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") [TYP. EXTERIOR]
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") [TYP. EXTERIOR]
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 (3000psi) c/w 2-15m REBAR (TOP & BOTTOM) AND FOOTING DOWELS EVERY 36" EXTENDING 24" ABOVE FOOTINGS. [REFER TO DETAILS ON 'SECTIONS' PAGE]
APPLY BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER TO WALL FACE. POUR HEIGHT TO BE 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. (SLEEVE THROUGH FOOTINGS AS 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 6mil POLY 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
(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.- AND SB-7
INTERIOR GUARDS: =900mm (2'-11") MIN.
EXTERIOR GUARDS: =1070mm (3'-6") MIN.
STAIR/LANDING GUARDS =1500mm (4'-11") MIN.
(@10M 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 (3½") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3½" AWAY FROM WALL. FILL STUD CAVITY WITH R10 R12 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)
MIN. R10M

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. RESERVED

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2")

17. 19x64 (1"x3") CONTINUOUS WOOD 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. INSULATION 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
AS PER SB-7

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 (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. 2-38x140 (2-2"x6") OR 3-38x90 (3-2"X4") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (½") DIA. BOLT, ON 610x610x200 (24"x24"x8") CONC. PAD FOOTING c/w 3-15m REBAR ON BOTTOM EACH WAY

30. 3.5"x3.5"HSS POST OVER 48"x48"x12" CONC. PAD c/w 6-15M BOTTOM EACH WAY

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.

36a. PARTY WALL W13b
(SB-3 - W13b - 60min. F.R.R. - STC 57)
-12.7mm (1/2") TYPE 'X' GYPSUM BOARD
-2 ROWS OF 2x4 WOOD STUD @ MAX. 16" o.c. ON SEPARATE 2x4 BASE PLATES SET 1" APART (STAGGER STUDS IN EACH WALL)
-FILL BOTH FRAMED CAVITIES WITH MINERAL FIBRE INSULATION OF MIN. MASS OF 2.8kg/m² FOR 89mm
-12.7mm (1/2") TYPE 'X' GYPSUM BOARD

36b. PARTY WALL W4d
(SB-3 - W4d - 60min. F.R.R. - STC 53)
-12.7mm (1/2") TYPE 'X' GYPSUM BOARD
-2x4 WOOD STUD WALL @ 24" o.c.
-FILL FRAMED CAVITY WITH MINERAL FIBRE INSULATION OF MIN. MASS OF 2.8kg/m² FOR 89mm
-RESILIENT CHANNELS @ 16" o.c.
-2 LAYERS OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD

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
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. RESERVED

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)

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)

44. 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 (LV.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

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
HSS = 3"x3"x 0.188" HSS POST

BRICK LINTEL SCHEDULE [OBC2012] 9.20.5.2A
PROVIDE 5"MINIMUM BEARING EACH END

MAXIMUM OPENINGS	BRICK LINTEL SIZE
4'-0"	3 1\2" x 3 1\2" x 1/4"
5'-0"	3 1\2" x 3 1\2" x 5/16"
7'-0"	4" x 3 1\2" x 5/16"
8'-0"	5" x 3 1\2" x 5/16"
9'-0"	5" x 3 1\2" x 7/16"
10'-0"	6" x 4" x 7/16"

WOOD LINTEL SCHEDULE [OBC2012] 9.23.12

	MAX. OPENINGS	
SPF BEAM	BUNGALOWS	2-STOREY
2- 2X8	64"	56"
2- 2X10	79"	68"
2- 2X12	92"	77"

SOLID WOOD BEARING
2 MEMBER BUILT-UP STUD
3 MEMBER BUILT-UP STUD
4 MEMBER BUILT-UP STUD

City of Ottawa
Building Services Branch
EVA ONUFRAK
JAN 05 2022
Building Code Reviewed
Signature

SITE COPY
City of Ottawa

LEGEND

	EXHAUST VENT/FAN
	DUPLEX OUTLET
GFI	GROUND FAULT CIRCUIT
WP	WEATHERPROOF DUPLEX OUTLET
	HEAVY DUTY OUTLET
	POT LIGHT
	LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (WALL MOUNTED)
	SWITCH
	DOUBLE HEADED ADJUSTABLE SPOTLIGHT
FD	FLOOR DRAIN
HB	HOSE BIB
DJ	DOUBLE JOIST
TJ	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
	CONC. BLOCK WALL
	FIRE RATED SEPARATION - 1 WALL THICK (36b)
	NOTE ARROW DENOTES WHICH SIDE TO HAVE RESILIENT CHANNEL & DOUBLE DRYWALL
	FIRE RATED SEPARATION - 2 WALLS THICK (36a)
	TWO-STOREY HIGH WALLS
	TO BE INSTALLED AS PER O.B.C. 9.10.19
CMD	CARBON MONOXIDE DETECTOR (OBC 9.33.4)

CARBON MONOXIDE DETECTOR (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IA A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

PHOENIX HOMES

CHESAPEAKE-2019-A/B

SITE: DIAMONDVIEW

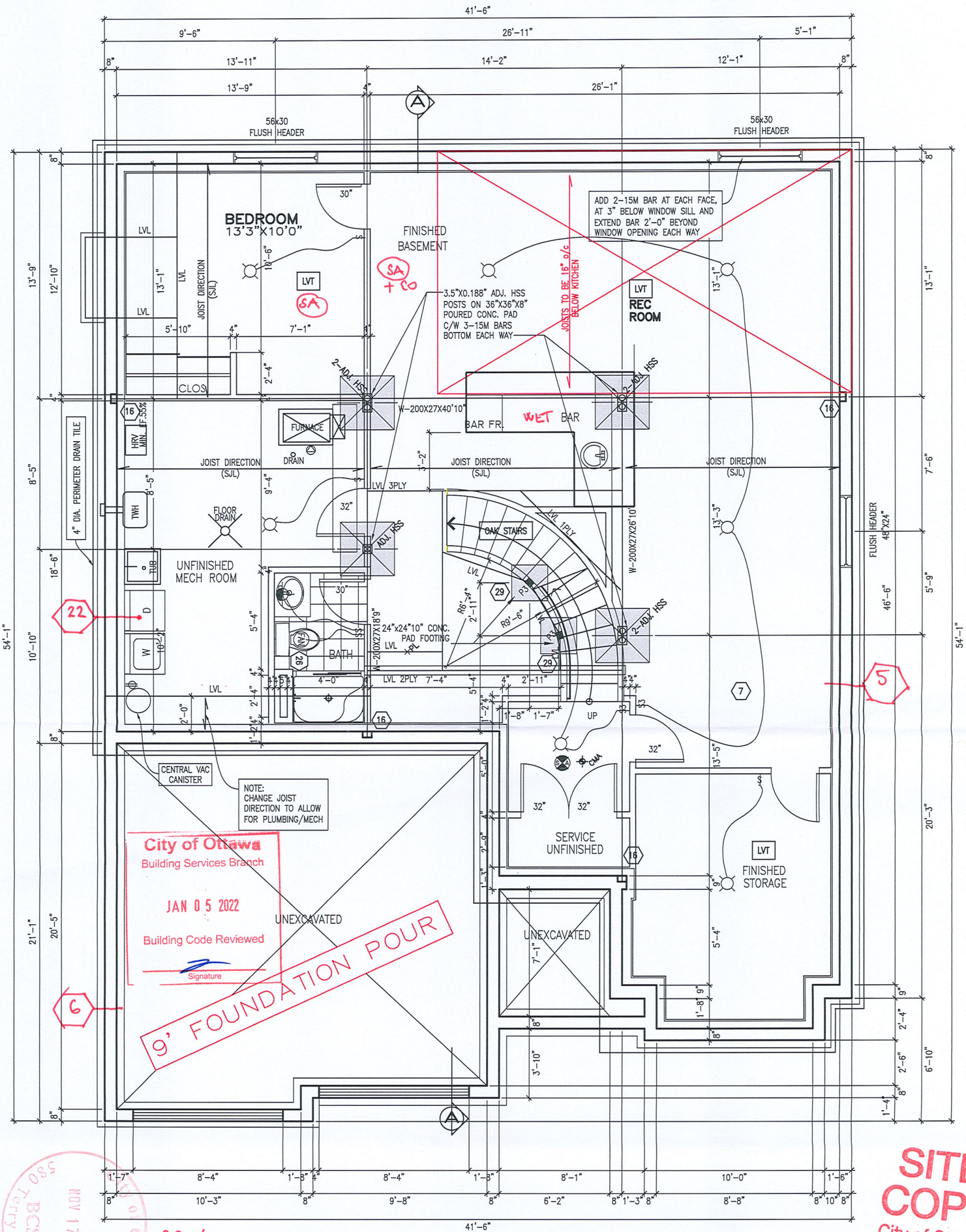
LOT NUMBER: 2-49

CIVIC ADDRESS:
1906 CESSNA PRIVATE

No.	Description	dd/mm/yy	By
4	FOR ENGINEERING REVIEW	12/11/21	GK
3	FOR LAYOUTS	20/10/21	GK
2	BEP BLACKLINES REV.	05/10/21	GK
1	BEP BLACKLINES	30/09/21	GK

REVISIONS

file number: 508
drawn by: A. FRANCOEUR
date: OCT. 2003
scale: 3/16"=1'
DCL-201
sheet no: 1 / 9



BASEMENT FLOOR PLAN ELEV. F

FINISHED BASEMENT– 1292 SQ.FT.

FLAT CEILINGS THROUGHOUT
NO STIPPLE

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

PHOENIX HOMES

CHESAPEAKE-2019-A/B

SITE: DIAMONDVIEW

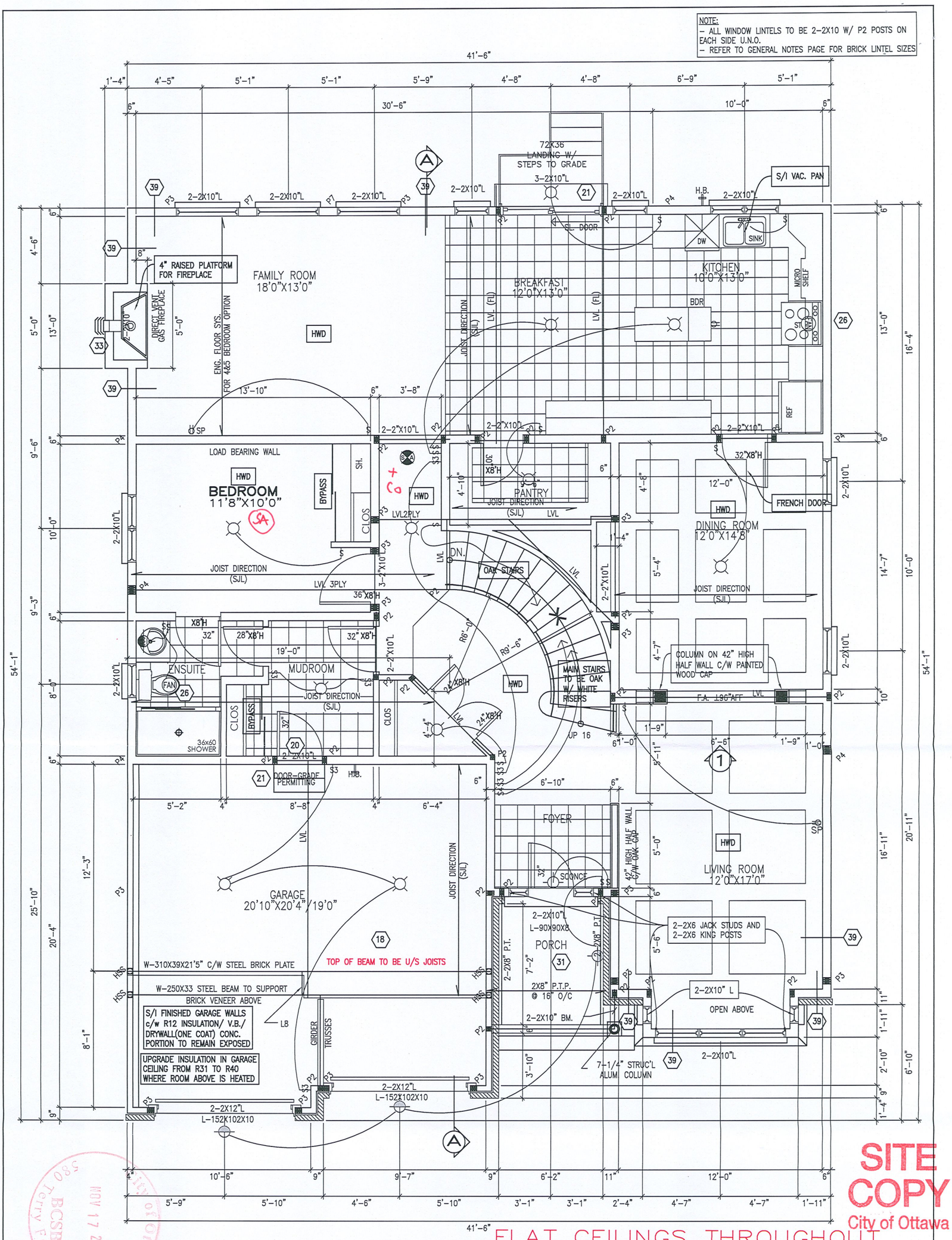
LOT NUMBER: 2-49

CIVIC ADDRESS: 1906 CESSNA PRIVATE

No.	Description	dd/mm/yy	By
4	FOR ENGINEERING REVIEW	12/11/21	GK
3	FOR LAYOUTS	20/10/21	GK
2	BEP BLACKLINES REV.	05/10/21	GK
1	BEP BLACKLINES	30/09/21	GK

REVISIONS

file number: 508
drawn by: A. FRANCOEUR
date: OCT. 2003
scale: 3/16"=1'
DCL-201
sheet no: 2
2AB 9



MAIN FLOOR PLAN ELEV. F – 1635 SF

PHOENIX HOMES

CHESAPEAKE-2019-A/B

SITE: DIAMONDVIEW

LOT NUMBER: 2-49

CIVIC ADDRESS: 1906 CESSNA PRIVATE

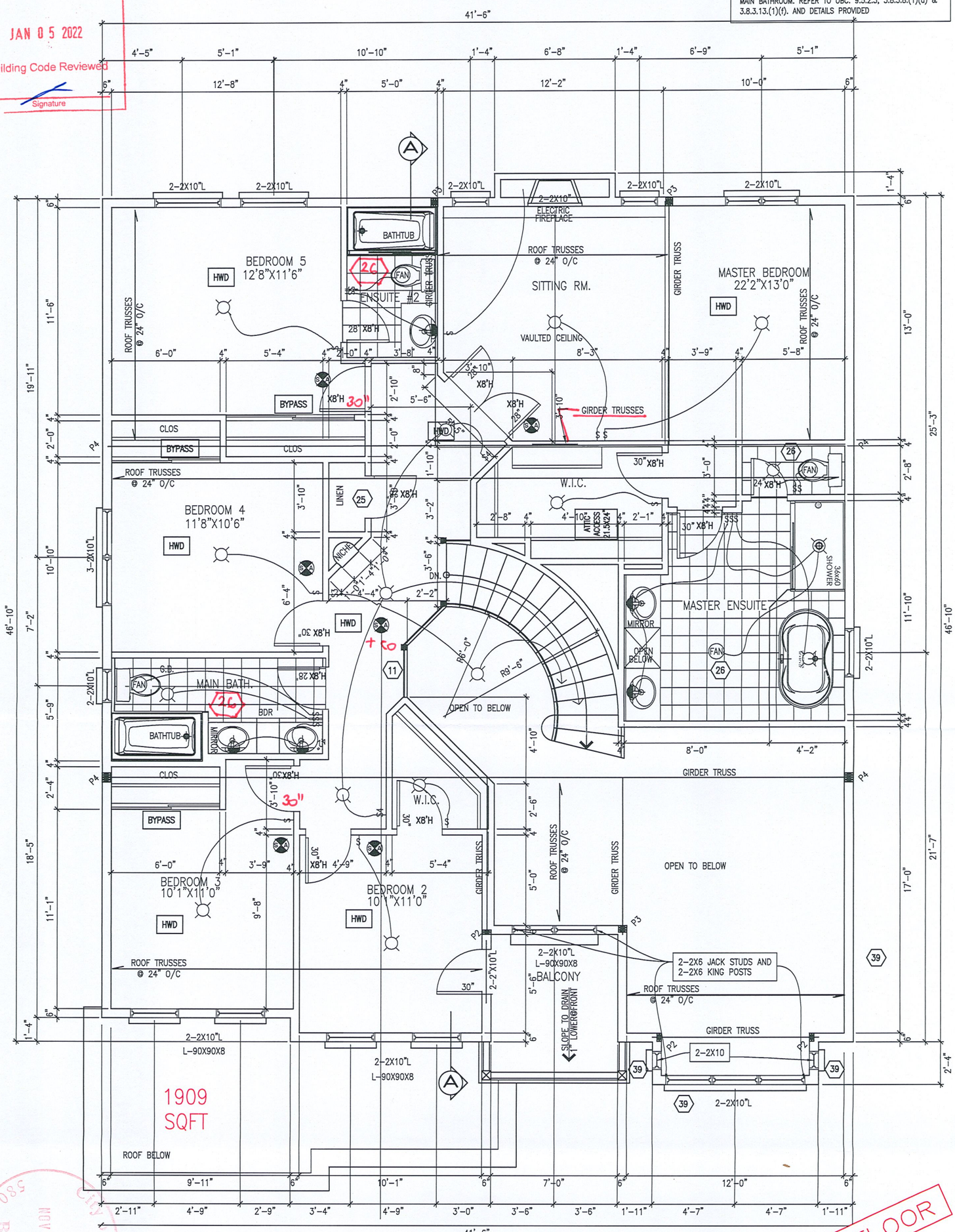
No.	Description	dd/mm/yy	By
4	FOR ENGINEERING REVIEW	12/11/21	GK
3	FOR LAYOUTS	20/10/21	GK
2	BEP BLACKLINES REV.	05/10/21	GK
1	BEP BLACKLINES	30/09/21	GK

REVISIONS

file number: 508
drawn by: A. FRANCOEUR
date: OCT. 2003
scale: 3/16"=1'
DCL-201
sheet no: 3 / 9

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

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



FLAT CEILINGS THROUGHOUT
NO STIPPLE

SECOND FLOOR PLAN ELEV. F – 1582 SF (OPTIONAL 5 BEDROOM)

9' SECOND FLOOR

SITE COPY
City of Ottawa

PHOENIX HOMES

CHEASAPEAKE–2012–F–5

SITE: DIAMONDVIEW

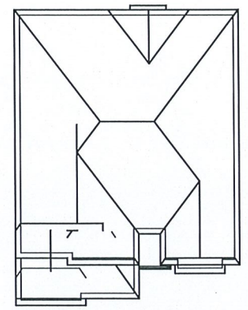
LOT NUMBER: 2-49

CIVIC ADDRESS: 1906 CESSNA PRIVATE

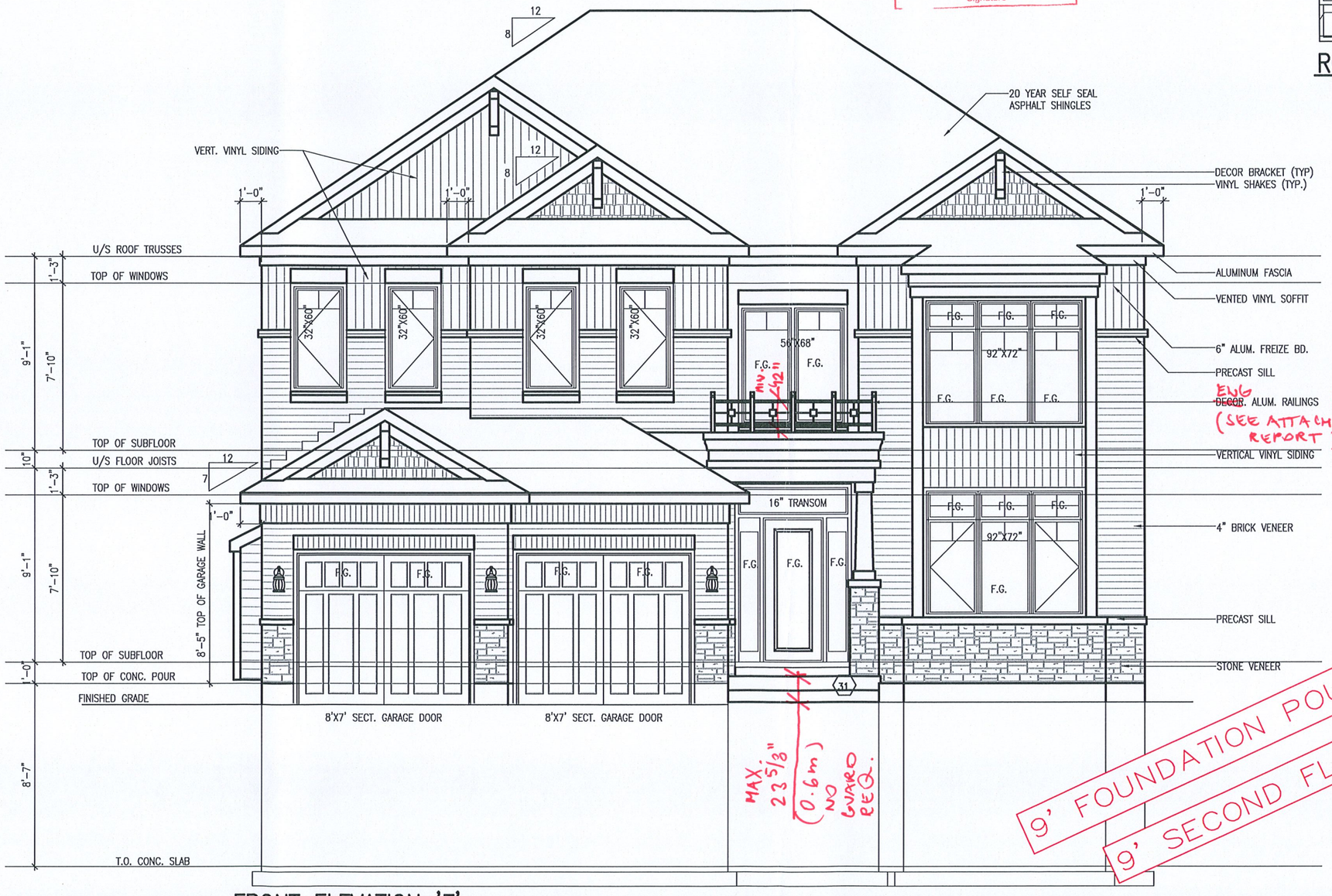
No.	Description	dd/mm/yy	By
4	FOR ENGINEERING REVIEW	12/11/21	GK
3	FOR LAYOUTS	20/10/21	GK
2	BEP BLACKLINES REV.	05/10/21	GK
1	BEP BLACKLINES	30/09/21	GK

REVISIONS

FOOTPRINT:	508
DRAWN BY:	S.D.
DATE:	AUG. 2012
SCALE:	3/16"=1'-0"
SHEET NO:	46
D.C.L.– 100	4F.5 / 9



ROOF PLAN–F



FRONT ELEVATION 'F'

FOOTPRINT:	508		
DRAWN BY:	S.D.		
DATE:	AUG 2012		
SCALE:	3/16"=1'-0"		5F
SHEET NO:	47		9
D.C.L.– 100			

No.	Description	By	
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3	FOR LAYOUTS	GK	20/10/21
2	BEP BLACKLINES REV.	GK	05/10/21
1	BEP BLACKLINES	GK	30/09/21
REVISIONS			

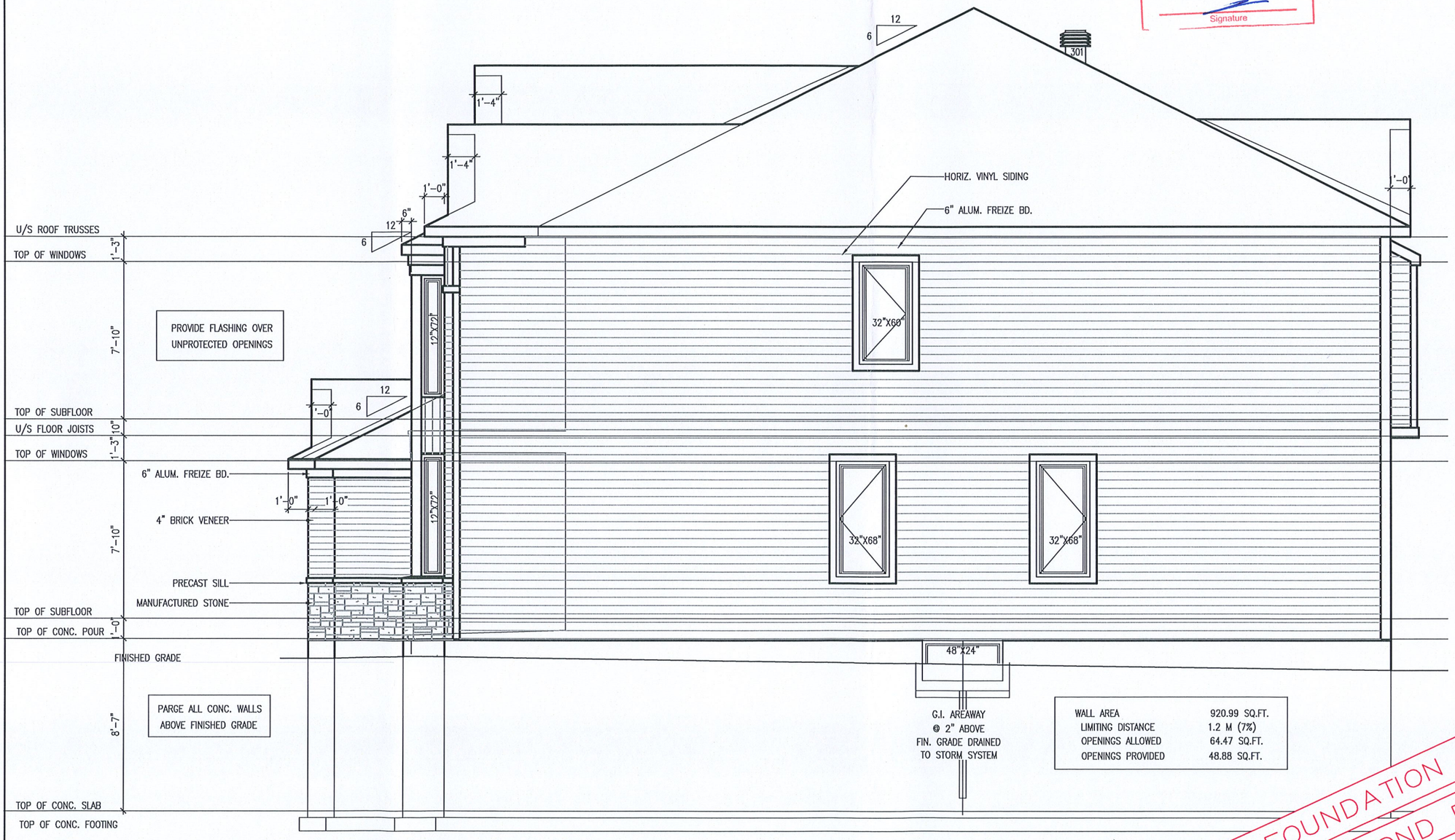
CHEASAPEAKE–2012–F

SITE: DIAMONDVIEW

LOT NUMBER: 2-49

CIVIC ADDRESS: 1906 CESSNA PRIVATE

PHOENIX HOMES



WALL AREA	920.99 SQ.FT.
LIMITING DISTANCE	1.2 M (7%)
OPENINGS ALLOWED	64.47 SQ.FT.
OPENINGS PROVIDED	48.88 SQ.FT.

9' FOUNDATION POUR
9' SECOND FLOOR

RIGHT SIDE ELEVATION 'F'

FOOTPRINT:	508		
DRAWN BY:	S.D.		
DATE:	AUG 2012		
SCALE:	3/16"=1'-0"	SHEET NO: 48	6F / 9
		D.C.L.- 100	

No.	Description	By	Date
REVISIONS			
4	FOR ENGINEERING REVIEW	GK	12/11/21
3	FOR LAYOUTS	GK	20/10/21
2	BEP BLACKLINES REV.	GK	05/10/21
1	BEP BLACKLINES	GK	30/09/21
		dd/mm/yy	

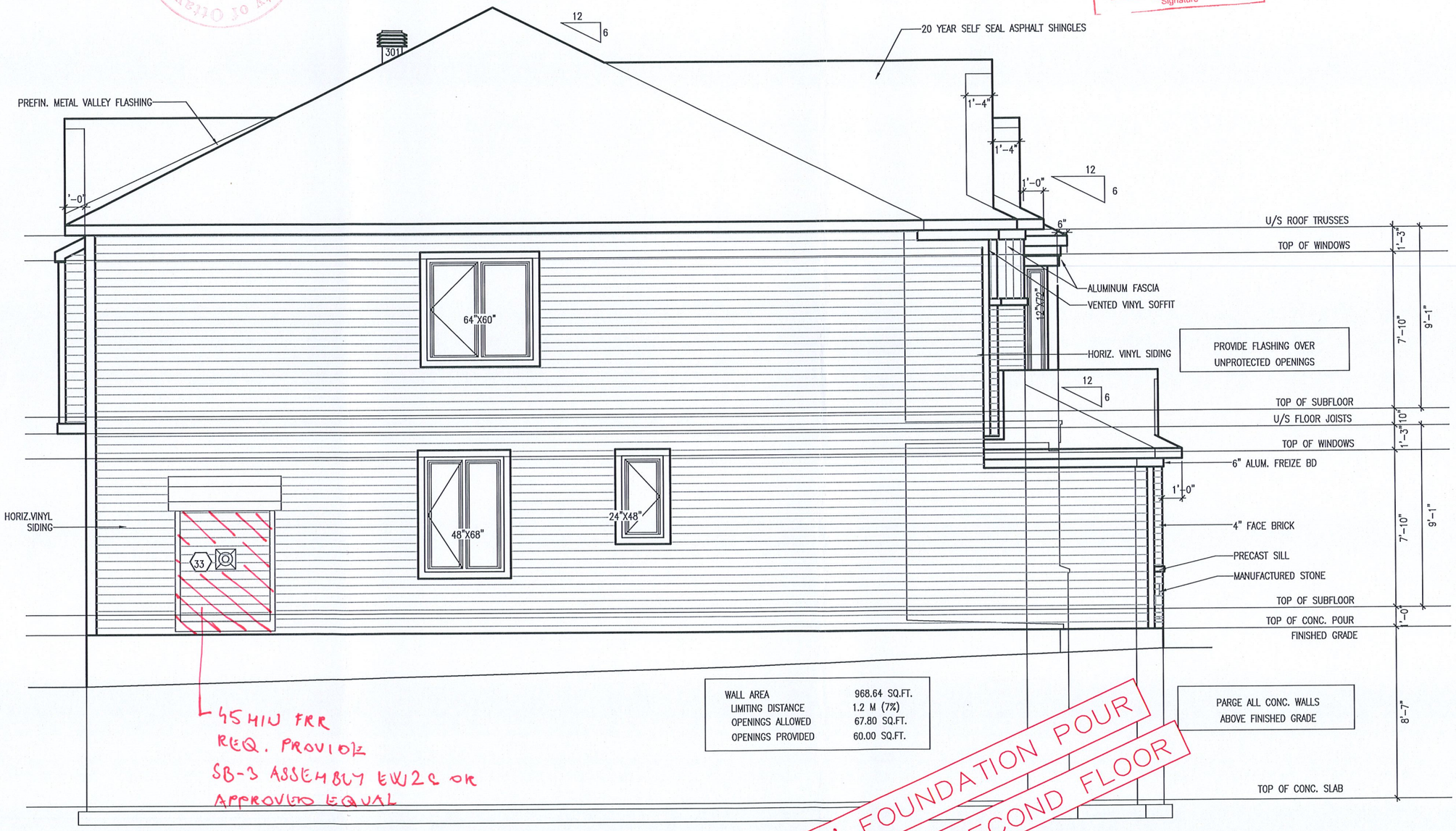
CHEASAPEAKE-2012-F

SITE: DIAMONDVIEW

LOT NUMBER: 2-49

CIVIC ADDRESS: 1906 CESSNA PRIVATE

PHOENIX HOMES



LEFT SIDE ELEVATION 'F'

FOOTPRINT: 508			
DRAWN BY: S.D.			
DATE: AUG 2012			
SCALE: 3/16"=1'-0"			7F / 9
SHEET NO: 49			
D.C.L. – 100			

No.	Description	By
4	FOR ENGINEERING REVIEW	GK 12/11/21
3	FOR LAYOUTS	GK 20/10/21
2	BEP BLACKLINES REV.	GK 05/10/21
1	BEP BLACKLINES	GK 30/09/21
	REVISIONS	dd/mm/yy

CHEASAPEAKE–2012–F

SITE: DIAMONDVIEW

LOT NUMBER: 2-49

CIVIC ADDRESS: 1906 CESSNA PRIVATE

PHOENIX HOMES