'THE TALL GRASS' - UNIT T03

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

DECODIDENCE COMPLIANTOE	0D 10 (0E0TION 0.1.1)		
RESCRIPTIVE COMPLIANCE	SB-12 (SECTION 2.1.1)		
		SPACE HE	ATING FUEL
DACKAC	フロロー	■ GAS	
FAUNAG	\square	☐ ELECTRIC	□ PROPANE
		□ EARTH	□ SOLID FUEL

BUILDING COMPONENT	REQU	IRED	PROPOSE)
INSULATION RSI (R) VALUE				
CEILING W/ ATTIC SPACE	8.81 (R50)	8.81 (R50)	
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	4.23 (R24)	4.23 (R24)	
BASEMENT WALLS	3.52 (R20)	3.52 (R20)	
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)	1.76 (R10)	
CONC. SLAB <_600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
WINDOWS & DOORS				
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER)	1.6	21	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	8	2.8	
APPLIANCE EFFICIENCY				
SPACE HEATING EQUIP. (AFUE%)	CE HEATING EQUIP. (AFUE%) 94%			
HRV EFFICIENCY (%)	-		-	
DHW HEATER (EF)	0.6	37	0.57	

EL 'A'

EL. 'B'

7 (TILLY CONCEOUL) (THOMAS	STD. PLAN	END PLAN	MOD.END PLAN	STD. PLAN
GROUND FLOOR AREA	670 sq. ft.	689 sq. ft.	649 sq. ft.	670 sq. ft.
SECOND FLOOR AREA	851 sq. ft.	870 sq. ft.	829 sq. ft.	851 sq. ft.
SUBTOTAL	1521 sq. ft.	1559 sq. ft.	1478 sq. ft.	1521 sq. ft.
DEDUCT ALL OPEN AREAS	12 sq. ft.	12 sq. ft.	12 sq. ft.	12 sq. ft.
TOTAL NET AREA	1509 sq. ft.	1547 sq. ft.	1466 sq. ft.	1509 sq. ft.
	(140.19 sq. m.)	(143.72 sq. m.)	(136.20 sq. m.)	(140.19 sq. m.)
FINISHED BASEMENT AREA	0 sq. ft.	0 sq. ft.	0 sq. ft.	0 sq. ft.
COVERAGE	905 sq. ft.	924 sq. ft.	884 sq. ft.	905 sq. ft.
W/OUT PORCH	(84.08 sq. m.)	(85.84 sq. m.)	(82.13 sq. m.)	(84.08 sq. m.)
COVERAGE	968 sq. ft.	989 sq. ft.	949 sq. ft.	968 sq. ft.
W/ PORCH	(89.93 sq. m.)	(91.88 sq. m.)	(88.16 sq. m.)	(89.93 sq. m.)
WINDOW / WALL AREA	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'
CALCULATIONS	STD. PLAN	END PLAN	MOD.END PLAN	STD. PLAN
GROSS WALL AREA	2594.39 sq. ft.	2610.92 sq. ft.	2547.65 sq. ft.	2578.33 sq. ft.
GHOSS WALL ANLA	(241.03 sq. m.)	(242.56 sq. m.)	(236.68 sq. m.)	(239.53 sq. m.)
GROSS WINDOW AREA	158.52 sq. ft.	220.52 sq. ft.	276.53 sq. ft.	162.50 sq. ft.
(INCL. GLASS DOORS & SKYLIGHTS)	(14.73 sq. m.)	(20.49 sq. m.)	(25.69 sq. m.)	(15.10 sq. m.)
TOTAL WINDOW %	6.11 %	8.45 %	10.85 %	6.30 %

29444

EL. 'A'

EL. 'A'

AREA CALCULATIONS

- 1 TITLE PAGE
- 2 BASEMENT PLAN, ELEV. 'A' & 'B' (INT.) & PART. (END)
- 3 GROUND FLOOR PLAN, ELEV. 'A' & 'B' (INT.) & PART. (END)
- 4 SECOND FLOOR PLAN, ELEV. 'A' (INT.) & PART. (END)
- 5 BASEMENT PLAN, ELEV. 'A' MOD. (END)
- 6 GROUND FLOOR PLAN, ELEV. 'A' MOD. (END)
- 7 SECOND FLOOR PLAN, ELEV. 'A' MOD. (END)
- 8 SECOND FLOOR PLAN, ELEV. 'B' (INT.)
- 9 FRONT & REAR ELEVATION 'A'
- 10 LEFT SIDE ELEVATION 'A'
- 11 FRONT & REAR ELEVATION 'A' MOD.
- 12 FLANKAGE SIDE ELEVATION 'A' MOD.
- 13 FRONT ELEVATION 'B' & CROSS SECTION 'A-A'
- 14 CONSTRUCTION NOTES

Loquite
HOMES



7	-	-
6	-	-
5	-	-
4	-	-
3. REVISED AS PER 11 7/8" ENG. FLOOR JOISTS	REV.2015.03.31	RC
2. REVISED AS PER CLIENT COMMENTS	REV.2015.03.17	RC
1. ISSUED FOR CLIENT REVIEW & PRICING	REV.2015.02.19	MN
REVISIONS	DATE (YYYY/MM/DD)	BY

TITLE PAGE

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.

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ESQUIRE HOMES - 212043 RIVER RUN, AJAX, ONTARIO THE TALL GRASS' - UNIT T03 REV.2015.03.31

 Drawn By
 Checked By
 Scale
 File Number
 Page Number

 YS
 MN
 3/16"=1'-0"
 212043WT03
 1
 of 17

 8966 Woodbine Avenue // Suite 200 // Markham, ON // L3R 0J7
 T 905.737.73133
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NAME REGISTRATION INFORMATION

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HUNT DESIGN ASSOCIATES INC.

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RIVER RUN, AJAX, ONTARIO

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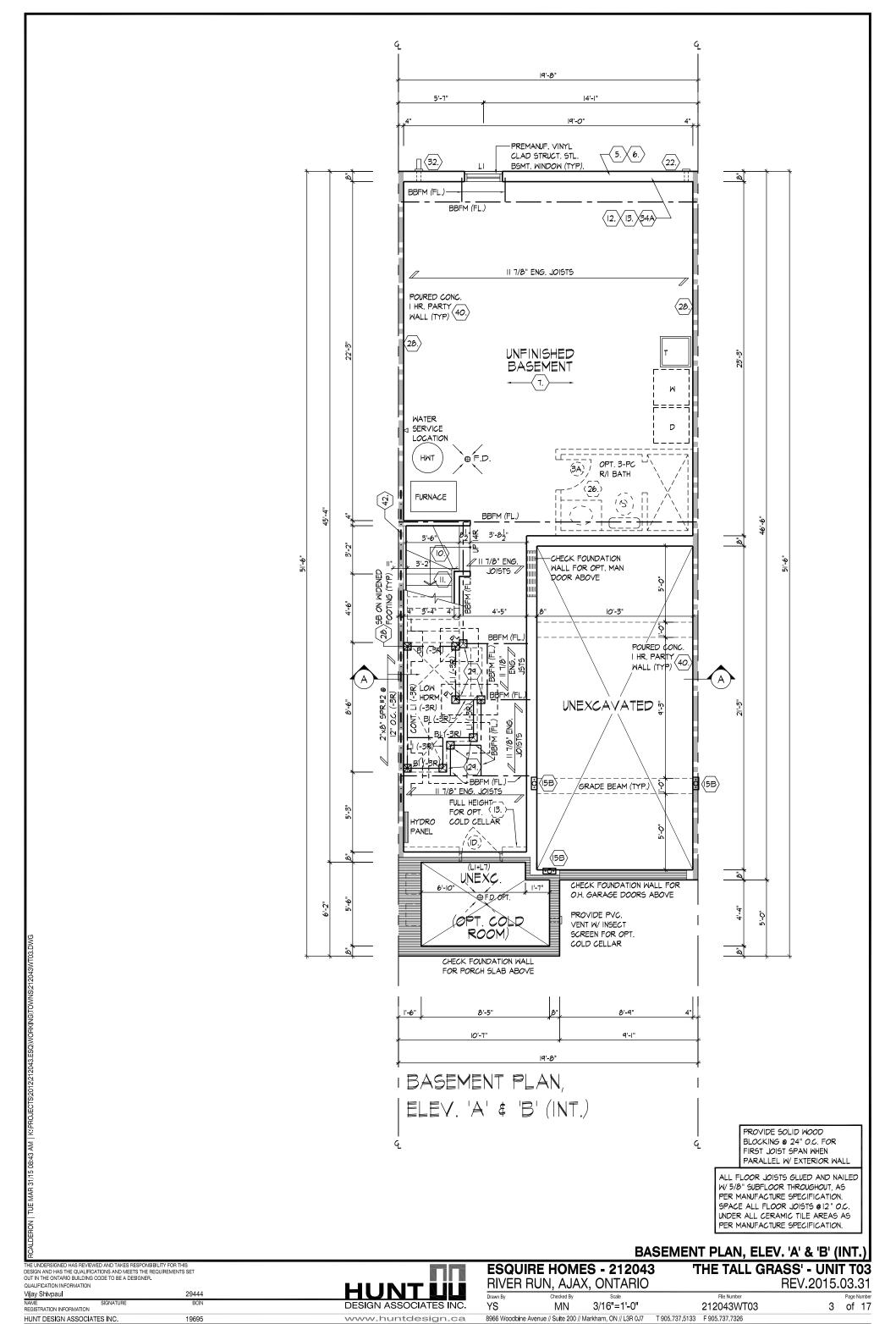
Vijay Shivpaul

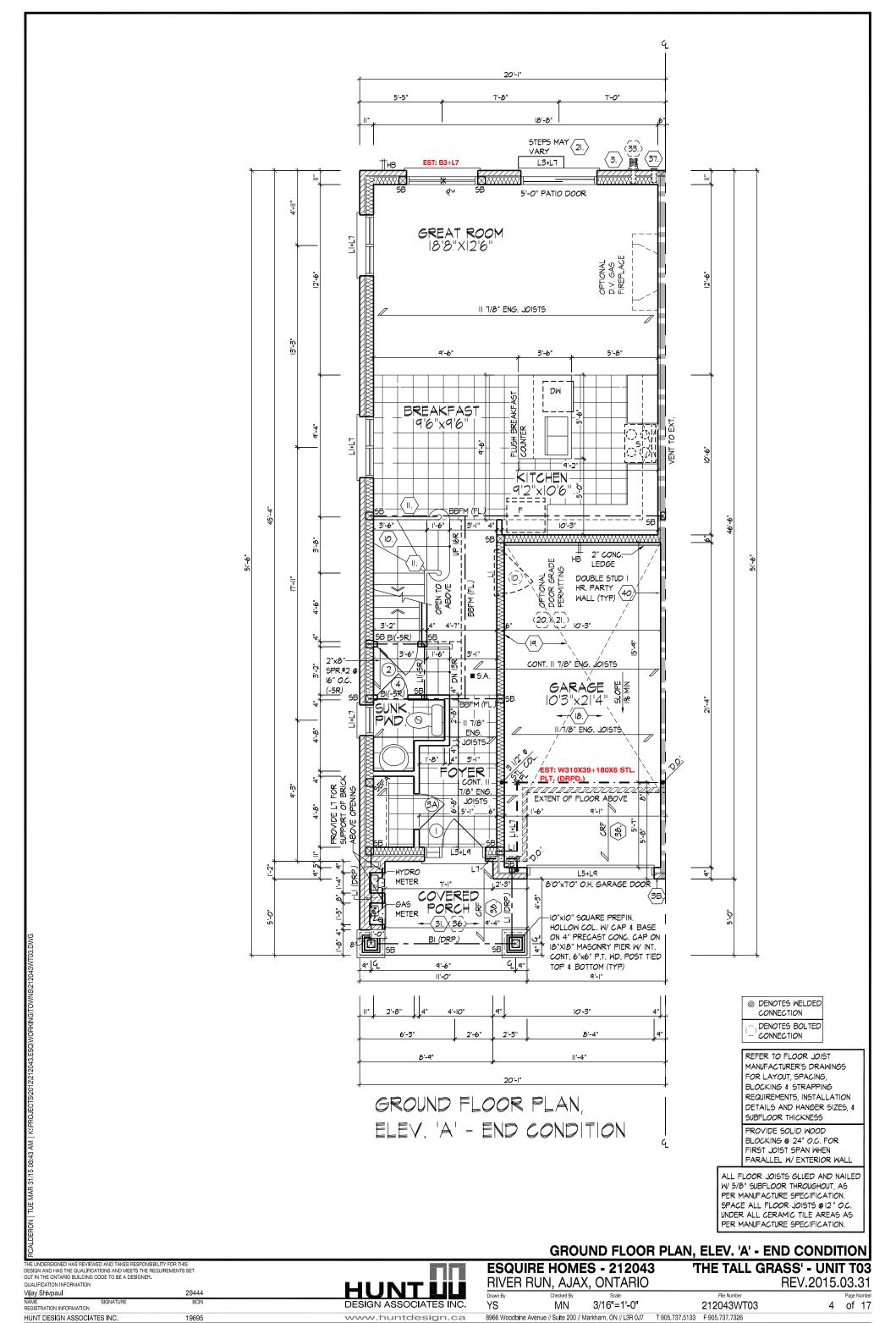
BASEMENT PLAN, ELEV. 'A' - END CONDITION

File Number

THE TALL GRASS' - UNIT T03

REV.2015.03.31

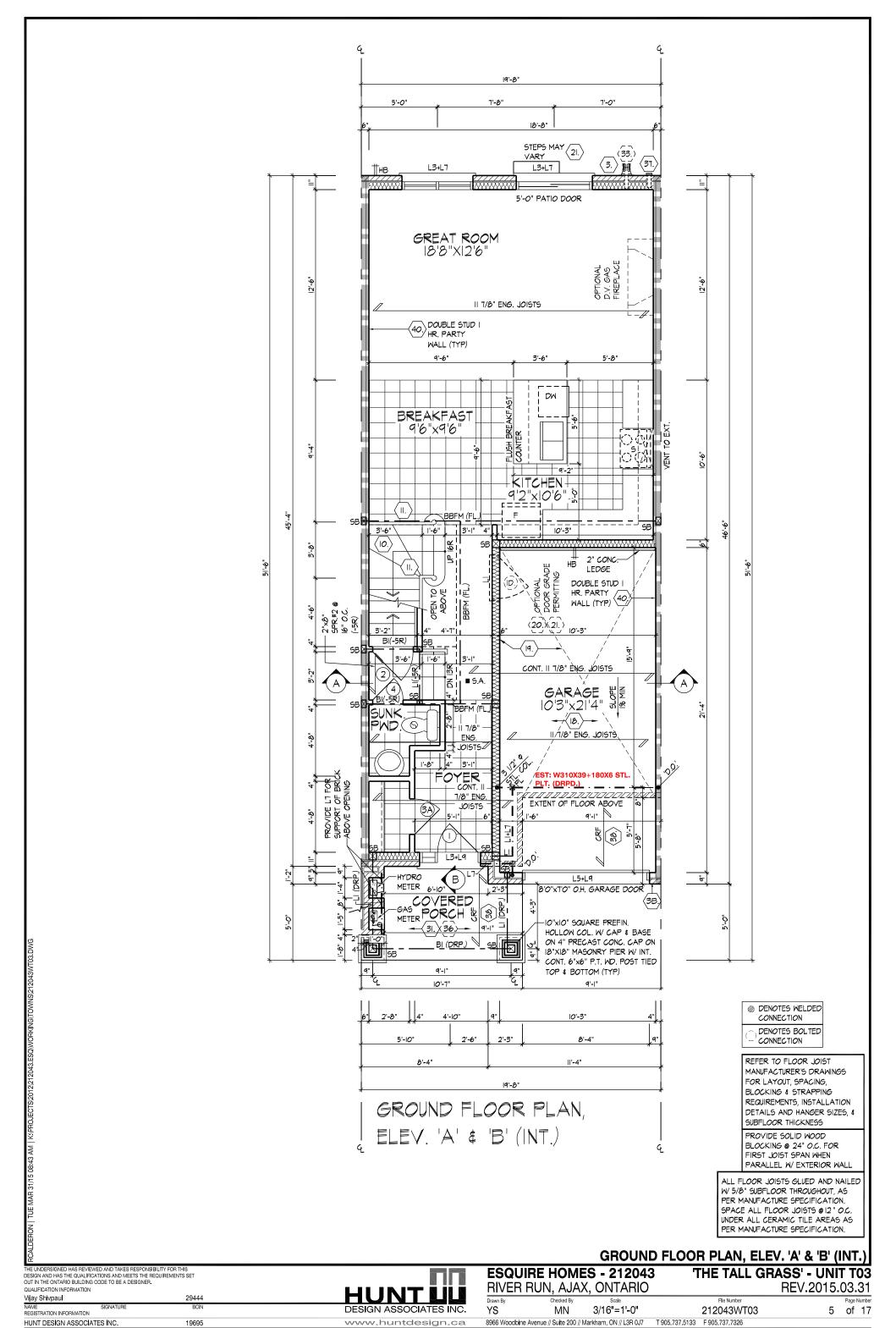


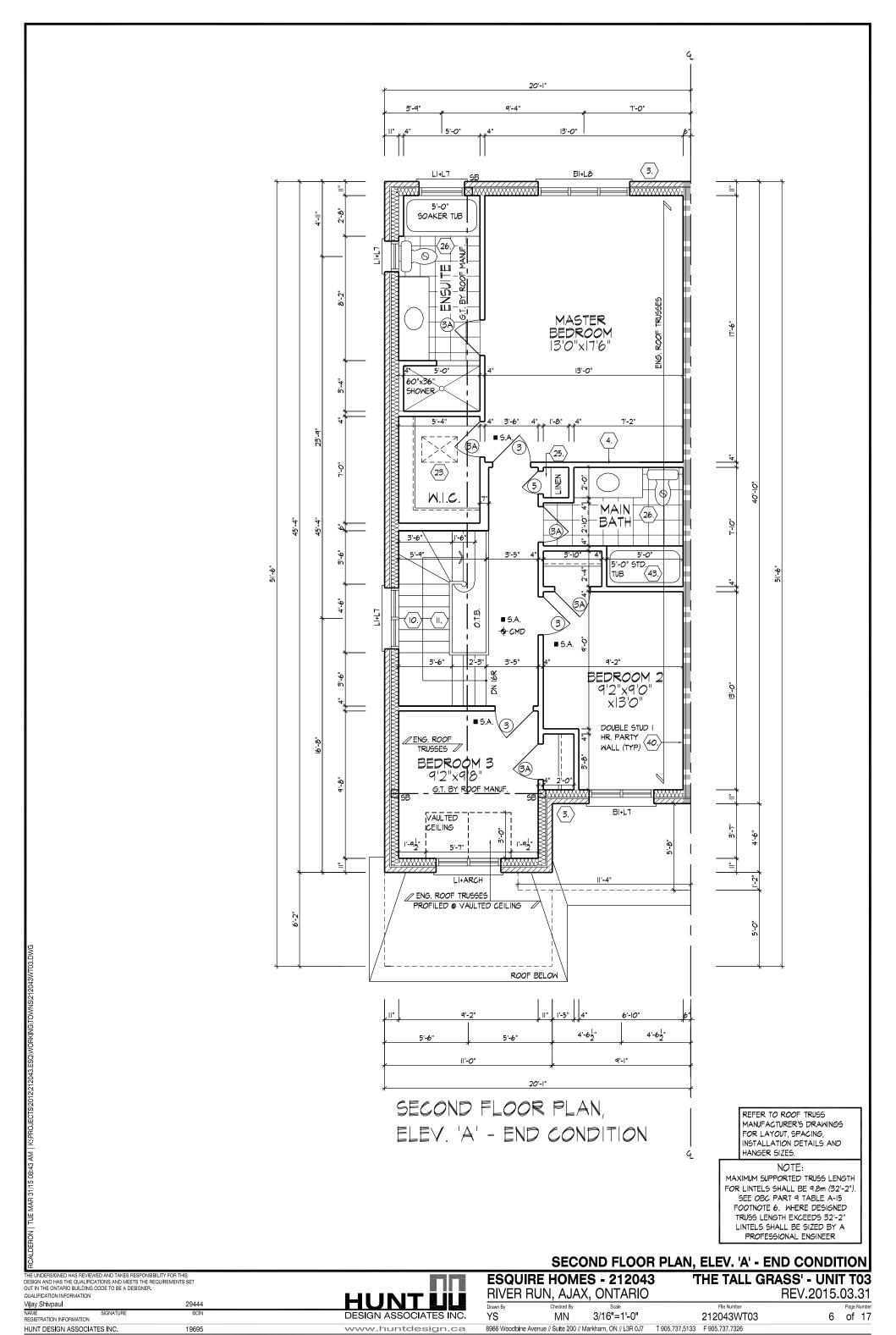


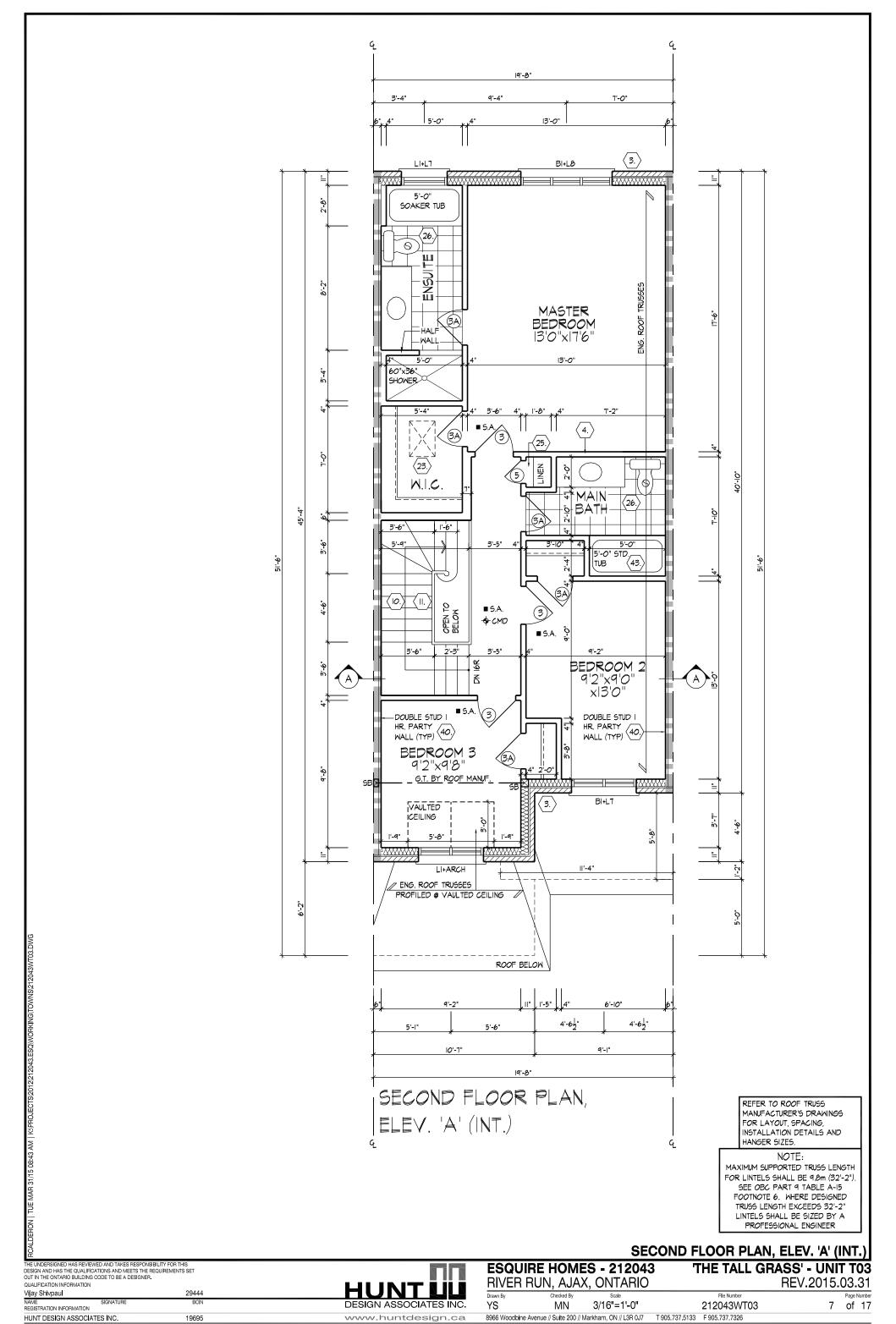
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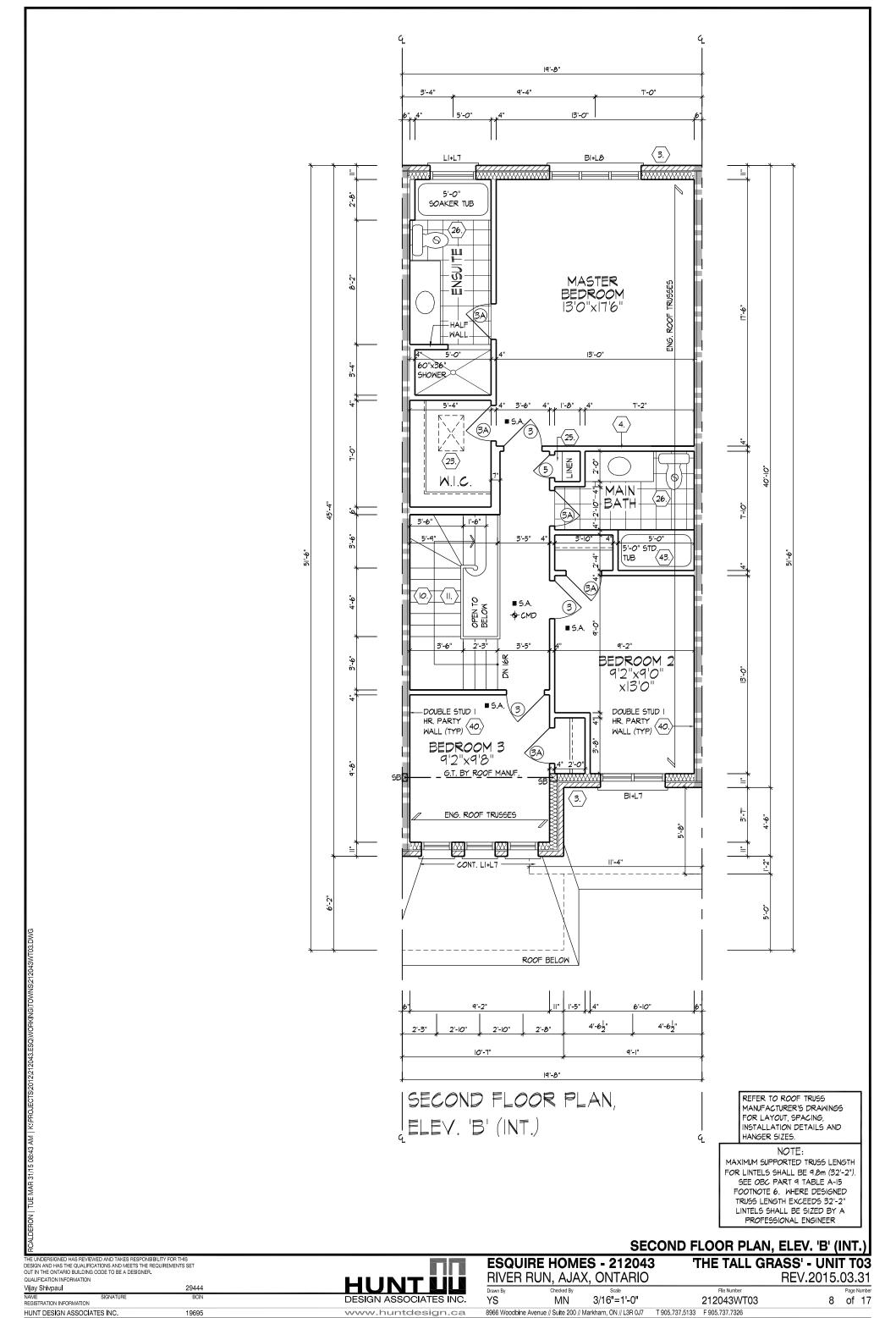
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3/16"=1'-0"

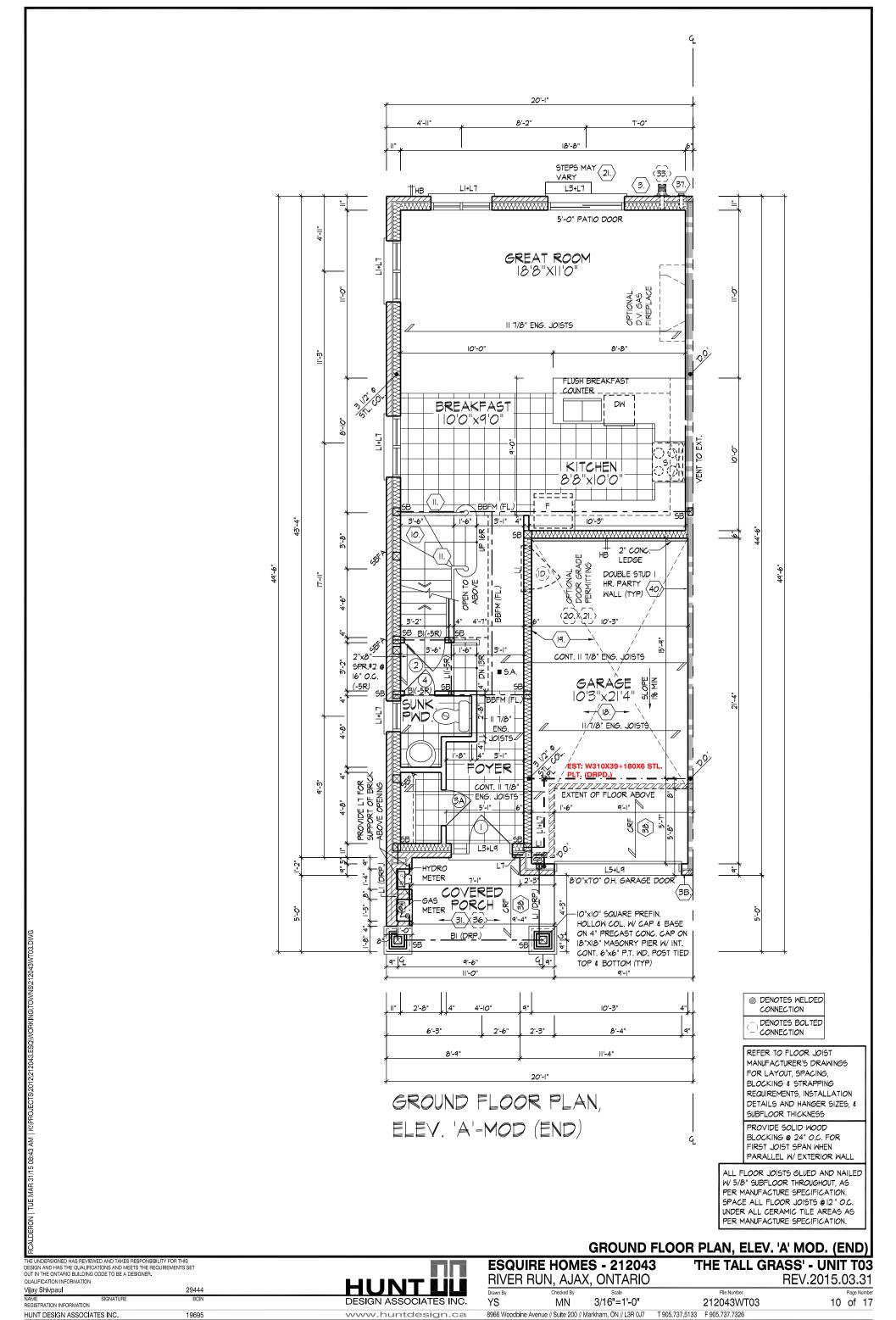
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RIVER RUN, AJAX, ONTARIO

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SECOND FLOOR PLAN, ELEV. 'A' MOD. (END)

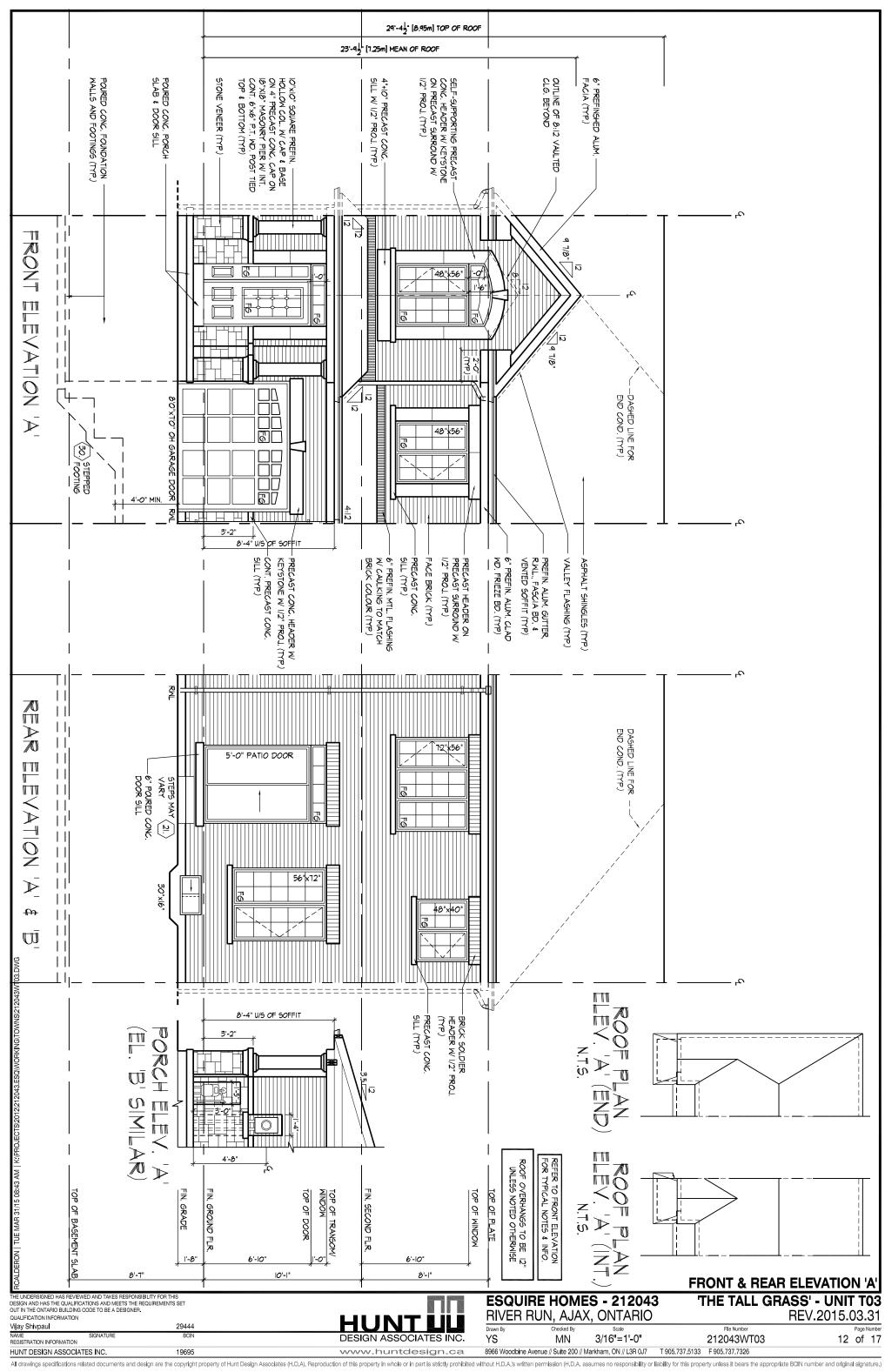
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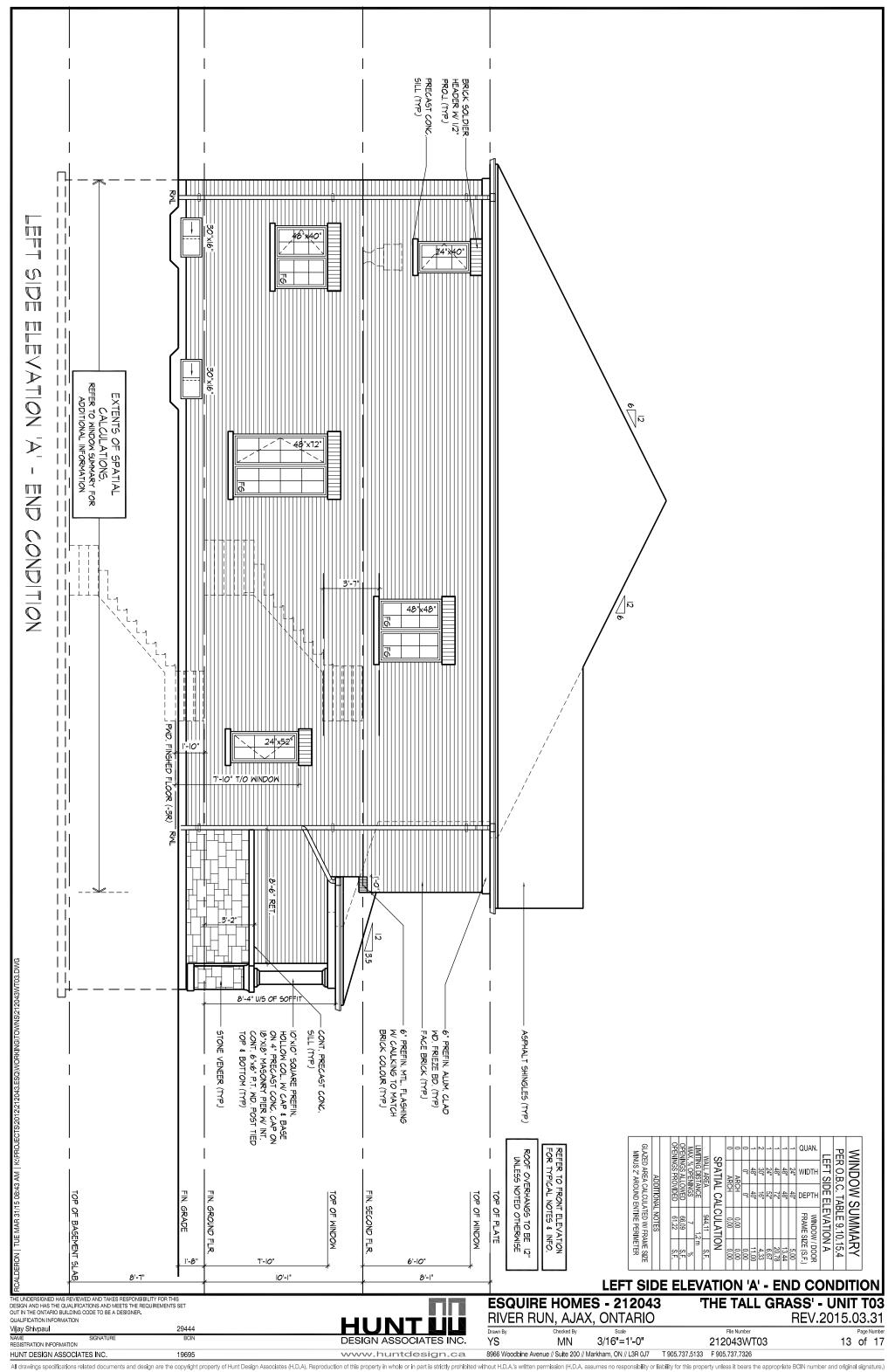
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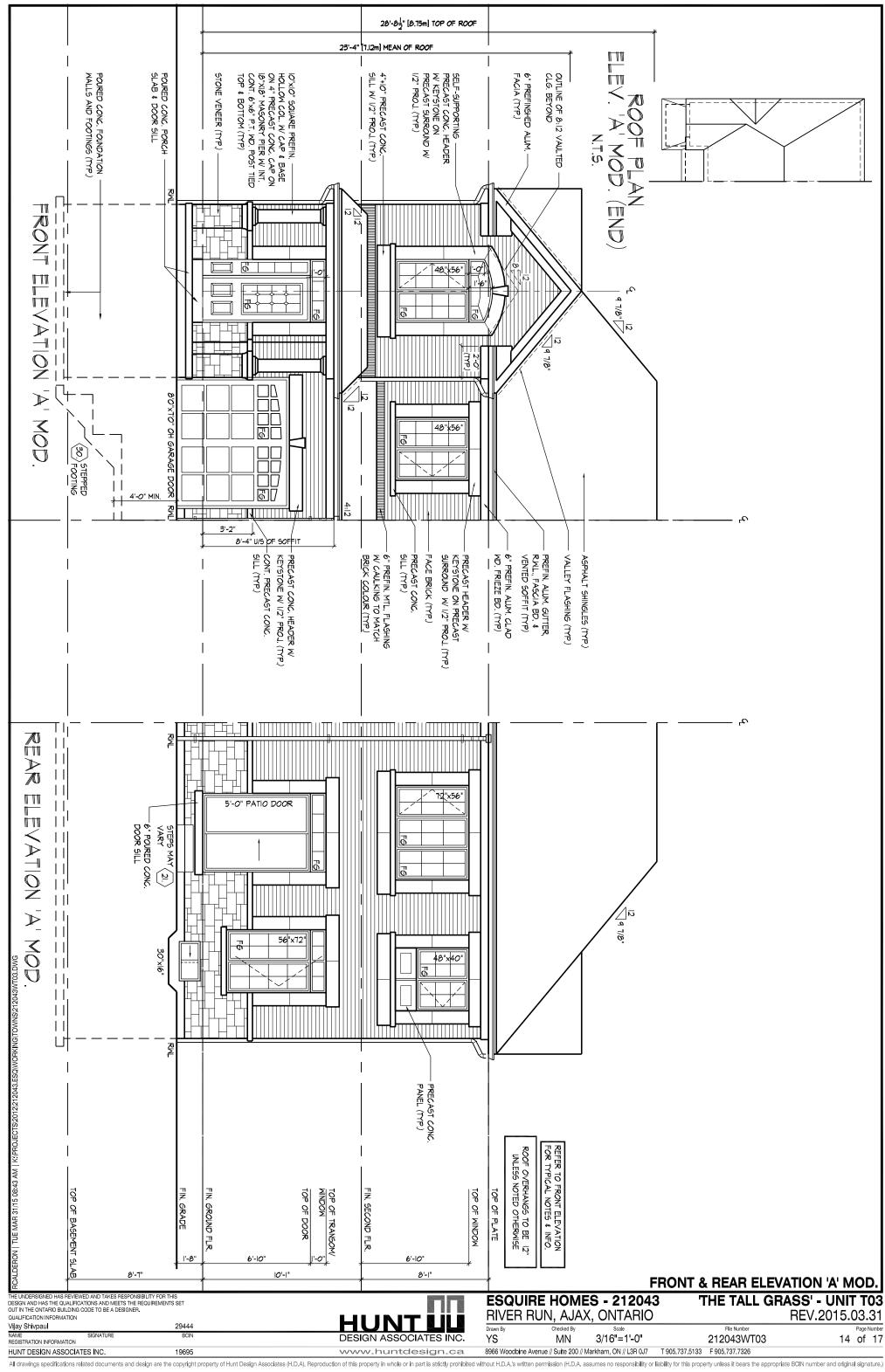
THE TALL GRASS' - UNIT T03

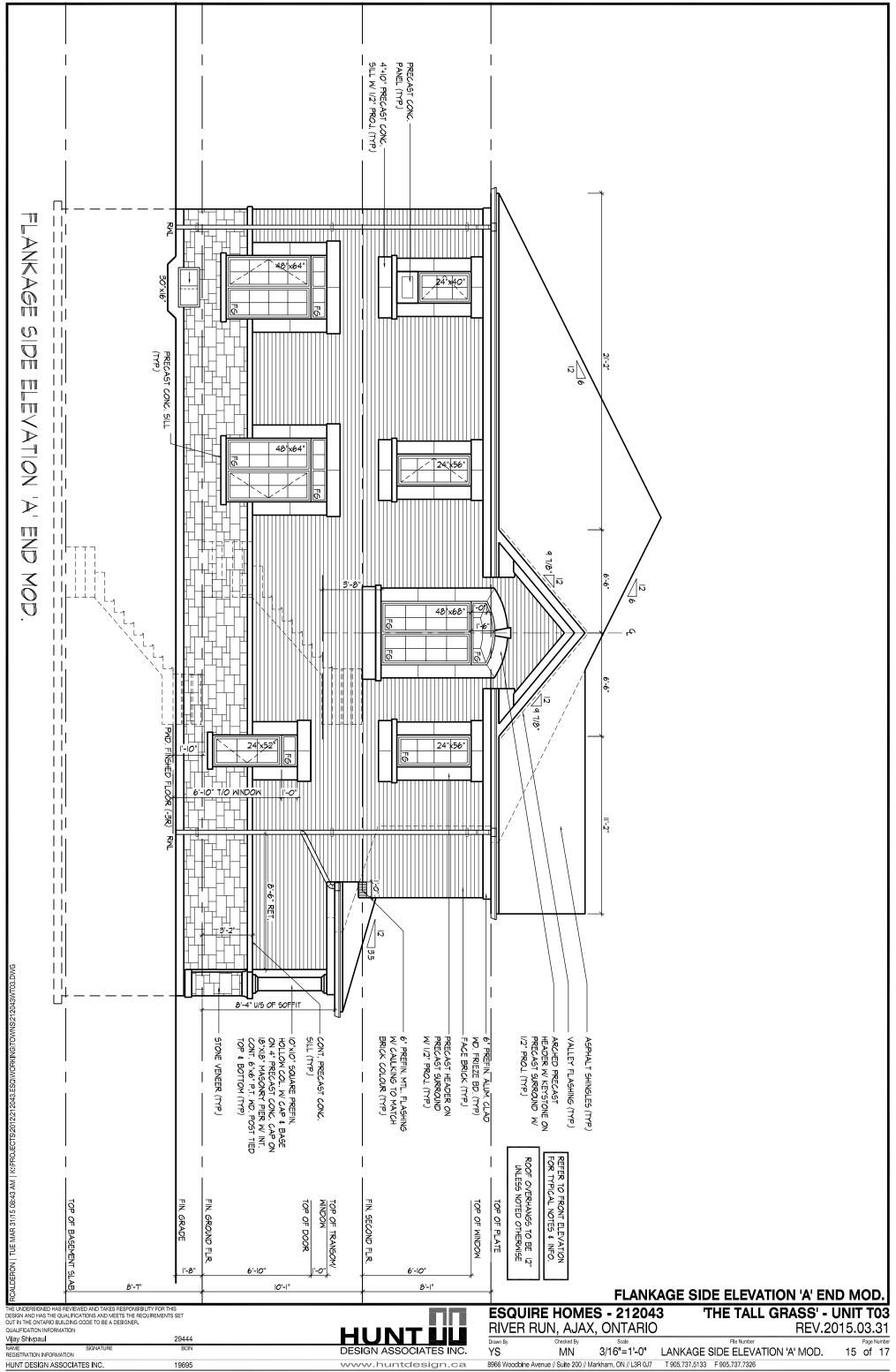
REV.2015.03.31

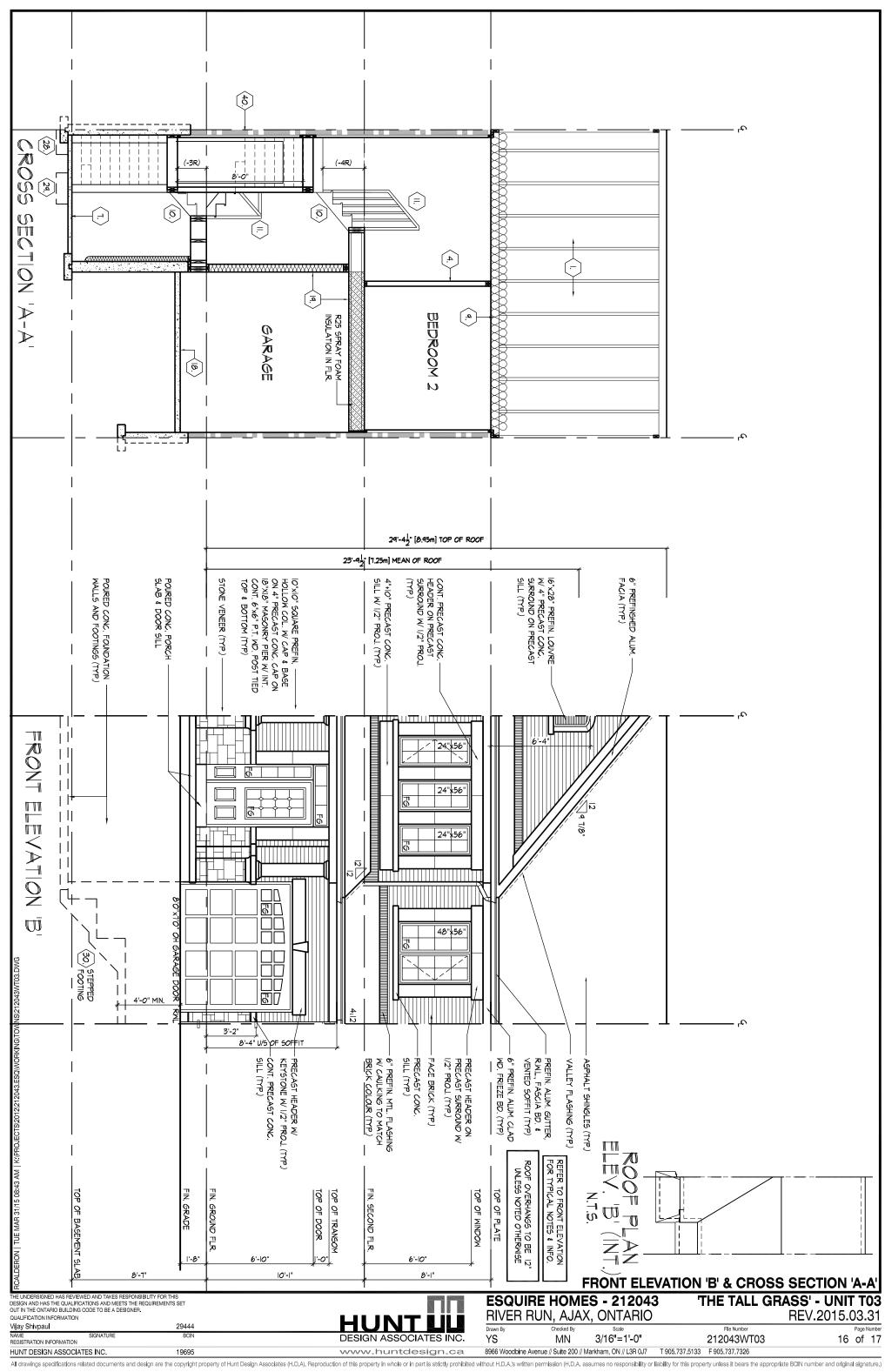
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SECTION 1.0. CONSTRUCTION NOTES (12) SILL PLATES 1 ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.)

ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.)

No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 38 (9.5) PLYWOOD SHEATHING WITH
"H" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES
PROTECTION TO EXTEND 2-11" (880) FROM EDGE OF ROOF AND MIN. 12" (305)
BEYONDI NINER FAGE OF EXTENGEN WALL, 24" (38-89) FIRIUSS BRACING @ 6-0"
(1830) O.C. AT BOTTOM CHORD. PREFIN, ALUM, EAVESTROUGH, FASCIA, RWL &
VENTED SOFFITI, ATTIC VENTILATION 1:300 OF INSULATED CELLING AREA MILL
50% AT EAVES, EAVESTROUGH TO BE 4" MIN, WITH RWL. CONNECTED TO STORM
SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL
REQUIREMENTS. TOWNHOUSES TO HAVE 5" (127) MIN, EAVESTROUGH WITH
ELEC, TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.

LOF AND WATER, SHIELD.

ITAGE PROMISE OF THE SHELD PROVIDE THE AREAS INDICATED. THE ICE AND WAS SHELD BY AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WAS SHELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE I 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 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 2"x6" (38x 140) STUDS @ 18" (406) O.C., INSULATION, APPROVED 6 MIL POLYETHYLE ARIVAPOUR BARRIER, ON 1/2" (1/2.7) 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 (2"x4")

SDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 318" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO 0.B.C (9.23.10.1.) & SECTION 1.1.,1/2" (12.7) GYPSUM WALLEOARD 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.)

BHILD VENEER WALL CONSTRUCTION (2'x6')

3 1/2' (90) BRICK VENEER 1' (25) AIR SPACE, 7/8'x7''>0.03'' (22/180-0.76) GALV. METAL
TIES 6' 16' (400) O.C. HORIZ, 24'' (600) O.C. VERT. TIES 10 BE IN CONTACT WITH
WOOD STUDS ONLY (9, 29.3.5, 1 APPROVED SHEATHING PAPER, 3/8' (9.5) EXTERIOR
TYPE SHEATHING, 2'x6' (38/140) STUDS @ 16' (406) O.C., INSULATION AND 6 mil
POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2'
(127) GYPSUM WALLBOARD INTERIOR RINSH. PROVIDE WEED 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 3S NOTE AS REQUIRED)

BRICK VENEER WALL @ GARAGE CONSTILLORD OF THE PROVIDE WEED TO THE P

BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4") 31/2' (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. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.20.9.5.) APPROVED SHEATHING PAPER, 36" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.) & SECTION 1.1., 1/2" (1.27) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (900) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQ.)

4 INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10)

BEARING PARTITIONS SHALL BE A MINIMUM 254" (38x8) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 25x4" (38x8) @ 24" (610) O.C. FROUDE 25x4" (38x8) BOTTOM PLATE AND 225x4" (238x8) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 25x6" (38x140) STUDS WHERE NOTED, PROVIDE 25x4" (38x8) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 25x4 (38x8) WOOD BLOCKING ON FLAT @ 3-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

(4A) EXT. LOFT WALL CONSTRUCTION - NO CLADDING (2*x6*) 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2*x6" (38x140) STUDS @ 16" (406) 0. INSULATION AND 6 mil POLYETHYLEN VAPOUR BARRIER WITH APPROVEL CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT, FINISH, (9.23.)

FOUNDATION WALL/FOOTINGS

FOUNDATION WALL/FOOTINGS

15MPa (2200 PSI) POURED CONC. FOUNDATION WALL ON CONTINUOUS KEYED CONCRETE FOOTING. THE OUTSIDE OF THE FOOTING TO FINISHED GRADE AND PROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO Z'' BELOW GRADE. PROVIDE A PARINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL SEAL THE 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 SPAINS 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), BADGE FOUNDATION WALL PRIOR TO BACKFLLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75/PA OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF SIGNER, BEARING CAPACITY OF SIGNER BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED 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.)]

	UNR	INFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.)					
MAX. HEIGHT FROM FIN. SLAB TO GRADE UNSUPPORTED SUPPORTED AT TOP AT TOP \$2.5m					ADE		
STRENGTH		UNSUPPORTED	SI	JPPORTED AT TO)P		
ST	崖	AT TOP	≤2.5m	>2.5m & ≤2.75m	>2.75m & ≤3.0m		
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)		
15	12"	4'-11" (1.50m)	7'-6" (2.30m)	8-6' (2.60m)	9-3 (2.85m)		
ď	8"	3'-11" (1.20m)	7'-6" (2.30m)	7-6 (2.30m)	7-2 (2.20m)		
MPa	10"	4-7 (1.40m)	7'-6" (2.30m)	8-6' (2.60m)	9-3 (2.85m)		
20	12"	4'-11" (1.50m)	7'-6" (2.30m)	8-6 (2.60m)	9-3' (2.85m)		
MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS (9.15.3.)							

C	12"	4-11	(1.50m)	7-0 (2.3	sum)	8-0 (2.0	ouiii)	9-3	١∠.	83111)
	MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS (9.15.3.)									
	MBER F UPPOF	LOORS RTED	INTE	ORTING ERIOR	Ē	IPPORTING EXTERIOR	Λ	SUPF MASONR	/ PAF	TYWALL
	1		16' WIDE	x 6° THICK	16 ' W	IDE x 6" THI	CK :	16" WIDE	x 6	THICK
	2					IDE x 6" THI				
	3	1	36 WIDE	x 14" THICK	26° W	IDE x 9" THI	CK 3	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 12." 90 THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH COPROSION RESISTANT METAL TIES @ 7 7/8" (200) VERTICAL AND 2-11" (889) HORIZONTAL, FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.154.7/2)(8) 8-20.9 4(5)

(5B) FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO
PERMIT THE INSTALLATION OF FLOOP JOISTS, THE REDUCED SECTION SHALL BE
NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))

6 WEEPING TILE (9.14.3.) 4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER (34A)

7) BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.) 3 (90) MIN, 25MPa (3800)si) CONC. SIAB ON 4"(100) COARSE GRANULAR FILL OR 20MPa (2800)si) CONC. WITH DAMPPROOFING BELOW SIAB, PROWDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SIAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOI SIAB ON GRADE CONDITIONS RIGID INSULTATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SIAB, ((SB-12) 2.1.1.6.(5) & (6))

8 EXPOSED FLOOR TO EXTERIOR

 $\langle 10 \rangle$

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

EXPOSED CEILING TO EXTERIOR w/ ATTIC

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

9A) EXPOSED CEILING TO EXTERIOR W/O ATTIC

PROVIDE SPRAY FOAM INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 5/8* (15.9) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1)

>	ALL ST	AIRS/EX	TERI	OR STAIRS	(9.8.1.2., 9.	8.2., 9.8.4.)			
		MAX. RISE	MIN. F	RISE MAX, RUN	MIN. RUN	MAX. TREAD	М	N. TREAD	
	PRIVATE	7 7/8" (200)	5' (1:	25) 14° (355)	8 1/4" (210)	14" (355)	9	1/4" (235)	1
	PUBLIC	7" (180)	5' (1:	25) NO LIMIT	11" (280)	NO LIMIT		11" (280)	ľ
		MIN, STAIR	WIDTH	CURVED ST	AIRS	ALL S	TAIF	RS	١.
	PRIVATE	2'-10" (8	60)	MIN. RUN	5 7/8" (150)	MAX. NOSIN	G	1" (25)	Κ
	PUBLIC	2'-11' (9	100)	MIN. AVG. RUN	7 7/8" (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 6-8" (1985) FOR SINGLE DWELLING UNIT & 6-8 3/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.)

DWELLING UNIT & 6°3 34° (2000) FUR EVEN I FINITION ELOIE, 19,00,00,00)

FOR AN EXTERIOR STAIR SERVING A GARAGE W MORE THAN 3 RISERS,
GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

GUARDS/RAILINGS (9.8.7., 9.8.8.) GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO 0.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOAD AS PER TABLE 9.8.8.2. GUARD HEIGHTS - O.B.C. 9.8.8.

GUAND HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2-11" (900) MIN.
EXTERIOR GUARDS: 2-11" (900) MIN.
EXTERIOR GUARDS: 2-11" (900) MIN. (LESS THAN 5-11' (1800) TO GRADE)
3-5" (1070) MIN. (MORE THAN 5-11' (1800) TO GRADE)
GUARDS FOR EXIT STARS: 3-0" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STARS: 3-6" (1070) MIN.
GUARDS FOR LOORS & RAMPS IN GARAGES (SERVICE STARS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/6" (600) OR MORE ABOVE
ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD
MIN. 3-6" (1070) HIGH.

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 OR RAMP: 3-2* (965)
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

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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.

2"x4" (38x89) SILL PLATE WITH 1/2" (12.7)Ø ANCHOR BOLTS 8" (200) LONG EMBEDDED MIN. 4" (100) INTO CONG. @ 7-10" (2388) O.C., CAULKING OF GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL, USE NON-SI GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

BASEMENT INSULATION ([SB-12] 2.1.1.6.) PROVIDE BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER, INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR, DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1.)
2"x4" (38x9) SIND © 16" (406) O.C., 2"x4" (38x9) SILL PLATE ON DAMPPROO
MATERIAL OR 2 DN 90 (19" 1406) O.C., 2"x4" (38x9) SILL PLATE ON DAMPPROO
MATERIAL OR 2 DN 91 POLYFTHY ENE FILM. 1"/2" (12.7.) 9 A NOHON BOLTS TO
LONG, EMBEDDED 4" (100) MIN. INTO CONC. © 7"-10" (239) O.C. 4" (100) HIG
CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD
HORLZ BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

ADJUSTABLE STEEL BASEMENT COLUMN (9.17.3.4.) 9-10" (3000) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7;2M, AND WITH 6%\$438" (1542-56) 5) STEEL PLATE TOP 8 BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, 34*34*16" (870x870x410) CONC, FOOTING ALL ON NATURAL UNDISTURBED SOLID F 75RFa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kP AS PER SOLIS REPORT. NON-ADJUSTABLE STEEL BASEMENT COLUMN

3 1/07/00/07 v 0 4000/4 70 NON-AD 1/07-2

3 1/2" (90)Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6'x6'x3/8" (152x152:9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION. 42"x42"x18" (1070x1070x460) CONC, FOOTING ALL ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

(15B) NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3 1/2' (90)0 × 0.188" (4.78) NON-ADJUSTABLE STEL COLUMN WITH 6%6 x3/8"
(152x1529:5) STEEL TOP PLATE & 6%4 x3/8" (152x160x9.5) BOTTOM PLATE. BASE
PLATE 4-1/2'x10x1/2' (120x250x12.7) WITH 2-1/2'20 x12" LHON X -2" HONK
ANCHORS (2-12.70/x305x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

16) STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.) BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90)

4" (100) 32MPa (4640ps) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRÂNULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

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.

20) GARAGE DOOR TO HOUSE (9.10.9.16., 9.10.13.10., 9.10.13.15.) GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

EXTERIOR AND GARAGE STEPS

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER.

MAX RISE 7-7/8" (200), MIN. TREAD 9-1/4" (235), FOR THE REQUIRED NUMBER OF
STEPS REFER TO STING 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

23) ATTIC ACCESS (9.19.2.1.)

ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING, HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) ([SB-12] 2.1.1.7.(1))

FIREPLACE CHIMNEYS (9.21.)

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.

(9.32.1.3.)

MECHANICAL VENTILATION

MECHANICAL EVILLED FACE (9.32.1.3.) 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)

"25.250)" (25.252)" (25.25 WOOD FRAMING IN CONTACT TO CONCRETE

WOOD BEARING WALLS AND BUILT-UP WOOD POSTS/BEAMS ADJACENT TO FOUNDATION WALLS SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil POLY. THE UNDERSIBE 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.)

BUILT-UP WOOD POST AND FOOTING
3-23%" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED)
ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT,
245/24"x12" (610x610x305) CONC. FOOTING. (9.17.4.1., 9.15.3.7.)

30 STEP FOOTINGS (9.15.3.9.)
MIN. HORIZ, STEP = 23 5/8 (600), MAX, VERT, STEP = 23 5/8 (600)

(9.16.4.) MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB, CONC, STRENGTH 32MPa (4640ps)) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

FURNACE VENTING (9.32.)
DIRECT VENT FURNACE TERMINAL MIN. 3-0" (915) FROM A GAS
REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE. FROM ALL OPENINGS
EXHAUST AND INTRACE VENTS. HPV INTRACE TO BE A MIN. OF 6-0" (1830
FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

FIREPLACE VENTING (9.32.3.)

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

FLOOR FRAMING (9.23.3.5, 9.23.9.4, 9.23.14)

T&G SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION SEE O.B.C, 9.30.6, ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 252':
(38:38) CROSS BRACING OR SOLID BLOCKING @ 6-11" (2108) O.C. MAX. ALL JOIST OBE STRAPPED WITH 1%2" (1964) @ 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 (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL EXTEND HEADER WRAP 6* (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT, ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

35 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m) WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANJULC-\$702 HAVING A MASS OF NOT LESS THAN 1.22 kg/m² OF WALL SURFACE AND 1/2 (12,7) TYPE X/9SUM WALLBLOARD INTERIOR FINISH. EXTENDED CLADDING MUST BE NON-COMBUSTBLE. WALL ASSEMBLY RECURRES 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.

COLD CELLAR PORCH SLAB (9.39.) $\langle 36 \rangle$

FOR MAX. 8-2 (2500) PORCH DEPTH. 5 (127) 32 MPa (4640psi) CONC. SLAB W/ 5-88 ARI ENTRAINMENT. REINF. WITH 10M BARS @ 77.8 (200) O.C. EACH DIRECTION. WI 114 (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24-24 (610-661) 0M DOWELS @ 35.86 (60) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOD.

RANGE HOODS AND RANGE-TOP FANS

COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.32.3.9. & 9.32.3.10.

38 CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.) 2x6" (38x140) RAFTERS @ 16" (406) O.C., 2x8" (38x184) RIDGE BOARD. 2x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x4" (38x89) GOLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x4" (38x89) @ 16" (406) C.C. FOR MAX. 5y2" (28x19) SNA 2x6" (38x140) @ 16" (406) C.C. FOR MAX. SPAN 14-7" (44x50). RAFTERS FOR BUILT UP ROOF ÖVER PRE-ENCINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

39) TWO STOREY VOLUME SPACES (9.23.10.1., 9.23.11., 9.23.16.)

_	WALL AS	SSEMBLY	WIND LOADS					
	EXTERIOR	STUDS	<= 0.5	kPA (q50)	> 0.5 kPa (q50)			
	EXTENION	31003	SPACING	MAX HEIGHT	SPACING	MAX HEIGHT		
	BRICK 2-2'x6" (2-38x140		12" (305) O.C.	18'-4" (5588)	8 (200) O.C.	18-4 (5588)		
	SIDING	SPR.#2	16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18-4 (5588)		
	BRICK	2-2'x6" ENGINEER	12" (305) O.C.	21'-0" (6400)	12" (305) O.C.	21'-0' (6400)		
	SIDING	STUDS	16" (406) O.C.	21'-0" (6400)	16" (406) O.C.	21'-0' (6400)		
	4'-0" (1220)	O.C. VERTICA	ALLY.	/ 3/8" (9.5) THIC BLOCKING BET	K EXTERIOR F WEEN WOOD	PLYWOOD STUDS @		

-FOR HORIZ, DISTANCES LESS THAN 9-6" (2896) PROVIDE 2%6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2%6" (2-38x140) TOP PLATE + 1-2%6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2 x6" (3-38x184) CONT, HEADER AT GROUND FLOC CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS. - SUBJECT TO BE APPROVED BY PROJECT ENGINEER OR ENGINEERED LUMBER MANUFACTURER.

40) 1 HR. PARTY WALL (CONC. BLOCK) ([SB-3] WALL TYPE 'B66' & 'B1b' 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"X2 (38x38) VERTICAL WI STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL SSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUN JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING

40 1 HR. PARTY WALL (DOUBLE STUD) ([SB-3] WALL TYPE W13c) 5/8° (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, FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL NAND CAND, ALL CYPSUM, COMPAN

AND SAND ALL GYPSUM JOINTS 2 HR. FIREWALL ([SB-3] WALL TYPE 'B6e' & 'B2g')

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 252" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED 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* (88) MIN. EXTERIOR RIGID INSULATION BOARD ON APPROVED DRANAGE MAT ON 1/2* (12.7) DENISGLASS GOLD GYPSUM BOARD ON 2*6* (384140) SPRUCE STUDS @ 16* (406) O.C. INSULATION. APPROVED 6 MIL POLYETHYLER VAPOUR BARRIER. 1/2* (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (REFER TO 35 NOTE AS REQUIRED)

STUCCO WALL @ GARAGE CONST. (2"x4")

STUCCO FMISH CONFORMING TO 0.8.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2 (38) MIN. EXTERIOR RIGID INSUL. BOARD ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSICLASS GC GYPSUM BBD, ON STUDS CONFORMING TO 0.B.C. (9.23 10.1), 8 SECTION 1.1 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)

 $\underline{\textbf{UNSUPPORTED FOUNDATION WALLS}} \hspace{0.2cm} \textbf{(9.15.4.2.)}$

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" OPENIN
4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENIN
4-20M BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENIN
4-20M BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS

2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. 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 PROPERTY AND WING CAND. COLOR. COLOR FOR THE WINDOW OPENING THE PROPERTY AND WING CAND. - BARS TO HAVE MIN. 2" (50) CONC. COVER - BARS TO EXTEND 2-0" (610) BEYOND BOTH SIDES OF OPENING

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO 3.8.3.8.(1)(d) FOR WATER CLOSETS AND 3.8.3.13.(1)(f) FOR SHOWERS OR BATHTUBS. (9.5.2.3.) (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 CWA FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE, (9.9.10.1,(5), 9.14.6.3.)

 $\underline{\textbf{SLOPED CEILING CONSTRUCTION}} \quad ([\text{SB-12}] \ 2.1.1.7., 9.23.4.2.)$ 2*12 (38-286) ROOF JOISTS @ 16" (406) O.C. MAX, (JUNESS OTHERWISE NOTED) W 2*22" (38-288) PURLINS @ 16" (406) O.C. PERPENDICULAR TO RO JOIST (PURLINS NOT RED. W SPRAY FOAM), W INSULATION BETWEEN JOE 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD I FRISHS OR A PROVED TEI, INSULATION VAULE DIRECTLY ABOVE THE INNE SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).

FLAT ROOF/BALCONY CONSTRUCTION

FLAT ROD-/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR
GRADE PLYWOOD SHEATHING ON 2'x2" (38x38) PURILINS ANGLED TOWARDS
SCUPPER (@ 2% MINIMUM LAID PERPENDICULAR TO 2'x8" (38x184) FLOOR
SOLISTS (6) 16" (406) C.C. (UNLESS OTHERWISK NOTED). BUILT UP CURB TO BI
4" (100) MIN. ABOVE FINISHED BALCONY FLOOR, CONTINUIOUS 'U TRIM DRIP
EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPED RORAN TO
ELOCATED 24" (6) 10) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR
PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.
BALCONY CONDITION

BALCONY OVER HEATED SPACE CONDITION

PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9A FOR INSULATION BARREL VAULT CONSTRUCTION

CANTILEVERED 2"24" (38:29) SPACERS LAID FLAT ON 2"x10" (38:235) SPR.:
ROOF, JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILET
BARREL, SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD.

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.

ı	SIZE	E 9.23.10.1.)							
ı	MIN.		SUPPORTED LOADS (EXTERIOR)						
l	STUD SIZE.	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR				
in (mm) MAX. STUD SPACING, in (mm) O.C. MAX. UNSUPPORTED HGT., ft-in (m)									
					1)				
ı	2'x4"	24" (610)	16' (405)	12" (305)	N/A				
ı	(38x89)								
ı	2'x6"	-	24" (610)	16" (406)	12" (305)				
1	(38y140)		0' 10" (2.0)	111 1011 (2.6)	5 11 /1 0)				

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDE DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM ITO HAVE AT LEAST ONE OUTSIDE WINDOW WIMIN. 0.55m2 UNDSTRUCTED OPEN PORTION WIN OD DIMENSION LESS THAN 157 (389), CAPABLE OF MAINTAINNG 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 5'-11" (1800). (9.8.8.1.) INISIALE FLOOR OF THE AUDICADIN GRADEL'S GRADELER HAVIS-11 (1806), (180-5),

4) RFFER 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	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
CTODACE CADACE	C! 7! (0 E 2 2)

2.3. MECHANICAL

JN 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 0.050 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.

2.4. LUMBER

) 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 POLYETHYLE FILM, No.50 (450s)s POLL ROOPING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6"(152) ABOVE THE GROUND.

2.5. STEEL (9.23.4.3.)

2.6. FLAT ARCHES

I) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. 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.

) 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) ALL ROOF OVERHANGS SHALL BE 1-0" (305). UNLESS NOTED OTHERWISE

2.8. FLASHING (9.20.13., 9.26.4. & 9.27.3.)) 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.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD
(DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16) PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.3

	2"x8" SPRUCE #2		2'x10' SPRUCE #2		2"x12" SPRUCE #2				
L1	2/2"x8" (2/38x184)	L3	2/2 * x10" (2/38x235)	L5	2/2"x12" (2/38x286)				
В1	3/2"x8" (3/38x184)	В3	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)				
B2	4/2"x8" (4/38x184)	B4	4/2 * x10" (4/38x235)	B6	4/2"x12" (4/38x286)				
В7	5/2"x8" (5/38x184)	B8	5/2 * x10" (5/38x235)	В9	5/2"x12" (5/38x286)				
	ENGINEERED LUMBER SCHEDULE								
	1 3/4" x 9 1/2" LVL	x 9 1/2" LVL 1 3/4 x 11 7/8" LVL 1 3/4		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 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L8	4 × 3 1/2 × 1/4" (102 × 89 × 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" (3.99m)

3.3. DOOR SCHEDULE

CONFORMING T EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR 2'-10' x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7 EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) **EXTERIOR** 2'-8' x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7

2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35) INTERIOF EXTERIOR 2:8 x 6:8 x 1:3/4 (815 x 2030 x 45) 20 MIN. F.R.P. DOOR/FRAME WITH APP. SELF CLOSING DEVICE 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)

INTERIOR 1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35 3.4. ACRONYMS AFF ABOVE FINISHED FLOOR LVL LAMINATED VENEER LUMBER LSL LAMINATED STRAND LUMBER BEAM BY FLOOR MANUFACTURER FIXED GLASS W/ BLACK BACKING TB/A OPEN TO BELOW/ABOVE PL POINT LOAD BRM BEAM BY ROOF MANUFACTURER PLT PLATE PSL PARALLEL STRAND LUMBER CRF CONVENTIONAL ROOF FRAMING PT PRESSURE TREATED :/// COMPLETE WITH J/TJ DOUBLE JOIST/ TRIPLE JOIST PTD PAINTED DO OVER RT ROOF TRUSS RWL RAIN WATER LEADER DRP DROPPED ENCLOSED SB | SOLID BEARING WOOD POST SBFA SB FROM ABOVE SJ SINGLE JOIST ESTIMATED FA FLAT ARCH SPR SPRUCE FLOOR DRAIN STL STEEL FG FIXED GLASS TYP TYPICAL FLUSH FLR | FLOOR U/S UNDERSIDE

WD WOOD GIRDER TRUSS HB HOSE BIB WIC WALK IN CLOSET JST JOIST 3.5. SYMBOLS ALL ELECTRICAL FACILITIES SHALL BE IN ALLED IN ACCORDANCE WITH SECTION 9.34 • DUPLEX OUTLET (12" HIGH) ◆

© DUPLEX OUTLET (HEIGHT AS NOTED A.F.) HEAVY DUTY OUTLET SWITCH (2/3/4 WAY) LIGHT FIXTURE (CEILING MOUNTED CABLE T.V. JACK TELEPHONE JACK CENTRAL VACUUM OUTLET CHANDELIER (CEILING MOUNTED

SMOKE ALARM (9.10.19.)
ONE PER ELOOR, NEAR THE STAIRS

CONFORM TO TABLES A-34 TO A-37, (9.17.4., 9.23.10.7.)

SMICHE ALARM (9.10.19.)

PROVIDE ONE PER RICOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOM: AND CONNECTING HALLWAYS AND WIFED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ON 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 SIGNALLING COMPONENT AS PER THE "NATIONAL FIRE ALARW 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 \boxtimes SB **SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)** THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THAN THE WIDTH OF 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) (OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39 VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD WWWWW EXPOSED BUILDING FACE -O.B.C. 9.10.14. OR 9.10.15.

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

SECTION 4.0. CLIMATIC DATA DESIGN SNOW LOAD (9.4.2.2.): 1.00 kPa WIND LOAD (q50) (SB-1.2.): 0.48 kPa

2 HR. FIREWALL REFER TO HEX NOTE 40A

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 2.1.1., 2.1.2, 2.1.3. OF THE OBC.

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ALL CONSTRUCTION TO ADMERT TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE
ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.
THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMM SPECIFICATIONS, ONT. REG. 3,321/2.

CONSTRUCTION NOTE REVISION DATE: Jan 12 2015 - REVISED SMOKE ALARM

CONSTRUCTION NOTES

THE TALL GRASS' - UNIT T03 REV.2015.03.31

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File Numbe MN 3/16"=1'-0" 212043WT03

ESQUIRE HOMES - 212043

RIVER RUN, AJAX, ONTARIO

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