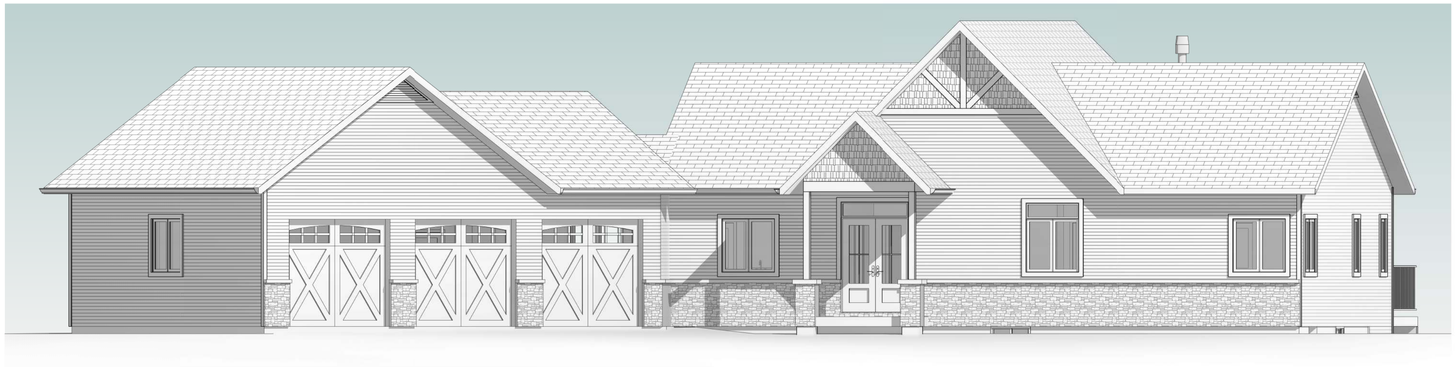

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## ENERGY COMPLIANCE PACKAGE

| ENERGY COMPLIANCE PACKAGE DETAILS | |
|---|---|
| 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+10ci |
| 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)<br>ENERGY RATING | 0.28<br>25 |
| SKYLIGHTS (MAX U) | NA |
| SPACE HEATING EQUIPMENT (MIN. AFUE) | 96% |
| HRV (MIN. SRE) | 75% |
| DOMESTIC WATER HEATER (MIN. EF) | 0.8 |

GROSS WALL AREA: 2558 (ft²)
GROSS WINDOW AREA: 392.6 (ft²)

**GLASS / WALL = 15.4%**


Hideaway HOMES

ARCHITECTURAL DESIGN & DRAFTING

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# 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 STRICKTLY 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 HOMES AND ANY DESCREPANCIES, ERRORS OR OMMISIONS WILL NOT 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 OMMISIONS 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
FLOOR LOAD - DEAD = 15 lbs ROOF LOAD - DEAD = 15lbs

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 FOOTINS 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 MINUMUM 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. SUCH BRACING IS SUBJECT TO APPROVAL BY AUTHORITIES 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 NOTED OTHERWISE.

PROVIDE MINIMUM 6" WELL COMPACTED CRUSHED STONE UNDER BASEMENT FLOOR SLABS AND GARAGE FLOOR SLABS.

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 LINTEL SIZE.

ALL CONCRETE AND MASONRY FOUNDATON 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 FLASHINGS TO BE INSTALLED UP 8" BEHIND BUILDING FELT AND BELOW BOTTOM COURSE OF BRICK WITH VERTICAL JOINTS RAKED CLEAN. WEEP HOLES @ 31" O.C. MAXIMUM.

### WOOD FRAMING NOTES

ALL FRAMING LUMBER TO THE SPECIFICATONS 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 BUILDINGS.

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" O.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" O.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 FOR DIMENSIONING.

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" O.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 58-12.

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, CONTINUOUSE 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 ATTICE 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.

### HOUSE TYPE DEFINITIONS

THE ONTARIO BUIDING CODE DEFINES FOUR HOUSE TYPES. THESE ARE:

TYPE 1 - THIS CATEGORY INCLUDES HOUSES WITH FUEL-FIRED COMBUSTION APPLIANCES THAT ARE DIRECT VENTED OR MECHANICALLY VENTED INDUCED DRAFT AND THAT CONTAIN NO SOLID FUEL-FIRED COMBUSTION APPLIANCES, ONLY DIRECT VENTED FUEL-FIRED FIREPLACES ARE PERMITTED IN HOUSES IN THIS CATEGORY. TYPE 1 HOUSES DO NOT HAVE ANY ELECTRIC SPACE HEATING. HEAT RECOVERY VENTILATOR (HRV) IS NOT REQUIRED.

TYPE 2 - ALL HOUSES WITH TYPE 1 CHARACTERISTICS AND THAT CONTAIN SOLID FUEL-FIRED APPLIANCES ARE DEFINED AS TYPE 2. HEAT RECOVERY VENTILATOR (HRV) IS REQUIRED

TYPE 3 - THIS CATEGORY INCLUDES ALL HOUSES THAT CONTAIN NATURAL DRAFT FUEL-FIRED APPLIANCES OR MECHANICALLY VENTED INDUCED DRAFT NON-SOLID FUEL-FIRED FIREPLACES. THE VENTILATION SYSTEM FOR A TYPE 3 HOUSE MUST BE DESIGNED UNDER PART 6 OF THE ONTARIO BUILDING CODE. HEAT RECOVERY VENTILATOR (HRV) IS REQUIRED.

TYPE 4 - ALL HOUSES THAT CONTAIN ELECTRIC SPACE HEATING EXCEPT TYPE 3 HOUSES ARE DESCRIBED BY THIS CATEGORY. HEAT RECOVERY VENTILATOR (HRV) IS REQUIRED.

### 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 INSPECTIONS.

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

DRYER TO BE VENTED TO THE EXTERIOR.

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 ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ELECTRICAL SAFETY AUTHORITY.

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

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

### STRUCTURAL NOTES

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

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.

### 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 GAS AND EXHAUST FUMES WITH ALL JOINTS TAPED AND SEALED.

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 SPECIFICATIONS.

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 FLASHINGS TO BE INSTALLED OVER AND AROUND ALL EXTERIOR OPENINGS AS REQUIRED.

ALL FLOOR FINISHES, WALL FINISHES, MILLWORK FINISHES ETC. TO BE CONFIRMED BY OWNER.

### 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 OR LOT CONDITIONS.

ALL SITE PLAN INFORMATION TAKEN FROM PEROPERTY 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, EASEMENTS AND RIGHTS OF WAY.

### MISCELLANEOUS NOTES

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

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

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

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 MANUFACTURER.

### DOOR TAG DESCRIPTION

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

REVISION SCHEDULE

| No. | Description | Date |
|---|---|---|
| | | |

PROJECT:
GRANITE RIDGE ESTATES
LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE: COVER

PROJECT # HH2172

DATE: OCTOBER 5, 2021

SCALE: 3/16" = 1'-0"

PAGE: 0

## WINDOW SCHEDULE - BASEMENT

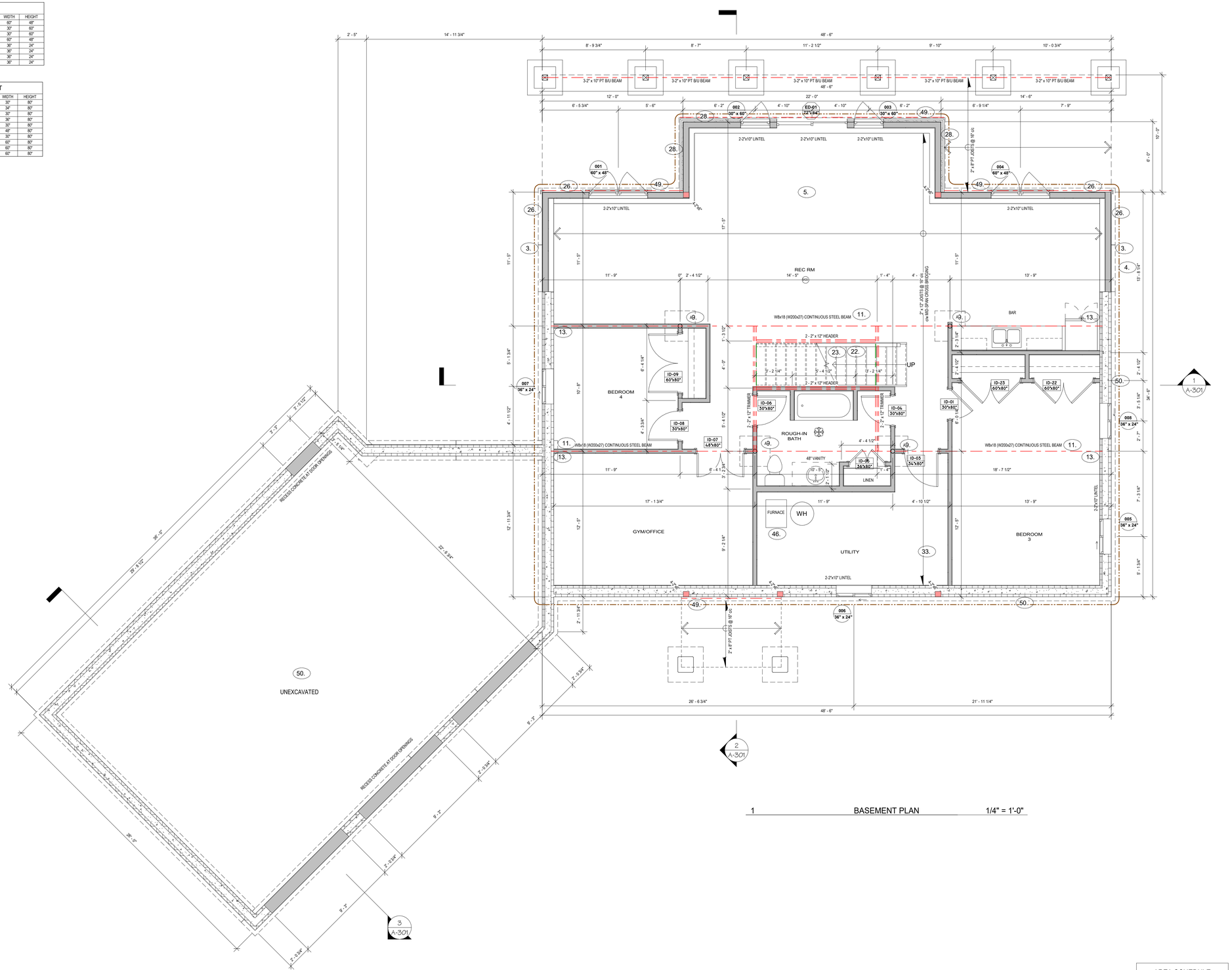
| WINDOW # | ROOM NAME | WINDOW TYPE | WIDTH | HEIGHT |
|---|---|---|---|---|
| 001 | | DOUBLE CASEMENT | 60" | 48" |
| 002 | | CASEMENT | 30" | 60" |
| 003 | | CASEMENT | 30" | 60" |
| 004 | | DOUBLE CASEMENT | 60" | 48" |
| 005 | BEDROOM 3 | SLIDER | 36" | 24" |
| 006 | | SLIDER | 36" | 24" |
| 007 | | SLIDER | 36" | 24" |
| 008 | | SLIDER | 36" | 24" |

## INTERIOR DOOR SCHEDULE - BASEMENT

| DOOR # | LEVEL | ROOM NAME | DOOR TYPE | WIDTH | HEIGHT |
|---|---|---|---|---|---|
| ID-01 | BASEMENT | REC RM | SINGLE HINGE | 30" | 80" |
| ID-03 | BASEMENT | REC RM | SINGLE HINGE | 34" | 80" |
| ID-04 | BASEMENT | REC RM | SINGLE HINGE | 30" | 80" |
| ID-05 | BASEMENT | ROUGH-IN BATH | SINGLE HINGE | 36" | 80" |
| ID-06 | BASEMENT | REC RM | SINGLE HINGE | 30" | 80" |
| ID-07 | BASEMENT | REC RM | DOUBLE HINGE | 48" | 80" |
| ID-08 | BASEMENT | REC RM | SINGLE HINGE | 30" | 80" |
| ID-09 | BASEMENT | BEDROOM 4 | DOUBLE HINGE | 60" | 80" |
| ID-22 | BASEMENT | | DOUBLE HINGE | 60" | 80" |
| ID-23 | BASEMENT | BEDROOM 3 | DOUBLE HINGE | 60" | 80" |

## EXTERIOR DOOR SCHEDULE

| DOOR # | ROOM NAME | DOOR TYPE | WIDTH | HEIGHT |
|---|---|---|---|---|
| ED-01 | | 6'-0" PATIO | 72" | 84" |
| ED-02 | | 6'-0" PATIO | 72" | 84" |
| ED-03 | | 6'-0" PATIO | 72" | 84" |
| ED-04 | | DOUBLE HINGE | 60" | 84" |
| ED-05 | GARAGE | SINGLE HINGE | 34" | 84" |
| ED-06 | | SINGLE HINGE | 34" | 84" |
| ED-07 | | O/H DOOR | 108" | 96" |
| ED-08 | | O/H DOOR | 108" | 96" |
| ED-09 | | O/H DOOR | 108" | 96" |




1 BASEMENT PLAN 1/4" = 1'-0"

## AREA SCHEDULE

| Name | Area |
|---|---|
| BUILDING FOOTPRINT | -2856 ft² |
| MAIN FLOOR | -1805 ft² |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REVISION SCHEDULE

| No. | Description | Date |
|---|---|---|
| | | |

PROJECT:

GRANITE RIDGE ESTATES

LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:

FOUNDATION PLAN

PROJECT #

HH2172

DATE:

OCTOBER 5, 2021

SCALE:

1/4" = 1'-0"

PAGE:

A-101

| WINDOW SCHEDULE - MAIN FLOOR | | | | |
|---|---|---|---|---|
| WINDOW # | ROOM NAME | WINDOW TYPE | WIDTH | HEIGHT |
| 101 | | SINGLE CASEMENT | 30" | 60" |
| 102 | | DOUBLE CASEMENT | 72" | 60" |
| 103 | | SINGLE CASEMENT | 30" | 60" |
| 104 | | SINGLE CASEMENT | 24" | 48" |
| 105 | | SINGLE CASEMENT | 24" | 48" |
| 106 | | DOUBLE CASEMENT | 48" | 48" |
| 107 | | DOUBLE CASEMENT | 48" | 48" |
| 108 | | DOUBLE CASEMENT | 48" | 48" |
| 109 | | DOUBLE CASEMENT | 48" | 48" |
| 110 | | DOUBLE CASEMENT | 48" | 48" |
| 111 | | DOUBLE CASEMENT | 48" | 48" |
| 112 | | DOUBLE CASEMENT | 48" | 48" |

| INTERIOR DOOR SCHEDULE - MAIN FLOOR | | | | | |
|---|---|---|---|---|---|
| DOOR # | LEVEL | ROOM NAME | DOOR TYPE | WIDTH | HEIGHT |
| ID-10 | FIRST FLOOR | FOYER | SINGLE HINGE | 30" | 80" |
| ID-11 | FIRST FLOOR | MASTER | SLIDER | 48" | 80" |
| ID-12 | FIRST FLOOR | WIC | SINGLE HINGE | 30" | 80" |
| ID-13 | FIRST FLOOR | MASTER | SINGLE HINGE | 30" | 80" |
| ID-14 | FIRST FLOOR | BEDRM 2 | SLIDER | 48" | 80" |
| ID-15 | FIRST FLOOR | FOYER | SINGLE HINGE | 30" | 80" |
| ID-16 | FIRST FLOOR | | SINGLE HINGE | 18" | 80" |
| ID-17 | FIRST FLOOR | FOYER | SINGLE HINGE | 30" | 80" |
| ID-18 | FIRST FLOOR | WIC | SINGLE HINGE | 30" | 80" |
| ID-19 | FIRST FLOOR | FOYER | SINGLE HINGE | 34" | 80" |
| ID-20 | FIRST FLOOR | LAUNDRY | SLIDER | 42" | 80" |
| ID-21 | FIRST FLOOR | KITCHEN | SINGLE HINGE | 24" | 80" |

| EXTERIOR DOOR SCHEDULE | | | | |
|---|---|---|---|---|
| DOOR # | ROOM NAME | DOOR TYPE | WIDTH | HEIGHT |
| ED-01 | | 6'-0" PATIO | 72" | 84" |
| ED-02 | | 6'-0" PATIO | 72" | 84" |
| ED-03 | | 6'-0" PATIO | 72" | 84" |
| ED-04 | | DOUBLE HINGE | 60" | 84" |
| ED-05 | GARAGE | SINGLE HINGE | 34" | 84" |
| ED-06 | | SINGLE HINGE | 34" | 84" |
| ED-07 | | O/H DOOR | 108" | 96" |
| ED-08 | | O/H DOOR | 108" | 96" |
| ED-09 | | O/H DOOR | 108" | 96" |

ALL OPENINGS TO BE CONFIRMED BY BUILDER PRIOR TO ORDERING & CONSTRUCTION

DRIP CAP FLASHING INSTALLED ABOVE ALL EXTERIOR WINDOWS AND DOORS IN SIDING

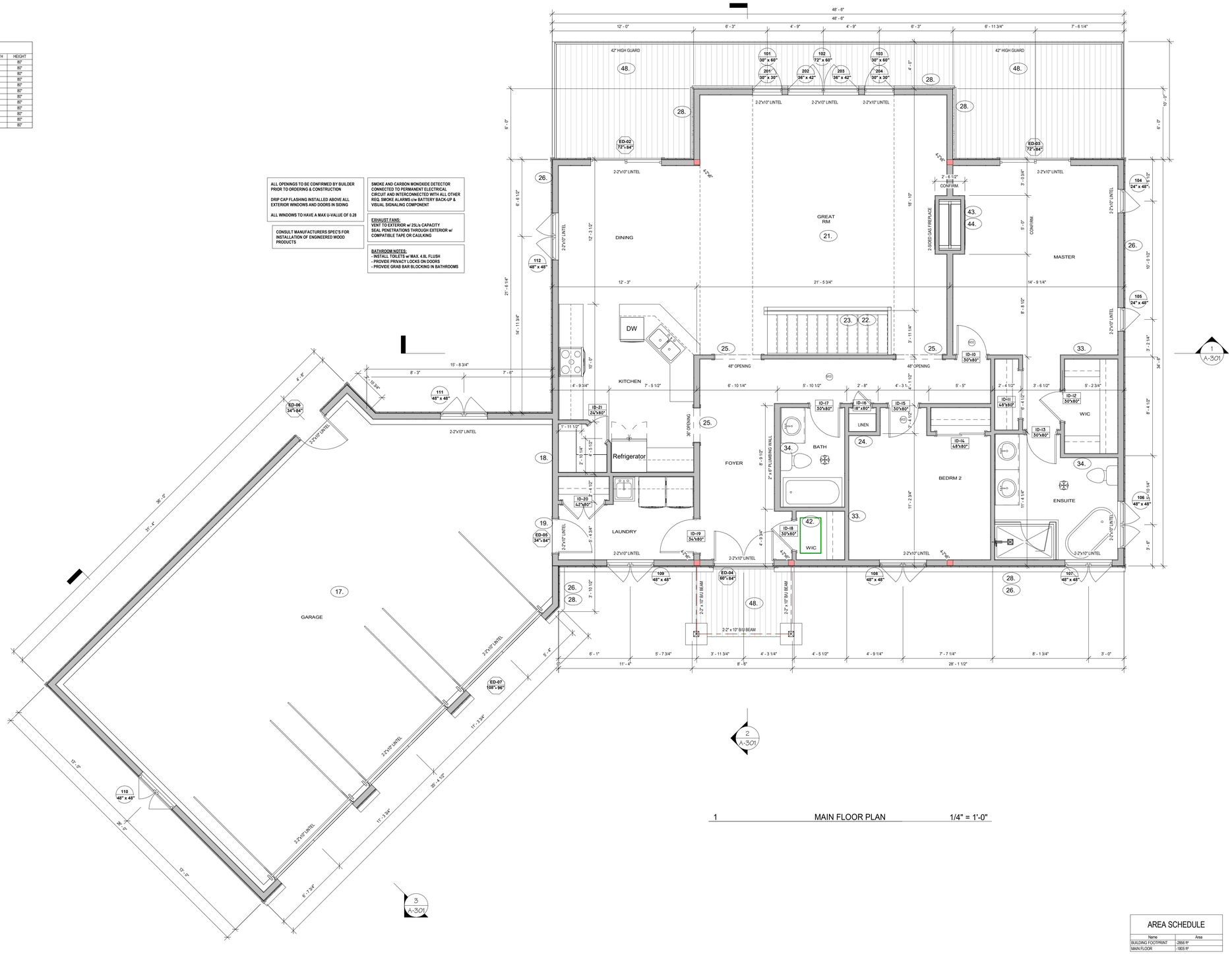
ALL WINDOWS TO HAVE A MAX U-VALUE OF 0.28

CONSULT MANUFACTURERS SPEC'S FOR INSTALLATION OF ENGINEERED WOOD PRODUCTS

SMOKE AND CARBON MONOXIDE DETECTOR CONNECTED TO PERMANENT ELECTRICAL CIRCUIT AND INTERCONNECTED WITH ALL OTHER REQ. SMOKE ALARMS c/w BATTERY BACK-UP & VISUAL SIGNALING COMPONENT

EXHAUST FANS:
VENT TO EXTERIOR w/ 25L/s CAPACITY
SEAL PENETRATIONS THROUGH EXTERIOR w/ COMPATIBLE TAPE OR CAULKING

BATHROOM NOTES:
- INSTALL TOILETS w/ MAX. 4.8L FLUSH
- PROVIDE PRIVACY LCY LOCKS ON DOORS
- PROVIDE GRAB BAR BLOCKING IN BATHROOMS




1 MAIN FLOOR PLAN 1/4" = 1'-0"

| AREA SCHEDULE | |
|---|---|
| Name | Area |
| BUILDING FOOTPRINT | -2856 ft² |
| MAIN FLOOR | -1805 ft² |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REVISION SCHEDULE

| No. | Description | Date |
|---|---|---|
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PROJECT:
GRANITE RIDGE ESTATES
LOT 2 STABLERS WAY
BUCKHORN, ON

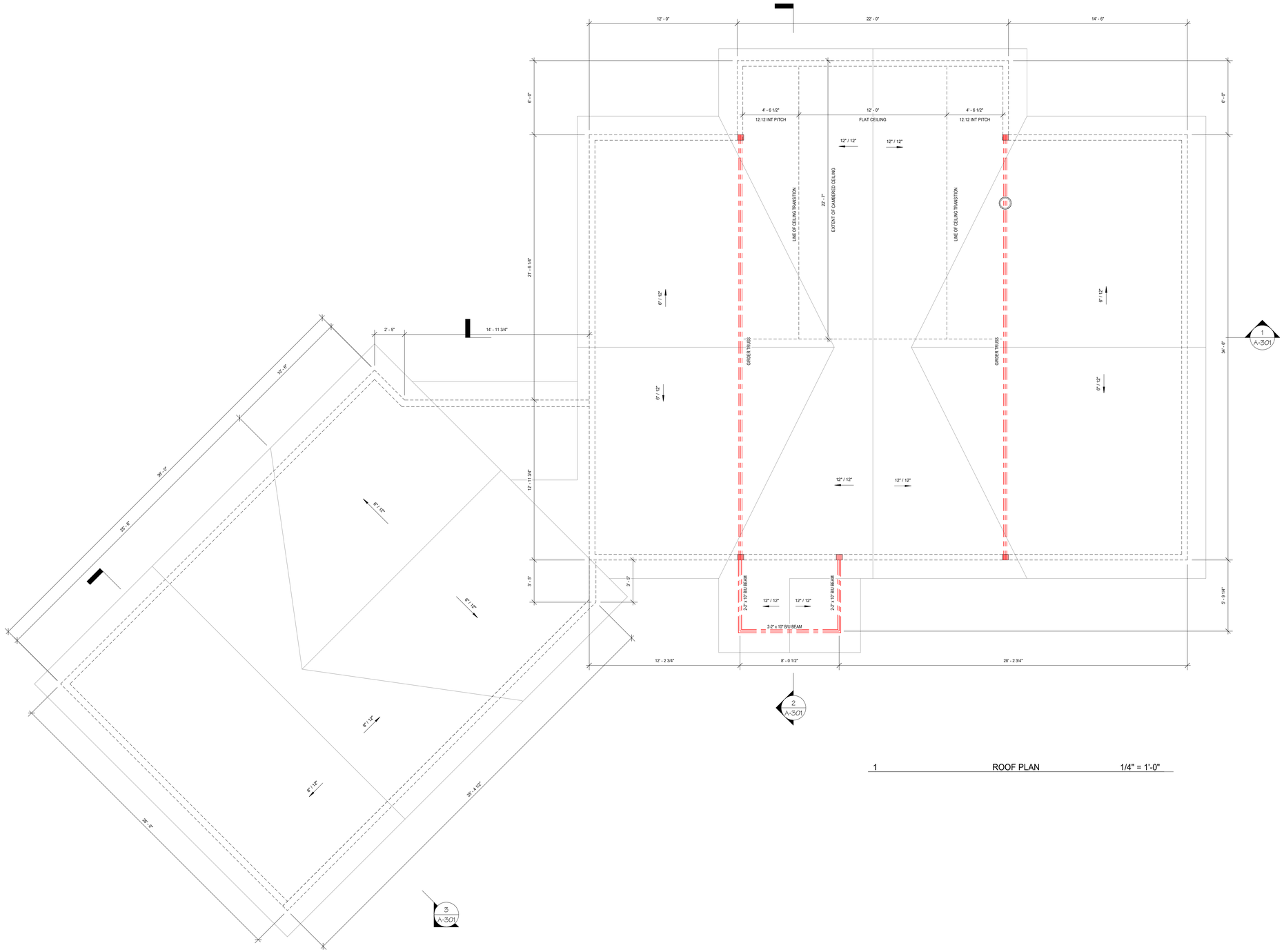
DRAWING TITLE:
FIRST FLOOR PLAN

PROJECT #
HH2172

DATE:
OCTOBER 5, 2021

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

PAGE:
A-102




1 ROOF PLAN 1/4" = 1'-0"

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PROJECT:

GRANITE RIDGE ESTATES

LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:

ROOF PLAN

PROJECT #

HH2172

DATE:

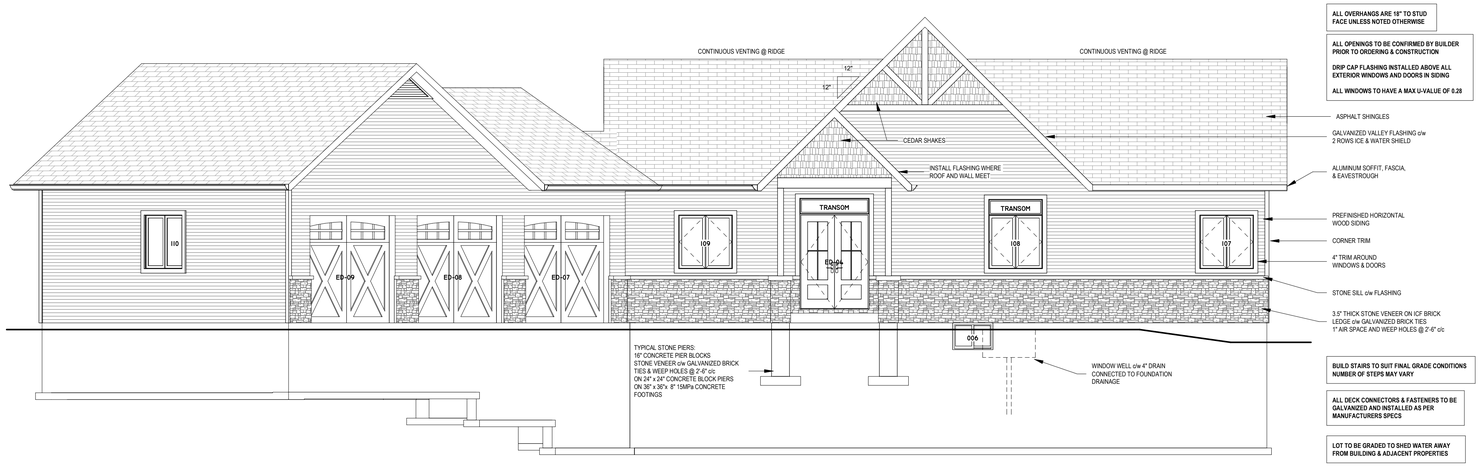
OCTOBER 5, 2021

SCALE:

1/4" = 1'-0"

PAGE:

A-103




**ALL OVERHANGS ARE 18" TO STUD FACE UNLESS NOTED OTHERWISE**

**ALL OPENINGS TO BE CONFIRMED BY BUILDER PRIOR TO ORDERING & CONSTRUCTION**

**DRIP CAP FLASHING INSTALLED ABOVE ALL EXTERIOR WINDOWS AND DOORS IN SIDING**

**ALL WINDOWS TO HAVE A MAX U-VALUE OF 0.28**

**BUILD STAIRS TO SUIT FINAL GRADE CONDITIONS NUMBER OF STEPS MAY VARY**

**ALL DECK CONNECTORS & FASTENERS TO BE GALVANIZED AND INSTALLED AS PER MANUFACTURERS SPECS**

**LOT TO BE GRADED TO SHED WATER AWAY FROM BUILDING & ADJACENT PROPERTIES**

1 FRONT ELEVATION 3/16" = 1'-0"

**ALL OVERHANGS ARE 18" TO STUD FACE UNLESS NOTED OTHERWISE**

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2 REAR ELEVATION 3/16" = 1'-0"


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PROJECT:

GRANITE RIDGE ESTATES

LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:

FRONT & REAR ELEVATIONS

PROJECT #

HH2172

DATE:

OCTOBER 5, 2021

SCALE:

3/16" = 1'-0"

PAGE:

A-201

**ALL OVERHANGS ARE 18" TO STUD FACE UNLESS NOTED OTHERWISE**

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**ALL DECK CONNECTORS & FASTENERS TO BE GALVANIZED AND INSTALLED AS PER MANUFACTURERS SPECS**

**LOT TO BE GRADED TO SHED WATER AWAY FROM BUILDING & ADJACENT PROPERTIES**

1 LEFT ELEVATION 3/16" = 1'-0"

**ALL OVERHANGS ARE 18" TO STUD FACE UNLESS NOTED OTHERWISE**

**ALL OPENINGS TO BE CONFIRMED BY BUILDER PRIOR TO ORDERING & CONSTRUCTION**

**DRIP CAP FLASHING INSTALLED ABOVE ALL EXTERIOR WINDOWS AND DOORS IN SIDING**

**ALL WINDOWS TO HAVE A MAX U-VALUE OF 0.28**

**ALL DECK CONNECTORS & FASTENERS TO BE GALVANIZED AND INSTALLED AS PER MANUFACTURERS SPECS**

**LOT TO BE GRADED TO SHED WATER AWAY FROM BUILDING & ADJACENT PROPERTIES**

2 RIGHT ELEVATION 3/16" = 1'-0"


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PROJECT:

GRANITE RIDGE ESTATES

LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:

LEFT & RIGHT ELEVATIONS

PROJECT #

HH2172

DATE:

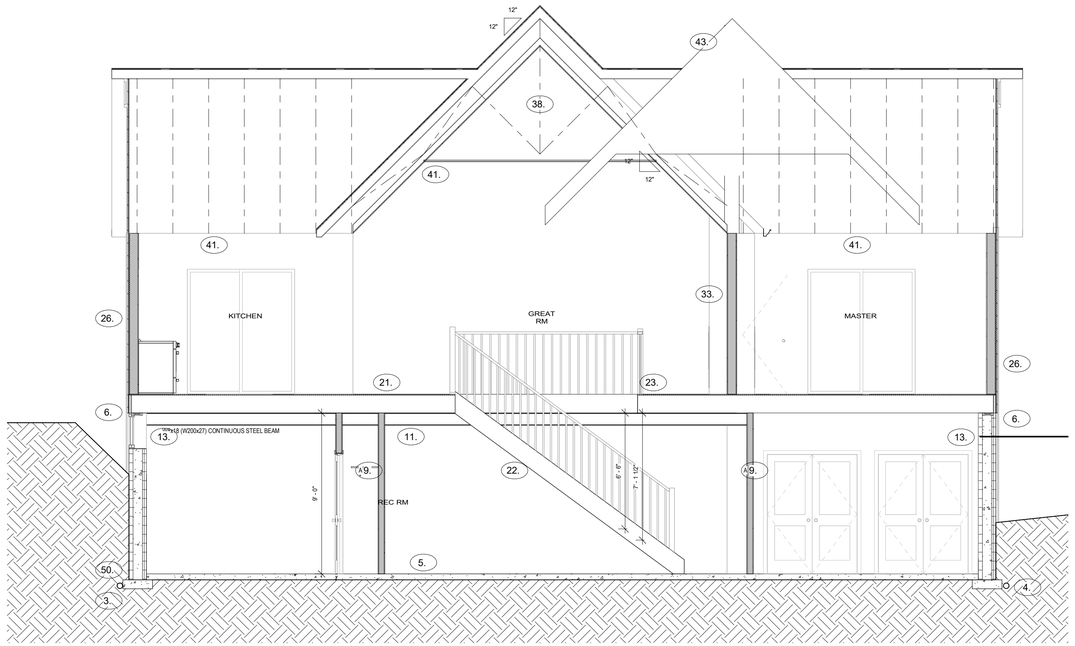
OCTOBER 5, 2021

SCALE:

3/16" = 1'-0"

PAGE:

A-202

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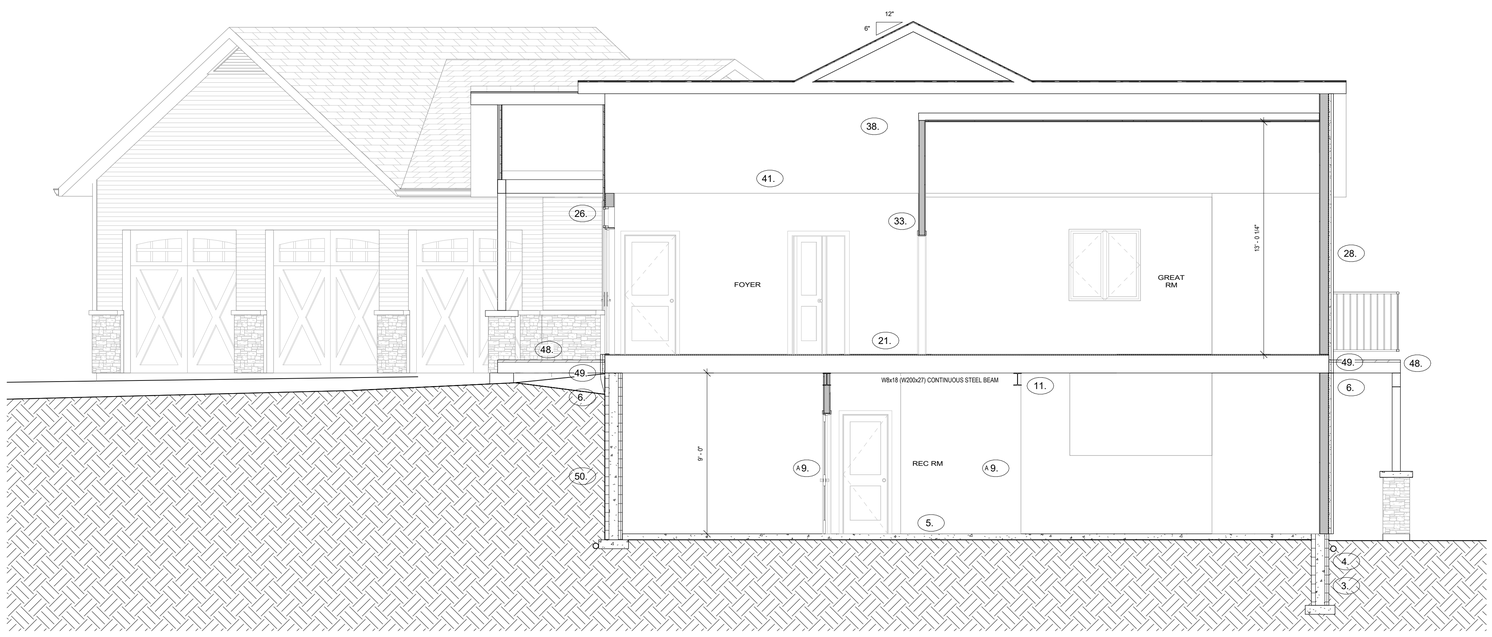


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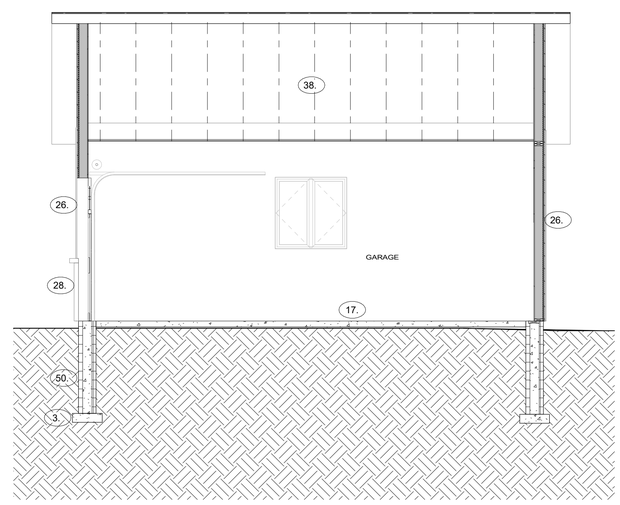


3 SECTION 'C' 1/4" = 1'-0"

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PROJECT:

GRANITE RIDGE ESTATES

LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:

BUILDING SECTIONS

PROJECT #

HH2172

DATE:

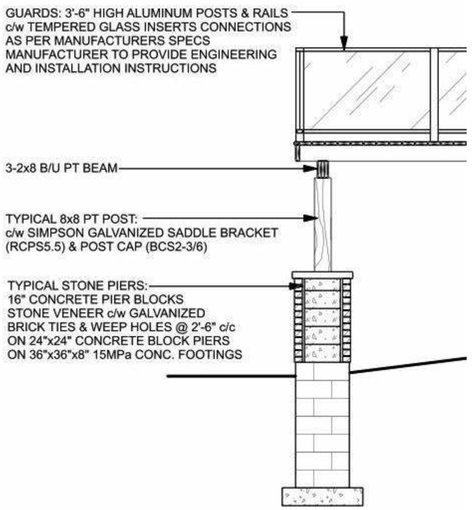
OCTOBER 5, 2021

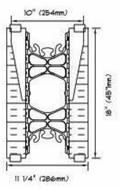
SCALE:

1/4" = 1'-0"

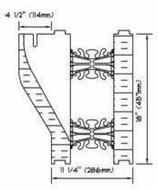
PAGE:

A-301

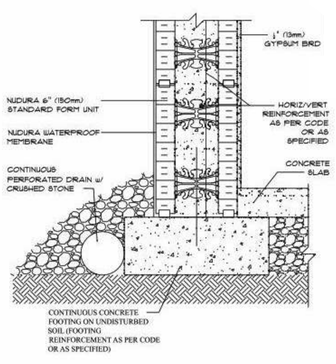


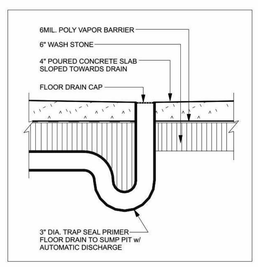

DOUBLE SIDE
TAPER TOP FORM



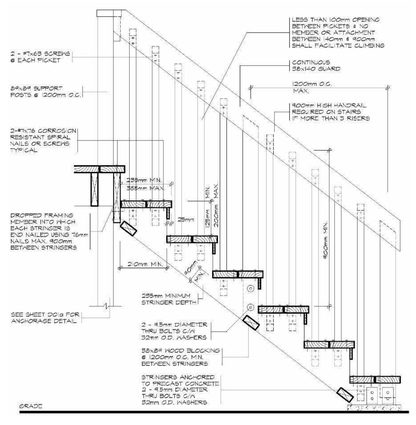

BRICKLEDGE FORM

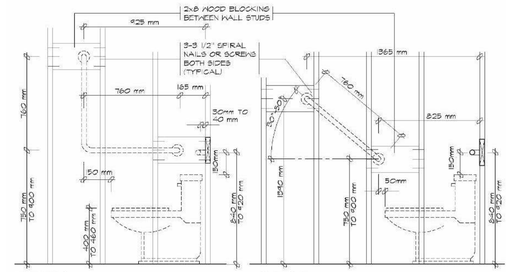



STANDARD STRIP FOOTING SECTION

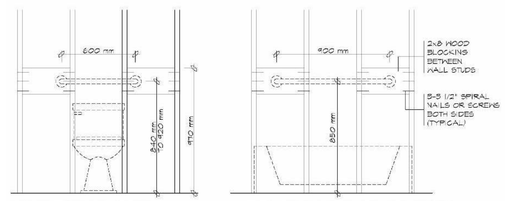



FLOOR DRAIN DETAIL



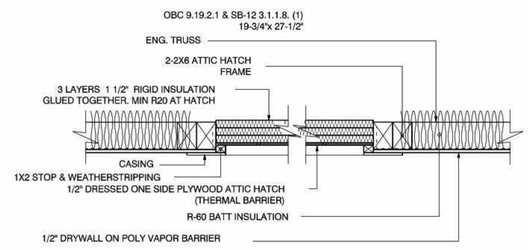

W.C. SIDE ELEVATION



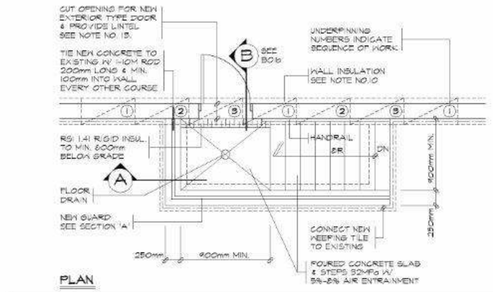

W.C. FRONT ELEVATION

SHOWER/TUB WALL SIDE ELEVATION

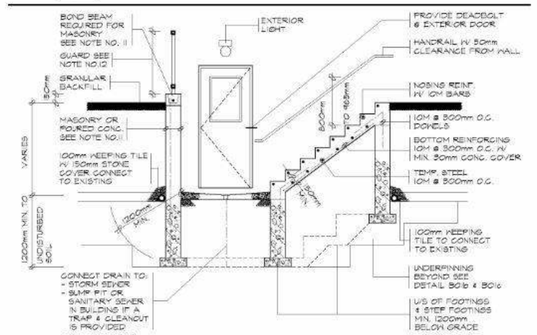
GRAB BAR REINFORCEMENT



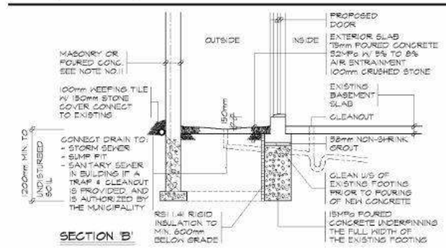

ATTIC HATCH



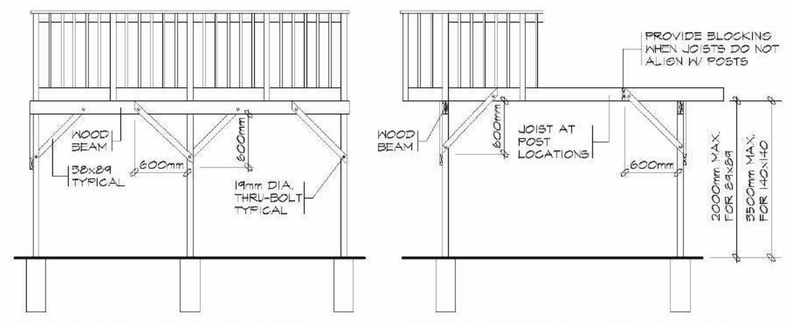

PLAN




SECTION 'A'




SECTION 'B'




BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON D01d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REVISION SCHEDULE

| No. | Description | Date |
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PROJECT:

GRANITE RIDGE ESTATES

LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:

STANDARD DETAILS

PROJECT #

HH2172

DATE:

OCTOBER 5, 2021

SCALE:

As indicated

PAGE:

A-401

**CONSTRUCTION NOTES**
(UNLESS NOTED OTHERWISE)
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 SPECIFICATIONS. ONT. REG. 350/06

1. **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'-11" 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 | W/ SIDING ONLY |
|---|---|---|
| 1 | 20" WIDE x 6" DEEP | 16" WIDE x 6" DEEP |
| 2 | 20" WIDE x 6" DEEP | 20" WIDE x 6" DEEP |
| 3 | 26" WIDE x 6" DEEP | 20" WIDE x 6" DEEP |

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

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

6. **6. SILL PLATE**
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 SILL PLATE WHEN REQUIRED.

7. **7. BASEMENT WALLS**
1" R-5 RIGID INSULATION, 2"x4" STUD WALL c/w R-12 MIN. BATT INSULATION IN CAVITY, 6 MIL POLYETHYLENE VAPOUR BARRIER
DAMPPROOFING WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

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

12. **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

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

14. **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 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.

15. **15. PORCH SLAB**
MIN. 4" (32MPa) CONCRETE SLAB 0N 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. **16. CONCRETE STOOP**
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7-7/8", MIN. TREAD 9-1/2"

17. **17. GARAGE SLAB**
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. **18. GARAGE WALLS / CEILING @ DWELLING**
1/2" GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND 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. **19. GARAGE DOOR @ DWELLING**
DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHERSTRIPPING.

20. **20. EXPOSED FLOOR TO EXTERIOR**
PROVIDE 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. **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 @ 6'-11" c/c MAX.
ALL JOIST TO BE STRAPPED WITH 1"x3" @ 6'-11" c/c UNLESS A PANEL TYPE CEILING FINISH AS APPLIED.

22. **22. ALL STAIRS/EXTERIOR STAIRS - O.B.C. 9.8**

| | |
|---|---|
| MAX RISE = 7-7/8" | RAIL @ LANDING = 2'-11" |
| MIN RUN. = 8-1/4" | RAIL @ STAIR = 2'-8" |
| MIN. TREAD = 9-1/4" | MIN. STAIR WIDTH = 2'-11" |
| MAX. NOSING = 1" | FOR CURVED STAIRS |
| MIN HEAD ROOM = 6'5" | MIN. RUN = 6" |
| | MIN. AVG. RUN = 8" |

23. **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 SPACING BETWEEN PICKETS.
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 LOAD OF 113 lbs AT ANY MOMENT.

**GUARDS - O.B.C. 9.8.8**
INTERIOR GUARDS: 2'-11" MIN.
EXTERIOR GUARDS: 3'-6" MIN.

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

25. **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.,
UNLESS NOTED OTHERWISE.

26. **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. **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. **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 1/2" GYPSUM WALLBOARD INT. FIN. PROVIDE WEEP HOLES @ 32" c/c BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" BEHIND BUILDING PAPER.

29. **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. **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. **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. **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. **33. INTERIOR STUD PARTITIONS**
FOR LOAD BEARING PARTITIONS
ONE STOREY 2"x4" @ 16" c/c
TWO STORIES 2"x4" @ 12" c/c
NON-BEARING PARTITIONS
2"x4" @ 24" c/c
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 & 12.3.2.1 & 12.3.3.3

34. **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 BATHTUBS

35. **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 TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

36. **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 AND SPECIFICATIONS.

37. **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. **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 'H' CLIPS.
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 REQ'D BY TRUSS MANUFACTURER
PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT, ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

39. **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.

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

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

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

45. **45. MECHANICAL EXHAUST**
WHERE A ROOM OR SPACE IS NOT PROVIDED WITH NATURAL VENTILATION, MECHANICAL VENTILATION SHALL BE PROVIDED TO EXHAUST INSIDE AIR FROM OR TO INTRODUCE 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. **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 UTILIZATION CODE.

47. **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 UNDISTURBED SOIL MIN. 4'-0" BELOW GRADE.

48. **48. DECKS**
5/4" x 6" P.T. DECKING SCREWED ON 2x8 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. **49. DECK LEDGER**
THROUGH RIM, NO RIGID INSULATION - 2x8 P.T. LEDGER BOLTED THROUGH RIM BOARD w/ 1/2" DIA. LAG & WASHER @ 12" c/c STAGGERED.
THROUGH RIM w/ 1" RIGID INSULATION - 2x8 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 - 2x8 P.T. LEDGER SECURED TO FOUNDATION w/ 2-LINES OF 1/2" x 9" LONG WEDGE ANCHORS @ 16" c/c INSTALLED w/ 1/2" WASHERS AND 1/2"x1" LONG STAINLESS STEEL PIPE THROUGH INSULATION.
ICF WALL CONNECTION
SEE DETAIL

50. **50. ICF FOUNDATION - BELOW GRADE**
(O.B.C. TABLE 9.15.4.5A)
1/2" DRYWALL ON ICF WALL SYSTEM
6" CONCRETE CORE (20MPa) **MAXIMUM BACKFILL HEIGHT 8'-6"**
HORIZONTALLY REINFORCED w/ 10M BARS @ 24"c/c STARTING 12" FROM TOP OF WALL
VERTICALLY REINFORCED w/ 10M BARS @ 10" c/c ON INSIDE FACE
WATERPROOF MEMBRANE TO TOP OF WALL
FREE DRAINING BACKFILL MATERIAL

51. **51. ICF FOUNDATION - ABOVE GRADE**
1/2" DRYWALL ON ICF WALL SYSTEM
6" CONCRETE CORE (20MPa)
HORIZONTALLY REINFORCED w/ 10M BARS @ 24"c/c STARTING 12" FROM TOP OF WALL
VERTICALLY REINFORCED w/ 10M BARS @ 16" c/c ON INSIDE FACE
LAP SPLICE CORNER BARS 12"
WATERPROOF MEMBRANE TO TOP OF WALL
WOOD OR VINYL SIDING ABOVE GRADE

**LUMBER:**
1) ALL LUMBER SHALL BE SPRUCE No. 2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
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.

**WINDOWS:**
1) MINIMUM BEDROOM WINDOW
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 GRADE IS GREATER THAN 5'-11"
3) WINDOW IN EXIT STAIRWAYS
WINDOW IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 3'-6" SHALL BE 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 BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE.

**WOOD LINTELS AND BUILT-UP WOOD BEAMS**

| | |
|---|---|
| L1 | 2-2" x 8" |
| B1 | 3-2" x 8" |
| B2 | 4-2" x 8" |
| B7 | 5-2" x 8" |
| L2 | 2-2" x 10" |
| B3 | 3-2" x 10" |
| B4 | 4-2" x 10" |
| B8 | 5-2" x 10" |
| L3 | 2-2" x 12" |
| B5 | 3-2" x 12" |
| B6 | 4-2" x 12" |
| B9 | 5-2" x 12" |

| LOOSE STEEL LINTELS | | MAX SPANS SUPPORTING MASONRY VENEER |
|---|---|---|
| L4 | 90 x 90 x 6.0L | [SPAN 8'-1"] |
| L5 | 100 x 90 x 6.0L | [SPAN 8'-9"] |
| L6 | 125 x 90 x 8.0L | [SPAN10'-10"] |
| L7 | 125 x 90 x 10.0L | [SPAN 11'-5"] |
| L8 | 150 x 90 x 10.0L | [SPAN 12'-7"] |
| L9 | 180 x 100x 10.0L | [SPAN 14'-1"] |

**LAMINATED VENEER LUMBER (LVL) LINTELS AND BEAMS**

| | |
|---|---|
| LVL1 | 1 PLY 1-3/4" x 9-1/2" |
| LVL3 | 2 PLY 1-3/4" x 9-1/2" |
| LVL4 | 3 PLY 1-3/4" x 9-1/2" |
| LVL7 | 4 PLY 1-3/4" x 9-1/2" |
| LVL2 | 1 PLY 1-3/4" x 11-7/8" |
| LVL5 | 2 PLY 1-3/4" x 11-7/8" |
| LVL6 | 3 PLY 1-3/4" x 11-7/8" |
| LVL8 | 4 PLY 1-3/4" x 11-7/8" |
| LVL9 | 1 PLY 1-3/4" x 14" |
| LVL10 | 2 PLY 1-3/4" x 14" |
| LVL11 | 3 PLY 1-3/4" x 14" |
| LVL12 | 4 PLY 1-3/4" x 14" |

**LEGEND:**

| | |
|---|---|
| BFM | BEAM BY FLOOR MANUFACTURER |
| BM | BEAM |
| BRM | BY ROOF MANUFACTURER |
| BSE | BY STRUCTURAL ENGINEER |
| c/w | COMPLETE WITH |
| DJ | DOUBLE JOIST |
| ENCL | ENCLOSED |
| ENG | ENGINEERED |
| FA | FLAT ARCH |
| FD | FLOOR DRAIN |
| FL | FLUSH |
| FLR | FLOOR |
| GT | GIRDER TRUSS |
| HB | HOSE BIB |
| JST | JOIST |
| LVL | LAMINATED VENEER LUMBER |
| OTB/A | OPEN TO BELOW/ABOVE |
| PL | POINT LOAD |
| PLT | PLATE |
| PT | PRESSURE TREATED |
| RFT | RAFEER |
| RT | ROOF TRUSS |
| SB | SOLID BEARING WOOD POST |
| SBFA | SB FROM ABOVE |
| SJ | SINGLE JOIST |
| SPR | SPRUCE |
| STL | STEEL |
| T/O | TOP OF |
| TYP | TYPICAL |
| U/S | UNDERSIDE |
| WD | WOOD |
| WIC | WALK-IN CLOSET |
| WP | WEATHER PROOF |

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REVISION SCHEDULE

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PROJECT:
GRANITE RIDGE ESTATES
LOT 2 STABLERS WAY
BUCKHORN, ON

DRAWING TITLE:
CONSTRUCTION NOTES

PROJECT #
HH2172

DATE:
OCTOBER 5, 2021

SCALE:
1/16" = 1'-0"

PAGE:
A-403