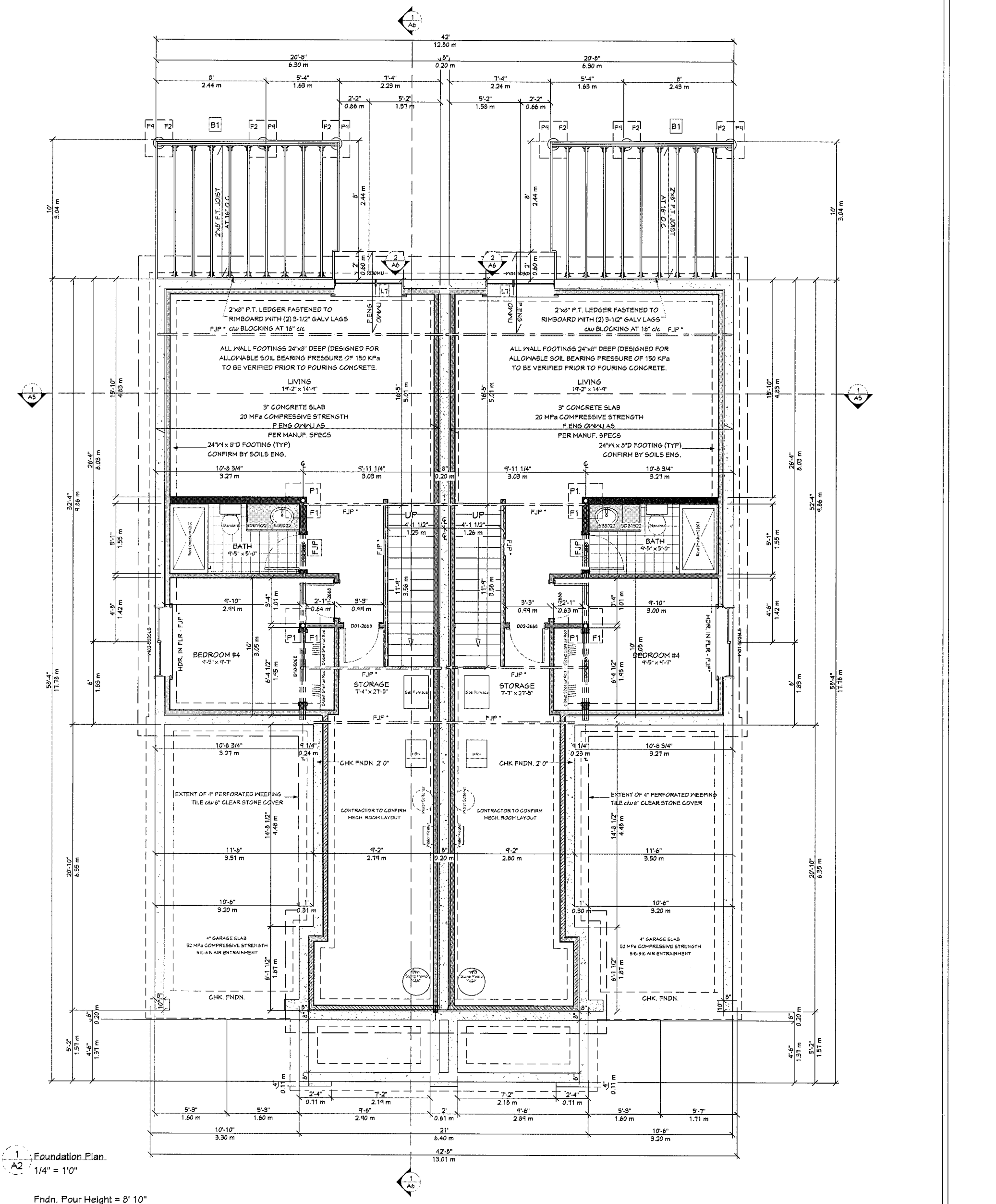
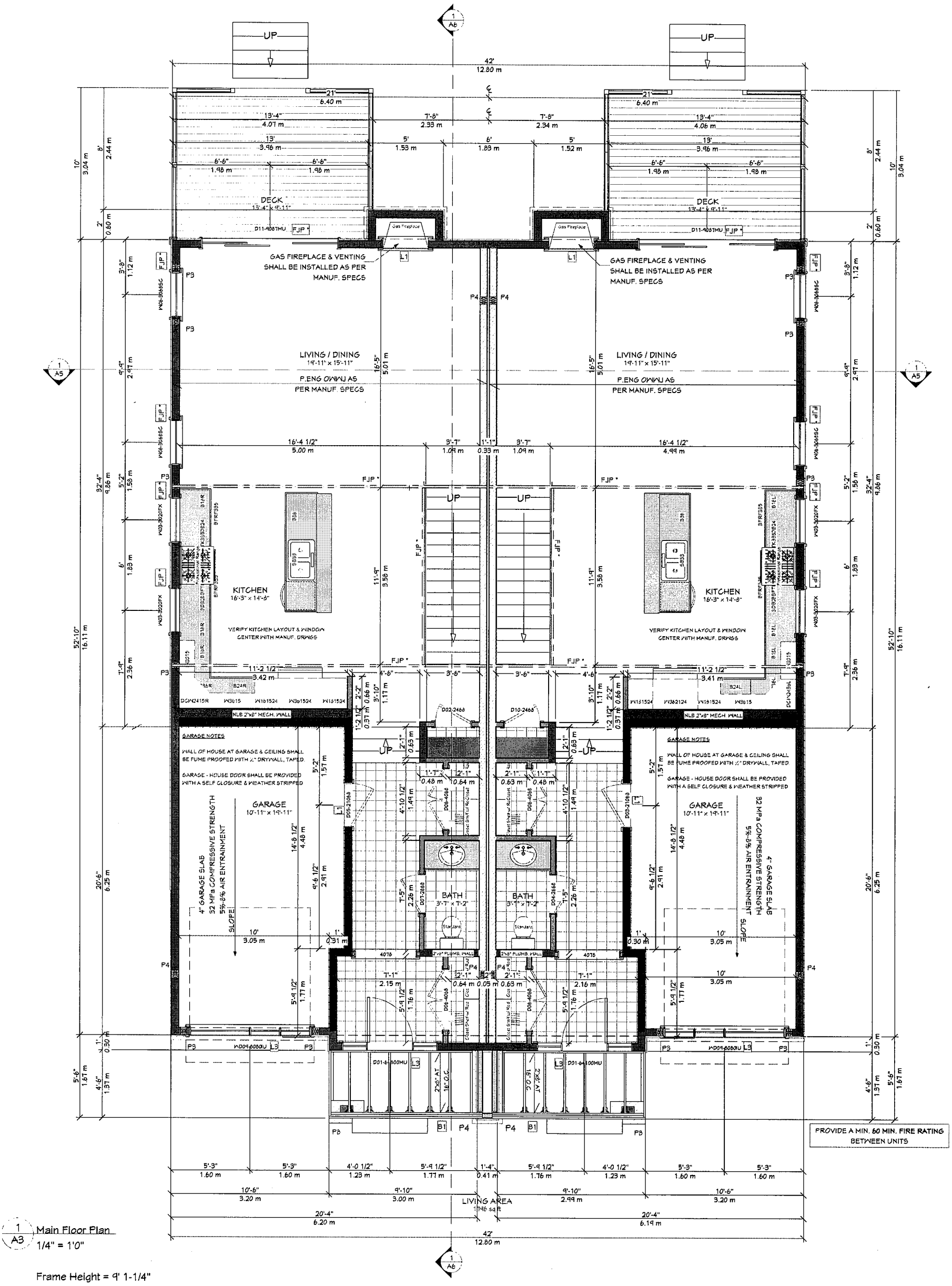


A-2	SHEET:	1/4" = 1'0"	SCALE:		DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE: Foundation Plan	NO. / DESCRIPTION / BY / DATE: 1, 2

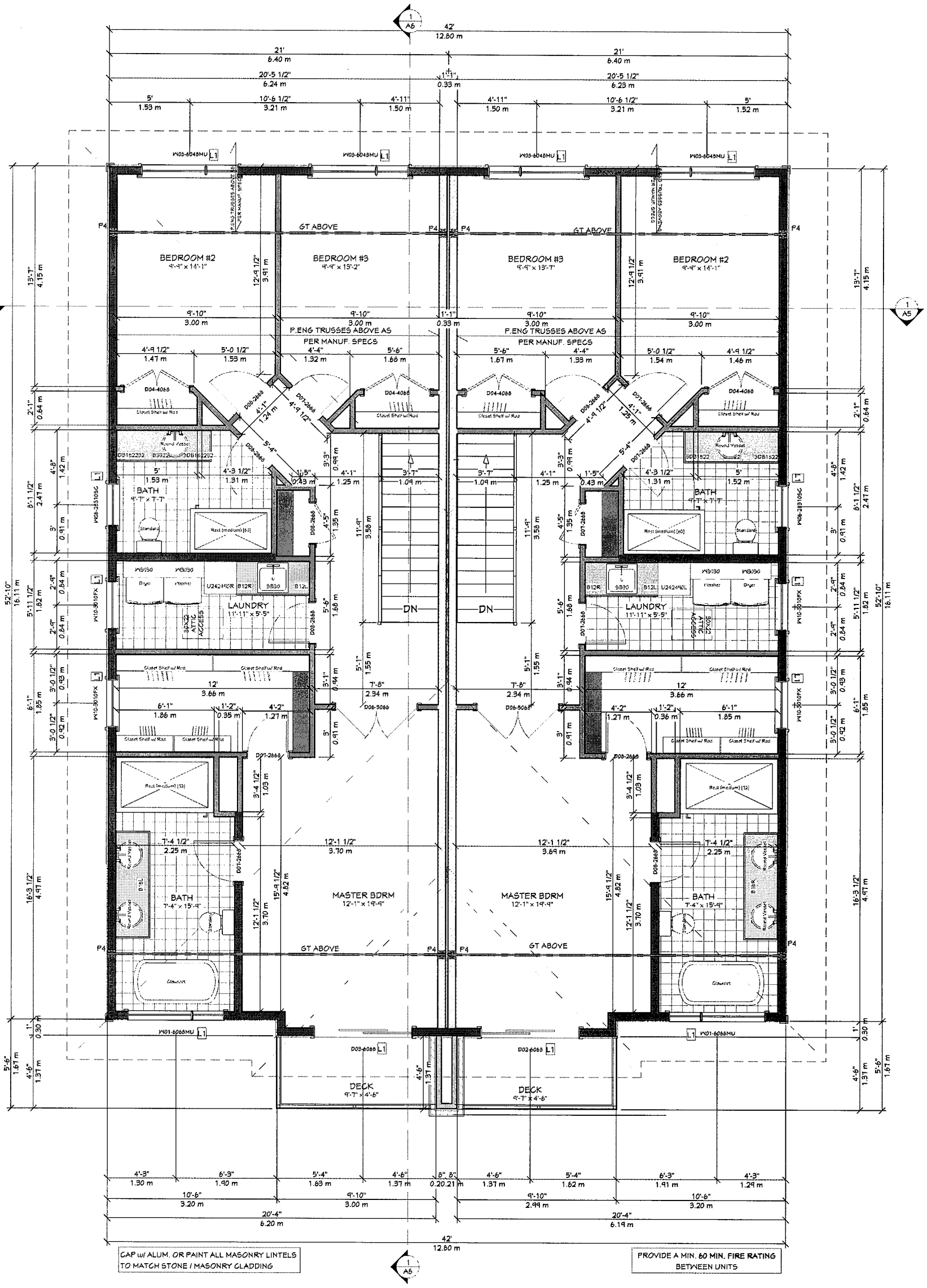


1/A3 Main Floor Plan
1/4" = 1'0"

Frame Height = 9' 1-1/4"

SHEET:	SCALE:		DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A-3	1/4" = 1'0"					Main Floor Plan

NO.	DESCRIPTION	BY	DATE



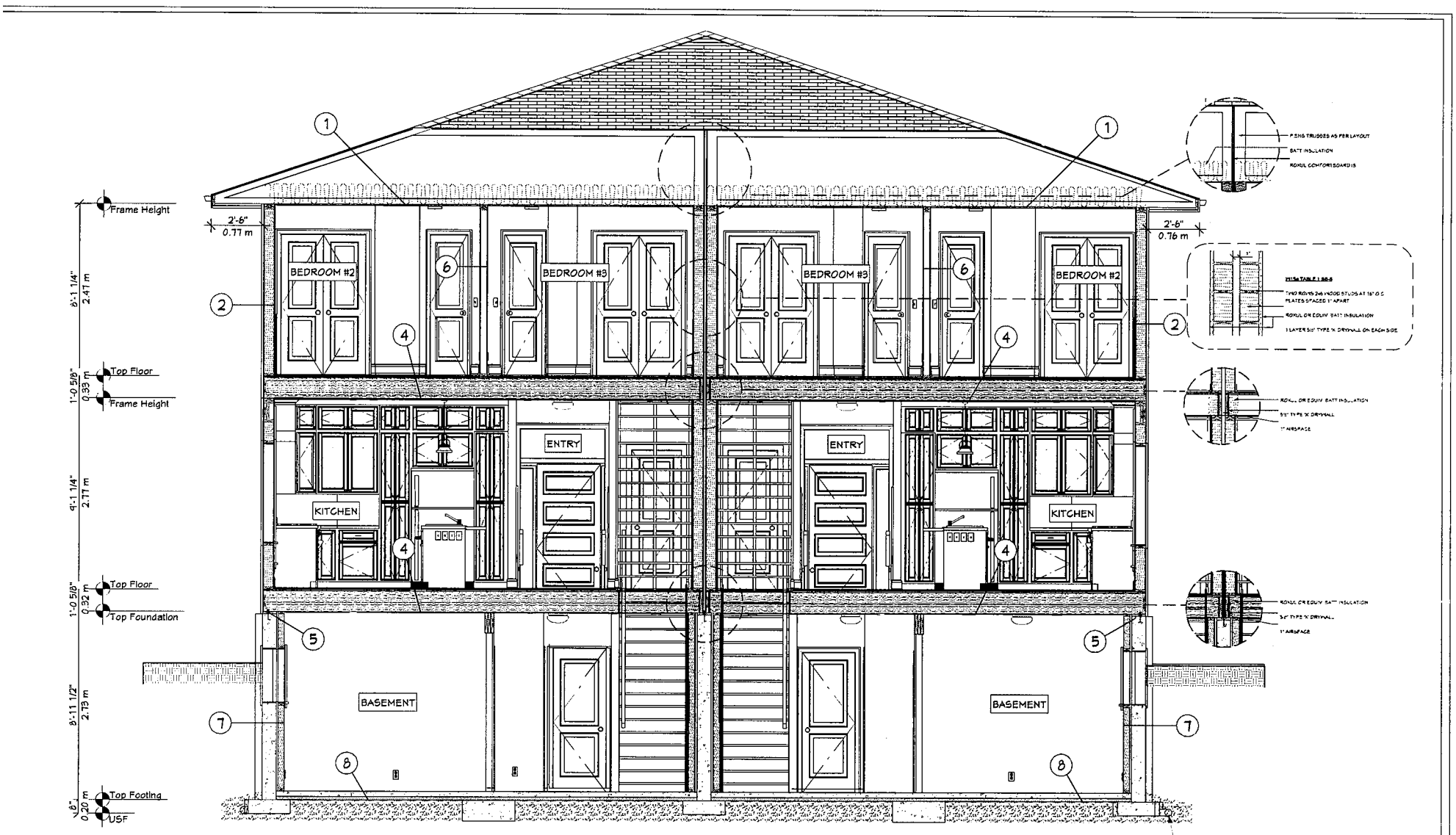
1 / A4 Second Floor Plan

1/4" = 1'0"

Frame Height = 8' 1-1/4"

A-4	SHEET:	1/4" = 1'0"	SCALE:		DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE: Second Floor Plan

NO.	DESCRIPTION	BY	DATE



1 / A5 Building Section
1/4" = 1'0"

1 ROOF CONSTRUCTION

ASPHALT ROOF SHINGLES
ICE & WATER AS REQ'D
OSB ROOF SHEETING
P.ENG ROOF TRUSSES
AS PER MANUF. SPECS
R50 BLOWN INSUL.
6 MIL. V.B.
CEILING STRAPPING
1/2" DRYWALL

EAVE PROTECTION SHALL EXTEND 3' UP FROM THE EDGE OF ROOF, NOT LESS THAN 1' INSIDE THE INNER FACE OF THE EXT. WALL

REVIEW ROOF TRUSS DESIGN & VERIFY ALL GIRDER POINT LOADS ARE TRANSFERRED TO FOOTING BELOW

2 EXT. WALL CONSTRUCTION

EIFS CLADDING
(RAINSCREEN INSTALLED AS RQR'D BY MANUF. SPECS)
AIR BARRIER
OSB WALL SHEETING
2"x6" AT 16" O.C.
R2215 BATT INSUL.
6 mil. V.B.
1/2" DRYWALL

3 MASONRY WALL CONSTRUCTION

MASONRY CLADDING
1" AIRSPACE
AIR BARRIER
OSB WALL SHEETING
2"x6" AT 16" O.C.
R2215 BATT INSUL.
6 mil. V.B.
1/2" DRYWALL

4 FLOOR CONSTRUCTION

3/4" FLOOR SHEETING, GLUE / NAILED
P.ENG OWN'J JOIST, AS PER MANUF. SPECS
REFER TO FLOOR MANUF. JOIST LAYOUT

5 SILL ANCHORAGE

1/2"x6" ANCHOR BOLTS AT 6'0" O.C. MAX SPACING
2"x6" P.T. SILL PLATE, c/w SILL GASKET

6 INT. WALL CONSTRUCTION

1/2" DRYWALL
2"x4" / 2"x6" AT 16" O.C.
1/2" DRYWALL

7 FOUNDATION CONSTRUCTION

FOUNDATION WALL DRAINAGE, PLATON OR EQUIV.
CONC. FNDN (REINFORCED) C/W DAMPROOFING.
8" CONC. FNDN (10" CONC. FNDN BELOW MASONRY)
2-15 M CONTINUOUS REBAR TOP & BOT.
2-15M L BARS TOP & BOT. WALL CORNERS / JUNCTIONS.
2-15M BARS BELOW WINDOW OPNGS, TO EXTEND 12" PAST.
MOISTURE BARRIER TO GRADE
1" AIR SPACE
2"x4" AT 24" O.C. w/ P.T. BOT. PLATE
R1223 BATT INSUL.
6 mil. V.B. SEALED WITH ACOUSTICAL SEALANT
TOP & BOT. PLATES, WALL PENETRATIONS, WINDOWS & DOORS.

TYP. FRAMING NOTES:

- ALL LVL DESIGNED & SUPPLIED BY MANUF. (REVIEW & VERIFY MANUF SHOP DWGS)
- REVIEW ROOF TRUSS DESIGN & VERIFY ALL GIRDER POINT LOADS ARE TRANSFERRED TO FTG. BELOW
- ALL POINT LOADS SHALL HAVE SOLID BLOCKING TO SUPPORT BELOW.
- ALL POINT LOADS SHALL BE TRANSFERED TO FTG. BELOW
- BACKING REQUIRED IN MAIN BATH AT TUB/SHOWER, AND TOILET FOR FUTURE GRAB BAR INSTALLATION AS PER 9.5.3(1) ALSO 3.8.3.8 & 3.8.3.13

8 BASEMENT SLAB CONSTRUCTION

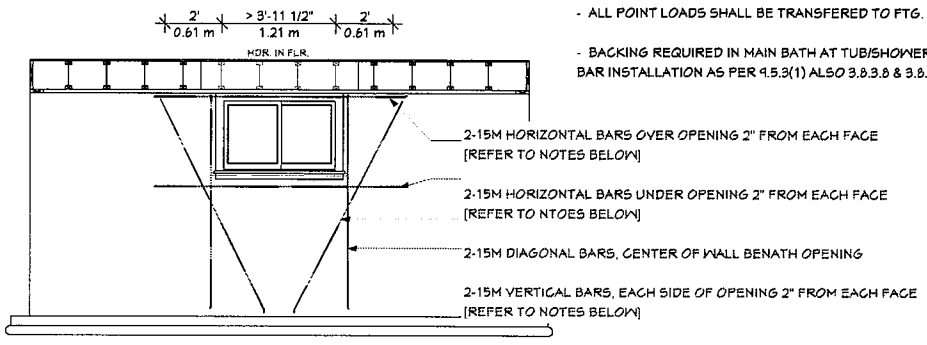
3" CONCRETE SLAB, min. 20MPa
2" STYROFOAM, STONE

9 GARAGE SLAB CONSTRUCTION

4" GARAGE SLAB, 32 MPa COMPRESSIVE STRENGTH
5%-8% AIR ENTRAINMENT
2" STYROFOAM [OPTIONAL], STONE

10 CONCRETE PORCH CONSTRUCTION

6" CONRETE SLAB, MIN. 32 Mpa (MIN. 1% SLOPE)
5%-8% AIR ENTRAINMENT
10M(B) AT 8" OIC E/W
10M(B) VERTICAL DOWELS AT 24" O.C.
(BENT 24" INTO SLAB, 24" BENT INTO FNDN WALL)



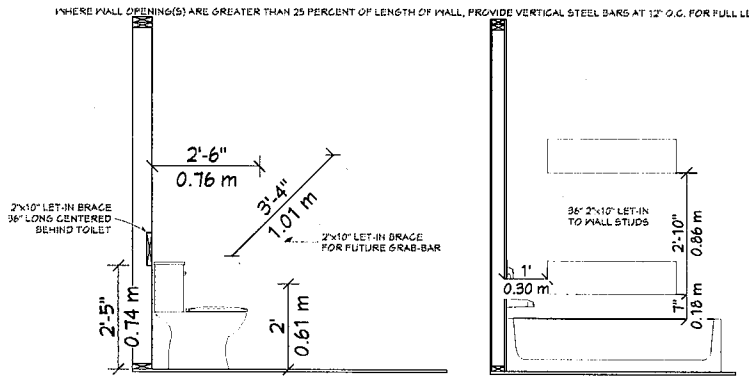
TYP NOTES

TYP. DETAIL IS INTENDED TO SHOW THE PROPOSED STRUCTURAL REINFORCEMENT OF FOUNDATION WALLS AT WINDOW OPENINGS ONLY.

CONCRETE COVER OVER STEEL SHOULD BE A MINIMUM OF 50 mm (2")

WHERE WALL OPENING(S) ARE GREATER THAN 25 PERCENT OF LENGTH OF WALL, PROVIDE HORIZONTAL STEEL BARS FOR FULL LENGTH OF WALL.

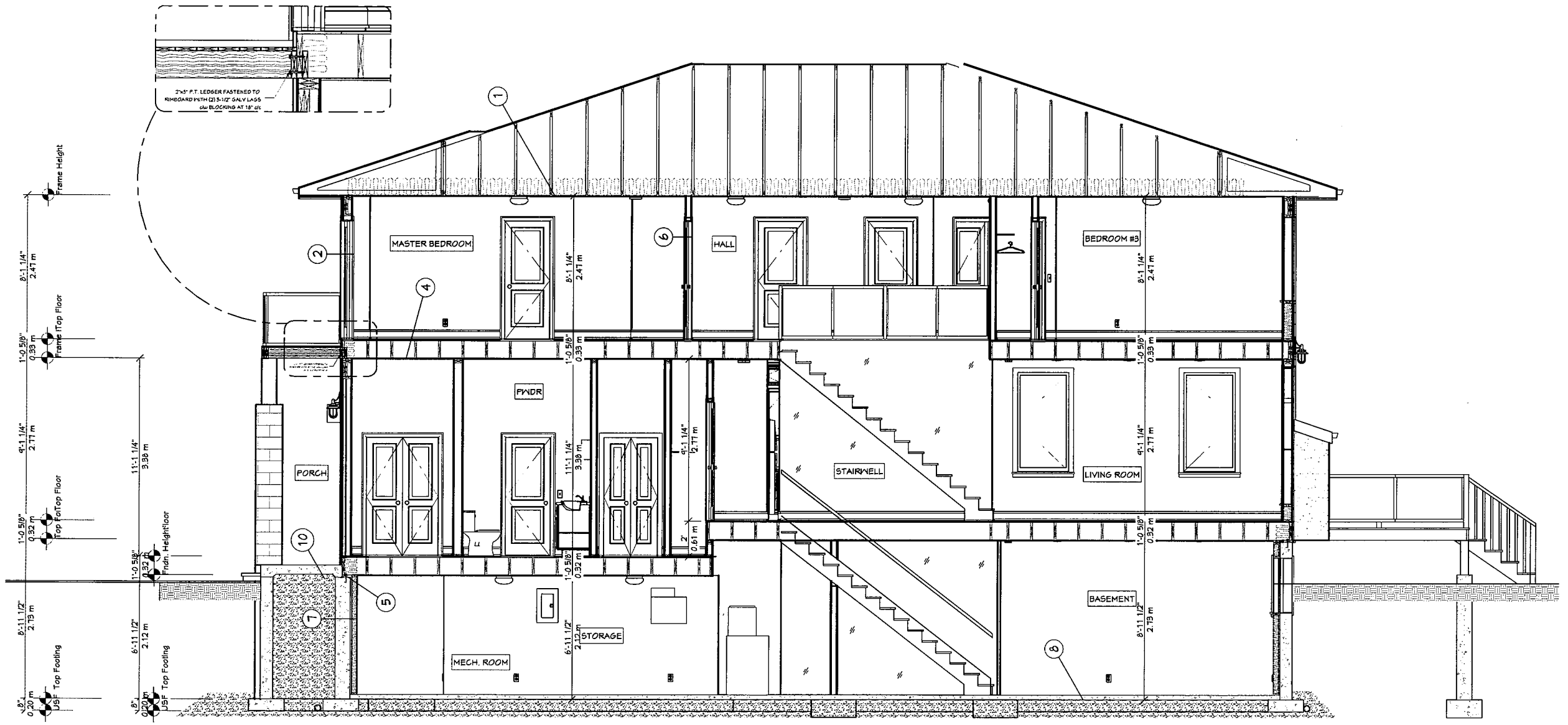
WHERE WALL OPENING(S) ARE GREATER THAN 25 PERCENT OF LENGTH OF WALL, PROVIDE VERTICAL STEEL BARS AT 12" O.C. FOR FULL LENGTH OF WALL.



A-5	SHEET:	1/4" = 1'0"	SCALE:		DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:

SHEET TITLE: Building Section

NO.	DESCRIPTION	BY	DATE



1 / A6 Building Section
1/4" = 1'0"

1 ROOF CONSTRUCTION

ASPHALT ROOF SHINGLES
ICE & WATER AS REQ'D
OSB ROOF SHEETING
P.ENG ROOF TRUSSES
AS PER MANUF. SPECS
R50 BLOWN INSUL.
6 MIL. V.B.
CEILING STRAPPING
1/2" DRYWALL

EAVE PROTECTION SHALL EXTEND 3' UP FROM THE EDGE OF ROOF, NOT LESS THAN 1' INSIDE THE INNER FACE OF THE EXT. WALL

REVIEW ROOF TRUSS DESIGN & VERIFY ALL GIRDER POINT LOADS ARE TRANSFERRED TO FOOTING BELOW

2 EXT. WALL CONSTRUCTION

EIFS CLADDING
(RAINSCREEN INSTALLED AS RQR'D BY MANUF. SPECS)
AIR BARRIER
OSB WALL SHEETING
2"x6" AT 16" O.C.
R2215 BATT INSUL.
6 mil. V.B.
1/2" DRYWALL

3 MASONRY WALL CONSTRUCTION

MASONRY CLADDING
1" AIRSPACE
AIR BARRIER
OSB WALL SHEETING
2"x6" AT 16" O.C.
R2215 BATT INSUL.
6 mil. V.B.
1/2" DRYWALL

4 FLOOR CONSTRUCTION

3/4" FLOOR SHEETING, GLUE / NAILED
P.ENG OPEN JOIST, AS PER MANUF. SPECS
REFER TO FLOOR MANUF. JOIST LAYOUT

5 SILL ANCHORAGE

1/2"x6" ANCHOR BOLTS AT 6'0" O.C. MAX SPACING
2"x6" P.T. SILL PLATE, c/w SILL GASKET

6 INT. WALL CONSTRUCTION

1/2" DRYWALL
2"x4" / 2"x6" AT 16" O.C.
1/2" DRYWALL

7 FOUNDATION CONSTRUCTION

FOUNDATION WALL DRAINAGE, PLATON OR EQUIV.
CONC. FNDN (REINFORCED) C/W DAMPROOFING.
8" CONC. FNDN (10" CONC. FNDN BELOW MASONRY)
2-15 M CONTINUOUS REBAR TOP & BOT.
2-15M L BARS TOP & BOT. WALL CORNERS / JUNCTIONS.
2-15M BARS BELOW WINDOW OPNGS, TO EXTEND 12" PAST.
MOISTURE BARRIER TO GRADE
1" AIR SPACE
2"x4" AT 24" O.C. w/ P.T. BOT. PLATE
R1223 BATT INSUL.
6 mil. V.B. SEALED WITH ACOUSTICAL SEALANT
TOP & BOT. PLATES, WALL PENETRATIONS, WINDOWS & DOORS.

TYP. FRAMING NOTES:
- ALL LVL DESIGNED & SUPPLIED BY MANUF. (REVIEW & VERIFY MANUF. LAYOUT)

- REVIEW ROOF TRUSS DESIGN & VERIFY ALL GIRDER POINT LOADS ARE TRANSFERRED TO FTG. BELOW.

- ALL POINT LOADS SHALL HAVE SOLID BLOCKING TO SUPPORT BELOW.
- ALL POINT LOADS SHALL BE TRANSFERED TO FTG. BELOW

- BACKING REQUIRED IN MAIN BATH AT TUB/SHOWER, AND TOILET FOR FUTURE GRAB BAR INSTALLATION AS PER 9.5.3(1) ALSO 3.8.3.8 & 3.8.3.13

- HANDRAILS TO TERMINATE IN ACCORDANCE WITH 9.8.7.3(2) OF 2006 OBC

8 BASEMENT SLAB CONSTRUCTION

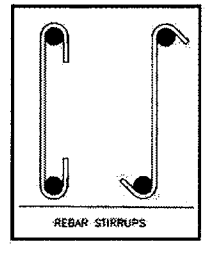
3" CONCRETE SLAB, min. 20MPa
2" STYROFOAM, STONE

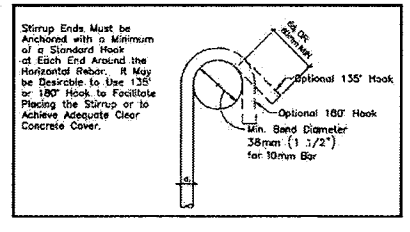
9 GARAGE SLAB CONSTRUCTION

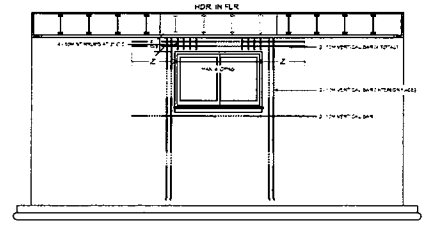
4" GARAGE SLAB, 32 MPa COMPRESSIVE STRENGTH
5%-8% AIR ENTRAINMENT
2" STYROFOAM (OPTIONAL), STONE

10 CONCRETE PORCH CONSTRUCTION

6" CONRETE SLAB, MIN. 32 Mpa (MIN. 1% SLOPE)
5%-8% AIR ENTRAINMENT
10M(B) AT 8" O/C EW
10M(B) VERTICAL DOWELS AT 24" O.C.
(BENT 24" INTO SLAB, 24" BENT INTO FNDN WALL)







2 / A6 Typ. Conc. Lintel
1/4" = 1'0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Building Section

PROJECT DESCRIPTION:

DRAWINGS PROVIDED BY:

DATE:

SCALE: 1/4" = 1'0"

SHEET: A-6

1 / A7 Front Elevation
3/16" = 1'0"

2 / A7 Rear Elevation
3/16" = 1'0"

SHEET:	SCALE:		DATE:	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:
A - 7	1/4" = 1'0"					Front / Rear Elevation

NO.	DESCRIPTION	BY	DATE