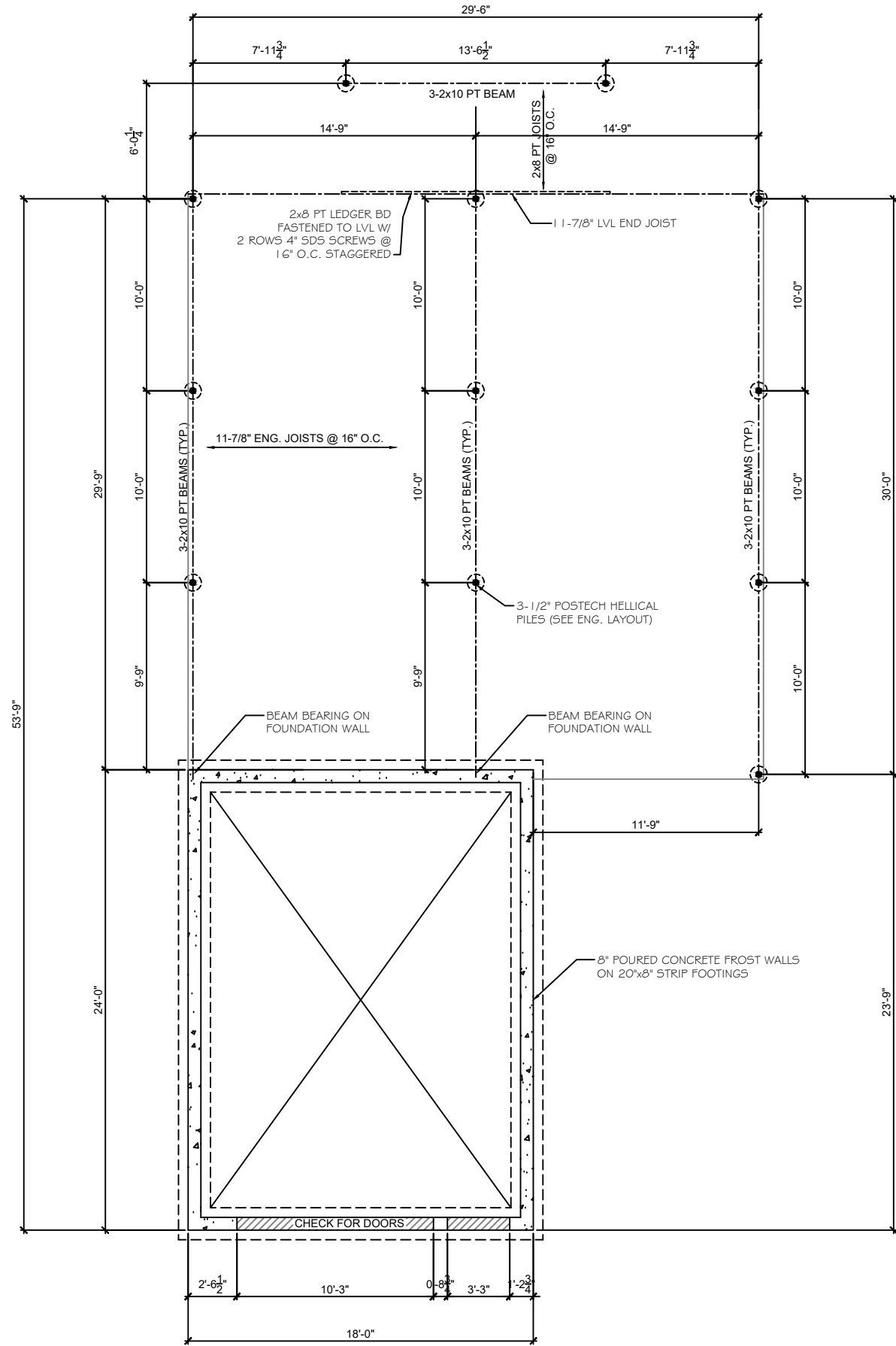




1
A1 FOUNDATION PLAN

***NOTE**
ALL EXTERIOR DIMENSIONS ARE
TO OUTSIDE OF CONCRETE

★ IMPORTANT ★
Read & comply to these specs prior to commencement of construction.

CODES & STANDARDS

- * All workmanship is to be of a standard equal in all respects to good building practice.
- * Original plans which have been reviewed & stamped by local authorities, must be on site at all times.
- * CO2 & Smoke detectors with Visual Signalling device to be installed on all floors and in all bedrooms per ESA requirements.

CONCRETE & FOUNDATIONS

- * All concrete to have a minimum compressive strength of 2,900 PSI (20mPa) at 28 days.
- * Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration, or of suitable nature. Footings shown on these drawings have been designed for soil bearing capacity of 75 Kpa. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
- * Foundation walls shall be adequately dampproofed prior to backfill, with 6" perforated drain pipe installed along the perimeter of the footings with minimum 6" of clear stone cover.
- * Grades shown on elevations are estimated. Adjust on site as required, or with appropriate persons. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted. (Retaining walls over 1m in height must be engineered)
- * Construction of ICF foundations shall be in accordance to manufacturer's specifications.

CARPENTRY

- * Unless otherwise noted,
- 1- All lintels, headers and dropped beams are 2 ply 2x10 supported on 2x6 OR 2x4 jack studs.
- 2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.
- * Blocking to be installed beneath partitions parallel to floor joist through the web of joist (consult manufacturers specs), or joist to be doubled.
- * Consult manufacturers specs before altering engineered floor joist/beams.
- * Floor system to be glued & Nailed unless otherwise noted.
- * Additional framing may be required for Mechanical chases/Bulkheads and may not be shown on this plan.
- * All Interior walls are 2"x4" @ 16" OC unless otherwise noted.
- * All Exterior walls are 2"x6" @ 16" OC w/ 7/16" OSB unless otherwise noted.
- * All construction to meet or exceed all current OBC Regulations and all pertinent by-laws.

INSULATION/VENTILATION

- * Ceiling insulation may be loose filled type or batt type. Wall and Floor insulation must be batt type, or other approved materials.
- * Insulation requirements may vary with heating systems and with local conditions. Refer to Energy Efficiency Design Summary.
- * All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits. (soffit area of roof space)

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532

projex
DESIGN BUILD

CLIENT: MARK JOHNSTON

PROJECT NAME: 276 BORDEN RD

DRAWING NAME: FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

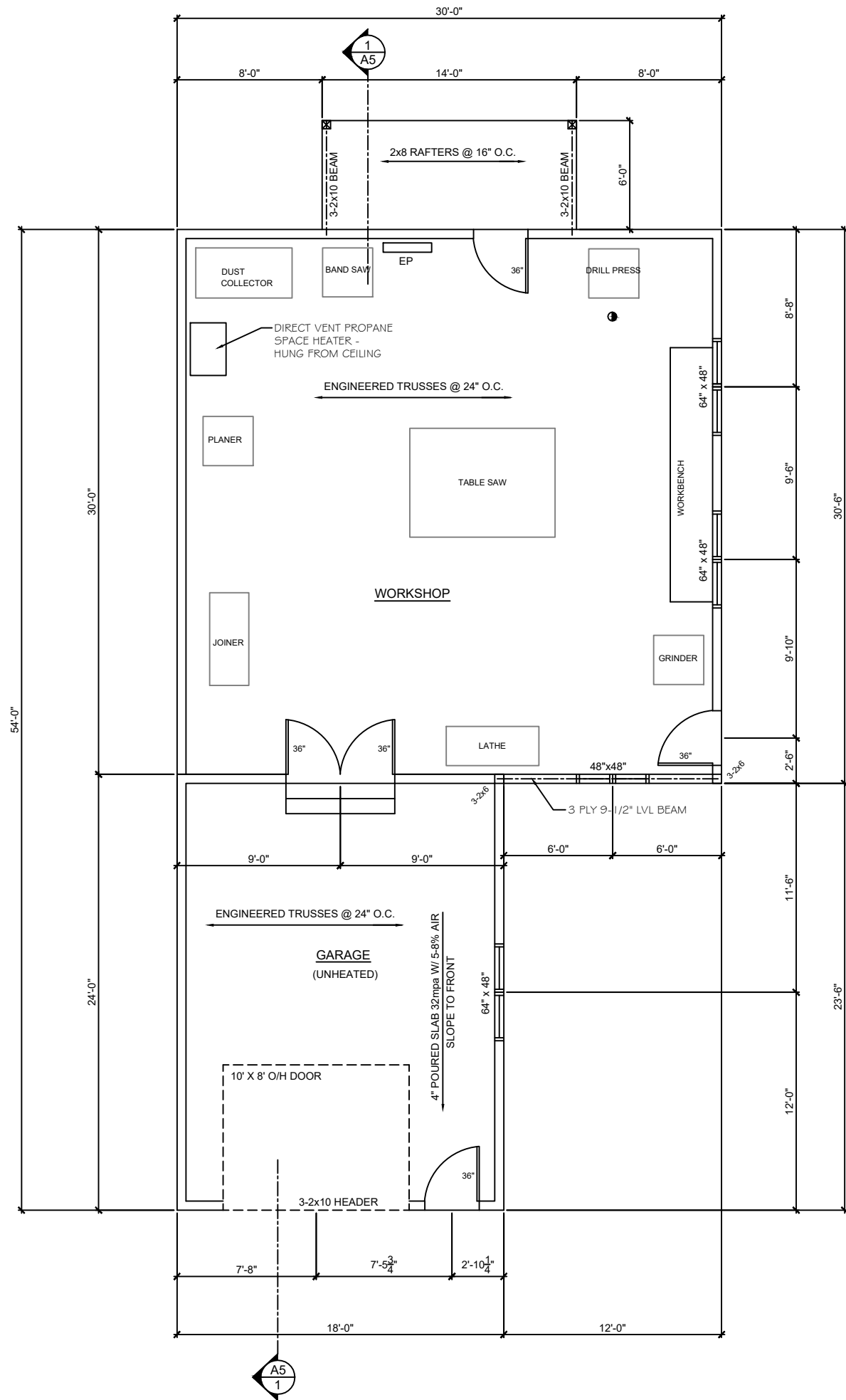
DATE DRAWN: JULY 14/25

DATE REVISED:

DRAWN BY: MIKE JAMES

CHECKED BY:

Sheet A1



***NOTE**
ALL EXTERIOR DIMENSIONS ARE
TO OUTSIDE OF SHEATHING

***NOTE**
PROVIDE DOUBLE JACK STUDS
FOR ALL R.O.'S 60" OR WIDER

● - SMOKE/CO2 DETECTOR LOCATION

★ IMPORTANT ★
Read & comply to these specs prior to commencement of construction.

CODES & STANDARDS

- * All workmanship is to be of a standard equal in all respects to good building practice.
- * Original plans which have been reviewed & stamped by local authorities, must be on site at all times.
- * CO2 & Smoke detectors with Visual Signalling device to be installed on all floors and in all bedrooms per ESA requirements.

CONCRETE & FOUNDATIONS

- * All concrete to have a minimum compressive strength of 2,900 PSI (20mPa) at 28 days.
- * Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration, or of suitable nature. Footings shown on these drawings have been designed for soil bearing capacity of 75 Kpa. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
- * Foundation walls shall be adequately dampproofed prior to backfill, with 6" perforated drain pipe installed along the perimeter of the footings with minimum 6" of clear stone cover.
- * Grades shown on elevations are estimated. Adjust on site as required, or with appropriate persons. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted. (Retaining walls over 1m in height must be engineered)
- * Construction of ICF foundations shall be in accordance to manufacturer's specifications.

CARPENTRY

- * Unless otherwise noted,
1- All lintels, headers and dropped beams are 2 ply 2x10 supported on 2x6 OR 2x4 jack studs.
2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.
- * Blocking to be installed beneath partitions parallel to floor joist through the web of joist (consult manufacturers specs), or joist to be doubled.
- * Consult manufacturers specs before altering engineered floor joist/beams.
- * Floor system to be glued & Nailed unless otherwise noted.
- * Additional framing may be required for Mechanical chases/Bulkheads and may not be shown on this plan.
- * All Interior walls are 2"x4" @ 16" OC unless otherwise noted.
- * All Exterior walls are 2"x6" @ 16" OC w/ 7/16" OSB unless otherwise noted.
- * All construction to meet or exceed all current OBC Regulations and all pertinent by-laws.

INSULATION/VENTILATION

- * Ceiling insulation may be loose filled type or batt type. Wall and Floor insulation must be batt type, or other approved materials.
- * Insulation requirements may vary with heating systems and with local conditions. Refer to Energy Efficiency Design Summary.
- * All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits. (soffit area of roof space)

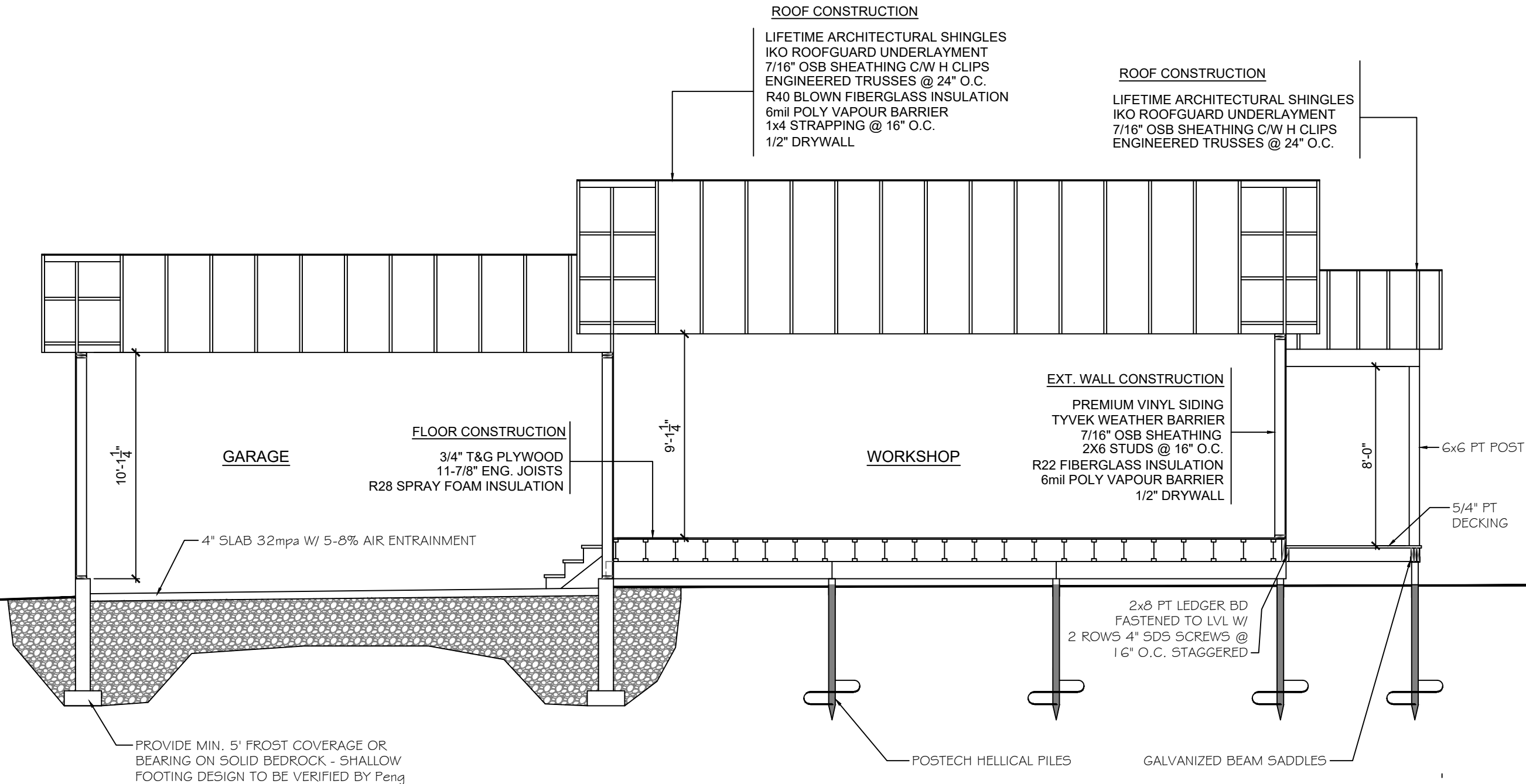
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532



CLIENT:		MARK JOHNSTON	
PROJECT NAME:		276 BORDEN RD	
DRAWING NAME:		MAIN FLOOR PLAN	
SCALE:	DATE DRAWN:	JULY 14/25	Sheet
3/16" = 1'-0"	DATE REVISED:		
DRAWN BY:	CHECKED BY:		
MIKE JAMES			

A2



★ IMPORTANT ★
Read & comply to these specs prior to commencement of construction.

- CODES & STANDARDS**
- * All workmanship is to be of a standard equal in all respects to good building practice.
 - * Original plans which have been reviewed & stamped by local authorities, must be on site at all times.
 - * CO2 & Smoke detectors with Visual Signalling device to be installed on all floors and in all bedrooms per ESA requirements.

- CONCRETE & FOUNDATIONS**
- * All concrete to have a minimum compressive strength of 2,900 PSI (20mPa) at 28 days.
 - * Concrete footings must be placed on undisturbed or compacted soil to an elevation below frost penetration, or of suitable nature. Footings shown on these drawings have been designed for soil bearing capacity of 75 Kpa. If a lesser bearing capacity is encountered, it is the responsibility of the owner/builder to have the footings redesigned by qualified persons to suit existing conditions.
 - * Foundation walls shall be adequately dampproofed prior to backfill, with 6" perforated drain pipe installed along the perimeter of the footings with minimum 6" of clear stone cover.
 - * Grades shown on elevations are estimated. Adjust on site as required, or with appropriate persons. Retaining walls other than the foundation walls of the residence are beyond the scope of these drawings unless otherwise noted. (Retaining walls over 1m in height must be engineered)
 - * Construction of ICF foundations shall be in accordance to manufacturer's specifications.

- CARPENTRY**
- * Unless otherwise noted,
1- All lintels, headers and dropped beams are 2 ply 2x10 supported on single 2x6 OR 2x4 jack studs.
2- All columns supporting dropped beams, headers and lintels are 3ply-2x6 OR 3ply-2x4.
 - * Blocking to be installed beneath partitions parallel to floor joist through the web of joist (consult manufacturers specs), or joist to be doubled.
 - * Consult manufacturers specs before altering engineered floor joist/beams.
 - * Floor system to be glued & Nailed unless otherwise noted.
 - * Additional framing may be required for Mechanical chases/Bulkheads and may not be shown on this plan.
 - * All Interior walls are 2"x4" @ 16" OC unless otherwise noted.
 - * All Exterior walls are 2"x6" @ 16" OC w/ 7/16" OSB unless otherwise noted.
 - * All construction to meet or exceed all current OBC Regulations and all pertinent by-laws.

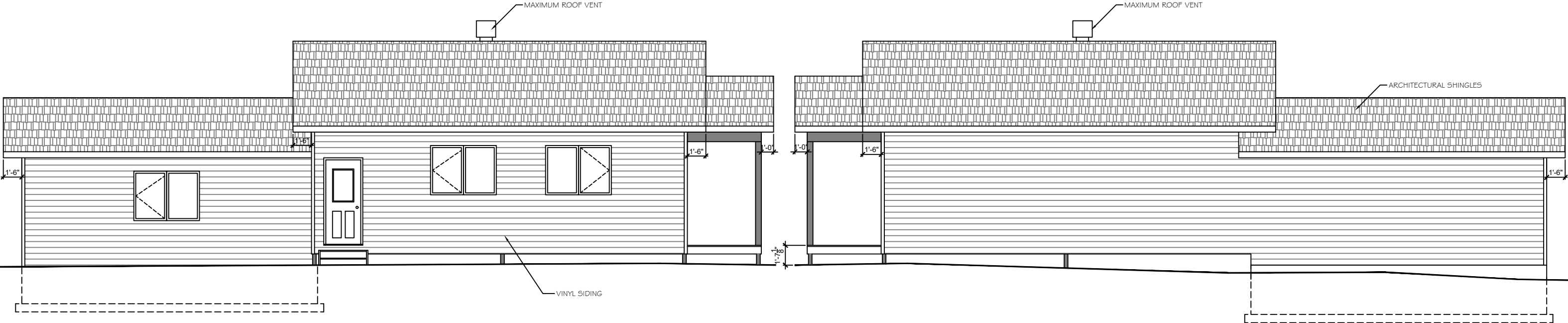
- INSULATION/VENTILATION**
- * Ceiling insulation may be loose filled type or batt type. Wall and Floor insulation must be batt type, or other approved materials.
 - * Insulation requirements may vary with heating systems and with local conditions. Refer to Energy Efficiency Design Summary.
 - * All roof spaces shall be ventilated with soffit, roof or gable vents or a combination of these, equally distributed between the top of the roof space and soffits. (soffit area of roof space)
- THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532



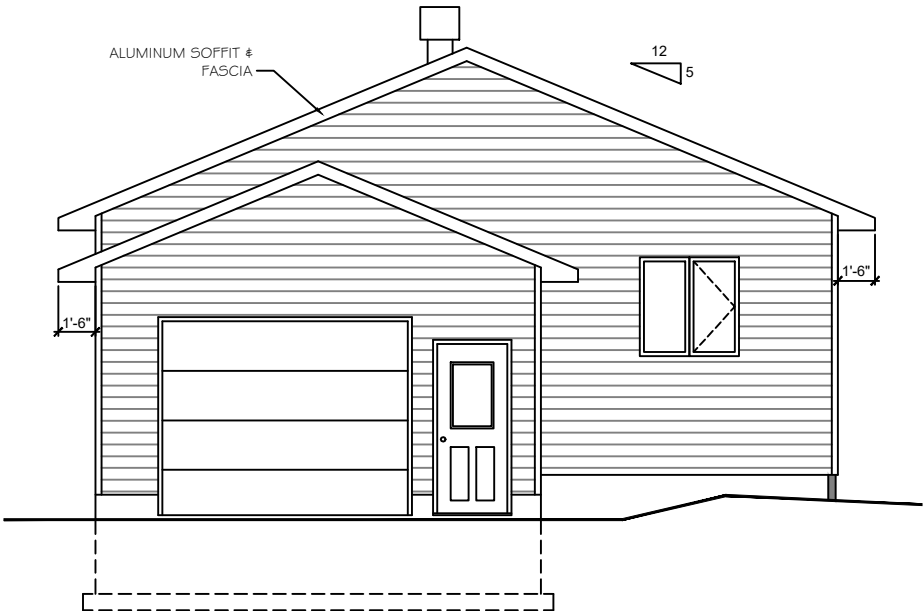
CLIENT:		MARK JOHNSTON	
PROJECT NAME:		276 BORDEN RD	
DRAWING NAME:		BUILDING SECTION	
SCALE:	DATE DRAWN:	DATE REVISED:	Sheet
3/16" = 1'-0"	JULY 15/25		A3
DRAWN BY:	CHECKED BY:		
MIKE JAMES			

GUARDS ARE REQUIRED WHERE THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 23-5/8" BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE (9.8.8.1). GUARDS SHALL CONFORM TO THE LOADING CRITERIA IN PART 4 OF THE OBC OR BE CONSTRUCTED AS SET OUT IN THE OBC (9.8.8) AND SUPPLEMENTARY STANDARD SB-7. FOR METAL GUARDS SUPPLIERS SHOP DRAWINGS MUST BE CERTIFIED FOR DESIGN INSTALLATION CONFORMING TO OBC 4.1.5.15 AND 9.8.8.

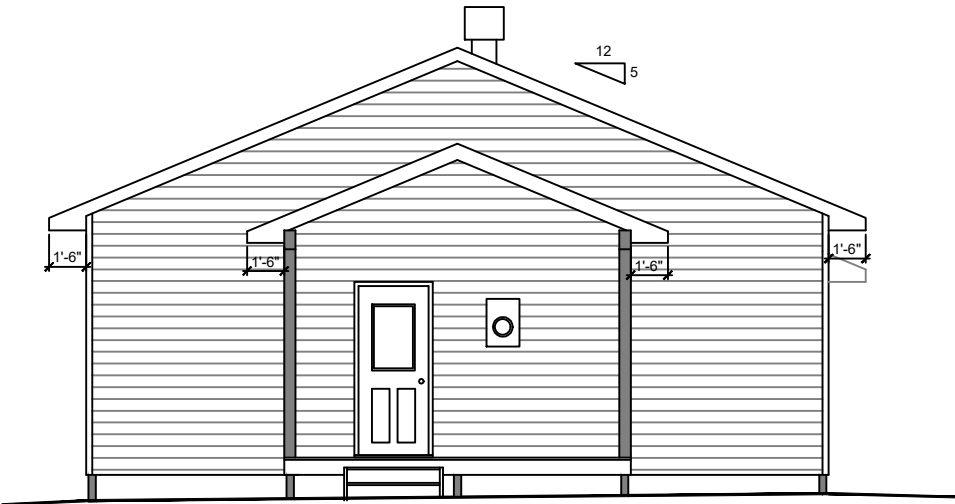


1
A4
RIGHT ELEVATION

2
A4
LEFT ELEVATION



3
A4
FRONT ELEVATION



4
A4
REAR ELEVATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AS REQUIRED BY THE ONTARIO BUILDING CODE.

MIKE JAMES (BCIN 23830) FIRM BCIN 39532



CLIENT:		MARK JOHNSTON	
PROJECT NAME:		276 BORDEN RD	
DRAWING NAME:		EXTERIOR ELEVATIONS	
SCALE:	DATE DRAWN:	DATE REVISED:	Sheet A4
1/8" = 1'-0"	JULY 15/25		
DRAWN BY:	CHECKED BY:		
MIKE JAMES			