

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 APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") 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 3.35 (R19) 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 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: -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 2390 (7'-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.
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.

OBC. 12.3.2.1 & 12.3.3.7 ATTIC INSULATION RSI 8.81 (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 = 255 (10-1/16")
MIN. TREAD = 255 (10-1/16")
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.
STAR/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/COSB-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 WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.
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.
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.

COLD CELLAR PORCH SLAB (OBC 9.39)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, (SHORTEST DIMENSION) 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, MIN. 30mm(1 1/4") COVER, 600x600mm 23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (L7) LINTELS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.
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.
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
40.

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.
- STUD SPACING WITH VARIOUS FINISHES:

 - SIDING-METAL OR VINYL- 2"x6" @12" O/C
 - STUCCO -2"x6" @16" O/C
 - BRICK TO 4'-0" -2"x6" @16" O/C
 - BRICK FULL HEIGHT -2-2"x6" @12" O/C
- WINDOWS:
- 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").
 - 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")
 - 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
- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
 - ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGAS PER OBC 9.26.18.2 AND MUN. STANDARDS.
 - ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
 - 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:
- ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
 - STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
 - LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
 - ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUF.
 - 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.
 - 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.
 - JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
 - 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:
- 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".
 - REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- WOOD LINTELS 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 |
| 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 LINTELS
- | | |
|-----|---|
| L7 | 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L) |
| L8 | 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L) |
| L9 | 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L) |
| L10 | 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L) |
| L11 | 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L) |
| L12 | 150 x 100 x 10.0L (6"x 4" x 3/8"L) |
- STEEL COLUMNS (UNLESS NOTED OTHERWISE)
- TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
3TP = (3) 3" DIA. ADJ. ST. POSTS
- LAMINATED VENEER LUMBER (LVL) BEAMS
- | | |
|------|-----------------------------|
| LVL1 | 2-1 3/4"x7 1/4" (2-45x184) |
| LVL2 | 3-1 3/4"x7 1/4" (3-45x184) |
| LVL3 | 4-1 3/4"x7 1/4" (4-45x184) |
| LVL4 | 2-1 3/4"x9 1/2" (2-45x240) |
| LVL5 | 3-1 3/4"x9 1/2" (3-45x240) |
| LVL6 | 2-1 3/4"x11 7/8" (2-45x300) |
| LVL7 | 3-1 3/4"x11 7/8" (3-45x300) |
- 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

 LAMINATED VENEER LUMBER

 POINT LOAD FROM ABOVE

 P.T. PRESSURE TREATED LUMBER

 G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.

 F.A. FLAT ARCH

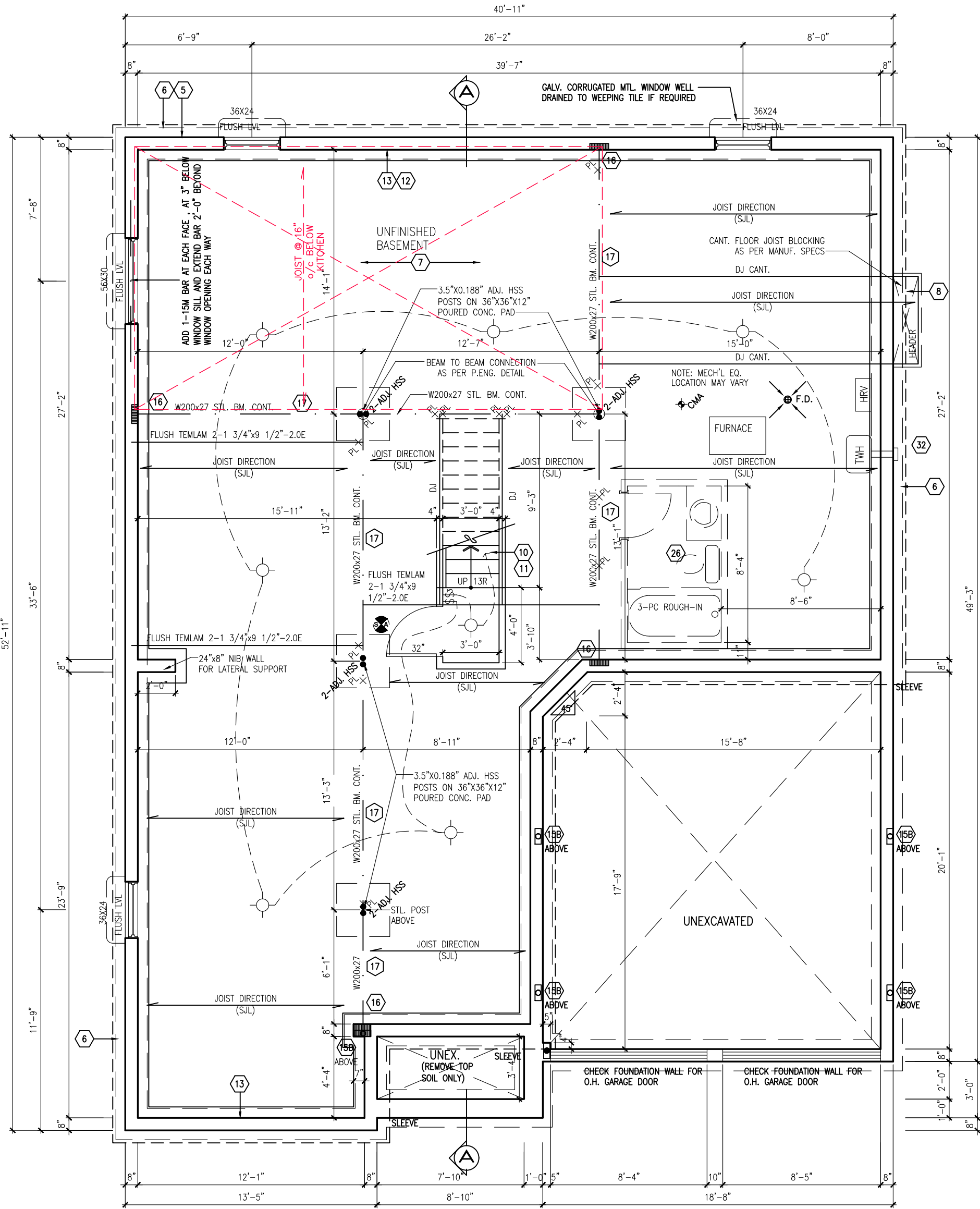
 C.A. CURVED ARCH
-  M.C. MEDICINE CABINET

 DOUBLE VOLUME WALL SEE NOTE 39.

 SOLID WOOD BEARING

 P2 - 2 MEMBER BUILT-UP STUD
P3 - 3 MEMBER BUILT-UP STUD
P4 - 4 MEMBER BUILT-UP STUD
P7 - 7 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.
-
- PLATINA-2007
- SITE:
- LOT NUMBER:
- CIVIC ADDRESS:
1958 CESSNA PRIVATE
- 2-40
- | | | | |
|-----------|---|----------|----|
| 18 | FINAL FOR SITE | 07/12/21 | GK |
| 17 | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16 | FINAL BLACKLINES | 05/10/21 | GK |
| 15 | BEP FOR SITE | 12/08/21 | GK |
| 14 | BEP BLACKLINES REVISED | 12/08/21 | GK |
| 13 | BEP BLACKLINES | 27/05/21 | CB |
| No. | Description | dd/mm/yy | By |
| REVISIONS | | | |
- | | |
|-------------|-------------|
| footprint: | 512 |
| sht. title: | |
| drawn by: | 1V |
| checked by: | . |
| date: | JULY 2007 |
| scale: | 3/16"=1'-0" |
| D.C.L.- 194 | |
| sheet no: | |
| | 1 of 9 |

NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS
ALL AROUND FOUNDATION WALLS
(UNLESS NOTED OTHERWISE)



BASEMENT PLAN 'B'

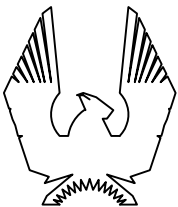
NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS
ARE TO BE SPECIFIED BY THE FLOOR
TRUSS MANUFACTURER.

NOTE:
ALL WINDOW LINTELS TO BE 2-2X10 W/
P2 POSTS ON EACH SIDE U.N.O.

NOTE:
PROVIDE FULL DEPTH BLOCKING @ 24" O.C. WHERE
JOISTS ARE PARALLEL TO FOUNDATION WALL, SUBJECT
TO EARTH PRESSURE.
SEE MANUFACTURER'S JOIST LAYOUTS

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

AREA CALCULATIONS		ELEV. B
GROUND FLOOR AREA	1668 SF	
SECOND FLOOR AREA	1860 SF	
SUBTOTAL	3528 SF	
DEDUCT ALL OPEN AREAS	54 SF	
TOTAL NET AREA	3474 SF	
	(322.7 m2)	
FINISHED BSMT AREA	0 SF	
COVERAGE	2061 SF	
W/OUT PORCH	(191.5 m2)	
COVERAGE	2098 SF	
W/ PORCH	(194.9 m2)	



PHOENIX HOMES

PLATINA-2007

SITE: PLATINUM VIEW ESTATES

LOT NUMBER:

CIVIC ADDRESS:
1958 CESSNA PRIVATE

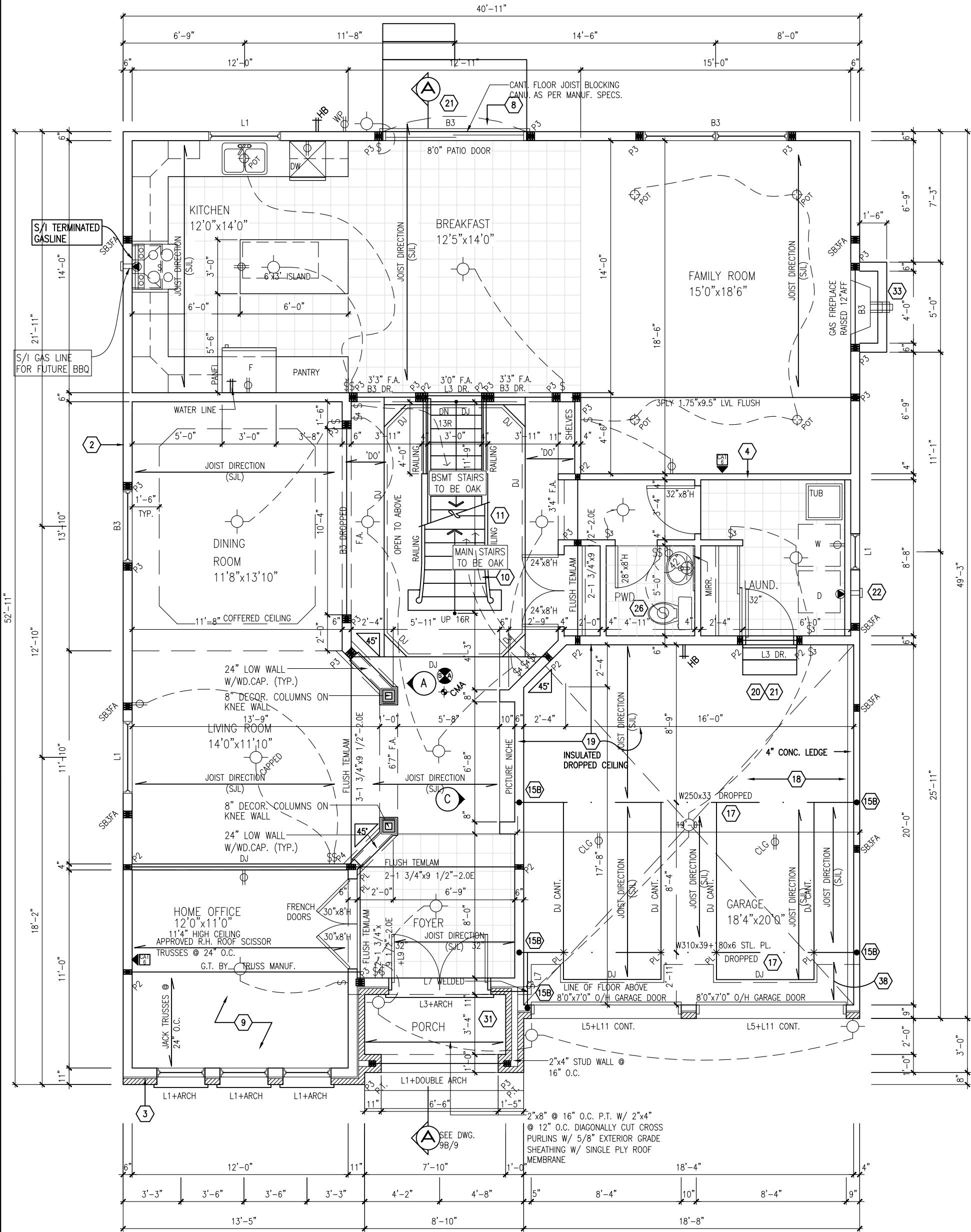
2-40

18	FINAL FOR SITE	07/12/21	GK
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	03/12/21	SP
16	FINAL BLACKLINES	05/10/21	GK
15	BEP FOR SITE	12/08/21	GK
14	BEP BLACKLINES REVISED	12/08/21	GK
13	BEP BLACKLINES	27/05/21	CB
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 194	
sheet no:	

2B of
9

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

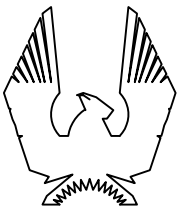


GROUND FLOOR PLAN 'B'

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:
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.



PHOENIX HOMES

PLATINA-2007

SITE:

LOT NUMBER:

CIVIC ADDRESS:
1958 CESSNA PRIVATE

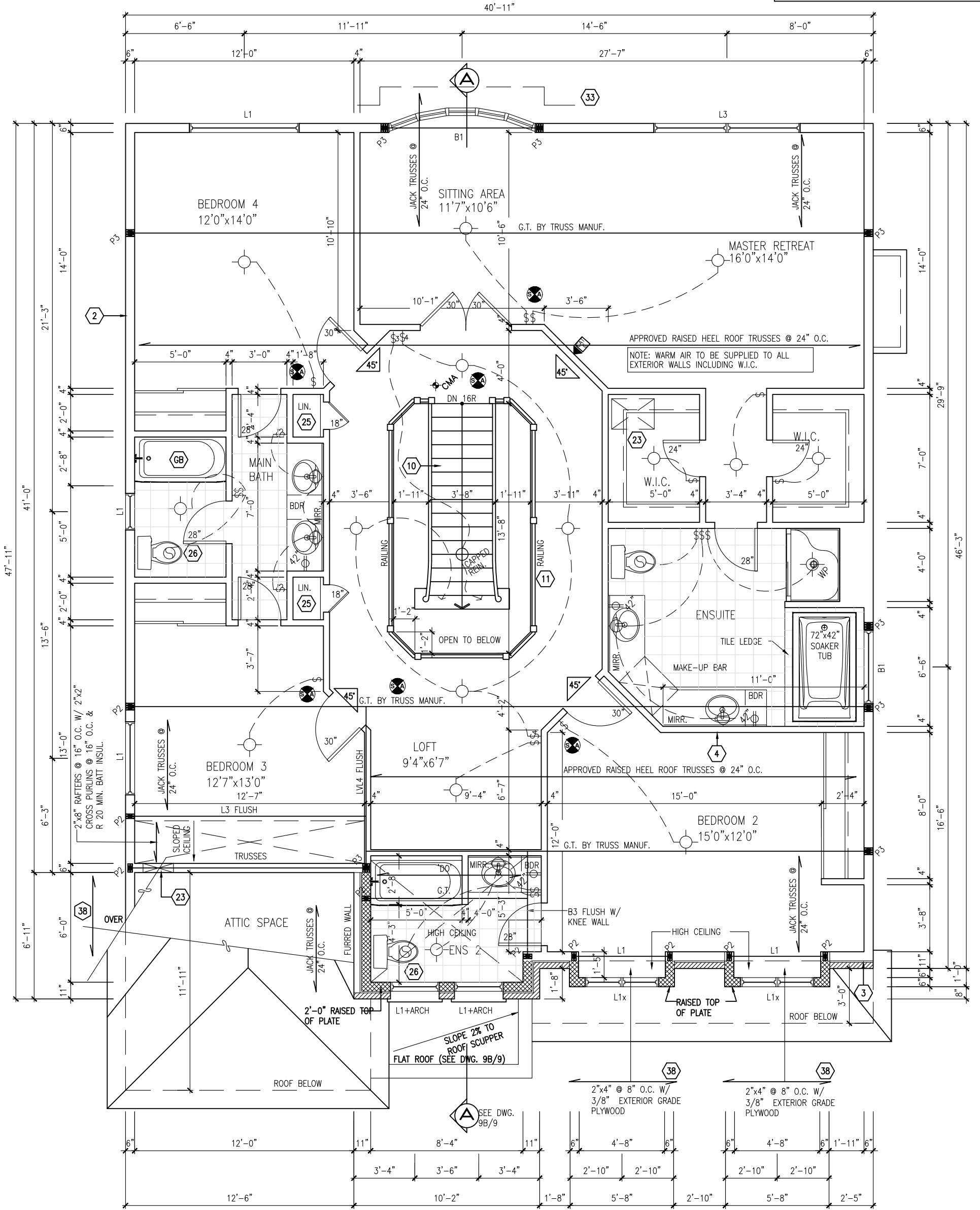
2-40

18	FINAL FOR SITE	07/12/21	GK
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	03/12/21	SP
16	FINAL BLACKLINES	05/10/21	GK
15	BEP FOR SITE	12/08/21	GK
14	BEP BLACKLINES REVISED	12/08/21	GK
13	BEP BLACKLINES	27/05/21	CB
No. Description		dd/mm/yy	By
REVISIONS			

footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 194	
sheet no:	3B of 9

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

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

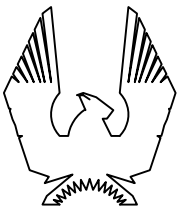


SECOND FLOOR PLAN 'B'

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 WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.



PHOENIX HOMES

PLATINA-2007

SITE: DIAMONDVIEW ESTATES

LOT NUMBER:

CIVIC ADDRESS:
1958 CESSNA PRIVATE

2-40

18	FINAL FOR SITE	07/12/21	GK
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	03/12/21	SP
16	FINAL BLACKLINES	05/10/21	GK
15	BEP FOR SITE	12/08/21	GK
14	BEP BLACKLINES REVISED	12/08/21	GK
13	BEP BLACKLINES	27/05/21	CB
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 194	
sheet no:	4B of 9



FRONT ELEVATION 'B'

ROOF PLAN 'B'

footprint:	512
sht. title:	1V
drawn by:	
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. -	194
sheet no.:	5B of 9

	GK	07/12/21	SP	03/12/21	GK	05/10/21	GK	12/08/21	GK	12/08/21	CB	27/05/21	By
18	FINAL FOR SITE												
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM												
16	FINAL BLACKLINES												
15	BEP FOR SITE												
14	BEP BLACKLINES REVISED												
13	BEP BLACKLINES												
No.	Description												
	REVISIONS												

PLATINA-2007

SITE:

LOT NUMBER:

CIVIC ADDRESS:

1958 CESSNA PRIVATE

2-40

PHOENIX HOMES

1'-0"1'-0"

1'-0"

1'-0"

ROOF SPACE VENT
AS PER O.B.C. 9.19.1

12
8.0

10:12

12
8.0 10:12

12
8.0

12
10.0

2'-1"

2'-0"

12
10.0

3'-0" 4'-0"

11'-4"

U/S OF SOFFIT

TOP OF PLATE
TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

TOP OF WINDOW

7'-10"

9'-11"

FIN. GROUND FLOOR

1"x5" VINYL TRIM (TYP.)

8'-5"

TOP OF BSMT. SLAB

ASPHALT SHINGLES

3" VINYL CORNER TRIM
(TYP.)

4" VINYL WINDOW
SURROUND (TYP.)

HORIZ. VINYL SIDING (TYP.)

GALV. CORRUGATED MTL.
WINDOW WELL DRAINED TO
WEAVING TILE AS REQUIRED

POURED CONC. FOUNDATION
WALLS AND FOOTINGS (TYP.)

56"x30" STRUCT.
VINYL CLAD BSMT.
WINDOW (TYP.)

36"x24" VINYL CLAD
STRUCT. STL. BSMT. WINDOW

WALL AREA 969 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 68 SQ. FT.
OPENINGS PROVIDED 64 SQ. FT. (GLASS AREA)

LEFT SIDE ELEVATION 'B'

footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 194	
sheet no:	6B of 9

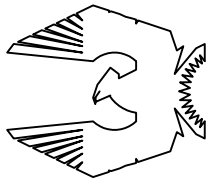
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17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	SP	03/12/21
16	FINAL BLACKLINES	GK	05/10/21
15	BEP FOR SITE	GK	12/08/21
14	BEP BLACKLINES REVISED	GK	12/08/21
13	BEP BLACKLINES	CB	27/05/21
No.	Description	dd/mm/yy	By
REVISIONS			

PLATINA-2007

SITE: PLATINUMVIEW ESTATES

LOT NUMBER: 2-40

CIVIC ADDRESS: 1958 CESSNA PRIVATE



PHOENIX HOMES

1'-0" 1'-0" 1'-0" 1'-0"1'-0"

12 8.0 12 8.0

ROOF SPACE VENT
AS PER O.B.C. 9.19.1

ASPHALT SHINGLES

TOP OF PLATE

TOP OF WINDOW

3.
PROVIDE THRU-WALL FLASHING
AND WEEP HOLES, SEE NOTE #3
AND DETAIL SECTION "Y"

12 10.0

11'-4"

U/S OF SOFFIT

11'-10"

1'-10"

10:12

8.0

12

10:12

12

2'-0"

10:12

12 10.0

12

10:12

4'-0"

U/S OF SOFFIT

7'-10"

4'-0"

48"x40"

FG

TOP OF WINDOW

7'-10" ABOVE
FIN. LAUNDRY FLOOR

24"x48"

4" VINYL WINDOW
SURROUND (TYP.)

ASPHALT SHINGLES
6:12

4'-6"

33

METAL FLASHING 6" MIN. BEHIND
SIDING

3" VINYL CORNER TRIM
(TYP.)

HORIZ. VINYL SIDING (TYP.)

FIN. GROUND FLOOR

FIN. SECOND FLOOR

6'-10"

8'-1"

9'-11"

7'-10"

4'-5"

POURED CONC. FOUNDATION WALLS
AND FOOTINGS (TYP.)

TOP OF BSMT. SLAB

WALL AREA 936 SQ. FT.
LIMITING DISTANCE 1.2 M (7%)
OPENINGS ALLOWED 65.52 SQ. FT.
OPENINGS PROVIDED 16.36 SQ. FT.

RIGHT SIDE ELEVATION 'B'

footprint:	512
sht. title:	
drawn by:	1V
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L. - 194	
sheet no:	7B of 9

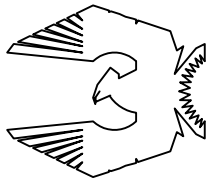
18	FINAL FOR SITE	GK	07/12/21
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	SP	03/12/21
16	FINAL BLACKLINES	GK	05/10/21
15	BEP FOR SITE	GK	12/08/21
14	BEP BLACKLINES REVISED	GK	12/08/21
13	BEP BLACKLINES	CB	27/05/21
No.	Description	dd/mm/yy	By
REVISIONS			

PLATINA-2007

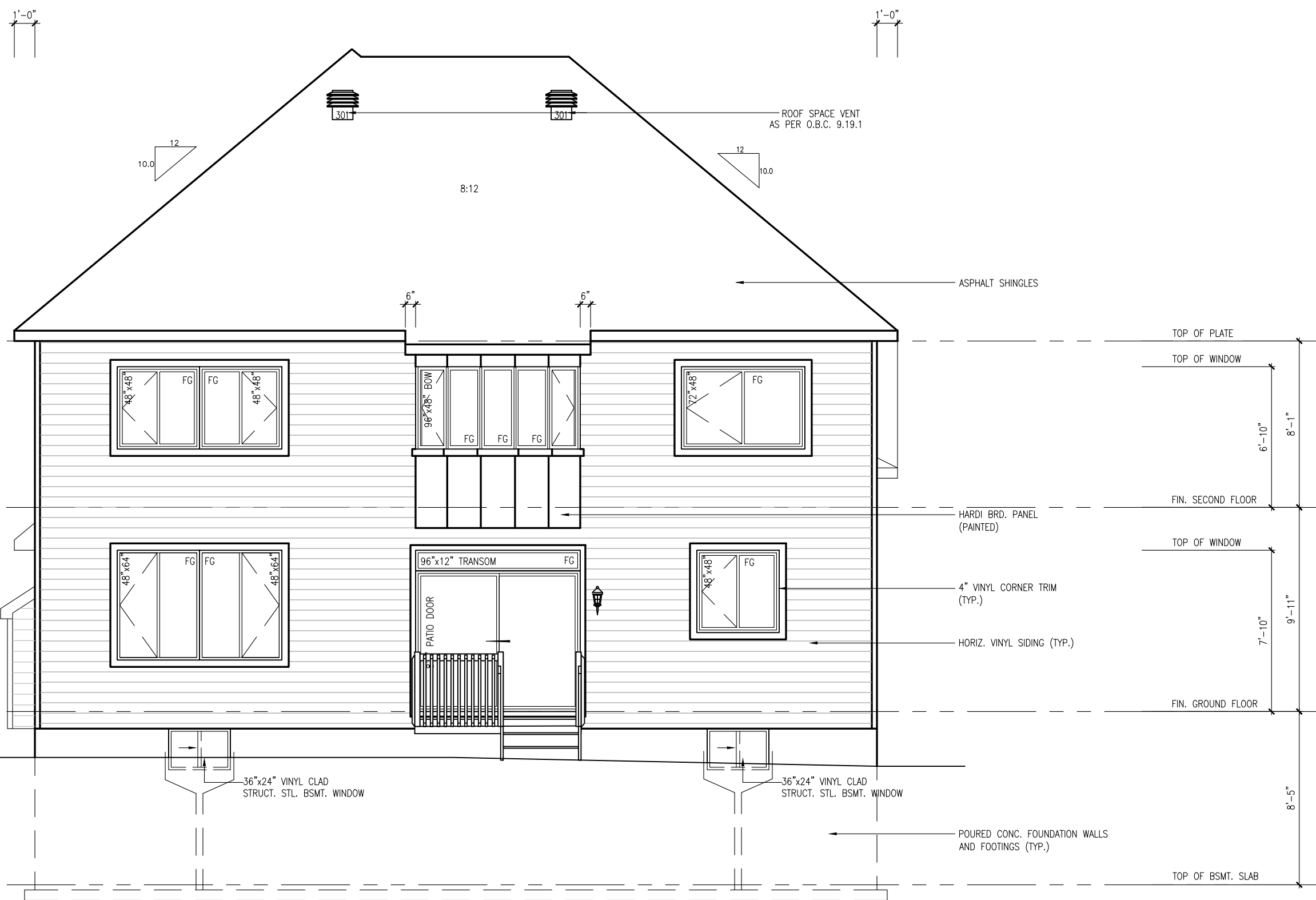
SITE: 2-40

LOT NUMBER: 2-40

CIVIC ADDRESS: 1958 CESSNA PRIVATE



PHOENIX HOMES



REAR ELEVATION 'B'

512

footprint: 512

sht. title: 1V

drawn by: 1V

checked by: JULY 2007

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

scale: D.C.L. - 194

sheet no: 8B of 9

18	FINAL FOR SITE	GK	07/12/21
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	SP	03/12/21
16	FINAL BLACKLINES	GK	05/10/21
15	BEP FOR SITE	GK	12/08/21
14	BEP BLACKLINES REVISED	GK	12/08/21
13	BEP BLACKLINES	CB	27/05/21
No. Description		dd/mm/yy	By
REVISIONS			

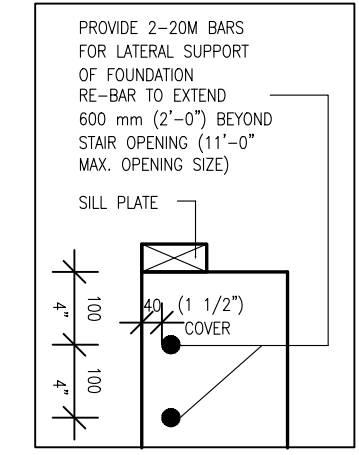
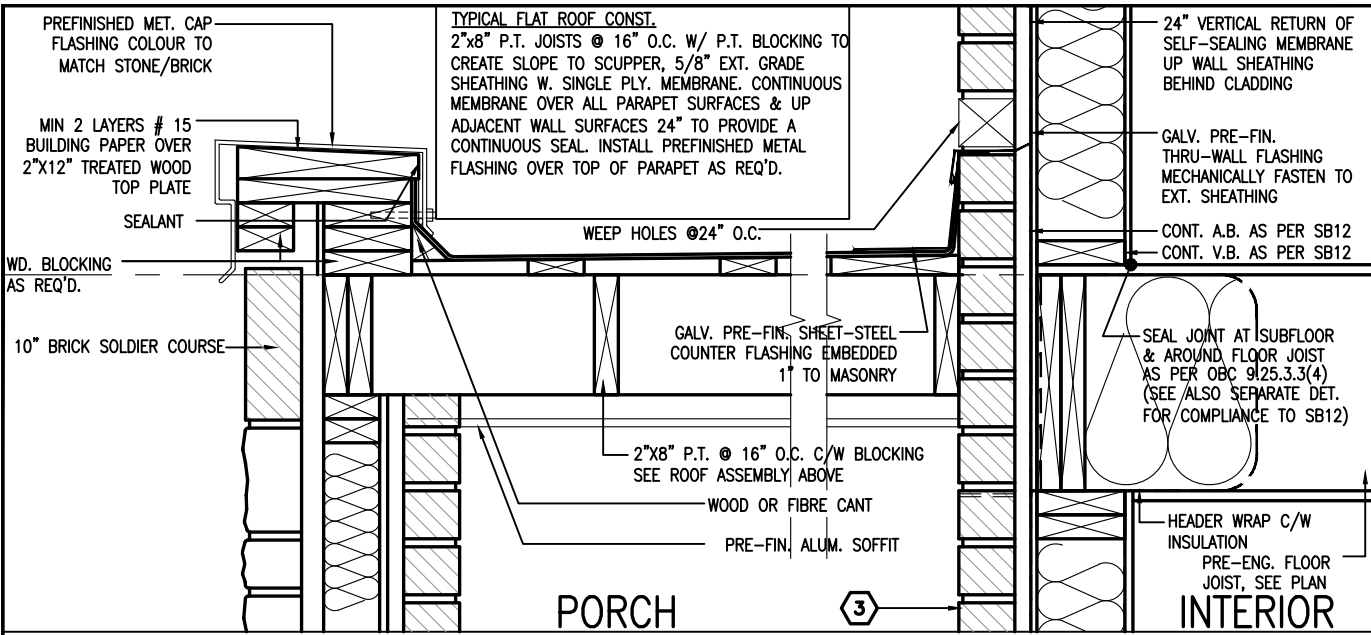
PLATINA-2007

SITE: 2-40

LOT NUMBER: 2-40

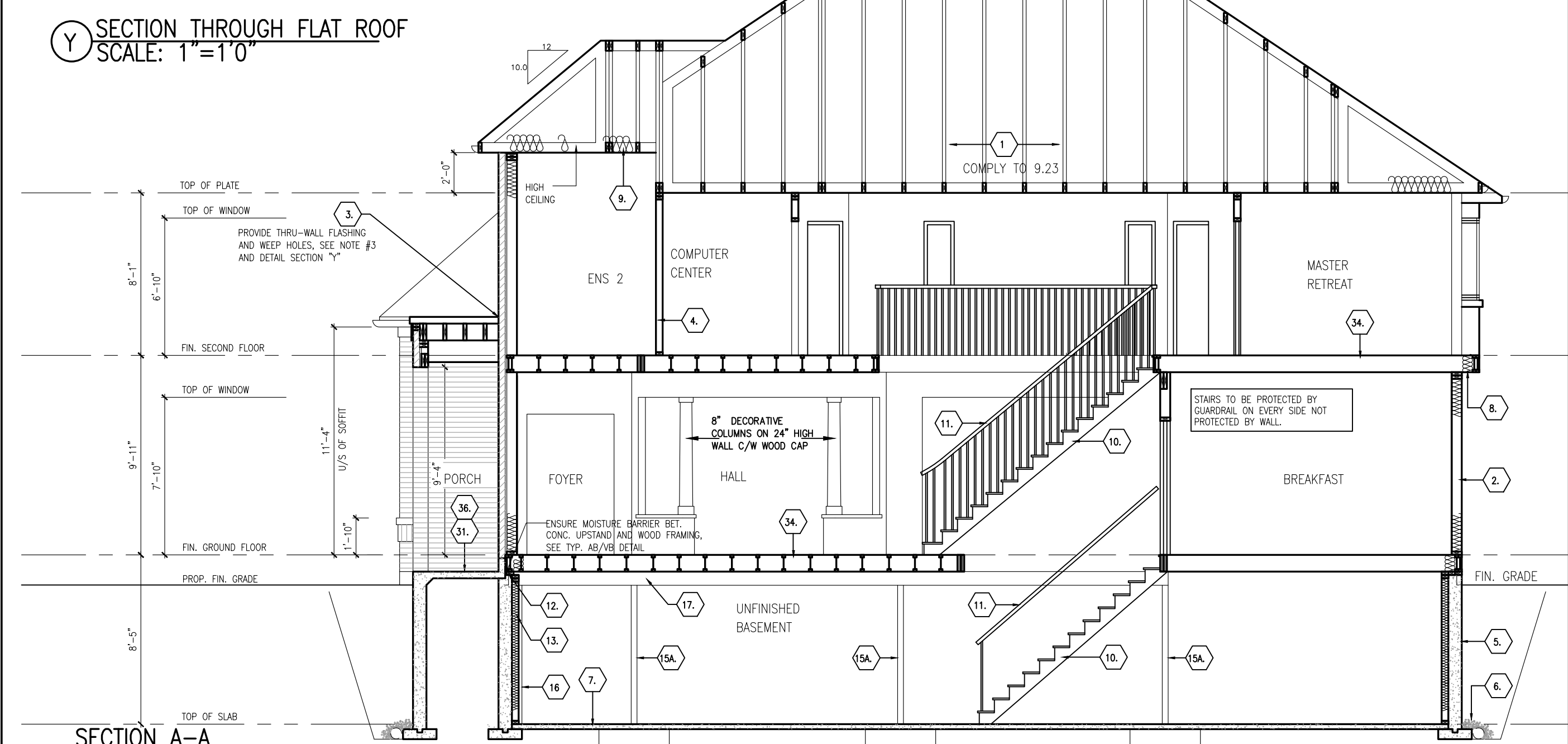
CIVIC ADDRESS: 1958 CESSNA PRIVATE

PHOENIX HOMES



X SECTION AT TOP OF FOUNDATION

Y SECTION THROUGH FLAT ROOF
SCALE: 1"=1'0"



SECTION A-A

footprint:	512
title:	1V
drawn by:	
checked by:	
date:	JULY 2007
scale:	3/16"=1'-0"
D.C.L.:	194
sheet no.:	9B of 9

No.	Description	dd/mm/yy	By
18	FINAL FOR SITE	07/12/21	GK
17	LATE ADDITION - CAPPED LIGHT IN LIVING RM	03/12/21	SP
16	FINAL BLACKLINES	05/10/21	GK
15	BEP FOR SITE	12/08/21	GK
14	BEP BLACKLINES REVISED	12/08/21	GK
13	BEP BLACKLINES	27/05/21	CB

PLATINA-2007

SITE:

LOT NUMBER:

CIVIC ADDRESS:
1958 CESSNA PRIVATE

2-40

PHOENIX HOMES