

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-VINYL HORIZONTAL SIDING
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

TYVEK HOMEWRAP TO LAP OVER ALUMINUM FLASHING MIN. 8"
INSTALL ALUMINUM FLASHING OVER TYVEK HOMEWRAP
0.018" ALUMINUM FLASHING OR EQUIVALENT
4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)
-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2"x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" ALUMINUM FLASHING
CEMENT PARING ON ALL EXPOSED CONCRETE (ABOVE GRADE)
-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" x PERFORATED WEEPING TILE WITH SOOK C/W 6" CRUSHED STONE COVER

ENERGY STAR TYPICAL TWO STOREY WALL SECTION (MASONRY & SIDING)

1
A.111

SCALE: 1/2" = 1'-0"

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

MAINTAIN AIR/VAPOUR BARRIER
BLOWN INSULATION R-60

1/2" GYPSUM BOARD

ACOUSICAL SEALANT V.B. TO SOLID BACKING

MAINTAIN 1" AIR SPACE

SPACE TO BE FIRESTOPPED AT FLOOR AND WALL JUNCTION

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

PROVIDE CONTINUOUS ACOUSTICAL SEALANT ON BOTH SIDES OF PARTY WALL AT ALL WALL TO FLOOR JUNCTIONS AND AT OPENINGS, ELECTRICAL BOXES

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

1/2" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c (TO FLOOR)

SPACED 5/8" FROM CONCRETE WALL

-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL 20mpa C/W 2-15M BARS TOP AND BOTTOM

-2"x4" STUDS @ 16" o/c (TO FLOOR)

SPACED 5/8" FROM CONCRETE WALL

-1/2" GYPSUM BOARD

-3" POURED CONCRETE SLAB 20mpa

-6 mil POLY VAPOUR BARRIER

-3/4" CLEAR STONE (MATCH FOOTING THICKNESS)

-UNDISTURBED SOIL

ENERGY STAR TYPICAL PARTY WALL SECTION THRU STAIR CASE - 1 HOUR FIRE RATED

4
A.111

SCALE: 1/2" = 1'-0"

-5/8" TYPE "X" F.C. GYPSUM BOARD FULL HEIGHT
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-1" AIR SPACE
-5/8" TYPE "X" F.C. GYPSUM BOARD FULL HEIGHT
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-5/8" TYPE "X" F.C. GYPSUM BOARD FULL HEIGHT
-INSULATE IN BETWEEN CAVITIES W/ BATTS ON EITHER SIDES

MAINTAIN AIR/VAPOUR BARRIER

BLOWN INSULATION R-60

1/2" GYPSUM BOARD

ACOUSICAL SEALANT V.B. TO SOLID BACKING

MAINTAIN 1" AIR SPACE

SPACE TO BE FIRESTOPPED AT FLOOR AND WALL JUNCTION

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

INSTALL 2"x4" BLOCKING ON THE FLAT @ 16" o/c

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)

CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

INSTALL 2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT (WINTER MONTHS ONLY OCTOBER TO MARCH)

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION or BATT INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2"x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" ALUMINUM FLASHING
CEMENT PARING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" x PERFORATED WEEPING TILE WITH SOOK C/W 6" CRUSHED STONE COVER

ENERGY STAR TYPICAL TWO STOREY WALL SECTION (MASONRY)

2
A.111

SCALE: 1/2" = 1'-0"

VINYL HORIZONTAL SIDING
TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c

PROVIDE A CONTINUOUS ACOUSTICAL SEALANT BEAD UNDER SIDE OF BOTTOM PLATE BEFORE LIFTING WALL IN ORDER TO HAVE A CONTINUOUS AIR BARRIER

2" x 6" PRESSURE TREATED SILL WITH 1/2"x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

0.018" GALVANIZED FLASHING

CAULK

2-10M BARS TOP AND BOTTOM

PARING ON ALL EXPOSED FOUNDATION SURFACES

ENERGY STAR EXTERIOR FLOOR AT FOUNDATION (SIDING)

5
A.111

SCALE: 1/2" = 1'-0"

6 MIL POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
STAPLE POLY VAPOUR BARRIER THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING
CONTINUOUS ACOUSTICAL SEALANT BEAD ON BOTTOM PLATE
R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION BETWEEN JOISTS
STAPLE POLY VAPOUR BARRIER ON SOLID BACKING
3/4" TAG O.S.B. SUBFLOOR GLUE AND SCREW TO JOISTS

6 MIL POLY VAPOUR BARRIER TO HOLD INSULATION

(1) LAYER OF R-22 ROXUL BATT INSULATION FOR FIRE PROTECTION

1"x4" STRAPPING (OPTIONAL)

1/2" GYPSUM BOARD ON BASEMENT CEILINGS (FINISHED BASEMENT ONLY)

R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)

R-12 BATT INSULATION, DO NOT INSTALL A VAPOUR BARRIER, 2" SPRAY FOAM IS A VAPOUR BARRIER

1/2" GYPSUM BOARD ON BASEMENT WALLS FOR FIRE PROTECTION INSTALL IN FINISHED BASEMENT AND UNFINISHED AREAS WHERE SPRAY FOAM IS APPLIED

2"x6" BOTTOM PLATE

TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)

INSTALL TYVEK HOMEWRAP OR EQUIVALENT max. 0.02 L/s/m UNDER BOTTOM PLATE BEFORE LIFTING WALL AND RAP UP WALL 6" MIN.

0.018" GALVANIZED FLASHING

2"x4" PRESSURE TREATED SILL w/ 1/2"x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING

2" HD RIGID INSULATION FROST PROTECTION

ENERGY STAR WALK-OUT - EXTERIOR WALL AT FOUNDATION

7
A.111

SCALE: 1/2" = 1'-0"

-ARCHITECTURAL LIFETIME SELF SEAL ASPHALT SHINGLES
-7/16" O.S.B. SHEATING or eq. c/w H-CLIPS @ BETWEEN FRAMING MEMBERS
-6"-0" ICE AND WATER SHIELD EAVE PROTECTION
-SHINGLES TO PROJECT min 1" BEYOND FASCIA
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

ALUMINUM FASCIA OR EQUIVALENT
2"x6" FASCIA BACKER
VENTED ALUMINUM SOFFIT

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

4" PRECAST CONCRETE SILL (OPTIONAL SEE ELEVATIONS)

-MASONRY VENEER c/w G.I. TIES @ 16" o/c HORIZONTAL AND 24" o/c VERTICAL
-WEEP HOLES AT 24" AT BOTTOM OF CAVITY
-1" min AIR SPACE
-TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
-R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
-2"x6" STUDS @ 16" o/c
-R-20 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

2"x4" PRESSURE TREATED SILL w/ 1/2"x 8" ANCHOR BOLTS @ 7'-0" o/c MAX. SPACING
0.018" ALUMINUM FLASHING
CEMENT PARING ON ALL EXPOSED CONCRETE (ABOVE GRADE)

-DRAINAGE LAYER MECHANICALLY FASTEN (BELOW GRADE)
-DAMP-PROOFING MEMBRANE (BELOW GRADE)
-8" (OR OTHERWISE NOTED) CONCRETE FOUNDATION WALL
20mpa C/W 2-10M BARS TOP AND BOTTOM
-R-12 2" CLOSED CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION (TO FLOOR)
-2"x4" STUDS @ 16" o/c (TO FLOOR) FRAME WALL ONLY AFTER SPRAY FOAM IS INSTALLED
-R-12 BATT INSULATION TO END 8" ABOVE CONCRETE FLOOR
-DO NOT INSTALL A VAPOUR BARRIER (2" SPRAY FOAM IS A VAPOUR BARRIER)
-1/2" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)
CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

4" x PERFORATED WEEPING TILE WITH SOOK C/W 6" CRUSHED STONE COVER

ENERGY STAR TYPICAL PARTY WALL SECTION - 1 HOUR FIRE RATED

3
A.111

SCALE: 1/2" = 1'-0"

VINYL HORIZONTAL SIDING
TYVEK HOMEWRAP OR EQUIVALENT MAX 0.02 L/s/m (TAPE ALL JOINTS)
R-5, 1 9/16" STYROCOR O.S.B. COMFORT BOARD, TYPE 2 EPS RIGID INSULATION LAMINATED TO 7/16" O.S.B. SHEATING
R-20 BATT INSULATION
2"x6" STUDS @ 16" o/c

INSTALL TYVEK HOMEWRAP OR EQUIVALENT max. 0.02 L/s/m ON TOP OF THE PLATE BEFORE INSTALLING FLOOR JOISTS AND RAP OVER FLOOR BEFORE INSTALLING WALL

STAPLE POLY VAPOUR BARRIER TO TYVEK HOMEWRAP THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING

1"x4" STRAPPING (OPTIONAL)

STAPLE POLY VAPOUR BARRIER TO POLY THROUGH CONTINUOUS ACOUSTICAL SEALANT BEAD ON SOLID BACKING (min. 6" OVERLAP)

6 MIL POLY VAPOUR BARRIER

1/2" GYPSUM BOARD

R-20 BATT INSULATION

2"x6" STUDS @ 16" o/c

ENERGY STAR EXTERIOR WALL AT FLOOR (SIDING)

6
A.111

SCALE: 1/2" = 1'-0"

-5/8" TYPE "X" F.C. GYPSUM BOARD FULL HEIGHT
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-1" AIR SPACE
-5/8" TYPE "X" F.C. GYPSUM BOARD FULL HEIGHT
-PRE-ENG ROOF TRUSSES @ 24" o/c (SEE MANUFACTURER)
-R-60 BLOWN INSULATION
-1"x4" STRAPPING @ 16" o/c
-6 mil POLY AIR / VAPOUR BARRIER
-1/2" GYPSUM BOARD

MAINTAIN AIR/VAPOUR BARRIER
BLOWN INSULATION R-60

1/2" GYPSUM BOARD

ACOUSICAL SEALANT V.B. TO SOLID BACKING

MAINTAIN 1" AIR SPACE

SPACE TO BE FIRESTOPPED AT FLOOR AND WALL JUNCTION

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

1 1/8" LSL RM BOARD W/ ONE LAYER 5/8" TYPE "X" GYPSUM BOARD OVER ALL EXPOSED WOOD

1 HOUR FIRE RATED WALL FOR SEPARATION OF RESIDENTIAL SUITES AS PER 1 HR. SB-3, TABLE 1, W36:

-5/8" TYPE "X" GYPSUM BOARD

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-1" AIR SPACE

-2"x4" STUDS @ 16" o/c

-3 1/2" ROXUL BATT INSULATION TO FILL MIN 90% CAVITY

-5/8" TYPE "X" GYPSUM BOARD

24" x 8" (OR OTHERWISE NOTED, SEE FOOTING PLAN)

CAST-IN PLACE STRIP FOOTING 20mpa ON UNDISTURBED SOIL FOR MIN. LOAD BEARING CAPACITY SEE FOOTING PLAN

INSTALL 2" HD RIGID INSULATION FROST PROTECTION UNDER ENTIRE BASEMENT (WINTER MONTHS ONLY OCTOBER TO MARCH)

BLOCK: R
DATE: 02/19/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
DESIGN LTD.

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE 10-11 AND ANY ADDENDUMS AND SHALL SHOW ONLY SOME OF THE DETAILS DETAILED ON THIS DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL DETAILS COVERED ON A SCHEDULE OR ADDENDUM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER COVERED BY THIS SCHEDULE OR NOT, IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO ALL CONTRACTS' ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS. THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

2012 O.B.C. DRAWINGS

REV-1	AS PER STRUCTURAL	02/12/2020	AB
REV-2	1/2" INCREASE IN MAX EAVE PROTECTION	11/18/2019	AB
REV-3	AS PER OBC & REMOVED MANGROVES	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/02/2019	AB
REV-5	ISSUED FOR TENDER	07/09/2018	MAH
REV-6	NEW STANDARD DWG MODIFICATION	07/06/2018	MAH
REV-7	NEW STANDARD DWG MODIFICATION	06/23/2018	MAH
NO.	DESCRIPTION	DATE	BY

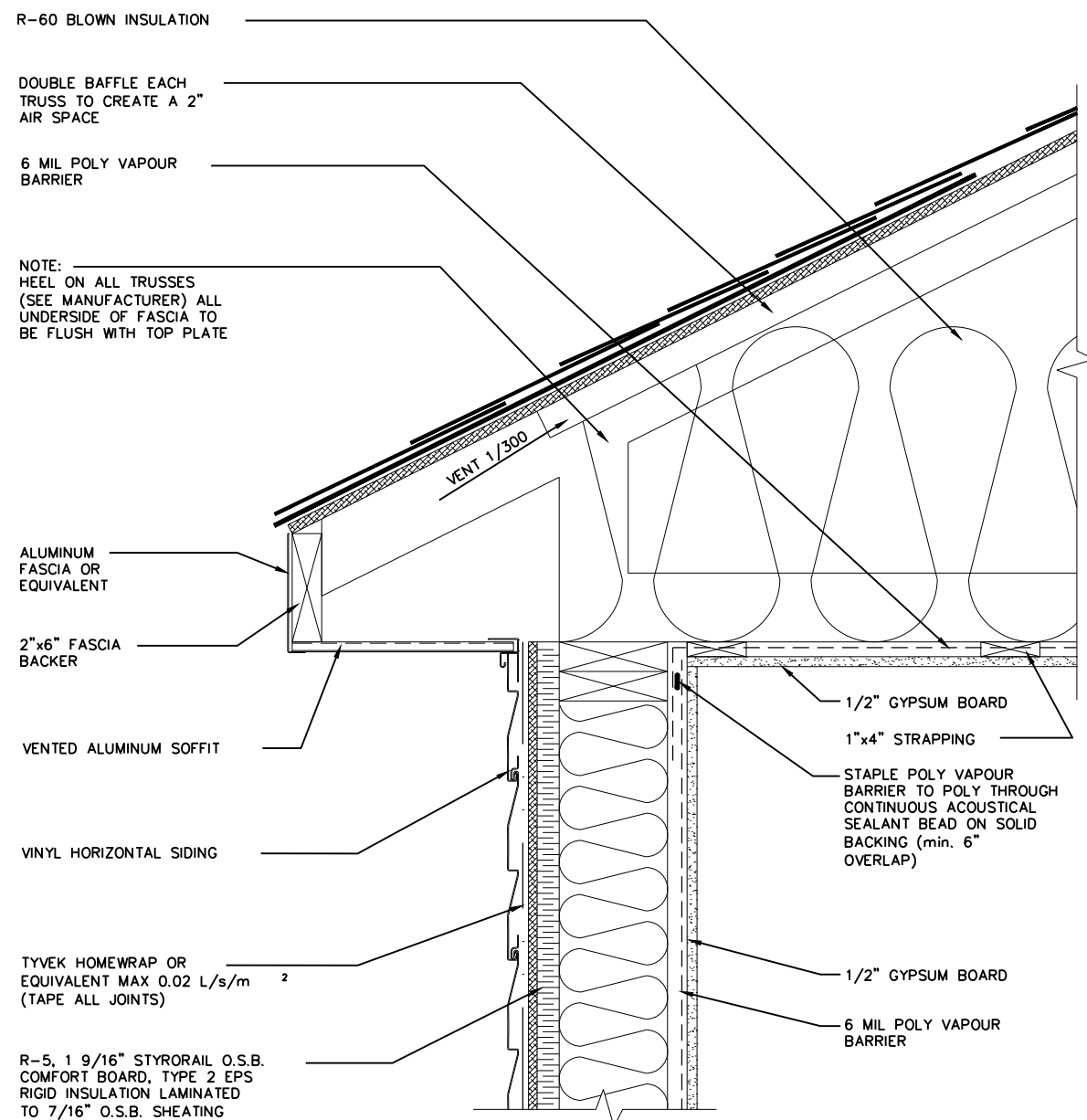
TYPICAL ENERGY STAR DETAILS

NOTES: 03 SCALE: DATE: 03/16/2020

5000 SERIES - DEERFIELD CONDOS

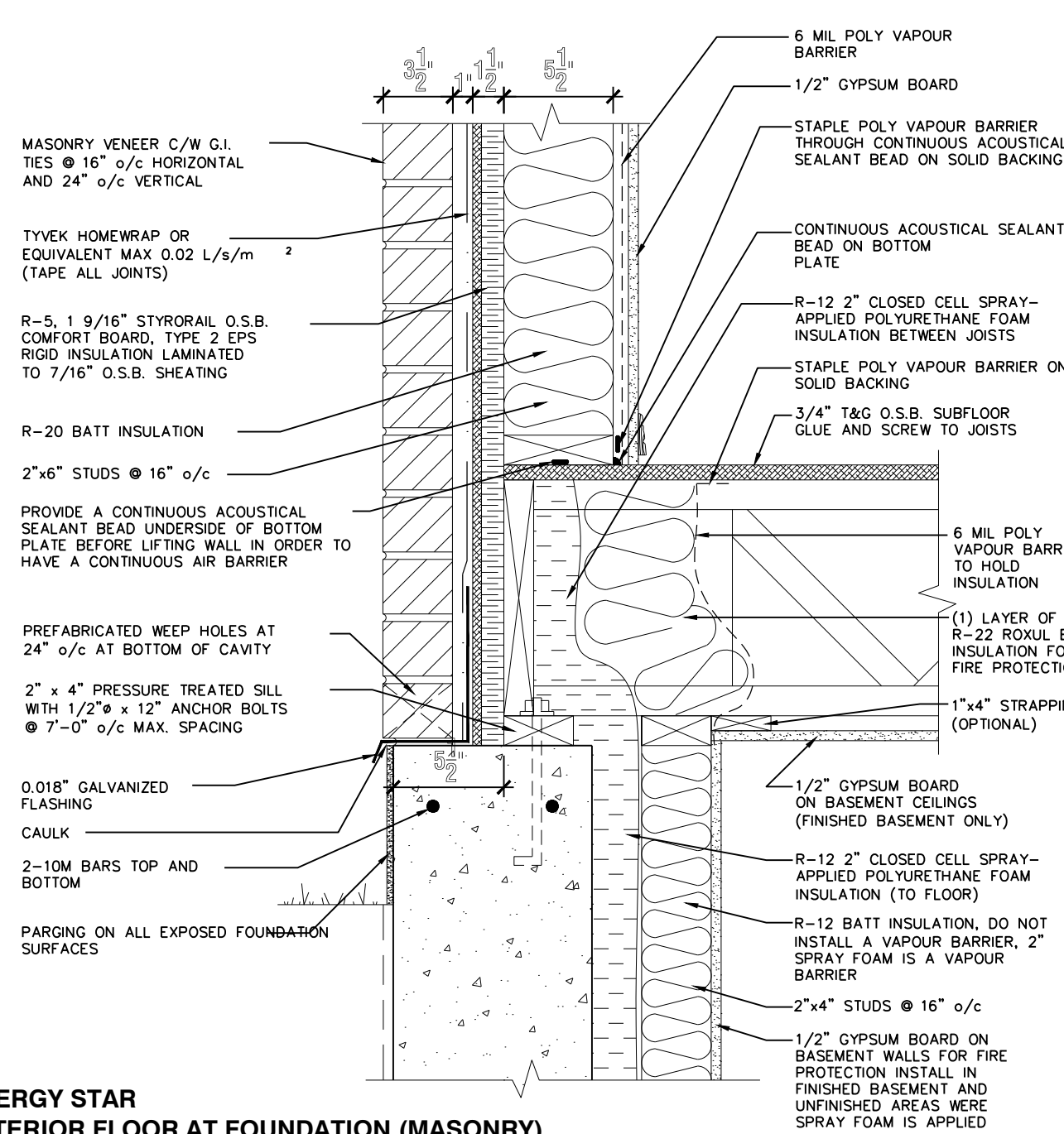
A111

(STANDARD DRAWINGS)



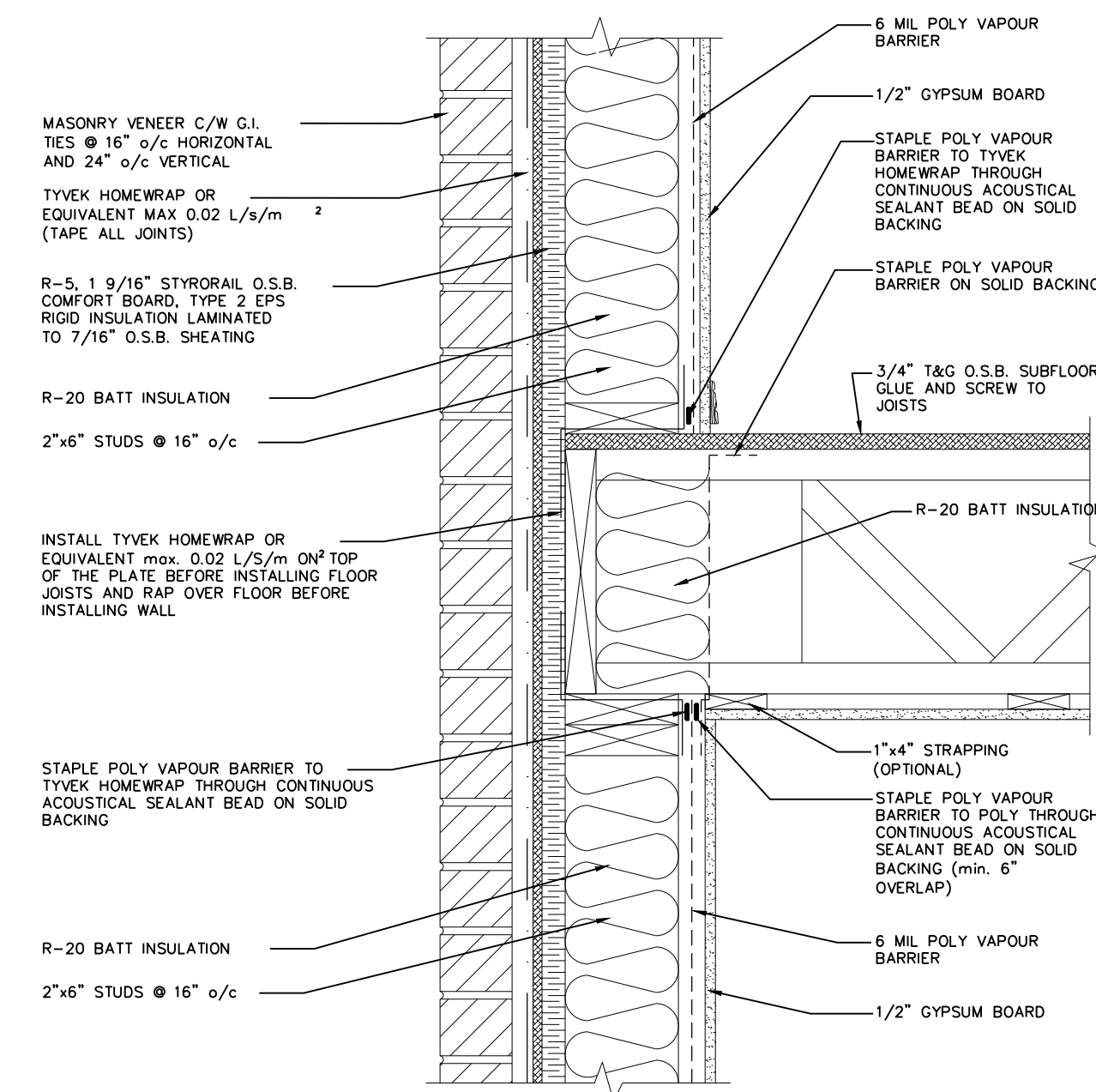
ENERGY STAR
EXTERIOR WALL AT ROOF (SIDING)

1
A.112
SCALE: 1 1/2" = 1'-0"



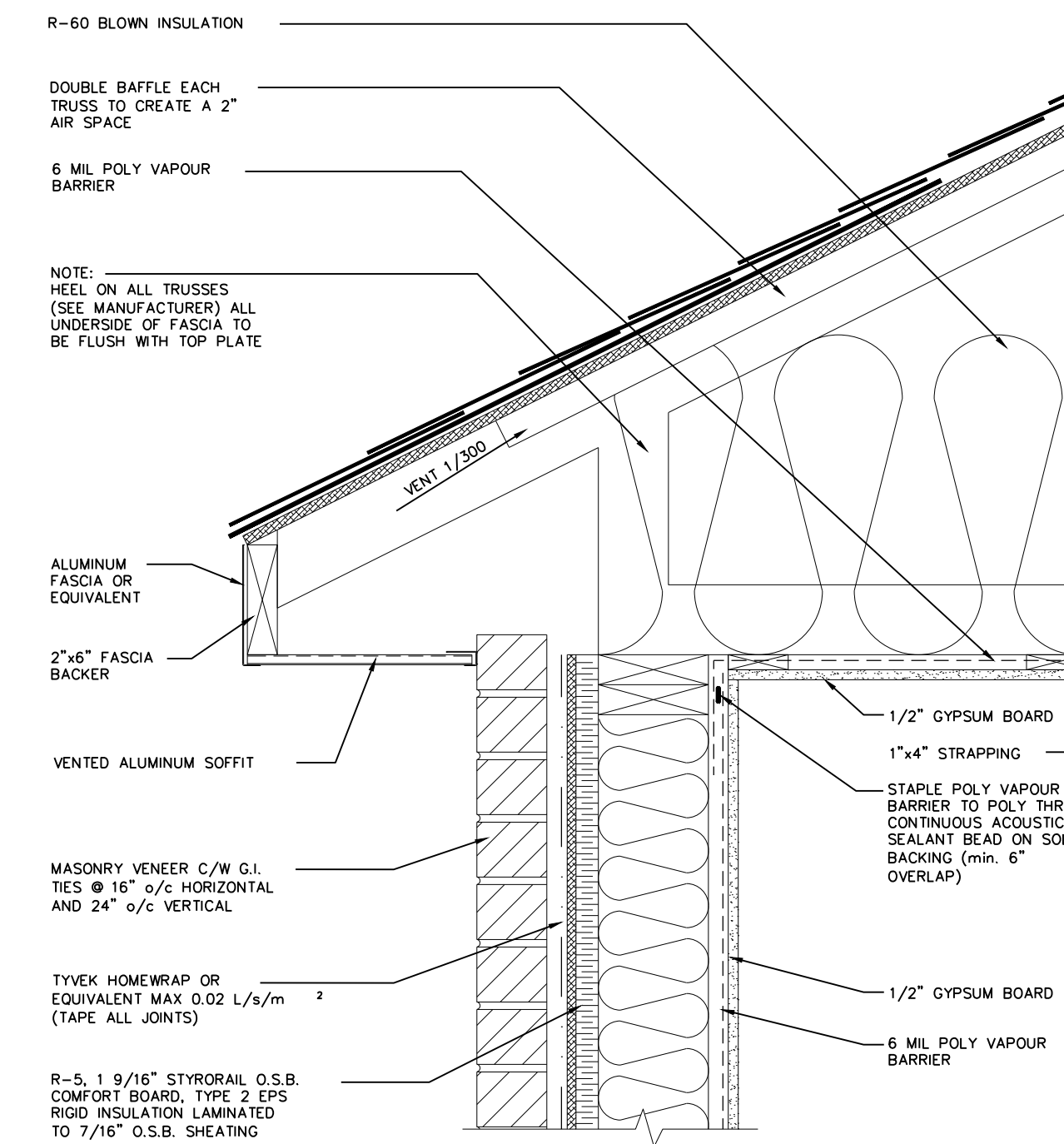
ENERGY STAR
EXTERIOR FLOOR AT FOUNDATION (MASONRY)

2
A.112
SCALE: 1 1/2" = 1'-0"



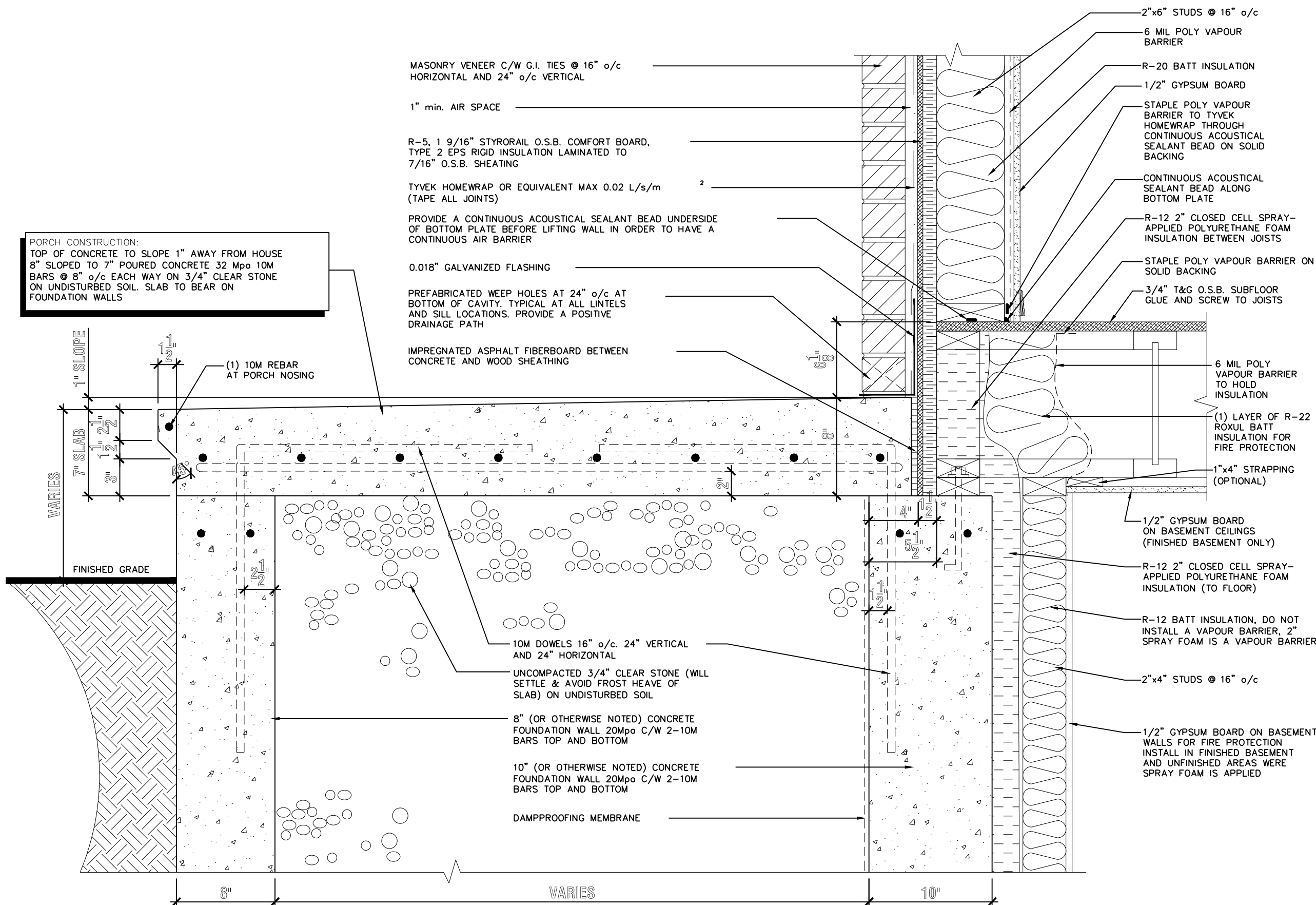
ENERGY STAR
EXTERIOR WALL AT FLOOR (MASONRY)

3
A.112
SCALE: 1 1/2" = 1'-0"



ENERGY STAR
EXTERIOR WALL AT ROOF (MASONRY)

5
A.112
SCALE: 1 1/2" = 1'-0"



ENERGY STAR
CONCRETE PORCH DETAIL

4
A.112
SCALE: 1 1/2" = 1'-0"

BLOCK: R
DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
Inc.

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

2012 O.B.C. DRAWINGS			
REV-1	AS PER STRUCTURAL	02/12/2020	AB
REV-2	12" INCREASE IN NEW EXIST FLOOR/CEILING	11/16/2019	AB
REV-3	AS PER DRG & REMOVED MANGROVES	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/02/2019	AB
REV-5	ISSUED FOR TENDER	07/09/2018	MAO
REV-6	NEW STANDARD DRWG MODIFICATION	07/06/2018	MAO
REV-7	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAO
NO.	DESCRIPTION	DATE	BY

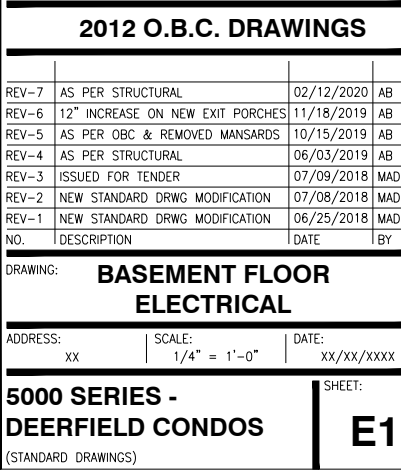
TYPICAL ENERGY STAR DETAILS

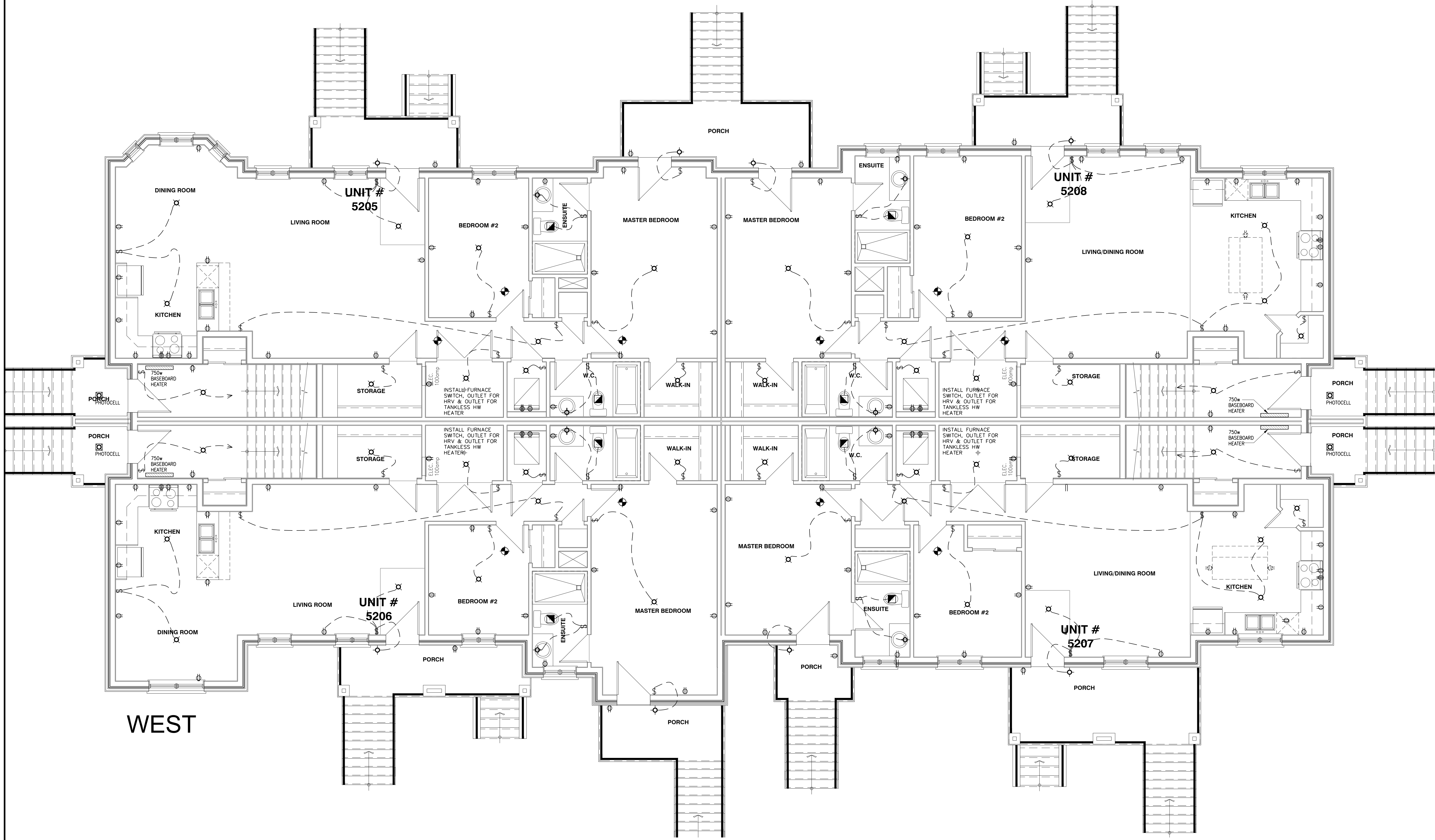
ADDRESS: 83 SCALE: DATE: 03/16/2020

5000 SERIES - DEERFIELD CONDOS

(STANDARD DRAWINGS)

SHEET:
A112





WEST

BLOCK: R

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH
Valecraft
ENGINEERS LTD.

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THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

- SMOKE ALARMS AS PER SECTION 9.10.19. OF THE BUILDING CODE
 - SHALL HAVE A VISUAL SIGNALING DEVICE.
 - ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY.
 - ARE REQUIRED ON EACH STORY, INCLUDING BASEMENT.
 - ARE REQUIRED TO BE PROVIDED WITH BATTERY AS AN ALTERNATE POWER SUPPLY CAPABLE OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY A MINUTE OF ALARM AND.
 - CARBON MONOXIDE ALARMS ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.
- PROVIDE MECHANICAL EXHAUST TO OUTSIDE.
- ELECTRICAL RECEPTACLE - INSTALL GFI WHERE REQUIRED.
- STANDARD CEILING MOUNTED LIGHT FIXTURE.
- STANDARD WALL MOUNTED LIGHT FIXTURE.
- SINGLE GANG SWITCH.
- DOUBLE GANG SWITCH.
- TRIPLE GANG SWITCH.

2012 O.B.C. DRAWINGS

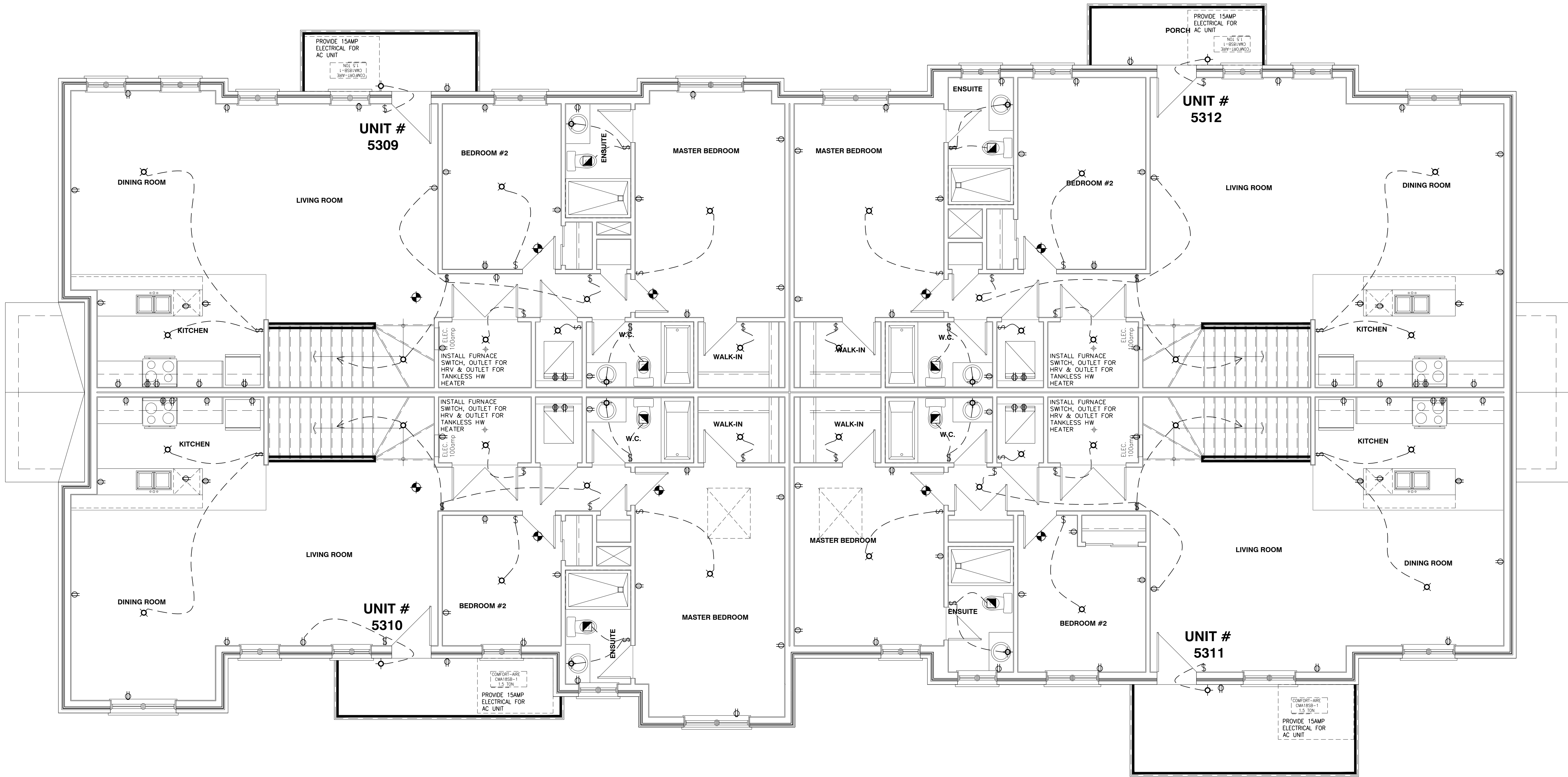
REV-1	AS PER STRUCTURAL	02/12/2020	AB
REV-2	1"2" INCREASE ON NEW EXIT PORCHES	17/03/2019	AB
REV-3	AS PER OBC & REMOVED MARGINS	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-5	ISSUED FOR TENDER	07/09/2018	MAO
REV-6	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAO
REV-7	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAO
NO.	DESCRIPTION	DATE	BY

GROUND FLOOR ELECTRICAL

ADDRESS: 101 SCALE: 1/4" = 1'-0" DATE: 10/02/2020

5000 SERIES - DEERFIELD CONDOS SHEET: **E2**

(STANDARD DRAWINGS)



BLOCK: R

DATE: 02/13/2020

GEOFF HODGINS
ARCHITECT
1 SHERBROOK STREET E
PERTH, ON, K7H 1A1

WITH

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NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

 SMOKE ALARMS AS PER SECTION 9.10.19. OF THE BUILDING CODE:

- SHALL HAVE A VISUAL SIGNALING DEVICE;
- ARE REQUIRED IN EACH SLEEPING ROOM AND HALLWAY;
- ARE REQUIRED ON EACH STORY, INCLUDING BASEMENT;
- ALLOWED POWER SUPPLY CABLES OF PROVIDING POWER FOR AT LEAST 7 DAYS IN NORMAL CONDITION, FOLLOWED BY 4 MINUTES OF ALARM; AND;
- CARBON MONOXIDE ALARMS ARE ALSO REQUIRED ADJACENT TO EACH SLEEPING AREA.

 PROVIDE MECHANICAL EXHAUST TO OUTSIDE

 ELECTRICAL RECEPTACLE - INSTALL GFI WHERE REQUIRED

 STANDARD CEILING MOUNTED LIGHT FIXTURE

 STANDARD WALL MOUNTED LIGHT FIXTURE

 SINGLE GANG SWITCH

 DOUBLE GANG SWITCH

 TRIPLE GANG SWITCH

2012 O.B.C. DRAWINGS

REV-1	AS PER STRUCTURAL	02/12/2020	AB
REV-2	1"2" INCREASE ON NEW EXIT PORCHES	17/05/2019	AB
REV-3	AS PER OBC & REMOVED MANGARDS	12/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-5	ISSUED FOR TENDER	07/09/2018	MAO
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAO
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAO
NO.	DESCRIPTION	DATE	BY

SECOND FLOOR ELECTRICAL

ADDRESS: 5000 SERIES - DEERFIELD CONDOS

SCALE: 1/4" = 1'-0"

DATE: 02/13/2020

SHEET: E3

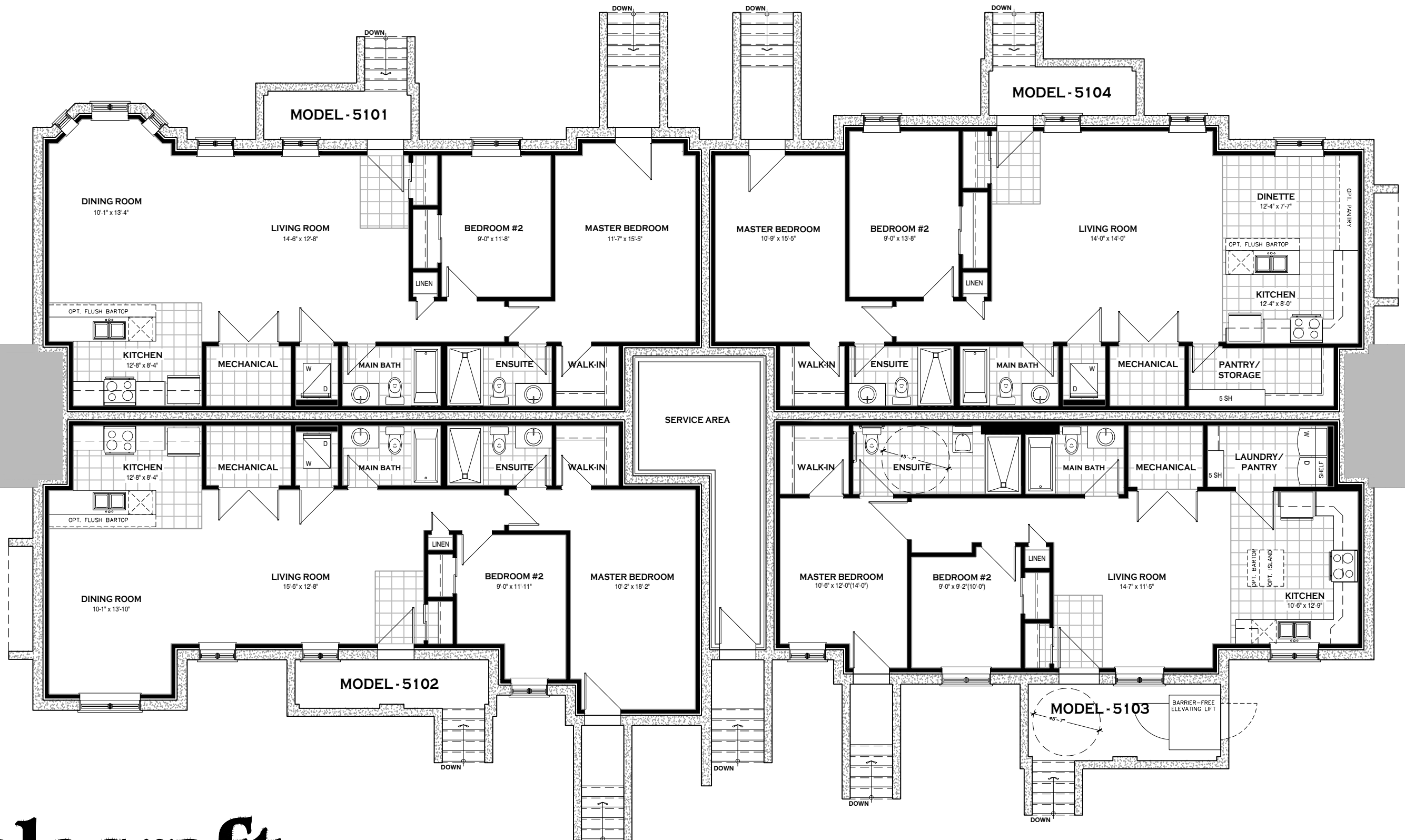


REV-7	AS PER STRUCTURAL	02/12/2020	AB
REV-6	12" INCREASE ON NEW EXIT PORCHES	11/18/2019	AB
REV-5	AS PER CBC & REMOVED MANSARDS	10/15/2019	AB
REV-4	AS PER STRUCTURAL	06/03/2019	AB
REV-3	ISSUED FOR TENDER	07/09/2018	MAD
REV-2	NEW STANDARD DRWG MODIFICATION	07/08/2018	MAD
REV-1	NEW STANDARD DRWG MODIFICATION	06/25/2018	MAD
NO.	DESCRIPTION	DATE	BY

DRAWING: SECOND FLOOR ELECTRICAL

ADDRESS:	SCALE:	DATE:
XX	1/4" = 1'-0"	XX/XX/XXXX

**5000 SERIES -
DEERFIELD CONDOS**



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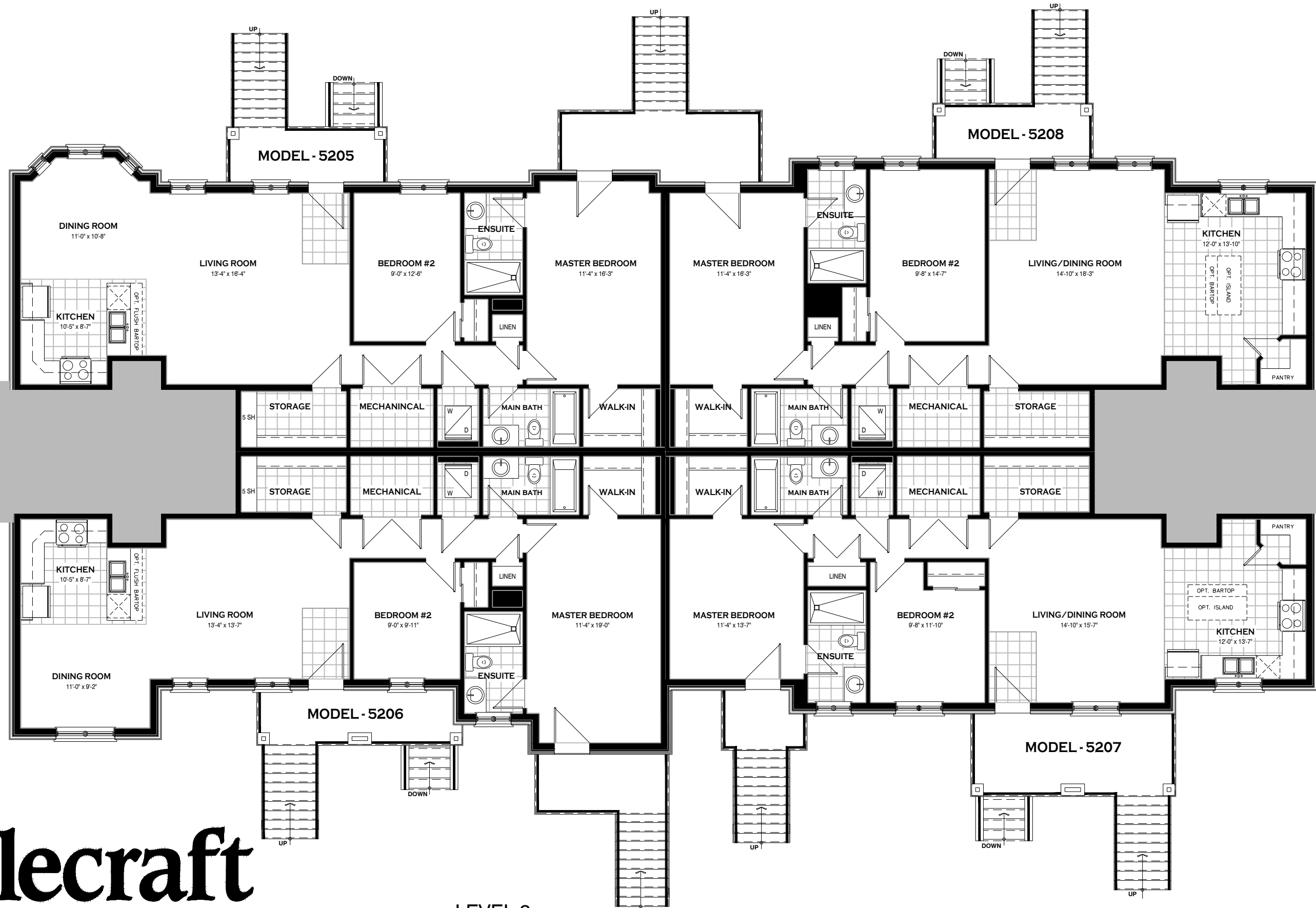


Homes Ltd.

LEVEL 1
 5000 SERIES - UNITS 5101 1262 sq.ft.
 5102 1209 sq.ft.
 5103 1032 sq.ft.
 5104 1258 sq.ft.

All dimensions are approximate
 Exterior illustrations are artist concepts only and may not be as shown.
 E & OE, plans, materials and specifications are subject to change without notice.
 Actual useable floor space may vary from the stated floor area.
 NOTE * : Number of steps varies due to site grading.

E. & O.E. 03/04/20



Valecraft



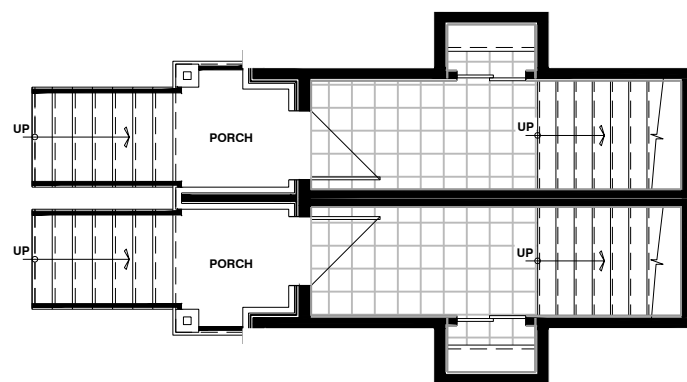
Homes Ltd.

LEVEL 2
5000 SERIES - UNITS

5205	1195 sq.ft.
5206	1145 sq.ft.
5207	1071 sq.ft.
5208	1218 sq.ft.

All dimensions are approximate
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 E & OE, plans, materials and specifications are subject to change without notice.
 Actual useable floor space may vary from the stated floor area.
 NOTE * : Number of steps varies due to site grading.

E. & O.E. 02/06/20



ENTRANCE TO UNIT

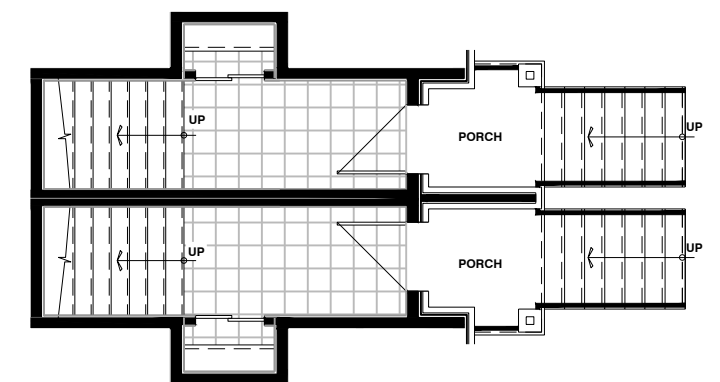
Valecraft



Homes Ltd.

All dimensions are approximate
 Exterior illustrations are artist concepts only and may not be as shown.
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 Actual useable floor space may vary from the stated floor area.
 NOTE * : Number of steps varies due to site grading.

5000 SERIES - UNITS 5309 1383 sq.ft.
 LEVEL 3 5310 1348 sq.ft.
 5311 1253 sq.ft.
 5312 1400 sq.ft.



ENTRANCE TO UNIT