

**GENERAL NOTES**

1. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE (O.B.C. 1997) AND THE CANADIAN STANDARDS ASSOCIATION (C.S.A.) STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER/DESIGNER AND/OR PROJECT CO-ORDINATOR PRIOR TO PROCEEDING WITH THE WORK. SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER/DESIGNER. WHEN IN DOUBT, THE ARCHITECTURAL DRAWINGS WILL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING REQUIRED TO UNDERTAKE THE WORK.
4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.
5. NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES WITH DIMENSIONS, ELEVATION ANGLES AND WORK POINTS.
6. MECHANICAL VENTILATION TO CONFORM TO O.B.C. 4.2.3.3.
7. GROUT ALL BEAM POCKETS SOLID WITH NON SHRINK GROUT
8. ALL BEAMS SECURED TO COLLARS
9. PROVIDE TRAP SEAL PRIMER ALL BASEMENT FLOOR DRAINS.

**CONSTRUCTION NOTES**

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS. WASHROOM CEILINGS AND WASHROOM WALLS. GYPSUM BOARD TO BE USED ON ALL TUB DECKS AND SHOWER ENCLOSURES.
2. PROVIDE TYPE 5 ROLL ROOFING ISOLATION MEMBRANE BETWEEN CONCRETE BELOW GRADE AND WOOD FRAMING INSULATION AT VERTICAL FOUNDATION WALLS. PROVIDE 6 MIL POLYETHYLENE ISOLATION MEMBRANE BETWEEN ALL CEILING/CONCRETE AND HORIZONTAL WOOD FRAMING INSULATION.
3. INTERIOR WOOD FRAMED PARTITIONS USE 2"x4" STUDS UNLESS OTHERWISE NOTED. EXTERIOR WALLS USE 2"x4" STUDS UNLESS OTHERWISE NOTED.
4. LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
5. ALL GYPSUM BOARD WALLS AND CEILINGS TO BE SANDED FOR PAINT OR SPECIFIED INTERIOR FINISH - TO BE COORDINATED WITH OWNER.
6. TAPE & SEAL ALL JOINTS IN TYVEK AIR / MOISTURE BARRIER. PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE WITH DETAIL 4/AOE.
7. PROVIDE BRICK TIES AND KEEP VENT HOLES IN MASONRY VENEER PER O.B.C. 4.2.0.19.
8. ENSURE A FURNE PROOF BARRIER BETWEEN GARAGE HALL AND INTERIOR SPACES.
9. PROVIDE SOILS REPORT TO INSPECTOR AT TIME OF INSPECTION STATED MIN. BEARING CAPACITY 100 KPA.

**STRUCTURAL STEEL**

1. THE DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
  - GENERAL REQUIREMENTS FOR ROLLED OR WELDED STRUCTURAL QUALITY STEEL CAN/CSA C446-04
  - STRUCTURAL QUALITY STEEL CAN/CSA C446-04/2014-14
  - LIMIT STATES DESIGN OF STEEL STRUCTURES CAN/S-16-14
  - CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES CAN/ASTM A1002E STEEL T01
  - ELECTRODE STANDARDS CAN/CSA-H48-A TO CSA-H48-B1 (LATEST)
2. STEEL STRENGTH SHALL BE AS FOLLOWS:
  - STRUCTURAL STEEL GRADE 640/21M 350M FY = 345 MPa FOR H SHAPES
  - HSS GRADE 640/21M 350M FY = 350 MPa
  - BOLTS A325/A325M ANCHOR BOLTS A307/A307M UN
3. ALL SHOP CONNECTIONS SHALL BE WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR BOLTED USING HIGH TENSILE BOLTS BEARING TYPE CONNECTION SHALL BE C15.6. DOUBLE ANGLE BEAM CONNECTIONS FOR A325 BOLTS & 3/16"X1/2" FILLET WELDS MINIMUM SIZE OF BOLTS 3/4" (20MM) DIA.
4. SHOP PAINT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.B.C.
5. PROVIDE ALL TEMPORARY BRACING DURING CONSTRUCTION.

**WOOD FRAMING**

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, LATEST REVISIONS.
2. ALL STRUCTURAL FRAMING LUMBER IS TO BE SPF NO.2 GRADE OR BETTER, UNLESS NOTED. STUD GRADE IS NOT ACCEPTABLE FOR BEARING WALLS, LINTELS AND POSTS.
3. ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT AND ROTATION AT THE POINTS OF BEARING.
4. ALL BEAMS REQUIRE MIN. OF 3" END BEARINGS AND BEAM WIDTH TO HAVE FULL BEARING SUPPORT.
5. BUILT UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS.
6. WHEN USED, NAILS SHALL PENETRATE THROUGH AT LEAST 3/4 OF THE THICKNESS OF THE LAST INDIVIDUAL PIECE. THE NAILS SHALL BE DRIVEN FROM EITHER FACE OF THE BUILT UP MEMBER ALONG THE LENGTH.

**WOOD ROOF TRUSSES**

1. ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES.
2. TRUSSES AND BRACING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ONTARIO BUILDING CODE, OREG 42% (LATEST EDITION).
3. TRUSS SHOP DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
4. TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT REFER TO NBC 2005 STRUCTURAL COMMENTARIES, FIG B-10)
5. SPECIFIED PURPOSE CONNECTORS (BURRIGANE CLIP) ARE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

**STRUCTURAL NOTES**

1. THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH PART 4 OF THE 2012 ONTARIO BUILDING CODE.
2. ALL CONSTRUCTION NOT EXPLICITLY FOUND ON DRAWINGS TO BE DONE IN ACCORDANCE WITH PART 9 O.B.C. 2012.
3. DESIGN ALLOWABLE BEARING CAPACITY ASSUMED TO BE 100KPa MAX. TO BE CONFIRMED BY OTHERS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS GIVEN ON DRAWINGS AND REPORT ANY INCONSISTENCIES AND/OR DISCREPANCIES TO DESIGNER BEFORE PROCEEDING WITH WORK.
5. DRAWINGS ILLUSTRATE WORK TO BE DONE. DESIGNER IS NOT RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY ASPECTS INVOLVED IN COMPLETING THE WORK.
6. ALL MATERIALS SHALL BE NEW AND MATERIAL FREE FROM DEFECTS IMPAIRING STRENGTH, DURABILITY AND/OR APPEARANCE.
7. ALL WOOD SHALL BE SPF NO. 1-2 OR BETTER.
8. ALL STEEL SHALL BE GRADE 500W STEEL CONFORMING TO CSA-640.20/640.21 (FY = 345 MPa)
9. PROVIDE FULL BEARING /SOLID BLOCKINGS UNDERNEATH ALL POINT LOADS FROM ABOVE TO STRUCTURE BELOW.
10. PROVIDE FULL LATERAL RESTRAINT TO THE TOP OF ALL WOOD AND STEEL BEAMS AND LINTELS.
11. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
12. PROVIDE MINIMUM FROST PROTECTION OF 5'-0" TO US OF ALL FOOTINGS TO HEATED SPACES AND 5'-0" TO US OF ALL FOOTINGS TO UNHEATED SPACES
13. ALL POSTS TO BE F2 (2-2"x4" OR 2-2"x6" SEE WALL TYPE) SPRUCE UNLESS NOTED OTHERWISE.
14. PROVIDE MIN 4"x4"x4" END BEARING PLATE @ TOP AND BOTTOM OF ALL STEEL POSTS.
15. SECURE ALL POSTS TO BEAMS TO PREVENT LATERAL DISPLACEMENT.
16. WELD OR BOLT STEEL POSTS TO STEEL BEAMS.
17. ANCHOR BOLTS SPACED 4'-0" MAX. UNLESS NOTED OTHERWISE ON DRAWINGS.

**POSTS (TO US OF LINTEL OR BEAM)**

- F1 = HEAVY DUTY TELEPOST WITH 68KN ALLOWABLE & 40KN FACTORED RESISTANCES AT 8'-0" EXTENSION
- F2 = 2-2"x6" OR 2-2"x4" SEE WALL TYPE (TYPICAL)
- F3 = 3-2"x6" OR 3-2"x4" SEE WALL TYPE
- F4 = 4-2"x6" OR 4-2"x4" SEE WALL TYPE
- F5 = 5-2"x6" OR 5-2"x4" SEE WALL TYPE
- F6 = 6"x6" P.T. WOOD POST C/W HELICAL PILE W/ 2000 LBS BEARING CAPACITY. DESIGNED AND INSTALLED AS PER MANUFACTURERS DRAWINGS.
- P1 = 3"x3"x0.25" 165 POST C/W TYPICAL BASE PLATE AT TOP AND BOTTOM
- P2 = 2"x2" STUDS @ 24" O.C. C/W 2x6 PLATE
- P3 = 6"x6" P.T. WOOD POST C/W TAPERED MARINE PLYWOOD COLUMN WRAP AND FRAMING AS REQ'D

**WALL FOOTINGS**

- WF1 = 2" WIDE x 8" THICK STRIP FOOTING C/W 3-1/2" CON. BOT. AND 12" x 30" DOWELS
- WF2 = 2" WIDE x 8" THICK STRIP FOOTING C/W 3-1/2" CON. BOT. AND 12" x 30" DOWELS

**NOTE: ALL FOOTINGS TO BE W/FL UNLESS NOTED OTHERWISE. UNLESS SOIL CONDITIONS REQUIRE LARGER FOOTINGS, TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER.**

**RAIL FOOTING**

- RF1 = 42" x 42" x 12" DEEP C/W 15M @ 8' O.C. EACH W/AT MINIMUM 3" COVER

**WOOD LINTELS**

- L1 = LINTEL PROVIDED BY FLOOR JOIST MANUFACTURER
- L2 = 2"x4" LVL
- L3 = 3"x4" LVL
- L4 = 4"x4" LVL
- L5 = 2-1/2"x4" LVL
- L6 = 2-1/2"x4" LVL 2000FD - 2.0E
- L7 = 1" LINTEL PROVIDED BY FLOOR JOIST MANUFACTURER
- L8 = 3-1/2"x4" LVL 2000FD 24F L1E
- L9 = 1-1/2"x4" LVL 2000FD 24F L1E
- L10 = 2-1/2"x4" LVL 2000FD 24F L1E

**FOUNDATIONS**

1. ALL FOOTINGS TO BEAR ON SOUND & UNDISTURBED SOIL WITH AN ALLOWABLE BEARING VALUE OF 100 KPa MIN. BEARING SURFACE TO BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.
2. PROTECT SUB-GRADE FROM WATER & FREEZING ADJACENT TO & BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION.
3. PROVIDE 5'-0" MINIMUM FROST COVER (FINISHED GRADE TO US FOOTING) FOR FOOTINGS HEATED SPACES. CONSULT SOIL REPORT NOTED FOR ADDITIONAL REQUIREMENTS.
4. BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS (EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED).
5. COMPACTED IN LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER.
6. CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION & COMPACTION OF FILL SUPPORTING SLAB ON GRADE.

**CONCRETE**

1. THE DESIGN AND CONSTRUCTION OF CONCRETE IS TO CONFORM TO THE REQUIREMENTS OF THE FOLLOWING STANDARDS (INCLUDING LATEST REVISIONS):
  - CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION CAN/A-231-14
  - METHODS OF TEST FOR CONCRETE. CAN/A-232-14
  - CODE FOR DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS CAN/A-233-14M
  - BILLET STEEL BARS FOR CONCRETE REINFORCEMENT FY = 400MPa TO CSA G3018-12
  - QUALIFICATION CODES FOR TESTING LABORATORIES CSA A289-10
  - AIR ENTRAINING ADMIXTURES FOR CONCRETE(CAN/A-266-1)M10
  - CHEMICAL ADMIXTURES FOR CONCRETE(CAN/A-266-2)M10
  - GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE. CAN/A266-4 M10
2. CONCRETE STRENGTH (WITHIN 28 DAYS) SHALL BE AS FOLLOWS:
  - FOOTINGS & FOUNDATION WALL 25 MPa
  - SLAB-ON-GRADE 32 MPa
  - EXTERIOR FLAT WORK 32 MPa
  - GARAGE SLAB 32 MPa
3. MIN. COVER TO REINFORCING BARS SHALL BE AS FOLLOWS:
  - FOUNDATION WALLS 40mm UN
  - 40mm UN
  - AIR ENTRAINED CONCRETE WITH 5% TO 7% AIR CONTENT SHALL BE USED FOR ALL WORK.
  - DETAIL BEND, SUPPORT AND PLACE REINFORCING STEEL TO CONFORM WITH R.S.J.O. MANUAL, OF STANDARD PRACTICE.
  - PROVIDE 36 BAR-DIAMETER LAP BRIDGES FOR ALL REINFORCING STEEL UNLESS OTHERWISE NOTED ON DRAWINGS.
  - WHERE THE FOUNDATION WALLS DO NOT CONFORM TO THE REQUIREMENTS OF OBC 2012, SECTION 4.15.4, THE CONCRETE FOUNDATION WALLS SHALL BE REINFORCED IN TWO (2) DIRECTIONS (VERTICALLY AND HORIZONTALLY) USING 15M BARS SPACED AT NO MORE THAN 16" (400MM) O.C. WHERE THE WALLS ARE TO BE REINFORCED, DOWELS ARE REQUIRED FROM THE FOOTINGS INTO THE WALLS USING THE SAME SIZE OF REINFORCING AND AT EQUAL SPACING TO THE VERTICAL WALL REINFORCING. COORDINATE WITH GRADING PLAN.

**ROOF ASSEMBLIES**

- 1. REPLACE 1/2" GYPSUM BOARD WITH 1/2" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS.
- 2. ICE AND WATER SHEILD TO GREATER OF 2"IT ALONG ROOF OR 1'-0" INSIDE EXTERIOR WALL. PER OBC 4.2.8.3 SEE ROOF PLAN

**R1 - ROOF ASSEMBLY - HOUSE**

- ASPHALT SHINGLES
- NO.15 ASPHALT SATURATED FELT PAPER (CONTINUOUS)
- ICE & WATER SHIELD EAIVE & VALLEY PROTECTION
- 3/8" EXTERIOR SHEATHING C/W NAILPS
- (2 PER SPACE LARGER THAN 16")
- PRE-ENGINEERED ROOF TRUSSES
- R60 GLASS FIBRE BATT INSULATION (FOR SLOPED)
- R60 BLOWN INSULATION (FOR HORIZONTAL)
- 6MIL POLY VAPOUR BARRIER
- 1"x3" WOOD STRAPPING @ 16" O.C. MAX.
- 3/4" GYPSUM BOARD

**R2 - ROOF ASSEMBLY - GARAGE DOORS**

- ASPHALT SHINGLES
- NO.15 ASPHALT SATURATED FELT PAPER (CONTINUOUS)
- ICE & WATER SHIELD EAIVE & VALLEY PROTECTION
- 3/8" EXTERIOR SHEATHING C/W NAILPS
- (2 PER SPACE LARGER THAN 16")
- PRE-ENGINEERED ROOF TRUSSES
- 2x4 WOOD SOFFIT FRAMING AS REQUIRED
- PREFIN METAL SOFFIT

**R3 - FOUNDATION WALL (FINISHED SPACE)**

- 1/2" GYPSUM BOARD
- 6MIL POLY VAPOUR BARRIER
- 2x4 STUDS @ 24" O.C. C/W 2x6 PLATE
- C/W R22 BATT INSULATION
- 1" RIGID INSULATION - RT
- MOISTURE BARRIER
- 10" C.I.P. CONC.
- SPRAT ON DAM-PROOFING

**R4 - FOUNDATION WALL (NON-FINISHED SPACE)**

- SPRAT ON DAM-PROOFING

**R5 - FOUNDATION WALL (NON-FINISHED SPACE)**

- SPRAT ON DAM-PROOFING

**R6 - PARTY WALL FOUNDATION**

- 1/2" GYPSUM BOARD
- 6MIL POLY VAPOUR BARRIER
- 2x4 STUDS @ 24" O.C. C/W R22 BATT INSULATION
- 10" C.I.P. CONC.
- 2x4 STUDS @ 24" O.C. C/W R22 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BD.

**R7 - EXTERIOR WALL (SIDING)**

- SIDING COLOR AND STYLE AS SELECTED BY OWNER, INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 1" POLY-ISO RIGID INSULATION - RT AND AIR BARRIER, TAPED ALL JOINTS
- 1/8" O.S.B. SHEATHING
- 2x6 @ 16" O.C. C/W R22 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

**R8 - EXTERIOR WALL (SIDING NON INSULATED)**

- SIDING COLOR AND STYLE AS SELECTED BY OWNER, INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 1/8" O.S.B. SHEATHING
- 2x6 @ 16" O.C.
- 6MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

**R9 - EXTERIOR WALL (CULTURED STONE)**

- STONE VENEER COLOR AND STYLE AS SELECTED BY OWNER. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 1" AIR SPACE
- 1" POLY-ISO RIGID INSULATION - RT AND AIR BARRIER, TAPED ALL JOINTS
- 1/8" O.S.B. SHEATHING
- 2x6 @ 16" O.C. C/W R22 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

**R10 - EXTERIOR WALL (GATED STONE)**

- STONE VENEER COLOR AND STYLE AS SELECTED BY OWNER. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 1" AIR SPACE
- 1" POLY-ISO RIGID INSULATION - RT AND AIR BARRIER, TAPED ALL JOINTS
- 1/8" O.S.B. SHEATHING
- 2x6 @ 16" O.C. C/W R22 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

**R11 - GARAGE WALL @ CHASE**

- 1/2" GYPSUM BOARD TAPED AND MTD
- 2x6 STUDS @ 16" O.C.
- R24 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER

**R12 - GARAGE WALL @ HOUSE**

- 1/2" GYPSUM BD TAPED AND MTD
- 2x6 STUDS @ 16" O.C.
- R24 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BD

**R13 - EXTERIOR WALL - RATED (SIDING)**

- SIDING COLOR AND STYLE AS SELECTED BY OWNER, INSTALLED AS PER MANUFACTURERS INSTRUCTIONS
- 1" POLY-ISO RIGID INSULATION - RT AND AIR BARRIER, TAPED ALL JOINTS
- 1/8" O.S.B. SHEATHING
- 2x6 @ 16" O.C. C/W R22 BATT INSULATION
- 6MIL POLY VAPOUR BARRIER
- 2 LAYERS 3/4" TYPE "X" GYPSUM BD

**R14 - SLAB ON GRADE (BASEMENT)**

- FLOOR FINISH (SEE PLAN)
- 4" FLORED CONC. SLAB C/W 6x6x% W/M @ MID DEPTH
- R60 SHEAR RIGID INSULATION
- 6" GRANULAR FILL
- UNDISTURBED SOIL OR COMPACTED FILL

**R15 - SLAB ON GRADE (GARAGE)**

- 4" FLORED CONC. SLAB C/W 6x6x% W/M @ MID DEPTH
- 5.00E 2R TOWARD GARAGE DOORS
- 6" GRANULAR FILL
- UNDISTURBED SOIL OR COMPACTED FILL

**R16 - FRAMED FLOOR**

- 5/8" PLYWOOD SUBFLOOR
- 2x10 JOISTS @ 16" O.C.
- C/W BRIDGING @ MIDSPAN
- R23 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

**R17 - FRAMED FLOOR INSULATED**

- FLOOR FINISH
- 5/8" PLYWOOD SUBFLOOR
- 6MIL POLY V.B.
- 2x10 JOISTS @ 16" O.C.
- C/W BRIDGING @ MIDSPAN
- R24XLL BATT INSULATION
- 2" RIGID INSULATION
- R23 STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

**R18 - POSCH SLAB**

- 5" CONC. SLAB C/W 10M BARS @ 10" O.C. EACH WAY, 10M DOWELS @ 16" O.C. FROM SLAB TO SLAB ON GROUND. REINFORCING TO BE INSPECTED PRIOR TO POURING. SLOPE TOWARDS FRONT TO ENSURE POSITIVE DRAINAGE

**R19 - FRAMED FLOOR INSULATED**

- FLOOR FINISH
- 5/8" PLYWOOD SUBFLOOR
- 6MIL POLY V.B.
- 2x10 JOISTS @ 16" O.C.
- C/W BRIDGING @ MIDSPAN
- R24XLL BATT INSULATION
- 2" RIGID INSULATION
- R23 STRAPPING @ 16" O.C.
- PREFIN METAL SOFFIT

**INTERIOR WALL ASSEMBLIES**

- NOTE:
- 1. REFERENCE BY GYPSUM BOARD WITH 1/2" MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS
- 2. ALL INTERIOR WALLS ARE FI UNLESS NOTED OTHERWISE
- 3. FLOORING SOUND BARRIERS IN ALL WASHROOM, BEDROOM & LAUNDRY ROOM WALLS.

**R1 - INTERIOR PARTITION**

- 1/2" GYPSUM BOARD
- 2x4 WOOD STUD FRAMING
- 1/2" GYPSUM BOARD

**R2 - INTERIOR PARTITION**

- 1/2" GYPSUM BOARD
- 2x4 WOOD STUD FRAMING
- 1/2" GYPSUM BOARD

**R3 - PARTY WALL**

- SEE DETAIL W/AS FOR WALL ASSEMBLY DETAILS
- OBC WALL ASSEMBLY #58A FIG 218 / 517-66

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirement set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Required unless design is stamped under 3.2.5.1. Division "C" of the Ontario Building Code

James Bell	24429
NAME	SIGNATURE
	BCIN

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Bell + Associates Architecture Inc.	129031
FIRM NAME	BCIN

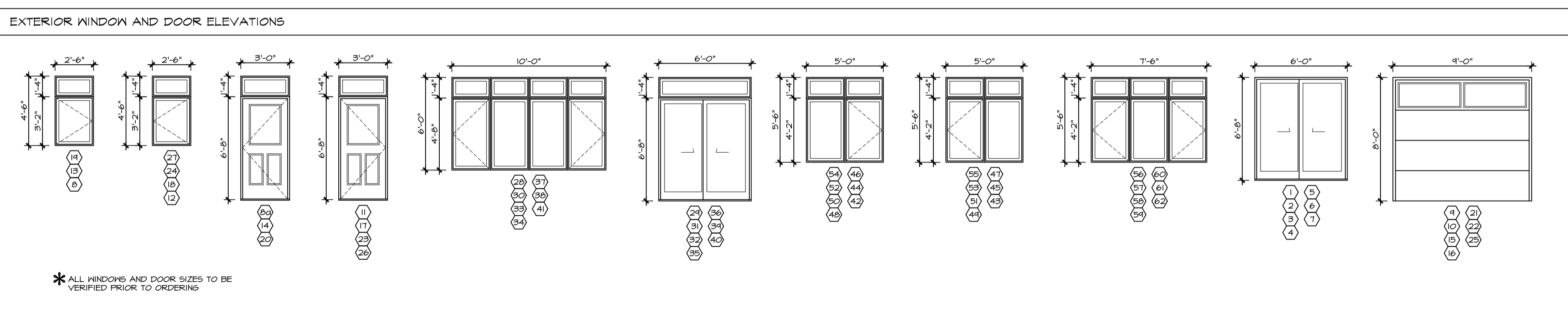
**INTERIOR DOOR SCHEDULE**  
NOTE: CONFINER ALL ROUGH-IN WITH MANUFACTURER

NO.	WIDTH	HEIGHT	TYPE	REMARKS
1	36"	80"	HC	
2	24"	80"	HC	
3	36"	80"	HC	
4	28"	80"	HC	
5	30"	80"	HC	
6	32"	80"	HC	
7	34"	80"	HC	
8	36"	80"	HC	
9	36"	80"	HC	
10	3'-6"	80"	HC	2 PANEL SLIDING DOORS
11	3'-0"	80"	HC	2 BI-FOLD DOORS
12	3'-0"	80"	HC	1 BI-FOLD DOOR
13	2'-6"	80"	HC	POCKET
14	2'-8"	80"	HC	POCKET
15	2x24"	80"	HC	
16	2x20"	80"	HC	
17	2x30"	80"	HC	

**LEGEND:**

ACH	ALUMINUM CLAD WOOD	SC	SOLID CORE WOOD
FG	FLOAT GLASS	SCG	SOLID CORE CEDAR
HC	HOLLOW CORE WOOD	SH	SOLID WOOD
HMI	HOLLOW METAL INSULATED	TG	TEMPERED GLASS
HSG	HOLLOW SOUND CORE WOOD	THS	THERMAL GLAZING
LEA	LEAD TITANIUM GLAZING	AD	ACTIVE DOOR
MPP	MOISTURE PROOF PAINT	FB	FINISHED SLAB C/W FLUSH BOLTS TAB

NOTE: PROVIDE HSG FOR ALL BEDROOM AND WASHROOM DOORS



- NOTES:**
- REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS WHEN DRAWINGS OR NOTES REFERENCE O.B.C. IN ALL CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.
- LEGEND:**
- 1 EXTERIOR DOOR & WINDOW TAG
  - 2 DOOR TAG
  - 3 EXTERIOR WALL TYPE
  - 4 INTERIOR PARTITION WALL TYPE
  - 5 FLOOR TYPE
  - 6 ROOF TYPE
  - 7 POST TYPE
  - 8 PAD FOOTING TYPE
  - 9 WALL FOOTING TYPE
  - 10 SMOKE/CARBON MONOXIDE DETECTOR PER OBC 4.10.4.1 & 4.35.4



**BELL + ASSOCIATES ARCHITECTURE**

4-184 John Street  
Peterborough, ON K9A 1H7  
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Oshawa, ON M6A 1H0  
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**PROJECT NORTH**

**VERSION NO. 1**

**DATE: MAY 2022**

**SCALE: AS SHOWN**

NO.	ITEM	DD.M.YYY
1	ISSUED FOR PERMIT	06.12.22
2	ISSUED FOR REVIEW	25.11.22

**PROJECT:**  
TOWN HOME PROJECT  
BLOCK 9 ON PLAN 547  
SUMMIT TRAIL  
PETAWANCA, ON

**CLIENT:**  
JAMES LAPORTE  
660 MELTON STREET  
PETERBORO, ON  
K9H 2Y6

**SCALE:** AS SHOWN

**DRAWN BY:** TJS

**DATE:** APRIL 2022

**CHECKED BY:** JCB

**APPROVED BY:** JCB

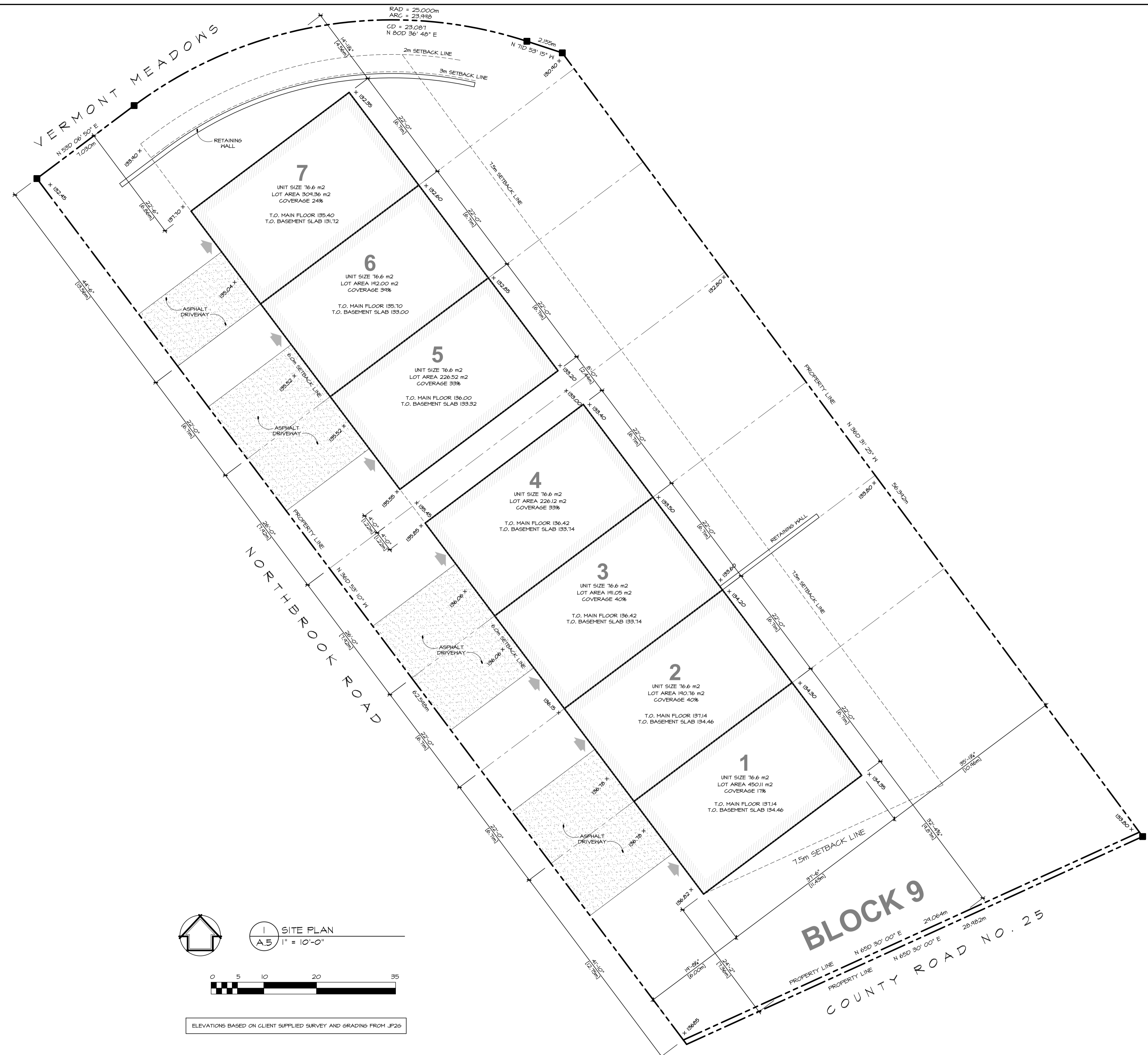
**PROJECT NO.:** 222-04

**SHEET NO.:**

**GENERAL NOTES**

**A.0a**





The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirement set out in the Ontario Building Code to be a designer.

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James Bell 24429  
 NAME SIGNATURE BCIN

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Bell + Associates Architecture Inc. 129031  
 FIRM NAME BCIN



1 SITE PLAN  
 A.5 1" = 10'-0"

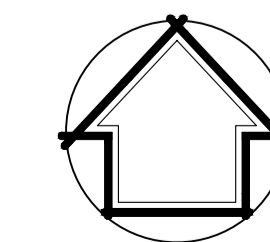


ELEVATIONS BASED ON CLIENT SUPPLIED SURVEY AND GRADING FROM JP20

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LEGEND:

- ① EXTERIOR DOOR & WINDOW TAG
- ② DOOR TAG
- ⊞ EXTERIOR MALL TYPE
- ⊞ INTERIOR PARTITION MALL TYPE
- ⊞ FLOOR TYPE
- ⊞ ROOF TYPE
- ⊞ POST TYPE
- ⊞ PAD FOOTING TYPE
- ⊞ WALL FOOTING TYPE
- ⊞ SMOKE/CARBON MONOXIDE DETECTOR PER OBC §10.14 & 4.39.4



PROJECT NORTH

**BELL**  
 +ASSOCIATES  
 ARCHITECTURE

4-184 John Street  
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 613-831-9688  
 info@bell.ca  
 bellarchitecture.ca

VERSION NO.	1
DATE	MAY 2022
SCALE	

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NO.	ITEM	DATE
1	ISSUED FOR PERMIT	06.12.22
1	ISSUED FOR REVIEW	25.11.22
	NO.	DD.MM.YY
	REVISIONS	DATE

PROJECT	TOYAH HOME PROJECT BLOCK 9 ON PLAN 547 SUMMIT TRAIL PETAWANKA, ON
CLIENT	JAMES LAPORTE 560 MELTON STREET PEMBROKE, ON K8H 2Y6
DRAWING	SITE PLAN

SCALE	AS SHOWN
DRAWN BY	TJS
DATE	APR 2022
CHECKED BY	JCB
APPROVED BY	JCB
PROJECT NO.	222-04
SHEET NO.	A.0





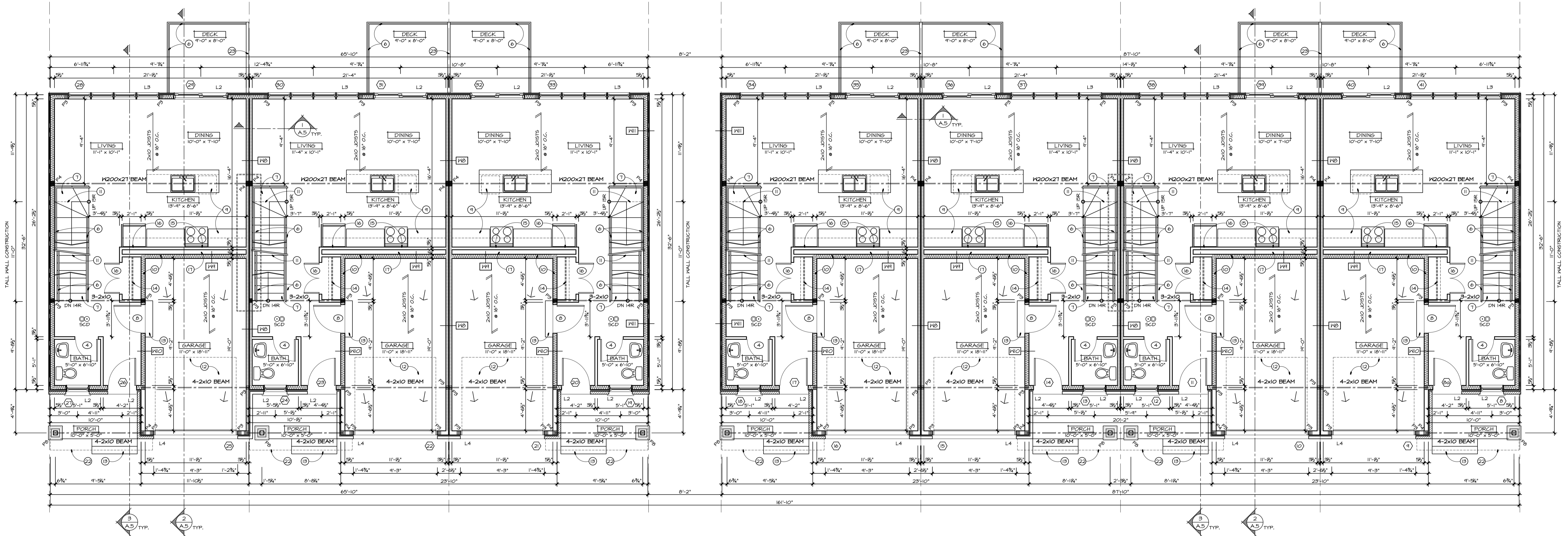
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QUALIFICATION INFORMATION - Required unless design is stamped under 3.2.5.1. Division "C" of the Ontario Building Code

James Bell 24429  
NAME SIGNATURE BCIN

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Bell + Associates Architecture Inc. 129031  
FIRM NAME BCIN



1 MAIN FLOOR PLAN  
A.3 3/16" = 1'-0"

\* ALL EXTERIOR WALLS ARE TO BE [M] UNLESS OTHERWISE NOTED  
\* ALL PARTITIONS ARE TO BE [P] UNLESS OTHERWISE NOTED  
(2) - 1 3/8" x 4 1/4" MICRILAM LVL. 2JC WITHIN THE SECOND FLOOR JOIST ASSEMBLY, CONTINUOUS ABOVE THE WOOD STUDS ON THE GROUND FLOOR AND BRACED BY THE SECOND FLOOR JOISTS ON EACH END @ STAIR LOCATION

CONSTRUCTION NOTES

- 1 SLEEVE THROUGH FOOTING FOR KEEPING TILE
- 2 100mm PERFORATED KEEPING TILE C/M CLOTH AND 150mm CRUSHED STONE AS PER O.B.C. 4.13.4(4)
- 3 SUMP PIT - CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION, PUMP TO STORM IN STREET OR DITCH
- 4 BEAM POCKET C/M BEARINGS SHIMS (MIN 3" BEARING)
- 5 FLOOR DRAIN C/M T.S.P.
- 6 GUARDS MUST CONFORM TO 4.8.8. AND HANDRAILS MUST CONFORM TO 4.8.1. OF O.B.C., TYPICAL AROUND ALL SEPARATING WALLS
- 7 STAIR RISE = 7-3/4"; RUN = 10" DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTING STAIRS
- 8 REDUCE FOUNDATION WALL 2 BLOCK COURSES @ DOOR LOCATION AND CONTINUE SLAB OVER FOUNDATION (CONFORM O.B.C.)
- 9 KITCHEN BY OTHERS - CONTRACTOR TO CONFIRM KITCHEN LAYOUT PRIOR TO CONSTRUCTION TO COORDINATE FIXTURE LOCATIONS
- 10 GARAGE AREA TO BE SEALED OFF FROM REMAINDER OF HOUSE, ALL GYPSUM TO BE TAPED AND SEALED, TYPICAL AROUND ALL SEPARATING WALLS
- 11 CONTRACTOR TO ENSURE MIN. HEADROOM OF 6'-5" OVER STAIRWELL AS PER 4.8.2.2. OF O.B.C.
- 12 4" THICK CONCRETE SLAB, SLOPE TO GARAGE DOOR, 2" FALL OVER LENGTH TOWARDS OVERHEAD DOORS
- 13 STAIRS AS REQUIRED, CONTRACTOR TO CONFIRM DIMENSIONS ONSITE
- 14 SHELF & ROD
- 15 FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC RANGES AS PER 4.10.22 OF O.B.C.
- 16 WALL RECESS FOR FRIDGE, CONFIRM FRIDGE DIMENSIONS PRIOR TO FRAMING THIS AREA
- 17 6" CAVITY WALL FOR MECHANICAL CHASE
- 18 5 ADJUSTABLE SHELVES
- 19 ATTIC ACCESS HATCH AS PER O.B.C. 4.14.2(1) CONTRACTOR TO CONFIRM LOCATION
- 20 PROVIDE WATERPROOF FINISH AROUND TUBS/SHOWERS AS PER 4.24.2, OF O.B.C.
- 21 CONTRACTOR TO PROVIDE METAL PAN UNDER WASHER AND DRYER
- 22 LINE OF CANTILEVERED FLOOR ABOVE
- 23 6'-0" HIGH, PRIVACY FENCE TO BE THE LENGTH OF DECK

NOTES:  
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LEGEND:

(1)	EXTERIOR DOOR & WINDOW TAG
(2)	DOOR TAG
(M)	EXTERIOR WALL TYPE
(P)	INTERIOR PARTITION WALL TYPE
(F)	FLOOR TYPE
(R)	ROOF TYPE
(N)	POST TYPE
(H)	PAD FOOTING TYPE
(W)	HALL FOOTING TYPE
(SCD)	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 4.10.14 & 4.39.4



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VERSION NO.	1
DATE	MAY 2022
SCALE	

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CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.  
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NO.	ITEM	DATE
2	ISSUED FOR PERMIT	06.12.22
1	ISSUED FOR REVIEW	25.11.22
	NO. / ITEM	DATE

PROJECT	TOYON HOME PROJECT BLOCK 9 ON PLAN 547 SUMMIT TRAIL PETAUNAWA, ON
CLIENT	JAMES LAPORTE 560 MELTON STREET PETERBORO, ON K9H 2Y6
SCALE	AS SHOWN
DRAWN BY	TJS
DATE	APR 2022
CHECKED BY	JCB
APPROVED BY	JCB
PROJECT NO.	222-04
SHEET NO.	A.3
DRAWING	MAIN FLOOR PLAN

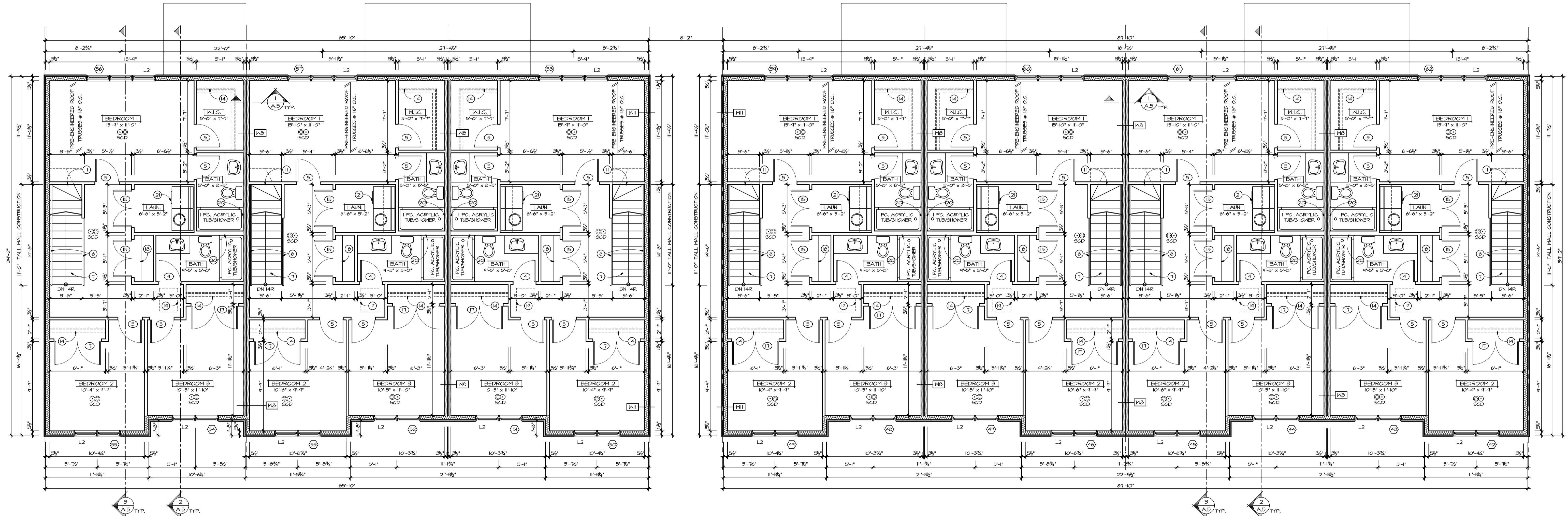
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Bell + Associates Architecture Inc. 129031  
 FIRM NAME BCIN



1 SECOND FLOOR PLAN  
 A.4 3/16" = 1'-0"

\* ALL EXTERIOR WALLS ARE TO BE [X] UNLESS OTHERWISE NOTED  
 \* ALL PARTITIONS ARE TO BE [PI] UNLESS OTHERWISE NOTED

CONSTRUCTION NOTES

- ① SLEEVE THROUGH FOOTING FOR KEEPING TILE
- ② 100mm PERFORATED KEEPING TILE C/N CLOTH AND 50mm CRUSHED STONE AS PER O.B.C. 4.13.4(4)
- ③ SUMP PIT - CONTRACTOR TO CONFIRM LOCATION PRIOR TO CONSTRUCTION. PUMP TO STORM IN STREET OR DITCH
- ④ BEAM POCKET C/N BEARING SHIMS (MIN 3" BEARING)
- ⑤ FLOOR DRAIN C/N T.S.P.
- ⑥ GUARDS MUST CONFORM TO 4.8.8. AND HANDRAILS MUST CONFORM TO 4.8.1. OF O.B.C.
- ⑦ STAIR RISE = 7-3/4"; RUN = 10" DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTING STAIRS
- ⑧ REDUCE FOUNDATION WALL 2 BLOCK COURSES # DOOR LOCATION AND CONTINUE SLAB OVER FOUNDATION (CONFIRM ON SITE)
- ⑨ KITCHEN BY OTHERS - CONTRACTOR TO CONFIRM KITCHEN LAYOUT PRIOR TO CONSTRUCTION TO COORDINATE FIXTURE LOCATIONS
- ⑩ GARAGE AREA TO BE SEALED OFF FROM REMAINDER OF HOUSE. ALL GYPSUM TO BE TAPED AND SEALED. TYPICAL AROUND ALL SEPARATING WALLS
- ⑪ CONTRACTOR TO ENSURE MIN. HEADROOM OF 6'-5" OVER STAIRWELL AS PER 4.8.2.2. OF O.B.C.
- ⑫ 4" THICK CONCRETE SLAB, SLOPE TO GARAGE DOOR. 2" FALL OVER LENGTH TOWARDS OVERHEAD DOORS
- ⑬ STAIRS AS REQUIRED, CONTRACTOR TO CONFIRM DIMENSIONS ON SITE
- ⑭ SHELF 1 ROD
- ⑮ FIRE PROTECTION FOR GAS, PROPANE AND ELECTRIC RANGES AS PER 4.10.22 OF O.B.C.
- ⑯ WALL RECESS FOR FRIDGE, CONFIRM FRIDGE DIMENSIONS PRIOR TO FRAMING THIS AREA
- ⑰ 6" CAVITY HALL FOR MECHANICAL CHASE
- ⑱ 5 ADJUSTABLE SHELVES
- ⑲ ATTIC ACCESS HATCH AS PER O.B.C. 4.14.2(1) CONTRACTOR TO CONFIRM LOCATION
- ⑳ PROVIDE WATERPROOF FINISH AROUND TUBS/SHOWERS AS PER 4.24.2, OF O.B.C.
- ㉑ CONTRACTOR TO PROVIDE METAL PAN UNDER WASHER AND DRYER
- ㉒ LINE OF CANTILEVERED FLOOR ABOVE
- ㉓ 6'-0" HIGH PRIVACY FENCE TO BE THE LENGTH OF DECK

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LEGEND:

①	EXTERIOR DOOR & WINDOW TAG
②	DOOR TAG
[X]	EXTERIOR MALL TYPE
[PI]	INTERIOR PARTITION WALL TYPE
[L2]	FLOOR TYPE
[R]	ROOF TYPE
[N]	POST TYPE
[F1]	PAV FOOTING TYPE
[M]	HALL FOOTING TYPE
[SCD]	SMOKE/CARBON MONOXIDE DETECTOR PER OBC 4.10.4 & 4.39.4



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VERSION NO. 1  
 MAY 2022

SEAL

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 IT IS THE RESPONSIBILITY OF THE APPROVING CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES AND OVERHEADS ON SITE & REMOVE ALL UTILITIES BEFORE CONSTRUCTION.  
 DO NOT SCALE DRAWINGS.  
 DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL NOTED AS SUCH FOR CONSTRUCTION.  
 CONTRACTOR RESERVE THE RIGHT TO MAKE ANY CHANGES TO THIS DRAWING & ASSOCIATED ARCHITECTURE'S ELECTRONIC DOCUMENTS MAY NOT BE FORWARDED TO OTHERS.  
 CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES AND OVERHEADS ON SITE & REMOVE ALL UTILITIES BEFORE CONSTRUCTION.  
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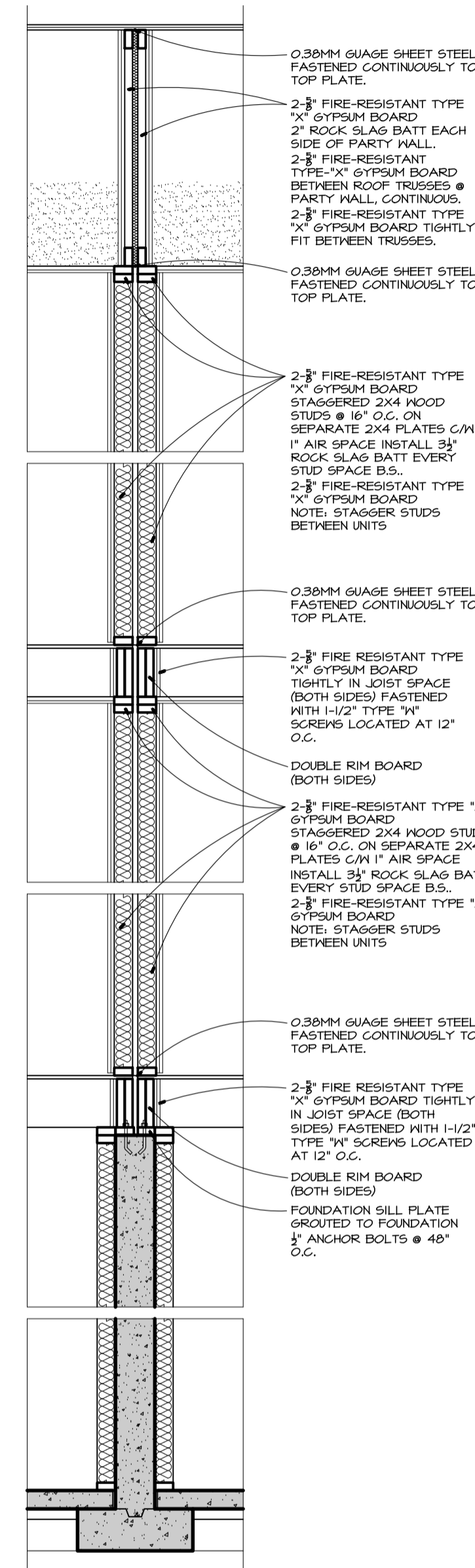
NO.	ITEM	DATE
2	ISSUED FOR PERMIT	06.12.22
1	ISSUED FOR REVIEW	25.11.22
NO.	ITEM	DATE

PROJECT  
 TOWN HOME PROJECT  
 BLOCK 9 ON PLAN 547  
 SUMMIT TRAIL  
 PETAUNAWA, ON

CLIENT  
 JAMES LAPORTE  
 560 MELTON STREET  
 PEMBROKE, ON  
 K8H 2Y6

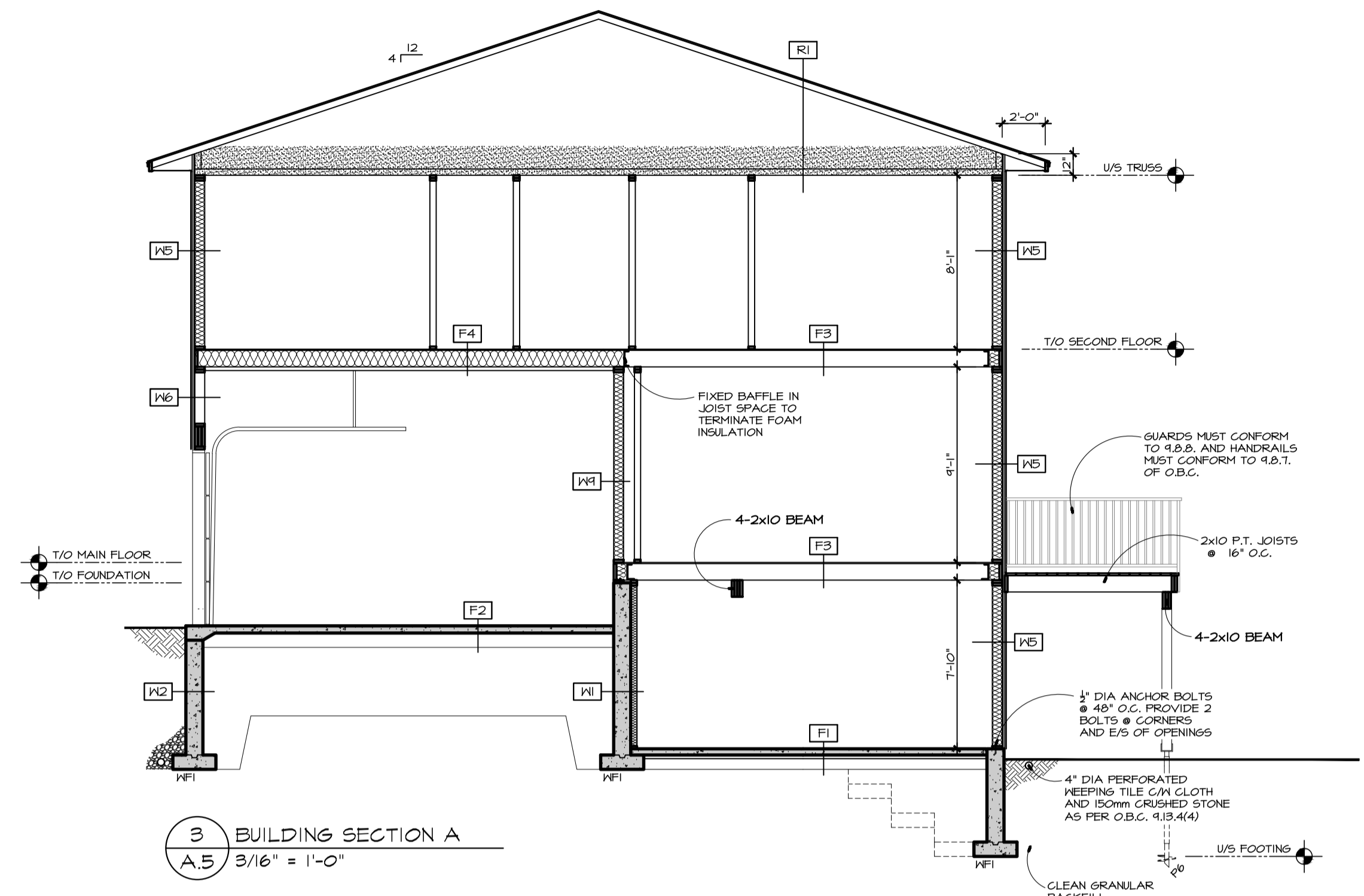
DRAWING  
 SECOND FLOOR PLAN

SCALE AS SHOWN  
 DRAWN BY TJS  
 DATE APR 2022  
 CHECKED BY JCB  
 APPROVED BY JCB  
 PROJECT NO. 222-04  
 SHEET NO. A.4



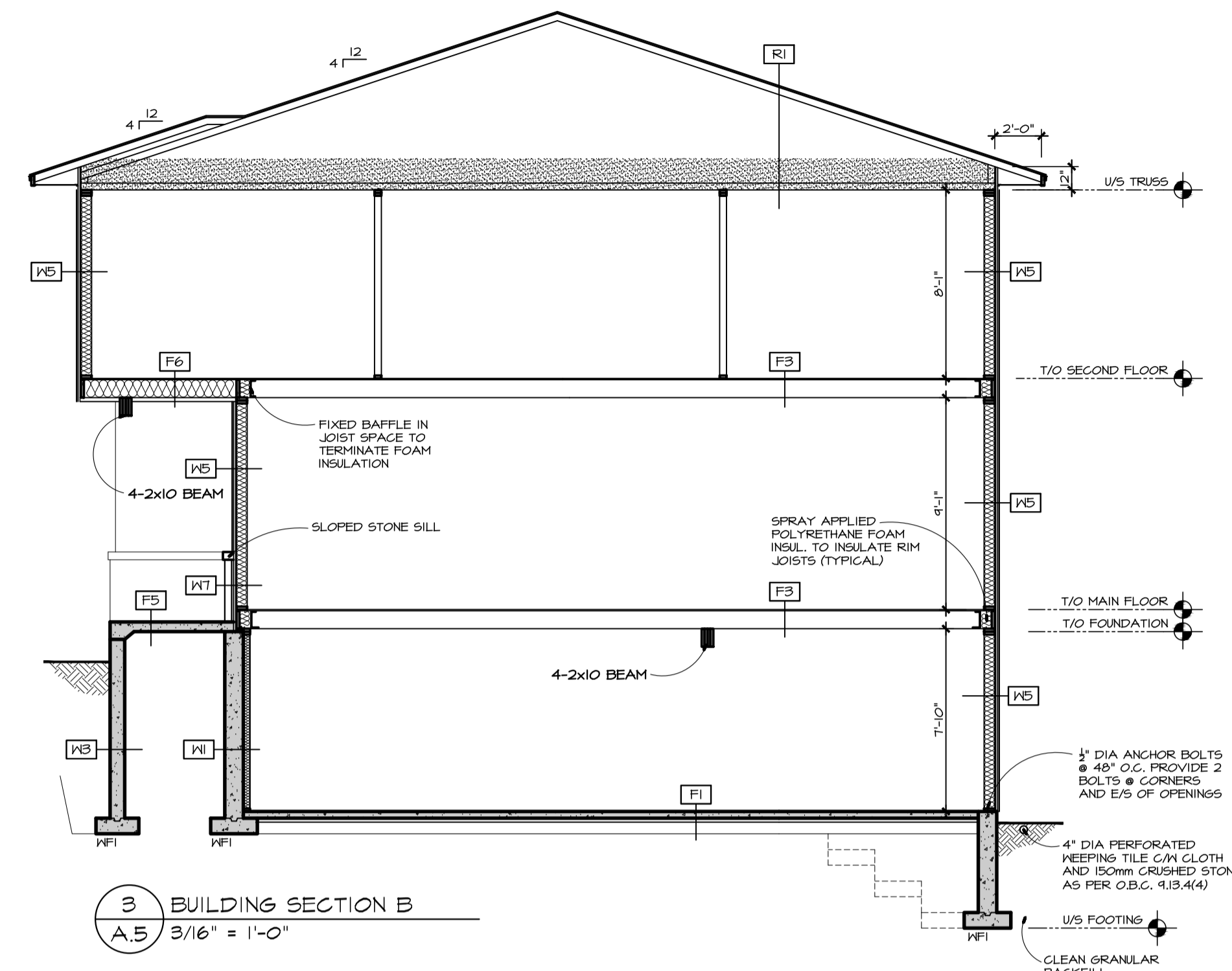
O.B.C. WALL ASSEMBLY W15A  
F.R.R. 2HR / STC 66

1 PARTY WALL SECTION W8  
A.5 1/2" = 1'-0"



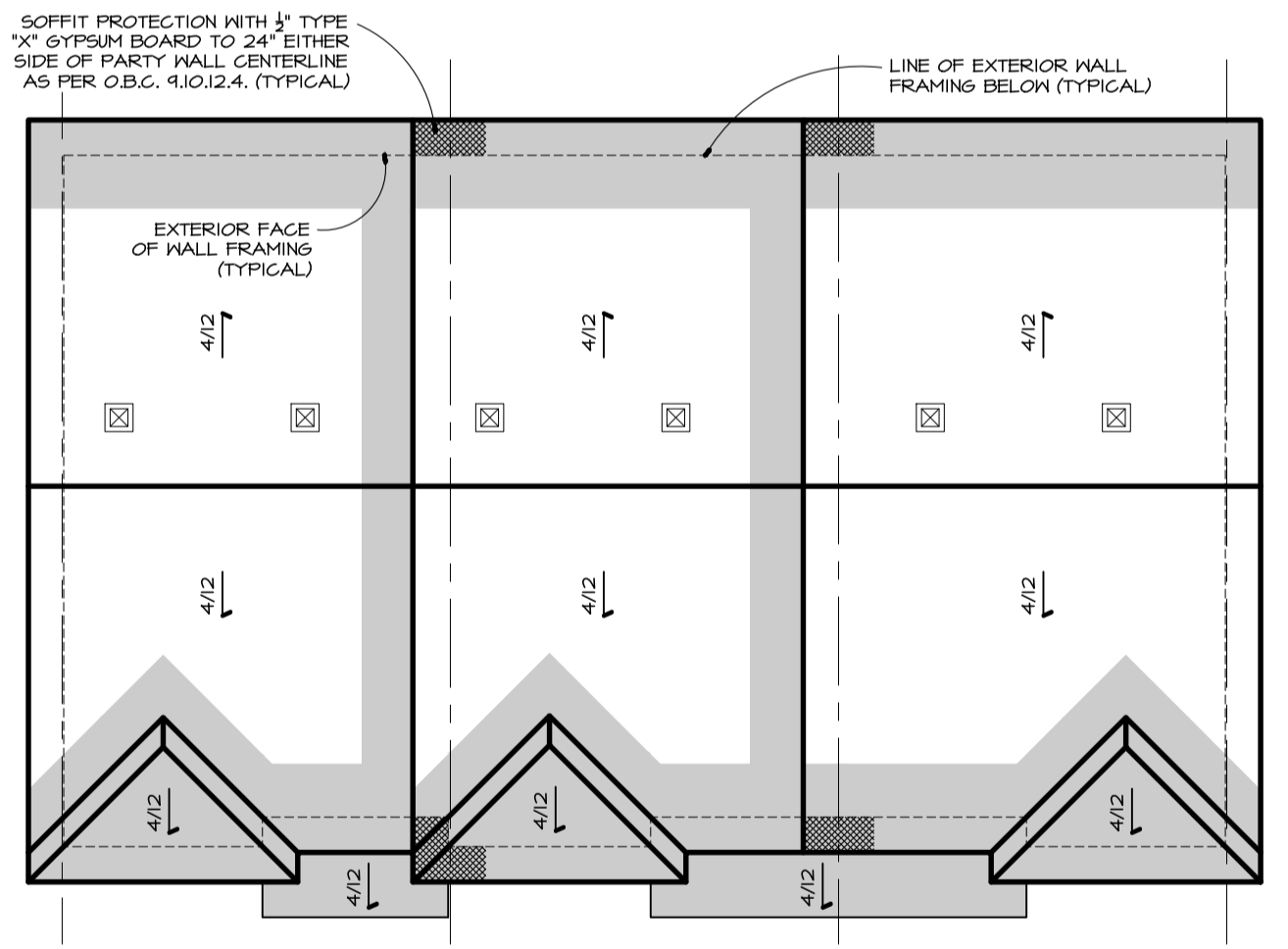
3 BUILDING SECTION A  
A.5 3/16" = 1'-0"

\* ALL PARTITIONS ARE TO BE UNLESS OTHERWISE NOTED [PI]



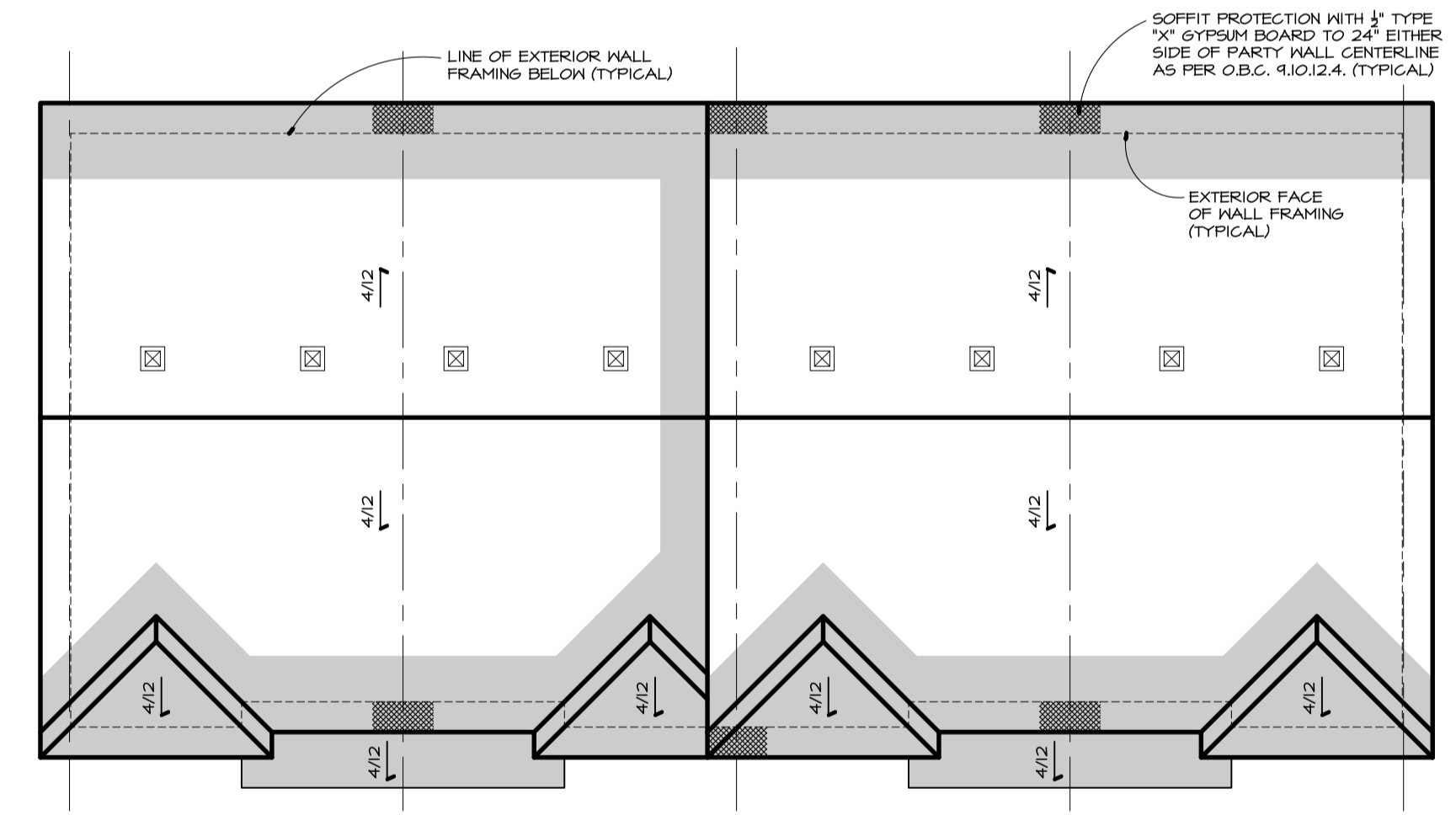
3 BUILDING SECTION B  
A.5 3/16" = 1'-0"

\* ALL PARTITIONS ARE TO BE UNLESS OTHERWISE NOTED [PI]



4 ROOF PLAN  
A.5 3/32" = 1'-0"

ICE AND WATER SHIELD 60" UP EAVES (TYPICAL) AND 30" EITHER SIDE OF VALLEYS (TYPICAL)



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  - ② DOOR TAG
  - Ⓜ EXTERIOR WALL TYPE
  - Ⓜ INTERIOR PARTITION WALL TYPE
  - Ⓜ FLOOR TYPE
  - Ⓜ ROOF TYPE
  - Ⓜ POST TYPE
  - Ⓜ PAD FOOTING TYPE
  - Ⓜ WALL FOOTING TYPE
  - Ⓜ SMOKE/CARBON MONOXIDE DETECTOR PER CBC 4.10.14 & 4.39.4



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PROJECT  
TOWN HOME PROJECT  
BLOCK 9 ON PLAN 547  
SUMMIT TRAIL  
PETAWANKA, ON

CLIENT  
JAMES LAPORTE  
560 MELTON STREET  
PEMBROKE, ON  
K8H 2Y6

SCALE AS SHOWN  
DRAWN BY TJB  
DATE APR 2022  
CHKD BY JCB  
APPR BY JCB  
PROJECT NO. 222-04  
SHEET NO. A.5

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SECTIONS AND ROOF PLAN

