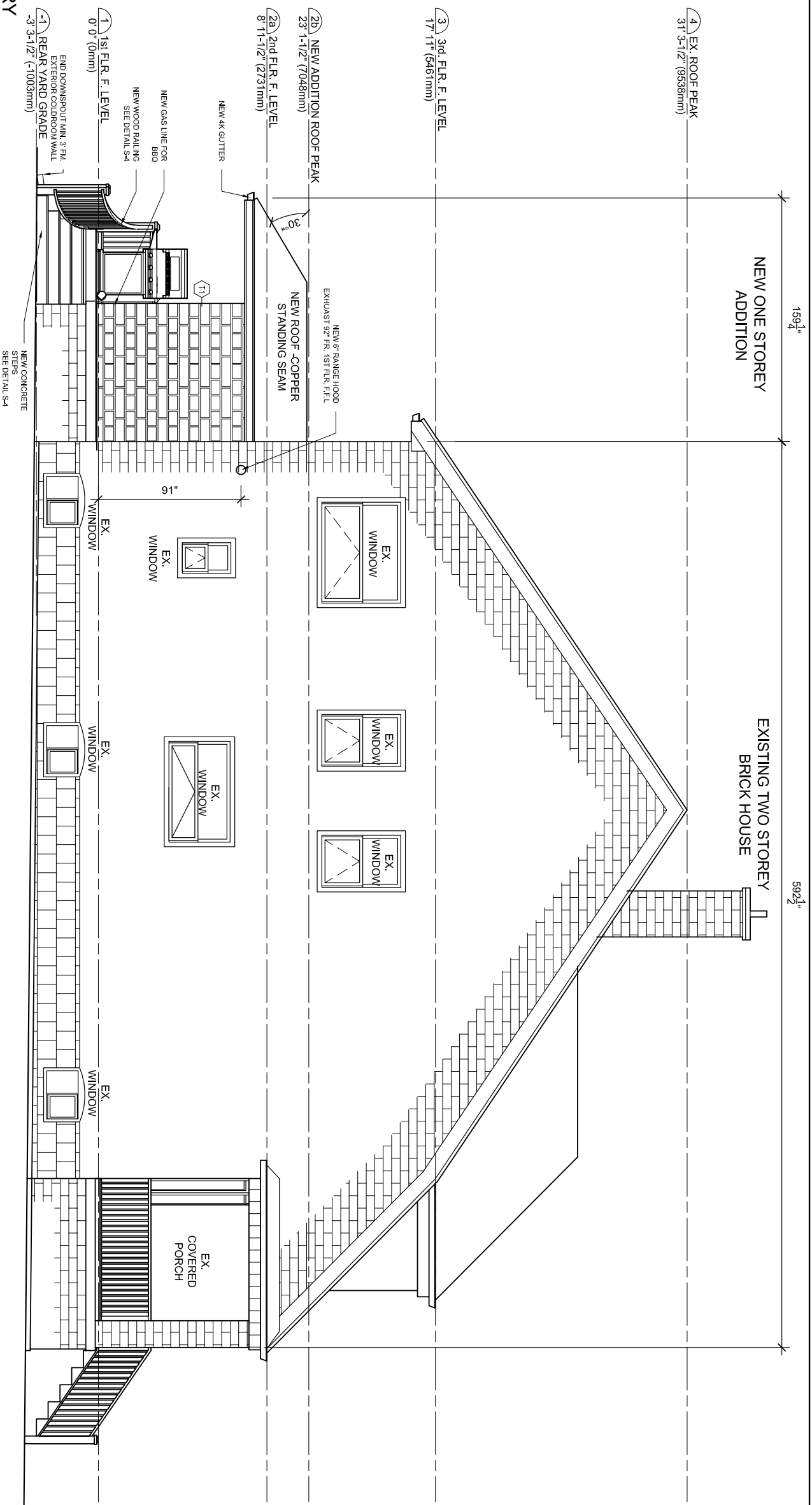


STRUCTURAL INTEGRITY:
 All members shall be so framed, fastened and braced and anchored to provide the necessary strength, rigidity and stability.
 O.B.C., 9.23.2.1.

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

DECK
 Shall be designed to carry S_s or 1.9 kPa
 O.B.C. 9.4.2.3

Handrails to resist concentrated load of 0.9 kN
 O.B.C 9.8.7.7
 Guards- Minimum Design Loads, 1.0 kN Horizontal Load, 1.5kN/m Vertical Load
 O.B.C 9.8.8.2



PROVIDE NECESSARY TEMPORARY SHORING

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: _____
 REGISTRATION INFORMATION: _____ BCIN: 39135
 COMPANY: _____ SIGNATURE: _____ BCIN: 40027

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

1
 E-2
EXTERIOR SOUTH ELEVATION

EXTERIOR SOUTH ELEVATION

SCALE:



SITE:

Whatorjack
 285 Spadina Road, Unit 2008
 Toronto, ON, M5S 2B2

reason: INITIAL DATE

10/27/11

DWG NO.

E-2

DRAWN BY: K.L. & M.M.

CHECKED BY: T.M.

DATE: 01/12/11

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.

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.
O.B.C. 9.10.17

STRUCTURAL ADEQUACY

NOTES:

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

NEW ONE STOREY ADDITION

EX. TWO STOREY BRICK HOUSE

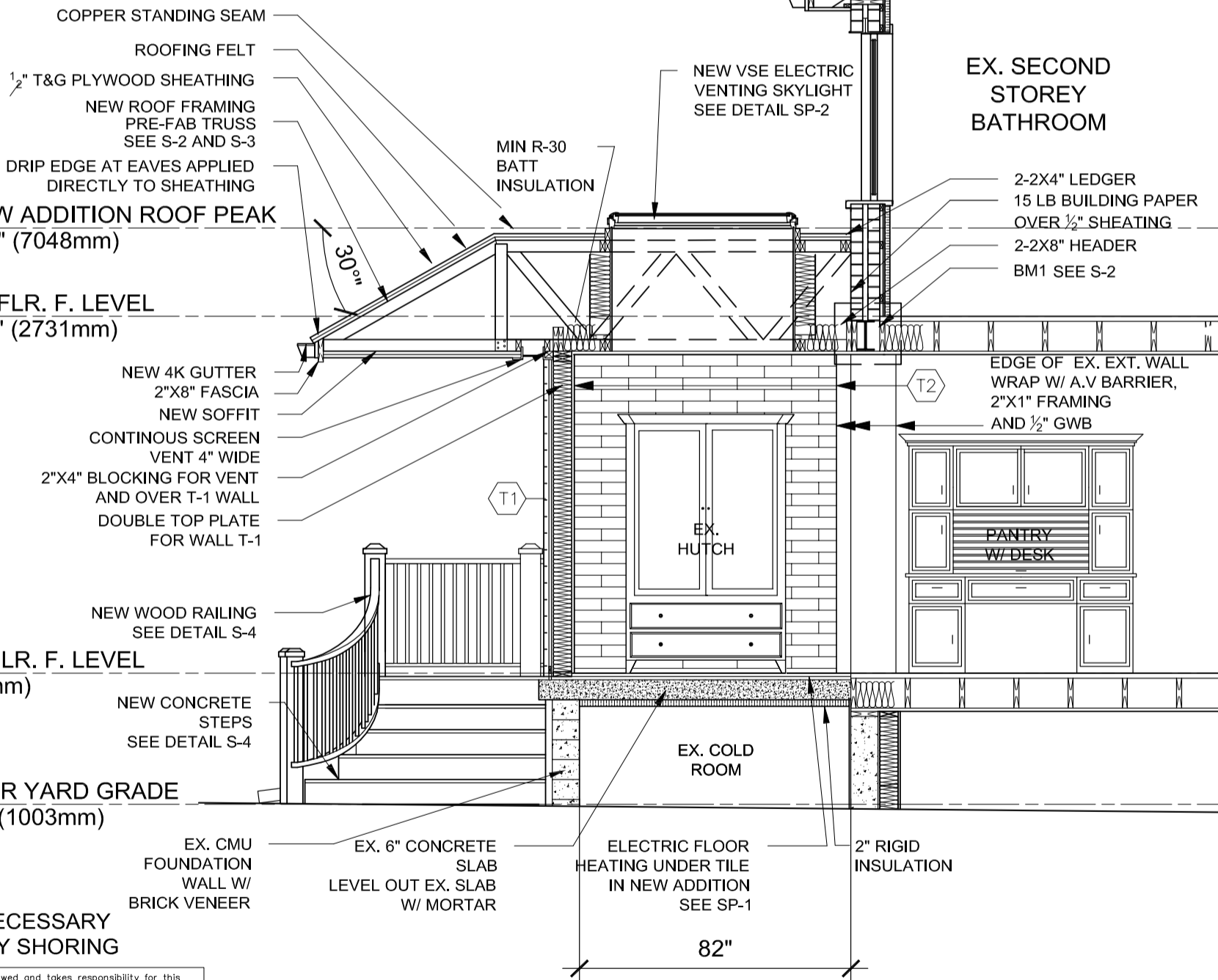
3 3rd. FLR. F. LEVEL
17' 11" (5461mm)

2b NEW ADDITION ROOF PEAK
23' 1-1/2" (7048mm)

2a 2nd FLR. F. LEVEL
8' 11-1/2" (2731mm)

1 1st FLR. F. LEVEL
0' 0" (0mm)

-1 REAR YARD GRADE
3' 3-1/2" (1003mm)



PROVIDE NECESSARY TEMPORARY SHORING

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QUALIFICATION INFORMATION		
NAME	SIGNATURE	BCIN
		39135
REGISTRATION INFORMATION		
COMPANY	SIGNATURE	BCIN
		40027

1
E-3

NEW ADDITION SECTION

AGAINST ANY UNAUTHORIZED REPRODUCTION
CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER
DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

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

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

NEW ADDITION SECTION

SCALE: IMPERIAL SCALE 5'

0' 1' 5'

305MM

DWG NO: **E-3**

DRAWN BY: K.L. & M.M.

CHECKED BY: T.M.

DATE: 01/12/11

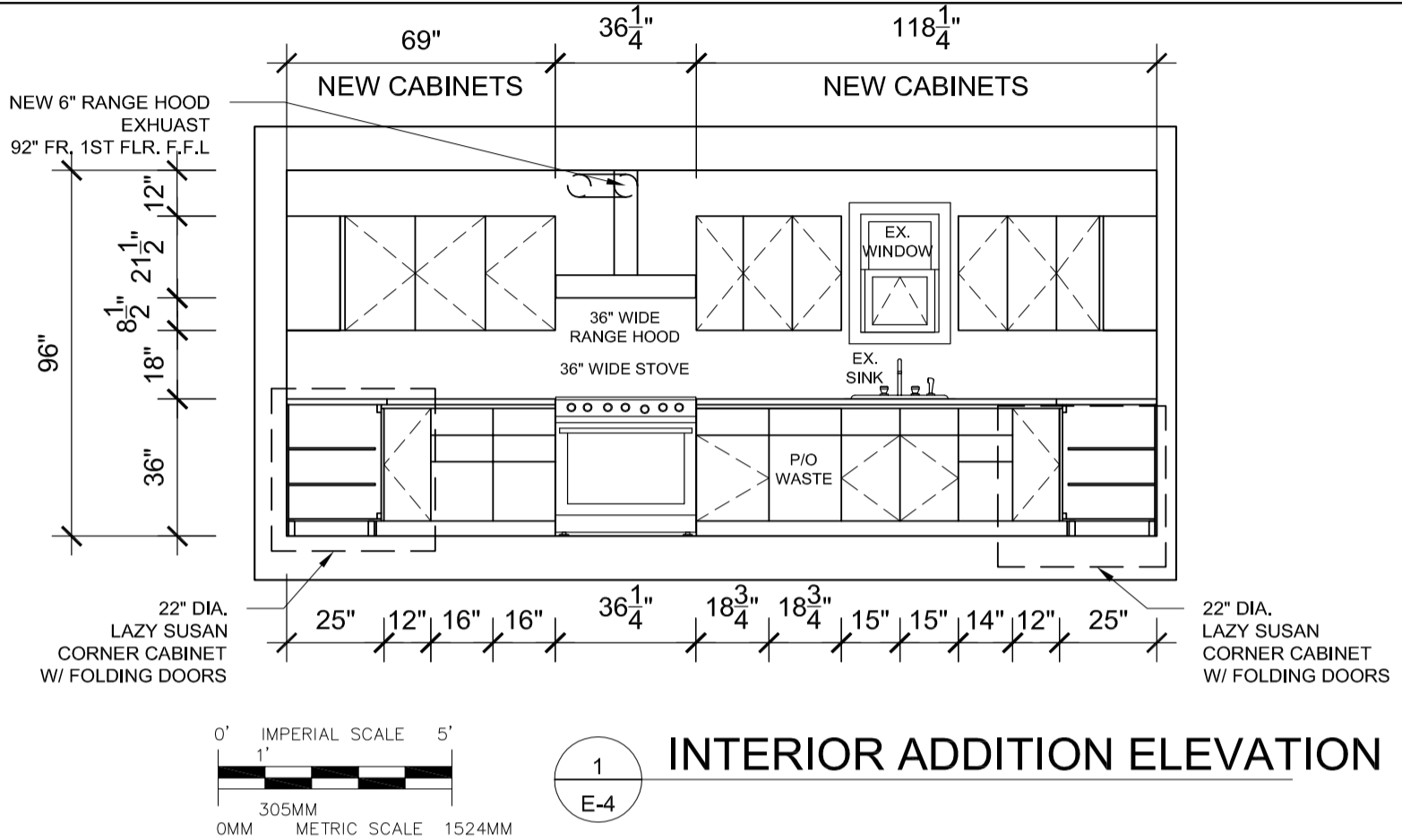
INTERIOR

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



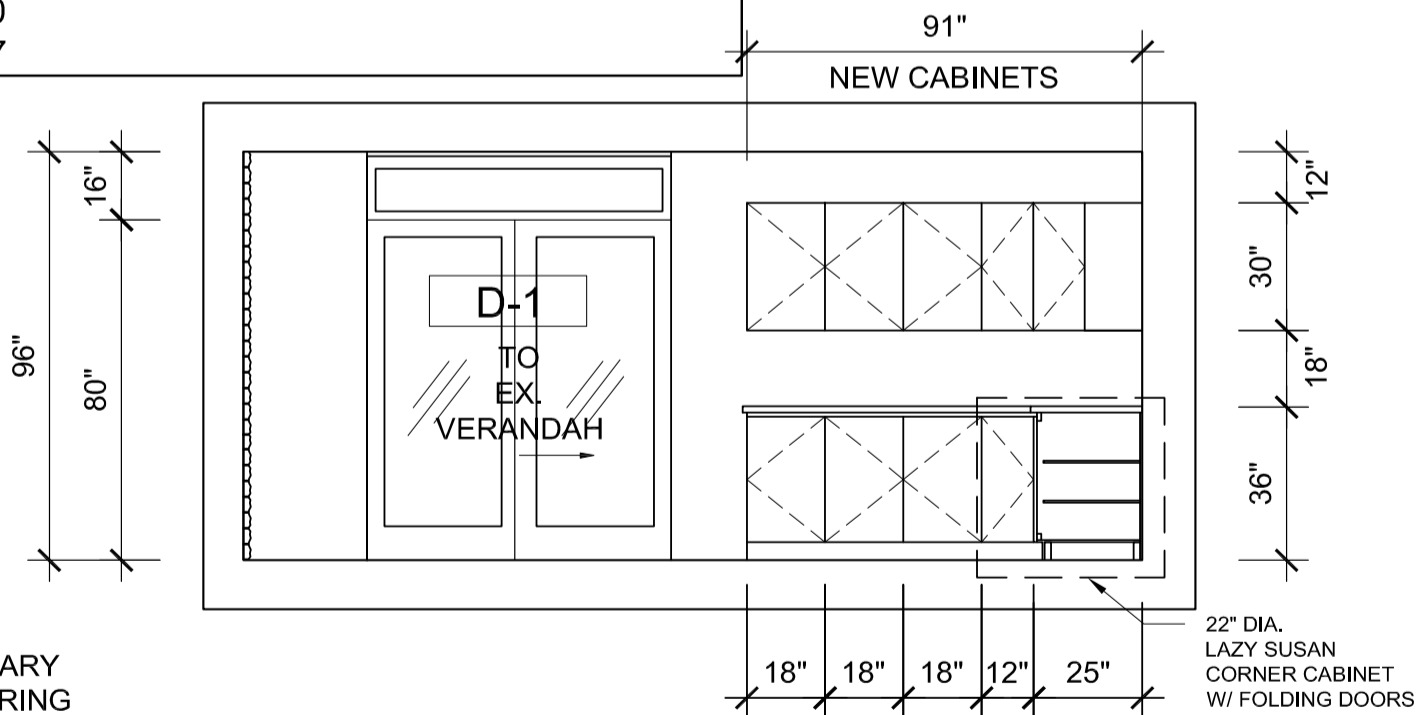
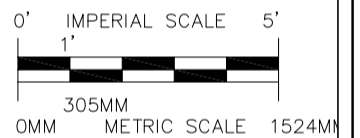
INTERIOR FINISHES

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



PROVIDE NECESSARY TEMPORARY SHORING

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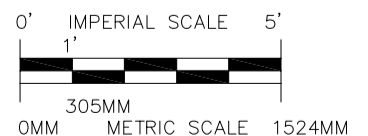
QUALIFICATION INFORMATION	
NAME	SIGNATURE
REGISTRATION INFORMATION	BCIN
COMPANY	SIGNATURE
	BCIN

39135

40027

2
E-4

INTERIOR ADDITION ELEVATION



AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

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

INTERIOR ELEVATIONS

SCALE:

DWG NO:
E-4

DRAWN BY:
K.L & M.M.

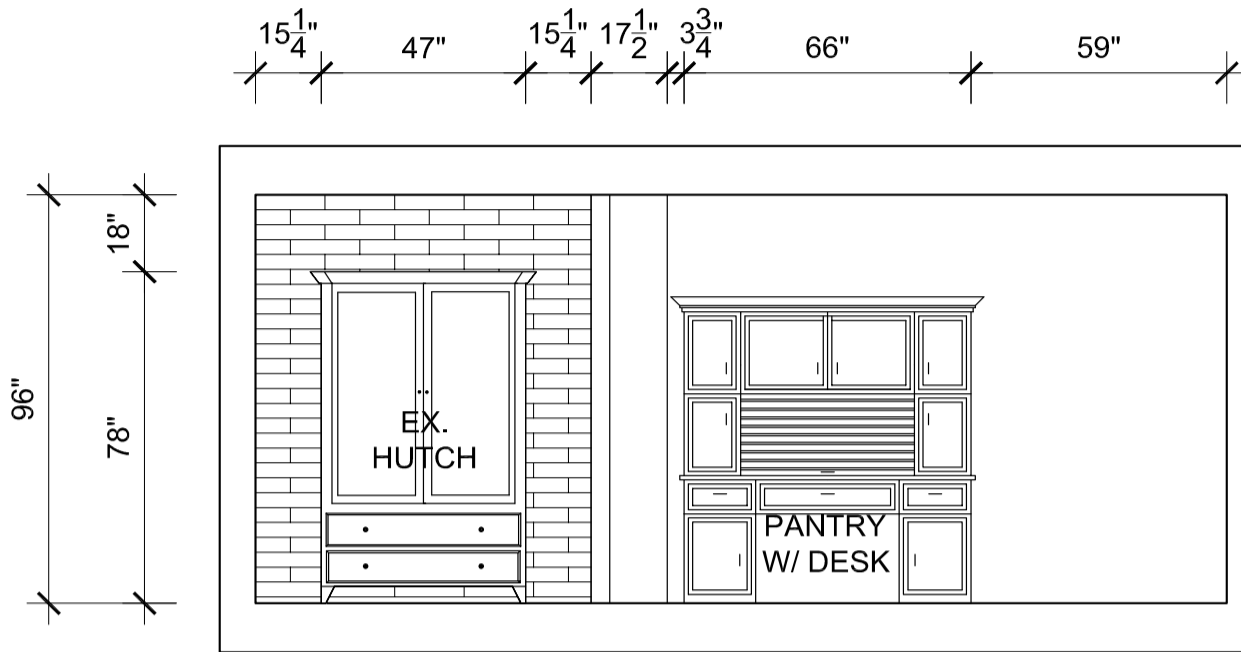
CHECKED BY:
T.M.

DATE: 01/12/11

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

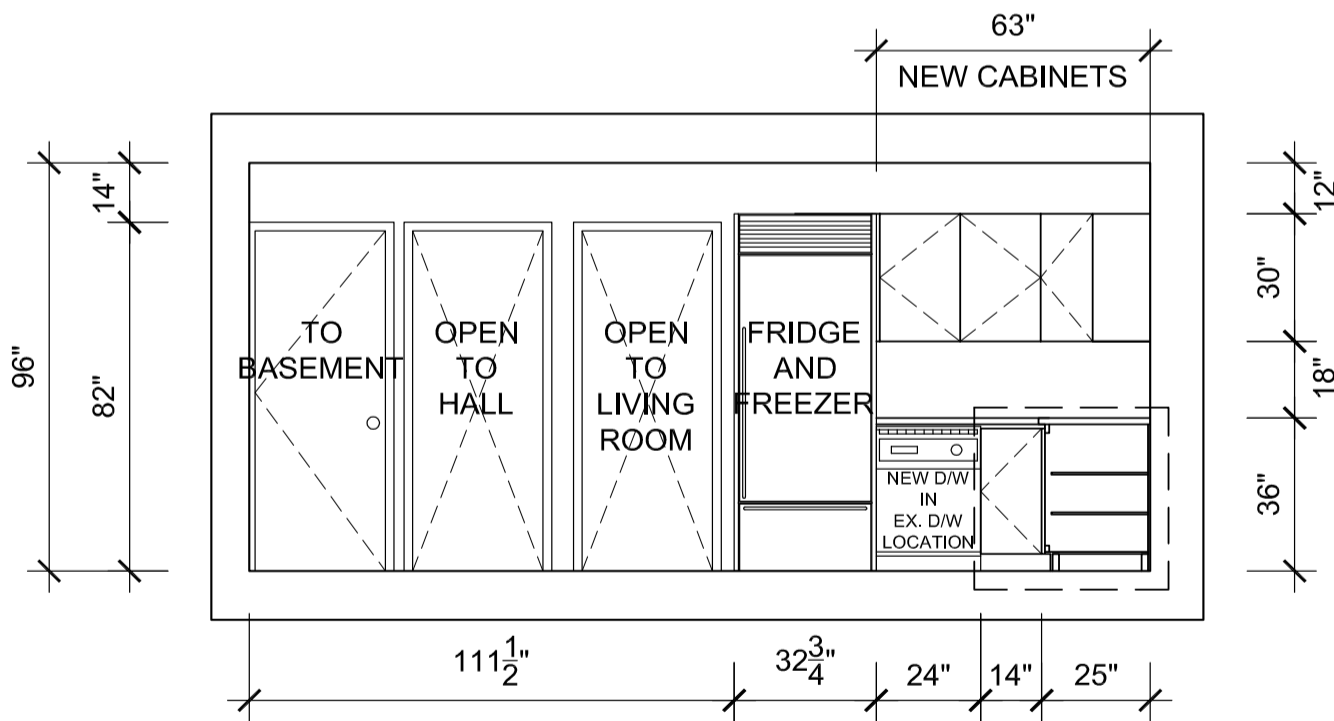
INTERIOR FINISHES

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



1
E-5

INTERIOR ADDITION ELEVATION



2
E-5

INTERIOR ADDITION ELEVATION

PROVIDE NECESSARY TEMPORARY SHORING

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

40027

COMPANY SIGNATURE BCIN

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

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

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

INTERIOR ELEVATIONS

SCALE: 0' IMPERIAL SCALE 5'



305MM OMM METRIC SCALE 1524MM

DWG NO: **E-5**

DRAWN BY: K.L. & M.M.

CHECKED BY: T.M.

DATE: 01/12/11

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.

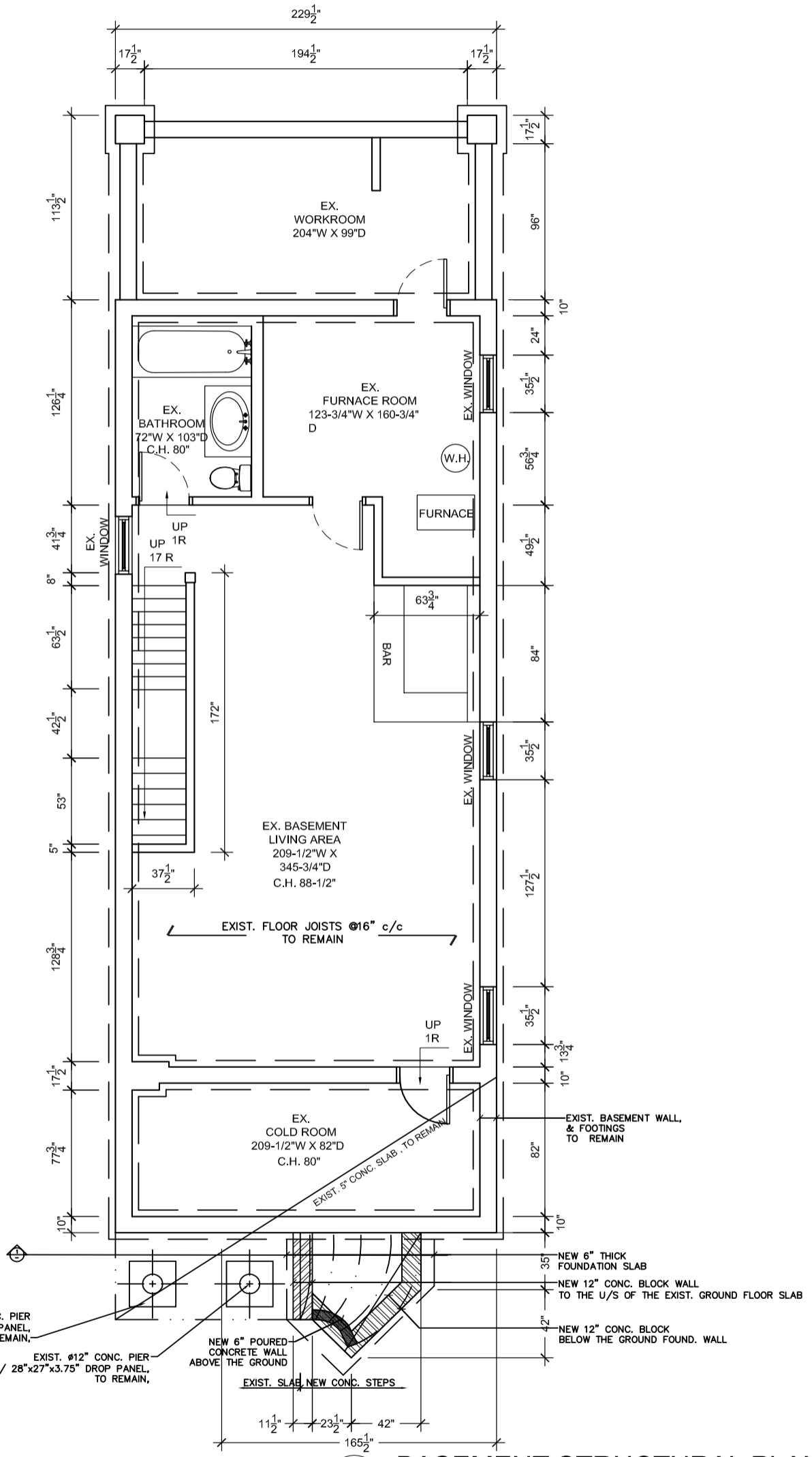
STRUCTURAL ADEQUACY

NOTES:

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

EXCAVATION NOTES:

Excavation for the proposed work should not undermine the foundations of adjoining buildings, or cause damage to utilities, roads and sidewalks
O.B.C. s. 2.3.1.1. and a. 9.12.1.4.



PROVIDE NECESSARY TEMPORARY SHORING

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QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
REGISTRATION	INFORMATION	
COMPANY	SIGNATURE	BCIN

EXIST. #12" CONC. PIER W/ 28"x27"x3.75" DROP PANEL, TO REMAIN.

EXIST. #12" CONC. PIER W/ 28"x27"x3.75" DROP PANEL, TO REMAIN.



1
S-1

BASEMENT STRUCTURAL PLAN

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

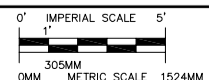
SITE:



design	initial	date
submission for permit		1/12/11

BASEMENT STRUCTURAL PLAN

SCALE:



DWG NO:

S-1

DRAWN BY:
K.L. & M.M.

CHECKED BY:
T.M.

DATE: 01/12/11

FRAMING NOTES

BM-1
2-C250X23 (C10x15.3) BOLTED @ 24"
O.C W/ 5/8" BOLTS
MIN 8" BEARING
SEE INSTALLATION NOTE

LT-1
2- 2"X 8' WOOD LINTEL

ROOF TRUSS
SPF NO. 1 OR NO. 2, 2" X 4" @ 16" O.C

CONSTRUCTION NOTES:
SHORE UP ALL SUPPORTED JOISTS ON BOTH SIDES AND CONNECT TO THE NEW BEAM W/ JOIST HANGERS. ADVISE THE DESIGNER IF CONDITIONS FOUND VARY FROM THAT ASSUMED AND SHOWN.

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

INSTALL BM-1 AS FOLLOWS:

OPEN A SLOT IN THE WALL ON ONE SIDE, 5" DEEP (IE. ONE WYTHE OF MASONRY) X HEIGHT OF BEAM+ 2" X THE LENGTH OF THE BEAM.

FILL ANY MASONRY AT ENDS FULLY SOLID IF FOUND NOT TO BE SO. USE 20 MPa GROUT OR NON SHRINK GROUT SUCH AS STERNSON'S EMBED.

INSTALL THE BEAM, GROUTING IT TOP AND BOTTOM SO THAT WEIGHT OF THE WALL IS TRANSFERRED DOWN THROUGH THIS BEAM. FAILURE TO DO SO WHILE THE NEXT STOP OCCURS MAY CAUSE EXCESSIVE DEFLECTION OR FAILURE. WAIT FOR THE MORTAR OR GROUT TO CURE.

REPEAT THE ABOVE STEP ON THE OPPOSITE SIDE OF THE WALL.

BOLT THE TWO BEAMS TOGETHER W/ 3/4" DIA. BOLTS @ 24" C/C.

ONLY AFTER ALL OF THE ABOVE IS COMPLETE AND MORTAR OR GROUT CURED, REMOVE ANY SHORING USED+ REMOVE WALL BELOW FOR NEW OPENING. LEAVING BEARING IN PLACE

STRUCTURAL STEEL:

STRUCTURAL STEEL SHALL CONFORM TO CAN3 G40.21 M1981 GRADE 300W (44KSI) FOR ANGLES AND CHANNELS, 350 W (50KSI.) FOR BEAMS. WITH ONE SHOP COAT AND FIELD TOUCH-UP OF ZINC CHROMATE PRIMER, CONFORMING TO CISC/CPMA STANDARD 1-73A OR 2-75. HSS SECTIONS SHALL BE GRADE 350W (50KSI), CLASS H

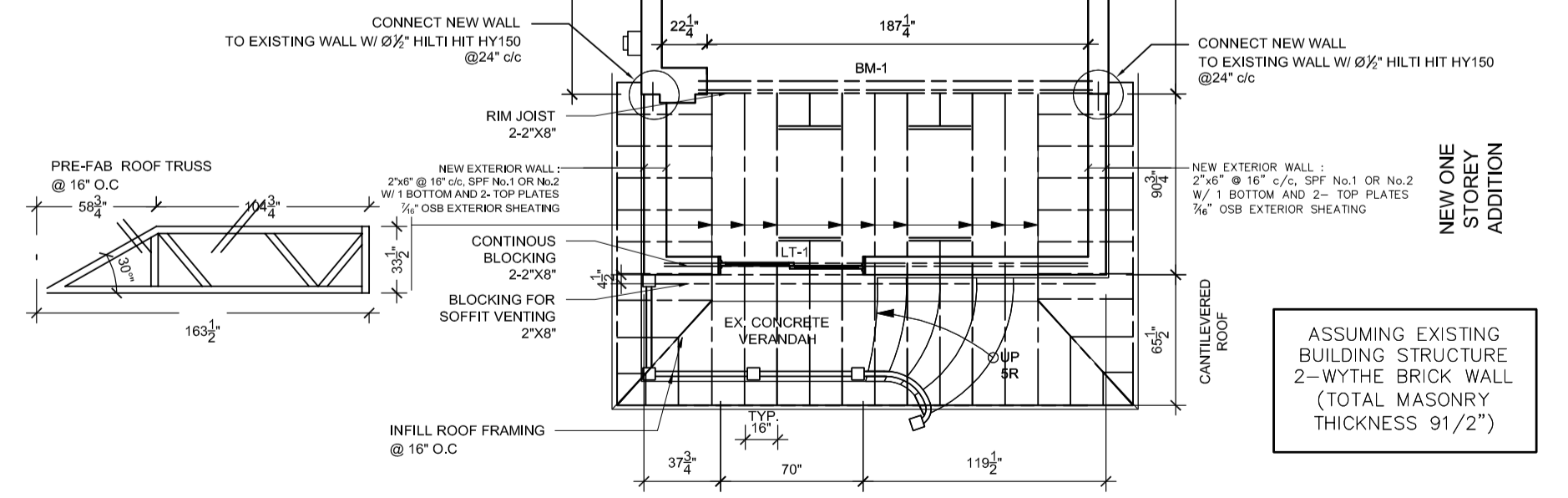
FABRICATION AND ERECTION SHALL CONFORM TO CSA CAN3-S16.1M94. NO SPLICING WILL BE PERMITTED UNLESS OTHERWISE NOTED ON DRAWINGS.

ALL FIELD BOLTS SHALL BE ASTM A325 HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS. ANCHOR BOLTS MAY BE ASTM A307.

PROVIDE NECESSARY TEMPORARY SHORING

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QUALIFICATION INFORMATION		
NAME	SIGNATURE	BCIN
		39135
REGISTRATION INFORMATION		
COMPANY	SIGNATURE	BCIN
		40027



1
S-2

ADDITION CEILING FRAMING PLAN

ASSUMING EXISTING BUILDING STRUCTURE 2-WYTHE BRICK WALL (TOTAL MASONRY THICKNESS 9 1/2")

AGAINST ANY UNAUTHORIZED REPRODUCTION
CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER
DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

Whalerjack
225 Sterling Road Unit 200B
Toronto, ON, M6R 2R2

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

FIRST FLR. STRUCTURAL PLAN

SCALE: 0' IMPERIAL SCALE 5'
305MM METRIC SCALE 1524MM

DWG NO: **S-2**

DRAWN BY: K.L. & M.M.

CHECKED BY: T.M.

DATE: 01/12/11

FRAMING NOTES

BM-1
2-C250X23 (C10x15.3) BOLTED @ 24"
O.C W/ 5/8" BOLTS
MIN 8" BEARING
SEE INSTALLATION NOTE

LT-1
2- 2"X 8' WOOD LINTEL

ROOF TRUSS
SPF NO. 1 OR NO. 2, 2" X 4" @ 16" O.C

CONSTRUCTION NOTES:
SHORE UP ALL SUPPORTED
JOISTS ON BOTH SIDES AND
CONNECT TO THE NEW BEAM
W/ JOIST HANGERS. ADVISE
THE DESIGNER IF CONDITIONS
FOUND VARY FROM THAT
ASSUMED AND SHOWN.

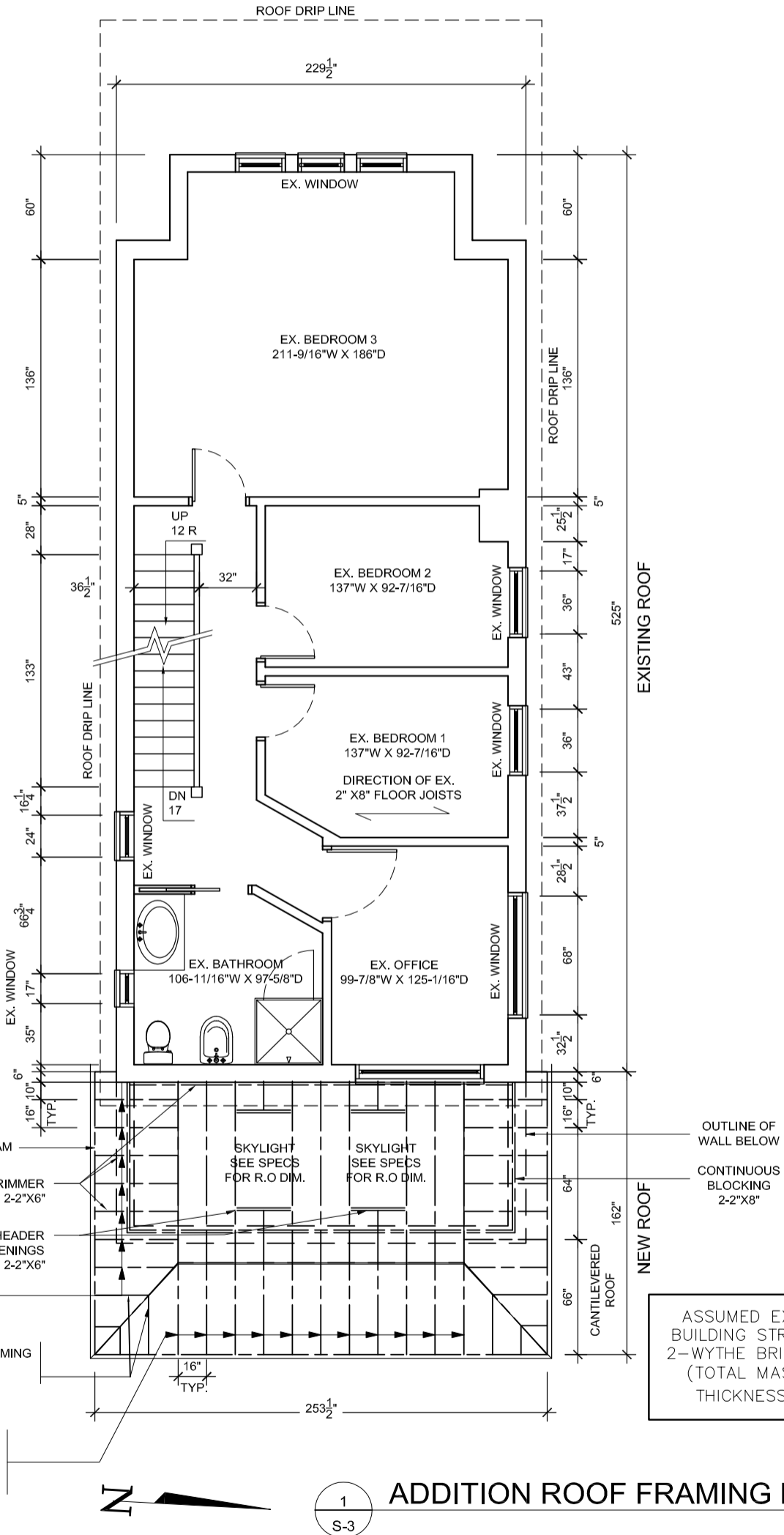
STRUCTURAL INTEGRITY:

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

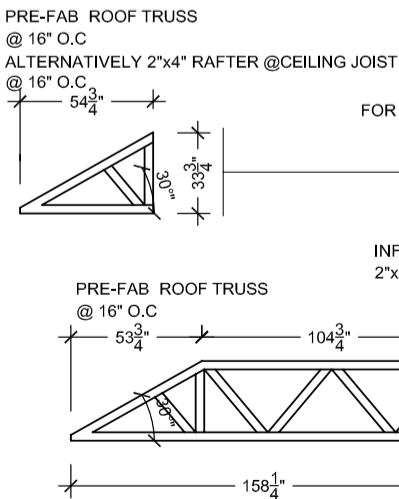


**PROVIDE NECESSARY
TEMPORARY SHORING**

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
		40027



ASSUMED EXISTING
BUILDING STRUCTURE
2-WYTHE BRICK WALL
(TOTAL MASONRY
THICKNESS 9 1/2")

ADDITION ROOF FRAMING PLAN

AGAINST ANY UNAUTHORIZED REPRODUCTION
CONTRACTOR TO VERIFY SITE MEASUREMENTS
AND REPORT ANY DISCREPANCIES TO DESIGNER
DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

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

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

NEW ADDITION ROOF FRAMING

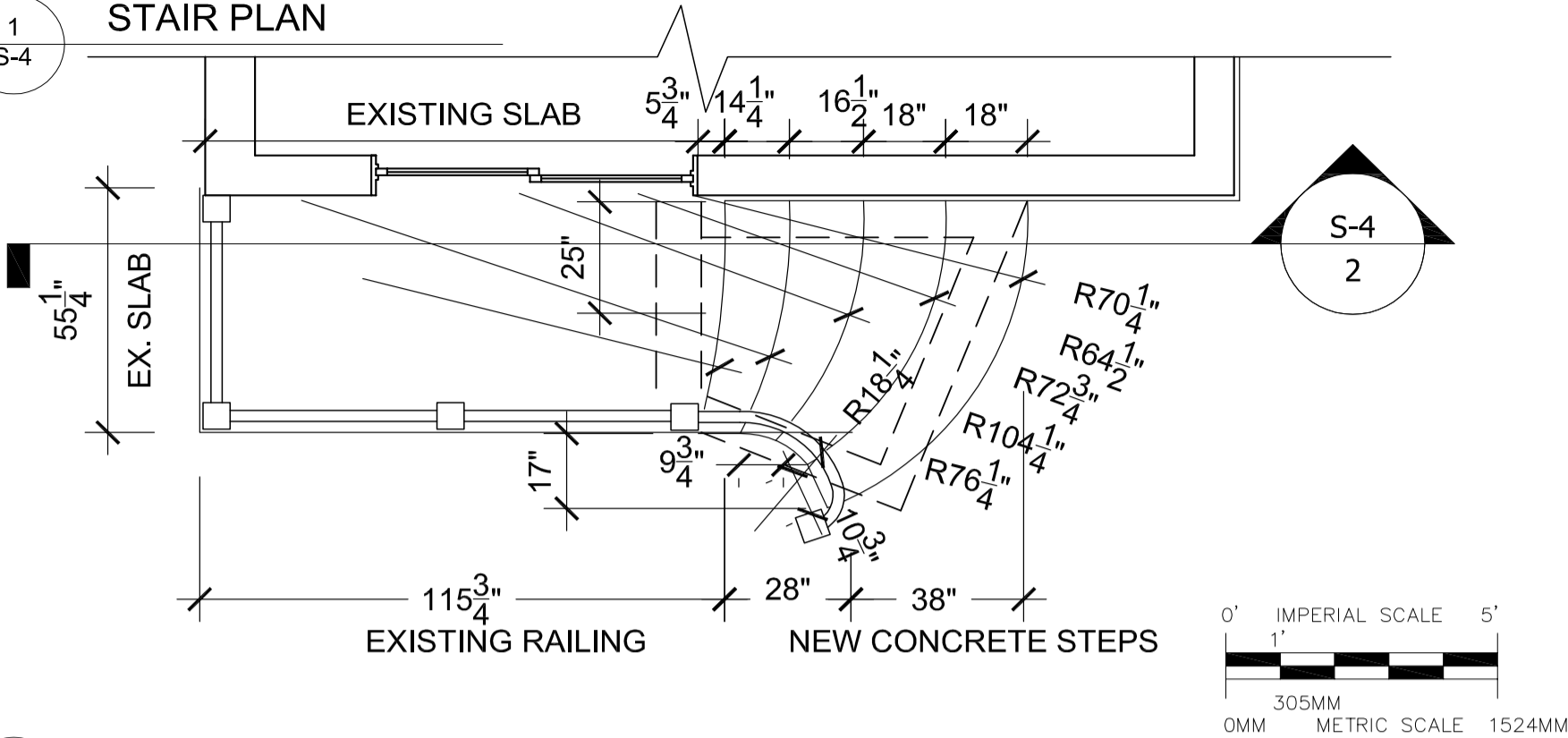
SCALE:

0' IMPERIAL SCALE 5'
1" = 5'
305MM METRIC SCALE 1524MM

DWG NO: **S-3**
DRAWN BY: K.L & M.M.
CHECKED BY: T.M.
DATE: 01/12/11

1
S-4

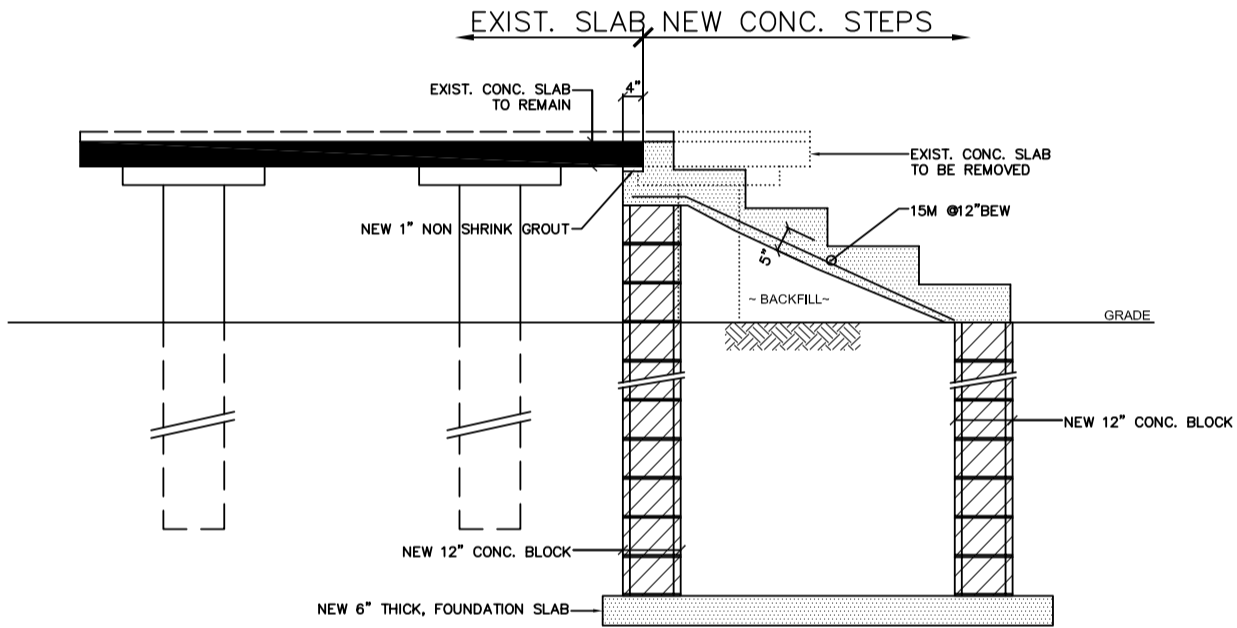
STAIR PLAN



S-4
2

2
S-4

STAIR SECTION



GENERAL NOTES

1. EXTERIOR STAIRS

- 7 7/8" RISE MAXIMUM
- 8 1/4" RUN MINIMUM
- 9 1/4" TREAD MINIMUM

2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.

4. WINDERS

WINDERS WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90° WITH NOT LESS THAN 30° OR MORE THAN 45°.

5. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS. HANDRAIL HEIGHT 31" - 38".

6. FOUNDATION WALLS

THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON HEIGHT OF FINISH GRADE ABOVE BASEMENT FLOOR
 UNIT MASONRY THICKNESS 8"
 UNIT MASONRY THICKNESS 10" - MAX. HEIGHT 5'-11"
 UNIT MASONRY THICKNESS 12" - MAX. HEIGHT 3'-11"

7. CONCRETE

MINIMUM CONCRETE STRENGTH SHALL BE MAX. HEIGHT 7'-3"
 4650 PSI W/ 5%-8% AIR ENTRAINMENT
 CONCRETE SLAB THICKNESS 4" UP TO 6'-8" SPAN
 CONCRETE SLAB THICKNESS 5" UP TO 8'-4" SPAN
 CONCRETE SLAB THICKNESS 6" UP TO 10'-0" SPAN

7. PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS

PROVIDE NECESSARY TEMPORARY SHORING

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		40027

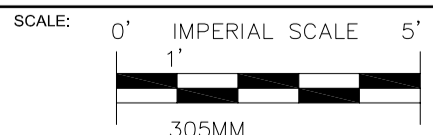
AGAINST ANY UNAUTHORIZED REPRODUCTION
 CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER
 DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE: 1

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

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

FOUNDATION & STAIR DETAILS



DWG NO: **S-4**
 DRAWN BY: K.L & M.M.
 CHECKED BY: T.M.
 DATE: 01/12/11

NOTES:

PROVIDE MIN. 2-2"xMATCH THICKNESS OF THE WALL STUDS, BUILT UP COLUMN AT EACH SIDE OF THE WALL OPENING, UNLESS NOTED OTHERWISE ON THE DRAWING.

PROVIDE 3-2"x6" COLUMN AT EACH EXTERIOR WALL CORNER.

TRANSFER ALL POINT LOADS FROM THE UPPER FLOOR, USING SAME SIZE OF THE POST UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE SQUASH BLOCKS AT THE FLOOR JOISTS SPACE.

FOUNDATION WALLS TO BE 12" CONC. BLOCK MASONRY,

TYPICAL ROOF SHEATHING 1/2" PLYWOOD, SPRUCE

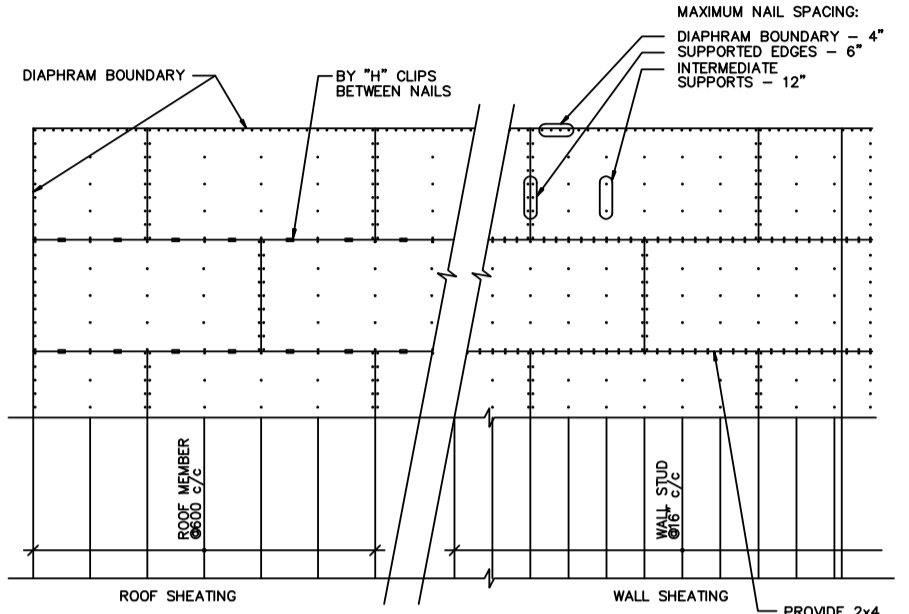
ALL NEW FOOTINGS ATTACHING TO THE EXISTING FOOTINGS WILL MATCH THE LEVEL OF THE EXISTING FOOTINGS.
ANCHOR NEW FOOTINGS TO THE EXISTING FOOTINGS W/ MIN. 2-10M-32" LONG, 8" EMBEDMENT.
ANCHOR NEW FOUNDATION WALLS TO THE EXISTING FOUND WALLS W/ 10M-32"LONG @24" V c/c , MIN. 4" EMBEDMENT.

TIMBER NOTES

- WOOD CONSTRUCTION SHALL CONFORM TO CSA STANDARD 086 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- LUMBER:
UNLESS OTHERWISE NOTED, TO BE SPF SPECIES, GRADE No.2 CONFIRMING TO CSA STANDARD 0141 WITH MAXIMUM MOISTURE CONTENT OF 15% AT THE TIME OF INSTALLATION. LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- NAILS, SPIKES AND STAPLES:
O CSA STANDARD B111, GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER, PLAIN ELSEWHERE. NAILING OF FRAMING UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLES 9.23.3 A&B IN THE ONTARIO BUILDING CODE.
- METAL CONNECTORS AND ROUGH HARDWARE:
BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.
- WOOD PRESERVATIVE:
WHERE REQUIRED, TO CONFORM TO CSA STANDARD 080.0 CSA.
- FRAMING ANCHORS:
FRAMING ANCHORS, JOIST HANGERS, BEAM HANGERS, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON CONNECTORS OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND. ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS UTILIZING "SPECIAL" NAILS WHERE REQUIRED.
- STUD WALLS:
STUDS TO BE OF SIZE AND SPACING AS NOTED ON THE DRAWINGS. PROVIDE, UNLESS OTHERWISE NOTED, A MINIMUM OF TWO (2) STUDS AT CORNERS, INTERSECTIONS AND EACH SIDE OF THE OPENINGS. ALL STUDS TO BE CONTINUOUS FOR FULL STOREY HEIGHT WITH NO SPLICE. MID HEIGHT BLOCKING FOR ALL STUDS UNLESS NOTED ON DRAWINGS. PROVIDE MINIMUM TWO (2) TOP PLATES FOR LOAD BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS. NON-LOAD BEARING STUD WALLS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- FLOOR AND ROOF TRUSSES/JOISTS:
PROVIDE TRUSSES/JOISTS OF SIZE, SPACING AND SPAN AS NOTED ON THE DRAWING, UNLESS OTHERWISE NOTED, WHERE TRUSSES/JOISTS FRAME INTO THE SIDE OF A WOOD BEAM, PROVIDE APPROPRIATE HANGERS, NAILED TO THE SIDE OF THE BEAM.
- PROVIDE DOUBLE JOIST UNDER PARTITION WALLS PARALLEL TO JOISTS (SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS).
- BRIDGING OR BLOCKING:
PROVIDE CROSS BRIDGING OR SOLID BLOCKING OR APPROVED PROPRIETARY METAL STRAPS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE. SPACING TO BE AT THE END AND AT 2100mm (7'-0") MAXIMUM CENTRES UNLESS JOIST SPAN IS WITHIN 450mm (18") OF THE MAXIMUM SPAN PERMITTED BY THE ONTARIO BUILDING CODE, IN WHICH CASE, BRIDGING OR BLOCKING SHALL BE AT MAXIMUM 1370mm (4'-6") CENTRE.
- NOTCHING AND DRILLING ONLY ALLOWED WITHIN THE LIMITATIONS SET OUT IN THE ONTARIO BUILDING CODE.
- REMOVE AND REPLACE ANY DEFECTIVE MATERIALS WHEREVER FOUND PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- CONTRACTOR SHALL BRACE ALL CONSTRUCTION TEMPORARILY UNTIL ROOF AND FLOOR SHEATHING AND OTHER PERMANENT BRACING ARE IN PLACE.
- ALL TIMBER CONNECTION SHALL BE IN ACCORDANCE WITH THE REFERENCE STANDARD AND WITH GOOD CARPENTRY PRACTICE.
- ALL STEEL ANGLES OR PLATES SHALL CONFORM TO G40.21 M300W.
- ALL BOLTS SHALL BE A307 BOLTS. PROVIDE STANDARD WASHERS AT TIMBER SURFACE.
- ALL EXTERIOR TIMBER EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED.

PLYWOOD SHEATHING NOTES

- SHEATHING SHALL BE EXTERIOR TYPE PLYWOOD CONFORMING TO CSA 0121-M1978, "DOUGLAS FIR PLYWOOD" OR CSA 0151-M1978, "CANADIAN SOFTWOOD PLYWOOD".
- ALL SHEATHING IS TO BE TONGUED-AND-GROOVED.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH THE SURFACE GRAIN AT RIGHT ANGLES TO THE FRAMING AND WITH THE END JOINTS STAGGERED.
- LAYOUT PLYWOOD STAGGERED JOINT PATTERN SUCH THAT PLYWOOD SHEET IS AT LEAST TWO SPAN CONTINUOUS WHERE POSSIBLE.
- ALL END JOINTS MUST BE POSITIONED ALONG CENTRE LINE OF SUPPORT.
- PLYWOOD SHEATHING SHALL BE INSTALLED WITH AT LEAST 1/2" GAP BETWEEN SHEETS.
- FASTENERS SHALL BE SPIRAL OR RING THREAD NAILS 2" LONG MINIMUM, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, PLYWOOD SHEATHING SHALL BE NAILED TO SUPPORTS AT 6" MAXIMUM ALONG EDGES AND 10" MAXIMUM ALONG INTERMEDIATE SUPPORTS.



SHEATHING NOTES:

- PLYWOOD SHALL BE TO CSA 0121 OR CSA 0151 - 1/2" (12mm)
- INSTALL ROOF SHEATHING PANELS WITH "H" CLIPS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE.
- PROVIDE 2mm GAP IN ALL SHEATHING PANELS.
- ORIENT GRAIN OF PANELS 90° TO SUPPORTS.
- ALL NAILS TO BE 2.5" COMMON AS PER DETAIL ABOVE.

CONCRETE NOTES

ELEMENT	MIN. 28 DAY STRENGTH (MPa)	SLUMP (mm)	SLUMP SIZE (mm)	MAX. AGG. CLASS	EXPOSURE
FOOTING	25	80	40	F-2	
SLABS AND BEAMS	25	70	20		
WALLS (U.N.O.)	25	70	20		
MASONRY GROUT	20	150	10		

- NOTES:
- PUMP MIX SLUMPS SHALL ALSO CONFORM TO THE ABOVE.
 - WATER CEMENTING MATERIALS RATIOS FOR EXPOSURE CLASSES SHALL BE AS PER CAN3-A23.1.
 - AIR CONTENTS FOR EXPOSURE CLASSES AND AGGREGATE SIZES SHALL BE AS PER CAN3-A23.1.
 - SLUMP TOLERANCES SHALL BE ±20mm FOR SLUMPS LESS THAN 80mm, AND ±30mm OTHER- WISE.
- ALL BOTTOM EDGES OF EXPOSED SLABS AND BEAMS, AND ALL EXPOSED COLUMN AND WALL EDGES SHALL BE BEVELED 20 x 20.
 - ALL TOP EDGES OF EXPOSED SLABS, BEAMS, UPSTANDS AND STAIRS SHALL BE TOOLED, UNLESS NOTED OTHERWISE. SEE ALSO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
 - NO CALCIUM CHLORIDE, IN ANY FORM, IS PERMITTED IN ANY CONCRETE MIX.
 - CURING AND PROTECTION OF CONCRETE FOR HOT, COLD OR DRY WEATHER SHALL BE IN ACCORDANCE WITH CSA-A23.1. FOR COLD WEATHER SEE ALSO "COLD WEATHER REQUIREMENTS" ON THE STRUCTURAL DRAWINGS.

PROVIDE NECESSARY TEMPORARY SHORING

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

40027

COMPANY SIGNATURE BCIN

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

STRUCTURAL NOTES

SCALE:

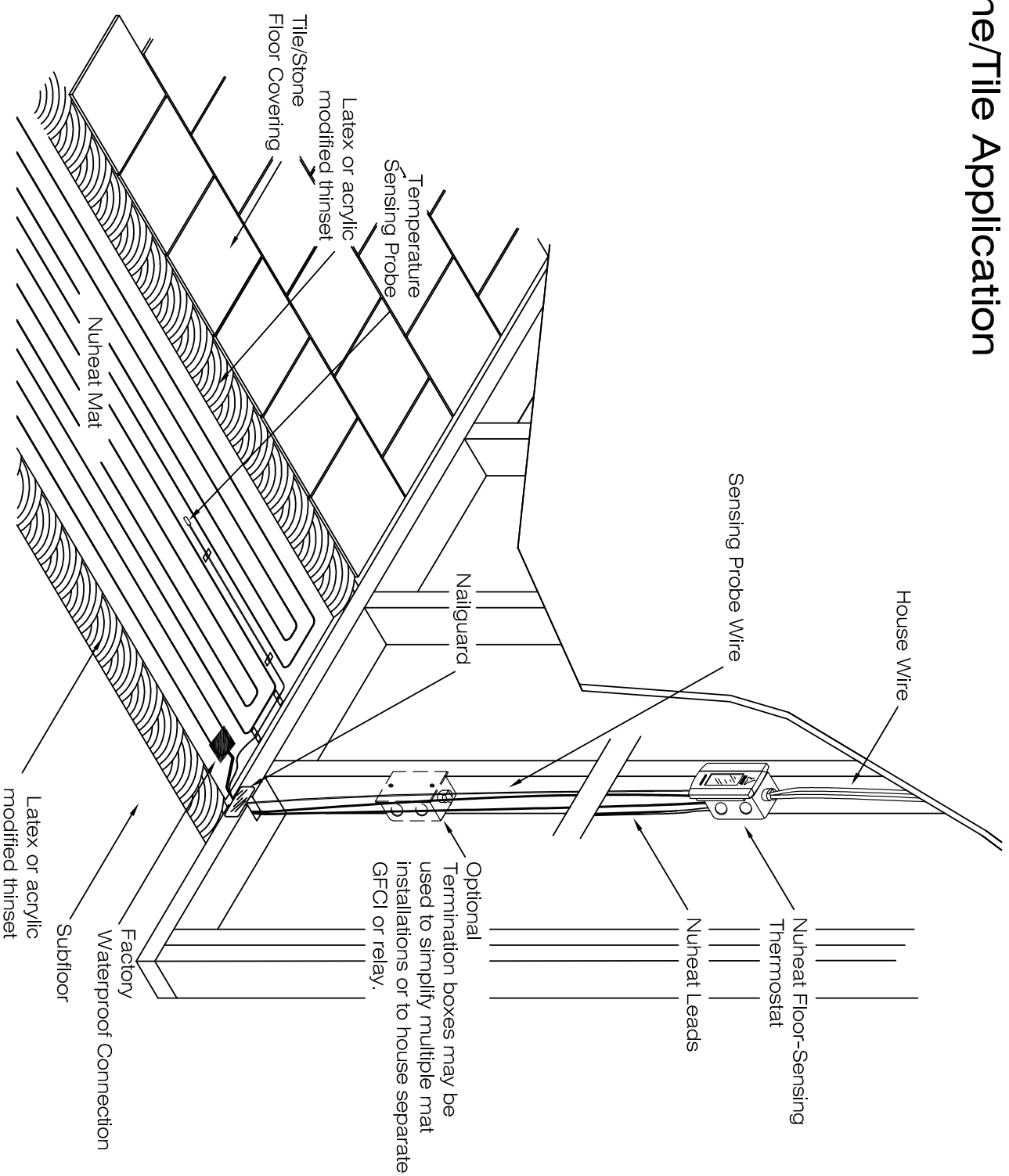
DWG NO: S-5

DRAWN BY: K.L & M.M.

CHECKED BY: T.M.

DATE: 01/12/11

COMPONENTS OF NUHEAT Stone/Tile Application



Nuheat is the manufacturer of an electric radiant floor heating mat constructed of a heating wire embedded and bonded in a durable porous fabric. Nuheat Mats are designed to warm tile, stone, laminate/engineered wood floors and granite counter tops. The mats produce even, consistent heat at 12 watts per square foot.

Nuheat Mats are offered in 120V and 240V. Pre-built like an electric blanket, Nuheat Mats are available in 60 standard sizes (squares and rectangles). Mats may also be fully custom designed for any shape room. Each mat may be up to 200 square feet and multiple mats may be installed together for larger rooms.

General Information:

1. Nuheat is specified in areas where zone warming increases the energy efficiency of interior living spaces such as bathrooms, kitchens, family rooms, entryways, mudrooms and laundry rooms.
2. Nuheat offers a 25-year warranty.

Product Approvals: UL listed and CSA approved.

Mat Specification:

1. Nuheat manufactures both standard and custom mats in 120V or 240V
2. 120V standard mats are available from 7 ½ - 100 square feet. 240V standard mats are available from 15 - 200 square feet.
3. Custom mats can be manufactured in three days with confirmed on-site wall to wall dimensions (shipping time added as per customer).
4. Nuheat is manufactured to produce 12 watts per sq. ft. or 41 btu per sq. ft.
5. The pre-built design provides consistent wire spacing reduces irregularities in heat and eliminates cold spots.
6. The Nuheat mat is water resistant and has a 1/8" profile.

Specification Data Division 9 (finishes) & Division 16 (Electrical)

Heating Wire construction:

1. Resistive wire of copper or copper alloy construction insulated with etfe tetzel coating of 15,1000 inches minimum, gauge of wire varies from 21 to 30 awg depending on required resistance.
2. A stainless steel ground braid with a minimum of 85% coverage covers the tetzel coated wire.

Cold lead construction:

1. TEW Wire (ul style #1569) with stainless steel ground braid with a minimum 85% coverage rated for 105 C and 300V maximum.

Fabric & Bonding Film:

1. Colback nd80 spunland, bi-component filament, thermally bonded, isotropic fabric with a weight of 80 grams per square meter. Bonding film is a 0.00075in.
2. Clear, hi-clarity, ldpellope singlewound sheeting w/adhesive and corona treat outside.

Controls/Thermostats: *Note: To increase the zone warming efficiency of Nuheat, specify a programmable floor-sensing thermostat*

1. Floor-sensor or thermocouple that ensures the power cycles once it reaches temperature
2. Probe wire has a temperature rating of 80C
3. 7-day programmability
4. Built-in GFCI

Nuheat Specification Division Contact:

- 1.800.778.9276
- specifications@nuheat.com



Nuheat

1 (800) 778-9276 • www.nuheat.com/specdiv/

AGAINST ANY UNAUTHORIZED REPRODUCTION
CONTRACTOR TO VERIFY SITE MEASUREMENTS
AND REPORT ANY DISCREPANCIES TO DESIGNER
DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:		IN FLOOR HEATING DETAILS		DWG NO.	
		SCALE:		SP-1	
225 Spinning Road, Unit 2005 Toronto, ON, M5S 2S2		n/a		DRAWN BY: K.L. & M.M.	
reason	initial	date		checked by:	T.M.
		10/27/11		DATE:	01/12/11

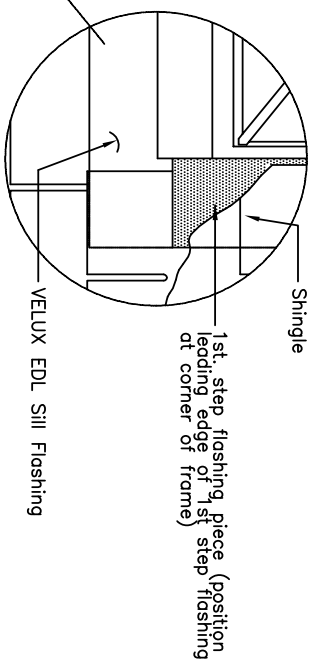
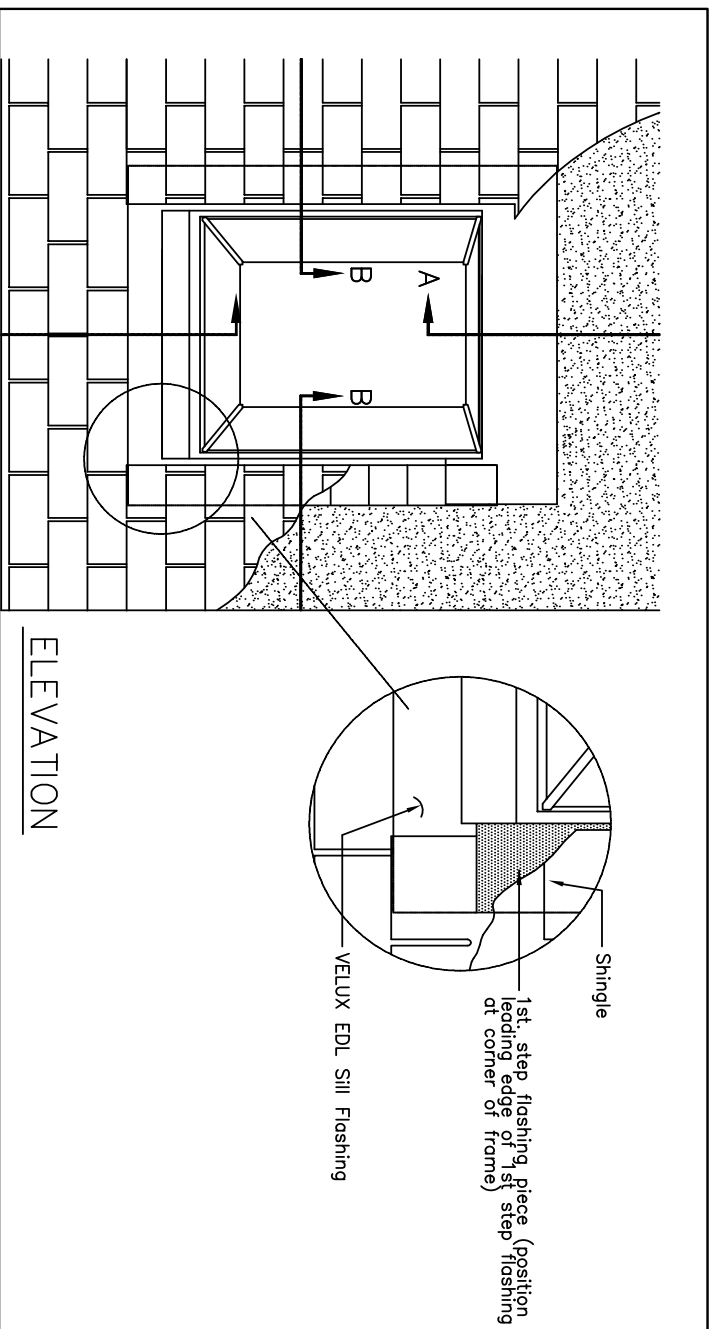
The undersigned has retained and takes responsibility for this design and the specifications and drawings. The undersigned is set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

NAME: _____ SIGNATURE: _____ BCIN: 39135

REGISTRATION INFORMATION

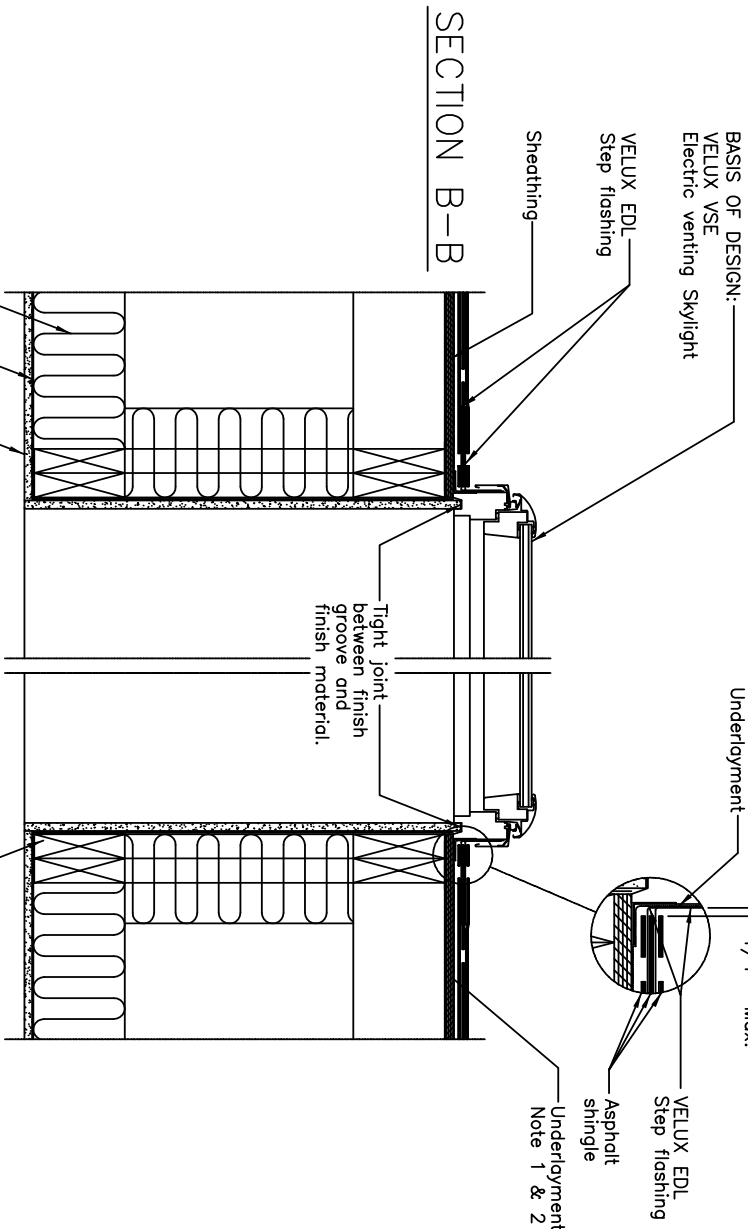
COMPANY: _____ SIGNATURE: _____ BCIN: 40027



ELEVATION

This drawing is an instrument of service and is provided for informational use only.
 © 2010 VELUX GROUP

VELUX		VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	Name JDH Apr 10	Date Apr 10
Sky-Product Management		VSE-Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)	Checked by WQ, JH Apr 10	Drawing No. VSE-01-1208



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

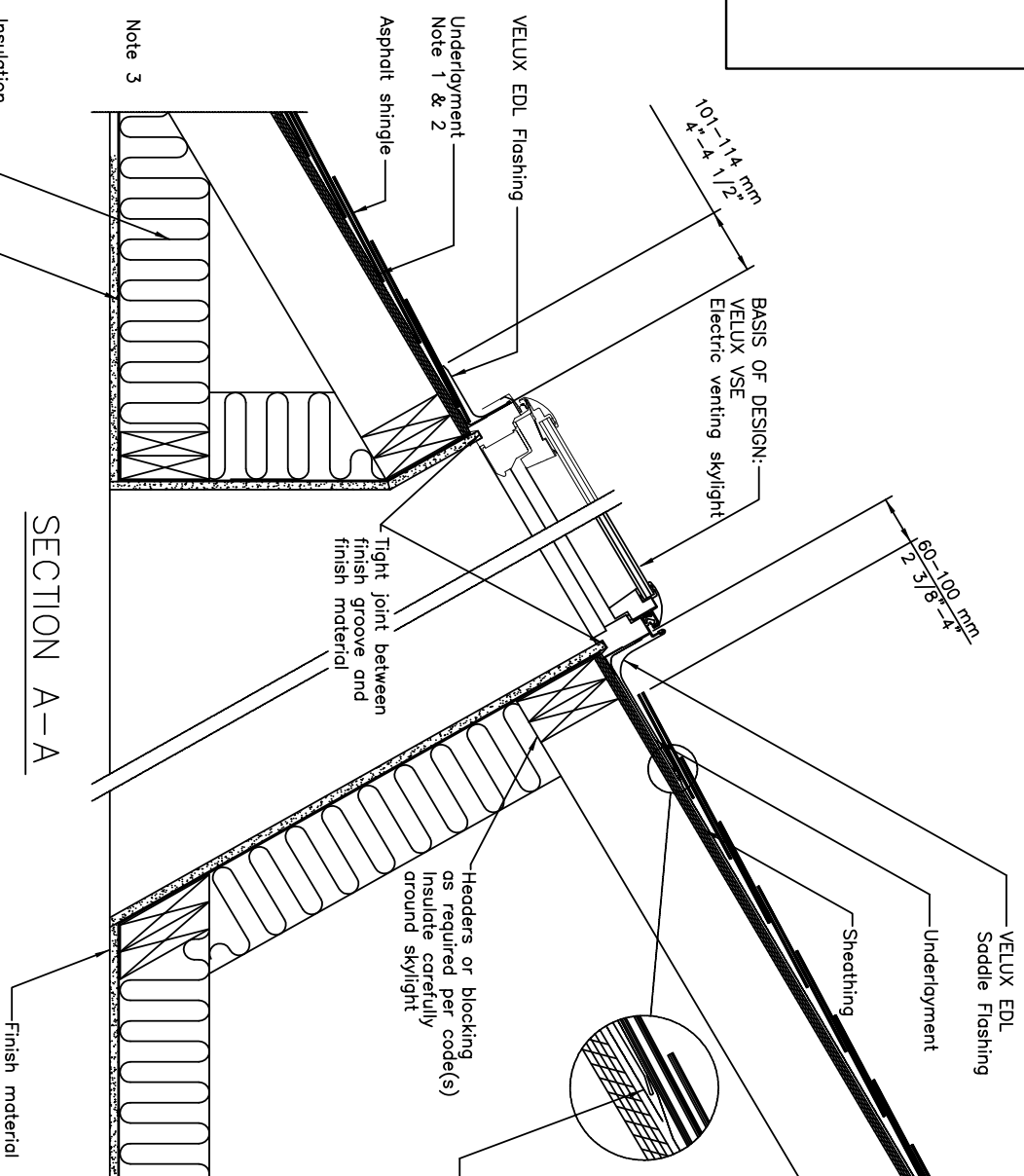
39135
BCIN
NAME
SIGNATURE
REGISTRATION INFORMATION
40027
BCIN
COMPANY
SIGNATURE

Blocking as required per code(s), Insulate carefully around shaft

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

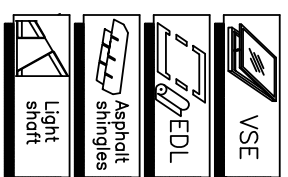
DRAWINGS PREPARED FOR CONSTRUCTION PERMIT



SECTION A-A

GENERAL NOTES

1. Wrap frame in ZO2 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

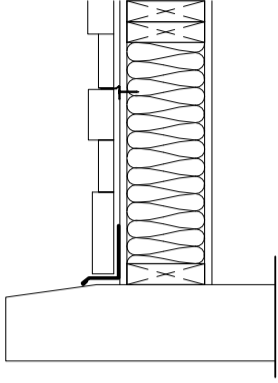
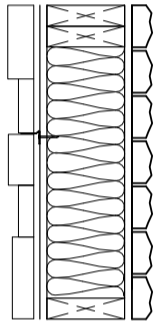


SKYLIGHT DETAILS

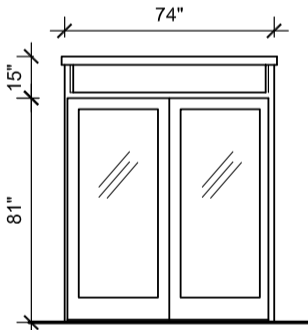
SCALE: n/a

SITE:	 225 Scarsdale Road, Unit 2005 Toronto, ON, M3R 2B2	DWG NO. SP-2
DATE:	01/12/11	DRAWN BY: K.L. & M.M. CHECKED BY: T.M. DATE: 01/12/11

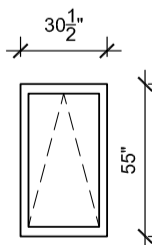
WALL SCHEDULE

WALL NO.	DESCRIPTION	LOADBEARING	SECTION
T1	<p><u>EXTERIOR WOOD FRAMED WALL</u></p> <p>1-1/2" VENEER STONE 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) 1/2" PLY SHEATHING T&G 2"X6" WOOD STUDS AT 16" O.C R-20 BATT INSULATION 6MM POLYETHYLENE (AIR AND VAPOUR BARRIER) 1/2" GYPSUM BOARD</p>		
T2	<p><u>EXTERIOR WOOD FRAMED WALL</u></p> <p>1-1/2" VENEER STONE 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) 1/2" PLY SHEATHING T&G 2"X6" WOOD STUDS AT 16" O.C R-20 BATT INSULATION 6MM POLYETHYLENE (AIR AND VAPOUR BARRIER) 1/2" PLY SHEATHING T&G INTERIOR ROMAN BRICK VENEER</p>		

DOOR SCHEDULE

DOOR NO.	DESCRIPTION	DETAIL
D-1	<p><u>EXTERIOR PATIO SLIDING GLASS DOOR W/ TRANSOM</u></p> <p>1-3/4" THICK</p>	 <p>PATIO TYPE SLIDING DOOR Shall have a rate of air infiltration not exceeding 3.8L/s (8.05 cfm) for each square metre of door area when tested in conformance with ASTM E283 O.B.C. 9.6.5.5</p>

WINDOW SCHEDULE

WINDOW NO.	DESCRIPTION	DETAIL
G-1	<p><u>VSE ELECTRIC VENTING SKYLIGHT</u></p> <p>25" X 48" GLASS AREA SEE DETAIL SP-2</p>	 <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>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.</p> <p>QUALIFICATION INFORMATION</p> <p style="text-align: right;">39135</p> <p>NAME _____ SIGNATURE _____ BCIN _____</p> <p>REGISTRATION INFORMATION</p> <p style="text-align: right;">40027</p> <p>COMPANY _____ SIGNATURE _____ BCIN _____</p> </div>

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

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

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

WALL AND DOOR SCHEDULE

SCALE:

DWG NO: **N-1**

DRAWN BY: K.L & M.M.

CHECKED BY: T.M.

DATE: 01/12/11

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 1.5 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

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QUALIFICATION		INFORMATION	
		39135	
NAME	SIGNATURE	BCIN	
REGISTRATION		INFORMATION	
		40027	
COMPANY	SIGNATURE	BCIN	

<p>AGAINST ANY UNAUTHORIZED REPRODUCTION</p> <p>CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER</p> <p>DRAWINGS PREPARED FOR CONSTRUCTION PERMIT</p>	SITE:	<p>CONSTRUCTION NOTES</p> <p>SCALE:</p>	DWG NO: N-2							
			<p>DRAWN BY: K.L. & M.M.</p> <p>CHECKED BY: T.M.</p> <p>DATE: 01/12/11</p>							
	<table border="1"> <tr> <th>REASON</th> <th>INITIAL</th> <th>DATE</th> </tr> <tr> <td>design</td> <td></td> <td>07/10/11</td> </tr> <tr> <td>submission for permit</td> <td></td> <td>1/12/11</td> </tr> </table>		REASON	INITIAL	DATE	design		07/10/11	submission for permit	
REASON	INITIAL	DATE								
design		07/10/11								
submission for permit		1/12/11								

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 ft² of ventilation for each 538² ft
 Minimum natural ventilation areas, where mechanical ventilation is not provided, are:
 Bathrooms: 0.97 ft²
 other rooms: 3 ft²
 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 ft² 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 ft² 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

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

ION

40027

COMPANY SIGNATURE BCIN

AGAINST ANY UNAUTHORIZED REPRODUCTION

CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER

DRAWINGS PREPARED FOR CONSTRUCTION PERMIT

SITE:

Whalorjack
 225 Sterling Road, Unit 200B
 Toronto, ON, M6R 2R2

REASON	INITIAL	DATE
design		07/10/11
submission for permit		1/12/11

CONSTRUCTION NOTES

SCALE:

DWG NO:
N-3

DRAWN BY:
K.L. & M.M.

CHECKED BY:
T.M.

DATE: 01/12/11

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" 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 covered 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 1570 psf

Footing Size

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

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/ft²

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 in² 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

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

40027

COMPANY SIGNATURE BCIN

AGAINST ANY UNAUTHORIZED REPRODUCTION CONTRACTOR TO VERIFY SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO DESIGNER DRAWINGS PREPARED FOR CONSTRUCTION PERMIT	SITE:	CONSTRUCTION NOTES SCALE:	DWG NO: N-4								
			DRAWN BY: K.L. & M.M.								
	<table border="1"> <thead> <tr> <th>REASON</th> <th>INITIAL</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>design</td> <td></td> <td>07/10/11</td> </tr> <tr> <td>submission for permit</td> <td></td> <td>1/12/11</td> </tr> </tbody> </table>	REASON	INITIAL	DATE	design		07/10/11	submission for permit		1/12/11	CHECKED BY: T.M.
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