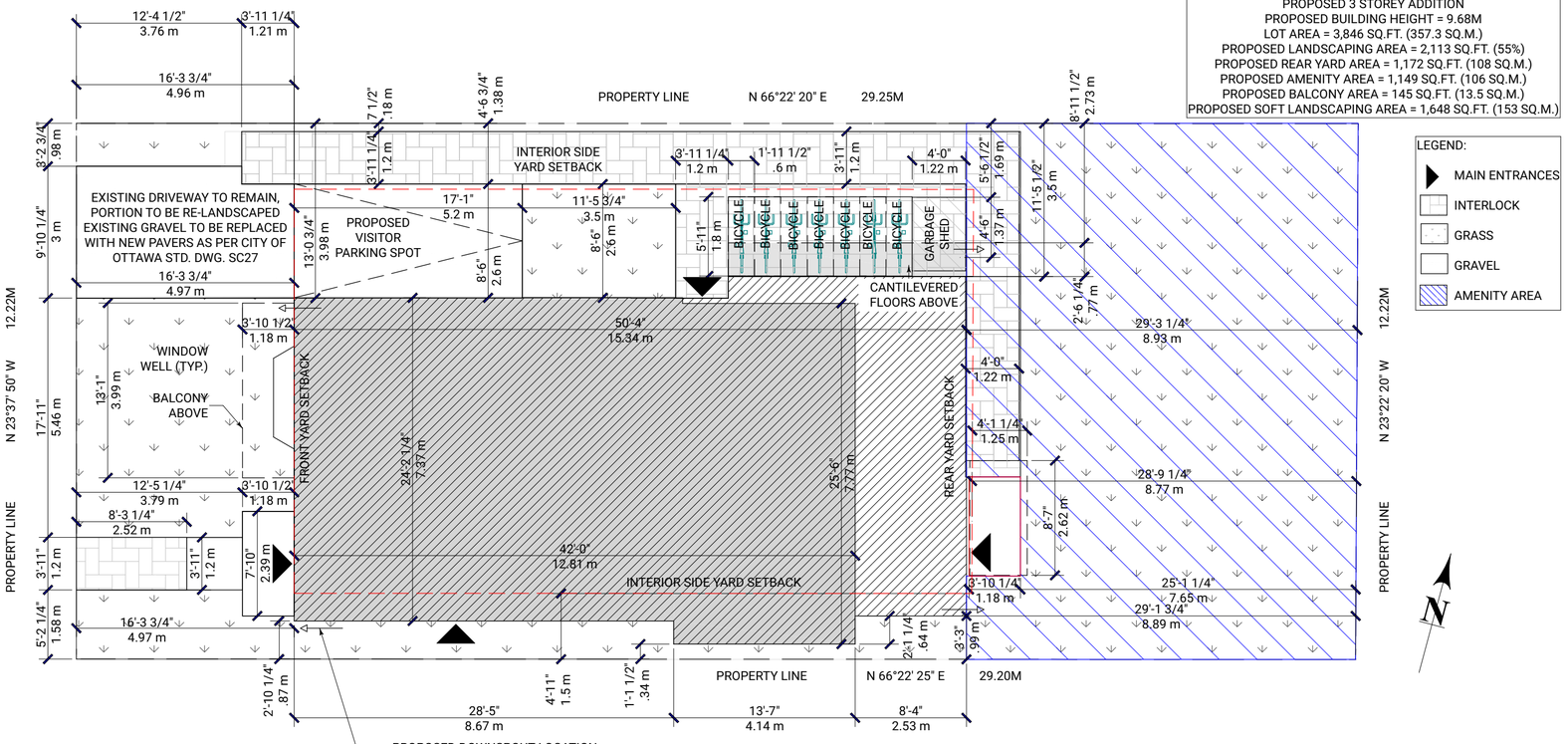
87 STIRLING AVENUE
EXISTING 2 1/2 STOREY DWELLING
PROPOSED 3 STOREY ADDITION
PROPOSED BUILDING HEIGHT = 9.68M
LOT AREA = 3,846 SQ.FT. (357.3 SQ.M.)
PROPOSED LANDSCAPING AREA = 2,113 SQ.FT. (55%)
PROPOSED REAR YARD AREA = 1,172 SQ.FT. (108 SQ.M.)
PROPOSED AMENITY AREA = 1,149 SQ.FT. (106 SQ.M.)
PROPOSED BALCONY AREA = 145 SQ.FT. (13.5 SQ.M.)
PROPOSED SOFT LANDSCAPING AREA = 1,648 SQ.FT. (153 SQ.M.)

LEGEND:
- MAIN ENTRANCES
- INTERLOCK
- GRASS
- GRAVEL
- AMENITY AREA



01 A0 SITE PLAN
SCALE: 1/8"=1' 0"

PROPOSED DOWNSPOUT LOCATION
EXACT EAVESTROUGH DOWNSPOUT LOCATIONS ARE TO BE DETERMINED AT TIME OF CONSTRUCTION BY CONTRACTOR. CONTRACTOR IS TO ENSURE EAVESTROUGH DRAINAGE OUTLETTING AT DOWNSPOUTS IS DIRECTED TO THE FRONT OF THE PROPERTY AND THAT NO EAVESTROUGH DRAINAGE OUTLETTING AT THE DOWNSPOUTS IS DIRECTED TOWARDS NEIGHBOURING PROPERTIES. CONTRACTOR TO ENSURE THAT PROPOSED EAVESTROUGH AND DOWNSPOUTS ARE ADEQUATE TO CONVEY THE PROPOSED BUILDING ROOF DRAINAGE. DOWNSPOUTS CLOSER THAN 1.5M TO A PROPERTY LINE MUST BE EQUIPPED WITH A SPLASH PAD.

WALL ASSEMBLY NOTES:

FW1 — EXISTING RUBBLE / BLOCK FOUNDATION WALL
-CEMENT PARGING TO EXTEND 6" BELOW GRADE
-PLATON DAMPROOFING SYSTEM BELOW GRADE
-24" STONE FOUNDATION OR 8" CONCRETE BLOCK (SEE PLANS FOR THICKNESS)
-#15 BUILDING PAPER FROM FINISHED GRADE TO SLAB.
-1" AIR SPACE
-2x4 STUDS 16" o.c.
-SPRAY FOAM INSULATION 'POLYISO' MIN R10ci W/ R12
-6 mil. POLY VAPOUR BARRIER SEALED TO FOUNDATION WALL.
-1/2" GYPSUM BOARD

W1 — MASONRY VENEER EXTERIOR WALL
-EXISTING DOUBLE BRICK WALL c/w BRICK TIES PROVIDE WEEP/VENT HOLES AT 24" o.c.
EXISTING BRICK COVERED WITH 1X3 STRAPPING & CORRUGATED STEEL SIDING WHERE SHOWN
-1" RIGID INSULATION - MIN R5 CI
-2x4 STUDS @16" o.c
-5 1/2" R24 BATT INSULATION
-6 mil. POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

W2 — MASONRY VENEER EXTERIOR WALL
-STONE VENEER c/w BRICK TIES PROVIDE WEEP/VENT HOLES AT 24" o.c.
-1" AIR SPACE
-1" RIGID INSULATION - MIN R5 CI
-TYVEK WEATHER AIR BARRIER
-7/16" O.S.B. SHEATHING
-2x6 STUDS @16" o.c
-5 1/2" R24 BATT INSULATION
-6 mil. POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

W3 — METAL SIDING EXTERIOR WALL
-METAL SIDING (AS PER CLIENT)
-1X3 STRAPPING @ 16" O/C
-1" RIGID INSULATION - MIN R5 CI
-TYVEK WEATHER AIR BARRIER
-7/16" O.S.B. SHEATHING
-2x6 STUDS @16" o.c
-5 1/2" R24 BATT INSULATION
-6 mil. POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

W4 — METAL SIDING EXTERIOR WALL - NON COMBUSTIBLE
-METAL SIDING (AS PER CLIENT)
-1X3 STRAPPING @ 16" O/C
-1" RIGID INSULATION - MIN R5 CI
-TYVEK WEATHER AIR BARRIER
-5/8" TYPE X DENSGLASS FIREGUARD SHEATHING
-2 LAYERS 5/8" TYPE X GYPSUM BOARD
-2x6 STEEL STUDS @16" O/C
-5 1/2" R24 ROXUL BATT INSULATION
-6 mil. POLY VAPOUR BARRIER
-2 LAYERS 5/8" TYPE X GYPSUM BOARD

W5 — 2x4 INTERIOR PARTITION
-1/2" GYPSUM BOARD
-2x4 STUDS @16" o.c. W/ SAFE N SOUND BATT INSULATION AROUND BATHS
-1/2" GYPSUM BOARD

W6 — INTERIOR PARTITION - SB-3 - W4B: FRR 1 HR, STC 54
-5/8" GYPSUM BOARD
-2x4 OR 2X6 STUDS @16" o.c. W/ ROXUL BATT INSULATION
-1/2" RESILIENT CHANNELS
-RESILIENT METAL CHANNELS @ 16" O/C
-2 LAYERS 5/8" TYPE X GYPSUM BOARD (CONTINUOUS)

FLOOR ASSEMBLY NOTES:

F1 — GROUND & SECOND FLOOR
-FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
-EXISTING 2X10 OR 2X8 WD FLOOR JOISTS @ 20" O/C
-ROXUL BATT INSULATION
-RESILIENT METAL CHANNELS @ 16" O/C
-2 LAYERS 5/8" TYPE X GYPSUM BOARD (CONTINUOUS)

F2 — ADDITION GROUND FLOOR
-FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
-5/8" T&G, G1S OSB SUBFLOOR
-PRE-ENGINEERED FLOOR JOISTS AS PER MANU. SPECS.
-SPRAY FOAM INSULATION 'POLYISO' min. 5 1/2" THICK R-30
-1/2" EXT. GRADE PLYWOOD

F3 — ADDITION FLOOR - SB-3 - F28C: 1 HR FRR / STC 54
-FLOOR FINISH (AS PER OWNER'S INSTRUCTION)
-5/8" T&G, G1S OSB SUBFLOOR
-PRE-ENGINEERED FLOOR JOISTS AS PER MANU. SPECS.
-ROXUL BATT INSULATION
-RESILIENT METAL CHANNELS @ 16" O/C
-2 LAYERS 5/8" TYPE X GYPSUM BOARD (CONTINUOUS)

ROOF ASSEMBLY NOTES:

R1 — NEW FLAT ROOF
-2PLY MODIFIED BITUMEN MEMBRANE
- ICE / WATER SHIELD TO EXTENT 30" PAST OUTER WALL
- 7/16" O.S.B. SHEATHING INSTALLED WITH "H CLIPS" BETWEEN TRUSSES
- PRE ENGINEERED STRUCTURAL ROOF TRUSS SYSTEM
- SPRAY FOAM INSULATION 'POLYISO' - R-40 MIN.
- INSULATION DEPRESSORS TO PROVIDE 2 1/2" OF VENTILATION ON ALL ROOF SLOPES
- 6 MIL. POLYETHYLENE VAPOR BARRIER
- 1"X3" STRAPPING @ 16" O.C.
- 1/2" GYPSUM BOARD

Layout Page Table

Label	Title
A0	CONSTRUCTION NOTES, ASSEMBLIES & SITE PLAN
A3.0	PROPOSED BASEMENT FLOOR PLAN
A3.1	PROPOSED GROUND FLOOR PLAN
A3.2	PROPOSED SECOND FLOOR PLAN
A3.3	PROPOSED THIRD FLOOR PLAN
A4.0	EXTERIOR ELEVATION (FRONT)
A4.1	EXTERIOR ELEVATION (LEFT)
A4.2	EXTERIOR ELEVATION (RIGHT)
A4.3	EXTERIOR ELEVATION (REAR)
A5.0	BUILDING SECTION & DETAILS

2B DEVELOPMENTS

#	REVISION	DATE
01	ISSUED FOR CLIENT REVIEW	01/28/19
02	ISSUED FOR ENGINEERING REVIEW	01/30/19
03	ISSUED FOR BUILDING PERMIT	03/04/19
04	REVISED FOR DEFICIENCY LETTER	03/25/19

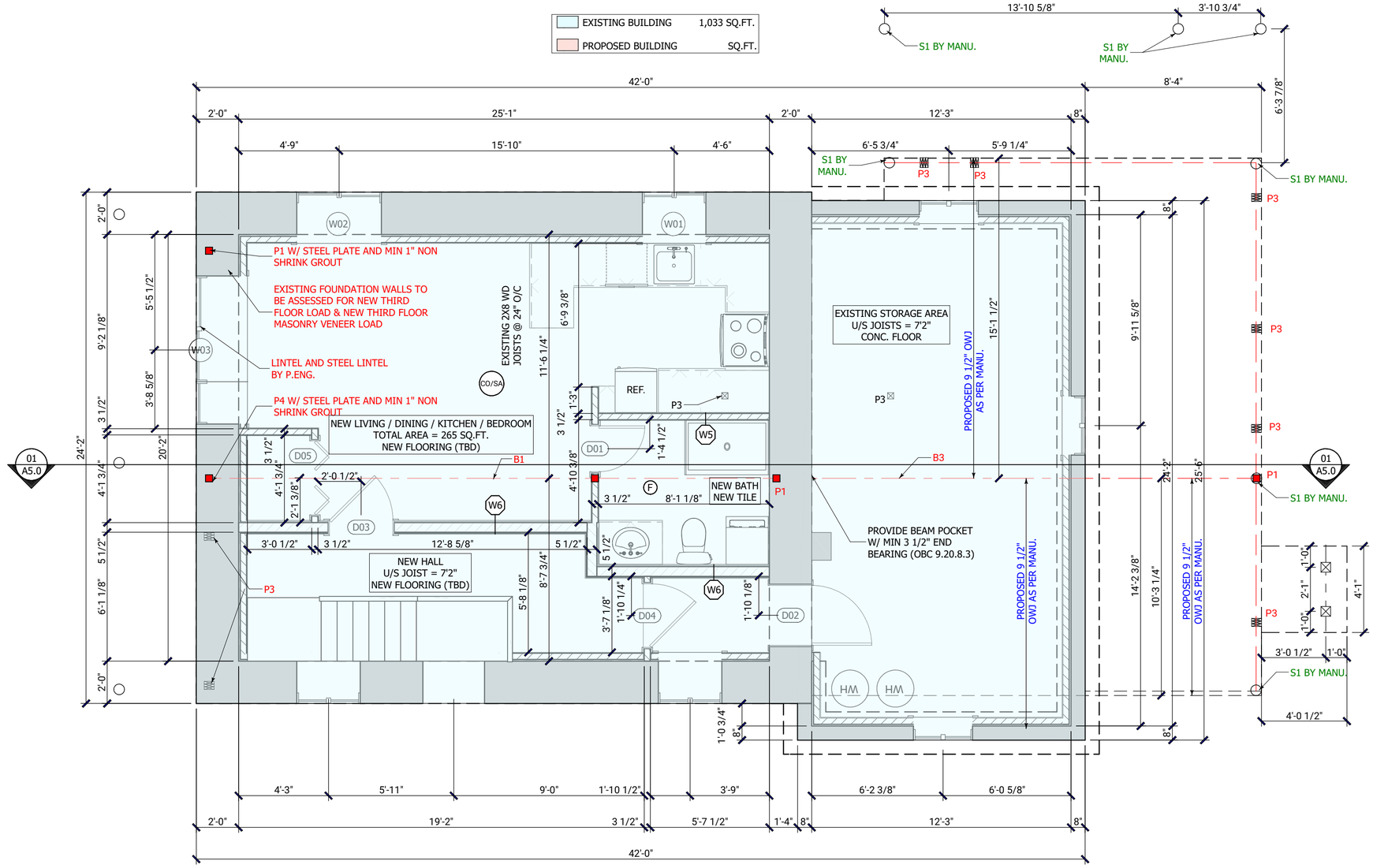
LICENSED PROFESSIONAL ENGINEER
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

STATUTORY DECLARATION
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.
DESIGNER BCIN
NAME O.G.
SIGNATURE BCIN

87 STIRLING AVENUE

CONSTRUCTION NOTES, ASSEMBLIES & SITE PLAN

DATE: JAN 30, 2019
SCALE: AS SHOWN
A0



DOOR SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DIMENSIONS
D01	1	0	26 "	80 "	26"X80"X1 3/8" L IN
D02	1	0	34 "	80 "	34"X80"X1 3/8" R IN
D03	1	0	36"	80 "	36"X80"X1 3/8" L IN
D04	1	0	36 "	80 "	36"X80"X1 3/8" R IN
D05	1	0	42 "	80 "	(4) 10 1/2"X80"X1 3/8" L/R
D06	1	1	28 "	80 "	28"X80"X1 3/8" L IN
D07	1	1	30 "	80 "	30"X80"X1 3/8" L IN
D08	1	1	30 "	80 "	30"X80"X1 3/8" R IN
D09	1	1	32 "	80 "	32"X80"X1 3/8" R IN
D10	2	1	34 "	80 "	34"X80"X1 3/4" L EX
D11	1	1	36 "	80 "	(2) 18"X80"X1 3/8" L
D12	1	1	36 "	80 "	36"X80"X1 3/8" R IN
D13	1	1	36 "	80 "	36"X80"X1 3/4" L EX
D14	1	1	36 "	80 "	36"X80"X1 3/8" L IN
D15	3	1	48 "	80 "	(4) 12"X80"X1 3/8" L/R
D16	1	2	28 "	80 "	28"X80"X1 3/8" R IN
D17	1	2	30 "	80 "	(2) 15"X80"X1 3/8" L
D18	2	2	30 "	80 "	30"X80"X1 3/8" L IN
D19	1	2	30 "	80 "	30"X80"X1 3/8" R IN
D20	1	2	32 "	80 "	32"X80"X1 3/8" L IN
D21	1	2	32 "	80 "	32"X80"X1 3/8" R IN
D22	1	2	34 "	84 "	34"X84"X1 3/4" L EX
D23	1	2	36 "	84 "	36"X84"X1 3/4" L EX
D24	1	2	36 "	80 "	36"X80"X1 3/8" L IN
D25	1	2	36 "	80 "	(2) 18"X80"X1 3/8" L
D26	3	2	36 "	80 "	(2) 18"X80"X1 3/8" R
D27	1	3	21 "	80 "	(2) 10 1/2"X80"X1 3/8" L
D28	1	3	28 "	80 "	28"X80"X1 3/8" R
D29	3	3	30 "	80 "	30"X80"X1 3/8" R IN
D30	1	3	32 "	80 "	32"X80"X1 3/8" L IN
D31	1	3	32 "	80 "	32"X80"X1 3/8" R IN
D32	1	3	34 "	84 "	34"X84"X1 3/4" L EX
D33	2	3	36 "	80 "	36"X80"X1 3/8" L IN
D34	1	3	36 "	84 "	36"X84"X1 3/4" L EX
D35	2	3	48 "	80 "	(4) 12"X80"X1 3/8" L/R

WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	TOP
W01	1	0	36 "	24 "	88"
W02	1	0	48 "	24 "	88"
W03	1	0	84 "	36 "	84 1/2"
W04	1	1	24 "	22 "	102"
W05	1	1	24 "	18 "	80"
W06	1	1	24 "	80 "	80"
W07	1	1	34 "	18 "	98"
W08	1	1	36 "	22 "	102"
W09	1	1	60 "	66 "	96"
W10	2	1	69 15/16 "	66 "	98"
W11	1	1	84 "	60 "	102"
W12	2	2	24 "	84 "	84"
W13	2	2	60 "	66 "	96"
W14	2	2	69 15/16 "	66 "	84"
W15	1	2	60 "	80 "	84"
W16	1	3	24 "	18 "	80"
W17	1	3	60 "	66 "	96"
W18	2	3	69 15/16 "	66 "	84"
W19	1	3	60 "	80 "	84"
W20	2	3	24 "	84 "	84"

DEMO NOTE:
ALL EXISTING INTERIOR WALLS TO BE REMOVED
EXISTING REAR ADDITION TO BE REMOVED
EXISTING STAIR TO SECOND FLOOR AND STAIR TO THIRD FLOOR TO BE REMOVED AND REPLACED
EXISTING WINDOWS TO BE REMOVED AND FRAMED IN OR REPLACED WITH NEW WINDOWS UNLESS NOTED OTHERWISE
SHADED EXTERIOR WALLS REPRESENT EXISTING WALLS TO REMAIN

BATHROOM NOTE: (TYP.)
FINAL BATHROOM LAYOUT TO BE CONFIRMED BY OWNER/ BATHROOM DESIGNER.
(F) EXHAUST FAN TO BE VENTED TO EXTERIOR.
-PROVIDE STUD WALL REINFORCING TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, BATHTUB AND A SHOWER AS PER OBC 9.5.2.3.(1)
-PROVIDE WATERPROOF WALL IN SHOWER STALLS (5'11") ABOVE THE RIM OF BATHTUBS EQUIPPED WITH SHOWERS (3'11") AND THE RIM OF BATHTUBS NOT EQUIPPED WITH SHOWERS (15 3/4") IN ACCORDANCE TO OBC 9.29.2.1.

GENERAL NOTES:
- (CO) SMOKE DETECTORS TO HAVE A VISUAL SIGNALING COMPONENT AND CONFORM TO NFPA 72 - 18.5.3
-ELECTRICAL OUTLET BOXES AND OTHER PARTY WALL PENETRATIONS SHALL BE OFFSET TO MAINTAIN INTEGRITY OF FIRE SEPARATION. TYPICAL ALL FLOORS.
-CERAMIC TILE REQUIRES 5/8" UNDERLAY
-WATER RESISTANT FLOORING REQUIRED IN BATHROOMS, LAUNDRY ROOMS, KITCHENS, GENERAL STORAGE AREAS & ENTRANCE (OBC 9.30.1.2.)

STAIR NOTE: (TYP.)
STAIRS TO CONFORM TO OBC 9.8.9.
MAX RISE = 7 7/8"
MIN RUN = 8 1/4"
MIN TREAD = 9 1/4"
MIN HEADROOM = 6'5"
HANDRAIL TO CONFORM TO OBC 9.8.7.
MIN HT = 2'10"
MAX HT= 3'0"
GUARDRAIL TO CONFORM TO OBC 9.8.8.
MIN HT = 2'11"

01 A3.0 PROPOSED BASEMENT FLOOR PLAN
SCALE:1/4"=1' 0"

23 DEVELOPMENTS

#	REVISION	DATE
01	ISSUED FOR CLIENT REVIEW	01/28/19
02	ISSUED FOR ENGINEERING REVIEW	01/30/19
03	ISSUED FOR BUILDING PERMIT	03/04/19
04	REVISED FOR DEFICIENCY LETTER	03/25/19

LICENSED PROFESSIONAL ENGINEER
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

LEGEND

PT.	PRESSURE TREATED LUMBER
PL	POINT LOAD ABOVE
P1	3X3X1/4" HSS
P2	2 - 2X6
P3	3 - 2X6
P4	4 - 2X6
B1	W250X101 STEEL BEAM
B2	W310X39 STEEL BEAM
B3	W250X28 STEEL BEAM
B4	W250X73 STEEL BEAM
L1	2 - 2X10 WD LINTEL
L2	2 - 2X12 WD LINTEL
L3	2 - 1 3/4" X 9 1/2" LVL 2.0 OE
F1	48"X48"X12" CONC. FOOTING W/ 3-15M E/W.

KEY TO SYMBOLS

(F)	EXHAUST FAN
(CO/SD)	SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

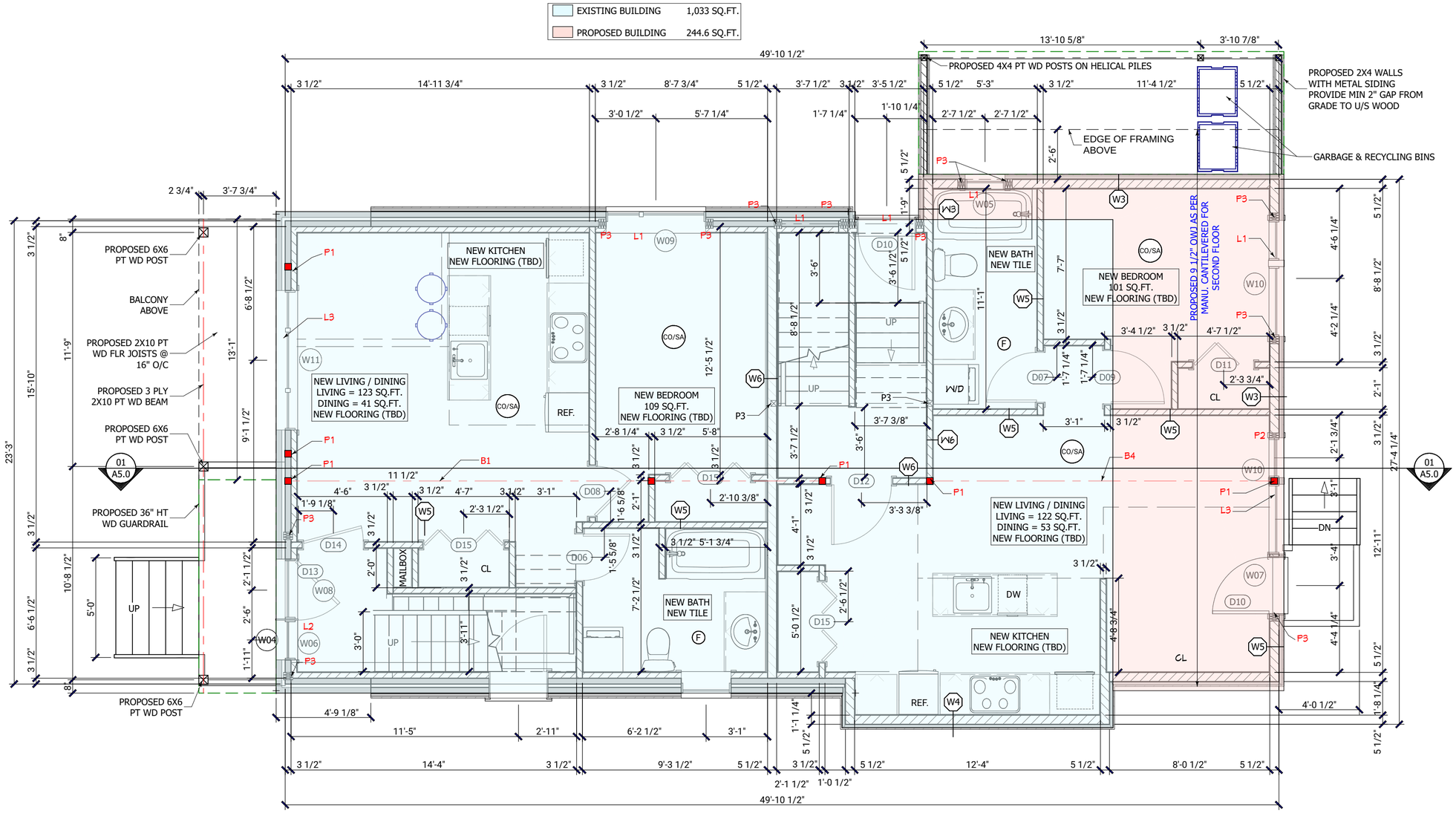
STATUTORY DECLARATION
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.

DESIGNER BCIN
DRAWN BY O.G.
CHECKED BY BCIN

87 STIRLING AVENUE

PROPOSED BASEMENT FLOOR PLAN

DATE JAN 30, 2019
SCALE AS SHOWN
A3.0



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-CERAMIC TILE REQUIRES 5/8" UNDERLAY
-WATER RESISTANT FLOORING REQUIRED IN BATHROOMS, LAUNDRY ROOMS, KITCHENS, GENERAL STORAGE AREAS & ENTRANCE (OBC 9.30.1.2.)

BATHROOM NOTE: (TYP.)
FINAL BATHROOM LAYOUT TO BE CONFIRMED BY OWNER/ BATHROOM DESIGNER.
(F) EXHAUST FAN TO BE VENTED TO EXTERIOR.
-PROVIDE STUD WALL REINFORCING TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, BATHTUB AND A SHOWER AS PER OBC 9.5.2.3.(1)
-PROVIDE WATERPROOF WALL IN SHOWER STALLS (5'11") ABOVE THE RIM OF BATHTUBS EQUIPPED WITH SHOWERS (3'11") AND THE RIM OF BATHTUBS NOT EQUIPPED WITH SHOWERS (15 3/4") IN ACCORDANCE TO OBC 9.29.2.1.

LAUNDRY ROOM NOTE: (TYP.)
OWNER TO CONFIRM DOOR SWING OF APPLIANCES BEFORE ROUGH-IN.
PROVIDE GALV. METAL PAN OR EQUAL C/W DRAIN @ WASHER.
ENSURE PROPER DRYER VENTING TO EXTERIOR.

STAIR NOTE: (TYP.)
STAIRS TO CONFORM TO OBC 9.8.9.
MAX RISE = 7 7/8"
MIN RUN = 8 1/4"
MIN TREAD = 9 1/4"
MIN HEADROOM = 6'5"
HANDRAIL TO CONFORM TO OBC 9.8.7.
MIN HT = 2'10"
MAX HT= 3'0"
GUARDRAIL TO CONFORM TO OBC 9.8.8.
MIN HT = 2'11"

01 A3.1 PROPOSED GROUND FLOOR PLAN
SCALE:1/4"=1' 0"

23 DEVELOPMENTS

#	REVISION	DATE
01	ISSUED FOR CLIENT REVIEW	01/28/19
02	ISSUED FOR ENGINEERING REVIEW	01/30/19
03	ISSUED FOR BUILDING PERMIT	03/04/19
04	REVISED FOR DEFICIENCY LETTER	03/25/19

LICENSED PROFESSIONAL ENGINEER
D. R. CLARK
4/3/19
PROVINCE OF ONTARIO

LEGEND

PT.	PRESSURE TREATED LUMBER
PL	POINT LOAD ABOVE
P1	3X3X1/4" HSS
P2	2 - 2X6
P3	3 - 2X6
P4	4 - 2X6
B1	W250X101 STEEL BEAM
B2	WB310X39 STEEL BEAM
B3	W250X28 STEEL BEAM
B4	W250X73 STEEL BEAM
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L2	2 - 2X12 WD LINTEL
L3	2 - 1 3/4" X 9 1/2" LVL 2.0 OE
F1	48"X48"X12" CONC. FOOTING W/ 3-15M E/W.

KEY TO SYMBOLS
(F) EXHAUST FAN
(CO/SD) SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

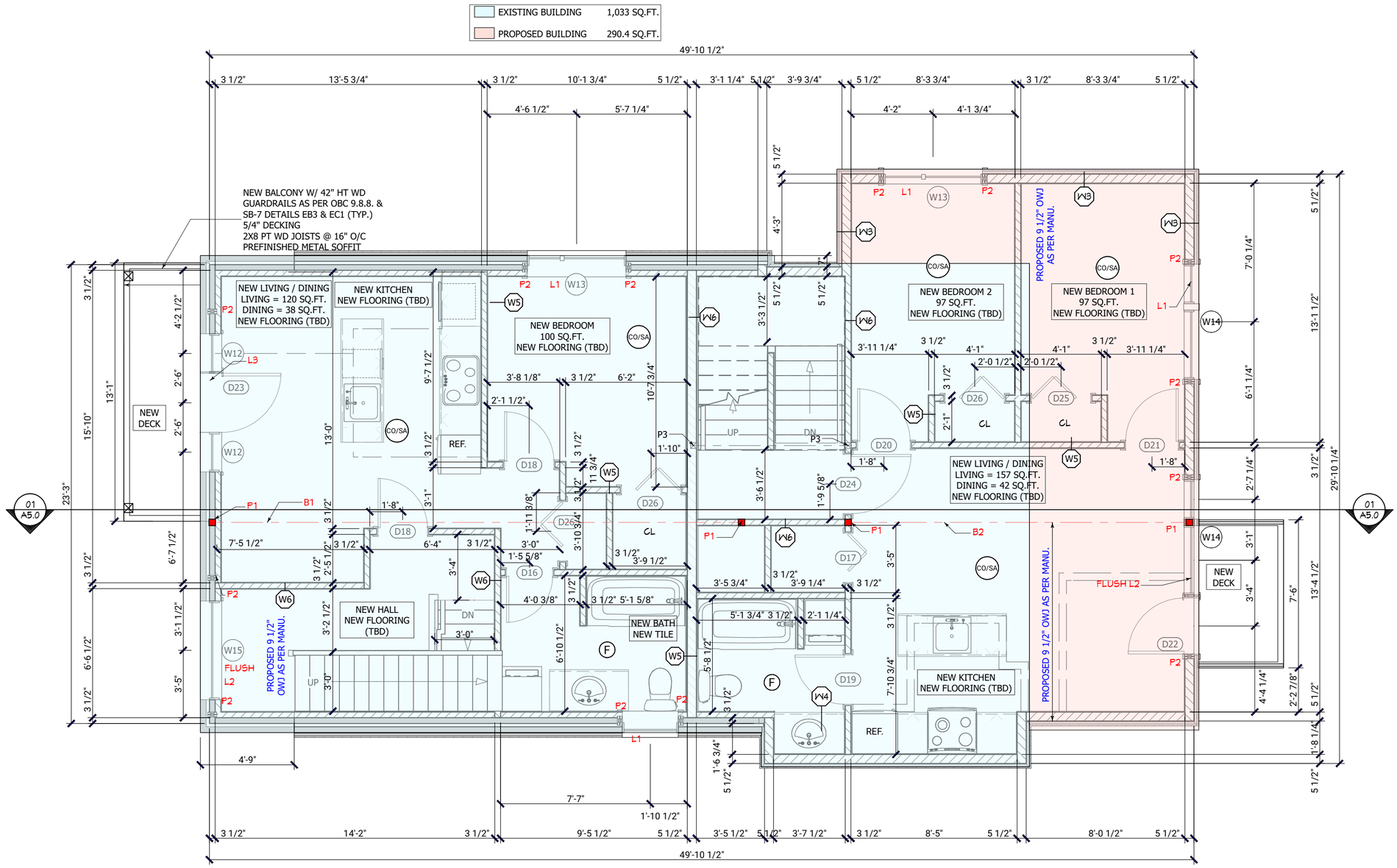
STATUTORY DECLARATION: The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.

DESIGNER BCIN
O.G.
BCIN

87 STIRLING AVENUE

PROPOSED GROUND FLOOR PLAN

DATE JAN 30, 2019
SCALE AS SHOWN
A3.1



DEMO NOTE:
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-CERAMIC TILE REQUIRES 5/8" UNDERLAY
-WATER RESISTANT FLOORING REQUIRED IN BATHROOMS, LAUNDRY ROOMS, KITCHENS, GENERAL STORAGE AREAS & ENTRANCE (OBC 9.30.1.2.)

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PROVIDE GALV. METAL PAN OR EQUAL C/W DRAIN @ WASHER.
ENSURE PROPER DRYER VENTING TO EXTERIOR.

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MIN HEADROOM = 6'5"
HANDRAIL TO CONFORM TO OBC 9.8.7.
MIN HT = 2'10"
MAX HT= 3'0"
GUARDRAIL TO CONFORM TO OBC 9.8.8.
MIN HT = 2'11"

01 A3.2 PROPOSED SECOND FLOOR PLAN
SCALE:1/4"=1' 0"

#	REVISION	DATE
01	ISSUED FOR CLIENT REVIEW	01/28/19
02	ISSUED FOR ENGINEERING REVIEW	01/30/19
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04	REVISED FOR DEFICIENCY LETTER	03/25/19

LICENSED PROFESSIONAL ENGINEER
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

LEGEND

PT.	PRESSURE TREATED LUMBER
PL	POINT LOAD ABOVE
P1	3X3X1/4" HSS
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P3	3 - 2X6
P4	4 - 2X6
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B3	W250X28 STEEL BEAM
B4	W250X73 STEEL BEAM
L1	2 - 2X10 WD LINTEL
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L3	2 - 1 3/4" X 9 1/2" LVL 2.0 OE
F1	48"X48"X12" CONC. FOOTING W/ 3-15M E/W.

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STATUTORY DECLARATION
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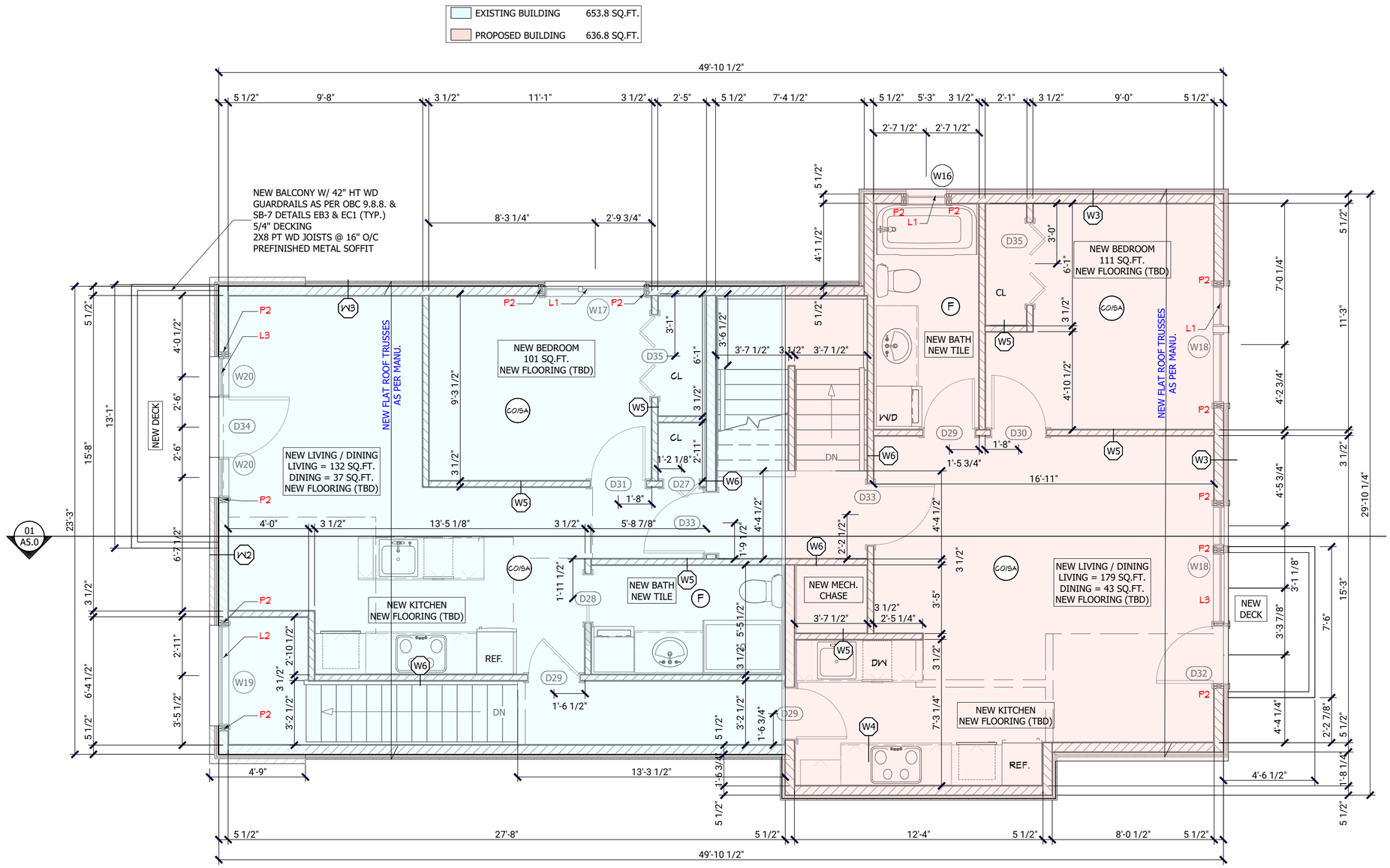
	DESIGNER	BCIN
CHKD	O.G.	
DES'D		BCIN

87 STIRLING AVENUE

PROPOSED SECOND FLOOR PLAN

SCALE	AS SHOWN
DATE	JAN 30, 2019

A3.2



DEMO NOTE:
ALL EXISTING INTERIOR WALLS TO BE REMOVED
EXISTING REAR ADDITION TO BE REMOVED
EXISTING STAIR TO SECOND FLOOR AND STAIR TO THIRD FLOOR TO BE REMOVED AND REPLACED
EXISTING WINDOWS TO BE REMOVED AND FRAMED IN OR REPLACED WITH NEW WINDOWS UNLESS NOTED OTHERWISE
SHADED EXTERIOR WALLS REPRESENT EXISTING WALLS TO REMAIN

GENERAL NOTES:
- (SD) SMOKE DETECTORS TO HAVE A VISUAL SIGNALING COMPONENT AND CONFORM TO NFPA 72 - 18.5.3
-ELECTRICAL OUTLET BOXES AND OTHER PARTY WALL PENETRATIONS SHALL BE OFFSET TO MAINTAIN INTEGRITY OF FIRE SEPARATION. TYPICAL ALL FLOORS.
-CERAMIC TILE REQUIRES 5/8" UNDERLAY
-WATER RESISTANT FLOORING REQUIRED IN BATHROOMS, LAUNDRY ROOMS, KITCHENS, GENERAL STORAGE AREAS & ENTRANCE (OBC 9.30.1.2.)

BATHROOM NOTE: (TYP.)
FINAL BATHROOM LAYOUT TO BE CONFIRMED BY OWNER/ BATHROOM DESIGNER.
(F) EXHAUST FAN TO BE VENTED TO EXTERIOR.
-PROVIDE STUD WALL REINFORCING TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, BATHTUB AND A SHOWER AS PER OBC 9.5.2.3.(1)
-PROVIDE WATERPROOF WALL IN SHOWER STALLS (5'11") ABOVE THE RIM OF BATHTUBS EQUIPPED WITH SHOWERS (3'11") AND THE RIM OF BATHTUBS NOT EQUIPPED WITH SHOWERS (15 3/4") IN ACCORDANCE TO OBC 9.29.2.1.

LAUNDRY ROOM NOTE: (TYP.)
OWNER TO CONFIRM DOOR SWING OF APPLIANCES BEFORE ROUGH-IN.
PROVIDE GALV. METAL PAN OR EQUAL C/W DRAIN @ WASHER.
ENSURE PROPER DRYER VENTING TO EXTERIOR.

STAIR NOTE: (TYP.)
STAIRS TO CONFORM TO OBC 9.8.9.
MAX RISE = 7 7/8"
MIN RUN = 8 1/4"
MIN TREAD = 9 1/4"
MIN HEADROOM = 6'5"
HANDRAIL TO CONFORM TO OBC 9.8.7.
MIN HT = 2'10"
MAX HT= 3'0"
GUARDRAIL TO CONFORM TO OBC 9.8.8.
MIN HT = 2'11"

01 A3.3 PROPOSED THIRD FLOOR PLAN
SCALE:1/4"=1' 0"

23 DEVELOPMENTS

#	REVISION	DATE
01	ISSUED FOR CLIENT REVIEW	01/28/19
02	ISSUED FOR ENGINEERING REVIEW	01/30/19
03	ISSUED FOR BUILDING PERMIT	03/04/19
04	REVISED FOR DEFICIENCY LETTER	03/25/19

LICENSED PROFESSIONAL ENGINEER
D.R.CLARK
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

LEGEND

FT.	FRESSURE TREATED LUMBER
PL	POINT LOAD ABOVE
F1	3X3X1/4" HSS
F2	2 - 2X6
F3	3 - 2X6
F4	4 - 2X6
B1	W250X101 STEEL BEAM
B2	W310X39 STEEL BEAM
B3	W250X28 STEEL BEAM
B4	W250X73 STEEL BEAM
L1	2 - 2X10 WD LINTEL
L2	2 - 2X12 WD LINTEL
L3	2 - 1 3/4" X 9 1/2" LVL 2.0 OE
F1	48"X48"X12" CONC. FOOTING W/ 3-15M E/W.

KEY TO SYMBOLS
(F) EXHAUST FAN
(CO/SD) SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

STATUTORY DECLARATION
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements setout in the Ontario Building Code to design the work shown in the attached documents.
DESIGNER BCIN
DRAWN BY O.G.
CHK'D BY BCIN

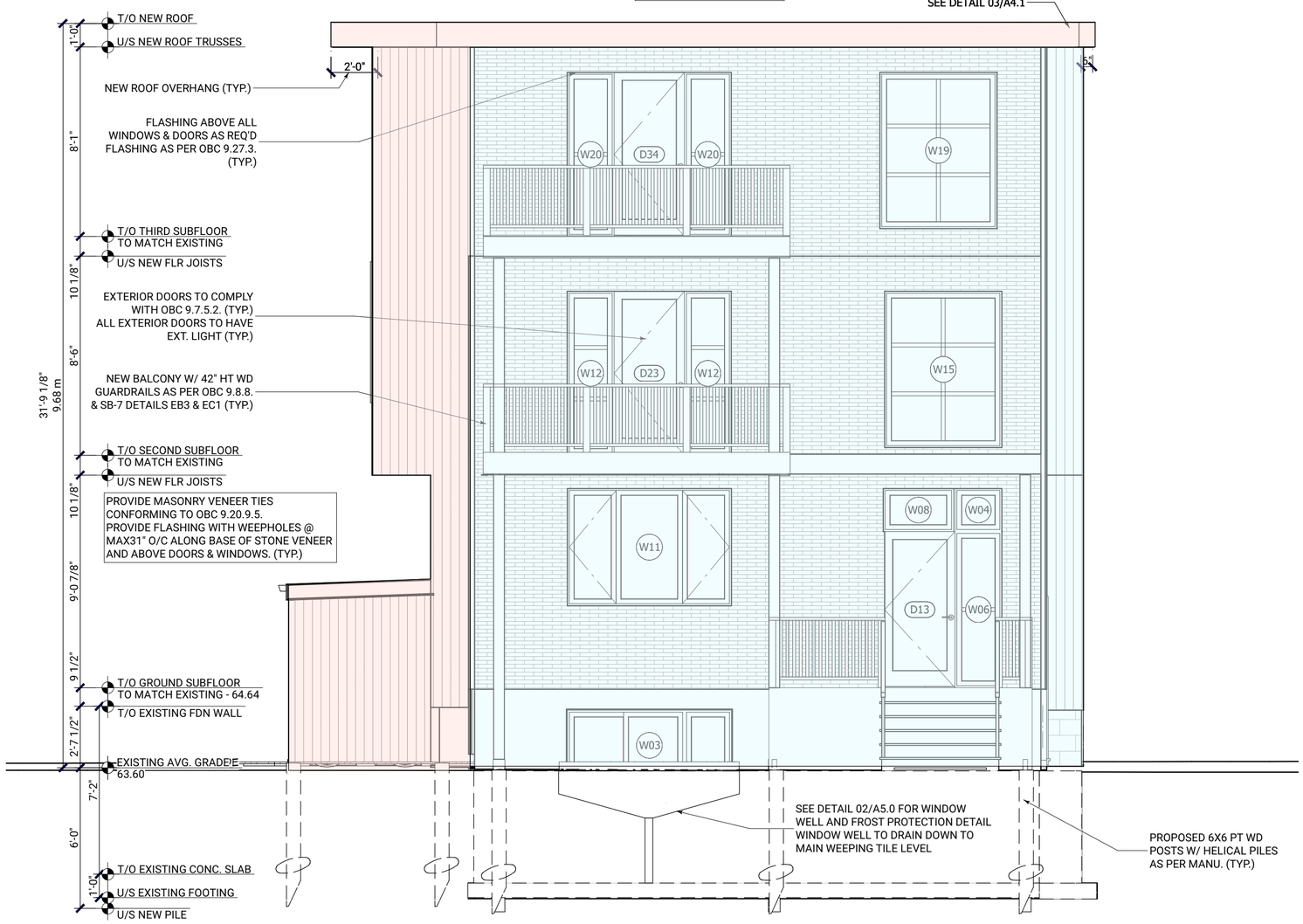
87 STIRLING AVENUE

PROPOSED THIRD FLOOR PLAN

DATE | SCALE
JAN 30, 2019 | AS SHOWN

A3.3

UPO CALCULATION
EBF AREA = 841 SQ.FT.
LIMITING DISTANCE = 12.5M
PERMITTED GLAZING = 100%



01 A4.0 EXTERIOR ELEVATION (FRONT)
SCALE:1/4"=1' 0"

#	REVISION	DATE
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LICENSED PROFESSIONAL ENGINEER
D.R.CLARK
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

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DESIGNER BCIN
DRAWN BY: O.G.
CHK'D BY: BCIN

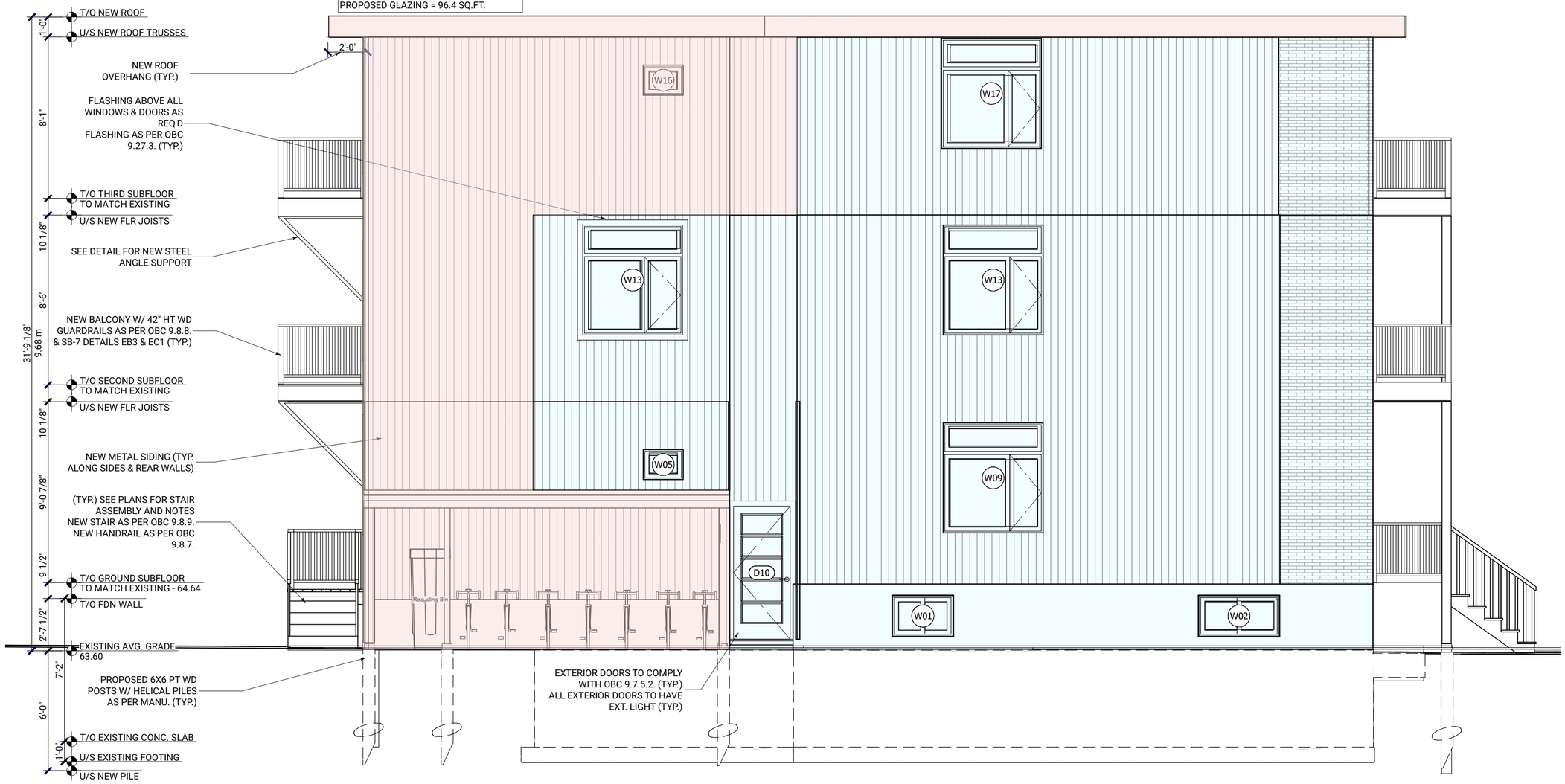
87 STIRLING AVENUE

EXTERIOR ELEVATION (FRONT)

SCALE: AS SHOWN
DATE: JAN 30, 2019

A4.0

UPO CALCULATION
EBF AREA = 1543 SQ.FT.
LIMITING DISTANCE = 2.73M
PERMITTED GLAZING = 9.46% = 146 SQ.FT.
PROPOSED GLAZING = 96.4 SQ.FT.



01 A4.1 EXTERIOR ELEVATION (LEFT)
SCALE:1/4"=1' 0"

#	REVISION	DATE
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LICENSED PROFESSIONAL ENGINEER
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D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

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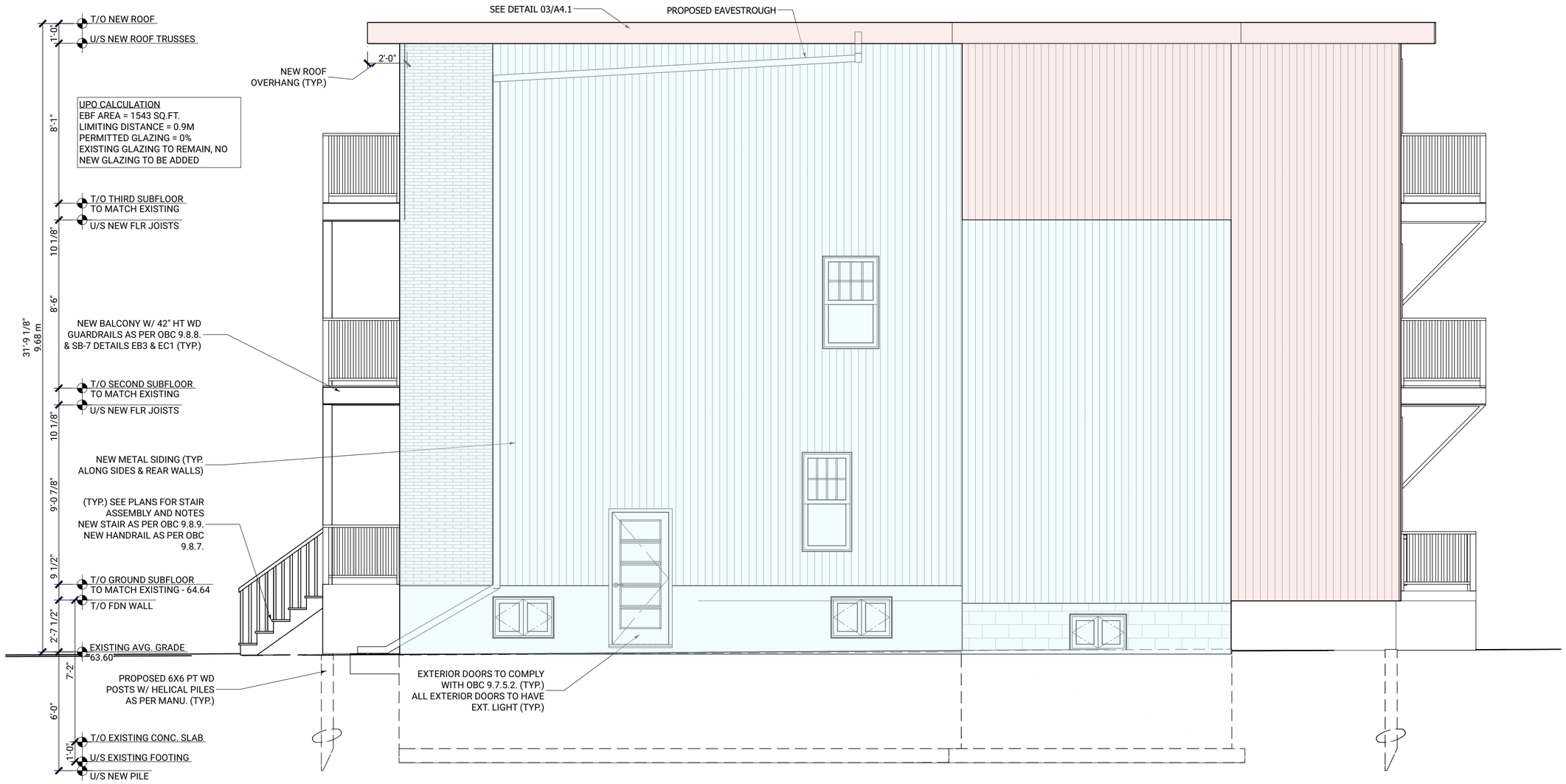
DESIGNER BCIN
O.G.
BCIN

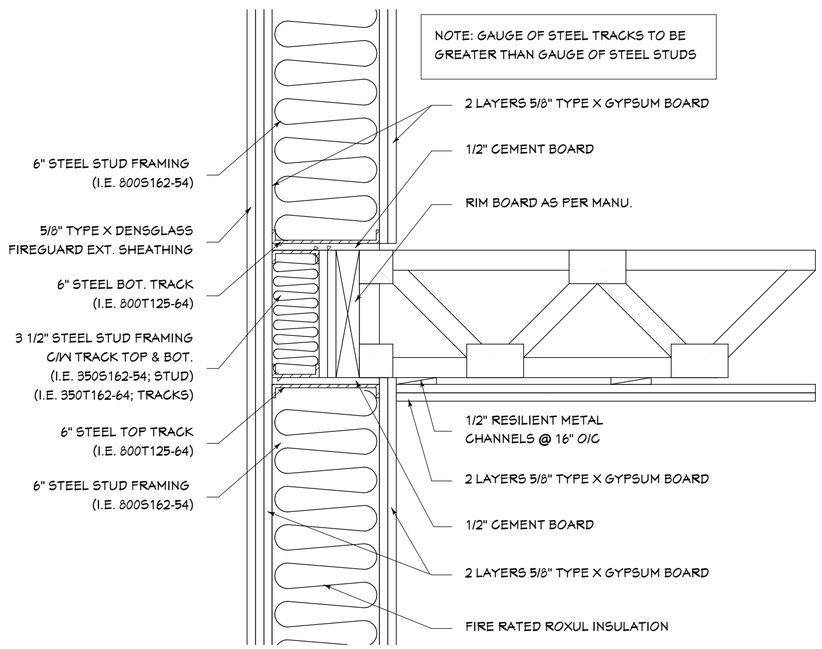
87 STIRLING AVENUE

EXTERIOR ELEVATION (LEFT)

SCALE: AS SHOWN
DATE: JAN 30, 2019
A4.1



01 A4.2 EXTERIOR ELEVATION (RIGHT)
SCALE:1/4"=1' 0"



02 A4.2 STEEL STUD WALL DETAILS - TO BE CONFIRMED BY P.ENG.
SCALE:1-1/2"=1' 0"

DESIGNATIONS

MEMBER DEPTH IN 1/100THS INCHES. THUS 600 MEANS 600/100=6"

FLANGE WIDTH IN 1/100THS INCHES. THUS 162 MEAN 162/100=1.62" OR 1 5/8"

600 S 162 - 54

MIN. THICKNESS IN 1/1000THS INCHES. THUS 54 MEANS 54/1000=0.054"

STYLE:
S= STUD OR JOIST SECTIONS
T= TRACK SETCTIONS
U= CHANNEL SECTIONS
F= FURRING CHANNEL SECTIONS

THICKNESS - STEEL COMPONENTS

MINIMUM THICKNESS (MILS)	DESIGN THICKNESS (IN)	(MM)	REFERENCE ONLY GAUGE NO.
18	0.0188	0.477	25
27	0.0283	0.718	22
30	0.0312	0.792	20 - DRYWALL
33	0.0346	0.878	20 - STRUCTURAL
43	0.0451	1.145	18
54	0.0566	1.437	16
68	0.0713	1.811	14
97	0.1017	2.583	12

1. MATERIALS
MATERIAL FOR COLD FORMED STEEL STUDS, BRACING, BRIDGING CHANNELS AND CLIPS, ETC. SHALL MEET THE REQUIREMENTS OF CAN/CSA-S136-01. FOR MATERIAL 1.15mm AND THINNER, GRADE A YIELD STRENGTH 228MPa (33 Ksi), FOR MATERIAL 1.52mm AND THICKER, GRADE D, 345 MPa (50 Ksi)

FOR STUDS & TRACKS, HOT DIPPED GALVANIZED COATING TO BE 225 MINIMUM.

2. STUD SIZES & DESIGNATIONS
STUDS - 8"X1 5/8"x5/8" - 0.0566" - (800s162-56) TYP. EXT. WALL. REFER TO STUD DESIGNATION DEFINITION BELOW. STUDS TO BE SECURED AT TOP WITH DIETRICH FASTCLIPS.

3. STUDS & TRACKS
UNLESS INDICATED, ALL TRACK IS TO BE SAME GAUGE AS STUDS, WITH A WIDTH TO MATCH STUD AND STANDARD LEGS. MATERIAL AS PER NOTE 1.

4. FASTENERS & CONNECTIONS
ALL FASTENERS BETWEEN STUDS, STUDS & TRACK TO BE #8-18 WAFER HEAD SCREWS CORROSION RESISTANT ZINC OR CADMIUM COATING (0.008mm) THICK.

5. BRIDGING CHANNEL & CLIPS
UNLESS INDICATED, BRIDGING REQUIRED ON CENTERLINE OF STUDS AS PER DETAIL AT 1200mm (48") O/C MAX. TO BE 38 (1.5")X13 (1/2")X1.15mm (0.045") "U" CHANNEL.

BRIDGING CLIPS TO BE 38 (1.5")X38 (1.5")X1.15mm (0.045") CONNECT WITH 2-#8-18 SCREWS TO BOTH STUD & BRIDGING CHANNEL MATERIAL AS PER NOTE 1.

6. VERTICAL DEFLECTION
ATTACH BUILDING ANCHORS TO THE STRUCTURE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. ANCHORS SHALL BE INSTALLED THROUGH THE EMBOSSMENTS ON THE SCORED LINE OF THE CLIP AS SHOWN ON THE ATTACHED DRAWINGS. IN NO CASE SHALL ANCHORS BE INSTALLED MORE THAN 1" (25mm) FROM THE BEND ON THE SHORT LEG OF THE CLIP. IN CASE OF DISCREPANCY BETWEEN THIS INFORMATION AND THE DESIGN ENGINEER'S DETAILS, DESIGN ENGINEER'S DETAILS SHALL BE FOLLOWED. SCREWS SHALL BE DRIVEN THROUGH THE SLOTTED HOLES AND POSITIONED TO ALLOW FOR THE APPROPRIATE BUILDING DEFLECTION.

7. GENERAL NOTES
THESE SPECIFICATIONS & ATTACHED SKETCHES MUST BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FOR THIS PROJECT.

ALL HEIGHTS OF WALLS TO BE CONFIRMED ON SITE, MAXIMUM HEIGHTS USED FOR DESIGN OF STUDS.

STEEL STUD CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ENGINEER PRIOOR TO PROCEEDING WITH WORK.

2B DEVELOPMENTS

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LICENSED PROFESSIONAL ENGINEER
D.R.CLARK
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

STATUTORY DECLARATION
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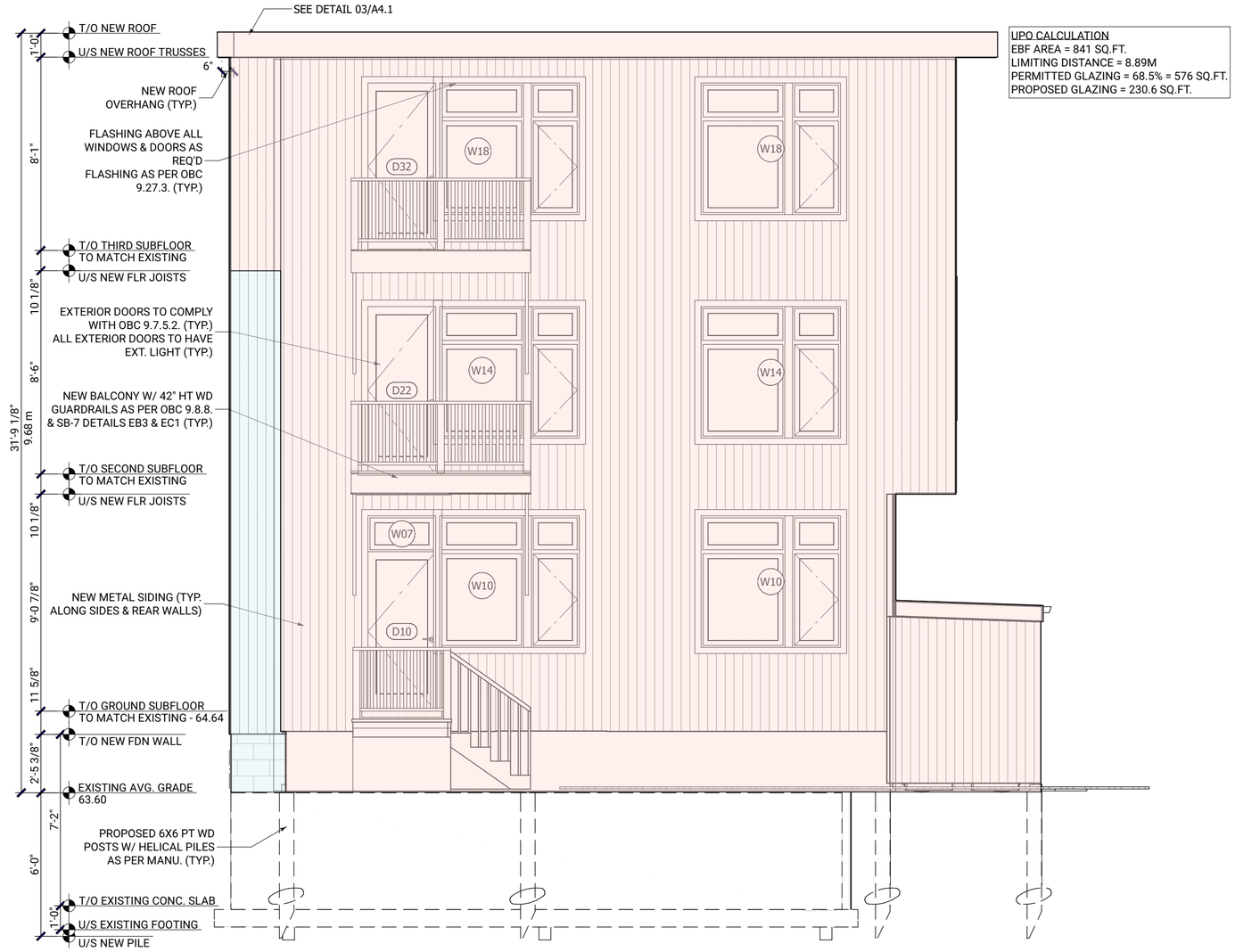
DESIGNER BCIN
DRAWN O.G.
CHECKED BCIN

87 STIRLING AVENUE

EXTERIOR ELEVATION (RIGHT)

DATE JAN 30, 2019
SCALE AS SHOWN

A4.2



UPO CALCULATION
EBF AREA = 841 SQ.FT.
LIMITING DISTANCE = 8.89M
PERMITTED GLAZING = 68.5% = 576 SQ.FT.
PROPOSED GLAZING = 230.6 SQ.FT.

01 A4.3 EXTERIOR ELEVATION (REAL)
SCALE:1/4"=1' 0"

DEVELOPMENTS

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DESIGNER BCIN
DRAWN BY O.G.
CHECKED BY BCIN

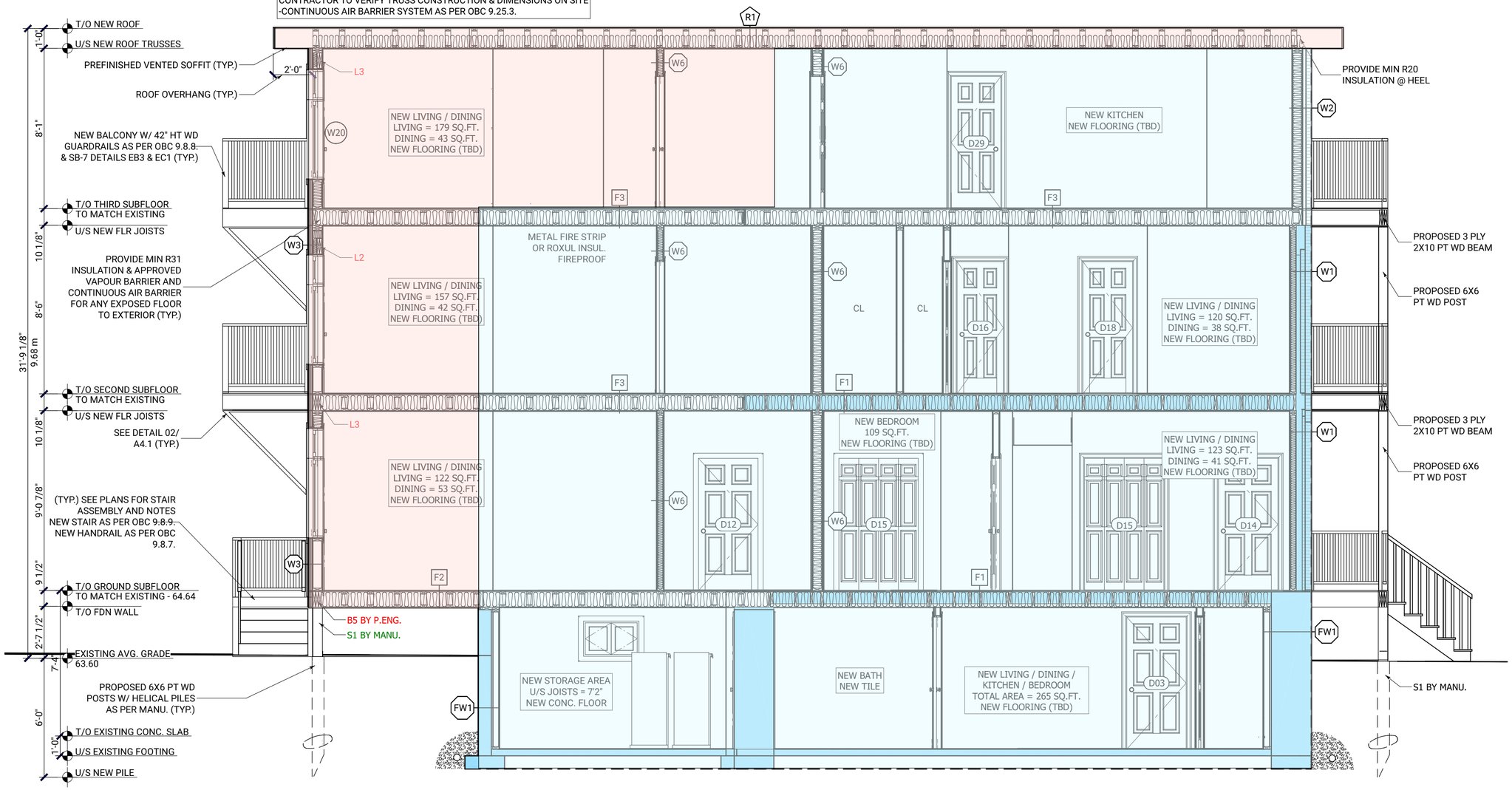
87 STIRLING AVENUE

EXTERIOR ELEVATION (REAR)

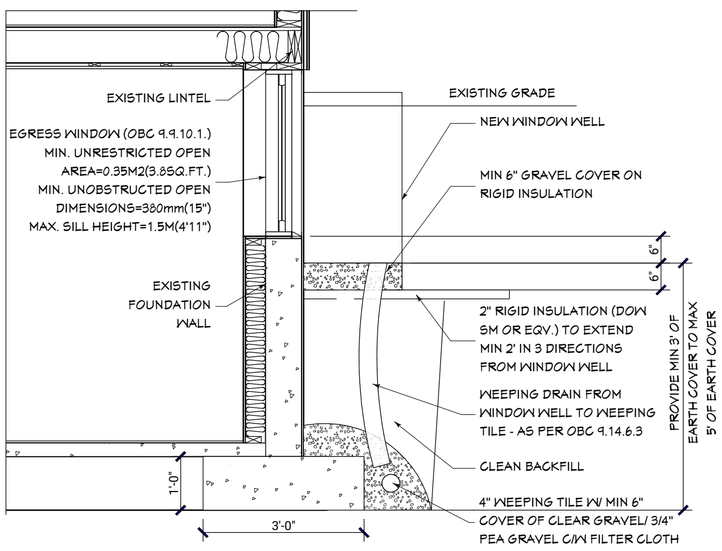
SCALE AS SHOWN
DATE JAN 30, 2019

A4.3

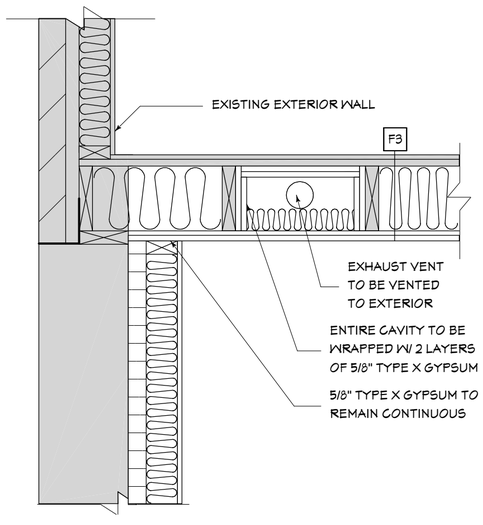
NOTE:
-TRUSS DESIGN TO COMPLY WITH THE 2012 OBC AND CSA-086.1.
CONTRACTOR TO VERIFY TRUSS CONSTRUCTION & DIMENSIONS ON SITE
-CONTINUOUS AIR BARRIER SYSTEM AS PER OBC 9.25.3.



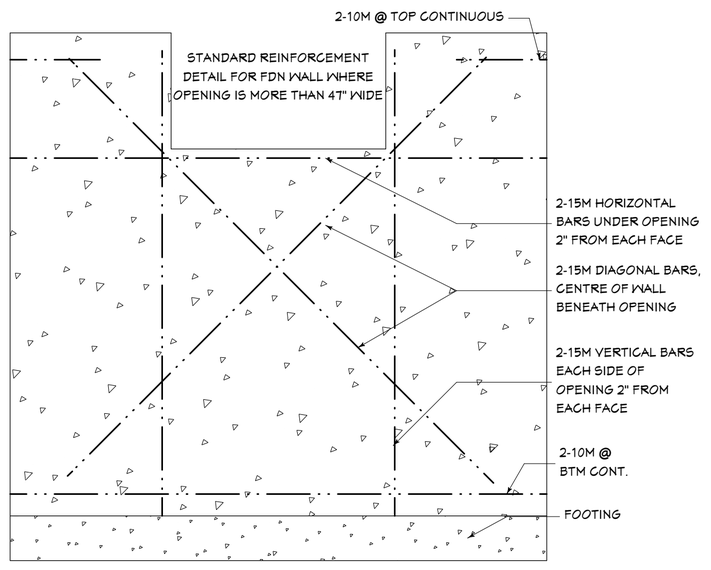
01 A5.0 BUILDING SECTION
SCALE:1/4"=1' 0"



02 A5.0 TYP. BASEMENT EGRESS WINDOW DETAIL
SCALE:1/2"=1' 0"



03 A5.0 TYP. VENTING DETAIL
SCALE:1 1/2"=1' 0"



04 A5.0 STANDARD REINFORCEMENT DETAIL
SCALE: 1/2"=1' 0"

28 DEVELOPMENTS

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LICENSED PROFESSIONAL ENGINEER
D. R. CLARK
4 | 3 | 19
PROVINCE OF ONTARIO

LEGEND

FT.	PRESSURE TREATED LUMBER
PL	POINT LOAD ABOVE
F1	3X3X1/4" HSS
F2	2 - 2X6
F3	3 - 2X6
F4	4 - 2X6
B1	W250X101 STEEL BEAM
B2	W310X39 STEEL BEAM
B3	W250X28 STEEL BEAM
B4	W250X73 STEEL BEAM
L1	2 - 2X10 WD LINTEL
L2	2 - 2X12 WD LINTEL
L3	2 - 1 3/4" X 9 1/2" LVL 2.0 OE
F1	48"X48"X12" CONC. FOOTING W/ 3-15M E/W.

KEY TO SYMBOLS

(F) EXHAUST FAN
(CO/SD) SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR

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DESIGNER	BCIN
O.G.	
	BCIN

87 STIRLING AVENUE

BUILDING SECTION & DETAILS

DATE / SCALE: AS SHOWN, JAN 30, 2019

A5.0