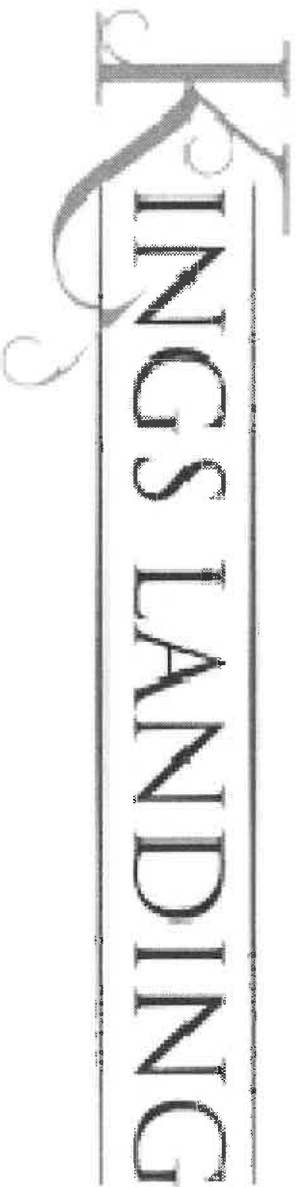


ESQUIRE HOMES

AJAX, ONTARIO

PROJECT # 214090



SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE

SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A

PACKAGE A1	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	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

214090 - ESQUIRE HOMES - KING'S CRESCENT

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

NAME: HUNT DESIGN ASSOCIATES INC.
SIGNATURE: 19995
BCN

HUNT DESIGN ASSOCIATES INC.
www.huntassociatesinc.ca

DESIGN ASSOCIATES INC.
REV. 2016/08/06
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

STANDARD DETAIL PACKAGE

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 5'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

2"x6" SPRUCE FASCIA BOARD

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH, PROVIDE ATTIC VENTILATION - 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES

3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x3.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. 1" AIR SPACE APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (4.23.10.1). W/ 1/2" GYPSUM WALL BOARD INTERIOR FINISH.

3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x3.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. 1" AIR SPACE APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (4.23.10.1). INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE. 1/2" TYPE X GYPSUM WALLBOARD INTERIOR FINISH.

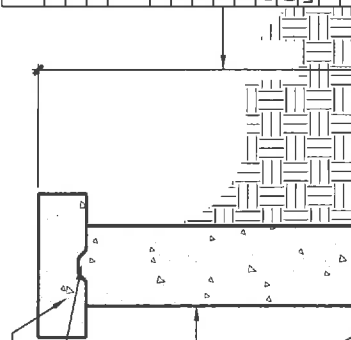
BASE FLASHING CONFORMING TO TABLE 4.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER. PROVIDE 6" MINIMUM LAP JOINT.

KEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL KEEP HOLE LOCATIONS. PROVIDE MASONRY PARING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

FINISHED GRADE

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (4.15.4.2)

MIN. STUD SIZE	MAX. HEIGHT FROM FIN. SLAB TO GRADE
UNREINFORCED	SUPPORTED AT TOP
1 1/2"	AT TOP
2"	12.5m & 12.5m
3"	12.5m & 12.5m
4"	12.5m & 12.5m
5"	12.5m & 12.5m
6"	12.5m & 12.5m
7"	12.5m & 12.5m
8"	12.5m & 12.5m
9"	12.5m & 12.5m
10"	12.5m & 12.5m
11"	12.5m & 12.5m
12"	12.5m & 12.5m



POURED CONG. FOOTINGS. SEE MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS CHART

FOUNDATION WALLS SHALL NOT EXCEED 4'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (4.15.4.2.1). POURED CONG. FDN. WALL WITH BIMINOUIS DAMPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE. ON CONTINUOUS RETED CONG. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

4" 32MPO CONG. SLAB WITH 5% 8% AIR ENTRAINMENT ON OPT. 4" CLEAN CONCRETE GRANULAR FILL WITH COMPACTED SUB-BASE OR NATIVE FILL. 1/2" IMPERVIOUS BOARD FOR BOND BREAK

UNHEATED GARAGE

6'-1" (2.0m) MINIMUM CLEAR HEIGHT IN STORAGE GARAGE AS PER O.B.C. 4.5.3.3.1)

2'-2"x6" TOP PLATE

1/2" GYPSUM CEILING BOARD INTERIOR FINISH ON BOTTOM CHORD OF ROOF TRUSSES

VARIES

VARIES

NOTE: POURED CONG. FOOTING ON NATURAL UNDISTURBED SOIL OF 15KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

O.B.C. REFERENCES

4.10.3.3.12) - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING SB 2.3.5.12) - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE.

LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

COMPONENT	FIRE RATING	CODE REFERENCE
1/2" (12.7mm) TYPE X GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4.12) (TABLE 2.3.4.A)
WOOD STUDS @ 400mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4.13) (TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4.1)

O.B.C. REFERENCES

4.10.3.3.12) - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING SB 2.3.5.12) - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE.

NOTE: POURED CONG. FOOTING ON NATURAL UNDISTURBED SOIL OF 15KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

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

04 MASONRY VENEER, 2"x4" STUDS, DETACHED GARAGE WALL SECTION

1/2" = 1'-0"

MIN. STUD SIZE, h (mm)	SIZE & SPACING OF STUDS, (O.B.C. REFERENCE - TABLE 4.23.10.1)			
	SUPPORTED LOADS (EXTERIOR)			
	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
MAX. STUD SPACING in (mm) O.C.				
2"x4" (50x94)	24" (610)	16" (405)	12" (305)	N/A
2"x6" (50x140)	16" (405)	12" (305)	12" (305)	N/A

- 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.

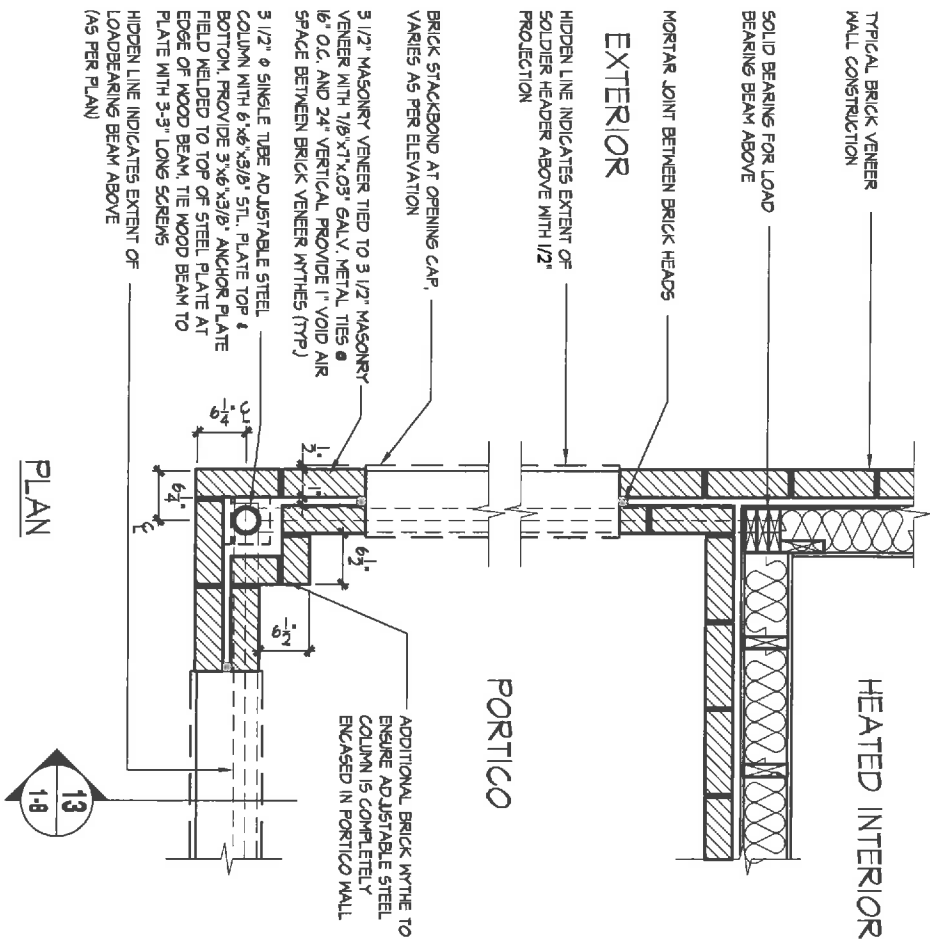
214090 - ESQUIRE HOMES - KING'S CRESCENT

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

NAME: Tony Dicarfo
SIGNATURE: [Signature]
19258
REGISTRATION INFORMATION: B.C.N.
HUNT DESIGN ASSOCIATES INC.
19695

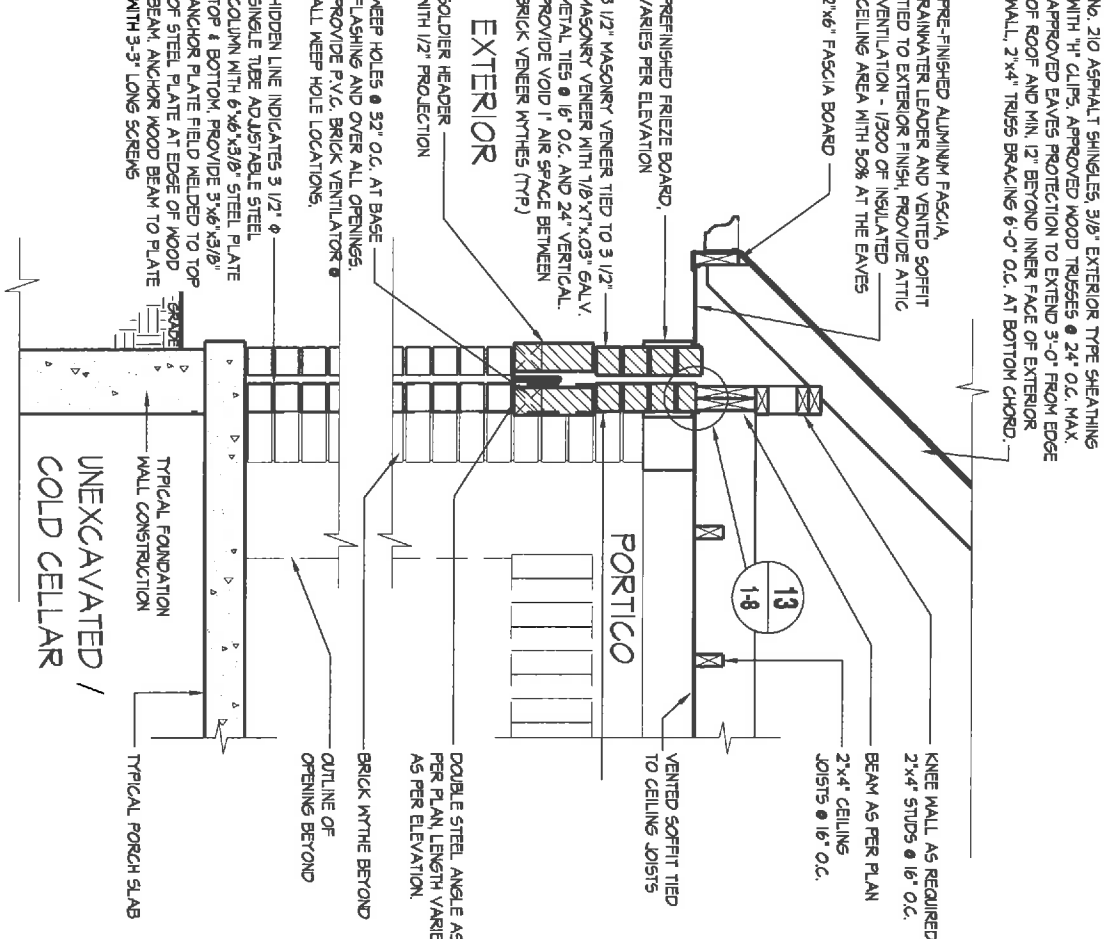
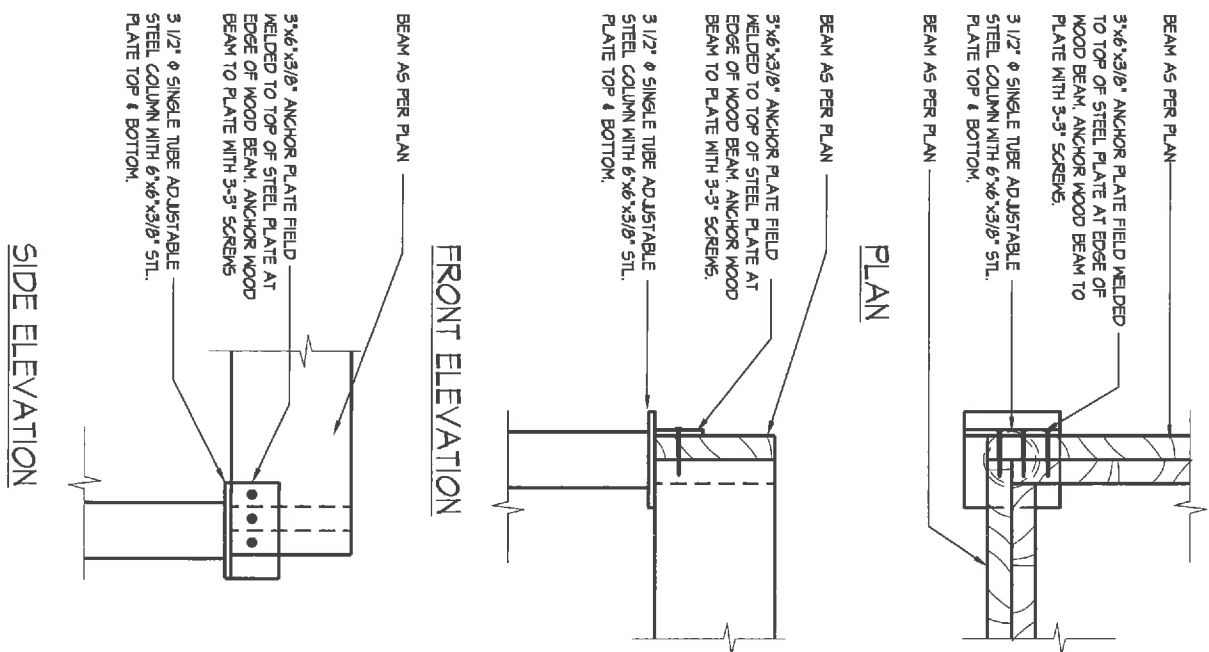
DESIGN ASSOCIATES INC.
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BRICK VENEER WALL DETAILS
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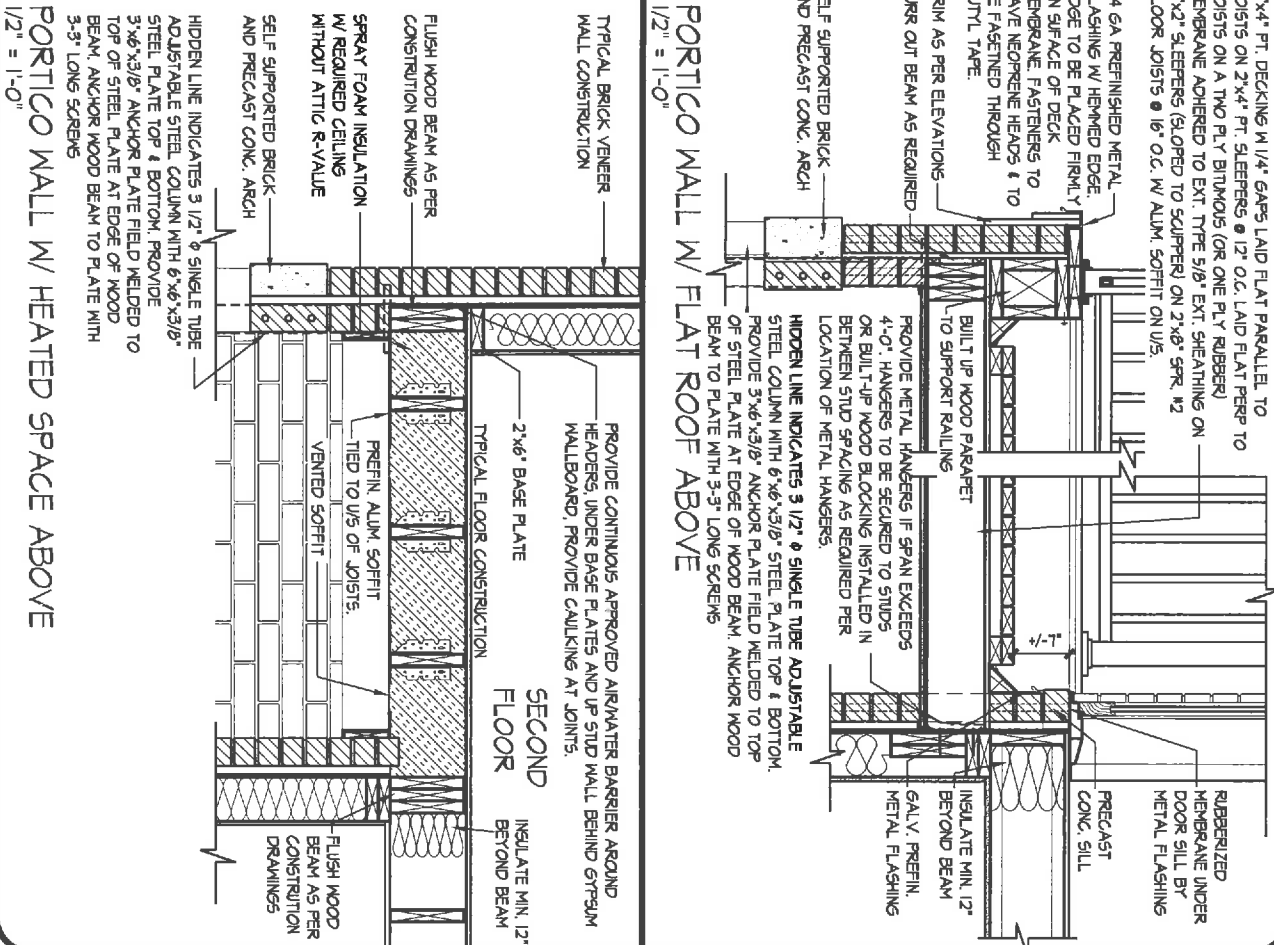


12 TYPICAL BRICK PORTICO WALL

13 FIELD WELDED ANCHOR PLATE AT PORTICO WALL



14 TYPICAL BRICK PORTICO WALL (DOUBLE BRICK VENEER W/ THE WALL)



214090 - ESQUIRE HOMES - KING'S CRESCENT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DRAWING AND ASSURES THAT IT COMPLIES WITH ALL CITY, COUNTY, AND STATE REQUIREMENTS SET FORTH IN THE CANADIAN BUILDING CODE TO BE A DESIGNER.

NAME: Tony DiCarlo
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 19258 BCIN
HUNT DESIGN ASSOCIATES INC. 19695

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LIMITING DISTANCE LESS THAN 3'-11" (1.20m)			
FIRE RATINGS, (OBC REFERENCE - SB-23)			
COMPONENT	FIRE RATING	CODE REFERENCE	
1/2" (12.7mm) TYPE X GYPSUM WALL BOARD	25 min.	OBC, SB-23.4(2) (TABLE 23.4.A)	
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	OBC, SB-23.4(B) (TABLE 23.4.C)	
TOTAL FIRE RATING	45 min.	OBC, SB-23.4(I)	

GABLE END:
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FIRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIRWATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" O.C. (PROVIDE 1/2" TYPE X GYPSUM BRD. ON INSIDE WHEN LIMITING DISTANCE IS LESS THAN 3'-11" (1.20m))
No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH 1" CLIPS, APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

PRE-MANUFACTURED ALUM. FLASHING
AIR BATTLE TIED TO UNDERSIDE OF ROOF SHEATHING
WITH 2 1/2" MIN. VOID AREA
2"x6" SPRUCE FASCIA BOARD

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH. PROVIDE ATTIC VENTILATION - 1/800 OF INSULATED CEILING AREA WITH 50% AT THE EAVES

PRE-FINISHED FREEZE BOARD VARIES PER ELEVATION

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FIRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIRWATER BARRIER ON 5/8" EXTERIOR GRADE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C., 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.
(GYPSUM SHEATHING, RIGID INSULATION, AND FIREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 4.23.16.3(I))

LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR)
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FIRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR GRADE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C., 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-5702 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE, APPROVED 6 MIL POLY VAPOR BARRIER, 1/2" TYPE X GYPSUM WALLBOARD INTERIOR FINISH.
(GYPSUM SHEATHING, RIGID INSULATION, AND FIREBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 4.23.16.3(I))

LIMITING DISTANCE LESS THAN 23 5/8" (0.60m)

SIDING MUST BE NON-COMBUSTIBLE.

VINYL SIDING IS PERMITTED WHEN 1/2" GYPSUM SHEATHING IS PROVIDED IN PLACE OF 3/8" EXTERIOR GRADE SHEATHING. VINYL SIDING MUST MEET THE REQUIREMENTS OF SECTION 9.10.14.3(2). OF THE O.B.C. HORIZONTAL SIDING TO BE ATTACHED TO STUDS, VERTICAL SIDING TO BE ATTACHED TO HORIZONTAL BLOCKING MEMBERS AS PER MANUF. SPECIFICATIONS

PROVIDE 6" MIN. PRE-FINISHED ALUMINUM BASE FLASHING WITH DRIP LAPPED UNDER APPROVED AIRWATER BARRIER & OVER PRECAST CONG. SILL.

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x0.3" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C., 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR)
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 7/8"x1"x0.3" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C., 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-5702 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE, APPROVED 6 MIL POLY VAPOR BARRIER, 1/2" TYPE X GYPSUM WALLBOARD INTERIOR FINISH.

PROVIDE CONTINUOUS APPROVED AIRWATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS, AIRWATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOR BARRIER.

BASE FLASHING CONFORMING TO TABLE 9.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

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

FINISHED GRADE

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

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (415.4.2)			
MAX. HEIGHT FROM FIN. SLAB TO GRADE		SUPPORTED AT TOP	
STRENGTH	UNAPPORTIONED AT TOP	2.5m	12.5m & 42.15m & 43.0m
THICKNESS		1.5m	6.10' (2.10m)
0	3'-1 1/2" (4.40m)	7'-0" (2.15m)	8'-6" (2.60m)
5	4'-7" (1.40m)	7'-6" (2.30m)	8'-2" (2.50m)
10	4'-1 1/2" (1.30m)	7'-6" (2.30m)	8'-2" (2.35m)
15	4'-1 1/2" (1.30m)	7'-6" (2.30m)	7'-1" (2.25m)
20	3'-1 1/2" (1.10m)	7'-6" (2.30m)	7'-1" (2.35m)
0	4'-7" (1.40m)	7'-6" (2.60m)	4'-3" (2.25m)
10	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
12	4'-1 1/2" (1.30m)	8'-6" (2.60m)	4'-3" (2.25m)

MINIMUM STRIP FOOTING SIZES (415.3)			
NUMBER FLOORS SUPPORTING	LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	24" X 8' X 6' D	20" X 6' X 6' D	16" X 6' X 6' D
2	24" X 8' X 6' D	20" X 6' X 6' D	24" X 8' X 6' D
3	36" X 14' X 4' D	28" X 4' X 4' D	36" X 14' X 4' D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

GABLE END.
STUCCO CLADDING CONFORMING TO O.B.C. SECTION 4.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED AIRWATER BARRIER ON 1/2" EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" O.C. (PROVIDE 1/2" TYPE 'X' GYPSUM BRD. ON INSIDE WHEN LIMITING DISTANCE IS LESS THAN 3'-11" (1.20m))

No. 210 ASPHALT SHINGLES, 5/8" EXTERIOR TYPE SHEATHING WITH 1" CLIPS, APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

PRE-MANUFACTURED ALUM. FLASHING

AIR Baffle TIED TO UNDERSIDE OF ROOF SHEATHING WITH 2 1/2" MIN. VOID AREA

2"x6" SPRUCE FASCIA BOARD

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH, PROVIDE ATTIC VENTILATION 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES

PRE-FINISHED FRIDGE BOARD, VARIES PER ELEVATION

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)
STUCCO FINISH CONFORMING TO O.B.C. SECTION 4.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON 1/2" DENSEGLASS GOLD GYPSUM BOARD ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.

LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FERR)
STUCCO FINISH CONFORMING TO O.B.C. SECTION 4.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON 1/2" DENSEGLASS GOLD GYPSUM BOARD ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE, 1/2" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH.

LIMITING DISTANCE LESS THAN 23 5/8" (0.60m)
CLADDING MUST BE NON-COMBUSTIBLE.

2"x2" @ 16" O.C. FURRING, TOP PLATE TIED TO UNDERSIDE OF CANT. JOISTS, BOTTOM PLATE TIED TO 2"x6" STUD WALL, BRICK NOT TO SUPPORT FURRED WALL.
CONTINUOUS PRE-FINISHED ALUMINUM DRAINAGE TRACK, LAP DRAINAGE MAT OVER DRAINAGE TRACK, PROVIDE CALKING AND BACKEROD AT INTERSECTION WITH PRECAST CONG. SILL

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)
STUCCO FINISH CONFORMING TO O.B.C. SECTION 4.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" MINIMUM EXTERIOR RIGID INSULATION BOARD ON APPROVED DRAINAGE MAT ON 1/2" DENSEGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING O.B.C. 4.23.10.1, BATT INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE, 1/2" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH.

PROVIDE CONTINUOUS APPROVED AIRWATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CALKING AT JOINTS, AIRWATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER

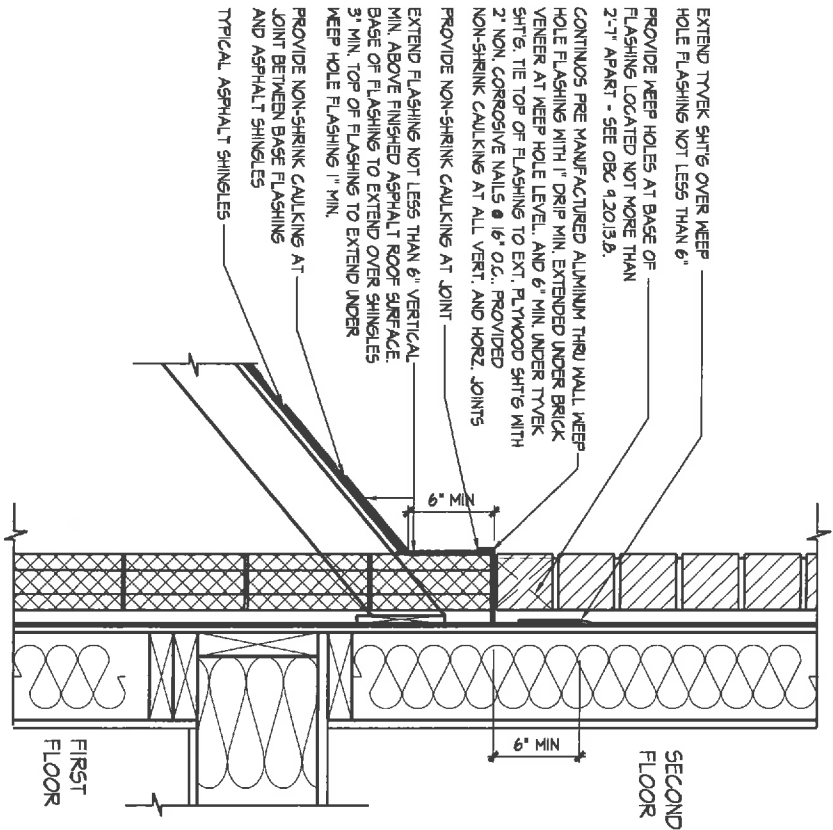
BASE FLASHING CONFORMING TO TABLE 4.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

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

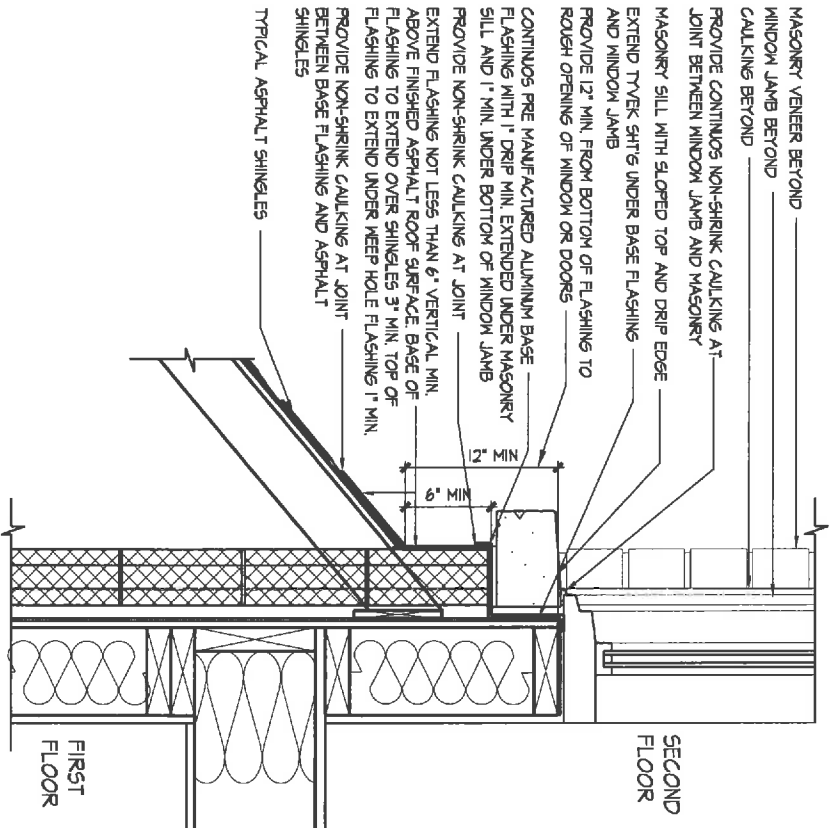
PROVIDE MASONRY PARAPING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (415.4.2)

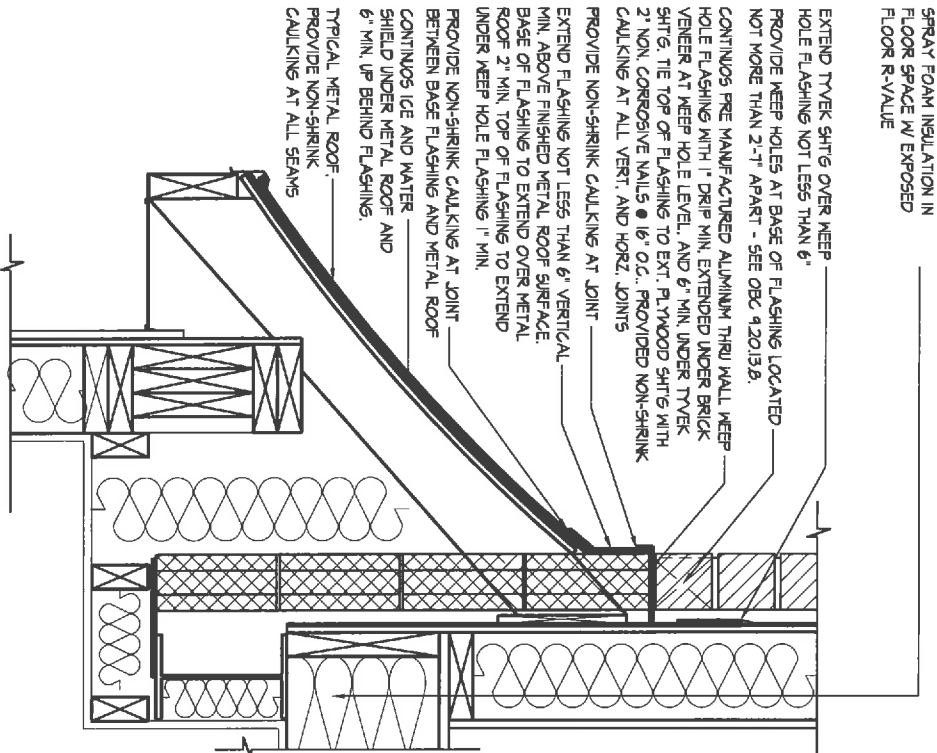
FLOOR FINISH	MAX. HEIGHT FROM FIN. SLAB TO GRADE	SUPPORTED AT TOP	
		Q.25m	Q.2.5m
1	3'-11" (1.20m)	1'-0" (2.5m)	1'-0" (2.5m)
2	4'-7" (1.40m)	1'-6" (2.30m)	1'-6" (2.60m)
3	4'-11" (1.50m)	1'-6" (2.30m)	1'-6" (2.60m)
4	5'-11" (1.80m)	1'-6" (2.30m)	1'-6" (2.60m)
5	6'-7" (2.00m)	1'-6" (2.30m)	1'-6" (2.60m)
6	7'-7" (2.30m)	1'-6" (2.30m)	1'-6" (2.60m)
7	8'-7" (2.60m)	1'-6" (2.30m)	1'-6" (2.60m)
8	9'-7" (2.90m)	1'-6" (2.30m)	1'-6" (2.60m)
9	10'-7" (3.20m)	1'-6" (2.30m)	1'-6" (2.60m)
10	11'-7" (3.50m)	1'-6" (2.30m)	1'-6" (2.60m)
11	12'-7" (3.80m)	1'-6" (2.30m)	1'-6" (2.60m)
12	13'-7" (4.10m)	1'-6" (2.30m)	1'-6" (2.60m)
MINIMUM STRIP FOOTING SIZES (115.3)			
NUMBER FLOORS SUPPORTED	SUPPORTING IN: LOUD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTWALL
1	16" X 6" D	16" X 6" D	16" X 6" D
2	24" X 8" D	20" X 8" D	24" X 8" D
3	36" X 14" D	26" X 14" D	36" X 14" D
NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT			



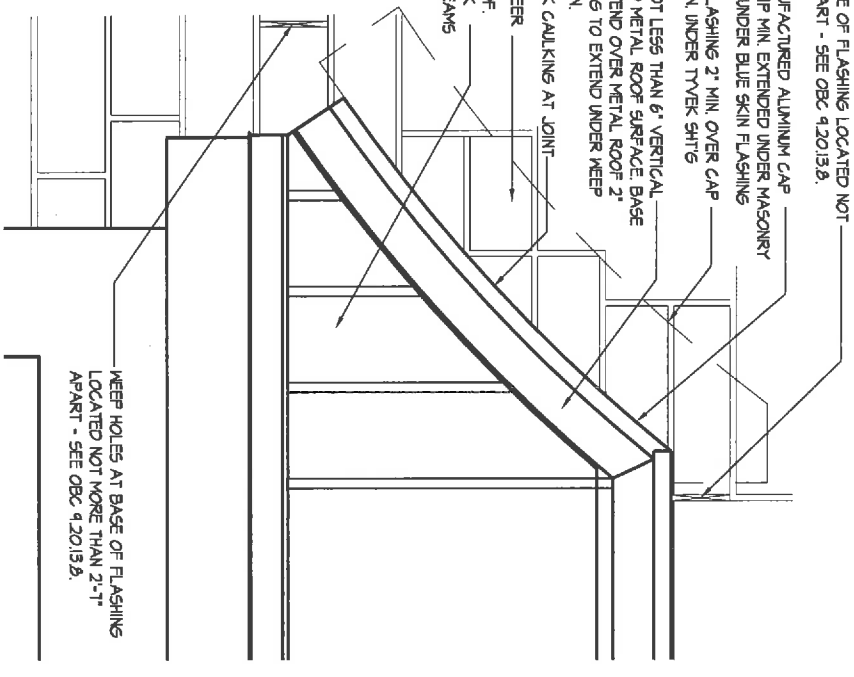
04
1" = 1'-0"
METAL FLASHING @ SHINGLE & MASONRY INTERSECTION



05
1" = 1'-0"
METAL FLASHING AT SHINGLE AND WINDOW SILL



06
1" = 1'-0"
METAL FLASHING AT METAL ROOF AND MASONRY



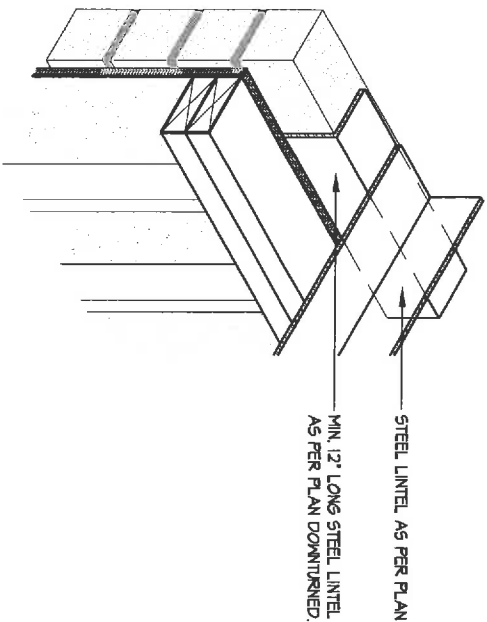
07
1" = 1'-0"
METAL FLASHING CURVERED METAL ROOF

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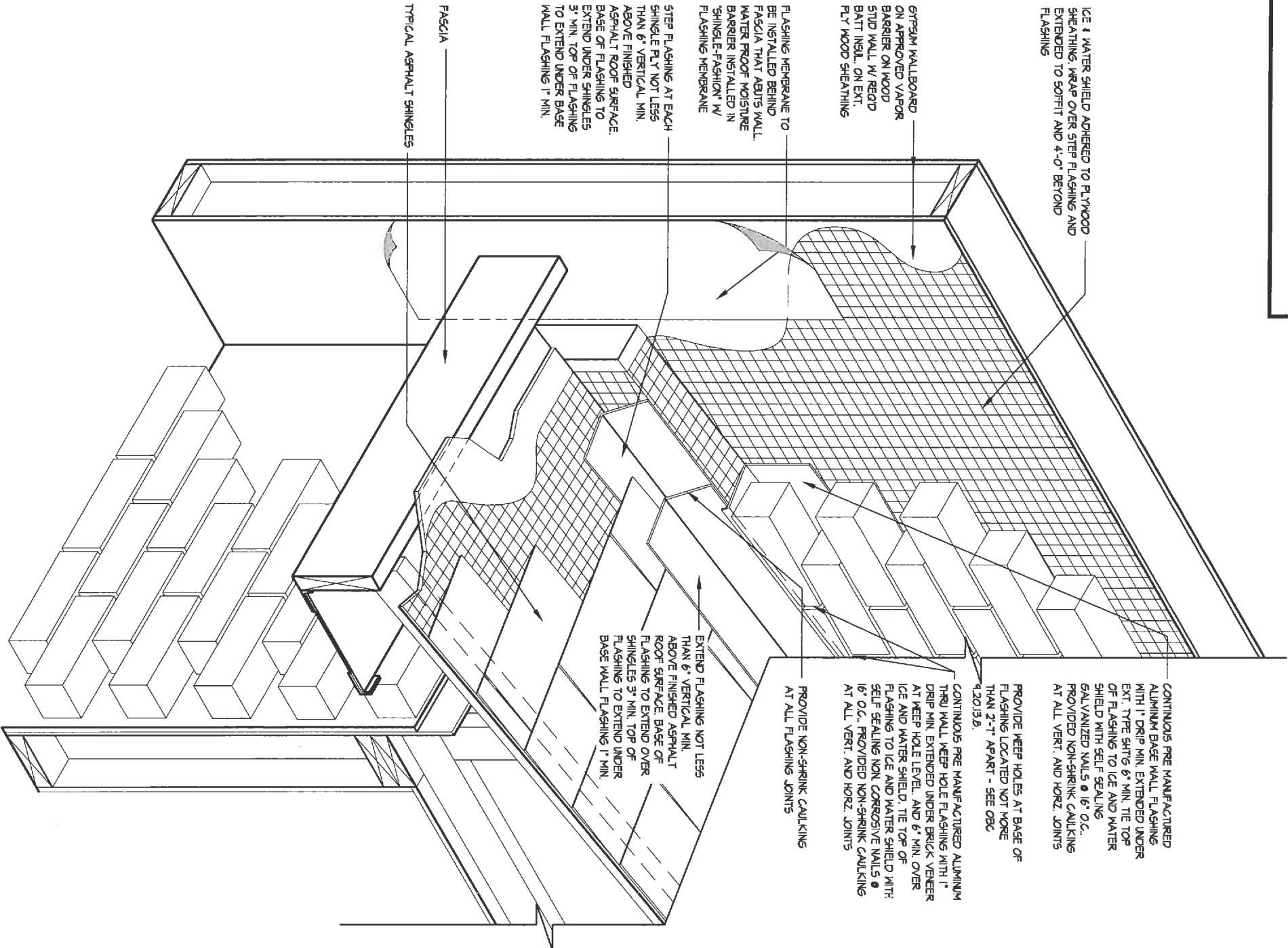
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE CALCULATIONS AND WEBS THE REQUIREMENTS SET OUT IN THE CURRENT BUILDING CODE TO BE A DESIGNER.
CALCULATION INFORMATION
NAME Tony Dicarbo
REGISTRATION INFORMATION SIGNATURE 19258
HUNT DESIGN ASSOCIATES INC. 19996

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ISOMETRIC
12" LONG STEEL LINTEL SUPPORTING
PERPENDICULAR STEEL LINTEL ABOVE



08 METAL FLASHING AT MASONRY WALL (ISOMETRIC)
1" = 1'-0"

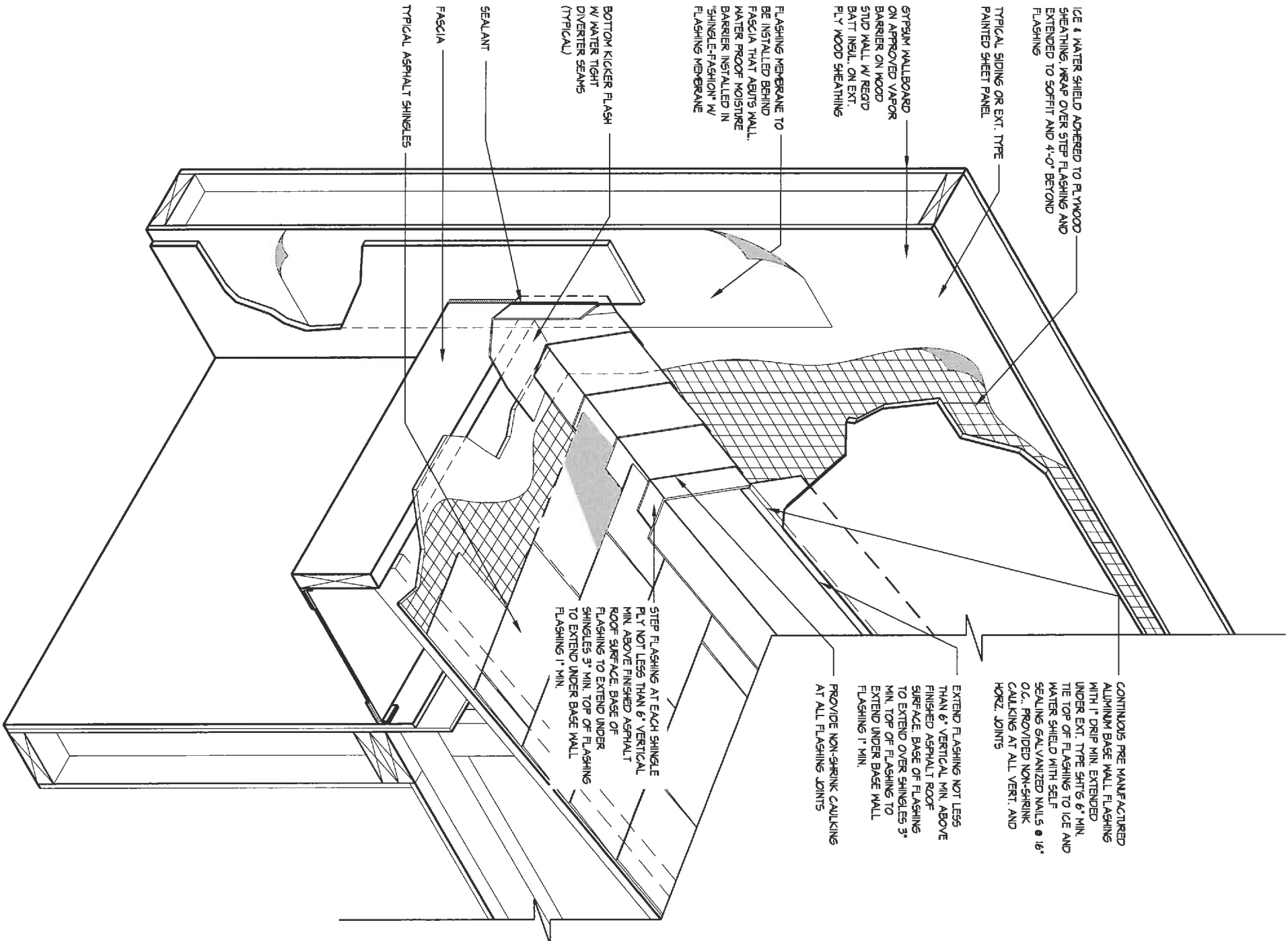
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND SPECIFICATIONS AND WISELY THE REQUIREMENTS SET OUT IN THE BUILDING CODE TO BE A DESIGNER.

NAME: Tony D'Amico
REGISTRATION INFORMATION: SIGNATURE: 19258
HUNT DESIGN ASSOCIATES INC. 19895

214090 - ESQUIRE HOMES - KING'S CRESCENT

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09 METAL FLASHING AT EXTERIOR PANEL WALL (ISOMETRIC)
1" = 1'-0"

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

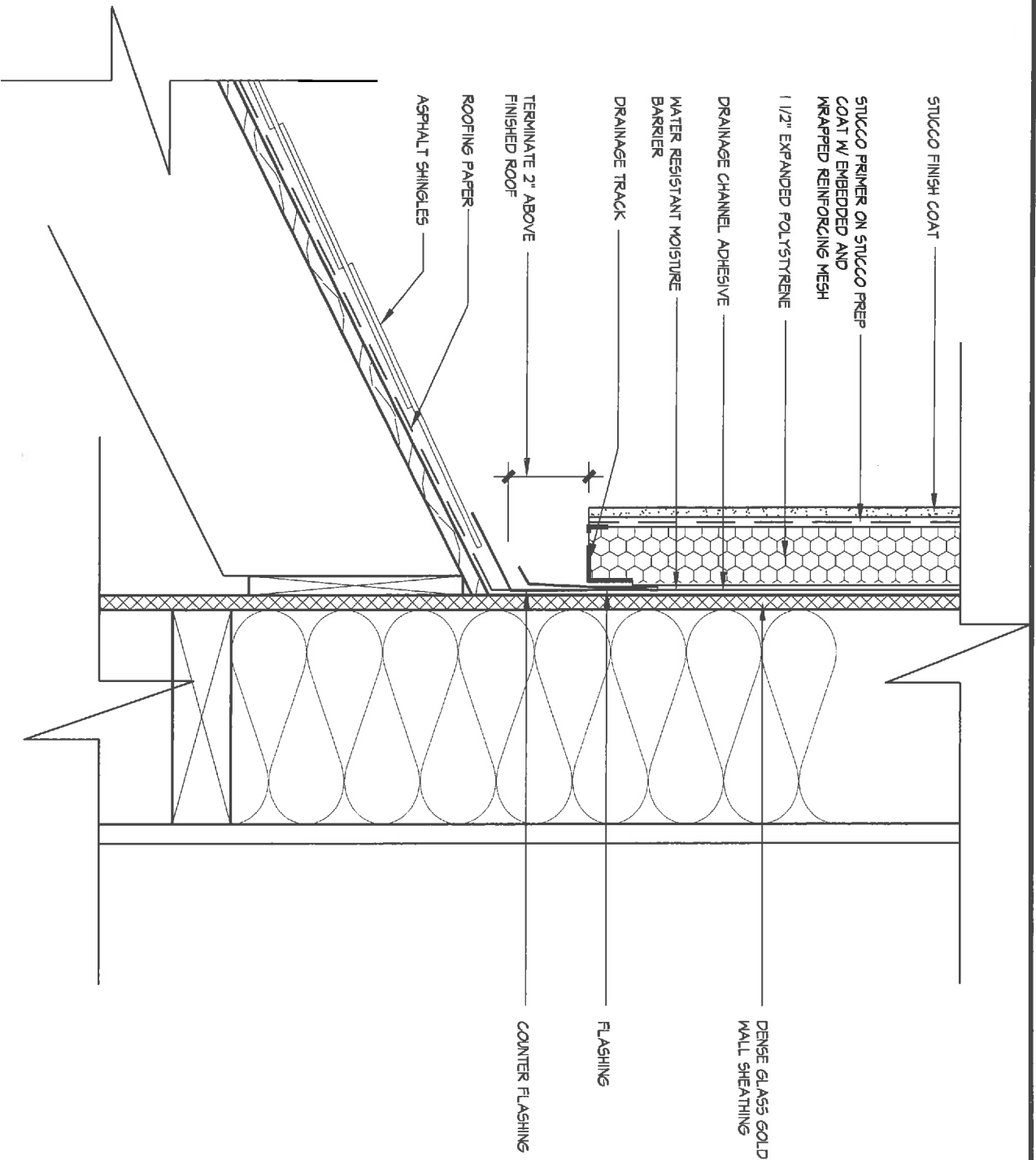
NAME Tony D'Carlo
REGISTRATION INFORMATION SIGNATURE
HUNT DESIGN ASSOCIATES INC. 19258
19895

214090 - ESQUIRE HOMES - KING'S CRESCENT

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11
3"=1'-0" TYPICAL SIDING TO METAL FLASHING AT SHINGLES & STUCCO INTERSECTION

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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 MINIMUM STANDARD CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION

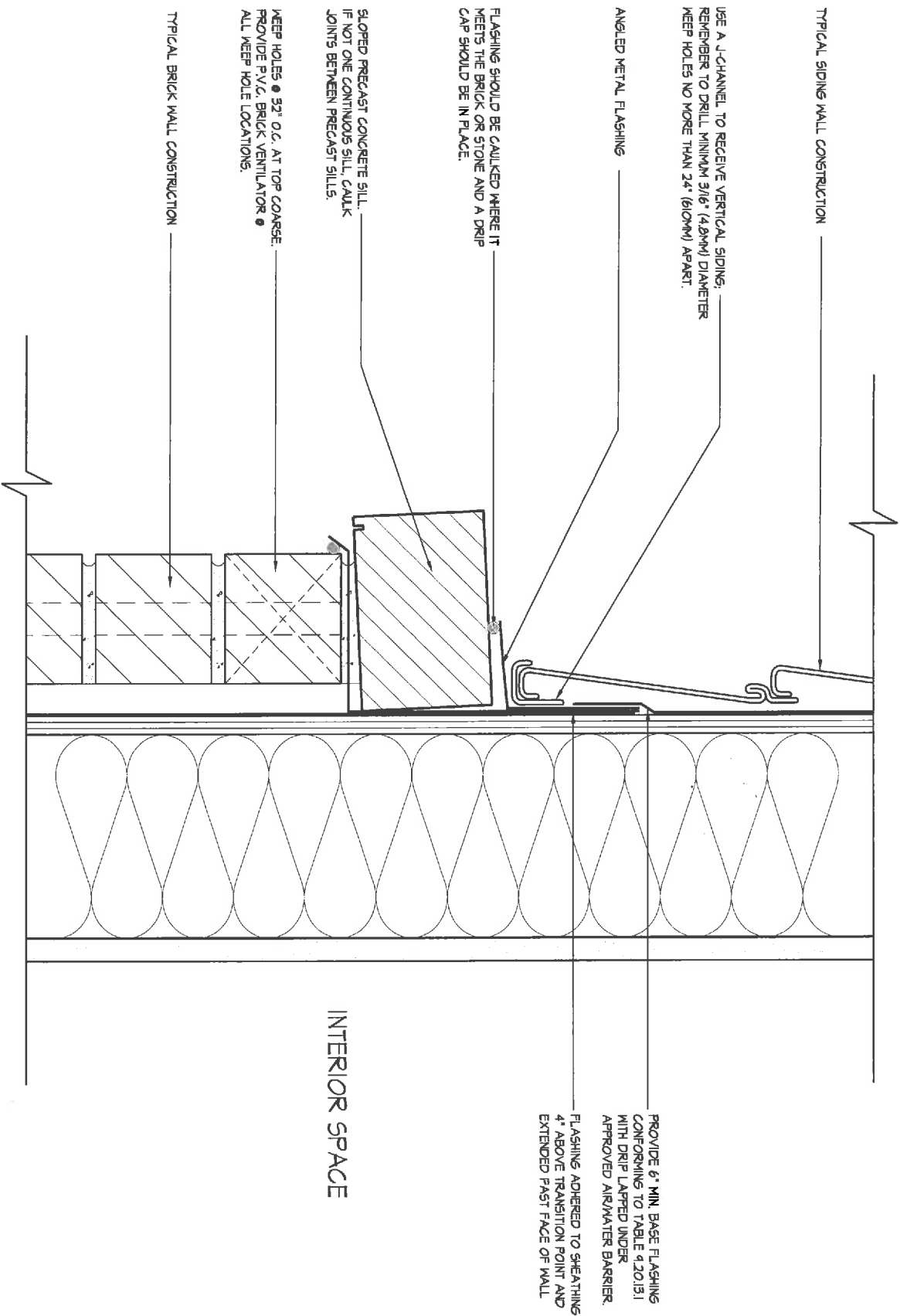
NAME Tony Dicarilo
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19298
BCN
19865



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13
3"=1'-0"

TYPICAL SIDING TO MASONRY TRANSITION W/ DOUBLE FLASHING, DETAIL

214090 - ESQUIRE HOMES - KING'S CRESCENT

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

NAME Tony Dicarlo
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19258
19685



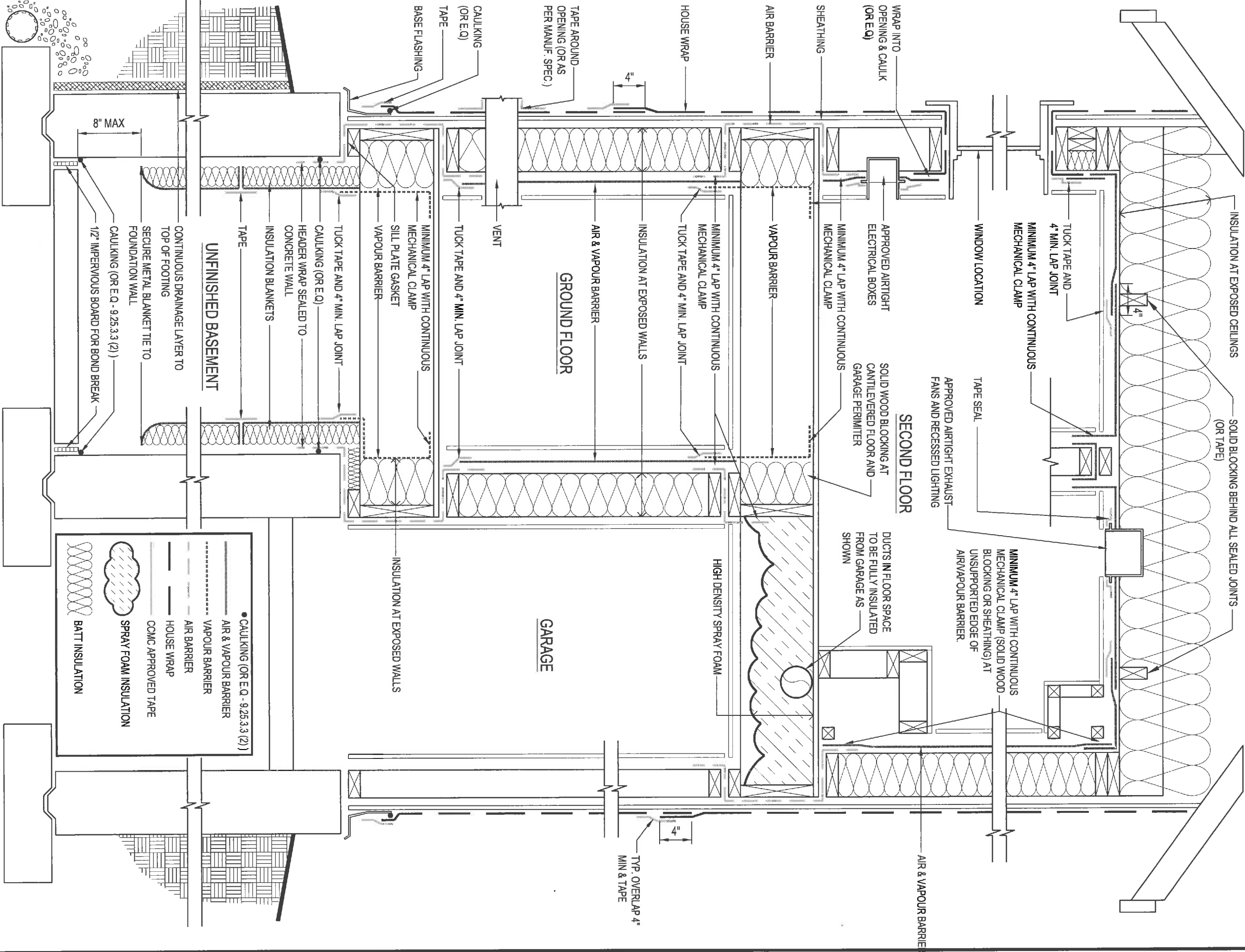
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REFER TO MANUFACTURER'S SPECIFICATIONS FOR SPECIFIC INSTALLATION METHODS.



14 CONTINUOUS AIR BARRIER SYSTEM (9.25.3.3 (2))
1" = 1'-0"

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QUALIFICATION INFORMATION

NAME
REGISTRATION INFORMATION
SIGNATURE

19258
BON

HUNT DESIGN ASSOCIATES INC.

19665

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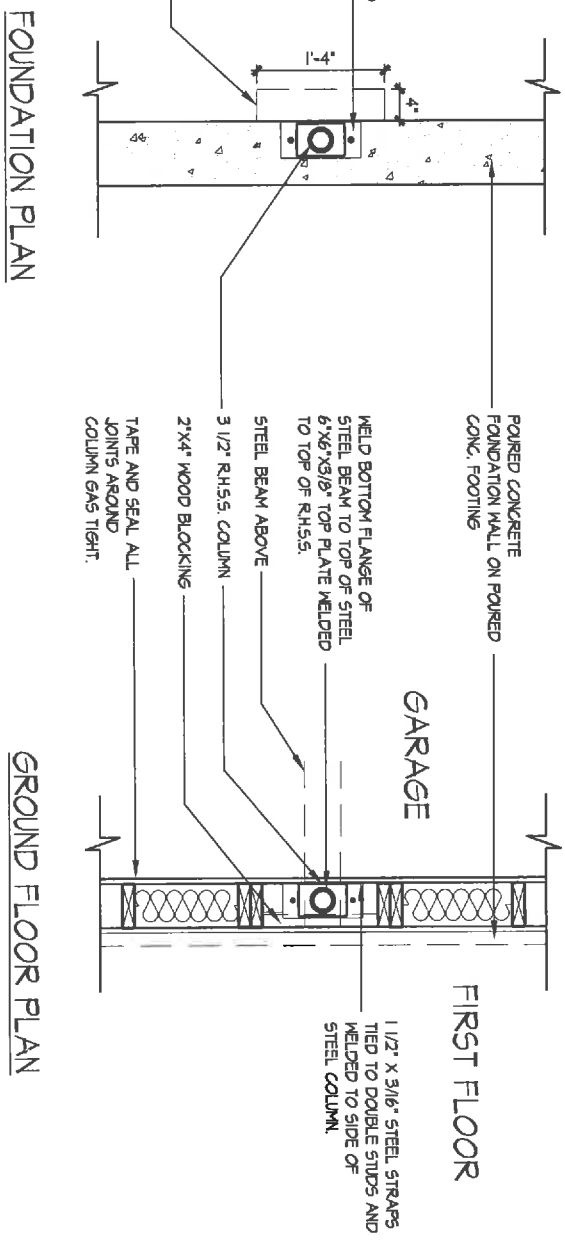
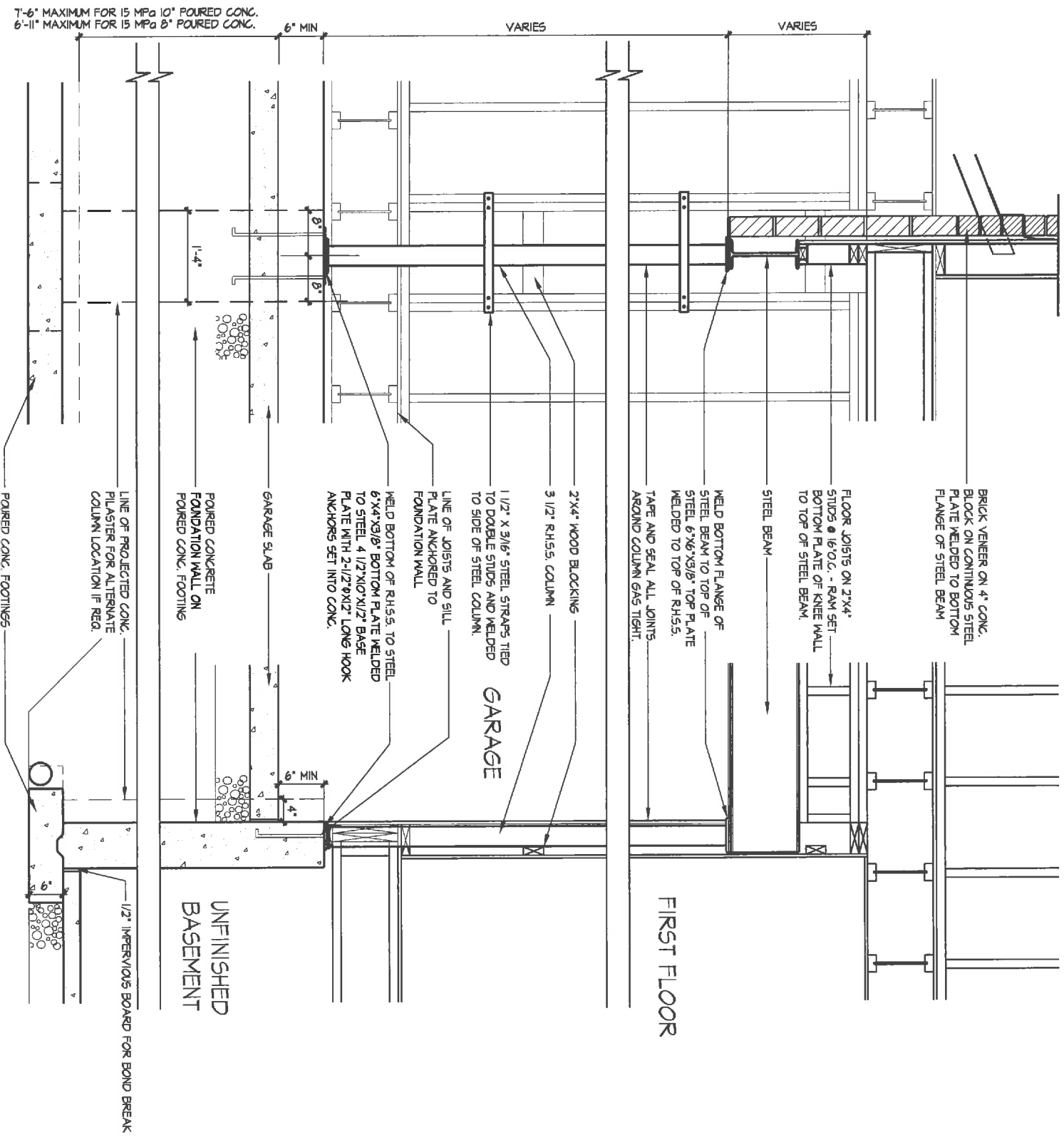
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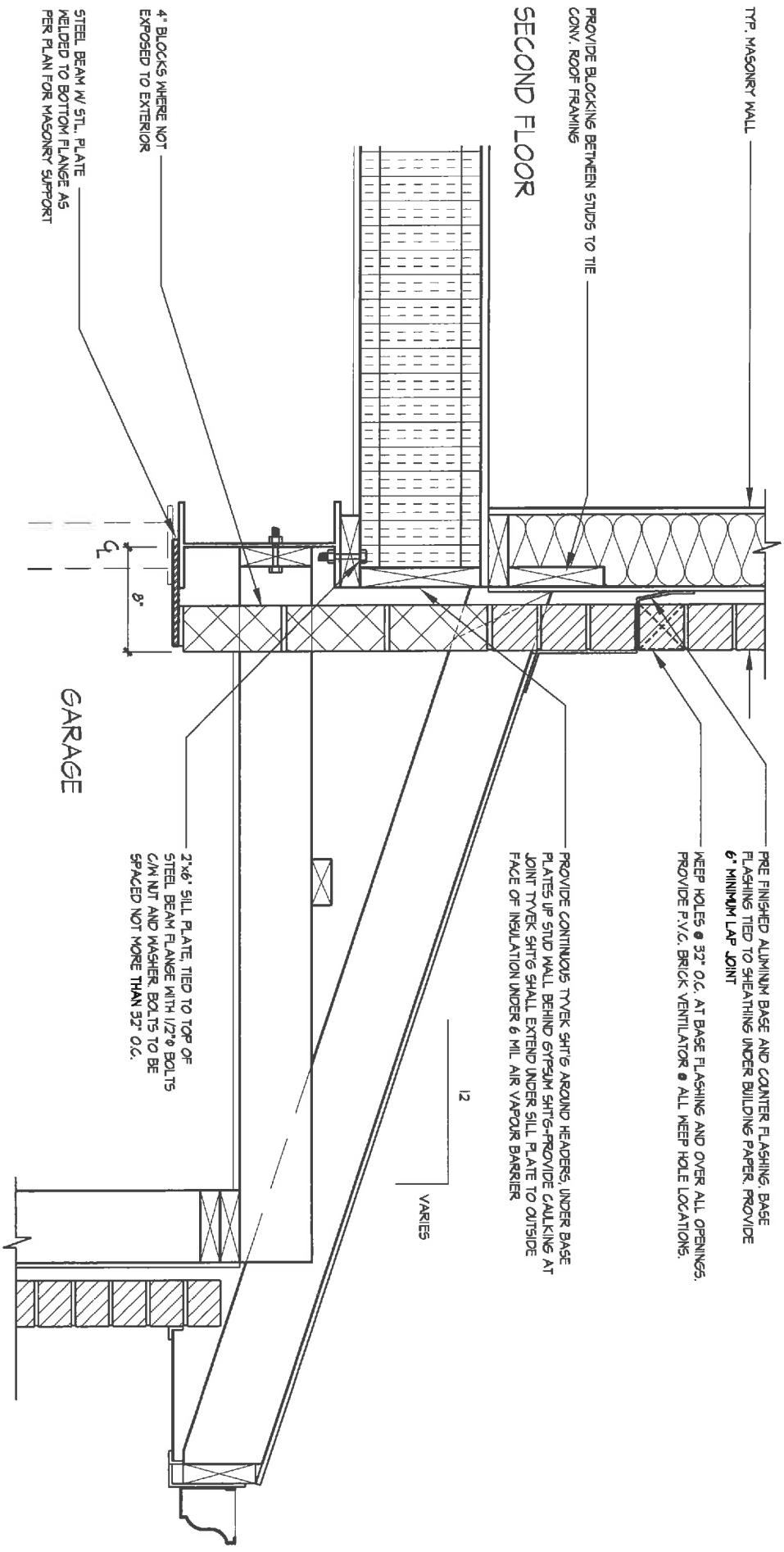
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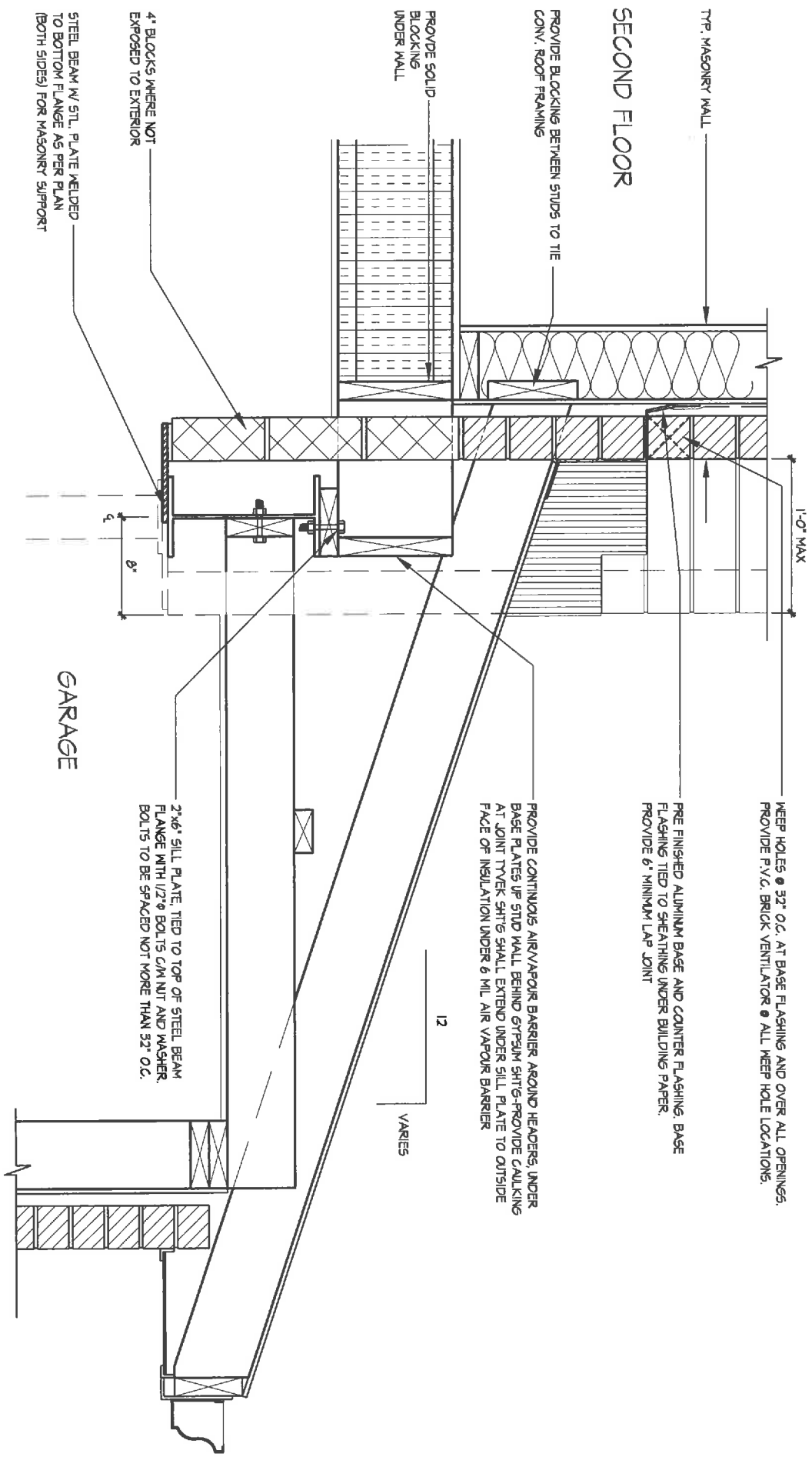
01
1/2" = 1'-0"

STEEL COLUMN AT FOUNDATION WALL

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02 STEEL BEAM AT GARAGE CEILING
1" = 1'-0"



03 STEEL BEAM W/ DOUBLE PLATE AT GARAGE CEILING
1" = 1'-0"

214090 - ESQUIRE HOMES - KING'S CRESCENT

ATTIC SPACE

APPROVED WOOD ROOF TRUSSES HANG TO SIDE OF BUILT-UP WOOD BEAM WITH APPROVED METAL JOIST HANGERS. SEE APPROVED TRUSS DRAWINGS FOR HANGER TYPE

ROOF JOISTS HANG TO SIDE OF BUILT-UP WOOD BEAM WITH APPROVED METAL JOIST HANGERS
MIN. 25' OF AIR SPACE IS REQUIRED BETWEEN THE TOP OF THE INSULATION TO THE UNDERSIDE OF SHEATHING AS PER OBC (A19.13)
2"x6" CONT. TOP PLATE TIED TO UNDERSIDE OF ROOF JOIST
INSULATION BACKUP WOOD BLOCKING

FLUSH WOOD BEAM
SEE PLANS FOR SIZE
2"x4" CEILING JOISTS @ 16" O.C.
TOE NAILED TO SIDE OF WOOD BEAM AND ROOF JOISTS
No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE ROOF SHEATHING WITH 1/4" CLIPS, ROOF JOISTS @ 16" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. (ROOF JOISTS SIZE TO CONFORM WITH O.B.C. 4.23.4.2) 2"x2" PURLINS @ 16" O.C. PERPENDICULAR TO 2"x12" SPR#2 ROOF JOIST. INSULATION W/ REQUIRED CEILING WITHOUT ATTIC R-VALUE IN JOIST CAVITY.
APPROVED VAPOUR BARRIER AND 1/2" CEILING BOARD ON UNDERSIDE WITH 25% AT EAVES AND 25% AT THE TOP OF THE SPACE.

LIVING AREA

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE ROOF SHEATHING WITH 1/4" CLIPS, ROOF JOISTS @ 16" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. (ROOF JOISTS SIZE TO CONFORM WITH O.B.C. 4.23.4.2) 2"x2" PURLINS @ 16" O.C. PERPENDICULAR TO 2"x12" SPR#2 ROOF JOIST. INSULATION W/ REQUIRED CEILING WITHOUT ATTIC R-VALUE IN JOIST CAVITY.
APPROVED VAPOUR BARRIER AND 1/2" CEILING BOARD ON UNDERSIDE WITH 25% AT EAVES AND 25% AT THE TOP OF THE SPACE.

1/4" EXTERIOR TYPE SHEATHING, 2"x6" STUDS SPACED PER O.B.C. 4.23.10.1. INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" GYPSUM WALLBOARD INT. FINISH, WALL ASSEMBLY CALC. AS PER O.B.C. 4.23.1.1, 12.3.2.1 & 12.3.3

TYPICAL FLOOR ASSEMBLY
PROVIDE INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN FLOOR SPACE

MAIN FLOOR

TYPICAL CEILING ASSEMBLY
INSULATION W/ REQUIRED CEILING W/ ATTIC SPACE R-VALUE

ATTIC SPACE

PROVIDE A 22"x28" MIN. INSULATED AND WEATHER STRIPPED ATTIC ACCESS HATCH FOR ROOF SPACES GREATER THAN 108 SQ. FT. IN AREA, 3'-3" MIN. IN LENGTH OR WIDTH AND NOT LESS THAN 24" IN HEIGHT. (A19.12)

2"x6" BOTTOM PLATE WITH CONTINUOUS WOOD BLOCKING AT UNDERSIDE

01 SLOPED EXPOSED CEILING W/ INTERSECTING KNEEWALL

1/2" = 1'-0"

ATTIC SPACE

APPROVED WOOD ROOF TRUSSES HANG TO SIDE OF BUILT-UP WOOD BEAM WITH APPROVED METAL HANGERS-SEE APPROVED TRUSS DRAWINGS FOR HANGER TYPE

ROOF JOISTS HANG TO SIDE OF BUILT-UP WOOD BEAM WITH APPROVED METAL JOIST HANGERS
MIN. 25' OF AIR SPACE IS REQUIRED BETWEEN THE TOP OF THE INSULATION TO THE UNDERSIDE OF SHEATHING AS PER OBC (A19.13)

FLUSH WOOD BEAM
SEE PLANS FOR SIZE
2"x4" CEILING JOISTS @ 16" O.C.
TOE NAILED TO SIDE OF WOOD BEAM AND ROOF JOISTS
No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE ROOF SHEATHING WITH 1/4" CLIPS, ROOF JOISTS @ 16" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. (ROOF JOISTS SIZE TO CONFORM WITH O.B.C. 4.23.4.2) 2"x2" PURLINS @ 16" O.C. PERPENDICULAR TO 2"x12" SPR#2 ROOF JOIST. INSULATION W/ REQUIRED CEILING WITHOUT ATTIC R-VALUE IN JOIST CAVITY.
APPROVED VAPOUR BARRIER AND 1/2" CEILING BOARD ON UNDERSIDE WITH 25% AT EAVES AND 25% AT THE TOP OF THE SPACE.

INSULATION W/ REQUIRED CEILING W/ ATTIC SPACE R-VALUE

LIVING AREA

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE ROOF SHEATHING WITH 1/4" CLIPS, ROOF JOISTS @ 16" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. (ROOF JOISTS SIZE TO CONFORM WITH O.B.C. 4.23.4.2) 2"x2" PURLINS @ 16" O.C. PERPENDICULAR TO 2"x12" SPR#2 ROOF JOIST. INSULATION W/ REQUIRED CEILING WITHOUT ATTIC R-VALUE IN JOIST CAVITY.
APPROVED VAPOUR BARRIER AND 1/2" CEILING BOARD ON UNDERSIDE WITH 25% AT EAVES AND 25% AT THE TOP OF THE SPACE.

AIR Baffle TIED TO UNDERSIDE OF ROOF SHEATHING WITH 1" MIN. UNOBSTRUCTED VOID AREA
PROVIDE ADEQUATE SPACE FOR INSULATION DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS. INSULATION VALUE SHALL NOT BE LESS THAN R20 (3.52 RSI) AS PER O.B.C. 5B-12 3.11.8.

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH. PROVIDE ATTIC VENTILATION - 1/50 OF INSULATED CEILING AREA WITH 25% AT TOP OF SPACE AND 25% AT BOTTOM OF SPACE

02 SLOPED EXPOSED CEILING TO EXTERIOR WALL

1/2" = 1'-0"

OPEN TO MAIN FLOOR BELOW

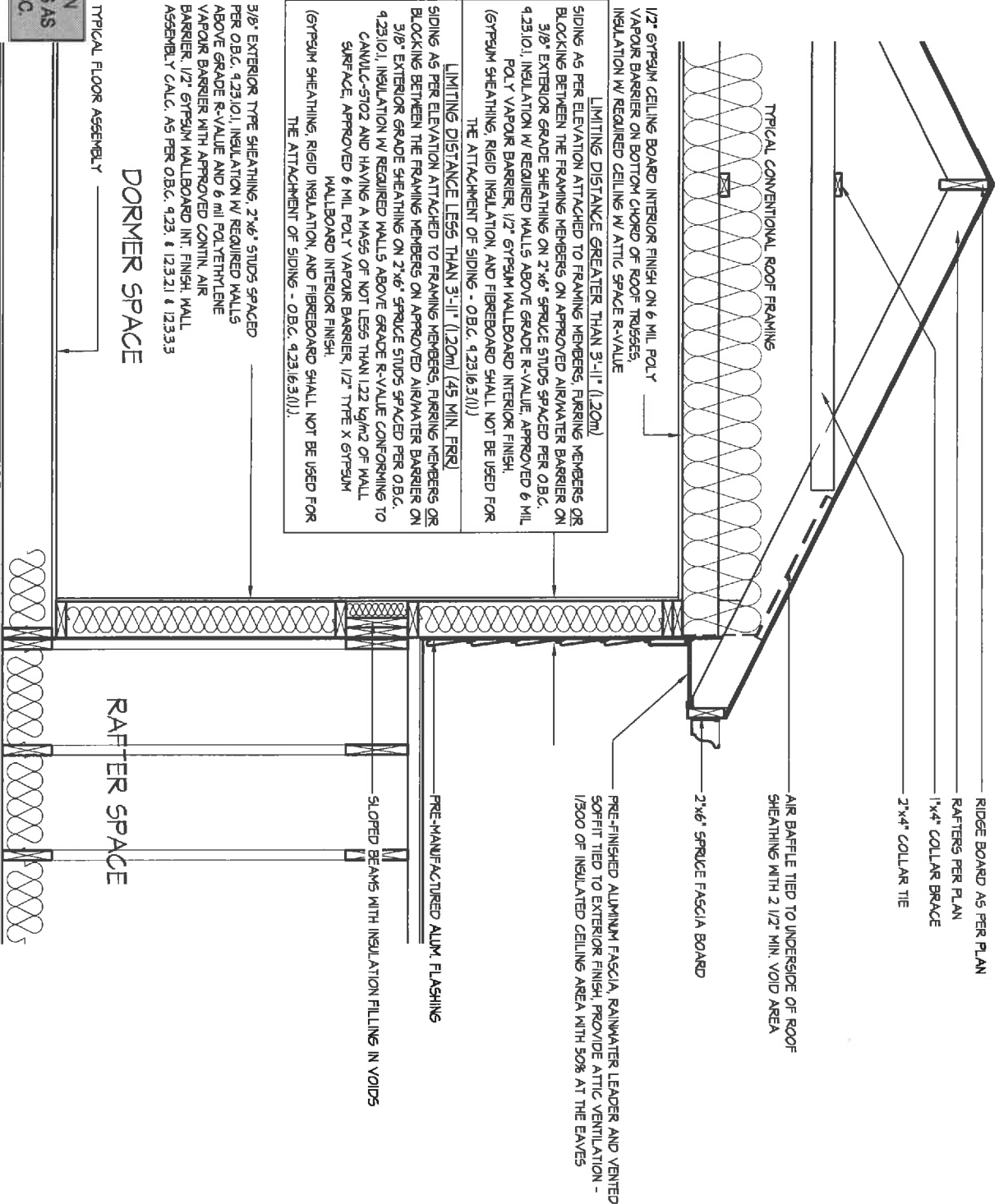
214090 - ESQUIRE HOMES - KING'S CRESCENT

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

NAME Tony DiCarlo 19258
REGISTRATION INFORMATION B.O.N.
SIGNATURE
HUNT DESIGN ASSOCIATES INC. 19895

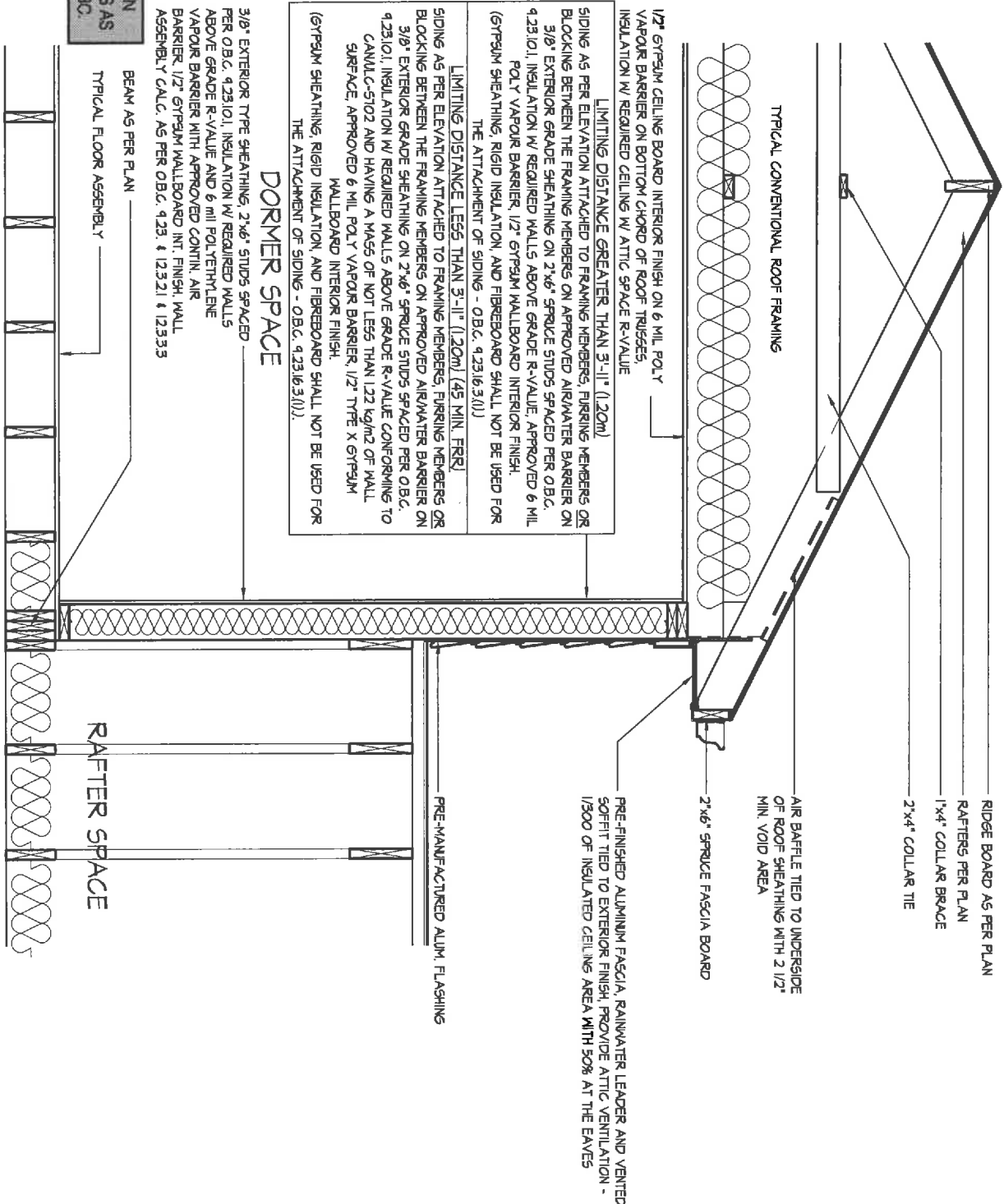
Detail Division Number and Title
DIVISION 6
GENERAL WOOD FRAMING DETAILS
HUNT DESIGN ASSOCIATES INC.
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REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3, OF THE OBC.

06
1/2" = 1'-0"
TYPICAL LOFT DORMER W/ SLOPED BEAMS



REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3, OF THE OBC.

07
1/2" = 1'-0"
TYPICAL LOFT DORMER W/ FRAMED WALLS

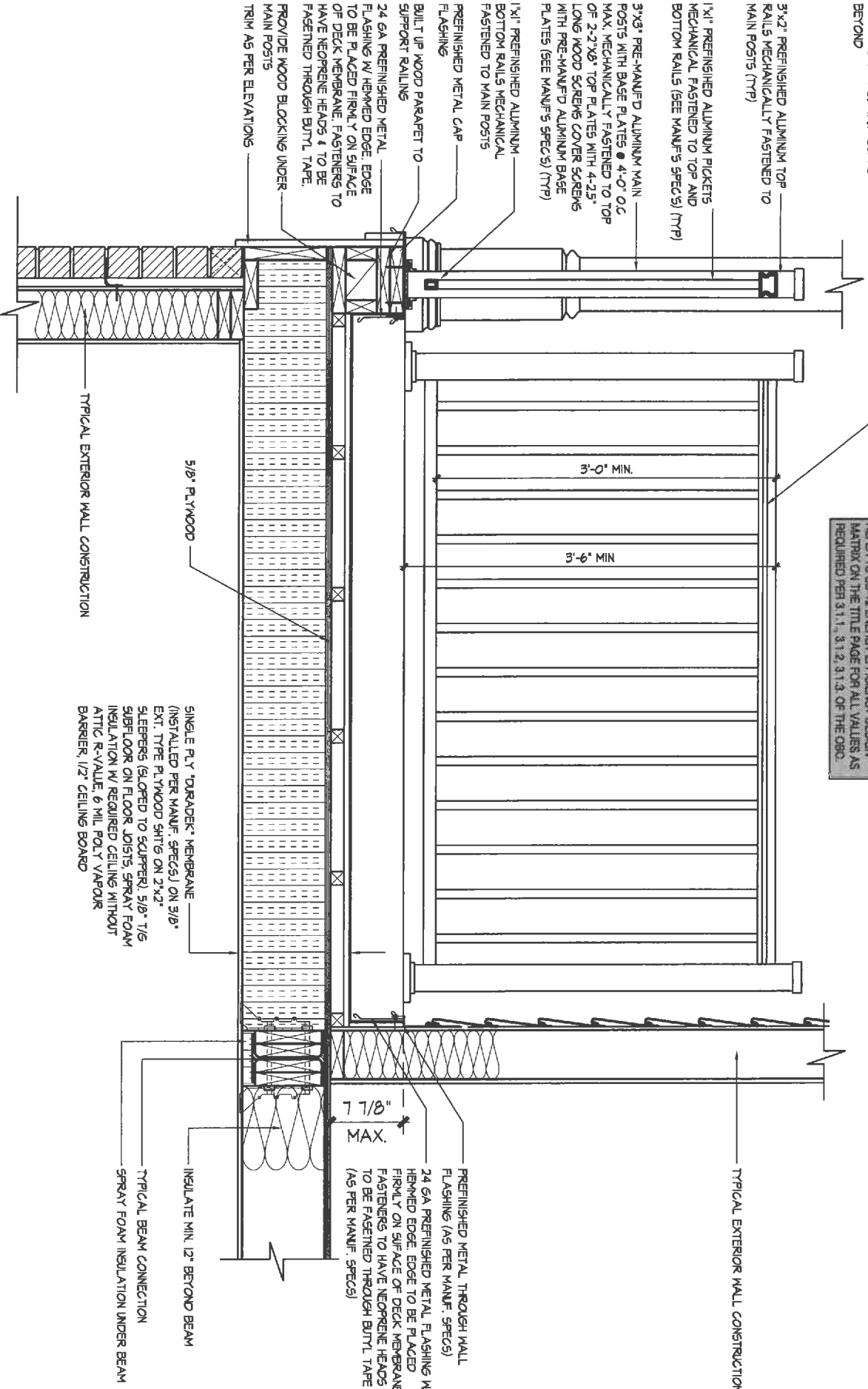
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QUALIFICATION INFORMATION
NAME: Tony Dicarfo
REGISTRATION INFORMATION: 19258
SIGNATURE: [Signature]
BOB: 19695
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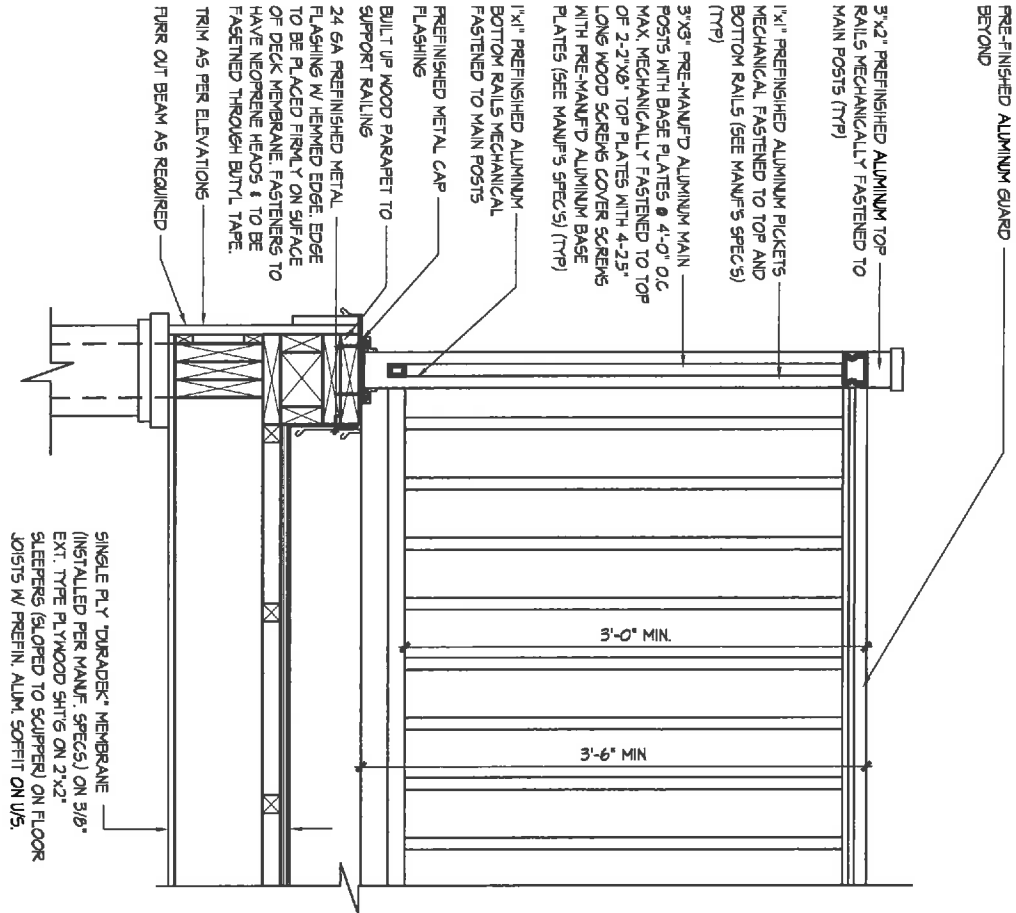
PRE-FINISHED ALUMINUM GUARD
BEYOND

REFER TO SB-12 ENERGY EFFICIENCY DESIGN
MATRIX ON THE TITLE PAGE FOR ALL VALUES AS
REQUIRED PER 3.1.1, 3.1.2, 3.1.3 OF THE OBC.



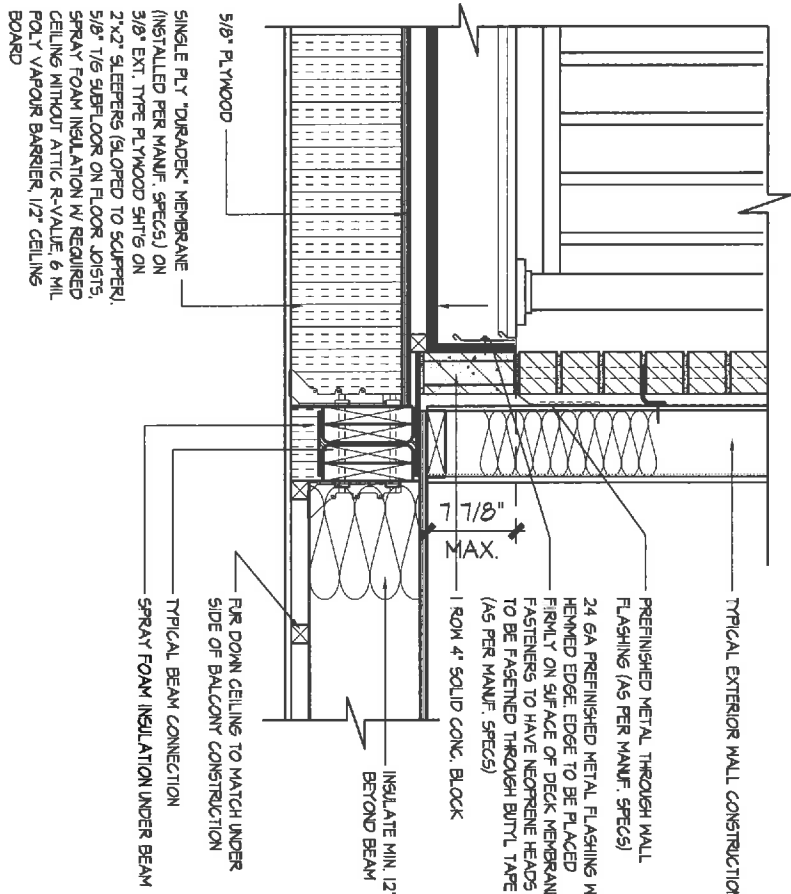
08
3/4"=1'-0"

SIDING, TYPICAL BALCONY OVER HEATED SPACE



09
3/4"=1'-0"

TYPICAL BALCONY OVER UNHEATED SPACE



10
3/4"=1'-0"

MASONRY VANNER, TYPICAL BALCONY OVER HEATED SPACE

REFER TO SB-12 ENERGY EFFICIENCY DESIGN
MATRIX ON THE TITLE PAGE FOR ALL VALUES AS
REQUIRED PER 3.1.1, 3.1.2, 3.1.3 OF THE OBC.

214090 - ESQUIRE HOMES - KING'S CRESCENT

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

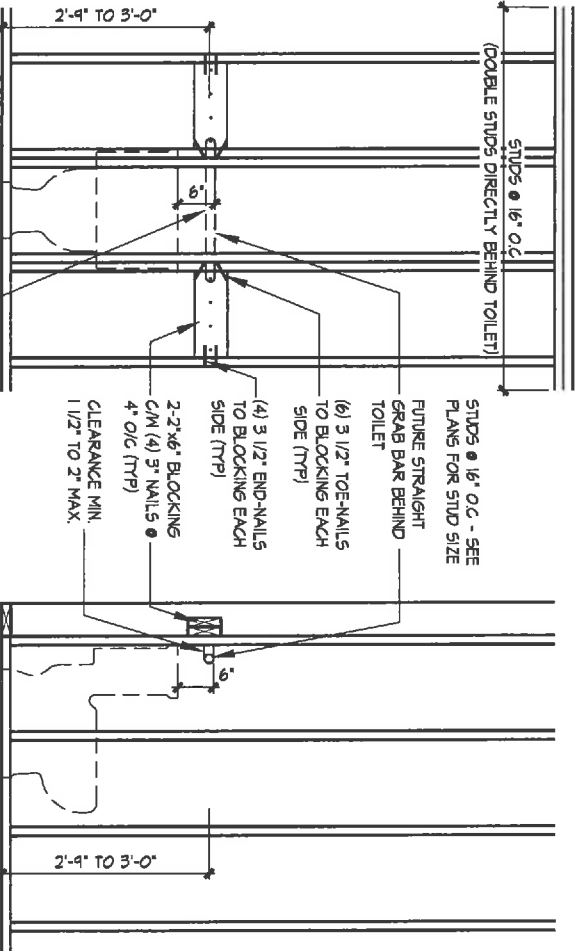
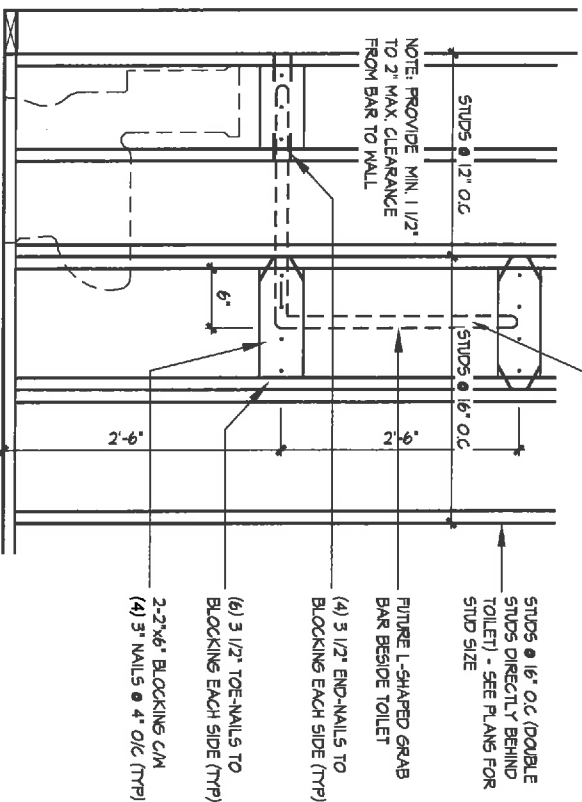
NAME **Tony DiCarlo** 19258
REGISTRATION INFORMATION **BOB** 19695
HUNT DESIGN ASSOCIATES INC.

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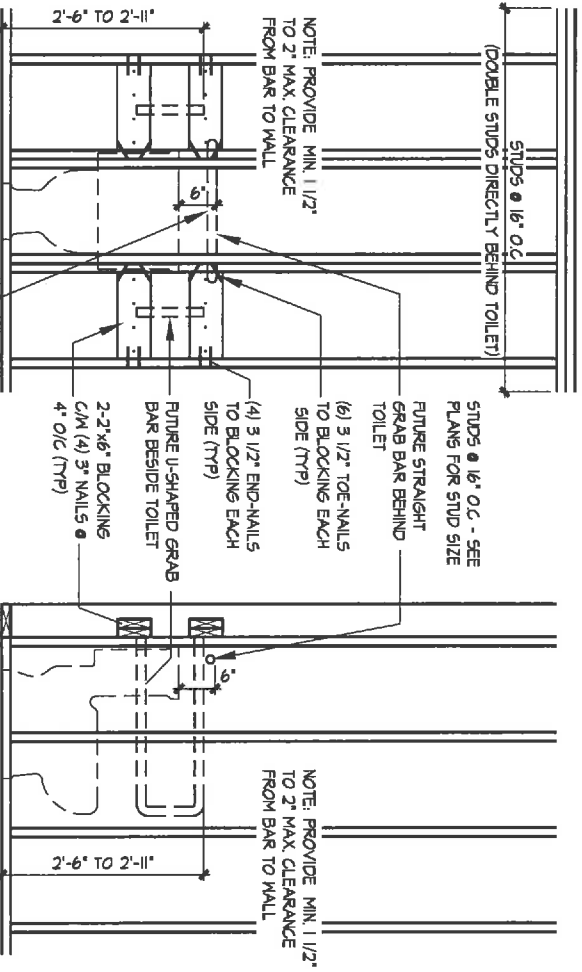
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GENERAL WOOD FRAMING DETAILS

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GRAB BAR TO CONFORM TO 3.8.3.13(d), CONTINUOUS L-SHAPED WITH 30" LONG HORIZONTAL AND VERTICAL COMPONENTS, WALL MOUNTED WITH THE HORIZONTAL COMPONENT 30" ABOVE THE FLOOR AND THE VERTICAL COMPONENT 6" IN FRONT OF THE WATER CLOSET

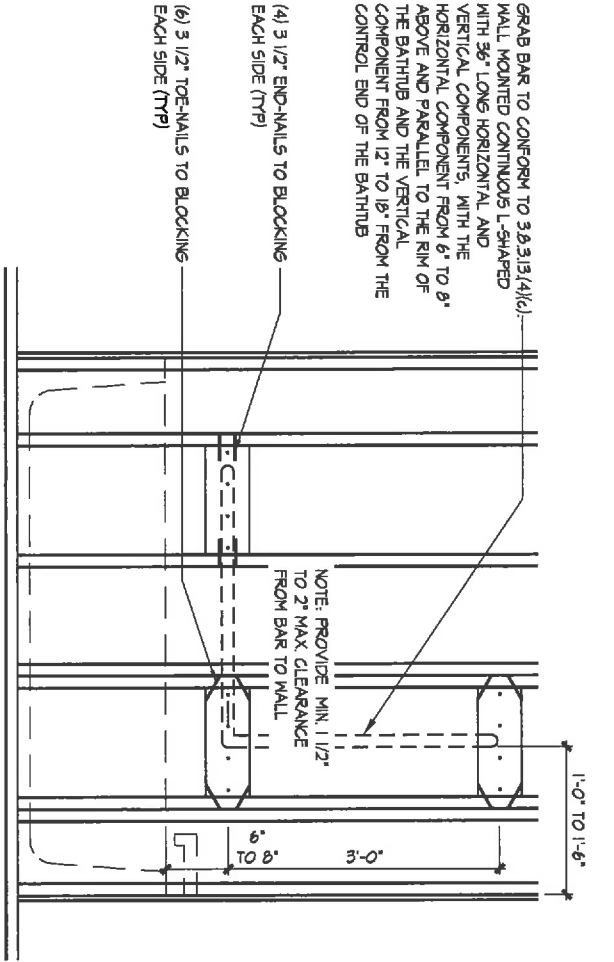
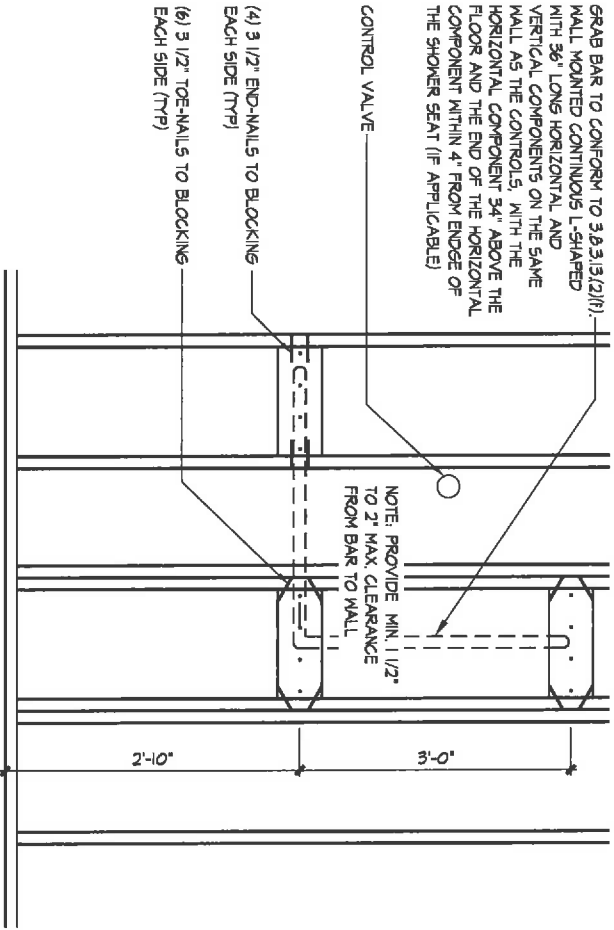


GRAB BAR TO CONFORM TO 3.8.3.13(c), MIN. 24" LONG GRAB BAR MOUNTED HORIZONTALLY ON THE WALL FROM 2'-4" TO 3'-0" ABOVE THE FLOOR AND 6" ABOVE THE WATER TANK (IF APPLICABLE)



GRAB BAR TO CONFORM TO 3.8.3.13(c), MIN. 24" LONG GRAB BAR MOUNTED HORIZONTALLY ON THE WALL FROM 2'-4" TO 3'-0" ABOVE THE FLOOR AND 6" ABOVE THE WATER TANK (IF APPLICABLE)

11 1/2" = 1'-0" STUD WALL REINFORCEMENT FOR WATER CLOSET



12 1/2" = 1'-0" STUD WALL REINFORCEMENT FOR SHOWER AND BATHTUB

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.

NAME: Tony DiCarlo
SIGNATURE: [Signature]
BCN: 19258
19895

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DESIGN ASSOCIATES INC.
WWW.HUNTASSOCIATESINC.COM

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SECOND FLOOR

WOOD BLOCKING AT EXTENT OF SPRAY FOAM AND APPROVED AIR/WATER BARRIER.

PROVIDE CONTINUOUS 6 MIL. POLY AIR/VAPOR BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS

FOR ENGINEERED FLOORS PROVIDE SCALASH BLOCKS AT FLOOR JOIST EXTENT AS PER MANUFACTURERS SPECIFICATION

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

TYPICAL FLOOR CONSTRUCTION

SPRAY FOAM INSULATION IN FLOOR SPACE W/ EXPOSED FLOOR R-VALUE

5/8" T/G SUBFLOOR AND APPROVED AIR/WATER BARRIER ON FLOOR JOISTS, FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 930.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS. 1/2" GYPSUM BD. ON UNDERSIDE OF FLOOR JOISTS. INSULATION IN JOIST SPACE. TAPE AND SEAL ALL JOINTS GAS TIGHT.

FIRST FLOOR

2-2"x6" TOP PLATE

1/2" GYPSUM BD. ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 923.101. INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE. APPROVED 6 MIL POLY VAPOR BARRIER. 1/2" GYPSUM WALLBOARD INTERIOR FINISHWALL. TAPE AND SEAL ALL JOINTS GAS TIGHT.

FINISHED WOOD TRIM

5/8" T/G SUBFLOOR ON RIM BOARD WITH BLOCKING @ 12" O.C.

PROVIDE WOOD BLOCKING UNDER EACH STUD TIED TO TOP OF SILL WITH INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE.

2"x6" SILL PLATE, TIED TO TOP OF POURED CONC. FND. WALL WITH 8" LONGX1/2" Ø ANCHOR BOLTS C/M NUT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 7'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

GARAGE

MINIMUM 1 1/2" RIM BOARD

1/2" INTERVIOUS BOARD FOR BOND BREAK

4" 32MPa CONC. SLAB WITH 5%-8% AIR ENTRAINMENT ON OPT. 4" CLEAN COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR NATIVE FILL.

GARAGE SLAB

SLOPE GARAGE SLAB TO FRONT MIN 1/8"

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:
2-20M BARS IN TOP PORTION OF WALL (10'-0" 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
- BARS TO HAVE MIN. 2" CONCRETE COVER
- BARS TO EXTEND 2'-0" BEYOND BOTH SIDES OF OPENING

TYPICAL FOUNDATION WALL WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER

CONTINUOUS KEY IN CONCRETE

4" Ø WEEPING TILE, 6" CRUSHED STONE COVER OVER AND AROUND WEEPING TILES.

POURED CONC. FOOTINGS

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 15MPa OR COMPACTED ENGINEERED FILL WITH MIN BEARING CAPACITY OF 150KPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2, 3.1.3. OF THE OBC.

13 FINISHED SUNKEN LANDING AT GARAGE FOUNDATION

1/2" = 1'-0"

214090 - ESQUIRE HOMES - KING'S CRESCENT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE HUNTS DESIGN ASSOCIATES INC. QUALIFICATION INFORMATION

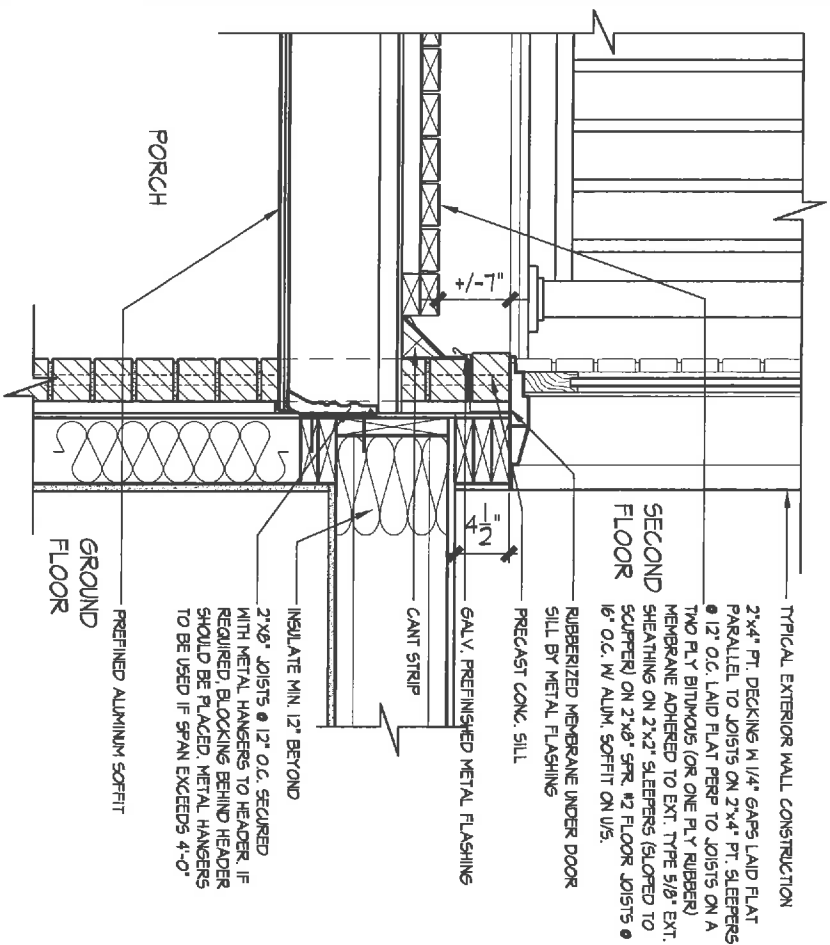
NAME Tony DiCarlo
REGISTRATION INFORMATION SIGNATURE
HUNT DESIGN ASSOCIATES INC.

19238
BORN 1966

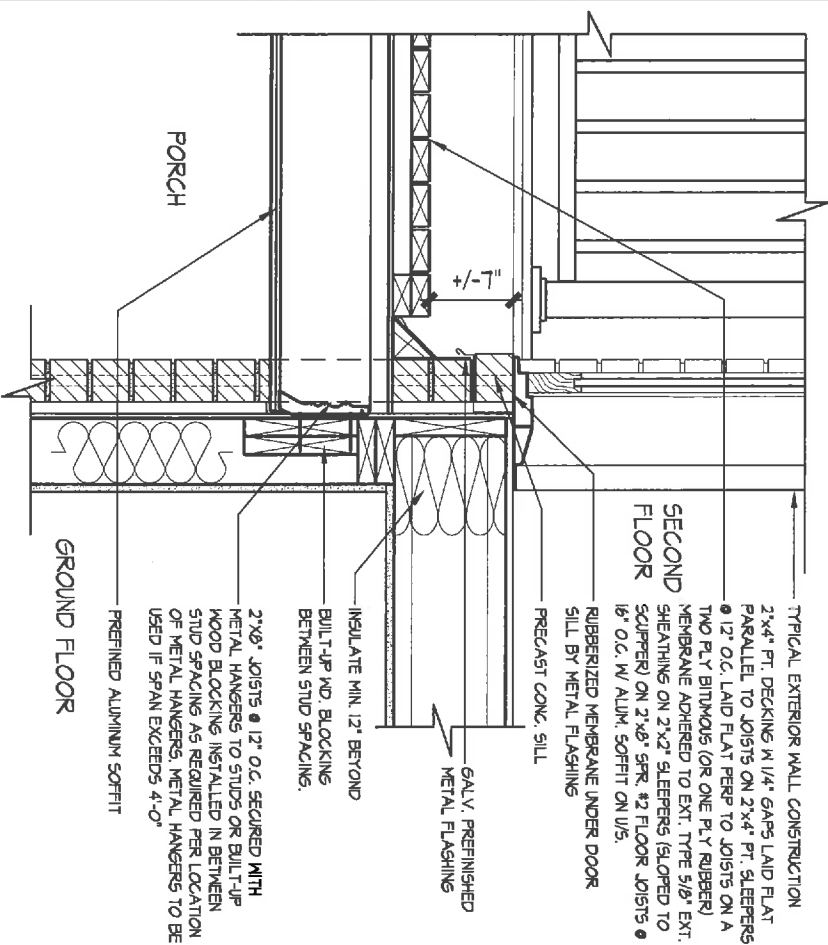
DESIGN ASSOCIATES INC.
HUNTS
www.huntsdesign.ca

Division 6
GENERAL WOOD FRAMING DETAILS
REV. 2016/08/06
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

Page Number
6-7

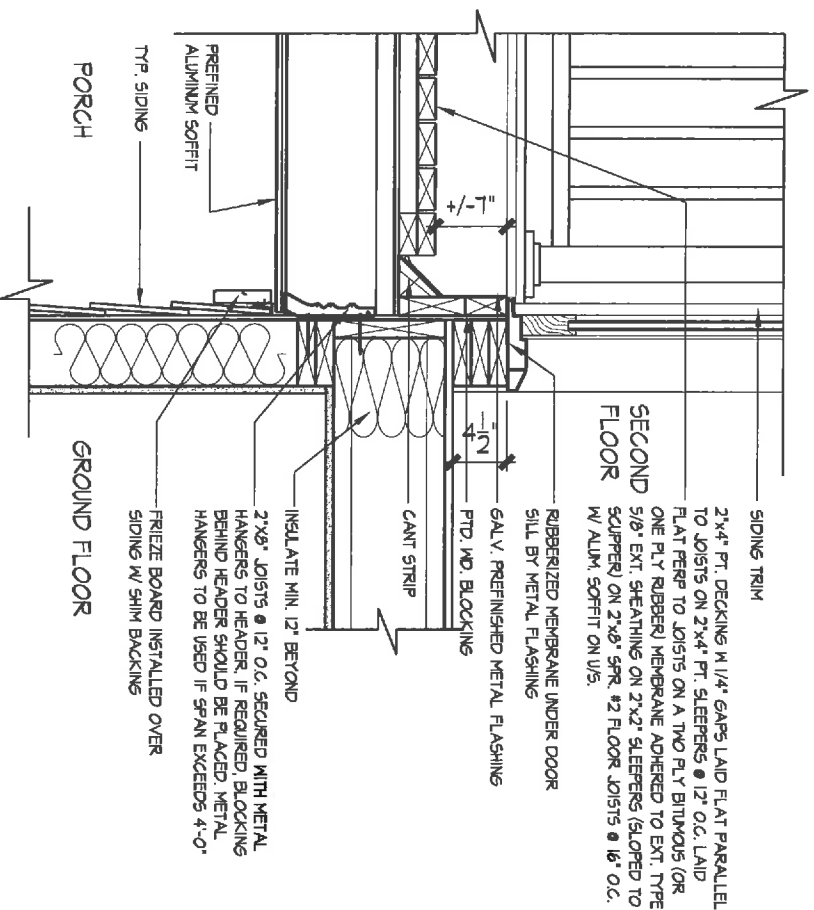


14
3/4"=1'-0"
MASONRY VENEER, TYP. BALCONY @ DOOR THRESHOLD OVER UNHEATED SPACE

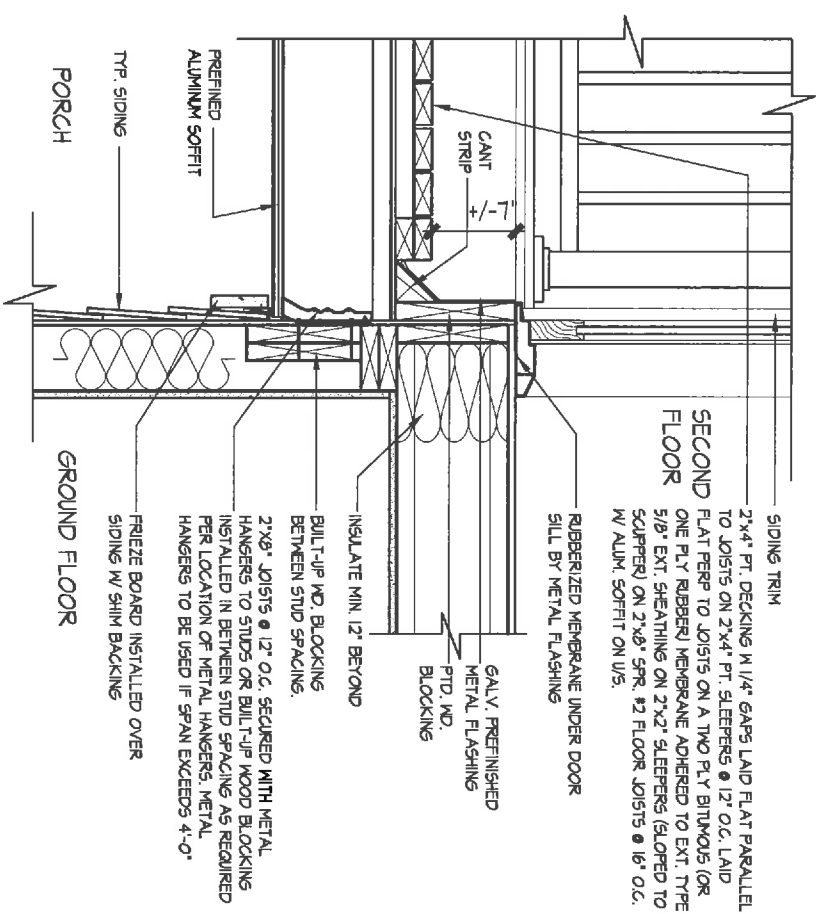


15
3/4"=1'-0"
MASONRY VENEER, TYP. BALCONY @ DOOR THRESHOLD OVER UNHEATED SPACE

FOR CONDITIONS WHERE FOYER
IS SUNKEN A MIN 1 RISER, ENSURE
CLEARANCE OF DOORS &
WINDOWS BELOW 1/5 OF SOFFIT



16
3/4"=1'-0"
HARDIE BRD., TYP. BALCONY @ DOOR THRESHOLD OVER UNHEATED SPACE

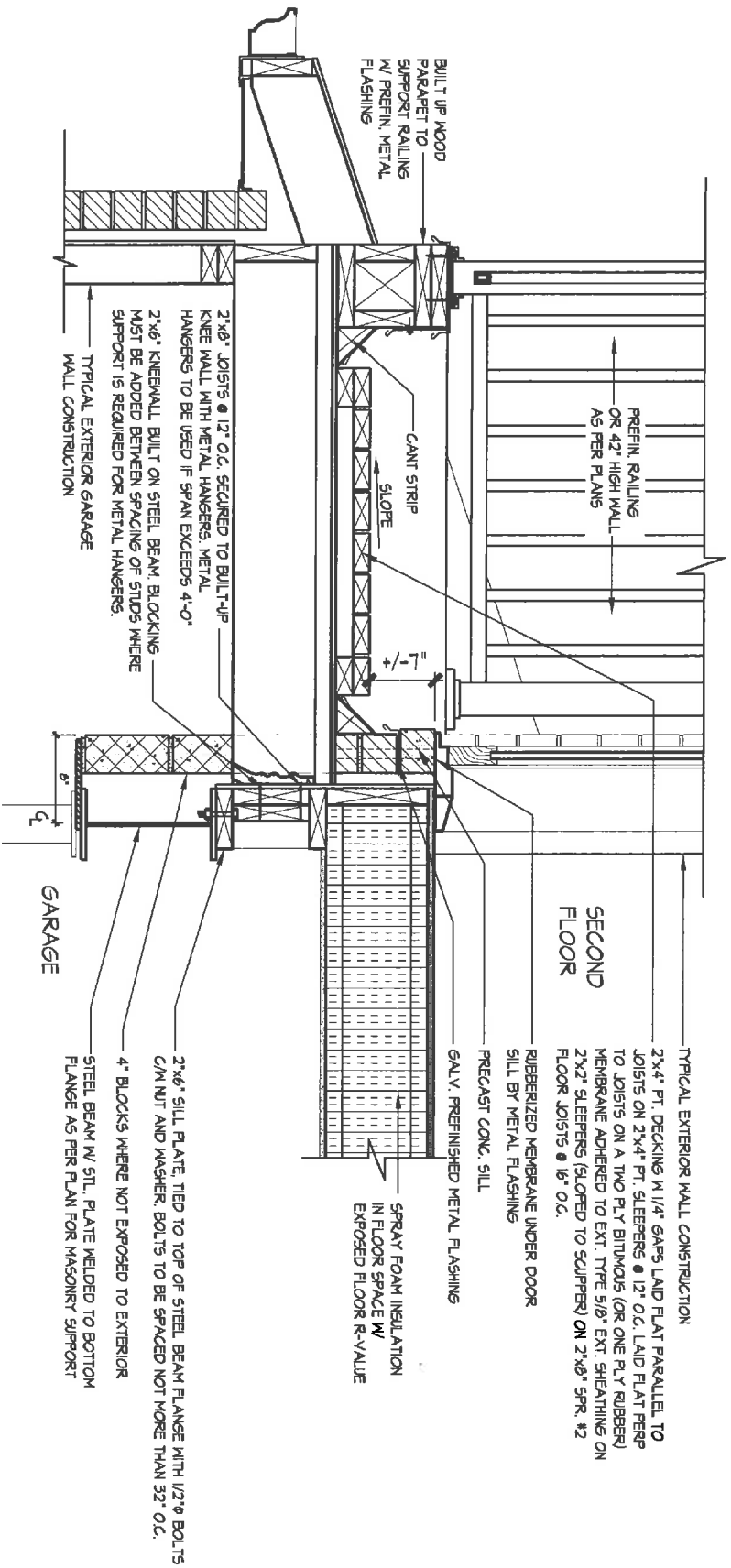


17
3/4"=1'-0"
HARDIE BRD., TYP. BALCONY @ DOOR THRESHOLD OVER UNHEATED SPACE

FOR CONDITIONS WHERE FOYER
IS SUNKEN A MIN 1 RISER, ENSURE
CLEARANCE OF DOORS &
WINDOWS BELOW 1/5 OF SOFFIT

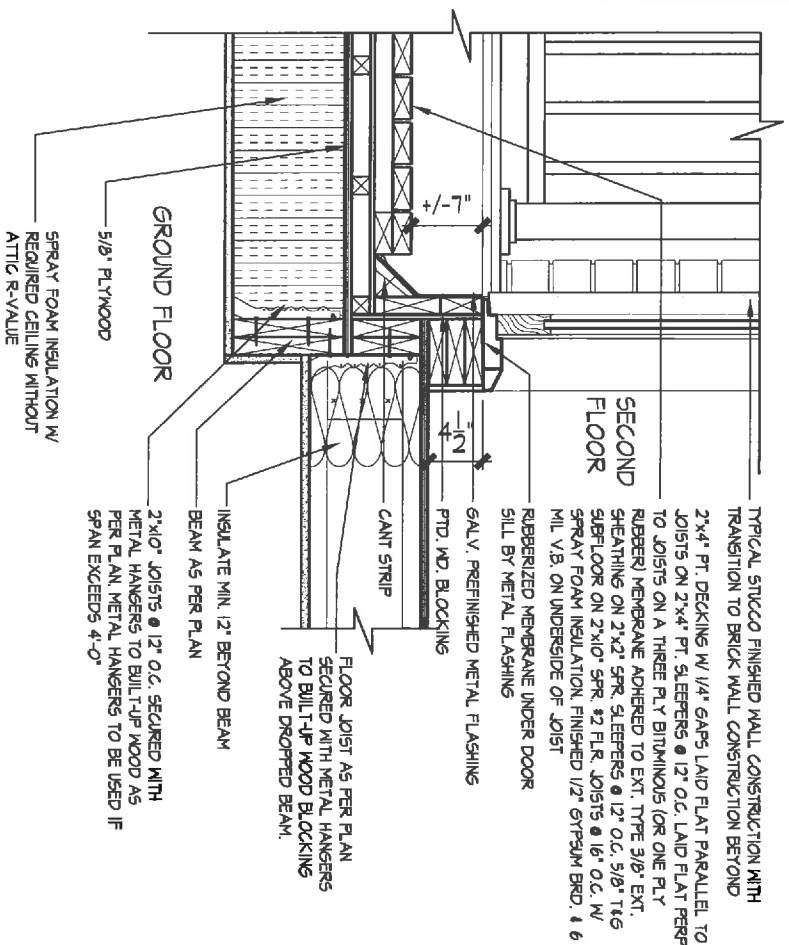
214090 - ESQUIRE HOMES - KING'S CRESCENT

REFER TO SB-12 ENERGY EFFICIENCY DESIGN
MATRIX ON THE TITLE PAGE FOR ALL VALUES AS
REQUIRED PER 3.1.1, 3.1.2, 3.1.3 OF THE CBC.

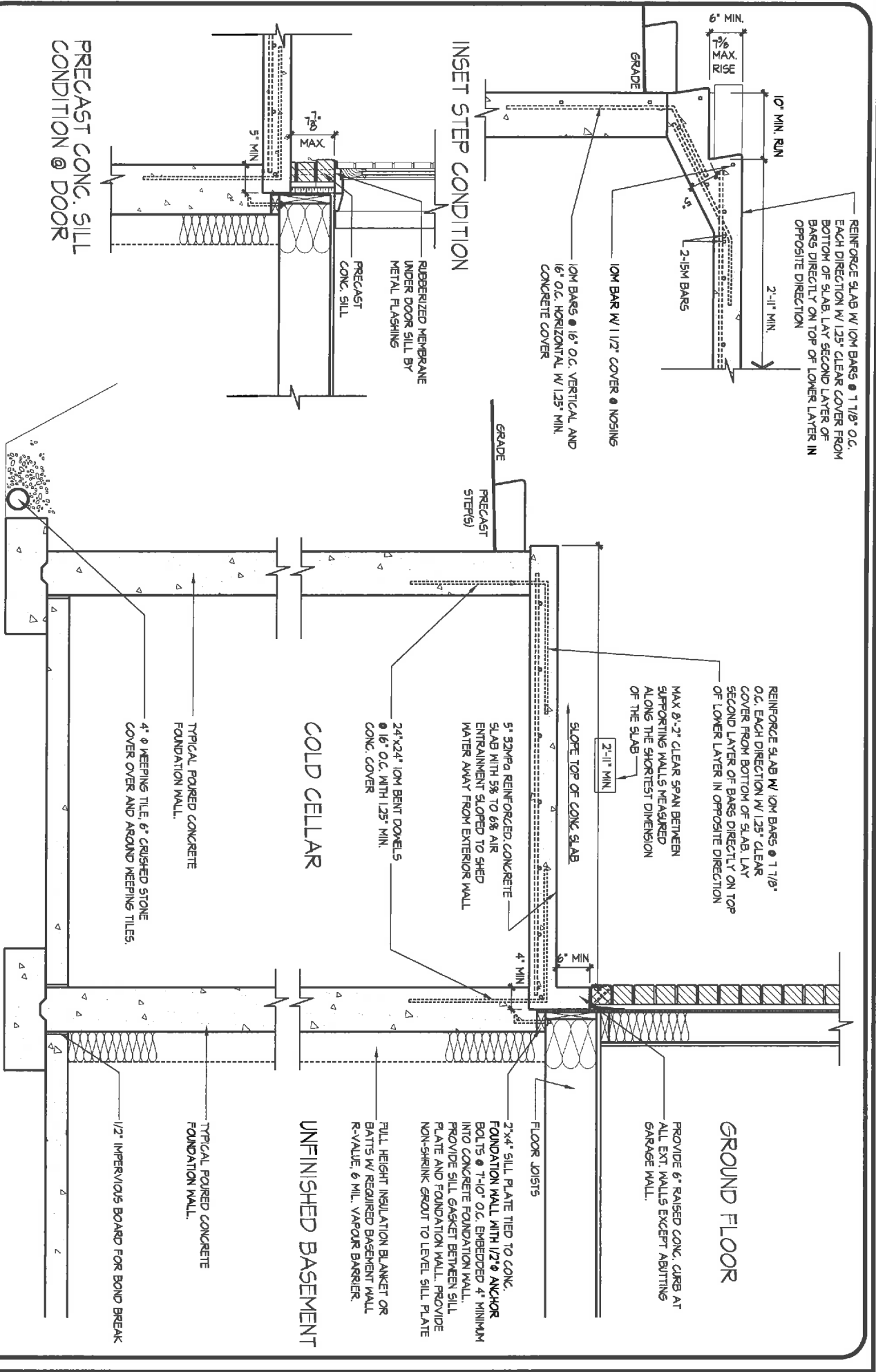


ENSURE SUFFICIENT SPACE BELOW STEEL
BEAM & BALCONY CONSTRUCTION FOR
GARAGE DOOR OR ANY ACCESS DOOR.

18
3/4" = 1'-0"
MASONRY VENEER, TYPICAL BALCONY @ DOOR THRESHOLD OVER GARAGE SECTION



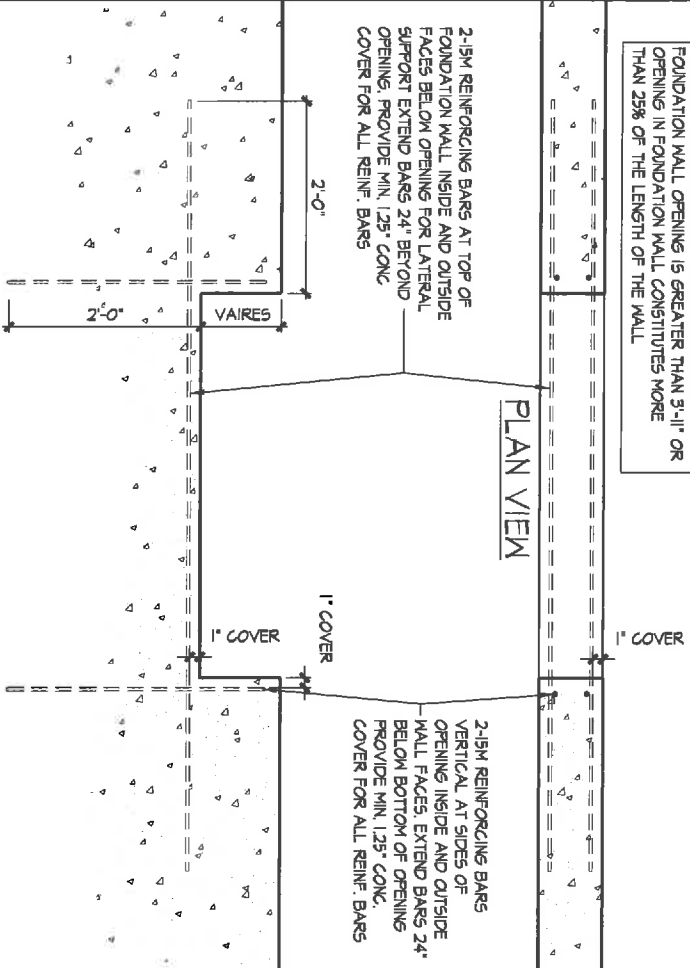
19
3/4" = 1'-0"
STUCCO FIN. TYP. BALCONY @ DOOR THRESHOLD OVER HEATED SPACE



01 TYPICAL CONC. PORCH

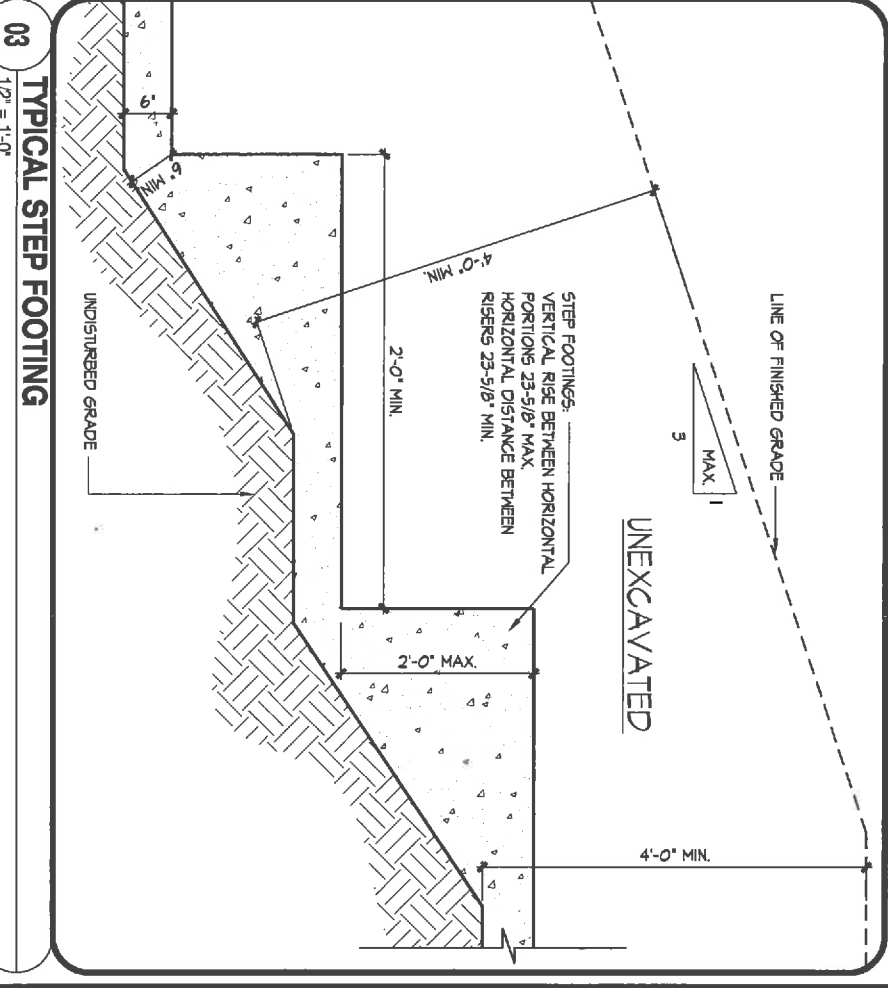
1/2" = 1'-0"

PROVIDE FOUNDATION WALL REINFORCEMENT IF FOUNDATION WALL OPENING IS GREATER THAN 3'-11" OR OPENING IN FOUNDATION WALL CONSTITUTES MORE THAN 25% OF THE LENGTH OF THE WALL



02 REINFORCED FOUNDATION WALL AT BASEMENT WINDOW OPENING

1/2" = 1'-0"



03 TYPICAL STEP FOOTING

1/2" = 1'-0"

214090 - ESQUIRE HOMES - KING'S CRESCENT

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

QUALIFICATION INFORMATION

NAME: Tony D'carlo
REGISTRATION INFORMATION: 19258
HUNT DESIGN ASSOCIATES INC. 19956

HUNT
DESIGN ASSOCIATES INC.

DIVID Division Number and Title
DIVISION 7
CONCRETE DETAILS

Revision
REV. 2016/08/06

8956 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 15KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

BASE FLASHING CONFORMING TO TABLE 4.20.3.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER. PROVIDE 6" MINIMUM LAP JOINT.
KEEP NO. 5S @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL KEEP HOLE LOCATIONS.
PROVIDE CONTINUOUS APPROVED AIRWATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD. PROVIDE CALKING AT JOINTS. AIRWATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.

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

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (4.15.4.2.1)		
STRENGTH	MAX. HEIGHT FROM FIN. SLAB TO GRADE	SUPPORTED AT TOP
1	12.5m (41'2")	12.5m (41'2")
2	12.5m (41'2")	12.5m (41'2")
3	12.5m (41'2")	12.5m (41'2")
4	12.5m (41'2")	12.5m (41'2")
5	12.5m (41'2")	12.5m (41'2")
6	12.5m (41'2")	12.5m (41'2")
7	12.5m (41'2")	12.5m (41'2")
8	12.5m (41'2")	12.5m (41'2")
9	12.5m (41'2")	12.5m (41'2")
10	12.5m (41'2")	12.5m (41'2")
11	12.5m (41'2")	12.5m (41'2")
12	12.5m (41'2")	12.5m (41'2")

FOUNDATION WALLS SHALL NOT EXCEED 4'-10" (13.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (4.15.4.2.1). POURED CONC. FDN. WALL WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE ON CONTINUOUS KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

4" @ KEEPING TILE 6" CRUSHED STONE COVER OVER AND AROUND KEEPING TILES.

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3. OF THE OBC.

MASONRY VENEER, 2"x6" STUDS, REVERSE CONC. CHECK

1/2" = 1'-0"

LIMITING DISTANCE LESS THAN 3'-11" (1.20m)		
FIRE RATINGS (OBC REFERENCE - SB-2.3)	FIRE RATING	CODE REFERENCE
1/2" (1/2") TYPE X GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4(1) (TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4(3) (TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4(1)

GROUND FLOOR

2"x6" BASE PLATE

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

TYPICAL FLOOR CONSTRUCTION

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.) TIED TO TOP OF POURED CONC. FND. WALL WITH 6" LONG 1/2" ANCHOR BOLTS CAN NOT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 1'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

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

TAPE AND SEAL BLANKETS AT ALL JOINTS SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

UNFINISHED BASEMENT

1/2" INTERVIOUS BOARD FOR BOND BREAK
3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPROOFING BELOW SLAB.

OBC REFERENCES
4.10.3.3.(2). - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING
SB 2.3.5.(2). - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m² OF WALL SURFACE.

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

POURED CONC. FOOTINGS, SEE MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS CHART

CONTINUOUS KEY IN CONCRETE

LIMITING DISTANCE LESS THAN 3'-11" (1.20m)		
FIRE RATINGS (OBC REFERENCE - SB-2.3)	FIRE RATING	CODE REFERENCE
1/2" (1/2") TYPE X GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4(1) (TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4(3) (TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4(1)

BASE FLASHING CONFORMING TO TABLE 4.20.3.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER. PROVIDE 6" MINIMUM LAP JOINT.
PROVIDE CONTINUOUS APPROVED AIRWATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD. PROVIDE CALKING AT JOINTS. AIRWATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.
PROVIDE BLOCKING FOR CONTINUOUS AND LEVEL 2"x6" BASE PLATE SUPPORT
2"x4" BASE PLATE
MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

GROUND FLOOR

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

TYPICAL FLOOR CONSTRUCTION

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.) TIED TO TOP OF POURED CONC. FND. WALL WITH 6" LONG 1/2" ANCHOR BOLTS CAN NOT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 1'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

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

TAPE AND SEAL BLANKETS AT ALL JOINTS SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

UNFINISHED BASEMENT

1/2" INTERVIOUS BOARD FOR BOND BREAK
3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPROOFING BELOW SLAB.

OBC REFERENCES
4.10.3.3.(2). - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING
SB 2.3.5.(2). - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 1.22 kg/m² OF WALL SURFACE.

FOUNDATION WALLS SHALL NOT EXCEED 4'-10" (13.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (4.15.4.2.1). POURED CONC. FDN. WALL WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE ON CONTINUOUS KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

4" @ KEEPING TILE 6" CRUSHED STONE COVER OVER AND AROUND KEEPING TILES.

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3. OF THE OBC.

SIDING, 2"x6" STUDS, REVERSE CONC. CHECK

1/2" = 1'-0"

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

POURED CONC. FOOTINGS, SEE MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS CHART

CONTINUOUS KEY IN CONCRETE

LIMITING DISTANCE LESS THAN 3'-11" (1.20m)		
FIRE RATINGS (OBC REFERENCE - SB-2.3)	FIRE RATING	CODE REFERENCE
1/2" (1/2") TYPE X GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4(1) (TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4(3) (TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4(1)

BASE FLASHING CONFORMING TO TABLE 4.20.3.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER. PROVIDE 6" MINIMUM LAP JOINT.
PROVIDE CONTINUOUS APPROVED AIRWATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD. PROVIDE CALKING AT JOINTS. AIRWATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.
PROVIDE BLOCKING FOR CONTINUOUS AND LEVEL 2"x6" BASE PLATE SUPPORT
2"x4" BASE PLATE
MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

GROUND FLOOR

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

TYPICAL FLOOR CONSTRUCTION

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.) TIED TO TOP OF POURED CONC. FND. WALL WITH 6" LONG 1/2" ANCHOR BOLTS CAN NOT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 1'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

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

TAPE AND SEAL BLANKETS AT ALL JOINTS SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

UNFINISHED BASEMENT

1/2" INTERVIOUS BOARD FOR BOND BREAK
3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPROOFING BELOW SLAB.

214090 - ESQUIRE HOMES - KING'S CRESCENT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE REQUIREMENTS SET OUT IN THE CHARTER BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
NAME: Tony DiCarlo
REGISTRATION INFORMATION: 19258
SIGNATURE: [Signature]
HUNT DESIGN ASSOCIATES INC. 19696

DESIGN ASSOCIATES INC.
www.huntassociatesinc.ca
DIVISION 7
CONCRETE DETAILS
REV. 2016/08/06
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

No. 210 ASPHALT SHINGLES, 5/8" EXTERIOR TYPE SHEATHING WITH "H" CLIPS, APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

AIR BATTLE TIED TO UNDERSIDE OF ROOF SHEATHING WITH 2 1/2" MIN. VOID AREA

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH. PROVIDE ATTIC VENTILATION - 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES

2"x6" SPRUCE FASCIA BOARD

PRE-FINISHED FRIEZE BOARD, VARIES PER ELEVATION

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. 1" AIR SPACE. APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23(1). INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE. APPROVED 6 MIL POLY VAPOR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRG)
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. 1" AIR SPACE. APPROVED AIRWATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23(1). INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE. APPROVED 6 MIL POLY VAPOR BARRIER, 1/2" TYPE X GYPSUM WALLBOARD INTERIOR FINISH.

PROVIDE CONTINUOUS APPROVED AIRWATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD. PROVIDE CALKING AT JOINTS, AIRWATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOR BARRIER.
BASE FLASHING CONFORMING TO TABLE 4.20(13) TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIRWATER BARRIER. PROVIDE 6" MINIMUM LAP JOINT.
KEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE F.V.C. BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

FINISHED GRADE

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

FINISHED GRADE	MAX. HEIGHT FROM FIN. SLAB TO GRADE	
	UNSUPPORTED AT TOP	SUPPORTED AT TOP
1	3'-11" (1.20m)	1'-0" (0.30m)
2	4'-7" (1.40m)	1'-6" (0.48m)
3	4'-11" (1.50m)	1'-6" (0.48m)
4	4'-11" (1.50m)	1'-6" (0.48m)
5	4'-11" (1.50m)	1'-6" (0.48m)
6	4'-11" (1.50m)	1'-6" (0.48m)
7	4'-11" (1.50m)	1'-6" (0.48m)
8	4'-11" (1.50m)	1'-6" (0.48m)
9	4'-11" (1.50m)	1'-6" (0.48m)
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96	4'-11" (1.50m)	1'-6" (0.48m)
97	4'-11" (1.50m)	1'-6" (0.48m)
98	4'-11" (1.50m)	1'-6" (0.48m)
99	4'-11" (1.50m)	1'-6" (0.48m)
100	4'-11" (1.50m)	1'-6" (0.48m)

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (415.4.21) POURED CONG. FDN. WALL WITH BUTT JOINTS DAMPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE. ON CONTINUOUS REINFORCED CONG. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

4" @ KEEPING TILE, 6" CRUSHED STONE COVER OVER AND AROUND KEEPING TILES.

CONTINUOUS KEY IN CONCRETE

LIMITING DISTANCE LESS THAN 3'-11" (1.20m)		
FIRE RATINGS: (OBC REFERENCE - SB-2.3)		
COMPONENT	FIRE RATING	CODE REFERENCE
1/2" (12.7mm) TYPE X GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4(2) (TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4(3) (TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4(1)

OBC REFERENCES
4.10.3.3(12) - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING
SB 2.3.5(2) - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-5102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE.

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3, OF THE OBC.

MASONRY VENEER, 2"x6" STUDS, 1 STOREY WALL SECTION

16
1/2" = 1'-0"

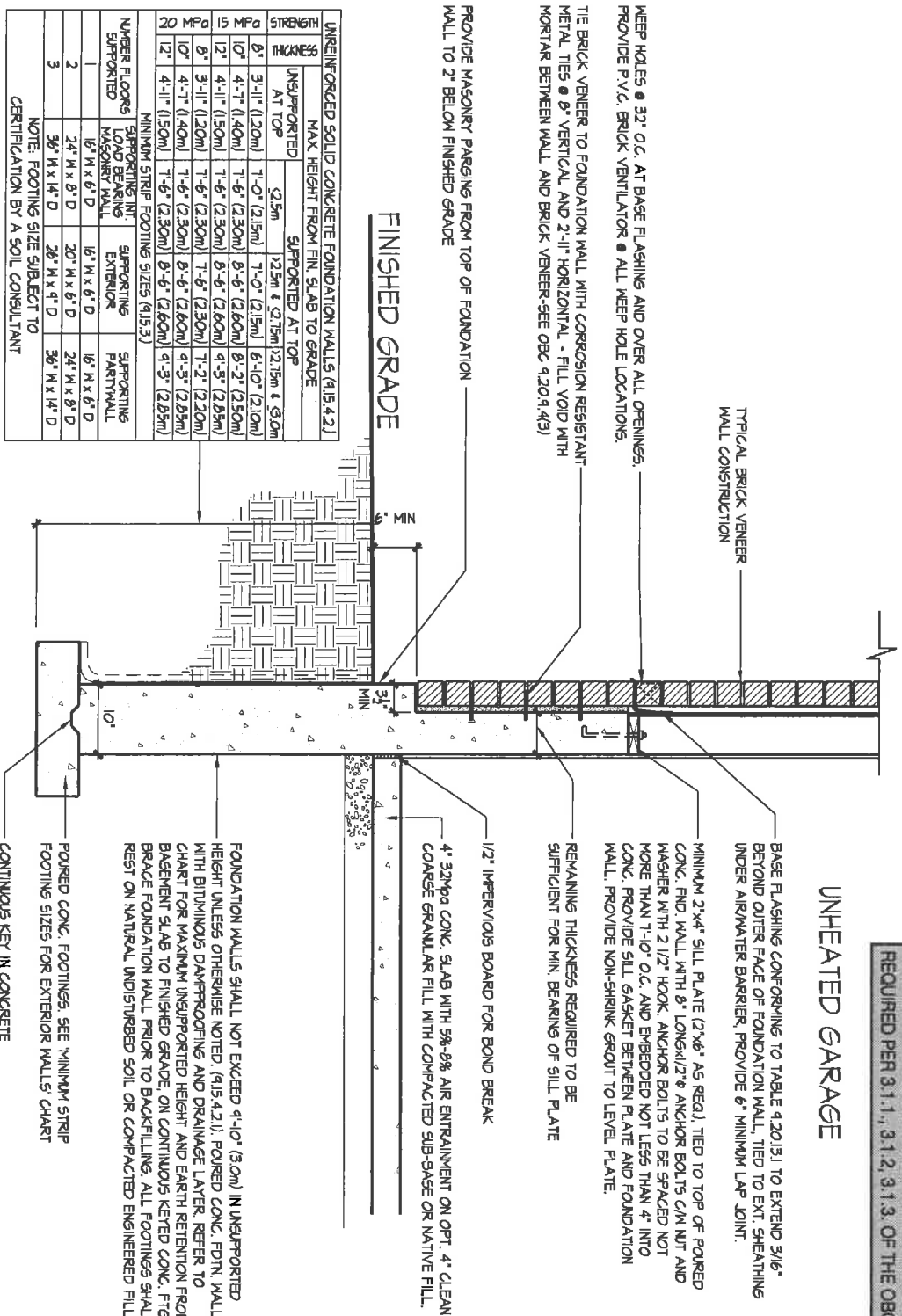
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
NAME Tony Dicaio
REGISTRATION INFORMATION 19258
SIGNATURE
HUNT DESIGN ASSOCIATES INC. 19695

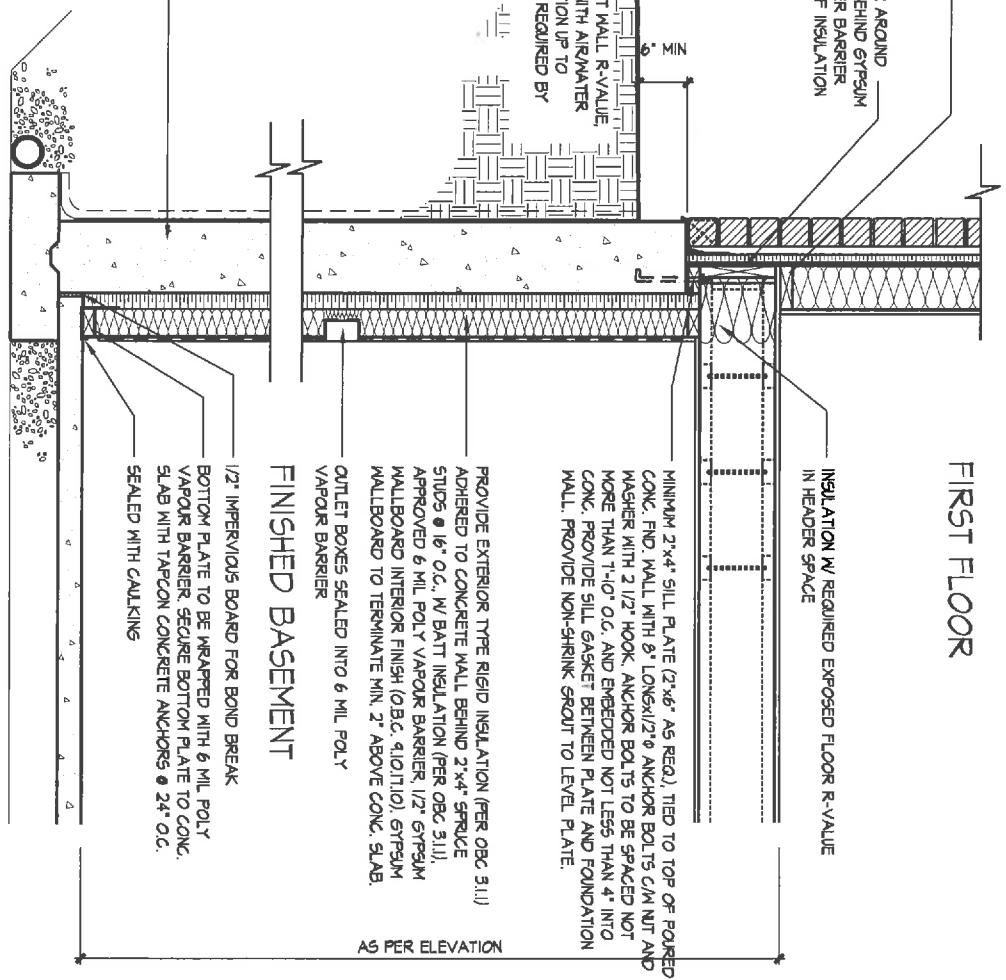
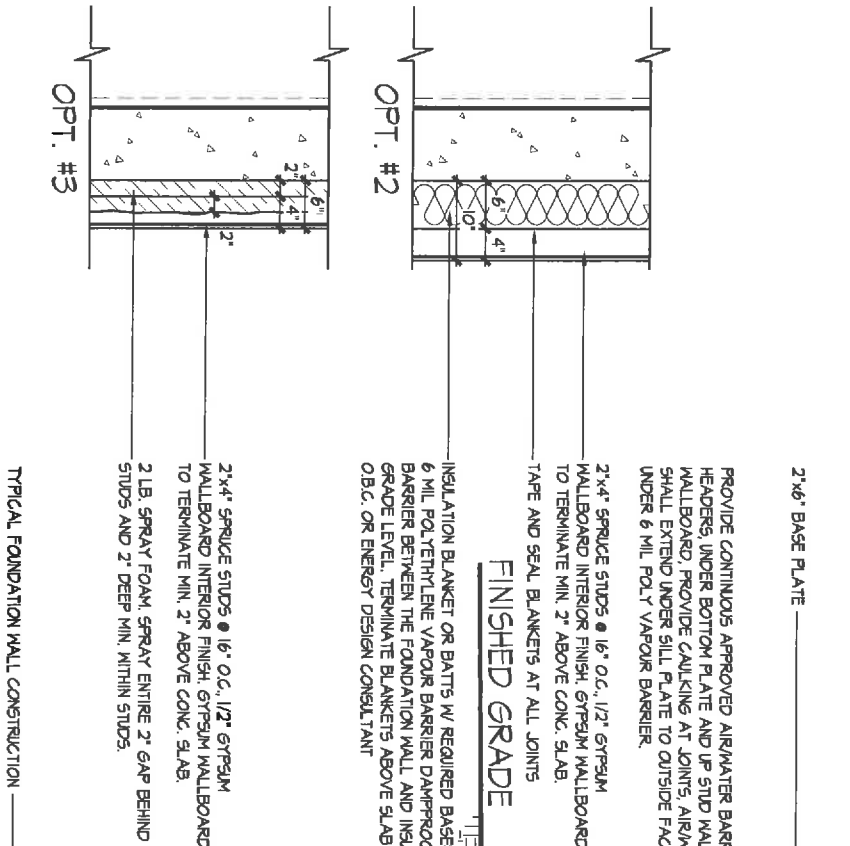
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HUNT
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Division 1
BRICK VENEER WALL DETAILS
REV. 2016/08/06
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3, OF THE OBC.

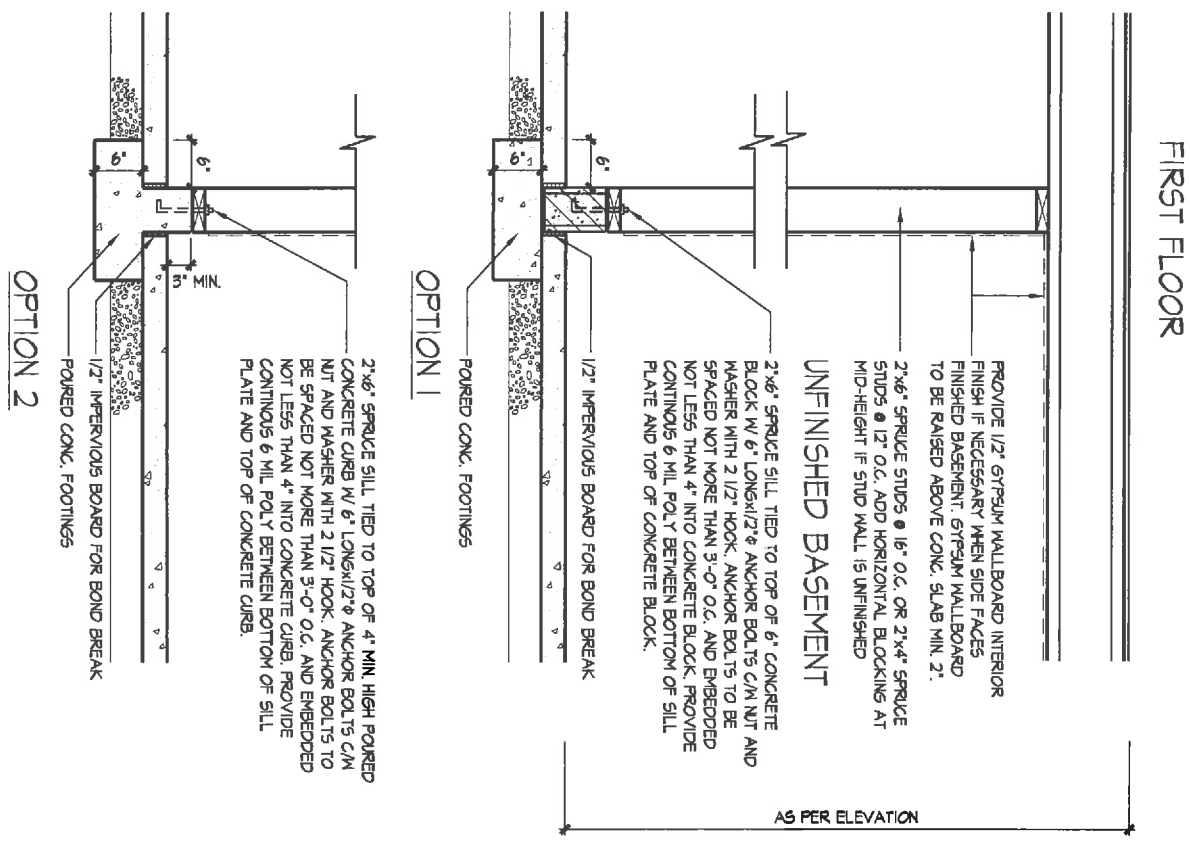
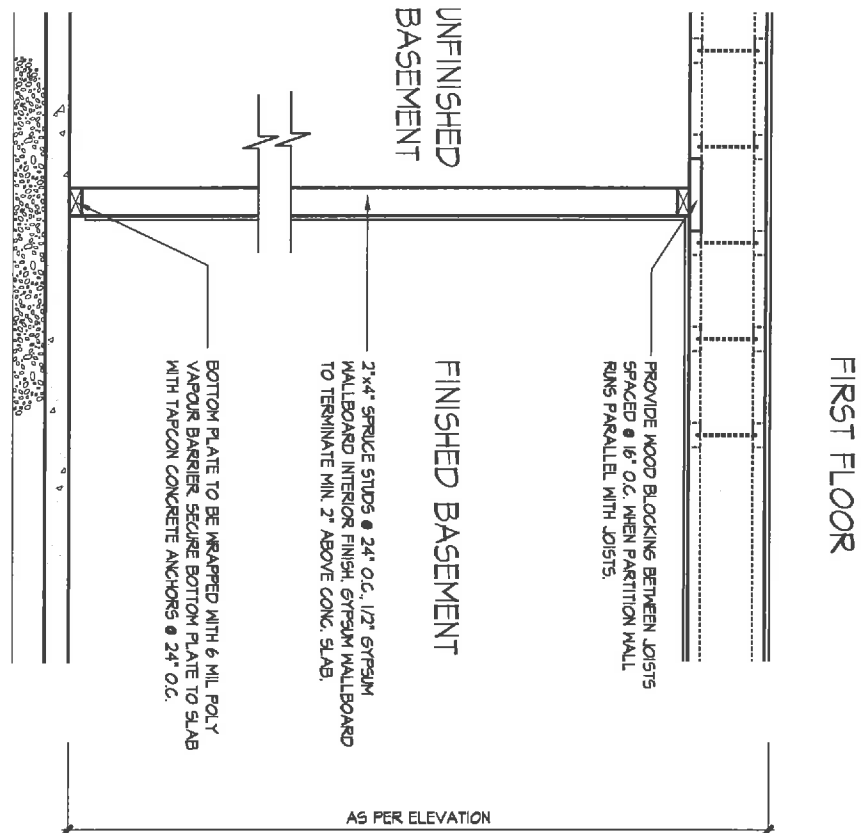
UNHEATED GARAGE





REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1, 3.1.2, 3.1.3 OF THE OBC.

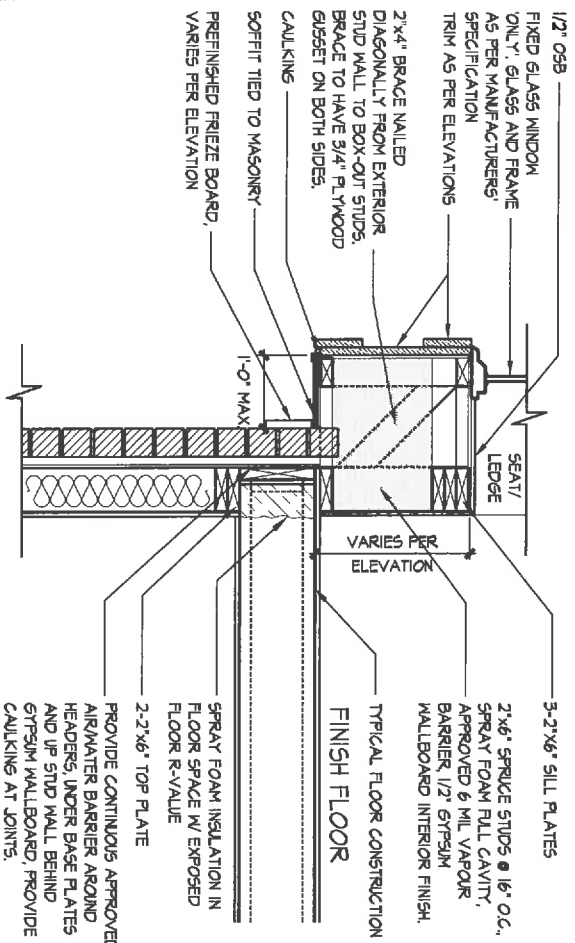
1.C1 1/2" = 1'-0" FINISHED BASEMENT, EXTERIOR WALL SECTION



2.C1 1/2" = 1'-0" FINISHED BASEMENT, INTERIOR WALL SECTION

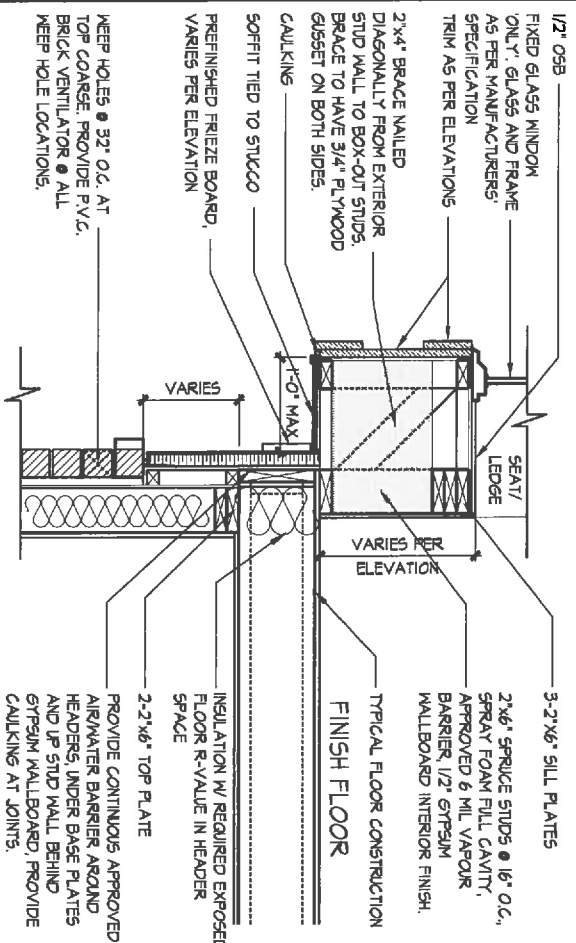
3.C1 1/2" = 1'-0" BASEMENT LOAD BEARING WALL SECTION

214090 - ESQUIRE HOMES - KING'S CRESCENT



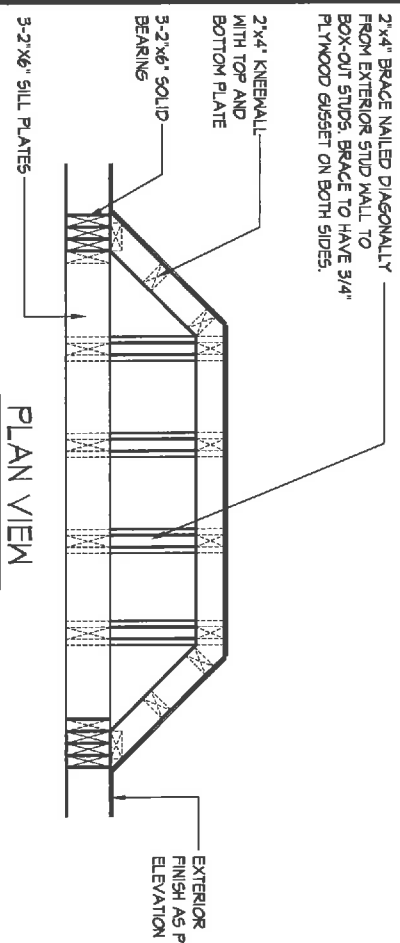
1.C1
1/2" = 1'-0"

TYP. PROJECTED WINDOW W/ BRICK WALL



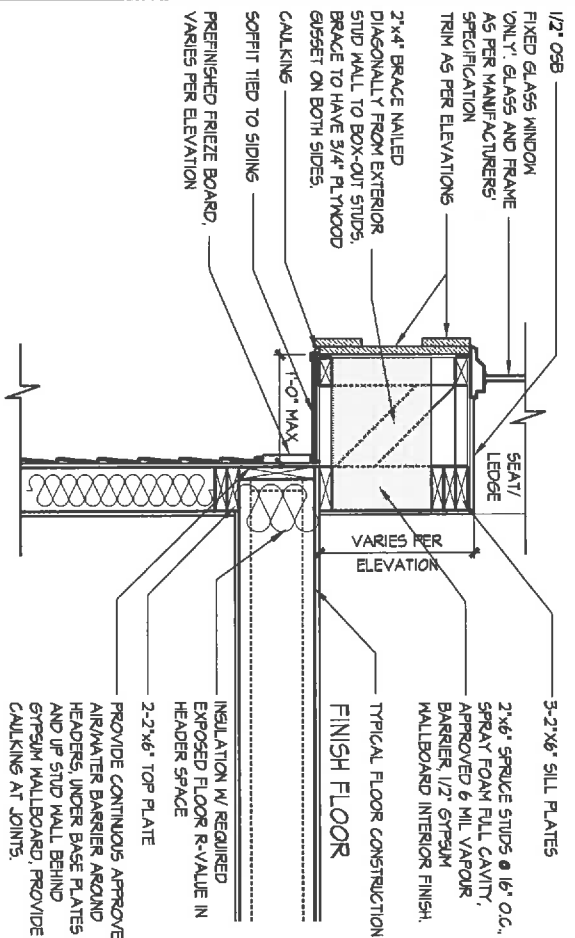
3.C1
1/2" = 1'-0"

TYP. PROJECTED WINDOW W/ STUCCO & BRICK COMBO WALL



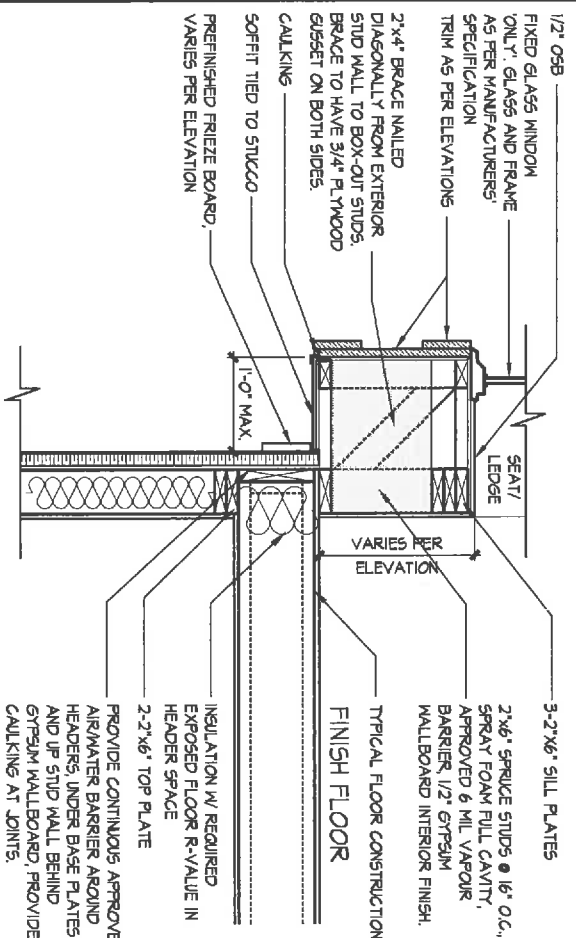
5.C1
1/2" = 1'-0"

TYP. ANGLED PROJECTED WINDOW PLAN VIEW



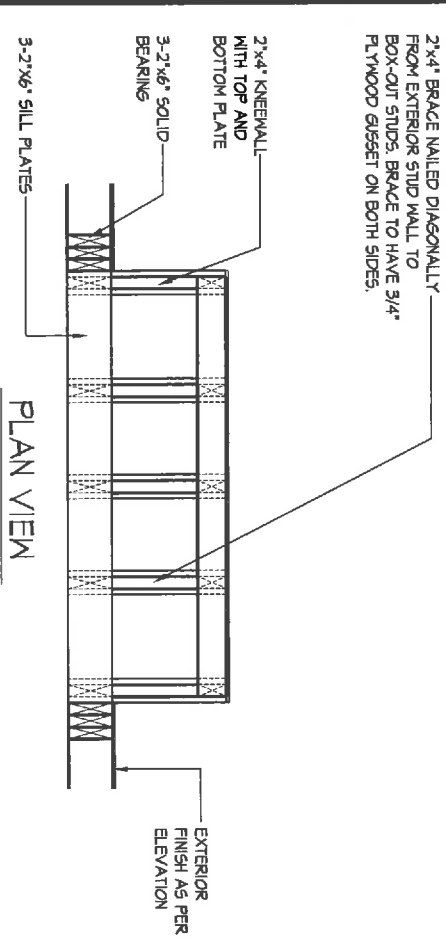
2.C1
1/2" = 1'-0"

TYP. PROJECTED WINDOW W/ SIDING WALL



4.C1
1/2" = 1'-0"

TYP. PROJECTED WINDOW W/ STUCCO WALL



6.C1
1/2" = 1'-0"

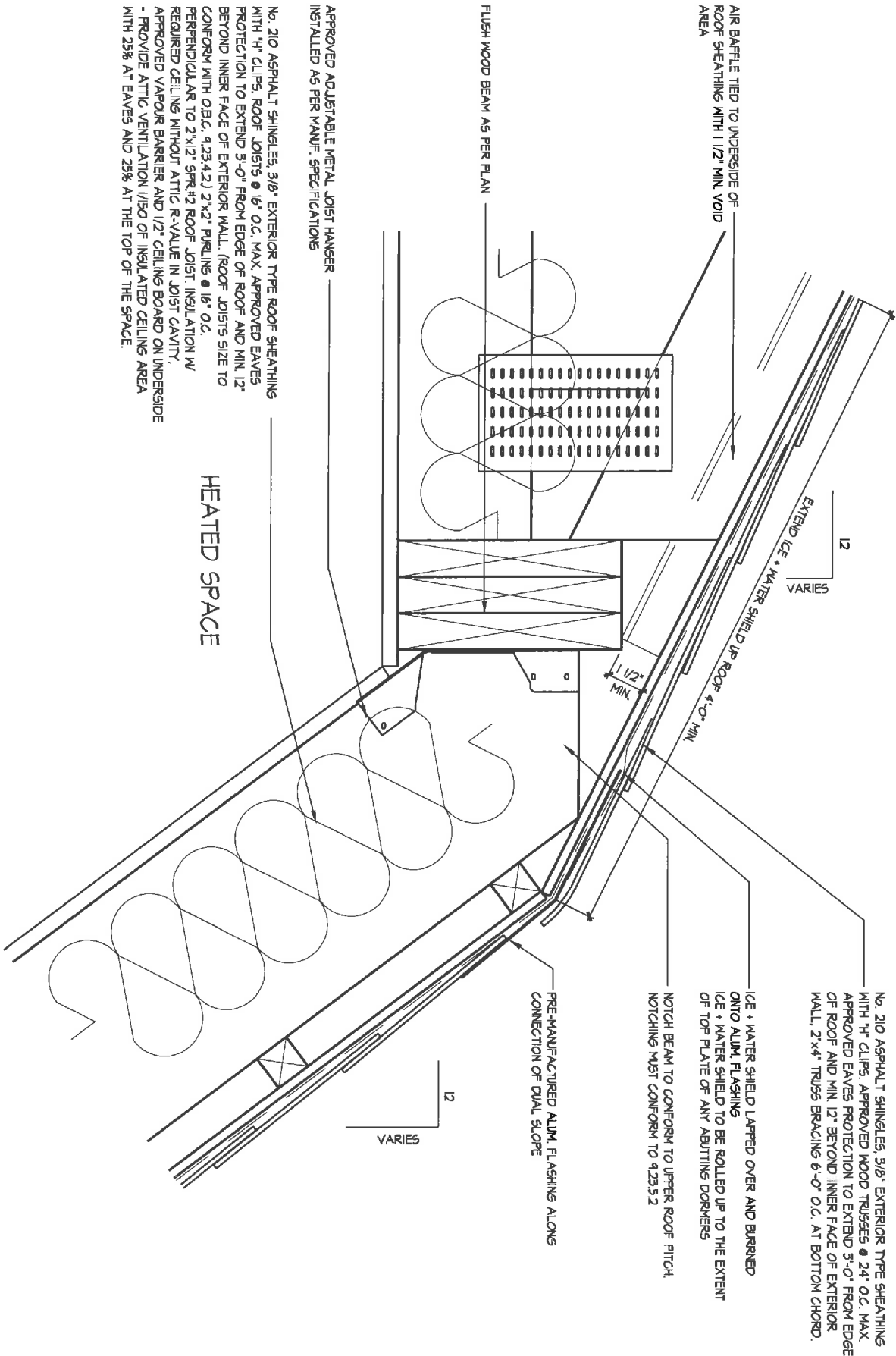
TYP. BOX-OUT PROJECTED WINDOW PLAN VIEW

214090 - ESQUIRE HOMES - KING'S CRESCENT

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
 NAME: Tony D'icarlo
 REGISTRATION NUMBER: 19258
 SIGNATURE: [Signature]
 DESIGN ASSOCIATES INC.
 19685

DESIGN ASSOCIATES INC.
 19685

Division 6c
 GENERAL WOOD FRAMING DETAILS
 REV. 2016/08/06
 8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326
 Page Number
 6C-1



7.C1 FLASHING @ DUAL PITCH
2" = 1'-0"

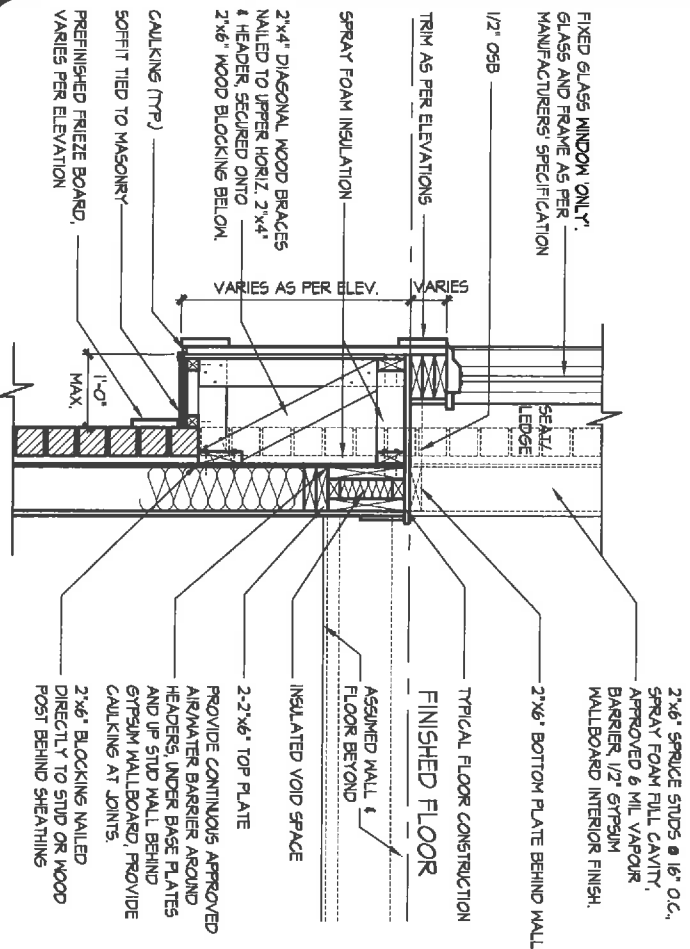
214090 - ESQUIRE HOMES - KING'S CRESCENT

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND SPECIFICATIONS. THE DESIGN AND SPECIFICATIONS SET FORTH IN THE DRAWING BUILDING CODE TO BE A DESIGNER.

NAME: Tony D'Carlo
REGISTRATION INFORMATION: 19258 BCIN
HUNT DESIGN ASSOCIATES INC. 19995

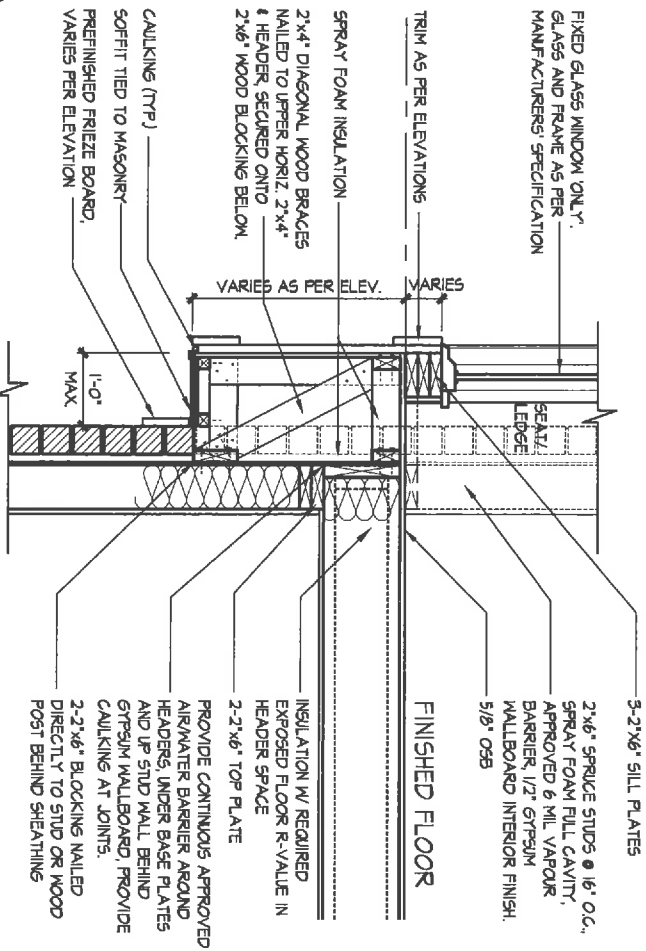
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GENERAL WOOD FRAMING DETAILS
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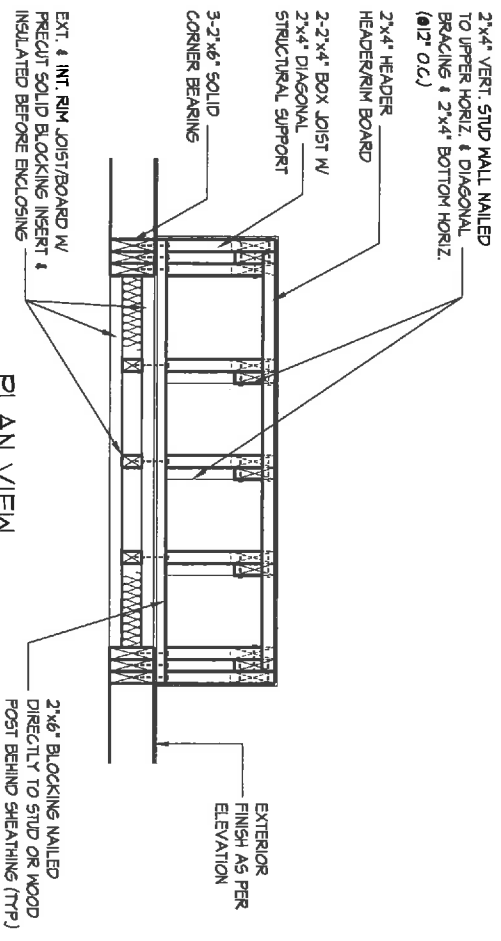
8.C1
1/2" = 1'-0"

PROJECTED WINDOW @ LANDING W/ BRICK WALL



9.C1
1/2" = 1'-0"

PROJECTED WINDOW @ LANDING W/ BRICK WALL



10.C1
1/2" = 1'-0"

TYP. PROJECTED WINDOW W/ STUCCO WALL

214090 - ESQUIRE HOMES - KING'S CRESCENT

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.

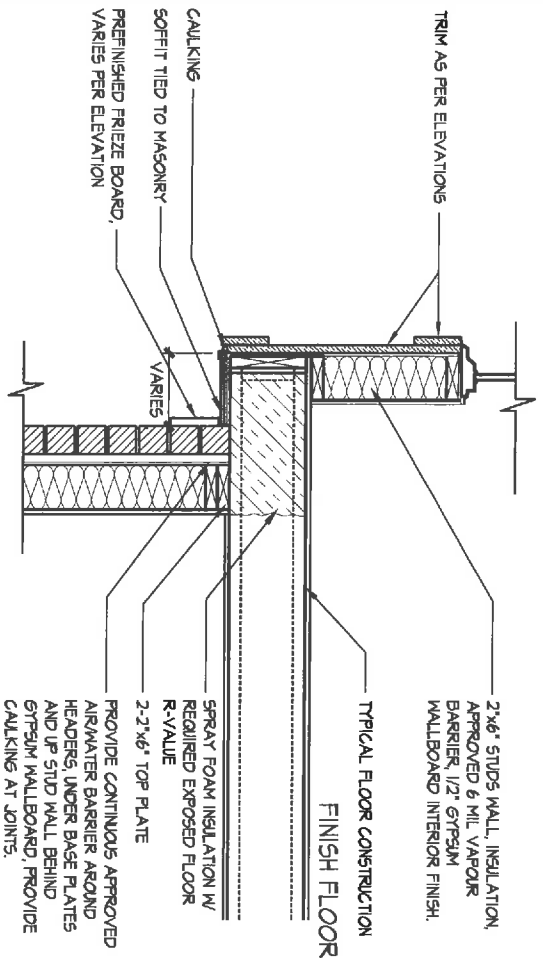
QUALIFICATION INFORMATION

NAME **TONY DICARLO** 19258
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19885

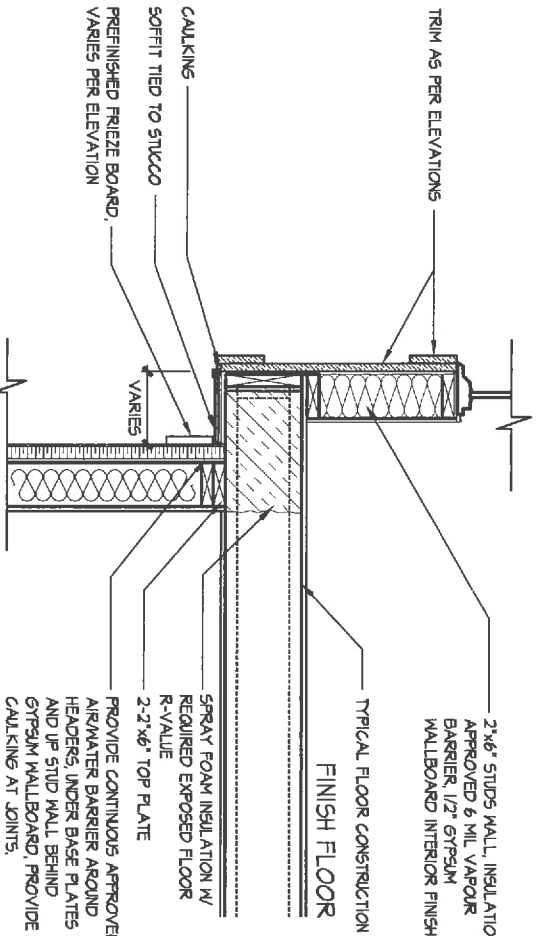
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Drawn Division Number and Title
DIVISION 6C
GENERAL WOOD FRAMING DETAILS

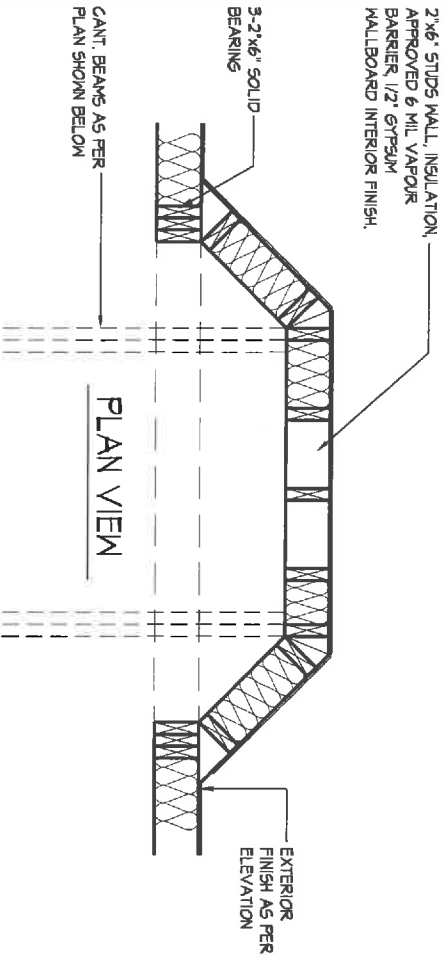
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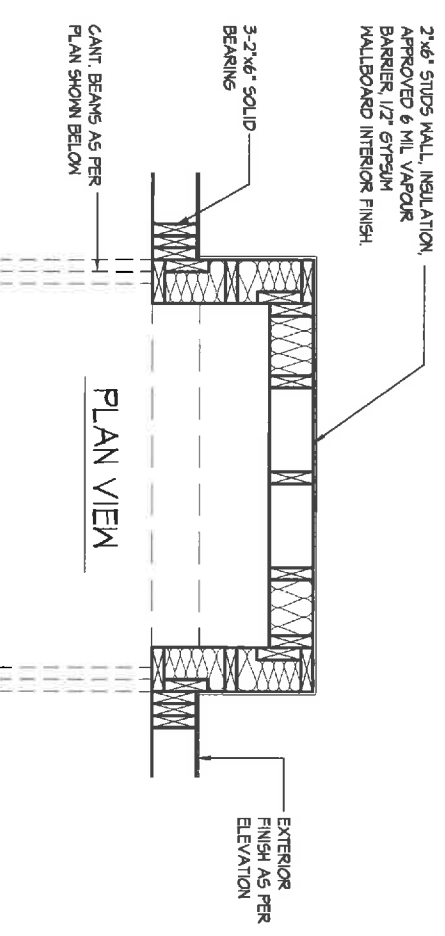
13.C1 1/2" = 1'-0" **TYP. CANT. FLOOR TO EXTERIOR W/ MASONRY VENEER**



14.C1 1/2" = 1'-0" **TYP. CANT. FLOOR TO EXTERIOR W/ STUCCO FINISH**



15.C1 1/2" = 1'-0" **TYP. CANT. ANGLED BOX-OUT PLAN VIEW**



16.C1 1/2" = 1'-0" **TYP. CANT. BOX-OUT PLAN VIEW**

214090 - ESQUIRE HOMES - KING'S CRESCENT

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

NAME: Tony Dicarilo
REGISTRATION INFORMATION: 19258
HUNT DESIGN ASSOCIATES INC. 19695

DESIGN ASSOCIATES INC.

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DIVISION 6C
GENERAL WOOD FRAMING DETAILS

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Page Number
6C-6

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NOTE: PROVIDE ONE FULL 4'x8' SUBFLOOR SHEET (MIN) AT BUILT-OUT FLOOR FASTENED W/ SCREWS. DO NOT CUT OR SPLICE.

4'-0"

8'-0" SUBFLOOR

SOLID WOOD BLOCKING
@ 12" O.C. MAX.

18" MAX.
PROJECTION

SOLID WOOD BLOCKING AT
PLYWOOD END CONNECTION

SOLID WOOD BLOCKING @ 12" O.C.
MAX. SUPPORTED WITH JOIST
HANGERS & SUB-FLOOR SCORED
@ 4'-0" O.C. MAX. & GULFED W/
CONSTRUCTION ADHESIVE.
PROJECT MAXIMUM 18" (TYP)

JOISTS AND BEAMS
AS PER PLAN

BUILT-UP WOOD HEADER, 3
LAYERS OF 1/2" PLYWOOD

SUBFLOOR JOIST STRAPPING AND BRIDGING:
5/8" (15.9) T & 6 SUBFLOOR ON WOOD FLOOR JOISTS.
FOR CERAMIC TILE APPLICATION SEE OBC 4.30.6.
ALL JOISTS TO BE BRIDGED WITH 2"x2" (39x38)
CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100)
O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3"
(19x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE
CEILING FINISH IS APPLIED

17.C1 BUILT-OUT FLOOR CONSTRUCTION

1" = 1'-0"

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

TONY DICARLO

19268

NAME
SIGNATURE

BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

19895

214090 - ESQUIRE HOMES - KING'S CRESCENT



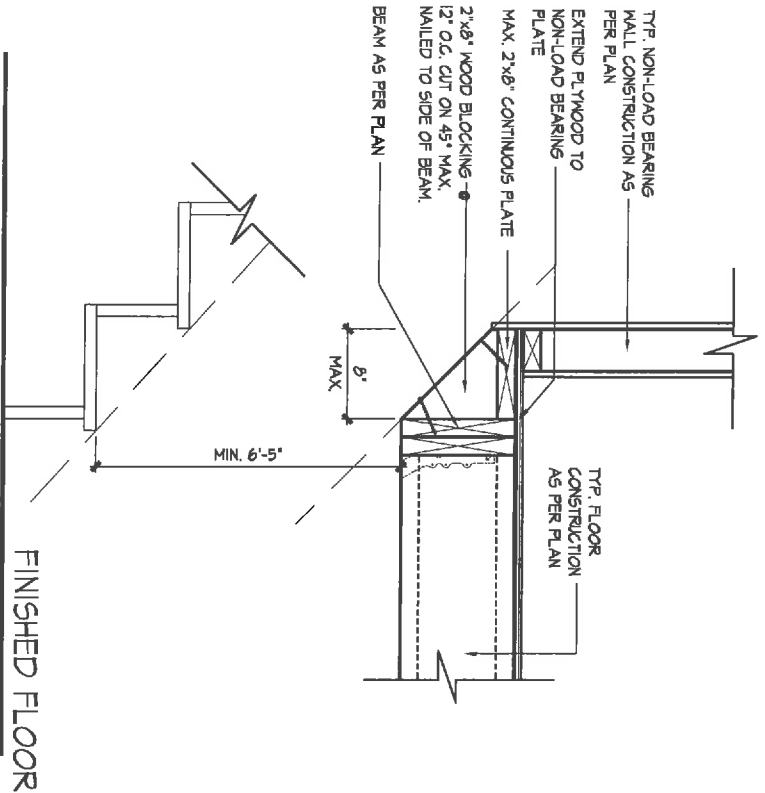
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Division 6C

GENERAL WOOD FRAMING DETAILS

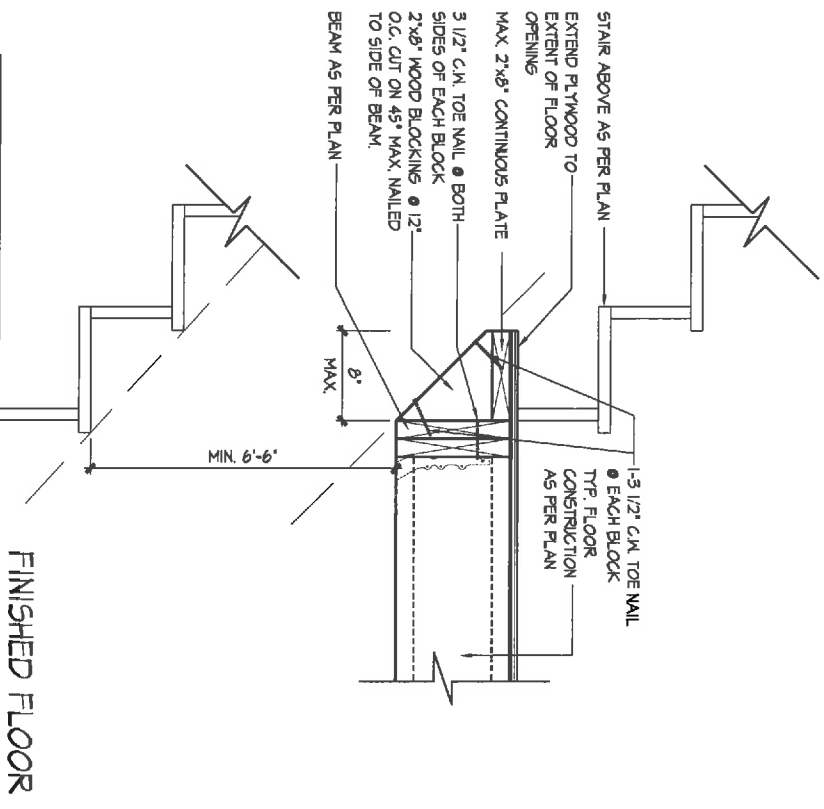
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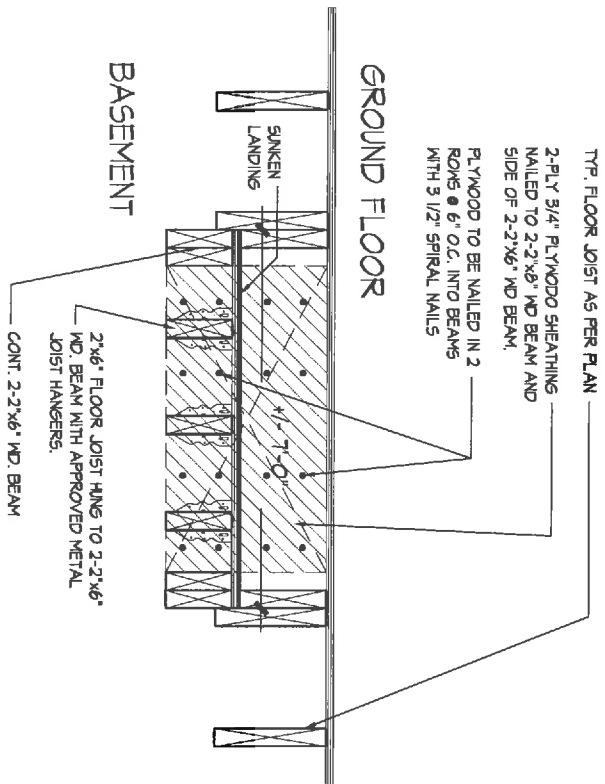
WITH NON-LOADING BEARING WALL

18.C1 MINIMUM HEADROOM @ STAIRS
3/4" = 1'-0"

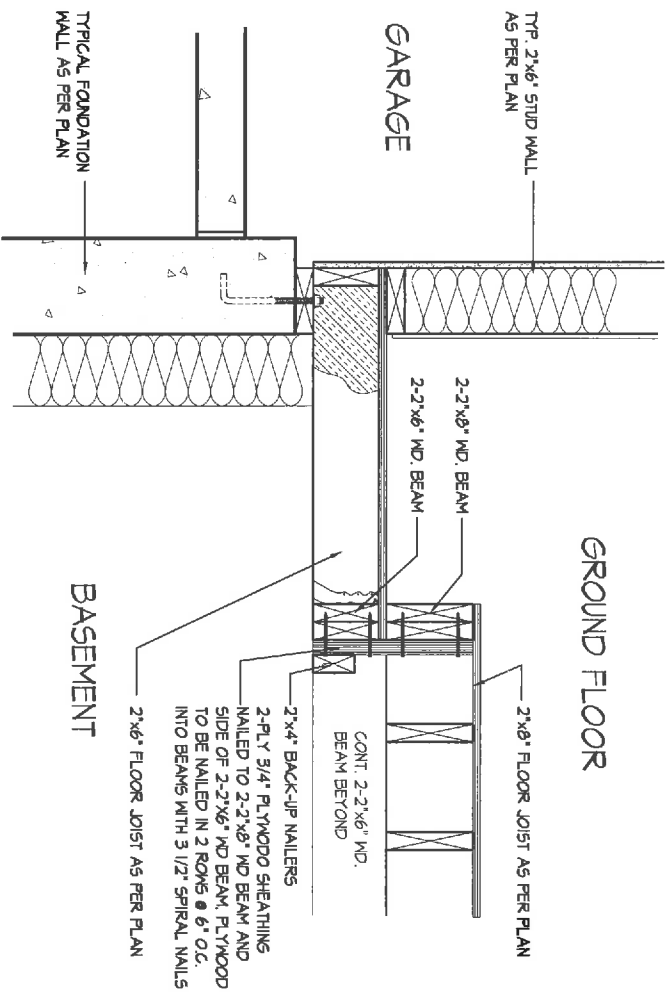


BUILT-OUT FLOOR SUPPORTING BOTTOM STEP OF STAIRS ABOVE

18.C2 MINIMUM HEADROOM @ STAIRS
3/4" = 1'-0"



CROSS SECTION



SIDE SECTION

19.C1 SUNKEN LANDING FRAMING W/ BUILT-UP PLYWOOD BEAM
3/4" = 1'-0"

214090 - ESQUIRE HOMES - KING'S CRESCENT

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QUALIFICATION INFORMATION

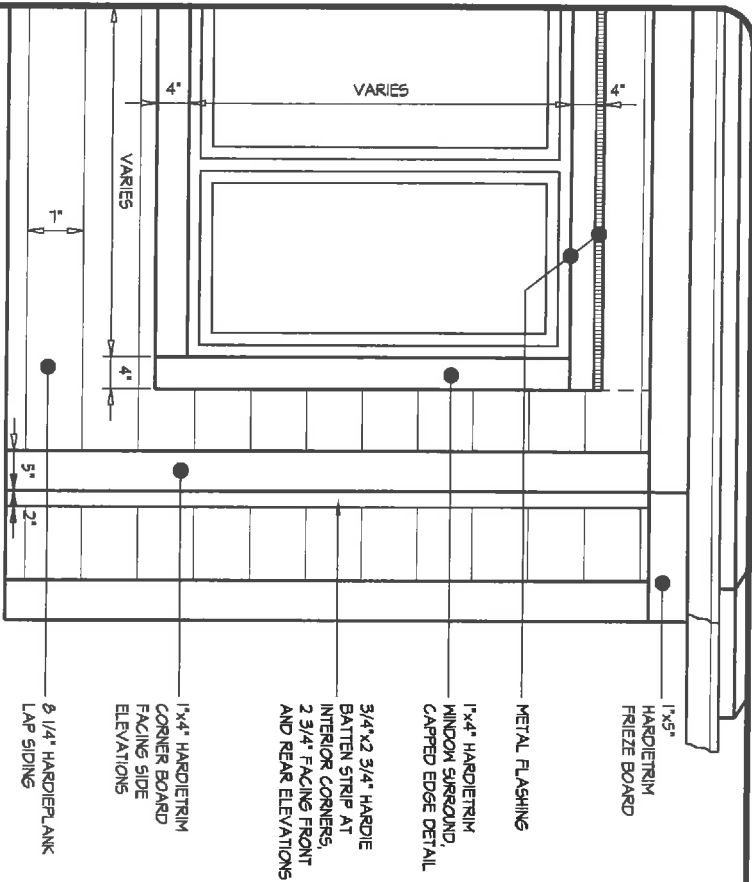
NAME Tony D'Carlo
REGISTRATION INFORMATION 19238
HUNT DESIGN ASSOCIATES INC. 19696

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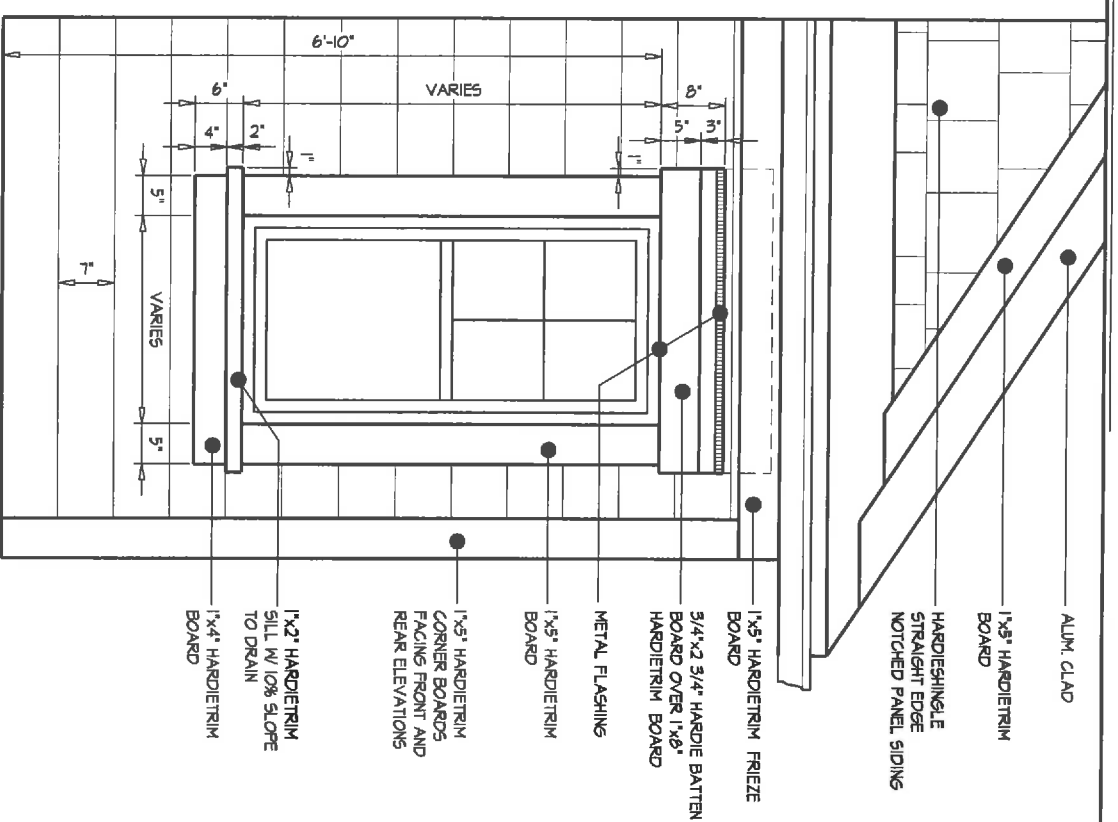
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DIVISION 6C
GENERAL WOOD FRAMING DETAILS

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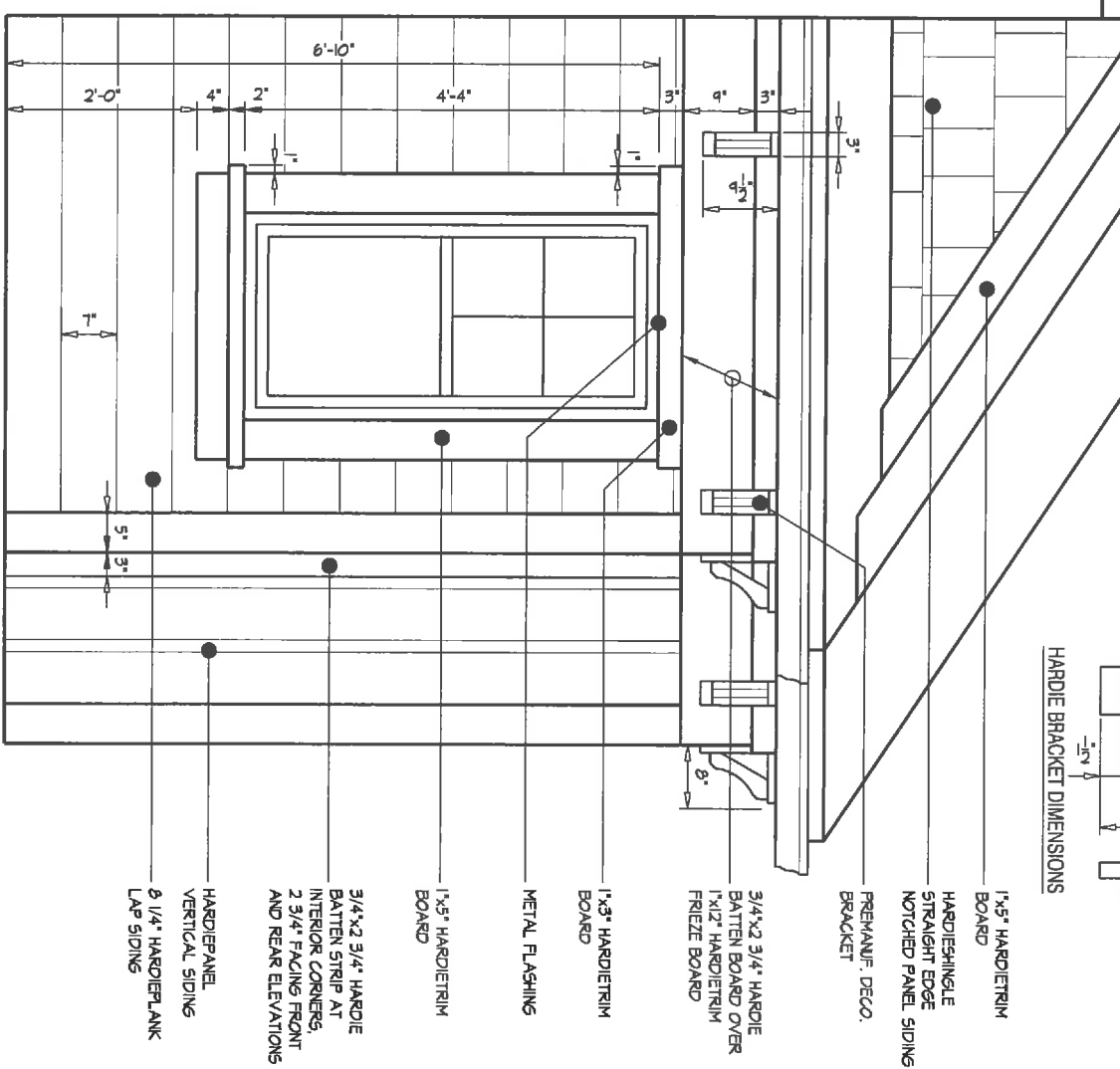
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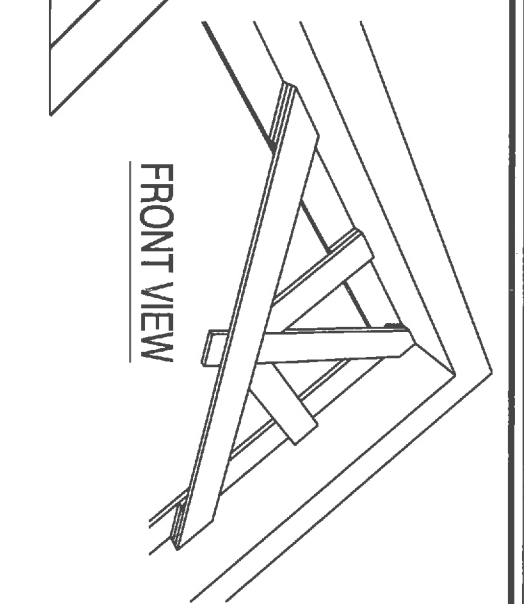
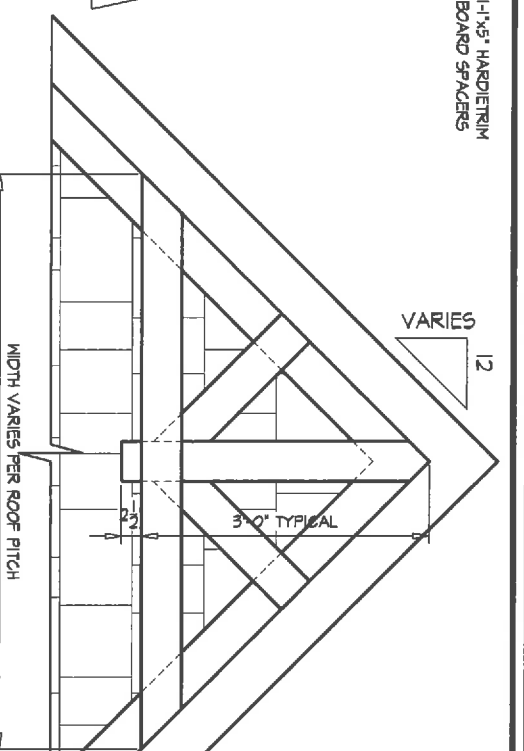
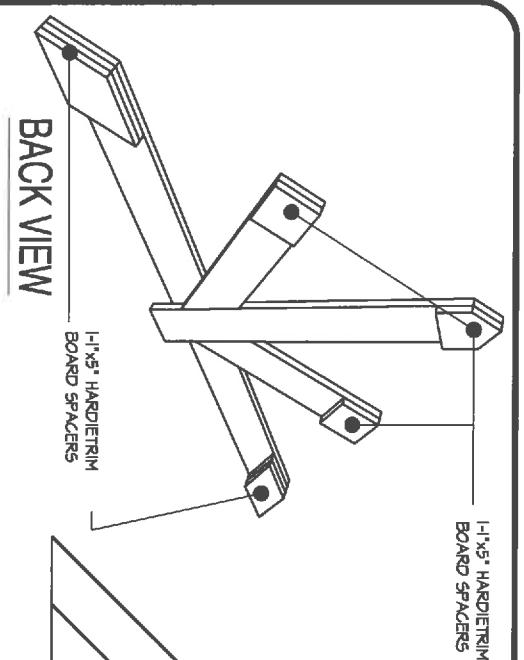
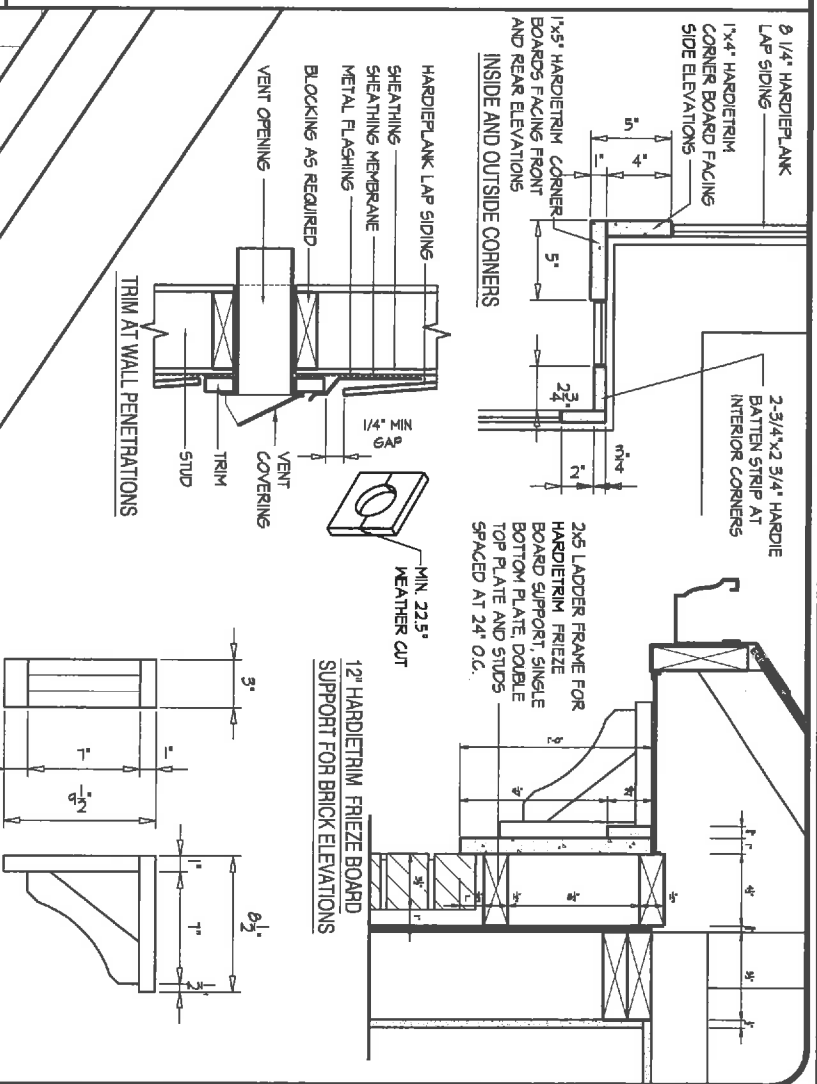
SIDE AND REAR ELEVATION



FRONT ELEVATION, 5" FRIEZE BOARD



FRONT ELEVATION, 12" FRIEZE BOARD



HB-2
1/2" = 1'-0"

PLAN & SECTION DETAILS

HB-1
1/2" = 1'-0"

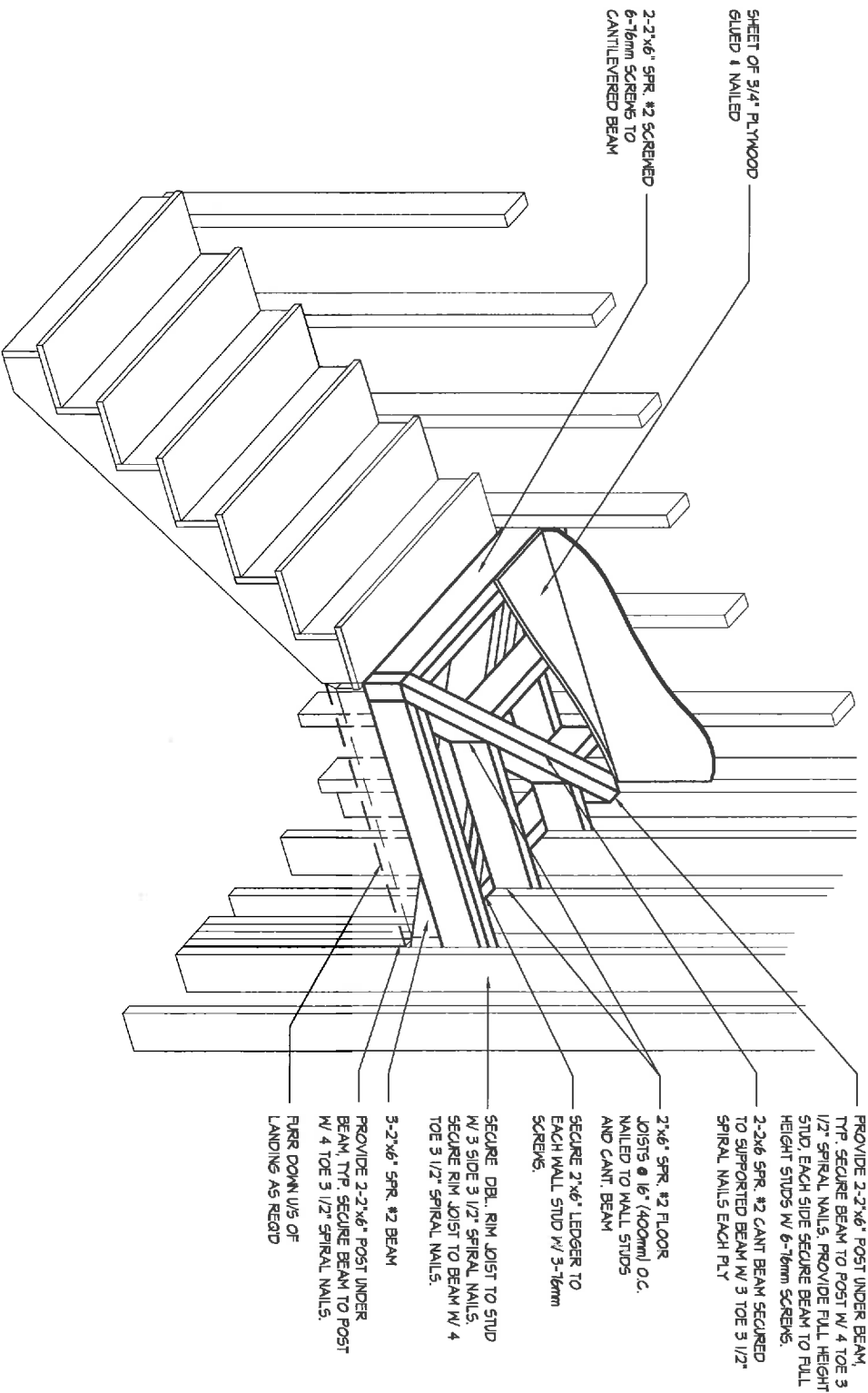
FRONT ELEVATIONS

214090 - ESQUIRE HOMES - KING'S CRESCENT

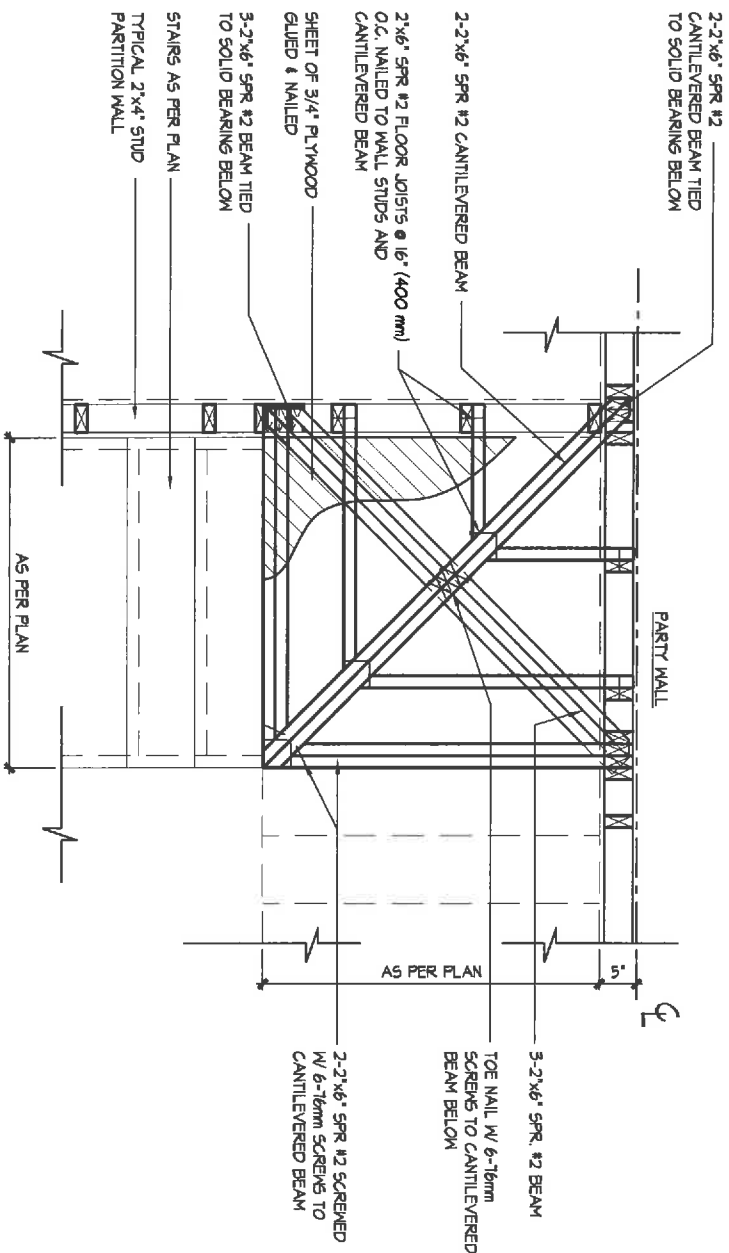
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER
QUALIFICATION INFORMATION
NAME Tony DiCarlo
REGISTRATION INFORMATION 19258
HUNT DESIGN ASSOCIATES INC. 19885

HUNT DESIGN ASSOCIATES INC.
www.huntassociatesinc.ca

Division 2C
TYPICAL HARDIE BOARD DETAILS
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HB-1



AXONOMETRIC



PLAN

21.C1 1/2" = 1'-0" **SELF SUPPORTING STAIR LANDING**

214090 - ESQUIRE HOMES - KING'S CRESCENT

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

QUALIFICATION INFORMATION

NAME **Tony Dibeato** 19258
REGISTRATION INFORMATION **HUNT DESIGN ASSOCIATES INC.** 19995
SIGNATURE  BORN

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

Design Division Number and Title
DIVISION 6
GENERAL WOOD FRAMING DETAILS

REV. 2016/08/06
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