

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 (10.25k/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" GARAGE WALL)**
SIDING AS PER ELEVATION, APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") O.C., [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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" GARAGE WALL)**
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, 38x89 (2"x4") STUDS @ 400mm (16") O.C. [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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 DAMPROOFING 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 WEEP 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 DAMPROOFING 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. **STAIRS, STEPS, HANDRAILS -OBC. 9.8.-**
-9.8.2.1(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33 3/8") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT.
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 13/16")	200mm (7 7/8")
RUN	255mm (10 1/8")	355mm (14")

-9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
-9.8.4.6(1)(b) MAX. NOSING 25mm (1")
-9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 13/16")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 7/8") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
 11. **GUARDS -OBC. 9.8.8.3.-**
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 1/8") MIN.
(3) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")
 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 (3/8") 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.
OR
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)
DAMPNPROOF 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 DAMPROOFING 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 102x150x9.5 (4"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"x2"x2") FIELD WELD 60L 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"x2"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

38. CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @ 400mm (16"x0.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" @12" O/C
 2. STUCCO -2"x6" @16" O/C
 3. BRICK TO 4'-0" -2"x6" @16" O/C
 4. BRICK FULL HEIGHT -2-2"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)

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)

STUD SPACING WITH VARIOUS FINISHES:

1. SIDING—METAL OR VINYL—	2"X6" @12" O/C
2. STUCCO	2"X6" @16" O/C
3. BRICK TO 4'-0"	2"X6" @16" O/C
4. BRICK FULL HEIGHT	2-2"X6" @12" O/C

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

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 BUILDING AS 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.

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 MANUFACTURER.
- 5 LVL BEAMS SHALL BE 2.0E W5 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 AT 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.#3
B3	3/38 x 235	(3/2" x 10")	SPR.#3
B4	4/38 x 235	(4/2" x 10")	SPR.#3
L5	2/38 x 286	(2/2" x 12")	SPR.#5
B5	3/38 x 286	(3/2" x 12")	SPR.#5
B6	4/38 x 286	(4/2" x 12")	SPR.#5

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)

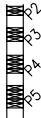
TP = (1) 3" DIA. ADJ. ST. POST
2TP = (2) 3" DIA. ADJ. ST. POSTS
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1	2-1	$3/4 \times 7$	$1/4"$	(2-45x184)
LVL2	3-1	$3/4 \times 7$	$1/4"$	(3-45x184)
LVL3	4-1	$3/4 \times 7$	$1/4"$	(4-45x184)
LVL4	2-1	$3/4 \times 9$	$1/2"$	(2-45x240)
LVL5	3-1	$3/4 \times 9$	$1/2"$	(3-45x240)
LVL6	2-1	$3/4 \times 11$	$7/8"$	(2-45x300)
LVL7	3-1	$3/4 \times 11$	$7/8"$	(3-45x300)

MASONRY VENEER LINTEL SCHEDULE [0BC2012]	
PROVIDE 6" MINIMUM BEARING EACH END	9.20.5.2.B
OPENINGS	LINTEL SIZE
UP TO 8'-0"	3 1/2" x 3 1/2" x 1/4"
8'-0" TO 8'-8"	4" x 3 1/2" x 1/4"
8'-8" TO 10'-10"	5" x 3 1/2" x 5/16"
10'-10" TO 11'-5"	5" x 3 1/2" x 7/16"
11'-5" TO 11'-9"	5" x 3 1/2" x 1/2"
11'-9" TO 12'-6"	6" x 3 1/2" x 7/16"
12'-6" TO 13'-4"	6" x 3 1/2" x 1/2"

LEGEND

<u>LEGEND</u>		 M.C. MEDICINE CABINET	
		 DOUBLE VOLUME WALL	SEE NOTE (39)
 EXHAUST VENT		 SOLID WOOD BEARING	P2 - 2 MEMBER BUILT-UP STUD P3 - 3 MEMBER BUILT-UP STUD P4 - 4 MEMBER BUILT-UP STUD P5 - 5 MEMBER BUILT-UP STUD
 DUPLEX OUTLET (12" HIGH)		NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED M BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS S JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.)	
 WEATHERPROOF DUPLEX OUTLET			
 HEAVY DUTY OUTLET			
 POT LIGHT			
 LIGHT FIXTURE (CEILING MOUNTED)			
 LIGHT FIXTURE (WALL MOUNTED)			
 SWITCH		 SMOKE ALARM (AUDIBLE/VISUAL) - OBC 9.10.19.	PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECT LEVEL, ONE PER SLEEPING ROOM, INCLUDING HALLW TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED T ALARMS WHEN THE ALARM SOUNDS.
 SWITCH (3-WAY)		-9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A	
 FLOOR DRAIN		 CARBON MONOXIDE ALARM (OBC 9.33.4)	WHERE A FUEL-BURNING APPLIANCE IS INSTALLED I A CARBON MONOXIDE ALARM CONFORMING TO CAN/CS OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH CARBON MONOXIDE ALARM(S) SHALL BE PERMANENT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXID EQUIPPED WITH AN ALARM THAT IS ADJUDIBLE WITHIN THE INTERVENING DOORS ARE CLOSED.
 HOSE BIB			
 DOUBLE JOIST			
 LAMINATED VENEER LUMBER			
 POINT LOAD FROM ABOVE			
 P.T. PRESSURE TREATED			

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.)

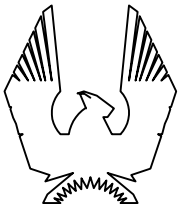
SMOKE ALARM (AUDIBLE/VISUAL)—ORC 9.10.19.
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR
LEVEL. ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED
TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL
ALARMS WHEN ONE ALARM SOUNDS.
—9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT

CARBON MONOXIDE ALARM (CBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN 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 WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))

FOR REFERENCE ONLY

NOT FOR REPRODUCTION



PHOENIX HOMES

BELFAST M – 2022

SITE:

XX

LOT NUMBER:

CIVIC ADDRESS:
123 STREET

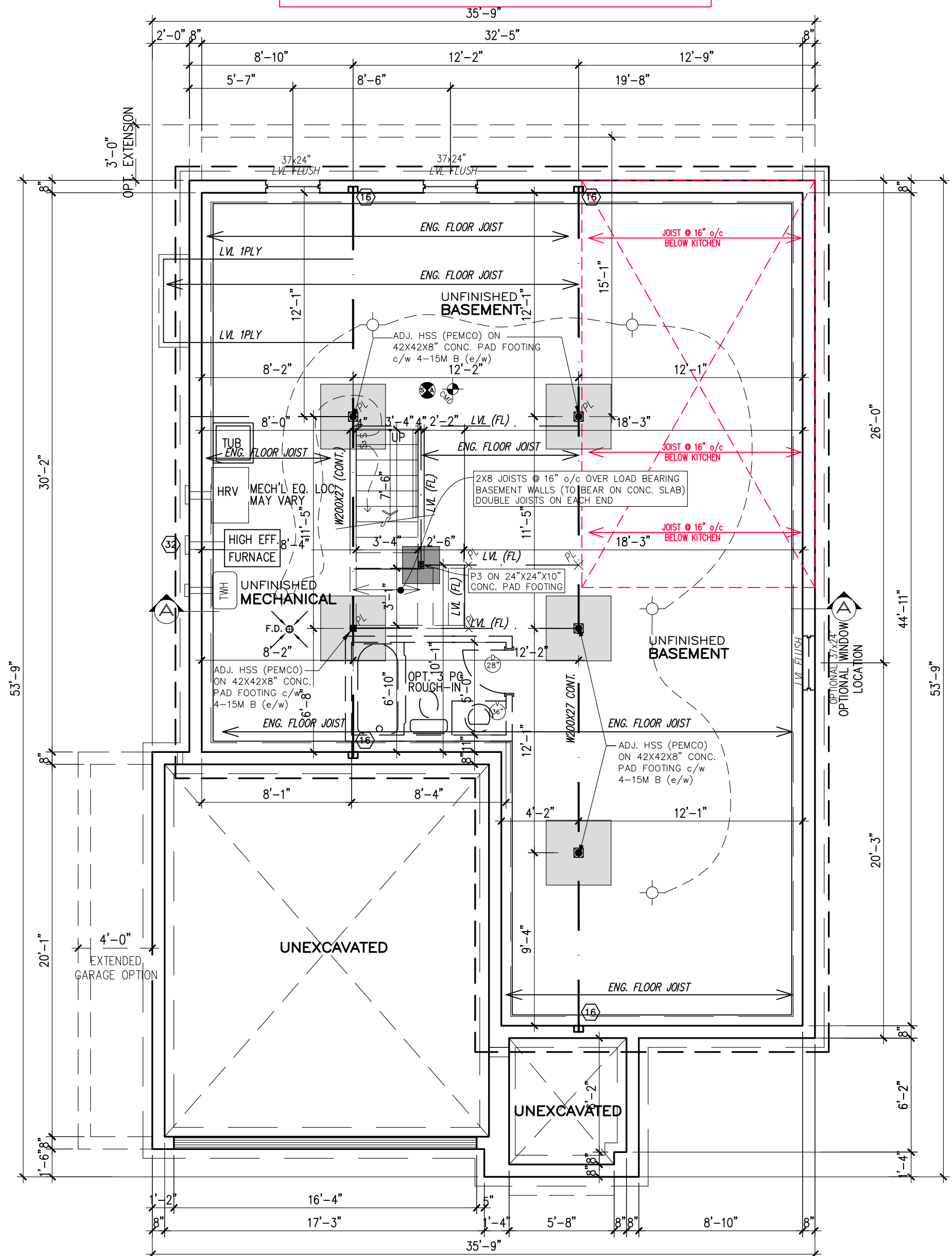


6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB
5	STAIR MODIFICATION	OCT 31-23	SP
4	4&5 BED JOIST REVISION	MAY 23-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

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drawn by: SP	
date: NOV/19	
scale: 3/16"=1'-0"	
sheet no:	
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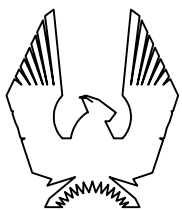
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

****REQUIRED FOR WINDOWS OVER 47" WIDE****
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW
EXTENDING 2'-0" BEYOND EDGE OF OPENING &
2-15M VERTICAL BARS EACH SIDE



NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH,
UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.

BASEMENT PLAN-ELEV. M



PHOENIX HOMES

BELFAST M – 2022

SITE: **XX**

LOT NUMBER:

CIVIC ADDRESS:
123 STREET

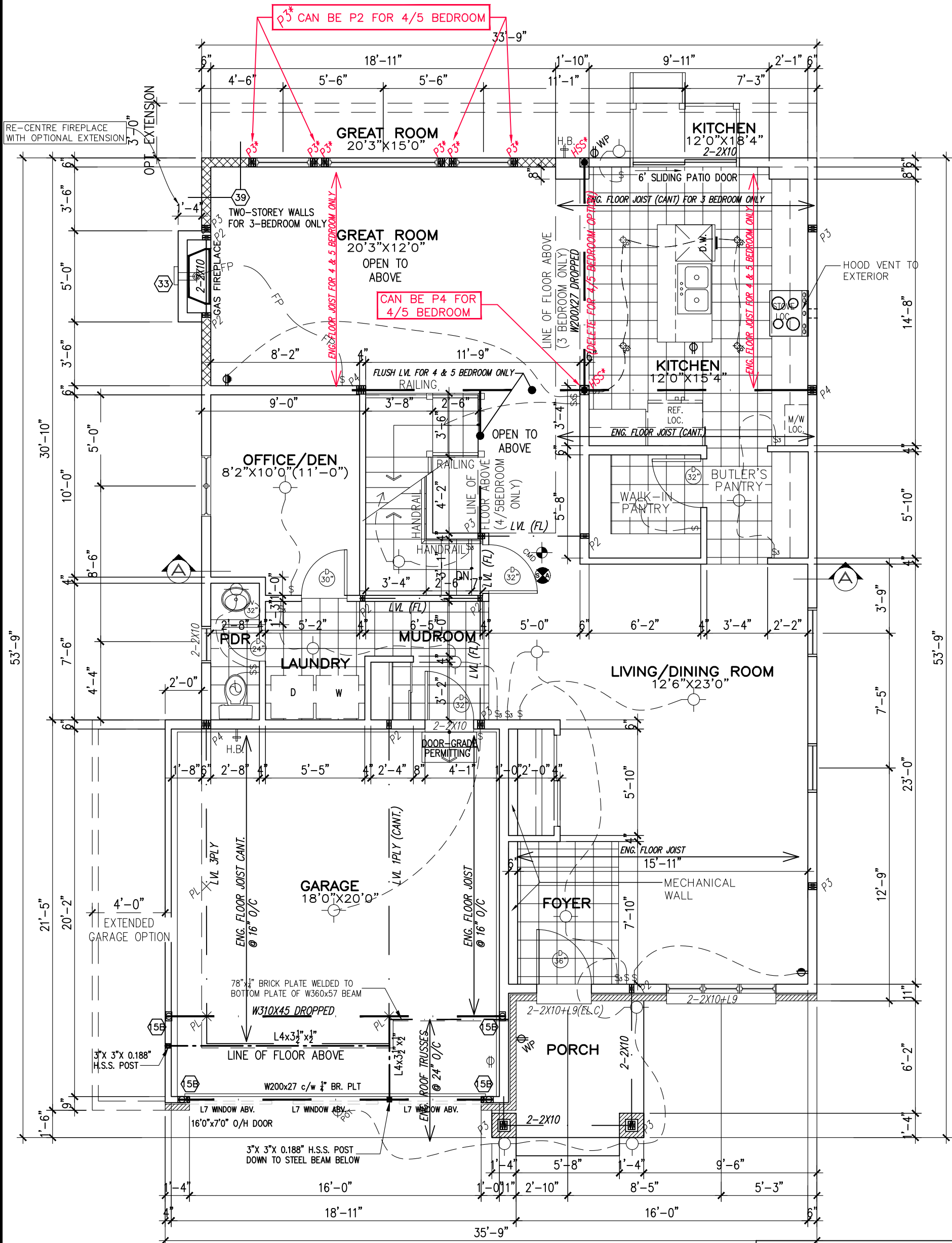
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5	STAIR MODIFICATION	OCT 31-23	SP	
4	4&5 BED JOIST REVISION	MAY 23-23	CB	
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP	
2	STRUCTURAL REVIEW	JUNE 1-22	SP	
1	ISSUED FOR PRICING ONLY	DEC-2019	SP	
No.	Description	Date	By	
REVISIONS				

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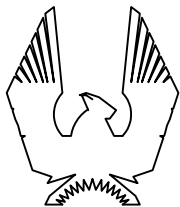
****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.



GROUND FLOOR PLAN M

1310 SF

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.



PHOENIX HOMES

BELFAST M - 2022

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS:
123 STREET

XXX

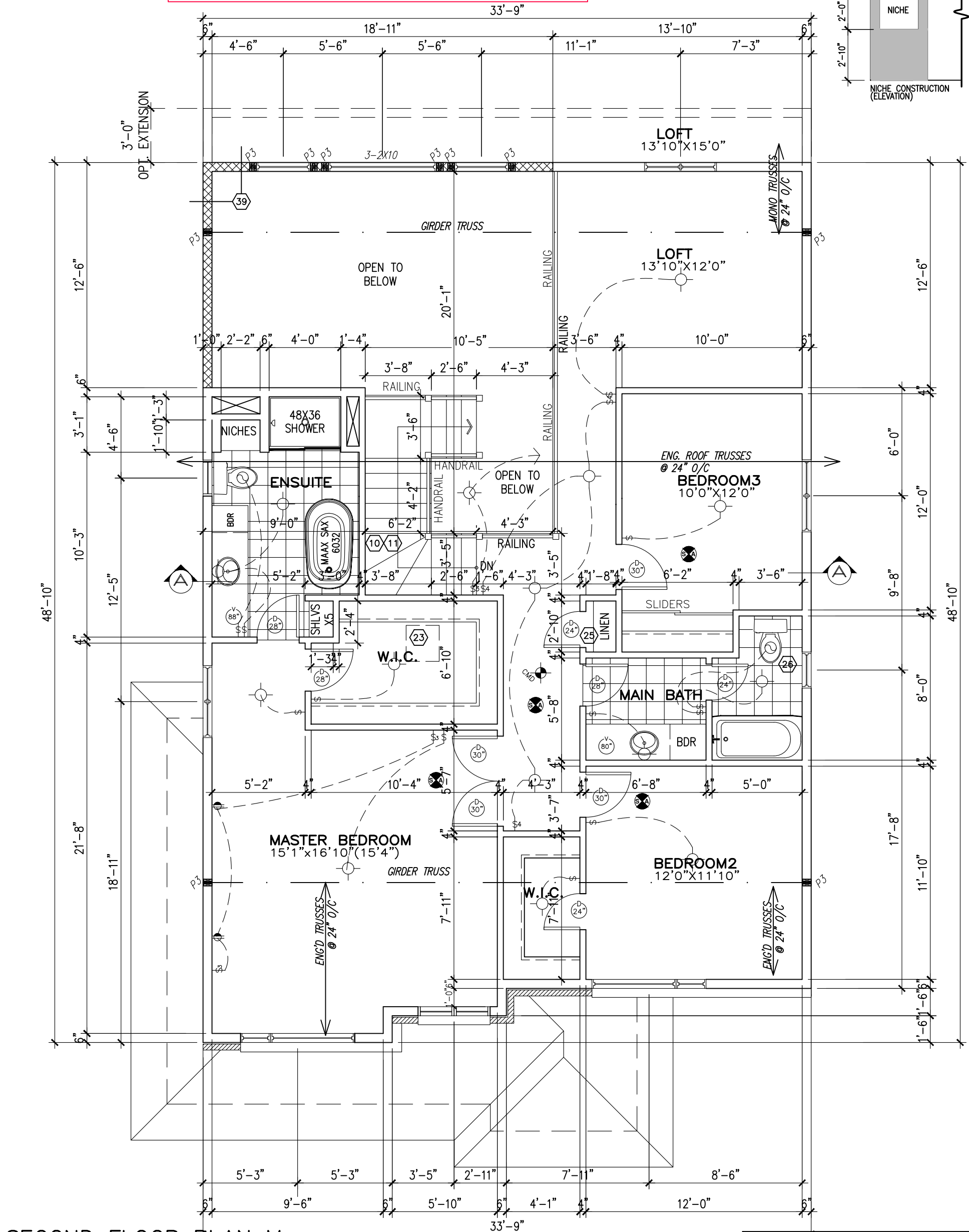
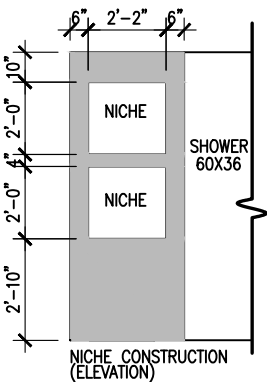
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5	STAIR MODIFICATION	OCT 31-23	SP
4	4&5 BED JOIST REVISION	MAY 23-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No. Description		Date	By
REVISIONS			

footprint:	50-22-1M
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	
D.C.L. - 182	
3M	
11	

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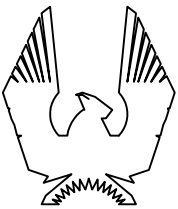
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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



SECOND FLOOR PLAN M
(3 BEDROOM)
1255 SF

NOTE:
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UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.



PHOENIX HOMES

BELFAST M - 2022

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS:
123 STREET

XXX

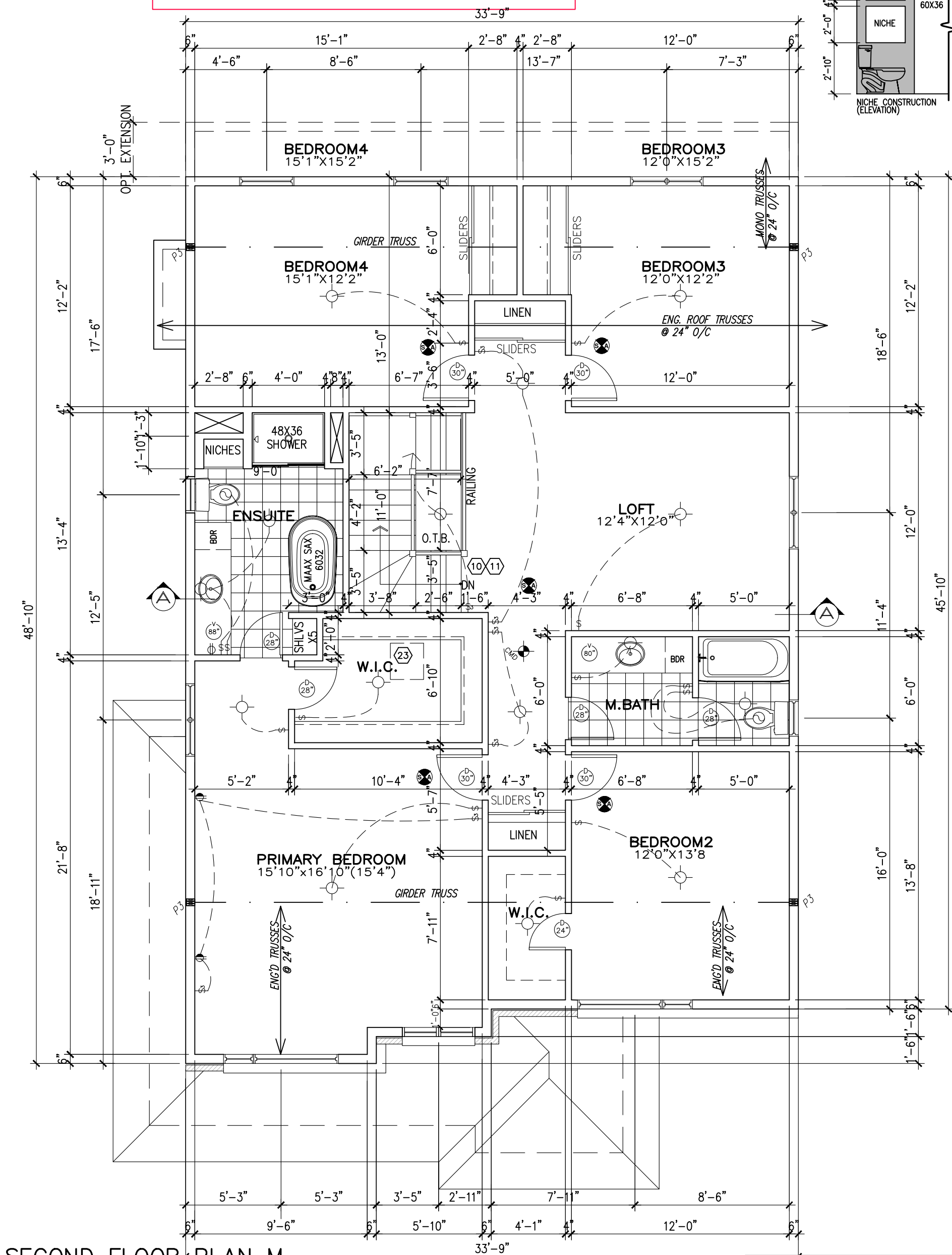
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4	4&5 BED JOIST REVISION	MAY 23-23	CB
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP
2	STRUCTURAL REVIEW	JUNE 1-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

footprint:	50-22-1M
drawn by:	SP
date:	NOV/19
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D.C.L. - 182	
4M 3BED	

FOR REFERENCE ONLY

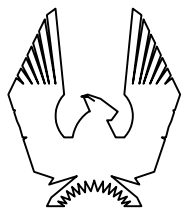
Diagram illustrating the Niche Construction (Elevation) for a shower area. The diagram shows a toilet, two niches, and a shower area. Dimensions are provided in feet and inches.

- Overall width: 6" (left), 2'-2" (center), 6" (right)
- Overall height: 10" (top), 2'-0" (middle), 2'-10" (bottom)
- Labels: NICHE, SHOWER 60X36, NICHE CONSTRUCTION (ELEVATION)



1519 SF

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH,
UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.



PHOENIX HOMES

BELFAST M – 2022

SITE: **XX**

LOT NUMBER:

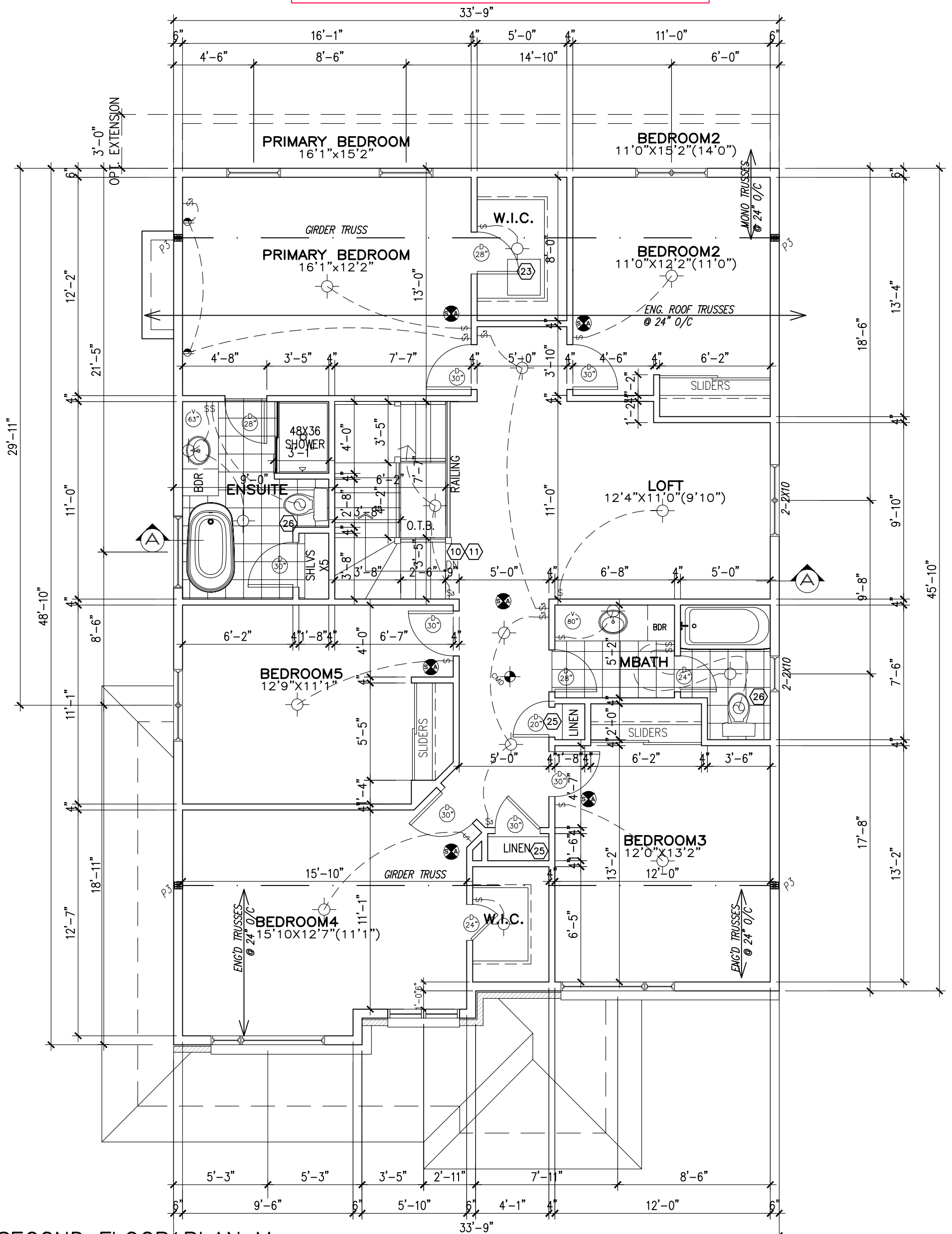
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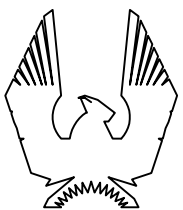
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5	STAIR MODIFICATION	OCT 31-23	SP	drawn by: SP
4	4&5 BED JOIST REVISION	MAY 23-23	CB	date: NOV/19
3	KITCHEN LIGHT UPDATE	OCT 24-22	SP	scale: 3/16"=1'-0"
2	STRUCTURAL REVIEW	JUNE 1-22	SP	sheet no:
1	ISSUED FOR PRICING ONLY	DEC-2019	SP	D.C.L. - 182
No.	Description	Date	By	4M 4BED
REVISIONS				

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



NOTE:
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MANUF. LAYOUT.



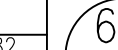
BELFAST M – 2022

SITE: **XX**

LOT NUMBER:

CIVIC ADDRESS:
123 STREET

XX

6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB	footprint: 50-22-1M drawn by: SP date: NOV/19 scale: 3/16"=1'-0" sheet no: D.C.L. - 182 4M 5BED	
5	STAIR MODIFICATION	OCT 31-23	SP		
4	4&5 BED JOIST REVISION	MAY 23-23	CB		
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No.	Description	Date	By		
REVISIONS					

Architectural elevation drawing of a garage and main house facade. The drawing includes the following details:

- Garage Section (Left):**
 - 16'x7' OVERHEAD GARAGE DOOR
 - San Remo A1103R / Black finish
 - Dimensions: 7'-10" total height, 1'-0" from subfloor to top of door.
- Main House Section (Right):**
 - 36"x96" DOOR
 - 16"x16" STONE COLUMN
 - 8"x8" PVC COLUMN (D-LOCK)
 - 3" PRECAST CONC. CAP
 - 3" PRECAST CONC. SILL (TYP. TOP/BOTTOM DOORS & WINDOWS)
 - 6" PREFINISHED ALUMINUM CORNER
 - 8.25" HARDIE BRD. (7" REVEAL)
 - BRICK VENEER
- Upper Level Windows:**
 - Three windows with dimensions 76"x60" and 48"x48".
 - Dimensions: 2'-0" between windows, 1'-8" and 4'-8" window widths.
- Roof:**
 - Gabled roof with 12:12 pitch.
 - Dimensions: 2'-0" eave overhang, 2'-0" ridge height.
- Other Details:**
 - Dimensions: 1'-3" from top of wall to top of windows, 1'-5" from top of wall to top of windows.
 - Labels: FG (Finish Grade), EQUAL (equal spacing), T/FTG U.S.F. (Top of Finished Ground).

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****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



REAR ELEVATION—M



SITE: **XXX**

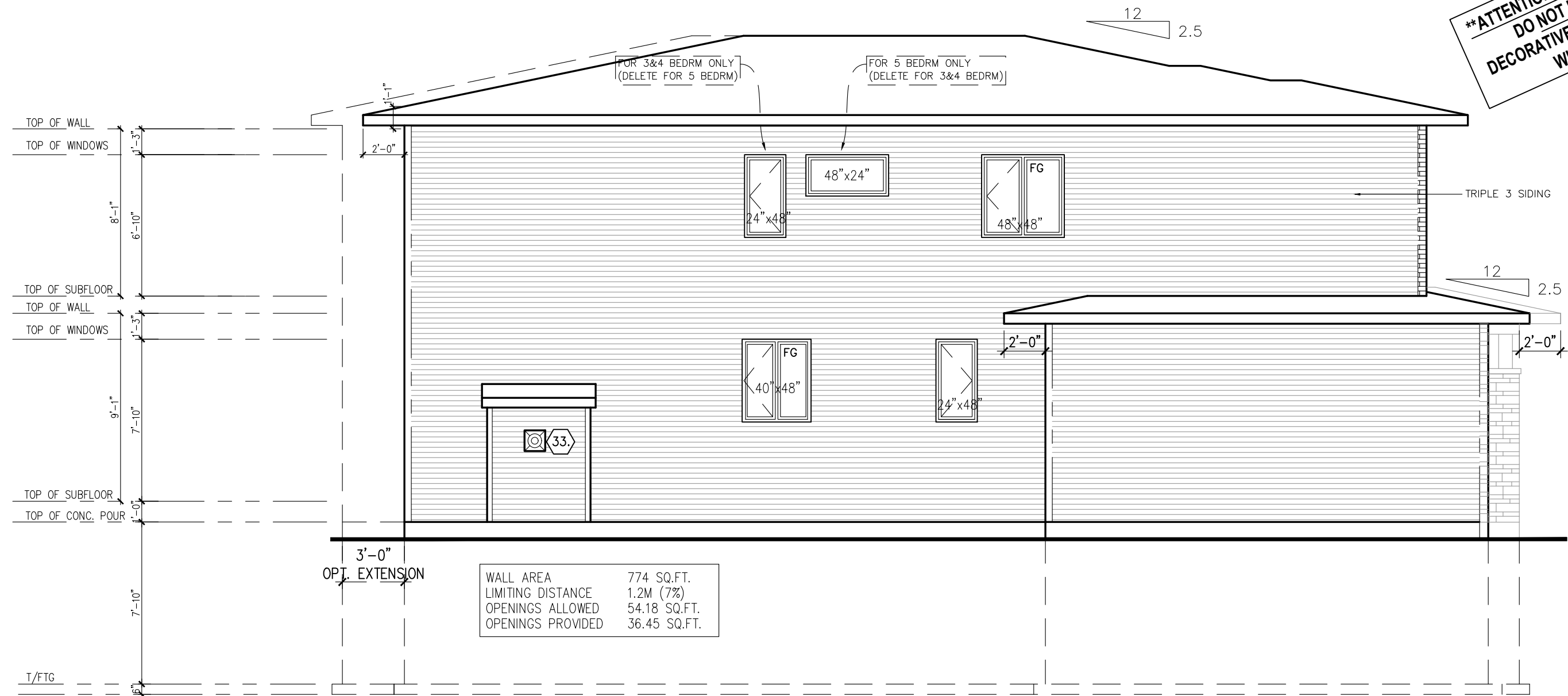


CIVIC ADDRESS:
123 STREET

6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB
5	STAIR MODIFICATION	OCT 31-23	SP
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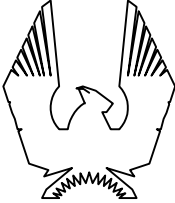
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D.C.L. - 182 5M	

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LEFT SIDE ELEVATION—M
(4&5 BEDROOM)

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PHOENIX HOMES

BELFAST M — 2022

SITE: **XXX**

LOT NUMBER: **XXX**

CIVIC ADDRESS:
123 STREET

6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB
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1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

footprint: 50-22-1M

drawn by: SP

date: NOV/19

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

sheet no: 8M
D.C.L. - 182 11

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****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS



RIGHT SIDE ELEVATION—M
(4&5 BEDROOM)

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BELFAST M — 2022

SITE: XXX

LOT NUMBER: XXX

CIVIC ADDRESS:
123 STREET

6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB
5	STAIR MODIFICATION	OCT 31-23	SP
4	4&5 BED JOIST REVISION	MAY 23-23	CB
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2	STRUCTURAL REVIEW	JUNE 1-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	Date	By
REVISIONS			

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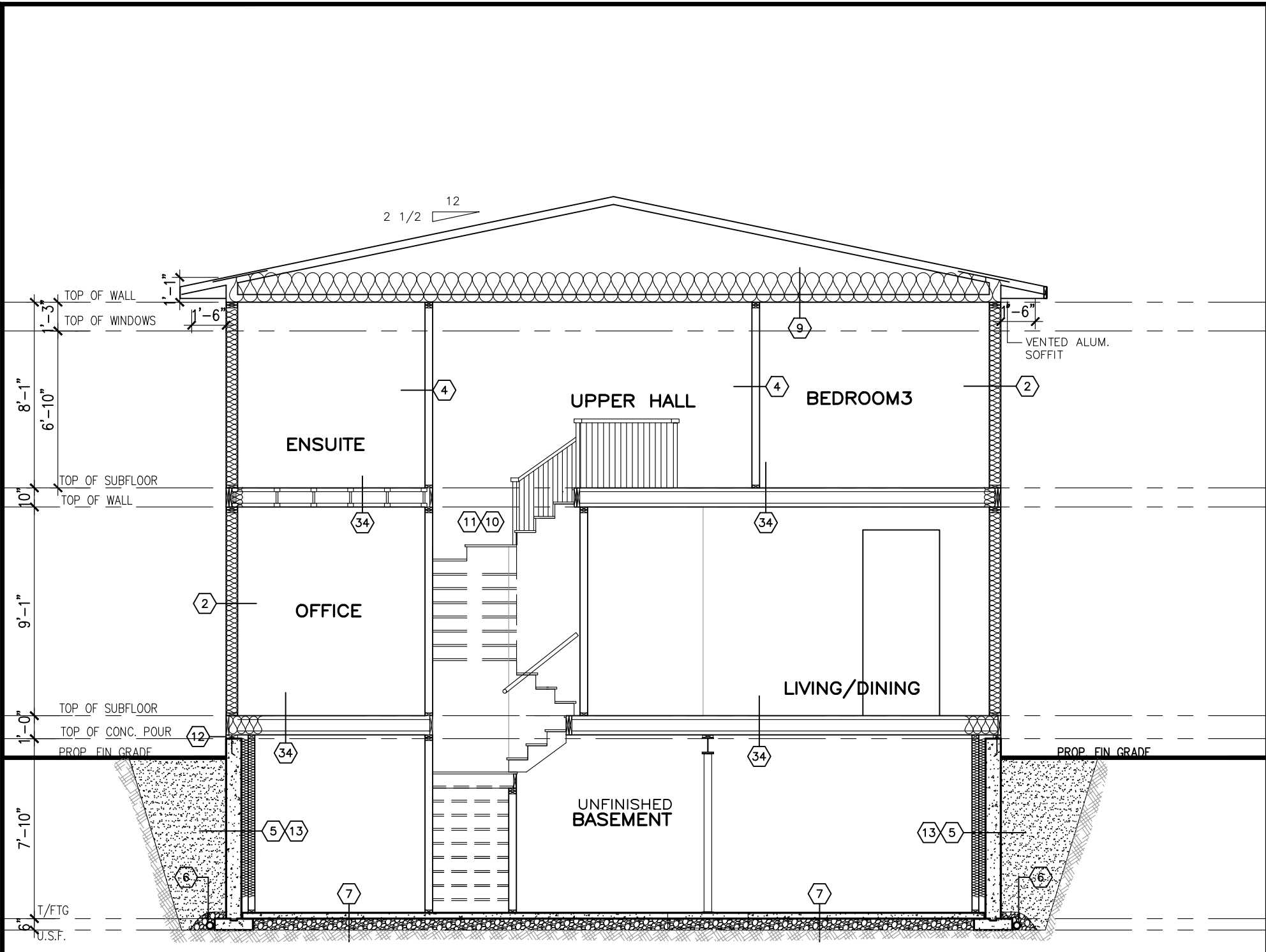
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date: NOV/19

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

sheet no: 9M
D.C.L. - 182 11

7M



SECTION "AA" @ STAIR



PHOENIX HOMES

BELFAST M – 2022

SITE: **XXX**

LOT NUMBER: **XXX**

CIVIC ADDRESS:
123 STREET

6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB
5	STAIR MODIFICATION	OCT 31-23	SP
4	4&5 BED JOIST REVISION	MAY 23-23	CB
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REVISIONS			

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date: NOV/19

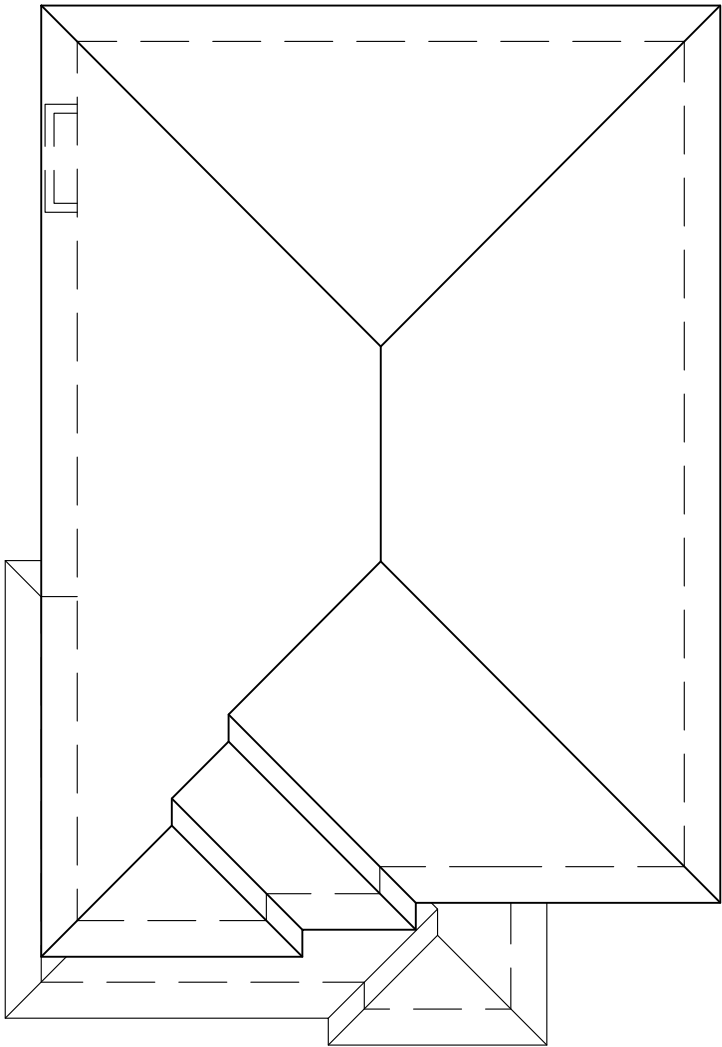
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D.C.L. - 182

8M

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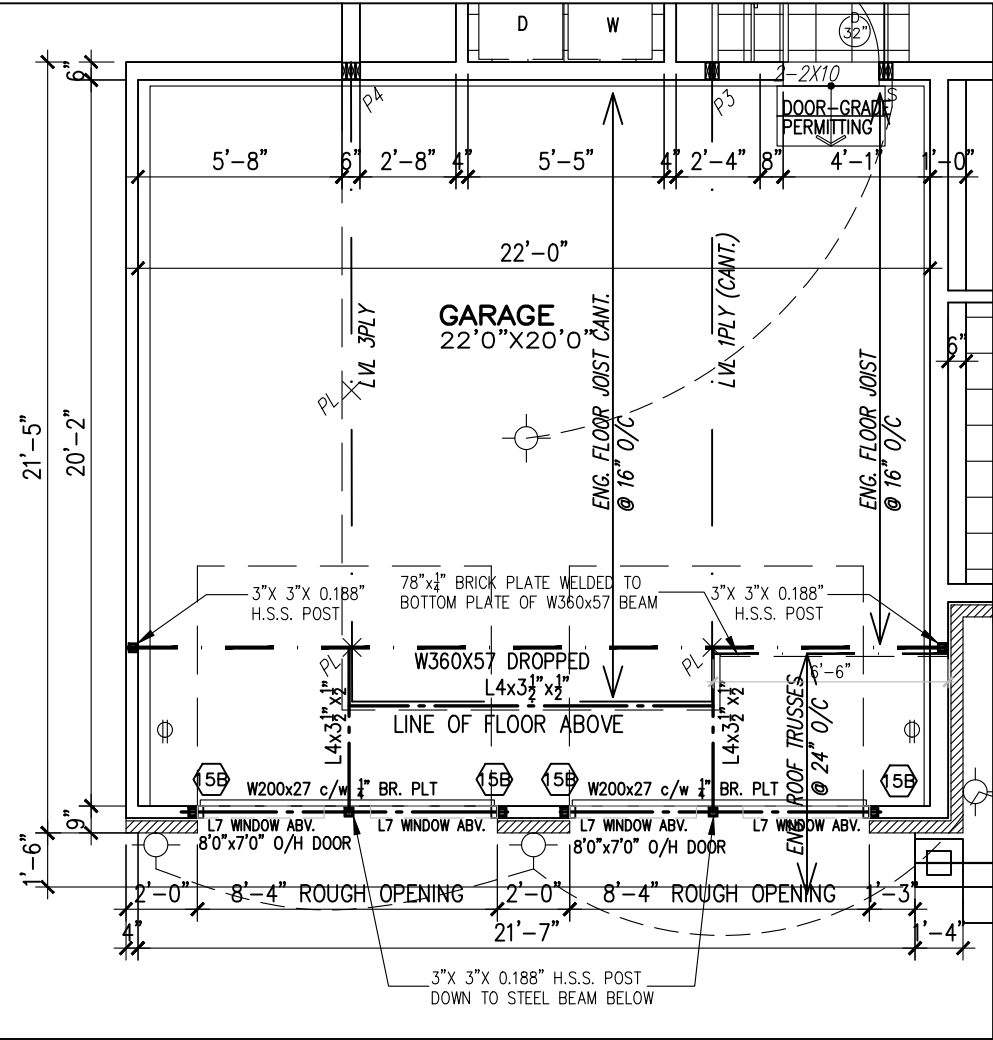


ROOF PLAN-M

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FRONT ELEVATION—M WITH EXTENDED GARAGE OPTION



BELFAST M – 2022

SITE: XXX

LOT NUMBER: XXX

CIVIC ADDRESS:
123 STREET

6	STAIR DIMENSIONS & SECTION UPDATE	DEC 22-23	CB
5	STAIR MODIFICATION	OCT 31-23	SP
4	4&5 BED JOIST REVISION	MAY 23-23	CB
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No.	Description	Date	By
REVISIONS			

footprint: 50-22-1M

drawn by: SP

date: NOV/19

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

sheet no:
D.C.L. - 182
9M

11M
11

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