

**EXISTING - MAIN FLOOR**

SCALE: 1/8" = 1'-0" LIVING AREA 1560 SQ FT

**CONSTRUCTION NOTES**

ALL CONSTRUCTION PRACTICES TO COMPLY WITH (2012) ONTARIO BUILDING CODE REGULATIONS OR LATEST EDITION  
GENERAL NOTES

THESE PLANS AND SPECIFICATIONS ARE TO BE USED IN THE CONSTRUCTION OF A NEW OBC PART 9 DUPLEX

DESIGN LOADS STRUCTURAL LOADS ARE AS PER SUPPLEMENTARY STANDARDS "SB-1" FOR THE 2012 ONTARIO BUILDING CODE (OBC)

DESIGN AREA: BELLEVILLE, ONTARIO.

- 1. GROUND SNOW LOADS 1.7 kPa (36 psf)
- 2. RAIN LOADS 0.4 kPa (8.4 psf)
- 3. WIND LOADS .33 kPa (6.9 psf)

**CONTRACTOR REQUIREMENTS**

- 1. VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES BEFORE PROCEEDING WITH WORK
- 2. ENSURE ALL WORK ADHERES TO ALL OBC 2012 BUILDING CODES.

**CONSTRUCTION LUMBER**

- 1. ALL CONSTRUCTION LUMBER IS TO BE SPRUCE/PINE/FIR (SPF) AND HAVE A MOISTURE CONTENT NOT GREATER THAN 19% AT THE TIME OF INSTALLATION. ALL LUMBER IS TO BE IDENTIFIED BY A GRADE STAMP OF AN AGENT CERTIFIED BY CLSAB
- 2. FRAMING AND BOARD LUMBER IS TO BE IN ACCORDANCE WITH TABLE 9.3.2.1 OF THE OBC UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

**FRAMING**

INSTALL ALL MEMBERS TRUE TO LINE, LEVELS AND ELEVATIONS. CONSTRUCT CONTINUOUS MEMBERS FROM PIECES OF THE LONGEST PRACTICAL LENGTH. INSTALL SPANNING MEMBERS WITH THE CROWN EDGE UP, STAGGER SPLICE JOINT LOCATIONS.

**ATTIC ACCESS**

ATTIC ACCESS HATCH 546x 864mm (21 1/2" x 23") min. WITH WEATHER STRIPPING. AS PER OBC 9.19.2.1.

**SMOKE AND CO DETECTORS**

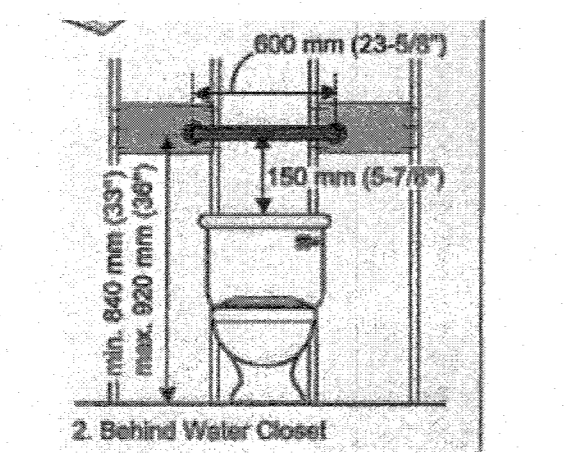
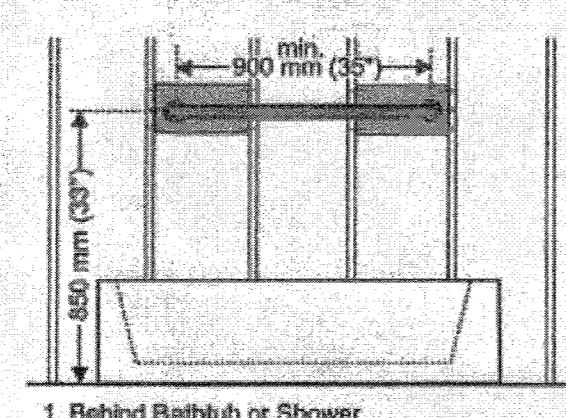
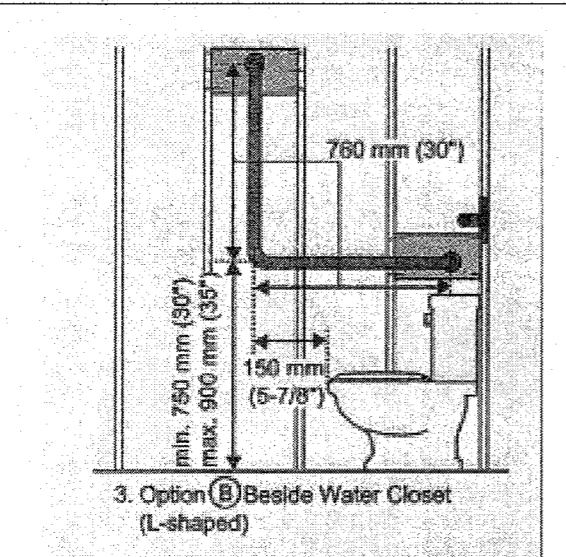
SMOKE AND CO DETECTORS ARE TO BE INTERCONNECTED AND EQUIPPED WITH A VISUAL SIGNALING COMPONENT IN COMPLIANCE WITH NFPA-72.

**CLOSET RODS**

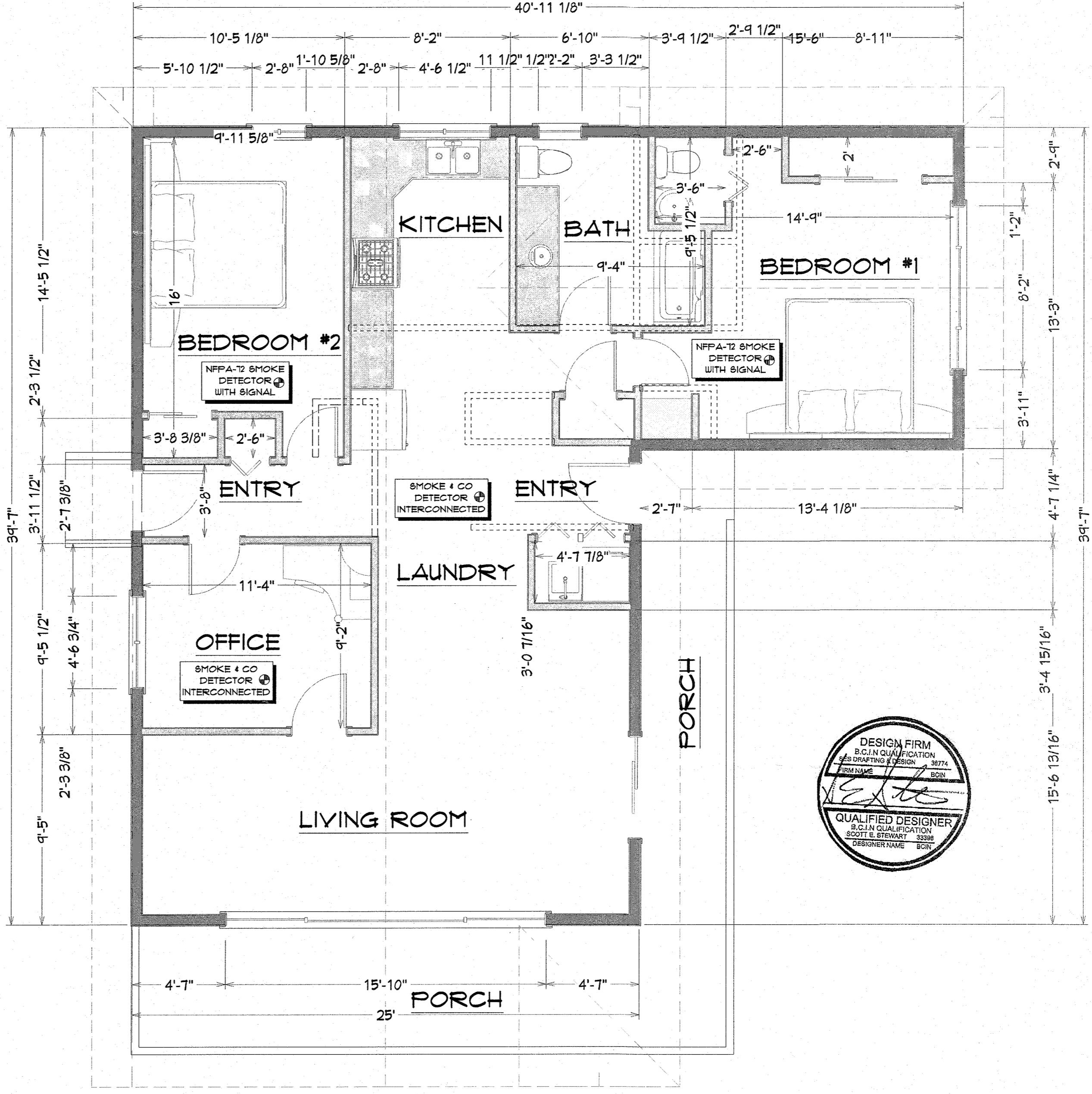
PROVIDE HANGING ROD AND SHELF IN ALL BEDROOM CLOSETS

**BEDROOM WINDOWS**

AT LEAST ONE WINDOW PER FLOOR SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35m<sup>2</sup> (3.8 sq. ft.) WITH NO DIMENSION LESS THAN 380mm (15") AND A MAX SILL HEIGHT OF 1000mm (3'-3") ABOVE FLOOR.



**BATHROOM BLOCKING**  
SCALE: NOT TO SCALE



**NEW PROPOSED MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0" LIVING AREA 1560 SQ FT

**DEMOLITION LEGEND**

	INTERIOR NON LOAD BEARING WALLS TO BE REMOVED. PATCH AND MAKE GOOD FINISHES.
	CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SUPPORT DURING DEMOLITION. PATCH AND MAKE GOOD ALL NEW FINISHES.

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**DESIGN FIRM**  
B.C.I.N. QUALIFICATION  
SES DRAFTING & DESIGN 3974  
FIRM NAME BCIN  
DESIGNER NAME BCIN  
**QUALIFIED DESIGNER**  
B.C.I.N. QUALIFICATION  
SCOTT E. STEWART 3938  
DESIGNER NAME BCIN

I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C.  
QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33938 FIRM #36114