

CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. DMT, RES, 10/12

ROOF CONSTRUCTION

NO.10 (10.25kg/m²) ASPHALT SHINGLES, 11.1mm (7/16") ASPENITE SHEATHING WITH 1" CUPS. APPROVED WOOD TRUSSES @ 800mm (24") O.C. MAX. APPROVED DOWNS PROTECTION TO EXTEND 600mm (3'-0") FROM EDGE OF ROOF AND 300mm (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. EXTERIOR WALL (EAVES PROTECTION NOT REQ'D. FOR ROOF R-12 OR GREATER) 3849 (2'x4") TRUSS BRACING @ 1500mm (5'-0") O.C. AT BOTTOM CORNER. ALUM. ENVELOPMENTS, FASMA, PINK & BROWN SFTTY. ATTC VENTILATION 1.500 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT ROOF (OBC 9.19.1.2)

FRAME WALL CONSTRUCTION (2'x4")

SOING AS PER ELEVATION, APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 384140 (2'x6") STUDS @ 400mm (16") O.C. RS 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH. SOING TO BE MIN. 200mm (8") ABOVE FIN. GRADE.

BRICK VENEER CONSTRUCTION (2'x4")

SOING AS PER ELEVATION, APPROVED AIR BARRIER RS 0.9 (R5) EXTERIOR ROOF INSULATION 3849 (2'x4") STUDS @ 400mm (16") O.C. WITH APPROVED DOWNS. WALL BRACING, RS 3.35 (R14) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH. SOING TO BE MIN. 200mm (8") ABOVE FIN. GRADE.

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OUTSIDE STUD PARTITIONS FOR BEARING PARTITIONS 3849

(2'x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS, NON-BEARING PARTITIONS 3849 (2'x4") @ 600mm (24") O.C. PROVIDE 3849 (2'x4") BOTTOM PLATE AND 2/3849 (2'x4") TOP PLATE. 15mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 384140 (2'x6") STUDS/PLATES WIDE NOTE.

FOUNDATION WALL FOOTINGS--SEE OBC 9.15.3, 9.15.4 200mm

(8") POURED CONC. FDN. WALL 200psi (C/A 2-15W REBAR TOP & BOTTOM WITH BULKHEAD DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM ROOF HEIGHT 1300 (7'-10") ON 300x150 (2'x4") CONTINUOUS KEYED CONC. FTS. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 1000PSI OR GREATER. IF SOIL UMBREY, DO NOT EXCEED MAX. CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED. MAX. LIVE LOAD OF 2.4kg(500psi) PER FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS IS 4m (16'-11"). REFER TO SOILS REPORT FOR SOILS CONDITIONS AND BEARING CAPACITY.

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OBC 12.3.3.1 & 12.3.3.7 ATTC INSULATION RS 8.81 (R60)

BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.

ALL STAIRS/EXTERIOR STAIRS--OBC TABLE 9.8.1.1: 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 (6'-11/4")
MIN. TREAD = 235 (6'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1850 (6'-5")
RAIL @ LANDING = 1070 (3'-6")
RAIL @ STAIR = 860 (2'-10")
MIN. STAIR WIDTH = 860 (2'-10")

FINISHED RAILING ON POCKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NENEL POST AT CHANGES OF DIRECTION.

GUARDS--OBC 9.8.8.1--

INTERIOR GUARDS: =900mm (2'-11") MIN.
EXTERIOR GUARDS: =1070mm (3'-6") MIN.
STAIR/LANDING GUARDS: =1500mm (4'-11") MIN. (8'10" ABOVE ADJ. GROUND)

3849 (2'x4") STL. PLATE WITH 15mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. USE NON-SHINK GROUT TO LEVEL STL. PLATE WHEN REQUIRED. (SEE OBC 9.2.3.7)

R12 (3P) CONTINUOUS BATT INSULATION, 2'x4" STUD WALL PLACED 3" AWAY FROM WALL. FILL CAVITY WITH R10 BATT INSULATION, APPROVED AS TO 6" ABOVE FLOOR LEVEL.

DAMP-PROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "S6-12 DETAILS" ENCL.)

BEARING STUD PARTITION

3849 (2'x4") STUDS @ 400mm (16") O.C. 3849 (2'x4") STL. PLATE ON DAMPROOFING MATERIAL, 15mm (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 300x150 (2'x4") CONC. FOOTING AND HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (SEE OBC 9.17.3.1, 9.17.3.4) 15mm (3/4") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/C228-7.2M, AND WITH 150150x9.5 (6'x5/8") STL. PLATE TOP & BOTTOM. 810x100x300 (26'x34'x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MINIMUM AND AS PER SOILS REPORT.

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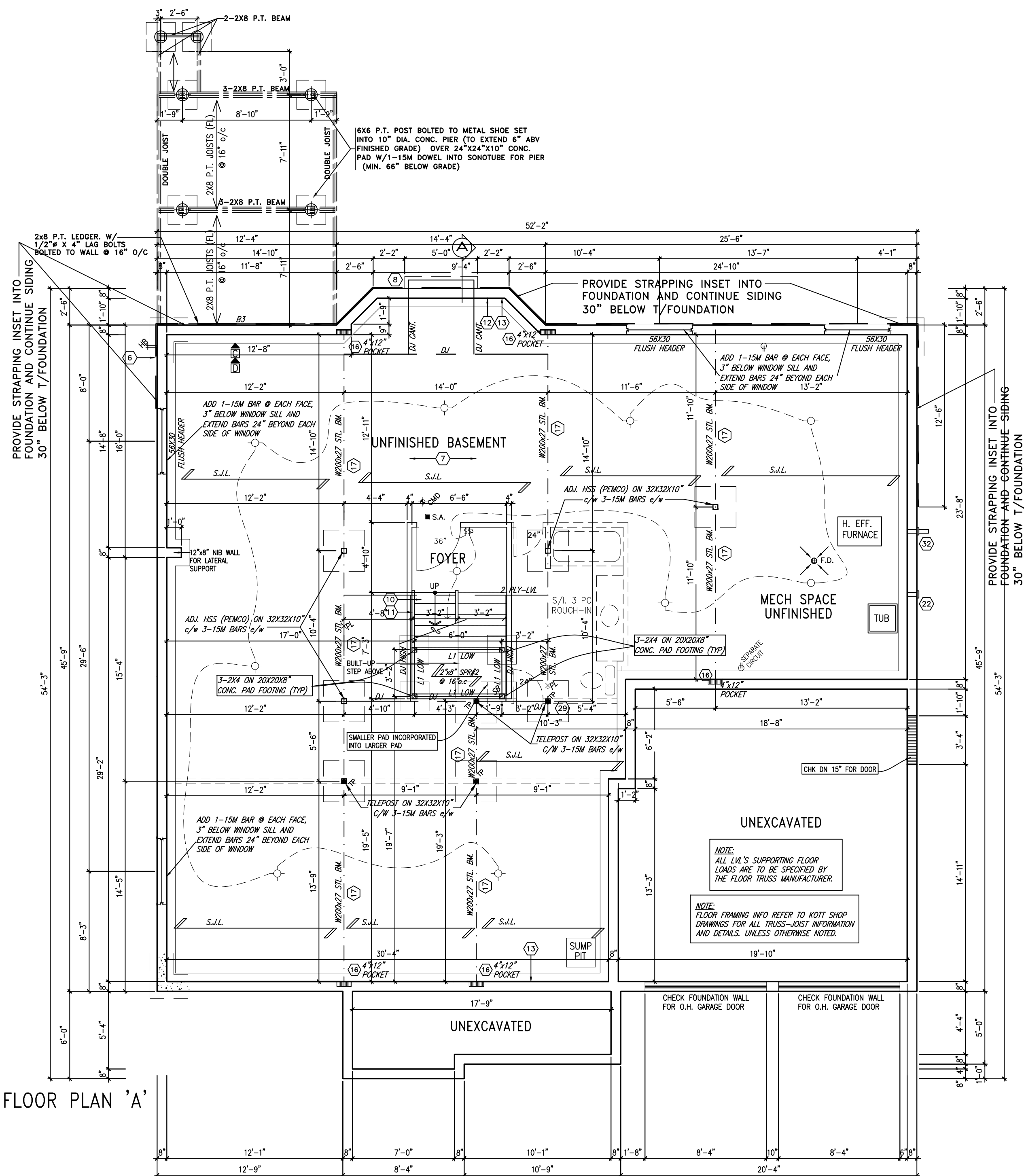
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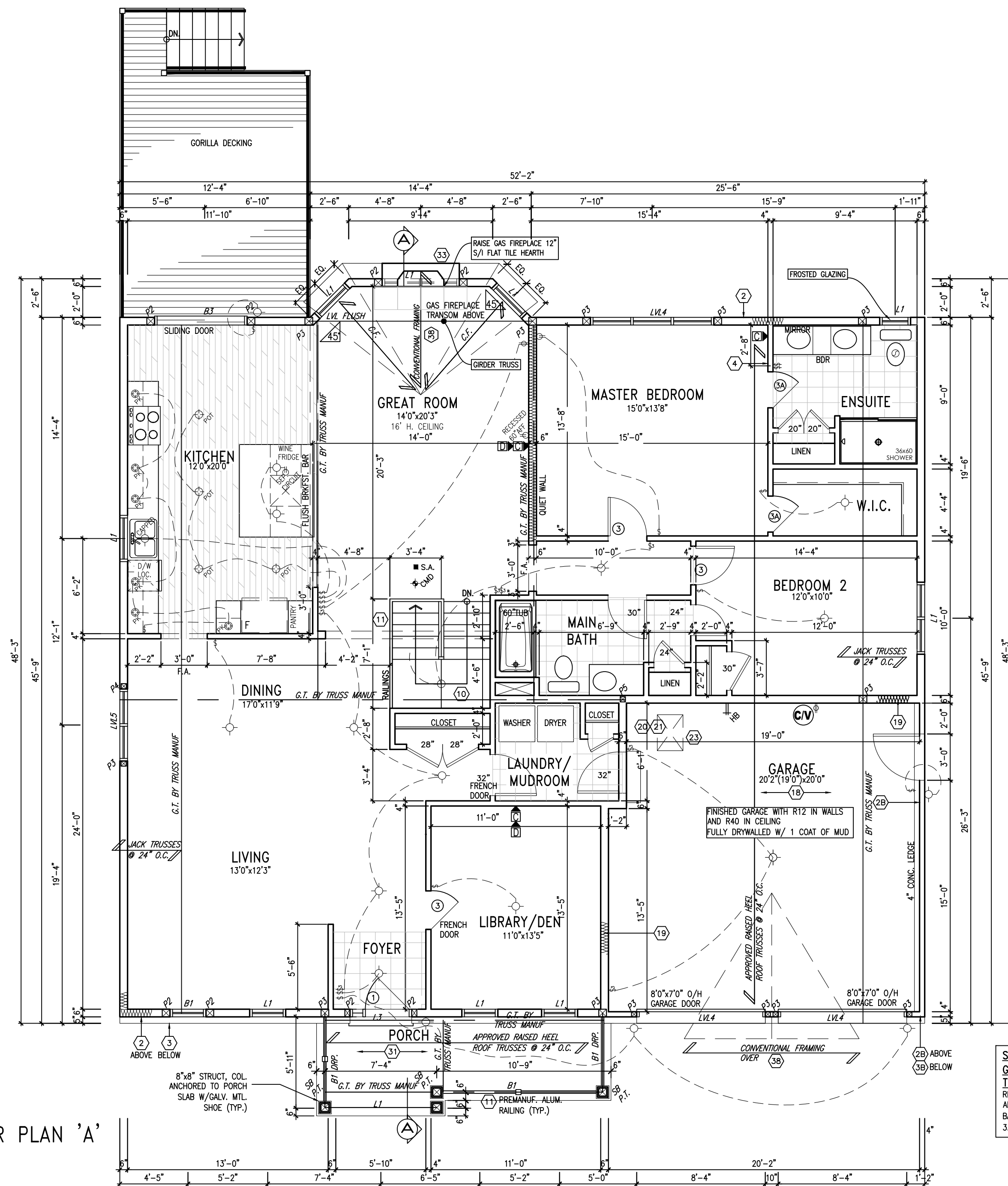
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STEEL COLUMN (SEE OBC 9.17.3.1, 9.17.3.4) 15mm (3/4") DIA. ADJUSTABLE STL. COL

BASEMENT FLOOR PLAN 'A'



GROUND FLOOR PLAN 'A'



AREA CALCULATIONS	ELEV. 'A'
GROUND FLOOR AREA	1999 SF
SUBTOTAL	1999 SF
DEDUCT ALL OPEN AREAS	0 SF
TOTAL NET AREA	1999 SF
FIN. Foyer BSMT AREA	35 SF
COVERAGE	2418 SF
W/OUT PORCH	(224.45 m ²)
COVERAGE	2520 SF
W/ PORCH	(234.12 m ²)

PHOENIX HOMES

CARTESIAN

WHITE TAIL RIDGE 2

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2. FINAL FOR SITE	01/09/21	GK
7. FINAL BLACKLINES	27/07/21	CB
6. FOR BEP ONLY	11/05/21	SP
5. FOR PERMIT	14/04/21	SP
4. BEP BLACKLINES - REVISED	25/03/21	SP
3. BEP BLACKLINES - REVISED	23/03/21	SP
2. BEP BLACKLINES - REVISED	15/03/21	SP
1. BEP BLACKLINES	11/03/21	SP
Revisions	dd/mm/yy	By

FOOTPRINT:

DRAWN BY:

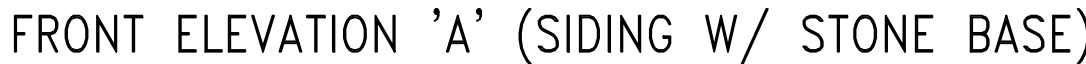
DATE:

SCALE: 3/16"=1'-0"

SHEET NO: 2

D.C.L- 147

3



242 ANTLER COURT

33

D.C.L.- 147

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