

- 1.- REFER TO LAYOUT BY TRUSS COMPANY FOR EXACT GIRDER LOCATIONS.
- 2. - ALL LINTELS TO HAVE 1 JACK + 1 KING U.N.O
- 3 - INSTALL SOLID BLOCKING IN JOIST SPACE BELOW POSTS FROM LINTELS AND GIRDER TRUSSES

RADON PROTECTION: OPTION #2

- SOIL GAS BARRIER ON THE FOUNDATION WALLS , AND
- SOIL GAS BARRIER UNDER THE BASEMENT FLOOR SLAB

WOOD FRAMING:

- . ALL EXTERIOR LINTELS TO BE A MINIMUM 2 PLY 2 x10 C/W 2x4 DRYWALL NAILER AND PLYWOOD FILL BETWEEN EACH PLY. UNLESS NOTED OTHERWISE.
- . ALL INTERIOR LINTELS IN BEARING WALLS TO BE MINIMUM 2 PLY 2 x 8 UNLESS NOTED OTHERWISE.

POSTS:

- . ALL BUILT - UP STUD POSTS SHOWN TO BE MINIMUM 3 PLY 2 x6 OR 2 x4 RESPECTIVE TO WALL SIZE. UNLESS NOTED OTHERWISE.

GENERAL NOTES:

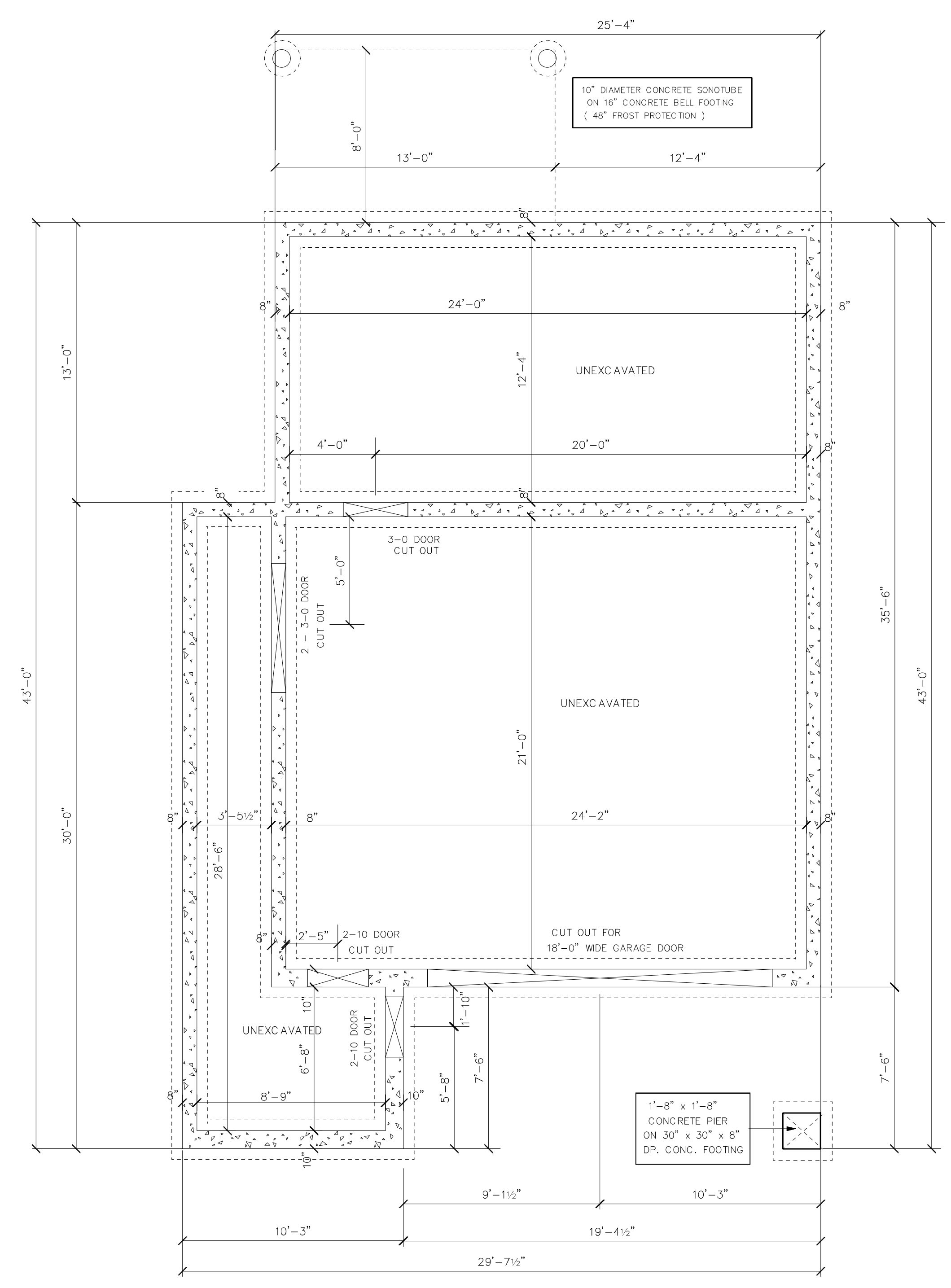
- . ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- . CONTRACTOR TO SITE CONFIRM DIMENSIONS AND REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.
- . ALL WOOD SHALL BE NO. 2 GRADE OR BETTER. (spruce / pine / fir)
- . ALL FOOTINGS SHALL BE CARRIED DOWN TO NATURAL UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF.
- . ALL CONCRETE SHALL HAVE A MIN 28 DAY COMPRESSIVE STRENGTH OF 20 MPa. ALL EXTERIOR CONCRETE INCLUDING GARAGE SLABS TO BE MIN. 32 MPa WITH 6% AIR ENTRAINMENT.
- . PROVIDE AIR INLETS FOR FIREPLACES AS REQUIRED.
- . PROVIDE REQUIRED MECHANICAL VENTILATION SYSTEM TO MEET THE OBC REQUIREMENTS FOR PRINCIPAL AND SUPPLEMENTAL EXHAUSTING.
- . STEEL BEAMS SHALL CONFORM TO CSA G40.21-2006.
- . HSS COLUMNS SHALL CONFORM TO CSA G40.21-2006.
- . STEEL BEAMS SHALL HAVE MIN. 3 1/2" BEARING ON CONCRETE.
- . STEEL BEAMS ON WOOD SHALL BE ANCHORED WITH 2- 1/2" DA LAG BOLTS MINIMUM AT EACH END.
- . ALL STEEL BEAMS SHALL BE BRACED BY WOOD FRAMING LONG 2x4 CONTINUOUS PLATE LAPPED TO THE BEAM AT 24" O.C. WITH 1/2" DIA. BOLTS.
- . BOLTED STEEL CONNECTIONS SHALL CONFORM TO CSA-S 16.1.
- . ALL PLANS AND DETAILS ARE THE PROPERTY OF "HOME IMAGE LTD." AND MAY NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT PERMISSION OF "HOME IMAGE LTD."
- . ALL UNITS TO BE SI.
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- . PROVIDE WECPHOLES AT MASONRY EXTERIOR WALLS AT 31" O.C.

WOOD LINTEL SCHEDULE

LINTEL SIZE	ROOF AND CEILING ONLY		ROOF, CEILING & 1 STOREY		ROOF, CEILING & 2 STOREYS	
	EXT. WALLS	INTERIOR	EXT. WALLS	INTERIOR	EXT. WALLS	INTERIOR
2 - 2 x 6	5' - 5"	4' - 5"	4' - 6"	3' - 4"	4' - 1"	2' - 10"
2 - 2 x 8	6' - 7"	5' - 4"	5' - 5"	3' - 11"	5' - 0"	3' - 5"
2 - 2 x 10	8' - 1"	6' - 7"	6' - 8"	4' - 7"	6' - 1"	4' - 2"
2 - 2 x 12	9' - 4"	7' - 7"	7' - 9"	5' - 5"	6' - 11"	4' - 9"

STEEL LINTEL SCHEDULE: (NO FLOOR LOAD)

CLEAR SPAN	FOR BRICK FACING		FOR STONE FACING	
	EXT. WALLS	INTERIOR	EXT. WALLS	INTERIOR
4'-0"	L - 3 1/2" x 3 1/2" x 1/4"	L - 5" x 3 1/2" x 5/16"	L - 5" x 3 1/2" x 5/16"	L - 5" x 3 1/2" x 5/16"
5'-0"	L - 3 1/2" x 3 1/2" x 5/16"	L - 5" x 3 1/2" x 5/16"	L - 5" x 3 1/2" x 5/16"	L - 5" x 3 1/2" x 5/16"
6'-0"	L - 4" x 3 1/2" x 5/16"	L - 5" x 5" x 5/16"	L - 5" x 5" x 5/16"	L - 5" x 5" x 5/16"
7'-0"	L - 4" x 3 1/2" x 5/16"	L - 5" x 5" x 5/16"	L - 5" x 5" x 5/16"	L - 5" x 5" x 5/16"
8'-0"	L - 5" x 3 1/2" x 5/16"	L - 5" x 5" x 5/16"	L - 5" x 5" x 5/16"	L - 5" x 5" x 5/16"
9'-0"	L - 5" x 3 1/2" x 7/16"	L - 5" x 5" x 7/16"	L - 5" x 5" x 7/16"	L - 5" x 5" x 7/16"



FOUNDATION PLAN

ENERGY EFFICIENCY DESIGN TABLE

BUILDING COMPONENT	RSI / R - VALUES
CEILING WITH ATTIC SPACE	R 60
CEILING WITHOUT ATTIC SPACE	R 31
EXPOSED FLOOR	R 31
WALLS ABOVE GRADE	R 19 + 5 cl
BASEMENT WALLS	R 12 + 10 cl
BUILDING COMPONENT EFFICIENCY RATINGS	
WINDOW/GLAZING GLASS DOORS	1 - 6
SPACE HEATING EQUIPMENT	96 %
HRV EFFICIENCY	75 %
DHW HEATER (EF)	0.70

COMPLIANCE PACKAGE - A2

ELEVATION	TOTAL AREA OF EXPOSED BUILDING FACE	PROPOSED TOTAL WINDOW / DOOR OPENING (EXCLUDING FRONT ENTRY)
FRONT	342 . 6 SQ. FT.	60 . 8 SQ. FT.
LEFT	446 . 2 SQ. FT.	40 . 0 SQ. FT.
RIGHT	403 . 6 SQ. FT.	
REAR	260 . 6 SQ. FT.	41 . 3 SQ. FT.
TOTAL % OF WINDOW / DOOR OPENINGS =		9 . 8 %

WOOD FRAMING:

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SMOKE ALARM NOTES:

- AS PER ONTARIO BUILDING CODE ARTICLE 9.10.19.3 ALL SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING TO SOUND.
- SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT CIRCUIT DEVICE AND THE SMOKE ALARM
- IN ALL SLEEPING ROOMS A SMOKE ALARM WITH A VISUAL SIGNALING COMPONENT SHALL BE INSTALLED THAT MEETS (NEPA 72) WITH A PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT
- FOR WALKOUTS OR FOR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS MUST BE AT THE FLOOR LEVEL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATIONS INFORMATION

ALAN PATON *Alan Paton* 22588
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REGISTRATION INFORMATION

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**BUILDER PLANS/ADDITIONS
CUSTOM HOME DESIGNS**

568 FALCONBRIDGE CRESCENT
KITCHENER, ONTARIO
N2K 4J2 (519) 746-1302

"SPECIALIZING IN EXCLUSIVE
ESTATE HOME DESIGNS"

**PROPOSED
COACH HOUSE**

37 MANOR PARK CRESCENT
GUELPH

**FOUNDATION PLAN
WALL SECTION**

DRAWN: A. Paton SCALE: 1/4"=1'-0"
DATE: SEPT. 6 / 2023 FILE NO: 23 - 21 - 38

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