



ELEV. 'A' (INT.)



ELEV. 'A' END



ELEV. 'A' MOD (END)



ELEV. 'B' (INT.)

'THE TALL GRASS' - UNIT T03

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 2.1.1)		
PACKAGE D		SPACE HEATING FUEL		
		<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL	
		<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE	
		<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL	
BUILDING COMPONENT		REQUIRED	PROPOSED	
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)	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		2.8
APPLIANCE EFFICIENCY				
SPACE HEATING EQUIP. (AFUE%)		94%		90%
HRV EFFICIENCY (%)		-		-
DHW HEATER (EF)		0.67		0.57

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

AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'
	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. (140.19 sq. m.)	1547 sq. ft. (143.72 sq. m.)	1466 sq. ft. (136.20 sq. m.)	1509 sq. ft. (140.19 sq. m.)
FINISHED BASEMENT AREA	0 sq. ft.	0 sq. ft.	0 sq. ft.	0 sq. ft.
COVERAGE W/OUT PORCH	905 sq. ft. (84.08 sq. m.)	924 sq. ft. (85.84 sq. m.)	884 sq. ft. (82.13 sq. m.)	905 sq. ft. (84.08 sq. m.)
COVERAGE W/ PORCH	968 sq. ft. (89.93 sq. m.)	989 sq. ft. (91.88 sq. m.)	949 sq. ft. (88.16 sq. m.)	968 sq. ft. (89.93 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'
	STD. PLAN	END PLAN	MOD.END PLAN	STD. PLAN
GROSS WALL AREA	2594.39 sq. ft. (241.03 sq. m.)	2610.92 sq. ft. (242.56 sq. m.)	2547.65 sq. ft. (236.68 sq. m.)	2578.33 sq. ft. (239.53 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	158.52 sq. ft. (14.73 sq. m.)	220.52 sq. ft. (20.49 sq. m.)	276.53 sq. ft. (25.69 sq. m.)	162.50 sq. ft. (15.10 sq. m.)
TOTAL WINDOW %	6.11 %	8.45 %	10.85 %	6.30 %



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

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QUALIFICATION INFORMATION

Vijay Shivpaul29444
NAMESIGNATUREBCIN

REGISTRATION INFORMATION

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THE TALL GRASS' - UNIT T03
REV.2015.03.31

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SIGNATURE: BCIN: 29444

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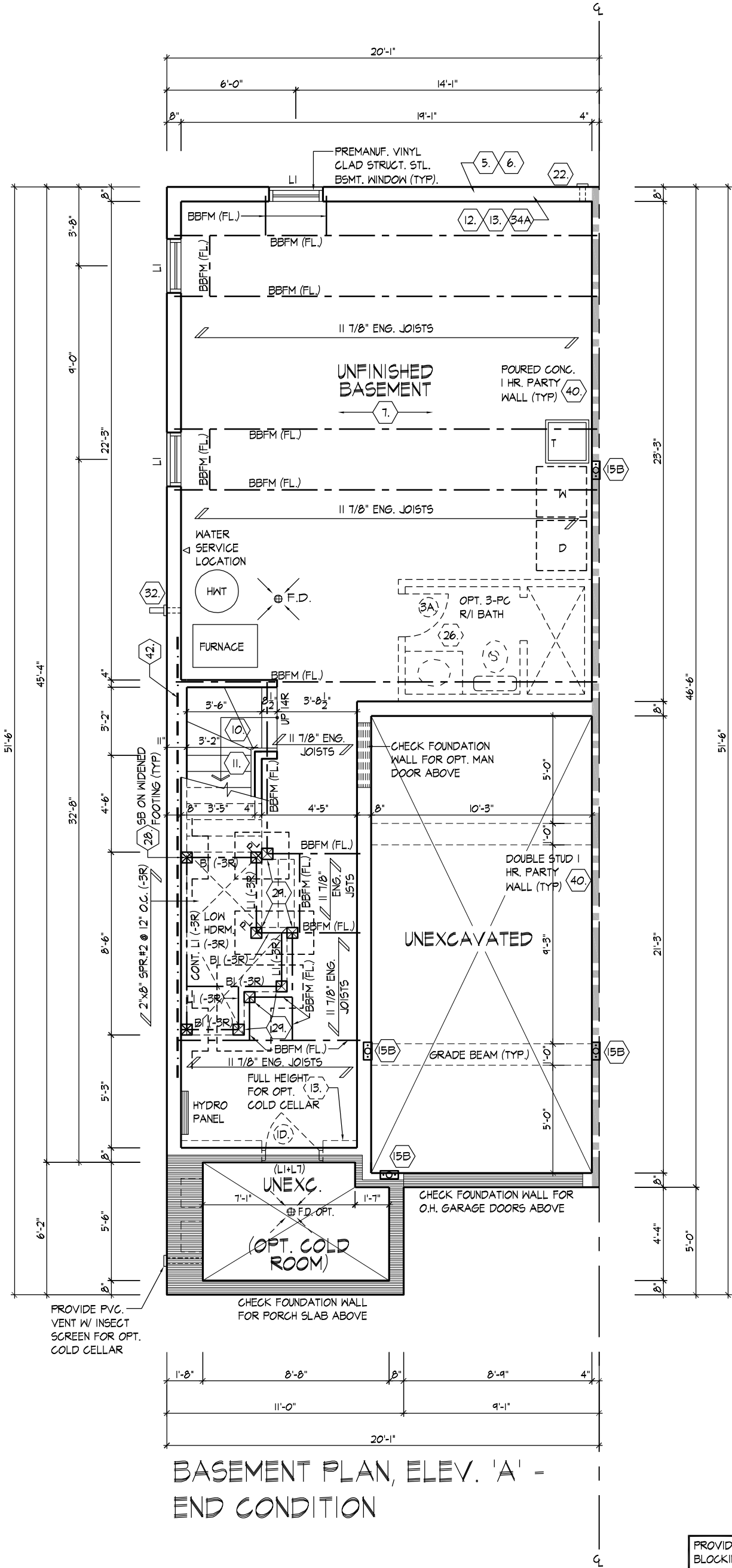
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BASEMENT PLAN, ELEV. 'A' -
END CONDITION

BASEMENT PLAN, ELEV. 'A' - END CONDITION

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

ALL FLOOR JOISTS GLUED AND NAILED
W/ 5/8" SUBFLOOR THROUGHOUT, AS
PER MANUFACTURE SPECIFICATION.
SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILE AREAS AS
PER MANUFACTURE SPECIFICATION.

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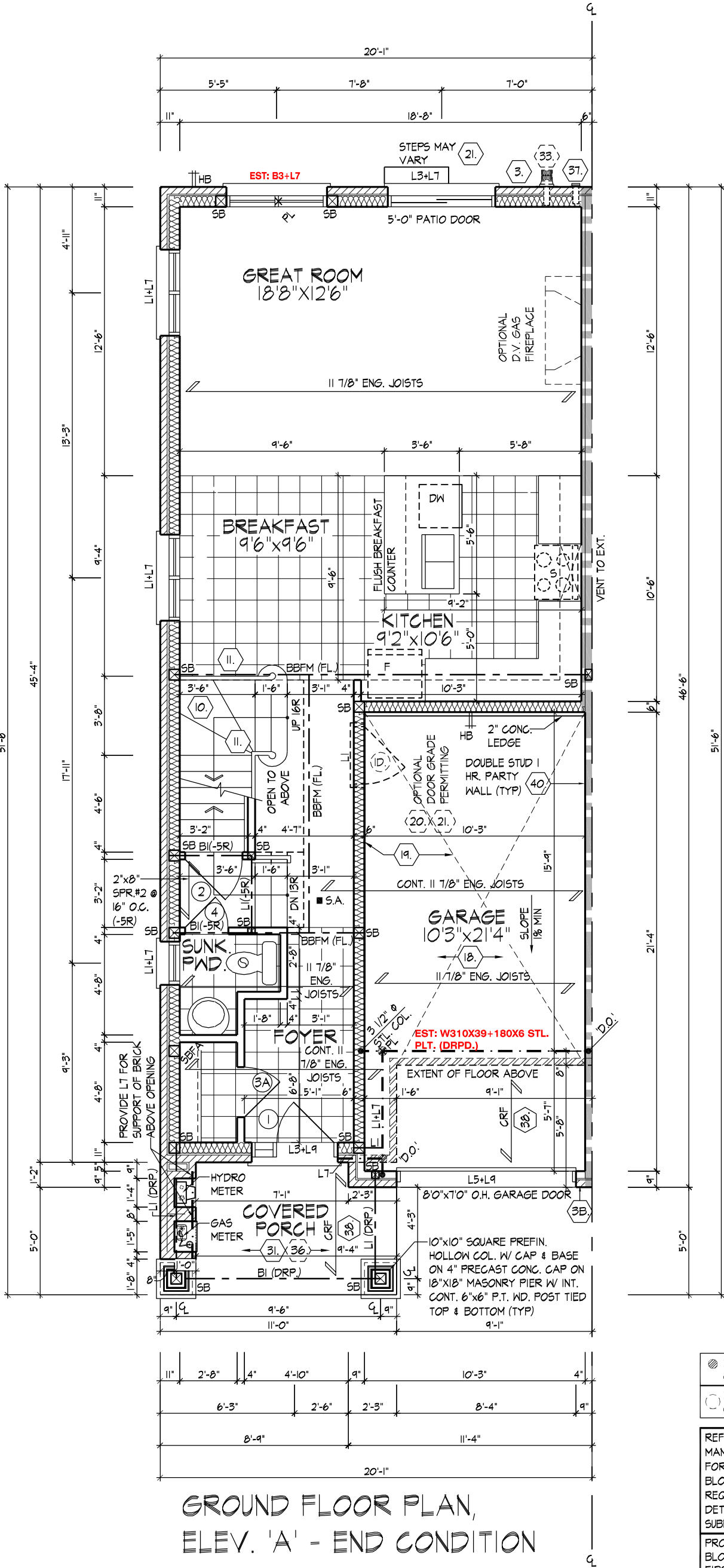
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GROUND FLOOR PLAN, ELEV. 'A' - END CONDITION

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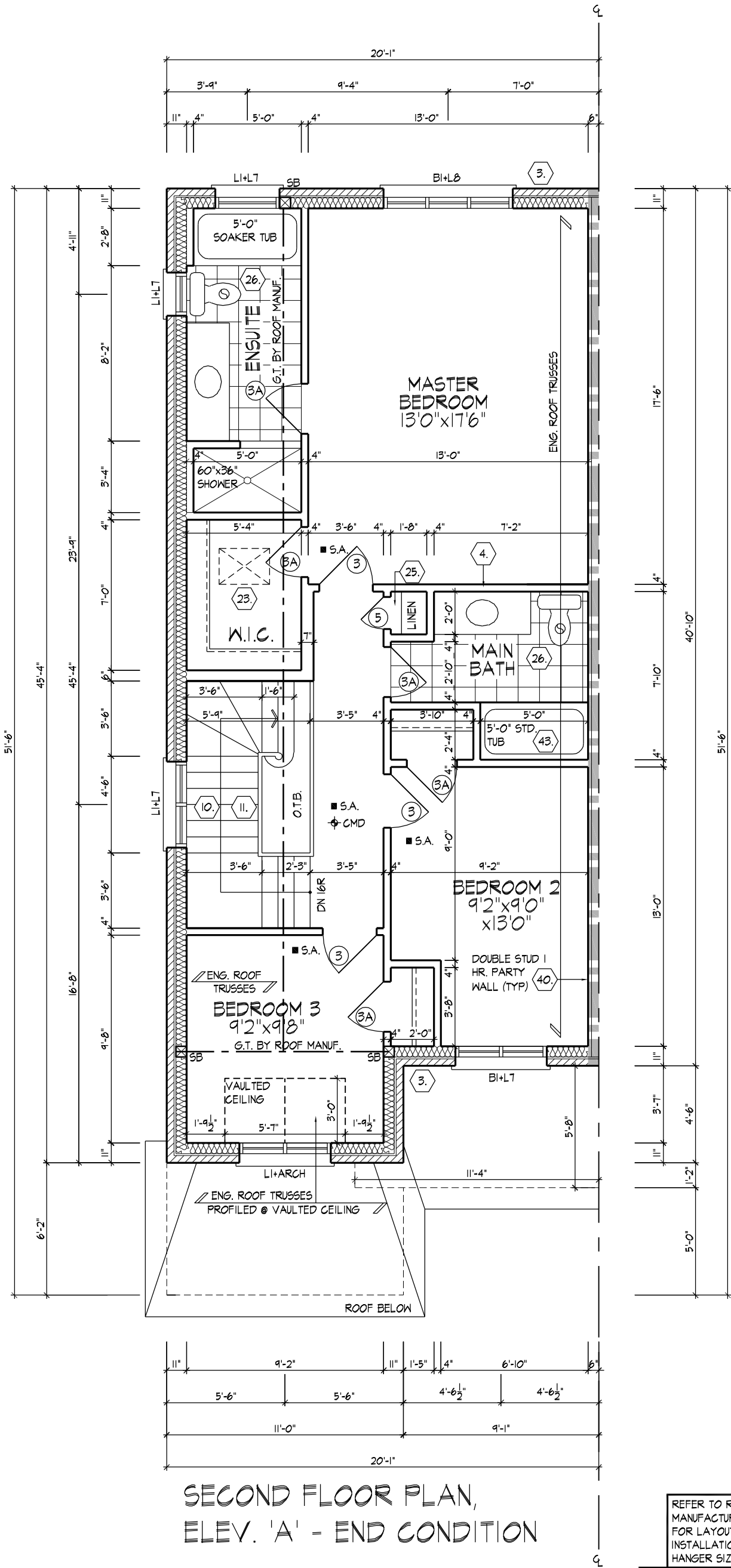
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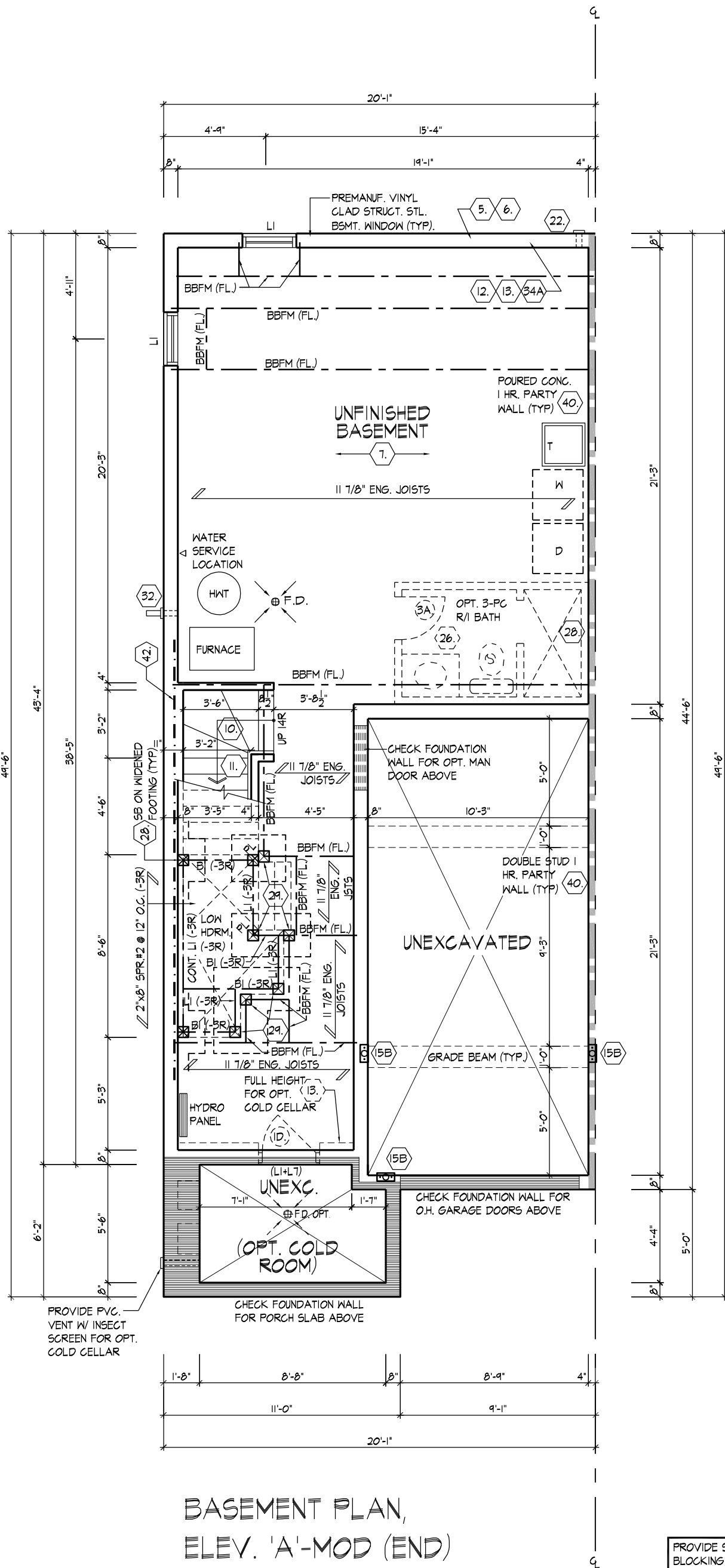


SECOND FLOOR PLAN,
ELEV. 'A' - END CONDITION

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

NOTE:
MAXIMUM SUPPORTED TRUSS LENGTH
FOR LINTELS SHALL BE 9.8m (32'-2").
SEE OBC PART 4 TABLE A-15
FOOTNOTE 6. WHERE DESIGNED
TRUSS LENGTH EXCEEDS 32'-2"
LINTELS SHALL BE SIZED BY A
PROFESSIONAL ENGINEER

SECOND FLOOR PLAN, ELEV. 'A' - END CONDITION



BASEMENT PLAN,
ELEV. 'A'-MOD (END)

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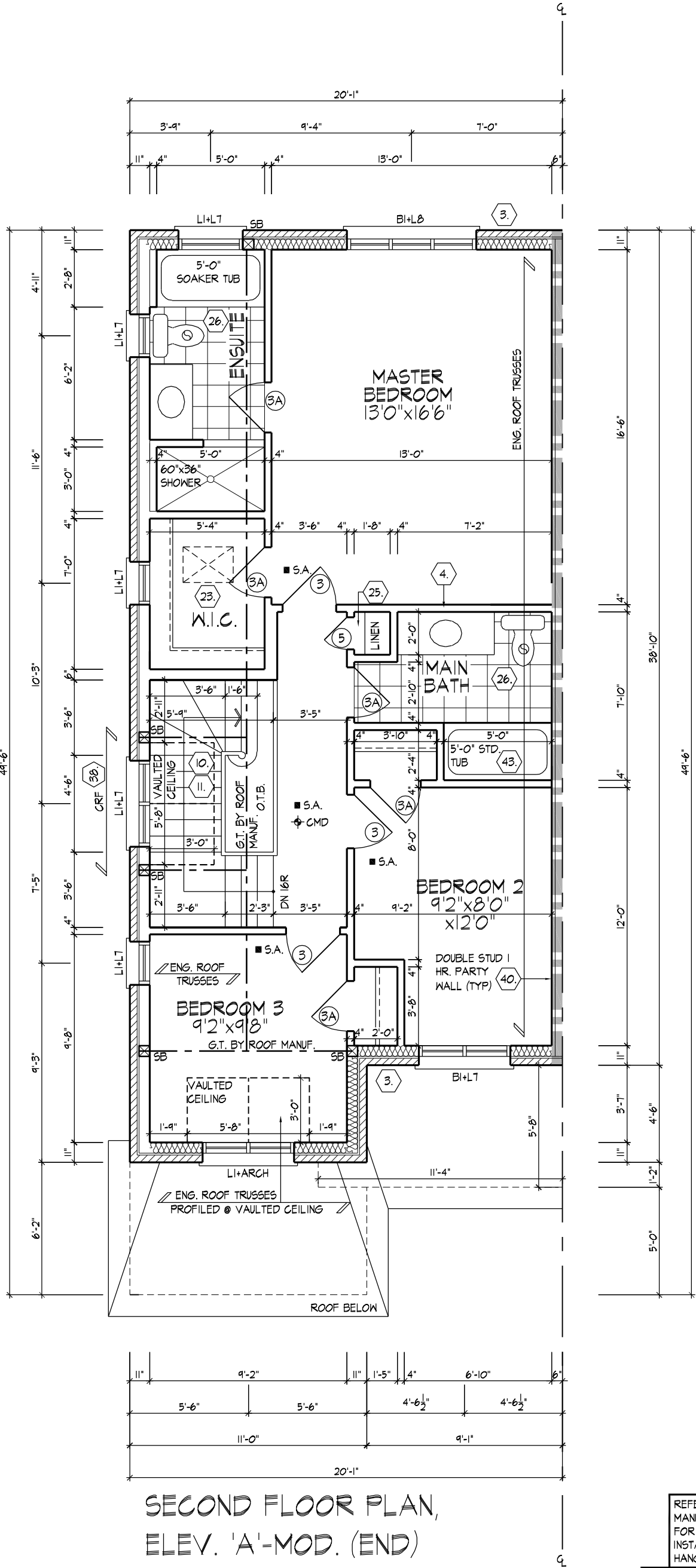
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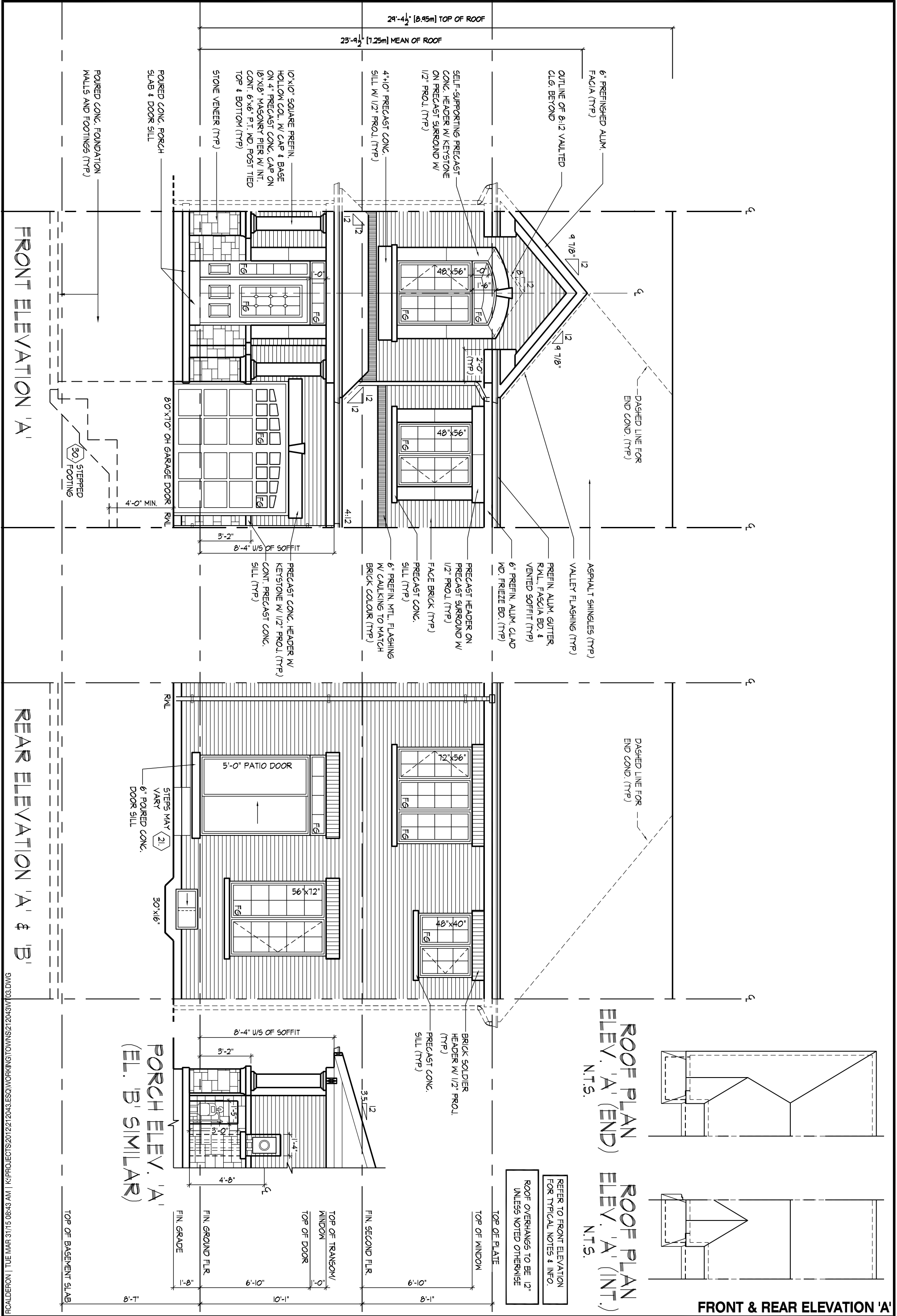
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WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION A				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	24"	40"		5.00
1	48"	48"		13.44
1	48"	72"		20.78
1	24"	52"		6.57
2	30"	16"		4.33
1	48"	40"		11.00
0	0"	0"		0.00
0	ARCH	0.00		0.00
0	ARCH	0.00		0.00

SPATIAL CALCULATION		
WALL AREA	944.11	S.F.
LIMITING DISTANCE	1.2 m	
MAX % OPENINGS	7	%
OPENINGS ALLOWED	66.09	S.F.
OPENINGS PROVIDED	61.22	S.F.

ADDITIONAL NOTES	
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER	

LEFT SIDE ELEVATION 'A' - END CONDITION

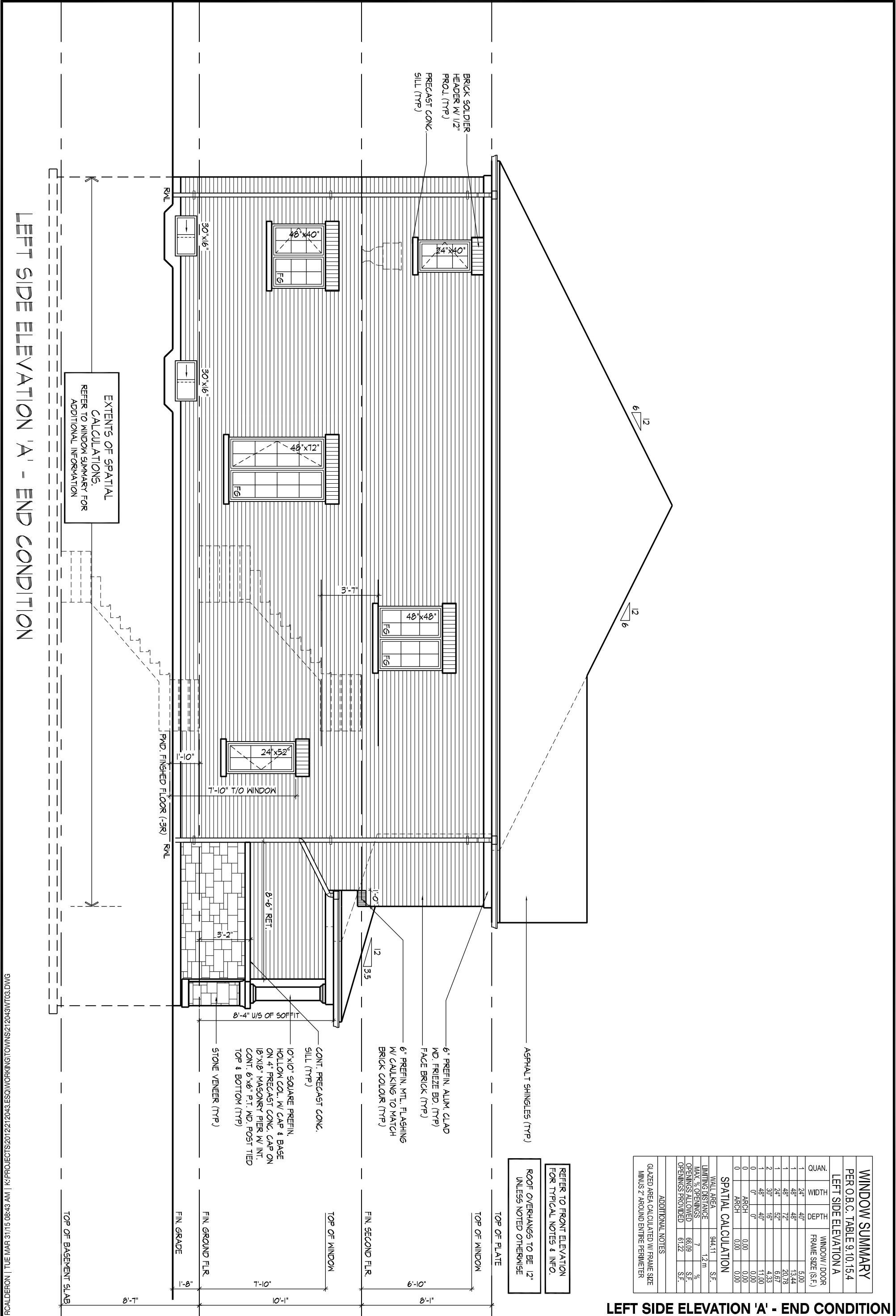
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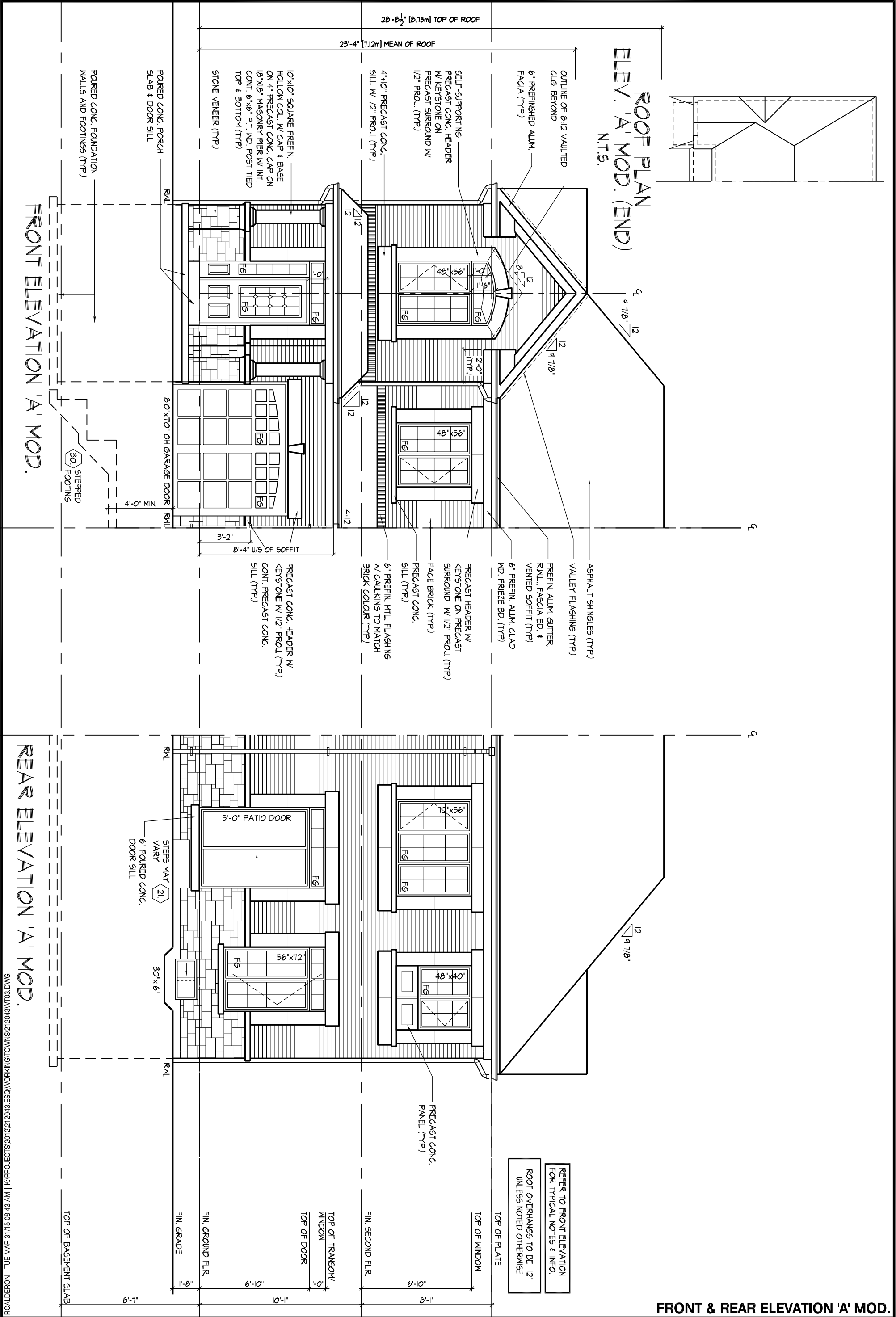
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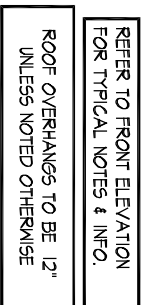
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ESQUIRE HOMES - 212043 **'THE TALL GRASS' - UNIT T03**
RIVER RUN, AJAX, ONTARIO REV.2015.03.31

Vijay Shivpaul	29444	
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION (9.19., 9.23.1.3., 9.23.1.5.)

No. 210 (10.25 kg/m2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1/4" CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C., MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (890) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2x4" (38x89) TRUSS BRACING @ 8'-0" (1830) O.C. AT BENCH CHORD, PRETIN, ANGLE EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT, ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES, EAVESTROUGH TO BE 4" MIN. WITH RVL 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 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 MAXED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION (2"x6")

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON 2x6" (38x140) STUDS @ 16" (406) O.C., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3,(1.1)) (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION (2"x4")

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1, 1) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3,(1.1)) (REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION (2"x6")

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x3/8" (22x180x.76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.23.0.5) APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2x6" (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. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x4")

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x3/8" (22x180x.76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 24" (600) O.C. VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY (9.23.0.5) APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1, 1) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10)

BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 1x4" (38x41) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2x4" (38x89) @ 24" (610) O.C. PROVIDE 2x4" (38x89) BOTTOM PLATE AND 2x2x4" (2-38x89) STUD PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2x6" (38x140) STUDS WHERE NOTED, PROVIDE 2x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 2x4" (38x89) 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, 2x6" (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

15MPa (2200 PSI) POURED CONC. FOUNDATION WALL 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 OF THE FOOTING TO FINISHED 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 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 A/E 9.15.4.

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2,(1.1))
- | UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2) | | | | |
|---|-----------|-------------------------------------|------------------|---------------|
| STRENGTH | THICKNESS | MAX. HEIGHT FROM FIN. SLAB TO GRADE | | |
| | | UNSUPPORTED AT TOP | SUPPORTED AT TOP | |
| 10 MPa | 8" | 3'-11" (1.20m) | 7'-0" (2.15m) | 7'-0" (2.15m) |
| | 10" | 4'-7" (1.40m) | 7'-6" (2.30m) | 8'-6" (2.60m) |
| | 12" | 4'-11" (1.50m) | 7'-6" (2.30m) | 8'-6" (2.60m) |
| | 15" | 8'-1" (1.20m) | 7'-6" (2.30m) | 9'-3" (2.85m) |
| 20 MPa | 8" | 3'-11" (1.20m) | 7'-6" (2.30m) | 7'-6" (2.30m) |
| | 10" | 4'-7" (1.40m) | 7'-6" (2.30m) | 8'-6" (2.60m) |
| | 12" | 4'-11" (1.50m) | 7'-6" (2.30m) | 8'-6" (2.60m) |
| | 15" | 8'-1" (1.20m) | 7'-6" (2.30m) | 9'-3" (2.85m) |
- | MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS (9.15.3) | | | |
|---|----------------------|---------------------|------------------------------|
| NUMBER FLOORS SUPPORTED | SUPPORTING INTERIOR | SUPPORTING EXTERIOR | SUPPORTING MASONRY PARTYWALL |
| 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 8" 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 @ 7/16" (200) VERTICAL AND 2'-11" (889) HORIZONTAL, FLI 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" (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

7

BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.)

3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB, PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR 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. (ISB-12) 2.1.1.6,(5) & (6)

8

EXPPOSED FLOOR TO EXTERIOR

PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO W/ 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.

9A

EXPPOSED 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. (CANULC-S705.2, 9.19.1)

10

ALL STAIRS/EXTERIOR STAIRS (9.8.1.2., 9.8.2., 9.8.4.)

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	MIN. TREAD	MIN. TREAD
PRIVATE	7 7/8" (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" (860)		MIN. RUN	5' 7/8" (150)	MAX. NOSING	1" (25)
PUBLIC	2'-11" (900)		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'-6" (1950) FOR SINGLE DWELLING 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 (9.8.7., 9.8.8.)

GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.

GUARD HEIGHTS - O.B.C. 9.8.8.

INTERIOR GUARDS: 2'-11" (900) MIN.

EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)

GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.

GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (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'-0" (920) HIGH.

REQUIRED GUARDS:

BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITH 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: 2'-10" (865)

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

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

13

BASEMENT INSULATION (ISB-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.

14

BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1)

2x4" (38x89) STUDS @ 16" (406) O.C., 2x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL OR STEEL TOP PLATE TIE IN 4x3/8" 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG. EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2380) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING, FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15

ADJUSTABLE STEEL BASEMENT COLUMN (9.17.3.4.)

9'-10" (3000) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSSB-7.2M. AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, 3/4"x3/4"x1/8" (870x870x41) CONC. FOOTING ALL ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN

3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, 4x2"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) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION, 4x2"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.

16

STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.)

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

17

WOOD STRAPPING AT STEEL BEAMS (9.23.4.3,(3), 9.23.9.3.)

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

18

GARAGE SLAB (9.16., 9.3.5.)

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.

19

GARAGE TO HOUSE WALLS/CEILING (9.10.9.16.)

1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION 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.

21

EXTERIOR AND GARAGE STEPS

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7/8" (200) MIN. TREAD 9'-4" (235). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING PLAN. PROVIDE 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 (9.19.2.1.)

ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (645) 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) (ISB-12) 2.1.1.7,(11))

24

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.

26

MECHANICAL VENTILATION (9.32.1.3.)

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

27

PARTY WALL BEARING (9.23.8)

12"x12"x5/8" (280x280x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (280x280x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-12" (89) 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 AND BUILT-UP WOOD POSTS/BEAMS ADJACENT TO FOUNDATION WALLS SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 1/2" mil POLY. 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

3-2x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING. (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).

30C

CONC. PORCH SLAB (9.16.4.)

MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6xW2.9kW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32

FURNACE VENTING (9.32.)

DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. 0'-6" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33

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.

34

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 2x2" (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, TILE CEILING FINISH IS APPLIED.

34A

HEADER CONSTRUCTION

PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) AROUND THE SILL PLATE, AROUND THE RIB 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

EXPPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)

WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1,22 kg/m2 OF WALL SURFACE AND 1/2" (12.7) 7.5MPa GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE. WALL ASSEMBLY REQUIRES 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.

36

COLD CELLAR PORCH SLAB (9.39.)

FOR MAX. 8'-2" (2500) PORCH DEPTH, 3" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT, REINF. WITH 10M BARS @ 7'-7" (200) O.C. EACH DIRECTION. W/ 1 1/4" (31.8) CURB 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"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FDN. WALLS, SLOPE SLAB 1.0% FROM DOOR.

37

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., 2x6" (38x184) RIDGE BOARD, 2x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2x4" (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2x6" (38x140) @ 16" (406) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED 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 ASSEMBLY	WIND LOADS	
	<= 0.5 kPa (g50)	> 0.5 kPa (g50)
EXTERIOR	STUDS	STUDS
	SPACING	MAX HEIGHT
BRICK	2'-2x6" (2-38x140) SPR.#2	12" (305) O.C., 18'-4" (5588)
SIDING	2'-2x6" (2-38x140) SPR.#2	16" (406) O.C., 18'-4" (5588)
BRICK	2'-2x6" (2-38x140) SPR.#2	12" (305) O.C., 21'-0" (6400)
ENGINEER STUDS	16" (406) O.C., 21'-0" (6400)	18" (457) O.C., 21'-0" (6400)
SIDING	16" (406) O.C., 21'-0" (6400)	18" (457) O.C., 21'-0" (6400)

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.

- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2896) PROVIDE 2x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2x6" (38x140) TOP PLATE & 1x2x6" (1x38x140) BOTTOM PLATE & MIN. OF 3x2x6" (3x38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

- SUBJECT TO BE APPROVED BY PROJECT ENGINEER OR ENGINEERED LUMBER MANUFACTURER.

40

1 HR. PARTY WALL (CONC. BLOCK) (ISB-3) WALL TYPE 'W13c' & 'B1b' (12.7) (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40

1 HR. PARTY WALL (DOUBLE STUD) (ISB-3) WALL TYPE 'W13c' & 'B1b' (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (38x89) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2x4" (38x89) SILL PLATES, FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

40A

2 HR. FIREWALL (ISB-3) WALL TYPE 'B6e' & 'B2g' (1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (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)

41

STUCCO WALL CONSTRUCTION (2"x6")

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) MIN. EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON 2x6" (38x140) SPRUCE STUDS @ 16" (406) O.C., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (REFER TO 35 NOTE AS REQUIRED)

41B

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

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

42

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 W/ 2 COATS OF PAINT, GYPSUM SHEATHING TO BE ATTACHED TO 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, 2-1