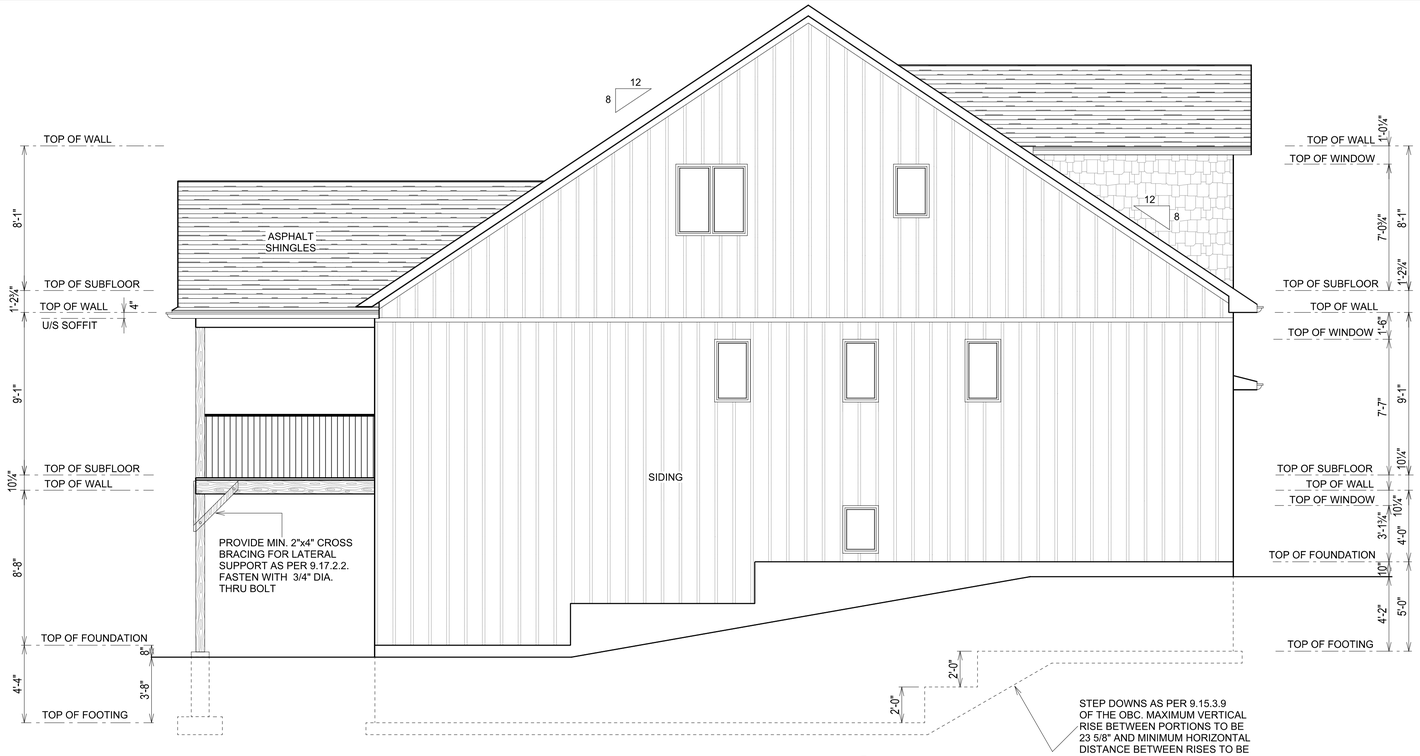
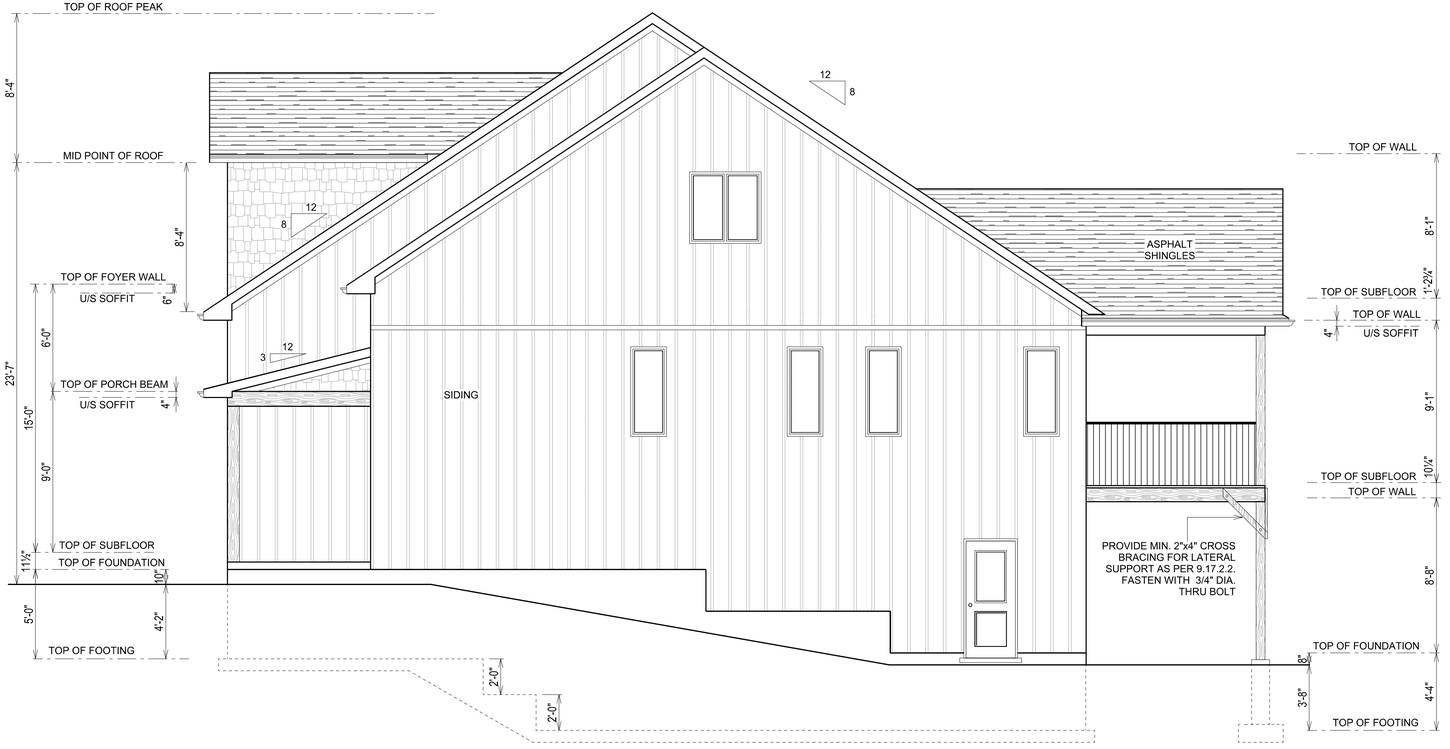
CanadianHomeDesigns.com

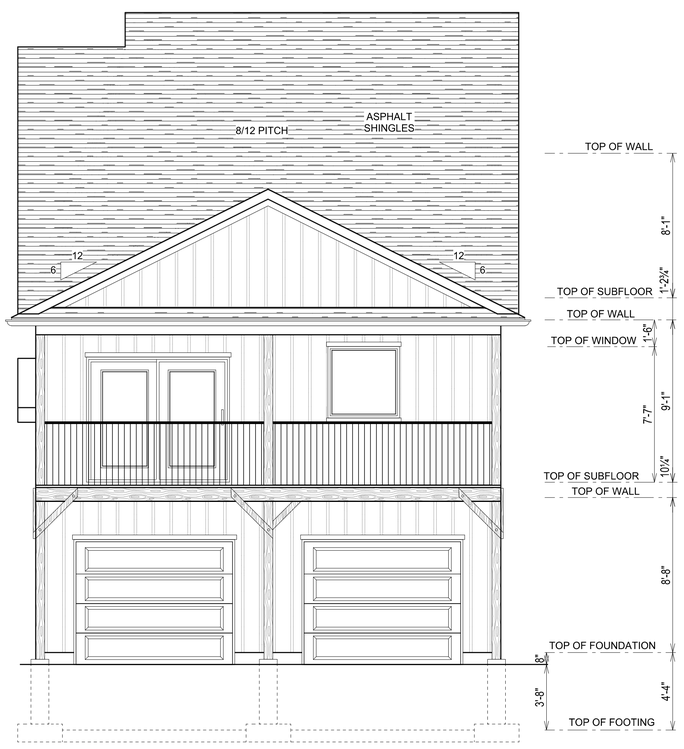


LEFT ELEVATION 1/4"=1'0"

FRONT ELEVATION 1/4"=1'0"



RIGHT ELEVATION 1/4"=1'0"



REAR ELEVATION 1/4"=1'0"

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SPECIFIC NOTES:

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289.895.9671
WWW.CANADIANHOMEDESIGNS.COM

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QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of division C of the building code

Clint Excell
NAME

SIGNATURE
36446
BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of division C of the building code

Canadian Home Designs
NAME
37238
BCIN

JOB NUMBER:
TS314-25

PROJECT :
THE TUCKER RESIDENCE

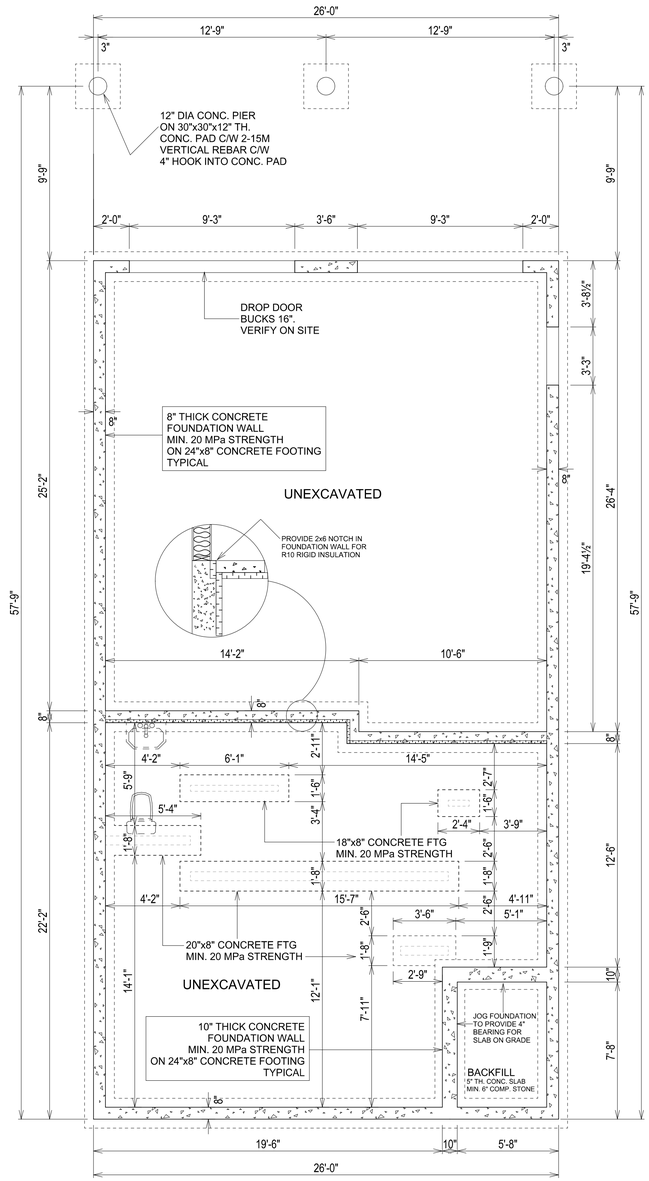
GROSS FLOOR AREA
1820 SQ. FT.

LOCATION:

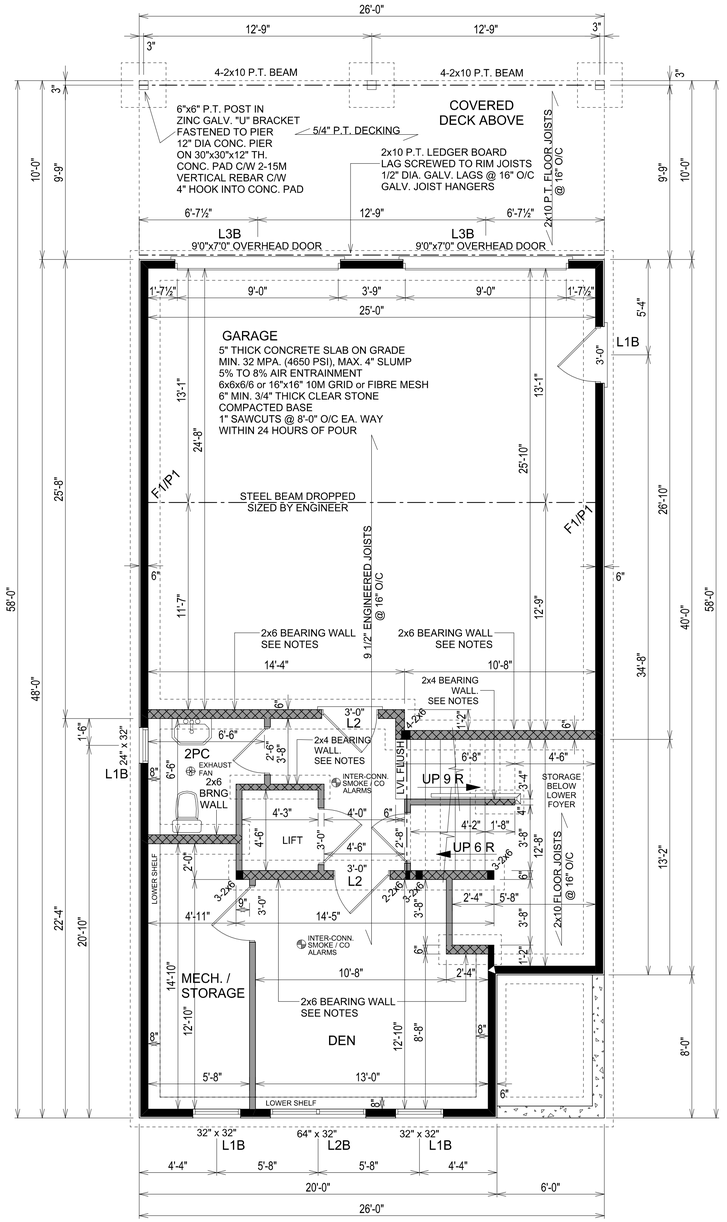
TITLE:
ELEVATIONS

DATE :
SEPT 2025

PAGE:
1 | 6



FOUNDATION PLAN 1/4"=1'0"



BASEMENT PLAN 1/4"=1'0"

STEEL POST/CONCRETE PAD TABLE

F1/P1	STEEL POST AND CONCRETE PAD TO BE SIZED BY ENGINEER

WINDOW & EXTERIOR DOOR HEADER TABLE

L1B	-DOUBLE 2x8 SPRUCE -SINGLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
L2B	-TRIPLE 2x8 SPRUCE -DOUBLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
L3B	-ENGINEERED LVL HEADER TO BE SIZED BY SUPPLIER -DOUBLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION

BEARING WALL NOTES:

2x6 BEARING WALL
TRIPLE P.T. BASE PLATE
WRAPPED IN BLUE SKIN
2x6 STUDS @ 16" O/C
BLOCKING @ MID-POINT
ON 20"x8" CONCRETE FTG
MIN. 20 MPa STRENGTH

2x4 BEARING WALL
TRIPLE P.T. BASE PLATE
WRAPPED IN BLUE SKIN
2x4 STUDS @ 16" O/C
BLOCKING @ MID-POINT
ON 18"x8" CONCRETE FTG
MIN. 20 MPa STRENGTH

FOUNDATION PLAN NOTES:

1. BASEMENT BEAM POCKET BEARING TO BE MIN. 3 1/2" AS PER 9.23.8.1 OF THE OBC
2. STAIR WIDTHS AS PER 9.8.2.1. OF THE OBC.
3. STAIR LANDINGS AS PER 9.8.6. OF THE OBC.
4. ALL STAIRS TO HAVE MINIMUM HORIZONTAL RUN 0F 10", MINIMUM HORIZONTAL TREAD OF 11" AND MAXIMUM VERTICAL RISE OF 7 7/8".
5. HANDRAIL FOR INTERIOR STAIRS AS PER 9.8.7. OF THE OBC
6. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC
7. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED STEEL TELEPOSTS AND BEAMS, AND WOOD HEADERS, BEAMS,
8. PARGING ON ALL EXPOSED VERTICAL CONCRETE SURFACES AS PER 9.15.6.2 OF THE OBC.
9. ALL BUILT UP BEAMS TO CONFORM TO 9.23.8.3 OF THE OBC.
10. OPTIONAL SUSPENDED CONCRETE SLAB AS PER 9.40.1.4 OF OBC TO BE 5" THICK C/W 10M REBAR @ 7 7/8" O/C EA. WAY. C/W 10M BENT DOWELS @ 23 5/8" O/C AT PERIMETER.
11. ALL WINDOW AND DOOR HEADERS SHALL BE #2 GRADE 2-2x10 UNLESS NOTED OTHERWISE ON THESE PLANS.
12. ALL EXTERIOR CONCRETE FLATWORK TO BE MINIMUM 32 Mpa WITH 5% - 8% AIR ENTRAINMENT
13. SMOKE ALARMS SHALL BE LOCATED AS PER 9.10.19.3. OF THE OBC.
14. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER 9.10.19.5. OF THE OBC.
15. ALL ELECTRICAL TO CONFORM TO 9.34 OF THE OBC.
16. PROVIDE WEEPER IN ALL WINDOW WELLS AND FILL IN WITH 3/4" CLEAR STONE.
17. VERIFY EXISTING GRADES & ALL FINISHED GRADES ON SITE.
18. CONFIRM LOCATION AND DEPTH OF FOUNDATION WALL STEP DOWNS ON SITE.
19. ALL SUMP PIT COVERS MUST BE SEALED AS PER 9.14.5.2 (2). OF THE OBC.
20. ALL EXHAUST FANS AS PER 9.32.3 OF THE OBC.
21. FLOOR DRAIN TO BE LOCATED NEAR UTILITIES. VERIFY LOCATION WITH BUILDER.

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BASEMENT PLAN
FOUNDATION PLAN

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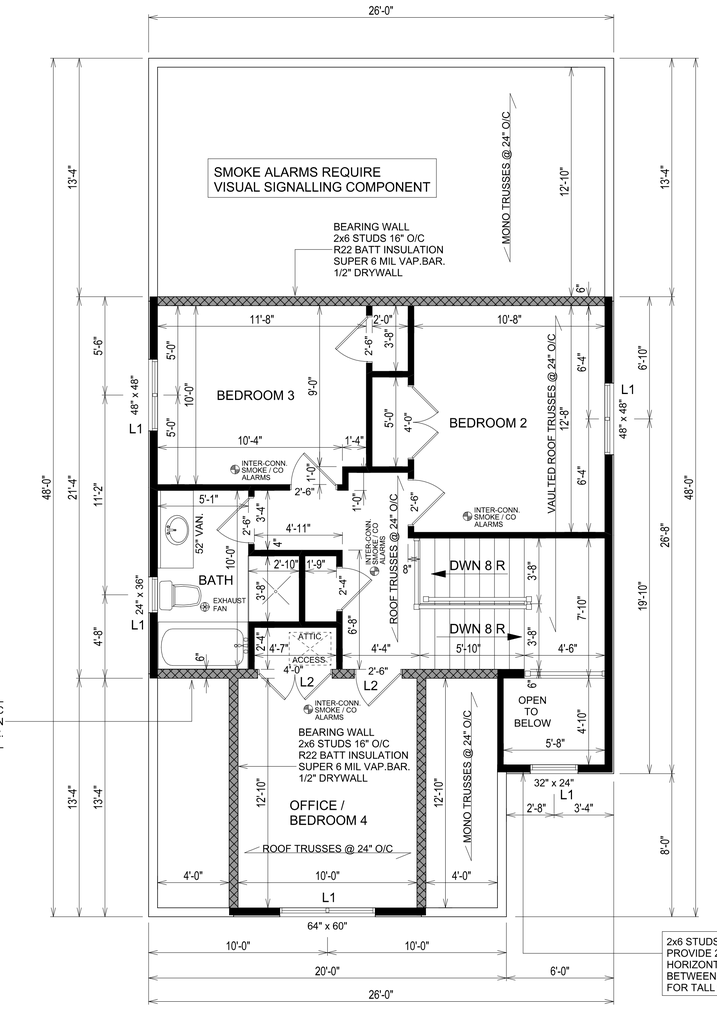
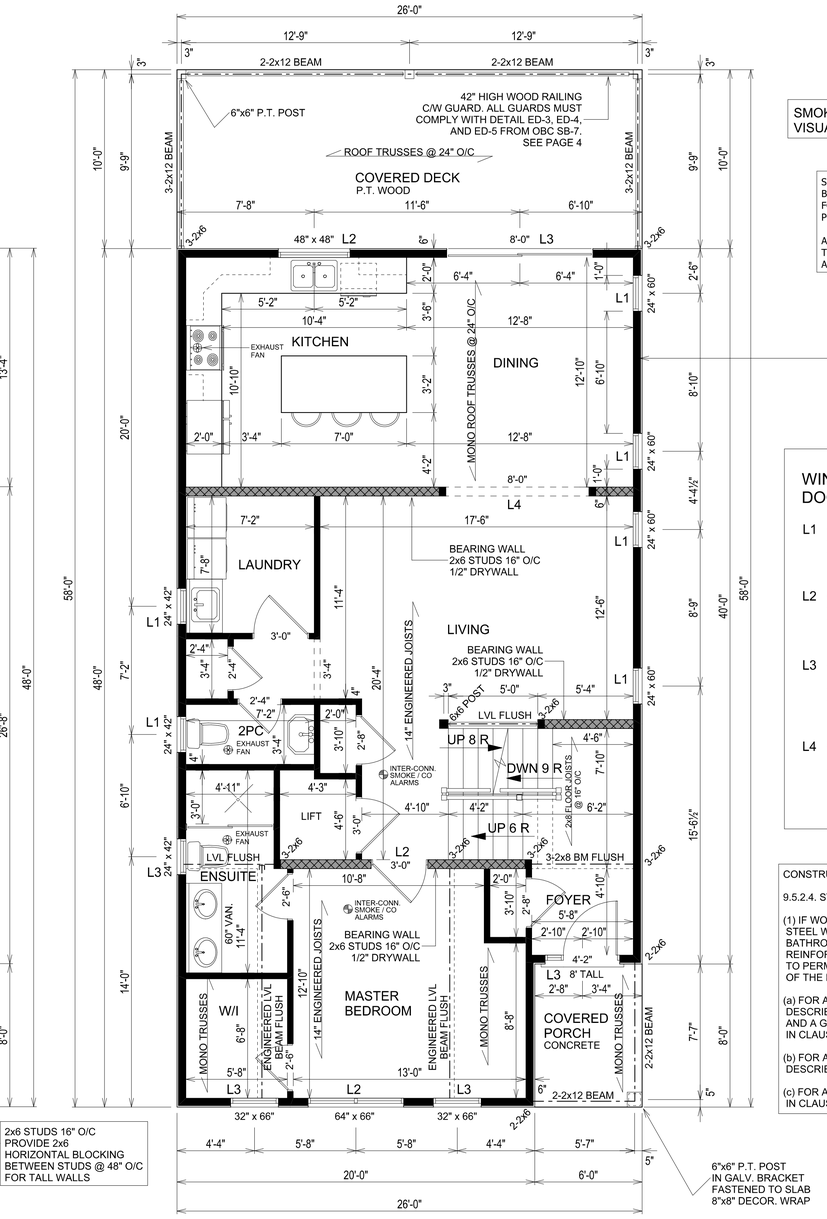


2ND FLOOR PLAN 1/4"=1'0"

GROSS FLOOR AREA: 620 SQ.FT.
(NOT INCLUDING OPEN TO BELOW)



1ST FLOOR PLAN 1/4"=1'0"

GROSS FLOOR AREA: 1200 SQ.FT.

SMOKE ALARMS REQUIRE VISUAL SIGNALLING COMPONENT

SEE TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER FOR ALL GIRDER TRUSS AND POST LOCATIONS

ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE

SIDING
TYVEK HOUSE WRAP C/W TAPED JOINTS
7/16" OSB SHEATHING
2x6 STUDS 16" O/C
R22 BATT INSULATION
SUPER 6 MIL VAP.BAR.
1/2" DRYWALL

WINDOW & EXTERIOR DOOR HEADER TABLE

- L1 -DOUBLE 2x10 SPRUCE -SINGLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L2 -DOUBLE 2x10 SPRUCE -DOUBLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L3 -ENGINEERED LVL HEADER TO BE SIZED BY SUPPLIER -DOUBLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR TO FLOOR DOWN TO FOUNDATION
- L4 -ENGINEERED LVL HEADER TO BE SIZED BY SUPPLIER -TRIPLE 2x6 JACKS EACH SIDE -ENSURE SOLID BLOCKING BELOW TO ENSURE BEARING FROM FLOOR DOWN TO BEAM

CONSTRUCTION NOTE 22

9.5.2.4. STUD WALL REINFORCEMENT

(1) IF WOOD WALL STUDS OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF THE FOLLOWING:

(a) FOR A WATER CLOSET, A GRAB BAR DESCRIBED IN CLAUSES 3.8.3.8.(3)(a) AND A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.8.(3)(c),

(b) FOR A SHOWER , A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13.(2)(g), AND

(c) FOR A BATHTUB, A GRAB BAR DESCRIBED IN CLAUSE 3.8.3.13.(7)(e).

FLOOR PLAN NOTES:

1. ALL STAIRS TO HAVE MINIMUM HORIZONTAL RUN OF 10", MINIMUM HORIZONTAL TREAD OF 11" AND MAXIMUM VERTICAL RISE OF 7 7/8".
2. STAIR WIDTHS AS PER 9.8.2.1. OF THE OBC.
3. STAIR LANDINGS AS PER 9.8.6. OF THE OBC.
4. HANDRAIL FOR INTERIOR STAIRS AS PER 9.8.7. OF THE OBC
5. INTERIOR STAIR HEADROOM TO CONFORM TO 9.8.2.2 OF THE OBC
6. SEE SUPPLIER ENGINEERING DATA FOR ALL PRE-ENGINEERED STEEL TELEPOSTS AND BEAMS, AND WOOD HEADERS, BEAMS, COLUMNS, AND WOOD I'S.
7. ALL BUILT UP BEAMS TO CONFORM TO 9.23.8.3 OF THE OBC.
8. PROVIDE ICE AND WATER SHIELD AT VALLEYS AND LOW SLOPE ROOFS PROVIDE EAVE PROTECTION AS PER 9.26.5 OBC.
9. ALL COLUMNS SUPPORTING GIRDER TRUSS TO BE SAME WIDTH AS GIRDER TRUSS ABOVE
10. PLUMBING NOTE: - PRESSURE BALANCED OR THERMOSTATICALLYCONTROLLED MIXING VALVES FOR SHOWER UNITS - PRESSURE BALANCED OR THERMOSTATICALLYCONTROLLED MIXING VALVES FOR ALL FAUCETS OR WATER HEATER SOURCE
11. EXTERIOR DOORS TO BE STEEL, INSULATED, C/W WEATHER-STRIPPING AS PER 9.6.5. OF THE OBC.
12. ENTRANCE DOOR FROM GARAGE TO BE STEEL, INSULATED, C/W WEATHER-STRIPPING AND SELF CLOSING DEVICE AS PER 9.10.13.15. OF THE OBC
13. GAS SEAL GARAGE FROM HOUSE 1/2" DRYWALL MUD AND TAPED ON GARAGE SIDE
14. SMOKE ALARMS SHALL BE LOCATED AS PER 9.10.19.3. OF THE OBC.
15. SMOKE ALARMS SHALL BE WIRED SO THAT WHEN THE ALARM SOUNDS, ALL ALARMS SOUND AS PER 9.10.19.5. OF THE OBC.
16. CARBON MONOXIDE DETECTORS REQUIRED FOR FUEL APPLIANCES (OBC 9.32.3.9), AS WELL AS ADJACENT TO EACH SLEEPING AREA.
17. ALL CERAMIC & PLASTIC TILES INSTALLED ON WALLS AROUND BATHTUBS OR SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING AS PER 9.29.10.4 OF THE OBC.
18. ALL ELECTRICAL TO CONFORM TO 9.34 OF THE OBC.
19. ALL EXTERIOR CLADDING AND EXTERIOR FLASHING TO BE INSTALLED AS PER 9.27 OF THE OBC.
20. ALL EXHAUST FANS AS PER 9.32.3.10 OF THE OBC.
21. VERIFY EXACT LOCATION OF POSTS AND ENGINEERED LVL HEADERS WITH TRUSS PLANS PROVIDED BY TRUSS MANUFACTURER. TYPICAL ALL LOCATIONS.

STANDARD NOTES:

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JOB NUMBER:

TS314-25

PROJECT :

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GROSS FLOOR AREA

1820 SQ. FT.

LOCATION:

TITLE:

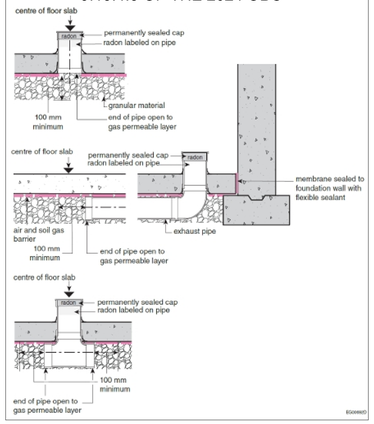
1ST FLOOR PLAN
2ND FLOOR PLAN

DATE :

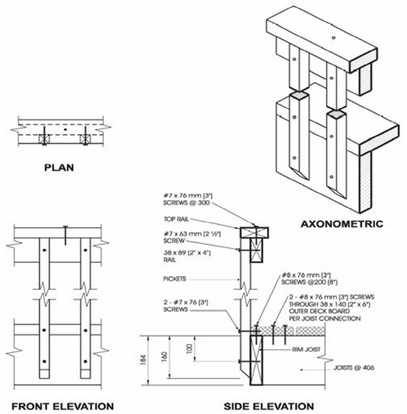
SEPT 2025

PAGE:

ACCEPTABLE RADON GAS CONFIGURATIONS AS PER 9.13.4.3 OF THE 2024 OBC



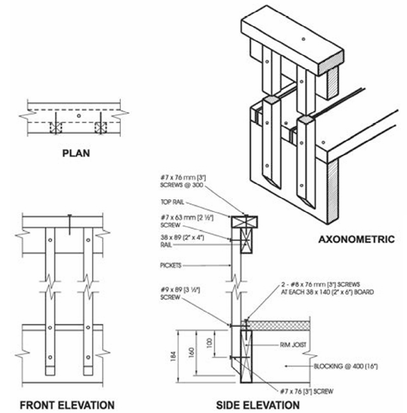
RAILING DETAILS



Detail ED-3

Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck

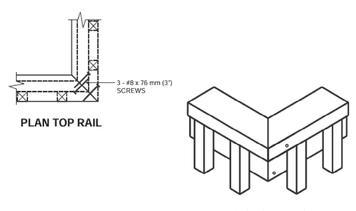
Notes:
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to each floor joist with 3- 82 mm (3¼") nails.
4. Dimensions shown are in mm unless otherwise specified.



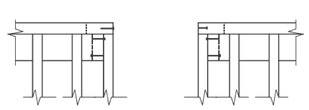
Detail ED-4

Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck, Guard Parallel to Floor Joists

Notes:
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to blocking with 3 - 82 mm (3¼") nails.
4. Dimensions shown are in mm unless otherwise specified.



ONE FASTENER IN HORIZONTALLY ORIENTATED PORTION OF TOP RAIL AND TWO IN VERTICALLY ORIENTATED PORTION.

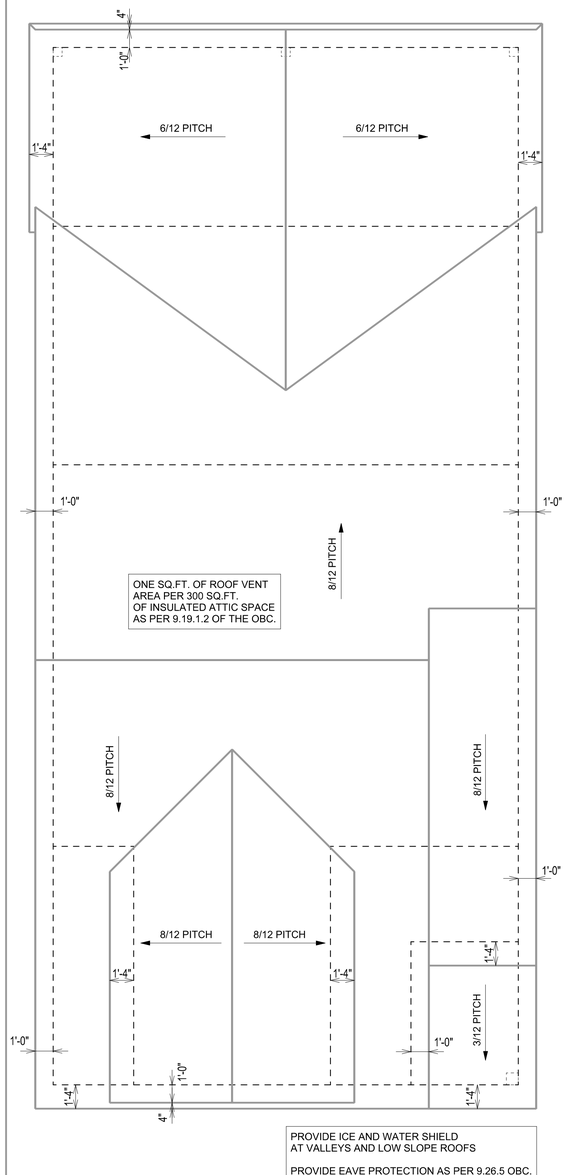


Detail ED-5

Exterior Connection: Corner Joint

Notes:
1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.

ALL CONV.FRAMING TO CONFORM WITH PART 9 OF OBC. ROOF RAFTERS THAT CROSS/ MEET OVER TRUSSES TO BE 2x4 SPF @ 24" O/C WITH A 2x4 VERT. POST UNDERNEATH @ EACH CROSS PT.
VERT. POSTS LONGER THAN 6'-0" TO HAVE LATERAL BRACING SO THAT THE DIST. BETWEEN END PT BETWEEN ROWS DOES NOT EXCEED 6'-0"



PROVIDE ICE AND WATER SHIELD AT VALLEYS AND LOW SLOPE ROOFS

PROVIDE EAVE PROTECTION AS PER 9.26.5 OBC.

ROOF PLAN 1/4"=1'0"

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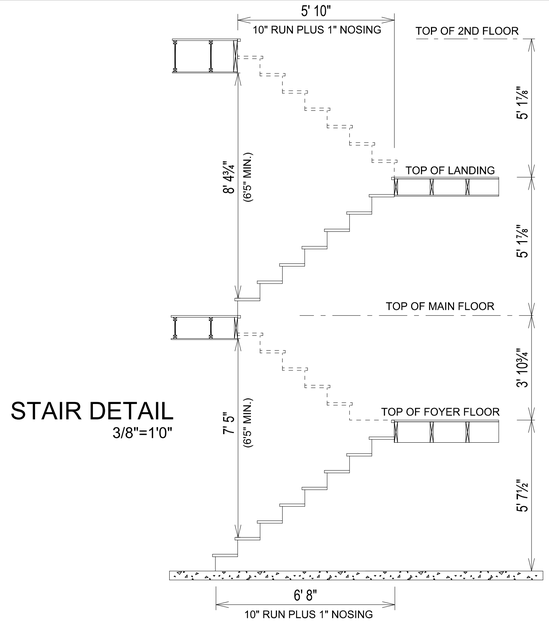
ROOF PLAN. RAILING AND RADON DETAILS

DATE :

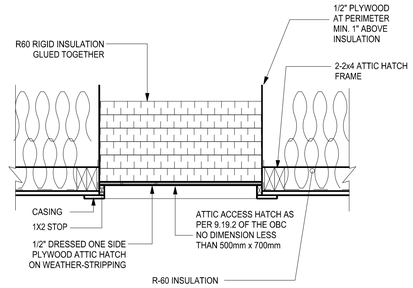
SEPT 2025

PAGE:

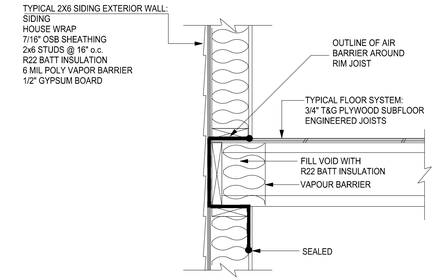
4 | 6



STAIR DETAIL
3/8"=1'0"



ATTIC HATCH DETAIL N.T.S.



TYPICAL WALL DETAIL AT WALKOUT N.T.S.

SB-12 ENERGY EFFICIENCY NOTES:

1. ALL CONSTRUCTION MUST MEET THE PERFORMANCE LEVEL THAT IS EQUAL TO A RATING OF 80 OR MORE AS PER SUPPLEMENTARY STANDARD SB-12 OF THE OBC.

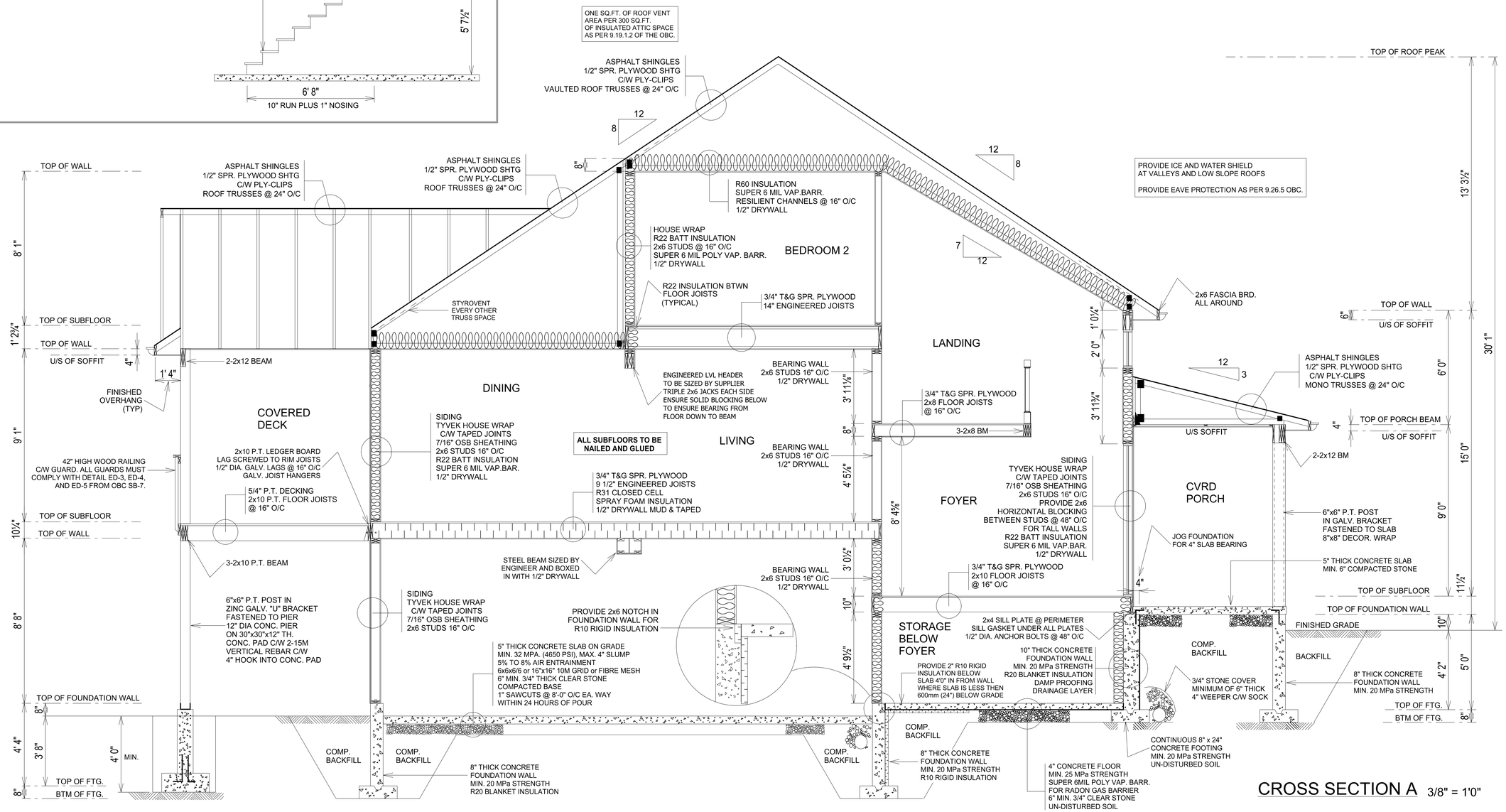
2. THESE PLANS MUST CONFORM TO COMPLIANCE PACKAGE "A1" AS PER TABLE 3.1.1.2.A. OF SB-12 OF THE OBC.

GROSS WALL AREA = 3451 SQ.FT.
GROSS GLASS AREA = 330 SQ.FT.
% GLASS/WALL = 9%

CEILING WITH ATTIC SPACE MINIMUM R-VALUE = R60
CEILING WITHOUT ATTIC SPACE MINIMUM R-VALUE = R31
EXPOSED FLOOR MINIMUM R-VALUE = R31
WALLS ABOVE GRADE MINIMUM R-VALUE = R22
BASEMENT WALLS MINIMUM R-VALUE = R20ci (R12 + R10ci)

EDGE OF BELOW GRADE SLAB AND HEATED
SLAB LESS THEN OR EQUAL TO 600mm BELOW
GRADE MINIMUM R-VALUE = R10

WINDOWS AND SLIDING GLASS DOORS
MAXIMUM U-VALUE = 0.28
SKYLIGHTS MAXIMUM U-VALUE = 0.49
SPACE HEATING EQUIPMENT MINIMUM AFUE = 96%
HRV MINIMUM EFFICIENCY = 75%
DOMESTIC HOT WATER HEATER MINIMUM EF = 0.80



CROSS SECTION A 3/8" = 1'0"

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NEVER SCALE BLUEPRINTS.

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PAGE:
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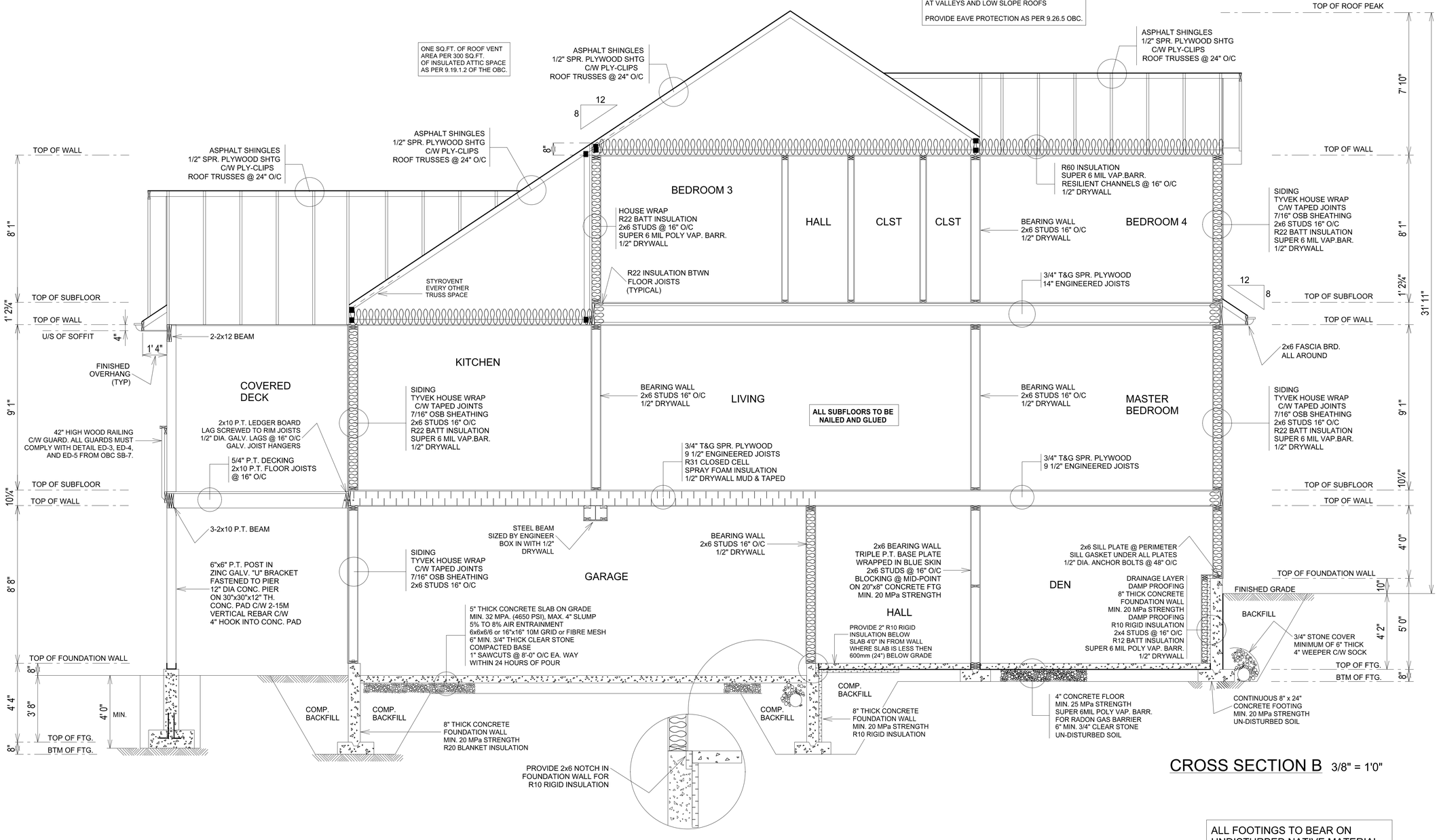

CROSS SECTION B 3/8" = 1'0"

ALL FOOTINGS TO BEAR ON
UNDISTURBED NATIVE MATERIAL
W/ MINIMUM ALLOWABLE BEARING
STRENGTH OF 75 KPa (1566 PSF)

STANDARD NOTES:

THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

CANADIAN HOME DESIGNS IS NOT RESPONSIBLE FOR ALL PRE-ENGINEERED STRUCTURES FOR THIS BUILDING. SEE PRE-ENGINEERED SHOP DRAWINGS FOR PROPER CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS MUST COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

NEVER SCALE BLUEPRINTS.

SPECIFIC NOTES:

CANADIAN HOME DESIGNS

289.895.9671
WWW.CANADIANHOMEDESIGNS.COM

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.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5 of division C of the building code

NAME: Clint Excell

SIGNATURE

BCIN: 36446

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of division C of the building code

NAME: Canadian Home Designs

BCIN: 37238

JOB NUMBER: TS314-25

PROJECT : THE TUCKER RESIDENCE

GROSS FLOOR AREA: 1820 SQ. FT.

LOCATION:

TITLE: CROSS SECTION B

DATE : SEPT 2025

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