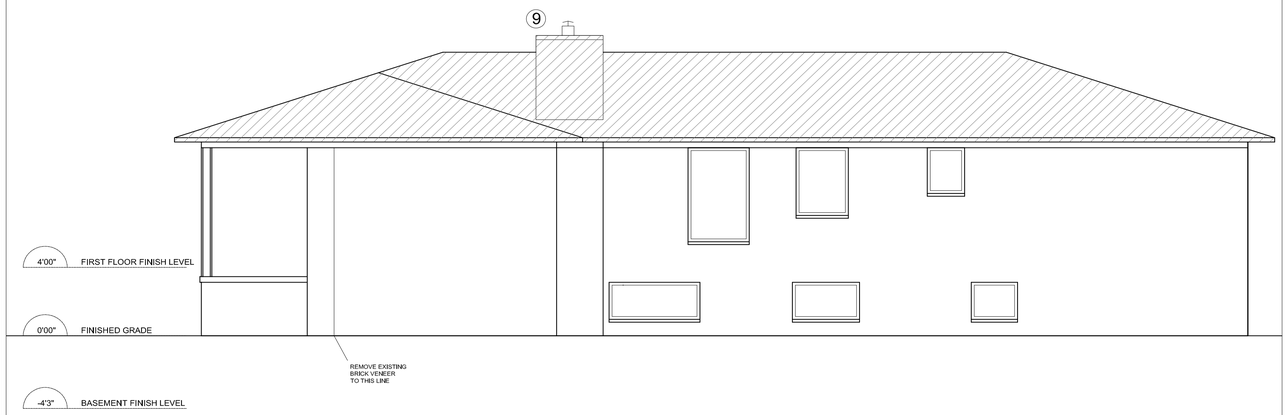
DRAWN BY: M.M

CHECK BY: T.M

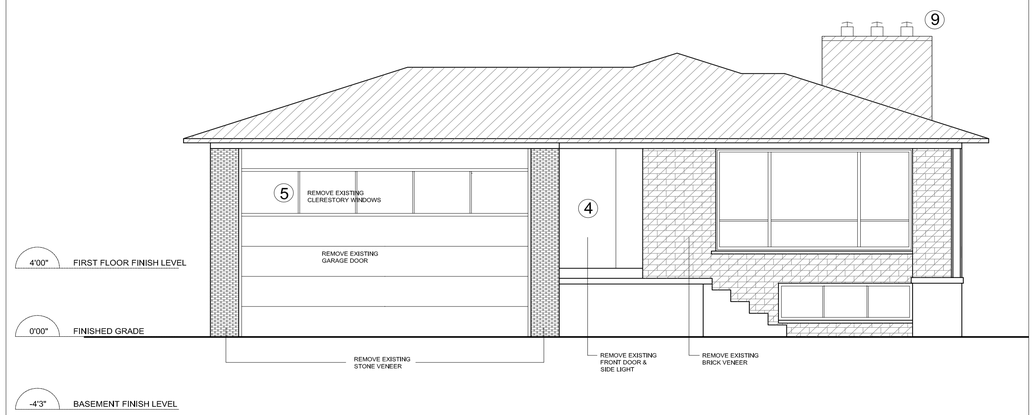
DWG NO:

D-1

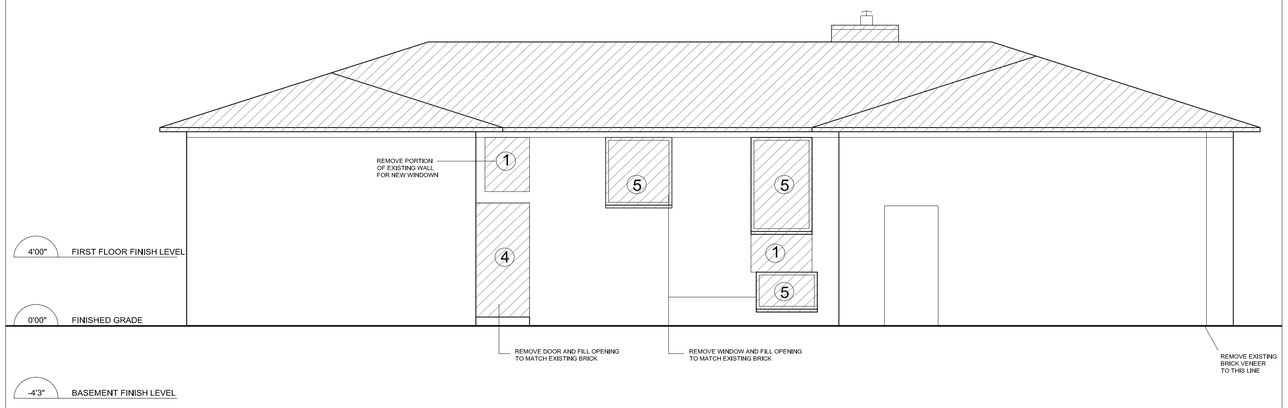
EXTERIOR DEMO NORTH ELEVATION



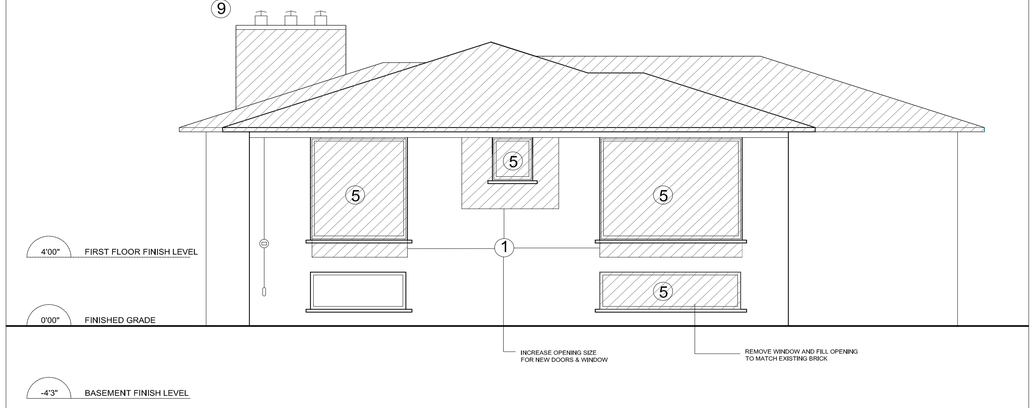
EXTERIOR DEMO EAST ELEVATION



EXTERIOR DEMO SOUTH ELEVATION



EXTERIOR DEMO WEST ELEVATION



DEMOLITION PLAN KEY NOTES

SYMBOL	DESCRIPTION
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SITE:

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DRAFT

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01	PERMIT	08/02/12
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EXTERIOR DEMO ELEVATIONS

SCALE: 1/4"=1'

DATE: 7/04/12

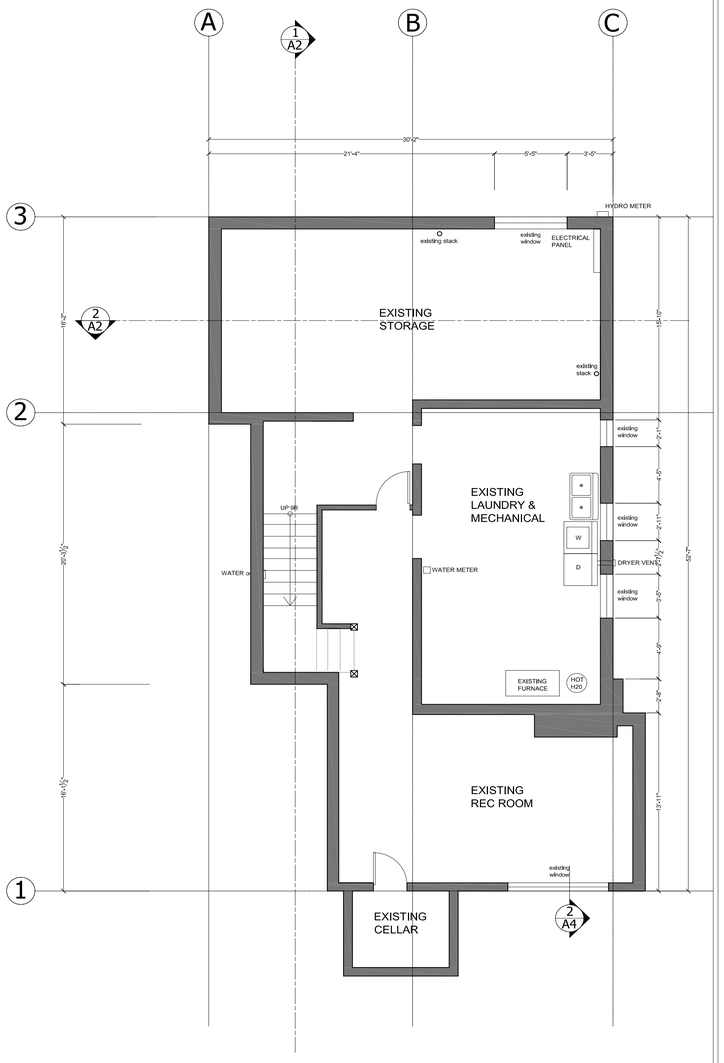
DRAWN BY: M.M

CHECK BY: T.M

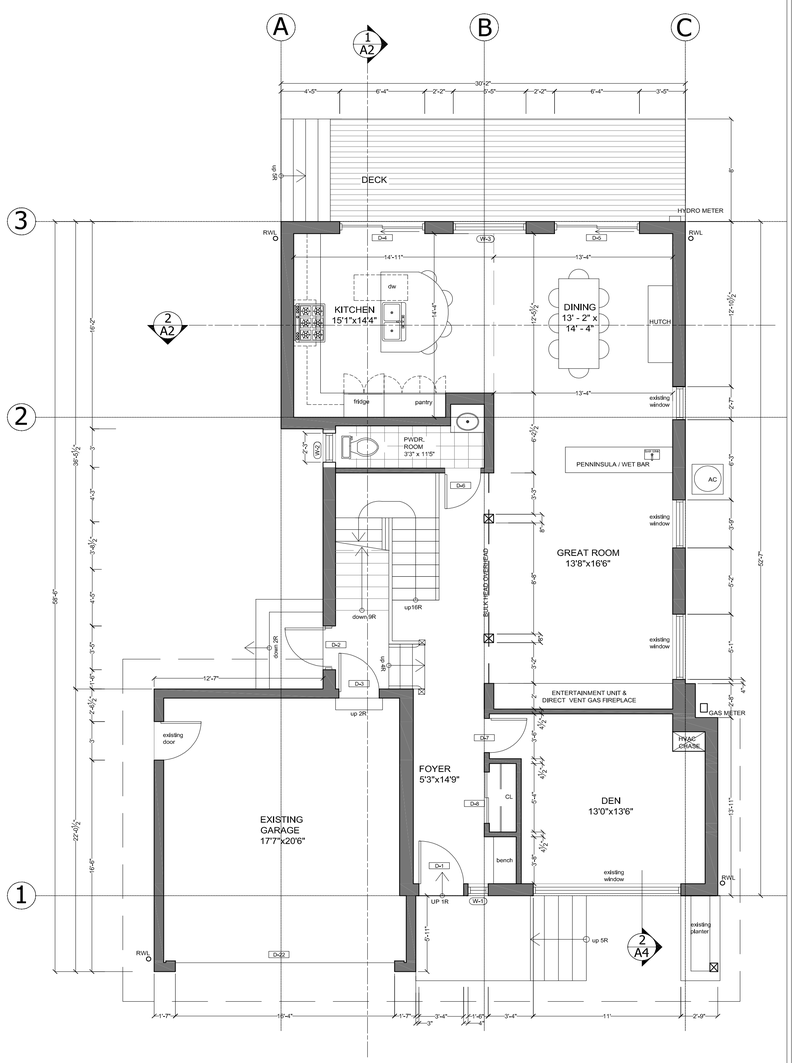
DWG NO:

D-2

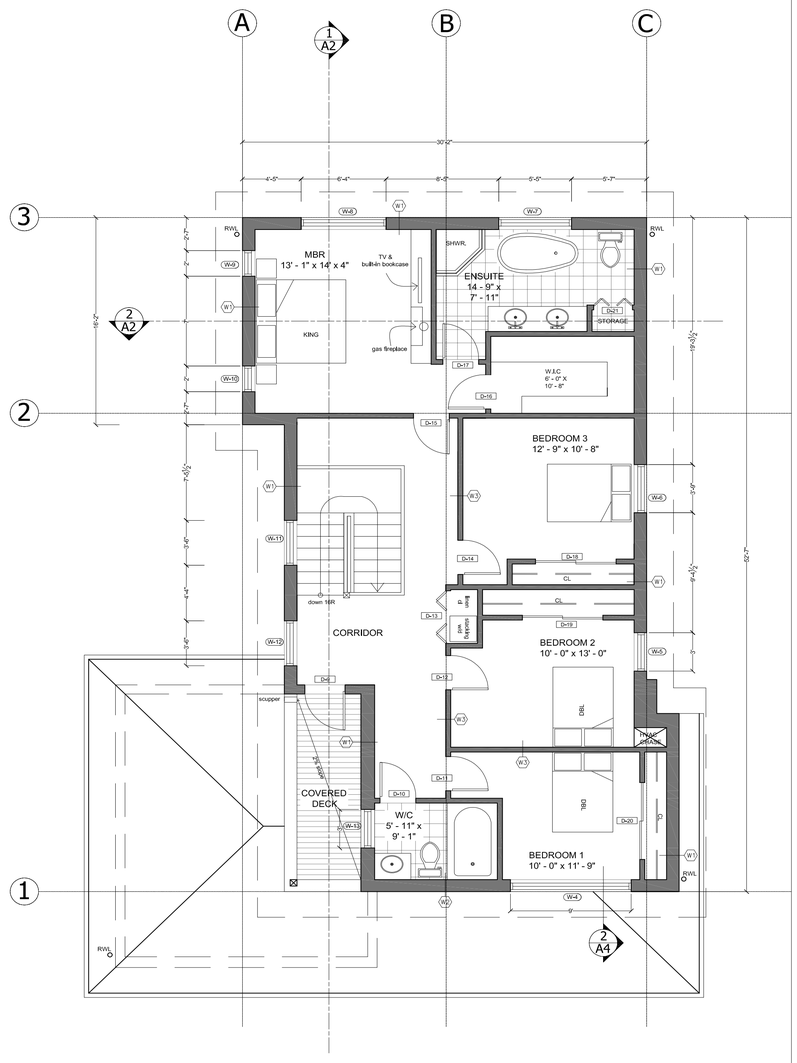
PROPOSED BASEMENT PLAN



PROPOSED MAIN FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



CONSTRUCTION NOTES

DESIGN REQUIREMENTS
Steel Structural Members shall conform to CAN/CSA-S16 "Limit States Design of Steel Structures"
O.B.C. 4.3.4

Anchor Systems on Building Exterior shall be S.S or corrosion resistant or galvanized
O.B.C. 4.4.4

Precautions shall be taken during all stages of construction to ensure that the building is not damaged or distored due to loads applied during construction
O.B.C.4.1.1.3

STRUCTURAL INTEGRITY:
All members shall be so framed,
fastened and braced and anchored to provide the necessary
strength, rigidity and stability.
O.B.C., 9.23.2.1.

STRUCTURAL ADEQUACY NOTES:
Verify/reinforce existing support system, including foundations, for loads imposed by the proposed construction

INTERIOR FINISHES
Flame Spread Rating of interior walls and ceiling finishes, max 150.
Flame Spread Rating of interior walls and ceiling finishes in Bathrooms, max 200.
Light Diffusers, max FSR 250 and Smoke Classification rating max 600
O.B.C. 9.10.17

INTERIOR
All new wall switches and shall not be more than 1.2m above finished floor.

RANGE HOOD EXHAUST
Supply return and exhaust air openings located less than 2000, above the floor shall be protected by grilles having openings of a size that will not allow the passage of a 15mm diameter sphere.

Combustible grilles, diffusers and other devices for supply, return and exhaust air openings in rooms shall conform to the flame-spread rating of 150 and Smoke development classification of 600
O.B.C 6.2.3.12

SITE:

Whalerjack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

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QUALIFICATION INFORMATION

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		39135

REGISTRATION INFORMATION

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2125632 Ontario Inc. O/A Whalerjack		40027

NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

PROPOSED PLANS BASEMENT / MAIN FLOOR / SECOND FLOOR

SCALE: 3/16"=1'

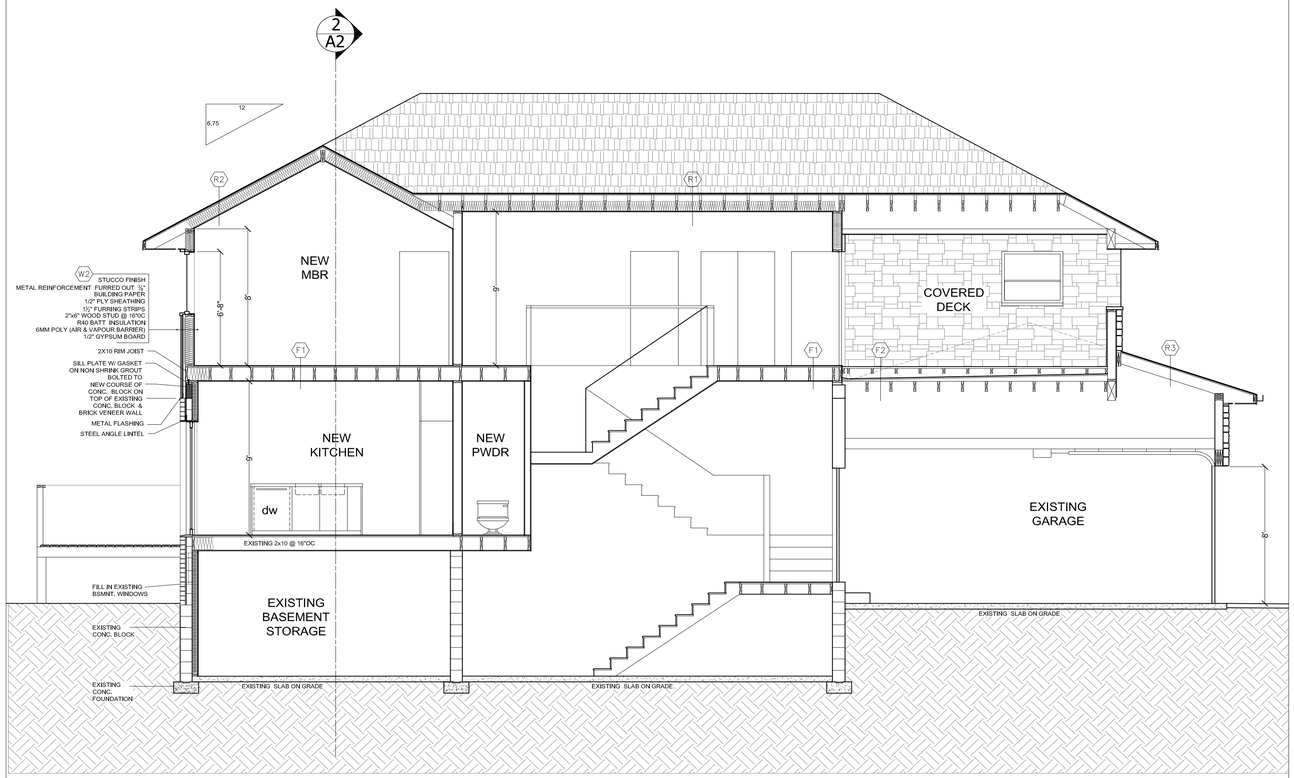
DATE: 7/04/12

DRAWN BY:	CHECK BY:
M.M	T.M

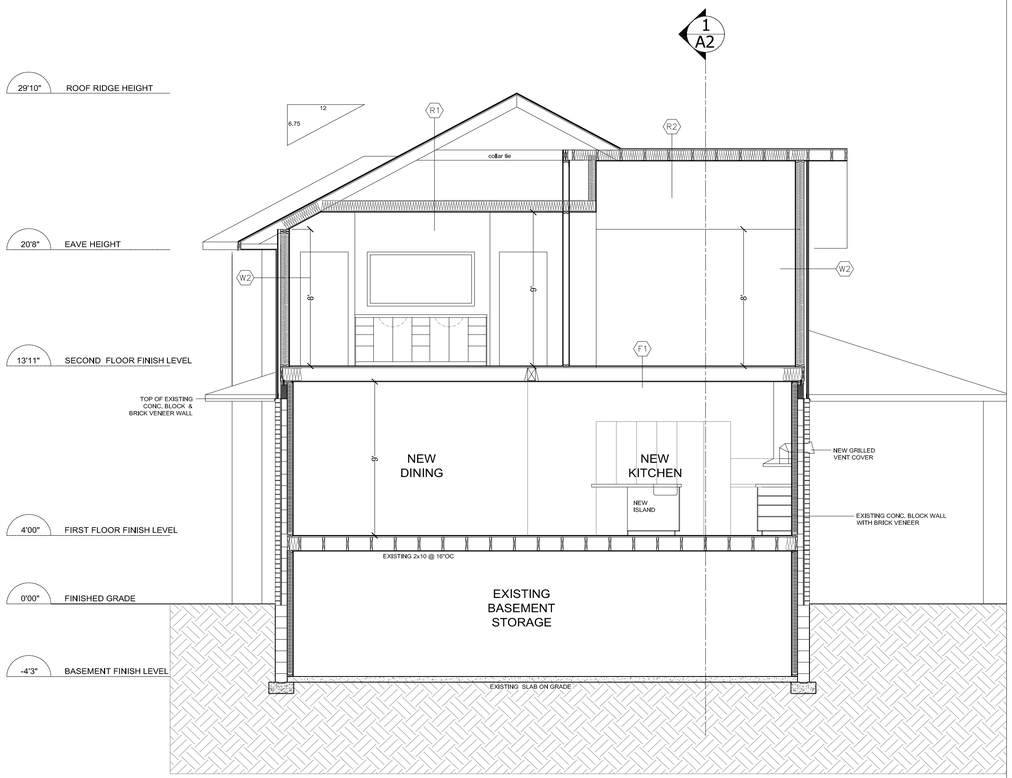
DWG NO:

A-1

1/A2 PROPOSED LONGITUDINAL SECTION



2/A2 PROPOSED CROSS SECTION



CONSTRUCTION NOTES

DESIGN REQUIREMENTS
Steel Structural Members shall conform to CAN/CSA-S16 "Limit States Design of Steel Structures"
O.B.C. 4.3.4

Anchor Systems on Building Exterior shall be S.S or corrosion resistant or galvanized
O.B.C. 4.4.4

Precautions shall be taken during all stages of construction to ensure that the building is not damaged or distored due to loads applied during construction
O.B.C.4.1.1.3

STRUCTURAL INTEGRITY:
All members shall be so framed,
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strength, rigidity and stability.
O.B.C., 9.23.2.1.

STRUCTURAL ADEQUACY NOTES:
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Flame Spread Rating of interior walls and ceiling finishes in Bathrooms, max 200.
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O.B.C. 9.10.17

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RANGE HOOD EXHAUST
Supply return and exhaust air openings located less than 2000, above the floor shall be protected by grilles having openings of a size that will not allow the passage of a 15mm diameter sphere.

Combustible grilles, diffusers and other devices for supply, return and exhaust air openings in rooms shall conform to the flame-spread rating of 150 and Smoke development classification of 600
O.B.C 6.2.3.12

SITE:

Whaterjack
225 Sterling Road Unit 200B
Toronto, ON, M6R 2B2

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QUALIFICATION INFORMATION

39135
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
2125632 Ontario Inc.
O/A Whaterjack 40027
COMPANY SIGNATURE BCIN

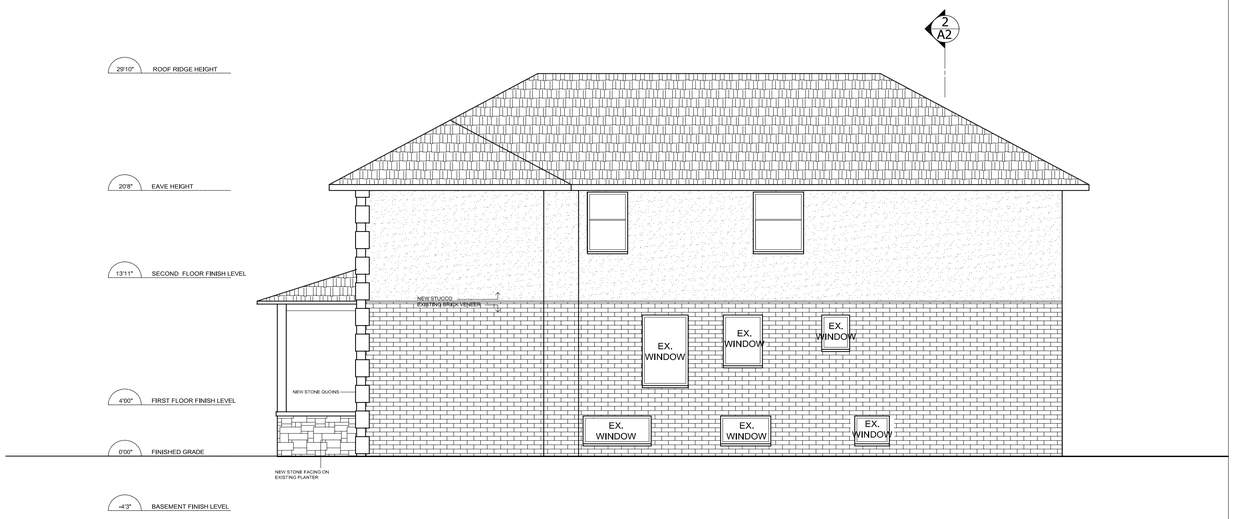
NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

PROPOSED SECTIONS

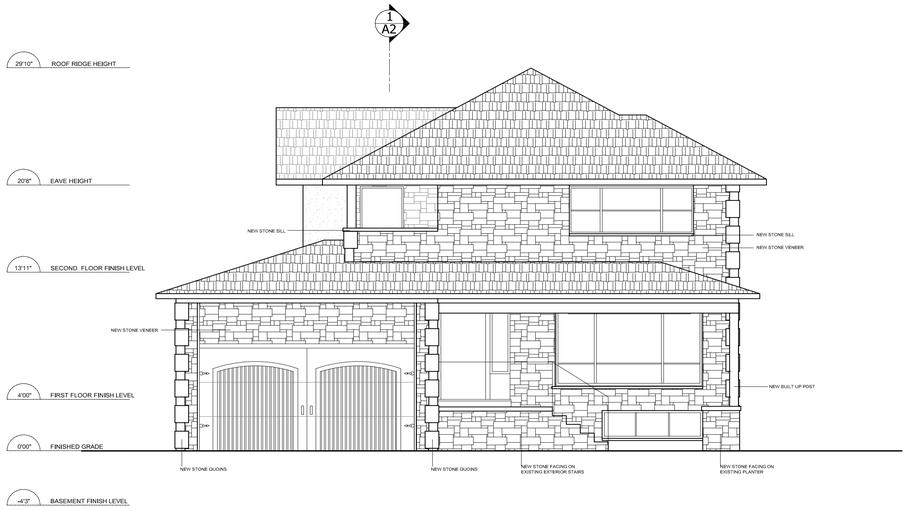
SCALE: 1/4"=1'
DATE: 7/04/12
DRAWN BY: M.M
CHECK BY: T.M

DWG NO:
A-2

PROPOSED NORTH ELEVATION

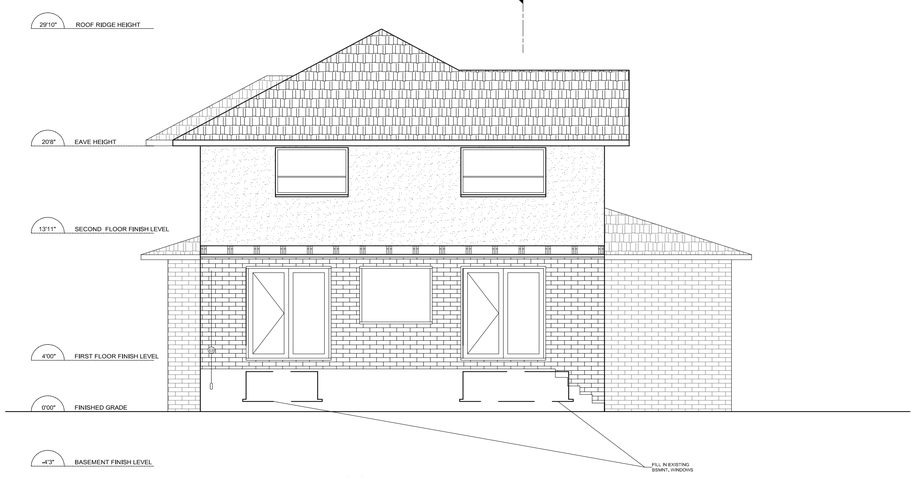


PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION



DESIGN REQUIREMENTS
Steel Structural Members shall conform to CAN/CSA-S16 "Limit States Design of Steel Structures"
O.B.C. 4.3.4

Anchor Systems on Building Exterior shall be S.S or corrosion resistant or galvanized
O.B.C. 4.4.4

Precautions shall be taken during all stages of construction to ensure that the building is not damaged or distored due to loads applied during construction
O.B.C.4.1.1.3

STRUCTURAL INTEGRITY:
All members shall be so framed,
fastened and braced and anchored to provide the necessary
strength, rigidity and stability.
O.B.C., 9.23.2.1.

STRUCTURAL ADEQUACY NOTES:
Verify/reinforce existing support system, including foundations, for loads imposed by the proposed construction

INTERIOR FINISHES
Flame Spread Rating of interior walls and ceiling finishes, max 150.
Flame Spread Rating of interior walls and ceiling finishes in Bathrooms, max 200.
Light Diffusers, max FSR 250 and Smoke Classification rating max 600
O.B.C. 9.10.17

INTERIOR
All new wall switches and shall not be more than 1.2m above finished floor.

RANGE HOOD EXHAUST
Supply return and exhaust air openings located less than 2000, above the floor shall be protected by grilles having openings of a size that will not allow the passage of a 15mm diameter sphere.

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O.B.C 6.2.3.12

Whaler Jack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

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QUALIFICATION INFORMATION

39135
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
2125632 Ontario Inc.
O/A Whalerjack 40027
COMPANY SIGNATURE BCIN

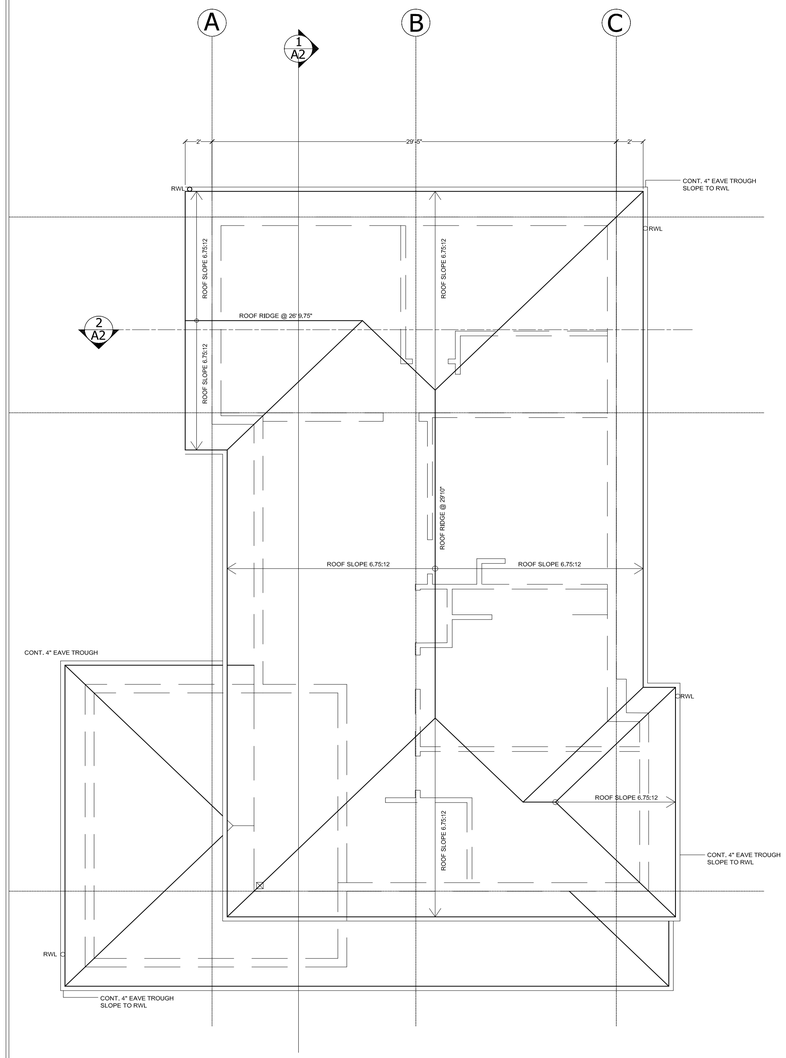
NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

PROPOSED ELEVATIONS

SCALE: 1/4"=1'
DATE: 7/04/12
DRAWN BY: M.M
CHECK BY: T.M

DWG NO: A-3

PROPOSED ROOF PLAN



SCALE: 3/16"=1'

DESIGN REQUIREMENTS

Steel Structural Members shall conform to CAN/CSA-S16 "Limit States Design of Steel Structures" O.B.C. 4.3.4

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O.B.C. 4.4.4

Precautions shall be taken during all stages of construction to ensure that the building is not damaged or distored due to loads applied during construction
O.B.C.4.1.1.3

STRUCTURAL INTEGRITY:

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O.B.C., 9.23.2.1.

STRUCTURAL ADEQUACY NOTES:

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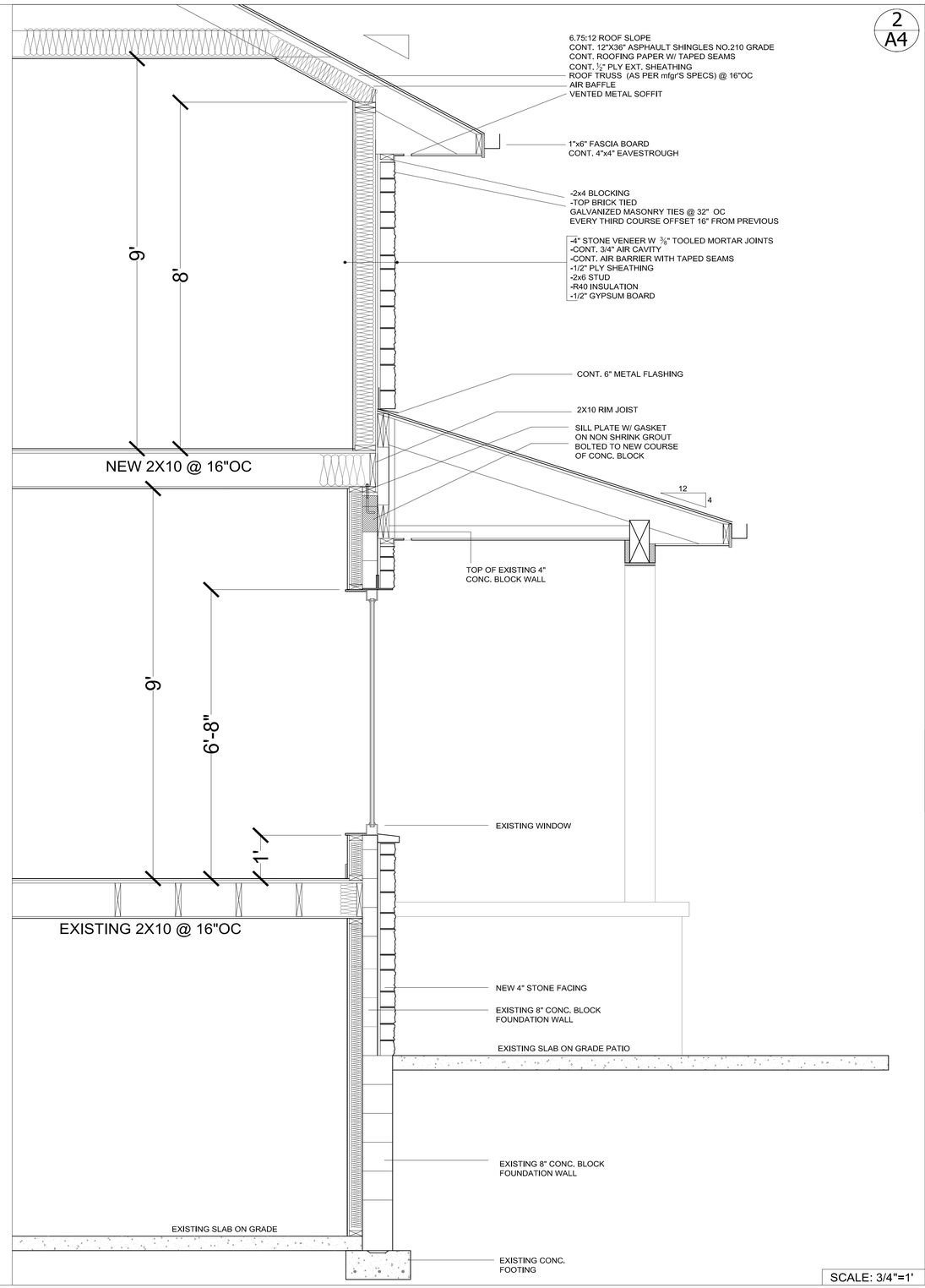
Flame Spread Rating of interior walls and ceiling finishes in Bathrooms, max 200.
Light Diffusers, max FSR 250 and Smoke Classification rating max 600
O.B.C. 9.10.17



SCALE: 3/4"=1'

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

Whalerjack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

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QUALIFICATION INFORMATION

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REGISTRATION INFORMATION

2125632 Ontario Inc.
O/A Whalerjack 40027
COMPANY SIGNATURE BCIN

NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

ROOF PLAN & DETAILS

SCALE: 3/16"=1'

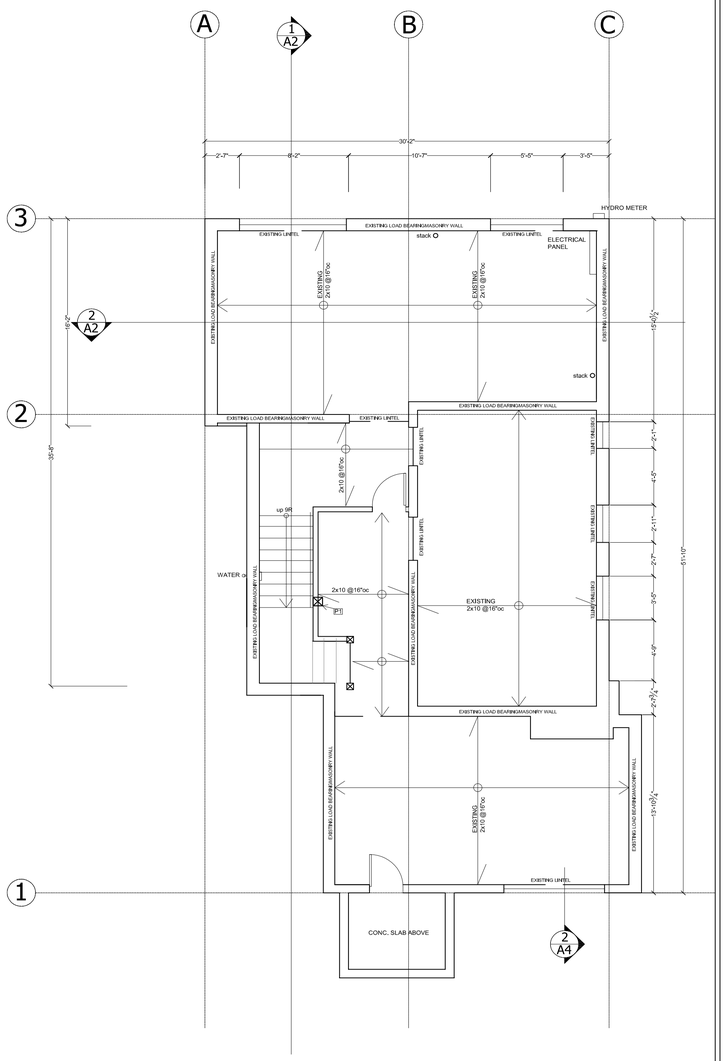
DATE: 7/04/12

DRAWN BY: M.M

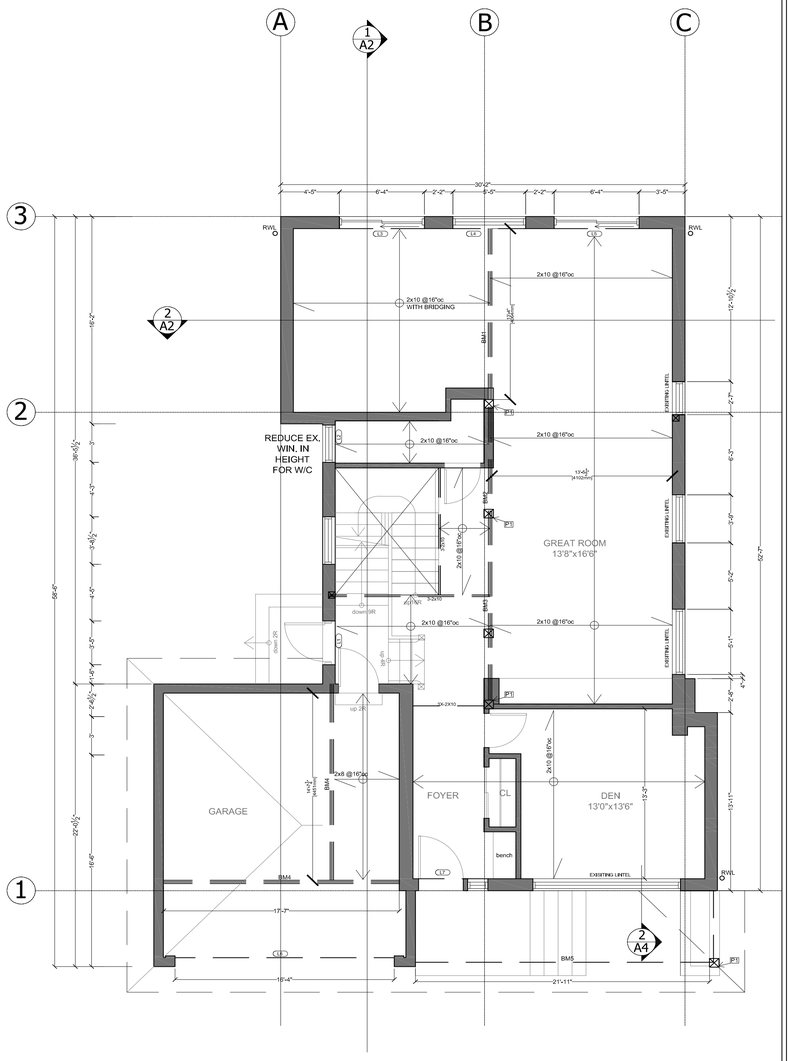
CHECK BY: T.M

DWG NO: A-4

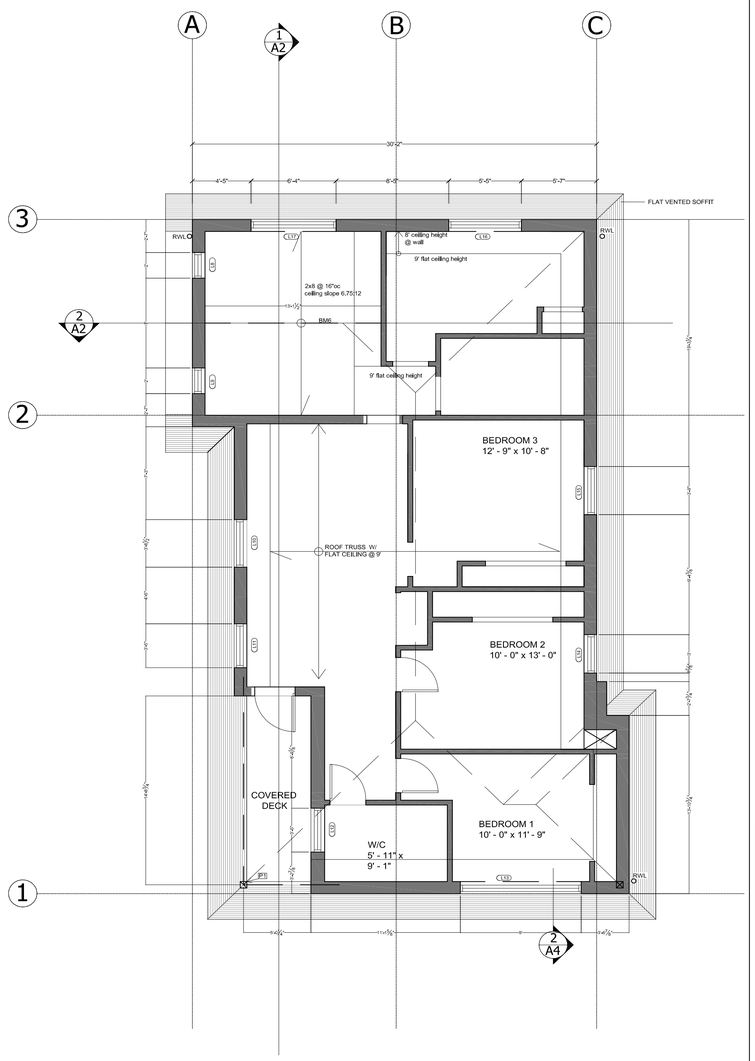
PROPOSED 1ST FLOOR STRUCTURAL PLAN



PROPOSED 2ND FLOOR STRUCTURAL PLAN



PROPOESD 2ND FLOOR REFLECTED CEILING PLAN



SITE:

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

Whaler Jack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

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QUALIFICATION INFORMATION

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2125632 Ontario Inc. O/A Whalerjack — 40027
COMPANY SIGNATURE BCIN

NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

PROPOSED STRUCTURAL PLANS MAIN FLOOR / SECOND FLOOR

SCALE: 3/16"=1'

DATE: 7/04/12

DRAWN BY:	CHECK BY:
M.M	T.M

DWG NO:

S-1

STRUCTURAL NOTES

BEAMS - ALL SPF SELECT STRUCTURAL
(UNLESS OTHERWISE NOTED)

BM1 : GLUE LAM. 20f - E GRADE - 130mm X 228mm
(CAN/CSA-0122-M & CAN/CSA-0177-M)

BM2 : 5-38mm X 235mm (SPF S.S.)

BM3 : 5-38mm X 235mm (SPF S.S.)

BM4 : GLUE LAM 20f - E GRADE - 130mm X 342mm
(CAN/CSA-0122-M & CAN/CSA-0177-M)

BM5 : GLUE LAM TIMBER 130mm X 456mm
LINTEL - 20f STRESS GRADE
(CAN/CSA-0122-M & CAN/CSA-0177-M)

BM6 : GLUE LAM 20f - E GRADE 130mm X 228mm

*MIN. L.L.=1.9 KPA (OBC 4.1.5.3)
* MIN BEARING WHEN < 5PLY OR 4PLY e 114mm
(TABLE A-9 FORMING PART OF SENTENCE DIV 3 9.23.4.2.(3))

LINTELS

L1, L2, L7 : 2 STEEL ANGELS 4"x4"x $\frac{5}{16}$ "
WITH 6" BEARING

L3, L4, L5 : 2 STEEL ANGELS 6"x6"x $\frac{5}{16}$"
WITH 6" BEARING

L6: GLUE LAM TIMBER LINTEL - 20f-E STRESS GRADE

L8, L9, L10, L11, L12, L14, 15, 16, 17, : 2-38mm X 184mm

L13 : 2-38mm X 235mm

POSTS

P1 : 5-38mmX140mm
(ROOF BEAMS MIN. 140mm BEARING
OBC: 9.23.10.7 "STUD POSTS BUILT INTO WALLS"
-REQUIRES 1 SIDE OF WALL SHEATHED
WITH $\frac{5}{8}$" PLYWOOD OR OSB
*ALL POSTS P1

ROOF D.L. = 0.62 KPA
MIN. L.L. = 1.9 KPA
ROOF TRUSS AS PER MANUFACTURS

BUILDING NOTES

Wood Frame Construction

All lumber shall be spruce-pine-fir No. 1 & 2, and shall be identified by a grade stamp
Maximum moisture content 19% at time of installation
Wood framing members which are supported on concrete in direct contact with soil shall be separated from the concrete with 6 mil polyethylene

Walls

Exterior walls shall consist of:
- cladding
- sheathing paper lapped 4" at joints
- 3/8" fibreboard or gypsum board or 1/4" plywood sheathing
- 2x6 studs @16" o.c.
- 2x6 bottom plate and double 2x6 top plate
- 2x4 studs @16" o.c. can be utilized provided the combined R value of the batt insulation and exterior rigid insulation achieves R-20.

Interior loadbearing walls shall consist of:
- 2x4 studs @16" o.c.
- 2x4 bottom plate and double 2x4 top plate
- 2x4 mid-girts if not sheathed
- 1/2" gypsum board sheathing

Floors

See for floor joist size and spacing requirements
Joists to have minimum 1 1/2" of end bearing
Joists shall bear on a sill plate fixed to foundation with 1/2" anchor bolts @ 7' 10" o.c
Header joists between 3' 11" and 10' 6" in length shall be doubled. Header joists exceeding 10' 6" shall be sized by calculations
Trimmer joists shall be doubled when supported header is between 2' 7" and 6' 7". Trimmer joists shall be sized by calculations when supported header exceeds 6' 7"
2x2 cross bridging required not more than 6' 11" from each support and from other rows of bridging
Joists shall be supported on joist hangers at all flush beams, trimmers, and headers.
Joists located under parallel non-loadbearing partitions shall be doubled
See for subflooring requirements

Roof & Ceilings

See for rafter, roof joist and ceiling joist size and spacing requirements
Hip and valley rafter shall be 2" deeper than common rafters
2x4 collar ties @ rafter spacing with 1x4 continuous brace at mid span if collar tie exceeds 7' 10" in length
See S04 for roof sheathing requirements

Notching & Drilling of Trusses, Joists, Rafters

Holes in floor, roof and ceiling members to be maximum 1/4 x actual depth of member and not less than 2" from edges
Notches in floor, roof and ceiling members to be located on top of the member within 1/2 the actual depth from the edge of bearing and not greater than 1/3 joist depth
Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 1 9/16" if non-load bearing
Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

Roofing

Fasteners for roofing shall be corrosion resistant.
Roofing nails shall penetrate through or at least 1/2" into roof sheathing
Every asphalt shingle shall be fastened with at least 4 nails
Eave protection shall extend 2' 11" up the roof slope from the edge, and at least 11 3/4" from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 4" head and end laps cemented together, or glass Fibre or Polyester Fibre coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 1, or where a low slope asphalt shingle application is provided
Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 23 5/8" wide
Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys
Sheet metal flashing shall consist of not less than 1/16" sheet lead, 0.013" galvanized steel, 0.018" copper, 0.018" zinc, or 0.019" aluminum

Columns, Beams & Lintels

Steel beams and columns shall be shop primed.
Minimum 3 1/2" end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam.
Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16"
Wood columns for carports and garages shall be minimum 3 1/2" x 3 1/2"; in all other cases either 5 1/2" x 5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member
Masonry columns shall be a minimum of 1 3/8" x 11 3/8" or 9 1/2" x 15"
Provide solid blocking the full width of the supported member under all concentrated loads

Insulation & Weatherproofing

Ceiling with attic	R-40
Roof without attic	R-30
Exterior Wall	R-20
Foundation Wall	R-12
Foundation > 50% exposed	R-17
Exposed Floor	R-25
Slabs on Grade	R-12 (unheated) R-10 (heated)
Supply Ducts in unheated space	R-17

Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished basements where 6 mil poly is sufficient for fibreglass type insulations
Ducts passing through unheated space shall be made airtight with tape or sealant
Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding
Weatherstripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior
Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapour from the interior and to the leakage of air from the exterior

Natural Ventilation

Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area
Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of insulated area.
Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects
Unheated crawl spaces shall be provided with 1.1 ft^2 of ventilation for each 538 ft^2
Minimum natural ventilation areas, where mechanical ventilation is not provided, are:
Bathrooms: 0.97 ft^2
other rooms: 3 ft^2
Unfinished basement: 0.2% of floor area

Doors and Windows

Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft2 and no dimension less than 15" which is openable from the inside without tools
Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock
The principal entry door shall have either a door viewer, transparent glazing or a sidelight

Exterior Walls

No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property lines
5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines
Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property lines

Ceramic Tile

When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16" o.c. with at least 2 rows cross bridging

Access to Attics and Crawl Spaces

Access hatch minimum 19 3/4" x 2' 4" to be provided to every crawl space and every roof space which is 108 ft^2 or more in area and more than 23 5/8" in height

Garage Gasproofing

The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes
All plumbing and other penetrations through the walls and ceiling shall be caulked
Doors between the dwelling and attached garage may not open into a bedroom and shall be weatherstripped and have a self-closer

Alarms and Detectors

At least one smoke alarm shall be installed on or near the ceiling on each floor and basement level
2' 11" or more above an adjacent level
Smoke alarms shall be interconnected and located such that one is within 16' 5" of every bedroom door and no more than 49' 3" travel distance from any point on a floor
A carbon monoxide detector shall be installed on or near the ceiling in every room containing a solid fuel burning fireplace or stove

Stairs

Maximum Rise	7 7/8"
Minimum Run	8 1/4"
Minimum Tread	9 1/4"
Minimum Head Room	6' 5"
Minimum Width	2' 10"

Curved stairs shall have a min. run of 5 7/8" at any point and a minimum average run of 7 7/8"
Winders which converge to a point in stairs must turn through an angle of no more than 90° with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3' 11" along the run of the stair
A landing minimum 2' 11" in length is required at the top of any stair leading to the principal entrance to a dwelling, and other entrances with more than 3 risers
Exterior concrete stairs with more than 2 risers require foundations

Handrails and Guards

A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers
Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level
Interior and exterior guards min. 2' 11" high.
Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11"
Guards shall have no openings greater than 4", and no member between 4" and 2' 11" that will facilitate climbing

Plumbing

Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities
A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well

Electrical

An exterior light controlled by an interior switch is required at every entrance
A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided instead of a light in bedrooms and living rooms
Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs
Basements require a light for each 323 ft^2 controlled by a switch at the head of the stairs

Mechanical Ventilation

A mechanical ventilation system is required with a total capacity at least equal to the sum of:
- 10 cfm each for basement and master bedroom
- 5 cfm for each other room

A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as such
Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts , less the principal exhaust, is not less than the total required capacity
A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required if any solid fuel burning appliances are installed
Supply air intakes shall be located so as to avoid contamination from exhaust outlets

Excavation and Backfill

Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities
The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material
If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 17 3/4"
Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter

Dampproofing and Drainage

In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
Masonry foundation walls shall be parged with 1/4" of mortar coved over the footing prior to dampproofing
4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone. Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump
Window wells shall be drained to the footing
Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion
Concrete slabs in attached garages shall be sloped to drain to the exterior
The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties

Footings

minimum 2200 psi poured concrete
minimum 48" below finished grade
Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 1570psf

Footing Size

Floors Supported	Supporting Ext. Wall	Supporting Int. Wall	Column Area
1	9 7/8"	9 7/8"	4.3 ft2
2	13 3/4"	13 3/4"	8.1 ft2
3	17 3/4"	19 3/4"	10.9 ft2

Increase footing width by 2 5/8" for each storey of brick veneer supported, and by 5 1/8" for each storey of masonry
The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Step Footings

Vertical Rise
23 5/8" Max. for firm soils
15 3/4" Max. for sand or gravel
Horizontal Run = 23 5/8" Min.

Foundation Walls

To be poured concrete, unit masonry or preserved wood (see drawings for type and thickness)
Dampproofing shall be a heavy coat of bituminous material.
Foundation wall to extend minimum 5 7/8" above finished grade.
A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 2'-11" below exterior grade.
A drainage layer shall consist of
- Min. 3/4" mineral fibre insulation with min. Density of 3.6 lb/ft^2
- Min. 4" of free drainage granular material, or
- An approved system which provides equivalent performance

Foundation walls shall be braced or have the floor joists installed before backfilling

Concrete Floor Slabs

Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete with 5-8% air entrainment
Other slabs 3600psi concrete
Minimum 3" thick, placed on a minimum 4" of coarse, clean, granular material
All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Masonry Walls

Where constructed of 3 1/2" brick, wall shall be bonded with header course every 6th course
Provide 2" solid masonry or continuous 1 1/2" plate under all roof and floor framing members
Provide 7 1/2" solid masonry under beams and columns
Masonry wall to be tied to each tier of joists with 1 9/16" x 3/16" corrosion resistant steel straps, keyed minimum 4" into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 6'-7" o.c.
Inside back of wall to be parged and covered with No.15 breather-type asphalt paper
For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028 in^2 in cross sectional area, spaced 7 7/8" vertically and 2'-11" horizontally, with joints completely filled with mortar
Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 5 7/8" end bearing

Masonry Veneer

Minimum 2 3/4" thick if joints are not raked and 3 1/2" thick if joints are raked
Minimum 1" air space to sheathing
Provide weep holes @ 31 1/2" o.c. at the bottom of the cavity and over doors and windows
Direct drainage through weep holes with 20 mil poly flashing extending minimum 5 7/8" up behind the sheathing paper
Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 23 5/8" vertically and 15 3/4" horizontally
Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1-3/16" into studs

SITE:

Whaler jack
225 Sterling Road Unit 200B
Toronto, ON, M6R 2B2

DRAFT

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

39135
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
2125632 Ontario Inc.
O/A Whalerjack 40027
COMPANY SIGNATURE BCIN

NO:	ISSUE:	DATE:
01	PERMIT	08/02/12
02	CONSTRUCTION	07/04/12

BUILDING NOTES

SCALE:

DATE: 7/04/12

DRAWN BY: M.M | CHECK BY: T.M

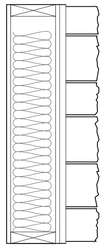
DWG NO:

N-1

WALL SCHEDULE

WALL NO.	DESCRIPTION	LOADBEARING	SECTION

W1 — EXTERIOR WOOD FRAMED WALL WITH STONE
4" STONE VENEER
GALVANIZED METAL FLASHING W/ DRIP EDGE
MORTAR
METAL LATH STOP 1" FROM FINISHED EDGES
GALVANIZED BRICK TIE NAILED TO EACH STUD 6"
PERFORATED 15LB. ASPHALT
15 LB BUILDING PAPER (MOISTURE BARRIER)
½" PLY SHEATHING T&G
2"X6" WOOD STUDS AT 16" O.C
R-40 BATT INSULATION
6MM POLYETHYLENE (AIR AND
VAPOUR BARRIER)
½"GYPSUM BOARD



W2 — STUCCO FINISH
METAL REINFORCEMENT FURRED OUT ⅜"
BUILDING PAPER
1/2" PLY SHEATHING
1½" FURRING STRIPS
2"x6" WOOD STUD @ 16"0C
R40 BATT INSULATION
6MM POLYETHYLENE (AIR & VAPOUR BARRIER)
1/2" GYPSUM BOARD

W3 — INTERIOR WALL
45MIN FIRE RATING
½" GYPSUM
2x4 STUD
½" GYPSUM BOARD

W4 — INTERIOR WALL
45MIN FIRE RATING
ONE SIDE SHEATHED WITH ⅝" T&G PLY
SCREWED & GLUED
2x_ STUD
½" GYPSUM BOARD

*ANY WALL WITH BUILT UP POST EMBEDDED
MUST BE SHEATHED 1 SIDE WITH MIN. ½" PLY.

FLOOR SCHEDULE

WINDOW NO.	DESCRIPTION	DETAIL

F1 — INTERIOR FLOOR
3/8 HARDWOOD FLOORING
5/8 PLY SHEATHING
2x10 @ 16" OC
1/2 GYPSUM

F2 — COVERED ROOF DECK (2% SLOPE) OVER GARAGE
5/4"DECKING SPACED AT ¼" ON 2x4 FRAMING
2 PLY MODIFIED BITUMEN ROOF MEMBRANE
ROOFING FELT
5/8 PLY SHEATHING
RIPPED 2x_ @ 2% SLOPE TO SCUPPER
2x10 @ 16" OC

ROOF SCHEDULE

WINDOW NO.	DESCRIPTION	DETAIL

R1 — ASPHAULT SHINGLE TRUSS ROOF - SLOPE 6.75:12
CONT. 12"x36" ASPHAULT SHINGLS NO.210 GRADE
CONT. ROOFING PAPER W/ TAPED SEAMS
ICE & WATER SHIELD 48"MIN FROM EAVE
CONT.1/2" T&G PLY SHEATHING
2x_ TRUSS @ __ OC. AS PER ROOF MFGR'S SPECS
R30 BATTS INSULATION
1/2" GYPSUM BOARD

R2 — ASPHAULT VAULTED MBR ROOF - SLOPE 6.75:12
CONT. 12"x36" ASPHAULT SHINGLS NO.210 GRADE
CONT. ROOFING PAPER W/ TAPED SEAMS
ICE & WATER SHIELD 48" MIN FROM EAVE
CONT.1/2" T&G PLY SHEATHING
2x_ RAFTERS @ __ OC. AS PER ROOF MFGR'S SPECS
R30 BATTS INSULATION
1/2" GYPSUM BOARD

R3 — ASPHAULT GARAGE/FRONT PORCH ROOF SLOPE 6.75:12
CONT. 12"x36" ASPHAULT SHINGLS NO.210 GRADE
CONT. ROOFING PAPER W/ TAPED SEAMS
ICE & WATER SHIELD 48" MIN FROM EAVE
CONT.1/2" T&G PLY SHEATHING
2x_ RAFTERS @ __ OC. AS PER ROOF MFGR'S SPECS

DOOR SCHEDULE

DOOR NO.	DESCRIPTION / LOCATION	SIZE - W x H
D-1	EXTERIOR - FRONT DOOR -MAIN FLOOR	3'6" x7'0"
D-2	EXTERIOR - SIDE DOOR -MAIN FLOOR	3'0" x6'8"
D-3	INTERIOR - GARAGE/LANDING -MAIN FLOOR	3'0" x6'8"
D-4	EXTERIOR - KITCHEN/SLIDER - MAIN FLOOR	6'0" x6'8"
D-5	EXTERIOR - DINING/SLIDER -MAIN FLOOR	6'0" x6'8"
D-6	INTERIOR - POWDER ROOM -MAIN FLOOR	2'8" x6'8"
D-7	INTERIOR - DEN -MAIN FLOOR	2'8" x6'8"
D-8	INTERIOR - FOYER CLOSET/ BYPASS -MAIN FLOOR	4'0" x6'8"
D-9	EXTERIOR - COVERED DECK -2ND FLOOR	3'0" x6'8"
D-10	INTERIOR - WC-2ND FLOOR	2'8" x6'8"
D-11	INTERIOR - BR1 -2ND FLOOR	2'8" x6'8"
D-12	INTERIOR - BR2 -2ND FLOOR	2'8" x6'8"
D-13	INTERIOR - CLOSET/BIFOLD -2ND FLOOR	4'0" x6'8"
D-14	INTERIOR - BR3 -2ND FLOOR	2'8" x6'8"
D-15	INTERIOR - MASTER BR -2ND FLOOR	2'8" x6'8"
D-16	INTERIOR - WALKIN CLOSET -2ND FLOOR	2'8" x6'8"
D-17	INTERIOR - ENUITE -2ND FLOOR	2'8" x6'8"
D-18	INTERIOR - BR3 CLOSET/SLIDER -2ND FLOOR	6'0" x6'8"
D-19	INTERIOR - BR2 CLOSET/SLIDER -2ND FLOOR	6'0" x6'8"
D-20	INTERIOR - BR1 CLOSET/SLIDER -2ND FLOOR	6'0" x6'8"
D-21	INTERIOR - ENSUITE CLOSET/BIFOLD -2ND FLOOR	2'10" x6'8"
D-22	EXTERIOR - GARAGE/OVERHEAD -GROUND	16'0" x8'0"

WINDOW SCHEDULE

WINDOW NO.	DESCRIPTION / LOCATION	SIZE - W x H
W-1	FRONT DOOR SIDE LIGHT- MAIN FLOOR	1'6" x5'0"
W-2	POWDER ROOM - MAIN FLOOR	2'3" x3'0"
W-3	KITCHEN/DINING - MAIN FLOOR	5'2" x4'6"
W-4	BR1- 2ND FLOOR	9'0" x 3'8"
W-5	BR2- 2ND FLOOR	3'0" x 3'8"
W-6	BR3- 2ND FLOOR	3'6" x 3'8"
W-7	ENSUITE- 2ND FLOOR	5'5" x 3'8"
W-8	MBR- 2ND FLOOR	6'0" x 3'8"
W-9	MBR- 2ND FLOOR	2'0" x 2'8"
W-10	MBR- 2ND FLOOR	2'0" x 2'8"
W-11	STAIRWELL - 2ND FLOOR	3'6" x 2'8"
W-12	CORRIDOR - 2ND FLOOR	3'6" x 2'8"
W-13	WC - 2ND FLOOR	3'0" x 2'8"

SITE:

Whalerjack
225 Sterling Road, Unit 200B
Toronto, ON, M6R 2B2

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BUILDING ASSEMBLIES & SCHEDULES

SCALE:

DATE: 7/04/12

DRAWN BY: M.M

CHECK BY: T.M

DWG NO: N-2