

POSTS (TO US OF LINTEL OR BEAM) NOTE: ALL POSTS ARE P2 UNLESS NOTED OTHERWISE
P1 = 3" DIA. HEAVY DUTY ADJUSTABLE TELEPOST (MIN. FACTORED LOAD CAPACITY OF 18,200lbs)
P2 = 2-2"x6" OR 2-2"x4" SEE WALL TYPE (TYPICAL)
P3 = 3-2"x6" OR 3-2"x4" SEE WALL TYPE
P4 = 4-2"x8" OR 4-2"x6" OR 4-2"x4" SEE WALL TYPE
P5 = 5-2"x6" OR 5-2"x4" SEE WALL TYPE
P6 = PRESSURE TREATED 6"x6"
P7 = PRESSURE TREATED 8"x8" (C.W. FURRING & STAINED W.R.C. SURROUND 10"X10" FINISH)
P8 = 8" DIA. CONC. SONO TUBE c/w 2-15M VERT. TIES @ 16" O.C.
P9 = 10" DIA. CONC. SONO TUBE c/w 4-10M VERT. TIES @ 16" O.C.
P10 = 12" DIA. CONC. SONO TUBE c/w 4-15M VERT. TIES @ 16" O.C.
P11 = 14" DIA. CONC. SONO TUBE c/w 4-15M VERT. TIES @ 16" O.C.
P12 = 4"x4"x3/16" STEEL HSS W/ PAINTED FINISH
P13 = 6"x6"x3/16" STEEL HSS W/ PAINTED FINISH

COLUMNS
C1 = 20" x 20" CONCRETE PIER c/w 8-15M VERT. REBARS + 10M TIES @ 10" o.c.
C2 = HSS 3.5" x 3.5" x 0.25" c/w 5.5" x 8" x 0.5" THICK TOP & BOTTOM BASE PLATE
C3 = 6x6 P.T. POST c/w RCPS5.5HDG COLUMN BASE
C4 = HSS 3.5" x 3.5" x 0.25" c/w 5.5" x 5.5" x 0.5" THICK TOP & BOTTOM BASE PLATE
C5 = 4x4 P.T. POST c/w RCPS5.5HDG COLUMN BASE

WALL FOOTINGS
NOTE: ALL FOOTINGS TO BE WF1 UNLESS NOTED OTHERWISE. UNLESS SOIL CONDITIONS REQUIRE LARGER FOOTINGS, TO BE CONFIRMED ON SITE BY GEOTECHNICAL ENGINEER.
WF1 = 24" x 8" STRIP FOOTING c/w 2-15M LONG BOTTOM REBARS & 15M @ 16" o.c. TRANS. BOTTOM + 10M L-SHAPE DOWELS (12" x 36") @ 12" o.c. INTO FOUNDATION WALL
WF2 = 56" x 10" STRIP FOOTING c/w 5-15M LONG BOTTOM REBARS & 15M @ 12" o.c. TRANS. BOTTOM + 10M L-SHAPE DOWELS (12" x 36") @ 12" o.c. INTO FOUNDATION WALL
* EXISTING FOOTINGS TO BE A MIN. OF 24" x 8" THICK STRIP FOOTINGS. CONTRACTOR TO CONFIRM ON SITE.

PAD FOOTING
F1 = 36" x 36" x 8" c/w 3-15M E.W. BOTTOM REBARS
F2 = 60" x 60" x 10" c/w 5-15M E.W. BOTTOM REBARS

LINTELS
L1 = 2-2x8 c/w P2 E.E. U.N.O.
L2 = 2-2x10 c/w P2 E.E. U.N.O.
L3 = 3-2x10 c/w P3 E.E. U.N.O.
L4 = 16" DEEP x 8" WIDE CONCRETE BEAM c/w 3-15M TOP & BOTTOM REBARS & 10M STIRRUPS @ 8" o.c.

LV1 = 2 - 1-3/4" x 9-1/2" Microlam LVL c/w P3 E.E. U.N.O.
LV2 = 2 - 1-3/4" x 14" Microlam LVL c/w P3 E.E. U.N.O.
LV3 = 2 - 1-3/4" x 11 7/8" Microlam LVL c/w P3 E.E. U.N.O.

LOOSE BRICK LINTEL
L3.5" x 3.5" x 0.25" BRICK LOOSE LINTEL FOR OPENING UP TO 8" - 0"

FOUNDATION WALLS
FOUNDATION WALL c/w 3-10M HORIZ. CONT. TOP & BOTTOM w/ 24" x 24" CORNER REBARS. PROVIDE 3-10M VERT. REBARS AT WALL ENDS, OPENINGS, INTERSECTIONS & CORNERS. PROVIDE 3-10M HORIZ. REBARS BELOW CONCRETE CHECKS & OPENINGS (REBARS TO EXTEND 24" BEYOND OPENING & CHECKS).
PROVIDE 24" LAPSPICE AS REQ'D.

- GENERAL NOTES**
- THE DESIGN & CONSTRUCTION OF THIS PROJECT IS TO CONFORM TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA (2015), ONTARIO BUILDING CODE (2012) & THE CSA STANDARDS INDICATED THEREIN. THE LATEST REVISIONS TO ALL STANDARDS WILL GOVERN.
 - THE CONTRACTOR & SUB CONTRACTOR SHALL CHECK & VERIFY ALL CONDITIONS & MEASUREMENTS AT THE SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE WORK TO THE ENGINEER AND TO THE PROJECT CO-ORDINATOR PRIOR TO PROCEEDING WITH THE WORK. SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. WHEN IN DOUBT, THE ARCHITECTURAL DRAWINGS WILL GOVERN.
 - THE CONTRACTORS SHALL BE RESPONSIBLE FOR ANY DEWATERING REQUIRED TO UNDERTAKE THE WORK.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS & OTHER CONTRACT DOCUMENTS.
 - NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES WITH DIMENSIONS, ELEVATIONS ANGLES & WORK POINTS.
 - DO NOT SCALE DRAWINGS.
 - MECHANICAL VENTILATION TO CONFORM TO O.B.C. 2012 9.32.3
 - GROUT ALL BEAM POCKETS SOLID WITH NON SHRINK GROUT
 - CARRY ALL POST LOAD DOWN TO FOUNDATION OR SUITABLE BEARING PROVIDE SOLID WOOD BLOCKING WHERE REQUIRED.
 - ALL BEAMS SECURED TO COLUMNS
 - SECURE ALL HOT WATER TANKS TO STRUCTURE
 - PROVIDE TRAP SEAL PRIMER IN ALL SEWAGE FLOOR DRAINS
 - PROVIDE TYPE S ROLL ROOFING BETWEEN ALL WOOD AND INSULATION AND BELOW GRADE CONCRETE.
 - PROVIDE 22"x24" ATTIC ACCESS HATCH W/ WEATHER STRIP. LOCATION TO BE DETERMINED ON SITE
 - GUARDS AND RAILS TO O.B.C. 9.8.7/SB-7. MIN 36" ABOVE FLOOR/NOSING

- STRUCTURAL NOTES**
- THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH PART 9 OF THE 2012 ONTARIO BUILDING CODE.
 - ALL CONSTRUCTION NOT EXPLICITLY FOUND ON DRAWINGS TO BE DONE IN ACCORDANCE WITH PART 9 O.B.C. 2012.
 - DESIGN ALLOWABLE BEARING CAPACITY ASSUMED TO BE 100kPa MIN. TO BE CONFIRMED BY OTHERS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS GIVEN ON DRAWINGS AND REPORT ANY INCONSISTENCIES AND/OR DISCREPANCIES TO STRUCTURAL ENGINEER BEFORE PROCEEDING WITH WORK.
 - DRAWINGS ILLUSTRATE WORK TO BE DONE. ENGINEER IS NOT RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY ASPECTS INVOLVED IN COMPLETING THE WORK.
 - ALL MATERIALS SHALL BE NEW AND MATERIAL FREE FROM DEFECTS IMPAIRING STRENGTH, DURABILITY AND/OR APPEARANCE.
 - ALL WOOD SHALL BE SPF NO. 1-2 OR BETTER
 - ALL STEEL SHALL BE GRADE 350W STEEL CONFORMING TO CSA-G40 20/G40 21 (Fy = 345 MPa)
 - PROVIDE FULL BEARING/SOLID BLOCKING UNDERNEATH ALL POINT LOADS FROM ABOVE TO STRUCTURE BELOW.
 - PROVIDE FULL LATERAL RESTRAINT TO THE TOP OF ALL WOOD AND STEEL BEAMS AND LINTELS.
 - BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
 - PROVIDE MINIMUM FROST PROTECTION OF 5'-0" TO US OF ALL HEATED FOOTINGS AND 6'-0" TO US OF ALL UNHEATED FOOTINGS
 - ALL POSTS TO BE P2 (2-2x4 or 2-2x6 SEE WALL TYPE) SPRUCE UNLESS NOTED OTHERWISE.
 - PROVIDE MIN 4"x4"x1/4" END BEARING PLATE @ TOP AND BOTTOM OF ALL STEEL POSTS.
 - SECURE ALL POSTS TO BEAMS TO PREVENT LATERAL DISPLACEMENT.
 - WELD OR BOLT STEEL POSTS TO STEEL BEAMS.
 - ANCHOR BOLTS SPACED 5'-0" MAX. UNLESS NOTED OTHERWISE ON DRAWINGS.
 - MCINTOSH PERRY CONSULTING ENGINEERS LTD. WILL NOT BE LIABLE FOR ANY CONSTRUCTION NOT INSPECTED OR REVIEWED BY MCINTOSH PERRY CONSULTING ENGINEERS LTD.

- FOUNDATIONS**
- 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.
 - PROTECT SUB-GRADE FROM WATER & FREEZING ADJACENT TO & BELOW ALL FOOTINGS AT ALL TIMES DURING CONSTRUCTION
 - PROVIDE 1500mm MINIMUM FROST COVER (FINISHED GRADE TO US FOOTING) FOR HEATED FOOTINGS. CONSULT SOIL REPORT NOTED FOR ADDITIONAL REQUIREMENTS.
 - BACKFILLING TO PROCEED SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS (EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED), & COMPACTED IN LAYERS AS SPECIFIED BY GEOTECHNICAL ENGINEER.
 - CONSULT GEOTECHNICAL ENGINEER FOR COMPOSITION & COMPACTION OF FILL SUPPORTING SLAB ON GRADE.

CONCRETE

- 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 CAN3-A23.1-94
- METHODS OF TEST FOR CONCRETE: CAN3-A23.2-94
- CODE FOR DESIGN OF CONCRETE STRUCTURES FOR BUILDINGS CAN3-A23.3-M84
- BILLET STEEL BARS FOR CONCRETE REINFORCEMENT Fy = 400MPa TO CSA G30.18-92
- QUALIFICATION CODES FOR TESTING LABORATORIES CSA A283-90
- AIR ENTRAINING ADMIXTURES FOR CONCRETE CAN3-A266.1-M78
- QUALIFICATION CODES FOR CONCRETE REINFORCEMENT Fy = 400MPa TO CSA G30.18-92
- GUIDELINES FOR THE USE OF ADMIXTURES IN CONCRETE CAN3 A266.4 M78

- CONCRETE STRENGTH (AFTER 28 DAYS) SHALL BE AS FOLLOWS:
FOOTINGS & FOUNDATION WALL 20 MPa
SLAB ON-GRADE 25 MPa
GARAGE SLAB 32 MPa
EXTERIOR FLAT WORK 32 MPa

- GENERAL CONSTRUCTION ASSEMBLY NOTES:**
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOM CEILING AND WASHROOM WALLS. CEMENT BOARD TO BE USED ON ALL TUB DECKS AND SHOWER ENCLOSURES.
 - PROVIDE TYPE S ROLL ROOFING ISOLATION MEMBRANE BETWEEN CONCRETE BELOW GRADE AND WOOD FRAMING OR INSULATION.
 - REFER TO STRUCTURAL NOTES, FOOTING SCHEDULES AND DETAILS FOR CONCRETE WALL FOOTING REINFORCEMENT.
 - PROVIDE CEMENT PARGING TO 8" BELOW GRADE ON ALL EXPOSED CONCRETE FOUNDATION WALLS.
 - INTERIOR WOOD FRAMED PARTITIONS USE 2"x4" STUDS UNLESS OTHERWISE NOTED. EXTERIOR WALLS USE 2"x6" STUDS UNLESS OTHERWISE NOTED. FRAMING SPACED AT 16" O.C. UNLESS OTHERWISE NOTED.
 - LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
 - ALL GYPSUM BOARD WALLS AND CEILINGS TAPED AND SANDED FOR PAINT OR SPECIFIED INTERIOR FINISH.
 - REFER TO DRAWINGS FOR THICKNESS OF POURED CONCRETE FOUNDATION WALLS.
 - TAPE & SEAL ALL JOINTS IN TYVEK AIR & VAPOUR BARRIER. PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE WITH DETAILS.
 - PROVIDE BRICK TIES AND WEEP VENT HOLES IN MASONRY VENEER PER O.B.C. 9.20.13
 - REFER TO ELEVATIONS FOR ORIENTATION OF PRE-FINISHED SIDING (VERTICAL BOARD & BATTEN, HORIZONTAL SIDING, OR SHAKES).
 - ENSURE A FUME PROOF BARRIER BETWEEN GARAGE WALL AND INTERIOR SPACES.
 - CERAMIC TILE ON ALL TUB AREAS WALLS TO UNDERSIDE OF BULKHEAD.
 - PROVIDE SOILS REPORT TO INSPECTOR AT TIME OF INSPECTION STATED MIN. BEARING CAPACITY 100 KPA.

- WOOD FRAMING**
- ALL TIMBER CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2015 N.B.C., LATEST REVISIONS.
 - 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.
 - ALL BEARING WALLS ARE TO HAVE HORIZONTAL BLOCKING AT MID HEIGHT.
 - ALL LOAD BEARING WALLS OVER 9'-0" TO 11'-10" MAX. TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT MID POINT. ALL LOAD BEARING WALLS OVER 12'-0" TO HAVE CONTINUOUS HORIZONTAL BLOCKING AT THIRD POINTS & STRUCTURAL ENGINEERS APPROVAL.
 - PROVIDE SOLID BLOCKING WALL REINFORCEMENT FOR GRAB BARS AS PER 9.5.2.3. OF O.B.C.
 - ALL BEAMS REQUIRE RESTRAINT AGAINST LATERAL DISPLACEMENT & ROTATION AT THE POINTS OF BEARING.
 - ALL BEAMS REQUIRE MIN. OF 3 1/2" END BEARING & BEAM WIDTH TO HAVE FULL BEARING SUPPORT.
 - FOR BUILT-UP BEAMS, IT IS ASSUMED THAT EACH PLY IS A SINGLE CONTINUOUS MEMBER, FASTENED TOGETHER SECURELY AT INTERVALS NOT EXCEEDING 4 TIMES THE DEPTH & THAT EACH PLY IS EQUALLY LOADED.
 - BUILT-UP RECTANGULAR COMPRESSION MEMBERS SHALL CONSIST OF INDIVIDUAL MEMBERS OF EQUAL LENGTH FASTENED TOGETHER USING NAILS, LAG SCREWS OR BOLTS.
 - 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**
- ROOF TRUSS MANUFACTURER TO DESIGN TRUSSES.
 - TRUSSES & BRIDGING ARE TO BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ONTARIO BUILDING CODE, OREG 423/06 (LATEST EDITION).
 - ENGINEERED TRUSS DRAWINGS SHALL BEAR THE STAMP OF A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.
 - TRUSSES TO BE DESIGNED FOR SPECIFIED WIND UPLIFT (REFER TO NBC 2015 STRUCTURAL COMMENTARIES, FIG B-10).
 - SPECIFIC PURPOSE CONNECTORS (HURRICANE CLIP) ARE REQUIRED AT ALL TRUSS-TO-PLATE CONNECTIONS. TRUSS MANUFACTURER TO DESIGN AND SUPPLY CONNECTORS.

- STRUCTURAL STEEL**
- 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 G40 21-92
- STRUCTURAL QUALITY STEELS CAN/CSA-G40 20/G40 21-92
- LIMIT STATES DESIGN OF STEEL STRUCTURES CAN3-S16.1-94
- CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES CSA-W47.1-92/ODE ST16CTST
- ELECTRODE STANDARDS: CSA-W48.1 TO CSA-W48.7
- WELDED STEEL CONSTRUCTION (METAL ARC WELDING) CSA-W59-M1989
 - STEEL STRENGTHS SHALL BE AS FOLLOWS:
- STRUCTURAL STEEL GRADE G40 21M 350W, Fy = 345 MPa FOR W SHAPES
- HSS GRADE G40 21M 350W, CLASS H, Fy = 350 MPa
- BOLTS A325/A325M, ANCHOR BOLTS A307/A307M UN
 - PROVIDE MINIMUM 4"x4"x1/4" END BEARING PLATE @ TOP & BOTTOM OF ALL STEEL POSTS. SECURE ALL POSTS TO BEAMS TO PREVENT LATERAL DISPLACEMENT. WELD OR BOLT STEEL POSTS TO STEEL BEAMS, BOLTS SPACED @ 6" O.C. MAX.
 - ALL SHOP CONNECTIONS SHALL BE WELDED. ALL FIELD CONNECTIONS SHALL BE WELDED OR BOLTED. USING HIGH TENSILE BOLTS BEARING TYPE. CONNECTION SHALL BE C.I.S.C. DOUBLE ANGLE BEAM CONNECTIONS FOR A325 BOLTS & E70XX FILLET WELDS. MINIMUM SIZE OF BOLTS 3/4" (20 mm) DIA.
 - SHOP PAINT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
 - PROVIDE ALL TEMPORARY BRACING DURING CONSTRUCTION.
 - MIN. COVER TO REINFORCING BARS SHALL BE AS FOLLOWS:
FOOTINGS: 75mm uln
FOUNDATION WALLS: 40mm uln
 - 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.I.O. MANUAL OF STANDARD PRACTICE
 - PROVIDE 36 BAR-DIAMETER LAP SPLICES FOR ALL REINFORCING STEEL UNLESS OTHERWISE NOTED ON DRAWINGS.
 - WHERE THE FOUNDATION WALLS DO NOT CONFORM TO THE REQUIREMENTS OF O.B.C. 2012, SECTION 9.15.41, THE CONCRETE FOUNDATION WALLS SHALL BE REINFORCED IN TWO (2) DIRECTIONS (VERTICALLY & 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 FOOTING TIN THE WALLS USING THE SAME SIZE OF REINFORCING AND AT EQUAL SPACING THE THE VERTICAL WALL REINFORCING. COORDINATE WITH GRADING PLAN.

EXTERIOR WALLS	EXTERIOR WALLS	INTERIOR PARTITIONS	FLOOR ASSEMBLIES								
<p>W1 - EXISTING FOUNDATION (BELOW GRADE)</p> <ul style="list-style-type: none"> SAND BACKFILL ACRYLIC PARGING (TOP OF FOUND. TO 6" BELOW FINISH GRADE) COMPOSITE DRAINAGE MAT 2 LAYERS DAMPROOFING EXISTING SALVAGED CONC. FOUND. WALL 2-1/2" AIR SPACE F/W SPRAY FOAM INSULATION (R-5) 2X4 WOOD STUDS @ 16" O.C. 3.5" BATT INSULATION (R-12) 10 MIL. POLY VAPOUR BARRIER MEMBRANE 1/2" GYPSUM BOARD PAINT FINISH <p>TOTAL R-VALUE = 24</p>	<p>W5 - BRICK VENEER @ EXISTING STUD-FRAMED WALL</p> <ul style="list-style-type: none"> BRICK VENEER 1" AIR SPACE 1.5" FOIL-FACED ISOTHERM (R-8) 3/8" EXISTING SHEATHING REUSE REMOVED 2X4 WOOD STUDS @ 16" O.C., REPAIR AND REPLACE AS REQUIRED SISTER 2X6 WOOD STUDS @ EVERY EXISTING STUD AND/OR @ 16" O.C. 1" SPRAY FOAM INSULATION (R-5) 4.5" BATT INSULATION (R-20) 10 MIL. POLY VAPOUR BARRIER 1/2" GYPSUM BOARD PAINT FINISH <p>TOTAL R-VALUE = 33</p>	<p>P1 - 2X4 INTERIOR PARTITION</p> <ul style="list-style-type: none"> PAINT FINISH 1/2" GYPSUM BOARD RETAIN & REPLACE EXISTING STUDS AS REQUIRED 2X4 WOOD STUDS @ 16" O.C. 3" SOUND BATT INSULATION 1/2" GYPSUM BOARD PAINT FINISH <p>P2 - 2X6 INTERIOR PARTITION</p> <ul style="list-style-type: none"> PAINT FINISH 1/2" GYPSUM BOARD RETAIN & REPLACE EXISTING STUDS AS REQUIRED 2X6 WOOD STUDS @ 16" O.C. 3" SOUND BATT INSULATION 1/2" GYPSUM BOARD PAINT FINISH <p>P3 - GARAGE SEPARATION PARTITION</p> <ul style="list-style-type: none"> 1/2" TYPE 'X' GYPSUM BOARD 1" POLYISO RIGID INSULATION AIR BARRIER MEMBRANE RETAIN & REPLACE EXISTING STUDS AS REQUIRED NEW 2X6 WOOD STUDS @ 16" O.C. 5-1/2" R-24 GLASS FIBRE BATT INSULATION 6 MIL. POLY VAPOUR BARRIER MEMBRANE 1/2" GYPSUM BOARD PAINT FINISH <p>P4 - 2X4 PARTITION AROUND SHOWERS</p> <ul style="list-style-type: none"> SHOWER FINISH (AS PER OWNER) WATERPROOFING MEMBRANE 1/2" PLYWOOD SHEATHING 2X4 WOOD STUDS @ 16" O.C. 3" SOUND BATT INSULATION 1/2" GYPSUM BOARD PAINT FINISH <p>P4A - 2X6 PARTITION AROUND SHOWERS</p> <p>*SAME AS P4 BUT WITH 2X6 STUDS</p> <p>NOTE: WHERE A SHOWER IS LOCATED ON BOTH SIDES OF THE PARTITION, REPLACE GYPSUM BOARD & PAINT FINISH WITH PLYWOOD AND WATERPROOF MEMBRANE</p>	<p>F1 - MAIN FLOOR</p> <ul style="list-style-type: none"> FLOOR FINISH (SEE PLANS) 1-1/2" GYPCRETE W/ IN-FLOOR HEATING ACOUSTI-MAT BARRIER PROTECTION 5/8" OSB SUBFLOOR (GLUED & SCREWED) OPEN WEB WOOD FLOOR JOISTS (AS NOTED ON PLAN) ROCK SLAG BATT INSULATION ROXUL OR EQUAL IN FINISHED AREAS 1"3"x3" WOOD STRAPPING @ 16" O.C. MAX. 1/2" GYPSUM BOARD FOR PAINT FINISH IN FINISHED AREAS SHOWN ON PLAN <p>F1A - FLOOR ABOVE GARAGE</p> <ul style="list-style-type: none"> FLOOR FINISH (SEE PLANS) 1-1/2" GYPCRETE W/ IN-FLOOR HEATING ACOUSTI-MAT BARRIER PROTECTION 5/8" OSB SUBFLOOR (GLUED & SCREWED) 3 MIL. POLY VAPOUR BARRIER OPEN WEB WOOD FLOOR JOISTS (AS NOTED ON PLAN) 8" BATT INSULATION (R32) 1"3"x3" WOOD STRAPPING @ 16" O.C. MAX. 1/2" GYPSUM BOARD FOR PAINT FINISH IN FINISHED AREAS SHOWN ON PLAN <p>F2 - SLAB ON GRADE (BASEMENT)</p> <ul style="list-style-type: none"> FLOOR FINISH (SEE PLANS) 3-1/2" GYPCRETE CONC. SLAB C.W. RADIANT HEATING LOOPS (IN-FLOOR HEATING) 6 MIL POLY VALOUR/ SOIL GAS BARRIER TO BE LAPPED 12" AND SEALED AROUND PERIMETER AND AROUND PENETRATIONS 3" SM SHIPLAP RIGID INSULATION 8" GRANULAR FILL TO O.B.C. 2012 9.16.2.1 UNDISTURBED SOIL OR COMPACTED FILL <p>F3 - PORCH</p> <ul style="list-style-type: none"> POURED CONC. SLAB C/W 10M @ 18" O.C. BOTTOM (1 1/2" COVER) BOTH WAYS C/W 10M 16/16 DOWELS TO FOUNDATION WALL AROUND PERIMETER OF SLAB @ 18" O.C. ON COMPOSITE STEEL DECK ON FORM WORK TO BE REMOVED. REINFORCING FOR SLAB TO BE INSPECTED PRIOR TO POURING SLAB 6" GRANULAR FILL TO O.B.C. 2012 9.16.2.1 UNDISTURBED SOIL OR COMPACTED FILL <p>F4 - GARAGE SLAB</p> <ul style="list-style-type: none"> POURED CONC. SLAB C.W. 6x6x6 W.W.M. SLOPE 5" FROM REAR DOWN TO FRONT 1" COMPACTED SAND 6" GRANULAR FILL TO O.B.C. 2012 9.16.2.1 UNDISTURBED SOIL OR COMPACTED FILL <p>F5 - SIDEWALK SLAB</p> <ul style="list-style-type: none"> POURED CONC. SLAB C.W. BROOMED FINISH VAPOUR BARRIER 6" GRANULAR FILL TO O.B.C. 2012 9.16.2.1 UNDISTURBED SOIL OR COMPACTED FILL <p>F6 - DECK FLOOR</p> <ul style="list-style-type: none"> DURADECK VINYL FINISH 3/4" PLYWOOD SHEATHING P.T. WOOD SLEEPERS 2 X 6 DECK JOISTS (SEE STRUC. DWGS.) VENTED METAL SOFFIT 								
<p>W2 - EXISTING FOUNDATION (ABOVE GRADE)</p> <p>(3-1/2" SHELF ANGLE BOLTED EVERY 18" TO BE INSTALLED ABOVE GRADE. HILTI ANCHOR AS SPEC'D BY STRUC. ENG.)</p> <ul style="list-style-type: none"> ACRYLIC PARGING (GRADE TO M.F. CLADDING) EXISTING SALVAGED CONC. FOUND. WALL 2-1/2" AIR SPACE F/W SPRAY FOAM INSULATION (R-5) 2X4 WOOD STUDS @ 16" O.C. 3.5" BATT INSULATION (R-12) 10 MIL. POLY VAPOUR BARRIER 1/2" GYPSUM BOARD PAINT FINISH <p>TOTAL R-VALUE = 24</p>	<p>W6 - BRICK VENEER @ NEW CONSTRUCTION</p> <ul style="list-style-type: none"> BRICK VENEER 1" AIR SPACE 1.5" FOIL-FACED ISOTHERM (R-8) 1" POLYISO RIGID INSULATION REUSE REMOVED 2X4 WOOD STUDS @ 16" O.C., REPAIR AND REPLACE AS REQUIRED SISTER 2X6 WOOD STUDS @ EVERY EXISTING STUD AND/OR @ 16" O.C. 1" SPRAY FOAM INSULATION (R-5) 4.5" BATT INSULATION (R-20) 10 MIL. POLY VAPOUR BARRIER 1/2" GYPSUM BOARD PAINT FINISH <p>TOTAL R-VALUE = 33</p>	<p>W7 - HARDIE LAP SIDING @ NEW CONSTRUCTION</p> <ul style="list-style-type: none"> HARDIE LAP SIDING 1/2" P.T. RAINSCREENING STRAPPING 1" AIR SPACE 1.5" FOIL-FACED ISOTHERM (R-8) 1/2" PLYWOOD SHEATHING REUSE REMOVED 2X4 WOOD STUDS @ 16" O.C., REPAIR AND REPLACE AS REQUIRED SISTER 2X6 WOOD STUDS @ EVERY EXISTING STUD AND/OR @ 16" O.C. 1" SPRAY FOAM INSULATION (R-5) 4.5" BATT INSULATION (R-20) 10 MIL. POLY VAPOUR BARRIER 1/2" GYPSUM BOARD PAINT FINISH <p>TOTAL R-VALUE = 24</p>	<p>W3 - NEW FOUNDATION (BELOW GRADE)</p> <ul style="list-style-type: none"> SAND BACKFILL ACRYLIC PARGING (TOP OF FOUND. TO 6" BELOW FINISH GRADE) COMPOSITE DRAINAGE MAT 2 LAYERS OF DAMPROOFING CAST-IN-PLACE CONC. FOUND. WALL (SEE STRUC. DRAWINGS) 2-1/2" AIR SPACE F/W SPRAY FOAM INSULATION (R-5) 2X4 WOOD STUDS @ 16" O.C. 3.5" BATT INSULATION (R-12) 10 MIL. POLY VAPOUR BARRIER 1/2" GYPSUM BOARD PAINT FINISH <p>TOTAL R-VALUE = 33</p>	<p>W8 - HARDIE LAP SIDING @ FALSE DORMER</p> <ul style="list-style-type: none"> HARDIE LAP SIDING 1/2" P.T. RAINSCREENING STRAPPING 1" AIR SPACE AIR BARRIER MEMBRANE 1/2" PLYWOOD SHEATHING 2X6 WOOD STUDS @ 16" O.C. 	<p>W9 - FROST WALL FOUNDATION</p> <ul style="list-style-type: none"> COMPOSITE DRAINAGE MAT 2 LAYERS OF DAMPROOFING 8" CAST-IN-PLACE CONC. FOUND. WALL <p>NOTE: THIS WALL IS THE SAME AS W2, EXCEPT THAT THE CONCRETE IS THICKENED TO SUPPORT THE FIREPLACE ABOVE.</p>	<p>W10 - CONCRETE FOUNDATION WALL</p> <ul style="list-style-type: none"> 8" CAST-IN-PLACE CONC. FOUND. WALL C/W 15M @ 12" VERTICAL REBAR AND 15M @ 16" HORIZONTAL REBARS 	<p>W11 - BRICK CHIMNEY EXTERIOR WALL</p> <ul style="list-style-type: none"> BRICK VENEER 1" AIR SPACE AIR BARRIER MEMBRANE 1/2" PLYWOOD SHEATHING 2x6 WOOD STUDS <p>TOTAL R-VALUE = 24</p>	<p>R1 - MAIN ROOF</p> <ul style="list-style-type: none"> METAL SHINGLES 2 LAYERS OF ROOFING FELT ICE & WATER SHIELD (EXTEND 4'-0" UP FROM ROOF FASCIA) 3/4" PLYWOOD (2 CLIPS AT THIRDS EVERY TRUSS SPACE GREATER THAN 18") PRE-ENGINEERED MONO TRUSS (SEE STRUC. DRAWINGS) LOOSE FILL CELLULOSE INSULATION (R-40) 6 MIL. POLY VAPOUR BARRIER VENTED METAL SOFFIT <p>TOTAL R-VALUE = 60</p>	<p>R2 - MONOTRUSS ROOF @ 2ND FLOOR LEVEL</p> <ul style="list-style-type: none"> METAL ROOF CLADDING 2 LAYERS OF ROOFING FELT ICE @ WATER SHIELD (EXTEND 4'-0" UP FROM ROOF FASCIA) 3/4" PLYWOOD 2X8 RAFTERS 8" INSULATION TO FILL CAVITY (R-40) 6 MIL. POLY VAPOUR BARRIER VENTED METAL SOFFIT <p>TOTAL R-VALUE = 40</p>	<p>R3 - GABLE RAFTER ROOF</p> <ul style="list-style-type: none"> METAL ROOF CLADDING 2 LAYERS OF ROOFING FELT ICE @ WATER SHIELD (EXTEND 4'-0" UP FROM ROOF FASCIA) 3/4" PLYWOOD 2X8 RAFTERS 8" INSULATION TO FILL CAVITY (R-40) 6 MIL. POLY VAPOUR BARRIER VENTED METAL SOFFIT <p>TOTAL R-VALUE = 40</p>	<p>R4 - LOW PITCH SLOPED ROOF W/ METAL CLADDING</p> <ul style="list-style-type: none"> METAL ROOF CLADDING 2 LAYERS OF ROOFING FELT ICE @ WATER SHIELD (EXTEND 4'-0" UP FROM ROOF FASCIA) 3/4" PLYWOOD 2X10 ROOF JOISTS FILL JOIST CAVITY W/ INSULATION (R-40) 6 MIL. POLY VAPOUR BARRIER VENTED METAL SOFFIT <p>TOTAL R-VALUE = 40</p>

CONTRACTOR TO REVIEW FINAL MATERIALS WITH HERITAGE STAFF

CHANGES TO EXISTING WALL ASSEMBLIES. RECONSTRUCT "EXISTING" WALLS TO ORIGINAL CONDITION & IMPROVE AS DETAILED

CONSTRUCTION SET

NOTES: REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES & DETAILS. WHEN DRAWINGS OR NOTES REFER TO O.B.C. IN ANY CASES PLEASE REFER TO THE LATEST VERSION OF THE ONTARIO BUILDING CODE 2012.	LEGEND: <ul style="list-style-type: none"> EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE ON A.0.a) DOOR TAG (SEE SCHEDULE ON A.0.a) EXTERIOR WALL TYPE (SEE A.0.a) INTERIOR PARTITION WALL TYPE (SEE A.0.a) FLOOR TYPE (SEE A.0.a) ROOF TYPE (SEE A.0.a) POST TYPE (SEE A.0.a) PAD FOOTING TYPE (SEE A.0.a) WALL FOOTING TYPE (SEE A.0.a) 	LEGEND CONT: <ul style="list-style-type: none"> SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19
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VERSION NO. **14**

11/23/23

SEAL:

NOTES:
 DETAIL NOTES MUST COMPLY WITH ALL CODES & REGULATIONS APPLICABLE TO THE RESPONSIBILITY OF THE APPROVED CONTRACTOR TO O.B.C. & O.B.C. 2012. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

NO.	ITEM	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/08/22
14	ISSUED FOR CON. DWG.	11/23/23

PROJECT	UGANDA HIGH COMMISSION
CLIENT	
DRAWING	STITTSVILLE, ONTARIO
GENERAL NOTES & SCHEDULES	

SCALE: 3/16" = 1'-0"

DRAWN BY: MJG

DATE: AUG. 8, 2022

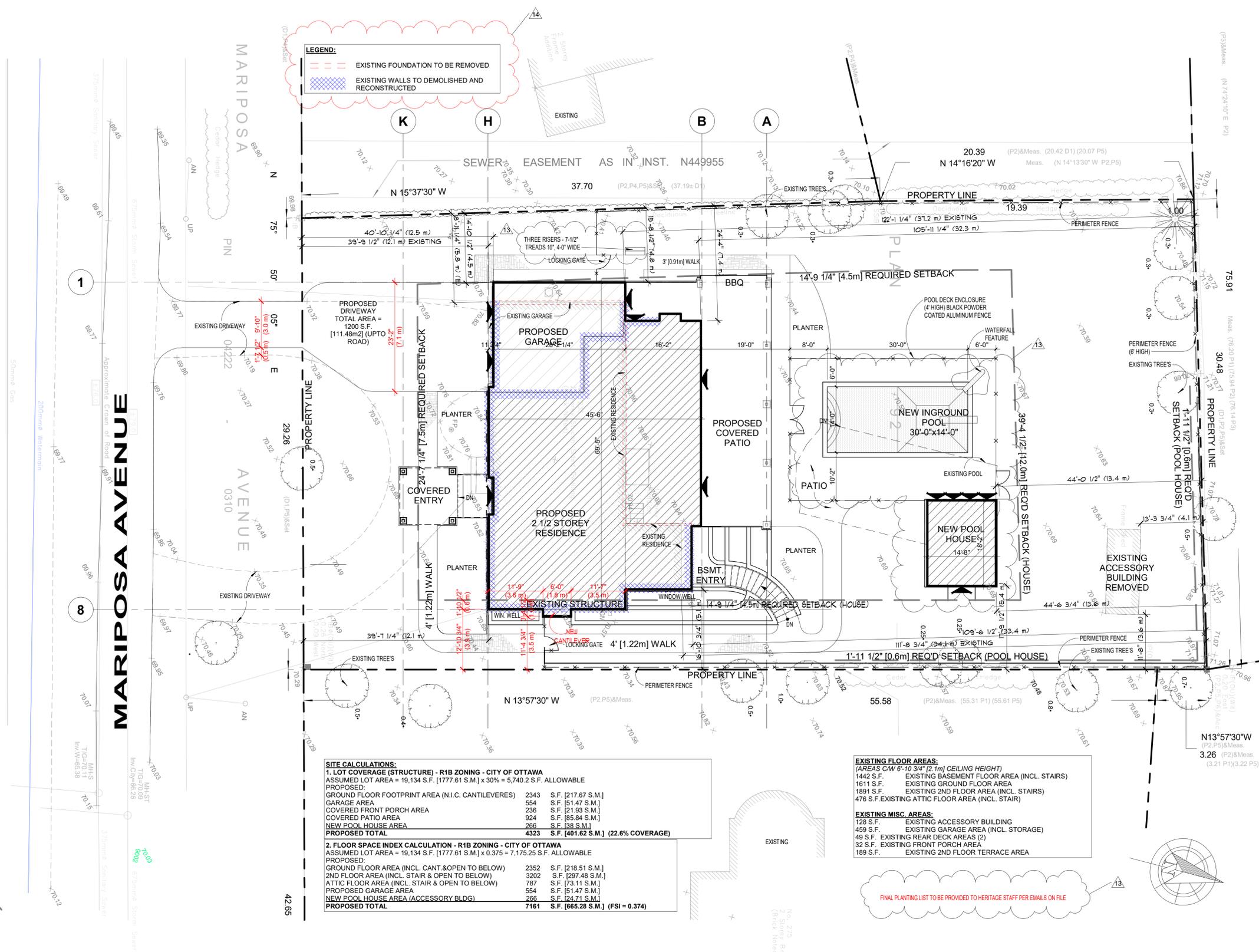
CHECKED BY: JB

APPROVED BY: JB

PROJECT NO.: 219-35

SHEET NO.:

A.0.a



LEGEND:
 --- EXISTING FOUNDATION TO BE REMOVED
 [Hatched] EXISTING WALLS TO DEMOLISHED AND RECONSTRUCTED

SITE CALCULATIONS:

1. LOT COVERAGE (STRUCTURE) - R1B ZONING - CITY OF OTTAWA
 ASSUMED LOT AREA = 19,134 S.F. [1777.61 S.M.] x 30% = 5,740.2 S.F. ALLOWABLE
 PROPOSED:
 GROUND FLOOR FOOTPRINT AREA (N.I.C. CANTILEVERES) 2343 S.F. [217.67 S.M.]
 GARAGE AREA 554 S.F. [51.47 S.M.]
 COVERED FRONT PORCH AREA 236 S.F. [21.93 S.M.]
 COVERED PATIO AREA 924 S.F. [85.84 S.M.]
 NEW POOL HOUSE AREA 266 S.F. [24.71 S.M.]
PROPOSED TOTAL 4323 S.F. [401.62 S.M.] (22.6% COVERAGE)

2. FLOOR SPACE INDEX CALCULATION - R1B ZONING - CITY OF OTTAWA
 ASSUMED LOT AREA = 19,134 S.F. [1777.61 S.M.] x 0.375 = 7,175.25 S.F. ALLOWABLE
 PROPOSED:
 GROUND FLOOR AREA (INCL. CANT. & OPEN TO BELOW) 2352 S.F. [218.51 S.M.]
 2ND FLOOR AREA (INCL. STAIR & OPEN TO BELOW) 3202 S.F. [297.48 S.M.]
 ATTIC FLOOR AREA (INCL. STAIR & OPEN TO BELOW) 787 S.F. [73.11 S.M.]
 PROPOSED GARAGE AREA 554 S.F. [51.47 S.M.]
 NEW POOL HOUSE AREA (ACCESSORY BLDG) 266 S.F. [24.71 S.M.]
PROPOSED TOTAL 7161 S.F. [665.28 S.M.] (FSI = 0.374)

EXISTING FLOOR AREAS:
 (AREAS C/W 6'-10 3/4" [2.1m] CEILING HEIGHT)
 1442 S.F. EXISTING BASEMENT FLOOR AREA (INCL. STAIRS)
 1611 S.F. EXISTING GROUND FLOOR AREA
 1891 S.F. EXISTING 2ND FLOOR AREA (INCL. STAIRS)
 476 S.F. EXISTING ATTIC FLOOR AREA (INCL. STAIR)

EXISTING MISC. AREAS:
 128 S.F. EXISTING ACCESSORY BUILDING
 459 S.F. EXISTING GARAGE AREA (INCL. STORAGE)
 49 S.F. EXISTING REAR DECK AREAS (2)
 32 S.F. EXISTING FRONT PORCH AREA
 189 S.F. EXISTING 2ND FLOOR TERRACE AREA

FINAL PLANT LIST TO BE PROVIDED TO HERITAGE STAFF PER EMAILS ON FILE

1 SITE PLAN
 A.1 SCALE: 3/32" = 1'-0"

NOTES:
 REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES
 A 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 (SEE SCHEDULE ON A.0.a)
(2)	DOOR TAG (SEE SCHEDULE ON A.0.a)
(3)	EXTERIOR WALL TYPE (SEE A.0.a)
(P1)	INTERIOR PARTITION WALL TYPE (SEE A.0.a)
(F1)	FLOOR TYPE (SEE A.0.a)
(R1)	ROOF TYPE (SEE A.0.a)
(P1)	POST TYPE (SEE A.0.a)
(F1)	PAD FOOTING TYPE (SEE A.0.a)
(WF1)	WALL FOOTING TYPE (SEE A.0.a)

LEGEND CONT:

(S)	SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19
-----	---

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VERSION NO.
 14
 11/23/23

SEAL:

NOTES:
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES & REGULATIONS APPLICABLE TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE APPROVED CONTRACTOR TO OBTAIN A COPY OF ALL ORDINANCES IN THE APPLICABLE JURISDICTION AND TO BE AWARE OF ANY AMENDMENTS TO THE ORDINANCES PRIOR TO COMMENCING WORK.
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
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REVISIONS

NO.	ITEM	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/08/22
14	ISSUED FOR CON. DWG.	11/23/23

PROJECT: UGANDA HIGH COMMISSION

CLIENT: STITTVILLE, ONTARIO

DRAWING: SITE PLAN

SCALE: 3/32" = 1'-0"

DRAWN BY: CB

DATE: AUG. 8, 2022

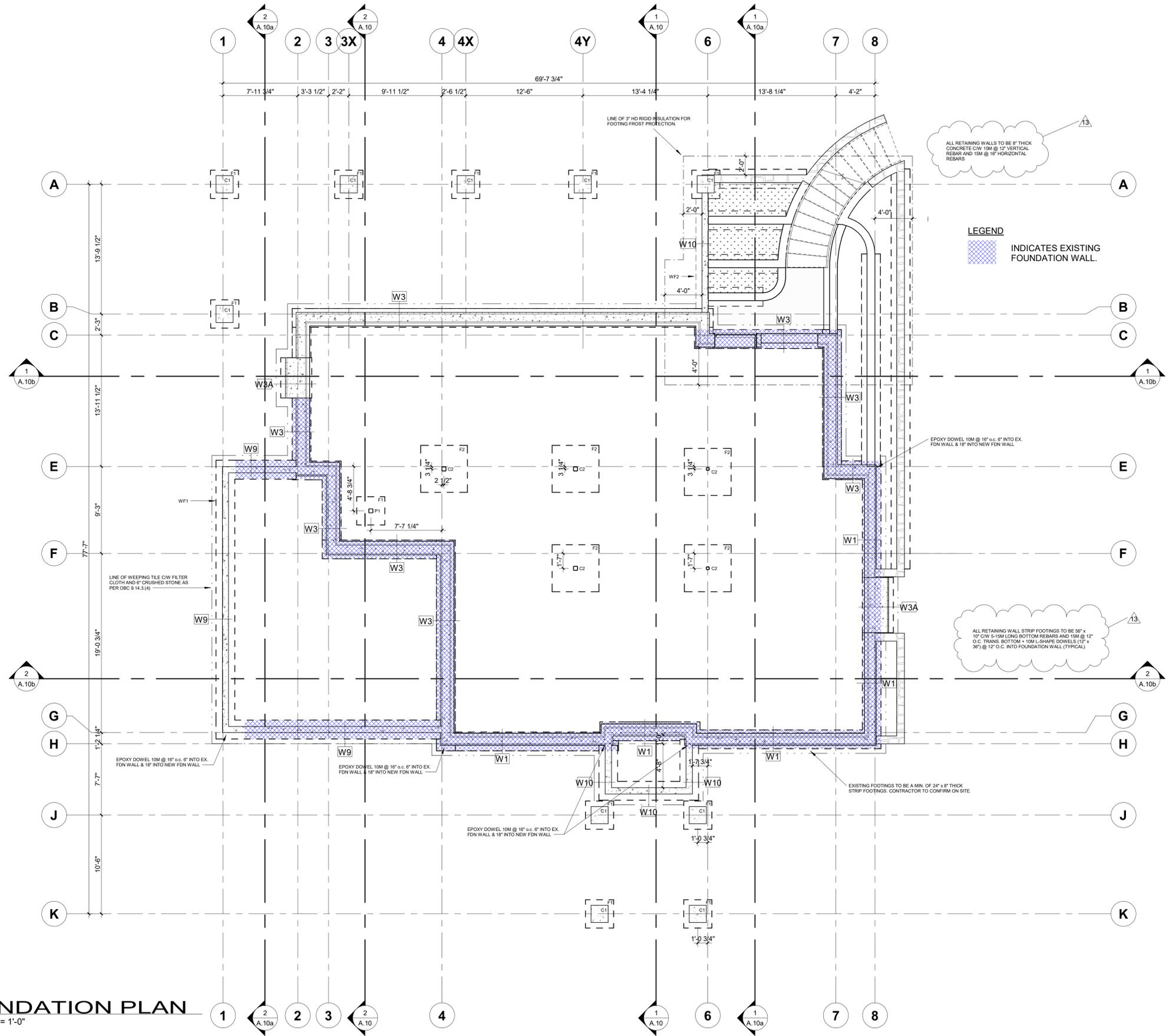
CHECKED BY: JB

APPROVED BY: JB

PROJECT NO.: 219-35

SHEET NO.: A.1

CONSTRUCTION SET



1 FOUNDATION PLAN
 SCALE: 3/16" = 1'-0"

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 (SEE SCHEDULE ON A.0.a)
 - (2) DOOR TAG (SEE SCHEDULE ON A.0.a)
 - (W1) EXTERIOR WALL TYPE (SEE A.0.a)
 - (P1) INTERIOR PARTITION WALL TYPE (SEE A.0.a)
 - (F1) FLOOR TYPE (SEE A.0.a)
 - (R1) ROOF TYPE (SEE A.0.a)
 - (P1) POST TYPE (SEE A.0.a)
 - (F1) PAD FOOTING TYPE (SEE A.0.a)
 - (WF1) WALL FOOTING TYPE (SEE A.0.a)

- LEGEND CONT:
- (SDD) SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19

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VERSION NO. **14**
 11/23/23

SEAL:

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 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.
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REVISIONS		
NO.	ITEM	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/8/22
14	ISSUED FOR CON. DWG.	11/23/23

PROJECT: **UGANDA HIGH COMMISSION**

CLIENT: **STITTSVILLE, ONTARIO**

DRAWING: **FOUNDATION PLAN**

SCALE: 3/16" = 1'-0"

DRAWN BY: CB

DATE: AUG. 8, 2022

CHECKED BY: JB

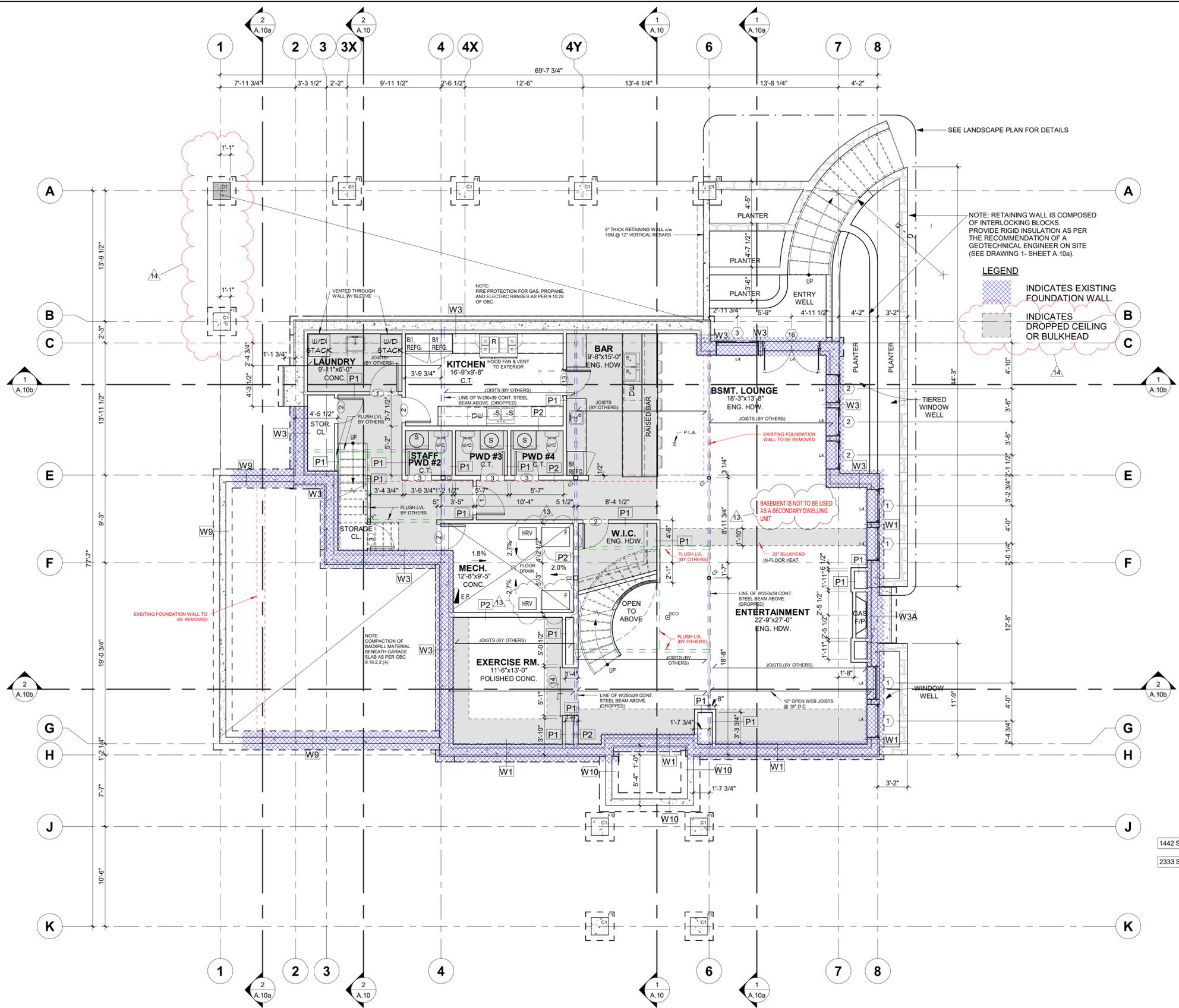
APPROVED BY: JB

PROJECT NO.: 219-35

SHEET NO.: **A.2**

CONSTRUCTION SET

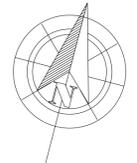




NOTE: RETAINING WALL IS COMPOSED OF INTERLOCKING BLOCKS. PROVIDE RIGID INSULATION AS PER THE RECOMMENDATION OF A GEOTECHNICAL ENGINEER ON SITE (SEE DRAWING 1- SHEET A.10a).

LEGEND
 INDICATES EXISTING FOUNDATION WALL.
 INDICATES DROPPED CEILING OR BULKHEAD.

1442 S.F.	EXISTING FINISHED FLOOR AREA (INCL. STAIRS)
2333 S.F.	PROPOSED FINISHED FLOOR AREA (INCL. STAIRS)



1 BASEMENT PLAN
 A.3 SCALE: 3/16" = 1'-0"

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:**
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 - (W1) EXTERIOR WALL TYPE (SEE A.0.a)
 - (P1) INTERIOR PARTITION WALL TYPE (SEE A.0.a)
 - (F1) FLOOR TYPE (SEE A.0.a)
 - (R1) ROOF TYPE (SEE A.0.a)
 - (P1) POST TYPE (SEE A.0.a)
 - (F1) PAD FOOTING TYPE (SEE A.0.a)
 - (WF1) WALL FOOTING TYPE (SEE A.0.a)

LEGEND CONT:

- (SCD) SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19

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 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF WORK.
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REVISIONS

NO.	ITEM	DATE
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14	ISSUED FOR CON. DWG.	11/23/23

PROJECT: UGANDA HIGH COMMISSION

CLIENT: STITTVILLE, ONTARIO

DRAWING: BASEMENT PLAN

SCALE: 3/16" = 1'-0"

DRAWN BY: CB

DATE: AUG. 8, 2022

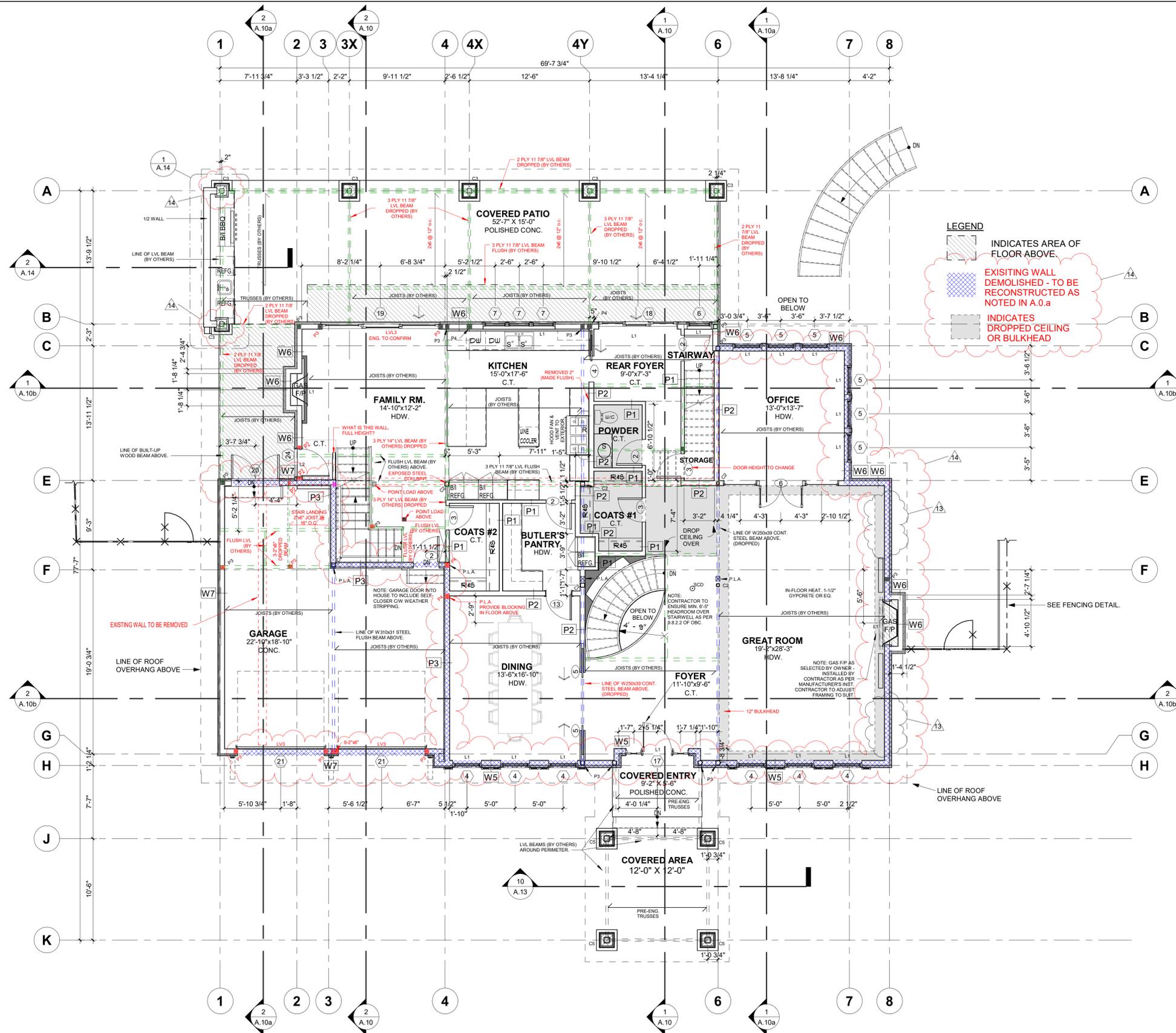
CHECKED BY: JB

APPROVED BY: JB

PROJECT NO.: 219-35

SHEET NO.: **A.3**

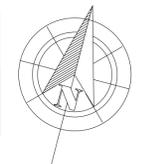
CONSTRUCTION SET



LEGEND

- INDICATES AREA OF FLOOR ABOVE.
- EXISTING WALL DEMOLISHED - TO BE RECONSTRUCTED AS NOTED IN A.0.a
- INDICATES DROPPED CEILING OR BULKHEAD

1611 S.F.	EXISTING FINISHED FLOOR AREA
459 S.F.	EXISTING GARAGE AREA (INCL. STORAGE)
49 S.F.	EXISTING REAR DECK AREAS (2)
32 S.F.	EXISTING FRONT PORCH AREA
2289 S.F.	PROPOSED FINISHED FLOOR AREA (INCL. 2 STAIRS)
63 S.F.	PROPOSED OPEN TO BELOW (INCL. BSMT. STAIR)
554 S.F.	PROPOSED GARAGE AREA
924 S.F.	PROPOSED COVERED PATIO AREA
236 S.F.	PROPOSED COVERED FRONT PORCH AREA



1
A.4 **GROUND FLOOR PLAN**
SCALE: 3/16" = 1'-0"

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 (SEE SCHEDULE ON A.0.a)
(2)	DOOR TAG (SEE SCHEDULE ON A.0.a)
(W1)	EXTERIOR WALL TYPE (SEE A.0.a)
(P1)	INTERIOR PARTITION WALL TYPE (SEE A.0.a)
(F1)	FLOOR TYPE (SEE A.0.a)
(R1)	ROOF TYPE (SEE A.0.a)
(P1)	POST TYPE (SEE A.0.a)
(F1)	PAD FOOTING TYPE (SEE A.0.a)
(WF1)	WALL FOOTING TYPE (SEE A.0.a)

LEGEND CONT:

	SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19
--	---

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bellarchitecture.ca

VERSION NO. **14**
11/23/23

SEAL: _____

NOTES:
ALL CONSTRUCTION SHALL COMPLY WITH ALL CODES AND REGULATIONS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

REVISIONS

NO.	ITEM	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/08/22
14	ISSUED FOR CON. DWG.	11/23/23

PROJECT: **UGANDA HIGH COMMISSION**

CLIENT: **STITTVILLE, ONTARIO**

DRAWING: **GROUND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

DRAWN BY: CB

DATE: AUG. 8, 2022

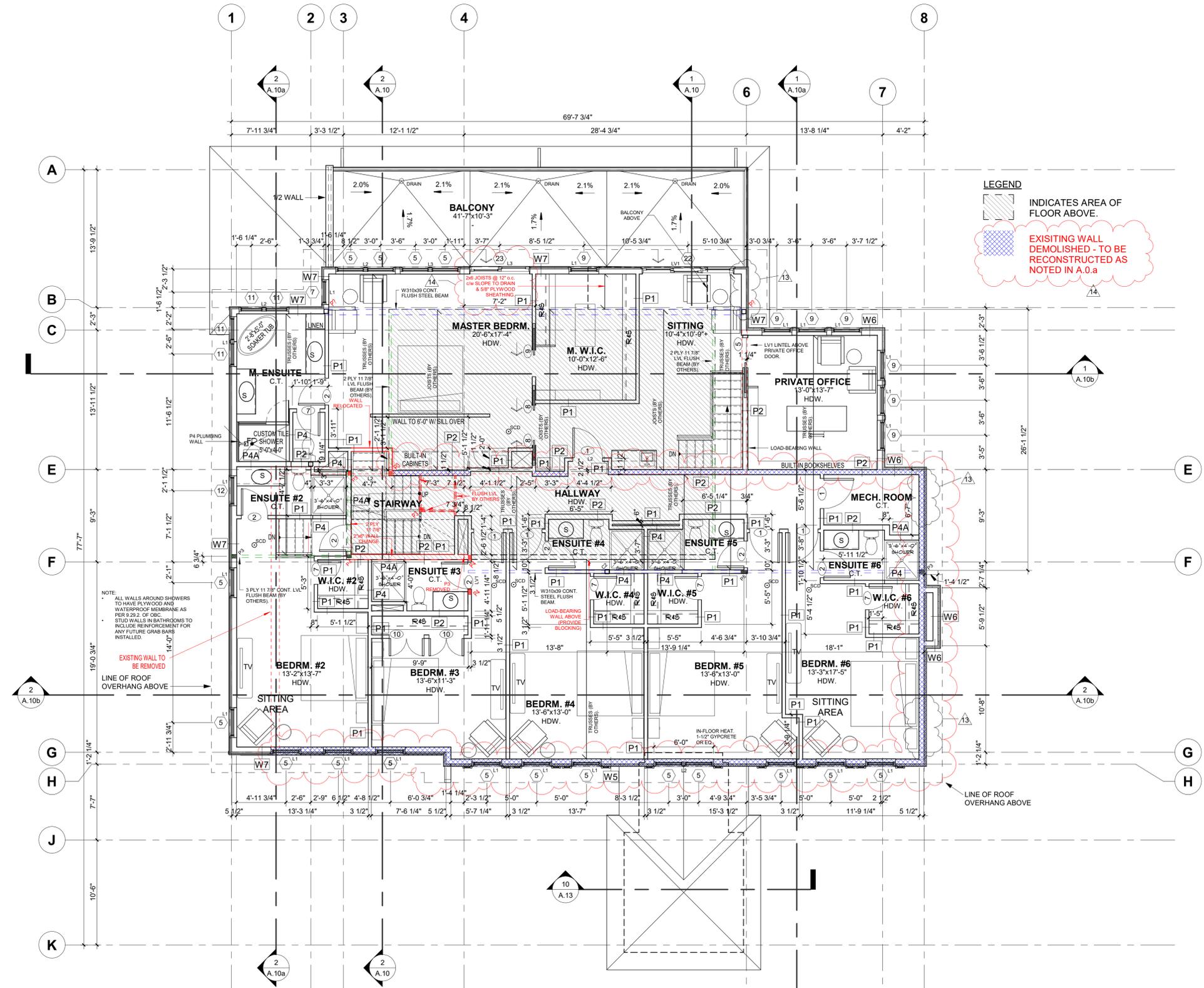
CHECKED BY: JB

APPROVED BY: JB

PROJECT NO.: 219-35

SHEET NO.: **A.4**

CONSTRUCTION SET



LEGEND

INDICATES AREA OF FLOOR ABOVE.

EXISTING WALL DEMOLISHED - TO BE RECONSTRUCTED AS NOTED IN A.0.a

NOTE:
ALL WALLS AROUND SHOWERS TO HAVE PLYWOOD AND WATERPROOF MEMBRANE AS PER 2.9.2.2. OF SBC. STUD WALLS IN BATHROOMS TO INCLUDE REINFORCEMENT FOR ANY FUTURE GRAB BARS INSTALLED.

EXISTING WALL TO BE REMOVED

LINE OF ROOF OVERHANG ABOVE

1 2nd FLOOR PLAN
A.5 SCALE: 3/16" = 1'-0"

1814 S.F.	EXISTING FINISHED FLOOR AREA (EXCL. STAIRS) (AREA C/W 6'-10 3/4" [2.1m] CEILING HEIGHT)
189 S.F.	EXISTING TERRACE AREA
3083 S.F.	PROPOSED FINISHED FLOOR AREA (EXCL. STAIRS)
432 S.F.	PROPOSED BALCONY AREA

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**
- EXTERIOR DOOR & WINDOW TAG (SEE SCHEDULE ON A.0.a)
 - DOOR TAG (SEE SCHEDULE ON A.0.a)
 - EXTERIOR WALL TYPE (SEE A.0.a)
 - INTERIOR PARTITION WALL TYPE (SEE A.0.a)
 - FLOOR TYPE (SEE A.0.a)
 - ROOF TYPE (SEE A.0.a)
 - POST TYPE (SEE A.0.a)
 - PAD FOOTING TYPE (SEE A.0.a)
 - WALL FOOTING TYPE (SEE A.0.a)

- LEGEND CONT:**
- SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19

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VERSION NO. **14**
11/23/23

SEAL: _____

NOTES:
ALL CONTRACTORS MUST COMPLY WITH ALL LOCAL & PROVINCE WIDING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROVED CONTRACTOR TO CHECK A COMPLETE COMPLIANCE WITH ALL APPLICABLE BY-LAWS AND ORDINANCES TO THE EXTENT OF THEIR KNOWLEDGE.
DO NOT SCALE DRAWINGS.
THIS DRAWING IS FOR CONSTRUCTION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION CONTRACTS.
THIS DRAWING IS THE PROPERTY OF BELL + ASSOCIATES ARCHITECTURE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BELL + ASSOCIATES ARCHITECTURE.
USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING. ANY OTHER USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BELL + ASSOCIATES ARCHITECTURE IS PROHIBITED.
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE LOCAL, PROVINCIAL, AND FEDERAL AUTHORITIES BEFORE COMMENCING CONSTRUCTION.
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REVISIONS		
NO.	ITEM	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/08/22
14	ISSUED FOR CON. DWG.	11/23/23

PROJECT: **UGANDA HIGH COMMISSION**

CLIENT: **STITTVILLE, ONTARIO**

DRAWING: **2ND FLOOR PLAN**

SCALE: 3/16" = 1'-0"

DRAWN BY: CB

DATE: AUG. 8, 2022

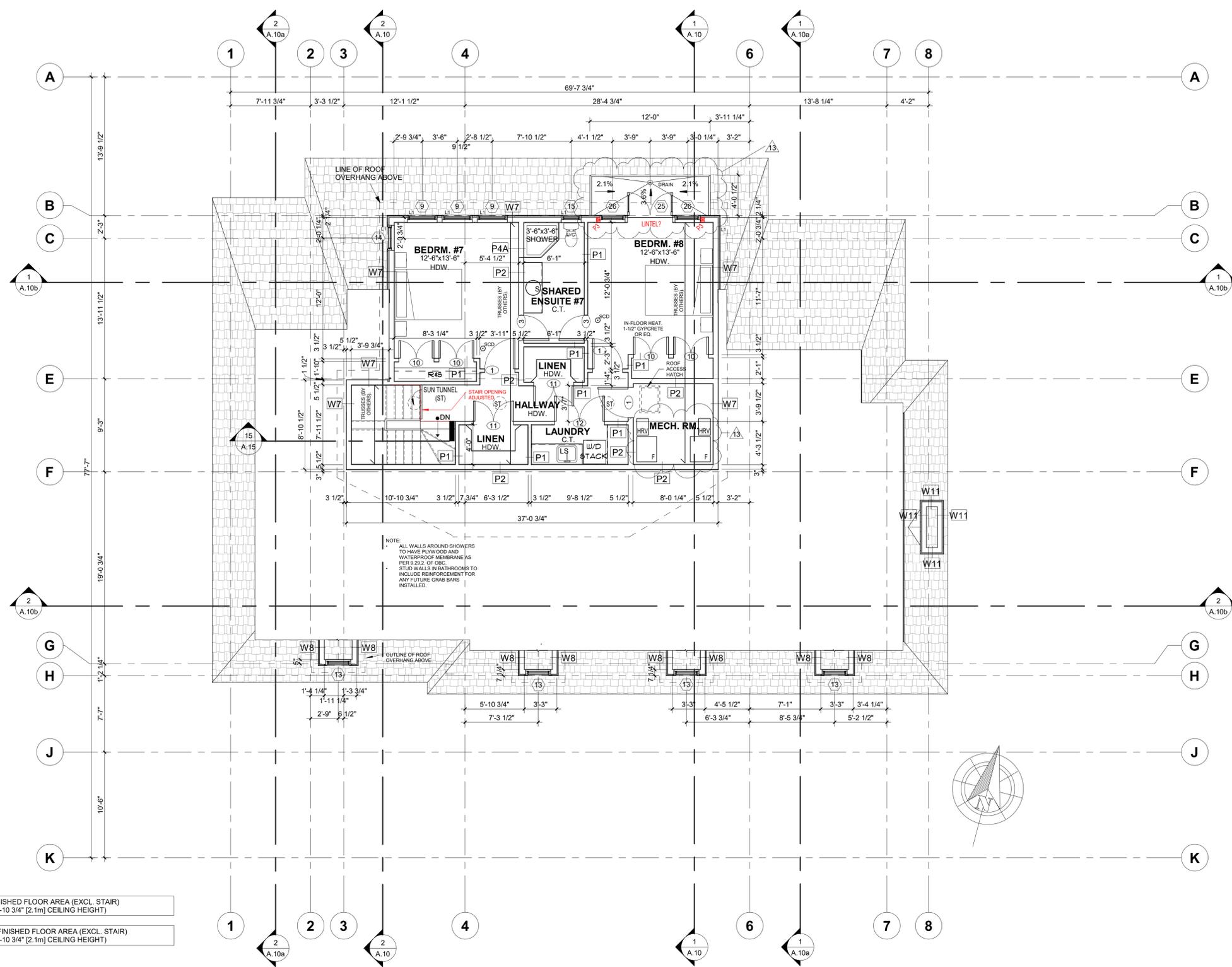
CHECKED BY: JB

APPROVED BY: JB

PROJECT NO.: 219-35

SHEET NO.: **A.5**

CONSTRUCTION SET



NOTE:
 ALL WALLS AROUND SHOWERS TO HAVE PLYWOOD AND WATERPROOF MEMBRANE AS PER 9.29.2. OF O.B.C.
 STUD WALLS IN BATHROOMS TO INCLUDE REINFORCEMENT FOR ANY FUTURE GRAB BARS INSTALLED.

436 S.F. EXISTING FINISHED FLOOR AREA (EXCL. STAIR)
 (AREA C/W 6'-10 3/4" [2.1m] CEILING HEIGHT)

728 S.F. PROPOSED FINISHED FLOOR AREA (EXCL. STAIR)
 (AREA C/W 6'-10 3/4" [2.1m] CEILING HEIGHT)

1 ATTIC FLOOR PLAN
 A.6 SCALE: 3/16" = 1'-0"

NOTES:
 REFER TO GENERAL NOTES FOR ALL TYPICAL CONSTRUCTION NOTES
 A 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 (SEE SCHEDULE ON A.0.a)
 - (2) DOOR TAG (SEE SCHEDULE ON A.0.a)
 - (W) EXTERIOR WALL TYPE (SEE A.0.a)
 - (P1) INTERIOR PARTITION WALL TYPE (SEE A.0.a)
 - (F) FLOOR TYPE (SEE A.0.a)
 - (R1) ROOF TYPE (SEE A.0.a)
 - (P) POST TYPE (SEE A.0.a)
 - (F1) PAD FOOTING TYPE (SEE A.0.a)
 - (WF1) WALL FOOTING TYPE (SEE A.0.a)

- LEGEND CONT:
- (SCD) SMOKE/CARBON DETECTOR TO O.B.C. 9.10.19

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VERSION NO.
14
 11/23/23

SEAL:

NOTES:
 ALL CONTRACTORS MUST COMPLY WITH ALL CODES & REGULATIONS APPLICABLE TO THE PROJECT.
 IT IS THE RESPONSIBILITY OF THE APPROVED CONTRACTOR TO CHECK A COMPLETE
 COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND TO BE RESPONSIBLE FOR THE DESIGN AND
 CONSTRUCTION OF THE PROJECT.
 CONTRACTOR SHALL NOT BE USED FOR REPRODUCTION WITHOUT
 THE WRITTEN PERMISSION OF THE ARCHITECT.
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REVISIONS		
NO.	ITEM	DATE
11	ISSUED FOR B.P.	02/17/22
12	COORDINATION	02/21/22
13	CONSTRUCTION SET	05/08/22
14	ISSUED FOR CON. DWG.	11/23/23

PROJECT
UGANDA HIGH COMMISSION

CLIENT
STITTVILLE, ONTARIO

DRAWING
ATTIC FLOOR PLAN

SCALE: 3/16" = 1'-0"

DRAWN BY: CB
 DATE: AUG. 8, 2022
 CHECKED BY: JB
 APPR'D BY: JB
 PROJECT NO.: 219-35
 SHEET NO.: **A.6**

CONSTRUCTION SET

