GENERAL NOTES - DETACHED SECH TYPE LOCKABLE CHECKOUT TABERNAL ONTARIO

1. GENERAL
1.1 ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ONTARIO BUILDING CODE, APPLICABLE MUNICIPAL BY-LAWS, AND ALL REGULATIONS HAVING JURISDICTION.
1.2 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
1.3 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
1.4 ALL MATERIALS AND WORKMANSHIP SHALL BE NEW, FREE FROM DEFECTS, AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
1.5 ALL WORK SHALL BE COORDINATED WITH ALL TRADES.
1.6 ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

2. BUILDING ENVELOPE
2.1 EXTERIOR WALLS SHALL BE CONSTRUCTED AS PER ARCHITECTURAL DRAWINGS, STUDS, SHEATHING, INSULATION, AND CLADDING.
2.2 PROVIDE CONTINUOUS AIR BARRIER.
2.3 INSULATION SHALL BE INSTALLED TO ACHIEVE THE MINIMUM R-VALUE SPECIFIED.
2.4 ALL EXTERIOR OPENINGS, INCLUDING DOORS, WINDOWS, AND PENETRATIONS, SHALL BE FLASHED AND SEALED TO PREVENT WATER INFILTRATION.
2.5 PROVIDE VAPOUR BARRIER ON THE WARM SIDE OF INSULATION.

3. CONCRETE AND FOUNDATIONS
3.1 CONCRETE SHALL BE MINIMUM 30 MPa AT 28 DAYS UNLESS NOTED OTHERWISE.
3.2 ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL CAPABLE OF SUPPORTING THE LOADS.
3.3 REINFORCING STEEL SHALL BE GRADE 400 W, DEFORMED BARS.
3.4 CONCRETE SHALL BE PLACED, CONSOLIDATED, AND CURED IN ACCORDANCE WITH CSA A23.1.
3.5 PROVIDE CONTROL JOINTS AT MAXIMUM 4.5 m SPACING.
3.6 ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 20 mm.
3.7 SLAB ON GRADE SHALL BE MINIMUM 100 mm THICK ON COMPACTED GRANULAR BASE.

4. ROOFING
4.1 ROOF ASSEMBLY SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND ONTARIO BUILDING CODE REQUIREMENTS.
4.2 PROVIDE ICE AND WATER SHIELD AT EAVES AND VALLEYS.
4.3 ROOF SLOPE SHALL BE MINIMUM 1:6 UNLESS OTHERWISE NOTED.
4.4 ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED.
4.5 PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE REQUIREMENTS.
4.6 GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AND DIRECTED AWAY FROM FOUNDATIONS.

5. MECHANICAL, ELECTRICAL, AND PLUMBING
5.1 ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE DESIGNED AND INSTALLED BY LICENSED TRADES.
5.2 ELECTRICAL SERVICE SHALL BE 200 AMP, 120/240 V, SINGLE PHASE.
5.3 PROVIDE GFCI PROTECTION FOR ALL RECEPTACLES IN WET LOCATIONS.
5.4 PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
5.5 PLUMBING FIXTURES SHALL BE WATER-EFFICIENT MODELS.
5.6 HOT WATER HEATER SHALL BE [TYPE] WITH MINIMUM [CAPACITY] L CAPACITY.
5.7 ALL PLUMBING SHALL BE PROTECTED FROM FREEZING.

6. FINISHES
6.1 INTERIOR FINISHES SHALL BE AS SPECIFIED IN THE FINISH SCHEDULE.
6.2 PAINT SHALL BE LOW-VOC, APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6.3 FLOORING SHALL BE INSTALLED OVER APPROVED SUBFLOOR WITH ADHESIVE AS RECOMMENDED BY MANUFACTURER.
6.4 TILE SHALL BE SET IN THINSET MORTAR AND GROUTED WITH SANDED GROUT.
6.5 CABINETRY SHALL BE INSTALLED PLUMB, LEVEL, AND SECURE.
6.6 COUNTERTOPS SHALL BE [MATERIAL] WITH [EDGE PROFILE].
6.7 ALL FINISHES SHALL BE PROTECTED DURING CONSTRUCTION.

7. DOORS, WINDOWS, AND GLAZING
7.1 ALL DOORS AND WINDOWS SHALL BE AS PER THE MANUFACTURER'S SPECIFICATIONS.
7.2 DOOR FRAMES SHALL BE INSTALLED PLUMB, LEVEL, AND SQUARE.
7.3 WINDOWS SHALL BE INSTALLED WITH FLASHING AND SEALANT TO PREVENT WATER INFILTRATION.
7.4 GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED WHERE REQUIRED BY CODE.
7.5 ALL OPERABLE WINDOWS SHALL HAVE SCREENS.
7.6 HARDWARE SHALL BE [FINISH] AND SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

8. CLEANUP
8.1 CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION DURING CONSTRUCTION.
8.2 REMOVE ALL DEBRIS AND SURPLUS MATERIALS FROM THE SITE DAILY.
8.3 CLEAN ALL GLASS, FIXTURES, AND SURFACES BEFORE FINAL INSPECTION.
8.4 LEAVE THE PREMISES BROOM-CLEAN AT COMPLETION OF WORK.

9. QUALITY AND WORKMANSHIP
9.1 ALL WORK SHALL BE PERFORMED BY SKILLED TRADESPERSONS.
9.2 THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL INSPECTIONS AT KEY STAGES OF CONSTRUCTION.
9.3 ANY DEFECTIVE WORK SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.
9.4 THE OWNER RESERVES THE RIGHT TO REJECT ANY WORK NOT MEETING THE SPECIFICATIONS.

10. WARRANTY AND MAINTENANCE
10.1 THE CONTRACTOR SHALL PROVIDE A [NUMBER]-YEAR WARRANTY ON WORKMANSHIP AND MATERIALS.
10.2 MANUFACTURER'S WARRANTIES SHALL BE TRANSFERRED TO THE OWNER UPON COMPLETION.
10.3 THE OWNER SHALL BE PROVIDED WITH OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
10.4 ALL WARRANTY CLAIMS SHALL BE SUBMITTED IN WRITING WITHIN THE WARRANTY PERIOD.

11. ENVIRONMENTAL CONSIDERATIONS
11.1 THE CONTRACTOR SHALL MINIMIZE DUST, NOISE, AND DISRUPTION TO NEIGHBOURING PROPERTIES.
11.2 ALL WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.
11.3 RECYCLABLE MATERIALS SHALL BE SEPARATED AND RECYCLED WHERE POSSIBLE.
11.4 HAZARDOUS MATERIALS, IF ENCOUNTERED, SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND ARCHITECT.
11.5 ALL WORK SHALL COMPLY WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
11.6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE JOB SITE.

12. CHANGES AND CLAIMS
12.1 NO CHANGES SHALL BE MADE WITHOUT A WRITTEN CHANGE ORDER SIGNED BY THE OWNER AND CONTRACTOR.
12.2 ANY CLAIMS FOR EXTRA COSTS SHALL BE SUBMITTED IN WRITING WITHIN [NUMBER] DAYS OF THE EVENT GIVING RISE TO THE CLAIM.
12.3 THE CONTRACTOR SHALL NOT PROCEED WITH EXTRA WORK WITHOUT AUTHORIZATION.
12.4 DISPUTES SHALL BE RESOLVED THROUGH [METHOD], FAILING WHICH THROUGH THE COURTS OF ONTARIO.

13. SUBSTITUTIONS
13.1 NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
13.2 REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED WITH SUFFICIENT TIME FOR REVIEW.
13.3 SUBSTITUTIONS SHALL BE EQUAL OR SUPERIOR IN QUALITY, PERFORMANCE, AND APPEARANCE.
13.4 THE ARCHITECT'S DECISION ON SUBSTITUTIONS IS FINAL.

14. SUBMITTALS AND SHOP DRAWINGS
14.1 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL BE SUBMITTED FOR REVIEW BEFORE FABRICATION OR INSTALLATION.
14.2 REVIEW BY THE ARCHITECT DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS.
14.3 ALL SUBMITTALS SHALL BE CLEARLY IDENTIFIED WITH PROJECT NAME, SPECIFICATION SECTION, AND DRAWING REFERENCE.
14.4 ALLOW [NUMBER] DAYS FOR REVIEW OF SUBMITTALS.
14.5 RESUBMIT CORRECTED DRAWINGS WHERE REQUIRED.

15. WORKING HOURS AND REQUIREMENTS
15.1 CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO [HOURS] UNLESS OTHERWISE APPROVED BY THE OWNER.
15.2 THE CONTRACTOR SHALL COORDINATE ACCESS AND DELIVERIES WITH THE OWNER TO MINIMIZE DISRUPTION.
15.3 ALL WORK SHALL COMPLY WITH LOCAL NOISE BY-LAWS AND CONSTRUCTION REGULATIONS.
15.4 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

16. INSURANCE AND LIABILITY
16.1 THE CONTRACTOR SHALL MAINTAIN COMMERCIAL GENERAL LIABILITY INSURANCE OF NOT LESS THAN $[AMOUNT] PER OCCURRENCE.
16.2 THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON THE POLICY.
16.3 PROOF OF INSURANCE SHALL BE PROVIDED BEFORE COMMENCEMENT OF WORK.
16.4 THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY CLAIMS ARISING FROM THE WORK.

17. DEFINITIONS
17.1 "CONTRACTOR" MEANS THE PERSON OR FIRM RESPONSIBLE FOR PERFORMING THE WORK.
17.2 "OWNER" MEANS THE PERSON OR FIRM FOR WHOM THE WORK IS BEING PERFORMED.
17.3 "ARCHITECT" MEANS THE PERSON OR FIRM ENGAGED BY THE OWNER TO PROVIDE DESIGN AND CONTRACT ADMINISTRATION.
17.4 "WORK" MEANS ALL LABOUR, MATERIALS, AND EQUIPMENT REQUIRED BY THE CONTRACT DOCUMENTS.
17.5 "DRAWINGS" MEANS THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR THE PROJECT.
17.6 "SPECIFICATIONS" MEANS THE WRITTEN DOCUMENTS DESCRIBING MATERIALS AND WORKMANSHIP.

18. GENERAL CONDITIONS
18.1 THE CONTRACTOR SHALL PROVIDE ALL LABOUR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
18.2 THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
18.3 THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, AND REGULATIONS.
18.4 THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, UTILITIES, AND FINISHES FROM DAMAGE.
18.5 THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TEMPORARY FACILITIES FOR THE WORK.
18.6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ALL SUBCONTRACTORS AND SUPPLIERS.
18.7 THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DOCUMENTS ON SITE AT ALL TIMES.
18.8 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR AMBIGUITIES IN THE DOCUMENTS.

19. SUBSTANTIAL PERFORMANCE AND COMPLETION
19.1 SUBSTANTIAL PERFORMANCE SHALL BE DECLARED WHEN THE WORK IS SUFFICIENTLY COMPLETE FOR THE OWNER TO OCCUPY AND USE IT FOR ITS INTENDED PURPOSE.
19.2 A CERTIFICATE OF SUBSTANTIAL PERFORMANCE SHALL BE ISSUED BY THE ARCHITECT.
19.3 THE CONTRACTOR SHALL COMPLETE ALL DEFICIENCIES LISTED IN THE CERTIFICATE WITHIN THE TIME SPECIFIED.
19.4 FINAL PAYMENT SHALL BE MADE AFTER THE EXPIRY OF THE LIEN PERIOD AND RECEIPT OF ALL CLEARANCES.

20. DEFECTS LIABILITY AND GUARANTEE
20.1 THE CONTRACTOR SHALL REMEDY ANY DEFECTS APPEARING WITHIN THE WARRANTY PERIOD AT NO COST TO THE OWNER.
20.2 THE WARRANTY PERIOD SHALL BE [NUMBER] YEARS FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
20.3 THE CONTRACTOR SHALL RESPOND TO WARRANTY CALLS WITHIN [NUMBER] HOURS.
20.4 THE CONTRACTOR SHALL PROVIDE ALL MANUFACTURER'S GUARANTEES AND WARRANTIES TO THE OWNER.

GENERAL NOTES

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GENERAL NOTES

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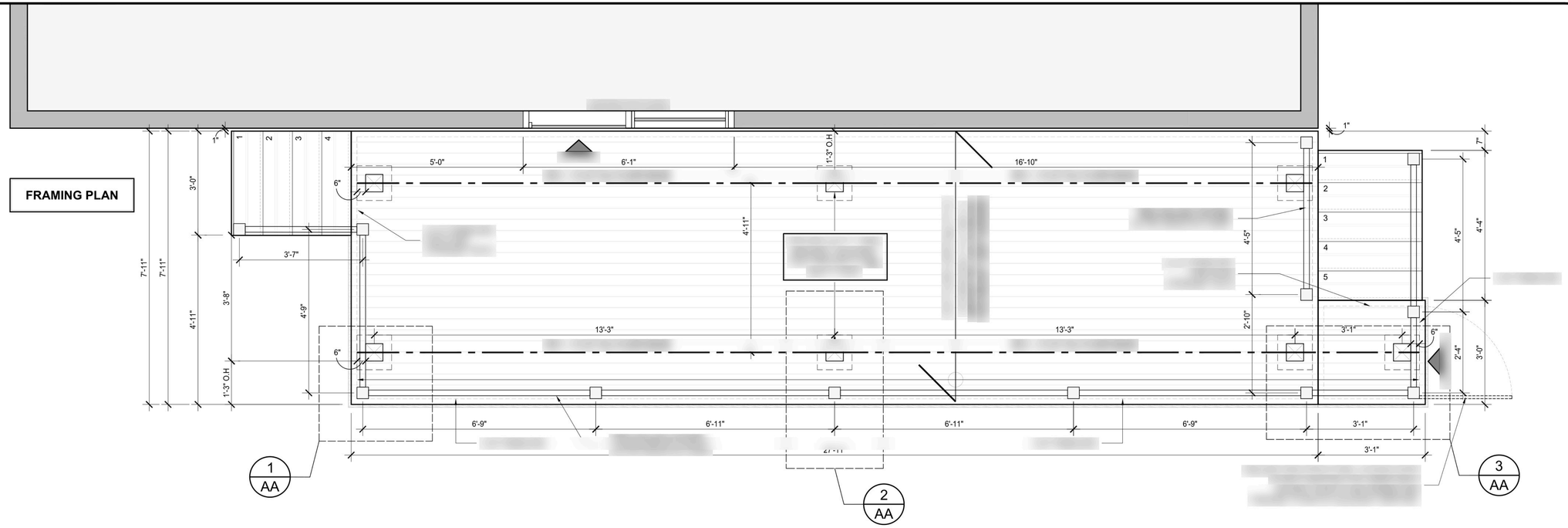
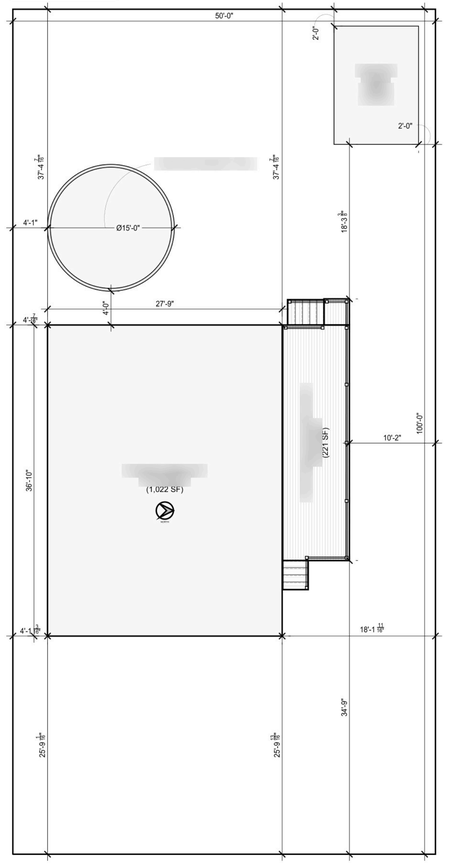
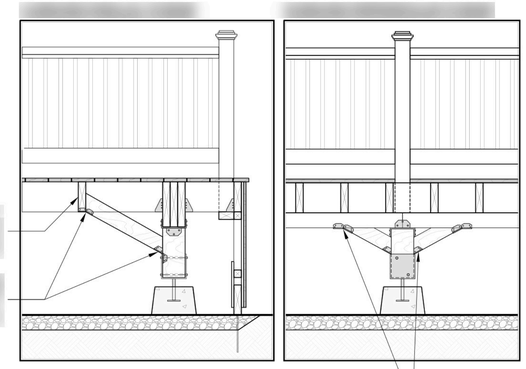
FRAMING PLAN



SITE PLAN





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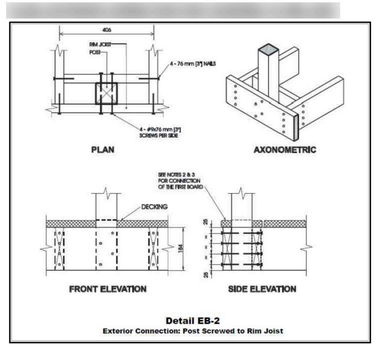
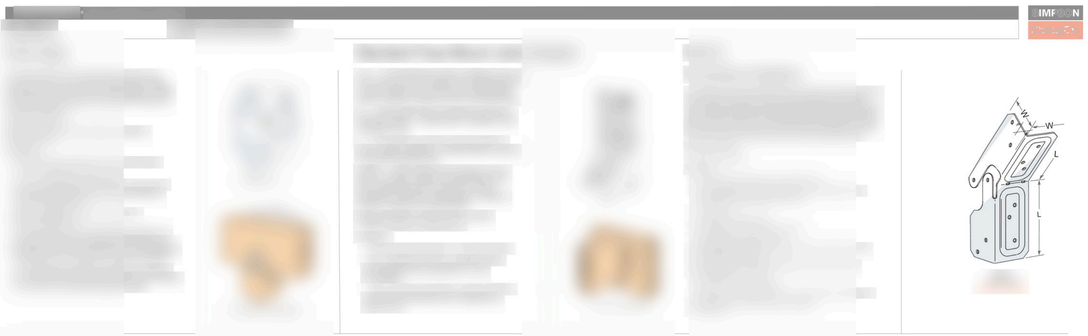
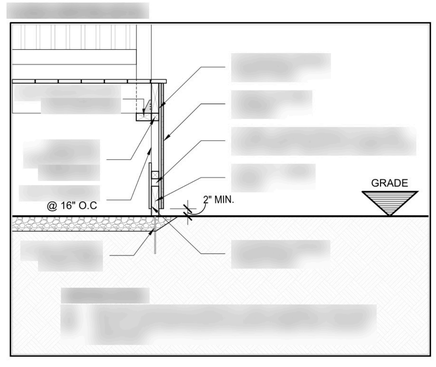


Detail EB-2
Exterior Connection: Post Screwed to Rim Joist





GENERAL NOTES

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STRUCTURAL PLAN

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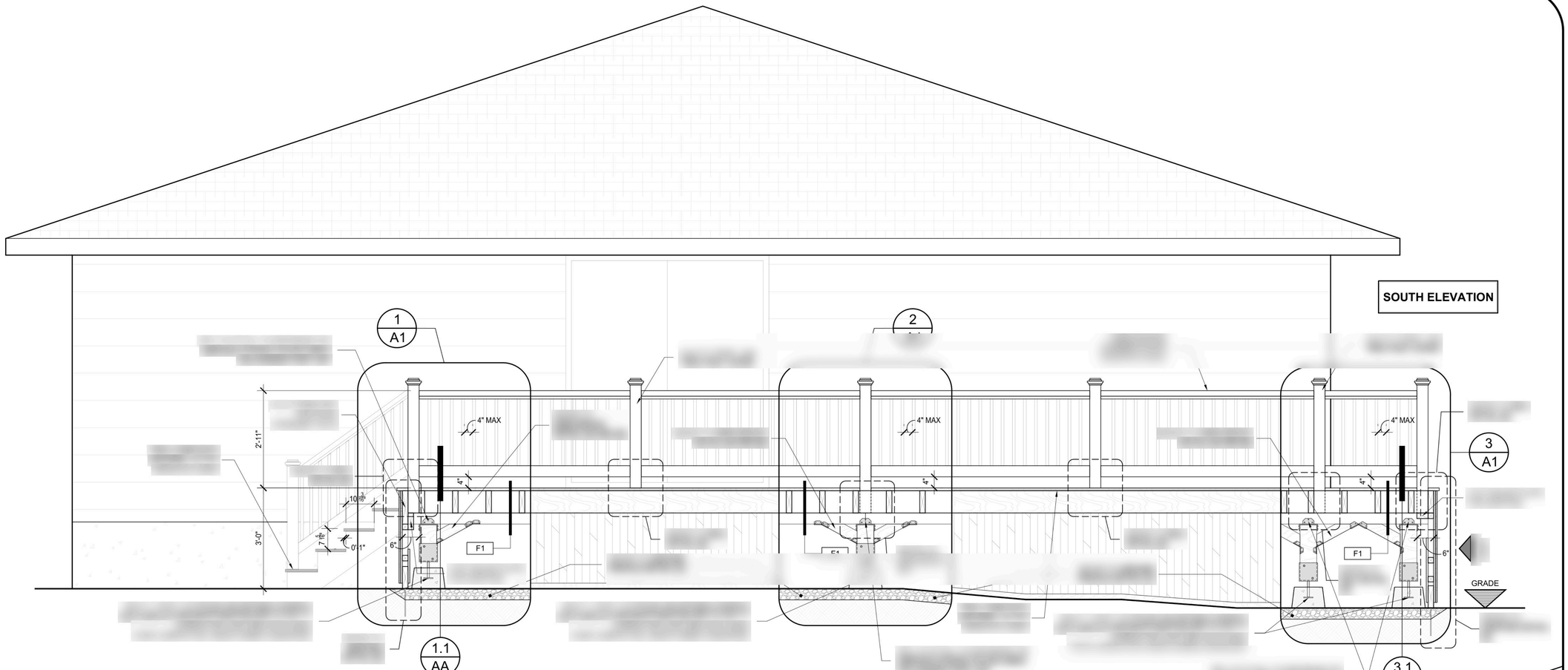
SOUTH ELEVATION



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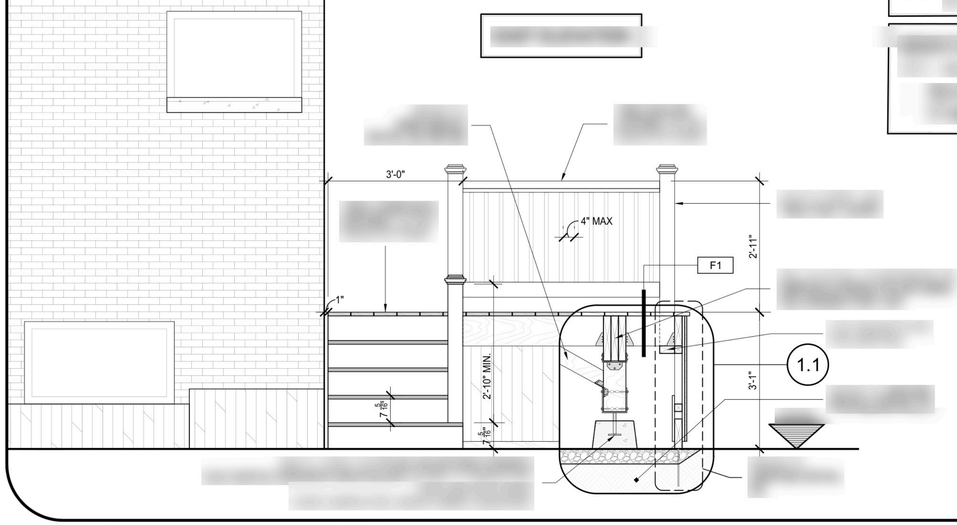

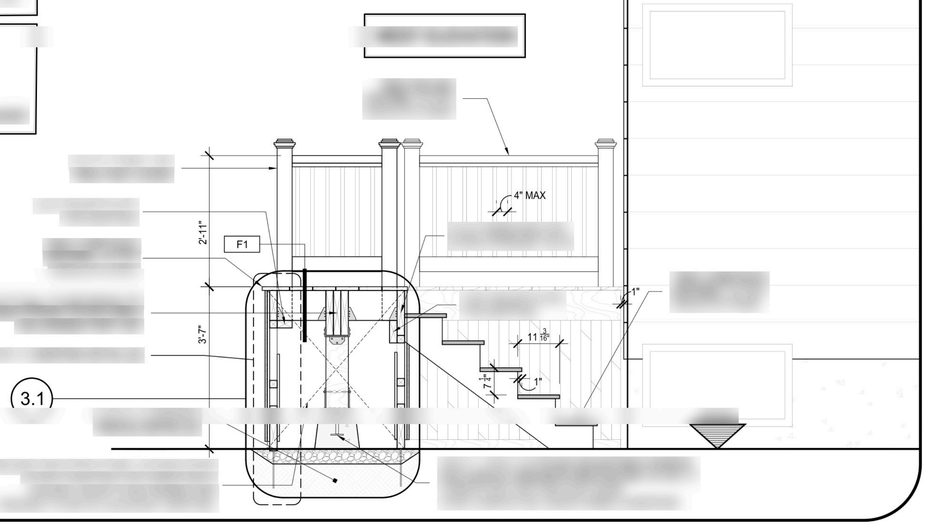

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