

CHARTERS RESIDENCE

INTERIOR RENOVATIONS AND ADDITIONS



EURODALE DEVELOPMENTS

SOMA PRO DESIGNS
BCIN#: 33578
2030 WOODCREST RD.
OTTAWA, ON.
K1H-6H8

FERNANDO MATOS
BCIN#: 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006

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GENERAL NOTES:

NO.	REVISION/ISSUE	DATE
4	REVISIONS TO CITY PERMITS	00/00/00
3	REVISIONS TO FINAL	08/26/10
2	FINAL	08/10/10
1	PRELIMINARIES	05/11/10

PROJECT:
CHARTERS RESIDENTIAL RENOVATIONS
134 RANEE AVENUE
TORONTO, ON M6A 1N4
(416) 000-0000

DRAWING NAME:
BUILDING LOCATION PLAN

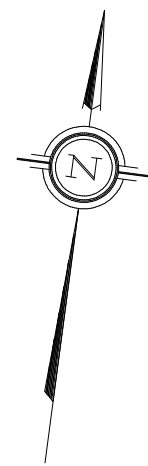
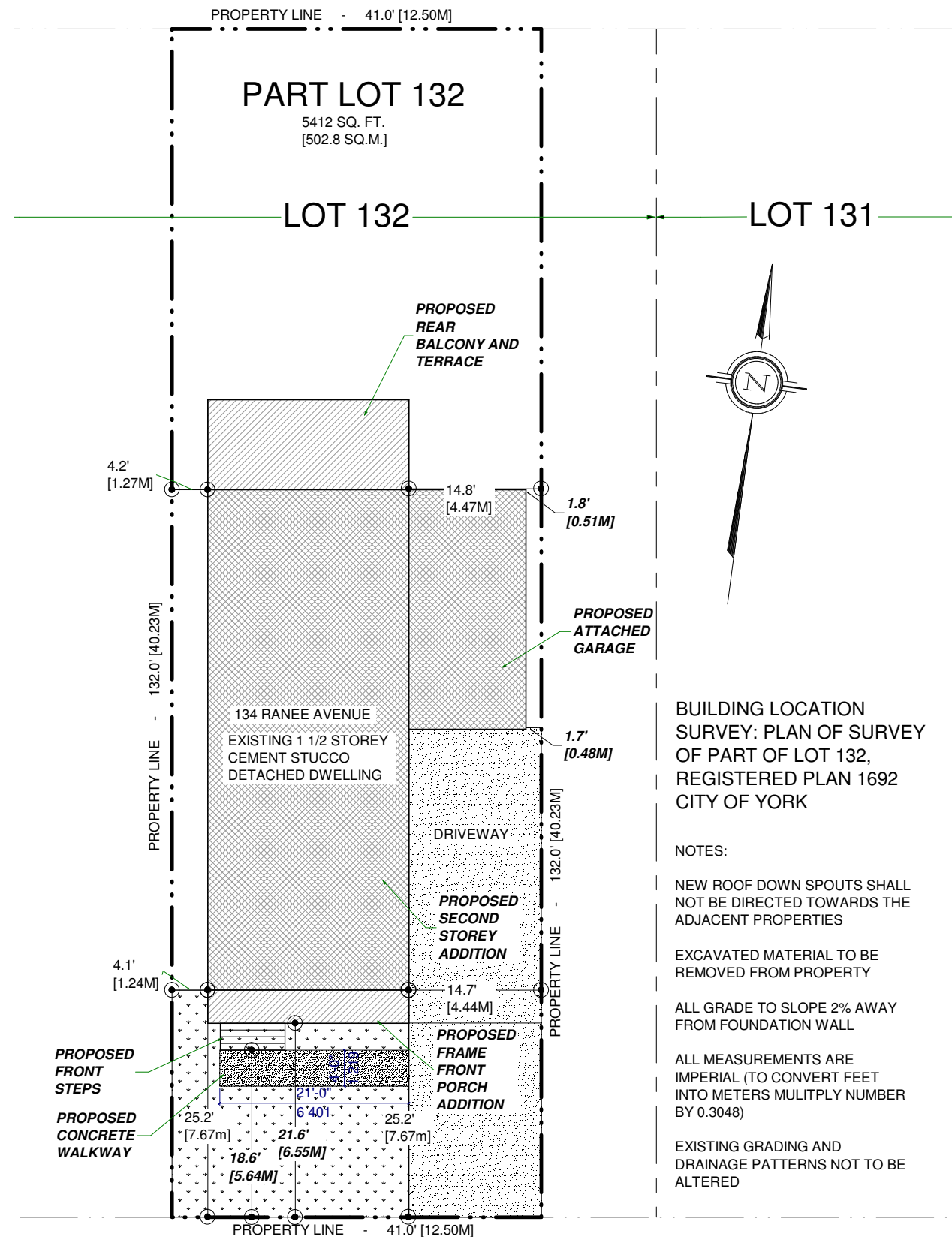
DRAWN BY: F.M. & J.M.S.

DATE: AUG. 26, 2010

SCALE: AS NOTED

SHEET:

A1



BUILDING LOCATION SURVEY: PLAN OF SURVEY OF PART OF LOT 132, REGISTERED PLAN 1692 CITY OF YORK

NOTES:

NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES

EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY

ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL

ALL MEASUREMENTS ARE IMPERIAL (TO CONVERT FEET INTO METERS MULTIPLY NUMBER BY 0.3048)

EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED

LOT/BUILDING DETAILS

LOT AREA : 502.8 SQ M

EXISTING FOOTPRINT: 115.5 SQ M + 0 SQ M (EXISTING DWELLING + EXISTING GARAGE)

NEW TO FOOTPRINT: 32.0 SQ M (NEW GARAGE ADDITION)
DOES NOT INCLUDE REAR FRAME DECK AND FRONT PORCH

TOTAL NET FOOTPRINT: 147.5 SQ M

LOT COVERAGE: 29.3%

NUMBER OF STOREYS: 1 1/2 + 1 (PROPOSED SECOND FLOOR) = 2

GFA: MEASURED TO EXTERIOR FACE OF FOUNDATION, BRICK AND/OR STUD

EXISTING GFA: 234.0 SQ M (BASEMENT INCLUDED & GARAGE EXCLUDED)

NEW GFA: 81.3 SQ M

TOTAL GFA: 315.3 SQ M

GFA/LOT AREA RATIO: 62.7%

BUILDING HEIGHT: SEE ELEVATIONS

OVERALL HEIGHT: SEE ELEVATIONS

FRONT YARD AREA: 96.1 SQ M

AREA OF FRONT PORCH: 7.6 SQ M (7.9%)

AREA OF LAWN AREA (%): 44.1 SQ M (45.9%)

AREA OF PAVED AREA (%): 34.6 SQ M (36.0%)

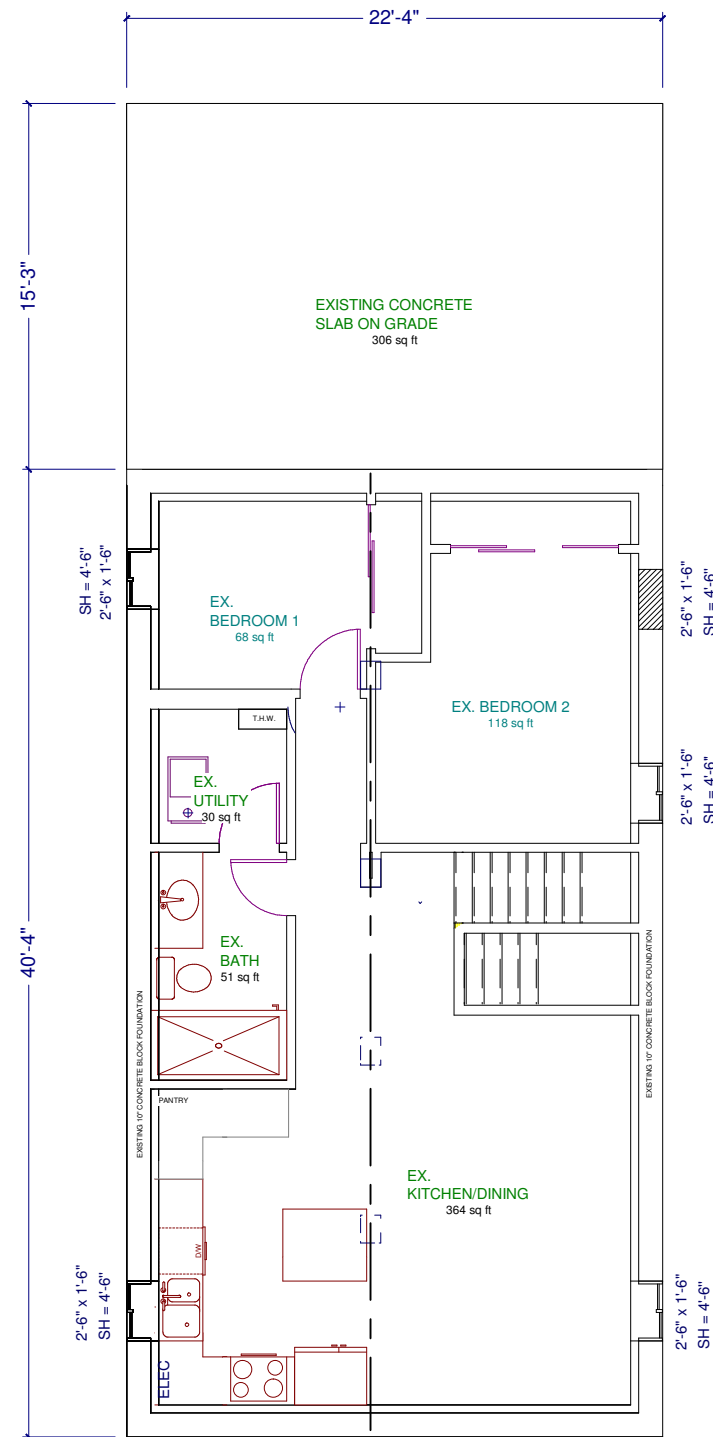
AREA OF STEPS (%): 2.0 SQ M (2.1%)

AREA OF WALKWAY (%): 7.8 SQ M (8.1%)

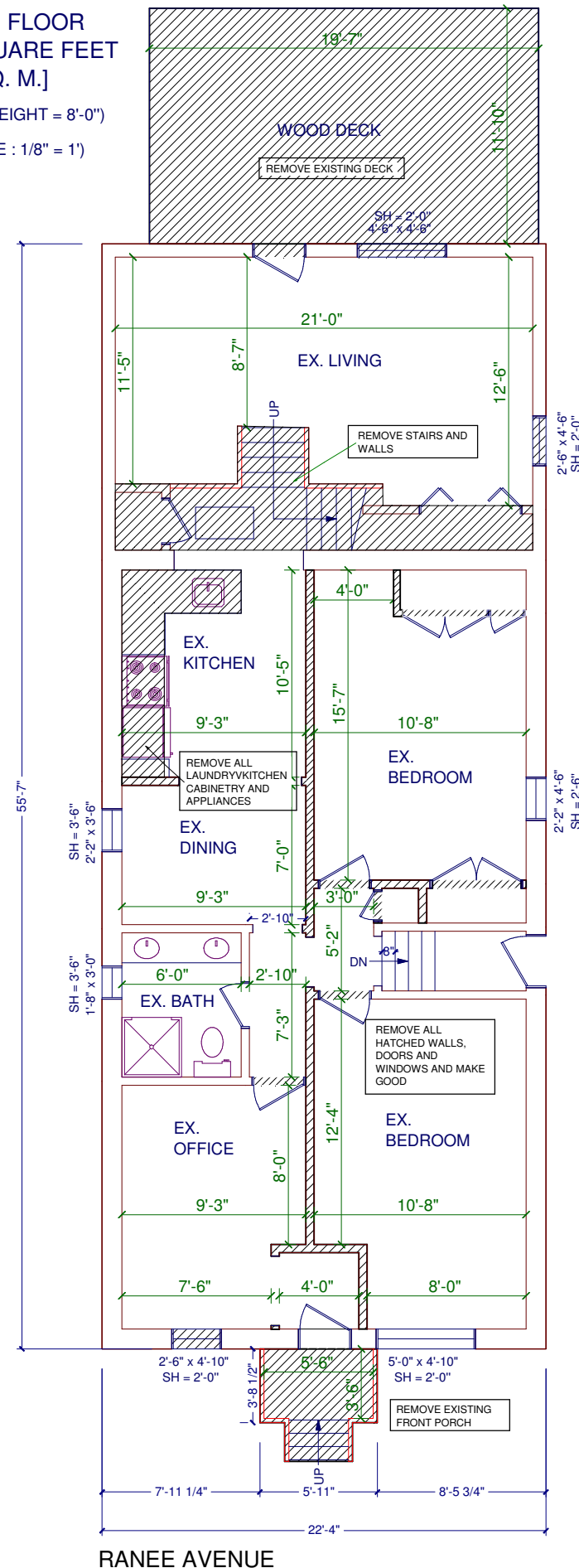


1 BUILDING LOCATION PLAN
A1 SCALE 1/16" = 1'-0"

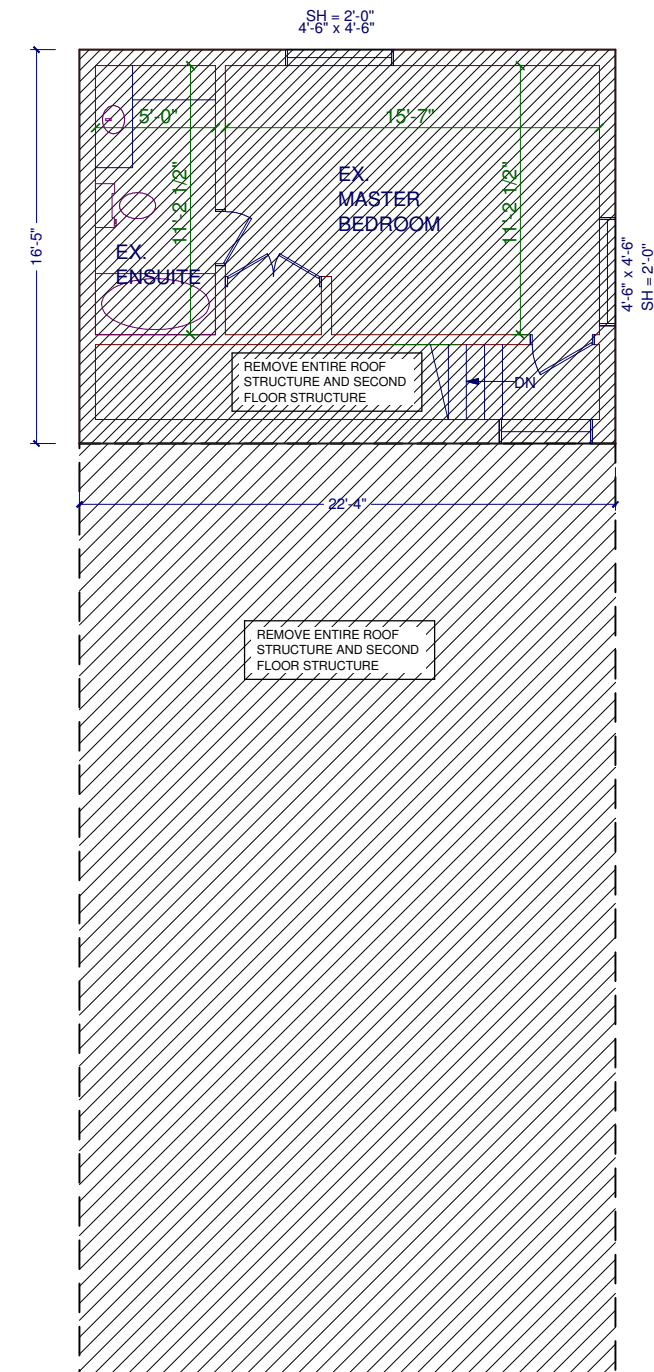
BASEMENT
 897 SQUARE FEET
 [83.3 SQ. M.]
 (CEILING HEIGHT = 6'-4")
 (SCALE : 1/8" = 1')



MAIN FLOOR
 1248 SQUARE FEET
 [115.9 SQ. M.]
 (CEILING HEIGHT = 8'-0")
 (SCALE : 1/8" = 1')



SECOND FLOOR
 374 SQUARE FEET
 [34.7 SQ. M.]
 (CEILING HEIGHT = 8'-0")
 (SCALE : 1/8" = 1')



GENERAL DEMOLITION NOTES:
 REMOVE ALL INTERIOR WALLS, DOORS AND WINDOWS WHERE SHOWN (ANGLED HATCH ONLY) - REPAIR AND MATCH ALL ADJACENT SURFACES
 RELOCATE OR TERMINATE ALL ELECTRICAL CIRCUITS, PLUMBING DUCTS AND MECHANICAL DUCTS AS NEEDED



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 (416) 000-0000

DRAWING NAME:
EXISTING FLOOR PLANS

DRAWN BY: F.M. & J.M.S.

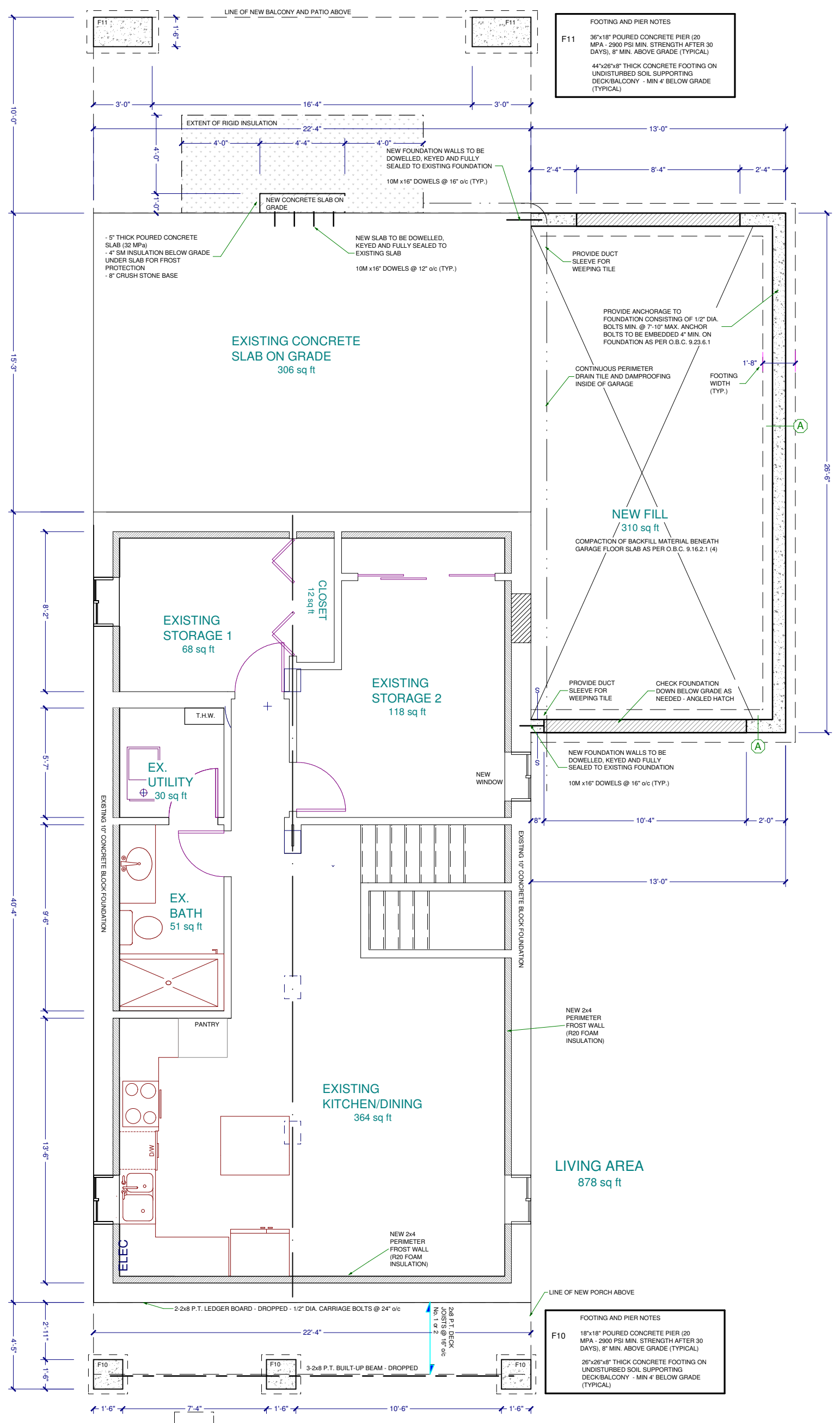
DATE: AUG. 26, 2010

SCALE: AS NOTED

SHEET:
A2

1
A2
EXISTING FLOOR PLANS
 SCALE 1/8" = 1'-0"

1
PROPOSED BASEMENT LAYOUT
A3
SCALE 3/16" = 1'-0"



FOOTING AND PIER NOTES
F11
 36"x18" POURED CONCRETE PIER (20 MPA - 2900 PSI MIN. STRENGTH AFTER 30 DAYS), 8" MIN. ABOVE GRADE (TYPICAL)
 44"x26"x8" THICK CONCRETE FOOTING ON UNDISTURBED SOIL SUPPORTING DECK/BALCONY - MIN 4" BELOW GRADE (TYPICAL)

FOOTING AND PIER NOTES
F10
 18"x18" POURED CONCRETE PIER (20 MPA - 2900 PSI MIN. STRENGTH AFTER 30 DAYS), 8" MIN. ABOVE GRADE (TYPICAL)
 26"x26"x8" THICK CONCRETE FOOTING ON UNDISTURBED SOIL SUPPORTING DECK/BALCONY - MIN 4" BELOW GRADE (TYPICAL)

10" DIA. POURED CONCRETE PIER (20 MPA - 2900 PSI MIN. STRENGTH AFTER 30 DAYS), 6" MIN. ABOVE GRADE (TYPICAL)
 24"x24"x10" THICK CONCRETE FOOTING ON UNDISTURBED SOIL SUPPORTING DECK/BALCONY - 6" BELOW GRADE (TYPICAL)

DRAWN BY: **F.M. & J.M.S.**
 DATE: **AUG. 26, 2010**
 SCALE: **AS NOTED**

PROPOSED BASEMENT LAYOUT
 SHEET: **A3**

DRAWING NAME: **PROPOSED BASEMENT LAYOUT**

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Fernando Matos

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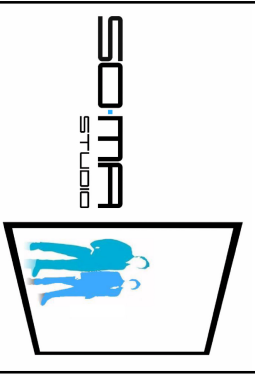
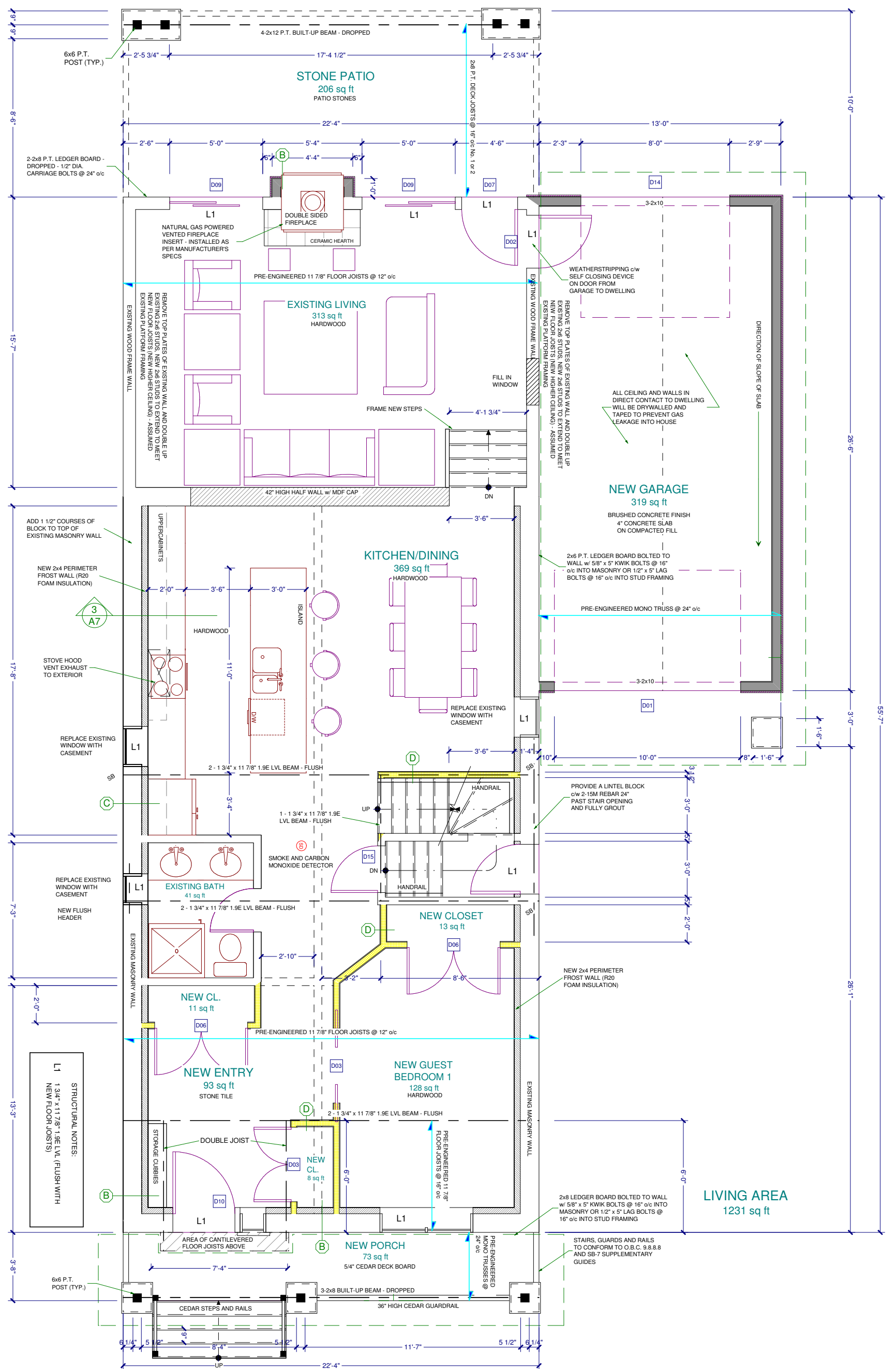
FERNANDO MATOS
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 613-894-4425

SOMA PRO DESIGNS
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 2030 WOODCREST RD.
 OTTAWA, ON
 K1H 6H8

EURODALE DEVELOPMENTS

SOMA STUDIO

1
PROPOSED MAIN FLOOR PLAN
 SCALE 3/16" = 1'-0"



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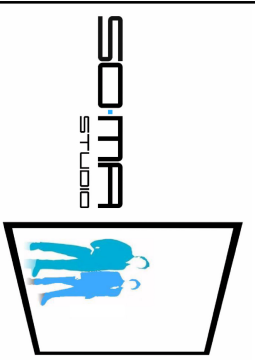
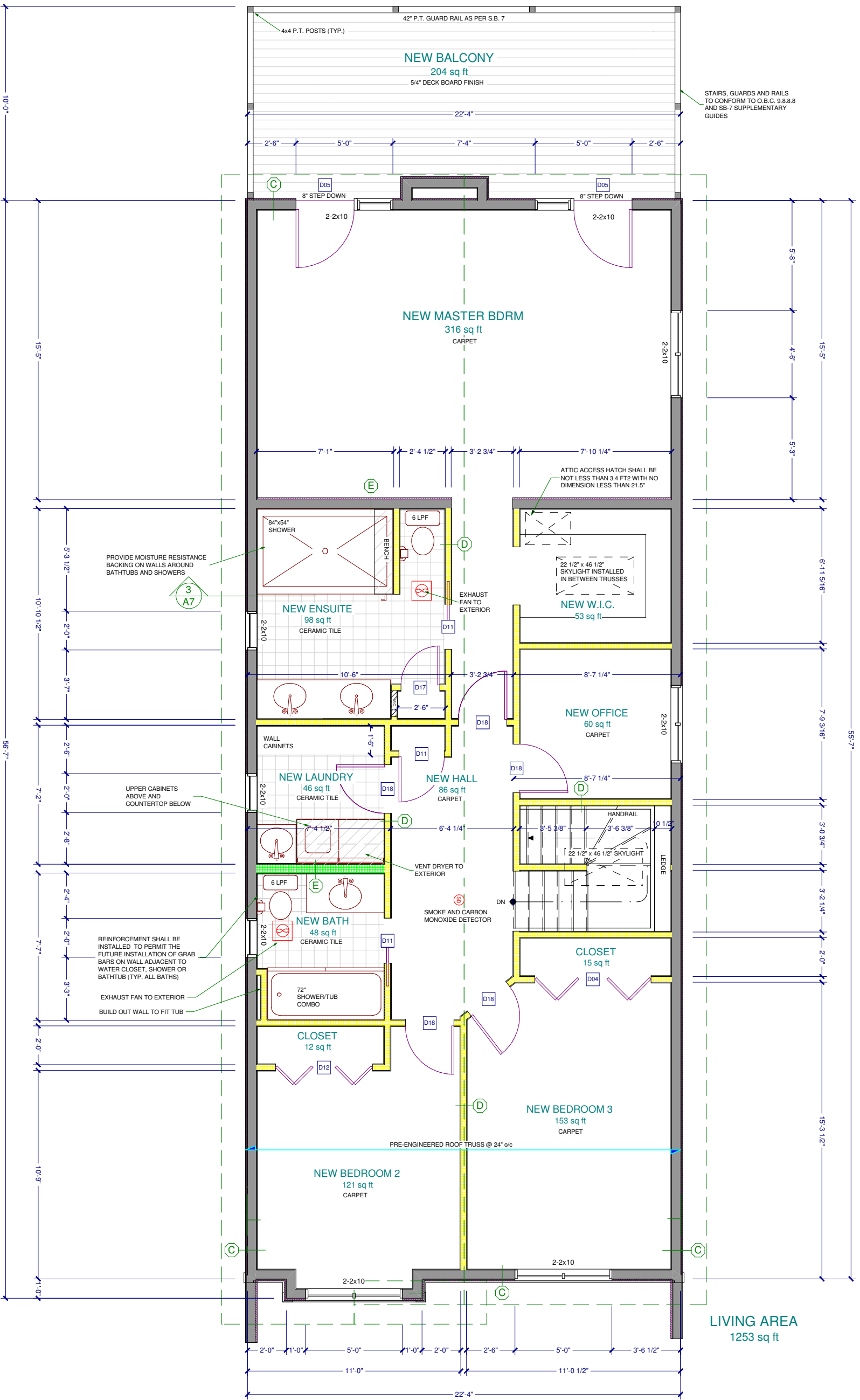
PROJECT:
CHARTERS RESIDENTIAL RENOVATIONS
 134 RANEE AVENUE
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DRAWING NAME:
PROPOSED MAIN FLOOR

DRAWN BY: F.M. & J.M.S.
DATE: AUG. 26, 2010
SCALE: AS NOTED

SHEET:
A4

1
PROPOSED SECOND FLOOR PLAN
A5
SCALE 3/16" = 1'-0"



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DRAWING NAME:
 PROPOSED
 SECOND FLOOR

DRAWN BY: F.M. & J.M.S.
DATE: AUG. 26, 2010
SCALE: AS NOTED
SHEET:
A5



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PROJECT: **CHARTERS RESIDENTIAL RENOVATIONS**
134 RANEE AVENUE
TORONTO, ON M6A 1N4
(416) 000-0000

DRAWING NAME: **ELEVATION**

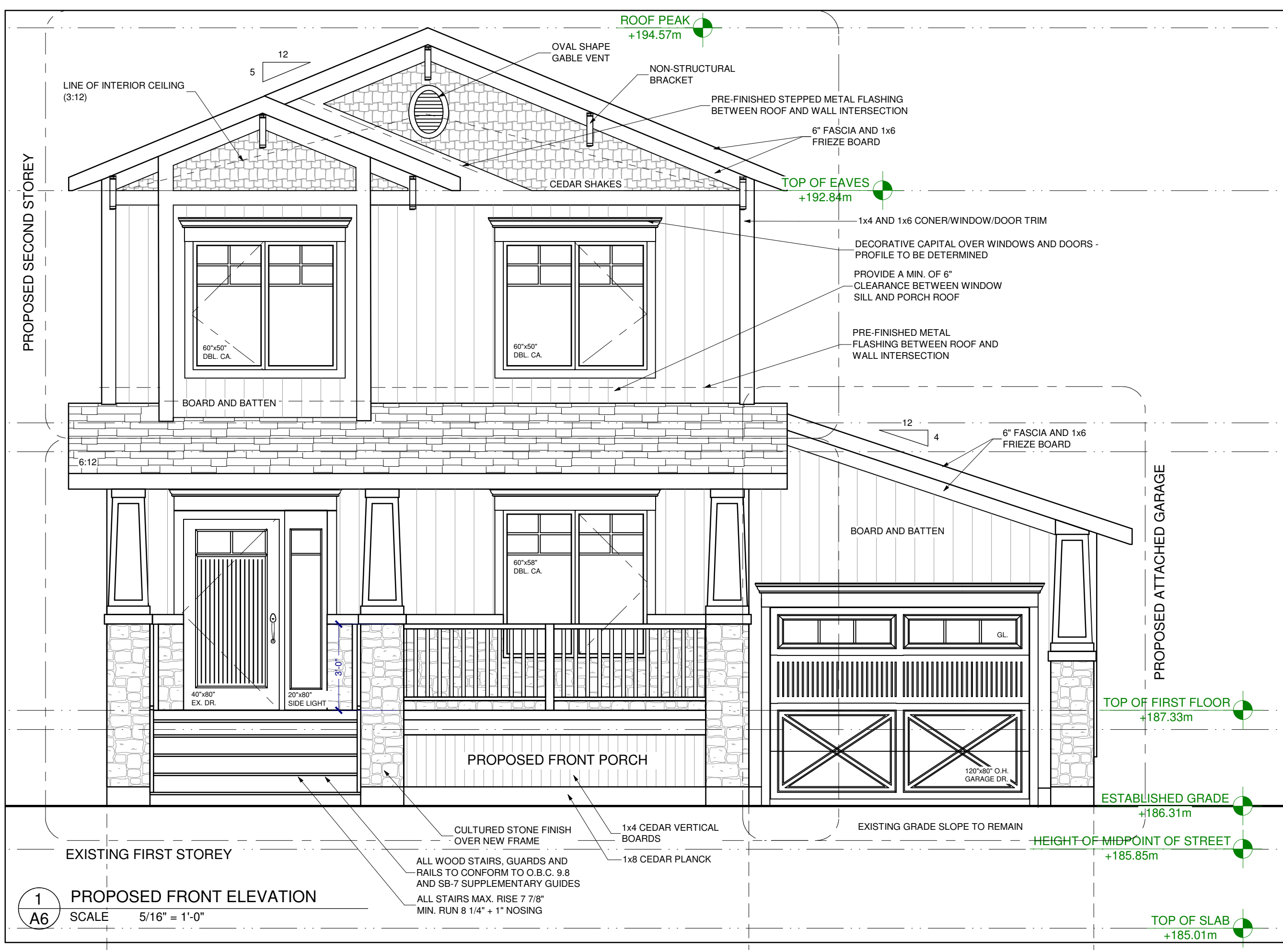
DRAWN BY: F.M. & J.M.S.

DATE: AUG. 26, 2010

SCALE: AS NOTED

SHEET:

A6



1 PROPOSED FRONT ELEVATION
SCALE 5/16" = 1'-0"

ALL WOOD STAIRS, GUARDS AND RAILS TO CONFORM TO O.B.C. 9.8 AND SB-7 SUPPLEMENTARY GUIDES
ALL STAIRS MAX. RISE 7 7/8" MIN. RUN 8 1/4" + 1" NOSING



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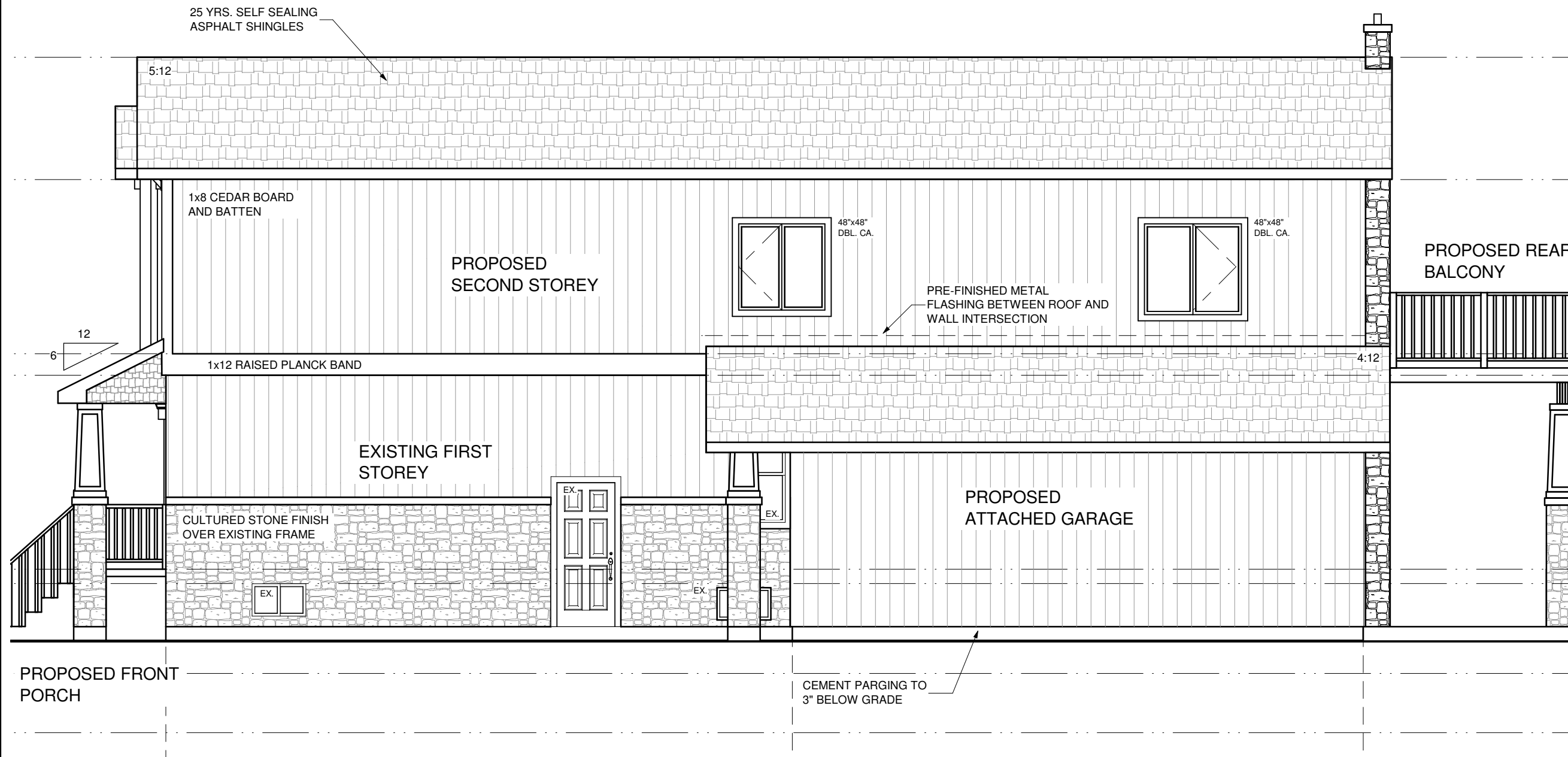
DRAWN BY: F.M. & J.M.S.

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SHEET:

A7



1 PROPOSED RIGHT ELEVATION
A7 SCALE 3/16" = 1'-0"



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ELEVATION

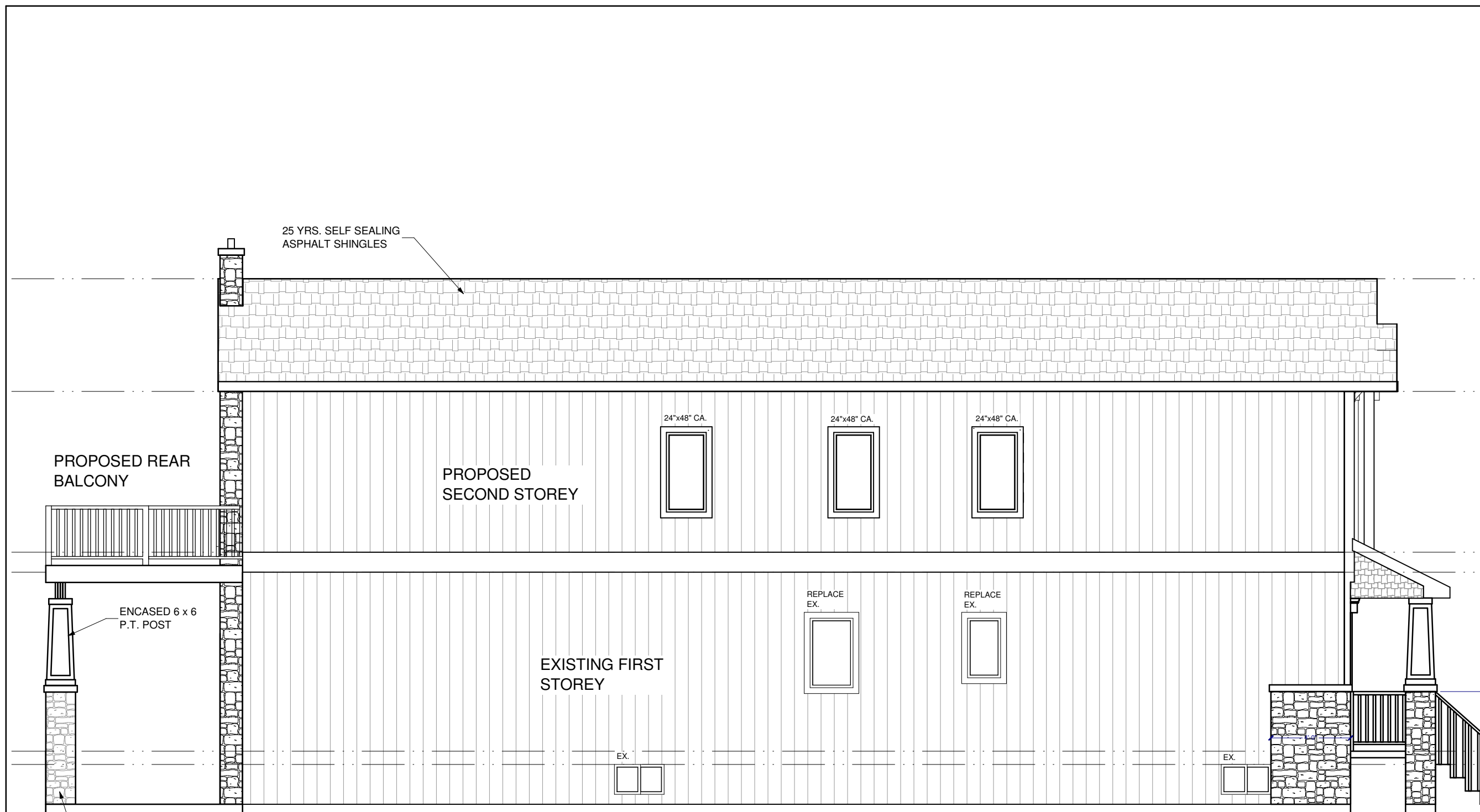
DRAWN BY: F.M. & J.M.S.

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SHEET:

A8



1 PROPOSED LEFT ELEVATION
A8 SCALE 3/16" = 1'-0"



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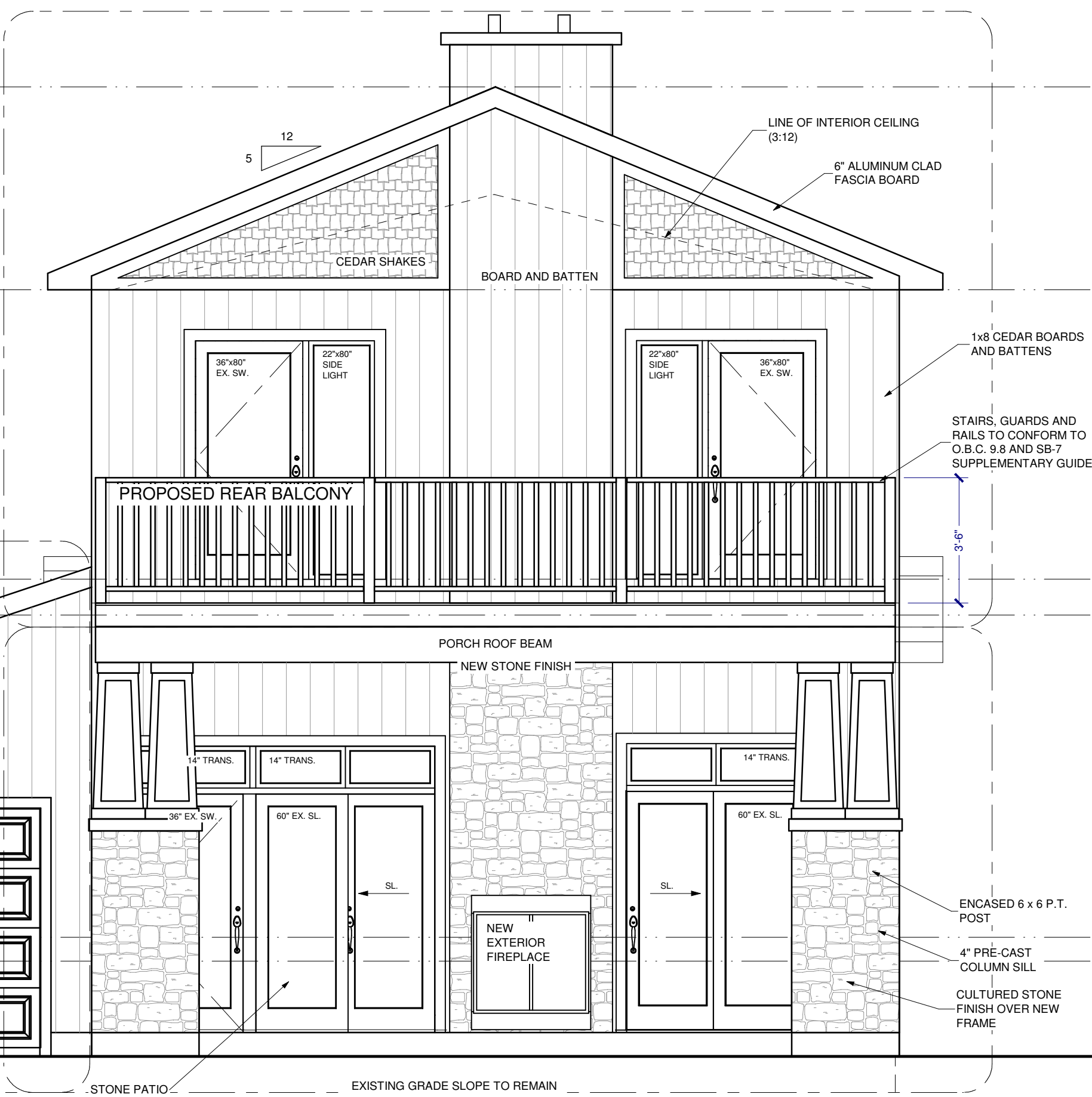
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SCALE: AS NOTED

SHEET:

A9

PROPOSED SECOND STOREY



1 PROPOSED REAR ELEVATION
A9 SCALE 5/16" = 1'-0"

STONE PATIO EXISTING GRADE SLOPE TO REMAIN

EXISTING FIRST STOREY



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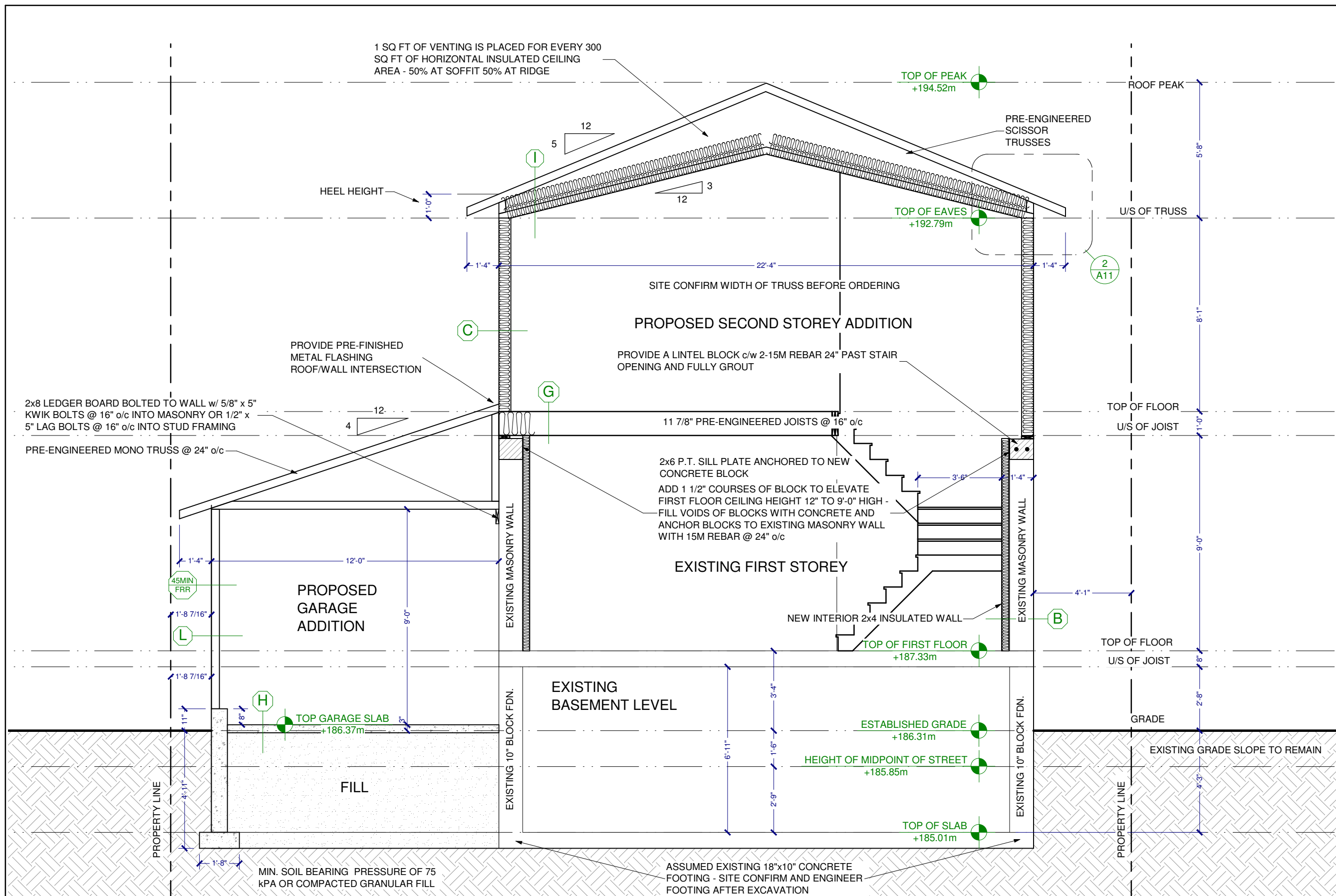
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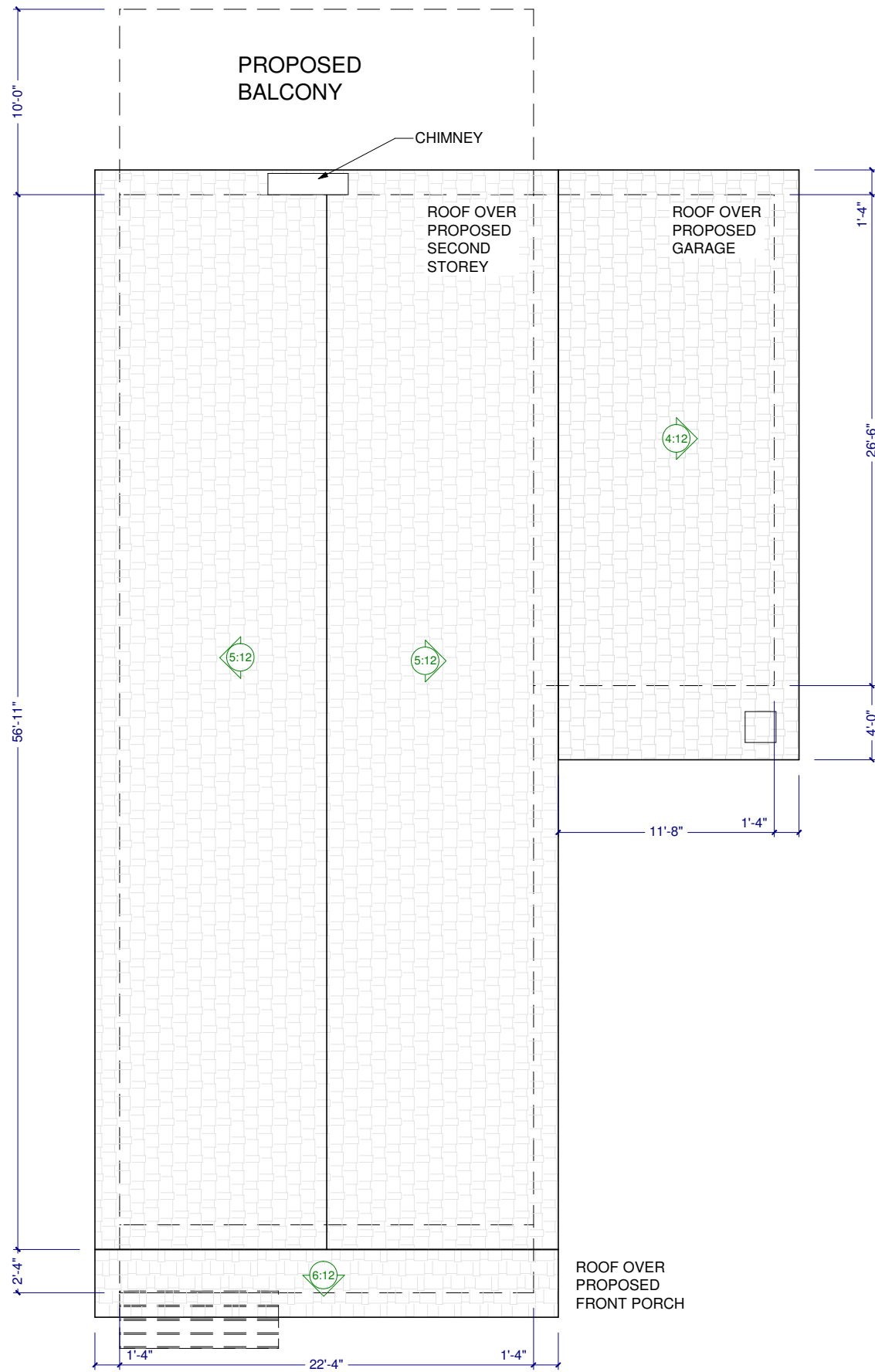
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DRAWING NAME: **BUILDING SECTION AND DETAILS**

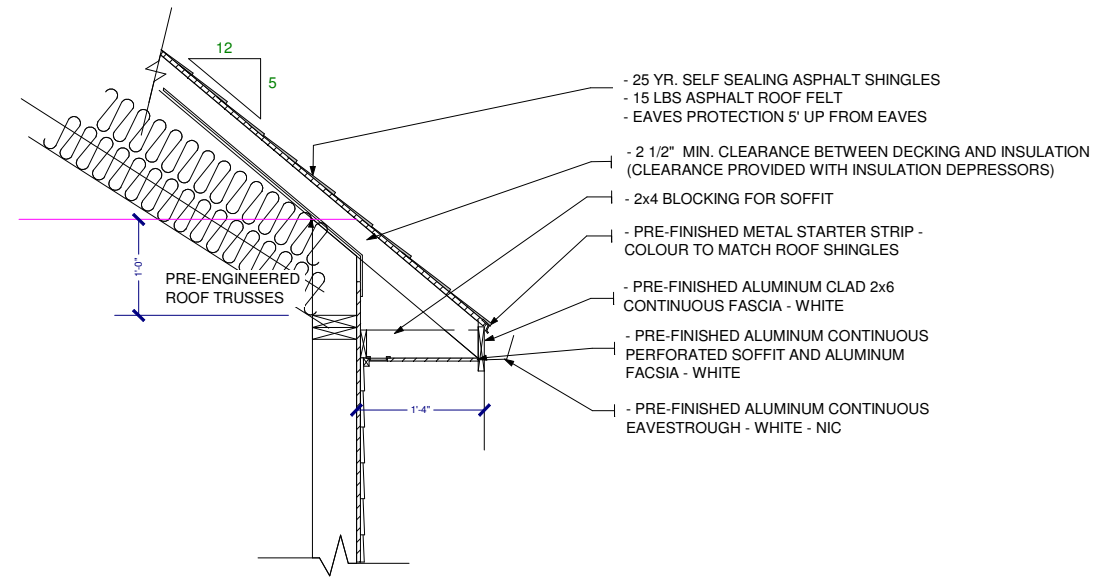
DRAWN BY: F.M. & J.M.S. SHEET: **A10**
 DATE: AUG. 26, 2010
 SCALE: AS NOTED



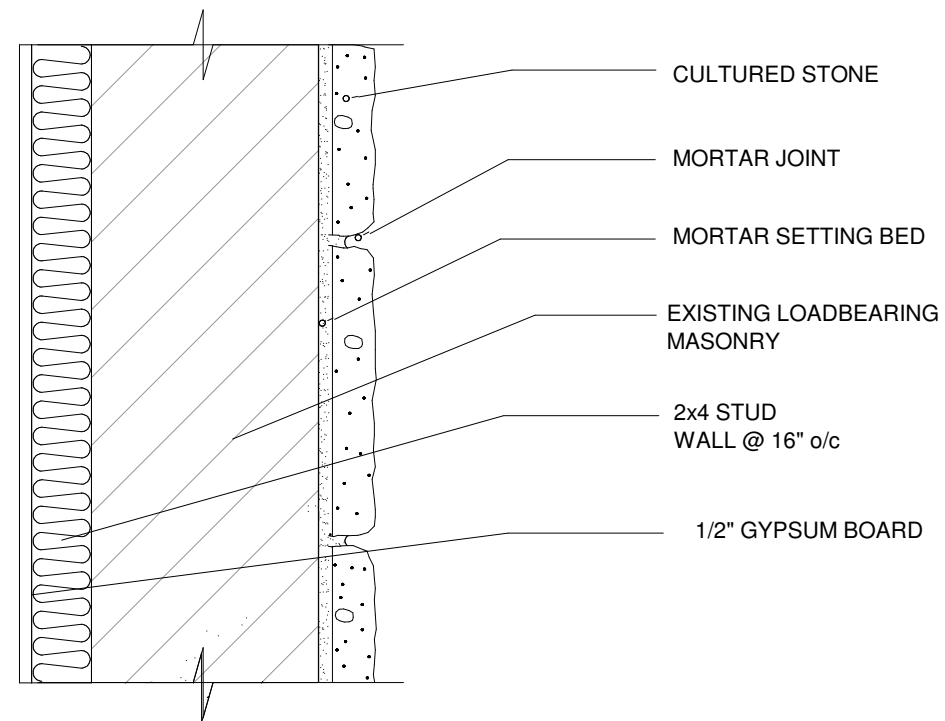
1 PROPOSED BUILDING SECTION
 SCALE 1/4" = 1'-0"



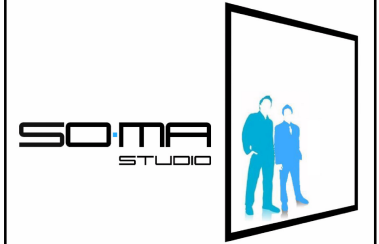
1 ROOF PLAN
A11 SCALE 1/8" = 1'-0"



2 EAVES SECTION
A11 SCALE 1/2" = 1'-0"



3 WALL SECTION
A11 SCALE 1 1/2" = 1'-0"



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DRAWING NAME:
ROOF PLAN

DRAWN BY: F.M. & J.M.S.

DATE: AUG. 26, 2010

SCALE: AS NOTED

SHEET:
A11

GENERAL CONSTRUCTION NOTES

1. Door, including sliding doors that open more than (600mm) 24" above ground or a landing shall have a restricted opening or be provided with guards (9.6.4)
2. Provisions for resistance to forced entry shall be provided in conformance to 9.6.8 and 9.7.6 of the O.B.C.
3. Provide minimum of (1.95m) 6'5" headroom clearance of stairs.
4. Nosing for stairs shall be curved or bevelled. (9.8.3.2.)
5. At least one handrail shall be continuous. (9.8.7.2.)
6. Handrails to be (800mm to 900mm) 32" to 36" high.
7. Window wells shall be drained to the footing level or other suitable location (9.14.6.3.)
8. Steel angle lintels supporting masonry shall be prime painted. (9.20.13.6.4.)
9. Flashing shall be installed behind sheathing membrane, (9.20.13.6.4.). Flashing must be installed where sloping surfaces intersect to form a valley, intersection of roof walls and shingled floors, and at chimney and chimney saddle intersections. (9.26.4.)
10. The construction of the plumbing system shall conform to Part 7 of the O.B.C. (9.31.2.1.)
11. Roof vents are to be uniform on opposite sides of the building with not less than 25% at the top and not less than 25% at the bottom. (9.19.1.2.) Roof vent area must be a minimum of 1/300 of the insulated ceiling area. If roof slope is less than 1 in 6, the area is 1/150 of the insulated ceiling area.
12. Service water heaters shall be anchored to the structure to prevent overturning. (9.31.6.3)
13. 32 MPa concrete shall be used for the garage and exterior flatwork. (9.3.1.6) w/ 5 - 8% air entrainment
14. Air barriers are to be continuous. (9.25.3.3)
15. Provide bathrooms with exhaust fan with duct terminating outside of building.
16. When a foundation wall contains an opening more than (1200mm) 3'11" in length or contains openings in more than 25% of its length, that portion of the wall shall be considered laterally unsupported, unless the wall around the opening is reinforced -
17. Minimum footing depth for foundation wall (1219mm) 4'0" below grade and for sonotubes or concrete piers (1828mm) 6'0" below grade to provide adequate frost protection or provide P. Eng soils report stating otherwise.
18. Provide P. Eng soils report to confirm soils bearing capacity design of plans have been designed to a minimum of 75 kpa.
19. Where the top of the foundation wall is level, the junction between the sill plate and the foundation is to be caulked or the sill plate is to be placed on a layer of mineral wool not less than (25mm) 1" thick. (9.23.7.2)
20. The construction between the garage and the dwelling unit shall provide an effective barrier against gas and exhaust fumes and the door between the garage and the dwelling unit shall be tight fitting, weatherstripped, and have a self closing device (9.10.9.16)
21. Moisture barrier shall be provided in all areas where wood is in contact with concrete or unit masonry located below grade (9.23.2.3)
22. Finished flooring in bathrooms, kitchen, laundry rooms, general storage areas and entrances shall be water resistant (9.30.1.2)
23. Guards are required on decks and other walking surfaces that extend to (600mm) 23 5/8" above grade and shall conform to the loading criteria in Part 4 of the A.B.C. or be constructed as set out in the O.B.C. Supplementary Guidelines Part 7. (9.8.8.8). For metal guards, suppliers shop drawings must be certified for design installation conforming to O.B.C. 4.1.10.1.
24. Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that can be opened from the inside without use of tools and such window shall provide and individual, unobstructed portion having a minimum area of 0.35 m2 with no dimension less than (380mm) 15". (9.7.1.3)
25. Spans and sizes of wood lintels shall conform to 9.23.12.3 (Tables A-13 to A-20).
26. Steel lintels for masonry veneer shall conform to Table 9.20.5.2B.
27. Smoke alarms shall be provided on all levels and interconnected (AC, not battery) (9.10.18)
28. Smoke alarms shall be installed such that they are located within (5m) 16'5" of any bedroom door on the same level and within (15m) 49'3" of any other smoke alarm on the same level. (9.10.18)
29. Carbon monoxide detector shall be installed adjacent to each sleeping area (9.33.4.1., 9.33.4.2 & 9.33.4.3 or as per a.Reg. 283/01)
30. Fireplace, fireplace insert, woodstove, and/or chimney to be ULC listed and installed as per manufacturers' specifications.
31. All other appliances to be ULC listed, and installed as per manufacturers' specifications.
32. Roof trusses shall be pre-engineered and prefabricated to support 1.00 Kpa (21 psf) snow load and appropriate dead load.
33. An exterior guard must be a minimum height of (900mm) 2'11" if the walking surface is less than (1800mm) 5'11" above the adjacent grade, otherwise the height must be a minimum of (1 070mm) 42". All required guards within dwelling units must be a minimum of (900mm) 2'11".
34. A landing shall be provided at the top of all exterior stairs that contain more than 3 risers (9.8.4.2(4)).
35. Drainage layer shall be installed adjacent to the exterior surface of a foundation wall where the insulation extends to more than (900mm) 2'11" below the adjacent exterior ground level. (9.14.2.1)
36. Ceramic tile requires 5/8" underlay (9.30.6.3)
37. It is recommended that basement floor drains and other basement fittings be provided with appropriate check devices to prevent against back flow from street sewers. (7.4.6.4).
38. Eave protection required on shingle, shake, or tile roofs extending from the edge of the roof a minimum of (900mm) 2'11" up the roof slope to a line not less than (300mm) 11 3/4" inside the inner face of the exterior wall. (9.26.5).
39. All floor joists must be calculated as simply supported for the following loads:
Live load = 40 psf Dead load = 15 psf
Min. live load deflection= L/360, Max. Total load deflection= L/240
40. All design and construction shall conform to O.B.C. 2006 requirements.

MASONRY VENEER:

1. 9.20.9.5 - Masonry veneer ties are required to have a maximum vertical spacing of (400mm) 16" and a maximum horizontal spacing of (800mm) 32".
2. 9.20.13 - Flashing on masonry walls must be installed beneath jointed masonry sills, over the back and top of parapet walls, over the heads of glass block panels, and beneath weep holes, and over the heads of doors and windows if the distance between the top of the opening and the bottom of the eave exceeds 1/4 of the eave overhang.
3. 9.20.13.3 - Through wall flashing shall be provided in masonry veneer wall in such that, any moisture that accumulates in the air space, will be directed to the exterior of the building.
4. 9.20.13.8 - Weep holes must not be spaced more than (800mm) 27" apart and be provided at the bottom of every cavity in masonry veneer.

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	COMMENTS
D01	1	1	120"	80"	124X84	
D02	1	1	34"	80"	36X82	
D03	2	1	24"	80"	50X82	
D04	1	2	36"	80"	74X82	
D05	2	2	36"	80"	38X82	
D06	2	1	30"	80"	62X82	
D07	1	1	36"	80"	38X82	
D08	2	3	36"	80"	38X82	
D09	2	1	60"	80"	62X82	
D10	1	1	30"	80"	62X82	40° SWING DR. WITH 20" SIDE LIGHT
D11	3	2	28"	80"	30X82	
D12	1	2	30"	80"	62X82	
D13	1	3	28"	80"	30X82	
D14	1	1	96"	80"	100X84	
D15	1	1	30"	80"	32X82	
D16	4	3	30"	80"	32X82	
D17	1	2	24"	80"	26X82	
D18	5	2	30"	80"	32X82	

SEE ELEVATIONS FOR WINDOW SIZES

CONSTRUCTION NOTES

- A** TYPICAL 8" FOUNDATION WALL ASSEMBLY
- 8" POURED CONCRETE WALL, 20 MPa (2900 PSI) MIN. STRENGTH AFTER 28 DAYS
- B** TYPICAL EXTERIOR WALL ASSEMBLY @ NEW WALL (SEE WALL SECTION 3-A11)
- 1" CULTURE STONE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
 - MORTAR BED
 - SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
 - 7/16" O.S.B. SHEATHING
 - 2x6 STUD WALL @ 16" o/c w/ 6" FIBRE GLASS INSULATION (R21)
 - 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. (EXCEPT EXTERIOR GARAGE WALLS)
 - 1/2" GYPSUM BOARD TAPED & SANDED
 - PAINT FINISH
- TYPICAL EXTERIOR WALL ASSEMBLY @ EXISTING WALL
- 1" CULTURE STONE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
 - MORTAR BED
 - EXISTING DOUBLE MASONRY LOADBEARING WALL
 - 2x4 INTERIOR STUD WALL @ 16" o/c w/ 4" MINERAL FIBRE INSULATION (R12) - ROXUL
 - 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
 - 1/2" GYPSUM BOARD TAPED & SANDED
 - PAINT FINISH
- C** TYPICAL EXTERIOR WALL ASSEMBLY @ NEW EX. WALLS
- 8" VERTICAL ROUGH SAWN PINE BOARD AND BATTEN, PAINT FINISH AND SEAL
 - 1x3 HORIZONTAL STRAPPING @ 16" o/c
 - SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
 - 7/16" O.S.B. SHEATHING
 - 2x6 STUD WALL @ 16" o/c w/ 6" MINERAL FIBRE INSULATION (R21) - ROXUL
 - 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
 - 1/2" GYPSUM BOARD, TAPED & SANDED
 - PAINT FINISH
- TYPICAL EXTERIOR WALL ASSEMBLY @ EX. WALLS
- 8" VERTICAL ROUGH SAWN PINE BOARD AND BATTEN, PAINT FINISH AND SEAL
 - 1x3 HORIZONTAL STRAPPING @ 16" o/c
 - EXISTING MASONRY WALLS
 - 2x4 INTERIOR STUD WALL @ 16" o/c w/ 4" MINERAL FIBRE INSULATION (R12) - ROXUL
 - 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP.
 - 1/2" GYPSUM BOARD TAPED & SANDED
 - PAINT FINISH
- D** TYPICAL 4" INTERIOR NON-LOAD BEARING WALL ASSEMBLY
- PAINT FINISH
 - 1/2" GYPSUM BOARD
 - 2x4 STUD WALL @ 16" o/c
 - 1/2" GYPSUM BOARD
 - PAINT FINISH
- E** TYPICAL 6" INTERIOR NON-LOAD BEARING WALL ASSEMBLY
- PAINT FINISH
 - 1/2" GYPSUM BOARD
 - 2x6 STUD WALL @ 16" o/c
 - 1/2" GYPSUM BOARD
 - PAINT FINISH
- G** TYPICAL FLOOR ASSEMBLY
- FINISH FLOOR (NOT SHOWN)
 - 5/8" SUBFLOOR UNDER CERAMIC TILE FLOOR FINISH
 - 3/4" T&G OSB SUBFLOOR NAILED, TACKED, GLUED & SCREWED
 - PRE-ENGINEERED FLOOR JOISTS @ 16" o/c - REFER TO MANUFACTURER'S SPECS FOR SIZE & SPACING
 - 1x3 STRAPPING @ 16" o/c - IF INSTALLING GYPSUM BOARD AND JOIST SPACING IS GREATER THAN 16" o/c
 - 1/2" GYPSUM BOARD - TAPED & SANDED (WHEN REQUIRED)
 - PAINT FINISH (WHEN REQUIRED)
- H** GARAGE SLAB CONSTRUCTION
- 4" POURED CONCRETE SLAB, SEALED, MIN. STRENGTH 32 MPA (4600 PSI) CURED AFTER 28 DAYS W/ 7% AIR ENTRAINMENT C/W WIRE MESH REINFORCEMENT. FLOOR TO SLOPE 1/8" FOR EVERY FOOT TOWARDS GARAGE DOORS
 - BROOM FINISH
 - 8" CRUSHED STONE COMPACTED TO 95 MPD
 - COMPACTED SAND FILL
 - UNDISTURBED SOIL
- I** TYPICAL ROOF ASSEMBLY
- 25 OR 30 YR. SELF SEALING ARCHITECTURAL ASPHALT SHINGLES
 - 15 LBS ASPHALT ROOF FELT
 - ICE & WATER SHIELD 60" UP FROM FASCIA BOARD
 - 7/16" OSB SHEATHING W/ 'H' CLIPS
 - PRE-ENGINEERED ROOF TRUSSES @ 24" o/c
 - FIBERGLASS BATT INSULATION OR BLOWN IN CELLULOSE R40 MIN. (NONE OVER GARAGE)
 - INSULATION DEPRESSORS TO PROVIDE 2 1/2" OF CLEAR AIR FLOW ON ALL ROOF SLOPES (NONE OVER GARAGE)
 - 6 mil POLYETHYLENE VAPOUR BARRIER CONFORM TO CGSB 51.34 TYP. (NONE OVER GARAGE)
 - 1x3 STRAPPING @ 16" o/c
 - 1/2" GYPSUM BOARD - TAPED & SANDED
 - PAINT FINISH
- L** TYPICAL EXTERIOR WALL ASSEMBLY @ ALUMINUM SIDING
- D4 COVE ALUMINUM SIDING (RATED COMBUSTIBLE)
 - SBPOF WEATHER BARRIER, ALL JOINTS SEALED W/ TAPE
 - 7/16" O.S.B. SHEATHING
 - 2x6 STUD WALL @ 16" o/c
 - 1/2" TYPE 'X' GYPSUM BOARD WHERE 45MIN FRR IS REQUIRED OTHERWISE 1/2" GYPSUM BOARD- TAPED & SANDED
 - PAINT FINISH



EURODALE DEVELOPMENTS

SOMA PRO DESIGNS
BCIN#: 33578
2030 WOODCREST RD.
OTTAWA, ON.
K1H-6H8

FERNANDO MATOS
BCIN#: 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2006

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

GENERAL NOTES:

NO.	REVISION/ISSUE	DATE
4	REVISIONS TO CITY PERMITS	00/00/00
3	REVISIONS TO FINAL	08/26/10
2	FINAL	08/10/10
1	PRELIMINARIES	05/11/10

PROJECT: **CHARTERS RESIDENTIAL RENOVATIONS**
134 RANEE AVENUE
TORONTO, ON M6A 1N4
(416) 000-0000

DRAWING NAME:
CONSTRUCTION NOTES & SCHEDULES

DRAWN BY: **F.M. & J.M.S.** SHEET:
A12
DATE: **AUG. 26, 2010**
SCALE: **AS NOTED**