



# METRIC HOMES

4829 ABBOTT ST EAST  
OTTAWA (KANATA) ON.

## METRIC DRAWING NOTES:

- PLANS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.
- ALL MEASUREMENTS ARE APPROXIMATE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM STATED FLOOR AREA.

### GENERAL NOTES:

- THE CONTRACTOR MUST OBTAIN A CONSTRUCTION PERMIT BEFORE STARTING ANY WORK.
- TRADES ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND REPORT ALL DISCREPANCIES TO THE GENERAL CONTRACTOR.
- DO NOT SCALE DRAWINGS.
- ALL WORK SHALL COMPLY TO THE LOCAL AND THE ONTARIO BUILDING CODE.
- ALL DIMENSIONS ARE FROM FACE OF WOOD STUDS
- ALL CONCRETE (EXCEPT GARAGE, BASEMENT, AND PORCH SLAB) IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2900 PSI (20 MPA) AFTER 28 DAYS. BASEMENT SLAB TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3625 PSI (25 MPA). GARAGE AND PORCH SLABS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4650 PSI (32 MPA) COMPLETE WITH 5%-8% AIR ENTRAINMENT.
- ROOF TRUSSES SHALL BE PRE-ENGINEERED AND PREFABRICATED
- ALL GUARDS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH 9.8.8, SB-7, 900mm (2'-11") IF LESS THAN 1800mm (5' -11") ABOVE THE ADJACENT GRADE OR 1070mm (3' -6") FOR ALL OTHERS.

### BASEMENT NOTES:

- MIN. SOIL BEARING CAPACITY TO BE 60 KPa TO BE CONFIRMED ON SITE

### FOUNDATION WALLS:

- CEMENT PARING ABOVE GRADE
- DRAINAGE LAYER & DAMPROOFING BELOW GRADE
- CONCRETE FOUNDATION WALL TOP & BOTTOM REINF.
- 1.5" R6 CONTINUOUS INSULATION
- 2"x6" WOOD STUDS @ 24" O/C.
- R-22 ROXUL BATT INSULATION
- 0.15mm POLY. V.B. (6 mil)

### MASONRY VENEER WALLS:

- TIES ARE TO HAVE A MAXIMUM VERTICAL SPACING OF 500mm (19 3/4") AND A MAXIMUM HORIZONTAL SPACING OF 600mm (23 5/8")
- THRU-WALL FLASHINGS ARE TO BE AT THE BASE OF ALL WALLS.
- WEEP HOLES AT A MAXIMUM SPACING OF 800mm (2'-7") APART AND AT THE BOTTOM OF EVERY CAVITY.
- 4" POURED CONCRETE FLOOR @32 Mpa w/ 5% AIR ENTRAPMENT ON 6" SAND FILL ON UNDISTURBED SOIL. SLOPE FLOOR 2% TO O.H. DOOR.
- STEEL BEAM & ANGLES TO BE PRIME PAINTED

## WALL ASSEMBLIES:

### TYPICAL EXTERIOR GARAGE WALL ASSEMBLY:

- HARDIE SIDING
- AIR BARRIER, TYVEK
- 7/16" OSB SHEATHING
- 2"x6" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

### TYPICAL LOAD-BEARING WALL ASSEMBLY:

- 1/2" GYPSUM BOARD
- 2"x6" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

### TYPICAL INTERIOR PARTITION WALL ASSEMBLY:

- 1/2" GYPSUM BOARD
- 2"x4" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

## SCHEDULES

### NOTES:

- A) ALL BEAMS TO HAVE A MINIMUM END BEARING OF 3 1/2"
- B) ALL POINT LOADS TO BE CARRIED DOWN TO THE FOUNDATION OR SUPPORTING MEMBER.

### WOOD POST SCHEDULE

TAG	DESCRIPTION
P2	2 -2"x4" OR 2"x6" STUDS
P3	3 -2"x4" OR 2"x6" STUDS
P4	4 -2"x4" OR 2"x6" STUDS
P5	5 -2"x4" OR 2"x6" STUDS

### STEEL TELEPOST SCHEDULE

TAG	DESCRIPTION
TP	3" DIA. ADJUSTABLE STEEL TELEPOST CAN/CGSB 7.2
TP2	2 -3" DIA. ADJUSTABLE STEEL TELEPOST CAN/CGSB 7.2
TP3	3 -3" DIA. ADJUSTABLE STEEL TELEPOST CAN/CGSB 7.2
C1	3" x 3" x 3/16" STEEL HSS POST
C2	3/2" x 3/2" x 3/16" STEEL HSS POST

### NOTE:

- INSTALL TYPICAL 3/2"x 3/2"x 1/4" STEEL ANGLE TO SUPPORT MASONRY VENEER OVER ALL OPENINGS UNLESS OTHERWISE NOTED. (MIN. 6" BEARING)

### WOOD LINTEL SCHEDULE

TAG	DESCRIPTION
L1	2 -2"x10"
L2	3 -2"x10"
L3	3 -2"x8"
L4	2 -1 3/4"x9 1/2" LVL, 1.8E
L5	3 -1 3/4"x9 1/2" LVL, 1.8E
L6	2 -1 3/4"x11 7/8" LVL, 1.8E
L7	3 -1 3/4"x11 7/8" LVL, 1.8E

### PAD FOOTING SCHEDULE

TAG	DESCRIPTION
F1	36"x36" x8" CONCRETE PAD W/ 4-15M REBARS EACH WAY
F2	36"x48" x8" CONCRETE PAD W/ 5-15M REBARS SHORT WAY W/ 4-15M REBARS LONG WAY
F3	48"x48" x8" CONCRETE PAD W/ 5-15M REBARS EACH WAY
F4	60"x36" x8" CONCRETE PAD W/ 6-15M REBARS SHORT WAY W/ 4-15M REBARS LONG WAY
F5	24"x24" x8" CONCRETE PAD W/ 3-15M REBARS EACH WAY
F6	60"x60"x10" CONCRETE PAD W/ 6-15M REBARS EACH WAY
F7	72"x72"x10" CONCRETE PAD W/ 7-15M REBARS EACH WAY

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Drawing Title:

NOTES & SCHEDULES

Client:

METRIC HOMES

Model # Elev:

Custom 2-Storey

Lot# # Project:

Lot ##, Plan xMxxx

xxxxxxxxxx, Kanata, ON

Rev#	Revisions	Date
1	ISSUED FOR REVIEW	10-Sep-2021

File#:

CLIENT NAME

Drawn by:

Date:

SEPTEMBER 2021

Dwg#

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

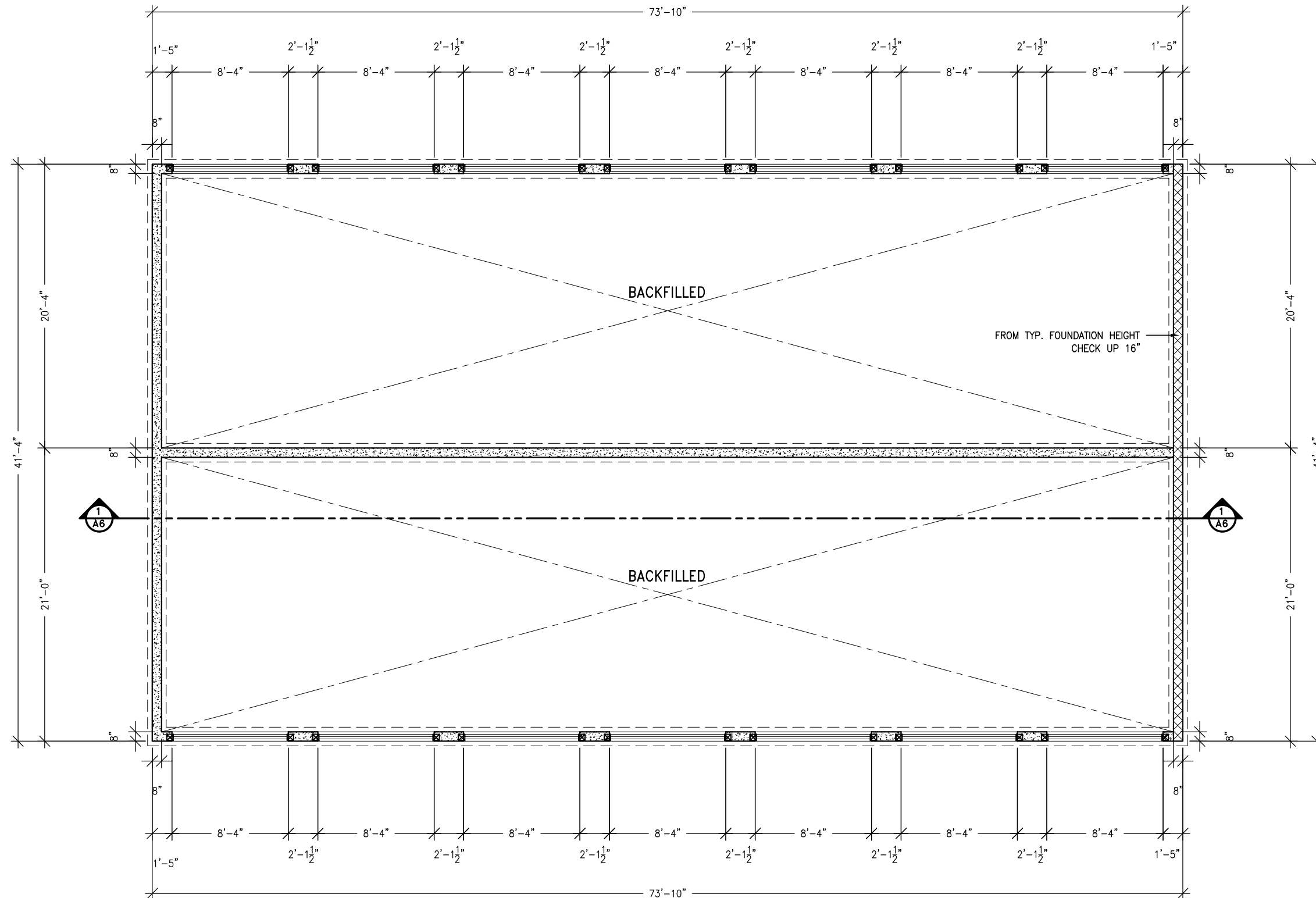
AO

**NOTES:**

FOR FOUNDATION REINFORCING AROUND WINDOWS  
SEE DRAWING R-01 (ATTACHED)

FD: FLOOR DRAIN  
CD: CONDENSATE DRAIN  
SFL: SEE FLOOR LAYOUT  
☒ : POINT LOAD

R: 15M DOWELS @ 10" o.c. 5'-0" LONG w/  
5" VERTICAL EMBEDMENT INTO FOOTING



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Drawing Title:  
**FOUNDATION PLAN**

Client:  
METRIC HOMES

Model # Elev:  
Custom 2-Storey

Lot# # Project: Lot #, Plan xMxxx  
xxxxxxxxx, Kanata, ON

Rev#	Revisions	Date
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File#:  
CLIENT NAME

Drawn by:

Date: SEPTEMBER 2021 Dwg#

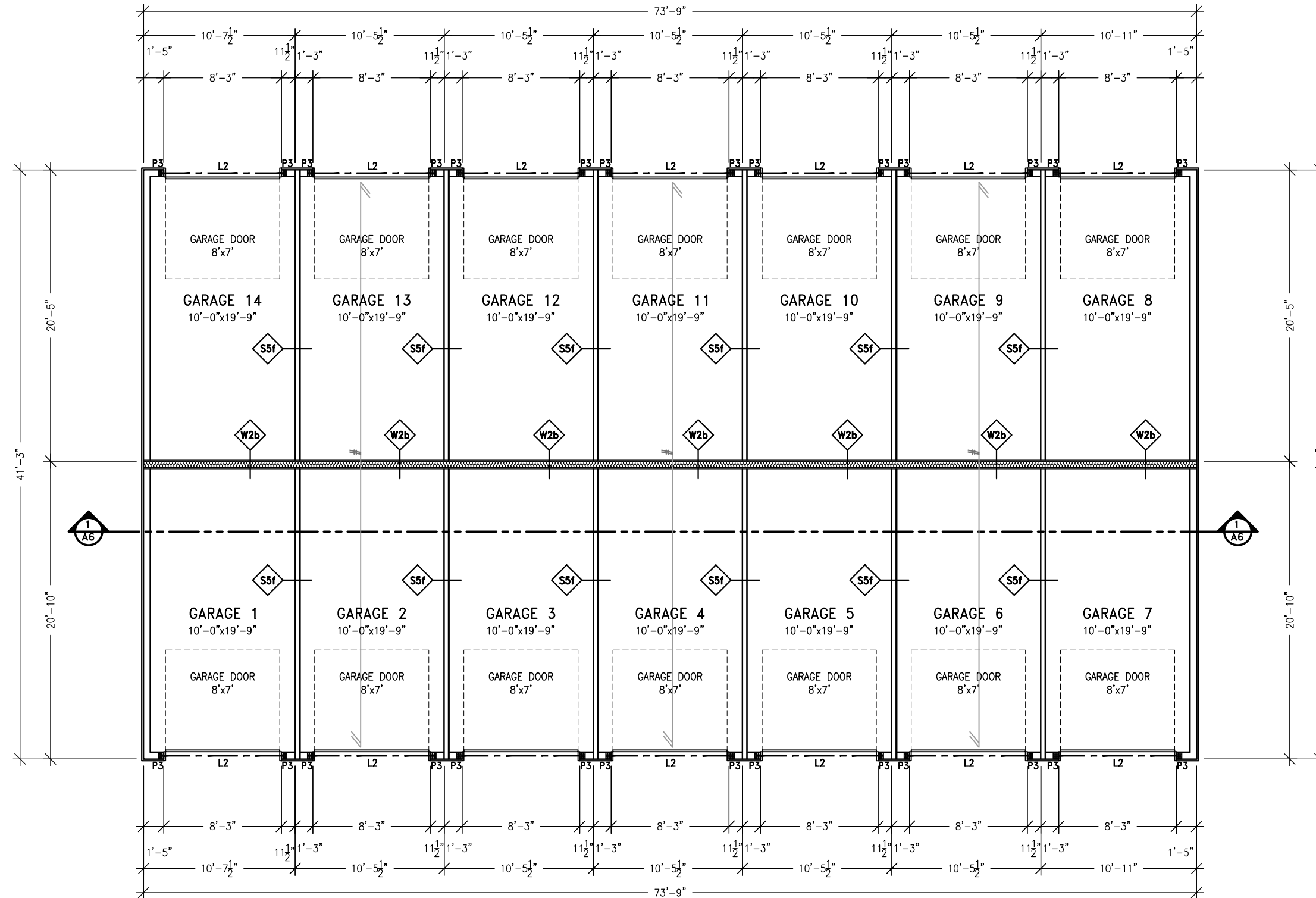
Scale: 1/8" = 1'-0" **A1**

**NOTES:**

REFER TO KITCHEN DESIGN FROM DESLAURIER FOR ALL KITCHEN DIMENSIONS AS WELL AS APPLIANCE LOCATIONS

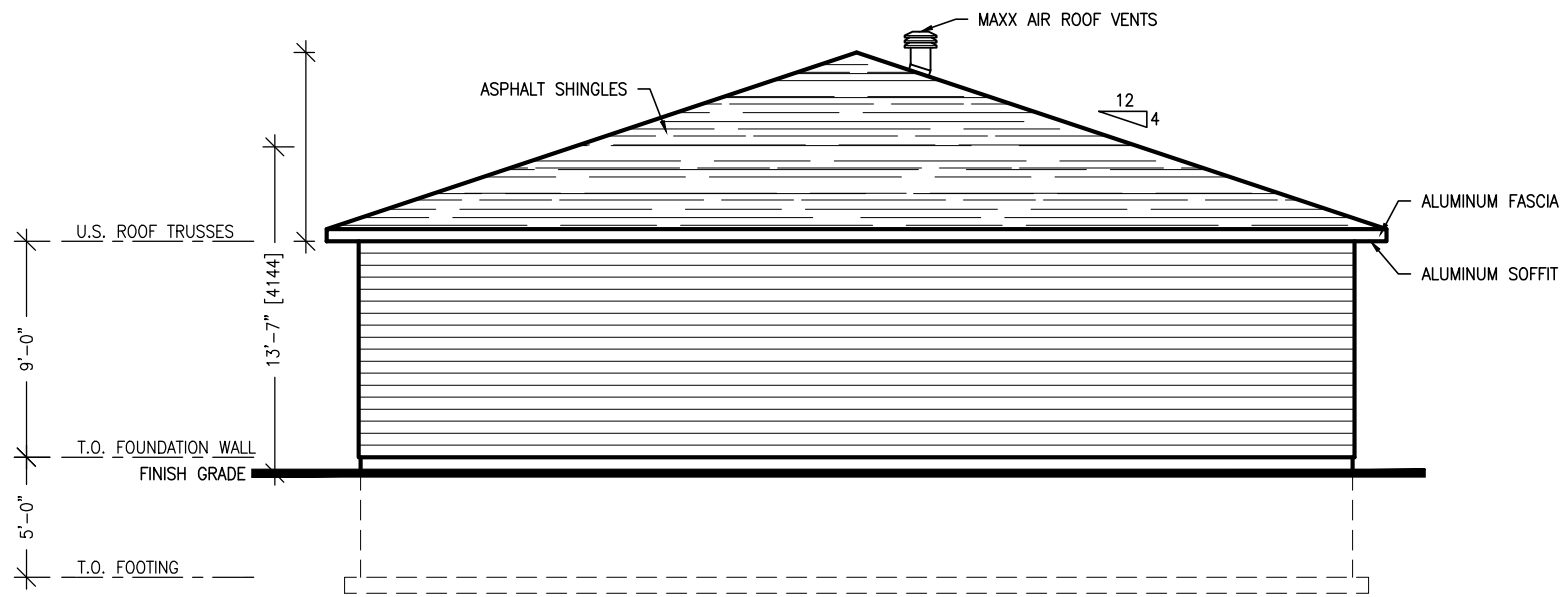
ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE 2x6 WALL

SFL: SEE FLOOR LAYOUT  
 #: PRE-ENGINEERED ROOF TRUSSES  
 (G): PRE-ENGINEERED GIRDER TRUSS

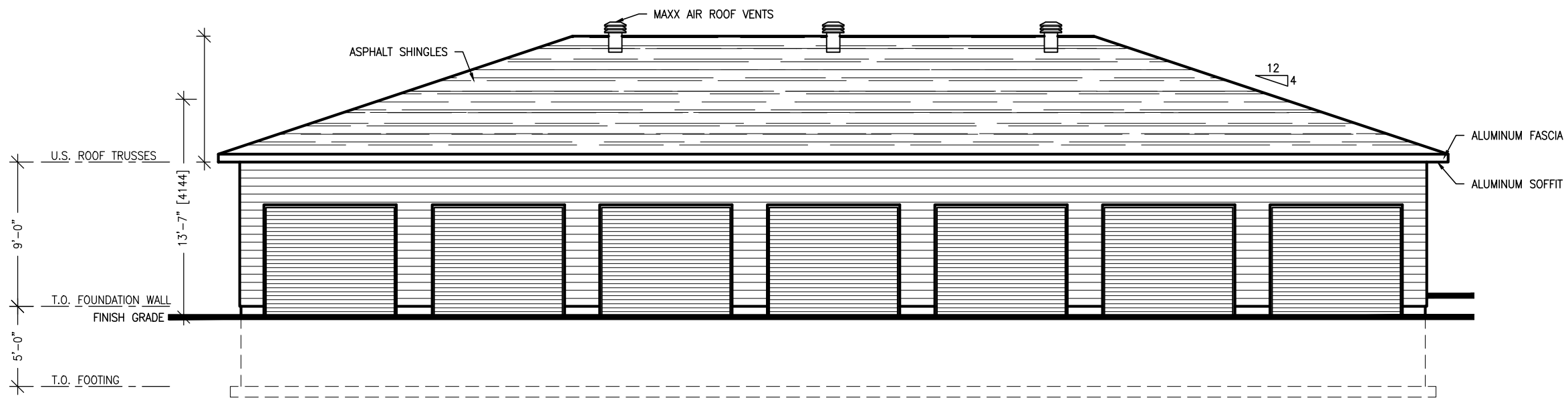


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Drawing Title: <b>MAIN FLOOR PLAN</b>		
Client: METRIC HOMES		
Model # Elev: Custom 2-Storey		
Lot# # Project:		Lot ##, Plan xMxxx xxxxxxxxx, Kanata, ON
Rev#	Revisions	Date
1	ISSUED FOR REVIEW	10-Sep-2021
File#: CLIENT NAME		
Drawn by:		
Date:	SEPTEMBER 2021	Dwg#
Scale:	1/8" = 1'-0"	A2





LEFT ELEVATION



FRONT ELEVATION

EXTERIOR FINISH SCHEDULE	
	JAMES HARDIE LAP SIDING

DOOR SCHEDULE				
WINDOW #	WIDTH	HEIGHT	RSO-W	RSO-H
GARAGE DOORS	96"	84"		

**NOTES:**

- A) FOUNDATION TO EXTEND A MINIMUM OF 5/8" ABOVE FINISHED GRADE
- B) GRADE SLOPES AWAY FROM DWELLING UNIT, TYPICAL ALL SIDES

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Drawing Title:  
**FRONT & RIGHT ELEVATION**  
 Client:  
 METRIC HOMES  
 Model # Elev:  
 Custom 2-Storey  
 Lot# # Project: Lot #, Plan xMxxx  
 xxxxxxxxx, Kanata, ON

Rev#	Revisions	Date
1	ISSUED FOR REVIEW	10-Sep-2021

File#: CLIENT NAME

Drawn by:

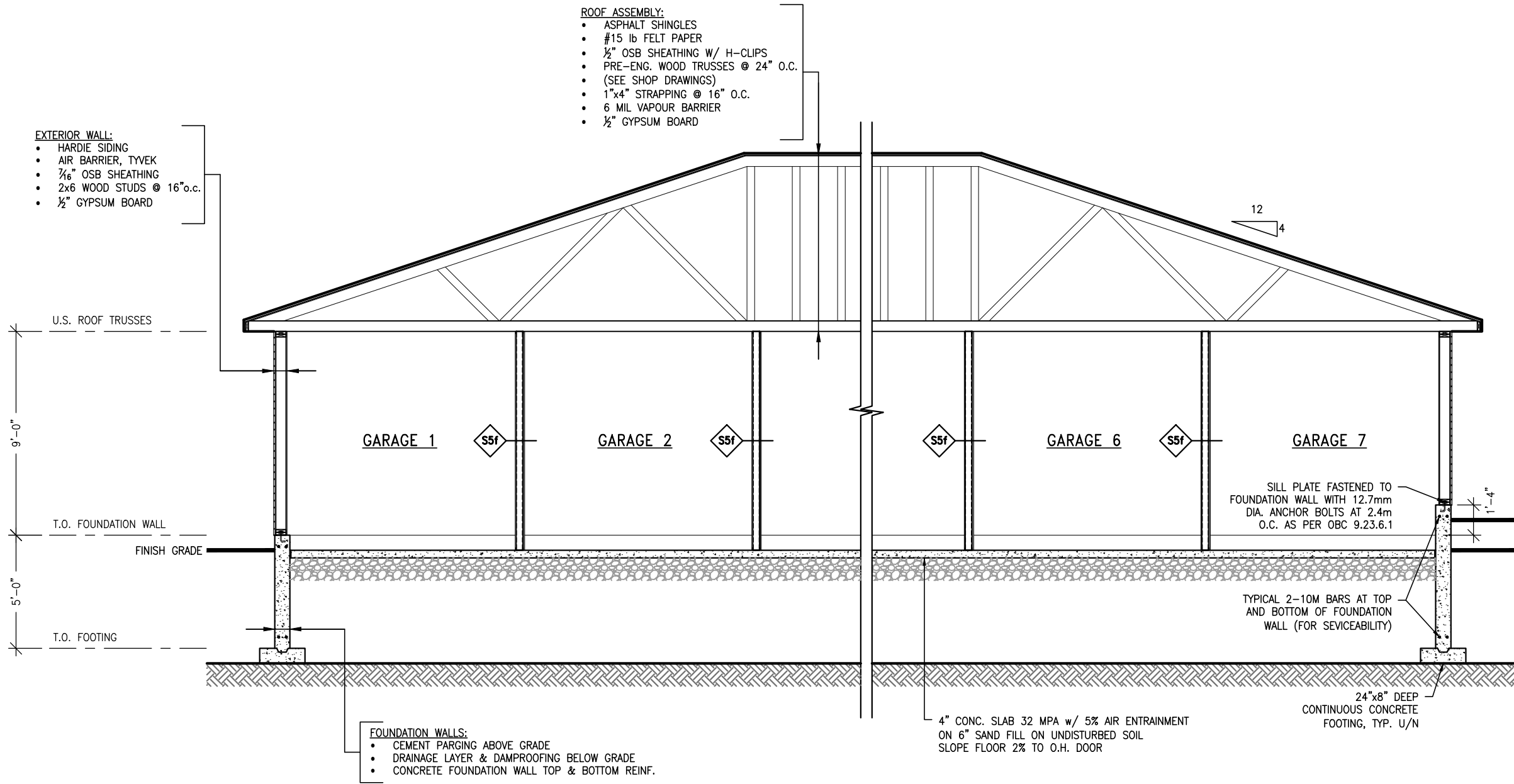
Date: SEPTEMBER 2021 Dwg#

Scale: 1/8" = 1'-0" **A5**

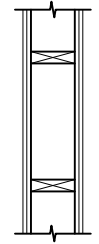


- ROOF ASSEMBLY:**
- ASPHALT SHINGLES
  - #15 lb FELT PAPER
  - ½" OSB SHEATHING W/ H-CLIPS
  - PRE-ENG. WOOD TRUSSES @ 24" O.C.
  - (SEE SHOP DRAWINGS)
  - 1"x4" STRAPPING @ 16" O.C.
  - 6 MIL VAPOUR BARRIER
  - ½" GYPSUM BOARD

- EXTERIOR WALL:**
- HARDIE SIDING
  - AIR BARRIER, TYVEK
  - ¾" OSB SHEATHING
  - 2x6 WOOD STUDS @ 16" o.c.
  - ½" GYPSUM BOARD

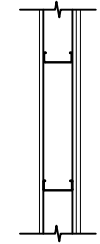


- FOUNDATION WALLS:**
- CEMENT PARING ABOVE GRADE
  - DRAINAGE LAYER & DAMPROOFING BELOW GRADE
  - CONCRETE FOUNDATION WALL TOP & BOTTOM REINF.



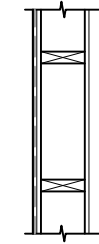
**W2b LOAD-BEARING WALL**

2 LAYERS ½" TYPE X GYPSUM BOARD  
2x6 WOOD STUDS @ 16" o.c.  
2 LAYERS ½" TYPE X GYPSUM BOARD



**S5f PARTITION WALL**

1 LAYER ½" TYPE X GYPSUM BOARD  
CEMENT BOARD BOTTOM 24"  
1¼"x3¾" 25 GAUGE STEEL STUDS @ 16" o.c.  
2 LAYERS ½" TYPE X GYPSUM BOARD  
CEMENT BOARD BOTTOM 24"



**EXTERIOR LOAD-BEARING WALL**

HARDIE SIDING  
AIR BARRIER, TYVEK  
¾" OSB SHEATHING  
2x6 WOOD STUDS @ 16" o.c.  
½" GYPSUM BOARD

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Drawing Title:  
**BUILDING SECTION**

Client:  
METRIC HOMES

Model # Elev:  
Custom 2-Storey

Lot# # Project: Lot ##, Plan xMxxx  
xxxxxxxxx, Kanata, ON

Rev#	Revisions	Date
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File#:  
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Drawn by:

Date: SEPTEMBER 2021 Dwg#

Scale: 3/16" = 1'-0" **A7**