

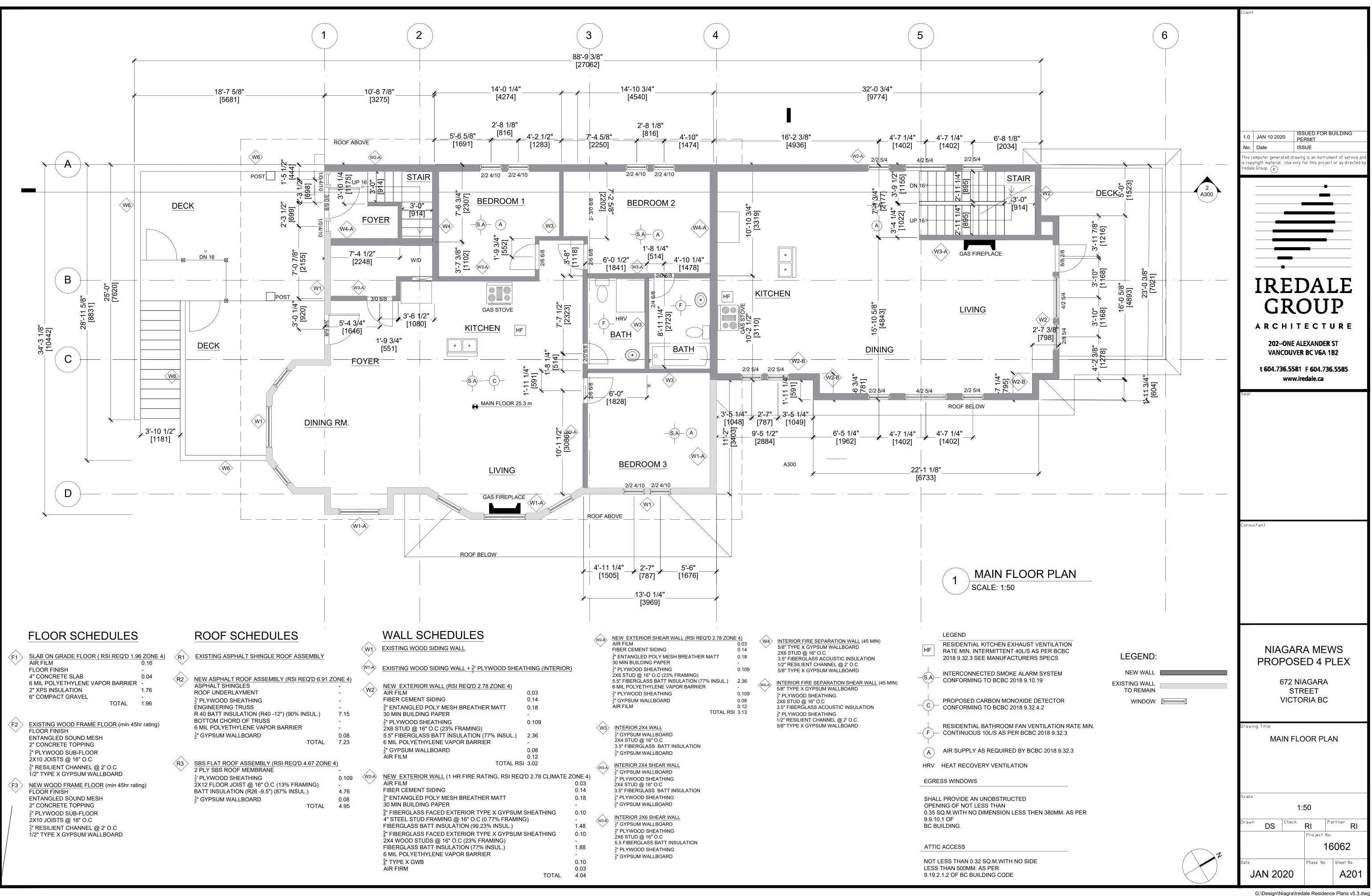
			(W2-В)	NEW EXTERIOR SHEAR WALL (RSI REQ'D 2.78 ZONE	E 4)
				AIR FILM	0.03
				FIBER CEMENT SIDING	0.14
				³ / ₄ " ENTANGLED POLY MESH BREATHER MATT 30 MIN BUILDING PAPER	0.18 -
DOD SHEA	THING (INTERIO	<u>२)</u>		¹ / ₂ " PLYWOOD SHEATHING 2X6 STUD @ 16" O.C (23% FRAMING)	0.109
ONE 4)				5.5" FIBERGLASS BATT INSULATION (77% INSUL.) 6 MIL POLYETHYLENE VAPOR BARRIER	2.36 -
<u> </u>	0.03			¹ / ₂ " PLYWOOD SHEATHING	0.109
	0.14			¹ / ₂ " GYPSUM WALLBOARD	0.08
ATT	0.18			AIR FILM	0.12
	-			TOTAL RSI	3.13
	0.109				
INSUL.)	2.36		W3	INTERIOR 2X4 WALL ¹ /2" GYPSUM WALLBOARD	
	-			2X4 STUD @ 16" O.C	
	0.08			3.5" FIBERGLASS BATT INSULATION	
TOTAL RS	0.12 I 3.02			$\frac{1}{2}$ " GYPSUM WALLBOARD	
G, RSI REQ	D 2.78 CLIMATE	ZONE 4)	W3-A	INTERIOR 2X4 SHEAR WALL	
		0.03	\sim	¹ / ₂ " GYPSUM WALLBOARD	
		0.14		¹ / ₂ " PLYWOOD SHEATHING	
ATT		0.18		2X4 STUD @ 16" O.C	
		-		3.5" FIBERGLASS BATT INSULATION	
	SHEATHING	0.10		¹ / ₂ " PLYWOOD SHEATHING	
% FRAMIN	G)	-		$\frac{1}{2}$ " GYPSUM WALLBOARD	
NSUL.)		1.48			
	SHEATHING	0.10	W3-B	INTERIOR 2X6 SHEAR WALL	
NG)		-	VV-Б	¹ / ₂ " GYPSUM WALLBOARD	
UL.)		1.88	·	¹ / ₂ " PLYWOOD SHEATHING	
		-		2X6 STUD @ 16" O.C	
		0.10		5.5 FIBERGLASS BATT INSULATION	
	TOTAL	0.03 4.04		¹ / ₂ " PLYWOOD SHEATHING	
	TOTAL	-		¹ / ₂ " GYPSUM WALLBOARD	

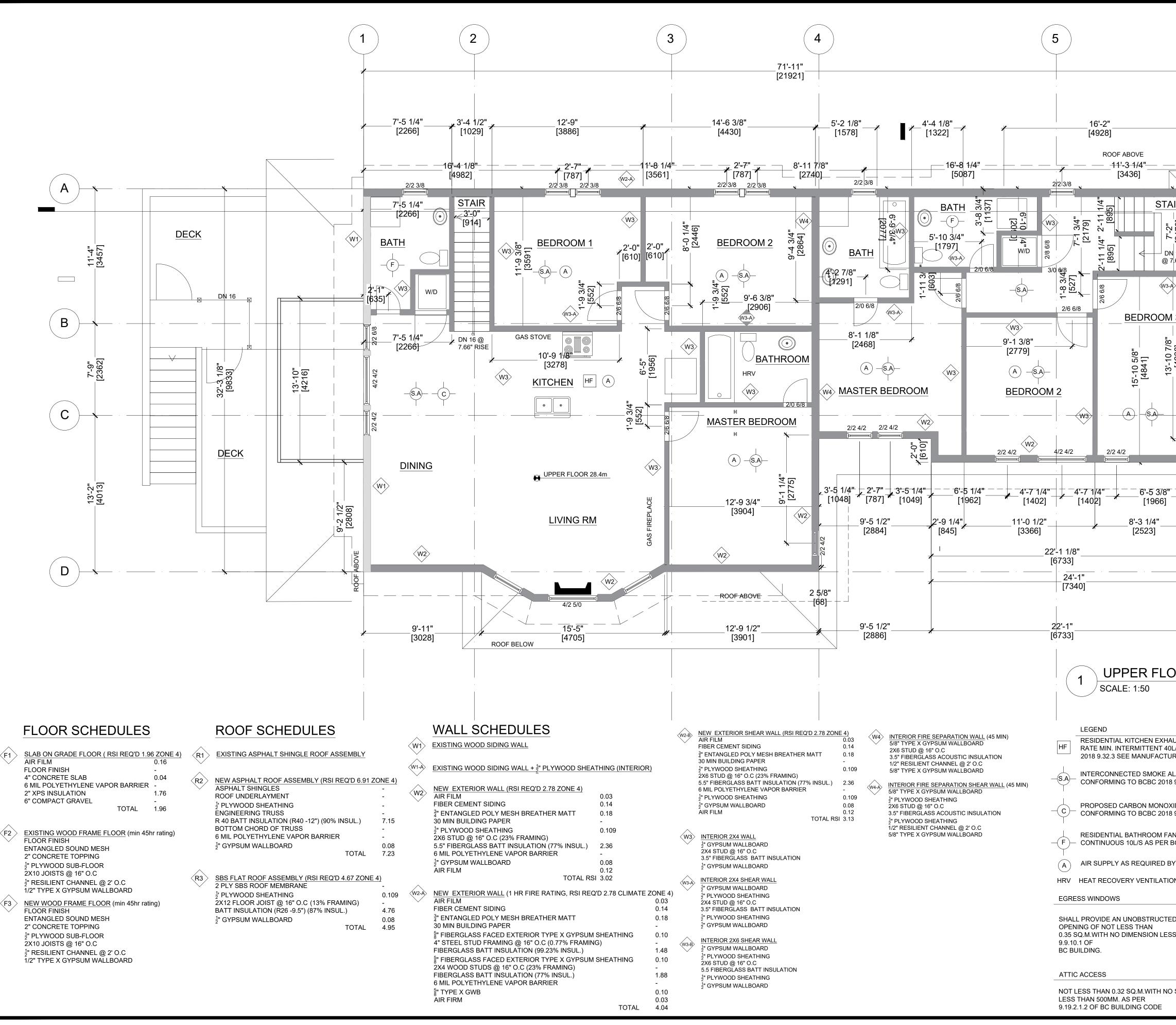
ÄIR FIRM

W4	INTERIOR FIRE SEPARATION WALL (45 MIN) 5/8" TYPE X GYPSUM WALLBOARD 2X6 STUD @ 16" O.C 3.5" FIBERGLASS ACOUSTIC INSULATION 1/2" RESILIENT CHANNEL @ 2' O.C 5/8" TYPE X GYPSUM WALLBOARD	HF
W4-A	INTERIOR FIRE SEPARATION SHEAR WALL (45 MIN) 5/8" TYPE X GYPSUM WALLBOARD ¹ / ₂ " PLYWOOD SHEATHING 2X6 STUD @ 16" O.C 3.5" FIBERGLASS ACOUSTIC INSULATION ¹ / ₂ " PLYWOOD SHEATHING 1/2" RESILIENT CHANNEL @ 2' O.C 5/8" TYPE X GYPSUM WALLBOARD	
EC	GRESS WINDOWS	(A) HRV
OF 0.3 9.9	HALL PROVIDE AN UNOBSTRUCTED PENING OF NOT LESS THAN 35 SQ.M.WITH NO DIMENSION LESS THEN 380MM. AS PE 9.10.1 OF C BUILDING.	
_A1	ITIC ACCESS	
NC	OT LESS THAN 0.32 SQ.M.WITH NO SIDE	

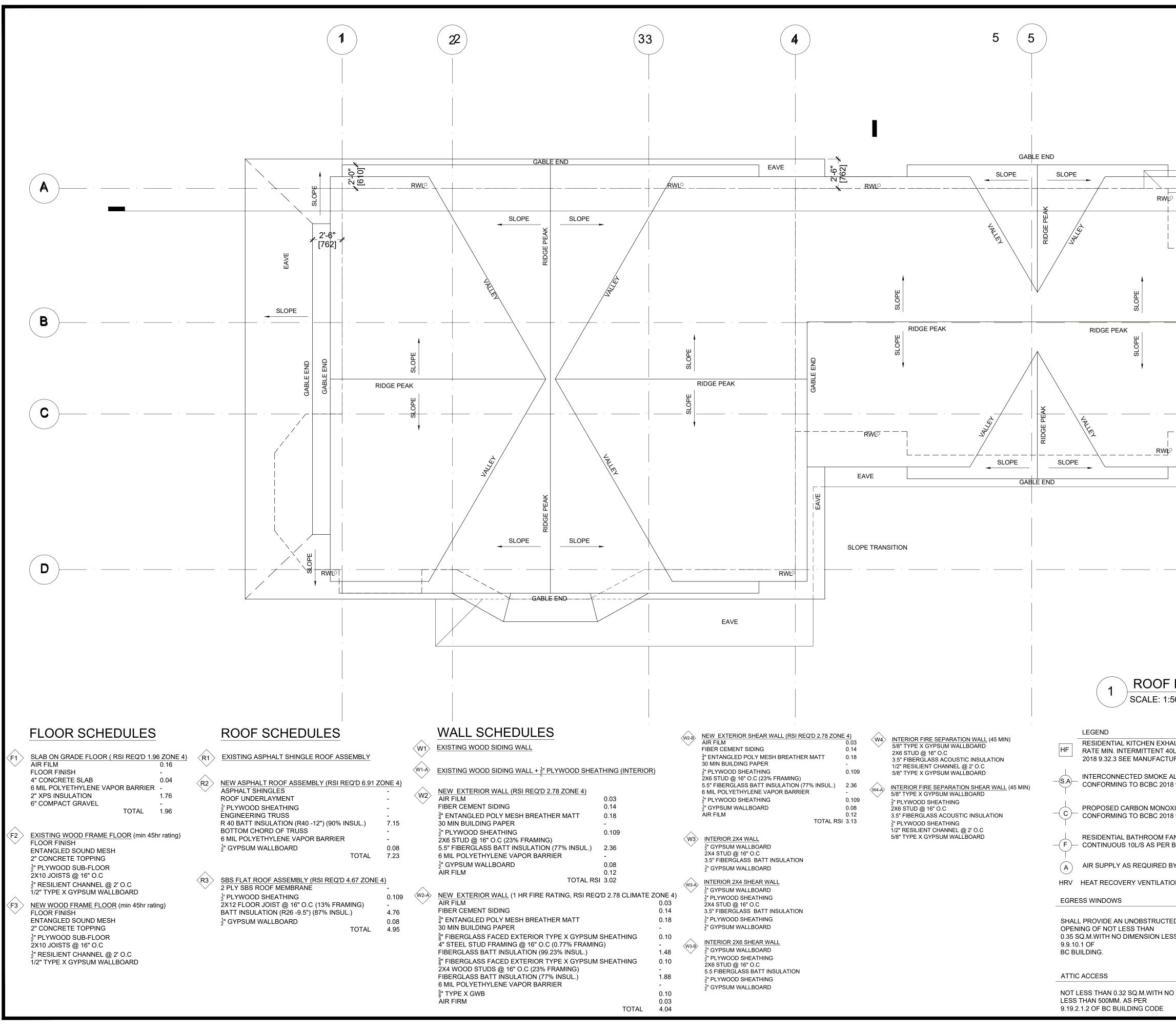
9.19.2.1.2 OF BC BUILDING CODE



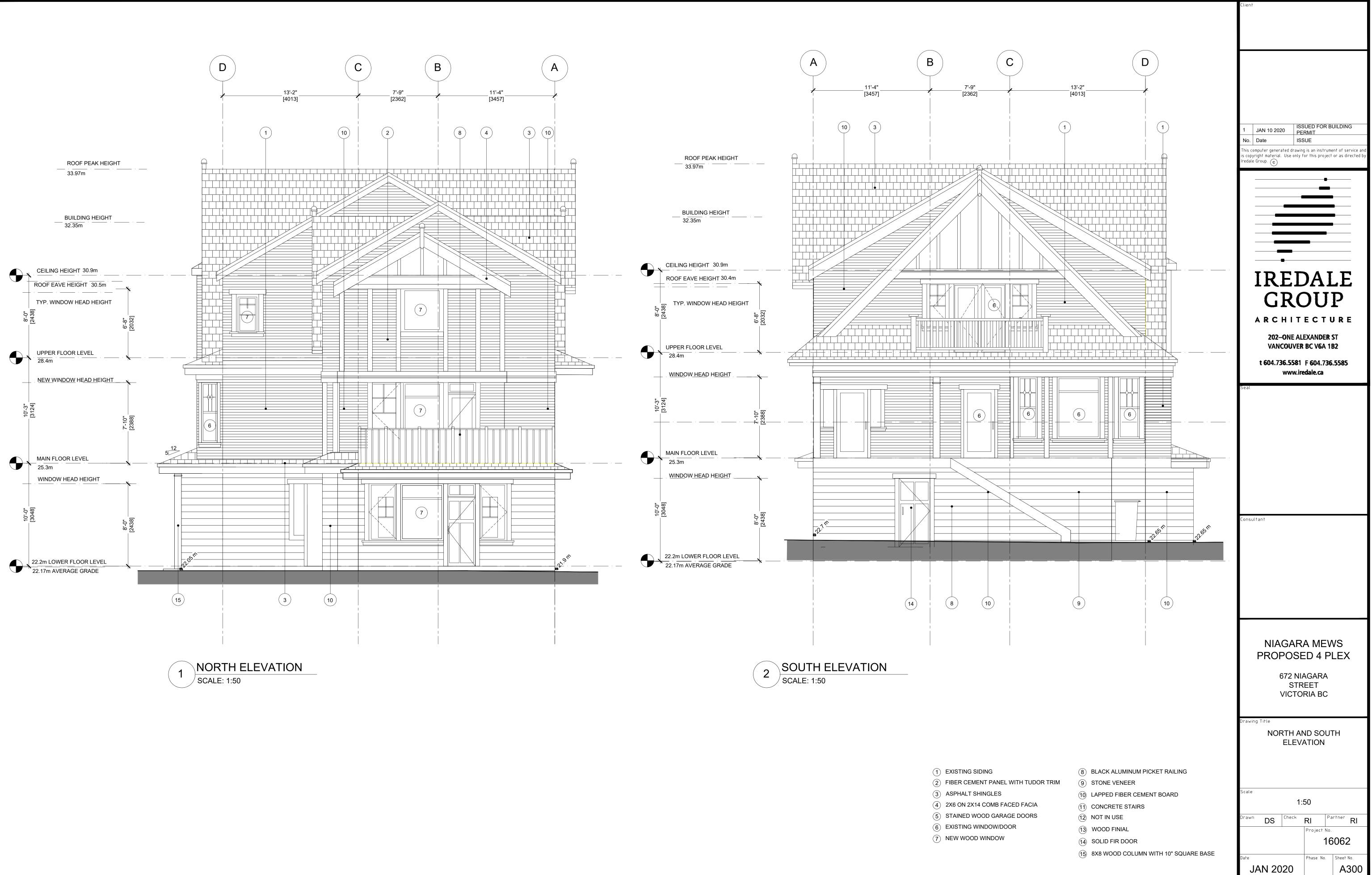


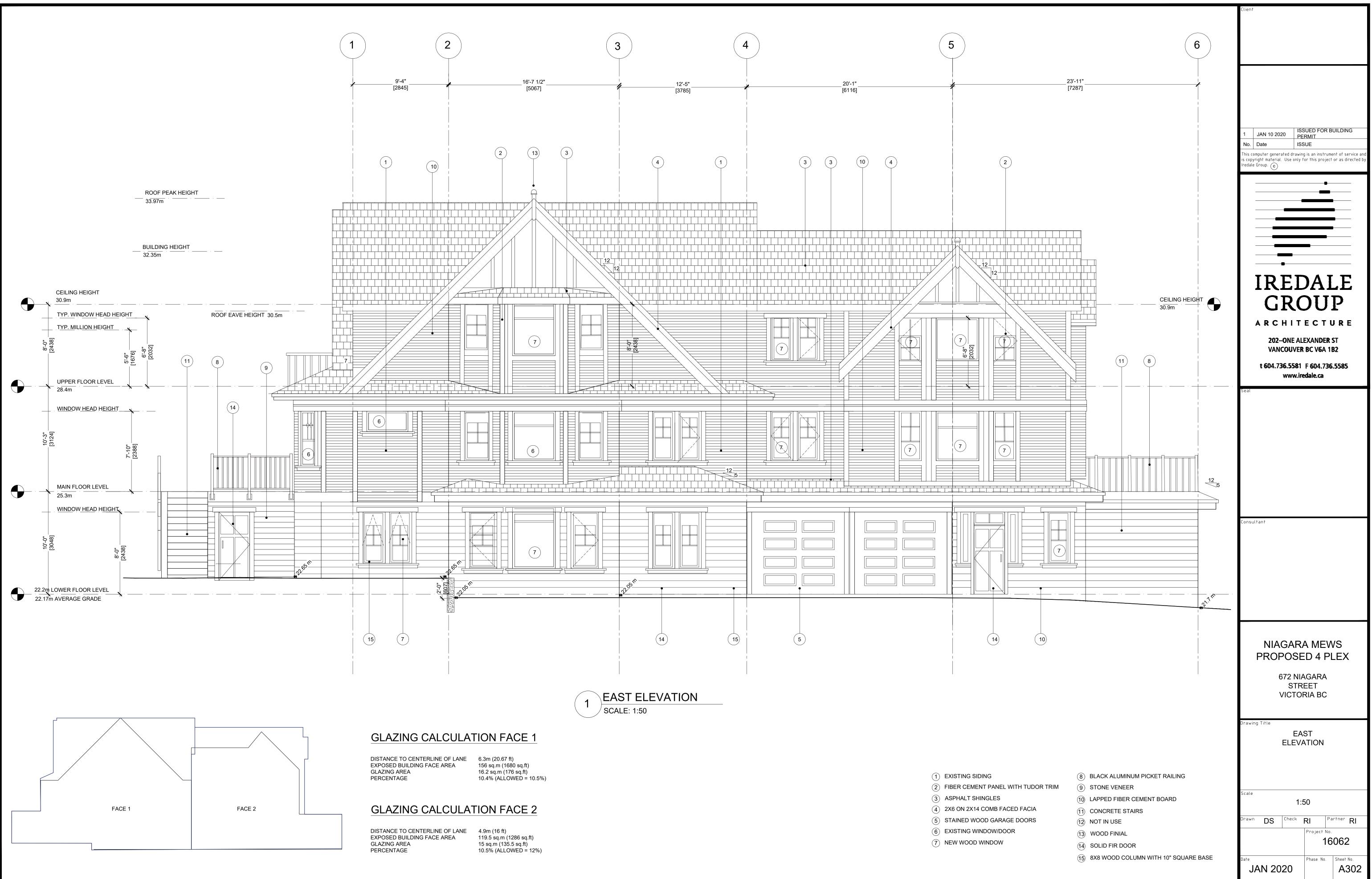


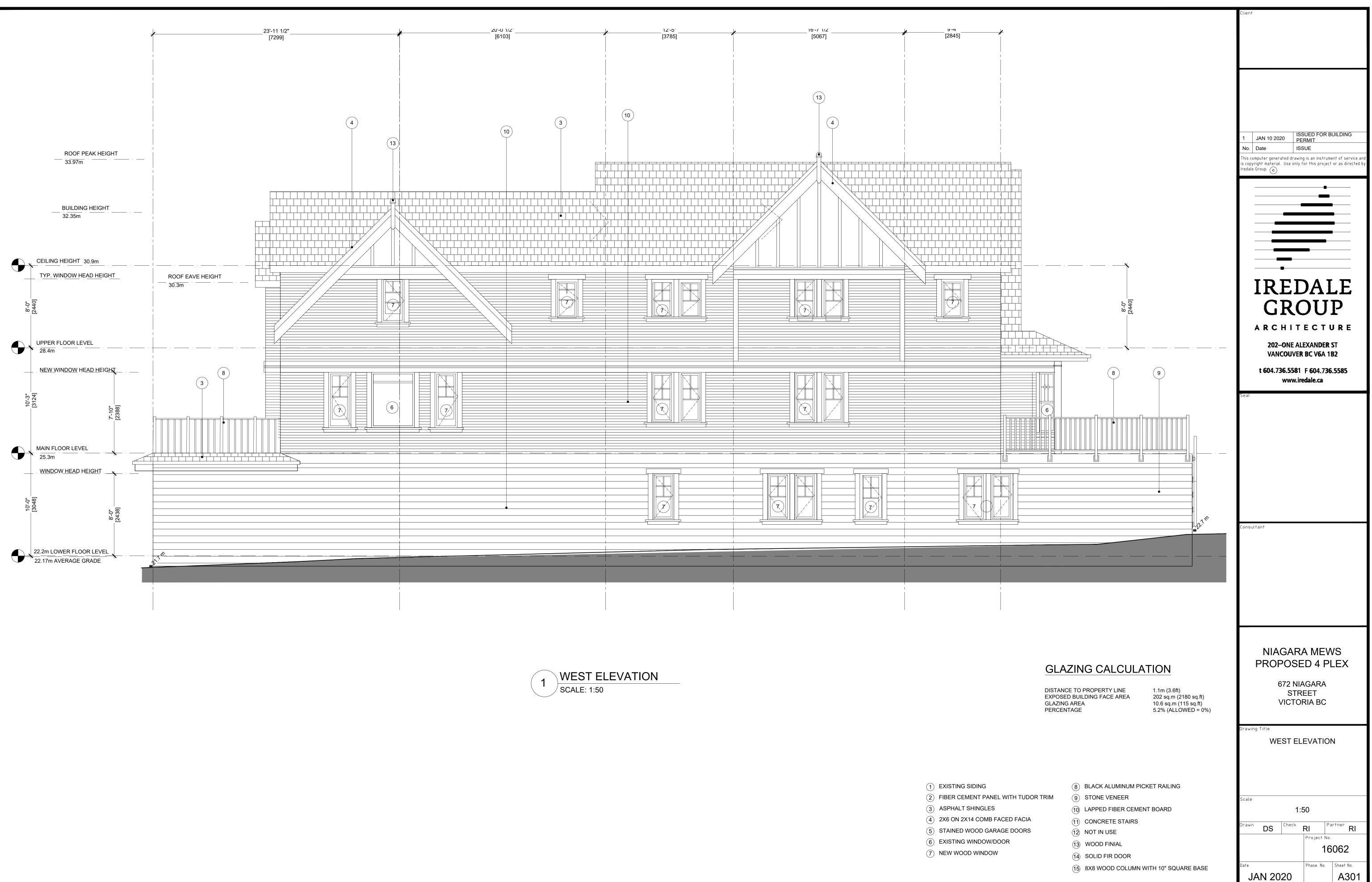
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6			
[4238] E 999 [2179] X 42.412 8'-0 1/4" 5'-0 1/8" [2445] 16'-0 1/2" [2444] [2445] 16'-0 1/2" [2444] [4389] 2'-1 5/8" [650] [650]		1.0 JAN 10 2020 PE No. Date ISS This computer generated drawing	DUP ECTURE EXANDER ST BC V6A 1B2 F 604.736.5585
1,11 7/8" [607] 2'-0" [607] 2'-0"		Seal	
AUST VENTILATION L/S AS PER BCBC IRERS SPECS LEGEND: NEW WALL S 9.10.19 EXISTING WALL TO REMAIN WINDOW		PROPOSE 672 NI STR	A MEWS ED 4 PLEX AGARA REET RIA BC
NN VENTILATION RATE MIN. BCBC 2018 9.32.3 Y BCBC 2018 9.32.3 DN		Drawing Title UPPER FL Scale	OOR PLAN
ED ISS THEN 380MM. AS PER			50 RI Partner RI Project No. 16062
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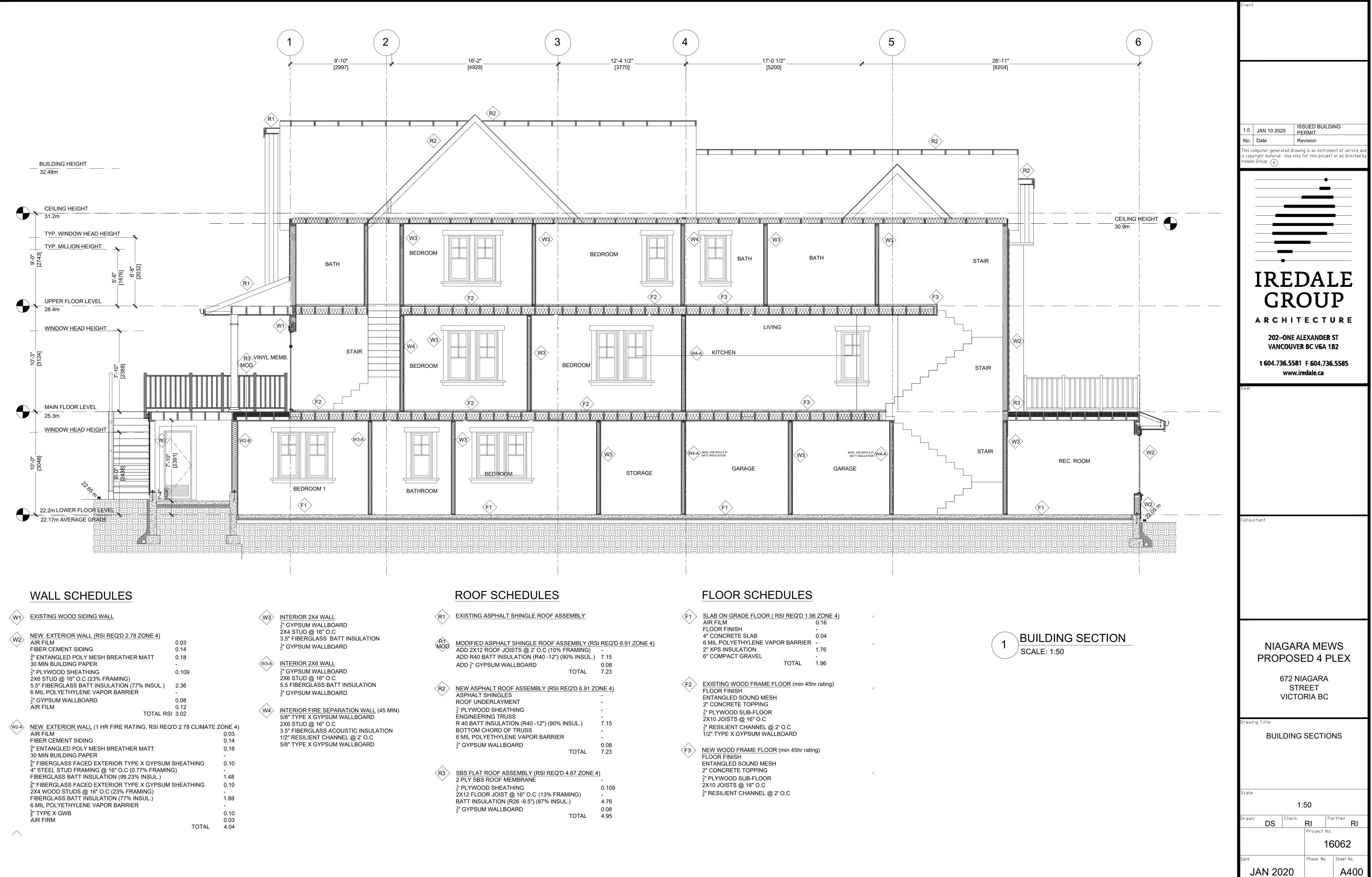
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2'-0" [610] GABLE END GABLE END GABLE END GABLE END GABLE END	IREI GRO	
	A R C H I T 202–ONE ALI VANCOUVER t 604.736.5581 www.ire	EXANDER ST BC V6A 1B2 F 604.736.5585
PLAN 50	Consultant	
UST VENTILATION L/S AS PER BCBC RERS SPECS LEGEND: LARM SYSTEM S9.10.19 EXISTING WALL TO REMAIN CIDE DETECTOR WINDOW	NIAGARA PROPOSE 672 NIA STRI VICTOF	D 4 PLEX
9.32.4.2 N VENTILATION RATE MIN. BCBC 2018 9.32.3 Y BCBC 2018 9.32.3 DN	Drawing Title ROOF	PLAN
D S THEN 380MM. AS PER	Scale 1:5 Drawn DS	50 RI ^{Partner} RI Project No. 16062
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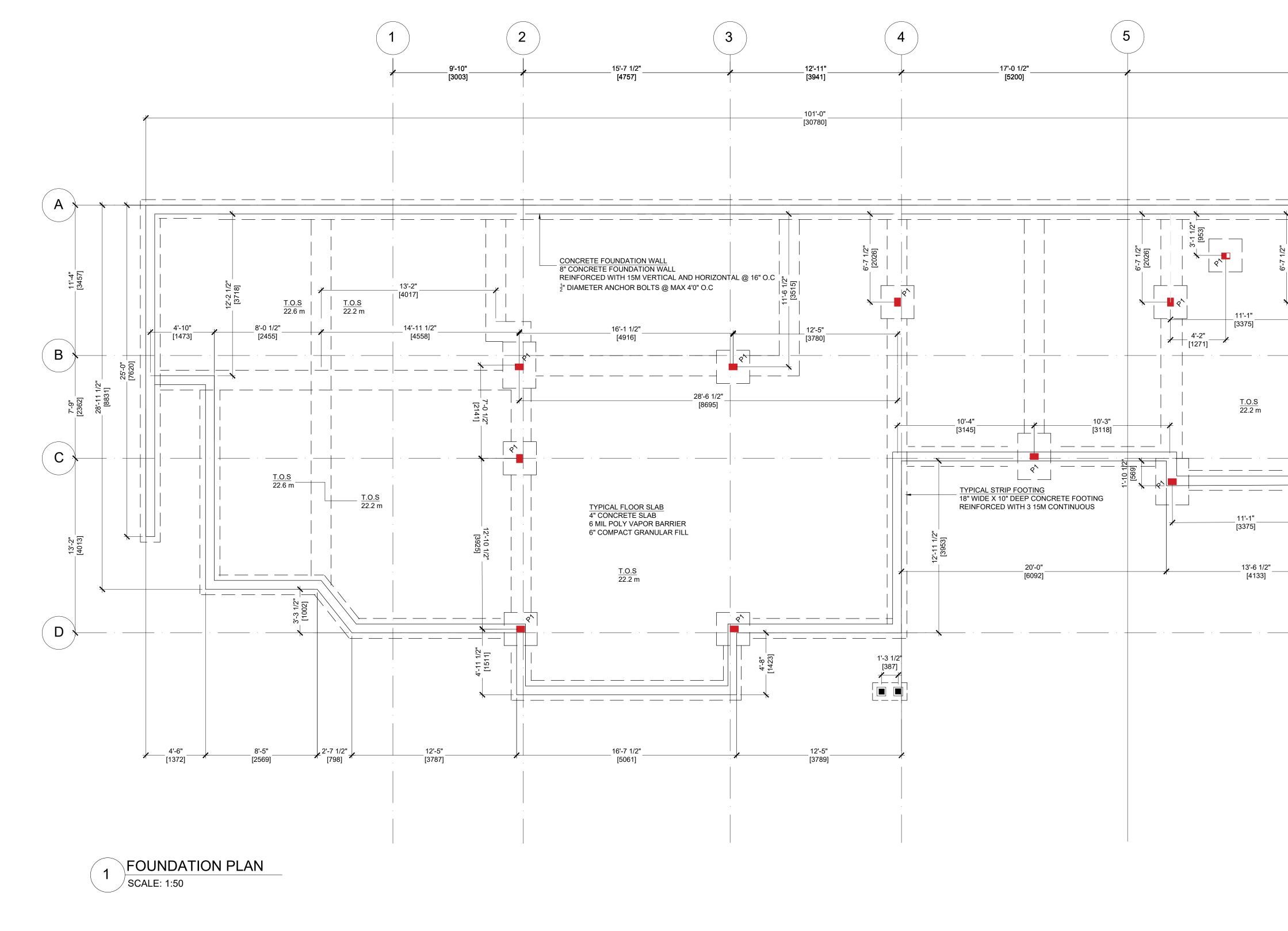
ED ASPHALT SHINGLE ROOF ASS	EMBLY (RSI	REQ'D 6.91 ZC	DNE		
12 ROOF JOISTS @ 2' O.C (10% FI	RAMING)	-			
0 BATT INSULATION (R40 -12") (90)% INSUL.)	7.15			
GYPSUM WALLBOARD		0.08			
	TOTAL	7.23			
SPHALT ROOF ASSEMBLY (RSI RE	Q'D 6.91 ZO	NE 4)			
_T SHINGLES		-			
INDERLAYMENT		-			
OOD SHEATHING		-			
ERING TRUSS		-			
TT INSULATION (R40 -12") (90% IN	ISUL.)	7.15			
M CHORD OF TRUSS		-			
OLYETHYLENE VAPOR BARRIER		-			
SUM WALLBOARD		0.08			
	TOTAL	7.23			
AT ROOF ASSEMBLY (RSI REQ'D 4	1.67 ZONE 4)	<u>)</u>			
BS ROOF MEMBRANE -					

BS ROOF MEMBRANE	
OOD SHEATHING	
OOR JOIST @ 16" O.C (13% FRAMING)	

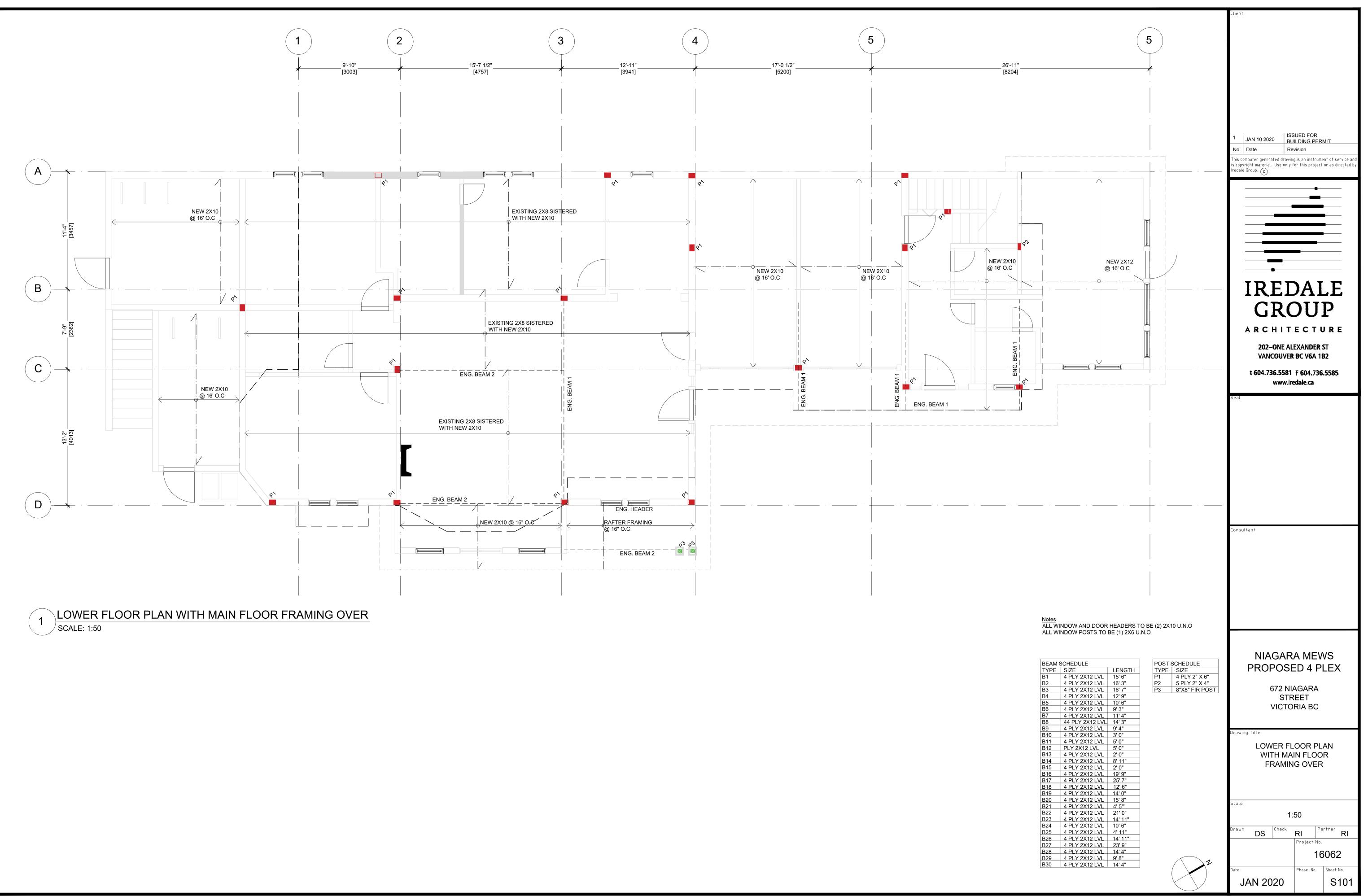
	wiii (C)	
SULATION (R26 -9.5") (87% INSU	L.)	4.76
UM WALLBOARD		0.08
	TOTAL	4.95

(F1)	SLAB ON GRADE FLOOR (RSI REQ'D 1.99 AIR FILM FLOOR FINISH 4" CONCRETE SLAB 6 MIL POLYETHYLENE VAPOR BARRIER 2" XPS INSULATION 6" COMPACT GRAVEL TOTAL	<u>6 ZONE 4)</u> 0.16 - 0.04 - 1.76 - 1.96
F2	EXISTING WOOD FRAME FLOOR (min 45h FLOOR FINISH ENTANGLED SOUND MESH 2" CONCRETE TOPPING 1/2" PLYWOOD SUB-FLOOR 2X10 JOISTS @ 16" O.C 1/2" RESILIENT CHANNEL @ 2' O.C 1/2" TYPE X GYPSUM WALLBOARD	nr rating)
F3	NEW WOOD FRAME FLOOR (min 45hr ratin FLOOR FINISH ENTANGLED SOUND MESH 2" CONCRETE TOPPING 2" PLYWOOD SUB-FLOOR	ng)

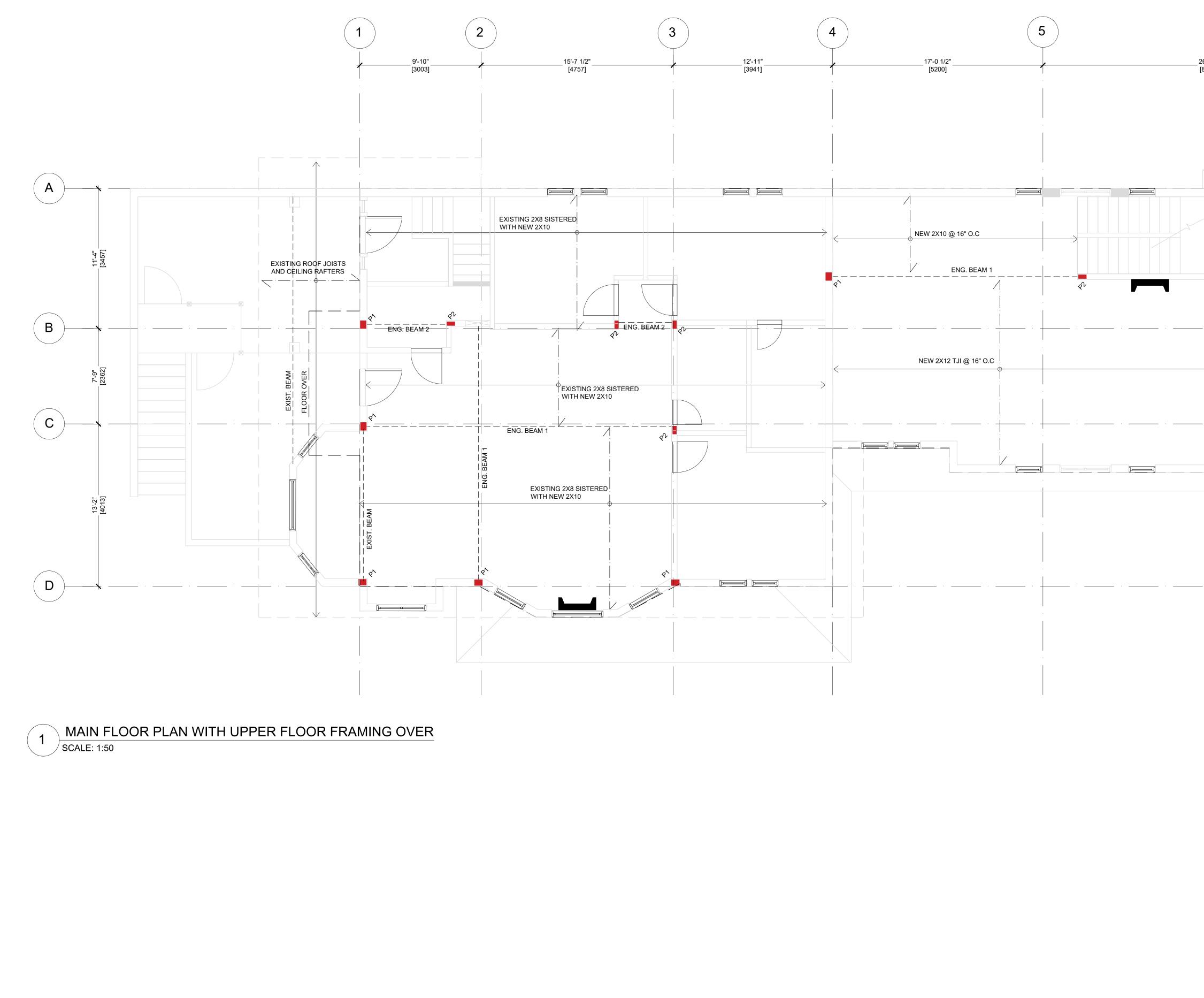
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	5)			
26'-11" [8204]					
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11'-11" [3638]	++	20]	;		
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10'-5"					
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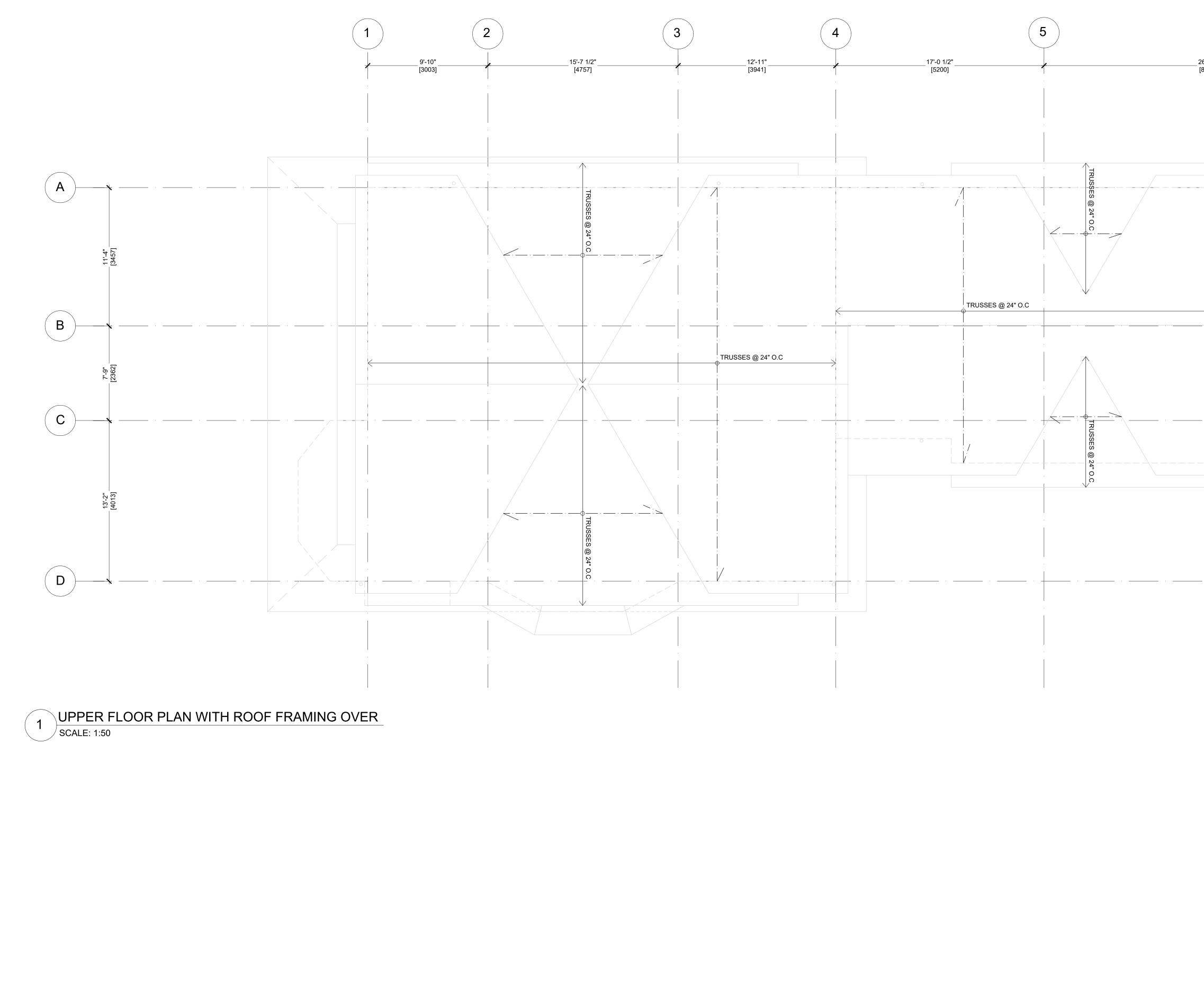


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		Consultant	
Notes ALL WINDOW AND DOOR HEADERS TO) BE (2) 2X10 U N O		
ALL WINDOW POSTS TO BE (1) 2X6 U.N			
		NIAGAR	A MEWS
BEAM SCHEDULE TYPE SIZE LENGTH	POST SCHEDULE TYPE SIZE		ED 4 PLEX
B14 PLY 2X12 LVL15' 6"B24 PLY 2X12 LVL16' 3"B34 PLY 2X12 LVL16' 7"	P1 4 PLY 2" X 6" P2 5 PLY 2" X 4" P3 8"X8" FIR POST	672 NI	AGARA
B44 PLY 2X12 LVL12' 9"B54 PLY 2X12 LVL10' 6"		STR	EET
B6 4 PLY 2X12 LVL 9' 3" B7 4 PLY 2X12 LVL 11' 4" B8 44 PLY 2X12 LVL 14' 3"		VICTO	
B9 4 PLY 2X12 LVL 9' 4" B10 4 PLY 2X12 LVL 3' 0"		Drawing Title	
B11 4 PLY 2X12 LVL 5' 0" B12 PLY 2X12 LVL 5' 0" B13 4 PLY 2X12 LVL 2' 0"			R PLAN WITH
B144 PLY 2X12 LVL8' 11"B154 PLY 2X12 LVL2' 0"		UPPER FLOO OV	
B164 PLY 2X12 LVL19' 9"B174 PLY 2X12 LVL25' 7"B184 PLY 2X12 LVL12' 6"			
B194 PLY 2X12 LVL14' 0"B204 PLY 2X12 LVL15' 8"			
B214 PLY 2X12 LVL4' 5'''B224 PLY 2X12 LVL21' 0''		Scale 1.	50
B234 PLY 2X12 LVL14' 11"B244 PLY 2X12 LVL10' 6"B254 PLY 2X12 LVL4' 11"			Partoer
B264 PLY 2X12 LVL14' 11"B274 PLY 2X12 LVL23' 9"		DS Check	RI RI Project No.
B28 4 PLY 2X12 LVL 14' 4" B29 4 PLY 2X12 LVL 9' 8" B30 4 PLY 2X12 LVL 14' 4"	2		16062
		Date	Phase No. Sheet No.
	$\langle \rangle$	JAN 2020	S102

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	Client
5 5'-11"	
	1.0 JAN 10 2020 ISSUED FOR BUILDING PERMIT No. Date ISSUE This computer generated drawing is an instrument of service and
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	ARCHITECTURE
	202-ONE ALEXANDER ST VANCOUVER BC V6A 1B2
	t 604.736.5581 F 604.736.5585 www.iredale.ca
· · · · · · · ·	
	Consultant
Notes ALL WINDOW AND DOOR HEADERS TO BE (2) 2X10 U.N.O ALL WINDOW POSTS TO BE (1) 2X6 U.N.O	
BEAM SCHEDULEPOST SCHEDULTYPESIZELENGTHB14 PLY 2X12 LVL15' 6"P14 PLY 2'	PROPOSED 4 PLEX
B2 4 PLY 2X12 LVL 16' 3" P2 5 PLY 2' B3 4 PLY 2X12 LVL 16' 7" P3 8"X8" FI B4 4 PLY 2X12 LVL 12' 9" 8"X8" FI B5 4 PLY 2X12 LVL 10' 6" 10' 6"	X 4"
B6 4 PLY 2X12 LVL 9' 3" B7 4 PLY 2X12 LVL 11' 4" B8 44 PLY 2X12 LVL 14' 3" B9 4 PLY 2X12 LVL 9' 4" B10 4 PLY 2X12 LVL 3' 0"	Drawing Title
B114 PLY 2X12 LVL5' 0"B12PLY 2X12 LVL5' 0"B134 PLY 2X12 LVL2' 0"B144 PLY 2X12 LVL8' 11"B154 PLY 2X12 LVL2' 0"	UPPER FLOOR PLAN WITH ROOF FRAMING OVER
B164 PLY 2X12 LVL19' 9"B174 PLY 2X12 LVL25' 7"B184 PLY 2X12 LVL12' 6"B194 PLY 2X12 LVL14' 0"	
B20 4 PLY 2X12 LVL 15' 8" B21 4 PLY 2X12 LVL 4' 5'" B22 4 PLY 2X12 LVL 21' 0" B23 4 PLY 2X12 LVL 14' 11" B24 4 PLY 2X12 LVL 10' 6"	Scale 1:50
B25 4 PLY 2X12 LVL 4' 11" B26 4 PLY 2X12 LVL 14' 11" B27 4 PLY 2X12 LVL 23' 9" B28 4 PLY 2X12 LVL 14' 4" B29 4 PLY 2X12 LVL 9' 8"	Drawn DS Check RI Partner RI Project No. 16062
B30 4 PLY 2X12 LVL 14' 4"	Z Date Phase No. Sheet No. JAN 2020 \$\$103\$

GENERAL

READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DRAWINGS AND DOCUMENTS. REPORT CONFLICTS TO THE ARCHITECT BEFORE COMMENCING WORK.

VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT

DISCREPENCIES TO THE ARCHITECT

ALL FORMWORK, SHORING, TEMPORARY SUPPORT, AND BRACING OF THE STRUCTURE DURING CONSTRUCTION (IF REQUIRED) IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND INSPECTED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BC IN ACCORDANCE WITH W.C.B. REGULATIONS.

INSPECTION

ALL STRUCTURAL ITEMS MUST BE INSPECTED BY THE STRUCTURAL ENGINEER OR BY ANOTHER SUITABLE QUALIFIED PERSON RESPONSIBLE TO THE STRUCTURAL ENGINEER.

IN GENERAL, NOTIFY THE ENGINEER AT LEAST 2 DAYS IN ADVANCE FOR A STRUCTURAL INSPECTION. EXCAVATIONS MUST BE INSPECTED BEFORE FORMING COMMENCES. REINFORCING STEEL AND POUR CONDITIONS MUST BE INSPECTED BEFORE EACH CONCRETE POUR. WOOD FRAMING, LUMBER AND GLULAM BEAMS, PLYWOOD SHEAR WALLS, AND PLYWOOD ROOF AND FLOOR DIAPHRAGMS MUST BE INSPECTED BEFORE BEING COVERED WITH SHEATHING, ROOFED OVER, OR CONCEALED WITH CANT STRIPS.

LOADS ASSUMED IN DESIGN

LOADS AS PER 2012 BCBC PART 9 AND 2010 NBC SUPPLEMENT:

SUPERIMPOSED DEAD LOADS:

= 0.75 kPa (15.6 PSF) ROOF UPPER FLOOR = 1.40 kPa (29.24 PSF) MAIN FLOOR = 1.40 kPa (29.24 PSF)

SUPERIMPOSED DEAD LOADS ARE NON-STRUCTURAL DEAD LOADS DUE TO ARCHITECTURAL TOPPINGS, FINISHES, PARTITIONS, ETC.

LIVE LOADS:

FLOOR = 1.9 kPa (40 PSF)

SNOW LOAD:

= 3.1 kPa (64.74 PSF) = 0.4 kPa (8.35 PSF)

+ ADDITIONAL BUILT-UP SNOW LOADS PER BCBC & NBC

WIND LOAD:

q = 0.37 kPa (7.73 PSF) FOR 1/10 q = 0.48 kPa (10.3 PSF) FOR 1/50

SIESMIC

Sa(0.2)=1.2 Sa(0.5)=0.80 Sa(1.0)=0.37 Sa(2.0)=0.18 PGA=0.60

SITE CLASS C Vb = 0.18W

SOIL BEARING CONDITIONS

2010 AND REVISED JULY 11, 2011.

FACTORED=600KPa

SOIL BEARING CAPACITY ASSUMED 150 kPa

PREPARE SITE FOR FOUNDATIONS AS RECOMMENDED IN GEOTECHNICAL REPORT JOB#10-100 BY GVH CONSULTING LTD. DATED DECEMBER 24,

REFER TO THE GEOTECHNICAL REPORT FOR DETAILS REGARDING STRUCTURAL FILL.

AFTER EXCAVATION AND BEFORE CONSTRUCTING FOUNDATIONS, HAVE THE GEOTECHNICAL ENGINEER THAT PREPARED THE ABOVE REPORT OR ANOTHER QUALIFIED PERSON RESPONSIBLE TO THE GEOTECHNICAL ENGINEER INSPECT AND CONFIRM THE DESIGN SOIL BEARING PRESSURE AND STABILITY OF THE FOUNDATION BEARING SOILS.

PLACE AND COMPACT BACKFILL ONLY AFTER COMPLETION OF FRAMING OF THE MAIN FLOOR.

CONCRETE

QUALITY ASSURANCE

CONCRETE DESIGN SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD A23.3-04 "DESIGN OF CONCRETE STRUCTURES." ALL MATERIALS AND METHODS OF PLACING SHALL TO CONFORM TO THE REQUIREMENTS OF CSA STANDARDS A23.1-04 "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" AND A23.2-04 "METHODS OF TEST AND STANDARD PRACTICES FOR CONCRETE."

PRODUCTS FORMWORK

FORM MATERIALS TO BE OF SUFFICIENT STRENGTH TO WITHSTAND PRESSURE FROM CONCRETE WITHOUT BOW OR DEFLECTION. FOR EXPOSED CONCRETE SURFACES PROVIDE SUITABLE PANEL-TYPE MATERIAL TO OBTAIN CONTINUOUS, STRAIGHT, SMOOTH EXPOSED SURFACES. GREASE FORMS WITH TWO COATS OF CLEAN OIL PRIOR TO PLACING CONCRETE. PROVIDE 12 mm (1/2") ASPHALT IMPREGNATED FIBRE BOARD AT ALL JOINTS ABUTTING VERTICAL CONCRETE.

CONCRETE:

USE PORTLAND CEMENT TO ASTM C150, TYPE 1.

USE AGGREGATES TO ASTM C33 EXCEPT WHERE LOCAL AGGREGATES OF PROVEN DURABILITY ARE AVAILABLE AND HAVE BEEN ACCEPTED BY

THE ENGINEER. MINIMUM 28-DAY CONCRETE STRENGTHS TO BE AS FOLLOWS:

F'c = 15 MPa FOR SKIM COATS F'c = 20 MPa FOR FOOTINGS

F'c = 20 MPa FOR SLABS ON GRADE

F'c = 25 MPa FOR WALLS/BEAMS/SUSPENDED SLABS

WATER TO BE POTABLE. AIR-ENTRAIN BETWEEN 4.5% AND 7% ENTRAINED AIR FOR CONCRETE EXPOSED TO WEATHER. USE 2% TO 4% FOR OTHER CONCRETE. FLY ASH (TO ASTM C618, TYPE F) TO NOT EXCEED 25% OF CEMENT CONTENT BY WEIGHT. SLUMP FOR CONCRETE FOOTINGS, WALLS, AND PIERS: 150 mm (6"). SLUMP FOR SLABS-ON-GRADE: LESS THAN 100 mm (<4").

PROVIDE A POLISHED STEEL TROWEL FINISH TO CONCRETE FLOOR. PROVIDE CURING AND PROTECTION OF CONCRETE FOR HOT, COLD, OR

DRY WEATHER AS PER CAN/CSA A23.1 - CHAPTER 21. **TESTING**

ALL CONCRETE POURS TO INCLUDE 3 TEST CYLINDERS BROKEN AT 7 AND 28 DAYS. TEST RESULTS TO BE FORWARDED TO THE STRUCTURAL ENGINEER. TESTING TO BE DONE BY A RECOGNIZED TESTING LAB AT THE CONTRACTOR'S EXPENSE.

REINFORCEMENT:

REINFORCING TO BE DEFORMED BARS HAVING A YIELD STRENGTH OF 400 MPa. STIRRUPS AND TIES MAY HAVE A YIELD STRENGTH OF 300 MPa. DETAIL AND BEND BARS ACCORDING TO CAN/CSA - A23.1 LATEST EDITION. FOR REFERENCE, LENGTHS OF TENSION AND COMPRESSION LAP SPLICES ARE GIVEN IN THE TABLES BELOW:

CLASS B - CASE 1 TENSION LAP SPLICES			COMPRESSION LAP SPLICES		
BAR	LENGTH		BAR	LENGTH	
10M	450 mm (1'-6")		10M	300 mm (1'-0")	
15M	600 mm (2'-0")		15M	450 mm (1'-6")	
20M	700 mm (2'-4")		20M	600 mm (2'-0")	
25M	1200 mm (4'-0")		25M	750 mm (2'-6")	

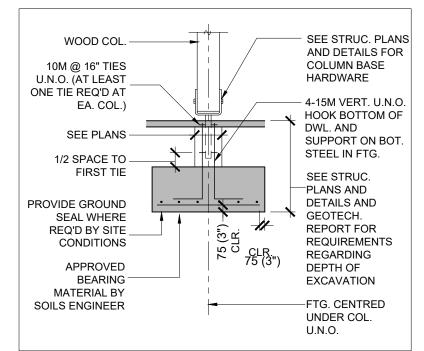
USE CLASS B - CASE 1 TENSION LAP SPLICES UNLESS NOTED OTHERWISE. COMPRESSION LAP SPLICES MAY BE USED ONLY WHERE EXPLICITLY NOTED ON PLANS OR DETAILS.

CONCRETE COVER OF REINFORCING TO BE 75 mm (3") WHERE POURED AGAINST EARTH, 50 mm (2") ELSEWHERE.

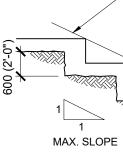
EPOXY ANCHORS:

EPOXY ANCHORS INTO CONCRETE TO BE GALVANIZED THREADED STEEL RODS CONFORMING TO ASTM STANDARD A307 WITH A YIELD STRENGTH OF 400 MPa, ANCHORED TO BASE MATERIAL WITH HILTI HIT HY150 ADHESIVE OR APPROVED EQUIVALENT. SEE PLANS AND SECTIONS FOR ANCHOR LOCATIONS, SIZES, AND EMBEDMENT DEPTHS.

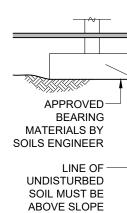
TYPICAL WOOD COLUMN FOOTING





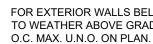


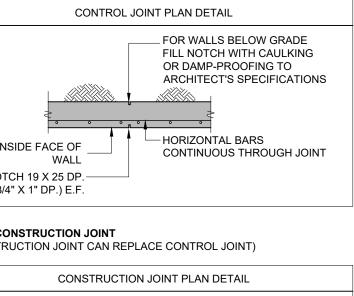


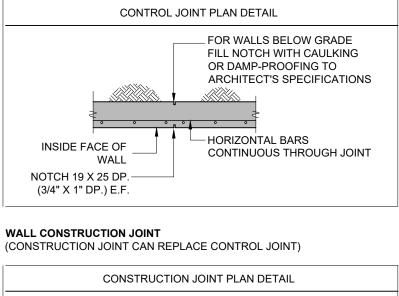


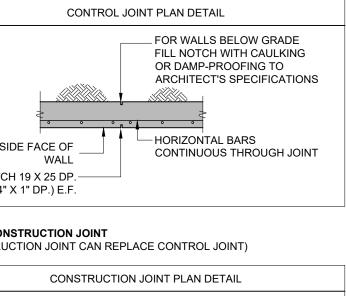


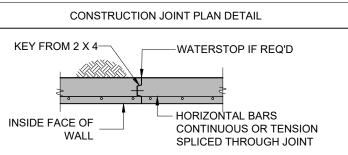
LINE



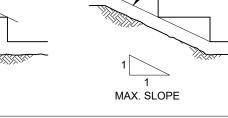


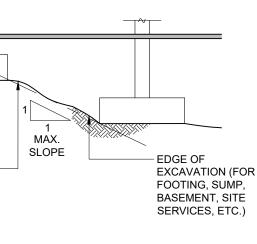




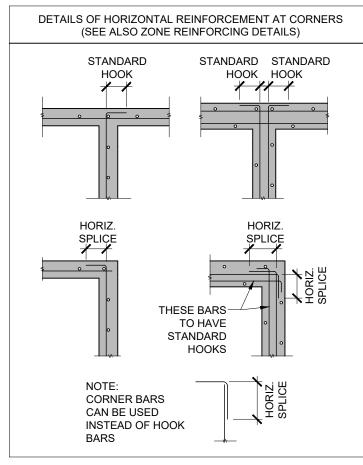


ALTERNATE - SLOPE TOP -OF FOOTIING





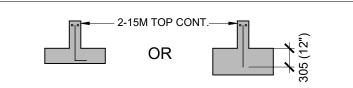
FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE, PROVIDE CONTROL JOINTS AT 6100 (20'-0")



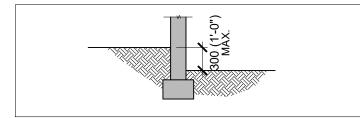
- 4. ENDS OF ALL WALLS SHALL HAVE 2-15M VERTICALS LAPPED 635 mm (25") UNLESS OTHERWISE NOTED ON DRAWINGS.
- ADD 2-15M PARALLEL TO ALL EDGES AND EXTENDING 635mm (25") BEYOND CORNERS AT OPENINGS IN WALLS. WHERE OPENING WIDTH IS EQUAL TO OR GREATER THAN 760 mm (2'-6"), ADD 15M X 915 mm (3'-0") LG. DIAGONAL BARS AT CORNERS.
- 6. UNLESS NOTED OTHERWISE, PROVIDE DOWELS AT BOTTOM OF WALLS (I.E. AT FOOTINGS OR WHEREVER WALL BEGINS) AS SHOWN BELOW. DOWELS TO MATCH VERTICAL STEEL.

CLASS B - CASE 1 TENSION SPLICE	TOP OF FOOTING OR SLAB
TENSION EMBEDMENT	HOOK BOTTOM OF DOWEL IF NECESSARY

- UNLESS NOTED OTHERWISE, PROVIDE U-BARS WHERE FLOORS ARE SUPPORTED FROM THE BOTTOM OF WALLS.
- 8. SEE ARCHITECTURAL DRAWINGS FOR EXTENT AND LOCATION OF CONCRETE UPSTAND WALLS, PLANTER WALLS, AND CURBS. UNLESS NOTED OTHERWISE, PROVIDE REINFORCING AS GIVEN IN ITEM 1. VERTICAL BARS TO BE EMBEDDED IN MAIN STRUCTURE AS SHOWN BELOW.



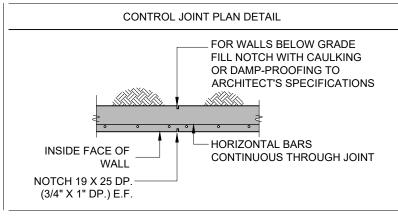
- UNLESS NOTED OTHERWISE ALL RETAINING WALLS BELOW GRADE AND ALL EXTERIOR WALLS EXPOSED TO THE WEATHER ABOVE GRADE DETAIL SHALL HAVE CONTROL JOINTS. CONSTRUCTION JOINT MAY REPLACE CONTROL JOINT WHERE REQUIRED. THE LOCATION OF CONTROL JOINTS IN EXPOSED CONCRETE WALLS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
- UNLESS NOTED OTHERWISE, AT NO POINT DURING CONSTRUCTION SHALL THE DIFFERENCE IN BACKFILL LEVELS ON EITHER SIDE OF INTERIOR FOUNDATION WALLS (OR ANY OTHER FOUNDATION WALLS NOT DESIGNED TO RETAIN SOIL) EXCEED 300 mm (1'-0").



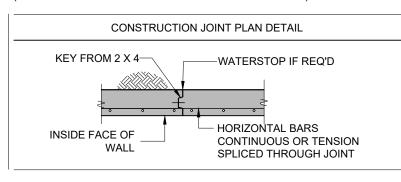
11. DO NOT PLACE BACKFILL AGAINST CONCRETE FOUNDATION WALLS UNTIL WALLS ARE AT LEAST 14 DAYS OLD MIN., OR UNTIL GROUND FLOOR SYSTEM OR TEMPORARY BRACING IS INSTALLED TO ADEQUATELY SUPPORT THE WALLS.

WALL CONTROL JOINT

FOR EXTERIOR WALLS BELOW GRADE AND EXTERIOR WALLS EXPOSED TO WEATHER ABOVE GRADE, PROVIDE CONTROL JOINTS AT 6100 (20'-0") O.C. MAX. U.N.O. ON PLAN.



WALL CONSTRUCTION JOINT (CONSTRUCTION JOINT CAN REPLACE CONTROL JOINT)



WOOD FRAMING

QUALITY ASSURANCE:

WOOD DESIGN SHALL CONFORM TO CAN/CSA-086-01 "ENGINEERING DESIGN IN WOOD."

LUMBER SHALL CONFORM TO CAN/CSA-0141-05 "SOFTWOOD LUMBER", THE NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER, AND SHALL HAVE A MAXIMUM 15% MOISTURE CONTENT AT TIME OF INSTALLATION.

PRODUCTS:

SIZES: ALL MEMBER DESIGNATIONS SHOWN ON PLANS ARE NOMINAL DIMENSIONS EXCEPT WHERE NOTED "FULL SIZE", IN WHICH CASE THE MEMBER DESIGNATION DENOTES THE TRUE SIZE OF THE MEMBER

LUMBER GRADE: HEM/FIR No. 2 OR BETTER UNLESS NOTED OTHERWISE ON DRAWINGS.

PLYWOOD: D.FIR-L SHEATHING GRADE TO CSA 0121-M1978 AND CAN/CSA-0325.0-92; EXTERIOR GRADE FOR WALLS AND ROOF.

NAILS: 65mm (2 1/2") COMMON 8d NAILS UNLESS NOTED OTHERWISE. CONFORM TO CSA B111-1974 'WIRE NAILS, SPIKES AND STAPLES'. THIN THE SAME LOCATION. GAUGE NAILING GUN STAPLES OR NAILS ARE NOT ACCEPTABLE.

BOLTS: ASTM A307 UNLESS NOTED OTHERWISE.

USE ONLY STAINLESS STEEL FASTENERS WITH ACQ. PRESSURE TREATED LUMBER TYP.

REFER TO TYPICAL WOOD FLOOR, ROOF, AND WALL DETAILS FOR TYPICAL FRAMING CONDITIONS.

TYPICAL WOOD FLOOR AND ROOF FRAMING

EXCEPT AS SHOWN OTHERWISE ON PLANS AND SECTIONS, FLOOR AND ROOF FRAMING DETAILS TO BE AS FOLLOWS.

DOUBLE PLATES: USE LONG LENGTHS, SPLICE LAP MIN. 1800 (6'-0") AND FASTEN WITH PAIRS OF 82 mm (3 1/4") NAILS @ 150 (6")

ROOF JOISTS:

AS SHOWN ON DRAWINGS WITH FULL DEPTH BLOCKING OR CONTINUOUS JOIST OVER SHEAR WALLS. SUPPLY FRAMING ANCHORS WHERE SHOWN ON DRAWINGS.

FLOOR SHEATHING:

3/4" TONGUE AND GROOVE PLYWOOD PANELS PLACED FACE GRAIN PERPENDICULAR TO JOISTS WITH STAGGERED SHEETS. GLUE AND NAIL PLYWOOD.

ROOF SHEATHING:

5/8" TONGUE AND GROOVE PLYWOOD PLACED FACE GRAIN PERPENDICULAR TO JOISTS WITH STAGGERED SHEETS. NAIL PLYWOOD @ 100 (4") ON ALL PANEL EDGES, AT ROOF PERIMETER, AND TO JOISTS OR BLOCKING OVER SHEAR WALLS. AT INTERMEDIATE SUPPORTS NAIL @ 150 (6") O.C. NAILS TO PENETRATE 1 1/2" INTO FRAMING BELOW T&G DECKING AT DECKING SUPPORT LOCATIONS. BLOCK ALL PLYWOOD EDGES.

TYPICAL WOOD WALL FRAMING

EXCEPT AS SHOWN OTHERWISE ON PLANS AND SECTIONS, WALL FRAMING DETAILS TO BE AS FOLLOWS:

WALL FRAMING:

38 X 140 @ 400 (2 X 6 @ 16") STUDS TYP. FOR ALL EXTERIOR AND LOAD-BEARING INTERIOR WALLS. PROVIDE BLOCKING @ 1200 (48") O.C. TYP

FOR OPENINGS UP TO 1200 (4'-0") WIDE, PROVIDE MIN. 2 - 38 X 235 (2 -2 X 10) BUILT-UP LINTEL WITH 1 - 38 X 140 (2 X 6) CRIPPLE AND 1 - 38 X 140 (2 X 6) FULL-LENGTH STUD EACH SIDE.

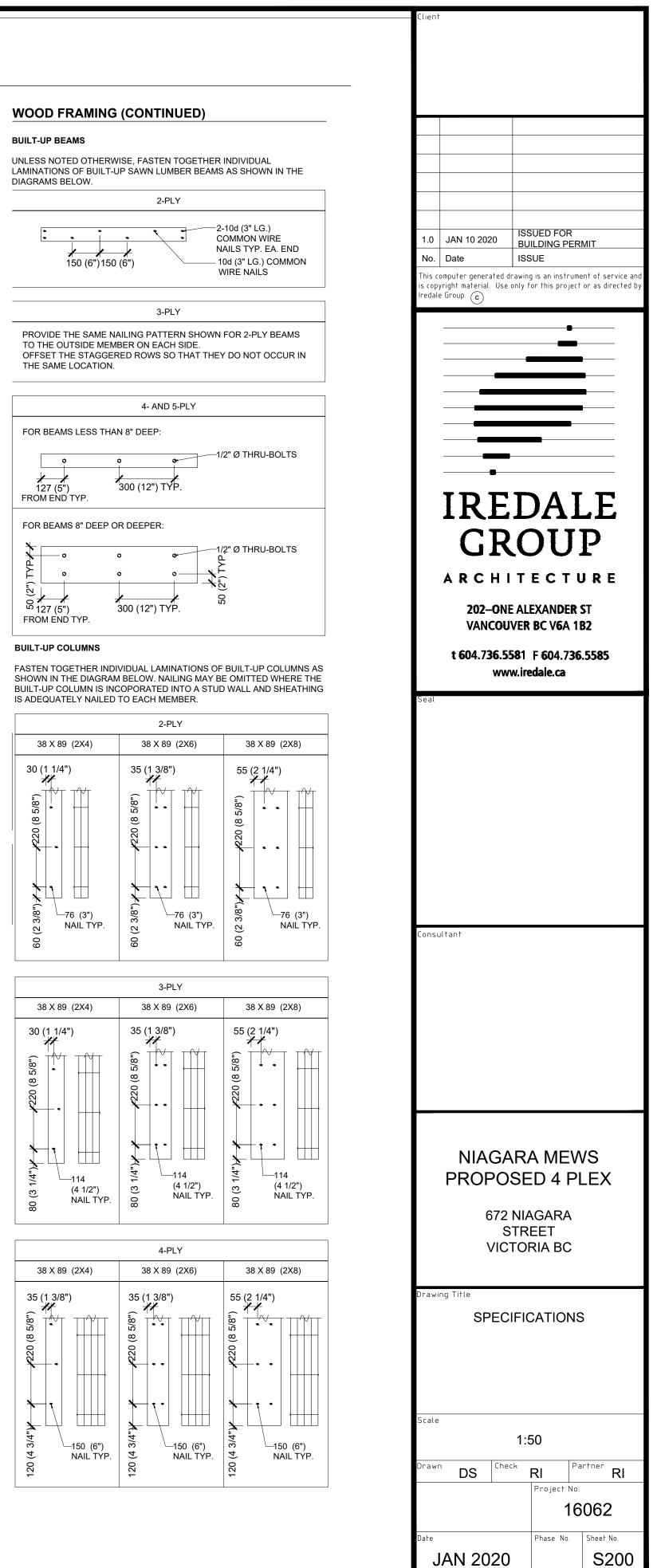
FOR OPENINGS 1200 (4'-0") TO 2400 (8'-0") WIDE, PROVIDE MIN. 3 - 38 X 235 (3 - 2 X 10) BUILT-UP LINTEL WITH 38 X 140 (2 X 6) CRIPPLE AND 2 -38 X 140 (2 - 2 X 6) FULL-LENGTH STUDS EACH SIDE.

TOP DOUBLE PLATES ARE TO BE CONTINUOUS OVER ALL LINTELS U.N.O.

SEE PLANS AND DETAILS FOR WALL ANCHOR BOLT SIZES AND SPACING.

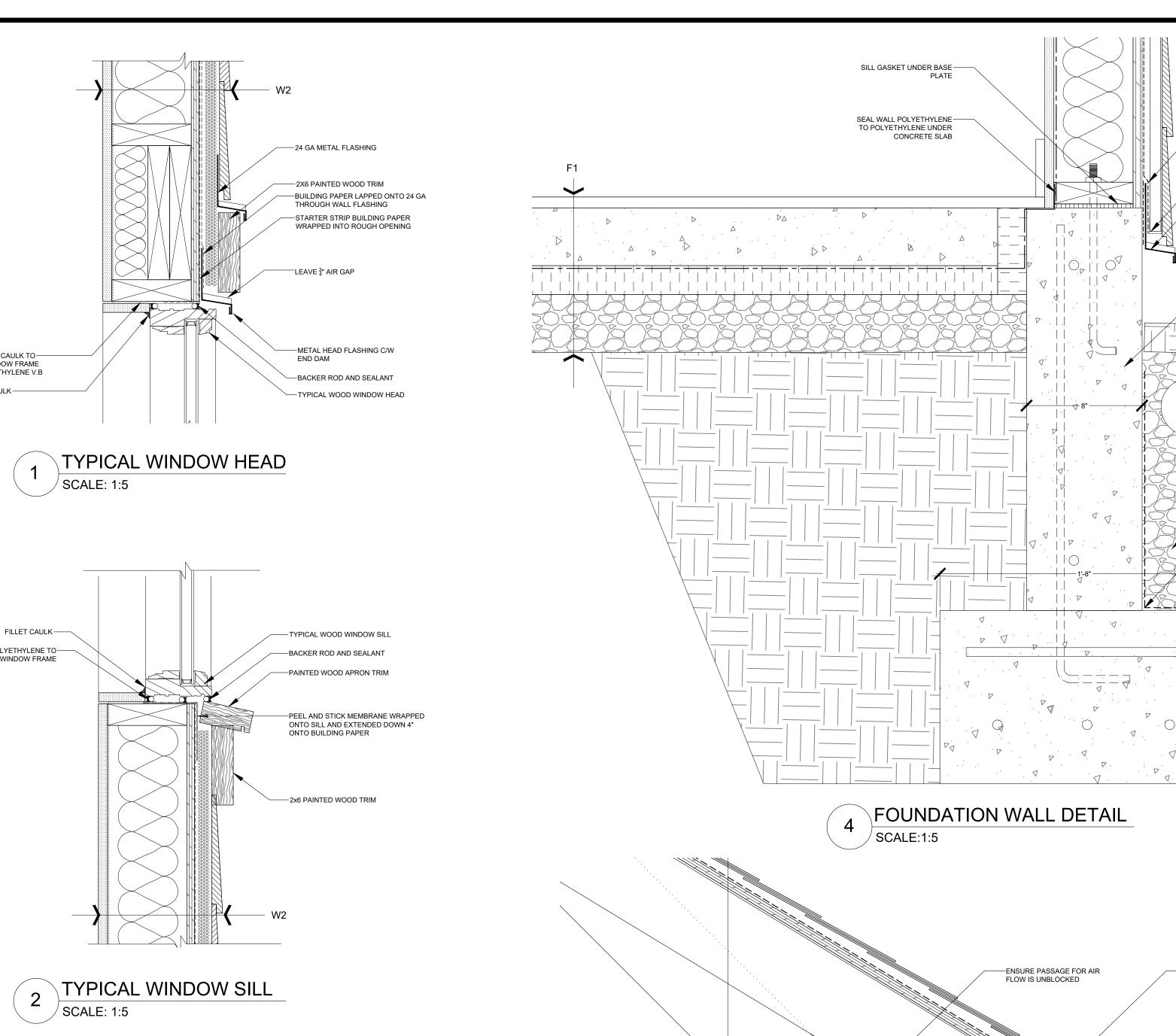
WALL SHEATHING:

FOR EXTERIOR WALLS, USE 13 mm (1/2") PLYWOOD PLACED FACE GRAIN PERPENDICULAR TO STUDS WITH STAGGERED SHEETS TYP. FASTEN PLYWOOD TO FRAMING WITH NAILS @ 100 mm (4") O.C. ON ALL PANEL EDGES, TO ROOF JOISTS OR SILL PLATE, AND AROUND ALL OPENINGS. AT INTERMEDIATE SUPPORTS NAIL @ 300 (1'-0") O.C.

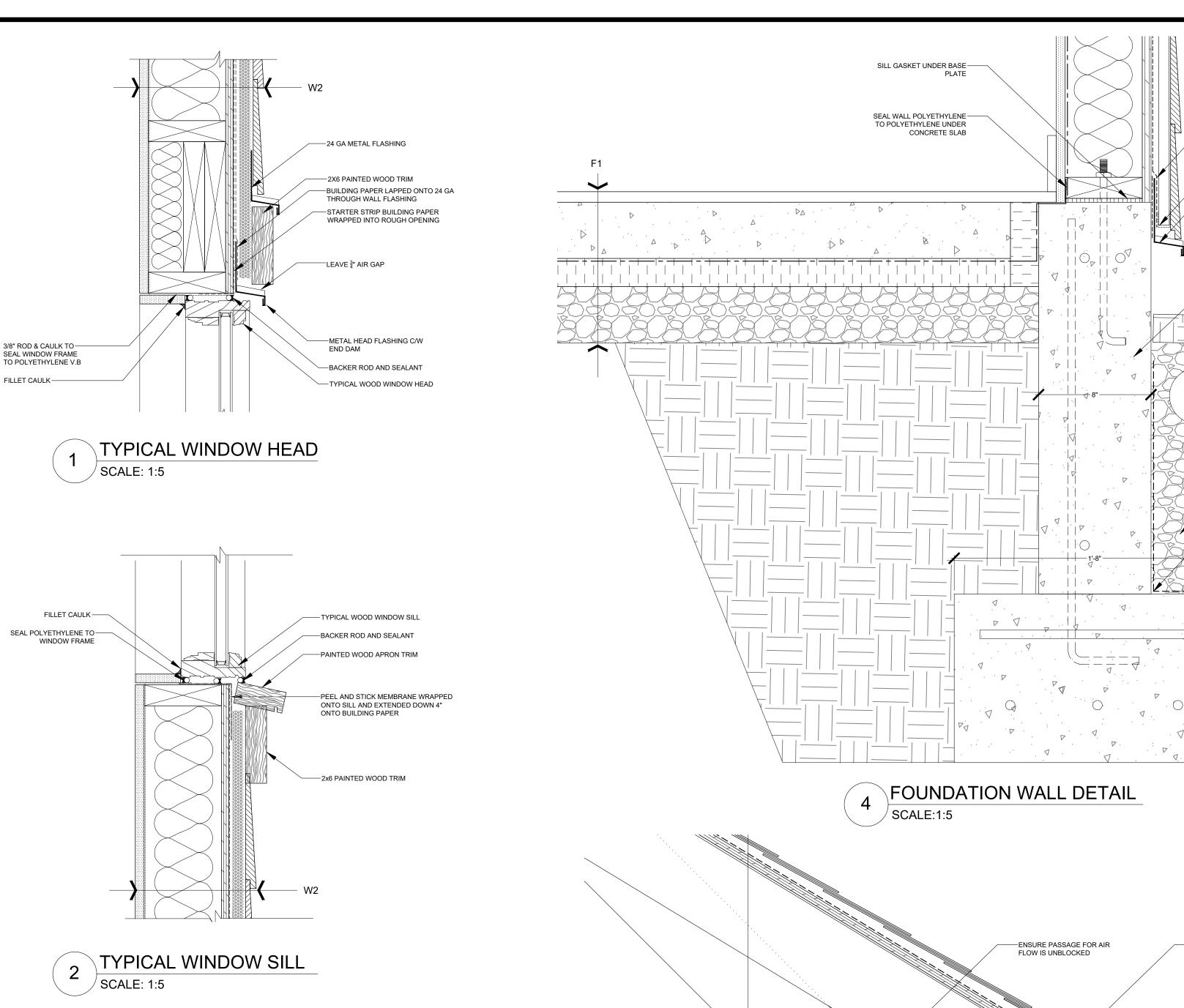


WALL SCHEDULES

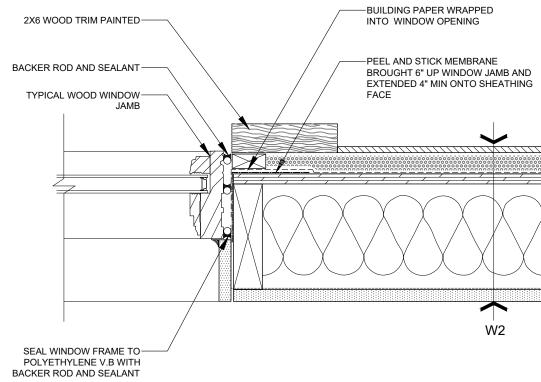
W1>	EXISTING WOOD SIDING WALL					
W2	NEW EXTERIOR WALL (RSI REQ'D 2.78 ZONE 4) AIR FILM FIBER CEMENT SIDING ³ / ₄ " ENTANGLED POLY MESH BREATHER MATT 30 MIN BUILDING PAPER ¹ / ₂ " PLYWOOD SHEATHING 2X6 STUD @ 16" O.C (23% FRAMING) 5.5" FIBERGLASS BATT INSULATION (77% INSUL.) 6 MIL POLYETHYLENE VAPOR BARRIER ¹ / ₂ " GYPSUM WALLBOARD AIR FILM	0.03 0.14 0.18 - 0.109 2.36 - 0.08 0.12 3.02				
W2-A	NEW EXTERIOR WALL (1 HR FIRE RATING, RSI REQ AIR FILM FIBER CEMENT SIDING ³ ⁴ " ENTANGLED POLY MESH BREATHER MATT 30 MIN BUILDING PAPER ⁵ " FIBERGLASS FACED EXTERIOR TYPE X GYPSUM 4" STEEL STUD FRAMING @ 16" O.C (0.77% FRAMING FIBERGLASS BATT INSULATION (99.23% INSUL.) ⁵ " FIBERGLASS FACED EXTERIOR TYPE X GYPSUM 2X4 WOOD STUDS @ 16" O.C (23% FRAMING) FIBERGLASS BATT INSULATION (77% INSUL.) 6 MIL POLYETHYLENE VAPOR BARRIER ⁵ " TYPE X GWB AIR FIRM	SHEAT G)	HING	ZONE 4) 0.03 0.14 0.18 - 0.10 - 1.48 0.10 - 1.88 - 0.10 0.03 4.04		
W 3	INTERIOR 2X4 WALL ¹ / ₂ " GYPSUM WALLBOARD 2X4 STUD @ 16" O.C 3.5" FIBERGLASS BATT INSULATION ¹ / ₂ " GYPSUM WALLBOARD					
W3-A	INTERIOR 2X6 WALL ¹ / ₂ " GYPSUM WALLBOARD 2X6 STUD @ 16" O.C 5.5 FIBERGLASS BATT INSULATION ¹ / ₂ " GYPSUM WALLBOARD					
W4	INTERIOR FIRE SEPARATION WALL (45 MIN) 5/8" TYPE X GYPSUM WALLBOARD 2X6 STUD @ 16" O.C 3.5" FIBERGLASS ACOUSTIC INSULATION					
F1	SLAB ON GRADE FLOOR (RSI REQ'D 1.96 ZONE 4)AIR FILM0.16FLOOR FINISH-4" CONCRETE SLAB0.046 MIL POLYETHYLENE VAPOR BARRIER-2" XPS INSULATION1.766" COMPACT GRAVEL-TOTAL1.96					
F2	EXISTING WOOD FRAME FLOOR (min 45hr rating) FLOOR FINISH ENTANGLED SOUND MESH 2" CONCRETE TOPPING ¹ / ₂ " PLYWOOD SUB-FLOOR 2X10 JOISTS @ 16" O.C ¹ / ₂ " RESILIENT CHANNEL @ 2' O.C 1/2" TYPE X GYPSUM WALLBOARD					
F3	NEW WOOD FRAME FLOOR (min 45hr rating)					
ROOF SCHEDULES						
R1	EXISTING ASPHALT SHINGLE ROOF ASSEMBLY					
RÌ MOD.	MODIFIED ASPHALT SHINGLE ROOF ASSEMBLY (RS ADD 2X12 ROOF JOISTS @ 2' O.C (10% FRAMING) ADD R40 BATT INSULATION (R40 -12") (90% INSUL.) ADD ¹ / ₂ " GYPSUM WALLBOARD TOTAL	I REQ'I - 7.15 0.08 7.23	D 6.91 ZON	<u>E 4)</u>		
R2	NEW ASPHALT ROOF ASSEMBLY (RSI REQ'D 6.91 ZO ASPHALT SHINGLES ROOF UNDERLAYMENT ¹ / ₂ PLYWOOD SHEATHING ENGINEERING TRUSS R 40 BATT INSULATION (R40 -12") (90% INSUL.) BOTTOM CHORD OF TRUSS 6 MIL POLYETHYLENE VAPOR BARRIER ¹ / ₂ " GYPSUM WALLBOARD TOTAL	DNE 4) - - 7.15 - - 0.08 7.23				





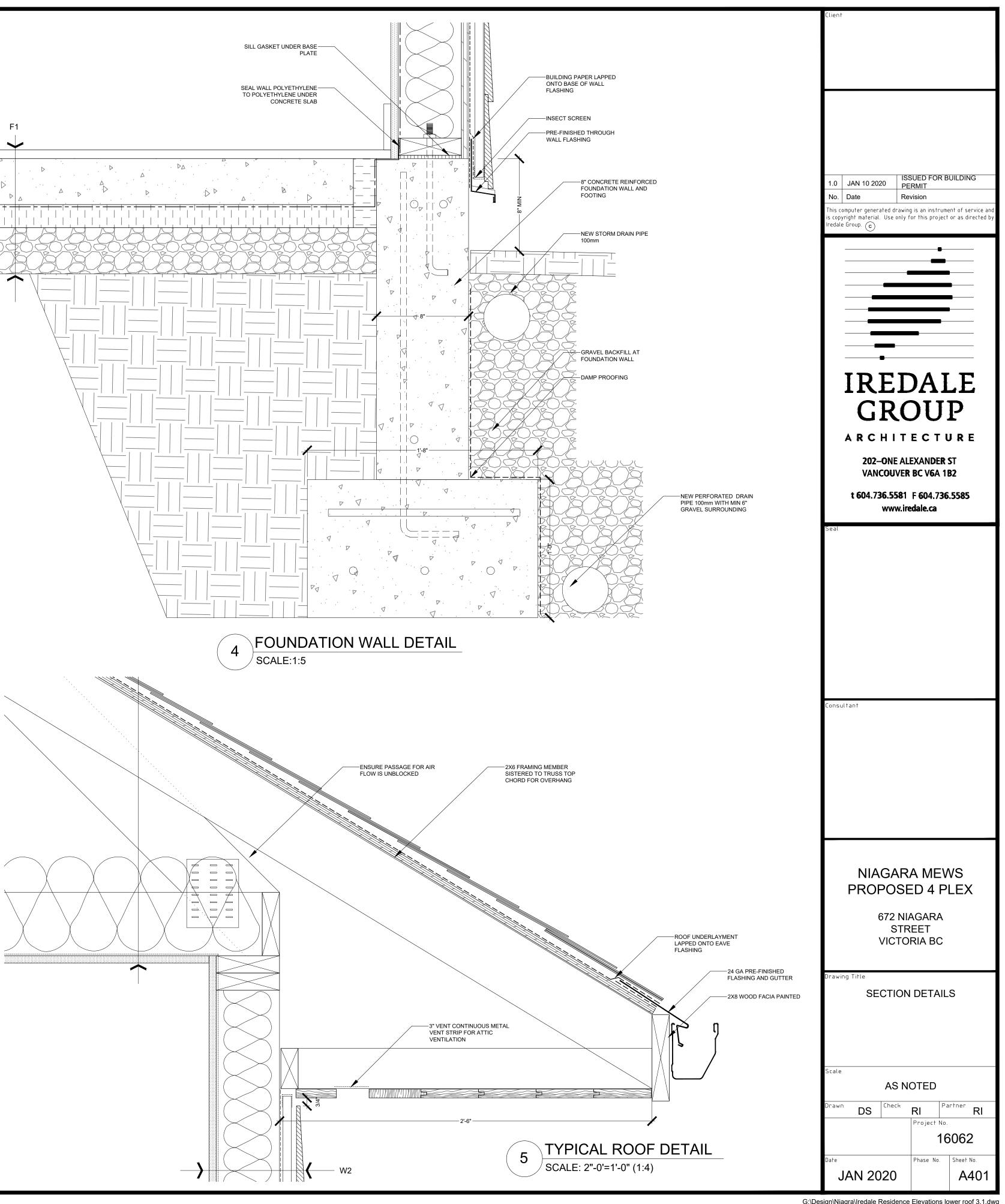








 $\overline{}$ W2



G:\Design\Niagra\Iredale Residence Elevations lower roof 3.1.dwg