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CUSTOM HOUSE DESIGN

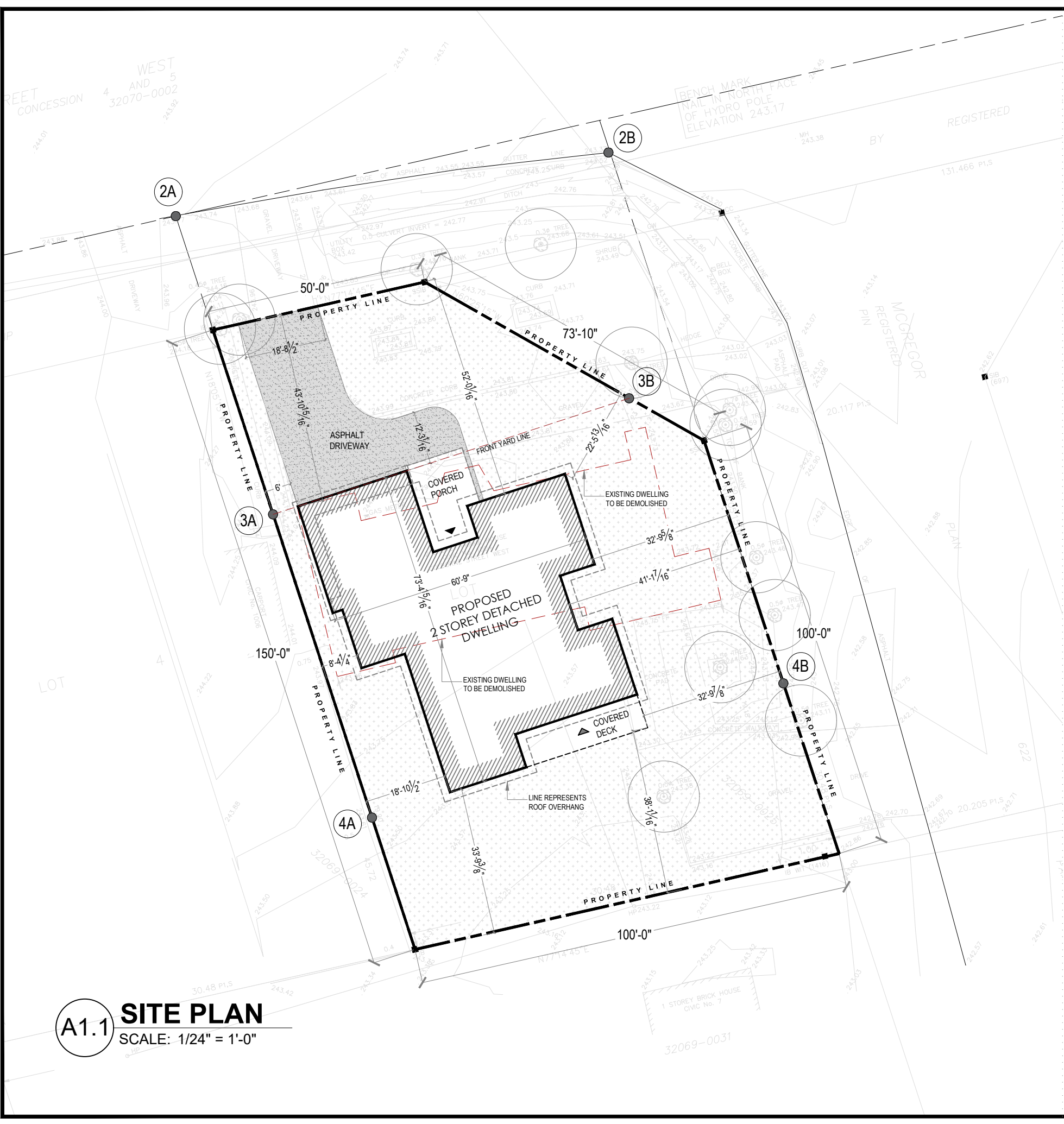
1004 COLBORNE ST. WEST,
BRANTFORD, ON.

CLIENT: MR. ASHWANI BEDI
ISSUED FOR BUILDING PERMIT APPLICATION
ISSUE DATE: JULY 18TH, 2022



KINESIS DESIGN INC
ARCHITECTURE. INTERIORS
45-2 CLAY BRICK COURT,
BRAMPTON, ON. L6V 4M7

647.880.5654
kinesisdesigninc@gmail.com



A1.1 SITE PLAN
SCALE: 1/24" = 1'-0"

PROJECT STATISTICS			
ADDRESS: 1004 COLBORNE ST. WEST BRANTFORD, ON			
ZONING: SR - SUBURBAN RESIDENTIAL			
LOT AREA			1393.55 m2
LOT FRONTAGE			30.48 m
BUILDING HEIGHT			
AVERAGE GRADE: (SHOW CALCULATIONS ON SITE PLAN)			243.64
ESTABLISHED GRADE: (SUPPORTING DOCS. REQUIRED)			
HEIGHT TO MID-POINT:			
HEIGHT TO HIGHEST RIDGE: (WHERE APPLICABLE)			
HEIGHT TO UNDERSIDE OF EAVES: (WHERE APPLICABLE)			
GROSS FLOOR AREA			
	EXISTING	PROPOSED	TOTAL
GROUND FLOOR	0 m2	232.45 m2	232.45 m2
SECOND FLOOR	0 m2	252.76 m2	252.76 m2
GARAGE	0 m2	60.98 m2	60.98 m2
TOTAL GFA:	0 m2	546.19 m2	546.19 m2
LOT COVERAGE			
	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT:W/ GARAGE	0 m2	293.43 m2	293.43 m2
PORCH	0 m2	16.22 m2	16.22 m2
DECK (GREATER THAN 0.6M HT AND 10M	0 m2	21.92 m2	21.92 m2
OTHER(i.e. BALCONY, FLOOR PROJECTIONS)	0 m2	-	-
TOTAL LOT COVERAGE		23.79%	331.57 m2

AVERAGE GRADE CALCULATIONS		
	A	B
1. CENTERLINE OF STREET		
2. INTERSECTION OF FRONT & SIDE LOT LINES	243.77	243.37
3. ALONG SIDE LOT LINES AT REQUIRED FRONT YARD SETBACK	244.23	243.62
4. ALONG SIDE LOT LINES AT REQUIRED REAR YARD SETBACK	243.61	243.25
SUM OF GRADE ELEVATIONS:	1461.85	
AVERAGE GRADE: (SUM DIVIDED BY 6)	243.64	

LANDSCAPED SOFT AREA		
FRONT YARD AREA	263.67 m2	
HARD SURFACED AREAS	100.29 m2	
TOTAL LANDSCAPED SOFT AREA	61.96%	163.38 m2

LEGEND	
---	PROPERTY LINE
▶	MAIN ENTRANCE DOOR TO PRINCIPAL RESIDENCE
▶	SECONDARY ENTRANCE DOOR ABOVE GRADE
▨	PROPOSED TWO STOREY RESIDENCE
▤	DRIVEWAY
▥	GRASS LAWN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND, HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.5.1 OF THE BUILDING CODE

DEVENDRA KULKARNI  108267

NAME SIGNATURE BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C-3.2.4.1 OF THE BUILDING CODE

KINESIS DESIGN INC. 121527

FIRM NAME SIGNATURE BCIN

No	Date	Revision

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PROJECT NORTH



PROJECT
NEW DETACHED HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

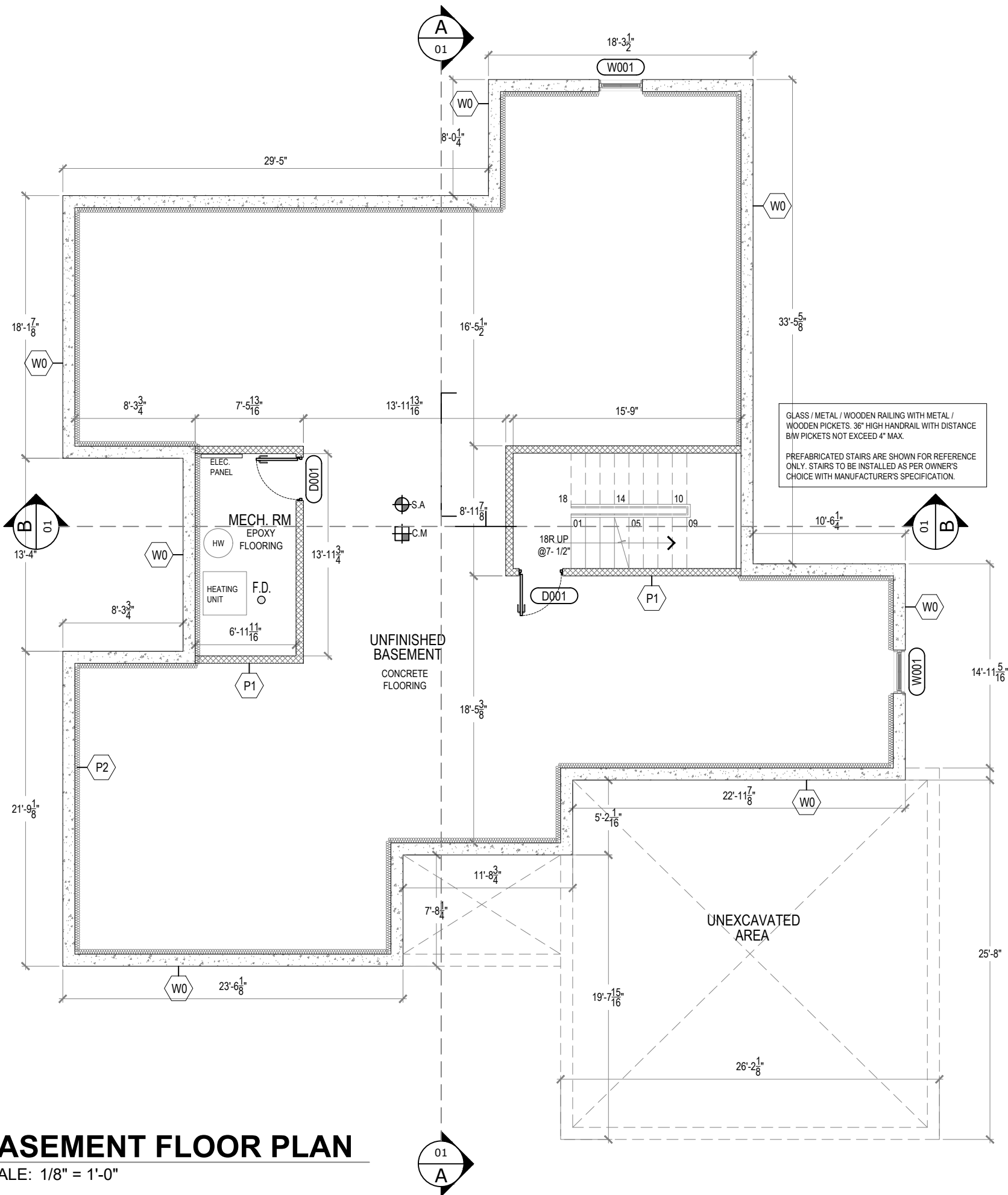
DRAWING TITLE
SITE PLAN

SCALE 1/24" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A1.1

A1.2

BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



GLASS AREA - BASEMENT (TABLE 9.7.2.3) O.B.C

ROOM AREA	REQ. %	GLASS AREA REQ.	WINDOWS PROVIDED	QTY	GLASS AREA PROVIDED
UNFINISHED BASEMENT					
2272.8 SF	N/A	N/A	W001(3'0"x3'0")	02	18.00 SF

BASMENT FLOOR AREA

GROSS FLOOR AREA	2483.11 SFT / 230.69 SM
CEILING HEIGHT	9'-0"

	SMOKE ALARM: (DIVISION B-9.10.19.3 + 9.10.19.5) AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL. SMOKE ALARMS TO BE INTER- CONNECTABLE TYPE ACTIVATION OF EITHER ALARM ACTIVATES THE OTHER. SMOKE ALARMS SHALL BE LOCATED WITHIN 16'-5" OF EVERY BEDROOM DOOR. POWER TO BE SUPPLIED FROM LIGHTING CIRCUIT.
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NOTE: PLEASE REFER TO DRAWING A6.0 FOR PARTITION & WALL SCHEDULES

NOTE :

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SIGNATURE
108267
BCIN

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FIRM NAME SIGNATURE BCIN

No Date Revision

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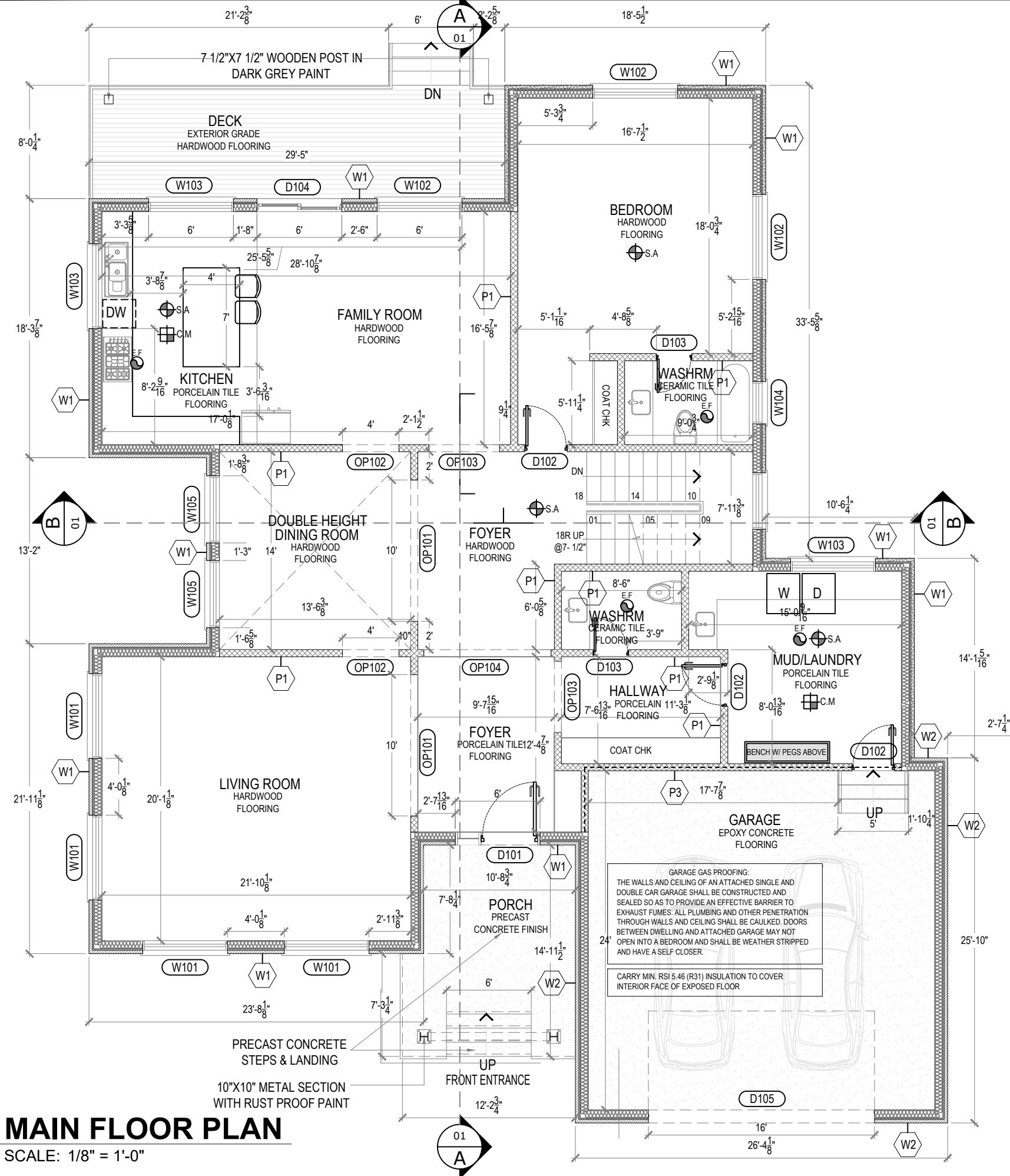


PROJECT
NEW DETACHED
HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
BASEMENT FLOOR
PLAN

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A1.2



A1.3 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

GLASS AREA - MAIN FLOOR (TABLE 9.7.2.3) O.B.C

ROOM AREA	REQ. %	GLASS AREA REQ.	WINDOWS PROVIDED	QTY	GLASS AREA PROVIDED
LIVING ROOM					
438.92 SF	10.0%	43.89 SF	W101(6'0"X6'0")	04	144.00 SF
DINING ROOM					
189.44 SF	10.0%	18.94 SF	W105(4'9"X6'0")	02	57.00 SF
BED ROOM					
345.76 SF	5.0%	17.29 SF	W102(6'0"X6'0")	02	72.00 SF

MAIN FLOOR AREA

GROSS FLOOR AREA	2502.08 SFT / 232.45 SM
GARAGE AREA	656.40 SFT / 60.98 SM
DECK AREA	235.95 SFT / 21.92 SM
CEILING HEIGHT	10'-0"

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DEVENDRA KULKARNI
NAME SIGNATURE BCIN 108267

REGISTRATION INFORMATION
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FIRM NAME SIGNATURE BCIN 121527

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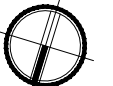
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PROJECT NORTH

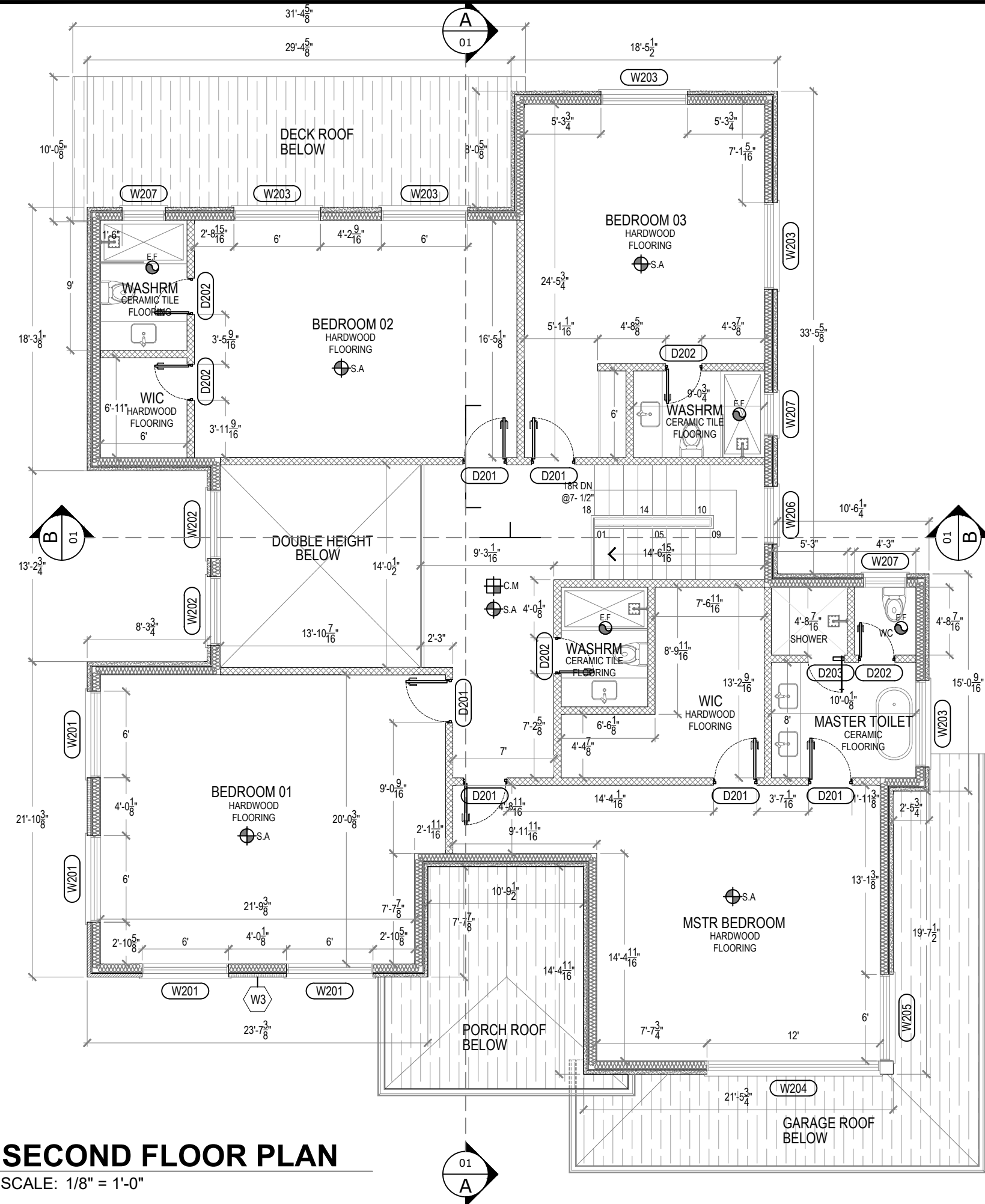


PROJECT
NEW DETACHED HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A1.3



A1.4 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GLASS AREA - SECOND FLOOR (TABLE 9.7.2.3) O.B.C					
ROOM AREA	REQ. %	GLASS AREA REQ.	WINDOWS PROVIDED	QTY	GLASS AREA PROVIDED
MASTER BED ROOM					
422.62 SF	5.0%	21.13 SF	W204(12'0"X6'0") W205(6'0"X2'0")	01 01	84.00 SF TOTAL
BED ROOM 01					
462.82 SF	5.0%	23.14 SF	W201(6'0"X7'0")	04	168.00 SF
BED ROOM 02					
367.38 SF	5.0%	18.37 SF	W203(6'0"X6'0")	02	72.00 SF
BED ROOM 03					
345.76 SF	5.0%	17.29 SF	W203(6'0"X6'0")	02	72.00 SF

SECOND FLOOR AREA	
GROSS FLOOR AREA	2720.65 SFT / 252.76 SM
CEILING HEIGHT	9'-0"

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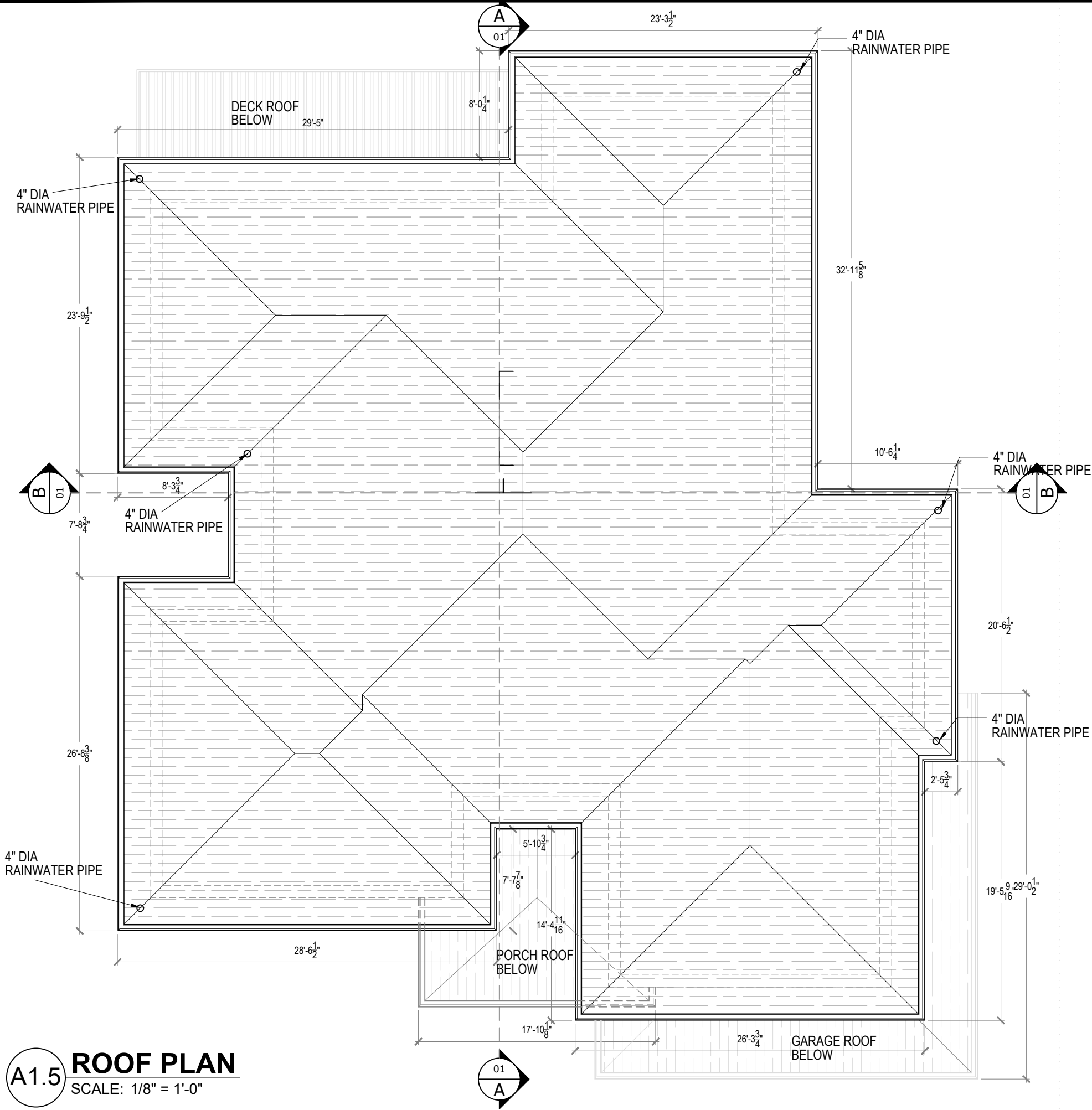
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PROJECT NORTH

PROJECT
NEW DETACHED HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE SECOND FLOOR PLAN	
SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A1



A1.5 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF AREA : 3490.61 SFT @ 1/300 = 11.64
11.64 / 2 = 5.81 OR MINIMUM 6 NOS. **'EXHAUST VENTS'** TO BE PROVIDED ON THE ROOF &
6 NOS. OF **'INTAKE VENTS'** TO BE PROVIDED

NOTE:
PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4/12

- ROOF NOTES :**
- DO NOT BEGIN WORK WITHOUT HOLDING A PRE-ROOFING CONFERENCE. NOTIFY THE ARCHITECT, ROOFING MANUFACTURER, INSTALLER, SHEET METAL SUBCONTRACTOR, AND OTHER RELATED SUBCONTRACTORS A MINIMUM OF 7 DAYS BEFORE COMMENCING ROOFING WORK.
 - ROOFING SUPPLIER, MANUFACTURER, AND INSTALLER SHALL REVIEW, ALL ROOFING DETAILS AND ADVISE THE ARCHITECT ON ANY RECOMMENDED CHANGES.
 - PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC.
 - MINIMUM SLOP AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT. DO NOT SCALE PLANS FOR CRICKET DIMENSIONS.
 - ALL CRICKET SLOPES SHALL BE ACHIEVED IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S REQUIREMENTS.
 - PROVIDE CURBS AND FLASHING AT ANY EQUIPMENT NOT PROVIDED WITH PRE-MANUFACTURED CURBS
 - SEPARATE ALL DISSIMILAR METALS WITH BITUMINOUS COATINGS OR OTHER METHODS ACCEPTABLE TO THE ARCHITECT.
 - FLASHING DETAILS SHALL BE INSTRUCTED IN COMPLIANCE WITH APPROVED ROOFING MANUFACTURER'S STANDARDS FOR APPLICATION AND SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE 'SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) TECHNICAL MANUAL.
 - ALL SCUPPERS SHALL BE CONSTRUCTED WITH FOR FULL SIDES, WITH FLANGES THROUGH THE THICKNESS OF THE WALL, FORMING A COMPLETE 'SLEEVE' THROUGH THE WALL, UNLESS DETAILS SHOW OTHERWISE
 - PROVIDE FLASHING PER ROOF MANUFACTURER STANDARD DETAILS AT ALL ELECTRICAL CONDUIT, HVAC LINES, ETC.
 - CONTRACTOR AND ALL SUB-TRADES SHALL EXERCISE THE NECESSARY CARE TO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANE 12. REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS 13. PROVIDE (4) WALKWAY PADS AT EACH MECHANICAL UNIT & ROOF HATCH.

FOR ALL CODE REFERENCES REFER TO O.B.C. 2012 DIVISION B

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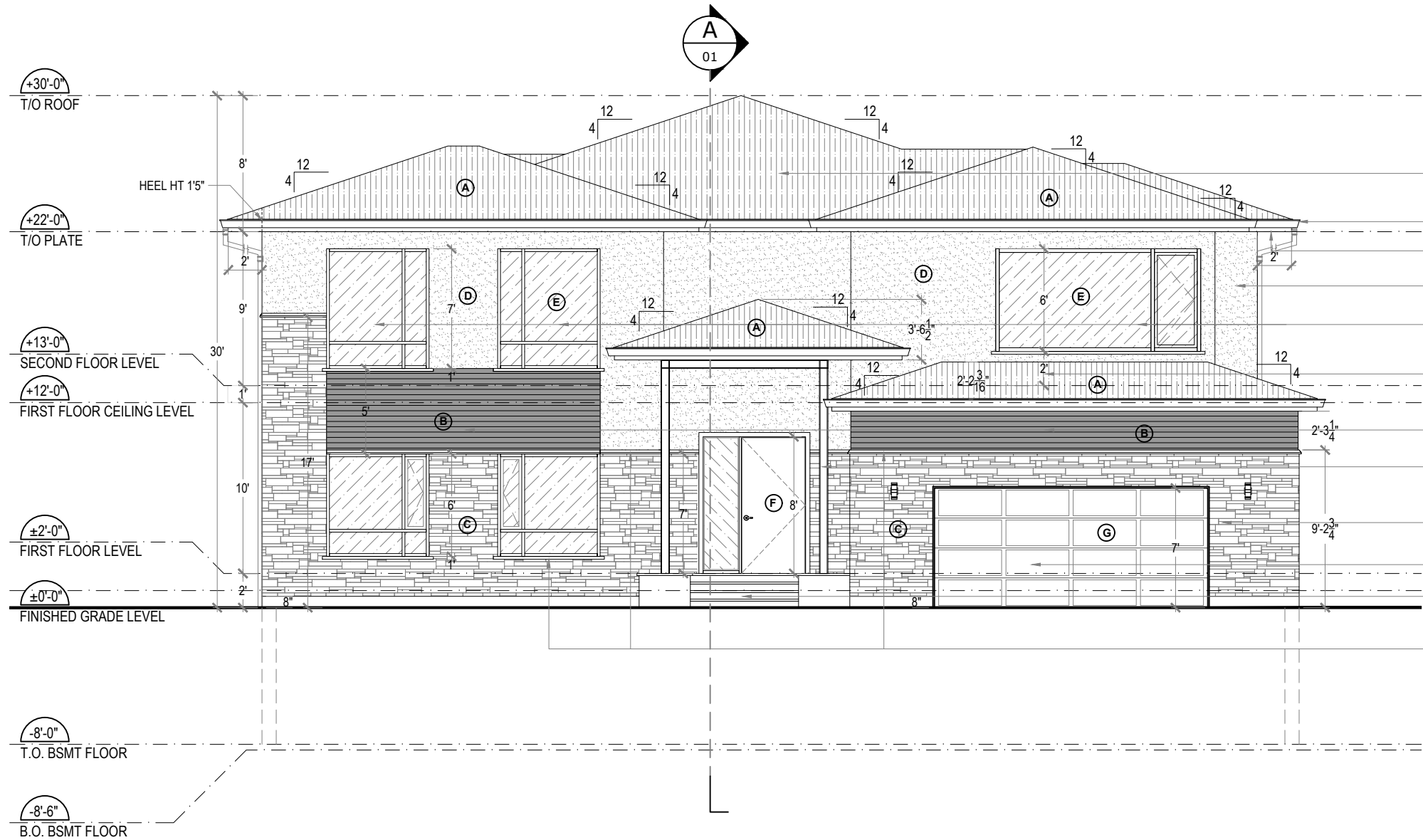
PROJECT NORTH



PROJECT
NEW DETACHED HOUSE
1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
ROOF PLAN

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A1.5



- IKO ARMOURSHAKE ASPHALT SHINGLES
COLOR: SHADOW BLACK
- 5"ALUMINUM GUTTER AND FACIA BOARD IN BLACK COLOR
- 2'0" WIDE PREFINISHED SOFFIT IN CEDAR WOOD COLOR
FROM BLACKSTAR ALUMINUM
- STUCCO FINISH CRYSTAL COAT (COMPANY - DUROCK)
FINE COAT FINISH, COLOR - LIGHT-GREY
- FIBERGLASS FIXED+CASEMENT WINDOWS
FRAME COLOR - DARK GREY
- IKO ARMOURSHAKE ASPHALT SHINGLES
COLOR: SHADOW BLACK
- PARKLEX PRODEMA SIDING
COLOR: MUSTARD/ NATURSIDING B
- 7"X7" STEEL I BEAM FIXED ON 12X12 STEEL
BASEPLATE WITH 4 PINS WELDED.
COLOR: DARK GREY
- NATURAL STONE VENEER FROM STONESELEX
COLOR: GLENMORE GREY
- GARAGE DOOR FROM UPPER CANADA GARAGE DOORS
CANYON RIDGE MODERN
- PRECAST CONCRETE STEPS FROM PROFORM
- PRECAST WALL & WINDOW COPING 2"X2"

A2.1 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS

WALL AREA =1314.54 SFT / 122.12 SM
LIMITING DISTANCE = 43'-10" / 13.34 M
WINDOW AREA ALLOWED = 76.71 %
WINDOW AREA PROVIDED = 248.48 SFT / 75.74 SM = 18.90 %

FINISHES NOTES :

- NATURAL STONE VENEER IS APPLIED AS NON-STRUCTURAL 'CLADDING'. CONFORM TO O.B.C 9.27.6 & 9.27.10
- PRE-FINISHED WOOD SIDING TO COMPLY WITH ONT. REG.350/06 SUBSECTION 9.27.6 LUMBER SIDING AND TABLE 9.27.5.4
- BLOCKING OR FURRING FOR THE ATTACHMENT OF SIDING TO COMPLY WITH 9.27.5.2 AND 9.27.5.3 AND AS PER THE MANUFACTURER'S SPECIFICATIONS.
- 5" PREFINISHED SQUARE BENT ALUMINUM EAVES TROUGH ON 6" PREFINISHED ALUMINUM STEPPED FACIA.
- WINDOWS TO HAVE 2" HIGH PRECAST CONCRETE SILL PROJECTED 2" C/W DRIP EDGE

FOR ALL CODE REFERENCES REFER TO O.B.C. 2012 DIVISION B

NOTE:
PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4:12

MATERIAL LEGEND & COLOR SCHEDULE

	MATERIAL ITEM	MANUFACTURER	COLOR/MODEL
(A)	ROOFING	IKO ARMOURSHAKE	SHADOW BLACK
(B)	SIDING	PRODEMA 4" HORIZONTAL WOOD SIDING	MUSTARD
(C)	STONE VENEER	STONE SELEX 2" NATURAL STONE VENEER	GLENMORE GREY
(D)	STUCCO	DUROCK FINE COAT FINISH	CLASSIC FRENCH GREY - SW 77 SHERWIN WILLIAMS
(E)	WINDOWS	ANDERSON WINDOWS	FIBREGLASS FIXED + CASEMENT WINDOWS IN DARK GREY
(F)	DOORS	CUSTOM MADE	SOLID OAK WOOD DOOR WITH SIDE LIGHT
(G)	GARAGE DOOR	UPPER CANADA GARAGE DOORS	CANYON RIDGE MODERN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND, HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.5.1 OF THE BUILDING CODE

DEVENDRA KULKARNI
NAME SIGNATURE BCIN 108267

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.4.1 OF THE BUILDING CODE

KINESIS DESIGN INC.
FIRM NAME SIGNATURE BCIN 121527

No	Date	Revision

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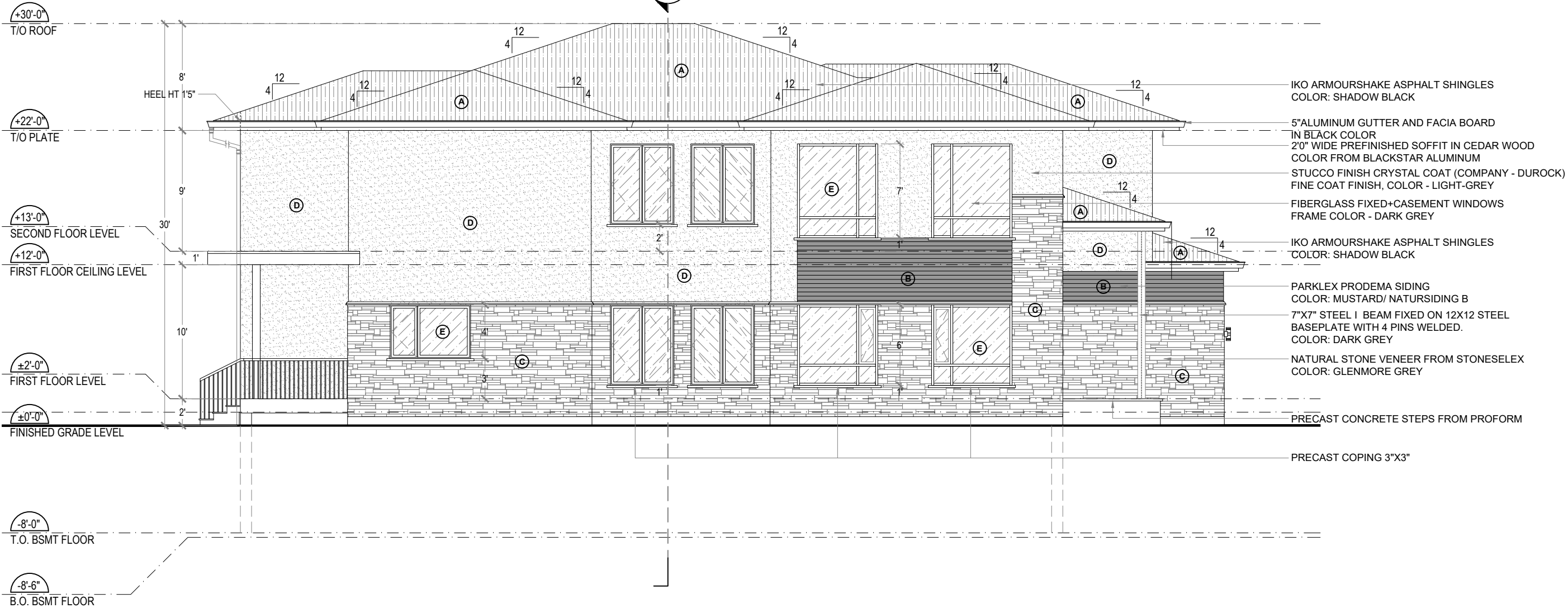
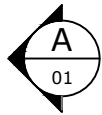
PROJECT NORTH

PROJECT
NEW DETACHED
HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
NORTH SIDE
ELEVATION

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A2.1



A2.2 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS

WALL AREA = 1569.80 SFT / 145.84 SM
LIMITING DISTANCE = 32'-9" / 9.98 M
WINDOW AREA ALLOWED = 40.0 %
WINDOW AREA PROVIDED = 294.0 SFT / 27.31 SM = 18.73 %

FINISHES NOTES :

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- WINDOWS TO HAVE 2" HIGH PRECAST CONCRETE SILL PROJECTED 2" C/W DRIP EDGE

FOR ALL CODE REFERENCES REFER TO O.B.C. 2012 DIVISION B

NOTE:
PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4:12

MATERIAL LEGEND & COLOR SCHEDULE

	MATERIAL ITEM	MANUFACTURER	COLOR/MODEL
(A)	ROOFING	IKO ARMOURSHAKE	SHADOW BLACK
(B)	SIDING	PRODEMA 4" HORIZONTAL WOOD SIDING	MUSTARD
(C)	STONE VENEER	STONE SELEX 2" NATURAL STONE VENEER	GLENMORE GREY
(D)	STUCCO	DUROCK FINE COAT FINISH	CLASSIC FRENCH GREY - SW 77 SHERWIN WILLIAMS
(E)	WINDOWS	ANDERSON WINDOWS	FIBREGLASS FIXED + CASEMENT WINDOWS IN DARK GREY
(F)	DOORS	CUSTOM MADE	SOLID OAK WOOD DOOR WITH SIDE LIGHT
(G)	GARAGE DOOR	UPPER CANADA GARAGE DOORS	CANYON RIDGE MODERN

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QUALIFICATION INFORMATION
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DEVENDRA KULKARNI
SIGNATURE
108267
NAME
SIGNATURE
BCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.4.1 OF THE BUILDING CODE

KINESIS DESIGN INC.
121527
FIRM NAME
SIGNATURE
BCIN

No	Date	Revision
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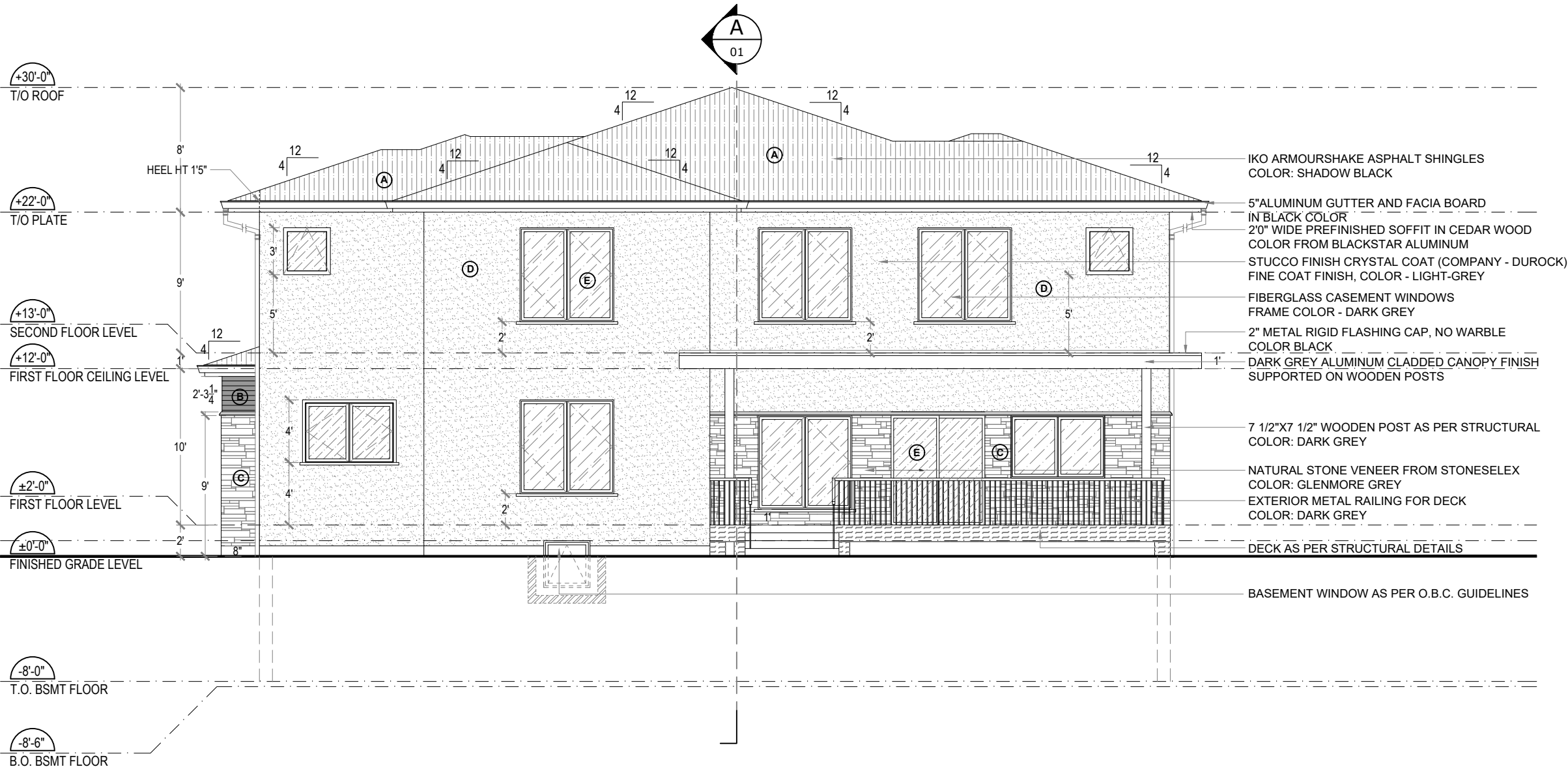
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PROJECT NORTH

PROJECT
NEW DETACHED
HOUSE
1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
EAST SIDE
ELEVATION

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A2.2



A2.3 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS

WALL AREA = 1315.78 SFT / 122.24 SM
LIMITING DISTANCE = 33'-9" / 10.29 M
WINDOW AREA ALLOWED = 40.0 %
WINDOW AREA PROVIDED = 300.0 SFT / 27.87 SM = 22.80 %

FINISHES NOTES :

1. NATURAL STONE VENEER IS APPLIED AS NON-STRUCTURAL 'CLADDING'. CONFORM TO O.B.C 9.27.6 & 9.27.10
2. PRE-FINISHED WOOD SIDING TO COMPLY WITH ONT. REG.350/06 SUBSECTION 9.27.6 LUMBER SIDING AND TABLE 9.27.5.4
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FOR ALL CODE REFERENCES REFER TO O.B.C. 2012 DIVISION B

NOTE:
PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4:12

MATERIAL LEGEND & COLOR SCHEDULE

	MATERIAL ITEM	MANUFACTURER	COLOR/MODEL
(A)	ROOFING	IKO ARMOURSHAKE	SHADOW BLACK
(B)	SIDING	PRODEMA 4" HORIZONTAL WOOD SIDING	MUSTARD
(C)	STONE VENEER	STONE SELEX 2" NATURAL STONE VENEER	GLENMORE GREY
(D)	STUCCO	DUROCK FINE COAT FINISH	CLASSIC FRENCH GREY - SW 77 SHERWIN WILLIAMS
(E)	WINDOWS	ANDERSON WINDOWS	FIBREGLASS FIXED + CASEMENT WINDOWS IN DARK GREY
(F)	DOORS	CUSTOM MADE	SOLID OAK WOOD DOOR WITH SIDE LIGHT
(G)	GARAGE DOOR	UPPER CANADA GARAGE DOORS	CANYON RIDGE MODERN

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NAME SIGNATURE BCIN 108267

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KINESIS DESIGN INC.
FIRM NAME SIGNATURE BCIN 121527

No	Date	Revision
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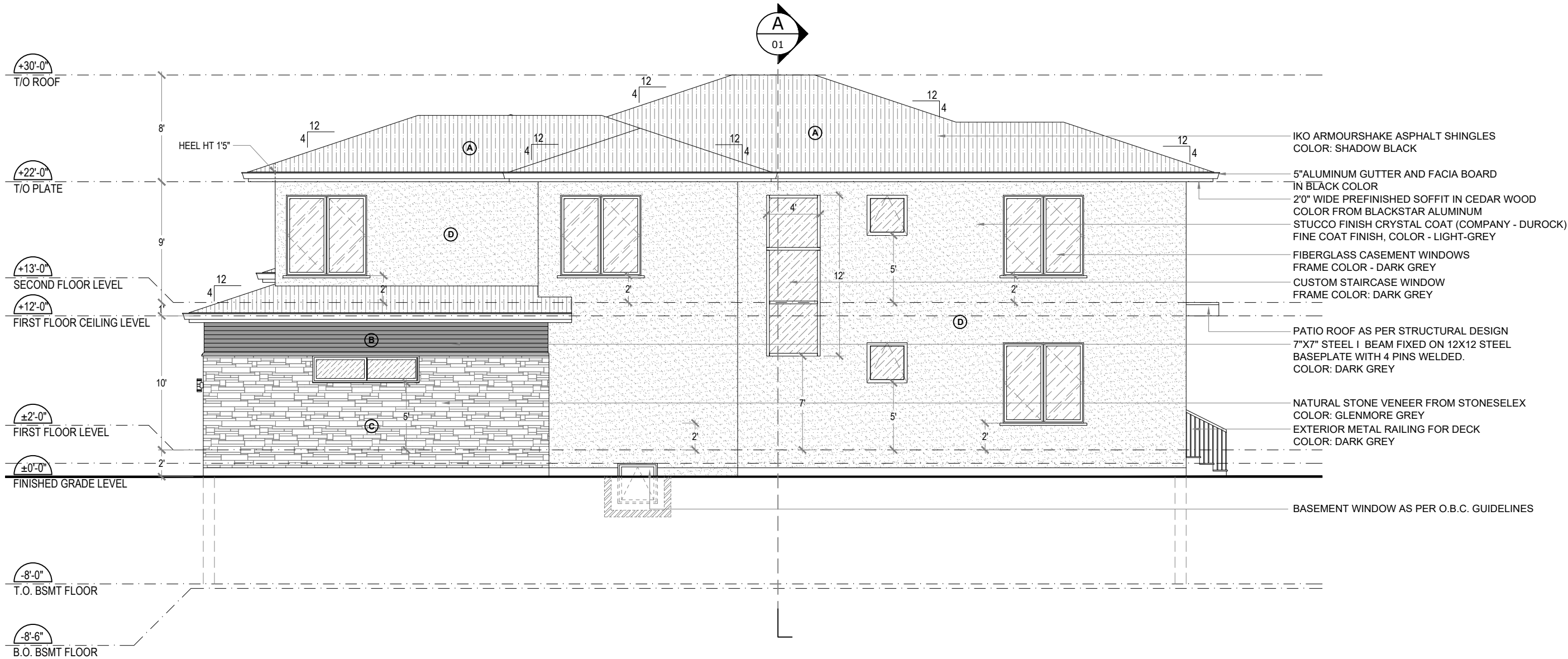
PROJECT NORTH

PROJECT
NEW DETACHED
HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
SOUTH SIDE
ELEVATION

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A2.3



- IKO ARMOURSHAKE ASPHALT SHINGLES
COLOR: SHADOW BLACK
- 5"ALUMINUM GUTTER AND FACIA BOARD
IN BLACK COLOR
- 2'0" WIDE PREFINISHED SOFFIT IN CEDAR WOOD
COLOR FROM BLACKSTAR ALUMINUM
STUCCO FINISH CRYSTAL COAT (COMPANY - DUROCK)
FINE COAT FINISH, COLOR - LIGHT-GREY
- FIBERGLASS CASEMENT WINDOWS
FRAME COLOR - DARK GREY
- CUSTOM STAIRCASE WINDOW
FRAME COLOR: DARK GREY
- PATIO ROOF AS PER STRUCTURAL DESIGN
7"x7" STEEL I BEAM FIXED ON 12X12 STEEL
BASEPLATE WITH 4 PINS WELDED.
COLOR: DARK GREY
- NATURAL STONE VENEER FROM STONESELEX
COLOR: GLENMORE GREY
- EXTERIOR METAL RAILING FOR DECK
COLOR: DARK GREY
- BASEMENT WINDOW AS PER O.B.C. GUIDELINES

A2.4 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

UNPROTECTED OPENINGS CALCULATIONS

WALL AREA A = 518.90 SFT / 48.12 SM
LIMITING DISTANCE = 6'-0" / 1.82 M
WINDOW AREA ALLOWED = 10.0 %
WINDOW AREA PROVIDED = 51.92 SFT / 4.82 SM = 10.0 %

WALL AREA B = 313.57 SFT / 29.13 SM
LIMITING DISTANCE = 8'-4" / 2.54 M
WINDOW AREA ALLOWED = 17.0 %
WINDOW AREA PROVIDED = 45.0 SFT / 4.18 SM = 14.35 %

WALL AREA C = 736.31 SFT / 68.41 SM
LIMITING DISTANCE = 18'-10" / 5.73 M
WINDOW AREA ALLOWED = 26.0 %
WINDOW AREA PROVIDED = 138.0 SFT / 12.82 SM = 18.74 %

FINISHES NOTES :

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NOTE:
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MATERIAL LEGEND & COLOR SCHEDULE

	MATERIAL ITEM	MANUFACTURER	COLOR/MODEL
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(B)	SIDING	PRODEMA 4" HORIZONTAL WOOD SIDING	MUSTARD
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DEVENDRA KULKARNI
NAME SIGNATURE BCIN 108267

REGISTRATION INFORMATION
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KINESIS DESIGN INC.
FIRM NAME SIGNATURE BCIN 121527

No	Date	Revision
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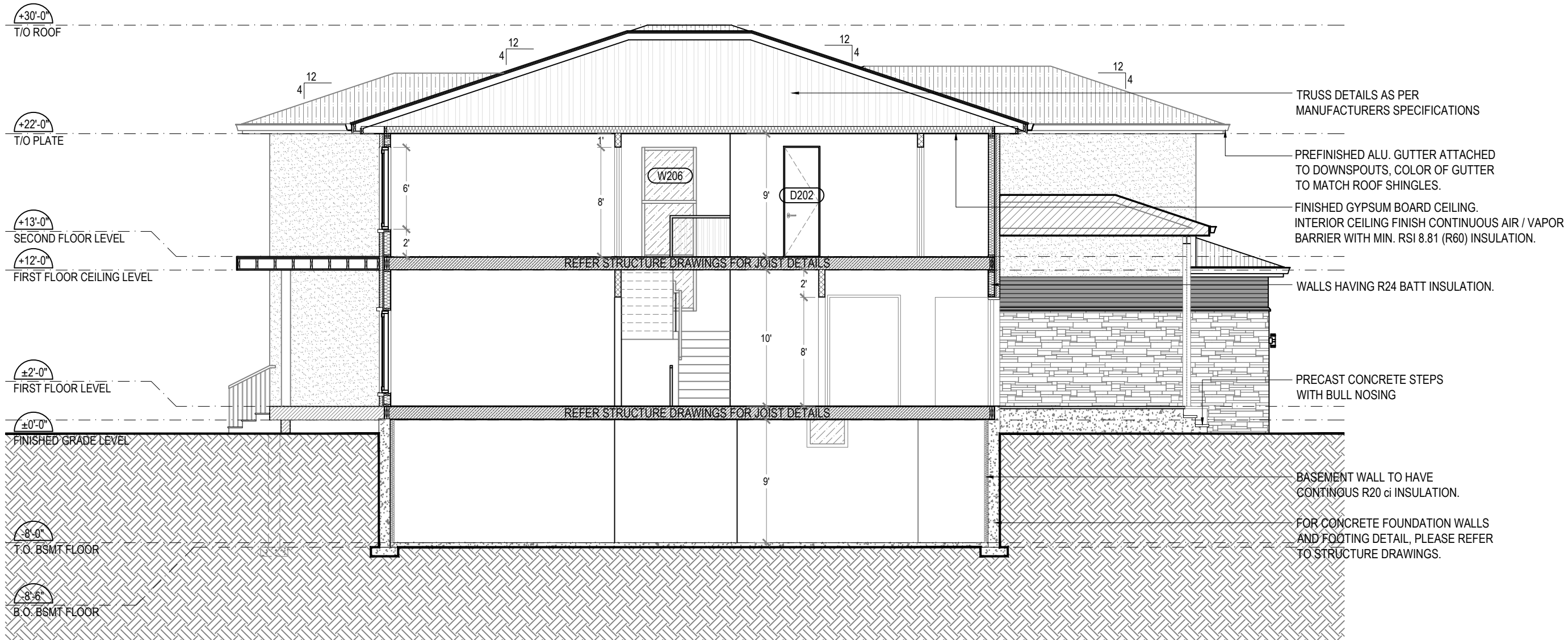
PROJECT NORTH

PROJECT
NEW DETACHED
HOUSE

1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
WEST SIDE
ELEVATION

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A2.4



A3.1 SECTION A-A

SCALE: 1/8" = 1'-0"

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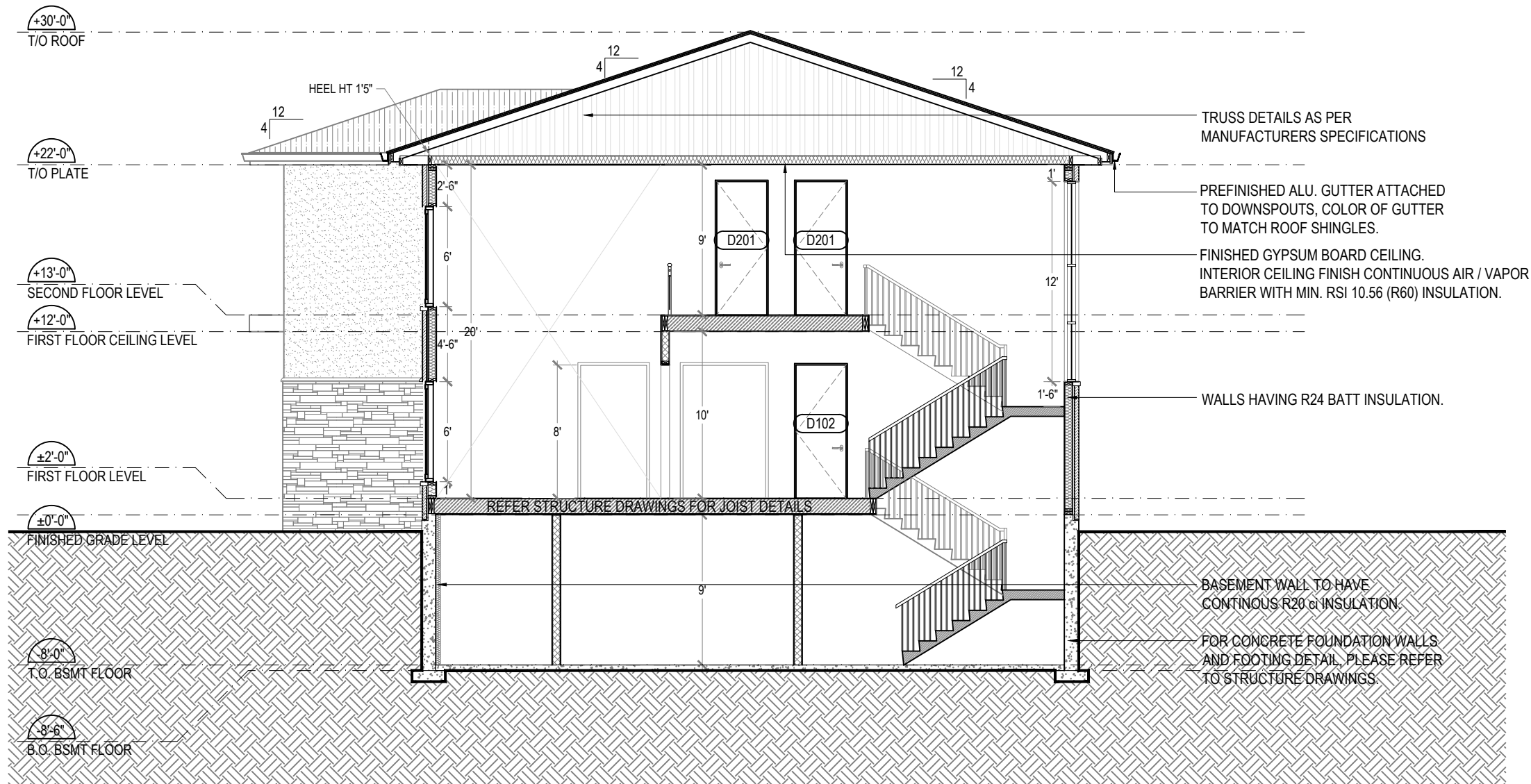
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PROJECT NORTH

PROJECT
NEW DETACHED
HOUSE
1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
SECTION A-A

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A3.1



A3.2 SECTION B-B

SCALE: 1/8" = 1'-0"

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KINESIS DESIGN INC.
121527
FIRM NAME
SIGNATURE
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No	Date	Revision
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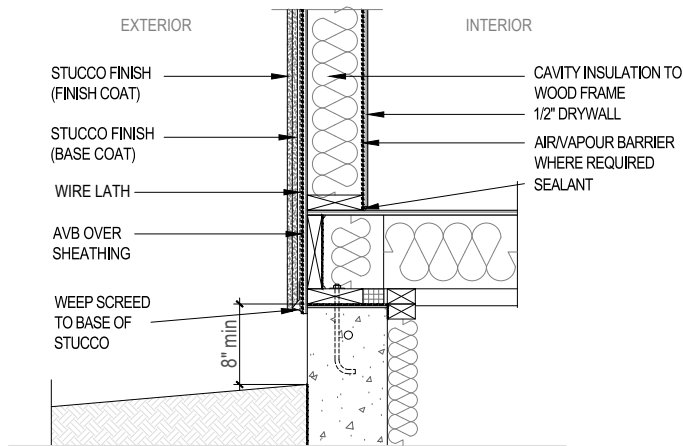
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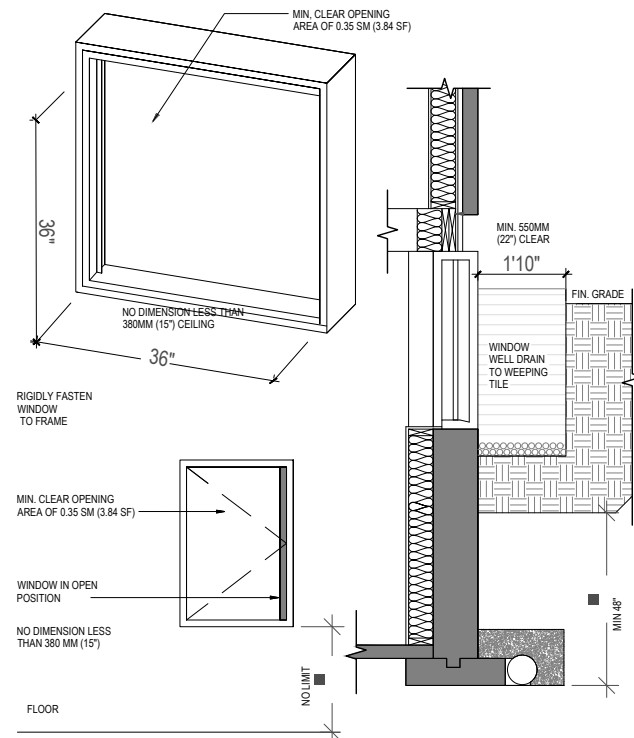
PROJECT
NEW DETACHED
HOUSE
1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
SECTION B-B

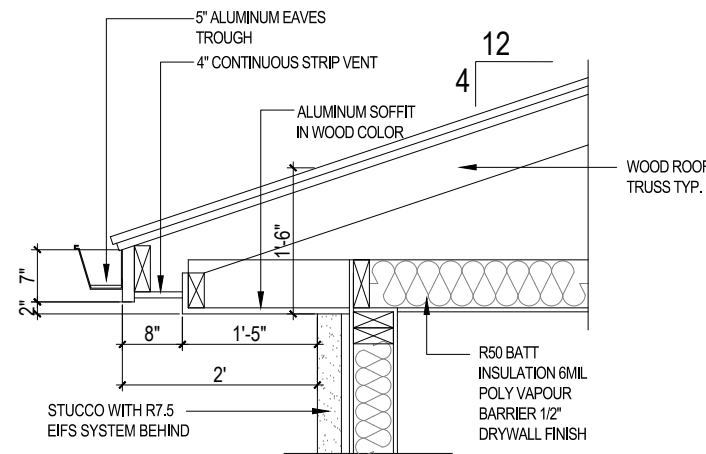
SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A3.2



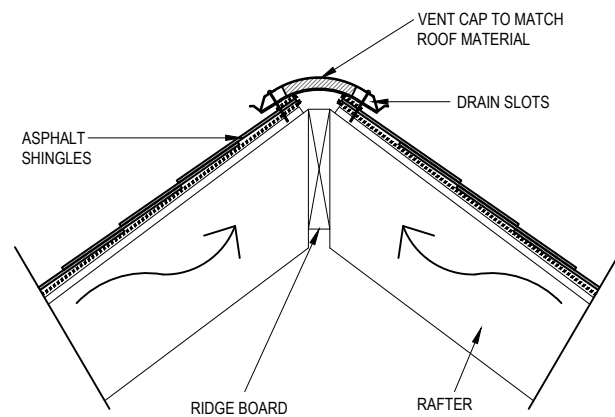
A5.1 TYPL STUCCO WALL DTL
SCALE: 1/2" = 1'-0"



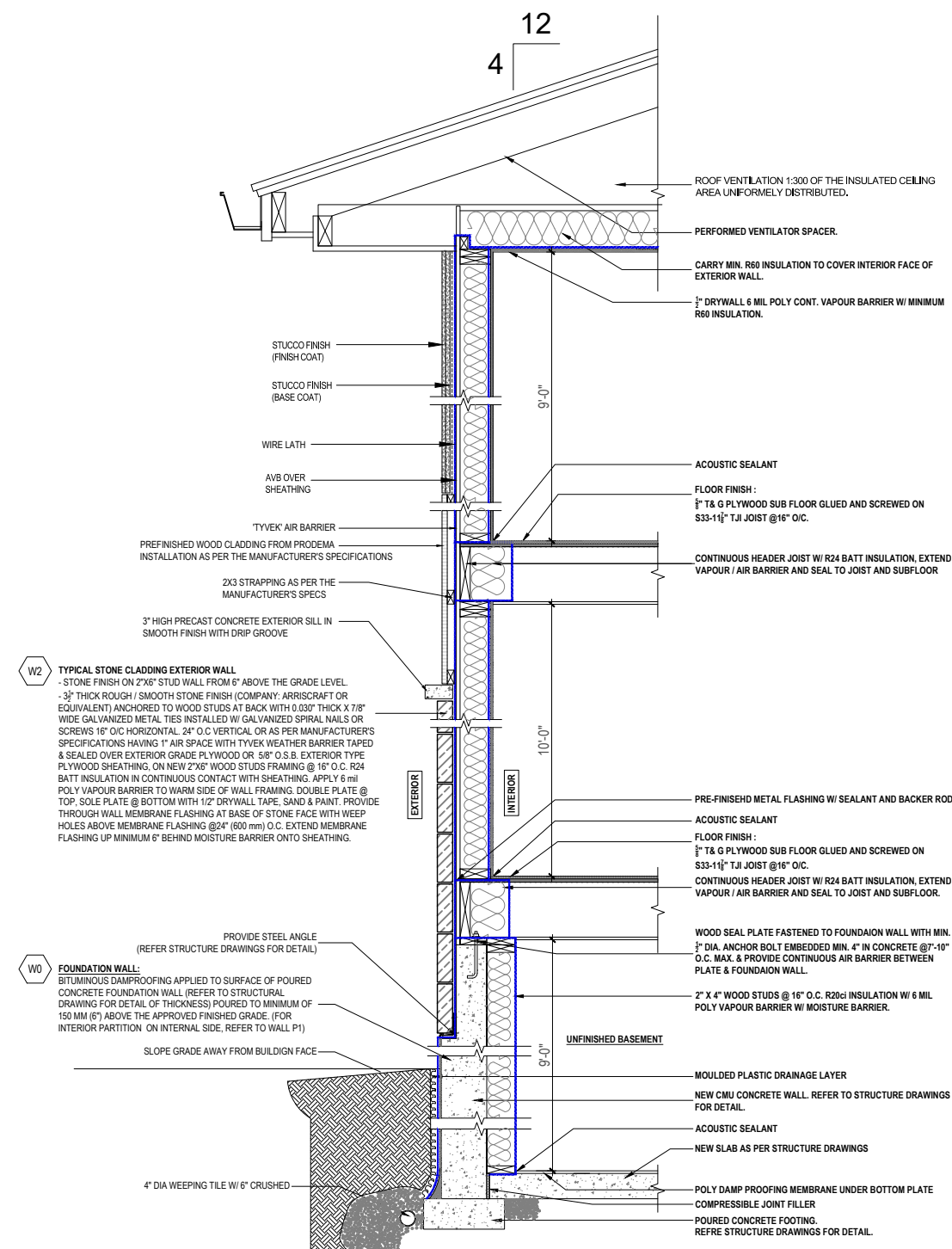
A5.1 TYPL BSMT WINDOW DTL
SCALE: 1/2" = 1'-0"



A5.1 TYP ROOF OVERHANG DETAIL
SCALE: 1/2" = 1'-0"



A5.1 TYP ROOF VENT DETAIL
SCALE: 1/2" = 1'-0"



A5.1 TYPICAL WALL DETAIL
SCALE: 1/2" = 1'-0"

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NAME SIGNATURE BCIN 108267

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KINESIS DESIGN INC.
FIRM NAME SIGNATURE BCIN 121527

No	Date	Revision

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PROJECT NORTH

PROJECT
NEW DETACHED HOUSE
1004 COLBORNE ST. WEST
BRANTFORD, ON.

DRAWING TITLE
TYPICAL DETAILS

SCALE 1/8" = 1'-0"	DATE 18/07/22
DRAWN DK	SHEET NO A5.1

BASEMENT FLOOR DOOR - WINDOW SCHEDULE

DOOR SCHEDULE					
DOOR NO.	DOOR LEAF SIZE	TYPE	LINTEL LEVEL	QUANTITY	REMARKS
D001	3'-0" X 8'-0"	INTERIOR	8'-0"	02	INTERIOR PANELLED SOLID WOOD SHAKER DOOR
ALL THE DOOR DIMENSIONS ARE WITHOUT FRAME. (DOOR LEAF ONLY)					
WINDOW SCHEDULE					
WINDOW NO.	WINDOW OPENING SIZE	SILL LEVEL	LINTEL LEVEL	QUANTITY	REMARKS
W001	3'-0" X 3'-0"	6'-0"	9'-0"	02	VINYL DOUBLE GLAZED

FIRST FLOOR DOOR - WINDOW SCHEDULE

DOOR SCHEDULE						
DOOR NO.	DOOR LEAF SIZE	TYPE	LINTEL LEVEL	QUANTITY	REMARKS	
D101	4'-0" X 8'-0" SIDE LIGHTS : 2'-0"X8'-0"	EXTERIOR	8'-0"	01	EXTERIOR SOLID WOOD DOOR WITH SIDE LIGHT	
D102	3'-0" X 8'-0"	INTERIOR	8'-0"	03	INTERIOR PANELLED SOLID WOOD SHAKER DOOR	
D103	2'-6" X 8'-0"	INTERIOR	8'-0"	02	INTERIOR PANELLED SOLID WOOD SHAKER DOOR	
D104	6'-0" X 8'-0"	EXTERIOR	8'-0"	01	SLIDING DOORS HAVING GLASS PANELS INSIDE	
D105	16'-0" X 7'-0"	EXTERIOR	7'-0"	01	WOODEN GARAGE DOOR	
OP101	10'-0" X 8'-0"	-	8'-0"	01	WALL OPENING WITH WOODEN CASING AROUND	
OP102	4'-0" X 8'-0"	-	8'-0"	02	WALL OPENING WITH WOODEN CASING AROUND	
OP103	5'-0" X 8'-0"	-	8'-0"	02	WALL OPENING WITH WOODEN CASING AROUND	
OP104	9'-0" X 8'-0"	-	8'-0"	01	WALL OPENING WITH WOODEN CASING AROUND	
ALL THE DOOR DIMENSIONS ARE WITHOUT FRAME. (DOOR LEAF ONLY)						
WINDOW SCHEDULE						
WINDOW NO.	WINDOW OPENING SIZE	SILL LEVEL	LINTEL LEVEL	QUANTITY	REMARKS	
W101	6'-0" X 6'-0"	1'-0"	7'-0"	04	BLACK ANODIZED ALUMINUM COMBINATION WINDOW	
W102	6'-0" X 6'-0"	2'-0"	8'-0"	04	BLACK ANODIZED ALUMINUM CASEMENT WINDOW	
W103	4'-0" X 6'-0"	4'-0"	8'-0"	02	BLACK ANODIZED ALUMINUM GLIDING WINDOW	
W104	3'-0" X 3'-0"	5'-0"	8'-0"	01	BLACK ANODIZED ALUMINUM AWNING WINDOW	
W105	4'-9" X 6'-0"	1'-0"	7'-0"	02	BLACK ANODIZED ALUMINUM COMBINATION WINDOW	

SECOND FLOOR DOOR - WINDOW SCHEDULE

DOOR SCHEDULE					
DOOR NO.	DOOR LEAF SIZE	TYPE	LINTEL LEVEL	QUANTITY	REMARKS
D201	3'-0" X 8'-0"	INTERIOR	8'-0"	06	INTERIOR PANELLED SOLID WOOD SHAKER DOOR
D202	2'-6" X 8'-0"	INTERIOR	8'-0"	05	INTERIOR PANELLED SOLID WOOD SHAKER DOOR
D203	2'-6" X 6'-6"	INTERIOR		01	INTERIOR SAFETY GLASS DOOR FOR SHOWER
ALL THE DOOR DIMENSIONS ARE WITHOUT FRAME. (DOOR LEAF ONLY)					
WINDOW SCHEDULE					
WINDOW NO.	WINDOW OPENING SIZE	SILL LEVEL	LINTEL LEVEL	QUANTITY	REMARKS
W201	6'-0" X 7'-0"	1'-0"	8'-0"	04	BLACK ANODIZED ALUMINUM COMBINATION WINDOW
W202	4'-9" X 6'-0"	2'-0"	8'-0"	02	BLACK ANODIZED ALUMINUM COMBINATION WINDOW
W203	6'-0" X 6'-0"	2'-0"	8'-0"	05	BLACK ANODIZED ALUMINUM CASEMENT WINDOW
W204	12'-0" X 6'-0"	2'-0"	8'-0"	01	BLACK ANODIZED ALUMINUM COMBINATION WINDOW
W205	6'-0" X 6'-0"	2'-0"	8'-0"	05	BLACK ANODIZED ALUMINUM CASEMENT WINDOW
W206	4'-0" X 12'-0"			01	BLACK ANODIZED ALUMINUM FIXED WINDOW FOR STAIRCASE

EXTERIOR WALL TYPES

NO.	GRAPHICS	DESCRIPTION
W0		FOUNDATION WALL: BITUMINOUS DAMPROOFING APPLIED TO SURFACE OF POURED CONCRETE FOUNDATION WALL (REFER TO STRUCTURAL DRAWING FOR DETAIL OF THICKNESS) POURED TO MINIMUM OF 150 MM (6") ABOVE THE APPROVED FINISHED GRADE. THE MINIMUM NOMINAL R VALUE OF THE BASEMENT WALLS SHOULD BE 20 ci
W1		STUCCO FINISH ON PROPOSED WALL (REFER TO THE ELEVATION FOR DETAIL) ACRYLIC STUCCO FINISH (COMPANY DUROCK OR EQUIVALENT) ON ½" THK CEMENT BOARD TO BE SCREWED TO WOOD STUDS AT BACK WITH 'Z' BARS HAVING 1" AIR SPACE WITH TYVEK WEATHER BARRIER TAPED & SEALED OVER EXTERIOR GRADE PLYWOOD OR 1 2" O.S.B. EXTERIOR TYPE PLYWOOD SHEATHING, ON NEW 2"x6" WOOD STUDS FRAMING @ 16" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT WITH SHEATHING. APPLY 6 mil POLY VAPOUR BARRIER TO WARM SIDE OF WALL FRAMING. DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM WITH 1 2" DRYWALL TAPE, SAND & PAINT. PROVIDE THROUGH WALL MEMBRANE FLASHING AT BASE OF STONE FACE WITH WEEP HOLES ABOVE MEMBRANE FLASHING @24" (600 mm) O.C. EXTEND MEMBRANE FLASHING UP MINIMUM 6" BEHIND MOISTURE BARRIER ONTO SHEATHING.
W2		TYPICAL STONE CLADDING EXTERIOR WALL (REFER TO THE ELEVATION FOR DETAIL) - STONE FINISH ON 2"x6" STUD WALL FROM 6" ABOVE THE GRADE LEVEL. - 3½" THICK ROUGH / SMOOTH STONE FINISH (COMPANY: ARRISCRAFT OR EQUIVALENT) ANCHORED TO WOOD STUDS AT BACK WITH 0.030" THICK X 7/8" WIDE GALVANIZED METAL TIES INSTALLED W/ GALVANIZED SPIRAL NAILS OR SCREWS 16" O/C HORIZONTAL. 24" O.C VERTICAL OR AS PER MANUFACTURER'S SPECIFICATIONS HAVING 1" AIR SPACE WITH TYVEK WEATHER BARRIER TAPED & SEALED OVER EXTERIOR GRADE PLYWOOD OR 5/8" O.S.B. EXTERIOR TYPE PLYWOOD SHEATHING, ON NEW 2"x6" WOOD STUDS FRAMING @ 16" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT WITH SHEATHING. APPLY 6 mil POLY VAPOUR BARRIER TO WARM SIDE OF WALL FRAMING. DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM WITH 1/2" DRYWALL TAPE, SAND & PAINT. PROVIDE THROUGH WALL MEMBRANE FLASHING AT BASE OF STONE FACE WITH WEEP HOLES ABOVE MEMBRANE FLASHING @24" (600 mm) O.C. EXTEND MEMBRANE FLASHING UP MINIMUM 6" BEHIND MOISTURE BARRIER ONTO SHEATHING.
W3		PRODEMA PANEL FINISH ON PROPOSED WALL (REFER TO THE ELEVATION FOR DETAIL) 3/4" THK. PRODEMA WOOD PANEL CLADDING OR EQUIVALENT TO BE INSTALLED WITH THE SUPPORT OF ALUMINUM ANGLES OR AS PER THE MANUFACTURERS SPECIFICATIONS SCREWED DIRECTLY TO THE WOOD STUDS AT BACK HAVING 1" AIR SPACE WITH TYVEK WEATHER BARRIER TAPED & SEALED OVER EXTERIOR GRADE PLYWOOD OR 1/2" O.S.B. EXTERIOR TYPE PLYWOOD SHEATHING, ON NEW 2"x6" WOOD STUDS FRAMING @ 16" O.C. R24 BATT INSULATION IN CONTINUOUS CONTACT WITH SHEATHING. APPLY 6 mil POLY VAPOUR BARRIER TO WARM SIDE OF WALL FRAMING. DOUBLE PLATE @ TOP, SOLE PLATE @ BOTTOM WITH 1/2" DRYWALL TAPE, SAND & PAINT. PROVIDE THROUGH WALL MEMBRANE FLASHING AT BASE OF STONE FACE WITH WEEP HOLES ABOVE MEMBRANE FLASHING @24" (600 mm) EXTEND MEMBRANE FLASHING UP MINIMUM 6" BEHIND MOISTURE BARRIER ONTO SHEATHING.

INTERIOR WALL TYPES

NO.	GRAPHICS	DESCRIPTION
P1		INTERIOR SOUND PROOF INSULATION WALL : 38 X 140 (2" X 6") STUDS @ 400 MM (16") O.C. DOUBLE TOP PLATE, TRIPLE STUDS AT CORNERS AND DOUBLE STUDS AT OPENINGS HAVING SOUND PROOF INSULATIONS. WITH 13 MM (1/2") GYPSUM BOARD BOTH SIDES, TAPE AND SEAL ALL JOINTS TIGHT. (FINISHES AS PER OWNER'S CHOICE.)
P2		2"x4" WOODEN STUD PARTITION WALL (ONE SIDED GYPSUM BOARD) R20ci BATT INSULATION. AT INTERIOR SIDE OF CONCRETE WALL 6 MIL POLYETHYLENE VAPOUR BARRIER DAMPROOFING WITH AIR/WATER BARRIER BETWEEN THE FOUNDATION AND INSULATION. TERMINATE BLANKET ABOVE THE SLAB AS REQUIRED BY O.B.C
P3		2"x6" WOODEN STUD PARTITION WALL (GARAGE WALL) FOR 45 MIN. FRR USE 1/2" TYPE X DRYWALL ON INTERIOR SIDE OF 2X6 WOOD STUDS @ 16" O.C. WITH RSI 4.23 (R24) NON COMBUSTIBLE BATT INSULATION IN CONTINUOUS CONTACT WITH EXTERIOR SHEATHING, VAPOUR BARRIER ON WARM SIDE, CONTINUOUS AIR BARRIER MEMBRANE W/ DOUBLE PLATE @ TOP AND SOLE PLATE @ BOTTOM.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND, HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS.

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.5.1 OF THE BUILDING CODE

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REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.4.1 OF THE BUILDING CODE

KINESIS DESIGN INC.
121527
FIRM NAME SIGNATURE BCIN

No	Date	Revision
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IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE DESIGNERS.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT ONTARIO BUILDING CODES AND BY-LAWS.

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DRAWING TITLE
DOOR, WINDOW, WALL
SCHEDULES

SCALE NTS DRAWN DK	DATE 18/07/22 SHEET NO A6.1
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A6.1 DOOR, WINDOW & WALL SCHEDULES

WHERE THERE IS A DIFFERENCE, THE NEWEST EDITION OF THE ONTARIO BUILDING CODE SUPERCEDES THE SPECIFICATIONS AND NOTES INCLUDED ON THE DRAWING SET/PERMIT PACKAGE.

NOTE:

CONTRACTOR TO CAREFULLY READ THESE NOTES AND FOLLOW DURING CONSTRUCTION. CHANGES/SUBSTITUTION WILL NOT BE ACCEPTABLE WITHOUT ARCHITECTS APPROVAL. ENSURE COMPLIANCE WITH ALL THE NOTES. DO NOT SCALE DRAWING. CONCLUSIONS DERIVED BY SCALING OF DRAWINGS WILL NOT BE ACCEPTED. PLEASE VERIFY INFORMATION WITH THE ARCHITECT OF RECORD.

GENERAL NOTES:

01.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH LAYOUT AND DESIGN WORK OR DURING BIDDING PROCESS(IF APPLICABLE).
02.

ALL WORK CALLED FOR ON THESE DRAWINGS SHALL BE IN COMPLIANCE WITH CODES, RULES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION. THIS INCLUDES BUT IS NOT LIMITED TO THE ONTARIO BUILDING CODE, THE ONTARIO ELECTRICAL SAFETY CODE, FIRE PROTECTION CODES AND THE ACCESSIBILITY GUIDELINES.
03.

ALL FLOORS TO BE LEVEL THROUGHOUT AND HAVE SMOOTH FINISH
- 03a.

THE CONTRACTOR MUST COMPLY WITH ANY AND ALL RULES SET BY EITHER THE BUILDING OWNER AND OR BUILDINGS MANAGEMENT.
04.

THE CONTRACTOR IS TO REMOVE ALL DEBRIS ASSOCIATED WITH THE DEMOLITION / THE CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION SITE IS TO BE BROOM SWEEPED AT THE CONCLUSION OF EACH WORKING DAY.
05.

THE CONTRACTOR IS TO SUPPLY ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK DESCRIBED HEREIN.
06.

CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC.
07.

THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE CONSTRUCTION SITE AND FOR THE STORAGE MATERIALS.
08.

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING SERVICES (EXPOSED AND CONCEALED) PRIOR TO ANY DEMOLITION, CUTTING DRILLING OR DIGGING. SERVICES CUT OR DAMAGED AND ANY RESULTING DAMAGE TO PREMISES CAUSED FROM FAILURE TO DO SO WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
09.

THE CONTRACTOR WILL SCHEDULE THE USE AND OR SHUT DOWN OF BUILDING SERVICE WITH THE BUILDING OWNER AND OR MANAGEMENT. CONTRACTOR SHOULD BE PREPARED TO PERFORM ANY WORK RELATED TO THE SAME DURING NON BUSINESS HOURS.
10.

THE CONTRACTOR SHALL SCHEDULE AND OBTAIN PERMISSION FROM THE BUILDING OWNER AND OR MANAGEMENT FOR ACCESS TO SPACES OUTSIDE OF THE CONSTRUCTION SITE. THESE SPACES INCLUDE, BUT ARE NOT LIMITED TO, MECHANICAL ROOMS, ROADS, ELECTRICAL ROOMS, ADJACENT TENANTS, AND FLOOR ABOVE AND BELOW THE CONSTRUCTION. CONTRACTORS SHOULD BE PREPARED TO PERFORM ANY WORK RELATED TO THE SAME DURING NON BUSINESS HOURS.
11.

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK AND AREAS WITHIN THE BUILDING USED FOR ACCESS TO THE CONSTRUCTION SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, PUBLIC CORRIDORS, ELEVATORS, LOBBIES, LOADING DOCKS AND TOILET FACILITIES. CONTRACTOR IS ALSO TO CLEAN THE SAME AFTER USE.
12.

WHEN SUBMITTALS ARE CALLED FOR ON THE DOCUMENTS, THEY ARE FIRST TO BE REVIEWED BY THE GENERAL CONTRACTOR, THE SUBMITTAL MUST BE STAMPED INDICATING THE DATE WHEN RECEIVED BY THE GENERAL CONTRACTOR, AFTER THE GENERAL CONTRACTORS REVIEW, SUBMITTALS CAN THEN BE ISSUED TO THE ARCHITECT AND OR ENGINEER. AL SUBMITALLS ARE TO BE SUPPLIED TO THE ARCHITECT IN TRIPLICATE.
13.

ANY EXISTING SPRAYED FIREPROOFING DAMAGED OR REMOVED IS TO BE REPAIRED AND ITS REPAIR APPROVED BY THE ARCHITECT.
14.

THE CONTRACTOR IS TO WARRANTY ALL WORK, MATERIALS AND EQUIPMENT FOR A PERIOD OF TIME AS PER AGREED WITH CLIENT BEFORE STARTING THE WORK AND HIS WARRANTY TIME STARTS AT THE DATE OF SUBSTANTIAL COMPLETION.
15.

THE CONTRACTOR IS RESPONSIBLE FOR FINAL FINE CLEANING AT THE COMPLETION OF THE JOB PRIOR TO OCCUPANCY.
16.

STUD WALL DESIGN SHOULD ACCOMMODATE ANY EXPECTED DEFLECTION OF THE EXISTING FLOOR STRUCTURE AS REQUIRED.
17.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING DAMAGED SPRAY-ON FIREPROOFING FROM DISTURBED STRUCTURAL STEEL (IF APPLICABLE).
18.

ALL DOOR HARDWARE MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
19.

THE CONTRACTOR MUST COMPLY WITH ANY AND ALL RULES SET BY EITHER THE BUILDING OWNER AND OR BUILDINGS MANAGEMENT.
20.

EXACT LOCATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING AND DRAINAGE, H.V.A.C. AND FIRE PROTECTION COMPONENTS TO BE DETERMINED ON SITE
21.

GENERAL CONTRACTOR TO CO-ORDINATE WITH MECH. AND ELECT. CONTRACTORS FOR LOCATION AND SIZES OF ALL WALLS, FLOORS & CEILING OPENINGS, EQUIPMENT ETC. AS WELL AS RECESSES AND CHASES IN WALLS AND FLOORS. OPENINGS REQ. TO THE BUILDING ENVELOP TO BE DONE BY LANDLORD AT THE TENANTS COST.
22.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY SKILLED LICENSED ELECTRICIANS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE, MEETING THE REQUIREMENT OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, APPLICABLE FEDERAL PROVINCIAL & LOCAL CODES.
23.

ALL GYPSUM BOARD SURFACES TO BE TAPED, PLASTERED, SANDED AND FINISHED READY TO RECEIVE PAINT / FINISHES AS INDICATED ON DRAWINGS. FOR PAINT SELECTION COORDINATE WITH CLIENT OR OWNER REP.
24.

BUILDING SERVICE CONTROLS I.E SWITCHES, THERMOSTATS, ETC, SHALL BE MOUNTED BETWEEN 900MM AND 1200MM ABOVE FINISH FLOOR. REF# 3.8.1.5.(1). OF DIV B.
25.

BUILDING SERVICES PENETRATING ALL FIRE SEPARATION SHALL BE COMPLETED WITH FIRE STOPPING MEASURES IN CONFORMANCE WITH 'DIVISION B' SUB SECTION 3.1.9. OF THE ONTARIO BUILDING CODE 2012. MAINTAIN ALL EXISTING FIRE SEPARATION C/W REQUIRED FIRE RESISTANCE RATING.
26.

ALL INTERIOR FINISHES TO HAVE A MAXIMUM 150 FLAME SPREAD RATING AS PER 3.1.13.2 OF DIVISION B. FLOOR FINISHES SHALL BE TIGHT, SMOOTH AND NON ABSORBENT
27.

FOR FINISHES SPECIFICATIONS, COORDINATE WITH TENANT. ALL DOORS AND FRAMES TO BE PAINTED
28.

ALL EXISTING SURFACES TO REMAIN ARE TO BE PROTECTED THROUGHOUT DEMOLITION AND CONSTRUCTION.
29.

PORTABLE FIRE EXTINGUISHER PER NFPA-10 INSTALLED BY GC ON SITE AND SUBJECT TO LOCAL JURISDICTION APPROVAL. 10LBS IN KITCHEN , 5LBS ELSEWHERE.
30.

ALL DOORS WIDTH SHALL COMPLY WITH SECTION 9.5.11. OF THE OBC .
31.

ALL CLOSETS TO HAVE A METAL ROD WITH WOOD SHELF MIN 350MM(14") DEEP. MAIN BATHROOM TO HAVE A RECESSED MEDICINE CABINET MIRROR AND VANITY. ALL WASHROOM / POWDER ROOM TO HAVE A MIRROR AND VANITY (OR PEDESTAL SINK). ALL SLIDING CLOSET DOORS OR MIRROR DOORS TO BE 2033MM (6'-8") HIGH .
32.

ALL CLOSETS TO HAVE A METAL ROD WITH WOOD SHELF MIN 350MM(14") DEEP. MAIN BATHROOM TO HAVE A RECESSED MEDICINE CABINET MIRROR AND VANITY. ALL WASHROOM / POWDER ROOM TO HAVE A MIRROR AND VANITY (OR PEDESTAL SINK). ALL SLIDING CLOSET DOORS OR MIRROR DOORS TO BE 2033MM (6'-8") HIGH .

DOOR NOTES :

1.

ALL INTERIOR DOORS ARE SLAB DOOR 1-3/8 TH. HOLLOW CORE OR SLIDING DOORS. THE SIZES ARE MENTIONED ON THE FLOOR PLAN. THE HEIGHT OF ALL DOORS ARE 80".
2.

ABOVE GRADE EXTERIOR TYPE STEEL DOOR PROVIDES DIRECT ACCESS TO THE OUTSIDE.

WINDOW NOTES:

1.

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/A AREA OF 0.35 SM W/NO DIMENSION LESS THAN 380MM & MAXIMUM SILL HEIGHT OF 1 M ABOVE FLOOR WINDOW SIZES HAVE BEEN PROVIDED ON THE FLOOR PLANS SEE NOTE-1 ON BASEMENT FLOOR PLAN

MISC. NOTES: :

1.

HOT WATER, FURNACE AND VENTS BY OTHERS LOCATIONS INDICATED MAY VARY
2.

ALL FLOOR JOISTS TO BE 12" O.C. UNDER ALL TILED AREAS
3.

ADD DOOR & WEATHER STRIPPING WHEN COLD STORAGE IS IN
4.

VENT W/SCREEN
5.

BOLTED CONNECTION BY STEEL FABRICATOR
6.

X2 15M BARS HORIZ. TO EXTEND 24" PAST WINDOW X2 15M BARS VERT. TO RUN ENTIRE WALL HEIGHT. MAINTAIN 2 1/2" COVER & INSTALL BARS AT 3" FROM INNER WALL FACE. ADD X2 15M BARS AT CORNERS ON A 45 DEGREE MIN. LENGTH 4'-0"
7.

ADD 15M BARS DOWELLED @ 16" O.C. VERT. AT CORNER ADD DRAINAGE MEMBRANE MIN. OVERLAP 24"
8.

COLN. TO LINE UP WITH COLN. ABOVE
9.

VENT DRYER TO EXTERIOR
10.

EXHAUST TO EXTERIOR
11.

PROVIDE ROD & SHELF (TYP.)
12.

ROOF LINE ABOVE

WHERE THERE IS A DIFFERENCE, THE NEWEST EDITION OF THE ONTARIO BUILDING CODE SUPERCEDES THE SPECIFICATIONS AND NOTES INCLUDED ON THE DRAWING SET/PERMIT PACKAGE.

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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.5.1 OF THE BUILDING CODE

DEVENDRA KULKARNI108267

NAMESIGNATUREBCIN

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.4.1 OF THE BUILDING CODE

KINESIS DESIGN INC.121527

FIRM NAMESIGNATUREBCIN

NoDateRevision

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DRAWING TITLE
GENERAL NOTES

SCALEDATE
NTS18/07/22
DRAWNSHEET NO
DKA0.1

CONSTRUCTION NOTES :

ALL CONSTRUCTION TO CONFORM TO THE CONSTRUCTION REQUIREMENTS OF THE ONTARIO BUILDING CODE - PART 9. DRAWING MUST NOT BE SCALED. HAND WRITTEN NOTES WHICH APPEAR ON THE DRAWINGS HAVE PRECEDENCE. MANUFACTURED ITEMS OF ULC, CSA OR ANY OTHER REGULATOR BODIES AS PER THE APPLICABLE CODES.

Note Description:

1. FOUNDATION WALL : BITUMINOUS DAMP PROOFING AS PER SECTION 9.13 AND PROVIDE DRAINAGE AS PER SECTION 9.14 TO SURFACE OF 8" OR 10" POURED CONCRETE FOUNDATION WALL ON CONCRETE FOOTINGS (SEE PLAN). CONCRETE FOR WALL ON CONCRETE FOOTINGS (SEE PLAN). CONCRETE FOR WALLS TO BE 15 MPA (2200 PSI) OR 20 MPA UPGRADE AT 28 DAYS. UNLESS NOTED DIFFERENTLY / SEE DWG'S FOR FDN THICKNESS, SEE TABLE 9.15.4.2.A HEIGHT OF FINISHED GROUND ABOVE BASEMENT SLAB 8" AT 15MPA 2.15M (7'-0") MAX. - WALL HGT. 8'-3" TO 9'-0", 8" AT 20MPA 2.30M (7'-6") MAX. - WALL HGT. 8'-3" TO 9'-0", 10" AT 15MPA 2.30M (7'-6") MAX. - WALL HGT. 8'-3" OR LESS, 10" AT 15MPA 2.60M (8'-6") MAX. - WALL HGT. 8'-3" TO 9'-0", 10" AT 20MPA 2.30M (7'-6") MAX. - WALL HGT. 8'-3" OR LESS, 10" AT 20MPA 2.60M (8'-6") - WALL HGT. 8'-3" TO 9'-0"
2. FOOTINGS : SHALL REST ON NATURAL UNDISTURBED SOIL AND MUST BE 4'-0" BELOW GRADE. CONCRETE FOR FOOTINGS SHALL BE 15 MPA (2200 OR 20 MPA UPGRADE AT 28 DAYS. IF REQUIRED: X2 ROWS 15M REBAR IN FOOTING & X2 ROWS 15M REBAR IN TOP OF FOUNDATION WALL UNLESS NOTED DIFFERENTLY
3. WEEPING TILES : 4" DIA. WITH 6" MIN. CRUSHED STONE COVER TOP AND SIDES. (AS PER SUBSECTION 9.14.3 O.B.C.)
4. BASEMENT FLOOR SLAB : 3" POURED CONCRETE 20 MPA (2900 PSI AT 28 DAYS) ON MIN. 4" OF CRUSHED STONE (AS PER 9.16.2 OF O.B.C.)
5. GARAGE SLAB : 3" POURED CONCRETE 32 MPA (4650 PSI AT 28 DAYS) ON MIN. 5" CRUSHED STONE. CONCRETE TO HAVE 5% TO 8% AIR ENTRAINMENT. REINFORCE WITH 6X6 6/6 WWM
6. PRECAST CONCRETE SLAB OR STEPS : PRECAST CONCRETE SLAB OR STEPS
7. STEEL H.S.S. COLUMN : 4"x4"(MIN.) AND A WALL THICKNESS OF 1/4"(MIN.) WITH 10"x10"x3/8" THICK STEEL PLATE WELDED TO BOTTOM AND SUPPORTED ON A CONCRETE FOOTING. WELDED TO BEAM 4" LONG ON 2 SIDES 3/16" FILLETS, COLN. AT FOOTING PAD: BOT. PLATE TO HAVE X4 HOLES TO BE ANCHORED TO FTG. W/ 3/8" ANCHORS, COLUMN PERMANENTLY FIXED TOP AND BOTTOM
8. LATERAL SUPPORT OF FOUNDATION WALLS : ANCHOR 2"x4" SILL PLATE WITH 1/2" DIA. ANCHOR BOLT SET INTO CONCRETE AT 7'-10" O.C. MAXIMUM.
9. BRICK VENEER WALL CONSTRUCTION : 4" FACE BRICK WITH 3/8" DIA. WEEP HOLES AT 32" O.C. AT STARTED COURSE (TO BE LEFT CLEAN). BASE FLASHING TO BE CARRIED MIN. 6" UP BEHIND WALL SHEATHING PAPER. GALV. METAL TIES 122GA. X 7/8" WIDE AT 15 3/4" HORIZONTAL AND 23 5/8" VERTICAL. 1" AIR 15# BUILDING PAPER. OVERLAP LAYERS. OR TYVEK AIR BARRIER W/ 1/4" EXT. SHEATHING OR 7/16" EXT. SHEATHING ON 2"x6" STUDS AT 16" O.C. FILLED, WITH R-22 NON-COMBUSTIBLE BATT INSULATION - NEW, WITH R-24 NON-COMBUSTIBLE BATT INSULATION - ADDITION, GIRTS AT 4'-0" O.C. STUD HEIGHTS GREATER THAN 8'-0". DOUBLE PLATES AT TOP. SILL PLATE AT BOTTOM. TAPED AND NOTE: MASONRY CORBELLING MAX. 1"/UNIT FOR A TOTAL OF 1/3 OF WALL THICKNESS.

10. FRAME WALL CONSTRUCTION : WOOD OR ALUMINIUM SIDING (SEE ELEVATIONS) ON : CAPE COD STYLE WOOD SIDING CHANNEL CC6 / COLOUR : TAUPE, 15# BUILDING PAPER LAYER TO OVERLAP. 7/16" EXTERIOR TYPE PLYWOOD SHEATHING 2" X 6" SORUCE STUDS AT 16" O.C. FILLED; WITH R-22 NON-COMBUSTIBLE BATT INSULATION - NEW, WITH R-24 NON-COMBUSTIBLE BATT INSULATION - ADDITION, 6 MIL(TYPE 1 RATING) VAPOUR BARRIER ON WARM SIDE 1/2" GYPSUM BOARD TAPED AND SANDED. FRAME WALL CONSTRUCTION: STUCCO APPLICATION TO WALL - FINISHED STUCCO SURFACE APPLY TINTED PRIMER FOR STUCCO APPLY BASE COAT AND MESH ON WALL SURFACE INSTALL INSULATED BOARD (STYROFOAM) RASP SURFACE SEAL WALL AND JOINTS WITH SEALER (AIR WEATHER BARRIER) SEAL AROUND WINDOWS AND DOORS (AIR WEATHER BARRIER) DENSGLASS GOLD 1/2" EXTERIOR GUARD SHEATHING 2" X 6" SPRUCE AT 16" O.C. FILLED; WITH R-22 NON-COMBUSTIBLE BATT INSULATION - NEW, WITH R-24 NON-COMBUSTIBLE BATT INSULATION - ADDITION, 6 MIL.(TYPE 1 RATING) VAPOUR BARRIER ON WARM SIDE 1/2" GYPSUM BOARD TAPED AND SANDED.
11. BEARING STUD PARTITION (INTERIOR) : 2"x4" SPRUCE STUDS AT 16" O.C. DOUBLE TOP PLATES. DOUBLE AT OPENINGS ON 2"x4" WOOD SILL PLATE. (BASEMENT) BASEMENT BEARING WALL TO BE ANCHORED TO 4" CONCRETE OR CONCRETE BLOCK CURB WITH 1/2" DIA. BOLTS AT 7'-10" O.C. MAXIMUM. FIGS - 1 STOREY 20"x6" CONT., 2 STOREY 20"x6" CONT.
12. LOAD BEARING STUD PARTITION : 2"x4" OR 2"x6" @16" O.C.
13. INTERIOR GYPSUM BOARD : 1/2" INTERIOR GYPSUM BOARD BOTH SIDES OF 2"x4" STUDS AT 16" O.C.
14. TRUSSES : TRUSSES TO BE MAX. 2'-0" O.C. PROVIDE RESTRAINT PERPENDICULAR TO ROOF TRUSSES, 2"x4" AT 4'-0" O.C. AND 4'-0" LONG TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE TO LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY ARCHITECTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS DRAWN.
15. STEEL H.S.S. COLUMN : 4"x4" (MIN.) ABD A WALL THICKNESS OF 1/4" (MIN.) WITH 5"x5"x1/4" THICK STEEL PLATE WELDED TOP AND BOTTOM AND SUPPORTED ON A ANCHOR PLATE IN BEDDED INTO THE FOUNDATION WALL. WELDED TO BEAM AND ANCHOR PLATE 4" LONG ON 2 SIDES 3/16" FILLETS - ANCHOR PLATE AT FOUNDATION WALL TO BE 6"x8" W/ X2 15M 8" HOOKS IN BEDDED INTO CONC. FDN AT TIME OF POUR.
16. BASEMENT STAIRS : (MINIMUM REQUIREMENTS SEE NOTE #17.) WITH HANDRAIL AND GUARD WHERE REQUIRED.(AS PER O.B.C.)
17. MAIN STAIR : MINIMUM REQUIREMENTS - AS PER O.B.C. 9.8) DIMENSIONS SHOWN ON SECTIONS TO RULE. MAXIMUM RISE = 7 7/8" (MAX 200MM - MIN 125MM), MINIMUM RUN = 8 1/4" (MAX 355MM - MIN 210MM), MINIMUM TREAD = 9 1/4" (MAX 355MM - MIN 210MM), MINIMUM HEADROOM = 6'-5" (1950MM), HANDRAIL HEIGHT ABOVE NOSING IS 2'-10" (865MM) AND ABOVE LANDING IS 3'-2" (965MM). STAIR FLOOR OPENING, REFER TO MNF. SHOP DRAWINGS FOR PROPER OPENING SIZE FOR ALL LEVELS
18. DAMP PROOF : DAMP PROOF UNDERSIDE OF STAIR STRINGERS WITH 45# ROLL. ROOFING OR 2 MIL POLY
19. HANDRAIL FINISHED NATURAL WOOD HANDRAIL ON METAL OR WOOD PICKETS (MAX. 4" O.C.) OR METAL HANDRAIL BRACKETS (FIRMLY SECURED TO WALL STUDS).
20. FLOOR FINISH FLOOR FINISH ON 5/8" TONGUE AND GROOVE PLYWOOD ON 5/8" FLOOR SHEATHING ON WOOD FLOOR JOISTS (SEE PLANS FOR SIZE AND SPACING). WHEN REQUIRED ALL JOISTS TO BE BRIDGED WITH 1"x4" CONTINUOUS, 2"x2" CROSS BRIDGING OR SOLID BLOCKING AT 6'-11" O.C. MAX. (AS PER FLOOR PLANS.)

21. R-50 NON-COMBUSTIBLE INSULATION : R-50 NON-COMBUSTIBLE INSULATION 6 MIL POLY. VAPOUR BARRIER (WARM SIDE) 1/2" GYPSUM BOARD AND SANDED.
22. ATTIC ACCESS HATCH : 20"x28" ATTIC ACCESS HATCH WITH INSULATION AND WEATHER STRIPPING.
23. GASPROOF WALLS AND CEILING : GASPROOF WALLS AND CEILING (WHERE APPLICABLE) OF GARAGE ADJACENT TO INTERIOR SPACE. 1/2" GYPSUM BOARD, TAPED. WITH R-22 NON-COMBUSTIBLE BATT INSULATION - NEW, WITH R-24 NON-COMBUSTIBLE BATT INSULATION - ADDITION. CEILING: WITH R-31 NON-COMBUSTIBLE BATT INSULATION. (WHERE APPLICABLE). 6MIL. VAPOUR BARRIER ON WARM SIDE. ALL DUCT WORK IN CEILING TO BE INSULATED AND GASPROOFED.
24. INTERIOR GYPSUM BOARD-CEILING : 1/2" INTERIOR GYPSUM BOARD, TAPED AND SANDED-CEILING.
25. 6 MIL. VAPOUR BARRIER : (WITH R-12 NON COMBUSTIBLE BATT INSULATION - NEW) (WITH R-20 NON-COMBUSTIBLE BATT INSULATION - ADDITION) ON BASE BLANKET INSULATION ON CONCRETE FOUNDATION WALL. INSULATION AND MOISTURE BARRIER TO EXTEND TO 10" ABOVE THE BASEMENT SLAB (WALK OUT OR LOOK OUT TO 2" ABOVE SLAB)
26. CATHEDRAL ROOF : 210# ASPHALT SHINGLES (SELF-SEALING) AS PER MATERIAL STANDARDS 9.26.2.1 OF THE O.B.C. ON 3/8" PLYWOOD SHEATHING OR UPGRADE TO 1/2" PLYWOOD SHEATHING ON 2"x2" WOOD STRAPPING AT 24" O.C. AT RIGHT ANGLES TO RAFTERS WITH R-31 NON-COMBUSTIBLE BATT INSULATION 6MIL VAPOUR BARRIER (WARM SIDE). 1/2" GYPSUM BOARD TAPED AND SANDED.
27. INTERIOR WASHROOM : INTERIOR WASHROOM TO BE MECHANICALLY VENTED TO EXTERIOR. ONE AIR CHANGE/HOUR.
28. ROOF : 210# ASPHALT SHINGLES (SELF-SEALING) AS PER MATERIAL STANDARDS 9.26.2.1 OF THE O.B.C. ON 3/8" PLYWOOD SHEATHING OR UPGRADE TO 1/2" PLYWOOD SHEATHING, EDGES SUPPORTED WITH "H" CLIPS ON APPROVED ROOF TRUSSES AT 24" O.C.
29. EAVE PROTECTION : EAVE PROTECTION MATERIAL (AS PER 9.26.5.2 OF O.B.C.) TO EXTEND 3'-0" MIN. FROM EAVES TO A MIN. OF 1'-0" INSIDE FROM THE INTERIOR FACE OF THE EXTERIOR WALL.
30. ROOF VENTILATION : ROOF SPACING TO HAVE A VENTING RATIO OF 1 TO 300 OF THE INSULATED CEILING AREA. FLAT ROOFS & ROOFS WITH A SLOPE LESS THAN 1 IN 6 SHALL BE VENTED 1 TO 150.
31. FASCIA & SOFFIT : FASCIA AND SOFFIT TO BE PREFINISHED ALUMINIUM.
32. EAVESTROUGH : PREFINISHED ALUMINIUM EAVESTROUGH AND RAINWATER LEADER
33. U.L.C. LABELLED AND RATED CLASS "B" FLUE : LABELLED AND RATED CLASS "B" FLUE
34. TOP OF CHIMNEY : TOP OF CHIMNEY TO BE MIN. 3'-0" HIGH AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF AND 2'-0" MIN. ABOVE ANY ROOF SURFACE WITHIN 10'-0".
35. U.L.C. LABELLED AND RATED CLASS "A" FLUE FOR PREFAB FIREPLACES: LABELLED AND RATED CLASS "A" FLUE FOR PREFAB FIREPLACES.

36. FLAT ROOF : GRAVEL ON 4 PLY BUILT-UP ROOFING COMPLETE 3" FIBRE CANT STRIPS POSITIVE DRAINAGE TO ALL SCUPPERS OR DOWNSPOUTS. 1/2" PLYWOOD SHEATHING ON 2"x2" WOOD STRAPPING AT 24" O.C. AT RIGHT ANGLES TO JOISTS. (REQUIRED OVER INSULATED AREAS ONLY). PREFINISHED ALUMINIUM FLASHING.
37. SKYLIGHTS : SKYLIGHTS TO BE DOUBLE DOME WITH MIN. 4" HT. CURB. PREFINISHED ALUMINIUM.
38. COLD STORAGE : WITH R-12 NON-COMBUSTIBLE BATT INSULATION - NEW, WITH R-20 NON-COMBUSTIBLE BATT INSULATION - ADDITION, AND VAPOUR BARRIER IN BASEMENT SIDE OF WALL TO FULL WALL HEIGHT. ROOM TO BE VENTILATED TO EXTERIOR. DOOR TO BE WEATHER STRIPPED.
39. 39 PORCH SLAB : 5" CONCRETE SLAB #10MM BARS AT 7 7/8" O.C. E.W. - BOTH DIRECTIONS 1 1/4" COVER FROM BOT. TO THE FIRST LAYER OF BARS TO BE 32 MPA (4650 PSI) AT 28 DAYS. CONCRETE EXPOSED TO THE EXTERIOR SHALL HAVE 5%-8% AIR ENTRAINMENT.
40. STRUCTURAL STEEL FRAME : STRUCTURAL STEEL FRAME BASEMENT WINDOW
41. WEEPHOLES : WEEPHOLES AT 2'-8" O.C. APART (MIN.) 6 MIL. POLY GALVANIZED FLASHING

LEGEND	
	SMOKE ALARM: (DIVISION B-9.10.19.3 + 9.10.19.5) AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL. SMOKE ALARMS TO BE INTER-CONNECTABLE TYPE ACTIVATION OF EITHER ALARM ACTIVATES THE OTHER. SMOKE ALARMS SHALL BE LOCATED WITHIN 16'-5" OF EVERY BEDROOM DOOR. POWER TO BE SUPPLIED FROM LIGHTING CIRCUIT.
	CARBON MONOXIDE ALARM: C.M. DETECTORS SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL. C.M. DETECTORS TO BE INTER-CONNECTABLE TYPE ACTIVATION OF CARBON MONOXIDE DETECTOR ACTIVATES SMOKE ALARM.
	F.D. - CONNECTED DRAIN TO : -STORM SEWER OR -SANITARY SEWER IN BUILDING IF A TRAP AND CLEAN OUT IS PROVIDED.
	EXHAUST FAN: KITCHEN AND BATHROOM EXHAUST FANS THAT ARE REQUIRED BY ARTICLE 9.32.3.6

WHERE THERE IS A DIFFERENCE, THE NEWEST EDITION OF THE ONTARIO BUILDING CODE SUPERCEDES THE SPECIFICATIONS AND NOTES INCLUDED ON THE DRAWING SET/PERMIT PACKAGE.

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REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C- 3.2.5.1 OF THE BUILDING CODE

DEVENDRA KULKARNI 108267

NAME SIGNATURE BCIN

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KINESIS DESIGN INC. 121527

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No	Date	Revision
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DRAWING TITLE
CONSTRUCTION
NOTES

SCALE NTS	DATE 18/07/22
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