GENERAL NOTES

1. GENERAL 1.1 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 1997 ONTARIO BUILDING CODE, AND ALL AUTHORITIES HAVING JURISDICTION. AS PER ONTARIO REGULATION 413/90.

2. SITEWORK 2.1 GRADE SHALL SLOPE AWAY FROM BUILDING @ 2% MINIMUM.

2.2 PROVIDE 4 INCH DIA. WEEPING TILE CONTINUOUS LAID ON COMPACTED SOIL, SO THAT THE TOP OF THE TILE IS BELOW THE BOTTOM OF THE FLOOR SLAB COVERED WITH 6 INCH OF GRANULAR FILL. O.B.C. 9.14.3.2 & 9.14.3.3 (4)

2.3 EXISTING GRADE SHALL BE MAINTAINED WHERE EXCAVATION BEYOND BUILDING FACE IS REQUIRED. REGRADED AREAS SHALL SLOPE AWAY FROM BUILDING AT 2% MINIMUM.

3. CONCRETE 3.1 APPLICATION OF BITUMINOUS WATERPROOFING AND DAMPPROOFING MATERIALS SHALL CONFORM TO O.B.C. 9.13.3

3.2 FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL WITH BEARING CAPACITY OF 3,000 PSF. MINIMUM.

3.3 ALL FOOTINGS SHALL BE MINIMUM 4'-0" BELOW GRADE.

3.4 WHERE A FOUNDATION BEARS ON GRAVEL, SAND OR SILT, AND THE WATER TABLE IS WITHIN A DISTANCE BELOW THE BEARING SURFACE EQUAL TO THE WIDTH OF THE FOUNDATION, THE ALLOWABLE BEARING PRESSURE SHALL BE 50 PER CENT OF THAT DETERMINED IN ARTICLE 9.4.4.1 O.B.C. 9.4.4.3

3.5 WHERE A FOUNDATION IS LOCATED IN AN AREA IN WHICH SOIL MOVEMENT CAUSED BY CHANGES IN SOIL MOISTURE CONTENT IS KNOWN TO OCCUR TO THE EXTENT THAT IT WILL CAUSE SIGNIFICANT DAMAGE TO A BUILDING, MEASURES SHALL BE TAKEN TO MINIMIZE THE EFFECT OF SUCH MOVEMENT ON THE BUILDING. O.B.C. 9.4.4.4.

3.6 ALL TOP SOIL SHALL BE REMOVED BELOW CONCRETE SLABS.

3.7 ALL FOUNDATION WALLS SHALL EXTEND 6" MIN. ABOVE GRADE.

3.8 LATERAL SUPPORT OF FOUNDATION AND MASONRY WALLS: BEARING - ANCHOR SILL PLATES @ 6'-8" O.C. WITH 1/2" ANCHOR BOLTS 4" INTO MASONRY OR ANCHOR EVERY 4TH JOIST 3" INTO MASONRY.

3.9 BETWEEN FOUNDATION AND SILL PLATE CAULK SEAL WITH A GASKET PLATE.

3.10 FOOTINGS UNDER MASONRY WALLS SHALL BE 6" DEEP AND PROJECT 4" MIN.

4. MASONRY 4.1 ALL MORTAR ABOVE GRADE SHALL BE TYPE B AND BELOW GRADE TYPE M. MORTAR SHALL BE USED WITHIN 3 HOURS OF MIXING.

4.2 ALL HARD BURNED BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 8,000 TO 10,000 PSI.

4.3 ALL FIREPLACES SHALL CONFORM TO O.B.C. SUBSECTION 9.22

4.4 TOP OF CHIMNEY SHALL BE 3' ABOVE ROOF OR ABOVE HIGHEST ROOF SURFACE WITHIN 10' OF CHIMNEY.

4.5 N.A.

4.6 FLASHING SHALL BE PROVIDED BENEATH WEEP HOLES IN MASONRY VENEER WALL EXTENDING FROM THE FRONT EDGE OF THE MASONRY UP 8" BEHIND SHEATHING PAPER.

4.7 TOP OF MASONRY CHIMNEYS SHALL HAVE 4" ROW LOCK BRICK COURSE CAP WITH WASH AND HAVE FLUE LINER EXTENDING 8" ABOVE CAP.

4.8 WEEP HOLES @ MAXIMUM 2'-7" O.C. (800 MM) AT BOTTOM OF CAVITY IN CAVITY WALL AND MASONRY VENNER WALL INCLUDING ABOVE LINTELS OVER WINDOW, DOOR OPENINGS AND ROOFS AND ANY OTHER ELEMENTS THAT TERMINATE THE CAVITY. PROVIDE THROUGH-WALL FLASHINGS AT THESE LOCATIONS.

4.9 FLASHING SHALL BE INSTALLED AT THE TOP OF EXPOSED MASONRY, BENEATH SILLS AT OPENINGS, OVER THE BACK AND TOP OF PARAPET WALLS, OVER THE HEADS OF GLASS BLOCK PANELS, BENEATH WEEP HOLES AND OVER THE HEADS OF WALL OPENINGS IN EXTERIOR WALLS. 9.20.13.13

4.10 SLOPE SILL AND PROVIDE DRIP. 9.20.13.12

4.11 PROVIDE DAMPPROOF COURSE AND WEEPING HOLES WHERE METAL FLASHING TERMINATES AT REGLET.

4.12 N.A.

4.13 TOP OF CHIMNEY SHALL BE 3' ABOVE ROOF OR ABOVE HIGHEST ROOF SURFACE WITHIN 10' OF CHIMNEY.

4.14 VALLEY FLASHING CONSIST OF SHEET METAL AND 2'-0" WIDE POLYETHYLENE AND BITUMINOUS MEMBRANE. 9.26.4.2

4.15 PROVIDE FLASHING AND COUNTER FLASHING WHERE ROOF MEETS WALLS OR CHIMNEYS AND MOP WITH ROOFING MEMBRANE.

4.16 TOP OF CHIMNEY SHALL HAVE A WATERPROOF CAP. FOR JOINTED MASONRY CAP PROVIDE FLASHING BENEATH. NOTE CAP AND FLASHING SLOPE FROM LINING TO DRIP 1" BEYOND CHIMNEY WALL.

6. CARPENTRY 6.1 ALL FRAMING LUMBER SHALL BE NO. 2 GRADE SPRUCE UNLESS OTHERWISE NOTED.

6.2 STUDS SHALL BE TRIPLE AT CORNERS, DOUBLE AT OPENINGS. TOP PLATES OF WALLS SHALL BE DOUBLES AND LAPPED AT CORNERS.

6.3 ROOF SHEATHING, WALL SHEATHING AND SUBFLOORING MATERIALS SHALL ALL BE CSA APPROVED.

6.4 JOISTS UNDER PARALLEL NON-BEARING PARTITIONS SHALL BE DOUBLED. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE TRIPLED AND BEAR ON TRIPLE STUDS.

6.5 PARTITIONS SHALL BE CONSTRUCTED OF 2" X 4" WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED WITH TOP AND BOTTOM PLATES, CLAD WITH 1/2" GYPSUM BOARD BOTH SIDES UNLESS OTHERWISE SPECIFIED ON DRAWINGS.

6.6 JOISTS SHALL BE DOUBLED AROUND STAIR OPENINGS AND ANY OTHER OPENING IN FLOOR, CEILING OR ROOF UNLESS OTHERWISE SPECIFIED ON DRAWINGS.

6.7 JOISTS SHALL HAVE MINIMUM 2" BEARING, BEAMS SHALL HAVE MINIMUM 4" BEARING.

6.8 JOISTS UNDER ALL PARTITIONS SHALL BE SOLIDLY BRIDGED.

6.9 NO COMBUSTIBLE FRAMING SHALL BE PLACED CLOSER THAN 2" TO A CHIMNEY NOR WITHIN 6" OF ANY INLET OPENING TO SUCH CHIMNEY WITH MINIMUM CLEARANCE OF 18" BETWEEN TOP OF SMOKE PIPE AND UNDERSIDE OF JOISTS.

6.10 FLOOR JOISTS SHALL BE BRIDGED WITH 2" X 2" CROSS BRIDGING, ONE ROW FOR SPANS 7'-14" AND TWO ROWS FOR SPANS 14' AND GREATER.

6.11 SUBFLOORING SHALL BE 3/4" T & G PLYWOOD.

6.12 N.A.

6.13 ALL SLEEPERS FOR EXTERIOR DECKS SHALL BE PRESSURE TREATED LUMBER.

7. THERMAL & MOISTURE PROTECTION 7.1 6 MIL. POLYETHYLENE FILM, 45 LB. ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL SHALL BE PROVIDED BETWEEN ALL WOOD FRAMING MEMBERS NOT PRESSURE-TREATED WHICH ARE SUPPORTED ON CONCRETE OR MASONRY IN CONTACT WITH THE GROUND, EXCEPT THAT SUCH DAMPPROOFING IS NOT REQUIRED WHERE THE WOOD IS AT LEAST 6" ABOVE THE GROUND.

7.2 FLASHING SHALL BE ADEQUATE TO PREVENT LEAKAGE UNDER ALL CONDITIONS.

7.3 VAPOUR BARRIER SHALL BE PROPERLY SEALED AT ELECTRICAL BOXES, ELECTRIC WIRING, PLUMBING INSTALLATIONS, VENT DUCTS, AND WALL - INTERSECTIONS.

7.4 6 MIL. MIN, POLYETHYLENE AIR VAPOUR BARRIER SHALL BE APPLIED, LAPPED AND SEALED ON THE WARM SIDE OF ALL INSULATED ASSEMBLIES.

7.5 INSULATION SHALL CONFORM TO O.B.C. 1997 SUBSECTION TABLE 9.25.2.1 INSULATION RATING SHALL BE:

R-31 - EXPOSED CEILING
R-20 - EXPOSED ROOF
R-25 - EXPOSED FLOORS
R-20 - EXPOSED WALLS
R-12 - SOLID FOUNDATION WALLS

7.6 EXHAUST DUCTS SHALL DISCHARGE DIRECTLY TO THE OUTDOORS AND WHERE THE EXHAUST DUCT PASSES THROUGH OR IS ADJACENT TO UNHEATED SPACE THE DUCT SHALL BE INSULATED TO PREVENT MOISTURE CONDENSATION IN THE DUCT.

7.7 VAPOUR BARRIERS TO BE CONTINUOUS THROUGH ALL WALL PLATES WITH OVERLAPPED JOINTS @ 4" AND TAPED. O.B.C. 9.25.3.3

7.8 ATTIC ACCESS HATCHES TO BE WEATHER STRIPPED. O.B.C. 9.25.3.3. (7)

7.9 DUCT WORK IN ATTIC SPACES SHALL HAVE ALL JOINTS TAPED TO ENSURE DUCTS ARE AIRTIGHT THROUGHOUT.

7.10 VENTS SHALL PREVENT ENTRY OF RAIN, SNOW AND INSECTS.

7.11 PROVIDE WATERPROOF FIBRE REINFORCED CEMENT BOARD (WONDER BOARD OR EQUIVALENT) AS BACKING FOR ALL CERAMIC TILE AND SHOWER ENCLOSURE IN BATHROOM.

7.12 INSTALL PREFABRICATED SKYLIGHTS WITHOUT A HORIZONTAL JOINT AND PROVIDE PROPER CAULKING AND FLASHING AS PER MANUFACTURE'S SPECIFICATIONS.

7.13 PROVIDE PREMANUFACTURED STORM COLLAR, CAULKED TO ALL PLUMBING VENTS AND ROOF.

7.14 PROVIDE ADEQUATE OPENING FOR SCUPPER DRAINS, FLASH AND CAULK BENEATH COUNTER FLASHING.

7.15 VALLEY FLASHING TO BE COPPER OVER BITUMINOUS MEMBRANE. (GRACE ICE AND WATER SHIELD OR EQUIVALENT) 3'-0" UP EACH SIDE AND LAPPED 6" @ CENTRE.

7.16 PROVIDE FLASHING AND COUNTER FLASHING WHERE ROOF MEETS WALLS OR CHIMNEYS OVER CONTINUOUS. GRACE ICE AND WATER SHIED OR EQUIVALENT 12" UP WALL AND 36" FROM WALL ON ROOF SHEATHING.

7.17 PROVIDE CANT AND FLASHING WITH COUNTERFLASHING, WHERE BUILT-UP ROOFS MEET WALLS OR CHIMNEY AND MOP WITH ROOFING MEMBRANE.

7.18 PROVIDE CHIMNEY SADDLE WHERE CHIMNEY IS MORE THAN 2'-6" WIDE, OVER ICE AND WATER SHIELD AS IN 7.17 ABOVE. O.B.C. 9.26.4.7

7.19 PROVIDE EAVE PROTECTION EXTENDING FROM THE EDGE OF THE ROOF TO NOT LESS THAN 3'-0" INSIDE THE INNER FACE OF THE EXTERIOR WALL. 9.26.5.1

7.20 EAVE PROTECTION SHALL BE LAID BENEATH STARTER STRIP AND CONSISTS OF SELF-SEALING COMPOSITE MEMBRANE OF POLYETHYLENE AND BITUMINOUS MATERIAL. (GRACE OR EQUIVALENT)

7.21 PROVIDE BAFFLE BOARD AT EAVE TO PREVENT INSULATION FROM RESTRICTING AIR FLOW THROUGH VENTS OR MOREVENT.

7.22 FOR NATURAL VENTILATION MIN. AREA SEE TABLE 9.32.2.1 OF O.B.C.

7.23 MECHANICAL VENTILATION MUST PROVIDE A MIN. OF 1 AIR CHANGE PER HOUR OR 1/2 AIR CHANGE PER HOUR WHERE SUMMER COOLING IS PROVIDED. O.B.C. 9.32.1.3 (3)

7.24 ROOF SPACE ABOVE INSULATED CEILING SHALL BE VENTILATED WITH AN UNOBSTRUCTED VENT AREA OF INSULATED CEILING AREA O.B.C. 9.19.1.2

7.25 FOR FLAT ROOF THE UNOBSTRUCTED VENT AREA SHALL BE 1/150 O.B.C. 9.19.1.2 (2)

7.26 FOR SLOPED CEILINGS WHERE INSULATION IS BELOW ROOF SHEATHING. PROVIDE 2" X 2" CROSS PURLINS ON TOP OF ROOF JOISTS AND INSULATION SHALL BE 1" BELOW TOP OF ROOF JOIST. THE UNOBSTRUCTED VENT AREA SHALL BE 1/300 OF INSULATED CEILING WITH 50% AT THE EAVES. 9.19.1.2 (4) (2)

7.27 ROOF VENT SIZE SHALL BE NOT LESS THAN 1.5 SQ.FT. OF UNOBSTRUCTED VENT AREA FOR EVERY 540 SQ.FT. OF FLOOR AREA.

7.28 WINDOWS OR DOORS SHALL HAVE DRIP OVER IF TOP OF OPENING IS MORE THAN HALF OF THE ROOF OVERHANG BELOW THE SOFFIT.

7.29 WHERE BASEMENT WALLS ARE INSULATED DAMPPROOF INSIDE WITH 6 MIL. POLYETHYLENE LAPPED 6" FROM GRADE DOWN TO UNDERSIDE OF BASEMENT SLAB.

7.30 CAULK AT VERTICAL JOINTS BETWEEN CLADDING MATERIAL.

7.31 CAULKING SHALL BE NON-HARDENING TYPE SUITABLE FOR EXTERIOR USE AND WEATHER RESISTANT.

7.32 BUILT-UP ROOFING SHALL CONSIST OF AT LEAST 3 MOPPED-DOWN LAYERS OF ROOFING FELT FLOOD COATED WITH BITUMEN APPLICATION AS PER 9.26.11.6.

7.33 CONCRETE WATERPROOFING SHALL BE PERMAPOL 305 MEMBRANE COATING AS MANUFACTURED BY PRC OR APPROVED EQUAL.

7.34 CAULK ALL JOINTS BETWEEN GYPSUM BOARD AND DISIMILAR MATERIALS AT EXTERIOR OF BUILDING (USE TREMCO MONO 555 OR APPROVED EQUAL).

7.35 FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN 2 DIFFERENT EXTERIOR FINISHES, EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.

7.36 WATERPROOF CAULKING SHALL BE PROVIDED BETWEEN MASONRY,SIDING OR STUCCO AND ADJACENT DOOR AND WINDOW FRAMES. 9.27.4.2

8. DOORS & WINDOWS 8.1 ALL EXTERIOR DOORS SHALL CONFORM TO O.B.C. SUBSECTION 9.6.4 AND SHALL BE PROVIDED C/W WEATHER STRIPPING AND WITH STORM DOORS OR DOUBLE GLAZING FOR SLIDING GLASS DOORS.

8.2 ALL GLASS DOORS AND SIDELIGHTS SHALL CONFORM TO O.B.C. SUBSECTION 9.6.6.2 AND SHALL BE SAFETY GLASS CONFORMING TO CGSB 12-GP-1C (1973) AND "GLASS, SAFETY, TEMPERED OR LAMINATED FOR BUILDING CONSTRUCTION" LATEST EDITION

8.3 ALL WINDOWS TO BEDROOMS SHALL CONFORM TO O.B.C. 1997, SECTION 9.7.1.3.

9. FINISHES 9.1 AN APPROVED PRODUCT OF COMBUSTION DETECTOR OF DETECTORS OF THE SINGLE STATION ALARM TYPE, AUDIBLE WITHIN BEDROOMS WHEN INTERVENING DOORS ARE CLOSED, SHALL BE INSTALLED AT THE CEILING BETWEEN BEDROOMS AND THE REMAINDER OF THE DWELLING UNIT, SUCH AS IN A HALLWAY SERVING SUCH BEDROOMS.

9.2 N.A.

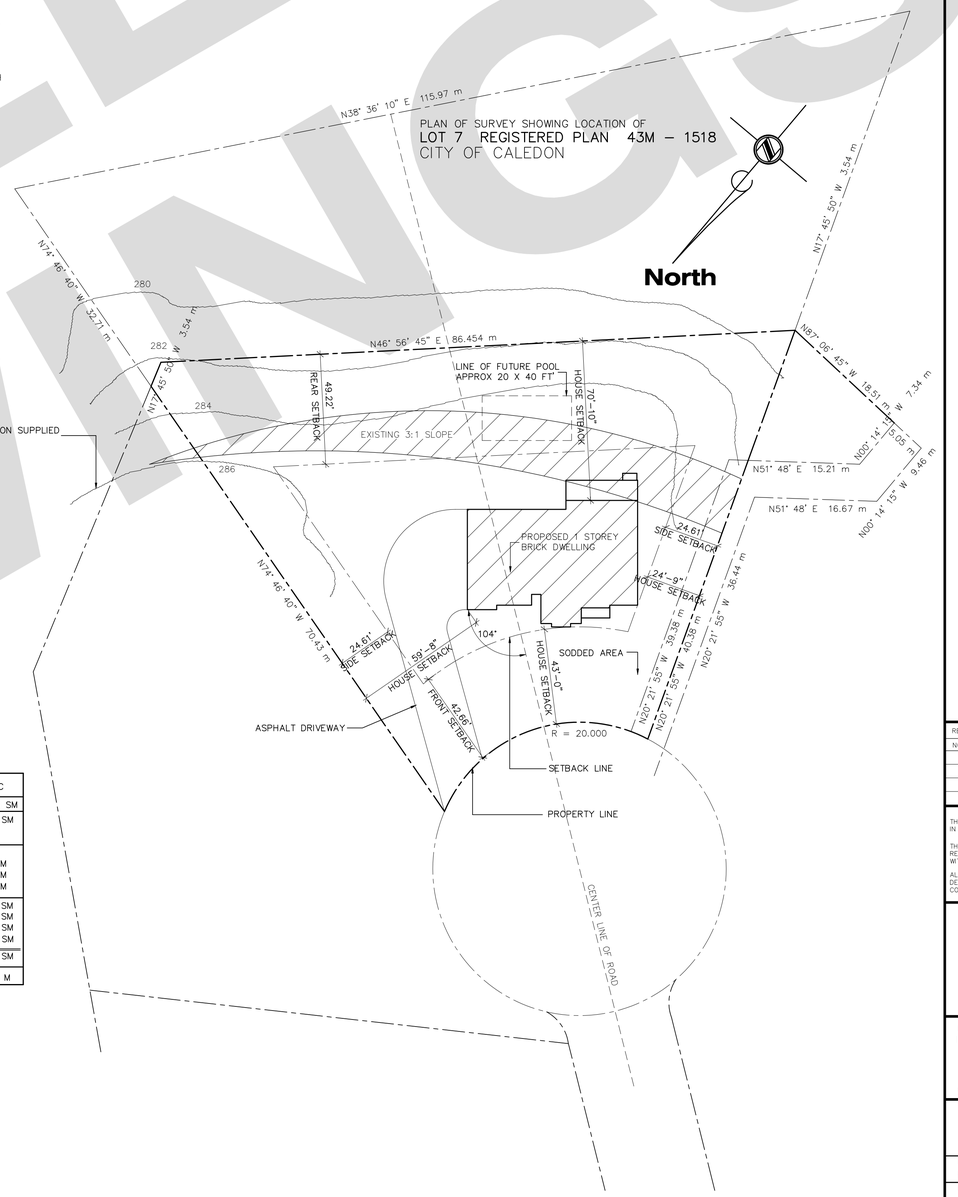
10. SPECIALTIES 10.1 ALL CLOSETS SHALL HAVE AT LEAST ONE ROD AND ONE SHELF.

10.2 LINEN CLOSETS SHALL HAVE AT LEAST 4 SHELVES.

STRUCTURAL NOTES

1. ROOF TO BE DESIGNED FOR 1.52 KN/S.M. + DEAD LOAD
2. FLOORS DESIGNED AS DESIGNATED IN ONTARIO BUILDING CODE PART 9.
3. ALL MATERIALS EXCEPT AS NOTED TO BE #1/#2 SPRUCE, PINE, FIR, PRESSURE TREAT (P.T.) EXTERIOR FRAMING
4. TRUSS SUPPLIER TO SUBMIT "SEALED" DESIGN DRAWINGS TO P.T.A.I. FOR REVIEW PRIOR TO FABRICATION.
5. STRUCTURAL STEEL TO BE G40.21M 300 GRADE.
6. PROVIDE DOUBLE STUD POST UNDER ALL GIRDER TRUSS BEARING LOCATIONS.
7. ALL STRUCTURAL MEMBERS SHOWN ON PLAN SIZED IN IMP.
8. STRUCTURAL ELEMENTS INDICATED ON PLAN ARE AT CEILING LEVEL OF FLOOR NOTED.

SITE STATISTICS	IMPERIAL	METRIC
SITE AREA (ZONED RE-E 140)	74,947 S.F.	6,962.6 SM
LOT COVERAGE (PROPOSED 5.24%) (MAX. 8%)	3,924 S.F.	364.5 SM
SETBACK:		
FRONT	42.66'	13.0 M
SIDE	24.61'	7.5 M
REAR	49.22'	15.0 M
BASEMENT	2,453 S.F.	227.9 SM
FIRST FLOOR AREA	2,453 S.F.	227.9 SM
LOFT FLOOR AREA	1,387 S.F.	128.9 SM
GARAGE AND UNHEATED WORKSHOP	1,124 S.F.	104.4 SM
TOTAL LIVING AREA (S.F.)	3,840 S.F.	356.8 SM
BUILDING HEIGHT(MAX.) midpt. of roof	34.45'	10.5 M



1 / A1 SITE PLAN
1/32"=1'-0"

LEGEND

NEW DRYWALL PARTITION
NEW DOOR
DENOTES KITCHEN EXHAUST FAN
HB HOSE BIB
FIRE DETECTOR
DENOTES EXHAUST FAN
CO CARBON MONOXIDE DETECTOR

ALUM	ALUMINUM
CARP	CARPET
CONC.	CONCRETE
CBK	CONCRETE BLOCK
CT	CERAMIC TILE
DIM.	DIMENSION
D.G.	DOUBLE GLAZED
EXIST.	EXISTING
GL	GLAZING
GB	GYPSUM BOARD
HWD	HOLLOW CORE WOOD
HM	HOLLOW METAL
HW	HARD WOOD
P	PAINT
REIN.	REINFORCING
ST.	STEEL
SWD	SOLID CORE WOOD
S	STAIN
VCT	VINYL COMPOSITE TILE
VB	VINYL BASE
WP	WATERPROOF
WD.	WOOD

NOTE

HANDRAILS REFER TO ONTARIO BUILDING CODE 9.8.7.5.

GUARDS REFER TO ONTARIO BUILDING CODE 9.8.8.1.

CEMENT SHALL MEET THE REQUIREMENTS OF CAN3-A5

CONC. COMPRESSIVE STRENGTH AT 28 DAYS : 25 MPA UNLESS NOTED OTHERWISE

STEEL AND WOOD BEAMS TO HAVE A MINIMUM BEARING OF 4 INCHES

REIN. STEEL SIZE IN METRIC UNLESS NOTED OTHERWISE

CONFORM TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

OWNER, BUILDER/CONTRACTOR SHALL FOLLOW ALL PLANS, SECTIONS & DETAILS AS PER INDICATED

DESIGNER SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

THESE DRAWINGS MUST NOT BE SCALED, THE DESIGN AND CONTRACT DOCUMENTS FOR THIS PROJECT ARE THE COPYRIGHT PROPERTY OF THE DESIGNER AND MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT THE DESIGNER WRITTEN AUTHORITY.

INTERIOR PARTITION TYPE (5")
1/2" GYPSUM WALL BOARD BOTH SIDES ON 3 1/2 WOOD STUDS AT 16" O.C.

INTERIOR PARTITION TYPE (7")
1/2" GYPSUM WALL BOARD BOTH SIDES ON 5 1/2 WOOD STUDS AT 16" O.C.

REVISIONS

NO.	DATE	ISSUED	BY	CKD

ACS
Residential Retail Industrial Commercial
Construction Drawings · Design Drawings · Measured Drawings
Details · Interior Design · Site Planning

PROJECT
PROPOSED 1 STOREY DWELLING FOR:

CALEDON ONTARIO

SHEET TITLE
SITE PLAN AND GENERAL NOTES

DATE	DATE PRINTED	PROJECT FILE
FEB., 7 2004		
DRAWN S.J.P.	CHECKED	
SCALE 1/4"=1'-0"		
SHEET NO. A1 of 7		