

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. 332/12

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)

2. FRAME WALL CONSTRUCTION (2"x6")

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 13mm (1/2") INT. APPROVED VAPOUR BARRIER, INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE

2A. FRAME WALL CONSTRUCTION (2"x4")

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

3. BRICK VENEER CONSTRUCTION (2"x6")

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 THRU-WALL 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 3.35(R19) 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 THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm(6") ABOVE FINISH GRADE.

4. INTERIOR STUD PARTITIONS

38x89 (2"x4") STUDS @ 400mm (16") O.C. - C/W 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 DAMPROOFING AND DRAINAGE LAYER. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 508x152 (20"x6") CONTINUOUS KEYED CONC. FTG. **NOTE** SEE NOTE 39 FOR PARTY WALL FOOTINGS BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 100Kpa OR GREATER. IF SOIL BEARING DOES NOT MEET MIN. CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. MAX. FLOOR LIVE LOAD OF 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. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

6A. PROVIDE SLEEVE THROUGH FOOTING FOR CONTINUOUS PATH OF WEEP TILE

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 DAMPROOFING 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

R60 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 FOR CURVED STAIRS	= 860 (2'-10")
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.
STAIR/LANDING GUARDS =1500mm (4'-11") MIN. (Ø10M ABOVE ADJ. GROUND)

12. SILL PLATES

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. BASEMENT FROST WALLS

R12 (3½") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3½" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)

14. TYPICAL PARTY WALL ASSEMBLY

(OBC/SB5-W130[1 HR F.R.R./STC 57])
-1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD
-2 ROWS OF 2x4 WOOD STUD @ 16" o.c. ON SEPARATE 2x4 BASE PLATES SET 1" APART (STAGGER STUDS IN EACH WALL)
-FILL WALL CAVITIES WITH FIBRE BATT INSULATION W/ MASS OF AT LEAST 1.22 Kg/m² (0.25 lb/ft³)
-1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD

15. RESERVED

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. GARAGE WALL 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, APPROVED AIR BARRIER, R22 INSULATION WALLS (R31 CEILINGS) AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

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 (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 (OBC 9.19.2)

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. RESERVED

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. 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. RESERVED

30. RESERVED

31. PORCH SLAB/STEPS: 153 mm (6") CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS Ø400 (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

-19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 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. 9.19.14.5

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. RESERVED

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. 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 SHALL BE 20"W x 6"H (UNLESS OTHERWISE NOTED ON PLAN)

39. STRIP FOOTING @ PARTY WALL

-SEE OBC 9.15.3.
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 @ PARTY WALL SHALL BE 24"W x 6"H (FOR 100KPa.). OR 30"x6"(FOR 75KPa.)

WINDOWS:

- 1) **MINIMUM BEDROOM WINDOW -OBC. 9.9.10.** 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. 9.8.8.1.** 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")

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 2.0E 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.

STRUCTURAL NOTES

****NOTE** ALL WINDOW, DOOR & O/H GARAGE DOOR LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.**

SOLID WOOD BEARING

- P2 - 2 MEMBER BUILT-UP STUD
- P3 - 3 MEMBER BUILT-UP STUD
- P4 - 4 MEMBER BUILT-UP STUD
- P5 - 5 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.

BRICK LINTEL SCHEDULE [OBC2012] 9.20.5.2A PROVIDE 6"MINIMUM BEARING EACH END	
MAXIMUM OPENINGS	BRICK LINTEL SIZE
4'-0" (1.2m)	3 1\2" x 3 1\2" x 1 1/4"
4'-11" (1.5m)	3 1\2" x 3 1\2" x 5/16"
6'-10" (2.1m)	4" x 3 1\2" x 5/16"
7'-10" (2.4m)	5" x 3 1\2" x 5/16"
8'-10" (2.7m)	5" x 3 1\2" x 7/16"
9'-10 (3.0m)	6" x 4" x 7/16"

3"x3"X 3/16" STEEL H.S.S. POST

3"DIA. ADJUSTABLE. STEEL POST

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.

LEGEND

EXHAUST VENT
DUPLX OUTLET (12" HIGH)

WEATHERPROOF
DUPLX OUTLET
HEAVY DUTY OUTLET

POT LIGHT
LIGHT FIXTURE (CEILING MOUNTED)

LIGHT FIXTURE (WALL MOUNTED)

SWITCH
SWITCH (3-WAY)

FLOOR DRAIN

HOSE BIB

DOUBLE JOIST

TRIPLE JOIST

LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

FLAT ARCH

CURVED ARCH

M.C.
CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39.
SOLID WOOD BEARING
SB2 - 2 MEMBER BUILT-UP STUD
SB3 - 3 MEMBER BUILT-UP STUD
SB4 - 4 MEMBER BUILT-UP STUD

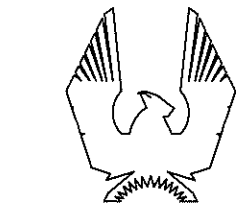
NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF P2(ONE CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.

SMOKE ALARM (REFER TO OBC 9.10.18.)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL, ONE PER SLEEPING ROOMS, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. LOCATED AS PER MANUF. RECOMMENDATION

CARBON MONOXIDE ALARM (OBC 9.33.4)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IA A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SOIL GAS CONTROL (OBC 9.13.1, & 9.13.4, & SB9)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1)



PHOENIX HOMES

TOWNHOUSE NOTES/SPECIFICATIONS

Designer Information:

The undersigned has reviewed and takes responsibility for this design and has the qualification and meets the requirements set out in the Ontario Building Code as a designer.

Sandy Pollock
Individual BCIN: 33638
Firm BCIN: 40800

11	FOR CONSTRUCTION	06/05/20	PW
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
9	RELOCATE TANKLESS HOTWATER HEATER TO BASEMENT	06/09/19	PW
8	ADD SIDE WINDOWS - ELSTON END UNIT	17/07/19	SP
7	ADJUST KITCHEN DIMS & OUTLINE HANON/STANWICK	27/05/19	SP
6	ADJUSTED LOWER EAVES OVERHANGS	27/02/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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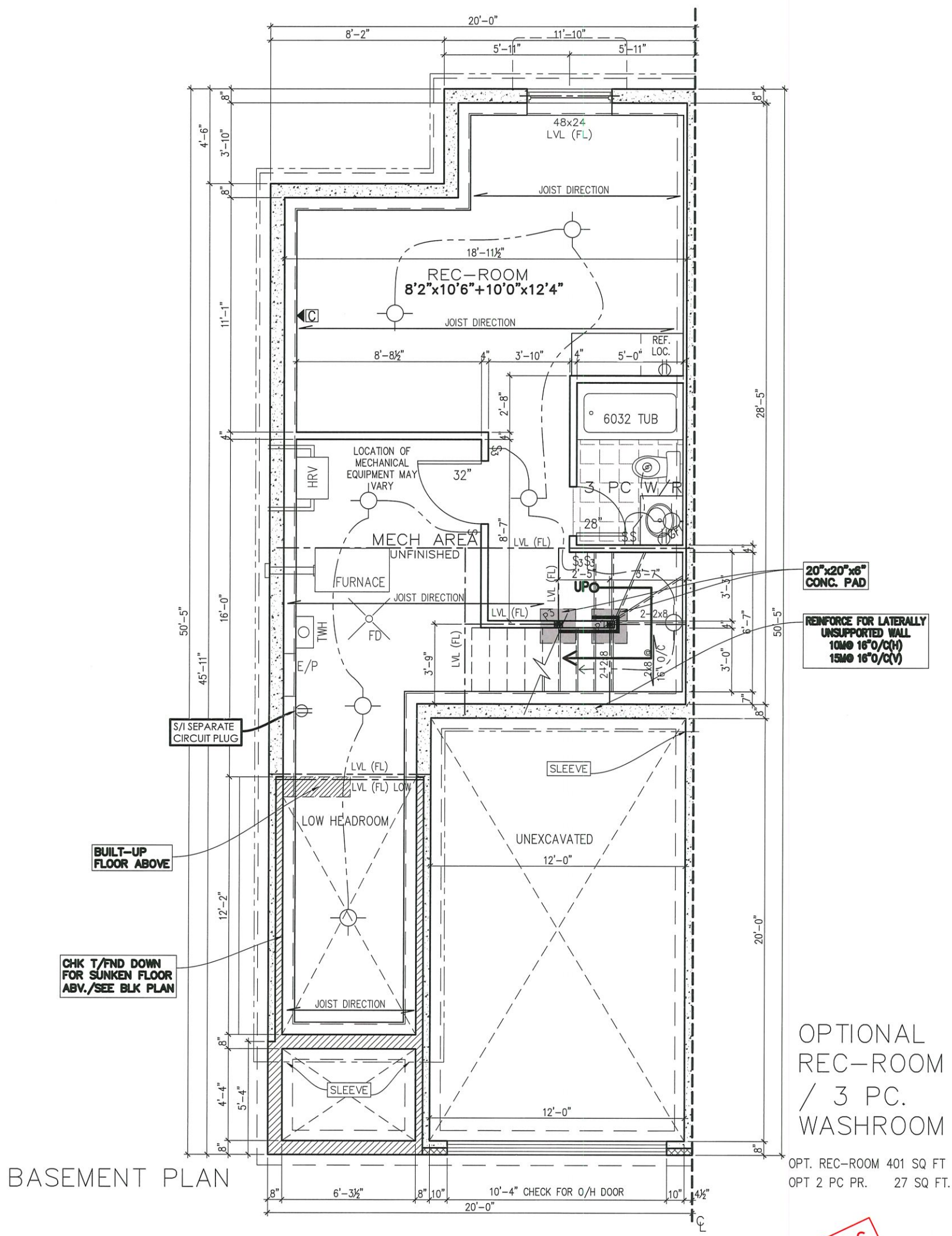
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date:

scale:

SPECS/NOTES

****NOTE**** ALL WINDOW, DOOR & O/H
GARAGE DOOR LINTELS TO BE 2-2X10 W/ P2
POSTS ON EACH SIDE U.N.O.



BASEMENT PLAN

OPTIONAL
REC-ROOM
/ 3 PC.
WASHROOM
OPT. REC-ROOM 401 SQ FT
OPT 2 PC PR. 27 SQ FT.

FLAT CEILINGS



STANWICK END
SITE: FERNBANK
CIVIC ADDRESS: 42 ROOKIE CRES
BLOCK- 1
UNIT - 21

11	FOR CONSTRUCTION	06/05/20	PW
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8	ADD SIDE WINDOWS - ELSTON END UNIT	17/07/19	SP
7	ADJUST KITCHEN DIMS & OUTLINE HAMON/STANWICK	27/05/19	SP
6	ADJUSTED LOWER EAVES OVERHANGS	27/02/19	SP
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	TH 20-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	2
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****NOTE**** ALL WINDOW, DOOR & O/H
GARAGE DOOR LINTELS TO BE 2-2X10 W/ P2
POSTS ON EACH SIDE U.N.O.



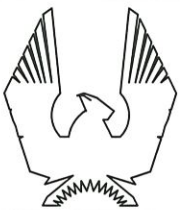
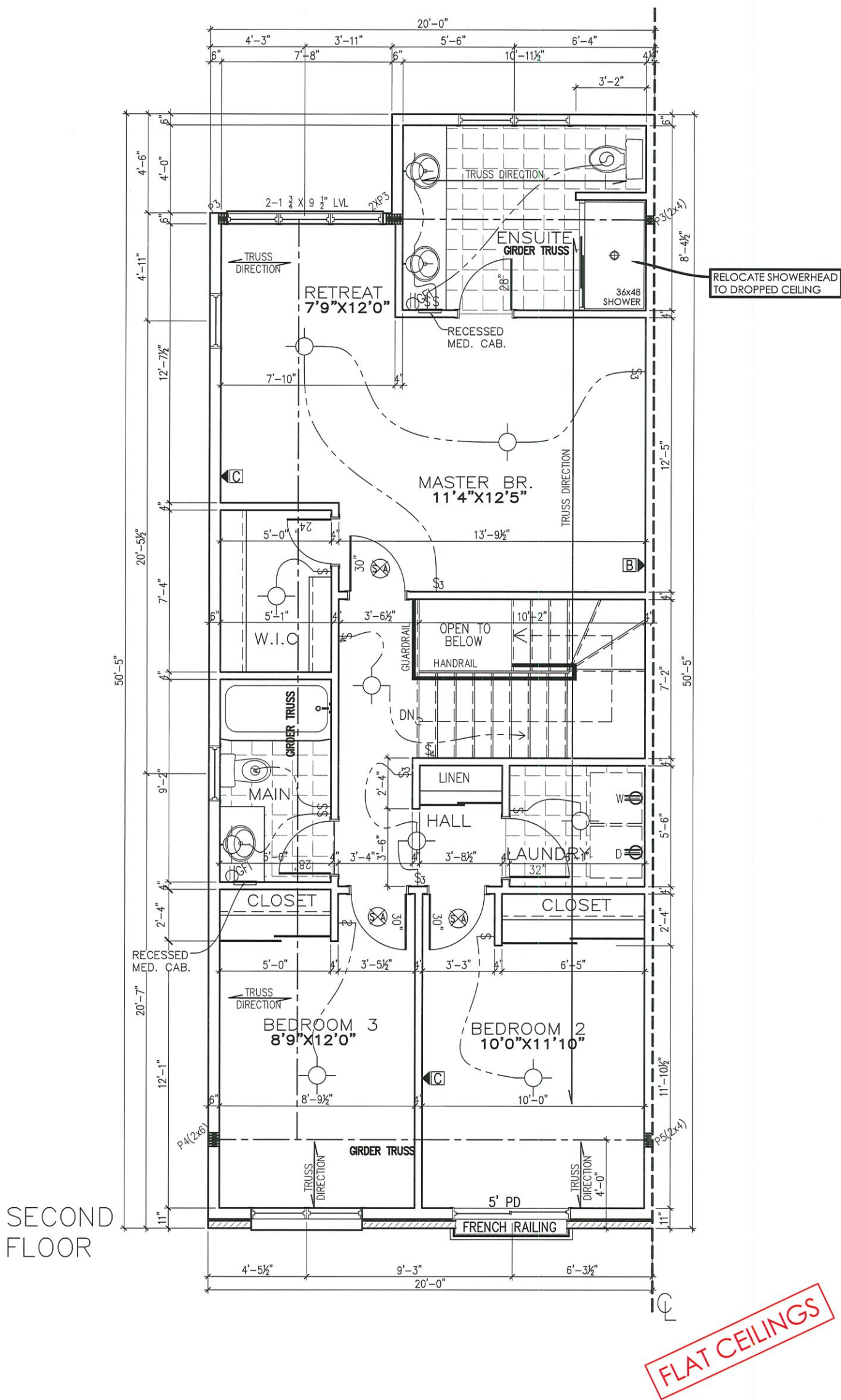
SITE: FERNBANK

BLOCK-	1
UNIT -	21

11	FOR CONSTRUCTION	06/05/20	PW
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
9	RELOCATE TANKLESS HOTWATER HEATER TO BASEMENT	06/08/19	PW
8	ADD SIDE WINDOWS - ELSTON END UNIT	17/07/19	SP
7	ADJUST KITCHEN DIMS & CUTLINE HAMON/STANWICK	27/05/19	SP
6	ADJUSTED LOWER EAVES OVERHANGS	27/02/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	TH 20-24
drawn by:	SD
date:	SEP/12
scale:	$3/16" = 1' - 0"$
sheet no:	3 8

****NOTE**** ALL WINDOW, DOOR & O/H
GARAGE DOOR LINTELS TO BE 2-2X10 W/ P2
POSTS ON EACH SIDE U.N.O.



PHOENIX HOMES

STANWICK END

SITE: FERNBANK

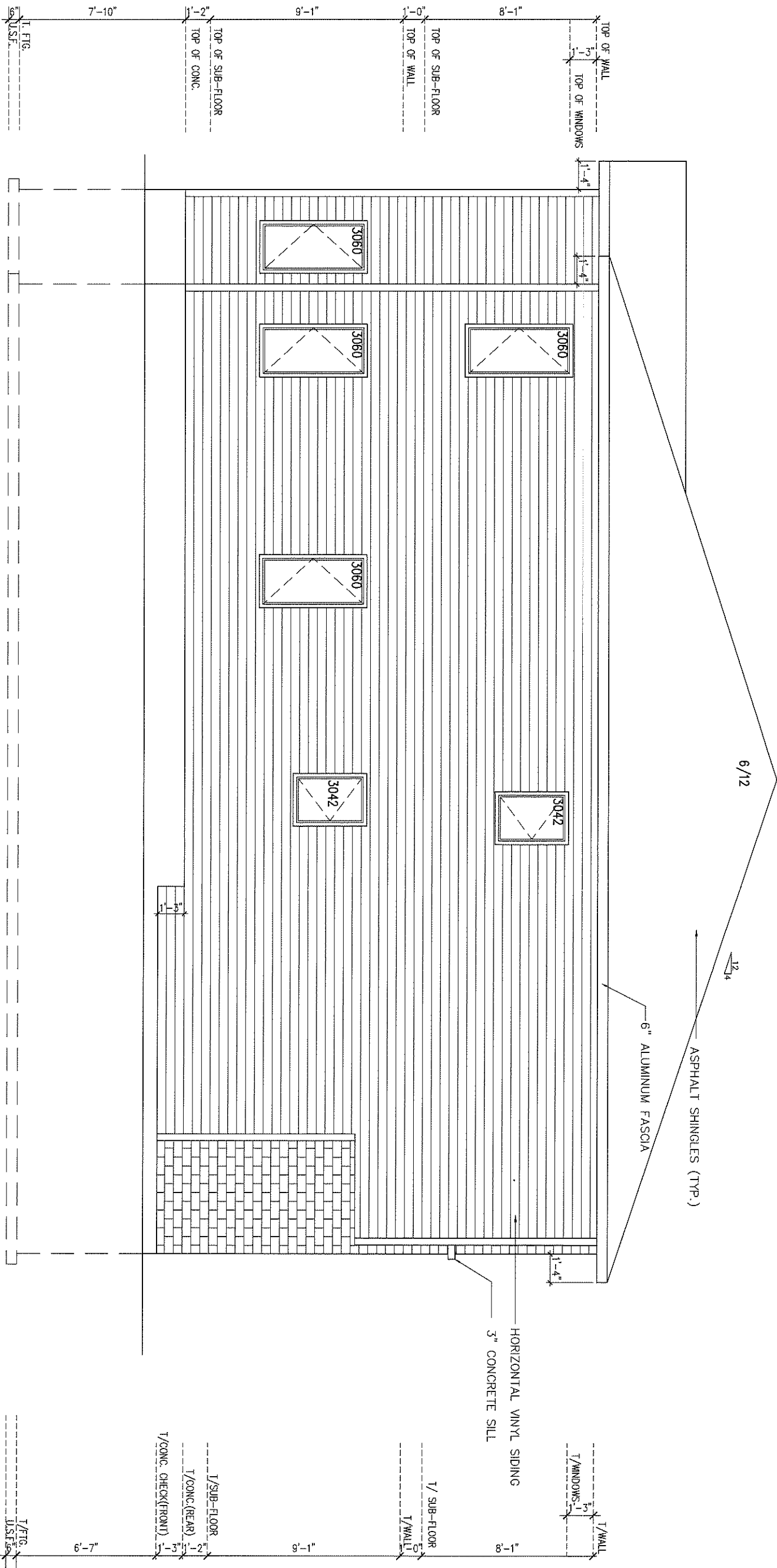
CIVIC ADDRESS:

42 ROOKIE CRES

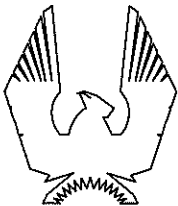
BLOCK- 1
UNIT - 21

11	FOR CONSTRUCTION	08/05/20	PW
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
9	RELOCATE TANKLESS HOTWATER HEATER TO BASEMENT	06/09/19	PW
8	ADD SIDE WINDOWS - ELSTON END UNIT	17/07/19	SP
7	ADJUST KITCHEN DIMS & OUTLINE HAMON/STANWICK	27/05/19	SP
6	ADJUSTED LOWER EAVES OVERHANGS	27/02/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	TH 20-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	4
	7



3 BEDROOM



PHOENIX HOMES

STANWICK END

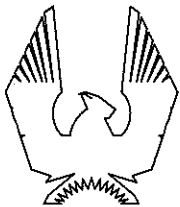
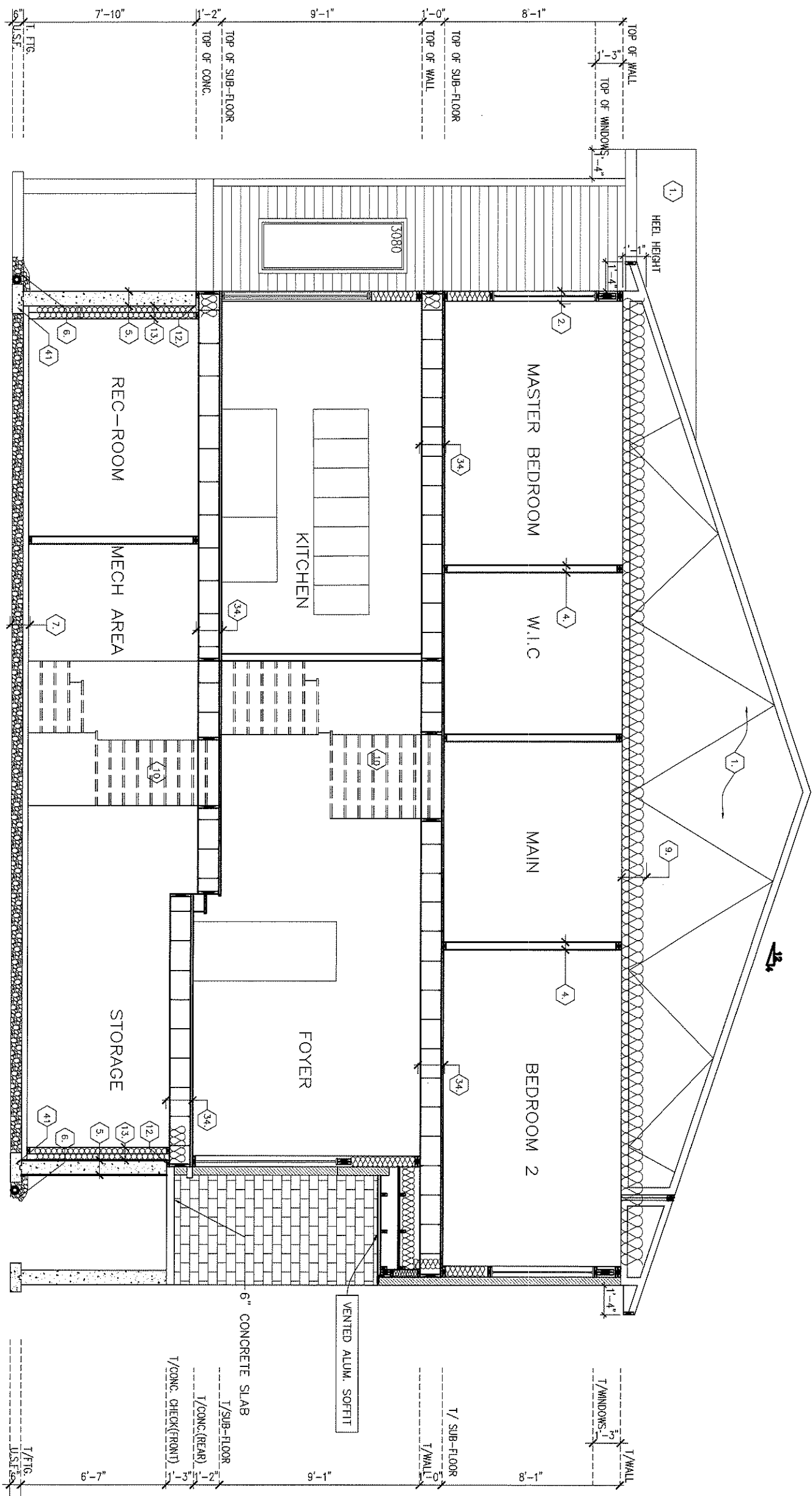
SITE: FERNBANK

CIVIC ADDRESS:
42 ROOKIE CRES

BLOCK- 1
UNIT - 21

11	FOR CONSTRUCTION	08/05/20	PW
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
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7	ADJUST KITCHEN DIMS & OUTLINE HAMON/STANWICK	27/05/19	SP
6	ADJUSTED LOWER EAVES OVERHANGS	27/02/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	TH 20-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	6
	8



PHOENIX HOMES

STANWICK END

SITE: FERNBANK

CIVIC ADDRESS:
42 ROOKIE CRES

BLOCK- 1
UNIT - 21

11	FOR CONSTRUCTION	06/05/20	PW
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
9	RELOCATE TANKLESS HOTWATER HEATER TO BASEMENT	06/09/19	PW
8	ADD SIDE WINDOWS - ELSTON END UNIT	17/07/19	SP
7	ADJUST KITCHEN DIMS & CUTLINE HAMON/STANWICK	27/05/19	SP
6	ADJUSTED LOWER EAVES OVERHANGS	27/02/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	TH 20-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	7
	8