



UNIT 5003 - 'THE OAKGROVE' - LOT 48



SB-12 ENERGY EFFICIENCY DESIGN MATRIX

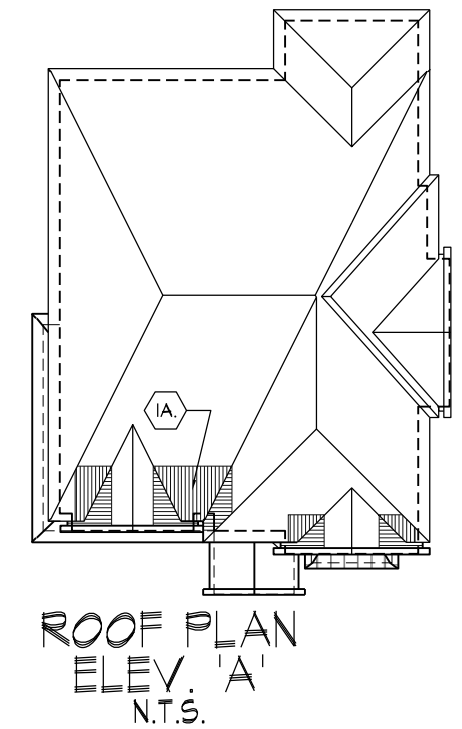
PREScriptive COMPLIANCE	SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A
PACKAGE A1	
SPACE HEATING FUEL	
<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL
<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL

BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)
BASEMENT WALLS	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *
* PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)		
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96%	96%
HRV EFFICIENCY (%)	75%	75%
DOMESTIC HOT WATER HEATER (EF)	0.8	0.8
DWHR UNIT (%)	(SEE O.B.C. 3.1.1.12 FOR RULES & EXCEPTIONS)	42% ON 2 SHOWERS MIN.

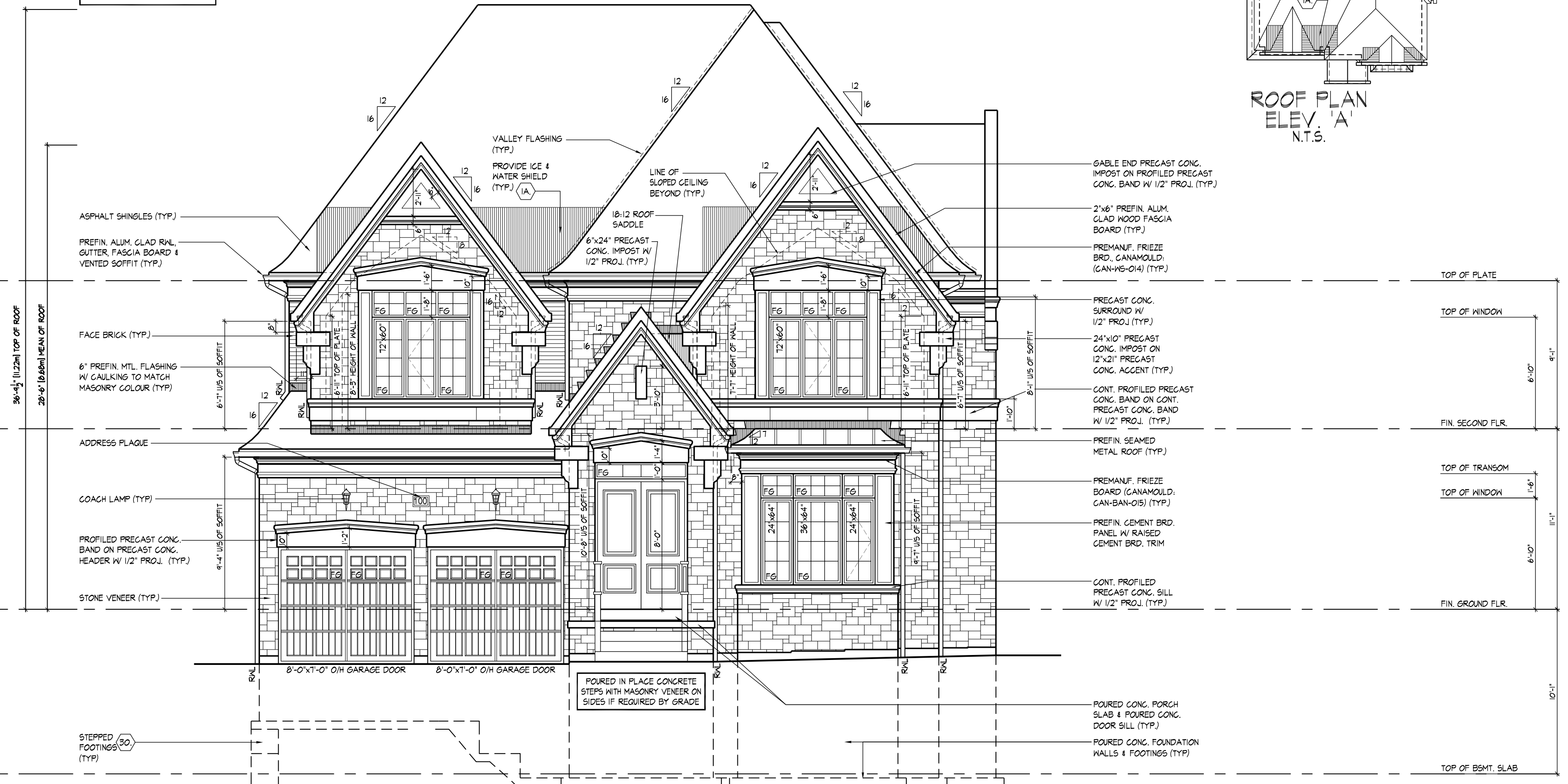
AREA CALCULATIONS	EL. 'A'	COVER	2251sq. ft.
	OPT. PLAN	W/OUT PORCH	(209.12 sq. m.)
GROUND FLOOR AREA	1822 sq. ft.	COVER	2310 sq. ft.
	(169.27 sq. m.)	W/ PORCH	(214.61 sq. m.)
SECOND FLOOR AREA	2188 sq. ft.	COVER	2510 sq. ft.
	(203.27 sq. m.)	W/ DECK	(233.19 sq. m.)
SUBTOTAL	4010 sq. ft.	WINDOW / WALL AREA	EL. 'A' - WOB
	(372.54 sq. m.)	CALCULATIONS	OPT. 5 BDRM.
DEDUCT ALL OPEN AREAS	21 sq. ft.	GROSS WALL AREA	4936.61 sq. ft.
	(1.95 sq. m.)		(458.63 sq. m.)
TOTAL NET AREA	3989 sq. ft.	GROSS WINDOW AREA	799.50 sq. ft.
	(370.59 sq. m.)	(INCL. GLASS DOORS & SKYLIGHTS)	(74.28 sq. m.)
FINISHED BASEMENT AREA	101 sq. ft.	TOTAL WINDOW %	16.20 %
	(9.38 sq. m.)		

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN
- 3 - GROUND FLOOR PLAN
- 4 - SECOND FLOOR PLAN
- 5 - FRONT ELEVATION 'A' - REV
- 6 - LEFT SIDE UPGRADE ELEVATION 'A' -REV
- 7 - RIGHT SIDE ELEVATION 'A' - REV
- 8 - REAR UPGRADE ELEVATION 'A' - REV
- 9 - CROSS SECTION A-A
- 10 - DETAILS 1
- 11 - DETAILS 2
- 12 - CONSTRUCTION NOTES

		7. -	-	-
		6. -	-	-
		5. -	-	-
		4. ISSUED FOR PERMIT	-	-
		3. REVISED PER STRUCT. ENG. COMMENTS	2021.07.28	NEA
		2. CO-ORD. W/ FLOOR & TRUSS LAYOUTS	2021.06.29	AW
		1. ISSUED FOR CLIENT REVIEW	2021.05.25	RS
		REVISIONS		DATE (YYYYMMDD)



ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE



FRONT ELEVATION 'A'(REV)- LOT 48

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

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
NAME: Allan Whiting
SIGNATURE: [Signature]
REGISTRATION INFORMATION: BCIN 19695
HUNT DESIGN ASSOCIATES INC.

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN, ONTARIO

Drawn By: RS
Checked By: AW
Scale: 3/16"=1'-0"
File Number: 217020WS5003-OAKGROVE-LOT 48
Page Number: 5 of 12

FRONT ELEVATION 'A' - REV
UNIT 5003 - LOT 48
REV.2021.07.28

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ROOF OVERHANGS TO BE 15'
UNLESS NOTED OTHERWISE
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES & INFO.

SPATIAL CALCULATION				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION A				
EXPOSING BUILDING		1518.28	S.F.	
FACE AREA		141.05	S.M.	
PORTION WALL AREA		1518.28	S.F.	
		141.05	S.M.	
LIMITING DISTANCE		8	m	
MAX. % OPENINGS		8	%	
QUAN.	MEAS.	FE	CL	WINDOW / DOOR FRAME SIZE (S.F.)
1	72"	80"		26.44
1	28"	52"		8.00
4	28"	60"		37.33
1	48"	52"		14.67
2	30"	24"		7.22
1	72"	20"		7.56
4	28"	20"		10.67
1	48"	20"		4.89
0	0"	0"		0.00
0	0"	0"		0.00
0	ARCH.			0.00
0	ARCH.			0.00
0	ARCH.			0.00
0	ARCH.			0.00
0	ARCH.			0.00
OPENINGS ALLOWED		121.46	S.F.	
OPENINGS PROVIDED		116.78	S.F.	
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				



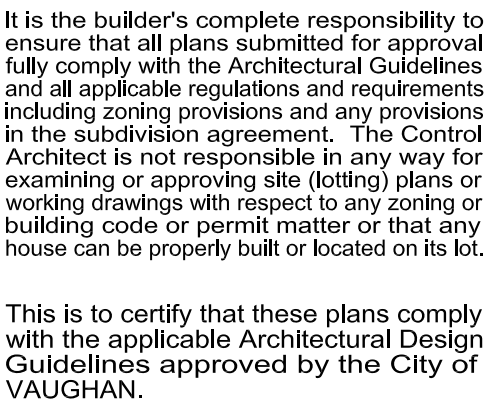
LEFT SIDE UPGRADE ELEVATION 'A' (REV.)- LOT 48

EXTENTS OF SPATIAL
CALCULATIONS.
REFER TO WINDOW SUMMARY FOR
ADDITIONAL INFORMATION

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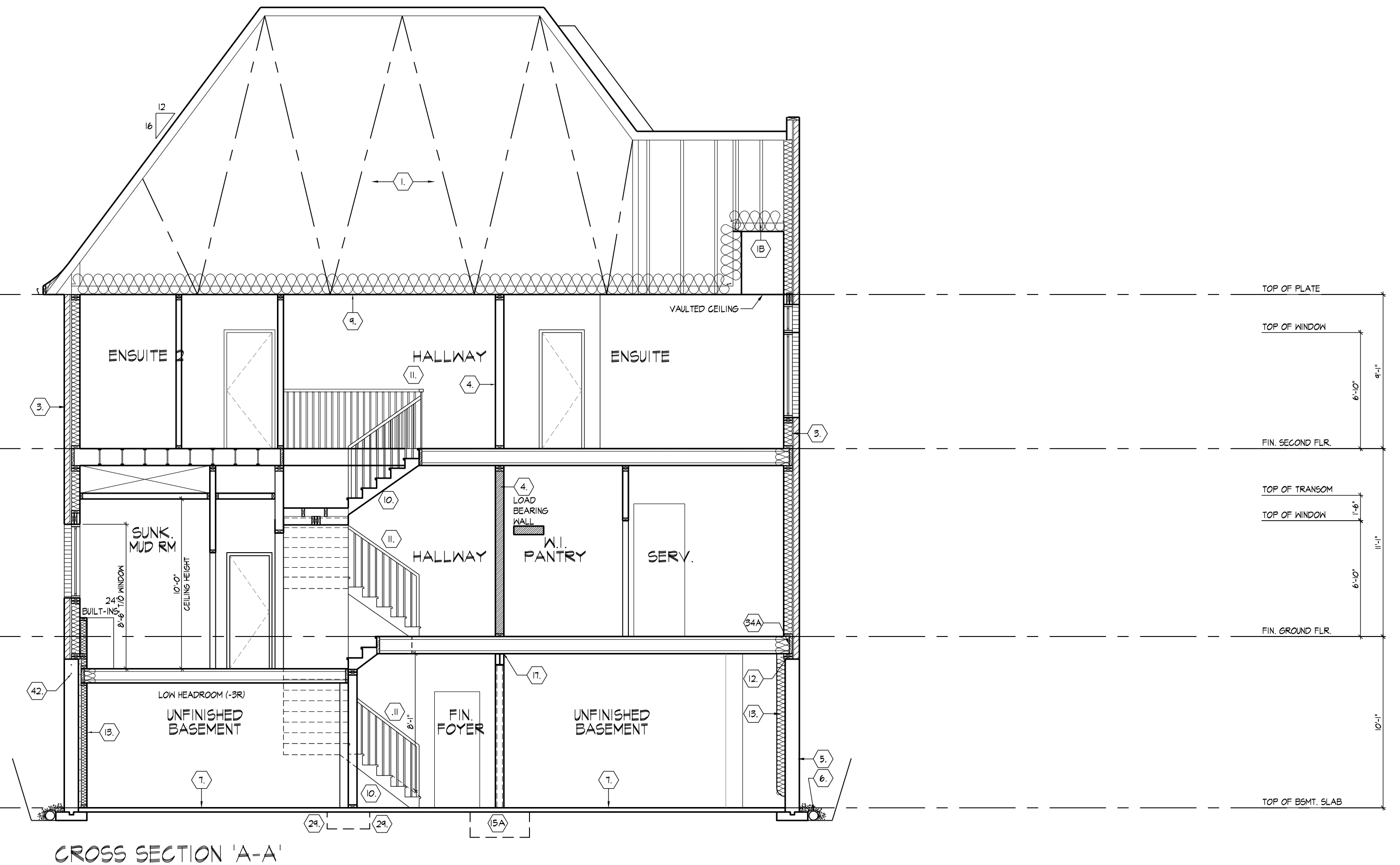
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SPATIAL CALCULATION				SPATIAL CALCULATION			
PORT B.C. TABLE 9.10.5.4				PORT B.C. TABLE 9.10.5.4			
RIGHT SIDE ELEVATION A				RIGHT SIDE ELEVATION A			
PORTION 1				PORTION 2			
EXPOSING BUILDING FACE AREA		1301.58	S.F.	EXPOSING BUILDING FACE AREA		1501.58	S.F.
PORTION WALL AREA		1296.17	S.F.	PORTION WALL AREA		2042.40	S.F.
LIMITING DISTANCE MAX. % OPENINGS		7' 12 m		LIMITING DISTANCE MAX. % OPENINGS		8'4 m	
QUANTITY	UNIT	WINDOW / DOOR FRAME SIZE (F. x F.)	QUANTITY	UNIT	WINDOW / DOOR FRAME SIZE (F. x F.)		
3	24"	32"	20.00	1	48"	56"	15.58
1	48"	56"	14.63	2	24"	32"	20.00
1	30"	24"	3.81	2	16"	24"	13.00
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
OPENINGS ALLOWED		90.94	S.F.	OPENINGS ALLOWED		88.82	S.F.
OPENINGS PROVIDED		38.28	S.F.	OPENINGS PROVIDED		35.46	S.F.
ADDITIONAL NOTES				ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE				GLAZED AREA CALCULATED W/ FRAME SIZE			
MINUS 2" AROUND ENTIRE PERIMETER				MINUS 2" AROUND ENTIRE PERIMETER			





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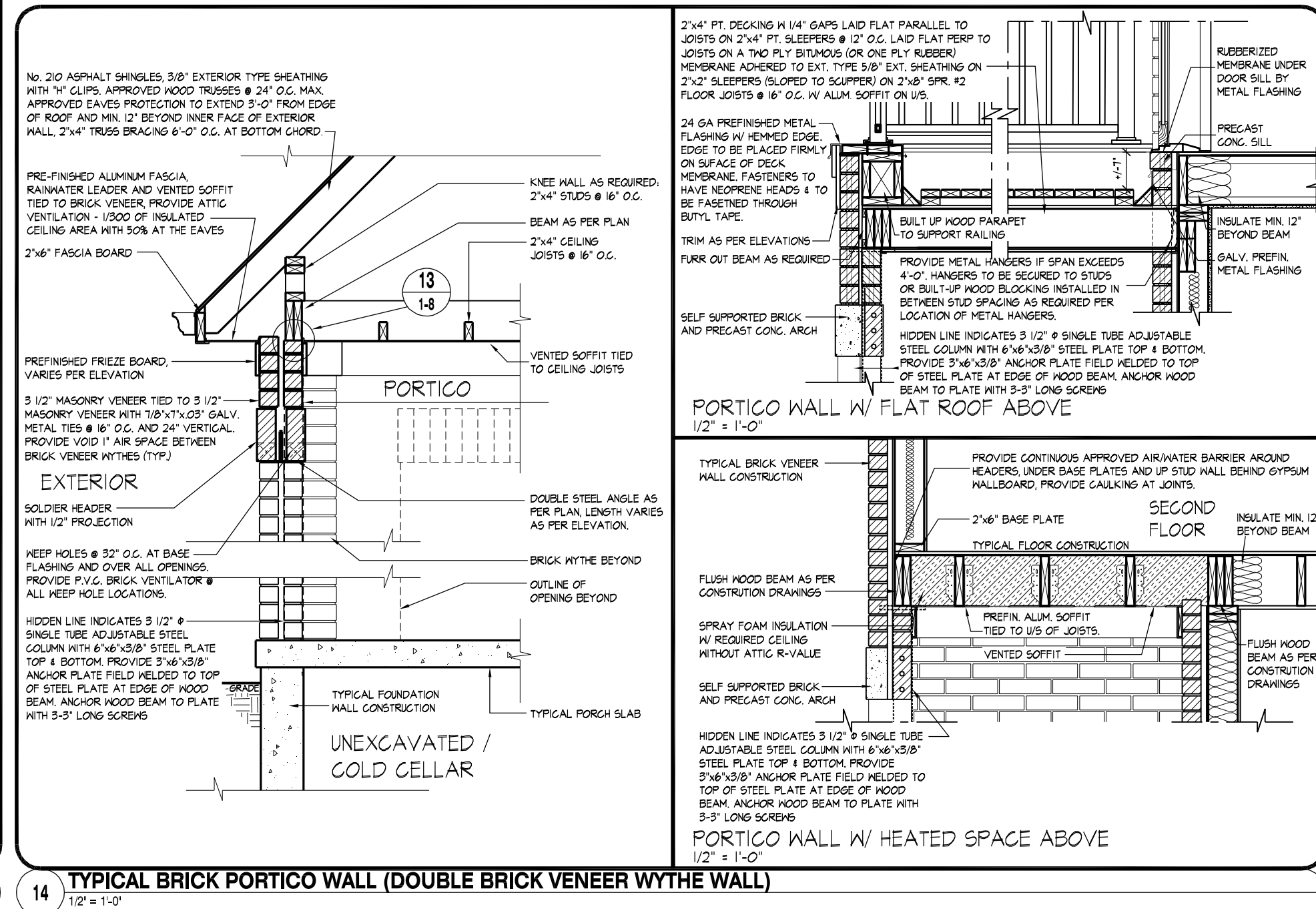
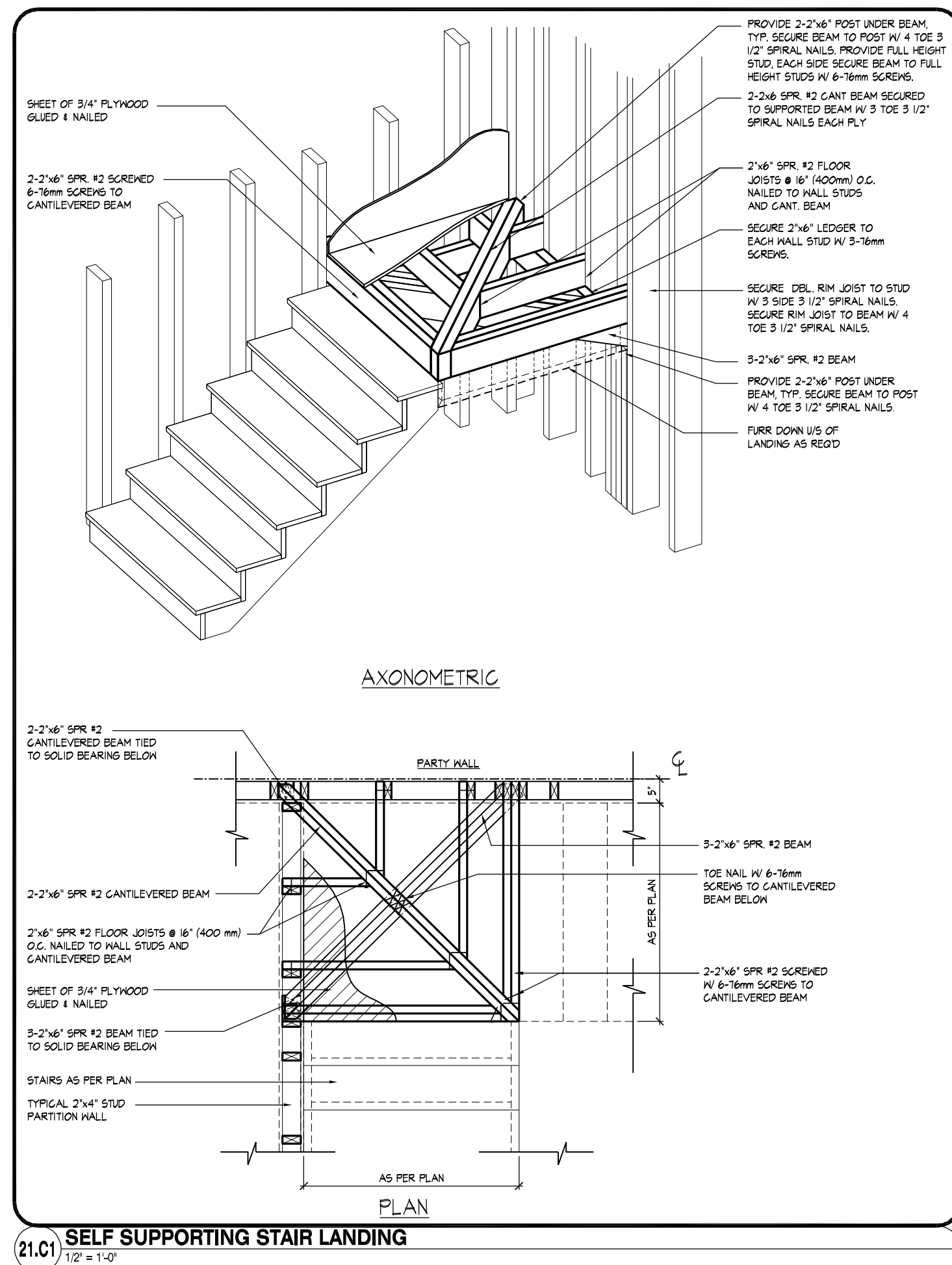


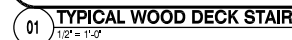
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QUALIFICATION INFORMATION:
NAME: Allan Whiting
SIGNATURE: [Signature]
BCIN: 23177
REGISTRATION INFORMATION:
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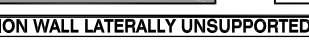
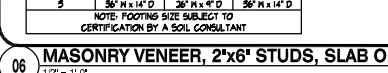
CROSS SECTION A-A
UNIT 5003 - LOT 48
REV.2021.07.28
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PINE VALLEY, VAUGHAN, ONTARIO
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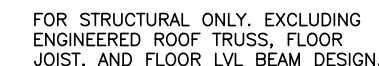
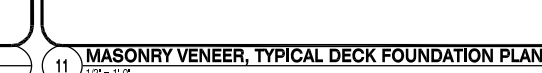
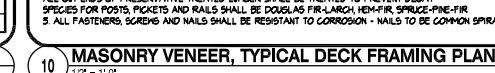




05 MASONRY VENEER, 2"x6" STUDS, 10' FOUR



WALK OUT BASEMENT CONDITION



SECTION 1.0. CONSTRUCTION NOTES

- 1 ROOF CONSTRUCTION** (9.19, 9.23.13, 9.23.15)
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH #4 CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) BEYOND FACE OF EXTERIOR WALL, 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2'x14(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCO, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE, EAVESTROUGH TO BE 4" MIN. WITH RWL, DISCHARGING ONTO CONCRETE SPLASH PAD. INSULATION, FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.13.1.1) (REFER TO 35 NOTE AS REQ.)
- 1A ICE AND WATER SHEILD**
PROVIDE ICE AND WATER SHEILD IN THE AREAS INDICATED. THE ICE AND WATER SHEILD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3'12" (90) AND END LAPS A MINIMUM 6" (152) AND TO EXTEND UP DOWNER WALLS A MINIMUM 12" (305).
- 1B PROFILED ROOF TRUSSES**
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFERTRAY CEILINGS, ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2 SIDING WALL CONSTRUCTION (2'x6")**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.13.1.1) (REFER TO 35 NOTE AS REQ.)
- 2A SIDING WALL CONSTRUCTION (2'x6") W/ CONTIN. INSULATION**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/VAIR BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.13.1.1) (REFER TO 35 NOTE AS REQ.)
- 2B SIDING WALL @ GARAGE CONSTRUCTION**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.13.1.1) (REFER TO 35 NOTE AS REQ.)
- 3 BRICK VENEER WALL CONSTRUCTION (2'x6")**
3'12" (90) BRICK VENEER (1" (25) AIR SPACE, 7/8"x7"x0.3" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.23.3. ON APPROVED AIR/VAIR BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) BEHIND BUILDING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)
- 3A BRICK VENEER WALL CONSTRUCTION (2'x6") W/ CONTIN. INSULATION**
3'12" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.3" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.23.3. ON APPROVED AIR/VAIR BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) OVER RIGID INSULATION (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)
- 3B BRICK VENEER WALL @ GARAGE CONSTRUCTION**
3'12" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.3" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.23.3. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 1" (25) 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 2'x4" (38x89) @ 16" (406) O.C. FOR 2 STORY AND 12" (305) O.C. FOR 3 STORY. NON-BEARING PARTITIONS 2'x4" (38x89) @ 24" (610) O.C. FOR 2 STORY AND 12" (305) O.C. FOR 3 STORY. TOP PLATE, 1/2" (12.7) (12.7) INT. DRYWALL, BOTH SIDES OF STUDS, PROVIDE 2'x6" (38x140) STUDS WHERE NOTED. PROVIDE 2'x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2'x4" (38x89) WOOD BLOCKING ON FLAT @ 5'-11" (1794) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A EXT. LOFT WALL CONSTRUCTION (2'x6") - NO CLADDING**
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (9.23.)
- 4B EXT. LOFT WALL CONSTRUCTION (2'x6") NO CLADDING W/ CONTINUOUS INSULATION**
APPROVED AIR/VAIR BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (9.23.)
- 5 FOUNDATION WALL/FOOTINGS**
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 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'-11" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1) (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BASE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 125KPA S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125KPA S.L.S. 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'-0" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1, 1]
- UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.1)
- | HEIGHT
(ft) | THICKNESS
(in) | MAX. HEIGHT FROM FIN. SLAB TO GRADE | | | |
|----------------|-------------------|-------------------------------------|--------------------|-------------------|-------------------|
| | | UNSUPPORTED AT TOP | UNSUPPORTED AT TOP | SUPPORTED AT TOP | SUPPORTED AT TOP |
| 15 MPa | 16" | 2'-5.5m | 2'-5.5m & 2'-7.5m | 2'-7.5m & 3'-0.3m | 2'-7.5m & 3'-0.3m |
| 20 MPa | 16" | 3'-11" (1.20m) | 7'-6" (2.15m) | 7'-6" (2.15m) | 6'-10" (2.10m) |
| | 10" | 4'-7" (1.40m) | 7'-6" (2.30m) | 8'-6" (2.60m) | 8'-2" (2.50m) |
| | 12" | 4'-11" (1.50m) | 7'-6" (2.30m) | 8'-6" (2.60m) | 9'-3" (2.85m) |
| | 8" | 3'-11" (1.20m) | 7'-6" (2.30m) | 7'-6" (2.30m) | 7'-2" (2.50m) |
| | 10" | 4'-7" (1.40m) | 7'-6" (2.30m) | 8'-6" (2.60m) | 9'-3" (2.85m) |
| | 12" | 4'-11" (1.50m) | 7'-6" (2.30m) | 8'-6" (2.60m) | 9'-3" (2.85m) |
- *9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION. TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2, 9.23.8.1, & 9.23.9.1. OF THE O.B.C.
- MINIMUM STRIP FOOTING SIZES (9.15.3)
- | NUMBER FLOORS SUPPORTED | SUPPORTING INT. BEARING WALL | SUPPORTING EXTERIOR | SUPPORTING PARTY WALL |
|-------------------------|------------------------------|---------------------|-----------------------|
| | | | |
| 1 | 16" WIDE x 6" THICK | 16" WIDE x 6" THICK | 16" WIDE x 6" THICK |
| 2 | 24" WIDE x 6" THICK | 20" WIDE x 6" THICK | 24" WIDE x 8" THICK |
| 3 | 36" WIDE x 14" THICK | 28" WIDE x 9" THICK | 36" WIDE x 14" THICK |

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

- 5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY**
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF CONCRETE EXTERIOR FINISHING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3'12" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7'78" (200) VERTICAL AND 2'-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.72) (9.1 & 9.20.9.4.9)
- 5B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS**
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13'3/4" (350) HIGH AND NOT LESS THAN 3'12" (90) THICK (9.15.4.71)
- 6 WEEPING TIE** (9.14.3)
4" (100) Ø WEEPING TIE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER (9.16.4) (9.13.)
- 7 BASEMENT SLAB OR SLAB ON GRADE** (9.16.4) (9.13.)
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS HIGH INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (9.9-12) 3.1.1.7.1.5 (9.6)
- 8 EXPOSED FLOOR TO EXTERIOR** (9.10.17.10, & CANULC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTAL OBS. CONFIRMING TO 9.29.9. FIN. SOFFT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.
- 9 EXPOSED CEILING TO EXTERIOR w/ ATTIC** (9.25.2.4)
INSULATION, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- EXPOSED CEILING TO EXTERIOR w/ ATTIC**
JOIST/TRUSSES AS PER PLANS W/ 2'x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ.) W/ SPRAY FOAM ROOF TRUSSES, W/ INSULATION BETWEEN JOIST & 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-S705.2, 9.19.1, 9.10.17.10)
- 10 ALL STAIRS/EXTERIOR STAIRS** (9.8.6.1.2, 9.8.2, 9.8.4)

MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	MIN. TREAD	MIN. TREAD
PRIVATE 7'78" (200)	7' (125)	14" (355)	8'14" (210)	14" (355)	9'14" (238)
PUBLIC 7' (180)	7' (125)	NO LIMIT	11" (280)	NO LIMIT	11" (280)

MIN. STAR WIDTH	CURVED STAIRS	ALL STAIRS
PRIVATE 2'-10" (660)	MIN. RUN 5'7" (150)	MAX. NOSING 1" (25)
PUBLIC 2'-11" (900)	MIN. AVG. RUN 7'78" (200)	

** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-5" (1950) FOR SINGLE DOWLING UNIT & 6'-8" (2030) FOR DOUBLE DOWLING UNIT. (9.8.2.2.2)
REFER LANDING IN GARAGE - O.B.C. 9.8.6.2.3
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

11 GUARDS/RAILINGS (9.8.7, 9.8.8)
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5, & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIST. STOSSES: BUILDING MIN. 3'-4" (1070) MIN.
GUARDS FOR LANDINGS @ EXIST. STAIRS: 3'-4" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/ EXTERIOR WALLS THAT IS 23'5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 2'-4" (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 WITHIN 3'-11" (1200) AND NOT WITHIN 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'-10" (665)
MAX. HEIGHT AT STAIRS OR RAMP: 2'-2" (665)
MIN. HEIGHT AT LANDINGS: 3'-4" (1070)
STAIRS OR RAMP: 2'-10" (665) TO 2'-2" (665) MIN. HEIGHT

12 SILL PLATES
2'x4" (38x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 4'-0" (1220) O.C., CALLING OR GASKET UNDER THE SILL PLATE, AND OVER OPENINGS. PROVIDE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7).

13 BASEMENT INSULATION (9.9-12) 3.1.1.7)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 6" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO 2" BELOW GRADE.

14 BEARING STUD PARTITION IN BASEMENT (9.15.3.6, 9.23.10.1)
2'x4" (38x89) STUDS @ 16" (406) O.C. 2'x4" (38x89) SILL PLATE (2'x8" (38x140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2300) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING, FOR SIZE REFER TO HEX NOTE 5. AND HORIZONTAL BLOCKING AT 4'-11" (1208) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. WITHIN 2" OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

15 ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4)
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3'12" (900) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSSB-7.2M. AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 125KPA S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125KPA S.L.S. AS PER SOILS REPORT.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING

NON-ADJUSTABLE STEEL BASEMENT COLUMN
3'12" (900) x 1.188" (478) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP & BOTTOM. BOTTOM PLATE C/W 2'x12" x 12' LONG/2" HOOK ANCHORS. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 125KPA S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125KPA S.L.S. AS PER SOILS REPORT.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x19" (1220x1220x610) CONC. FOOTING

15A NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3'12" (900) x 1.188" (478) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP & BOTTOM. BOTTOM PLATE C/W 2'x12" x 12' LONG/2" HOOK ANCHORS. FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

16 STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1)
BEAM POCKET OR 9"x8" (200x200) POURED CONC. NB WALLS MIN. 12" (305) HIGH. PLUS REQUIRED INSULATION IN WALL AND CEILING. EXTENDED FOOTINGS

17 WOOD STRAPPING AT STEEL BEAMS (9.23.4.3, (3) 9.23.9.3)
1"x2" (19x64) SLAB, WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18 GARAGE CLIN (9.16, 9.35)
4" (100) 32MPa (460psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

19 GARAGE TO HOUSE WALLS/CEILING (9.10.9.16)
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALL AND CEILING. EXTENDED FOOTINGS

19A GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION BETWEEN WALLS & SPRAY FOAM FOR CEILINGS, TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10, CANULC-S705.2)

- 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.
- 21 EXTERIOR AND GARAGE STEPS**
PRECAST CONC. STEP OR WOOD STEP WHEN NOT EXPOSED TO WEATHER. MAX RISE 7'78" (200), MIN. TREAD 9'1/4" (235), FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STEPS SHALL BE 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.
- 22 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 (R53.84) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOE-NAILLED & GLUED AT TOP. BOTTOM PLATES & HEADERS.
- 24 FIREPLACE CHIMNEYS** (9.2.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF & 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.
- 26 MECHANICAL VENTILATION** (9.23.1.3)
MECHANICAL EXHAUST FAN. VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.
- 27 PARTY WALL BEARING** (9.23.8)
12"x12"x5/8" (305x305x15.5) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3'-12" (89) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2'-4" (2'-19) @ 200" LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL. W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR W.D. STUD PARTY WALL.
- 28 WOOD FRAMING IN CONTACT TO CONCRETE**
WOOD BEARING WALLS. THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED @ (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.1, 9.15.3.7.)
- 29 BUILT-UP WOOD POST AND FOOTING** (9.17.4.1, 9.15.3.7.)
2'-0" (610) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT. 2'x4"x24"x12" (610x19x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
- 30 STEP FOOTINGS** (9.15.3.3)
MIN. HORIZ. STEP = 23'5/8" (600), MAX. VERT. STEP = 23'5/8" (600).
- 31 CONC. PORCH SLAB** (9.16.4)
4" (100) CONC. SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6#6W/2.5W/2.3 MESH PLACING BED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (460psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32 FURNACE VENTING** (9.3.2)
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. 12" (305) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
- 33 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.
- 34 FLOOR FRAMING** (9.23.3.5, 9.23.9.4, 9.23.14)
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.3. ALL JOISTS WHERE REQUIRED TO BE FRIDGED WITH 2'x2" (38x89) CROSS BRACING OR SOLID BLOCKING @ 4'-11" (1208) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. WITHIN 2" OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.
- 34A HEADER CONSTRUCTION**
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE. AROUND THE RM 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 CANULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23'5/8" (600) OR LESS WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. 9.10.14, (9) 9.10.15. REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6100) (1300m') SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.
- 36 COLD CELLAR PORCH SLAB** (9.39)
FOR MAX. 2'x6" (250) PORCH DEPTH, 3' (127) 32MPa (460psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCED WITH 10M BARS @ 7'78" (200) O.C. EACH DIRECTION, W/ 1" (25) (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAD DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 2'x24" (610x610) 10M DOWELS @ 23'5/8" (600) O.C. ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.
- 37 RANGE HOODS AND RANGE-TOP FANS**
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.3.3, & 9.32.3.10.
- 38 CONVENTIONAL ROOF FRAMING** (9.23.13, 9.23.15)
2'x6" (38x140) RAFTERS @ 16" (406) O.C. 2'x6" (38x184) RIDGE BOARD. 2'x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2'x4" (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 38x140 @ 16" (406) O.C. FOR MAX. SPAN 14'-0" (4400). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2'x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.
- 39 TWO STOREY VOLUME SPACES** (9.23.10.1, 9.23.11, 9.23.16.1)

WALL ASSEMBLY	WIND LOADS	
	SPACING	MAX HEIGHT
BRICK	2'-2"x6" (38x140) SPR. #2	16" (406) O.C. 16'-4" (5588)
SIDING	2'-2"x6" (38x140) SPR. #2	16" (406) O.C. 16'-4" (5588)
BRICK	2'-2"x6" (38x140) SPR. #2	16" (406) O.C. 16'-4" (5588)
SIDING	2'-2"x6" (38x140) SPR. #2	16" (406) O.C. 16'-4" (5588)

** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **

STUDS ARE TO BE CONTINUOUS. CW 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'-0" (2700) PROVIDE 2'x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2'x6" (38x140) TOP PLATE + 1-2'x6" (1-38x140) FURRED WITH MIN. R20 (R53.84) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOE-NAILLED & GLUED AT TOP. BOTTOM PLATES & HEADERS.

40 1 HR. PARTY WALL (CONC. BLOCK) (9.9-12) 3.1.1.7.10)
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2'x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 9" (229) CONC. BLOCK FILL STRAPPING CANTY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE. FILL AND ALL GYPSUM 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.

41 1 HR. PARTY WALL (DOUBLE STUD) (9.9-12) 3.1.1.7.10)
5/8" (15.5) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2'x4" (38x89) STUDS @ 16" (406) O.C. MIN. 1" (25) ANCHOR ON SEPARATE 2'x4" (38x89) SILL PLATES. (2'x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE AND SEAL ALL GYPSUM JOINTS.