

3D VIEW

CONSTRUCTION NOTES

STANDARD NOTES

HIDEAWAY HOMES MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION PLANS & THESE ARE INTENDED FOR THE SOLE PURPOSE OF CONSTRUCTION BY HIDEAWAY HOMES.

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER ACKNOWLEDGES THAT THE CONSTRUCTION NOTES HAVE BEEN READ AND UNDERSTOOD AS FOLLOWS:

THE DESIGN AND CONSTRUCTION DRAWINGS PROVIDED HEREIN ARE THE PROPERTY OF HIDEAWAY HOMES ANY COPIED OR REPRODUCED INFORMATION FROM THESE DRAWINGS IS STRICTLY PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED FROM HIDEAWAY HOMES. ALSO, IF HIDEAWAY HOMES.

DESIGNER'S SIGNATURE IS NOT RED IN COLOR, THESE DRAWINGS WERE COPIED WITHOUT THE APPROPRIATE PERMISSION FROM HIDEAWAY BE COVERED BY HIDEAWAY HOMES.

THIS DESIGN AND CONSTRUCTION DRAWINGS ARE FOR THE USE OF THE CLIENT NOTED IN THE "JOB DESCRIPTION" AREA AND ARE FOR THE USE IN THE CONSTRUCTION OF ONE BUILDING ONLY.

ALL NOTES INDICATED UNDER THE TITLE "CONSTRUCTION NOTES" ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED SET OF CONSTRUCTION DRAWINGS TO ASSIST IN THE CONSTRUCTION PROCESS.

ALL WORK/TRADES SHALL CONFORM TO C.M.H.C. REQUIREMENTS, THE ONTARIO BUILDING CODE, THE NATIONAL BUILDING CODE AND LOCAL

BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL WORKMANSHIP TO BE OF A STANDARD EQUAL TO GOOD BUILDING PRACTICE.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

THE BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION, ANY DISCREPANCIES. ERRORS OR OMISSIONS SHOULD BE REPORTED TO HIDEAWAY HOMES.

HIDEAWAY HOMES SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES. FROM THE FINAL CONSTRUCTION DRAWINGS, SPECIFICATIONS OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, THESE ARE THE SOLE RESPONSIBILITY OF THE OWNER.

ALL CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OR USE OF EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADINGS.

FLOOR LOAD - LIVE = 40 lbs ROOF LOAD - LIVE = 40 lbs ROOF LOAD - DEAD = 15lbs

FLOOR LOAD - DEAD = 15 lbs

WELLS AND SEPTIC DISPOSAL SYSTEMS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH HEALTH AUTHORITIES HAVING JURISDICTION.

FOUNDATION & FOOTING NOTES

ALL FOOTINGS AND FOUNDATIONS TO RUN MINIMUM 4'-0" BELOW FINISHED GRADE AND REST ON UNDISTURBED SOIL. ALL FOOTINGS AND FOUNDATIONS ARE DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 2000 lbs PER SQUARE FOOT (P.S.F.). WHERE SOIL CONDITIONS, SUCH AS WEAKER SOIL, ROCK AND/OR HIGH WATER TABLE ARE REVEALED. FOOTINGS AND FOUNDATIONS WILL NEED APPROVAL BY AUTHORITIES HAVING JURISDICTION AND/OR AN ENGINEER.

FOOTINGS UNDER ALL CONCRETE WALLS TO HAVE A MINIMUM 4" PROJECTION AND BE MINIMUM 6" DEEP. STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF 2'-0" AND MAXIMUM RISE OF 2'-0" FOR FIRM SOILS AND 1'-4" FOR SAND OR GRAVEL.

FOUNDATION WALLS SHALL NOT BE BACK FILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAY STRENGTH OR UNTIL ADEQUATELY BRACED SLICH BRACING IS SLIBIECT TO APPROVAL BY ALITHORITIES

HAVING JURISDICTION. FOUNDATION WALLS TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.

GARAGE OR EXTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 32 MPa (4650 psi) AFTER 28 DAYS. THE SLAB SHALL HAVE AN AIR ENTRAINMENT OF 5 TO 8%.

BASEMENT CONCRETE SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 15 MPa (2200 psi) AFTER 28 DAYS.

CONCRETE SLABS SHALL HAVE A MINIMUM BEARING OF 4", UNLESS

PROVIDE MINIMUM 6" WELL COMPACTED CRUSHED STONE UNDER

BASEMENT FLOOR SLABS AND GARAGE FLOOR SLABS.

NOTED OTHERWISE.

ALL OPENINGS OVER 4'-0" WIDE IN CONCRETE FOUNDATION WALLS TO BE REINFORCED WITH 2-10M BARS BOTH SIDES TO 8" BELOW OPENINGS, EXTENDING 1'-0" HORIZONTALLY BEYOND OPENING BOTH SIDES. WHERE BRICK IS USED OVER FOUNDATION WALL OPENINGS, REFER TO PLANS FOR

ALL CONCRETE AND MASONRY FOUNDATION WALLS EXCEEDING HEIGHT LIMITS SPECIFIED BY THE ONTARIO BUILDING CODE REQUIRE ENGINEERING.

BEAM POCKETS TO HAVE 1/2" AIRSPACE AROUND END OF BEAM AND MINIMUM 3 1/2" END BEARING.

ALL NON-BEARING STUD PARTITIONS AND FIRST RISER (IN BASEMENT) TO BE PLACED ON 6 MIL POLY.

ALL "GRADING" SHOWN ON PLANS ARE ESTIMATE ONLY. CONTRACTOR TO CONFIRM EXISTING SITE GRADING TO DETERMINE IF FOUNDATION WALL HEIGHTS WILL REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.

PERIMETER DRAINAGE SHALL BE INSTALLED WHERE REQUIRED. REFER TO LOCAL BUILDING AUTHORITIES FOR APPROVAL.

ALL ABOVE GRADE MASONRY SHALL CONFORM TO SECTION 9:20 OF THE ONTARIO BUILDING CODE. REFER TO PLANS FOR STEEL LINTEL SIZES.

ALL FLASHING TO BE INSTALLED UP 8" BEHIND BUILDING FELT AND BELOW BOTTOM COURSE OF BRICK WITH VERTICAL JOINTS RAKED CLEAN. WEEP HOLES @ 31" c/c MAXIMUM.

WOOD FRAMING NOTES

ALL FRAMING LUMBER TO THE SPECIFICATIONS OF S.P.F. NO. 2 GRADE (KILN DRIED) OR BETTER AND IN CONFORMANCE WITH N.L.G.A. STANDARD GRADING RULES FOR CANADIAN LUMBER, UNLESS NOTED OTHERWISE. NON-GRADED LUMBER NOT ALLOWED EXCEPT IN CONSTRUCTION OF FARM

ALL WOOD COLUMNS IN FRAMED WALLS TO BE WELL NAILED INTO ADJACENT FRAMING TO RESIST LATERAL MOVEMENT

ALL FLOOR JOIST SPANS TO HAVE (2x2 CROSS) BRIDGING @ 6'-11" C/C MAX.

FLOOR JOISTS TO BE DOUBLED UNDER ALL PARALLEL NON-BEARING PARTITIONS OVER 6'-0" LONG. JOISTS MAY BE LOCKED APART 4" @ 4'-0" C/C TO ALLOW THE PASSAGE OF ANY DUCTING, PIPING OR ELECTRICAL ETC.

DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF BEARING STUD WALLS. ALL WOOD LINTELS AND BEAMS OF DOUBLE MEMBERS TO BE NAIL LAMINATED AS PER ONTARIO BUILDING CODE.

ALL WOOD LINTELS TO BE 2-2x10, UNLESS OTHERWISE NOTED.

DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE EXTERIOR STUDS TO INTERIOR PARTITIONS AND BEARING WALLS. REVIEW PLANS CLOSELY TO DETERMINE ACCURATELY THE LOCATION OF THE DIMENSIONS TO INTERIOR PARTITIONS OR BEARING WALLS. FACE OF EXTERIOR STUD WALL AND FOUNDATION WALL TO BE FLUSH, IF BRICK VENEER IS USED. IN THE EXTERIOR WALL CONSTRUCTION, REFER TO PLANS AND SECTIONS

ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMPPROOFED WITH 45 lb FELT, 6 MIL POLY OR OTHER APPROVED CONSTRUCTION METHOD, SILL PLATES TO BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS @ MAXIMUM 4'-0" C/C OR OTHER APPROVED CONSTRUCTION METHOD. EXTERIOR SILL PLATES TO BE LEVEL AND SEALED TO CONCRETE.

FOR ROOF TRUSS DESIGN, REFER TO ROOF TRUSS MANUFACTURER SPECIFICATIONS FOR ALL DESIGN CRITERIA AND REQUIRED ENGINEERING. PROVIDE BRACING IN ACCORDANCE WITH TRUSS MANUFACTURER.

INSULATION & VENTILATION NOTES

MINIMUM INSULATION REQUIREMENTS AS PER ONTARIO BUILDING CODE

6 MIL POLY VAPOUR BARRIER TO BE USED AND INSTALLED ON THE WARM SIDE OF THE INSULATION.

INSULATION MAY BE LOOSE FILL, BATT TYPE OR SPRAYED-IN FOAM. CONTRACTOR AND OWNER TO CONFIRM TYPE OF INSULATION PRIOR TO CONSTRUCTION TO ENSURE ALL KNOWLEDGE IS OBTAINED FOR BEST HEATING AND COOLING RESULTS.

ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF VENTS. CONTINUOUS RIDGE VENT, GABLE VENTS OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS. VENTED AREAS - 1/300 RATIO FOR INSULATED ATTIC AREA AS PER

ONTARIO BUILDING CODE - 1/500 RATIO FOR CRAWL SPACE EXCEPT WHEN HEATED

MECHANICAL VENTILATION TO BE PROVIDED AS REQUIRED BY THE ONTARIO BUILDING CODE. MECHANICAL VENTILATION REQUIRED IN ALL BATHROOMS AND KITCHEN COOKING AREAS.

HEATING & PLUMBING NOTES

ALL HEATING AND PLUMBING LAYOUTS TO BE DESIGNED OR PROVIDED BY MECHANICAL DESIGNER OR CONTRACTOR AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.

INSTALLATION OF ALL HEATING SYSTEMS (ELECTRIC, FORCED AIR ETC.) MUST COMPLY WITH MANUFACTURERS SPECIFICATIONS AND CONFORM WITH LOCAL BUILDING CODES AND REGULATIONS.

ALL GAS CONNECTIONS WILL REQUIRE SEPARATE PERMITS AND

ALL FLIFL BURNING APPLIANCES INCLUDING FIREPLACES FURNACES AND STOVES TO BE PROVIDED WITH COMBUSTION AIR SUPPLY FROM EXTERIOR MAY REQUIRE SEPARATE PERMITS AND INSPECTIONS.

PROVIDE STANDPIPES TO THE EXTERIOR AS REQUIRED TO PREVENT PLUMBING GAS ODOUR.

ELECTRICAL NOTES

ALL ELECTRICAL LAYOUTS TO BE DETERMINED BY OWNER OR CONTRACTOR IN BE CONFIRMED BY OWNER. ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ELECTRICAL SAFETY

ALL ELECTRICAL ENGINEERING REQUIRED BY AUTHORITIES HAVING JURISDICTION TO BE PROVIDED BY THE OWNER UNLESS NOTED OTHERWISE.

SMOKE DETECTORS, FIRE ALARMS AND CARBON MONOXIDE SENSORS TO BE INSTALLED ON ALL FLOOR LEVELS CONNECTED IN SERIES TO SEPARATE

STRUCTURAL NOTES

ALL STRUCTURAL ENGINEERING REQUIRED BY AUTHORITIES HAVING JURISDICTION TO BE PROVIDED BY THE OWNER UNLESS NOTED

ALTHOUGH THESE PLANS HAVE BEEN DESIGNED BY USING STANDARD DESIGN METHODS FROM THE ONTARIO BUILDING CODE THE AUTHORITIES HAVING JURISDICTION MAY REQUIRE CONFIRMATION BY A CERTIFIED STRUCTURAL ENGINEER.

SITE PLAN NOTES

ALL MEASUREMENTS ON SITE PLAN TO BE GOVERNED AND APPROVED BY AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.

THE OWNER AND/OR BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT SITING OF THIS BUILDING ON THE PROPERTY, HIDEAWAY HOMES ASSUMES NO LIABILITY FOR PLANS COMPLYING WITH ZONING REGULATIONS

ALL SITE PLAN INFORMATION TAKEN FROM PROPERTY SURVEY OR OTHER SOURCE AS NOTED ON SITE PLAN, THIS DRAWING.

OWNER TO SUPPLY SURVEY PROVIDED FROM AN ONTARIO LAND SURVEYOR. THE SURVEY SHALL HAVE GRADE ELEVATIONS, LEGAL DESCRIPTION, NORTH DIRECTION, STREET NAME AND LOCATION OF SERVICES, EASE-MENTS AND RIGHTS OF WAY.

FINISHING NOTES

5/8" TYPE 'X' (RECOMMENDED) GYPSUM BOARD (DRYWALL) TO BE APPLIED TO GARAGE SIDE OF WALL THAT SEPARATES GARAGE FROM MAIN RESIDENCE. WALL TO BE AN EFFECTIVE BARRIER TO

ALL INTERIOR AND EXTERIOR FINISHING TO BE SPECIFIED BY OWNER. ANY FINISHING NOTED ON PLANS TO BE CONFIRMED BY OWNER, ALL INTERIOR AND EXTERIOR FINISHES TO BE APPLIED AS PER MANUFACTURERS

ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHERSTRIPPED AS PER MANUFACTURERS SPECIFICATIONS, DOORS FROM MAIN RESIDENCE TO GARAGE TO BE SAME AS NOTED ABOVE AND BE SELF CLOSING. ALL GLASS IN DOORS TO BE TEMPERED GLASS, UNLESS NOTED OTHERWISE.

CAULK OVER AND AROUND ALL EXTERIOR OPENINGS.

DRIP CAPS AND FLASHING TO BE INSTALLED OVER AND AROUND ALL EXTERIOR OPENINGS AS REQUIRED.

ALL FLOOR FINISHES, WALL FINISHES, MILLWORK FINISHES ETC. TO

MISCELLANEOUS NOTES

PROVIDE FIRE STOPPING AT ALL OPENINGS WHERE DUCTING, PIPING ETC. PASS THROUGH FLOORS.

RAINWATER LEADERS MUST DISCHARGE MINIMUM 4'-0" FROM EXTERIOR WALLS AND BE MINIMUM 6" ABOVE GRADE TO PREVENT

WINDOWS NOTED ON THESE DRAWINGS HAVE ONLY THE SIZE (WIDTH AND HEIGHT - SEE WINDOW TAG DESCRIPTION BELOW) INDICATED ON THEM. ALL OTHER WINDOW OPTIONS ARE TO BE DETERMINED BY THE OWNER. ALL WINDOWS ARE TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

DOORS NOTED ON THESE DRAWINGS HAVE ONLY THE SIZE (WIDTH AND HEIGHT - SEE DOOR TAG DESCRIPTION BELOW) INDICATED ON THEM. ALL OTHER DOOR OPTIONS ARE TO BE DETERMINED BY THE OWNER. ALL DOORS ARE TO MEET THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.

FLOOR DRAINS SHALL BE INSTALLED WHERE GRAVITY DRAINAGE IS POSSIBLE (NOT TO FOUNDATION DRAINS)

LOT TO BE GRADED SO THAT SURFACE WATER WILL NOT ACCUMULATE AT OR NEAR BUILDING AND WILL NOT AFFECT ADJACENT PROPERTIES. AS PER 9.14.6 OF THE ONTARIO BUILDING CODE.

SEE "CONSTRUCTION NOTES" IN THESE DRAWINGS TO SEE STAIR

DESIGNS, UNLESS NOTED OTHERWISE. OPENINGS IN PARTITIONS SHOWN WITHOUT DOORS ARE TO BE FULL HEIGHT, UNLESS NOTED OTHERWISE.

WINDOW TAG DESCRIPTION GAS AND EXHAUST FUMES WITH ALL JOINTS TAPED AND SEALED.

MANUFACTURER

INCHES

THESE NUMBERS ARE **NOT** ROUGH OPENING SIZES. THE WINDOW TAGS ARE TO ASSIST THE WINDOW MANUFACTURER WITH THE CLIENTS REQUESTS. ALL WINDOW DIMENSIONS TO BE CONFIRMED BY

-WINDOW NUMBER 102 WINDOW WIDTH IN_ WINDOW HEIGHT IN

DOOR TAG DESCRIPTION

THESE NUMBERS ARE **NOT** ROUGH OPENING SIZES. THE DOOR ARE TO ASSIST THE DOOR MANUFACTURER WITH THE CLIENTS REQUESTS. ALL DOOR DIMENSIONS TO BE CONFIRMED BY DOOR MANUFACTURER.

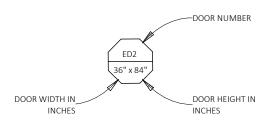


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Hideaway

ARCHITECTURAL DESIGN & DRAFTING

2061 SELWYN SHORES DRIVE LAKEFIELD, ON K0L 2H0 (705) 868-3112 design@hideawayhomes.ca www.hideawayhomes.ca

DO NOT SCALE DRAWINGS

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ENERGY COMPLIANCE PACKAGE

ENERGY COMPLIANCE PACKAGE DE	TAILS
COMPLIANCE PACKAGE	A1
O.B.C. TABLE	3.1.1.2.A
CEILING WITH ATTIC SPACE (R)	60
CEILING WITHOUT ATTIC SPACE (R)	31
EXPOSED FLOOR (R)	35
WALLS ABOVE GRADE (R)	22
BASEMENT WALLS (R)	12+10c
HEATED SLAB OR SLAB < 23.6" BELOW GRADE (R)	10
EDGE OF BELOW GRADE SLAB < 23.6" BELOW GRADE (R)	10
WINDOWS & SLIDING GLASS DOORS (MAX. U) ENERGY RATING	0.28 25
SKYLIGHTS (MAX U)	NA
SPACE HEATING EQUIPMENT (MIN. AFUE)	96%
HRV (MIN. SRE)	75%
DOMESTIC WATER HEATER (MIN. EF)	0.8

2217 (ft²)

219.1 (ft²)

GROSS WALL AREA:

GROSS WINDOW AREA

<u>%GLASS / WALL = 9.9%</u>

REVISION SCHEDULE

Description Date

PROJECT:

GRANITE RIDGE ESTATES BARCROFT ROAD LAKEHURST, ON

DRAWING TITLE:

COVER

PROJECT #

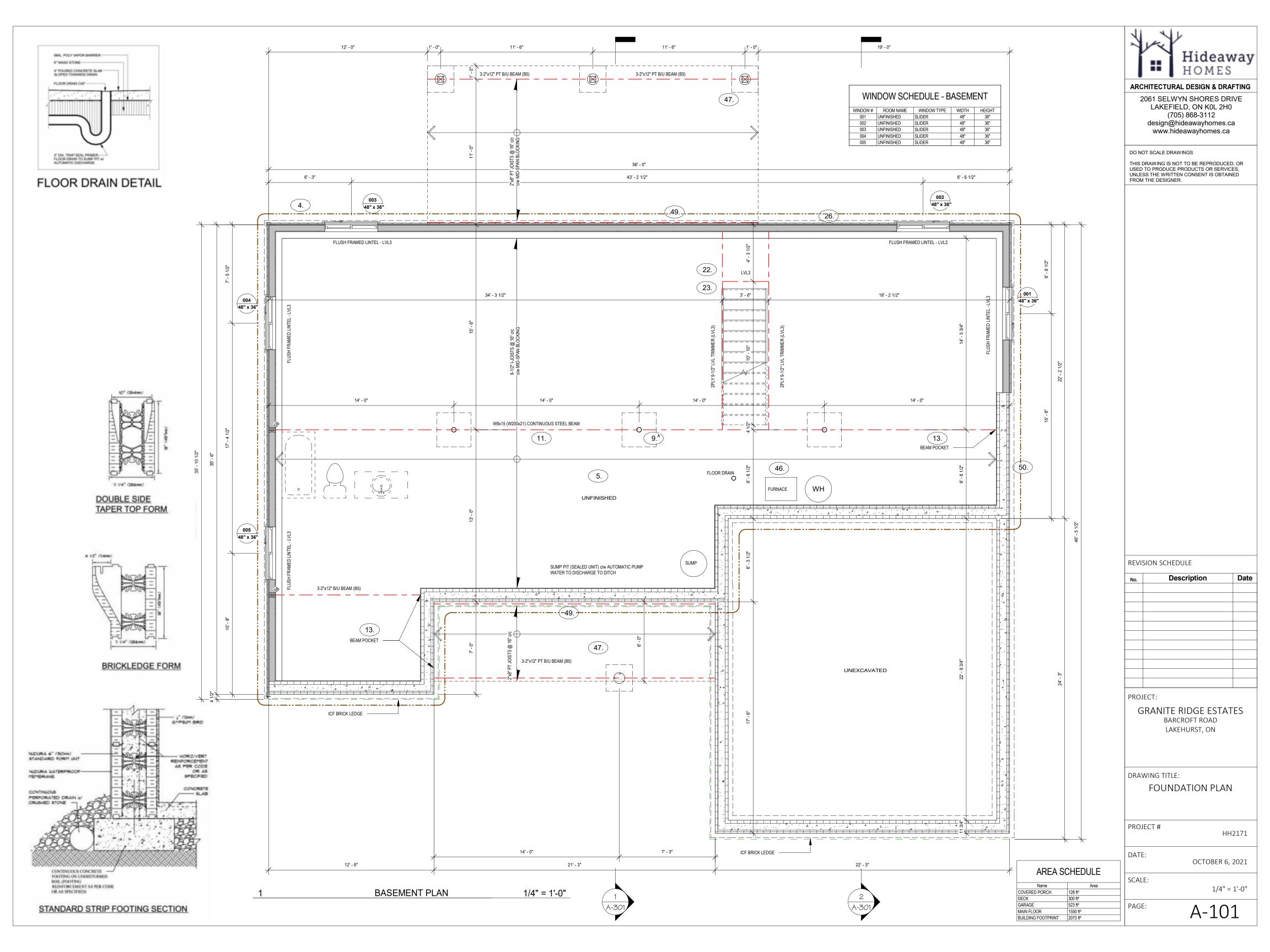
DATE: OCTOBER 6, 2021

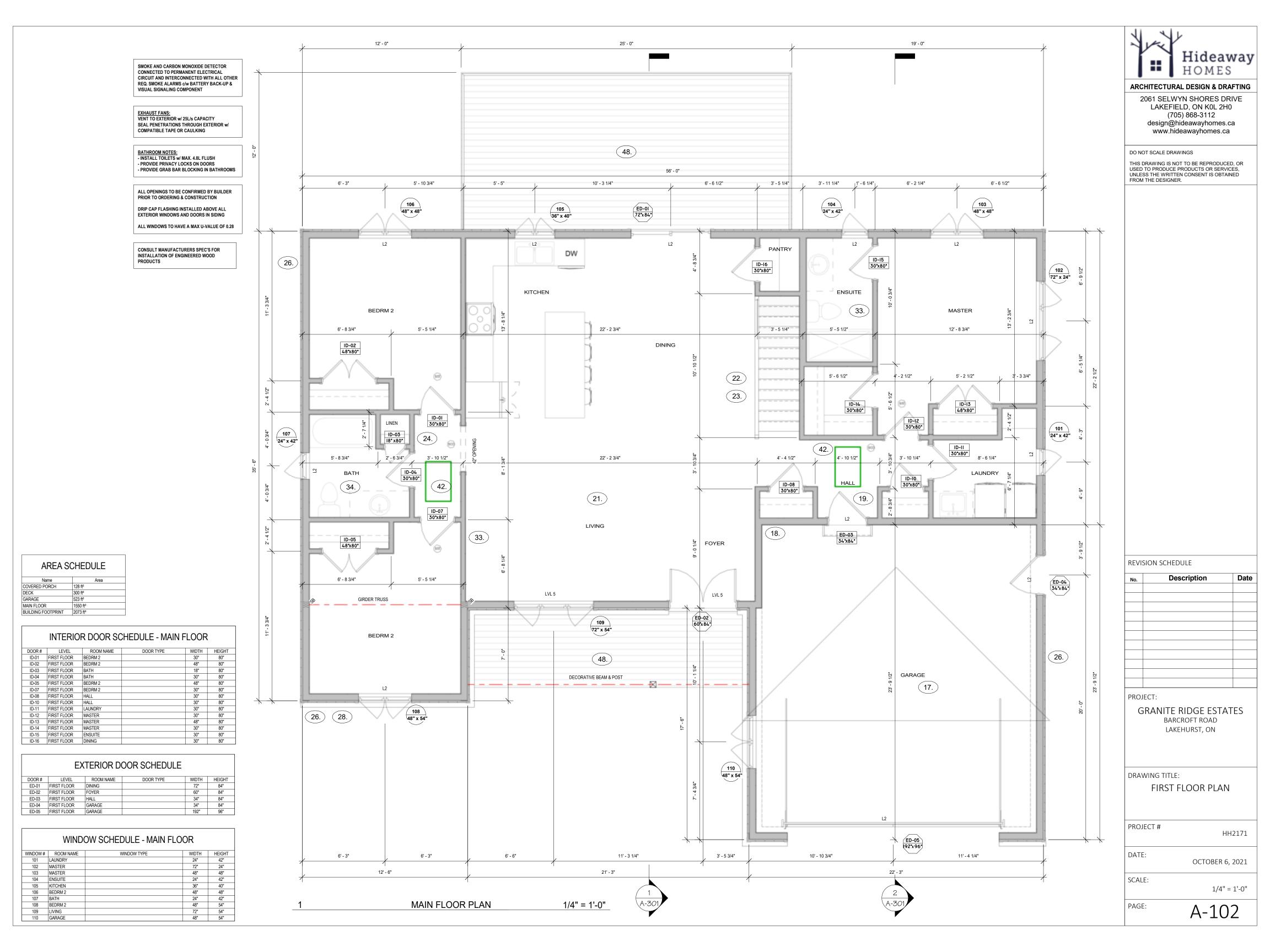
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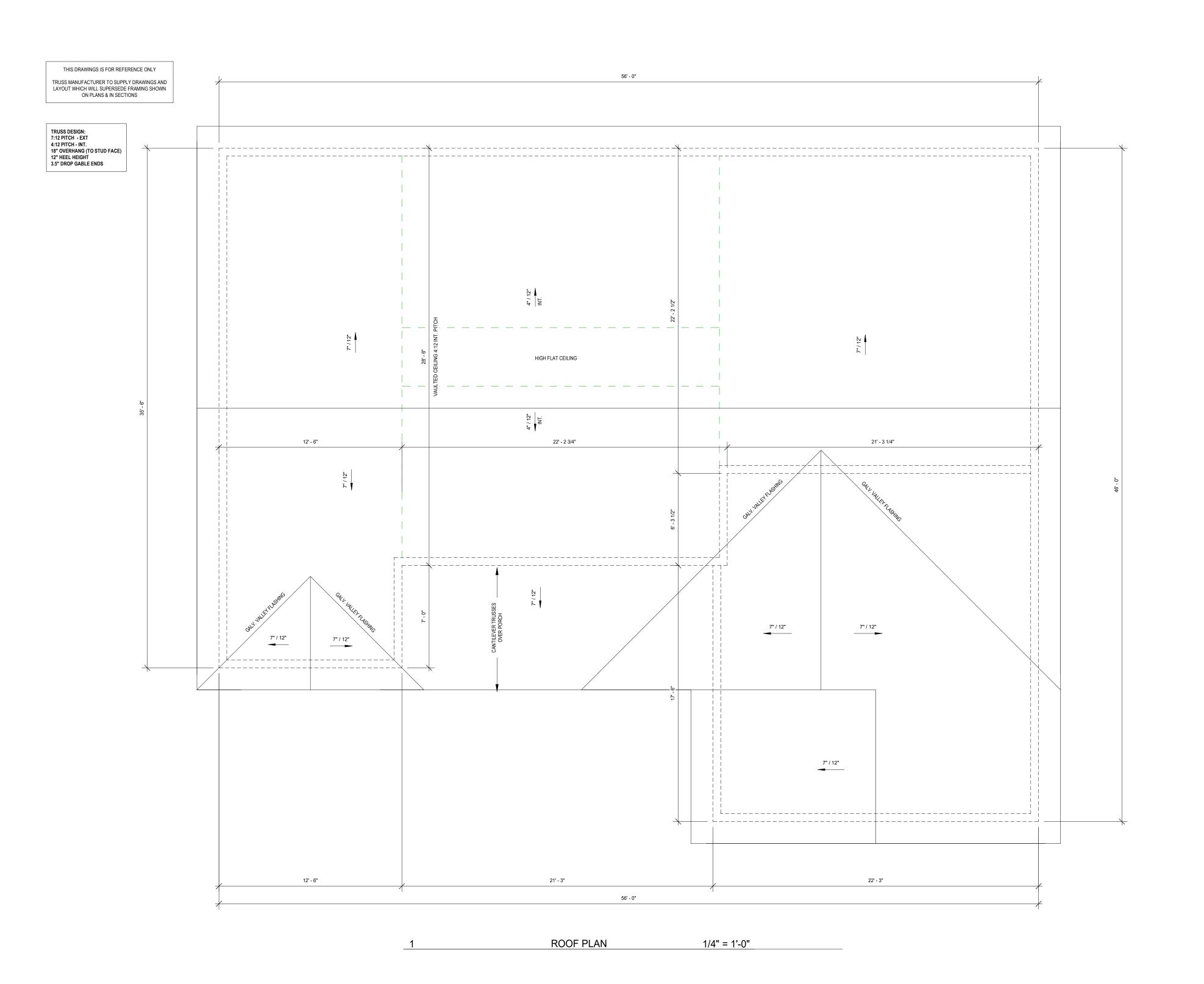
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3/16" = 1'-0"









2061 SELWYN SHORES DRIVE LAKEFIELD, ON K0L 2H0 (705) 868-3112 design@hideawayhomes.ca www.hideawayhomes.ca

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REVISION SCHEDULE

No.	Description	Date

PROJECT:

GRANITE RIDGE ESTATES

BARCROFT ROAD

LAKEHURST, ON

DRAWING TITLE:

ROOF PLAN

PROJECT#

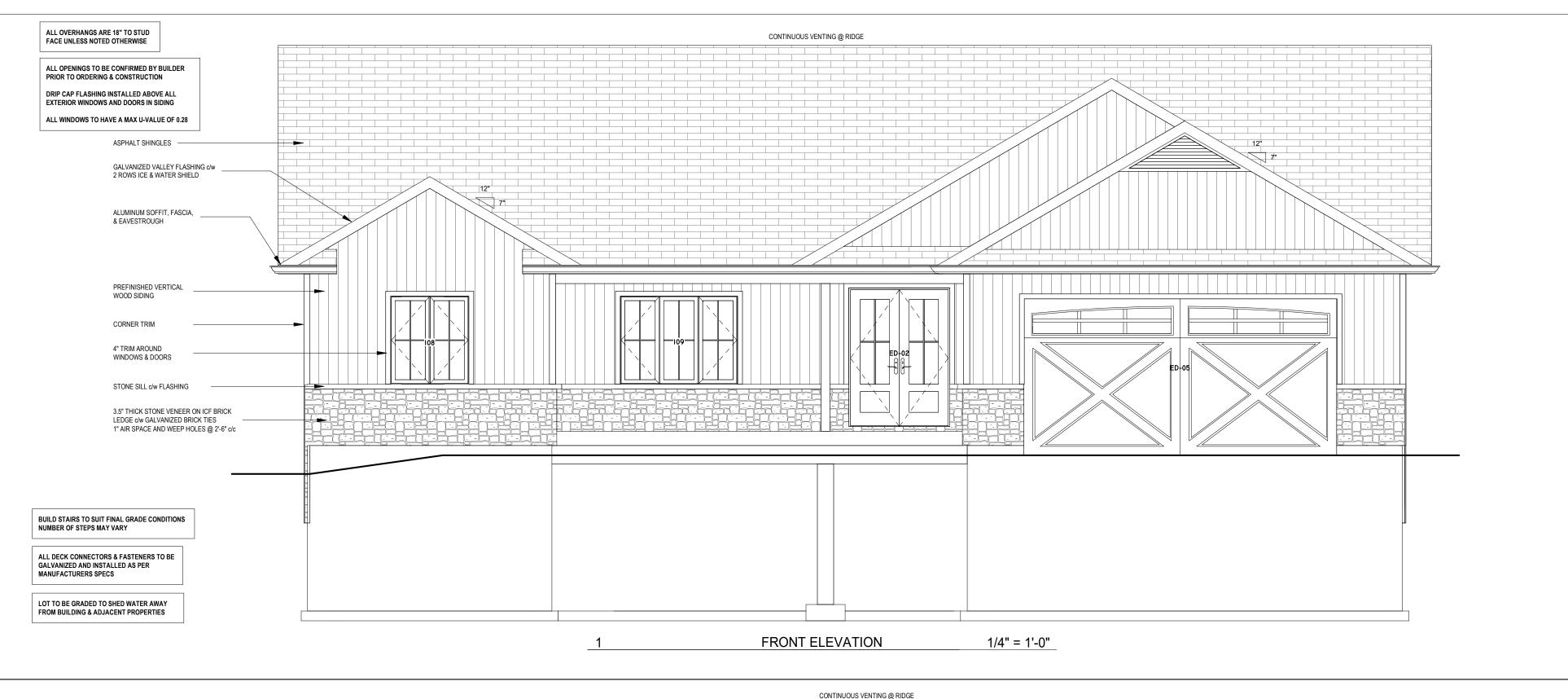
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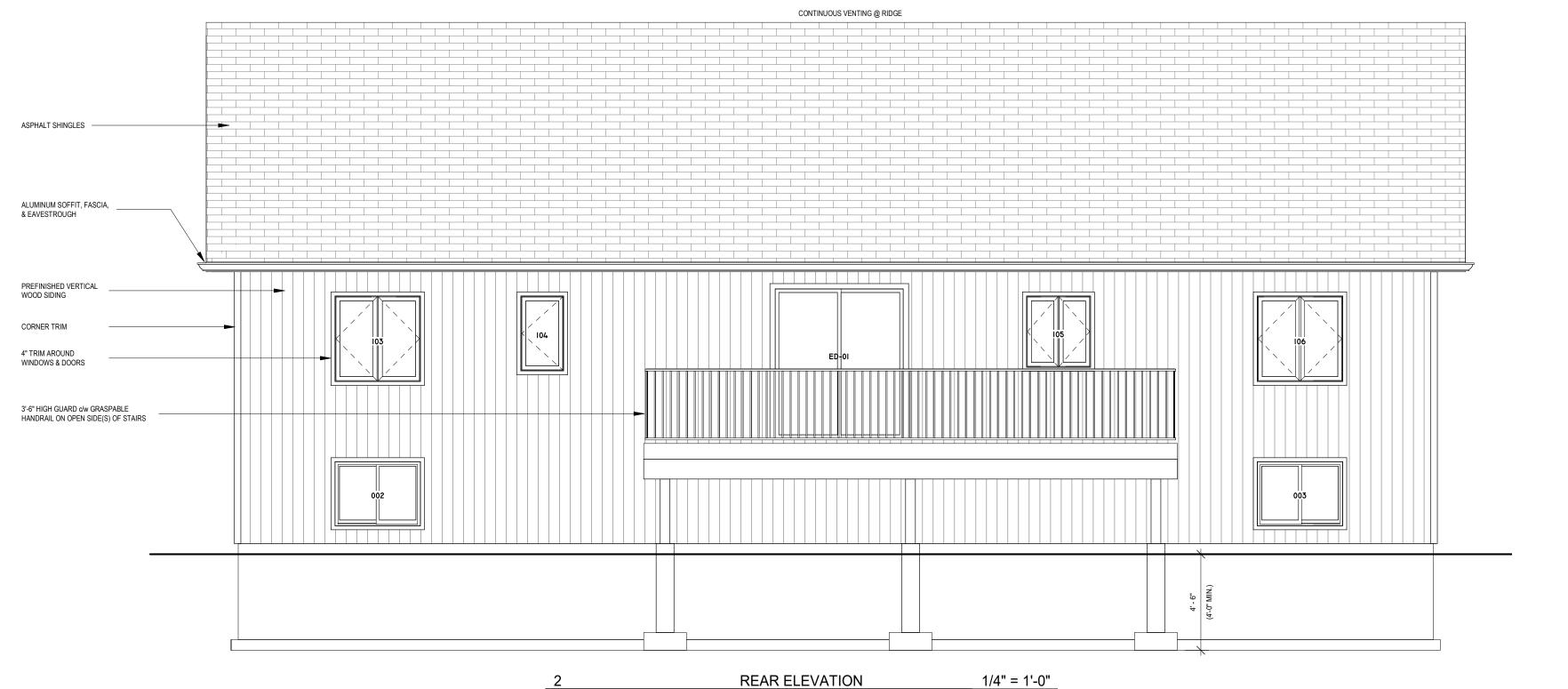
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OCTOBER 6, 2021

SCALE:

1/4" = 1'-0"







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REVISION SCHEDULE

No.	Description	Da	

PROJECT:

GRANITE RIDGE ESTATES

BARCROFT ROAD

LAKEHURST, ON

DRAWING TITLE:

FRONT & REAR ELEVATIONS

PROJECT#

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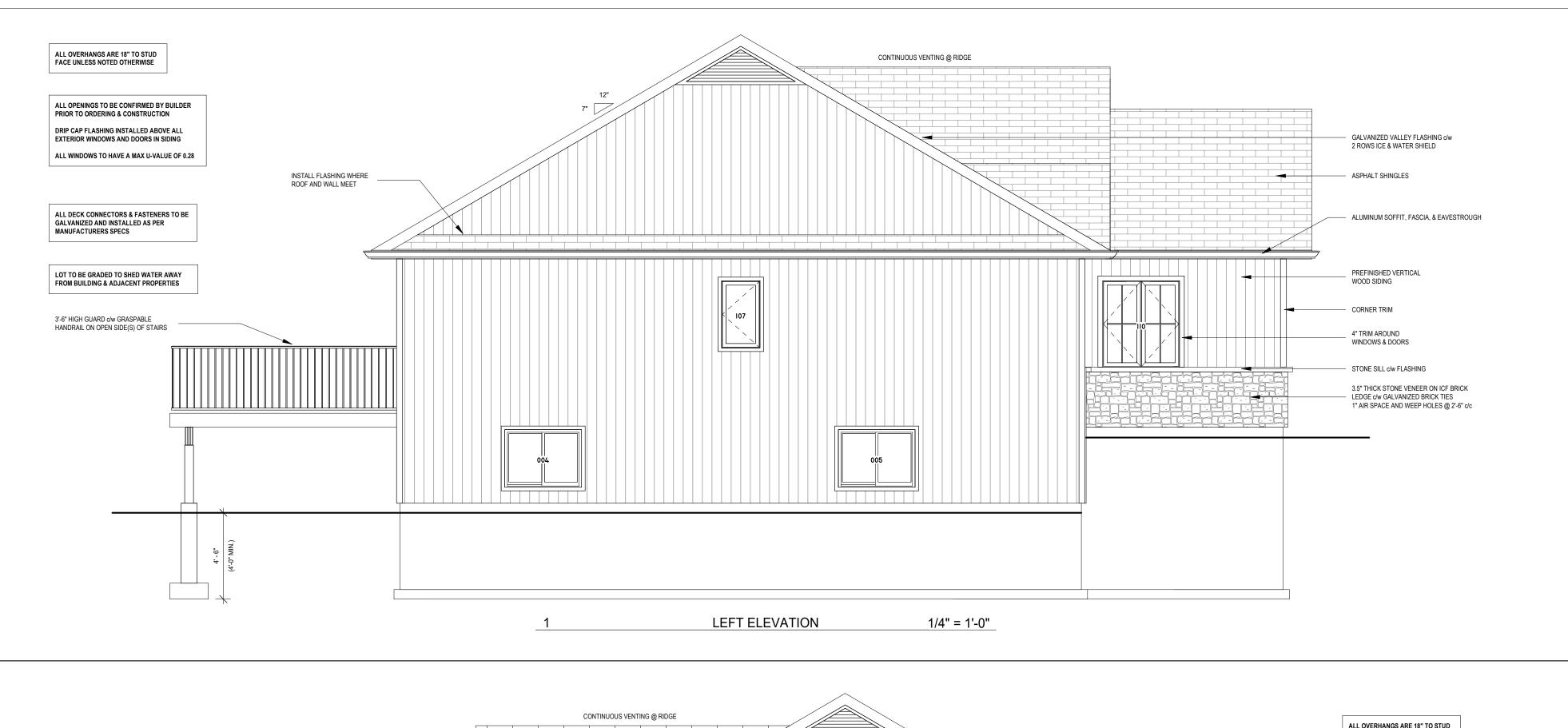
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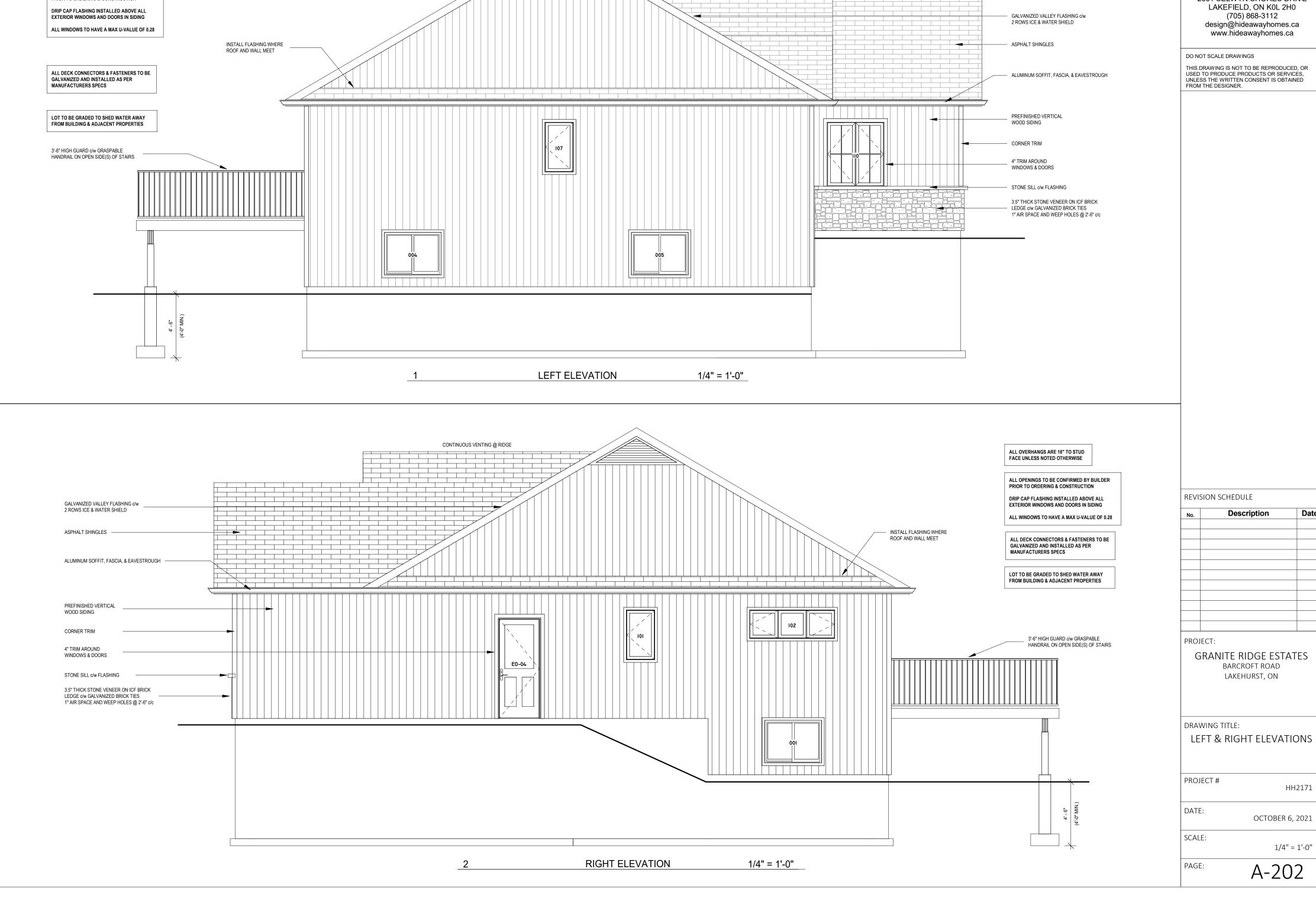
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1/4" = 1'-0"







2061 SELWYN SHORES DRIVE

Description	Dat
	Description







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REVISION SCHEDULE

No.	Description	Dat

PROJECT:

GRANITE RIDGE ESTATES

BARCROFT ROAD

LAKEHURST, ON

DRAWING TITLE:

BUILDING SECTIONS

PROJECT #

HH2171

DATE:

OCTOBER 6, 2021

SCALE:

PAGE:

1/4" = 1'-0"

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM

1. FOUNDATION WALL/FOOTINGS: - O.B.C. 9.15.4-8" POURED CONC. FOUNDATION. WALL (20Mpa) WITH BITUMINOUS DAMPPROOFING AND OPT. DRAINAGE LAYER REQUIRED WHEN BASEMENT INSUL. EXTENDS

2'-11" BELOW FIN. GRADE. MAXIMUM UNSUPPORTED HEIGHT 8'-2" WITH $6\mbox{-}11\mbox{"}$ MAX EARTH RETENTION FROM BASEMENT SLAB TO FIN. GRADE, ON CONC. FOOTING, JOIST SPANS GREATER THAN 16'-0" SHALL BE SIZED IN ACCORDANCE TO 9.15.3.4 (1) 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 OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 150kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED FOOTING ARE REQUIRED.

STOREY W/MASONRY VENEER 16" WIDE x 6" DEEI 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP

20" WIDE x 6" DEEP 26" WIDE x 6" DEEP 20" WIDE x 6" DEEF

THE FOUNDATION WALL SHALL NOT BE REDUCED TO LESS THAN 3-1/2" THICK TO A MAX. DEPTH OF 24" AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 8" c/c VERTICALLY AND 36" HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

2. FOUNDATION WALLS @ UNSUPPORTED OPENINGS 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL - BARS TO HAVE MIN. 2" CONCRETE COVER - BARS TO EXTEND 2'-0" BEYOND BOTH SIDES OF OPENING

3. STEP FOOTINGS

STEP FOOTINGS: MIN. HORIZ. STEP = 23 5/8" MAX. VERT. STEP = 23 5/8'

SILL PLATE WHEN REQUIRED.

4"DIA. WEEPING TILE c/w FILTER SOCK

6" CLEAR STONE OVER AND AROUND WEEPING TILES AROUND PERIMETER OF FOOTING c/w GRAVITY DRAINAGE TO SUMP PIT

5. BASEMENT SLAB - O.B.C. 9.13-4" MIN. 25MPa CONC. SLAB ON 6" COMPACTED GRANULAR FILL **5**. 2" (R10) RIGID INSULATION TO 4' INSIDE CONDITIONED SPACE ON WALKOUT WALLS & AT

2"x6" SILL PLATE WITH 1/2" DIA. ANCHOR BOLTS 8" LONG. EMBEDDED MIN. 4" INTO CONC. @ 7'-10" c/c, CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION. WALL USE NON-SHRINK GROUT TO LEVEL

6 MIL POLYETHYLENE VAPOUR BARRIER
DAMPPROOFING WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND

8. BASEMENT BEARING STUD PARTITION 2"x4" STUDS @ 16" c/c, 2"x4" SILL PLATE ON DAMPPROOFING MATERIAL1/2" DIA. ANCHOR BOLTS 8" LONG, EMBEDDED 4" MIN. INTO CONC. @ 7'-10" c/c, 4" HIGH CONC. CURB ON 14" x 6" CONC. FOOTING. ADD HORIZ. BLOCKING AT MID HEIGHT IF WALL IS UNFINISHED.

9 A. STEEL BASEMENT COLUMN
9-10" MAX. SPAN BETWEEN COLUMNS. 3 1/2" DIA. SINGLE TUBE
ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7.2M, AND WITH 6"x6"x3/8" STEEL PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. ON 40" x 40"x 20" CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 KpA MIN. AND AS PER SOILS REPORT.

9 B. STEEL BASEMENT COLUMN
3 1/2" DIA. x 0.188" NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" STL. PLATE TOP & BOTTOM. FIELD WELD BM/COL. CONNECTION. ON 40" x 40"x 20" CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 KpA MIN, AND AS PER SOILS REPORT.

9 C. STEEL BASEMENT COLUMN

3 1/2" DIA, x 0.188" NON-ADJUSTABLE STEEL COLUMN TO BE ON 6"x6"x3/8" STL. PLATE TOP & 6"x4"x3/8" BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" WITH 2-1/2" DIA. x 12" LONG x 2" HOOK ANCHORS. FIELD WELD COL. TO BASE PLATE AND BEAMS.ON 40" x 40"x 20" CONC FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 KpA MIN. AND AS PER SOILS REPORT

10. B/U WOOD COLUMN SOLID 8" x8" OR 5-2"x6" BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" DIA. BOLT, 40" x 40"x 20" CONC. FOOTING. PROTECT END FROM CONTACT w/ CONCRETE w/ SILL GASKET.

11. STEEL BEAM SIZE AS NOTED. w/ 2"x6" PLATE BOLTED @ 4'-0" c/c (11.) 1"x 3" CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

12. STEEL BEARING PLATE FOR MASONRY WALLS 11"x11"x5/8" STEEL PLATE FOR STEEL BEAMS AND 11"x11"x1/2" STEEL PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-3/4"x8" LONG GALV.. ANCHORS WITHIN

SOLID COURSE. LEVEL WITH NON-SHRINK GROUT OR 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

13. BEAM POCKET
BEAM POCKET OR 8"x8" POURED CONC. NIB WALLS, MIN BEARING 3 1/2" **13.** WRAP WOOD ENDS w/ 6mil POLY V.B.

14. COLD CELLAR PORCH SLAB - O.B.C. 9.39 FOR MAX. 8'-2" PORCH DEPTH, MIN. 5" (32 MPa) CONC. SLAB WITH 5-8% AIR **(14.**) ENTRAINMENT. REINFORCED WITH 10M BARS SPACED NOT MORE THAN 200mm (7-7/8") c/c EACH DIR. W/ 30 mm (1-1/4") CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION THE SLAB SHALL BEAR NOT LESS THAN 75mm (3") ON THE SUPPORTING WALL AND BE ANCHORED TO THE WALLS BY 600mm X 600mm (24"x24") 10M BENT DOWELS @ 23-5/8" c/c SLOPE SLAB 1.0% FROM DOOR.

MIN. 4" (32MPa) CONCRETE SLAB ON GRADE WITH 5-8% AIR ENTRAINMENT ON 4" COMPACTED GRANULAR FILL, REINFORCED w/ 6"x6"xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB.

16. CONCRETE STOOP
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO (16.) WEATHER. MAX. RISE 7-7/8", MIN. TREAD 9-1/2"

(17. MIN. 4" THICK (32 MPa) CONCRETE SLAB WITH 5-8% AIR ENTRAINED W/ SPIN TROWEL FINISH, OPTIONAL MESH REINFORCEMENT 6"x6"x 6/6 W.W.M. ON MIN. 6" COMPACTED GRANULAR FILL. SLOPE TO FRONT 1% MIN.

18. GARAGE WALLS / CEILING @ DWELLING
1/2" GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND 〔18.〕 GARAGE. 1" R-5 RIGID INSULATION + R-19 IN WALLS, R-35 IN FLOOR CAVITY, R-50 ON CEILING, TAPE AND SEAL ALL JOINTS GAS TIGHT.

19. GARAGE DOOR @ DWELLING
DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHERSTRIPPING

ROVIDE R-35 INSULATION, 6 MIL POLY VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT, O.B.C. 12.3.2.1 & 12.3.3.3

21. SUBFLOOR, JOIST STRAPPING AND BRIDGING 5/8" T&G SUBFLOOR ON WOOD FLOOR JOIST, (FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6.) ALL JOIST TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ ALL JOIST TO BE STRAPPED WITH 1"x3" @ 6'-11" c/c UNLESS A PANEL TYPE CEILING FINISH

22. ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8 RAIL @ LANDING = 2'-11" MIN RUN. = 8-1/4" MIN. TREAD = 9-1/4" MIN. STAIR WIDTH = 2'-11" MAX. NOSING = 1" FOR CURVED STAIRS
MIN. RUN = 6" MIN HEAD ROOM = 6'5" MIN. AVG. RUN = 8"

23. GUARDS/RAILINGS - O.B.C. 9.8.7. & 9.8.8. FINISHED NON-CLIMBABLE GUARD/RAILING (4" TO 35" ABOVE FLOOR) WITH 4" c/c MAXIMUM THE MINIMUM SPECIFIED HORIZONTAL LOAD APPLIED INWARD TO OUTWARD AT THE TOP OF EVERY REQUIRED SHALL BE:

i) A UNIFORM LOAD OF 113 lb/ft OR A CONCENTRATED LOAD OS 255 lbs. ii) A VERTICAL LOAD OF 168 lb/ft, WHICH NEED NOT ACT SIMULTANEOUSLY WITH THE HORIZONTAL LOAD. iii) INDIVIDUAL ELEMENTS ARE TO BE DESIGNED FOR A CONCENTRATED

INTERIOR GUARDS: 2'-11" MIN EXTERIOR GUARDS: 3'-6" MIN.

LOAD OF 113 lbs AT ANY MOMENT.

24. LINEN CLOSET LINEN CLOSET, 4 SHELVES MIN 16" DEEP.

25. FLAT ARCHES: FOR 8'-0" CEILINGS, FLAT ARCHES TO BE 6'-10" A.F.F. FOR 9'-0" CEILINGS, FLAT ARCHES TO BE 7'-10" A.F.F.,

26. SIDING WALL CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING
MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 1" R-5 RIGID INSULATION, 3/8" EXTERIOR GRADE SHEATHING, 2"x6" SPRUCE STUDS @ 16" c/c R-19 MINIMUM BATT INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23 & 12.3.2.1 & 12.3.3.3)

27. SIDING WALL @ GARAGE CONSTRUCTION (2"x6")
SIDING AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING
MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 1" R-5 RIGID INSULATION.3/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS @ 16" O.C1/2" GYPSUM WALLBOARD INTERIOR FINISH (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING - O.B.C. 9.23)

28. BRICK VENEER WALL CONSTRUCTION (2"x6") 4" FACE BRICK, 1" AIR SPACE, 7/8"x7" x 0.03" GALV. METAL TIES @ 16" c/c HORIZ. 24" c/c VERT. TIES TO BE IN CONTACT WITH WOOD STUDS ONLY. APPROVED SHEATHING PAPER ON 1" R-5 RIGID INSULATION, 3/8" EXTERIOR GRADE SHEATHING, 2"x6" SPRUCE STUDS @ 16" c/c R-19 MINIMUM BATT INSULATION, APPR. 6 MIL POLY. AIR/VAPOUR BARRIER, ON 1/2GYPSUM WALLBOARD INT. FIN. PROVIDE WEEP HOLES @ 32" c/c BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" BEHIND BUILDING PAPER.

29. BRICK VENEER WALL @ GARAGE CONSTRUCTION (2"x6")
4" FACE BRICK TIES TO WOOD FRAMING MEMBERS W/ 7/8"x7" x 0.03" GALV. METAL TIES @
16" c/c HORIZ. 24" c/c VERT., 1" AIR SPACE, APPR. AIR BARRIER ON 1" R-5 RIGID INSULATION, 3/8"EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS @ 16"c/c, 1/2" GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" c/c BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" BEHIND BUILDING PAPER.

30. STUCCO WALL CONSTRUCTION 2"x6"
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER MIN. 1" R-5 EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" EXT. TYPE SHEATHING ON 2"x6" SPRUCE STUD @ 16" c/c R-19 BATT INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2

GYPSUM WALL BOARD INTERIOR FINISH. O.B.C. 12.3.2.1 & 12.3.3.3 31. STUCCO WALL @ GARAGE CONST. (2"x6")
STUCCO CLADDING CONFORMING TO O.B.C. REQUIREMENTS AND APPLIED
PER MANUFACTURERS SPECIFICATIONS OVER MIN. 1" R-5 EXTRUDED OR

EXPANDED RIGID POLYSTYRENE ON APPROVED SHEATHING PAPER ON 1/2" EXT. TYPE SHEATHING ON 2"x6" SPRUCE STUD @ 16" c/c $\,$ 1/2" GYPSUM WALL BOARD INTERIOR FINISH.

32. EXTERIOR LOFT WALL CONSTRUCTION - NO CLADDING (2" x6") 1" R-5 RIGID INSULATION, 3/8" EXTERIOR TYPE SHEATHING, 2"x6" STUDS @ 16" c/c, R-19 INSUL. AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR

BARRIER. 1/2" GYPSUM WALLBOARD INT. FINISH. 33. INTERIOR STUD PARTITIONS

ONE STOREY 2"x4" @ 16" c/c NON-BEARING PARTITIONS PROVIDE 2"x4" BOTTOM PLATE AND 2-2"x4" TOP PLATE. 1/2" GYPSUM WALLBOARD INT. FINISH. WALL ASSEMBLY CALC. AS PER O.B.C. 9.23 &

34. STUD WALL REINFORCEMENT (GRAB BAR BLOCKING) PROVIDE STUD WALL REINFORCEMENT IN BATHROOM CONFORMING TO O.B.C. 3.8.3.8 FOR WATER CLOSETS, AND 3.8.3.13, FOR SHOWERS AND BATHTLIBS

35. TALL WALLS (TWO STOREY VOLUME SPACES) -FOR WIND LOADS <= 0.5 kPa: FOR A MAXIMUM 18-4" HEIGHT. PROVIDE 2-2"x6" SPR#2 CONTINUOUS STUDS @ 12" c/c FOR BRICK AND 16" c/c FOR SIDING c/w 3/8" THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" c/c VERTICALLY (O.B.C. 9.23.10.1) FOR WIND LOADS > 0.5 kPa: FOR A MIN. 18'-4" HEIGHT.

PROVIDE 2-2'-6" SPR#2 CONTINUOUS STUDS @ 8" c/c FOR BRICK AND 12" c/c
FOR SIDING c/w 3/8" THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUD @ 4'-0" c/c VERTICALLY FOR HORIZ. DISTANCES LESS THAN 9'-6"
PROVIDE CONTINUOUS 2"x6" STUDS @ 16" c/c WITH CONTINUOUS 2-2"x6" TOP PLATE &

1-2"x6" BOTTOM PLATE & MINIMUM OF 3-2"X8" CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOF-NAILED & GLUED AT TOP BOTTOM PLATES & HEADERS. 36. EXPOSED BUILDING FACE - O.B.C. 9.10.14 & 9.10.15 EXPOSED BUILDING FACE WITH A LIMITING DISTANCE LESS THAN 3'-11"

REQUIRING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES AND CONFORMING TO O.B.C. 9.10.14 & 9.10.15. REFER TO DETAILS FOR TYPE

37. BUILT-UP STUD POST - SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH O.B.C. 9.17.4.2.(2).

38. ROOF CONSTRUCTION
STEEL ROOFING MIN. 28 GA. ON 1"x3" STRAPPING @ 24" c/c ON UNDERLAY AS PER
MANUFACTURERS SPECS OR
ASPHALT SHINGLES, ON 1 ROW ICE & WATER SHIELD (2 ROWS PER VALLEY)
ON 1/2" PLYWOOD SHEATHING WITH 1" CLIPS.
ADDROVED WOOD STRUCTOR OF 24" 1" MANA ADDROVED. APPROVED WOOD TRUSSES @ 24" c/c MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" TRUSS BRACING @ 6'-0" c/c AT BOTTOM CHORD. AND AS REO'D BY TRUSS MANUFACTURER

1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

39. CONVENTIONAL ROOF FRAMING - O.B.C. 9.23-2"x6" RAFTERS @ 16" O/C/, 2"x8" RIDGE BOARD, 2"x4" COLLAR TIES AT MIDSPANS, CEILING JOIST TO BE 2"x 4" @ 16" c/c FOR MAX. 9'-3" SPAN @ 2"x6" @ 16" c/c FOR MAX. SPAN 14'-7". RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" @ 24" c/c UNLESS OTHERWISE SPECIFIED.

PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT, ATTIC VENTILATION

ROOF OVERHANGS:
ALL ROOF OVERHANGS AS 18" TO STUD FACE *UNLESS DIMENSIONED OTHERWISE*

40. FLASHINGS: SHING MATERIALS AND INSULATION SHALL CONFORM TO O.B.C. SECTIONS 9.20.13., 9.26.4. & 9.27.3.

41. INSULATED CEILINGS R-60 INSULATION ON FLAT CEILINGS, (R-31 MIN. ON SLOPED CEILINGS) 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" GYPSUM WALL BOARD INT. FINISH OR APPROVED EQUAL

42. ATTIC ACCESS ATTIC ACCESS HATCH MIN. 0.32m2 WITH NO DIM. LESS THAN 545mm OR 500mm X 700mm WITH WEATHERSTRIPPING, R-50 RIGID INSUL. BACKING. O.B.C. 9.19.2.1

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

44. FIREPLACE VENTING
DIRECT VENT FIREPLACE VENT TO BE A MIN. 12" FROM ANY OPENING AND ABOVE FINISHED GRADE. REFER TO GAS UTILIZATION CODE.

WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION,
MECHANICAL VENTILATION SHALL BE PROVIDED TO EXHAUST INSIDE AIR FROM OR TO NTRODUCE OUTSIDE AIR TO THAT ROOM OR SPACE AT THE RATE OF ONE-HALF AIR CHANGE PER HOUR IF THE ROOM OR SPACE IS MECHANICALLY COOLED IN SUMMER AND ONE AIR CHANGE PER HOUR IF IT IS NOT.

46. HVAC VENTING
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" FROM A GAS REGULATOR. MIN. 12" ABOVE FINISHED GRADE FROM ALL OPENINGS EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" FROM ALL EXHAUST TERMINALS. REFER TO GAS

47. WOOD COLUMN SUPPORTING DECKS
6"x6" OR 8"x8"P.T. WOOD COLUMN ANCHORED TO 10" CONCRETE SONO TUBE (15MPa) c/w
GALVANIZED POST SADDLE (RCPS5.5) ON MIN. 30" DIA. 'BIG-FOOT' FOOTING. PLACED ON INDISTURBED SOIL MIN. 4'-0" BELOW GRADE

48. DECKS 5/4" x 6" P.T. DECKING SCREWED ON 2x_ P.T. JOISTS @ 16" c/c c/w SOLID BLOCKING @ 6'-11" c/c MAX. ALL DECK CONNECTORS AND FASTENERS TO BE GALVANIZED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

49. DECK LEDGER
THROUGH RIM, NO RIGID INSULATION - 2x_ P.T. LEDGER BOLTED THROUGH RIM BOARD w/ 1/2" DIA. LAG & WASHER @ 12" c/c STAGGERED. THROUGH RIM W/ 1" RIGID INSULATION - 2x_ P.T. LEDGER BOLTED THROUGH RIM BOARD w/ 1/2" DIA. THREADED RODS @ 10" c/c STAGGERED INSTALLED w/ 1/2"x1" LONG STAINLESS STEEL PIPE THROUGH INSULATION AND 1/2" NUT AND WASHER AT EACH END. THROUGH RIM w/ 1" RIGID INSULATION & MASONRY VENEER - 2x_ P.T. LEDGER SECURED TO FOUNDATION w/ 2-LINES OF 1/2" x 9" LONG WEDGE ANCHORS @ 16" c/c NSTALLED w/ 1/2" WASHERS AND 1/2"x1" LONG STAINLESS STEEL PIPE THROUGH INSULATION. ICF WALL CONNECTION

50. ICF FOUNDATION - BELOW GRADE 6" CONCRETE CORE (20MPa) VERTICALLY REINFORCED w/ 15M BARS @ 16" c/c ON INSIDE FACE HORIZONTALLY REINFORCED w/ 10M BARS @ 12"c/c WATERPROOF MEMBRANE TO TOP OF WALL FREE DRAINING BACKFILL MATERIAL

51. 51. ICF FOUNDATION - ABOVE GRADE /2" DRYWALL ON ICF WALL SYSTEM 6" CONCRETE CORE (20MPa) VERTICALLY REINFORCED w/ 15M BARS @ 16" c/c ON INSIDE FACE HORIZONTALLY REINFORCED w/ 10M BARS @ 12"c/c LAP SPLICE CORNER BARS 12" VATERPROOF MEMBRANE TO TOP OF WALL WOOD OR VINYL SIDING ABOVE GRADE

) ALL LUMBER SHALL BE SPRUCE No. 2 GRADE OR BETTER, UNLESS NOTED

2) STUDS SHALL BE STUD GRADE SPRUCE LINLESS NOTED OTHERV 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER

5)LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 3-1/2" LONG COMMON WIRE NAILS @ 12" c/c STAGGERED IN 3 ROWS FOR GREATER DEPTH. FOR 4 PLY MEMBERS ADD 1/2" DIA. GALV BOLTS AT MID-DEPTH OF BEAM @ 3'-0" c/c OR INSTALL AS PER MANUF. SPECIFICATIONS. USE THE MOST STRINGENT OF THE TWO REQUIREMENTS.
6) PROVIDE TOP MOUNT BEAM HANGERS, MANUFACTURED BY SIMPSON STRONG-TIE OR

EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS, UNLESS NOTED OTHERWISE. 7) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS. 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" ABOVE THE GROUND.

1) MINIMUM BEDROOM WINDOW

GRADE IS GREATER THAN 5'-11'

3) WINDOW IN EXIT STAIRWAYS

ONTARIO BUILDING CODE.

BALCONY GUARDS AS PROVIDED IN PART 4 OF THE

EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.32m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3", CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, AND MUST CONFORM TO O.B.C. 9.7.1.3 (& 9.7.1.4 FOR BASEMENT WINDOWS) 2)WINDOW GUARDS A GUARD OR WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT

PROTECTED BY GUARDS IN ACCORDANCE WITH HE NOTE #2 (ABOVE). OR THE WINDOW

SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR

WINDOW IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 3'-6" SHALL BE

WOOD LINTELS AND BUILT-UP WOOD BEAMS

3-2" x 8" 5-2" x 8" 2-2" x 10" 3-2" x 10" 4-2" x 10" 5-2" x 10" 2-2" x 12" 3-2" x 12" 4-2" x 12" 5-2" x 12"

LOOSE STEEL LINTELS MAX SPANS SUPPORTING MASONRY VENEER 90 x 90 x 6.0L [SPAN 8'-9"] 125 x 90 x 8.0L ISPAN10'-10" [SPAN 11'-5"] 125 x 90 x 10.0L SPAN 12'-7" 150 x 90 x 10.0L 180 x 100x 10.0L ISPAN 14'-1"1

LAMINATED VENEER LUMBER (LVL) LINTELS AND BEAMS 1 PLY 1-3/4" x 9-1/2

2 PLY 1-3/4" x 9-1/2' LVL4 LVL7 LVL2 LVL5 3 PLY 1-3/4" x 9-1/2 4 PLY 1-3/4" x 9-1/2" 2 PLY 1-3/4" x 11-7/8" 3 PLY 1-3/4" x 11-7/8' LVL8 LVL9 4 PLY 1-3/4" x 11-7/8" 1 PLY 1-3/4" x 14" 2 PLY 1-3/4" x 14" 3 PLY 1-3/4" x 14" LVL12 4 PLY 1-3/4" x 14"

LEGEND: BFM BEAM BY FLOOR MANUFACTURER

> BY ROOF MANUFACTURER BRM BSE BY STRUCTURAL ENGINEER COMPLETE WITH DOUBLE JOIST **ENCLOSED ENGINEERED** FLAT ARCH FLOOR DRAIN FLR FLOOR GIRDER TRUSS HOSE BIB JOIST LAMINATED VENEER LUMBER OTB/A OPEN TO BELOW/ABOVE POINT LOAD PLATE PRESSURE TREATED **RAFEER** ROOF TRUSS SOLID BEARING WOOD POST SBFA SB FROM ABOVE SINGLE JOIST SPRUCE STEEL TOP OF TYPICAL UNDERSIDE WOOD

WALK-IN CLOSET

WEATHER PROOF

Hideawav

ARCHITECTURAL DESIGN & DRAFTING

2061 SELWYN SHORES DRIVE LAKEFIELD, ON K0L 2H0 (705) 868-3112 design@hideawayhomes.ca www.hideawayhomes.ca

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REVISION SCHEDULE

Description Date

PROJECT:

GRANITE RIDGE ESTATES BARCROFT ROAD LAKEHURST, ON

DRAWING TITLE: **CONSTRUCTION NOTES**

PROJECT#

DATE:

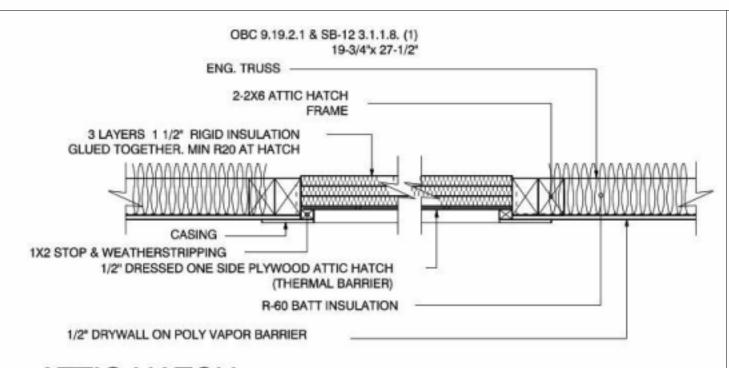
OCTOBER 6, 2021

HH2171

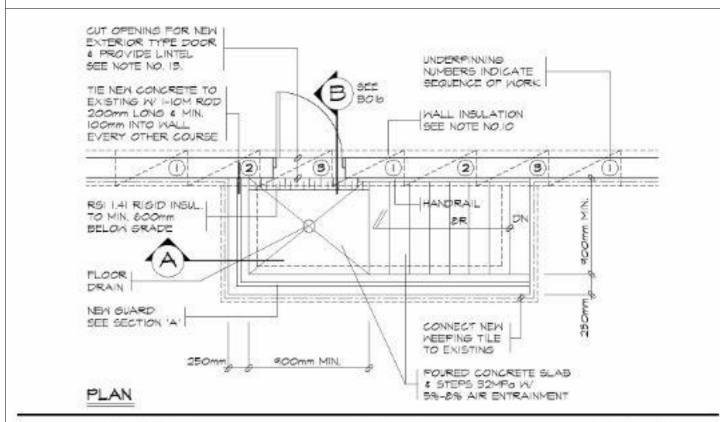
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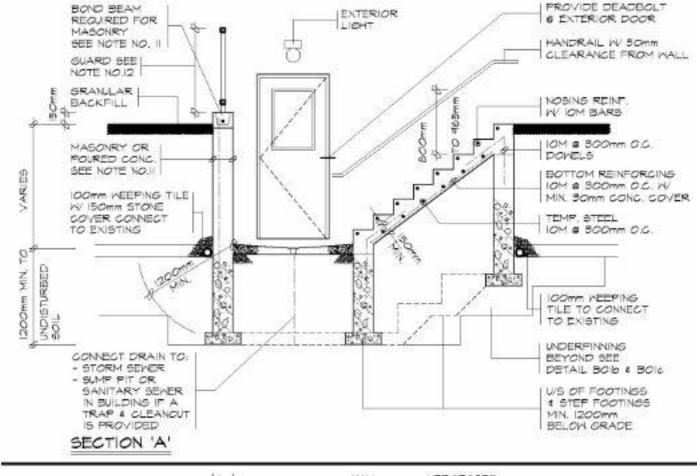
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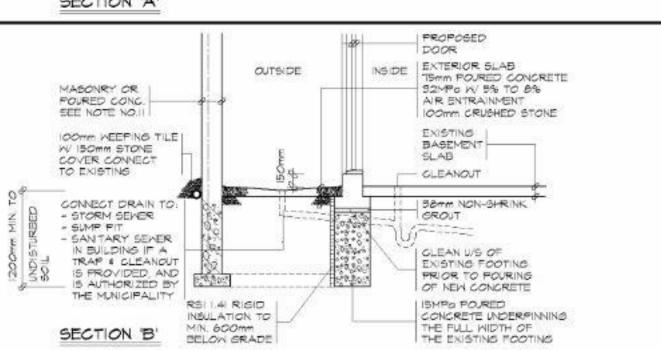
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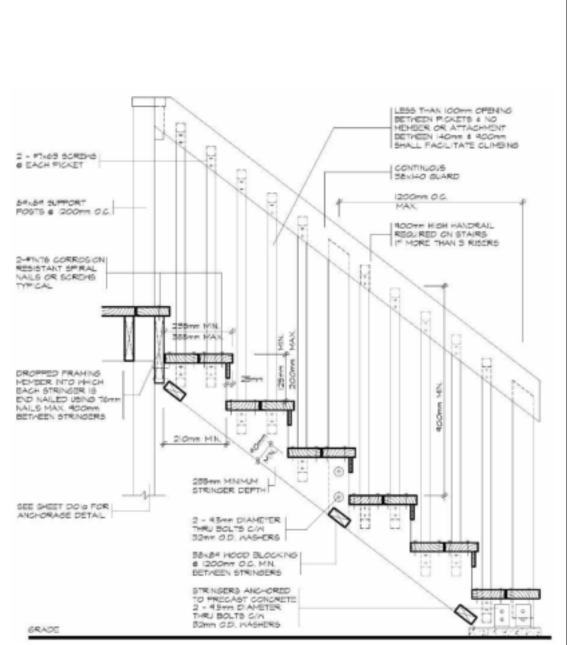


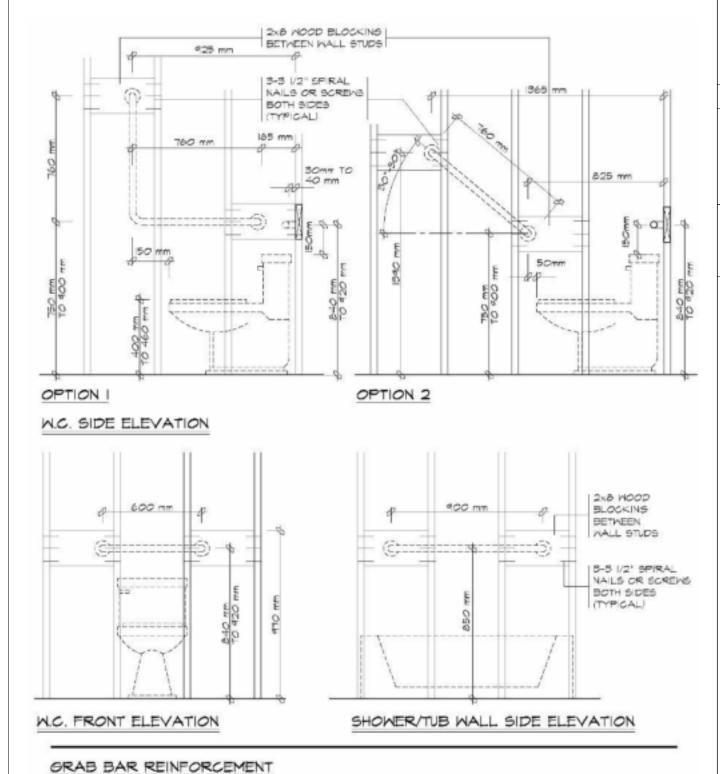
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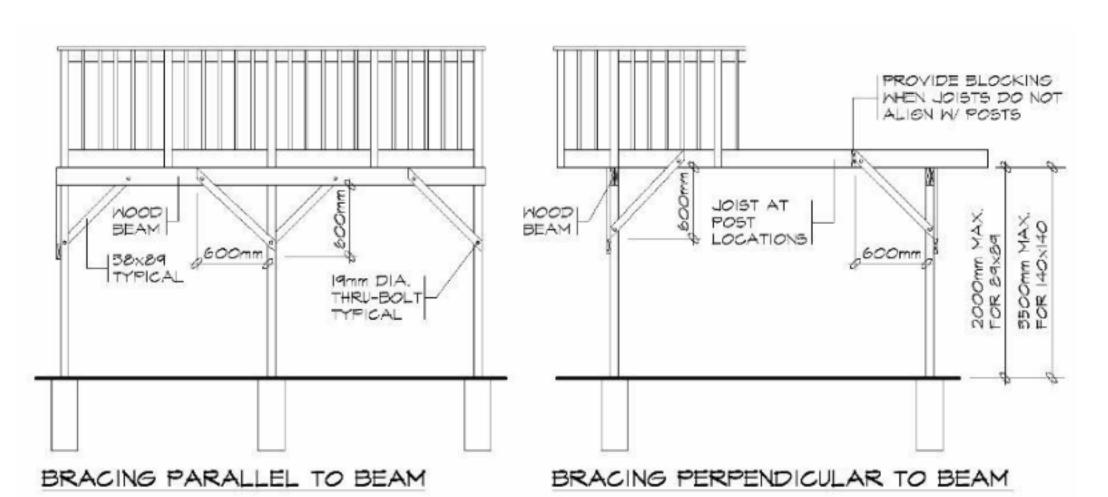












FREE STANDING DECKS GREATER THAN GOOMM ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT, ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON DOLD



ARCHITECTURAL DESIGN & DRAFTING

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REVISION SCHEDULE Description

PROJECT:

Date

GRANITE RIDGE ESTATES BARCROFT ROAD LAKEHURST, ON

DRAWING TITLE:

STANDARD DETAILS

PROJECT #

HH2171

DATE:

SCALE:

PAGE:

A-402

OCTOBER 6, 2021

As indicated