# **Attachment A - Submitted Drawings**

### GENERAL NOTES (WHERE APPLICABLE)

#### **GENERAL NOTES**

- MATERIALS, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE ONTARIO BUILDING CODE (LATEST EDITION), RELATED STANDARDS AND MUNICIPAL BY-LAWS
- AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION.
- DIMENSIONS ARE MEASURED FROM STUD TO STUD EDGE OF FOUNDATION OR TO C/L OF STRUCTURAL MEMBER, UNLESS OTHERWISE NOTED
- SOIL CONSULTANT TO REVIEW AND VERIFY SOIL CONDITIONS BEFORE POURING FOOTINGS
- OBSERVE ALL FEDERAL, PROVINCIAL AND MUNICIPAL SAFETY MEASURES ON SITE
- ENSURE LOCATES ARE COMPLETED PRIOR TO DIGGING
- DO NOT SCALE DRAWINGS
- CONTRACTOR TO VERIFY DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO CONSTRUCTION AND HAVE DESIGNER RECTIFY THE ERROR OR OMISSION PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS PRIOR TO FRAMING ANY OPENINGS - FINISHES AND MINOR DETAILS AS PER OWNERS
- SPECIFICATIONS FOLLOW ALL PRODUCT SPECIFICATIONS AND
- GUIDELINES FOR INSTALLATION AND MAINTENANCE ANY PROPOSED CONSTRUCTION WITHIN THIS SET OF DRAWINGS THAT FALLS OUTSIDE OF THE APPLICATION LIMITATIONS OF PART 9 OF OBC, SHALL BE DESIGNED IN ACCORDANCE WITH PART 4 BY A PROFESSIONAL

#### CONCRETE FOUNDATIONS

- THE BOTTOM OF EVERY EXCAVATION SHALL BE FREE OF ORGANIC MATERIAL, KEPT FREE OF WATER AND FROM FREEZING DURING THE ENTIRE CONSTRUCTION
- CONCRETE SHALL CONFORM TO CAN/CSA A23.1 (SITE-BATCHED AS PER ARTICLES 9.3.1.2. TO 9.3.1.9.)
- REINFORCING FOR INSULATED CONCRETE FORM WALLS SHALL CONFORM TO CSA G30.18, HAVE A MINIMUM YIELD STRENGTH OF 400MPa AND BE LAPPED A MINIMUM OF 450mm FOR 10M BARS AND 650mm FOR 15m BARS
- COMPRESSIVE STRENGTH FOR INTERIOR FLOORS, FOOTINGS AND FOUNDATION WALLS SHALL BE 20MPa AFTER 28 DAYS.
- INTERIOR FLOORS ON GROUND SHALL BE A MINIMUM 25MPa AFTER 28 DAYS WHERE 6mil POLY IS NOT INSTALLED UNDER THE SLAB
- COMPRESSIVE STRENGTH FOR EXTERIOR FLATWORK (GARAGE FLOORS/CARPORTS) SHALL BE 32MPA WITH 5-8% AIR ENTRAINMENT
- FROST COVER TO CONFORM TO THE MINIMUM DEPTH REQUIREMENTS FOR THE GEOGRAPHICAL AREA THAT THE CONSTRUCTION PERTAINS TO
- FOUNDATION WALLS TO BE A MINIMUM 6" ABOVE THE FINISHED GRADE
- IN COLD WEATHER (<5°C), CONCRETE SHALL BE KEPT AT A MINIMUM 10°C AND NOT MORE THAN 25°C FOR 72h AFTER PLACING
- FOOTINGS SHALL REST ON STABLE UNDISTURBED SOIL OR ROCK WITH A MINIMUM ALLOWABLE BEARING PRESSURE OF 75KPA (COMPACTED GRANULAR FILL SHALL BE TESTED FOR BEARING PRESSURE AND FROST SUSCEPTIBILITY BY A SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE)
- PIER TYPE FOUNDATIONS MAY BE USED FOR ONE STOREY STRUCTURES AND SHALL BE SPACED NOT MORE THAN 3.5M (11'-6") APART. THE HEIGHT OF THE PIERS SHALL BE NOT MORE THAN 3X THE LEAST
- DIMENSION AT THEIR BASE BACKFILL SHALL NOT DAMAGE THE FOUNDATION WALL AND SHALL NOT CONTAIN BOULDERS LARGER THAN 10" WITHIN 24" OF THE FOUNDATION WALL

#### WOOD-FRAME CONSTRUCTION

- ALL LUMBER SHALL BE GRADED, SPF NO 2 OR BETTER
- WITH A MAXIMUM MOISTURE CONTENT OF 19%
   ALL LVL TO BE GRADE 2.0 E OR BETTER, ALL NORDIC
- LAM TO BE 1.9 E OR BETTER
- MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.4.3.1.
  - WOOD FOUNDATIONS SHALL CONFORM TO
- CAN/CSA-S406 (CONSTRUCTION OF PRESERVED WOOD
- FOUNDATIONS) - LUMBER SHALL BE PRESSURE-TREATED WHERE VERTICAL CLEARANCE IS LESS THAN 6" ABOVE GROUND (INCLUDING LUMBER IN CONTACT WITH CONCRETE ADJACENT TO GROUND UNLESS PROTECTED BY 6mil POLY OR TYPE S ROLL ROOFING)
- NAILING SHALL CONFORM TO TABLE 9.23.3.4.
- COLUMNS SHALL BE SECURELY FASTENED TO THE SUPPORTED MEMBER
- WHERE METAL JOISTS HANGERS ARE USED, ENSURE THE PROPER NAILS AND NUMBER OF NAILS ARE USED AND THE HANGERS ARE INSTALLED AS PER MANUFACTURES SPECIFICATIONS
- ALL FRAMED WALLS TO HAVE A MINIMUM 2x4 SILL PLATE AND TOP PLATE; LOAD BEARING WALLS TO BE FRAMED WITH TWO TOP PLATES UNLESS OTHERWISE
- INTERIOR WALLS AND GARAGE EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" OR 24" O/C UNLESS OTHERWISE
- ALL CONCEALED SPACES TO BE FIRE STOPPED
  BETWEEN FLOORS, CEILING, ROOFS AND AT STAIRS
- HEADER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED WHEN THE LENGTH OF THE HEADER JOIST
- EXCEEDS 1200mm (3'-11") TO A MAXIMUM 3.2m (10'-6") TRIMMER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED WHEN THE LENGTH OF THE HEADER JOIST
- EXCEED 800mm (2'-7") TO A MAXIMUM OF 2m (6'-6")
   NON-LOADBEARING WALLS PARALLEL TO FLOOR JOISTS BELOW SHALL BE SUPPORTED ON JOISTS OR BLOCKING BETWEEN THE JOISTS
- POINT LOADS SHALL BE CONTINUOUSLY SUPPORTED DOWN TO FOUNDATION LEVEL
- PROVIDE SOLID BLOCKING IN HEADER SPACE AT
- FOUNDATION WALLS FOR POINT LOADS ABOVE - MINIMUM 1½" BEARING FOR JOISTS AND MINIMUM 3½" BEARING FOR BEAMS
- UNLESS OTHERWISE NOTED ALL LINTELS ARE 2-2"X10"
- WITH 2-2"X4" OR 2-2"X6" ON EITHER SIDE METAL FLASHING, LINTELS, POSTS AND BEAMS TO BE PRIMED & PAINTED TO RESIST CORROSION
- MAXIMUM LOAD OF 36kN SHALL BE IMPOSED ON ADJUSTABLE STEEL COLUMNS CONFORMING TO

#### STAIRS & BALCONIES (INCLUDING DECKS)

- HANDRAILS TO COMPLY WITH SECTION 9.8 AND SB7 OF
- THE ONTARIO BUILDING CODE (LATEST EDITION) - MAXIMUM STAIR RISE 200mm (71/8") NOTE: PUBLIC STAIRS MAX 180mm (7")
- MINIMUM STAIR RUN 255mm (10") PLUS 25mm
- (MAX 1" NOSING)
  NOTE: PUBLIC STAIRS MIN 280mm 11"
- MINIMUM STAIR HEADROOM 1950mm (6'-5") NOTE: PUBLIC STAIRS MIN 2050mm (6'-9")
- MINIMUM STAIR WIDTH 915mm (3'-0") VERTICAL HEIGHT BETWEEN ANY LANDING SHALL NOT
- EXCEED 3.7m (12'-1")
   RISERS SHALL HAVE A UNIFORM HEIGHT WITH A
- TOLERANCE NOT EXCEEDING 5mm (%"); BETWEEN ADJACENT TREADS OR LANDINGS AND BETWEEN TALLEST AND SHORTEST RISERS
- EXTERIOR WOOD FRAMED STAIRS TO BE PROTECTED BY FROST HEAVE WHEN ATTACHED TO A FROST PROTECTED STRUCTURE [EITHER AT THE BASE (GROUND) OR BY ALLOWING FOR FROST MOVEMENT AT THE ATTACHMENT TO
- THE STRUCTURE - STAIR HANDRAIL HEIGHT 865mm-965mm (32"-38")
- HANDRAILS REQUIRED WHERE THERE ARE MORE THAN 2 INTERIOR RISERS AND MORE THAN 3 EXTERIOR RISERS - TWO HANDRAILS ARE REQUIRED WHERE A STAIR IS
- 1100mm (3'-7") OR MORE IN WIDTH (EXCEPT SERVING ONLY ONE DWELLING UNIT)
- AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS EXCEPT AT DOORWAYS, LANDINGS AND NEWEL POSTS IN A CHANGE OF DIRECTION
  - EXTERIOR CONCRETE STAIRS WITH MORE THAN TWO
- RISERS/TREADS SHALL BE SUPPORTED ON MINIMUM 150mm (6") THICK FOUNDATION OR BE CANTILEVERED TO FOUNDATION WALLS AT LEAST 200mm (8") THICK
- STAIR MANUFACTURE TO PROVIDE SHOP DRAWINGS & DETAILS OF STAIRS, RAILINGS AND GUARDS PRIOR TO CONSTRUCTION

### **GUARDS**

- GUARDS TO COMPLY WITH SECTION 9.8 AND SB7 OF THE ONTARIO BUILDING CODE (LATEST EDITION)
- GUARDS ARE REQUIRED WHEN THE ADJACENT WALKING SURFACE IS; MORE THAN 600mm (24"), MORE THAN TWO INTERIOR STAIRS HIGH OR A RAMP 400mm (16") HIGH
- MINIMUM HEIGHT FOR GUARDS SHALL BE; 920mm (36"), 1070mm (42") AT LANDINGS & WHERE ADJACENT WALKING SURFACE IS MORE THAN 1800mm (5'-11")
- FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 10m (32'), GUARDS SHALL BE A MINIMUM 1500mm (5') HIGH - GUARDS SHALL BE DESIGNED TO PREVENT CLIMBING EXCEPT AS OTHERWISE PERMITTED BY CODE
- PROTECTION OF WINDOWS AS PER 9.8.8.1. (5) TO (9)

#### WINDOWS & DOORS

- MAIN ENTRANCE DOOR TO DWELLING UNITS SHALL BE PROVIDED WITH A DOOR VIEWER, GLAZING OR SIDELIGHT, HAVE
- WEATHERSTRIPPING AND RESIST ENTRY GARAGE DOOR ENTRANCE TO DWELLING UNITS SHALL HAVE WEATHERSTRIPPING AND INSTALLED
- WITH A CLOSURE (FUME PROOF) - DWELLING UNIT WINDOWS WITHIN 2m OF ADJACENT GROUND SHALL RESIST FORCED
- WHERE DOORS ARE REQUIRED TO RESIST ENTRY. PROVIDE SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT BETWEEN JAMBS
- WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST SURFACE CONDENSATION AND COMPLY WITH THE THERMAL CHARACTERISTICS OF TABLE 9.7.3.3. (OR SB12 AS REQUIRED)

# **GENERAL ABBREVIATIONS**

PT = PRESSURE TREATED AA = ATTIC ACCESS DW = DISHWASHER W = CLOTHES WASHER D = CLOTHES DRYER W/D = STACKABLE WASHER/DRYER F = FRIDGE M = MICROWAVE WO = WALL OVEN CT = CERAMIC TILE FLOOR FINISH

HW = HARDWOOD FLOOR FINISH CPT = CARPET FLOOR FINISH LAM = LAMINATE

VN = HIGHER END VINYL HWT - HOT WATER TANK (SECURE TO STRUCTURE)

HEF = HIGH EFFICIENCY FURNACE

HRV - HEAT RECOVERY VENTILATOR FD = FLOOR DRAIN (C/W TRAP SEAL & PRIMER)

EP = ELECTRICAL PANEL LVL = ENGINEERED BEAM (BY MANUFACTURER IF NOT SIZED)

FP = FIREPLACE

UON = UNLESS OTHERWISE NOTED

TBD = TO BE DETERMINED

TBC = TO BE CONFIRMED/COMPLETED

- AS PER SUBSECTION 9.34 AND THE ELECTRICAL SAFETY ACT





Professional Seal



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Professional Seal

The undersigned has reviewed and takes responsibility for the design activities as defined by the Ontario Building Code and has the Qualifications and meets the requirements as set out in the Ontario Building Code.

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OLIALIFICATION INFORMATION TARA MAY-BROTTON 26706

REGISTRATION INFORMATION TM DRAFT BY DESIGN

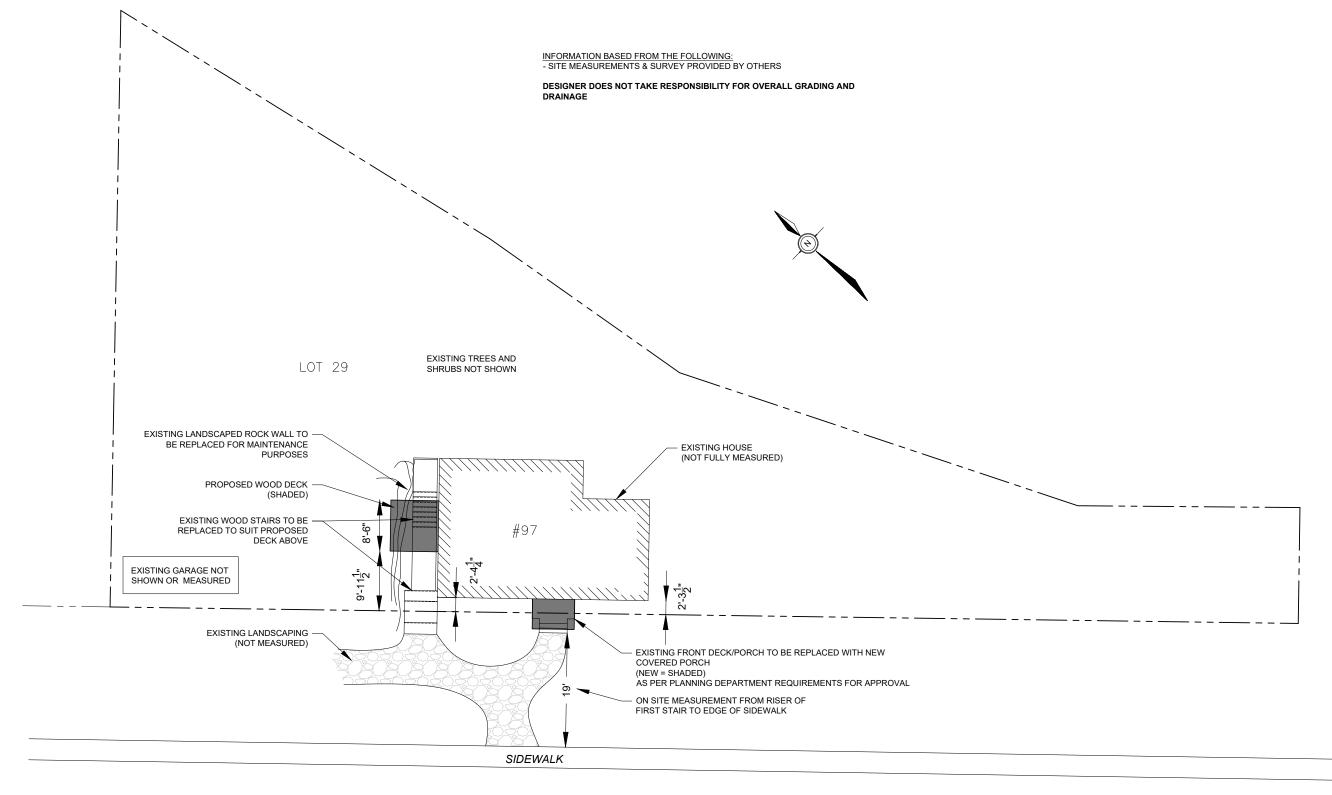
Project Information

**URY RESIDENCE** 

**NEW FRONT & SIDE DECK/PORCH** 97 GLASS ST ALMONTE. ONTARIO

Sheet Title Project Start AUGUST 2022 **COVER PAGE** Last Saved October 12, 2022 Revisions Scale NO. DESCRIPTION DO NOT SCALE DWGS 1 For Permit Sept 21/22 A0.0

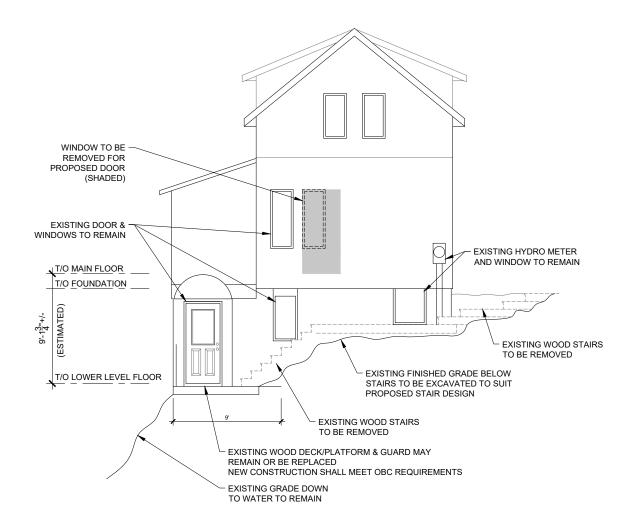
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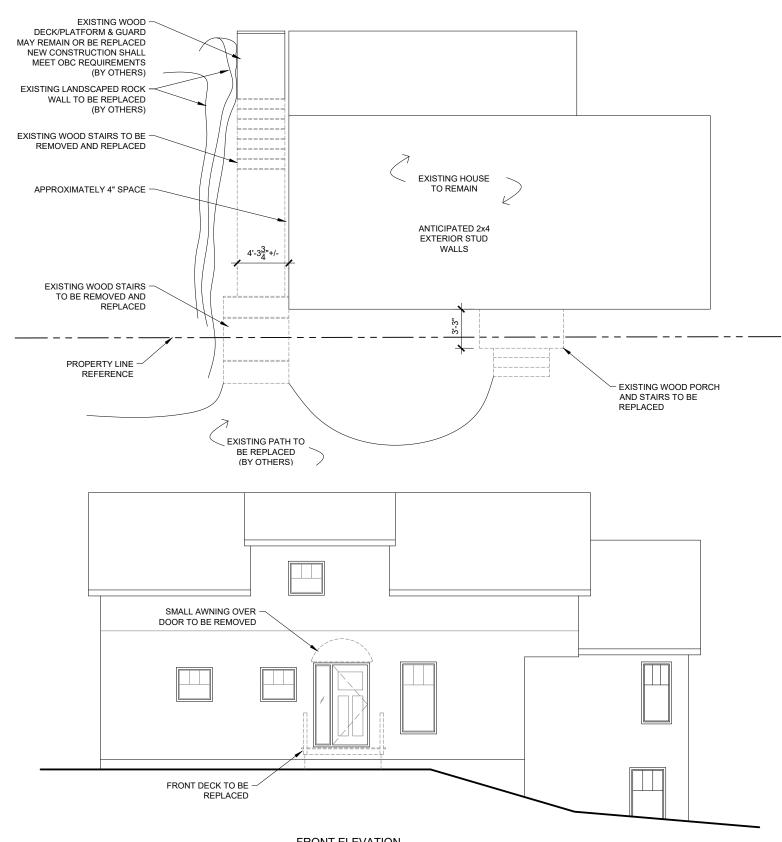
GLASS ST



EXISTING DIMENSIONS ARE TO EXPOSED OR FINISHED MATERIAL AT THE TIME OF SITE VIST AND ARE BELIEVED TO BE ACCURATE BUT ARE NOT WARRANTED. SOME TOLERANCES SHALL BE GIVEN DURING CONSTRUCTION. INFORM THE DESIGNER OF ANY DISCREPANCIES THAT MAY AFFECT THE DESIGN PRIOR TO CONSTRUCTION



LEFT ELEVATION



# FRONT ELEVATION



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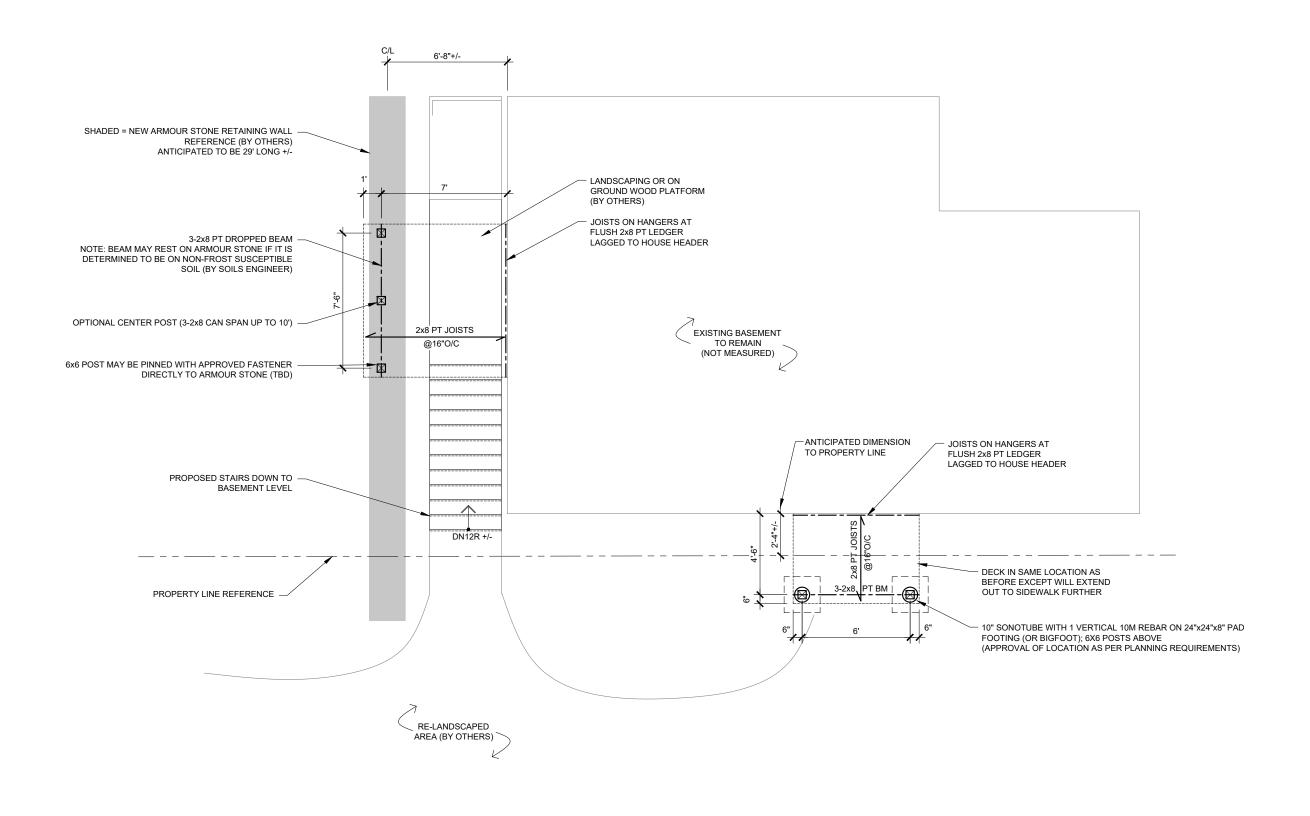
QUALIFICATION INFORMATION TARA MAY-BROTTON 26706

TM DRAFT BY DESIGN Firm Name

REGISTRATION INFORMATION ALMONTE, ONTARIO

Project Information URY RESIDENCE NEW FRONT & SIDE DECK/PORCH 97 GLASS ST

Sheet Title Project Start AUGUST 2022 **EXISTING** Last Saved October 12, 2022 Revisions Scale NO. DESCRIPTION DATE 1/8" = 1'-0" 1 For Permit Sept 21/22 Sheet A0.1 3/8





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TARA MAY-BROTTON 26706

Name BCIN

Signature
REGISTRATION INFORMATION

TM DRAFT BY DESIGN Firm Name NEW FRONT & SIDE DECK/PORCH 97 GLASS ST ALMONTE, ONTARIO

URY RESIDENCE

Project Information

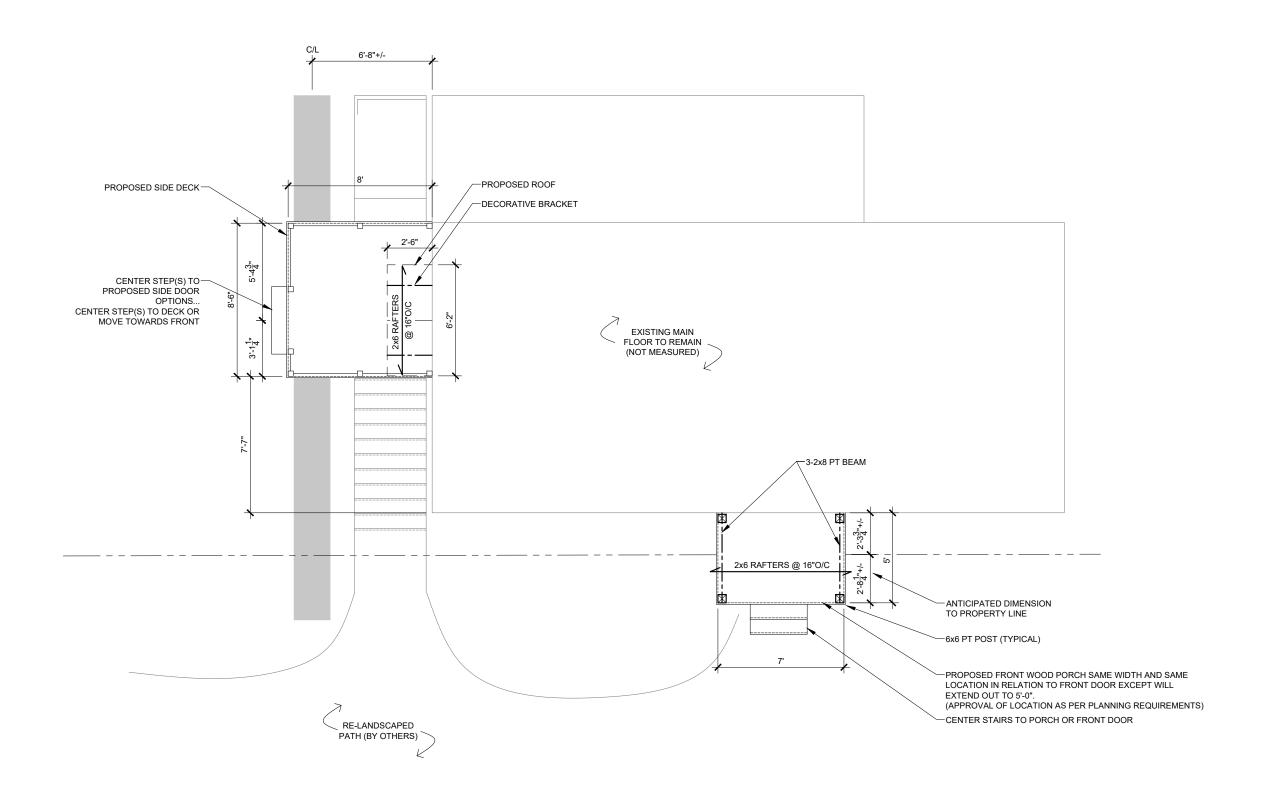
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2 Per To	own Comments - setback	Oct 12/22

Sheet Title
PROPOSED
FOUNDATION PLAN
Scale

3/16" = 1'-0"

Sheet A1.0

4/8





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QUALIFICATION INFOR	MATION
TARA MAY-BROTTON	26706
Name	BCIN

Project Information

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NEW FRONT & SIDE DECK/PORCH 97 GLASS ST ALMONTE, ONTARIO

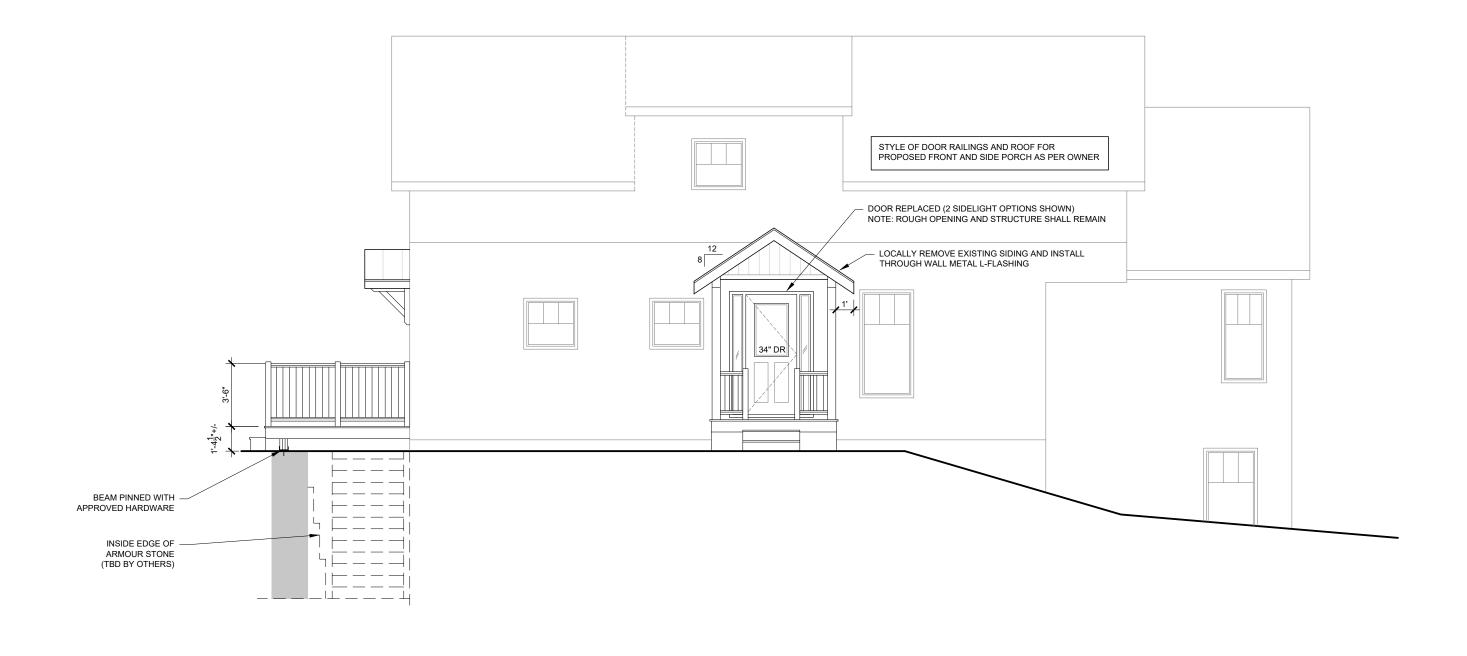
Project Start	AUGUST 2022			
Last Saved	October 12, 2022			
Revisions				
NO. DESCRI	PTION DATE			
1 For Perm	nit Sept 21/22			
2 Per Towr	n Comments - setback Oct 12/22			

Sheet Title
PROPOSED DECK
PLAN

Scale 3/16" = 1'-0"

6 A1.1

5/8





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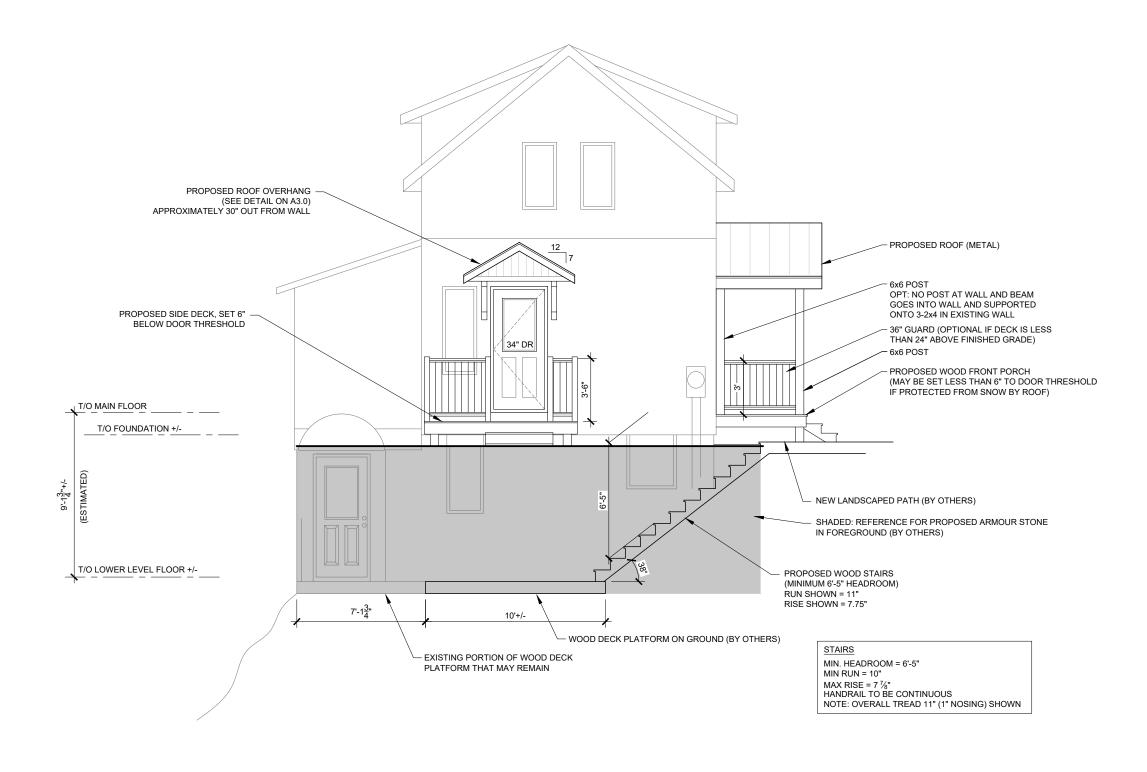
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Name BCIN
Signature
REGISTRATION INFORMATION

TM DRAFT BY DESIGN Firm Name NEW FRONT & SIDE DECK/PORCH 97 GLASS ST ALMONTE, ONTARIO

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Project Information

Sheet Title
PROPOSED FRONT
ELEVATION
Scale
3/16" = 1'-0"
Sheet
A2.0
6/8





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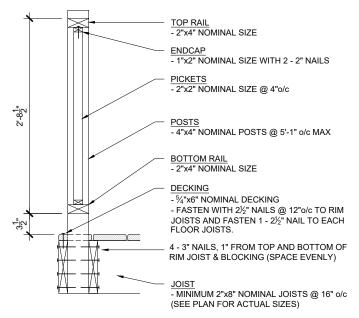
Project Information

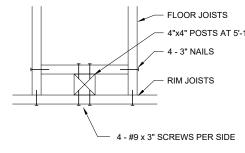
Sheet Title
PROPOSED LEFT
ELEVATION
Scale

3/16" = 1'-0"
Sheet

A2.1 7/8

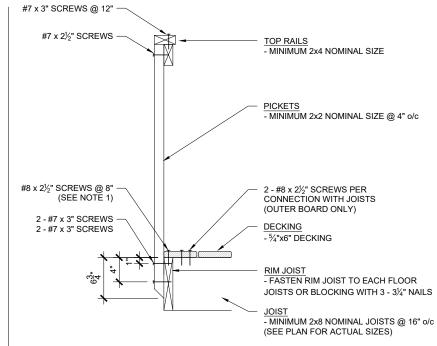
# TOP/BOTTOM RAIL OPTION





4"x4" POSTS AT 5'-1" max

## **CANTILEVER OPTION**



- 1. WHEN THE GUARD IS PARALLEL TO JOISTS PROVIDE BLOCKING
- @ 16°o/c AND USE 2- #8 x 2½" SCREW AT END OF DECKING.
  2. PROVIDE 4"x4" POSTS AT CORNERS.
- 3. SEE SB7 DETAILS AND PLANS FOR MORE INFORMATION

NOTES BELOW ARE TYPICAL FOR ALL DECKS..

ALL WOOD TO BE PRESSURE TREATED (PT), WHERE CEDAR WOOD IS USED, REDUCE SPANS IN ACCORDANCE WITH SB7. OTHER APPROVED DECK PRODUCTS MAY BE USED AND SHALL FOLLOW MANUFACTURES SPECIFICATIONS.

SEE SB7 DETAILS AND PLANS FOR MORE INFORMATION

FOR NEW (WHERE PROPOSED): GENERAL DECK GUARD RAIL DETAILS (SB7)



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# REGISTRATION INFORMATION

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Project Information

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**NEW FRONT & SIDE DECK/PORCH** 97 GLASS ST ALMONTE, ONTARIO

Project Start AUGUST 2022 Last Saved October 12, 2022 Revisions NO. DESCRIPTION

1 For Permit Sept 21/22 Sheet Title **SECTIONS & DETAILS** 

Scale AS NOTED

Sheet A3.0

8/8

2 A3.0

2x8 RIDGE BOARD

(LENGTH TO SUIT)

-2x6 RAFTERS @ 16"O/C RAFTERS AGAINST HOUSE SECURED

TO WALL STUDS WITH 1/4" STRUCTURAL SCREWS (TIMBERLOK OR EQUAL), 3"

DECORATIVE

SCALE:1/2" = 1'

BRACKET

SMALL ROOF DETAIL

MINIMUM PENETRATION INTO STUDS

LOCALLY REMOVE EXISTING SIDING-

THROUGH-WALL-METAL L-FLASHING

(SAME ALSO FOR FRONT PORCH ROOF)

2x6 FASCIA

A3.0

2X4 COLLAR

TIES @ 16"O/C

FOR NEW ROOF