W1

STONE/BRICK VENEER WALL CONSTR.

- 3½" NATURAL STONE / BRICK VENEER OR AS PER PRODUCT MANUFACTURER
- 1" AIR SPACE W/ FLASHING AND WEEP HOLES AS PER 9.20. OBC)
- 22MM x 150MM x 0.78MM (7/8" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- 38MM x 140MM (1-5/8" x 5½") WOOD STUDS @ 406MM (1'-4") O.C. W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W1S

STONE/BRICK VENEER WALL CONSTR.

"W 1.2 STUDS @ 12" O.C."

- 3½" NATURAL STONE / BRICK VENEER OR AS PER PRODUCT MANUFACTURER
- 1" AIR SPACE W/ FLASHING AND WEEP HOLES AS PER 9.20. OBC)
- 22MM x 150MM x 0.78MM (7/8" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- **"DOUBLE 38MM x 140MM (1-5/8" x 5½") WOOD STUDS @ 300MM (1'-0") O.C."** W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W2

SIDING WALL CONSTRUCTION

- PREF. SIDING VENEER AS PER MANUFACTURER
- 1" AIR SPACE
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- 38MM x 140MM (1-5/8" x 5½") WOOD STUDS @ 406MM (1'-4") O.C.
- W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W3

STUCCO WALL CONSTRUCTION

- STUCCO VENEER W/ RS INSULATED RIGID AS PER MANUFACTURER
- TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
- 13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
- 38MM x 140MM (1-5/8" x 5½") WOOD STUDS @ 406MM (1'-4") O.C.
- W/ RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P1

2" X 4" INTERIOR PARTITION

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.

BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS

- 13MM (½") GYPSUM WALL BOARD

P2

2" X 6" INTERIOR PARTITION

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C.

BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS

- 13MM (½") GYPSUM WALL BOARD

P2a

2" X 6" INTERIOR POCKET DOOR WALL

- 13MM (½") GYPSUM WALL BOARD
- 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. ON SIDE

BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS

- 13MM (½") GYPSUM WALL BOARD

P4

2" X 3" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 64MM (2" x 3") @ 400MM (1'-4") O.C.
- 140MM (5½") CONTINUOUS RSI 3.52 CI (R20 CI) BATT INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

P4a

2" X 3" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 64MM (2" x 3") @ 400MM (1'-4") O.C.
- 89MM (3½") CONTINUOUS RSI 3.52 CI (R20 CI) SPRAY FOAM INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

P4b

2" X 4" INTERIOR PARTITION AT FOUNDATION WALL (INSULATED)

- 13MM (½") GYPSUM WALL BOARD
- 6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
- 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
- 89MM (3½") CONTINUOUS RSI 3.52 CI (R20 CI) BATT INSULATION
- GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

F1

8" FOUNDATION WALL

200MM (8") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 200MM (8") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1.9" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

NOTE: STEEL REINFORCEMENT IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

F2

10" FOUNDATION WALL

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

15M @ 16" O.C. VERTICAL REINFORCEMENT
15M @ 18" O.C. HORIZONTAL REINFORCEMENT
15M @ 18" O.C. DOWEL (MATCH TO VERTICAL)
ENSURE MIN. 1.9" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

NOTE: STEEL REINFORCEMENT IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

F2a

10" FOUNDATION WALL

UNSUPPORTED FOUNDATION WALLS RETAINING SOIL AT BASEMENT WALKOUT AREA

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

15M @ 8" O.C. VERTICAL REINFORCEMENT
15M @ 8" O.C. HORIZONTAL REINFORCEMENT
15M @ 8" O.C. DOWEL (MATCH TO VERTICAL)
ENSURE MIN. 1.9" CONC. COVER

SEE DETAILS FOR REFERENCE IF REQUIRED

F3

12" FOUNDATION WALL

300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

FOUNDATION WALL REINFORCED WITH 2-15M REBARS @ TOP OF FOUNDATION WALL TYP. (OR AS OTHERWISE SPECIFIED)
ENSURE MIN. 1.9" CONC. COVER

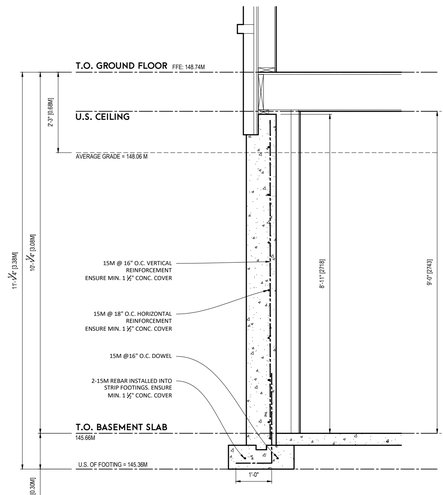
SEE DETAILS FOR REFERENCE IF REQUIRED

NOTE: STEEL REINFORCEMENT IS NOT REQUIRED WHEN WALL IS BACKFILLED ON BOTH SIDES.

3.1.1.2.A ZONE 1 COMPLIANCE PACKAGE FOR SPACE HEATING

COMPONENT	THERMAL VALUES	COMPLIANCE PACKAGE A1	
		RSI	R
CEILING WITH ATTIC SPACE	MIN. NOMINAL	10.56	60
	MAX. U	0.096	0.017
	MIN. EFFECTIVE	10.43	59.22
CEILING WITHOUT ATTIC SPACE	MIN. NOMINAL	5.46	31
	MAX. U	0.205	0.036
	MIN. EFFECTIVE	4.87	27.65
EXPOSED FLOOR	MIN. NOMINAL	5.46	31
	MAX. U	0.190	0.034
	MIN. EFFECTIVE	5.25	29.80
WALLS ABOVE GRADE	MIN. NOMINAL	3.87	22
	MAX. U	0.333	0.059
	MIN. EFFECTIVE	3.00	17.03
BASEMENT WALLS	MIN. NOMINAL	3.52 ci	20 ci
	MAX. U	0.269	0.047
	MIN. EFFECTIVE	3.72	21.12
BELOW GRADE SLAB ENTIRE SURFACE > 600 mm BELOW GRADE	MIN. NOMINAL	--	--
	MAX. U	--	--
	MIN. EFFECTIVE	--	--
HEATED SLAB OR SLAB ≤ 600 mm BELOW GRADE	MIN. NOMINAL	1.76	10
	MAX. U	0.510	0.090
	MIN. EFFECTIVE	1.96	11.13
EDGE OF BELOW GRADE SLAB ≤ 600 mm BELOW GRADE	MIN. NOMINAL	1.76	10
WINDOWS AND SLIDING GLASS DOORS	MAX. U	1.6	0.28
	ENERGY RATING	25	25
SKYLIGHTS	MAX. U	2.8	0.49
SPACE HEATING EQUIPMENT	MIN. AFUE	96%	96%
HRV	MIN. SRE	75%	75%
DOMESTIC WATER HEATER	MIN. EF	0.80	0.80
COLUMN 1	2	3	3

(6) IN THE CASE OF BASEMENT WALL ASSEMBLIES, WHERE RSI 3.52 CI IS REQUIRED RSI 2.11+1.76 CI IS PERMITTED TO BE USED OR VICE VERSA.



½" = 1'-0"

FOUNDATION REINFORCEMENT DETAIL

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2024 O.B.C.

CONSTRUCTION NOTE SCHEDULE

1. WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

2. POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPA (3600 PSI) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL

3.POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPA (4640 PSI) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

4. COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH **OR UNEXCAVATED PORCH**

130 MM (5") 32 MPA (4640 PSI) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. 610MM X 610MM (24" X 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.

5. SILL PLATE

38MM X 89MM (2" X 4") SILL PLATE W/ 13MM (1/2") DIA. 300MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

6. WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

7. BEAM BEARING

PROVIDE BEAM POCKET OR 200MM X 250MM (8" X 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 150MM (6") U.N.O.

8. FOUNDATION WALL INSULATION

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

9. EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT (WHERE EXPOSED TO THE EXTERIOR) **OR** WHERE A GARAGE SPACE IS LOCATED BELOW, REFER TO NOTE #15.

10. FLOOR CONSTRUCTION

PROVIDE ¾" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. A.F.F. BEHIND TOILET AND BATHTUB 2" (6") A.F.F. ON THE WALL X 38MM (2" X 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM X 64MM (¾" X 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

11. EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-10"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX. RISE: 200MM (7-7/8")
MIN. RISE: 125MM (4-7/8")
MAX. RUN: 355MM (14")
MIN. RUN: 255MM (10")
MAX. TREAD: 355MM (14")
MIN. TREAD: 280MM (11")

TAPERED TREADS SHALL HAVE A RUN THAT IS NOT LESS THAN 150MM (5-7/8")AT THE NARROW END OF THE TREAD AND COMPLIES W/ THE DIMENSIONS FOR RECTANGULAR TREADS (AS NOTED ABOVE) WHEN MEASURED AT A POINT 300MM FROM THE CENTRE LINE OF THE HANDRAIL AT THE NARROW END OF THE TREAD.

12. PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.

13. EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 865MM (2'-10"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7").

14. TWO STOREY VOLUME SPACES

PROVIDE 2-38MM X140MM (2-2" X 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM X 140MM (2" X 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM X 184MM (3-2" X 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

15. INTERIOR GARAGE PARTITION

13MM (1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 5.46 (R31) IN CEILING, TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

16. INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

17. DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

18. MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

19. DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

20. DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPLY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

21. ATTIC ACCESS HATCH

500MM X 700MM (1'-8" X 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 10.56 (R60) RIGID INSULATION BAKING.

22. EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"), WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE.

23. STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR COMMON WIRE NAILS @ 2400MM (8'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS RECESSED TO MID-DEPTH OF BEAM @ 915 MM (3'-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

REINFORCED CONCRETE

ALL CONCRETE MATERIALS, METHODS OF CONSTRUCTION AND CONCRETE TESTS SHALL CONFORM TO CSA A23.1-14 AND CSA A-23.2-14.

ALL REINFORCING STEEL SHALL BE WELDABLE AND SHALL CONFORM TO CSA G30.18-09 GRADE 400W. REINFORCING DETAILING SHALL BE IN ACCORDANCE WITH R.S.I.C. MANUAL OF STANDARD PRACTICE.

STEEL

STRUCTURAL STEEL DESIGN, FABRICATION AND REACTION SHALL CONFORM TO S16-14.

STRUCTURAL BOLTS AND NUTS SHALL MEET THE REQUIREMENTS OF ASTM A325M OR F3125/F3125M.

W BEAMS AND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.

29. FLAT ROOFS

CONFORMING TO C.G.S.B. 37-GP-56M "MEMBRANE, MODIFIED, BITUMINOUS, PREFABRICATED, AND REINFORCED FOR ROOFING", 19MM (¾") PLYWOOD SHEATHING WITH "H" CLIPS, ROOF FRAMING AS PER PLAN W/ PREF. ALUM. R.W.L. 30. SLAB THICKENING

SLAB UNDER LOAD BEARING WALLS SUPPORTING STAIR LANDINGS TO BE THICKENED TO 12" WITH 16" BOTTOM AND ANGLED MAX 45° TO HORIZONTAL SLAB.

31. BACKFILLING

DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE FLOOR CONSTRUCTION AT THE TOP AND BOTTOM OF THE WALLS HAS BEEN CONSTRUCTED.

32. CONTRACTOR SHALL RETAIN AN ENGINEER LICENSED IN THE PROVINCE OF ONTARIO FOR SHORING DESIGN BASED ON SITE SPECIFIC GETECHNICAL PARAMETERS, IF SHORING IS REQUIRED TO SUPPORT EXCAVATION.

GENERAL NOTES

TRUSSES

FOR RENOVATION PROJECTS WHERE PROPOSED ROOF TRUSSES ARE INTENDED TO ALIGN WITH EXISTING ROOF OWNER/BUILDER TO CONFIRM ALL DIMENSIONS WITH REGARDS TO TRUSS DESIGN.

WINDOWS

ALL WINDOW SIZES ON DRAWINGS REFER TO FINISHED DIMENSIONS. PLEASE REFER TO WINDOW MANUFACTURER'S SPECIFICATIONS FOR ALL REQUIRED ROUGH OPENING SIZES.

MINIMUM WINDOW AREAS (O.B.C. 9.7.2.3.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3"). AS PER O.B.C. 9.9.10.1.

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

REQUIREMENTS FOR WINDOWS, DOORS AND SKYLIGHTS (O.B.C. 9.7.2.2.)

THE PROTECTION OF WINDOW AND DOOR OPENINGS TO PROTECT PERSONS FROM FALLING THROUGH THEM SHALL CONFORM TO ARTICLE 9.6.8.1.

REQUIRED GUARDS (O.B.C. 9.8.8.1.)

LUMBER

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 2.0E WS MICROLAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS RECESSED TO MID-DEPTH OF BEAM @ 915 MM (3'-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

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WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

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STRUCTURAL STEEL DESIGN, FABRICATION AND REACTION SHALL CONFORM TO S16-14.

STRUCTURAL BOLTS AND NUTS SHALL MEET THE REQUIREMENTS OF ASTM A325M OR F3125/F3125M.

W BEAMS AND HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W.

STRUCTURAL STEEL "C" CHANNELS, "L" ANGLES AND PLATES SHALL CONFORM TO CAN/CSA-G40.21 GRADE 300W.

ALL CONNECTIONS SHALL BE DESIGNED BY STEEL FABRICATORS.

PROVIDE TEMPORARY BRACING TO STEEL FRAMES DURING CONSTRUCTION

SUBMIT SHOP DRAWINGS FOR REVIEW.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER O.B.C. 9.10.19.) ■ S.A.

FOR SMOKE ALARM REQUIREMENTS REFER TO O.B.C. 9.10.19.1

FOR SOUND PATTERNS OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.2

FOR LOCATION OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.3.

FOR SMOKE ALARM POWER SUPPLY INFORMATION REFER TO O.B.C. 9.10.19.4.

FOR INTERCONNECTION OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.5.

FOR SILENCING OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.6

FOR INSTRUCTIONS FOR MAINTENANCE AND CARE OF SMOKE ALARMS REFER TO O.B.C. 9.10.19.7.

FOR RESIDENTIAL FIRE WARNING SYSTEMS REFER TO O.B.C. 9.10.19.8.

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.32.3.9) ● C.M.

FOR LOCATION OF CARBON MONOXIDE ALARMS REFER TO O.B.C. 9.32.3.9A

FOR INSTALLATION AND CONFORMANCE TO STANDARDS OF CARBON MONOXIDE ALARMS REFER TO O.B.C. 9.32.3.9C

9.20.2 MASONRY UNITS

9.20.2.1 MASONRY UNIT STANDARDS

MASONRY UNITS SHALL COMPLY WITH,

ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)", ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS", ASTM C212, "STRUCTURAL CLAY FACING TILE", CAN/CSA-A82, "FIRE MASONRY BRICK MADE FROM CLAY OR SHALE", CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS", CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS", OR CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS",

THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED.

EXISTING STRUCTURAL CONDITION:

CONDITION OF EXISTING FOUNDATION WALL/FOOTING MUST BE VERIFIED DURING CONSTRUCTION TO CONFIRM THAT THEY ARE CAPABLE OF CARRYING ADDED LOADS

REVIEW OF E.W.P. LAYOUTS PRIOR TO INSTALLATION:

CONTRACTOR TO REVIEW E.W.P. LAYOUTS PRIOR TO PRODUCT INSTALLATION. IF PLACEMENT PLANS AND ARCHITECTURAL PLANS ARE NOT REVIEWED BY CONTRACTOR **AND COMPARED WITH AS BUILT FOUNDATIONS AND SUB-FLOORS ETC. DURING EACH STAGE OF CONSTRUCTION.** THE PROJECT DESIGNERS AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS.

DESIGN LOADS - MISSISSAUGA, ON.

ROOF:
DEAD LOAD = 18 PSF
SNOW LOAD = 26.7 PSF
GROUND AND SECOND FLOORS:
DEAD LOAD = 25 PSF
LIVE LOAD = 40 PSF

ABBREVIATIONS

AB	AIR BARRIER	MAX	MAXIMUM
ALUM.	ALUMINUM	MIN.	MINIMUM
B/W	BETWEEN	O.C. OR O/C	ON CENTER
C.J.	CEILING JOIST	PLFA	POINT LOAD FROM ABOVE
C.L.	CENTERLINE	PREF.	PREFINISHED
CONC.	CONCRETE	PREP.	PREPARATION
C/W	COMPLETE WITH	P.C.	PRESSURE TREATED
DIA.	DIAMETER	R.J.	ROOF JOIST
D.J.	DOUBLE JOIST	R.R.	ROOF RAFTERS
E.G.	EXTERIOR GRADE	R.W.	REINFORCED WITH
E.T.	EAVESTROUGH	R.V.	ROOF VENT
E.V.	EXHAST FAN	T.J.	TRIPLE JOIST
F.J.	FLOOR JOIST	T.O.	TOP OF
F.R.	FIRE RATING	TYP.	TYPICAL
F.R.R.	FIRE RESISTANCE RTG.	U.N.O.	UNLESS NOTED OTHERWISE
G.T.	GIRDER TRUSS	U.S.	UNDERSIDE
LDG.

GROSS FLOOR AREA CALCULATIONS

BASEMENT AREA (NOT INCL.)	*2324.41 SQ.FT (215.87 SQ.M)*
GROUND FLOOR AREA:	2353.59 SQ.FT (218.66 SQ.M)
SECOND FLOOR AREA:	2351.80 SQ.FT (218.49 SQ.M)
THIRD FLOOR AREA:	2345.59 SQ.FT (217.91 SQ.M)
SUBTOTAL:	7050.98 SQ.FT (655.06 SQ.M)
DEDUCTIONS (3RD FLOOR STAIRS)	45.17 SQ.FT (4.20 SQ.M)
TOTAL GROSS FLOOR AREA:	**7005.81 SQ.FT (650.86 SQ.M)**

NOTE: TRUSSES & FLOORS

PRE-ENG. LVL, I-JOIST, & TRUSS SPECIFICATIONS BY MANUFACTURER.

CONTRACTOR TO ENSURE THAT THERE ARE SUPPORT POSTS AS PER TABLE A-34 & A-35 OF THE O.B.C. AT THE ENDS OF GIRDER TRUSSES AND SUPPORTING LINTELS.

NOTE: BUILDER / OWNER / CLIENT

DISCRETION TO BE USED WHEN ORDERING WINDOWS, DOORS AND ALL STRUCTURAL MEMBERS INCLUDING BEAMS AND STEEL REINFORCEMENT PRIOR TO BUILDING PERMIT ISSUANCE. HUIS DESIGN STUDIO LTD. ACCEPTS NO RESPONSIBILITY FOR ANY ITEM NOTED ABOVE ORDERED PRIOR TO BUILDING PERMIT ISSUANCE

NOTE: DIMENSIONS

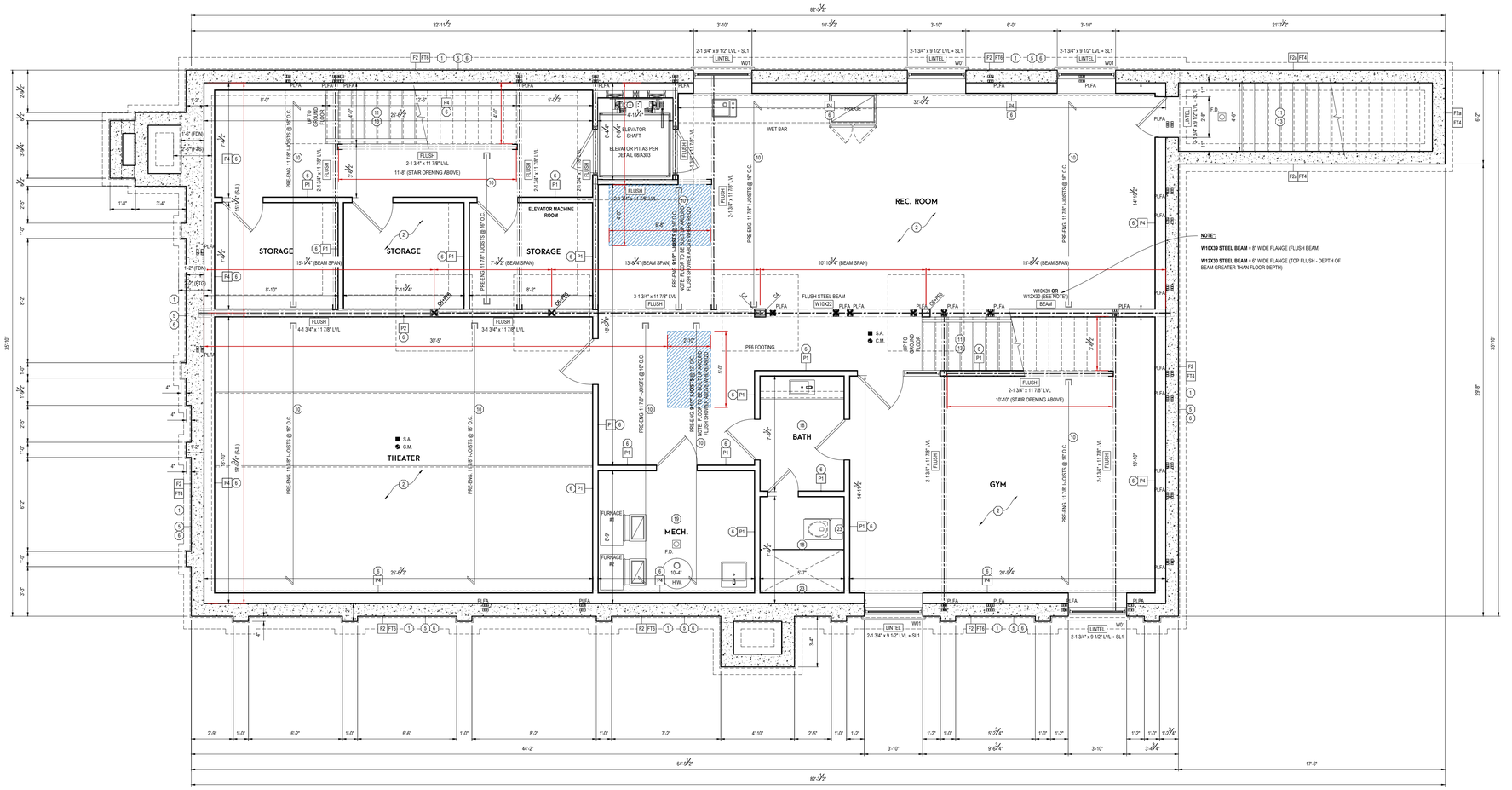
DIMENSIONS ARE TO FRAMING OF INTERIOR WALLS OR INSIDE FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE

NOTE: INTERIOR DOORS:

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DOOR HEIGHT = 8'-0" (FOR 9'-0" CEILING HEIGHT)

NOTE: RAILINGS & GUARDS

ALL RAILINGS AND GUARDS ARE TO COMPLY WITH PART 9.8. OF THE 2024 OBC AND SB-7.



1/4"=1'-0"

BASEMENT FLOOR PLAN

FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

BETTER HOMES DEVELOPMENT & BUILDING INC.
BASSAM ALKERWI
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WWW.BETTERHOMESBUILDER.CA

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T.: 1.833.456.4847 (HUIS) | E: INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: BASEMENT FLOOR PLAN
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 SCALE: 1/4"=1'-0"
SHEET NO. A101

GROSS FLOOR AREA CALCULATIONS

BASEMENT AREA (NOT INCL.)	*2321.41 SQ.FT (215.67 SQ.M)*
GROUND FLOOR AREA:	2353.59 SQ.FT (218.66 SQ.M)
SECOND FLOOR AREA:	2351.80 SQ.FT (218.49 SQ.M)
THIRD FLOOR AREA:	2345.59 SQ.FT (217.91 SQ.M)
SUBTOTAL:	7050.98 SQ.FT (655.06 SQ.M)
DEDUCTIONS (3RD FLOOR STAIRS)	45.17 SQ.FT (4.20 SQ.M)
TOTAL GROSS FLOOR AREA:	**7005.81 SQ.FT (650.86 SQ.M)**

NOTE: TRUSSES & FLOORS

PRE-ENG. LVL, I-JOIST, & TRUSS SPECIFICATIONS BY MANUFACTURER.

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NOTE: BUILDER / OWNER / CLIENT

DISCRETION TO BE USED WHEN ORDERING WINDOWS, DOORS AND ALL STRUCTURAL MEMBERS INCLUDING BEAMS AND STEEL REINFORCEMENT PRIOR TO BUILDING PERMIT ISSUANCE. HUIS DESIGN STUDIO LTD. ACCEPTS NO RESPONSIBILITY FOR ANY ITEM NOTED ABOVE ORDERED PRIOR TO BUILDING PERMIT ISSUANCE

NOTE: DIMENSIONS

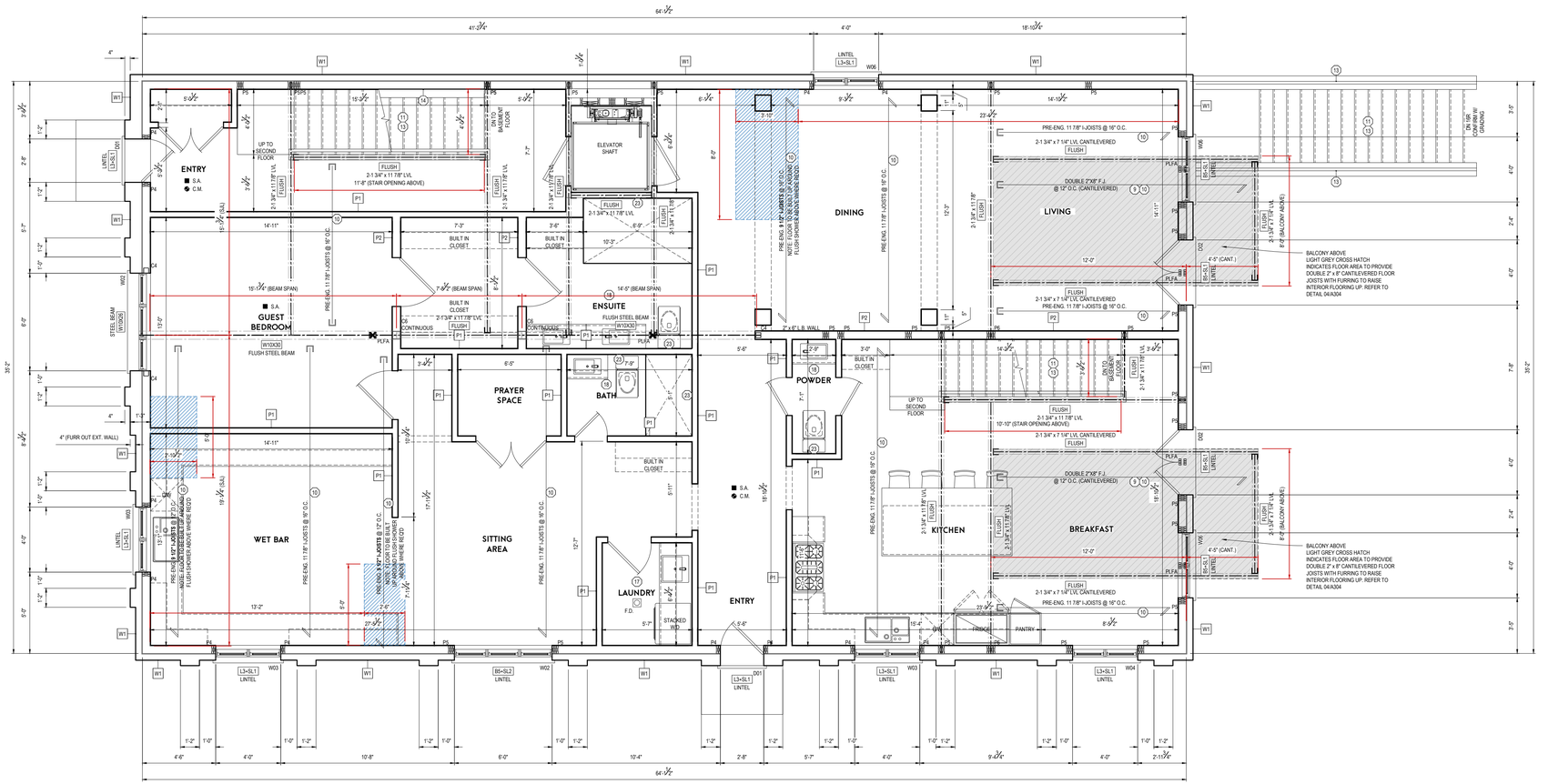
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NOTE: INTERIOR DOORS:

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DOOR HEIGHT = 8'-0" (FOR 9'-0" CEILING HEIGHT)

NOTE: RAILINGS & GUARDS

ALL RAILINGS AND GUARDS ARE TO COMPLY WITH PART 9.8. OF THE 2024 OBC AND SB-7.



1/4"=1'-0"

GROUND FLOOR PLAN

LICENSED PROFESSIONAL ENGINEER
V. SIVAKUMAR
100108380
12-03-2026
PROVINCE OF ONTARIO

FOR STRUCTURAL REVIEW ONLY.
FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

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HUISDESIGNS.CA

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QUALIFICATION INFORMATION

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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

REVISION LIST

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	GROUND FLOOR PLAN
DRAWN BY:	J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS:	166 MELVILLE AVENUE
PROJECT NO.	2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO.	**A102**

GROSS FLOOR AREA CALCULATIONS

BASEMENT AREA (NOT INCL.)	*2321.41 SQ.FT (215.57 SQ.M)*
GROUND FLOOR AREA:	2353.59 SQ.FT (218.66 SQ.M)
SECOND FLOOR AREA:	2351.80 SQ.FT (218.49 SQ.M)
THIRD FLOOR AREA:	2345.59 SQ.FT (217.91 SQ.M)
SUBTOTAL:	7050.98 SQ.FT (655.06 SQ.M)
DEDUCTIONS (3RD FLOOR STAIRS):	45.17 SQ.FT (4.20 SQ.M)
TOTAL GROSS FLOOR AREA:	**7005.81 SQ.FT (650.86 SQ.M)**

NOTE: TRUSSES & FLOORS

PRE-ENG. LVL, I-JOIST, & TRUSS SPECIFICATIONS BY MANUFACTURER.

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NOTE: DIMENSIONS

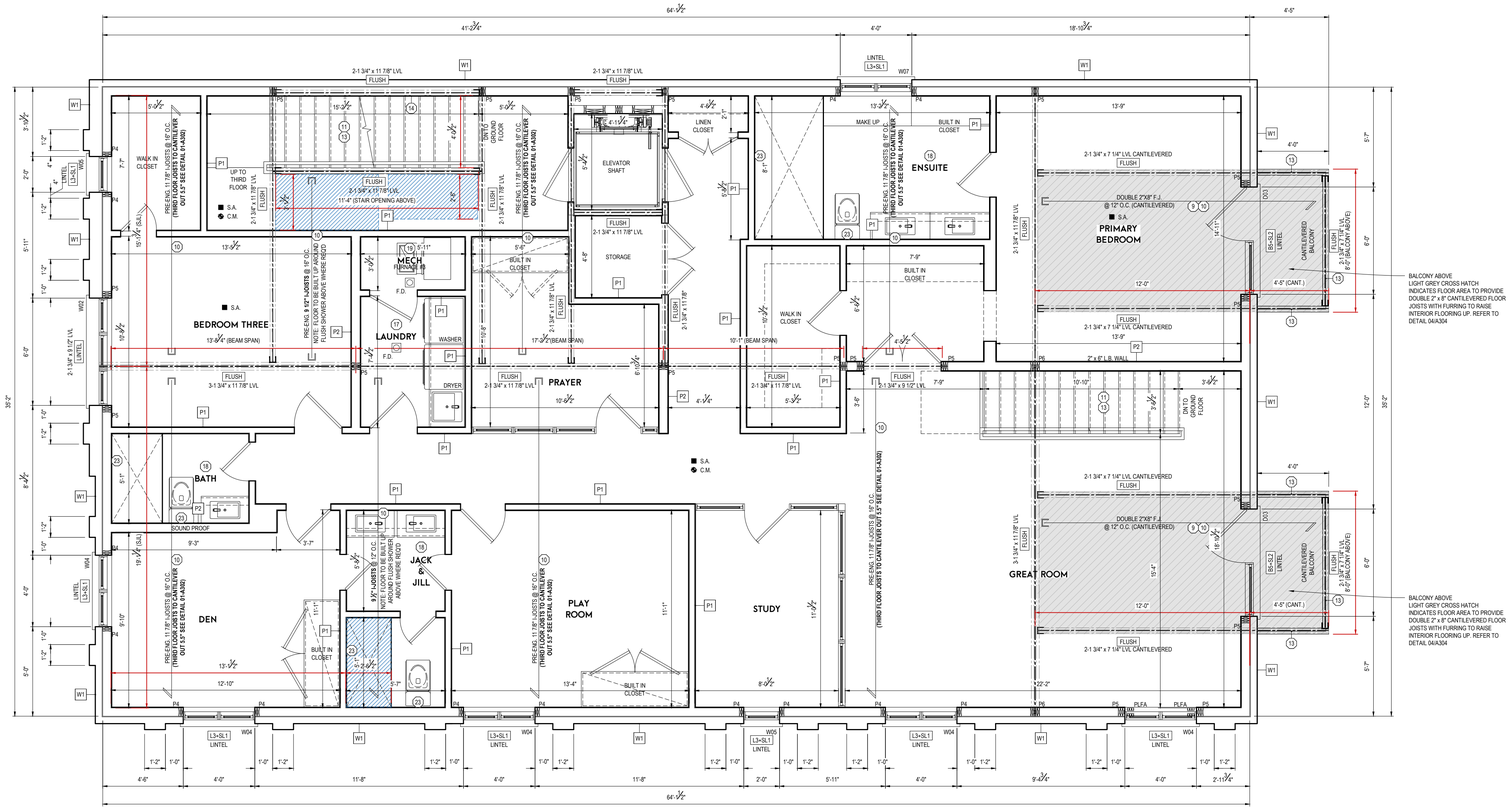
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NOTE: RAILINGS & GUARDS

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1/4"=1'-0"
SECOND FLOOR PLAN

LICENSED PROFESSIONAL ENGINEER
V. SIVAVELUDOU
100180980
12-03-2026
PROVINCE OF ONTARIO

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KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

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HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: SECOND FLOOR PLAN
DRAWN BY: J.H. CHECKED BY: K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 SCALE: 1/4"=1'-0"
SHEET NO. **A103**

GROSS FLOOR AREA CALCULATIONS

BASEMENT AREA (NOT INCL.)	*2321.41 SQ.FT (215.67 SQ.M)*
GROUND FLOOR AREA:	2353.59 SQ.FT (218.66 SQ.M)
SECOND FLOOR AREA:	2351.80 SQ.FT (218.49 SQ.M)
THIRD FLOOR AREA:	2345.59 SQ.FT (217.91 SQ.M)
SUBTOTAL:	7050.98 SQ.FT (655.06 SQ.M)
DEDUCTIONS (3RD FLOOR STAIRS)	45.17 SQ.FT (4.20 SQ.M)
TOTAL GROSS FLOOR AREA:	**7005.81 SQ.FT (650.86 SQ.M)**

NOTE: TRUSSES & FLOORS

PRE-ENG. LVL, I-JOIST, & TRUSS SPECIFICATIONS BY MANUFACTURER.

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NOTE: BUILDER / OWNER / CLIENT

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NOTE: DIMENSIONS

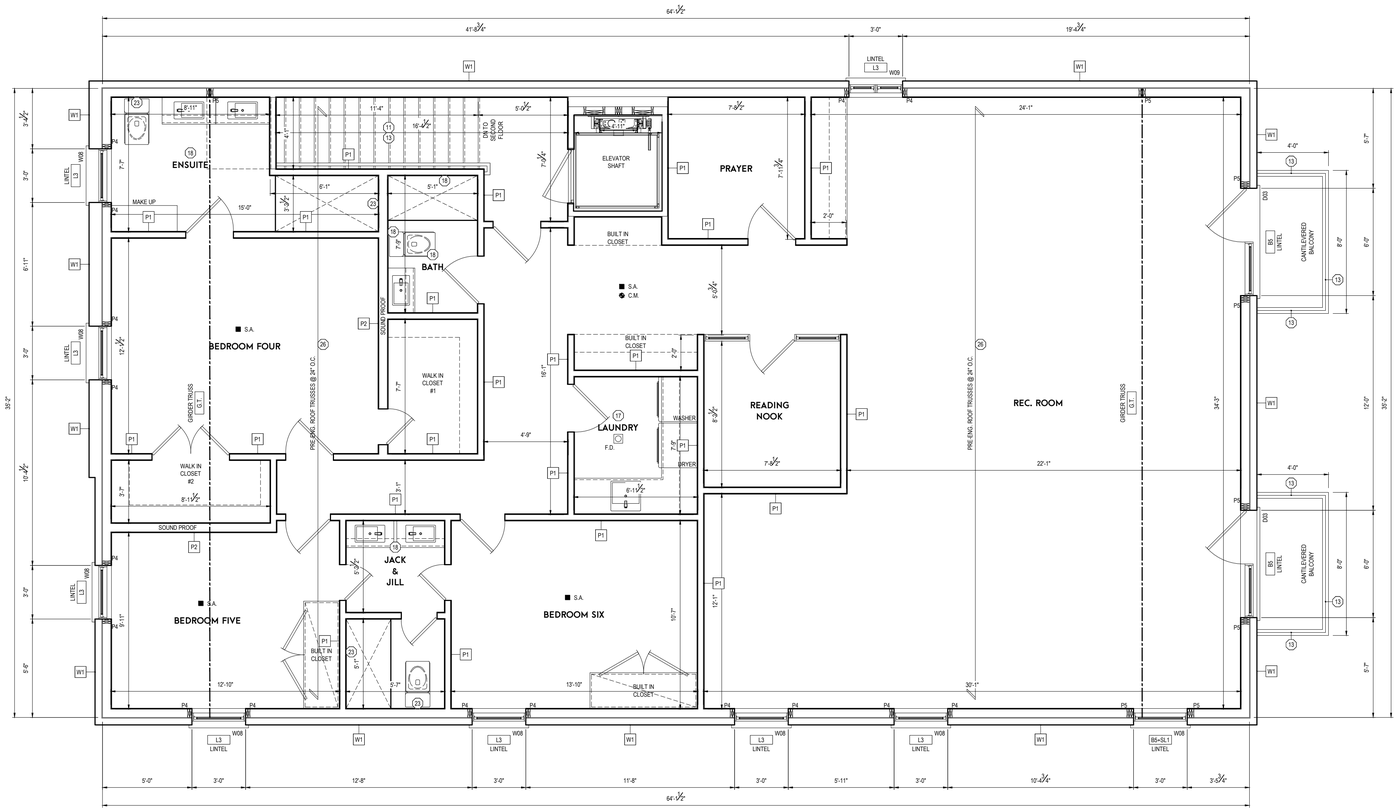
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NOTE: INTERIOR DOORS:

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DOOR HEIGHT = 8'-0" (FOR 9'-0" CEILING HEIGHT)

NOTE: RAILINGS & GUARDS

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1/4"=1'-0"
THIRD FLOOR PLAN

LICENSED PROFESSIONAL ENGINEER
V. SIVAKUMAR
100108380
12-03-2026
PROVINCE OF ONTARIO
FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

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KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	THIRD FLOOR PLAN
DRAWN BY:	J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS:	166 MELVILLE AVENUE
PROJECT NO.	2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO.	**A104**

ROOF AREA CALCULATIONS:

TOTAL ROOF AREA:	2289.15 SQ.FT
'FLAT' ROOF AREA (1:50):	592.05 SQ.FT
'FLAT' ROOF PERCENTAGE:	**25.86%**
MAX. 35.00% ALLOWED	

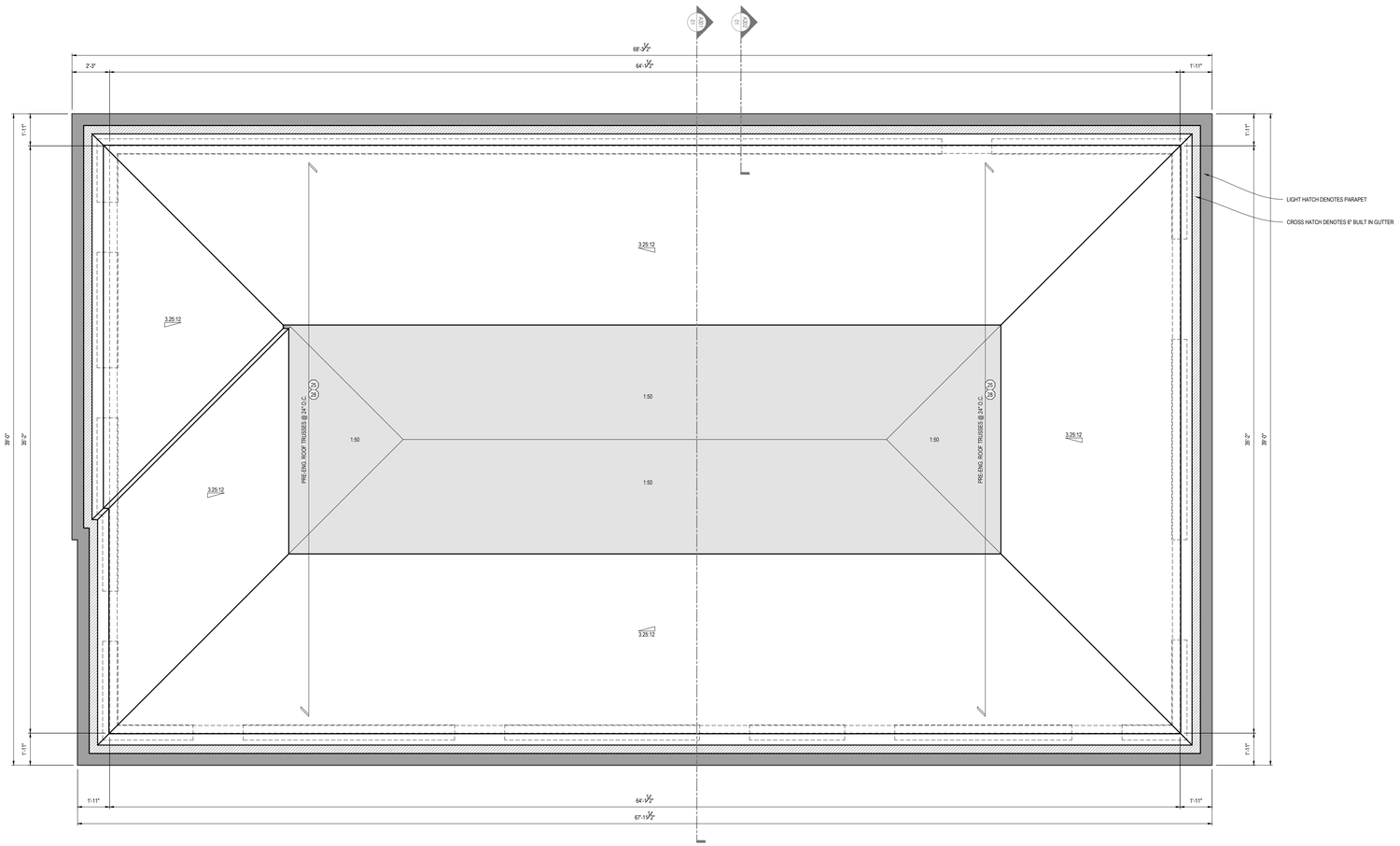
NOTE: TRUSSES & FLOORS

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NOTE: DIMENSIONS

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1/8"=1'-0"
ROOF PLAN

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HUISDESIGNS.CA

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

KURTIS VAN KEULEN	21373
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO	118845
FIRM NAME	**B.C.I.N.**

REVISION LIST

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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: ROOF PLAN
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** 1/8"=1'-0"
SHEET NO. **A105**



1/4"=1'-0"

FRONT ELEVATION

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HUISDESIGNS.CA

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FIRM NAME — B.C.I.N.

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FIRM NAME — B.C.I.N.

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5	-	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 106 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO. A201



1/4"=1'-0"
RIGHT ELEVATION

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KURTIS VAN KEULEN		21373
FIRM NAME		**B.C.I.N.**

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HUIS DESIGN STUDIO	118545
FIRM NAME	**B.C.I.N.**

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DRAWING TITLE:	ARCHITECTURAL ELEVATIONS
DRAWN BY:	J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS:	166 MELVILLE AVENUE
PROJECT NO.	2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO.	**A202**



1/4"=1'-0"

REAR ELEVATION

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FIRM NAME **B.C.I.N.**

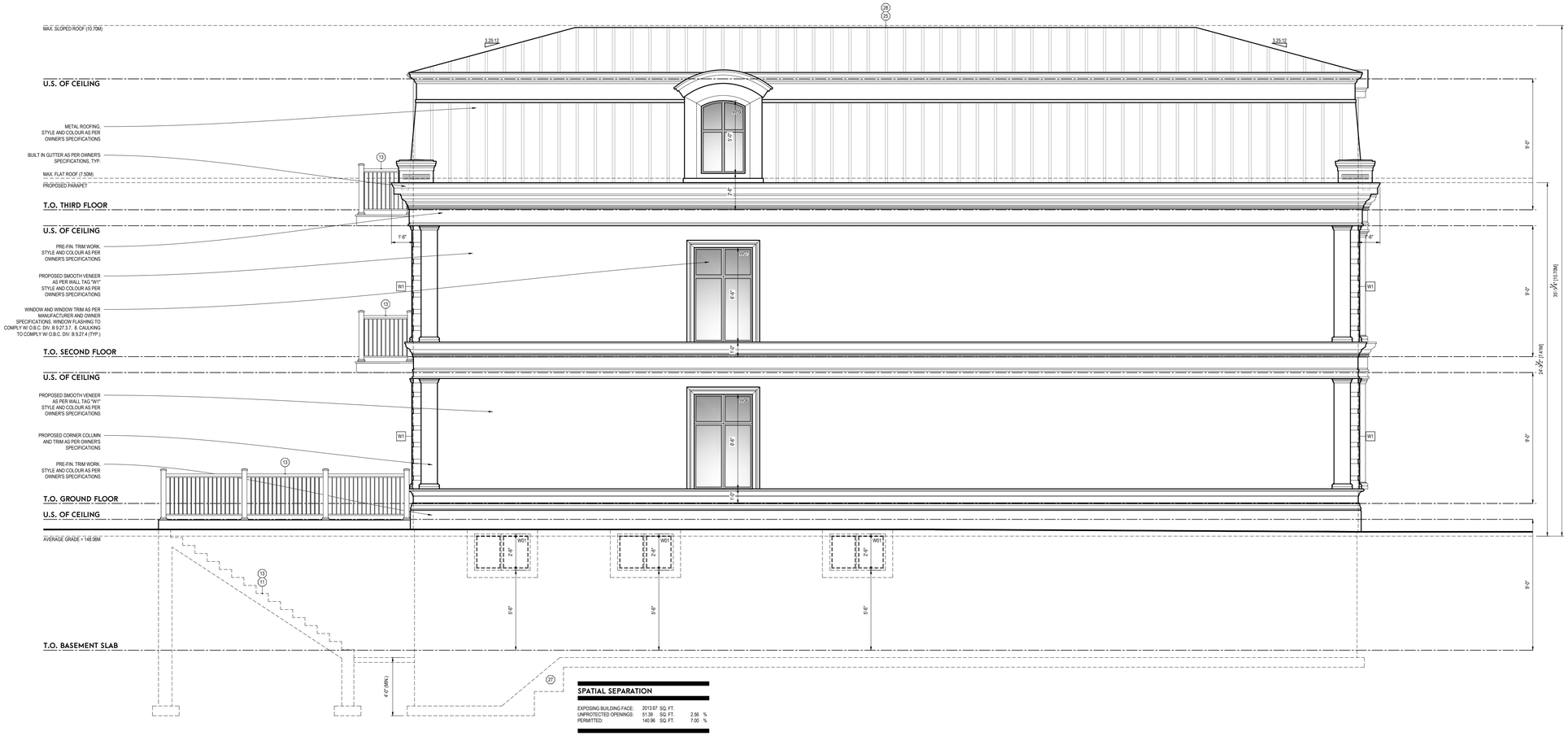
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO. **A203**



1/4"=1'-0"

LEFT ELEVATION

SPATIAL SEPARATION

EXPOSING BUILDING FACE:	2013.67	SQ. FT.		
UNPROTECTED OPENINGS:	51.39	SQ. FT.	2.56	%
PERMITTED:	140.96	SQ. FT.	7.00	%

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FIRM NAME — B.C.I.N.

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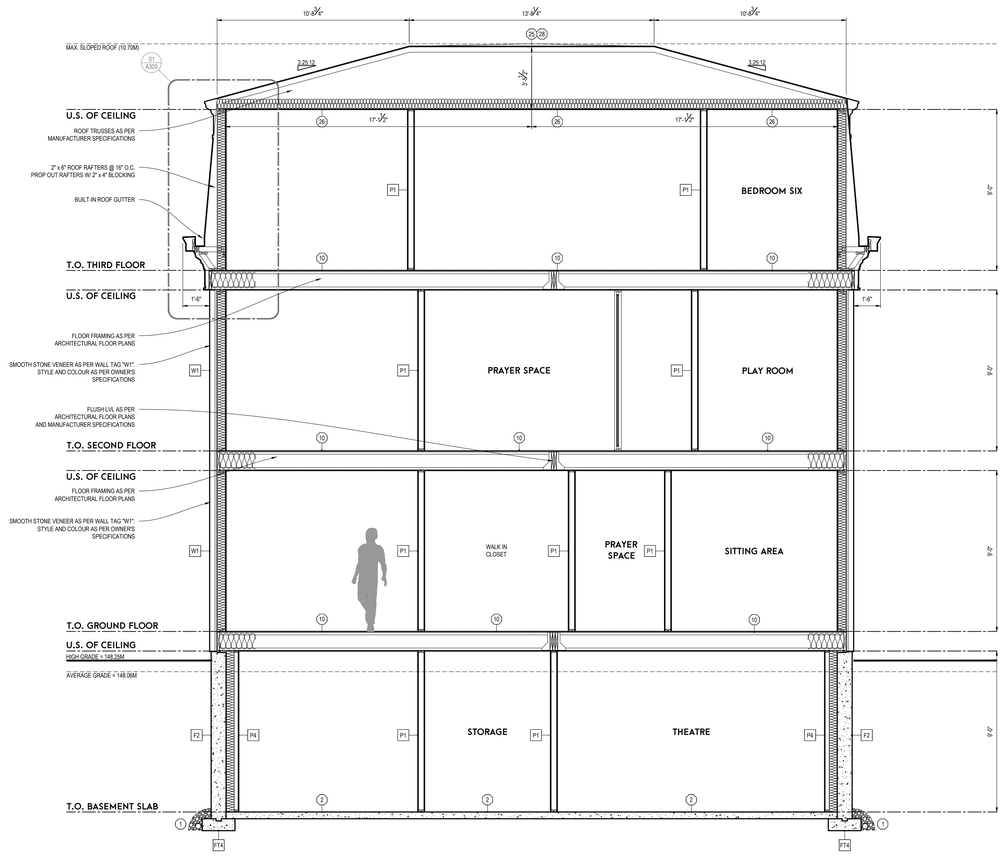
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO. **A204**



1/4"=1'-0"

BUILDING SECTION

LICENSED PROFESSIONAL ENGINEER
V. SIVAKUMAR
100106380
12-03-2026
PROVINCE OF ONTARIO
FOR STRUCTURAL REVIEW ONLY. FLOOR AND ROOF TRUSS FRAMING DESIGN BY MANUFACTURER

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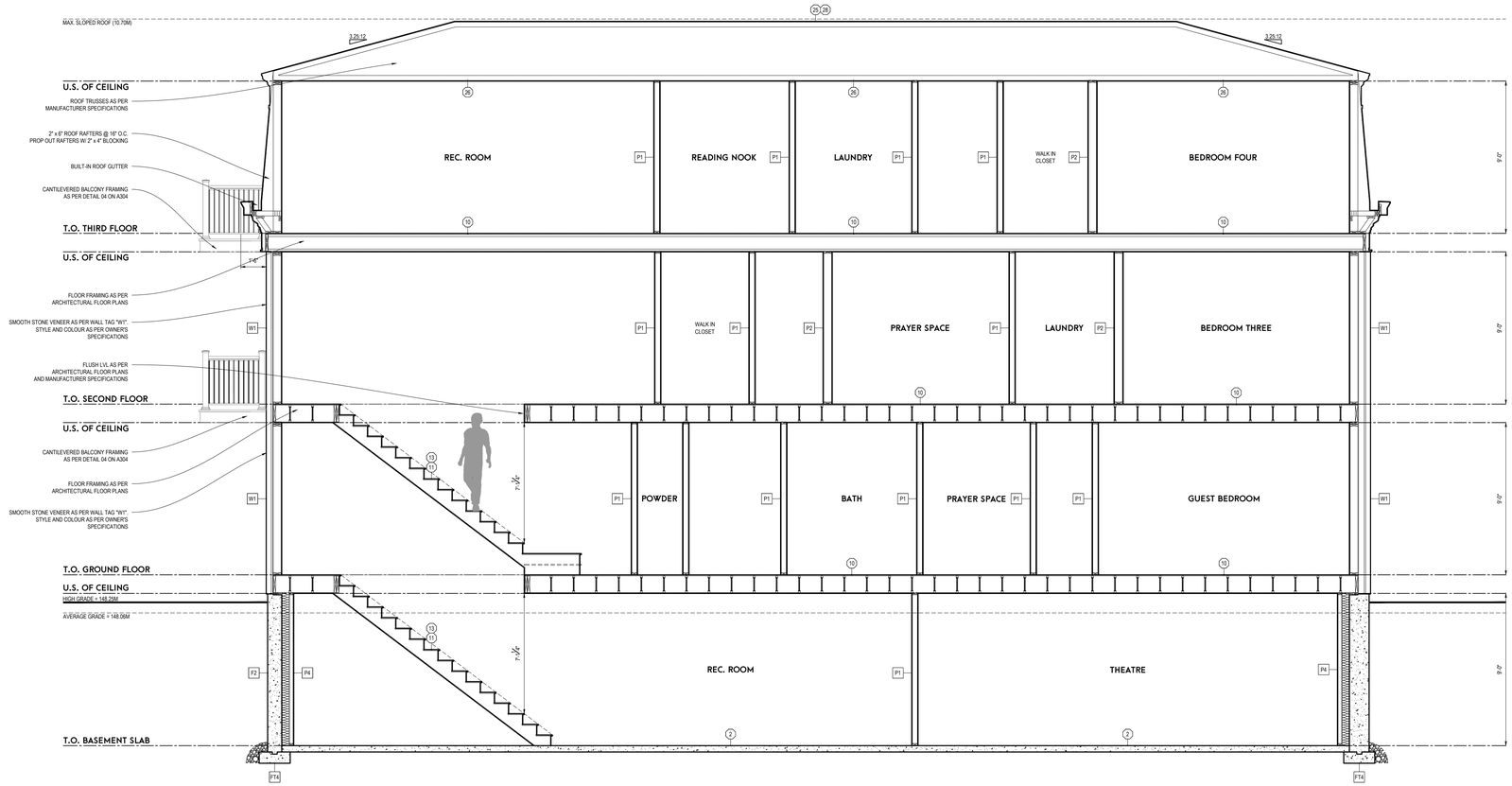
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DRAWING TITLE: BUILDING SECTIONS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO. A301



1/4"=1'-0"

BUILDING SECTION

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FIRM NAME	**B.C.I.N.**

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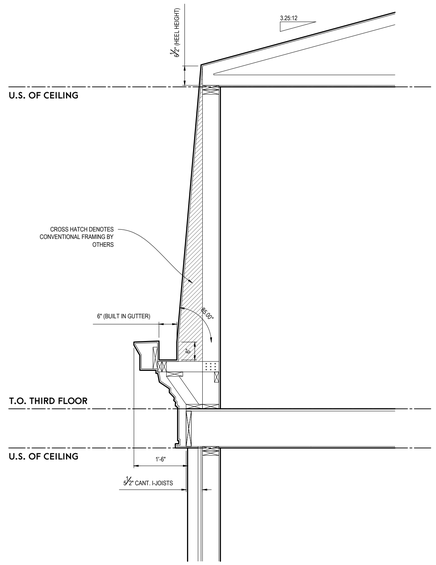
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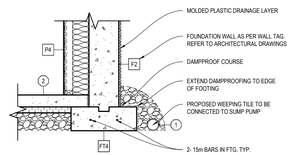
DRAWING TITLE:	BUILDING SECTION		
DRAWN BY:	J.H.	**CHECKED BY:**	K.V.K.
PROJECT ADDRESS:		166 MELVILLE AVENUE	
PROJECT NO.	2025-064	**SCALE:**	1/4"=1'-0"
SHEET NO.		**A302**	



½" = 1'-0"

01-ROOF TRUSS DETAIL

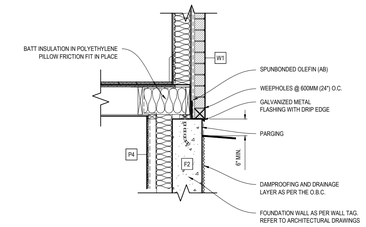
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE



½" = 1'-0"

02-FOUNDATION WALL AT SLAB

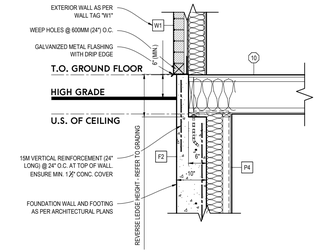
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE



½" = 1'-0"

03-VENEER WALL AT FOUNDATION WALL

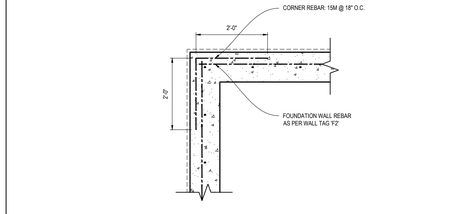
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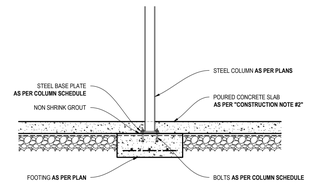
04-REVERSE FOUNDATION WALL LEDGE AT HIGH GRADE

NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE



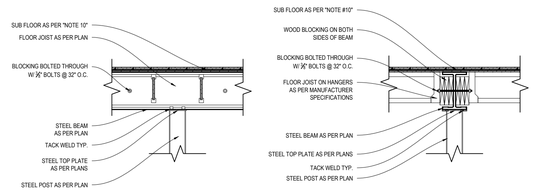
½" = 1'-0"

05-FOUNDATION WALL AT CORNER



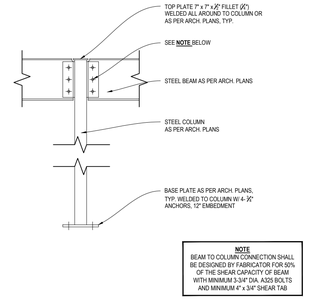
½" = 1'-0"

06-STEEL BASE PLATE AT FOOTING

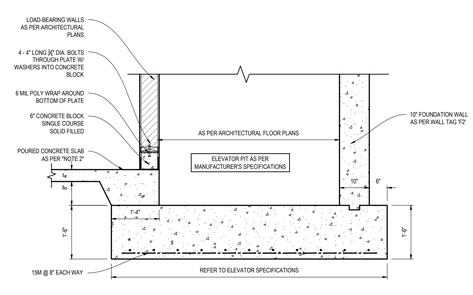


½" = 1'-0"

07-FLUSH STEEL BEAM DETAILS



NOTE
BEAM TO COLUMN CONNECTION SHALL BE DESIGNED BY FABRICATOR FOR 50% OF THE SHEAR CAPACITY OF BEAM WITH MINIMUM 3-3/4" DIA. A325 BOLTS AND MINIMUM 4" x 3/4" SHEAR TAB



½" = 1'-0"

08-ELEVATOR PIT DETAIL

9.5.2.3. STUD WALL REINFORCEMENT

(1) IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF THE FOLLOWING:

(A) FOR A WATER CLOSET, A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8.(3)(A) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.8.(3)(C),

(B) FOR A SHOWER, A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13.(2)(G), AND

(C) FOR A BATHTUB, A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13.(4)(E).

3.8.3.8. WATER CLOSET STALLS AND ENCLOSURES

(5) A GRAB BAR DESCRIBED IN CLAUSE (3)(A) SHALL,

(A) BE CONTINUOUS L-SHAPED WITH 750 MM LONG HORIZONTAL AND VERTICAL COMPONENTS, AND

(B) BE WALL MOUNTED WITH THE HORIZONTAL COMPONENT 750 MM ABOVE THE FINISHED FLOOR AND THE VERTICAL COMPONENT 150 MM IN FRONT OF THE WATER CLOSET.

(6) A GRAB BAR DESCRIBED IN CLAUSE (3)(C) OR (4)(B) SHALL,

(A) BE AT LEAST 600 MM IN LENGTH, AND

(B) BE WALL MOUNTED HORIZONTALLY FROM 840 MM TO 920 MM ABOVE THE FINISHED FLOOR AND, WHERE THE WATER CLOSET HAS A WATER TANK, BE WALL MOUNTED 150 MM ABOVE THE TANK.

3.8.3.13. SHOWERS AND BATHTUBS

(2) A BARRIER-FREE SHOWER REQUIRED BY SENTENCE (1) SHALL,

(E) HAVE TWO GRAB BARS,

(I) THAT CONFORM TO SENTENCE 3.8.3.8.(7) AND DO NOT OBSTRUCT THE USE OF THE SHOWER CONTROLS,

(II) ONE OF WHICH IS 1 000 MM LONG VERTICALLY LOCATED ON THE SIDE WALL BETWEEN 50 MM AND 80 MM FROM THE ADJACENT CLEAR FLOOR AREA, AND WITH THE LOWER END BETWEEN 600 MM AND 650 MM ABOVE THE FINISHED FLOOR, AND

(III) ONE OF WHICH IS L-SHAPED, LOCATED ON THE WALL OPPOSITE THE ENTRANCE TO THE SHOWER, WITH A 1 000 MM LONG HORIZONTAL COMPONENT MOUNTED BETWEEN 750 MM AND 870 MM ABOVE THE FINISHED FLOOR AND A 750 MM LONG VERTICAL COMPONENT MOUNTED BETWEEN 400 MM AND 500 MM FROM THE SIDE WALL ON WHICH THE VERTICAL GRAB BAR DESCRIBED IN SUBCLAUSE (II) IS MOUNTED,

(4) INDIVIDUAL BATHTUBS THAT ARE PROVIDED FOR THE USE OF PATIENTS OR RESIDENTS IN BUILDINGS OF GROUP B, DIVISION 2 OR 3 OCCUPANCY SHALL,

(III) UNLESS THE BATHTUB IS FREE-STANDING, HAVE THREE GRAB BARS,

(I) CONFORMING TO SENTENCE 3.8.3.8.(7),

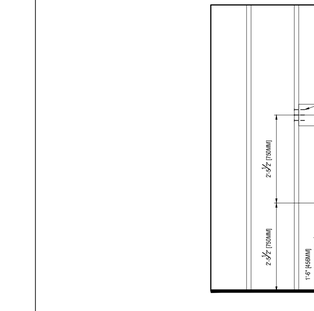
(II) THAT ARE NOT LESS THAN 1 200 MM LONG,

(III) TWO OF WHICH ARE LOCATED VERTICALLY AT EACH END OF THE BATHTUB, MOUNTED BETWEEN 80 MM AND 280 MM ABOVE THE BATHTUB RIM, AND

(IV) ONE OF WHICH IS LOCATED HORIZONTALLY ALONG THE FULL LENGTH OF THE BATHTUB, MOUNTED BETWEEN 80 MM AND 280 MM ABOVE THE BATHTUB RIM

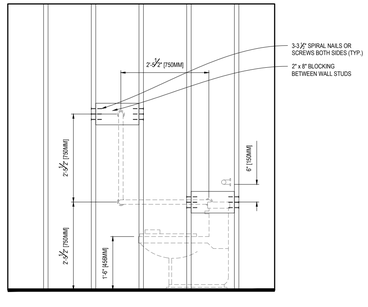
½" = 1'-0"

09-OBC NOTES



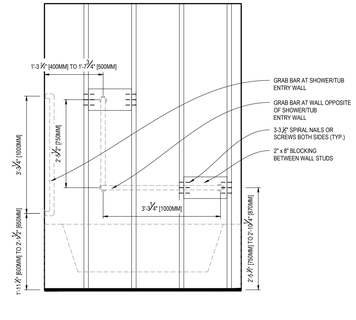
½" = 1'-0"

11-GRAB BAR BEHIND TOILET



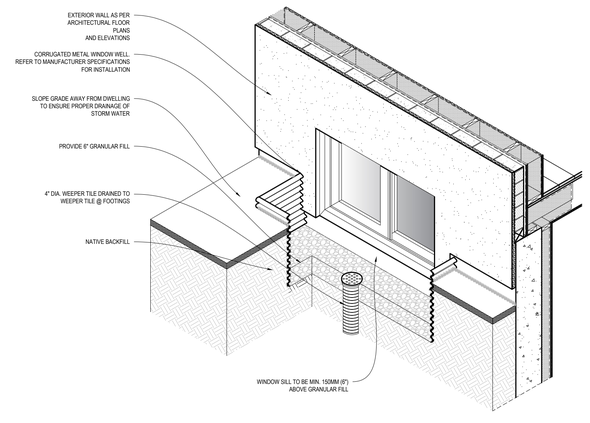
½" = 1'-0"

12-GRAB BAR BESIDE TOILET



½" = 1'-0"

13-GRAB BAR AT SHOWER/TUB ENTRY WALL



½" = 1'-0"

14-WINDOW WELL DETAIL



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KURTIS VAN KEULEN — 21373
FIRM NAME — B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

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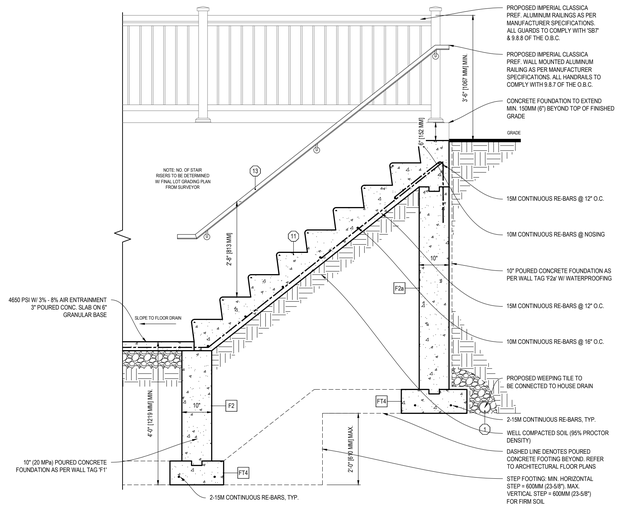
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1	ISSUED FOR PERMIT	03.11.2026
2	-	MM.DD.YYYY
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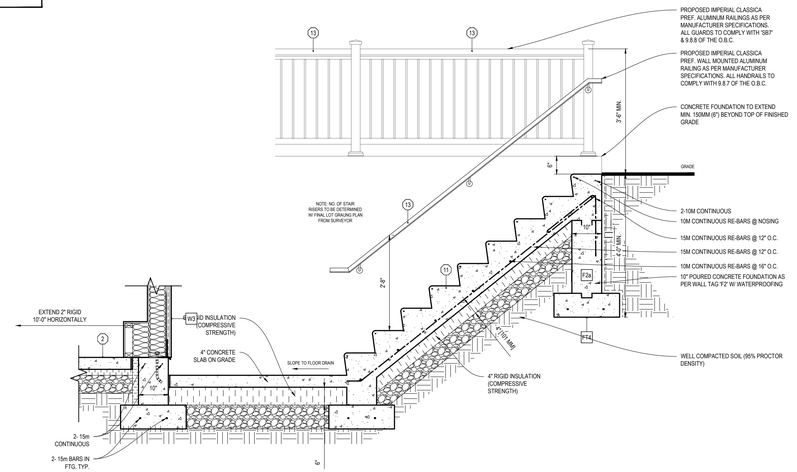
DRAWING TITLE: DETAILS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** NOTED
SHEET NO. A303

NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE

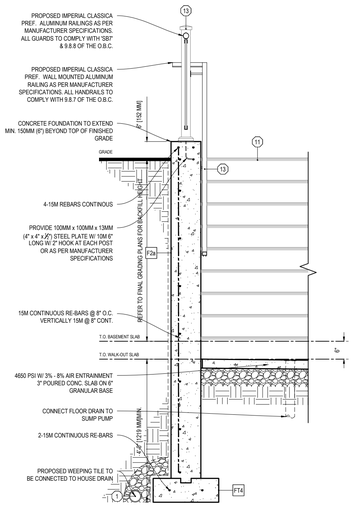


½" = 1'-0"
01-WALKOUT DETAIL AT STAIRS

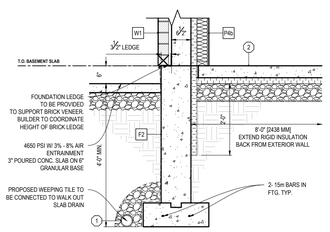
NOTE: ENSURE MIN. 1½" CONCRETE COVER AROUND ALL REINFORCEMENT UNLESS SPECIFIED OTHERWISE



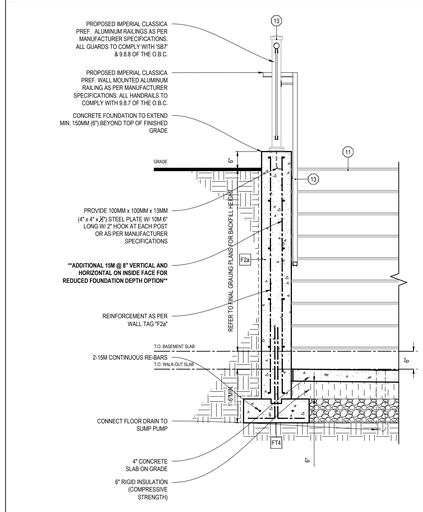
½" = 1'-0"
01.1-WALKOUT DETAIL AT STAIRS - OPT. REDUCED FDN



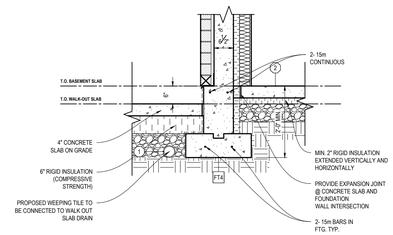
½" = 1'-0"
02-WALKOUT DETAIL AT FOUNDATION WALL



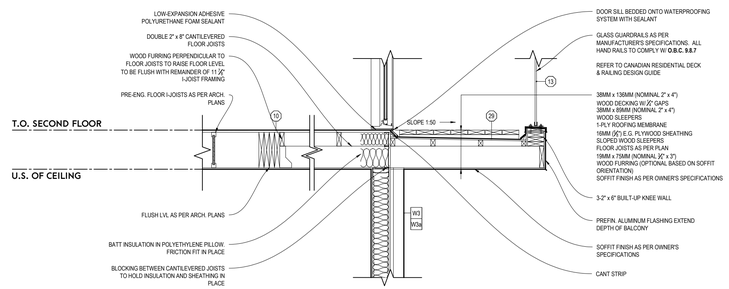
½" = 1'-0"
03-WALKOUT DETAIL AT DOOR



½" = 1'-0"
02.1-WALKOUT DETAIL AT FDN WALL - REDU. FDN



½" = 1'-0"
03.1-WALKOUT DETAIL AT DOOR - REDU. FDN



½" = 1'-0"
04-FLOOR FRAMING AT CANTILEVERED BALCONIES

LICENSED PROFESSIONAL ENGINEER
V. SHKVORCHUK
100108380
12-03-2026
PROVINCE OF ONTARIO

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HUIS DESIGN STUDIO — 118545
FIRM NAME — B.C.I.N.

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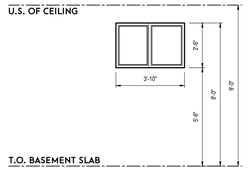
ISSUE LIST

1	ISSUED FOR PERMIT	03.11.2026
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4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

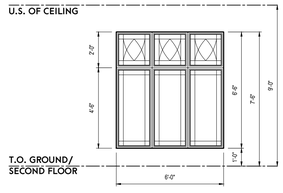
DRAWING TITLE: DETAILS
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** NOTED
SHEET NO. A304

WINDOW SCHEDULE

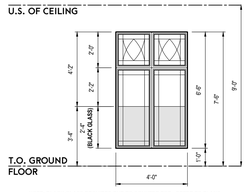
W01: QTY(5)
LOCATION: BASEMENT



W02: QTY(3)
LOCATION: GROUND FLOOR/SECOND FLOOR

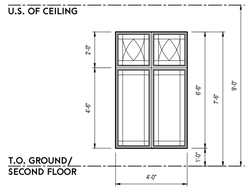


W03: QTY(3)
LOCATION: GROUND FLOOR

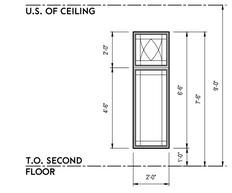


NOTE: BLACK GLASS REQUIRED DUE TO COUNTER TOP - REFER TO PLANS

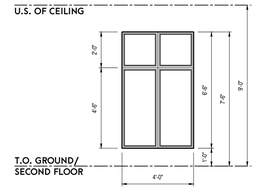
W04: QTY(6)
LOCATION: GROUND FLOOR/SECOND FLOOR



W05: QTY(2)
LOCATION: SECOND FLOOR

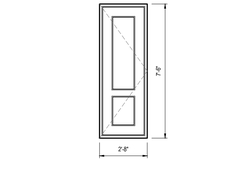


W06: QTY(3)
LOCATION: GROUND FLOOR/SECOND FLOOR



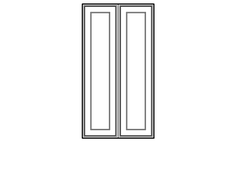
W01	W02	W03	W04	W05	W06

W07: QTY(1)
LOCATION: SECOND FLOOR

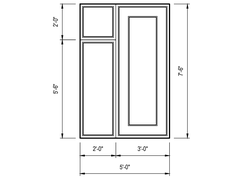


NOTE: BLACK GLASS REQUIRED DUE TO COUNTER TOP - REFER TO PLANS

W08: QTY(8)
LOCATION: THIRD FLOOR



W09: QTY(1)
LOCATION: THIRD FLOOR



NOTE: BLACK GLASS REQUIRED DUE TO COUNTER TOP - REFER TO PLANS

W07	W08	W09

EXTERIOR DOOR SCHEDULE

D01: QTY(2)
LOCATION: GROUND FLOOR

D02 QTY(2)
LOCATION: GROUND FLOOR

D03: QTY(4)
LOCATION: SECOND FLOOR/THIRD FLOOR

D01	D02	D03

NOTE: BUILDER / OWNER / CLIENT

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BUILDER TO VERIFY ALL DIMENSIONS AND QUANTITIES FOR WINDOWS, DOORS AND SKYLIGHTS PRIOR TO CONFIRMATION OF WINDOW ORDERS. ALL DOORS AND WINDOWS TO CONFORM TO 9.7.4 MANUFACTURED WINDOWS, DOORS AND SKYLIGHTS.

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3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

DRAWING TITLE: WINDOW/DOOR SCHEDULE
DRAWN BY: J.H. **CHECKED BY:** K.V.K.
PROJECT ADDRESS: 166 MELVILLE AVENUE
PROJECT NO. 2025-064 **SCALE:** 1/4"=1'-0"
SHEET NO. A305