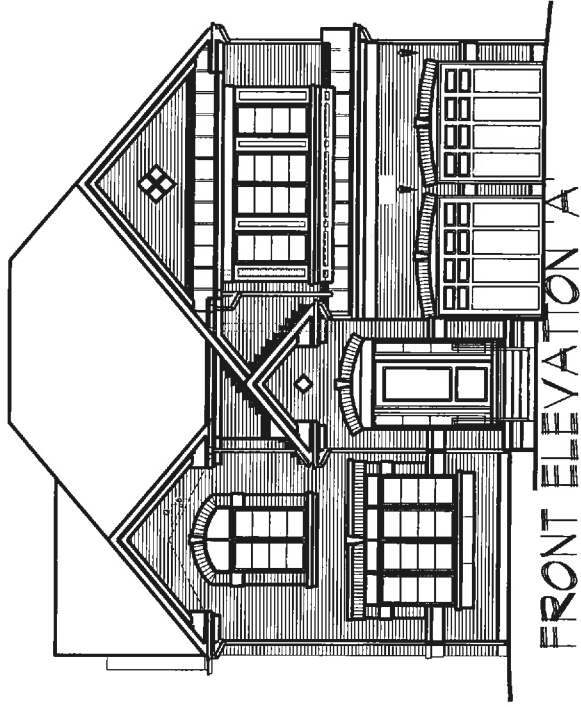




'THE SUTTON' - UNIT 5002 - LOT 16

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 3.1.1) TABLE 3.1.1.3.A			
PACKAGE A1		SPACE HEATING FUEL			
		☐ GAS	☐ OIL	☐ ELECTRIC	☐ PROPANE
		☐ EARTH	☐ 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			

AREA CALCULATIONS	EL. 'A'
UNFIN BSMT	
GROUND FLOOR AREA	1678 sq. ft.
SECOND FLOOR AREA	2020 sq. ft.
SUBTOTAL	3698 sq. ft.
DEDUCT ALL OPEN AREAS	238 sq. ft.
TOTAL NET AREA	3460 sq. ft. (321.44 sq. m.)
FINISHED BASEMENT AREA	0 sq. ft.
COVERAGE	2105 sq. ft.
W/OUT PORCH	(195.56 sq. m.)
COVERAGE	2155 sq. ft.
W/ PORCH	(200.21 sq. m.)
WINDOW / WALL AREA	EL. 'A'
CALCULATIONS	
STD. PLAN	
GROSS WALL AREA	3798.47 sq. ft. (352.89 sq. m.)
GROSS WINDOW AREA	551.61 sq. ft. (51.25 sq. m.)
(INCL GLASS DOORS & SKYLIGHTS)	
TOTAL WINDOW %	14.52 %



- 1 - TITLE SHEET
- 2 - BASEMENT PLAN, ELEVATION 'A'
- 3 - GROUND FLOOR PLAN, ELEVATION 'A'
- 4 - SECOND FLOOR PLAN, ELEVATION 'A'
- 5 - FRONT ELEVATION 'A'
- 6 - LEFT SIDE ELEVATION 'A'
- 7 - RIGHT SIDE ELEVATION 'A'
- 8 - REAR ELEVATION 'A' & 'B'
- 9 - CROSS SECTION 'A-A'
- 10 - CONSTRUCTION NOTES 1
- 11 - CONSTRUCTION NOTES 2

14.-	-	-
13.-	-	-
12.-	-	-
11.-	-	-
10.-	-	-
9.-	-	-
8.	REVISED AS PER FLOOR MANUF. LAYOUTS	2017/09/25 CJO
7.	REVISED AS PER STRUCTURAL ENGINEER'S COMMENTS	2017/09/22 CJO
6.	REVISED AS PER LOT 16 COMMENTS	2017/09/12 CJO
5.	REVISED AS PER STRUCTURAL ENGINEER'S COMMENTS	2017/06/13 CJO
4.	REVISED AS PER FLOOR MANUF. LAYOUTS	2017/02/06 JW
3.	REVISED AS PER ROOF MANUF. LAYOUTS	2017/05/23 WD
2.	REVISED AS PER CLIENT COMMENTS	2017/05/16 WD
1.	ISSUED FOR CLIENT REVIEW & PRICING	2017/04/30 CJO
REVISIONS		DATE (YYYY/MM/DD)
BY		BY

TITLE SHEET

ZANCOR HOMES - 216043 'THE SUTTON'-UNIT 5002-LOT 16
COOKSTOWN, ONTARIO
Drawn By JMc
Checked By CJO
Scale 3/16"=1'-0"
T 905.737.5133 F 905.737.7326
216043WS5002.DWG
1 of 11
REV.2017.09.25



NAME Doniric Mobilio
SIGNATURE
21274 BCN
19995
HUNT DESIGN ASSOCIATES INC.

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

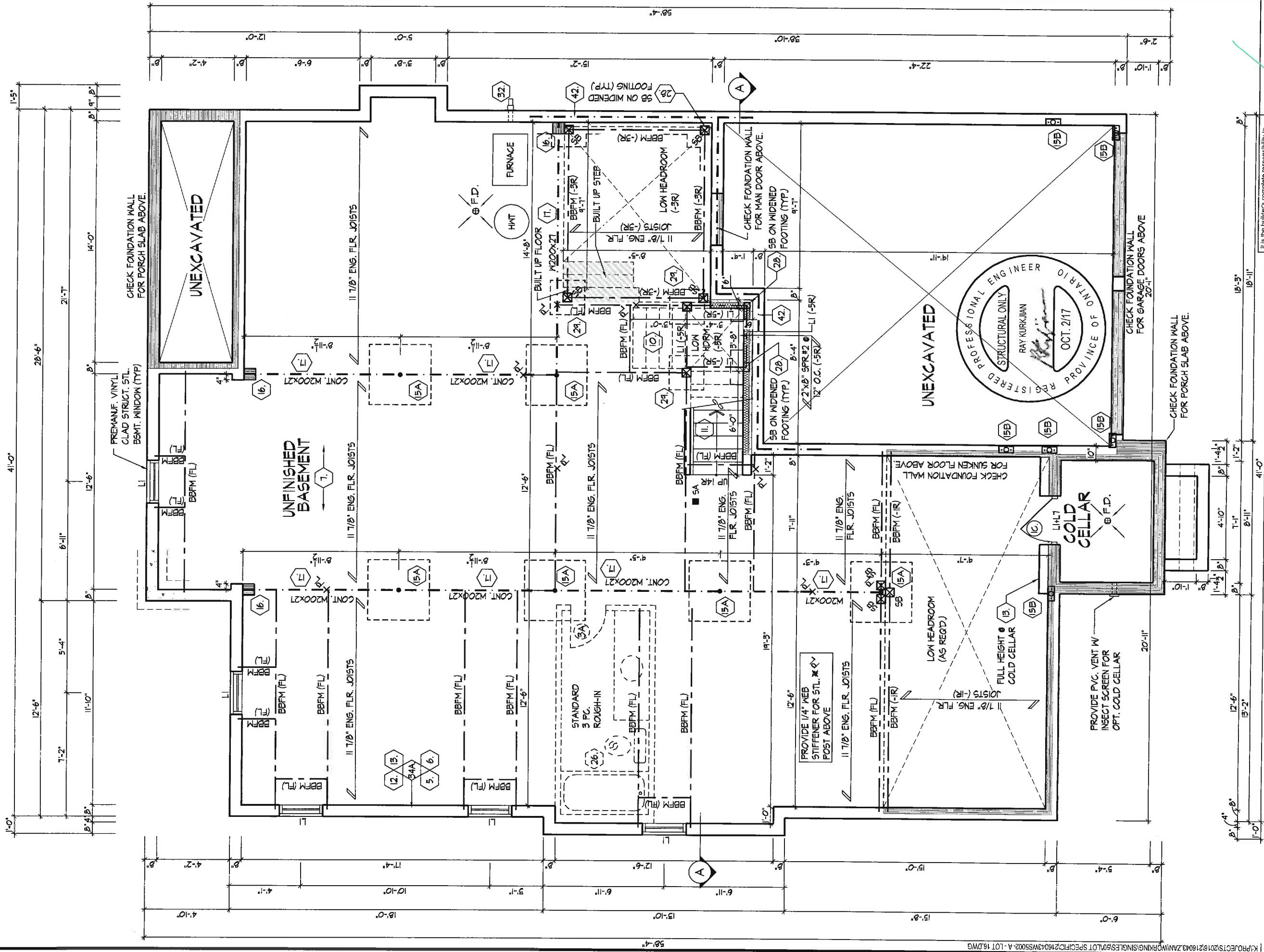
Doniric Mobilio

21274

BCN

19995

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REFER TO FLOOR JOIST
MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, BLOCKING &
STRAPPING REQUIREMENTS.
INSTALLATION DETAILS AND HANGER
SIZES, & SUBFLOOR THICKNESS

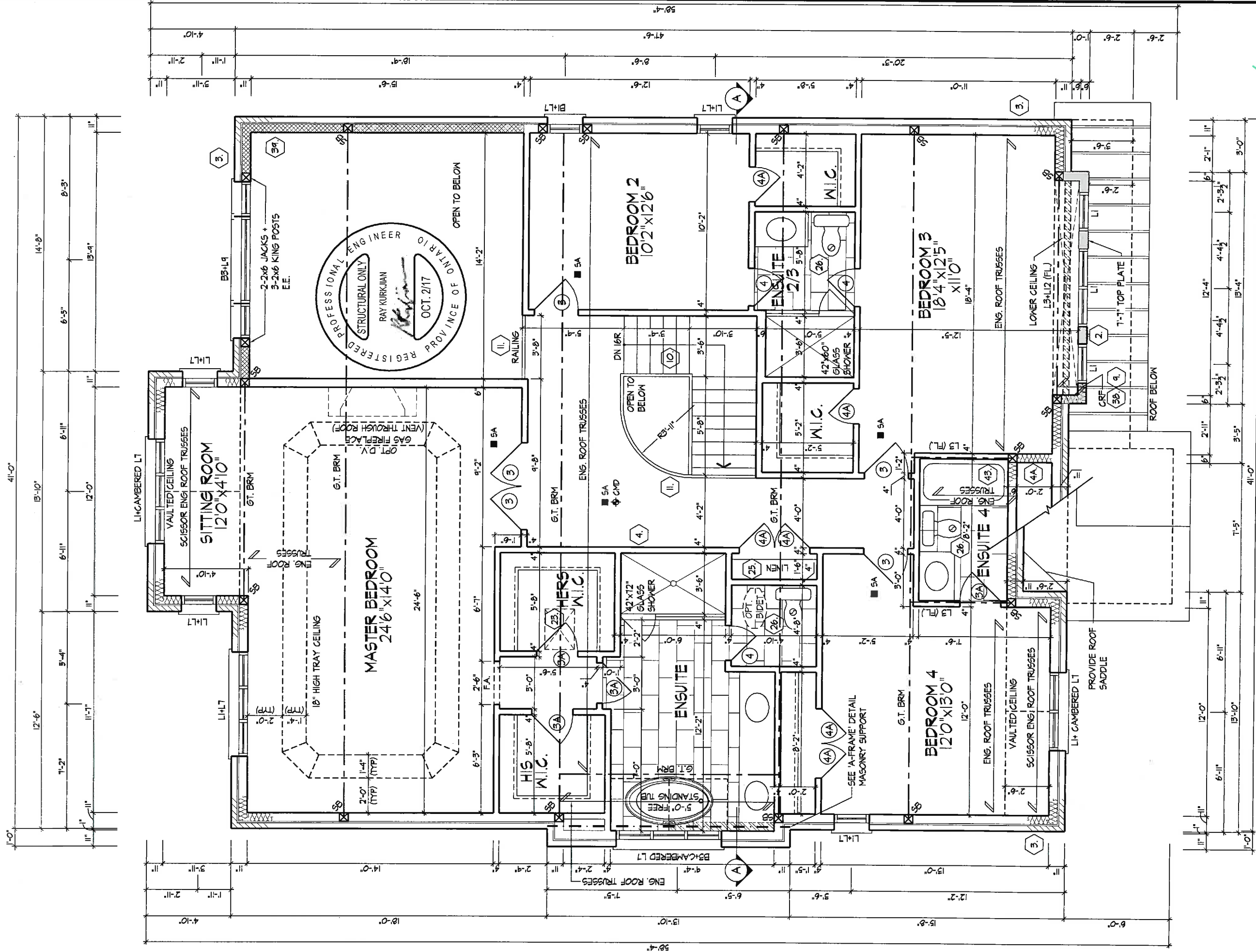
PROVIDE SOLID WOOD BLOCKING
24" O.C. FOR FIRST JOIST SPAN
WHEN PARALLEL W/ EXTERIOR WALL

APPROX. LOCATION OF
FURNACE AND HOT
WATER TANK

BASEMENT PLAN, ELEV. 'A' - LOT 16

It is the builder's complete responsibility to
verify that the plans submitted for approval
comply with the applicable zoning and
all applicable regulations and requirements
including zoning provisions and any provisions
relating to the use of the property.
Architect is not responsible in any way for
examining or approving site (lotting) plans or
building codes with respect to any zoning or
building codes that may apply to the lot.
This is to certify that these plans comply
with the applicable Architectural Design
Guidelines approved by the Town of
INNSPIL.

ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2017
John G. Williams Limited, Architect



SECOND FLOOR PLAN, ELEV. 'A' - LOT 16

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

NOTE: STEP TRUSSES @ RAISED / COFFERED CEILINGS

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines including zoning provisions and any provisions in the subdivision agreement. The Control Authority is not responsible in any way for examining or approving drawings with respect to any zoning or building code or permit matter or for any other matter that may be required for the building of this project. This is to certify that these plans comply with the Architectural Guidelines approved by the Town of Innisfil.

ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2017,
John G. Williams Limited, Architect

SECOND FLOOR PLAN, ELEVATION 'A'

ZANCOR HOMES - 216043 THE SUTTON-UNIT 5002-LOT 16
COOKSTOWN, ONTARIO

HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

21274
Dominic Mobilia

216043WS5002.DWG
F 905.737.7326

8988 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

3/16"=1'-0"

JMC CJO

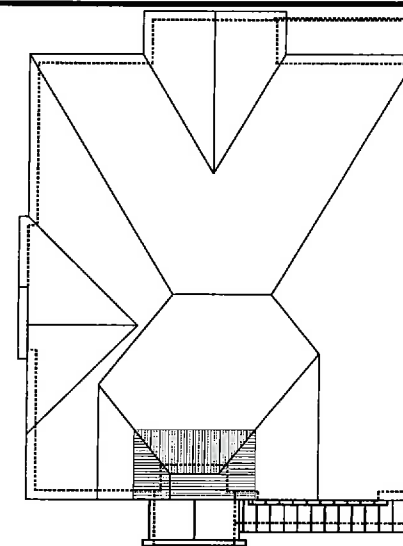
4 of 11

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

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ARCHITECTURAL REVIEW & APPROVAL
OCT 2 0 2017
G. Williams Limited, Architect



FRONT ELEVATION 'A'

ZANCOR HOMES - 216043 THE SUTTON'-UNIT 5002-LOT 16
COOKSTOWN, ONTARIO

REV.2017.09.25



HUNTW
DESIGN ASSOCIATES INC.

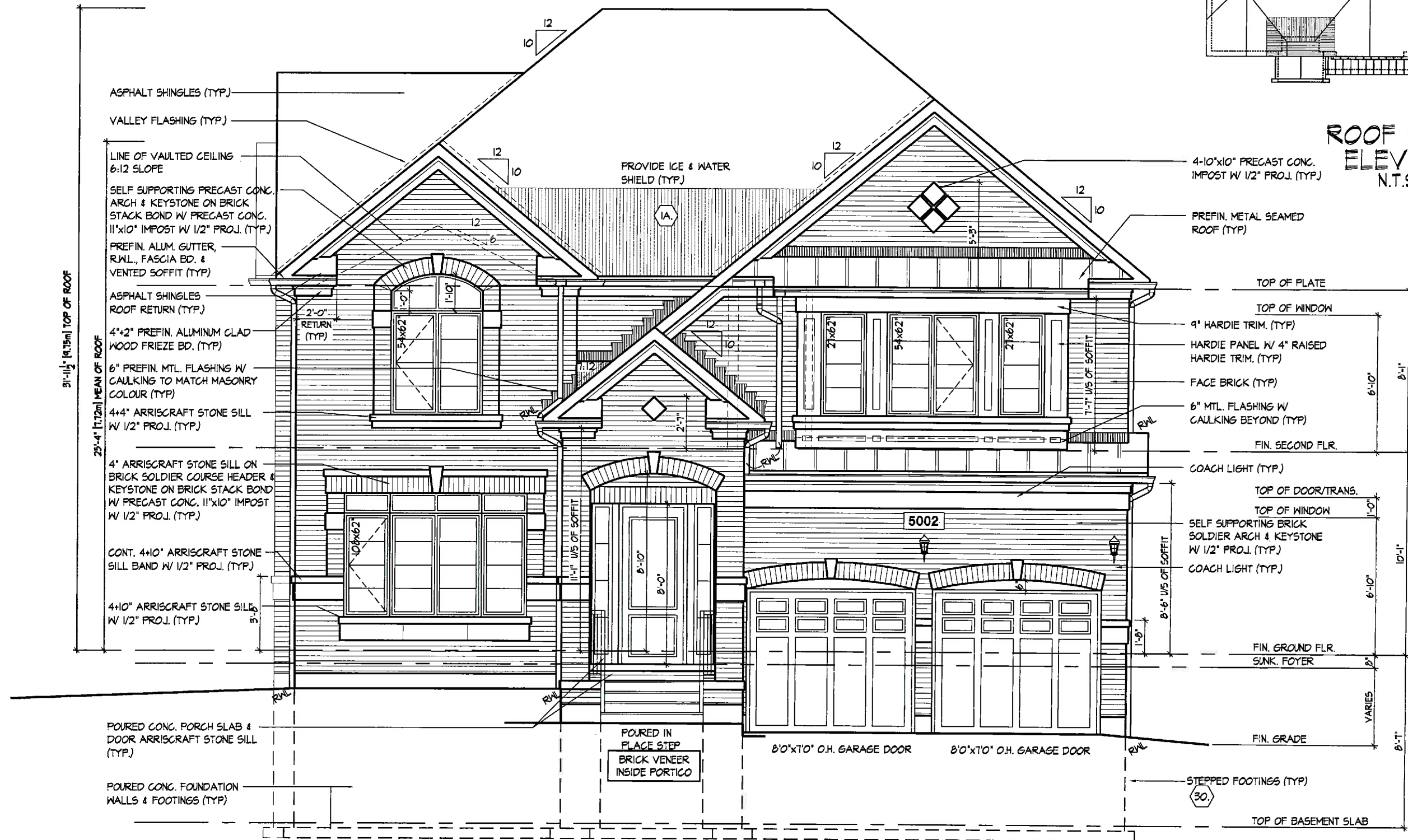
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS
 THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING
 CODE TO BE A DESIGNER.

 SIGNATURE

21274 BCN 19695

REGISTRATION INFORMATION
 Dominic Mobilo
 HUNT DESIGN ASSOCIATES INC.

1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825



FRONT ELEVATION 'A' - LOT 16

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ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES & INFO.

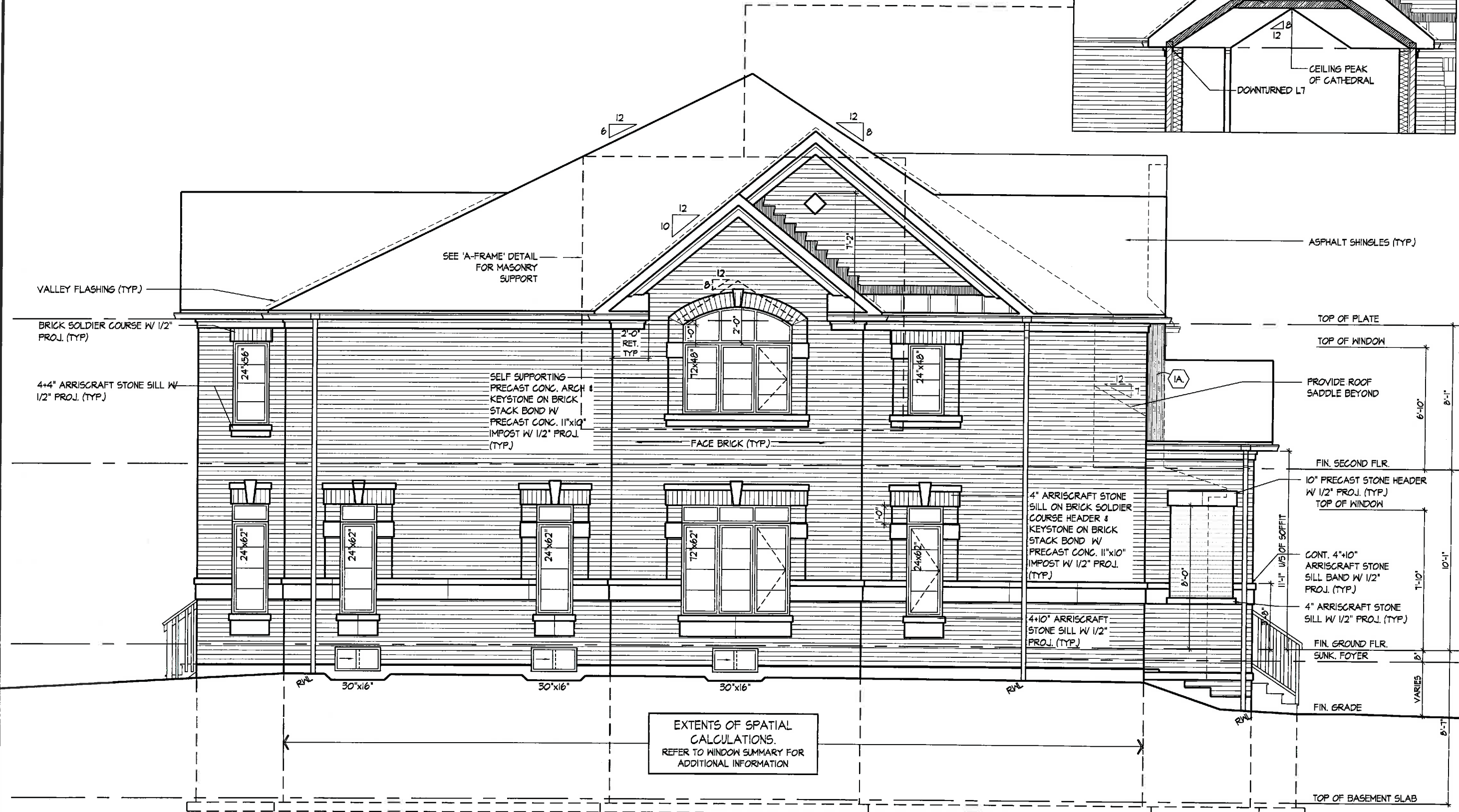
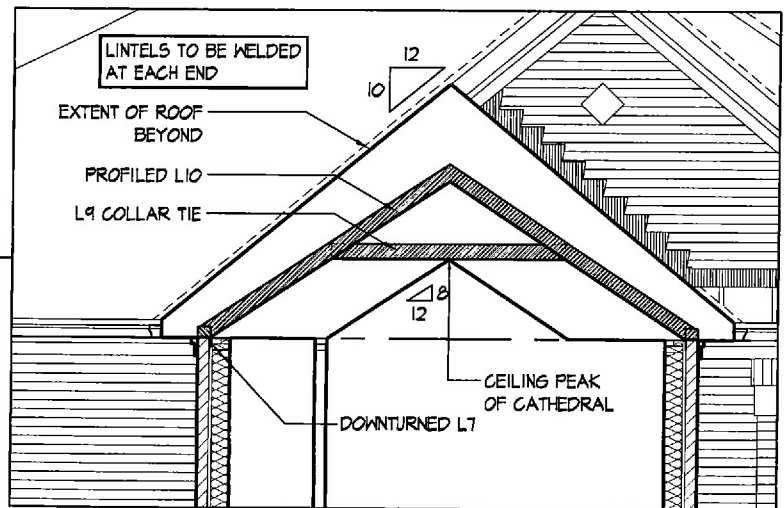
ALL WINDOWS ARE FIXED
GLASS UNLESS OTHERWISE
NOTED

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ARCHITECTURAL REVIEW & APPROVAL
OCT 20 2017
John G. Williams Limited, Architect

'A-FRAME' DETAIL



LEFT SIDE ELEVATION 'A' - LOT 16

EXTENTS OF SPATIAL
CALCULATIONS.
REFER TO WINDOW SUMMARY FOR
ADDITIONAL INFORMATION

ALL WINDOWS ARE FIXED
GLASS UNLESS OTHERWISE
NOTED

John G. Williams Limited, Architects

RIGHT SIDE ELEVATION 'A'

HUNT DESIGN ASSOCIATES INC. 19695

12
6

TOP OF BASEMENT SLAB

RIGHT SIDE ELEVATION 'A' - LOT 16

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ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

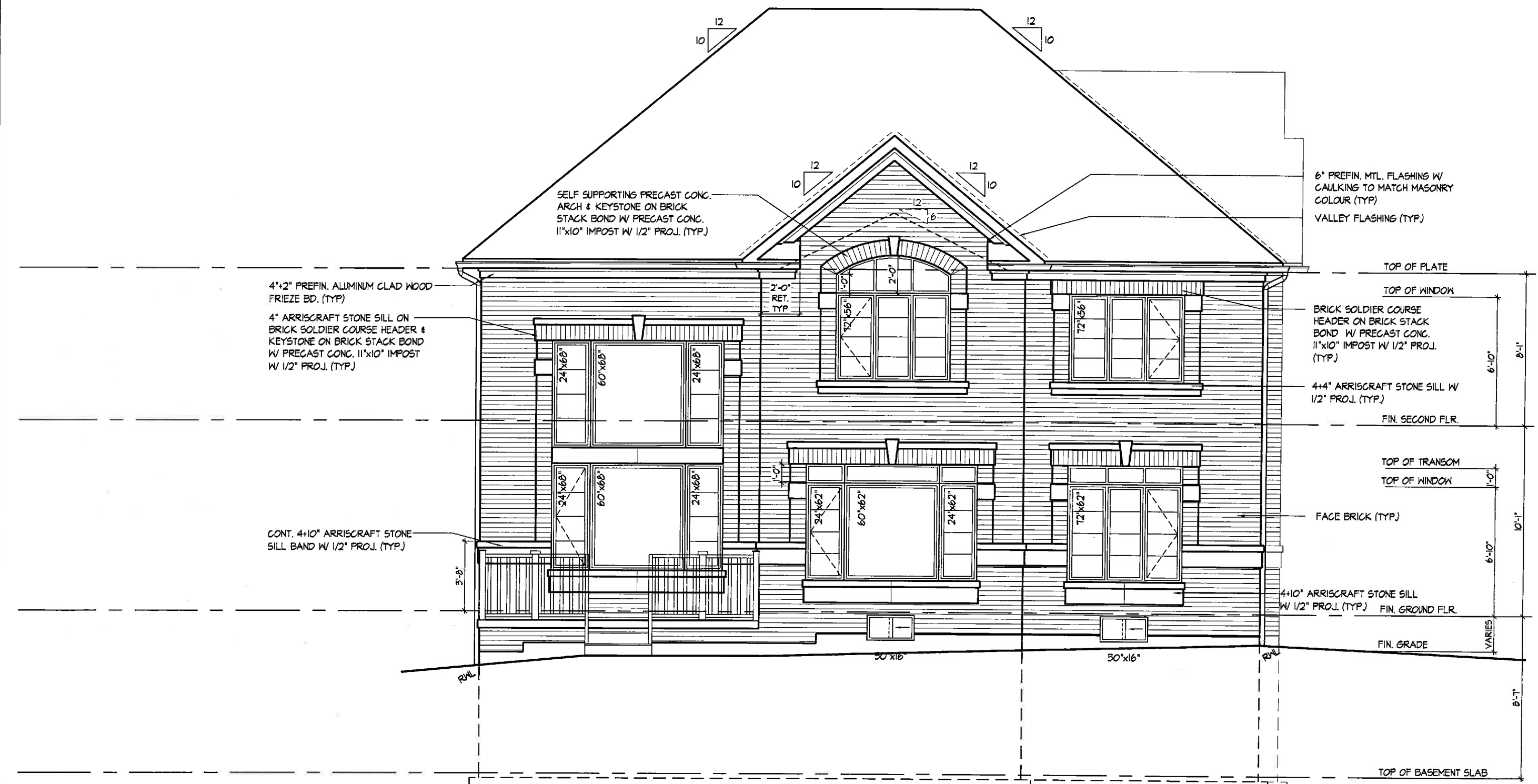
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

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ARCHITECTURAL REVIEW & APPROVAL
OCT 2 2017
John G. Williams Limited, Architect



REAR ELEVATION 'A' - LOT 16

ZANCOR HOMES - 216043 'THE SUTTON'-UNIT 5002-LOT 16
COOKSTOWN, ONTARIO

HUNT HILL
DESIGN ASSOCIATES INC.

Drawn By: JMC
Checked By: CJO
Scale: 3/16"=1'-0"

8966 Woodbine Ave. Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

Page Number: 8 of 11
File Number: 216043WS5002.DWG

REV.2017.09.25

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
Dimitrie Mobilis
21274
19685

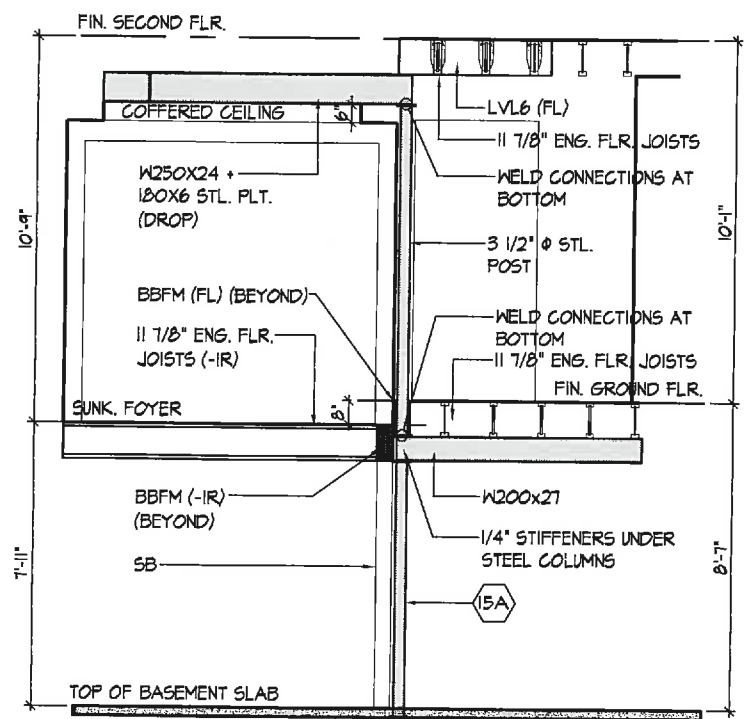
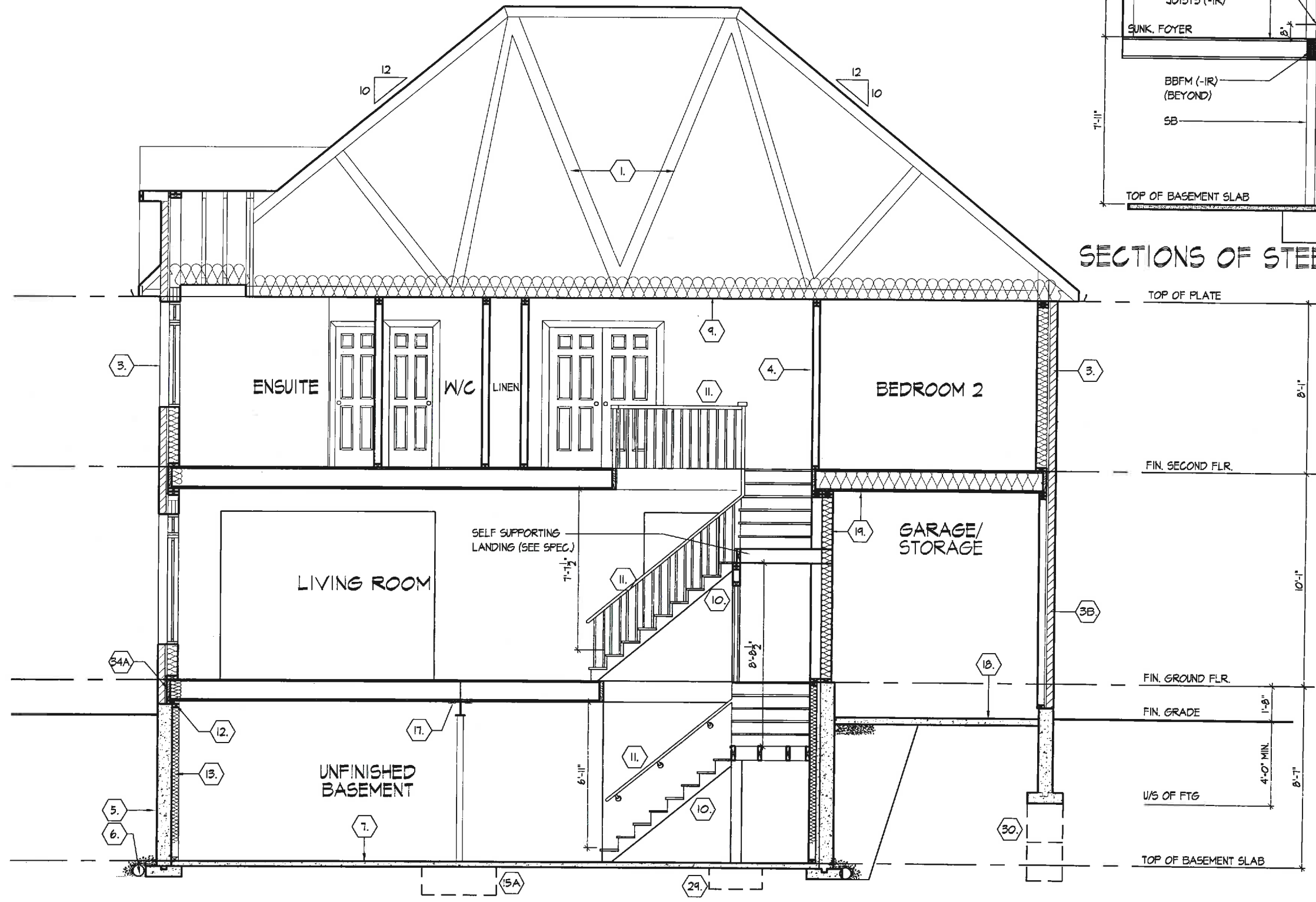
HUNT DESIGN ASSOCIATES INC.

Signature: [Signature]

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

ALL WINDOWS ARE FIXED GLASS UNLESS OTHERWISE NOTED



SECTIONS OF STEEL COL. @ SUNK FOYER

CROSS SECTION 'A-A'

ZANCOR HOMES - 216043 'THE SUTTON'-UNIT 5002-LOT 16

COOKSTOWN, ONTARIO

REV. 2017.09.25

HUNT DESIGN ASSOCIATES INC.

216043WS5002.DWG

9 OF 11

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

QUALIFICATION INFORMATION

Dominic Mobilia

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

21274

BCN

19855

8866 Woodbine Ave, Markham, ON L3R 0U7 T 905.737.5133 F 905.737.7326

Drawn By JMC

Checked By CJO

Scale 3/16" = 1'-0"

File Number 216043WS5002.DWG

Page Number 9 OF 11

SECTION 1.0. CONSTRUCTION NOTES

1 ROOF CONSTRUCTION (9.19, 9.23.13, 9.23.15.)

No. 210 (1025 kg/m²) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1"-CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (890) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4"(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT, ATTIC VENTILATION 1'300 OF INSULATED CEILING AREA WITH 50% AT EAVES, EAVESTROUGH TO BE 4" MIN. WITH RAIL CONNECTED TO STORM SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL REQUIREMENTS, TOWNHOUSES TO HAVE 5" (127) MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RAIL.

1A ICE AND WATER SHIELD

PROVIDE ICE AND WATER SHIELDING IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3' (91) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).

1B PROFILED ROOF TRUSSES

ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COUNTERTRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

2 SIDING WALL CONSTRUCTION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1)) (REFER TO 35 NOTE AS REQ.)

2A SIDING WALL CONSTRUCTION w/ CONTIN. INSULATION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED), MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1)) (REFER TO 35 NOTE AS REQ.)

2B SIDING WALL @ GARAGE CONSTRUCTION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.1) & SECTION 1.1.1, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1)) (REFER TO 35 NOTE AS REQ.)

3 BRICK VENEER WALL CONSTRUCTION

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)

3A BRICK VENEER WALL CONSTRUCTION w/ CONTIN. INSULATION

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)

3B BRICK VENEER WALL @ GARAGE CONSTRUCTION

3 1/2" (90) BRICK VENEER MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1) (REFER TO 35 NOTE AS REQ.)

4 INTERIOR STUD PARTITIONS

BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2-2"x4" (2-38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED, PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A EXT. LOFT WALL CONSTRUCTION - NO CLADDING

3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1)

4B EXT. LOFT WALL CONSTRUCTION - NO CLADDING

APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, 2"x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1)

5 FOUNDATION WALL/FOOTINGS

POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 18'-11" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1 (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

REFER TO CONSTRUCTION DRAWINGS AND DETAILS S FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4. FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1.)

FLOOR FINISH	THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE	
		UNSUPPORTED	SUPPORTED AT TOP
1st	4" 8"	3'-11" (1.20m)	7'-0" (2.15m) >2.5m & ±2.75m
2nd	10"	4'-7" (1.40m)	7'-6" (2.30m) 8'-6" (2.60m) 6'-10" (2.10m)
3rd	12"	4'-11" (1.50m)	7'-6" (2.30m) 8'-6" (2.60m) 9'-3" (2.85m)
4th	8"	3'-11" (1.20m)	7'-6" (2.30m) 7'-6" (2.30m) 7'-2" (2.20m)
5th	10"	4'-7" (1.40m)	7'-6" (2.30m) 8'-6" (2.60m) 9'-3" (2.85m)
6th	12"	4'-11" (1.50m)	7'-6" (2.30m) 8'-6" (2.60m) 9'-3" (2.85m)

*9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.1.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3.)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING, MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTWALL
1	16" WIDE x 8" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	28" WIDE x 9" THICK	36" WIDE x 14" THICK

9A

FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3' (91) THICK. THE BRICK VENEER SHALL BE 7' 7/8" (200) VERTICAL AND 2'-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7.2) (3 & 20.9.4.3)

9B

FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13' 3/4" (350) HIGH & NOT LESS THAN 3' 1/2" (90) THICK (9.15.4.7.1))

6

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

7

BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.)
3' (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (ISB-12) 3.1.1.7.(5) & (6)

8

EXPPOSED FLOOR TO EXTERIOR
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.

9

EXPPOSED CEILING TO EXTERIOR w/ ATTIC
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

10

EXPPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES), W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-S705.2, 9.19.1)

11

MAX. RISE		MIN. RISE		MIN. RUN		MAX. RUN		MAX. TREAD	
PRIVATE 7' 7/8" (200)		5" (125)		14" (355)		8" 1/4" (210)		9" 1/4" (235)	
PUBLIC 7' (180)		5" (125)		NO LIMIT		11" (280)		NO LIMIT	
PRIVATE 2'-10" (600)		MIN. STAR WIDTH		CURVED STAIRS		ALL STAIRS		MAX. NOSING	
PUBLIC 2'-11" (660)		MIN. RUN		5' 7/8" (150)		MAX. NOSING		1" (25)	

** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-3 1/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.) REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.2.(3.) FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

12

GUARDS/RAILINGS (9.8.7., 9.8.8.)
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES. (SERVICE STAIRS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.
REQUIRED GUARDS

13

BASEMENT INSULATION (ISB-12) 3.1.1.7.)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER, INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
BEARING STUD PARTITION IN BASEMENT (9.15.3.6, 9.23.10.1.)
2"x4" (38x89) STUDS @ 16" (406) O.C., 2"x6" (38x89) SILL PLATE ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FLM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2300) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING, FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

14

ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4.)
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3' 1/2" (900) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSG-S7.2M, AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

15

SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING

16

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3' 1/2" (900) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

17

STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.)
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3' 1/2" (90).
WOOD STRAPPING AT STEEL BEAMS (9.23.4.3.13), 9.23.9.3.)
1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18

GARAGE SLAB (9.16.4.3.)
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR AIR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

19

GARAGE DOOR TO HOUSE (9.10.9.16.)
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS, TAPE AND SEAL ALL JOINTS GAS TIGHT.

20

GARAGE DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER, MAX RISE 7' 7/8" (200) MIN. TREAD 9' 1/4" (235) FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.

22

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.

23

ATTIC ACCESS (9.19.2.1.)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m² AND NO DIM. LESS THAN 21" (545) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) (ISB-12) 3.1.1.8.(1))

24

FIREPLACE CHIMNEYS (9.21.1.)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY.

25

LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

26

MECHANICAL VENTILATION (9.32.1.3.)
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, SEE GENERAL NOTE 2.3.

27

PARTY WALL BEARING (9.23.8)
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS (MIN. 3'-1/2" (89)) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.

28

WOOD FRAMING IN CONTACT TO CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE FINISHED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.3.)

29

BUILT-UP WOOD POST AND FOOTING (9.17.4.1., 9.15.3.7.)
3-2"x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN, REFER TO NOTE 28

30

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

31

CONC. PORCH SLAB (9.16.4.)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6x6x2.9x2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32

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

33

FIREPLACE VENTING (9.32.3.)
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34

FLOOR FRAMING (9.23.3.5., 9.23.9.4., 9.23.14.)
TAG SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38x38) CROSSES BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35

EXPPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING A MASS OF NOT LESS THAN 122 kg/m² OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE. WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS.
** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 m² (330cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.16.

36

COLD CELLAR PORCH SLAB (9.33.)
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7' 7/8" (200) O.C. EACH DIRECTION. W/ 1' 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS Laid DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.

37

RANGE HOODS AND RANGE-TOP FANS
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OSC 9.32.3.9. & 9.32.3.10.

3

