



LOT 7 60.03 EL.A 5 OPT. GROUND FLOOR PLAN (IN-LAW SUITE)

ESTATES OF WEST RIVER
(2185715 Ontario Inc. Ph. 2)

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3		
2	JULY 30 2024	ISSUED FOR BUILDING PERMIT
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

COVER

LOT NUMBER		7		
FLOOR PLAN		60-03	ELEVATION	A
TYPE		NEWCASTLE-OPT.MAIN		
DWG. No.		00		

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PERFORMANCE COMPLIANCE	
	<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
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/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER)	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8
SPACE HEATING EQUIP. (AFUE%)	96% AFUE w/ECM
HRV EFFICIENCY (%)	75%
DOMESTIC HOT WATER HEATER (EF)	0.9
DWHR UNIT (%)	53.3% ON 1 SHOWERS MIN.

AREA CALCULATIONS OPT. EL. 'A'	
	OPT. PLAN
GROUND FLOOR AREA	2262 sq. ft.
SECOND FLOOR AREA	2688 sq. ft.
SUBTOTAL	4950 sq. ft.
DEDUCT ALL OPEN AREAS	105 sq. ft.
TOTAL NET AREA	4845 sq. ft.
	(450.12 sq. m.)
FINISHED BASEMENT AREA	107 sq. ft.
COVERAGE W/OUT PORCH	3161 sq. ft.
	(293.67 sq. m.)
COVERAGE W/ PORCH	3227 sq. ft.
	(299.80 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'-OPT.5 BEDM
GROSS WALL AREA	4781 sq. ft.
	(444.17 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	566 sq. ft.
	(52.58 sq. m.)
TOTAL WINDOW %	11.84 %

- 00 - TITLE PAGE
1 - BASEMENT PLAN, ELEV. 'A'
2 - MAIN FLOOR PLAN, ELEV. 'A'
3 - SECOND FLOOR PLAN, ELEV. 'A' - 5 BEDROOM COND.
4 - ROOF PLAN
5 - FRONT ELEVATION 'A'
6 - RIGHT SIDE ELEVATION 'A'
7 - REAR ELEVATION 'A'
8 - LEFT SIDE ELEVATION 'A'
9 - CROSS SECTION 'A-A'
10 - CONSTRUCTION NOTES

ESTATES OF WEST RIVER
(2185715 Ontario Inc. Ph. 2)

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

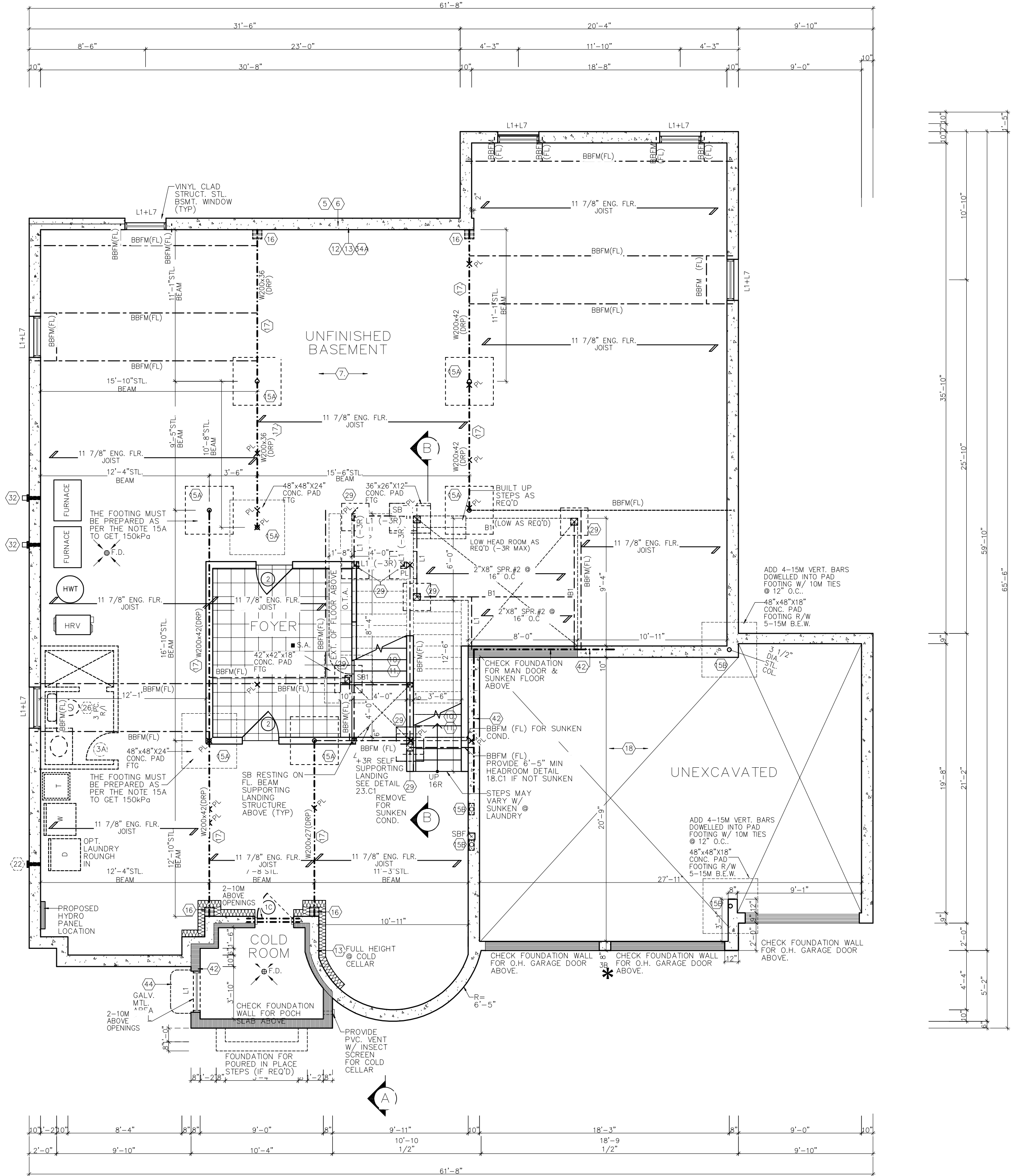
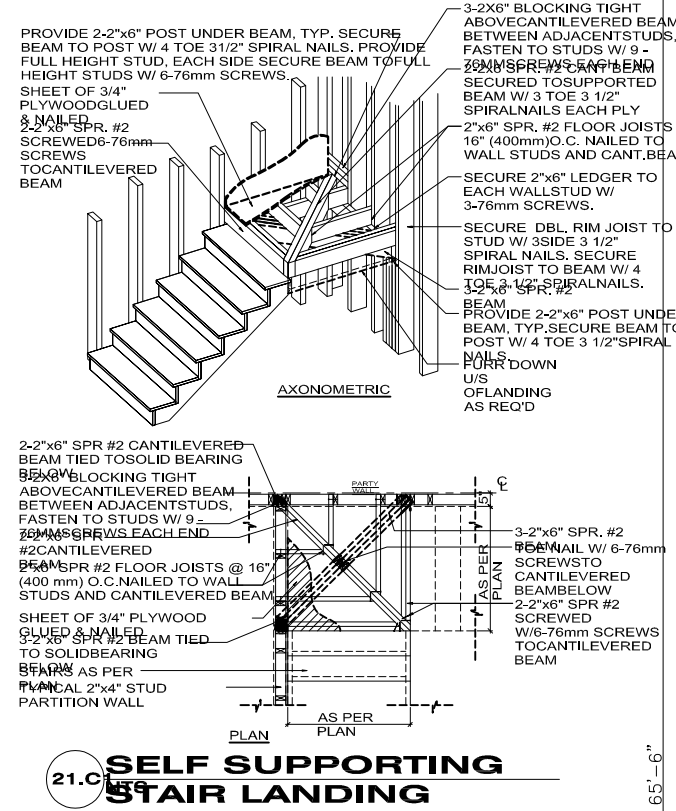
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4	JULY 30 2024	ISSUED FOR BUILDING PERMIT
3	JULY 22 2024	REVISED AS PER STRUCTURAL ENGINEER REISSUED FOR FINAL APPROVAL
2	JULY 15 2024	REVISED AS PER CONTROL ARCHITECTS COMMENTS
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

BSMT-FLOOR-PLAN

LOT NUMBER 7
FLOOR PLAN 60-03 ELEVATION A
TYPE NEWCASTLE-OPT.MAIN
DWG. No. 01



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK. ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

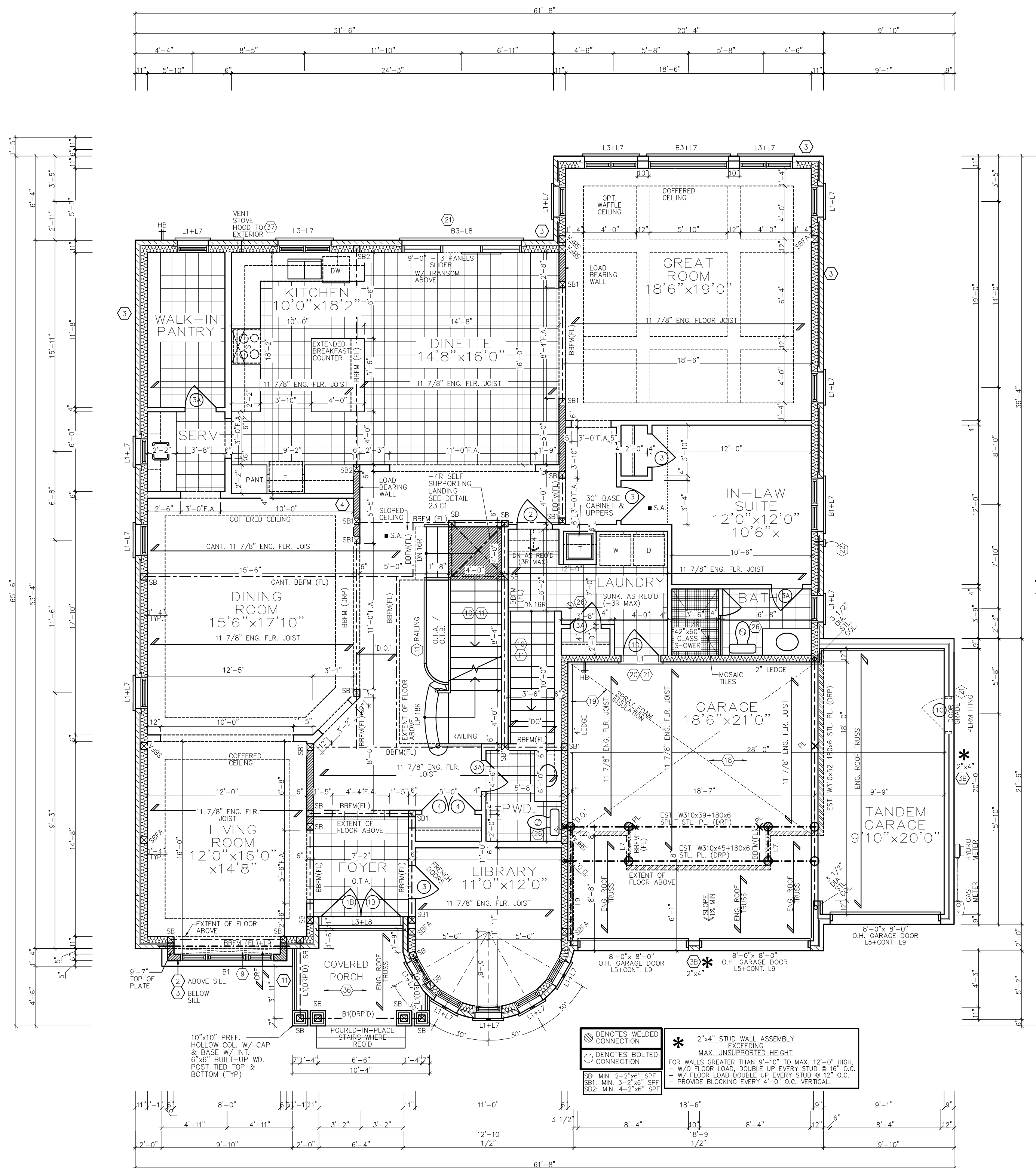
ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4	JULY 30 2024	ISSUED FOR BUILDING PERMIT
3	JULY 22 2024	REVISED AS PER STRUCTURAL ENGINEER REISSUED FOR FINAL APPROVAL
2	JULY 15 2024	REVISED AS PER CONTROL ARCHITECTS COMMENTS
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

LOT NUMBER		7
FLOOR PLAN	60-03	ELEVATION A
TYPE NEWCASTLE-OPT.MAIN		
DWG. No.		22



THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

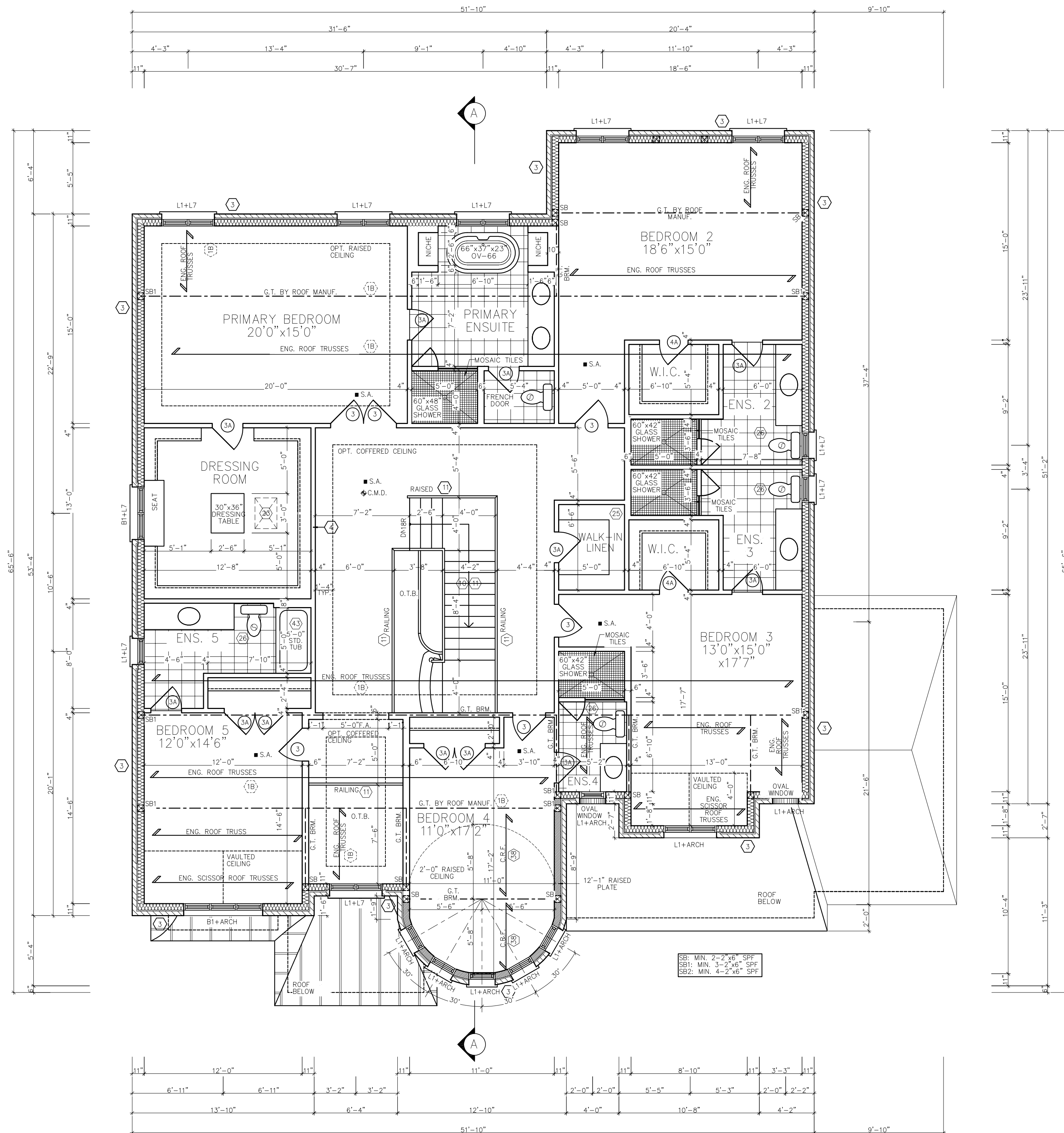
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

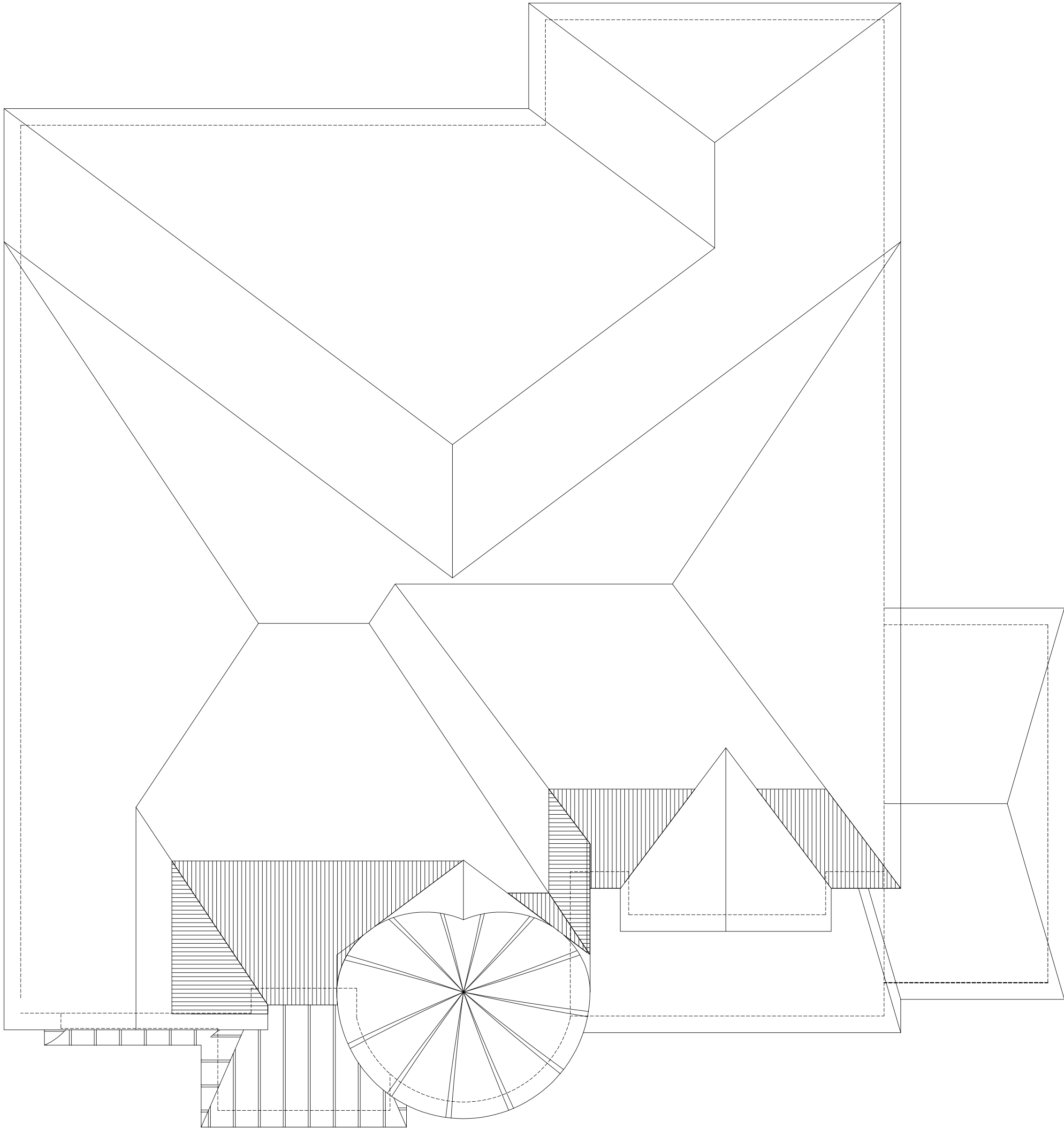
ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT A GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



2ND-FLOOR-PLAN	
LOT NUMBER	7
FLOOR PLAN	60-03
ELEVATION	A
TYPE	
NEWCASTLE-OPT. MAIN	
DWG. No.	03





ESTATES OF WEST RIVER
(2185715 Ontario Inc. Ph. 2)

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:		DATE:	WORK DESCRIPTION:
10			
9			
8			
7			
6			
5			
4			
3	JULY 30 2024	ISSUED FOR BUILDING PERMIT	
2	JULY 15 2024	REVISED AS PER CONTROL ARCHITECTS COMMENTS	
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST	

ROOF-PLAN

LOT NUMBER

7

FLOOR PLAN

60-03

ELEVATION

A

TYPE

NEWCASTLE-OPT.MAIN

DWG. No.

04

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT A GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3		
2	JULY 30 2024	ISSUED FOR BUILDING PERMIT
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

LOT NUMBER		7
FLOOR PLAN	60-03	ELEVATION A
TYPE NEWCASTLE-OPT.MAIN		
DWG. No.		05

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No: DATE:		WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3	JULY 30 2024	ISSUED FOR BUILDING PERMIT
2	JULY 15 2024	REVISED AS PER CONTROL ARCHITECTS COMMENTS
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

LOT NUMBER		7
FLOOR PLAN	60-03	ELEVATION A
TYPE NEWCASTLE-OPT.MAIN		
DWG. No.		06

ESTATES OF WEST RIVER
(2185715 Ontario Inc. Ph. 2)

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3		
2	JULY 30 2024	ISSUED FOR BUILDING PERMIT
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

REAR-ELEVATION

LOT NUMBER	7
FLOOR PLAN	60-03
ELEVATION	A
TYPE	NEWCASTLE-OPT.MAIN
DWG. No.	07

ESTATES OF WEST RIVER
(2185715 Ontario Inc. Ph. 2)

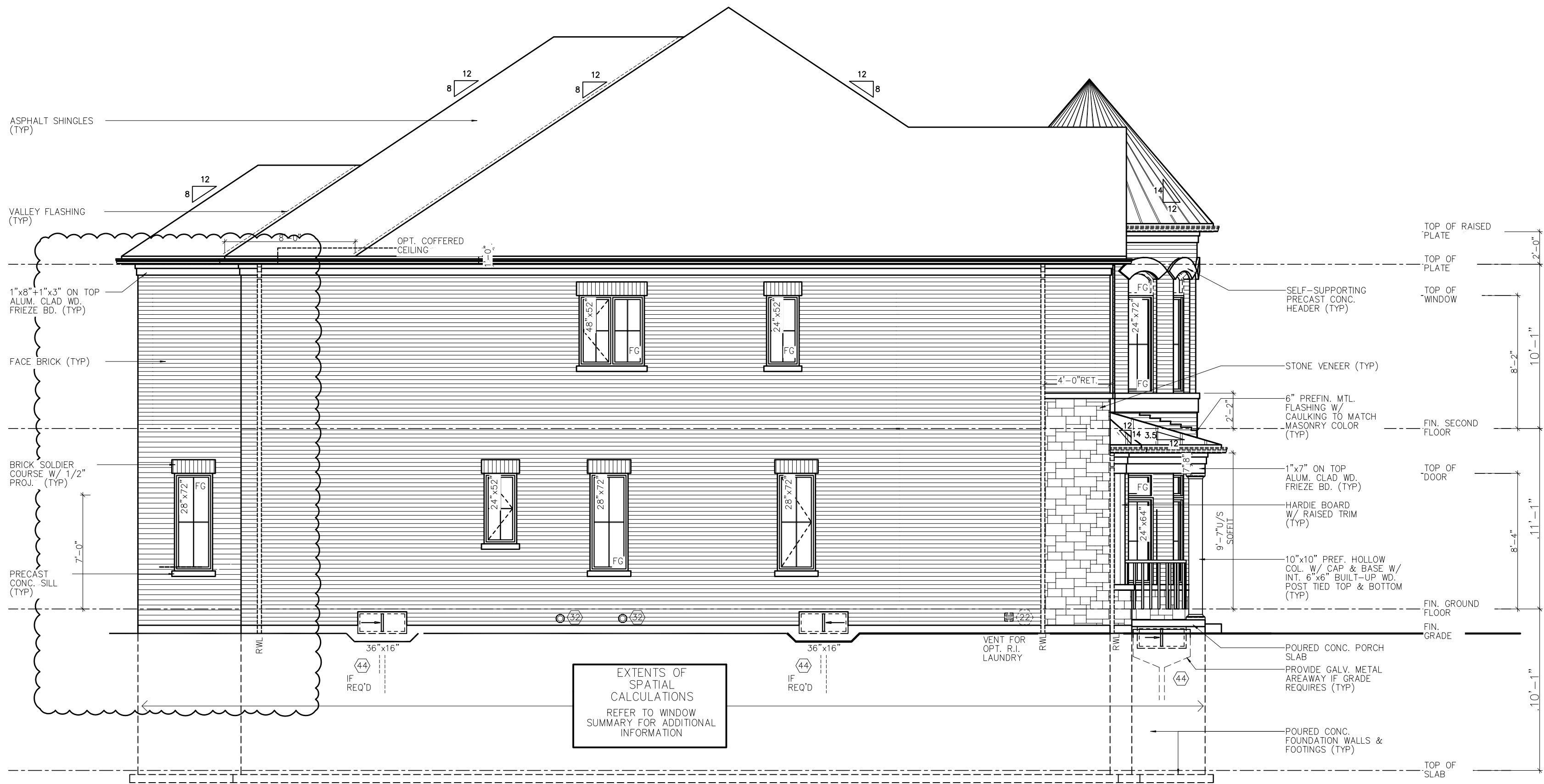
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



No:	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3		
2	JULY 30 2024	ISSUED FOR BUILDING PERMIT
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

SIDE-ELEVATION

LOT NUMBER		7	
FLOOR PLAN	60-03	ELEVATION	A
TYPE	NEWCASTLE-OPT.MAIN		
DWG. No.		08	

ESTATES OF WEST RIVER
(2185715 Ontario Inc. Ph. 2)

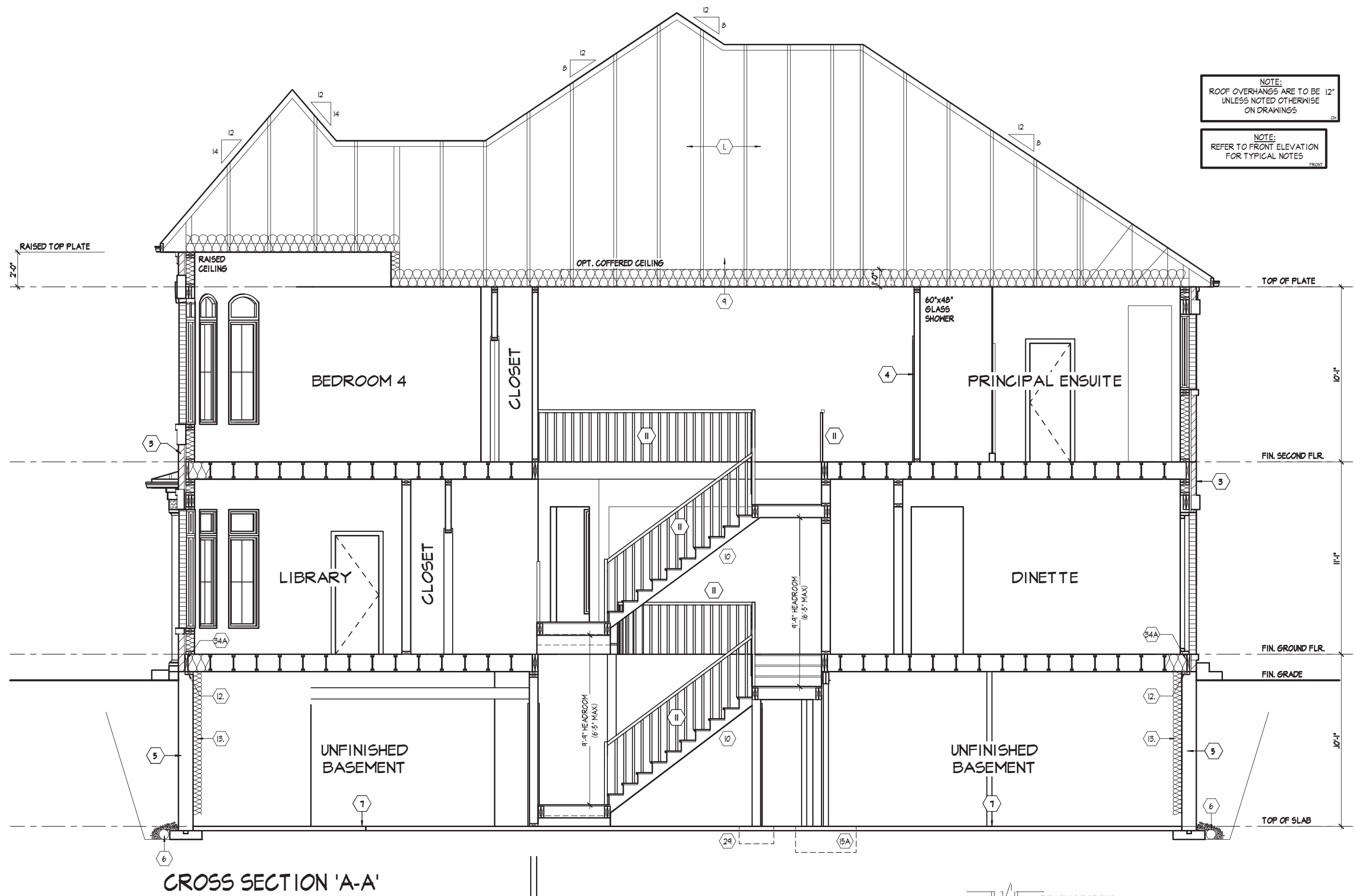
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ROYAL PINE HOMES PRIOR TO COMMENCEMENT OF WORK.

ROYAL PINE HOMES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

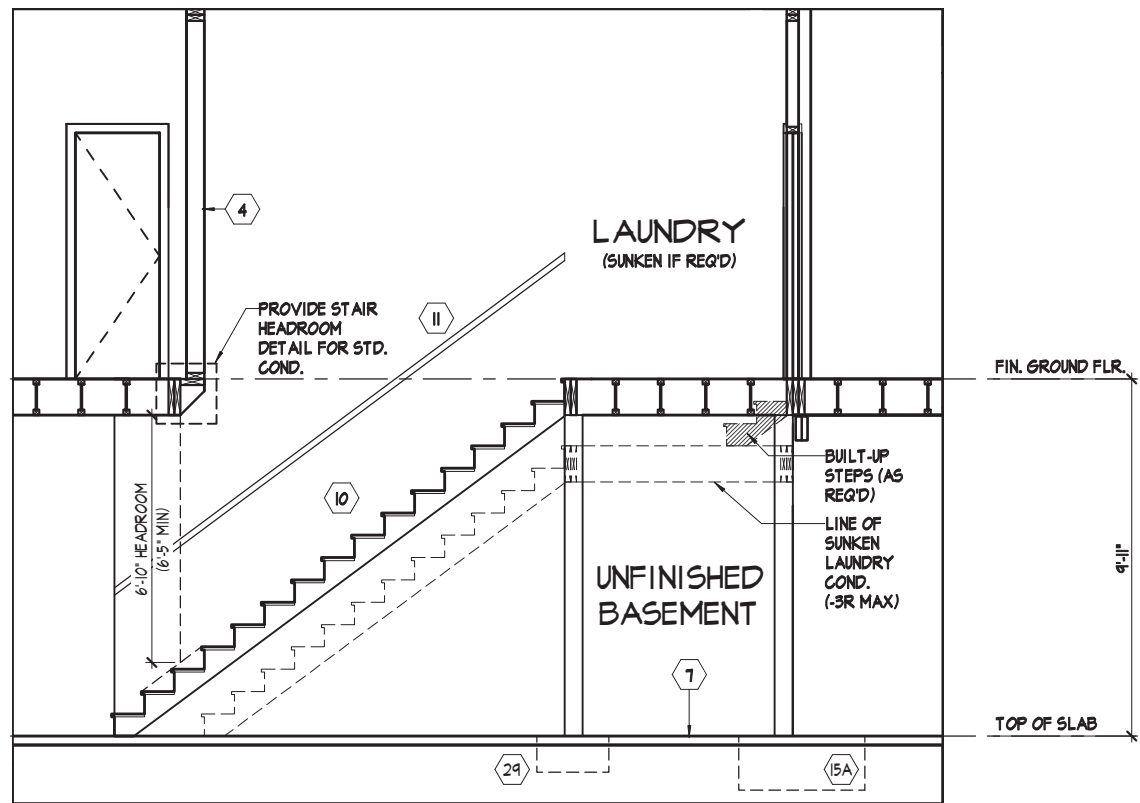
AS CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING FOOTINGS.

ROYAL PINE HOMES HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUB CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

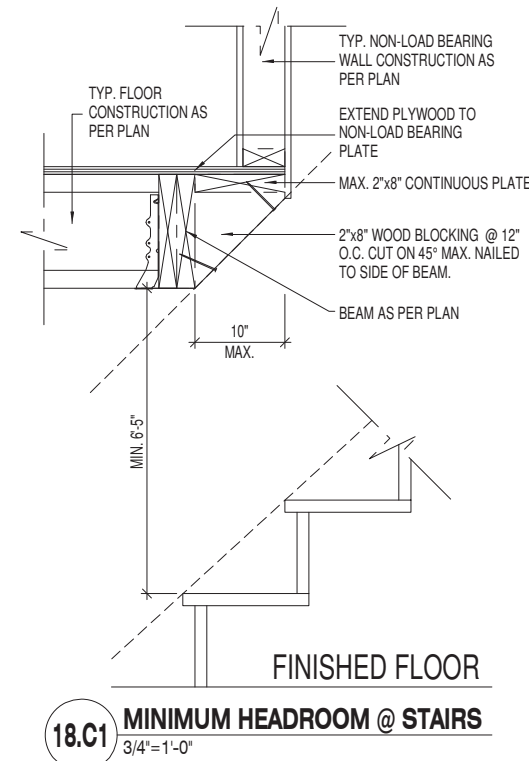
THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ROYAL PINE HOMES THIS DRAWING IS NOT TO BE SCALED.



CROSS SECTION 'A-A'



PART. CROSS SECTION 'B-B'



NOTE:
ROOF OVERHANGS ARE TO BE 12\"/>



No.	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3		
2	JULY 30 2024	ISSUED FOR BUILDING PERMIT
1	JUNE 17 2024	REVISED AS PER PURCHASERS REQUEST

SIDE-ELEVATION

LOT NUMBER		7	
FLOOR PLAN	60-03	ELEVATION	A
TYPE			
NEWCASTLE-OPT.MAIN			
DWG. No.		09	

SECTION 1.0. CONSTRUCTION NOTES

1

ROOF CONSTRUCTION (9.19, 9.23.13, 9.23.15)
NO. 210 (10.25 KG/M2) LUMBER TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTED TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM VERTICAL AND 2'-11" (660) O.C. AT 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 PADS OR PER MUNICIPAL REGULATIONS. TOWNHUSES TO HAVE 2" MIN. EAVESTROUGH WITH ELMC. TRACED HEATER CAKE ALONG EAVESTROUGH AND DOWN RVL.
ICE AND WATER SHEILD
PROVIDE ICE AND WATER SHEILD IN THE AREAS INDICATED. THE ICE AND WATER SHEILD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. EAPS MUST BE A MINIMUM 1/2" (9.5) AND END LAPS A MINIMUM 6" (152) AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
SIDING WALL CONSTRUCTION (2"x6")
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. @ 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 @ 23.16.3.1.1) (REFER TO 35 NOTE AS REQ.)
SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/VAIR BARRIER AS PER O.B.C. @ 23.1. 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. @ 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 @ 23.16.3.1.1) (REFER TO 35 NOTE AS REQ.)
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. @ 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 @ 23.16.3.1.1) (REFER TO 35 NOTE AS REQ.)
BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE. 7/8"x7/8"x3" (22x18x90) 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. STUDS CONFORMING TO O.B.C. @ 23.10.1.1 & SECTION 1.1. INSULATION AND 6 mil POLYETH. AIR VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER @ 23.0.13.6) (REFER TO 35 NOTE AS REQUIRED)
BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE. 7/8"x7/8"x3" (22x18x90) 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 AIR/VAIR BARRIER AS PER O.B.C. @ 23.1. 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. @ 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. 6" (150) OVER RIGID INSULATION @ 23.0.13.6) (REFER TO 35 NOTE AS REQUIRED)
BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER. MIN. 1" (25) AIR SPACE. 7/8"x7/8"x3" (22x18x90) 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. @ 23.10.1.1 & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION @ 23.0.13.6) (REFER TO 35 NOTE AS REQUIRED)
INTERIOR STUD PARTITIONS (9.23.9, 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (400) 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"x4" (38x89) TOP PLATE. PROVIDE 2"x4" (38x89) STUDS. PROVIDE 2"x4" (38x89) 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 PARALLEL TO FLOOR JOISTS.
EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING
3/8" (9.5) EXTERIOR TYPE SHEATHING. STUDS CONFORMING TO O.B.C. @ 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. @ 23.3)
EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION
APPROVED AIR/VAIR BARRIER AS PER O.B.C. @ 23.1. 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. @ 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. @ 23.3)
FOUNDATION FOOTINGS
POURED CONC. FOUNDATION WALLS 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'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1(2) OF THE O.B.C. REFER TO CHART BELOW FOR RESPECTIVE SIZE. 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 75kPa. 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 UNINSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. @ 9.15.4.2.1.1)

UNREINFORCED SOIL CONCRETE FOUNDATION WALLS @ 15.4.2.1					
MAX. HEIGHT FROM FIN. SLAB TO GRADE					
FOOTING TYPE	UNREINFORCED	SUPPORTED AT TOP			
		AT TOP	<2.5m	>2.5m & <2.75m	>2.75m & <3.0m
8" x 16"	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)	
	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
	8" x 16"	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
10" x 16"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)	
	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)

* 8" MIN. THICK FOUNDATION WALLS REQUIRED FOR MASONRY VENEER. FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION. TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2, 9.23.8.1, 9.23.9.1. OF THE O.B.C

MINIMUM STRIP FOOTING SIZES @ 15.3			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTIALLY
1	16" WIDE x 6" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 8" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	28" WIDE x 9" THICK	36" WIDE x 14" THICK

2

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 O.B.C.

3A

BASEMENT 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 @ 7'8" (200) VERTICAL AND 2'-11" (680) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER @ 15.4.7(2)(3) & 9.20.9.4(S) (9.14.3.3)

3B

BASEMENT 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 13/34" (350) HIGH AND NOT LESS THAN 1 1/2" (90) THICK @ 15.4.7(1)(1) (9.14.3.3)

4

WEEPING TILE (9.14.3.3)
4" (100) OF WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

7

BASEMENT SLAB OR SLAB ON GRADE
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. @ 9.13) WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. ABOVE 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. (ISB-12 3.1.1.7 (5) & (6))

8

EXPPOSED FLOOR TO EXTERIOR (9.10.1.7, 10.1, & CANULC-5705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTAL COB CONFINING TO 9.2.9.8. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO USE OF EXPOSED CANT. JOIST.

9

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

10

EXPPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES) W/ INSULATION BETWEEN JOINTS, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-5705.2 9.19.1, 9.10.17.1)

10

ALL STAIRS-EXTERIOR STAIRS (9.6.1.2, 9.6.2, 9.8.4)

MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE 7/16" (20)	5" (125)	14" (355)	10" (255)	MAX. NOSING 1" (25)
PUBLIC 7" (180)	5" (125)	NO LIMIT	11" (280)	

MIN. STAIR WIDTH	TAPERED TREADS		
PRIVATE 2'-10" (660)	MIN. RUN 1/2" (12.7)	MIN. RUN 5/8" (150)	10" (255)
PUBLIC 2'-11" (600)	MIN. RUN 1/2" (12.7)	MIN. RUN 5/8" (150)	11" (280)

AVERAGE RUN OF TAPERED TREAD MEASURED AT 1 POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL OR RAMP. @ 9.14.3.1
** HEIGHT OVERSTAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING OVER THE POINT ABOVE AND NOT MORE THAN 6'-0" (1830) FOR SINGLE DWELLING UNIT & 6'-8" (34" (2050) FOR EVERYTHING ELSE. @ 9.2.2.2)
PROVIDE 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.
GUARDS/HANDRAILS (9.8.7, 9.8.8)
GUARDS ARE DESIGNED NOT TO ALLOW SLATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.5.5 & 9.8.6.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 3'-0" (900) MIN.
EXTERIOR GUARDS: 2'-11" (600) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 3'-4" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXT. STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDING & EXIT STAIRS: 8'-6" (1070) MIN.
GUARDS FOR LANDING & RAMP 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.
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: 2'-0" (605) MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)
SILL PLATES
2"x4" (38x89) SILL PLATE @ 12" (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)
BASEMENT INSULATION (ISB-12 3.1.1.7)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 6" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFING WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
BEARING STUD PARTITION IN BASEMENT (9.15.3.6, 9.23.10.1)
2"x4" (38x89) STUDS @ 16" (400) O.C. 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM. 1/2" (12.7) GYPSUM WALLBOARD @ 2000 LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 10'-0" (2380) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING FOR STUDS REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
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/CSSB-7.2M. AND WITH 60x6x8" (152x152x8) 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" (870x870x40) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 42"x42"x19" (1060x1060x48) CONC. FOOTING
NON-ADJUSTABLE STEEL BASEMENT COLUMN
3 1/2" (90) x 0.188" (4.76) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x6"x3/8" (152x152x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x20x1/2) WITH 2x12"x12"x1/2" LONG 2" X-HOOK ANCHORS @ 12'-0" (3600) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING FOR STUDS REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x19" (1060x1060x48) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x61) CONC. FOOTING
NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3 1/2" (90) x 0.188" (4.76) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x6"x3/8" (152x152x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x20x1/2) WITH 2x12"x12"x1/2" LONG 2" X-HOOK ANCHORS @ 12'-0" (3600) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING FOR STUDS REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x19" (1060x1060x48) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x61) CONC. FOOTING
STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1)
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARINGS 3 1/2" (90) CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS
WOOD STRAPPING AT STEEL BEAMS (9.23.8.3)
1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
GARAGE SLAB (9.16, 9.35)
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5.8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUBGRADE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
GARAGE TO HOUSE WALLS/CEILING (9.10.9.16)
12" (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. @ 10.17.10.1, CANULC-5705.2)

19A

GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
12" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PERMANUFACTURERS 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. @ 10.9.16.1, @ 10.17.10.1, & CANULC-5705.2)
GARAGE DOOR TO HOUSE (9.10.9.16, 9.13.10.10, 9.13.13.5)
GAS-TIGHT DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7/8" (200) MIN. TREAD 10" (255) FOR THE REQUIRED NUMBER OF STEPS REFER TO SIGHTING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2 OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.
DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.
ATTIC ACCESS (9.19.2.1)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.3m² 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 (PS9.3.52) (ISB-12 3.1.1.8 (1))
FIREPLACE CHIMNEYS (9.2.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 1'-0" (1' (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY.
PROVIDE A CHIMNEY MIN. 14" (356) DEEP
MECHANICAL VENTILATION (9.2.3.1.3)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.
PARTY WALL BEARING (9.23.8)
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-10" (889) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2"x34" (2.19) x 8" (200) LONG GALV. ANCHORS WITHIN SPACED BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOILD BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.
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" (150) BELOW THE BEARING WALL AND/OR WOOD POST. @ 9.17.4.3)
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) @ BOLT. 2"x24"x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
STEP FOOTINGS (9.15.3.9)
MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).
CONC. PORCH SLAB (9.16.4)
4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED W/ 3/8" (9.5) BARS @ 16" (400) O.C. WITH 5.8% AIR ENTRAINMENT ON COMPACTED SUBGRADE.
FURNACE VENTING (9.3.2)
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE. FROM ALL OPENINGS EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
FIREPLACE VENTING (9.3.2.3)
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENINGS AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
FLOOR FRAMING (9.23.3.5, 9.23.9.4, 9.32.14)
16G SUB-FLOOR 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 @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL, TYPE CEILING FINISH IS APPLIED.
HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (150) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXT. HEADER WRAP @ 150P UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGE JOISTS MUST BE MECHANICALLY FASTENED.
EXPPOSED BUILDING FACE W/ LIMITING DISTANCE < 9'-11.11' (2.8m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-5705.2 & 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 IS REQUIRED TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. @ 9.10.14. OR 9.10.15. REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6100) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.
COLD CELLAR PORCH SLAB (9.39)
FOR MAX. 8'-2" (2500) PORCH DEPTH 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5.8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 7'8" (200) O.C. EACH DIRECTION, W/ 1 1/4" (32) CLEAR COVR FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER PND. WALLS. SLOPE SLAB 1/8" 1% FROM DOOR.
RANGE HOODS AND RANGE-TOP FANS
COOKING APPLANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.12.2, CONFORM TO OBC 9.32.3.9 & 9.32.3.10.
CONVENTIONAL ROOF FRAMING (9.23.8.1, 9.23.15)
2"x6" (38x140) RAFTERS @ 16" (400) O.C. 2"x8" (38x134) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2810) SPAN & 2"x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

39

TWO STOREY VOLUME SPACES (9.23.10.1, 9.23.11, 9.23.16)

WALL ASSEMBLY	WIND LOADS				
	<= 0.5 kPa (q50)		> 0.5 kPa (q50)		
EXTERIOR	STUDS	SPACING	MAX HEIGHT	SPACING	MAX HEIGHT
BRICK	2"x6" (38x140)	12" (305) O.C.	18'-4" (5588)	8" (200) O.C.	18'-4" (5588)
	SIDING	16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18'-4" (5588)
BRICK	2"x6" (38x140)	12" (305) O.C.	21'-0" (6400)	12" (305) O.C.	21'-0" (6400)
	SIDING	16" (406) O.C.	21'-0" (6400)	16" (406) O.C.	21'-0" (6400)

** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS, 0W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOILD WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2886) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2"x6" (38x140) TOP PLATE & 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. 0W 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOE-NAILLED & GLUED AT TOP. BOTTOM PLATES & HEADERS.

40

1 HR. PARTY WALL (CONC. BLOCK) (ISB-3) WALL TYPE B96 & B10)
12" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROOF, 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) WOOD STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
1 HR. PARTY WALL (DOUBLE STUD) (ISB-3) WALL TYPE W130)
9/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. 2"x6" (38x140) AS REQUIRED. FILL ONE SIDE OF CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROOF, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
2 HR. FIREWALL (ISB-3) WALL TYPE B96 & B10)
12" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 12" (305) CONC. BLOCK. 75% SOLID FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROOF, SLAG OR GLASS. TAPE FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
STUCCO WALL CONSTRUCTION (2"x6")
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. @ 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 REQ.)
STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2"

GABLE END:
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x0.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" O.C. (PROVIDE 1/2" TYPE 'X' GYPSUM BRD. ON INSIDE WHEN LIMITING DISTANCE IS LESS THAN 3'-11" (1.20m))

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

PRE-MANUFACTURED ALUM. FLASHING
AIR BAFFLE TIED TO UNDERSIDE OF ROOF SHEATHING WITH 2 1/2" MIN. VOID AREA
2"x6" SPRUCE FASCIA BOARD
PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH, PROVIDE ATTIC VENTILATION - 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES
PREFINISHED FRIEZE BOARD, VARIES PER ELEVATION

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m) 3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x0.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.		
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR) 3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x0.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPR. AIR/WATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-ST02 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m2 OF WALL SURFACE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" TYPE X GYPSUM WALLBOARD INTERIOR FINISH.		
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) FIRE RATINGS: (OBC REFERENCE - SB-2.3)		
COMPONENT	FIRE RATING	CODE REFERENCE
1/2" (12.7mm) TYPE X GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4.(2) (TABLE 2.3.4.A.)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4.(3) (TABLE 2.3.4.E.)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4.(1)

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS, AIR/WATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.
BASE FLASHING CONFORMING TO TABLE 9.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

WEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

FINISHED GRADE
PROVIDE MASONRY PARING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2) MAX. HEIGHT FROM FIN. SLAB TO GRADE					
STRENGTH THICKNESS	UNSUPPORTED AT TOP		SUPPORTED AT TOP		
	UNSUPPORTED AT TOP	UNSUPPORTED AT TOP	UNSUPPORTED AT TOP	UNSUPPORTED AT TOP	UNSUPPORTED AT TOP
15 MPa	8" 3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)	
	10" 4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)	
	12" 4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)	
20 MPa	8" 3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)	
	10" 4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)	
	12" 4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)	
MINIMUM STRIP FOOTING SIZES (9.15.3)					
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL		
1	16" W x 6" D	16" W x 6" D	16" W x 6" D		
2	24" W x 8" D	20" W x 6" D	24" W x 8" D		
3	36" W x 14" D	26" W x 9" D	36" W x 14" D		

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1). POURED CONC. FDTN. WALL WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG.. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL
CONTINUOUS KEY IN CONCRETE

4" Ø WEEPING TILE, 6" CRUSHED STONE COVER OVER AND AROUND WEEPING TILES.
POURED CONC. FOOTINGS. SEE 'MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS' CHART

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

FLOOR & ROOF CONSTRUCTION
REFER TO FLOOR & ROOF TRUSS MANUFACTURERS DRAWINGS FOR SPECIFICATION, DETAILS, LAYOUT, SPACING, INSTALLATION, HANDLING AND HANGER SIZES.

OBC REFERENCES
9.10.3.3.(2). - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING
SB 2.3.5.(2). - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-ST02 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m2 OF WALL SURFACE.

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.

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:

Dominic Mobilio
NAME SIGNATURE BCIN 21274

REGISTRATION INFORMATION:

HUNT DESIGN ASSOCIATES INC. 19695
FIRM NAME BCIN

PROVIDE ADEQUATE SPACE FOR INSULATION DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS. INSULATION VALUE SHALL NOT BE LESS THAN R20 (3.52 RS) AS PER O.B.C. SB-12 3.1.1.8.

1/2" GYPSUM CEILING BOARD INTERIOR FINISH ON 6 MIL POLY VAPOUR BARRIER ON BOTTOM CHORD OF ROOF TRUSSES, INSULATION W/ REQUIRED CEILING W/ ATTIC SPACE R-VALUE

2-2"x6" TOP PLATE

SECOND FLOOR

2"x6" BASE PLATE

MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 9.30.6.. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

2-2"x6" TOP PLATE

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BASE PLATES AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS.

FIRST FLOOR

2"x6" BASE PLATE

MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 9.30.6.. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.), TIED TO TOP OF POURED CONC. FND. WALL WITH 8" LONGx1/2" Ø ANCHOR BOLTS C/W NUT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 7'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

INSULATION BLANKET OR BATTS W/ REQUIRED BASEMENT WALL R-VALUE, 6 MIL POLYETHYLENE VAPOUR BARRIER DAMPPROOF WITH AIR/WATER BARRIER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. TERMINATE BLANKETS ABOVE SLAB AS REQUIRED BY O.B.C. OR ENERGY DESIGN CONSULTANT

TAPE AND SEAL BLANKETS AT ALL JOINTS

UNFINISHED BASEMENT

SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

1/2" IMPERVIOUS BOARD FOR BOND BREAK

3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPPROOFING BELOW SLAB.

BUILDING COMPONENT INSULATION VALUE	PROPOSED
CEILING W/ ATTIC SPACE	10.56 (R60)
CEILING W/O ATTIC SPACE	5.46 (R31)
EXPOSED FLOOR	5.46 (R31)
WALLS ABOVE GRADE	R22+R1.5ci
BASEMENT WALLS	R20ci (RSI 3.52ci) R12+R10ci
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	-
HEATED SLAB OR CONC. SLAB ≤ 600mm BELOW GRADE	-

01

MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION

1/2" = 1'-0"

ROYAL PINE HOMES - PACKAGE A1 (PERFORMANCE)

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

Tony Dicarlo
NAME SIGNATURE BCIN 19258

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

Detail Division Number and Title

DIVISION 1

BRICK VENEER WALL DETAILS

Revision

REV.2022.01.01

8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133

Page Number

1-1

All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)