



UNIT 2001 - 'THE MOON FLOWER'

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PERFORMANCE COMPLIANCE

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	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. 'A'	EL. 'B'
	STD. PLAN	STD. PLAN	
GROUND FLOOR AREA	942 sq. ft.	942 sq. ft.	
SECOND FLOOR AREA	943 sq. ft.	943 sq. ft.	
SUBTOTAL	1885 sq. ft.	1885 sq. ft.	
DEDUCT ALL OPEN AREAS	20 sq. ft.	20 sq. ft.	
TOTAL NET AREA	1865 sq. ft. (173.26 sq. m.)	1865 sq. ft. (173.26 sq. m.)	
FINISHED BASEMENT AREA	631 sq. ft.	631 sq. ft.	
COVERARGE	1315 sq. ft.	1315 sq. ft.	
W/OUT PORCH	(122.17 sq. m.)	(122.17 sq. m.)	
COVERARGE	1370 sq. ft.	1370 sq. ft.	
W/ PORCH	(127.28 sq. m.)	(127.28 sq. m.)	
WINDOW / WALL AREA CALCULATIONS		EL. 'A'	EL. 'B'
	STD. PLAN	STD. PLAN	OPT. PLAN
GROSS WALL AREA	2959 sq. ft. (274.90 sq. m.)	2968 sq. ft. (275.74 sq. m.)	2959 sq. ft. (274.90 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	237 sq. ft. (22.02 sq. m.)	239 sq. ft. (22.20 sq. m.)	237 sq. ft. (22.02 sq. m.)
TOTAL WINDOW %	8.01 %	8.05 %	8.01 %

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, ELEV. 'A'
- 3 - GROUND & SECOND FLOOR PLAN, ELEV. 'A'
- 4 - PARTIALS, ELEV. 'B' & FIRE WALL CONDITION
- 5 - FRONT & REAR ELEVATION 'A'
- 6 - FRONT & REAR ELEVATION 'B'
- 7 - CROSS SECTION 'A-A', 'B-B' & 'C-C'
- 8 - CONSTRUCTION NOTES

8. REVISED PLAN W/ SERVICE STAIR & CLIENTS' COMMENTS	2023/12/01	TT
7. ISSUED FOR PERMIT	-	-
6. ISSUED FOR FINAL APPROVAL	2023/01/13	MM
5. REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	-	-
4. REVISED AS PER ENGINEER COMMENTS	2023/01/03	MM
3. REVISED AS PER FLOOR & ROOF MANUFACTURE PLANS	2022/06/15	MM
2. REVISED AS PER CLIENT'S COMMENTS	2021/09/28	DSI
1. ISSUED FOR CLIENT REVIEW	2021/07/07	BB
REVISIONS	DATE (YYYYMMDD)	BY



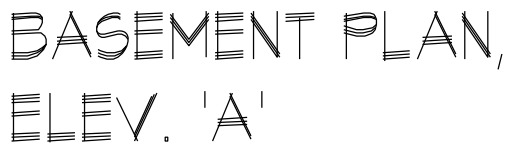
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
Derek R. Santos 37308
NAME
REGISTRATION INFORMATION BCIN
HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT 2001
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.02.07
Down By BB/TT Checked By WD Scale 3/16"=1'-0" File Number 216051WT2001 Page Number 1 of 8
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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EGRESS WINDOW - BELOW GRADE
PROVIDE PREMANUF. EGRESS
COMPLIANT WINDOW WHERE INDICATED.
WINDOW SILL MUST BE 15cm (4"-11")
MAX. ABOVE ADJACENT GROUND
LEVEL AS PER O.B.C. 9.9.10.1. WINDOW
MUST HAVE A MIN. OF 0.35m² OPENING
AREA REQUIRED FOR BEDROOM SPACE
WITH NO DIMENSION LESS THAN 0.35m.
WINDOW WELL SHALL MEET O.B.C.
9.9.10.1(5) REQUIREMENTS.

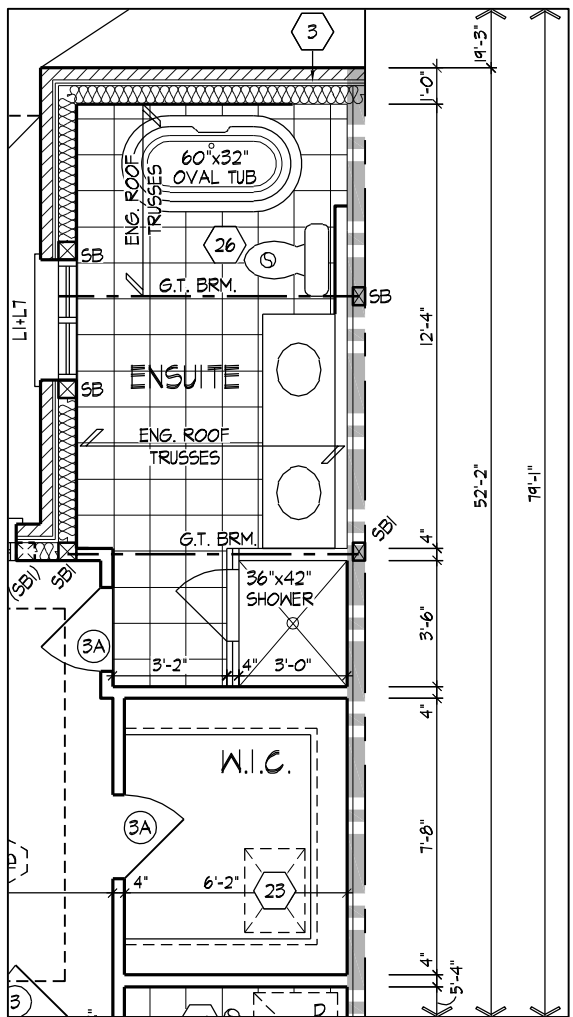
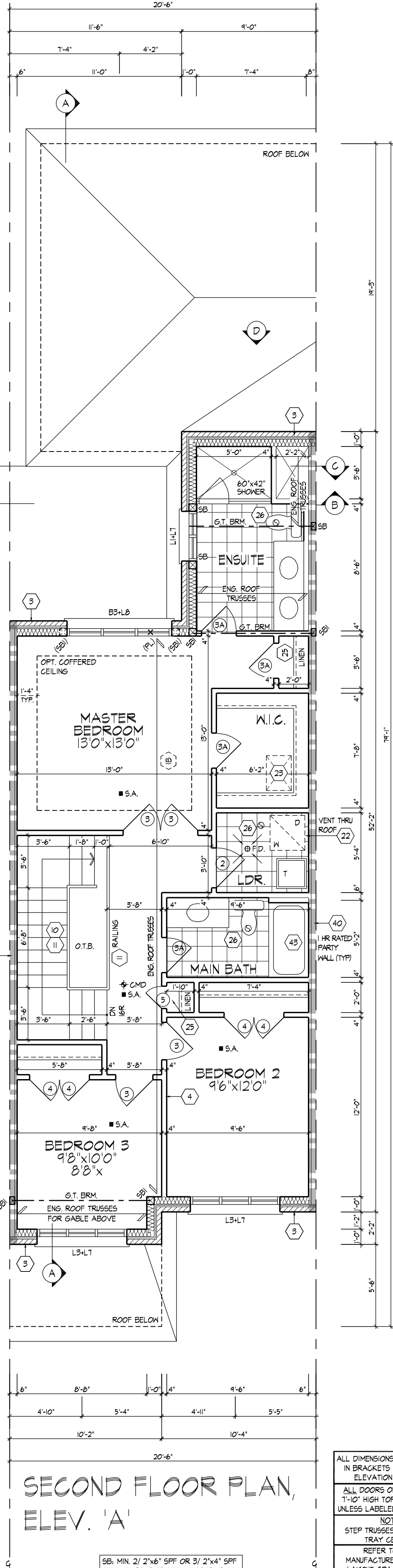
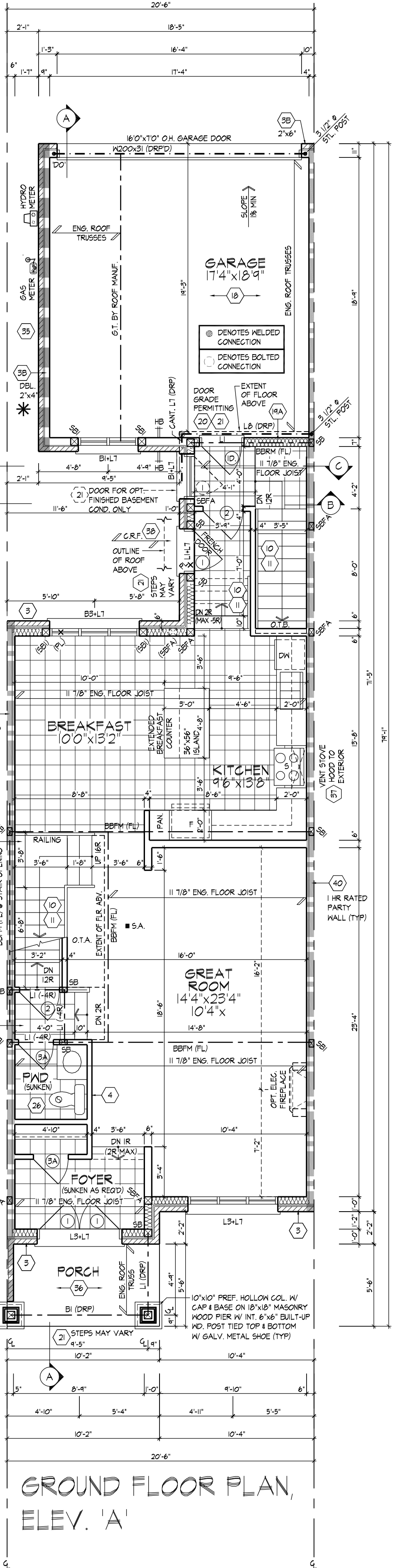
ALL DIMENSIONS / STRUCTURE
IN BRACKETS REPRESENT
ELEVATION 'B'

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

* 2"x4" STUD WALL ASSEMBLY EXCEEDING
MAX. UNSUPPORTED HEIGHT
FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH
- W/O FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C.
- W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C.
PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.

● DENOTES WELDED
CONNECTION
○ DENOTES BOLTED
CONNECTION



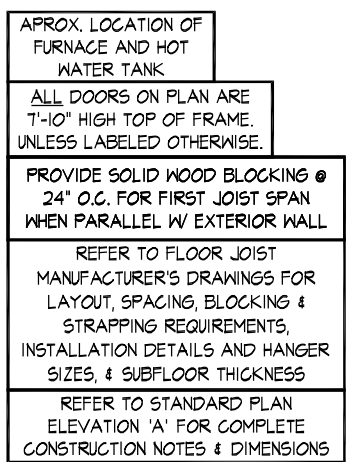
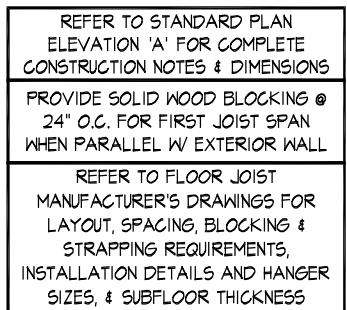
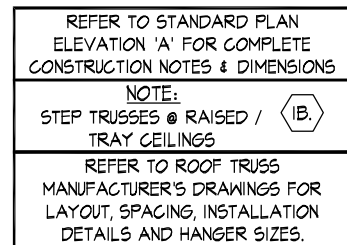
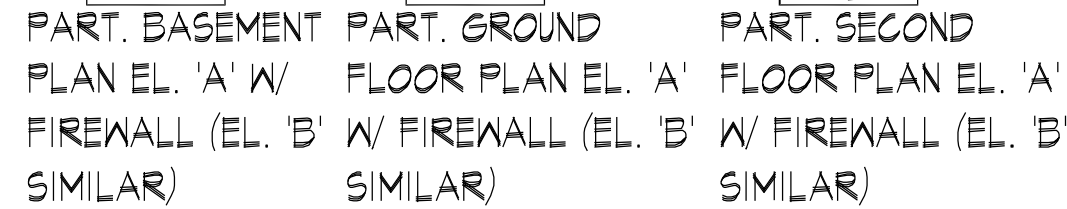
ALL DIMENSIONS / STRUCTURE
IN BRACKETS REPRESENT
ELEVATION 'B'

ALL DOORS ON PLAN ARE
7'-0" HIGH TOP OF FRAME,
UNLESS LABELED OTHERWISE.

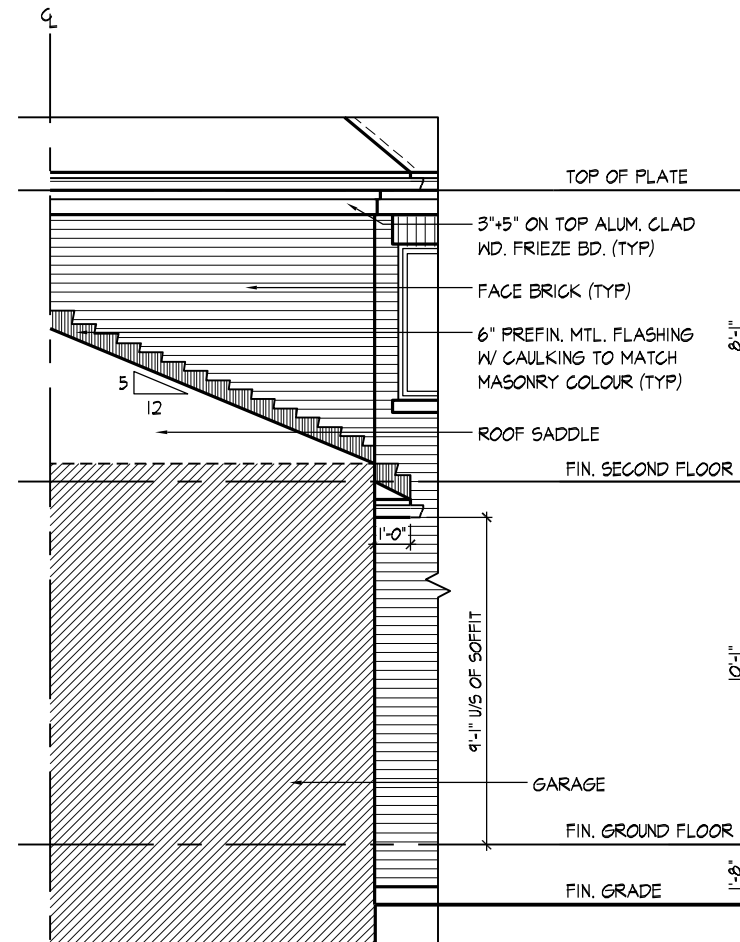
NOTE:
STEP TRUSSES & RAISED /
TRAY CEILINGS

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

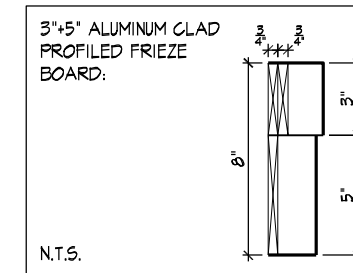
SB: MIN. 2/ 2"x6" SPF OR 3/ 2"x4" SPF
SBI: MIN. 3/ 2"x6" SPF OR 4/ 2"x4" SPF
SE2: MIN. 4/ 2"x6" SPF OR 5/ 2"x4" SPF



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



PART. REAR GARAGE
ELEVATION 'D-D'



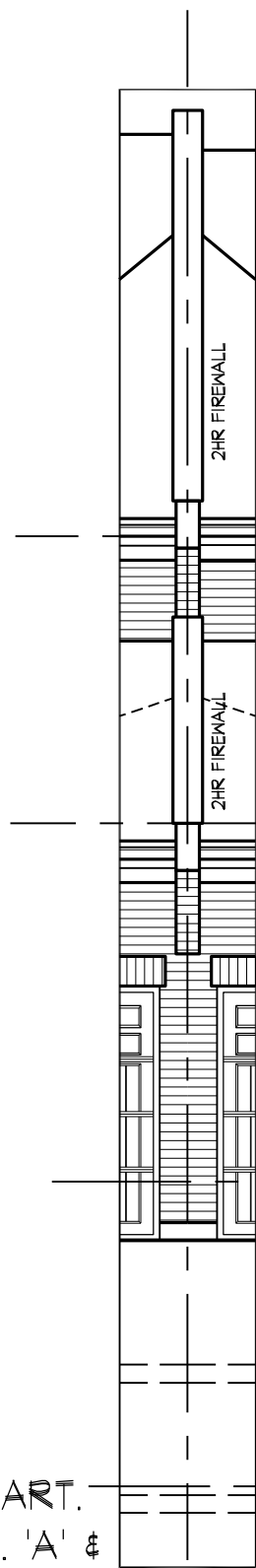
ROOF PLAN
EL. 'A'
N.T.S.

2001 - PART.
ROOF PLAN EL. 'A'
W/ FIREWALL

2002 (REV) - PART.
ROOF PLAN
EL. 'A' W/ FIREWALL

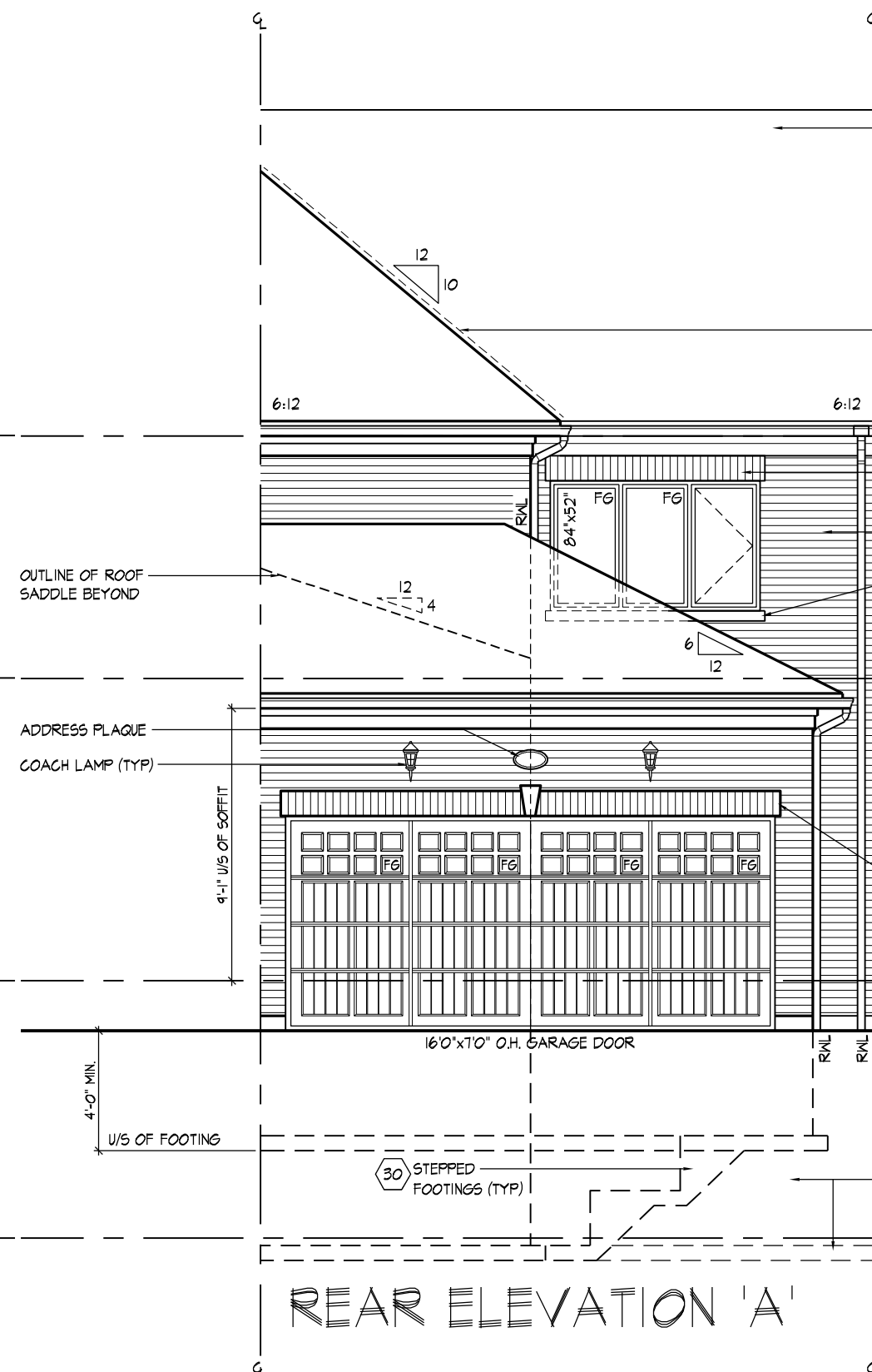
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

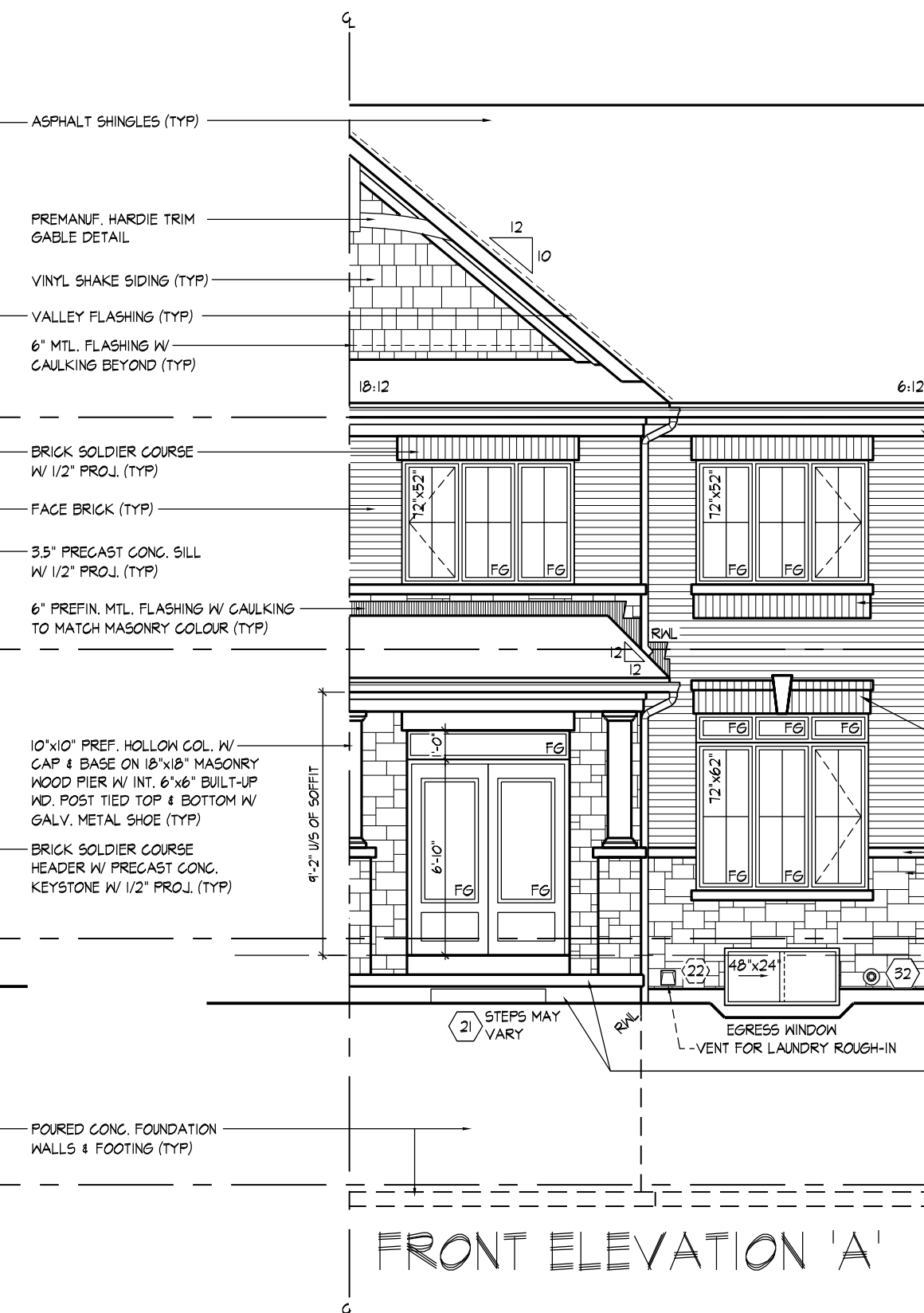


2001 - PART.
REAR EL. 'A' &
'B' W/ FIREWALL

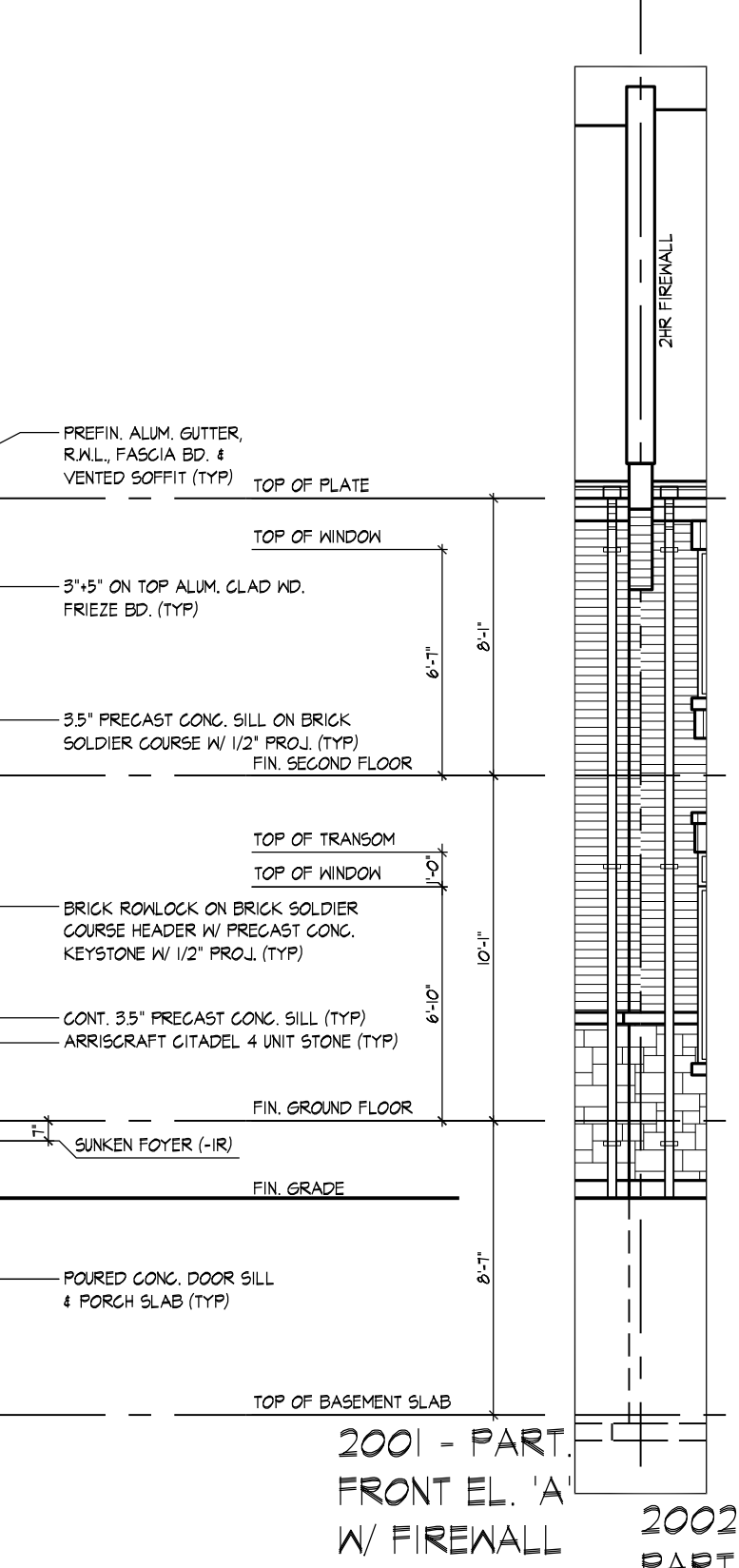
2002 (REV) -
PART. REAR EL. 'A'
& 'B' W/ FIREWALL



REAR ELEVATION 'A'



FRONT ELEVATION 'A'



2001 - PART.
FRONT EL. 'A'
W/ FIREWALL

2002 (REV) -
PART. FRONT EL.
'A' W/ FIREWALL

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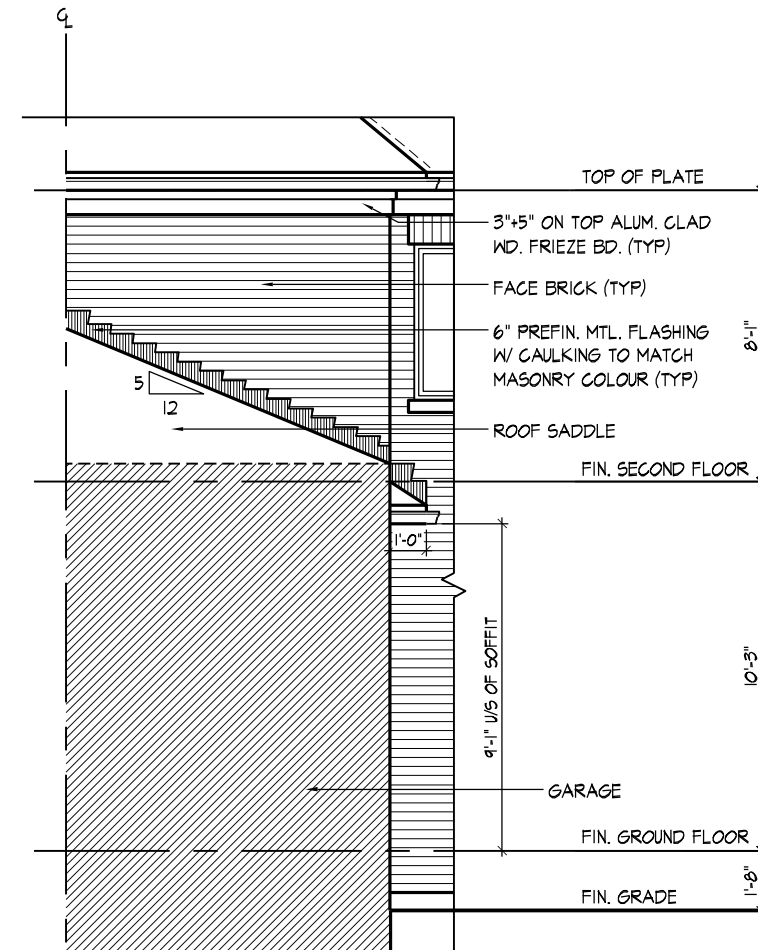
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FRONT & REAR ELEVATION 'A'
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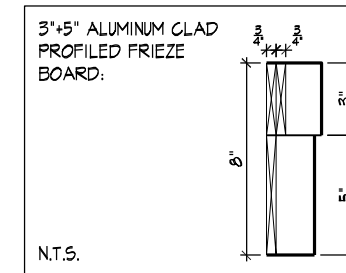
Drawn By BB/TT Scale 3/16"=1'-0" File Number 216051WT2001 Page Number 5 of 8

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PART. REAR GARAGE
ELEVATION 'D-D'



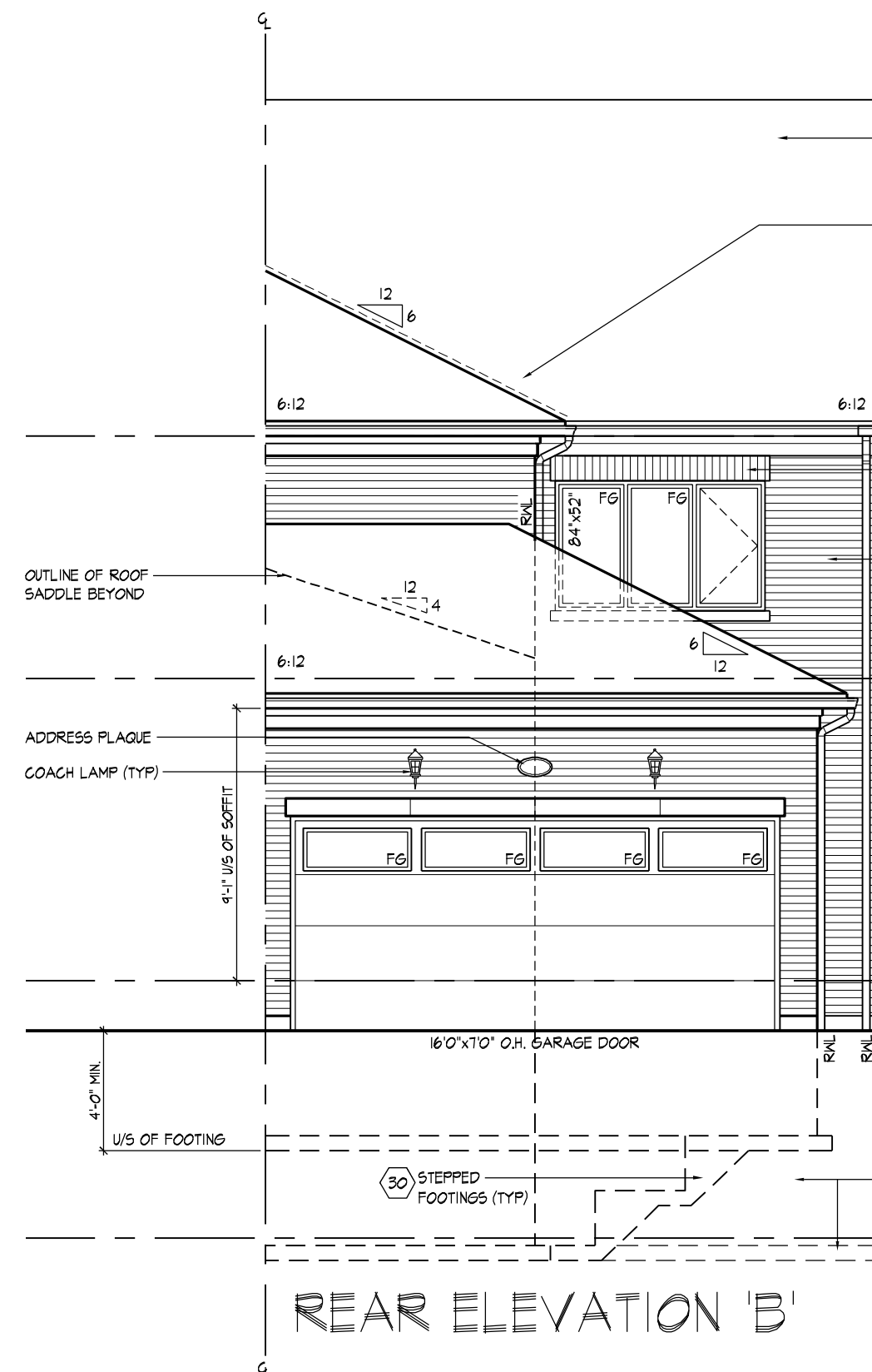
ROOF PLAN
EL. 'B'
N.T.S.

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

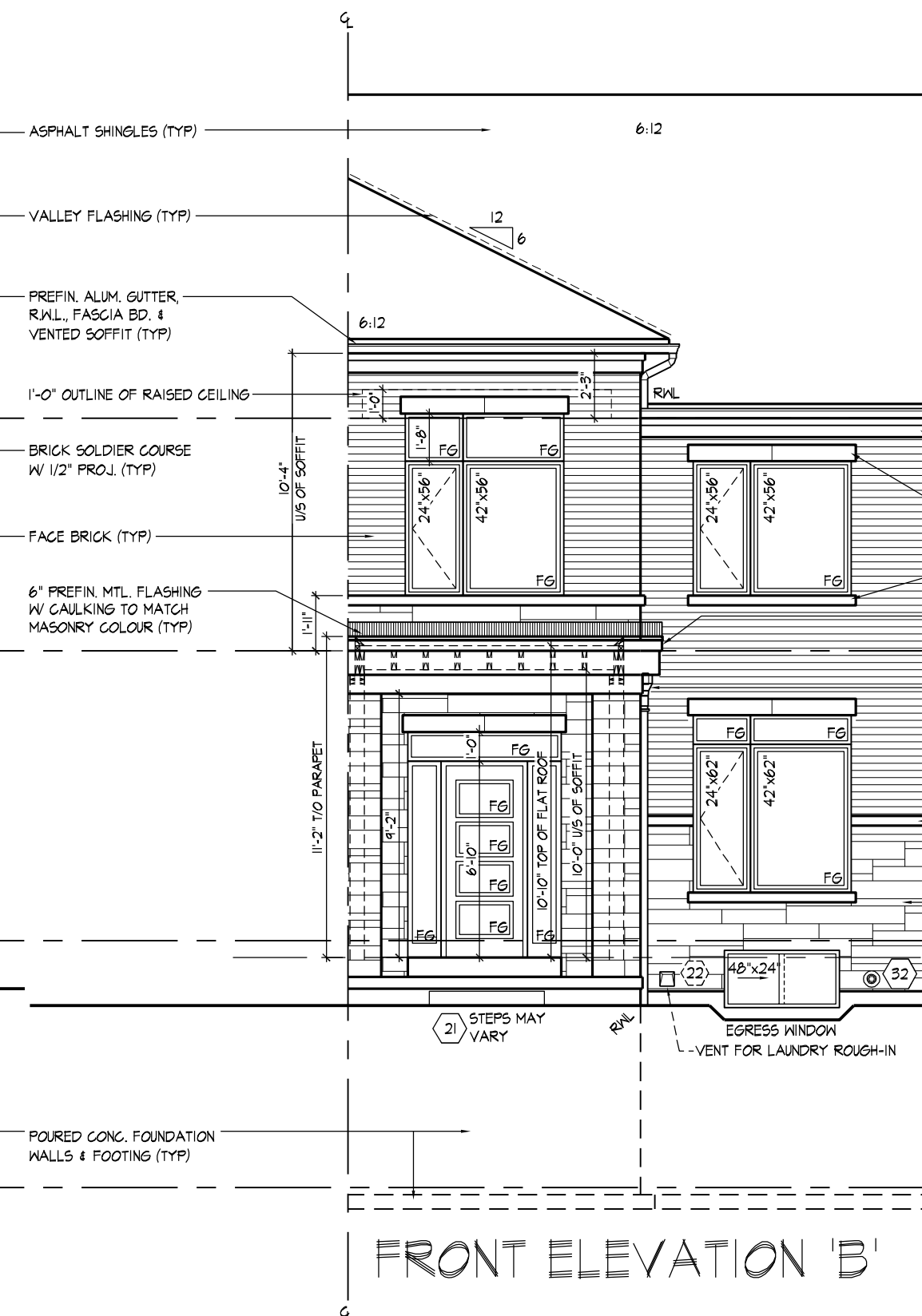
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

2001 - PART.
ROOF PLAN EL. 'B'
W/ FIREWALL

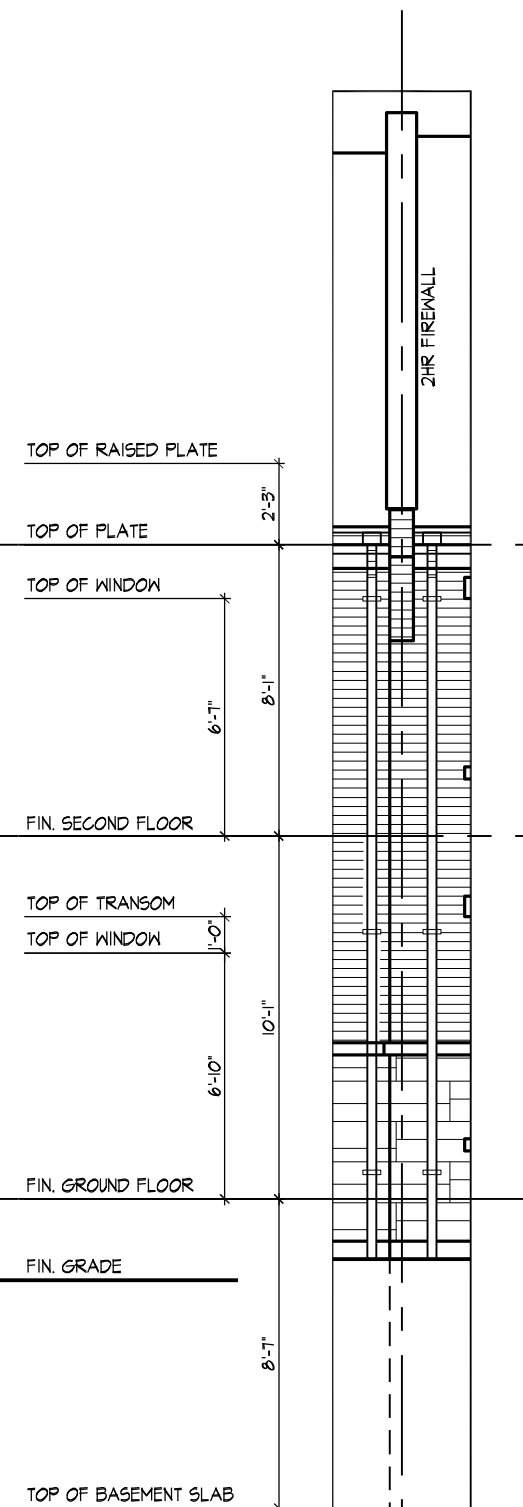
2002 (REV) - PART.
ROOF PLAN
EL. 'B' W/ FIREWALL



REAR ELEVATION 'B'



FRONT ELEVATION 'B'



2001 - PART.
FRONT EL. 'B'
W/ FIREWALL

2002 (REV) - PART.
FRONT EL.
'B' W/ FIREWALL

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SECTION 1.0. CONSTRUCTION NOTES

- 1 ROOF CONSTRUCTION** (9.19, 9.23.1.3, 9.23.1.5)
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES. 3/8" (9.5) PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) TO FACE OF ROOF AND 1'-2" (30) MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" (50x89) 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. 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 RVL. DISCHARGING ONTO CONCRETE SPLASH POUNDING AREA WITH MIN. 25% OF REQUIRED OPENINGS TO HAVE 5" 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 1/2" (90) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
- 1B PROFILED ROOF TRUSSES**
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CELINGS, ANGLED TRAY CELINGS 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, 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 (9.23.16.3.1.1) (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/VAPOUR 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, 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 (9.23.16.3.1.1) (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, 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 (9.23.16.3.1.1) (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 9.23.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.23.10.1, 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. 8" (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 9.23.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.23.10.1, 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. 8" (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 9.23.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 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 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) @ 16" (406) O.C. FOR 2 STOREY AND 2"x4" (38x89) @ 16" (406) O.C. FOR 3 STOREY. TOP 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 ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE ADJACENT 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, 1) & SECTION 1.1, INSULATION AND 6 MIL. POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1)
- 4B EXT. LOFT WALL CONSTRUCTION (2"x6")**
APPROVED AIR/VAPOUR 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, 1) & SECTION 1.1, INSULATION AND 6 MIL. POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1)
- 5 FOUNDATION WALL/FOOTINGS**
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS REINFORCED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 8" (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 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-4" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1 (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'-10" (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 THICKNESS	UNSUPPORTED AT TOP	MAX. HEIGHT FROM FIN. SLAB TO GRADE	SUPPORTED AT TOP
15 MPa	3'-11" (1.20m)	7'-4" (2.15m)	7'-4" (2.15m)
20 MPa	4'-7" (1.40m)	7'-4" (2.15m)	8'-2" (2.50m)
25 MPa	4'-11" (1.50m)	7'-4" (2.15m)	8'-2" (2.50m)
30 MPa	5'-3" (1.60m)	7'-4" (2.15m)	8'-2" (2.50m)
35 MPa	5'-7" (1.70m)	7'-4" (2.15m)	8'-2" (2.50m)
40 MPa	6'-1" (1.80m)	7'-4" (2.15m)	8'-2" (2.50m)
45 MPa	6'-5" (1.90m)	7'-4" (2.15m)	8'-2" (2.50m)
50 MPa	6'-9" (2.00m)	7'-4" (2.15m)	8'-2" (2.50m)
55 MPa	7'-3" (2.10m)	7'-4" (2.15m)	8'-2" (2.50m)
60 MPa	7'-7" (2.20m)	7'-4" (2.15m)	8'-2" (2.50m)
65 MPa	8'-1" (2.30m)	7'-4" (2.15m)	8'-2" (2.50m)
70 MPa	8'-5" (2.40m)	7'-4" (2.15m)	8'-2" (2.50m)
75 MPa	8'-9" (2.50m)	7'-4" (2.15m)	8'-2" (2.50m)
80 MPa	9'-3" (2.60m)	7'-4" (2.15m)	8'-2" (2.50m)
85 MPa	9'-7" (2.70m)	7'-4" (2.15m)	8'-2" (2.50m)
90 MPa	10'-1" (2.80m)	7'-4" (2.15m)	8'-2" (2.50m)
95 MPa	10'-5" (2.90m)	7'-4" (2.15m)	8'-2" (2.50m)
100 MPa	10'-9" (3.00m)	7'-4" (2.15m)	8'-2" (2.50m)

*9 MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.2.7, 9.23.8.1, & 9.23.9.1. OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3)

NUMBER OF SUPPORTED FLOORS	SUPPORTING INT. LOAD BEARING	SUPPORTING EXTERIOR	SUPPORTING PARTIAL WALL
1	16" WIDE x 8" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	16" WIDE x 6" THICK
3	36" WIDE x 14" THICK	26" 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 MASONRY EXTERIOR FINISH. 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 @ 7/8" (200) VERTICAL AND 2'-11" (689) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7.2) (3) & 9.20.3.4 (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 OR JOISTS. THE REDUCED SECTION SHALL BE NOT MORE THAN 13/34" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7.1) (1)
- 6 WEEPING TIE** (9.14.3.3)
4" (100) @ WEEPING TIE W/ FILTER CLOTH W/RAE @ 6" (152) CRUSHED STONE COVER
- 7 BASEMENT SLAB OR SLAB ON GRADE** (9.16.4.3)
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 DOND BREAK AT EDGE. WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (SB-12) 3.1.1.7.6 (4) & 9)
- 8 EXPOSED FLOOR TO EXTERIOR** (9.10.17.10, & CANULC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CONT. JOIST AND INSTALL OBS. CONFORMING TO 9.29.9. FIN. SOFT OR CLADDING AS PER ELEVATION TO VIS OF EXPOSED CONT. 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.
- 9 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 TRUSS TRUSSES. W/ INSULATION BETWEEN JOIST & RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1) (REFER TO 35 NOTE AS REQ.)
- 10 ALL STAIRS/EXTERIOR STAIRS** (9.8.1.2, 9.8.2, 9.8.4.1)
MAX. RISE MIN. RISE MAX. RUN MIN. RUN ALL STAIRS
PRIVATE 7/16" (200) 5" (125) 14" (350) 10" (250)
PUBLIC 7/16" (200) 5" (125) NO LIMIT 11" (280)
MAX. NOSING 1" (25)
MIN. STAIR WIDTH TAPERED TREADS
PRIVATE 2'-10" (660) MIN. RUN 5'7" (150) 10" (250)
PUBLIC 2'-11" (600) MIN. RUN 5'7" (150) 11" (280)
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'-11" (600) MIN. (LESS THAN 5'-11" (1800) TO GRADE) EXTERIOR GUARDS: 3'-6" (1070) MIN. (LESS THAN 5'-11" (1800) TO GRADE) GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDING @ EXIT STAIRS: 3'-6" (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. 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) S WALKING SURFACE W/ A DIFFERENCE NOT MORE THAN 1 IN 12 SHALL BE PROTECTED HANDRAIL HEIGHTS - O.B.C. 9.8.7 - REQUIRED AS PER 9.8.7.1 (3)
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (685) MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)
- 12 SILL PLATES**
2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG. EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-11" (2389) O.C. CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO FILL SILL PLATE WHEN REQUIRED (9.23.7)
- 13 BASEMENT INSULATION** (SB-12 3.1.1.7)
PROVIDE CONTINUOUS INSULAT. W/ BUILT IN 6 MIL. POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
- 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 DAMPROOFED FLOOR OR 2 MIL. POLYETHYLENE FILL, 1/2" (12.7) 2" ANCHOR BOLTS 8" (200) LONG. EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (200) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. 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/CSA-S72.2 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 SOIL REPORT.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (876x876x410) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1066x1066x480) CONC. FOOTING
- 15A NON-ADJUSTABLE STEEL BASEMENT COLUMN**
3 1/2" (90) 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 SOIL REPORT.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING
- 15B NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL**
3 1/2" (90) 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 SOIL REPORT.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING
- 16 STEEL BEAM BEARING AT FOUNDATION WALL** (9.23.8.1)
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS. MIN. BEARING 3 1/2" (90). CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS
- 17 WOOD STRAPPING AT STEEL BEAMS** (9.23.4.3, (3), 9.23.9.3)
1"x3" (19x49) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18 GARAGE SLAB** (9.16.3.5)
4" (100) 32MPa (4600psi) 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 ON WALLS AND SPRAY FOAM FOR CELINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10, CANULC-S705.2)

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 39 TWO STOREY VOLUME SPACES** (9.23.10.1, 9.23.11, 9.23.16.1)
WALL ASSEMBLY WIND LOADS
EXTERIOR STUDS <= 0.5 kPa (G50) > 0.5 kPa (G50)
BRICK 2'-2"x6" (38x140) SPR. #2 12" (305) O.C. 18"x4" (5588) 8" (200) O.C. 18"x4" (5588)
SIDING 2'-2"x6" (38x140) SPR. #2 12" (305) O.C. 18"x4" (5588) 8" (200) O.C. 18"x4" (5588)
BRICK 2'-2"x6" (38x140) SPR. #2 12" (305) O.C. 21"x4" (6400) 12" (305) O.C. 21"x4" (6400)
SIDING 2'-2"x6" (38x140) SPR. #2 12" (305) O.C. 21"x4" (6400) 16" (406) O.C. 21"x4" (6400)
** 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" (2696) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2"x6" (38x140) TOP PLATE @ 1'-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 2'-2"x6" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-WALL & BLOCK AT TOP. BOTTOM PLATES & HEADERS.
- 40 1 HR. PARTY WALL (CONC. BLOCK)** (SB-3) WALL TYPE 966 & 916)
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. W/ 2" (50) CONC. BLOCK FILL STRAPPING CAVITY 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 WITH 2"x2" (38x38) WD. STRAPPING @ 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD)** (SB-3) WALL TYPE 7103)
5/8" (15.9) STEEL W/ GYPSUM SHEATHING ON EXTENSIVE SIDE OF 2" (50) 2"x2" (38x38) STUDS @ 16" (406) O.C. 1" (25) APART 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 FILL AND SAND ALL GYPSUM JOINTS. AT UNFINISHED EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 40A 2 HR. FIREWALL** (SB-3) WALL TYPE 966 & 916)
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. W/ 2" (50) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 41 STUCCO WALL CONSTRUCTION (2"x6")**
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.**
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/VAPOUR 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 ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 30 MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).**
- 31 CONC. PORCH SLAB** (9.16.4)
4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 66w2x23w42x9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC. STRENGTH 32MPa (4600psi) 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 VENT, AND EXHAUST VENT @ 1/330" FROM ALL EXHAUST TERMINALS. WITH GAS UTILIZATION CODE.
- 33 FIREPLACE VENTING** (9.23.3)
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, 9.23.3.4, 9.23.14)
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 16" (410) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x49) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A HEADER CONSTRUCTION**
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE. AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 8" (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 8" (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-S72.2 & 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, 9.10.15). REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 21' (6400) MIN. SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.
- 36 COLD CELLAR PORCH SLAB** (9.39)
FOR MAX. 8'-2" (2500) POORF DEPTH, 5" (127) 32 MPa (4600psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7'7" (230) O.C. EACH DIRECTION. W/ 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 OR OPPOSITE DIR. 2"x2"x6" (18x18x10) DOWELS @ 23 5/8" (600) O.C. ANCHORED IN PERIMETER FND. WALLS - 3% GREASE SLAB 1.0% FROM DOOR.
- 37 RANGE HOODS AND RANGE-TOP FANS**
COOKING APPLIANCE EXHAUST FANS VENTS TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.23.9.3, & 9.23.10.1.
- 38 CONVENTIONAL ROOF FRAMING** (9.23.13, 9.23.15)
2"x6" (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" (38x89) @ 16" (406) O.C. FOR MAX. SPAN 14'-0" (4250). 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.
- 43 STUD WALL REINFORCEMENT**
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.1) (1) (REFER TO DETAILS)
- 44 WINDOW WELLS**
WHERE A WINDOW OPENS INTO A WINDOW WELL. A CLEARANCE OF NOT LESS THAN 21 5/8" (650) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL, OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE CW A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.5), 9.14.6.3, 9.23.12 (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST. PURLINS NOT REQ. W/ SPRAY FOAM. W/ INSULATION BETWEEN JOIST 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (0.52 RSI).
- 46 FLAT ROOF/BALCONY CONSTRUCTION**
WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLD TOWARDS SLOPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x6" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) HIGH. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SLOPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.
- BALCONY CONDITION**
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS Laid FLAT PARALLEL TO JOISTS ON