



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

Door/Window No.	Min. Wood Lintel Size	Brick Steel Lintel Size
D1	2-2x10 SPF No. 1 or 2	Brick Arch
D2	2-2x6 SPF No. 1 or 2	L3-1/2"x3-1/2"x1/4"
D3	2-2x8 SPF No. 1 or 2	L4-7/8"x3-1/2"x3/8"
D4	2-2x8 SPF No. 1 or 2	L4-7/8"x3-1/2"x3/8"
D5	2-2x6 SPF No. 1 or 2	Not Required
D6	2-2x10 SPF No. 1 or 2	Not Required
D7	2-2x6 SPF No. 1 or 2	Not Required
D8	2-2x10 SPF No. 1 or 2	Not Required
D9	2-2x6 SPF No. 1 or 2	Not Required
D10	Reinforced Concrete - Designed by others.	Not Required
W1	2-2x6 SPF No. 1 or 2	Brick Arch
W2	2-2x6 SPF No. 1 or 2	Brick Arch
W3	2-2x6 SPF No. 1 or 2	L3-1/2"x3-1/2"x1/4"
W4	2-2x6 SPF No. 1 or 2	Not Required
W5	2-2x6 SPF No. 1 or 2	Brick Arch
W6	2-2x6 SPF No. 1 or 2	Not Required
W7	2-2x6 SPF No. 1 or 2	L3-1/2"x3-1/2"x1/4"
W8	2-2x8 SPF No. 1 or 2	Not Required
W9	2-2x8 SPF No. 1 or 2	Not Required
W10	2-2x6 SPF No. 1 or 2	Not Required
W11	2-2x6 SPF No. 1 or 2	Not Required
W12	2-2x6 SPF No. 1 or 2	Not Required
W13	2-2x6 SPF No. 1 or 2	Not Required
W14	2-2x6 SPF No. 1 or 2	Not Required
W15	2-2x8 SPF No. 1 or 2	Not Required
W16	Reinforced Concrete - Designed by others.	Not Required
W17	Reinforced Concrete - Designed by others.	Not Required
W18	Reinforced Concrete - Designed by others.	L3-1/2"x3-1/2"x1/4"
W19	Reinforced Concrete - Designed by others.	L3-1/2"x3-1/2"x1/4"
W20	Reinforced Concrete - Designed by others.	L3-1/2"x3-1/2"x1/4"

- **Note****
- 1) Wood lintels sized as per Table A-15 in the O.B.C.
 - 2) If the above lintels support a girder truss that lintel will need to be approved or re-designed by an engineer.
 - 3) Posts for lintels supporting girders to be designed by others.

EXTERIOR WALL TYPE 1:
 3-1/2" BRICK VENEER
 1" AIR SPACE
 TYVEK BUILDING WRAP (TAPE ALL JOINTS)
 1/2" OSB BOARD SHEATHING
 R21 BATT INSULATION
 2X6 BASE PLATE
 2X6 STUDS @ 16" O.C.
 DOUBLE 2X6 TOP PLATE
 6 mil VAPOUR BARRIER
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

EXTERIOR WALL TYPE 2:
 BOARD & BATTEN WOOD SIDING
 TYVEK BUILDING WRAP (TAPE ALL JOINTS)
 1/2" OSB BOARD SHEATHING
 R21 BATT INSULATION
 2X6 BASE PLATE
 2X6 STUDS @ 16" O.C.
 DOUBLE 2X6 TOP PLATE
 6 mil VAPOUR BARRIER
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

EXTERIOR WALL TYPE 3:
 3-1/2" BRICK VENEER
 1-1/2" AIR SPACE
 TYVEK BUILDING WRAP (TAPE ALL JOINTS)
 1/2" OSB BOARD SHEATHING
 R12 BATT INSULATION
 2X4 P.T. BASE PLATE ON FOAM SILL GASKET
 2X4 STUDS @ 16" O.C.
 DOUBLE 2X4 TOP PLATE
 6 mil VAPOUR BARRIER
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

EXTERIOR WALL TYPE 4:
 BOARD & BATTEN WOOD SIDING
 TYVEK BUILDING WRAP (TAPE ALL JOINTS)
 1/2" OSB BOARD SHEATHING
 R21 BATT INSULATION
 2X6 P.T. BASE PLATE ON FOAM SILL GASKET
 2X6 STUDS @ 16" O.C.
 DOUBLE 2X6 TOP PLATE
 6 mil VAPOUR BARRIER
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

EXTERIOR WALL TYPE 5:
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)
 AIR BARRIER SYSTEM TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES
 R21 BATT INSULATION
 2X6 BASE PLATE
 2X6 STUDS @ 16" O.C.
 DOUBLE 2X6 TOP PLATE
 6 mil VAPOUR BARRIER
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

EXTERIOR WALL TYPE 6:
 STONE CAP (HEIGHT EVEN W/ BOT. OF WINDOW)
 3-1/2" BRICK VENEER (TO BOT. OF STONE CAP)
 1" AIR SPACE
 BOARD & BATTEN WOOD SIDING (REMAINDER OF WALL)
 TYVEK BUILDING WRAP (TAPE ALL JOINTS)
 1/2" OSB BOARD SHEATHING
 R21 BATT INSULATION
 2X6 BASE PLATE
 2X6 STUDS @ 16" O.C.
 DOUBLE 2X6 TOP PLATE
 6 mil VAPOUR BARRIER
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

INTERIOR WALL TYPE 1:
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)
 2X6 BASE PLATE
 2X6 STUDS @ 16" O.C.
 DOUBLE 2X6 TOP PLATE
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

INTERIOR WALL TYPE 2:
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)
 2X4 BASE PLATE
 2X4 STUDS @ 16" O.C.
 DOUBLE 2X4 TOP PLATE
 1/2" GYPSUM BOARD (FIN./PRIME/PAINT)

AREAS:	
GARAGE:	725 SQ.FT.
MAIN FLOOR LIVING AREA:	2184 SQ.FT.
COVERED ENTRANCE AREA:	97 SQ.FT.
COVERED SIDE PORCH AREA:	49 SQ.FT.
TOTAL:	3055 SQ.FT.

NOTES:

1. ALL CONSTRUCTION TO MEET OR EXCEED THE 2006 O.B.C. REQUIREMENTS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL SITE DIMENSIONS AND ACCOMMODATE ANY VARIATION FROM WHAT IS DRAWN.
3. WINDOW AND DOOR SIZES GIVEN ON THE PLAN ARE NOMINAL SIZES. ALL SIZES TO BE VERIFIED WITH OWNER AND ADJUSTED TO MFG'S SPECIFICATIONS.
4. INTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS. WALLS ARE DIMENSIONED ACTUAL SIZE (I.E. - 2X4 STUD - 1-1/2" X 3-1/2").
5. WINDOWS ARE DIMENSIONED FROM FACE OF CONC. WALL TO CENTRE OF R.S.O.
6. WOOD LINTELS SIZED AS PER TABLE A-15 IN THE O.B.C.
7. BLOCK ALL GIRDER TRUSSES DOWN TO FOUNDATION.

NOTES:

8. SMOKE ALARMS TO BE INSTALLED AS PER SECTION 9.10.19 OF THE O.B.C.
9. CARBON DIOXIDE DETECTORS TO BE INSTALLED AS PER SECTION 9.33.4 OF THE O.B.C.
10. ALL EXTERIOR DOORS INCLUDING DOORS BETWEEN DWELLING AND GARAGE, SHALL BE PROVIDED WITH A DEADBOLT LOCK AS PER SECTION 9.6.8.3 OF THE O.B.C.
11. AN AIR BARRIER SYSTEM CONFORMING TO SECTION 9.25.3, SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES.
12. MIN. 1-1/2" END BEARING FOR WOOD LINTEL SPANS UP TO 9'-10".
13. STEEL BRICK LINTELS SHALL HAVE NOT LESS THAN 6" OF BEARING AT END SUPPORTS.

CUSTOMER:
PAUL & FAYE VANOSS
NEW RESIDENCE
 c/o
DOUG GEOFFREY CONSTRUCTION

LOCATION:
JENNISON CRESCENT
GRAND BEND, ONTARIO

DESIGNER CERTIFICATE:

I CERTIFY THAT I HAVE REVIEWED THIS DRAWING AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES RELATING TO THIS DRAWING.

DATE _____ SIGNATURE _____
 JEREMY DURAND
 DESIGNER - HOUSE
 BIN# 36071

DATE: FEB 4, 2010
 DRAWN: JPD
 SCALE: AS NOTED
 SHEET: 18"X24"
 REV: D

DURAND
 DESIGN & DRAFTING
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MAIN FLOOR PLAN

SHEET 4 OF 7 DWG# 2010-001