

GENERAL NOTES:
1. ALL WORK SHALL CONFORM TO THE LATEST BUILDING CODE.
2. ANY ERRORS ON THE DRAWINGS ARE TO BE MADE AWARE TO THE DESIGNER PRIOR TO CONSTRUCTION.
3. DO NOT SCALE THE DRAWINGS UNLESS A DIMENSION IS NOT PROVIDED.
4. IT IS THE CONTRACTORS RESPONSIBLTRY TO ENSURE EXISTING CONDITIONS ARE MEASURED PRIOR TO CONSTRUCTION AS THE DRAWINGS MAY NOT ACCURATELY REPRESENT EXISTING CONDITIONS.

CONCRETE/EXCAVATION
1. CONTRACTOR IS TO ENSURE THE FOOTINGS ARE POURED ON NATIVE GROUND. ANY ORGANIC MATERIAL IS TO BE REMOVED
2. ENSURE GROUND PRESSURE IS IS MIN. 75 KPA OTHERWISE A SOILS ENGINEER IS TO PROVIDE A SOILS REPORT.
3. DO NOT BUILD IN A WATER TABLE UNLESS OTHERWISE SPECIFIED BY A PROFESSIONAL ENGINEER.
4. FOOTINGS TO BE MINIMUM 4FT BELOW GRADE
5. MIN. 32MPA FOR CONCRETE FLOORS AND ALL EXTERIOR FLATWORK. MIN. 20 MPA FOR CONCRETE WALLS/FOOTINGS

ROOF
1. ALL ROOFS TO HAVE MIN 1/300 ROOF VENTILATION UNLESS OTHERWISE NOTED.
2. MIN 2.5" AIR SPACE IS TO BE PROVIDED WHERE ROOF FRAMING MEETS THE EXTERIOR WALL.
3. AN ACCESS HATCH WITH A MIN. SIZE OF 3'-3" IN LENGTH OR WIDTH SHALL BE PROVIDED FOR THE ROOF ACCESS

WOOD FRAMING
1. ALL LUMBER IS TO BE GRADED AND FOLLOW THE LATEST BUILDING CODE REGULATIONS.
2. ALL LUMBER IS TO BE NO 1 OR 2 SPRUCE UNLESS OTHERWISE NOTED.
3. AN WOOD ENGINEERED BEAM INSTALLED WHERE IT IS EXPOSED TO THE ELEMENTS IS TO BE PROTECTED OR DESIGNED ACCORDINGLY.
4. ANY WOOD IN CONTACT WITH SOIL OR CONCRETE IS TO BE PRESSURE TREATED OR WRAPPED WITH 6 MIL POLY.
5. NO WOOD BEAM IS TO SUPPORT MASONRY UNLESS SPECIFIED BY A PROFESSIONAL ENGINEER.
6. ALL LINTELS TO BE AS PER THE SPECIFIED LINTEL TABLE UNLESS OTHERWISE SPECIFIED ON THE PLANS.
7. ALL WOOD POST TO BE THE SAME WIDTH AS THE SUPPORTED MEMBER
8. ALL POSTS SUPPORTING GIRDERS TO BE 2-2X6 UNLESS OTHERWISE NOTED

MECHANICAL/ELECTRICAL
1. CONTRACTOR TO ENSURE AN ESA PERMIT IS PULLED FOR ANY ELECTRICAL WORK.
2. STAIRS MUST HAVE A LIGHT CONTROLLED BY A 3-WAY SWITCH AND THE TOP/BOTTOM OF THE STAIR
3. A RETURN AIR MUST BE PROVIDED ON EVERY FLOOR AND EVERY ROOM ABOVE A GARAGE
4. A SUPPLY AIR MUST BE PROVIDED IN EVERY ROOM ALONG THE EXTERIOR WALLS.
5. ALL EXHAUSTS ARE TO BE INSULATED THE FIRST 4FT FROM THE EXTERIOR WALL.
6.ALL PLUMBING MATERIALS TO BE GRADE WITH THE APPROPRIATE CSA STANDARDS.
7. ALL SMOKE ALARMS ARE TO BE STROBES AND INTERCONNECTED

LINTEL REQUIREMENTS UNLESS OTHERWISE NOTED.

-2-2X10 FOR WINDOW/DOOR OPENINGS
-2-2X12 FOR GARAGE DOOR OPENINGS

-4"x3.5"x1/4" LINTEL FOR ALL BRICK/STONE
OPENINGS UP TO 8FT WIDE.

DRAWING LIST	
NO.	NAME
A0.0	COVER
A1.0	FDN PLAN/BASEMENT PLAN
A2.0	MAIN FLOOR PLAN
A3.0	SECOND FLR PLAN/WALL SECTION
A4.0	THIRD FLR PLAN/ROOF PLAN
A5.0	ELEVATIONS
A6.0	BUILDING SECTIONS
A6.1	BUILDING SECTIONS

4 JUNE AVE

BASEMENT UNITS: 1130 SQ.FT
MAIN FLR UNITS: 725 SQ.FT
TOP FLR FRONT UNIT- 2ND FLR: 560 SQ.FT
THIRD FLR: 560 SQ.FT
TOP FLR REAR UNIT- 2ND FLR: 560 SQ.FT
THIRD FLR: 560 SQ.FT

4 JUNE AVE

BASEMENT UNITS: 1130 SQ.FT
MAIN FLR UNITS: 725 SQ.FT
TOP FLR FRONT UNIT- 2ND FLR: 560 SQ.FT
THIRD FLR: 560 SQ.FT
TOP FLR REAR UNIT- 2ND FLR: 560 SQ.FT
THIRD FLR: 560 SQ.FT

SYMBOL

	POINT LOAD LOCATION (FROM ABOVE)
	SMOKE DETECTOR AND/OR CARBON MONOXIDE -SMOKE ALARMS NEAR BEDROOMS(S/A, C/O, STROBE) -2-1 SMOKE ALARMS IN BEDROOMS(S/A, C/O)
	EXHAUST FAN (50 CFM MINIMUM)
	FLOOR DRAIN (F.D.)

3-COVER LEGEND
3/16" = 1'-0"

OVERALL DOOR SCHEDULE

CONSTRUCTION TYPE	WIDTH	HEIGHT	COMMENTS	COUNT
	3' - 0"	6' - 8"		14
2'-0" X 6'-8"	2' - 0"	6' - 8"		3
2'-6" X 6'-8"	2' - 6"	6' - 8"		27
2'-8" X 6'-8"	2' - 8"	6' - 8"		16
2'-10" X 6'-10"	2' - 10"	6' - 10"		8
2-48"x80"	4' - 0"	6' - 8"		4
3'-0" X 6'-10"	3' - 0"	6' - 10"		8
8' x7' Garage Door	8' - 0"	7' - 0"		2
4068	4' - 0"	6' - 8"		6
5068	5' - 0"	6' - 8"		4

Grand total: 92

EXTERIOR WALLS

	FD-2 10'-WALL	TYPICAL FOUNDATION WALL DRAIN CLADDING DELTA MS OR EQUAL DAMP PROOFING TO FINISH GRADE 10" POURED CONCRETE WALL (20 MPA)
	EW-1 2X6 FRAMING	TYPICAL BRICK/STONE VENEER WALL 3 1/2" BRICK/STONE VENEER C/W GALV. BRICK TIES 1" AIRSPACE AIR BARRIER (TO BE TYVEK OR APPROVED EQUAL) 7/16 OSB SHEATHING WOOD STUD FRAMING @ 16" O/C BATT INSULATION (R-22) 6 MIL VAPOUR BARRIER 1/2" GYPSUM BOARD
	EW-2 2X6 FRAMING	TYPICAL SIDING WALL VINYL OR COMPOSITE SIDING WOOD STRAPPING (AS PER MANUFACTURER) AIR BARRIER (TO BE TYVEK OR APPROVED EQUAL) 7/16 OSB SHEATHING WOOD STUD FRAMING @ 16" O/C MINERAL WOOL INSULATION (R-22) 6 MIL VAPOUR BARRIER 5/8" TYPE 'X' DRYWALL
	EW-20 2X6 FRAMING	TYPICAL SIDING WALL METAL SIDING OR HARDIE BOARD WOOD STRAPPING (AS PER MANUFACTURER) AIR BARRIER (TO BE TYVEK OR APPROVED EQUAL) DENS GLASS GOLD WOOD STUD FRAMING @ 16" O/C MINERAL WOOL INSULATION (R-22) 6 MIL VAPOUR BARRIER 5/8" TYPE 'X' DRYWALL

INTERIOR WALLS

	IW-1	STAIR WALLS- SB-3 W4a 1-LAYER 5/8" TYPE 'X' DRYWALL 2X4 @ 16" O/C 3/5" SOUND INSUL. RES. CHANNEL @ 16" O/C 2 LAYERS- 5/8" TYPE 'X' DRYWALL
	IW-1B	INTERIOR WALL - 2x4 1/2" GYPSUM BOARD 2 X 4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD
	IW-2	EXTERIOR BASEMENT WALL 2 X 6 WOOD STUDS @ 16" O.C. OR 1/2" DRYWALL R22 BATT INSUL+ POLY 1/2" GYPSUM BOARD
	IW-3	PARTY WALL- SB-3-W13A 5/8" TYPE 'X' GYPSUM BOARD 2 X 4 WOOD STUDS @ 16" O.C. + SOUND INSUL. 1" AIR SPACE 2 X 4 WOOD STUDS @ 16" O.C. + SOUND INSUL. 5/8" TYPE 'X' GYPSUM BOARD

FLOORS

	TYPICAL BASEMENT FLOOR (20 MPA) FLOOR FINISH 3" CONCRETE SLAB 5%-8% AIR ENTRAINMENT 2" RIGID INSULATION (R-10) (OPTIONAL) 4" COMPACTED GRANULAR "A"
	TYPICAL EXTERIOR SLAB (GARAGE- 32 MPA) 5" CONCRETE SLAB 5%-8% AIR ENTRAINMENT 4" COMPACTED GRANULAR "A"
	TYPICAL EXTERIOR PORCH SLAB (32 MPA) 5" CONCRETE SLAB 5%-8% AIR ENTRAINMENT 10M BARS @ 8" O/C EW W/ MIN 1.25" CLEAR COVER
	TYPICAL INTERIOR FLOOR (TJI) SB-3-F3c 5/8" FLR SHEATHING(NAILED+ GLUED) TJI FLR AS PER PLAN 6" SOUND INSUL. RES. CHANNEL @ 16" O/C 2-LAYERS 5/8" TYPE 'X' DRYWALL

5-ASSEMBLY SCHEDULES
3/8" = 1'-0"



HOMERIDGE
Residential Design & Build

JON CRUMMER have reviewed and take responsibility for the design work within the scope of Part 9 Small Buildings. I am qualified for the design work and am registered as an Other Designer as per Division C, Part 3 (32.4) of the Ontario Building Code.

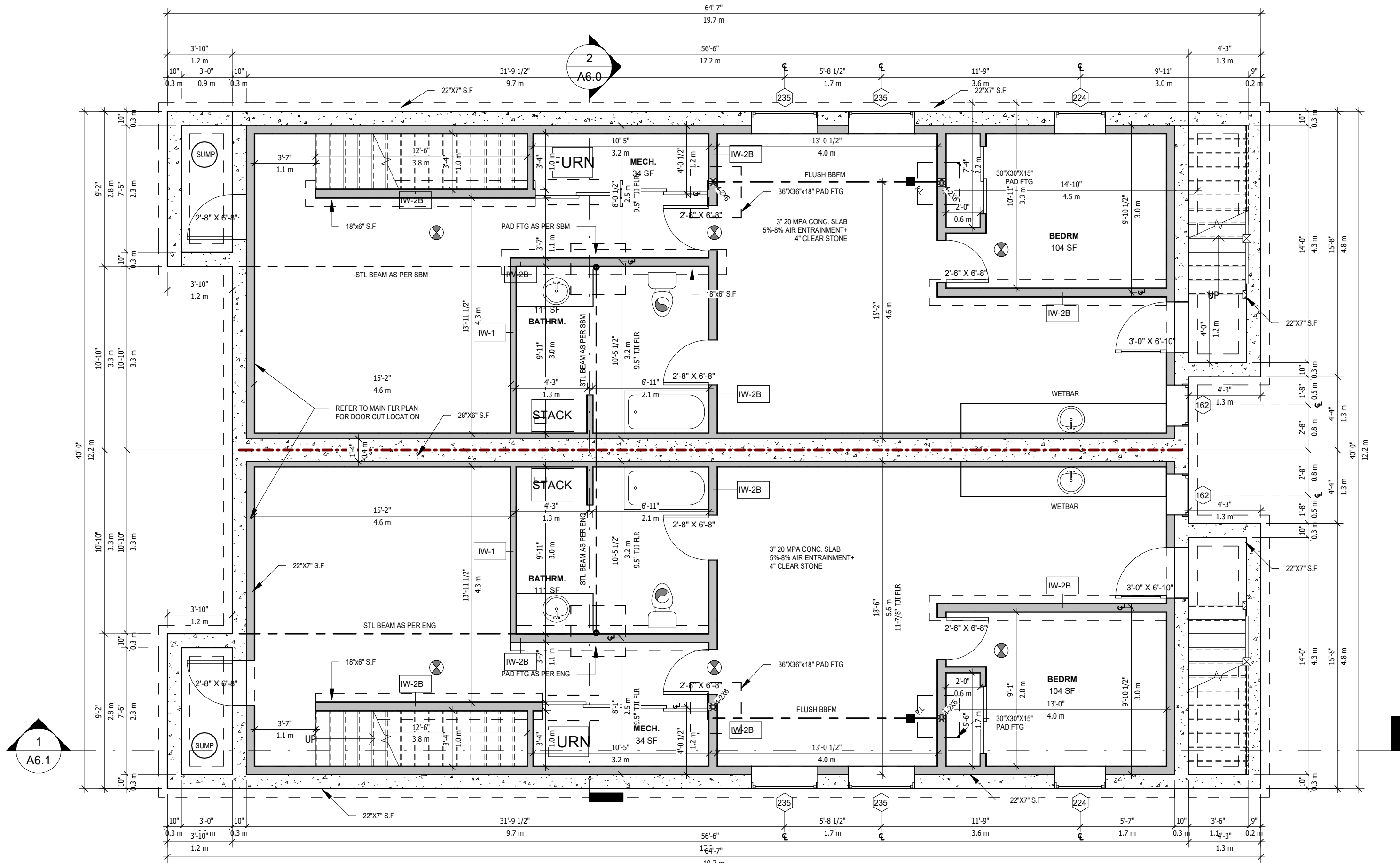
Designer BCIN: 34758
Firm BCIN: 43507

Signed:

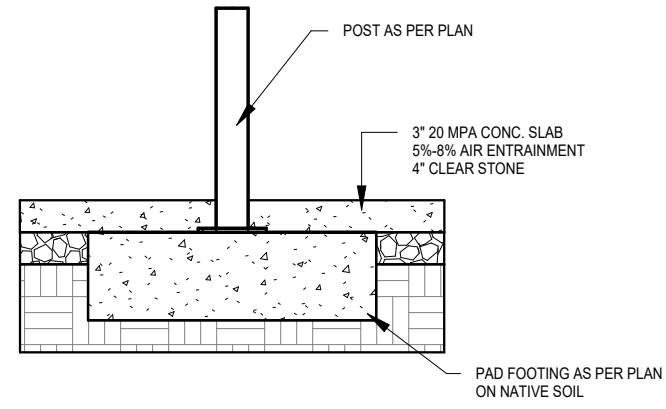
ADDRESS: 4 JUNE AVE
GUELPH, ON

PROJECT: SEMI-DETACHED DWELLING

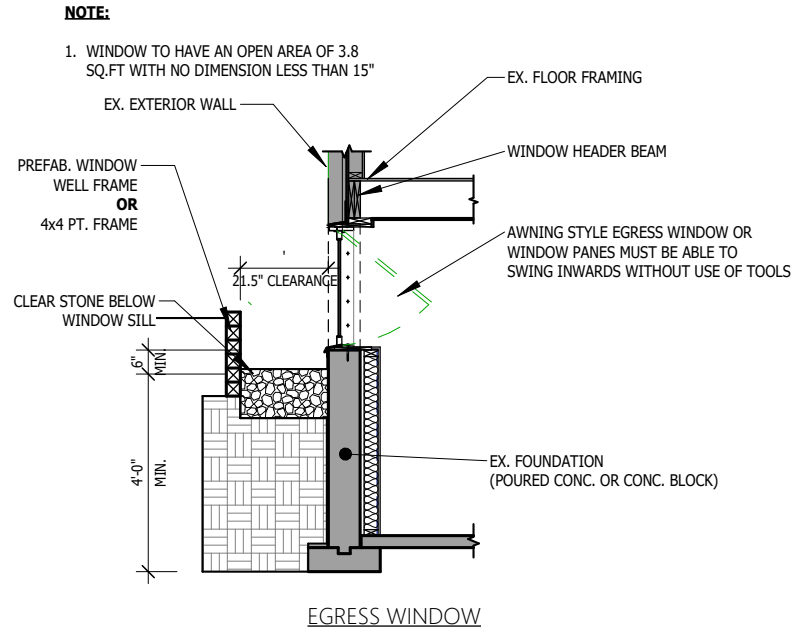
A0.0



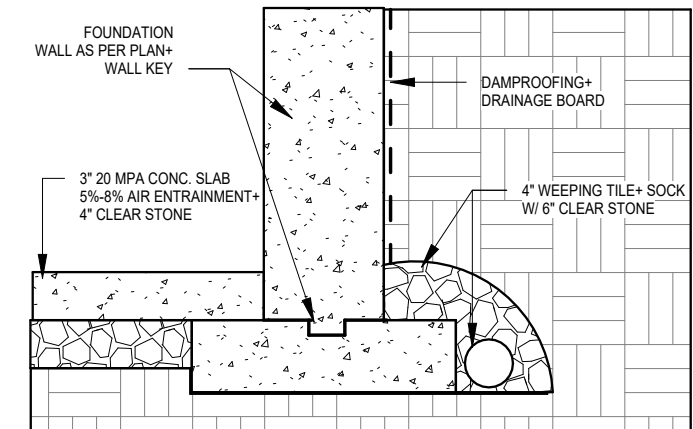
1 BASEMENT PLAN
3/16" = 1'-0"



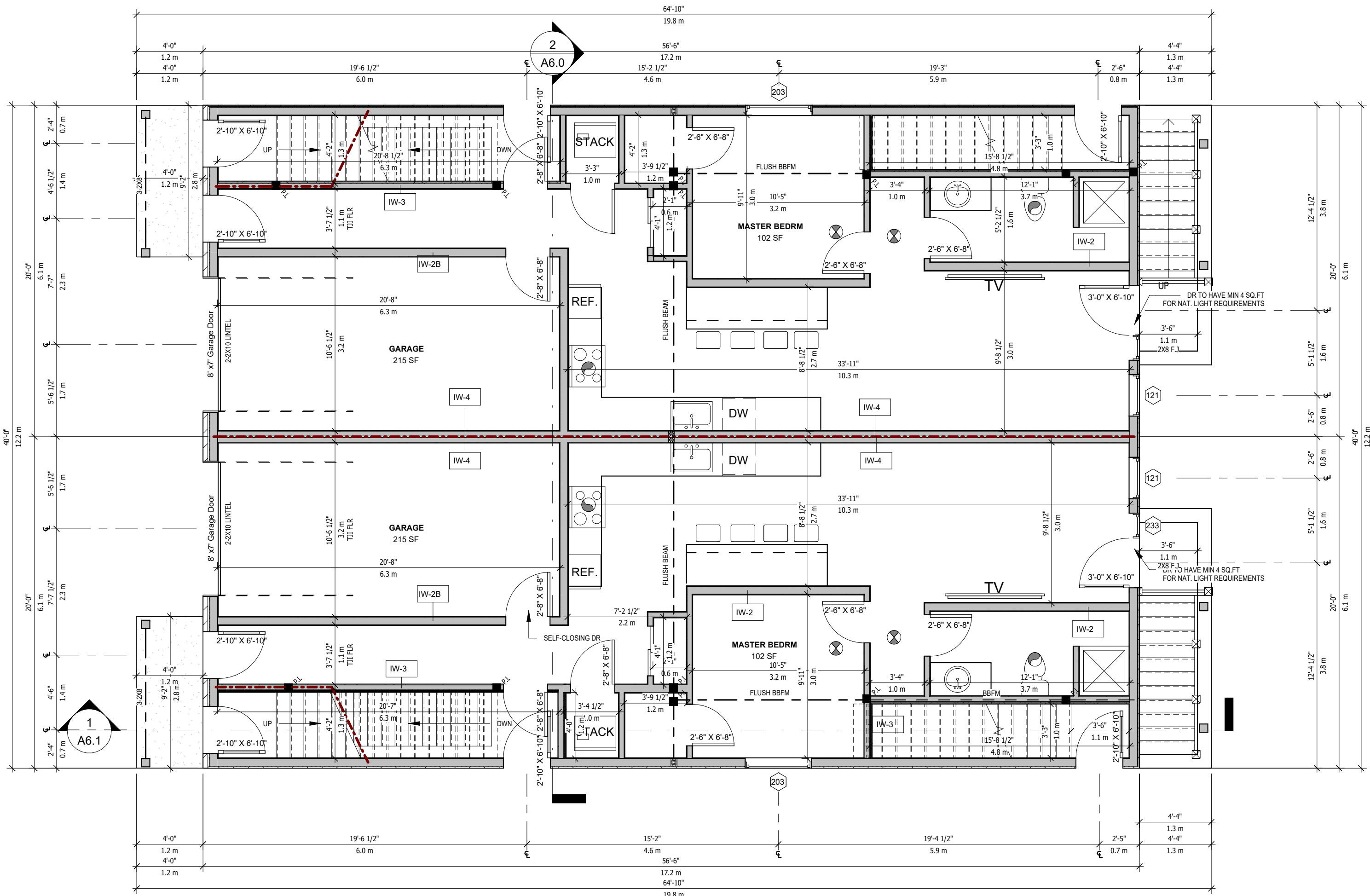
4 PAD FOOTING DETAIL
1/2" = 1'-0"



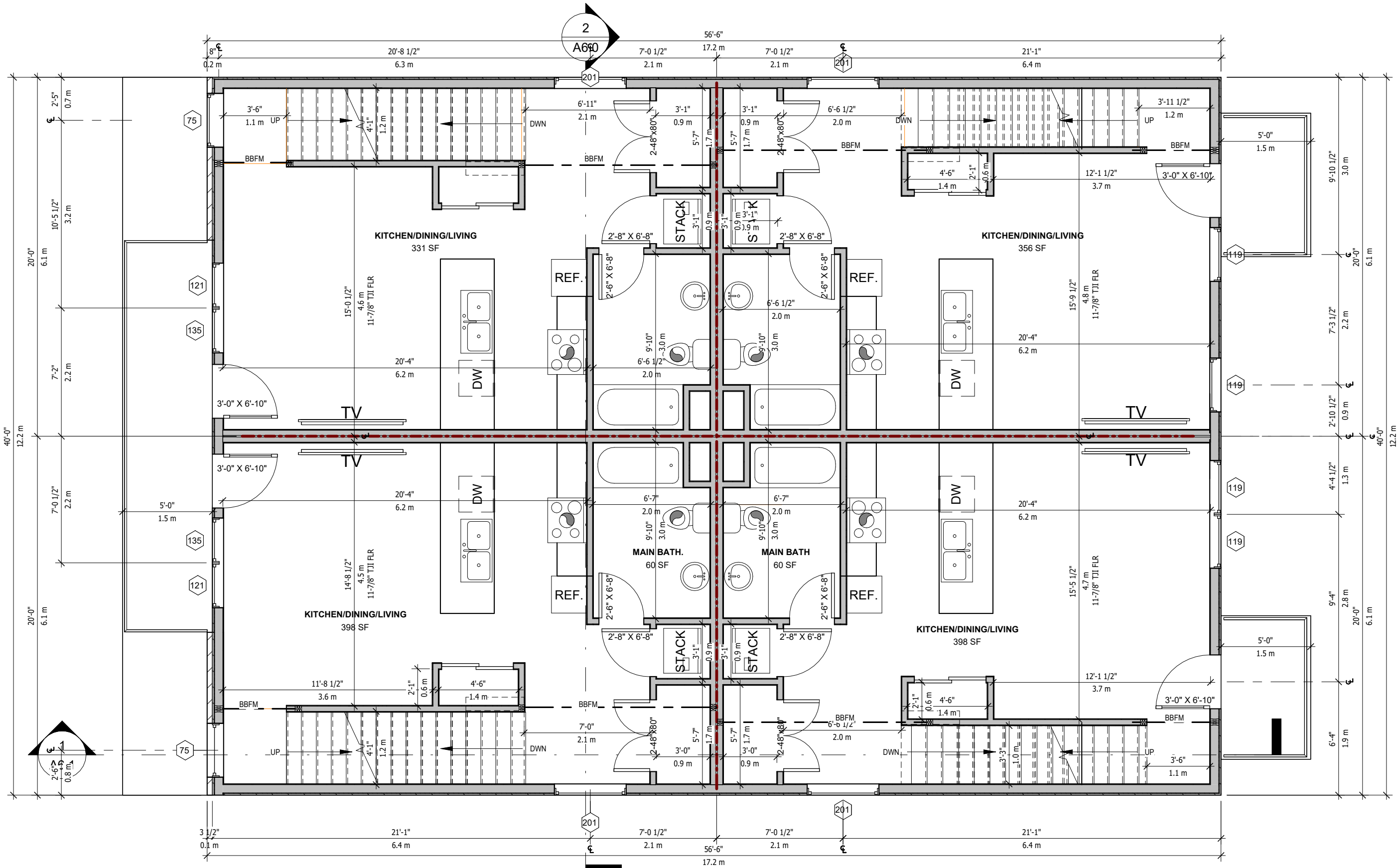
5 EGRESS/ESCAPE WINDOWS
1/4" = 1'-0"



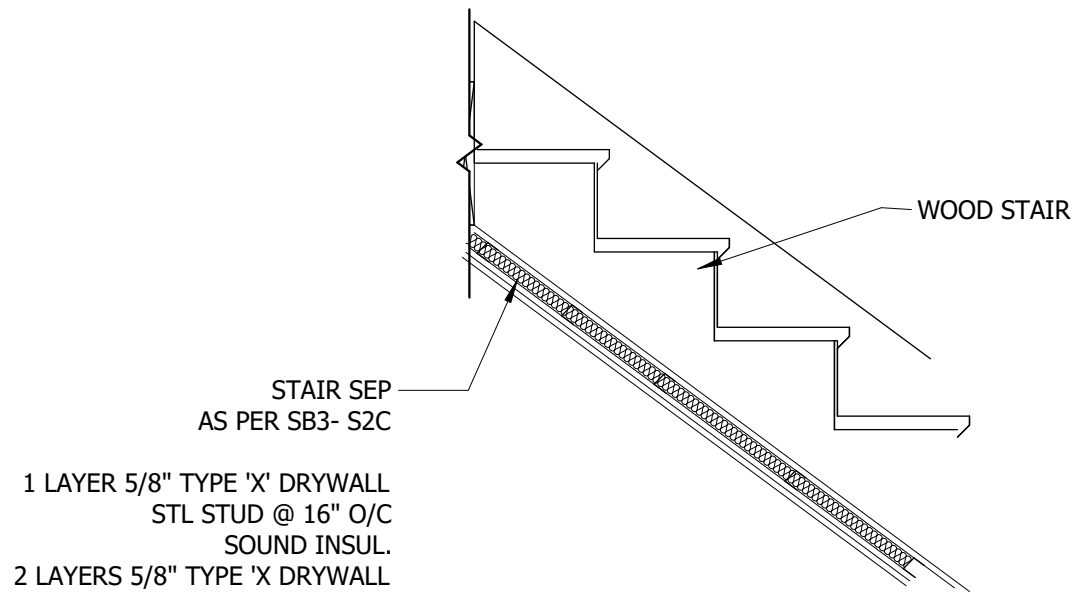
3 EXTERIOR WALL DETAIL
3/4" = 1'-0"



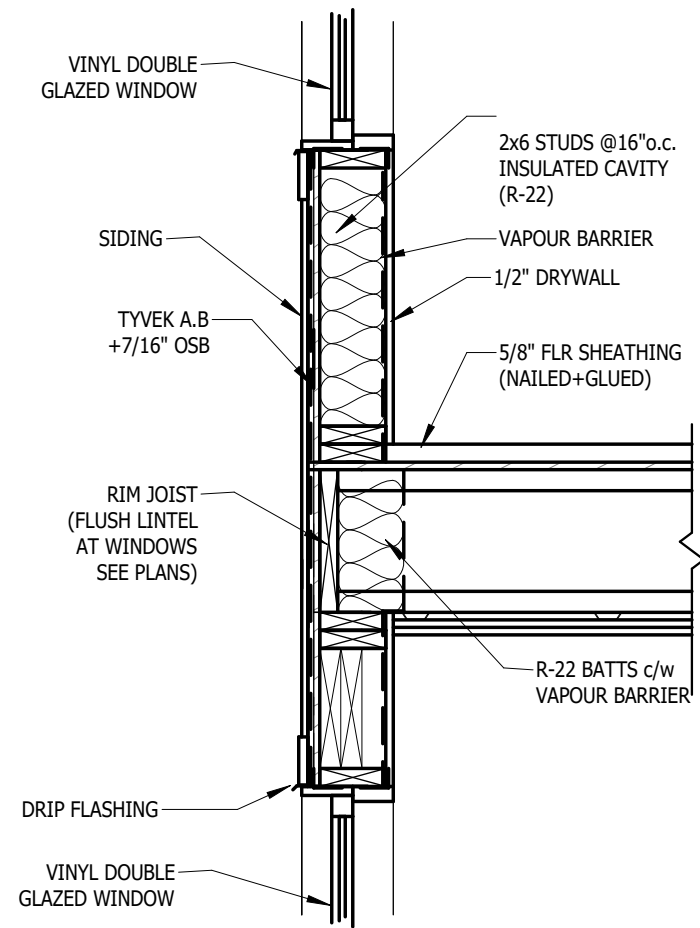
1 MAIN FLR PLAN
3/16" = 1'-0"



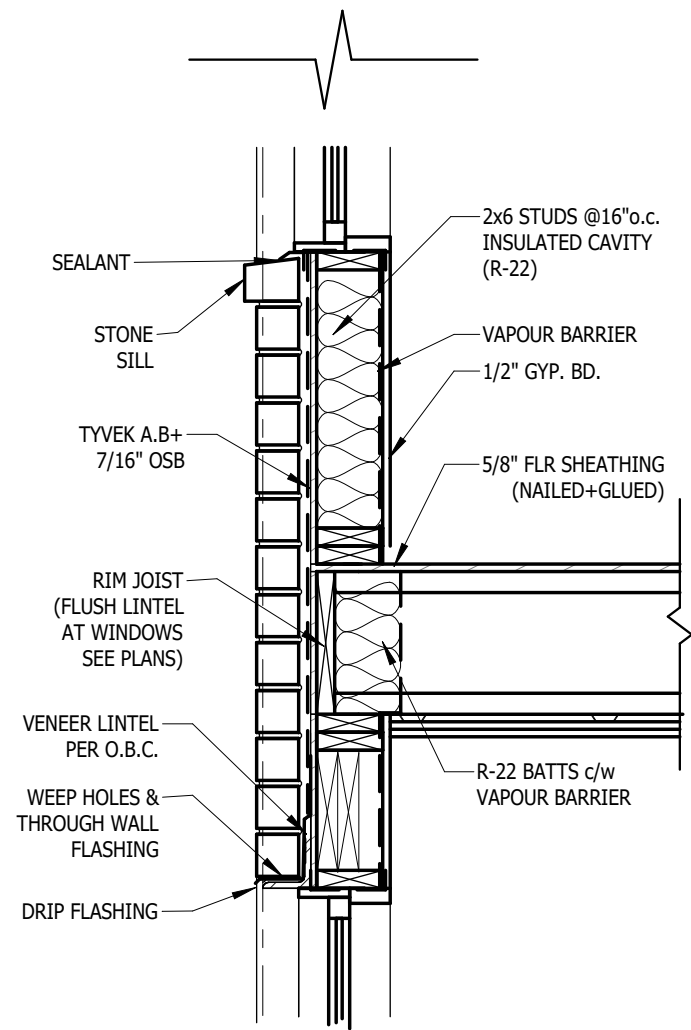
1 SECOND FLR PLAN
3/16" = 1'-0"



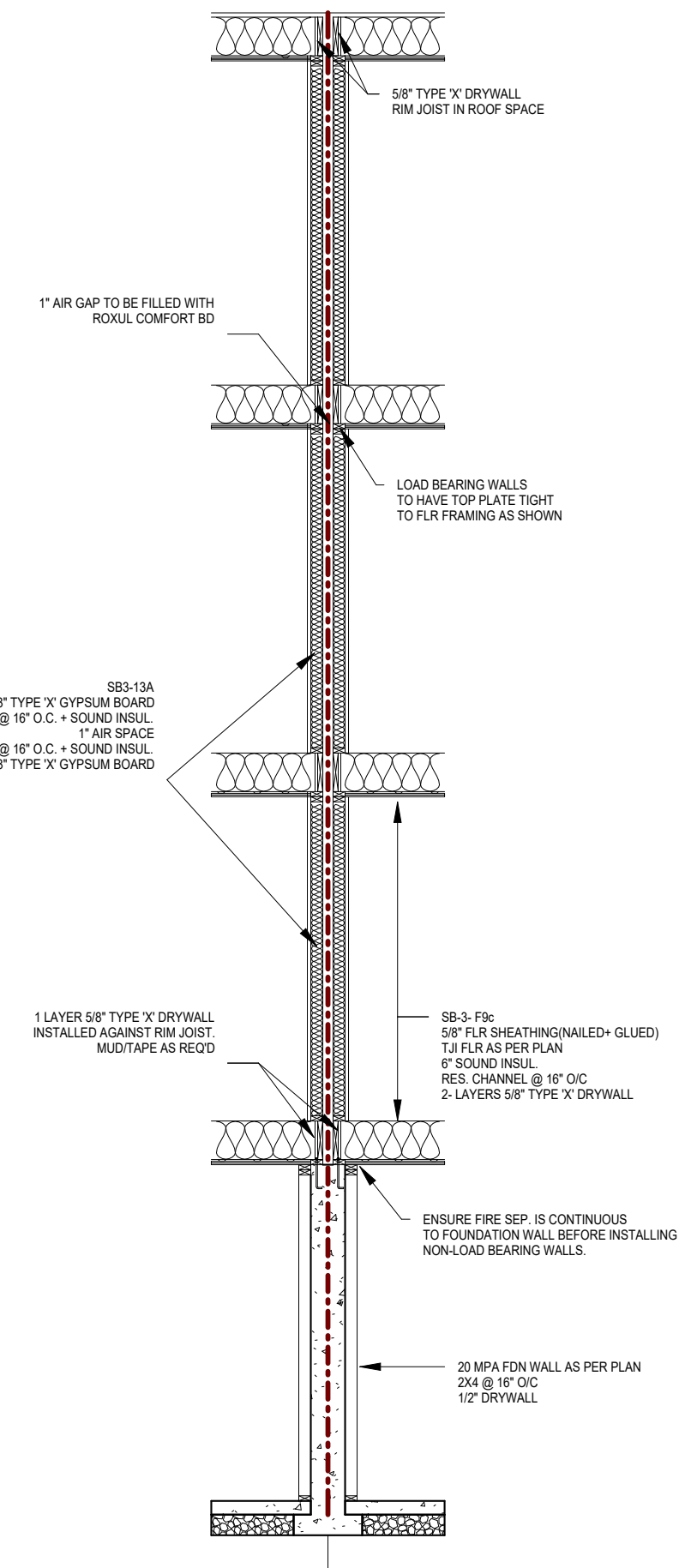
3 STAIR FIRE SEPARATION
3/4" = 1'-0"



4 SECTION DETAILS
3/4" = 1'-0"

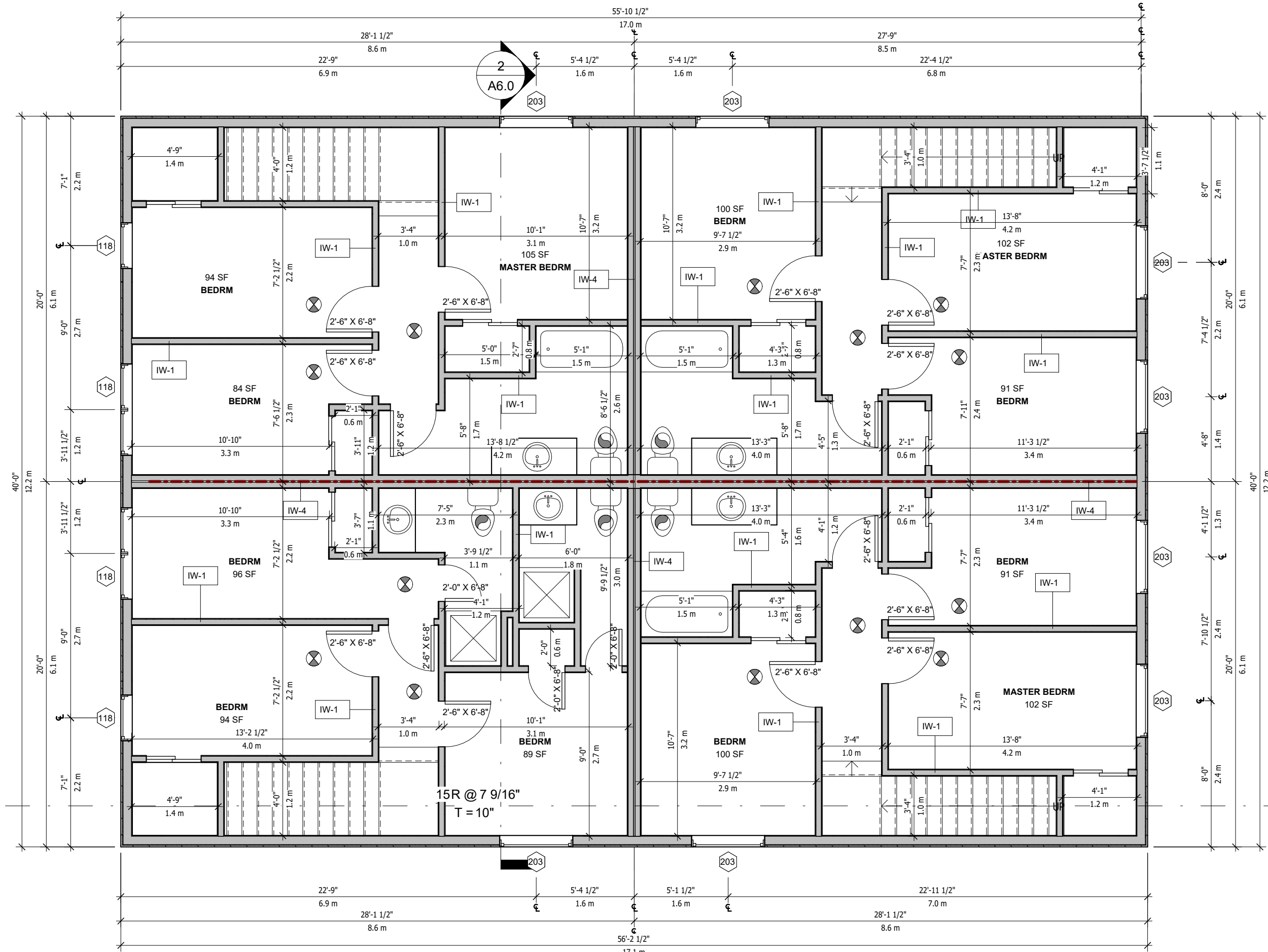


2 PARTY-WALL SECTION
1/4" = 1'-0"

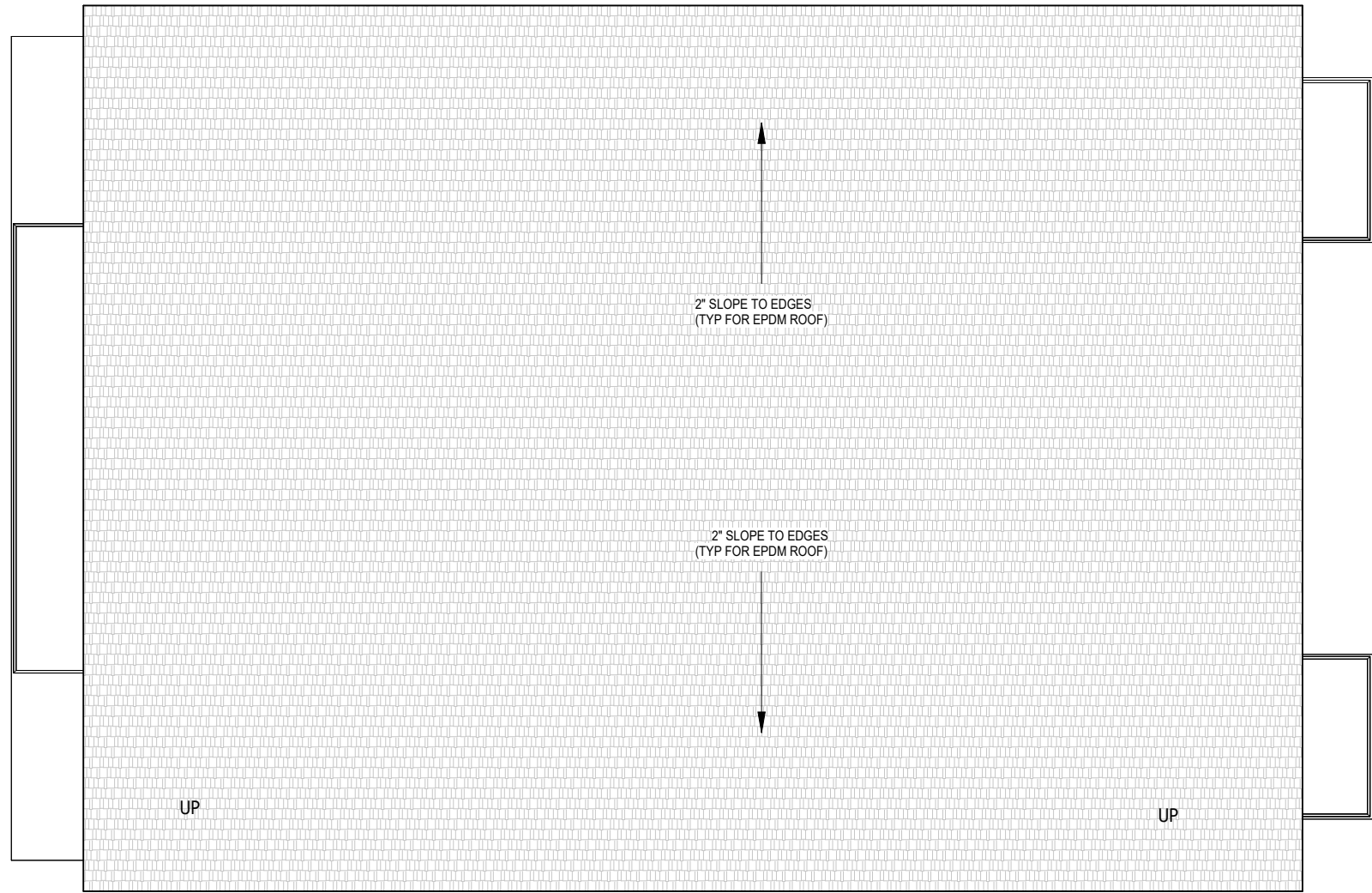


1
A6.1

1 T/O third flr
3/16" = 1'-0"



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



ADDRESS: 4 JUNE AVE
GUELPH, ON

PROJECT: SEMI-DETACHED DWELLING

A4.0

JOHN CRUMMER have reviewed and take responsibility for the design work within the scope of Part 9 Small Buildings. I am qualified for the design work and am registered as an Other Designer as per Division C, Part 3 (32.4) of the Ontario Building Code.
Designer BCIN: 34758
Firm BCIN: 43507
Signed: _____





THOMAS WEISHAR have reviewed and take responsibility for the design work within the scope of Part 9 Small Buildings. I am qualified for the design work and am registered as an Other Designer as per Division C, Part 3 (3.2.4) of the Ontario Building Code.

Designer BCIN: 42444
Firm BCIN: 43507

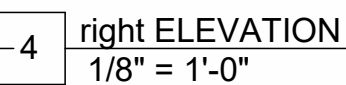
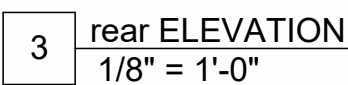
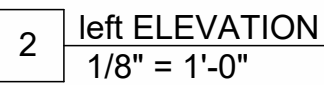
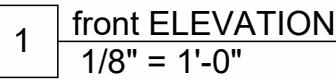
Signed:

ADDRESS: 4 JUNE AVE
GUELPH, ON

GUELPH, ON

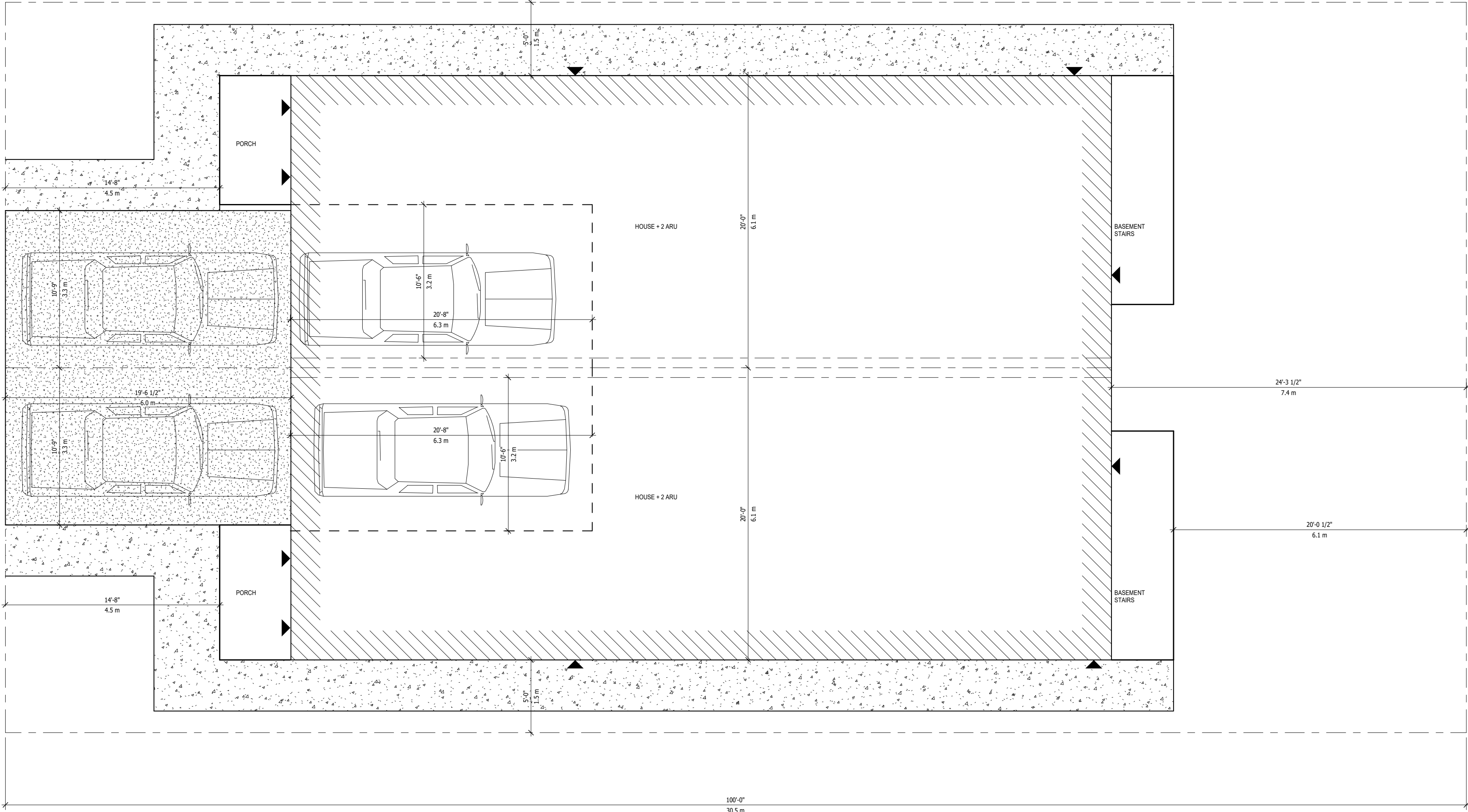
PROJECT: SEMI-DETACHED DWELLING

A5.0



JUNE AVE

RL1 ZONING
TOTAL LOT AREA: 464.5 SQ.M
APPROX. BUILDING AREA: 229.5 SQ.M(49.5%- LOT COVERAGE)
FRONT YARD AREA: 90.5 SQ.M
HARDSCAPE AREA: 97 SQ.M (52%)
LANDSCAPE AREA: 33.5 SQ.M (28%)



ADDRESS: 4 JUNE AVE
GUELPH, ON

PROJECT: NEW MULTI-RES BUILDING

A7.0

I JON CRUMMER have reviewed and take responsibility for the design work within the scope of Part 9 Small Buildings. I am qualified for the design work and am registered as an Other Designer as per Division C, Part 3 (32.4) of the Ontario Building Code.
Designer BCIN: 34758
Firm BCIN: 43507
Signed: _____