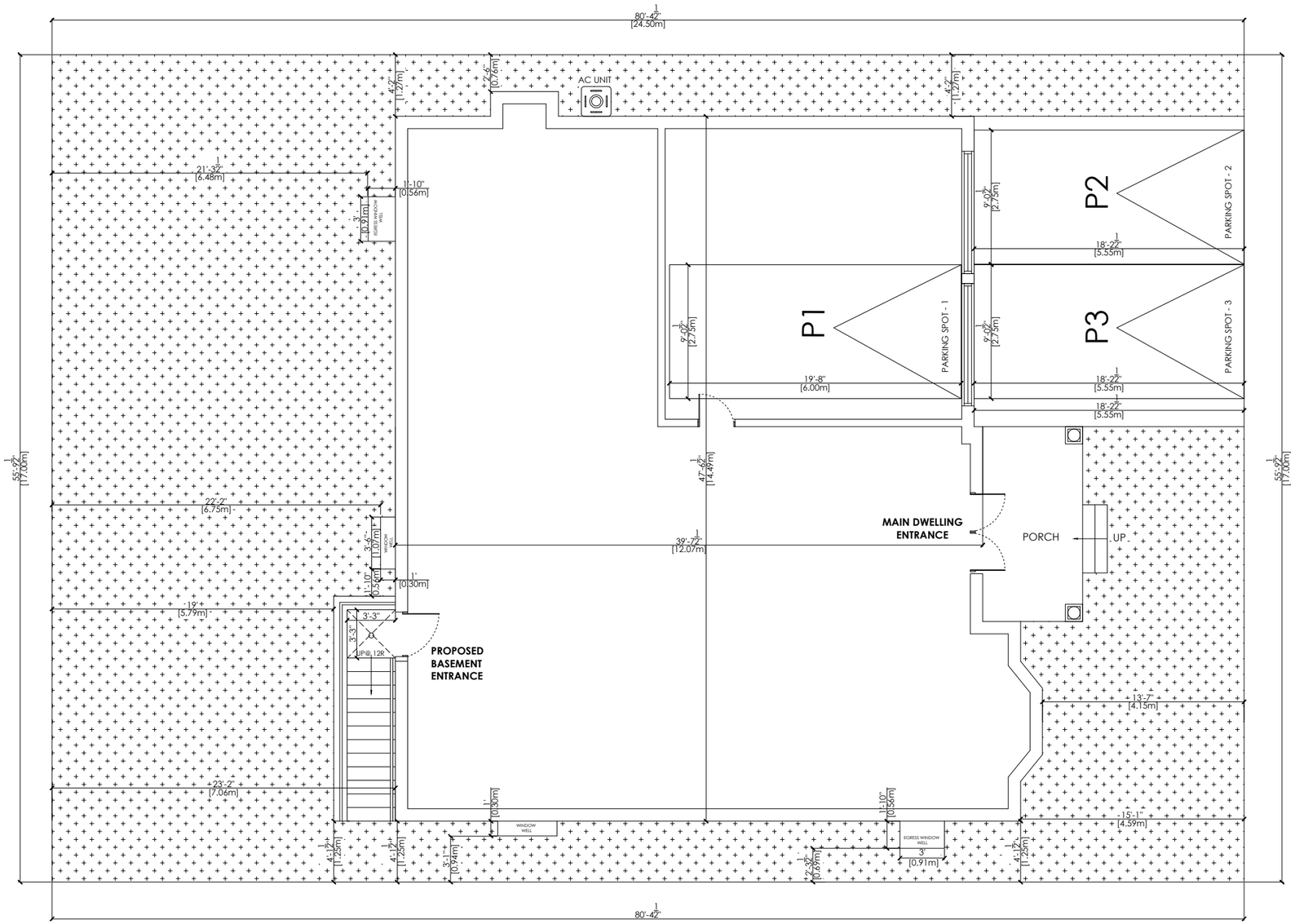
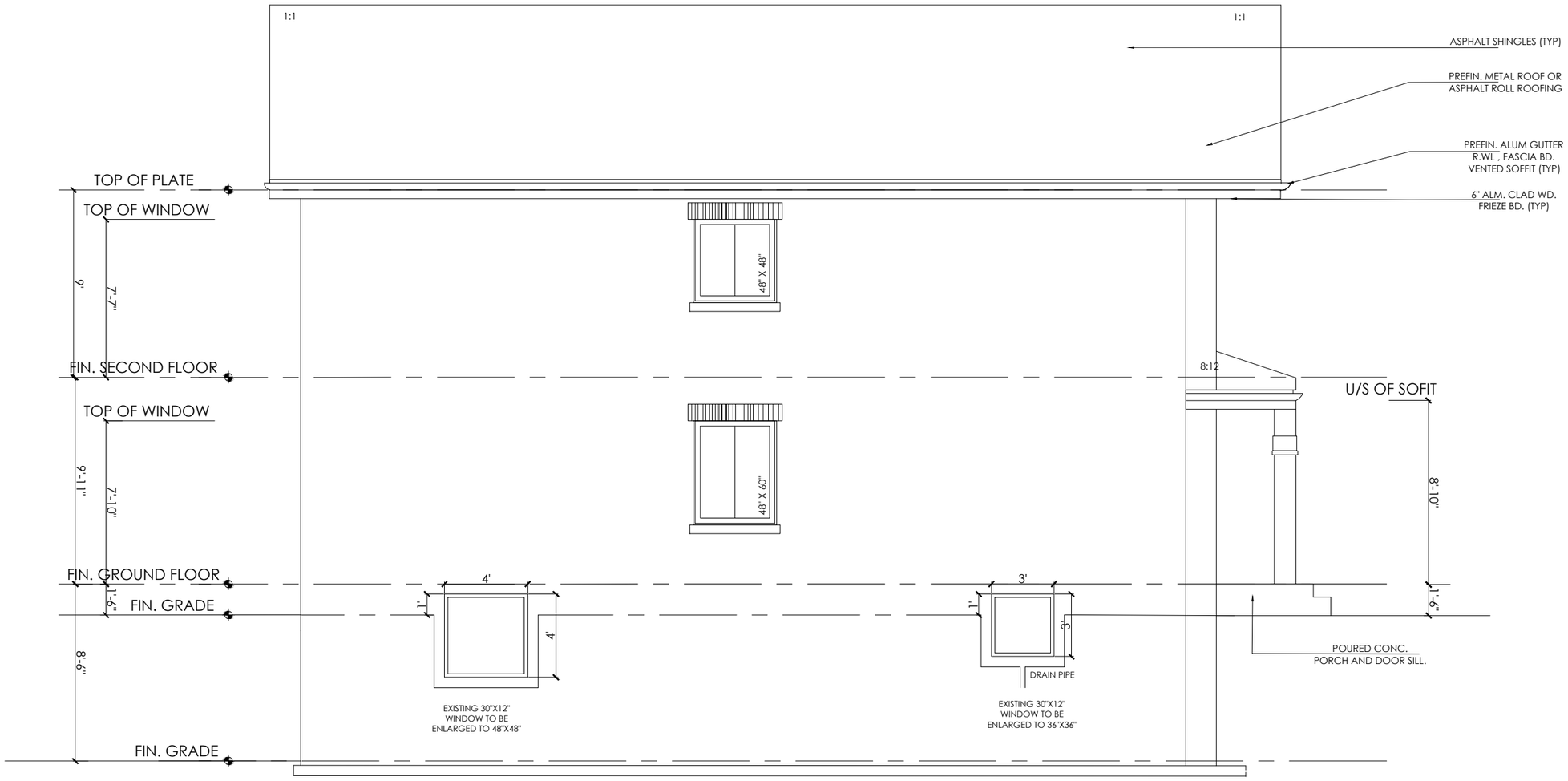


SITE PLAN
SCALE (1:100)

CANONRIDGE CIRCLE

KS GROUP OF DESIGNERS INC. 499 Rebecca Street, Oakville 289-962-4003, 647-285-2597, 289-889-2697	**PROPOSED SECOND DWELLING UNIT** 2341 CANONRIDGE CIRCLE, OAKVILLE	**NAME:** MANJINDER KAUR **SIGNATURE:** *Manjinder Kaur* **BCIN:** 125147	THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. **QUALIFICATION REQUIREMENT** REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C	DRAWN BY: MK CLIENT REVIEW: REVISION: ISSUED FOR PERMIT:	SITE PLAN FEB 2025 SCALE (1:100) A1



LIMITING DISTANCE CALCULATION
SETBACK: 4'-3" (1.30 M)
WALL AREA: 813.96 SFT (75.65 SM)
ALLOWED GLAZING AREA: 7.0% (5.29SM)
PROVIDED GLAZING AREA: 5.41% (4.09SM)

LEFT SIDE ELEVATION
SCALE (1:70)

KS GROUP OF DESIGNERS INC.
499 Rebecca Street, Oakville
289-962-4003, 647-285-2597, 289-889-2697

PROPOSED SECOND DWELLING UNIT
2341 CANONRIDGE CIRCLE, OAKVILLE

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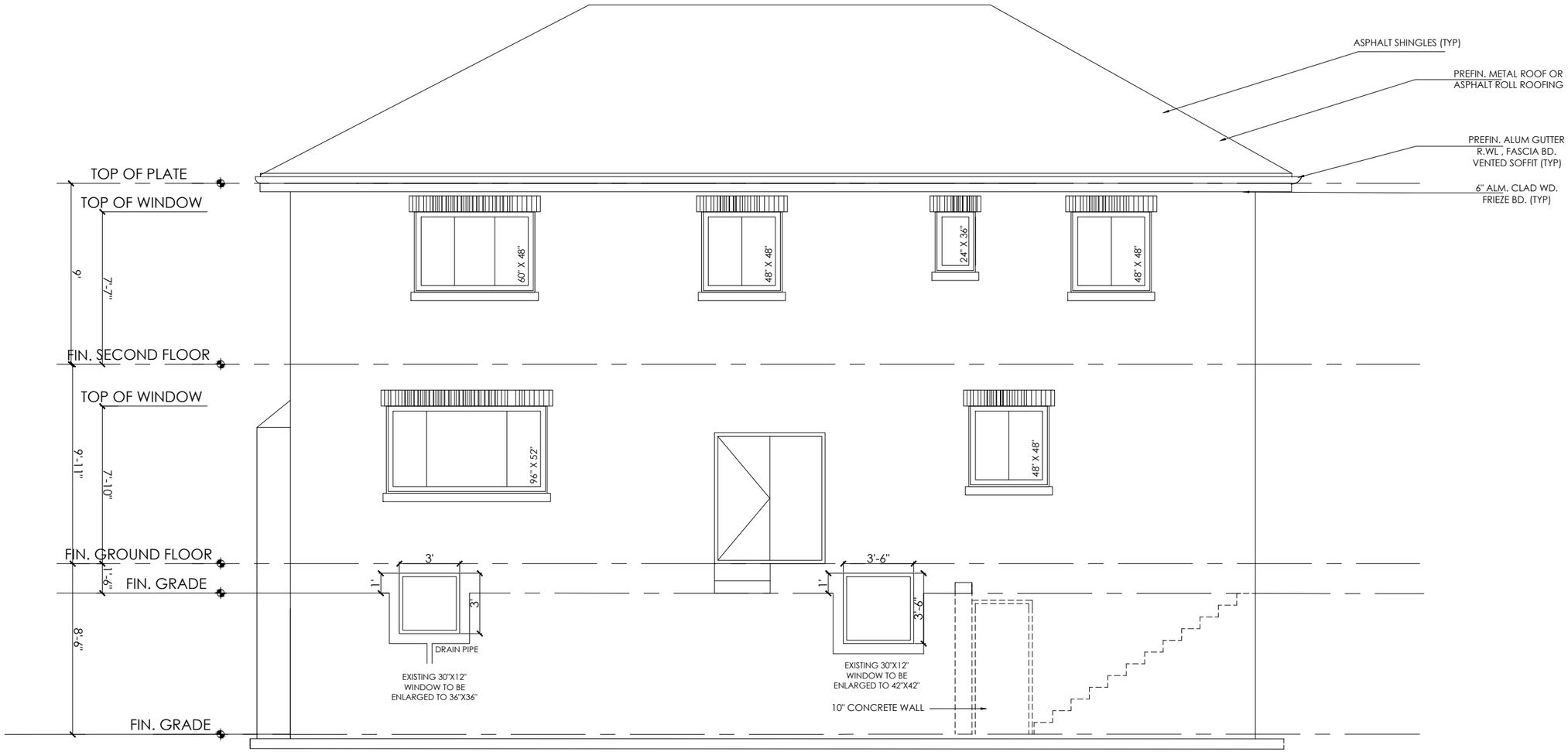
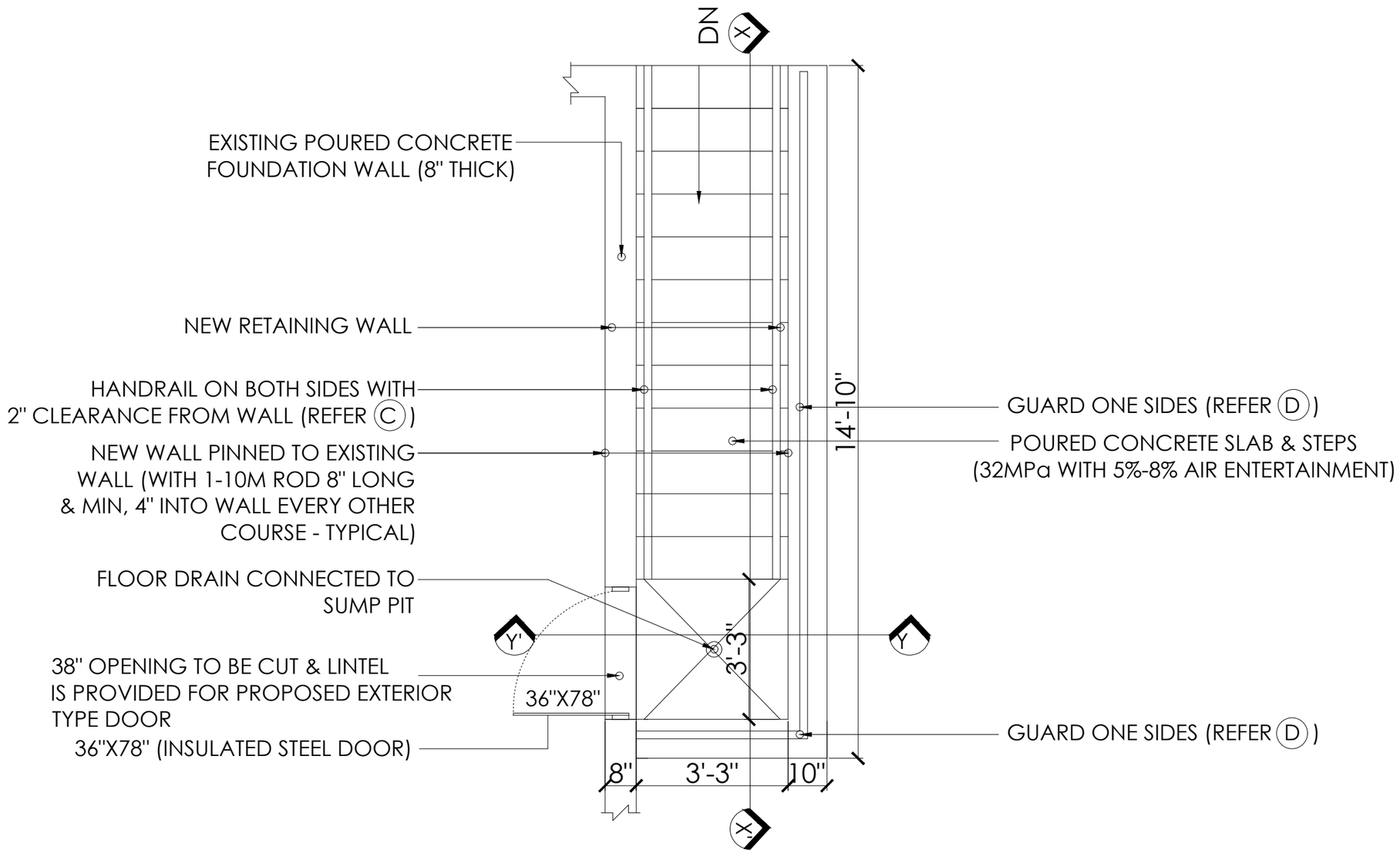
LEFT SIDE ELEVATION
FEB 2025
SCALE (1:70)
A5



REAR ELEVATION
SCALE (1:70)

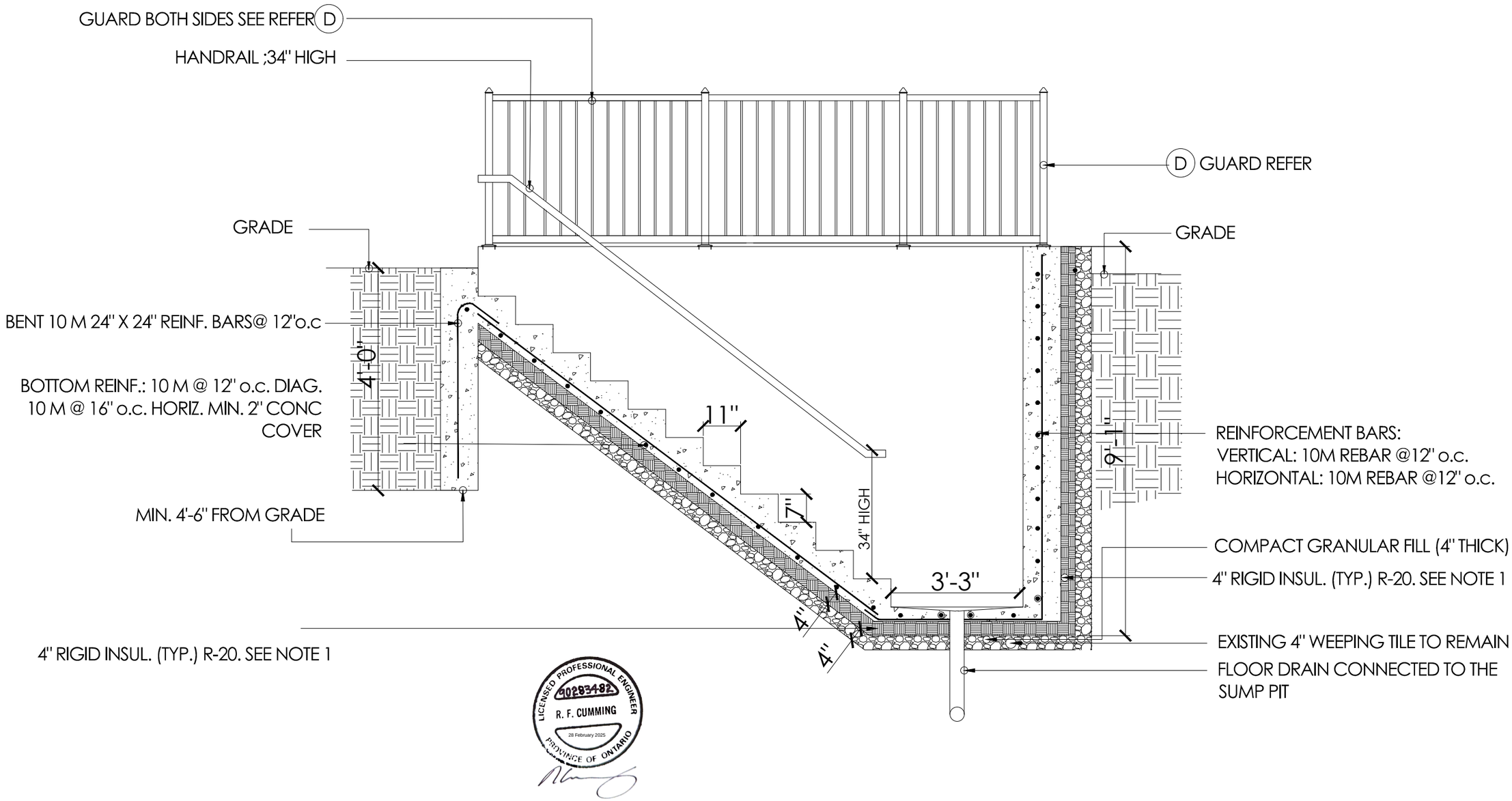
KS GROUP OF DESIGNERS INC. 499 Rebecca Street, Oakville 289-962-4003, 647-285-2597, 289-889-2697	**PROPOSED SECOND DWELLING UNIT** 2341 CANONRIDGE CIRCLE, OAKVILLE	**NAME:** MANJINDER KAUR **SIGNATURE:** *Manjinder Kaur* **BCIN:** 125147	THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. **QUALIFICATION REQUIREMENT** REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C		DRAWN BY: MK CLIENT REVIEW: REVISION: ISSUED FOR PERMIT:	REAR ELEVATION FEB 2025 SCALE (1:70) A6



LICENSED PROFESSIONAL ENGINEER
100234182
R. F. CUMMING
28 February 2025
PROVINCE OF ONTARIO

project # 44-0876

KS GROUP OF DESIGNERS INC. 499 Rebecca Street, Oakville 289-962-4003, 647-285-2597, 289-889-2697	**PROPOSED SECOND DWELLING UNIT** 2341 CANONRIDGE CIRCLE, OAKVILLE	**NAME:** MANJINDER KAUR **SIGNATURE:** **BCIN:** 125147	THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. **QUALIFICATION REQUIREMENT** REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C		DRAWN BY: MK CLIENT REVIEW: REVISION: ISSUED FOR PERMIT:	BELOW GRADE STAIR PLAN FEB 2025 SCALE (1:25) A7



LICENSED PROFESSIONAL ENGINEER
90283482
R. F. CUMMING
28 February 2025
PROVINCE OF ONTARIO

KS GROUP OF DESIGNERS INC.
499 Rebecca Street, Oakville
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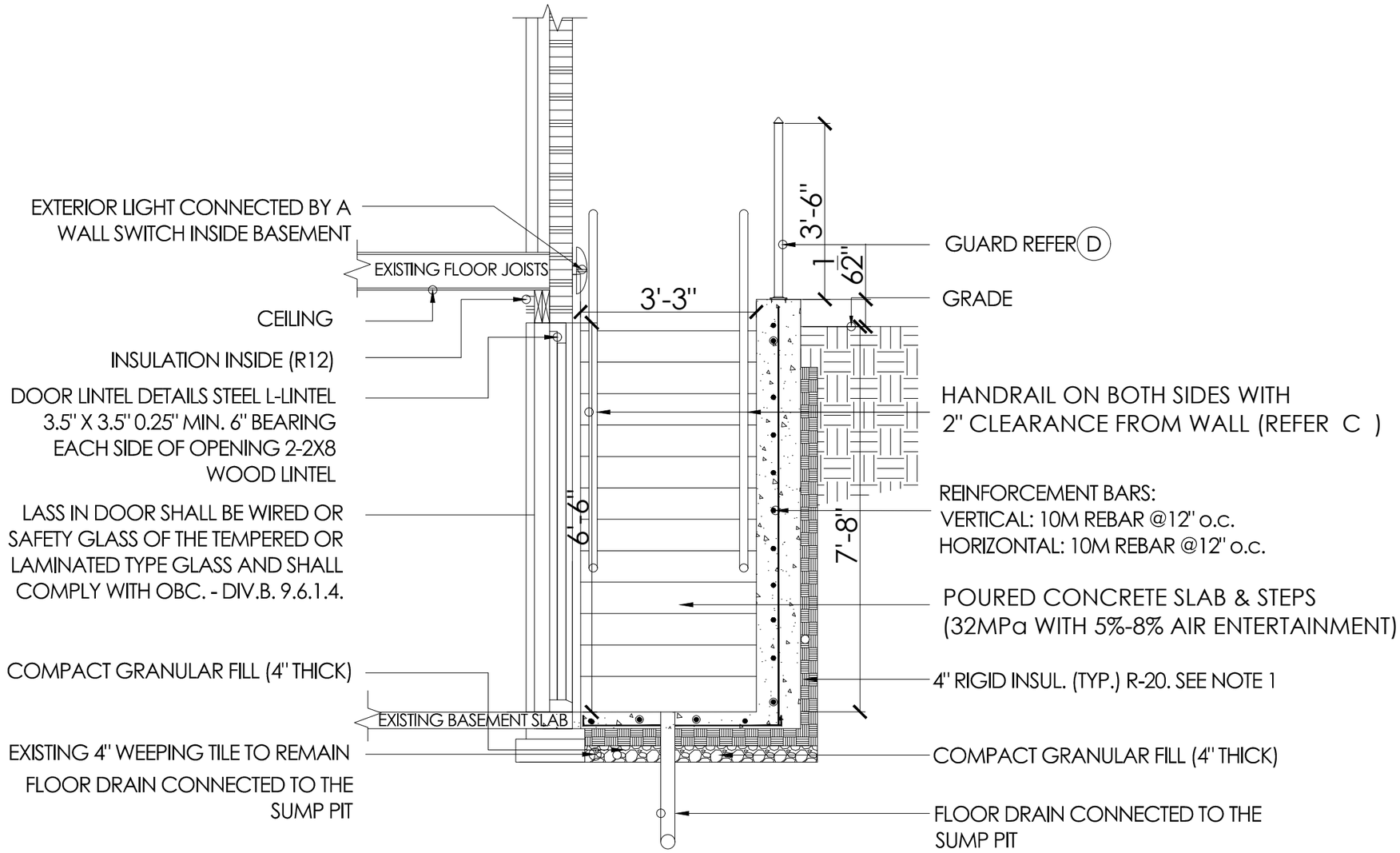
SECTION X-X'
FEB 2025
SCALE (1:25)
A8



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SECTION Y-Y'
FEB 2025
SCALE (1:25)

A9

GENERAL NOTES

A

FOOTINGS:
FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 75 kPa

B

EXTERIOR STAIRS:

7 " RISE MAXIMUM	5" MINIMUM
11" RUN MINIMUM	14" MAXIMUM
113/4" TREAD MINIMUM	14" MAXIMUM

C

HANDRAILS:
HANDRAILS SHOULD BE BETWEEN 34 TO 38 IN ABOVE THE TREAD AT THE LEADING EDGE LINE. 2 IN CLEARANCE FROM THE WALL IS REQUIRED. START AND END POINT OF HANDRAILS MUST NOT OBSTRUCT PEDESTRIAN TRAFFIC OR CREATE A HAZARD BOTH SIDE HANDRAILS REQUIRED IF STAIRS ARE 43 IN OR WIDER.

D

GUARDS (PRE-ENGINEERED):
42 INCH HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"
36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

E

LIGHT:
ELECTRIC FEED FOR THE LIGHT TO BE SEPARATE FROM ANY OTHER SWITCHED CIRCUIT.

F

EXTERNAL DOOR:
EXTERIOR DOOR GENERAL PERFORMANCE CRITERIA AND THERMAL RESISTANCE TO COMPLY WITH OBC 9. 7.3 INSTALLATION OF MANUFACTURED AND PRE-ASSEMBLED DOORS SHALL CONFORM TO THE MANUFACTURER'S INSTRUCTIONS.
ALL UNFINISHED PORTIONS OF THE GRAME AND OTHER COMPONENTS OF DOORS IN CONTACT WITH THE EDGES OF MASONRY OR CONCRETE SHALL BE PROTECTED WITH CAULKING.

G

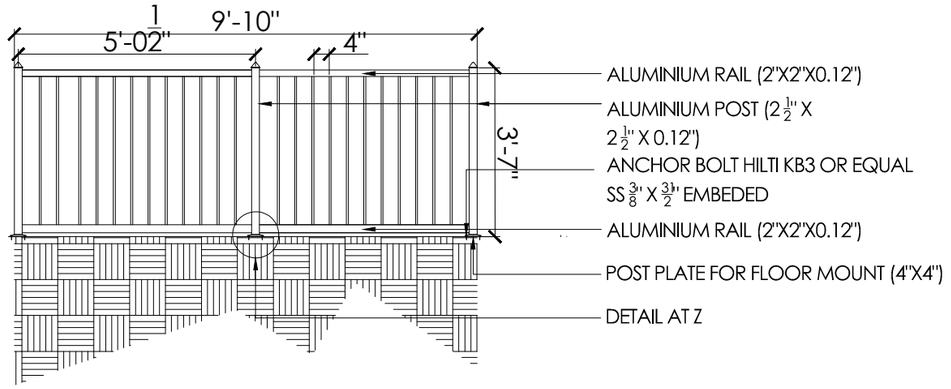
INSULATION DETAILS:
RIGID INSULATION TO HAVE FOLLOWING SPECIFICATIONS:
i STYROFOAM™ Brand SM Extruded Polystyrene Foam Insulation
ii RSI value of 0.87/25 mm [R-5 PER 1 INCH]
iii Board Size: [as indicated on Drawings].
iv Compressive Strength: 210 kPa
v Draining Capacity: > 0.72 m3/hr/m

H

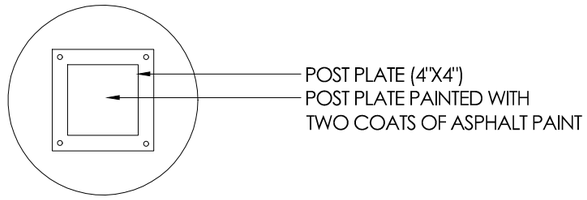
INSULATION FINISHING:
INSTALL RIGID INSULATION ON EXISTING FOUNDATION WALL MIN 4' ABOVE EXISTING FOOTING
INSULATIONS TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL
UNDER STEPS COVER INSULATION WITH 1/2" CEMENT BOARD
INSTALL 21 1/2" GALVANIZED 'J' TRACK TO SECURE AND PROTECT ALL EXPOSED EDGES
ALL JOINTS TO THE EXISTING WALL AND NEW STEPS MUST BE CAULKED
APPLY SEAL GUARD TO ALL JOINTS ON CEMENT BOARD PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH

I

RETAINING WALL:
10" POURED CONCRETE WALL DOES NOT REQUIRE REBAR IF BACKFILL HEIGHT DOES NOT EXCEED 4'-7". PROVIDE 10M REBAR @ 12" o.c. EACH WAY FOR BACKFILL HEIGHTS EXCEEDING 4'-7".



GUARDRAIL DETAILS



DETAIL AT Z

LICENSED PROFESSIONAL ENGINEER
100283482
R. F. CUMMING
28 February 2025
PROVINCE OF ONTARIO

Guards engineered by others

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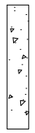
GENERAL NOTES
FEB 2025
SCALE (1:40)
A10

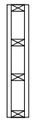
WALL SCHEDULE



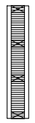
W-ef — Existing Foundation Wall

W-ef — Existing Exterior Wall

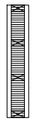
W-ef — Existing Stud Partition Wall



W-p1 — New Interior Stud Partition Wall
- $\frac{1}{2}$" Gypsum Wall Board
- 2"x4" @16" o.c. Wood Studs
- $\frac{1}{2}$" Gypsum Wall Board



W-f5u — Exterior- Basement Insulated Stud Wall
- 1" Air Gap
- New 2"X4" @ 16" o.c. Studs
- Min. R12 Batt Insulation in Studs Cavities
- New $\frac{1}{2}$" Gypsum Wall Board



W-S3 — New Interior- 30 min Fire Separation (W1c)
- 1 Layer $\frac{1}{2}$" Regular GWB
- 2"X4" Wood Stud @ 16" o.c.
- Fire Insulation in Cavities
- 1 Layer $\frac{1}{2}$" regular GWB

CEILING SCHEDULE

C1n — Full Height Ceiling- 15min. fire separation (C.A. #152)

-EX. Floor finish
-EX. Floor Joist
-Optional Insulation Cavities
-1 Layer $\frac{1}{2}$" Gypsum Board
*NOTE: NO OPENINGS ARE PERMITTED
*PART 11 COMPLIANCE ALTERNATIVE APPLIED

LEGEND

SA	SMOKE ALARM
CMA	CM ALARM
SDO	DUCT SMOKE DETECTOR
	EXHAUST FAN DUCTED DIRECLY OUTSIDE
FD	FLOOR DRAIN
	HEAT REGISTER
	AIR RETURN
	LIGHT FIXTURES
	SPRINKLER
	EMERGENCY LIGHT
$	ELECTRIC SWITCH
W-	WALL TAG
$3	3-WAY SWITCH
L-1	LINTEL NOTE
	CEILING VENT

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NOTES
FEB 2025
SCALE (1:70)

A11

GENERAL NOTES :

I. ALL CONSTRUCTION SHALL MEET WITH THE LATEST REQUIREMENTS OF:

●AUTHORITIES HAVING JURISDICTION.
● ZONING RESTRICTIONS AND COMMITTEE OF ADJUSTMENT DECISIONS.
●ONTARIO BUILDING CODE
●ONTARIO REGULATIONS UNDER THE HEALTH AND PROMOTION ACT.
●ONTARIO FIRE CODE
●ALL SUPPLIERS SPECIFICATIONS RE: THE TECHNICAL METHODS TO USE MATERIALS AND THE SAFEST SYSTEM TO INSTALL BREAKABLE OR HANGING MATERIALS SUCH AS GLASS OR LIGHT FIXTURES ETC.

II. CONTRACTOR SHALL:

●œ CONFIRM ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES OR ERRORS TO THE ARCHITECT AND THE PARTIES INVOLVED.
●œ WORK ONLY FROM THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS THAT ARE STAMPED AND SIGNED BY THE ARCHITECT.
●œ RETAIN A CERTIFIED SURVEYOR TO CHALK OUT ALL PROPERTY LINES, BUILDING BOUNDARIES AND LIMITATIONS AND CONFIRM GRADES OF THE LOT.
●PRIOR TO EXCAVATION, TAKE PRECAUTION IN SUCH A MANNER TO PREVENT DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURE, UTILITIES, ROADS AND SIDEWALKS.
●PRIOR TO CONSTRUCTION CHECK WITH ALL INSPECTORS OF ALL AUTHORITIES HAVING JURISDICTION ON THE PROJECT REGARDING SCHEDULES OF INSPECTIONS AND ARRANGE FOR THEIR SITE VISITS AND CALL ALL UTILITY COMPANIES (GAS, HYDRO, CABLE, WORKS DEPT.,..etc.) TO CHECK ALL EXISTING LINES, PIPES, TREES, ...
●PROVIDE ALL REQUIRED LATERAL FRAMING SUPPORTS (TO ENSURE RIGIDITY AND STURDINESS) THAT DO NOT SHOW ON DRAWINGS
●NOT PLACE MATERIALS NOR PLACE OR OPERATE EQUIPMENT IN OR ADJACENT TO AN EXCAVATION IN A MANNER THAT MAY ENDANGER THE INTEGRITY OF THE EXCAVATION OR ITS SUPPORTS.
●NOT SCALE DRAWINGS UNLESS OTHERWISE MENTIONED
●COMPLY BY SOIL REPORT WHENEVER APPLICABLE.
●USE ONLY APPROVED SUPPLIERS & INSTALLERS

III. SHOP DRAWINGS:

●œ THE REVIEW OF SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. IT SHALL NOT MEAN APPROVAL OF THE DETAIL DESIGN INHERENT IN THE SHOP DRAWING, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING SAME, AND SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRECTED AT THE JOB SITE, FOR INFORMATION THAT PERTAINS SOLELY TO FABRICATION, PROCESSES OR TO TECHNIQUES OF CONSTRUCTION AND INSTALLATION AND OR COORDINATION OF THE WORK OF ALL SUB-TRADES.
●ALL SHOP DRAWINGS SHALL BE STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER PRIOR TO SUBMITTING FOR REVIEW BY ARCHITECT.
●SEQUENCE OF SHOP DRAWINGS REVIEW: - CONTRACTOR - STRUCTURAL ENGINEER - ALL OTHER INVOLVED CONSULTANTS - ARCHITECT
●SHOP DRAWINGS SHALL BE PROVIDED FOR: - STEEL - PREFAB. CONC. - CANOPIES - WINDOWS - DOORS

IV.RENOVATION AND ADDITION CONSTRUCTION:

●REPAIR ALL DEFECTIVE OR DAMAGED CONDITIONS IN BUILDING AND SITE THEN FINISH THEM TO MATCH
●ALL EXISTING CONSTRUCTION SHALL BE ALL FINISHED UNLESS OTHERWISE MENTIONED, CHECK WITH ARCHITECT.

V. BONDING EXISTING TO NEW CONSTRUCTION:

●PROVIDE 1/2" DIA. X 6" LONG ANCHOR BOLTS SPACED 3'-0" O/C VERTICALLY OR HORIZONTALLY BETWEEN EXISTING AND NEW STUDS AND ROOF FRAMINGS.
●PROVIDE OVERLAPPED VERTICAL JOINTS BETWEEN EXISTING AND NEW MASONRY VENEERS,WALLS AND FOUNDATION.
●SAND BLASTED AREA SHALL BE FINISHED WITH A CLEAR SEALANT.

CONSTRUCTION SPECIFICATIONS

1. WOOD

●ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH CSA 086
●BEAMS AND LINTELS & JOISTS SHALL BE KILN DRIED,STAMPED SPRUCE #2, UNLESS
OTHERWISE MENTIONED.
●ALL WOOD MEMBERS WHICH ARE PLACED IN SOIL SHOULD BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
●ALL EXTERIOR WOOD SHALL BE STAINED OR PAINTED.

2. CONCRETE

●SHALL COMPLY WITH CSA A23 SERIES INCL. COLD WEATHER CONCRETING.
●MINIMUM COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE: 25 MPA AND 35 MPA FOR LOADING DOCK AND FOR ALL EXPOSED CONCRETE AFTER 28 DAYS WITH AIR ENTRAINMENT 6 %
●MAXIMUM SLUMP 3"
●PROVIDE SEALANT-TOPPED EXPANSION JOINT BETWEEN EXISTING AND NEW CONCRETE FLOORS.
●REINFORCEMENT SHALL CONFORM CSA 30.12 GRADE 58

3. STEEL

●SHALL CONFORM TO CSA STANDARDS & CAN 3-G40.21 (STRUCTURAL STEEL QUALITY)
●SHALL BE TREATED ON THE OUTSIDE SURFACE WITH AT LEAST ONE COAT OF RUST INHIBIT PAINT.
●ALL EXPOSED STEEL SHALL BE GALVANIZED.
●STEEL GRADE
I) HOLLOW SECTION: G 40.21-M 350W
II) I BEAMS & COLUMNS: G 40.21-M 350W
●O.W.S.J. : LIVE LOAD DEFLECTION SHALL NOT EXCEED 1/360 OF SPAN, TOTAL LOAD DEFLECTION SHALL NOT EXCEED 1/300 OF SPAN.
●WELDING SHALL COMPLY WITH CSA W59 AND EXECUTED BY CERTIFIED WELDER.
●ALL BOLTS A 325 BOLTS.
●FOR ALL STEEL FABRICATION, PROVIDE SHOP DRAWINGS AND CALCULATIONS STAMPED BY P. ENG.

1. MINIMUM STRUCTURAL BEARING
(PROVIDE 2 SOLID MASONRY BLOCKS BELOW BEARING)

●WOOD JOIST: 2"
●WOOD BEAMS: 4"
●STEEL BEAM: 8"
●STEEL LINTEL: 8"
●O.W.S.J. : 6" ON MASONRY & 2 1/2" ON STEEL & SHALL HAVE 4" DEEP SHOES

2. MASONRY

●SHALL HAVE 1000 PSI MIN. CRUSHING STRENGTH.
●PROVIDE GALVANIZED STANDARD BLOCK-LOK EACH 2ND COURSE.
●VERTICAL JOINTS SHALL BE STAGGERED & CORNERS INTERLOCKED.
●PROVIDE SHOP DRAWINGS STAMPED BY P. ENG. FOR STONE VENEER & PREFAB PANELS.
●VERTICAL CRACK CONTROL JOINTS (DESIGNED TO RESIST MOISTURE PENETRATION AND KEYED TO PREVENT RELATIVE DISPLACEMENT OF THE WALL PORTIONS ADJACENT TO THE JOINT) SHALL BE PROVIDED IN FOUNDATION WALLS MORE THAN 82'-0" LONG AT INTERVALS OF 50'-0" MAX. AND FLUSH WITH OPENING JAMBS.

3. FOUNDATION

●FOOTING AND SONO TUBE FOUNDATION SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL (TO 98 % STANDARD PROCTOR DENSITY) CAPABLE OF A BEARING OF 3000 PSF, SOIL SHALL BE CHECKED BY SOIL ENGINEER
●DEPTH OF FOOTING ARE PROVISIONAL & SUBJECT TO VERIFICATION ON SITE BY A SOIL ENGINEER.
●ALL EXTERIOR (OR EXPOSED TO EXTERIOR) WALLS, PARTITION, COLUMNS SHALL BE PROVIDED WITH 4'-0" DEEP FOUNDATION.
●PROVIDE 5/8" DIA. X 16" LONG ANCHOR TIES (8" IN NEW CONSTRUCTION).
●TOP TWO COURSES OF CONCRETE BLOCKS SHALL BE FILLED WITH CONCRETE.
●PROVIDE MIN 8"X2'-0" WIDE STRIP FOOTING BELOW ANY INTERIOR LOAD BEARING WALL

4. COLUMNS

●SHALL BE SECURELY FASTENED TO CENTER OF FOUNDATIONS AND TO THE SUPPORTED MEMBERS TO PREVENT LATERAL MOVEMENT.

5. DESIGN LOADS
UN FACTORED DESIGN LOADS

1. SNOW LOAD = kPa (PART 4 DESIGN, Ss= 2.0 kPa, Sr = 0.4kPa)
2. ROOF DEAD LOAD = 0.75kPa
3. SECOND FLOOR DEAD LOAD=0.75kPa
4. MAIN FLOOR DEAD LOAD=1.0kPa
5. OCCUPANCY LIVE LOAD=1.9kPa
6. WIND PRESSURE q(1/50) = 0.44 Kpa
7. ASSUMED SOIL BEARING CAPACITY =75 kPa
8. GUARDS TO BE BUILT ACCORDING TO OBC 2012 SB-7

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NOTES
FEB 2025
SCALE (1:30)

A12

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADERE TO THESE PLANS AND SPECS AND TO CONFORM TO ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODE AND AUTHORITIES HAVING JURISDICTION THES REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS ONT.REG.350/06

1 **ROOF CONSTRUCTION**

NO210 ROOF ASPHALT SHINGLES ON 1/8" PLYWOOD SHEATHING WITH H-CLIPS.APPROVED WOOD TRUSSES @24" O.C. MAX APPROUVED EAVES PROTECTION TO EXTEND 3' FROM EDGE OF ROOF AND MIN. 12" INNER FACE OF EXTERIOR WALL .
2"X4" TRUSS BRACING @6' O.C. BOTTOM CORD.PREFIN. ALUM. EAVSTROUGH,FASCIA,RWL&VENTED SOFFIT.ATTIC VENTILATION 1:300 OF INSULATED EILING AREA WITH 50% AT EAVS.

2 **STONE VENEER WALL CONSTRUCTION**

4" FACE STONE ,1" AIR SPACE 0.03 THICK X 7/8 WIDE GALVANIZED METAL TIES INSRALLED W/ GALVANIZED SPIRAL NAILS 32" O..C HORIZ,16" O.C VERT.
SHEATHING PAPER , LAYERS TO OVERLAP EACH OTHER ON 1/2" EXTERIOR TYPE SHEATHING . 2"X6" WOOD STUDS @16" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT W/SHEATHING AND VAPOUR BARIER /AIR BARIOUR BOUBLE PLAT AT THE TOP,SINGLE PLATE AT THE BOTTOM

3 **STONE VANEER @ FDN. WALL**

20 MM POLY FLASHING MINIMUM 6" UP BEHIND SHEATHING PAPER.WEEPING HOLES @ MIN 2'X7" APART

4 **STUCCO WALL CONSTRUCTION**

3 COATS OF STUCCO FINISH ON STUCCO LATH ON 1 1/2" T&G EPS INULATION BOARD FASTENED WITH NAILS OF MIN 3.2 MM DIA. W/ MIN 11.1 MM HEAD SAPCED @ MAX. 6" O.C VERTICALLY AND 16" O.C HORIZONTALLY OR 4" O.C VERTICALLY AND 24" HORIZONTALLY ON SHEATHING PAPER . @ NOT LESS THAN 8" ABOVE FINISHED GROUND

5 **WOOD SIDING WALL CONSTRUCTION**

FRAME WALL CONSTRUCTION FINISH WITH VYNEL SIDING SIDING PAPER LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SIDING ON 2X6 WOOD STUDS @ 16" O.C DOUBLE PLATE AT THE TOP SINGLE PLATE @ BOTTOM R24 BATT INSULATION
IN CAVITIES.

6 **FOUNDATION WALLS**

BITUMINOUS DAMPROOFING ON 1/4" PARGING ON 10" CONCRETE BLOCKS FDN. WALL TOP COURSE FILLED W/ CONCRETE PROVIDE PARGING COVED OVER 24"X12" POURED CONCRETE FOOTING TO BEAR ON UNDISTURBED SOIL PROVIDE DRAINAGE LAYER :

- MIN 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6 LB/FT OR
- MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR
- A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

7 **REDUCTION IN FOUNDATION WALL THICKNESS**

WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOIST, THE REDUCED SECTION SHALL BE NOT MORE 13 3/4" HIGHT AND NOT LESS THAN 3 1/2" THICK. WHERE THE TOP OF FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING .THE REDUCED SECTION SHALL BE NOT LESS 3 1/2" THICK AND TIED TO THE FACING MATERIAL W/ METAL TIES.

8 **INTERIOR STUD PARTITIONS (NO BEARING)**

NO BEARING PATITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"X4" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

9 **INTERIOR STUD PARTITIONS (BEARING)**

BEARING PATITIONS 1/2" DRYWALL FINISH ON BOTH SIDES OF 2"X6" WOOD STUDS @16" O.C. 2 TOP PLATES & 1 BOTTOM PLATE PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON PLANS.

10 **WALL INSULATION**

MIN. R24 INSULATION BATTS TO COVER THE INTERIOR FACE OF THE EXTERIOR WALLS WITH CONTINUOUS AIR / VAPOUR BARIER

11 **FOUNDATION INSULATION**

R20 INSULATION BLANKET WITH AIR/VAPOUR BARRIER FROM SUB-FLOOR TO BASEMENT SLAB.DAMPPROOF W/ BLDG.PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

12 **STUD WALL REINFORCEMENT**

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BARS
INSTALATION IN MAIN BATHROOM 33"X36" A.F.F. BEHIND TOILET 33" A.F.F ON THE WALL OPPOSITE THE ENTERANCE TO THE TUB AND SHOWER

13 **SILL PLATE**

2"X6" SILL PLATE FASTENED TO FOUNDATION WALL WITH MIN . 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE
@ 7'X10" O.C MAX. PROVIDE CAULKING FOR GASKET BETWEEN PLATE AND FOUNDATION WALL.

14 **FLOOR FRAMING**

5/8" T&G PLYWOOD NAILED AND GLUED ON 2" X 8" I-JOIST
WITH MIN. 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'X11" O.C

15 **ENGINEERED FLOOR FRAMING**

5/8" T&G PLYWOOD NAILED AND GLUED ON 2" X 10" JOIST
WITH MIN. 1 1/2" END BEARING ON EACH SIDE WITH CROSS BRIDGING OR SOLID BLOCKING @ MAX. 6'X11" O.C

16 **BASEMENT SLAB**

MIN. 3" 25 MPA CONC. SLAB ON 4" COARSE GRANULAR FILL WITH DAMP PROOFING BELOW SLAB.

17 **STEEL BASEMENT COLUMN**

MIN 3" DIA. AND WALL THIKNESS OF MIN. 3/16" WITH 4"X4"X1/4" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON A 36"X36"X18" THK CONCRETE FOOTING .

18 **STEEL BEAM**

W 150X22 SITTING ON STEEL COLUMN ON ONE END AND 3 1/2" END BEARING ON FOUNDATION WALL ON THE OTHER END WITH 1"X3" CONTINUS WOOD STRAPPING ON EACH SIDE OF THE BEAM

19 **GRADE**

SLOPE GRADE AWAY FROM BUILDING FACE & PROVIDE SEMI SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL.

20 **DRAINAGE**

4" DIA. WEEPING TILE W/ 6" CRUSHED STONE OVER AND AROUND

21 **CRAWL SPACE ACCESS HATCH**

CRAWL SPACE CLEARANCE MIN. 24" CLEAR TO U/S OF STRUCTURE PROVIDE 1/64" POLY GROUND COVER MIN. 11 13/16" OVERLAP, SEALED AT JOISTS & FUNDATIONS WALL & WEIGHTED DOWN W/MIN ACCESS OPENING OF 2' 7" X 1' 10"

22 **ATTIC ACCESS**

ATTIC ACCESS HATCH 22"X28" WITH WEATHERSTRIPPING (MIN.3.4FT2) RSI 8.8 (R50) RIGID INSULATION BACKING.

23 **CEILING CONSTRUCTION**

MIN 5/8" DRYWALL FINISH ON ALL CEILINGS ,WITH CONTINUOS AIR VAPOUR BARIER WITH MIN. R40 INSULATION FOR ATTIC

24 **DRYER VENT**

CAPPED DRYER EXHAST VENTED TO EXTERIOR .DUCT SHALL CONFORM TO OBC 2012 DIV. B PART 6

25 **WASHROOM EXHAUST**

MECHANICAL EXHAST FAN, VENTED TO EXTERIOR ,TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR .PROVIDE DUCT SCREEN AS PER OBC 2012 DIV. B 9.32.3.12

26 **CABINETRY ABOVE RANGE**

FRAMING FINISHES AND CABINETRY ABOVE A RANGE MUST HAVE MIN 2' 6" CLEARANCE ,UNLESS FRAMING , FINISHES AND CABINETRY ARE NON COMBUSTABLE OR ARE PROTECTED AS PER 9.10.22.(2)(10)(1) AND (11)

27 **SMOKE ALARM O.B.C. 9.10.19**

ROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL . ALARM TO BE CONNECTED TO AN ELECTRICAL CIRCUT AND INTERCONECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.IT SHOULD BE INSTALED IN CONFORMANCE WITH CAN/ULC-S553

28 **CARBON MOMOXIDE ALARM O.B.C. 9.33.4**.

PROVIDE CARBON MONOXIDE DETECTOR ADJACENT TO EACH SLEEPING AREA .

29 **EXCAVATION AND BACKFILL**

- EXCAVATION SHOULD BE UNDER TAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTINF STRUCTURES ADN ADJACENT PROPERTY THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIALS.
- IF TERMITES ARE KNOWN TO EXIST ,ALL STUMPS ,ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MIN DEPTH OF 11 3/4" IN EXCAVATED AREAS UNDER A BUILDING AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NOT LESS THAN 17 3/4"
- BACK FILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIES AND BOULDERS OVER 7/8" IN DIAMETER.

30 **NOTCHING AND DRILLING OF TRUSSESS,JOISTS AND RAFTERS**

- HOLES IN FLOORS,ROOFS AND CEILING MEMBES TO BE MAX.1/4 X ACTUAL DEPTH OF MEMBER AND NOT LESS THAN 2" FROM EDGES.
- NOTCHES IN FLOORS,ROOF,CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER WITHIN 1/2 THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 1/3 JOIST DEPTH.
- WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDE THAT NOT LESS THAN 2/3 THE DEPTH OF THE STUD REMAINS ,IF LOAD BEARING AND 1 1/2 IF NON LOAD BEARING WALL.
- ROOF TRUSS MEMBERS WHALL NOR BE NOTCHED , DRILLED, OR WEAKENED UNLESS ACCOMMODATED IN THE DESIGN.

31 **CERAMIC TILES**

WHEN CERAMIC TILES APPLIED TO A MORTAR BED WITH ADHISEVE, THE BED SHALL BE A MIN. OF 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH , APPLIED OVER POLYYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING.

32 **2 STORY VOLUME SPACE**

2 STORY HIGH (18'X0") EXTERIOR WALL STUDS TO BE 2-2"X6" CONTINUOS STUDS @12" O.C. TRIPLE UP AT EVERY THIRD DOUBLE STUDS C/W 3/8" EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @(4'X0") O.C.VERTICALY .FOR HORIZONTAL DISTANCE NOT EXCEEDING (9'-6") PROVIDE (2-2"X6") TOP PLATE AND A SINGLE BOTTOM PLATE .MIN. OF 3-2"X8" CONTINUS HEADER AT GROUND CEILING LEVEL TOE NAILED AND GLUED AT TOP,BOTTOM PLATES AND HEADERS FOR 9' HIGH GROUND/FIRST FLOOR CEILING ADD TRIPPLE HEADERS NAILED ONTOP OF FOUNDATION WALL SILL PLATE AND ADD 1-2"X6" CONTINUS BOTTOM PLATE NAILED ON TOP OF HEADERS.

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PROPOSED SECOND DWELLING UNIT

2341 CANONRIDGE CIRCLE, OAKVILLE

NAME: MANJINDER KAUR
SIGNATURE: *Manjinder Kaur*
BCIN: 125147

THE UNDERSIGNED HAS REVIEWED AND TAKES THE RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

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REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF DIVISION "C" OF O.B.C

DRAWN BY: MK
CLIENT REVIEW:
REVISION:
ISSUED FOR PERMIT:

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WINDOWS

- WINDOWS TO BE SEALED TO THE AIR AND VAPOR BARRIER
- WINDOWS THAT SEPERATE HEATED SPACE FROM UNHEATED SPACE
- SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 OR
- AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS AND 31 FOR FIXED WINDOWS
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8W/(M2.K)

43

DOORS AND WINDOWS

- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST ONE WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 0.35 m². AND NO DIMENSION LESS THAN 380MM, WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS.
- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 2000MM FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY AND SHALL HAVE A DEADBOLT LOCK.
- THE PRINCIPAL EXTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR A SIDELIGHT.

44

HVAC NOTES

- CONTRACTOR TO COORDINATE DUCTS INSTALLATION WITH PIPES, ELECTRICAL LIGHTING & BUILDING STRUCTURE.
- ALL MECHANICAL DUCTWORK SHALL BE CONCEALED IN ATTIC SPACE OR BULKHEADS UNLESS OTHERWISE NOTED.
- PROVIDE FLUE VENT, COMBUSTION AIR AND TERMINATION KIT FOR FURNACE AND INSTALL AS PER MANUFACTURER WRITTEN INSTRUCTION.
- PROVIDE BALANCING DAMPERS AT ALL AIR SUPPLY TAKE-OFFS:

1. AT BRANCH DUCT OFF MAIN TRUNK DUCT.
2. IN DRY WALL AREA, PROVIDE DAMPER AT GRILLE WITH APPROVED LOCKING DEVICE TO ENGINEER'S APPROVAL.

- CUTTING FOR DUCTS SHALL BE DONE BY THIS CONTRACTOR OBTAIN APPROVAL BEFORE CUTTING IN ANY WALL, STRUCTURAL BEAM, FLOOR AND ROOF.
- COORDINATE LOCATION OF EACH S.A. GRILLE AND RETURN AIR GRILLE ON SITE BEFORE CUTTING AND ROUGH-IN.
- INSULATE ALL EXHAUST AIR DUCTS MIN. 150MM FROM WALLS OR ROOF.
- CONNECT GAS PIPE TO EACH UNIT COMPLETE WITH SHUT OFF VALVE. ALL GAS PIPING SHALL BE CSA AND CGA APPROVED. INSTALL PIPES IN ACCORDANCE TO B149.1 CODE.
- INSULATE ALL DUCTS IN CEILING SPACE, ATTIC SPACE AND GARAGE .
- TEST AND BALANCE SYSTEM. SUBMIT BALANCING REPORT.
- COORDINATE ROUTING DUCTS AND LOCATION OF EACH GRILLE, FAN AND FURNACE WITH STRUCTURAL MEMBERS, PIPING, CONDUITS AND LIGHTING. OFFSET AS REQUIRED AND MAINTAIN REQUIRED SERVICE ACCESS.
- PROVIDE R.A. GRILLES AT HIGH AND LOW LEVELS. EACH GRILLE SHALL BE COMPLETED WITH BALANCING DAMPER.
- USE SPACE BETWEEN JOISTS AND WALL STUDS FOR RETURN WHERE APPLICABLE. PROVIDE SHEET METAL JOISTS LINER (JL) AS REQUIRED.

45

MECHANICAL VENTILATION:

- A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL
- CAPACITY AT LEAST EQUAL TO THE SUM OF:
  10.0 L/S EACH FOR BASEMENT AND MASTER BEDROOM
  5.0 L/S FOR EACH OTHER ROOM
- A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.
- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS
- THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRED
- CAPACITY.
- A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED.
- SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

46

NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED WITH MIN. 25% AT TOP OF THE SPACE AND 25% AT BOTTOM OF THE SPACE DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW, OR INSECTS.
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 0.1m

33

FOOTING

24"X12" DEEP POURED CONCRETE 2200 PSI .
ON UNDISTERBED SOIL.MIN. 48" BELOW FINISHED GRADE

34

BUILT UP POST

3-2"X4" BUILT UP POST WITH DAMPPROOFING MATERIAL WRAPPED AT
END OF POST ANCHORED TO 24"X24"X12" CONC. FOOTING.

35

RANGE HOOD EXHUST

MECHANICAL EXHAST HOOD WITH MIN 100 CFM AND 6" DIM. RIGID STEEL DUCT OR EQUIVALENT TO OUTDOOR.

36

SHOWER AND TUB VALVES

- ALL SHOWER VALVES SHALL CONFORM TO OBC DIV. B 7.6.5.2
- WATERPROOF FINISH REQUIRED AT SHOWER AND TUB AREAS TO CONFIRM TO OBC DIV B 9.29.2

37

WALL REINFORCEMENT FOR FUTURE GRAB BARS INSTALLATION IN WASHROOM

SEE WASHROOM DETAIL SHEET

38

GARAGE WALL-GAS PROOFING

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLING .

- PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
- CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
- CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ FLEXIBLE CAULKING.
- DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING & WEATHER STRIPPED & PROVIDED W/ A SELF CLOSING DEVICE. DOOR MUST NOT OPEN INTO A ROOM INTENDED FOR SLEEPING.
- GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS.
- UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING. ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF SEALER OR COVERED W/PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

39

PRECAST STAIRS

PRECAST CONCRETE STEPS OR WOOD STEPS (PERMITTED TO A MAX. OF 3 RISERS) WHER NOT EXPOSED TO WHETHER MAX RISE 7-7/8" MIN. THREAD 9-1/2" .
GREATER THAN 3 RISERS WILL REQUIRE LANDING/GUARD / HANDRAIL AND FOUNDATION UNDER CONC. STEPS.

40

WOOD FRAME STAIRS

STAIRS DETAILS

MAX RISE	= 7-7/8"
MIN RUN	= 9 1/4"
MIN TREAD	= 10"
MAX NOSING	= 1"- 0
MIN HEADROOM	= 6'-5"
RAIL@LANDING	= 2'-11"
RAIL@STAIRS	= 2'-8"
MIN STAIRS WIDTH	= 2'-10"

CURVED STAIRS

MIN AVG. RUN	= 7-7/8"
MIN RUN	= 5-7/8"

RAILING
FINISHED RAILING ON PICKETS SPACED MAX. 4".
INFERIOR GUARDS 2'-11" MIN.
EXTERIOR GUARDS 3'-6" MIN.

41

INSULATION VALUES

ABOVE GRADE WALLS	R-24
BASEMENT WALLS	CONTINUOUS R-10 RIGID
INSULATION +	R-12 MIN BATT INSULATION
CEILING WITH ATTIC SPACE	R-60
CEILING WITHOUT ATTIC SPACE	R-31

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