

## 'THE DOGWOOD' - T04

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

| PRESCRIPTIVE COMPLIANCE | SB-12 (SECTION 2.1.1) |            |              |
|-------------------------|-----------------------|------------|--------------|
|                         |                       | SPACE HEA  | ATING FUEL   |
| DACKAC                  |                       | ■ GAS      | □ OIL        |
| <b>FAUNAG</b>           | $\square$             | ☐ ELECTRIC | □ PROPANE    |
|                         |                       | □ EARTH    | □ SOLID FUEL |

| BUILDING COMPONENT                                   | REQUIRED   | PROPOSED   |
|--|------------|------------|
| INSULATION RSI (R) VALUE                             |            |            |
| CEILING W/ ATTIC SPACE                               | 8.81 (R50) | 8.81 (R50) |
| CEILING W/O ATTIC SPACE                              | 5.46 (R31) | 5.46 (R31) |
| EXPOSED FLOOR  | 5.46 (R31) | 5.46 (R31) |
| WALLS ABOVE GRADE                                    | 4.23 (R24) | 4.23 (R24) |
| BASEMENT WALLS                                       | 3.52 (R20) | 3.52 (R20) |
| BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE  | -          | -          |
| EDGE OF BELOW GRADE SLAB $\leq$ 600mm BELOW GRADE    | 1.76 (R10) | 1.76 (R10) |
| HEATED SLAB ≤ 600mm BELOW GRADE                      | 1.76 (R10) | 1.76 (R10) |
| CONC. SLAB ≤ 600mm BELOW GRADE                       | 1.76 (R10) | 1.76 (R10) |
| WINDOWS & DOORS                                      |            |            |
| WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER) | 1.8 21     | 1.8        |
| SKYLIGHTS (MAX. U-VALUE)                             | 2.8        | 2.8        |
| APPLIANCE EFFICIENCY                                 |            |            |
| SPACE HEATING EQUIP. (AFUE%)                         | 94%        | 94%        |
| HRV EFFICIENCY (%)                                   | -          | -          |
| DHW HEATER (EF)                                      | 0.67       | 0.67       |

| AREA CALCULATIONS      | EL. 'A' & 'A1'     | EL. 'A'         | EL. 'B'            | EL. 'B' - MOD   |
|------------------------|--------------------|-----------------|--------------------|-----------------|
|                        | STD. & 4 BDRM PLAN | UPGRADE         | STD. & 4 BDRM PLAN | STD. PLAN       |
| GROUND FLOOR AREA      | 725.37 sq. ft.     | 737.89 sq. ft.  | 725.37 sq. ft.     | 720.18 sq. ft.  |
| SECOND FLOOR AREA      | 952.78 sq. ft.     | 952.78 sq. ft.  | 952.78 sq. ft.     | 952.78 sq. ft.  |
| SUBTOTAL               | 1678 sq. ft.       | 1691 sq. ft.    | 1678 sq. ft.       | 1673 sq. ft.    |
| DEDUCT ALL OPEN AREAS  | 0 sq. ft.          | 0 sq. ft.       | 0 sq. ft.          | 0 sq. ft.       |
| TOTAL NET AREA         | 1678 sq. ft.       | 1691 sq. ft.    | 1678 sq. ft.       | 1673 sq. ft.    |
|                        | (155.91 sq. m.)    | (157.07 sq. m.) | (155.91 sq. m.)    | (155.42 sq. m.) |
| FINISHED BASEMENT AREA | 0 sq. ft.          | 0 sq. ft.       | 0 sq. ft.          | 0 sq. ft.       |
| COVERAGE               | 968.37 sq. ft.     | 980.88 sq. ft.  | 968.37 sq. ft.     | 963.17 sq. ft.  |
| W/OUT PORCH            | (89.96 sq. m.)     | (91.13 sq. m.)  | (89.96 sq. m.)     | (89.48 sq. m.)  |
| COVERAGE               | 1025.55 sq. ft.    | 1038.66 sq. ft. | 1010.87 sq. ft.    | 991.5 sq. ft.   |
| W/ PORCH               | (95.28 sq. m.)     | (96.49 sq. m.)  | (93.91 sq. m.)     | (92.11 sq. m.)  |
| WINDOW / WALL AREA     | EL. 'A'            | EL. 'A'         | EL. 'A1'           | EL. 'A1'        |

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| ¥¥/ 1 OHOH                     | (95.26 Sq. III.) | (90.49 Sq. III.) | (93.91 Sq. III.) | (92.11 Sq. III.) |                 |                 |  |
|--------------------------------|------------------|------------------|------------------|------------------|-----------------|-----------------|--|
| WINDOW / WALL AREA             | EL. 'A'          | EL. 'A'          | EL. 'A1'         | EL. 'A1'         | EL. 'A'         | EL. 'B'         |  |
| <u>CALCULATIONS</u>            | STD. PLAN        | OPT. 4 BDRM PLAN | STD. PLAN        | OPT 4 BDRM PLAN  | UPGRADE         | STD. PLAN       |  |
| ODOGG WALL ADEA                | 2720.15 sq. ft.  | 2720.15 sq. ft.  | 2685.69 sq. ft.  | 2685.69 sq. ft.  | 2761.31 sq. ft. | 2720.15 sq. ft. |  |
| GROSS WALL AREA                | (252.71 sq. m.)  | (252.71 sq. m.)  | (249.51 sq. m.)  | (249.51 sq. m.)  | (256.53 sq. m.) | (252.71 sq. m.) |  |
| GROSS WINDOW AREA              | 243.74 sq. ft.   | 254.62 sq. ft.   | 235.73 sq. ft.   | 246.61 sq. ft.   | 316.63 sq. ft.  | 243.74 sq. ft.  |  |
| (INCL GLASS DOORS & SKYLIGHTS) | (22.64 sq. m.)   | (23.65 sq. m.)   | (21.90 sq. m.)   | (22.91 sq. m.)   | (29.42 sq. m.)  | (22.64 sq. m.)  |  |
| TOTAL WINDOW %                 | 8.96 %           | 9.36 %           | 8.78 %           | 9.18 %           | 11.47 %         | 8.96 %          |  |
|                                |                  |                  |                  |                  |                 |                 |  |

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|-----|------|------|-----|

- 2 BASEMENT PLAN ELEVATION 'A'
- 3 GROUND FLOOR PLAN ELEVATION 'A'
- 4 SECOND FLOOR PLAN ELEVATION 'A'
- 5 SECOND FLOOR PLAN, OPT. 4 BEDROOM EL. 'A' (EL. 'B' & 'B'-MOD SIMILAR)
- 6 PARTIAL PLANS ELEVATION 'A' UPGRADE
- 7 PARTIAL SECOND FLOOR PLAN ELEVATION 'A' UPGRADE
- 8 PARTIAL PLANS ELEVATION 'B'
- 9 PARTIAL SECOND FLOOR PLAN ELEVATION 'B'
- 10 PARTIAL PLANS ELEVATION 'B-MOD'
- 11 PARTIAL SECOND FLOOR PLAN ELEVATION 'B-MOD'
- 12 FRONT ELEVATION 'A' & 'A-UPGRADE'
- 13 LEFT SIDE ELEVATION 'A'
- 14 LEFT SIDE ELEVATION 'A' UPGRADE
- 15 REAR ELEVATION 'A', 'B' & 'B-MOD'
- 16 FRONT ELEVATION 'B' & 'B-MOD'
- 17 FRONT & REAR ELEVATION 'B-MOD' BLOCK 2
- 18 LEFT SIDE ELEVATION 'B'
- 19 LEFT SIDE ELEVATION 'B-MOD'
- 19A LEFT SIDE ELEVATION 'B-MOD' BLOCK 2
- 20 CROSS SECTION 'A-A'

EL. 'B' - MOD

STD. PLAN

2. REVISED AS PER CLIENT COMMENTS

1. ISSUED FOR CLIENT REVIEW & PRICING

2720.15 sq. ft. 2720.15 sq. ft. (252.71 sq. m.) (252.71 sq. m.)

EL. 'B' OPT. 4 BDRM PLAN

- 21 CONSTRUCTION NOTES
- W1 PART. PLANS L.O.D. CONDITION
- W2 PART. PLANS W.O.B. CONDITION



AREA CALCULATIONS



| 204.02 3q. 1t  | 240.74 34.16                                    |                |
|----------------|---|----------------|
| (23.65 sq. m.) | (22.64 sq. m.)                                  |                |
| 9.36 %         | 8.96 %  |                |
| 7. FINAL E     | NG. COMMENTS AND ISSUED FINAL                   | REV.2051.06.22 |
| 6. REVISEI     | AS PER ENG. COMMENTS                            | REV.2015.05.25 |
| 5. REVISEI     | AS PER FLOOR LAYOUTS BY ALPHA ROOF TRUSSES INC. | REV.2015.05.21 |
| 4. REVISEI     | AS PER FLOOR LAYOUTS BY ARGO LUMBER INC.        | REV.2015.05.20 |
| 3. REVISEI     | AS PER 11 7/8" ENG. FLOOR JOISTS                | REV.2015.03.31 |

**REVISIONS** 

**TITLEPAGE** 

REV.2015.03.17

REV.2015.02.19

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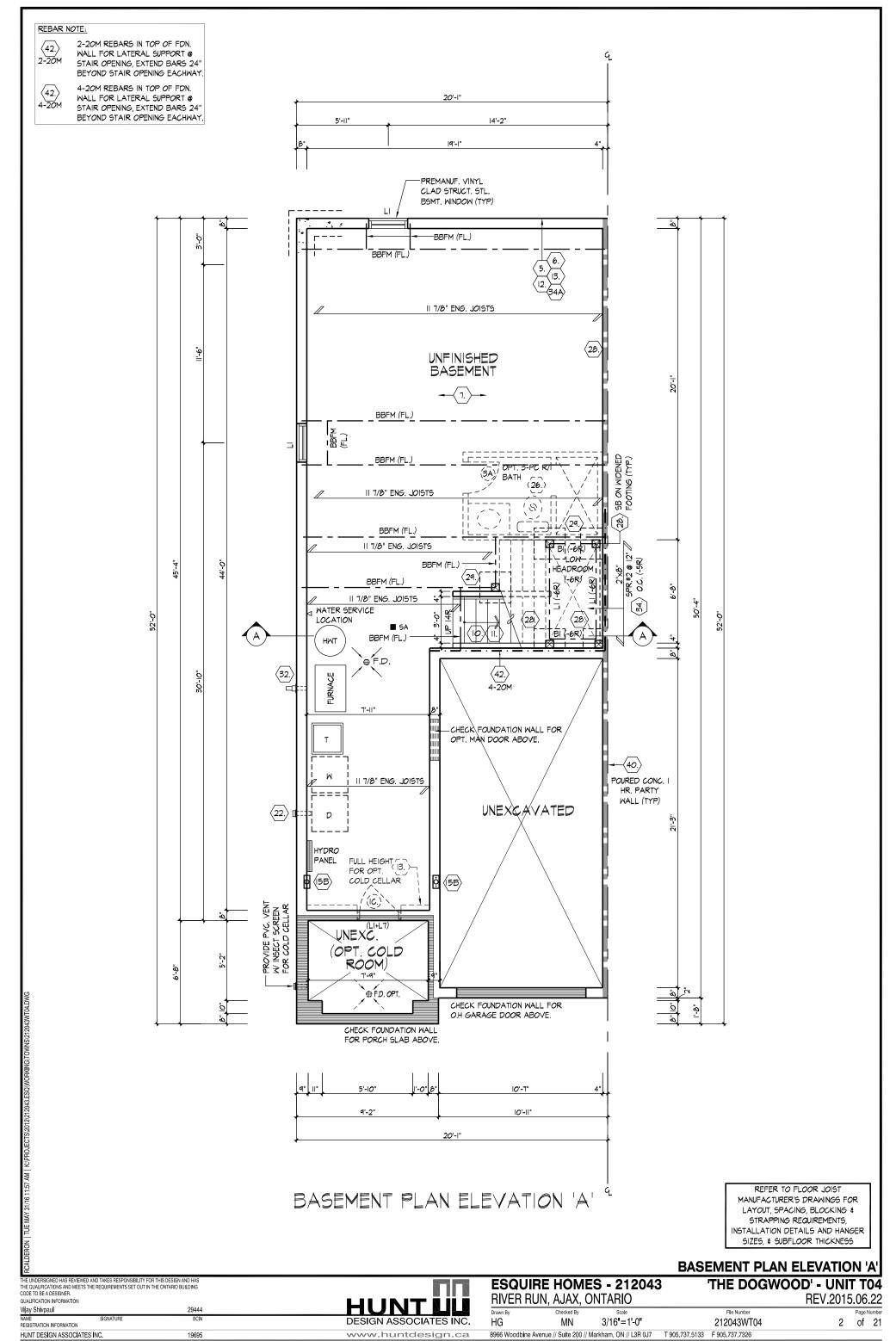
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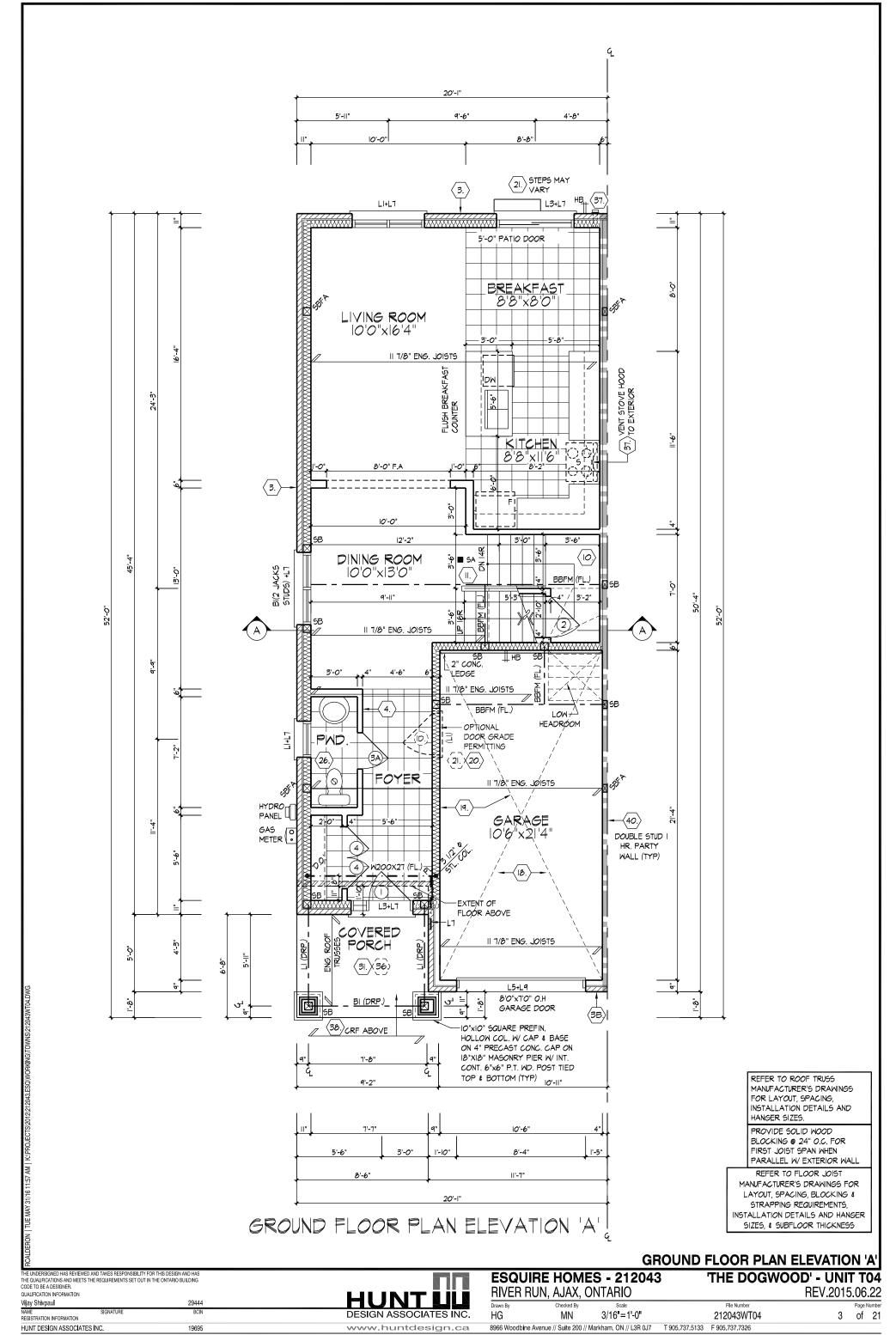
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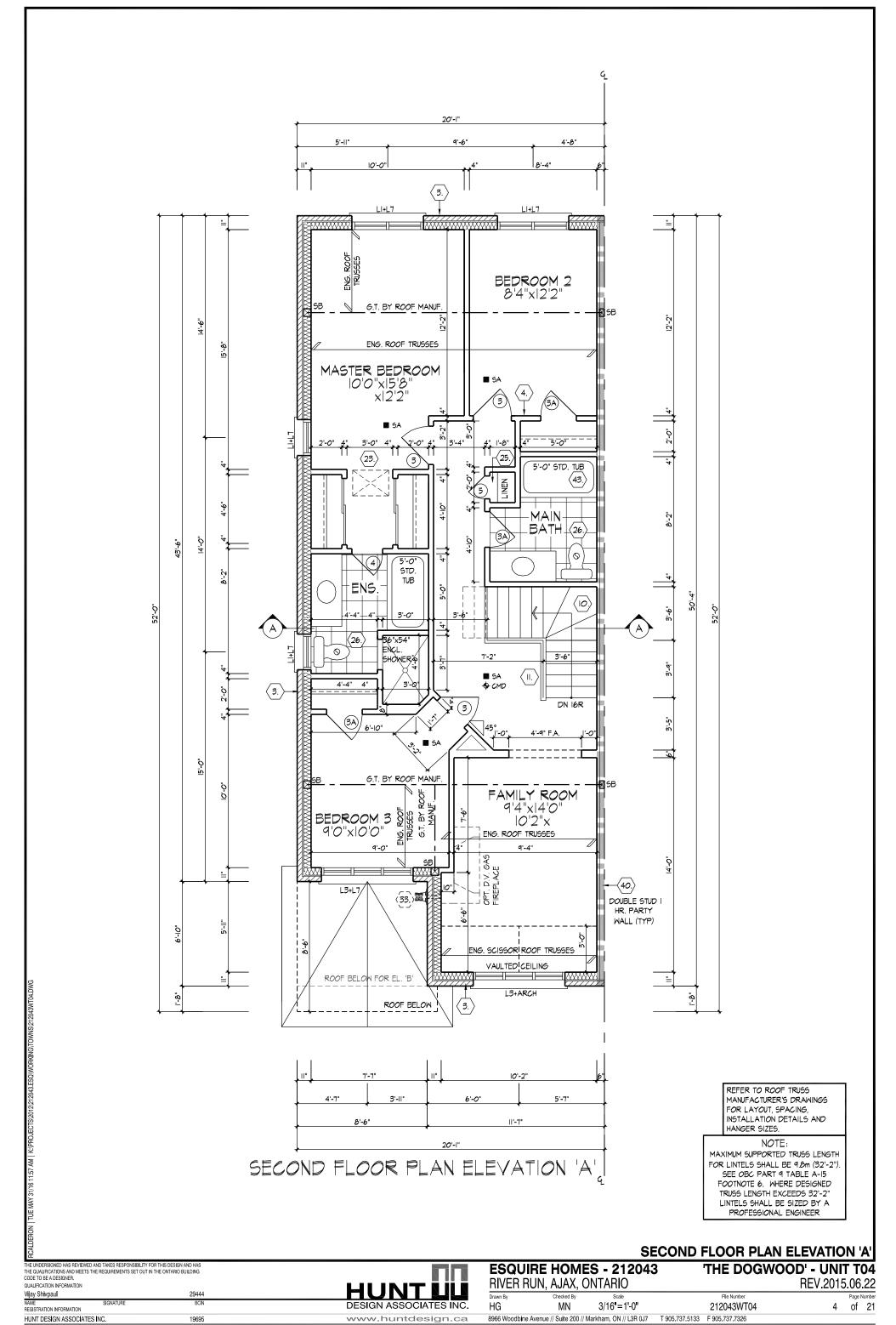
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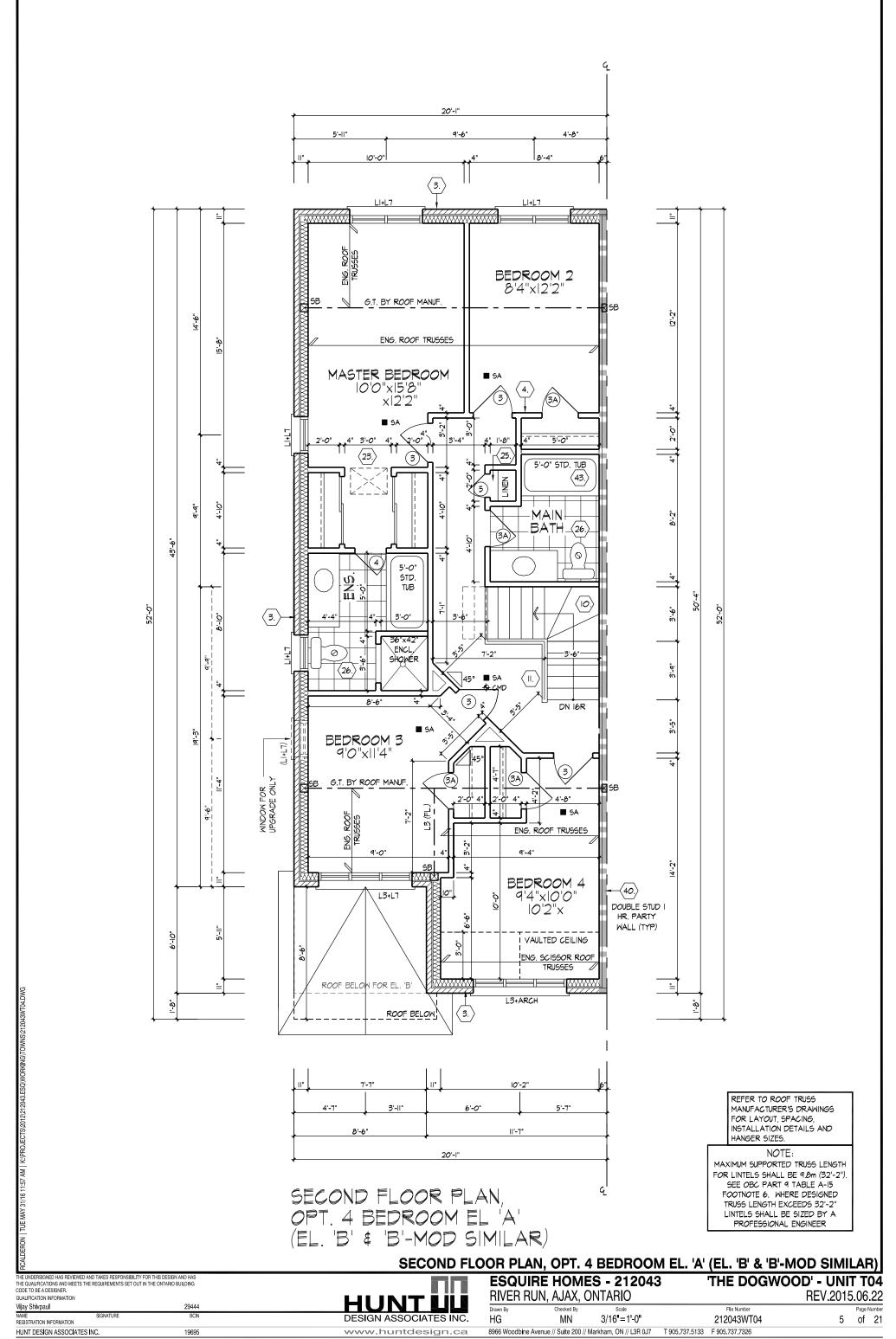


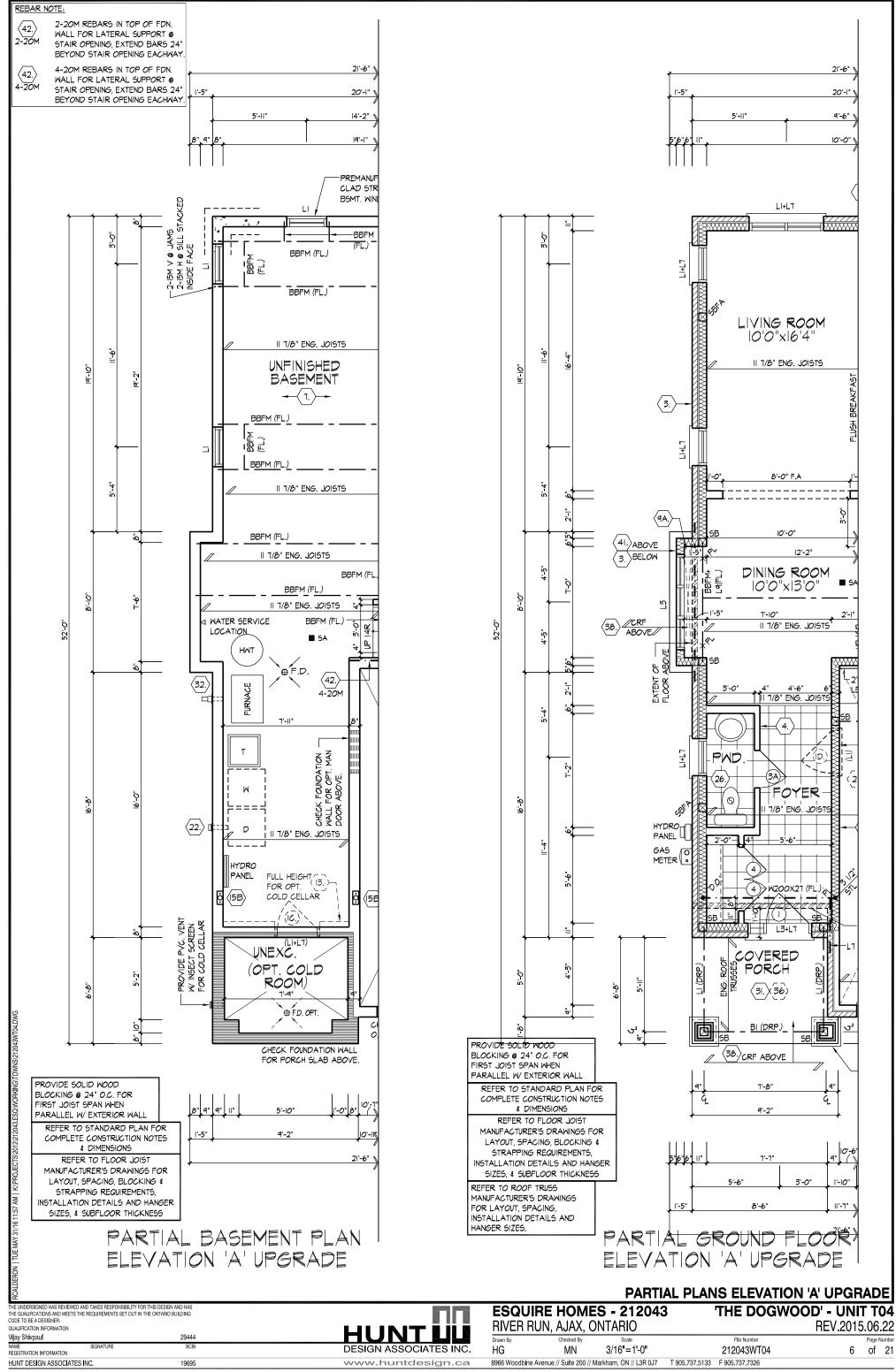
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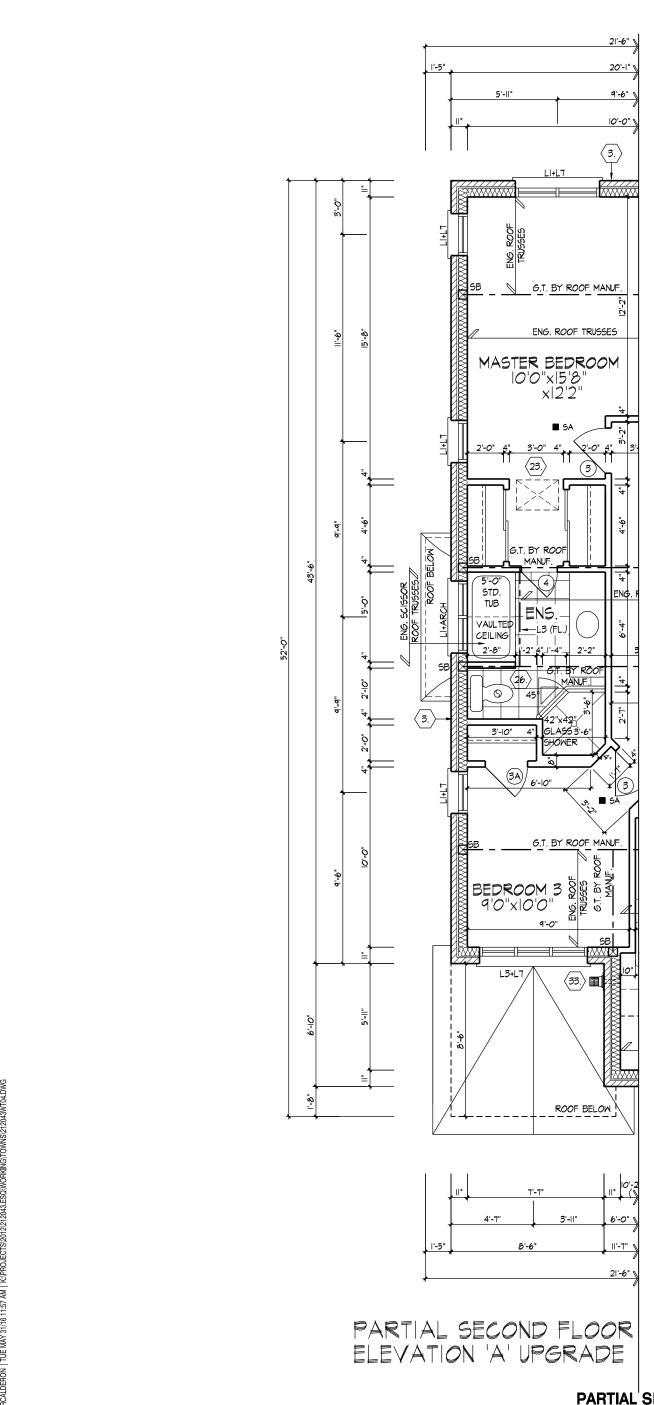












REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS
FOR LAYOUT, SPACING,
INSTALLATION DETAILS AND
HANGER SIZES.

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

NOTE:

MAXIMUM SUPPORTED TRUSS LENGTH FOR LINTELS SHALL BE 9.8m (32'-2"). SEE OBC PART 9 TABLE A-15 FOOTNOTE 6. WHERE DESIGNED TRUSS LENGTH EXCEEDS 32'-2" LINTELS SHALL BE SIZED BY A PROFESSIONAL ENGINEER

PARTIAL SECOND FLOOR PLAN ELEVATION 'A' UPGRADE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE GUALHICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

CUALIFICATION INFORMATION
Vijay Shirpaul
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NAME
REGISTRATION INFORMATION
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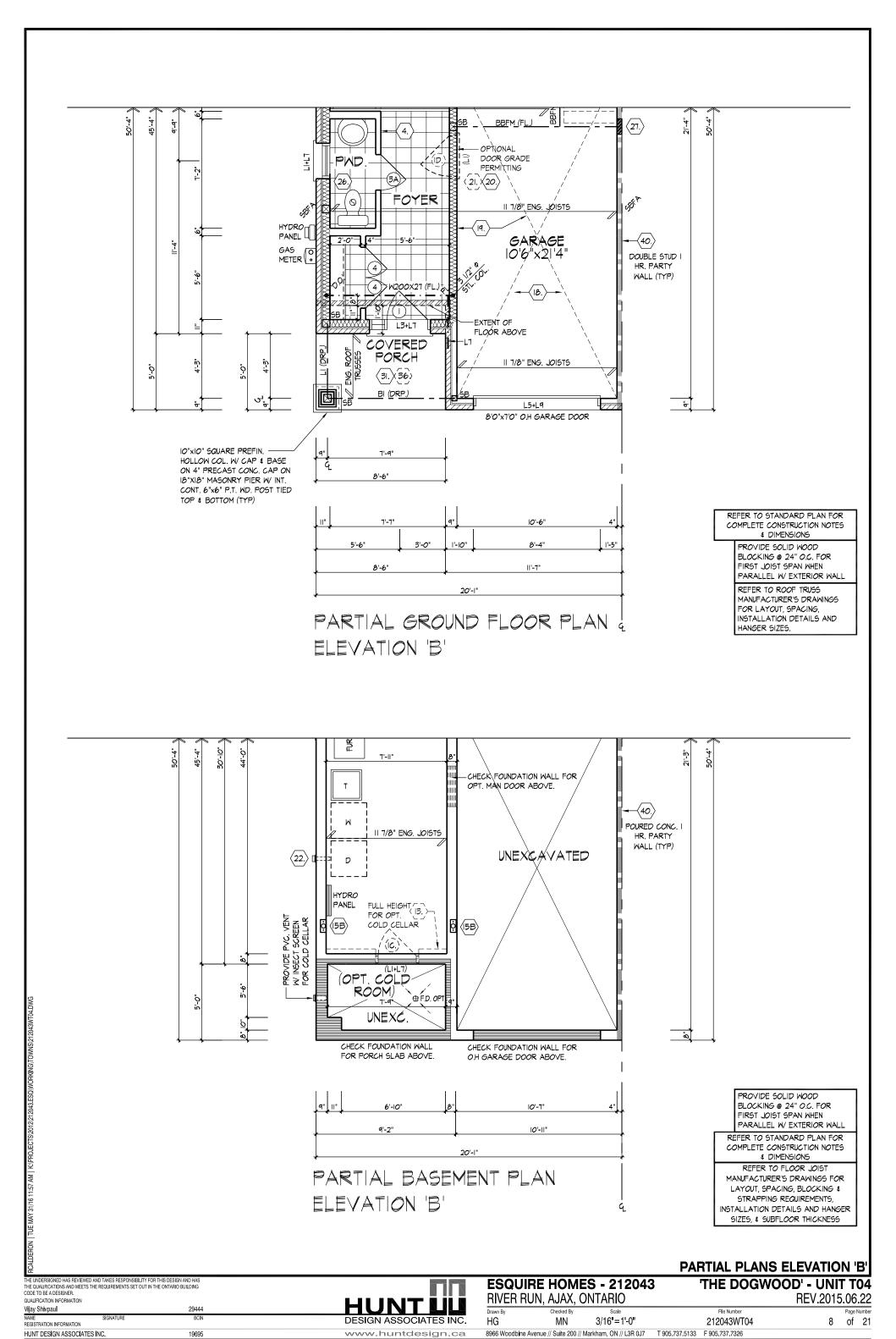
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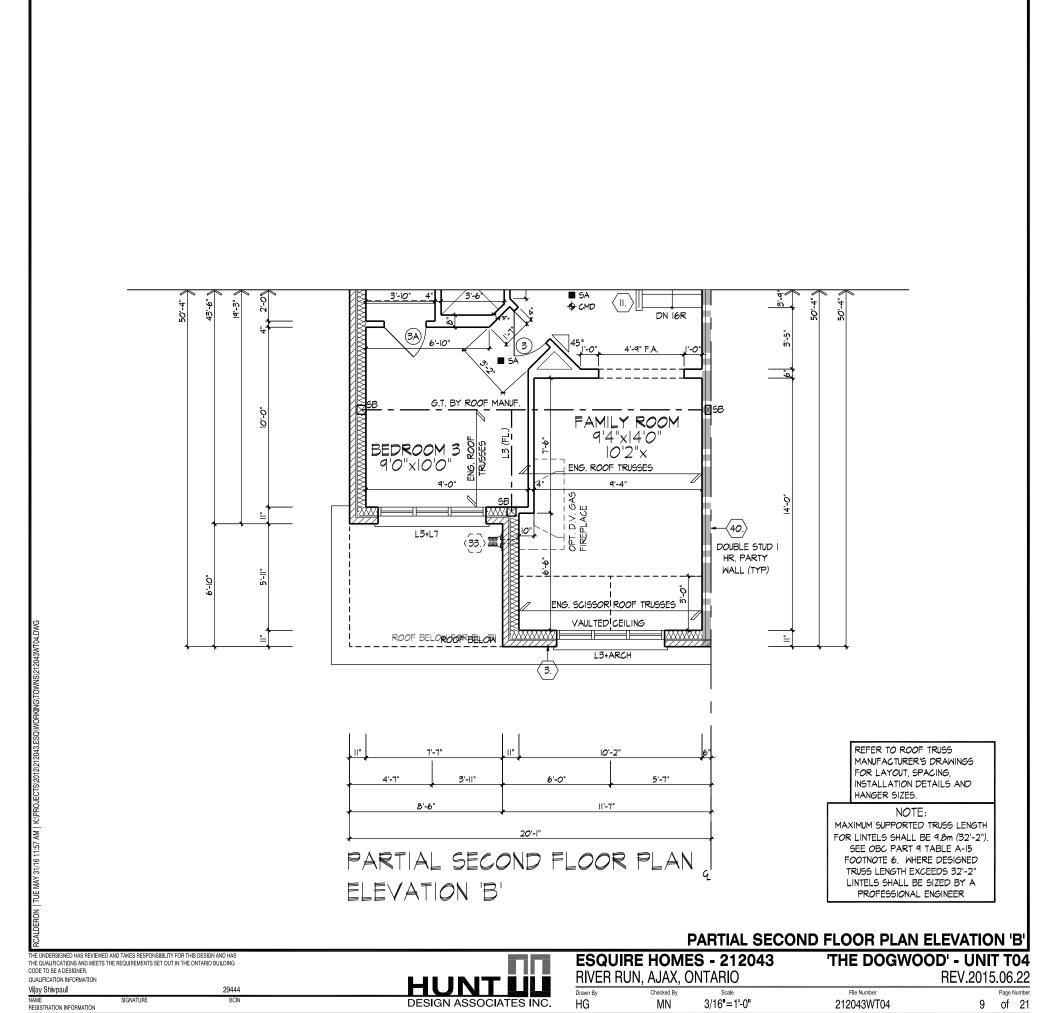
**THE DOGWOOD' - UNIT T04** REV.2015.06.22

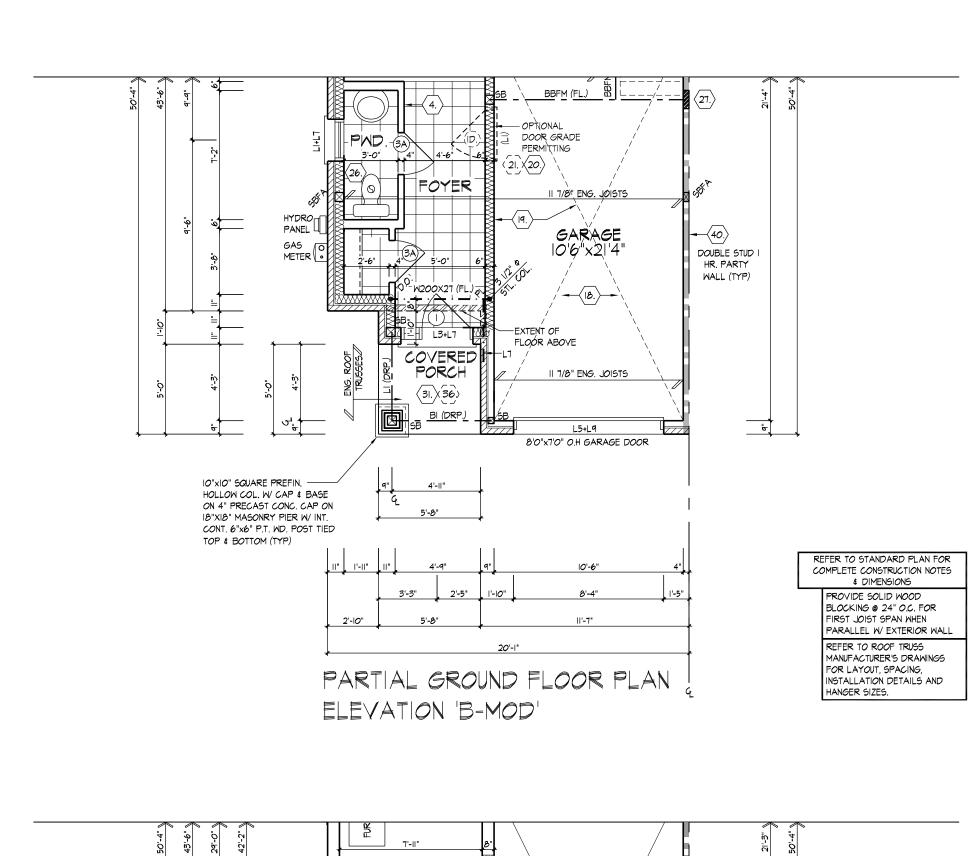
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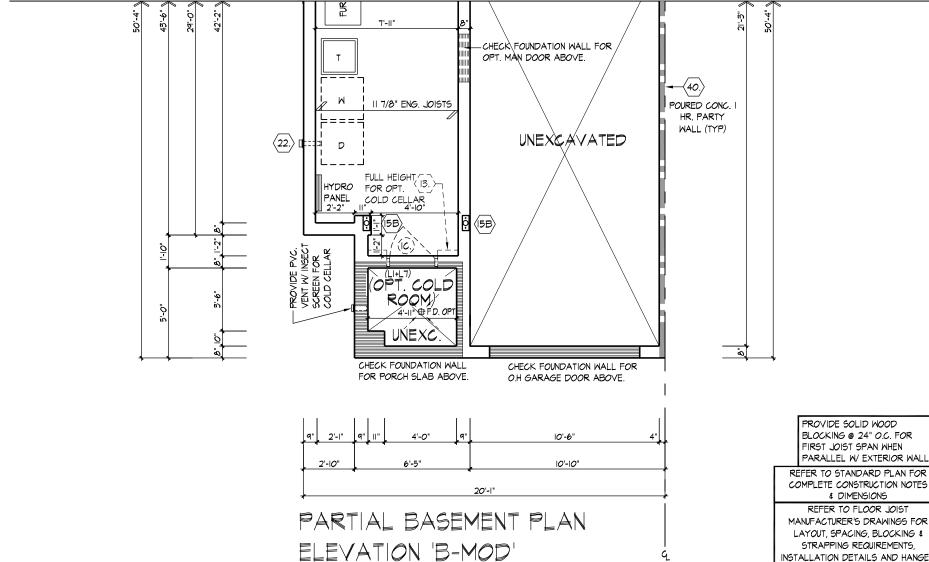
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 8966 Woodbine Avenue // Suite 200 // Markham, ON // L3R 0J7
 T 905.737.5133
 F 905.737.7326









PARTIAL PLANS ELEVATION 'B-MOD'

File Number

THE CONDITION MEDIS THE RECORDEMENTS SET OUT IN THE ONTARIO BOILDING
CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

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DESIGN ASSOCIATES INC.

RIVER RUN, AJAX, ONTARIO

**THE DOGWOOD' - UNIT T04** REV.2015.06.22

INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

- HG MN 3/16"=1'-0" 212043WT04 10 of 21 8966 Woodbine Avenue // Suite 200 // Markham, ON // L3R 0J7 T 905.737.5133 F 905.737.7326

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PARTIAL SECOND FLOOR PLAN ELEVATION 'B-MOD'

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 INFORMATION

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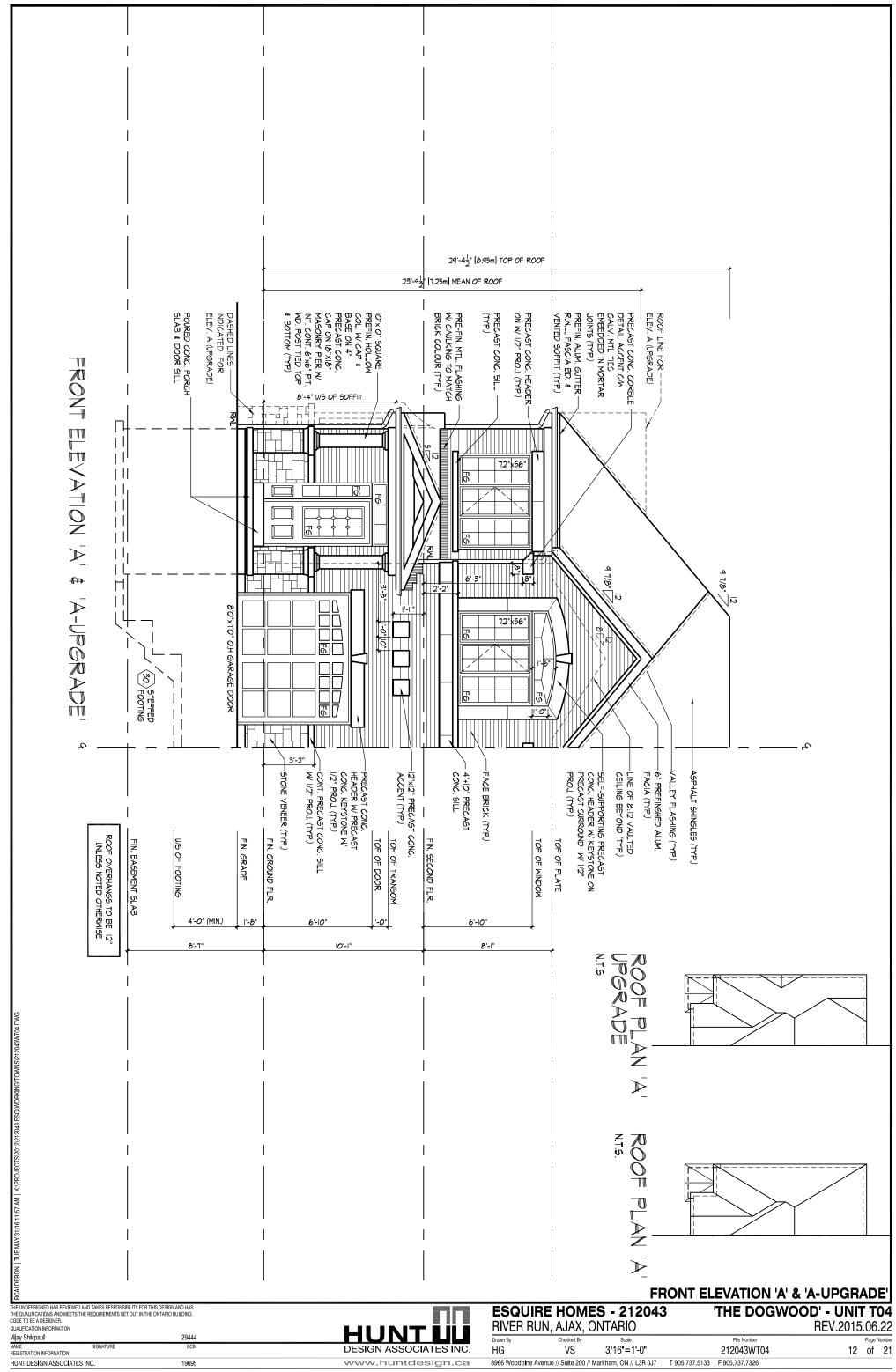
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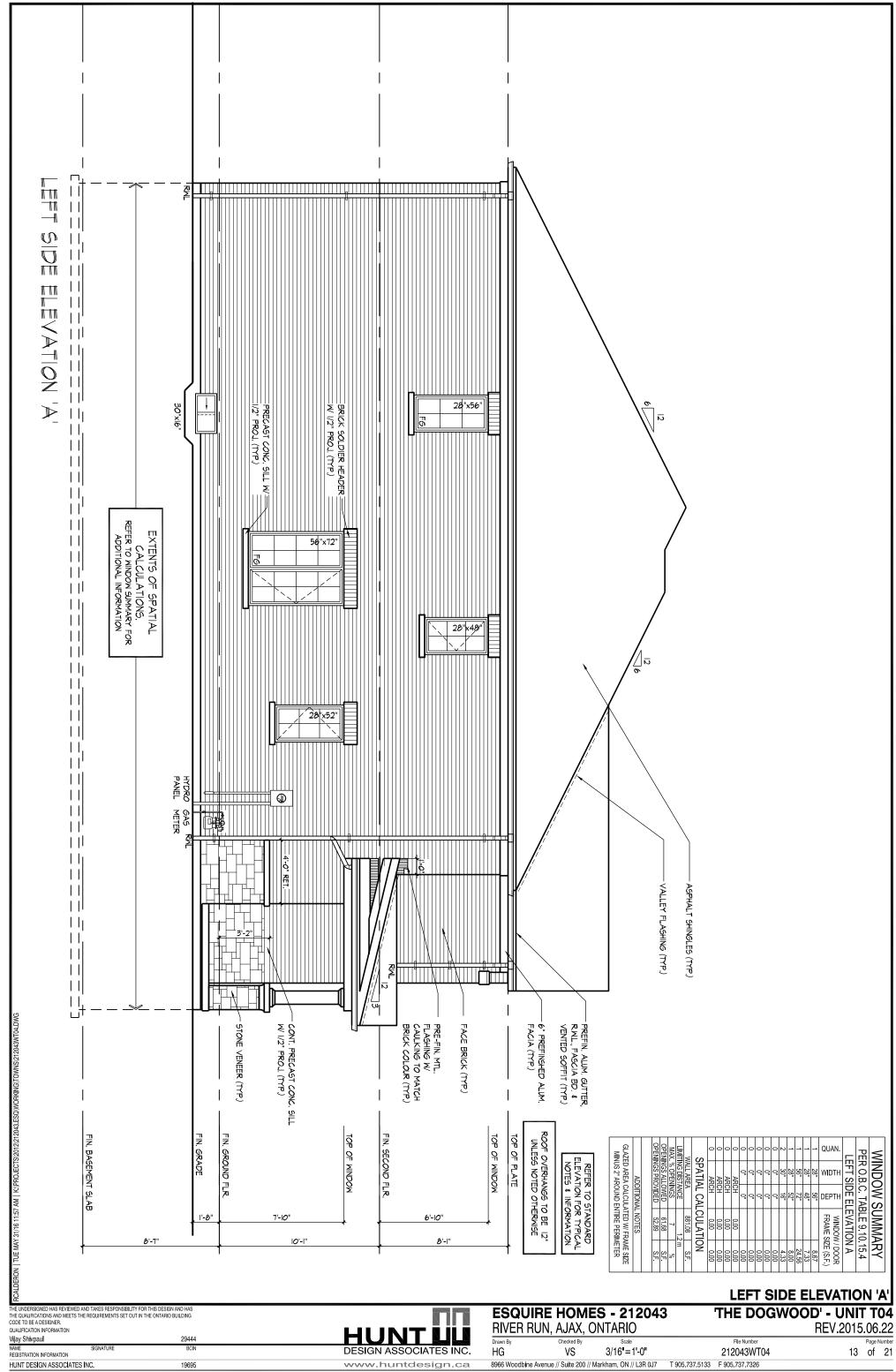
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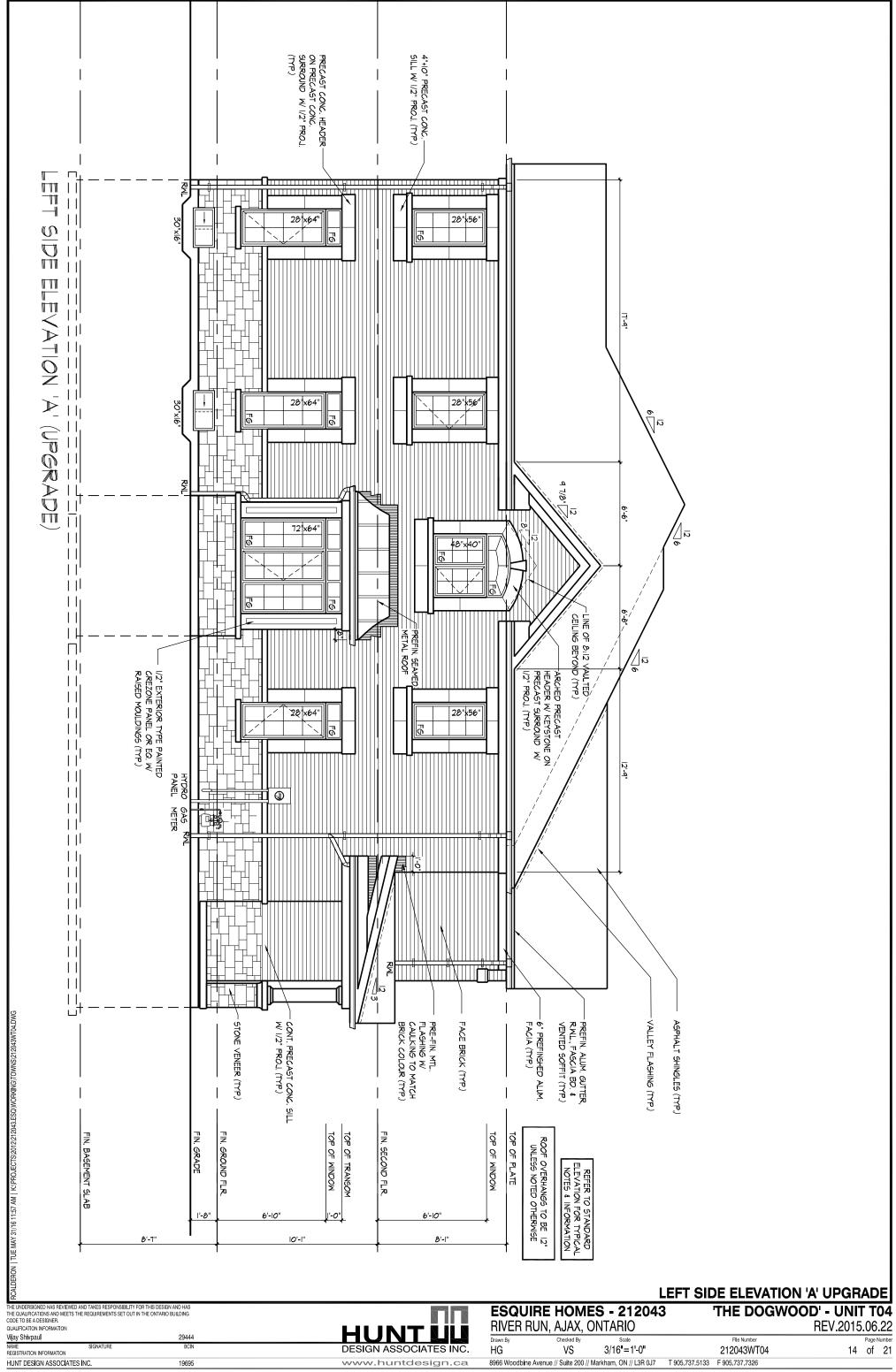
 ESQUIRE HOMES - 212043
 'THE DOGWOOD' - UNIT T04

 RIVER RUN, AJAX, ONTARIO
 REV.2015.06.22

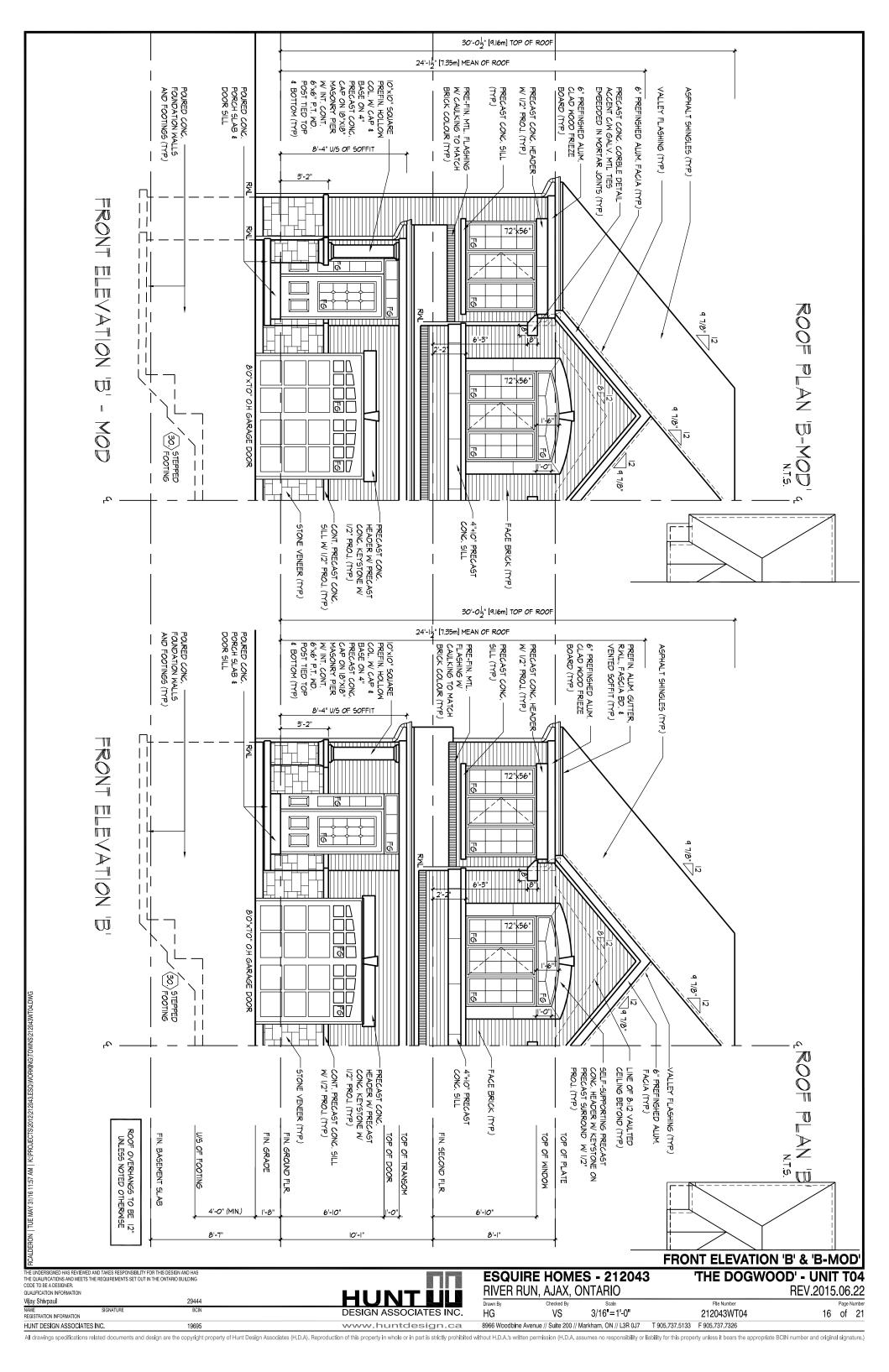
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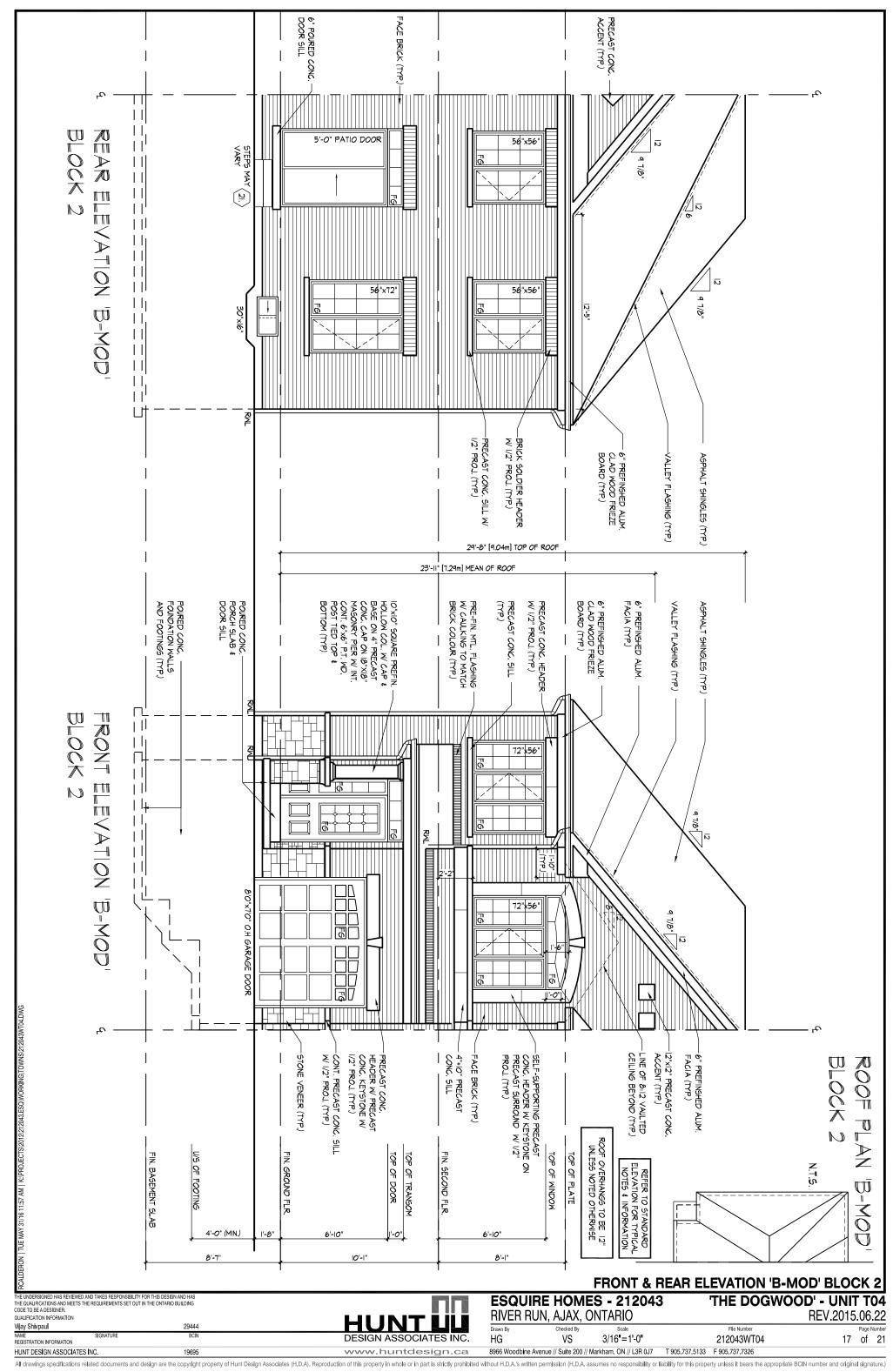


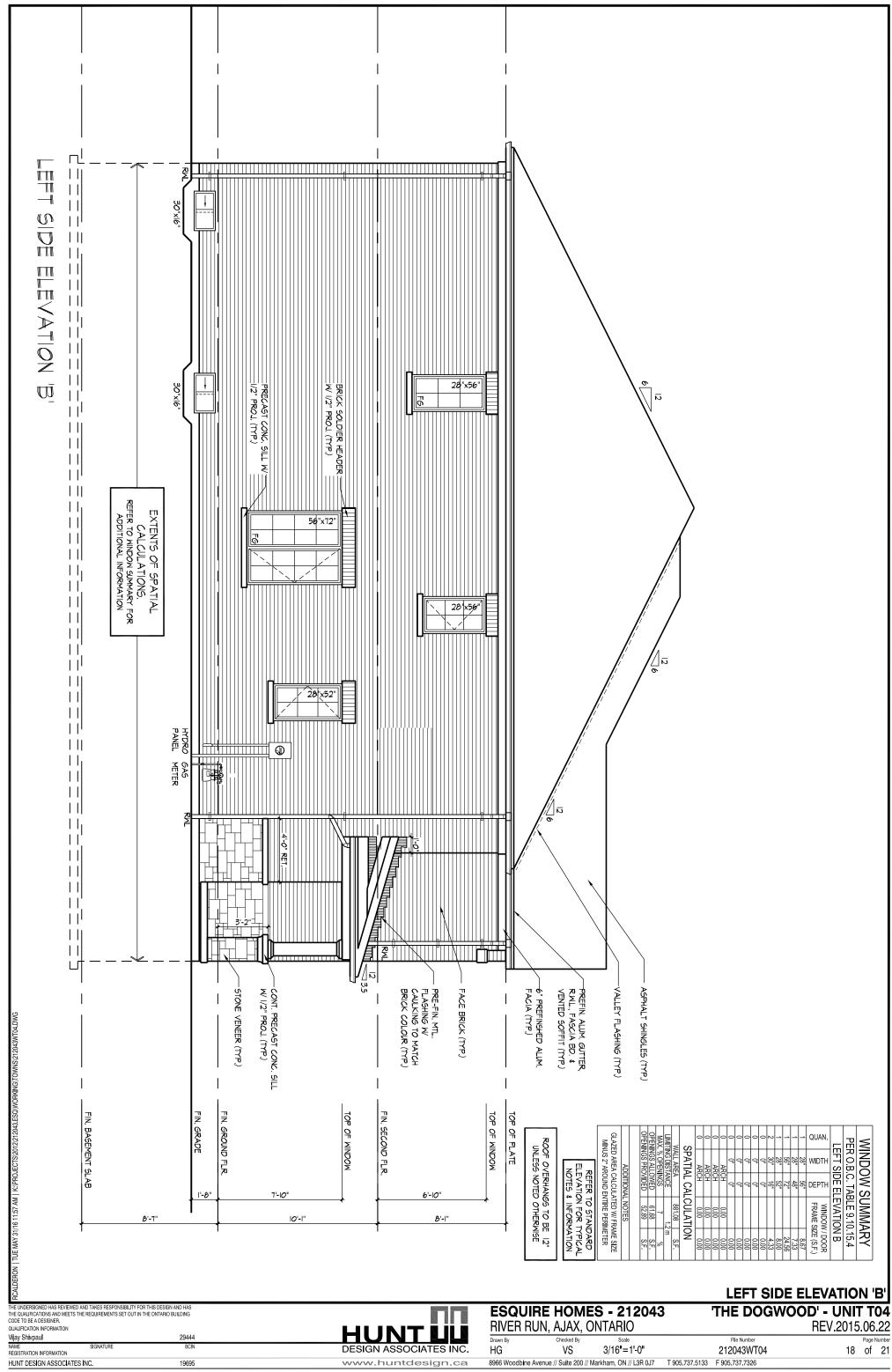


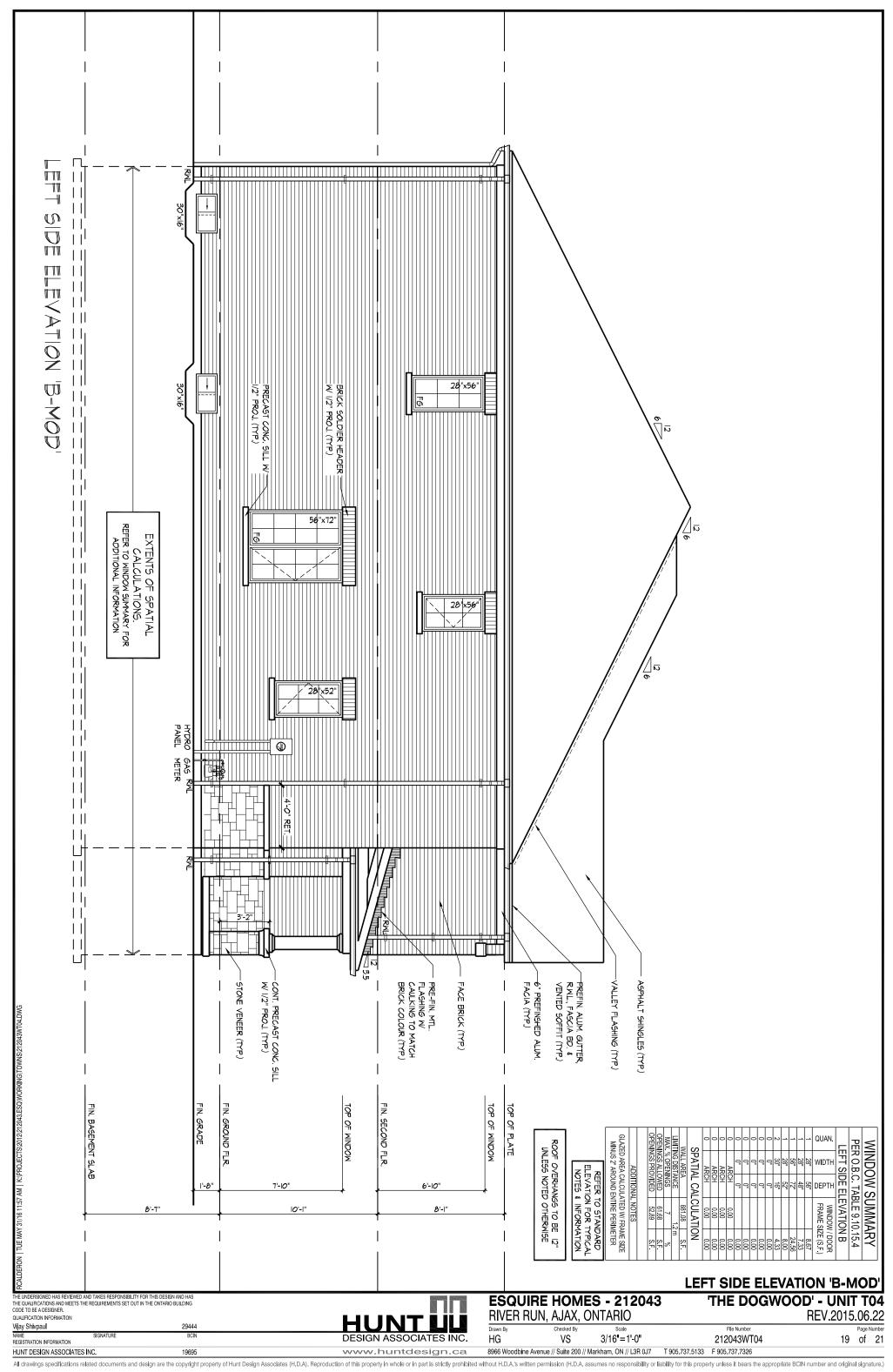


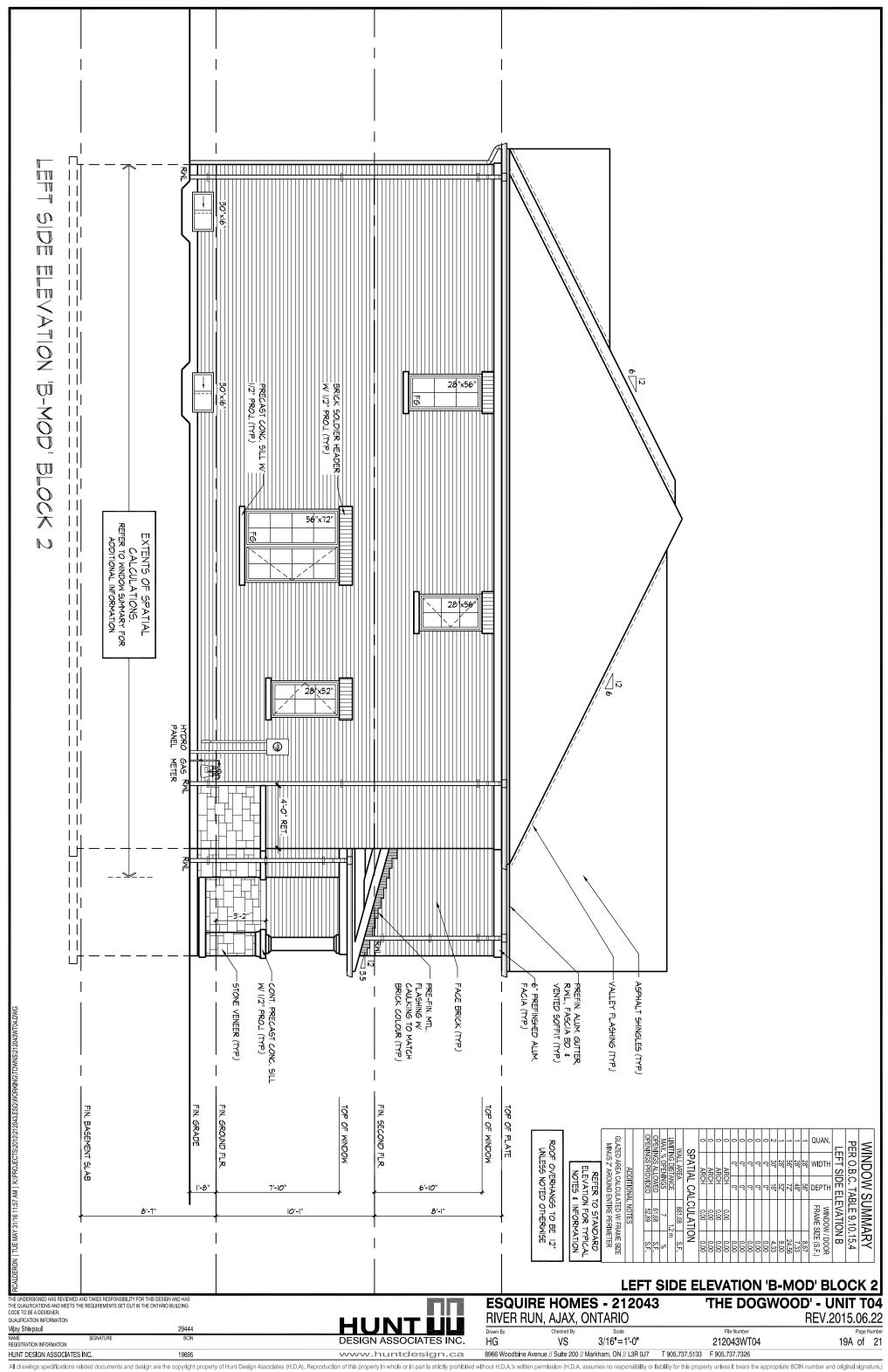


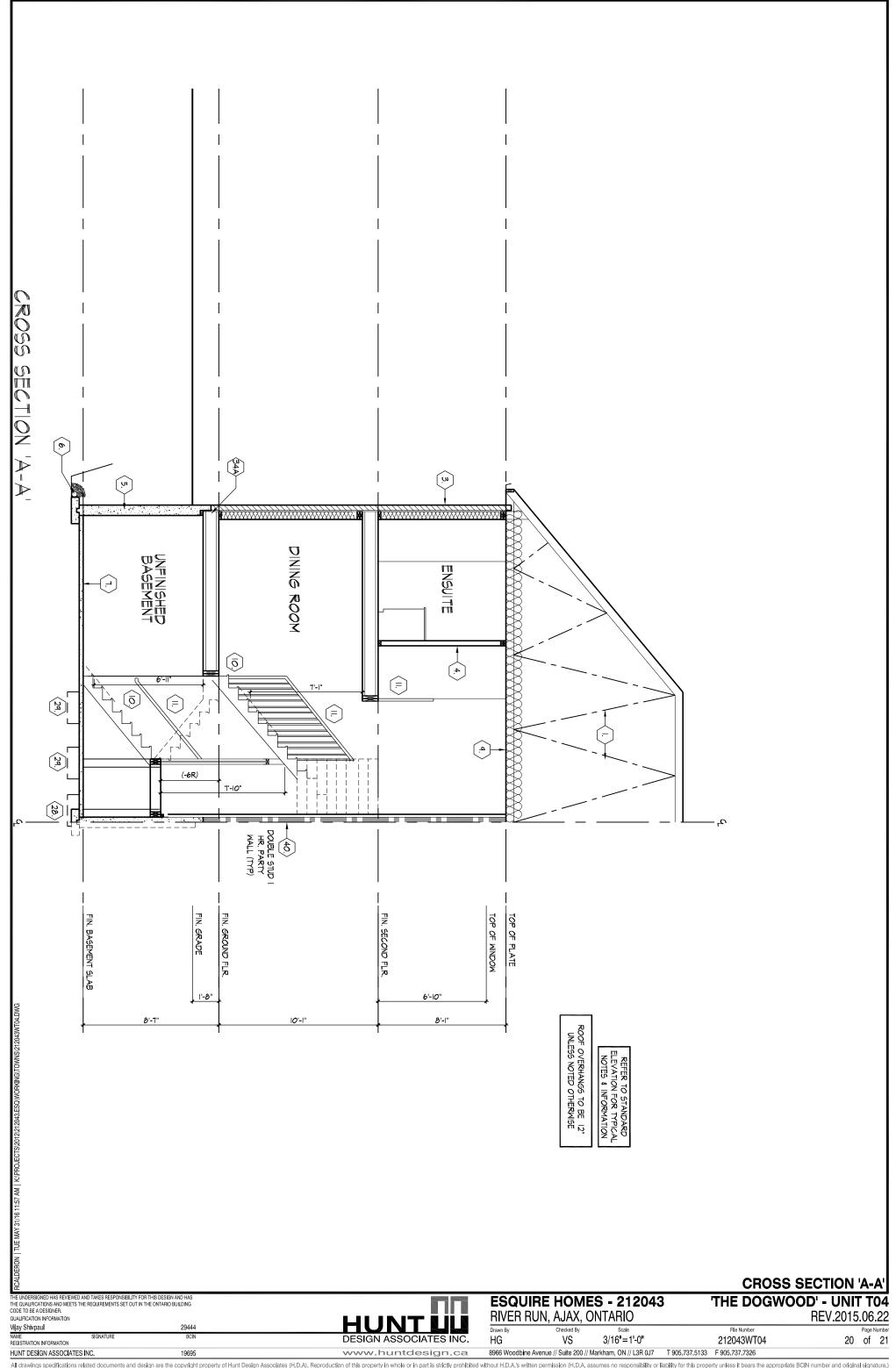












1 ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.) ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.)

No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 38 (9.5) PLYWOOD SHEATHING WITH
"H" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES
PROTECTION TO EXTEND 2-11" (880) FROM EDGE OF ROOF AND MIN. 12" (305)
BEYONDI NINER FAGE OF EXTENGEN WALL, 24" (38-89) FIRIUSS BRACING @ 6-0"
(1830) O.C. AT BOTTOM CHORD. PREFIN, ALUM, EAVESTROUGH, FASCIA, RWL &
VENTED SOFFITI, ATTIC VENTILATION 1:300 OF INSULATED CELLING AREA MILL
50% AT EAVES, EAVESTROUGH TO BE 4" MIN, WITH RWL. CONNECTED TO STORM
SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL
REQUIREMENTS. TOWNHOUSES TO HAVE 5" (127) MIN, EAVESTROUGH WITH
ELEC, TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.

LOF AND WATER, SHIELD.

1A DOCUME OF AND WATER SHIELD

PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND W SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE I MUST BE A MINIMUM 312' (20) AND END LAPS A MINIMUM 6' (152). AND TO EXTEND UP DORMER WALLS A MINIMUM 12' (305).

1B) PROFILED ROOF TRUSSES ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

SIDING WALL CONSTRUCTION (2"x6")

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON 2"x6" (38x 140) STUDS @ 18" (406) O.C., INSULATION, APPROVED 6 MIL POLYETHYLE ARIVAPOUR BARRIER, ON 1/2" (1/2.7) GYPSUM WALLBOARD INT. FIN. GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1,1)) (REFER TO 35 NOTE AS REQ.) 2B SIDING WALL @ GARAGE CONSTRUCTION (2"x4")

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETIMEEN THE FRAMING MEMBERS ON A PPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO 0.B.C (9.23.10.1) & SECTION 1.1.1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REQ.)

BHILD VENEER WALL CONSTRUCTION (2'x6')

3 1/2' (90) BRICK VENEER 1' (25) AIR SPACE, 7/8'x7''>0.03'' (22/180-0.76) GALV. METAL
TIES 6' 16' (400) O.C. HORIZ, 24'' (600) O.C. VERT. TIES 10 BE IN CONTACT WITH
WOOD STUDS ONLY (9, 29.3.5, 1 APPROVED SHEATHING PAPER, 3/8' (9.5) EXTERIOR
TYPE SHEATHING, 2'x6' (38/140) STUDS @ 16' (406) O.C., INSULATION AND 6 mil
POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2'
(127) GYPSUM WALLBOARD INTERIOR RINSH. PROVIDE WEED HOLES @ 32' (800)
O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN.
6' (150) BEHIND BUILDING PAPER (9,20.13.6), (REFER TO 3S NOTE AS REQUIRED)

BRICK VENEER WALL @ GARAGE CONSTILLORD OF THE PROVIDE WEED AS TO HOUSE WALLS/MIN. BEARING 3 1/.

WOOD STRAPPING AT STEEL BEAMS. (9.23,4.3(3), 9.23,9.3)
1'%3'' (19.64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

GARAGE SLAB (9.16, 9.35.)
4" (100) 32MPa (4640ps) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OF 100 COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FLUE FLOW FROM THE PROVIDE WEED AS TO HOUSE WALLS/CEILING. (9.10,9.16.) BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")

31/2' (90) BRICK VENEER 1' (25) AIR SPACE, 7/8°X7°X0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.20.9.5.) APPROVED SHEATHING PAPER, 36" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.) & SECTION 1.1., 1/2" (1.27) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (900) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQ.)

4 INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10) BEARING PARTITIONS SHALL BE A MINIMUM 254" (38x8) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 25x4" (38x8) @ 24" (610) O.C. FROUDE 25x4" (38x8) BOTTOM PLATE AND 225x4" (238x8) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 25x6" (38x140) STUDS WHERE NOTED, PROVIDE 25x4" (38x8) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 25x4 (38x8) WOOD BLOCKING ON FLAT @ 3-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

(4A) EXT. LOFT WALL CONSTRUCTION - NO CLADDING (2\*x6\*) 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2\*x6" (38x140) STUDS @ 16" (406) 0. INSULATION AND 6 mil POLYETHYLEN VAPOUR BARRIER WITH APPROVEL CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

FOUNDATION WALL/FOOTINGS

FOUNDATION WALL/FOOTINGS

ISMPa (2200 PSI) POURED CONC. FOUNDATION WALL ON CONTINUOUS KEYED CONCRETE FOOTING. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP OT 2° BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16°-1" (4900) SHALL BE SYZED IN ACCORDANCE WITH 9.15.3 4 (1), (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75/8P AOR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF SIGNER, BES DIE FRANKE TO BE FRANKE DOES NOT METET MINIMUM CAPACITY. FIGNERFERD 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.

FOUNDATION WALLS SHALL NOT EXCEED 9-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.(1.)]

|          | UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.) |                |            |     |               |       |           |    |  |  |
|----------|--|----------------|------------|-----|---------------|-------|-----------|----|--|--|
| 長        | MAX. HEIGHT FROM FIN. SLAB TO GRADE                      |                |            |     |               |       |           |    |  |  |
| STRENGTH | THICKNESS  | UNSUPPORTED    |            | SI  | JPPORTED AT   | TOP   |           |    |  |  |
| S        | 崖  | AT TOP         | ≤2.5n      |     | >2.5m & ≤2.75 |       | m & ≤3.0m |    |  |  |
| MPa      | 8  | 3'-11" (1.20m) | 7'-0" (2.1 | 5m) | 7'-0" (2.15m) | 6'-10 | (2.10m)   | ١. |  |  |
| 2 MF     | 10"  | 4-7 (1.40m)    | 7-6" (2.3  | 0m) | 8-6 (2.60m    |       | (2.50m)   | ľ  |  |  |
| 1 40     | 12"  | 4-11" (1.50m)  | 7'-6" (2.3 | 0m) | 8-6 (2.60m    |       | (2.85m)   |    |  |  |
| MPa      | 8"   | 3'-11" (1.20m) | 7-6" (2.3  | 0m) | 7-6 (2.30m    |       | (2.20m)   |    |  |  |
| ΙŽ       | 10"  | 4-7 (1.40m)    | 7'-6" (2.3 | 0m) | 8-6 (2.60m    | 9'-3  | (2.85m)   | L. |  |  |
| 8        | 12"  | 4-11" (1.50m)  | 7-6" (2.3  | 0m) | 8-6 (2.60m    | 9'-3  | (2.85m)   | ľ  |  |  |
|          | MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS (9.15.3.) |                |            |     |               |       |           |    |  |  |
| NII D    | NUMBER ELANDS SUPPORTING SUPPORTING SUPPORTING           |                |            |     |               |       |           |    |  |  |

SUPPORTING SUPPORTING SUPPORTING INTERIOR EXTERIOR MASONRY PARTYWAY

16' WIDE x 6' THICK 16' WIDE x 6' THICK 16' WIDE x 6' THICK 24' WIDE x 8' THICK 25' WIDE x 8' WID SUPPORTED SUPPORTING

5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 12." 90 THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH COPROSION RESISTANT METAL TIES @ 7 7/8" (200) VERTICAL AND 2-11" (889) HORIZONTAL, FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.154.7/2)(8) 8-20.9 4(5)

(5B) FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO
PERMIT THE INSTALLATION OF FLOOP JOISTS, THE REDUCED SECTION SHALL BE
NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))

6 WEEPING TILE (9.14.3.) 4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER (34A)

7 BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.) 3 (90) MIN, 25MPa (3800)si) CONC. SIAB ON 4"(100) COARSE GRANULAR FILL OR 20MPa (2800)si) CONC. WITH DAMPPROOFING BELOW SIAB, PROWDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SIAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOI SIAB ON GRADE CONDITIONS RIGID INSULTATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SIAB, ((SB-12) 2.1.1.6.(5) & (6))

8 EXPOSED FLOOR TO EXTERIOR
PROVIDE SERVICE STATEMENT PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.

9 EXPOSED CEILING TO EXTERIOR W/ ATTIC INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

9A) EXPOSED CEILING TO EXTERIOR W/O ATTIC PROVIDE SPRAY FOAM INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8\* (15.9) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1)

\$\leq \( \frac{10}{2} \) \text{ALL STAIRS/EXTERIOR STAIRS} (9.8.1.2., 9.8.2., 9.8.4.) MAX, RISE MIN, RISE MAX, RUN MIN, RUN MAX, TREA NO LIMIT 11' (280) 7" (180) 5" (125 NO LIMIT 2'-10" (860) MIN RUN 5 7/8" (150) MAX NOSING 1 (25) 2'-11' (900) MIN. AVG. RUN 7 7/8" (200) PUBLIC

"HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSIN TO LOWEST POINT ABOVE AND NOT LESS THAN 6:5" (1956) FOR SINGLE DWELLING UNIT & 6:3 34" (2050) FOR EVERYTHING ELSE. (9.8.2.2.) REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(3.)
FOR AN EXTERIOR STAIR SERVING A GARAGE W MORE THAN 3 RISERS. GUARDS, HANDRALLS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

**GUARDS/RAILINGS** (9.8.7., 9.8.8.)

GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO 0.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PET TABLE 9.8.8.2. GUARD HEIGHTS - O.B.C. 9.8.8.

GUAND HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2-11" (900) MIN.
EXTERIOR GUARDS: 2-11" (900) MIN.
EXTERIOR GUARDS: 2-11" (900) MIN. (LESS THAN 5-11' (1800) TO GRADE)
3-5" (1070) MIN. (MORE THAN 5-11' (1800) TO GRADE)
GUARDS FOR EXIT STARS: 3-0" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STARS: 3-6" (1070) MIN.
GUARDS FOR LOORS & RAMPS IN GARAGES (SERVICE STARS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/6" (600) OR MORE ABOVE
ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD
MIN. 3-6" (1070) HIGH.

MIN. 3-6 (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN
ELEVATION MORE THAN 23 5/8\* (600) OR ADJACENT SURFACE WITHIN 3'-11\*
(1200) & WALKING SURFACE W. A SLOPE MORE THAN 1 IN 12 SHALL BE
PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.
HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3)
MIN. HEIGHT AT STAIRS OR RAMP: 2'-2' (965)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2' (965)
MAX. HEIGHT AT LANDING: 3'-6' (1070)
STAIRS OR RAMP MIN. 7-3' (2200) WIDE: 2-9' (865) MIN. HEIGHT

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2"x4" (38x89) SILL PLATE WITH 1/2" (12.7)Ø ANCHOR BOLTS 8" (200) LONG EMBEDDED MIN. 4" (100) INTO CONG. @ 7-10" (2388) O.C., CAULKING OF GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL, USE NON-SI GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.) BASEMENT INSULATION ([SB-12] 2.1.1.6.)

PROVIDE BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER, INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR, DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1.)
2"x4" (38x9) SIND © 16" (406) O.C., 2"x4" (38x9) SILL PLATE ON DAMPPROO
MATERIAL OR 2 DN 90 (19" 1406) O.C., 2"x4" (38x9) SILL PLATE ON DAMPPROO
MATERIAL OR 2 DN 91 POLYFTHY ENE FILM. 1"/2" (12.7.) 9 A NOHON BOLTS TO
LONG, EMBEDDED 4" (100) MIN. INTO CONC. © 7"-10" (239) O.C. 4" (100) HIG
CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD
HORLZ BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

ADJUSTABLE STEEL BASEMENT COLUMN (9.17.3.4.)

9-10" (3000) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7;2M, AND WITH 6%\$438" (1542-56) 5) STEEL PLATE TOP 8 BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, 34\*34\*16" (870x870x410) CONC, FOOTING ALL ON NATURAL UNDISTURBED SOLID F 75RFa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kP AS PER SOLIS REPORT.

NON-ADJUSTABLE STEEL BASEMENT COLUMN

3 1/07/00/07 v 0 4000/4 70 NON-AD 1/07-2 3 1/2" (90)Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6'x6'x3/8" (152x152:9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION. 42"x42"x18" (1070x1070x460) CONC, FOOTING ALL ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

(15B) NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3 1/2\* (90)Ø x 0.188\* (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6\*\6^2x3\8^3\*
(152x152x9.5) STEEL TOP PLATE & 6\*x4\*x3\8^3\* (152x160x9.5) BOTTOM PLATE. BASE
PLATE 4-1/2\*x16x1x12\* (120x250x12.7) WITH 2-1/2\*\9 12\* (10X x 2 + 10X)K
ANCHORS (2-12.7Øx305x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

16) STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.) BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90).

4" (100) 32MPa (4640ps) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRÂNULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

1/2 (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. 20) GARAGE DOOR TO HOUSE (9.10.9.16., 9.10.13.10., 9.10.13.15.)

GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING. EXTERIOR AND GARAGE STEPS

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER.

MAX RISE 7-7/8" (200), MIN, TREAD 9-1/4" (235), FOR THE REQUIRED NUMBER OF
STEPS REFER TO SITING AND GRADING DRAWINGS, EXTERIOR CONCRETE
STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH
FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANTILEVERED
AS PER SUBSECTION 9.8.10.

DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32

23 ATTIC ACCESS (9.19.2.1.) ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING, HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) ([SB-12] 2.1.1.7.(1))

FIREPLACE CHIMNEYS (9.21.) TOP OF FIREPLACE CHIMNEY SHALL BE 2-11\* (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2-0\* (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10-0\* (3048) FROM THE CHIMNEY.

25 LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14' (356) DEEP.

(9.32.1.3.)

MECHANICAL VENTILATION

MECHANICAL EVILLED FACE (9.32.1.3.) MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.

PARTY WALL BEARING (9.23.8) 12"x12"x5(8")(280x280x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (280x280x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89)) ON CONC. BLOCK PARTY WALL, ANCHORD WITH 2-3"y" (2-19) x 8" (200) LONG GAL ANCHORS WITH) SOLID BLOCK COURSE. LEVEL WI NON-SHINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR W.D. STUD PARTY WALL.

WOOD FRAMING IN CONTACT TO CONCRETE WOOD BEARING WALLS AND BUILT-UP WOOD POSTS/BEAMS ADJACENT TO FOUNDATION WALLS SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil POLY, THE UNDERSIBLE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY, STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17-4.3.)

BUILT-UP WOOD POST AND FOOTING
3-2%\*0" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE N
ON METAL BASE SHOE ANCHORED TO CONC, WITH 1/2" (12.7) Ø
24'x24'x12" (610x610x305) CONC, FOOTING, (9,17.4.1., 9,15.3.7.)

30 STEP FOOTINGS (9.15.3.9.)
MIN. HORIZ, STEP = 23 5/8 (600), MAX, VERT, STEP = 23 5/8 (600)

(9.16.4.) MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2 9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640ps)) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

FURNACE VENTING (9.32.)
DIRECT VENT FURNACE TERMINAL MIN. 3-0" (915) FROM A GAS
REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE. FROM ALL OPENINGS
EXHAUST AND INTRACE VENTS. HPV INTRACE TO BE A MIN. OF 6-0" (1830
FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

FIREPLACE VENTING (9.32.3.)

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE, REFER TO GAS UTILIZATION CODE.

FLOOR FRAMING (9.23.3.5, 9.23.9.4, 9.23.14)

T&G SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION SEE O.B.C, 9.30.6, ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 252':
(38:38) CROSS BRACING OR SOLID BLOCKING @ 6-11" (2108) O.C. MAX. ALL JOIST OBE STRAPPED WITH 1%2" (1964) @ 6-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

HEADER CONSTRUCTION

PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6 (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL EXTEND HEADER WRAP 6\* (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT, ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

35 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m) WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANJULC-\$702 HAVING A MASS OF NOT LESS THAN 1.22 kg/m² OF WALL SURFACE AND 1/2 (12,7) TYPE X/9SUM WALLBLOARD INTERIOR FINISH. EXTENDED CLADDING MUST BE NON-COMBUSTBLE. WALL ASSEMBLY RECURRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS.

COLD CELLAR PORCH SLAB (9.39.)

FOR MAX. 8-2 (2500) PORCH DEPTH. 5 (127) 32 MPa (4640psi) CONC. SLAB W/ 5-88 ARI ENTRAINMENT. REINF. WITH 10M BARS @ 77.8 (200) O.C. EACH DIRECTION. WI 114 (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24-24 (610-661) 0M DOWELS @ 35.86 (60) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOD.

RANGE HOODS AND RANGE-TOP FANS  $\langle$ 37angle

COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.32.3.9, & 9.32.3.10. CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.) CONVENTIONAL ROOF FRANING
2546" (384140) RAFTERS @ 16" (406) O.C., 258" (38x184) RIDGE BOARD.
2544" (38x89) COLLAR TIES AT MID-SPAN. CEILING, JOISTS TO BE 254" (38x89)
0 16" (406) O.C. FOR MAX. 95" (2819) SPAN & 256" (38x140) @ 16" (406) O.C.
FOR MAX. SPAN 14-7" (4450), RAFTERS FOR BUILT UP ROOF OVER
PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE
254" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFED.

TWO STOREY VOLUME SPACES (9.23.10.1., 9.23.11., 9.23.16.)

WALL ASSEMBLY WIND LOADS <= 0.5 kPA (q50) > 0.5 kPa (q50 SPACING MAX HEIGHT SPACING MAX HEIGH 2-2 x6" 12" (305) O.C. 18'-4" (5588) 8' (200) O.C. 18'-4' (5588 (2-38x140) SPR.#2 16" (406) O.C. 18'-4" (5588) 12" (305) O.C. 18'-4" (5588 SIDING 2-2'x6" ENGINEER 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400 STUDS 16" (406) O.C. 21'-0" (6400) 16" (406) O.C. 21'-0' (6400) STUDS ARE TO BE CONTINUOUS, C.W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4-0" (1220) O.C. VERTICALLY.

-FOR HORIZ, DISTANCES LESS THAN 9°6" (2896) PROVIDE 2'x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 22"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MINL OF 3-2"x6" (3-38x140) CONT. HEADER AT GROUND FLOC CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS. - SUBJECT TO BE APPROVED BY PROJECT ENGINEER OR ENGINEERED LUMBER MANUFACTURER.

40) 1 HR. PARTY WALL (CONC. BLOCK) ([SB-3] WALL TYPE 'B66' & 'B1b' 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"X2" (38×38) VERTICAL W STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL SSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUN JOINTS, EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"X2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING

40 1 HR. PARTY WALL (DOUBLE STUD) ([SB-3] WALL TYPE W13c) 5/8° (15.9) TYPE X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2\*x4 38x89) STUDS @ 16° (406) O.C., MIN. 1" (25) APART ON SEPARATE 2\*x4" (38x89) SILL PLATES, FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL NAND CAND, ALL CYPSUM, COMPAN AND SAND ALL GYPSUM JOINTS

2 HR. FIREWALL ([SB-3] WALL TYPE 'B6e' & 'B2g')

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 252" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK, (REFER TO DETAILS)

STUCCO WALL CONSTRUCTION (2"x6") STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2\* (38) MIN. EXTERIOR RIGID INSULATION BOARD ON APPOVED DRAINAGE MAT ON 1/2\* (12.7) DENSGLASS GOLD GYPSUM BOARD ON 2\*:8\* (38)\*140) SPRUCE STUDS @ 16\* (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLER VAPOUR BARRIER. 1/2\* (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (REFER TO 35 NOTE AS REQUIRED) STUCCO WALL @ GARAGE CONST. (2"x4")

STUCCO FNISH CONFORMING TO 0.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2\* (38) MIN. EXTERIOR RIGID INSUL. BOARD ON APPROVED DRAINAGE MAT ON 1/2\* (12.7) DENSGLASS GO GYPSUM BRD, ON STUDS CONFORMING TO 0.B.C. (9.23.10.1). 8 SECTION .1 1/2\* (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ. 1 UNSUPPORTED FOUNDATION WALLS (9.15.4.2.)

REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-20M BARS IN TOP PORTION OF WALL (UP TO 8-0" OPENING)
3-20M BARS IN TOP PORTION OF WALL (8-0" TO 10-0" OPENIN
4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENIN
4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENIN
6-20M BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS

2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24 (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING PROPERTY AND WING CAND. COLOR. COLOR FOR THE WINDOW OPENING THE PROPERTY AND WING CAND. - BARS TO HAVE MIN. 2" (50) CONC. COVER - BARS TO EXTEND 2-0" (610) BEYOND BOTH SIDES OF OPENING

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(3)) (REFER TO DETAILS)

WINDOW WELLS

WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8' (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRANIED TO THE FOOTING LEVEL OR OTHER SUTTABLE LOCATION WITH A 4" (100) WEEPING THE COW A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.(5), 9.14.6.3.)

 $\underline{\textbf{SLOPED CEILING CONSTRUCTION}} \quad ([\text{SB-12}] \ 2.1.1.7., 9.23.4.2.)$ 2x12 (3s.286) ROOF JOISTS @ 16" (406) O.C. MAX, (UNLESS OTHERWISE NOTED) W 2x2" (3s.38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO RC JOIST (PURLINS NOT REC, W. SPPAY FOAM), W INSULATION BETWEEN JC 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD FRISH OR APPOVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNES URFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).

FLAT ROOF/BALCONY CONSTRUCTION

FLAT ROD-/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR
GRADE PLYWOOD SHEATHING ON 2'x2" (38x38) PURILINS ANGLED TOWARDS
SCUPPER (@ 2% MINIMUM LAID PERPENDICULAR TO 2'x8" (38x184) FLOOR
SOLISTS (6) 16" (406) C.C. (UNLESS OTHERWISK NOTED). BUILT UP CURB TO BI
4" (100) MIN. ABOVE FINISHED BALCONY FLOOR, CONTINUIOUS 'U TRIM DRIP
EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPED RORAN TO
ELOCATED 24" (6) 10) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR
PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.
BALCONY CONDITION

BALCONY OVER HEATED SPACE CONDITION

PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9A FOR INSULATION

BARREL VAULT CONSTRUCTION

CANTILEVERED 2"24" (38:29) SPACERS LAID FLAT ON 2"x10" (38:235) SPR.:
ROOF, JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILET
BARREL, SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD.

**SECTION 1.1. WALL STUDS** 

PEFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION. - IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

| SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.) |                                  |                                   |                                   |                                   |  |  |  |
|---|----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|--|--|
| MIN.  |                                  |                                   | ADS (EXTERIOR)                    |                                   |  |  |  |
| STUD<br>SIZE.   | ROOF w/ OR<br>w/o ATTIC          | ROOF w/ OR w/o<br>ATTIC & 1 FLOOR | ROOF w/ OR w/o<br>ATTIC & 2 FLOOR | ROOF w/ OR w/o<br>ATTIC & 3 FLOOR |  |  |  |
| in (mm)   | MAX. STUD SPACING, in (mm) O.C.  |                                   |                                   |                                   |  |  |  |
| ar (irining   | MAX. UNSUPPORTED HGT., ft-in (m) |                                   |                                   |                                   |  |  |  |
| 2'x4"   | 24" (610)                        | 16' (405)                         | 12" (305)                         | N/A                               |  |  |  |
| (38x89)   | 9-10 (3.0)                       | 9'-10" (3.0)                      | 9'-10" (3.0)                      | N/A                               |  |  |  |
| 2'x6"   | -                                | 24" (610)                         | 16" (406)                         | 12" (305)                         |  |  |  |
| (38x140)  | 0                                | 9-10" (3.0)                       | 11'-10" (3.6)                     | 5-11 (1.8)                        |  |  |  |

## **SECTION 2.0. GENERAL NOTES**

2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDE DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM ITO HAVE AT LEAST ONE OUTSIDE WINDOW WIMIN. 0.55m2 UNDSTRUCTED OPEN PORTION WIN OD DIMENSION LESS THAN 13" (389), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10. 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4' (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1-7' (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.8.8.1.) INISIALE FLOOR OF THE AUDICADIN GRADEL'S GRADELER HAVIS-11 (1806), (180-5),

4) RFFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS

THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

| ROOM OR SPACE                           | MINIMUM HEIGHTS  |
|---|--|
| LIVING ROOM, DINING<br>ROOM AND KITCHEN | 7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A<br>CLEAR HEIGHT OF 6'-11' AT ANY POINT  |
| BEDROOM                                 | 7-7" OVER 50% OF REQUIRED FLOOR AREA OR 6-11"<br>OVER ALL OF THE REQUIRED FLOOR AREA.  |
| BASEMENT                                | 6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA<br>EXCEPT THAT UNDER BEAMS AND DUCTS THE<br>CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5'. |
| BATHROOM, LAUNDRY<br>AREA ABOVE GRADE   | 6'-11" IN ANY AREA WHERE A PERSON WOULD<br>NORMALLY BE STANDING  |
| FINISHED ROOM NOT<br>MENTIONED ABOVE    | 6'-11"   |
| MEZZANINES                              | 6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)   |
| STODAGE GADAGE                          | 6-7' (0.5.3.3.)  |

2.3. MECHANICAL

JN MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0,7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED CONFORM TO 0.050 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS, CONFORM TO OBC 9.31,6, 3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

2.4. LUMBER

) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER. 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS 6) WOOD FRAMING NOT THEATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLE FILM, No. 50, (450s) FOLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

**2.5. STEEL** (9.23.4.3.)

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R. 2.6. FLAT ARCHES

1) FOR 8-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F 2) FOR 9-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F 3) FOR 10"-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F 2.7. ROOF OVERHANGS

) ALL ROOF OVERHANGS SHALL BE 1-0" (305). UNLESS NOTED OTHERWISE **2.8. FLASHING** (9.20.13., 9.26.4. & 9.27.3.) ) ELASHING MATERIALS & INSTALLATION SHALL CONFORM TO O B C

2.9. GRADING

1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, CONFORM TO 9.14.6. **ESQUIRE HOMES - 212043** 

RIVER RUN, AJAX, ONTARIO

**SECTION 3.0. LEGEND** 

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES AS TO A10 AND A12, A15 & A16)

| 2"x8" SPRUCE #2 |                     | 2'x10' SPRUCE #2     |                              | 2"x12" SPRUCE #2 |                     |  |  |
|-----------------|---------------------|----------------------|------------------------------|------------------|---------------------|--|--|
| 1               | 2/2"x8" (2/38x184)  | L3                   | 2/2 <b>*</b> x10" (2/38x235) | L5               | 2/2"x12" (2/38x286) |  |  |
| B1              | 3/2"x8" (3/38x184)  | В3                   | 3/2"x10" (3/38x235)          | B5               | 3/2"x12" (3/38x286) |  |  |
| B2              | 4/2"x8" (4/38x184)  | B4                   | 4/2"x10" (4/38x235)          | B6               | 4/2"x12" (4/38x286) |  |  |
| B7              | 5/2"x8" (5/38x184)  | B8                   | 5/2 <b>*</b> x10" (5/38x235) | В9               | 5/2"x12" (5/38x286) |  |  |
|                 | Е                   | NGIN                 | NGINEERED LUMBER SCHEDULE    |                  |                     |  |  |
|                 | 1 3/4" x 9 1/2" LVL | 1 3/4' x 11 7/8' LVL |                              | 1 3/4" x 14" LVL |                     |  |  |
| LVL2            | 1-1 3/4"x9 1/2"     | LVL3                 | 1-1 3/4"x11 7/8"             | LVL10            | 1-1 3/4"x14"        |  |  |
| LVL4            | 2-1 3/4"x9 1/2"     | LVL6                 | 2-1 3/4"x11 7/8"             | LVL11            | 2-1 3/4"x14"        |  |  |
| LVL5            | 3-1 3/4"x9 1/2"     | LVL7                 | 3-1 3/4"x11 7/8"             | LVL12            | 3-1 3/4"x14"        |  |  |
| LVL8            | 4-1 3/4"x9 1/2"     | LVL9                 | 4-1 3/4"x11 7/8"             | LVL13            | 4-1 3/4"x14"        |  |  |
|                 |                     |                      |                              |                  |                     |  |  |

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9. TABLE 9.20.5.2.B.) FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)

| CODE | SIZE                                     | BRICK          | STONE          |  |  |  |
|------|--|----------------|----------------|--|--|--|
| L7   | 3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)   | 8'-1" (2.47m)  | 7'-6" (2.30m)  |  |  |  |
| L8   | 4' x 3 1/2' x 1/4" (102 x 89 x 6.4)      | 8'-9" (2.66m)  | 8'-1" (2.48m)  |  |  |  |
| L9   | 4 7/8' x 3 1/2" x 5/16' (127 x 89 x 7.9) | 10-10" (3.31m) | 10'-1" (3.03m) |  |  |  |
| L10  | 4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)   | 11'-5" (3.48m) | 10'-7" (3.24m) |  |  |  |
| L11  | 5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)   | 12'-6" (3.82m) | 11'-7" (3.54m) |  |  |  |
| L12  | 7 1/8 x 4 x 3/8" (178 x 102 x 11)        | 14'-1" (4.30m) | 13'-1" (3.99m) |  |  |  |

3.3. DOOR SCHEDULE

EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR 2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7 EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR | 2"-6" x 6"-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) **EXTERIOR** 2'-8' x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7

EXTERIOR 2:8 x 6:8 x 1:3/4 (815 x 2030 x 45) 20 MIN. F.R.P. DOOR/FRAME WITH APP. SELF CLOSING DEVICE INTERIOR INTERIOR 2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35 INTERIOR 1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35 3.4. ACRONYMS

INTERIOR

2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)

4A INTERIOR 2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35) AFF ABOVE FINISHED FLOOR LVL LAMINATED VENEER LUMBER LSL LAMINATED STRAND LUMBER BEAM BY FLOOR MANUFACTURER FIXED GLASS W/ BLACK BACKING TB/A OPEN TO BELOW/ABOVE PL POINT LOAD BRM BEAM BY ROOF MANUFACTURER PLT PLATE PSL PARALLEL STRAND LUMBER CRF CONVENTIONAL ROOF FRAMING PT PRESSURE TREATED :/// COMPLETE WITH J/TJ DOUBLE JOIST/ TRIPLE JOIST PTD PAINTED DO OVER RT ROOF TRUSS RWL RAIN WATER LEADER DRP DROPPED ENCLOSED SB | SOLID BEARING WOOD POST SBFA SB FROM ABOVE SJ SINGLE JOIST FA FLAT ARCH SPR SPRUCE FLOOR DRAIN STL STEEL FG FIXED GLASS TYP TYPICAL FLUSH FLR | FLOOR U/S UNDERSIDE WD WOOD GIRDER TRUSS HB HOSE BIB WIC WALK IN CLOSET JST JOIST 3.5. SYMBOLS ALL ELECTRICAL FACILITIES SHALL BE IN

ALLED IN ACCORDANCE WITH SECTION 9.34 • DUPLEX OUTLET (12" HIGH) ◆ 

© DUPLEX OUTLET (HEIGHT AS NOTED A.F.) HEAVY DUTY OUTLET SWITCH (2/3/4 WAY) LIGHT FIXTURE (CEILING MOUNTED  $\Delta^{\circ}$ CABLE T.V. JACK TELEPHONE JACK CENTRAL VACUUM OUTLET CHANDELIER (CEILING MOUNTED SMOKE ALARM (9.10.19.)
ONE PER ELOOR, NEAR THE STAIRS

SMICHE ALARM (9.10.19.)

PROVIDE ONE PER RICOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOM: AND CONNECTING HALLWAYS AND WIFED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ON SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP, ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN, ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE "NATIONAL FIRE ALARW AND SIGNALING CODE 72."

→ CMD CARBON MONOXIDE ALARM (9.33.4.)

\*\* CHECK LOCAL BY-LAWS FOR REQUIREMENTS \*\* A CARBON MONOXIDE ALARM(S)
CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH
DWELLING UNIT ADJACENT TO EACH SLEEPING AREA CARBON MONOXIDE ALARM(S)
SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED  $\boxtimes$  SB **SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)** THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH

OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, (9.17.4., 9.23.10.7.) TWO STOREY VOLUME SPACE, SEE CONSTRUCTION NOTE 39 VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD

WWWWW EXPOSED BUILDING FACE -O.B.C. 9.10.14. OR 9.10.15.

REFER TO HEX NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) (

2 HR. FIREWALL REFER TO HEX NOTE 40A **SECTION 4.0. CLIMATIC DATA** DESIGN SNOW LOAD (9.4.2.2.): 1.00 kPa

WIND LOAD (q50) (SB-1.2.): 0.48 kPa

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 2.1.1., 2.1.2, 2.1.3. OF THE OBC.

NTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT BIGN ASSOCIATES INC., (H.D.A.I.) BEFORE PROCEEDING WITH THE WORK, ALL THE DRAWINGS & CCIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.I. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, THESE RECURRENISTS ARE TO BE TAKEN AS MINIM SPECIFICATIONS, ONT. REG. 329/12,

CONSTRUCTION NOTE REVISION DATE: June12 2015 - REVISED HEX 43

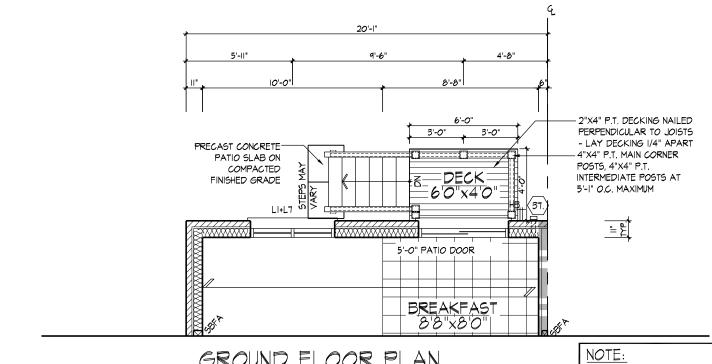
**CONSTRUCTION NOTES** 'THE DOGWOOD' - UNIT T04

REV.2015.06.22

21 of 21

File Number HG MN 3/16"=1'-0" 212043WT04

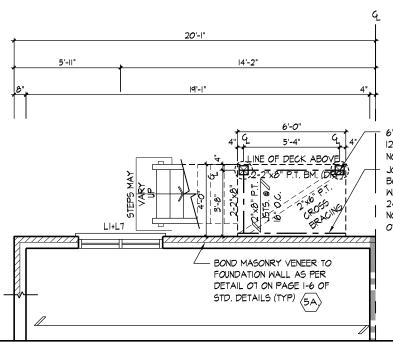
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GROUND FLOOR PLAN, ELEV. 'A' - L.O.D. COND.

NO I E:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
\$ STRUCTURAL INFORMATION

'A' MOD, 'A' END AND 'B' SIMILAR



6"x6" P.T. POSTS TIED TO TOP OF 12"4 ISMPA POURED CONC. PIER WITH NON-CORROSIVE METAL SHOE (TYP) JOISTS TO BEAR ON DOUBLE 2"x5" P.T. RIM BOARD. RIM BOARD TIED TO FOUNDATION WALL WITH 5/6" 6 GALY. MACHINE BOLTS @ 24" O.C. STAGGERED, BRICK VENEER SHALL NOT BE LOAD BEARING. REFER TO DETAIL OT ON PAGE 1-6 OF STD. DETAILS (TYP)

BASEMENT PLAN, ELEV. 'A' - L.O.D. COND. 'A' MOD, 'A' END AND 'B' SIMILAR

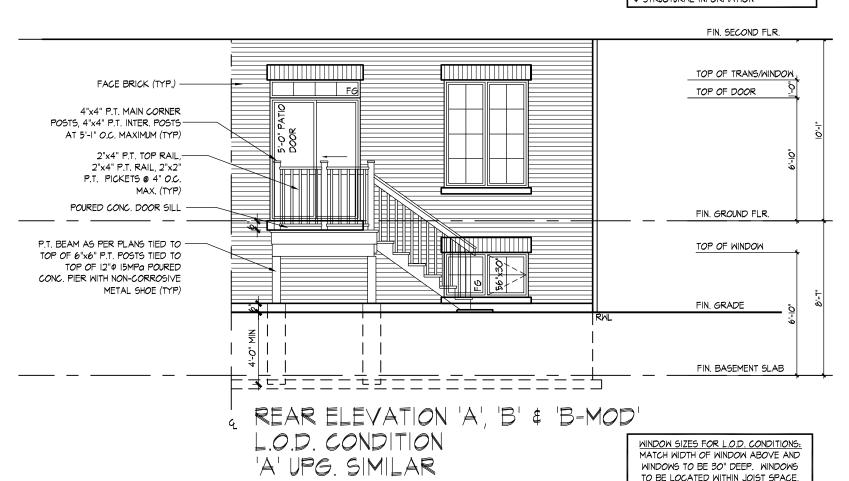
NOTE:

IO" CONC. FOUNDATION WALL W/ 2"x6"
KNEEWALL MAY BE REQUIRED DEPENDING
ON BACKFILL HEIGHT. REFER TO SITING &
DETAIL O5 ON PAGE I-5 OF STD. DETAILS

NOTE:

REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS

\$ STRUCTURAL INFORMATION



HE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS HE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING ODE TO BE A DESIGNER.

29444

Vijay Shivpaul

HUNT LLL DESIGN ASSOCIATES INC.

REFER TO FRONT ELEVATION & STANDARD REAR FOR TYPICAL NOTES & INFO.

ESQUIRE HOMES - 212043 RIVER RUN, AJAX, ONTARIO THE DOGWOOD' - UNIT T04 REV.2015.06.22

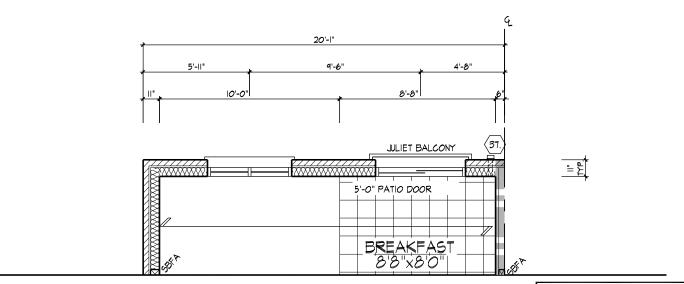
PART. PLANS L.O.D. CONDITION

 Drawn By
 Checked By
 Scale
 File Number
 Page Number

 HG
 MN
 3/16"=1'-0"
 212043WT04
 W1
 of
 W2

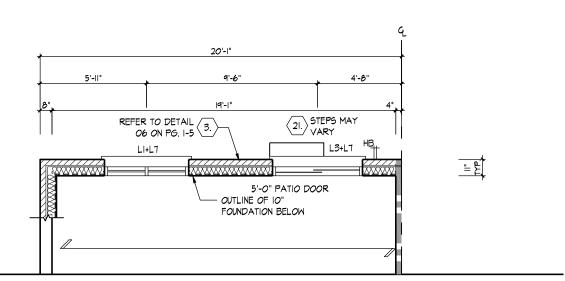
 8966 Woodbine Avenue // Suite 200 // Markham, ON // L3R 0J7
 T 905.737.5133
 F 905.737.7326

IF GRADE PERMITS, TOP OF WINDOW TO BE 6'-IO" A.F.F.



PART. GROUND FLOOR PLAN, ELEV. 'A' - L.O.D. COND. 'A' MOD, 'A' END AND 'B' SIMILAR

REFER TO STANDARD FLOOR PLANS FOR COMPLETE DIMENSIONS & STRUCTURAL INFORMATION



PART. BASEMENT PLAN, ELEV. 'A' - L.O.D. COND. 'A' MOD, 'A' END AND 'B' SIMILAR

NOTE: REFER TO STANDARD FLOOR PLANS FOR COMPLETE DIMENSIONS & STRUCTURAL INFORMATION



PART. REAR ELEVATION 'A', 'B' & 'B-MOD' 'A' UPG. SIMILAR L.O.D. CONDITION

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PART. PLANS W.O.B. CONDITION

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Vijay Shivpaul

**ESQUIRE HOMES - 212043** RIVER RUN, AJAX, ONTARIO

THE DOGWOOD' - UNIT T04

REV 2016.04.18

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