

MMELILLO | WED MAR 20/24 02:32 PM | K:\PROJECTS\2016\216051.ROY\WORKING\TOWNS\25' SEMI LINK TOWNS\216051WT2502.DW

'THE ROSE GARDEN'

ARE SECO SUB SECO SUB	DW	DC	五	SP,	AP	SK	NIV.	WIL	00	干	E	BE	BA	WA	EX	CE	CE	INC	BU		_
AREA CALCULATIONS EL. 'A1'(REV) EL. 'B1'(REV) & EL. 'A2' & EL. 'B2' GROUND FLOOR AREA 931 sq. ft. 931 sq. ft. (86.49 sq. m.) (86.49 sq. m.) SECOND FLOOR AREA 1005 sq. ft. 1005 sq. ft. (93.37 sq. m.) (93.37 sq. m.) SUBTOTAL (179.86 sq. m.) (179.86 sq. m.) DEDUCT ALL OPEN AREAS 0 sq. ft. 0 sq. ft. (0.00 sq. m.) (0.00 sq. m.) TOTAL NET AREA 1936 sq. ft. 1936 sq. ft. (179.86 sq. m.) (179.86 sq. m.) FINISHED BASEMENT AREA 0 sq. ft. (179.86 sq. m.) COVERAGE (106.10 sq. m.) (0.00 sq. m.) COVERAGE (106.10 sq. m.) (106.10 sq. m.) COVERAGE (113.34 sq. m.) (113.34 sq. m.)	DWHR UNIT (%)	DOMESTIC HOT WATER HEATER (EF)	HRV EFFICIENCY (%)	SPACE HEATING EQUIP. (AFUE%)	APPLIANCE EFFICIENCY	SKYLIGHTS (MAX. U-VALUE)	NDOWS/SLIDING (WINDOWS & DOORS	CONC. SLAB ≤ 600mm BELOW GRADE	HEATED SLAB \leq 600mm BELOW GRADE	GE OF BELOW GF	LOW GRADE SLAE	BASEMENT WALLS	WALLS ABOVE GRADE	EXPOSED FLOOR	CEILING W/O ATTIC SPACE	CEILING W/ ATTIC SPACE	INSULATION RSI (R) VALUE	BUILDING COMPONENT	ERFORN	
EL. 'A1'(REV) EL. & EL. 'A2' & 931 sq. ft. (86.49 sq. m.) (86 1005 sq. ft. 1033 7 sq. m.) (93 1936 sq. ft. (179.86 sq. m.) (17 0 sq. ft. (10.00 sq. m.) (17 0 sq. ft. (179.86 sq. m.) (17 1142 sq. ft. (106.10 sq. m.) (10 1142 sq. ft. (1106.10 sq. m.) (10 1120 sq. ft. (1120 sq. ft. 121 1220 sq. ft. 121 1220 sq. ft. 112		ER HEATER (EF		JIP. (AFUE%)	JCY	VALUE)	GLASS DOORS (IM BELOW GRA	mm BELOW GR.	ADE SLAB ≤ 60	BENTIRE SURFA		Ĭ		SPACE	ACE	/ALUE	NT	MANCE	
EL. 'B1'(REV) & EL. 'B2' 931 sq. ft. (86.49 sq. m.) 1005 sq. ft. (93.37 sq. m.) 1936 sq. ft. (179.86 sq. m.) 0 sq. ft. (0.00 sq. m.) 1936 sq. ft. (179.86 sq. m.) 0 sq. ft. (179.86 sq. m.) 142 sq. ft. (0.00 sq. m.) 1142 sq. ft. (106.10 sq. m.) 1220 sq. ft. (113.34 sq. m.))					WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER)		DE	ADE	EDGE OF BELOW GRADE SLAB \leq 600mm BELOW GRADE	BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE								PERFORMANCE COMPLIANCE	
							ER)					/ GRADE								N CE	
	53.3% ON 1 SH	0.84	75%	Combo 95% AFUE GLOW C140		2.8	1.6		1.76 (R10)	1.76 (R10)	1.76 (R10)	1	R20 Blanket or R12+R10ci	3.87 (R22)+1.5ci	5.46 (R31)	5.46 (R31)	10.56 (R60)		PROPOSED	SPACE HEA GAS ELECTRIC EARTH	
	ON 1 SHOWERS MIN.	4	0	E GLOW C140		ω	0,		310)	310)	310)		R12+R10ci)+1.5ci	331)	331)	R60))SED	TING FUEL OIL PROPANE SOLID FUEL	
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SB-12

ENERGY

EFFICIENCY DESIGN MATRIX

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







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REVISIONS	1. REVISED AS PER CLIENT'S COMMENTS	2. REVISED AS PER FLOOR MANUFACTURE PLANS	3. REVISED AS PER ROOF TRUSS MANUFACTURE PLANS	4. REVISED AS PER ENGINEER COMMENTS	5. REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	6. ISSUED FOR FINAL APPROVAL	7. ISSOED FOR FERMIT

2023/02/14 2022/06/14 2022/06/13 2021/09/29 DATE (YYYYAMMIDD)

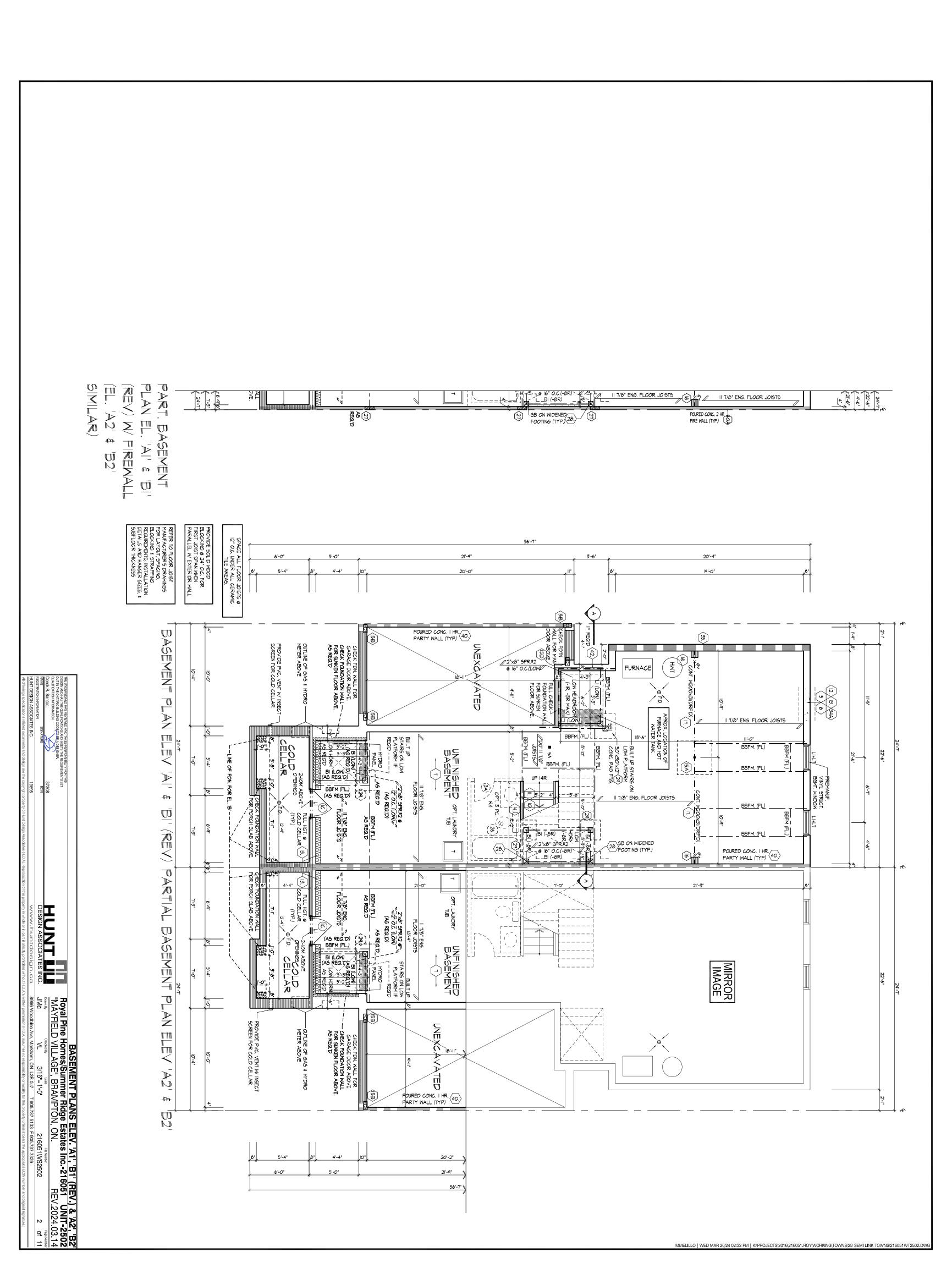
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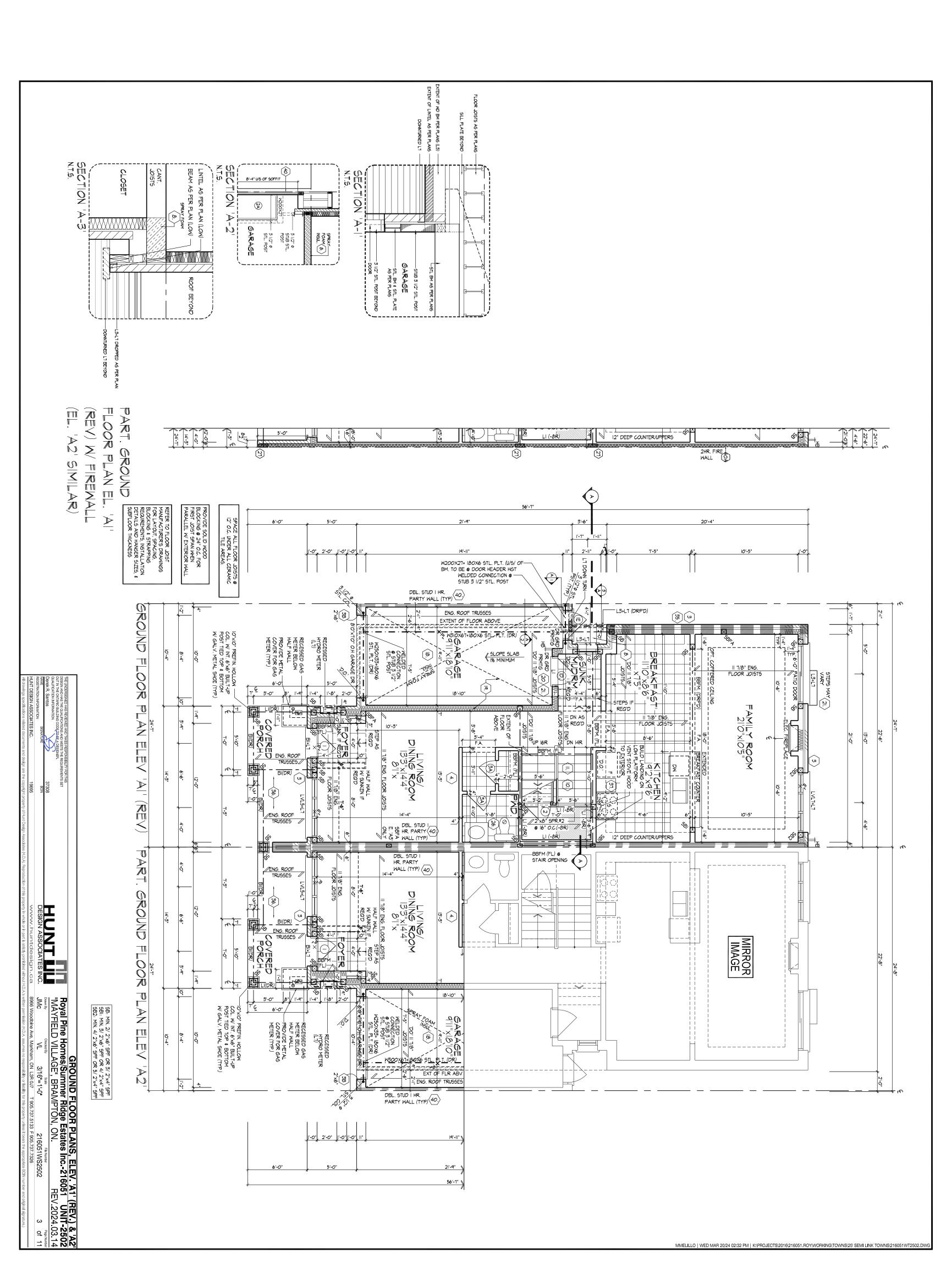
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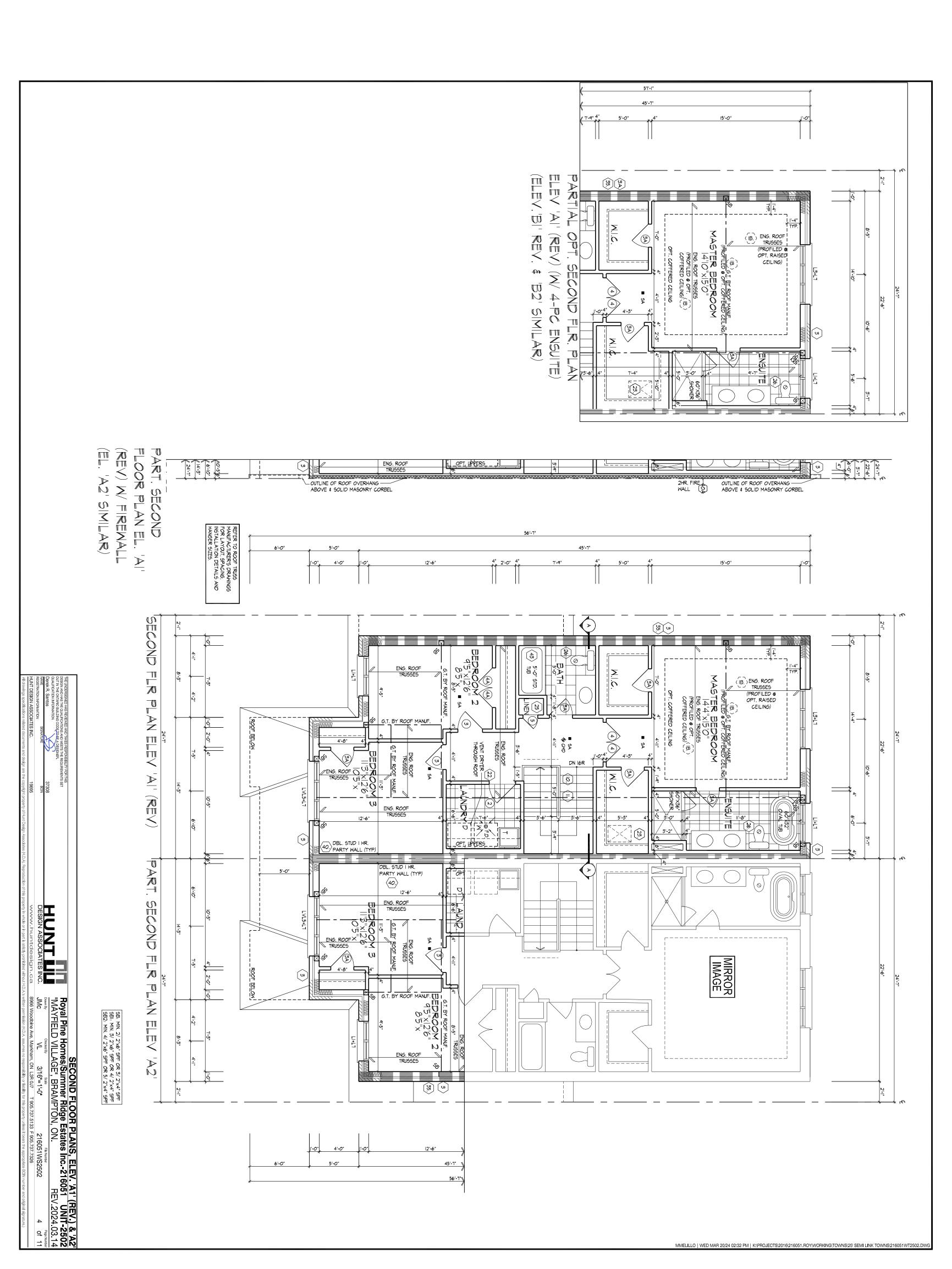
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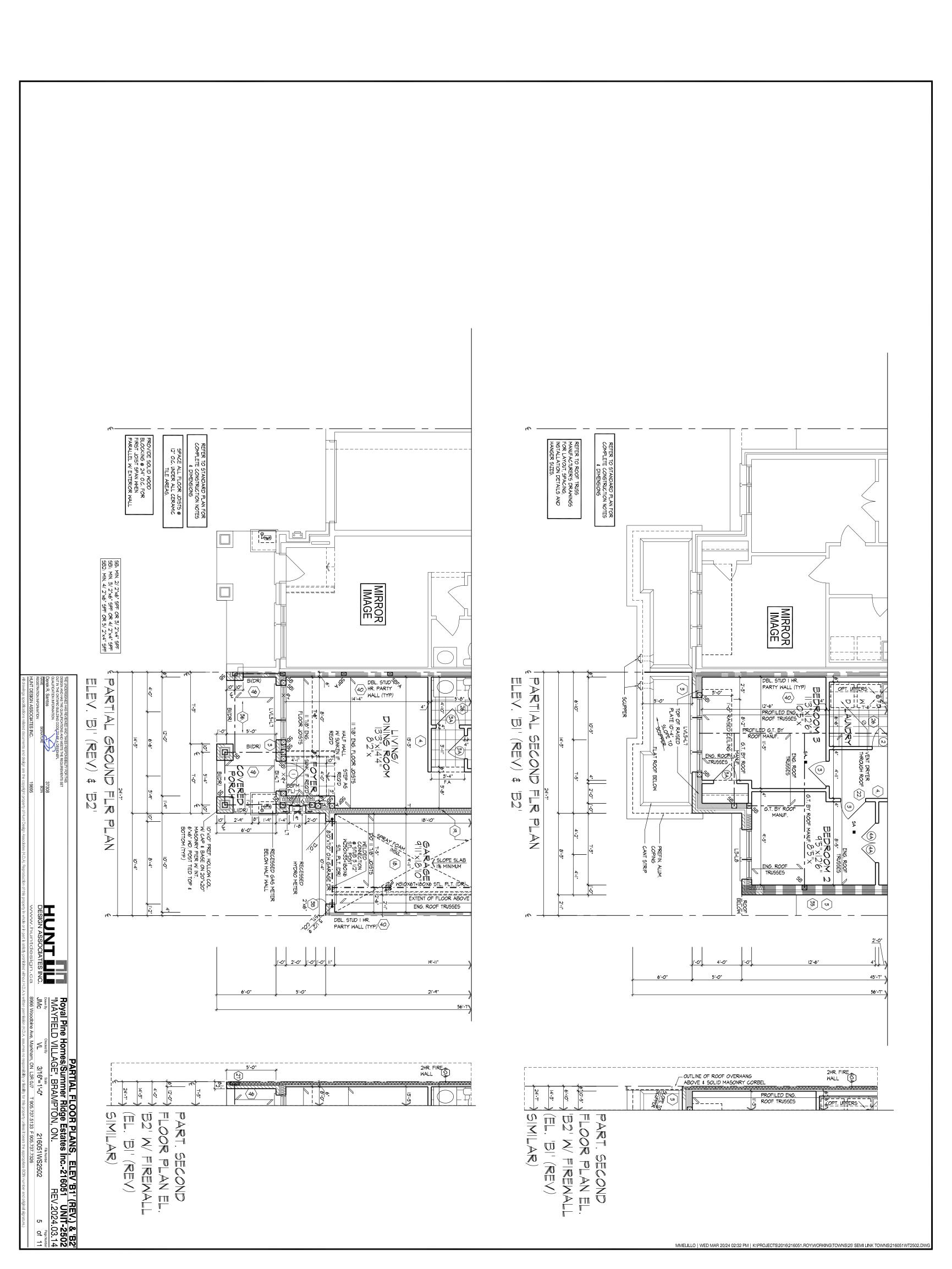
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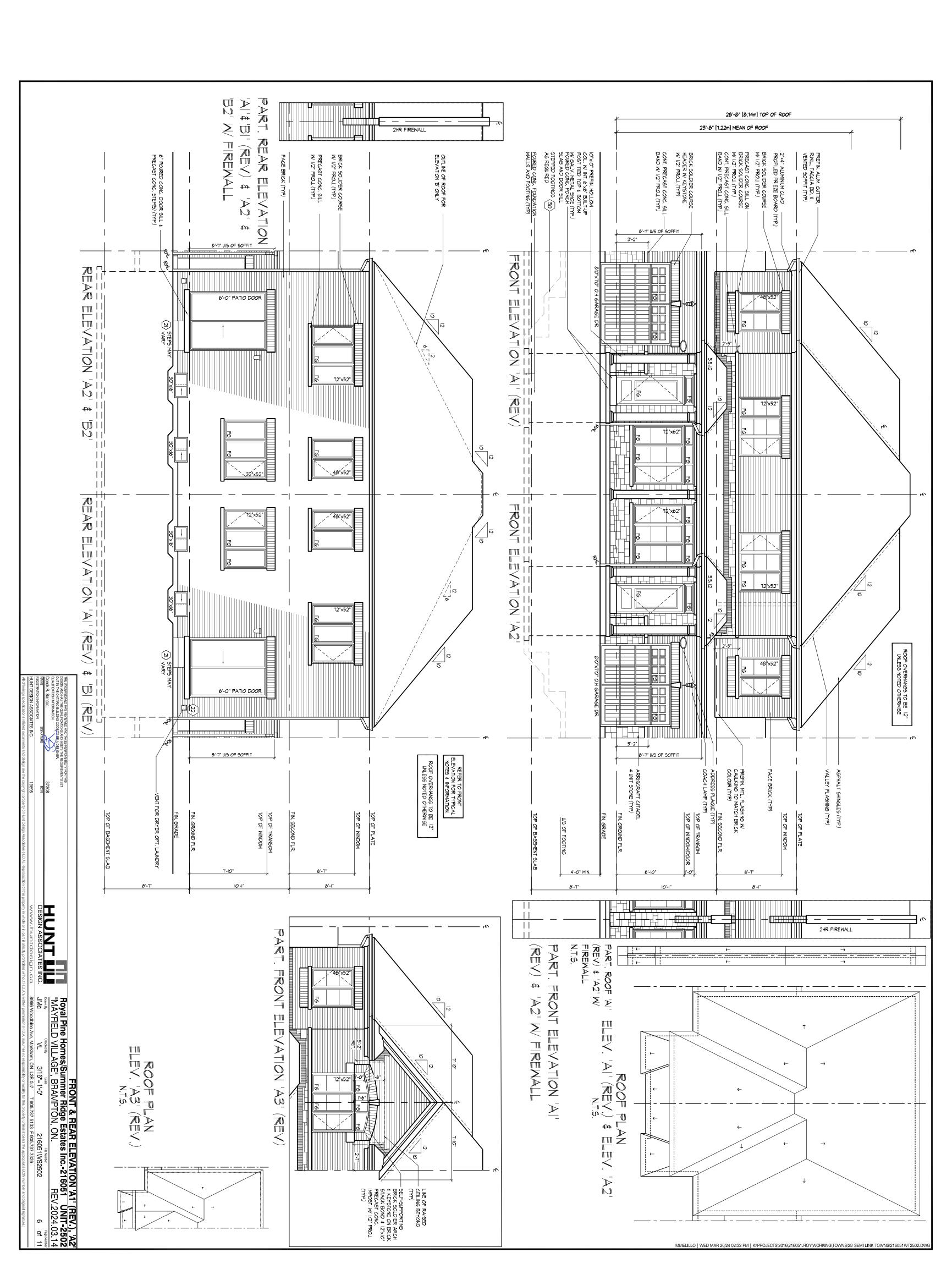
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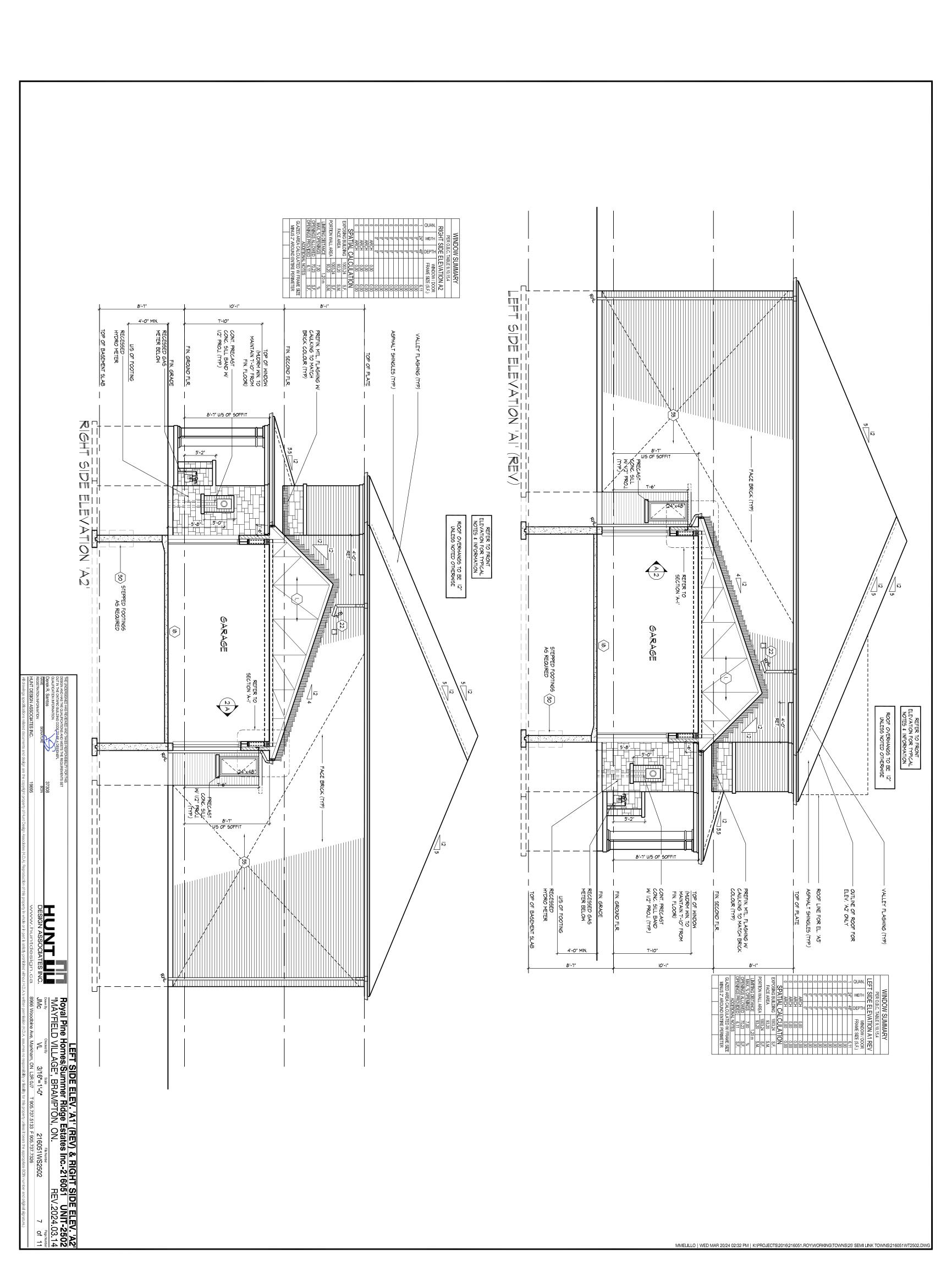


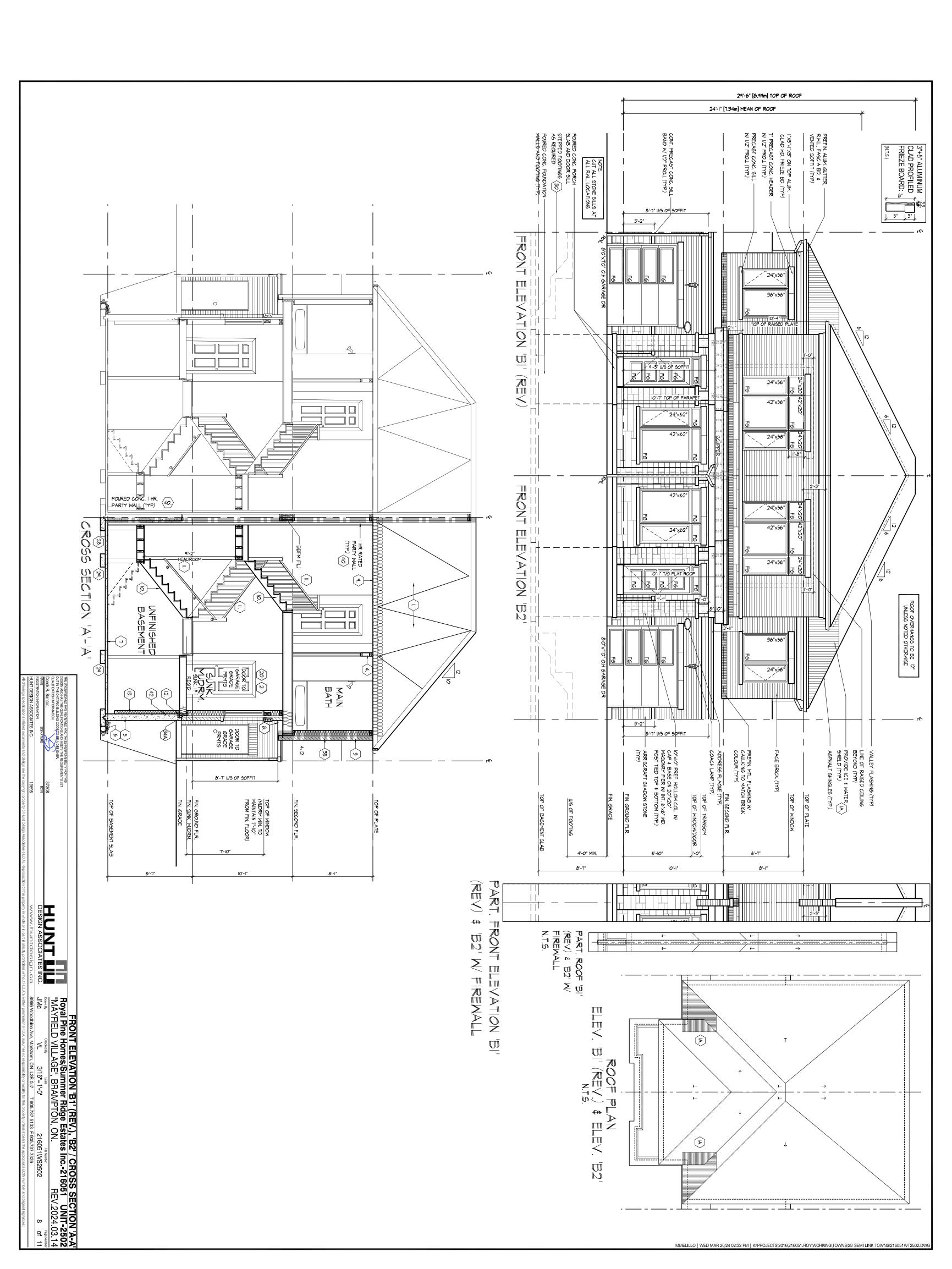


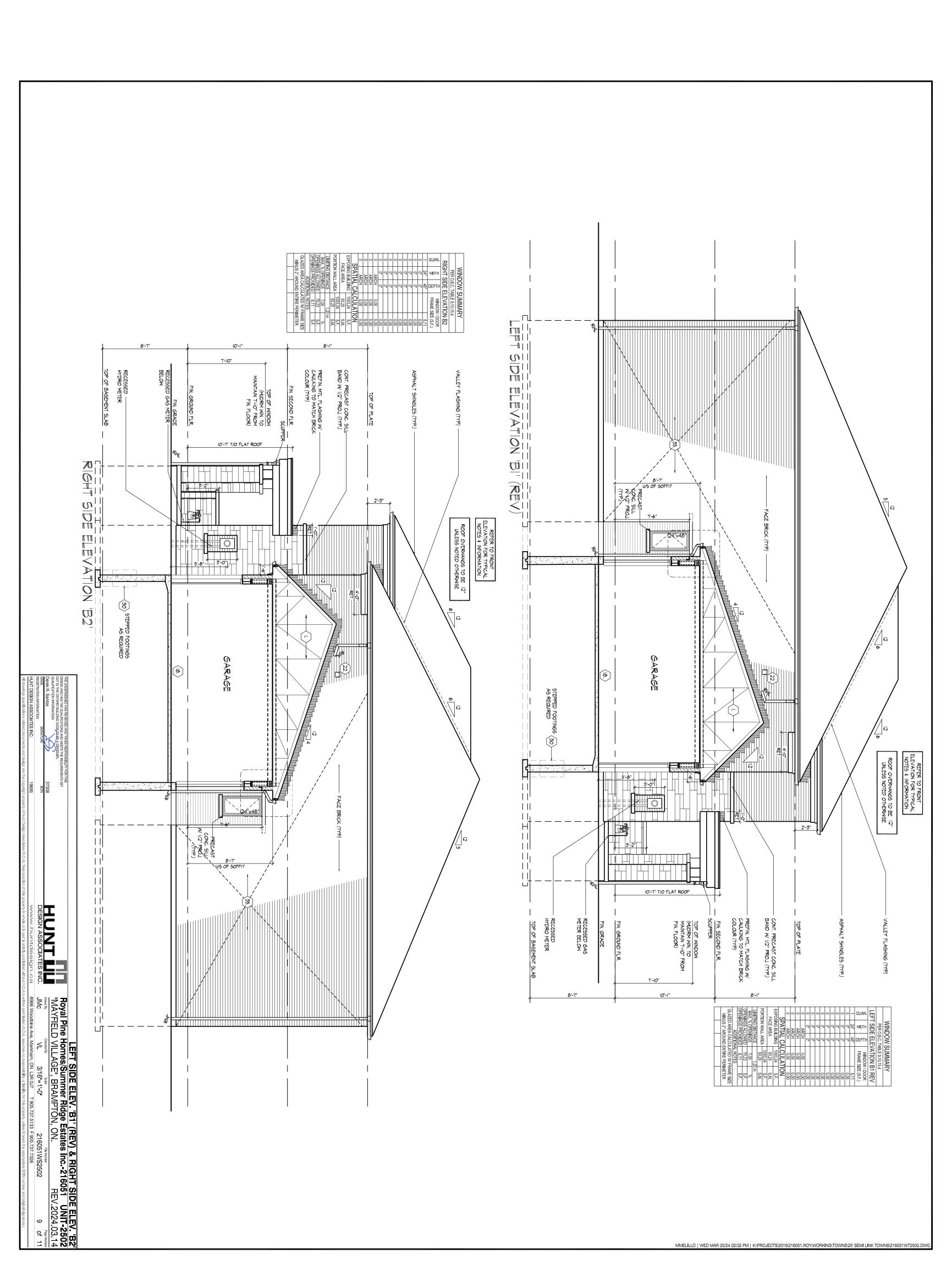


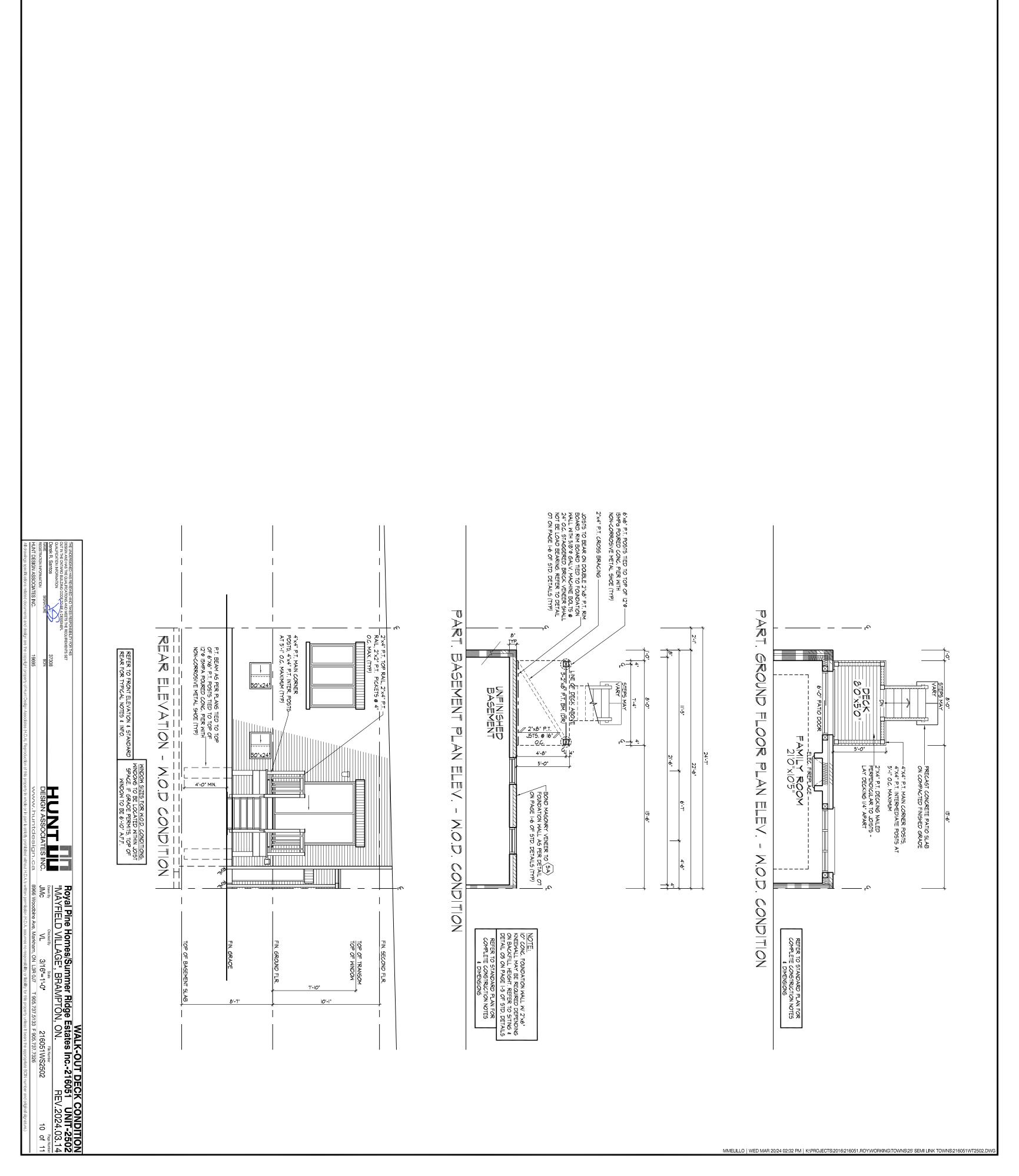












2 SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 38° (9.5) EXT. GRADE SHEATHING ON STUDS. CONFORMING TO O.B.C (9.23.10.1), 8 SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE ARRYAPOUR BARRIER, 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 REC.) SIDING WALLE CONSTRUCTION (2**x6**) W/ CONTIN. INSULATION SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED ARRYAFTER BARRIER AS PER O.B.C. 3.27.3. ON EXTERIOR TYPE RIGID INSULATION, JOINTS UNITAPED) MECHANICALLY FASTENED AS PER SHATHING, ON 38° (9.5) EXT. GRADE SHATHING ON STUDS CONFORMING TO O.B.C. (9.23.16.3.(1.)) (8 FERE TO 35 NOTE AS REC.) WITH STATEMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PERMINT, 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 REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REC.) PROMOTOR OF THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REF TIES (© 16" (400) O.C. HORIZ, 24" (600) O.C. VERT. BONDING AND FASTENING FOR THES TO COINFORM WITH 9,20.9. ON APPROVED ARPMATER BARRIER AS PER O.B.C. 9,27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 36" (9,5) EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 36" (9,5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9,23.10.1.) & SECTION 1.1. INSULATION AND 6 mil POLYETHYLENIE VAPOUR BARRIER WITH APPROVED COUNTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLEDARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING IP MIN. 6" (150) OVER RIGID INSULATION (9,20.13.6.) (REFER TO 35 NOTE AS RECUIRED) BRICK VENIERER WALL @ GARAGE CONSTRUCTION 3 1/2" (90) BRICK VENIERER MIN. 1" (25) AIR SPACE, 7/8"/3".0.03" (22x18900.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ, 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9,20.9. ON APPROVED SHEATHING PAPER, 3/8" (9,5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (92.3; 10.1.) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLEDARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) 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 REC.) INTERIOR STUD PARTITIONS (9,23.9.8., 9,23.10) BEARING PARTITIONS SHALL BE A MINIMUM 2"x",4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x" (38x89) @ 24" (610) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x" (38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x" (38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x" (38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x" (38x89) OPEN 100 THE AND 12" (19.3) OPEN 100 THE AND 12" (19.3) OPEN 100 THE AND 12" (19.3) OPEN 100 THE AND 100 SECTION 1.0. CONSTRUCTION NOTES TB PROFILED ROOF TRUSSES ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CELLINGS. WILL BE SHEATHED WI 3/8" (9.5) PLYWOOD. SIDING WALL CONSTRUCTION (2"x6) SIDING MATERIAL AS PER ELEVATION ATTACHED TO EBAMINO METATORS. FOUNDATION WALL/FOOTINGS POURED CONC. FOUNDATION WALL AS APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.10.1). BRICK VENEER WALL CONSTRUCTION (2'x6") W/ CONTIN. INSULATION 3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE 7/8"x7"50.03" (22x/80x0.76) GALV. METAL 3 BRIC 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 D.B.C (9.23.10.1) & SECTION 1.1.1/2" (12.7) (12 PROVIDE ICF AND WATER SHIELD KEYED CONCRETE FOOTING, FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS 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? "BELOW GRADE PROVIDE A DRAINAGE LAYER ON THE TOP OT THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP 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 SIZED IN ACCORDANCE WITH 9.15.3,4 (1),(2) OF THE O.B.C., FREER TO CHART BELOW FOR RESPECTIVE SIZE), BRACE FOUNDATION WALL PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75APD OR COMPACTICE DENGINEERED HILL WITH MIN, BEARING CAPACITY OF TOOKPD. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED WITH SOIL ENGINEERING REPORT. REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STHENGTH AND THICKNEES AND 9.15.4. 4B EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8* (9.5) PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES 2/8* (9.5) PLYWOOD SHEATHING EAVES PROTECTION TO EXTEND 2-11* (900) FROM EDGE OF ROOF AND MIN. 12* (305) BEYOND INNER FACE OF EXTERIOR WALL, 2*X-4* (38X98) TRUSS BRACING @ 6-0* (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, PML & URITED SOFFIT, ATTC. VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5* MIN. EAVESTROUGH TO BE 4* MIN. WITH RWL. DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5* MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL. 9º MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER INISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 1,23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C. CK VENEER WALL CONSTRUCTION (2'x6') (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO ORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 38" (9.5) EXTERIOR TYPE THING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION 1.11) INDIVERHIYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (SYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES (9.20) O.C. 3M COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) D.B.UILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED) TIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER D. SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS "BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152), AND TO ND UP DORMER WALLS A MINIMUM 12" (305). B.C. (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" INT. FINISH. (9.23.) EXTERIOR TYPE RIGID) AS PER 3 (aU) MIN. ZSMPA (3800ps) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR ZOMPA (2800ps) CONC. WITH DAMPPROOHING 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 CONUTIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (89.8-12) 3.1.7.15) & (6)) **EXPOSED FLOOR TO EXTERIOR** (9.10.17.10, & CANULL-S705.2)** PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFRMING TO 9.29.9. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST. BASEMENT INSULATION ((SB-12) 3.1.1.7.) BASEMENT INSULATION ((SB-12) 3.1.1.7.) PROVIDE CONTINUOUS BLANKET INSULATION W BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER, INSULATION TO EXTEND NO MORE THAN 8° (200) ABOYE FINISHED BASEMENT FLOOR, DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. WEEPING TILE (9.14.3.) 4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER BASEMENT SLAB OR SLAB ON GRADE (9.16.4.) (9.13.) 7" (180) MIN. 25MPa (3600ps) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPa (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPa (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPa (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPa (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" OR 20MPA (2900ps) CONC. 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COLUMN AT FOUNDATION WALL | 31/2" (90)/0 x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2-1/2"/0 x 12" LONG x 2" HOOK ANCHORS (2-12.70x305x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM. EXPOSED CEILING TO EXTERIOR w/ ATTIC (9.25.2.4) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD (\exists) FOUNDATION MEDUCTION IN THICKNESS FOR MASONRY WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO NON-ADJUSTABLE STEEL BASEMENT COLUMN 3 1/2" (90)0 × 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN (4.78) (1<u>2</u>) 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 & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1)) (19) GARAGE TO HOUSE WALLS/CEILING (9.10.9.16.) 1/2" (12.7) GYPSUM BOARD ON WALLAND 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, CANVULC-S' (16) STEEL BEAM BEARING AT FOUNDATION WALL (9.23.81.) BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90). CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAHS) FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (140) HIGH, AND GUARD MIN. 3-8" (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, RAMPS AND LANDINGS: 3-6" (1070) GLARD HEIGHTS - O.B.C. 9.88. INITERIOR GUARDS: 2-11" (900) MIN. (LESS THAN 5-11" (1800) TO GRADE) EXTERIOR GUARDS: 2-11" (900) MIN. (MORE THAN 5-11" (1800) TO GRADE) 3-6" (1070) MIN. (MORE THAN 5-11" (1800) TO GRADE) GUARDS FOR EXIT STARS: 3-6" (1070) MIN. GUARDS FOR LANDINIGS @ EXIT STARS: 3-6" (1070) MIN. GUARDS FOR LOOPRS & RAMPS IN GARAGES (SERVICE STAIRS) FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 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. AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL. (9.8.4.3.) *** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LADDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6-5' (1950) FOR SINGLE DWELLING UNIT & 6'-8' 3/4" (2050) FOR EVERTYTHING 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, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11. SILL PLATES 2"x4" (38x8) SILL PLATE WITH 1/2" (12.7)Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7-10" (2388) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO FOUR! SILL PLATE WHEN REQUIRED (9.23.7.) GUARDS/HANDRAILS (9.8.7., 9.8.8.) UARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING IAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO ESIST LOADS AS PER TABLE 9.8.8.2. (9.16., 9.35.) ODS)) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. YANULAR FILL WITH COMPACTED SUB-BASE OR 'F FILL SLOPE TO FERONID 91% MIN.).H.I. DAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING OAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING REDUCED IN THICKNESS TO HOR FACING, THE REDUCED HICK. THE BRICK VENEER SHALL OSION RESISTANT METAL TIES NTAL FILL VOID WITH MORTAR 3) & 9.20.9.4(3)) (870x870x410) CONC. FOOTING 1060x1060x480) CONC. FOOTING CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32. 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) 3.1.1.8.(1)) FIREPLACE CHIMNUEYS (9.21.) TOP OF FIREPLACE CHIMNUEYS (9.21.) PREPLACE VENTING (9.32.3.) | TREPLACE VENTING (9.32.3.) | 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. | TRANSPORT OF THE MANING (9.23.3.5., 9.23.9.4., 9.23.14.) | TAGS SUBFLOAR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"2" (38x38) CROSS BRACING OR SOLLD BLOCKING @ 6"-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"3" (19964) @ 6"-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. 21 EXTERIOR AND GARAGE STEPS PRECAST CONC. STEP OR WOOD STEP V LINEN CLOSET AROYDE 4 SHELVES MIN. 14" (356) DEEP. PROVIDE 4 SHELVES MIN. 14" (356) DEEP. MECHANICAL VENTILATION (9.32.1.3.) MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3. CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.) 2%6" (38x140) RAFTERS @ 16" (406) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN CEILING, JOISTS TO BE 2"x4" (38x80) GOL, C-FOR MAX. 9-3" (2819) SPAN & 2"x6" (38x140) @ 16" (406) O.C., FOR MAX. SPAN 14-7" (4x819) SPAN & 2"x6" (38x140) @ 16" (406) O.C., FOR MAX. SPAN 14-7" (4x819) SPAN & 5"x6" (38x140) @ 16" (406) O.C., FOR MAX. SPAN 14-7" (4x80), 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. GOLD CELLAR PORCH SLAB (9.39.) GOLD CELLAR PORCH DEPTH, 5" (127) 32 MPa (4640ps) CONC. SLAB W/5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 7 7/8" (200) O.C. EACH DIRECTION, W1 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS & LAID DIRECTLY ON TOP OF LOWER LAYER OF BARS & SECOND LAYER OF BARS & LAID DIRECTLY ON TOP OF LOWER LAYER NO POPOSITE DIR. 24*24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR. HEADER CONSTRUCTION PROVIDE CONTINUOUS APPROVE 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 6' (152) BELOW THE BEARING WALL AND/OR WOOD POST (0 17 4 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. RANGE HOODS AND RANGE-TOP FANS COOKING APPLIANCE EXHAUST FANS VENITOR TO WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KGM/2 OF WALL SUPRACE AND 102" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS, WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF WOT LESS THAN 45 MINUTES & CONFORMING TO 0.B.C. (9.10.14, O.R.9:10.15.), REFER TO DETAILS FOR TYPE & SPECS, ** AN OPENING IN WALL EXPOSING BUILDING FACE NOT MORE THAN 25 OF THE AUGUST OF THAN 25 OF T 32 DIRECT VENT FURNACE TO (29) BUILT-UP WOOD POST AND FOOTING (9.17.4.1., 9.15.3.7.) 3.2"X6" (3.38X.40) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"X24"X12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28 (30) STEP FOOTINGS (9.15.3.9.) 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 GRADE ON IN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR LL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF AB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON DMPACTED SUB-GRADE. P OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE OF SURFACE WITHIN A HORIZ, DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY WASE 778" (200), MIN. TREAD 9 1/4" (235), FOR THE REQUIRED NUMBER IN X RISE 7 7/8" (200), MIN. TREAD 9 1/4" (235), FOR THE REQUIRED NUMBER ISTEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE AIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH UNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANTILEVERED PER SUBSECTION 9.8.10. IECT VENT FURNACE TERMINAL MIN. 3":0" (915) FROM A GAS REGULATOR. N. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND AKE VENTS. HRV INTAKE TO BE A MIN. OF 6":0" (1830) FROM ALL EXHAUST "MINALS. REFER TO GAS UTILIZATION CODE. IE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE W PLATE. THE HEADER WRAP SHALL EXTEND 6" (125) BELOW THE FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE ATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE (STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL INT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED. PLATE FOR STEEL BEAMS AND 12"x12"x1/2" WOOD BEAMS BEAFING (MIN. 3-1/2" (89)) ON HORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. COURSE. LEVEL W. NON-SHRINK GROUT. (SECTION 3.0) FOR WD. STUD PARTY WALL. TO EXTERIOR MUST 40 1 HR. PARTY WALL (CONC. BLOCK) (ISB-3) WALL TYPE '86e' & '81b') 1/2" (12.7) GYPSLM SHEATHING ON EACH SIDE ON 2"2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CANTY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/2 COATS OF PAINT OR FURRED MITH 2"2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING. 1 HR. PARTY WALL (DOUBLE STUD) (ISB-3) WALL TYPE W13c') 5/8" (15.9) TYPE "X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF DELSTOR STATE 2"X4" (38x38) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CANITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS. cont. SECTION 1.0. CONSTRUCTION NOTES **46** 4 (3g) 47 **43** 41B (41A) <u>4</u> **(49) 4** 42 STUCCO WALL CONSTRUCTION (2786) W/ CONTIN. INSUL. STUCCO HUSH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BAFRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNITAPED) MECHANICALLY FASTENUE AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.) & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BAFRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (REFER TO 35 NOTE AS REQUIRED) PORTED 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 (10-0" TO 10-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) 2-15M HORIZ. REINFORCING ON THE INSIDE FACE OF THE FOUNDATION WALL BELOW THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING. BARS TO HAVE MIN. 1" (25) CONC. COVER BARS TO HAVE MIN. 1" (26) BEYOND BOTH SIDES OF OPENING ALL GYPSUM JONN'S. AT UNFINISHED ARBAS; EXILEHOUT FALLE OF LOWN. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO COLO. 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 1.12" (38) E.J.F.S. (MUNRUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DETAILS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (9.23.10.1.) & SECTION 1.1. INSULATION. APPROVED 6 MIL. POLYETHYLENE (JAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED) 2 HR. FIREWALL STUCCO WALL @ GARAGE CONST. STUCCO FINISH CONFORMING TO O.B.C. SFO BARREL VAULT CONSTRUCTION CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS) SLOPED CEILING CONSTRUCTION (ISB-12 3.1.1.8., 9.23.4.2.) 2/12" (138/286) ROOF JOISTS @ 16" (406) O.C. MAX, (JUNESS OTHERWISE NOTED) W/ 2/2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REC. W/ SPRAY FOAM), W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLEOARD INT. FINISH OR APPROVED EC. INSULATION VALUE DIRECTLY ABOVE THE INVERSURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI). TWO STOREY VOLUME SPACES 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. STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1)) (REFER TO DETAILS) 2 HR. FIREWALL (ISB-3] WALL TYPE 'B6# & 'B1b') 2 HR. FIREWALL (ISB-3] WALL TYPE 'B6# & 'B1b') 2 HR. FIREWALL (ISB-3] WALL TYPE 'B6# & 'B1b') 2 HR. FIREWALL (ISB-3] WALL TYPE 'B6# & 'B1b') WOOD STHAPPING SAUTH (ISB-24" (610) O.C ON 8" (200) CONC. BLOCK 75% SOLID. BLUCK 75% SOLID. BLOCK (REFER TO DETALLS) RE ATTACHED TO CONC. BLOCK (REFER TO DETALLS) RE ATTACHED TO CONC. BLOCK (REFER TO DETALLS) PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT HAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C,W A FILTER WRAP AND FILLED WITH CRUSHED STONE. (9.9. 10.1. (5), 9.14.6.3.) RIZ. DISTANCES LESS THAN 9-6" (2896) PROVIDE 2"x6" (38x140) STUDS @ 0.C. WITH CONTIN, 2-2"x6" (238x140) TOP PLATE + 1-2"x6" (138x140) PLATE & MIN, 0-3"-2"x6" (3-38x149) CONLI HEADER AT GROUND FLOOR EVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS. G MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" RICHARD RELYWOOD SHEATHING ON 2'X2" (38x38) PURLINS DS SCUPPER (9.2% MINIMUM LAID PERPENDICULAR TO 2'X8" DOISTIS (9.16" (406) O. C. (UNLESS OTHERWISE NOTED). BUILT UP 100) MIN. ABOVE FINISHED BALCONY FLOOR, CONTINUOUS "L' 101 BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALLMINUM OR 24" (610) MIN. AWAY FROM HOUSE. POEFINISHED ALLMINUM OR 25" (610) MIN. AWAY FROM HOU IONS OVER 1.1.7 DENSGLASS C. 1/2"(12.7) DENSGLASS C. 2)9.23.10.1) & SECTION 1.1.1/2"(12...) ER TO 35 NOTE AS REQ.) ONTIN. INSULATION CONSTRUCTION SE MAT ON 7/16" (1) EXTERIOR TYPE SHEATHING D STUDIS IN LIEU OF 1 1/2" (38) EF.1.S. (MINIMUM) AT ON 1/2" (72.7) DENSGLASS GOLD GYPSUM BRD. STRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. ALAT PARALLEL TO JOISTS ON 2"x4" (38x89) ALD FLAT PERPENDICULAR TO JOISTS ECTION 9.28. AND APPLIED PER 1/2" (38) E.F.I.S (MINIMUM) ON ENSGLASS GOLD GYPSUM BRD. ON EA. SECTION 1.1., 1/2" (12.7) GYPSUM TE AS TEC. Y. (9.23.10.1, 9.23.11, 9.23.16.) **SECTION 2.0. GENERAL NOTES** SECTION 1.1. SECTION 3.0. LEGEND DIRECT ACCESS TO THE EXTERIOR EVERY FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1°3' (380), CAPABLE OF MANUTAINING THE OPENING WITHOUT THE NEED FOR A DIDITIONAL SUPPORT, CONFORMING TO 9.9.10. 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED 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 WITHOUT #1' (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 FLOORT OT THE ADJACENT GRADE IS GREATER THAN 5°-11" (1800), [9.88.1.) 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2°-11" (900) [3°-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 41.5.15 OR 9.8.8.2 ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING: THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS. 2.10. ULC SPECIFIED ASSEMBLIES ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY 'ULC LISTED ASSEMBLY' SPECIFIED WITHIN THESE DRAWNIGS, CANNOT BE ALTERED OR SUB'S 2.6, FLAT ARCHES 2.6, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F. 1) FOR 9-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F. 2) FOR 9-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F. 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F. 2.4. LUMBER 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE 2.3. MECHANICAL / PLUMBING 1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR 1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR 1) NOTE OF THE HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS. WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HAY IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS. - REFER TO THIS CHART FOR STUD SIZE & SPACING AS HEQUIRED FOR CONFIRMATION 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 **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. 2.7. ROOF OVERHANGS 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305). UNLESS NOTED OTHERWISE. 2.8. FLASHING (9.20.13., 9.26.4. & 9.27.3.) 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C. - IF STUD WALL HEIGHT EXCEEDS REVIEWED AND APPROVED BY ENG 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS. ROOM OH SPACE LIVING ROOM, DINING ROOM AND KITCHEN 2"x4" 38x89) 2"x6" REFER TO HOT WATER TANK MANUFACTURER SPECS, CONFORM TO OBC 9.31.6. REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC DT WATER HEATER MINIMUM EFFICIENCIES. 2. CEILING HEIGHTS OF BO ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL NIGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED FLOOR AND ROOF TRUSS MANUFACTURER.

BASEMENT

FROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

MINIMUM HEIGHTS

MINIMUM HEIGHTS

7-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6-11" AT ANY POINT
7-7" OVER 80% OF REQUIRED FLOOR AREA OF 6-11" OVER ALL OF THE REQUIRED FLOOR AREA.

6-11" OVER ALL OF THE REGUIRED FLOOR AREA.

EXCEPT THAT UNDER BEAMS AND DUCTS THE EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6-5".

6-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING

6-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.) 6-7" (9.5.3.3.)

PAGE FOR MAX. U-VALUE REQUIREMENTS

ROOF w/ OR w/o ATTIC

R W/O ROOF W/ OR W/O

N/A N/A N/A 1" (305)

3.4. ACRONYMS

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

MMELILLO | WED MAR 20/24 02:32 PM | K:\PROJECTS\2016\216051.ROY\WORKING\TOWNS\25' SEMI LINK TOWNS\216051WT2502.

REQUIRED FOR EXTERIOR S UNIT FOR CONFIRMATION MATION.

Royal Pine Homes/Summer Ridge Estat		
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HUNT III

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9. TABLE 9.20.5.2.B.)

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

DESIGN SNOW LOAD (9.4.2.2.):
WIND PRESSURE (q50) (SB-1.2.):

1.12 **kPa** 0.44 **kPa**

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

1 HR. PARTY WALL REFER TO HEX NOTE 40.

2 HR. FIREWALL REFER TO HEX NOTE 40A

. (9.23.4.3.) IAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW TIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". ING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

** CHECK I OCAI RV.I AWS FOR BEOLIBEMENTS *

DE ONE PER FLOOR, NEÁR THE STAIRS CONNECTING THE FLOOR LEVEL, ALARMS O BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN ON BROOM AND THE FLOOR HETWEEN ON BROOM AND CONNECTED THAT HAVE AND CONNECTED TO AN THAT ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN RICAL CIRCUIT AND WITH A BATTERY BACKUP, ALARM SIGNAL SHALL MEET CHALL CIRCUIT AND WITH A BATTERY BACKUP, ALARM SIGNAL SHALL MEET CHALL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING CODE 72".

SMOKE ALARM (9.10.19.)
ONE PER FLOOR, NEAR THE STAIR
ONE PER FLOOR, NEAR THE STAIR

\$

CHANDELIER (CEILING MOUNTED)

CHECK LOCAL BYLAWS FOR REQUIREMENTS **A CASHE)

OHFOR LOCAL BYLAWS FOR REQUIREMENTS **A CASHE)

OHFORMING TO CANCGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH

SELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARMIS)

ALL BE PERMANURUTLY WIFED WITH NO DISCONNECT SWITCH. WITH AM ALARM THAT IS

DIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

⊠ SB

MEMBER, BUILT-UP WOOD COLUMNS SHALL BE NALLED TOGETHER WITH NOT LESS THAN 3" (76) NALLS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER 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.)

SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)
WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MBER, BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT I FSS

AING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH YALL BE SEPARATED FROM THE COUC. BY AT LEAST 2 mil POLYETHYLENE JUSTS POLL ROOFING OR OTHER DAWEPROCHING MATERIAL, EXCEPT OOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE OF SB12 - $3.1.12.\,\mathrm{OF}$ THE O.B.C.

ф •

\$ (2/3/4) -

LIGHT FIXTURE (PULL CHAIN)

1

LIGHT FIXTURE (WALL MOUNTED)

LIGHT FIXTURE (CEILING MOUNTED

CABLE T V JACK

ALL ELECTRICAL FACILITIES SHALL

CLASS 'B' VENT

DUPLEX OUTLET (12" HIGH)

♦ \emptyset

DUPLEX OUTLET (HEIGHT AS NOTED A

CCORDANCE WITH SECTION 9.34

EXHAUST VENT

TUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE UNLESS NOTED OTHERWISE.

ND HAS THE QUALIFICATIONS A E ONTARIO BUILDING CODE TO TION INFORMATION

ON INFORMATION
SIGN ASSOCIATES INC.

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"MAYFIELD VILLAGE", BRAMPTON, ON Drawn By Checked By Scale
JMC VL 3/16"=1'-0' 216
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905 Woodbine Ave, Markham, ON L3R 0J7 TRUCTION NOTES 16051 UNIT-2502 REV.2024.03.14

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