



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project contract.

CUSTOMER:	DRAWING NO.
BYRD	2024-019
DRAWING NAME:	
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1/8" = 1'-0"	A1
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OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SIT CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION

THE INFORMATION SHOWN ON THIS

SITE PLAN WAS PROVIDED BY THE

OWNER. FIELD SURVEY OR

VERIFICATION WAS NOT MADE.

OWNER:

PROJECT ADDRESS:

JURISDICTION:

ZONING:

APN:

SITE AREA:

PERMIT #:

SOIL PARAMETERS:

BASED ON SOILS INDIGENOUS TO THE AREA:  
BEARING PRESSURE - 1600 PSF  
LATERAL ACTIVE PRESSURE 35 PSF  
FLUID EQUIVALENT  
SOIL-CONCRETE COEFFICIENT 0.35  
SOIL PROFILE SD

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2012 ONTARIO BUILDING CODE AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ALL REQUIRED SMOKE ALARMS NEED A VISUAL COMPONENT.

BLOCKING FOR NON-LOAD BEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE MIN. 2x4 @ 4'-0" O.C.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

TREADS SHALL HAVE A MIN. TREAD OF 11" AND MIN. RUN OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".

STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS MORE THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

MIN. 77" HEADROOM HEIGHT OVER LANDINGS AS PER O.B.C. 9.8.6.4.(1)

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT

INTERIOR DOORS TO BE PRE-PRIMED MDF. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

DOOR SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS	
D01	2	1	30"	80"	32 1/2"x83 1/2"	HINGED-3 PANEL	16.67		
D02	1	1	142"	46"	145"x48"	GARAGE-GARAGE DOOR P03	128		
D03	1	1	30"	54"	32 1/2"x57 1/2"	HINGED-3 PANEL	11.25		
D04	1	1	32"	80"	34 1/2"x83 1/2"	HINGED-3 PANEL	17.78		
D05	1	1	74"	44 1/8"	75"x45 1/8"	MULLED UNIT-HL	48.37		
D06	1	1	36"	80"	38 1/2"x83 1/2"	DOUBLE HINGED-3 PANEL	20		
D07	2	1	36"	80"	38 1/2"x83 1/2"	HINGED-3 PANEL	20		
D08	1	1	46"	45 1/2"	49"x44 1/4"	EXT. SLIDER-GLASS PANEL	63.67		
D09	1	2	26"	80"	28 1/2"x83 1/2"	HINGED-3 PANEL	14.44		
D10	1	2	28"	80"	30 1/2"x83 1/2"	HINGED-3 PANEL	15.56		
D11	2	2	30"	80"	32 1/2"x83 1/2"	HINGED-3 PANEL	16.67		
D12	1	2	36"	31 4/16"	38 1/2"x35 1/16"	HINGED-3 PANEL	7.4		
D13	3	2	36"	80"	38 1/2"x83 1/2"	HINGED-3 PANEL	20		
D14	4	2	40"	80"	42 1/2"x83 1/2"	DOUBLE HINGED-3 PANEL	22.22		
D15	1	2	46"	80"	44"x83 3/4"	EXT. SLIDER-GLASS PANEL	53.33		
TOTALS:							635.86		

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	1	2	4018	48"	20"	49"x21"	FIXED GLASS	6.67	
W02	2	1	8060	46"	72"	47"x73"	TRIPLE CASEMENT-LHL/RHR	48	
W03	1	2	3030	36"	36"	37"x37"	SINGLE CASEMENT-HL	4	
W04	1	2	2850	32"	60"	33"x61"	SINGLE CASEMENT-HL	13.33	
W05	1	2	2850	32"	60"	33"x61"	SINGLE CASEMENT-HR	13.33	
W06	1	2	6050	72"	60"	73"x61"	DOUBLE CASEMENT-LHL	30	
W07	1	2	6050	72"	60"	73"x61"	DOUBLE CASEMENT-RHR	30	
W08	1	2	80311	46"	46 3/4"	47"x47 3/4"	TRIPLE CASEMENT-LHL/RHR	31.17	
W09	2	2	8050	46"	60"	47"x61"	TRIPLE CASEMENT-LHL/RHR	40	
TOTALS:								304.5	

NOTES:  
DOUBLE PANE WINDOWS / DOORS  
GRIDS AS PER ELEVATIONS

REVISIONS		DATE
1. SITE PLAN UPDATED & WINDOWS CORRECTED		DEC 04
2. UPDATED SITE PLAN		DEC 05
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
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GENERAL NOTES		
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STAIRS


LIVING

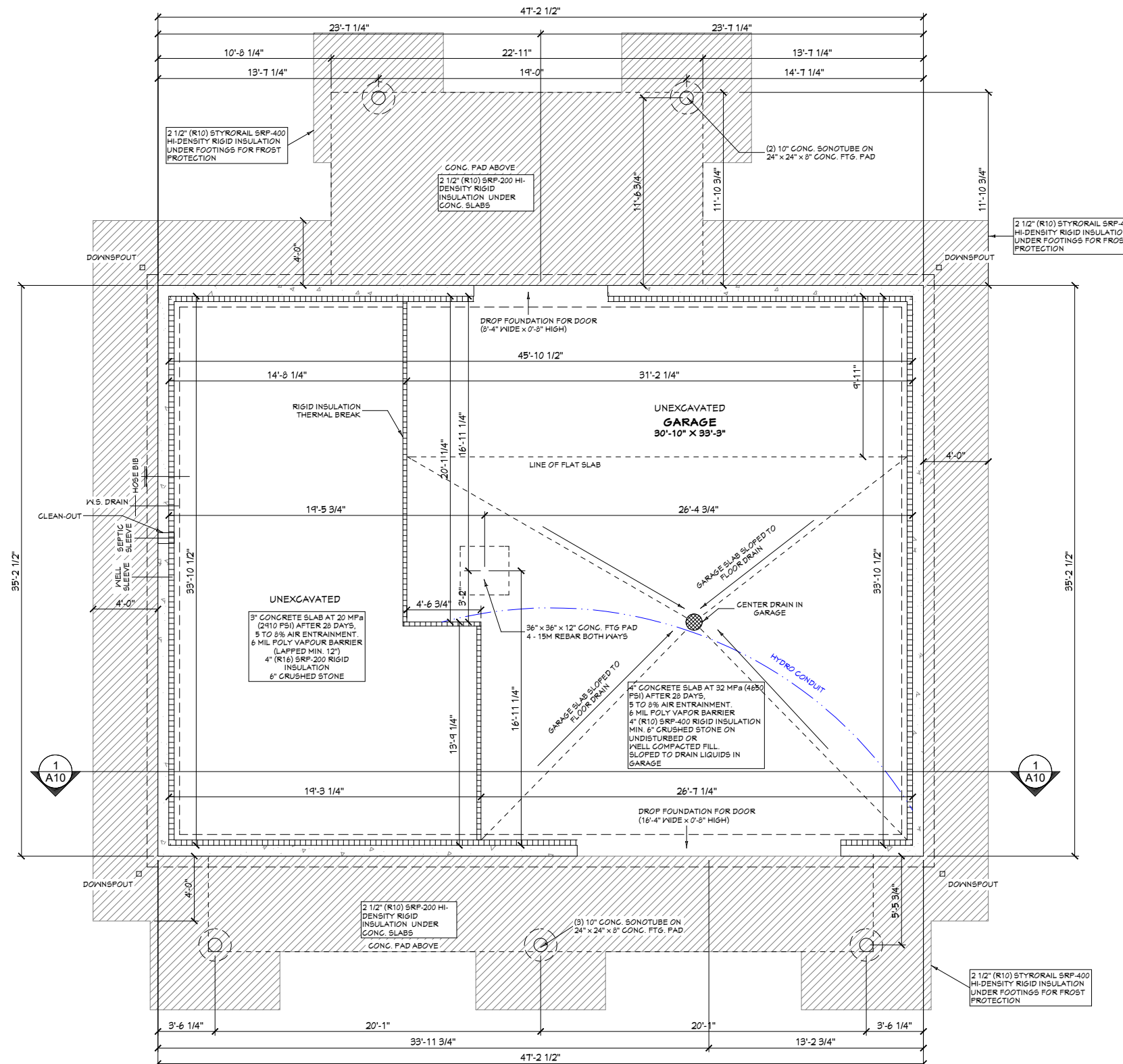


KITCHEN/DINING

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 4" CONC. FOUN. WALL


 8" CONC. FOUN. WALL  
W/ 2 1/2" STYROFOAM



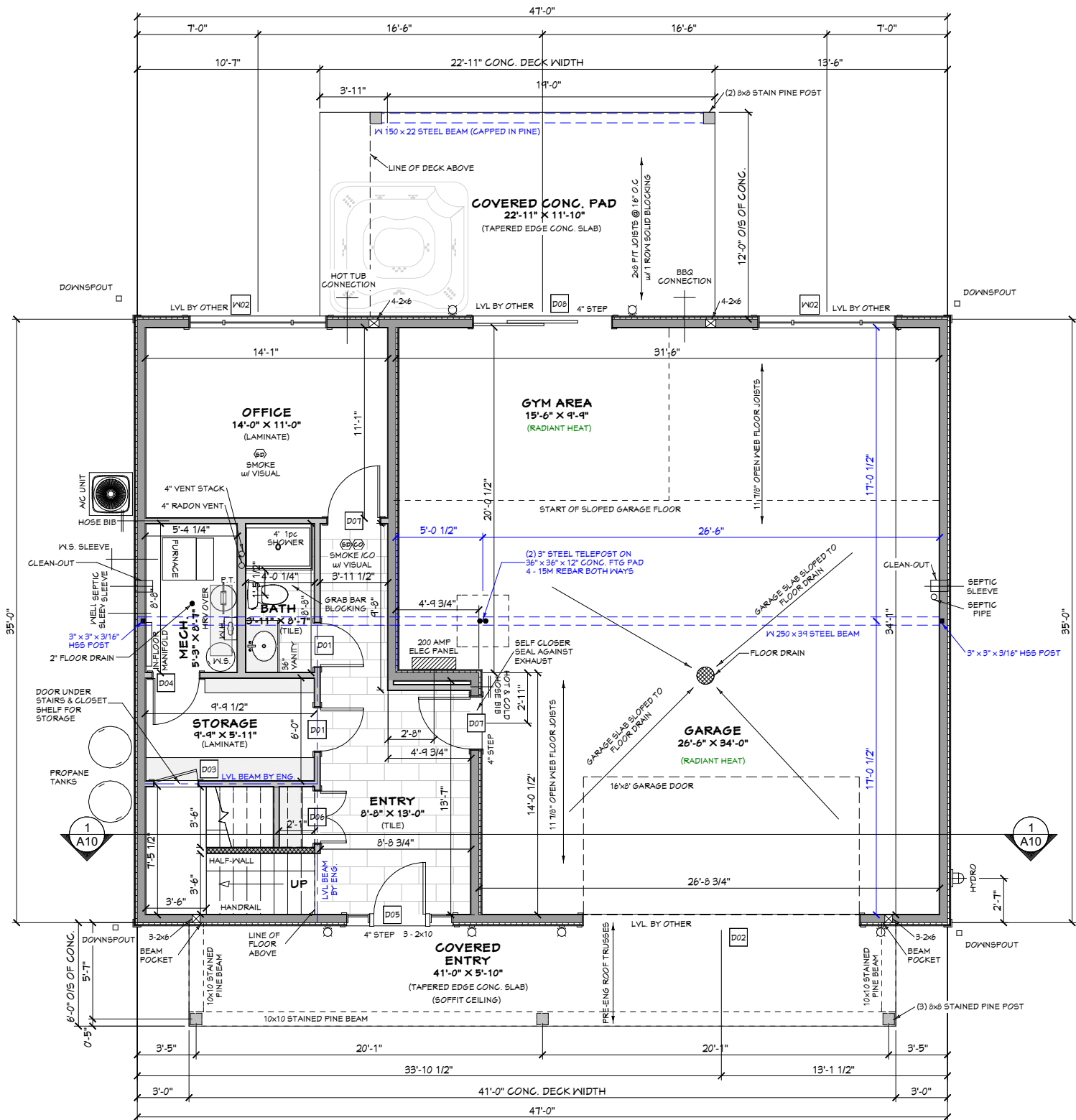
# FOUNDATION PLAN

<b>CUSTOMER:</b>  BYRD	<b>DRAWING NO.:</b>  2024-019
<b>DRAWING NAME:</b>  FOUNDATION PLAN	
<b>SCALE:</b>  1/8" = 1'-0"	<b>Sheet #</b>  <b>A4</b>
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STUD WALL LEGEND	
	HALF-WALL

ALL OUTSIDE  
DIMENSIONS  
ARE FROM FRAMING

ALL INTERIOR  
DIMENSIONS  
ARE FROM FRAMING



DOOR SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS	
D01	2	1	30"	80"	32 1/2"X83 1/2"	HINGED-3 PANEL	16.67		
D02	1	1	192"	96"	195"X98"	GARAGE-GARAGE DOOR P03	128		
D03	1	1	30"	54"	32 1/2"X57 1/2"	HINGED-3 PANEL	11.25		
D04	1	1	32"	80"	34 1/2"X83 1/2"	HINGED-3 PANEL	17.78		
D05	1	1	74"	44 1/8"	75"X45 1/8"	MULLED UNIT-HL	48.37		
D06	1	1	36"	80"	38 1/2"X83 1/2"	DOUBLE HINGED-3 PANEL	20		
D07	2	1	36"	80"	38 1/2"X83 1/2"	HINGED-3 PANEL	20		
D08	1	1	46"	45 1/2"	49"X44 1/4"	EXT. SLIDER-GLASS PANEL	63.67		
D09	1	2	26"	80"	28 1/2"X83 1/2"	HINGED-3 PANEL	14.44		
D10	1	2	28"	80"	30 1/2"X83 1/2"	HINGED-3 PANEL	15.56		
D11	2	2	30"	80"	32 1/2"X83 1/2"	HINGED-3 PANEL	16.67		
D12	1	2	36"	31 9/16"	38 1/2"X35 1/16"	HINGED-3 PANEL	7.9		
D13	3	2	36"	80"	38 1/2"X83 1/2"	HINGED-3 PANEL	20		
D14	4	2	40"	80"	42 1/2"X83 1/2"	DOUBLE HINGED-3 PANEL	22.22		
D15	1	2	46"	80"	49"X83 3/4"	EXT. SLIDER-GLASS PANEL	53.33		
TOTALS:							635.86		

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	1	2	4018	48"	20"	49"X21"	FIXED GLASS	6.67	
W02	2	1	8060	46"	72"	97"X73"	TRIPLE CASEMENT-LHL/RHR	48	
W03	1	2	3030	36"	36"	37"X37"	SINGLE CASEMENT-HL	9	
W04	1	2	2850	32"	60"	33"X61"	SINGLE CASEMENT-HL	13.33	
W05	1	2	2850	32"	60"	33"X61"	SINGLE CASEMENT-HR	13.33	
W06	1	2	6050	72"	60"	73"X61"	DOUBLE CASEMENT-LHL	30	
W07	1	2	6050	72"	60"	73"X61"	DOUBLE CASEMENT-RHR	30	
W08	1	2	80311	46"	46 3/4"	97"X47 3/4"	TRIPLE CASEMENT-LHL/RHR	31.17	
W09	2	2	8050	46"	60"	97"X61"	TRIPLE CASEMENT-LHL/RHR	40	
TOTALS:							309.5		

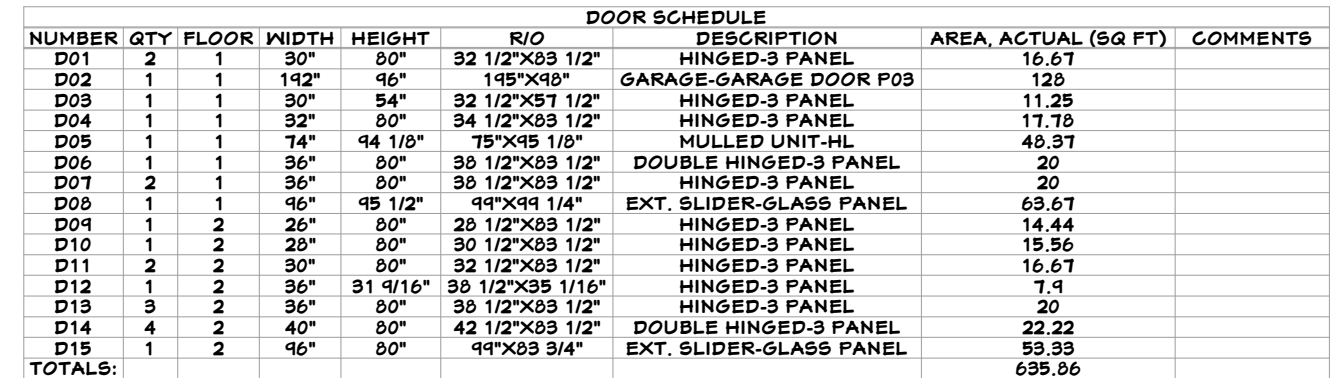
GROUND FLOOR PLAN - 556 SQ.FT.

CUSTOMER:	DRAWING NO.
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GROUND FLOOR PLAN	
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**ALL OUTSIDE  
DIMENSIONS  
ARE FROM FRAMING**

**ALL INTERIOR  
DIMENSIONS  
ARE FROM FRAMING**

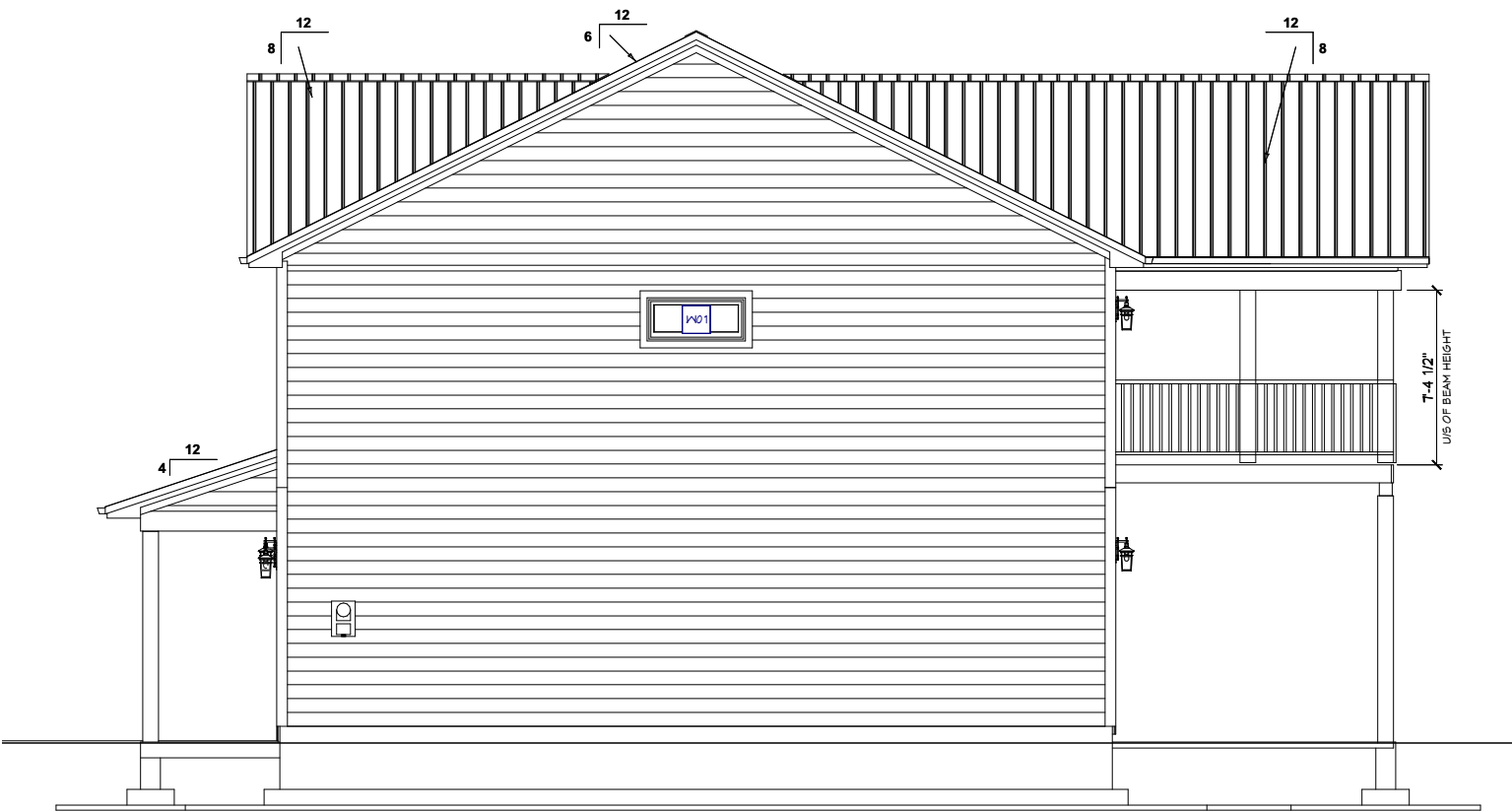
[illegible]

## SECOND FLOOR PLAN - 1645 SQ.FT.

<u>CUSTOMER:</u>  BYRD	<u>DRAWING NO.:</u>  2024-019
<u>DRAWING NAME:</u>  SECOND FLOOR PLAN	
<u>SCALE:</u>  1/8" = 1'-0"	<u>Sheet #</u>  <b>A6</b>
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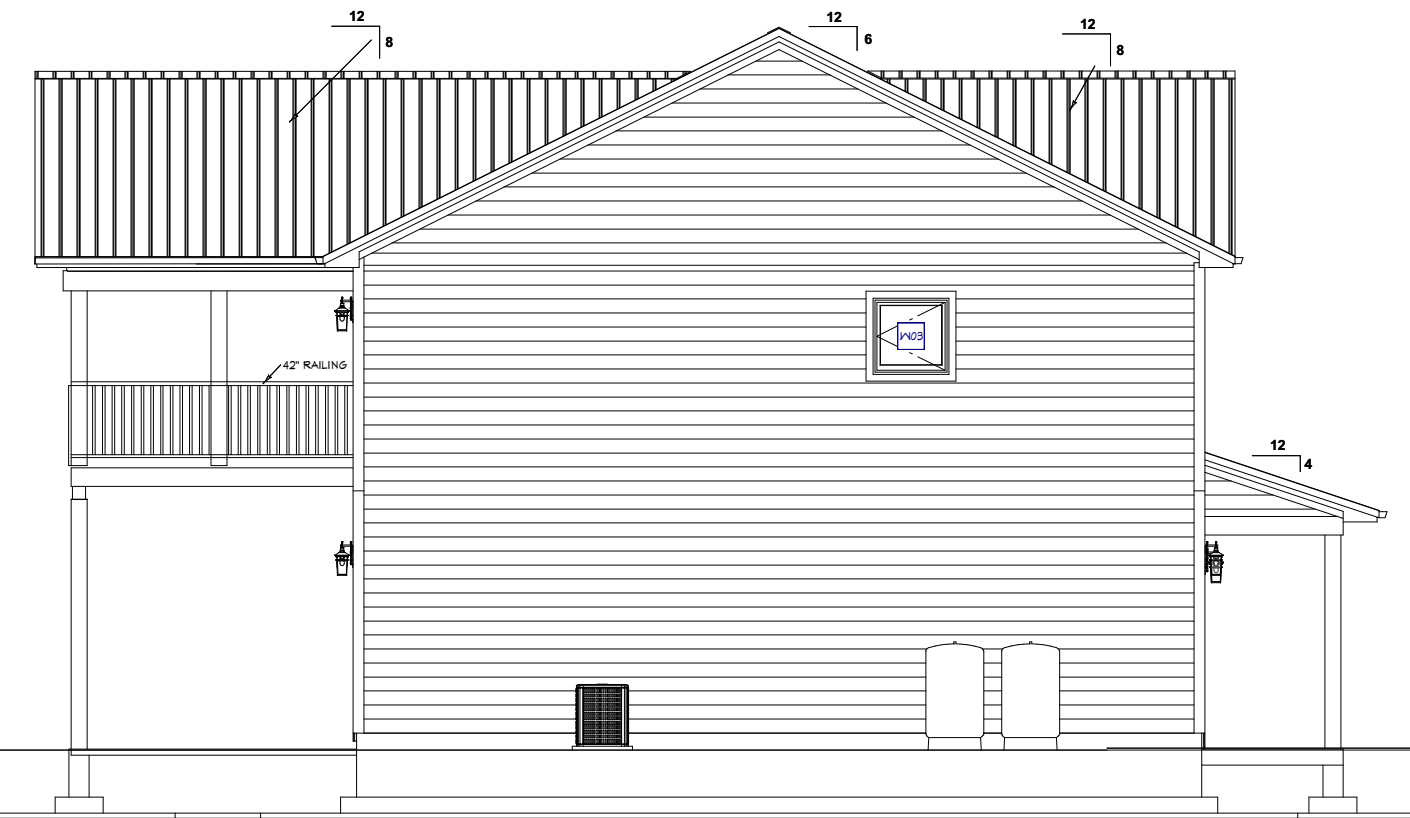


FRONT ELEVATION



RIGHT ELEVATION

CUSTOMER:	DRAWING NO.
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LEFT ELEVATION



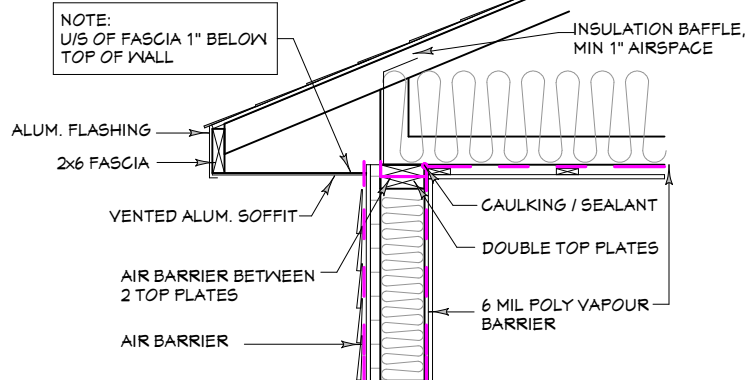
REAR ELEVATION

CUSTOMER:	DRAWING NO.
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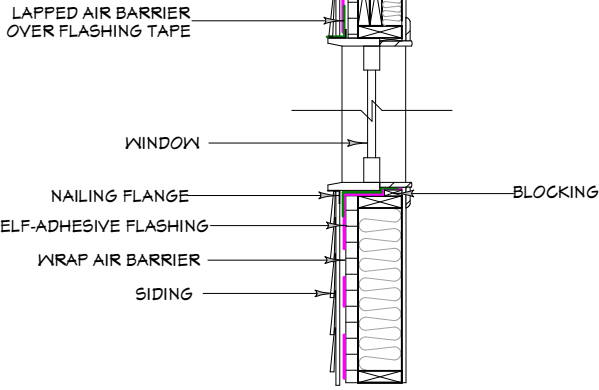


EAVE PROTECTION AS PER O.B.C. 9.26.5.1.(1)  
900mm MUST BE INSTALLED STARTING FROM ROOF  
EDGE WITH NOT LESS THAN 300mm FROM THE INSIDE  
OF THE INNER FACE OF THE EXTERIOR WALL.

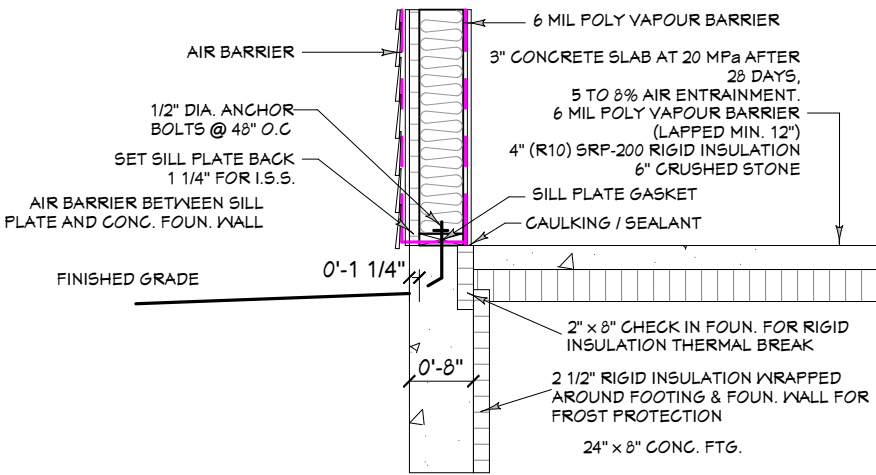
ROOF VENT:  
MIN. UNOBSTRUCTED  
AREA 1/300 OF INSULATED  
CEILING AREA.



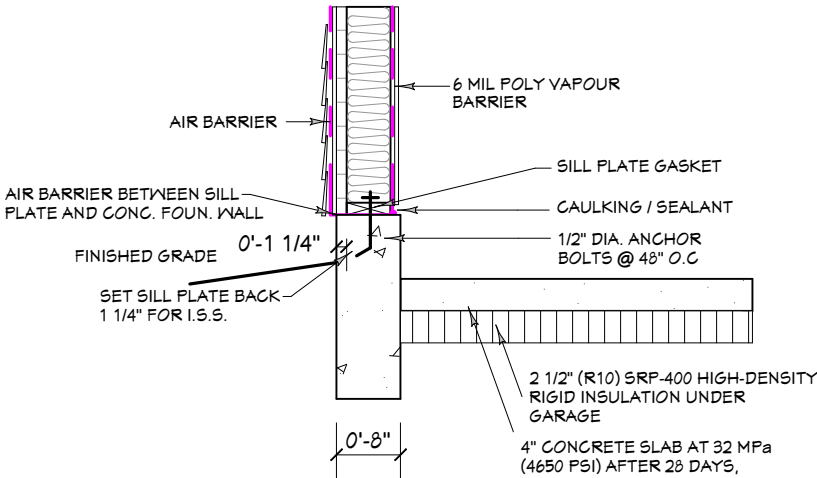
**ROOF OVERHANG DETAIL**



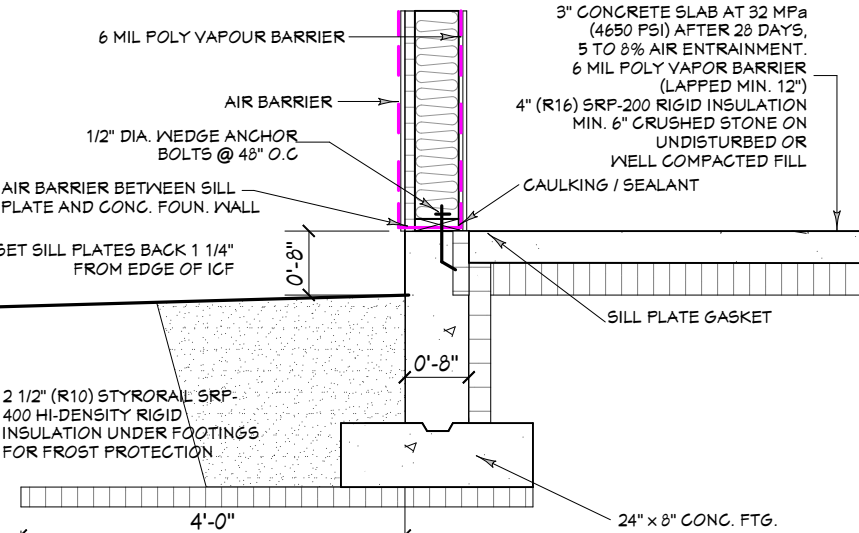
**WINDOW WRAP DETAIL**



**SLAB ON GRADE FOUN. DETAIL**

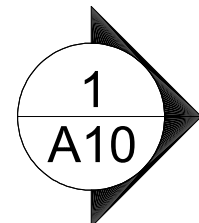
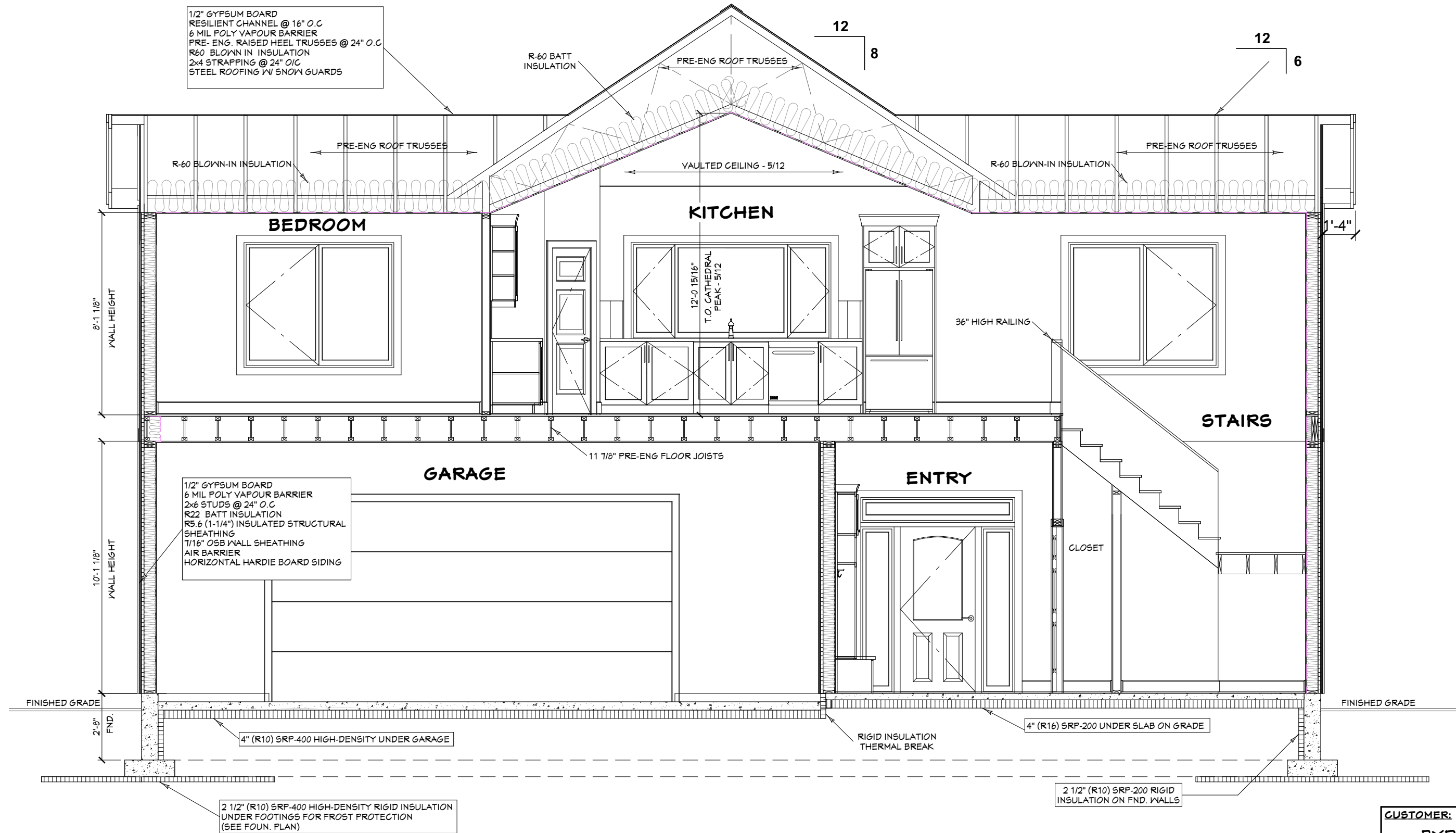


**GARAGE WALL w/ ISS DETAIL**



**FOUN. DETAIL AT SIDING**

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# BUILDING SECTION

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

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