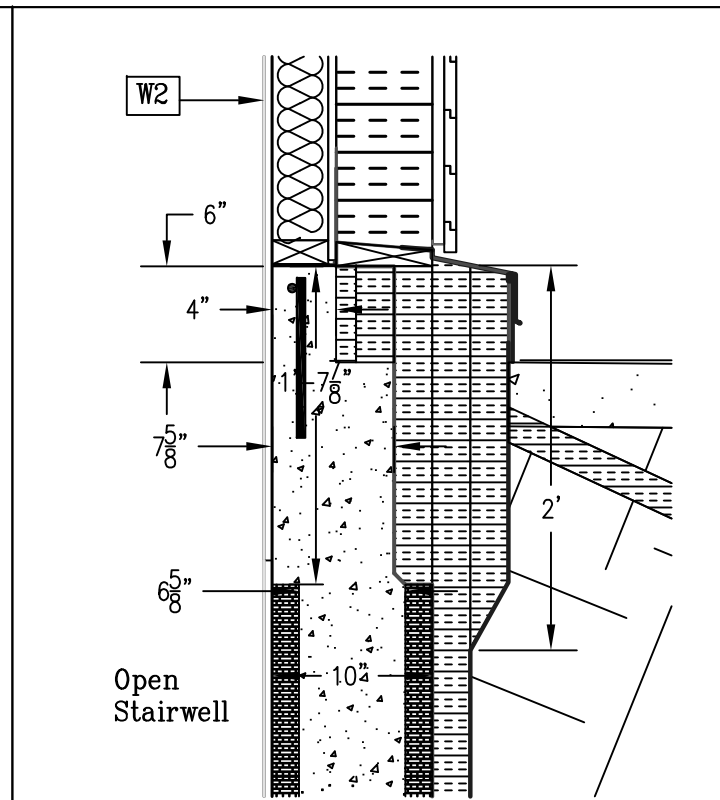


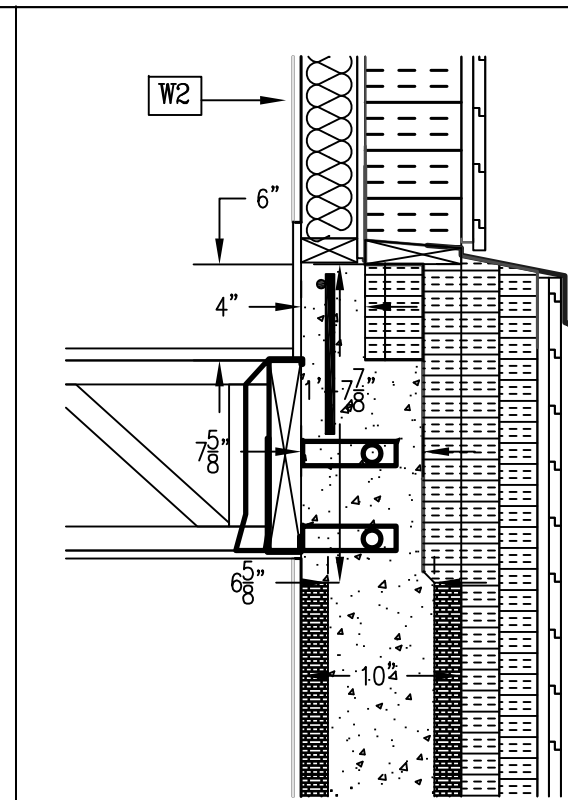
1
S12 **Typical Wall and Floor Assembly at Grade**

- * 1st Story Floor Sheathing flush with exterior grade (Details 1 - 3)
- * Foundation stub extends 6" above grade (Details 1 - 6)
- * Key Setback: Inner face of above grade floor plate set 2" outboard of inner ICF face



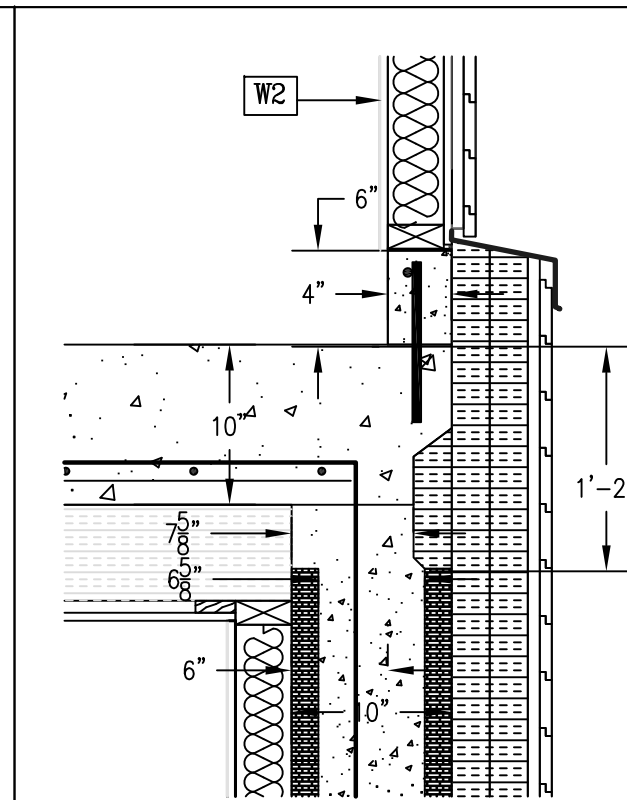
2
S12 **North Elevation Wall and Floor Assembly at Grade**

- * Key Setback: Inner face of above grade floor plate flush with inner ICF face
- * No interior basement services raceway



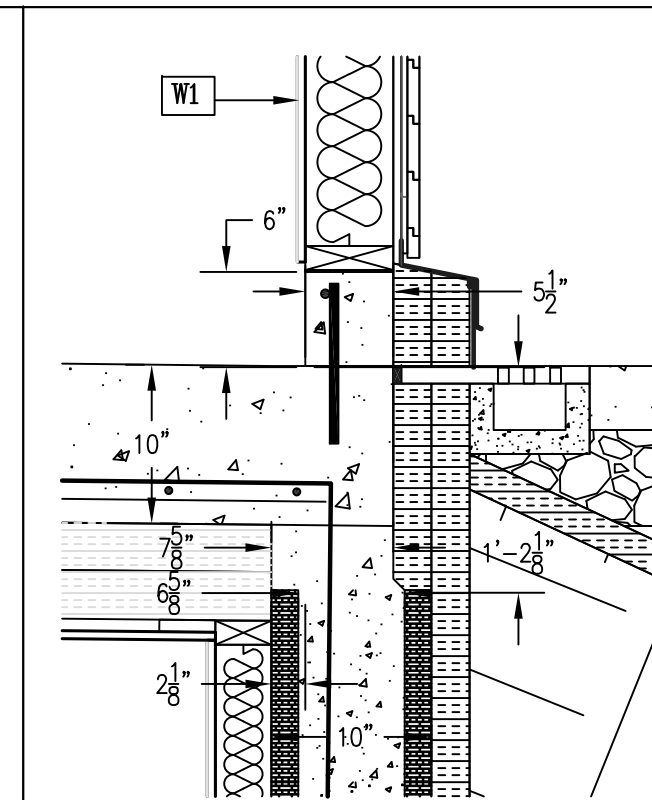
3
S12 **North Elevation Basement Walkout @ Grade**

- * Key Setback: Inner face of above grade floor plate flush with inner ICF face
- * No interior basement services raceway



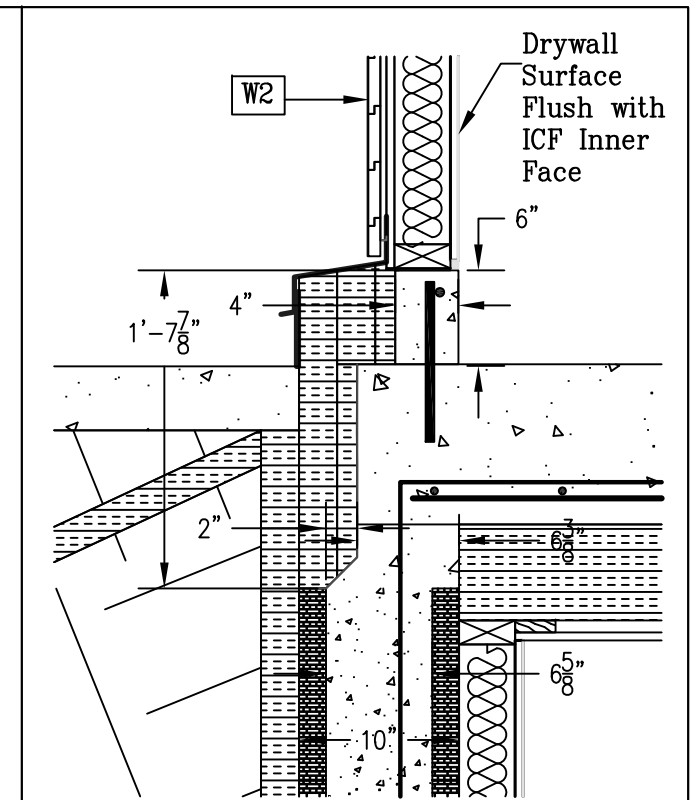
4
S12 **Garage - North Elevation Basement Exterior Walkup**

- * Garage Slab sloped West to East (Typ. Details 4 - 9)
- * Key Setback: Inner face of above grade floor plate set 6" outboard of inner ICF face



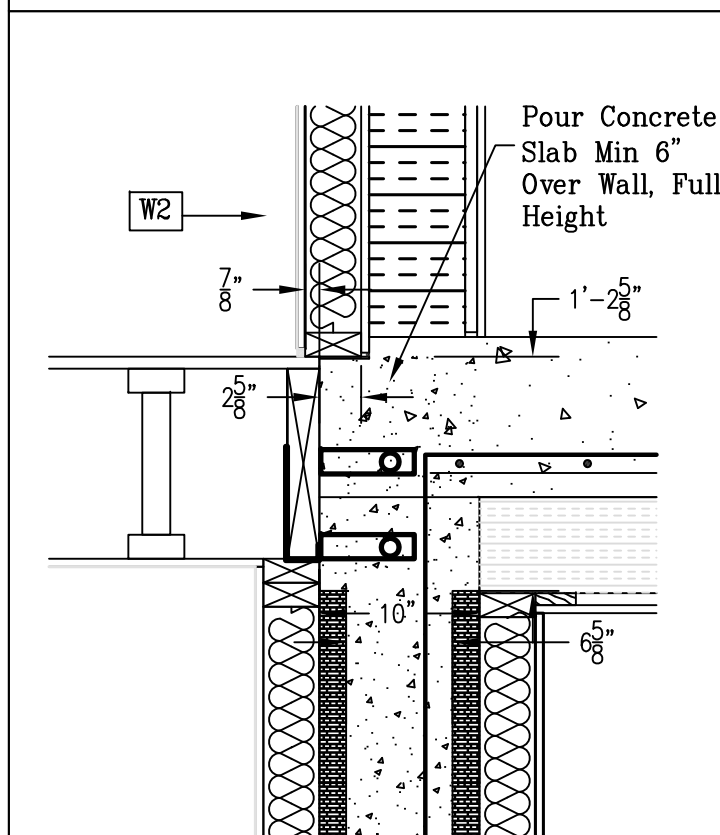
5
S12 **Garage - East Elevation @ Grade**

- * Key Setback: Inner face of above grade floor plate set 2 3/8" outboard of inner ICF face
- * Storm drainage trench across full width of garage east elevation. Grate extends inboard to cover over insulation.
- * 2x6 Above grade wall



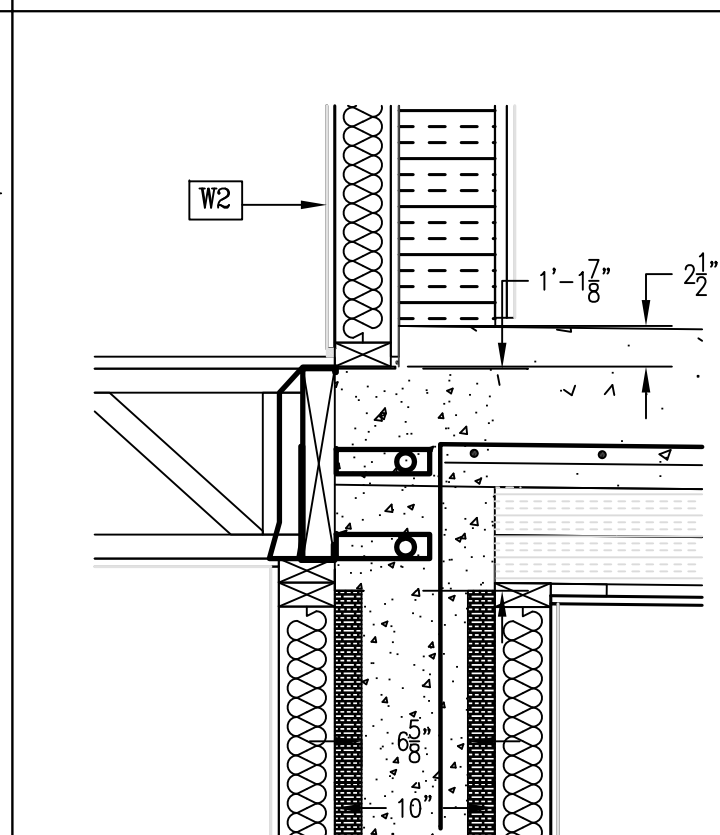
6
S12 **Garage - South Elevation Exposed Wall**

- * Key Setback: Inner face of above grade floor plate set 1/2" outboard of inner ICF face



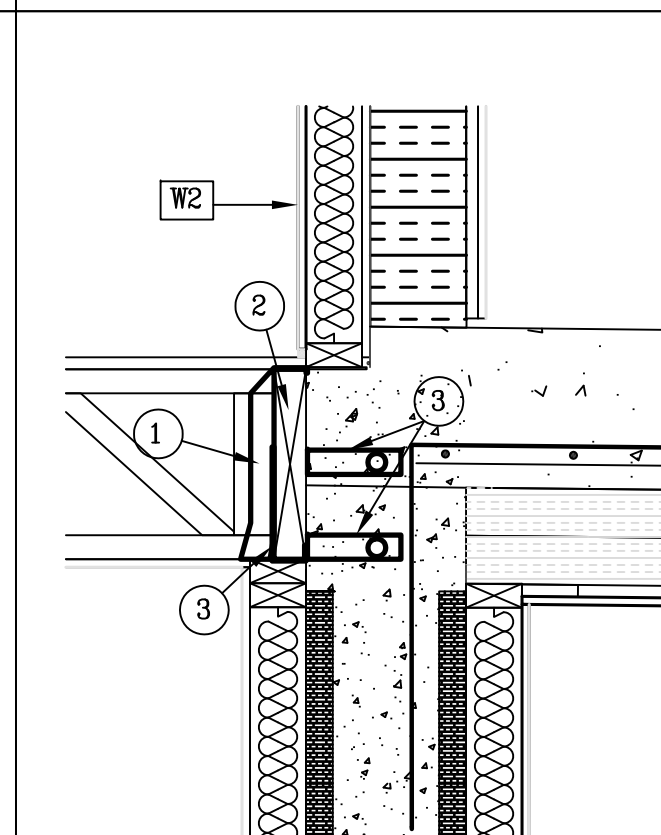
7
S12 **Garage - South Elevation Interior Wall**

- * Foundation stub not required - interior
- * Key Setback: Inner face of above grade floor plate set 7/8" inboard of inner ICF face.



8
S12 **Garage - West Elevation Interior Wall**

- * Foundation stub not required - interior
- * Key Setback: Inner face of above grade floor plate flush with inner ICF face.

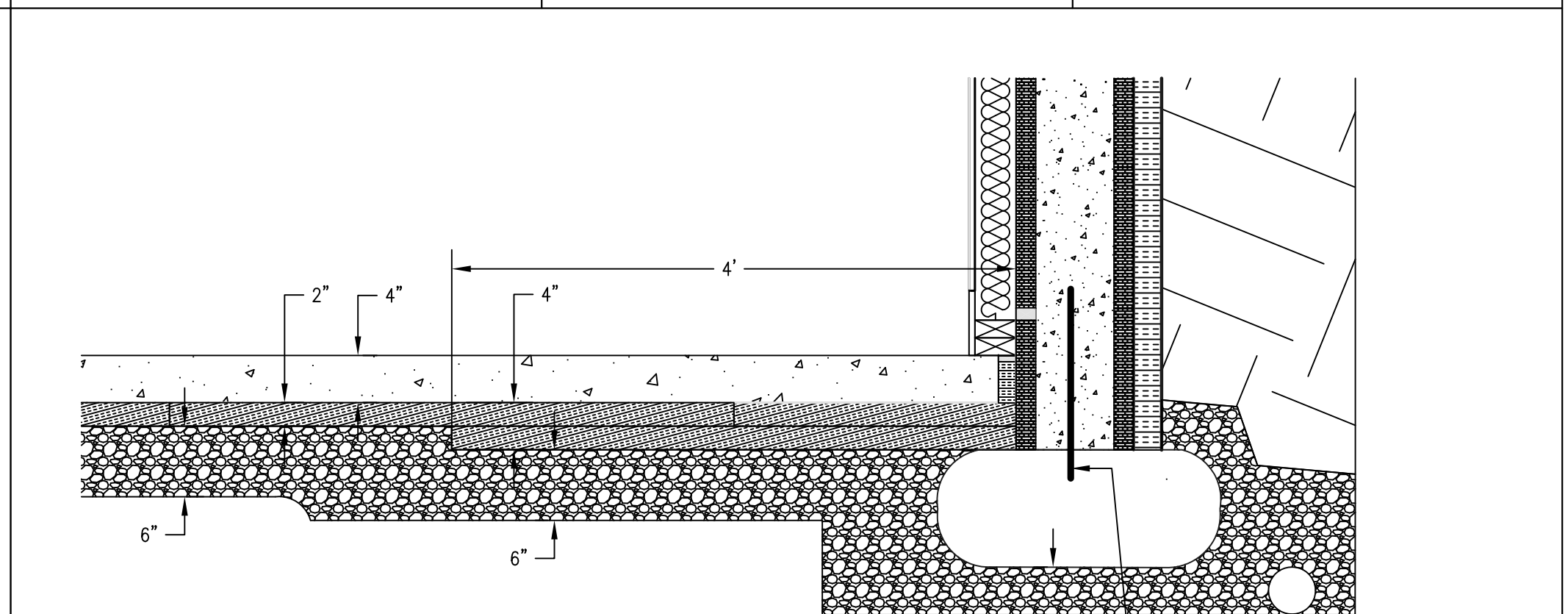


9
S12 **Truss/Ledger Attachment @ Grade**

- * 1st Story Floor Truss flush with exterior grade

Components (Details 1,3,7 & 9):

- 1 - Simpson Truss Hangers
Truss OJ314 - Simpson Hanger LT251188
Truss OJ315 - Simpson Hanger LT251188
Truss OJ415 - Simpson Hanger LT351188
Truss OJ418 - Simpson Hanger LT351188
- 2 - Ledger Board - 1 1/2" Rim Board
- 3 - Simpson Wood Ledger ICF Hanger - ICFVL-CW



10
S12 **Typical Foundation to Footing Interface**

- * Interior Stud Wall is not load bearing - Services Raceway only
- * 4" compacted granular fill below footings (100% SPDD). Minimum 6" compacted granular fill below slab.
- * Footing Forms: FastFoot fabric footings
- * Footing membrane and poly below slab barrier to be brought up ICF wall to rebate cut into top of first block back to concrete core. Membrane to be mechanically attached in rebate and sealed to provide VB/AB.
- * Footing membrane to wrap up bottom exterior edge of ICF and be lapped down by ICF WRB membrane.
- * 2" XPS/EPS placed below slab thickened to 4" for last 48" around basement perimeter.
- * Perimeter drain located just outside of foundation wall bearing zone within compacted fill.

Connect Wall to Footing With 15M x 20" Dowels @ 22 1/2" o.c. Cast In or Drilled Into Footing 4"

General Notes

- * See Foundation Plan for reinforcement specifications
- * See Assembly Specifications for component and control layer materials
- * ICF Blocks: Durisol 10" R8 Configuration
- * Exterior Insulation: ROXUL 2.38" DrainBoard Mineral Wool
- * 4" XPS insulation skirt placed around perimeter within 6" of grade (sloped outboard to drain)

Structural Notes

1. Reinforcing Steel For Walls Not Shown For Clarity
2. Durisol Forms Plus Concrete Cap (Height Varies) Are Poured In One Pour, With Continuous Vertical Rebar.



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Tel: 778-688-5807

Project Title
The Enclosure
Pemberton Heights, North Vancouver - British Columbia

Drawing
Structural Details

Scale:
1"=1'-0"

Date:
February 11, 2014

Drawn By:
SW

Dwg. #:
S12

No.	Date	Issue
A	Sept. 22, 2013	For Comment
B	Nov. 5, 2013	For Markup
C	Dec. 9, 2013	For Markup
1	Feb. 11, 2014	Issued For Building Permit App.