

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 (@ 12" o/c FOR TALL WALLS), RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER. 13mm (1/2") INT. DRYWALL FINISH. (5/8" TYPE 'X' DRYWALL TO BE USED ON WALLS LESS THAN 1.2m FROM PROPERTY LINE) SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
- 2A. **FRAME WALL CONSTRUCTION -- GARAGE (2"x4")**
SIDING AS PER ELEVATION, APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") o/c, 13mm (1/2") INT. DRYWALL FINISH. (5/8" TYPE 'X' DRYWALL TO BE USED ON WALLS LESS THAN 1.2m FROM PROPERTY LINE) 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 (@ 12" o/c FOR TALL WALLS), 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, 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") o/c, 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** STANDARD HEIGHT OR TALL WALLS TO BE 38x89 (2"x4") @ 400mm (16") 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.
(NOTE -- THERE ARE NO INTERIOR LOAD--BEARING WALLS)
5. **FOUNDATION WALL/FOOTINGS: --SEE OBC 9.15.3, 9.15.4** 200mm (8") POURED CONC. FDTN. WALL 20MPa (c/w 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2692 (8'-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 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 (PROVIDE SLEEVES THROUGH FOOTINGS WHERE REQUIRED)
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.
8. **EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.**
9. **ATTIC INSULATION** RSI 10.56 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL
10. **ALL STAIRS/EXTERIOR STAIRS --OBC. TABLE 9.8.4.1--**
UNIFORMITY & TOLERANCES FOR RISERS & TREADS
--BETWEEN ADJACENT TREADS & LANDINGS = 5mm
--BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm

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	= 1070 (3'-6")
RAIL @ STAIR	= 865 (2'-11")
MIN. STAIR WIDTH	= 860 (2'-10")
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. 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. R12 (3/4") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/4" 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. **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/CGSB--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 100 Kpa. MINIMUM AND AS PER SOILS REPORT.
- 15A. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 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 100 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.
- 15C. **STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4)** 90mm(3-1/2") DIA.X4.78mm(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 WALLS AND CEILING IN GARAGE (TAPE AND SEAL ALL JOINTS AIR TIGHT). S/I R22 BATT INSULATION IN WALLS SEPARATING HEATED FROM UNHEATED SPACE. PROVIDE APPROVED AIR BARRIER ON COLD SIDE.
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).
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.
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** --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. 9.10.14.5--** 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. **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. (SEE OBC 9.15.4.7)
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.
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.
43. **FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3))**

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: 7/16" 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)
SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2
--MUST BE SEALED AS PER 9.25.3.3.(16)

- 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")
- 3) ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SB12 PRESCRIPTIVE COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7

- 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.

- 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 LINTELS AND BUILT--UP WOOD BEAMS			LOOSE STEEL LINTELS	
L1	2/38 x 184 (2/2" x 8")	SPR.#2	L7	90 x 90 x 6.0L (3--1/2" x 3--1/2" x 1/4"L)
B1	3/38 x 184 (3/2" x 8")	SPR.#2	L8	90 x 90 x 8.0L (3--1/2" x 3--1/2" x 5/16"L)
B2	4/38 x 184 (4/2" x 8")	SPR.#2	L9	100 x 90 x 8.0L (4" x 3--1/2" x 5/16"L)
L3	2/38 x 235 (2/2" x 10")	SPR.#2	L10	125 x 90 x 8.0L (5" x 3--1/2" x 5/16"L)
B3	3/38 x 235 (3/2" x 10")	SPR.#2	L11	125 x 90 x 10.0L (6" x 3--1/2" x 3/8"L)
B4	4/38 x 235 (4/2" x 10")	SPR.#2	L12	150 x 100 x 10.0L (6"x 4" x 3/8"L)
L5	2/38 x 286 (2/2" x 12")	SPR.#2	STEEL COLUMNS (UNLESS NOTED OTHERWISE)	
B5	3/38 x 286 (3/2" x 12")	SPR.#2	TP = (1) 3" DIA. ADJ. ST. POST	
B6	4/38 x 286 (4/2" x 12")	SPR.#2	2TP = (2) 3" DIA. ADJ. ST. POSTS	
			3TP = (3) 3" DIA. ADJ. ST. POSTS	

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\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"

LEGEND

EXHAUST VENT

DUPLEX OUTLET (12" HIGH)

WEATHERPROOF DUPLEX 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

LVL LAMINATED VENEER LUMBER

POINT LOAD FROM ABOVE

P.T. PRESSURE TREATED LUMBER

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

F.A. FLAT ARCH

C.A. CURVED ARCH

M.C. MEDICINE CABINET

FOUNDATION WALL WITH 13 3/4" MASONRY LEDGE

TALL WALL CONSTRUCTION (STUDS AT 12" o/c)

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.

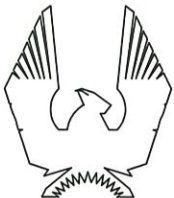
SMOKE ALARM (REFER TO OBC 9.10.19.) PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ONE PER SLEEPING ROOMS, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. LOCATED AS PER MANUF. RECOMMENDATION

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))

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.



PHOENIX HOMES

NOTES & SPECIFICATIONS

116 LAMPLIGHTERS DR.

PART LOT 1 SM--1

4M--1289

7	FINAL -- FOR CONSTRUCTION	07/01/21	SP
6	REVISED AS PER CITY COMMENTS	24/08/20	SP
5	REDUCE ROOF OVERHANG--AS PER CITY	01/11/19	SP
4	STRUCTURAL REVIEW	19/08/19	SP
3	ISSUED FOR PRICING	29/07/19	SP
2	FOR TRUSS/JOIST LAYOUT	15/07/19	SP
No.	Description	dd/mm/yy	By
REVISIONS			

Footprint: CUSTOM

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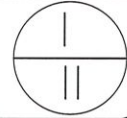
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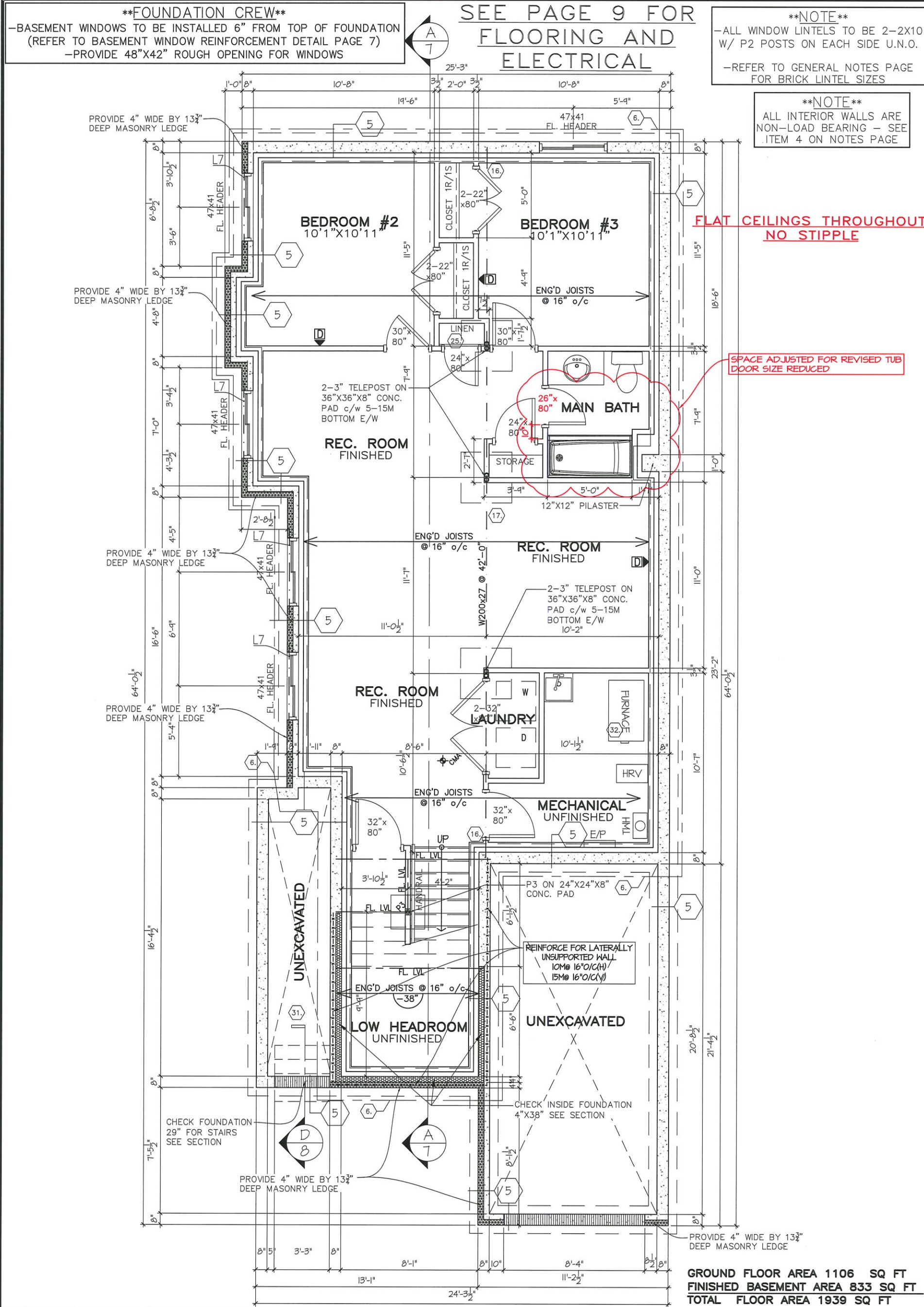
JAN 2018

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3/16"=1'-0"

sheet no:





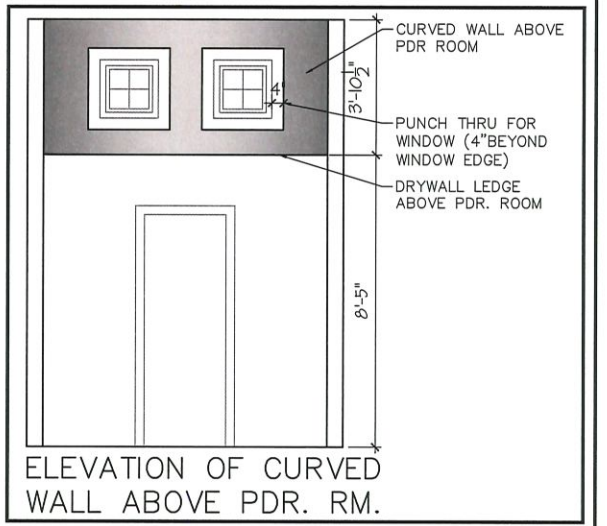
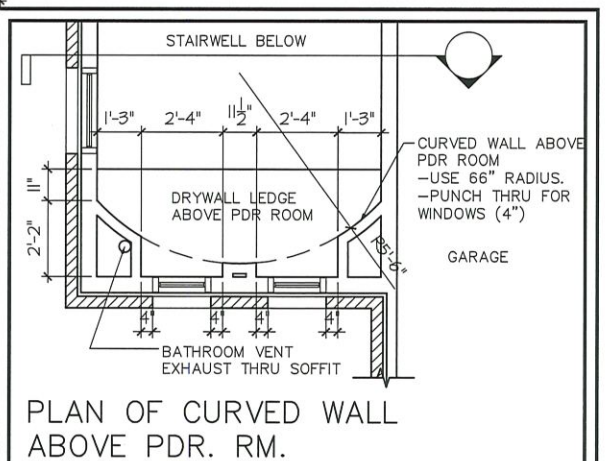
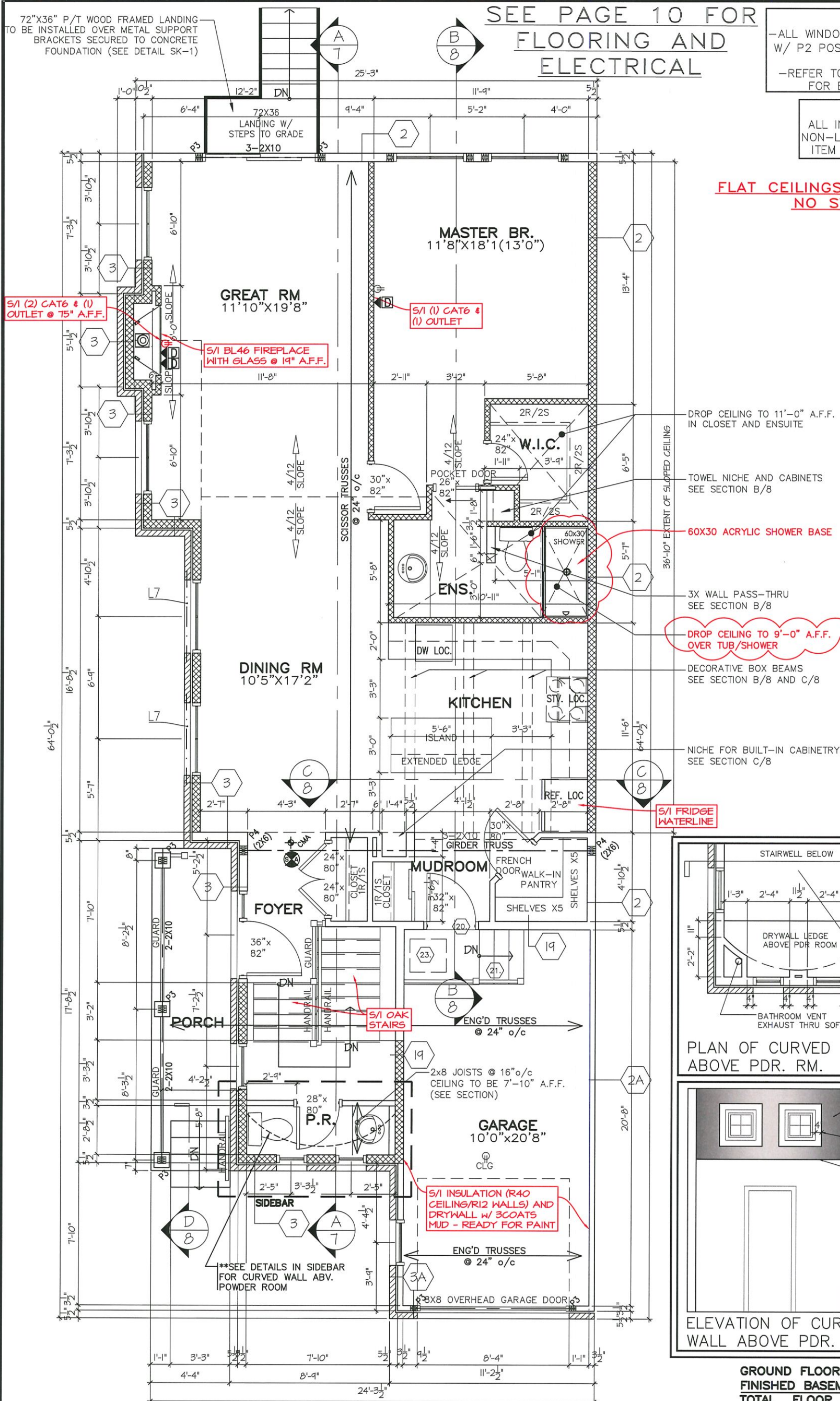
72"x36" P/T WOOD FRAMED LANDING TO BE INSTALLED OVER METAL SUPPORT BRACKETS SECURED TO CONCRETE FOUNDATION (SEE DETAIL SK-1)

SEE PAGE 10 FOR
FLOORING AND
ELECTRICAL

****NOTE****
-ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.
-REFER TO GENERAL NOTES PAGE FOR BRICK LINTEL SIZES

****NOTE****
ALL INTERIOR WALLS ARE NON-LOAD BEARING - SEE ITEM 4 ON NOTES PAGE

**FLAT CEILINGS THROUGHOUT
NO STIPPLE**



**GROUND FLOOR AREA 1106 SQ FT
FINISHED BASEMENT AREA 833 SQ FT
TOTAL FLOOR AREA 1939 SQ FT**



PHOENIX HOMES

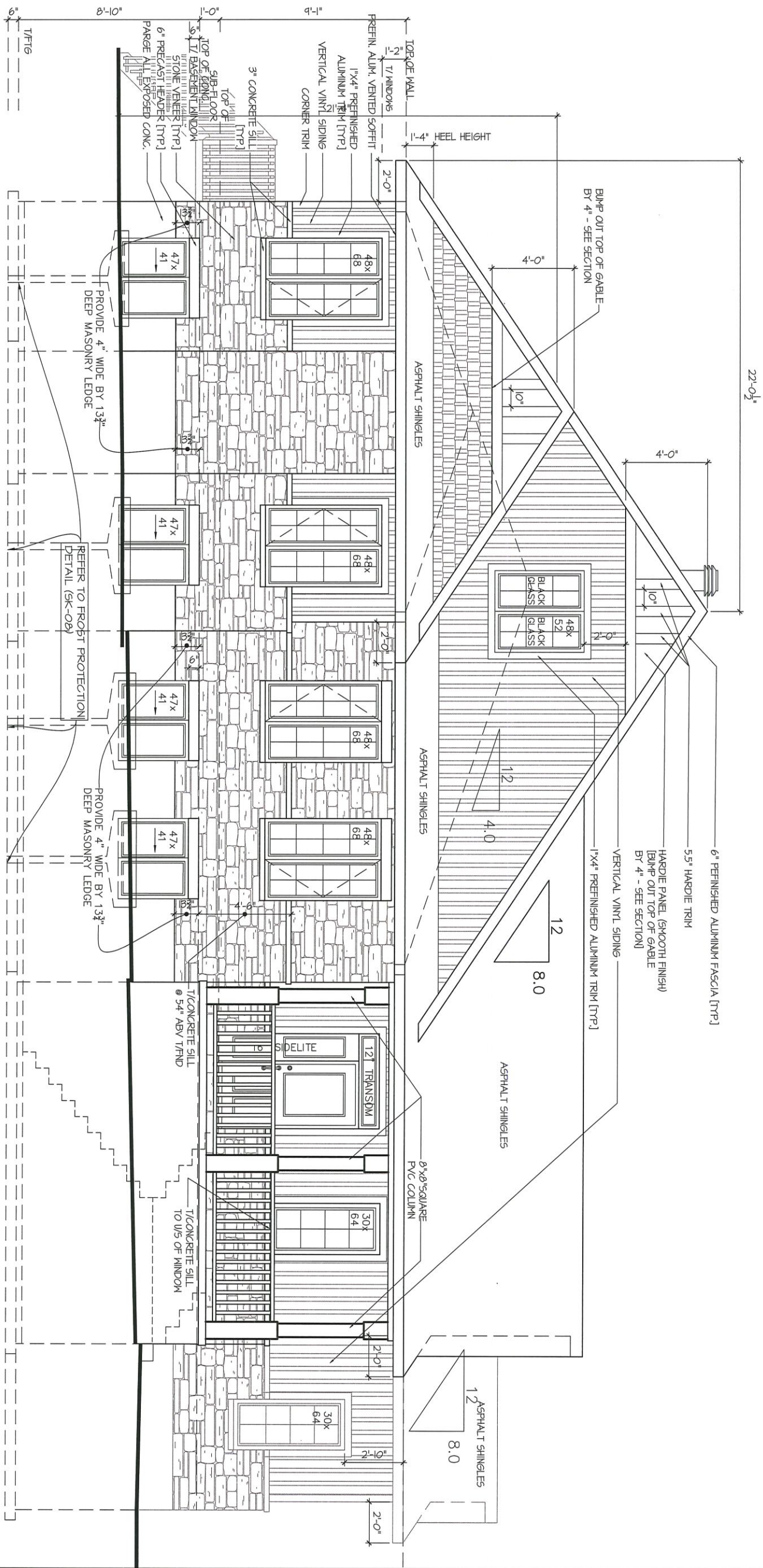
GROUND FOOR PLAN

116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

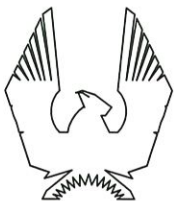
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No. Description		dd/mm/yy	By
REVISIONS			

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date:	JAN 2018
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****FOUNDATION CREW****
-BASEMENT WINDOWS TO BE INSTALLED
6" FROM TOP OF FOUNDATION
-PROVIDE 48"x42" ROUGH OPENING FOR
WINDOWS



LEFT SIDE ELEVATION (KENNEVALE DRIVE)
3/16"=1'-0"



PHOENIX HOMES

LEFT SIDE ELEVATION

116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

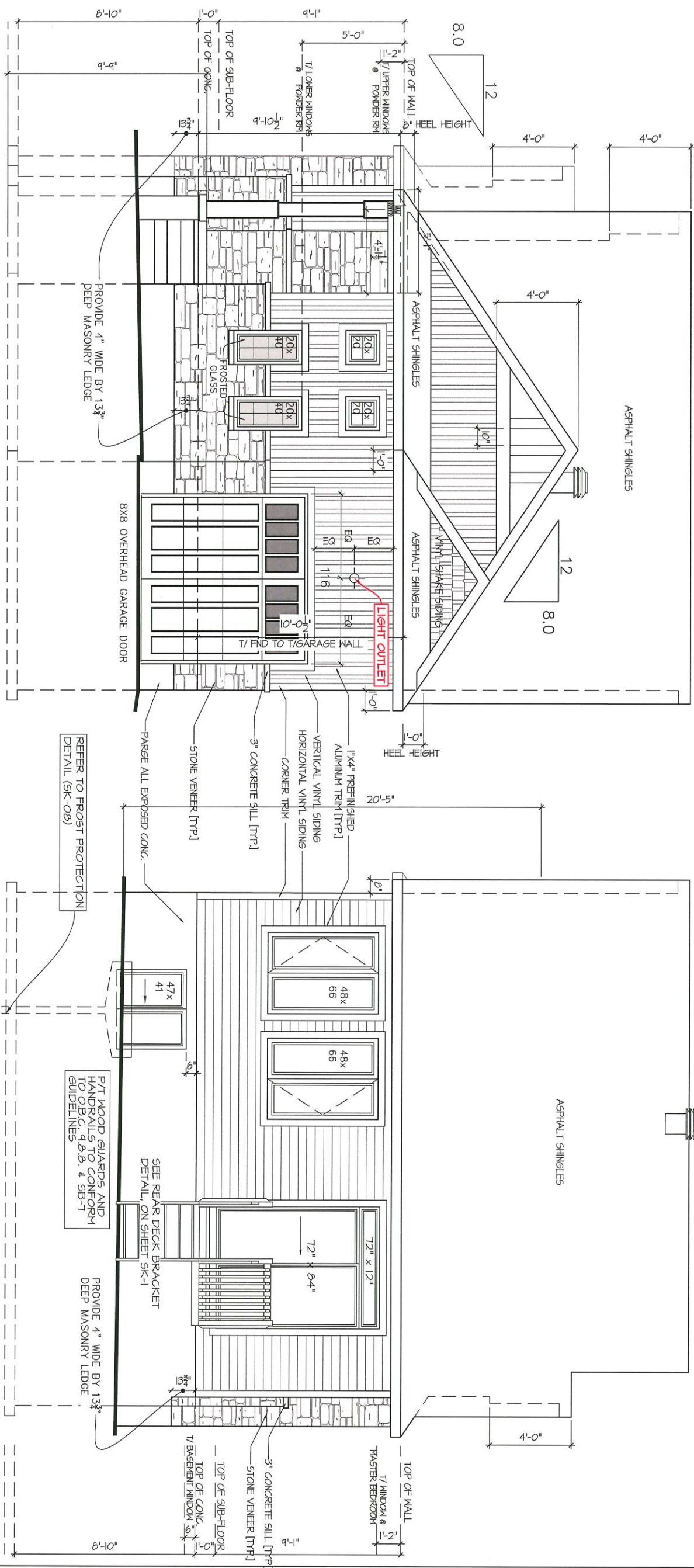
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No.	Description	dd/mm/yy	By
REVISIONS			

footprint: CUSTOM
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date: JAN 2018
scale: 3/16"=1'-0"

sheet no:

4

****FOUNDATION CREW****
 -BASEMENT WINDOWS TO BE INSTALLED
 6" FROM TOP OF FOUNDATION
 -PROVIDE 48"x42" ROUGH OPENING FOR
 WINDOWS



FRONT ELEVATION (LAMPLIGHTER DRIVE)

REAR ELEVATION
3/16"=1'-0"




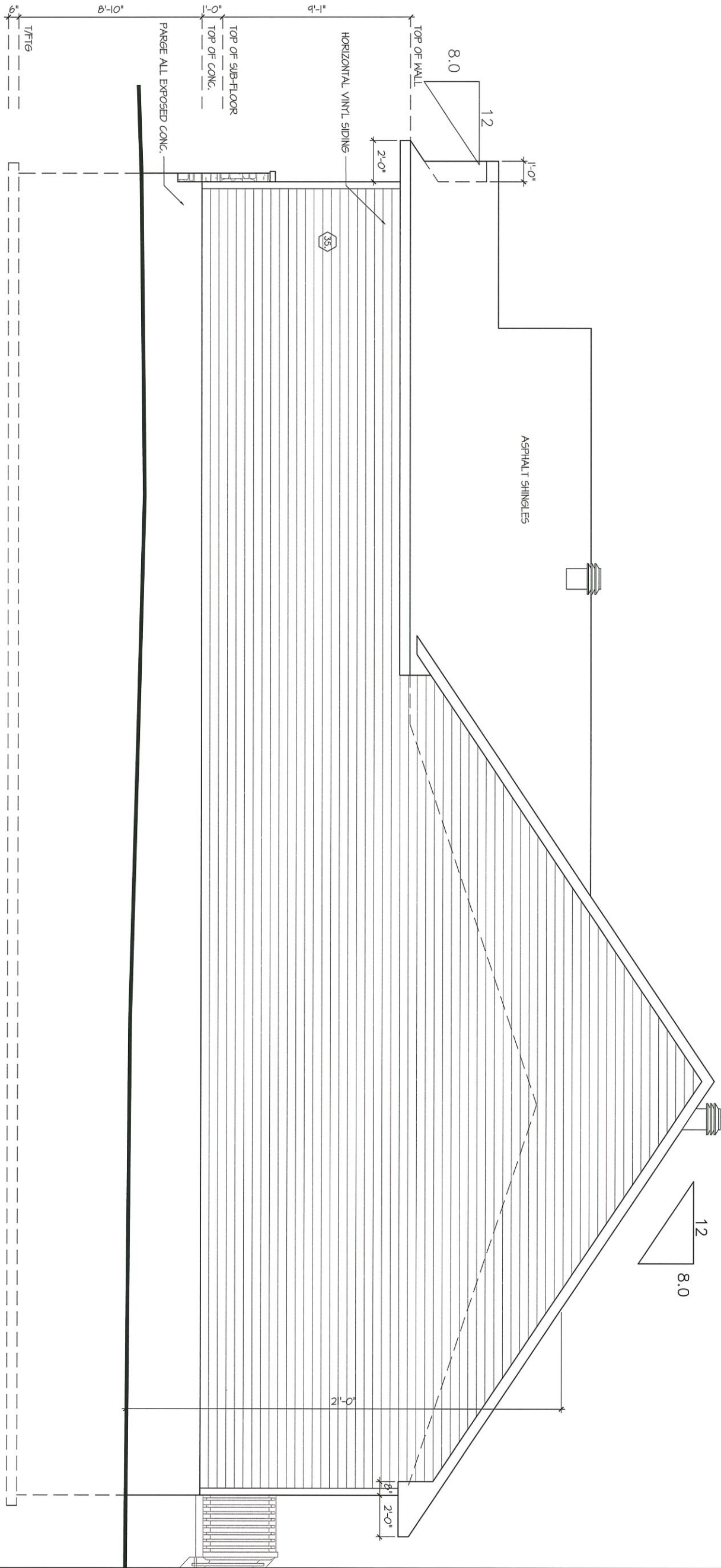
PHOENIX HOMES

FRONT/REAR ELEVATION

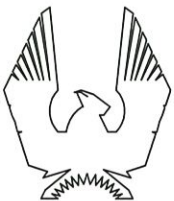
116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

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No.	Description	dd/mm/yy	By
REVISIONS			

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date: JAN 2018	
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RIGHT SIDE ELEVATION
3/16"=1'-0"



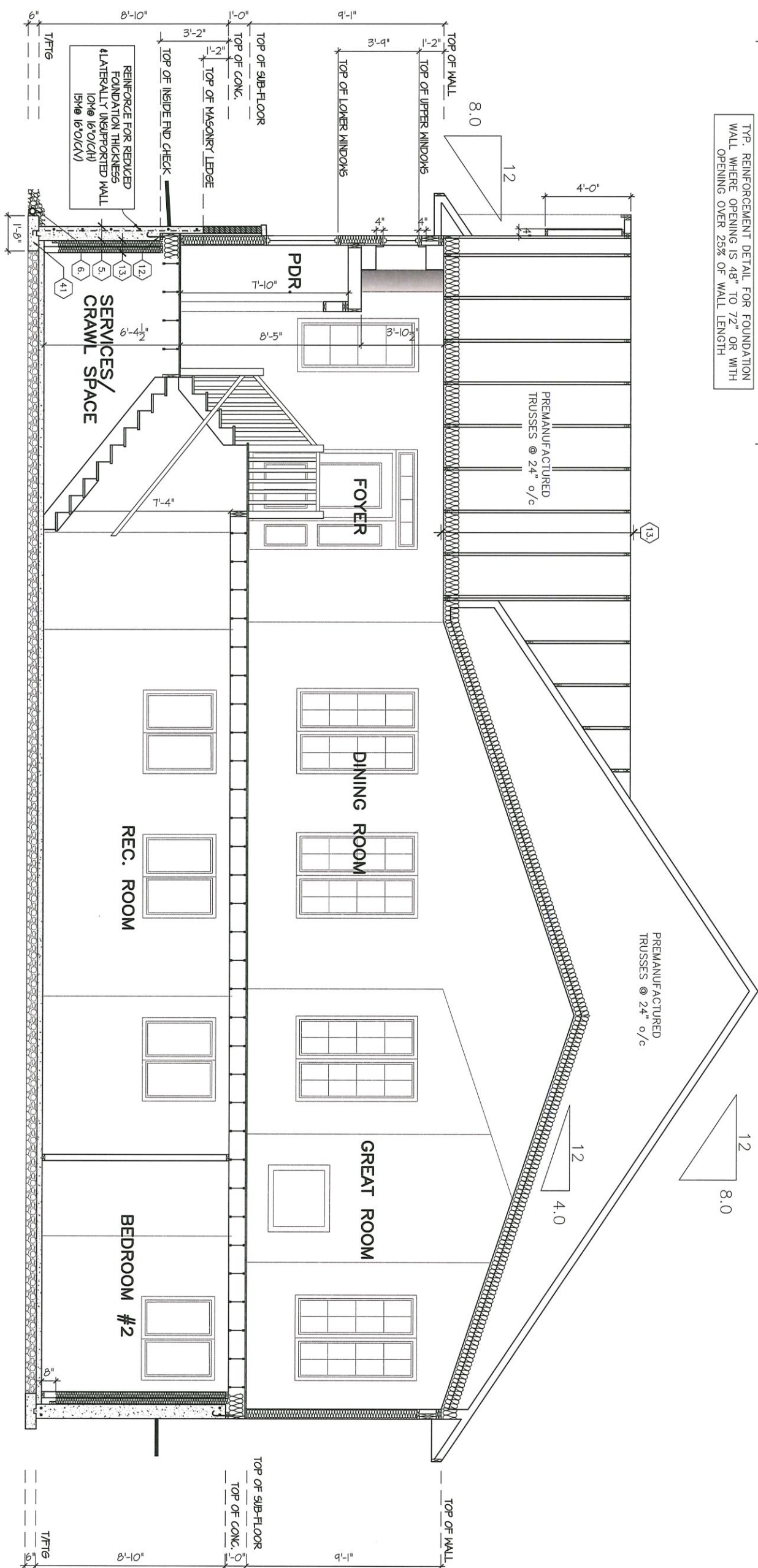
PHOENIX HOMES

RIGHT SIDE ELEVATION

116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

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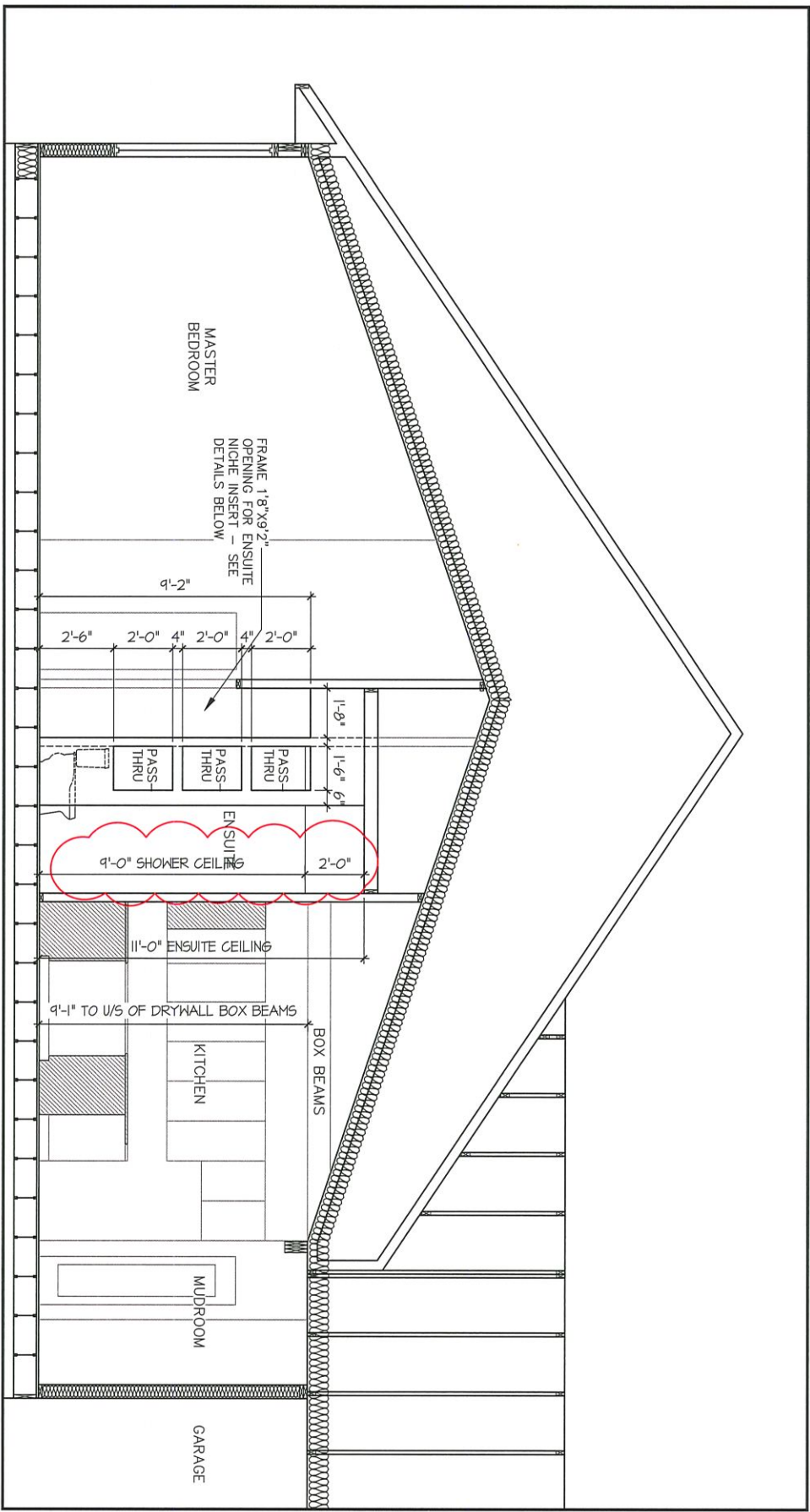
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drawn by:	
date: JAN 2018	
scale: 3/16"=1'-0"	
sheet no:	6
	11


$$3/16''=1'-0''$$

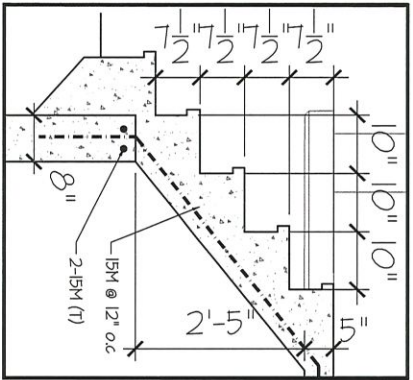
PHOENIX HOMES

sheet no:

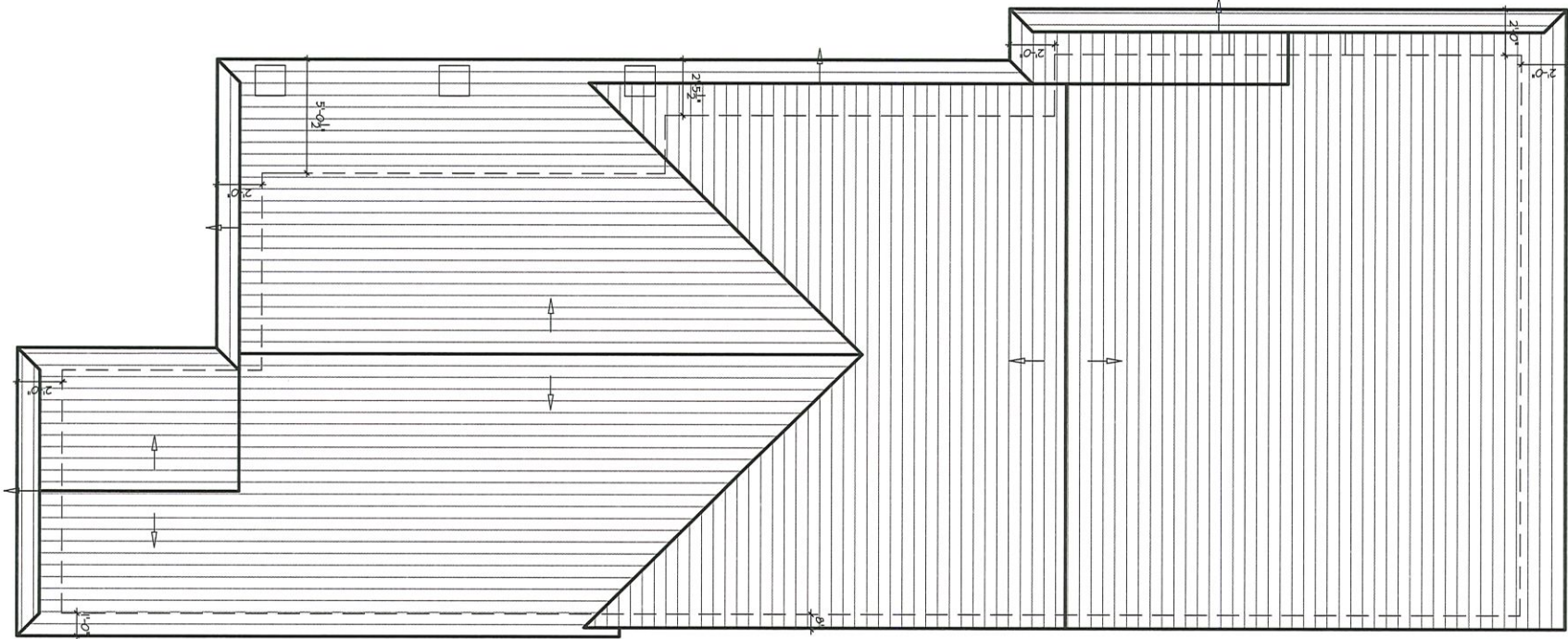
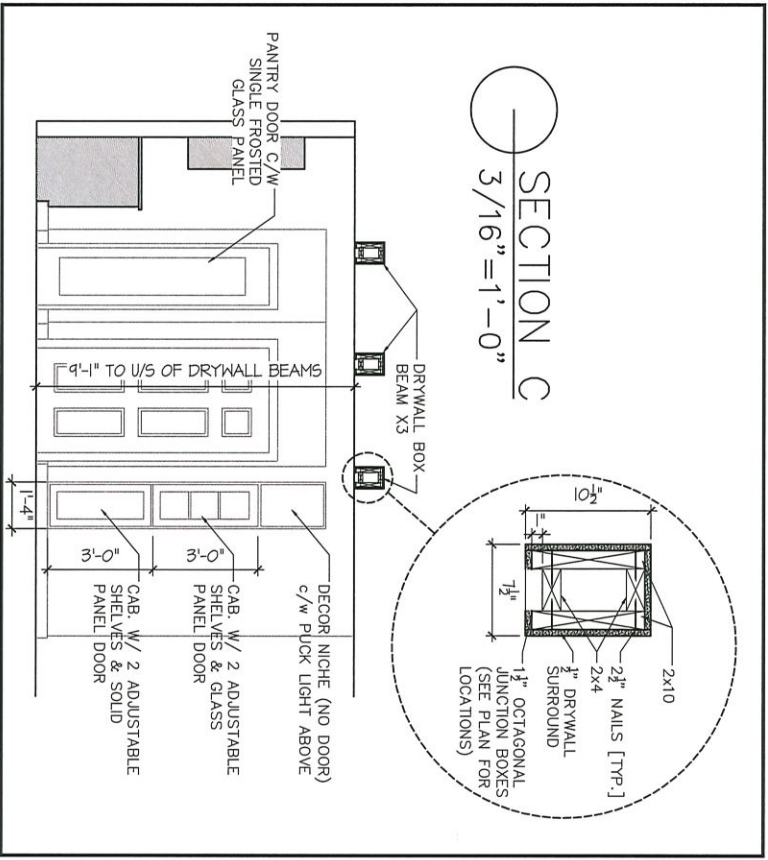
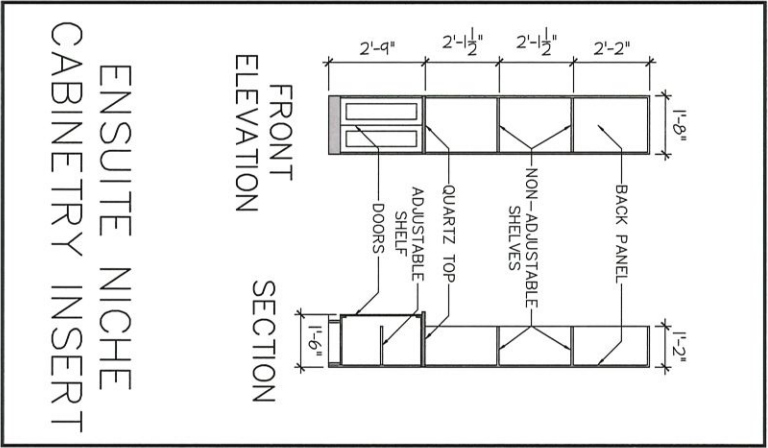
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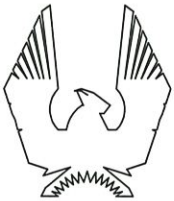
SECTION B
3/16" = 1'-0"



SECTION D
3/16" = 1'-0"



ROOF PLAN
N.T.S.



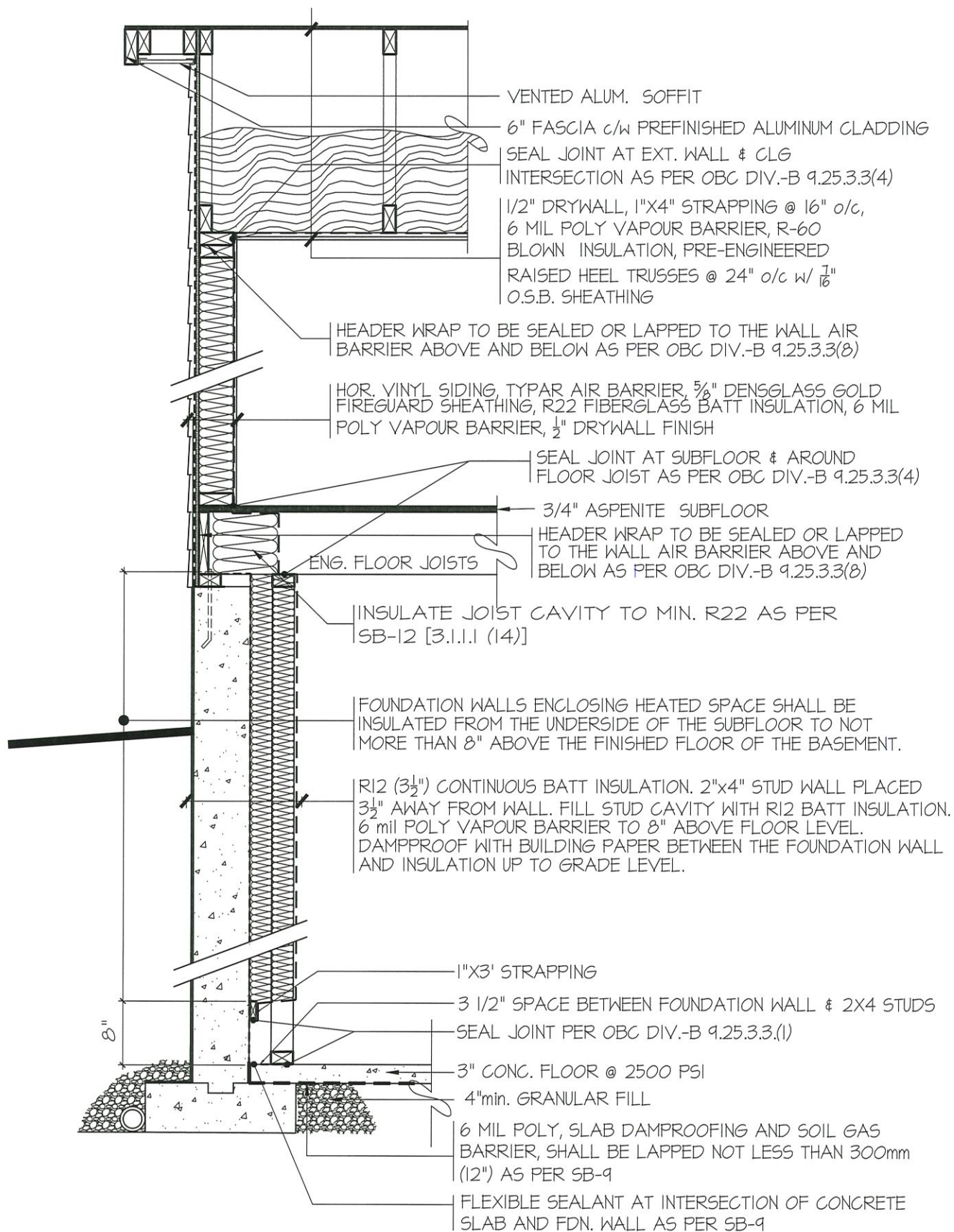
PHOENIX HOMES

DETAILS / ROOF PLAN

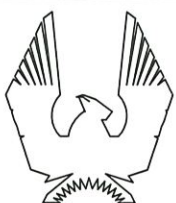
116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

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REVISIONS			

Footprint:	CUSTOM
drawn by:	
date:	JAN 2018
scale:	N.T.S.
sheet no:	8



45min F.R.R. EXTERIOR WALL CONSTRUCTION
N.T.S.



PHOENIX HOMES

SECTION DETAIL

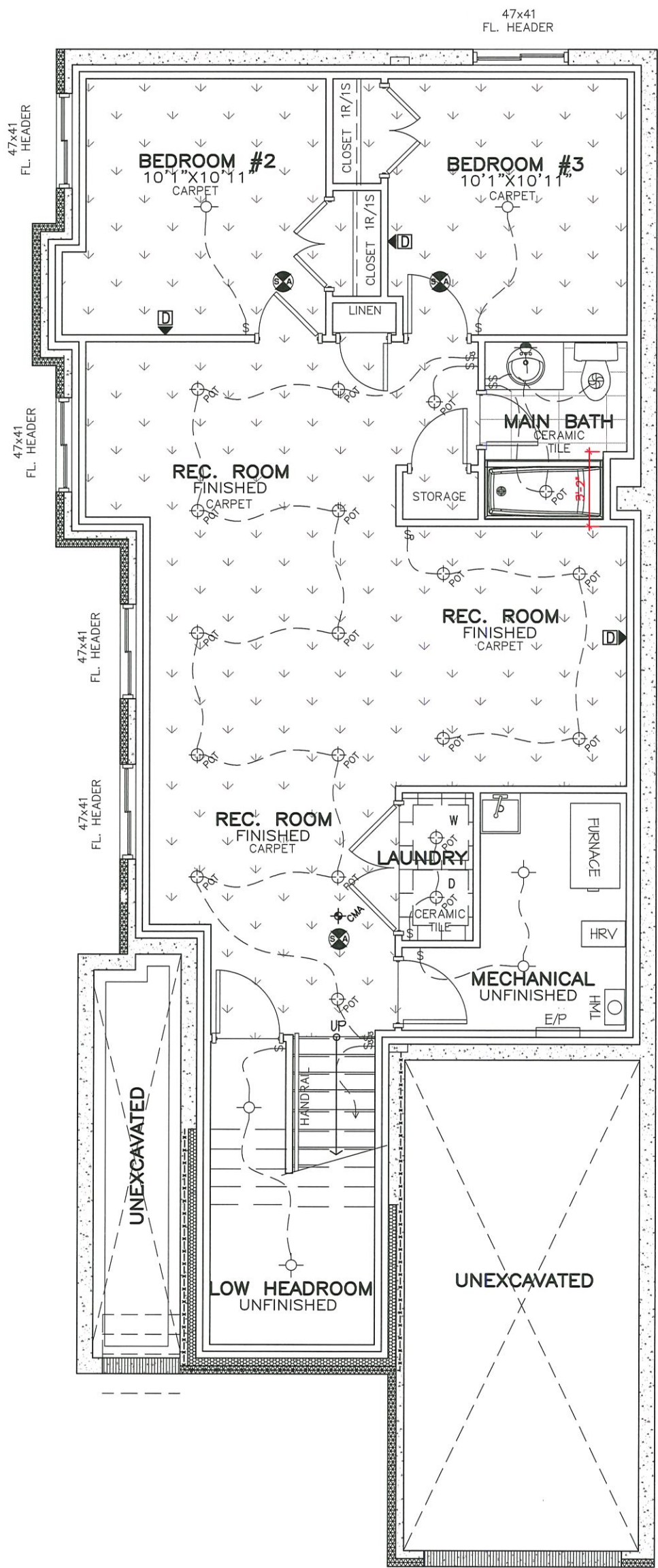
116 LAMPLIGHTERS DR.

PART LOT 1 SM-1
4M-1289

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No.	Description	dd/mm/yy	By
REVISIONS			

Footprint:	CUSTOM
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date:	JAN 2018
scale:	N.T.S.
sheet no:	9
	11

****FOUNDATION CREW****
-BASEMENT WINDOWS TO BE INSTALLED 6" FROM TOP OF FOUNDATION
(REFER TO BASEMENT WINDOW REINFORCEMENT DETAIL PAGE 7)
-PROVIDE 48"x42" ROUGH OPENING FOR WINDOWS



**FLAT CEILINGS THROUGHOUT
NO STIPPLE**

ELECTRICAL PLAN (INCLUDES FLOOR FINISHES)

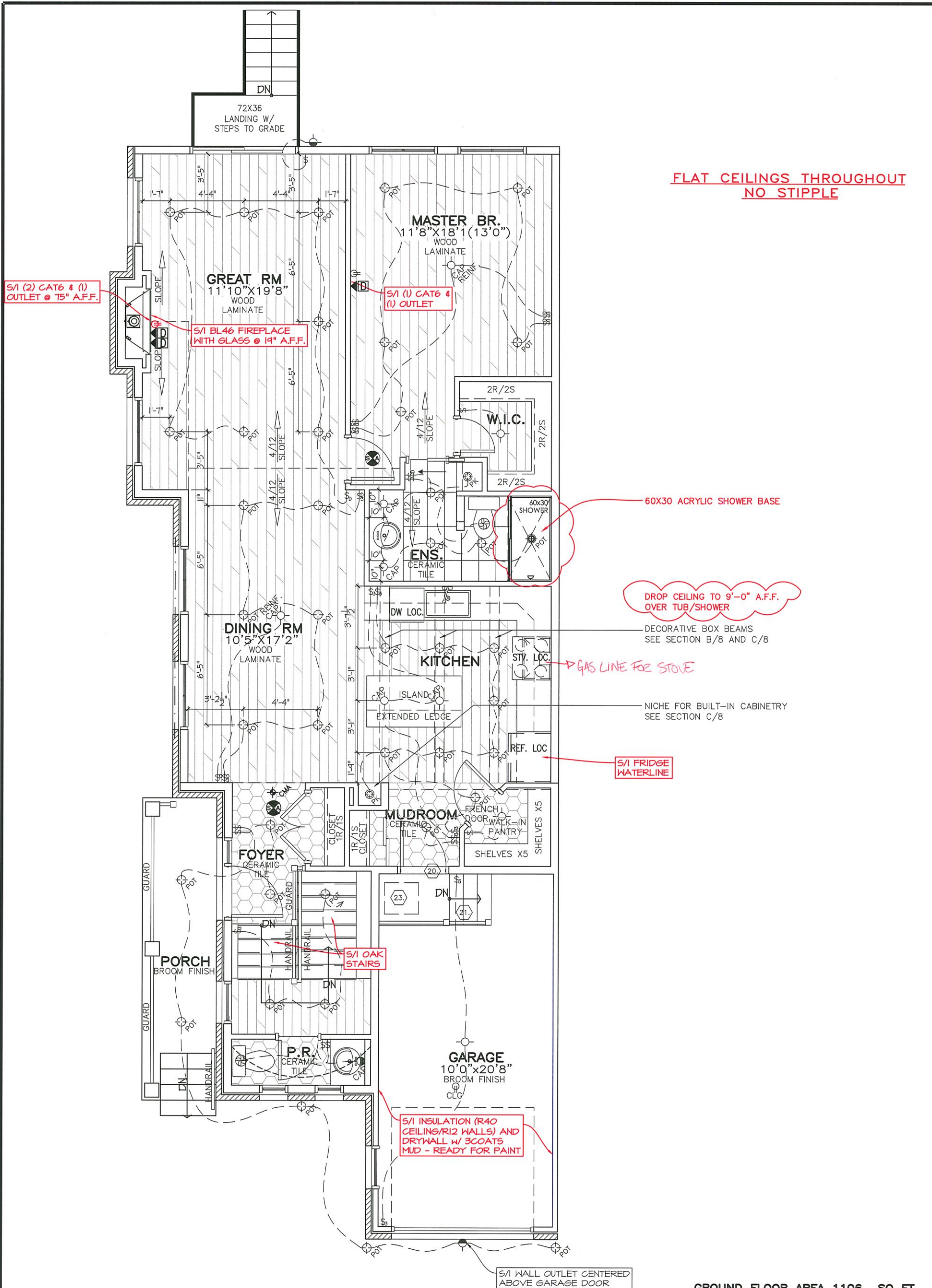
GROUND FLOOR AREA 1106 SQ FT
FINISHED BASEMENT AREA 833 SQ FT
TOTAL FLOOR AREA 1939 SQ FT



BASEMENT PLAN
116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

7	FINAL - FOR CONSTRUCTION	07/01/21	SP
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footprint:	CUSTOM
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date:	JAN 2018
scale:	3/16"=1'-0"
sheet no:	10
	11



ELECTRICAL PLAN (INCLUDES FLOOR FINISHES)

GROUND FLOOR AREA 1106 SQ FT
FINISHED BASEMENT AREA 833 SQ FT
TOTAL FLOOR AREA 1939 SQ FT



GROUND FOOR PLAN
116 LAMPLIGHTERS DR.
PART LOT 1 SM-1
4M-1289

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