

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

13. R12 (3/4") CONTINUOUS BATT INSULATION. 2"x4" STUD PLACED 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH 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).

- 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.

- (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
 MIN. MASS OF 2.8kg/m² FOR 89mm
 -RESILIENT CHANNELS @ 16" o.c.
 -2 LAYERS OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD

- STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO CAN HOLLOW STRUCTURAL SECTIONS SHALL CONF GRADE 350W CLASS "H".
 2. REINFORCING STEEL SHALL CONFORM TO CSA

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)

LUMBER:

STEEL:

<u>LOOSE STEEL LINTELS</u>		
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

SOLID WOOD BEARING

 2 MEMBER BUILT-UP STUD

 3 MEMBER BUILT-UP STUD

 4 MEMBER BUILT-UP STUD

SOLID WOOD BEARING

 2 MEMBER BUILT-UP STUD

 3 MEMBER BUILT-UP STUD

 4 MEMBER BUILT-UP STUD

	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.

	FLAT ARCH	
	CURVED ARCH	
	MEDICINE CABINET	
	CONC. BLOCK WALL	
	FIRE RATED SEPARATION – 1 WALL THICK	36b
	FIRE RATED SEPARATION – 2 WALLS THICK	36a
	TWO-STOREY HIGH WALLS	

TO BE INSTALLED AS PER O.B.C. 9.10.19

CARBON MONOXIDE DETECTOR (OBC 9.33.4)

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN 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 DETECTORS 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.



SITE: PATHWAYS PH 2

LOT NUMBER:

CIVIC ADDRESS:
304 SPREADING WAY

257

5	FINAL FOR SITE	14/12/22	CB
4	FINAL BLACKLINES	02/05/22	KE
3	BEP BLACKLINES	01/02/22	GK
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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designed by: SP

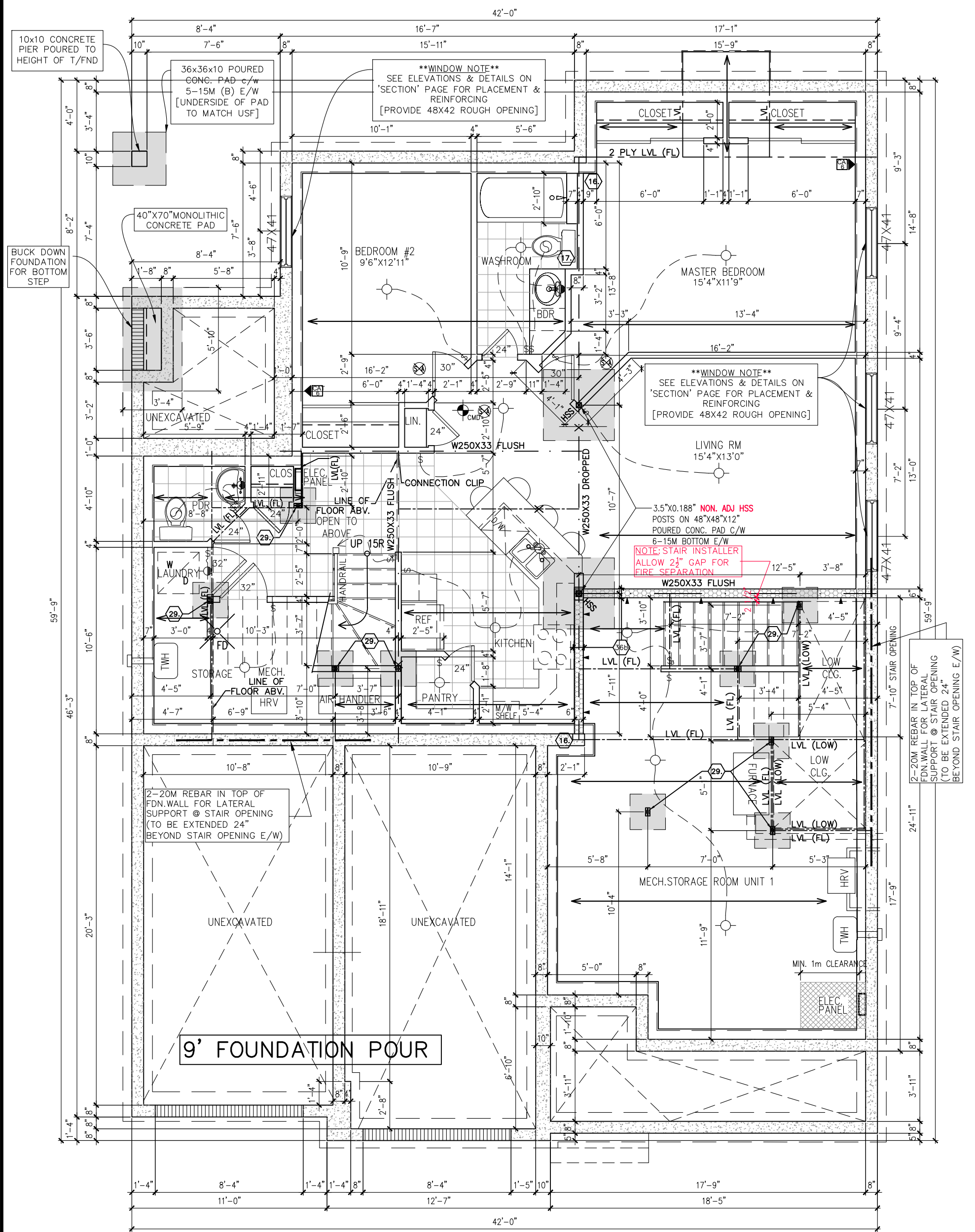
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scale: $3/16"=1'-0"$

1 of 1

1 of 9



FLAT CEILINGS THROUGHOUT
NO STIPPLE

****NOTE****
FINISHED CEILING AREA TO BE FIRE RATED
FROM UNIT ABOVE – SEE SECTION

FOUNDATION PLAN –
ELEVATIONS D

	SQUARE FOOT CALCULATION		
	MAIN DWELLING	BASEMENT UNIT	TOTAL
BASEMENT	0	1106	1106
GROUND FLOOR	1400	98	1498
SECOND FLOOR	1498	274	1772
TOTAL	2898	1478	4376



KLONDIKE

SITE: PATHWAYS PH 2

LOT NUMBER: 257

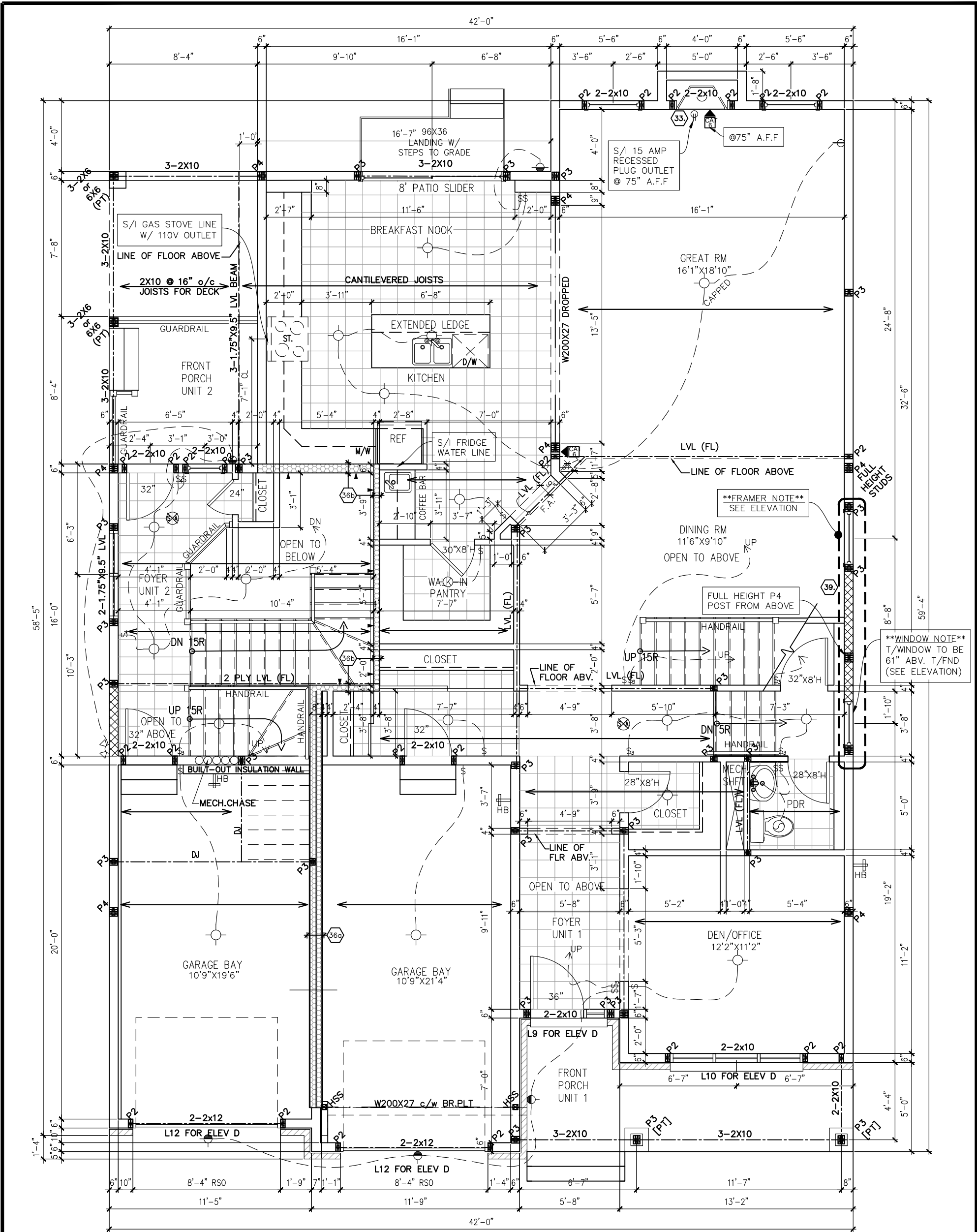
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REVISIONS			

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drawn by: SP
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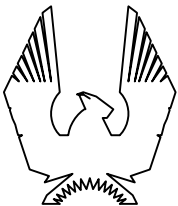
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2 of 9



FLAT CEILINGS THROUGHOUT
NO STIPPLE

GROUND FLOOR PLAN D



PHOENIX HOMES

KLONDIKE

SITE: PATHWAYS PH 2

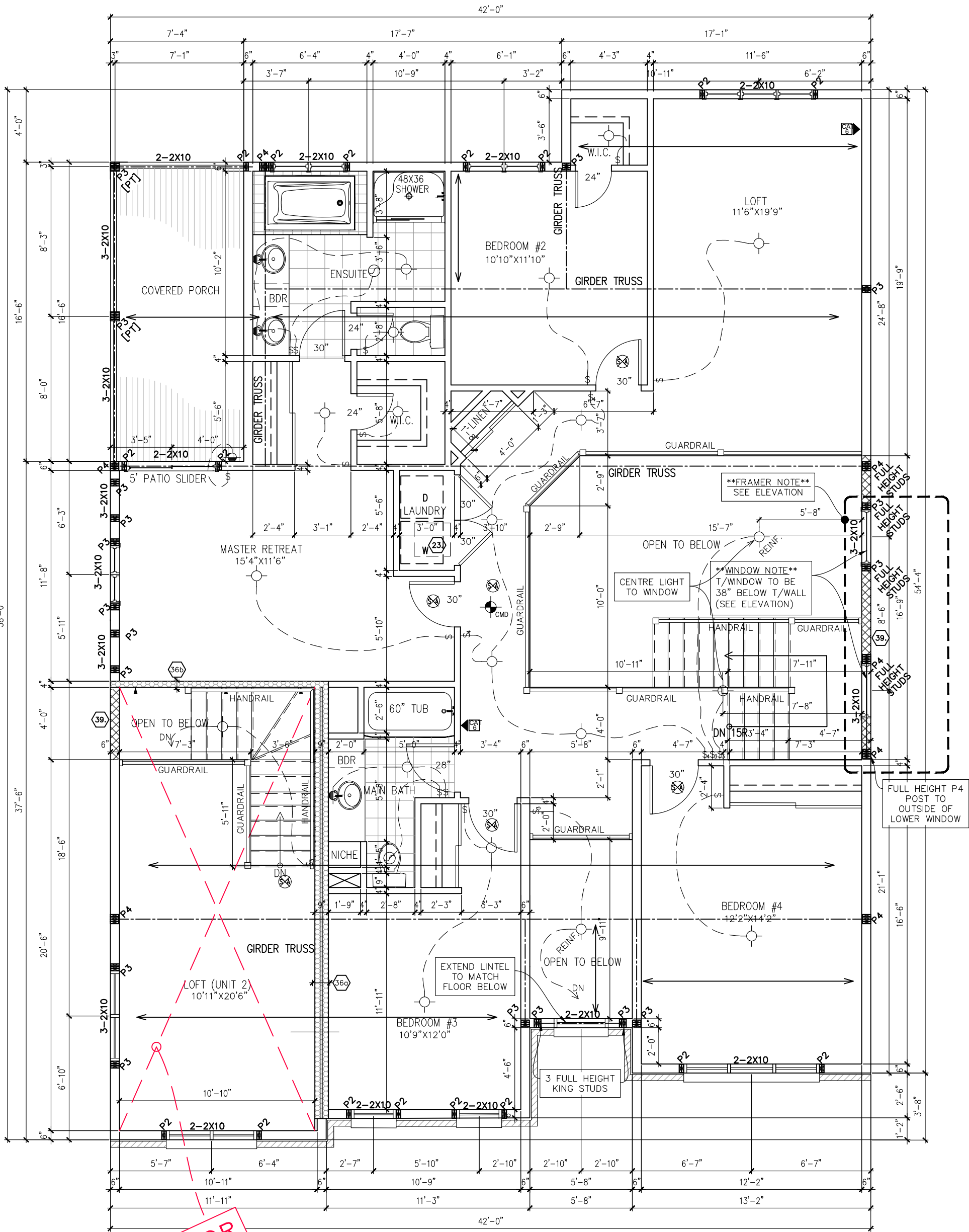
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304 SPREADING WAY

257

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REVISIONS			

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sheet title:	3 of 9

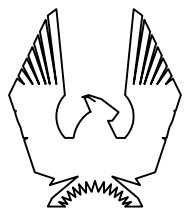


9' SECOND FLOOR

LOFT CEILING TO HAVE 1 HOUR F.R.R. SHAFT WALL ASSEMBLY
SEE FD-1 FIRE PROTECTION DETAILS PAGE

FLAT CEILINGS THROUGHOUT
NO STIPPLE

SECOND FLOOR PLAN D



PHOENIX HOMES

KLONDIKE

SITE: PATHWAYS PH 2

LOT NUMBER: 257

CIVIC ADDRESS: 304 SPREADING WAY

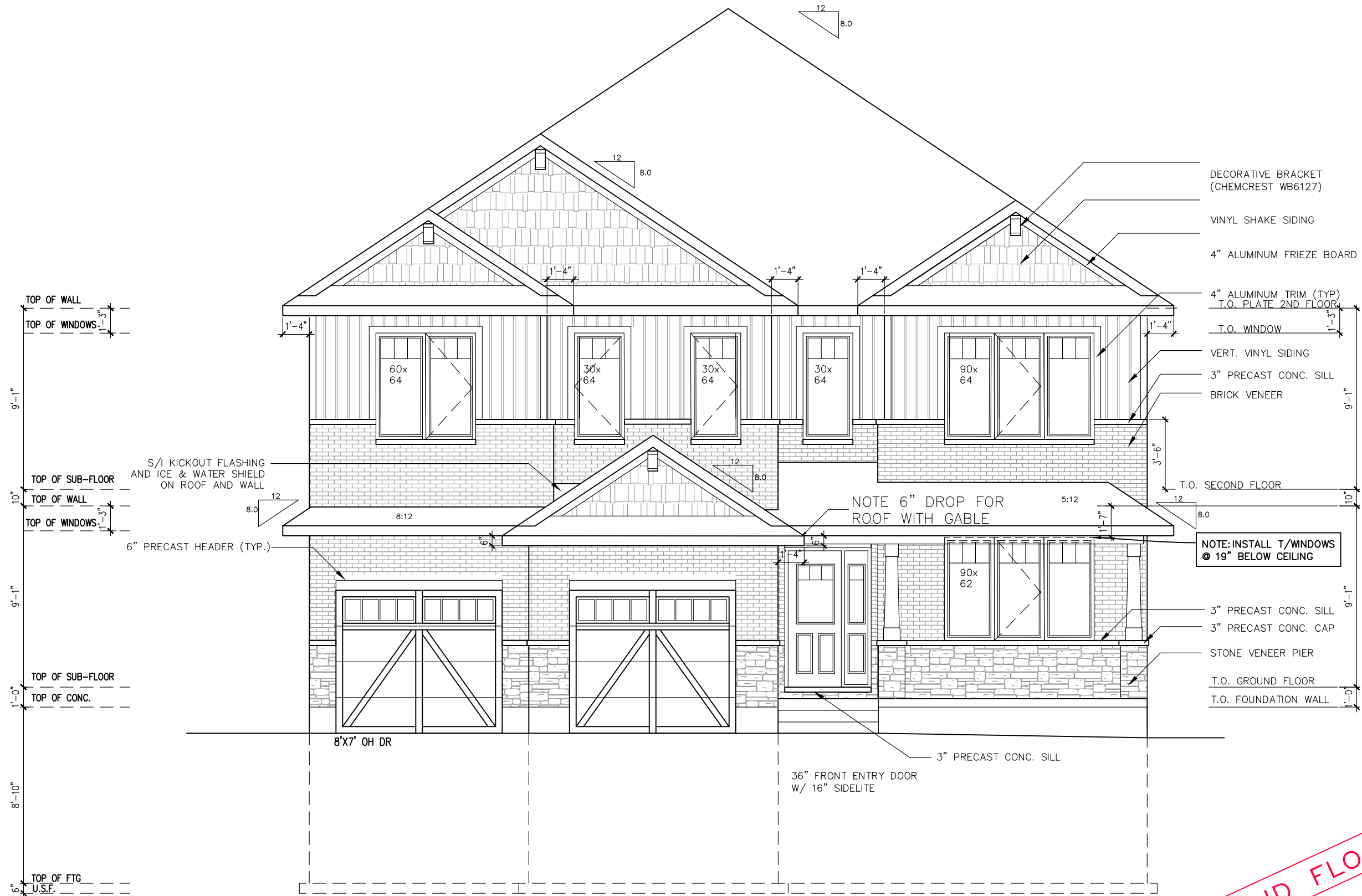
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4	FINAL BLACKLINES	02/05/22	KE
3	BEP BLACKLINES	01/02/22	GK
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
REVISIONS			

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drawn by: SP
date: OCT/16
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sheet title:

4 of 9

FRONT ELEVATION D

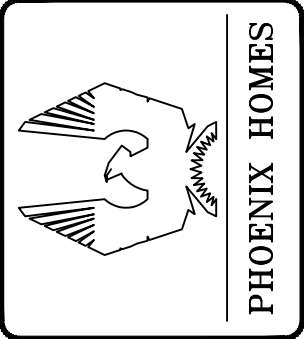


9' SECOND FLOOR

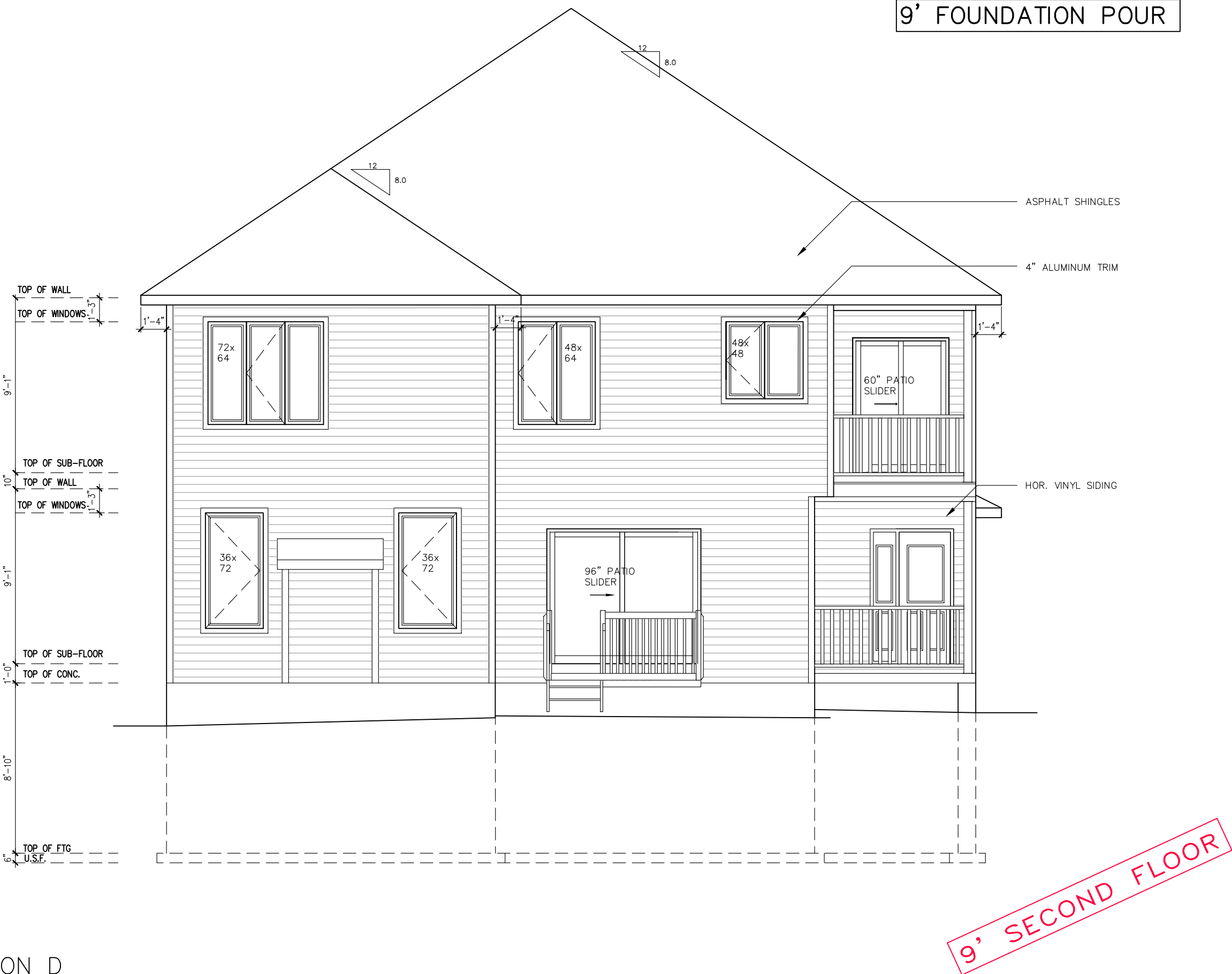
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DCL-153	sheet title:

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4	FINAL BLACKLINES	02/05/22	KE
3	BEP BLACKLINES	01/02/22	OK
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By

KLONDIKE
SITE: PATHWAYS PH 2
LOT NUMBER: 257
CIVIC ADDRESS: 304 SPREADING WAY



REAR ELEVATION D



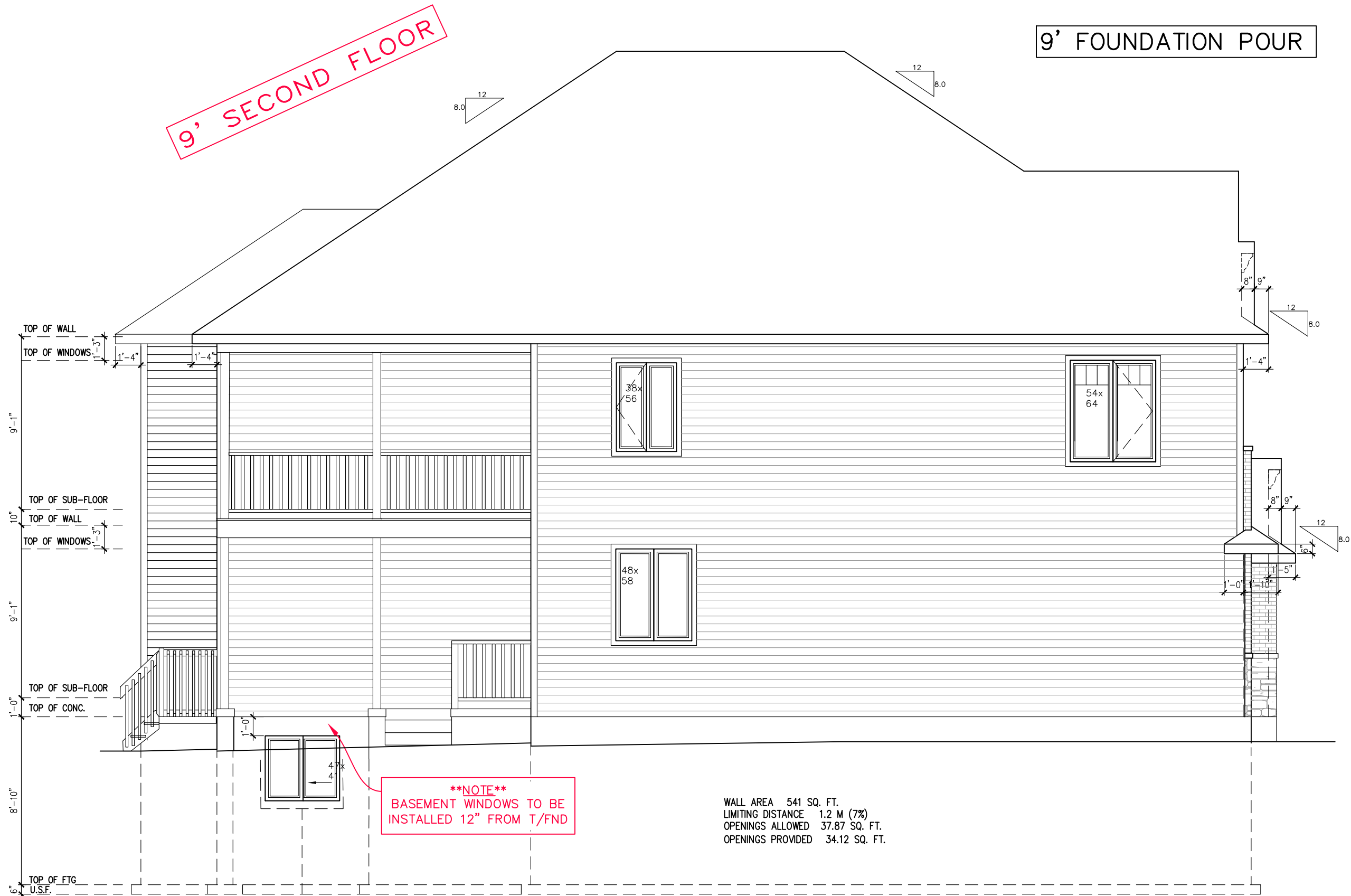
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	drawn by: SP
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DCL-153	sheet #:
sheet title:	6 of 9

5	FINAL FOR SITE	14/12/22	CB
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3	BEP BLACKLINES	01/02/22	GK
2	INFO FOR Laterally UNSUPPORTED WALLS	16/05/18	SP
1	STRUCTURAL REVISIONS	06/02/18	SP
No.	Description	dd/mm/yy	By
REVISIONS			

KLONDIKE
SITE: PATHWAYS PH 2
LOT NUMBER: 257
CIVIC ADDRESS: 304 SPREADING WAY

PHOENIX HOMES

LEFT ELEVATION D



footprint:	designed by: SP
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	date: OCT/16
	scale: 3/16"=1'-0"
DCL-153	sheet #:
7	of 9
sheet title:	

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No.	Description	ad/mm/yy	By
REVISIONS			

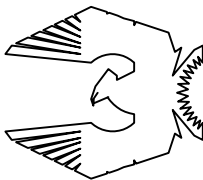
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SITE: PATHWAYS PH 2

LOT NUMBER:

CIVIC ADDRESS:
304 SPREADING WAY

257



PHOENIX HOMES

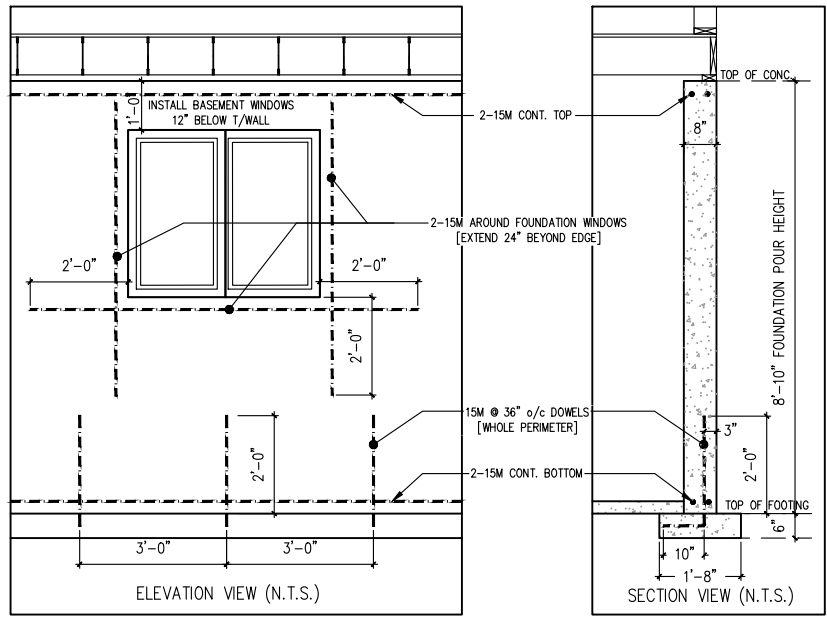


9' SECOND FLOOR

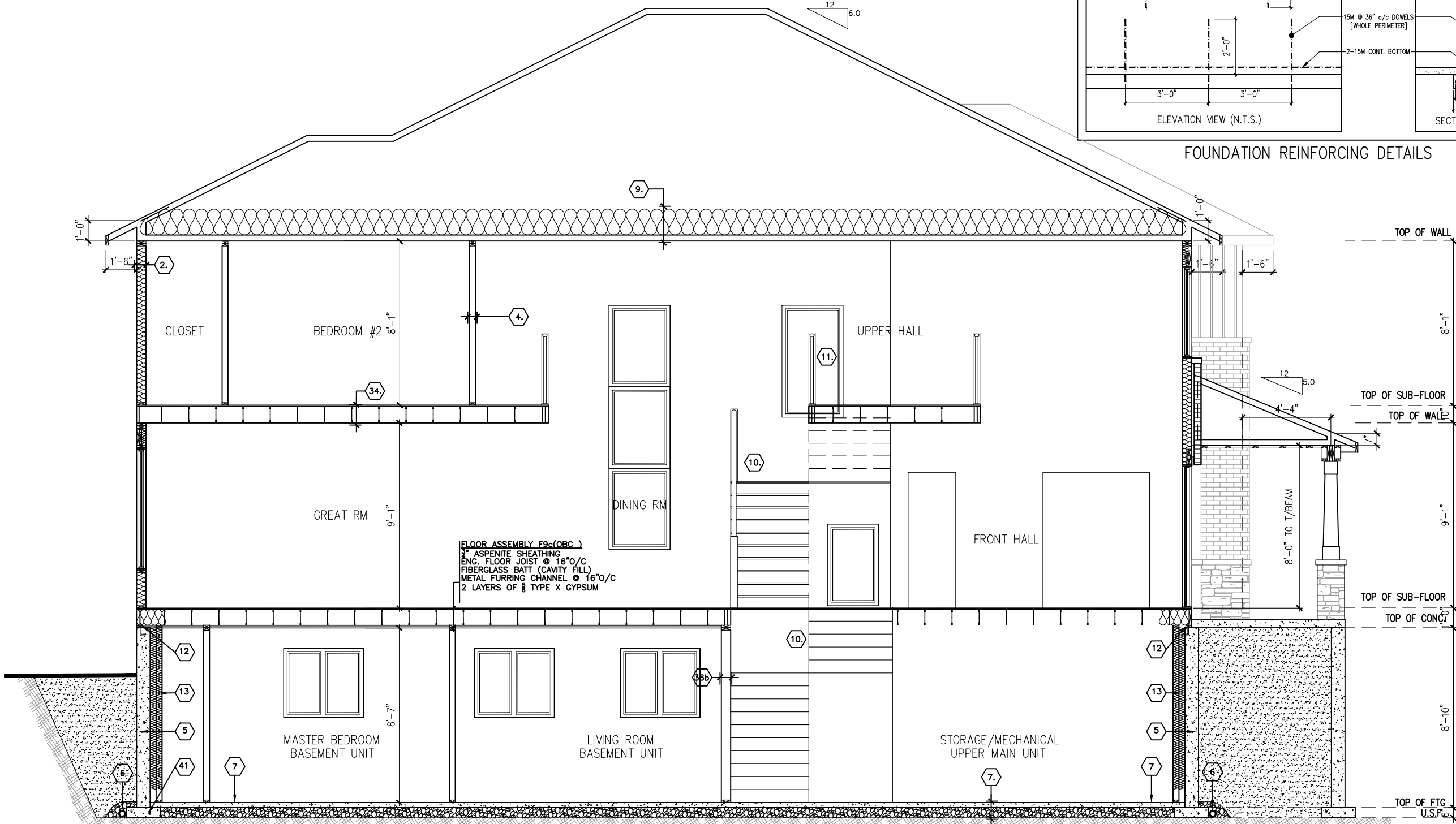


9' FOUNDATION POUR

9' SECOND FLOOR



FOUNDATION REINFORCING DETAILS



SECTION ELEVATION D

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drawn by: SP	
date: OCT/16	
scale: $3/16" = 1' - 0"$	
DCL - 153	sheet #:
9 of 9	
sheet title:	

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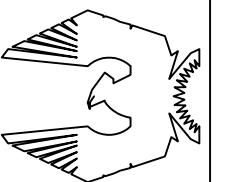
KLONDIKE

SITE: PATHWAYS PH 2

LOT NUMBER:

CIVIC ADDRESS:
304 SPREADING WAY

152



PHOENIX HOMES