



'UNIT - 2501'



SB-12 ENERGY EFFICIENCY DESIGN MATRIX			
PERFORMANCE COMPLIANCE		SPACE HEATING FUEL	
		<input 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		PROPOSED	
INSULATION RSI (R) VALUE			
CEILING W/ ATTIC SPACE		10.56 (R60)	
CEILING W/O ATTIC SPACE		5.46 (R31)	
EXPOSED FLOOR		5.46 (R31)	
WALLS ABOVE GRADE		3.87 (R22) + 1.5ci	
BASEMENT WALLS		R20 Blanket or R12+R10ci	
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE		-	
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE		1.76 (R10)	
HEATED SLAB ≤ 600mm BELOW GRADE		1.76 (R10)	
CONC. SLAB ≤ 600mm BELOW GRADE		1.76 (R10)	
WINDOWS & DOORS			
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER)		1.6	
SKYLIGHTS (MAX. U-VALUE)		2.8	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)		Combo 95% AFUE GLOW C140	
HRV EFFICIENCY (%)		75%	
DOMESTIC HOT WATER HEATER (EF)		0.84	
DWHR UNIT (%)		53.3% ON 1 SHOWERS MIN.	
AREA CALCULATIONS EL. 'A1'(REV)EL. 'B1'(REV)			
	& EL. 'A2'	& EL. 'B2'	
GROUND FLOOR AREA	858 sq. ft. (79.71 sq. m.)	855 sq. ft. (79.43 sq. m.)	
SECOND FLOOR AREA	1047 sq. ft. (97.27 sq. m.)	1021 sq. ft. (94.85 sq. m.)	
SUBTOTAL	1905 sq. ft. (176.98 sq. m.)	1876 sq. ft. (174.29 sq. m.)	
DEDUCT ALL OPEN AREAS	0 sq. ft. (0.00 sq. m.)	0 sq. ft. (0.00 sq. m.)	
TOTAL NET AREA	1905 sq. ft. (176.98 sq. m.)	1876 sq. ft. (174.29 sq. m.)	
FINISHED BASEMENT AREA	0 sq. ft. (0.00 sq. m.)	0 sq. ft. (0.00 sq. m.)	
COVERAGE W/OUT PORCH	1074 sq. ft. (99.78 sq. m.)	1071 sq. ft. (99.50 sq. m.)	
COVERAGE W/ PORCH	1125 sq. ft. (104.52 sq. m.)	1117 sq. ft. (103.77 sq. m.)	



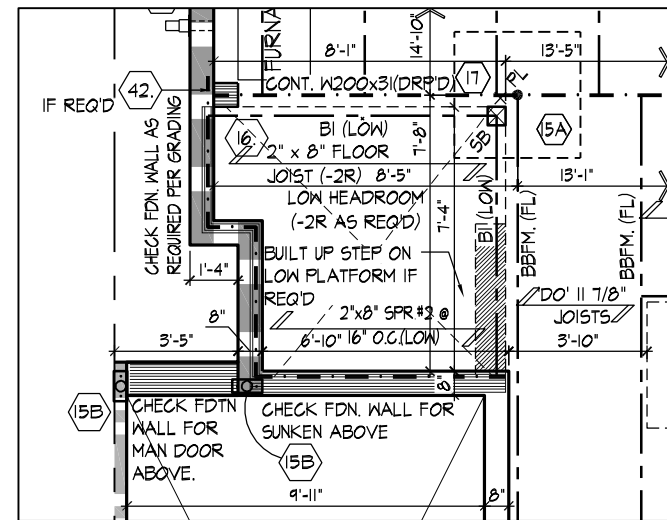
- 1 - TITLE PAGE
- 2 - BASEMENT PLANS, ELEV. 'A1' (REV.) & 'A2'
- 3 - GROUND FLOOR PLANS, ELEV. 'A1' (REV.) & 'A2'
- 4 - SECOND FLOOR PLANS, ELEV. 'A1' (REV.) & 'A2'
- 5 - PARTIAL SECOND FLOOR PLAN, ELEV 'B1' (REV.) & 'B2'
- 6 - PARTIAL BASEMENT/GROUND FLOOR PLANS, ELEV 'B1' (REV.) & 'B2'
- 7 - FRONT & REAR ELEVATION 'A1' & 'B1' (REV.) & 'A2' & 'B2'
- 8 - LEFT SIDE ELEV. 'A1' (REV) & RIGHT SIDE ELEV. 'A2'
- 9 - FRONT ELEVATION 'B1' (REV.), 'B2' / CROSS SECTION 'A-A'
- 10 - LEFT SIDE ELEV. 'B1' (REV) & RIGHT SIDE ELEV. 'B2'
- 11 - WALK-OUT DECK CONDITION
- 12 - CONSTRUCTION NOTES



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FLOOR OR ROOF SYSTEM

 	7. ISSUED FOR PERMIT	-	-
	6. ISSUED FOR FINAL APPROVAL	2023/01/12	MM
	5. REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	-	-
	4. REVISED AS PER ENGINEER COMMENTS	2023/01/05	MM
	3. REVISED AS PER ROOF TRUSS MANUFACTURE PLANS	2022/06/14	MM
	2. REVISED AS PER FLOOR MANUFACTURE PLANS	2022/06/13	MM
1. REVISED AS PER CLIENT'S COMMENTS		2021/09/29	DSI
REVISIONS		DATE (YYYY/MM/DD)	BY

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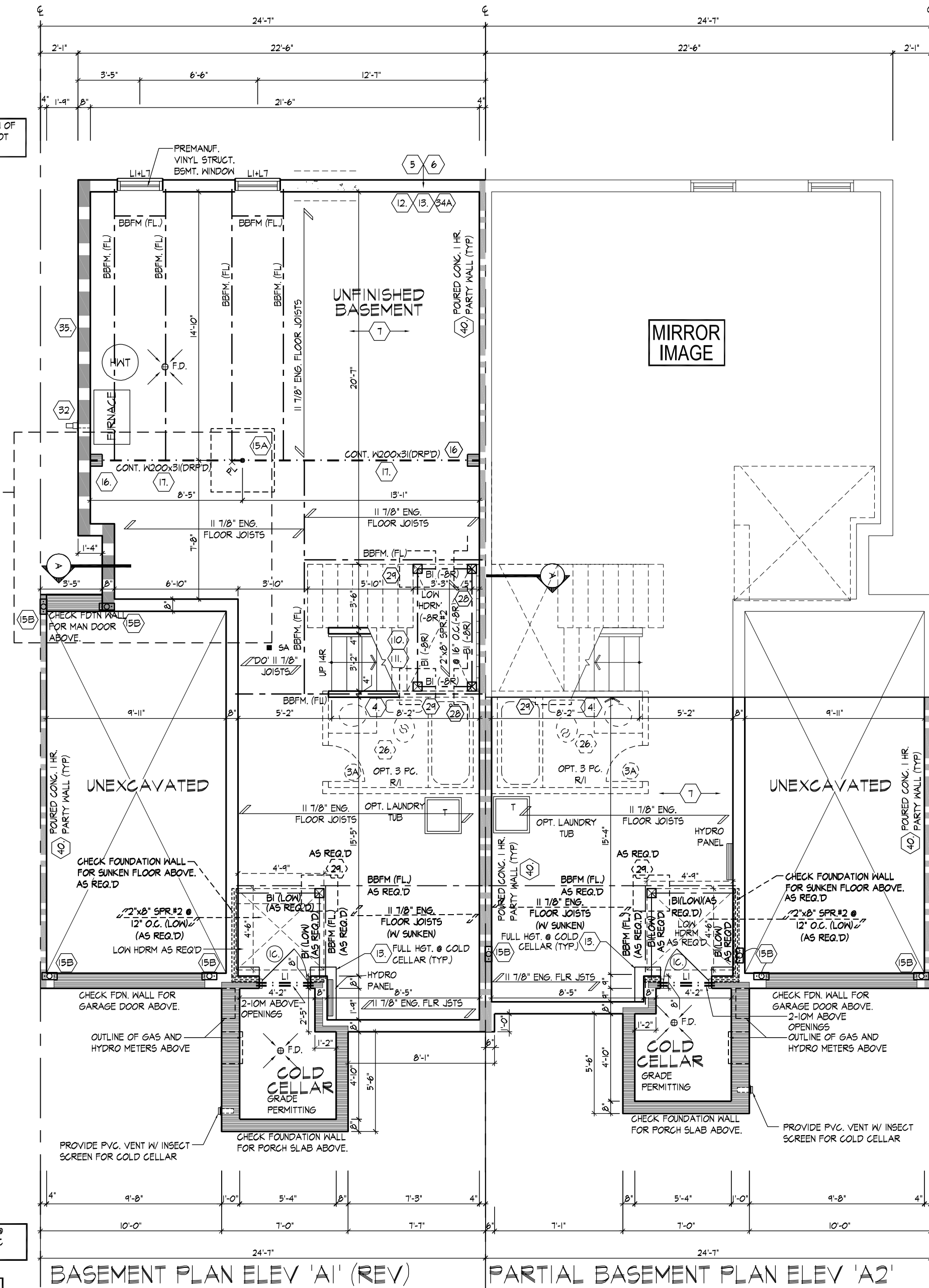
PART. BASEMENT PLAN -  
SUNKEN COND. EL. 'A1' (REV)  
(EL 'A2', 'B1' & 'B2' SIMILAR)

SPACE ALL FLOOR JOISTS @  
12" O.C. UNDER ALL CERAMIC  
TILE AREAS.

PROVIDE SOLID WOOD  
BLOCKING @ 24" O.C. FOR  
FIRST JOIST SPAN WHEN  
PARALLEL W/ EXTERIOR WALL.

REFER TO FLOOR JOIST  
MANUFACTURER'S DRAWINGS  
FOR LAYOUT, SPACING,  
BLOCKING & STRAPPING  
REQUIREMENTS, INSTALLATION  
DETAILS AND HANGER SIZES, &  
SUBFLOOR THICKNESS.

APPROX. LOCATION OF  
FURNACE AND HOT  
WATER TANK



BASEMENT PLAN ELEV 'A1' (REV)

PARTIAL BASEMENT PLAN ELEV 'A2'

SB: MIN. 2/ 2"x6" SPF OR 3/ 2"x4" SPF  
SB1: MIN. 3/ 2"x6" SPF OR 4/ 2"x4" SPF  
SB2: MIN. 4/ 2"x6" SPF OR 5/ 2"x4" SPF

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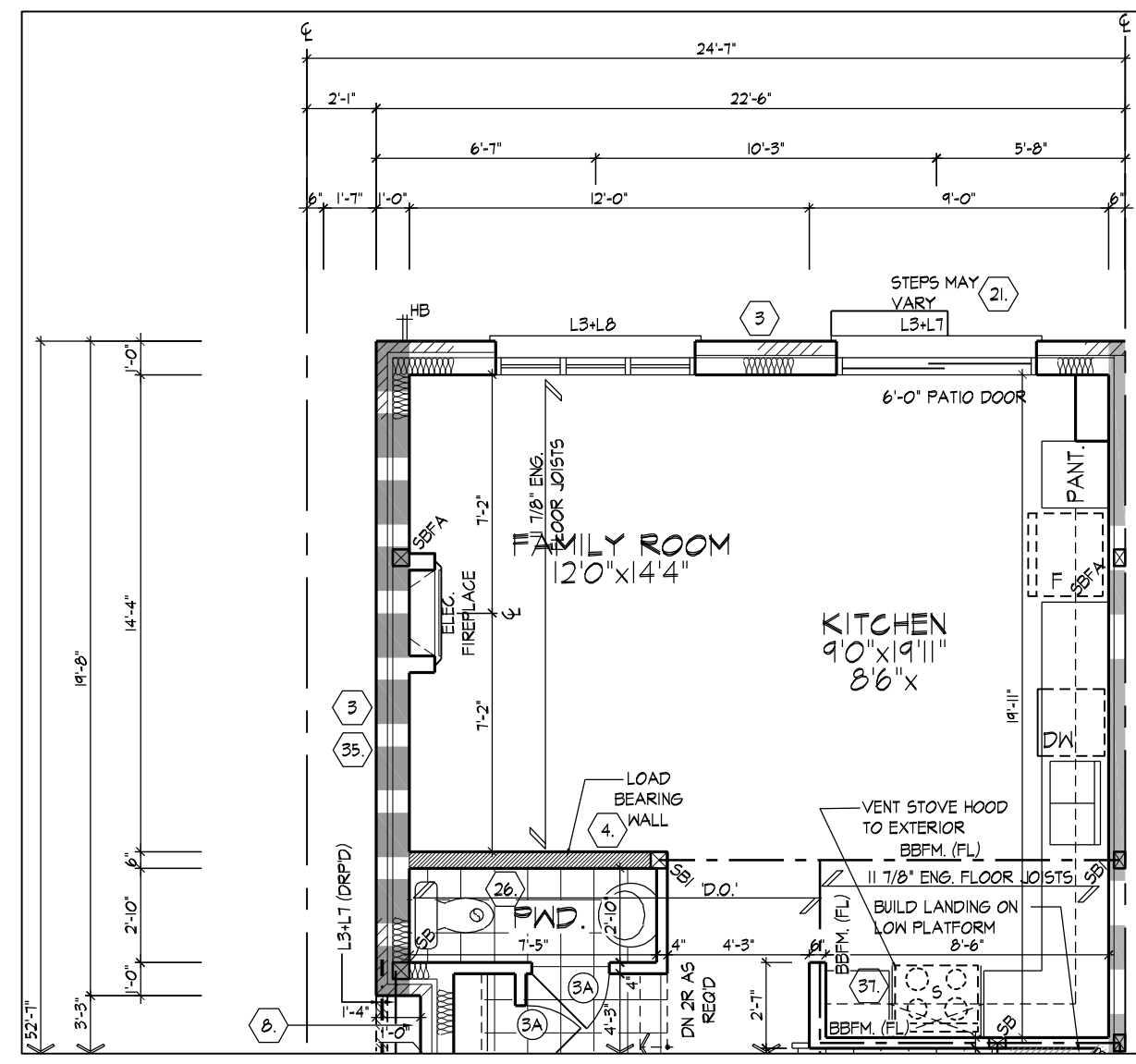
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Derek R. Santos 37308  
NAME SIGNATURE BCIN  
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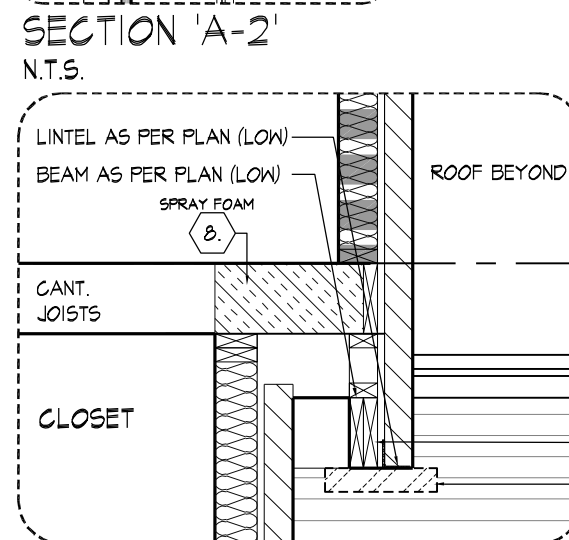
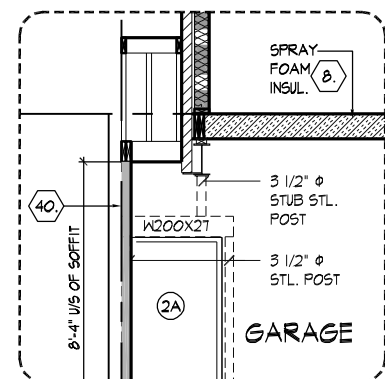
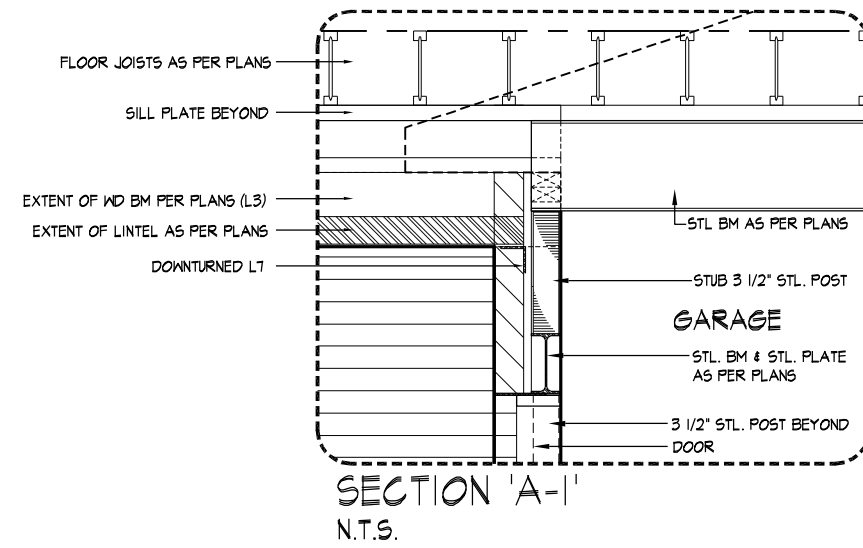
BASEMENT PLANS, ELEV. 'A1' (REV.) & 'A2'  
ROYAL PINE HOMES - 216051  
"LEAFTRAIL HOLDINGS", BRAMPTON, ONTARIO  
UNIT - 2501  
REV. 2023.01.12  
Drawn By: JMc Checked By: VL Scale: 3/16"=1'-0" File Number: 216051WS2501 Page Number: 2 of 12  
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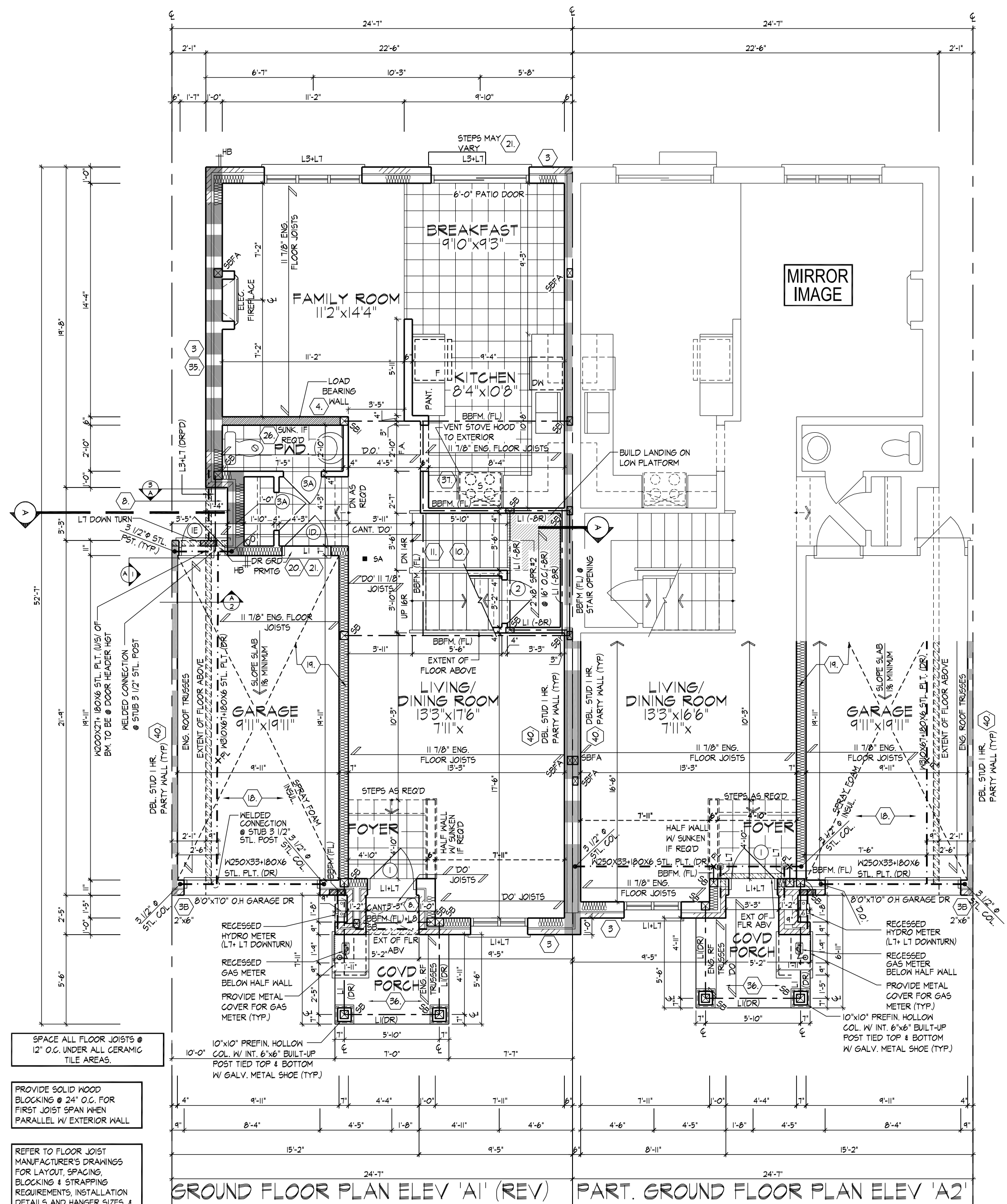




PARTIAL GROUND FLOOR PLAN, ELEV  
(W/ OPT. KITCHEN LAYOUT)  
(ELEV. 'B1' REV. & 'B2' SIMILAR)



SECTION 'A-3'  
N.T.S.



GROUND FLOOR PLAN ELEV 'A1' (REV) PART. GROUND FLOOR PLAN ELEV 'A2'

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LICENCED PROFESSIONAL ENGINEER  
2023-01-30  
D. FERRARI  
100166929  
PROVINCE OF ONTARIO

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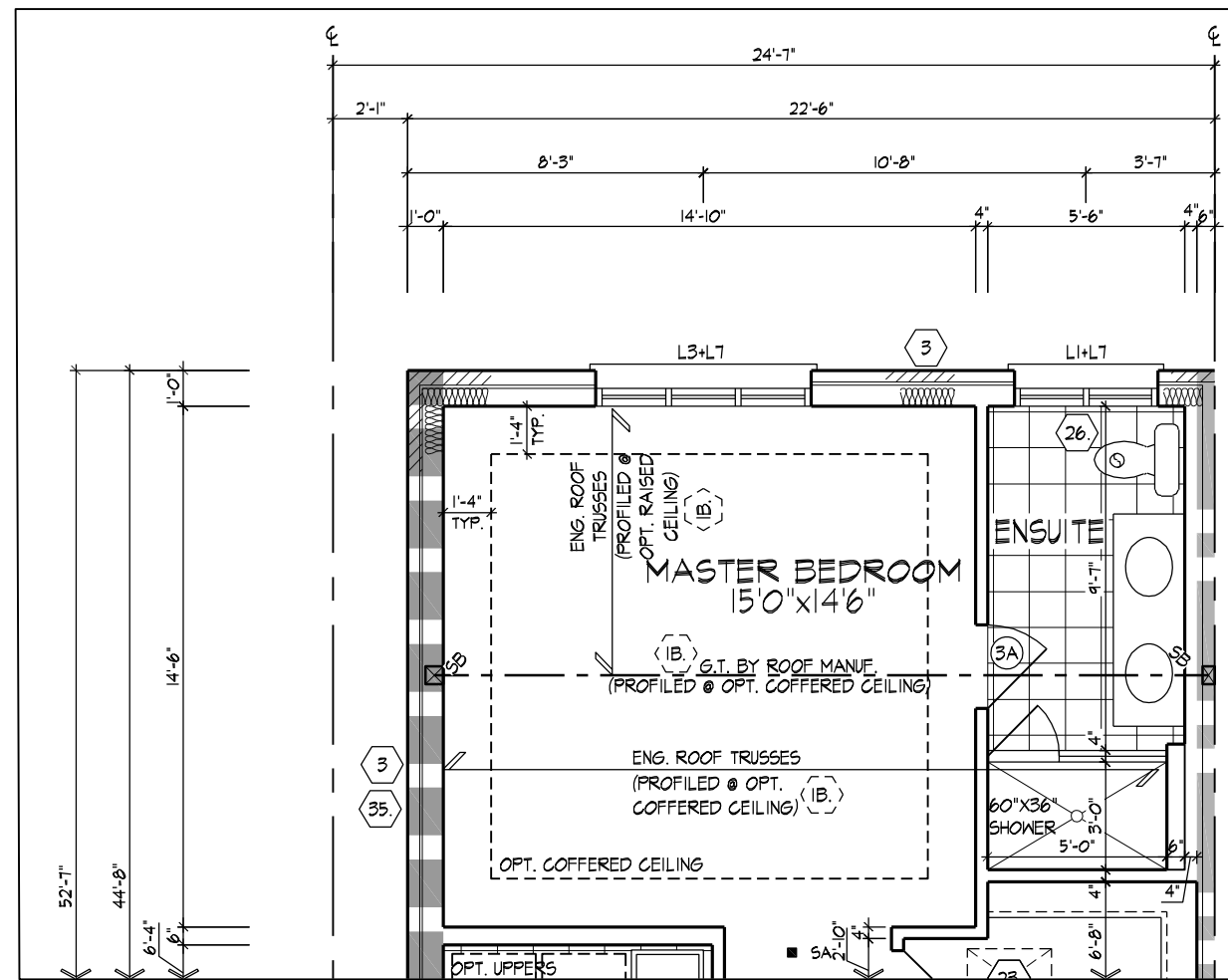
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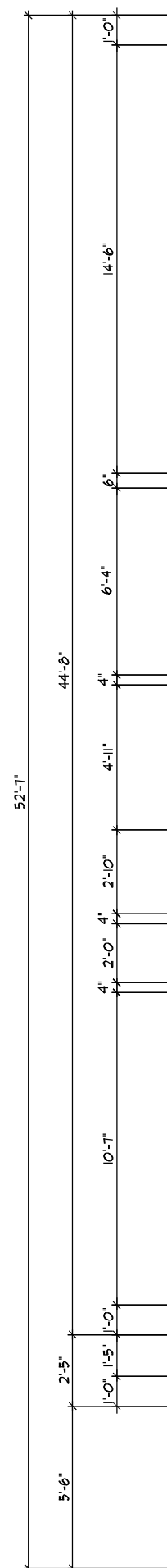
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GROUND FLOOR PLANS, ELEV. 'A1' (REV.) & 'A2'  
ROYAL PINE HOMES - 216051  
"LEAFTRAIL HOLDINGS", BRAMPTON, ONTARIO  
UNIT - 2501  
REV. 2023.01.12  
Drawn By: JMc  
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Scale: 3/16"=1'-0"  
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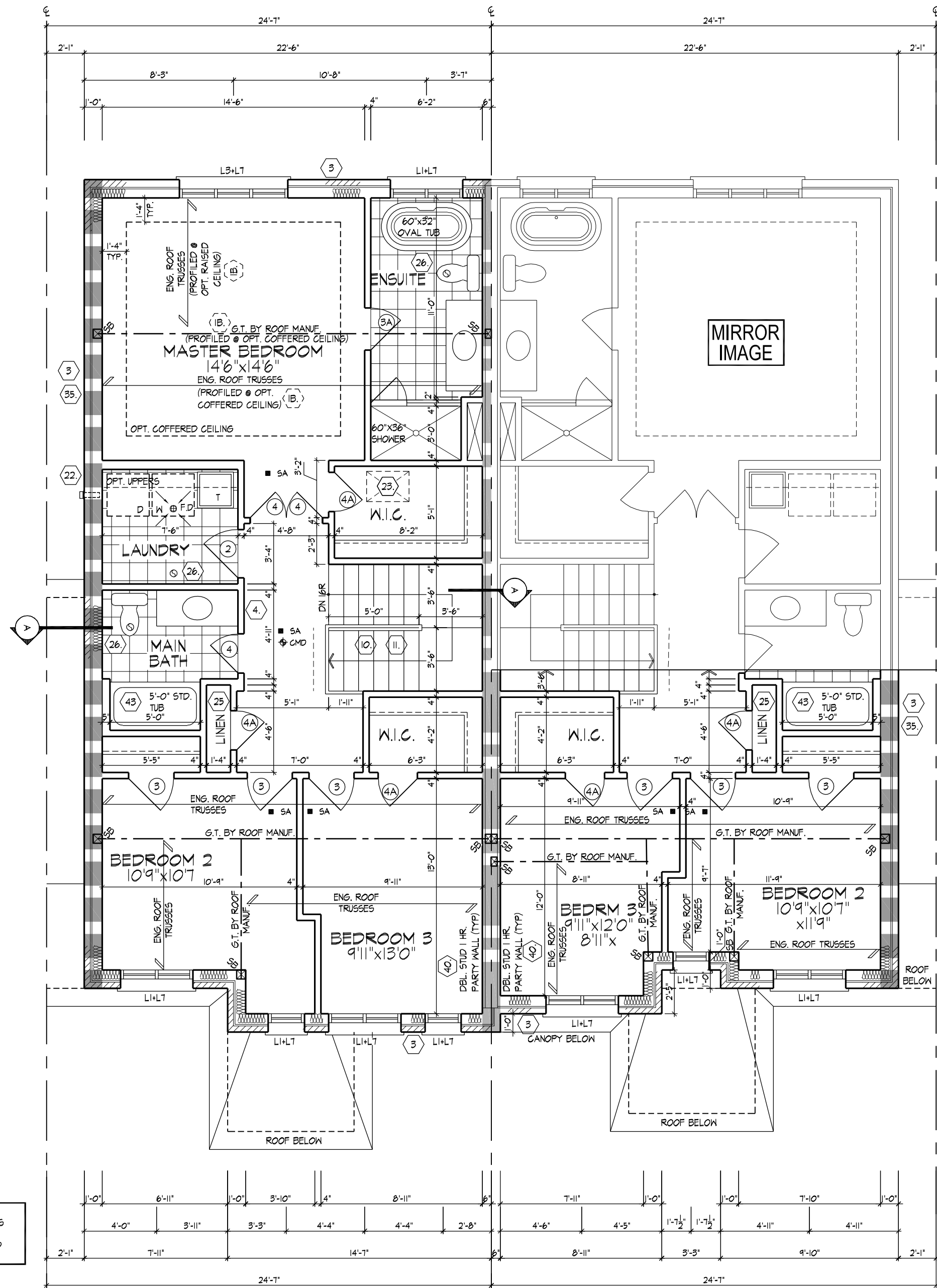
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PARTIAL SECOND FLR PLAN ELEV 'A1' (REV)  
OPT. ENSUITE LAYOUT  
(ELEV. 'B1' REV. & 'B2' SIMILAR)

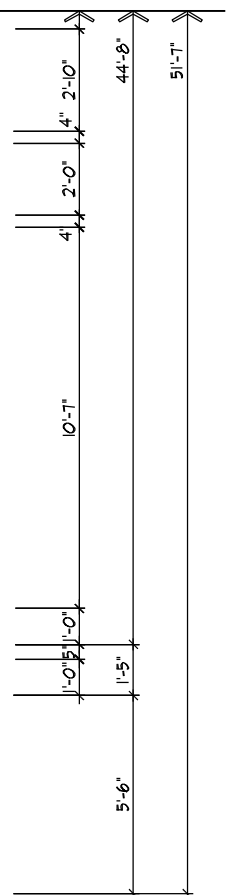


REFER TO ROOF TRUSS  
MANUFACTURER'S DRAWINGS  
FOR LAYOUT, SPACING,  
INSTALLATION DETAILS AND  
HANGER SIZES.



SECOND FLR PLAN ELEV 'A1' (REV)

PART. SECOND FLR PLAN ELEV 'A2'



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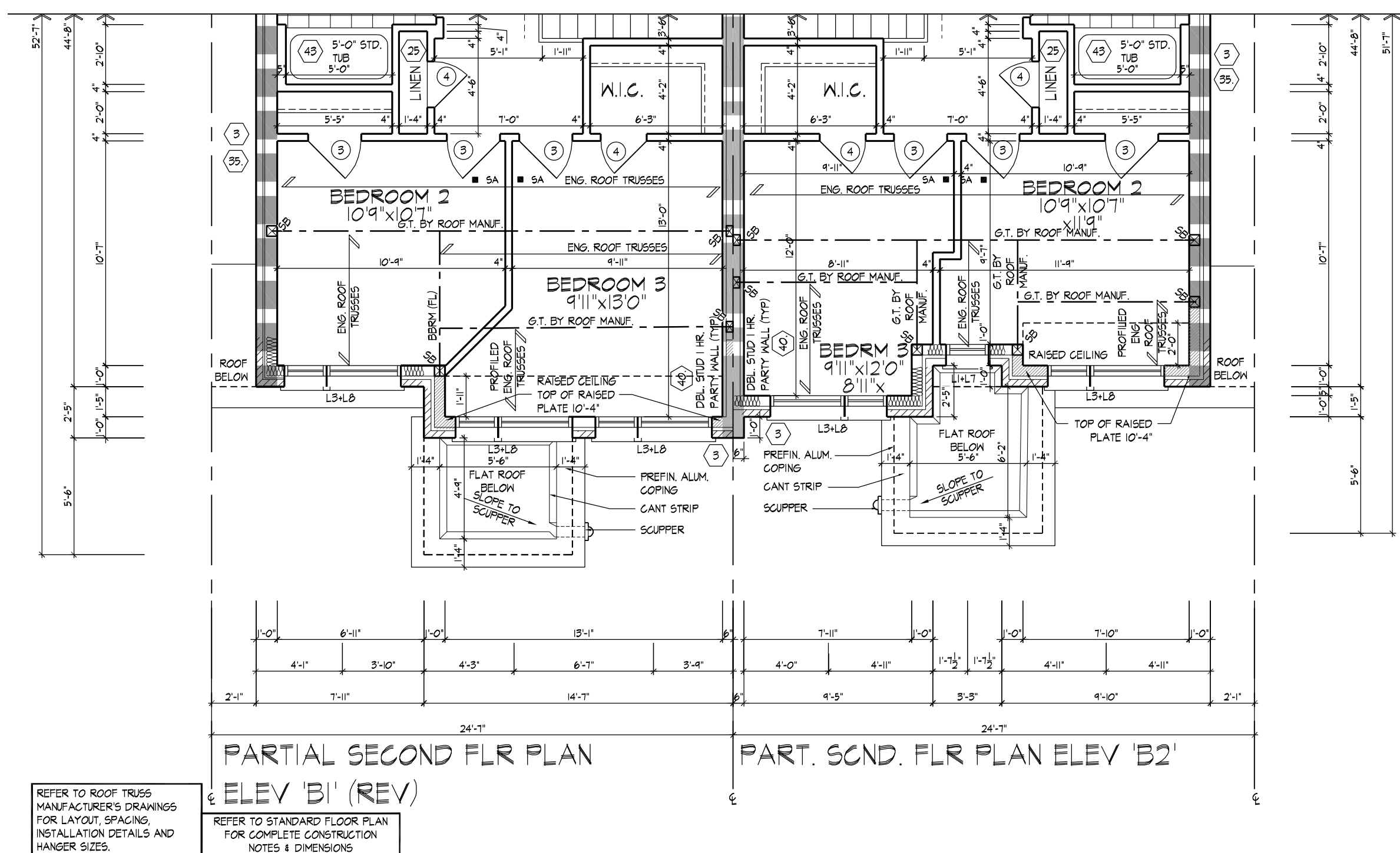


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JMc	VL	3/16"=1'-0"	216051WS2501	4	of 12

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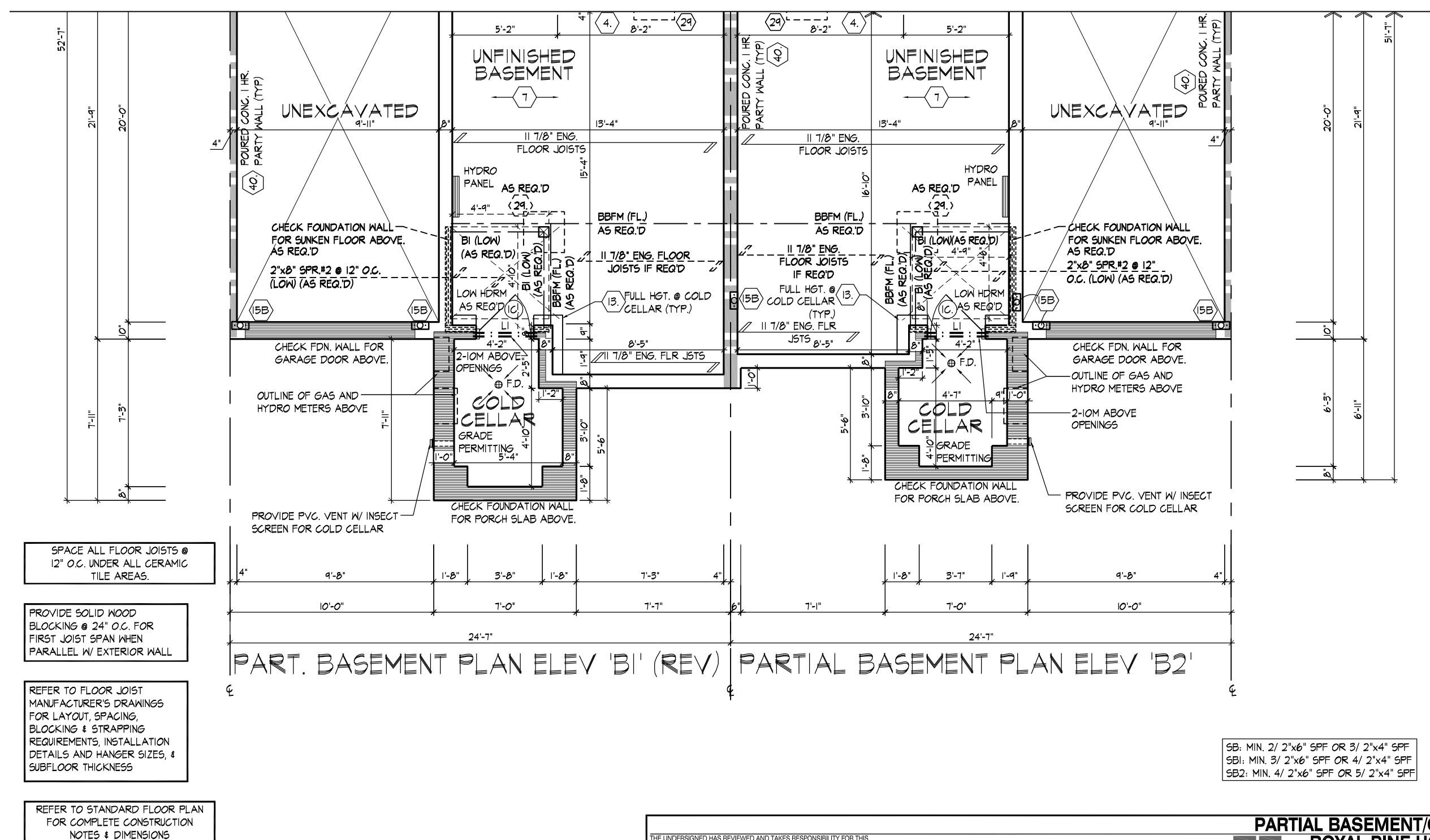
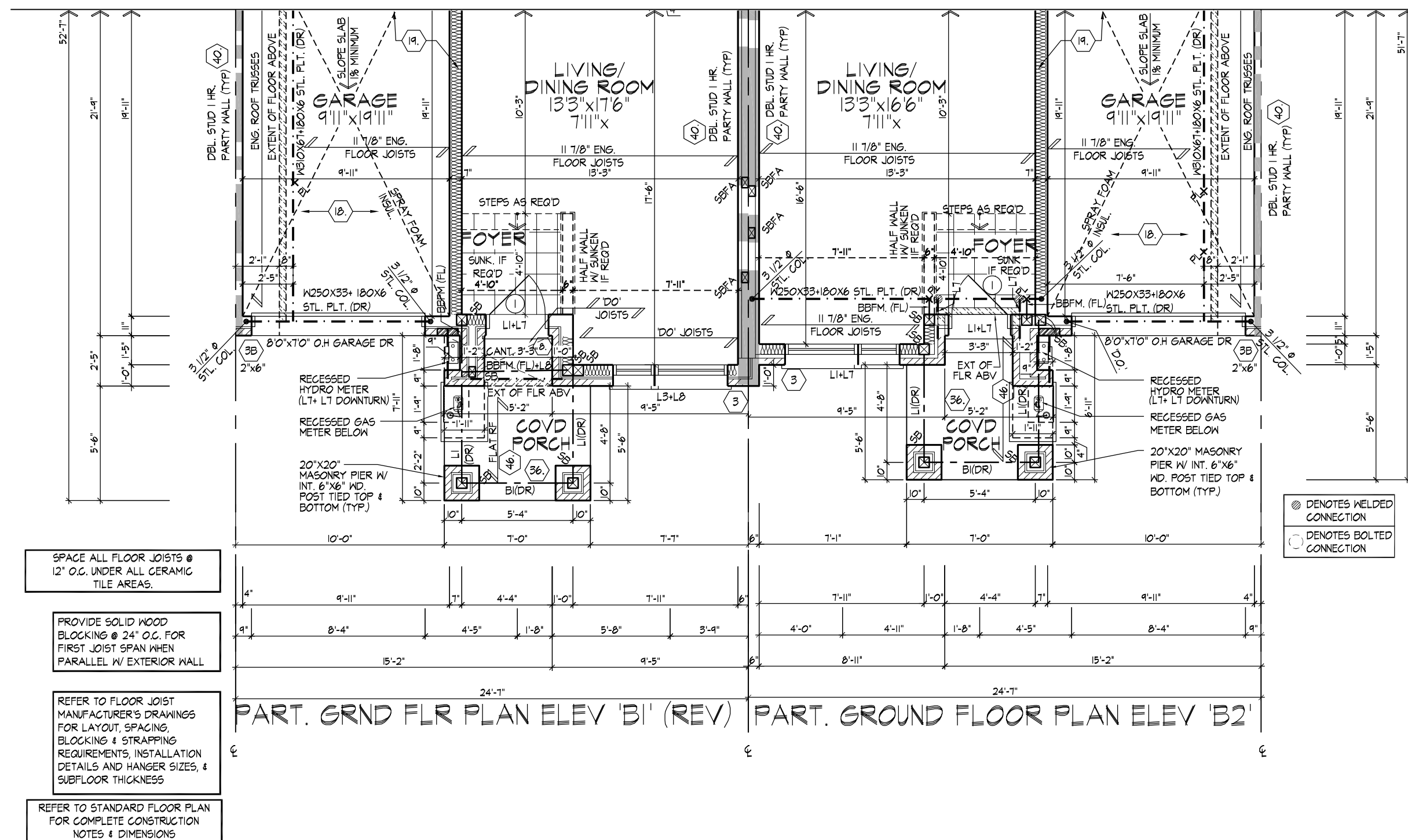
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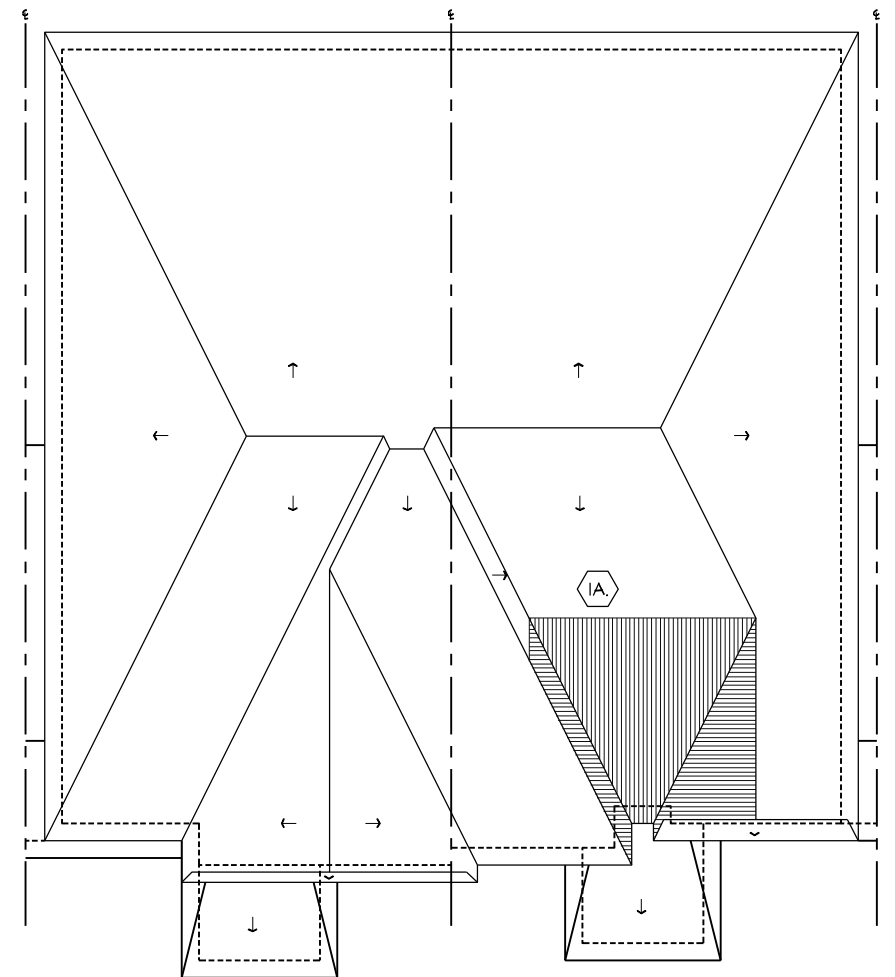
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**ROYAL PINE HOMES - 216051** **UNIT - 2501'**  
 "LEAFTRAIL HOLDINGS", BRAMPTON, ONTARIO REV.2023.01.12

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ROOF PLAN  
ELEV. 'A1' (REV.) & ELEV. 'A2'  
N.T.S.



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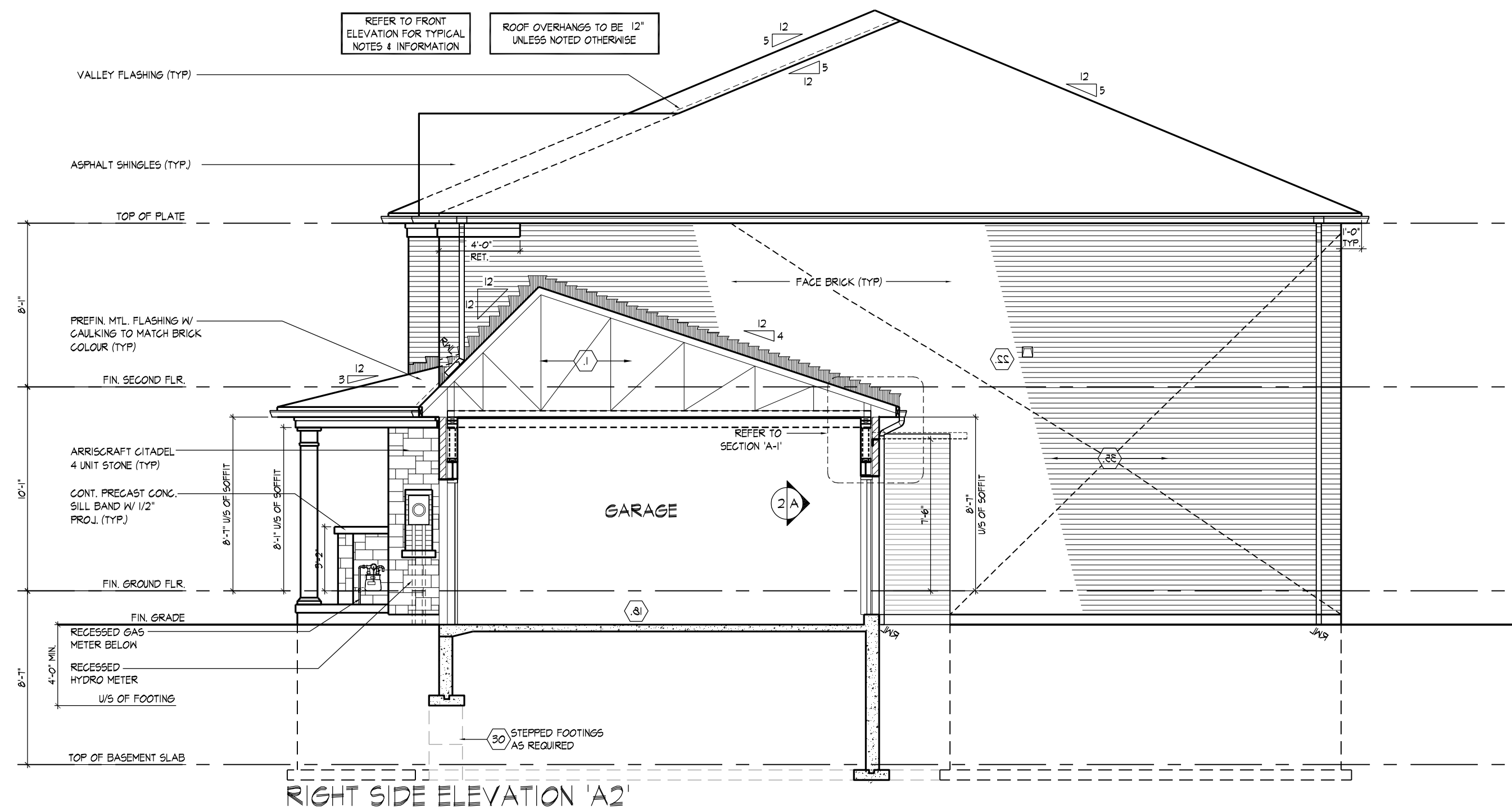
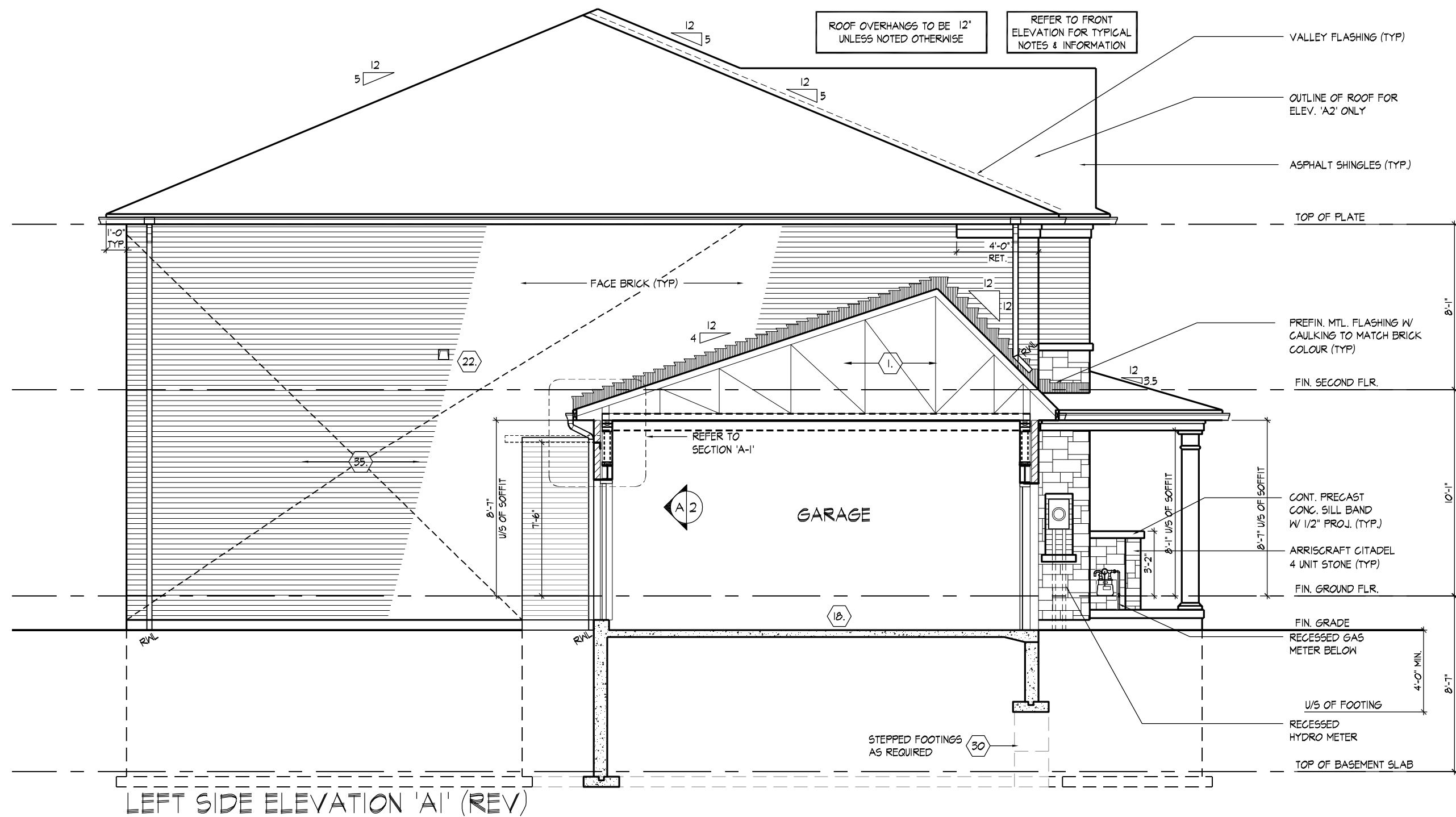
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FRONT & REAR ELEVATION 'A1' & 'B1' (REV.) & 'A2' & 'B2' ROYAL PINE HOMES - 216051 "LEAFTRAIL HOLDINGS", BRAMPTON, ONTARIO UNIT - 2501

REV.2023.01.12

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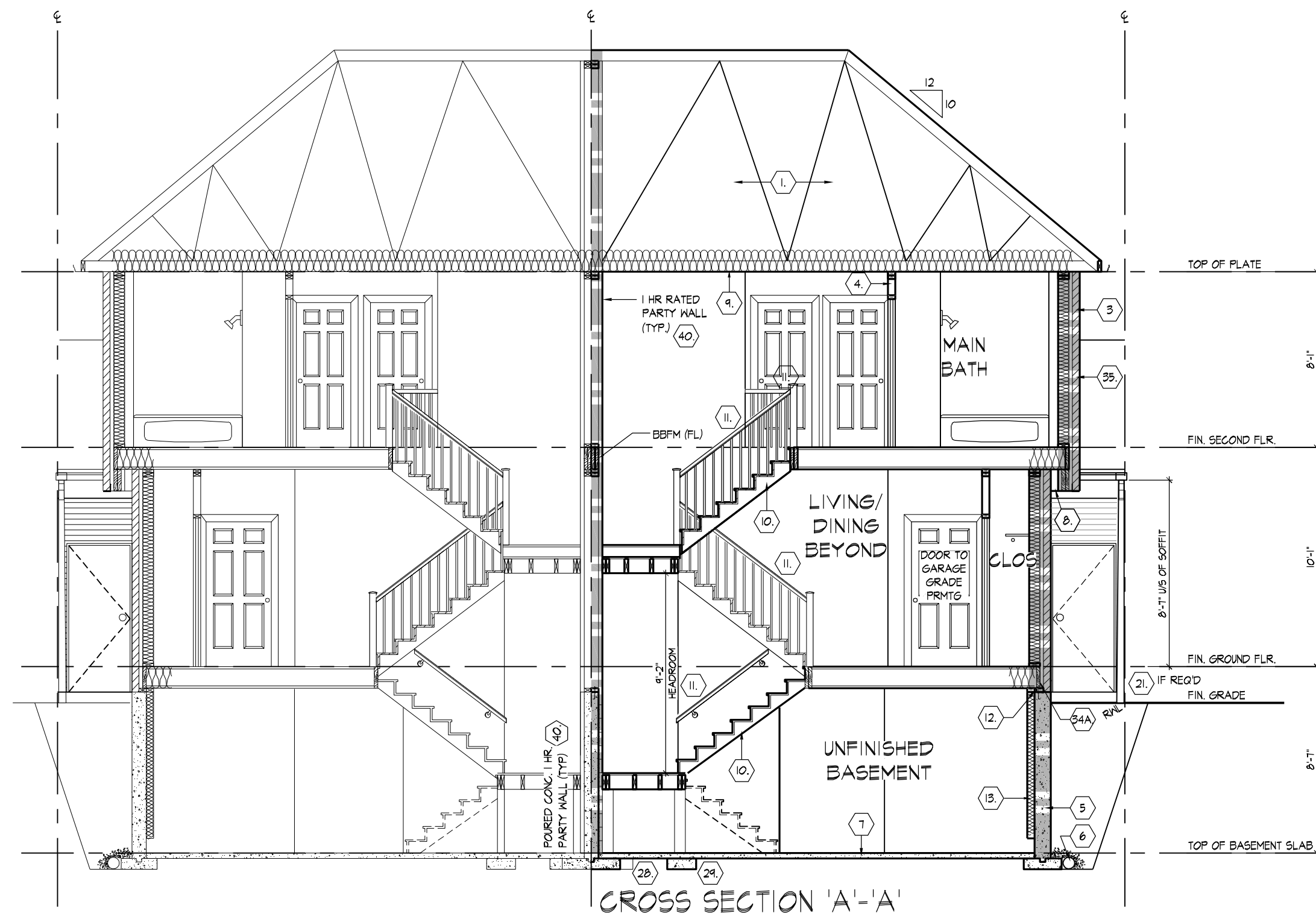
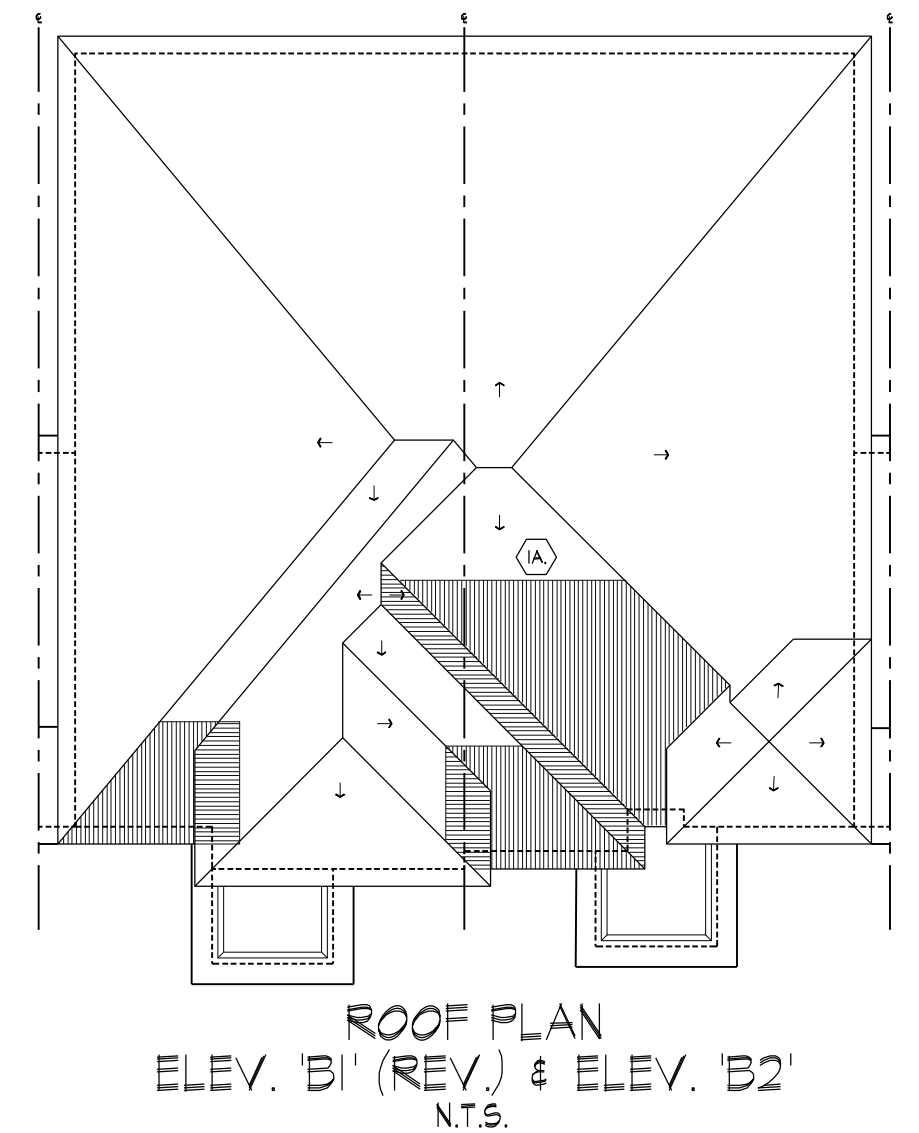
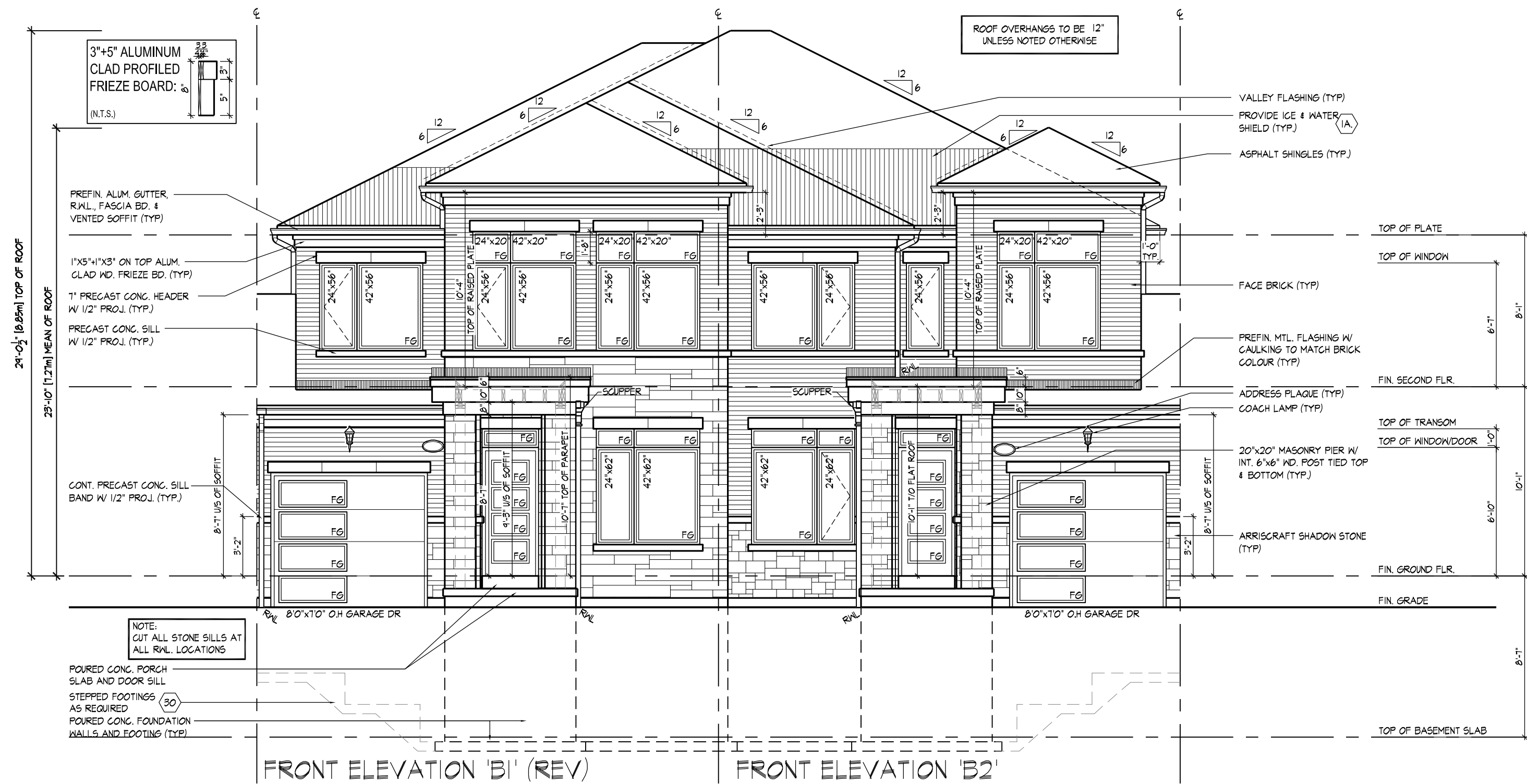
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LEFT SIDE ELEV. 'A1' (REV) & RIGHT SIDE ELEV. 'A2'  
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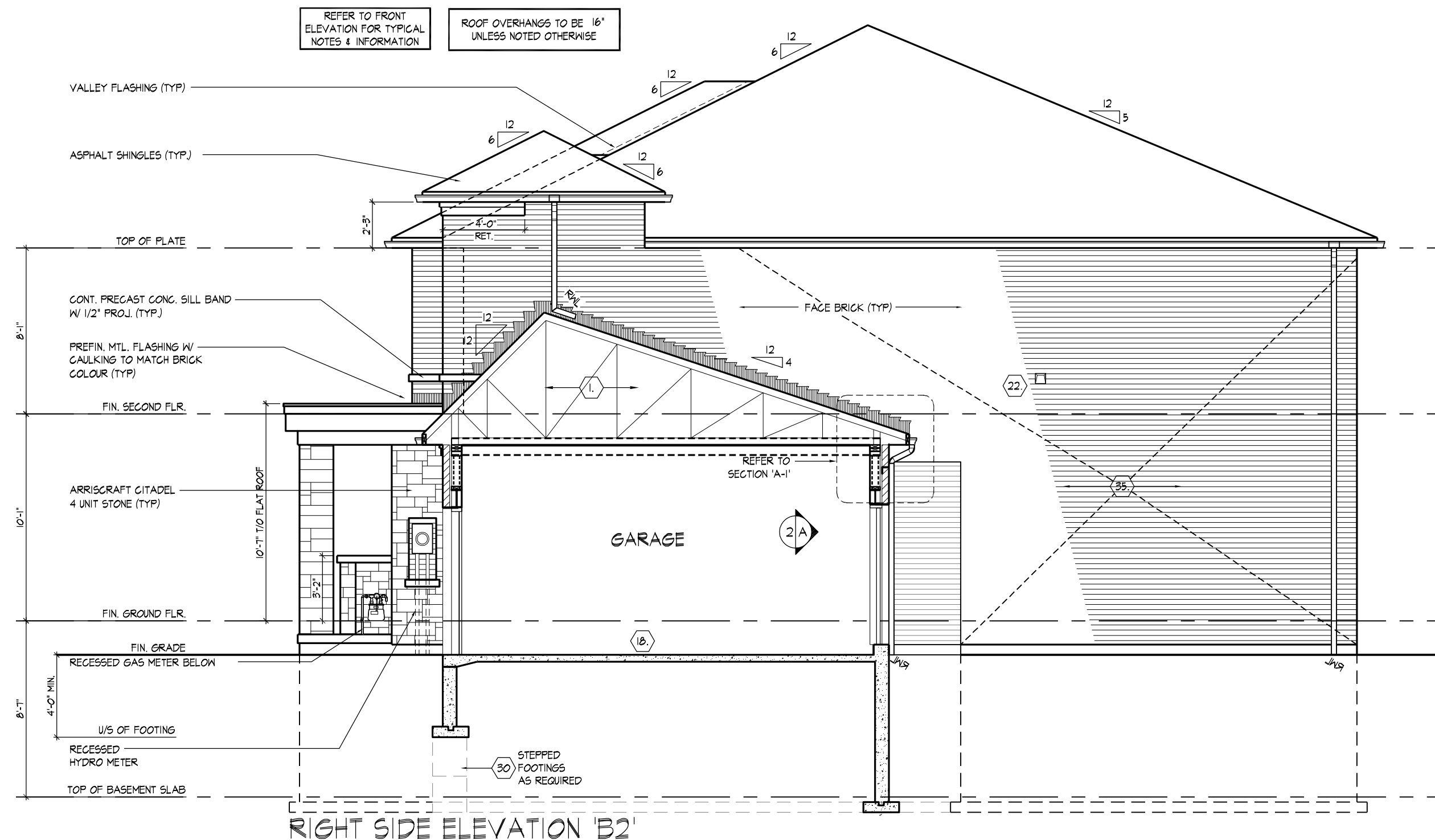
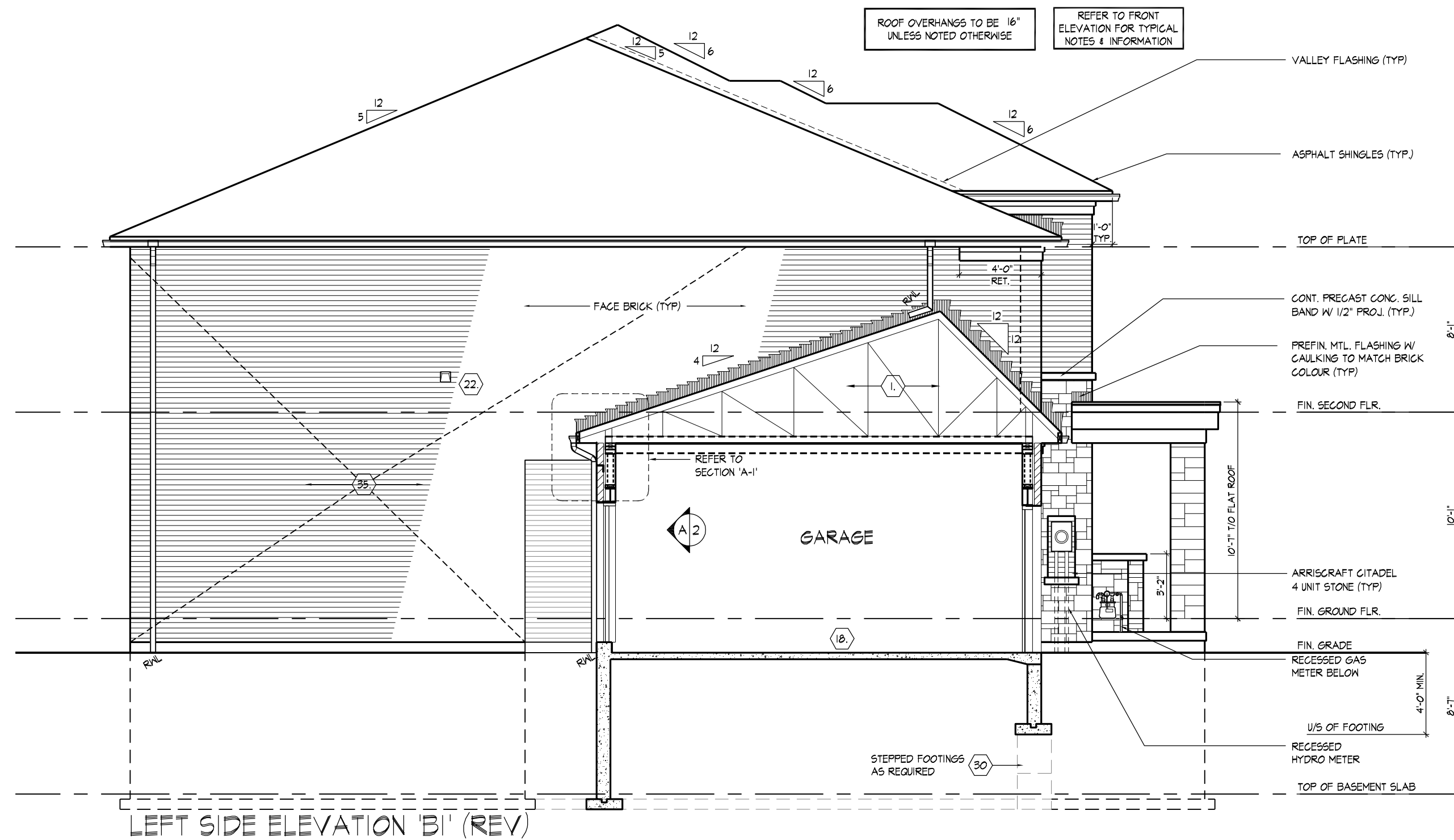
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FRONT ELEVATION 'B1' (REV.), 'B2' / CROSS SECTION 'A-A'  
ROYAL PINE HOMES - 216051  
"LEAFTRAIL HOLDINGS", BRAMPTON, ONTARIO  
UNIT - 2501  
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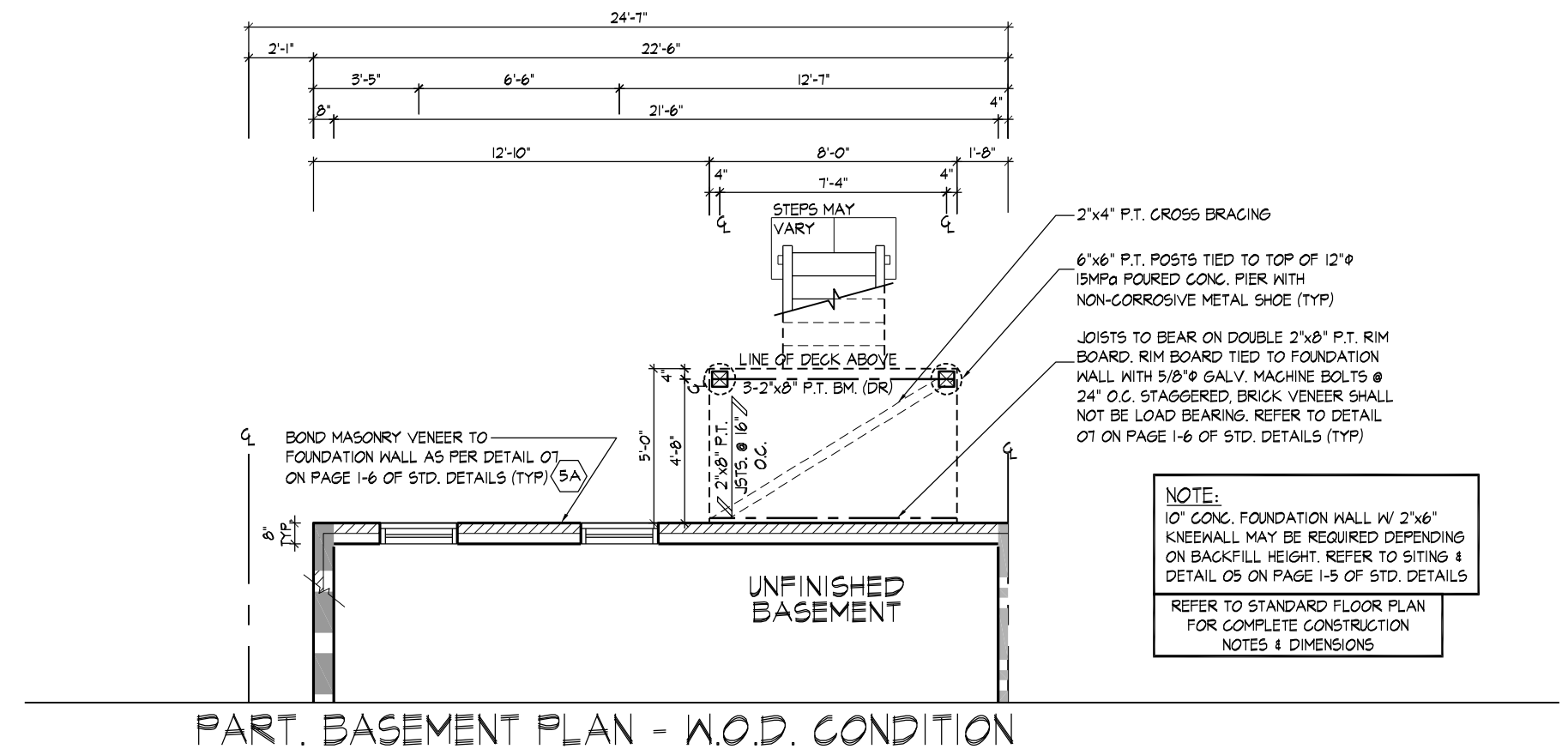
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Page Number: 10 of 12

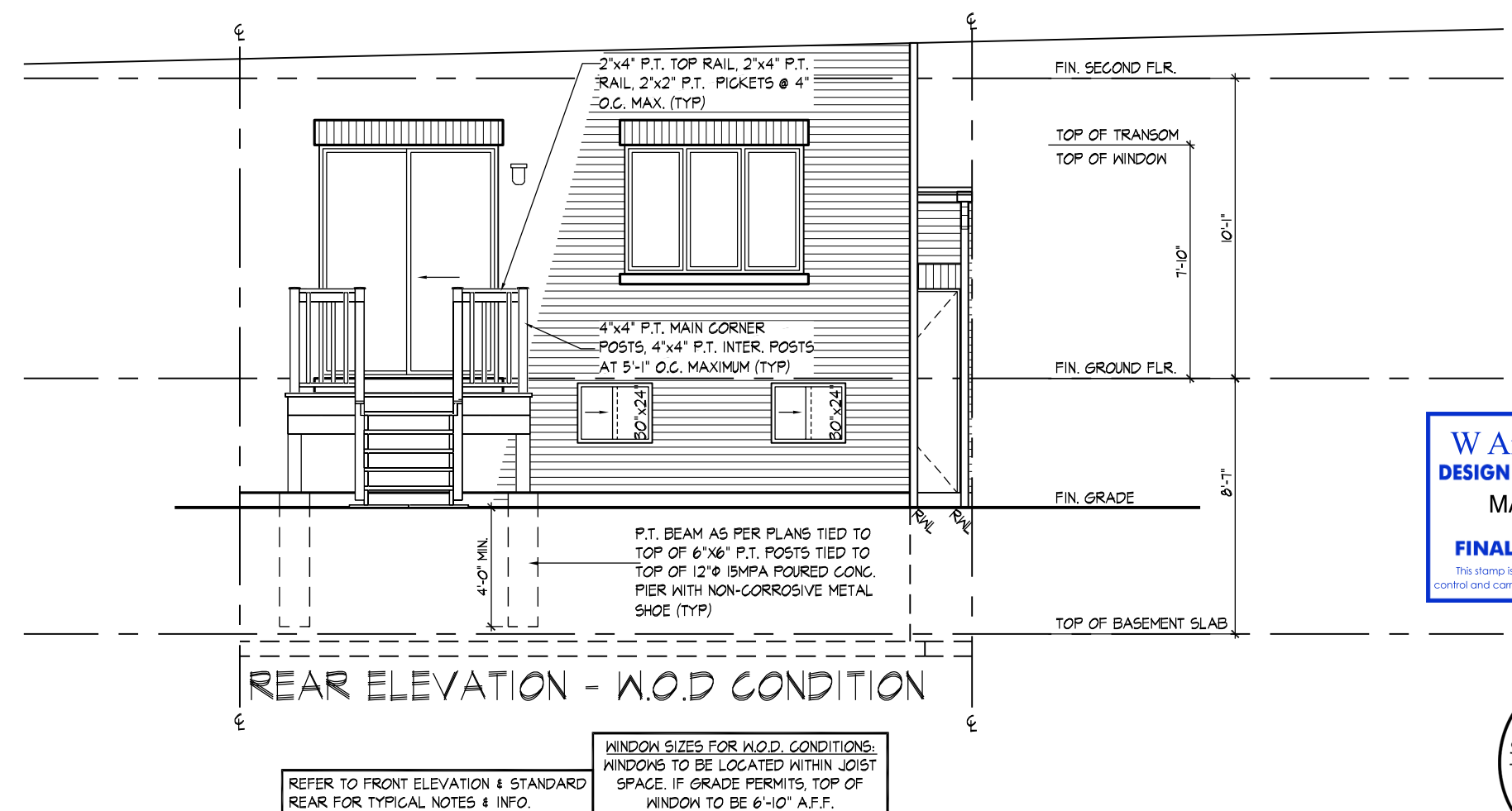
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PART. GROUND FLOOR PLAN - W.O.D. CONDITION



PART. BASEMENT PLAN - W.O.D. CONDITION



REAR ELEVATION - W.O.D CONDITION

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## SECTION 1.0. CONSTRUCTION NOTES

### 1 ROOF CONSTRUCTION (9.19, 9.23.1, 9.23.1.5)

NO. 210 (10.25 KG/M<sup>2</sup>) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS: APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION: 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL, & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 20% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE, EAVESTROUGH TO BE 4" MIN. WITH RVL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS, TOWNHOUSES TO HAVE 9" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.

### 1A ICE AND WATER SHIELD

PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3" (76) 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 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, FURNISH 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., INSULATION, APPROVED 6 MIL. POLYETHYLENE AIRVAPOUR 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 (9.23.16.3.1) (REFER TO 35 NOTE AS REQ.).

### 2A SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURNISH MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.2.7.3, 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 AIRVAPOUR 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 (9.23.16.3.1) (REFER TO 35 NOTE AS REQ.).

### 2B SIDING WALL @ GARAGE CONSTRUCTION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURNISH 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, 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.).

### 3 BRICK VENEER WALL CONSTRUCTION (2"x6")

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x3" (22x180x76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 2"x4" (60) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. ON APPROVED SHEATHING PAPER, 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 AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (813) O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED).

### 3A BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x3" (22x180x76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 2"x4" (60) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.2.7.3, 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 AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (813) O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED).

### 3B BRICK VENEER WALL @ GARAGE CONSTRUCTION

3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7/8"x3" (22x180x76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 2"x4" (60) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. 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" (813) O.C. 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 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x2" (38x49) TOP PLATE, 1/2" (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 @ 16" (406) O.C. MAX. BETWEEN RAFTERS @ 100" (2540) O.C. JOISTS WHEN NON-ADJACENT 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 AIRVAPOUR 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 AIRWATER BARRIER AS PER O.B.C. 9.2.7.3, 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 AIRVAPOUR 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' (4890) SHALL BE SIZED 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 BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 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' (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1)

MINIMUM STRIP FOOTING SIZES (9.15.3)	UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)			
	MAX. HEIGHT FROM FIN. SLAB TO GRADE			
AT TOP	UNSUPPORTED	SUPPORTED AT TOP		
15 MPa (208)	15 MPa (208)	2.5m	2.5m	2.5m
10"	3-1/2" (1.20m)	7-4" (2.15m)	7-4" (2.15m)	9-1/2" (2.10m)
10"	4-7/8" (1.20m)	7-4" (2.30m)	8-6" (2.60m)	8-6" (2.50m)
12"	4-1/4" (1.50m)	7-4" (2.30m)	8-6" (2.60m)	9-3" (2.85m)
12"	8-1" (3.10m)	7-4" (2.30m)	7-4" (2.30m)	7-4" (2.20m)
10"	4-7" (1.40m)	7-4" (2.30m)	8-6" (2.60m)	9-3" (2.85m)
12"	4-1/4" (1.50m)	7-4" (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.

NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	16" WIDE x 8" THICK	16" WIDE x 8" THICK	16" WIDE x 8" THICK
2	24" WIDE x 8" THICK	20" WIDE x 8" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	26" WIDE x 8" 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 MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7' 7/8" (200) VERTICAL AND 2' 1" (89) HORIZONTAL, HILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.2.1.3) & 9.20.9.4.3)

### 5B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF JOIST JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 3 3/4" (95) HIGH AND NOT LESS THAN 3 1/2" (90) THICK (9.15.4.2.1.1)

### 6 WEeping TIE (9.14.3)

4" (100) Ø WEeping TIE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

### 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. SLAB ON 4" (100) COARSE GRANULAR FILL, PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR SOND BREAK AT EDGE, WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE, PROVIDE RIGID INSUL. 1/2" (12.7) AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE, FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (INS-12) 3.1.1.7.6 (5) (6)

### 8 EXPOSED FLOOR TO EXTERIOR (9.10.17.10, & CANULC-5705.2)

PROVIDE SPRAY FOAM INSULATION BETWEEN JOIST AND INSTALL OSB CONTINGING TO 9.20.9.1 INT. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US 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/O ATTIC

JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS, PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES) W/ INSULATION BETWEEN JOIST JOISTS, PROVIDE 2"x4" (38x89) STUDS @ 16" (406) O.C. GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-5705.2, 9.19.1, 9.10.17.10)

### 10 ALL STAIRS/EXTERIOR STAIRS (9.8.1.2, 9.8.2, 9.8.4)

MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE 7' 7/8" (200)	9" (125)	14" (355)	10" (255)	
PUBLIC 7' 1/8" (91)	9" (125)	14" (355)	11" (280)	MAX. NOSING 1" (25)
	MIN. STAIR WIDTH	TAPERED TREADS		
PRIVATE 2'-10" (660)		MIN. RUN 5'-7" (150)		
		MIN. AVG. RUN 10" (255)		
PUBLIC 2'-11" (660)		MIN. RUN 5'-7" (150)		
		MIN. AVG. RUN 11" (280)		

### 11 GUARDS/HANDRAILS (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'-0" (100) MIN. (LESS THAN 5'-11" (180) TO GRADE)  
EXTERIOR GUARDS: 2'-6" (100) MIN. (MORE THAN 5'-11" (180) TO GRADE)  
GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)  
ROOF OR RAMP W/ EXTERIOR WALLS THAT ARE 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (140) HIGH, AND GUARD 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) IS A WALKING SURFACE W/ A SLOPE OF MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.

### 12 SILL PLATES

2"x4" (38x89) SILL PLATE 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2380) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL, USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7)

### 13 BASEMENT INSULATION (INS-12) 3.1.1.7.1

PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil. POLYETHYLENE VAPOUR BARRIER, INSULATION TO EXTEND NO MORE THAN 2" (50) ABOVE FINISHED BASEMENT FLOOR, DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

### 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"x6" (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" (2380) O.C., 4" (100) HIGH CONC. CURB ON CONC. FOOTING, FOR SIZE REFER TO HEX NOTE 4, & ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

### 15 ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4)

9'-10" (3000) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSS-57.2M, 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 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa 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]

### 15A NON-ADJUSTABLE STEEL BASEMENT COLUMN

3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, POURED CONCRETE FOOTING 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"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

### 16 STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1)

BEAM POCKET OR 6"x6" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90) O.C. CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS

### 17 WOOD STRAPPING AT STEEL BEAMS (9.23.4.3 (3), 9.23.9.3)

1"x3" (19x41) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

### 18 GARAGE SLAB (9.16, 9.35)

4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 1" (25) COARSE GRANULAR FILL WITH 10% MIN. AIR ENTRAINMENT BASE ON COMPACTED NATURAL FILL, SLOPE TO FRONT @ 1% MIN.

### 19 GARAGE TO HOUSE WALLS/CEILING (9.10.9.1.6)

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, (9.10.17.10, CANULC-5705.2)

## 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 BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS, TAPE AND SEAL ALL JOINTS GAS TIGHT, (9.10.9.1.6, 9.10.17.10, CANULC-5705.2)

## 20 GARAGE DOOR TO HOUSE (9.10.9.1.6, 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 WHERE NOT EXPOSED TO WEATHER, MAX. RISE 7' 7/8" (200) MIN. TREAD 10" (255), 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 9.8.8.2, OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.

## 22 DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.3.2.

## 23 ATTIC ACCESS (9.19.2.1)

ATTIC ACCESS HATCH WITH MIN. AREA OF 0.3m<sup>2</sup> 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 (R53.52) (INS-12) 3.1.1.8.1(1).

## 24 FIREPLACE CHIMNEYS (9.2.1)

TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT OF THE ATTACHMENT OF THE CHIMNEY TO THE ROOF, AND 2'-6" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10' (3048) FROM THE CHIMNEY.

## 25 LINEN CLOSET

PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

## 26 MECHANICAL VENTILATION (9.32.1.3)

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, NOT REQUIRED AT LEAST ONE AIR CHANGE PER HOUR, SEE GENERAL NOTE 2.3.

## 27 PARTY WALL BEARING (9.23.8)

12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-11" (889) ON 4" (100) CONC. BLOCK PARTY WALL, AT INTERSECTIONS WITH INSULATED MATERIAL, BLOCK TO BE SEALED WITH 2 COATS OF PAINT, GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK, REFER TO DETAILS

## 28 WOOD FRAMING IN CONTACT TO CONCRETE

WOOD FRAMING 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 WRAPPED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST, (9.17.4.3)

## 29 BUILT-UP WOOD POST AND FOOTING (9.17.4.1, 9.15.3.7)

3'-2"x6" (38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 2"x4"x21" (610x610x530) 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)

MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6"x6"x20"x29 MESH PLACING NET MID-DEPTH OF SLAB, CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

## 32 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 INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS, REFER TO GAS UTILIZATION SECTION.

## 33 FIREPLACE VENTING (9.32.3)

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