CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED) - ALL CONSTRUCTION TO CONFIRM TO THE ONTARIO BUILDING CODE (OBC) AND ALL OTHER CODES AND LOCAL **AUTHORITIES HAVING JURISDICTION** - ALL DIMENSION GIVEN IN IMPERIAL FOLLOWED BY METRIC.

FOOTINGS / SLABS TYPICAL STRIP FOOTING BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH & 2.4kPa MAX. LIVE LOAD - MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS. - SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPA) BEARING CAPACITY. - FTG TO HAVE CONTINUOUS KEY - FTG. SIZES MAY BE REDUCED FOR SOIL W/ GREATER

- BEARING CAPACITY (AS PER SOIL ENGINEERING REPORT TYPICAL STRIP FOOTING (EXTERIOR WALLS) FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE. - 2 STOREY SIDING = 14" X 4" (350mm X 100mm) 3 STOREY SIDING = 18" X 5" (450mm X 125mm) 1 STOREY BRICK = 12" X 4" (315mm X 100mm) - 2 STOREY BRICK = 19" X 6" (480mm X 150mm) - 3 STOREY BRICK = 26" X 9" (645mm X 230mm) OR SEE P. ENGINEER SPECIFICATIONS
- TYPICAL STRIP FOOTING (INTERIOR WALLS) - 2 STOREY STUD = 14" X 4" (350mm X 100mm) - 3 STOREY STUD = 20" X 7" (500mm X 175mm) - 2 STOREY MASONRY = 18" X 6' (450mm X 150mm) - 3 STOREY MASONRY = 24" X 9" (600mm X 230mm) - OR SEE P. ENGINEER SPECIFICATIONS
- TYPICAL ISOLATED FOOTING (INTERIOR COLUMN) BASED ON COLUMNS SPACED AT 9'-10" (3000mm) O.C. - 1 STOREY = 25" X 25" X 11" (635mm X 635mm X 280mm) - 2 STOREY = 34" X 34" X 15" (865mm X 865mm X 380mm) - 3 STORFY = 40" X 40" X 18" (1000mm X 1000mm X 460mm) - OR SEE P. ENGINEER SPECIFICATIONS BASED ON COLUMNS SPACED AT 16'-0" (4880mm) O.C. - 1 STOREY = 32" X 32" X 14" (812mm X 812mm X 356mm) - 2 STORFY = 44" X 44" X 20" (1120mm X 1120mm X 508mm - 3 STOREY = 50" X 50" X 23" (1280mm X 1280mm X 585mm) - OR SEE P. ENGINEER SPECIFICATIONS
- 4 STEP FOOTING - SIZES AS PER NOTES 1 & 2 - 2'-0" (600mm) MAX. VERTICAL RISE FOR FIRM SOIL - 2'-0" (600mm) MIN. HORIZONTAL RUN - OR SEE P. ENGINEER SPECIFICATIONS
- DRAINAGE TILE OR PIPE - MATERIALS SHALL CONFIRM TO OBC - 9.14.3.1 - 4" (100mm) MIN. DIA. W/ FILTER CLOTH - LAID ON LEVEL UNDISTURBED SOIL OR WELL COMPACTED FILL ADJACENT TO THE FOOTING - TOP OF TILE OR PIPE TO BE BELOW BTM. OF FL. SLAB - COVER TOP & SIDES OF TILE OR PIPE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR - TILE SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP PIT - OR SEE P. ENGINEER GEOTECH. REPORT & SPECIFICATION
- BASEMENT SLAB (UNLESS OTHERWISE NOTED ON DRAWINGS) - MIN. 4" (100mm) CONCRETE SLAB OVER MIN. 4' (100mm) COURSE GRANULAR FILL - MIN. 3600psi (25MPa) AFTER 28 DAYS WHEN DAMPPROOFING IS NOT PROVIDED. - MIN. 2200psi (15MPa) AFTER 28 DAYS WHEN DAMPPROOFING IS PROVIDED BENEATH SLAB. - PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG. - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES
- NOT CONSTITUTE A HAZARD, PROVIDE SOIL GAS CONTROL BY MEANS OF SUBFLOOR DEPRESSURIZATION OR SOIL GAS BARRIER IN CONFORMANCE WITH ORC 9 13 4 2 OR SEE P. ENGINEER SPECIFICATIONS GARAGE SLAB / EXTERIOR SLABS MIN. 4" (100mm) CONCRETE SLAB - MIN. 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28

ON OPTIONAL 4" (100mm) COURSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE SOIL. - SLOPE TO EXTERIOR AT 1% - OR SEE P. ENGINEER SPECIFICATIONS

PII ASTER - CONCRETE NIB = 4" X 12" (100mm X 300mm) = 4" X 12" (100mm X 300mm) BONDED AND TIED TO WALL AS PER OBC 9.20.11.2 & TOP 8" (200mm) TO BE SOLID. BEAM POCKET

- 4" (100mm) INTO FOUNDATION WALL - WIDTH TO MATCH BEAM SIZE - 1/2" (13mm) SPACE AROUND WOOD BEAMS - OR SEE P. ENGINEER SPECIFICATIONS

STRUCTURAL COLUMNS SIZES BASED ON COLUMNS SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAMED FLOORS, WHERE THE SUPPORTED LENGTH OF JOIST REARING ON SUCH BEAMS DOES NOT EXCEED 16' 5" (5m) & THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa)

> STEEL PIPE COLUMN - FIXED COLUMN - MIN. 3" (73mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS - FOR STEEL BEAMS: CLIPS @ TOP & MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL BOTTOM PLATE. FOR WOOD BEAMS: MIN 4" X 4" 1/4" (100mm X 100mm X 6.35mm) TOP & BOTTOM PLATE. TOP PLATE SHALL EXTEND ACROSS FULL WIDTH OF BEAM. - OR SEE P. ENGINEER SPECIFICATIONS

> WOOD COLUMN - WIDTH OR DIA. SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER. - MIN. 6" X' 6" (140mm X 140mm) FOR RECTANGULAR COLUMN - MIN. 7 1/4" (184mm) DIA. FOR ROUND COLUMNS - OR SEE P. ENGINEER SPECIFICATIONS

FOUNDATION WALLS

REDUCTION IN THICKNESS WHERE THE FND. WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE REDUCED SECTION SHALL NOT BE LESS THAN 3 1/2" (90mm) THICK & BE TIED TO FACING WITH METAL TIES CONFORMING TO OBC 9.20.9.4.(3) - FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR - WHERE THE WALL IS REDUCED FOR JOIST. THE REDUCED SECTION SHALL NOT BE MORE THAN 13 3/4" (350mm) HIGH AND NOT LESS THAN 3 1/2" (90mm) THICK.

- EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150mm) ABOVE FINISHED GROUND LEVEL.

- 11 > 8' FOUNDATION WALL 8' (200mm) 2900psi (20MPa) POURED CONC. FND. WALL - 9'10" (3000mm) MAX, LATERALLY SUPPORTED HEIGHT - 7' 2" (2200mm) MAX. HEIGHT OF FIN. GRADE ABOVE FIN. - ANCHORED TO FLOOR SYSTEM WITH ANCHOR BOLTS. - ON CONTINUOUS KEYED CONCRETE FOOTING - OR SEE P. ENGINEER SPECIFICATIONS
- $^{\prime}$ 11a $\left.
 ight
 angle$ 10" FOUNDATION WALL 10" (250mm) 2900psi (20MPa) POURED CONC. FND. WALL - 9' 10" (3000m) MAX. LATERALLY SUPPORTED HEIGHT - 9' 4" (2850mm) MAX. HEIGHT OF FIN. GRADE ABOVE FIN. BASEMENT FLOOR - ANCHORED TO FLOOR SYSTEM WITH ANCHOR BOLTS. ON CONTINUOUS KEYED CONCRETE FOOTING.

- OR SEE P. ENGINEER SPECIFICATIONS

(11b) FOUNDATION WALL AT UNSUPPORTED OPENINGS 2 - 20M BARS IN TOP PORTION OF WALL FOR OPENINGS UP - 3 - 20M BARS IN TOP PORTION OF WALL FOR OPENINGS UP TO 10'-0" (3050mm) - 4 - 20M BARS IN TOP PORTION OF WALL FOR OPENINGS UP TO 15'-0" (4570mm) - BARS TO BE STACKED VERTICALLY AT INTERIOR FACE - BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER BARS TO EXTEND MIN. 2'-0" (600mm) BEYOND BOTH SIDES OF - OR SEE P. ENGINEER SPECIFICATIONS

COURSE & OVER OPENINGS

- CONTINUOUS APPROVED AIR BARRIER

DISTANCE LESS THAN 4'-0" (1200mm)

(MIN. 6" (150mm) FROM FIN. GRADE

COURSE & OVER OPENINGS

- 1" (25mm) AIR SPACE

MEMBRANE

- 4" (100mm) CMU OR 3 1/2" (90mm) CMU

- CONTINUOUS APPROVED AIR BARRIER

- 1/2" (12.7mm) EXTERIOR WALL SHEATHING

- CONTINUOUS APPROVED VAPOUR BARRIER

- 5/8" (15.9mm) GYPSUM BOARD FINISH OR

DISTANCE LESS THAN 4'-0" (1200mm)

(MIN. 6" (150mm) FROM FIN. GRADE

COURSE & OVER OPENINGS

- 1" (25mm) AIR SPACE

- 4" (100mm) CMU OR 3 1/2" (90mm) CMU

- CONTINUOUS APPROVED AIR BARRIER

DISTANCE LESS THAN 4'-0" (1200mm)

16 INTERIOR STUD PARTITION WALLS (2X4)
- 2X4 (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.

- 5/8" (15.9mm) GYPSUM BOARD BOTH SIDES

5/8" (15.9mm) GYPSUM BOARD BOTH SIDES

⟨16a⟩ INTERIOR STUD PARTITION WALLS (2X6)

17 > INTERIOR LOAD BEARING STUD WALLS

SUPPORTING 3 FLOORS & ROOF

- 1/2" (12.7mm) EXTERIOR WALL SHEATHING

 \langle 15b \rangle STUCCO ON BLOCK VENEER WALL CONSTRUCTION

- STUCCO FINISH & COLOUR AS PER ELEVATIONS

140mm) WOOD STUDS @ 16" (400mm) O.C.

- 1/2" (12.7mm) EXTERIOR WALL SHEATHING 2X6 (38mm X

- 5/8" (15 9mm) TYPF "X" GYPSUM BOARD FOR LIMITING

PROVIDE WEEP HOLES @ 2'-6" (800mm) O.C. IN BOTTOM

RESISTANT METAL BRICK TIE STRAPS AT MAX. 16" (400mm)

O.C. HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING

- BASE FLASHING UP 6" (150mm) BEHIND WALL SHEATHING

- BRICK OR STONE SILLS UNDER OPENINGS W/ FLASHING

- 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

- 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING

(15c) STUCCO ON BLOCK VENEER WALL CONSTRUCTION - GARAGE

- PROVIDE WEEP HOLES @ 2'-6" (800mm) O.C. IN BOTTOM

RESISTANT METAL BRICK TIE STRAPS AT MAX. 16" (400mm)

O.C. HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING

- BASE FLASHING UP 6" (150mm) BEHIND WALL SHEATHING

- BRICK OR STONE SILLS UNDER OPENINGS W/ FLASHING

- 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

- 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING

- REFER TO NOTE #18 WHERE FLOORS EXIST ABOVE GARAGE

- PROVIDE EQUAL SIZE BOTTOM PLATE & DOUBLE TOP PLATE

- PROVIDE EQUAL SIZE BOTTOM PLATE & DOUBLE TOP PLATE

- 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

- 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

- 2X6 (38mm X 140mm) SILL PLATE ON DAMPPROOFING

- FOOTINGS PER NOTE #2 W/ 4" CONC. CURB

- 5/8" (15.9mm) GYPSUM BOARD BOTH SIDES

(WALL & CEILINGS BETWEEN HOUSE & GARAGE)

- 5/8" (15.9mm) GYPSUM BOARD ON WALLS & CEILING

OR SEE P. ENGINEER SPECIFICATIONS

TAPE AND SEAL ALL JOINTS GAS TIGHT

(U.N.O. ON DRAWINGS)

(U.N.O. ON DRAWINGS)

20 WALLS ADJACENT TO ATTIC SPACE

5/8" (15.9mm) GYPSUM BOARD

SHEATHING ON ATTIC SIDE

FOR WALLS WITH BRICK VENEER

- 17'-4" (5300mm) MAX, WALL HEIGHT

(38mmX140mm) BOTTOM PLATE.

- 18'-4" (5600mm) MAX. WALL HEIGHT

(38mmX140mm) BOTTOM PLATE.

FLOOR ASSEMBLIES

(1200mm) O.C. VERTICALLY

- FLOOR AS PER NOTE 25

OBC 9.25.3 * 9.25.4

VENTED SOFFIT

- MIN. R31 INSULATION

⟨ 22 ⟩ EXPOSED FLOORS

(1200mm) O.C. VERTICALLY

FOR WALLS WITH SIDING

21 TWO STOREY WALLS - DOUBLE VOLUME WALLS

CONTINUOUS APPROVED VAPOUR BARRIEF

- MIN. R22 INSULATION IN WALLS FOR ZONE 1

- MIN. R31 INSULATION IN CEILING FOR ZONE 1

DOOR AND FRAME SHALL BE TIGHT-FIITING,

- CONTINUOUS APPROVED VAPOUR BARRIER - 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

- MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS)

- 1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD

- 2 - 2X6 (38mm X 140mm) WOOD STUDS @ 12" (300mm) O.C

- HORIZ. SOLID WOOD BLOCKING BETWEEN STUDS @ 4'-0"

- 2 - 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/

WITH CONTINUOUS 2 - 2X6 (38mm X 140mm) TOP PLATE & 2X6

WITH CONTINUOUS 2 - 2X6 (38mm X 140mm) TOP PLATE & 2X6

SHALL BE FITTED WITH SELF CLOSING DEVICE.

 \langle 19 angle Doors in garage walls adjacent to housi

WEATHERSTRIPPED & GAS PROOF

WHEN SUPPORTING NO MORE THAN 2 FLOORS & ROOF

- 2X6 (38mm X 140mm) WOOD STUDS @ 12" (300mm) O.C. WHEN

- 2X6 (38mm X 140mm) BOTTOM PLATE & DOUBLE TOP PLATE

MATERIAL WHEN SUPPORTED ON CONCRETE, ANCHORED

W/ 1/2" (12 7mm) DIA ANCHOR BOLTS AT 8'-0" (2400mm) O.C.

- HORIZ, BLOCKING AT MID-HIGHT IF WALL IS UNFINISHED

- MIN. 0.03" (0.76mm) THK. X 1 7/8" (22mm) CORROSION

STUCCO FINISH & COLOUR AS PER ELEVATION;

- MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS)

- MIN. 0.03" (0.76mm) THK. X 1 7/8" (22mm) CORROSION

- REFER TO NOTE #18 WHERE FLOORS EXIST ABOVE GARAGE

- 1" (25mm) AIR SPACE

- 12 > FOUNDATION DAMPPROOFING & WATERPROOFING BITUMINOUS DAMPPROOF ON EXTERIOR WALL FACE BELOW GRADE AS PER OBC 9.13.2.1. & 9.13.2.2. WHEN BASEMENT INSULATION EXTENDS 2'-11" (900mm) BELOW GRADE. A DRAINAGE LAYER SHALL BE INSTALLED ADJACENT TO THE EXT. SURFACE OF THE FND. WALL IN ACCORDANCE WITH OBC 9.14.2.1.(2)(3)(4) - FINISHED BASEMENTS TO HAVE INTERIOR DAMPPROOFING FROM GRADE TO SLAB LEVEL WHERE HYDROSTATIC PRESSURE OCCURS, FND. WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.3. - WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING - OR SEE P. ENGINEER GEOTECH. REPORT & SPECIFICATION
- (13) FOUNDATION INSULATION [R22 (R12+10CI)] (UNLESS OTHERWISE NOTED ON DRAWINGS - 1/2" (12.7mm) DRYWALL FINISH WITH CONTINUOUS 6 MIL. VAPOUR BARRIER FULL HEIGHT. - 2X4 STUD WALL @ 16" O/C WITH MIN. R12 INSULATION IN CAVITY + CONTINUOUS MIN R10 INSULATION - MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE BETWEEN FND. WALL AND WOOD FRAMING.

WALL ASSEMBLIES

- 14 SIDING FRAME WALL CONSTRUCTION - SIDING AS PER ELEVATIONS, (MIN. 8" (200mm) FROM FIN. - 1" (25mm) VERT. STRAPPING FOR AIR SPACE - CONTINÚOUS APPROVED AIR BARRIER - 1/2" (12 7mm) EXTERIOR WALL SHEATHING 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C - MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS) - CONTINUOUS APPROVED VAPOUR BARRIER - 5/8" (15.9mm) GYPSUM BOARD FINISH OR - 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING
- DISTANCE LESS THAN 4'-0" (1200mm) 14a SIDING FRAME WALL CONSTRUCTION - GARAGE WALLS - SIDING AS PER ELEVATIONS. (MIN. 8" (200mm) FROM FIN - 1" (25mm) VERT. STRAPPING FOR AIR SPACE - CONTINUOUS APPROVED AIR BARRIER - 1/2" (12 7mm) FXTERIOR WALL SHEATHING 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C - REFER TO NOTE #18 WHERE FLOORS EXIST ABOVE GARAGE - 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCE LESS THAN 4'-0" (1200mm)
- (14b) STUCCO FRAME WALL CONSTRUCTION - STUCCO FINISH & COLOUR AS PER ELEVATIONS, (MIN. 6" (150mm) FROM FIN. GRADE 3 COAT STUCCO ON FIBER MESH - 1" (25mm) EPS INSULATION W/ GROOVED BACK FOR DRAINAGE/ AIR SPACE - CONTINUOUS APPROVED AIR BARRIER - ON 1/2" (12 7mm) EXTERIOR WALL SHEATHING 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C - MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS) - CONTINUOUS APPROVED VAPOUR BARRIER - 5/8" (15 9mm) GYPSLIM BOARD FINISH OR - 5/8" (15 9mm) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCE LESS THAN 4'-0" (1200mm)
- (14c) STUCCO FRAME WALL CONSTRUCTION GARAGE WALL - STUCCO FINISH & COLOUR AS PER ELEVATIONS (MIN. 6" (150mm) FROM FIN. GRADE 3 COAT STUCCO ON FIBER MESH 1" (25mm) EPS INSULATION W/ GROOVED BACK FOR DRAINAGE/ AIR SPACE - ON 1/2" (12.7mm) EXTERIOR WALL SHEATHING 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. - REFÈR TO NOTE #18 WHERE FLOORS EXIST ABOVE GARAGE - 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING
- DISTANCE LESS THAN 4'-0" (1200mm) 14d SIDING FRAME WALL CONSTRUCTION (EXTERIOR INSULATION) - SIDING AS PER ELEVATIONS, (MIN. 8" (200mm) FROM FIN. - 1" (25mm) VERT. STRAPPING FOR AIR SPACE - CONTINÚOUS APPROVED AIR BARRIER - 2" XPS RIGID INSULATION (R10) 1/2" (12.7mm) EXTERIOR WALL SHEATHING - 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. - MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS) - CONTINUOUS APPROVED VAPOUR BARRIER
- 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCE LESS THAN 4'-0" (1200mm) √ 14e

 VENEER STONE SIDING WALL CONSTRUCTION THIN VENEER STONE PER ELEVATIONS, (MIN. 6" (150mm) FROM FIN. GRADE TYPE S MORTAR SETTING BED TYPE S MORTAR SCRATCH COAT OVER METAL LATH FASTENED TO WALL FRAMING CONTINUOUS APPROVED AIR BARRIER 1/2" (12.7mm) EXTERIOR WALL SHEATHING 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.0 MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS) CONTINUOUS APPROVED VAPOUR BARRIER - 5/8" (15.9mm) GYPSUM BOARD FINISH OR

- 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING

- 5/8" (15.9mm) GYPSUM BOARD FINISH OR

14f > VENEER STONE SIDING WALL (EXT.INSULATION) THIN VENEER STONE PER ELEVATIONS, (MIN. 6" (150mm) FROM FIN GRADE TYPE S MORTAR SETTING BED TYPE S MORTAR SCRATCH COAT OVER METAL LATH FASTENED TO WALL FRAMING THRU INSULATION. - 2" XPS RIGID INSULATION (R10) CONTINUOUS APPROVED AIR BARRIER - 1/2" (12.7mm) EXTERIOR WALL SHEATHING 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS) CONTINUOUS APPROVED VAPOUR BARRIER 5/8" (15.9mm) GYPSUM BOARD FINISH OR - 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCE LESS THAN 4'-0" (1200mm)

DISTANCE LESS THAN 4'-0" (1200mm)

- ⟨ 15 ⟩ STONE / BRICK VENEER WALL CONSTRUCTION 4" (100mm) STONE OR 3 1/2" (90mm) FACE BRICK AS PER ELEVATIONS - PROVIDE WEEP HOLES @ 2'-6" (800mm) O.C. IN BOTTOM **COURSE & OVER OPENINGS** 1" (25mm) AIR SPACE - MIN. 0.03" (0.76mm) THK. X 1 7/8" (22mm) CORROSION RESISTANT METAL BRICK TIE STRAPS AT MAX. 16" (400mm) O.C. HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING - BASE FLASHING UP 6" (150mm) BEHIND WALL SHEATHING - BRICK OR STONE SILLS UNDER OPENINGS W/ FLASHING
 - CONTINUOUS APPROVED AIR BARRIER - 1/2" (12.7mm) EXTERIOR WALL SHEATHING - FASTENED TO SILL OR HEADER AT ENDS 2X6 (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. - MIN. R22 INSULATION FOR ZONE 1 (U.N.O. ON DRAWINGS) CONTINUOUS APPROVED VAPOUR BARRIER - 5/8" (15.9mm) GYPSUM BOARD FINISH OR b) BRIDGING - 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FOR LIMITING DISTANCE LESS THAN 4'-0" (1200mm)

⟨ 24 ⟩ BRIDGING

- 1" X 3" (19mm X 64mm) OR 2X2 (38mm X 38mm) CROSS BRIDGING @ 6"-11" (2100mm) O.C c) BRIDGING & STRAPPING - a) & b) USED TOGETHER OR - 1-1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)

- (15a) STONE / BRICK VENEER CONSTRUCTION GARAGE WALLS ⟨ 25 ⟩ FLOOR ASSEMBLY FINISH FLOOR (MATERIAL PER PLAN) - 4" (100mm) STONE OR 3 1/2" (90mm) FACE BRICK AS PER - 3/4" (19mm) T&G SUBFLOOR ON WOOD FLOOR JOISTS - PROVIDE WEEP HOLES @ 2'-6" (800mm) O.C. IN BOTTOM (SEE PLAN FOR SIZING AND SPACING) - OR SEE P. ENGINEER SPECIFICATIONS - PANEL-TYPE UNDERLAY SHALL BE PROVIDED UNDER CERAMIC TILE APPLIED WITH ADHESIVE. - MIN. 0.03" (0.76mm) THK. X 1 7/8" (22mm) CORROSION RESISTANT METAL BRICK TIE STRAPS AT MAX. 16" (400mm) PANEL-TYPE UNDERLAY SHALL BE PROVIDED UNDER O.C. HORIZONTAL & 24" (600mm) O.C. VERTICAL SPACING RESILIENT FLOORING ON WAFERBOARD OR STRANDBOARD - BASE FLASHING UP 6" (150mm) BEHIND WALL SHEATHING SUBFLOORING - 5/8" GYPSUM BOARD CEILING FINISH TAPED & SEALED. - BRICK OR STONE SILLS UNDER OPENINGS W/ FLASHING
 - 26 > PORCH SLABS ABOVE COLD CELLAR - FOR MAX. SPAN OF 8'-2" (2500mm) IN SHORTEST DIRECTION - MIN. 5" (125mm) THK. 4640psi (32MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT - REINFORCED W/ 10M BARS @ 8" (200mm) O/C EACH WAY ALONG BOTTOM OF SLAB WITH 1 1/4" (30mm) COVER - SLAB TO HAVE MIN. 3" (75mm) BEARING ON FDTN. WALL & BE ANCHORED TO THE WALL WITH 24" X 24" (600mm X 600mm) 10M BENT DOWELS @ 24" (600mm) O.C. MAX. - SLOPED 1% AWAY FROM EXTERIOR WALL - OR SEE P. ENGINEER SPECIFICATIONS
 - ⟨ 27 ⟩ EXTERIOR ROOF/TERRACE ASSEMBLY MATERIAL PER PLAN OVER DRAINAGE LAYER 2 PLY RITUMINOUS WATERPROOFING MEMBRANI - 3/4" (19mm) EXTERIOR GRADE T&G SHEATHING PURLINS RIPPED FULL LENGTH SLOPED TO DRAIN/SCUPPER W/ MIN. 2% - ROOF JOIST PER PLAN (OR SEE P. ENGINEER SPECIFICATIONS) - 2LB CLOSED CELL SPRAY FOAM INSULATION MIN. R31 OR PROVIDE AIR SPACE/ VENTING FOR BATT UNSUL. MIN. R31 - CONTINUOUS VAPOUR BARRIER ON WARM SIDE - 5/8 DRYWALL CEILING FINISH

ROOF ASSEMBLIES

- 28 EXTERIOR FLAT ROOF ASSEMBLY 2 PLY BITUMINOUS WATERPROOFING MEMBRANE - 1/2" (12.5mm) EXT. SHEATHING OR 3/8" (9.5mm) EXT. SHEATHING W/ "H" CLIPS. (O-2 GRADE OR BETTER) - PURLINS RIPPED FULL LENGTH SLOPED TO DRAIN/SCUPPER W/ MIN. 2% - ROOF JOIST PER PLAN (OR SEE P. ENGINEER SPECIFICATIONS) - 2LB CLOSED CELL SPRAY FOAM INSULATION MIN. R31 OR PROVIDE AIR SPACE/ VENTING FOR BATT UNSUL. MIN. R31 - CONTINUOUS VAPOUR BARRIER ON WARM SIDE - 5/8 DRYWALL CEILING FINISH
- 29 > ASHALT SHINGLES ROOF ASSEMBLY - ASPHALT SHINGLES (CONFORMING TO OBC 9.26.2.1.) - FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVE PROTECTION TO EXTEND UP MIN. 2"-11" (900mm) FROM ROOF - PROVIDE STARTER STRIP ABOVE EAVE PROTECTION (NOT REQUIRED IF TYPE M ROLL ROOFING IS USED FOR EAVE PROTECTION) - 1/2" (12.5mm) EXT. SHEATHING OR 3/8" (9.5mm) EXT. SHEATHING W/ "H" CLIPS. (O-2 GRADE OR BETTER) - ROOF JOIST PER PLAN (OR SEE P. ENGINEER - PROVIDE ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA OR PROVIDE CONTINUOUS RIDGE VENT
- ⟨ 29a ⟩ METAL ROOF ASSEMBLY - METAL ROOF (SEE PLAN) INSTALLED PER MANUF. SPECS. - FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE FAVE PROTECTION TO EXTEND UP MIN. 2"-11" (900mm) FROM ROOF - ROOF UNDERLAY AS PER MANUF. SPECIFICATION. - 1/2" (12.5mm) EXT. SHEATHING OR 3/8" (9.5mm) EXT. SHEATHING W/ "H" CLIPS. (O-2 GRADE OR BETTER) - ROOF JOIST PER PLAN (OR SEE P. ENGINEER - PROVIDE ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA OR PROVIDE CONTINUOUS RIDGE VENT
- (29b) CEDAR SHINGLE/SHAKE ROOF ASSEMBLY CEDAR SHINGLES PER OBC 9.26.9. OR CEDAR SHAKES PER OBC 9.26.10 (REFER TO PLAN) - FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVE - 3/4" (19mm) THK. LUMBER SHEATHING SHALL NOT BE MORE THAN 7 1/4" (286mm) WIDE, DECKING MAY BE SPACED FOR VENTILATION PROVIDED CONTINUOUS DECKING IS INSTALLED AT EAVES UNDER FIRST 3-4 ROWS OF SHINGLES/SHAKES - ROOF UNDERLAY IN CONFORMANCE W/ OBD 9.26.10.2.(2)(3) ROOF JOIST PER PLAN (OR SEE P. ENGINEER PROVIDE ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA OR PROVIDE CONTINUOUS RIDGE VENT.
- 30 CEILING WITH ATTIC SPACE MIN. R60 INSULATION CEILING JOIST PER PLAN (OR SEE P. ENGINEER SPECIFICATIONS) - CONTINUOUS VAPOUR BARRIER IN CONFORMANCE WITH - 5/8" GYPSUM BOARD FINISH TAPED AND SEALED.
- 31 CATHEDRAL CEILING WITHOUT ATTIC SPACE - 2LB CLOSED CELL SPRAY FOAM INSULATION MIN. R31 OR PROVIDE AIR SPACE/ VENTING FOR BATT UNSUL. MIN. R31 - ROOF RAFTERS PER PLAN (OR SEE P. ENGINEER SPECIFICATIONS' CONTINUOUS VAPOUR BARRIER IN CONFORMANCE WITH - 5/8" GYPSUM BOARD FINISH TAPED AND SEALED.
- 20" X 28" (500mm X 700mm) ATTIC ACCESS HATCH WITH WEATHER STRIPPING & BACKED WITH MIN. R20 INSULATION.

HORIZ. SOLID WOOD BLOCKING BETWEEN STUDS @ 4'-0" - OR SEE P. ENGINEER SPECIFICATIONS

33 > STAIRS - MAX. RISE = 7-7/8" (200mm) - MIN. RUN = 10-0" (255mm) - MIN. THREAD = 10-1" (260mm) MIN. HEADROOM = 6'-5" (1950mm) - RAIL @ LANDING = 2'-11" (900mm) - RAIL @ STAIRS MIN. = 2'-10" TO 3'-2" - MIN. WIDTH = 2'-10" (860mm) FOR CURVED STAIRS - MIN. RUN MIN. AVG. RUN = 8" (200mm)

GENERAL

34 GUARDS (OBC 9.8.8.) - INTERIOR: MIN. = 2'-11" (900mm) - EXTERIOR: MIN. = 2'-11" (900mm) MIN. 2X4 (38mm X 89mm) PLATE OR 2X6 (38mm X 140mm) - 1/2" (13mm) DIA. ANCHOR BOLTS 8" (200mm) LONG 3'-6" MIN. IF HEIGHT OF ADJACENT GRADE > 5'-10" (1800mm) EMBEDDED MIN. 4" (100mm) INTO CONC. @ 7'-10" (2400mm) CAULKING OR APPROVED FOAM SILL GASKET BETWEEN - A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW PLATE AND TOP OF FOUNDATION SILL IS LOCATED LESS THAN 1'-7" (480mm) ABOVE FIN. FLOOR - USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN & THE DISTANCE FROM THE FIN. FLOOR TO ADJACENT REQUIRED. GRADE IS GREATER THAN 5'-11" (1800mm

A LIMITER RESTRICTING THE CLEAR UNOBSTRUCTED a) STRAPPING OPENING TO A SIZE THAT WILL NOT PASS A SPHERE HAVING - 1" X 3" (19mm X 64mm) NAILED TO U/S OF JOIST @ MAX. 6'-11" A DIA, GREATER THAN 4" (100mm) - NOT REQUIRED IF A PANEL-TYPE CEILING IS USED IN WASHROOM TO BE MECHANICALLY VENTED TO PROVIDE 1/2 CONFORMANCE W/ OBC 9.29.5., 9.29.6., 9.29.7., 9.29.8., OR AIR CHANGE PER HOUR IF MECHANICALLY COOL IN SUMMER. PROVIDE 1 AIR CHANGE PER HOUR OTHERWISE.

PROVIDE CAPPED DRYER VENT/COOK TOP VENT DIRECT VENT TERMINAL TO BE MIN. 36" (900mm) FROM GAS REGULATOR & MIN. 12" (300mm) ABOVE FIN. GRADE. - TO BE MIN. 12" (300mm) FROM ANY AND ALL OPENINGS & INTAKE VENTS.

A GUARD MAY BE OMITTED IF THE WINDOW IS FITTED WITH

- (38) DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT TERMINAL TO BE MIN. 12" (300mm) ABOVE FIN. - TO BE MIN. 12" (300mm) FROM ANY AND ALL OPENINGS & INTAKE VENTS. REFER TO GAS UTILIZATION CODE.
- 39 FIREPLACE CHIMNEYS (OBC 9.21.) - TOP OF FLUE SHALL EXTEND MIN. 2'-11" (900mm) ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND - TOP OF FLUE SHALL EXTEND MIN. 24" (600mm) ABOVE THE HIGHEST ROOF SURFACE WITHIN 9'-10" (3000mm) OF - PROVIDE BRACING (FOR LATERAL STABILITY) FOR CHIMNEYS THAT EXTEND MORE THAN 11'-10"(3600mm) ABOVE THE ROOF OR MASONRY WALL OF WHICH IT FORMS A PART. AND FOR CHIMNEYS WITH AN OUTSIDE WIDTH LESS THAN 16" (400mm).
- \langle 40 \rangle BEDROOM WINDOWS NOT APPLY TO THIS RROJECT - FACH BEDROOM TO HAVE AN LINORSTRUCTED GLAZED AREA OF NO LESS THAN 5% OF THE ROOM AREA. AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE A MIN. (0.35m²) UNOBSTRUCTED OPEN AREA W/ A MIN. CLEAR WIDTH OF 1'-3" (380mm).

NOT APPLY TO THIS PROJECT

NOT APPLY TO THIS PROJECT

PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN WASHROOM. - REINFORCEMENT SHALL BE INSTALLED ADJACENT TO WATER CLOSET AND SHOWER OR BATHTUB IN MAIN - REFER TO OBC 9.5.2.3.

41 > BATHROOM GRAB BAR

- (42) HEATED CRAWL SPACE - MIN. 24" (600mm) CLEARANCE TO U/S OF STRUCTURE. PROVIDE 20" X 28" (500mm X 700mm) ACCESS PROVIDE 0.15 POLY GROUND COVER W/ MIN. 300mm OVERLAP, SEALED AT JOINTS & FOUNDATION WALL & TO BE WEIGHTED DOWN. - FOUNDATION WALLS TO HAVE MIN. R20 (RSI 3.53) CONTINUOUS INSULATION. - MIN. R10 (RSI 1.76) TO CONTINUE DOWN A MIN. OF 24" (600mm) BELOW GRADE.
- 43 WOOD FRAMING MOISTURE PROTECTION - WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLY OR No.15 ROLL ROOFING.
- 44 MAIN DOOR - TO BE OPERABLE FROM INSIDE W/O KEY. - SHALL BE PROVIDED WITH A VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT
- PROVIDE FLOOR DRAIN AS PER OBC 9.31.4.4. - TO HAVE 4" (100mm) PIPE VENT W/ BUG SCREEN - PROVIDE A WALL MOUNTED LIGHT FIXTURE.
- (46) BELOW GRADE SLAB EDGE INSULATION - FOR SLABS AT OR LESS THAN 24" (600mm) BELOW GRADE PROVIDE MIN. R10 INSULATION AT EDGE OF SLAB DOWN TO
- MIN. 24" (600mm) BELOW GRADE 47 WATERPROOF WALL FINISH WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN: a) 5'-11" (1800mm) ABOVE THE FLOOR IN SHOWERS b) 3'-11" (1200mm) ABOVE THE RIMS OF TUBS EQUIPPED WITH SHOWERS, AND c) 16" (400mm) ABOVE THE RIMS OF TUBS NOT EQUIPPED
- AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE. PER OBC 9.34.2.1.

WITH SHOWERS

- SMOKE ALARM [S.A.](OBC 9.10.18.) - PROVIDE 1 PER FLOOR NEAR THE STAIRS (INCLUDING S.A. BASEMENTS) - PROVIDE 1 IN EACH SLEEPING AREA & IN A LOCATION BETWEEN THE SLEEPING ROOMS & THE REMAINDER OF THE STOREY (ie. HALLWAY) ALARM SHALL HAVE VISUAL SIGNALING COMPONENT. ALARMS TO BE INTERCONNECTED TO ACTIVATE ALL
- ALARMS IS ON SOUNDS. CARBON MONOXIDE DETECTOR - [CMD] (OBC 9.33.4.) HALL BE INSTALLED ON OR NEAR THE CEILING OF EACH FLOOR IN EACH DWELLING UNIT. SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT
- SHALL BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE - *CHECK LOCAL BY-LAWS FOR ADDITIONAL REQUIREMENTS*

LEGEND FD FLOOR DRAIN HB_g HOSE BIB SOLID WOOD BEARING

 $\perp^{\text{F.A.}} \perp^{\text{FLAT ARCH}}$

TO BE UPDATED AS PER OBC

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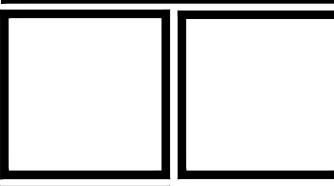
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CONSTRUCTION NOTES

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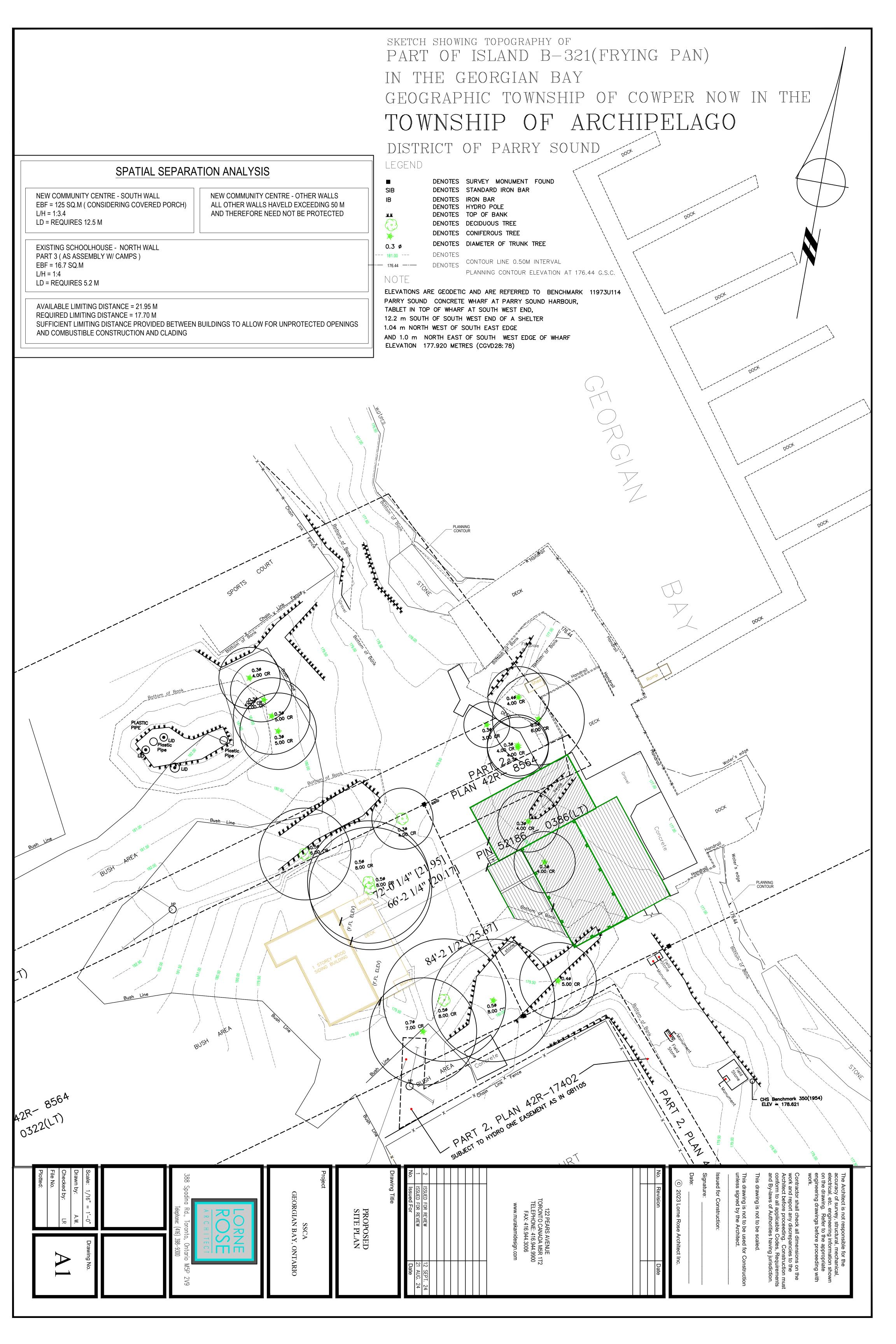
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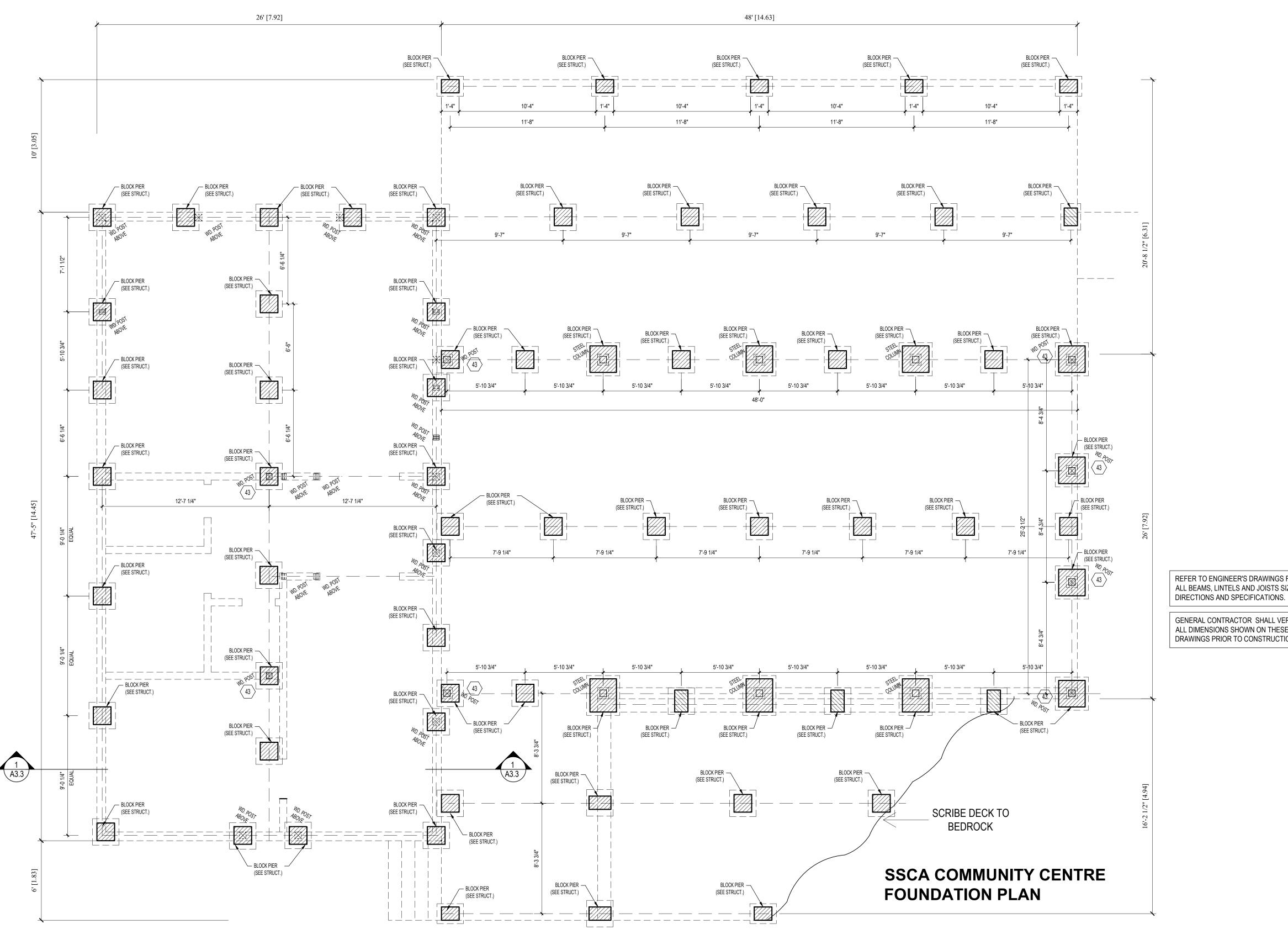


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REFER TO ENGINEER'S DRAWINGS FOR ALL BEAMS, LINTELS AND JOISTS SIZES,

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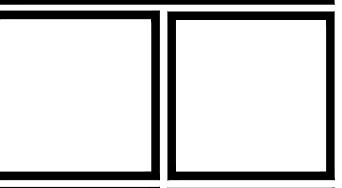
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PROPOSED FOUNDATION PLAN

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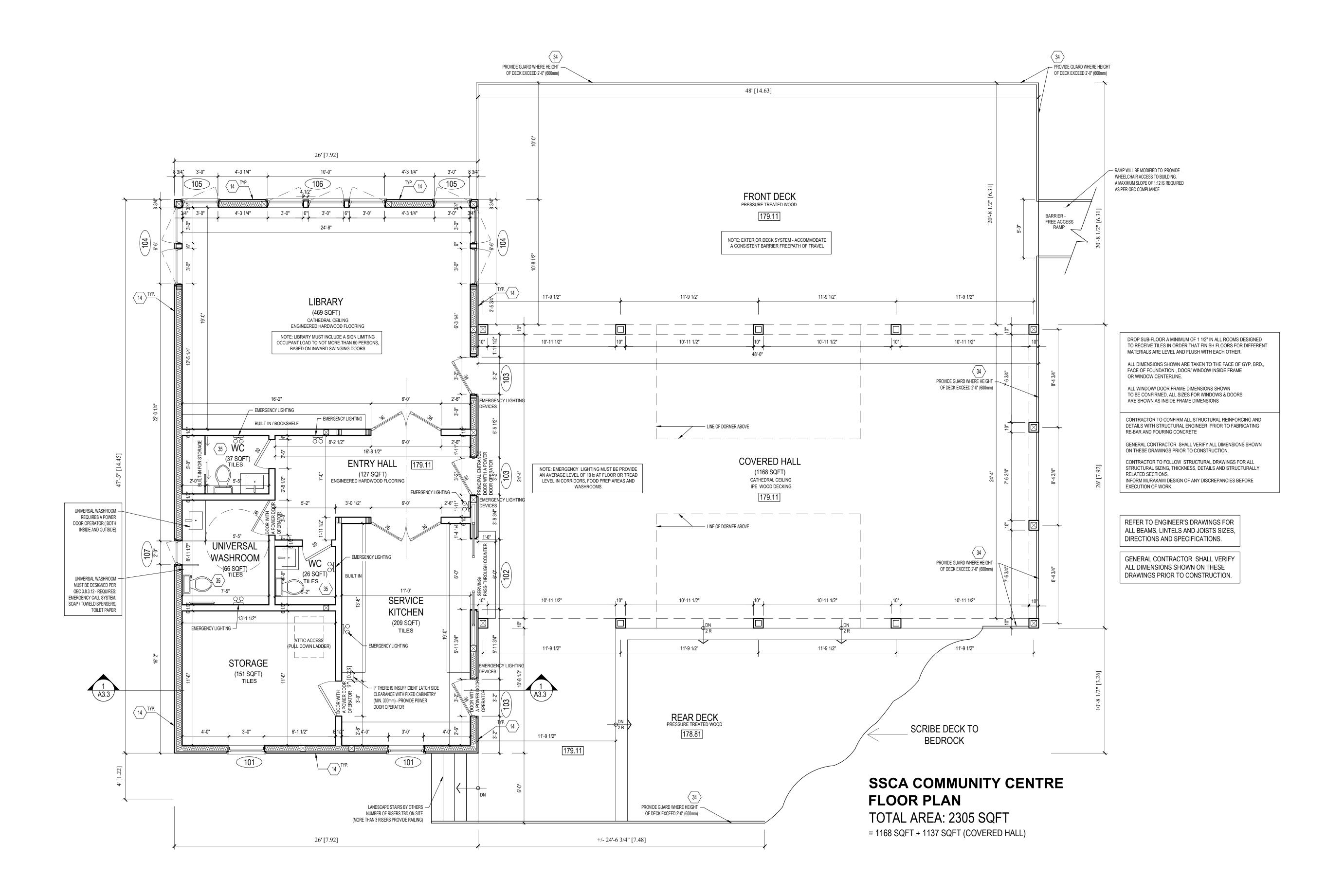


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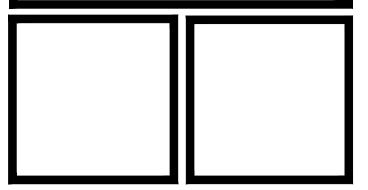
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PROPOSED FLOOR PLAN

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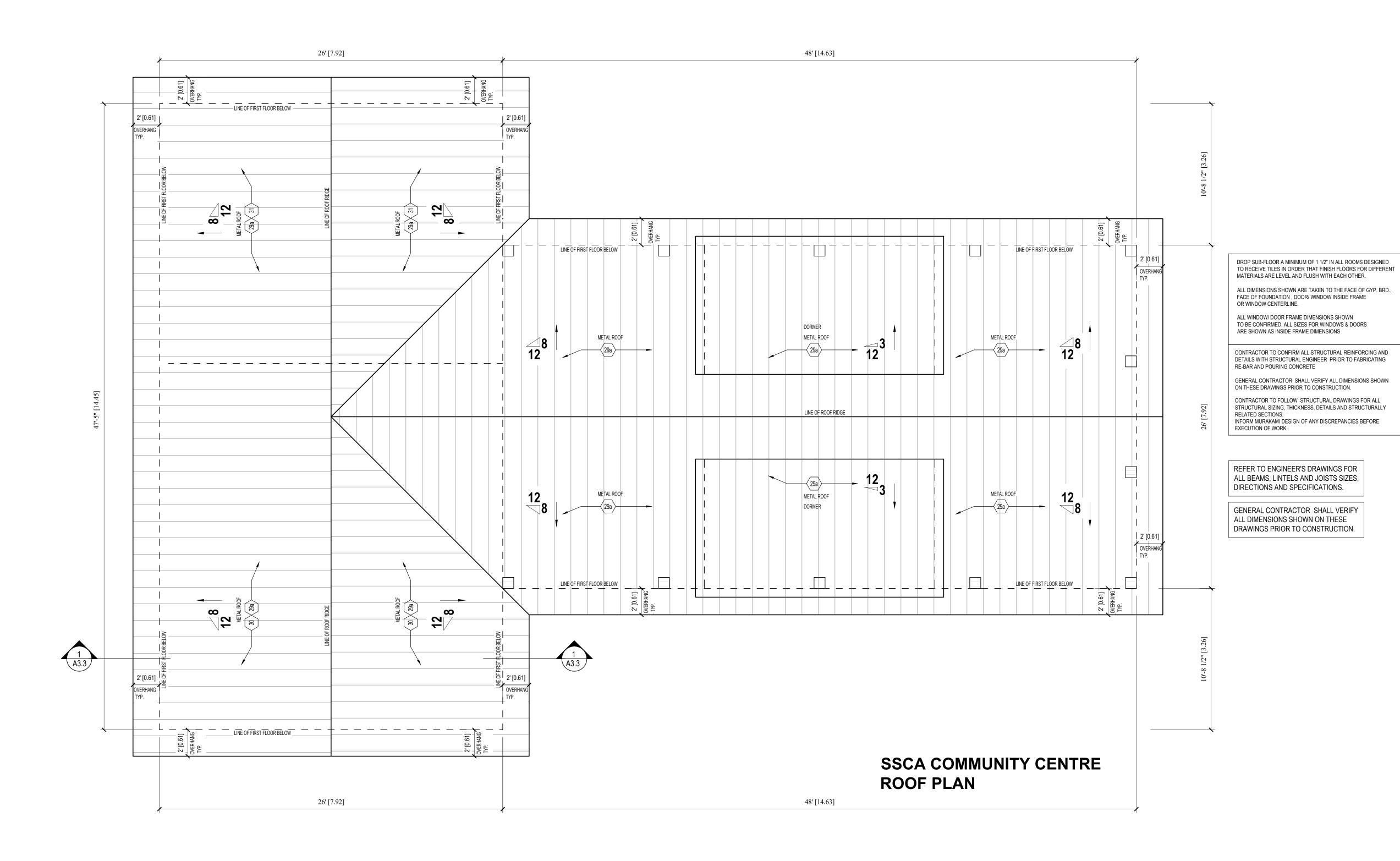
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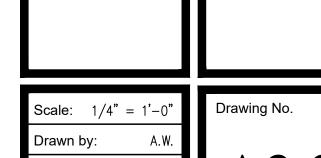
PROPOSED ROOF PLAN

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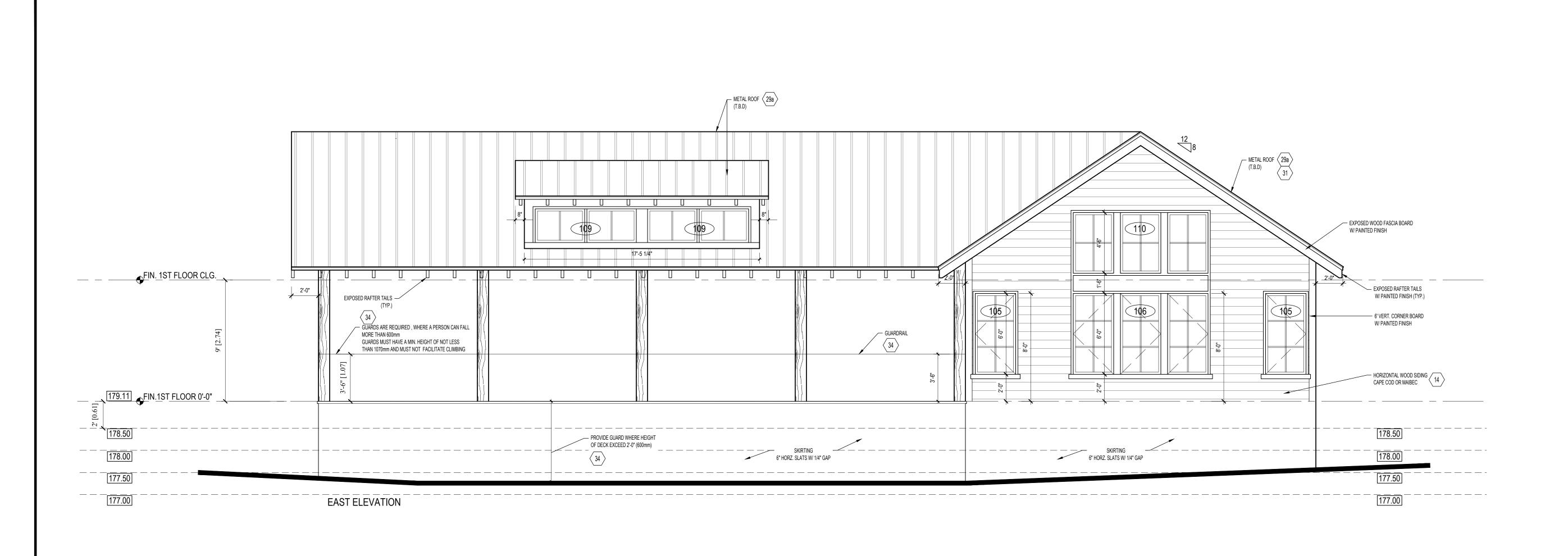


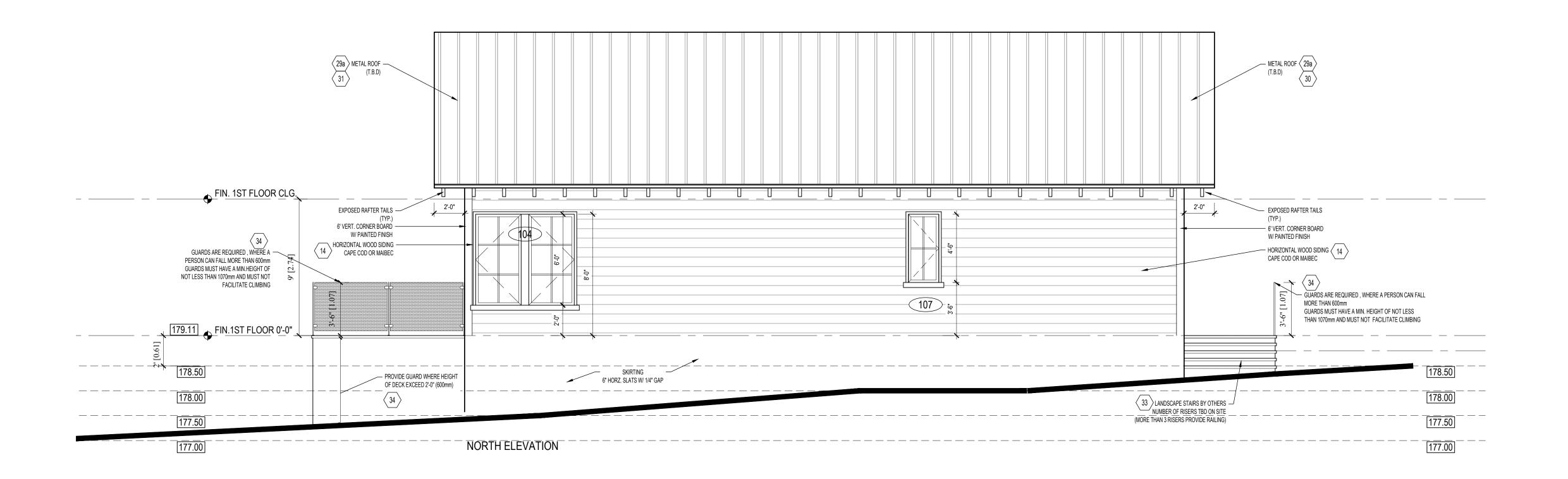
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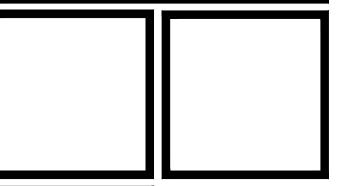
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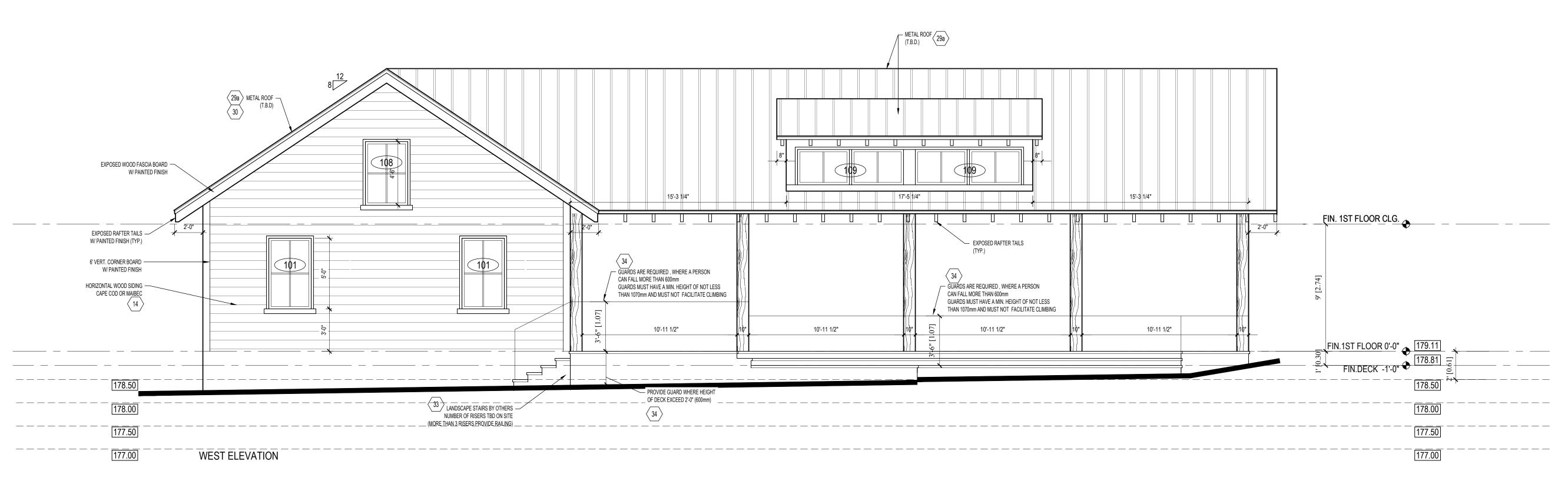


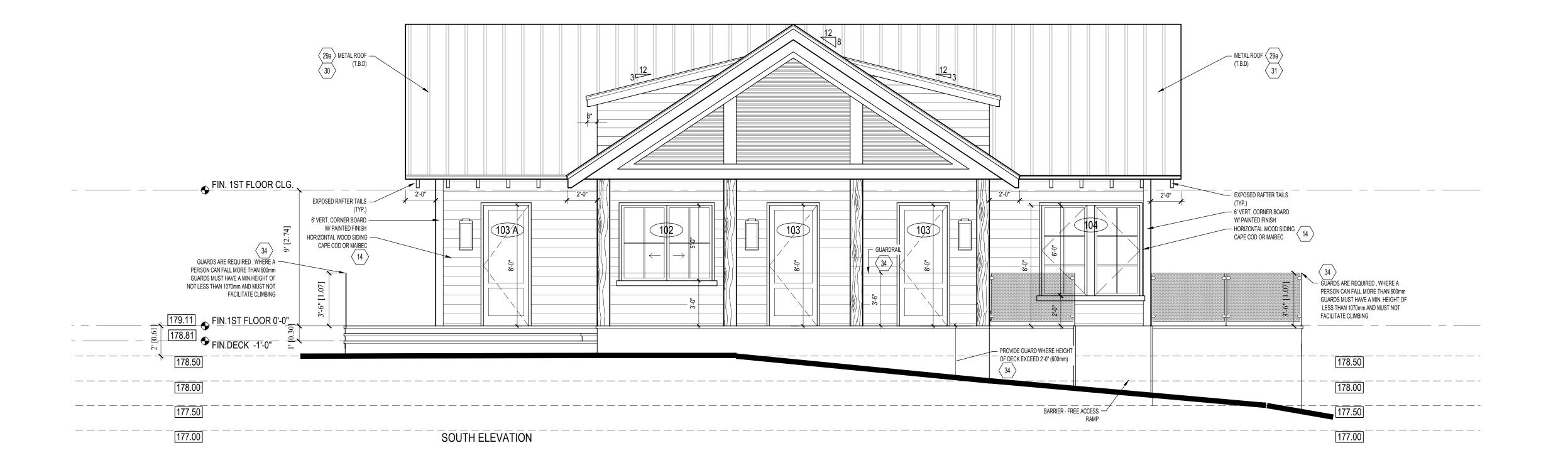
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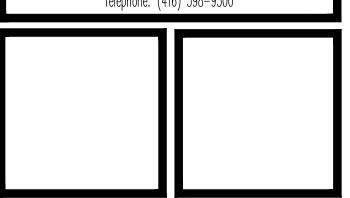
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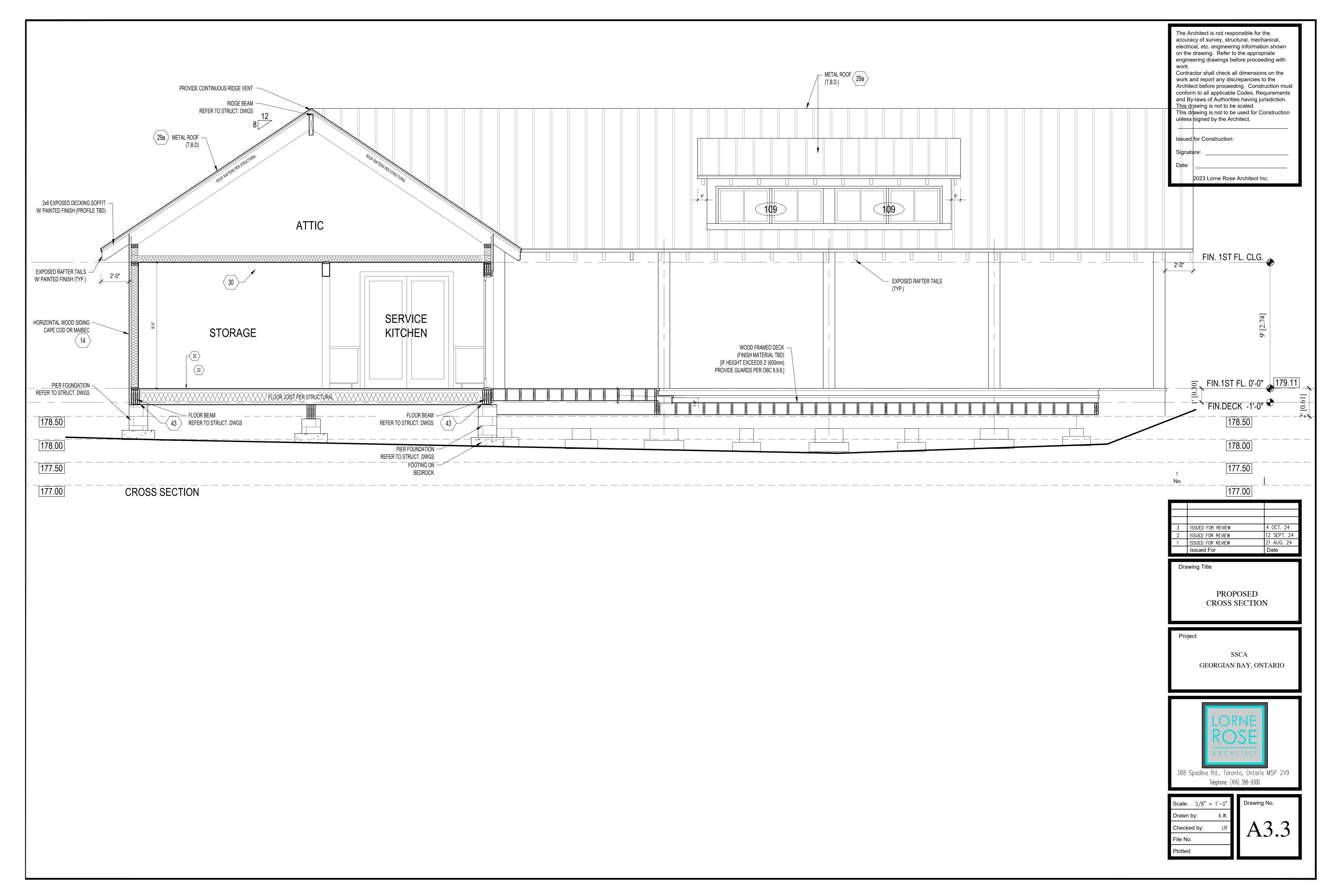
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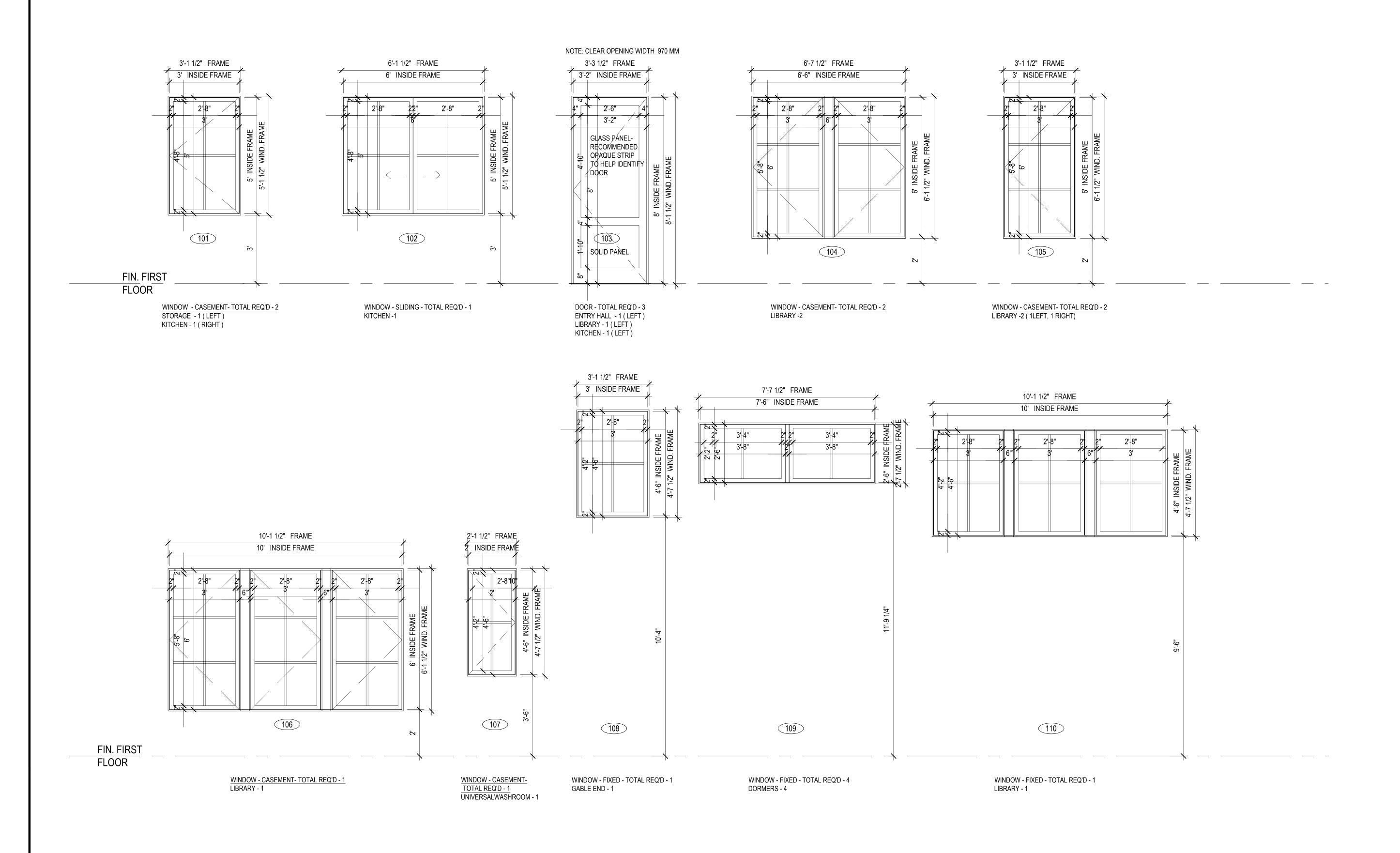


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WINDOWS & DOORS SCHEDULE



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PROPOSED WINDOWS & DOORS SCHEDULE

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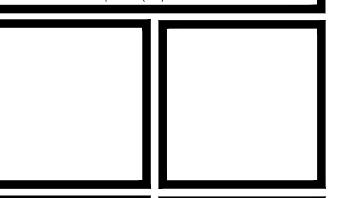
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