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**GENERAL NOTES**

ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE 2012 ONTARIO BUILDING CODE.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE DRAWINGS AND REPORT ANY DISCREPANCIES TO BRANDON HOME DESIGNS INC. PRIOR TO PROCEEDING WITH WORK.

ALL DRAWINGS ARE NOT TO BE SCALED.

ANY CHANGES TO THE DESIGN OF THIS DRAWING OR USE OF ALTERNATIVE BUILDING MATERIALS SHALL BE NOTIFIED TO BRANDON HOME DESIGNS BEFORE COMMENCEMENT OF WORK UNTIL SUCH CAN BE CHECKED AND APPROVED.

BRANDON HOME DESIGNS INC. IS NOT RESPONSIBLE FOR ANY ENGINEERING REQUIRED BY THE MUNICIPALITY THAT IS NOT IN THE 2012 O.B.C.

PROVIDE ROOF TRUSS DRAWINGS AND/OR PRE-ENGINEERED WOOD HEADERS, BEAMS, COLUMNS, PRE-ENGINEERED FLOOR TRUSSES AND ROOF TRUSSES.

SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED WOOD HEADERS, BEAMS, COLUMNS, PRE-ENGINEERED FLOOR TRUSSES AND ROOF TRUSSES.

CONSULT BRANDON HOME DESIGNS INC. IF A GIRDER TRUSS OR ANY OTHER UNEXPECTED POINT LOADS ARE NOT LOCATED OR INDICATED ON THE DRAWINGS.

BRANDON HOME DESIGNS INC. IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE SOLELY RESPONSIBLE FOR THE SAME THEREAFTER.

**BCIN:**

- Building Code Identification Number  
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION / REGISTRATION  
Registered under Division C, Part 3 (3.2.4.) of the Ontario Building Code 2012

RYAN BRANDON  
DESIGNER NAME BCIN

SIGNATURE  
Brandon Home Designs Inc.  
COMPANY NAME BCIN

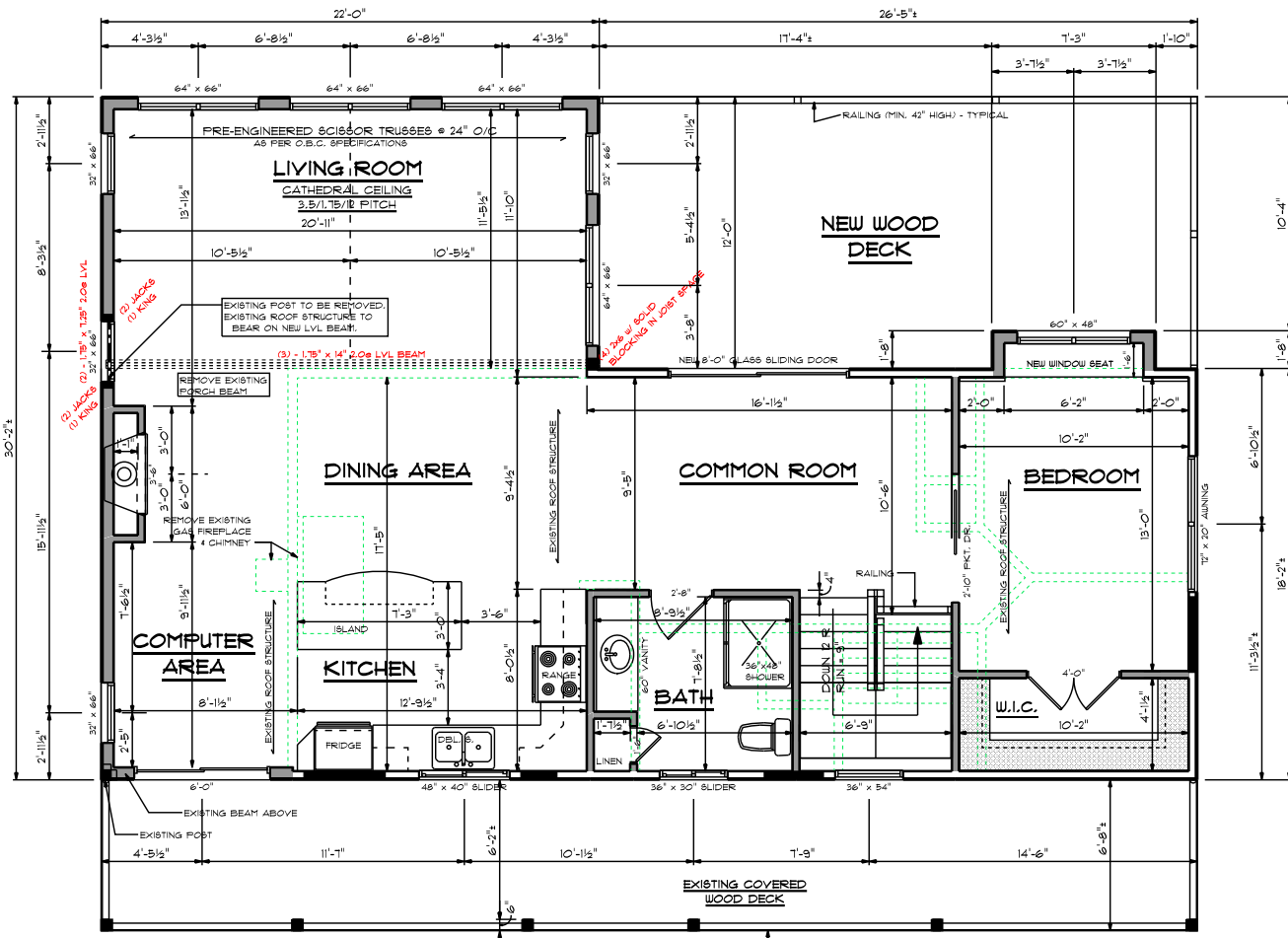
**BRANDON HOME DESIGNS**  
FOREST, ONTARIO  
519-333-3353  
ryan@brandonhomedesigns.com  
www.brandonhomedesigns.com

PROJECT NO:  
AR144

PROJECT:  
425 S.F.  
ADDITION/RENO

DRAWING TITLE:  
MAIN FLOOR PLAN  
2ND FLOOR PLAN

DRAWN BY:  
R. BRANDON  
DATE:  
OCT. 28, 2016  
SCALE:  
1/4" = 1'-0"  
**A2**



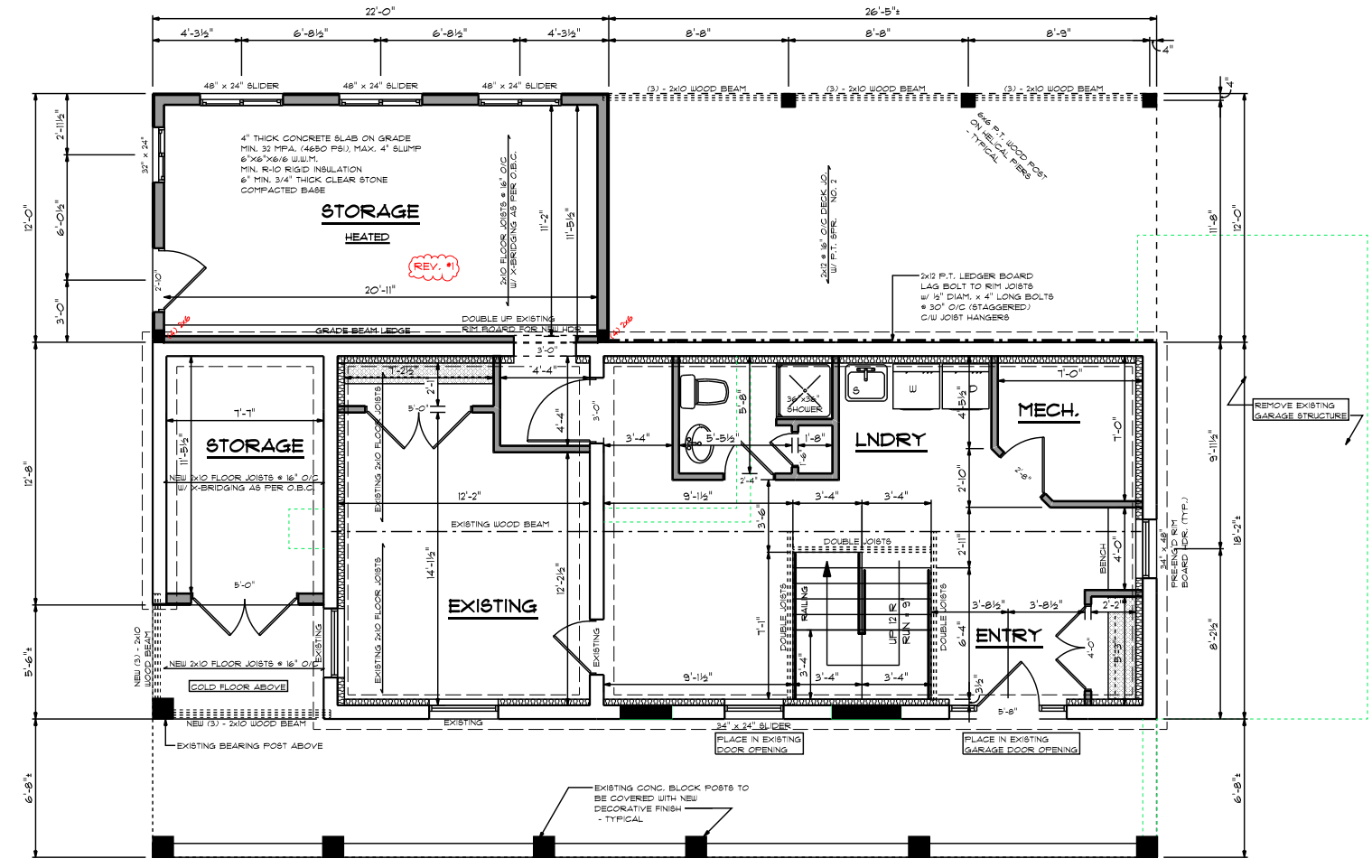
DECK STAIR LOCATION AND STYLE TO BE DETERMINED ON-SITE WITH OWNERS.

**WALL LEGEND**

- EXISTING WALL TO BE REMOVED
- EXISTING INTERIOR STUD WALL
- EXISTING EXTERIOR STUD/SIDING WALL
- NEW INTERIOR 2x4 @ 16" O/C STUD WALL
- NEW EXTERIOR 2x6 @ 16" O/C STUD/SIDING WALL
- FILL-IN EXISTING OPENING W/ 2x4 STUDS
  - 1/2" DRYWALL ON INTERIOR SIDE
  - NEW SIDING ON EXTERIOR SIDE
  - NEW MINIMUM R-24 INSULATION

SEE ENGINEER'S REPORT FOR ADDITION FOUNDATION/GRADE BEAM DESIGN AND LAYOUT.

CONTACT TECHNO METAL POST FOR HELICAL PIER SIZING AND ENGINEERING. (DAN ROBICHAUD - 519-619-9471)



STRAP LOWER LEVEL CONCRETE BLOCK WALLS WITH:  
- 1x HORIZONTAL STAIRPIPING @ 16" O/C  
- BOARD AND BATTEN SIDING

REV. #1 - FEB. 26, 2011 - CHANGED GARAGE TO STORAGE. ADDED WINDOWS.