

SHEET LIST	
Sheet Number	Sheet Name
A1	COVER
A2	FLOOR PLANS
A3	ELEVATIONS

GENERAL NOTES

SITE PLAN
THE SITE PLAN PROVIDED IS NOT A LEGAL SURVEY OF THE PROPERTY.
ALL LOT BOUNDARY DIMENSIONS AND EASEMENTS SHOULD BE VERIFIED BY O.L.S.
THIS SITE PLAN IS PROVIDED AS A GUIDE TO SHOW THE INTENDED LOCATION OF FOUNDATION AND TO SHOW THE ZONING SETBACKS OF THE PROPERTY.

SOIL CONDITIONS
SOIL CONDITIONS ARE ASSUMED TO HAVE A BEARING CAPACITY OF NOT LESS THAN 75 KPA. IF BEARING CAPACITY IS LESS THAN 75 KPA, NOTIFY THE DESIGNER TO REEVALUATE THE FOOTING SIZES.

FOOTINGS & FOUNDATIONS
ALL FOOTINGS AND FOUNDATIONS DESIGN ACCORDING TO SECTION 9.15 TABLES 9.15.3.4 & 9.15.4.2-A & B.

STEEL BEAMS
ALL STEEL BEAMS DESIGNED IN ACCORDANCE TO SECTION 9.23.3.3 WITH ONLY UNIFORM DISTRIBUTED LOADING FROM ROOF AND FLOOR. ANY STEEL SUBJECT TO POINT LOADING SHALL BE DESIGN BY A PROFESSIONAL ENGINEER.
MINIMUM GRADE 350 W STEEL IN CSA G40.21

WOOD FRAME CONSTRUCTION
LUMBER FOR JOISTS, RAFTERS, TRUSSES AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE AS DETERMINED BY THE NLSA. *STANDARD GRADING RULES FOR CANADIAN LUMBER" - OBC 9.3.2
LUMBER SHALL BE NO LESS THAN SPF NO.12 OR SELECT STRUCTURAL FOR WALL STUDS OR ROOF TRUSSES/FRAMING (DOES NOT INCLUDE SHEARING MATERIALS)

FLOOR JOISTS
ALL CONVENTIONAL FLOOR JOISTS ARE DESIGNED IN ACCORDANCE WITH SECTION 9.23.4.2 TABLE 9.23.4.1 AND BUILDING TOWER SHALL ONLY USE MINIMUM SPF NO.12 GRADE OR HIGHER.
ALL ENGINEERED FLOOR JOISTS ARE DESIGNED BY THE MANUFACTURER.
THE FWP MANUFACTURER SHALL NOT BEAR ANY POINT LOADS ONTO ANY STEEL BEAMS UNLESS THE STEEL BEAM IS DESIGNED BY A PROFESSIONAL ENGINEER TO ALLOW FOR IT.

WALL STUDS
WALL STUDS ARE DESIGNED IN ACCORDANCE TO SECTION 9.23.10.1
WALL STUDS SPACED NOT MORE THAN 16" O/C.

ROOF FRAMING/TRUSSES
ALL ROOF JOISTS ARE DESIGNED IN ACCORDANCE WITH SECTION 9.23.4.2. TABLE 9.23.4.1 AND BUILDING TOWER (WINDSOR, ESSEX, LEAMINGTON AND CHATHAM SNOW LOADS)
ALL CEILING JOISTS DESIGNED IN ACCORDANCE TO 9.23.3.2 TABLE A-3
ALL ENGINEERED TRUSSES TO BE DESIGNED BY THE MANUFACTURER/ENGINEER IN ACCORDANCE TO THE OBC - PART 4
THE ROOF TRUSS DESIGNER SHALL NOT BEAR ANY POINT LOADS ONTO ANY STEEL BEAM UNLESS THE STEEL BEAM IS DESIGNED BY A PROFESSIONAL ENGINEER.
ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE WEAKENED UNLESS SUCH NOTCHING OR DRILLING IS ALLOWED FOR IN THE DESIGN OF THE TRUSS - OBC 9.23.5.5.

ROOFING
ASPHALT SHINGLES USED IN NORMAL APPLICATION ON SLOPE NO LESS THAN 4/12 PITCH. OBC - TABLE 9.26.3.1.
USED IN LOW SLOPE APPLICATION (WITH ICE AND WATER SHIELD) NOT LESS THAN 2/12 PITCH. OBC - TABLE 9.26.3.1.

SHEATHING & SUBFLOOR
SUBFLOOR SHALL NOT BE LESS THAN 5/8" PLYWOOD OR 23/32" WATER RESISTANT OSB SHEATHING WHERE THE JOISTS SPACING DOES NOT EXCEED 16" O/C. SUBFLOOR FOR ATTIC TRUSSES SPACED NO MORE THAN 24" O/C SHALL HAVE A MINIMUM OF 3/4" PLYWOOD. - OBC 9.23.4.5.4
WALL SHEATHING SHALL NOT BE LESS THAN 3/8" PLYWOOD OR OSB
ROOF SHEATHING SHALL BE NOT LESS THAN 3/8" PLYWOOD (H-CLIPS REQUIRED)
RECOMMENDED SHEATHING IS 1/2" PLYWOOD (H-CLIPS NOT REQUIRED)

STAIRS
RISE OF STAIRS SHALL NOT BE MORE THAN 7-7/8" AND NOT LESS THAN 5" - TABLE 9.8.4.1
RUN OF STAIRS SHALL NOT BE MORE THAN 14" AND NOT LESS THAN 8-1/4" - TABLE 9.8.4.1

HANDRAILS & GUARDS
ALL HANDRAILS SHALL BE BUILT IN ACCORDANCE TO SECTION 9.8
MINIMUM HEIGHT OF HANDRAILS AT STAIRS SHALL BE NOT LESS THAN 34"
MINIMUM HEIGHT OF GUARDS SHALL BE MINIMUM 42"

WINDOWS AND DOORS
ALL WINDOWS AND DOORS SHOWN IN PLAN ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR/PHONE OWNERS AND SHOULD NOT BE USED FOR ROUGH OPENING INFORMATION. USE WINDOW/DOOR SCHEDULE PROVIDED BY MANUFACTURER FOR R.O. SIZES.

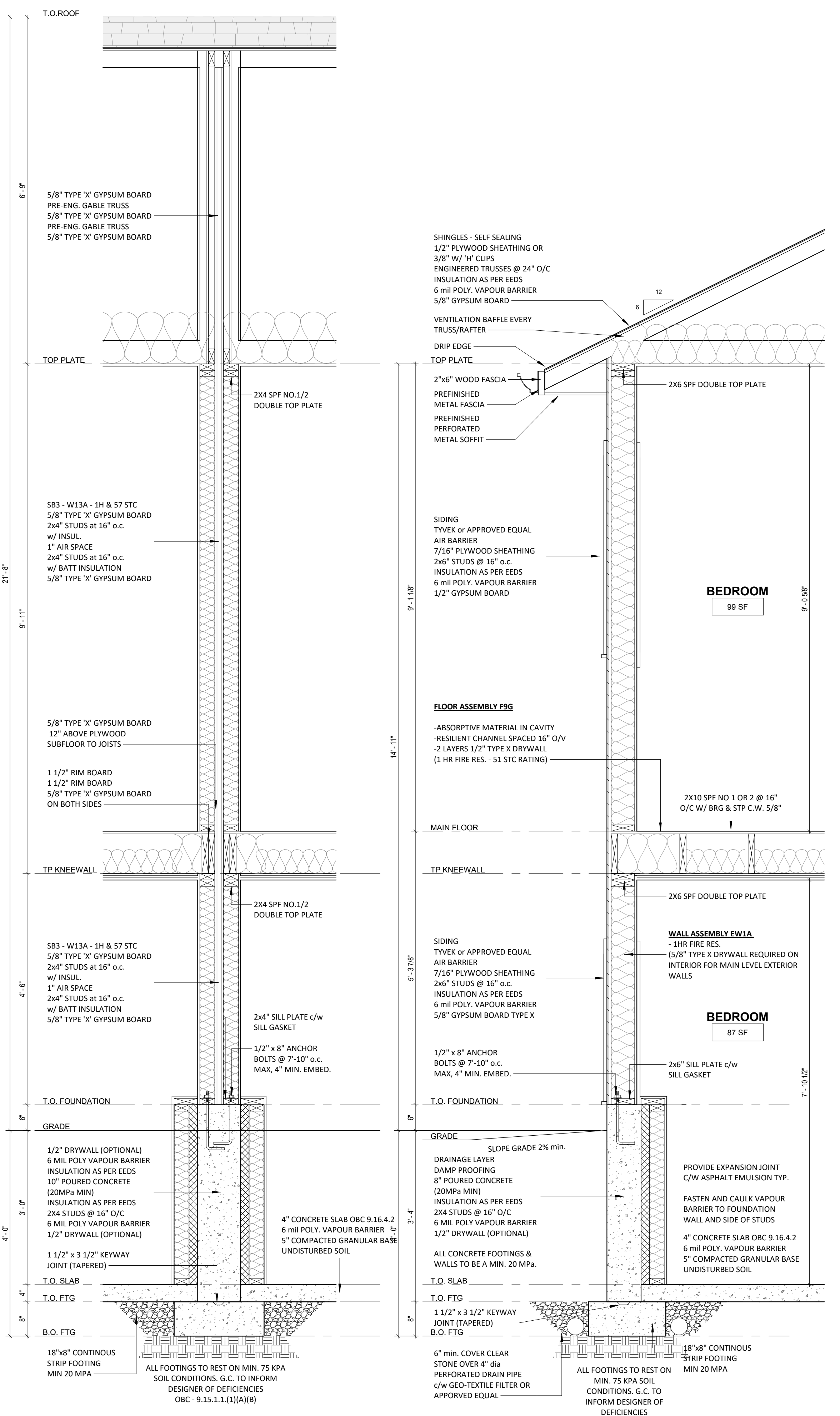
INSULATION
ALL INSULATION IN ACCORDANCE TO 58-12 ENERGY EFFICIENCY DESIGN SUMMARY

ELECTRICAL
ELECTRICAL SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY ONTARIO ELECTRICAL SAFETY CODE

ROOF AND FLOOR LOADING
FLOORS ARE TO BE DESIGNED WITH 40 LBS LIVE & 15 LBS DEAD (CONCRETE TOPPING WILL REQUIRE ADDITIONAL LOADING)
ROOF LOADING DESIGNED FOR WINDSOR/ESSEX SNOW LOAD - 22 LBS SNOW & 10 LBS DEAD

VENTILATION
1 VENT REQUIRED PER 300 SQ FT OR RIDGE-VENT EQUIVALENT

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



1 SECTION (FIRE WALL)
3/4" = 1'-0"

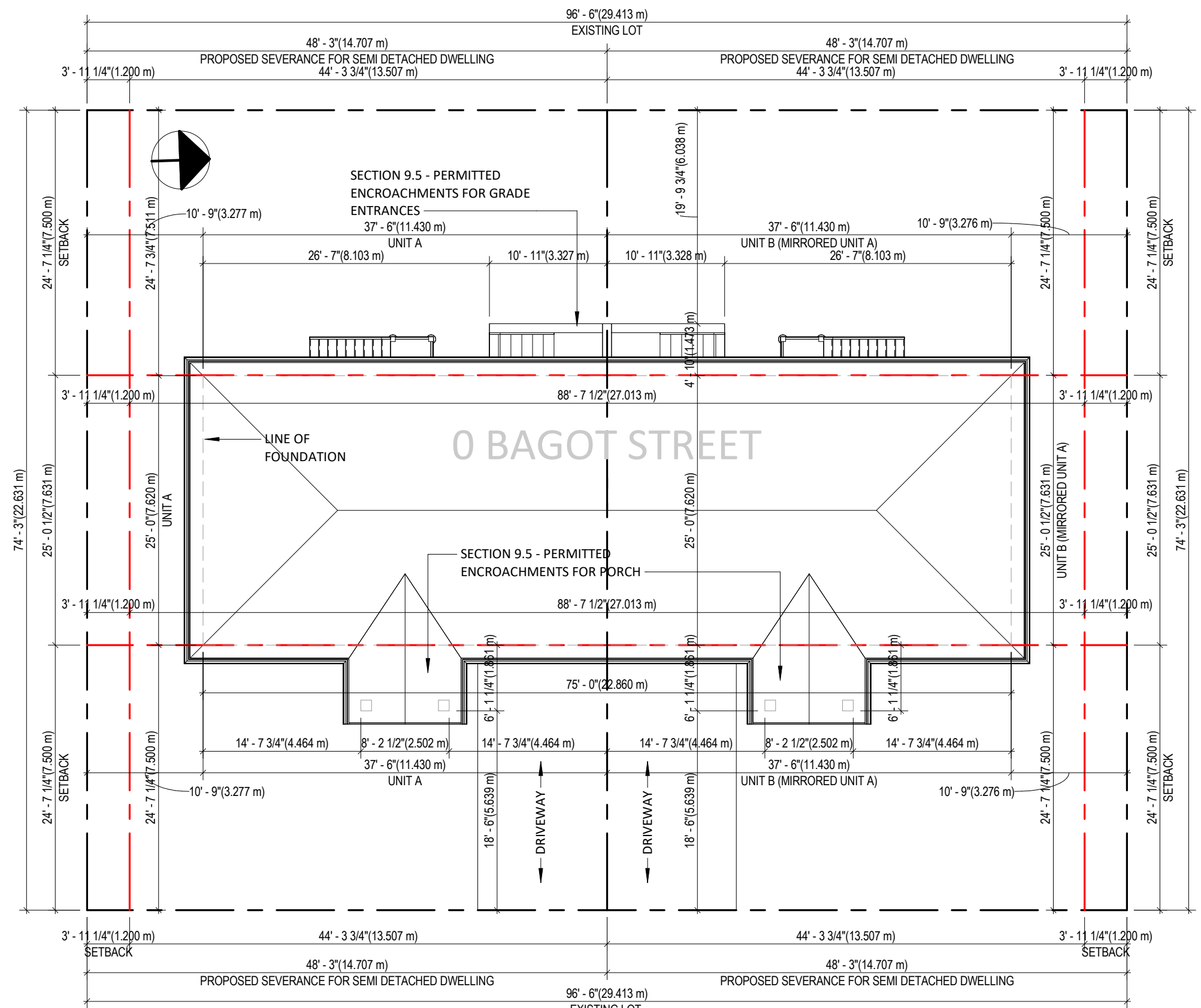
2 SECTION (MAIN)
3/4" = 1'-0"



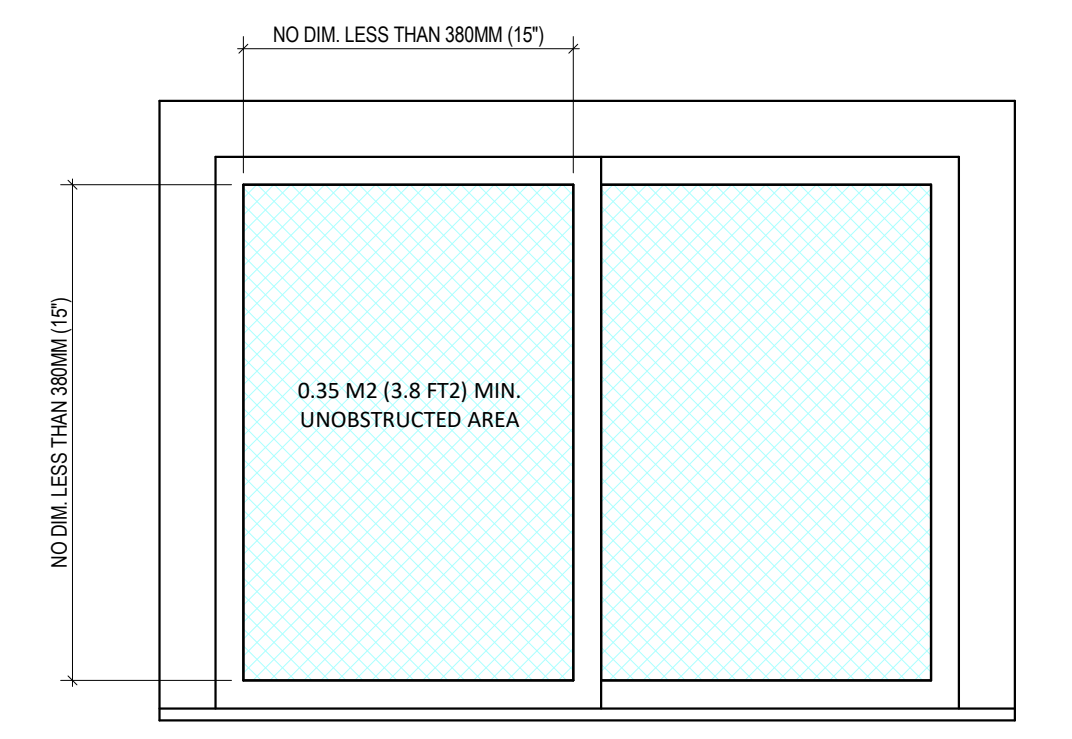
3 3D View FRONT

BRAGA RESIDENCE
SEMI DETACHED W/ ADUS
0 BAGOT STREET
HARROW, ON

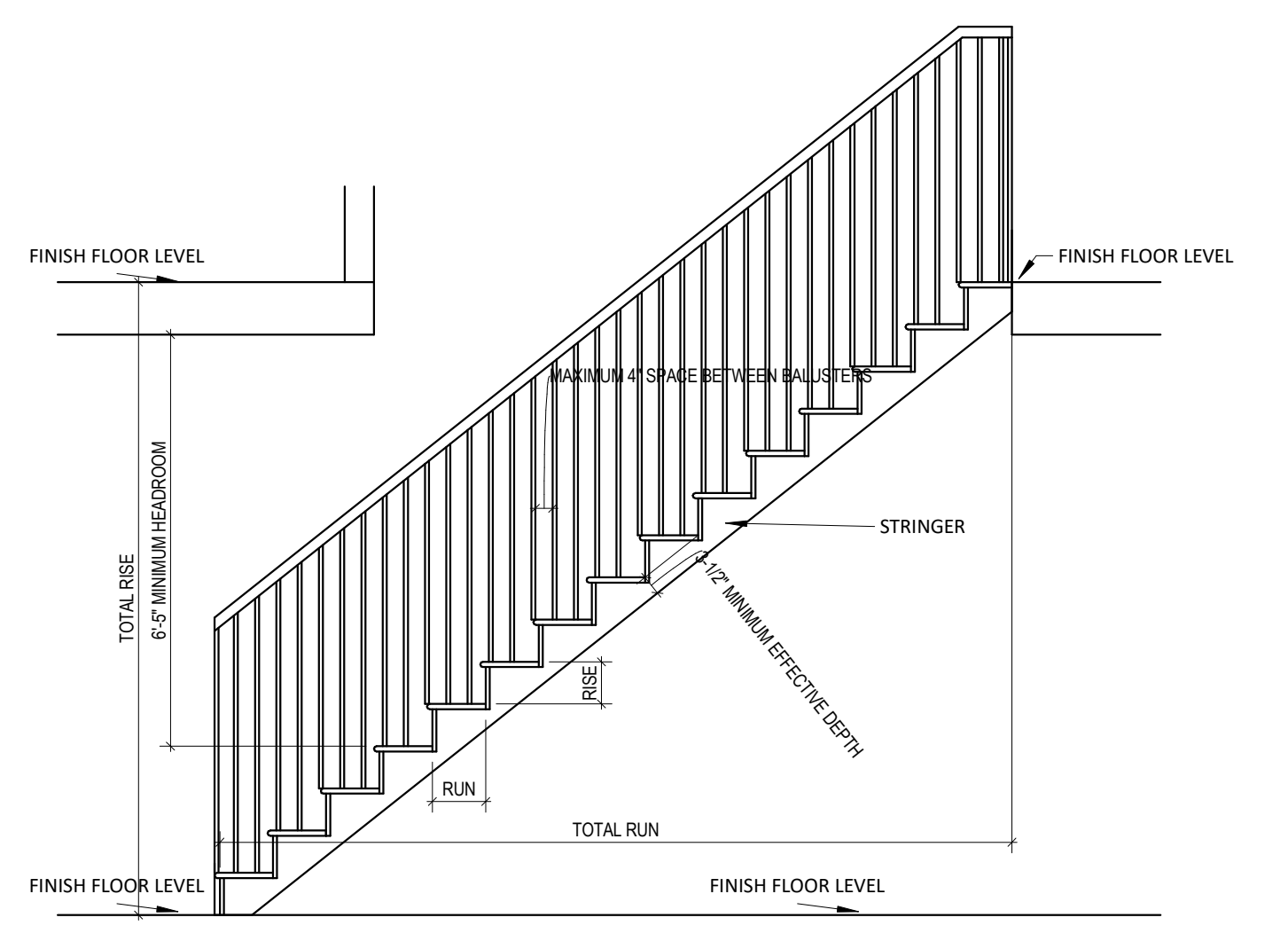
SITE PLAN NOTES		ZONE = R1.1	LOT COVERAGE (BOTH LOTS)	LOT COVERAGE (EACH LOT)	ENCROACHMENTS EXCEPT THAT PART OF A PORCH LOCATED WITHIN THE REQUIRED REAR YARD SHALL HAVE A MAXIMUM FLOOR HEIGHT OF 0.6M (2F) ABOVE THE GROUND, EXTEND A MAXIMUM DEPTH OF 2.5M (8.2F) INTO A REQUIRED REAR YARD AND SHALL HAVE A MAXIMUM WIDTH OF 3.7M (12F) WITHIN THE REQUIRED REAR YARD. A PORCH MAY EXTEND A MAXIMUM OF 2.5M (8.2F) INTO A REQUIRED FRONT YARD.
THIS PLAN IS NOT A LEGAL SURVEY		FRONT YARD SETBACK = 7.5M	SITE AREA = 7165 SQFT	SITE AREA = 3582.5 SQFT	
ALL LOT BOUNDARY DIMENSIONS AND EASEMENTS SHOULD BE VERIFIED BY O.L.S.		INTERIOR SIDE YARD = 1.2M & 3M (NO GARAGE)	TOTAL COVER = 2101 SQFT	TOTAL COVER = 1050.5 SQFT	
THIS SITE PLAN IS PROVIDED AS A GUIDE TO SHOW THE INTENDED LOCATION OF FOUNDATION		REAR YARD SETBACK = 7.5M	LOT COVERAGE = 29.32 %	LOT COVERAGE = 29.32 %	
		BUILDING HEIGHT = 10M	LOT COVERAGE = 50% (SEMI)	LOT COVERAGE = 50% (SEMI)	



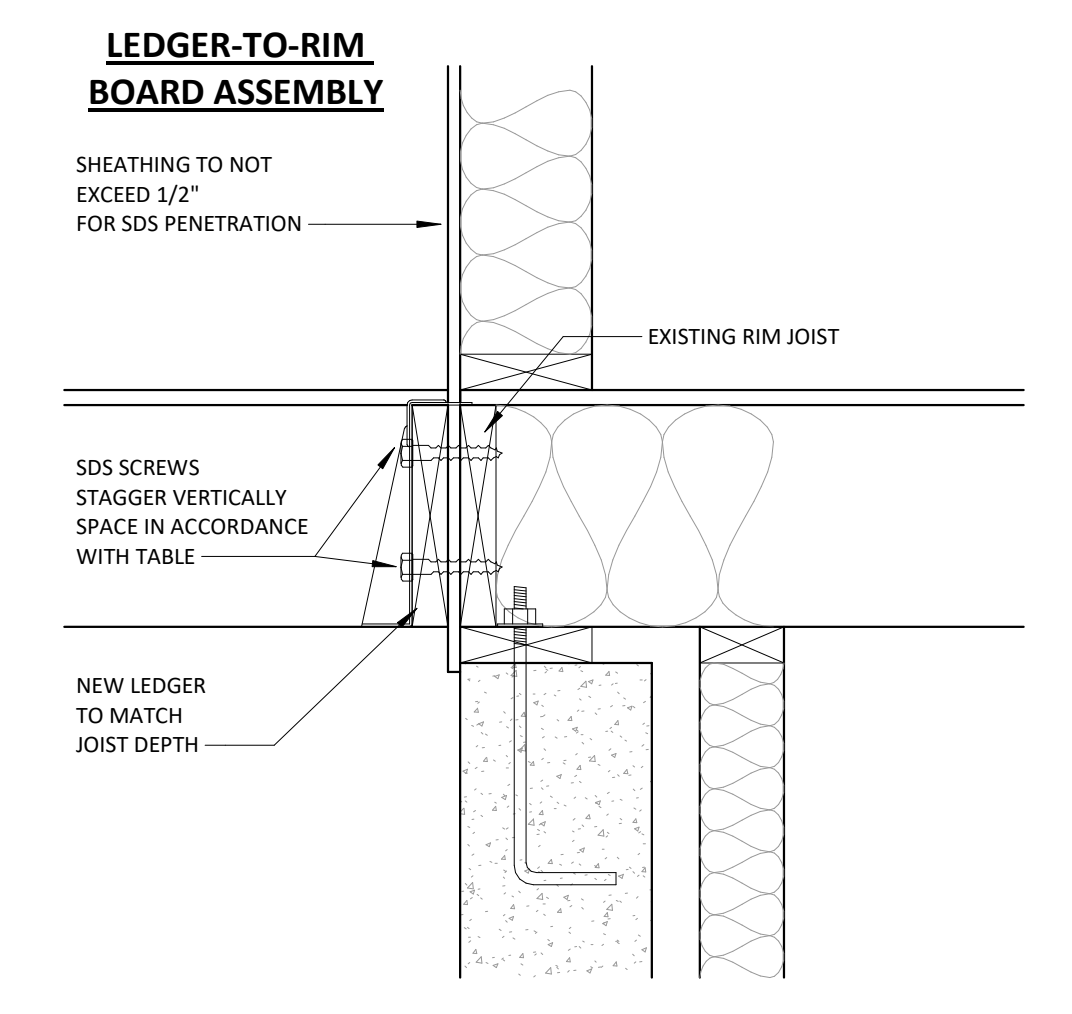
4 04 - SITE PLAN
3/32" = 1'-0"



6 WINDOW EGRESS
1" = 1'-0"



5 STAIR GENERAL
3/8" = 1'-0"



4 LEDGER DETAIL 1
1 1/2" = 1'-0"

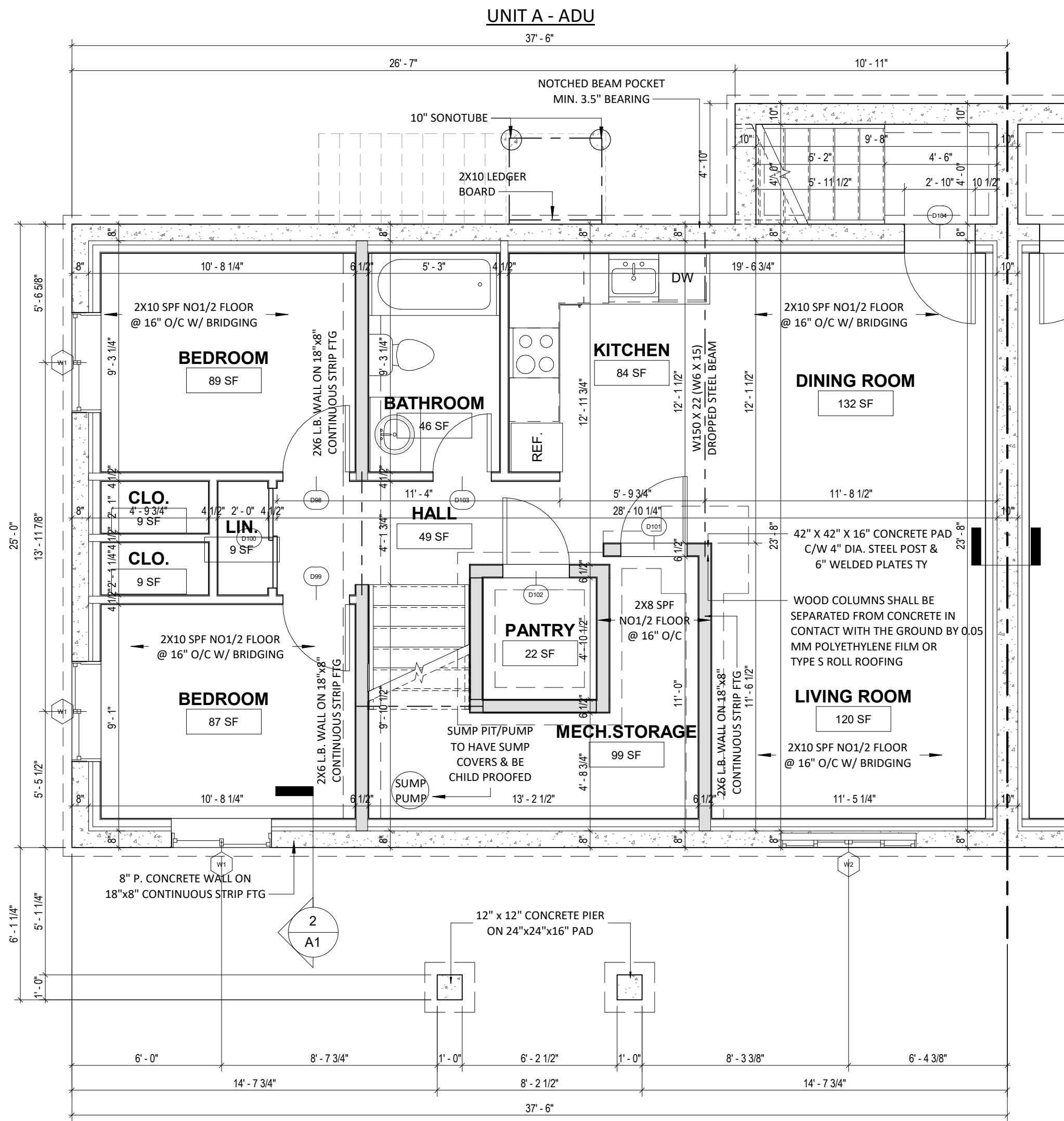
FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING

DOOR SCHEDULE					WINDOW SCHEDULE				
Type Mark	Count	Family	Width	Height	Type Mark	Count	Type	Width	Height
1	6	Single-Flush	2'-4"	6'-8"	1	5	Slider with Trim	4'-0"	3'-0"
2	2	Single-Glass 1	2'-10"	7'-0"	2	2	Window-Sliding-Four	5'-5"	3'-0"
3	12	Single-Flush	2'-8"	7'-0"	3	2	Window-Sliding-Four	5'-5"	5'-5"
4	4	Sliding-Closet	4'-0"	7'-0"	4	2	Fixed with Trim	3'-0 1/2"	4'-0"
5	4	Sliding-Closet	4'-0"	6'-8"	5	2	Casement Dbl with Trim	2'-8"	3'-4"
6	8	Single-Entry%203	2'-10"	7'-0"	6	6	Slider with Trim	4'-0"	4'-0"
7	1				7	1	Casement Dbl with Trim	4'-0"	3'-0"

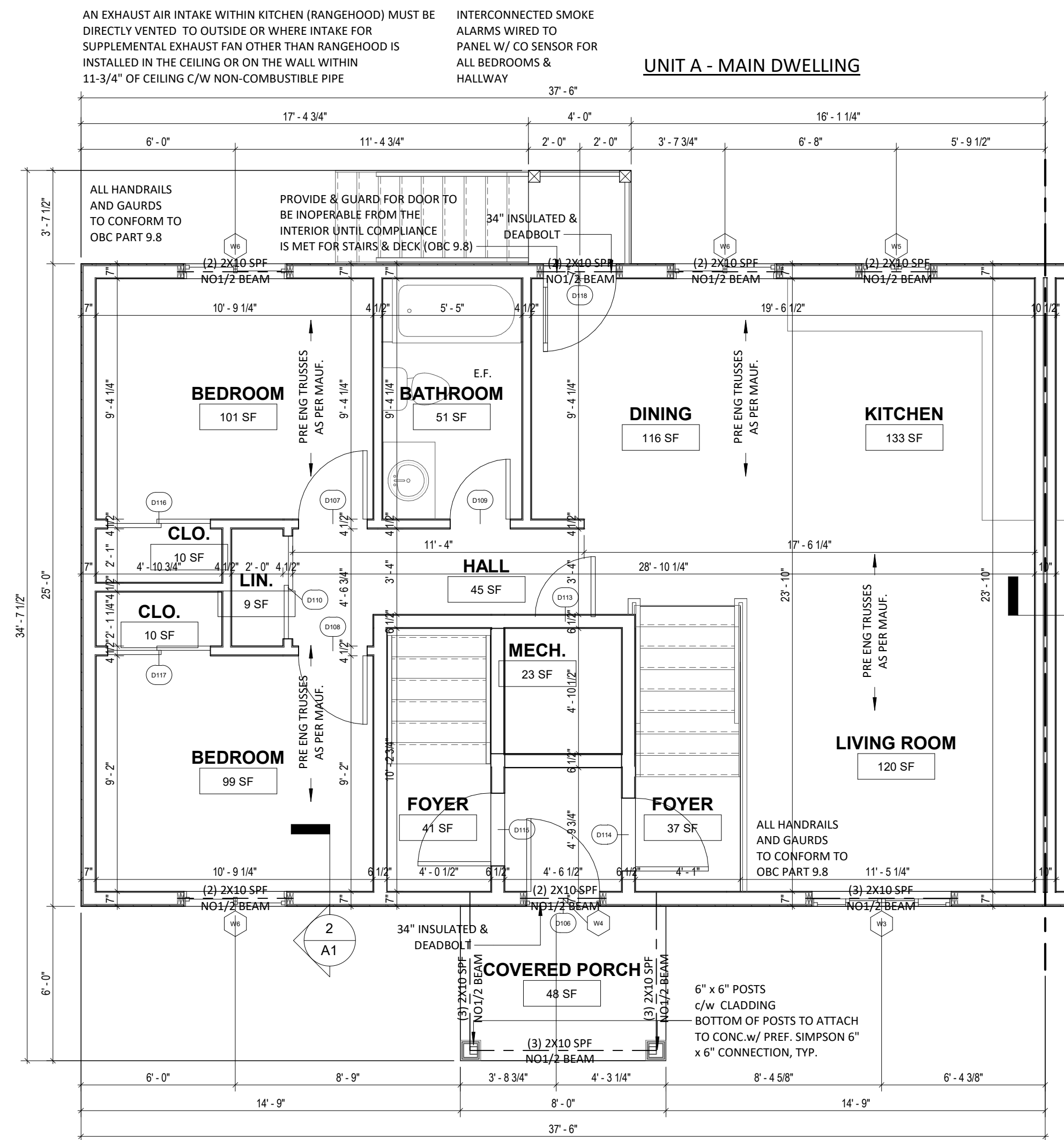
WINDOW/DOOR QUANTITIES ARE FOR BOTH UNITS

- WINDOW AND DOOR SIZES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONSULT MANUFACTURER SPECIFICATIONS FOR ALL EXACT ROUGH OPENING SIZES AND GLAZING DIMENSIONS PRIOR TO CONSTRUCTION. HEAD HEIGHTS AND SILL HEIGHTS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- PROVIDE GUTTERS AND DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS SHALL BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS, OR DRIVES.
- OFFSET ALL PLUMBING VENTS TO REAR OF SLOPE.

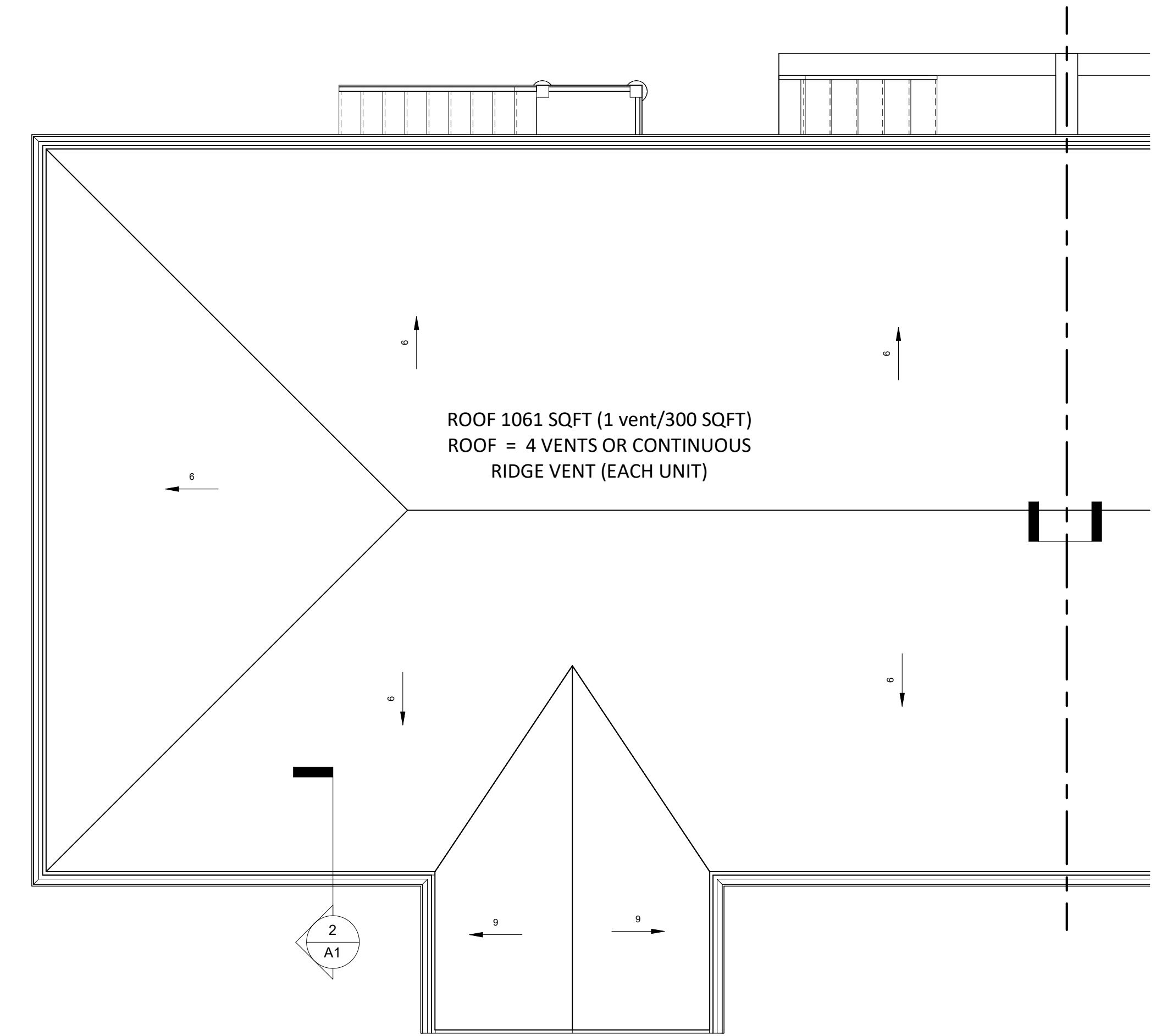
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① 01 - FOUNDATION
1/4" = 1'-0"

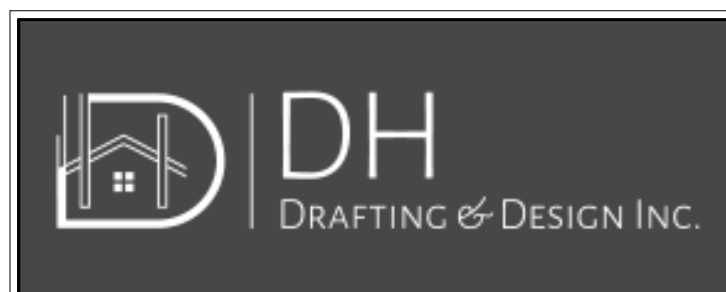


② 02 - MAIN FLOOR
1/4" = 1'-0"



③ 03 - ROOF PLAN
1/4" = 1'-0"

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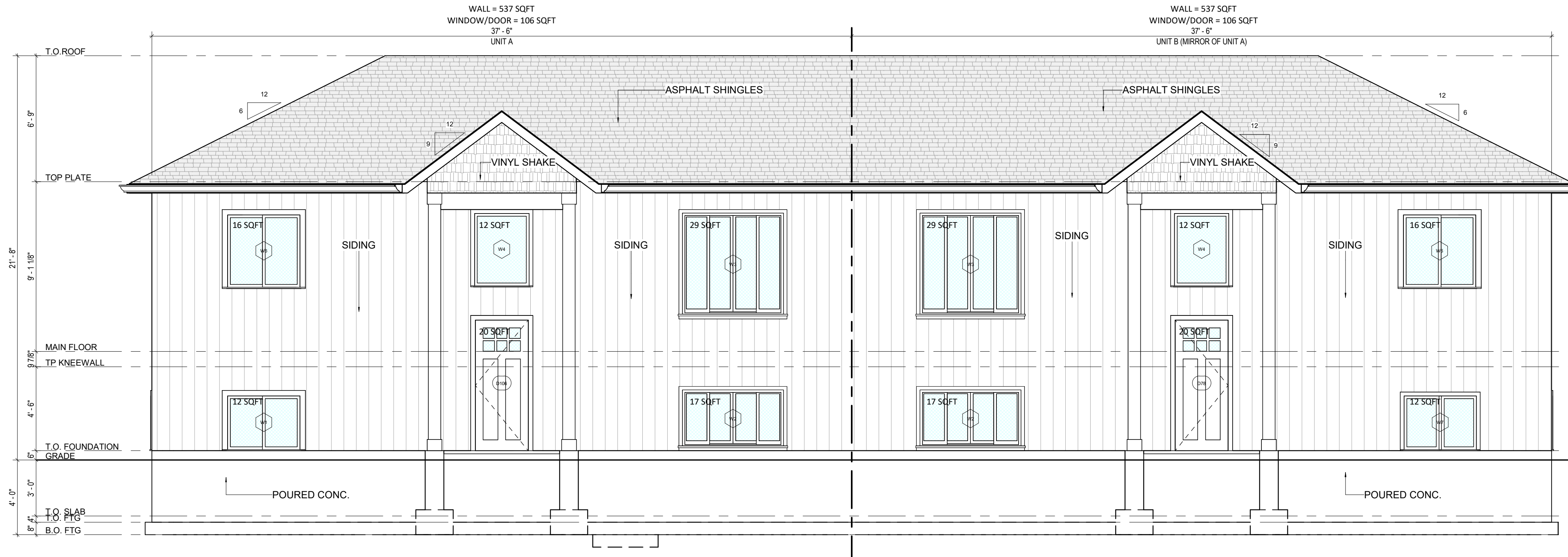
TOTAL WALL = 2864 SQFT
 TOTAL WINDOW/DOOR = 472 SQFT
 WD/WALL PERCENTAGE = 16.48 %

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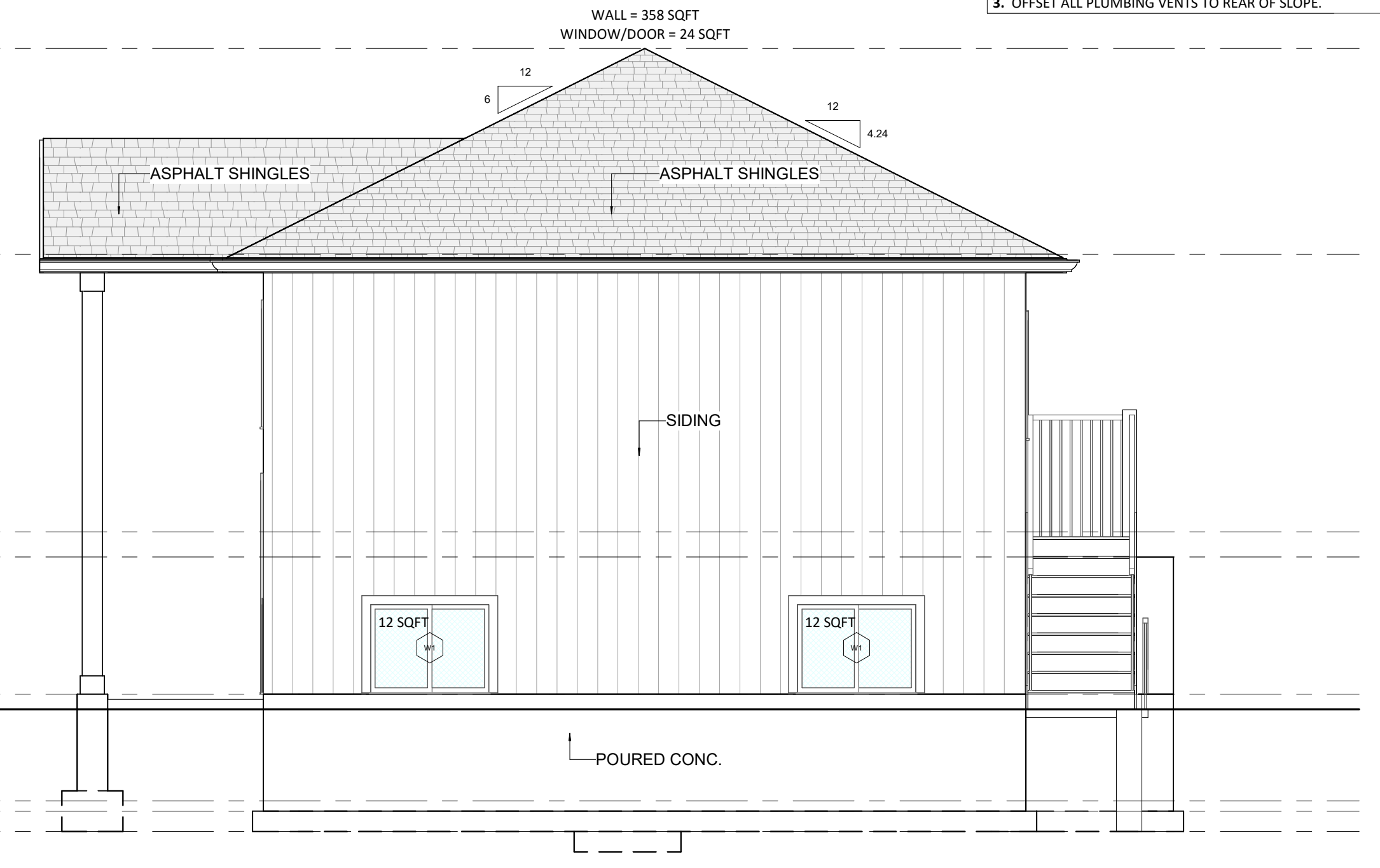
DOOR SCHEDULE					WINDOW SCHEDULE				
Type Mark	Count	Family	Width	Height	Type Mark	Count	Type	Width	Height
1	6	Single-Flush	2'-4"	6'-8"	1	5	Slider with Trim	4'-0"	3'-0"
2	2	Single-Glass 1	2'-10"	7'-0"	2	2	Window-Sliding-Four	5'-5"	3'-0"
3	12	Single-Flush	2'-8"	7'-0"	3	2	Window-Sliding-Four	5'-5"	5'-5"
4	4	Sliding-Closet	4'-0"	7'-0"	4	2	Fixed with Trim	3'-0 1/2"	4'-0"
5	4	Sliding-Closet	4'-0"	6'-8"	5	2	Caseament Ovl with Trim	2'-8"	3'-4"
6	8	Single-Entry%203	2'-10"	7'-0"	6	6	Slider with Trim	4'-0"	4'-0"
WINDOW/DOOR QUANTITIES ARE FOR BOTH UNITS					7	1	Caseament Ovl with Trim	4'-0"	3'-0"

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3. OFFSET ALL PLUMBING VENTS TO REAR OF SLOPE.

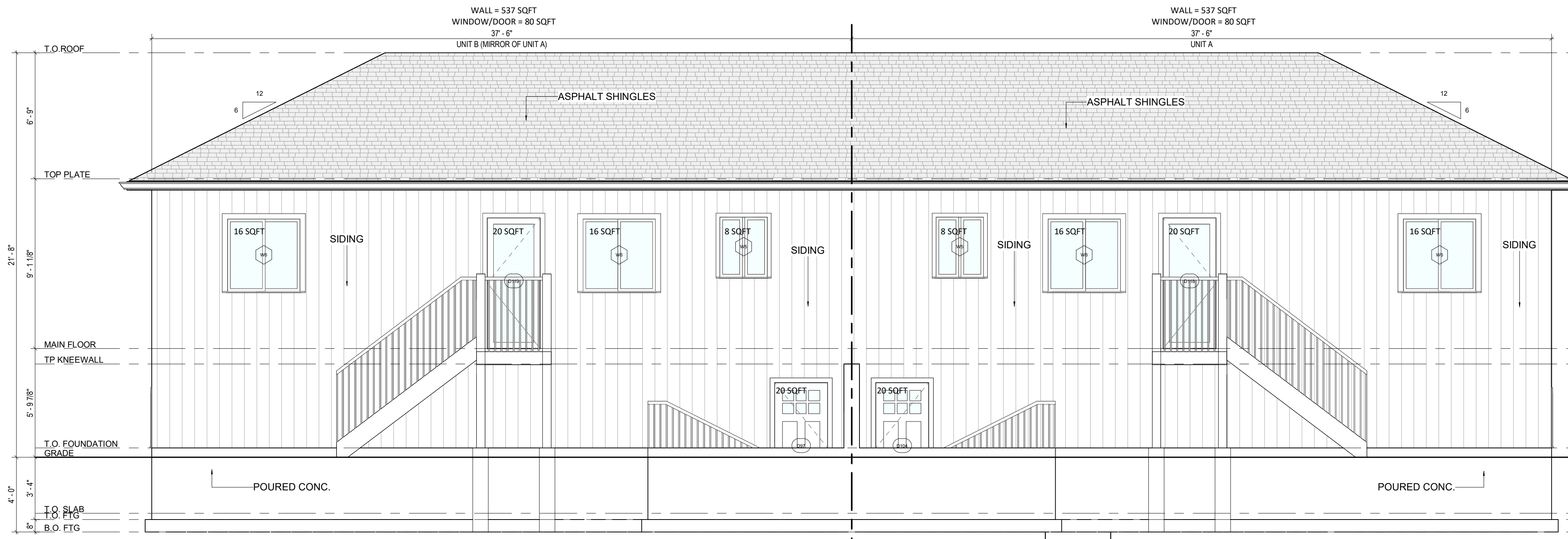
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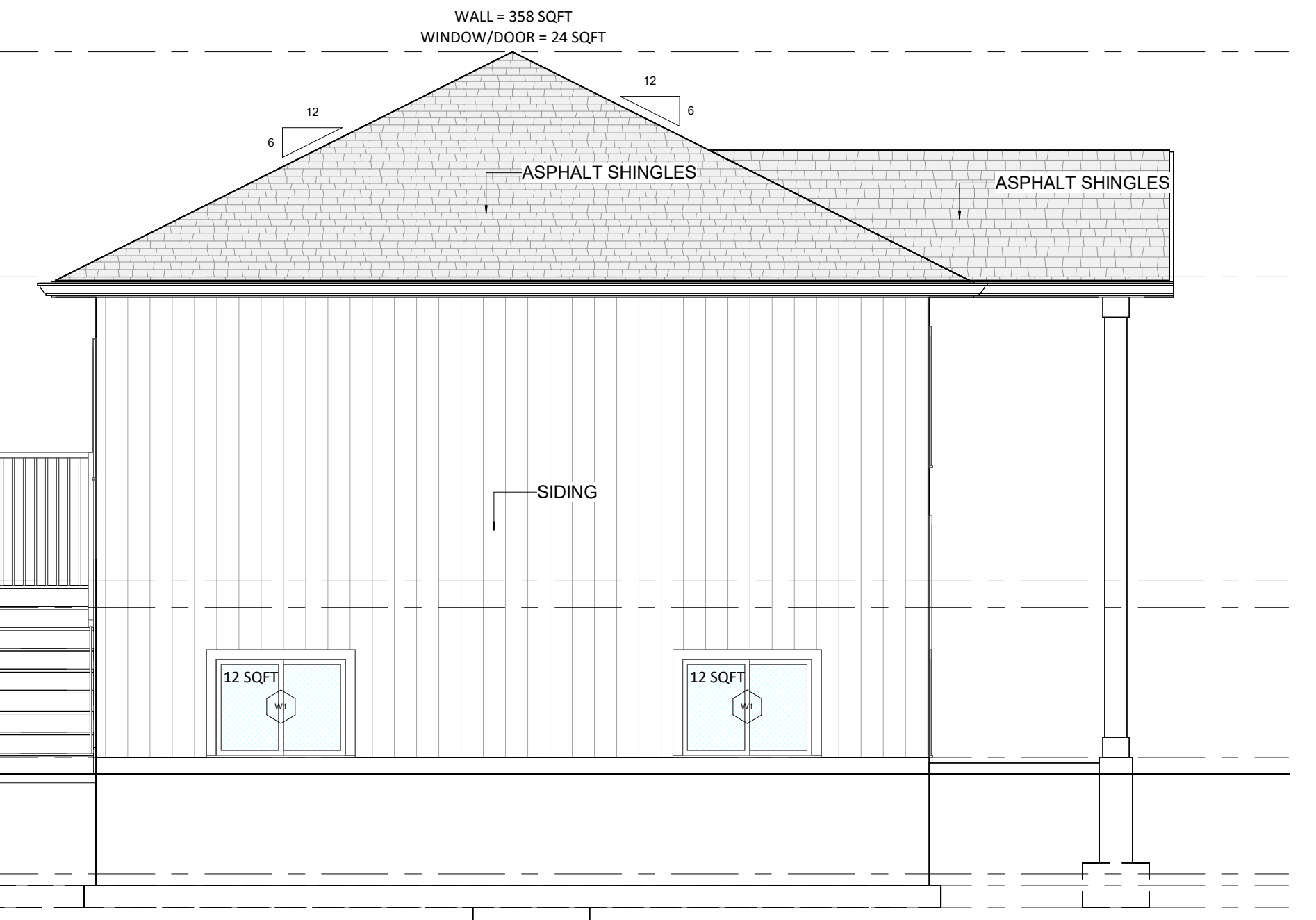
1 - FRONT ELEVATION
 1/4" = 1'-0"



2 - RIGHT ELEVATION
 1/4" = 1'-0"



3 - REAR ELEVATION
 1/4" = 1'-0"



3 - LEFT ELEVATION
 1/4" = 1'-0"

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING

