

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 2024 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

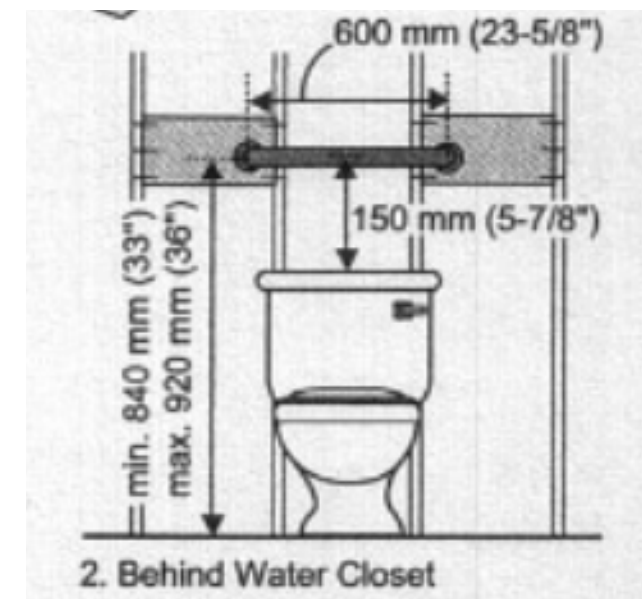
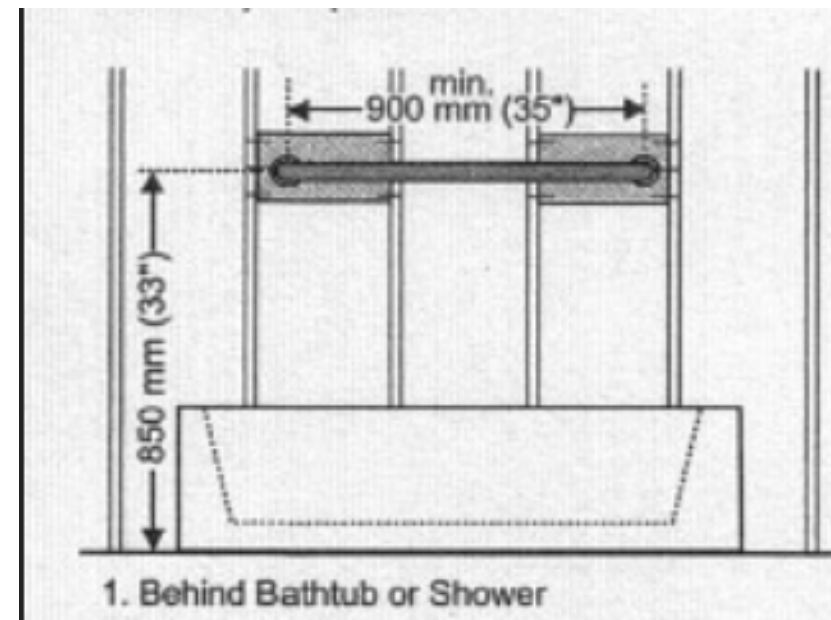
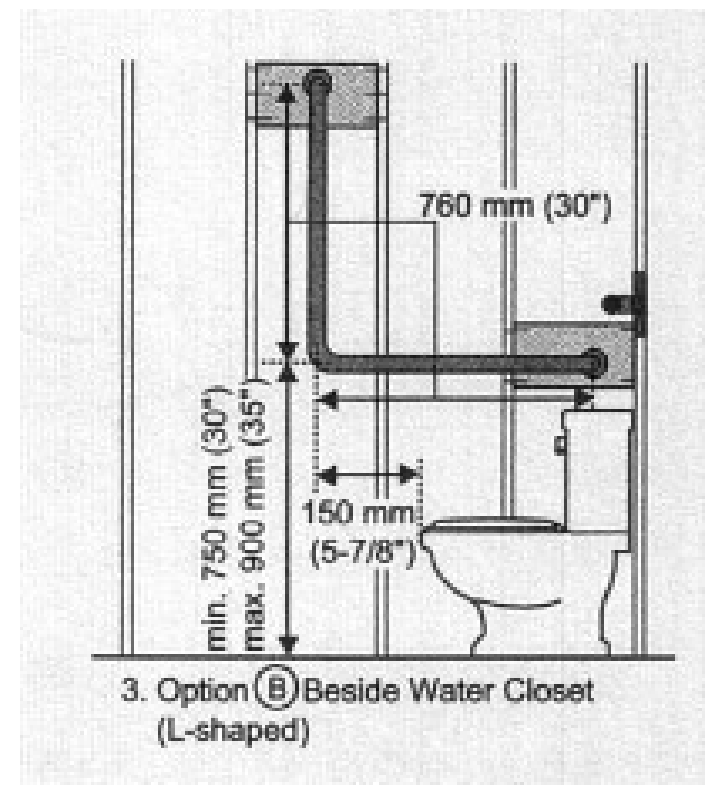
INSTALL ALL MEMBERS TRUE TO LINE, LEVELS AND ELEVATIONS. CONSTRUCT CONTINUOUS MEMBERS FROM PIECES OF THE LONGEST PRACTICAL LENGTH. INSTALL SPANNING MEMBERS WITH THE CROWN EDGE UP, STAGGER SPLICE JOINT LOCATIONS.

CLOSET RODS

PROVIDE HANGING ROD AND SHELF IN ALL BEDROOM CLOSETS

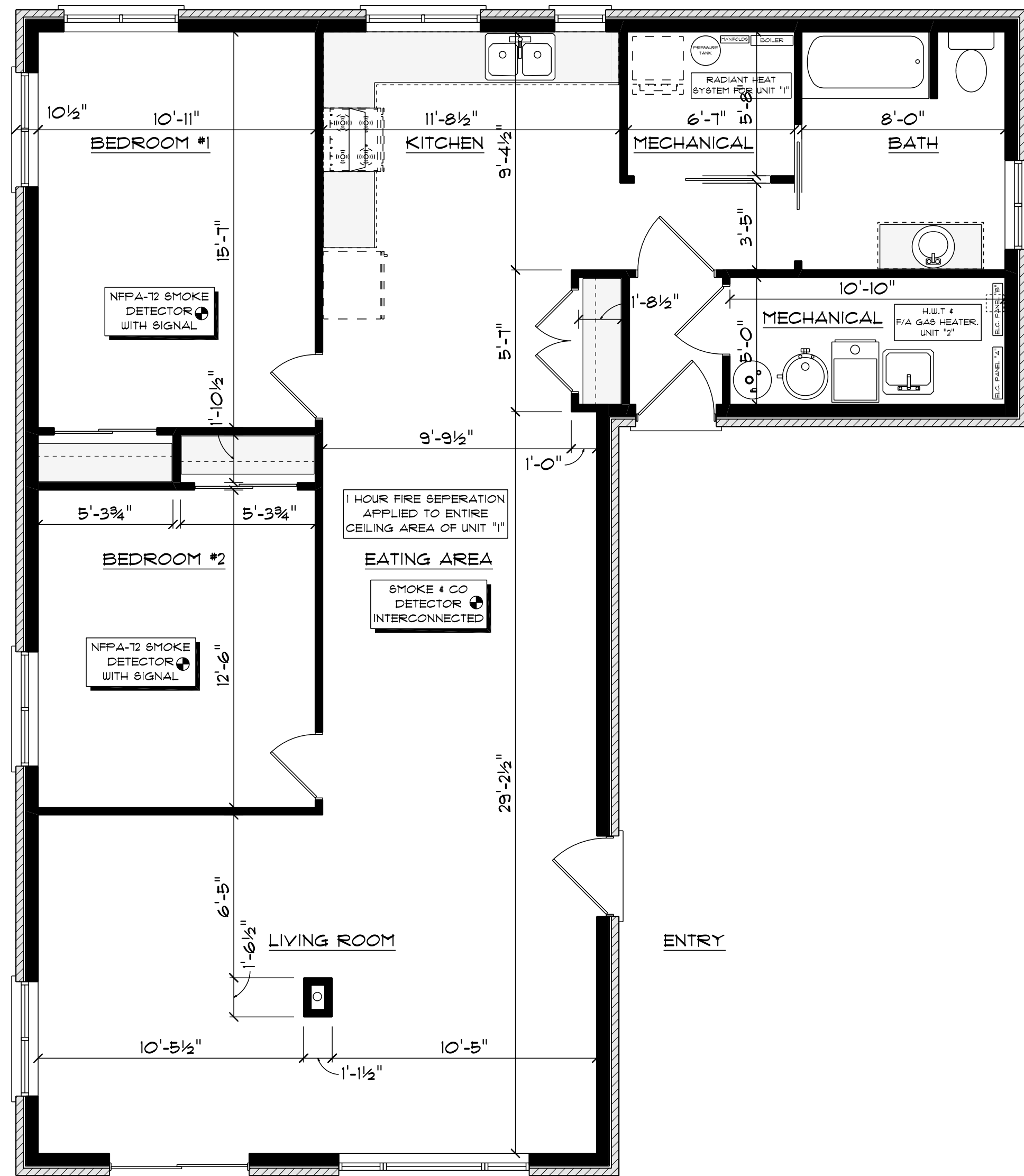
BEDROOM WINDOWS

AT LEAST ONE WINDOW PER FLOOR SHALL HAVE AN UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35m² (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: 0.1719" = 1'-0"



LIVING AREA:
1560 sqft

| WALL LEGEND. | |
|--------------|---|
| | 1 HOUR MECHANICAL ROOM FIRE SEPARATION. |
| | INTERIOR PARTITION WALL |
| | EXTERIOR BRICK VENEER WALL |

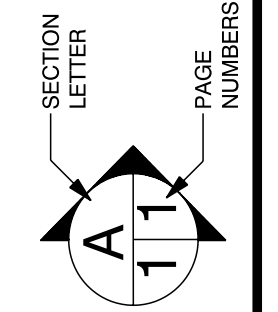
CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SUPPORT DURING DEMOLITION. PATCH AND MAKE GOOD ALL NEW FINISHES. IF APPLICABLE

UNIT #1 AS BUILD - FLOOR PLAN

SCALE: 1/4" = 1'-0"



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SCALE: As Noted
DRAWN BY:
DATE: June 10, 2026

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I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THESE DESIGNS UNDER THE REQUIREMENTS OF THE O.B.C. QUALIFIED DESIGNER SCOTT E. STEWART BCIN #33398 FIRM #36114