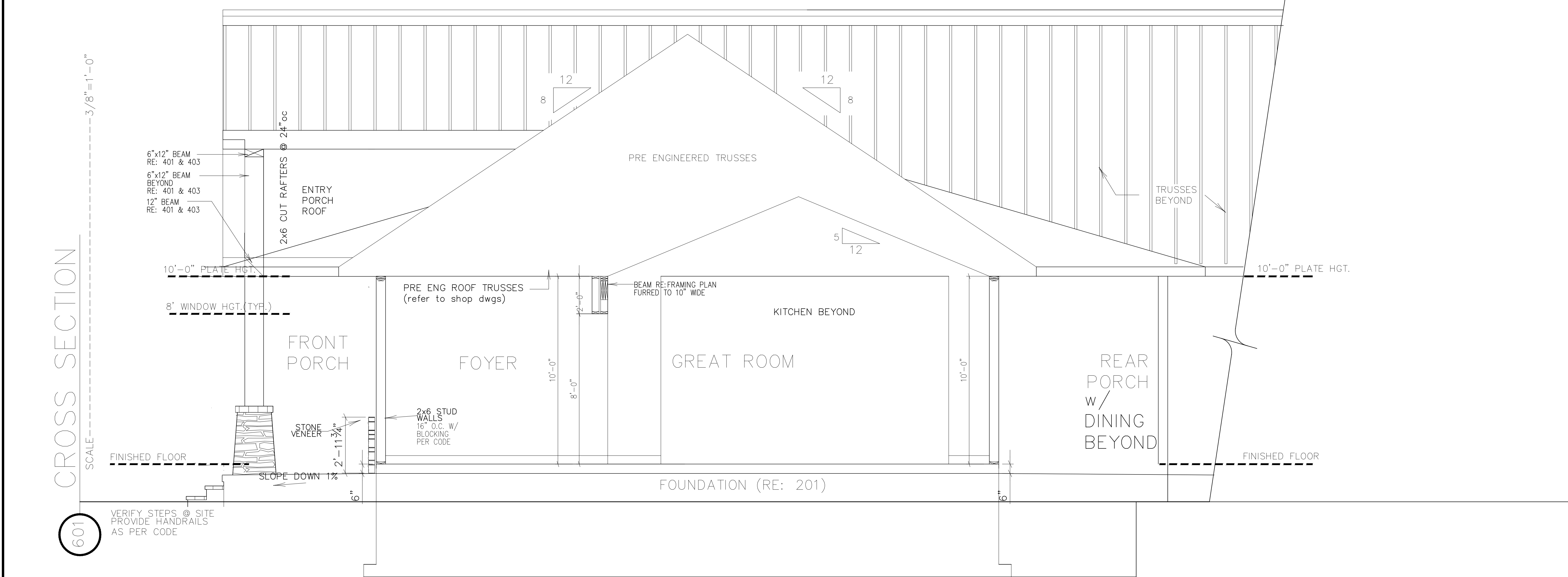















- CROSS SECTION NOTES:
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
 2. ALL RIDGE BEAMS, HIP RAFTERS & VALLEY RAFTERS TO BE 2" x 10" U.O.N., RE: FRAMING PLANS OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
 4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
 5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



Date: 06-01-2020
Drawn By: WMD
Plan Number:
Project Name:
SHEET NUMBER

6

ELECTRICAL LEGEND

SYM	DESCRIPTION
	SMOKE ALARMS & CO DETECTORS TO BE INTERCONNECTED ALL FLOORS - 3wire L.C. - LIGHTING COMPONENT CO. - CARBON DIOXIDE
	WATER SPROUT - EXT FREEZE PROOF
	TELEPHONE LOCATION
	UNDER COUNTER LED STRIP LIGHTING
	RECESSED POT LIGHT - LED
	CEILING MOUNTED LED
	NOTED LOCATIONS FOR RECEPTACLES ALL OTHER STANDARD AS REQUIRED
	WALL MOUNTED LED
	3-WAY SWITCH
	SWITCH
	EXHAUST FAN - TO OUTDOORS
	SECURITY LIGHT - WALL MOUNTED
	3- WIRE FOR FAN

NOTE"
SMOKE AND CARBON MONOXIDE DETECTORS WITH VISUAL SIGNALLING AT LEAST ONE DETECTOR IS TO BE INSTALLED PER FLOOR INCLUDING THE BASEMENT AND EVERY BEDROOM THERE SHALL BE A DETECTOR WITHIN 16'-5" OF EACH BEDROOM DOOR DETECTORS ARE TO BE HARD WIRED TO THE HYDRO PANEL AND INTER-CONNECTED TO OTHER DETECTORS IN THE HOUSE

ADDITIONAL NOTES TO FOUNDATION/FOOTING

- 1) WALL TO BE POURED CONCRETE TO A MIN OF 3,000 PSI IN 28 DAYS.
- 2) POURED CONCRETE FLOOR TO BE MIN. 3,000 PSI POURED 4"THICK REINFORCED WITH FIBRE PER MANUFACTURERS SPECS GARAGE AND EXTERIOR CONC TO HAVE 5-8% AIR ENTRAINED.
- 3) DRAINAGE LAYER ALONG WALL TO BE MIRAFLOW DRAIN OR EQUIVAVANT.
- 4) FINAL GRADES TO BE CHOSEN SUCH THAT SURFACE WATER DRAINS AWAY FREELY FROM BUILDING.
- 5) UTILIZE ONLY FREE DRAINING GRANULAR BACKFILL.
- 6) PLACE 4" BIG "0" AROUND THE PERIMETER OF THE FOUNDATION IN A BED OF 3/4" STONE WITH A MINIMUM OF 6" COVERAGE AS INDICATED

- 7) FOOTINGS ON ROCK SHALL BEAR ON CLEAN SOUND BEDROCK WITH DOWELLING REQUIRED AS FOLLOWS:
 - ROCK SLOPING LESS THAN 2 IN 12 (10 DEGREES +/-) FROM HORIZ DOWELS NOT REQUIRED.
 - ROCK SLOPING BETWEEN 2 IN 12 AND 3-1/2 IN 12 (16 DEGREES+/-), DOWEL AS SHOWN.
 - ROCK SLOPING MORE THAN 3-1/2 IN 12 NOT ALLOWED UNLESS FOOTING IS OTHERWISE RESTRAINED AGAINST SLIDING. CUT DOWN ROCK TO LESS THAN 2 IN 12.

IF ROCK IS SLOPING CUT AWAY TO CREATE A FLAT OR CRADLE BED FOR FOOTING

WHERE FOUNDATION RESTS ON SILT, SAND OR GRAVEL AND THE WATER TABLE IS LESS THAN THE WIDTH OF THE FOOTINGS BELOW HE FOOTINGS SHALL BE 2X THE WIDTH AND DEPTH AND THE COLUMNS SHALL BE A MINIMUM OF 2X THE AREA AS PER OBC 9.15.3.4.(3)

- 8) ALL WORK SHALL CONFORM TO THE LATEST REVISED EDITION OF THE OBC AND LOCAL BUILDING CODES

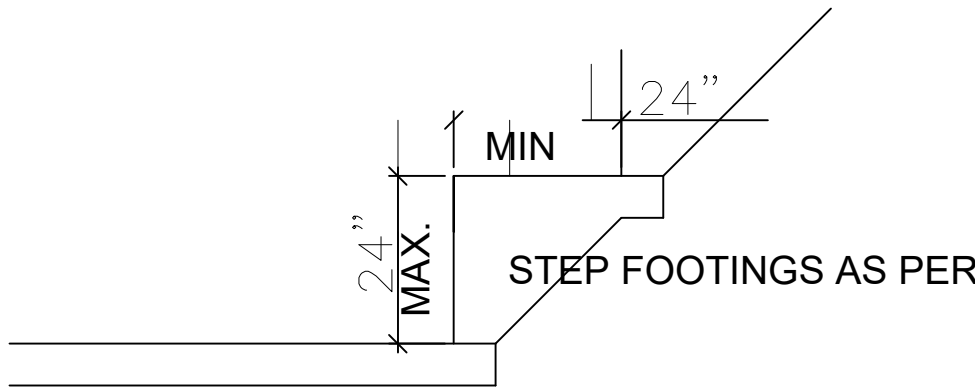
ICF Notes

- 9.15.4.4. THE ICF WALL IS TO BE Laterally supported AT THE BASE. (a) ENSURE THE BACKFILL IS NOT MORE THAN 48" IN HT AND (b) THE FOOTING HAS SHEAR KEY OR (c) IS DOWELLED w/15m @48"oc FTG TO WALL
- 9.15.4.5. HORIZONTAL REINFORCEMENT IN ICF 1-10m BAR PLACED NOT MORE THAN 12" DOWN FM TOP OF WALL AND 10m BARS SPACED @ 24"oc TO BE LOC. IN THE INSIDE 1/2 OF THE WALL SECTION w/30mm COVER OF CONCRETE min FM THE INSIDE FACE
- 9.15.4.5 (2) VERTICAL REINFORCEMENT IN ICF REFER TO TABLE 9.15.4.5.A. VERTICALLY PLACED WITHIN THE INSIDE 1/2 OF THE WALL SECTION w/min 30mm FM THE INSIDE FACE OF THE CONCRETE WALL @ WINDOW OR DOOR OPENINGS TO BE PLACED max 24" fm ea SIDE OF OPENING

TABLE	BACKFILL HTS	MAX HT FIN. GRADE ABOVE FIN. BSMT	MAX UNSUPPORTED BSMT WALL HT @ 9.02
9.15.4.5.A.	4.42'	10m@400mm(16")oc	
9.15.4.5.(2)	5.24'	10m@380mm(15")oc	
	6.56'	10m@380mm(15")oc	
	7.21'	10m@250mm(10")oc	

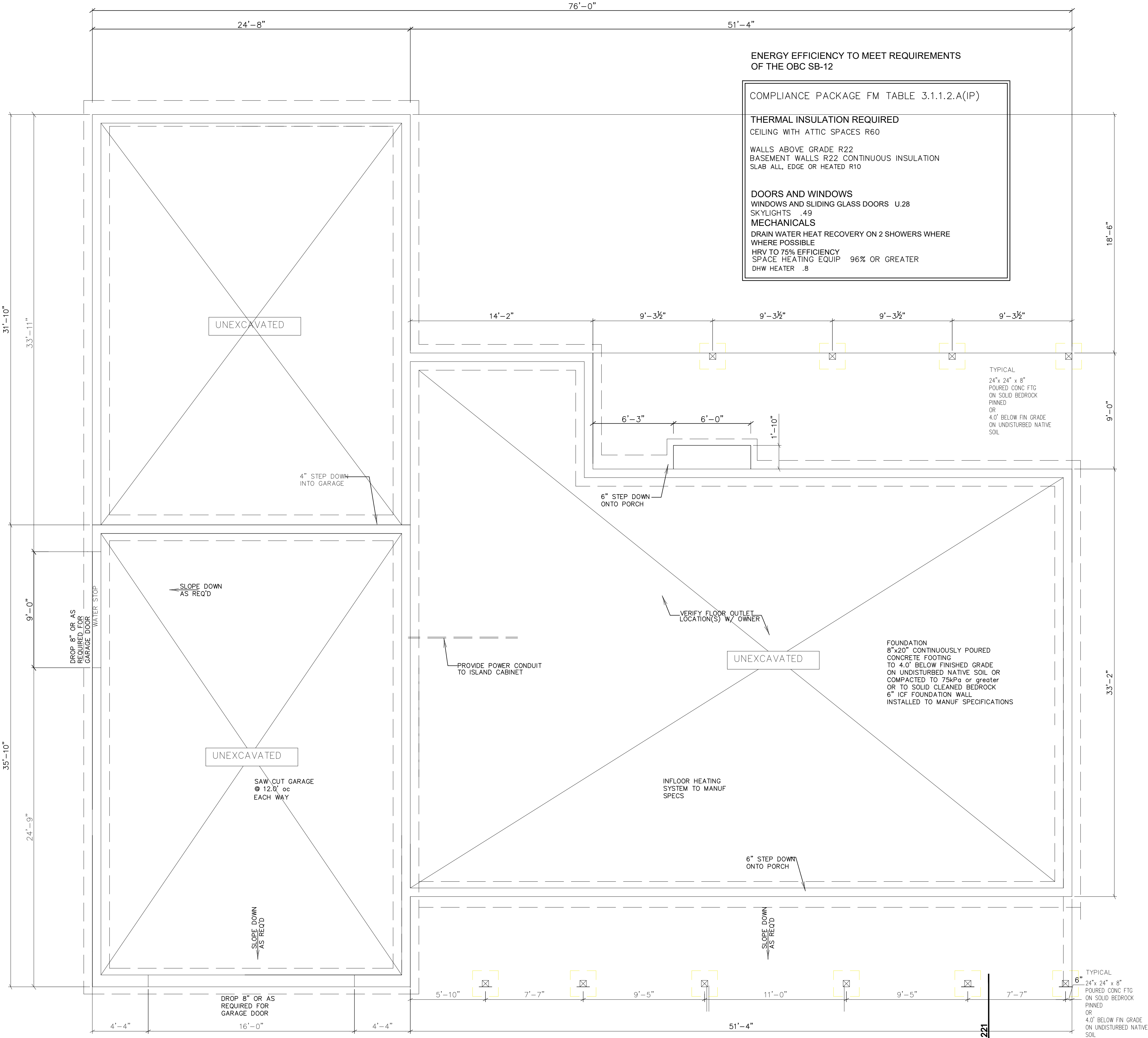
- (3) COLD JOINTS MUST BE REINFORCED WITH 1-15m SPACED @ 24"oc AND EMBEDDED NOT LESS THAN 12" ON BOTH SIDES OF THE JOINT.
- 9.20.17.3.(1) NO OPENINGS WITHIN 4.0' OF THE CORNERS
- (2) PORTIONS OF WALLS ABOVE OPENINGS TO HAVE min 8" CONC ABOVE
- (3) OPENINGS MORE THAN 24" AND LESS THAN 9.8' SHALL BE REINFORCED AT THE TOP & BOTTOM WITH 1-10m BAR
- (5) AND MUST EXTEND BEYOND THE OPENING min 600mm

LINTEL S WIDER THAN 1.2m SHALL BE REINFORCED w/ 10m STIRRUPS @ A max SPACING OF 1/2 THE DISTANCE FM THE BOTTOM REINFORCING BAR TO THE TOP OF THE LINTEL



OBC 9.15.3.9.

STEPPED FOOTINGS



ENERGY EFFICIENCY TO MEET REQUIREMENTS OF THE OBC SB-12

COMPLIANCE PACKAGE FM TABLE 3.1.1.2.A(IP)

THERMAL INSULATION REQUIRED

CEILING WITH ATTIC SPACES R60

WALLS ABOVE GRADE R22
BASEMENT WALLS R22 CONTINUOUS INSULATION
SLAB ALL, EDGE OR HEATED R10

DOORS AND WINDOWS

WINDOWS AND SLIDING GLASS DOORS U.28

SKYLIGHTS .49

MECHANICALS

DRAIN WATER HEAT RECOVERY ON 2 SHOWERS WHERE

WHERE POSSIBLE

HRV TO 75% EFFICIENCY

SPACE HEATING EQUIP 96% OR GREATER

DHW HEATER .8

TYPICAL
24"x 24" x 8"
POURED CONC FTG
ON SOLID BEDROCK
PINNED
OR
4.0' BELOW FIN GRADE
ON UNDISTURBED NATIVE
SOIL

FOUNDATION
8"x20" CONTINUOUSLY POURED
CONCRETE FOOTING
TO 4.0' BELOW FINISHED GRADE
ON UNDISTURBED NATIVE SOIL OR
COMPACTED TO 75kPa or greater
OR TO SOLID CLEANED BEDROCK
6" ICF FOUNDATION WALL
INSTALLED TO MANUF' SPECIFICATIONS

INFLOOR HEATING
SYSTEM TO MANUF
SPECS

6" STEP DOWN
ONTO PORCH

SLOPE DOWN
AS REQ'D

6" STEP DOWN
ONTO PORCH

CONTRACTOR TO
PROVIDE FTG. FOR
STEPS AS PER GRADE
REQUIREMENTS

201 FOUNDATION PLAN

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

Date: 06-01-2020

Drawn By: WMD

Plan Number:

Project Name:

SHEET NUMBER

2

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR.

PRIOR TO INSPECTION (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR.

30. CONSTRUCTION OF DOOR AND WINDOW STYLES AND SIZES WITH OWNER APPROVAL. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND

IF THE CONTRACTOR ADOPTS ANY PLAN OR SPECIFICATION REQUIRED FOR THE INSTALLATION OF APPLICABLE CODES AT SITE.

6. FLOOR FINISHES TO BE IDENTIFIED ON RISE/DECKED SURFACES AND CONTAINED THEREABOUTS ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT. INTERIORS TO BE HORIZONTALLY SLAB HAVE GUARDS NOT LESS THAN 36 INCHES HIGH. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 40 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 42 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSPECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD RAIL.

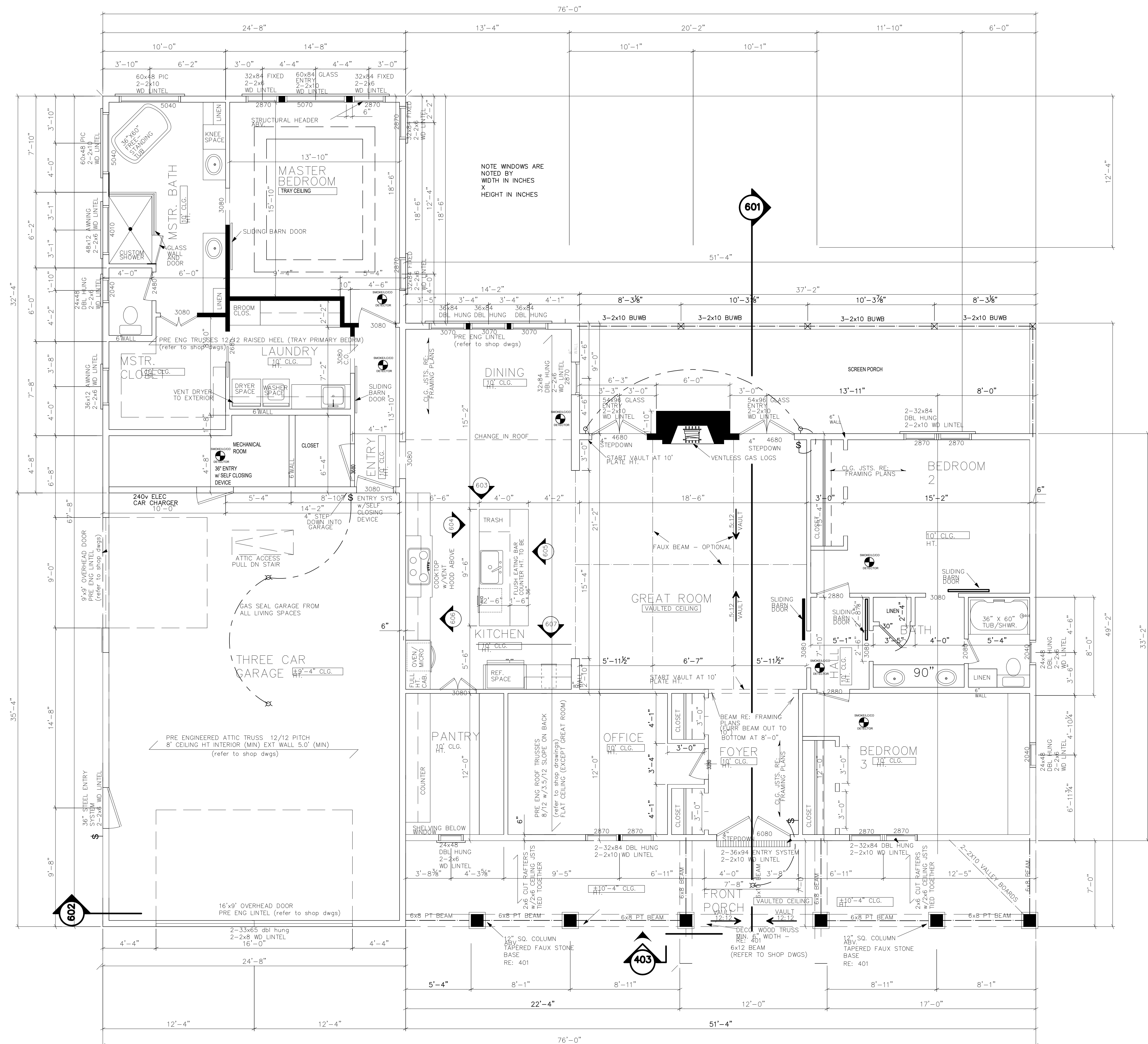
8. ATTICS TO BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL BE PROVIDED WITH A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTION: PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED IF THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REAR DOOR.

9. IF THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 20 INCHES DEEP AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER THAN PARTIAL TOPPING OFF OF ROOF OR CEILING. IF NOT SERVICED, REPLACEMENT AT LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 20 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE THE APPLIANCE. MINIMUM RESCUE OPENINGS SHALL BE PROVIDED FROM ANALYSIS OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIALIZED EQUIPMENT. SEE IBC 703.5.1 FOR REQUIREMENTS FOR WINDOWS SERVING AS EMERGENCY ESCAPE AND RESCUE OPENING. ALL SCREENS MUST HAVE AN EXTERIOR EGRESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL A MINIMUM NET CLEAR OPENING OF 15 SQUARE FEET. MAXIMUM HEIGHT SHALL BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. RETURN AIR GRILL AREA PERIODICALLY CLEANED BED ROOMS WITH SECTION 10.6.2.2. LOUVER AIR COORDINATE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM INSTRUMENTAL MEASUREMENTS DURING ENDURANCE TESTING (IF AVAILABLE). (CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL ENGINEER.

THE AREA ABOVE ROOMS EXHAUST VENTS SHALL BE VENTED DIRECTLY TO EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

WALL FRAMING NOTE:
ALL EXTERIOR WALLS TO BE
2X6 @ 16" O.C. UNLESS
OTHERWISE NOTED.
ALL INTERIOR WALLS TO BE
2X4@ 16" O.C. UNLESS
OTHERWISE NOTED.

AREAS:	S.F. HEATED – NOT INCLUDING
2634	MASONRY DWELLING
357.6	S.F. UNHEATED – FRONT PORCH
864.6	S.F. UNHEATED – GARAGE/STORAGE
334.5	S.F. UNHEATED – REAR PORCH
1556.7	S.F. UNHEATED – TOTAL
4190.7	S.F. TOTAL



MAIN FLOOR PLAN

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

Date: 06-01-2020

Drawn By: WMD

Plan Number:

Project Name:

SHEET NUMBER

3

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION, AS REQ'D BY CURRENT CODES.

402

REAR VIEW

SCALE----- $1/4'' = 1'-0''$

[illegible]

401

FRONT VIEW

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

SEE ELEVATIONS

PRE ENGINEERED TRUSSES
(refer to shop dwgs)
raised heel

PROVIDE HURRICANE STRAPS
ON ALL RAFTERS AS PER
CODE.

METAL ROOFING
OVER 30# FELT, OVER
1/2" CDX PLYWD
or 7/16" O.S.B.
VERIFY W/ CODE

1"x2" TRIM

2"x SUB-FASCIA

1" x FASCIA

CONTINUOUS VENTED SOFFIT

INSULATION

GYP. BD.

MOLD

2 - 2"x6" TOP PLATE 'S

WALL COVERING

2"x6" STUDS @ 16" O.C.

INSULATION

1" X TRIM BD.

SIDING (BOARD AND BATTEN)
EDCO STEEL SIDING INSTALLED TO MANUF SPECS

STRUCTURAL SHEATHING (RE: NOTE "A")

STRAPPING TO MANUF SPECS

BOARD AND BATTEN CORNICE

Architectural cross-section drawing of a building showing structural details and dimensions. The drawing includes the following elements and annotations:

- Dimensions:**
 - 12 (multiple locations, likely indicating rafter spacing)
 - 12' (multiple locations, likely indicating rafter length)
 - 10'-0" (multiple locations, likely indicating plate height)
 - 6'-8"
 - 7'-8"
 - 11'-0"
 - 3'-4"
 - 2'-4"
- Structural Details:**
 - CONT. RIDGE BEAM TO BE 2x10 U.O.N. RE: FRAMING PLANS OR PER ENGINEER.
 - RAFTERS RE: FRAMING PLANS FOR SIZE AND DIRECTION, SPACING.
 - 12" SQ. BEAM RE: FLOOR PLAN PROVIDE BLOCKING ABOVE BEAM TO BOTTOM OF RAFTERS AND 1x CLG.
 - 8" TIMBER HEADERS
 - FOUNDATION (RE: 20')
- Labels:**
 - TOP OF BEAM
 - 10'-0" PLATE HGT.
 - FINISHED FLOOR

SECTION

SCALE----- $3/8" = 1'-0"$

(403)

SHEET NUMBER 4

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

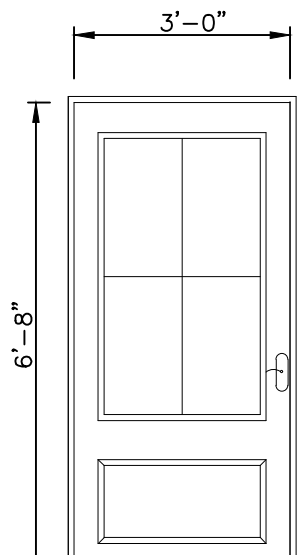
THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.

3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

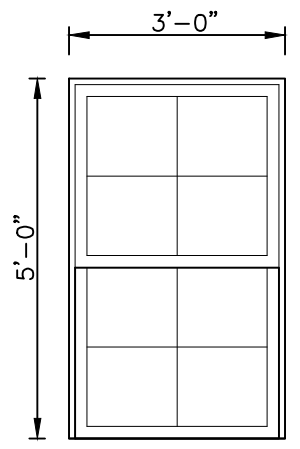
DOOR SIZE AS SHOWN ON FLOOR PLAN → 3068

DOOR SIZE

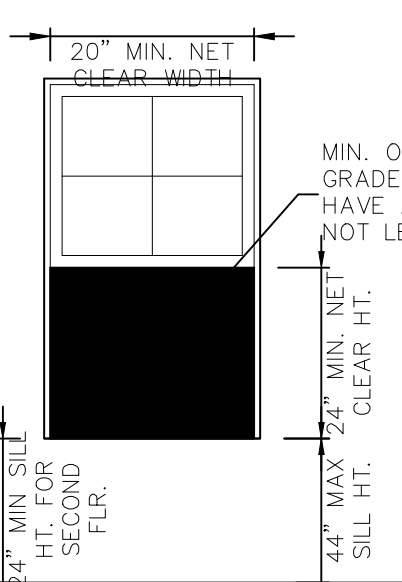


WINDOW SIZE AS SHOWN ON FLOOR PLAN → 3050

WINDOW SIZE



EGRESS



OPENING SIZES/ EGRESS

SCALE-----

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

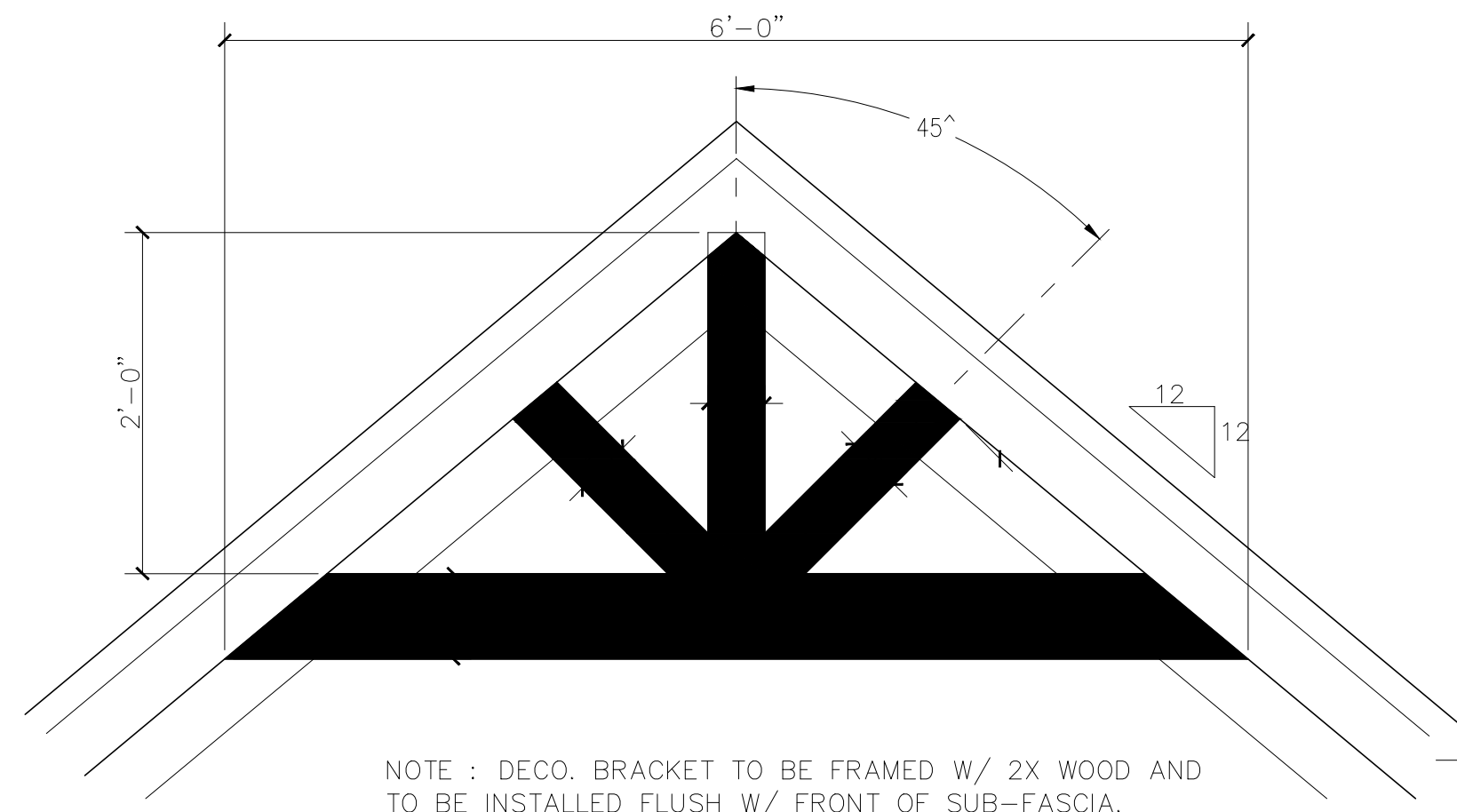
R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm). Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m²).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well. R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2. R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
 3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.
- R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.



NOTE : DECO. BRACKET TO BE FRAMED W/ 2X WOOD AND TO BE INSTALLED FLUSH W/ FRONT OF SUB-FASCIA.

DEC. WOOD BRACKET DTL.

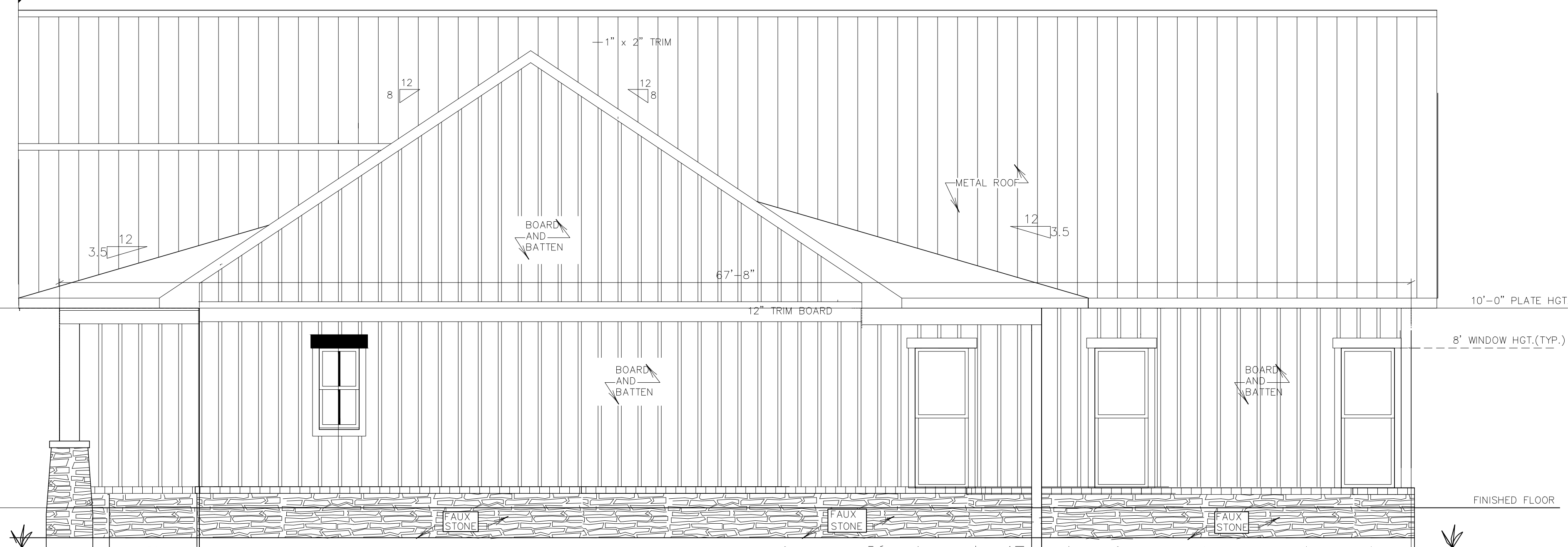
504

SCALE-----

1" = 1'-0"

FINISHED FLOOR

403



NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.

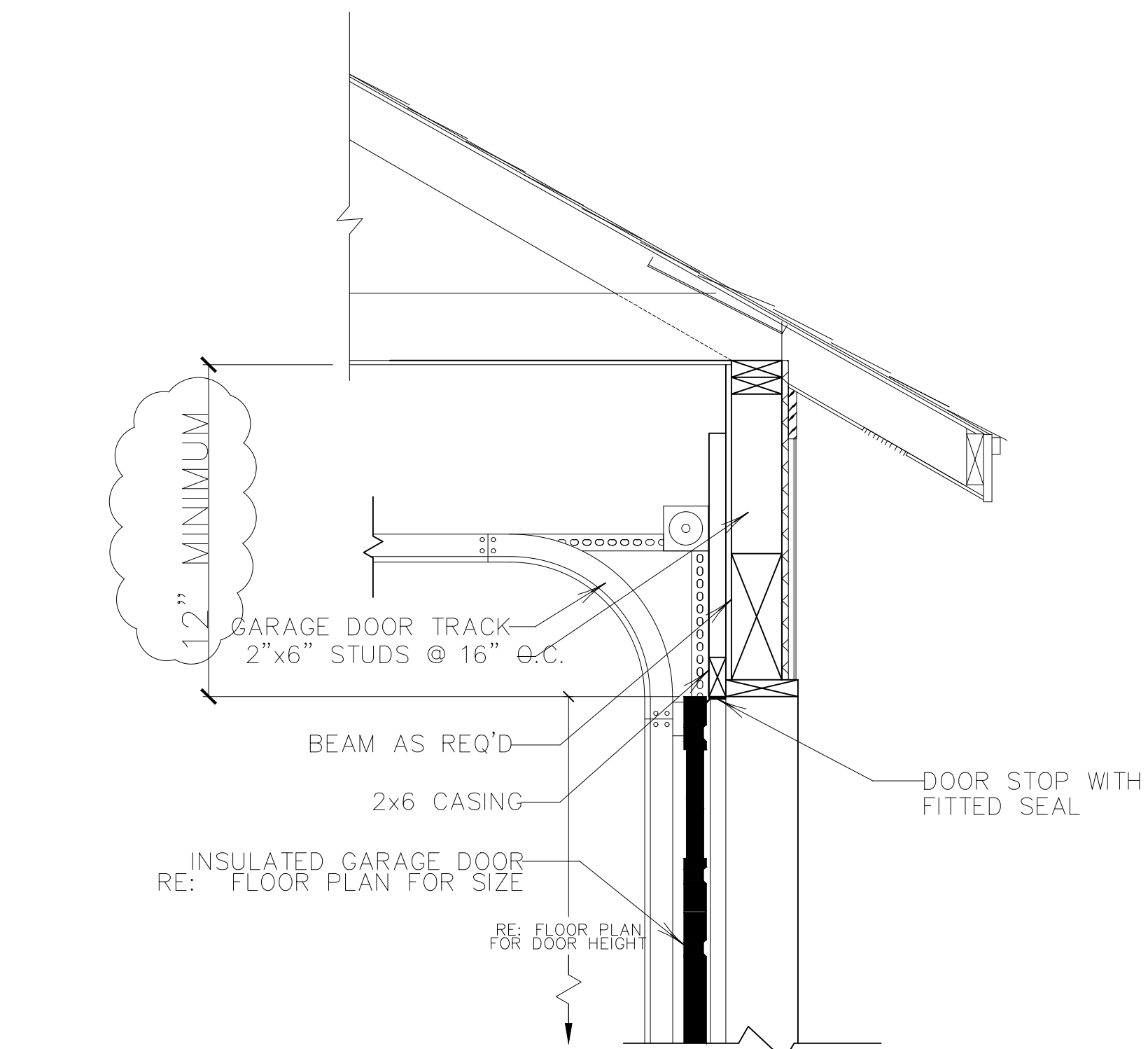
VERIFY STEPS @ SITE
PROVIDE HANDRAILS AS PER CODE

602

RIGHT VIEW

SCALE-----

1/4" = 1'-0"



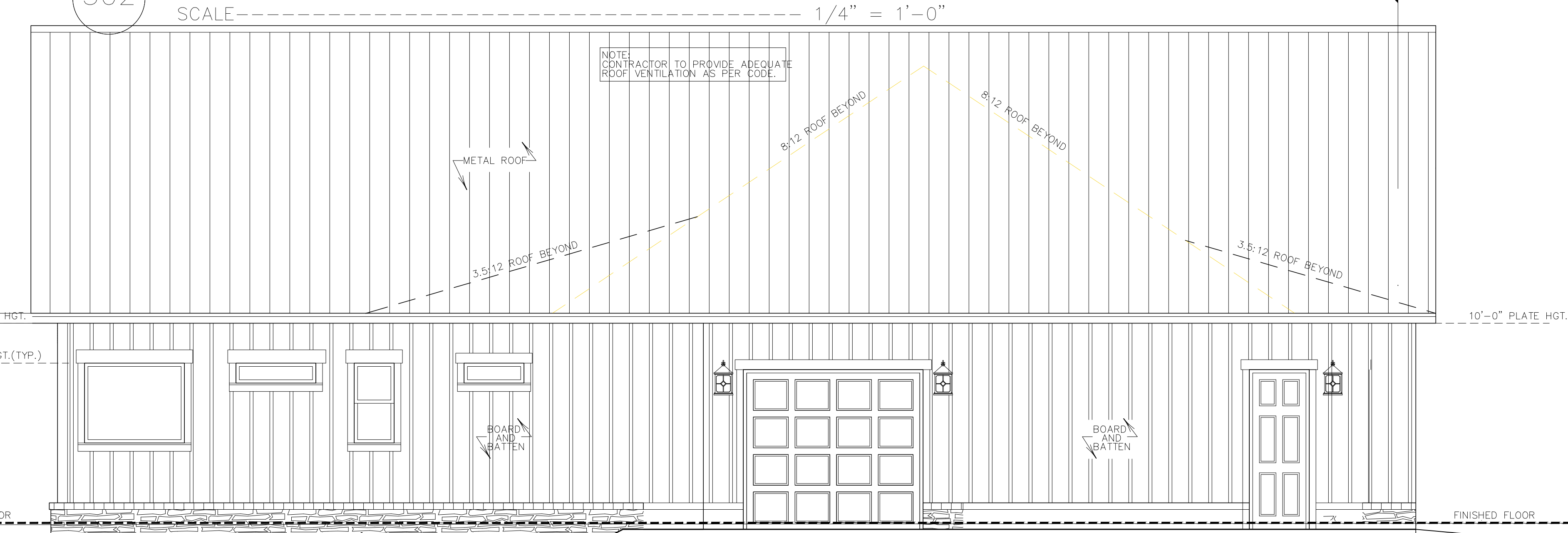
GARAGE DOOR CLEARANCE

503

SCALE-----N.T.S.

THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.

502



LEFT VIEW

SCALE-----

1/4" = 1'-0"

Date:
06-01-2020

Drawn By:
WMD

Plan Number:

Project Name:

SHEET NUMBER

5