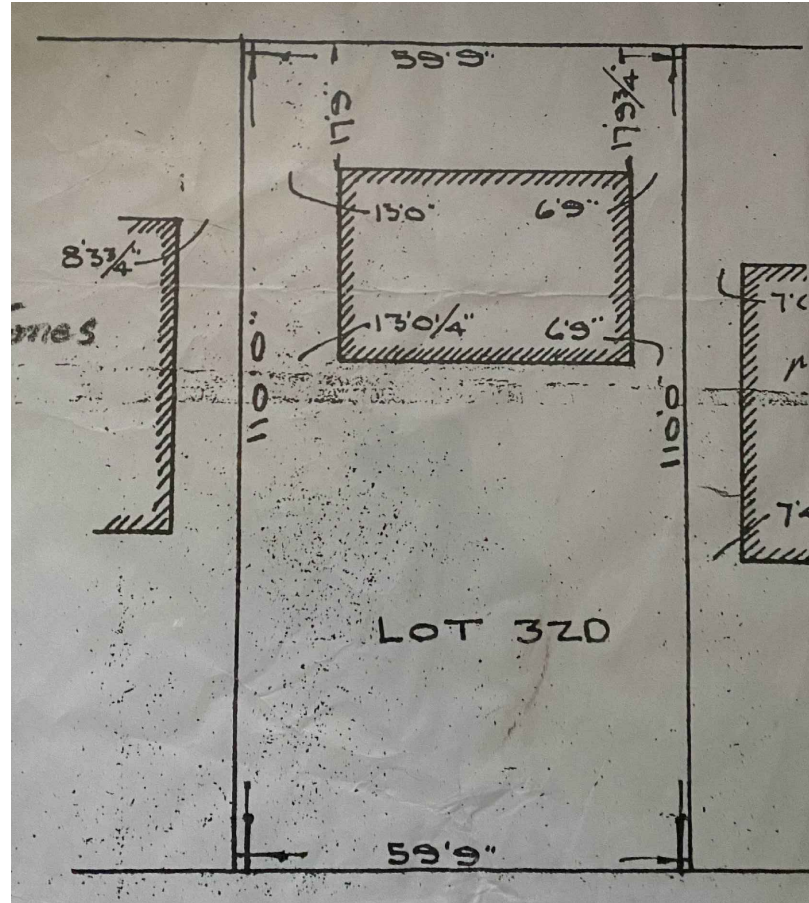


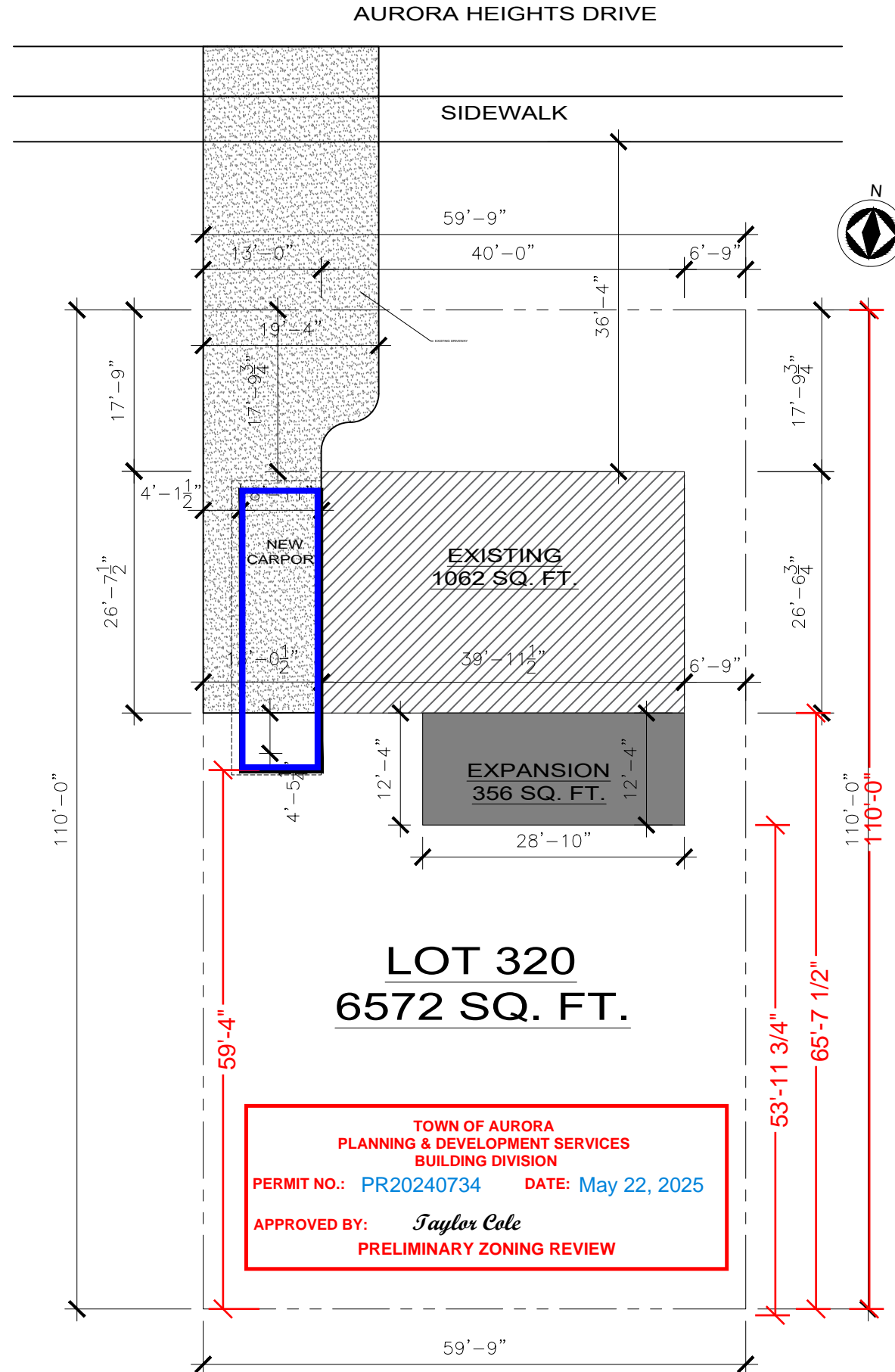
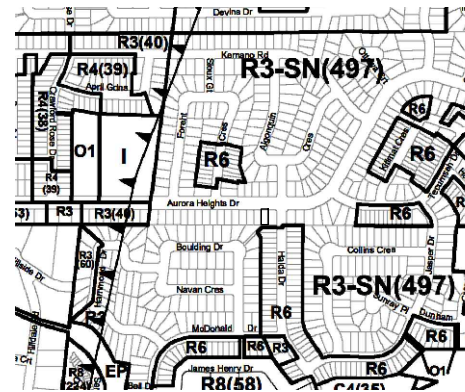
TO THE EXISTING RESIDENCE

77 AURORA HEIGHTS DR.
L4G 2X1 AURORA ON

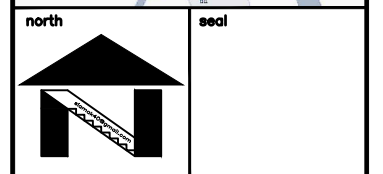
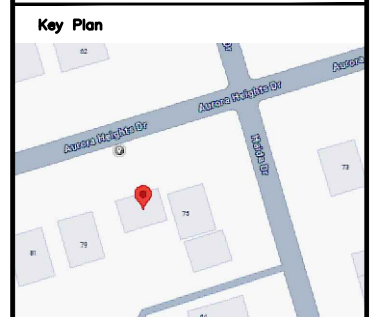


ARCHITECTURAL DRAWING LIST

| | |
|------------------------------|-----|
| COVER SHEET, SITE PLAN | A0 |
| EXISTING FLOOR PLANS | A1 |
| EXISTING ELEVATIONS | A2 |
| PROPOSED MAIN FLOOR | A3 |
| PROPOSED ROOF PLAN | A5 |
| PROPOSED CROSS SECTION | A6 |
| PROPOSED EXTERIOR ELEVATIONS | A7 |
| STRUCTURAL PLANS & NOTES | A8 |
| GENERAL NOTES | A9 |
| ROOF STRUCTURAL DRAWINGS | A10 |



| No. | Revisions | Date | Ck. |
|--------------------------|-----------------------------|-----------------------------|----------|
| AREA | | EXISTING | PROPOSED |
| LOT COVERAGE | %16 | %21.5 | |
| FIRST FLOOR SQ.FT. | 1,062SF | 1,418SF | |
| TOTAL G.F.A. SQ.FT. | 1,062SF | 1,418SF | |
| NEW ADDITION SQ.FT. | 1,062SF | 356SF | |
| NO. OF STORIES HEIGHT | 1 16'-10 $\frac{1}{2}$ " | 1 16'-10 $\frac{1}{2}$ " | |
| WIDTH LENGTH | AS SHOWN | AS SHOWN | |
| | | | |



SITE STATISTICS

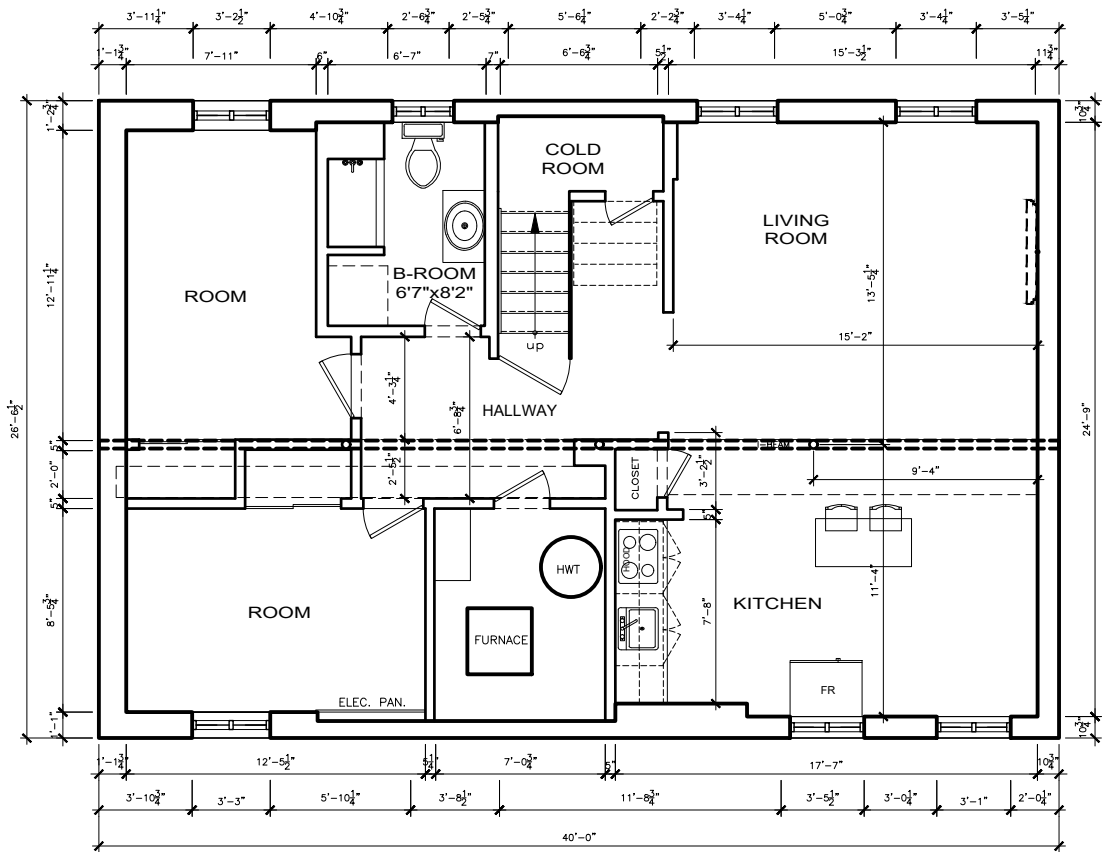
| | |
|--------------|----------------------|
| ZONING | R3-SN(497) |
| LOT # | 320 |
| PLAN # | PIN 21376 - 0071(LT) |
| LOT AREA | 6,572 SQ.FT. |
| LOT FRONTAGE | 59'-9" FT. |
| LOT DEPTH | 110'-0" FT. |

location
77 AURORA HEIGHTS DR.
AURORA, ON
L4G 2X1

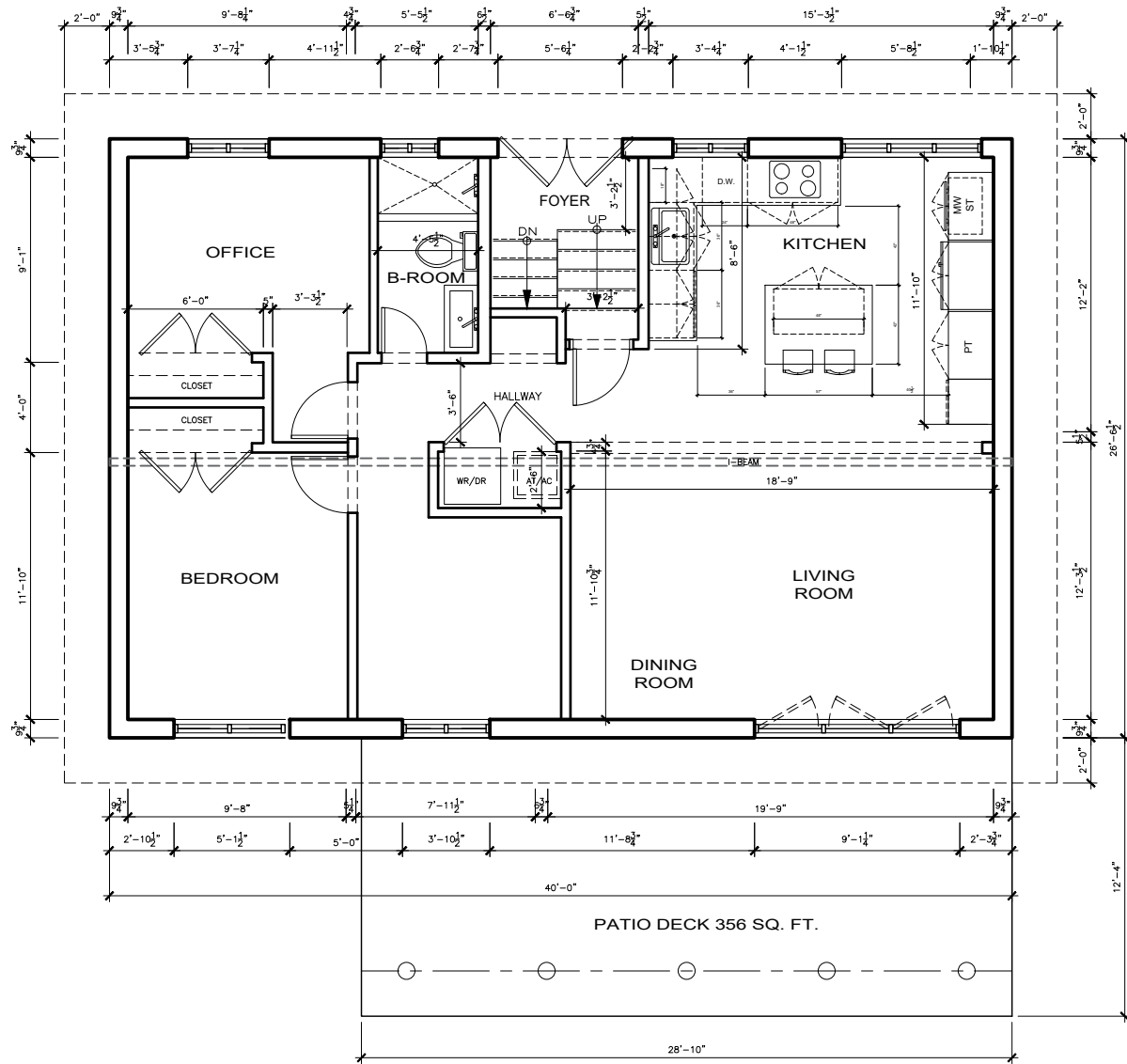
drawing title

SITE PLAN
PLAN

| | | |
|------------------------|-------------|-------------------------------------|
| date: | SEP 2023 | drawing no. A0 |
| scale: | 1/16"=1'-0" | |
| rev. no. | | |
| drawn by: | SS | |
| checked by: | | |
| filename: | | 77 AURORA HEIGHTS DR. |
| last edit date: | | MAR 1, 2025 |



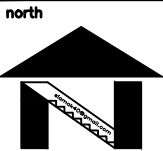
EXISTING BASEMENT - 1062 SQ. FT.
77 AURORA HEIGHTS DRIVE



EXISTING MAIN FLOOR - 1062 SQ. FT.
77 AURORA HEIGHTS DRIVE

| No. | Revisions | Date | Ck. |
|-----|-----------|------|-----|
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Key Plan



seal

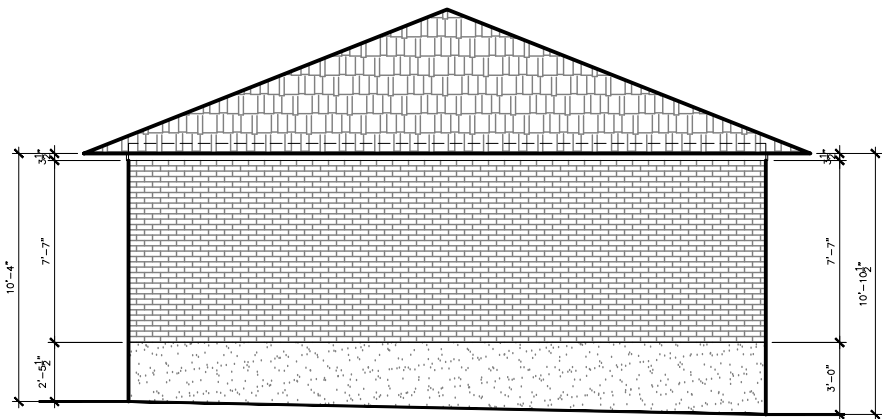
location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title
EXISTING
MAIN FLOOR
& BASEMENT
PLANS

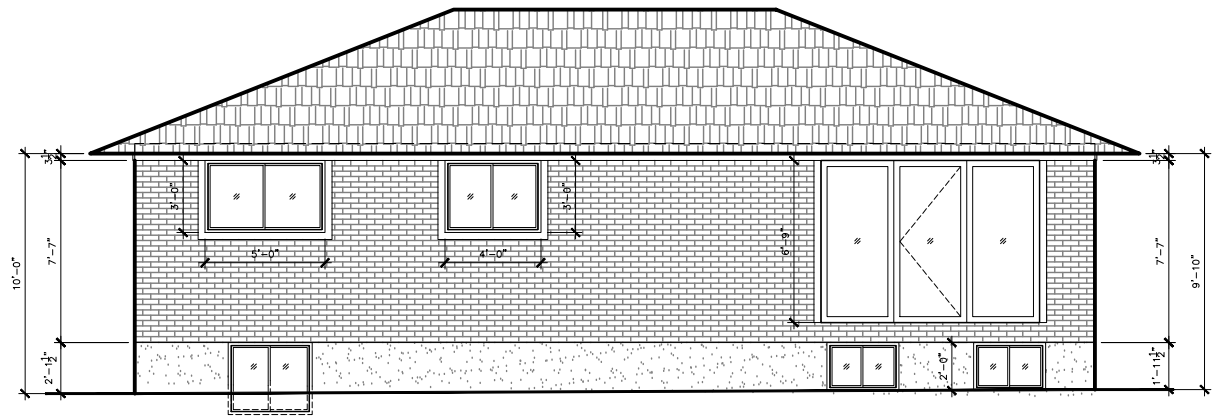
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| scale: | 1/8"=1'-0" | | |
| rev. no. | | | |
| drawn by: | SS | | |
| checked by: | | | |
| filename: | 77 AURORA HEIGHTS DR. | | |
| last edit date: | SEP 7, 2023 | | |



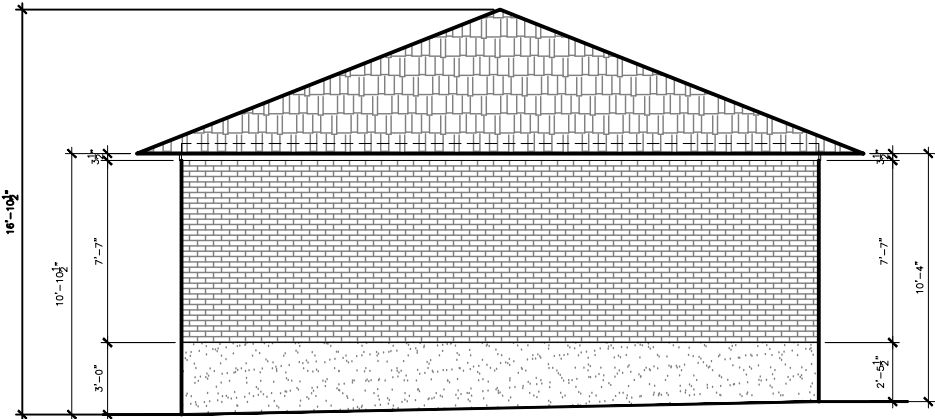
EXIST. NORTH ELEVATION
425SF - 125SF OPENING



EXIST. WEST ELEVATION
285.0SF



EXIST. SOUTH ELEVATION
425SF - 125SF OPENING



EXIST. EAST ELEVATION
28SF

| No. | Revisions | Date | Ck. |
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Key Plan

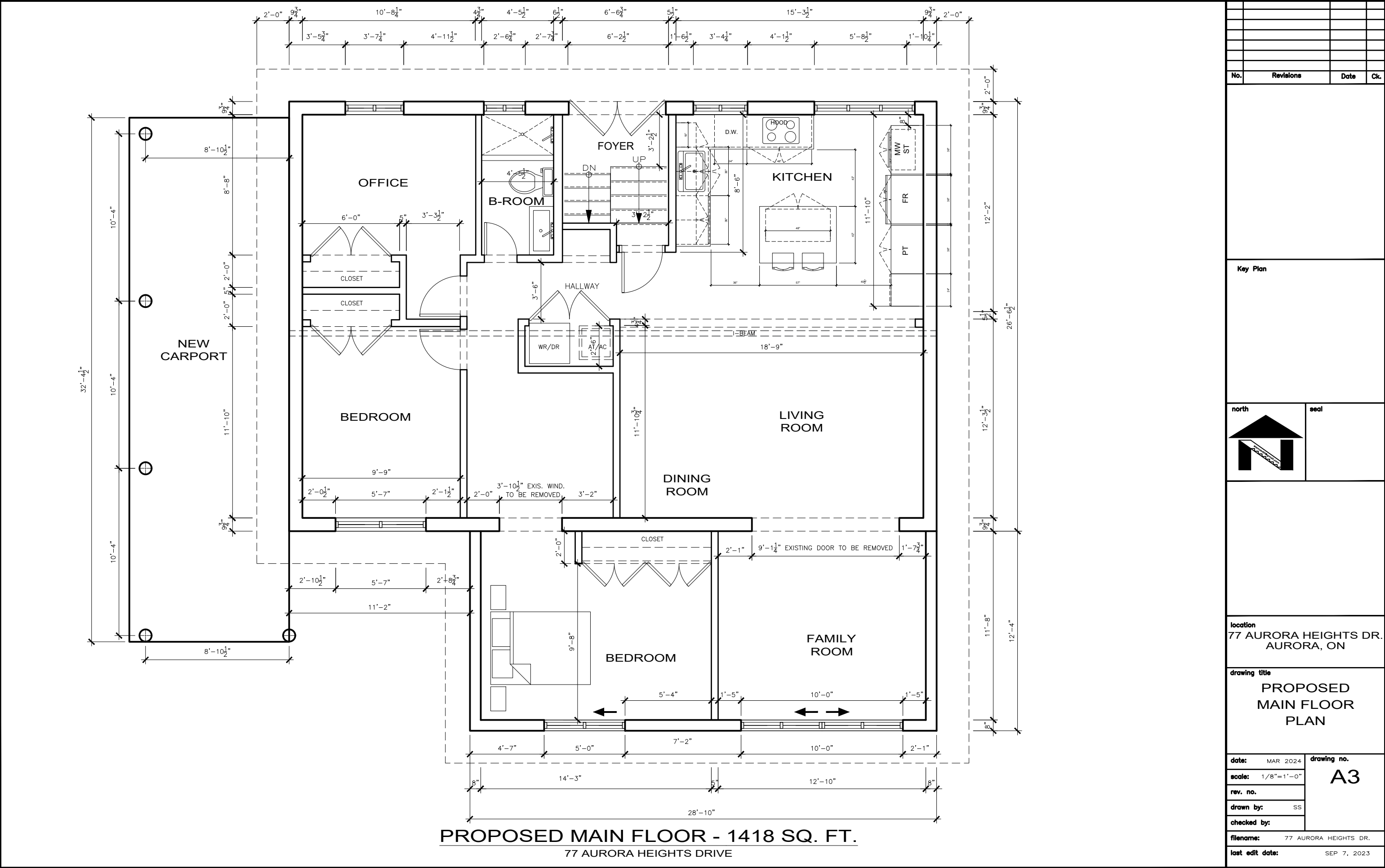


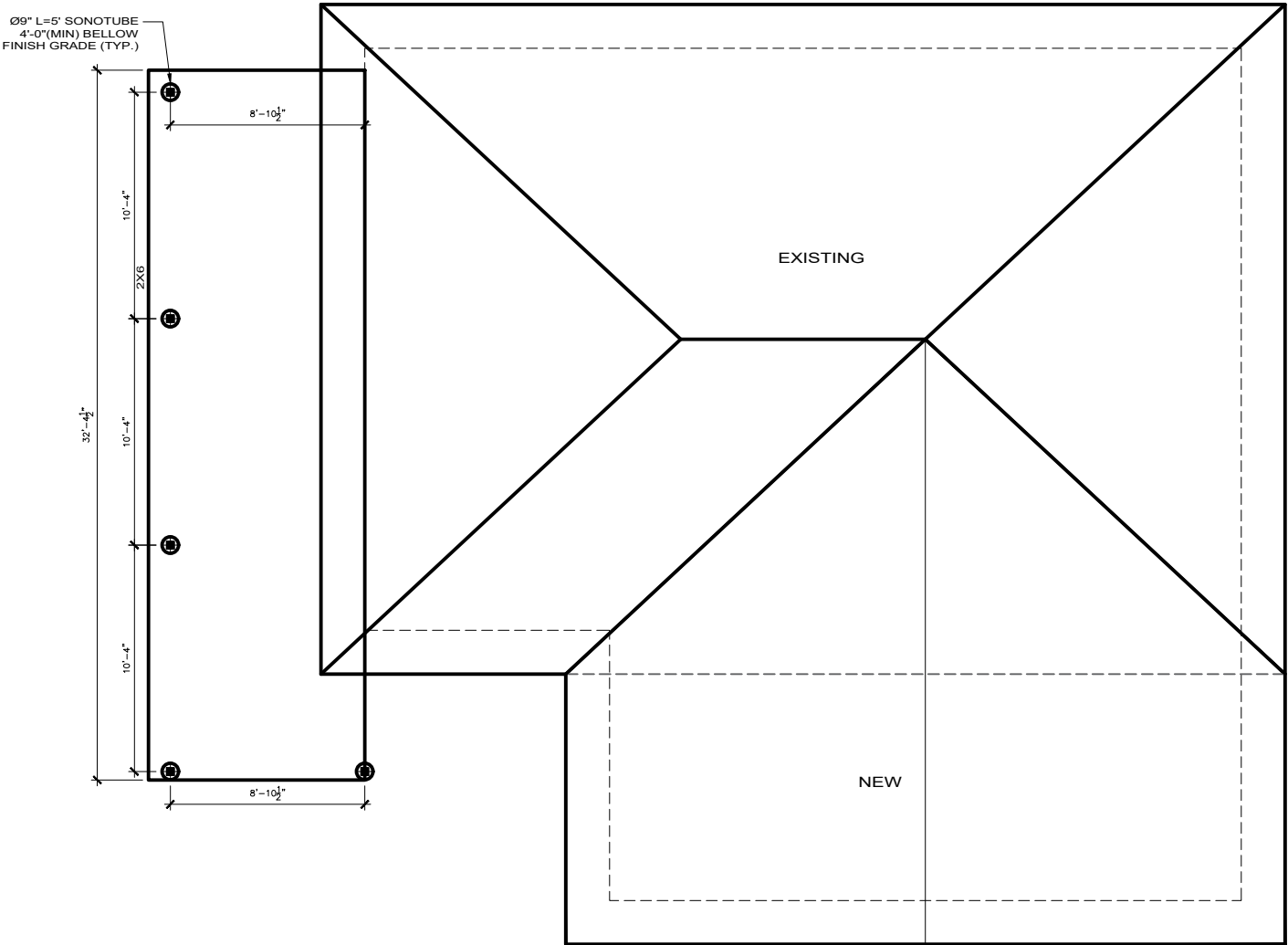
seal

location
77 AURORA HEIGHTS DR.
AURORA, ON

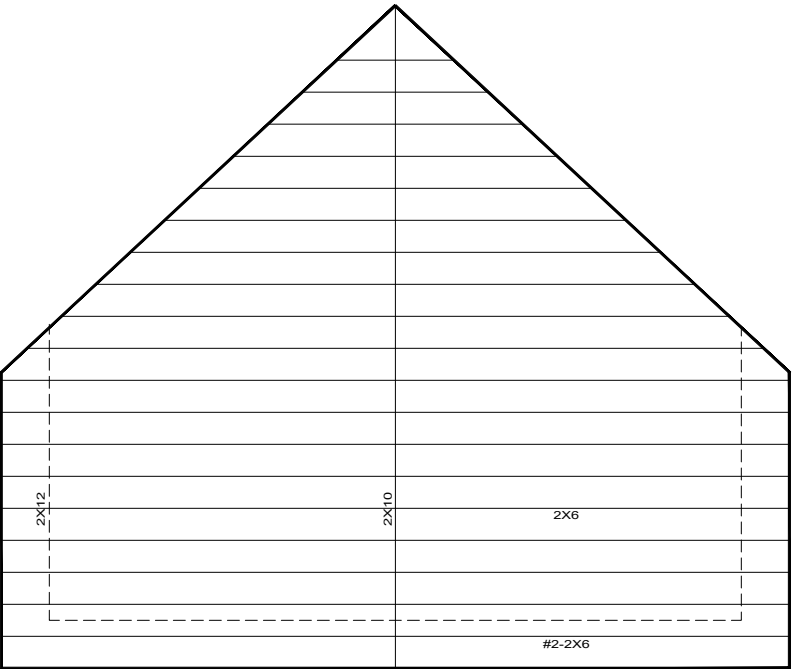
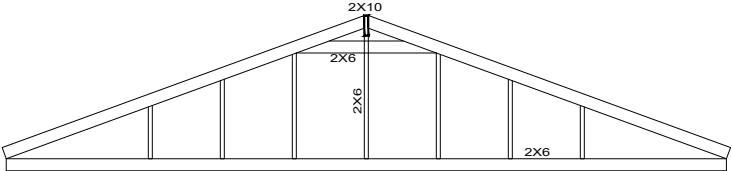
drawing title
EXISTING
EXTERIOR
ELEVATION

| | | | |
|-----------------|-----------------------|-------------|----|
| date: | MAR 2024 | drawing no. | A2 |
| scale: | 1/8"=1'-0" | | |
| rev. no. | | | |
| drawn by: | SS | | |
| checked by: | | | |
| filename: | 77 AURORA HEIGHTS DR. | | |
| last edit date: | SEP 7, 2023 | | |





PROPOSED ROOF PLAN
77 AURORA HEIGHTS DRIVE



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| No. | Revisions | Date | Ck. |

Key Plan

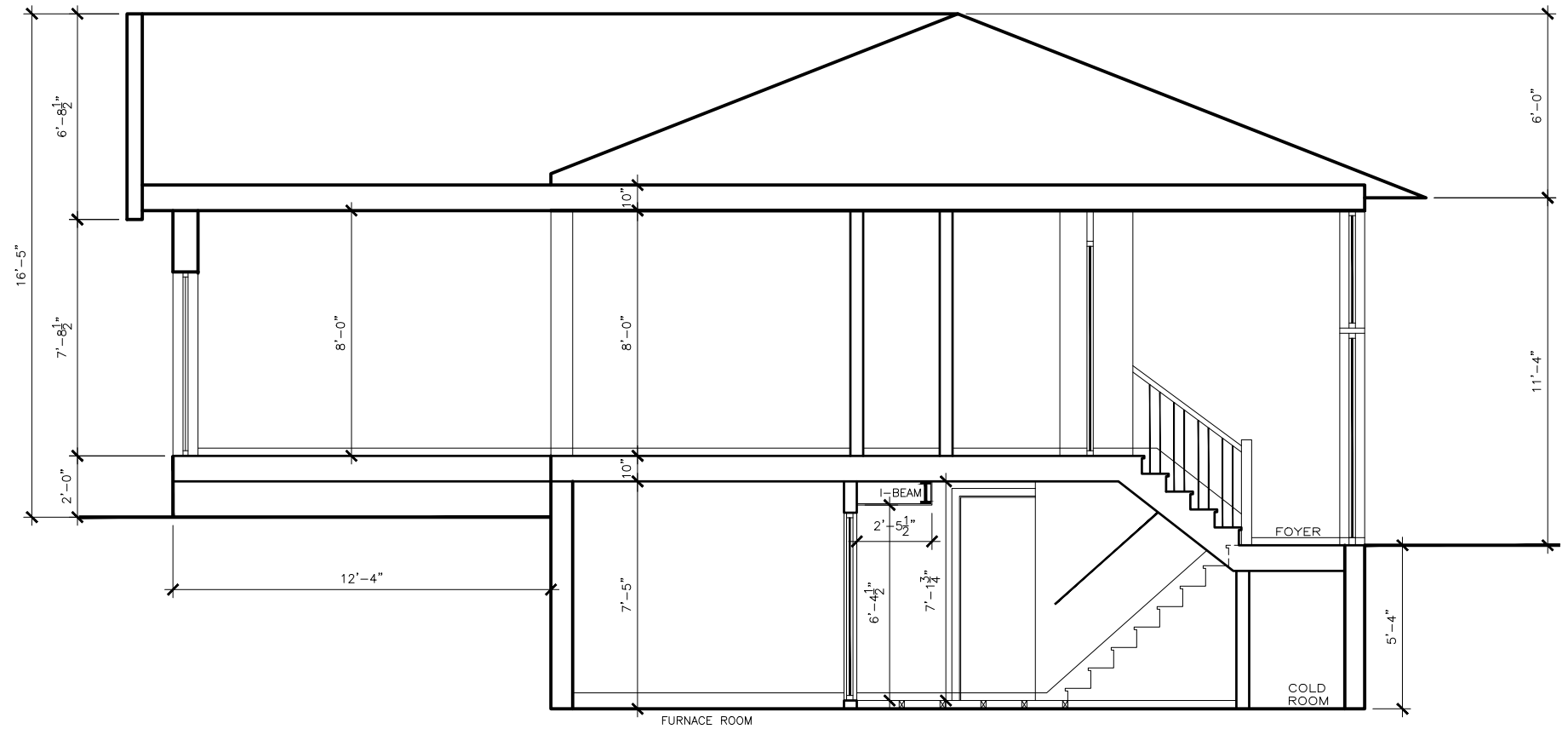
north

seal

location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title
**ROOF
PLAN**

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|---------------------------------|--------------------------|
| date: MAR 2024 | drawing no. A4 |
| scale: 3/16"=1'-0" | |
| rev. no. | |
| drawn by: SS | |
| checked by: | |
| filename: 77 AURORA HEIGHTS DR. | |
| last edit date: SEP 7, 2023 | |



SECTION A-A

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| No. | Revisions | Date | Ck. |

Key Plan

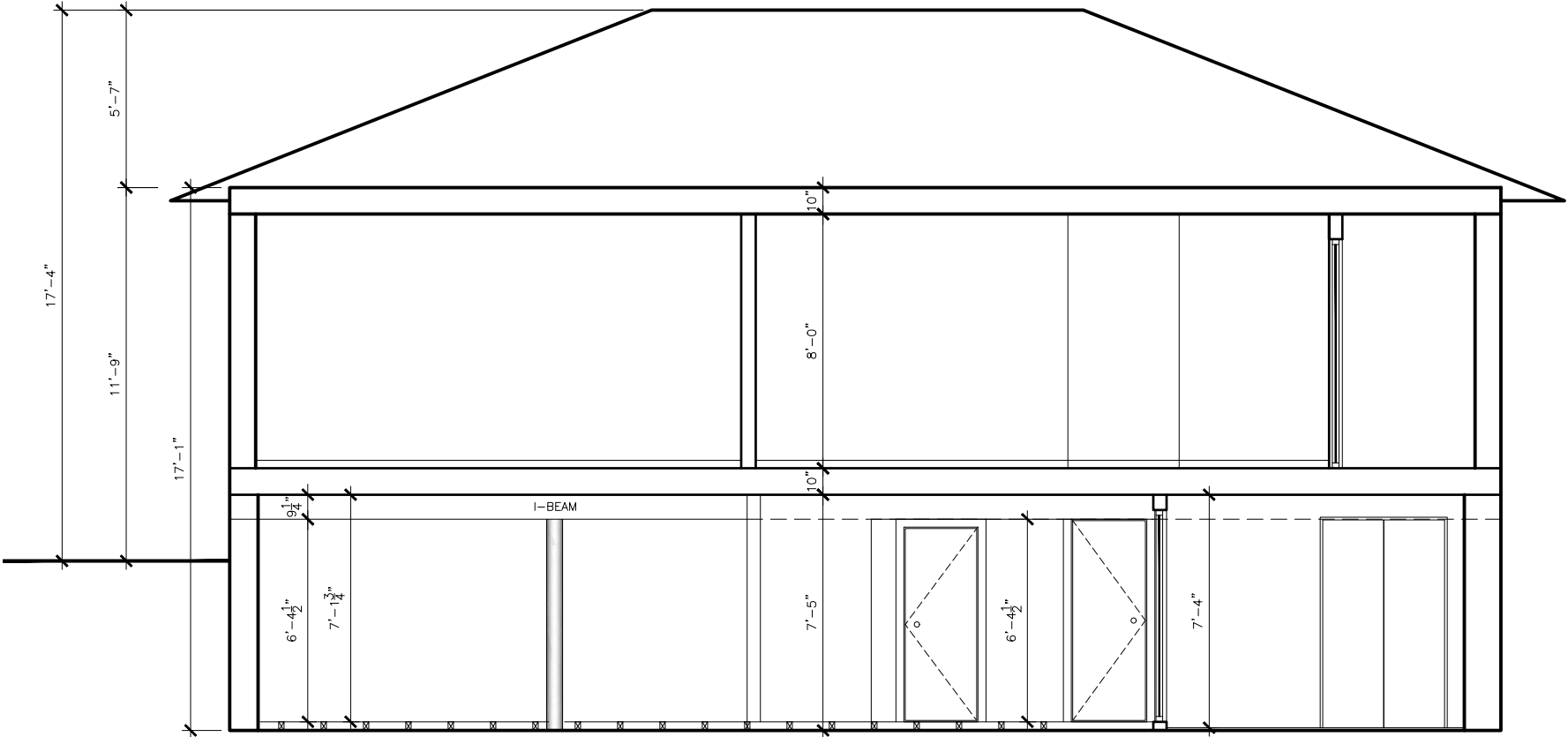
north

seal

location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title
CROSS
SECTION AA

| | | | |
|-----------------|-----------------------|-------------|----|
| date: | MAR 2024 | drawing no. | A6 |
| scale: | 1/8"=1'-0" | | |
| rev. no. | | | |
| drawn by: | SS | | |
| checked by: | | | |
| filename: | 77 AURORA HEIGHTS DR. | | |
| last edit date: | SEP 7, 2023 | | |



SECTION B-B

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| No. | Revisions | Date | Ck. |

Key Plan

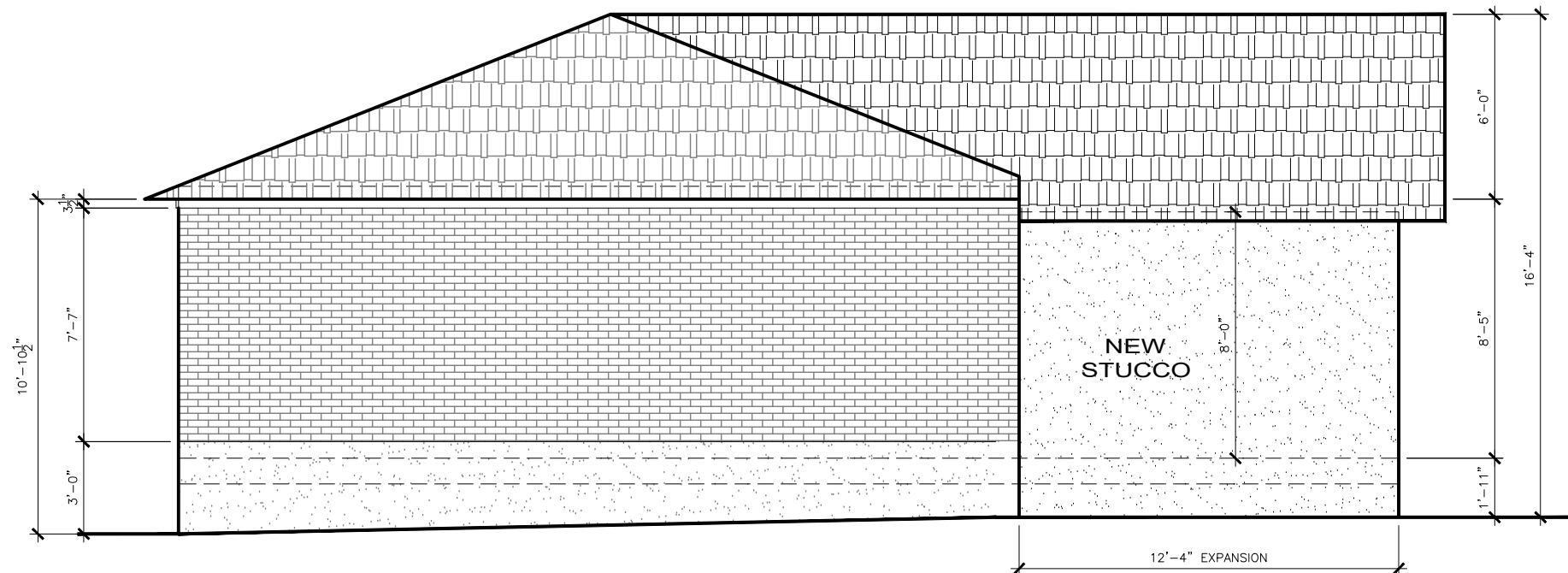
north

seal

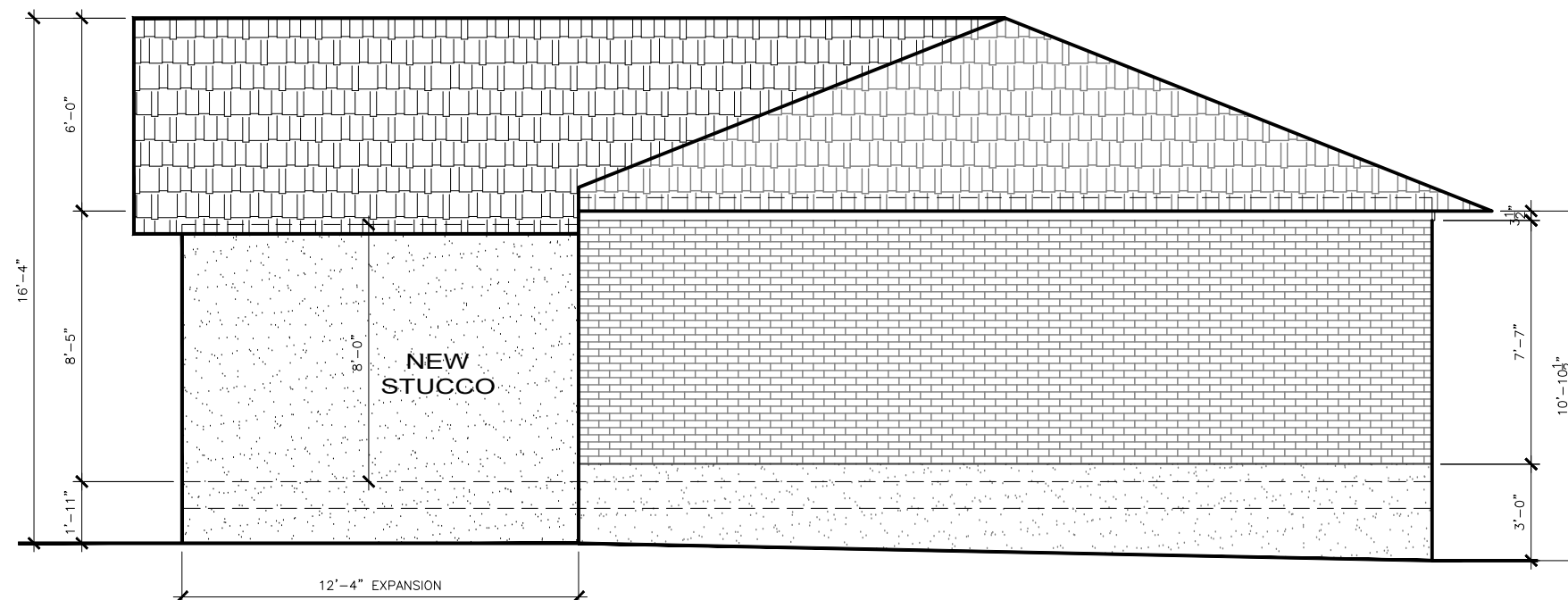
location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title
CROSS
SECTIONS


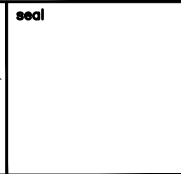
| | | |
|---------------------------------|--|-----------------------|
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| rev. no. | | |
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| checked by: | | |
| filename: 77 AURORA HEIGHTS DR. | | |
| last edit date: SEP 7, 2023 | | |



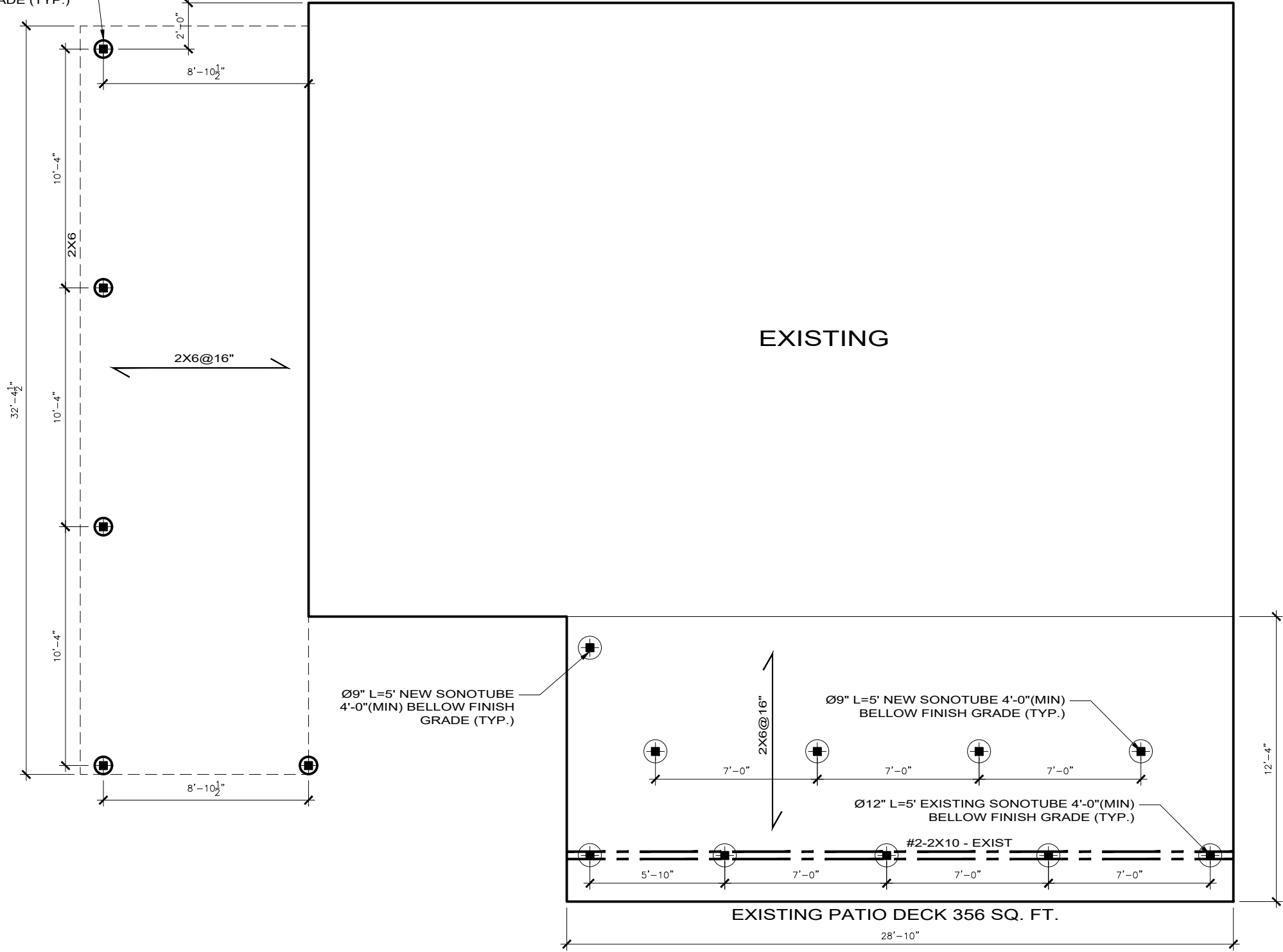
PORP. WEST ELEVATION
285.0+118.8SF



PROP. EAST ELEVATION
285.0+118.0SF

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| Key Plan | | | | | |
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| location 77 AURORA HEIGHTS DR. AURORA, ON | | | | | |
| drawing title PROPOSED EAST & WEST ELEVATIONS | | | | | |
| date: MAR 2024 | | drawing no. | | | |
| scale: 1/8"=1'-0" | | A7-2 | | | |
| rev. no. | | | | | |
| drawn by: SS | | | | | |
| checked by: | | | | | |
| filename: 77 AURORA HEIGHTS DR. | | | | | |
| last edit date: SEP 7, 2023 | | | | | |

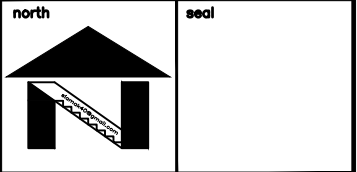
Ø9" L=5' SONOTUBE
4'-0"(MIN) BELLOW
FINISH GRADE (TYP.)



STRUCTURAL PLAN
77 AURORA HEIGHTS DRIVE

| No. | Revisions | Date | Ck. |
|-----|-----------|------|-----|
|-----|-----------|------|-----|

Key Plan



location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title
**PROPOSED
MAIN FLOOR EXP.
STRUCTURAL PLAN**

| | |
|---------------------------------|----------------------------|
| date: MAR 2024 | drawing no. A8-1 |
| scale: 3/16"=1'-0" | |
| rev. no. | |
| drawn by: SS | |
| checked by: | |
| filename: 77 AURORA HEIGHTS DR. | |
| last edit date: SEP 7, 2023 | |

- CONCRETE:
1. CONCRETE MEMBERS ARE DESIGNED IN ACCORDANCE WITH CSA-A23.3-04 "DESIGN OF CONCRETE STRUCTURES"
 2. THE CONSULTANT'S APPROVAL SHALL BE OBTAINED PRIOR TO PLACEMENT OF ANY CONCRETE.
 3. CONCRETE: TO CSA-A23.1-04 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION"
- | | CLASS OF EXPOSURE | MAXIMUM WATER/CEMENTING MATERIALS (W/C RATIO) | MINIMUM 28D COMPRESSIVE STRENGTH (MPa) | AIR CONTENT (%) | SPECIFIED SLUMP (MM) |
|--|-------------------|---|--|-----------------|----------------------|
| FOOTING | R-1 | 0.70 | 30 | 3-6 | 100 |
| FOUNDATION WALL | R-2 | 0.70 | 30 | 4-7 | 80 |
| INTERIOR SLAB | R-3 | 0.65 | 20 | - | 60 |
| GARAGE FLOOR, WALKWAY, RAISING AND PORCH | C-2 | 0.45 | 32 | 5-8 | 70 |
- NOTE: CONCRETE FOR WALLS TO BE MINIMUM 12 MPa PRIOR TO STRIPPING FORMS.
4. USING NORMAL PORTLAND CEMENT TYPE GU, U.N.O.
 5. ADDITION OF FLY ASH TO THE CONCRETE MIXES IS NOT PERMITTED. ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED.
 6. ABSORPTION TO BE A MAXIMUM OF 5%.
 7. MIX DESIGN FOR CONCRETE WALLS PROPORTIONED IN ORDER TO MEET FREEZE THAW DURABILITY REQUIREMENTS.
 8. MAXIMUM AGGREGATE SIZE IS 19 mm (¾")
 9. WHEN AIR TEMPERATURE IS BELOW 5°C, CONCRETE SHALL BE KEPT AT A TEMPERATURE OF NOT LESS THAN 10°C OR MORE THAN 25°C WHILE BEING MIXED AND PLACED, AND MAINTAINED AT A TEMPERATURE OF NOT LESS THAN 10°C FOR 72h AFTER PLACING.
 10. NOT FROZEN MATERIAL OR ICE SHALL BE USED IN CONCRETE.
 11. SLAB ON GRADE 4" THICK AS SHOWN ON THE DRAWINGS SHALL BE REINFORCED WITH WWM152X152 MW18.7XMW18.7 CONCRETE U.N.O. PROVIDE MINIMUM OF MIN. 5" DEEP OF GRANULAR SUB-GRADE MATERIAL COMPACTED TO 98% MODIFIED PROCTOR DENSITY.
 12. CONCRETE FOR WALLS SHALL BE DEPOSITED CONTINUOUSLY IN APPROXIMATELY EQUAL HORIZONTAL LIFTS NOT EXCEEDING 4'.
 13. REINFORCING STEEL : Fy = 400 MPa
ANCHOR BOLTS : ASTM - A307 (MIN.)
EMBEDDED STEEL : Fy = 300 MPa
WELDED WIRE FABRIC : Fy = 440 MPa
 14. REINFORCING FOR MASONRY WALLS SHALL CONFORM TO CSA-CAN3-S304, LATEST REVISION.
 15. NON-CONTACT LAP SPLICING IS RECOMMENDED. WHEN LAPS ARE NECESSARY REFER TO CSA-A23.3-94. NOT MORE THAN 50% OF REBAR TO BE SPLICED AT ANY ONE LOCATION. MINIMUM LENGTH OF OVERLAP LISTED BELOW:
 - 10M ----- 23"
 - 15M ----- 33"
 - 20M ----- 40"
 16. ALL EXPOSED EDGES TO BE CHAMFERED ¾" x ¾"
 17. CLEAR COVER TO PRIMARY REINFORCEMENT. TO CSA-A23.1-04 U.N.O.:
 - CONCRETE DEPOSITED AGAINST EARTH 3"
 - BEAMS , COLUMNS ----- 2"
 - WALLS ----- 1½"
 - SLAB ----- 1"
 24. WHERE THE STRUCTURAL THICKNESS OF A SLAB VARIES OR WHERE THE TOP SURFACE OF A SLAB IS SHOWN SLOPED, MAINTAIN CONSTANT COVER TO THE REINFORCING STEEL.
 25. AT OPENINGS IN CONCRETE WALLS, ADD 2-15M BARS AT HEADS, JAMBS AND SILLS UNLESS OTHERWISE NOTED.
 26. GIVE TOP OF FOUNDATION A TROWEL FINISH. IT MUST BE LEVEL AND SMOOTH.
 27. ANCHOR BOLT MUST BE LOCATED BY MEANS OF A TEMPLATE. DO NOT HAND SET ANCHOR BOLTS. USE REINFORCING STEEL AS REQUIRED TO PROVIDE HORIZONTAL LOAD ON ANCHOR BOLT.
 28. PROPER CONSOLIDATION BY VIBRATION DURING POURING CONCRETE IS REQUIRED OTHERWISE SELF-COMACTING CONCRETE WITH SUPERPLASTICIZERS AND VISCOSITY-MODIFY ADMIXTURES (VMAs) IN ACCORDANCE WITH CSA/A23.1 (8.b) SHALL BE USED.

2-Ply Nailing Recommendations

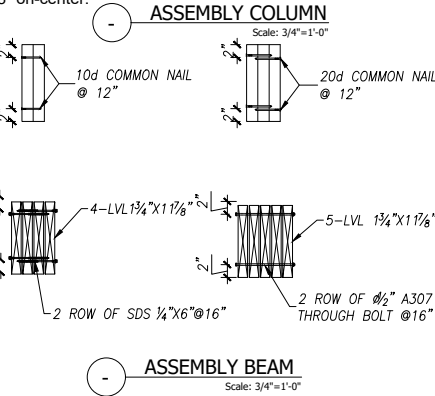
Minimum of two rows of 16d (0.131" x 3¼") pneumatic nails at 10" on-center, staggered. Nail from one side.

3-Ply Nailing Recommendations

Minimum of three rows of 16d (0.131" x 3¼") pneumatic nails at 5" on-center, staggered. Nail from both sides.

4-Ply Nailing Recommendations

Nail each ply to the other with a minimum of three rows of 16d (0.131" x 3¼") pneumatic nails at 5" on-center. When connecting each ply, offset nail rows by 2" from the ply below.or,
Minimum of two rows of ½" diameter bolts spaced at 8" on-center.



| NAILING FOR FRAMING, Table 9.23.3.4. | | | |
|--------------------------------------|--|-------------------------|--|
| ITEM | CONSTRUCTION DETAIL | MINIMUM LENGTH OF NAILS | MINIMUM NUMBER OR MAXIMUM SPACING OF NAILS |
| 1 | FLOOR JOIST TO PLATE –TOE NAIL | ¾" | 2 |
| 2 | WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS | ¾" | 2 |
| 3 | CROSS BRIDGING TO JOISTS | ¾" | 2 at each end |
| 4 | DOUBLE HEADER OR TRIMMER JOISTS | 3" | 11¾" (o.c.) |
| 5 | FLOOR JOIST TO STUD (BALLOON CONSTRUCTION) | 3" | 2 |
| 6 | LEDGER STRIP TO WOOD BEAM | ¾" | 2 per joist |
| 7 | JOIST TO JOIST SPLICE (SEE ALSO TABLE 9.23.13.8.) | 3" | 2 at each end |
| 8 | HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER | 4" | 3 |
| 9 | TAIL JOIST TO ADJACENT HEADER JOIST (END NAILED) AROUND OPENINGS | ¾" | 5 |
| | | 4" | 3 |
| 10 | EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS | ¾" | 5 |
| | | 4" | 3 |
| 11 | STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL | 27/16" | 4 |
| | | ¾" | 2 |
| 12 | DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS | 3" | 24½" (o.c.) |
| 13 | DOUBLED TOP WALL PLATES | 3" | 237/8" (o.c.) |
| 14 | BOTTOM WALL PLATE OR SOLE PLATE TO JOISTS OR BLOCKING (EXTERIOR WALLS)(1) | ¾" | 15¾" (o.c.) |
| 15 | INTERIOR WALLS TO FRAMING OR SUBFLOORING | ¾" | 237/8" (o.c.) |
| 16 | HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS –EACH END | ¾" | 2 |
| 17 | LINTELS TO STUDS | ¾" | 2 at each end |
| 18 | CEILING JOIST TO PLATE –TOE NAIL EACH END | ¾" | 2 |
| 19 | ROOF RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE –TOE NAIL | ¾" | 3 |
| 20 | RAFTER PLATE TO EACH CEILING JOIST | 4" | 2 |
| 21 | RAFTER TO JOIST (WITH RIDGE SUPPORTED) | 3" | 3 |
| 22 | RAFTER TO JOIST (WITH RIDGE UNSUPPORTED) | 3" | See Table 9.23.13.8. |
| 23 | GUSSET PLATE TO EACH RAFTER AT PEAK | ¾" | 4 |
| 24 | RAFTER TO RIDGE BOARD –TOE NAIL – END NAIL | ¾" | 3 |
| 25 | COLLAR TIE TO RAFTER –EACH END | 3" | 3 |
| 26 | COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE | ¾" | 2 |
| 27 | JACK RAFTER TO HIP OR VALLEY RAFTER | ¾" | 2 |
| 28 | ROOF STRUT TO RAFTER | 3" | 3 |
| 29 | ROOF STRUT TO LOADBEARING WALL – TOE NAIL | ¾" | 2 |
| 30 | 2X6 OR LESS PLANK DECKING TO SUPPORT | ¾" | 2 |
| 31 | PLANK DECKING WIDER THAN 2X6 TO SUPPORT | ¾" | 3 |
| 32 | 2" EDGE LAID PLANK DECKING TO SUPPORT (TOE NAIL) | 3" | 1 |
| 33 | 2" EDGE LAID PLANK TO EACH OTHER | 3" | 17¾" (o.c.) |



location
77 AURORA HEIGHTS DR.
AURORA, ON

drawing title

STRUCTURAL
NOTES

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|---------------------------------|----------------------------|
| date: MAR 2024 | drawing no. A8-3 |
| scale: 3/16"=1'-0" | |
| rev. no. | |
| drawn by: SS | |
| checked by: | |
| filename: 77 AURORA HEIGHTS DR. | |
| last edit date: SEP 7, 2023 | |

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| Key Plan | | | | | |
| north | | seal | | | |
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| location 77 AURORA HEIGHTS DR. AURORA, ON | | | | | |
| drawing title <div>GENERAL NOTES</div> | | | | | |
| date: | | MAR 2024 | | drawing no. | |
| scale: | | N/A | | A9 | |
| rev. no. | | | | | |
| drawn by: | | SS | | | |
| checked by: | | | | | |
| filename: 77 AURORA HEIGHTS DR. | | | | | |
| last edit date: SEP 7, 2023 | | | | | |

GENERAL NOTES

1.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE (MOST RECENT EDITION) AND LOCAL ORDINANCES. SOIL CONSULTANT TO VERIFY SOIL CONDITIONS AND REPORT FINDINGS TO THE CONTRACTOR.

2.

ALL EXTERIOR DOORS TO BE INSULATED H.M. TYPE C/W WEATHER STRIPPING AND ALUMINUM THRESHOLD, UNLESS OTHERWISE SHOWN.

3.

VAPOUR BARRIERS ARE TO BE OVERLAPPED MIN. 4" AND BE SEALED W/ ACOUSTIC SEALANT.

4.

WOOD FRAMING MEMBERS THAT ARE NOT TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED ON THE CONCRETE IN CONTACT WITH THE GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE BY MIN. 6" MIL. POLYURETHANE OR OTHER APPROVED DAMP PROOFING MATERIAL EXCEPT THAT SUCH DAMP PROOFING IS NOT REQUIRED WHERE THE WOOD MEMBER US AT LEAST 6" ABOVE THE GROUND.

5.

CONTRACTOR: TO VERY ALL EXISTING DIMENSIONS AND GRADING WITH RESPECT TO THE PROPOSED BUILDING AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH FURTHER CONSTRUCTION.

6.

SMOKE ALARMS: SHALL BE INSTALLED ON ALL FLOOR LEVELS AS PER O.B.C

7.

CO DETECTORS: AT FURNACE ROOM AND WOOD-BURNING FIREPLACE LOCATIONS. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

8.

SURFACE FLAME SPREAD RATING: ALL NEW INTERIOR FINISHES NOT TO EXCEED 150

9.

JOINTS BETWEEN FOUNDATION WALLS, AROUND PIPES, CONDUITS OR DUCTS THAT PENETRATE SUCH, SHALL BE FILLED W/ BITUMEN RUBBER OR COIL TAR

10.

FOOTING: TO BE POURED ON NATURALLY UNDISTURBED SOIL CAPABLE OF BEARING 3 K.S.F. AT MIN 4'-0" BELLOW GRADE. USE 3600 P.S.I. CONCRETE @ 28 DAYS FOR FOOTING AND FOUNDATION WALLS. STEP FOOTINGS HORIZONTAL STEPS SHALL BE MIN. 2'-0" AND VERTICAL STEPS SHALL BE NO GRATER THAN $\frac{2}{3}$ OF HORIZONTAL STEP TO A MAX. OF 2'-0" AS PER O.B.C. 9.15.3.8. FOOTING OVER TRENCHES TO BE REINFORCED W/ 2-#4 BARS @ $\frac{1}{3}$ POINTS

11.

DRAINAGE: Ø4" WEEPING TILE W/ 6" CRUSHED STONE COVER

12.

ALL STRUCTURAL STEEL TO CONFORM TO REQUIREMENTS FOR GRADE 300W STEEL IN CAN. CSA.G40.21, "STRUCTURAL QUALITY STEELS"

13.

MASONRY: DRAINAGE LAYER OVER 2 COATS OF BITUMINOUS DAMP PROOFING ON POURED CONCRETE FOUNDATION WALL, MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE, 2x3 WOOD STRAPPING, MIN. R12 BATT INSUL. W/ 6 MIL FULL HEIGHT POLY AIR/ VAPOUR BARRIER ON THE WARM SIDE, $\frac{1}{2}$ " INTERIOR DRYWALL FINISH

14.

MASONRY: 4" NATURAL STONE OR ARISCROFT STONE OR BRICK LAYER W/ WEEP HOLES AT 31"O.C., 1" AIR SPACE. 0.03 THK. $\frac{7}{8}$ " WIDE GALVANIZED METAL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 52" O.C. HORIZONTAL 16"O.C. VERTICAL, 20 MIL POLY FLASHING MIN. 6" UP BEHIND THE SHEATHING PAPER, SHEATHING PAPER LAYERS TO OVERLAP EACH OTHER, $\frac{1}{2}$ " THK. EXTERIOR TYPE PLYWOOD SHEATHING, 2x6 WOOD STUDS @ 16" O.C., R19 BATT INSUL. IN CONTINUOUS CONTACT W/ EXTERIOR SHEATHING, 6 MIL CONTINUOUS POLY AIR/ VAPOUR BARRIER ON WARM SIDE, $\frac{1}{2}$ " INTERIOR DRYWALL FINISH, DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM

15.

GRADE: SLOPE GRADE AWAY FROM BUILDING FACE

16.

SILL PLATE: 2x6 SILL PLATE FASTENED TO FOUNDATION WALL WITH

MIN. Ø $\frac{1}{2}$ ". ANCHOR BOLTS EMBEDDED MIN. 4" INTO CONCRETE @ 4' O.C. a PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

17.

FLOOR INSULATION: CONTINUOUS HEADER JOIST W/ RI9 BATT INSUL., EXTEND VAPOUR/ AIR BARRIER & SEAL TO JOIST & SUB FLOOR

18.

BASEMENT SLAB: 3" POURED CONCRETE SLAB (3600 PSI CONC. STRENGTH) 6" CRUSHED STONE BELOW. THICKEN THE SLAB TO 6" UNDER THE STAIRCASE AREA.

19.

ROOF CONSTRUCTION: 20 YEARS ASPHALT SHINGLES (2 LAYERS OF FELT ROOFING MEMBRANE WHERE FLAT ROOF) ON $\frac{3}{8}$ " EXTERIOR PLYWOOD HEATING ON APPROVED ROOF TRUSSES

20.

OVERHANG CONSTRUCTION: PRE FINISHED ALUMINUM FACIA, EAVES TROUGH & RAIN WATER LEADERS TO MATCH THE EXTERIOR FINISHES. PROVIDE DRIP EDGE AT FACIA & VENTED SOFFIT, EXTEND DOWNSPOUT TO GRADE LEVEL, PROVIDE PRECAST CONCRETE SPLASH PAD

21.

ROOF VENTILATION: 1/300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

22.

EAVES PROTECTION: EAVES TROUGH PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL

23.

CEILING CONSTRUCTION: $\frac{5}{8}$ " THK. INTERIOR DRYWALL FINISH, CONTINUOUS AIR/ VAPOUR BARRIER W/ MIN. R40 BATT INSULATION.

24.

FLOOR CONSTRUCTION: $\frac{3}{4}$ " T&G PLYWOOD SUB FLOOR GLUE-NAILED ON TJI FLOOR JOISTS @ 16"O.C. UNLESS NOTED OTHERWISE, DOUBLE ALL JOISTS UNDER PARTITIONS THAT ARE PARALLEL TO THE FLOOR JOISTS UNLESS OTHERWISE NOTED

25.

INTERIOR STUD PARTITION: $\frac{1}{2}$ " DRYWALL FINISH BOTH SIDES OF 2x4 WOOD STUDS @16"O.C., 2 TOP PLATES & 1 BOTTOM PLATE, PROVIDE SOUND ATTENUATION INSULATION IN BATHROOM WALLS & WHERE INDICATED ON DRAWINGS, USE MOISTURE RESISTANT DRYWALL IN BATHROOMS

26.

MECHANICAL VENTILATION: PROVIDE MIN I AIR CHANGE PER HOUR IN ROOMS SPECIFIED TO BE MECHANICALLY VENTED, 80 CFM FOR BATH PRIMARY VENTS

27.

STAIRS INTERIOR/EXTERIOR:

27.1.

MAXIMUM RISE $7\frac{7}{8}$ "

27.2.

MINIMUM RISE 4-JIB"

27.3.

MINIMUM RUN $8\frac{1}{4}$ "

27.4.

MAXIMUM RUN 14"

27.5.

MINIMUM TREAD $9\frac{1}{4}$ "

27.6.

MAXIMUM TREAD 14"

27.7.

MAXIMUM NOSING 1"

27.8.

MINIMUM WIDTH 2'-10"

27.9.

MINIMUM HEADROOM 6'-0"

28.

GUARDS:

28.1.

INTERIOR LANDINGS 2'-11"

28.2.

EXTERIOR BALCONY 3'-6"

28.3.

INTERIOR STAIRS 2'-11"

28.4.

EXTERIOR STAIRS 2'-11"

28.5.

MAXIMUM BETWEEN PICKETS 4" GUARD HEIGHT IF DECK TO GRADE IS GREATER THAN 5'-11", 3 '-6", S'-11" OR LESS 2'-I 1" NO MEMBER OR ATTACHMENT BETWEEN 4" & 2'-11" HIGH SHALL FACILITATE CLIMBING

29.

SKYLIGHT: 24"X36" VELUX ELECTRIC VENTILATION BLIND FOR THE BATHROOM

NOTE TO CONTRACTOR

SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR THE WINDOWS, DOORS, TRUSSES, AND OTHER PREFABRICATED STRUCTURE, MILLWORK, CUT STONE TRIM, OR PRECAST AND OTHER FABRICATED ITEMS