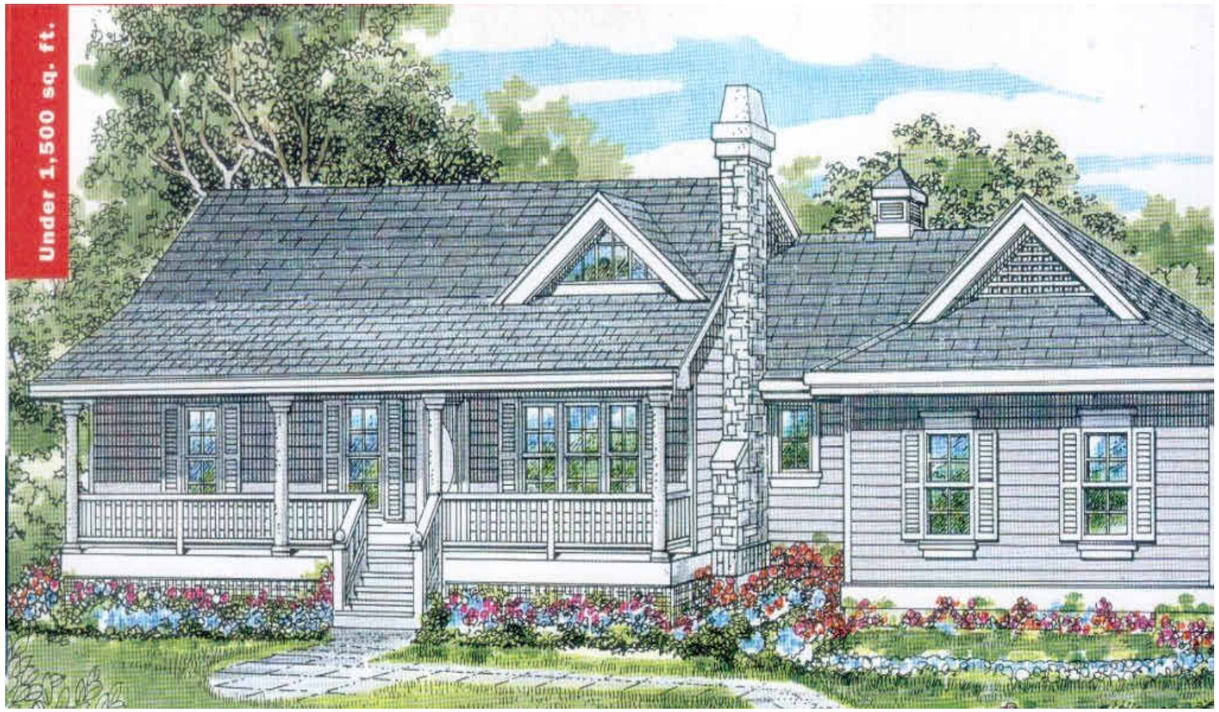
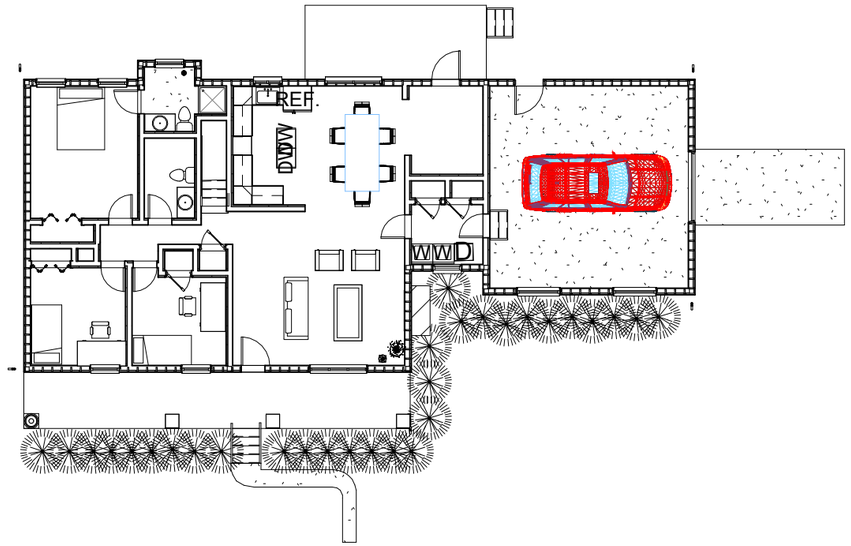




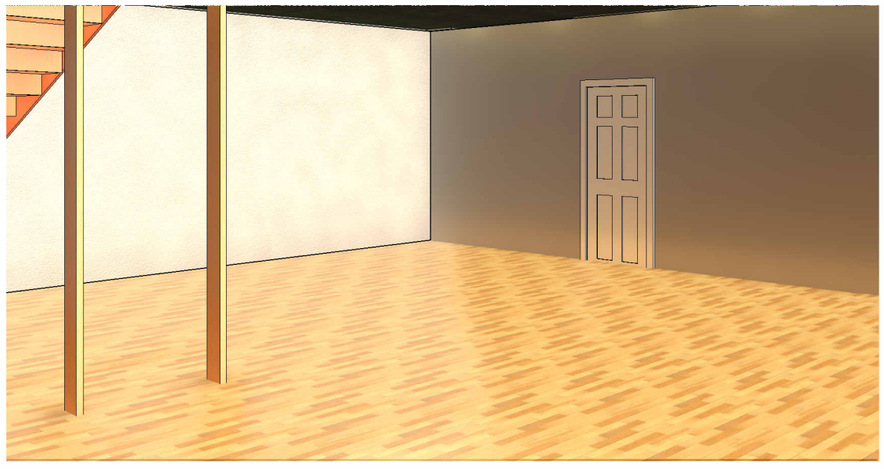
1 Exterior View
1/16" = 1'-0"

Group Members:
Mark Justin Atanacio
Alexios Bannavong

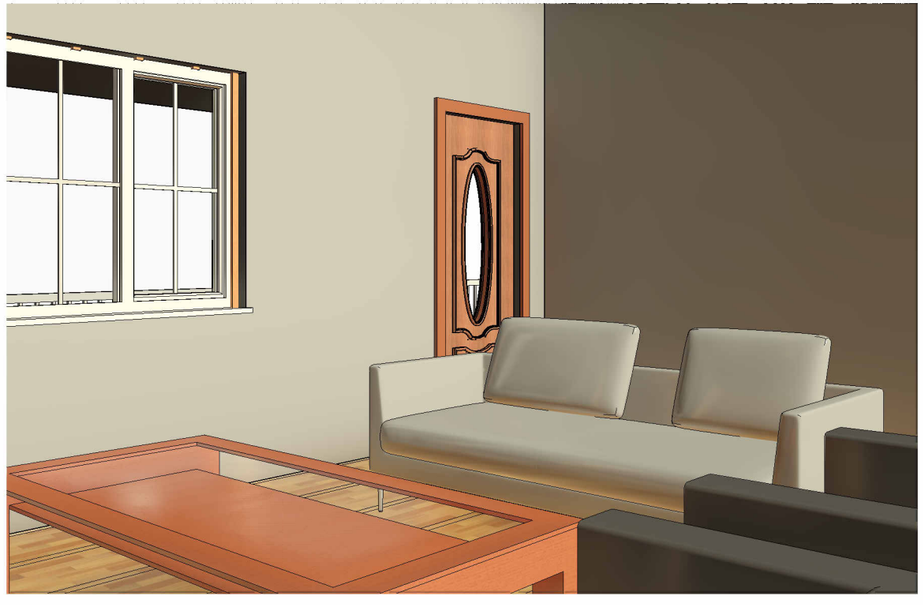
DRAWING LIST:

1 Kitchen

2 Bedroom 1



3 Basement



4 Living Room

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

Floors

- See plans for floor joist size and spacing requirements
- Joists to have minimum 1 1/2" of end bearing
- Joists shall bear on a knee wall with a 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

Roof & Ceilings

- See plans 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 details 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-50
Roof without attic	R-31
Exterior Wall	R-24
Exposed Floor	R-31

- 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 ft² of ventilation for each 538 ft²
- 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 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 6' 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 6' 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

Alarms and Detectors

- At least one smoke alarm shall be installed in near the ceiling on each floor and basement level 2' 11" or more above an adjacent level
- Smoke alarms shall be interconnected and located in every bedroom
- 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 7 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 6' 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
- Guards to be constructed in strict conformance to supplementary guildline SB7

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

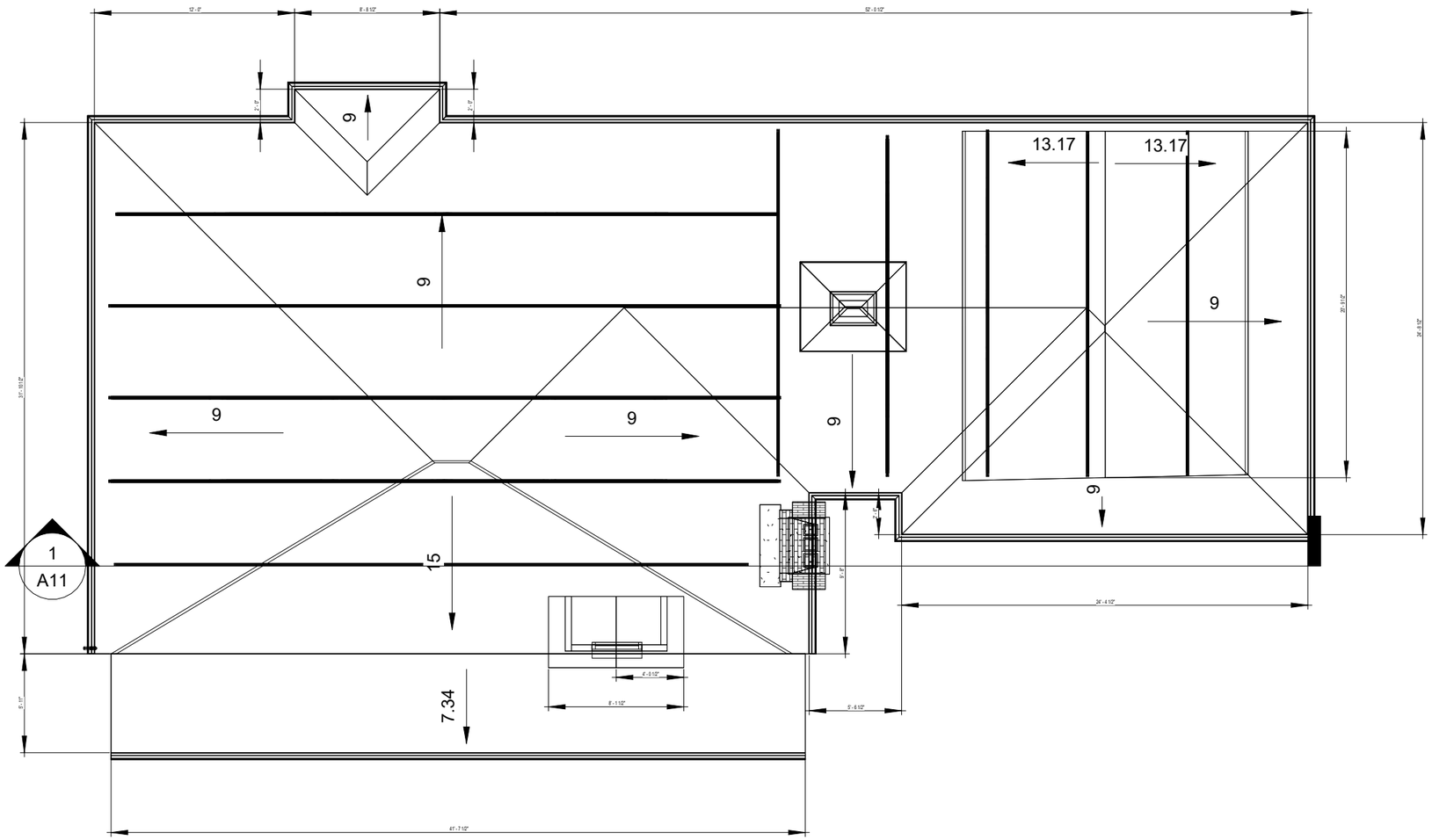
Electrical

- 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

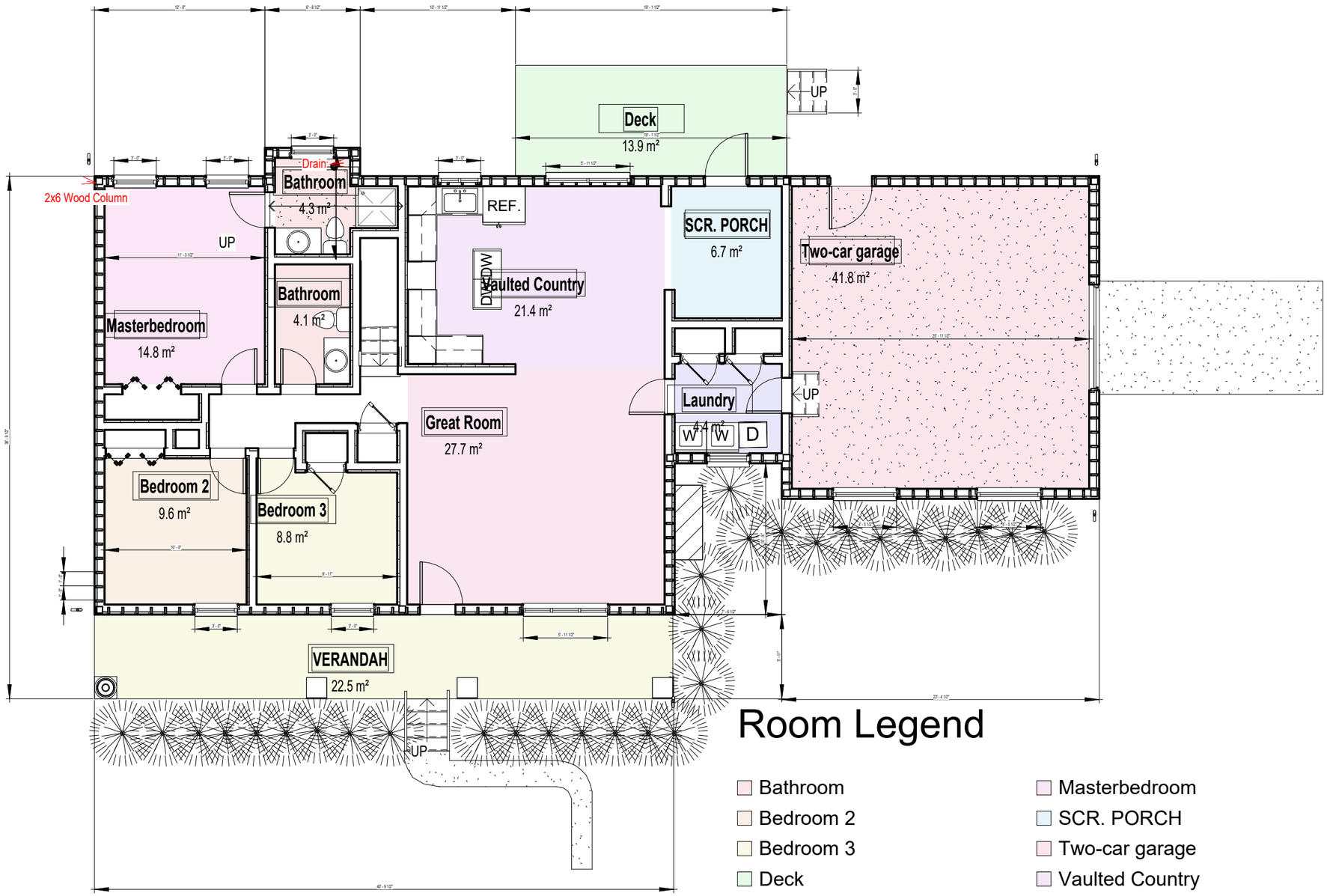
1 notes



1 Roof Bottom
1/8" = 1'-0"

3		
2		
1		
	DATE	REVISIONS/ISSUES

Drawing: Roof Plan	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A4



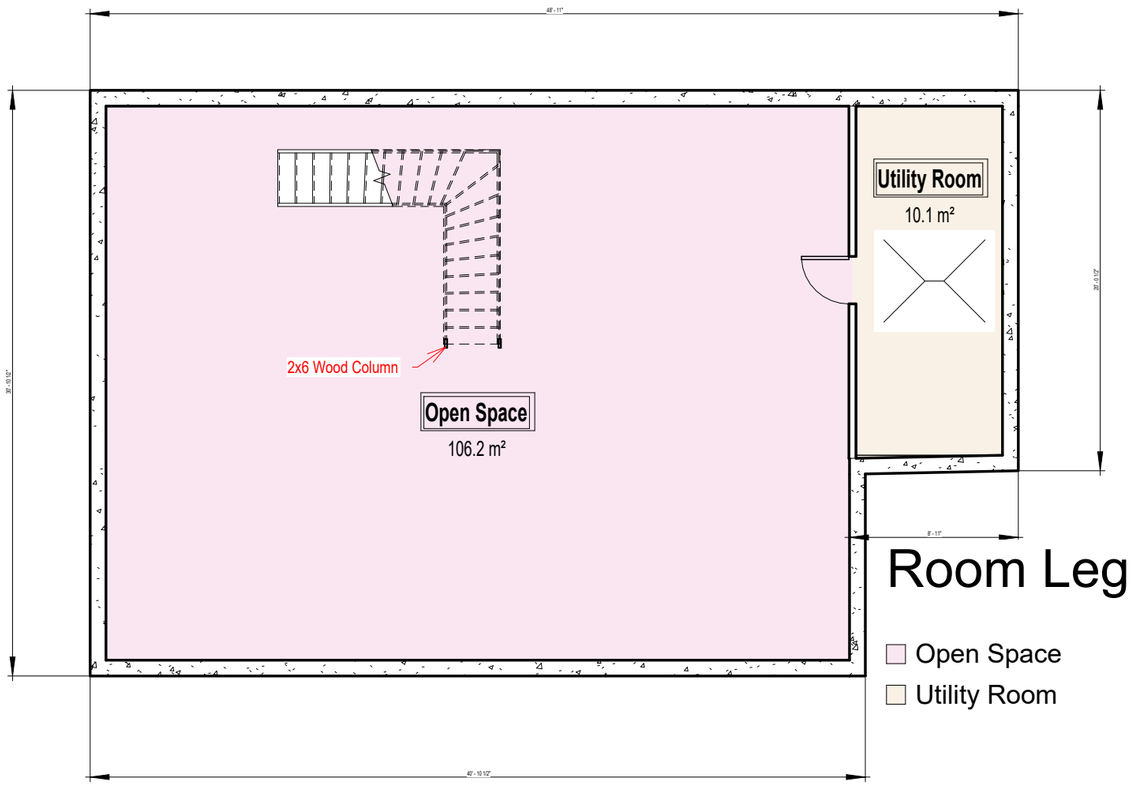
Room Legend

- Bathroom
- Bedroom 2
- Bedroom 3
- Deck
- Great Room
- Laundry
- Masterbedroom
- SCR. PORCH
- Two-car garage
- Vaulted Country
- VERANDAH

1 Main Floor
1/8" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

Drawing: Main Floor Plan	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A5



A10 1

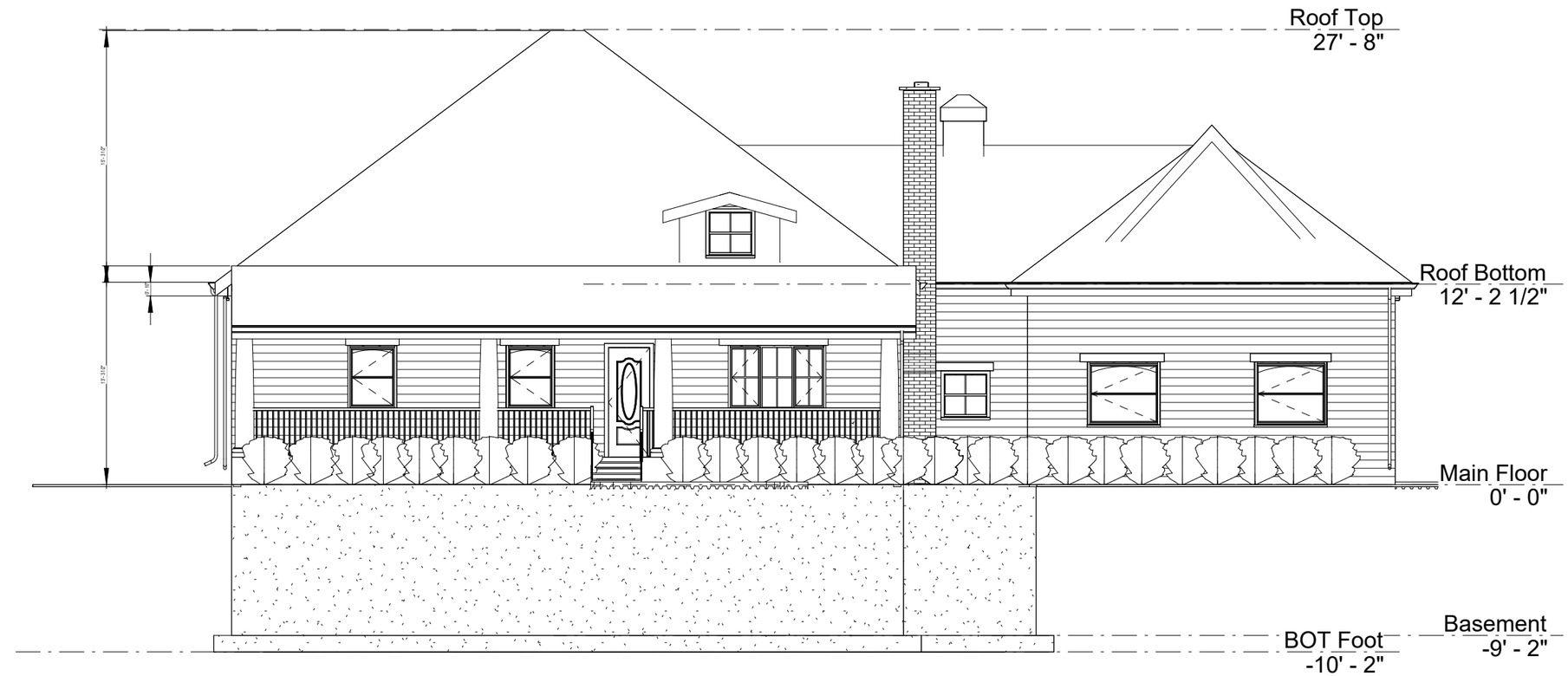
Room Legend

- Open Space
- Utility Room

1 Basement
1/8" = 1'-0"

3		
2		
1		
	DATE	REVISIONS/ISSUES

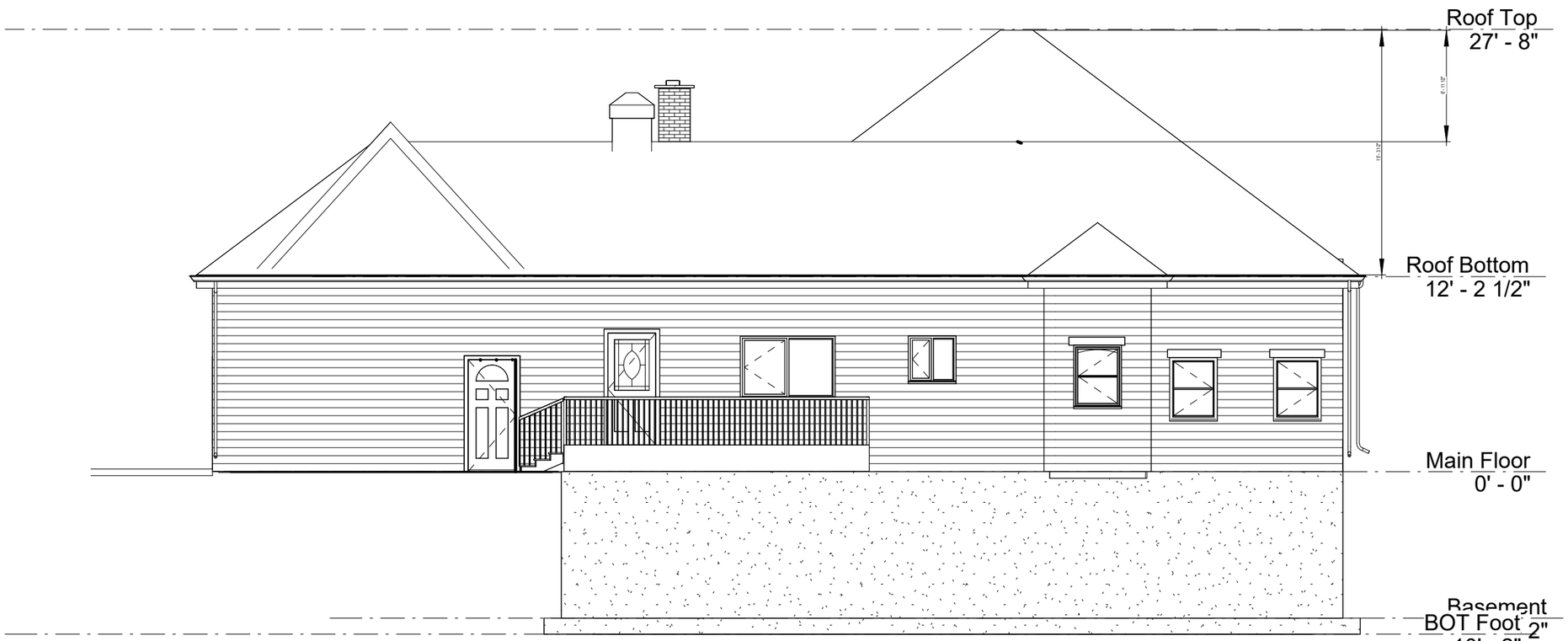
Drawing: Basement Plan	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A6



1 East Elevation
1/8" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

Drawing: East Elevation	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A7



1 West Elevation
1/8" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

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Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
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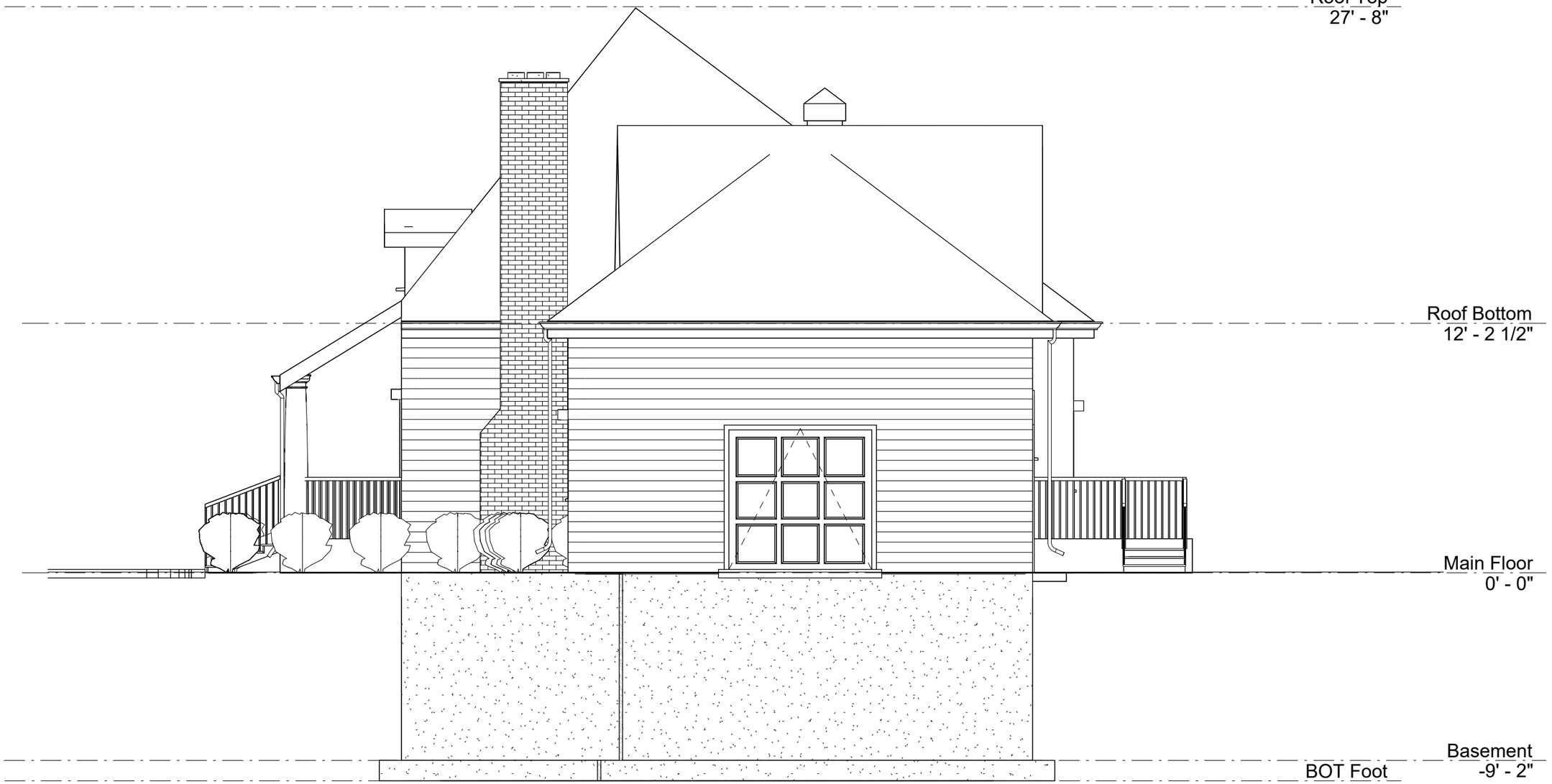
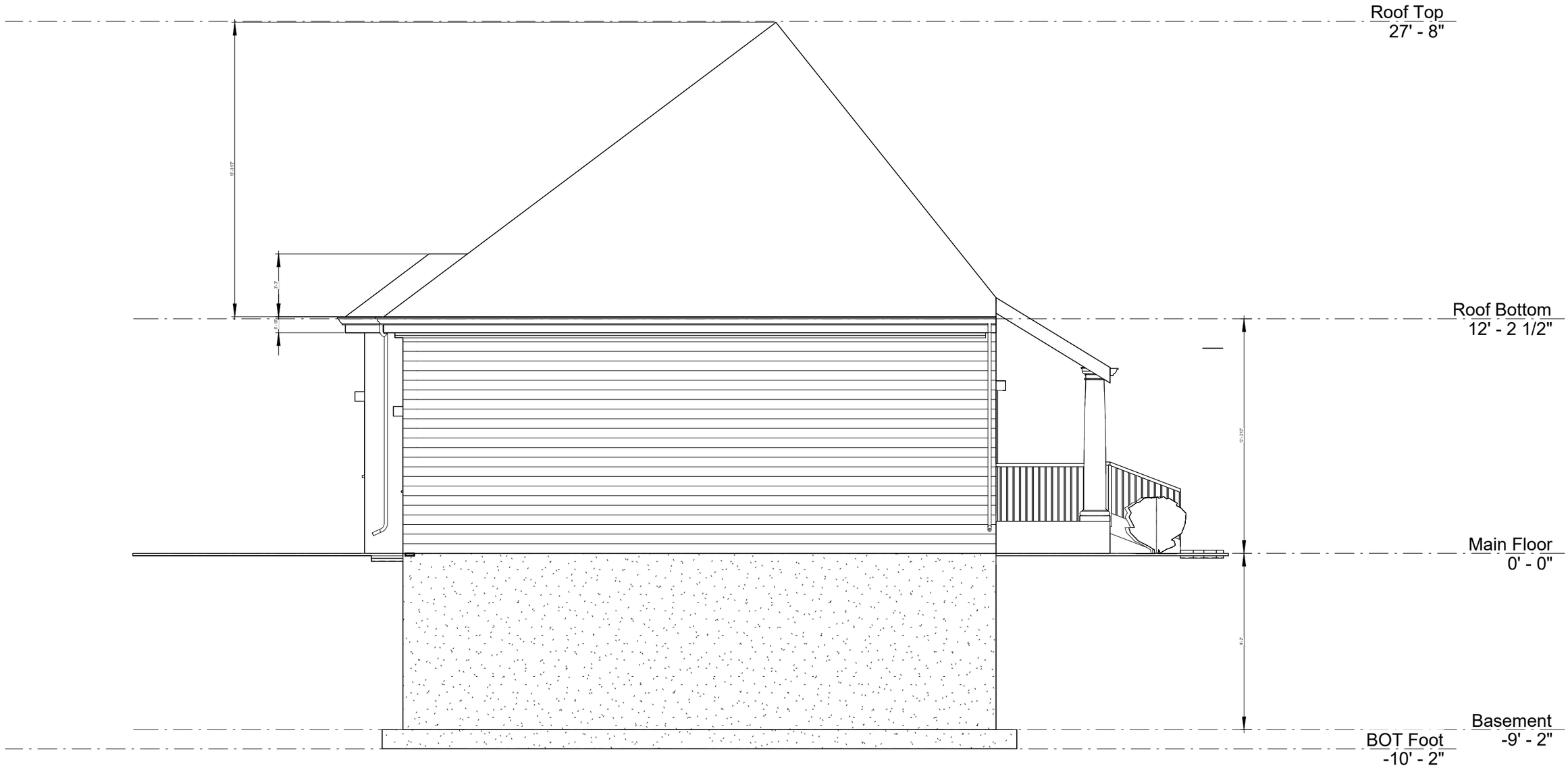


1 North Elevation
3/16" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

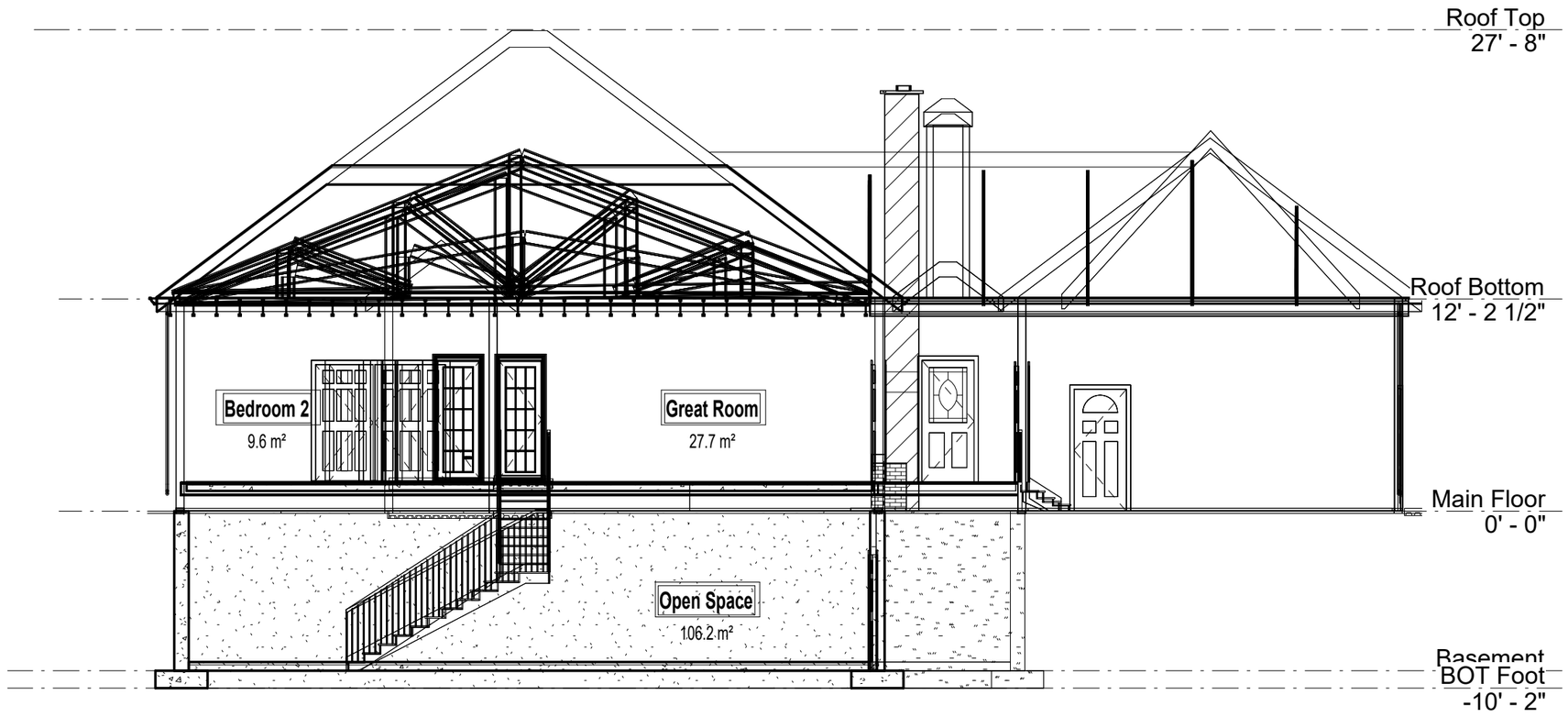
Drawing: North Elevation	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 3/16" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A9



1 South Elevation
3/16" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

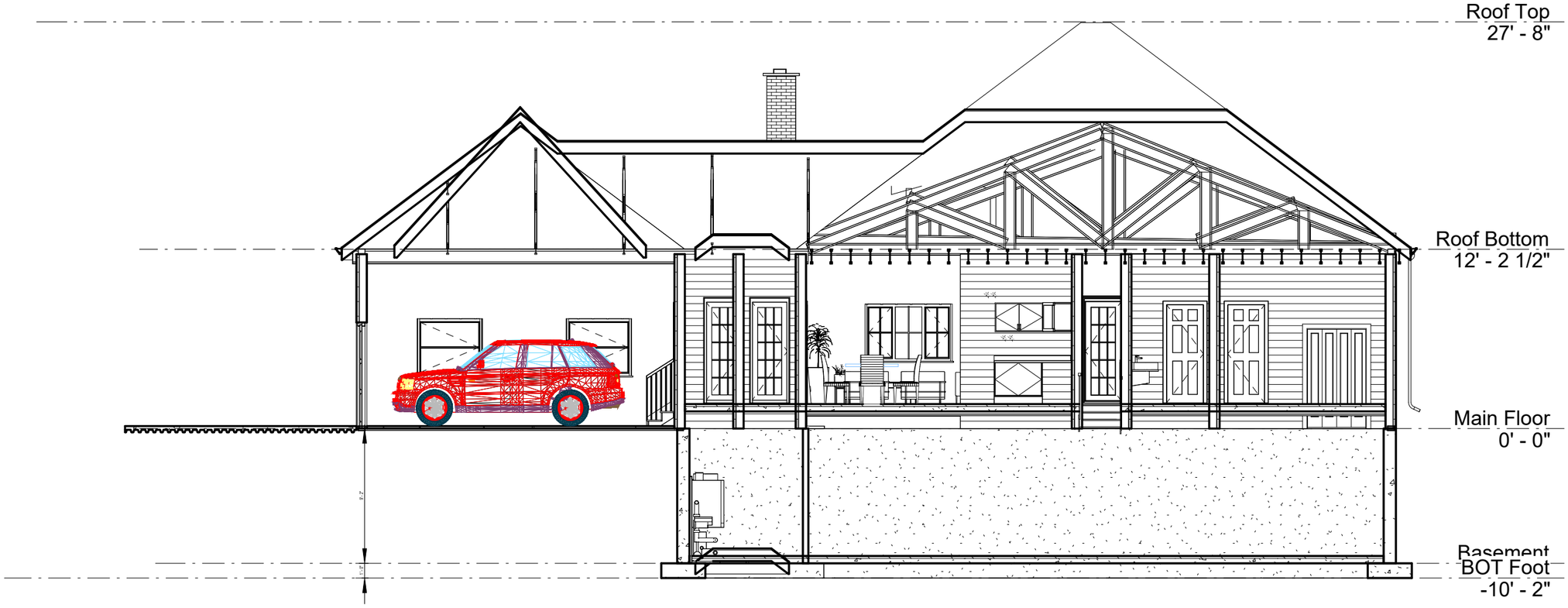
Drawing: South Elevation	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 3/16" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A10



1 Cross Section View 1
1/8" = 1'-0"

3			
2			
1			
	DATE	REVISIONS/ISSUES	

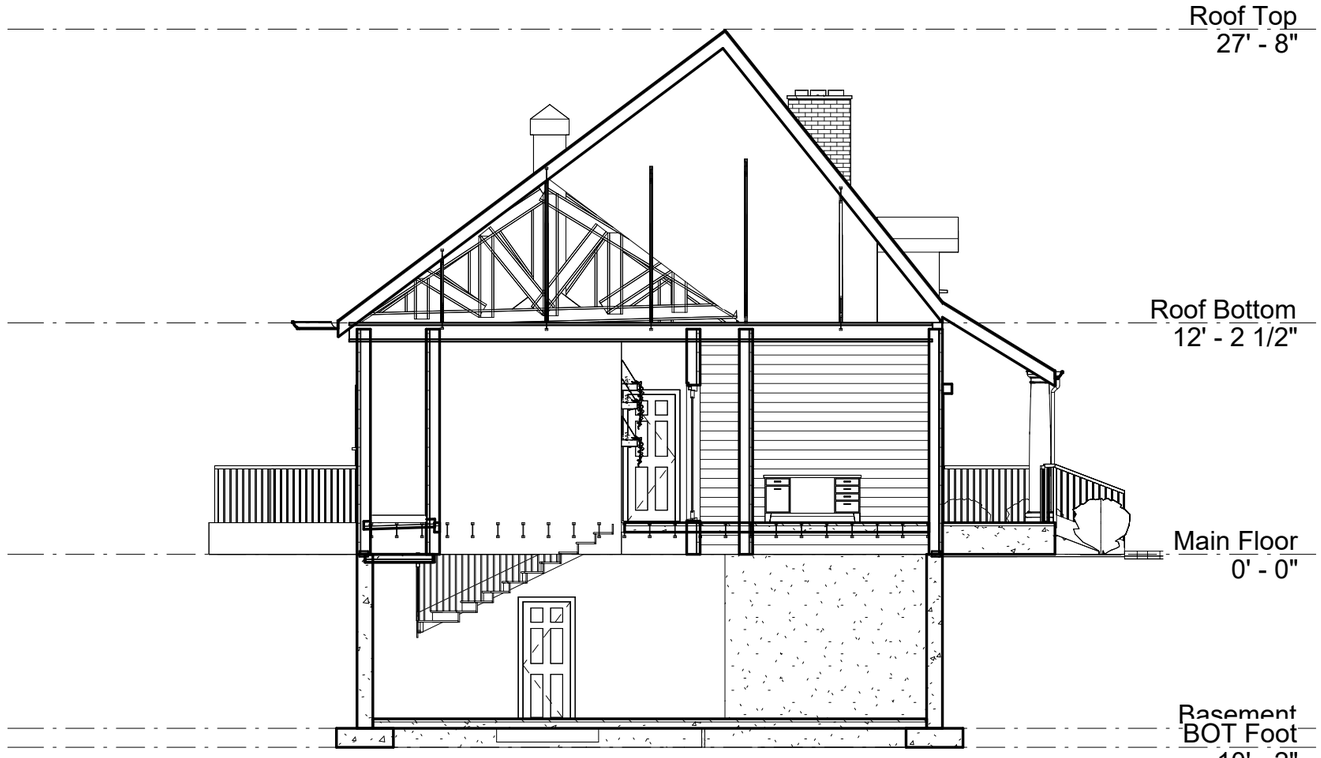
Drawing: Cross Section View 1	Drawn By: Alexios Bannavong	Date: 04/13/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A11



1 Cross Section View 2
1/8" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

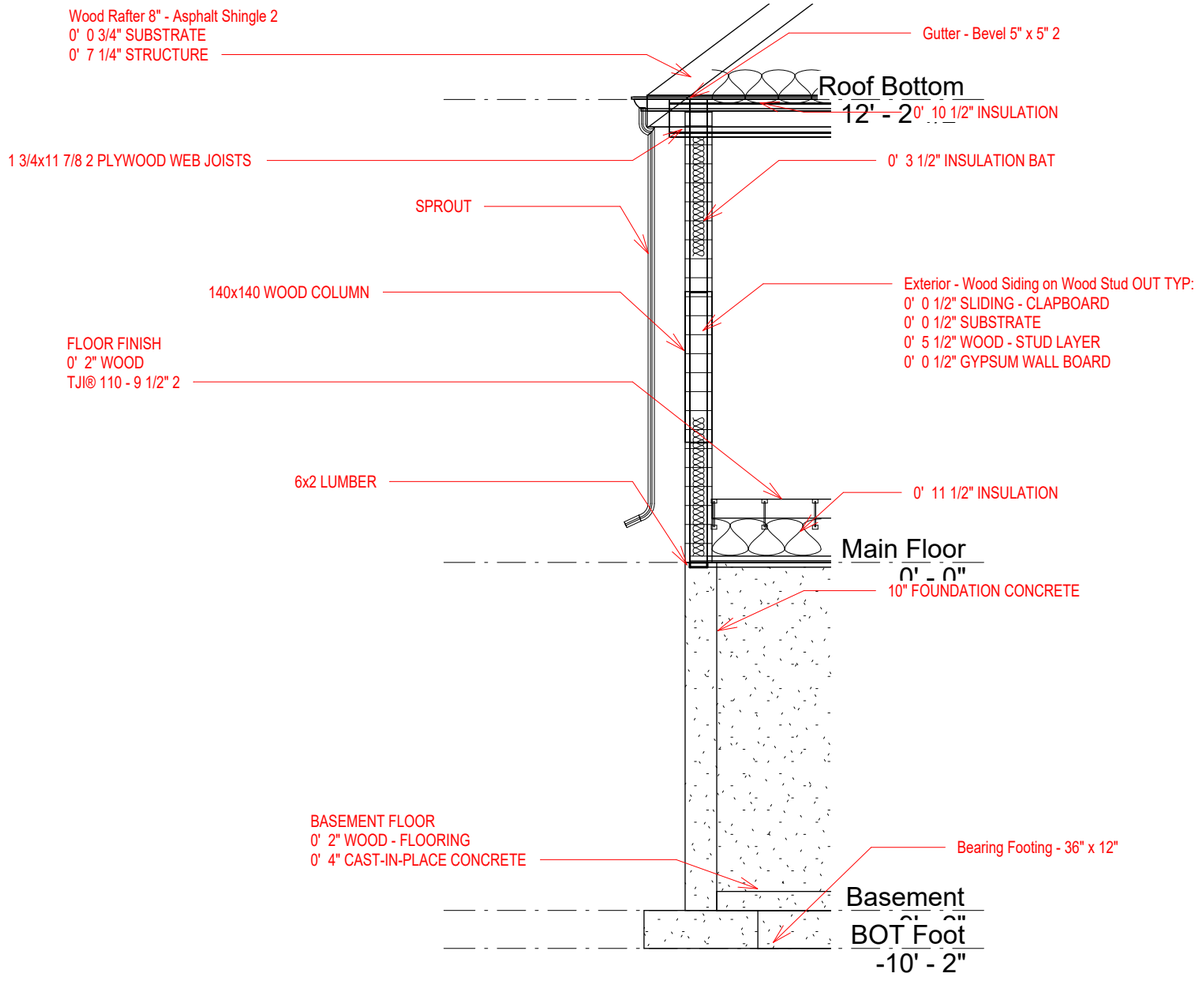
Drawing: Cross Section View 2	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A12



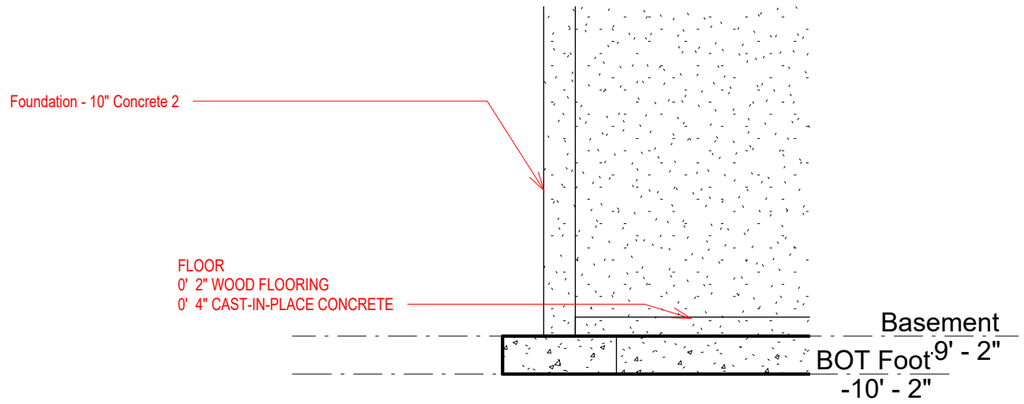
1 Cross Section View 3
1/8" = 1'-0"

	DATE	REVISIONS/ISSUES
3		
2		
1		

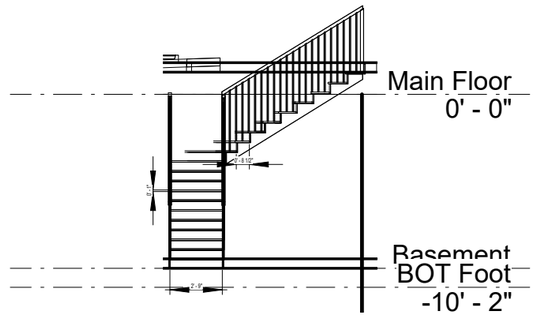
Drawing: Cross Section View 3	Drawn By: Alexios Bannavong	Date: 03/16/25
Project: 1	Designed By: Mark Atanacio	Scale: 1/8" = 1'-0"
Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A13



1 Exterior Wall Section
1/4" = 1'-0"



2 Existing Basement Wall
1/4" = 1'-0"



3 STAIRS
1/8" = 1'-0"

			Drawing: Wall Section & Details	Drawn By: Alexios Bannavong	Date: 04/13/25
3			Project: 1	Designed By: Mark Atanacio	Scale: As indicated
2					
1			Location: Vaughan, ON, L6A 1S6	Reviewed By:	Sheet: A14
	DATE	REVISIONS/ISSUES			