

COMMON TRUSS: 30 YEAR ASPHALT/FIBERGLAS SHINGLE, 36" ICE & WATER SHIELD AT ALL EAVES, 1/2" PLY SHEATHING, APPROVED ROOF TRUSS @ 24" O.C., TOP CHORD 8/12 SLOPE, 2 X 4 HIP AND RIDGE BLOCKING,

TRUSS OVER REAR PORCH: STEEL ROOFING, 38° ICE & WATER SHIELD AT ALL EAVES, ½° PLY SHEATHING, TOP CHORD 5.5/12 SLOPE, BOTTOM CHORD 4/12, BRACE AS REQUIRED BY TRUSS MANUFACTURER

PARTIAL SCISSOR TRUSS OVER GREAT ROOM & OFFICE:
30 YEAR ASPHALT / FIBERGLAS SHINGLE, 36° ICE & WATER
SHIELD AT ALL EAVES. ½° PLY SHEATHING, TOP CHORD
6/12 SLOPE, BOTTOM CHORD 5/12, BRACE AS REQUIRED
BY TRUSC ASSAURT TRUSC

CONVENTIONAL OVER FRAMING. 30 YEAR
ASPHALT/FIBERGLAS SHINGLE. 36 ICE & WATER SHIELD
AND 24" CONTINUOUS METAL VALLEY FLASHING IN ALL
VALLEYS, X° PLY SHEATHING. 2 x 6 @ 16" O.C. RAFTER,
8/12 SLOPE & 4/12 (SEE ROOF PLAN)

DORMER: 30 YEAR ASPHALT/FIBERGLAS SHINGLE, 36° ICE 4 WATER SHIELD AND 24° CONTINUOUS METAL VALLEY FLASHING IN ALL VALLEYS, ½° PLY SHEATHING, 2 x 6 @ 16° O.C. RAFTER, 8/12 SLOPE, 2 x 4 CEILING TIES @ 16° O.C.

CEILING CONSTRUCTION

TRUSS: BOTTOM CHORD OF APPROVED TRUSSES @ 24"
O.C., REO INSULATION. 6 MIL VAPOUR BARRIER, 5/8"
DRYWALL OR ½" CEILING BOARD, BRACE AS REQUIRED BY

CONVENTIONAL: R60 INSULATION, 6 MIL VAPOUR BARRIER, 5/8" DRYWALL OR 1/2" CEILING BOARD, 2 x 6 @ 16" O.C. CEILING JOIST

GARAGE: BOTTOM CHORD OF APPROVED TRUSS @ 24° O.C., R20 INSULATION, 6 MIL VAPOUR BARRIER, 5/8° DRYWALL OR ½" CEILING BOARD, BRACE AS REQUIRED BY

FRONT & REAR PORCH: BOTTOM CHORD OF TRUSS @ 24° O.C., 1 x 4 DOUGLAS FIR

EXTERIOR WALL CONSTRUCTION

BASEMENT KNEE WALLS: 4" STONE VENEER, 1" AIR

SPACE, TYVEK WRAP ON 7/16" OSB SHEATHING, 2 x 6 @

16" O.C. STUD (HEIGHT VARIES – SEE ELEVATIONS), R20

BATT INSULATION, SECOND ROW OF 2 x 4 @ 16" O.C.

STUDDING WITH R12 BATT ISULATION (TOTAL R32), 6 MIL

VAROUB PAREIER AT DEVMAL

EIRST FLOOR WALLS: WHITE 1 x 10 VERTICAL BOARD & 1 x 2 BATTEN BY "CAPE COD" (OR EQUIVALENT) SIDING, 1 x 3 @ 16" O.C. HORIZONTAL STRAPPING, TYVEK WRAP ON 7/16" OSB SHEATHING. 2 x 6 @ 16" O.C. STUD, 10'-1" WALL HEIGHT, R24 BATT INSULATION, 6 MIL VAPOUR BARRIER,

GABLES: WHITE CEDAR SHINGLE BY "CAPE COD OR EQUIVALENT, 1 x 3 @ 16" O.C. VERTICAL STRAPPING, TYVEK WRAP ON 7/16" OSB SHEATHING, GABLE TRUSS OR 2 x 4 @ 16" O.C. STUDDING

GARAGE WALLS: 4" STONE VENEER WITH 1" AIR SPACE FROM TOP OF FOUNDATION FOR A HEIGHT OF 5"-0" AND WHITE 1 x 10 VERTICAL BOARD & 1 x 2 BATTEN BY "CAPE COD" (OR EQUIVALENT) SIDING, 1 x 3 @ 16" O.C. HORIZONTAL STRAPPING TO REST OF WALL HEIGHT.

BOTH STONE & SIDING FINISHES SECURED TO 2 x 6 @ 16"
O.C. STUDDING, TYVEK WRAP, 7/16" OSB SHEATHING, R20
BATT INSULATION AND IN PADULE PADDLESS. **BATT INSULATION, 6 MIL VAPOUR BARRIER, 1/2**

STONE VENEER: 4" STONE VENEER WITH 1" AIR SPACE, TYVEK WRAP ON 7/16" OSB SHEATHING, 2 x 6 @ 16" O.C. STUDDING, R24 INSULATION, 6 MIL VAPOUR BARRIER, %"

INTERIOR WALL CONSTRUCTION

15. HQUSE: 2 x 4 OR 2 x 6 @ 16" STUDDING %" DRYWALL EACH SIDE OR ONE SIDE ONLY (SEE PLANS), 2 x 4 OR 2 x 6 GIRT AT MIDSPAN

BASEMENT: 2 x 6 OR 2 x 4 @ 16" STUDDING (SEE PLAN), 1/8" DRYWALL EACH SIDE OR ONE SIDE ONLY, 2 x 4, 6 MIL VAPOUR BARRIER UNDER BOTTOM PLATE

GARAGE DEMISING WALL: 2×6 @ 16° O.C. STUDDING, R 24 BATT INSULATION, 6 MIL VAPOUR BARRIER ON HOUSE SIDE, % DRYWMALL BOTH SIDES, ENSURE SMONE SEAL ON GARAGE SIDE

HOUSE & PORCHES: 5° ALUMINUM GUTTER ON 2 x 6 ALUMINUM CLAD FASCIA, CONTINUOUS VENTED ALUMINUM SOFFIT, 16 INCHES OVERHANG FROM

GABLE SKIRTING: STEEL ROOFING, 7/16" OSB PLY SHEATHING, 2 x 6 @ 16" O.C. RAFTER AND 2 x 4 SOFFIT JOIST, VARYING SLOPES OF 8/12 & 4/12 (SEE EXTERIOR ELEVATIONS), 5" ALUMINUM GUTTER ON 2 x 6 ALUMINUM CLAD FASCIA, CONTINUOUS VENTED ALUMINUM SOFFIT,

DORMER: 5" ALUMINUM GUTTER ON 2 x 6 ALUMINUM CLAD FASCIA, CONTINUOUS VENTED ALUMINUM SOFFIT, 8" SOF

FOUNDATION CONSTRUCTION

 $\frac{\text{FOOTING:}}{2\text{ CONTINUOUS}}\text{:}8^{\circ} \times 20^{\circ} \text{ KEYED CONCRETE FOOTING (2,200$ **P8I),}\\ 2\text{ CONTINUOUS 15M REBAR WITH 3° COVER, 4° DIAMETER WEEPING TILE WITH 6° <math>- \%° CLEAR STONE**

EXTERIOR HOUSE FOUNDATION WALL: DRAINAGE MEMBRANE, DAMPROOFING, 10" x 9'-0" (HEIGHT VARIES) MEMBRANE, DAMPROUFING, 10' X9-U' (HEIGHT VARIES)
TALL POURED CONCRETE WALL (3,000 psi), TYVEK WRAP,
2' (R10) STYROFOAM 'SM' GI INSULATION, R12 BATT
NSULATION, 2 x 4 @ 16' O.C. STUDDING, VAPOUR
BARRIER UNDER BOTTOM PLATE, 6 MIL VAPOUR BARRIER;
36' DRYWALL, ABOVE GRADE KNEE WALL – (AS PER NOTE

COLD ROOM FOUNDATION WALL: DRAINAGE MEMBRANE, DAMPROOFING, 10" x 9"-0" TALL POURED CONCRETE WALL (3,000 psi), 2" (R10) STYROFOAM "SM" ci INSULATION

FROST WALL: 10° POURED CONCRETE FROST WALL (3,000 psi), 5'-0° HEIGHT - ENSURE MINIMUM 4'-0° FROST COVER (HEIGHT VARIES - SEE EXTERIOR ELEVATIONS), ON 8° x 20° CONCRETE FOOTING (2,200 psi),

SILL PLATE: 2 x 6 SILL PLATE ON SILL GASKET SECURED TO CONCRETE FOUNDATION WITH ½" DIAMETER x 6" @ 6'-0" O.C. ANCHOR BOLTS

CONCRETE SLAB CONSTRUCTION

BASEMENT, 3° CONCRETE SLAB (3,000 psi) ON 6°-%° DIAMETER CLEAR STONE

GARAGE SLAB: 6" CONCRETE SLAB (4,650 psi) SLOPE @ .5% TOWARDS FRONT DOOR, 15M REBAR @ 12" O.C. EACH WAY AND / OR CONCRETE TO CONTAIN FIBER MESH, 6 MIL VAPOUR BARRIER ON 6"-%" CLEAR STONE ON CONTAIN FIBER MESH, 6 MIL VAPOUR BARRIER ON 6"-%" CLEAR STONE ON

28. FRONT PORCH: 6" CONCRETE SLAB (4,650 psi) SLOPE @ .5% AWAY FROM FRONT DOOR, 15M REBAR @ 12" O.C. EACH WAY AND / OR CONCRETE TO CONTAIN FIBER MESH, 2' (R10) SM ISULATION ON UNDERSIDE OF SLAB

HOUSE: FINISH FLOOR, 3/4" T & G OSB "STABLEDGE" SHEATHING GLUE & SCREW, 11.875" P.J/40 AND P.J/60 FLOOR JOISTS @ 16" O.C., BLOCKING AS PER TRUSS MANUFACTURER (SEE PLAN), (STRUCTURE TO BE CONFIRMED BY JOIST MANUFACTURER)

BASEMENT STRUCTURE: 2 x 6 WOOD PLATE SECURED WITH 1/8" BOLTS @ 24" O.C. TO W250 x 33 STEEL BEAM ON 4 x 4 x 5/16" x 14.9LBS. / FOOT (101 x 101 x 8 x 22 KG / METER) SQUARE STEEL COLUMN ON 5.5 x 5.5 x 2 STEEL PLATE
ON 3'-6" x 2'-0" CONCRETE FOOTING (2,200 psi) OR
ON 5-2 x 6 POST ON TOP OF 10" CONCRETE FOUNDATION WALL, COLUMN FOOTING TO CONTAIN 15M REBAR @ 17 O.C. EACH WAY WITH 3° COVER FROM BOTTOM

GARAGE LANDING: 5/4 x 6 P/T DECKING, 2 x 8 @ 16" O.C. JOISTS, 2 PCS 2 x 8 P/T FLUSH BEAM WITH HANGERS, 4 x 4

REAR DECK CONSTRUCTION

FLOOR: 5/4 \times 6 P/T DECKING ON 2 \times 10 @ 16° P/T JOIBTS WITH SOLID BRIDGING @ 7'-0' MAXIMUM SPACING, SECURE JOISTS TO HOUSE WALL WITH 1/5' \times 6" @ 24° O.C. GALVANIZED BOLTS THROUGH HOUSE HEADER

<u>PIERS</u>: STEEL SADDLE EMBEDDED INTO 12" DIAMETER COLUMN ON 36" DIAMETER "BIG FOOT" FOOTING X MINIMUM 4"-0" DEEP (2,200 psi)

POSTS & BEAM: 6 x 6 P/T POSTS SUPPORTING 3 ~ 9.5° LVL BEAM ON 6 x 6 P/T POST ON STEEL SADDLE, BEAM & POST TO BE CLAD IN BLACK ALUMINUA

RAILING: APPROVED BLACK ALUMINUM AND GLASS RAILING SYSTEM 3'-5" HEIGHT TO TOP OF RAIL, MAXIMUM SPACING BETWEEN POSTS 5'-0"

STRUCTURE: BLACK 6 x 6 P/T POSTS SUPPORTING BLACK ALUMINUM CLAD 3-2 x 10 BEAM

RAILING: APPROVED PREFINISHED BLACK ALUMINUM RAILING SYSTEM WITH 1/2" BALUSTERS @ 4" O.C.

ZONING INFORMATION

LOCATION	IMPERIAL (square feet)	METRIC (square meters)
FIRST FLOOR	2,874	267.1
FINISHED BASEMENT	2,524	234.6
UNFINISHED BASEMENT	380	35,3
GROSS FLOOR AREA	2,874	267.1
GARAGE	799	74.3
COVERED BACK PORCH	270	25.1
COVERED FRONT PORCH	72	6.69
FOOTPRINT	4,015	373.19
LOT AREA	14,782	1,374
COVERAGE	27.1% < 35%	27.1% < 35%
AVE. GRADE TO MIDPOINT	22'-0" < 22'- 4"	6.70 < 6.8
FRONT YARD SETBACK	27.95' < 33.46'	8.52m < 10.2 m
REAR SIDE SETBACK	63.09 > 24.6'	19.23m > 7.5m
EAST SIDE SETBACK	4.10' > 3.92'	1.25m > 1. 2 m
WEST SIDE SETBACK	4.36' > 3.92'	1.33m > 1.2m

SUBCONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO BUILDER

BEFORE PROCEEDING WITH WORK

ALL FOUNDATIONS SHALL BE PLACED ON SOLID

UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY

OF 1,500 psf (75 KPa)
ALL LOOSE & ORGANIC MATERIAL SHALL BE REMOVED &
REPLACED WITH SANDFILL & COMPACTED IN 12" LAYERS

BENEATH ALL SLABS.
ALL BACKFILL MATERIAL SHALL BE CLEAN & FREE OF ANY

ALL WORK TO CONFORM TO 2012 EDITION OF THE ONTARIO BUILDING CODE.

ALL DIMENSIONS SHOWN ON DRAWINGS ARE EXPRESSED

IN FEET & INCHES.

DRAWINGS SHALL NOT BE SCALED.

ALL CONCRETE TO POSSESS A MINIMUM 5% TO 5% AIR

CONTENT & A MINIMUM 28 DAY COMPRESSIVE STRENGTH
WITH WATER CEMENT RATIOS AS FOLLOWS:

a) FOOTINGS: 2,200 psi (15 MPa) & (.7 W/C RATIO
b) FOUNDATION WALLS: 3,000 psi (20 MPa) & (.7 M/C RATIO)

W/C RATIO) GARAGE & PORCH SLAB: 4,650 psi (32 MPc) &

(.45 W/C RATIO)
BASEMENT SLAB: 3,000 psi (20 MPa) & (.65 W/C

ALL STRUCTURAL LUMBER TO BE NO. 2 EASTERN SPRUCE ALL WINDOW & DOOR OPENINGS ARE APPROXIMATE

WIDTH X HEIGHT IN INCHES AND MUST BE CONFIRMED BY WINDOW & DOOR SUPPLIER.

ALL GLAZING TO BE LOW "E" & ARGON FILLED.
ALL HEATING DRAWINGS TO BE PROVIDED BY
REGISTERED DESIGNER WITH BCIN BY THE RESPECTIVE **SUBCONTRACTOR USING COMPLIANCE PACKAGE "A1"**

PLUMBING AND ELECTRICAL DRAWINGS TO BE PROVIDED RESPECTIVE SUBCONTRACTORS.

LOADING CONDITIONS USED FOR THE PURPOSE OF THIS

ISE DESIGN:
FLOOR LIVE LOAD: 40 per
FLOOR DEAD LOAD: 15 per
GROUND SNOW LOAD: 41.8 per
TOP CHORD SNOW LOAD: 31.3 per
TOP CHORD DEAD LOAD: 3 per

BOTT. CHORD DEAD LOAD: 7 per BOTT. CHORD LIVE LOAD: 5 per ROOF TRUBS FRAMING TO BE CONFIRMED BY MEANS OF A FRAMING DRAWING PROVIDED BY TRUSS MANUFACTURER.

THE CORF FRAMING DRAWING TO BE CONFIRMED BY MEANS OF A FRAMING DRAWING PROVIDED BY TRUSS JOIST MANUFACTURER. BASTURE 1/300th ATTIC VENTILATION WITH 50% OF VENTILATION IN SOFFIT.

COMPLIANCE PACKAGE "A1" TO BE USED FOR ENERGY

EFFICIENCY.
KITCHEN LAYOUT TO BE CONFIRMED BY KITCHEN

DESIGNER.

ALL END CUTS OF PRESSURE TREATED MATERIAL TO BE
COATED WITH APPROVED PRESERVATIVE.

ALL FIRST FLOOR INTERIOR DOOR HEIGHTS 8'-0" UNLESS

NOTED OTHERWISE

22. ALL MECHANICAL FANS TO BE VENTED DIRECTLY

ALL COLURS AND FINISHES TO BE DETERMINED BY

REVISED APRIL 9, 2021

The undersigned has reviewed & taken responsibility for this design & has the qualifications & meets the requirements set out in 2.17 of the O.B.C. to be a designer.

QUALIFICATION INFORMATION GARY HODSON BCIN # 28267

REGISTRATION INFORMATION DRAFTING & DESIGN SERVICES BCIN # 3189 Muy Hopor Am. 9/21

SIGN	ATURE /	•	DATE
-			
NO.	DATE	DESCRIPTION	
	ISIONS		
CLIEN		TEVE & SANDRA SMYTH 5 LENSMITH DRIVE	

AURORA, ONTARIO, L4G 6S1 Steve Cell: 905-806-8120 Email: ssmyth34@rogers.com **NEW 4 BEDROOM HOME** 181 BEECHWOOD CRECSENT **NEWMARKET, ONTARIO,** PART OF LOT 52 **PLAN 482**

SITE PLANS

GENERAL NOTES 1:250 (METRIC)

10-20 **DECEMBER 29, 2020**

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