

S SMOKE ALARMS NOTES:
Install smoke alarms on each floor level, including basement, in conformance with OBC 9.10.19.(1)(2) (interconnected) and contain a visual signalling component

CO CARBON MONOXIDE DETECTOR NOTE:
Install carbon monoxide detectors for fuel appliances, as well as outside sleeping areas (interconnected) as per OBC 9.33.4.2

NOTE - RADON MITIGATION MEASURES MUST BE INSTALLED AS PER O.B.C. SB-9

GENERAL NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

ALL FRAMING AND WORK TO BE IN ACCORDANCE WITH O.B.C. 2012

CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES ON SITE

WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SEPARATED BY A MOISTURE BARRIER

ALL FRAMING TO BE SPF #1/2, U.O.N. WHERE EXPOSED TO CLIMATE, LUMBER SHALL BE PRESSURE TREATED WITH CUT ENDS DIPPED IN DECAY RESISTIVE ADDITIVE.

MASONRY VENEER SHALL BE PROVIDED WITH BRICK TIES AT MAX. 16" x 24" SELECTED FOR THE APPROPRIATE SOLID BACKING MATERIAL

PREMANUFACTURED ANCHORS, BRACKETS AND FASTENERS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS

ROOF TRUSSES AND FLOOR JOISTS TO BE DESIGNED BY MANUFACTURER. SUPPLIER TO PROVIDE SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. TRUSSES SHALL BE SUPPLIED WITH HURRICANE CLIPS. JOISTS TO BE SUPPLIED WITH RATED HANGERS. DESIGN FOR LOADS SPECIFIED IN THIS SUBMISSION.

CONCRETE NOTES

EXTERIOR EXPOSED CONCRETE TO BE MIN. 32 MPA @ 28 DAY STRENGTH WITH AIR CONTENT 6% = /-1% AT TIME OF PLACING.

CONCRETE FOR FOOTINGS AND WALLS TO BE MIN. 25 MPA @ 28 DAY STRENGTH

CONCRETE FOR FLOOR SLABS TO BE MIN. 25 MPA @ 28 DAY STRENGTH

REINFORCING STEEL TO BE GRADE 400

DETAIL ALL REINFORCING STEEL IN ACCORDANCE WITH THE REINFORCING STEEL MANUAL OF STANDARD PRACTICE BY THE REINFORCING STEEL INSTITUTE OF ONTARIO (LATEST EDITION).

DOWELS SHALL BE PLACED BY TEMPLATE PRIOR TO POURING CONCRETE - PROVIDE MINIMUM 20" SPLICE LAP.

INTERRUPTED REBAR TO BE LAP SPLICED FOR FULL DEVELOPMENT - ALL LAP SPLICES TO BE CLASS 'B'

MAINTAIN CLEAR COVER OF 3" FROM SIDES IN CONTACT WITH SOIL, AND 2" FROM ALL OTHER SIDES

FOOTINGS HAVE BEEN DESIGNED FOR A BEARING ON SOUND BEDROCK WITH AN ALLOWABLE BEARING CAPACITY OF 75 kPa. ALL FORMWORK AND REINFORCING STEEL PLACEMENT SHALL BE INSPECTED PRIOR TO PLACING CONCRETE BY A COMPETENT PERSON.

ALL PREMANUFACTURED ANCHORS, FASTENERS, AND BRACKETS SHALL BE INSTALLED AS PER THE MANUFACTURER'S INSTALLATION GUIDE, COMPONENTS SHALL BE SELECTED AS PER THE LOADS PROVIDED.

ALL BOLTS AND ANCHORS TO BE MIN. A307 GRADE. ALL EXPOSED BOLTS, ANCHORS AND STEEL SHALL BE GALVANIZED OR STAINLESS STEEL

STEEL NOTES:

STEEL TO BE MIN. Fy=50 Ksi, PLATE AND ANGLE TO BE Fy=44 Ksi TO CAN G40.21-13, ERECTION TO CSA S16-14

WELDING TO CAN W59-18 BY THOSE CERTIFIED BY THE CWB. USE 490XX ELECTRODES

STEEL TO BE SHOP PRIMED AND 2 COATS OF PAINT AND TOUCHED UP IN FIELD

BOLTS FOR STEEL SHALL BE MIN. GRADE ASTM A325

STEEL SHALL BE FREE OF SHARP EDGES AND BURRS

DESIGN LOADS

ROOF: FLOORS
S.L. = 35 psf
D.L. = 16 psf
D.L. = 20 psf

PRIOR TO APPLICABLE LOAD FACTORS

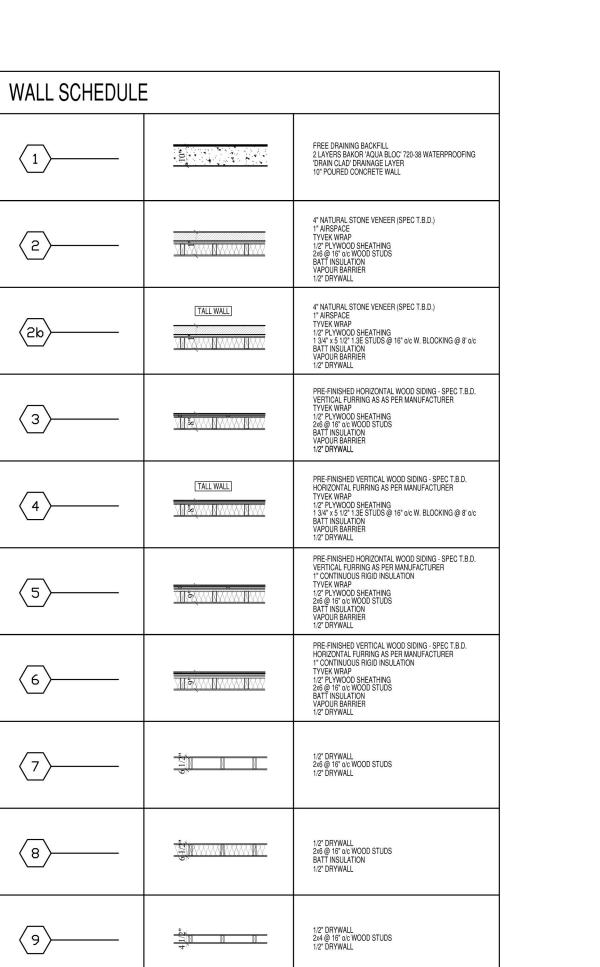
GENERAL NOTES

Sign



SOMERVILLE / POLLON RESIDENCE - 439 1000 ISLANDS PARKWAY

SECOND FLOOR PLAN



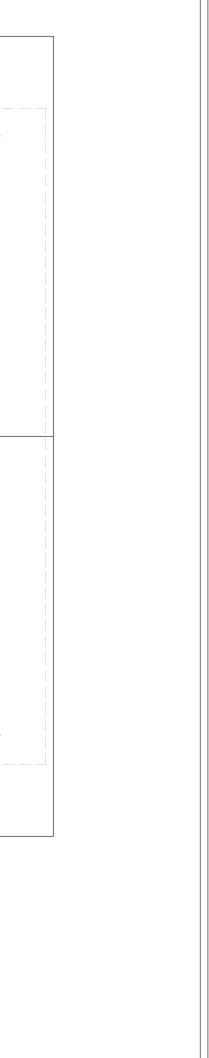
S	SMOKE ALARMS NOTES: Install smoke alarms on each floor level, including basement, in conformance with OBC 9.10.19.(1)(2) (interconnected) and contain a visual signalling component
(i)	CARBON MONOXIDE DETECTOR NOTE: Install carbon monoxide detectors for fuel appliances, as well as outside sleeping areas (interconnected) as per OBC 9.33.4.2

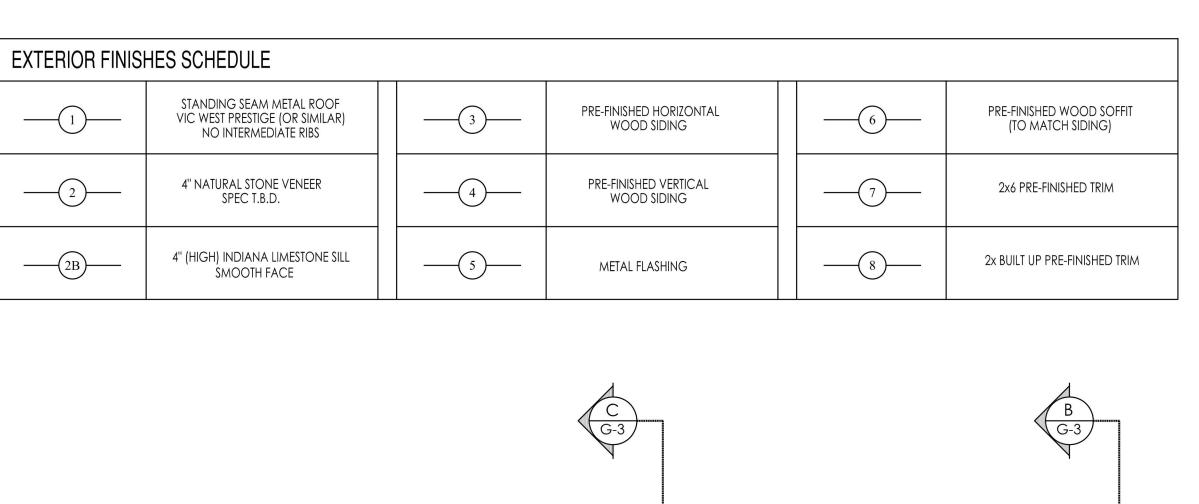
NOTE - DRAIN WATER HEAT RECOVERY UNIT TO BE INSTALLED

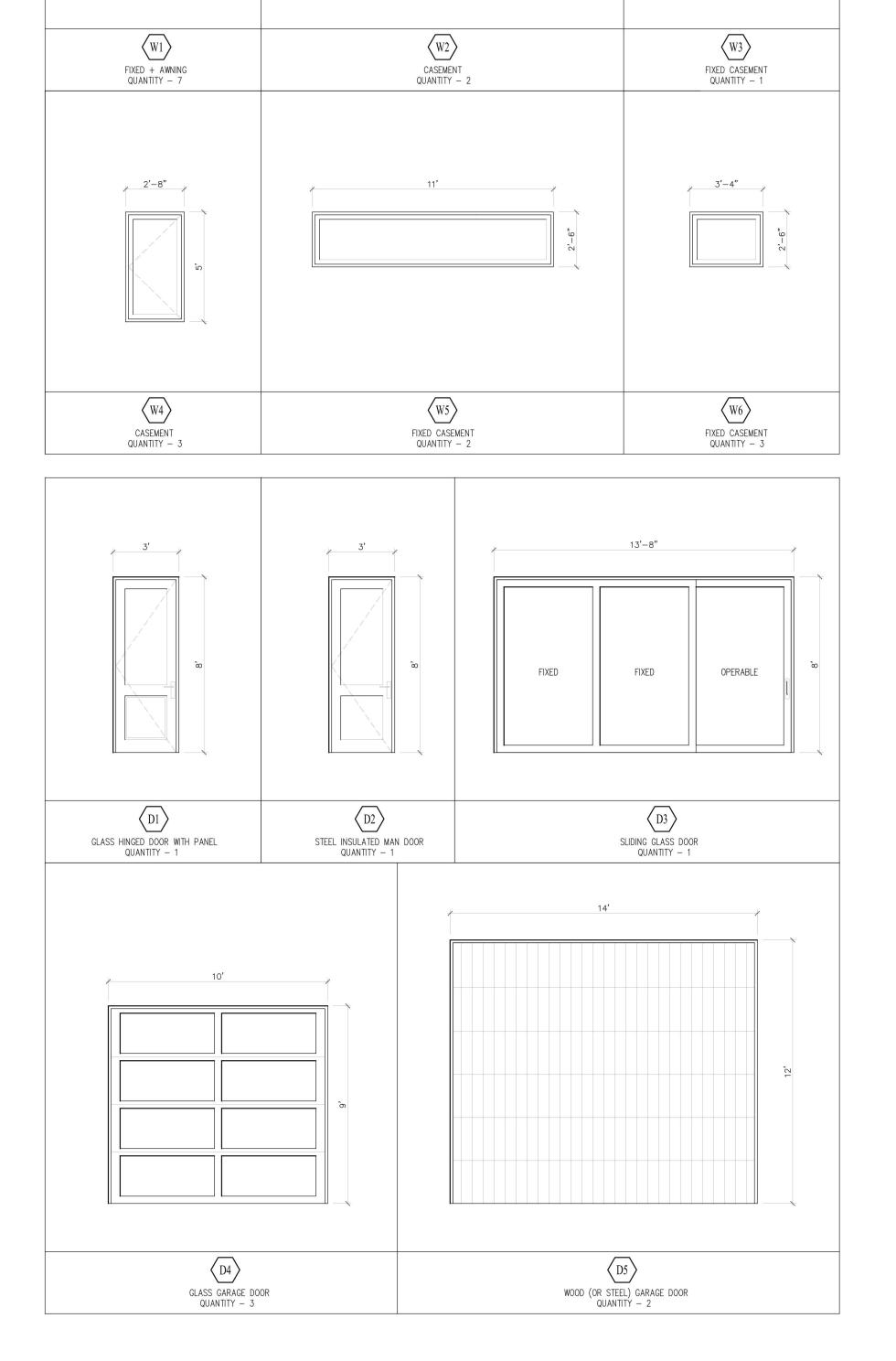
			G-3	B G-3	G-3
	5'-3" 21'-4"	5'-1"	44'-8"		8'-6 ¹ ''
	- 3-2x10 W5 W5 γ.ν. W5	WINDOW CENTERED ON DOOR BELOW 8'-6"	WINDOW CENTERED ON DOOR BELOW	WINDOW CENTERED ON DOOR BELOW 14' 8'-2"	
	WINDOW CENTERED ON WINDOW BELOW	7'-2" 2'+8"	11'-4"	11'-4" 2'+8" 6'-10"	
	(Mg) (Mg) (Mg) (Mg) (Mg) (Mg) (Mg) (Mg)	2-2x10 2-2x10	(5) (W4) N5 (2-2x10)	5 \\ \frac{\tau^4}{2-2x10}	
	ENGINEERED WOOD ROOF TRUSSES © 2' c	BATH (-11") S'-7"	9 BATH	BAR BAR	STOR.
		8 WASHER WASHER	² 4	部 9 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	(B) WOOD WOOD 6
	WINDOW CENTERED ON WINDOW BELOW WINDOW CENTERED ON WINDOW BELOW ON WINDOW CENTERED ON WINDOW CENTERED	6½" CLOSET 5'-3" DRYER 7'-10" 3'-11¼" 4'-1"	S CO CLOSET 9 4'-9½ 4'-9½ 5" 5" 5" 5" 5" 5"	GAMES ROOM GIRDER TRUSS	OPEN TO BELOW WINDOW CENTERED ON GABLE END
^	8", 20'	13'-3"	12'-9"	16'-11½" y 0,2 0 S;	
G-3	2-,01	MOOM TV ROOM	DEN	D ROOF TRUSSE	8 ROOF TRUSSE
<u> </u>	WINDOW CENTERED ON WINDOW BELOW	8	8	الم	NGINEERED WOOD
	ON MINDOM BETOM MINDOM CENTEKED	3-2x10 3-1x10	3-2x10 3-2x10	5	
	228	w2 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	5 in W2 5	BALCONY	
		2.72 ⁶			
	3-2x10 W5	5'-1" 3'-8½" 6'-6"	6'-7" 6'-6" 3'-10 ¹ / ₂ "	FLOOR AREA - 1283.26 SQ.	FT. 8'-6½"
	21'-4"		1		102"



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	THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS	DESIGN, AND FAS THE CALATIOATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION	REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE	MICHAEL PRESTON 31162 NAME BENETRATURE BCIN/BCDN DEPRETRATION INFORMATION	IS EXEMPT UNDER 2.1	FIRM NAME BCIN/BCDN	
	ISSUE:						
	DATE:						
	ROOF PLAN + WINDOW AND DOOR SCHEDULE					ERVILLE / POLLON RESIDENCE - 438 1000 ISLANDS PARKWAY	







6'-6"

2'-8"

3'-4"

