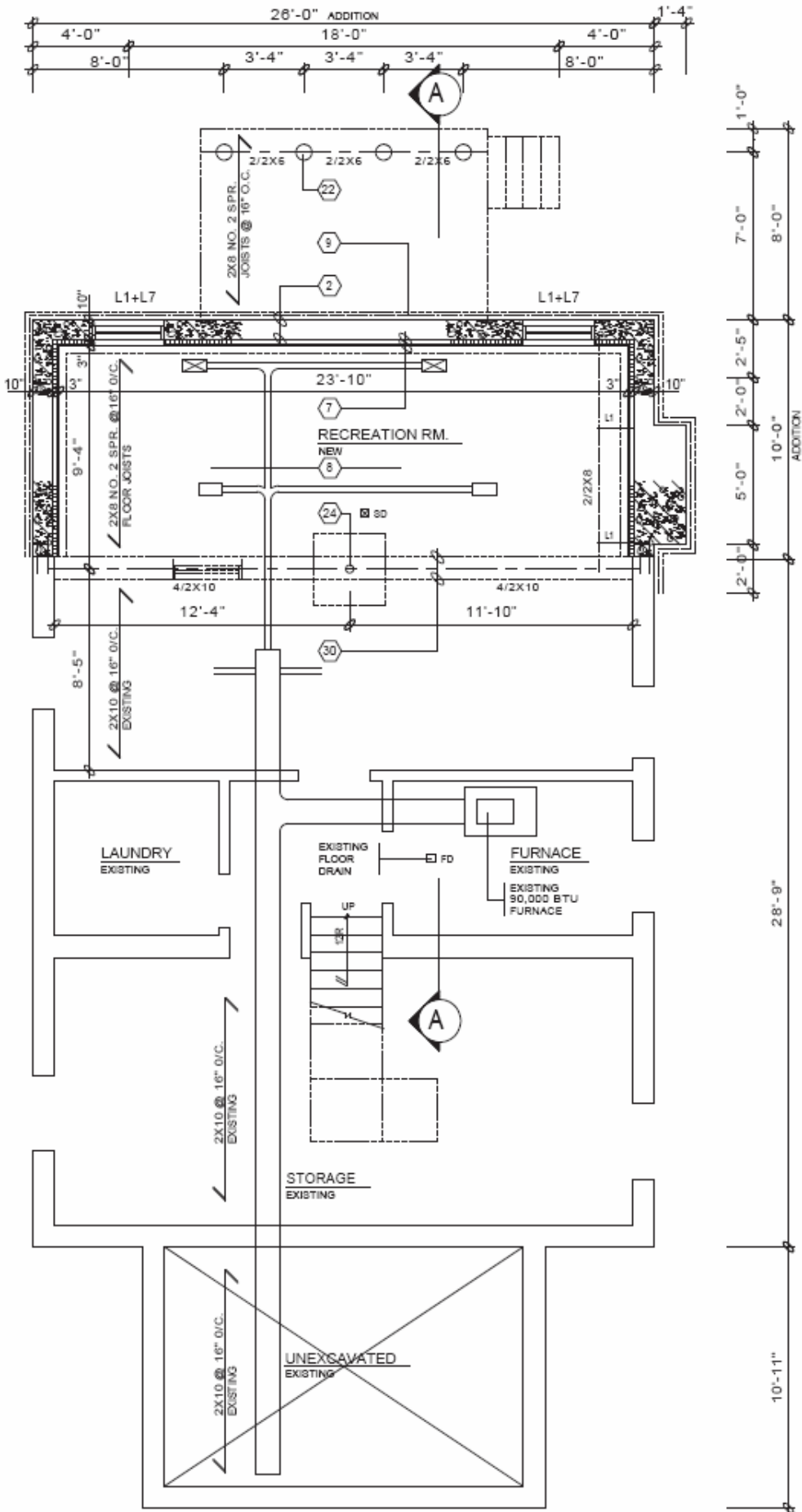


SITE PLAN  
SCALE 1" = 15'-0"

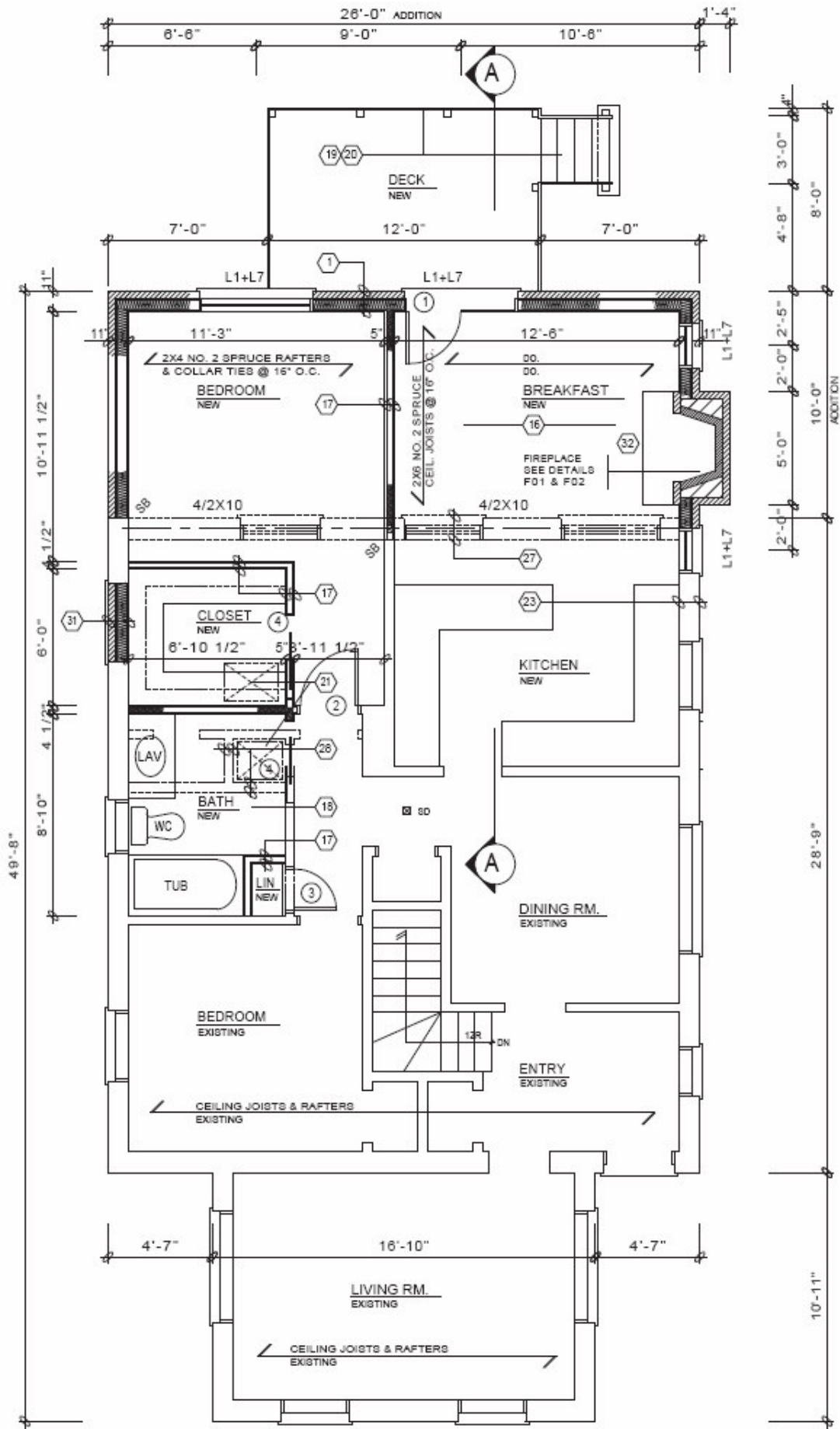
NORTH



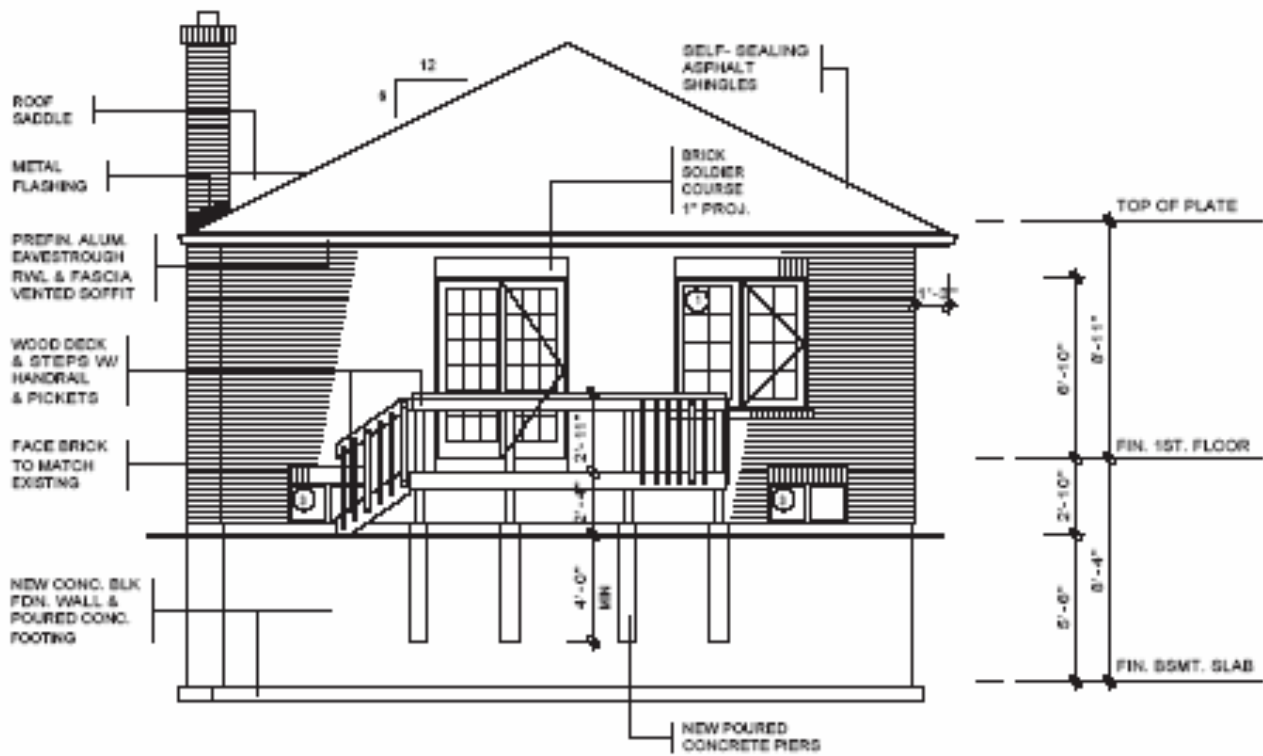


**BASEMENT PLAN**

SCALE 3/16" = 1'-0"

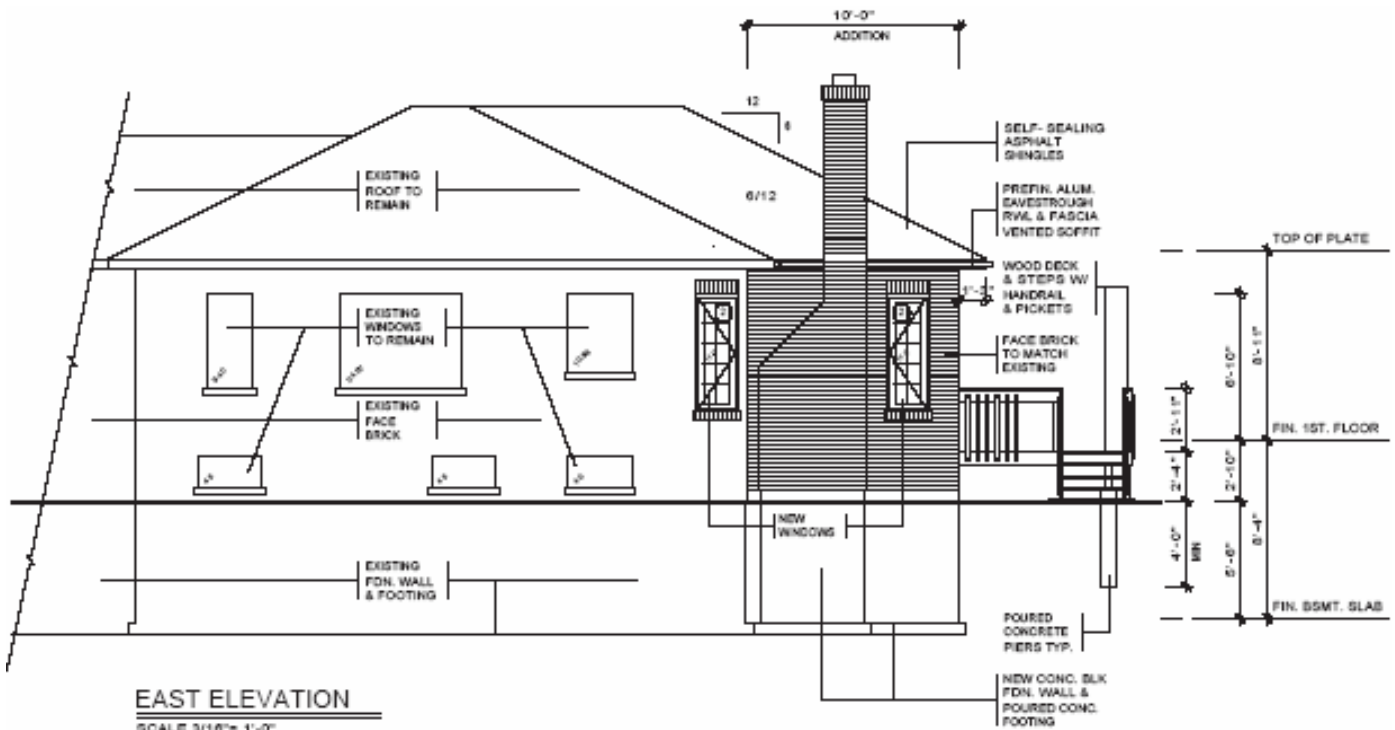


**GROUND FLOOR PLAN**  
 SCALE 3/16" = 1'-0"



**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

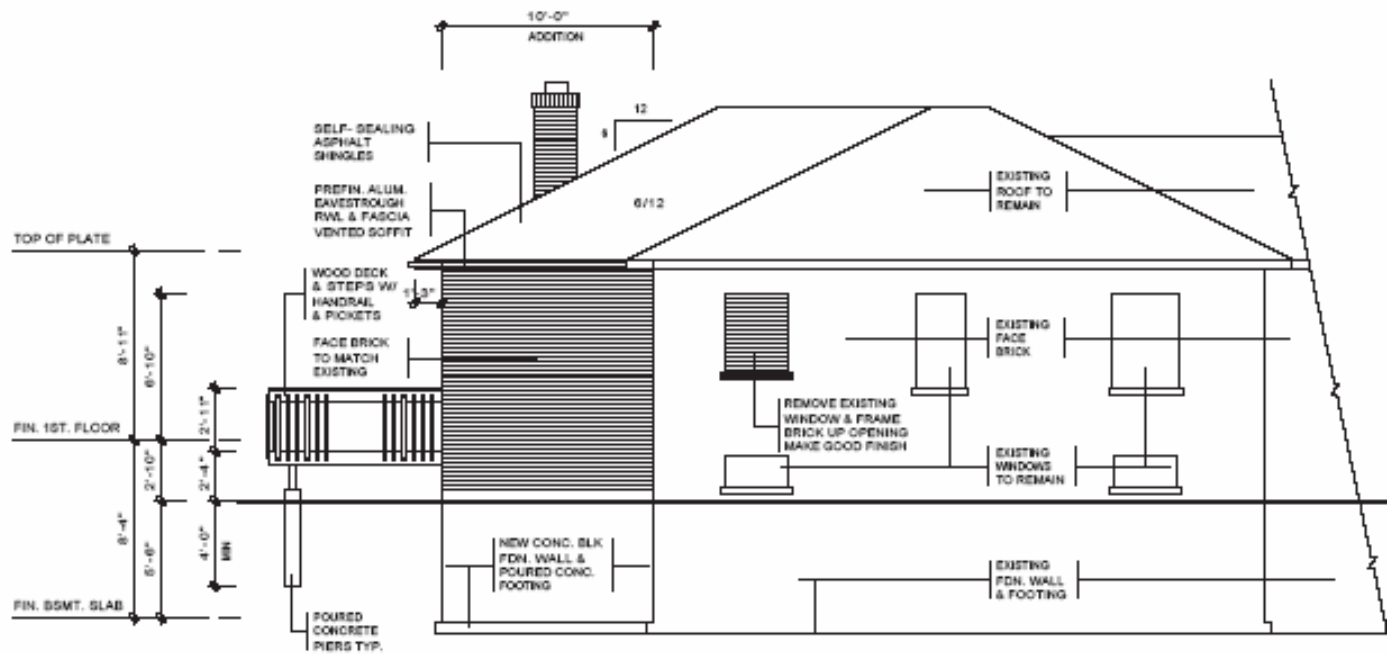


**EAST ELEVATION**

SCALE 3/16" = 1'-0"

**UNPROTECTED OPENINGS**

WALL AREA	537.93 SQ.FT.
LIMITING DISTANCE	10'-0" @ 19.43%
MAX. ALLOWABLE OPENINGS	104.52 SQ.FT.
TOTAL OPENINGS PROVIDED	102.05 SQ.FT.



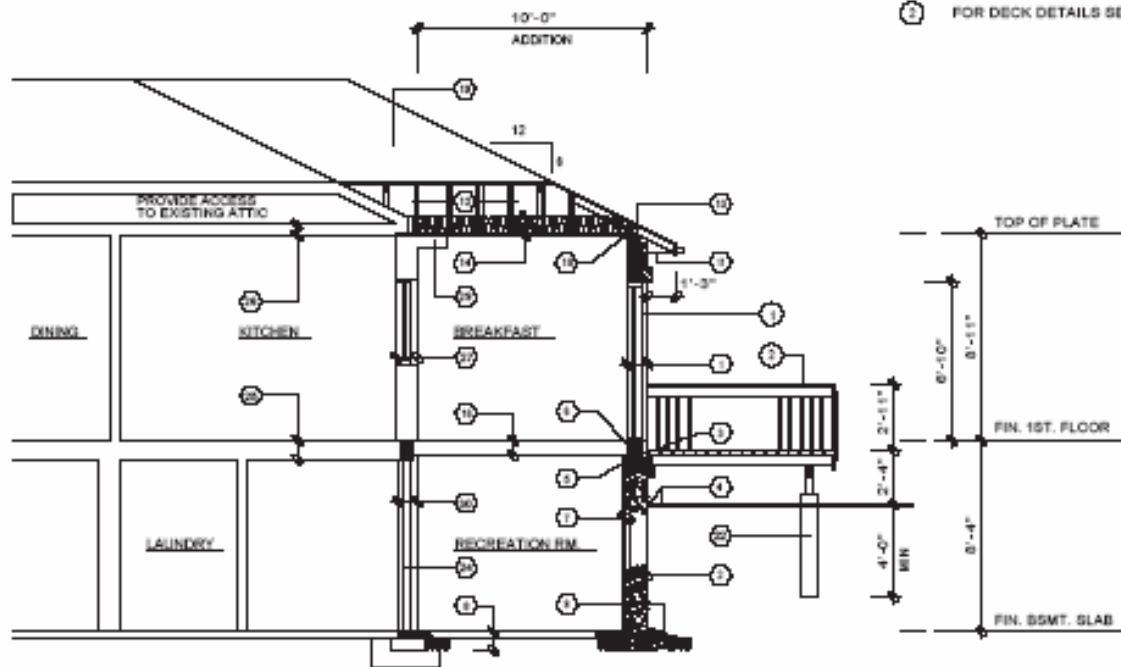
**WEST ELEVATION**

SCALE 3/16" = 1'-0"

**UNPROTECTED OPENINGS**

NO NEW OPENINGS  
EXISTING TO REMAIN

- ① FOR WALL SECTION SEE W03
- ② FOR DECK DETAILS SEE D01 & D02



**SECTION 'A-A'**

SCALE 3/16" = 1'-0"

## CONSTRUCTION SPECIFICATIONS

- 1** BRICK VENEER WALL  
4" FACE BRICK, 1" AIR SPACE  
0.03 THICK X 7/8" WIDE  
GALVANIZED METAL TIES  
INSTALLED W/ GALVANIZED  
SPIRAL NAILS OR SCREWS  
32" O.C. HORIZ., 16" O.C. VERT.  
SHEATHING PAPER, LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
2"x6" WOOD STUDS @ 16" O.C.  
R 17 BATT INSUL. IN CONTINUOUS  
CONTACT W/ EXTERIOR SHEATHING  
CONTINUOUS AIR / VAPOUR BARRIER  
1/2" INTERIOR DRYWALL FINISH  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM
- 2** FOUNDATION WALL  
BITUMINOUS DAMPPROOFING ON  
MINIMUM 1/4" PARGING ON  
CONCRETE BLOCK FDN. WALL  
TOP BLOCK COURSE FILLED  
W/ MORTAR OR CONCRETE  
PROVIDE PARGING COVERED OVER  
18"X 6" POURED CONC. FOOTING  
TO BEAR ON UNDISTURBED SOIL  
PROVIDE DRAINAGE LAYER  
- MIN. 3/4" MINERAL FIBRE  
INSULATION W/ A DENSITY OF  
NOT LESS THAN 3.6 LB./FT. OR  
- MIN. 4" OF FREE DRAINING  
GRANULAR MATERIAL OR  
- A B.M.E.C. APPROVED  
DRAINAGE LAYER MATERIAL
- 3** BRICK VENEER @ FDN. WALL  
20 MIL POLY FLASHING MINIMUM  
6" UP BEHIND SHEATHING PAPER  
WEEP HOLES @ MIN. 2'-7" APART
- 4** GRADE  
SLOPE GRADE AWAY FROM  
BUILDING FACE & PROVIDE  
SEMI-SOLID BLOCK COURSE  
AT OR BELOW GRADE LEVEL
- 5** SILL PLATE  
2"x6" SILL PLATE FASTENED  
TO FOUNDATION WALL WITH  
MIN. 1/2" DIA. ANCHOR BOLTS  
EMBEDDED MIN. 4" IN CONCRETE  
@ 7'-10" O/C. MAX. & PROVIDE  
CAULKING OR GASKET BETWEEN  
PLATE & FOUNDATION WALL
- 6** FLOOR INSULATION  
CONTINUOUS HEADER JOIST WITH  
R 17 BATT INSULATION, EXTEND  
VAPOUR / AIR BARRIER & SEAL  
TO JOIST AND SUBFLOOR
- 7** FOUNDATION INSULATION  
1/2" INTERIOR DRYWALL FINISH  
2"x3" WOOD STRAPPING @ 16" O/C.  
MIN. R8 INSULATION W/ 6 MIL POLY  
AIR / VAPOUR BARRIER FULL HEIGHT.  
MOISTURE BARRIER TO HEIGHT OF  
EXTERIOR GRADE BETWEEN  
FOUNDATION WALL & WOOD FRAMING
- 8** BASEMENT SLAB  
3" POURED CONCRETE SLAB  
(3600 PSI CONC. STRENGTH)  
4" CRUSHED STONE BELOW
- 9** DRAINAGE  
4" DIA. WEEPING TILE W/  
6" CRUSHED STONE COVER
- 10** ROOF CONSTRUCTION  
20 YEAR ASPHALT SHINGLES ON MIN.  
3/8" EXTERIOR PLYWOOD SHEATHING  
ON APPROVED ROOF TRUSSES OR  
CONVENTIONAL FRAMING (SEE PLANS)  
USE 'H' CLIPS IF 24" O.C. SPACING
- 11** OVERHANG CONSTRUCTION  
PREFINISHED ALUMINUM FASCIA,  
EAVESTROUGH & RAIN WATER LEADERS  
TO MATCH EXISTING FINISHES. PROVIDE  
DRIP EDGE AT FASCIA & VENTED SOFFIT  
EXTEND DOWNSPOUTS TO GRADE LEVEL
- 12** ROOF VENTILATION  
1:300 OF THE INSULATED CEILING  
AREA UNIFORMLY DISTRIBUTED.
- 13** EAVES PROTECTION  
EAVES PROTECTION MEMBRANE TO  
EXTEND FROM THE EDGE OF THE  
ROOF, 36" UP THE SLOPE BUT NOT  
LESS THAN 12" BEYOND THE INTERIOR  
FACE OF THE EXTERIOR WALL
- 14** CEILING CONSTRUCTION  
5/8" INTERIOR DRYWALL FINISH  
CONTINUOUS AIR / VAPOUR BARRIER  
W/ MINIMUM R 31 BATT INSULATION
- 15** WALL/CEILING INSULATION  
CARRY MIN. R12 INSULATION  
TO COVER THE INTERIOR FACE  
OF THE EXTERIOR WALL
- 16** FLOOR CONSTRUCTION  
5/8" T&G PLYWOOD SUBFLOOR  
2X8 FLOOR JOISTS @ 16" O/C.  
FLOOR JOISTS BRIDGED W/  
CONTINUOUS 1"x3" STRAPPING OR  
2 ROWS OF 2"x2" CROSS BRIDGING  
OR SOLID BLOCKING
- 17** INTERIOR STUD PARTITION  
1/2" DRYWALL FINISH BOTH SIDES OF  
2"x4" WOOD STUDS @ 16" O/C  
2 TOP PLATES & 1 BOTTOM PLATE  
PROVIDE SOUND ATTENUATION  
INSULATION IN BATHROOM WALLS  
& WHERE INDICATED ON PLAN
- 18** MECHANICAL VENTILATION  
PROVIDE MIN. 1 AIR CHANGE  
PER HOUR IN ROOMS SPECIFIED  
TO BE MECHANICALLY VENTED  
80 CFM FOR BATH PRIMARY VENTS
- 19** STAIRS INTERIOR/EXTERIOR  
MAXIMUM RISE - 7 7/8"  
MINIMUM RISE - 4 7/8"  
MINIMUM RUN - 8 1/4"  
MAXIMUM RUN - 14"  
MINIMUM TREAD - 9 1/4"  
MAXIMUM TREAD - 14"  
MAXIMUM NOSING - 1"  
MINIMUM WIDTH - 2'-10"  
MINIMUM HEADROOM - 6'-5"
- 20** GUARDS  
INTERIOR LANDINGS - 2'-11"  
EXTERIOR BALCONY - 3'-6"  
INTERIOR STAIRS - 2'-11"  
EXTERIOR STAIRS - 2'-11"  
MAX. BETWEEN PICKETS - 4"  
  
GUARD HEIGHT IF  
DECK TO GRADE IS:  
GREATER THAN 5'-11" - 3'-6"  
5'-11" OR LESS - 2'-11"  
NO MEMBER OR ATTACHMENT  
BETWEEN 4" & 2'-11" HIGH  
SHALL FACILITATE CLIMBING
- 21** ATTIC ACCESS  
PROVIDE ATTIC ACCESS  
MIN. 20"X 28" W/ INSULATION  
& WEATHER STRIPPING
- 22** PIERS  
PROVIDE 8" DIA. SONO TUBE  
FOR POURED CONCRETE PIERS  
MINIMUM 4'-0" BELOW GRADE
- 23** EXISTING SOLID MASONRY  
EXTERIOR WALL TO REMAIN.
- 24** 3 1/2" DIA. PIPE COLUMN W/  
6X6X3/8" TOP & BOTTOM PLATE  
38"X38"X16" CONCRETE FOOTING
- 25** EXISTING FLOOR STRUCTURE  
TO REMAIN.
- 26** EXISTING CEILING STRUCTURE  
TO REMAIN.
- 27** REMOVE EXISTING EXTERIOR WALL  
AS SHOWN DOTTED
- 28** REMOVE EXISTING INTERIOR STUD  
PARTITIONS AS SHOWN DOTTED
- 29** REMOVE EXISTING ROOF OVERHANG  
AS SHOWN DOTTED
- 30** REMOVE EXISTING FOUNDATION WALL  
AS SHOWN DOTTED
- 31** REMOVE EXISTING WINDOW & FRAME  
MAKE GOOD OPENING W/ BRICK TO  
MATCH EXISTING ON THE EXTERIOR
- 32** INSTALL A CARBON MONOXIDE  
DETECTOR CONFORMING TO  
CAN/CGA-6.19 OR UL 2034

**ROOM FINISH SCHEDULE**

RM. NO.	ROOM NAME	FLOOR		BASE		WALLS		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
FIRST FLOOR											
1	KITCHEN	CERAMIC TILE	-----	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	8'-11"	
2	BREAKFAST	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	8'-11"	MAPLE TO MATCH EXISTING
3	BEDROOM	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	8'-11"	MAPLE TO MATCH EXISTING
4	CLOSET	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	8'-11"	MAPLE TO MATCH EXISTING
5	BATH	CERAMIC TILE	-----	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	8'-11"	
BASEMENT											
6	REC. ROOM	CONC.	CERAMIC TILE	WOOD	PAINT	DRYWALL	PAINT			7'-8"	

**DOOR SCHEDULE**

NO.	TYPE	SIZE	QTY.	REMARKS
1	EXTERIOR	5'-0" X 6'-8"	1.	FRENCH DOOR
2	SLAB	2'-6" X 6'-8"	1.	800 SERIES
3	SLAB	2'-0" X 6'-8"	1.	800 SERIES
4	POCKET DOOR	2'-0" X 6'-8"	2.	

**L1NTEL SCHEDULE**

NO.	DESCRIPTION
1	2-2X8 SPRUCE
2	3-2X8 SPRUCE
3	2-2X10 SPRUCE
4	3-2X10 SPRUCE
5	2-2X12 SPRUCE
6	3-2X12 SPRUCE
7	3 1/2" X 3 1/2" X 1/4" L
8	3 1/2" X 3 1/2" X 5/16" L
9	4" X 3 1/2" X 1/4" L

**LEGEND**

- DUPLEX OUTLET ( WEATHERPROOF )
- DUPLEX OUTLET ( HGT. ABOVE FLR. )
- DUPLEX OUTLET ( 12' ABOVE FLR. )
- EXHAUST FAN
- SWITCH
- HOSE BIB
- SMOKE DETECTOR
- HEAVY DUTY OUTLET
- LIGHT FIXTURE ( WALL MOUNTED )
- LIGHT FIXTURE ( CEILING MOUNTED )
- POT LIGHT FIXTURE
- LIGHT FIXTURE ( WATER RESISTANT )
- LIGHT FIXTURE ( CAPPED )
- FLUORESCENT LIGHT FIXTURE
- SOLID WOOD BEARING
- FLOOR DRAIN
- TV CABLE OUTLET
- TELEPHONE OUTLET
- COMPUTER OUTLET
- DRYER EXHAUST

**WINDOW SCHEDULE**

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m2 W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR

NO.	TYPE	SIZE	QTY.	REMARKS
1	CASEMENT	5'-0" X 5'-0"	1.	
2	CASEMENT	2'-0" X 5'-0"	2.	
3	SLIDER	3'-0" X 1'-6"	2.	
4				
5				
6				

ASPHALT SHINGLES ON MIN. 5/8" PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR WOOD RAFTERS (SEE PLANS) USE W-CLIPS IF 24" O.C. SPACING

ROOF VENTILATION 1:500 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

EAVE PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 56" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INT. FACE OF THE EXTERIOR WALL

EAVEDROUGH, RAIL FASCIA BOARD & VENTED SOFFIT FINISH AS PER THE ELEVATIONS

FRAME WALL CONSTRUCTION FINISH AS PER ELEVATIONS SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SHEATHING 2X6 WOOD STUDS @ 16" O.C. R13 BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING & CONTINUOUS VAPOUR/AIR BARRIER DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 16" O.C. MAX. & PROVIDE CALKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

SLOPE GRADE AWAY FROM BUILDING FACE

BITUMINOUS DAMPROOFING ON MINIMUM 1/4" FARGING ON CONCRETE BLOCK FOR WALL W/ FARGING COVERED OVER FOUKED CONCRETE FOOTING

(POURED CONCRETE WALLS TO HAVE TIE HOLES FILLED WITH CEMENT MORTAR OR DAMPROOFING)

DRAINAGE LAYER  
- MINIMUM 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 5 LB/FT<sup>3</sup> OR  
- MINIMUM 4" OF FREE DRAINING GRANULAR MATERIAL, OR  
- A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

16"x6" DEEP POURED CONG. FTG. (TYPICAL) FOOTING TO BEAR ON UNDISTURBED SOIL

4" DIA. KEEPING TILE W/ 6" CRUSHED STONE COVER

CARRY MIN. R12 INSULATION TO COVER INTERIOR FACE OF EXTERIOR WALL

INTERIOR CEILING FINISH CONT. AIR/VAPOUR BARRIER W/ MINIMUM R31 INSULATION

FLOOR FINISH 5/8" T&G PLYWOOD SUBFLOOR OR APPROVED EQUAL ON WOOD FLOOR JOISTS BRIDGED W/ CONTINUOUS 1"x3" STRAPPING OR 2"x2" CROSS BRIDGING OR SOLID BLOCKING @ 6"-11" O.C.

ACOUSTIC SEALANT

CONTINUOUS HEADER JOIST W/ R13 BATT INSULATION, EXTEND VAPOUR/AIR BARRIER & SEAL TO JOIST & SUBFLOOR

TOP BLOCK COURSE FILLED W/ MORTAR ON CONCRETE

SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

2"x3" WOOD STRAPPING @ 16" O.C. R5 INSULATION W/ 6 MIL POLY VAPOUR/BARRIER W/ MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE BETWEEN FOUNDATION WALL & WOOD FRAMING (INTERIOR FINISH IS OPTIONAL)

BLOCK SIZE	MAX. HEIGHT FROM SLAB TO GRADE
8"	5'-11"
10"	5'-11"
12"	7'-5"

BASEMENT SLAB 5" POURED CONG. SLAB 2200 PSI W/ 6 MIL POLY 3600 PSI WITHOUT POLY 4" CRUSHED STONE

POLY DAMPROOFING MEMBRANE UNDER BOTTOM PLATE

ACOUSTIC SEALANT

MAX. TOTAL MASONRY HEIGHT 8'-2"

