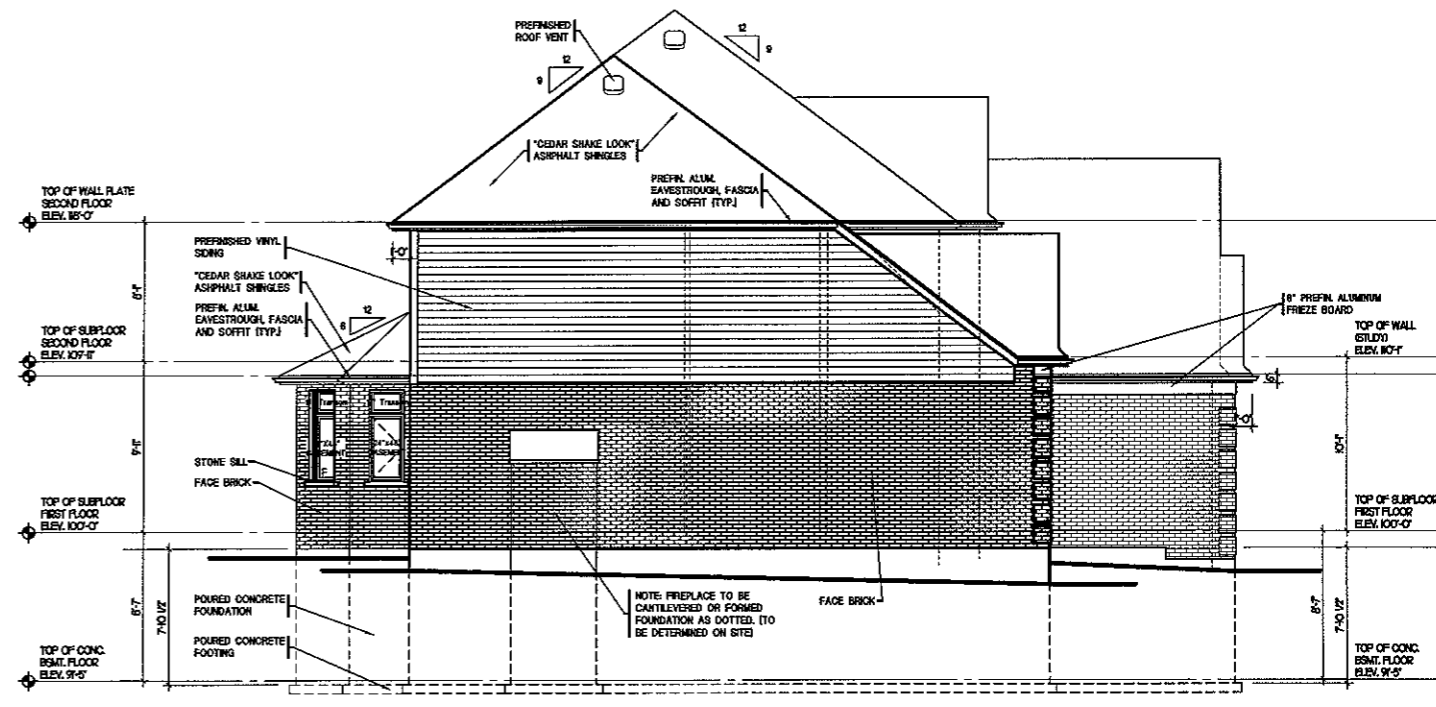
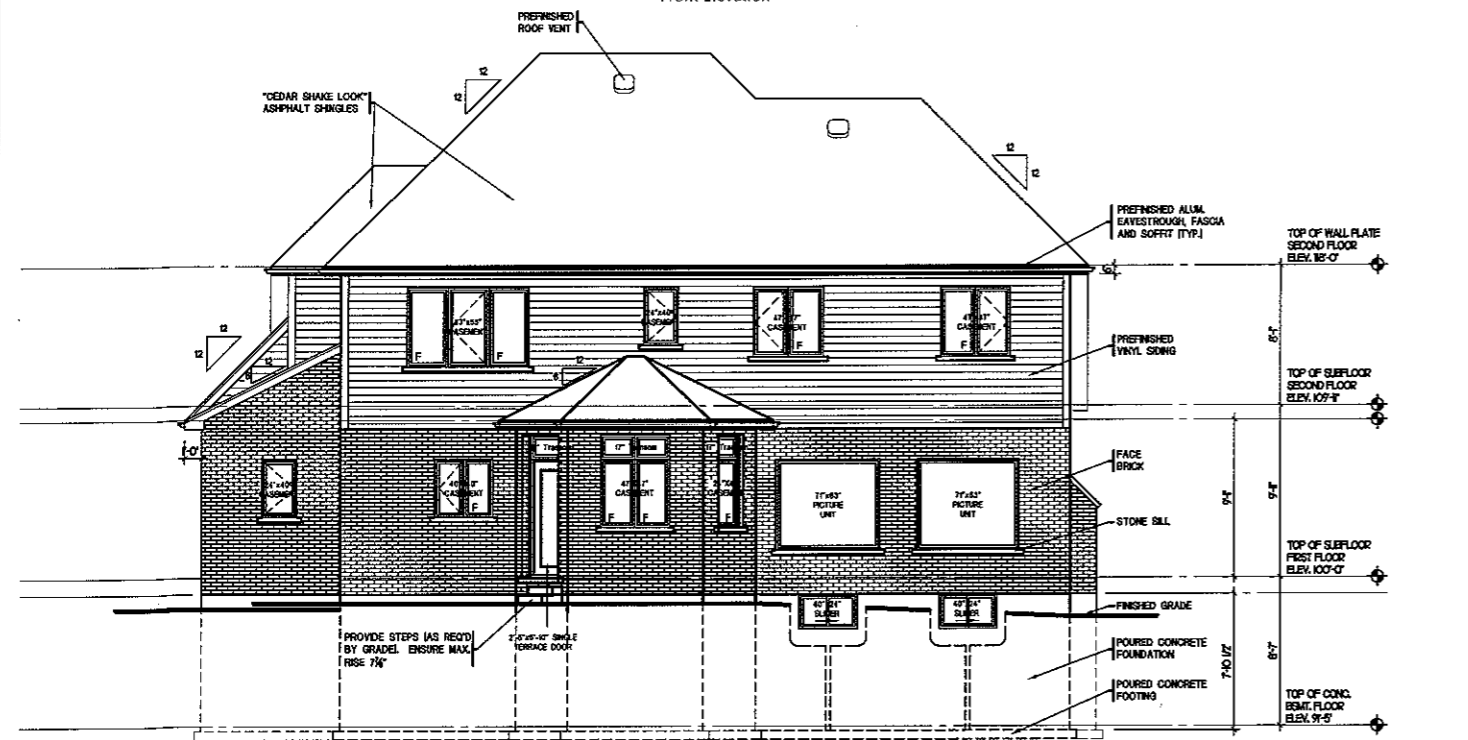


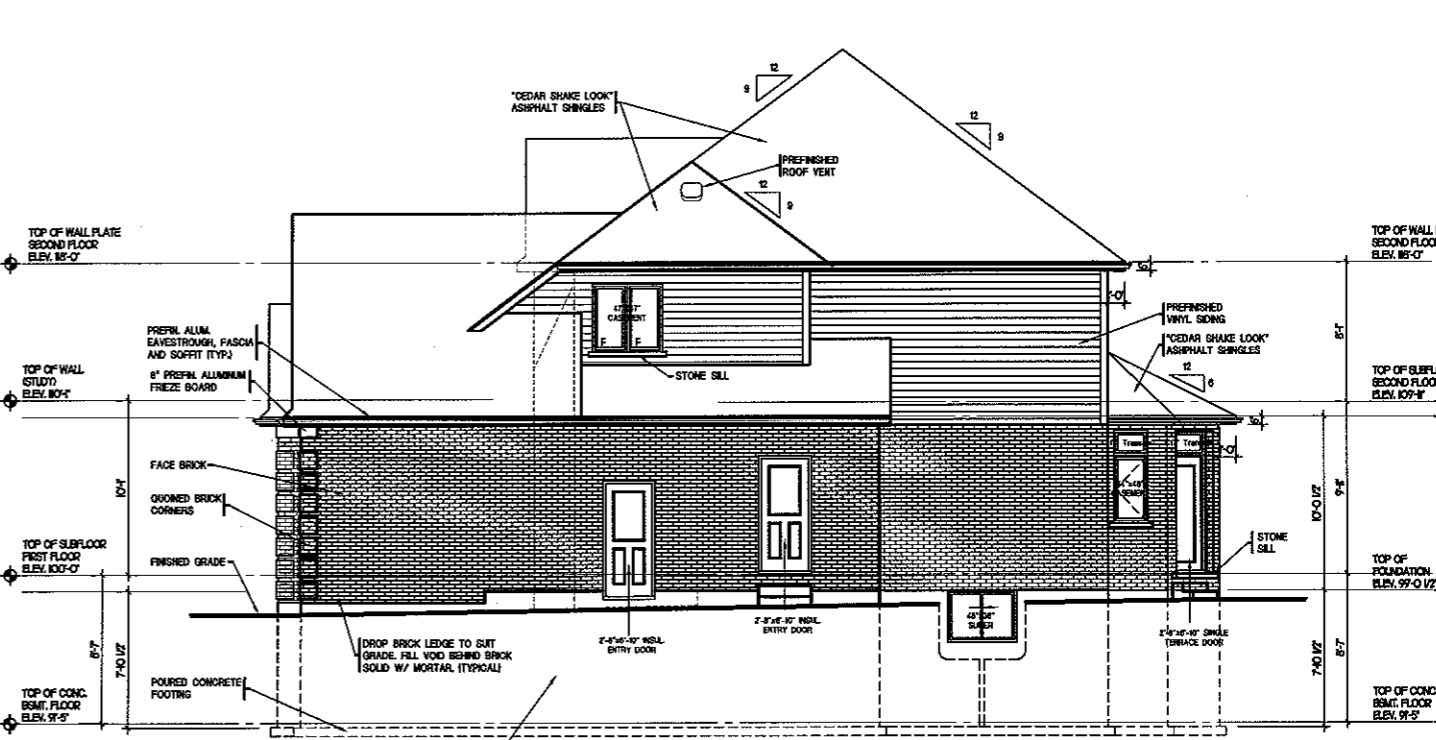
Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

TOTAL AREA CALCULATIONS:  
 BRICK - 1615 SQ.FT.  
 STONE - 152.4 SQ.FT.  
 HORIZONTAL SIDING - 747 SQ.FT.

NOTE: PROVIDE GUARDS (SS-1 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.

NOTE: FOR WALK-OUT & PART WALK-OUT LOTS STEP CONG. FOUNDATION AS REQUIRED FOR PROPOSED GRADES ENSURING A MAX. OF 4'-0" OF LATTERLY UNSUPPORTED WALL.

ALL WINDOWS & DOOR SYSTEMS TO BE BY DASHWOOD.

NOTE: WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.

NOTE: ALL INTERIOR & EXTERIOR GUARD & CONNECTION DETAILS ARE FROM SS-7 SUPPLEMENTARY GUIDELINES TO THE O.B.D. 2006.

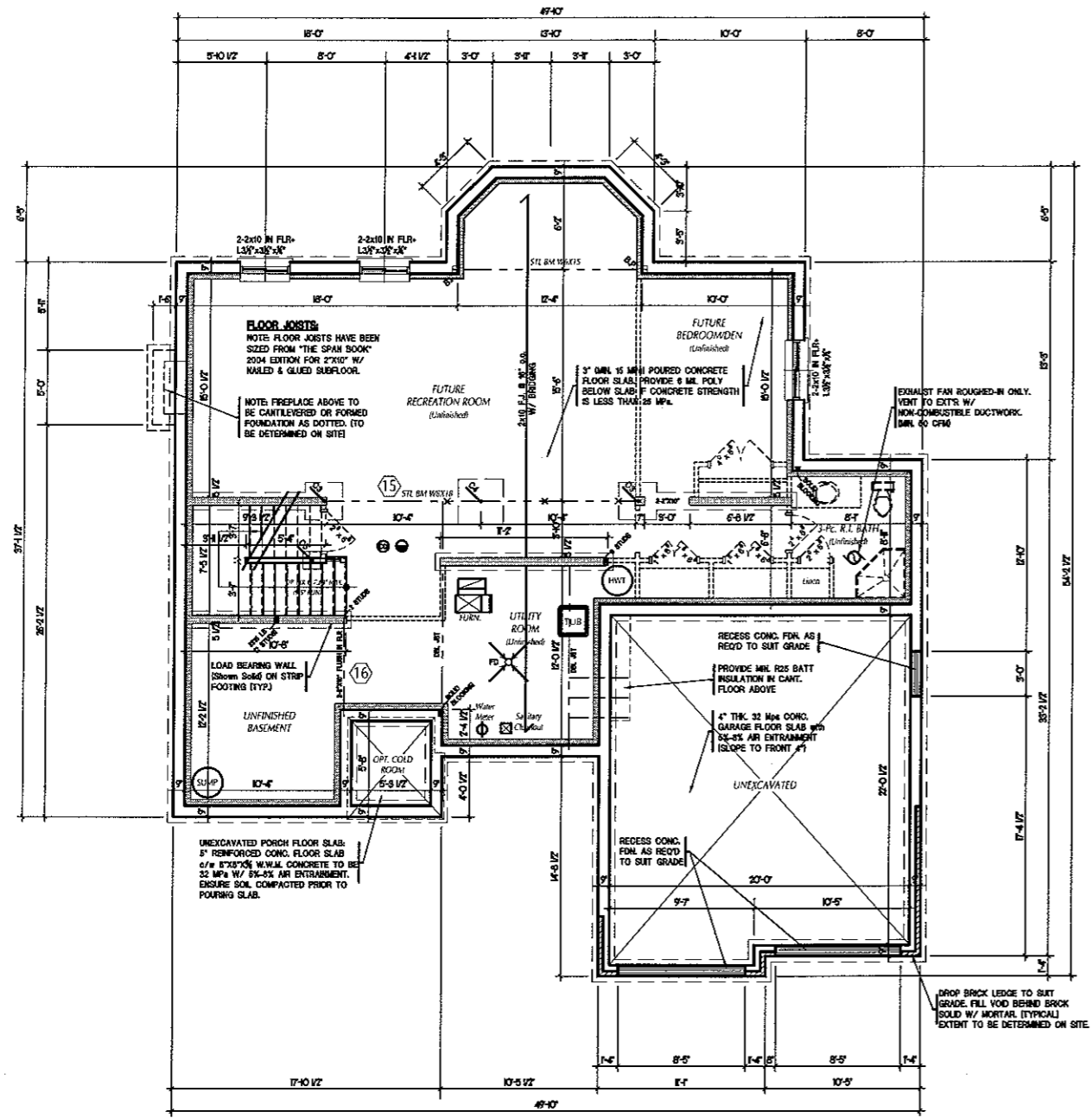
NOTE: WHERE PATIO/TERRACE DOOR THRESHOLD IS GREATER THAN 2'-0" ABOVE FINISHED GRADE, PROVIDE SB-7 GUARD OR PROVIDE BLOCKING TO PREVENT DOOR FROM OPENING MORE THAN 4".

NOTE: ALL VAULTED CEILINGS TO HAVE MIN. R-31 BATT INSULATION.

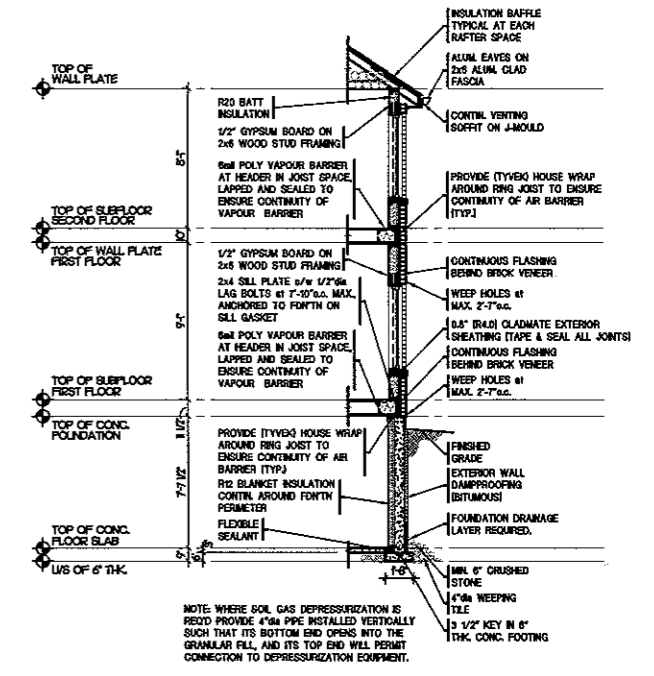
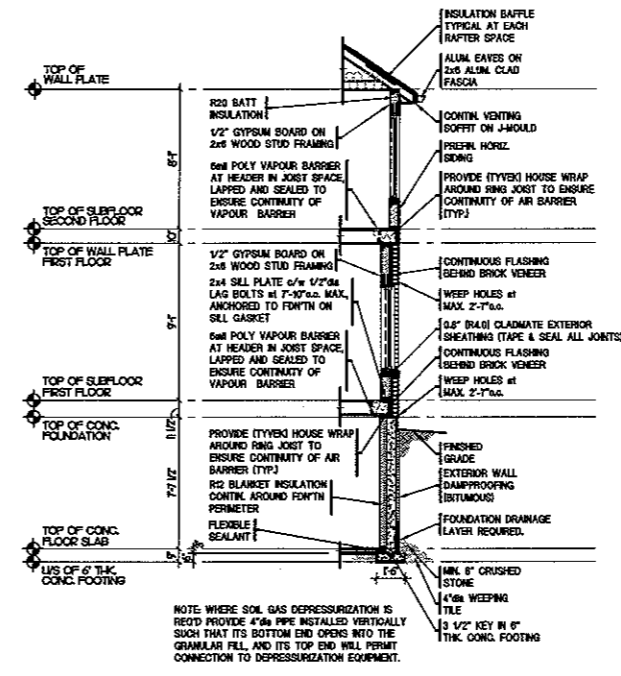
ALL HP RAFTERS TO BE ONE SIZE LARGER THAN ROOF RAFTERS.  
 STEP OUT ALL QUONES, KEYSTONES & SOLDIER COURSING 1".

<p>ORCHARD DESIGN STUDIO INCORPORATED (519) 620-8414</p>	<p>PROJECT: The Portofino Model (Mod.)          LOT 24 QUARRIER ROAD          LONDON, ONTARIO.</p>	<p>STATUS: PERMIT-DRAWINGS</p>	<p>Bridlewood HOMES</p>	<p>DATE: 04/28/2010          REVISION: 001</p>	<p>DATE: 04/28/2010          REVISION: 001</p>	<p>1. I, BRUCE WELLS, certify and take responsibility for the design work on behalf of my firm Orchard Design Studio Incorporated registered under Ontario's Part 3 (2010) of the Building Code, I am qualified and the firm is registered, in the appropriate class(es)/categories.          Firm No.: 22616          Individual No.: 22616</p>	<p>1 OF 4</p>
	<p>FOLDER: BRIDLEWOOD-HOMES</p>	<p>FILE: 17-24-QUARRIER-RD.</p>					
	<p>SCALE: 3/16"=1'-0"</p>	<p>OWN BY: BHM</p>					
	<p>DATE: 04/28/2010</p>	<p>DATE: 04/28/2010</p>					
	<p>JOB No.: 0021</p>	<p>DATE: 04/28/2010</p>					

Lost Plot APR/29/2010



The Monterey Model  
Basement/Foundation Plan  
(Unfinished)



**NOTE:**  
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH ± WIDTH OF SEAM, AT BOTH ENDS OF STEEL or WOOD BEAMS UNLESS NOTED OTHERWISE

**FOUNDATION NOTE:**  
ALL CONC. FDN. WALLS TO BE 6" UNO.

**LOADBEARING PARTITIONS:**  
2x8 STUDS @ 16" O.C. WITH GRITS @ MID HEIGHT ON 6"x20" POURED CONCRETE CURB ON MIN. 6"x14" POURED CONCRETE FOOTING (TYPICAL)

**FRAMING NOTES:**  
PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE AND AROUND STAIRS

ALL INTERIOR STUD WALLS TO BE 2x4, UNO.

**LINTEL NOTE:**  
PROVIDE 2-2x10 + 1x12 @ 12" ABOVE ALL BASEMENT FLOOR EXTERIOR DOORS AND WINDOWS, UNO.

**COLUMN SCHEDULE**

- 12,000 LB (FACTORED) STL POST (WHERE SHOWN)
- HSS 3" DIA. X 0.235" (NO ADJUSTABLE HEAD COLLARS ALLOWED)
- 15,000 LB (FACTORED) STL TELEPOST ON MIN. 30"x30"x12" POURED CONCRETE PAD.
- 21,000 LB (FACTORED) STL TELEPOST ON MIN. 36"x36"x18" POURED CONCRETE PAD.
- 47x4" HD POST ON MIN. 20"x20"x12" POURED CONCRETE PAD.

**NOTE:**  
ALL REVISIONS SHOWN ARE UNFACTORED. ALL BEAMS AND LINTELS HAVE BEEN DESIGNED USING LIMIT STATES DESIGN METHODOLOGY.

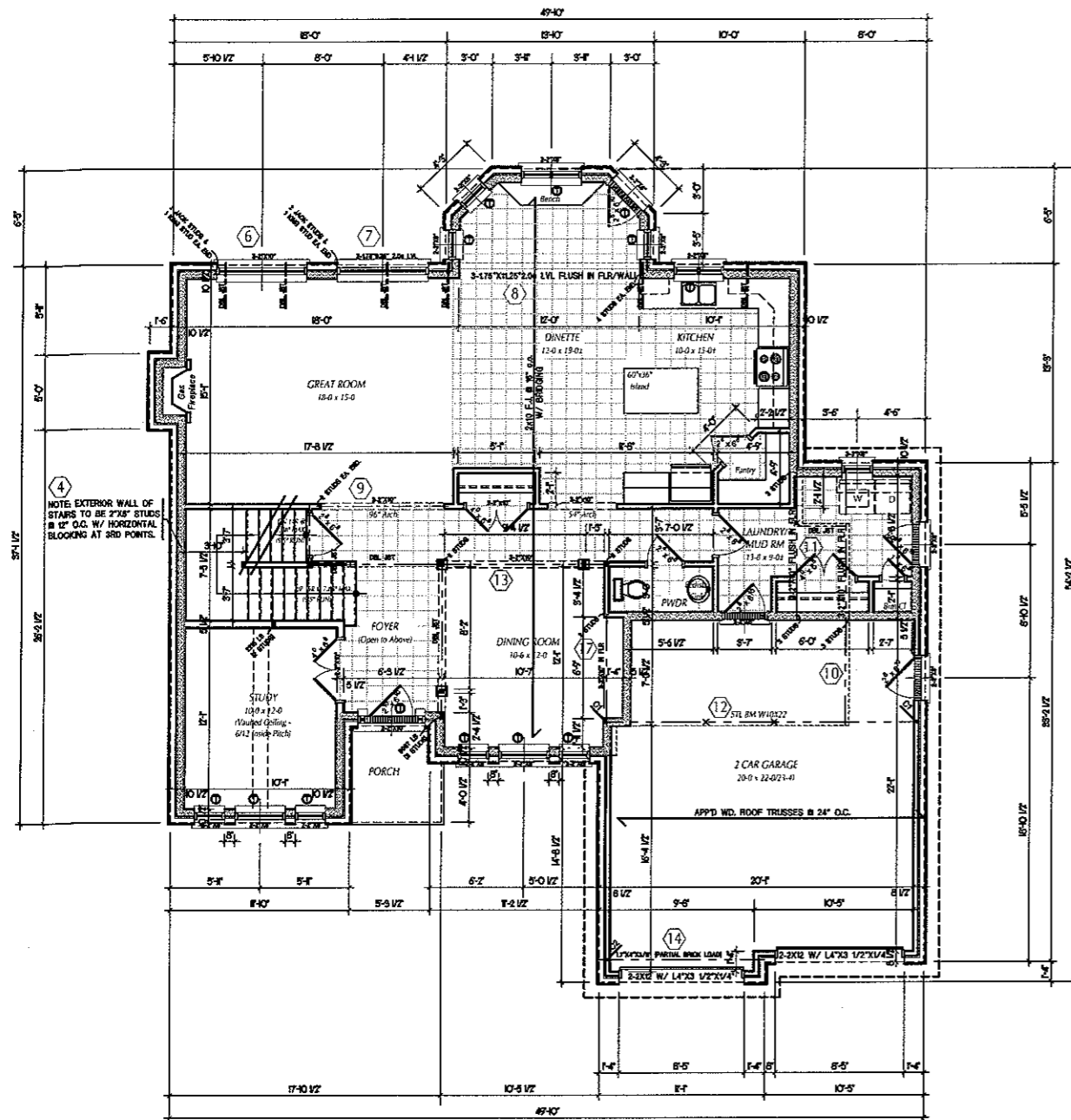
**NOTE RE SPECIFICATIONS:**  
FOR STANDARD FOUNDATION AND FRAMING NOTES, CODE REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLES REFER TO SPECIFICATION SHEETS

**W.E. LEGEND**

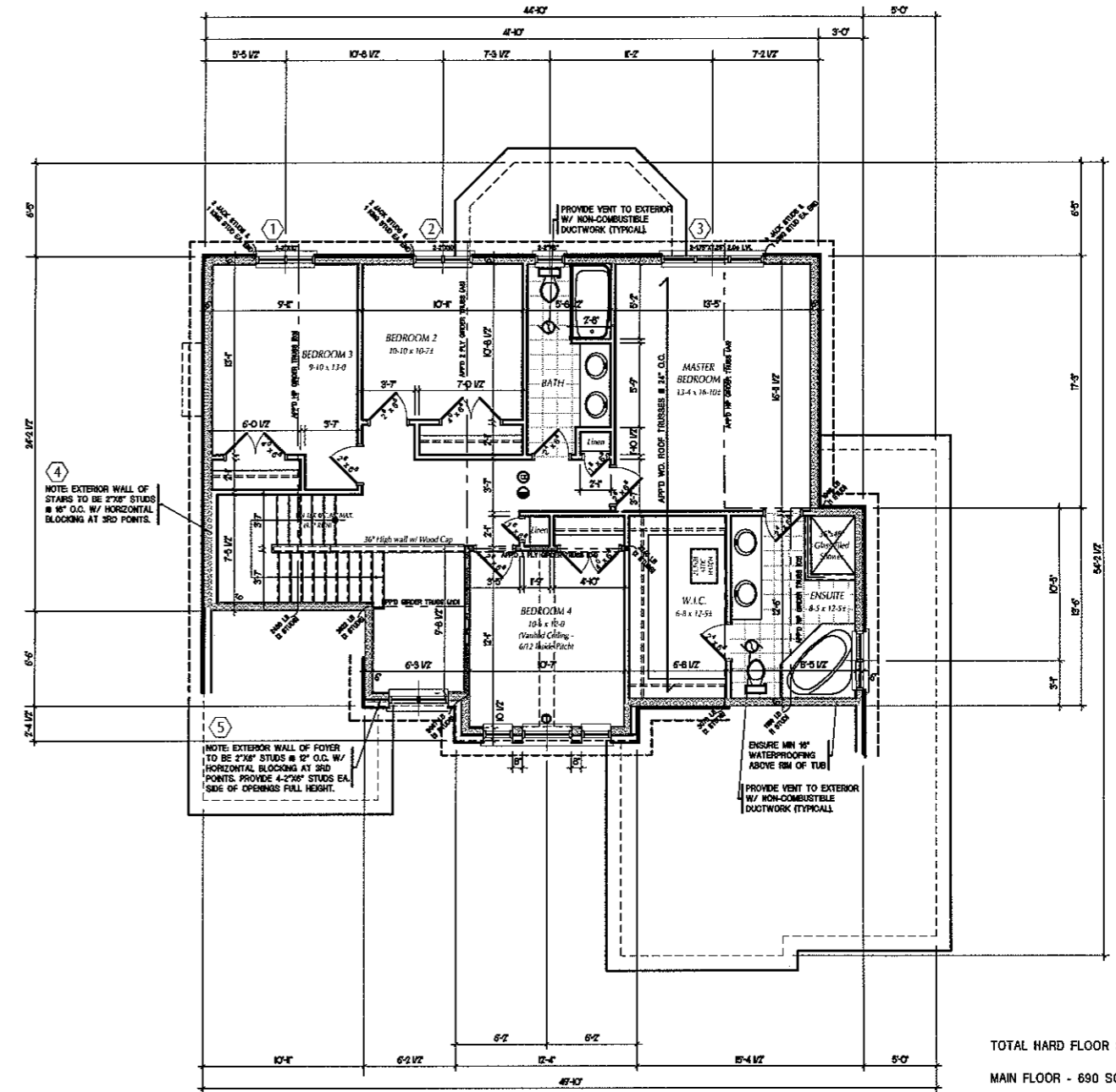
- - SMOKE DETECTOR
- - CO DETECTOR
- - CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED)
- - NOTE VENTILATION TO BE DETERMINED IN CONFORMITY TO O.G. (S32) BY MECHANICAL CONTRACTOR

Lost Plot APR 29, 2010

<p><b>ORCHARD DESIGN STUDIO</b> INCORPORATED (519) 620-0414</p>	<p>PROJECT <b>The Portofino Model (Mod.)</b> <b>LOT 24 QUARRIER ROAD</b> LONDON, ONTARIO.</p>	<p>SIXTH PERMIT-DRAWINGS</p> <p>FOLDER BRIDLEWOOD-HOMES</p> <p>FILE 17-24-QUARRIER-ND</p> <p>SCALE 3/16"=1'-0"</p> <p>DWN BY BMM</p> <p>DATE 04/28/2010</p> <p>REVISED</p> <p>JOB No. 8921</p>	<p>DATE</p> <p>NO.</p> <p>REVISION</p>	<p></p> <p>Bridlewood HOMES</p>	<p>I, BMM, hereby make and take responsibility for the design work on behalf of my firm Orchard Design Studio Incorporated registered under the Ontario Building Code Act of the Building Code Act and applicable, and the firm is registered in the appropriate classes/categories.</p> <p>17th Nov 2010</p> <p>Individual BC24 2386</p> <p><i>Bryan Brown</i></p>	<p>SHEET No.</p> <p><b>2</b> OF <b>4</b></p>
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The Monterey Model  
Main Floor Plan  
(1479 sq.ft.)



The Monterey Model  
Second Floor Plan  
(1226 sq.ft.)  
(plus 58 sq.ft. open space)

TOTAL HARD FLOOR SURFACE:

MAIN FLOOR - 690 SQ.FT.

(STUDY - 120 SQ.FT. NOT INCLUDED)

SECOND FLOOR - 125 SQ.FT.  
(NOT INCLUDING TUB DECK/TILED SHOWER)

**NOTE**

8" EXTERIOR WALL DIMENSION  
INCLUDES 7/8" O.S.B. SHEATHING  
(OUTSIDE FACE IN LINE WITH  
FOUNDATION WALL BELOW)

MAIN FLOOR AREA - 1479 sq.ft.  
SECOND FLOOR AREA - 1226 sq.ft.  
(Does not include 58 sq.ft. of O.C.S.)  
TOTAL FLOOR AREA - 2705 sq.ft.

**NOTE**  
ALL REVISIONS SHOWN ARE  
UNFACTORED. ALL BEAMS AND  
LINTELS HAVE BEEN DESIGNED  
USING LIMIT STATES DESIGN  
METHODOLOGY.

**LOADBEARING PARTITIONS:**  
2x4 (OR 2x6 WHERE APPLICABLE)  
STUDS @ 16" O.C. W/ GRITS @ MID  
HEIGHT. (TYPICAL)

**LINTEL NOTE**  
PROVIDE 2-2x10 @ L3/4" ABOVE ALL  
SECOND FLOOR WINDOWS WHERE  
BRICK EXTERIOR & 2-2x10 WHERE  
SOWING UNO.

**LINTEL NOTE**  
PROVIDE 2-2x10 @ L3/4" ABOVE ALL  
FIRST FLOOR EXTERIOR DOORS  
AND WINDOWS, UNO.

**NOTE**  
REINFORCE STUDS IN MAIN BATH FOR  
FUTURE INSTALLATION OF GRAB BARS  
ADJACENT TO TUB AND WATER CLOSET.  
AS PER O.B.C. DIV 8, PART 9, 9.6.2.3

Lot Plot APR.25.2010



PROJECT  
**The Portofino Model (Mod.)**  
**LOT 24 QUARRIER ROAD**  
LONDON, ONTARIO.  
TITLE  
**MAIN-FLOOR-PLAN/  
SECOND-FLOOR-PLAN**

STATUS	PERMIT-DRAWING
FOLDER	BRIDLEWOOD-HOMES
FILE	LT-24-CLAWSON-RO.
SCALE	3/16"=1'-0"
OWN BY	BRM
DATE	04/28/2010
REVISED	
JOB No.	8621
DATE	No. REVISION



1. BRM-8202C, review and take responsibility for the design, prep. or  
build of our Fire Order Design Studio incorporates registered under  
Ontario's Part 3 (2004) of the Building Code, I am qualified, and the  
firm is registered, in the appropriate class/categories.  
BRM-8202C  
Individual: 2245

SHEET No.  
**3** OF  
**4**

**CODES AND STANDARDS**

**1. STAIR DIMENSIONS**

**INTERIOR STAIRS (INCLUDING THE GARAGE)**

MAX. RISE 200mm (7 7/8")  
 MIN. RUN 250mm (9 1/4")  
 MIN. TREAD 235mm (9 1/4")  
 NOSING 25mm (1")  
 UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS  
 MIN. HEADROOM 1950mm (6'-5")

**STAIR HEIGHT**

- AT LANDINGS 900mm (36")  
 - AT STAIRS 900mm (36")  
 - GUARDS TO BE NON-COMBUSTIBLE WITH MAX. SPACING OF 100mm (4")  
 - HANDRAILS INSTALLED 900mm (36")

**EXTERIOR STAIRS**

MAX. RISE 200mm (7 7/8")  
 MIN. RUN 250mm (9 1/4")  
 MIN. TREAD 235mm (9 1/4")  
 NOSING 25mm (1")

**STAIR HEIGHT**

GREATER THAN 2'-0" ABOVE GRADE = 900mm (36")  
 GREATER THAN 6'-11" ABOVE GRADE = 1070mm (42")

A LANDING IS REQUIRED AT THE MAIN ENTRANCE  
 A LANDING IS REQUIRED AT ANY SECONDARY ENTRANCE  
 WHEN MORE THAN 3 RISERS AND INSTALLED 900mm (36")

**STAIR NOTES**

ALL INTERIOR AND EXTERIOR STAIRS SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 SUPPLEMENTARY STANDARD

SB-7 GUARDS FOR HOUSING AND SMALL BUILDINGS.

**2.2 STRUCTURAL DETAILS**

FROM TABLE 2.2.1 - EXTERIOR POST AND RAIL SYSTEM CONNECTION DETAILS REFER TO CONNECTION DETAILS ED-1, ED-1 AND ED-4 FROM TABLE 2.2.2 EXTERIOR CANTILEVERED PICKET SYSTEM CONNECTION DETAILS REFER TO CONNECTION DETAILS ED-1, ED-2, AND ED-5

**2.3 STRUCTURAL DETAILS**

FROM TABLE 3.2.1 - INTERIOR POST AND RAIL SYSTEM CONNECTION DETAILS REFER TO CONNECTION DETAILS IA-1, IA-1, IC-2 AND IC-4 FROM TABLE 3.2.2 - INTERIOR STAIR GUARD CONNECTION DETAILS REFER TO CONNECTION DETAILS IF-1, IF-1, IF-3, IF-4, AND IF-1 (ALSO IC-2 MODIFIED TO SUIT SLOPE)

2. ALL FLOORS WITH CERAMIC TILE TO BE REINFORCED AS PER DIVISION B, 8.3.0.6 OF THE O.B.C.

3. ALL LIGHTING AND ELECTRICAL TO COMPLY WITH O.B.C. 8.3.4.

4. SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND ARE TO BE INTERCONNECTED.

5. RANGE HOODS TO BE VENTED TO THE EXTERIOR O/W NON-COMBUSTIBLE PIPING.

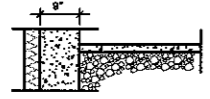
6. ATTIC VENTILATION TO COMPLY WITH DIVISION B, 9.32. OF THE O.B.C.

PROVIDE AN AIR BARRIER IN ACCORDANCE WITH DIVISION B, 9.25.5 OF THE O.B.C.

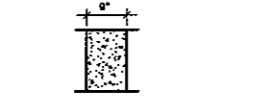
**WALL TYPES**



**TYPICAL EXTERIOR BASEMENT FOUNDN. WALL**  
 - 8" CONCRETE FOUNDATION BETWEEN ASPHALTIC DAMPROOFING TO FINISHED GRADE, PLATON WATERPROOFING AND NO. 15 ASPHALT IMPREG. FELT INSIDE  
 - R12 BLANKET INSULATION (FULL HEIGHT) MIN. 2'-0" BELOW FINISHED GRADE  
 - 6 MIL POLY VAPOUR BARRIER OVERLAPPED AND SEALED



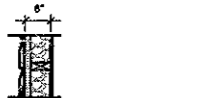
**TYPICAL GARAGE FOUNDATION WALL**  
 - 8" CONCRETE FOUNDATION - ASPHALTIC DAMPROOFING TO FINISHED GRADE (PLATON) and R12 BLANKET INSULATION (FULL HEIGHT)  
 - 6 MIL POLY VAPOUR BARRIER OVERLAPPED and SEALED  
 - SEE FOUNDATION PLANS FOR EXTENT OF WALL DOWN TO TOP OF FOOTINGS



**TYPICAL INTERIOR BASEMENT WALL**  
 - 8" CONCRETE FOUNDATION - SEE FOUNDATION PLANS FOR EXTENT OF WALL DOWN TO TOP OF FOOTINGS



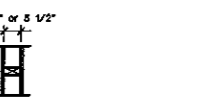
**TYPICAL EXTERIOR MASONRY VENEER WALL**  
 - MASONRY VENEER O/W BRICK TIES OVERHANG FDN'TN (SHOWN DASHED)  
 - 1" MIN. AIR SPACE  
 - TYVEK® BUILDING WRAP/AIR BARRIER  
 - 7/16" O.S.B. SHEATHING  
 - 2x8 WOOD STUDS @ 16" o/c  
 - R20 BATT INSULATION  
 - 6 MIL POLY VAPOUR/AIR BARRIER OVERLAPPED AND SEALED  
 - 1/2" GYPSUM BOARD



**TYPICAL EXTERIOR SIDING WALL**  
 - PREFIN. VINYL SIDING (SEE ELEVSI)  
 - TYVEK® BUILDING WRAP/AIR BARRIER  
 - 7/16" O.S.B. SHEATHING  
 - 2x8 WOOD STUDS @ 16" o/c  
 - R20 BATT INSULATION  
 - 6 MIL POLY VAPOUR/AIR BARRIER OVERLAPPED AND SEALED  
 - 1/2" GYPSUM BOARD



**TYPICAL INTERIOR GARAGE WALL**  
 - 1/2" GAS PROOF GYP. BOARD  
 - 2x8 WOOD STUDS @ 16" o/c  
 - R20 BATT INSULATION  
 - 6 MIL POLY VAPOUR BARRIER  
 - 1/2" GYPSUM BOARD



**TYPICAL WOOD STUD PARTITION**  
 - 1/2" GYPSUM BOARD EACH SIDE OF 2x4 WOOD STUDS @ 16" o/c  
 - CHANGE TO 2x8 WOOD STUDS AS DIMENSIONED ON FLOOR PLANS

**2. INSULATE & WEATHERSTRIP ATTIC ACCESS HATCHES (MIN. 2 1/2" x 28")**

10. ALL DOORS AND WINDOWS TO COMPLY WITH RESISTANCE TO FORCED ENTRY DIVISION B, 8.6 OF THE O.B.C.

11. DOOR FROM GARAGE TO HOUSE TO BE EXTERIOR TYPE O/W WEATHERSTRIPPING AND CLOSER.

12. PROVIDE MINIMUM R19 INSULATION ON INTERIOR GARAGE WALL

13. PROVIDE MINIMUM R25 INSULATION IN FLOOR SPACE OVER GARAGE, AND ENSURE WALLS AND CEILING ON GARAGE SIDE ADJACENT TO LIVING SPACE ARE TO BE DRYWALLED AND SEALED (GAS-PROOFED).

14. EVERY FLOOR CONTAINING BEDROOMS MUST HAVE AT LEAST ONE WINDOW WITH AN UNOBSTRUCTED OPENING WITH AN OPENABLE PORTION NOT LESS THAN 0.35sq.m (13.8sq.ft.), WITH NO DIMENSION LESS THAN 380mm (15"), AND A SILL HEIGHT NO MORE THAN 1m (3'-3") ABOVE FIN. FLOOR.

15. FOR MASONRY VENEER INSTALLATION, PROVIDE CONTINUOUS FLASHING AND WEATHERSTRIP EVERY 3100 MAX.

16. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATIONS OF THIS PLAN.

17. ORCHARD DESIGN STUDIO DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS, UNLESS ADVISED IN WRITING OF SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLEASE ADVISE ORCHARD DESIGN STUDIO IF ANY DISCREPANCIES ARE OBSERVED OR EXPLANATIONS ARE REQUIRED.

**FOUNDATION NOTES**

1. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON WORKING DRAWINGS AND REPORT ANY DISCREPANCIES TO ORCHARD DESIGN STUDIO BEFORE PROCEEDING WITH THE WORK. ANY CHANGES, ALTERATIONS OR REVISIONS MUST BE REPORTED TO ORCHARD DESIGN STUDIO BEFORE PROCEEDING WITH THE WORK.

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION SAFETY ACT 1980, AND ANY SUBSEQUENT AMENDMENTS.

3. REMOVE ALL TOPSOIL, ORGANIC AND LOOSE FILL MATERIAL FROM BUILDING AREA BEFORE STARTING CONSTRUCTION.

4. PROOF ROLL EXISTING FILL MATERIAL. REMOVE ANY LOOSE OR SOFTENED AREAS BENEATH SLAB ON GRADE BEFORE PLACING GRANULAR FILL.

5. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL WITH A MINIMUM SOIL BEARING CAPACITY OF 3000 p.s.f.

6. APPROVED GRANULAR FILL UNDER FOOTINGS AND FLOOR SLABS SHALL BE COMPACTED IN 8" LAYERS TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.

7. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4 IN. BELOW FINISHED EXTERIOR GRADE TO PROTECT THE FOOTINGS FROM FROST ACTION.

8. ALL CONCRETE WORK TO CONFORM TO CSA STANDARD A438-00 AND A23.1-04.

9. REINFORCING STEEL SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 58,000 p.s.f.

10. ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 6/8" DIAMETER ANCHOR BOLTS AT 4 IN. O/C MAXIMUM.

11. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 p.s.f. ALL OTHER CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,000 p.s.f. UNLESS OTHERWISE SPECIFIED.

13. DO NOT ADD WATER TO CONCRETE. IF HIGHER SLUMP CONCRETE IS DESIRED, CONCRETE SUPPLIER SHALL DESIGN AND SUPPLY ACCORDINGLY.

14. WATER CURING OF CONCRETE IS RECOMMENDED.

15. USE A MINIMUM OF 6" COMPACTED LAYER OF 3/4" CLEAR STONE UNDER ALL GROUND SLABS.

16. ANY NECESSARY PRECAUTIONS SHALL BE TAKEN TO ENSURE THAT EXISTING FOOTINGS ARE NOT DISTURBED OR UNDERMINED IN ANY WAY DURING EXCAVATION.

17. THE FOLLOWING MINIMUM CONCRETE COVERS FOR REINFORCING STEEL SHALL BE PROVIDED: FOOTINGS 3"-/-, PIERS AND WALLS: 1 1/2"-/-, UNLESS NOTED OTHERWISE.

18. SPACING OF CONTROL JOINTS IN CONCRETE SLABS SHALL NOT EXCEED 20 FEET O.C.

**FRAMING NOTES**

1. STRUCTURAL STEEL SHALL CONFORM TO CSA G40.21-44W, G40.21-50W CLASS H FOR H.S.S. AND G40.21-50W FOR W SHAPE SECTIONS.

2. STEEL BEAMS AND LINTELS SHALL HAVE 3 1/2" MINIMUM END BEARING ON MASONRY AND 2 1/2" MINIMUM BEARING ON STEEL UNLESS INDICATED OTHERWISE.

3. ALL BEAMS CANTILEVERED OVER A COLUMN OR OTHER SUPPORT SHALL HAVE A MINIMUM OF 2 - 3/8" THICK STIFFENER PLATES EACH SIDE OF WEB UNLESS INDICATED OTHERWISE.

4. COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED WITH 1 1/2" NON-SHRINK GROUT.

5. SHOP DRAWINGS OF STRUCTURAL STEEL SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BEFORE FABRICATION.

6. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W88 AND SHALL BE UNDERTAKEN BY A FABRICATOR FULLY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA STANDARD W47.

7. BOLTED CONNECTIONS SHALL USE A325 BOLTS, USING BEARING TYPE CONNECTIONS.

8. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE DETAILS AND DESIGN LOADS ON THE ARCHITECTURAL DRAWINGS AND/OR O.B.C. REQUIREMENTS. SHOP DRAWINGS OF THE ROOF TRUSSES INCLUDING LAYOUT OF THE TRUSSES, BRIDGING, BRACING AND BEARING DETAILS INCLUDING HOLD-DOWN CLIPS SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER OF THE PROVINCE OF ONTARIO AND SHALL BE SUBMITTED TO THE BUILDER FOR REVIEW BEFORE FABRICATION.

9. ALL TIMBER FOR WOOD TRUSSES SHALL BE KILN DRIED AND WELL SEASONED IN ORDER TO PREVENT POSSIBLE DISTORTION OR DEFORMATION OF THE TRUSSES.

10. NAILING REQUIREMENTS (AS PER O.B.C.) SHALL BE AS FOLLOWS:  
 A. VERTICAL STUDS TO BOTTOM PLATES: 4 - 3" ARDOX NAILS.  
 B. VERTICAL STUDS TO TOP PLATES: 4 - 3 1/2" ARDOX NAILS.  
 C. ROOF TRUSSES TO PLATES: TO BE DESIGNED BY TRUSS ENGINEER.  
 D. WIND BRACING (PER TRUSS) TO BE DESIGNED BY TRUSS ENGINEER.  
 E. BRIDGING (PER TRUSS) TO BE DESIGNED BY TRUSS ENGINEER.  
 F. LINTELS: 3 1/2" ARDOX NAILS @ 12" O.C.  
 G. WALL BRACING: 1 1/2" ARDOX NAILS @ 8" O.C. TO STUDS & PLATES.  
 HORIZONTAL AND 4" O.C. VERTICAL STAGGERED.

11. ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 6/8" DIAMETER ANCHOR BOLTS AT 4 FEET O.C. MAXIMUM.

12. ALL WOOD SHALL BE No. 2 SPRUCE OR BETTER.

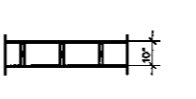
13. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS TO NOT OVERLOAD THE STRUCTURE DURING CONSTRUCTION.

14. WHERE FLOOR JOISTS ARE PARALLEL TO EXTERIOR SUPPORT WALL TURN JOISTS BACK 2'-0" FOR BRICK CANTILEVER.

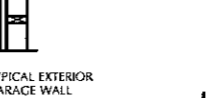
**FLOOR TYPES**



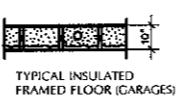
**TYPICAL SLAB ON GRADE**  
 - 3" CONCRETE SLAB ON 6 MIL POLY DAMPROOFING TO FINISHED GRADE (PLATON) and GRANULAR 'A' BASE (COMPACT IN MIN. 6" THICK LAYERS)  
 - PROVIDE SAWN CONTROL JOINTS O/W JOINT FILLER



**TYPICAL FRAMED FLOOR**  
 - 5/8" TAG SUBFLOOR ON 2x10 SPRUCE JOISTS @ 16" or 12" o.c. AS NOTED  
 - SEE PLANS  
 - 2x2 CROSS BRIDGING @ 6'-10" MAX.  
 - 1/2" GYPSUM BOARD CEILING (SECOND FLOOR ONLY)  
 - 1/4" PLYWOOD UNDERLAY IN VINYL FLOOR AREAS  
 - BATT INSULATION AT EXTERIOR HEADER SPACE

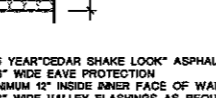


**TYPICAL EXTERIOR GARAGE WALL**  
 - BRICK VENEER O/W GALV. BRICK TIES / OVERHANG FOUNDATION (SHOWN DASHED)  
 - 1" MIN. AIR SPACE  
 - 1/2" O.S.B. SHEATHING  
 - 2x4 WOOD STUDS @ 16" o/c



**TYPICAL INSULATED FRAMED FLOOR (GARAGES)**  
 - SAME AS FLOOR ABOVE EXCEPT - 8" SPRAYED URETHANE FOAM INSULATION - MIN. R25  
 - SEAL JOIST SPACE FROM AIR INFILTRATION AND COVER COMPLETELY ALL PIPES

**ROOF TYPE**



- MIN. 25 YEAR "CEDAR SHAKE LOOK" ASPHALT SHINGLES  
 - MIN. 36" WIDE EAVE PROTECTION TO MINIMUM 12" INSIDE RAKER FACE OF WALL  
 - MIN. 36" WIDE VALLEY FLASHINGS AS REQUIRED  
 - ROOF VENTS WITH UNOBSTRUCTED FREE AREA OF 1/300 OF INSULATION CEILING AREA  
 - 7/16" PLYWOOD, WAFERBOARD OR O.S.B. SHEATHING O/W EDGE CLIPS ON PRE-ENG. WOOD TRUSSES @ 2'-0" O.C.  
 - R40 INSULATION AT BOTTOM CHORD OF CEILING JOISTS AND SLOPED CEILING JOISTS  
 - R28 INSULATION IN ROOF JOISTS (WHERE APPLICABLE) ENSURE MIN. 3" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING  
 - INSULATION BAFFLES & AIR CHANNELS TO INSURE ADEQUATE VENTILATION  
 - 6 MIL CONT. POLY VAPOUR BARRIER  
 - 1/2" GYPSUM BOARD CEILING  
 - SCISSOR TRUSSES WHERE NOTED ON PLANS  
 - ENSURE MIN. R-28 BATT INSULATION

**NOTE**

ALL REACTIONS SHOWN ARE UNFACTORED. ALL BEAMS AND LINTELS HAVE BEEN DESIGNED USING LIMIT STATES DESIGN METHODOLOGY.

**LOADBEARING PARTITIONS**

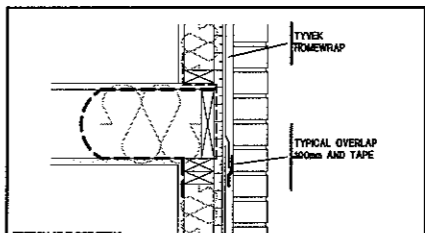
2x4 (OR 2x6 WHERE APPLICABLE) STUDS @ 16" O.C. W/ GRTS @ MID HEIGHT. (TYPICAL)

**LINTE NOTE**

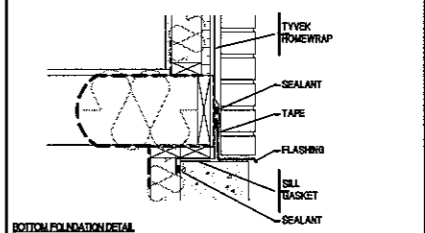
PROVIDE 2x2x10 + 1 1/2" x 10" x 10" ABOVE ALL FIRST FLOOR EXTERIOR DOORS AND WINDOWS, UNL.O.

**NOTE**

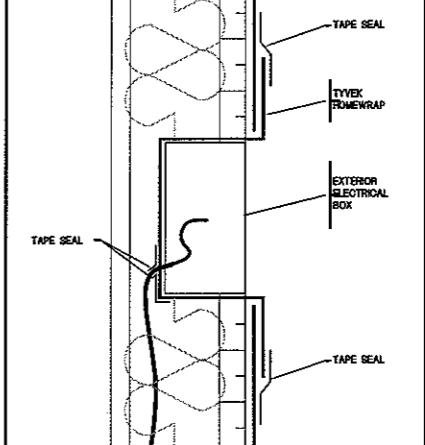
REINFORCE STUDS IN MAIN BATH FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO TUB AND WATER CLOSET. AS PER O.B.C. DIV. B, PART 9, 9.3.2.3



SECTION AT FLOOR DETAIL NOT TO SCALE



BOTTOM FOUNDATION DETAIL NOT TO SCALE



EXTERIOR FOUNDATION BOLT DETAIL NOT TO SCALE

NOTE: IF "TYVEK" AIR PARRIER SYSTEM IS USED, PREFER TO CCMC REPORT ATTACHED.