

## PORPOSED - BASEMENT LAYOUT

SCALE: 1/4" = 1'-0"

### CODES AND STANDARDS:

- AT THE TIME OF PREPARATION, THIS PLAN WA DRAWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO INSURE THAT CHANGES TO THE CODE ARE COMPLIED WITH AND ALL AMEDEMMENTS ARE INCORPORATED IN THE CONSTRUCTION;
- ALL WORK SHALL CONFORM TO BYLAWS, ORDINANCES AND REGULATIONS;
- PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATIONS, DIMENSIONS, AND SPECIFICATIONS ON THESE PLANS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALE MEASUREMENTS;
- ALL WORKMANSHIP IS TO BE OF STANDARD EQUAL IN ALL RESPECTS TO GOOD PRACTICE;
- ANY VARIANCES FROM THE DRAWINGS AND SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE RESOLVED BY OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY. CHANGES SHALL BE SUBMITTED TO MUNICIPALITY FOR APPROVAL PRIOR FOR THE CHANGES TO BE MADE;
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS SHALL NOT ALLOW TO EXCEED THE DESIGN LOADINGS;
- THE BUILDER IS TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO THE COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS;
- THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THE HOUSE ON THE PROPERTY;
- THE OWNER/BUILDER TO SUPPLY ALL MISSING DIMENSIONS ON SITE PLAN, ALSO ELEVATIONS OF LOT, LEGAL DESCRIPTION, NORTH DIRECTION AND MAIN STREETS;
- THE OWNER/BUILDER TO BE RESPONSIBLE FOR CONDITIONS SUCH AS SOIL BEARING CAPACITY, DEPTH OF FROST PENETRATION, WATER TABLE OR BURIED STRUCTURES, LOCATION OF SERVICES, ETC...

### CARPENTRY:

- FRAMING LUMBER SHALL BE NUMBER TWO(2) OR BETTER UNLESS OTHERWISE SPECIFIED ON THE PLANS;
- JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS;
- JOISTS SHALL BE PLACE TO ACCOMMODATE HEATING AND PLUMBING, ETC...;
- OWNER/BUILDER TO OBTAIN SHOP DRAWINGS FROM MANUFACTURER OF ROOF TRUSSES;
- FLOOR AND ROOF JOIST SPANS OF MORE THAN 7'-0" SHALL BE BRIDGED AT MIDSPAN OR AT 7'-0" o.c. MAXIMUM UNLESS SHEATING OR STRAPPED BOTH SIDES WITH WOOD;
- BRIDGING SHALL BE 2x2 DIAGONAL TYPE WHEREVER POSSIBLE;
- PLATES ARE TO BE ABCHORED TO CONCRETE WITH 1/2" DIA. ANCHOR BOLTS @ 6'-0" MAX.
- FLUSH FRAMED WOOD MEMBERS SHALL BE ANCHORED WITH JOIST HANGERS UNLESS OTHERWISE SPECIFIED.

### ROOFING:

- ALL ROOFING SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND CONFORM TO THE ONTARIO BUILDING CODE.

### SHEET METAL:

- ALL REQUIRED FLASHINGS TO BE 28GAUGE GALVANIZED METAL UNLESS OTHERWISE SPECIFIED.

### PLUMBING:

- PROVIDE AND INSTALL PLUMBING AND FIXTURES AS INDICATED ON PLANS ACCORDING TO THE LOCAL PLUMBING CODES AND CONFORMING TO 9.31., PART 9 AND PART 7 OF THE ONTARIO BUILDING CODE.

### FIRE RATING NOTES:

1. DUCTS THAT CONNECT 2 FIRE COMPARTMENTS OR PENETRATE AN ASSEMBLY REQUIRED TO BE A FIRE SEPARATION WITH A FIRE RESISTANCE RATING SHALL BE EQUIPPED WITH A FIRE DAMPER;
2. PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED TO MAINTAIN THE INTEGRITY OF THE SEPARATION;
3. WHERE FIRE STOPS ARE PIERCED BY PIPES, DUCTS OR OTHER ELEMENTS, THE EFFECTIVENESS OF THE FIRE STOPS SHALL BE MAINTAINED AROUND SUCH ELEMENTS

\*\* EVERY FIRE DOOR AND WINDOW SHALL BE INSTALLED IN CONFORMANCE WITH CHAPTERS 2 TO 14 OF NFPA 80 «FIRE DOORS AND WINDOWS» AND WHERE REQUIRED TO HAVE A FIRE-PROTECTION RATING. IT SHALL HAVE LABELS OR CLASSIFICATION MARKS TO IDENTIFY THE TESTING LABORATORY.

NOTES:  
- FINISH FLOORING IN BATHROOMS, KITCHENS, LAUNDRY ROOM, GENERAL STORAGE AREAS AND ENTRANCES SHALL BE WATER RESISTANT;

- INSTALL STUD REINFORCEMENT TO PERMIT THE FUTURE INSTALLATION OF GRAB BAR IN MAIN BATHROOM AS PER 9.5.2.3. OF O.B.C. 2012

### ROOF AND FLOOR LAYOUT NOTES:

- ROOF AND FLOOR LAYOUT IS A SCHEMATIC LAYOUT TO ASSIST THE TRUSS MANUFACTURER. PROVIDE THE TRUSS MANUFACTURER'S ROOF AND FLOOR LAYOUT FOR BUILDING PERMIT APPLICATION AND FOR THE ON-SITE FRAMING. THE DRAFTING SERVICE OFFICE NEEDS TO BE AWARE OF ANY ALTERNATIVES OR CHANGES REGARDING THE ROOF AND FLOOR'S SCHEMATIC LAYOUT BEFORE THE CONSTRUCTION BEGINS, PROVIDE SUPPORT UNDER GIRDER TRUSS & SOLID BLOCKING DOWN TO FOUNDATION.

NOTE:  
WINDOW SIZE AND R/O ARE TO BE VALIDATED WITH CLIENT AND MANUF.

NOTE:  
COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

NOTE:  
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

### INSULATION /VENTILATION:

- MINIMUM INSULATION REQUIREMENTS: REFER TO THE ENERGY EFFICIENCY DESIGN SUMMARY (EEDS FORM);
- CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE FOR WALLS;
- WALLS AND CEILINGS BETWEEN RESIDENCE AND ATTACHED GARAGE SHALL BE INSULATED;
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF VENTS OR EQUALLY DISTRIBUTED AT THE TOP OF ROOF SPACE AND SOFFITS AS SHOWN ON ELEVATION DRAWINGS;
- ALL VENTILATION OF ROOF SPACES SHALL CONFORM TO THE ONTARIO BUILDING CODE (MIN. 1/300).

### MISCELLANEOUS:

- CAULK OVER AND AROUND ALL EXTERIOR OPENING USING NON-HARDENING CAULKING COMPOUND;
- FLASH CHANGES OF MATERIALS ON EXTERIOR WALLS;
- FLASH OVER ALL EXTERIOR OPENINGS;
- ALL SIDING TO BE A MINIMUM OF 8" (200mm) ABOVE FINISHES GRADE;
- ALL BALCONY RAILINGS TO BE 3'-6" (1070mm) IN HEIGHT MAX. SPACING BETWEEN VERTICAL MEMBERS IS 4" MIN. (100mm) AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT;
- FLOOR FINISHES, BATHROOM VANITIES, BACKSPASH AND KITCHEN CABINETS TO MEET SPECIFICATIONS OF OWNER/BUILDER;
- COAT AND CLOTHES CLOSET SHALL HAVE AT LEAST ONE ROD + SHELF. LINEN CLOSET SHALL HAVE ADJUSTABLE SHELVES WHEREVER POSSIBLE. BROOM CLOSET SHALL HAVE ONE SHELF;
- CERAMIC AND PLASTIC TILE INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING.

### GLASS / WINDOWS:

- ALL WINDOWS SIZES ARE SPECIFIED ON PLANS AS ROUGH DIMENSIONS;
- GLASS SIDING PATIO DOORS ARE TO BE OF TEMPERED GLASS TO CONFORM TO 9.6.5.5., 9.7.1.7., 9.7.2.1. AND 9.7.6. OF THE ONTARIO BUILDING CODE.

### ABOVE GRADE MASONRY:

- ALL ABOVE GRADE MASONRY IS TO CONFORM TO SECTION 9.20 OF THE ONTARIO BUILDING CODE;
- AT BRICK VENEER COUNTERFLASHING SHALL BE INSTALL UP TO 8" (200mm) BEHIND THE BUILDING FELT AND BELOW THE BOTTOM COURSE WITH VERTICAL JOINTS RAKED CLEAN;
- PROVIDE WEEPHOLES AT MAX 31" o/c;
- BRICK VENEER IE SPACING TO BE AT MAXIMUM HORIZONTAL SPACING OF 16" (400mm) AND A MAXIMUM VERTICAL SPACING OF 24" (600mm) OR A MAXIMUM HORIZONTAL SPACING OF 24" (600mm) AND A MAXIMUM VERTICAL SPACING OF 20" (500mm) TO COINCIDE WITH WALL STUD SPACING;
- BRICK TIES TO CONFORM TO TABLE 9.20.9.5. OF THE ONTARIO BUILDING CODE.

### NOTE:

- DRAIN WATER HEAT RECOVERY UNIT SHALL BE INSTALLED ACCORDING TO THE ONTARIO BUILDING CODE 2012, SB-12 3.1.1.12. DRAIN WATER HEAT RECOVERY AND THE EFFICIENCY SHALL NOT BE LESS THAN 42%.

### STAIRS AND RAILINGS:

- RISERS AND TREADS TO BE UNIFORM:

RISE: MIN 125mm (4 7/8") - MAX 180mm (7 1/16")  
RUN: MIN 280mm (11") - MAX (NO LIMIT)  
TREAD: MIN 280mm (11") - MAX (NO LIMIT)  
WIDTH: MIN 900mm (2'-11 7/16")  
HEIGHT OVER STAIRS: MIN 2050mm (6'-8 11/16")  
LANDING: MIN 900mm (2'-11 7/16") OR WIDTH OF STAIRS

- HANDRAILS: MIN 860mm (34") - MAX 915mm (38");AND
- EXTEND HORIZONTALLY 300mm (SEE 9.8.7.3(2))

- GUARDS SHALL BE PROVIDED WHEN THERE IS A DIFFERENCE IN ELEVATION MORE THAN 1'-11 5/8" (600mm) BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE;

- EXTERIOR GUARDS (BALCONY/DECK RAILINGS) TO BE 3'-6" (1070mm) IN HEIGHT WHERE DECK HEIGHT IS HIGHER THAN 5'-11" AND 3'-0" (915mm) IN HEIGHT WHERE DECK HEIGHT IS BETWEEN 2'-0" AND 5'-11";

- TO COMPLY W/ 9.8.9.6 (1) TO (5) FOR FINISH FOR TREADS, LANDING AND RAMPS.

- INTERIOR GUARDS SHALL NOT BE LESS THAN 900mm (2'-11") IN HEIGHT;

- MAXIMIM SPACING BETWEEN VERTICAL MEMBERS IS 4" (100mm) MIN. AND TO COMPLY WITH SECTION 9.8 OF THE ONTARIO BUILDING CODE AND SB-7 OF THE ONTARIO BUILDING CODE SUPPLEMENT.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

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\* POST ARE ALL JACK c/w STUD  
(EX. P2 = 2 JACK + 1 STUD)  
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### LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES  
L2 = 3-2x10 + P3 ON BOTH SIDES  
L3 = 2-1.75x9.5 LVL + P3 ON BOTH SIDES  
\* LINTEL TO BE, SAME SIZE, STRUCTURAL STEEL WHEN F.R.R. REQ'D  
\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

- ☼ = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:
  - SHALL HAVE A VISUAL SIGNALLING DEVICE;
  - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
  - ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;
  - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND
  - CARBON MONOXIDE ALARM ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### NOTE:

ALL ELECTRICAL WORK SHALL COMPLY W/ O.B.C. 2012 SECTION 9.34 AND LOCAL CODES AND AUTHORITIES. COORD. ALL LAYOUTS WITH CLIENT AND PROPER SUB-TRADES.

### ÉCHELLE/SCALE

AS INDICATED

### DATE

2020.05.10

ISSUED FOR SITE  
PLAN CONTROL

PROJET/PROJECT  
19A019-REV01

DESSIN/DRAWING

## BASEMENT LAYOUT

PROJET/PROJECT

172 MAIN ST.  
DEVELOPMENT

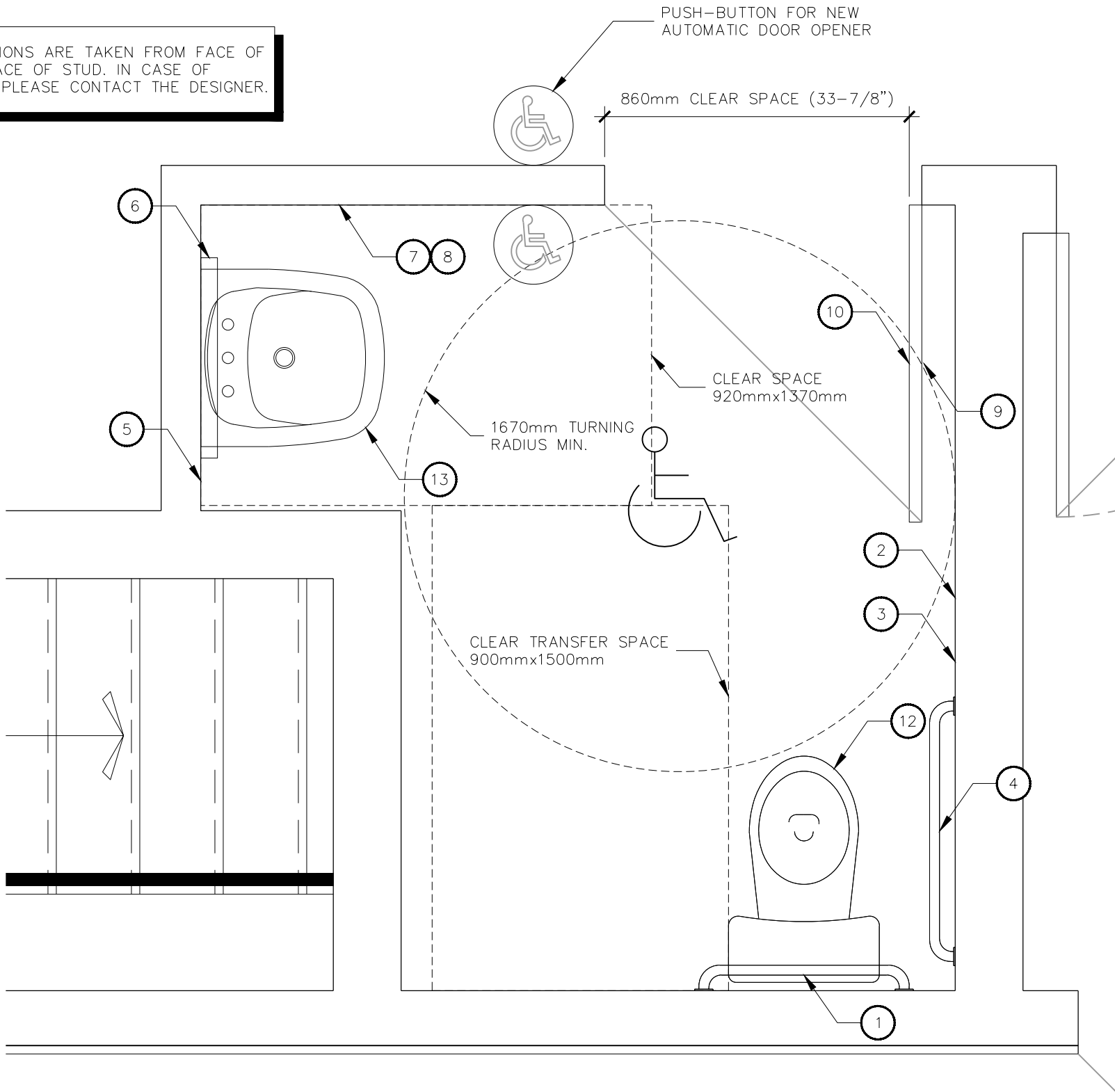
CLIENT

ROBBIE GHARIB  
TONY EL HABIB



PROVIDE AN EMERGENCY CALL SYSTEM THAT CONSISTS OF AUDIBLE AND VISUAL DEVICES INSIDE AND OUTSIDE OF THE WASHROOM THAT ARE ACTIVATED BY A CONTROL DEVICE INSIDE THE WASHROOM AND AN EMERGENCY SIGN THAT CONTAIN THE WORDS : IN THE EVENT OF AN EMERGENCY PUSH EMERGENCY BUTTON AND AUDIBLE AND VISUAL SIGNAL WILL ACTIVATE IN LETTERS AT LEAST 25MM HIGH WITH A 5MM STROKE.

ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD. IN CASE OF OMISSIONS, PLEASE CONTACT THE DESIGNER.



## BARRIER-FREE WASHROOM

SCALE: 3/4" = 1'-0"

WASHROOM EQUIPMENT LIST		
ITEM	DESCRIPTION	REFERENCE
1	GRAB BAR	DISTRIBUTOR: FROST PRODUCTS LTD. ITEM CODE: 1001 24"
2	NAPKIN DISPOSAL	DISTRIBUTOR: FROST PRODUCTS LTD. ITEM CODE: 633-2
3	TOILET PAPER DISPENSER	DISTRIBUTEUR: FROST PRODUCTS LTD. ITEM CODE: 158S
4	L-SHAPED GRAB BAR	DISTRIBUTOR: FROST PRODUCTS LTD. ITEM CODE: 1003 30"X 30"
5	SOAP DISPENSER	DISTRIBUTOR: FROST PRODUCTS LTD. ITEM CODE: 708-A
6	ANGLE MIRROR	DISTRIBUTOR: FROST PRODUCTS LTD. ITEM CODE: 941-FT
7	RECESSED TOWEL DISPENSER AND REFUSE	DISTRIBUTOR: FROST PRODUCTS LTD. ITEM CODE 400-A
8	RECESSED SHELF 16 1/2" x 6 1/2"@ MAX 39" FROM FLOOR	ASI WATROUS, MODEL 0412
9	COAT HOOK @ 48" FROM FLOOR ON WALL	DISTRIBUTOR : FROST PRODUCTS LTD. ITEM CODE 1138-S
10	PICTOGRAM	DISTRIBUTOR : FROST PRODUCTS LTD. ITEM CODE 966, 960 AND 961
11	FURR WALL, BACKING & INSULATION AS REQ.	TREATED LUMBER FOR MOLD GROWTH PREVENTION
12	BARRIER FREE W/C	AS PER CLIENT SELECTION
13	BARRIER FREE SINK	AS PER CLIENT SELECTION c/w PIPE COVER
14	SPACE OF 810mm x 1830 mm FOR FUTURE ADULT SIZED CHANGE TABLE	NO EQUIPMENT REQUIRED AT THIS TIME.

\* NOTE : PROVIDE PLYWOOD BACKER BOARD @ WALL FOR REINFORCEMENT ADJACENT AND BEHIND TOILET, SHOWER, FUTURE ADULT SIZE CHANGE TABLE FOR GRAB BAR INSTALLATION - TO BE OF TREATED LUMBER FOR MOLD GROWTH PREVENTION : TYPE BLUWOOD OR EQUIVALENT

\* NOTE : BARRIER FREE WASHROOM TO COMPLY WITH SECTION 3.8.3.12. UNIVERSAL TOILET ROOMS FROM THE ONTARIO BUILDING CODE 2012, LATEST REVISIONS (INCLUDING THE EMERGENCY PUSH BUTTON WITH SIGNAGE)



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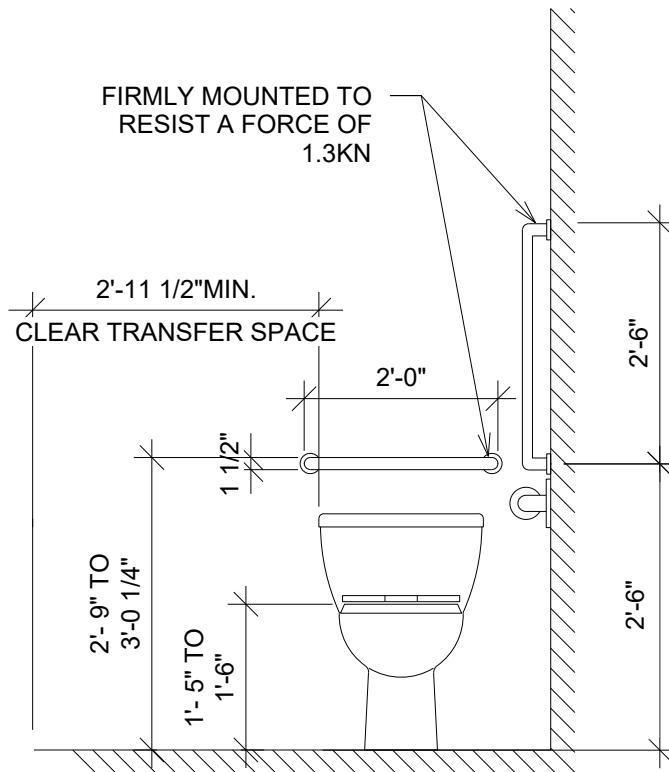
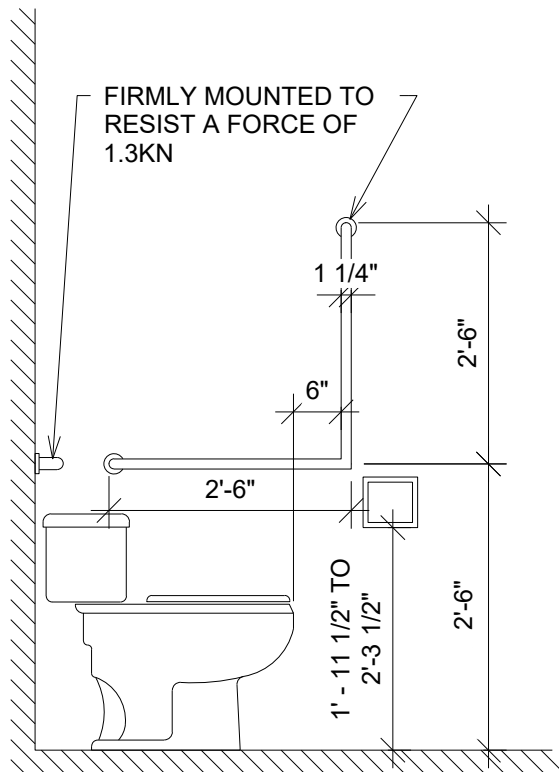
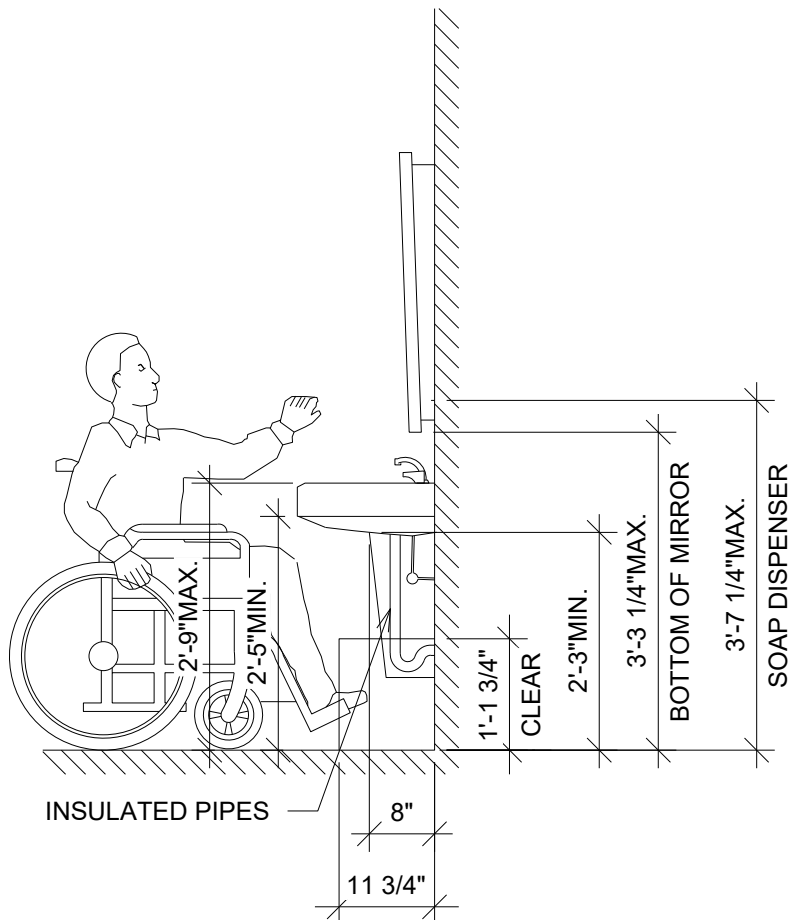
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## BARRIER FREE DETAILS

SCALE: NTS

ÉCHELLE/SCALE  
AS INDICATED

DATE  
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DESSIN/DRAWING

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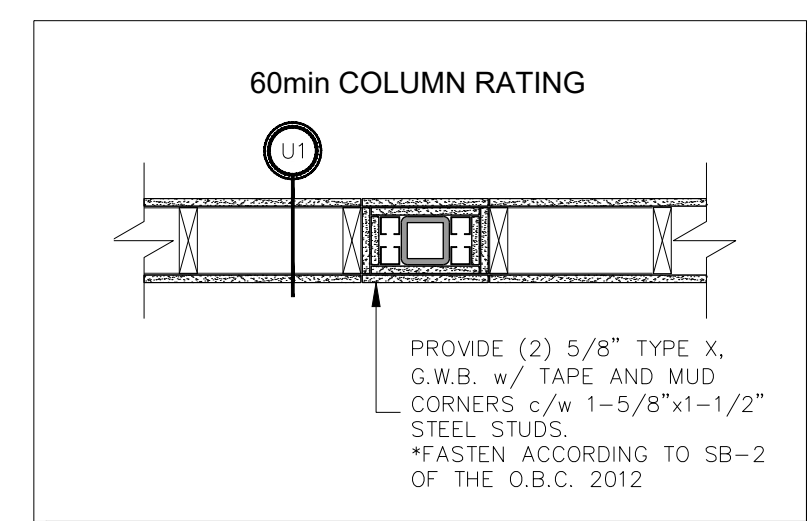
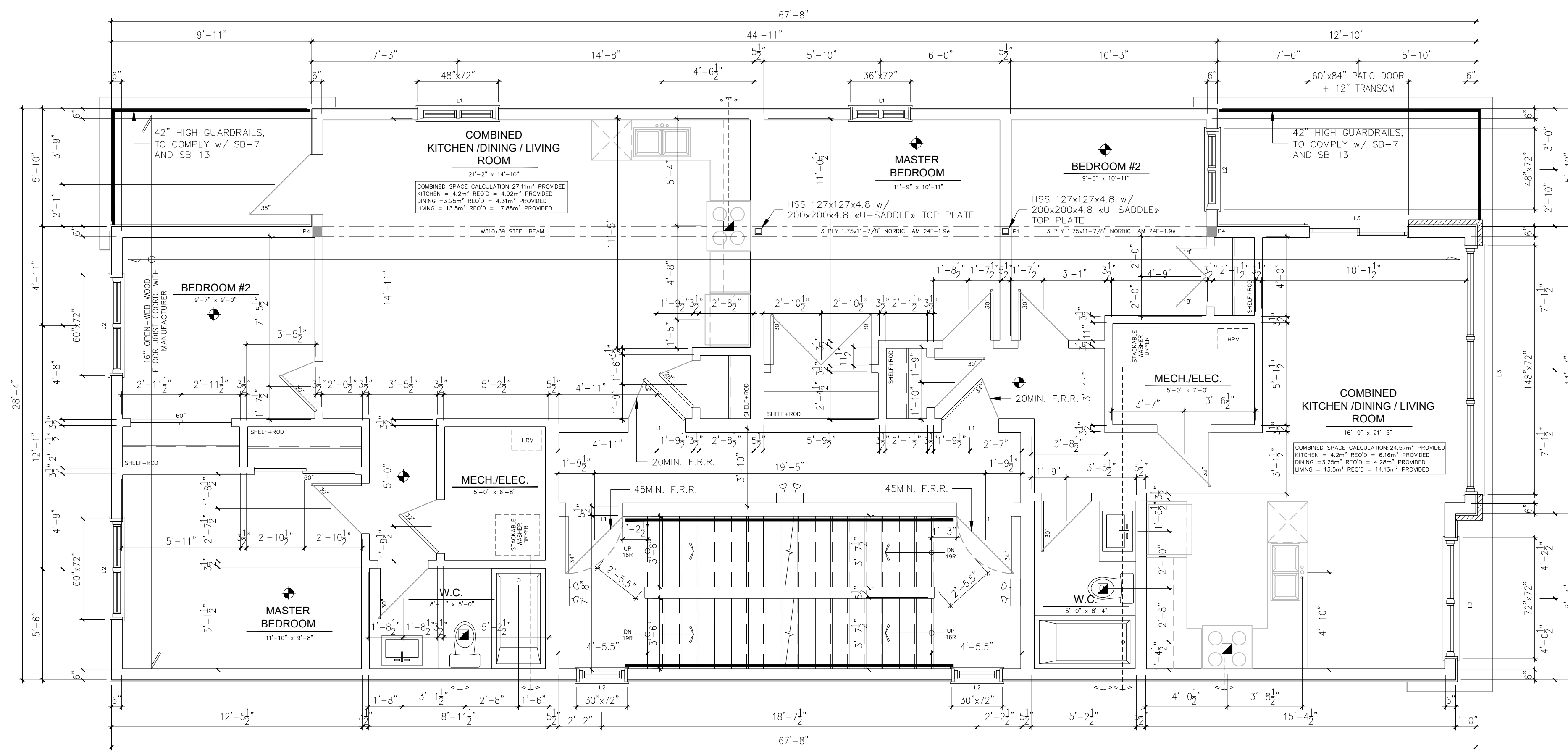
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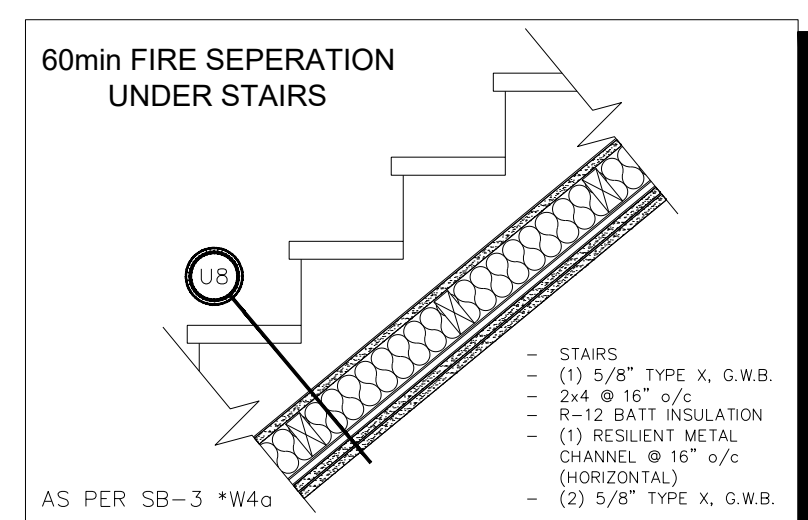
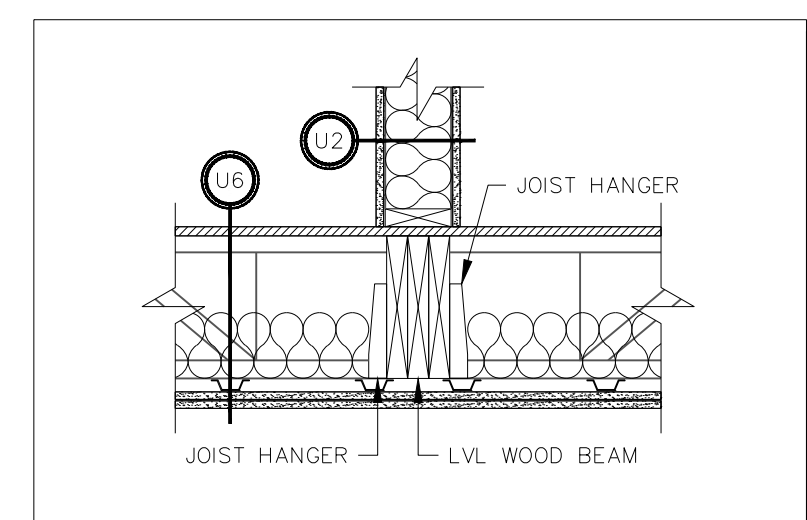
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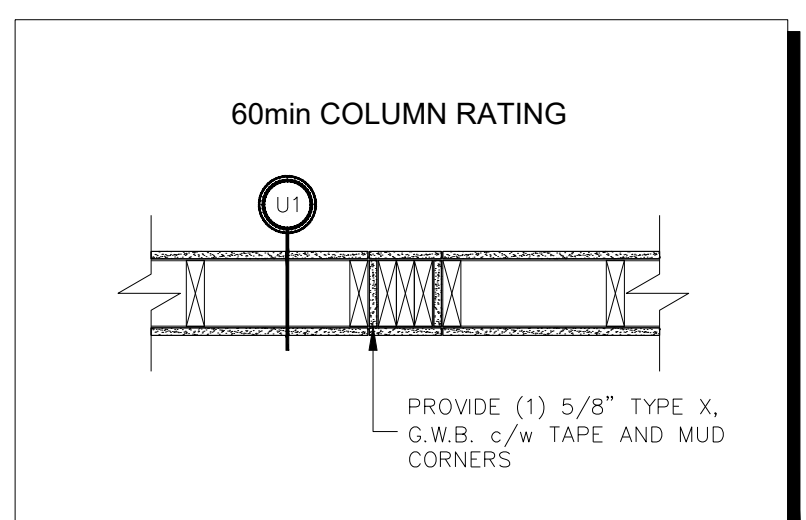
**COLUMN DETAIL - 60min FRR**

SCALE: 3/4" = 1'-0"



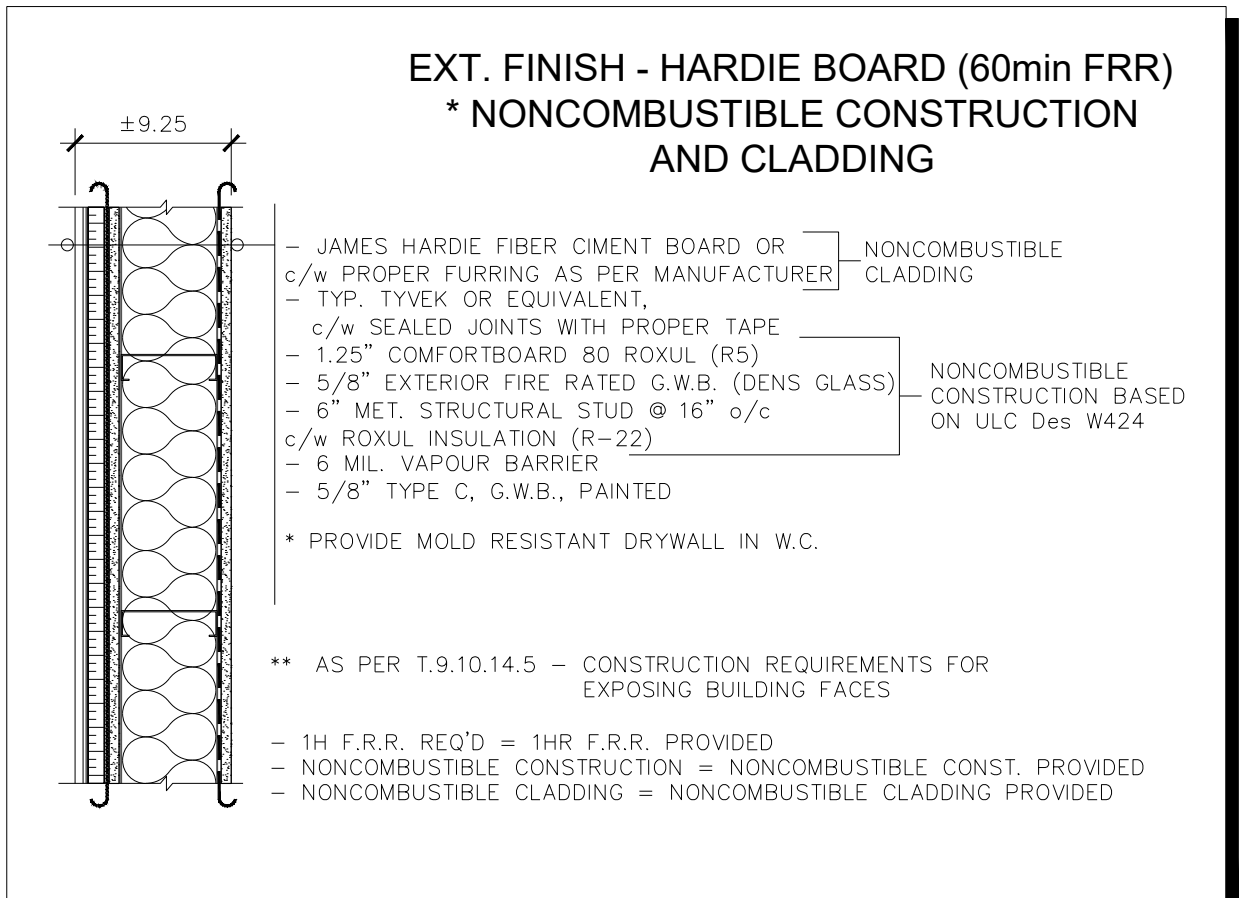
**STAIR DETAIL - 60min FRR**

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**COLUMN DETAIL - 60min FRR**

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**EXTERIOR WALL NONCOMBUSTIBLE CONSTRUCTION**

SCALE: 1" = 1'-0"

ÉCHELLE/SCALE	ABSOLUTE ARCHITECTURE + DESIGN
AS INDICATED	PERS. BCIN #44555
DATE	FIRM. BCIN #45254
2020.05.10	I, ABSOLUTE A+D, HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
ISSUED FOR SITE PLAN CONTROL	
PROJECT/PROJECT 19A019-REV01	

DESSIN/DRAWING

**SECOND FLOOR LAYOUT**

PROJECT/PROJECT

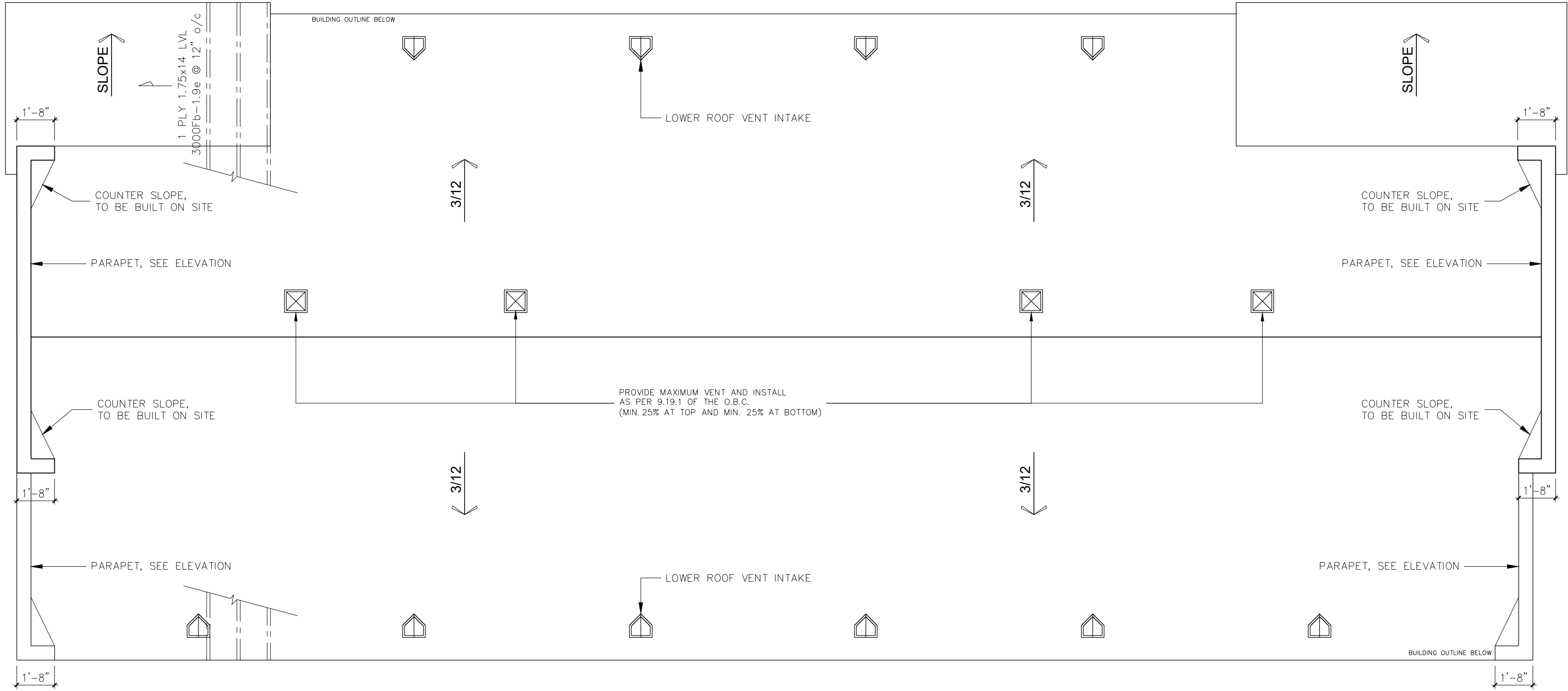
**172 MAIN ST. DEVELOPMENT**

CLIENT

ROBBIE GHARIB  
TONY EL HABIB







## PROPOSED - ROOF LAYOUT

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### NOTE:

PROVIDE MINIMIM 2 ROWS OF "ICE AND WATER SHIELD MEMBRANE" AT ALL ROOF PERIMETER AND AT ALL ROOF VALLEY'S. ALL VALLEY'S TO BE COMPLETED WITH FLAT STOCK SHEET METAL.

### NOTE:

COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

### NOTE:

COORD. FLOOR JOIST, LINTEL, ROOF TRUSS AND POSTS WITH MANUFACTURER AND P.ENG. IN OTHER CASE.

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L3 = 2-1.75x9.5 LVL + P3 ON BOTH SIDES  
\* LINTEL TO BE, SAME SIZE, STRUCTURAL STEEL WHEN F.R.R. REQ'D  
\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

☼ = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:  
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– ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND  
– CARBON MONOXIDE ALARM ARE ASLO REQUIRED ADJACENT TO EACH SLEEPING AREA.

☐ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

### ÉCHELLE/SCALE

AS INDICATED

### DATE

2020.05.10

ISSUED FOR SITE PLAN CONTROL

### PROJET/PROJECT

19A019-REV01

### ABSOLUTE ARCHITECTURE + DESIGN

PERS. BCIN #44555  
FIRM. BCIN #45254

I, ABSOLUTE A+D, HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

### DESSIN/DRAWING

## ROOF LAYOUT

### PROJET/PROJECT

## 172 MAIN ST. DEVELOPMENT

### CLIENT

ROBBIE GHARIB  
TONY EL HAIBI

WHERE FROST LINE DEPTH IS NOT POSSIBLE ON SITE,  
PROVIDE MIN. 2" RIGID INSULATION ON FOUNDATION WALL  
DOWN VERTICALLY MIN. 2'-0" AND HORIZONTALLY MIN. 3'-0"  
ON GRADE, COORD. ON SITE.

NOTE:  
COORD. ALL MAN DOORS AND WINDOWS WITH CLIENT. REFER  
TO CHOSEN OPTIONS FOR PROPER ROUGH OPENING WIDTHS.

NOTE:  
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR  
LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.

NOTE:  
GLAZING INSTALLED OVER STAIRS, RAMPS AND LANDING  
THAT EXTENDS TO LESS THAN 1070mm ABOVE THE  
SURFACE OF THE TREADS, RAMP OR LANDING; AND

GLAZING INSTALLED IN PUBLIC AREAS THAT EXTENDS TO LESS THAN 1000mm FROM THE FLOOR AND IS LOCATED ABOVE THE SECOND STOREY IN BUILDINGS OF RESIDENTIAL OCCUPANCY SHALL BE:

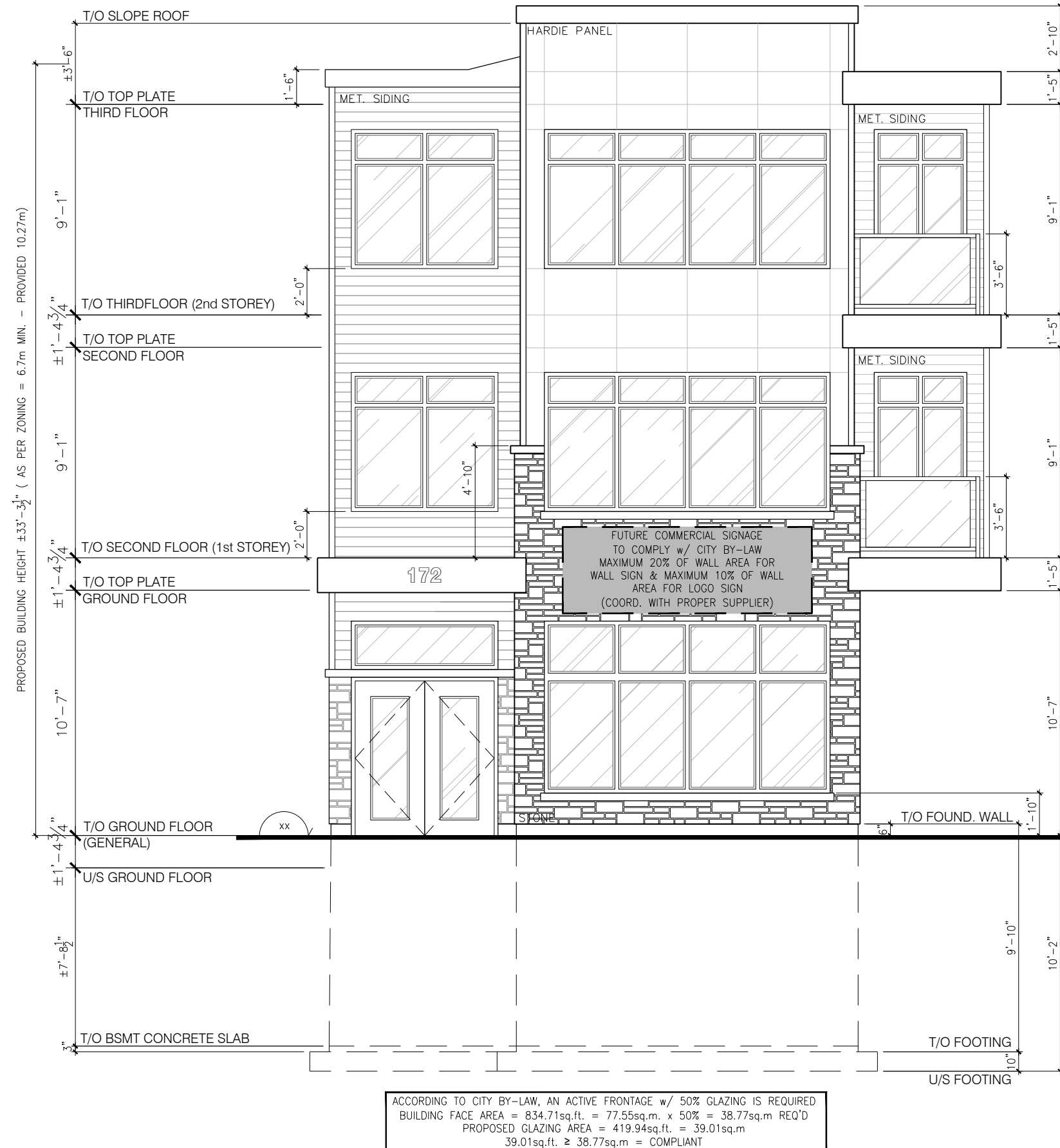
– NON-OPENABLE AND DESIGNED TO WITHSTAND A 0.75kN/m OR A CONCENTRATED LOAD OF 1.0kN APPLIED AT ANY POINT (A.4.1.5.14)

NOTE:  
THE EXISTING FOOTINGS OF THE PROPERTY LOCATED AT 176  
MAIN ST., OTTAWA, WILL NOT BE UNDERPINNED BY THE  
PROPOSED CONSTRUCTION. IN CASE OF OMISSION, PLEASE  
CONTACT THE ENGINEER ON THE PROJECT.

PROVIDE MAXIMUM VENT AND INSTALL  
AS PER 9.19.1 OF THE O.B.C.  
(MIN. 25% AT TOP AND MIN. 25% AT BOTTOM)

OR

PROVIDE LOW PROFILE «TURTLE VENTS» AND INSTALL  
AS PER 9.19.1. OF THE O.B.C. (COORD. STYLE w/ OWNER)



PROPOSED - FRONT ELEVATION (MAIN ST.)

SCALE:  $3/16" = 1'-0"$



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P4 = 4-2x6 OR STRUCTURAL 6" MET. STUD  
P5 = 5-2x6 or 5-2x4

\* POST ARE ALL JACK c/w STUD  
(EX. P2 = 2 JACK + 1 STUD)  
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PROVIDE MIN. A "P2"

LINTEL TABLE:

L1 = 2-2x10 + P2 ON BOTH SIDES  
L2 = 3-2x10 + P3 ON BOTH SIDES  
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\* IF LINTEL IS EXPOSED TO THE EXTERIOR,  
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 = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

ÉCHELLE/SCALE  
AS INDICATED

DATE  
2020.05.10

ISSUED FOR SITE  
PLAN CONTROL

PROJET/PROJECT  
19A019-REV01

DESSIN / DRAWING

ABSOLUTE  
ARCHITECTURE +  
DESIGN

PERS. BCIN #44555  
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ELEVATION

PROJET/PROJECT

172 MAIN ST.  
DEVELOPMENT

CLIENT

ROBBIE GHARIB  
TONY EL HAIBI



NOTE:  
BASE FOOTINGS TO BE PLACED BELOW FROST LINE ON  
NATIVE UNDISTURBED SOIL HAVING A MINIMUM BEARING  
CAPACITY OF 75KPa, COORD. ON SITE.

WHERE FROST LINE DEPTH IS NOT POSSIBLE ON SITE,  
PROVIDE MIN. 2" RIGID INSULATION ON FOUNDATION WALL  
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NOTE:  
COORD. ALL MAN DOORS AND WINDOWS WITH CLIENT. REFER  
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NOTE:  
COORD. LOCATION OF ALL VENTING UNITS, EXTERIOR  
LIGHTING, ETC. WITH CLIENT AND MANUFACTURERS.



**AREA 1:**  
LIMITING DISTANCE = 3.05m  
TOTAL AREA OF EXPOSED BUILDING FACE = 66.65sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 16.75% = 11.16sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (3)24"x72" = 3.34sq.m = OK

**AREA 2a:**  
LIMITING DISTANCE = 3.05m  
TOTAL AREA OF EXPOSED BUILDING FACE = 12.51sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 47.74% = 5.97sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (1)60"x84" = 3.25sq.m = OK

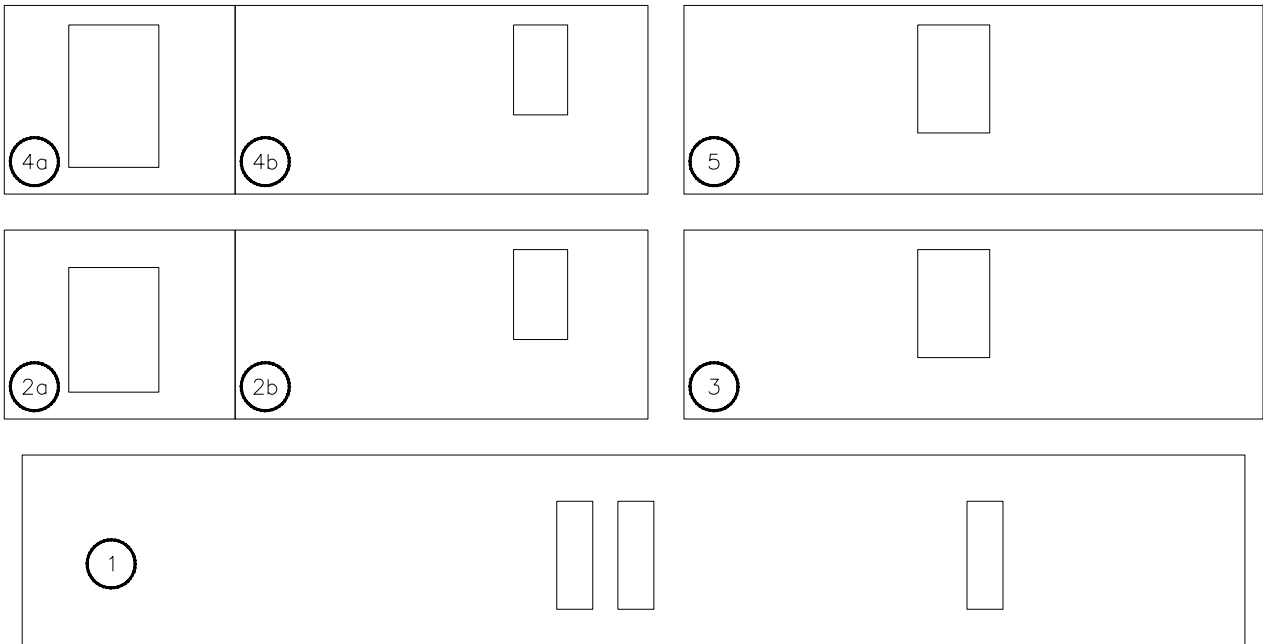
**AREA 2b:**  
LIMITING DISTANCE = 1.245m  
TOTAL AREA OF EXPOSED BUILDING FACE = 22.32sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 8.23% = 1.84sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (1)36"x60" = 1.39sq.m = OK

**AREA 3:**  
LIMITING DISTANCE = 1.245m  
TOTAL AREA OF EXPOSED BUILDING FACE = 31.38sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 7.28% = 2.28sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (1)48"x72" = 2.23sq.m = OK

**AREA 4a:**  
LIMITING DISTANCE = 3.05m  
TOTAL AREA OF EXPOSED BUILDING FACE = 12.51sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 47.74% = 5.97sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (1)60"x84" = 3.25sq.m = OK

**AREA 4b:**  
LIMITING DISTANCE = 1.245m  
TOTAL AREA OF EXPOSED BUILDING FACE = 22.32sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 8.23% = 1.84sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (1)36"x60" = 1.39sq.m = OK

**AREA 5:**  
LIMITING DISTANCE = 1.245m  
TOTAL AREA OF EXPOSED BUILDING FACE = 31.38sq.m  
MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS = 7.28% = 2.28sq.m  
PROVIDED AGGREGATE AREA OF UNPROTECTED OPENINGS = (1)48"x72" = 2.23sq.m = OK



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DESSIN/DRAWING

**ELEVATION**

PROJET/PROJECT

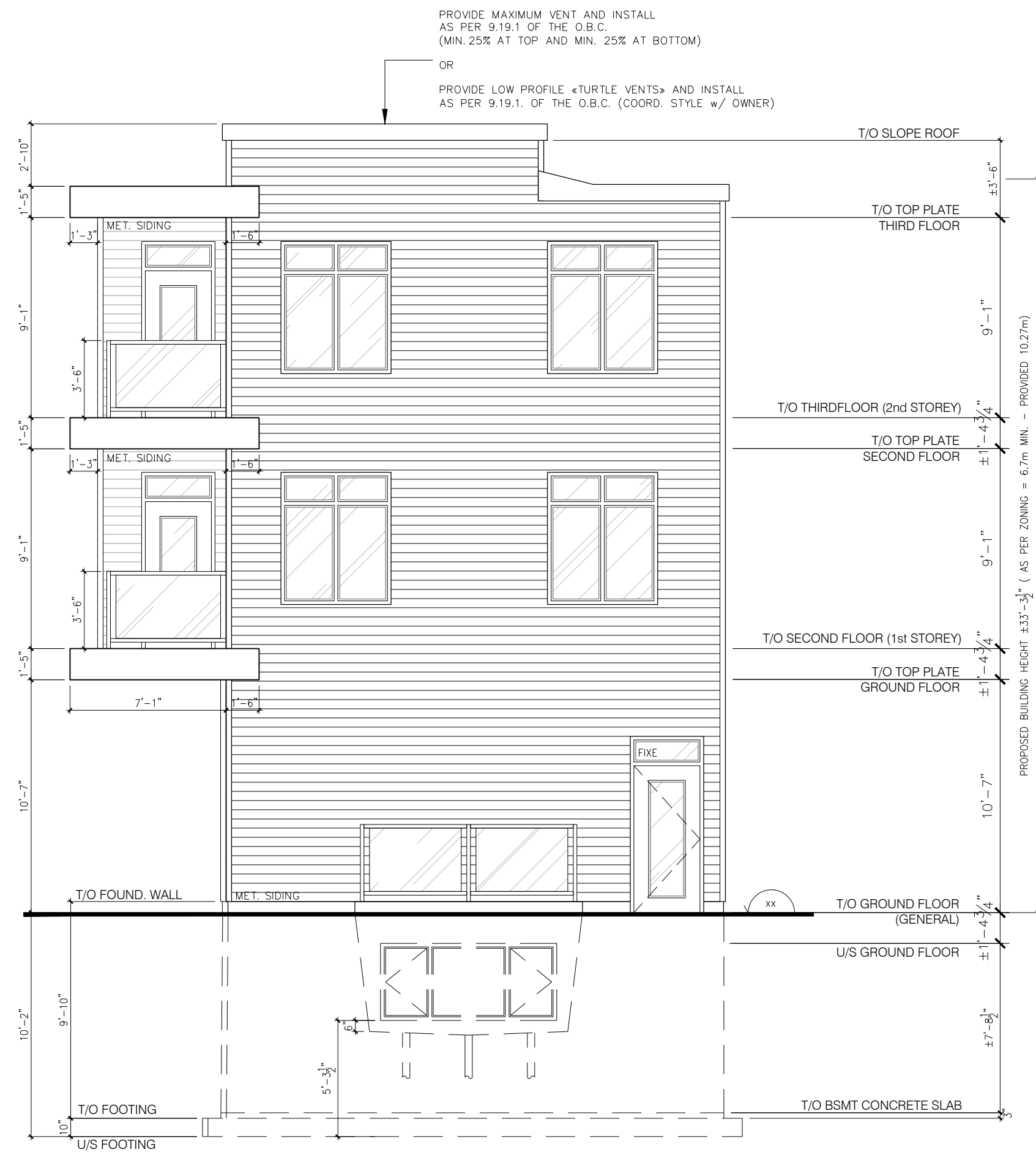
**172 MAIN ST.  
DEVELOPMENT**

CLIENT

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NOTE:  
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### PROPOSED - REAR ELEVATION

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ABSOLUTE  
ARCHITECTURE +  
DESIGN

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DESSIN / DRAWING

## ELEVATION

PROJET/PROJECT

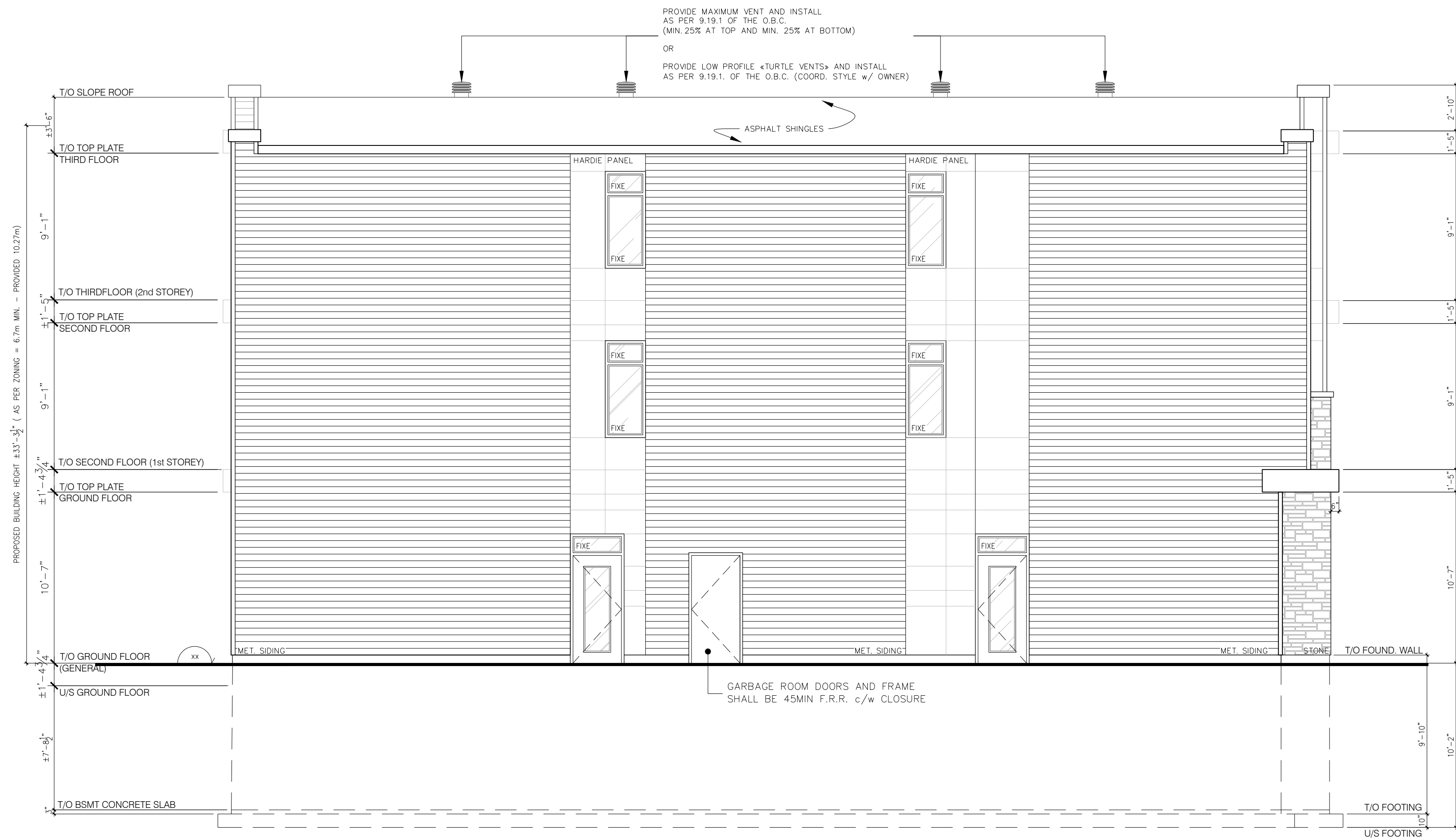
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U.P.O. CALCULATION = 2,145 SQ.FT. WALL AREA (ENTIRE BUILDING FACE)  
 PERMITTED OPENING IN BUILDING FACE =  $7.9 \times 10.14 \times 4 = 7\% @ 1.2M = 150.15 \text{ SQ.FT.}$   
 PROPOSED OPENING IN BUILDING FACE = 113.32 SQ.FT. < 158.14 SQ.FT = PERMITTED

### PROPOSED - LEFT ELEVATION

SCALE:  $3/16" = 1'-0"$



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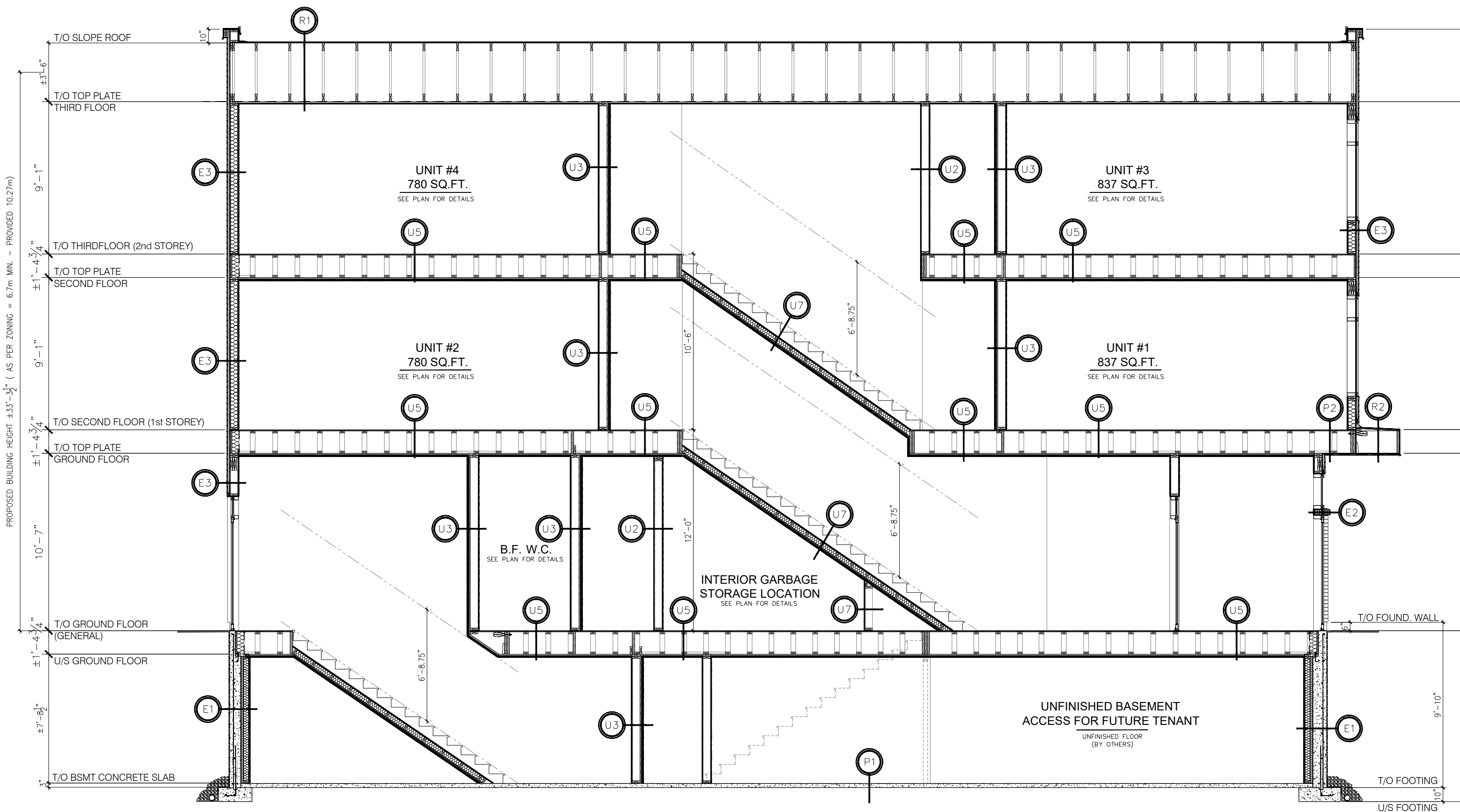
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## PROPOSED - BUILDING SECTION

SCALE: 3/16" = 1'-0"

### R1|ROOF

- ASPHALT SINGLES (30 YEARS) c/w EAVE PROTECTION
- #15 ASPHALT SATURATED FELT
- 1/2" T&G ROOF SHEETING c/w "H" CLIPS
- PRE-FAB. ROOF TRUSSES, INSTALLED AT 24"o/c
- BLOWN INSULATION (R-60)
- 6 MIL. VAPOUR BARRIER
- 1x4" WOOD FURRING @ 16" o/c (COORD. NEED WITH MANUF.)
- 5/8" PAINTED TYPE X, DRYWALL

### R2|DECK / FLAT ROOF

- 5/4 DECK BOARD OR SIMILAR FINISH SUPPORTED ON CUT P.T. 2X6 @ 12" o/c (TO CREATE A FLAT ON TOP OF SLOPE ROOF)
- THERMOFUSIBLE MEMBRANE SYSTEM FROM SOPREMA OR EQUIVALENT (REFER TO MANUF. SPEC'S)
- 3/4" T&G SHEETING (PLYWOOD)
- OPEN-WEB WOOD JOIST 16" HIGH @ 16" o/c NAILED AND GLUED c/w MID-SPAN BRIDGING
- \* LIVE LOAD 40 \* DEAD LOAD 15
- 5/8" EXTERIOR FIRE RATED G.W.B. (DENS GLASS)
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- UN-VENTED ALUMINUM SOFFIT

### E1|EXTERIOR FOUNDATION WALL

- PARGING (SAND FINISH) ABOVE GRADE
- DRAINAGE LAYER, TYP. DELTA-MS OR EQUIVALENT
- 2 COATS OF DAMPROOFING BELOW GRADE
- 8" OR 10" POURED CONCRETE FOUNDATION WALL
- 2" RIGID INSULATION (R-10)
- 2x4 @ 24" o/c c/w BATT INSULATION (R-12)
- 5/8" PAINTED, TYPE X, DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### E2|EXTERIOR FINISH - STONE

- STONE/BRICK, COORD. COLOR WITH CLIENT
- 1" AIR SPACE c/w WEEPHOLES @ 2'-7" o/c MAX.
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- 7/16" EXTERIOR SHEETING (ASPENITE)
- 2x6 @ 16" o/c c/w BATT INSULATION (R-22)
- 6 MIL. VAPOUR BARRIER
- 5/8" PAINTED, TYPE X, DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### E3|EXTERIOR FINISH - HARDIE PANEL AND/OR MET. SIDING

- EXTERIOR HARDIE PANEL AND/OR GENTEK DISTINCTION - SPECIALTY SIDING (COORD. w/ OWNER) c/w PROPER FURRING AS PER MANUFACTURER
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- 7/16" EXTERIOR SHEETING (ASPENITE)
- 2x6 @ 16" o/c c/w BATT INSULATION (R-22)
- 6 MIL. VAPOUR BARRIER
- 5/8" PAINTED, TYPE X, DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### U1|INTERIOR WALL - 2x4 (ULC W301)

- 5/8" PAINTED TYPE X, DRYWALL
- 2x4 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 5/8" PAINTED TYPE X, DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### U2|INTERIOR WALL - 2x6 (ULC W301)

- 5/8" PAINTED TYPE X, DRYWALL
- 2x6 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 5/8" PAINTED TYPE X, DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### U3|INTERIOR WALL - FIRE SEPARATION

SEE DETAIL ON DRAWING A-105

### U4|EXTERIOR WALL - FIRE RATED

SEE DETAIL ON DRAWING A-104

### U5|INTERIOR FLOOR - GENERAL

SEE DETAIL ON DRAWING A-105

### U6|INTERIOR FLOOR - LANDING

SEE DETAIL ON DRAWING A-105

### U7|INTERIOR - STAIRS

SEE DETAIL ON DRAWING A-104

### i1|INTERIOR WALL - 2x4

- 1/2" PAINTED REGULAR DRYWALL
- 2x4 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 1/2" PAINTED REGULAR DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### i2|INTERIOR WALL - 2x6

- 1/2" PAINTED REGULAR DRYWALL
- 2x6 @ 16" o/c c/w SOUND INSULATION (COORD. THE NEED WITH CLIENT)
- 1/2" PAINTED REGULAR DRYWALL

\* PROVIDE MOLD RESISTANT DRYWALL IN W.C.

### P1|BASEMENT FLOOR SLAB

- 3" CONCRETE FLOOR SLAB AND 6 MIL. V-B.
- 2" (R10) RIGID INSULATION
- 10" OF 7/8" MINUS MATERIAL
- UNDISTURBED SOIL OR COMPACTED SOIL TO 95% PROCTOR

\* SOIL TO BE 75kPa, PROVIDE SOIL TEST REPORT

### P2|FLOOR - SUITE / EXTERIOR

- 5/8" UNDERLAY FOR CERAMIC
- 3/4" FLOOR SHEETING (APSENITE)
- 6 MIL. VAPOUR BARRIER
- OPEN-WEB WOOD JOIST 16" HIGH @ 16" o/c NAILED AND GLUED c/w MID-SPAN BRIDGING
- \* LIVE LOAD 40 \* DEAD LOAD 15
- BATT INSULATION (R40)
- 5/8" EXTERIOR FIRE RATED G.W.B. (DENS GLASS)
- TYP. TYVEK OR EQUIVALENT, c/w SEALED JOINTS WITH PROPER TAPE
- UN-VENTED ALUMINUM SOFFIT

### S1|SILL PLATE

- 2x4 SILL PLATE c/w SILL GASKET
- 1/2" DIA. ANCHOR BOLTS @ 72" o/c MAX.

ÉCHELLE/SCALE

AS INDICATED

DATE

2020.05.10

ISSUED FOR SITE

PLAN CONTROL

PROJET/PROJECT

19A019-REV01

DESSIN/DRAWING

BUILDING SECTION

PROJET/PROJECT

172 MAIN ST.

DEVELOPMENT

CLIENT

ROBBIE GHARIB

TONY EL HABIB

**ABSOLUTE**  
ARCHITECTURE +  
DESIGN

PER.S. BCIN #44555

FIRM. BCIN #45254

I, ABSOLUTE A+D,

HAVE REVIEWED THE

FOLLOWING DOCUMENTS

AND TAKE

RESPONSIBILITY FOR

THE DESIGN ACTIVITIES.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE DESIGN CONSULTANT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE. IN NO EVENT WILL THE DESIGN CONSULTANT BE HELD RESPONSIBLE BEFORE, DURING AND AFTER THE PROJECT.

POST TABLE:

P1 = HD 3.0 REDJACK POST BY USP  
P2 = 2-2x6 OR STRUCTURAL 6" MET. STUD  
P3 = 3-2x6 OR STRUCTURAL 6" MET. STUD  
P4 = 4-2x6 OR STRUCTURAL 6" MET. STUD  
P5 = 5-2x6 or 5-2x4

\* POST ARE ALL JACK c/w STUD  
(EX. P2 = 2 JACK + 1 STUD)  
\* IF NO POST ARE MENTIONNED ON PLANS, PROVIDE MIN. A "P2"

LINTEL TABLE:

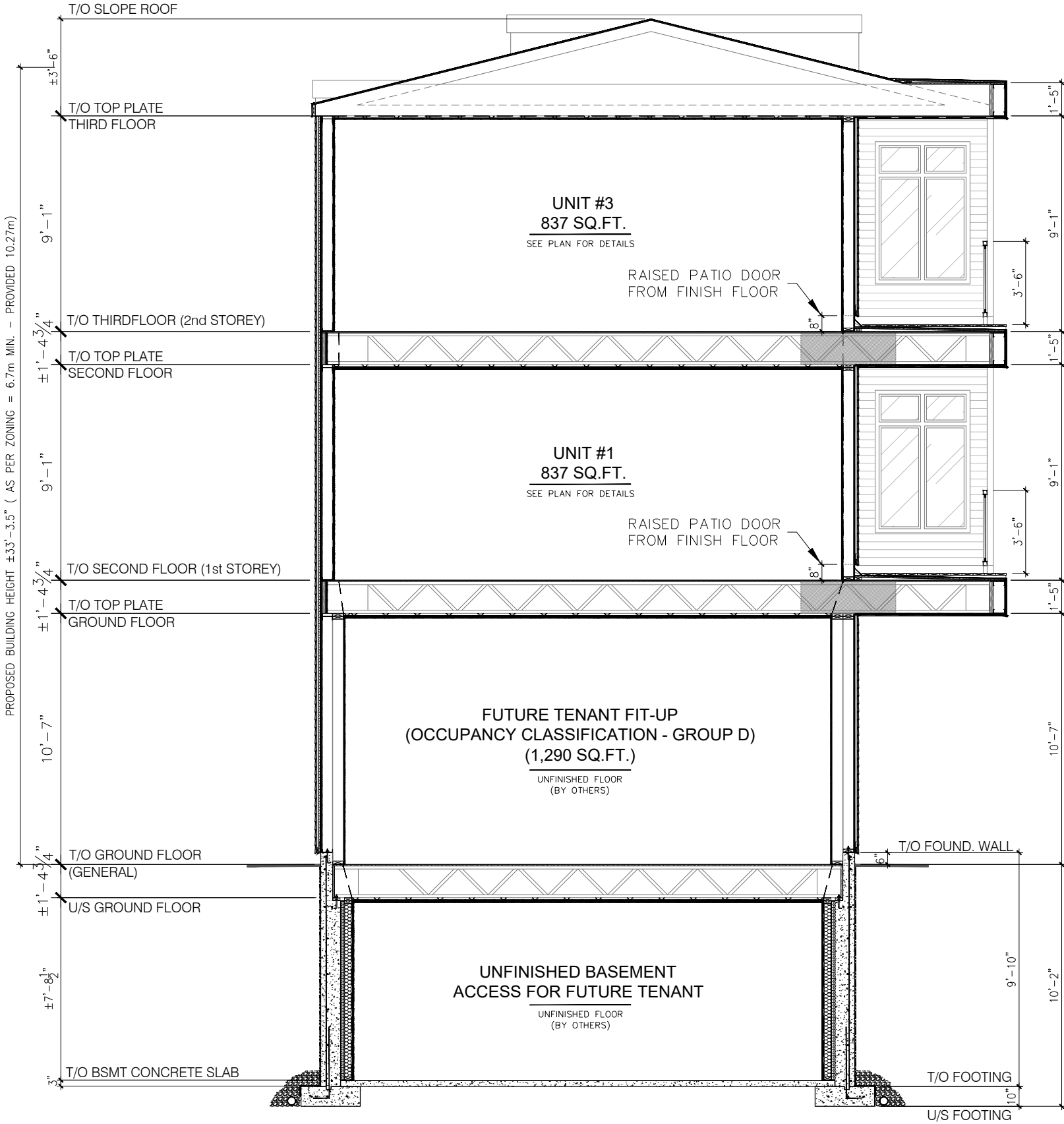
L1 = 2-2x10 + P2 ON BOTH SIDES  
L2 = 3-2x10 + P3 ON BOTH SIDES  
L3 = 2-1.75x9.5 LVL + P3 ON BOTH SIDES  
\* LINTEL TO BE, SAME SIZE, STRUCTURAL STEEL WHEN F.R.R. REQ'D  
\* IF LINTEL IS EXPOSED TO THE EXTERIOR, PROVIDE PRESSURE TREATED LUMBER

☼ = SMOKE ALARMS AS PER SECTION 9.10.19. OF THE ONTARIO BUILDING CODE:  
- SHALL HAVE A VISUAL SIGNALLING DEVICE;  
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;  
- ARE REQUIRED ON EACH STOREY, INCLUDING BASEMENT;  
- ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATIVE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY, 4 MINUTES OF ALARM; AND  
- CARBON MONOXIDE ALARM ARE ASLO REQUIRED ADJACENT TO EACH SLEEPING AREA.

▣ = PROVIDE MECHANICAL EXHAUST TO OUTSIDE

ÉCHELLE/SCALE	ABSOLUTE ARCHITECTURE + DESIGN
AS INDICATED	PERS. BCIN #44555 FIRM. BCIN #45254
DATE	I, ABSOLUTE A+D, HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.
ISSUED FOR SITE PLAN CONTROL	
PROJET/PROJECT	19A019-REV01

DESSIN/DRAWING
BUILDING SECTION
PROJET/PROJECT
172 MAIN ST. DEVELOPMENT
CLIENT
ROBBIE GHARIB TONY EL HABIB



PROPOSED - BUILDING SECTION

SCALE: 3/16" = 1'-0"