PRDW2024-0205 - 152 LANDRY LANE

152 LANDRY LN, THORNBURY, ON N0H 2P0

PROPOSING NEW TWO STOREY DWELLING W/ EX. FOUNDATION WALL (REINFORECED FOUNDATION WALL)

INDEX

INSULATIVE VALUES SHALL CONFORM TO APPROVED EEDS FORM (A1, 20.25% GLAZING)

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
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* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
* DRAWINGS ARE NOT TO BE SCALED.

FIRM NAME & ADDRESS:

MEM ENGINEERING INC.
UNIT 28-2355 DERRY ROAD EAST
MISSISSAUGA, ON

CONTACT INFO.
CELL. 905-673-9100
Email:mem.bldgpermits@gmail.com

CONSULTANTS.

THE TOWN OF THE BLUE MOUNTAINS RELIES ON DESIGN PROFESSIONALS SUCH AS PROFESSIONAL ENGINEERS AND ARCHITECTS WHO STAMP THE APPROVED DRAWINGS AS CERTIFICATION THAT THE SAID PROJECT COMPLIES WITH THE APPLICABLE SECTIONS OF THE OBC AND ITS REFERENCED STANDARDS. THE DESIGN PROFESSIONALS SHALL PROVIDE GENERAL REVIEW REPORTS FOR THEIR GENERAL REVIEW OF THE CONSTRUCTION, TO THE CHIEF BUILDING OFFICIAL.

REVISION

NO.	DATE	DESCRIPTION	BY
		FOR PERMIT	

PROJECT TITLE:
152 LANDRY LN, THORNBURY, ON N0H 2P0

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

COVER SHEET

A00

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
PLOT DATE:	2024-08-02
DRAWN BY:	GT
CHECKED BY:	HS

PRDW2024-0205 - 152 LANDRY LANE

OWNER COMMITMENT TO HAVE GENERAL REVIEW UNDERTAKEN BY ARCHITECTS AND/OR PROFESSIONAL ENGINEERS

PART A – TO BE COMPLETED BY OWNER

Project Description:

Proposing a new two storey dwelling.

Permit Application No.: PRDW20240000205

Address of Project: 152 Landry Ln, Thornbury, ON N0H 2P0

Municipality: Thornbury

WHEREAS the Building Code Act prohibits the construction or demolition of a building if a permit authorizing the construction or demolition has not been issued, and

WHEREAS the Building Code requires that the construction or demolition of the project indicated have general review undertaken by architects and/or professional engineers that are licensed to practice in Ontario, and

WHEREAS general review shall not commence until a permit is issued.

NOW THEREFORE the Owner, who intends to construct or demolish or have the project indicated constructed or demolished, hereby confirms that:

1. The undersigned architect(s) and/or professional engineer(s) have been retained to undertake general review of the construction or demolition of the project indicated to determine whether construction or demolition of the project indicated is in general conformity with the plans and other documents that form the basis for the issuance of a permit, with general review undertaken in accordance with the performance standards of the Ontario Association of Architects (OAA) and/or Professional Engineers Ontario (PEO);
2. All general review reports by the architect(s) and/or professional engineer(s) will be forwarded promptly to the Chief Building Official;
3. Should any retained architect or professional engineer cease to provide general review for any reason during construction or demolition, the Chief Building Official will be notified in writing immediately, and another architect or professional engineer will be retained so that general review continues without interruption;
4. Construction or demolition of the project indicated will only be undertaken if architect(s) and/or professional engineer(s) are retained to undertake general review and a permit authorizing the construction or demolition has been issued; and
5. The architect(s) and/or professional engineer(s) listed below will be notified in writing of the start date of the construction or demolition of the project indicated and that no construction or demolition will commence before the start date given in the notification.

The undersigned hereby certifies that he or she has read and agrees to the above.

Owner's Company Name:	First and Last Name:	Signature:	Date:
2812720 Ontario Inc	Jaswinder Dhillon		03/06/24

Owner's Address:	Telephone:	Fax:	Email:
12386 Centerville Creek Rd Bolton ON L7C-3A5	416-278-6869		Jazdhillon@Yahoo.ca

Company name of the coordinator of the work of all architects and professional engineers: First and Last Name:

Address:	Telephone:	Fax:	Email:

PART B – TO BE COMPLETED BY ARCHITECTS AND PROFESSIONAL ENGINEERS

The undersigned architect(s) and/or professional engineer(s) hereby declare that they are licensed to practice in Ontario and have been retained to undertake general review of the parts of construction or demolition of the project indicated to determine whether the construction or demolition is in general conformity with the plans and other documents that form the basis for the issuance of a permit, with general review completed in accordance with the performance standards of the OAA and/or PEO.

☑ ARCHITECTURAL ☑ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER: _____

Company Name:	First and Last Name:	Signature:	Date:
MEM Engineering Inc.	Harjinder Singh	Harjinder Singh	03/02/2024

Address:	Telephone:	Fax:	Email:
28-2355 DERRY ROAD EAST, MISSISSAUGA, ON, L5S 1V6.	905-673-9100		mem.bldgpermits@gmail.com

☐ ARCHITECTURAL ☐ STRUCTURAL ☑ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER: _____

Company Name:	First and Last Name:	Signature:	Date:
Deol Engineers Inc.	Surinder Singh Deol		2024-04-14

Address:	Telephone:	Fax:	Email:
28-2355 DERRY ROAD EAST, MISSISSAUGA, ON, L5S 1V6.	905-673-9100		mem.hvac2355@gmail.com

☐ ARCHITECTURAL ☐ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER: _____

Company Name:	First and Last Name:	Signature:	Date:

Address:	Telephone:	Fax:	Email:

☐ ARCHITECTURAL ☐ STRUCTURAL ☐ MECHANICAL ☐ ELECTRICAL ☐ SITE SERVICES ☐ OTHER: _____

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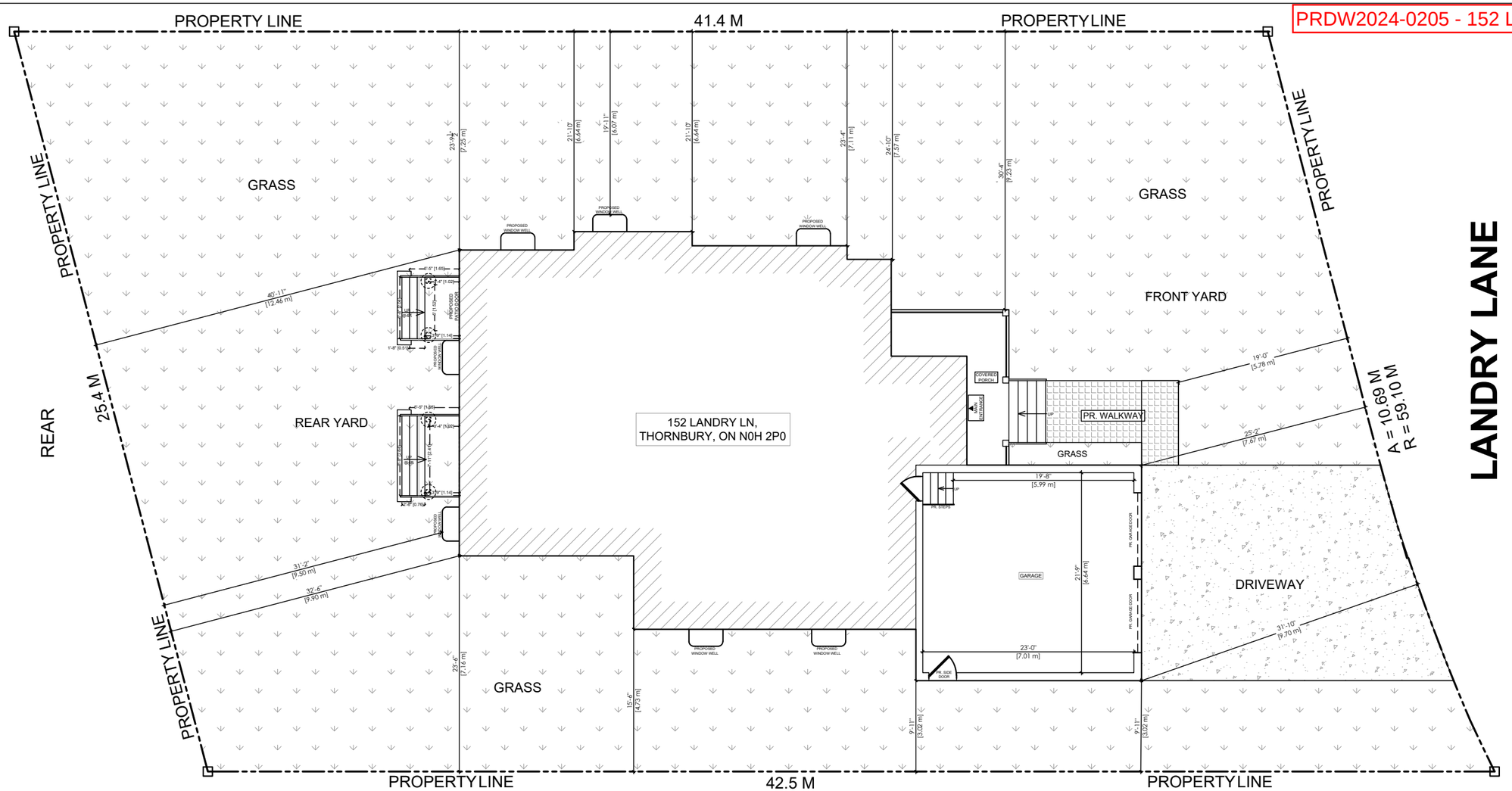
Address:	Telephone:	Fax:	Email:

PRDW2024-0205 - 152 LANDRY LANE



PR. SITE PLAN
SC : 1 : 150

REFER TO APPROVED ZONING

REFER TO ACCEPTED GRADING

SITE DATA	
ADDRESS : 152 Landry Ln, Thornbury, ON N0H 2P0	
LOT AREA : 1021.95 sq m (11000.18 sq ft)	
	PROPOSED
LOT COVERAGE	250.66 sq m 24.5 %
GROSS FLOOR AREA	361.81 sq m
MAX. BUILDING HEIGHT	9.5 m
LOT FRONTAGE	30.63 m
FRONT YARD SETBACK	7.67 m
REAR YARD SETBACK	9.90 m
SIDE YARD SETBACK (NORTH SIDE)	6.64 m
SIDE YARD SETBACK (WEST SIDE)	3.02 m
PARKING	2 (IN GARAGE)

DETAILED AREA STATISTICS	
	PROPOSED
MAIN FLOOR AREA (EXCLUDING GARAGE)	183.31 sq m
SECOND FLOOR AREA	170.20 sq m
TOTAL GROSS FLOOR AREA	353.51 sq m
GARAGE AREA	53.13 sq m
ASPHALT DRIVEWAY AREA	64.90 sq m
WALKWAY AREA (HARD SURFACE)	3.43 sq m
FRONT YARD SOFT LANDSCAPING	117.02 sq m (63.1%)
TOTAL FRONT YARD AREA	185.35 sq m
PORCH AREA	11.64 sq m
STAIRS AREA	2.50 sq m

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ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

PR. SITE PLAN

A01

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
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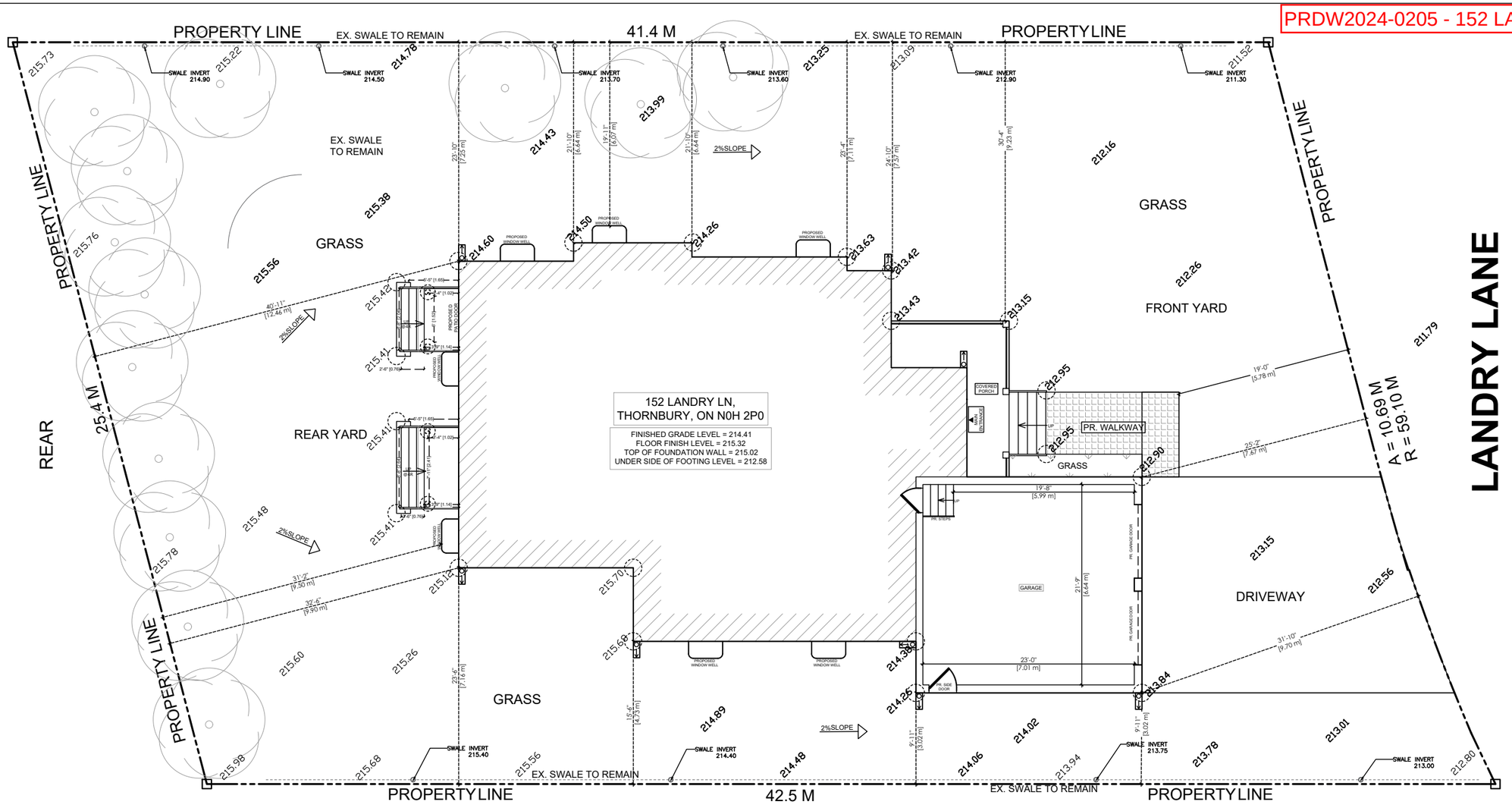
CHECKED BY:	HS

PRDW2024-0205 - 152 LANDRY LANE



PR. SITE GRADING PLAN
SC : 1 : 150

REFER TO APPROVED ZONING

REFER TO ACCEPTED GRADING

GRADING NOTES

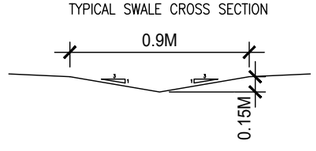
1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR ARCHITECT AS APPLICABLE.
3. EXISTING DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
4. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
5. PAVED (IMPERVIOUS) SURFACES TO HAVE A MINIMUM OF 1% SLOPE. UNPAVED SURFACES (PERVIOUS) TO HAVE A MINIMUM OF 2% SLOPE.
6. THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION FOR ANY EXISTING CONDITION DISTURBED DURING THE CONSTRUCTION AT CONTRACTOR'S EXPENSE.
7. LANDSCAPING SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
8. STANDARD DRAWINGS OF THE MUNICIPALITY OF COCHRANE CONSTITUTE PART OF THE PLANS OF THE CONTRACT.
9. ANY CONFLICT WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER MUNICIPAL REQUIREMENTS.
10. MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A CROWN OF A WATER MAIN SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS AT ALL CROSSINGS.
11. CONSTRUCT PAVEMENT AS SPECIFIED. SEE PAVEMENT STRUCTURE DETAIL ON THIS DRAWING.
12. ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB TO MUNICIPAL STANDARDS. ALL CONCRETE CURB HEIGHTS SHALL BE 150mm ABOVE FINISHED GRADE (A.F.G.) UNLESS OTHERWISE NOTED. DRIVEWAY CURBS ARE TO BE DISCONTINUOUS AT SIDEWALKS AND TAPERED BACK MINIMUM OF 300mm OR TO THE APPROVAL OF DESIGN ENGINEER.
13. ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE APPROVAL OF THE DESIGN ENGINEER.
14. A MINIMUM CLEARANCE OF 1000mm FROM ALL ABOVE GROUND SERVICES AND UTILITIES IS REQUIRED.
15. OUTDOOR LIGHTS ARE TO BE DIRECTED DOWNWARDS AS WELL AS INWARDS.
16. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. BELL, HYDRO, GAS, OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINE MUST BE LOCATED AND VERIFIED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
17. ALL SANITARY SEWER, STORM SEWER, AND WATERMAIN ON PRIVATE PROPERTY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROVINCIAL BUILDING CODE.
18. NO BLASTING IS PERMITTED ON THE MUNICIPAL RIGHT-OF-WAY AND NEAR ANY ADJACENT BUILDING.
19. THE PROPERTY IS TO BE GRADED AND SELF-CONTAINED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
20. THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A ROAD WORK PERMIT FROM THE MUNICIPALITY BEFORE COMMENCING ANY WORK ON THE ROAD ALLOWANCE.

213.70 EXISTING GRADE

213.70 PROPOSED GRADE

DOWNSPOUTS TO SPLASHPADS WITH DIRECTION OF DISCHARGE

TYPICAL SWALE CROSS SECTION



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152 LANDRY LN,
THORNBURY, ON N0H 2P0

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

PR. SITE GRADING PLAN

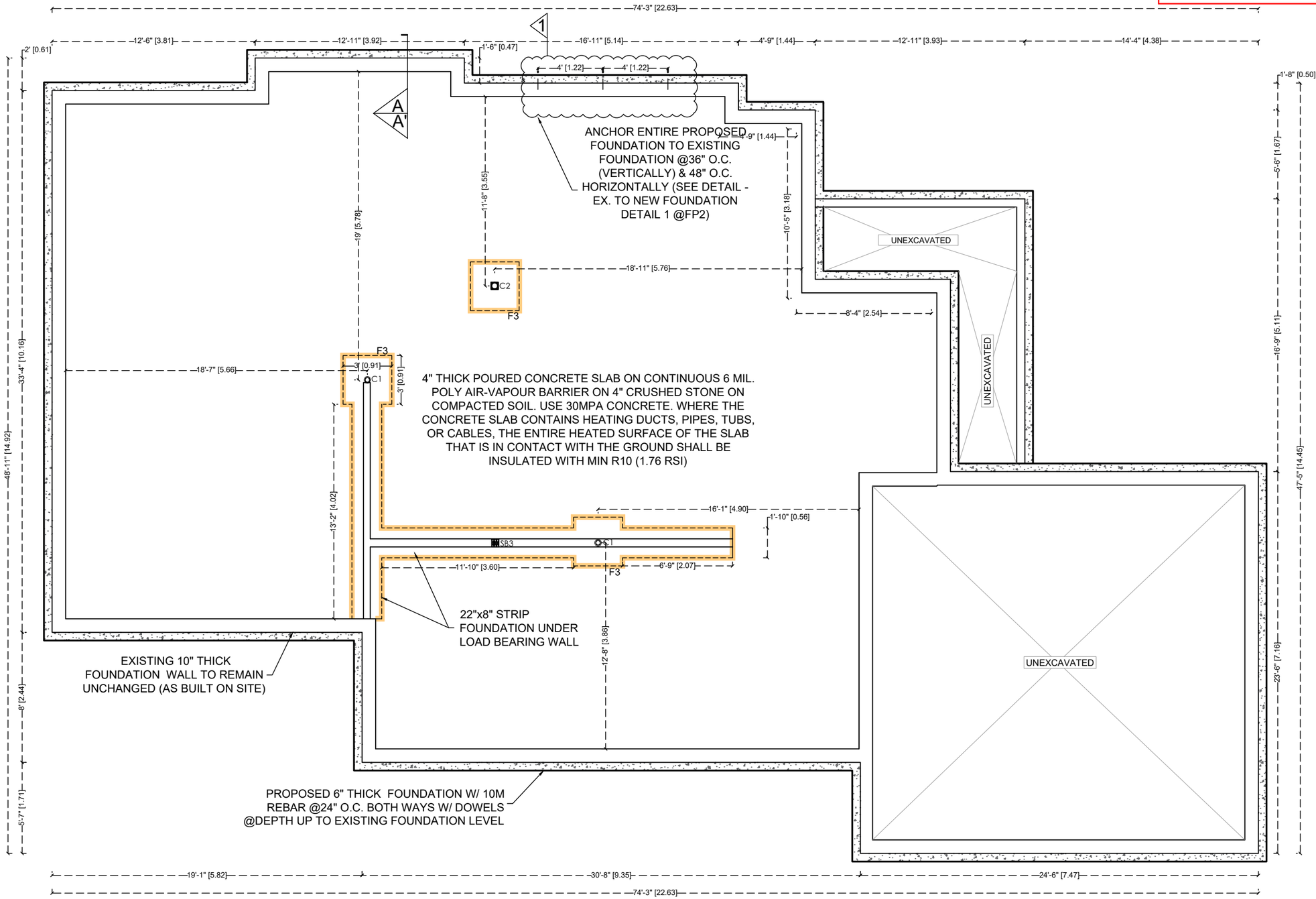
A01 B

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
PLOT DATE:	2024-08-02
DRAWN BY:	GT
CHECKED BY:	HS

PRDW2024-0205 - 152 LANDRY LANE

NOTE FOR INSPECTOR: THIS PAGE FP1 HAS BEEN DUPLICATED AND INCLUDED IN ARCHITECTURAL SET

REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Cet Cooper, Plans Examiner



FOUNDATION PLAN
SC : 1 : 75

General Notes

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ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

FOUNDATION PLAN

FP1

CLIENT EMAIL:	
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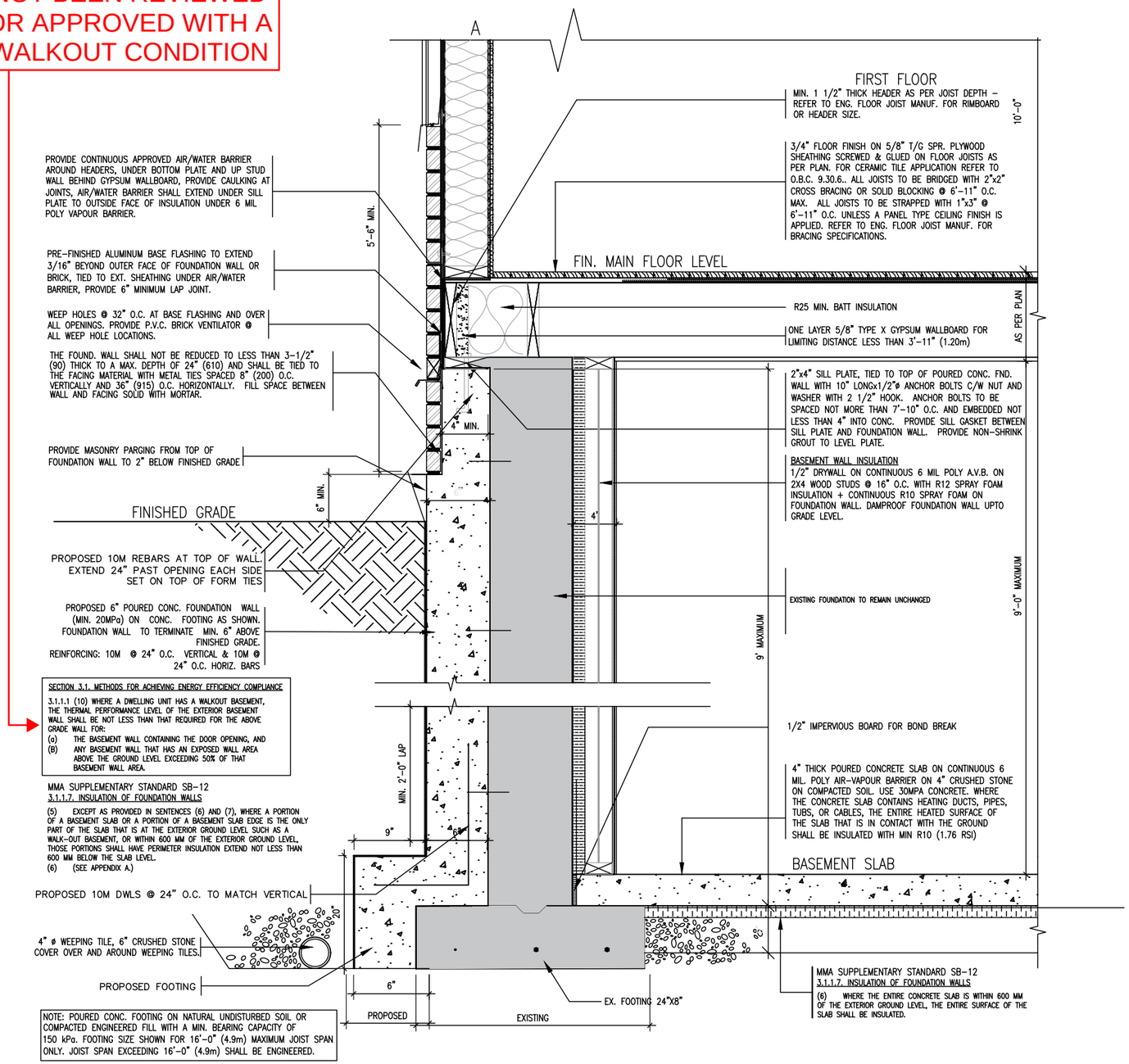
DRAWN BY:	GT
CHECKED BY:	HS

NOTE: THIS PERMIT PRDW2024-0205 HAS NOT BEEN REVIEWED OR APPROVED WITH A WALKOUT CONDITION

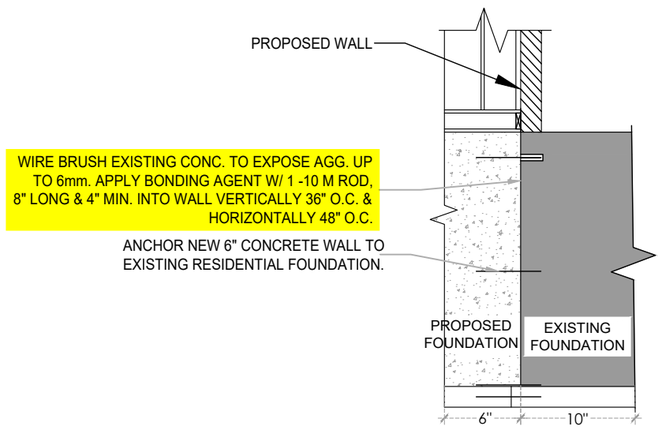
PRDW2024-0205 - 152 LANDRY LANE

NOTE FOR INSPECTOR: THIS PAGE FP2 HAS BEEN DUPLICATED AND INCLUDED IN STRUCTURAL SET

REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Carl Cooper, Plans Examiner



SECTION AA'
SC : N.T.S.



DETAIL 1
S.C : N.T.S

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H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

DETAILS

FP2

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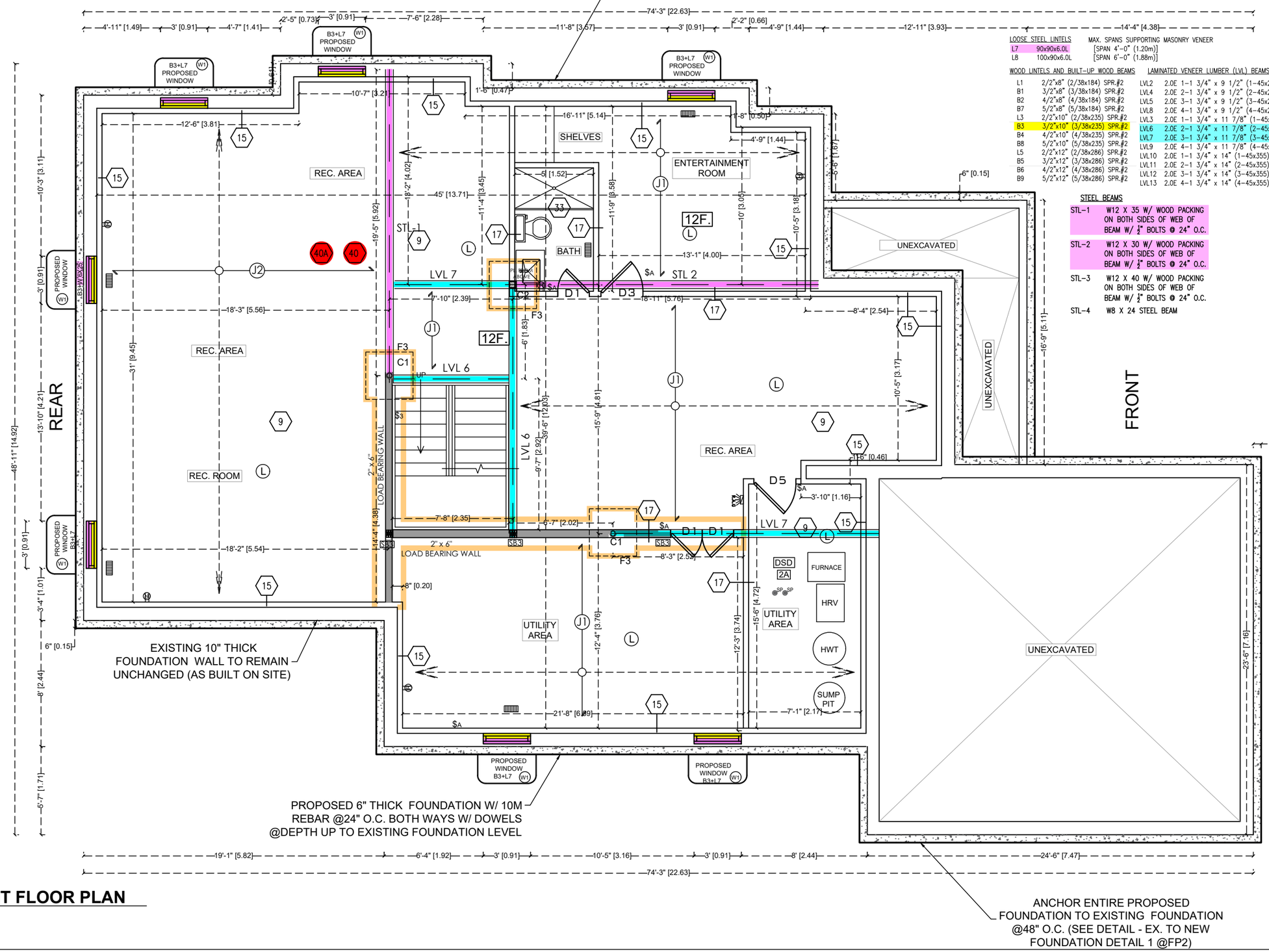
CHECKED BY:	HS

PRDW2024-0205 - 152 LANDRY LANE

REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Cat Cooper, Plans Examiner

ANCHOR ENTIRE PROPOSED FOUNDATION TO EXISTING FOUNDATION @48" O.C. (SEE DETAIL - EX. TO NEW FOUNDATION DETAIL 1 @FP2)



BASEMENT FLOOR PLAN
SC : 1 : 75

LOOSE STEEL LINTELS — MAX. SPANS SUPPORTING MASONRY VENEER

L7	90x90x6.0L	[SPAN 4'-0" (1.20m)]
L8	100x90x6.0L	[SPAN 6'-0" (1.88m)]

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/2"x8" (2/38x184) SPR.#2
B1	3/2"x8" (3/38x184) SPR.#2
B2	4/2"x8" (4/38x184) SPR.#2
B7	5/2"x8" (5/38x184) SPR.#2
L3	2/2"x10" (2/38x235) SPR.#2
B3	3/2"x10" (3/38x235) SPR.#2
B4	4/2"x10" (4/38x235) SPR.#2
B8	5/2"x10" (5/38x235) SPR.#2
L5	2/2"x12" (2/38x286) SPR.#2
B5	3/2"x12" (3/38x286) SPR.#2
B6	4/2"x12" (4/38x286) SPR.#2
B9	5/2"x12" (5/38x286) SPR.#2

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL2	2.0E 1-1 3/4" x 9 1/2" (1-45x240)
LVL4	2.0E 2-1 3/4" x 9 1/2" (2-45x240)
LVL5	2.0E 3-1 3/4" x 9 1/2" (3-45x240)
LVL8	2.0E 4-1 3/4" x 9 1/2" (4-45x240)
LVL3	2.0E 1-1 3/4" x 11 7/8" (1-45x300)
LVL6	2.0E 2-1 3/4" x 11 7/8" (2-45x300)
LVL7	2.0E 3-1 3/4" x 11 7/8" (3-45x300)
LVL9	2.0E 4-1 3/4" x 11 7/8" (4-45x300)
LVL10	2.0E 1-1 3/4" x 14" (1-45x355)
LVL11	2.0E 2-1 3/4" x 14" (2-45x355)
LVL12	2.0E 3-1 3/4" x 14" (3-45x355)
LVL13	2.0E 4-1 3/4" x 14" (4-45x355)

STEEL BEAMS

STL-1	W12 X 35 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-2	W12 X 30 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-3	W12 X 40 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-4	W8 X 24 STEEL BEAM

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H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

BASEMENT PLAN

A02

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PRDW2024-0205 - 152 LANDRY LANE

REVIEWED
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L7	90x90x6.0L	[SPAN 4'-0" (1.20m)]
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WOOD LINTELS AND BUILT-UP WOOD BEAMS		LAMINATED VENEER LUMBER (LVL) BEAMS	
L1	2/2"x8" (2/38x184) SPR.#2	LVL2	2.0E 1-1 3/4" x 9 1/2" (1-45x240)
B1	3/2"x8" (3/38x184) SPR.#2	LVL4	2.0E 2-1 3/4" x 9 1/2" (2-45x240)
B2	4/2"x8" (4/38x184) SPR.#2	LVL5	2.0E 3-1 3/4" x 9 1/2" (3-45x240)
B7	5/2"x8" (5/38x184) SPR.#2	LVL8	2.0E 4-1 3/4" x 9 1/2" (4-45x240)
L3	2/2"x10" (2/38x235) SPR.#2	LVL3	2.0E 1-1 3/4" x 11 7/8" (1-45x300)
B3	3/2"x10" (3/38x235) SPR.#2	LVL6	2.0E 2-1 3/4" x 11 7/8" (2-45x300)
B4	4/2"x10" (4/38x235) SPR.#2	LVL7	2.0E 3-1 3/4" x 11 7/8" (3-45x300)
B8	5/2"x10" (5/38x235) SPR.#2	LVL9	2.0E 4-1 3/4" x 11 7/8" (4-45x300)
L5	2/2"x12" (2/38x286) SPR.#2	LVL10	2.0E 1-1 3/4" x 14" (1-45x355)
B5	3/2"x12" (3/38x286) SPR.#2	LVL11	2.0E 2-1 3/4" x 14" (2-45x355)
B6	4/2"x12" (4/38x286) SPR.#2	LVL12	2.0E 3-1 3/4" x 14" (3-45x355)
B9	5/2"x12" (5/38x286) SPR.#2	LVL13	2.0E 4-1 3/4" x 14" (4-45x355)

STEEL BEAMS

STL-1	W12 X 35 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-2	W12 X 30 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-3	W12 X 40 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-4	W8 X 24 STEEL BEAM

REAR

FRONT

PR. 6"x6" WOOD POST 18"Ø ST. 32 Mpa. CONC. PIER ST. 4'-0" BELOW GRADE ON UNDISTURBED SOIL (TYP.)

2"X10" LEDGER BOARD

6" DEEP CONC. SLAB

PROPOSED FULL HEIGHT WINDOW 48" X 96"

PROPOSED SLIDING DOOR 96" X 96"

PR PATIO DOOR

DINING ROOM

KITCHEN AREA

PANTRY

STORAGE

OFFICE

BATH

STL-1 FLUSH

BALCONY OVERHANG

PRE-ENG LVL

BALCONY OVERHANG

PROPOSED DOOR 42" X 96"

PORCH

FOYER

GREAT ROOM
OPEN TO ABOVE

TALL WALL DETAIL SEE SHEET NO. A08

PROVIDE MOMENT CONNECTION AT TALL WALL STEEL CONNECTIONS SEE DETAIL@A09

PROVIDE DOUBLE LSL STUDS @ 12" O.C. AT TALL WALL

LVL 5

LVL 6

LVL 7

STL-4

WALK-IN CLOSET

CLOSET

MUD ROOM

SHELVES/ PET WASH

TUB

ENSUITE

MASTER BEDROOM

2" x 6" LOAD BEARING WALL

2" x 6" LOAD BEARING WALL

GARAGE ROOF BY OTHERS

GARAGE

FIRE PLACE

TALL WALL DETAIL SEE SHEET NO. A09.

PROPOSED WINDOW

PROPOSED DOOR

LVL 5 (FOR DOOR LINTEL)

LVL 5 (FOR TRANSOM WINDOW LINTEL)

MAIN FLOOR PLAN
SC : 1 : 75

General Notes

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FIRM NAME & ADDRESS:

MEM ENGINEERING INC.
UNIT 28-2355 DERRY ROAD EAST
MISSISSAUGA, ON

CONTACT INFO.
CELL. 905-673-9100
Email:mem.bldgpermits@gmail.com

CONSULTANTS.

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REVISION			
NO	DATE	DESCRIPTION	BY
		FOR PERMIT	

PROJECT TITLE:
152 LANDRY LN,
THORNBURY, ON N0H 2P0

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

MAIN FLOOR PLAN

A03

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
PLOT DATE:	2024-08-02
DRAWN BY:	GT
CHECKED BY:	HS

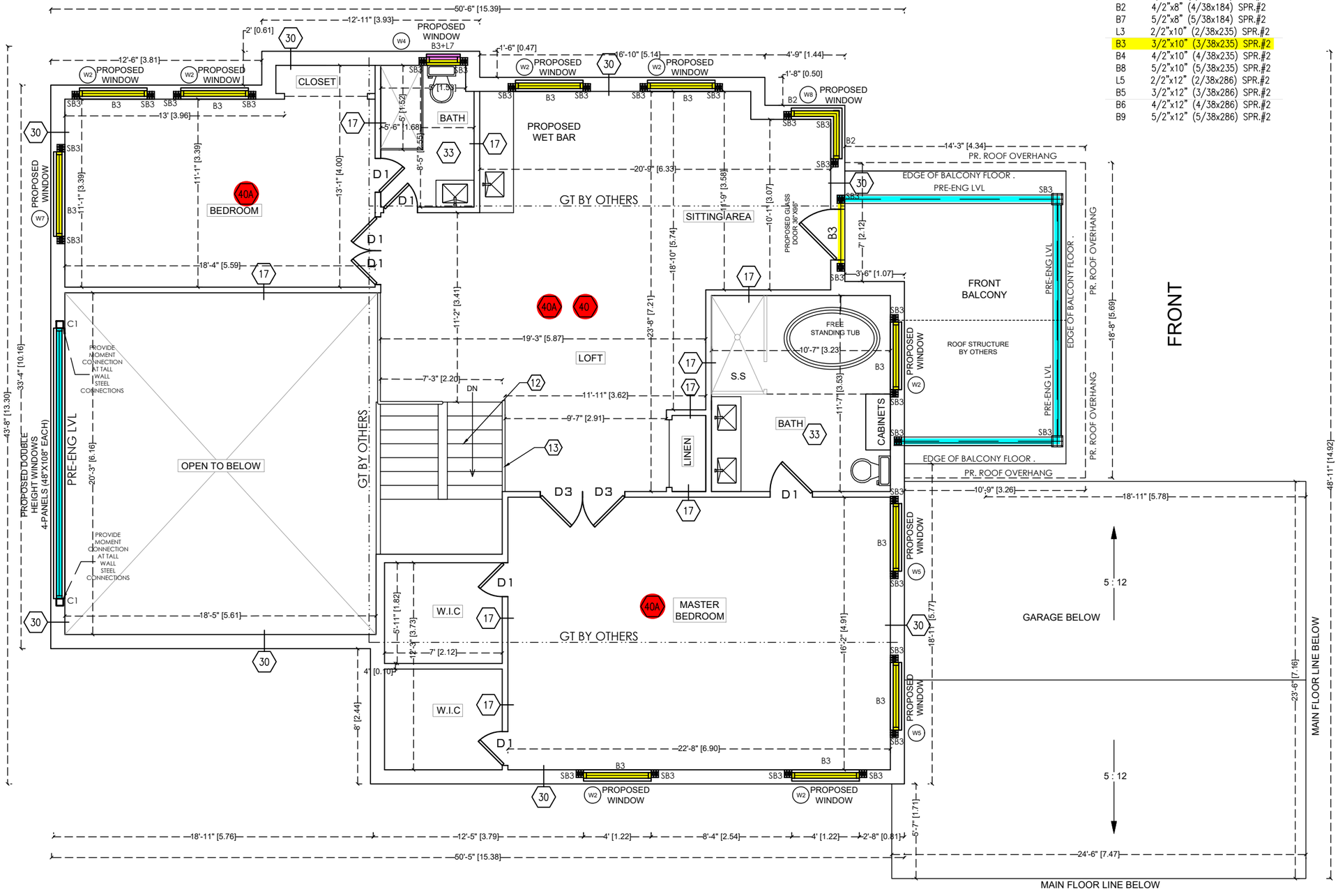
PRDW2024-0205 - 152 LANDRY LANE

REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Cat Cooper, Plans Examiner

LOOSE STEEL LINTELS		MAX. SPANS SUPPORTING MASONRY VENEER
L7	90x90x6.0L	[SPAN 4'-0" (1.20m)]
L8	100x90x6.0L	[SPAN 6'-0" (1.88m)]

WOOD LINTELS AND BUILT-UP WOOD BEAMS

L1	2/2"x8" (2/38x184) SPR.#2
B1	3/2"x8" (3/38x184) SPR.#2
B2	4/2"x8" (4/38x184) SPR.#2
B7	5/2"x8" (5/38x184) SPR.#2
L3	2/2"x10" (2/38x235) SPR.#2
B3	3/2"x10" (3/38x235) SPR.#2
B4	4/2"x10" (4/38x235) SPR.#2
B8	5/2"x10" (5/38x235) SPR.#2
L5	2/2"x12" (2/38x286) SPR.#2
B5	3/2"x12" (3/38x286) SPR.#2
B6	4/2"x12" (4/38x286) SPR.#2
B9	5/2"x12" (5/38x286) SPR.#2



SECOND FLOOR PLAN
SC : 1 : 75

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ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

SECOND FLOOR PLAN

A04

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
PLOT DATE:	2024-08-02
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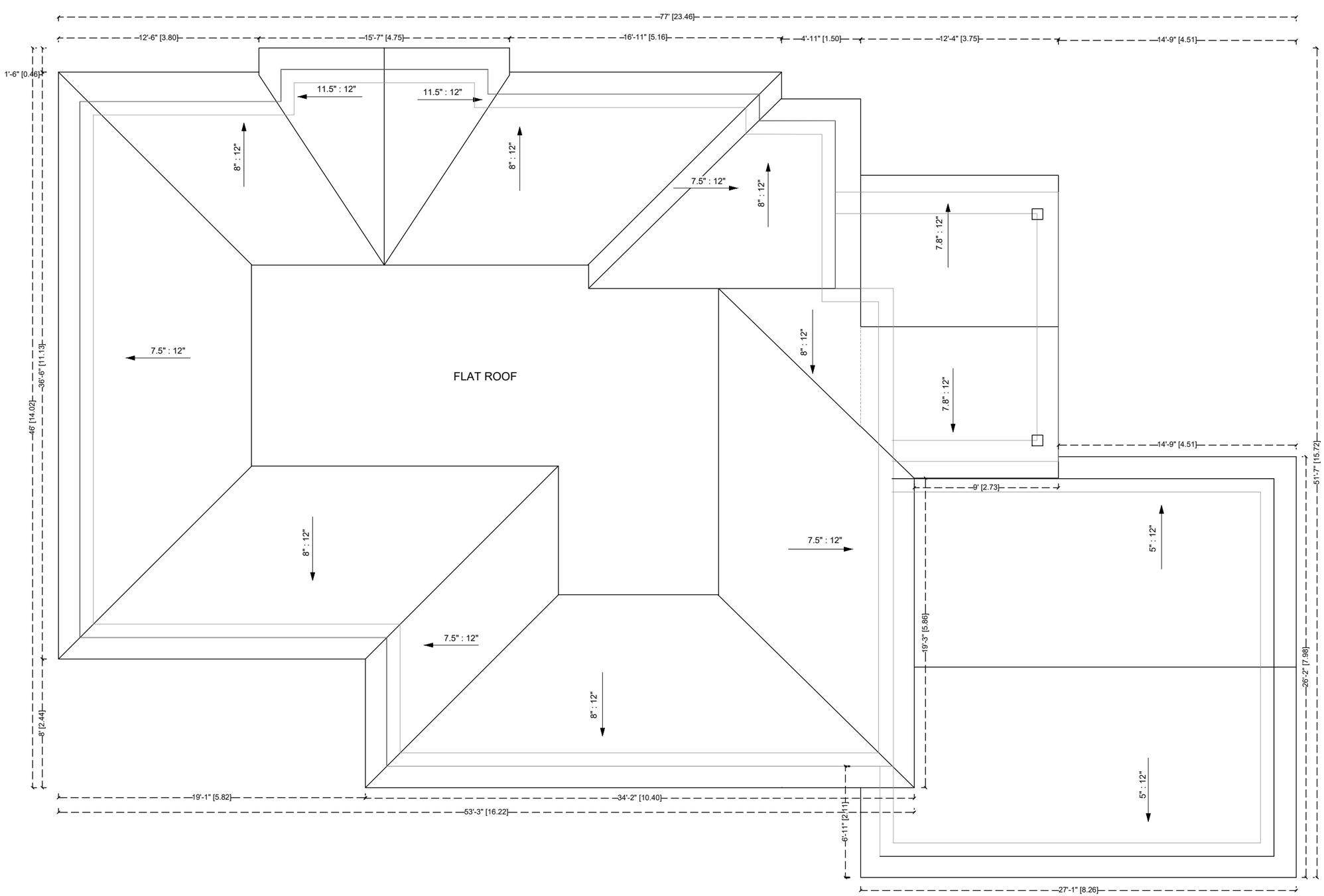
CHECKED BY:	HS

PRDW2024-0205 - 152 LANDRY LANE

REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Cat Cooper, Plans Examiner



PR. ROOF PLAN
SC : 1 : 75

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THORNBURY, ON N0H 2P0

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

PR. ROOF PLAN

A05

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
PLOT DATE:	2024-08-02
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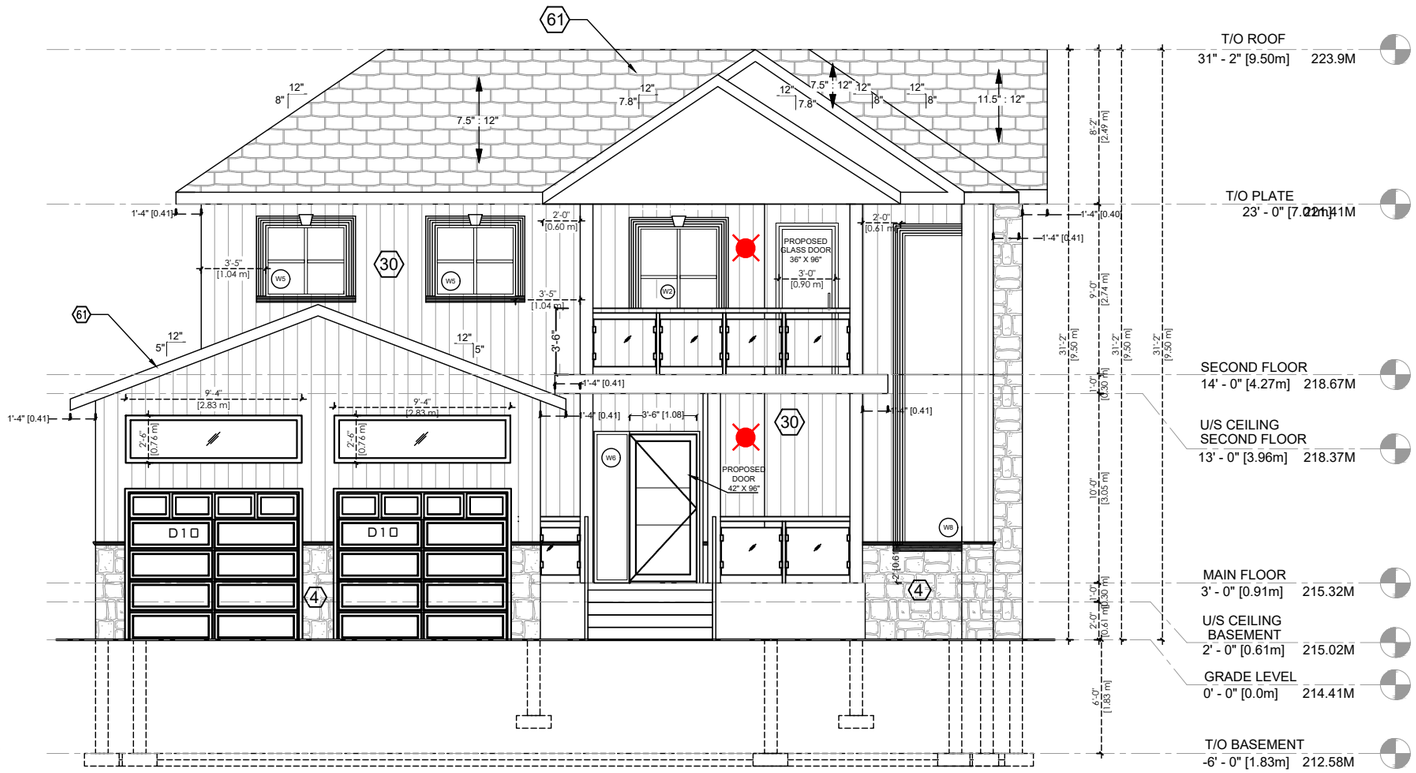
CHECKED BY:	HS

PRDW2024-0205 - 152 LANDRY LANE

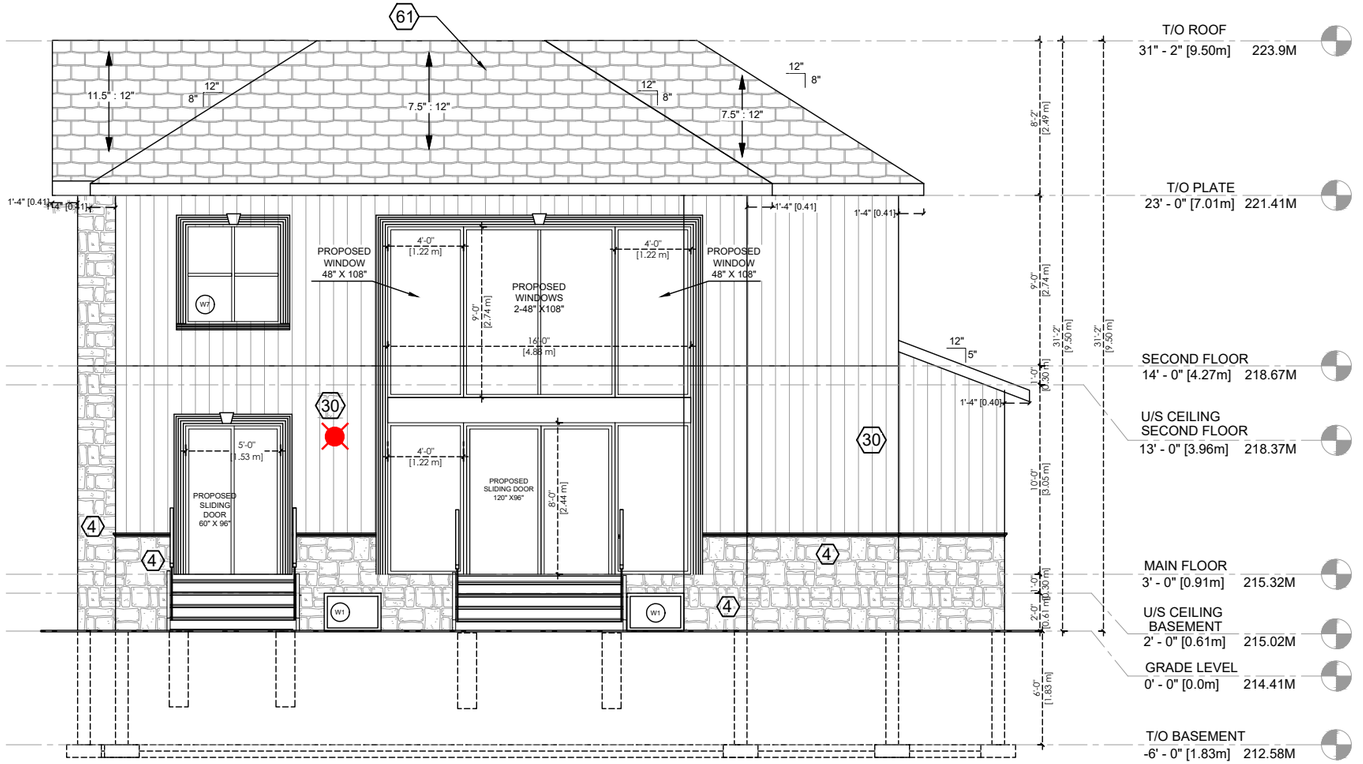
REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Cal Cooper, Plans Examiner



FRONT ELEVATION
SC : 1 : 100

EXTERIOR LIGHTING SHALL BE INSTALLED PER OBC 9.34.2.1.

REQUIRED GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.8.



REAR ELEVATION
SC : 1 : 100

WINDOW SCHEDULE

	WIDTH	HEIGHT	COUNT
W1	36"	24"	7
W2	48"	60"	16
W3	48"	36"	2
W4	24"	36"	2
W5	48"	42"	2
W6	22"	96"	1
W6A	30"	96"	2
W7	60"	60"	1

CORNER WINDOWS

	TOTAL WIDTH	HEIGHT	COUNT
W8	72"	198"	1

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ENGINEER SEAL:

PROFESSIONAL ENGINEER
LICENSED
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

ELEVATIONS

A06

CLIENT EMAIL:	
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PLOT DATE:	2024-08-02
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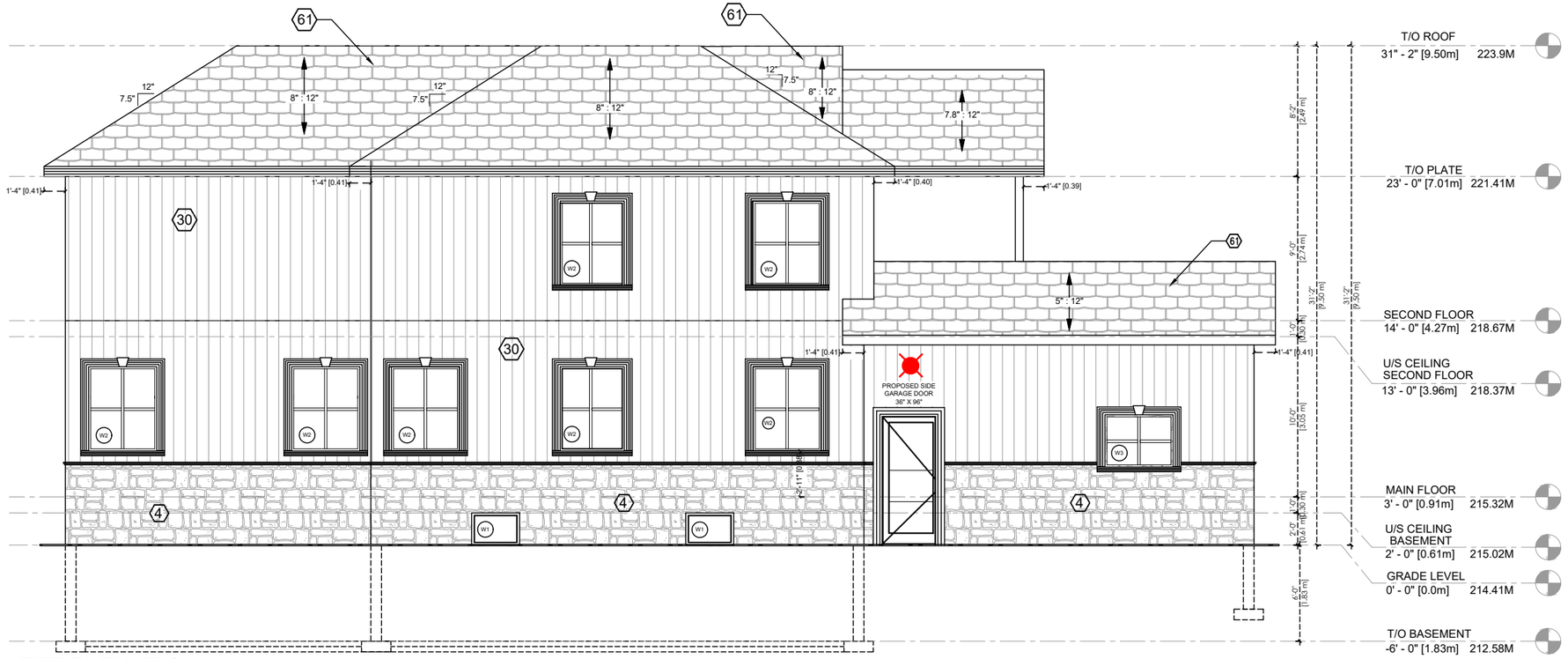
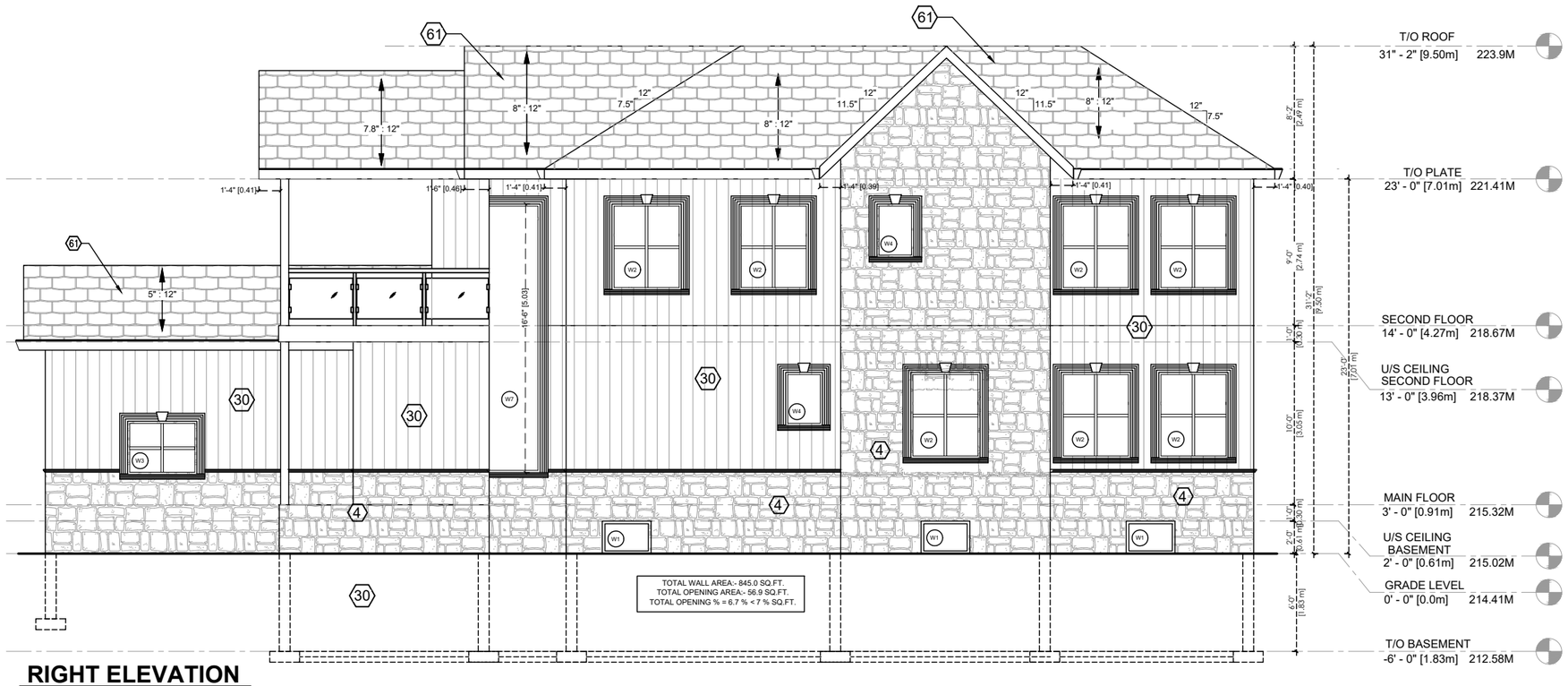


LEFT ELEVATION
SC : 1 : 100



RIGHT ELEVATION
SC : 1 : 100

PRDW2024-0205 - 152 LANDRY LANE

REVIEWED
2024-08-07
BUILDING SERVICES DIVISION
Cat Cooper, Plans Examiner

WINDOW SCHEDULE

	WIDTH	HEIGHT	COUNT
W1	36"	24"	7
W2	48"	60"	16
W3	48"	36"	2
W4	24"	36"	2
W5	48"	42"	2
W6	22"	96"	1
W6A	30"	96"	2
W7	60"	60"	1

CORNER WINDOWS

	TOTAL WIDTH	HEIGHT	COUNT
W8	72"	198"	1

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H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

ELEVATIONS

A07

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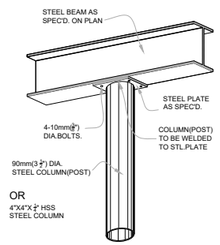
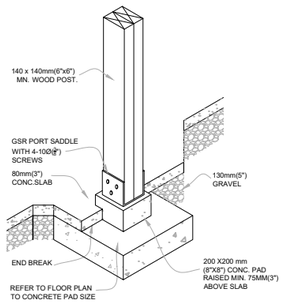
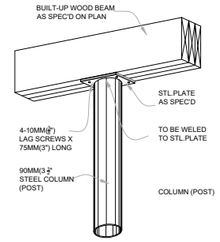


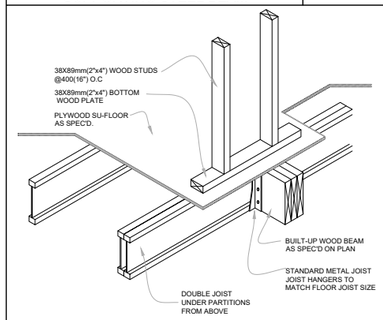
① STEEL COLUMN(POST) SUPPORTING STEEL BEAM



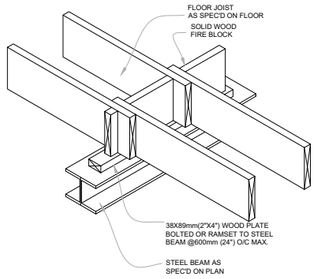
② LANDING SUPPORT AND CONCRETE PAD DETAIL



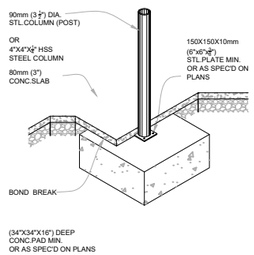
③ STEEL COLUMN (POST) SUPPORTING WOOD BEAM



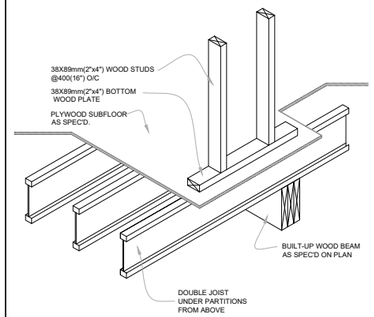
④ DOUBLE JOIST & FLUSH BEAM UNDER PARTITION



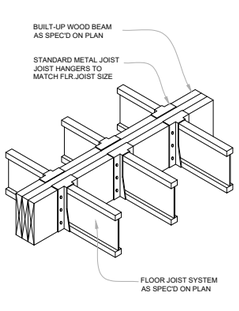
⑤ WOOD FRAMING ON STEEL BEAM



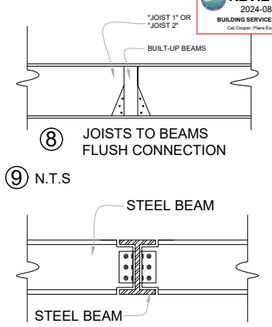
⑥ STEEL COLUMN(POST) CONCRETE PADDING DETAIL



⑦ NEW BEAM @ U/S EXISTING FLOOR JOISTS SYSTEM



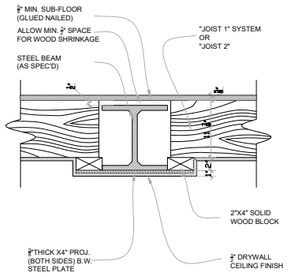
⑧ BUILT-UP FLUSH WOOD BEAM ON JOIST HANGERS



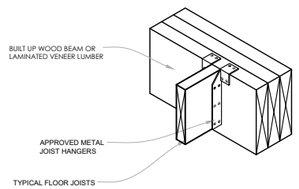
⑧ JOISTS TO BEAMS FLUSH CONNECTION

⑨ N.T.S

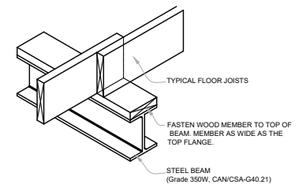
⑩ STL BEAM TO STEEL BEAM CONNECTION
N.T.S



⑪ NEW FLUSH BEAM SECTION DETAIL
1"=1'-0"

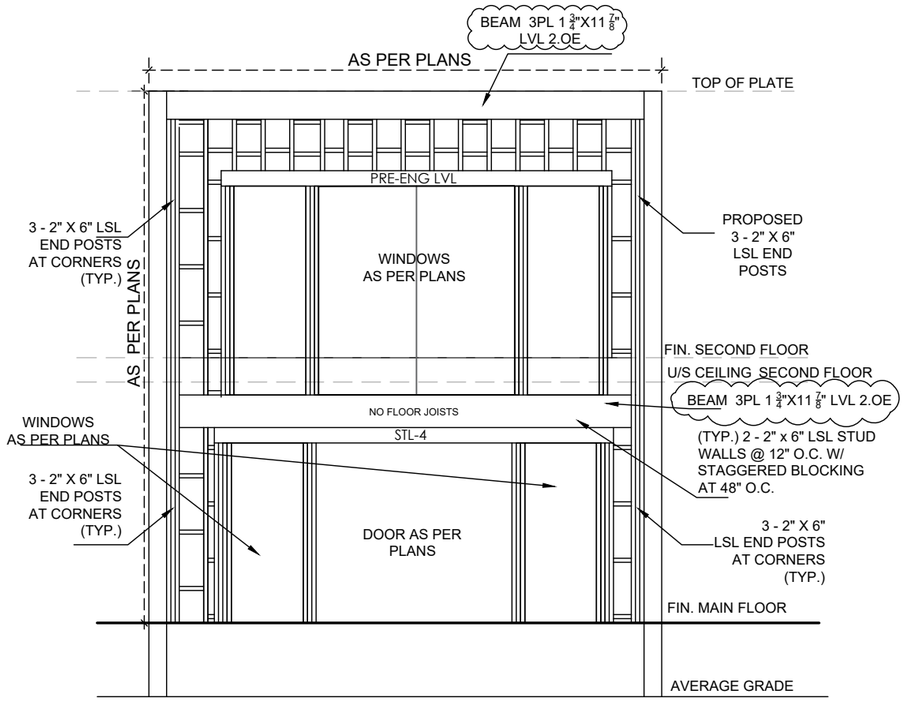


⑫ JOIST TO BEAM CONNECTION

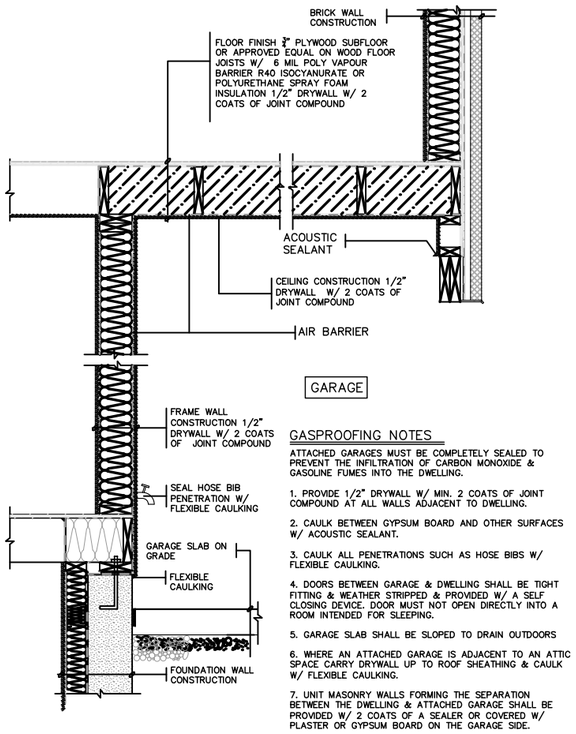


⑫ JOIST TO STEEL BEAM CONNECTION

CONSTRUCTION DETAILS
N.T.S.



TALL WALL DETAIL (TYP.)
N.T.S.

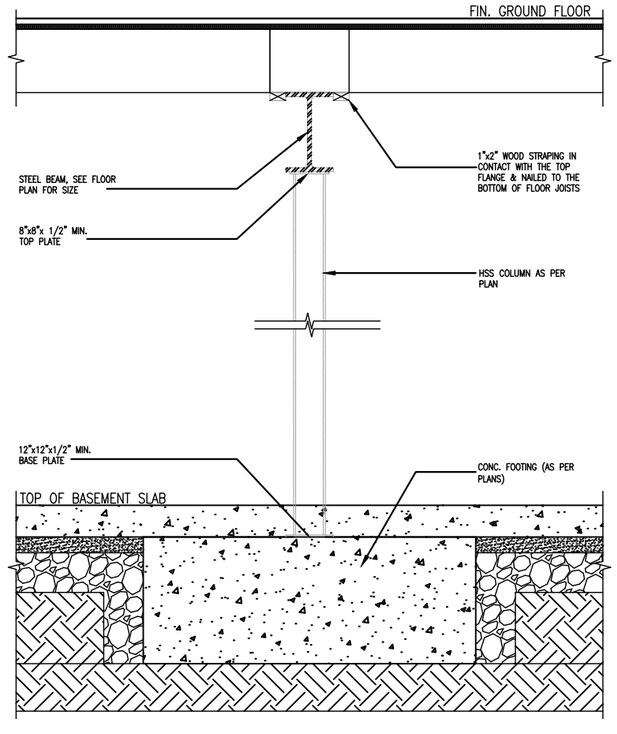


GASPROOFING NOTES

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLING.

1. PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
2. CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ FLEXIBLE CAULKING.
4. DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING & WEATHER STRIPPED & PROVIDED W/ A SELF CLOSING DEVICE. DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING.
5. GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS
6. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE CARRY DRYWALL UP TO ROOF SHEATHING & CAULK W/ FLEXIBLE CAULKING.
7. UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING & ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF A SEALER OR COVERED W/ PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

GARAGE WALL GASPROOFING DETAIL
N.T.S.



BASEMENT STEEL COL. TO STEEL BEAM DETAIL
N.T.S.

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- DRAWINGS ARE NOT TO BE SCALED.

FIRM NAME & ADDRESS:

MEM ENGINEERING INC.
UNIT 28-2355 DERRY ROAD EAST
MISSISSAUGA, ON

CONTACT INFO.
CELL. 905-673-9100
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CONSULTANTS.

THE TOWN OF THE BLUE MOUNTAINS RELIES ON DESIGN PROFESSIONALS SUCH AS PROFESSIONAL ENGINEERS AND ARCHITECTS WHO STAMP THE APPROVED DRAWINGS AS CERTIFICATION THAT THE SAID PROJECT COMPLIES WITH THE APPLICABLE SECTIONS OF THE OBC AND ITS REFERENCED STANDARDS. THE DESIGN PROFESSIONALS SHALL PROVIDE GENERAL REVIEW REPORTS FOR THEIR GENERAL REVIEW OF THE CONSTRUCTION, TO THE CHIEF BUILDING OFFICIAL.

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NO.	DATE	DESCRIPTION	BY
		FOR PERMIT	

PROJECT TITLE:
152 LANDRY LN, THORNBURY, ON N0H 2P0

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

LEGEND & NOTES

A08

CLIENT EMAIL:	
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SCALE:	
PLOT DATE:	2024-08-02
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REVIEWED
2024-08-07
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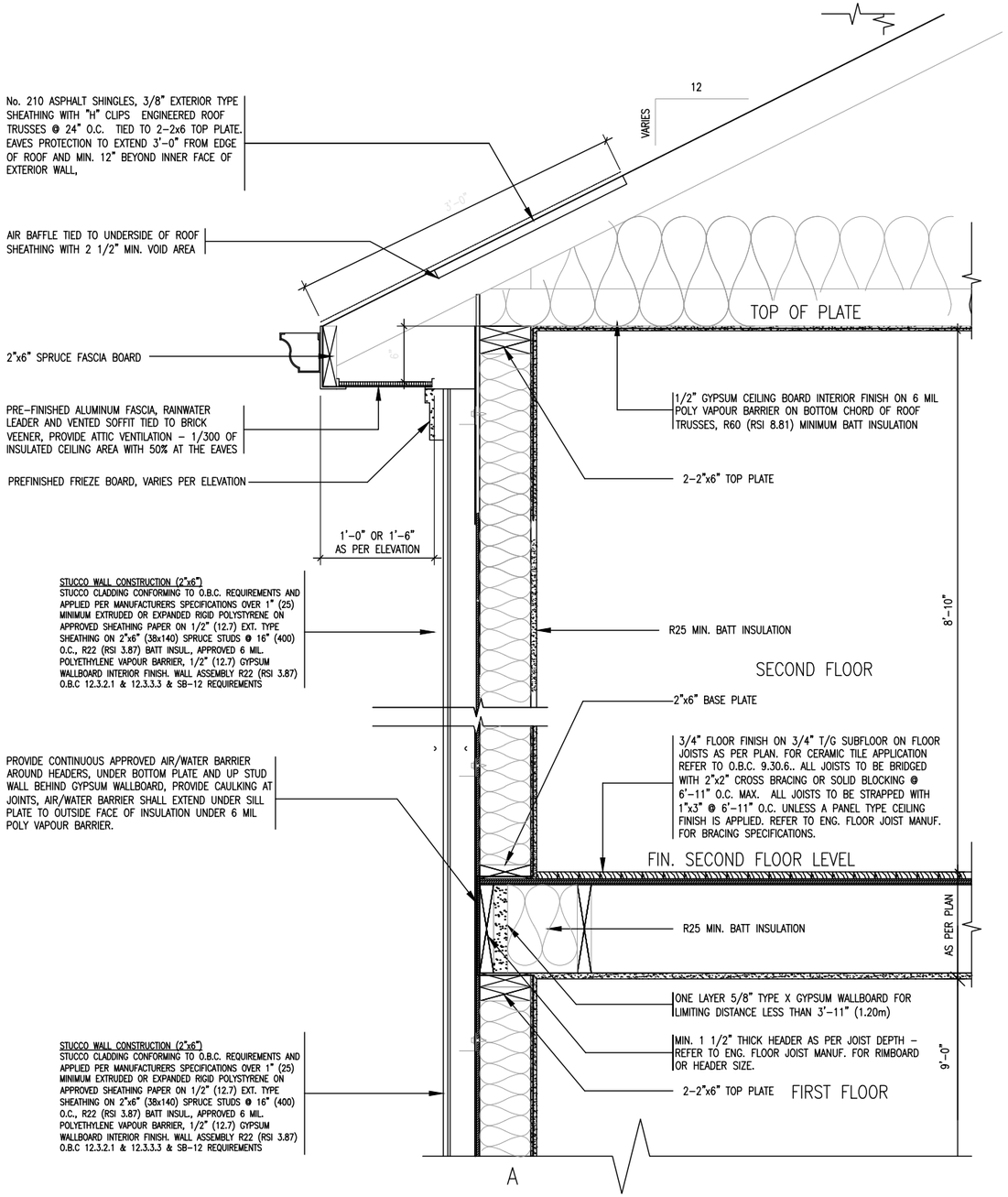
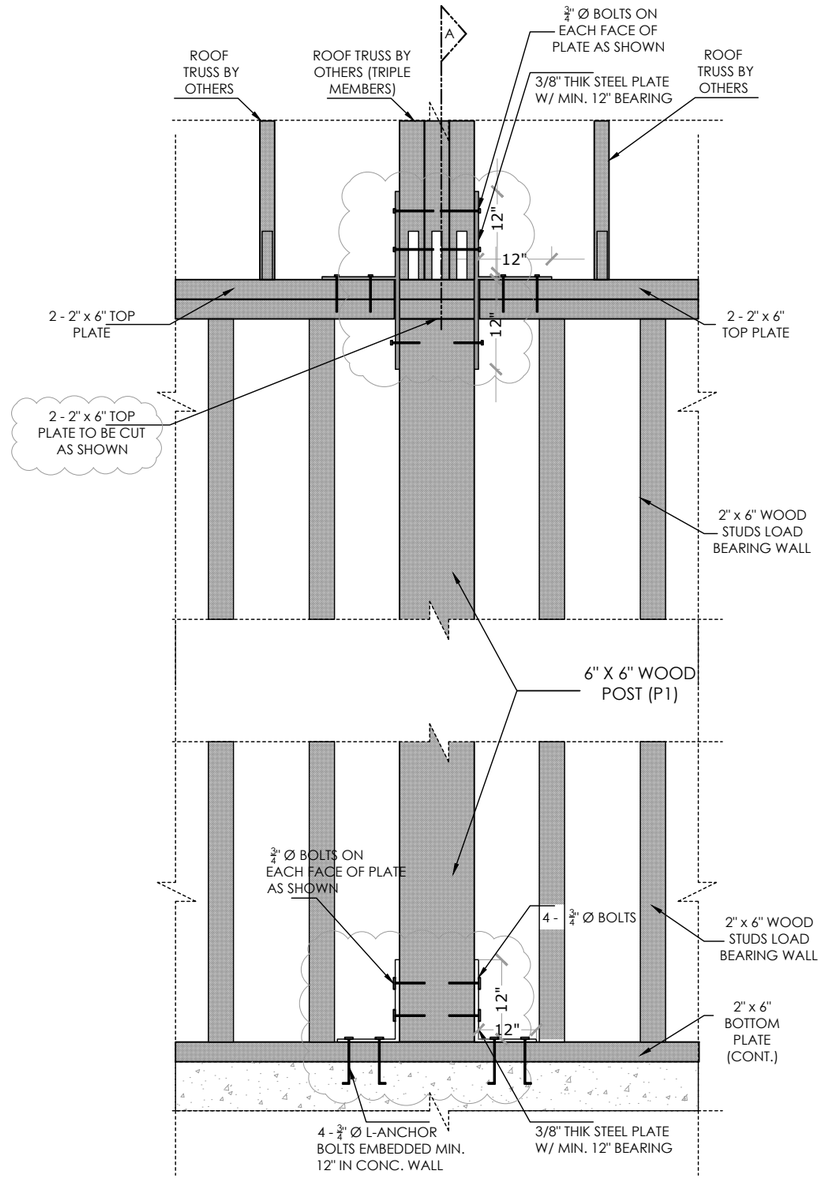


WALL SECTION TYP.
N.T.S.



MOMENT CONNECTION DETAIL
N.T.S.

INSULATIVE VALUES SHALL CONFORM TO APPROVED EEDS FORM (A1, 20.25% GLAZING)

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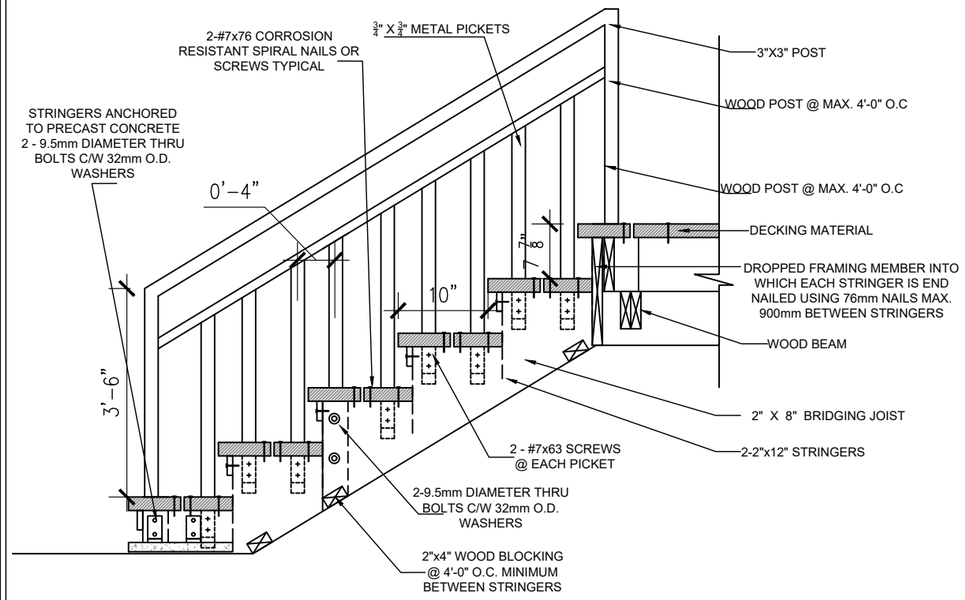
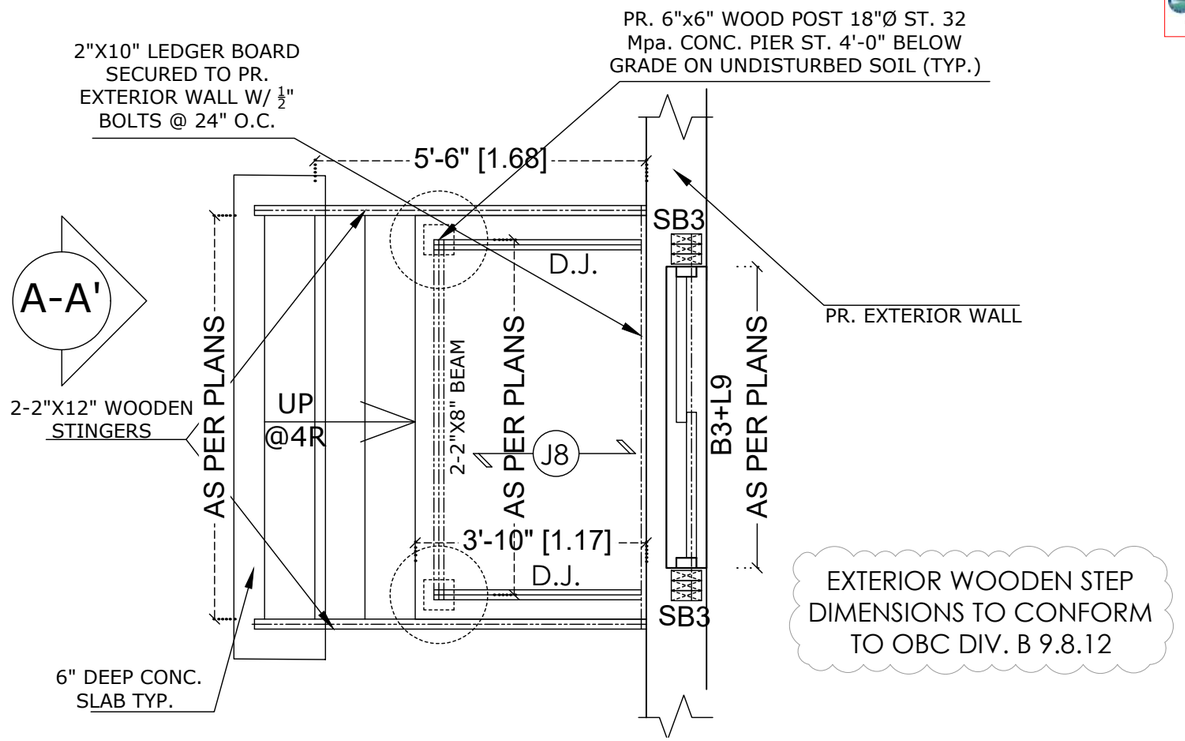


WOODEN STAIRCASE DETAIL (TYP.)

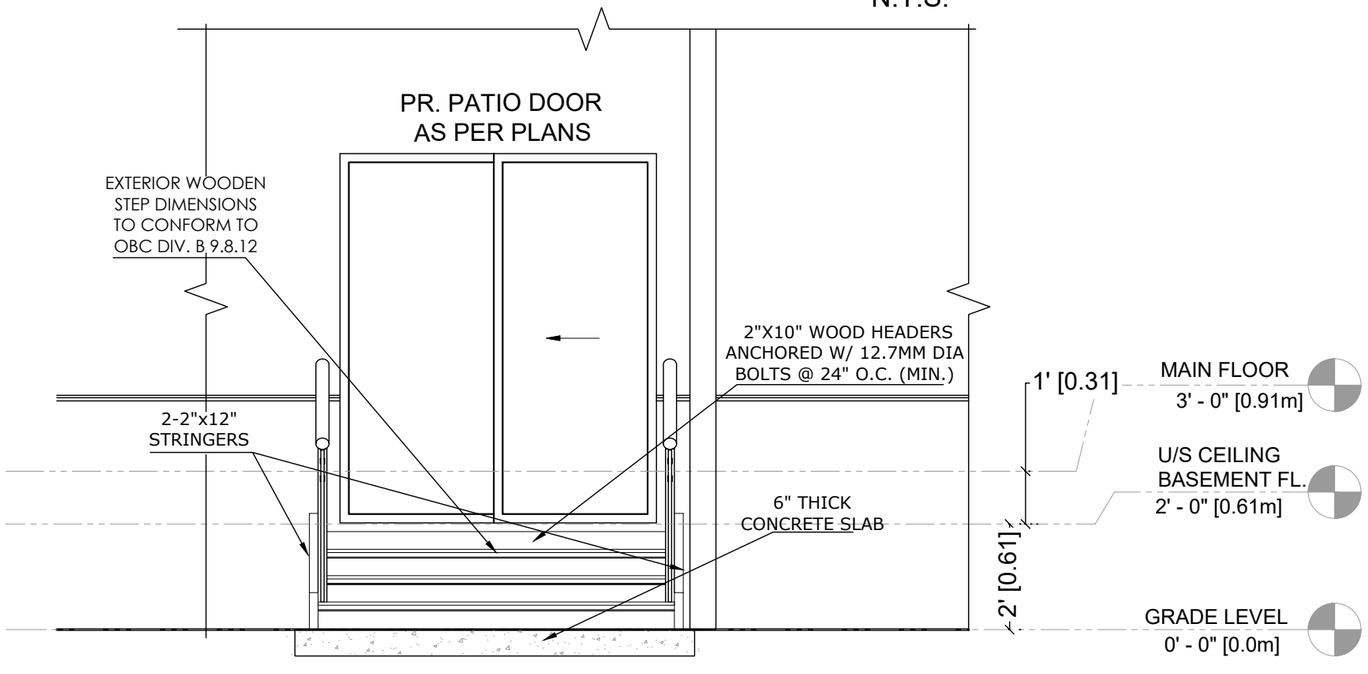
N.T.S.



REAR YARD STEPS DETAIL

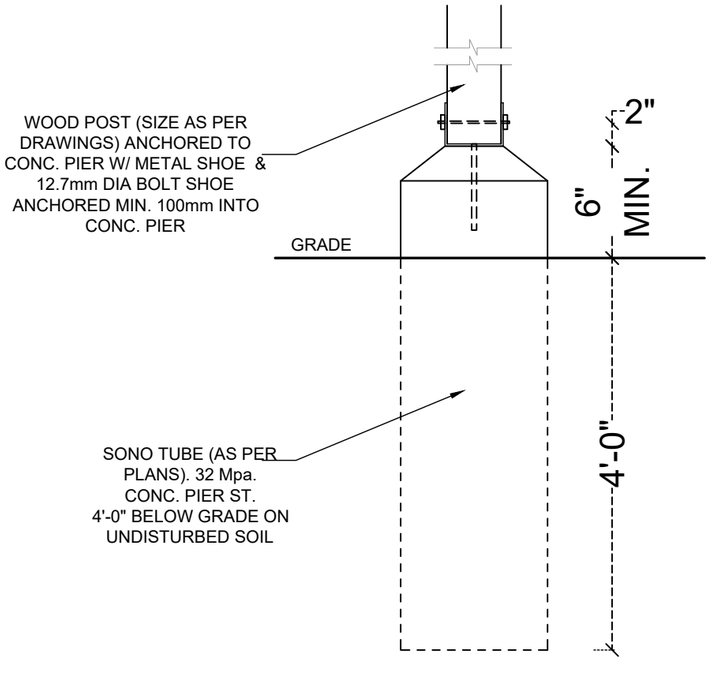
N.T.S.

EXTERIOR WOODEN STEP DIMENSIONS TO CONFORM TO OBC DIV. B 9.8.12



REAR YARD STEPS (ELEVATION A-A')

N.T.S.



SONO TUBE DETAIL

N.T.S.

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FOUNDATION GENERAL NOTES: OBC 9.15.3.

1. ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 125 KPA. (TO BE SITE VERIFIED) AND BE FOUNDED A MIN. OF 4'0" BELOW FINISHED GRADE.
2. CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPA AFTER 28 DAYS.
3. STRUCTURAL STEEL MEMBERS AND INSERTS SHALL BE CSA PURPOSE STEEL.
4. BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.

NOTE: ALL TIMBER TO BE SEPARATED FROM CONCRETE WITH 0.05mm(0.002")POLY.FILM OR TYPE S ROLL ROOFING. (9.17.4.3.)

NOTE: ALL STEEL CONNECTIONS TO BE DESIGNED AND ENGINEERED BY FABRICATOR. SHOP DRAWINGS SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER

LVL BEAMS SHALL BE 2.0E MIN.. NAIL EACH PLY OF LVL WITH 89mm LG. COMMON WIRE NAILS @ 300mm O.C. STAGGERED IN 2 ROWS FOR DEPTHS UP TO 11-7/8" AND 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM AT 918mm O.C.

SB2 - 3-2"X"4" SOLID BEARING
SB3 - 3-2"X"6" SOLID BEARING
SB4 - 4-2"X"6" SOLID BEARING
SB5 - 5-2"X"6" SOLID BEARING
SB6 - 5-2"X8" SOLID BEARING
ALL SOLID BEARING TO BE BRACED AT TOP AND BOTTOM

SOLID BLOCKING @ 16"O.C FIRST JOIST SPAN WHEN PARALLEL W/EXTERIOR WALL

S.P.L.: 200mmX8mm THK STEEL PLATE WELD TO BEAM FLANGE

ALL STEEL BEAMS SHALL HAVE 6"BEARING & ON 8"x8"x½" STEEL PLATE (FOR POURED CONCRETE FOUNDATION WALL).

MAX. HEIGHT FOR

2x6" EXT. WALL
2x6" @ 16" O.C.-12'-6"
2X6" @ 12" O.C.-13'-10"
2-2X6" @ 16" O.C.-15'-0"
2-2X6" @ 12" O.C.-17'-4"

MAX.HEIGHT FOR 2X8" EXT. WALL
2X8" @ 16" O.C.-16'-0"
2X8" @ 12" O.C.-17'-9"
2-2X8" @ 16" O.C.-20'-4"
2-2X8" @ 12" O.C.-22'-4"

FOOTING SCHEDULE

MARK	SIZE	REINFORC.
F1	4'-0"x4'-0" x16" D.	5-15M B.E.W.
F2	3'-6"x3'-6" x12" D.	3-15M B.E.W.
F3	3'-0"x3'-0" x16" D.	3-15M B.E.W.
F4	2'-0"x2'-0" x12" D.	3-15M B.E.W.
F4	7'-3"x4'-3" x16" D.	3-15M B.E.W.

B.E.W DENOTES BOTTOM EACH WAY

C1 = 4"x4"x 3/8" H.S.S.
8"x 8"x 1/2" BASE PLATE & 2x3/4"
DIA. ANCHOR BOLTS

USE 4 BOLTS FOR MOMENT CONNECTION

C2 = 5"x 5"x 3/8" H.S.S. W/
10"x 10"x1/2" BASE PLATE & 2x3/4"
DIA. ANCHOR BOLTS + 8"x8"x½" TOP PLATE

USE 4 BOLTS FOR MOMENT CONNECTION

C3 = 3.5" Ø H.S.S. W/
8"x 8"x1/2" BASE PLATE & 2x3/4"
DIA. ANCHOR BOLTS

USE 4 BOLTS FOR MOMENT CONNECTION

LEGEND:
BFM – BY FLOOR MANUFACTURER
BM – BEAM
WP – WEATHER PROOF
WIC – WALK IN CLOSET
WD – WOOD U/S – UNDERSIDE
TYP – TYPICAL
TJ – TRIPLE JOIST
T/O – TOP OF
STL – STEEL
SPR – SPRUCE
FL – FLUSH
SJ – SINGLE JOIST
SBFA – SB FROM ABOVE
SB – SOLID BEARING WOOD POST
C/W – COMPLETE WITH
BSE – BY STRUCTURAL ENGINEER
PT – PRESSURE TREATED
PL – POINT LOAD
PLT – PLATE
OTB/A – OPEN TO BELOW/ABOVE
FA – FLAT ARCH FLR – FLOOR
FD – FLOOR DRAIN
JST – JOIST LVL – LAMINATED VENEER LUMBER
HB – HOSE BIB
GT – GIRDER TRUSS
ENG – ENGINEERED
ENCL – ENCLOSED
DJ – DOUBLE JOIST
RFT – RAFTER
RT – ROOF TRUSS
BRM – BY ROOF MANUFACTURER

WOOD LINTELS AND BUILT-UP WOOD BEAMS		LAMINATED VENEER LUMBER (LVL) BEAMS	
L1	2/2"x8" (2/38x184) SPR.#2	LVL2	2.0E 1-1 3/4" x 9 1/2" (1-45x240)
B1	3/2"x8" (3/38x184) SPR.#2	LVL4	2.0E 2-1 3/4" x 9 1/2" (2-45x240)
B2	4/2"x8" (4/38x184) SPR.#2	LVL5	2.0E 3-1 3/4" x 9 1/2" (3-45x240)
B7	5/2"x8" (5/38x184) SPR.#2	LVL8	2.0E 4-1 3/4" x 9 1/2" (4-45x240)
L3	2/2"x10" (2/38x235) SPR.#2	LVL3	2.0E 1-1 3/4" x 11 7/8" (1-45x300)
B3	3/2"x10" (3/38x235) SPR.#2	LVL6	2.0E 2-1 3/4" x 11 7/8" (2-45x300)
B4	4/2"x10" (4/38x235) SPR.#2	LVL7	2.0E 3-1 3/4" x 11 7/8" (3-45x300)
B8	5/2"x10" (5/38x235) SPR.#2	LVL9	2.0E 4-1 3/4" x 11 7/8" (4-45x300)
L5	2/2"x12" (2/38x286) SPR.#2	LVL10	2.0E 1-1 3/4" x 14" (1-45x355)
B5	3/2"x12" (3/38x286) SPR.#2	LVL11	2.0E 2-1 3/4" x 14" (2-45x355)
B6	4/2"x12" (4/38x286) SPR.#2	LVL12	2.0E 3-1 3/4" x 14" (3-45x355)
B9	5/2"x12" (5/38x286) SPR.#2	LVL13	2.0E 4-1 3/4" x 14" (4-45x355)

LOOSE STEEL LINTELS	MAX. SPANS SUPPORTING MASONRY VENEER
L7	90x90x6.0L [SPAN 4'-0" (1.20m)]
L8	100x90x6.0L [SPAN 6'-0" (1.88m)]
L9	125x90x8.0L [SPAN 8'-0" (2.40m)]
L10	125x90x10.0L [SPAN 9'-0" (2.70m)]
L11	150x90x10.0L [SPAN 10'-0" (3.0m)]
L12	180x100x13.0L [SPAN 14'-0" (4.30m)]

STEEL BEAMS

STL-1	W12 X 35 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-2	W12 X 30 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-3	W12 X 40 W/ WOOD PACKING ON BOTH SIDES OF WEB OF BEAM W/ ½" BOLTS @ 24" O.C.
STL-4	W8 X 24 STEEL BEAM

JOIST SCHEDULE

J1	TJI S47 1 ¾" X 11 ⅞" @ 16" O.C.
J2	TJI S47 1 ¾" X 11 ⅞" @ 12" O.C.
J3	TJI S47 1 ¾" X 9 ½" @ 16" O.C.
J4	2"X8" SPR JOISTS @ 16" O.C.
J5	2- TJI S47 1 ¾" X 11 ⅞" @ 16" O.C.
J6	2"X8" ROOF RAFTERS
J7	2"X10" SPR JOISTS @ 16" O.C.
J8	2"X6" SPR JOISTS @ 16" O.C.

DOOR SCHEDULE

DOOR No.	NOMINAL DOOR SIZE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	REMARKS
D1	24" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	SEMISOLID
D1A	24" x 96" x 1 3/4"	GLASS	N.A.	ALUM.	N.A	GLASS DOOR
D2	28" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	SEMISOLID
D3	30" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	SEMISOLID
D3A	32" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	INSULATED MIN R4 (RSI 0.7). DOOR & FRAME GASPROOFED. DOOR EQUIPPED W/ SELF CLOSING DEVICE & WEATHERSTRIPPING.
D4	36" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	INSULATED MIN R4 (RSI 0.7). DOOR & FRAME GASPROOFED. DOOR EQUIPPED W/ SELF CLOSING DEVICE & WEATHERSTRIPPING.
D5	32" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	SEMISOLID
D5A	32" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	INSULATED MIN R4 (RSI 0.7) W/ WEATHERSTRIPPING.
D6	36" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	SEMISOLID
D7	36" x 96" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	INSULATED MIN R4 (RSI 0.7) W/ WEATHERSTRIPPING.
D8	36" x 94" x 1 3/4"	WOOD	PAINT	WOOD	PAINT	INSULATED MIN R4 (RSI 0.7) W/ WEATHERSTRIPPING.
D9	42" x 96" x 1 3/4"	WOOD	PAINT	ALUMIN.	PAINT	INSULATED MIN R4 (RSI 0.7) W/ WEATHERSTRIPPING.
D10	108"x 96" GARAGE DOOR	ALUMIN.	PAINT	ALUMIN.	PAINT	OVER HEAD GARAGE DOOR BY MANUFACTURER
D11	32"x 96" SLIDING DOOR	WOOD	PAINT	WOOD	PAINT	SLIDING DOOR BY MANUFACTURER
D12	60"x 96" SLIDING DOOR					SLIDING DOOR BY MANUFACTURER

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CONSTRUCTION NOTES (Unless noted otherwise)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

ROOF CONSTRUCTION

(1) APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX (REFER TO ENGINEERING PACKAGE FOR SPECIFICATIONS)

(2) No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX or CONVENTIONAL FRAMED ROOF.

(2A) SELF-ADHESION ICE DAM EAVES PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL. USE TYPE #45.

(3) ALUMINUM FASCIA, GUTTER AND VENTED SOFFIT, 18" MAX. OVERHANG.

(4) BRICK VENEER WALL CONSTRUCTION (2"x6")
3.5" (90) FACE BRICK 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (400) O.C., R22 (RSI 3.87) INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER. WALL ASSEMBLY R22 (RSI 3.87) AS PER O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3. & SB-12 REQUIREMENTS (UPTO 6'-0" FROM GRADE LEVEL) APPROX.

(4A) BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")
4" (100) BRICK VENEER TIED TO WOOD FRAMING MEMBERS W/ 7/8"x7"x0.03" 22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. AND 24" (610) O.C. VERT., 1" (25) AIR SPACE, APPROVED AIR BARRIER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MINIMUM BEHIND BUILDING PAPER. (UPTO 6'-0" FROM GRADE LEVEL) APPROX.

(5) CONTINUOUS RIM BOARD WITH R22 (RSI 3.87) BATT INSULATION. EXTEND A.V.B. & SEAL TO RIM @ SUBFLOOR.

(6) GARAGE/HOUSE SEPARATION (9.10.9.16) (9.35)
- 13MM(1/2") DRYWALL ON WALLS, 2 LAYERS 13MM (1/2") DRYWALL ON CEILING BETWEEN GARAGE AND HOUSE. DRYWALL ON CEILING T/B STAGGERED WITH JOISTS NON OVERLAPPING.
- JOISTS T/B TAPED AND SEALED.
- (R22) BATT INSULATION IN WALLS WITH VAPOUR BARRIER. RSI AS PER EEDS.
- (R31) BATT INSULATION IN CEILING WITH VAPOUR BARRIER. RSI AS PER EEDS.
- DOOR GASPROOFED WITH SELF CLOSER AND WEATHER STRIPPING. DOOR TO GARAGE SHOULD NOT BE CONNECTED TO A ROOM INTENDED FOR SLEEPING.
- ALL DUCTS OVER UNHEATED SPACES T/B TAPED, INSULATED WITH MIN. (R8) AND GASPROOFED. RSI AS PER EEDS.

(6B) RESERVED

(7) 4" WEEPING TILE COVERED WITH 6" CRUSHED STONE AND GEOTEXTILE FABRIC.

(8) 3/4" MINIMUM MINERAL FIBRE INSULATION WITH A DENSITY OF NOT LESS THAN 3.6 LB/FT3 DRAINAGE LAYER ON BITUMINOUS DAMP- PROOFING ON 1/4" MINIMUM PARGING ON FOUNDATION WALL WITH PARGING COVED OVER CONCRETE FOOTING SLOPE GRADE AWAY FROM FOUNDATION WALL.

(9) BASEMENT SLAB -O.B.C. 9.13 -
4" THICK POURED CONCRETE SLAB C/W 6X6 6/6 W.W.M. IN CENTRE OF SLAB ON CONTINUOUS 6 MIL. POLY AIR-VAPOUR BARRIER ON 4" CRUSHED STONE ON COMPACTED SOIL. USE 30MPA CONCRETE. WHERE THE CONCRETE SLAB CONTAINS HEATING DUCTS, PIPES, TUBS, OR CABLES, THE ENTIRE HEATED SURFACE OF THE SLAB THAT IS IN CONTACT WITH THE GROUND SHALL BE INSULATED WITH MIN R10 (1.76 RSI)

(9A) GARAGE SLAB:
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT.
4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

(10) EXPOSED FLOOR TO EXTERIOR
PROVIDE R31 (RSI 5.46) INSULATION, 6 mil POLY VAPOUR BARRIER AND CONTIN. AIR BARRIER, FINISHED SOFFIT. FLOOR ASSEMBLY R31 (RSI 5.46) O.B.C 12.3.2.1 & 12.3.3.3 & SB-12 REQUIREMENTS

(11) ROOF ASSEMBLY WITH NO ATTICE
R31 (RSI 5.46) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" (15.9) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQUAL. ROOF ASSEMBLY R60 (RSI 10.56) O.B.C. SB-12 REQUIREMENTS

(11B) EXPOSED CEILING WITH EXTERIOR DECK CONDITION ABOVE
2x4 P.T. WOOD DECKING W/ 1/4" GAPS 2x4 P.T. WOOD SLEEPERS @ 12" O.C. 1 PLY ROOFING MEMBRANE ADHERED TO EXTERIOR TYPE 5/8" T&G PLYWOOD SHEATHING, SLOPED WOOD SLEEPERS 2% MIN. ON WOOD JOISTS AS PER PLAN, FOR INTERIOR SPACE USE R31 (RSI 5.46) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8" (15.9) GYPSUM WALLBOARD INT. FINISH OR NO INSULATION AND PREFIN. ALUMINUM SOFFIT FOR EXTERIOR SPACE. ROOF ASSEMBLY R41 (RS1 7.24)

(12) ALL STAIRS/EXTERIOR STAIRS -O.B.C. 9.8.-

MAX. RISE	= 7-7/8" (200)	RAIL @ LANDING	= 2'-11" (900)
MIN. RUN	= 10" (255)	RAIL @ STAIR	= 2'-8" (800)
MIN. TREAD	= 10" (255)	MIN. STAIR WIDTH	= 2'-11"(900)
MAX. NOSING	= 1" (25)	FOR CURVED STAIRS	
MIN. HEADROOM	= 6'-5" (1950)	MIN. RUN	= 6" (150)
		MIN. AVG. RUN	= 10" (255)

(12A) PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7-7/8" (200), MIN. TREAD 10" (255).

(13) GUARDS/RAILINGS -O.B.C. 9.8-
FINISHED NON-CLIMBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" (100) O.C. MAXIMUM SPACING BETWEEN PICKETS.
THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD OR OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:
i) A UNIFORM LOAD OF 113 lb/ft OR A CONCENTRATED LOAD OF 225 lbs.
ii) A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD.
iii) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED LOAD OF 113 lbs AT ANY MOMENT.

GUARDS -O.B.C. 9.8.8-
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN.
FOR INTERIOR GUARD RAILING CONSTRUCTION REFER TO THE OBC 2006-SB-7 (TABLE 3.2.3)

(14) SILL PLATE
2"x4" (38x89) SILL PLATE WITH 1/2" (12.7)ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2400) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

(15) BASEMENT WALL INSULATION
1/2" DRYWALL ON CONTINUOUS 6 MIL POLY A.V.B. ON 2X4 WOOD STUDS @ 16" O.C. WITH R10 SPRAY FOAM INSULATION + CONTINUOUS R10 SPRAY FOAM ON FOUNDATION WALL. DAMPROOF FOUNDATION WALL UPTO GRADE LEVEL.

(16) BEARING STUD PARTITION
2"X4" @ 16" O.C. SPF #2 LOADBEARING WALL ANCHORED TO 6" SOLID CONCRETE BLOCK WITH 1/2" ANCHOR BOLTS @ 36" O.C. MAXIMUM, SITTING ON 16"X8" DEEP POURED CONCRETE FOOTING ON UNDISTURBED SOIL. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

(17) INTERIOR STUD PARTITIONS
FOR BEARING PARTITIONS 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREYS AND 12" (300) O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2/2"x4" (2/38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED.

(18) STEEL BASEMENT COLUMN
HSS COLUMN 3 1/2"ø x 1/4" C/W WELDED TOP STEEL PLATE 5"X6"X1/2" THICK AND BOTTOM STEEL PLATE 5"X10"X5/8" THICK WITH TWO 5/8"X10" LONG ANCHORE BOLTS (KWIK BY HILTI) MINIMUM 8" IMBEDMENT INTO 42"x42"x18" (1070x1070x460) CONC. PAD W 2-15M REBAR EACHWAY TOP AND BOTTOM ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

(18A) STEEL COLUMN
HSS COLUMN 3 1/2"ø x 1/4" C/W WELDED TOP STEEL PLATE 5"X6"X1/2" THICK AND BOTTOM STEEL PLATE 5"X10"X5/8" THICK WITH TWO 5/8"X10" LONG ANCHORE BOLTS (KWIK BY HILTI) MINIMUM 8" IMBEDMENT INTO CONCRETE.

(18B) STEEL BASEMENT COLUMN
HSS COLUMN 3 1/2"ø x 1/4" SUPPORTING NEW 4-1.75"x9.5" LVL BEAM, BOTTOM STEEL PLATE 5"X10"X5/8" THICK WITH TWO 5/8"X10" LONG ANCHORE BOLTS (KWIK BY HILTI) MINIMUM 8" IMBEDMENT INTO 42"x42"x18" (1070x1070x460) CONC. PAD W 2-15M REBAR EACHWAY TOP AND BOTTOM ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa MINIMUM AND AS PER SOILS REPORT.

(18C) STEEL BASEMENT COLUMN
HSS COLUMN 3 1/2"ø x 1/4" SUPPORTING NEW 4-1.75"x9.5" LVL BEAM, BOTTOM STEEL PLATE 5"X10"X5/8" THICK WITH TWO 5/8"X10" LONG ANCHORE BOLTS (KWIK BY HILTI) MINIMUM 8" IMBEDMENT INTO EXISTING CONCRETE FOUNDATION WALL

(19) BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS. MIN. BEARING 3 1/2" (90).

(20) 1"x3" (19x64) CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

(21) STEEL BEARING PLATE FOR MASONRY WALLS
11"x11"x5/8" (280x280x15.9) STL. PLATE FOR STL. BEAMS AND 11"x11"x1/2" (280x280x12.7) STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2- 3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
OR
SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

(22) WOOD POST IN CONCRETE
3-2"x6" (3-38x140) BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING.

(23) CONCRETE STEP FOOTING
STEP FOOTINGS: MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600). PROVIDE STEP FOOTING IN ALL DIRECTIONS TO MAINTAIN ALWAYS 4'-0" MINIMUM BELOW GRADE, GARAGE AND COOL ROOM CONCRETE SLABS.

(23A) LAUNDRY CHUTE
PROVIDE 18"x18" ROUGH OPENING FOR LAUNDRY CHUTE. REFER TO MANUFACTURE SPECIFICATIONS FOR INSTALLATION.

(24) COLD CELLAR PORCH SLAB ON GRADE
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

(25) COLD CELLAR PORCH SLAB -O.B.C. 9.40
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (125) 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7 7/8" (200) O.C. EACH DIR., W/ 1 1/4" (30) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS, AND SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FNDT. WALLS. SLOPE SLAB 1.0% FROM DOOR.

(25A) PORCH SLAB
6" (150) 32 MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 8" (200) O.C. EACH DIR., W/ 1 1/4" (30) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS, AND SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FNDT. WALLS. SLOPE SLAB 1.0% FROM DOOR.

(26) REDUCED FOUNDATION WALL THICKNESS
THE FOUND. WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" (90) THICK TO A MAX. DEPTH OF 24" (610) AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" (200) O.C. VERTICALLY AND 36" (915) O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

(27) FOUNDATION WALLS @ UNSUPPORTED OPENINGS:
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS TO HAVE MIN. 2" (50) CONC. COVER
- BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

(28) CONVENTIONAL ROOF FRAMING -O.B.C. 9.23
2"x6" (38x140) RAFTERS @ 16" (400) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2830) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.

TWO STOREY VOLUME SPACES
- FOR WIND LOADS <= 0.5 kPa (q50): FOR A MAXIMUM 18'-4" (5600) HEIGHT. PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 12" (300) O.C. FOR BRICK AND 16" (400) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY. (O.B.C. 9.23.10.1)
- FOR WIND LOADS > 0.5 kPa (q50): FOR A MAXIMUM 18'-4" (5600) HEIGHT. PROVIDE 2-2"x6" (2-38x140) SPR.#2 CONTINUOUS STUDS @ 8" (200) O.C. FOR BRICK AND 12" (300) O.C. FOR SIDING C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
- FOR HORIZONTAL DISTANCES LESS THAN 9'-6" (2900) PROVIDE CONTINUOUS 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTINUOUS 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MINIMUM OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

(29) (29A) TYPICAL 1 HOUR FIRE RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

VINYL SIDING WALL CONSTRUCTION (2"x6")
VINYL SIDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXT. TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (400) O.C., R22 (RSI 3.87) BATT INSUL., APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 3.87) O.B.C 12.3.2.1 & 12.3.3.3 & SB-12 REQUIREMENTS

(30) (30A) STUCCO WALL CONSTRUCTION (2"x4")
STUCCO CLADDING CONFORMING TO OBC REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS ON R5 (RSI 0.9) 1" (25) MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., R14 (RSI 3.25) BATT INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. WALL ASSEMBLY R22 (RSI 3.80) O.B.C. 12.3.2.1 & 12.3.3.3. & SB-12 REQUIREMENTS

(30B) STUCCO WALL @ GARAGE CONST. (2"x4")
STUCCO CLADDING CONFORMING TO OBC REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25) MINIMUM EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" (12.7) EXTERIOR TYPE SHEATHING ON 2"x4" (38x89) SPRUCE STUDS @ 16" (400) O.C., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH.

(31) EXPOSED ROOF CEILING TO EXTERIOR FRAMING
ROOF FINSIH ON 3/8" EXTERIOR TYPE ROOF SHEATHING WITH "H" CLIPS. 2X10 ROOF JOISTS @ 16" O.C. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL WITH 2"x2" PURLINS @ 16" O.C. PERPENDICULAR TO ROOF JOISTS (FOR ROOF JOISTS SIZE SEE O.B.C. 9.23.4.2.) WITH R31 MIN INSULATION IN JOIST CAVITY WITH APPROVED VAPOUR BARRIER AND 1/2" CEILING BOARD ON UNDERSIDE -PROVIDE ATTIC VENTILATION 1/150 OF INSULATED CEILING AREA WITH 25% AT EAVES AND 25% AT THE TOP OF THE SPACE.

(32) CONVENTIONAL FLOOR JOIST, SUBFLOOR, JOIST STRAPPING AND BRIDGING
5/8" (15.9) T&G SUBFLOOR ON 2x10 SPR.#2 FLOOR JOIST @ 16" O.C. FOR CERAMIC TILE APPLICATION SEE OBC 9.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOIST TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (TYP.)

(33) MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

(34) CAPPED DRYER EXHAUST VENTED TO EXTERIOR. CONFORMING TO PART 6, OBC 9.32.1.5.(1).

(35) ATTIC ACCESS HATCH MIN. 0.32m2 WITH NO DIM. LESS THAN 545mm WITH WEATHERSTRIPPING. R50 (RSI 8.81) RIGID INSUL. BACKING. OBC 9.19.2.1

(36) DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

(37) DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

(38) FLOOR DRAIN TO BE CONNECTED TO SANITARY SEWER SYSTEM.

(39) 4"X16" VENTILATION WITH METAL LOUVER AND INSECT SCREEN.

(40A) SMOKE ALARM -O.B.C. 9.10.19.-
PROVIDE ONE PER FLOOR AND IN EACH SLEEPING ROOM. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. FOR RENOVATION AND ADDITIONS, SMOKE ALARMS MAY BE BATTERY OPERATED (O.B.C - TABLE 11.5.1.1.C)

(40) CARBON MONOXIDE DETECTOR -O.B.C. 9.33.4-
** CHECK LOCAL BY-LAWS FOR REQUIREMENTS **
CARBON MONOXIDE DETECTOR(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. FOR RENOVATION AND ADDITIONS, CARBON MONOXIDE DETECTOR(S) MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET. (O.B.C - TABLE 11.5.1.1.C)

(41) INSULATION @ GARAGE WALL
1/2" (12.7) GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. R22 (RSI 3.87) IN WALLS, R31 (RSI 5.46) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

(42) DOUBLE BRICK WALL
3 1/2" MASONRY VENEER TIED TO 3 1/2" MASONRY VENEER WITH 7/8"x7"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. PROVIDE VOID 1" AIR SPACE BETWEEN BRICK VENEER WYTHES (TYP.)

(43) BUILT-OUT FLOOR
BUILD OUT REMAINING 3 PLYS BY GLUEING & NAILING EACH PLY INDIVIDUALLY W/ 2-3 1/4" SPRIAL NAILS @ 12" O.C. BOLT FIRST 3 PLY WITH 1/2"ø MACHINE BOLTS W/ NUTS AND WASHERS @ 16" O.C. STAGERED APPLY FULL 4'x8' CONT. SUBFLOOR SHEET OVER BUILT OUT SECTION FASTEN W/ SCREWS. DO NOT CUT OR SPLICE

(44) EXISTING FOUNDATION WALL TO REMAIN
ASSUMING EXISTING 8" CONC. FOUNDATION WALL ON ASSUMING EXISTING CONT. 20"x8" FOOTING (TYP.) (CONTRACTOR TO VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION)

(45) CHECK FOUNDATION WALL FOR MAN DOOR, GARAGE DOOR OR PORCH SLAB (TYP.)

(46) 6x6 P.T. POST TIED WITH NON-CORROSIVE METAL BRACKET TO TOP OF 12"ø POURED CONC PIER. POST TIED TO METAL BRACKET WITH 4-3/8" MACHINE BOLTS. 1/2" NON-CORROSIVE ANCHOR EMBEDDED 4" MINIMUM INTO 12"ø CONC. PIER TO 4'-0" MIN. BELOW GRADE.

(46A) 8x8 P.T. POST TIED WITH NON-CORROSIVE METAL BRACKET TO TOP OF 12"ø POURED CONC PIER. POST TIED TO METAL BRACKET WITH 4-3/8" MACHINE BOLTS. 1/2" NON-CORROSIVE ANCHOR EMBEDDED 4" MINIMUM INTO 12"ø CONC. PIER TO 4'-0" MIN. BELOW GRADE.

(47) 2-2x8 PRESSURE TREATED LEDGER LOG BOLTED TO FOUNDATION WALL WITH 5/8" DIAM. BOLTS @ 24" O.C. MAXIMUM. OR 2-2x8 PRESSURE TREATED LEDGER TO BE SCREAWED TO INTERIOR STUD WALL @ 16" O.C.

(48) 2x6 DECKING ON 2x8 PRESSURE TREATED JOISTS @ 16" O.C.

(49) EXISTING ASSUMING 4" BRICK ON 2X4 STUDS W/ ATTACHED 1" DRYWALL TO REMAIN. PROVIDE 5/8" TYPE X GPYSUM BOARD WHEN LIMITING DISTANCE IS LESS THAN 0.60M (CONTRACTOR TO VERIFY ON SITE) (TYP.)

(50) RETAINING CURB WALLS FOR LANDSCAPING AS SHOWN

(51) BLACK SIDING FINISH VENEER (TYP)

(52) BRICK VENEER (TYP.)

(53) PRECAST STONE VENEER W/ 1" LEDGE

(54) 4"x8" PRECAST HEADER WITH 1/2" PROJ.(TYP.)

(55) 6" MTL. FLASHING W/ CAULKING TO MATCH BRICK OR STONE COLOUR(TYP.)

(56) 6" PRECAST SORROUND WITH 1/2" PROJ.(TYP.)

(57) 4" PRECAST SILL WITH 1/2" PROJ.(TYP.)

(58) PREFIN. ALUMIN. FACISA & SOFFIT (TYP.)

(59) 14" X 10" PROJECTED ORNAMENTAL PIER W/ 2" X 4" STUDS CAPPED & FINISHED IN NO. 51 (NO STRUCTURAL IMPACT ON DWELLING)

(60) NEW CONCRETE FOUNDATION WALLS (TYP.)

(61) ASPHALT SHINGLES

(62) 4" PROJECTION ORNAMENTAL PIER WITH INT. 6"x6" WOOD POST CAPPED WITH EXTERIOR BRICK VENEER (NO. 53) TYP (SYMMETRY TO BE FOLLOWED BTWN 2 PIERS)

(63) 18"x14" ORNAMENTAL PIER WITH INT. 6"x6" WOOD POST CAPPED WITH EXTERIOR BRICK VENEER (NO. 53) TYP

(64) VALLEY FLASHING (TYP)

(65) 8"x8" CAPPING EXTERIOR TYPE WOOD PANELING WITH INTERIOR 6"x6" WOOD POST

(66) 3" PRECAST METAL BAND W/ 1" PROJECTION

(67) FALSE COLUMN

General Notes

* CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.
* ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
* THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
* DRAWINGS ARE NOT TO BE SCALED.

FIRM NAME & ADDRESS:

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MISSISSAUGA, ON

CONTACT INFO.
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Email:mem.bldgpermits@gmail.com

CONSULTANTS.

THE TOWN OF THE BLUE MOUNTAINS RELIES ON DESIGN PROFESSIONALS SUCH AS PROFESSIONAL ENGINEERS AND ARCHITECTS WHO STAMP THE APPROVED DRAWINGS AS CERTIFICATION THAT THE SAID PROJECT COMPLIES WITH THE APPLICABLE SECTIONS OF THE OBC AND ITS REFERENCED STANDARDS. THE DESIGN PROFESSIONALS SHALL PROVIDE GENERAL REVIEW REPORTS FOR THEIR GENERAL REVIEW OF THE CONSTRUCTION, TO THE CHIEF BUILDING OFFICIAL.

REVISION

NO.	DATE	DESCRIPTION	BY
		FOR PERMIT	

PROJECT TITLE:
152 LANDRY LN,
THORNBURY, ON N0H 2P0

ENGINEER SEAL:

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
05/08/2024
PROVINCE OF ONTARIO

CONSTRUCTION NOTES

A12

CLIENT EMAIL:	
CLIENT CONTACT:	
SCALE:	
PLOT DATE:	2024-08-02
DRAWN BY:	GT
CHECKED BY:	HS