

STRIP FOOTINGS - FOR SINGLES & SEMIS UP TO 2 STOREY

8" OR 10" FOUNDATION WALLS WITH 2"x8" / 2"x10" FLOOR JOISTS
20"x6" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.
24"x8" CONCRETE STRIP FOOTINGS BELOW PARTY WALLS.

FOUNDATION WALLS WITH ENGINEERED JOISTS OVER 16' SPANS
24"x8" CONCRETE STRIP FOOTINGS BELOW FOUNDATION WALLS.

FOOTINGS ON ENGINEERED FILL
24"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW EXTERIOR WALLS.
30"x8" CONCRETE STRIP FOOTINGS WITH REINFORCING BELOW PARTY WALLS.
(REFER TO FOOTING DETAILS ON ENGINEERED FILL)

ASSUME THE LARGER FOOTING SIZE WHEN TWO CONDITIONS APPLY

ASSUMED 120 KPa (16 p.s.i.) SOIL BEARING CAPACITY OR 90 KPa FOR ENGINEERED FILL, TO BE VERIFIED ON SITE.

PAD FOOTINGS

120 KPa NATIVE SOIL 90 KPa ENGINEERED FILL SOIL
F1 = 42"x42"x18" CONCRETE PAD F2 = 40"x40"x18" CONCRETE PAD
F2 = 36"x36"x16" CONCRETE PAD F3 = 34"x34"x14" CONCRETE PAD
F3 = 30"x30"x12" CONCRETE PAD F4 = 28"x28"x12" CONCRETE PAD
F4 = 24"x24"x12" CONCRETE PAD F5 = 18"x18"x8" CONCRETE PAD
F5 = 16"x16"x8" CONCRETE PAD
(REFER TO FLOOR PLAN FOR UNUSUAL SIZE PADS NOT ON CHART)

WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.

ALL GARAGE SLABS, PORCH SLABS, STAIRS (EXPOSED CONC. FLAT WORK) TO BE 32 MPa WITH 5-8% AIR ENTRAINMENT

BRICK VENEER LINTELS

WL1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L) + 2-2"x8" SPR. No.2
WL2 = 4"x3-1/2"x5/16" (100x90x8.0L) + 2-2"x8" SPR. No.2
WL3 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x10" SPR. No.2
WL4 = 6"x3-1/2"x3/8" (150x90x10.0L) + 2-2"x12" SPR. No.2
WL5 = 6"x4"x3/8" (150x100x10.0L) + 2-2"x12" SPR. No.2
WL6 = 5"x3-1/2"x5/16" (125x90x8.0L) + 2-2"x12" SPR. No.2
WL7 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x10" SPR. No.2
WL8 = 5"x3-1/2"x5/16" (125x90x8.0L) + 3-2"x12" SPR. No.2
WL9 = 6"x4"x3/8" (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR. No.2 (2-38x184 SPR. No.2)
WB2 = 3-2"x8" SPR. No.2 (3-38x184 SPR. No.2)
WB3 = 2-2"x10" SPR. No.2 (2-38x235 SPR. No.2)
WB4 = 3-2"x10" SPR. No.2 (3-38x235 SPR. No.2)
WB5 = 2-2"x12" SPR. No.2 (2-38x286 SPR. No.2)
WB6 = 3-2"x12" SPR. No.2 (3-38x286 SPR. No.2)
WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2)
WB8 = 4-2"x10" SPR. No.2 (4-38x235 SPR. No.2)
WB9 = 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" x 1 1/4" (1-45x184)
LVL1 = 2-1 3/4" x 1 1/4" (2-45x184)
LVL2 = 3-1 3/4" x 1 1/4" (3-45x184)
LVL3 = 4-1 3/4" x 1 1/4" (4-45x184)
LVL4A = 1-1 3/4" x 1 1/2" (1-45x240)
LVL4 = 2-1 3/4" x 1 1/2" (2-45x240)
LVL5 = 3-1 3/4" x 1 1/2" (3-45x240)
LVL5A = 4-1 3/4" x 1 1/2" (4-45x240)
LVL6A = 1-1 3/4" x 1 7/8" (1-45x300)
LVL6 = 2-1 3/4" x 1 7/8" (2-45x300)
LVL7 = 3-1 3/4" x 1 7/8" (3-45x300)
LVL7A = 1-1 3/4" x 1 7/8" (1-45x300)
LVL8 = 2-1 3/4" x 1 7/8" (2-45x300)
LVL8A = 1-1 3/4" x 1 7/8" (1-45x300)
LVL9A = 4-1 3/4" x 1 7/8" (4-45x300)
LVL9 = 3-1 3/4" x 1 7/8" (3-45x300)
LVL10 = 2-1 3/4" x 1 7/8" (2-45x300)

LOOSE STEEL LINTELS

L1 = 3-1/2"x3-1/2"x1/4" (90x90x6.0L)
L2 = 4"x3-1/2"x5/16" (100x90x8.0L)
L3 = 5"x3-1/2"x5/16" (125x90x8.0L)
L4 = 6"x3-1/2"x3/8" (150x90x10.0L)
L5 = 6"x4"x3/8" (150x100x10.0L)
L6 = 7"x4"x3/8" (175x100x10.0L)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
1b = 2'-4" x 6'-8" (815x2033) - INSULATED FRONT DOORS
1c = 3'-0" x 6'-8" (915x2440) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
6a = 2'-0" x 6'-8" x 1-3/8" (600x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

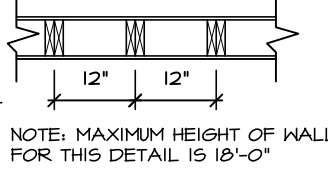
SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7", 2 ROWS FOR SPANS GREATER THAN 7'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR ENGINEERED FRAMING LAYOUTS

2 STORY HEIGHT WALL DETAIL
2-2"x6" STUD WALL NAILED TOGETHER AND SPACED @ 12" O.C. FULL HEIGHT C/N SOLID BLOCKING 4'-0" O.C. VERTICAL AND 7/16" EXT. PLYWOOD SHEATHING EACH SIDE.



NOTE: MAXIMUM HEIGHT OF WALL FOR THIS DETAIL IS 18'-0"

CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED
2012 O.B.C. 0. REG. 332/12 (REVISED 1 JAN. 2017)
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE (O.B.C.) REGULATIONS.
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.

1 ROOF CONSTRUCTION

ASPHALT SHINGLES, 9.5mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS, ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (2'-11") UP ROOF SURFACE TO LINE NOT LESS THAN 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 38mm x 89mm (2" x 4") TRUSS BRACING @ 2130mm (7'-0") O.C. @ BOTTOM CHORD. PREFIN. ALUM. EAVES TROUGH ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

2 FRAME WALL CONSTRUCTION

12" X 6" STUDS
SIDING AS PER ELEVATION. 0.7 kg/s.m. (No. 15) BLDG PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38mm x 140mm (2"x6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION

12" X 6" STUDS
90mm (4") OR 75mm (3") FACE BRICK, 25mm (1") AIR SPACE, 22mm x 180mm x 0.76mm (7/8" x 7" x 22 ga.) GALV. METAL TIES @ 400mm (16") O.C. HORIZ. 600mm (24") O.C. VERTICAL, 0.7 kg/s.m. (No. 15) BUILDING PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED), 38mm x 140mm (2" x 6") STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (31.5") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND SHEATHING PAPER MIN. 150mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.

4 INTERIOR STUD PARTITIONS

12.7mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS), 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH. LOAD BEARING WALL: 38mm x 89mm (2" x 4") OR 38mm x 140mm (2" x 6") @ 406mm (16") O.C.
NON-LOAD BEARING WALL: 38mm x 89mm (2" x 4") @ 610 mm (2'-0") O.C.

5 FOUNDATION WALL

200mm (8") POURED CONC. FOUNDATION WALL WITH 15 Mpa (2200 psi) CONC. AND BITUMINOUS DAMP PROOFING, OPTIONAL 19mm (3/4") MINERAL FIBRE INSULATION WITH DENSITY OF 57 kg/m3 MIN. OR EQUIVALENT DRAINAGE LAYER. 480mm x 155 mm (20"x6") OR 600mm x 200mm (24"x8") FOR PARTY WALLS CONTINUOUS KEYED CONC. FTG OR AS PER SOIL REPORT. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL.

100 mm (4") DIA. WEEPING TILE, 150 mm (6") CRUSHED STONE OVER AND AROUND ALL WEEPING TILES.

80 mm (3") 20 Mpa (2900 psi) CONC. SLAB ON 100 mm (4") CRUSHED STONE WITH DAMP PROOFING, 25 Mpa (3600 psi) CONC. WITHOUT DAMP PROOFING

FIN. FLOOR ON 15.9 mm (5/8") T&G SUBFLOOR ON ENGINEERED WD. FLOOR JOISTS. SEE MANUF. DRAWINGS. (SEE ARTICLE 9.30.6. FOR CERAMIC TILE)

WITH ATTIC-RSI 10.56 (R60) W/O ATTIC-RSI 5.46 (R31) ROOF INSULATION AND 6 mil AIR/VAPOUR BARRIER, 15.9 mm (5/8") INT. DRYWALL FINISH.

COMPLIANCE PACKAGE**A1**

BUILDING COMPONENT			REQUIRED			PROPOSED		
INSULATION - RSI (R)			REQUIRED			PROPOSED		
Ceiling w/ Attic Space	10.56 (R60)	10.56 (R60)	WINDOWS & DOORS (MAX. U - Value)			REQUIRED		
Ceiling w/o Attic Space	5.46 (R31)	5.46 (R31)	Windows / Glass Doors	1.6	1.6	APPLIANCE EFFICIENCY		
Ceiling @ Interior side of ext. wall (eaves) & above attic hatch	3.52 (R20)	3.52 (R20)	Skylights	-	-	Space Heating Eqpt. (AFUE %)	96	96
Exposed Floor	5.46 (R31)	5.46 (R31)	HRV Efficiency (%)			DHW Heater (EF)	75	75
Walls Above Grade	3.87 (R22)	3.87 (R22)	DHW Heater (EF)				0.80	0.80
Basement Walls	3.52ci (R20ci)	3.52ci (R20ci)						
>600mm) Below Grade Slab	-	-						
Heated Slab	1.76 (R10)	1.76 (R10)						
Edge of Below Grade Slab	1.76 (R10)	1.76 (R10)						
600mm) Below Grade	-	-						

SPACE HEATING FUEL

☐ GAS ☐ EARTH ☐ PROPANE
☐ ELECTRIC ☐ OIL ☐ SOLID FUEL

DENTON 12- ELEV. 2

ELEVATION	WALL FT²	WALL MT²	OPENING FT²	OPENING MT²	PERCENTAGE
FRONT	982.40	91.26	248.11	23.05	25.26%
LEFT SIDE	1090.88	101.34	195.77	18.19	17.95%
RIGHT SIDE	1111.83	103.29	57.33	5.33	5.16%
REAR	1009.51	93.78	180.36	16.76	17.87%
TOTAL	4194.62	389.68	681.57	63.32	16.25%

AREA CALCULATIONS

AREA CALCULATIONS	ELEV. 2
BASEMENT FLOOR AREA	= 58 Sq. Ft.
GROUND FLOOR AREA	= 1844 Sq. Ft.
SECOND FLOOR AREA	= 2138 Sq. Ft.
TOTAL FLOOR AREA	= 4040 Sq. Ft.
	575.55 Sq. Ft.
1st FLOOR OPEN AREA	= 0 Sq. Ft.
2nd FLOOR OPEN AREA	= 21 Sq. Ft.
ADD TOTAL OPEN AREAS	= 21 Sq. Ft.
ADD FIN. BASEMENT AREA	= 0 Sq. Ft.
GROSS FLOOR AREA	= 4061 Sq. Ft.
	571.28 Sq. Ft.
GROUND FLOOR COVERAGE	= 1844 Sq. Ft.
GARAGE COVERAGE / AREA	= 345 Sq. Ft.
PORCH COVERAGE / AREA	= 85 Sq. Ft.
TOTAL COVERAGE W/ PORCH	= 2222 Sq. Ft.
	2294 Sq. Ft.
TOTAL COVERAGE WO PORCH	= 2080 Sq. Ft.
	2080 Sq. Ft.

10 ALL STAIRS / EXTERIOR STAIRS

MAX. RISE..... = 200 (7 7/8")
MIN. RISE..... = 125 (4 7/8")
MAX. RUN..... = 355 (1'-2")
MIN. RUN..... = 210 (6 1/4")
MAX. TREAD..... = 355 (1'-2")
MIN. TREAD..... = 235 (9 1/4")
MAX. NOSING..... = 25 (1")
MIN. HEADROOM..... = 1950 (6'-5")
MIN. WIDTH..... = 860 (2'-10")
FOR CURVED STAIRS.....
MIN. RUN..... = 150 (5 7/8")
MIN. AVERAGE RUN..... = 200 (7 7/8")

11 GUARDRAIL / HANDRAIL

ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE REQUIREMENTS OF THE O.B.C. SUBSECTION 9.8.7 AND 9.8.8.

GUARD @ INT. LANDING OR FLOORS..... = 900 (2'-11")
HANDRAIL @ INT. STAIR/RAMP MIN..... = 865 (2'-10")
HANDRAIL @ INT. STAIR/RAMP MAX..... = 965 (3'-2")
GUARD/HANDRAIL @ EXT. LANDING..... = 1070 (3'-6")
(GREATER THAN 1800 ABOVE FIN. GRADE)
GUARD/HANDRAIL @ EXT. LANDING..... = 900 (2'-11")
HANDRAIL @ EXT. STAIR/RAMP MIN..... = 865 (2'-10")
HANDRAIL @ EXT. STAIR/RAMP MAX..... = 965 (3'-2")
WOOD PICKETS MAX. 100 mm (4") BETWEEN

38 mm x 89 mm (2" x 4") SILL PLATE WITH 12.7 mm (1/2") DIA. ANCHOR BOLTS 300 mm (12") LONG MIN. 100 mm (4") IN CONC. @ 2400 mm (7'-10") O.C. CONTINUOUS CAULKING OR 1" MINERAL WOOL BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

RSI 3.52ci (R20) BLANKET INSULATION OR RSI 1.76ci (R10) RIGID / BATT INSULATION ON INSIDE FACE OF CONC. FOUNDATION + RSI 2.11 (R12) BATT INSULATION W/ 38mm x 89mm (2" x 4") @ 610mm (2'-0") o/c WOOD STRAPPING. INSULATION TO EXTEND FROM US OF SUBFLOOR TO NOT MORE THAN 200mm (7 7/8") ABOVE SLAB.

-0.7 kg/m (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL & INSULATION
-6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) ON WARM SIDE (ENSURE NO AIR SPACE BETWEEN INSULATION & VAPOUR BARRIER. CONTINUITY OF AIR BARRIER SYSTEM TO EXTEND THROUGHOUT THE BASEMENT
-ci DENOTES CONTINUOUS INSULATION (SEE DETAILS)

14 BEARING STUD PARTITION

38mm x 89mm (2" x 4") OR 38mm x 140mm (2" x 6") STUDS @ 406mm (16") O.C. (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON DAMPROOFING MATERIAL. 12.7mm (1/2") DIA. ANCHOR BOLTS @ 2400mm (7'-10") O.C. ON 100mm (4") HIGH CONC. CURB ON 350mm x 150mm (14" x 6") CONC. FOOTING.

PROPOSED ELECTRICAL PANEL LOCATION (LOCATION MAY VARY). PROVIDE SUPPORT WALL ON INSIDE FACE OF ci BEHIND ELECTRICAL PANEL.

BEAM POCKET.

19 mm x 89 mm (1" x 4") BOTH SIDES OF STEEL BEAM.

100 mm (4") CONC. SLAB SLOPE TO FRONT. CONC. STRG. 32 Mpa. (4650 psi) WITH 5-8% AIR ENTRAINMENT. FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

12.7 mm (1/2") GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) BATT INSULATION IN WALLS. RSI 5.46 (R31) IN CEILING. TAPED AND SEAL ALL JOINTS GAS TIGHT & VAPOUR PROOF 6 mil AIR/VAPOUR BARRIER ON WARM SIDE.

DOOR GAS PROOFED WITH SELF CLOSER AND WEATHER STRIPPING.

PRECAST CONCRETE STEP.

CAPPED DRYER VENT.

MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

ATTIC ACCESS HATCH 0.32m² WITH NO DIMENSION LESS THAN 545mm OR 500mm x 700mm (20" x 28") WITH WEATHER STRIPPING AND INSULATED.

TOP OF FIREPLACE CHIMNEYS SHALL BE 900mm (2'-11") ABOVE HIGHEST AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 5/8") ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3000mm (9'-10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'-10") ABOVE LAST POINT OF LATERAL SUPPORT.

LINEN CLOSET 4 SHELVES MIN. 350 mm (1'-2") DEEP.

ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

46 CONVENTIONAL ROOF FRAMING

38mm x 140mm (2"x6") SPR. RAFTERS @ 400 mm (16") O.C., 38mm x 184mm (2"x8") RIDGE BD., HIP & VALLEY RAFTERS 38mm x 89mm (2"x4") COLLAR TIES @ MIDSPAN. CEILING JOISTS TO BE 38mm x 89mm (2"x4") @ 406mm (16") O.C. FOR A MAX. 2430mm (8'-0") SPAN & 38mm x 140mm (2"x6") @ 406mm (16") O.C. FOR A MAX. 4450 mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38mm x 89mm (2"x4") @ 610mm (24") O.C. W/ A 38mm x 89mm (2"x4") COLLAR TIES AS REQUIRED FOR STABILITY.

SUMP PUMP MOTOR & PIT AS PER ARTICLE 9.14.5.2.

JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL OR FIREWALL. MIN. 100 mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

ADD GRAB BAR REINFORCEMENT IN STUD WALL FOR MAIN BATHROOM AS PER ARTICLE 9.5.2.3.

RESERVED

STEP FOOTINGS:
HORIZONTAL STEP = 600 mm (23 5/8") MIN.
VERTICAL STEP = 600 mm (23 5/8") MAX. FOR FIRM SOILS & 400 mm FOR SAND & GRAVEL.

MIN. 75 mm (3") CONCRETE SLAB-ON-GRADE ON 125 mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STRG. 32 Mpa (4650 psi) AND WITH 5 - 8% AIR ENTRAINMENT. 75 mm (3") MIN. SLAB BEARING @ PERIMETER.

PROVIDE 200 mm (8") DEEP SOLID MASONRY UNDER ALL BEAMS.

MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING. PROVIDE SMOKE TIGHT JOINT

ALL JOISTS TO BE BRIDGED WITH 38mm x 38mm (2"x2") CROSS BRIDGING OR SOLID BLOCKING @ 2100 mm (7'-0") O.C. MAX. WHERE SPECIFIED. STRAPPING SHALL BE 19mm x 64mm (1"x3") SPACED @ 2100mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil POLYETHYLENE FILM OR No. 50 (45 lb) ROLL ROOFING DAMPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL

100 mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR SPACE, METAL TIES, BLDG. PAPER ETC... AS PER NOTE 3 EXCEPT NO WEEP HOLES.

PROVIDE HEAT TRAPS AND PIPE INSULATION FOR HOT WATER TANK AS PER O.B.C. 12.3.1.1.4

PROVIDE A DRAIN WATER HEAT RECOVERY UNIT CONNECTED TO AT LEAST 2 SHOWERS AS PER SB 12.3.1.1.2

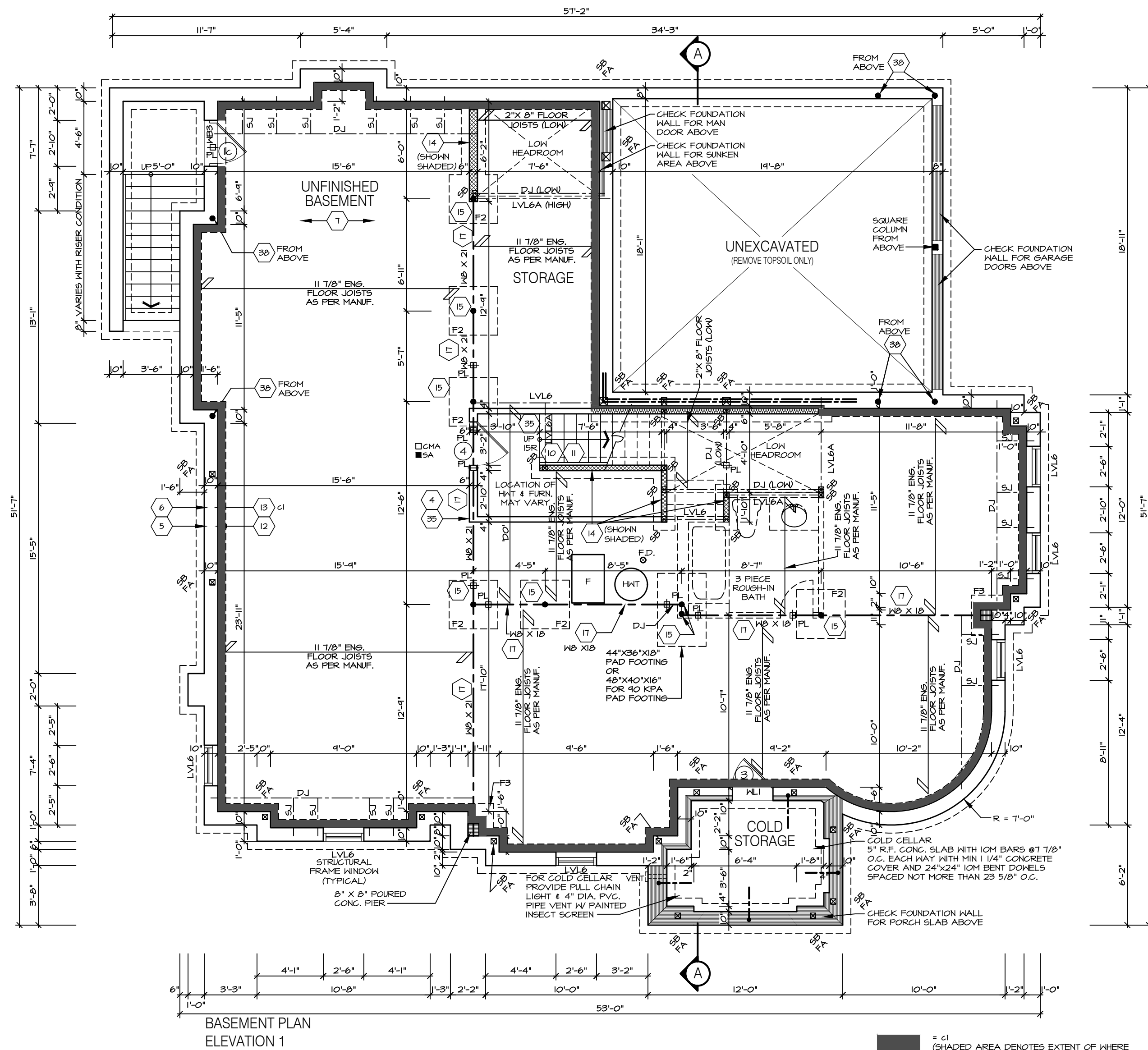
39 LATERAL SUPPORT OF MASONRY WALL

BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST TO BE STRAPPED TO PARTY WALL AT MAX. INTERVALS OF 2000 mm (6'-7") WITH 40 mm x 4.76 mm (1 9/16" x 3/16") THICK CORROSION RESISTANT STRAPS. FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOISTS.

40 GARAGE WALLS

SAME AS NOTE No. 2 & 3 WITH THE FOLLOWING EXCEPTIONS: STUDS TO BE 38mm x 89mm (2" x 4") @ 406mm (16") O.C. AND DELETE INSULATION, 6 mil AIR/VAPOUR BARRIER & DRYWALL

125mm (5") POURED CONC. 32 M



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

STRUDET INC.



DENTON 12
COMPLIANCE PACKAGE "A1"

FOR STRUCTURAL ONLY

REVISIONS

1. ISSUED FOR REVIEW	03/23 2017
2. ISSUED FOR PERMIT	06/21 2017
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

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

Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

REGISTERED PERSON: FIRM BCIN: 28461
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS

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CASSIDY & CO.
 ARCHITECTURAL TECHNOLOGISTS

DATE: MARCH 2017
 SCALE: 3/16"=1'-0"
 BY: VM
 PROJECT: 2017-20

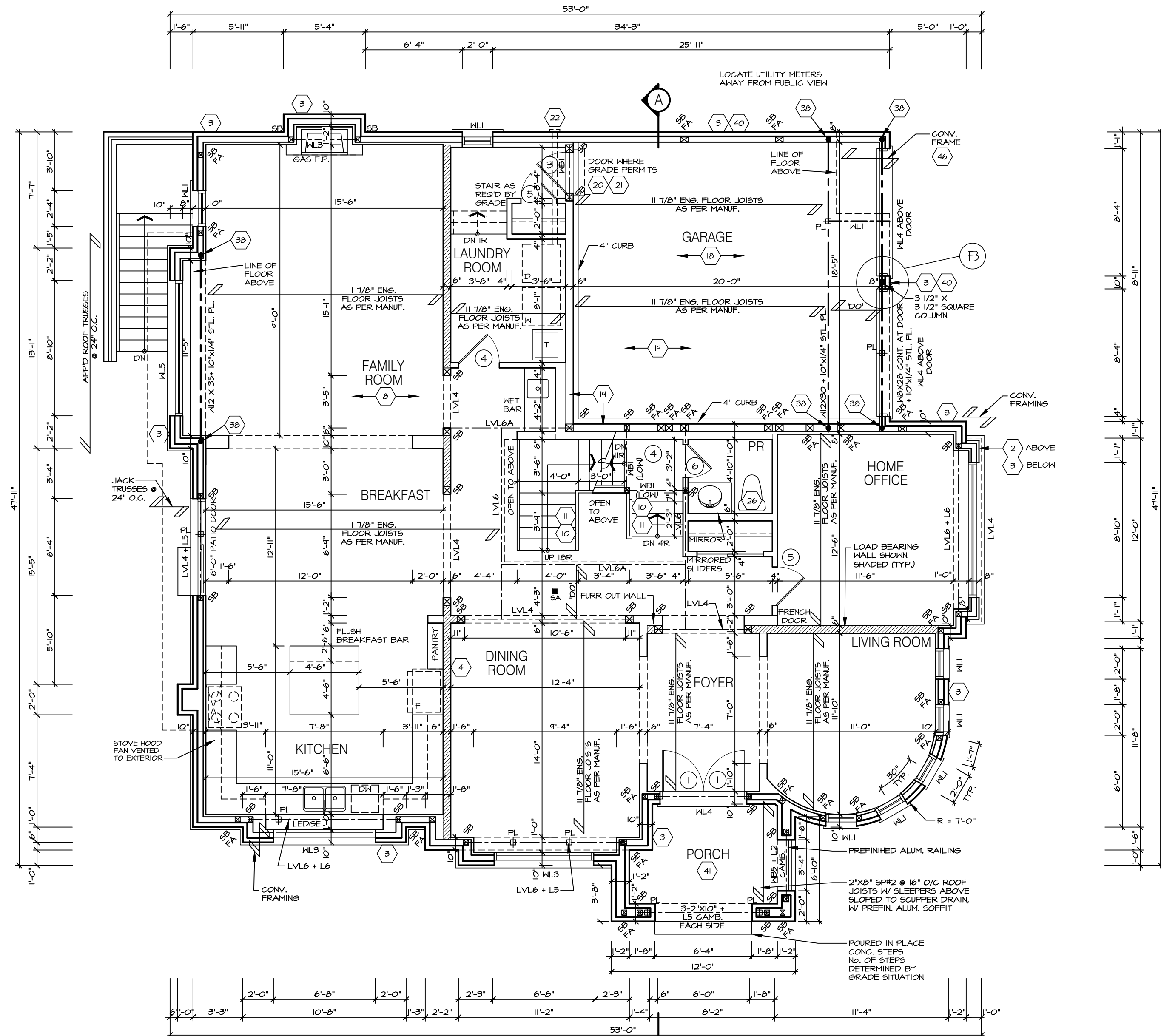
BASEMENT PLAN ELEVATION 1

AREA: 5462
 PAGE No. 1
 PROJECT NAME: OSTIENSE



GREENYORK
 HOMES

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FIRST FLOOR PLAN
ELEVATION 1

ALL SUBFLOORS TO BE 5/8" PLYWOOD AND TO BE
GLUED AND NAILED ON THIS FLOOR.

REFER TO FLOOR FRAMING SHOP DRAWINGS FOR
ENGINEERED FRAMING LAYOUTS

SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C.
BELOW ALL CERAMIC TILE AREAS.
PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7",
2 ROWS FOR SPANS GREATER THAN 7'

REFER TO SHEET NO. 0 FOR LINTEL BEAM AND DOOR
SIZES

STRUDET INC.



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FOR STRUCTURAL ONLY

DENTON 12
COMPLIANCE PACKAGE "A1"

REVISIONS

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2. ISSUED FOR PERMIT	06/21 2017
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QUALIFICATION INFORMATION

Required unless design is exempt under Division C, Subsection 3.2.5 of the building code

REGISTERED PERSON: FIRM BCIN: 28461
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS

GARY INNES
NAME

SIGNATURE

25397
BCIN

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fax (905) 619-1269

CASSIDY & CO.
ARCHITECTURAL TECHNOLOGISTS

DATE: MARCH 2017
SCALE: 3/16"=1'-0"
BY: VM
PROJECT: 2017-20

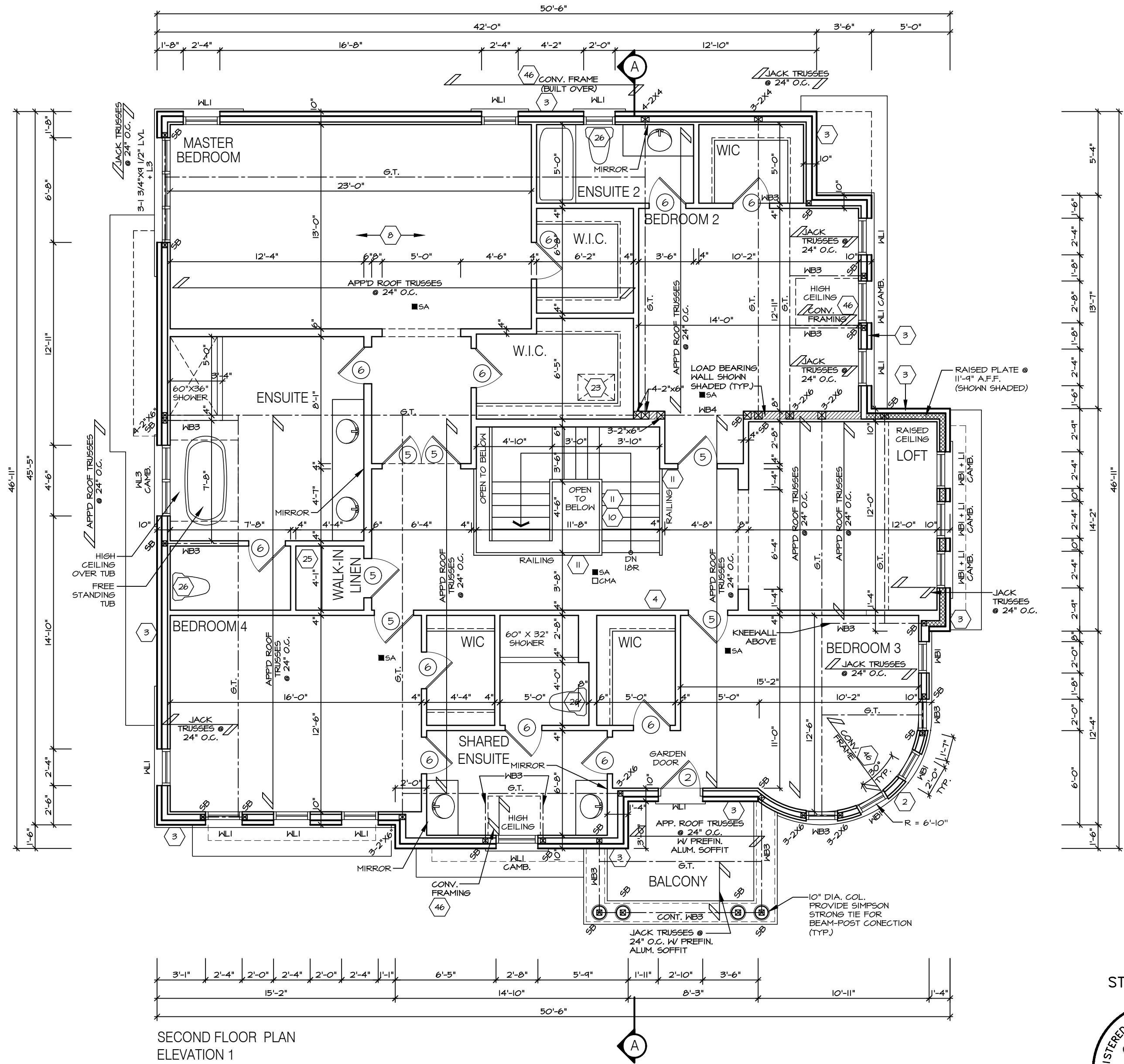
FIRST FLOOR PLAN
ELEVATION 1

AREA: 5462
PAGE No. 2
PROJECT NAME: OSTIENSE



GREENYORK
HOMES

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SECOND FLOOR PLAN
ELEVATION 1

STRUDET INC.



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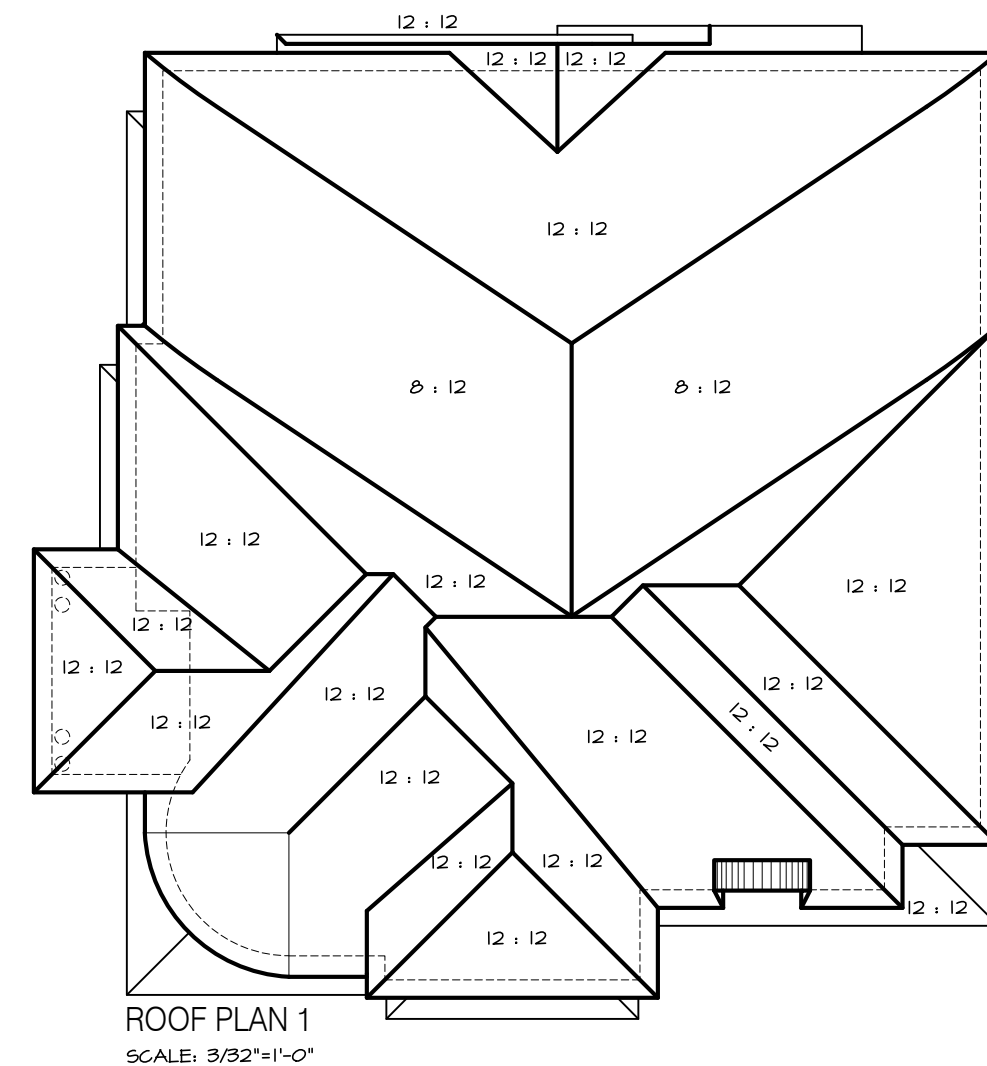
SECOND FLOOR PLAN
ELEVATION 1

AREA	5462	PAGE No.	3
PROJECT NAME	OSTIENSE		



GREENYORK
HOMES

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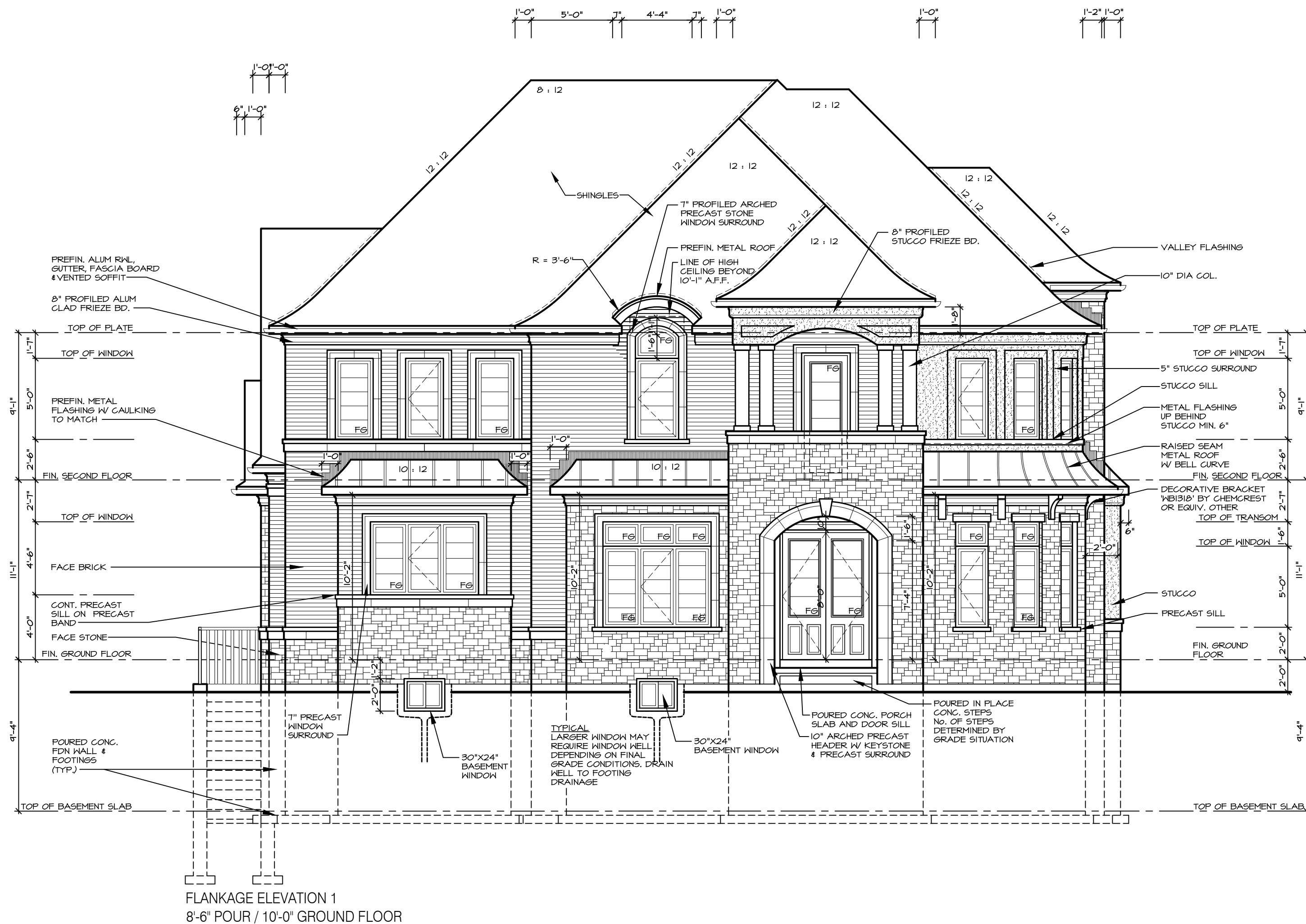
FRONT ELEVATION
ELEVATION I

AREA	5462	PAGE No.	4
PROJECT NAME	OSTIENSE		



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HOMES

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PROJECT: 2017-20

FLANKAGE ELEVATION
ELEVATION I

AREA	PAGE No.
5462	5

PROJECT NAME
OSTIENSE



GREENYORK
HOMES

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RIGHT SIDE ELEVATION
ELEVATION 1

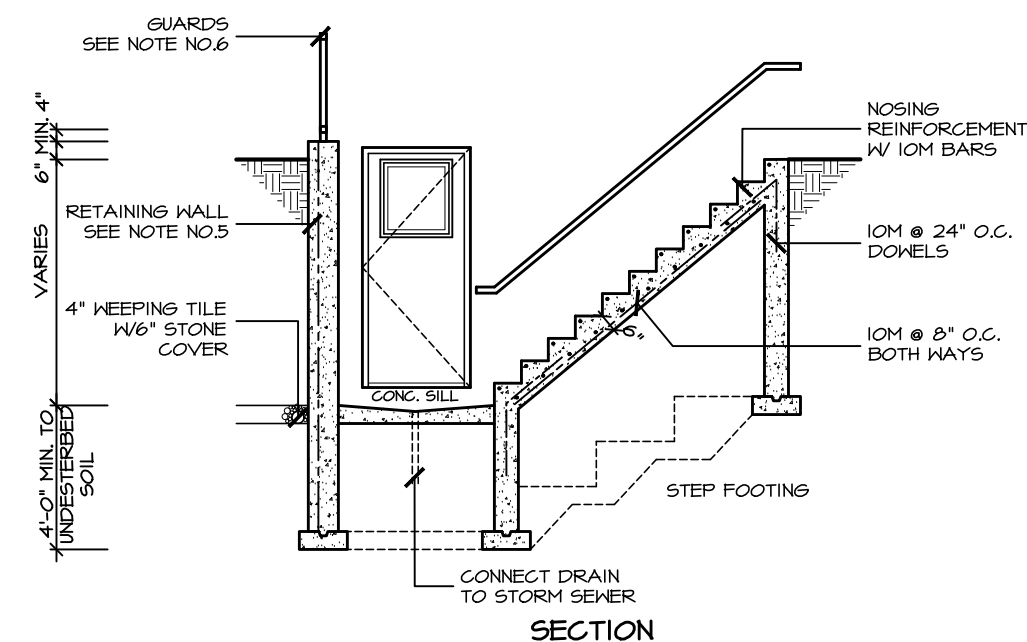
AREA	PAGE No.
5462	6

PROJECT NAME: OSTIENSE



GREENYORK
HOMES

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GENERAL NOTES:

1. **FOOTING**
24"x8" POURED CONC. FOOTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.
2. **CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 32 MPA (4650 PSI) @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.
3. **EXTERIOR STAIRS**
7 7/8" RISE MAXIMUM
8 1/4" RUN MINIMUM
9 1/4" TREAD MINIMUM
4. **INSULATION**
FOR INSULATION VALUE & VAPOUR BARRIER LOCATION REFER TO NOTE 13 OF STANDARD NOTES.
5. **RETAINING WALL**
10" POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 4'-7". PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. AND 15M HORIZONTAL REINFORCEMENT @ 24" O.C. FOR WALL HEIGHTS FROM 4'-8" TO 7'-0".
15M HORIZONTAL & VERTICAL REINFORCEMENT @ 12" O.C. EACH FACE FOR WALL HEIGHTS FROM 7'-0" TO 9'-0".
RETAINING WALL TO RESIST LATERAL DESIGN LOADS AS PER OBC DIVISION B SECTION 4.15.16.
6. **GUARDS**
3'-6" HIGH WHERE DESIGN FROM GRADE TO BOTTOM OF WALKWAY BUT EXCEEDS 15'-11". 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS.

DI - EXTERIOR WALKUP STAIRS DETAILS

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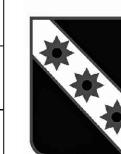
REGISTERED PERSON:	FIRM BCIN: 284616
D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	
GARY INNES	25397
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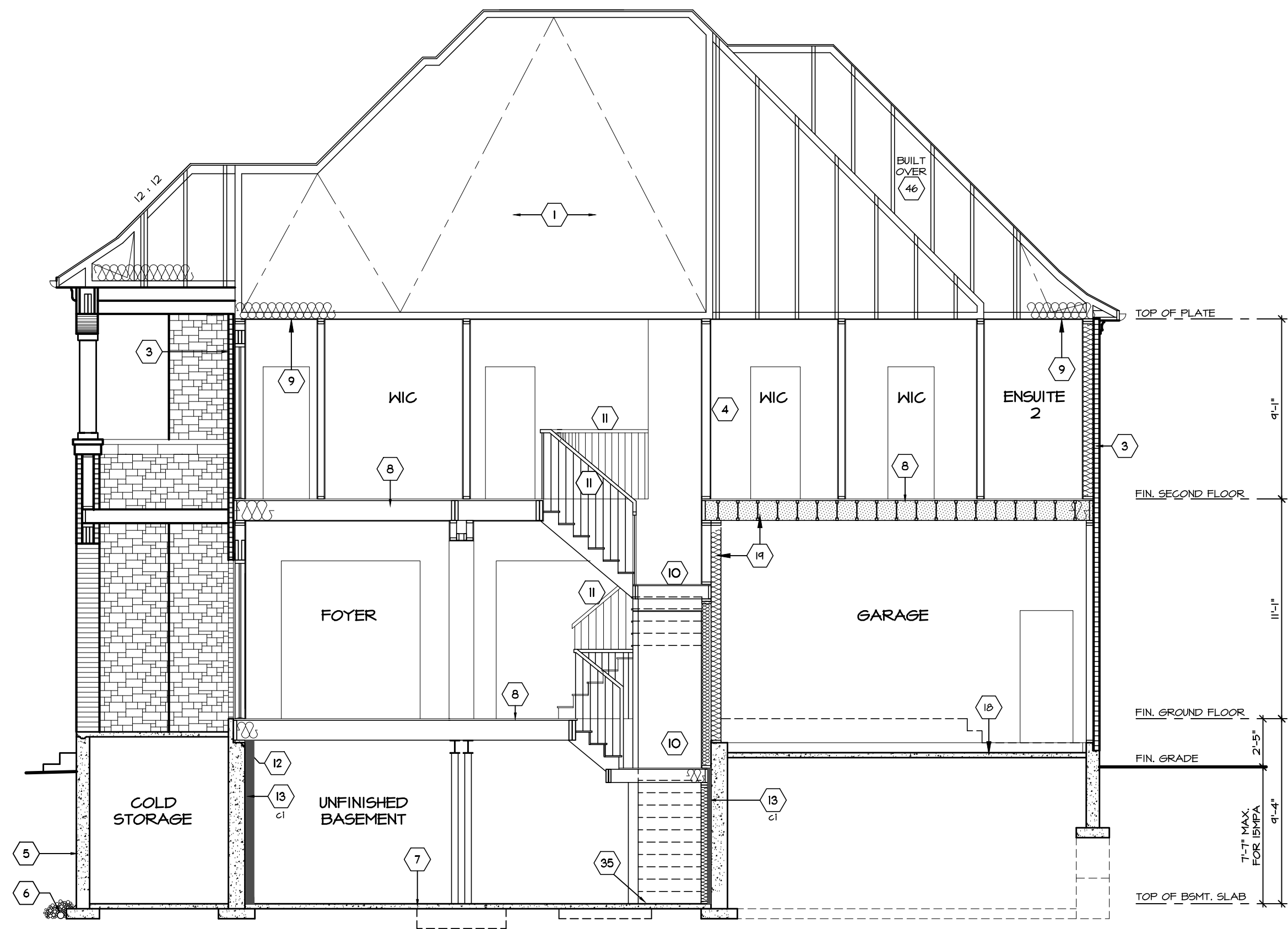
REAR ELEVATION ELEVATION I		
AREA	5462	PAGE No. 7
PROJECT NAME OSTIENSE		



GREENYORK

HOMES

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SECTION 'A' - 'A'

REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

PLANS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

BRICK VENEER LINTELS

WL1 = 3'-1/2"x3'-1/2"x1/4" L (100x90x6.0L) + 2-2"x8" SFR. No.2
WL2 = 4"x3'-1/2"x5/16" L (100x90x8.0L) + 2-2"x8" SFR. No.2
WL3 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 2-2"x10" SFR. No.2
WL4 = 6"x3'-1/2"x3/8" L (150x90x10.0L) + 2-2"x12" SFR. No.2
WL5 = 6"x4'-3/8" L (150x100x10.0L) + 2-2"x12" SFR. No.2
WL6 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 2-2"x12" SFR. No.2
WL7 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 3-2"x10" SFR. No.2
WL8 = 5"x3'-1/2"x5/16" L (125x90x8.0L) + 3-2"x12" SFR. No.2
WL9 = 6"x4'-3/8" L (150x100x10.0L) + 3-2"x12" SFR. No.2

LOOSE STEEL LINTELS

L1 = 3'-1/2"x3'-1/2"x1/4" L (100x90x6.0L)
L2 = 4"x3'-1/2"x5/16" L (100x90x8.0L)
L3 = 5"x3'-1/2"x5/16" L (125x90x8.0L)
L4 = 6"x3'-1/2"x3/8" L (150x90x10.0L)
L5 = 6"x4'-3/8" L (150x100x10.0L)
L6 = 7"x4'-3/8" L (175x100x10.0L)

WOOD LINTELS AND BEAMS

WB1 = 2'-2"x8" SFR. No.2 (2-38x184 SFR. No.2)
WB2 = 3'-2"x8" SFR. No.2 (3-38x184 SFR. No.2)
WB3 = 2'-2"x10" SFR. No.2 (2-38x235 SFR. No.2)
WB4 = 3'-2"x10" SFR. No.2 (3-38x235 SFR. No.2)
WB5 = 2'-2"x12" SFR. No.2 (2-38x286 SFR. No.2)
WB6 = 3'-2"x12" SFR. No.2 (3-38x286 SFR. No.2)
WB7 = 5'-2"x12" SFR. No.2 (5-38x286 SFR. No.2)
WB8 = 4'-2"x10" SFR. No.2 (4-38x235 SFR. No.2)
WB9 = 4'-2"x12" SFR. No.2 (4-38x286 SFR. No.2)

DOOR SCHEDULE

1 = 2'-10" x 6'-8" (865x2033) - INSULATED ENTRANCE DOOR
1a = 2'-8" x 6'-8" (815x2033) - INSULATED FRONT DOORS
2 = 2'-8" x 6'-8" (815x2033) - WOOD & GLASS DOOR
3 = 2'-8" x 6'-8" x 1-3/4" (815x2033x45) - EXTERIOR SLAB DOOR
4 = 2'-8" x 6'-8" x 1-3/8" (815x2033x35) - INTERIOR SLAB DOOR
5 = 2'-6" x 6'-8" x 1-3/8" (760x2033x35) - INTERIOR SLAB DOOR
6 = 2'-2" x 6'-8" x 1-3/8" (660x2033x35) - INTERIOR SLAB DOOR
7 = 1'-6" x 6'-8" x 1-3/8" (460x2033x35) - INTERIOR SLAB DOOR

DENTON 12
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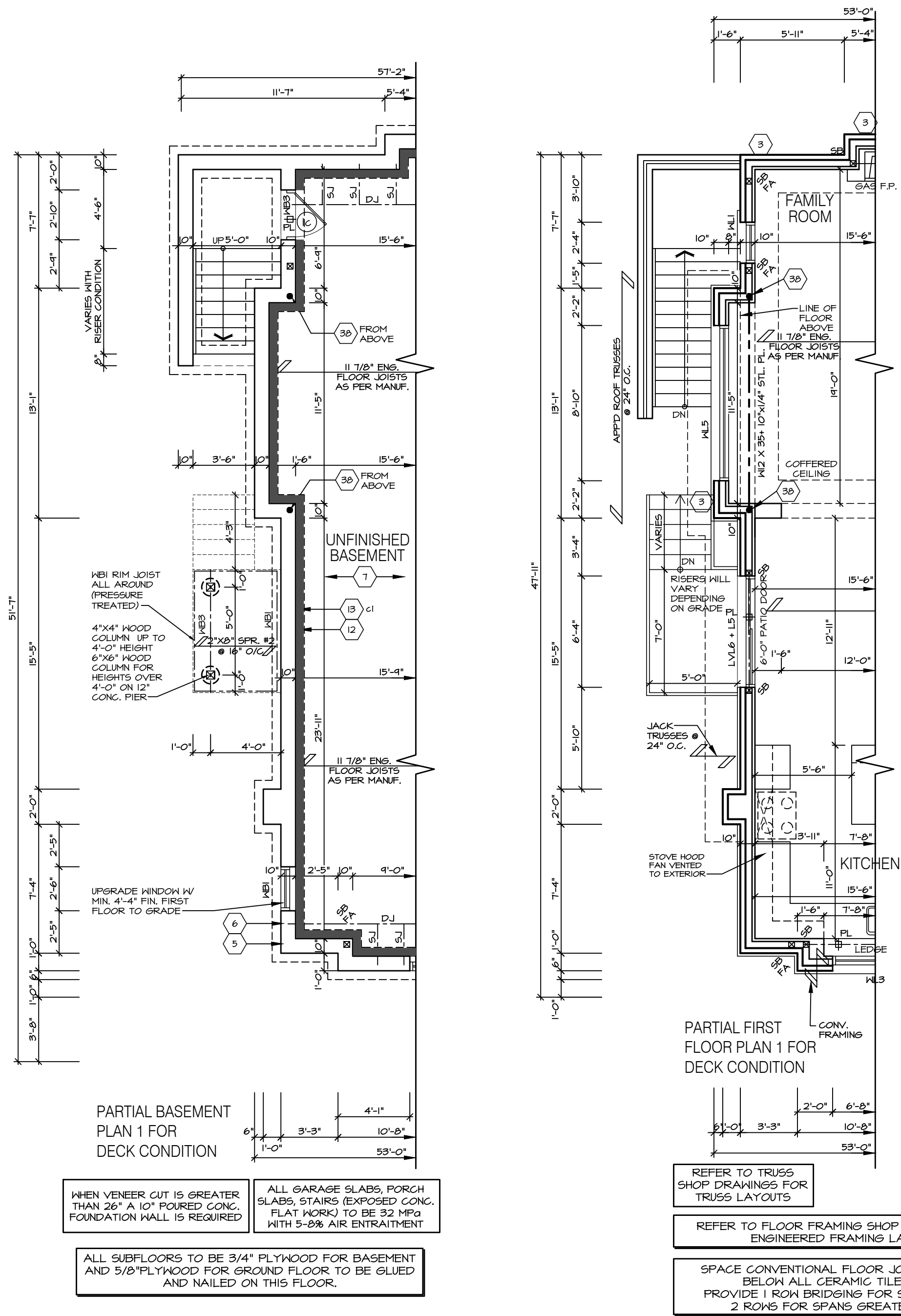
SECTION 'A' - 'A'
ELEVATION I

AREA: 5462
PAGE No.: 8
PROJECT NAME: OSTIENSE



GREEN YORK
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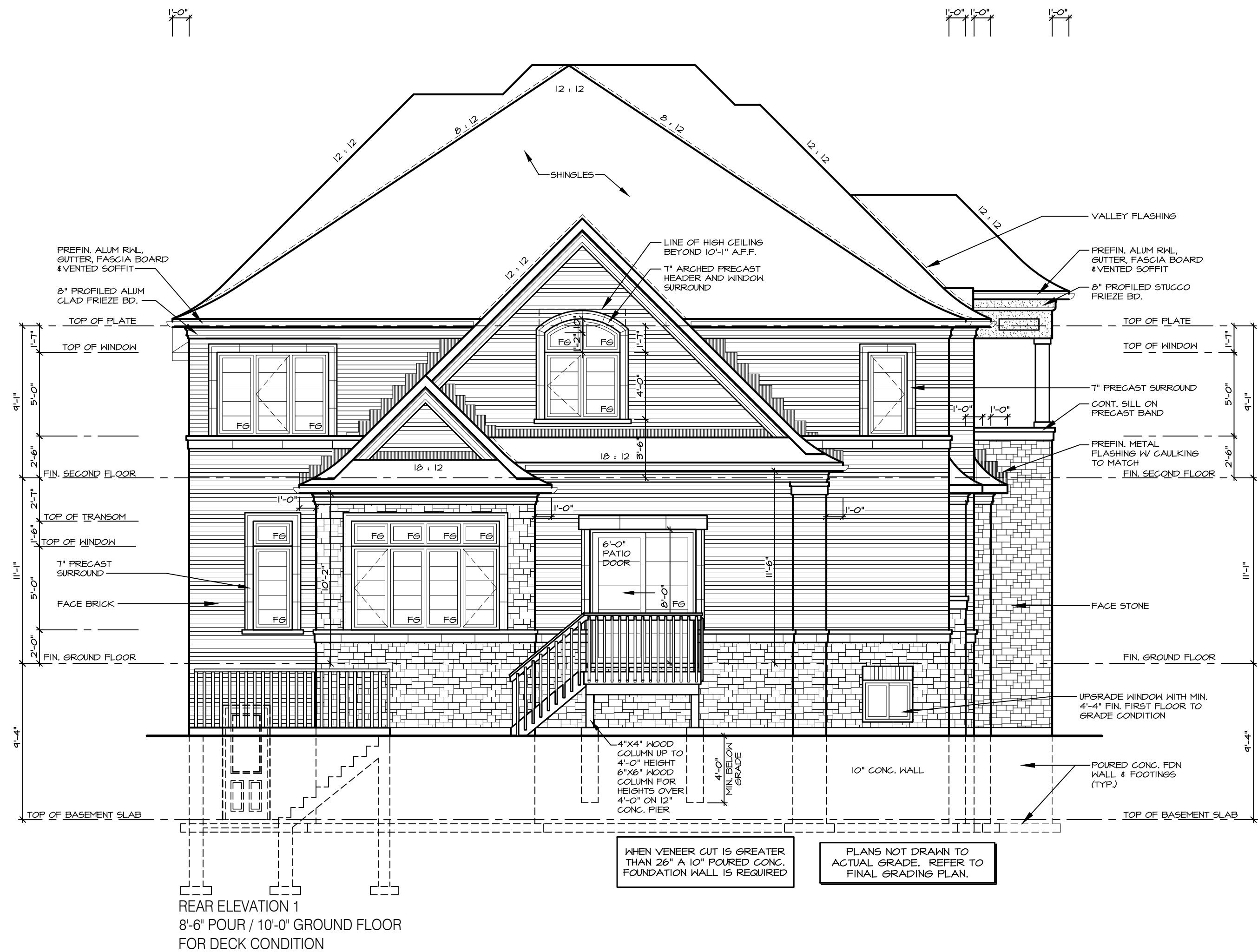
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DECK PLANS ELEVATION I	
AREA	5462
PAGE No.	9
PROJECT NAME	
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DECK ELEVATION
ELEVATION I

AREA	5462	PAGE No.	9-1
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