

1 EXCAVATION

- THE BOTTOM OF EXCAVATIONS SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. AS PER OBC 9.12.1.3. (1).
- EXCAVATIONS FOR FOUNDATIONS SHALL EXTEND TO UNDISTURBED SOIL. AS PER OBC 9.12.2.1. (1).
- BACKFILL SHALL BE GRADED TO PREVENT DRAINAGE TOWARDS THE FOUNDATION AFTER SETTLING. AS PER OBC 9.12.3.2. (1)
- FOUNDATION AND SUB SURFACE INFILTRATION EXCAVATION SHALL NOT EXTEND FAR ENOUGH TO RISK UNDERMINING ANY NEARBY FOUNDATION FOOTINGS.

2 FOUNDATION

- CONCRETE FOOTING , MINIMUM 20 MPA CONCRETE, FOOTING KEYED MINIMUM 2" DEEP BY 4" WIDE TO ACCEPT AND LOCK FOUNDATION WALL IN PLACE
- FOOTING SUPPORTING 10" CONCRETE WALL AND BRICK VENEER TO BE 18 5/8" WIDE
- 8" POURED CONCRETE WALL, MINIMUM 20MPA CONCRETE
- FOUNDATION WALLS AT 10" WHERE REQUIRED TO SUPPORT MASONRY VENEER
- 1/2" ANCHOR BOLTS SPACED MAXIMUM 7' - 10" O/C
- TAR MEMBRANE APPLIED TO FOUNDATION WALL EXTERIOR AND COVERED WITH DIMPLE BOARD
- 3" CONCRETE FLOOR, MINIMUM 20 MPA CONCRETE
- MINIMUM 4" OF 3/4" CLEAR STONE SUB LAYER FOR BASEMENT FLOOR
- DRAINAGE SYSTEM TO CONSIST OF 4" BIG 'O' PIPE AROUND PERIMETER AT BOTTOM OF FOOTING LEVEL INSIDE FILTER FABRIC AND COVERED WITH CLEAR STONE

3 FLOOR CONSTRUCTION

- ENGINEERED WEB FLOOR JOIST SYSTEM BEARING ON 2"x6" SILL PLATE.
- SILL PLATE FASTENED TO FOUNDATION BY 1/2" ANCHOR BOLTS. ANCHOR BOLTS SHALL BE NOT LESS THAN 12.7 mm (1/2" IN.) IN DIAMETER, SPACED NOT MORE THAN 2,400 mm (7 FT. 10 IN.) ON CENTRE AND EMBEDDED IN NOT LESS THAN 100 mm (4 IN.) IN THE FOUNDATION. SILL PLATE TO BE TREATED OR RESTING ON FOAM SILL GASKET
- RIM JOIST INSULATED BETWEEN JOISTS WITH BATT INSULATION.

4 EXTERIOR WALLS

- VINYL SIDING / STONE VENEER
- AIR BARRIER HOUSE WRAP
- 7/16" OSB SHEATHING
- 2" x 6" WOOD FRAME WALL @ 16" O/C
- R22 BATT INSULATION
- 6 MIL POLYETHYLENE VAPOUR BARRIER
- 1/2" DRYWALL

GENERAL

- SMOKE ALARMS SHALL BE INSTALLED IN EACH BEDROOM. SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING TO SOUND. SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT. AS PER OBC 9.10.19.
- SMOKE ALARMS TO HAVE VISUAL STROBE,
- IF WOOD OR STEEL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR ON A WALL ADJACENT TO A WATER CLOSET, SHOWER OR BATHTUB IN THE LOCATION. AS PER 9.5.2.3. (1).
- WOOD GUARDS, INCLUDING INTERIOR STAIRS AND DECK RAILINGS TO BE CONSTRUCTED TO COMPLY WITH OBC SB-7.
- EVERY FLOOR WITHOUT A DOOR THAT PROVIDES DIRECT ACCESS TO THE EXTERIOR AND CONTAINS A BEDROOM SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT IS OPENABLE WITHOUT TOOLS, PROVIDES AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF .35 M2 (3.8 FT2) WITH NO DIMENSION LESS THAN 380 MM (15 IN.) AND MAINTAINS THE REQUIRED OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT. EXCEPT FOR BASEMENT AREAS, THIS EGRESS WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 1,000 MM (3 FT. 3 IN.) ABOVE THE FLOOR. AS PER OBC 9.7.1.3.
- GARAGE WALLS AND CEILINGS ADJACENT TO A DWELLING TO HAVE VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION AS PER OBC 9.10.19.16. A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. AS PER 9.10.13.15. THE WALLS OF AN ATTACHED GARAGE ADJACENT TO THE DWELLING SHALL HAVE DRYWALL INSTALLED WITH MINIMUM 2 COATS OF JOINT COMPOUND APPLIED.
- LIGHTING OUTLETS TO BE PROVIDED FOR ALL ENTRIES, GARAGES/CARPORTS AND STAIRWAYS. AS PER OBC 9.34.2.

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION

BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

GENERAL AND CONSTRUCTION NOTES

5 INTERIOR WALLS

- 2" x 4" WOOD FRAME WALLS @ 16" O/C
- 1/2" DRYWALL FINISH
- 6 MIL VAPOUR BARRIER BETWEEN TOP PLATES FOR CEILING SEAL
- INTERIOR WALLS RUNNING PARALLEL TO FLOOR JOISTS THAT REST BETWEEN JOISTS ARE TO BE SUPPORTED ON MINIMUM 2" X 4" BLOCKING BETWEEN JOISTS

6 BASEMENT PERIMETER WALLS

- 6 MIL POLYETHYLENE VAPOUR BARRIER CONTINUOUS TO AIR BARRIER
- 2" x 4" WOOD FRAME WALLS @ 16" O/C
- INSULATED WITH R14 BATT INSULATION
- DAMP PROOF BACKING ON WOOD FRAME AT LEAST TO THE HEIGHT OF EXTERIOR GRADE
- BOTTOM PLATE RESTS ON FOAM SILL GASKET

7 ROOF CONSTRUCTION

- ASPHALT SHINGLES
- ICE & WATER ROOFING MEMBRANE
- RIDGE VENT ROOF VENTILATION
- 1/2" PLYWOOD ROOF SHEATHING
- 1" x 6" SUB FASCIA BOARD
- ENGINEERD ROOF TRUSS SYSTEM (RAISED HEEL TRUSSES)
- INSULATED TO MINIMUM R50 WITH BLOWN-IN INSULATION
- 6 MIL POLYETHYLENE VAPOUR BARRIER ON WARM SIDE OF CEILING
- CEILING FINISHED WITH 1/2" DRYWALL
- EAVES FINISHED WITH ALUMINUM SOFFIT & FASCIA

8 DECKS

- 10" DIAM. POURED CONCRETE CYLINDER PIERS ON 24" BIGFOOT FOOTINGS TO 48" BELOW GRADE
- 6" x 6" TREATED SUPPORT POSTS IN POST SADDLES
- 3 PLY BUILT-UP 2" x 8" TREATED SUPPORT BEAM
- 2" x 8" TREATED FLOOR JOISTS @ 16" O/C INSTALLED WITH JOIST HANGERS
- 5/4" x 6" TREATED DECKING LAID PERPENDICULAR TO FLOOR JOISTS
- RAILINGS CONSISTING OF 2" x 4" AND 4" x 4" TREATED LUMBER

FRAMING NOTES

- FRAMING LUMBER TO BE SPRUCE-PINE-FIR NO. 1 OR NO. 2.
- HOLES DRILLED IN ROOF, FLOOR OR CEILING FRAMING MEMBERS SHALL BE NOT LARGER THAN 1/4 THE DEPTH OF THE MEMBER AND SHALL BE LOCATED NOT LESS THAN 50 MM (2 IN.) FROM THE EDGES, UNLESS THE DEPTH OF THE MEMBER IS INCREASED BY THE SIZE OF THE HOLE. AS PER OBC 9.23.5.1. (1).
- FLOOR, ROOF AND CEILING FRAMING MEMBERS ARE PERMITTED TO BE NOTCHED PROVIDED THE NOTCH IS LOCATED ON THE TOP OF THE MEMBER WITHIN HALF THE JOIST DEPTH FROM THE EDGE OF BEARING AND IS NOT DEEPER THAN 1/3 THE JOIST DEPTH, UNLESS THE DEPTH OF THE MEMBER IS INCREASED BY THE SIZE OF THE NOTCH. AS PER OBC 9.23.5.2. (1).
- WALL STUDS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED PORTION OF THE STUD IS LESS THAN 2/3 THE DEPTH OF THE STUD IF THE STUD IS LOAD BEARING OR 40 MM (1 9/16 IN.) IF THE STUD IS NON-LOADBEARING, UNLESS THE WEAKENED STUDS ARE SUITABLY REINFORCED. AS PER OBC 9.23.5.3. (1).
- TOP PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE WEAKENED TO REDUCE THE UNDAMAGED WIDTH TO LESS THAN 50 MM (2 IN.) UNLESS THE WEAKENED PLATES ARE SUITABLY REINFORCED. AS PER OBC 9.23.5.4. (1).
- ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE WEAKENED UNLESS SUCH NOTCHING OR DRILLING IS ALLOWED FOR IN THE DESIGN OF THE TRUSS. AS PER 9.23.5.5. (1).
- EXCEPT WHEN SUPPORTED ON RIBBON BOARDS, FLOOR JOISTS SHALL HAVE NOT LESS THAN 38 MM (1 1/2 IN.) LENGTH OF END BEARING. AS PER OBC 9.23.9.1. (1).
- FOR ENDS OF LINTELS FULLY SUPPORTED BY WALLS, PROVIDE MINIMUM BEARING LENGTH OF 38 MM (1 1/2 IN.) FOR LINTEL SPANS UP TO 3 M, OR A MINIMUM BEARING LENGTH OF 76 MM (3 IN.) FOR LINTEL SPANS GREATER THAN 3 M.



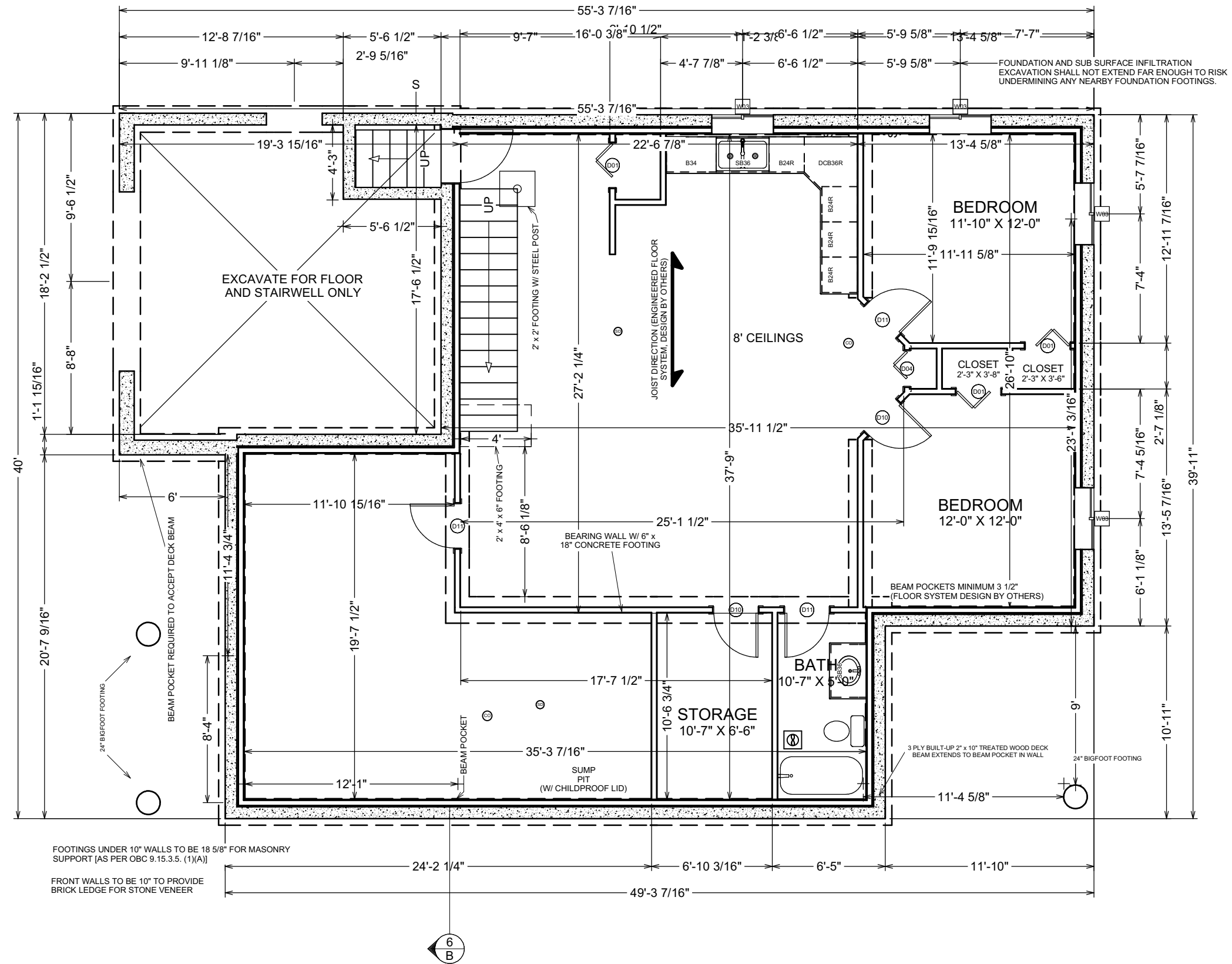
HEATED LIVING SPACE: 1,537 SQUARE FEET
INSULATED WALL AREA: 1,245 SQUARE FEET
GLAZED WALL AREA: 154 SQUARE FEET

ROOF AREA: 3,013 SQUARE FEET
ROOF EDGE: 320 LINEAR FEET
EAVESTROUGH: 146 LINEAR FEET

	DATE	BY		SHEET #
DWN	May 20, 2016	Matthew Goheen, BCIN: 42822		1

259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION



FOUNDATION PLAN
SCALE: 5/32" = 1' - 0"

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION
BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

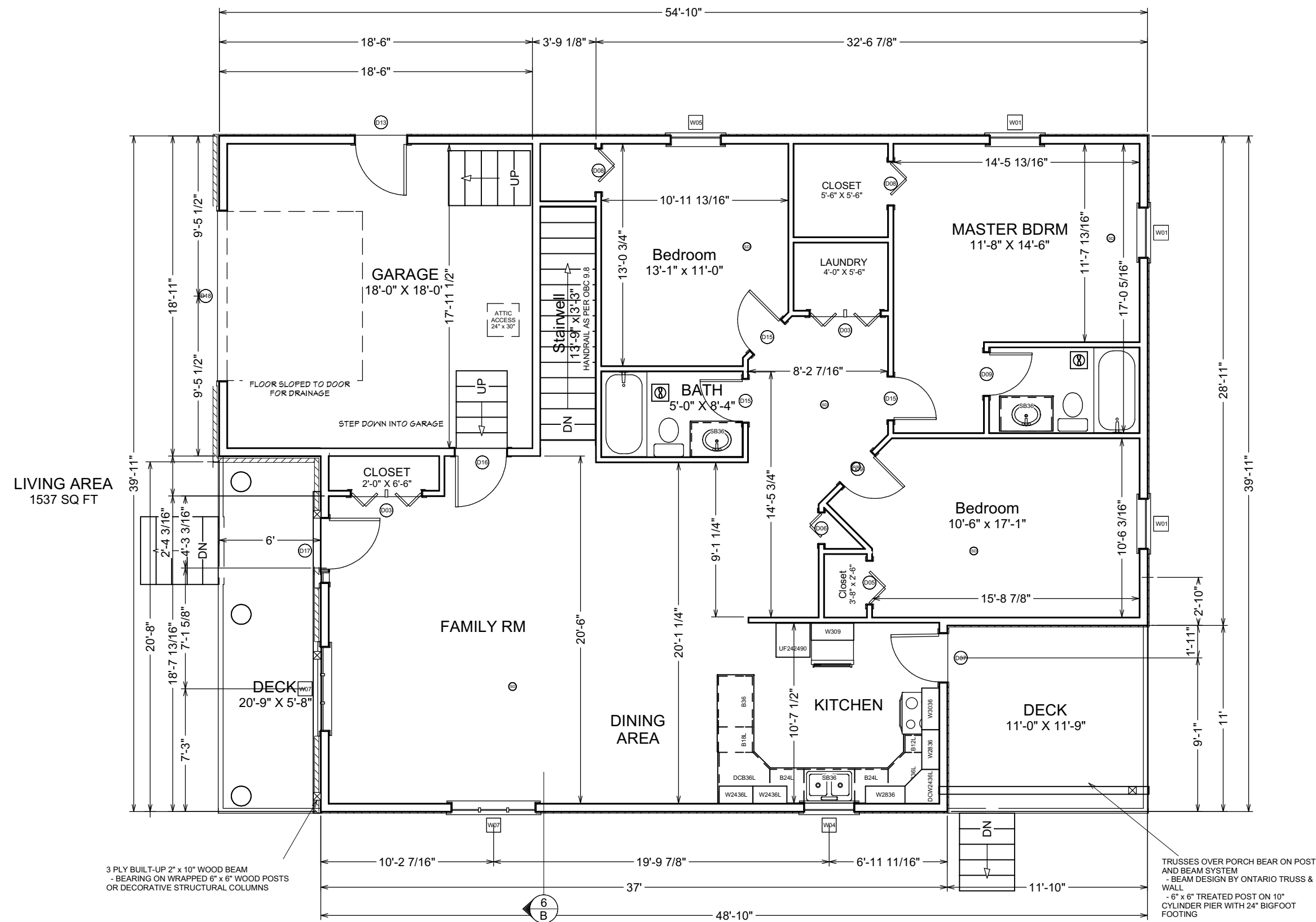
259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION

DWN	DATE	BY
	May 20, 2016	Matthew Goheen, BCIN: 42822

SHEET #

2



MAIN FLOOR PLAN
SCALE: 5/32" = 1' - 0"

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION
BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

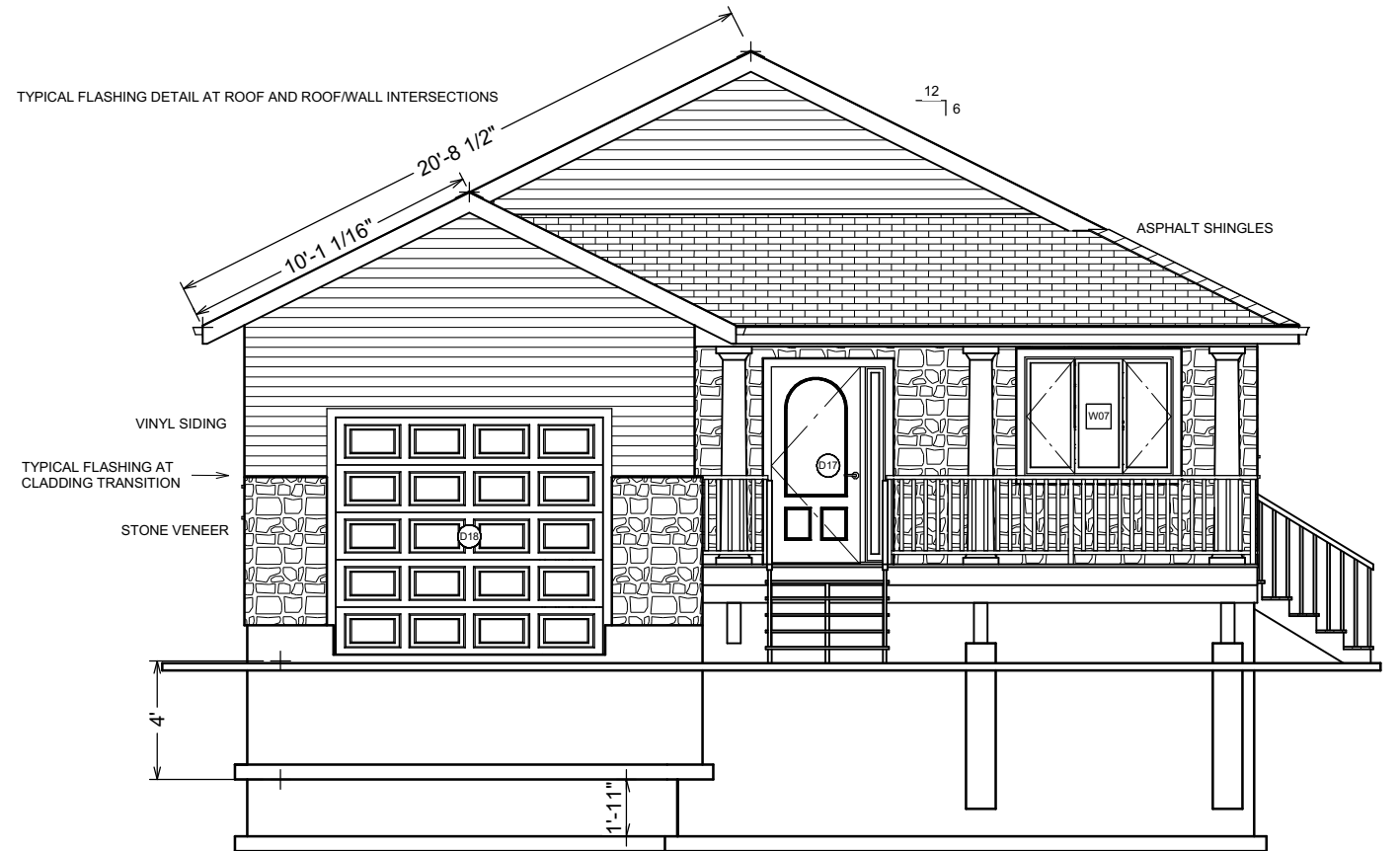
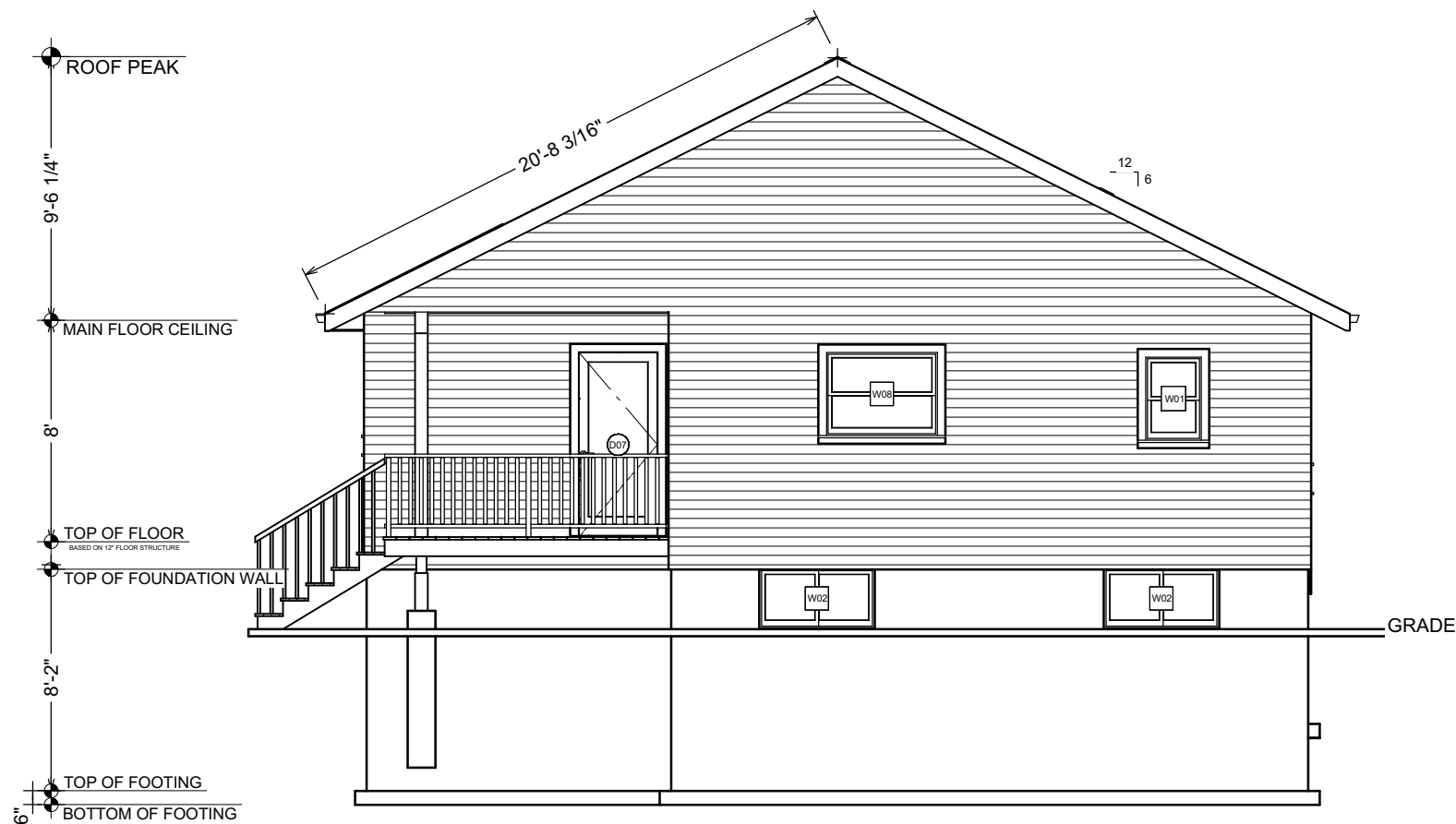
259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION

DWN	DATE	BY
	May 20, 2016	Matthew Goheen, BCIN: 42822

SHEET #

3



FRONT AND REAR ELEVATIONS
SCALE: 5/32" = 1' - 0"

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION
BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

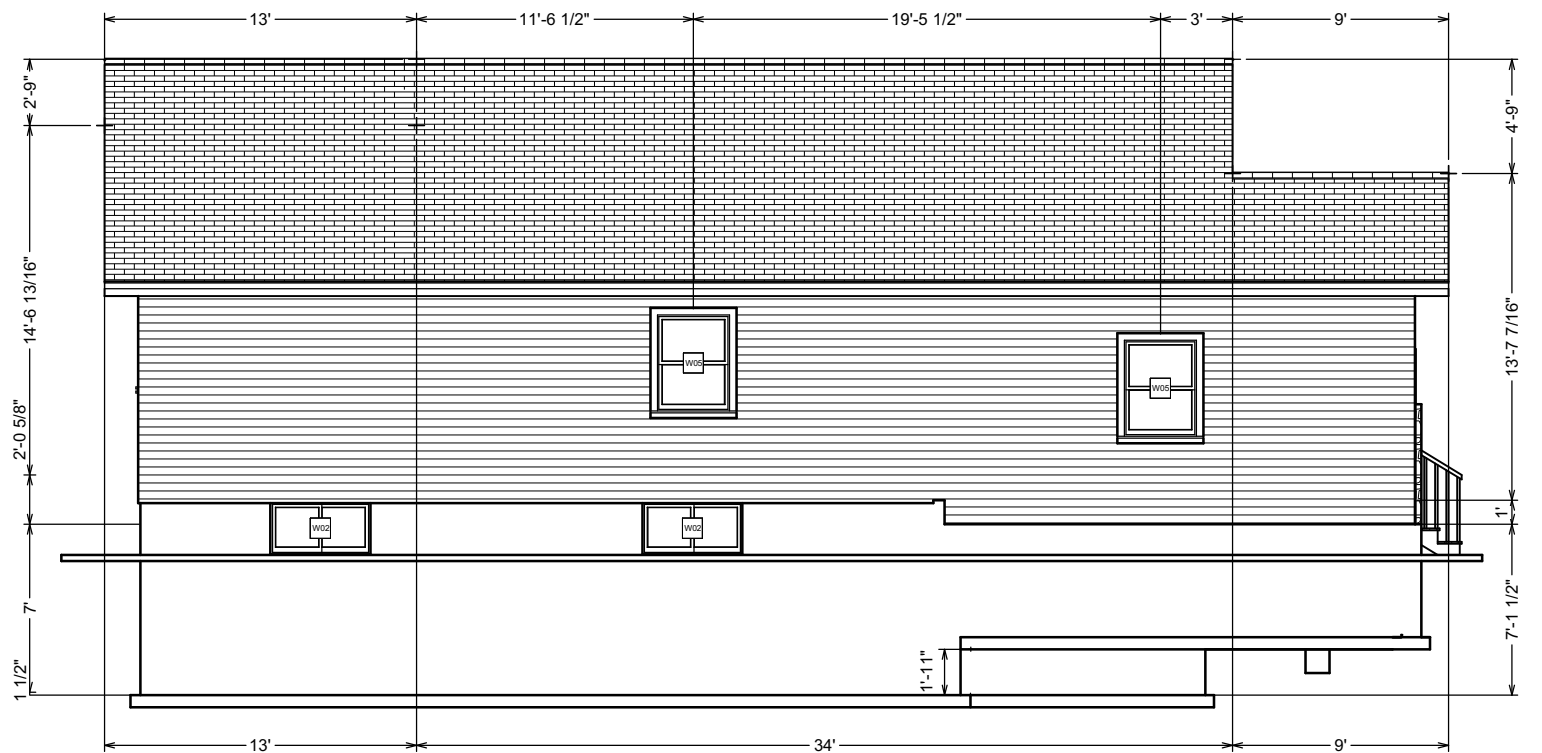
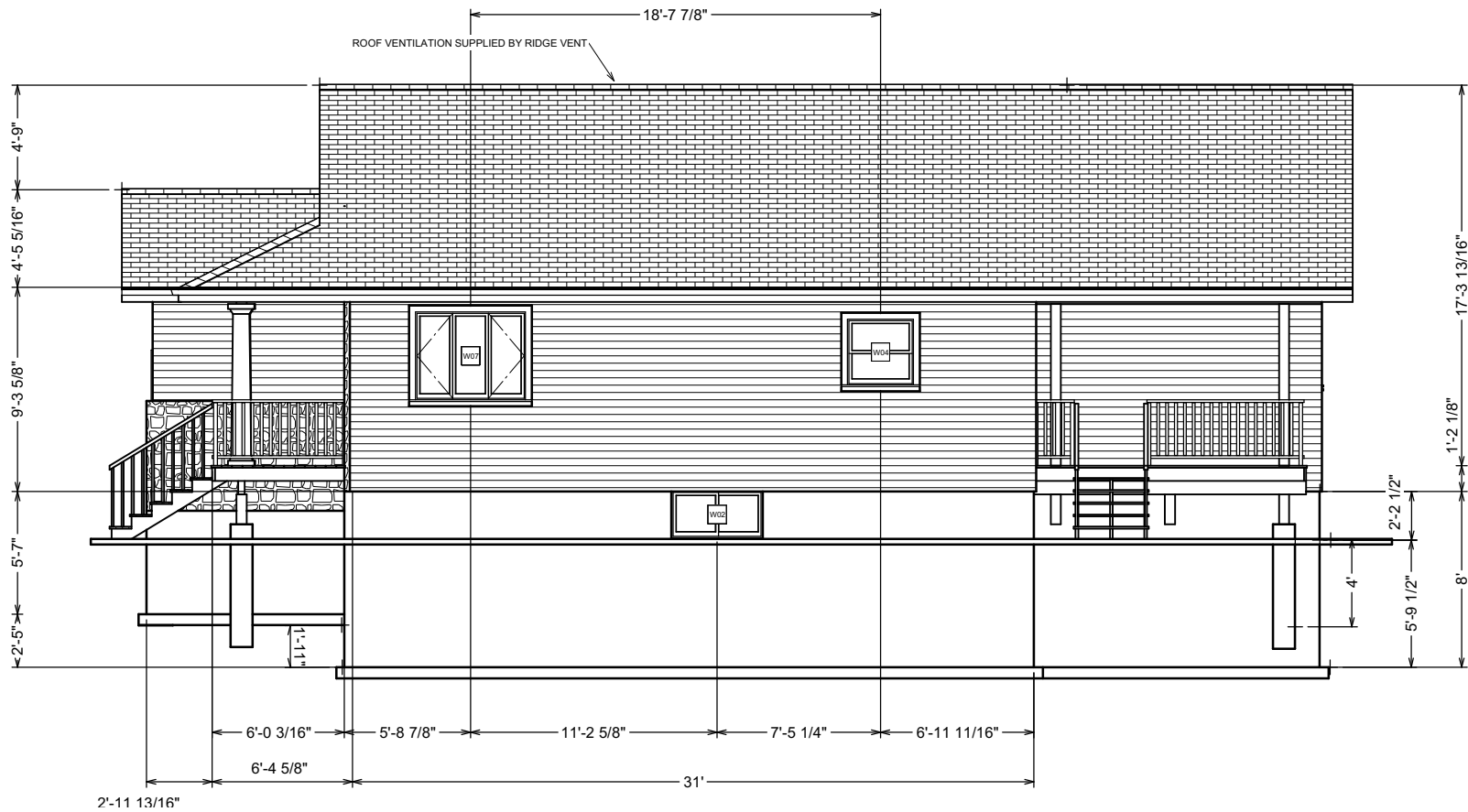
259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION

	DATE	BY
DWN	May 20, 2016	Matthew Goheen, BCIN: 42822

SHEET #

4



LEFT AND RIGHT ELEVATIONS
SCALE: 1/8" = 1' - 0"

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION
BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

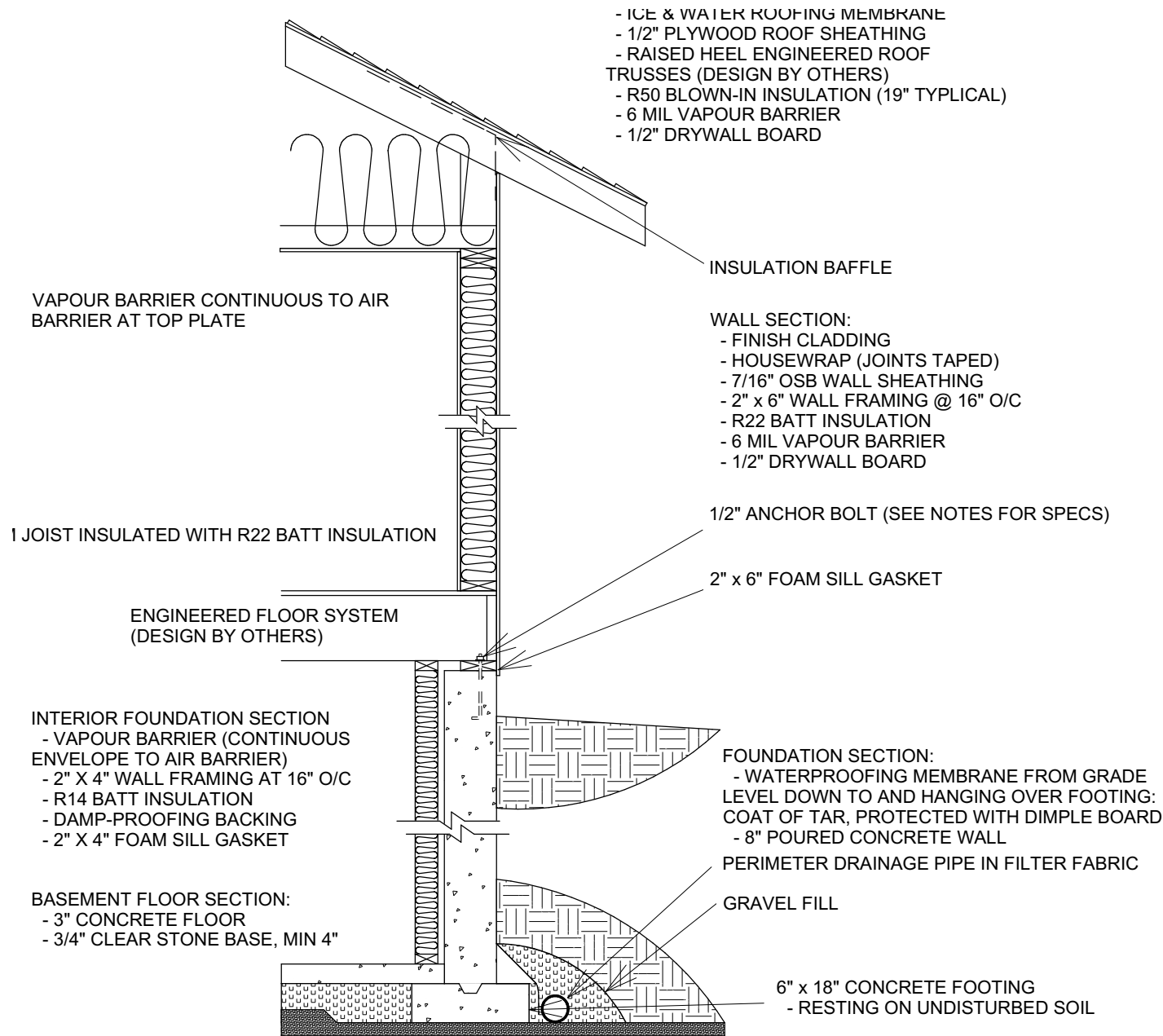
259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION

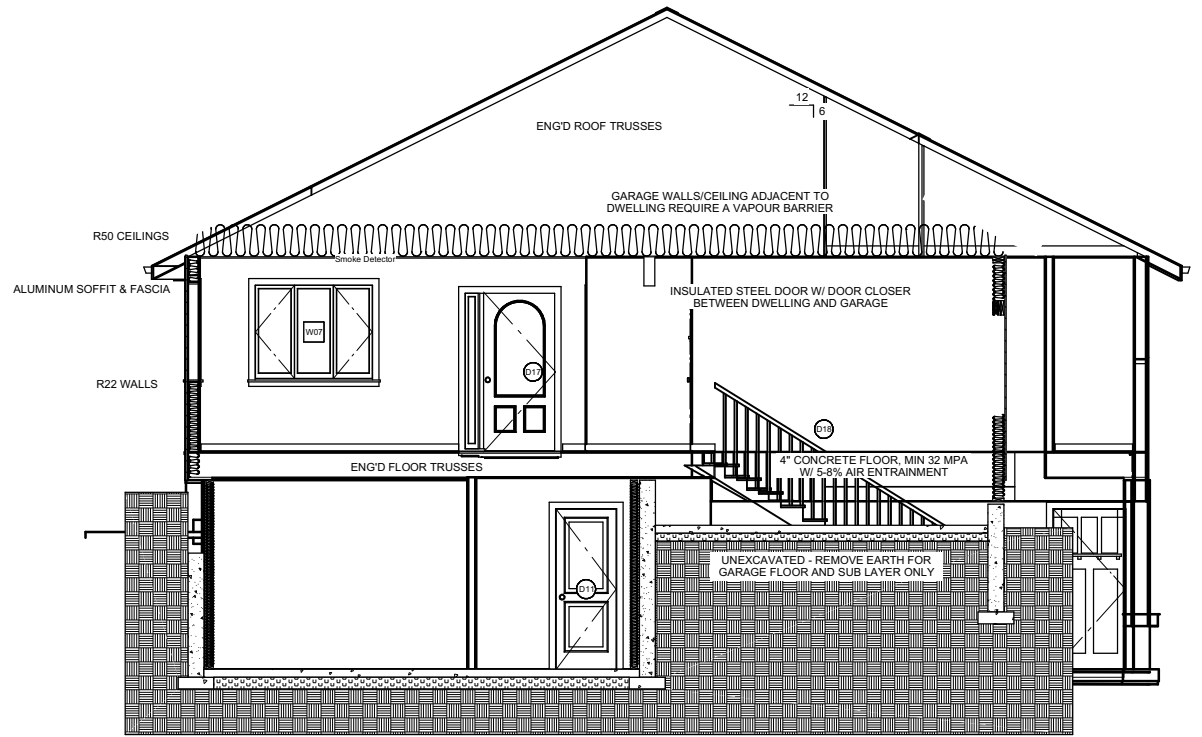
DWN	DATE	BY
	May 20, 2016	Matthew Goheen, BCIN: 42822

SHEET #

5



**6
A** TYPICAL WALL SECTION
SCALE: 1/2" = 1' - 0"



**6
B** CROSS SECTION
SCALE: 1/8" = 1' - 0"

*** LINTELS IN LOAD BEARING WALLS TO BE DESIGNED BY ONTARIO TRUSS & WALL ***

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	11068	3	0	11068 L	22"	80"	24"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X27" (2)	1 3/8"			
D02	11068	3	0	11068 R	22"	80"	24"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X27" (2)	1 3/8"			
D03	1868	1	1	1868 R	20"	80"	22"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X25" (2)	1 3/8"			
D04	2068	1	0	2068 R	24"	80"	26"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X29" (2)	1 3/8"			
D05	2068	2	1	2068 L	24"	80"	26"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X29" (2)	1 3/8"			
D06	2068	2	1	2068 R	24"	80"	26"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X29" (2)	1 3/8"			
D07	21068	1	1	21068 R EX	34"	80"	36"X83"	EXT. HINGED-GLASS	2X8X39" (2)	1 3/4"			
D10	2668	1	0	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X8X35" (2)	1 3/8"			
D11	2668	4	0	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X8X35" (2)	1 3/8"			
D12	2668	1	1	2668 L	30"	80"	32"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X8X35" (2)	1 3/8"			
D13	2668	2	1	2668 L	30"	80"	62"X82 1/2"	POCKET-DOOR P04	2X8X65" (2)	1 3/8"			
D14	2668	2	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X8X35" (2)	1 3/8"			
D15	2668	2	1	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2X8X35" (2)	1 3/8"			
D16	3068	1	1	3068 R EX	36"	80"	38"X83"	EXT. HINGED-DOOR E21	2X8X41" (2)	1 3/4"			
D17	31068MU	1	1	31068	46"	80"	48"X82"	MULLED UNIT	2X8X51" (2)				
D18	9080	1	1	9080	108"	96"	110"X99"	GARAGE-GARAGE DOOR P02	2X12X116" (2)	1 3/4"			

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	2030DH	1	1	2030DH	24"	36"	26"X38"		DOUBLE HUNG	2X8X29" (2)			
W02	4020LS	5	0	4020LS	48"	24"	50"X26"		LEFT SLIDING	2X8X53" (2)			
W04	3030DH	1	1	3030DH	36"	35 7/8"	38"X37 7/8"		DOUBLE HUNG	2X8X41" (2)			
W05	3040DH	2	1	3040DH	36"	48"	38"X50"		DOUBLE HUNG	2X8X41" (2)			
W07	5040TC	2	1	5040TC	60"	48"	62"X50"		TRIPLE CASEMNT-LHL/RHR	2X8X65" (2)			
W08	4030DH	1	1	4030DH	48"	36"	50"X38"		DOUBLE HUNG	2X8X53" (2)			

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION

BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

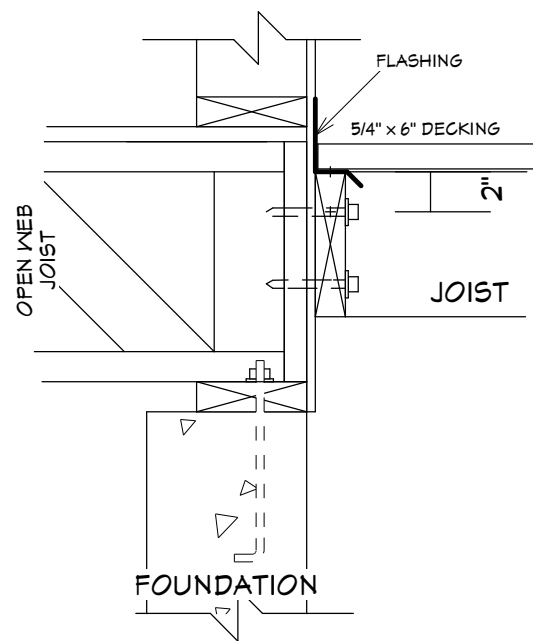
259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION

	DATE	BY
DWN	May 20, 2016	Matthew Goheen, BCIN: 42822

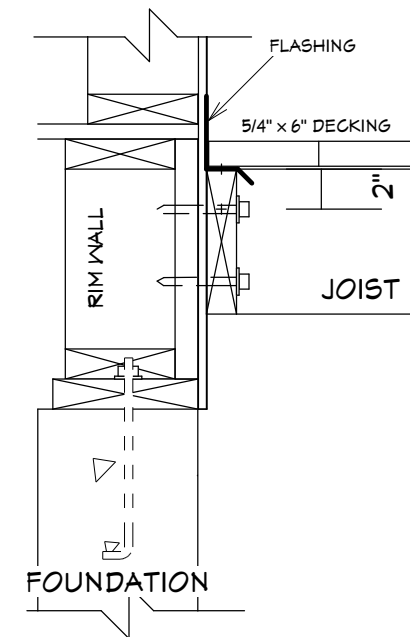
SHEET #

6



DECK CONNECTION DETAIL:

- 2" x 8" TREATED LEADER BOARD
- FASTENED THROUGH THE RIM JOIST INTO JOIST BAY W/ 3/8" x 4" LAG BOLTS
 - FASTENERS EVERY 16" O/C ALTERNATING FROM SINGLE FASTENER TO DOUBLE FASTENER
 - SINGLE FASTENERS SHALL BE CENTRED ON THE LEDGER BOARD AND WHERE TWO FASTENERS ARE USED, THEY SHALL BE A MINIMUM OF 2" FROM TOP AND BOTTOM EDGES OF THE LEDGER
 - FASTENERS SHALL NOT ATTACH TO THE ENGINEERED JOISTS UNLESS ALLOWED BY DESIGNERS



DECK CONNECTION DETAIL:

- 2" x 8" TREATED LEADER BOARD
- FASTENED THROUGH THE RIM JOIST INTO RIM WALL STUDS W/ 3/8" x 4" LAG BOLTS
 - FASTENERS EVERY 16" O/C ALTERNATING FROM SINGLE FASTENER TO DOUBLE FASTENER
 - SINGLE FASTENERS SHALL BE CENTRED ON THE LEDGER BOARD AND WHERE TWO FASTENERS ARE USED, THEY SHALL BE A MINIMUM OF 2" FROM TOP AND BOTTOM EDGES OF THE LEDGER

**DECK LEDGER CONNECTION DETAILS
FOR OPEN WEB WOOD JOISTS
SCALE: 1 1/4" = 1' - 0"**

Disclaimer: These drawings are designed to meet or exceed the standards set out by the Ontario Building Code. It is the sole responsibility of the builder/contractor to carry out the construction of these designs according to the prescribed specifications.

DESIGNED FOR
JAMIE MOORE,
MOORECRAFT CONSTRUCTION

BY **GOHEEN DESIGN & BUILD**
315 Colonial Rd, Belleville, ON, K8R 1C3
BCIN: 44265

259 FOSTER AVENUE
BELLEVILLE, ON

BUNGALOW PLANS FOR
NEW CONSTRUCTION

	DATE	BY
DWN	May 20, 2016	Matthew Goheen, BCIN: 42822

SHEET #

7