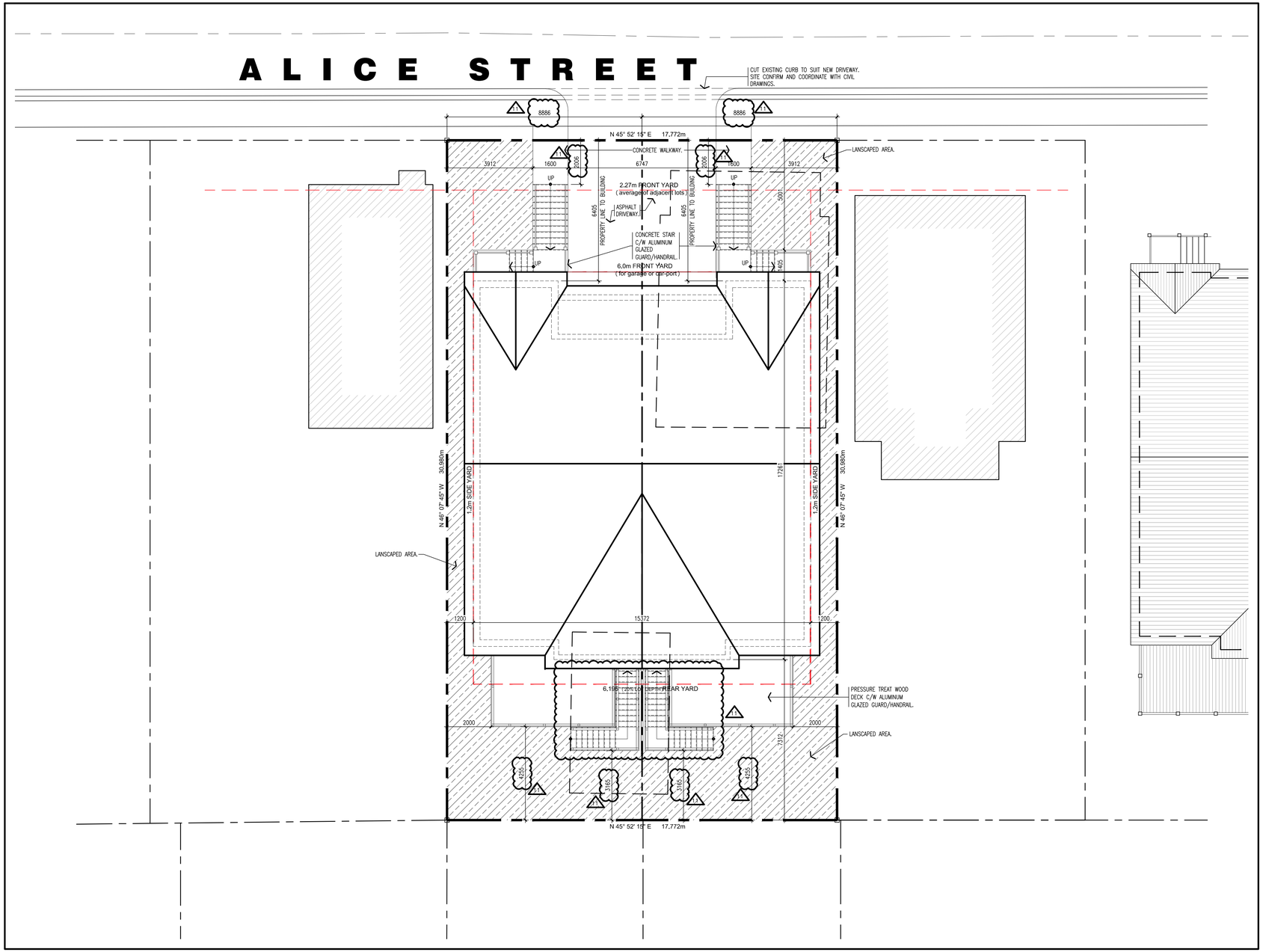
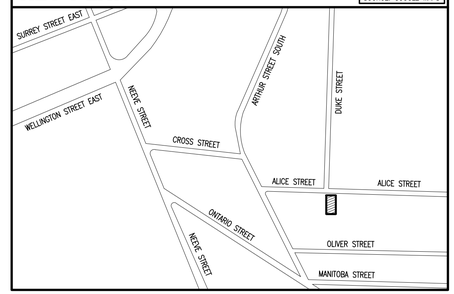


KEY PLAN

SOURCE: GOOGLE MAPS



ROOF & FLOOR PLAN GENERAL NOTES

WINDOWS & EXT. DOORS NOTE:
BUILDER/HOMEOWNER TO VERIFY ALL WINDOW & EXTERIOR DOOR STYLES/SIZES PRIOR TO ORDERING. WHERE TRANSOMS ARE NOTED ON PLAN – THE SIZE IS IN
ADDITION TO THE WINDOW SIZE ALREADY NOTED.

UNLESS OTHERWISE NOTED, TOP OF ALL WINDOWS TO BE FRAMED AT 7'-0" MAX. WITH TRANSOM LOCATED ABOVE.
CONFIRM THIS HEIGHT WITH TRUSS DWGS. (FASCIA DROP/HEEL HEIGHT)

PRE-ENGINEERED TRUSSES:
ROOF FRAMING/LAYOUT TO BE DESIGNED BY TRUSS MANUFACTURER. MANUFACTURER TO SUBMIT STAMPED ENGINEERED SHOP DRAWINGS TO CONTRACTOR/OWNER FOR APPROVAL BY LOCAL AUTHORITIES. IF GIRDER TRUSS LOCATIONS ARE SHOWN ON THIS DRAWING, THEY ARE BASED ON ANTICIPATED PLACEMENT DESIGNED BY ROOF SUPPLIER.

GENERAL ELECTRICAL NOTES:
ALL ELECTRICAL TO CONFORM WITH (9.34) AND BE COMPLETED & INSPECTED AS PER THE ONTARIO ELECTRICAL SAFETY CODE (ESA). LOCATION AND TYPE OF ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE TO BE CONFIRMED BY HOME-OWNER & OR CONTRACTOR.

LVL MEMBERS & TRUSS JOIST:
SUPPLIERS OF ALL LVL MEMBERS AND TRUSS JOIST SYSTEMS TO PROVIDE ENGINEERED SHOP DRAWINGS. BJC architects + assocs. inc. IS NOT RESPONSIBLE FOR PRE-ENGINEERED PRODUCTS.

AS PER VENTILATION SYSTEMS)
SEE O.B.C. 9.32.
DRYER EXHAUST FANS TO CONFORM WITH PART 6.

END BEARINGS:
ALL WOOD & STEEL BEAMS SHALL HAVE EVEN & LEVEL BEARING AND SHALL NOT HAVE LESS THAN 3-1/2" OF BEARING AT END OF SUPPORTS AS PER (9.23.8.1)

ALL FLOOR JOISTS SHALL HAVE NO LESS THAN 1-1/2"IN LENGTH FOR END BEARING, EXCEPT WHERE SUPPORTED ON RIBBON BOARD (9.23.9.1 (1))

ALL WOOD LINTELS WITH SPANS LESS THAN 9'-8" REQUIRE MIN. 1-1/2" BEARING AT EACH END, EXCEPT WHERE SPANS ARE GREATER THAN 9'-10" MIN. BEARING SHALL BE 3" (9.23.12.3)).

POINT LOADS:
POINT LOADS CREATED IN WALLS DUE TO GIRDER TRUSSES OR BEAMS ENDS ARE TO HAVE TRIPLE STUDS WHICH ARE TO BE
CARRIED DOWN THE FOUNDATION WALL.

FORCED ENTRY WINDOWS:
WINDOWS WITHIN 6'-7" OF THE ADJACENT GROUND LEVEL THAT SERVE THE INTERIOR OF THE DWELLING UNIT SHALL BE RESISTANT TO FORCED ENTRY 99.7.6.1).

LIGHTING OUTLETS:
-PROVIDE EXTERIOR LIGHTS AT ALL EXITS, (9.34.2.1)
-EVERY STAIRWAY SHALL BE LIGHTED AND CONTROLLED WITH A 3-WAY SWITCH FOR STAIRWAYS WITH MORE THAN 4 RISERS IN DWELLING UNITS (9.34.2.3)

STRUCTURAL DESIGN CRITERIA:
AS PER OBC 9.4.2.2 & SB-1
Ss = 1 IN 50 YR. GROUND SNOW LOAD IN KPA PER SB-1
Sr = 1 IN 50 YR. RAIN LOAD IN KPA PER SB-1
Cb = BASIC SNOW LOAD FACTOR OF 0.55 FOR

ROOF SPANS IN EXCESS OF 4.3M (14' – 1"), BASED ON NEAREST LOCATION: GUELPH
(s) SPECIFIED SNOW LOADS FOR AREA:
0.55(Cb) X 1.9 (Ss) + 0.4 (Sr) = 1.45 KPA.
IN NO CIRCUMSTANCE SHOULD THE SPECIFIED SNOW LOAD BE LESS THAN 1 KPA.

WOOD & STEEL LINTELS/HEADERS:
ALL LINTELS SUPPORTING TRUSS SPANS THAT EXCEED THE ALLOWED 32" – 1" SUPPORTED TRUSS LENGTH ARE TO
BE PRE-ENGGINEERED LVL HEADERS. (9.23.12)

ALL LINTELS TO BE GRADE 2 BFF (2) 2"X10" UNLESS OTHERWISE NOTED. IF WINDOW SIZES ARE CHANGED, PLEASE REFER TO SHEET A-301 FOR WOOD LINTEL CHARTS. ALL LINTELS UNDER OPENINGS CARRYING POINT LOADS ARE TO BE PRE-ENGINEERED.

REFER TO SHEET A-301 FOR STEEL LINTEL CHARTS.

NOTES FOR HEATING EQUIPMENT

ZONE 1, SB-12 COMPLIANCE PACKAGE (A2)
FOR HEATING EQUIPMENT
AS PER TABLE 3.1.1.2.A (IP)
- SUBSTITUTE METHODS ARE ALLOWED PROVIDED THEY MEET MIN. EFFECTIVE R-VALUE

-CEILING WITH ATTIC SPACE – MIN. R60
-CEILING WITHOUT ATTIC SPACE – MIN. R31
-EXPOSED FLOOR JOISTS – MIN. R31
-WALLS ABOVE GRADE – MIN. R19 & R5c1
-BASEMENT WALLS – R12 + R10c1
-WINDOWS & SLIDING GLASS DR. – MAX. 0.28U/25 ENERGY RATING
-SKYLIGHTS – MAX 0.49U
-SPACE HEATING EQUIP – MIN. 96% AFUE
-HRV EFFICIENCY MIN. 75% SRE
-DOMESTIC HOT WATER HEATER – MIN. 0.7 EF

GENERAL PLUMBING NOTES:
ALL PLUMBING TO BE COMPLETED AS PER (9.31 & PART 7)
-PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES SHALL BE PROVIDED FOR ALL SHOWER UNITS. (PART 7.6.5.2)
-PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES SHALL BE PROVIDED FOR ALL FAUCETS OR WATER HEATER SOURCE

No.	REVISIONS	date
1	ISSUED FOR MINOR VARIANCE	2025.03.05
1A	ISSUED FOR GRCA APPROVAL	2025.02.18
09	ISSUED FOR CONSTRUCTION	2024.12.03
8B	RE-ISSUED FOR BUILDING PERMIT	2024.10.08
7A	RE-ISSUED TO ADDRESS BUILDING PERMIT REVIEW COMMENTS	2024.09.09
8A	RE-ISSUED FOR BUILDING PERMIT	2024.08.09
7A	RE-ISSUED FOR CLIENT PRICING	2024.08.08
04	ISSUED FOR BUILDING PERMIT	2024.07.29
03	REISSUED FOR CLIENT DESIGN CHANGE	2024.07.23
02	REISSUED FOR CLIENT PRICING	2024.06.07
01	ISSUED FOR CLIENT PRICING	2024.05.21

PROJECT NORTH
TRUE NORTH
scale 1:96

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY R. JOHNSON
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drawn DE/RTM
last worked on 2025.03.05 by DE
checked BRJ
print date 2025.02.27

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25 ALICE STREET
GUELPH ONTARIO

drawing title
SITE PLAN

reference

project no. 22-115
client reference number

sheet no. A-101 07