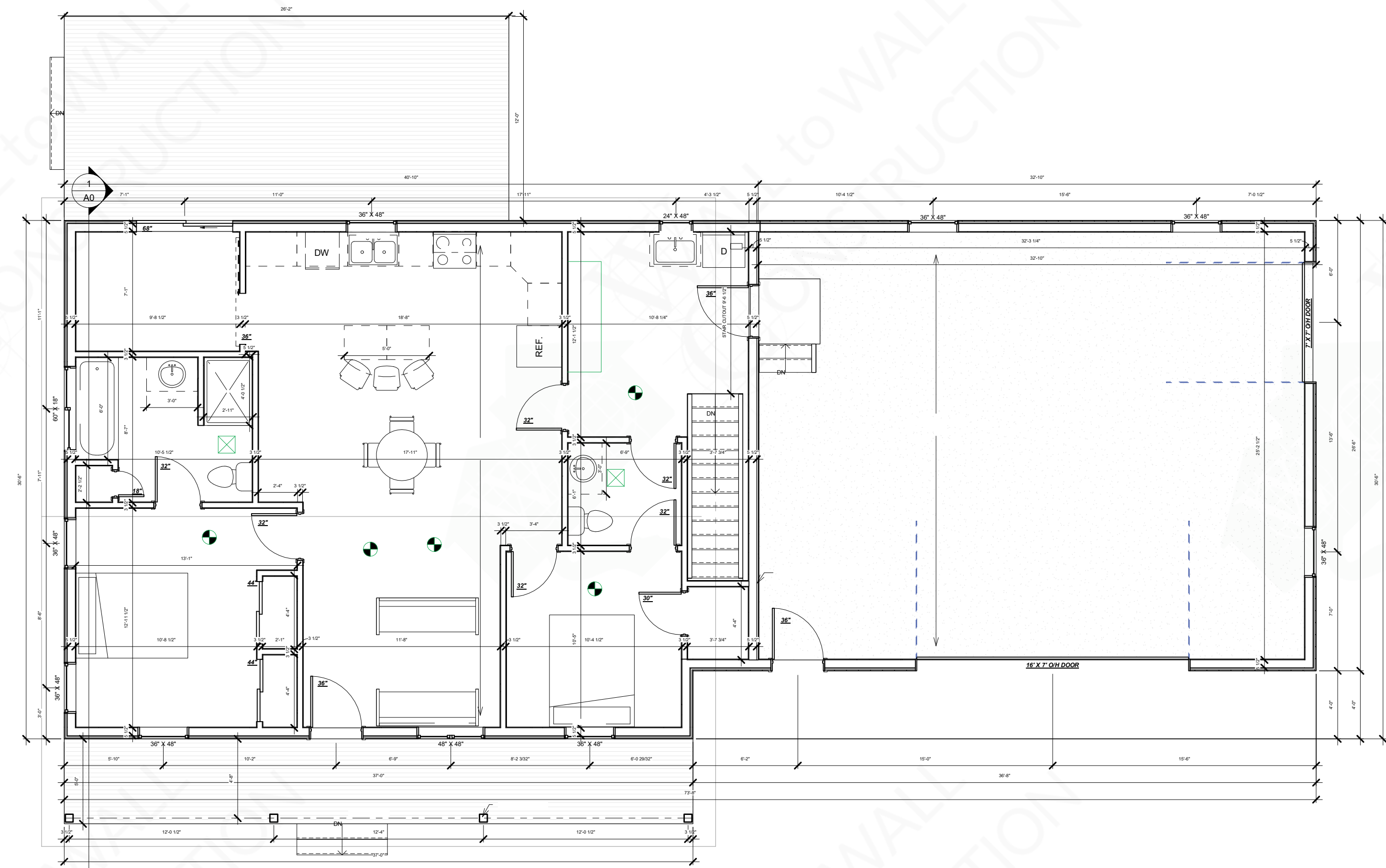
[illegible]

The technical drawings include:

- Top View (Top Left):** Shows the layout of the toilet and shower stall. Dimensions include a total width of 1200, a toilet width of 400, and a shower stall width of 800. A dimension of 150 is shown for the shower stall's depth.
- Side View (Bottom Left):** Shows the profile of the toilet and shower stall. Dimensions include a total height of 2000, a toilet height of 1000, and a shower stall height of 1000. A dimension of 150 is shown for the shower stall's depth.
- Front View (Top Right):** Shows the front elevation of the toilet and shower stall. Dimensions include a total width of 1200, a toilet width of 400, and a shower stall width of 800. A dimension of 150 is shown for the shower stall's depth.
- Side View (Bottom Right):** Shows the profile of the toilet and shower stall. Dimensions include a total height of 2000, a toilet height of 1000, and a shower stall height of 1000. A dimension of 150 is shown for the shower stall's depth.

2012-2013	2013-2014
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1 T.O. SUB FLOOR
1/4" = 1'-0"

GENERAL NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION, OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER.

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. A303.97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FAMILIAR WITH PART 9 OF THE CODE.

STAIR DIMENSIONS (UNLESS OTHERWISE SHOWN ON DRAWINGS)

INTERIOR	EXTERIOR
MAX RISE 200mm (7 7/8") MIN. RUN 210mm (8 1/4") MIN. TREAD 235mm (9 1/4") NOSING 25mm (1")	MAX RISE 200mm (7 7/8") MIN. RUN 210mm (8 1/4") MIN. TREAD 235mm (9 1/4") NOSING 25mm (1")
UNIFORM RISE & RUN ON ANY FLIGHT OF STAIRS MINIMUM HEADROOM 1900mm (6' 3") GUARD HEIGHT AT LANDING 900mm (3'0") AT STAIRS BETWEEN 800mm (3'1") & 900mm (3'0") GUARD SPACING 100mm (4") NON CLIMBABLE HANDRAILS INSTALLED BETWEEN 800mm (3'1") & 900mm (3'0")	GUARD HEIGHT - 2' 0" ABOVE GRADE - 900mm (3'0") CONCRETE STAIRS OVER 2 RISERS ARE REQUIRED TO BE SUPPORTED ON FOUNDATION HANDRAIL, REQ'D ON STAIRS OVER 3 RISERS INSTALLED BETWEEN 800mm (3'1") & 900mm (3'0")

CONCRETE

AS PER OBC SECTION 9.15 & 9.16
ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2000 PSF.
CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS.
STEP FOOTINGS:
MAX RISE 600mm (24") FOR FIRM SOIL
MAX RISE 400mm (16") FOR SAND OR GRAVEL
MIN RUN BETWEEN RISERS 600mm (24")
CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE.
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE.
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION.

WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.2.3
ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE.
JOIST END BEARING TO BE: 1/2 MIN.
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING.
BEAMS & GIRDERS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION.
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 31" O.C.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

HEAT TRANSFER, AIR LEAKAGE & CONDENSATION CONTROL

AS PER OBC SECTION 9.2.5
PROVIDE AN AIR BARRIER IN STRICT ACCORDANCE WITH OBC SECTION 9.2.3.3
INSULATION REQUIREMENTS:
MIN. R19 + R5C IN ALL EXTERIOR WALLS
MIN. R50 IN EXPOSED CEILING WITH ATTIC SPACE
MIN. R12 + R5C IN FOUNDATION WALLS ENCLOSING HEATED SPACE
VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACE OF ANY THERMALLY INSULATED WALL/CEILING & FLOOR ASSEMBLIES AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION. ALL PENETRATION OF THE VAPOUR BARRIER TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE BARRIER SYSTEM.

EXTERIOR DOORS & WINDOWS

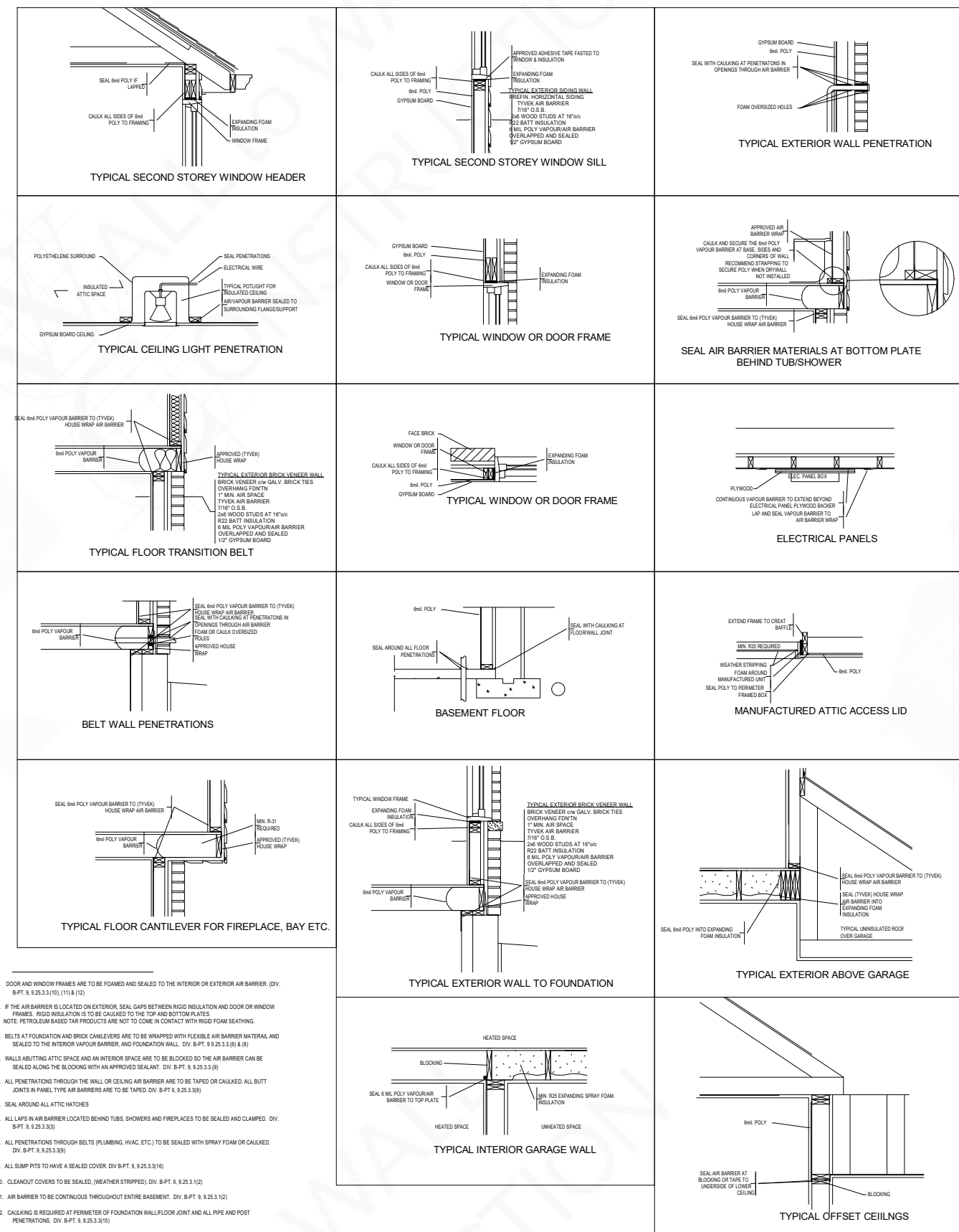
AS PER OBC SECTION 9.7
DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS
ALL EXTERIOR DOORS TO WOOD SHALL CONFORM TO CAN/CSA-D132.3-M, STEEL INSULATED CONFORM TO CAN/CSG-82.3-M
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6 - RESISTANCE TO FORCED ENTRY
EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 15"

VENTILATION

AS PER OBC SECTION 9.32.3.4
PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ.FT. MIN OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES.
PROVIDE BARRIERS AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW
PROVIDE MECHANICAL VENTILATION SYSTEM TO THE REQUIREMENTS OF OBC 9.32.2 WITH CLEARLY LABELED PRINCIPAL EXHAUST FAN MANUAL SWITCH.

ELECTRICAL

ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.3.4
ALL FLOOR LEVELS SHALL BE EQUIPPED WITH INTERCONNECTED SMOKE DETECTORS (TYPICAL ALL UNITS)



1. DOOR AND WINDOW FRAMES ARE TO BE FINISHED AND SEALED TO THE INTERIOR OR EXTERIOR AIR BARRIER. (OBC SPT. 8.2.3.3.10) (11.6.1.10)
2. IF AN AIR BARRIER IS LOCATED ON THE EXTERIOR, SEAL, SAFT BETWEEN WINDOW INSULATION AND DOOR OR WINDOW FRAME. INSULATION IS TO BE SEALED TO THE TOP AND BOTTOM PLATES.
NOTE: FURTHER DETAIL OF PRODUCTS ARE NOT TO COME IN CONTACT WITH INSULATION FOR SEALING.
3. WALLS AT FOUNDATION AND BRICK CHIMNEYS ARE TO BE WRAPPED WITH FLEXIBLE AIR BARRIER MATERIAL AND SEALED TO THE INTERIOR VAPOUR BARRIER AND FOUNDATION WALL. (OBC SPT. 8.2.3.3.10 & 8)
4. WALLS HEATING ATTIC SPACE AND AN INTERIOR SPACE ARE TO BE SEALED TO THE AIR BARRIER CAN BE SEALED ALONG THE BUILDING WITH AN IMPROVED SEALANT. (OBC SPT. 8.2.3.3.10)
5. ALL PENETRATIONS THROUGH THE WALL AND EXTERIOR AIR BARRIER AND FLOOR THROUGHS OR CALLED: ALL BUTT JOINTS IN PANEL TYPE AIR BARRIERS ARE TO BE TAPED (OBC SPT. 8.2.3.3.10)
6. SEAL AROUND ALL ATTIC WINDOWS
7. ALL LEAKS AND BARRIERS LOCATED AROUND TUBS, SHOWERS AND PREPARED TO BE SEALED AND CLAMPED. (OBC SPT. 8.2.3.3.10)
8. ALL PENETRATIONS THROUGH CEILINGS (PLUMBING, HVAC, ETC.) TO BE SEALED WITH SPRAY FOAM OR CALLED. (OBC SPT. 8.2.3.3.10)
9. ALL DRAIN PIPS TO HAVE A SEALED COVER. (OBC SPT. 8.2.3.3.10)
10. CLEANOUT COVERS TO BE SEALED. (WEATHER STRIPPED) (OBC SPT. 8.2.3.3.10)
11. AIR BARRIER TO BE CONTINUOUS THROUGHOUT ENTIRE BARRIER. (OBC SPT. 8.2.3.3.10)
12. CHIMNEY IS REQUIRED AT FORMER OF FOUNDATION WALLS, FLOOR JOINT AND ALL PIPE AND POST PENETRATIONS. (OBC SPT. 8.2.3.3.10)
13. BARRIER AIR BARRIER BETWEEN COLLECTION AND BASEMENT. (OBC SPT. 8.2.3.3.10)
14. AIR BARRIER IS A SEPARATE INSPECTION WHICH MUST BE CALLED PRIOR TO ANY EXTERIOR FINISH WORK, BEING BEING APPLIED. BUILDER IS RESPONSIBLE TO ENSURE AIR BARRIER DETAILS ARE IN PLACE WHEN INSPECTION CALLED. (OBC SPT. 1.1.1.1.10.10)

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

1. DIMENSIONS ON THIS PLAN GOVERN OVER ALL DRAWINGS REPORT ANY DISCREPANCIES TO View - it Design
2. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
3. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY <2000 P.S.F.)
4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 6" OF BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (95% AIR CUMULATIVE)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories.

Mike Wall
BCN - 134799

	SQUARE FOOTAGE
MAIN FLOOR	1227 SQ. FT.
2ND FLOOR	N/A
COMBINED FLOOR	1227 SQ. FT.
GARAGE	874 SQ. FT.
TOTAL	2101 SQ. FT.

DATE:	REV.#	DESCRIPTION
	4.	
	3.	
	2.	
05/28/19	1.	PERMIT READY DRAWINGS

PROPERTY OF WALL TO WALL



PROPERTY OF WALL TO WALL

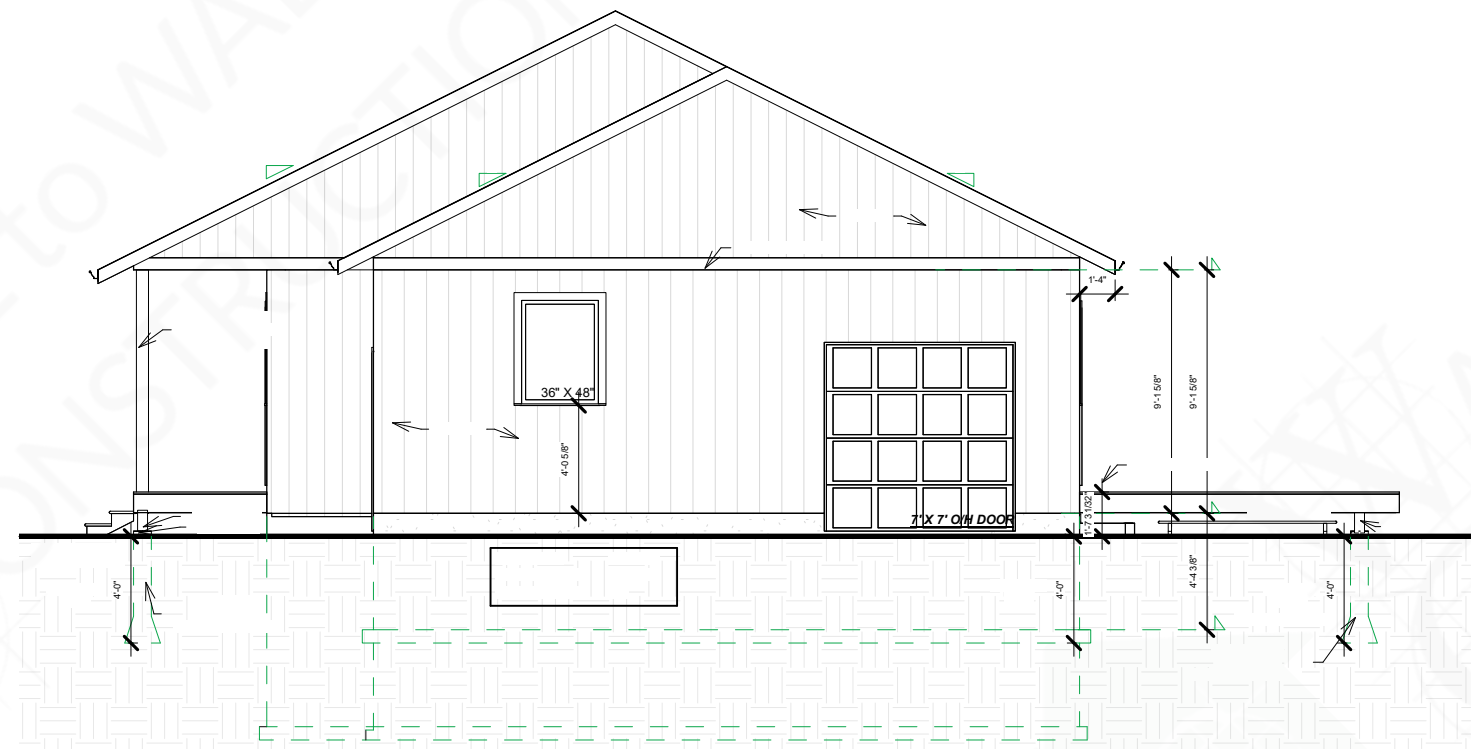
WALL TO WALL CONSTRUCTION
6716 SAWMILL RD. AYLMER ON

CELL: 519 - 439-2933

RICKETTS
49324 DEXTER LINE
MALAHIDE TWP.

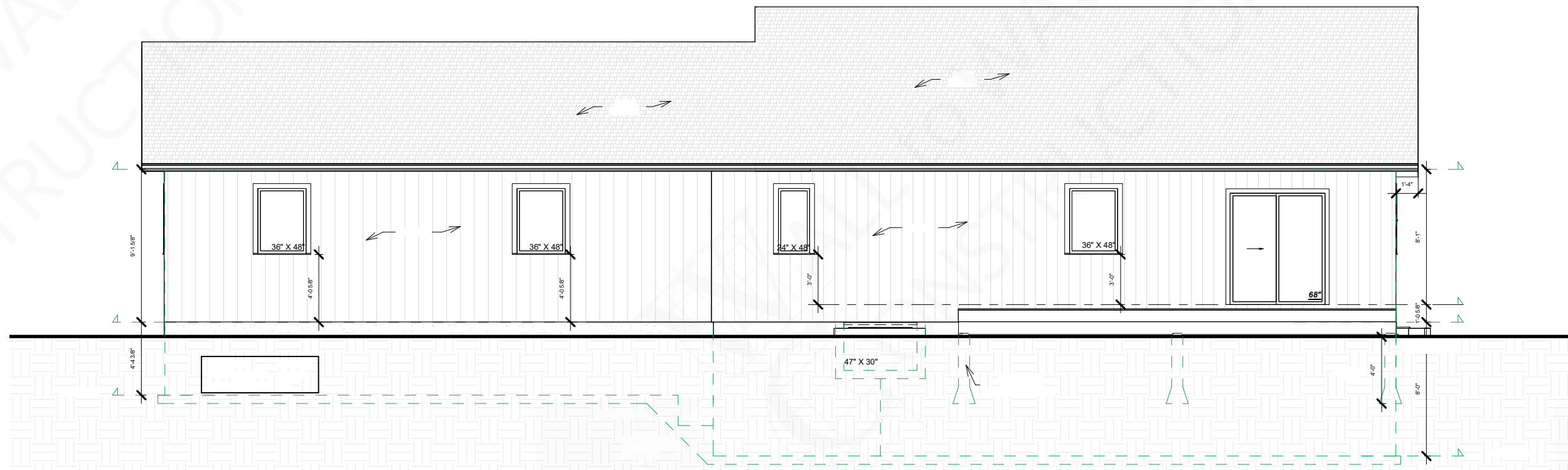
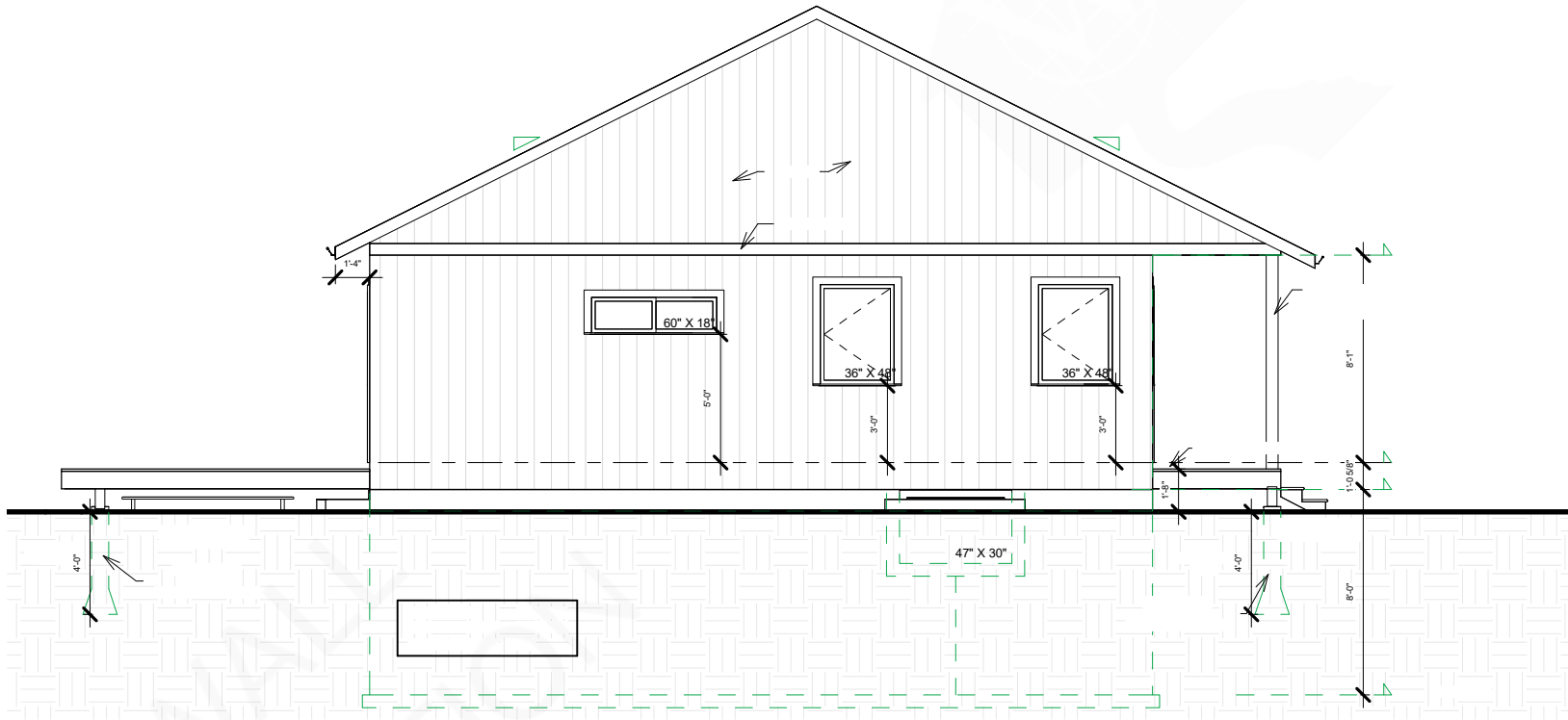
PROPOSED HOUSE PLANS

FLOOR/ROOF			
DRAWN BY:	K.W.	SCALE:	As Indicated
REVIEWED BY:	M.W.	B.C.I.N.	110469
DATE:	MAY		
SHEET NO:			A1



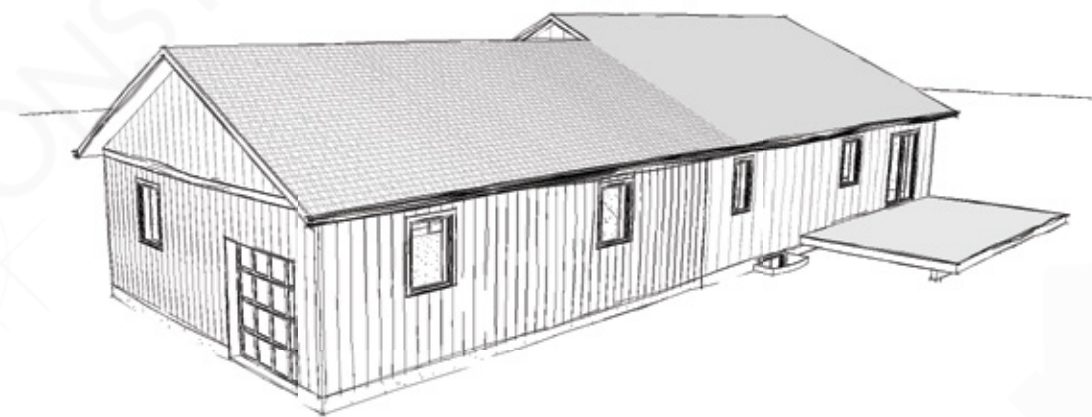
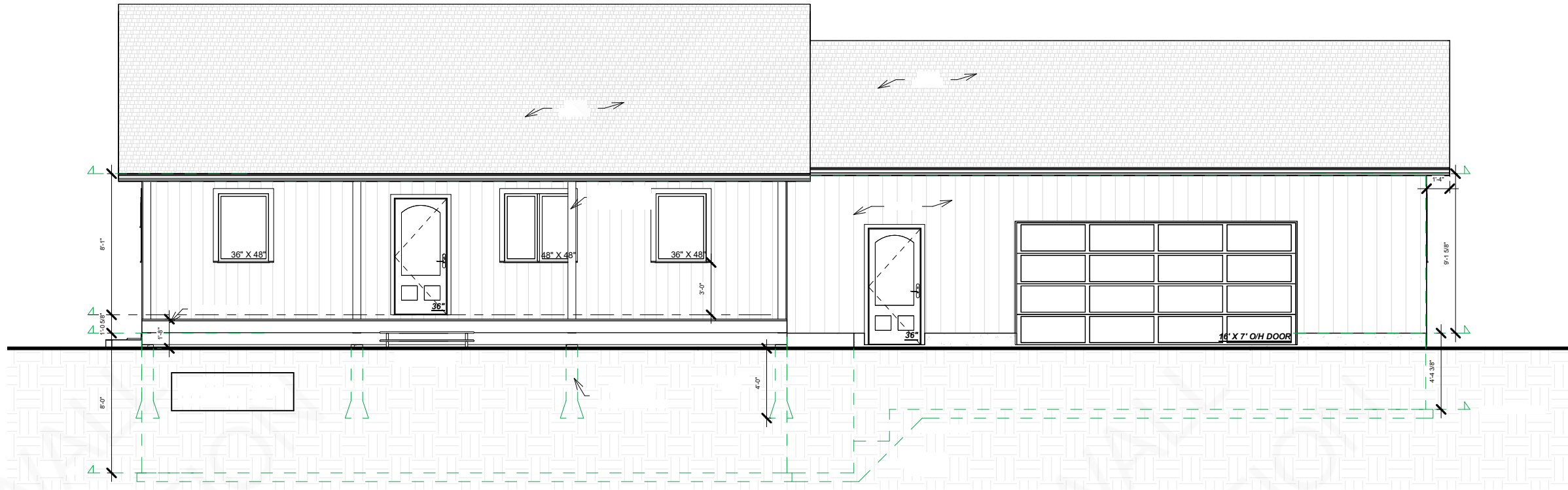
① East
3/16" = 1'-0"

④ West
3/16" = 1'-0"



② North
3/16" = 1'-0"

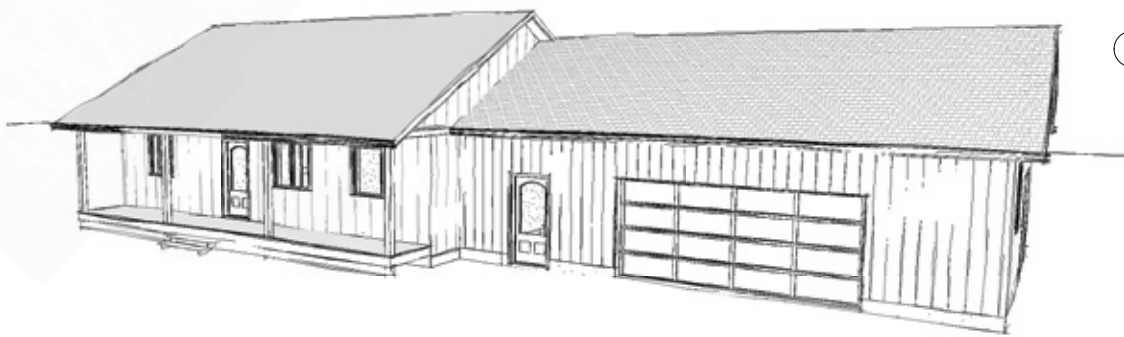
③ South
3/16" = 1'-0"



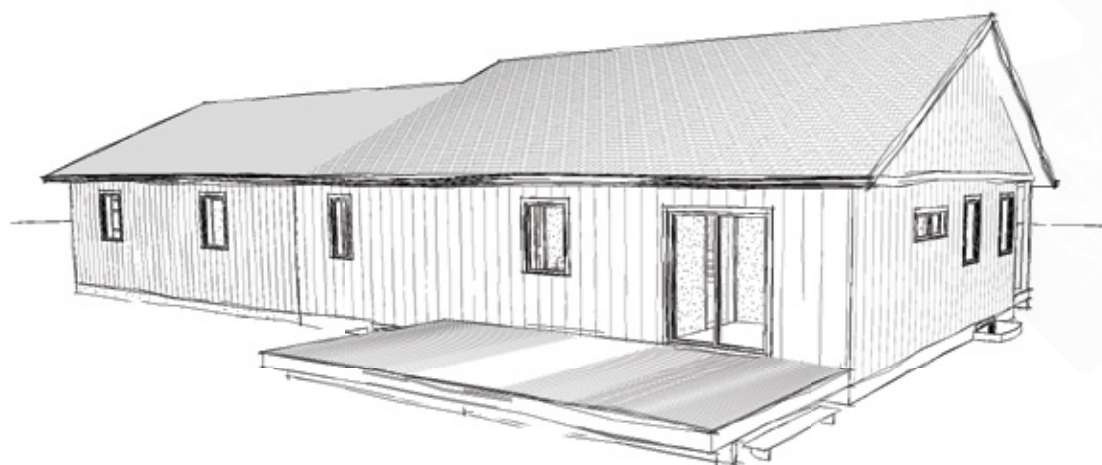
⑤ 3D View 1



⑦ 3D View 3



⑥ 3D View 2



⑧ 3D View 4

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COMPACTED IN 6" LAYERS TO 95% STANDARD
PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM
4'-0" BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE
A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF
25 MPa. ALL OTHERS CONCRETE SHALL HAVE
A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF
25 MPa UNLESS OTHERWISE SPECIFIED.
(6% AIR/4%SLUMP)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER,
MAXIMUM 2" COVER AT BOTTOM OF SLAB

I review and take responsibility for the design work on behalf
Of a firm registered under subsection 2.17 A. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate
class(es)/category.

M.W. Wall
M.W. Wall
BCN - 110469

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PROPERTY OF WALL TO WALL

WALL TO WALL CONSTRUCTION
6716 SAWMILL RD. AYLMER ON

CELL: 519 - 639-2933

RICKETTS
49324 DEXTER LINE
MALAHIDE TWP.

PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY:	K.W.	SCALE:	3/16" = 1'-0"
REVIEWED BY:	M.W.	B.C.I.N.	110469
DATE:	MAY		
SHEET NO:			A2