ISTRUCTION NOTES/ RESIDENTIAL/VARIATION MAY APPLY AS PER BLDNG TECHNIQUE)

- CEILINGS—1/2" INTERIOR DRYWALL FINISH ON 1X3 STRAPPING/RESIL. CHANNEL @ 16" OIC, CONTINUIOUS VAPOUR BARRIER WITH MIN. R50-R60 BATT/BLOWN IN INSUL MIN. R50 INSUL W/10" H FOR ELECTRIC HEAT APPLICATION.
- FLOORS—58" MIN. TAG SUBFLOOR SHEATHING GLUED & NAILED ON MIN. 2X10 JOIST #2 & BTR @ 16" OIC BRIDGED WITH CONT. 1X3 STRAPPING, 2X2 BRIDGING, OR SOLD BLOCKING MAX. 6"11" OIC, DBL STRINGER AROUND STAIRWAYS—SEE PLAN FOR VARIATION.
- ROOFS....MIN. 25 YR ASPHALT SHINGLES ON 7/16" OR 1/2" SHEATHING WIAPPRVD H-CLIPSIBLOCKING ON APPROVED TRUSSES. VENTILATION TO BE 1:300 OF THE INSUL CEILING AREA UNIFORMLY DISTRIBUTED. MIN. 25% AT TOP/BOTTOM OF ROOF.
- EXTERIOR WALLS-SIDING BY OWNER ON APPRVD STRAPPING IF REQUIRED @ 16" OIC APPRVD AIR BARRIER, EXTERIOR SHEATHING ON 2X6 STUD 16" OIC. MIN. R22 BATT INSUL. TO FLIL CAVITY. CONT. YAPOUR BARRIER, 12" FIN DRYWALL-SEE PLAN FOR VARIATION. MIN R296 INSUL. FOR ELECTRIC HEAT APPLICATION
- STARS/FRAILINGS—MINIMAX RISE-4-7/8"-7.7"8"—MINIMAX RUN-8-14"-14"-MINIMAX TREAD-9-14"-14", MIN WIDTH-2"10"—JMIN HEADROOM-6"6" TO NOSING OF STAIRTREAD, MIN HANDRAIL HEIGHT 30", MIN GUARD HEIGHT FOR LANDINGS-2"1" MIN
 - MIN HANDRAIL HEIGHT 36", MIN GUARD HEIGHT FOR LANDINS2"11", MIN EXTERIOR GUARD HEIGHT DECKS & LANDINGS-BELOW 24"-NONE REQUIRED, BELOW 6" OFF GRADE-36", OVER 5"11" OFF GRADE-42" HEIGHT.
- DRAINAGE---MIN 4" DIAMETER WEEPING TILE WITH 6" CRUSHED CLEAR STONE COVER. WHERE TOP OF PIPE IS BELOW BOTTOM OF FLOOR SLAB.
- WALKOUTS---MIN 2" RIGID INSULATION EXTENDING DOWN MIN 24" AND BACK 24" FROM EDGE OF WALKOUT EDGE INSIDE FOUNDATION AND UNDER SLAB
- EAVES...-PROTECTION TO EXTEND UP ROOF 36" AND NOT LESS THAN 12" BEYOND THE INSIDE FACE OF EXTERIOR WALL. PREFINISHED ALUM. SOFFIT, FASCIA. PROVIDE DRIP EDGE AT FASCIA & EXTEND DOWNSPOUT TO GRADE LEVEL.
- ENGINEERED JOIST.--PRE-ENGINEERED JOIST LAYOUT BY SUPPLIER, 9-1/2" OR DEEPER JOIST @ 16" O/C MIN. AS PER ATTACHED SCHEDULE.
- EXTERIOR WALLS/BRICK VENEER---1" AIRSPACE. AIR BARRIER WEEP HOLES AT BASE OF BRICK VENEER, RIGID FOAM SHEATHING ON 2X422K6 STUDS @ 16" OIC OR PLY/OSB SHEATHING ON 2X6 STUDS @ 16" OIC. MIN. R22 WALL RATING WITH BATT INSUL OR OTHER APPRIVO. INSULATION. CONT. VAPOUR BARRIER WITH FINISHED DRYWALL INTERIOR. MIN R296I INSUL. FOR ELECTRIC HEAT APPLICATION. REFER TO ENERGY PKG ON LAYOUT FOR DETAILS
- HEADERS...ALL EXTERIOR HEADERS OVER OPENINGS TO BE MIN. 2PLY 2X10 U.N.O. INTERIOR HEADERS TO BE MIN. 2PLY 2X4 U.N.O. 1.5" END BRG REGRD FOR OPENING UP TO 9'10", 3" END BRG REQRD FOR OPENINGS GREATER THAN 9'10".
- FOUNDATION WALLS—EXTERIOR DAMPPROOFED TO GRADE WITH BITUMINOUS DAMPPROOFING AND WITH INFRANACE MEMBROARE EXTENDING TO FOOTNIC UNLESS DAMPROOFING AND WITH GRANACE MEMBROARE EXTENDING TO FOOTNIC UNLESS ON MERSIOR DAMPPOOF OF AR SPACEDON. IN ASSIMULT PREFER INCIT TO CONCRETE AS PER ORG. 9 13.2 FOR STUDS NEXT TO CONC. WALLS, MIN. R12- R10 a NISUL. IN ACT STUD FRAME WALL OR EQUIV. WITH WAPOUTE BARRIERS EST PLAN FOR VARIATION.
- STD DIRECT WIRED AND INTERCONNECTED C/O AND SMOKE DETECTORS IN ALL BEDROOMS AND HALLWAYS OUTSIDE BEDROOMS, AND ON EACH OTHER FLOOR.
- WINDOWS & DOORS--- ALL OPENINGS TO HAVE AIR BARRIER WRAPPED INTO EXCEPT TOP FLAP, WHICH SEALS OVERTOP OF NAILFLANGE OF WINDOW OR DOOR.
- PROVIDE DOUBLE JOIST UNDER PARTITION WALLS RUNNING PARALLEL WITH JOIST
- DRILLING OF SERVICE HOLES IN T.II.JOIST AND REAM MATERIAL IS STRICTLY FORBIDDE

- STEEL OR WOOD BEAMS TO BE SUPPORTED WITH COLUMNS OF EQUAL WIDTH OR IN THE CASE OF STEEL COLUMNS, EQUAL WIDTH TOP PLATES AS BEAMS.
- ALL MULTIPLY BEAMS AS SPEC'D ON LAYOUT TO BE LAMINATED TIGHTLY TOGETHER WITH NAILING PATTERNS AS PER OBC. AND NOT SPACED APART WITH BLOCKING.
- BLOCKING...IN DIMENSIONAL FLOOR SYSTEMS. SOLID FULL DEPTH BLOCKING IS REQUIRED
- OVER LOAD BEARING WALLS, DROPPED BEAMS OR HEADERS. FOR ENGINEERED JOIST SYSTEMS REFER TO LAYOUT FOR DETAILS ON BLOCKING.
- STEPPED FOOTINGS WHERE REQUIRED BY GRADE CHANGE WILL INCORPORATE VERTICAL RISES OF NOT MORE THAN 600MM AND HORIZONTAL RUNS OF NOT LESS THAN 600 MM.
- DEEED TO COMPLIANCE DACKAGES FOR DLAN SPECIFICS

SCOPE OF PROJECT:

- EXISTING KITCHEN REMOVED. NEW LAYOUT AND FIXTURES INSTALLED AS PER KITCHEN DESIGN
- WEST WALL OF KITCHEN REMOVED FOR ENTRY INTO NEW ADDITION, LINTELS AND HEADERS ADDED AS REQUIRED
- NEW ADDITION ADDED TO WEST AND NORTH SIDE INCLUDING GREAT ROOM, MASTERBEDROOM, ENSUITE, LAUNDRY WITH FULL FOUNDATION
- NEW FLAT DECK SECOND LEVEL WITH SPIRAL STAIR ACCESS.

ONTARIO PRESCRIPTIVE COMPLIANCE PACKAGE FOR ADDITIONS TO EXISTING BUILDINGS. FORMING PART OF SENTENCE 3.1.1.11(2) (IP)

TABLE 3.1.1.11(2)

-Ceiling with Attic Space min. R60 min. R31 -Ceiling without Attic Space -Exposed Floor min. R31

min. R19 + 5ci (R22 +10ci electric -Walls above Grade -Basement Walls min. R20 ci (R12 + 10ci)

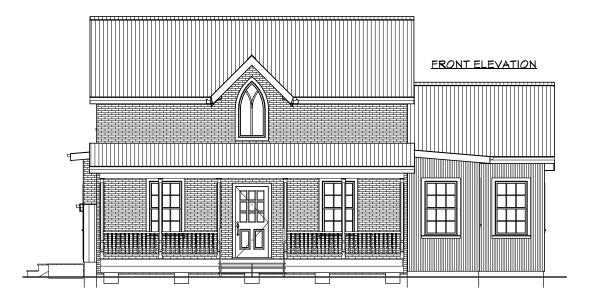
-Below grade Slab, entire surface more than 600mm below grade -Edge of Below Grade Slab

< 600mm below grade min. R10 -Heated Slab or Slab < 600mm below grade -Windows & Sliding Glass doors min. R10

max U-value -Energy rating 0.28 (1.6 U) (0.25-electric 1.4 U)

-HRV min Efficiency N/A

(ci = CONTINOUS INSULATION)





-MAIN LEVEL DIMENSIONS ARE FROM STUD TO STUD, SHEATHING AND RIGID FOAM ARE PROUD OF DIMENSIONS.

OF STANDARD POURED CONCRETE, AND FROM FACE OF FOAM ON ICF FOUNDATIONS

-EXTERIOR LIGHTING AT ALL ENTRY DOORS AND PATIO SLIDING DOORS REQUIRED

-ELECTRICAL LAYOUT IS SUGGESTIVE ONLY TO BE CONFIRMED BY OWNER & CONTRACTOR OR ELECTRICIAN.

-WINDOW SIZING DETAIL EXAMPLE TO READ 4030 = 41 0°X 3° 0° FRAME SIZE OR 48X36 = 48°X36° FRAME SIZE

WINDOW AND DOOD STYLES DEDDESENTATIVE LIKENESS ONLY AND ARE NOT NECESSARILY ACCURATE IN DIMENSION OR LOCATION

-MIN. 22X36 ATTIC ACCESS HATCH TO BE INSTALLED TO SUIT PLAN LOCATION ONLY

-SMOKE DETECTOR AND C.O. COMBO TO BE INTER-CONNECTED ON ALL LEVELS AND IN BEDROOMS FOR RESIDENTIAL CONSTRUCTION, STROBE LIGHT TO BE INTERCONNECTED

-GRADING LINES ON PLAN ARE SUGGESTIVE ONLY, AT TIME OF CONSTRUCTION, IT IS THE RESPONSIBIL. OF OWNERBULDER TO DETERMINE GRADE LINES IN RELATION TO BUILDING AND ADJUST PLAN HEIGH ACCORDINGLY.



COBOURG HOME HARDWARE BUILDING CENTRE 650 DIVISION STREET COBOURG, ON K9A 0K3 905-372-3381 eric@yourhomehanham

IMPORTANT NOTES:

DO NOT SCARL DRAWNING.

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ON LIMITED TO SEE OF THE SE DESIGNE OF ANY ERRORS OR OWISSIONS BEFORE WOR BEGINS. ANY BROINEERING/PESSON WORK PRODUCED FOR TRUSSES, STRUCTURE OR BNOINERED FLOORING LAVOUTS SHALL BE FORWARDED TO DESIGNER IF AFFECTING ORIGINAL STRUCTURAL DESIGNA. ALI CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE ONTARIO BULIDING CODE. THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED O REPRODUCED WITHOUT PERMISSION IN WRITING.

THE I NIDERSIGNED HAS REVEWED AND TAKES

QUALIFICATION INFORMATION

REGISTRATION INFORMATION SS DESIGN IS EXEMPT UNDER DIV. C, 3.2.4. OF THE BUILDING CODE

PLAN OF PROPOSED

addition for Lee and Brad Corlett 121 Bagot st Cobourg, ON

MARCH 24 2021 E.K.H. E.K.H. 1/4" = 1'-0" OF