


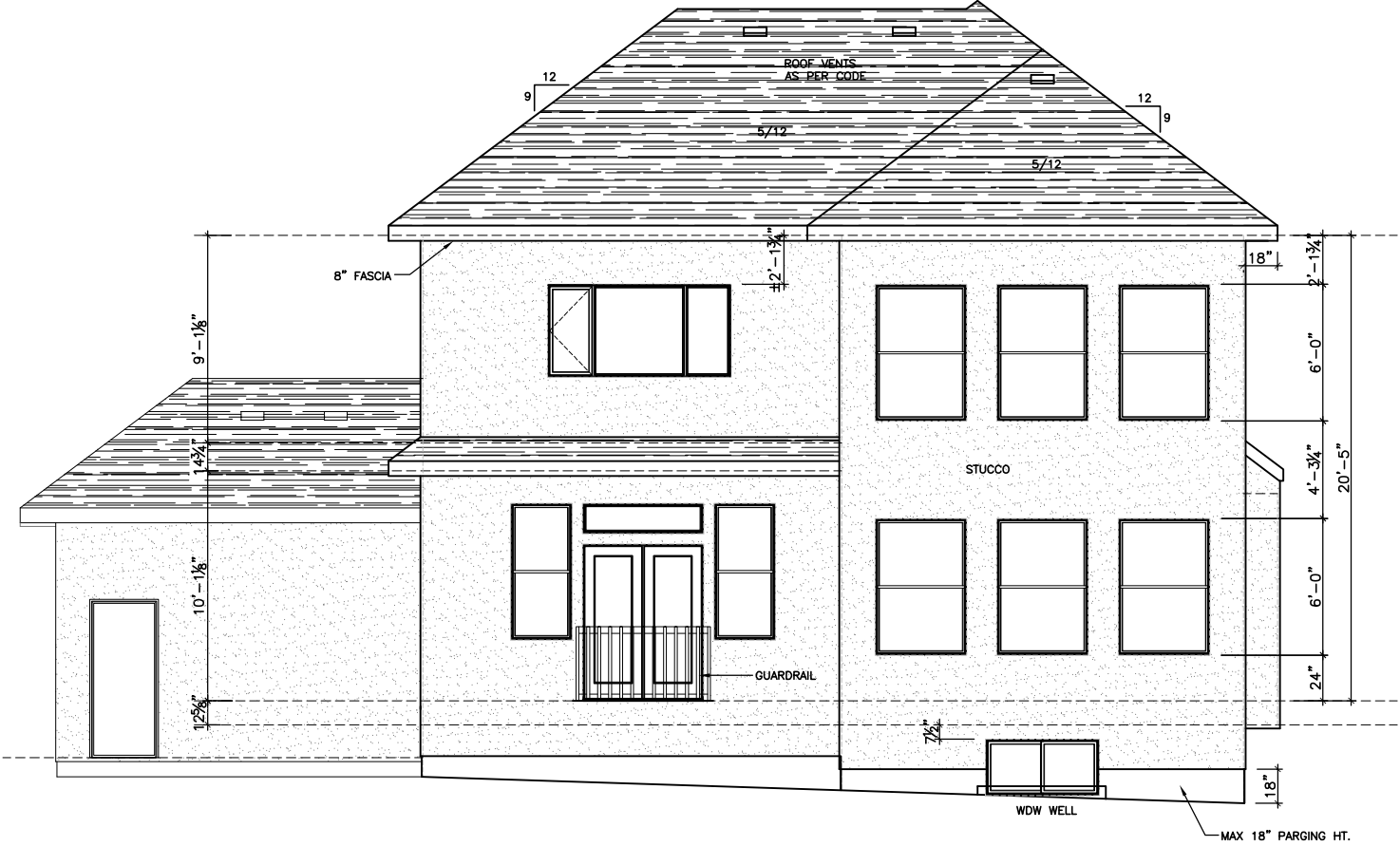
THESE DRAWINGS TRY TO REPRESENT AS CLOSELY AS POSSIBLE THE ON-SITE BUILD, BUT MAY VARY FROM SITE.

VERSION DATE:	NOV 14, 2024
DATE:	NOV 14, 2024
SCALE:	1/8" = 1'-0"
PROJECT NO.:	2108A-34X22/20GR-52
SHEET TITLE:	FRONT ELEVATION
ADDRESS:	15 THOMPSON COURT
COMPANY:	FOX RIDGE HOMES
PROJECT:	A QUALICO COMPANY



THESE DRAWINGS TRY TO REPRESENT AS
CLOSELY AS POSSIBLE THE ON-SITE BUILD,
BUT MAY VARY FROM SITE.

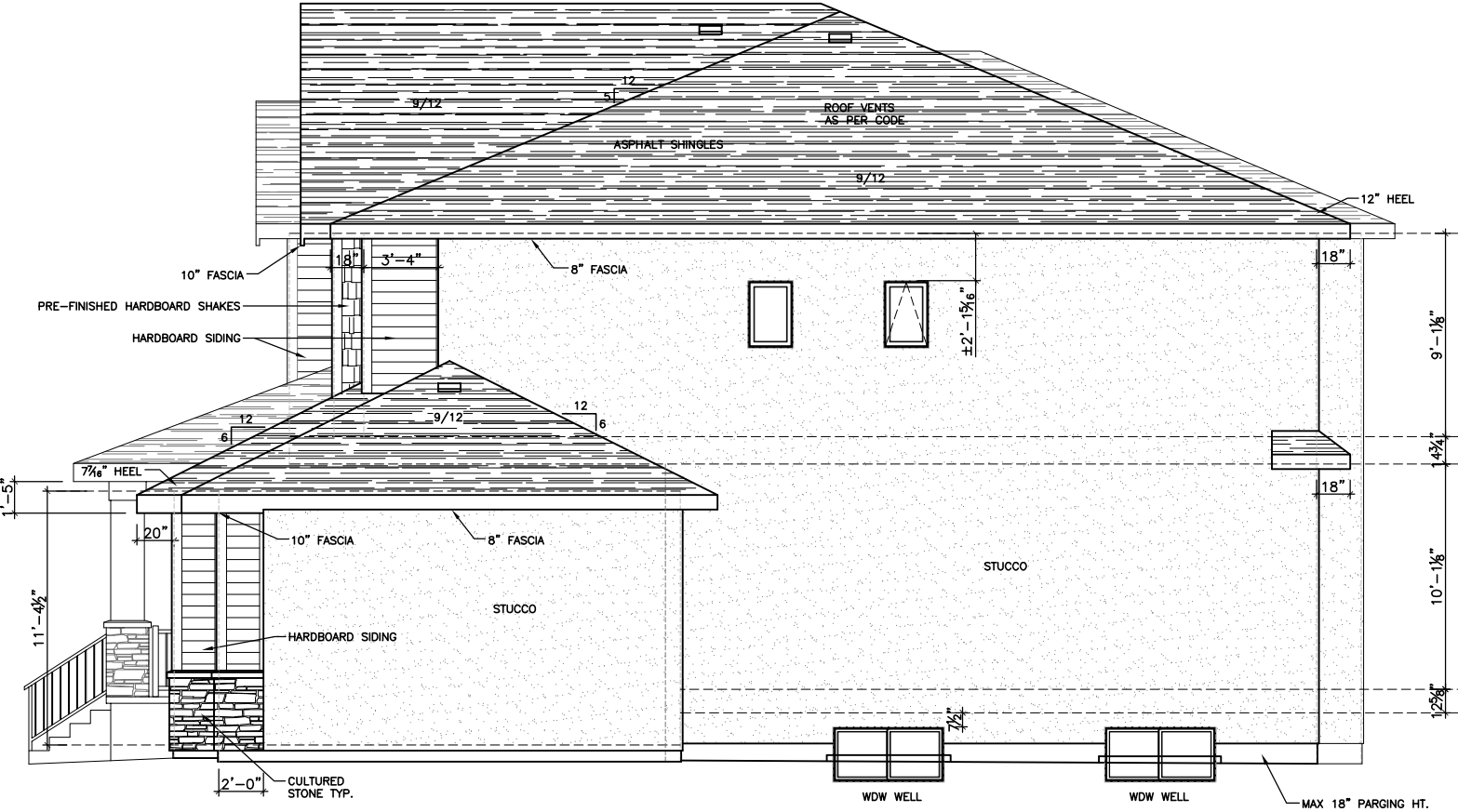
VERSION DATE:	NOV 14, 2024
DATE:	NOV 14, 2024
SCALE:	1/8" = 1'-0"
PLAN NO.:	2108A-34X22/20GR-52
SHEET TITLE:	REAR ELEVATION
ADDRESS:	15 THOMPSON COURT
 FOX RIDGE HOMES A QUALICO COMPANY	



REAR ELEVATION

THESE DRAWINGS TRY TO REPRESENT AS CLOSELY AS POSSIBLE THE ON-SITE BUILD, BUT MAY VARY FROM SITE.

VERSION DATE:	NOV 14, 2024
DATE:	NOV 14, 2024
SCALE:	1/8" = 1'-0"
PROJECT NO.:	2108A-34X22/20GR-52
SHEET TITLE:	RIGHT ELEVATION
ADDRESS:	15 THOMPSON COURT
COMPANY:	FOX RIDGE HOMES
QUALITY:	A QUALICO COMPANY



RIGHT ELEVATION

VERSION DATE:	NOV 14, 2024
DATE:	NOV 14, 2024
TIME:	11:08 AM
DATE BY:	11/14/2024 JWW
PLAN NO.:	2108A-34X22/20GR--52
SHEET TITLE:	LEFT ELEVATION
ADDRESS:	15 THOMPSON COURT
	FOX RIDGE HOMES



REVISION NOTES:
JUNE 17, 2025-JW
-DELETED FIREPLACE

TALLWALL FRAMING:
SEE STAIR DTL. FOR HT.
2X6 STUDS @ 16" O/C & HORIZ. BLOCKING @ 48" O/C

—TALL WALL FRAMING:
SEE STAIR DTL. FOR HT.
2X6 STUDS @ 16" O/C

DROP CEILING TO—
UNDERSIDE OF
DROPPED BEAM

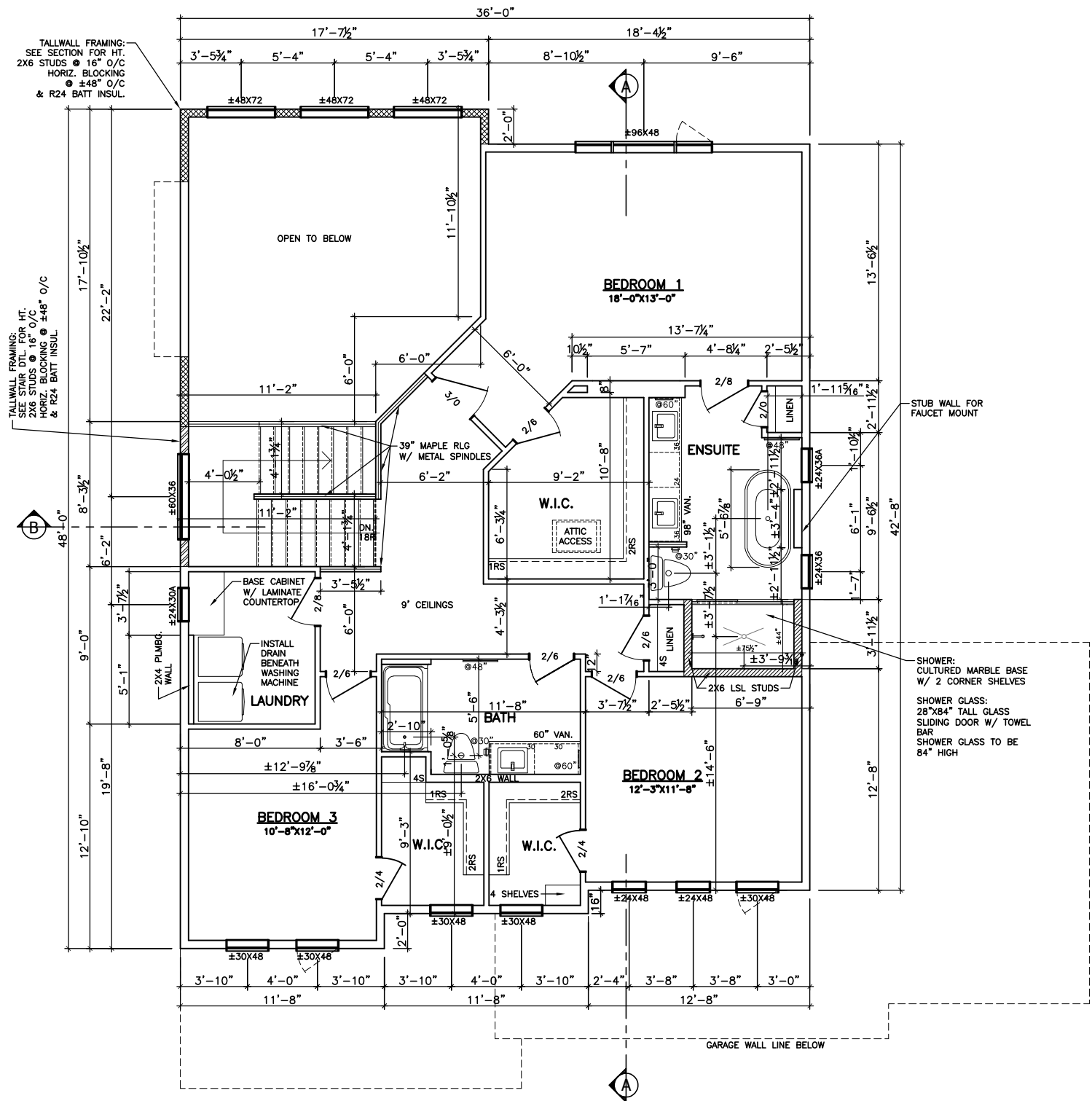
INTERIOR DOOR ROUGH OPENINGS

<u>DOOR TYPE</u>	<u>ROUGH OPENG.</u>
1/6 SWING	20" x 82½"
2/0 SWING	26" x 82½"
2/6 SWING	32" x 82½"
2/8 SWING	34" x 82½"
3/0 SWING	38" x 82½"
2-2/0 SWING	50" x 82½"
3/0 BI-FOLD	25¼" x 81½"
2/0 BI-FOLD	37¾" x 81½"
4/0 BI-FOLD	49¾" x 81½"
5/0 BI-FOLD	61¾" x 81½"
4/0 MIRROR BY-PASS	48" x 81½"
5/0 MIRROR BY-PASS	60" x 81½"
4/0 WOOD BY-PASS	48" x 82 ½"

NOTE: OPENING SIZES WHERE SHOWN ON PLANS OVER-RIDE THESE STANDARD SIZES.

MAIN FLOOR PLAN
AREA: 1400 SQ. FT.
GARAGE AREA: 725 SQ. FT.


VERSION DATE:		NOV 14, 2024	
SCALE:	1/8" = 1'-0"	MASTED DATE:	4/12/2024
DRAWN BY:		JW	
PLAN NO.:		2108A-34X22/20GR-52	
SHEET TITLE:			
MAIN FLOOR PLAN			
ADDRESS:			
15 THOMPSON COURT			




INTERIOR DOOR ROUGH OPENINGS

DOOR TYPE	ROUGH OPNG.
1/6 SWING	20" x 82½"
2/0 SWING	26" x 82½"
2/6 SWING	32" x 82½"
2/8 SWING	34" x 82½"
3/0 SWING	38" x 82½"
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4/0 BI-FOLD	49¼" x 81½"
5/0 BI-FOLD	61¼" x 81½"
4/0 MIRROR BY-PASS	48" x 81½"
5/0 MIRROR BY-PASS	60" x 81½"
4/0 WOOD BY-PASS	48" x 82 ½"

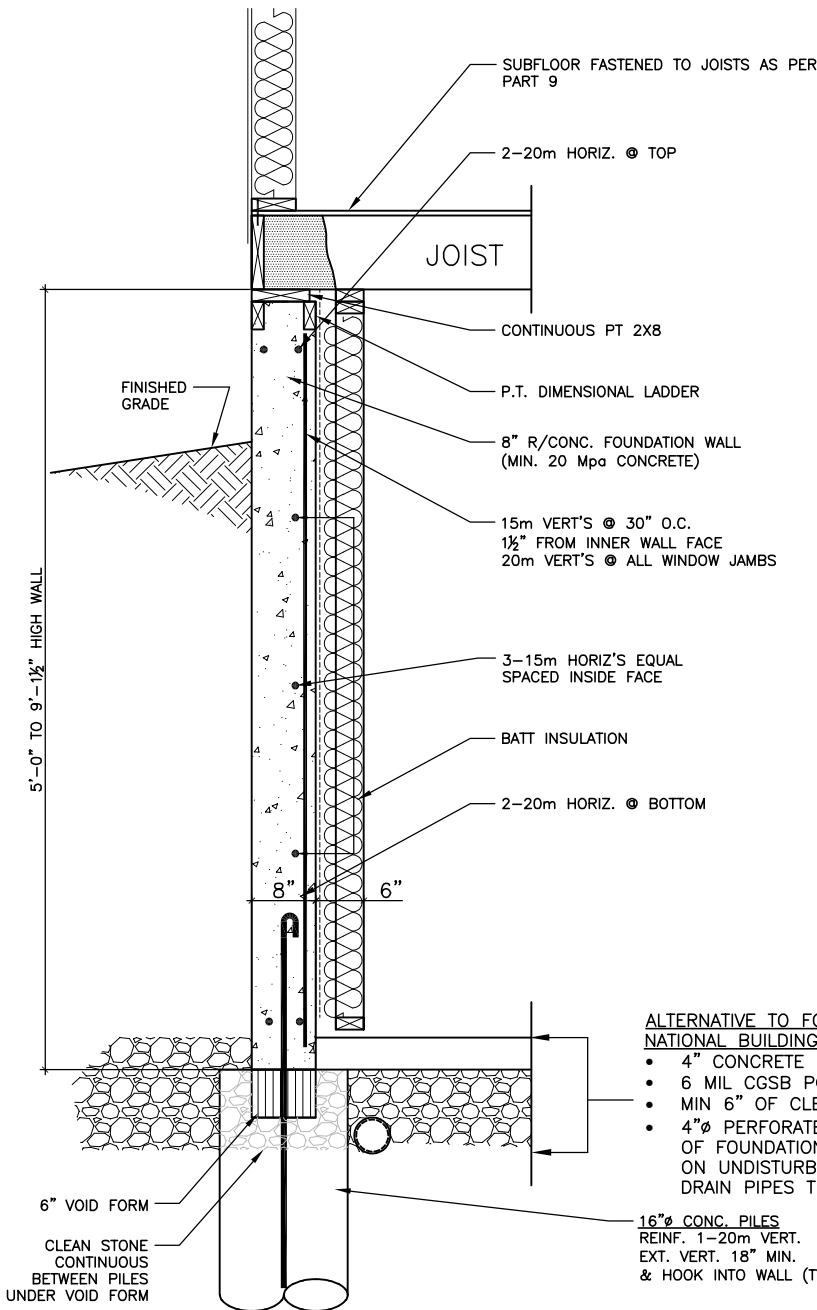
NOTE: OPENING SIZES WHERE
SHOWN ON PLANS OVER-RIDE
THESE STANDARD SIZES.

VERSION DATE:	NOV 14, 2024		
SCALE:	1/8" = 1'-0"	MASTER DATE:	4/12/2024
PLAN NO.:	2108A-34X22/20GR-52		
SHEET TITLE:	SECOND FLOOR		
ADDRESS:	15 THOMPSON COURT		
 FOX RIDGE HOMES A QUALICO Company			

VERSION DATE:		NOV 14, 2024	
SCALE:	1/8" = 1'-0"	MASTER DATE:	4/12/2024
DRAWN BY:		JW	
PLAN NO.:		2108A-34X22/20GR-52	
SHEET TITLE:			
FOUNDATION PLAN			
ADDRESS:			
15 THOMPSON COURT			
 <div> FOXRIDGE HOMES </div>			
A GIALUICO Company			

FOUND. WALLS ON PILES

5



ALTERNATIVE TO FOUNDATION WALL DRAINAGE NATIONAL BUILDING CODE 9.14.1.1 - 9.14.4.3

- 4" CONCRETE FLOOR
- 6 MIL CGSB POLY
- MIN 6" OF CLEAN STONE
- 4"Ø PERFORATED DRAIN PIPE ALONG INTERIOR PERIMETER OF FOUNDATION WALL PLACED IN A DEPRESSION RESTING ON UNDISTURBED GROUND. CONNECTS TO SUMP WITH SOLID DRAIN PIPES THAT SLOPE A MINIMUM OF 2% TO PIT

DEFINED STRUCTURAL SCOPE OF WORK APPLICABLE PART 4 SECTIONS OF THE MBC AS IT PERTAINS TO:


- BUILDING FOUNDATIONS
- INTERIOR 4" DRAIN PIPE: ALL PARTS OF THE HOME AND FOUNDATION HAVE BEEN STRUCTURALLY REVIEWED USING AN INTERIOR WEEPING TILE DRAINAGE SYSTEM. INTERIOR DRAIN PIPES ARE BEING LAID ON THE INTERIOR OF THE FOUNDATION WALL AS AN ALTERNATE TO WHAT IS STATED IN THE NATIONAL BUILDING CODE SECTION 9.14. DRAINAGE ARTICLES 9.14.1.1-9.14.4.3
- WOOD AND STEEL FRAMING MEMBERS, TELEPOSTS, DOOR AND WINDOW HEADERS THAT ARE NOT SPECIFICALLY PRESCRIBED IN THE MBC OR BY THE PRE-ENGINEERED FLOOR/ROOF TRUSS DESIGNER (SUPPLIER)
- ULS PILE CAPACITY PILES IN HEATED AREAS OR BELOW BASEMENT WALLS
 - 16" DIAMETER X 25' @ 32 KIPS
 - 20" DIAMETER X 25' @ 41 KIPS
- PILES IN UNHEATED AREAS OR BELOW GARAGE GRADE BEAMS
 - 16" DIAMETER X 20' @ 20 KIPS
 - 16" DIAMETER X 25' @ 25 KIPS
- CAPACITY FOR EXTERIOR PILES BELOW DECKS AND STEPS OR AS PER PLAN
 - 16" DIAMETER X 20' @ 15 KIPS

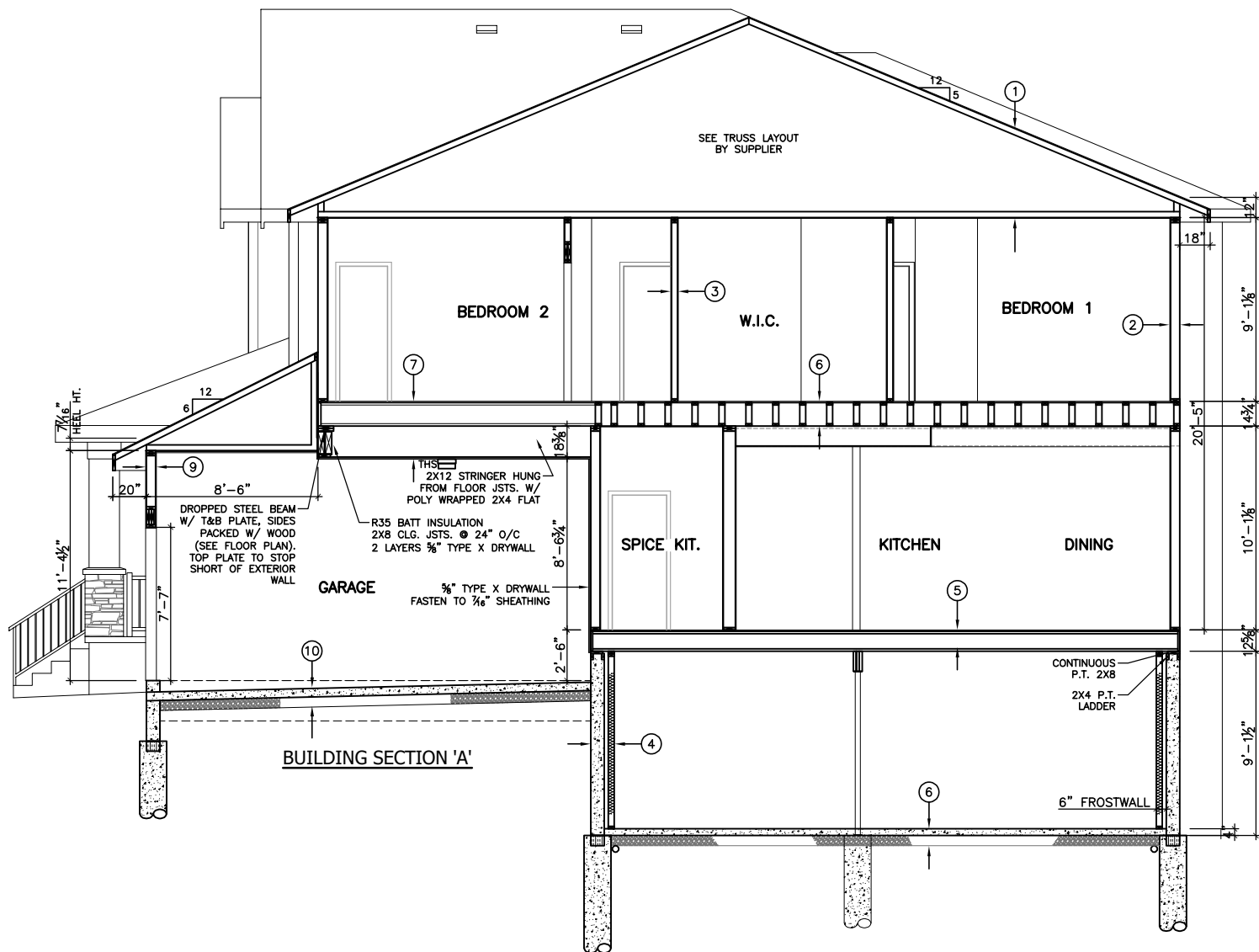
DESIGN PER MBC 2024

DESIGN LOADING AREAS OF FLOOR
15 PSF DEAD LOAD
40 PSF LIVE LOAD

AREAS OF ROOF
15 PSF DEAD LOAD
26 PSF SNOW LOAD

AREAS OF DECK
9 PSF DEAD LOAD
40 PSF LIVE LOAD

VERSION DATE:	NOV 14, 2024		
SCALE:	1/8" = 1'-0"	MASTER DATE:	4/12/2024 JW
PLAN NO.:	2108A-34X22/20GR-52		
SHEET TITLE:	FOUNDATION WALL		
ADDRESS:	15 THOMPSON COURT		
 FOX RIDGE HOMES <small>A QUALICO Company</small>			



TYPICAL CONSTRUCTION NOTES

1. ROOF ASSEMBLY

- ASPHALT SHINGLES
- $\frac{3}{8}$ " SHEATHING C/W H-CLIPS
- TRUSSES @ 24" O/C
- R50 LOOSEFILL INSULATION
- 6 mil POLY VAPOUR BARRIER
- $\frac{1}{2}$ " CEILING DRYWALL
- EFFECTIVE THERMAL RESISTANCE: RSI-8.89

2. EXTERIOR WALL ASSEMBLY

- FINISH AS SPECIFIED
- HOUSE WRAP
- $\frac{3}{8}$ " SHEATHING
- 2X6 STUDS @ 24" O/C (UNLESS NOTED OTHERWISE)
- R22 BATT INSULATION (UNLESS NOTED OTHERWISE)
- 6 mil POLY VAPOUR BARRIER
- $\frac{1}{2}$ " DRYWALL
- EFFECTIVE THERMAL RESISTANCE: RSI-3.02 (STUCCO FINISH), RSI-3.11 (VINYL FINISH)

3. INTERIOR WALL ASSEMBLY

- $\frac{1}{2}$ " DRYWALL BOTH SIDES
- 2X4, 2X6 OR 2X8 STUDS @ 24" O/C

4. BASEMENT WALL ASSEMBLY

- PAVING ABOVE GRADE
- DAMP-PROOFING BELOW GRADE
- 8" REINFORCED CONCRETE FOUNDATION WALL
- 2X4 STUDS @ 24" O/C
- R22 BATT INSULATION
- 6 mil POLY VAPOUR BARRIER
- EFFECTIVE THERMAL RESISTANCE: RSI-2.98

5. MAIN FLOOR ASSEMBLY

- FINISH AS SPECIFIED
- $\frac{3}{4}$ " T&G SUBFLOOR GLUED & SCREWED
- 11 $\frac{1}{8}$ " I-JOISTS (INSTALLED IN ACCORDANCE WITH MANUFACTURERS LAYOUT AND SPECS)
- R22 SPRAY FOAM IN JOIST ENDS

6. SECOND FLOOR ASSEMBLY

- FINISH AS SPECIFIED
- $\frac{3}{4}$ " T&G SUBFLOOR GLUED & SCREWED
- 14" DEEP WOOD WEB JOISTS (INSTALLED IN ACCORDANCE WITH MANUFACTURERS LAYOUT AND SPECS)
- R22 SPRAY FOAM IN JOIST ENDS
- $\frac{1}{2}$ " DRYWALL

7. HOTBOX ASSEMBLY

- FINISH AS SPECIFIED
- $\frac{3}{4}$ " T&G SUBFLOOR GLUED & SCREWED
- 14" DEEP WOOD WEB JOISTS (INSTALLED IN ACCORDANCE WITH MANUFACTURERS LAYOUT AND SPECS)
- AIRSPACE
- 6 mil POLY VAPOUR BARRIER (EXTENDED 48" BEYOND ENDS AND SIDES)
- R35 BATT INSULATION
- 2X12 STRINGER HUNG FROM FLOOR JOISTS W/ POLY WRAPPED 2X4 FLAT
- 2X8 #2 SPRUCE GARAGE CEILING JOISTS @ 24" O/C
- R22 SPRAY FOAM AT JOIST ENDS
- 2 LAYERS OF $\frac{5}{8}$ " TYPE X GYPSUM BOARD
- EFFECTIVE THERMAL RESISTANCE: RSI-5.09

8. BASEMENT FLOOR ASSEMBLY

- 4" CONCRETE SLAB
- 6 mil POLY VAPOUR BARRIER
- 6" MINIMUM GRAVEL BASE

9. GARAGE WALL ASSEMBLY

- FINISH AS SPECIFIED
- HOUSE WRAP
- $\frac{3}{8}$ " SHEATHING
- 2X6 STUDS @ 24" O/C

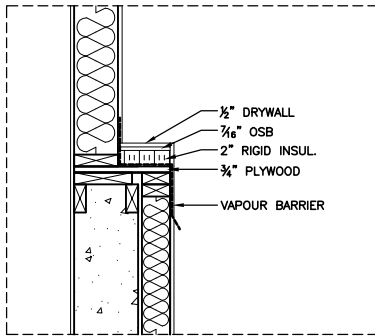
10. GARAGE FLOOR ASSEMBLY

- 5" REINFORCED CONCRETE FLOOR ON 6" GRAVEL BASE

MISCELLANEOUS NOTES

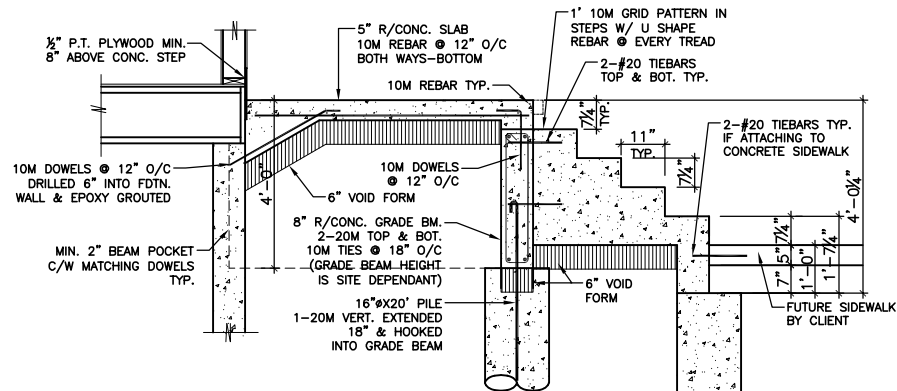
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, PART 9- HOUSING AND SMALL BUILDINGS.
- CONTRACTOR TO VERIFY DIMENSIONS AND DATA NOTED AND REPORT AND DISCREPANCIES FOR ADJUSTMENT.
- ALL DIMENSIONS ARE TO FRAMING, EXTERIOR WALL WIDTHS ARE $5\frac{1}{2}$ " AND INTERIOR WALL WIDTHS ARE $3\frac{1}{2}$ " UNLESS NOTED OTHERWISE.
- HEADERS OVER ALL WINDOWS AND DOORS TO BE 2-2X10 UNLESS NOTED OTHERWISE.
- SEE WINDOW SCHEDULE FROM SUPPLIER FOR ALL WINDOW AND DOOR R.O.'S
- FENESTRATION AND DOORS HAVE A MAXIMUM U-VALUE OF 1.6 OR A MINIMUM ENERGY RATING OF 25.
- STUD SPACING BEHIND CABINETS IS INTENDED FOR CABINET SUPPORT ONLY AND IS A NON-STRUCTURAL DESIGN ASPECT
- ALL POSTING UNDER BEAMS MUST SPAN THE WIDTH OF THE BEAM AND SUPPORT A MIN. OF 3" BEARING

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SCALE:	1/8" = 1'-0"	MASTER DATE:	4/12/2024
PLAN NO.:	2108A-34X22/20GR-52		
SHEET TITLE:	BLDG SECTION A		
ADDRESS:	15 THOMPSON COURT		
		FOX RIDGE HOMES	
		A QUALICO Company	



STAIR LEDGE DETAIL

SCALE: $\frac{1}{2}" = 1'-0"$



R/ CONC. LANDING W/ C.I.P. STEPS (5 RISERS)
N.T.S.

NOTES FOR FRAMER:

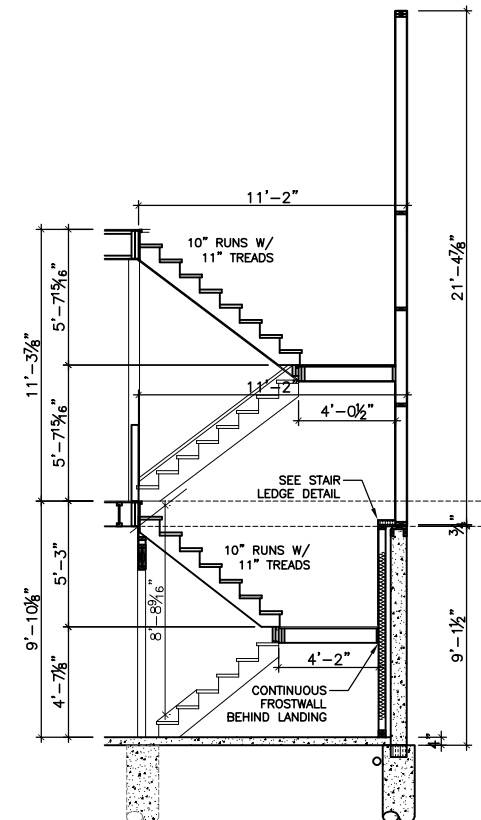
- ALL DIMENSIONS TO FRAMING. EXTERIOR WALLS ARE $5\frac{1}{2}"$ AND INTERIOR WALLS ARE $3\frac{1}{2}"$ (UNLESS NOTED OTHERWISE)
- LINTELS AND HEADERS IN BEARING WALL ARE TO BE 2-PLY 2X10 SPRUCE UNLESS NOTED OTHERWISE
- SEE WINDOW/DOOR SCHEDULE FROM SUPPLIER FOR ROUGH OPENING SIZES
- STUBWALLS TO BE $39\frac{1}{2}"$ HIGH W/ MAPLE CAPPING (UNLESS NOTED OTHERWISE)
- RAILING STUBWALL TO BE 4" ABOVE NOSING
- MAPLE RAILINGS (WITH GLASS OR SPINDLES) TO HAVE A POST EVERY 8' MAXIMUM (FOXRRIDGE STANDARD)
- FRONT DOORS TO BE 36". HOUSE TO GARAGE DOORS TO BE 32"
- ATTIC CHUTES FOR HIP ROOFS ARE TO BE CLOSED FOR FIRST 3 BAYS AT EITHER SIDE OF HIP. APPROXIMATELY 6' BACK FROM THE RIDGE LINE WILL BE OSB
- ROOF VENTS REQUIRED AS PER 9.19.1.2 (UNOBSTRUCTED VENT AREA AT LEAST $\frac{1}{300}$ OF THE INSULATED CEILING AREA)
- OSB TO BE INSTALLED BEHIND TUB/SHOWER UNITS (FOR TUB/SHOWER ON EXTERIOR WALLS ONLY)
- DIMENSION TO BTM. OF SHOWER NICHE TO BE 48" FROM T/O SUBFLOOR
- BARN DOORS TO HAVE CONTINUOUS BLOCKING. TOP OF OPENING TO BE FRAMED AT 80"
- STAIR WELL CAGE WALLS TO EXTEND 6" PAST LAST NOSING OF BASEMENT STAIR

BLOCKING NOTES:

- ALL BLOCKING MUST BE MINIMAL 2X6 (IDEALLY 2X8)
- BLOCKING FOR STAIR CASE RAILINGS SHOULD BE 38" FROM TOP OF STAIR NOSING
- BLOCKING FOR HAND RAILS (TOP OF BLOCKING AT 38" ABOVE STAIR NOSING)
- TOWEL BARS ARE 48" TO TOP FROM SUBFLOOR
- ROBE HOOKS ARE 72" TO TOP FROM SUBFLOOR
- TOWEL RINGS ARE 60" TO TOP FROM SUBFLOOR
- TP HOLDERS ARE 30" TO TOP FROM SUBFLOOR

GENERAL FOXRRIDGE NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE. PART 9 - HOUSING AND SMALL BUILDINGS
- CONTRACTOR TO VERIFY DIMENSIONS AND DATA NOTED AND REPORT ANY DISCREPANCIES FOR ADJUSTMENT
- ENSUITE SHOWERS TO BE AWARD MARBLE BASE
- ALL STEEL BEAMS MUST HAVE A NAILER PLATE T&B
- ALL PLUGS AND LIGHTS LOCATED IN STONE MUST HAVE PROPER BUILD-OUTS OR BOXES
- HEIGHTS FOR EXTERIOR LIGHTS SHOULD BE SHOWN FROM TOP OF GRADE BEAM TO CENTRE OF BOX
- STANDARD HOT AND COLD WATER BIBS TO BE ON GARAGE/HOUSE COMMON WALL (ON BACK SIDE OF STAIRCASE)
- STANDARD FROST-FREE BIB W/ $\frac{3}{4}"$ LINE WITHIN 4' OF SERVICES ON SIDE OF THE HOME
- 3' CLEAR PATH REQUIRED TO ELEC. PANEL



STAIR SECTION 'B'

7

REVISION DATE	NOV 14, 2024
BY	11-01-2024
DATE	11-01-2024
PROJECT NO.	2108A-34X22/20GR-52
SHEET TITLE	SECTION & DETAILS
ADDRESS	15 THOMPSON COURT
FOXRRIDGE HOMES	A QUALICO COMPANY

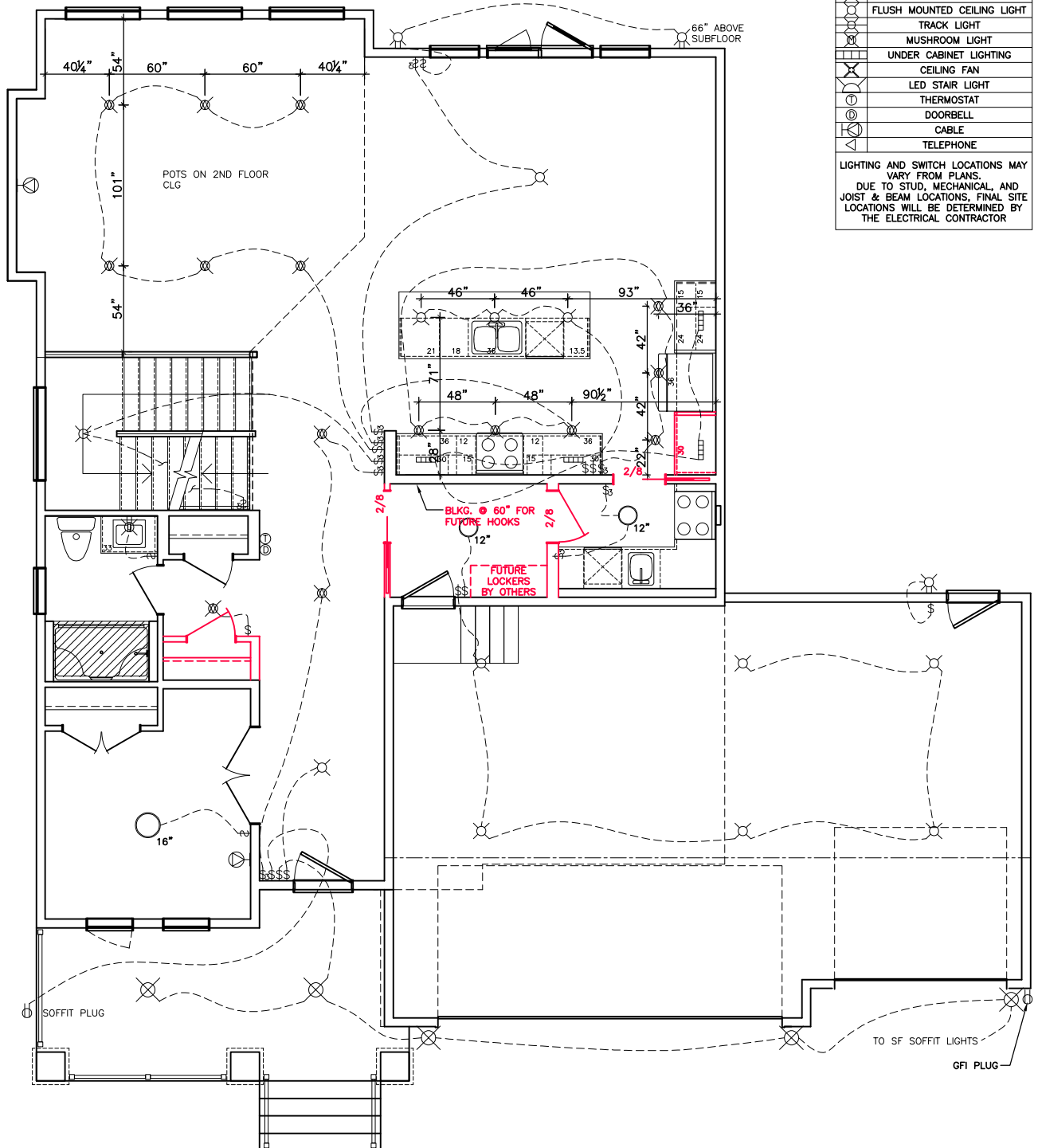
REVISION NOTES:
MAY 26, 2025-JW
--REVISED MUDROOM/SPICE
KITCHEN
--ADDED CABINET PANTRY
--ADDED BROOM CLOSET BY
BATHROOM

REVISION NOTES:
JUNE 17, 2025-JW
--DELETED FIREPLACE






















ELECTRICAL LEGEND

	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE
	4" LED POT LIGHT
	6" LED POT LIGHT
	LED DISC LIGHT
	SOCKET LIGHT
	WALL MOUNTED LIGHT
	PENDANT LIGHT
	CHAIN HUNG LIGHT
	FLUSH MOUNTED CEILING LIGHT
	TRACK LIGHT
	MUSHROOM LIGHT
	UNDER CABINET LIGHTING
	CEILING FAN
	LED STAIR LIGHT
	THERMOSTAT
	DOORBELL
	CABLE
	TELEPHONE

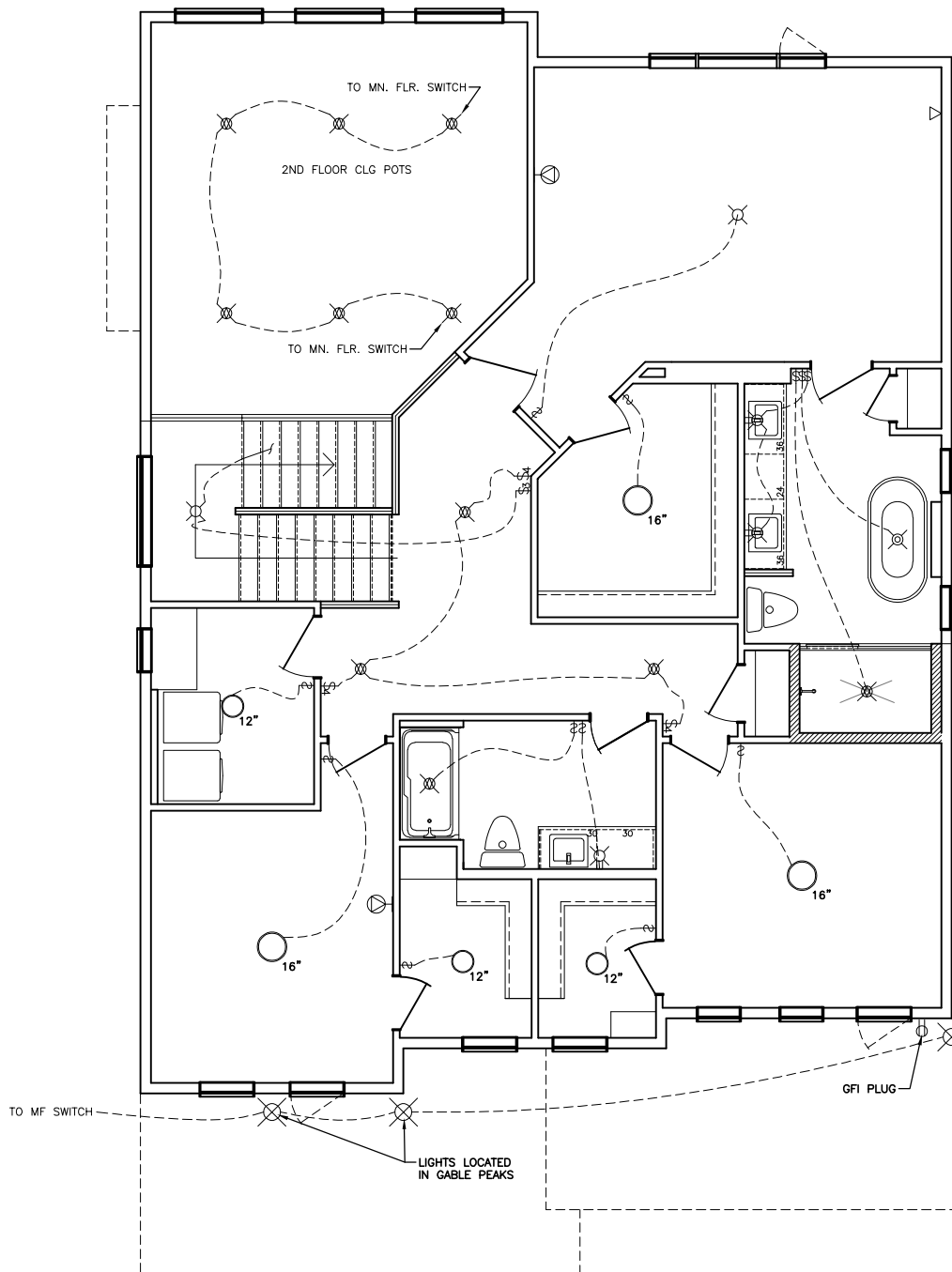
LIGHTING AND SWITCH LOCATIONS MAY VARY FROM PLANS.
DUE TO STUD, MECHANICAL, AND JOIST & BEAM LOCATIONS, FINAL SITE LOCATIONS WILL BE DETERMINED BY THE ELECTRICAL CONTRACTOR



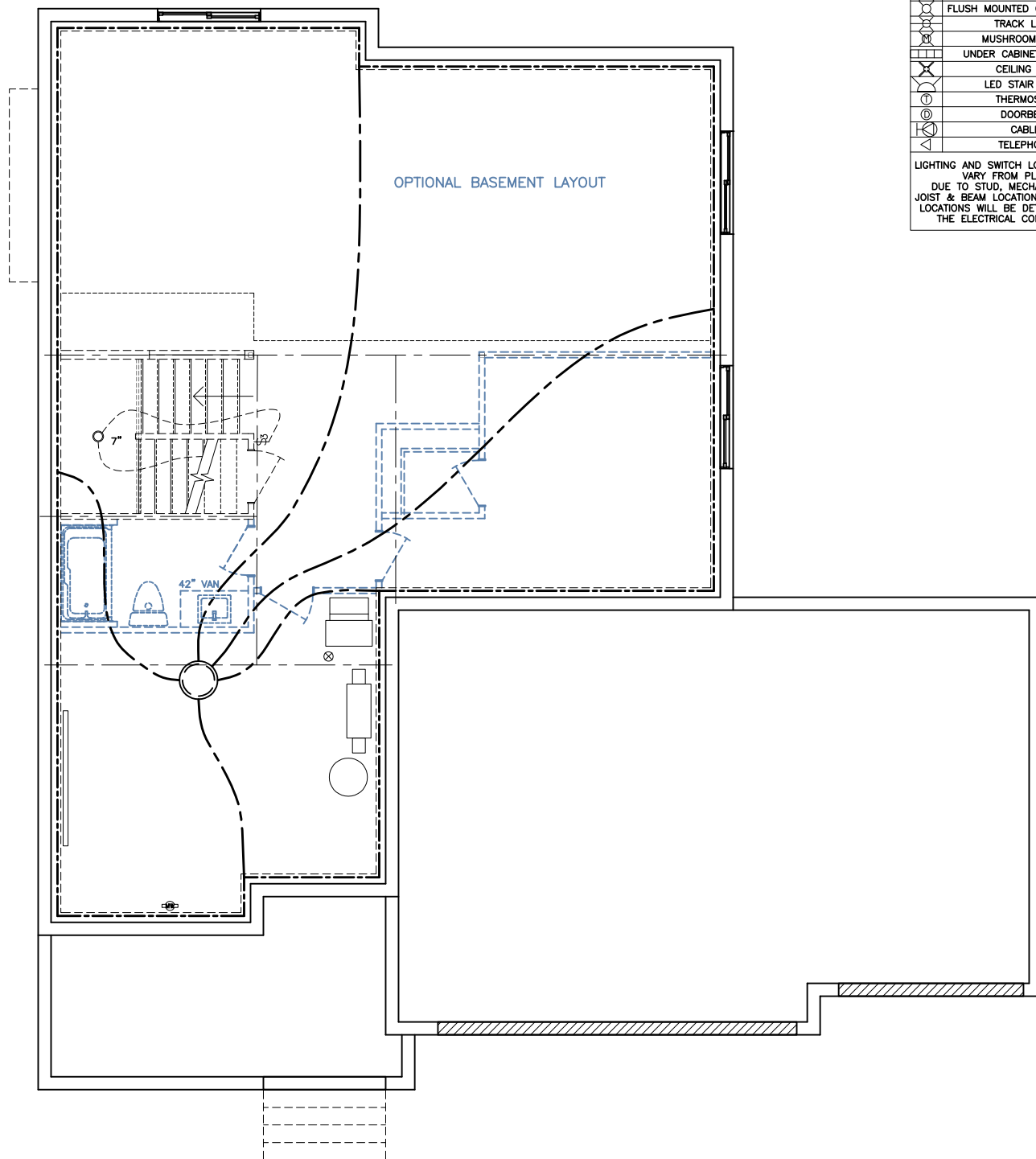
VERSION DATE:	NOV 14, 2024
SCALE:	1/8" = 1'-0"
MASTER DATE:	4/12/2024
PLAN NO.:	2108A-34X22/20GR-52
SHEET TITLE:	MAIN FLOOR PLAN
ADDRESS:	5 THOMPSON COURT
A QUALICO Company	

	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE
	4" LED POT LIGHT
	6" LED POT LIGHT
	LED DISC LIGHT
	SOCKET LIGHT
	WALL MOUNTED LIGHT
	PENDANT LIGHT
	CHAIN HUNG LIGHT
	FLUSH MOUNTED CEILING LIGHT
	TRACK LIGHT
	MUSHROOM LIGHT
	UNDER CABINET LIGHTING
	CEILING FAN
	LED STAIR LIGHT
	THERMOSTAT
	DOORBELL
	CABLE
	TELEPHONE

LIGHTING AND SWITCH LOCATIONS MAY VARY FROM PLANS.
DUE TO STUD, MECHANICAL, AND JOIST & BEAM LOCATIONS, FINAL SITE LOCATIONS WILL BE DETERMINED BY THE ELECTRICAL CONTRACTOR



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DRAWN BY:		JW	
PLAN NO:		2108A-34X22/20GR-52	
SHEET TITLE:			
SECOND FLOOR			
ADDRESS:			
5 THOMPSON COURT			



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE
	4" LED POT LIGHT
	6" LED POT LIGHT
	LED DISC LIGHT
	SOCKET LIGHT
	WALL MOUNTED LIGHT
	PENDANT LIGHT
	CHAIN HUNG LIGHT
	FLUSH MOUNTED CEILING LIGHT
	TRACK LIGHT
	MUSHROOM LIGHT
	UNDER CABINET LIGHTING
	CEILING FAN
	LED STAIR LIGHT
	THERMOSTAT
	DOORBELL
	CABLE
	TELEPHONE
LIGHTING AND SWITCH LOCATIONS MAY VARY FROM PLANS. DUE TO STUD, MECHANICAL, AND JOIST & BEAM LOCATIONS, FINAL SITE LOCATIONS WILL BE DETERMINED BY THE ELECTRICAL CONTRACTOR	

VERSION DATE: NOV 14, 2024

SCALE: 1/8" = 1'-0"

MASTER DATE: 4/12/2024

DRAWN BY: JW

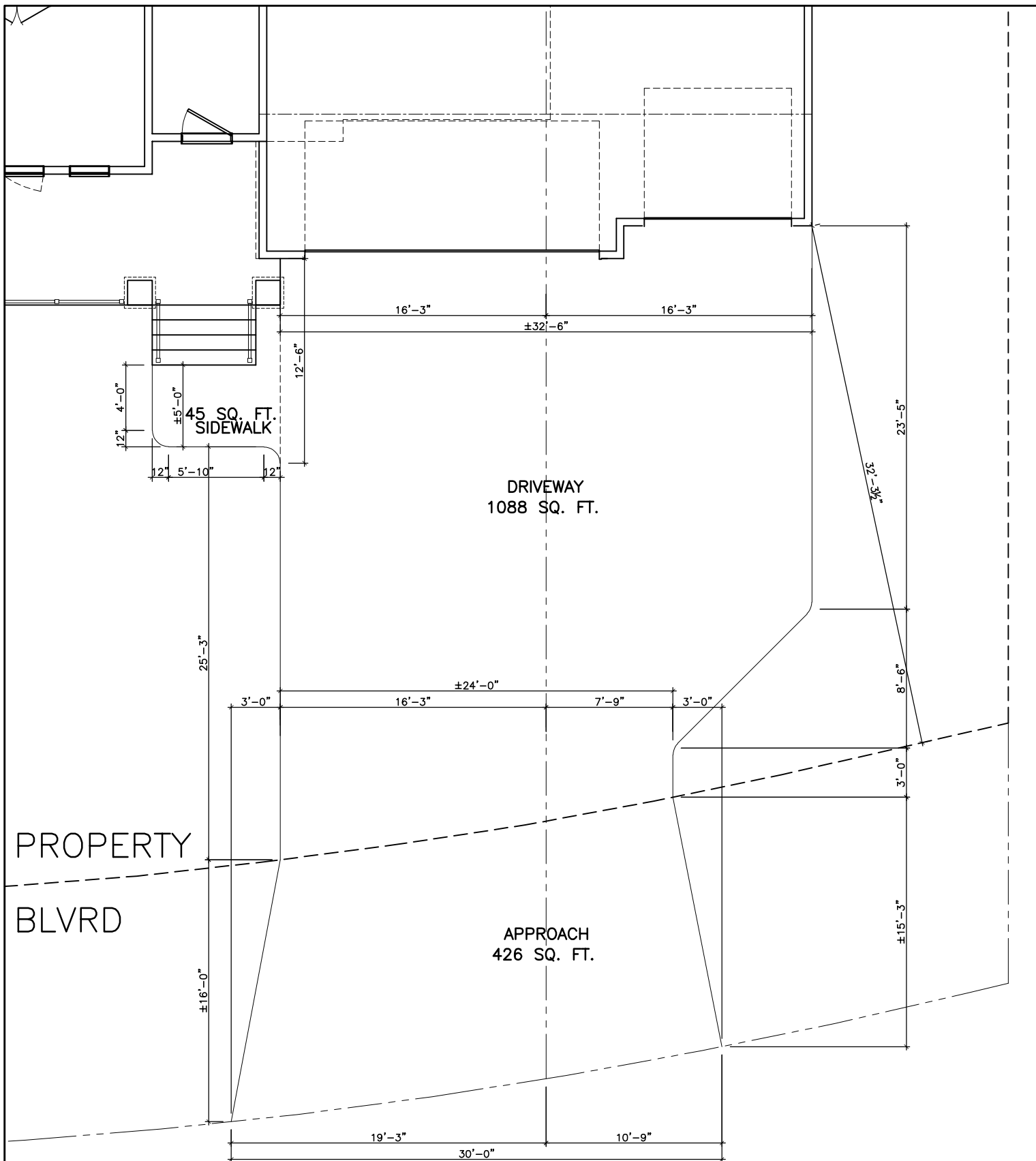
PLAN NO.: 2108A-34X22/20GR-52

SHEET TITLE: FOUNDATION PLAN

ADDRESS: 5 THOMPSON COURT

FOX RIDGE
HOMES


A QUALICO Company



LEGEND

PROPERTY — — — — —
BOULEVARD — — — — —


DRIVEWAY / APPROACH MAY VARY
ON SITE DUE TO RESTRICTIONS.

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PLAN NO.:	2108A-34X22/20GR-52		
SHEET TITLE:	DRIVEWAY PLAN		
ADDRESS:	15 THOMPSON COURT		
 FOX RIDGE HOMES <small>A QUALICO Company</small>			

ARCHITECTURAL CHANGES		
DATE	REVISED BY	DESCRIPTION
11/19/2024	JW	3 WDW WELLS REQ'D
11/21/2024	JW	18" MAX PARGING HT

STRUCTURAL CHANGES		
DATE	REVISED BY	DESCRIPTION

CHANGE ORDERS		
DATE	REVISED BY	DESCRIPTION
	JW	C/O 1: MULTIPLE ITEMS
2/5/2025	JW	C/O 2: MULTIPLE ITEMS
2/5/2025	JW	C/O 3: REMOVE ENT. UNIT NICHE
5/26/2025	JW	REVISED MUDROOM/SPICE KITCHEN, ADDED CABINET PANTRY, ADDED BROOM CLOSET BY BATHROOM, REVISED FIREPLACE TO GAS
6/17/2025	JW	C/O 6: DELETE FIREPLACE

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SHEET TITLE: INFO PAGE		
ADDRESS: 15 THOMPSON COURT		
 <div> FOX RIDGE HOMES <small>A QUALICO Company</small> </div>		