

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. O.N.T. REG. 350/06-2006 OBC.

1. ROOF CONSTRUCTION (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 @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCA, RAIL & VENTED SHIRT. 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 9.19.12).
2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING 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. SIDING 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) SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/8") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) BY "Bp" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C., RSI 4.23 INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
- 2B. FRAME WALL CONSTRUCTION (2"x4") (R28) GARAGE WALLS SIDING 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. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.
- 2C. RESERVED

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.

WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 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") 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.

BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x670mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 9.5mm (3/8") 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 TO 150mm (6") BEHIND BUILDING PAPER, BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x670mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL APPROVED SHEATHING PAPER, 9.5mm (3/8") 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 TO 150mm (6") BEHIND BUILDING PAPER, BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

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.

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.

FOUNDATION WALL FOOTINGS (9.15.3, 9.15.4, 9.13.2, 9.14.2.1(2)) 200mm (8") POURED CONC. FDN. WALL THICKNESS (2300mm) WITH BUTENULOUS DAMPROOFING 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 FOUR HEIGHT 2390 (7'-10") ON 500x155 (20"x8") CONTINUOUS LIFT CONC. P.T.C. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa OR GREATER. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. SOILS SUPPORTED BY MASONRY VENEER 1" / SIDING ONLY.

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 20MPa (3000psi) CONC. WITH DAMPROOFING BELOW SLAB. UNDER SLAB INSULATION PER SB-12 EXPOSED FLOOR TO EXTERIOR (SB-12-TABLE 2.1.1.2.A) PROVIDE RSI 3.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SUFFIT.

ATIC INSULATION (SB-12-TABLE 2.1.1.2.A) (SB-12-TABLE 2.1.1.2.A) RSI 8.81 (R60) BLOWN 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.

ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.2.2 (UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(1/4")) MIN. RISE = 210 (8'-7/8") MIN. RUN = 200 (8'-1/4") MIN. TREAD = 235 (9'-1/4") MAX. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") MIN. LANDING = 900 (2'-11") MIN. STAIR = 800 (2'-8") MIN. STAIR WIDTH = 860 (2'-10") MIN. RUN = 150 (6") MIN. RUN = 200 (8") MIN. AVG. RUN = 200 (8")

HANDRAILS - OBC 9.8.2.2 FINISHED 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 9.8.2.2 INTERIOR GUARDS: 900mm (3'-6") MIN. EXTERIOR GUARDS: 1070mm (3'-6") MIN.

EXTERIOR BALUNES 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").

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. BASEMENT INSULATION (SB-12-TABLE 2.1.1.2.A) 9.25.2.3, 9.13.2.6) FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 200mm (8") OF THE BASEMENT SUBFLOOR. INSULATION TO HAVE APPR. VAPOR BARRIER, COMPRESSION BARRIER, PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL NOTE: FULL HEIGHT INSULATION AT COLD CEILAR WALLS. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

BEARING STUD PARTITION 38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING 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.

STEEL BASEMENT 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 2318mm (9'-2") CONFORMING TO CAN/CAN/CSA-460-21 (4-1/2"x10"x1/2") WITH 2-12mm DIA. & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA x 4.78mm(0.189) 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, BASE PLATE 120x250x12.5 (4-1/2"x10"x1/2") WITH 2-12mm DIA. & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

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. & BOTTOM, 870x870x410 (34"x34"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

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.

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

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.

DOOR AND FRAME GASPROOFED, DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15.

EXTERIOR STEP OR WOOD STEP 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.

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

INSULATED ATTIC ACCESS (21 1/2"x24") & A MIN. AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING, RSI 3.52 (R20) RIGID INSUL. BACKING. SEE OBC SB-12, 2.1.1.7

FIREPLACE CHIMNEYS - OBC 9.21.2.2 TOP OF PRELACE 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.

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.

28x28x16 (1"x11"x8") STL PLATE FOR WALL BEAMS AND 28x28x12 (1"x11"x1/2") STL PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH TOP OF SUBFLOOR.

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

BEARING WOOD POST (BASEMENT) (OBC 9.17.4.2) 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. P.T.C.

MIN. HORIZ. STEP = 600mm (24") MAX. VERT. STEP = 600mm (24") FOR FIRM SOILS. 400mm (16") MAX. STEP.

SLAB ON GRADE MIN. 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 6x8-W29x2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRIPPING 32 MPa (4640 psi) WITH 5-8X AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

DIRECT VENTING GAS FURNACE / H.V.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.

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.

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 9.30.2.4)

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 9.23.9.4. *)

EXPOSED BUILDING FACE - OBC 9.10.13. 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.

COLD CELLAR PORCH SLAB (OBC 9.40.1) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8X 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 INLET OVER CELLAR DOOR WITH 100mm (4") END BEARING.

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. FILL SPACE BETWEEN WALL AND FACING SOIL WITH MORTAR.

CONVENTIONAL ROOF FRAMING (2.0X8x6 SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x6") 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 1) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC 9.21.8.1.2.2. SEE MECHANICAL DRAWINGS. 2) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS. 3) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS. 4) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS. 5) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS. 6) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS.

GENERAL NOTES

WINDOWS: 1) MINIMUM BEDROOM WINDOW - OBC 9.21.1.3.3 - 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 9.2.1.6.2 - 9.8.8.8. A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 460mm (1'-7") ABOVE THE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE WINDOW SILL IS GREATER THAN 1800mm (6'-0") (9'-11").

3) SMALL COMPLY WITH OBC 9.21.7.1.7 & SB-12-2.1.1.1.8 4) MECHANICAL VENTILATION IS REQUIRED TO COMPLY WITH OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS. 5) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS. 6) ALL OBC 9.21.8.1.2.2.2. SEE MECHANICAL DRAWINGS.

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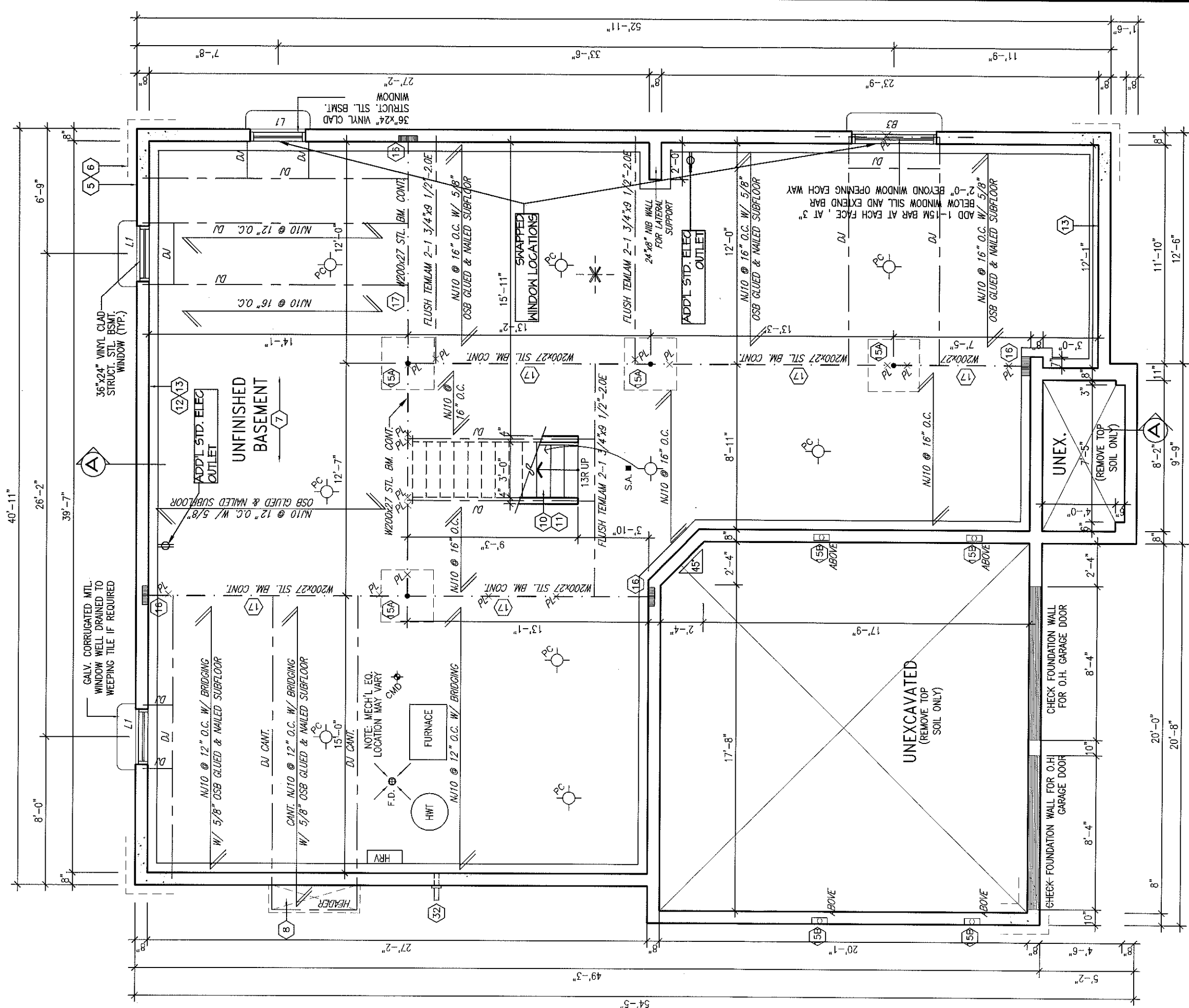
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USE SB-12 COMPLIANCE PACKAGE (I):			
COMPONENT		Notes:	
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN -LOOSE	
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY	
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY	
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT	
Basement Walls Minimum RSI (R) value	3.52 (R20)	6" R20 BLANKET	
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL	
Windows & Sliding glass Doors Maximum U-value	1.8	DOUBLE PANE LOW EMISSIVITY	
Skylights Maximum U-value	2.8	DOUBLE PANE LOW EMISSIVITY	
Space Heating Equipment Minimum AFUE	92%	NATURAL GAS	
Hot Water Heater Minimum EF	0.62	NATURAL GAS	
HRV Minimum Efficiency	55%	-	



brian ~ H: ARCHIVE\WORKING\2006\0608\7.PHO\SB12 AIR BARRIER PKGE-l.dwg ~ Mon, Feb 27 2012 - 4:12 PM



BASEMENT PLAN 'A'

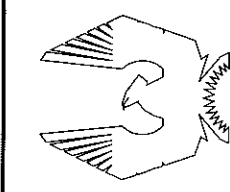
AREA CALCULATIONS		ELEV. A
GROUND FLOOR AREA	1680 SF	
SECOND FLOOR AREA	1862 SF	
SUBTOTAL	3542 SF	
DEDUCT ALL OPEN AREAS	54 SF	
TOTAL NET AREA	3488 SF (324.0 m ²)	
FINISHED BSMT AREA	0 SF	
COVERAGE W/OUT PORCH	2072 SF (192.5 m ²)	
COVERAGE W/ PORCH	2119 SF (196.9 m ²)	

NOTE:
PROVIDE FULL DEPTH BLOCKING @ 24" O.C.
WHERE JOISTS ARE PARALLEL TO FOUNDATION
WALL, SUBJECT TO EARTH PRESSURE.

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

NOTE FOR FLOOR JOISTS:
5/8" SUBFLOOR, GLUED.
SPACE FLOOR JOISTS @ 12"
O.C. UNDER CERAMIC TILED
AREAS.

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



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FAX: (416) 630-4782

PHOENIX HOMES

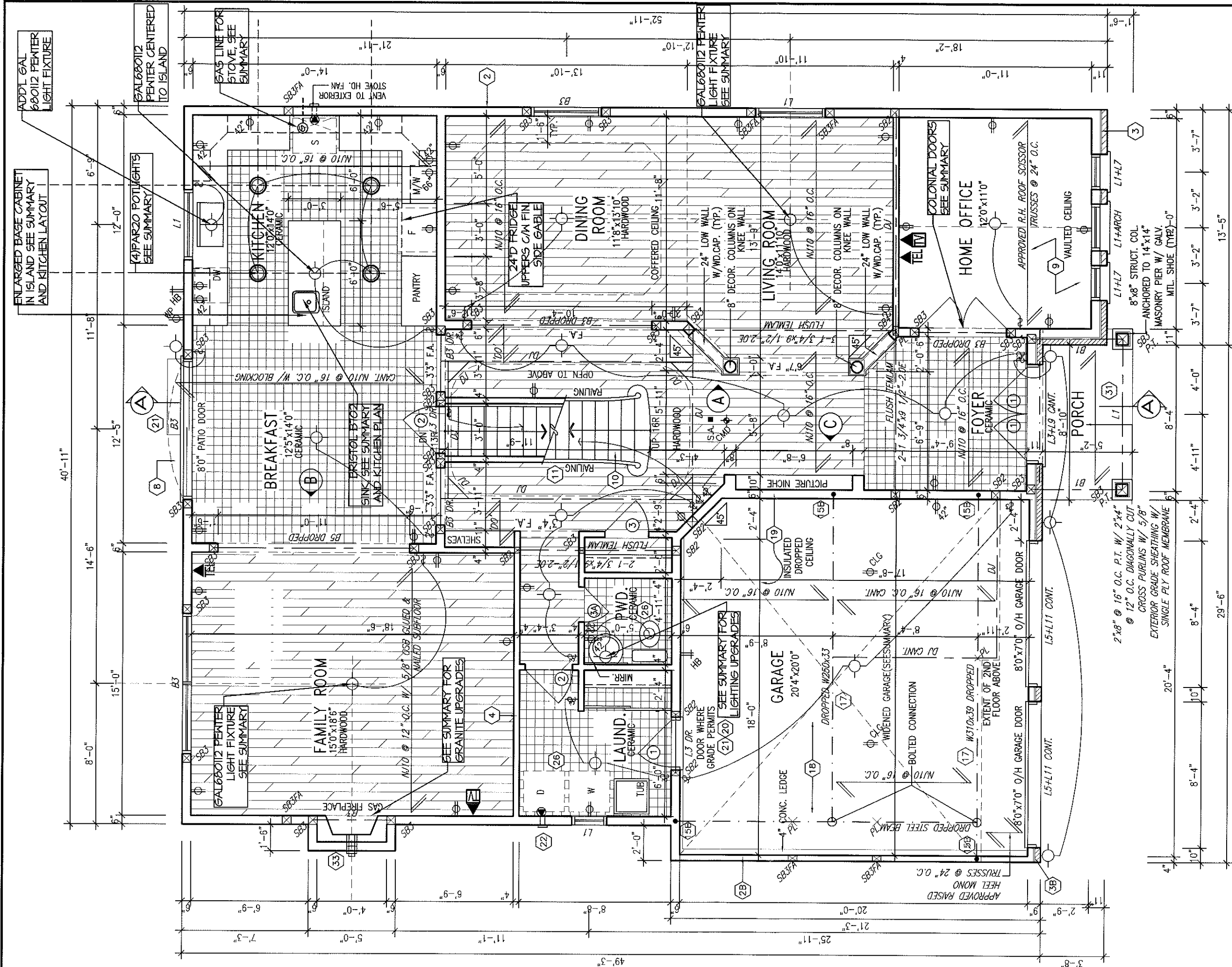
PLATINA-2007-A

SITE: **SHADOW RIDGE2**

LOT NUMBER:
78
CIVIC ADDRESS:
6546 WATERDOWN ST.

REV. AS PER CONST. SUMMARY		MART-13	SD
No.	Description	Date	By
1	REV. AS PER CONST. SUMMARY		
PHOENIX REVISIONS			

Footprint:	512
Sht. title:	BASEMENT PLAN A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no:	2A 9



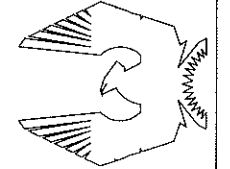
GROUND FLOOR PLAN 'A'

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

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

NOTE FOR FLOOR JOISTS: 5/8" SUBFLOOR, GLED. SPACE FLOOR JOISTS @ 12" O.C. UNDER CERAMIC TILED AREAS.

NOTE: ALL SB'S ARE SB2 U/ NOTED



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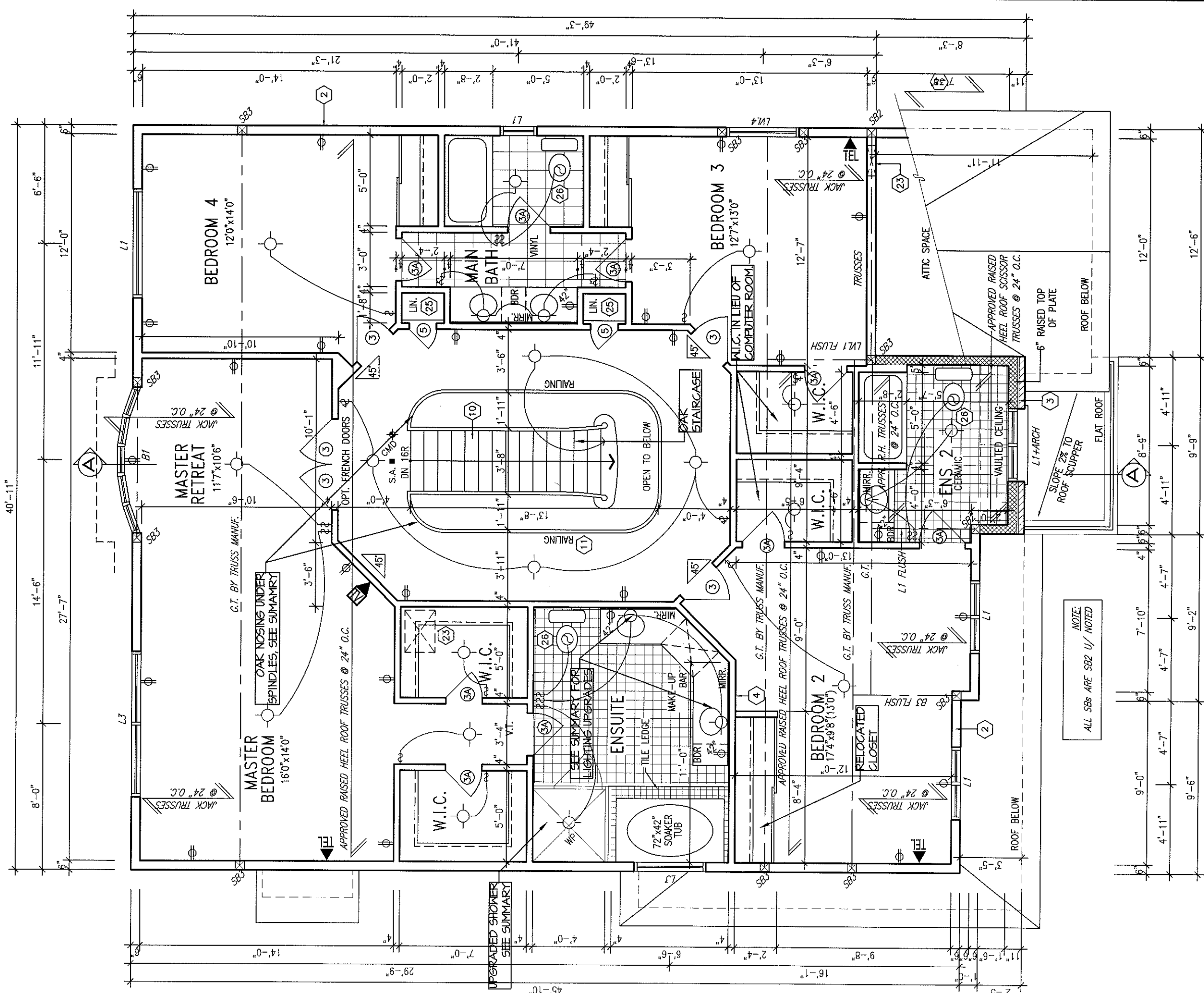
SITE: SHADOW RIDGE2

78

LOT NUMBER:
CIVIC ADDRESS:
6546 WATERDOWN ST.

No.	Description	Date	By
1	REV. AS PER CONST. SUMMARY	MART-13	SD

Footprint:	512
sh. title:	GROUND FLOOR PLAN A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no:	3A/9

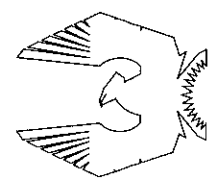


SECOND FLOOR PLAN 'A'

NOTE: ROOF FRAMING INFORMATION
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS,
GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING
ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS
MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR
ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON
ARCHITECTURAL DRAWINGS.

NOTE:
ROOF TRUSS INFORMATION REFER TO ROOF
TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING
INFORMATION UNLESS OTHERWISE NOTED.

NOTE:
ALL SBs ARE SB2 U/ NOTED



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PLATINA-2007-A

SITE: SHADOW RIDGE2

78

LOT NUMBER:
CIVIC ADDRESS:
6546 WATERDOWN ST.

REV. AS PER CONST. SUMMARY

MART-13

SD

By

Date

No. Description

PHOENIX REVISIONS

footprint:	512
sh. title:	SECOND FLOOR PLAN A
drawn by:	IV
checked by:	
date:	JULY 2007
scale:	3/16"=1'
sheet no:	4A
	9