

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 350/06

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, (EAVES PROTECTION NOT REQ'D. FOR ROOF 8:12 OR GREATER)
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
FRAME WALL CONSTRUCTION (2"x6")
2. SIDING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
FRAME WALL CONSTRUCTION (2"x4")
- 2A. SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
BRICK VENEER CONSTRUCTION (2"x6")
3. 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A. BRICK VENEER CONSTRUCTION (2"x4")
- 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.87(R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150MM(6") ABOVE FINISH GRADE.
4. INTERIOR STUD PARTITIONS
- FOR BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2/2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5. FOUNDATION WALL/FOOTINGS: -SEE OBC 9.15.3, 9.15.4
- 200mm (8") POURED CONC. FDTN. WALL 20MPa (3000psi) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 125kPa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOADOF 2.4kpa(50psf) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4.9m (16'-1"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.
6. 100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3")MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa. (2200psi) CONC. WITH DAMPPROOFING BELOW SLAB. (SEE PRESCRIPTIVE COMPLIANCE PACKAGE)
8. EXPOSED FLOOR TO EXTERIOR
- PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9. ATTIC INSULATION OBC. 12.3.2.1 & 12.3.3.7 RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.4.2
- UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(¼")
- MAX. RISE = 200 (7-7/8")
- MIN. RUN = 210 (8-1/4")
- MIN. TREAD = 235 (9-1/4")
- MAX. NOSING = 25 (1")
- MIN. HEADROOM = 1950 (6'-5")
- RAIL @ LANDING = 900 (2'-11")
- RAIL @ STAIR = 800 (2'-8")
- MIN. STAIR WIDTH = 860 (2'-10")
- FOR CURVED STAIRS
- MIN. RUN = 150 (6")
- MIN. AVG. RUN = 200 (8")
11. FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.
- GUARDS -OBC. 9.8.8.3
- INTERIOR GUARDS: 900mm (2'-11") MIN.
- EXTERIOR GUARDS: 1070mm (3'-6") MIN.
12. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED. (SEE OBC. 9.23.7)
13. RSI 3.52 (R20) INSULATION BLANKET OR BATTS WITH 38x89 (2"x4") STUD WALL, AND APPROVED VB TO 200mm(8") ABOVE FIN. FLOOR LEVEL [SB-12 2.1.16(1)] DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.

14. BEARING STUD PARTITION
- 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)
- 75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSB-7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 Kpa. MINIMUM AND AS PER SOILS REPORT.
- 15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.1, 9.17.3.4)
- 3"x3"x(.188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12"). CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 125 Kpa. MIN. AND AS PER SOILS REPORT.
- 15B. STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4)
- 3"x3"x(.188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x250x12.5 (4 1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD COL. TO BASE PLATE.
16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
17. 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
18. GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.
19. 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.35 (R19) IN WALLS, RSI 4.4 (R25) IN CEILING. TAPE AND SEAL ALL JOINTS AIR TIGHT. PER OBC 9.10.9.16
20. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
21. WOOD STEP, C/W HANDRAIL, & LANDING IF MORE THAN 3 RISERS; MAX.RISE 200mm (7-7/8") MIN.TREAD 250mm (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10
22. CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)
23. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2
24. FIREPLACE CHIMNEYS -OBC. 9.21.-
- TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3'-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.
25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
26. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
27. STEEL BEARING PLATE FOR MASONRY WALLS
- 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT. OR
- SOLID WOOD BEARING FOR WOOD STUD WALLS
- SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC. 9.17.4.2 (2).
28. U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.
29. 3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FTG. OBC 9.17.4
30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8") MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS. 400mm (16") MAX. STEP FOR SAND AND GRAVEL.
31. PORCH SLAB/STEPS: 130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS @400 (16") O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
32. DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33. DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
34. SUBFLOOR JOIST STRAPPING AND BRIDGING
- 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (S* SEE OBC 9.30.6.3) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-* SEE OBC 9.30.2 *)
- ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (SEE OBC 9.23.9.4)
35. EXPOSED BUILDING FACE -OBC. 9.10.14.5
- EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
36. COLD CELLAR PORCH SLAB (OBC 9.40)
- FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION) 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm(1 1/4") COVER, 600X600mm 23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (L7) LITELS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.
37. THE FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 350mm (13-3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING
- 38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW, LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.
39. TWO STOREY VOLUME SPACES
- FOR HIGH WALL UP TO 18'-0": CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING: 3 ROWS @ 4'-6" O/C ± SHEATHING: 1/16" ASPENITE NAILING: 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS
- STUD SPACING WITH VARIOUS FINISHES:
1. SIDING-METAL OR VINYL- 2"x6" @16" O/C
2. STUCCO -2"x6" @16" O/C
3. BRICK TO 4'-0" -2"x6" @16" O/C
4. BRICK FULL HEIGHT -2"x6" @12" O/C

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
41. STRIP FOOTING SUPPORTING EXTERIOR WALLS.
- SEE OBC 9.15.3. -ASSUMING MASONRY VENEER CONSTRUCTION, MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1"). THE STRIP FOOTING SIZE IS AS FOLLOWS: 2 STOREY (STANDARD) 500x155 (20"x6") 2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7") (UNLESS OTHERWISE NOTED ON PLAN)
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
- THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12"o.c.

- WINDOWS:
- 1) MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3.-
- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
- 2) WINDOW GUARDS -OBC. 9.7.1.6.- , 9.8.8.
- A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
- 3) ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6.
- GENERAL
- 1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
- 2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGAS PER OBC 9.26.18.2 AND MUN. STANDARDS.
- 3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
- 4) PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REINF. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, SEE OBC 9.5.2.3., 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f).
- LUMBER:
- 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
- 5) LVL BEAMS SHALL BE 2.OE WS MICRO-LAM LVL (Fb=2800psi.MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184, 240 & 300mm (7 1/4",9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
- 6) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
- 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM, No. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS ST LEAST 150mm (6") ABOVE THE GROUND.
- STEEL:
- 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LITELS AND BUILT-UP WOOD BEAMS (UNLESS OTHERWISE NOTED ON PLANS)

L1	2/38 x 184 (2/2" x 8")	SPR.#2
B1	3/38 x 184 (3/2" x 8")	SPR.#2
B2	4/38 x 184 (4/2" x 8")	SPR.#2
L3	2/38 x 235 (2/2" x 10")	SPR.#2
B3	3/38 x 235 (3/2" x 10")	SPR.#2
B4	4/38 x 235 (4/2" x 10")	SPR.#2
L5	2/38 x 286 (2/2" x 12")	SPR.#2
B5	3/38 x 286 (3/2" x 12")	SPR.#2
B6	4/38 x 286 (4/2" x 12")	SPR.#2

LOOSE STEEL LITELS (UNLESS OTHERWISE NOTED ON PLANS)

L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
L12	150 x 100 x 10.0L (6"x 4" x 3/8"L)

LAMINATED VENEER LUMBER (LVL) BEAMS (UNLESS OTHERWISE NOTED ON PLANS)

LVL1	2-1 3/4"x7 1/4" (2-45x184)
LVL2	3-1 3/4"x7 1/4" (3-45x184)
LVL3	4-1 3/4"x7 1/4" (4-45x184)
LVL4	2-1 3/4"x9 1/2" (2-45x240)
LVL5	3-1 3/4"x9 1/2" (3-45x240)
LVL6	2-1 3/4"x11 7/8" (2-45x300)
LVL7	3-1 3/4"x11 7/8" (3-45x300)

SOLID WOOD BEARING

P2 - 2 MEMBER BUILT-UP STUD
P3 - 3 MEMBER BUILT-UP STUD
P4 - 4 MEMBER BUILT-UP STUD

NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2(ONE CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.

TP 75mm DIA. ADJ. ST. POST
2TP 2-75mm DIA. ADJ. ST. POSTS
3TP 3-75mm DIA. ADJ. ST. POSTS

LEGEND

- CLASS 'B' VENT
- EXHAUST VENT
- DUPLEX OUTLET (12" HIGH)
- DUPLEX OUTLET (HEIGHT AS NOTED A.F.F)
- WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- POT LIGHT
- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- FLOOR DRAIN
- HOSE BIB
- DOUBLE JOIST
- TRIPLE JOIST
- LAMINATED VENEER LUMBER
- POINT LOAD FROM ABOVE
- PRESSURE TREATED LUMBER
- GIRDER TRUSS BY ROOF TRUSS MANUF.

- FLAT ARCH
- CURVED ARCH
- MEDICINE CABINET
- CONC. BLOCK WALL
- DOUBLE VOLUME WALL
SEE NOTE 39.

- SMOKE ALARM (REFER TO OBC 9.10.19)
- PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.
- CARBON MONOXIDE DETECTOR (OBC 9.33.4)
- WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
- SOIL GAS CONTROL (OBC 9.13.4.1 & 9.13.4.2)
- PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

OBC 2012

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEP1-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No.	Description	Date	By
REVISIONS			

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ROSEMERE-2007-C

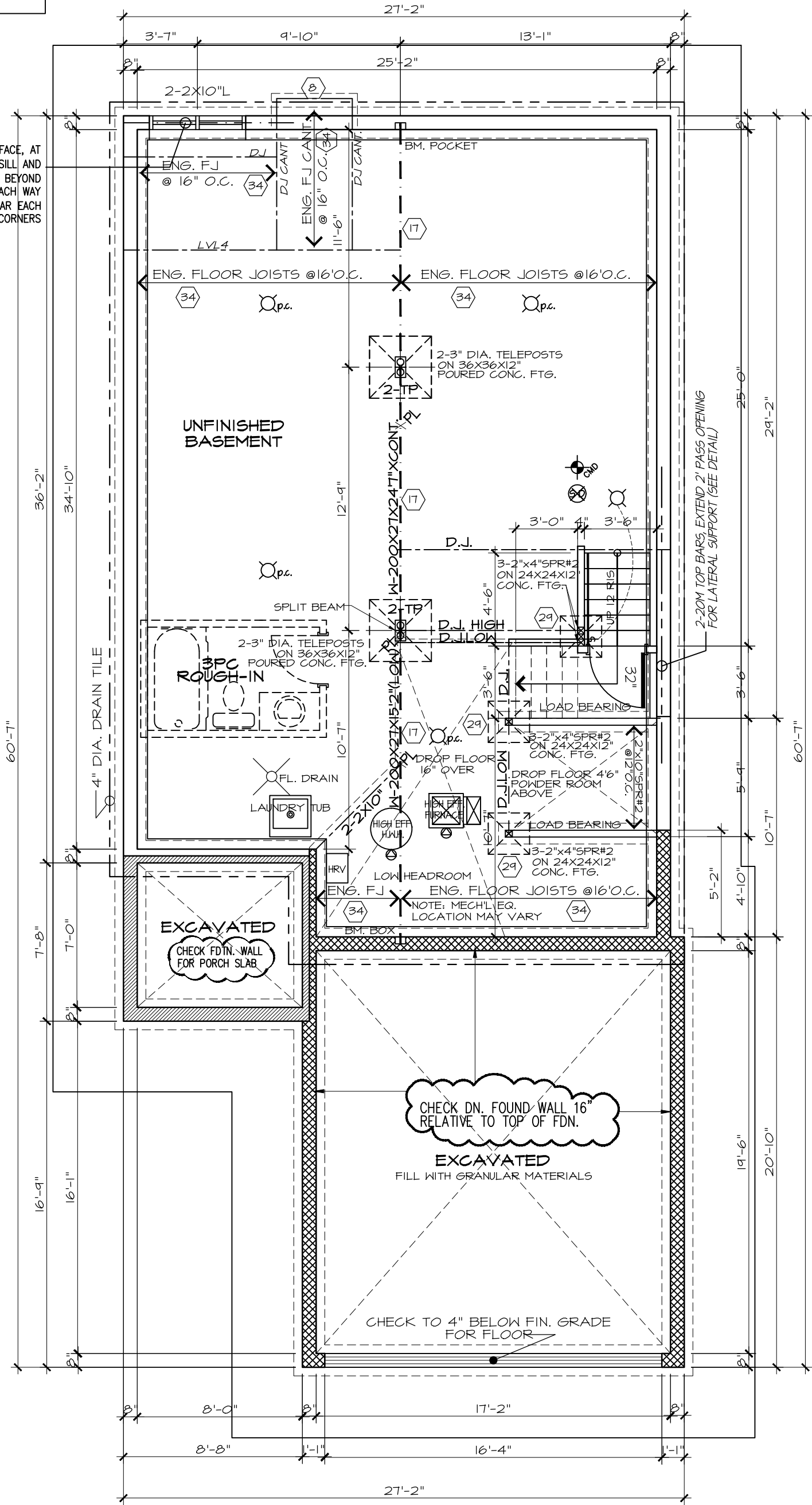
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LOT NUMBER: 150

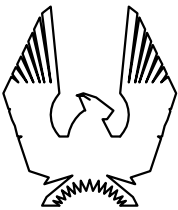
CIVIC ADDRESS: 194 BALIKUN HEIGHTS

NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS ALL AROUND FOUNDATION WALLS (UNLESS NOTED OTHERWISE)

ADD 1-15M BAR AT EACH FACE, AT 3" BELOW WINDOW SILL AND EXTEND BAR 2'-0" BEYOND WINDOW OPENING EACH WAY W/ 1-10M DIAGONAL BAR EACH SIDE AT BOTTOM OPENING CORNERS



BASEMENT FLOOR "C"



PHOENIX HOMES

ROSEMERE-2007-C

SITE: FERNBANK CROSSING

LOT NUMBER:

150

CIVIC ADDRESS:
144 BALIKUN HEIGHTS

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEPI-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No. Description		Date	By
REVISIONS			

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8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEP1-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No.	Description	Date	By
REVISIONS			

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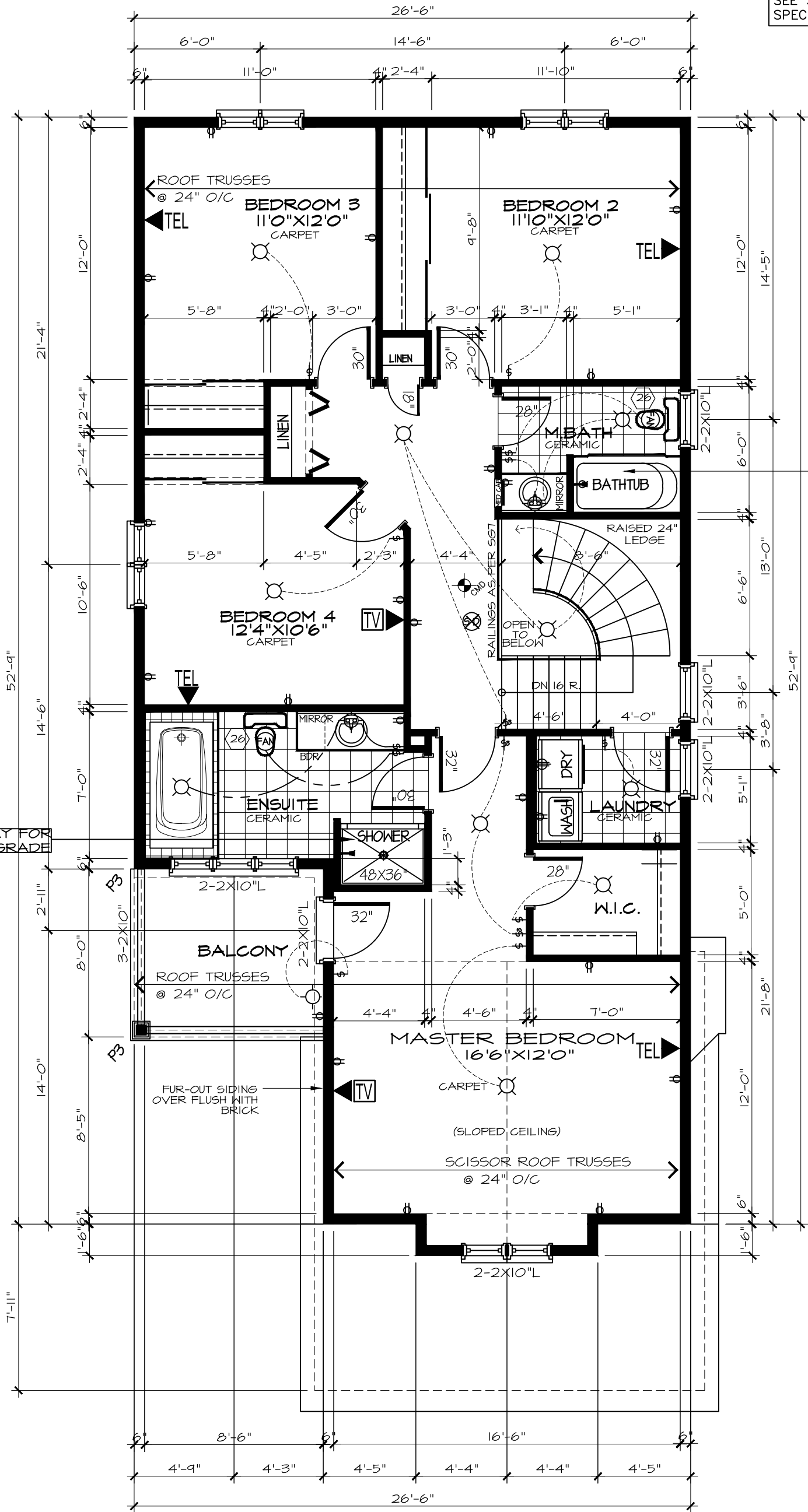
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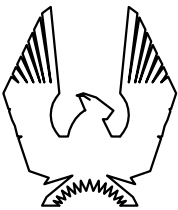
NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE
SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

STUD WALL REINFORCEMENT FOR FUTURE
GRAB BARS IN MAIN BATHROOM
REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED
ADJACENT TO WATER CLOSETS AND SHOWER OR
BATHTUB IN MAIN BATHROOM. REFER TO DBC. 9.5.2.3
3.8.3.8.(1)(d) & 3.8.3.13.(1)(i). AND DETAILS PROVIDED

SEE SUMMARY FOR
SHOWER UPGRADE



SECOND FLOOR 'C'
1262 SQ. FT.



PHOENIX HOMES

ROSEMERE-2007-C

SITE: FERNBANK CROSSING

LOT NUMBER:

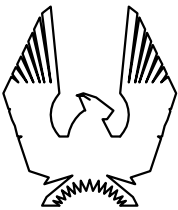
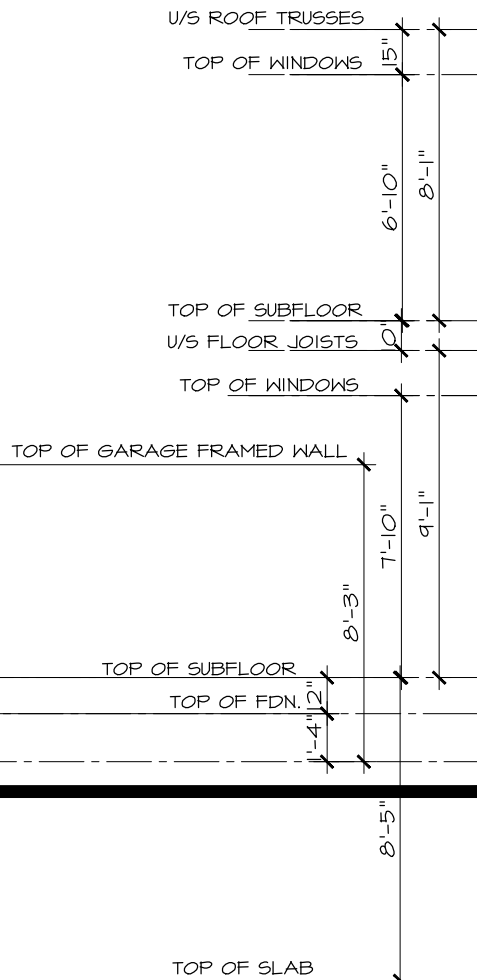
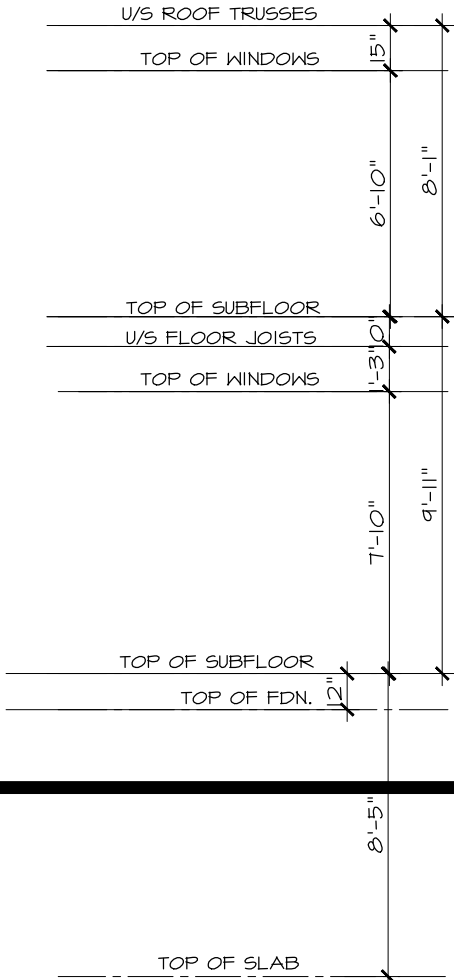
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CIVIC ADDRESS:
144 BALIKUN HEIGHTS

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEPI-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No. Description		Date	By
REVISIONS			

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PREScriptive COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)
O.B.C. TABLE 2.11.2.A COMPLIANCE PACKAGE "I"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 0.81) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (RSI 5.46) R31
3. EXPOSED FLOOR - MIN. (RSI 5.46) R31
4. WALLS ABOVE GRADE - MIN. (RSI 3.87) R22
5. BASEMENT WALLS - MIN. (RSI 3.52) R20
6. EDGE OF BELOW GRADE SLAB
(LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.76) R10
7. HEATED SLAB
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.76) R10
8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.8
9. SKYLIGHTS MAX. U VALUE OF 2.8
10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 95%
11. HRV - MIN. EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%



PHOENIX HOMES

ROSEMERE-2007-C

SITE: FERNBANK CROSSING

LOT NUMBER:

150

CIVIC ADDRESS:
194 BALIKUN HEIGHTS

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEPI-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No. Description		Date	By
REVISIONS			

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ROSEMERE-2007-C

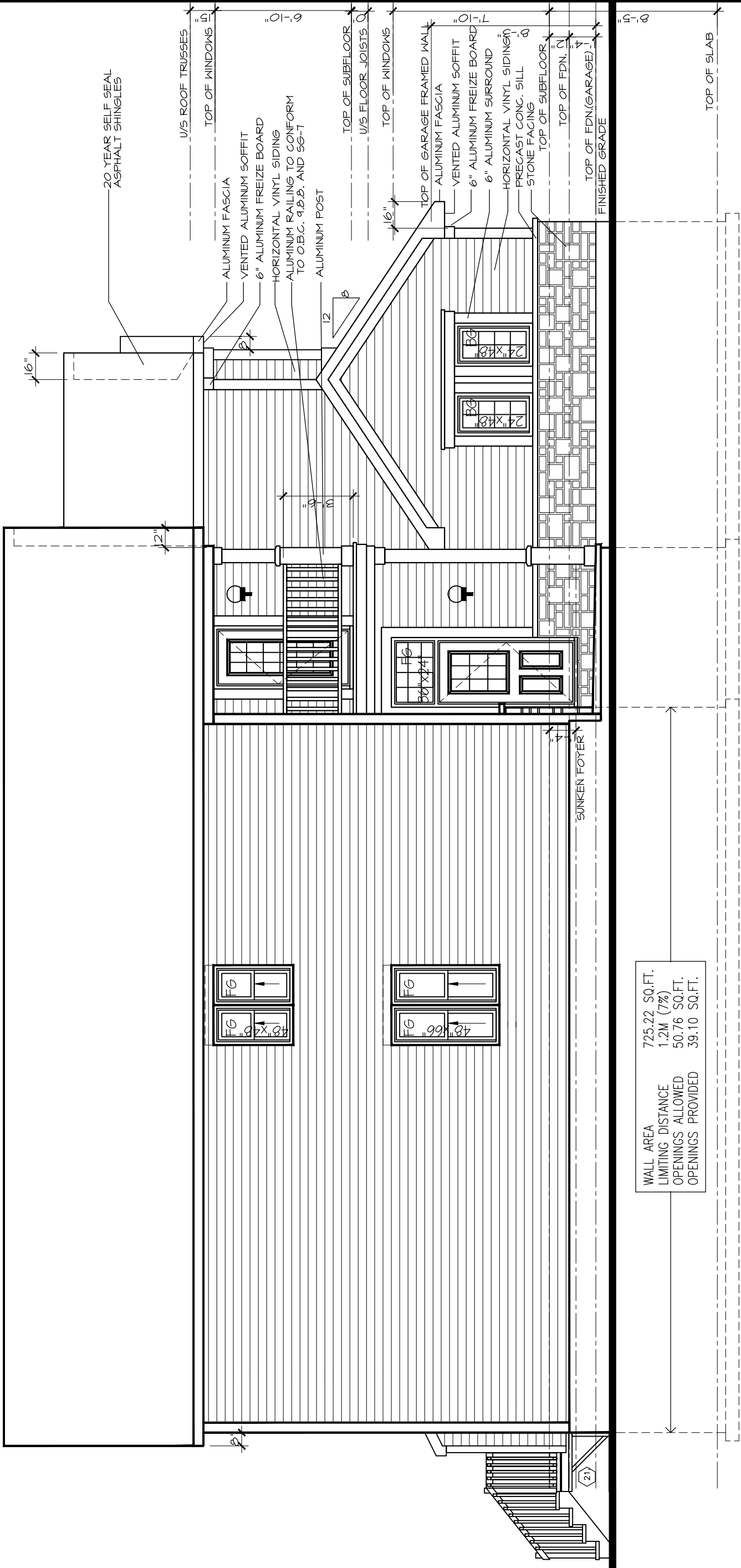
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LOT NUMBER: 150

CIVIC ADDRESS: 194 BALIKUN HEIGHTS

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEP1-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No. Description		Date	By
REVISIONS			

Footprint: C10C	
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LEFT SIDE ELEV. 'C'



PHOENIX HOMES

ROSEMERE-2007-C

SITE: FERNBANK CROSSING

LOT NUMBER:

150

CIVIC ADDRESS:
194 BALIKUN HEIGHTS

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEP1-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No. Description		Date	By
REVISIONS			

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AUG/00

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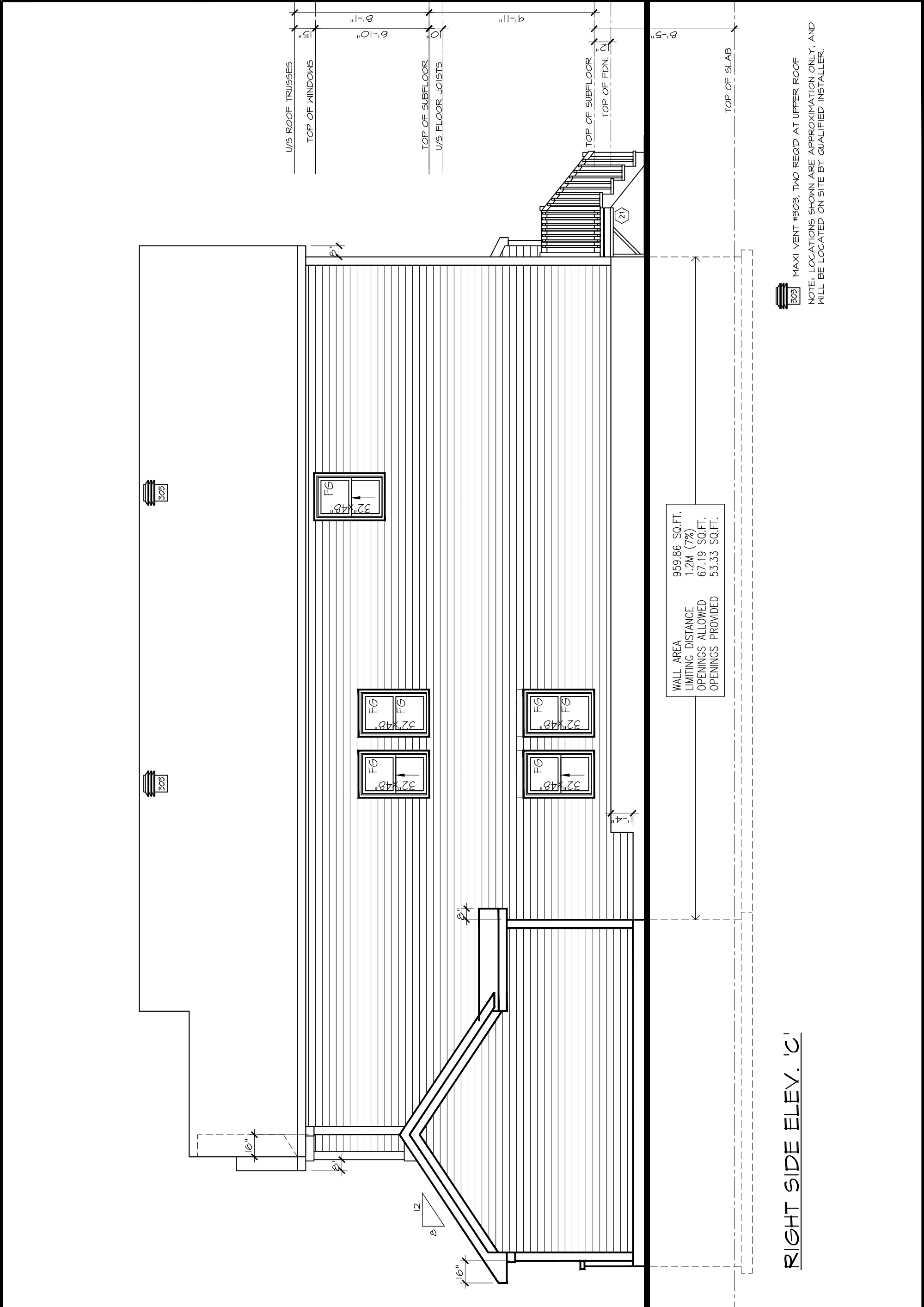
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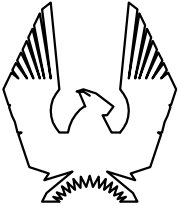
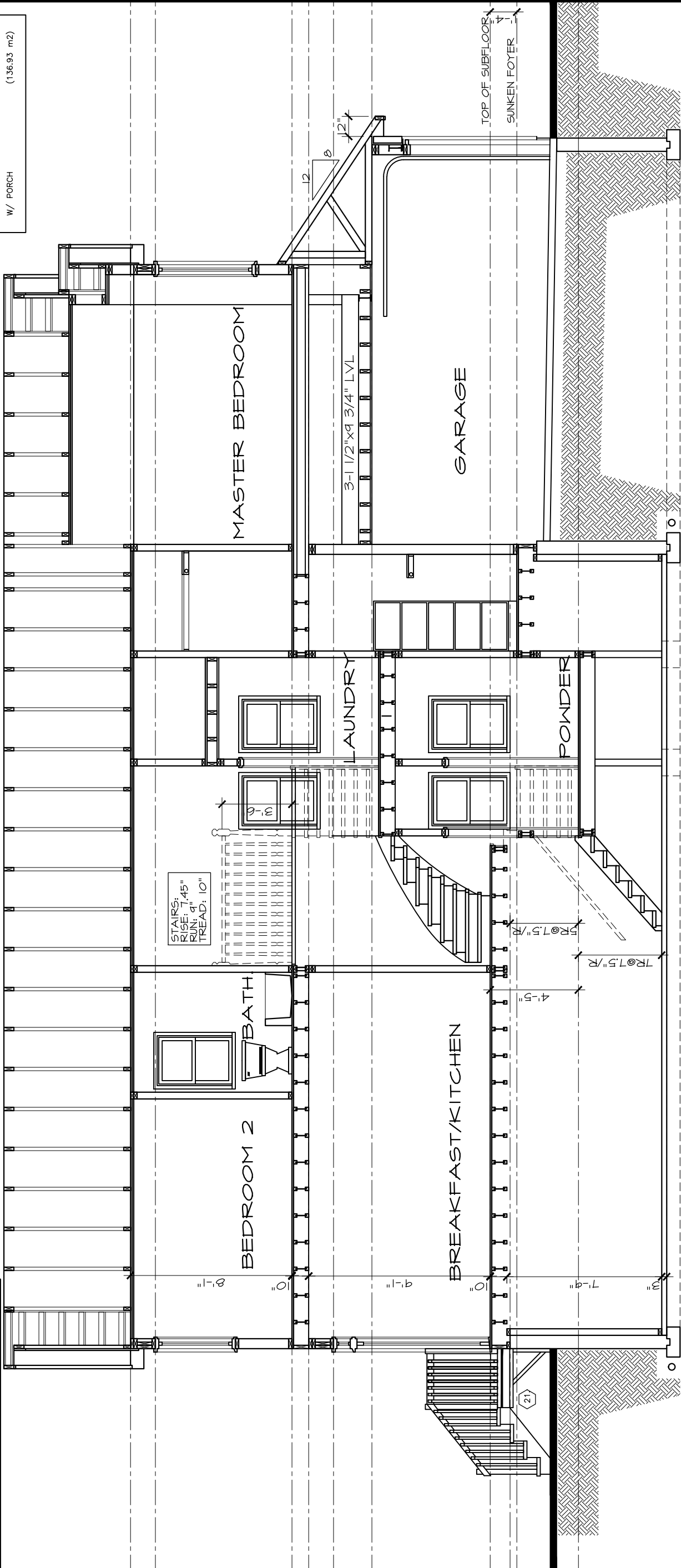
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PRESCRIPTIVE COMPLIANCE PACKAGE
(CBC 2012 SUPPLEMENTARY STANDARD 5B-12)
O.B.C. TABLE 211.2A COMPLIANCE PACKAGE "I"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 0.91) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (RSI 5.46) R31
3. EXPOSED FLOOR - MIN. (RSI 5.46) R31
4. WALLS ABOVE GRADE - MIN. (RSI 3.81) R22
5. BASEMENT WALLS - MIN. (RSI 3.52) R20
6. EDGE OF BELOW GRADE SLAB
(LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.16) R10
7. HEATED SLAB
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.16) R10
8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.9
9. SKYLIGHTS MAX. U VALUE OF 2.9
10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 95%
11. HRV - MIN. EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF. OF 0.628

AREA CALCULATIONS	EL. 'C' - 4BED
GROUND FLOOR AREA	1032 SF
SECOND FLOOR AREA	1262 SF
SUBTOTAL	2294 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	2294 SF
FINISHED BSMT AREA	(213.11 m2)
COVERAGE EL. 'A' & 'B'	XX SF
W/OUT PORCH COVERAGE	1408 SF
W/ PORCH COVERAGE	(130.80 m2)
	1474 SF
	(136.93 m2)



PHOENIX HOMES

ROSEMERE-2007-C

SITE: FERNBANK CROSSING

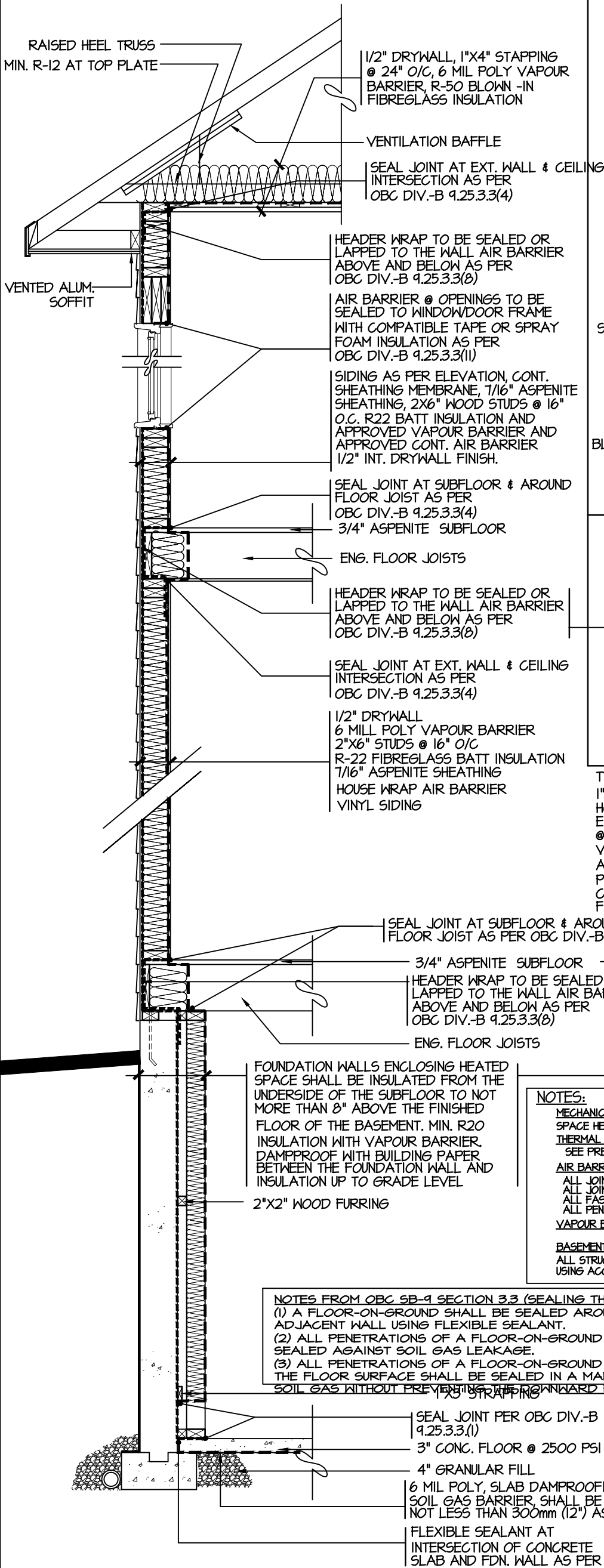
LOT NUMBER:

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CIVIC ADDRESS:
194 BALIKUN HEIGHTS

8	ISSUED FOR CONSTRUCTION	OCT 7-15	SP
7	CUSTOM MODIFICATIONS	SEP25-15	SP
6	ISSUED FOR PRICING (FERNBANK)	SEP1-12	SD
5	UPDATED FOR SB-12 REQUIREMENTS	JAN31-12	SD
4	REV. PER FRAMING REVIEW (WALK-OUT)	APR13-09	SD
3	REVISED AS PER CITY COMMENTS	SEP6-07	SD
No. Description		Date	By
REVISIONS			

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PREScriptive COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)

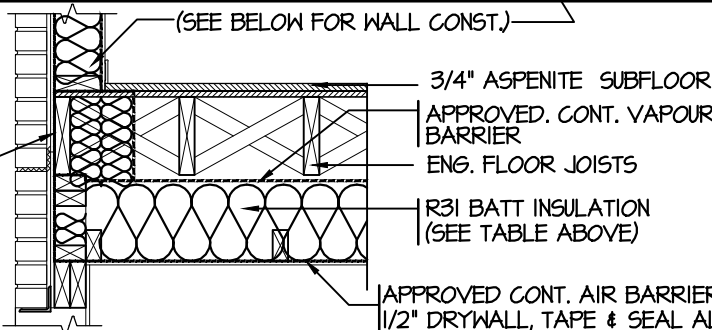
O.B.C. TABLE 2.1.1.2.A COMPLIANCE PACKAGE "I"

1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.81) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (RSI 5.46) R31
3. EXPOSED FLOOR - MIN. (RSI 5.46) R31
4. WALLS ABOVE GRADE - MIN. (RSI 3.87) R22
5. BASEMENT WALLS - MIN. (RSI 3.52) R20
6. EDGE OF BELOW GRADE SLAB
(LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.76) R10
7. HEATED SLAB
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.76) R10
8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.8
9. SKYLIGHTS MAX. U VALUE OF 2.8
10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 95%
11. HRV - MIN. EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%

SIDING AS PER ELEVATION, CONT. SHEATHING MEMBRANE, 7/16" ASPENITE SHEATHING, 2X6" WOOD STUDS @ 16" O.C. R22 BATT INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER 1/2" INT. DRYWALL FINISH.

SPUNBONDED OLEFIN AIR BARRIER SEALED & SECURED WITH WOOD BLOCKING & 1/2" PLYWOOD SHEATHING

DETAIL SECTION
(CANTILEVERED FLOOR)



DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C., R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 32" O.C. BOTTOM COURSE & OVER OPENINGS, PROVIDE BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

NOTES:

MECHANICAL

SPACE HEATING EQUIPMENT AS PER COMPLIANCE "I" SEE TABLE BELOW

THERMAL INSULATION AS PER OBC 9.25.2

SEE PRESCRIPTIVE COMPLIANCE PACKAGE BELOW

AIR BARRIERS AS PER OBC 9.25.3

ALL JOINTS TO HAVE A MIN. OVERLAP OF 4"

ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS

ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS

ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER

VAPOUR BARRIER AS PER OBC 9.25.4

BASEMENT FLOOR SLAB

ALL STRUCTURAL/MECHANICAL PENETRATIONS TO BE SEALED

USING ACOUSTICAL CAULKING

NOTES FROM OBC SB-9 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS)

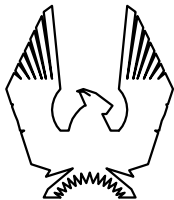
(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.

(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.

(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER.

TYP. DETAIL SECTION
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION



PHOENIX HOMES

SB12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)

SITE: FERNBANK CROSSING

LOT NUMBER:

150

CIVIC ADDRESS:
194 BALIKUN HEIGHTS

No.	Description	Date	By
3			
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-9 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

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