

CONSTRUCTION NOTES (Unless otherwise noted)

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. QNT. REG. 350/06-2006_OBC.

1. ROOF CONSTRUCTION
NO.210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD 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 SLOPES 8:12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1500mm (5'-0") O.C. AT BOTTOM CHORD. PREFIN. ICE & WATER BASTROUGHT, FASCO, RWL & VENTED SORTH. PROVIDE ICE & WATER SHIELD TO ALL ROOF/WALL SHEATHING SUSCEPTIBLE TO ICE DAMMING. ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE (OBC 9.13.12).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12=TABLE 2.1.1.2.A)
SINGING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R28)
SINGING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 28mm (1") EXTERIOR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2B. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS
SINGING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

2C. RESERVED

2D. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXPANDED OR EXTRUDED RIGID POLYSTYRENE ON APPROVED AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2E. WALLS ADJACENT TO ATIC SPACE - NO CLADDING
400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, MID-HEIGHT BLOCKING REQ'D. IF NO SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12=TABLE 2.1.1.2.A)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x70mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 800mm (24") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER, REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28)
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x70mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 800mm (24") EXT. TYPE SHEATHING PAPER, 28mm (1") EXT. STRUCT. INSULATED SHEATHING RSI 0.7 (R4) BY "BP" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. 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.

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS
90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x70mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 800mm (24") O.C. VERTICAL APPR. SHEATHING PAPER, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm 9'-10") WITH APPR. DIAGONAL WALL BRACING. 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.

3C. STUCCO WALL CONSTRUCTION (2"x6")
STUCCO CLADDING SYSTEM CONFORMING TO O.B.C. 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C., INSULATION, APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH, REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

4. INTERIOR STUD PARTITIONS
STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.
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 (9.15.3, 9.15.4, 9.13.2, 9.14.2, 9.14.3)
200mm (8") POURED CONC. FDN. WALL, 150mm (6") MIN. THICK. BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER, DRAINAGE LAYER REQ'D. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDN. WALL IS WATERPROOFED. MAXIMUM FLOOR HEIGHT 2390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEOTED CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. STUDS SUPPORTED BY WOODEN LAGERS, NO SLIDING ONLY.
1. 16" WIDE x 6" DEEP 18" WIDE x 6" DEEP
2. 20" WIDE x 6" DEEP 20" WIDE x 6" DEEP
3. 26" WIDE x 8" DEEP 20" WIDE x 8" DEEP
--SEE OBC 9.13.3.

6. FOUNDATION DRAINAGE OBC. 9.14.2 & 9.14.3
--MAXIMUM FLOOR LIVE LOAD OF 2.4KPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").
--REFER TO SOILS REPORT FOR SOIL CONDITIONS AND BEARING CAPACITY.

7. BASEMENT SLAB OBC. 9.3.1.6.(1)(b) & 9.15.4.4.(1)
80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 20MPa (3000psi) CONC. WITH DAMPPROOFING BELOW SLAB, UNDER SLAB INSULATION PER SB-12

8. EXPOSED FLOOR TO EXTERIOR (SB-12=TABLE 2.1.1.2.A)
PROVIDE RSI 5.48 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFTI.

9. ATIC INSULATION (SB-12=TABLE 2.1.1.2.A) (SB-12=TABLE 2.1.1.2.1)
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL, RSI 3.52 (R20) MIN. ABOVE INNER SURFACE OF EXTERIOR WALL

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8-8-
(UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(1/4"))
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-11/4")
MIN. TREAD = 235 (9'-1/4")
MIN. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ STAIR = 900 (2'-8")
RAIL @ LANDING = 860 (2'-10")
MIN. START WIDTH FOR CURVED STAIRS = 150 (6")
MIN. RUN = 200 (6")

11. HANDRAILS -OBC. 9.8.8-
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.}
GUARDS -OBC. 9.8.8-
INTERIOR GUARDS: 900mm (2'-11") MIN.
EXTERIOR GUARDS: 1000mm (3'-6") MIN.

12. EXTERIOR BALCONIES
810mm (32") HIGH WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 600mm (24"). 900mm (36") WHERE DISTANCE EXCEEDS 600mm (24"). 1070mm (42") HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71").

13. 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., CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FDN. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

14. BASEMENT INSULATION (SB-12=TABLE 2.1.1.2.A)
FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED SLAB, INSULATION CLOSER THAN 50mm (2") OF THE BASEMENT SLAB, INSULATION TO HAVE APPROVED VAPOUR BARRIER, DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO WALLS. REFER TO NOTE: FULL HEIGHT INSULATION AT COLD CELLAR MINIMUM THERMAL INSULATION.

15. 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.

16. STEEL BEARING COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA. x 3.0mm(0.118) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs.) AT A MAX. EXTENSION OF 2316mm (7'-7 1/2") CONFORMING TO CAN/CSA-G40.21-100 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MINIMUM AND AS PER SOILS REPORT.

17. STEEL BEARING COLUMN (SEE O.B.C. 9.15.3.3)
89mm(3-1/2") DIA. x 4.78mm(0.188) FIXED STL COL. OR ADJUSTABLE STL COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs.) WITH 150x150x9.5 (6"x6"x3/8") STL TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

18. STEEL COLUMN
90mm(3-1/2") DIA. x 4.78mm(0.188) 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"x12") FIELD WELD COL. TO BASE PLATE.

19. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")
19x64 (1"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

20. GARAGE SLAB
100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8K AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NAIVE FILL SLOPE TO FRONT.

21. GARAGE CEILING/INTERIOR WALLS
13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.16. REFER TO SB-12, TABLE 2.1.1.2.A FOR REQUIRED THERMAL INSULATION.

22. DOOR AND FRAME GASPROOTED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

23. EXTERIOR STEP
WEATHER, MAX. RISE 200mm (7-7/8") WHERE NOT EXPOSED TO WEATHER. 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.

24. DRYER EXHAUST
CAPPER EXHAUST VENTED TO EXTERIOR. (USE 100mm (4") DIA. SMOOTH WALL VENT PIPE) OBC. 6.2.3.8.(7)

25. INSULATED ATIC ACCESS
ATIC ACCESS HATCH WITH MIN. DIMENSION OF 545x610mm (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 3.32 (R20) RIGID INSUL. BACKING. SEE OBC. SB-12, 2.1.1.2.

26. 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.

27. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5, & 9.32.3.10.

28. 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 2-18mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH OR BELOW SUBFLOOR.

29. SOLID WOOD BEARING FOR WOOD STUD WALLS
SOLID BEARING TO BE AT LEAST AS WIDE AS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRESSED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE WITH OBC 9.17.4.2(2). RESERVED

30. BEARING WOOD POST (BASEMENT) (OBC 9.17.4)
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.

31. STEPPED FOOTINGS OBC. 9.15.3.9
MIN. HORIZ. STEP = 600mm (24"). MAX. VERT. STEP = 600mm (24"). FOR FIRM SOILS, 400mm (16") MAX. STEP.

32. SLAB ON GRADE
100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6K-M25XW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8K AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

33. DIRECT VENTING GAS FURNACE/ H.W.I. VENT
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.

34. DIRECT VENTING GAS FIREPLACE VENT
DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

35. SUBFLOOR JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.4) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.2)

36. FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-1 OR A-2 STRAPPING SHALL BE 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.8.4. *)

35. EXPOSED BUILDING FACE -OBC. 9.10.15.
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"). WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

36. COLD CELLAR PORCH SLAB (OBC. 9.40.)
FOR MAX. 250mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8K AIR ENTRAINMENT. REIN. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM FDN. WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (17) UNTEL OVER CELLAR DOOR WITH 100mm (4") ENDO BEARING.

37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING WALL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY. RLL SPACE BETWEEN WALL AND FACING WALL WITH HORIZONTAL.

38. CONVENTIONAL ROOF FRAMING (2.06KPa. SNOW LOAD)
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") @ 400 (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 @ 1800mm (6'-0") O.C. VERTICALLY.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3-
AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.3m² 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 IS LOCATED WITHIN 900mm (2'-11") ABOVE THE FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11").

3) EXTERIOR WINDOWS
SHALL COMPLY WITH OBC DM-9 9.7.1.7, & SB12-2.1.1.8
GENERAL: 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC DM-9 9.2.2. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDING AS PER OBC 9.26.18.2, & MUNICIPAL STANDARDS.
3) ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3. CHECK WITH THE LOCAL AUTHORITY.
4) STUD WALL REINFORCEMENT FOR EXTERIOR GRAB BARS ADJACENT TO STUD WALLS SHALL BE INSTALLED REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHING IN MAIN BATHROOM, REFER TO OBC. 9.5.2.3, 3.8.3.1(1)(g) & 3.8.3.13(1)(f). SEE DETAIL.

5) ALL EXTERIOR DOORS TO COMPLY WITH THERMAL RESISTANCE AS STATED IN O.B.C. SB-12-2.1.1.3.
6) ALL AIR BARRIER SYSTEMS ARE REQUIRED TO COMPLY WITH O.B.C. DM-9 9.25.3.

LUMBER: 1) ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3) JOISTS ARE TO BE EXTERIOR TO BE SPRUCE NO.2 GRADE. PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GORDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF. LVL BEAMS SHALL BE 2.0E MIN. 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 AND 13mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.

5) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SC" MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL. Td. (005) 458-5538 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.

6) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FUSH WITH WOOD MEMBERS.
7) WOOD MEMBERS TO BE GRADED AND SEASONED TO MOISTURE CONTENT OF 19% MAX. PER CAN/CSA-G40.21-100 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300M, HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350M CLASS "H". REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

STUCCO

1) ALL STUCCO WALLS TO HAVE A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR. THE EXTERIOR SHEATHING MUST NOT BE GYPSUM BASED. ALL STUCCO TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

LEGEND

CLASS 'B' VENT
DUPLX OUTLET (12" ABOVE SURFACE)
WEATHERPROOF DUPLX OUTLET
POT LIGHT
LIGHT FIXTURE (PULL CHAIN)
SWITCH
FLOOR DRAIN
SINGLE JOIST
DOUBLE JOIST
TRIPLE JOIST
LAMINATED VENEER
POINT LOAD FROM ABOVE
PRESSURE TREATED LUMBER
GROSS TRUSS BY ROOF TRUSS MANUF.
FLAT ARCH
CURVED ARCH
MEDICINE CABINET (RECESSED)
CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39
SOLID WOOD BEARING (SPRUCE NO.2)
SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER OR AS DIRECTED BY STRUCTURAL ENGINEER.
SOLID BEARING TO BE MINIMUM 2 PIECES.
SOLID WOOD BEARING TO MATCH FROM ABOVE

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 APPLANCE 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 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.

39. TWO STOREY VOLUME SPACES
--FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR#2 CONIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2000 mm (8'-6"). PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES + 1-38x140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOP-NAILED & GLED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL.
REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

41. FOUNDATION WALL (W.O.D./W.O.B.)
--FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11")
FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") O.C. MATCH FLOOR JOIST SPACING WHEN PARALLEL WITH FLOOR JOISTS. RAMSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO DETAIL.

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") o.c. QR 38x89 (2"x4") STUDS @ 300mm (12") o.c.

REVISOR JAN. REG. 503/08 UPDATES OCT. 5, 2012

WOOD LITELS AND BUILT-UP WOOD BEAMS
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
B7 5/38 x 184 (5/2" 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

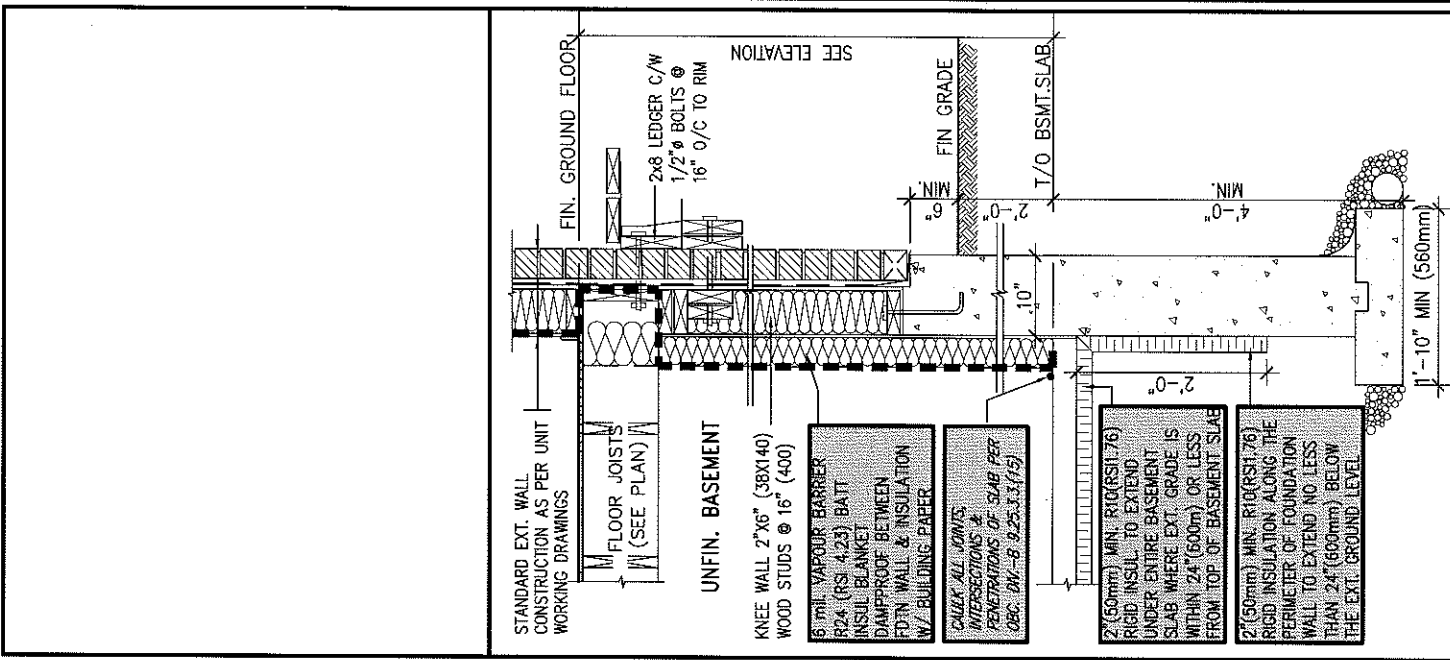
LOOSE STEEL LITELS

L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")
L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")
L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
L12 150 x 100 x 10.0L (6"x 4" x 3/8")
L13 180 x 100 x 10.0L (7"x 4" x 3/8")

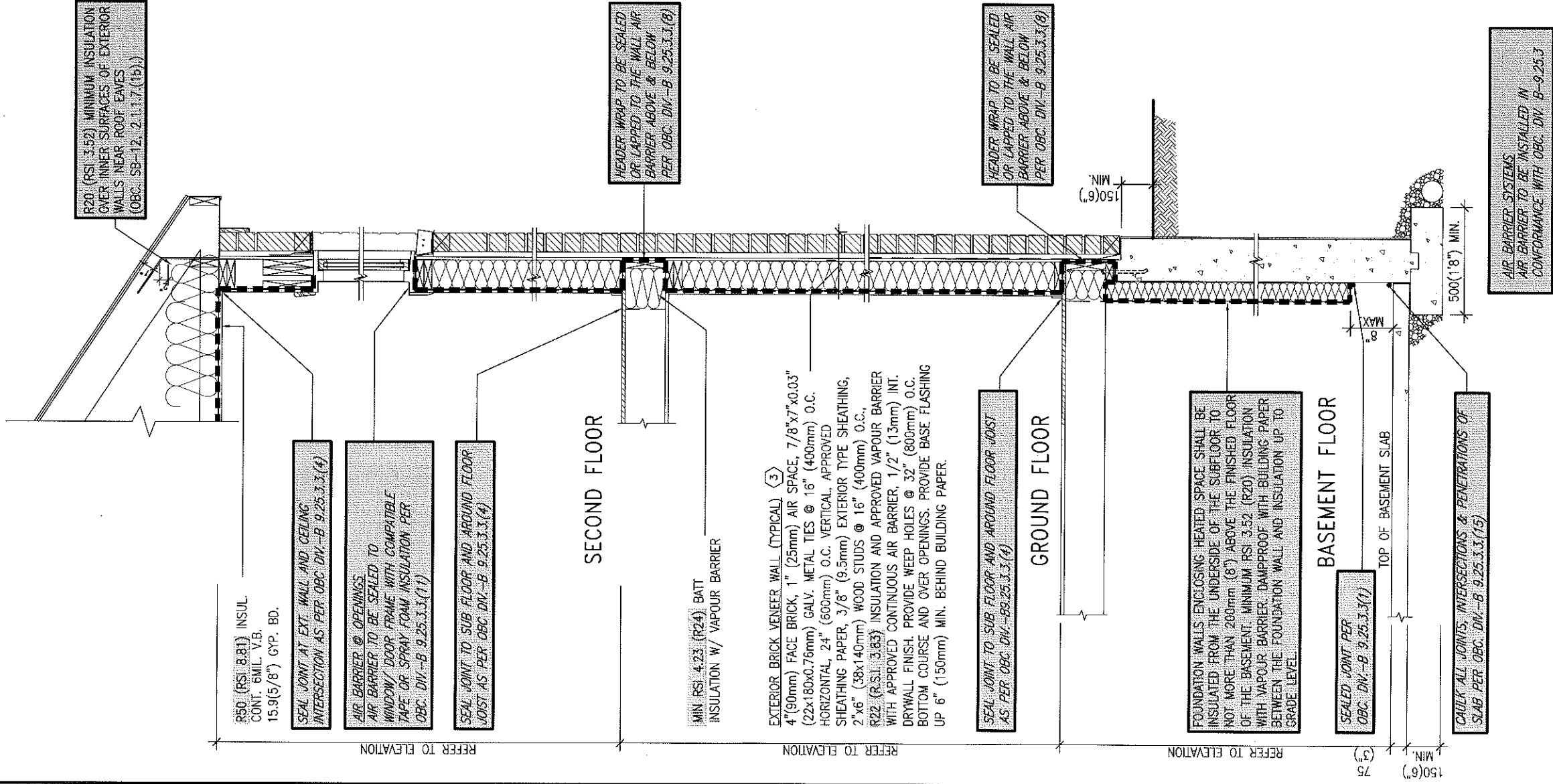
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (I):

COMPONENT	I	Notes:
Ceiling with Attic Space	8.81 (R50)	BLOWN -LOOSE
Minimum RSI (R) value		
Ceiling without Attic Space	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Exposed Floor	5.46 (R31)	BATT or SPRAY
Minimum RSI (R) value		
Walls Above Grade	3.87 (R22)	6" R22 BATT
Minimum RSI (R) value		
Basement Walls	3.52 (R20)	6" R20 BLANKET
Minimum RSI (R) value		
Edge of Below Grade Slab	1.76 (R10)	RIGID INSUL
≤600mm below grade		
Minimum RSI (R) value		
Windows & Sliding glass		DOUBLE PANE LOW EMISSIVITY
Doors	1.8	
Maximum U-value		
Skylights	2.8	DOUBLE PANE LOW EMISSIVITY
Maximum U-value		
Space Heating Equipment	92%	NATURAL GAS
Minimum AFUE		
Hot Water Heater	0.62	NATURAL GAS
Minimum EF		
HRV		
Minimum Efficiency	55%	-



SECTION AT W.O.D/W.O.B.



EW3 TYPICAL EXT. WALL AIR BARRIER CONTINUITY
CN5 SECTION W/ BRICK VENEER SCALE: 1/2" = 1'-0"

Client		PHOENIX HOMES		Sheet Title	DETAILS COMPLIANCE PACKAGE CRITERIA	
Project Name		SHADOW RIDGE ESTATES OSGOODE, ONTARIO		Drawn By	VAI	Checked By
Project No.		06087		Project No.	06087	Scale
Date		JANUARY 2012		Date	JANUARY 2012	Drawing No.
File Name		AIR BARRIER PAK 1		File Name	AIR BARRIER PAK 1	CN2
brian - H:\ARCHIVE\WORKING\2006\06087\PHO\SB12\AIR BARRIER PKGE-1.dwg - Mon, Feb 27 2012 - 4:12 PM						

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ONTARIO ASSOCIATION OF ARCHITECTS
KENNETH M. VILJOEN
LICENCE 2393

1. AIR BARRIER FOR SB-12
No. 1
Revision
Date
By
Checked
Drawings are NOT to be scaled.

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.

FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)

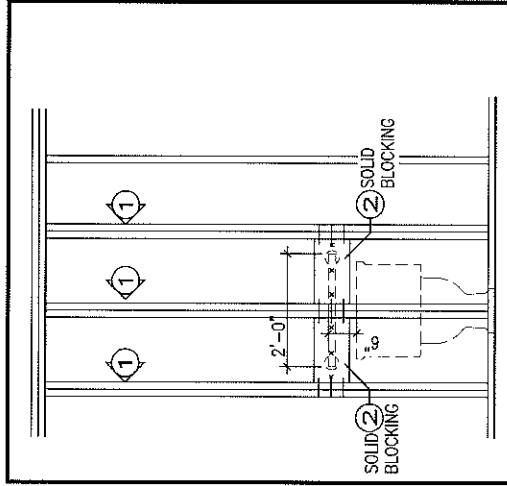
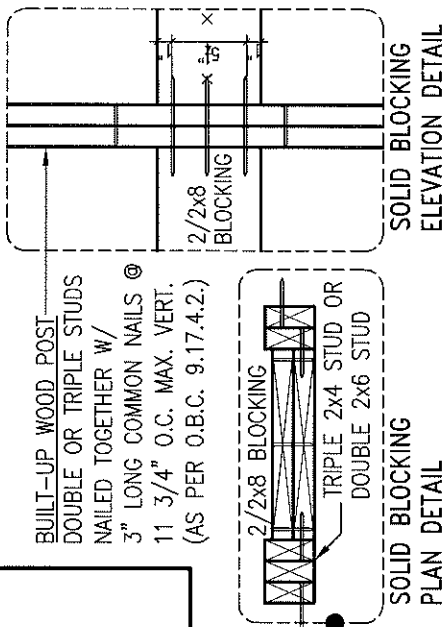
REFER TO OBC 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED.

1 VERTICAL STUDS

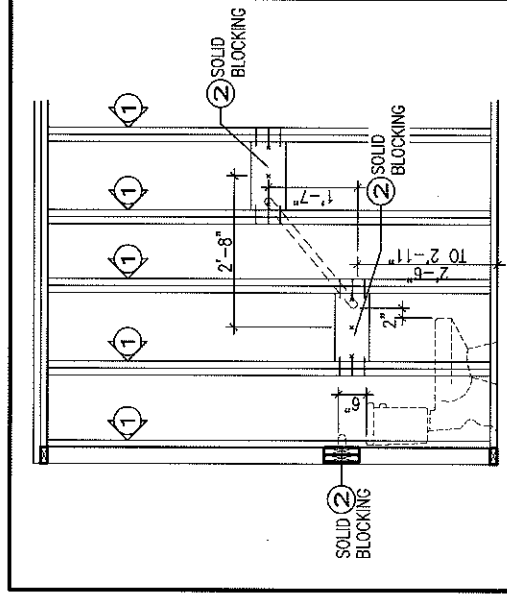
9'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

2 SOLID BLOCKING

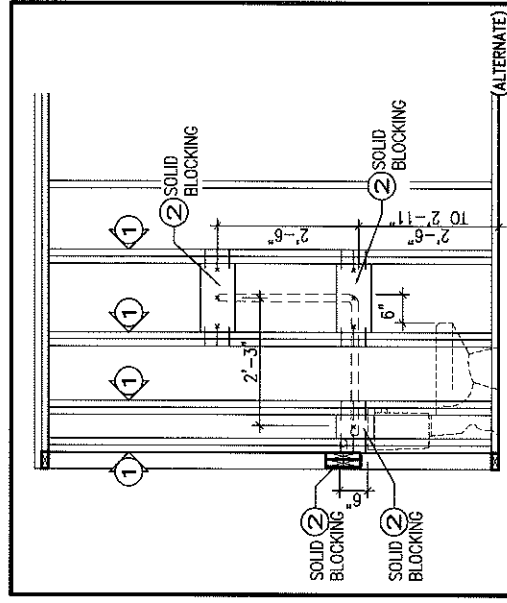
2/2"x8" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 6" O.C.
AND END NAILED TO STUDS WITH
6-3 1/2" LONG COMMON NAILS



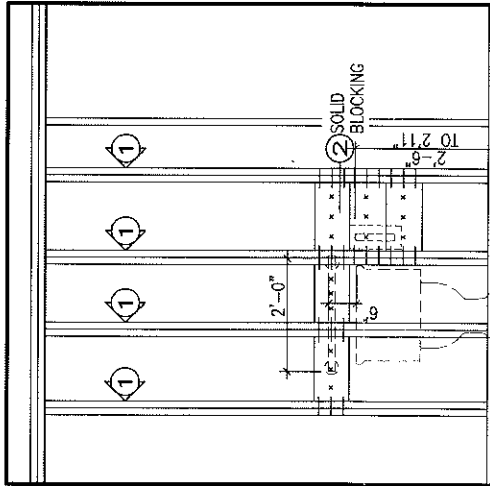
**GB1 FUTURE GRAB BAR
@ TOILET
(BACK WALL)**



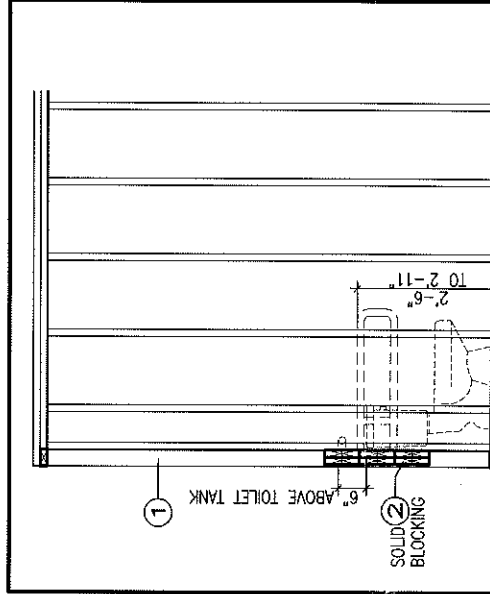
**GB1A FUTURE DIAGONAL GRAB BAR
DETAIL**



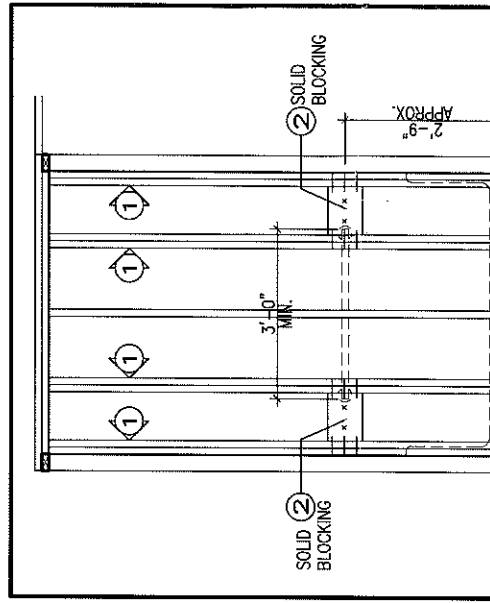
**GB1B FUTURE L-SHAPE GRAB BAR
DETAIL
(ALTERNATE)**



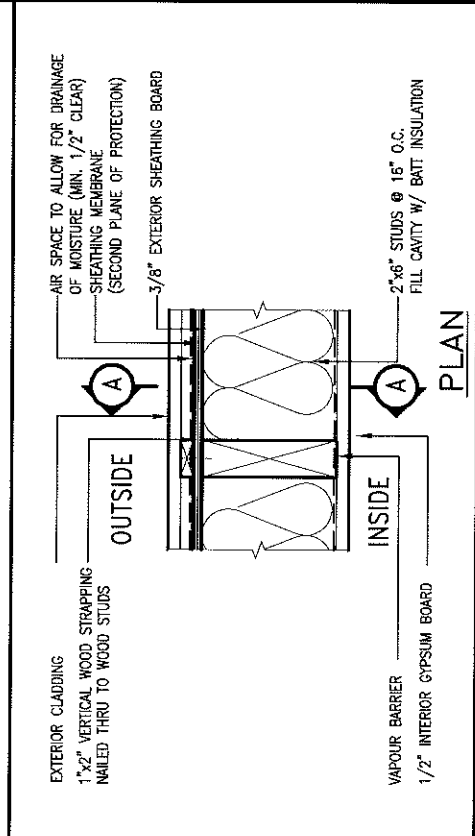
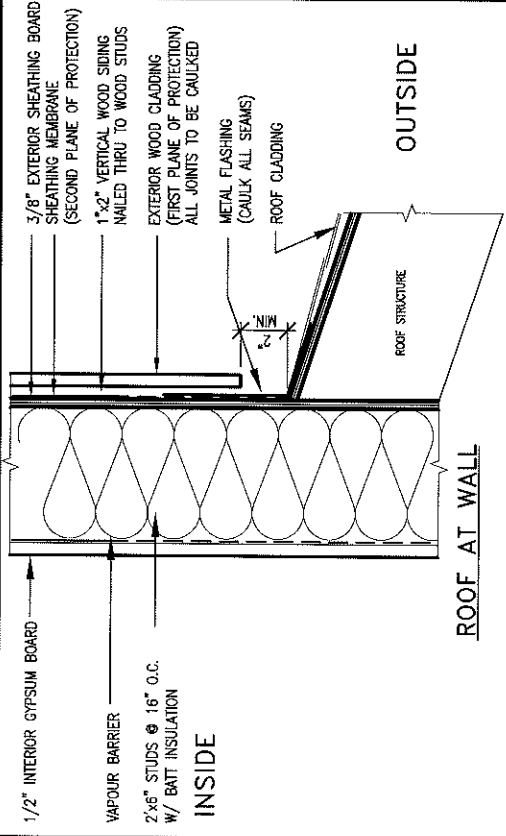
**GB2 FUTURE U-SHAPE GRAB
BAR @ TOILET W/
REAR GRAB BAR
(REAR VIEW)**



**GB2 FUTURE U-SHAPE GRAB BAR
@ TOILET W/ REAR GRAB BAR
(SIDE VIEW)**



**GB3 FUTURE GRAB BAR IN
SHOWER / BATHTUB
(SIDE VIEW)**



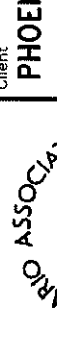
EXTERIOR WOOD CLADDING WALL ASSEMBLY

MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOW:
2"x4" @ 16" O.C. - 9'-10"
2-2"x4" @ 12" O.C. - 10'-9"
3-2"x4" @ 16" O.C. - 11'-2"
3-2"x4" @ 12" O.C. - 12'-4"
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR
3. PROVIDE HORIZONTAL SOLID BLOCKING
4. 1200 O.C. (4'-0")
5. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

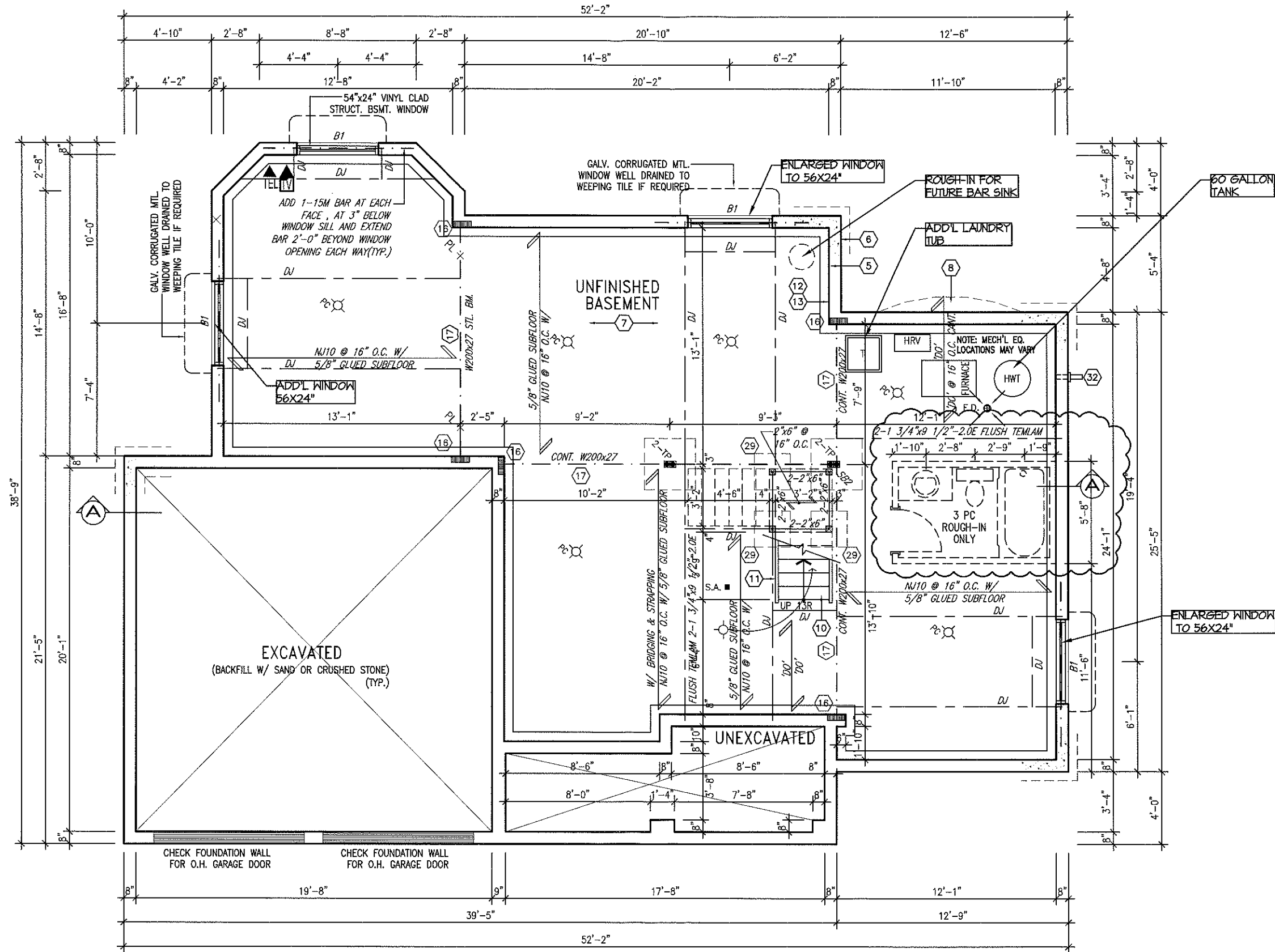
** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:
2"x6" @ 16" O.C. - 12'-6"
2"x6" @ 12" O.C. - 13'-10"
2-2"x6" @ 16" O.C. - 15'-0"
2-2"x6" @ 12" O.C. - 17'-4"
NOTES:
1. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa
2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
3. PROVIDE HORIZONTAL SOLID BLOCKING
4. 1200 O.C. (4'-0")
5. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.
6. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

OBC 2006

								Client PHOENIX HOMES		Sheet Title CONSTRUCTION DETAILS	
								Project Name SHADOW RIDGE ESTATE OSGOODE, ONTARIO		Drawn By	
								Unit Name UNIT S2		Project No. 06087	
										Date FEBRUARY 2007	
										File Name 06087-S2	
										Scale 1/8"=1'-0"	
										Drawing No. C2	

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BASEMENT PLAN 'A'

NOTE:
ALL LVL'S SUPPORTING FLOOR
LOADS ARE TO BE SPECIFIED BY
THE FLOOR TRUSS MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO KOTT SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS, UNLESS OTHERWISE NOTED.

footprint: S2-A
sh. title: BASEMENT-A
drawn by: MB
checked by: OF
date: FEB. 2007
scale: 3/16"=1'
sheet no: 1A
6

No.	Description	Date	By
3	REV. AS PER CONST. SUMMARY	AUG28-12	SD
2	REV. AS PER CONST. SUMMARY	JUL12-12	SD
1	ISSUED FOR FOUNDATION ONLY	MAY22-12	SD

MERKHET-2007-A
SITE: SHADOW RIDGE 2
LOT NUMBER: 73
CIVIC ADDRESS: 6553 WATERDOWN ST.

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PHOENIX HOMES
