

## CONSTRUCTION NOTES: RESIDENTIAL (VARIATION MAY APPLY AS PER BLDG TECHNIQUE)

- 1: CEILINGS—1/2" INTERIOR DRYWALL FINISH ON 1X3 STRAPPING/RESIL. CHANNEL @ 16" O.C. CONTINUOUS VAPOUR BARRIER WITH MIN. R50-R60 BATT/BLOWN IN INSUL. MIN. R50 INSUL. W/10" HH FOR ELECTRIC HEAT APPLICATION.
- 2: FLOORS—5/8" MIN. TAG SUBFLOOR SHEATHING GLUED & NAILED ON MIN. 2X10 JOIST #2 @ 8" R/C @ 16" O.C. BRIDGED WITH CONT. 1X3 STRAPPING, 2X2 BRIDGING, OR SOLID BLOCKING MAX. 6"11" O.C. DBL. STRINGER AROUND STAIRWAYS—SEE PLAN FOR VARIATION.
- 3: ROOFS—MIN. 25 YR ASPHALT SHINGLES ON 7/16" OR 1/2" SHEATHING W/APPX'D H-CLIP/BLCKING ON APPROVED TRUSSES. VENTILATION TO BE 1300" OF THE INSUL. CEILING AREA UNIFORMLY DISTRIBUTED. MIN. 25% AT TOP/BOTTOM OF ROOF.
- 4: EXTERIOR WALLS—SIDING BY OWNER ON APPR'D STRAPPING IF REQUIRED @ 16" O.C. APPR'D AIR BARRIER, EXTERIOR SHEATHING ON 2X6 STUD 16" O.C. MIN. R22 BATT INSUL. TO FILL CAVITY. CONT. VAPOUR BARRIER, 1/2" IN DRYWALL—SEE PLAN FOR VARIATION. MIN R20K INSUL. FOR ELECTRIC HEAT APPLICATION.
- 5: STAIRS/RAILINGS—MIN/MAX RISE-4"7/8"-7"7/8". MIN/MAX RUN-8"1/4"-14". MIN/MAX TREAD-9"1/4"-14". MIN WIDTH-2'0". MIN HEADROOM-6'0" TO NOSING OF START/TREAD. MIN HANDRAIL HEIGHT 36". MIN GUARD RAIL HEIGHT 42". MIN FOR LANDINGS-2'11". MIN EXTERIOR GUARD HEIGHT DECKS & LANDINGS-BELOW 24" NONE REQUIRED, BELOW 6" OFF GRADE-36", OVER 6"11" OFF GRADE-42" HEIGHT.
- 6: DRAINAGE—MIN 4" DIAMETER WEEPING TILE WITH 6" CRUSHED CLEAR STONE COVER. WHERE TOP OF PIPE IS BELOW BOTTOM OF FLOOR SLAB.
- 7: WALKOUTS—MIN 2" RIGID INSULATION EXTENDING DOWN MIN 24" AND BACK 24" FROM EDGE OF WALKOUT EDGE INSIDE FOUNDATION AND UNDER SLAB.
- 8: 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.
- 9: ENGINEERED JOIST—PRE-ENGINEERED JOIST LAYOUT BY SUPPLIER, 9/12" OR DEEPER JOIST @ 16" O.C. MIN. AS PER ATTACHED SCHEDULE.
- 10: EXTERIOR WALLS/BRICK VENEER—1" AIRSPACE, AIR BARRIER, WEEP HOLES AT BASE OF BRICK VENEER, RIGID FOAM SHEATHING ON 2X4/2X6 STUDS @ 16" O.C. OR PLYOSB SHEATHING ON 2X8 STUDS @ 16" O.C. MIN. R22 WALL RATING WITH BATT INSUL. OR OTHER APPR'D INSULATION. CONT. VAPOUR BARRIER WITH FINISHED DRYWALL INTERIOR. MIN R20K INSUL. FOR ELECTRIC HEAT APPLICATION. REFER TO ENERGY PKG ON LAYOUT FOR DETAILS.
- 11: 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" END BRG REQ'D FOR OPENINGS UP TO 9'10". 3" END BRG REQ'D FOR OPENINGS GREATER THAN 9'10".
- 12: FOUNDATION WALLS—EXTERIOR DAMPPROOFED TO GRADE WITH BITUMINOUS DAMPPROOFING AND WITH DRAINAGE MEMBRANE EXTENDING TO FOOTING UNLESS IT CAN BE SHOWN TO BE UNNECESSARY BY ADEQUATE DRAINAGE (IBC 5.14.2.1.1). INTERIOR DAMPPROOF OF AIR SPACE/NO. 15 ASPHALT PAPER NEXT TO CONCRETE AS PER OBC 9.13.2 FOR STUDS NEXT TO CONC. WALLS MIN. R10- R10 & INSUL. IN 2X4 STUD FRAME WALL OR EQUIT. WITH VAPOUR BARRIER. SEE PLAN FOR VARIATION.
- 13: STD DIRECT WIRED AND INTERCONNECTED C/O AND SMOKE DETECTORS IN ALL BEDROOMS AND HALLWAYS OUTSIDE BEDROOMS, AND ON EACH OTHER FLOOR.
- 14: WINDOWS & DOORS—ALL OPENINGS TO HAVE AIR BARRIER WRAPPED INTO EXCEPT TOP FLAP, WHICH SEALS OVERTOP OF NAILFLANGE OF WINDOW OR DOOR.
- 15: PROVIDE DOUBLE JOIST UNDER PARTITION WALLS RUNNING PARALLEL WITH JOIST.
- 16: DRILLING OF SERVICE HOLES IN T/J JOIST AND BEAM MATERIAL IS STRICTLY FORBIDDEN EXCEPT BY HOLE-PATTERN CHARTS BY ENGINEERED WOOD SUPPLIERS. CONSULT SUPPLIER.
- 17: ALL TRUSSES TO HAVE RAISED HEEL WITH MIN. R20 SPACING AT INSIDE EDGE OF EXT. WALL FOR DWELLING UNITS, UTILITY BUILDINGS CAN BE REGULAR MIN. 14" HEEL OR BETTER.
- 18: 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.
- 19: ALL MULTIPLE BEAMS AS SPEC'D ON LAYOUT TO BE LAMINATED TIGHTLY TOGETHER WITH NAILING PATTERNS AS PER OBC AND NOT SPACED APART WITH BLOCKING.
- 20: ROOFING SHEATHING TO BE INSTALLED WITH SURFACE GRAIN AT RIGHT ANGLES TO FRAMING AND EDGES SUPPORTS WITH METAL H-CLIPS.
- 21: 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.
- 22: STEPPED FOOTINGS WHERE REQUIRED BY GRADE CHANGE WILL INCORPORATE VERTICAL RISES OF NOT MORE THAN 60MM AND HORIZONTAL RUNS OF NOT LESS THAN 600 MM.

NOTE: REFER TO COMPLIANCE PACKAGES FOR PLAN SPECIFICS

## SCOPE OF PROJECT:

- 1 EXISTING KITCHEN REMOVED, NEW LAYOUT AND FIXTURES INSTALLED AS PER KITCHEN DESIGN
- 2 WEST WALL OF KITCHEN REMOVED FOR ENTRY INTO NEW ADDITION, LINTELS AND HEADERS ADDED AS REQUIRED
- 3 NEW ADDITION ADDED TO WEST AND NORTH SIDE INCLUDING GREAT ROOM, MASTERBEDROOM, ENSUITE, LAUNDRY WITH FULL FOUNDATION
- 4 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)

## ZONE 1

-Ceiling with Attic Space	min. R60
-Ceiling without Attic Space	min. R31
-Exposed Floor	min. R31
-Walls above Grade	min. R19 + 5ci (R22 + 10ci electric)
-Basement Walls	min. R20 ci (R12 + 10ci)
-Below grade Slab, entire surface more than 600mm below grade	N/A
-Edge of Below Grade Slab < 600mm below grade	min. R10
-Heated Slab or Slab < 600mm below grade	min. R10
-Windows & Sliding Glass doors	0.28 (1.6 U) (0.25-electric 1.4 U)
max U-value	25
-Energy rating	N/A
-HRV min Efficiency (ci = CONTINUOUS INSULATION)	

## FRONT ELEVATION

## LEFT ELEVATION

## LAYOUT NOTES:

- MAIN LEVEL DIMENSIONS ARE FROM STUD TO STUD, SHEATHING AND RIGID FOAM ARE PROUD OF DIMENSIONS
- FOUNDATION DIMENSIONS ARE FROM FACE OF STANDARD POURED CONCRETE, AND FROM FACE OF FOAM ON ICF FOUNDATIONS
- EXTERIOR LIGHTING AT ALL ENTRY DOORS AND INTO SLIDING DOORS REQUIRED
- ELECTRICAL LAYOUT IS SUGGESTIVE ONLY TO BE CONFIRMED BY OWNER & CONTRACTOR OR ELECTRICIAN
- WINDOW SIDING DETAIL EXAMPLE TO READ 4030 = 4" O'X 3" O' FRAME SIZE OR 48X36 = 48"X36" FRAME SIZE
- WINDOW AND DOOR STYLES REPRESENTATIVE ONLY TO BE CONFIRMED BY OWNER
- ANY WINDOW AND DOOR SIZES AND STYLES ON EXISTING STRUCTURES ARE FOR ARCHITECTURAL LIKENESS ONLY AND ARE NOT NECESSARILY ACCURATE IN DIMENSIONS OR LOCATION
- MIN. 200K ATTIC ACCESS HATCH TO BE INSTALLED TO SUIT PLAN LOCATION ONLY SUGGESTIVE REPRESENTATION
- SMOKE DETECTOR AND C.O. COMBO TO BE INTERCONNECTED 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 RESPONSIBILITY OF OWNER/OWNER TO DETERMINE GRADE LINES IN RELATION TO BUILDING AND ADJUST PLAN HEIGHTS ACCORDINGLY.



## building centre

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## IMPORTANT NOTES:

- DO NOT SCALE DRAWING.
- HOMER HARDWARE STORES LIMITED DOES NOT ASSUME ANY LIABILITY FOR ANY CHANGES MADE TO ORIGINAL DRAWINGS ON SITE AFTER SUBMITTAL FOR PERMIT. THE DESIGNER SHALL BE NOTIFIED OF ANY CHANGES MADE OR REVISIONS REQUIRED TO ORIGINAL DRAWINGS IMMEDIATELY BEFORE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, PITCHES AND MATERIALS BEFORE CONSTRUCTION AND NOTIFY DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE WORK BEGINS. ANY ENGINEERING/DESIGN WORK PRODUCED FOR TRUSSES, STRUCTURE OR ENGINEERED FLOORING LAYOUTS SHALL BE FORWARDED TO DESIGNER IF AFFECTING ORIGINAL STRUCTURAL DESIGN. ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE ONTARIO BUILDING CODE. THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION IN WRITING.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.5.1 OF THE BUILDING CODE

REGISTERED NAME: SCHWABE  
FIRM NAME: SCHWABE

REGISTRATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.4.1 OF THE BUILDING CODE

CONTRACTOR'S FIRM NAME: SCHWABE  
FIRM NAME: SCHWABE

PROJECT: PLAN OF PROPOSED addition for Lee and Brad Corlett 121 Bogot st Cobourg, ON

DATE: February 24, 2021  
NO. DATE BY BY  
1 01/22/21 01/21/21

DRAWN BY: E.K.H. CHECKED BY: E.K.H.

SCALE: 1/4" = 1'-0"

SHEET NUMBER: 3 OF 4