4290 LAWRENCE AVENUE EAST, TORONTO.


KITCHEN


FAMILY ROOM


BEDROOM - 1


BEDROOM - 2


BEDROOM - 3

NOTE:
DO NOT BACKFILL BASEMENT WALLS UNTIL MAIN FLOOR JOISTS ARE IN PLACE UNLESS ADEQUATE WALLS ARE ADEQUATELY BRACED

STEEL CONTRACTOR TO PROVIDE ATTACHMENT HARDWARE (U-SLEEVE & STRAP ANCHORS) TO ALLOW CONNECTION OF MASONRY WALL TO STEEL COLUMN AS PER DETAIL ( )

CONCRETE SLAB # 1

6" THICK CONCRETE SLAB REINFORCED WITH15M @ 8" O.C. BOTTON EACHWAY.PROVIDE 1 1/2" CONC. COVER CONCRETE STRENGTH SHALL HAVE 32.5 MPA @ 28 DAYS COMPLETE WITH 5-8% AIR ENTRAINMENT

STRUCTURAL STEEL
01. ALL STRUCTURAL STEEL SHALL CONFORM TO CAN3-S16. 1- LATEST EDITION W SECTIONS SHALL BE GRADE 300W AND HSS SECTIONS SHALL BE GRADE 350-W CLASS 'H' UNLESS NOTED.
02. ALL FIELD BOLTS SHALL BE ASTM A-325 HIGH STRENGTH USING BEARING TYPE CONNECTION. ANCHOR BOLTS MAY BE A-307 UNLESS NOTED.
03. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT AND FIELD TOUCH UP OF GP-40C OR EQUAL APPROVED BY CGSB. ALL EXPOSED STEEL INCLUDING BASE PLATES AND ANCHOR BOLTS SHALL RECEIVE GALVANIZED TO CSA STANDARD G-164 AND FIELD TOUCHED WITH ZINC RICH PAINT.
04. ALL STEEL BEAMS SHALL BE PROVIDED WITH AN UPWARD MIDSPAN CAMBER OF 6 MM PER 3000 SPAN

GARAGESLAB
8" CONCRETE SLAB [CLASS C-1 EXPOSURE CONCRETE]
SEE REINFORCEMENT ON PLAN.

CONCRETE SLAB TO BE PROTECTED WITH A TRAFFFIC COATING TO PREVENT THE INGRESS OF MOISTURE INTO THE SLAB. (QUALIDECK AS MANUFACTURED BY ADVANCED POLYMER TECHNOLOGY. TWO COMPONENT, 100% SOLIDS, POLYURETHANE, LIQUID APPLIED CHEMICALLY CURED WITH GRADED AGGREGATE.

TYPICAL FOOTINGS & FOUNDATION WALLS

ALL FOUNDATION ELEMENTS TO HAVE CONCRETE FOOTINGS (3500 psi) WITH 6" PROJ BEYOND FACE OF ELEMENTS x 8" DP. SEE SECTIONS FOR REINF'G TYPICAL UNLESS NOTED.

ALL FOOTINGS SUBJECT TO FROST TO BE MINIMUM 4' BELOW EXTERIOR GRADE.

ALL FOUNDATION WALLS TO BE 10" CONCRETE , UNLESS NOTED. SEE SECTIONS FOR REINFORCING REQUIRED.

CONCRETE
CONCRETE CONSTRUCTION INCLUDING MATERIALS, CURING ETC. TO BE IN ACCORDANCE WITH CSA CAN3-A23.1-M77 AND A23.2-M77 ALLOWABLE TOLERANCES- COMPLY WITH CLAUSE 10 OF CSA A23.1M SET ANCHOR BOLTS AND OTHER STEEL ELEMENTS IN PLACE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND OF TRADE SUPPLYING THIS ITEMS AND PROPERLY PROTECT TO MAINTAIN CORRECT ALIGNMENT.

CONCRETE TO HAVE A COMPRESSIVE STRENGHT OF 32 MPA (4500 PSI) AT 28 DAYS UNLESS NOTED BELOW PLANS. GROUT BELOW BASE PLATES TO BE 40 MPA (6000 PSI) FINISH SURFACES OF SLABS, TOPS OF WALLS, AND OTHER UNFORMED CONCRETE SURFACES IN ACCORDANCE WITH CLAUSE 22 OF CSA A23.1M

SUMP PUMP:

A COVERED SUMP PUMP WITH AN AUTOMATIC PUMP SHALL BE INSTALLED TO DISCHARGE WATER FROM FOUNDATION DRAINS, OVERLAND TO A CATCH BASIN CONNECTED TO A STORM SEWER LOCATED WITHIN A PUBLIC THROUGH FARE OR TO A DRAINAGE DITCH OR DRY WELL AS PER OBC 9.14.5.2.3. DISCHARGE OF WATER ON GRADE NOT TO ACCUMULATE AT OR NEAR THE BUILDING AND NOT TO ADVERSLY AFFECT ADJACENT PROPERTIES . AS PER O.B.C. 9.14.6.1.

COLUMN # 1

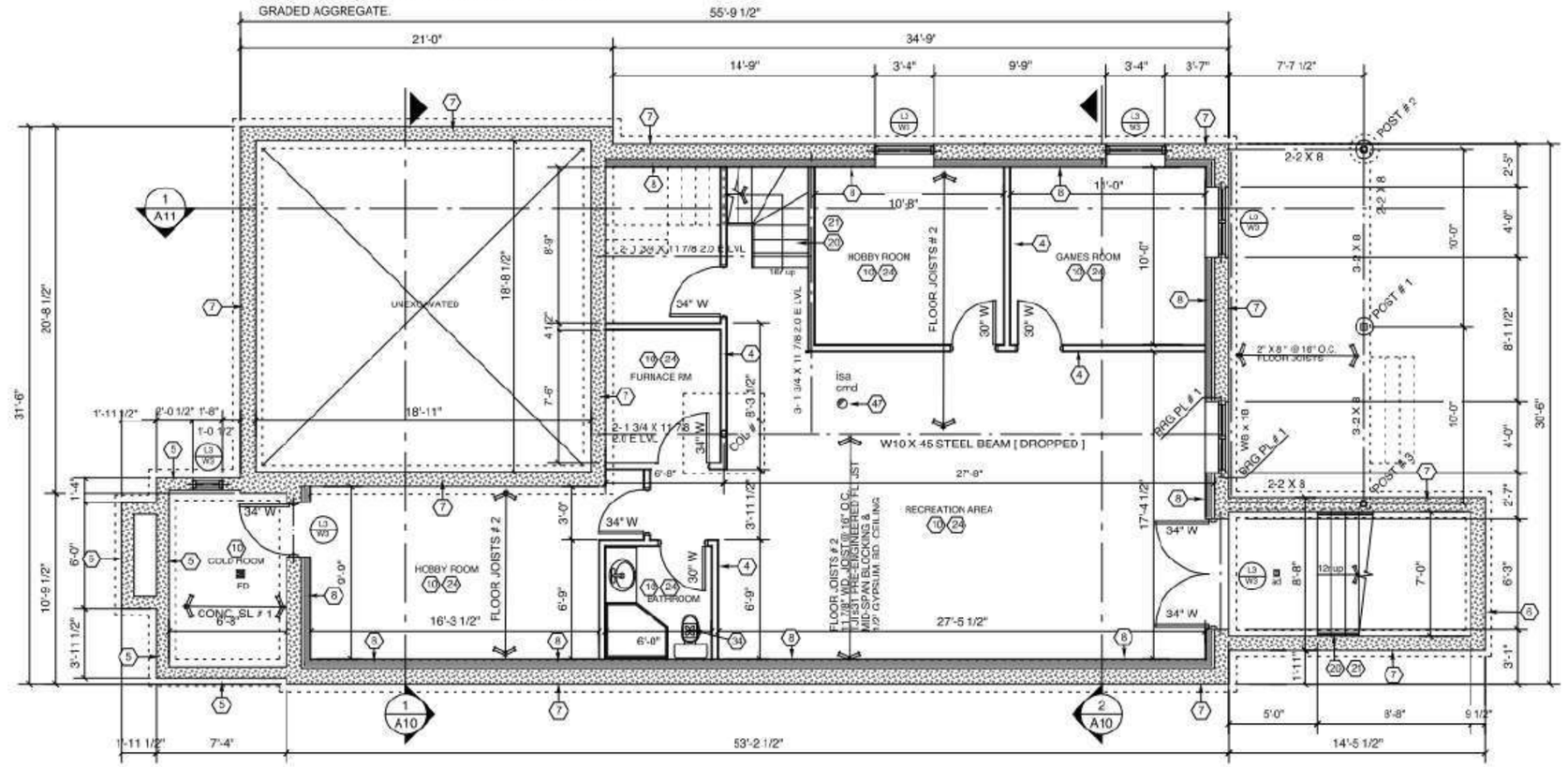
3 1/2"Ø X .188 HSS STEEL COL. W/ 8 X 6 X 5/8 TOP PLATE + 2-5/8 BOLTS AND 10 X 10 X 3/4 BASE PLATE WITH 4-5/8 X 10 + 2 HOOK ANCHOR RODS ON 4'-6" X 4'-6" X 18" CONCRETE FOOTING REINFORCED WITH 6-15M TOP & BOTTOM PROVIDE 1 1/2 MIN. CONCRETE COVER

POST # 1

12"Ø SONO-TUBE FILLED WITH 20 MPA CONCRETE WITH 18"Ø BELL BOTTOM FOOTING TYPI.

BEARING PLATE # 1

8" X 8" X 5/8" +2-1/2"Ø A. BOLTS GROUTED TO SOLID MASONRY WALL WITH EPOXY CEMENT



1 / A3

BASEMENT PLAN

SCALE: 3/16"=1'-0"

L1 / W1 — L 5 X 4 X 3/8 + 2-1 3/4 X 11 7/8 2.0E LVL
L2 / W2 — L 4 X 3 1/2 X 5/16 + 2-2" X 1 3/4 X 11 7/8
L3 / W3 — L 4 X 3 1/2 X 5/16 + 2-2" X 10" SPF # 2
L4 / W4 — L 4 X 3 1/2 X 5/16 + L 4 X 3 1/2 X 5/16 +
W1 — 2-1 3/4 X 11 7/8 2.0E LVL
W2 — 2-2" X 10" SPF # 2

FOUNDATIONS
1. FOUND ALL FOOTINGS ON UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 75 KPA (1536 PSF). SOIL OF THIS CAPACITY IS ASSUMED TO BE AT DEPTHS SHOWN ON THE FOUNDATION PLAN.
2. PROVIDE 1200 /4') MINIMUM FROST PROTECTION TO ALL FOOTINGS EXPOSED TO FREEZING.
3. DO NOT EXCEED A SLOPE OF 7 IN 10 BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS.
4. PLACE SLAB-ON-GRADE ON WELL COMPACTED BACKFILL CAPABLE OF SUSTAINING 25 KN/SM (500 PSF), WITHOUT SETTLEMENT.
5. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH, EXCEPT CANTILEVER RETAINING WALLS, UNTIL FLOORS AT THE TOP AND BOT. OF THE WALLS HAVE BEEN PLACED AND REACHED THEIR DESIGN STRENGTH.
6. BACKFILL FOUNDATION WALLS SUCH THAT THE LEVEL OF BACKFILL AGAINST ONE SIDE OF THE WALL IS NEVER GREATER THAN 450 (18") ABOVE THE LEVEL ON THE OTHER SIDE, UNLESS TEMPORARY BRACING SUPPORTS ARE PROVIDED.
7. SUPPORT ALL MASONRY WALLS 200 (8") OR GREATER ON FOOTINGS AS INDICATED IN THE TYPICAL DETAILS. FOR WALLS LESS THAN 200 (8"). PROVIDE THICKENED SLAB ON GRADE AS INDICATED IN THE TYPICAL DETAILS.
8. DO NOT CONSTRUCT CONCRETE WALLS WITHOUT HORIZONTAL CONST JOINTS EXCEPT AS INDICATED ON THE DRAWINGS. PROVIDE CHASES ON THE INSIDE FACES OF WALLS TO RECEIVE SLABS OR BEAMS, UNLESS INDICATED OTHERWISE.
9. SEE ARCH'L DRAWINGS FOR DEPRESSIONS AND RECESSES IN SLAB ON GRADE, AND MAINTAIN SLAB THICKNESS IN ALL CASES.
10. A SOILS CONSULTANT RETAINED BY THE OWNER IS TO CONFIRM THE SOIL BEARING VALUE AT THE UNDERSIDE OF FOOTINGS PRIOR TO POURING CONCRETE.

FOUNDATION WALLS
TO BE POURED CONCRETE (SEE DRAWINGS FOR TYPE AND THICKNESS)
DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.
FOUNDATION WALL TO EXTEND MINIMUM 150 ABOVE FNISHED GRADE.
A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 900 MM BELOW EXTERIOR GRADE
A DRAINAGE LAYER SHALL CONSIST OF.
MIN. 20MM MINERAL FIBRE INSULATION WITH MIN.DENSITY OF 3.6 LB/FT
MIN. 100 MM OF FREE DRAINAGE GRANULAR MATERIAL AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE.
FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING

DAMPPROOFING AND DRAINAGE
IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUND. 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 6 MM OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING 100 MM FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWLSPACE FLOOR, AND SHALL BE COVERED WITH 150 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

RESISTANCE TO FORCE ENTRY:
ENTRANCE DOOR TO DWELLING UNITS SHALL COMPLY WITH SUBSECTION 9.6.8. 'RESISTANCE TO FORCED ENTRY" WINDOWS , ANY PART OF WHICH IS LOCATED WITHIN 6'-7" OF ADJACENT GROUND LEVEL, SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN CLAUSE 10.13 OF CSA STANDARD A440-M90 "WINDOWS"

ENTRANCE DOORS, WITHOUT GLAZING, SHALL BE PROVIDED WITH A DOOR VIEWER (9.6.8.8. O.B.C.).

WINDOWS WITHIN 2 M (6'-7") OF GROUND LEVEL MUST CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS PER 9.7.6.1. O.B.C.

FACTORY-BUILT ZERO CLEARANCE FIREPLACE AND VENT TO OUTSIDE:
ZERO CLEARANCE FIREPLACE SHALL BE LABORATORY LISTED AND INSTALLED WITH COMPATIBLE LABELLED CHIMNEYS AND IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

A CARBON MONOXIDE DETECTOR:
TO BE PROVIDED IN EACH ROOM THAT CONTAINS A SOLID FUEL-BURNING APPLIANCE ON OR NEAR THE CEILING EQUIPPED WITH AN ALARM AUDIBLE THRUGHOUT THE DWELLING UNIT OR INTERCONNECTED WITH SMOKE ALARM SO THAT WHEN THE CARBON MONOXIDE DETECTOR IS ACTIVATED, IT WILL ACTIVATE THE SMOKE ALARM AS PER OBC. 9.23.3.8.

FLOOR CONSTRUCTION:
FINISH AS SELECTED BY OWNER ON 5/8" OR 3/4" T&G GLUED - NAILED PLYWOOD INSTALLED AS PER OBC. 9.23.14. ON JOISTS AS SHOWN ON FLOOR PLANS. FLOOR JOISTS AT RIGHT ANGLES TO WALL & TO BE ANCHORED TO THE FOUNDATION WALL AT MIN. 6'7" O.C. WITH 5MM STRAP ANCHOR SHALL EXTEND OVER 3 JOISTS. DOUBLE JOISTS ARE REQUIRED UNDER PARALLEL NON LOAD BEARING PARTITIONS & AROUND STAIR WELLS & CHIMNEYS. FLOORING: ALL EDGE SUPPORTS TO BE TO BE PANEL TYPE T&G SUBFLOORING ALL FINISH FLOORS TO BE WATER RESISTANT IN BATHROOMS, KITCHENS, LAUNDRY, FOYER , ENTRANCES & STORAGE AREAS.
HOLES DRILLED IN FRAMING MEMBERS:
TO BE MAX. 1/4" THE DEPTH OF THE MEMBER SIZE & NOT LESS THAN 2" FROM THE EDGES. ALLOWABLE REDUCTION OF WOOD MEMBERS NET DIMENSION BY NOTCHING OR DRILLING TO BE: LOAD BEARING WALL TO 1/3 DEPTH OF STUD , NON-LOAD BEARING WALL MIN 1 1/2" OF STUD TO REMAIN, UNLESS PROPERLY REINFORCED. TOP PLATE MIN. 1 1/2" TO REMAIN. REUSED MEMBERS NOT ALLOWED , UNLESS PART OF TRUSS DESIGN.

AIR AND VAPOUR BARRIER:
THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO LEAKAGE OF AIR FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR OR ROOF SPACES. AIR BARRIER MATERIALS SHALL CONFORM TO OBC. 9.25.3.4. AND INSTALLED AS PER OBC 9.2.5.5.

BARRIER TO VAPOUR DIFFUSION:
THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO PROVIDE A BARRIER TO DIFFUSION OF WATER VAPOUR FROM THE IINTERIOR INTO WALL FLOOR, ATTIC OR ROOF SPACES. VAPOUR BARRIER MATERIALS SHALL CONFORM TO OBC.9.25.3.5. AND INSTALLED AS PER OBC. 9.2.5.6.

COLUMN # 2

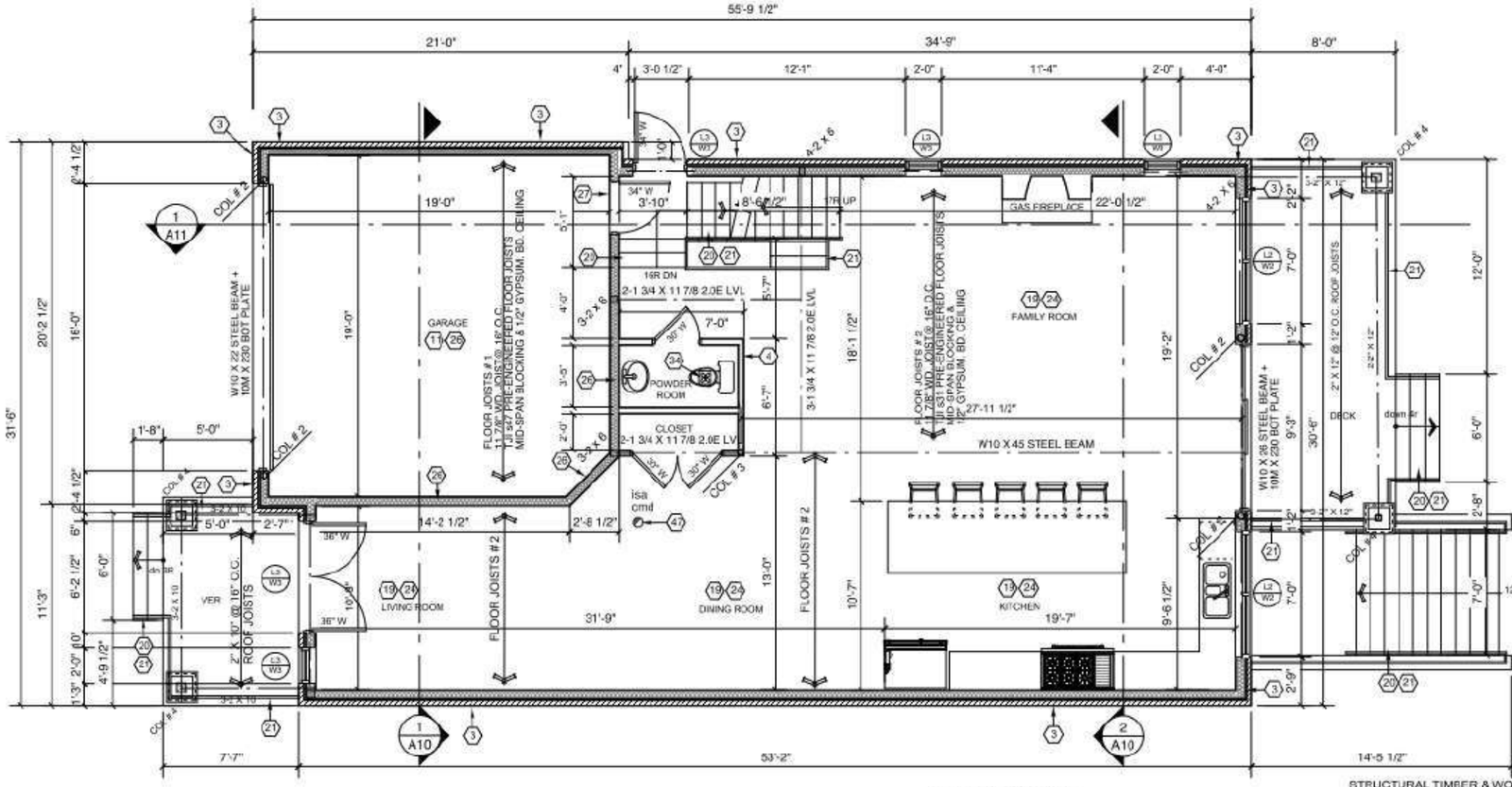
3 1/2"Ø X .188 HSS STEEL COLUMN WITH 8" X 8" X 5/8" TOP PLATE + 2-5/8" BOLTS AND 10" X 10" X 5/8" BASE PLATE AND 2-5/8" X 10" + 2" J HOOK ANCHOR RODS OVER CONCRETE FOUNDATION WALL

COLUMN # 3

3 1/2"Ø X .188 HSS STEEL COLUMN WITH 8" X 8" X 5/8" TOP PLATE + 2-5/8" BOLTS BASE OF HSS COLUMN SHALL BE WELD TO TOP FLANGE OF STEEL BEAM

COLUMN # 4

4" X 4" X .188 HSS STEEL COLUMN WITH 8" X 8" X 5/8" TOP PLATE + 2-5/8" BOLTS AND 10" X 10" X 5/8" BASE PLATE AND 2-5/8" X 10" + 2" J HOOK ANCHOR RODS OVER CONCRETE FOUNDATION WALL
COL. SHALL BE WRAP WITH DECORATIVE BOX COL. COVER



1 / A4 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"
gross floor are a= 1353.50 Sq ft
coverage = 1879.08 Sq ft
garage area = 349.62 Sq ft

L1 / W1 — L 6 X 4 X 3/8 + 2-1 3/4 X 11 7/8 2.0E LVL

L2 / W2 — L 4 X 3 1/2 X 5/16 + 2-2" X 1 3/4 X 11 7/8

L3 / W3 — L 4 X 3 1/2 X 5/16 + 2-2" X 10" SPF # 2

W1 — 2-1 3/4 X 11 7/8 2.0E LVL

W3 — 2-2" X 10" SPF # 2

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GUARD CONSTRUCTION:

GUARD SHALL COMPLY WITH APPROPRIATE DETAIL FROM SG-7 OF THE SUPPLEMENTARY GUIDELINES TO THE OBC. . OR COMPLY TO THE LOADING CRITERIA IN ARTICLE 4.1.10.1. GUARDS SHALL HAVE OPENINGS NOT GREATER THAN 4" UNLESS PERMITTED UNDER ARTICLE 9.8.8.4. AND NOT BE CLIMABLE AS PER ARTICLE 9.8.8.5. MINIMUM HEIGHT OF REQUIRED GUARDRAIL PROTECTING:

STAIRS: 2'-7"
LANDING: 2'-11"
PORCHES , DECKS, LANDING & BALCONIES WHICH ARE LESS THAN 5'-11" ABOVE THE FINISH GROUND LEVEL: 2'-11"
ANY OTHER LOCATION: 3'-6"

TYVEK AIR BARRIER:

TYVEK AIR BARRIER LAPPED AND SEALED [CAULKED] IMPERMEABLE TO AIR FLOW AND CONTINUOUS OVER ENTIRE BUILDING ENVELOPE [CONTINUOUS AT ALL CORNERS, PARTITION WALLS, FLOORS, CEILING/ WALL JUNCTIONS]. ALL AS PER OBC 9.23.3.4. & OBC 9.25.4. & 9.25.5.

GENERAL NOTE ON WINDOWS , DOORS, & SKYLIGHT:

PERIMETER DOORS AND WINDOWS TO BE SELECTED BY OWNER. DOORS SHALL CONFORM TO OBC. 9.6. WINDOWS AND SKYLIGHTS SHALL CONFORM TO OBC 9.7. ALSO WINDOWS , DOORS SHALL COMPLY WITH NATURAL VENTILATION REQUIREMENTS OF OBC 9.32.3.

STRUCTURAL TIMBER & WOOD FRAMING NOTES

01. Conform to CSA standard:
-CAN/CSA-O141-1991 for timber, species group d s-p-f, grade no.2 unless noted,
-CAN/CSA-O151-M1978 for canadian softwood plywood
-CAN/CSA-0121-M1978 for douglas fir plywood
-CAN/CSA-B111-1974 for wire nails, spikes and staples, galvanized for exterior conditions of highly humid areas, plain elsewhere
-CAN/CSA-O80.1-M97 for wood preservatives

02. Nailing of framing as per OBC table 9.23.34 unless noted otherwise.

03. Rough hardware such as bolts, nuts, washers, lag pins, screws, etc... to be hot-dip galvanized.

04. Framing anchors such as joist and beam hangers, post caps and anchors, back-up clips and angles, etc... to be teco or an approved equal, installed according to the manufacturer's recommendations, utilizing "special" nails where required.

05. Stud wall requirements, unless noted, as follows:
provde full width sill plates min. 38 x 140 (2 x 6).
stud size and spacing 38 x 140 @400 o.c. (2 x 6 @16"o.c.)
with 2 studs at all corners, intersections and on sides of wall openings. studs to be full storey height (no splice), with mid-height blocking, unless noted. 2 top plates required for load bearing walls, lapped or tied at corners and intersections.

06. Floor and roof joists to be continuous in any one span (no splice). provde joist hangers for framing into sides of timber elements.

07. Provide solid blocking of joists at ends and at 1400 (4'-6") o.c.

08. Roof sheathing to be exterior grade 12.7mm (1/2") plywood, and sub-flooring to be tongue and groove 26mm (3/4") plywood. end joists to be staggered.

FLOOR CONSTRUCTION.
FINISH AS SELECTED BY OWNER ON 5/8" OR 3/4" T&G GLUED - NAILED PLYWOOD INSTALLED AS PER OBC. 9.23.14. ON JOISTS AS SHOWN ON FLOOR PLANS. FLOOR JOISTS AT RIGHT ANGLES TO WALL & TO BE ANCHORED TO THE FOUNDATION WALL AT MIN. 6'7" O.C. WITH 5MM STRAP ANCHOR SHALL EXTEND OVER 3 JOISTS. DOUBLE JOISTS ARE REQUIRED UNDER PARALLEL NON LOAD BEARING PARTITIONS & AROUND STAIR WELLS & CHIMNEYS. FLOORING: ALL EDGE SUPPORTS TO BE TO BE PANEL TYPE T&G SUBFLOORING ALL FINISH FLOORS TO BE WATER RESISTANT IN BATHROOMS, KITCHENS, LAUNDRY, FOYER , ENTRANCES & STORAGE AREAS.

HOLES DRILLED IN FRAMING MEMBERS:
TO BE MAX. 1/4" THE DEPTH OF THE MEMBER SIZE & NOT LESS THAN 2" FROM THE EDGES. ALLOWABLE REDUCTION OF WOOD MEMBERS NET DIMENSION BY NOTCHING OR DRILLING TO BE: LOAD BEARING WALL TO 1/3 DEPTH OF STUD , NON-LOAD BEARING WALL MIN 1 1/2" OF STUD TO REMAIN, UNLESS PROPERLY REINFORCED. TOP PLATE MIN. 1 1/2" TO REMAIN. REUSED MEMBERS NOT ALLOWED , UNLESS PART OF TRUSS DESIGN.

9.10.19.3. LOCATION OF SMOKE ALARMS

(1) WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALL BE INSTALLED SO THAT,
(A) THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS, AND
(B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED,
(I) IN EACH SLEEPING ROOM, AND
(II) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
(2) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS".
(3) SMOKE ALARMS REQUIRED IN ARTICLE 9.10.19.1. AND SENTENCE(1) SHALL BE INSTALLED ON OR NEAR THE CEILING.

9.10.19.5. INTERCONNECTION OF SMOKE ALARMS

(1) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

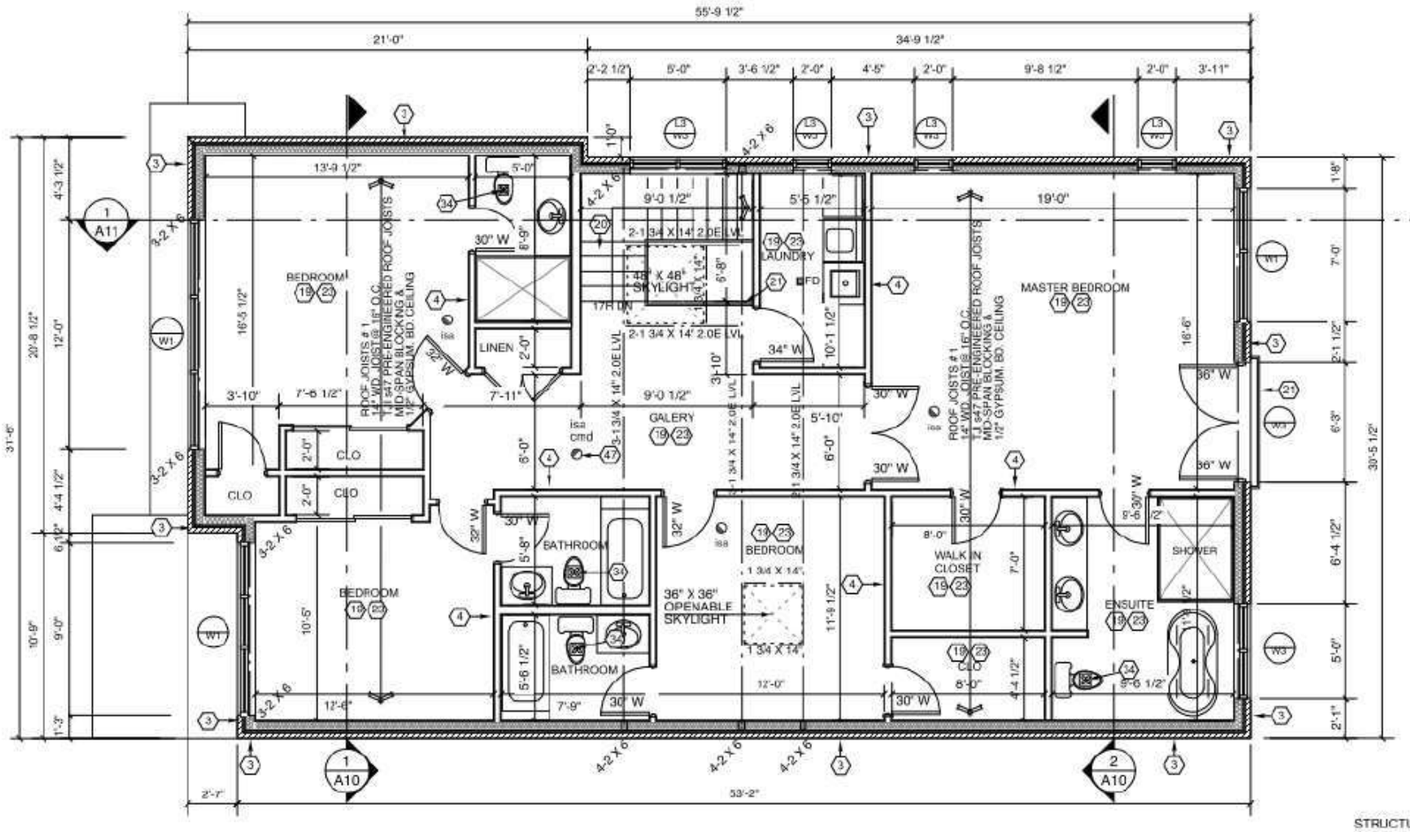
A CARBON MONOXIDE DETECTOR:
TO BE PROVIDED IN EACH ROOM THAT CONTAINS A SOLID FUEL-BURNING APPLIANCE ON OR NEAR THE CEILING EQUIPPED WITH AN ALARM AUDIBLE THRUGHOUT THE DWELLING UNIT OR INTER-CONNECTED WITH SMOKE ALARM SO THAT WHEN THE CARBON MONOXIDE DETECTOR IS ACTIVATED, IT WILL ACTIVATE THE SMOKE ALARM AS PER OBC. 9.23.3.8.

FLOOR FRAMING (OBC 9.20.11.1 & 9.23.9.8)

TRIPLE FLOOR JOISTS UNDER ALL STAIR OPENINGS.
DOUBLE FLOOR JOISTS UNDER ALL PARALLEL NON-LOAD BEARING WALLS. PROVIDE BLOCKING.
WHEN FLOOR FRAMING IS GREATER THAN 3' - 4" ABOVE GRADE AND RUNS PARALLEL TO FOUNDATION WALL, PROVIDE 1 1/2" X 3/16" STEEL STRAP ANCHORS AT 6' - 7" O.C. TYING ACROSS THREE JOISTS TO SILL PLATE.

FLOOR LEVEL CONTAINING BEDROOMS:

EVERY FLOOR LEVEL CONTAINING BEDROOMS SHALL BE PROVIDE WITH ATLEAST ONE OUTSIDE OPENABLE WINDOW WITH AN INDIVIDUAL UNOBSTRUCTED OPENING HAVING A MIN. AREA OF 3.77 SQ FT NO DIMENSION LESS THAN 15" EXCEPT FOR BASEMENT , THE WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 3'-31/2" ABOVE FLOOR.



SECOND FLOOR PLAN

1 / A5

SCALE: 3/16" = 1'-0"

GROSS FLOOR AREA =1707.64 Sq ft

L1 / W1 — L 6 X 4 X 3/8 + 2-1 3/4 X 11 7/8 2.0E LVL

L2 / W2 — L 4 X 3 1/2 X 5/16 + 2-1 3/4 X 11 7/8

L3 / W3 — L 4 X 3 1/2 X 5/16 + 2-2" X 10" SPF # 2

W1 — 2-1 3/4 X 11 7/8 2.0E LVL

W3 — 2-2" X 10" SPF # 2

BATHROOM TO BE PROVIDED WITH BLOCKING FOR FUTURE GRAB BAR REINFORCEMENT

ALL STAIRS/EXTERIOR STAIRS

MAX RISE	= 200 (7 7/8")
MIN. RUN	= 230 (9")
MIN. TREAD	= 250 (9 7/8")
MIN. NOSING	= 25 (1")
MIN. HEADROOM	= 1950 (6'-5")
MIN. WIDTH	= 860 (2'10")
FOR CURVED STAIRS	
MIN. RUN	= 150 (5 7/8")
MIN. AVERAGE RUN	= 200 (7 7/8").

DRYER VENT
DRYER TO BE VENTED DIRECTLY TO OUTSIDE THROUGH WALL.FURRIN DUCT (IF REQUIRED) ALONG CEILING WITH 12.7 MM [1/2"] GYPSUM WALLBOARD ON 38 MM X 38 MM (2" X 2") WOOD STRAPPING

CERAMIC/GRANITE/MARBLE/SLATE FINISHED FLOOR (OBC 9.30.1.1) PROVIDE GRANITE/ MARBLE/ CREAMIC/SLATE TILE ON 2" GROUT SETTING BED AND CONCRETE TOPPING WITH WIRE MESH REINFORCING MID DEPTH IN LIEU OF FINISHED FLOOR. STYLE AND COLOUR AS SELECTED BY OWNER

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02. Nailing of framing as per CBC table 9.23.34 unless noted otherwise.

03. Rough hardware such as bolts, nuts, washers, lag pins, screws, etc... to be hot-dip galvanized.

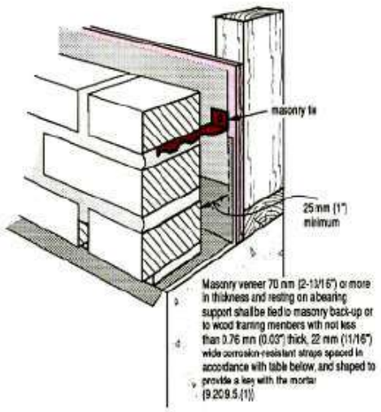
04. Framing anchors such as joist and beam hangers, post caps and anchors, back-up clips and angles, etc... to be teco or an approved equal, installed according to the manufacturer's recommendations, utilizing "special" nails where required.

05. Stud wall requirements, unless noted, as follows:
provide full width sill plates min. 38 x 140 (2 x 6).
stud size and spacing 38 x 140 @400 o.c. (2 x 6 @16"o.c.)
with 2 studs at all corners, intersections and on sides of wall openings. studs to be full storey height (no splice), with mid-height blocking, unless noted. 2 top plates required for load bearing walls, lapped or tied at corners and intersections.

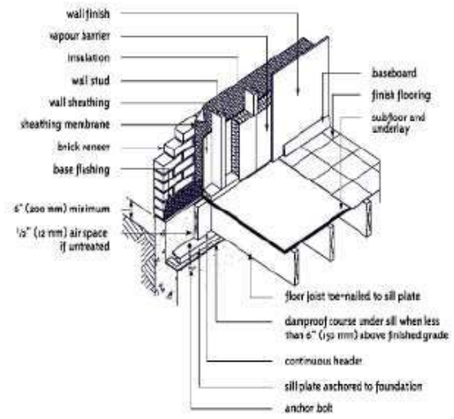
06. Floor and roof joists to be continuous in any one span (no splice) provide joist hangers for framing into sides of timber elements.

07. Provide solid blocking of joists at ends and at 1400 (4'-6") o.c.

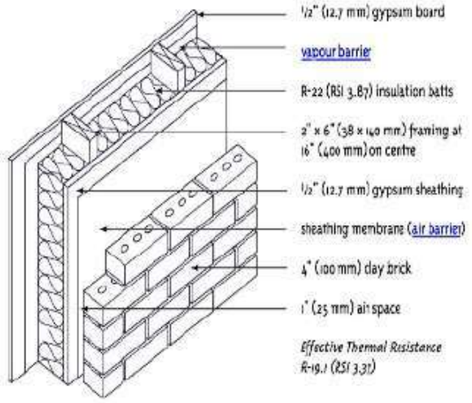
08. Roof sheathing to be exterior grade 12.7mm (1/2") plywood, and sub-flooring to be tongue and groove 20mm (3/4") plywood end joists to be staggered.



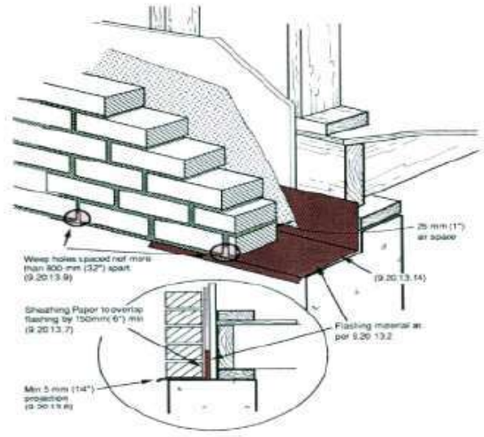
2 / A6 **BRICK VENEER FLASHING & WEEP HOLES**



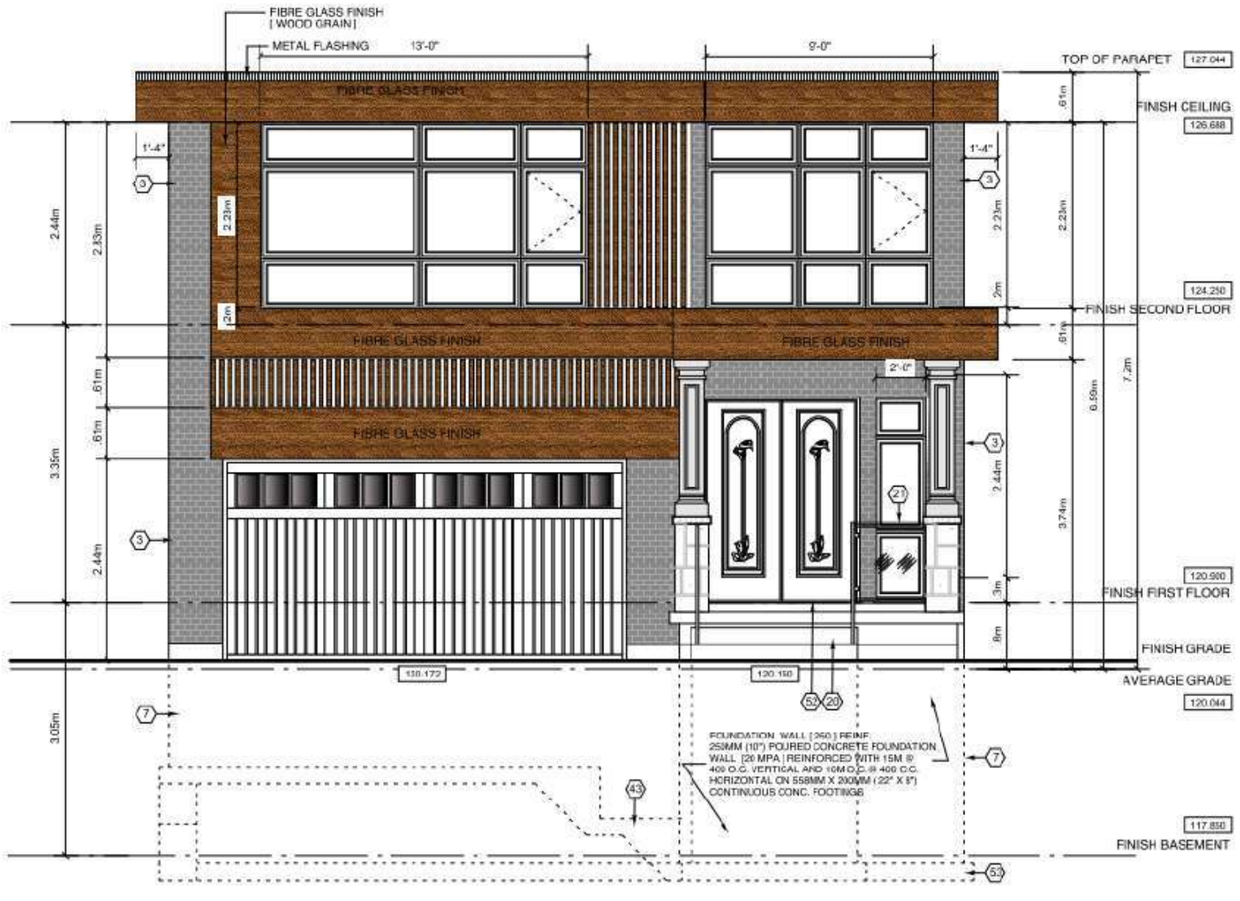
3 / A6 **FLOOR JOIST SUPPORTED ON LEDGE** NOT TO SCALE



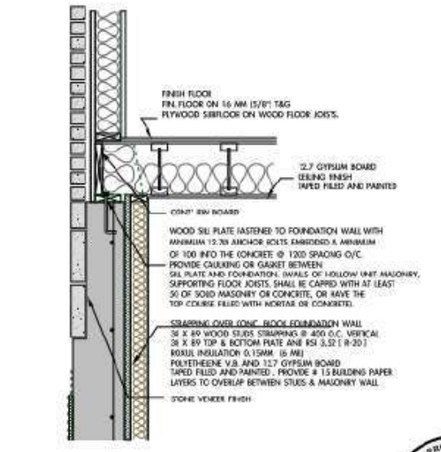
4 / A6 **BRICK VENEER DETAIL** NOT TO SCALE



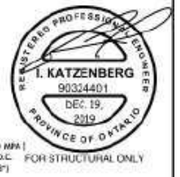
5 / A6 **BRICK VENEER FLASHING & WEEP HOLES**



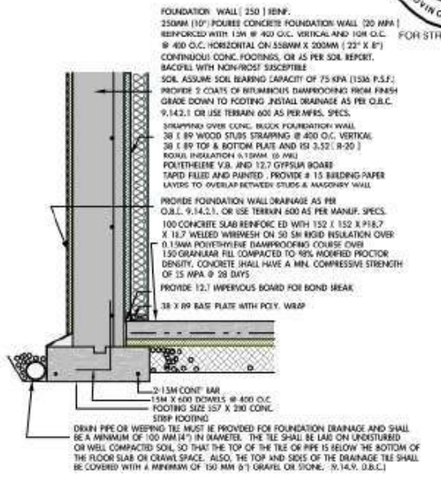
1 / A6 **SOUTH ELEVATION** SCALE: 3/16" = 1'-0"



6 / A6 **WALL DETAIL** NOT TO SCALE



FOR STRUCTURAL ONLY



7 / A6 **WALL FTG. DETAIL** NOT TO SCALE