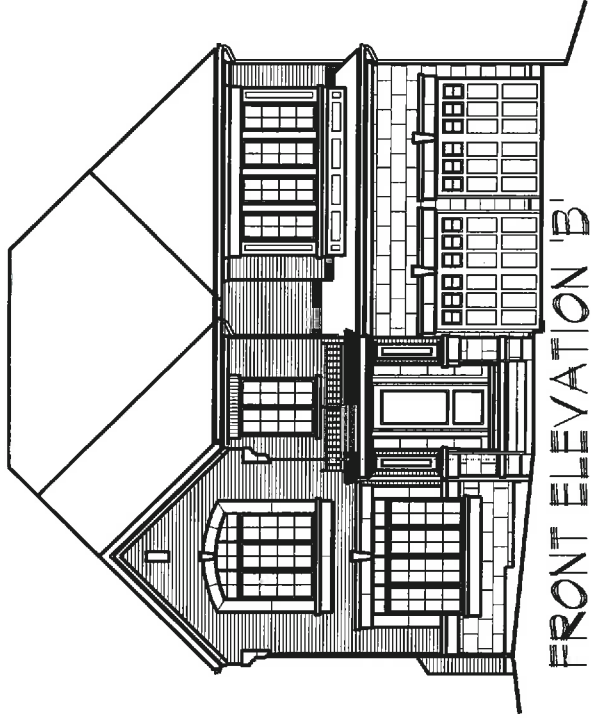




'THE BEAUMONT' - UNIT 5005 - LOT 18

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PREScriptive COMPLIANCE	SB-12 (SECTION 3.1.1) TABLE 3.1.1.3.A	
	SPACE HEATING FUEL	
PACKAGE A1	☐ GAS	☐ OIL
	☐ ELECTRIC	☐ PROPANE
	☐ EARTH	☐ SOLID FUEL

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

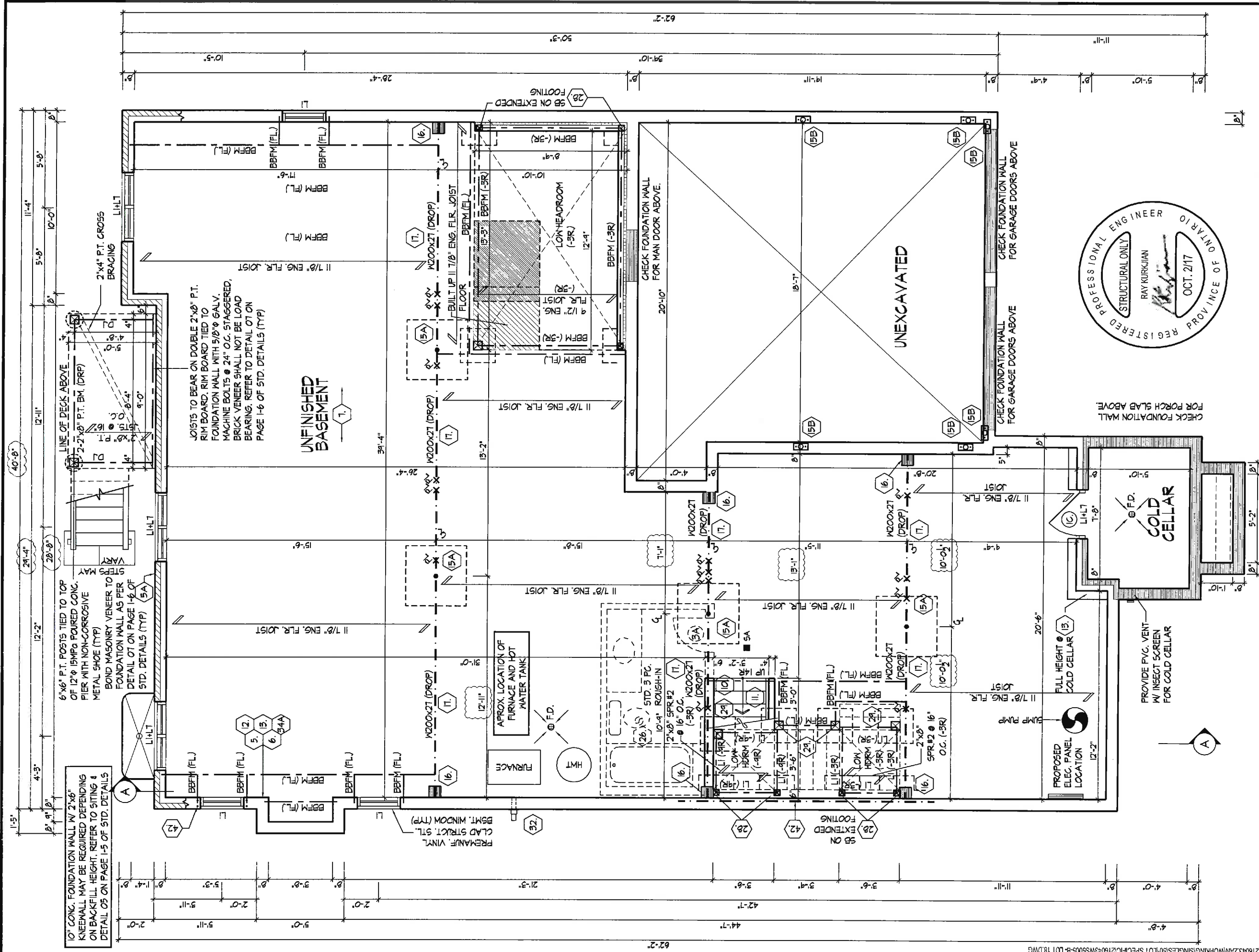
AREA CALCULATIONS	EL. 'B'
GROUND FLOOR AREA	LOT 18
SECOND FLOOR AREA	1717 sq. ft.
SUBTOTAL	2117 sq. ft.
DEDUCT ALL OPEN AREAS	3834 sq. ft.
TOTAL NET AREA	41 sq. ft.
OPT. FIN. BASEMENT AREA	3793 sq. ft.
COVERGE	(352.38 sq. m.)
W/OUT PORCH	0 sq. ft.
COVERGE	2126 sq. ft.
W/ PORCH	(197.51 sq. m.)
COVERGE	2186 sq. ft.
W/ PORCH	(203.09 sq. m.)
WINDOW / WALL AREA	EL. 'B'
CALCULATIONS	STD. - LOT 18
GROSS WALL AREA	3700.94 sq. ft.
GROSS WINDOW AREA	(343.83 sq. m.)
(INCL. GLASS DOORS & SKYLIGHTS)	488.93 sq. ft.
TOTAL WINDOW %	(45.42 sq. m.)
	13.21 %



- 1 - TITLE SHEET
- 2 - BASEMENT PLAN, ELEV. 'B' - LOT 18
- 3 - GROUND FLOOR PLAN, ELEV. 'B' - LOT 18
- 4 - SECOND FLOOR PLAN, ELEV. 'B' - LOT 18
- 5 - FRONT ELEVATION 'B' - LOT 18
- 6 - LEFT SIDE ELEVATION 'B' - LOT 18
- 7 - RIGHT SIDE ELEVATION 'B' - LOT 18
- 8 - REAR ELEVATION 'B' - LOT 18
- 9 - CROSS SECTION 'A-A'
- 10 - CONSTRUCTION NOTES 1
- 11 - CONSTRUCTION NOTES 2

14.-	-	-	-
13.-	-	-	-
12.-	-	-	-
11.-	-	-	-
10.-	-	-	-
9.-	-	-	-
8.-	REVISED AS PER GRADING CONDITIONS	2017/09/20	CJO
7.-	REVISED AS PER FLOOR & ROOF LAYOUTS	2017/09/19	CJO
6.-	REVISED AS PER LOT 18	2017/08/01	CJO
5.-	REVISED AS PER STRUCTURAL ENGINEER'S COMMENTS	2017/06/14	CJO
4.-	REVISED AS PER FLOOR MANUF. LAYOUTS	2017/02/06	JW
3.-	REVISED AS PER ROOF MANUF. LAYOUTS	2017/05/23	WD
2.-	REVISED AS PER CLIENT COMMENTS	2017/05/16	WD
1.-	ISSUED FOR CLIENT REVIEW & PRICING	2017/04/28	CJO
	REVISIONS	DATE (YYYY/MM/DD)	BY

TITLE SHEET



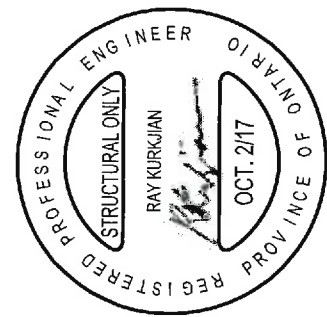
REFER TO FLOOR JOIST
MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, BLOCKING &
STRAPPING REQUIREMENTS.
INSTALLATION DETAILS AND HANGER
SIZES, & SUBFLOOR THICKNESS

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

BASEMENT PLAN, EL. 'B' - LOT 18

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for the construction of the building or for any working drawings with respect to the building house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines and are approved by the Town of INNISFIL.

ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2017
John G. Williams Limited, Architect

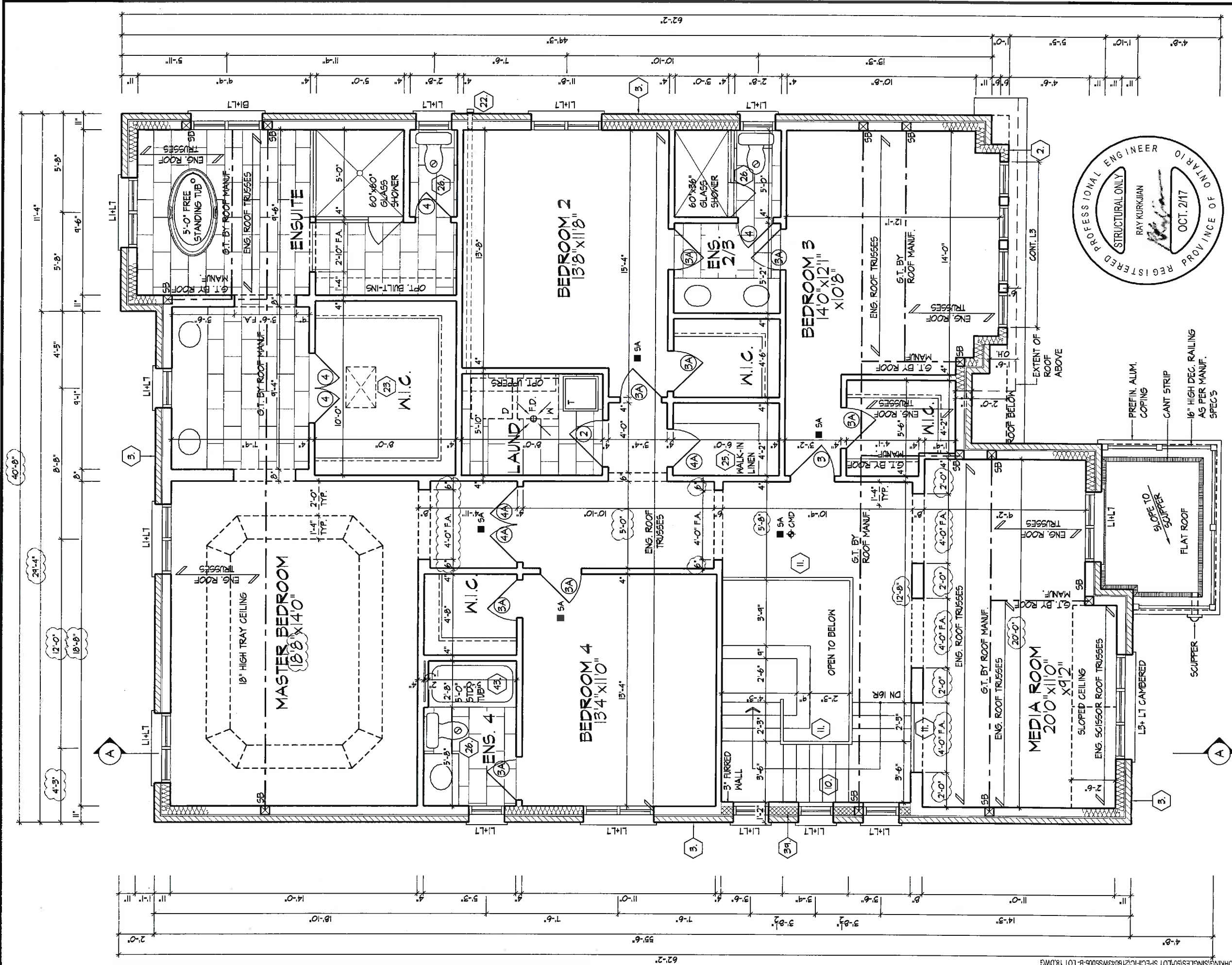


THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS
THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING
CODE TO BE A DESIGNER
QUALIFICATION INFORMATION
Domicile Mobile 21274
19895
HUNT DESIGN ASSOCIATES INC.
SIGNATURE

HUNT
DESIGN ASSOCIATES INC.
WWW.HUNTDESIGN.COM

ZANCOR HOMES - 216043
COOKSTOWN, ONTARIO
Drawn By: WD
Checked By: CJO
Scale: 3/16"=1'-0"
8866 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326
File Number: 216043WS0005.DWG
Page Number: 2 of 11

BASEMENT PLAN, ELEV. 'B' - LOT 18
THE BEAUMONT - UNIT 5005 - LOT 18
REV.2017.09.19

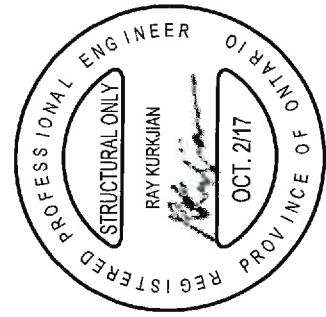


SECOND FLOOR PLAN, EL. 'B' - LOT 18

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

NOTE: STEP TRUSSES @ RAISED / COFFERED CEILINGS

It is the builder's complete responsibility to fully comply with the Ontario Building Code and all applicable regulations and requirements including zoning provisions and any provisions of the Building Code. The Architect is not responsible for any errors or omissions in the drawings or for any damage or injury to the house or its contents. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of Innisfil.



ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

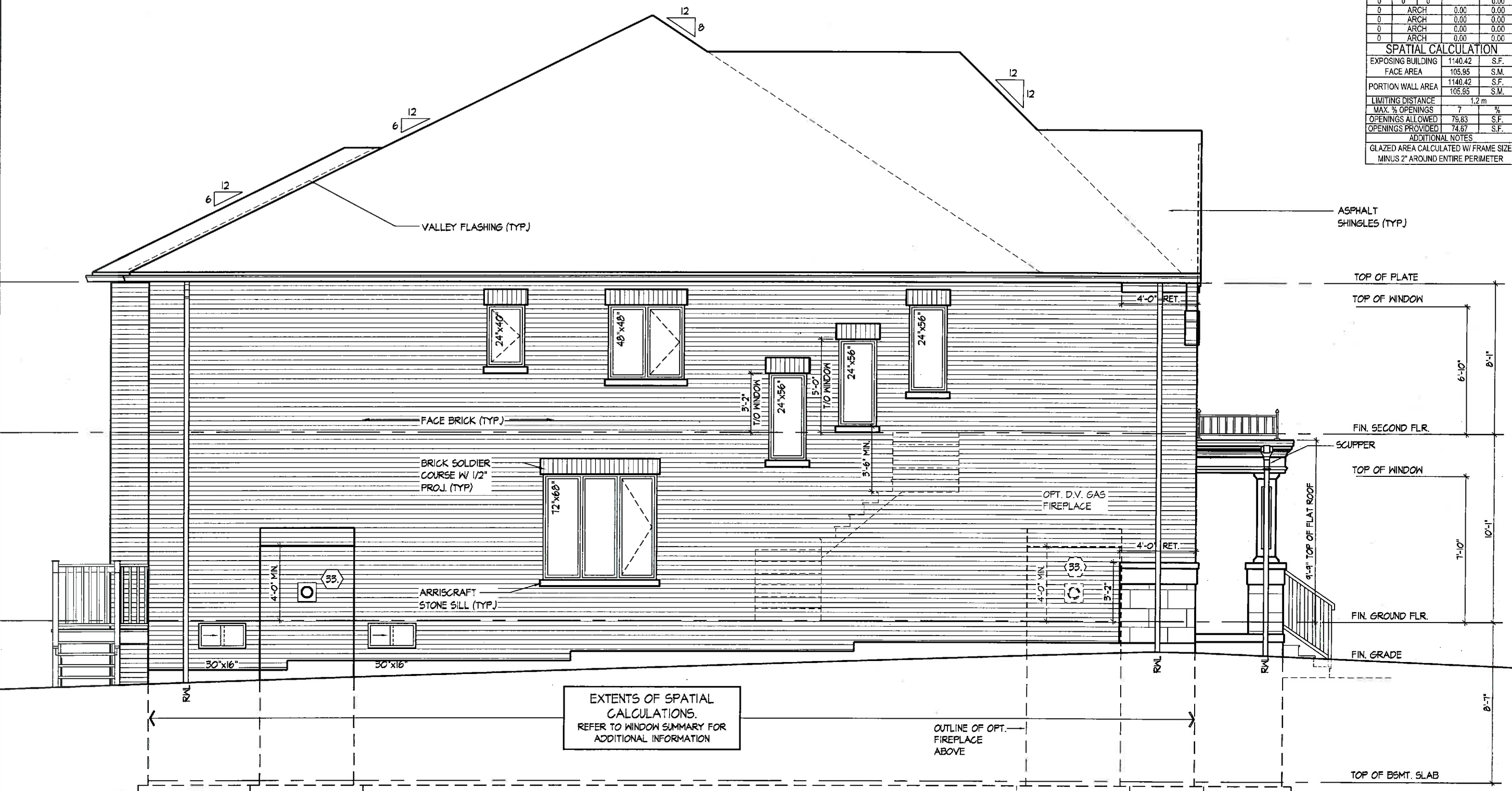
ALL WINDOWS ARE FIXED GLASS UNLESS OTHERWISE NOTED

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ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2017
John G. Williams Limited, Architect

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION B				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	24"	40"		5.00
1	48"	48"		13.44
3	24"	56"		21.67
1	72"	68"		30.22
2	30"	16"		4.33
0	0"	0"		0.00
0	0"	0"		0.00
0	0"	0"		0.00
0	0"	0"		0.00
0	0"	0"		0.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
SPATIAL CALCULATION				
EXPOSING BUILDING			1140.42	S.F.
FACE AREA			105.95	S.M.
PORTION WALL AREA			1140.42	S.F.
			105.95	S.M.
LIMITING DISTANCE			7	1.2 m
MAX. % OPENINGS			79.83	%
OPENINGS ALLOWED			79.83	S.F.
OPENINGS PROVIDED			74.67	S.F.
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				



LEFT SIDE ELEVATION 'B' - LOT 18

LEFT SIDE ELEVATION 'B' - LOT 18

ZANCOR HOMES - 216043
COOKSTOWN, ONTARIO

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DESIGN ASSOCIATES INC.

21274
19895
HUNT DESIGN ASSOCIATES INC.
Dominic Moblio

Page Number 6 of 11
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8966 Woodbine Ave, Markham, ON L3R 0J7
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REV.2017.09.19

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GLASS UNLESS OTHERWISE
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ARCHITECTURAL REVIEW & APPROVAL

OCT 21 2017

John G. Williams Limited, Architect

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION B			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	40"	10.00
2	48"	48"	26.89
2	24"	48"	12.22
2	30"	16"	4.33
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING FACE AREA		1140.42	S.F.
		105.95	S.M.
PORTION WALL AREA		1140.42	S.F.
		105.95	S.M.
LIMITING DISTANCE MAX. % OPENINGS		7	1.2 m %
OPENINGS ALLOWED		79.83	S.F.
OPENINGS PROVIDED		53.44	S.F.
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

RIGHT SIDE ELEVATION 'B' - LOT 18

ZANCOR HOMES - 216043
THE BEAUMONT' - UNIT 5005 - LOT 18
 COOKSTOWN, ONTARIO
 REV.2017.09.19

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

THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

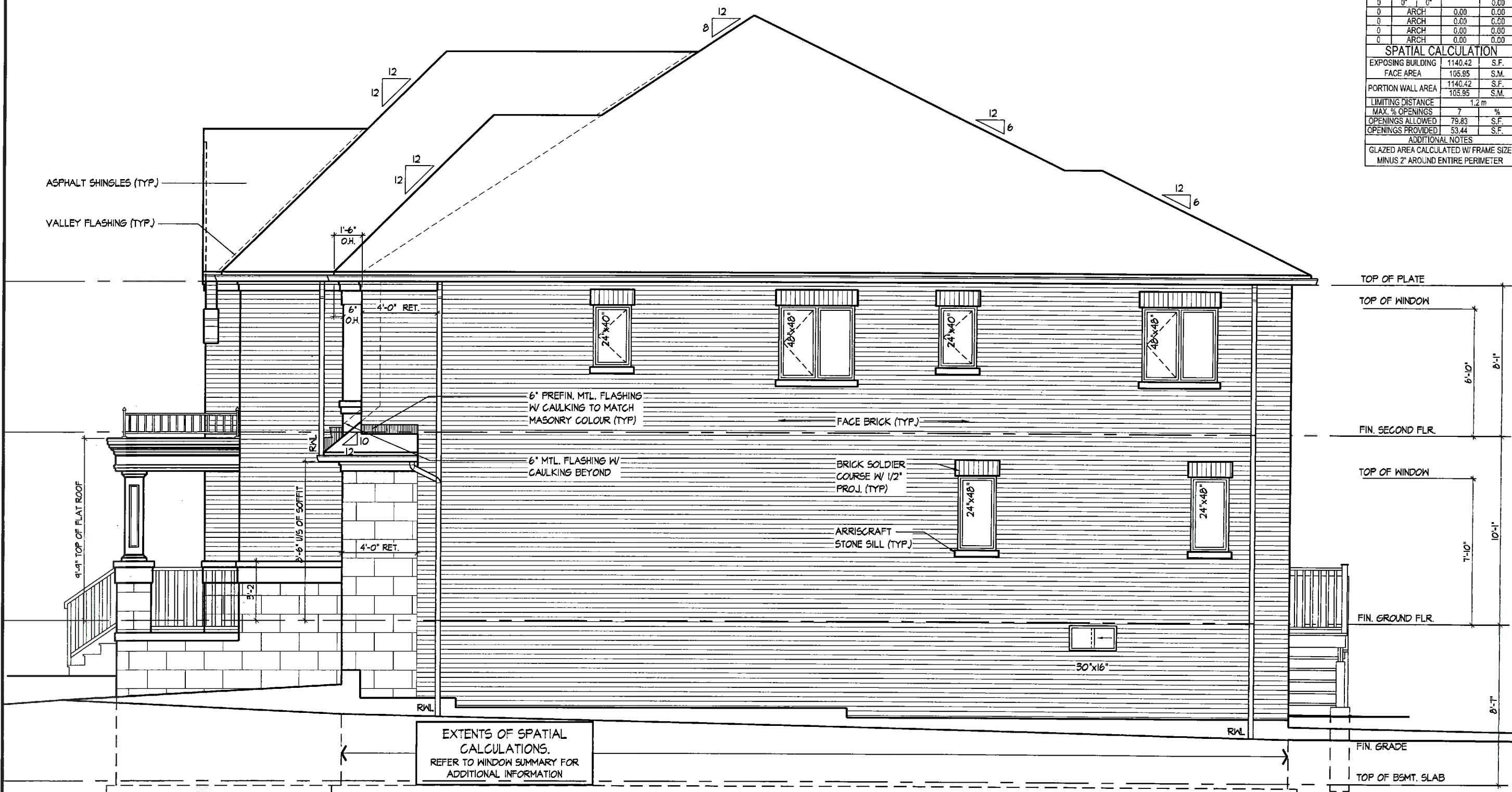
QUALIFICATION INFORMATION
Dominic Mobilia

NAME
REGISTRATION INFORMATION

 SIGNATURE

21274 BCIN

HUNT DESIGN ASSOCIATES INC. 196905



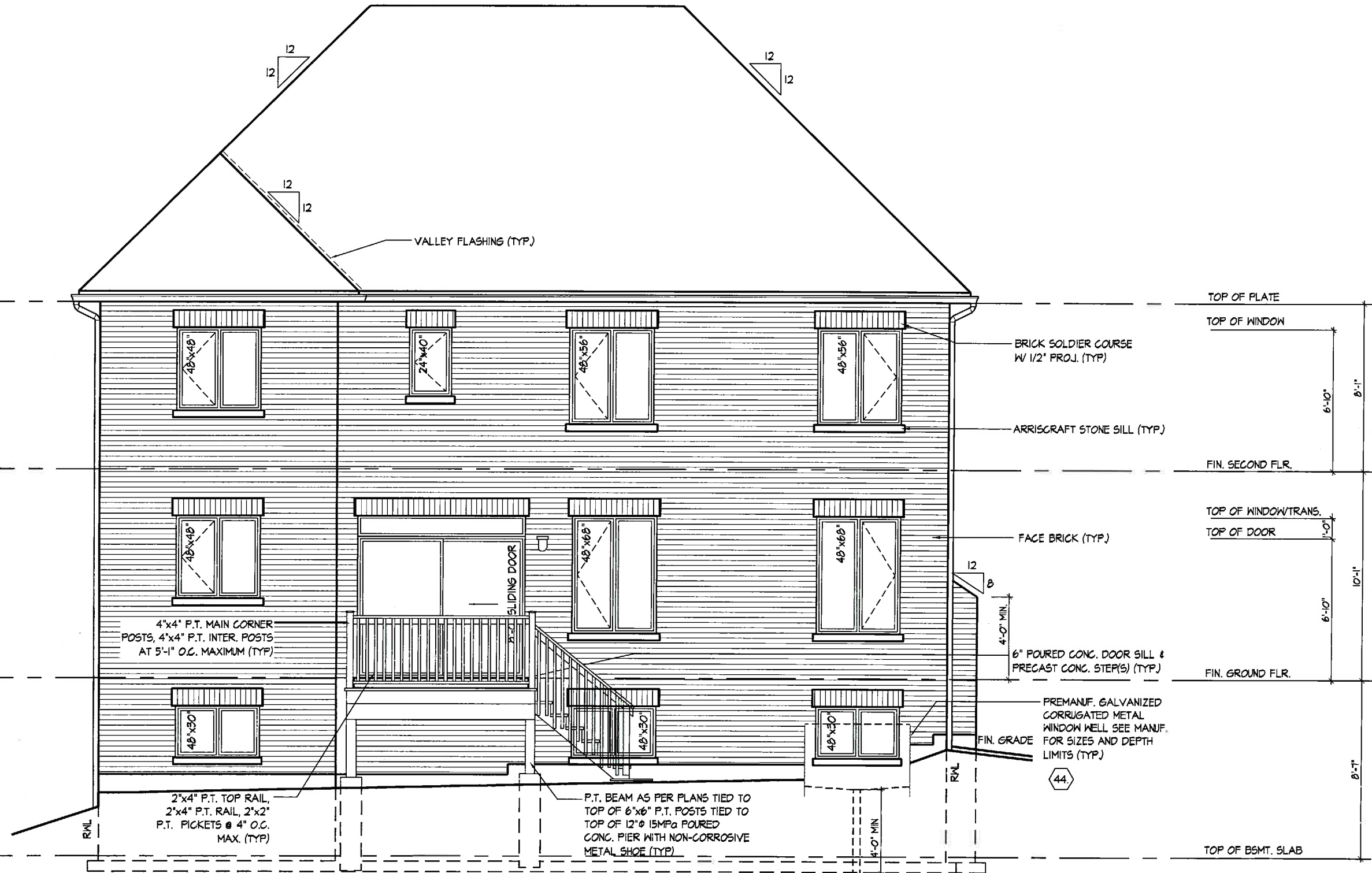
RIGHT SIDE ELEVATION 'B' - LOT 18

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ARCHITECTURAL REVIEW & APPROVAL
OCT 2 2017
Juan G. Williams Limited, Architect



REAR ELEVATION 'B' - LOT 18

REAR ELEVATION 'B' - LOT 18

ZANCOR HOMES - 216043
COOKSTOWN, ONTARIO



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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

21274

BCIN

SIGNATURE

File Number
WS5005.DWG

Page Number
8 of 11

Checked By CJO Scale 3/16"=1'-0"

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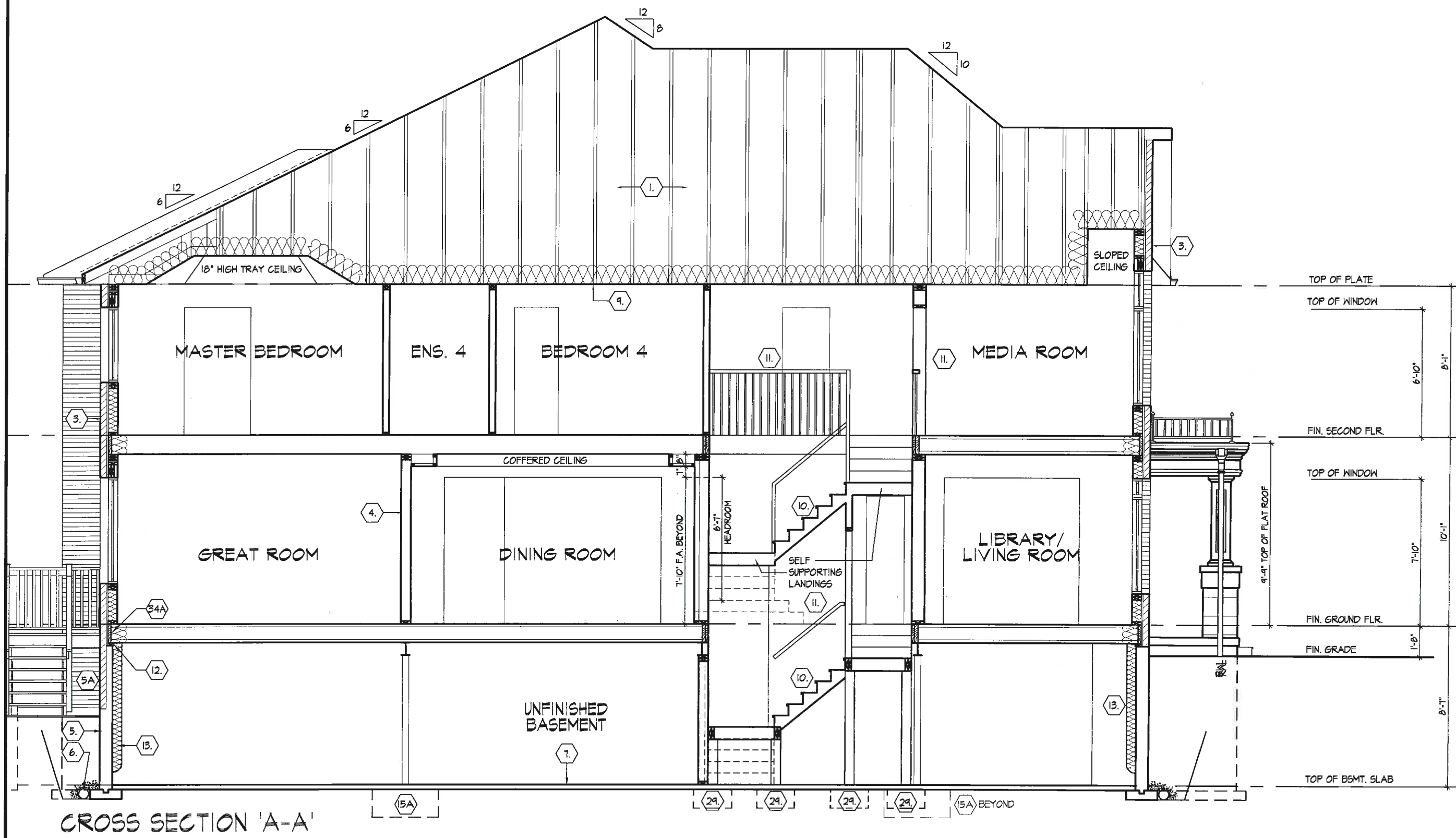
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DOMINIC MIOBRO 21274

HUNT DESIGN ASSOCIATES INC. 19985 www.huntclash.com 8966 Woodbine Ave. Markham, ON L3R 0J7 T 905.737.5133 F 905.737.5326

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

ALL WINDOWS ARE FIXED GLASS UNLESS OTHERWISE NOTED



CROSS SECTION 'A-A'

SECTION 1.0. CONSTRUCTION NOTES

1 ROOF CONSTRUCTION (9.18, 9.23.13, 9.23.15).

No. 210 (16.25 kg/m²) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (860) 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 CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & (VENTED SOFFIT, ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES, DISCHARGE TO BE 4" MIN. WITH RVL CONNECTED TO STORM SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL REQUIREMENTS, TOWNHOUSE TO HAVE 5' (127) 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 CEILINGS. ANGLED TRAY CEILINGS WILL BE S-SHEATHED W/ 3/8" (9.5) PLYWOOD.

2 SIDING WALL 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) EXT. GRADE SHEATHING ON 2"x6" (38x140) STUDS @ 16" (406) O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1). (REFER TO 35 NOTE AS REQ.)

2A SIDING WALL CONSTRUCTION W/ CONTIN. INSULATION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON 2"x6" (38x140) STUDS @ 16" (406) O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1). (REFER TO 35 NOTE AS REQ.)

2B SIDING WALL @ GARAGE CONSTRUCTION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, (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

3' 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) 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, 2"x6" (38x140) STUDS @ 16" (406) O.C., 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) BEHIND BUILDING PAPER (9.20.13.6). (REFER TO 35 NOTE AS REQUIRED)

3A BRICK VENEER WALL CONSTRUCTION W/ CONTIN. INSULATION

3' 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) 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 AIRWATER BARRIER AS PER O.B.C. 9.27.3, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C., 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 (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"x0.03" (22x180x0.76) 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 (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6). (REFER TO 35 NOTE AS REQ.)

4 INTERIOR STUD PARTITIONS

BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4" (2-38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL, BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED, PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-DAMPENING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A EXT. LOFT WALL CONSTRUCTION - NO CLADDING

3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (9.23).

4B EXT. LOFT WALL CONSTRUCTION - NO CLADDING W/ CONTINUOUS INSULATION

APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH (9.23).

5 FOUNDATION WALL/FOOTINGS

POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2' BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-11" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1) (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). 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))

FLOOR LEVEL	FINISH CONC. SLAB	MAX. HEIGHT FROM FIN. SLAB TO GRADE	
		UNSUPPORTED	SUPPORTED AT TOP
1st	4'-8"	At 10m	>2.5m & ≤2.75m
2nd	10'	3'-11" (1.20m)	7'-0" (2.15m)
3rd	12'	4'-7" (1.40m)	7'-6" (2.30m)
4th	12'	4'-11" (1.50m)	7'-6" (2.30m)
5th	12'	3'-11" (1.20m)	7'-6" (2.30m)
6th	12'	4'-7" (1.40m)	7'-6" (2.30m)
7th	12'	4'-11" (1.50m)	7'-6" (2.30m)

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

NUMBER FLOORS SUPPORTED	SUPPORTING MASONRY WALLS	MINIMUM STRIP FOOTING SIZES (9.15.3)	
		SUPPORTING EXTERIOR	SUPPORTING PARTWALL
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 6" THICK	24" WIDE x 6" THICK
3	36" WIDE x 14" THICK	26" WIDE x 9" THICK	36" WIDE x 14" THICK



5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3' 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7' 8" (200) VERTICAL AND 2'-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7.2)(3) & 9.20.9.4(3)

5B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (343) HIGH & NOT LESS THAN 3' 1/2" (90) THICK (9.15.4.7.1)(1)

6 WEEPING TILE

4" (100) Ø 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 2MPa (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. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (S3-12) 3.1.1.7 (5) & (6)

8 EXPOSED FLOOR TO EXTERIOR

PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.

9 EXPOSED CEILING TO EXTERIOR w/ ATTIC

INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

EXPOSED CEILING TO EXTERIOR w/o ATTIC

JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES), W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-S705.2, 9.19.1) (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-S705.2, 9.19.1)

10 ALL STAIRS/EXTERIOR STAIRS

MAX. RISE	MIN. RISE	MIN. RUN	MIN. RUN	MAX. TREAD	MIN. TREAD
PRIVATE 7' 7 1/2" (200)	5" (125)	14" (355)	8 1/4" (210)	14" (355)	9 1/4" (235)
PUBLIC 7' (180)	5" (125)	NO LIMIT	11" (280)	NO LIMIT	11" (280)
MIN. STAIR WIDTH	CURVED STAIRS	ALL STAIRS			
PRIVATE 2'-10" (600)	MIN. RUN 15' 7 1/8" (150)	MAX. NOSING 1" (25)			
PUBLIC 2'-11" (600)	MIN. AVG. RUN 17' 7 1/8" (200)				

** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-5" (1850) FOR SINGLE DWELING UNIT & 6'-8 3/4" (2050) FOR EVERYTHING 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.

11 GUARDS/RAILINGS

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: 2'-11" (600) MIN. MORE THAN 5'-11" (1800) TO GRADE) GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.

GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-8" (1070) MIN.

GUARDS FOR FLOORS & 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. 6" (150) 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 9.8.7.4.(3)

MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (605)

MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)

MAX. HEIGHT AT LANDING: 3'-6" (1070)

STAIRS OR RAMP MIN. 7'-3" (2200) WIDE: 2'-9" (865) MIN. HEIGHT

12 SILL PLATES

2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2389) O.C. CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7).

13 BEARING STUD PARTITION IN BASEMENT

2"x4" (38x89) STUDS @ 16" (406) O.C., 2"x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) JOINT ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2300) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE, REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

14 ADJUSTABLE STEEL BASEMENT COLUMN

9'-0" (3000) MAX. SPAN BETWEEN COLUMNS. 3' 1/2" (900) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSB-7.2M, AND WITH 6"x6"x3/8" (152x152x9.5) STEEL 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 3 STOREY FLR. LOAD PROVIDE 34"x34"x18" (870x870x410) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x18" (1060x1060x450) CONC. FOOTING

15A NON-ADJUSTABLE STEEL BASEMENT COLUMN

3' 1/2" (900) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL 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 3 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" (900) 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'-11" (1200) x 12" (1200) x 12" (1200) WITH 2'-11" (550) x 2" (50) HOOK ANCHORS (2- 12.70x305x60). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

16 STEEL BEAM BEARING AT FOUNDATION WALL

BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3' 1/2" (90).

WOOD STRAPPING AT STEEL BEAMS

1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

17 GARAGE SLAB

4" (100) 32MPa (4640psi) 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.

18 GARAGE TO HOUSE WALLS/CEILING

1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT.

19 GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION

1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.9.16)

20 GARAGE DOOR TO HOUSE

GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21 EXTERIOR AND GARAGE STEPS

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7' 7 1/2" (200) MIN. TREAD 9' 1/4" (235) FOR THE REQUIRED NUMBER OF STEPS REFER TO SIZING 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.

22 DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.

23 ATTIC ACCESS

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 (RSI 3.52) (S3-12) 3.1.1.8 (11)

24 FIREPLACE CHIMNEYS

TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (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.

25 LINEN CLOSET

PROVIDE 4 SHELVES MIN. 14" (356) DEEP

26 MECHANICAL VENTILATION

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.

27 PARTY WALL BEARING

12X12X6/8" (305x305x151.9) STEEL PLATE FOR STEEL BEAMS AND 12X12X1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3'-1/2" (860) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL, W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.

28 WOOD FRAMING IN CONTACT TO CONCRETE

WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.3)

29 BUILT-UP WOOD POST AND FOOTING

cont. SECTION 1.0. CONSTRUCTION NOTES

- 41

STUCCO WALL CONSTRUCTION

STUCCO FINISH 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 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON 2"x6" (38x140) SPRUCE STUDS @ 16" (406) O.C. 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 W/ CONTIN. INSULATION

STUCCO FINISH 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 AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41B

STUCCO WALL @ GARAGE CONST.

STUCCO FINISH 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 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C (9.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)

*** FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FLOORING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.I.F.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.

UNSUPPORTED 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 (8'-0" TO 10'-0" OPENING)

4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)

- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL

REINFORCING AT BASEMENT WALLS

2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SIL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.

- BARS TO HAVE MIN. 2" (50) CONC. COVER

- BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(3)) (REFER TO DETAILS)
- 44

WINDOW WELLS

WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.58" (550) 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 ON A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.(6); 9.14.6.3)
- 45

SLOPED CEILING CONSTRUCTION (ISS-121.2.1.7., 9.23.4.2.)

2"x12" (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 (3.52 RSI).
- 46

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS "L" TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINIUM 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 2"x4" (38x89) 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 INTERIOR FINISH
- 47

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)

- SECTION 1.1. WALL STUDS**

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR 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 REVIEWED AND APPROVED BY ENGINEER.

SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)	
MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)
ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ROOF w/ OR w/o
MAX. STUD SPACING, in (mm) O.C.	ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR
MAX. UNSUPPORTED HT., ft-in (m)	
2"x4" (38x89)	24" (610) 16" (405) 12" (305) N/A
2"x6" (38x140)	9'-10" (3.0) 9'-10" (3.0) 9'-10" (3.0) N/A
-	24" (610) 16" (406) 12" (305)
-	9'-10" (3.0) 11'-10" (3.6) 5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS**

1) EXCEPT WHERE A DOOR ON THE SAME 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 MAINTAINING THE 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 WIDTH OF 4" (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 FLOOR TO THE ADJACENT GRADE IS GREATER THAN 3'-11" (1800), (9.8.8.1.)

3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (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 4.1.5.15 OR 9.8.8.2

4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS**

THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	8'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
STORAGE GARAGE	6'-7" (9.5.3.3.)

- 2.3. MECHANICAL / PLUMBING**

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED. 1 PER 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 HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT. HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF 3.1.1.12. OF THE O.B.C.
- 2.4. LUMBER**

1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.

5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM. No.50 (43bs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.
- 2.5. STEEL** (9.23.4.3)

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- 2.6. FLAT ARCHES**

1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.

2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.

3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.
- 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.
- 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.
- 2.10. U.L.C SPECIFIED ASSEMBLIES**

ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY U.L.C LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED U.L.C LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U.L.C LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD
(DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16)
FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2/2"x8" (238x184)	L3 2/2"x10" (238x235)	L5 2/2"x12" (238x286)
B1 3/2"x8" (338x184)	B3 3/2"x10" (338x235)	B5 3/2"x12" (338x286)
B2 4/2"x8" (438x184)	B4 4/2"x10" (438x235)	B6 4/2"x12" (438x286)
B7 5/2"x8" (538x184)	B8 5/2"x10" (538x235)	B9 5/2"x12" (538x286)

ENGINEERED LUMBER SCHEDULE		
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
LVL2 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"	LVL10 1-1 3/4"x14"
LVL4 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"	LVL11 2-1 3/4"x14"
LVL5 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"	LVL12 3-1 3/4"x14"
LVL8 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"	LVL13 4-1 3/4"x14"

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER
(DIVISION B PART 9, TABLE 9.20.5.2.B.)
FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)

CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.48m)
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.03m)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.98m)

REFER TO SB-1.2 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3., 3.1.3. OF THE OBC.

3.3. DOOR SCHEDULE	
CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, & 9.10.13.10	
1 EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1A EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1B EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1C EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1D EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI0.7) (SEE HEX NOTE 20)
1E EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
2A EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. F.R.R. DOORFRAME WITH APP. SELF CLOSING DEVICE.
2B EXTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
3 INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4 INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5 INTERIOR	1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)

3.4. ACRONYMS	
AFF ABOVE FINISHED FLOOR	JUST JOIST
B8FM BEAM BY FLOOR MANUFACTURER	LIN LINEN CLOSET
BG FIXED GLASS W/ BLACK BACKING	LVL LAMINATED VENEER LUMBER
BM BEAM	O1B/A OPEN TO BELOW/ABOVE
B8RM BEAM BY ROOF MANUFACTURER	PL POINT LOAD
CRF CONVENTIONAL ROOF FRAMING	PLT PLATE
C/W COMPLETE WITH	PT PRESSURE TREATED
D/J/TJ DOUBLE JOIST/ TRIPLE JOIST	PTD PAINTED
DO DO OVER	PWD POWDER ROOM
DRP DROPPED	RT ROOF TRUSS
E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM	RWL RAIN WATER LEADER
ENG ENGINEERED	SB SOLID BEARING WOOD POST
EST ESTIMATED	SBFA SB FROM ABOVE
FA FLAT ARCH	SJ SINGLE JOIST
FD FLOOR DRAIN	SPR SPRUCE
FG FIXED GLASS	STL STEEL
FL FLUSH	T/O TOP OF
FLR FLOOR	TYP TYPICAL
GT GIRDER TRUSS	UIS UNDERSIDE
HB HOSE BIB	WD WOOD
HRV HEAT RETURN VENTILATION UNIT	WIC WALK IN CLOSET
HWT HOT WATER TANK	WP WEATHER PROOF

3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS B VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3/4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

- SA SMOKE ALARM** (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72".
- CMD CARBON MONOXIDE ALARM** (9.33.4.)

** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

- SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)**

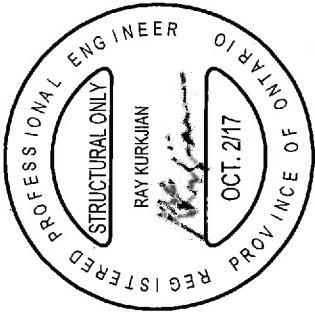
THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, (9.17.4., 9.23.10.7.)
- TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.
- VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD
- EXPOSED BUILDING FACE. O.B.C. 9.10.14. OR 9.10.15.
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.
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SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.78 kPa
WIND LOAD (q50) (SB-1.2.): 0.36 kPa

STAMP



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A.

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CONSTRUCTION NOTE REVISION DATE: **January 1, 2017 - UPDATED TO 2017 OBC**

CONSTRUCTION NOTES 2

ZANCOR HOMES - 216043
THE BEAUMONT - UNIT 5005 - LOT 18
COOKSTOWN, ONTARIO
REV.2017.09.19

Scale: 3/16"=1'-0"
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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 Mobilo