# CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

**SB-12** (TABLE 3.1.1.2.A)



-ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE (OBC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. -ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED METRIC IN BRACKETS.

TYPICAL FRAME CONSTRUCTION ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING -DOUBLE STUDS @ OPENINGS -DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN

EXTERIOR WALLS -DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-6" (3.2m) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m) -DOUBLE JOISTS UNDER PARALLEL PARTITIONS -BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS -BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS

PERPENDICULAR TO FLOOR JOISTS -METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT 6

BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm) -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER -ALL STEEL BEAMS TO BE GRADE 350W -LAMINATED VENEER LUMBER(LVL) TO BE GRADE 1.9E \( \frac{7}{}

TYPICAL ROOF CONSTRUCTION

-NO. 210 (30.5 kg/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12PITCH PROVIDE EAVES PROTECTION TO EXTENT UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE

OR BETTER(MODULUS OF ELASTICITY, E=1.9X10 psi)

-EAVES PROTECTION LAID BENEATH STARTER STRIP -STARTER STRIP AS PER OBC 9.26.7. (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH "H" CLIPS -APPROVED WOOD TRUSSES @ 24" O/C -TRUSS BRACING AS PER TRUSS MANUFACTURER

-METAL EAVESTROUGH ON PREFINISHED ALUMINUM **FASCIA & ALUMINUM VENTED SOFFIT** -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

TYPICAL EXTERIOR SIDING WALL -VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR

-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP) -6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE

-15lb (0.7 kg/m2) BUILDING PAPER -3/8" (10mm) EXTERIOR TYPE SHEATHING \*PROVIDE 1"X3" (25mmX75mm) STRAPPING @ 12" O/C HORIZ. UNDER SHEATING FOR VERTICAL SIDING ONLY -2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C. -MIN R-22 (3.87 RSI) INSULATION -6 MIL POLY AIR/VAPOUR BARRIER -1/2" (12.7mm) GYPSUM BOARD

TYPICAL EXTERIOR STUCCO WALL 2S - STUCCO CLADDING SYSTEM CONFIRMING TO OBC 9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM  $\langle 10 \rangle$ 6MM (1/4") DRAINAGE CAVITY BEHIND THE CLADDING W/ POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION -ON 1" (25mm) MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION APPROVED SHEATHING PAPER -3/8" (10mm) EXTERIOR TYPE SHEATHING -2"X6" (38mmX140mm) STUDS @ 400MM (16")O.C.

-R22 (RSI 3.87) BATT INSULATION -APPROVED DIAGONAL WALL BRACING -VAPOUR BARRIER AND CONT. AIR BARRIER -1/2" (12.7mm) INT. DRYWALL FINISH -STUCCO TO BE MIN. 8" (200mm) ABOVE FINISH GRADE

EXTERIOR SIDING FIREWALL 45 MIN. FIRE RESISTANCE RATING WALL ASSEMBLY THE SAME AS NOTE  $\langle 2 \rangle$ WITH THE FOLLOWING EXCEPTIONS: -MIN. R-22 (3.87 RSI) INSULATION W/ A MASS

OF 0.032 kg/m2 PER 1mm OF THICKNESS -1/2" (12.7mm) TYPE 'X' GYPSUM BOARD GARAGE WALLS  $(2G)^{\frac{1}{2}}$  WALL ASSEMBLY THE SAME AS NOTE (2)WITH THE FOLLOWING EXCEPTIONS:

-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O/C -1/2" (12.7mm) TYPE 'X' GYPSUM BOARD -DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER TYPICAL EXTERIOR BRICK / STONE VENEER WALL

-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE. PROVIDE WEEP HOLES @ 2'-6" (800mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS -6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE

-1/2" (12.7mm) GYPSUM BOARD

-1" (25mm) AIR SPACE -15lb (0.7 kg/m2) BUILDING PAPER -GALV. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C.

-3/8" (10mm) EXTERIOR TYPE SHEATHING -2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C. -R-22 (3.87 RSI) INSULATION -6 MIL POLY AIR/VAPOUR BARRIER

EXTERIOR BRICK / STONE VENEER FIREWALL , 45 MIN. FIRE RESISTANCE RATING WALL ASSEMBLY THE SAME AS NOTE (3) WITH THE FOLLOWING EXCEPTIONS:

0.032 kg/m2 PER 1mm OF THICKNESS

-MIN. R-22 (3.87 RSI) INSULATION W/ A MASS OF

-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD GARAGE WALLS 3G WALL ASSEMBLY THE SAME AS NOTE 3 WITH THE FOLLOWING EXCEPTIONS:

-2"X4" (38mm X 89mm) STUDS @ 16" (400mm) O/C -1/2" (12.7mm) TYPE 'X' GYPSUM BOARD -DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER **INTERIOR STUD WALLS** 

2"X4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2"X6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C -DOUBLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" TOP PLATES

-SINGLE 2"X4" (38mm X 89mm) OR (38mm X 140mm)

2"X6" BOTTOM PLATE -1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

FOUNDATION WALL

-8" (200mm) OR 10" (255mm) POURED CONC. FDTN. WALL 15 MPa (2200 psi) W/ BITUMENOUS DAMPROOFING AND DRAINAGE LAYER -BRACE FOUNDATION WALL PRIOR TO BACKFILLING ON CONC. FOOTINGS C/W CONT. FORMED KEYWAY AND REST ON NATURAL UNDISTURBED SOIL W/ MINIMUM BEARING CAPACITY OF 100KPa (14.5 psi) OR GREATER. -FOR FOOTING SIZES SEE ARCHITECTURAL DRAWINGS

(\*SEE OBC 9.15.3 & 9.15.4.) -INSULATE W/ R-20 (RSI 3.52) CONTINUOUS INSULATION ON INTERIOR SIDE OF FDN WALL.

WEEPING TILE

4" (100mm) DIA. WEEPING TILE LAID ON UNDISTURBED OR WELL COMPACTED SOIL. TOP OF WEEPING TILE TO BE BELOW BTM. OF FLR. SLAB. COVER TOP & SIDES OF THE STANDARD WEEPING TILE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL AND DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

BASEMENT SLAB / SLAB ON GRADE <sup>)</sup>-3" (75mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMPPROOF BELOW SLAB W/MIN 0 006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/12" (300mm) LAPPED JOINTS (DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS) -5" (100mm) OF 3/4" CLEAR STONE BASE -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13.7 WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7. -PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)).

-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (O.B.C. SB-12 - 3.1.1.7 (6))

FLOOR ASSEMBLY -FOR THICKNESS OF SUBFLOOR REFER TO **ENGINEERING DWG'S** 

-SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. RELOW ALL CERAMIC TILE AREAS, PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

CEILING -R-60 (RSI 10.56) INSULATION -6 MIL POLY AIR/VAPOUR BARRIER

-5/8" (15.8 mm) GYPSUM BOARD OR 1/2" CEILING BOARD (12.7 mm) STAIRS INTERIOR & EXTERIOR

MIN. RISE = 5" (125mm) -MAX. RISE = 7-7/8" (200mm) = 10" (255mm) -MIN. RUN -MAX. NOSING = 1" (25mm)-MIN. HEADROOM = 6'-5" (1950mm) = 2'-10" (860mm) -MIN. WIDTH (BETWEEN WALL FACES)

-MIN WIDTH = 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS) FOR CURVED STAIRS\_ = 5-7/8" (150mm) -MIN. RUN = 7-7/8" (200mm)

**NOTE: FOR EXTERIOR CONC. STEPS** 

-10" (254mm) RUN & 8" (200mm) RISE -FOUNDATION WALL REQUIRED FOR 3 OR MORE RISERS, FOOTING TO BE MIN. 4'-0" (1.22mm) BELOW GRADE.

RAILINGS / GUARDS -INTERIOR LANDING

-MIN. AVG. RUN

= 3'-6" (1070mm) -INTERIOR STAIR = 2'-11" (900mm) -EXTERIOR LANDING = 2'-11" (900mm) (GREATER THAN 2'0" (610mm) ABOVE GRADE) = 3'-6" (1070mm) -FXTERIOR I ANDING (GREATER THAN 5'11" (1800mm) ABOVE GRADE) -EXTERIOR STAIR = 2'-11" (900mm) -4" (100mm) MAX. BETWEEN WOOD PICKETS

SILL PLATE >-2" X 4" (38mm X 89mm) SILL PLATE W/ 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2.4m) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL. SILL PLATE TO BE CAULKED OR PLACED ON MINERAL WOOL OR FOAM GASKET NOT LESS THAN 1' (25mm) THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

-2200psi (15MPa) CONCRETE FOOTING W/ CONTINUOUS KEY, RESTING ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL

BEARING STUD WALL (BASEMENT)

 $\langle 34 \rangle$ /-2"X4" (38mmX 89mm) WOOD STUDS OR 2"X6" (38mmX 140mm) WOOD STUDS @ 12" (300mm) O.C. -DOUBLE 2"X4" OR 2"X6" TOP PLATE -2"X4" OR 2"X6" SILL PLATE ON DAMPPROOFING MATERIAL -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C. -6"X12" (150mmX300mm) FOOTING FOR 2"X4" (38mmX89mm) STUD WALL -6"X16" (140mmX400mm) FOOTING FOR 2"X6"

(38mmX140mm) STUD WALL 15 STEEL PIPE COLUMN (see O.B.C. 9.15.3.3) -3 1/2" (89mm) DIA. X 0.118 (4.78mm) STL. COL. W/ 6"X6"X3/8" (150mmX150mmX9.5mm) STL. TOP & BOTTOM

(15A) STEEL PIPE COLUMN (see O.B.C. 9.15.3.3) -3 1/2" (89mm) DIA. X 0.188 (4.78mm) STL. COLUMN W/

4"X4"X1/4" (100mmX100mmX6.4mm) STEEL TOP & BOTTOM -FIELD WELD BOTTOM PLATE TO 10"X4"X1/2" (250mmX100mmX12.5mm) BASE PLATE C/W 2-1/2" (12.7mm) DIA. X 12" (300mm) LONG X 2" (50mm) HOOK ANCHORS

STEEL PIPE COLUMN

(15B) -3 1/2" (89mm) DIA. X 0.188 (4.78mm) NON-ADJUSTABLE STEEL COLUMN W/ 6"X6"X3/8" (150X150X9.5) STEEL TOP PLATE & 4 1/2"X10"X1/2" (120X250X12.5) STEEL BOTTOM PLATE W/ 2-1/2"DIA.X12"X2" (2-12mm DIA.X300mmX50mm) HOOK ANCHORS, FIELD WELD COLUMN TO BASE PLATE

PILASTERS / BEAM POCKETS (16) PILASTER

-8" X 8" (200mm X 200mm) POURED CONCRETE PEIR **BEAM POCKET** -4" (100mm) RECESSED INTO FDN. WALL. WIDTH TO

MATCH BEAM SIZE W/ 1/2" (12.7mm) SPACE AROUND

WOOD BEAMS (17) STEEL BEAM WOOD PLATE / STRAPPING -2"X6" PLATE BOLTED OR RAMSET TO STEEL BEAM FLANGE @ 16" O/C. JOISTS TO BE TOE NAILED TO PLATE. -1"X4" (19mm X 38mm) WOOD STRAPPING ON BOTH SIDES

OF STEEL BEAM

4" (100mm) 32MPa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100mm) COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT 1% MIN

19 GARAGE WALL & CEILING

1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE & GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT -R22 (RSI 3.87) BATT INSULATION IN WALLS -R31 (RSI 5.46) SPRAY FOAM INSULATION IN CEILINGS W/ -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

GARAGE MAN DOOR -TO BE GAS PROOFED WITH SELF CLOSER.

WEATHERSTRIPPING, THRESHOLD & DEADBOLT PRECAST CONC. STEP

-2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

 $\langle 22 \rangle$  CAPPED DRYER VENT OBC 9.32.1.3(3)

ATTIC ACCESS HATCH 23 -ATTIC ACCESS HATCH 22"X28" (545mmX700mm) WITH WEATHERSTRIPPING. -R20 (RSI 3.52) RIGID INSULATION BACKING. (\*SEE O.B.C. 9.19.2.)

 $\left<24\right>$  *LINEN CLOSET* -4 SHELVES MIN. 1'-2" (350mm) DEEP

-ROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR - SEALED W/ ALUM.

26 WOOD COLUMN -REFER TO PLANS FOR COLUMN SIZE

-METAL SHOE ANCHORED TO FTG. PORCH SLAB  $\langle 27 \rangle$  FOR MAX. 8'-2" (2500mm) PORCH DEPTH

MIN. 3" (75mm) BEARING ON FDTN, WALLS.

-PROVIDE (WL1) LINTELS OVER CELLAR DOOR

-5" (125mm) 32 MPa (4640 psi) CONC. SLAB WITH 5-8% AIR FNTRAINMENT -REINF. WITH 10M BARS @ 8" (200mm) O/C EACH WAY IN BOTTOM THIRD OF SLAB ANCHORED IN PERIMETER FDTN. WALLS WITH 24"X24" (610mmX610mm) 10M @ 24" (610mm) O/C. DOWELS. -SLOPE SLAB MIN 1.0% FROM DOOR SLAB TO HAVE A

28 BRIDGING & STRAPPING

-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C. -1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX.

6'-11" (2.1m) O.C. -FASTED TO SILL OR HEADER @ ENDS

29 BLOCK VENEER WALL

4" (100mm) CONCRETE BLOCK TO SUPPORT BRICK ABOVE. WALL AS PER NOTE (3) EXCEPT NO WEEP HOLES

WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLUETHYLENE OR No.15 ROLL ROOFING

DOUBLE VOLUME WALL WALL ASSEMBLY THE SAME AS NOTE (2) & (3) WITH THE FOLLOWING EXCEPTIONS: FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS

SHEATHING CONVENTIONAL ROOF & CEILING FRAMING -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS -CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED -HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

@1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD

**VAULTED OR CATHEDRAL CEILING** -APPROVED SCISSOR TRUSSES OR 2" X 10" (38mmX 235mm) W/ 2" (38mm) CROSS PURLINS -R31 (RSI 5.46) INSULATION, 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -6 MIL POLY AIR/VAPOUR BARRIER -1/2" (12.7 mm) GYPSUM BOARD

WALLS ADJACENT TO ATTIC SPACE

1/2" (13mm) GYPSUM BOARD -6 MIL POLY AIR/VAPOUR BARRIER -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RSI 3.87) BATT INSULATION

-7/16" (11mm) OSB SHEATHING ON ATTIC SIDE **EXPOSED CANTILEVERED FLOOR** 

-FLOOR ASSEMBLY AS PER NOTE 8 -6 MIL POLY AIR/VAPOUR BARRIER -R31 (RSI 5.46) SPRAY FOAM INSULATION -VENTED ALLIMINUM SOFFIT

UNSUPPORTED FDTN. WALLS @ OPENINGS & SUNKEN AREAS -2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" UNSUPPORTED WALL LENGTH) -3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" UNSUPPORTED WALL LENGTH) -4-20M BARS IN TOP PORTION OF WALL (10'-0" TO

15'-0" UNSUPPORTED WALL LENGTH) -BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING

SMOKE ALARM (O.B.C - 9.10.19.) PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 IN FACH BEDROOM -PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS -ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS. ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (O.B.C. - 9.33.4.) WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL RE PROVIDED ADJACENT TO EACH SLEEPING AREA -CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

-SMOKE ALARMS SHALL HAVE A VISUAL COMPONENT AS PER

-WHERE A STORAGE GARAGE IS ATTACHED OR BUILT-IN. A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING ARFA

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FLOOR AREA CALCULATION GROUND FLOOR AREA	=	1649	.EV. B Sq. Ft.
SECOND FLOOR AREA	<del>  =</del>	2044	Sq. Ft.
TOTAL FLOOR AREA	=	3693	Sq. Ft.
1st FLOOR OPEN AREA	=	5	Sq. Ft.
2nd FLOOR OPEN AREA	=	6	Sq. Ft.
ADD TOTAL OPEN AREAS	=	11	Sq. Ft.
ADD FIN. BASEMENT AREA	=	80	Sq. Ft.
GROSS FLOOR AREA	=	3784.00	Sq. Ft.
GROUND FLOOR COVERAGE	=	1654	Sq. Ft.
GARAGE AREA	=	429	Sq. Ft.
PORCH AREA	=	72	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	2155	Sq. Ft.
	=	200.21	Sq. m.
TOTAL COVERAGE W/O PORCH	=	2083	Sq. Ft.
	=	193.52	Sq. m.

GLAZING CALCULATION CHART				
GRADE TO SECOND FLOOR	12.75 ft.			
SECOND FLOOR TO TOP OF PLATE	9.08 ft.			
GROUND FLOOR PERIMETER	189.83 ft.			
SECOND FLOOR PERIMETER	196.00 ft.			
TOTAL WALL AREA	4200.01 s.f.			
GLAZING FRONT ELEVATION	143.97 s.f.			
GLAZING LEFT SIDE ELEVATION	74.65 s.f.			
GLAZING RIGHT SIDE ELEVATION	26.66 s.f.			
GLAZING REAR ELEVATION	128.31 s.f.			
TOTAL GLAZING AREA	373.59 s.f.			
ALLOWABLE GLAZING AREA	17 %			
GLAZING AREA	8.89%			
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APR. 5/17

MAY, 29/17 MS

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REVISIONS

ISSUED FOR PRICING

ISSUED FOR PERMIT & CONSTRUCTION



**GREENYORK HOMES** 

DEGREY DR. CITY OF BRAMPTON

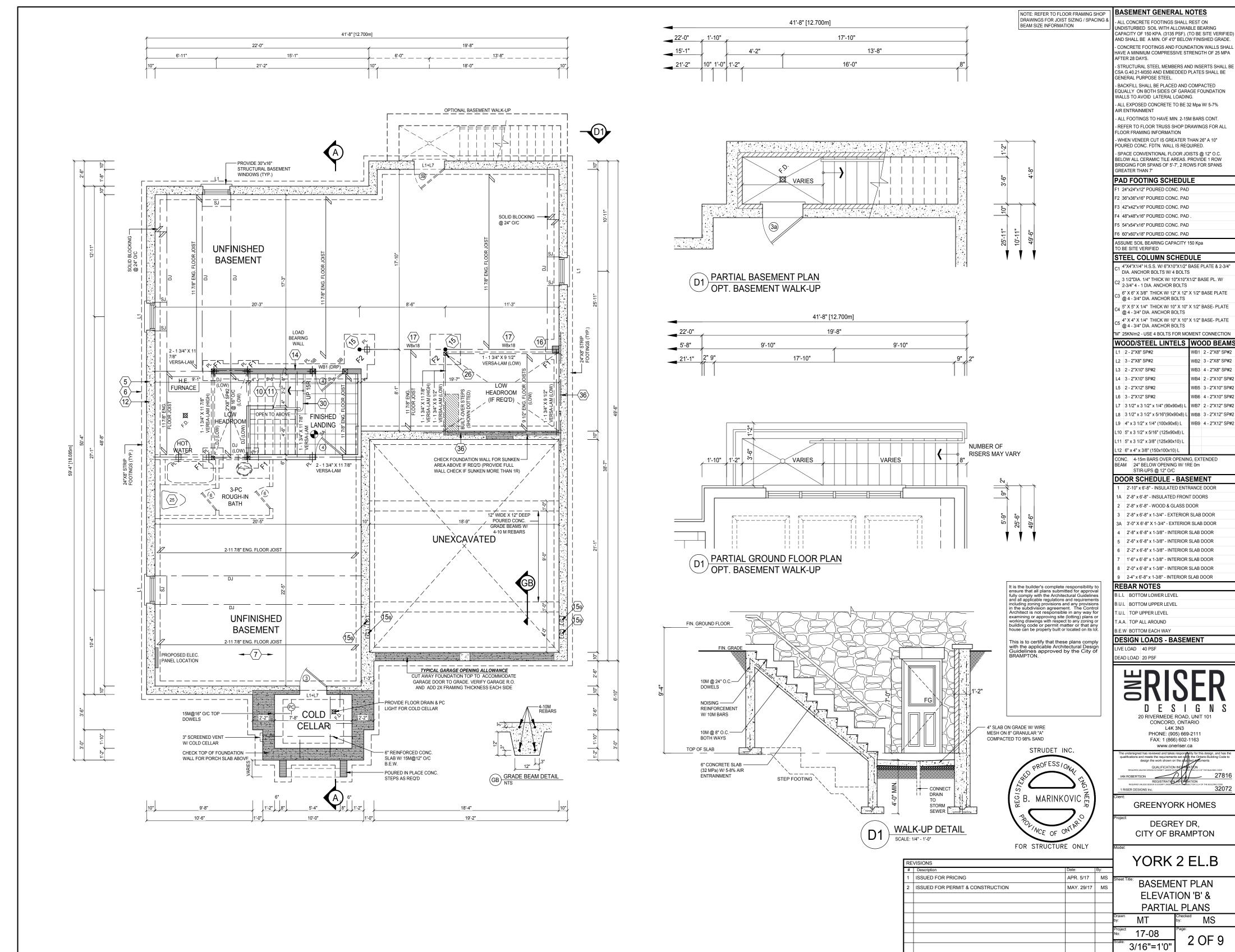
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**CONSTRUCTION NOTES** 

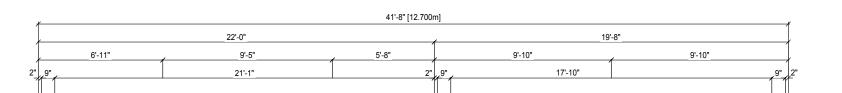
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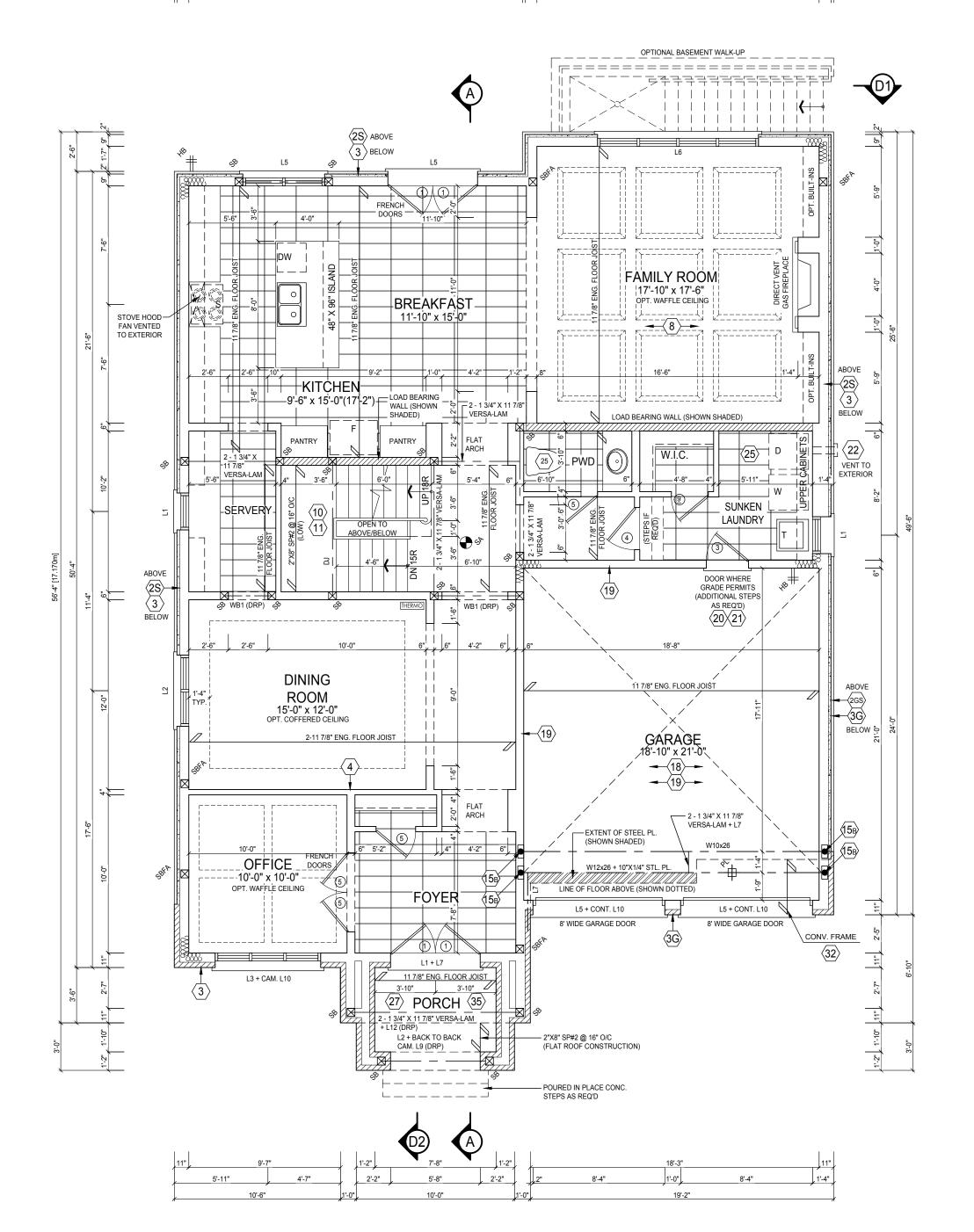
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NOTE: REFER TO FLOOR FRAMING SHOP

# DRAWINGS FOR JOIST SIZING / SPACING & BEAM SIZE INFORMATION GROUND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWI TO BE A MIN. OF 2-2"X8" SPF#1

- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWAL

BOTH SIDES - PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND

TRIPLE STUDS @ CORNERS - REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL

FLOOR FRAMING INFORMATION - REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS, PROVIDE 1 ROW RIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'

CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION.

### STEEL COLUMN SCHEDULE

2-3/4" 4 - 1 DIA. ANCHOR BOLTS

- 4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4"
- DIA. ANCHOR BOLTS W/ 4 BOLTS 3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/
- 6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
- 5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE
- @ 4 3/4" DIA. ANCHOR BOLTS 4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE

@ 4 - 3/4" DIA. ANCHOR BOLTS

1" 25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION					
VC	OOD/STEEL LINTELS	WO	OD E	BEAM	S
.1	2 - 2"X8" SP#2	WB1	2 - 2"X	8" SP#2	
2	3 - 2"X8" SP#2	WB2	3 - 2"X	8" SP#2	
.3	2 - 2"X10" SP#2	WB3	4 - 2"X	8" SP#2	
.4	3 - 2"X10" SP#2	WB4	2 - 2"X	10" SP#2	2
.5	2 - 2"X12" SP#2	WB5	3 - 2"X	10" SP#2	2
.6	3 - 2"X12" SP#2	WB6	4 - 2"X	10" SP#	2
7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L	WB7	2 - 2"X	12" SP#2	2
.8	3 1/2" x 3 1/2" x 5/16"(90x90x8) L	WB8	3 - 2"X	12" SP#2	2
9	4" x 3 1/2" x 1/4" (100x90x6) L	WB9	4 - 2"X	12" SP#2	2
10	5" x 3 1/2" x 5/16" (125x90x8) L				
11	5" x 3 1/2" x 3/8" (125x90x10) L				

#### DOOR SCHEDULE - GROUND FLOOR

- 1A 2'-8" x 8'-0" INSULATED FRONT DOORS

.12 6" x 4" x 3/8" (150x100x10) L

- 2 2'-8" x 8'-0" WOOD & GLASS DOOR 3 2'-8" x 8'-0" x 1-3/4" - EXTERIOR SLAB DOOR
- 3A 3'-0" X 8'-0" X 1-3/4" EXTERIOR SLAB DOOR
- 4 2'-8" x 8'-0" x 1-3/8" INTERIOR SLAB DOOR
- 5 2'-6" x 8'-0" x 1-3/8" INTERIOR SLAB DOOR
- 6 2'-2" x 8'-0" x 1-3/8" INTERIOR SLAB DOOR
- 1'-6" x 8'-0" x 1-3/8" INTERIOR SLAB DOOR 8 2'-0" x 8'-0" x 1-3/8" - INTERIOR SLAB DOOR
- 9 2-4" x 8'-0" x 1-3/8" INTERIOR SLAB DOOR

## DESIGN LOADS - GROUND FLOOR

LIVE LOAD 40 PSF DEAD LOAD 20 PSF

## WALL LEGEND

VARYING WALL HEIGHT DOUBLE VOLUME WALL

LOAD BEARING WALL

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**GREENYORK HOMES** 

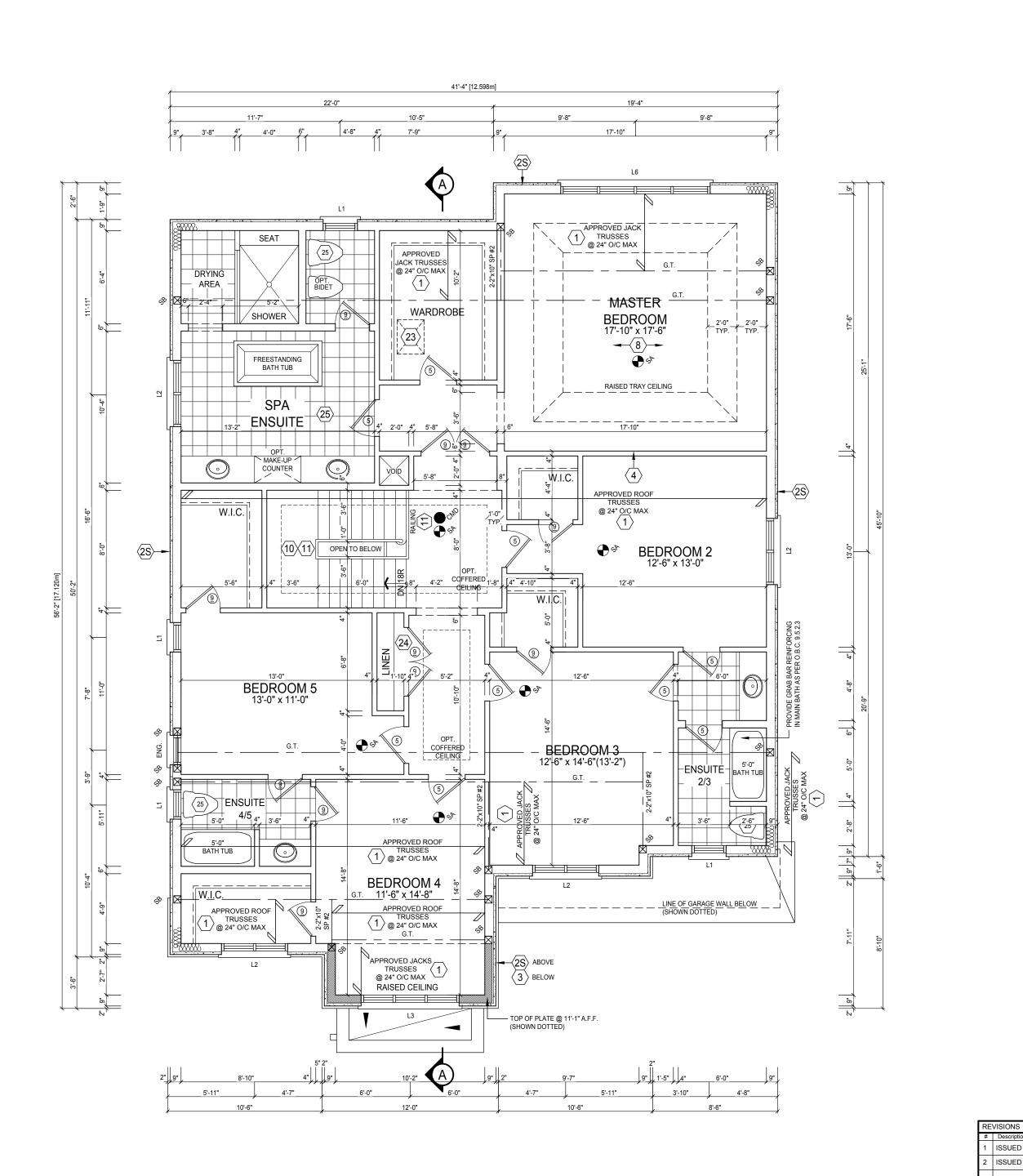
DEGREY DR, CITY OF BRAMPTON

YORK 2 EL.B

**GROUND FLOOR PLAN ELEVATION 'B'** 

MS ΜT 17-08

3 OF 9 3/16"=1'0"



DRAWINGS FOR ALL ROOF FRAMING INFORMATION

## SECOND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOW TO BE A MIN. OF 2-2"X8" SPF#2

- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWAL

- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS

- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION

- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION.

#### STEEL COLUMN SCHEDULE

- DIA. ANCHOR BOLTS W/ 4 BOLTS
- 3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/
- 2-3/4" 4 1 DIA. ANCHOR BOLTS 6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE
- <sup>3</sup> @ 4 3/4" DIA. ANCHOR BOLTS 5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE
- @ 4 3/4" DIA. ANCHOR BOLTS
- 4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE

@ 4 - 3/4" DIA. ANCHOR BOLTS

4	25KN/M2 - USE 4 BULTS FUR MUMENT CONNECTION				
(	OOD/STEEL LINTELS	WO	OD BEAMS		
			2 - 2"X8" SP#2		
	3 - 2"X8" SP#2	WB2	3 - 2"X8" SP#2		

L3 2 - 2"X10" SP#2 WB3 4 - 2"X8" SP#2 L4 3 - 2"X10" SP#2 NB4 2 - 2"X10" SP#2 L5 2 - 2"X12" SP#2 NB5 3 - 2"X10" SP#2 L6 3 - 2"X12" SP#2 WB6 4 - 2"X10" SP#2 L7 3 1/2" x 3 1/2" x 1/4" (90x90x6) L L8 3 1/2" x 3 1/2" x 5/16"(90x90x8) I

# DOOR SCHEDULE - SECOND FLOOR

- 2'-10" x 7'-0" INSULATED ENTRANCE DOOR
- 1A 2'-8" x 7'-0" INSULATED FRONT DOORS 2 2'-8" x 7'-0" - WOOD & GLASS DOOR

L9 4" x 3 1/2" x 1/4" (100x90x6) L

L10 5" x 3 1/2" x 5/16" (125x90x8) L

L11 5" x 3 1/2" x 3/8" (125x90x10) L

L12 6" x 4" x 3/8" (150x100x10) L

- 3 2'-8" x 7'-0" x 1-3/4" EXTERIOR SLAB DOOR
- 3A 3'-0" X 7'-0" X 1-3/4" EXTERIOR SLAB DOOR
- 4 2'-8" x 7'-0" x 1-3/8" INTERIOR SLAB DOOR
- 5 2'-6" x 7'-0" x 1-3/8" INTERIOR SLAB DOOR 6 2'-2" x 7'-0" x 1-3/8" - INTERIOR SLAB DOOR
- 1'-6" x 7'-0" x 1-3/8" INTERIOR SLAB DOOR
- 8 2'-0" x 7'-0" x 1-3/8" INTERIOR SLAB DOOR
- 9 2-4" x 7'-0" x 1-3/8" INTERIOR SLAB DOOR

DESIGN LOADS - ASPHALT SHINGLES DEAD LOAD TOP CHORD = 15.00 PSF

BOTTOM CHORD = 10.00 PSF LIVE LOAD TOP CHORD = 30.00 PSF BOTTOM CHORD = 7.00 PSF

# WALL LEGEND

VARYING WALL HEIGHT
DOUBLE VOLUME WALL

LOAD BEARING WALL

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**GREENYORK HOMES** 

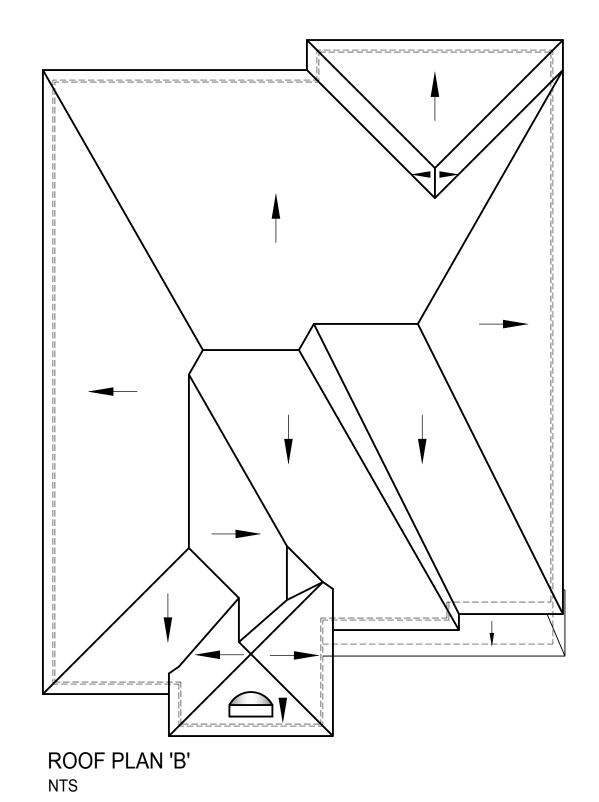
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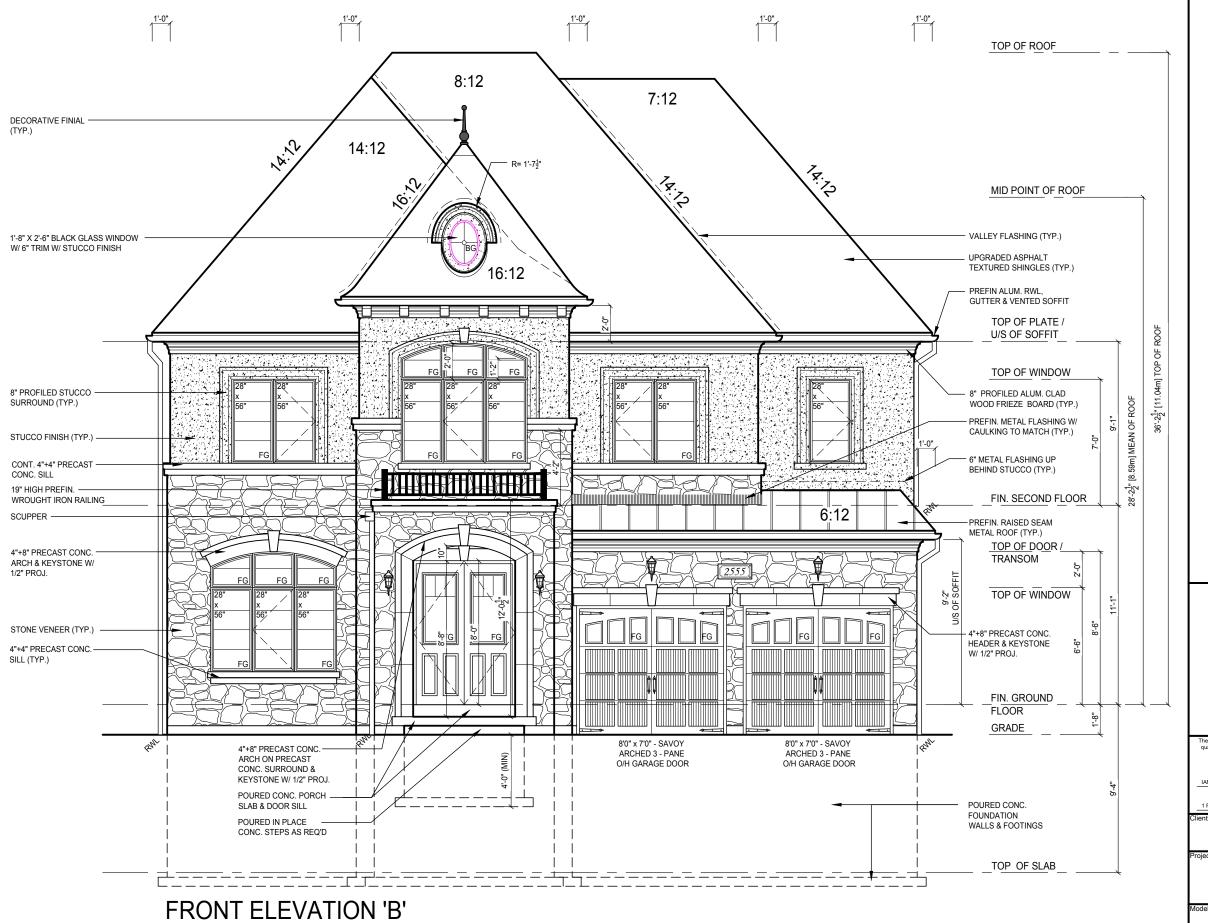
YORK 2 EL.B

SECOND FLOOR PLAN **ELEVATION 'B'** 

MS ΜT 17-08

4 OF 9 3/16"=1'0"





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**GREENYORK HOMES** 

DEGREY DR, CITY OF BRAMPTON

YORK 2 EL.B

FRONT ELEVATION 'B' **ROOF PLAN** 

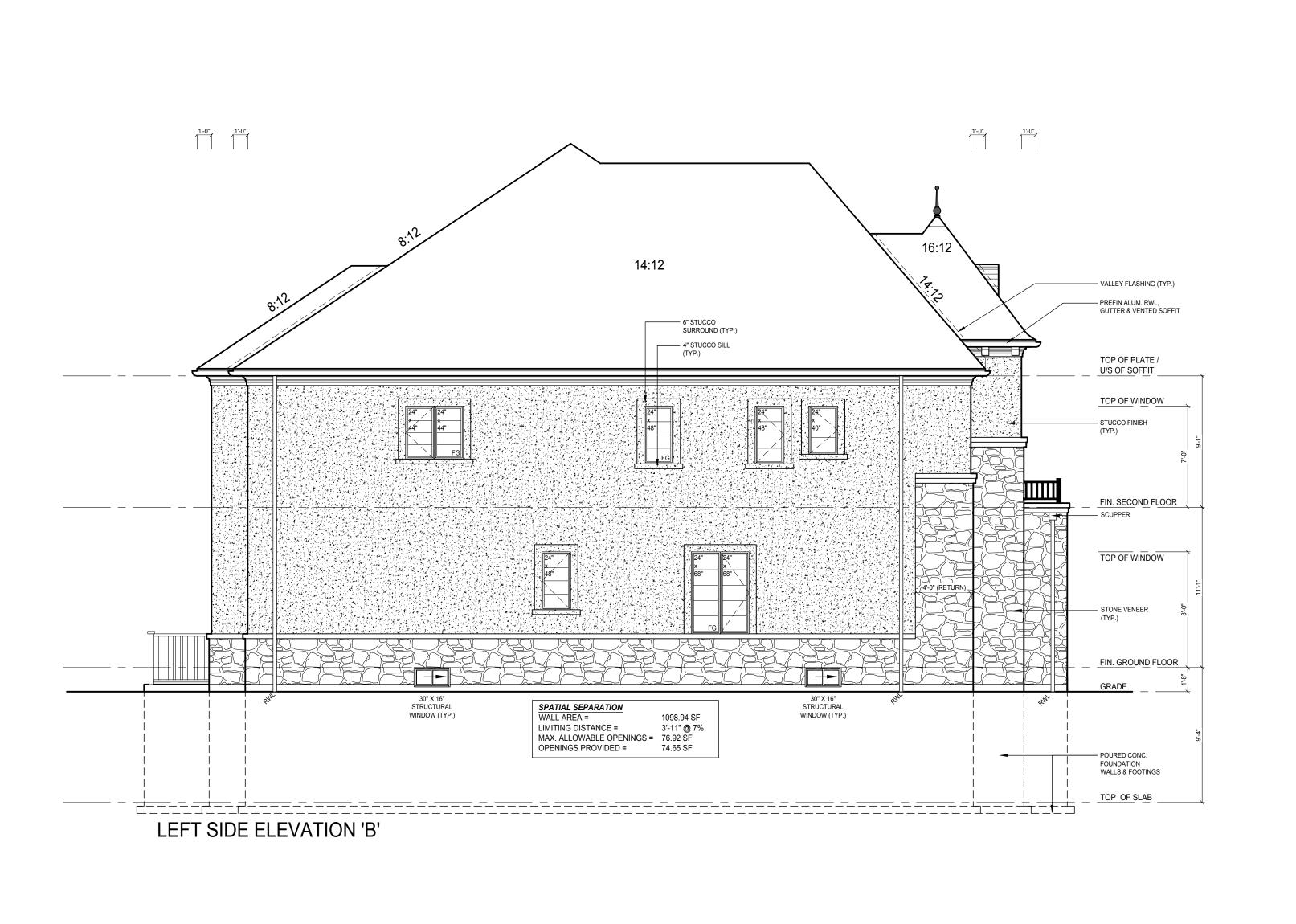
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3/16"=1'0"

5 OF 9



- REFER TO FRONT ELEVATION FOR INFORMATION NOT SHOWN

**ELEVATION GENERAL NOTES** 

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The undersigned has reviewed and takes responsibility for this design, and has t qualifications and meets the requirements set of the he Ontario Building Code to design the work shown on the state of adulments.

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IAN ROBERTSON

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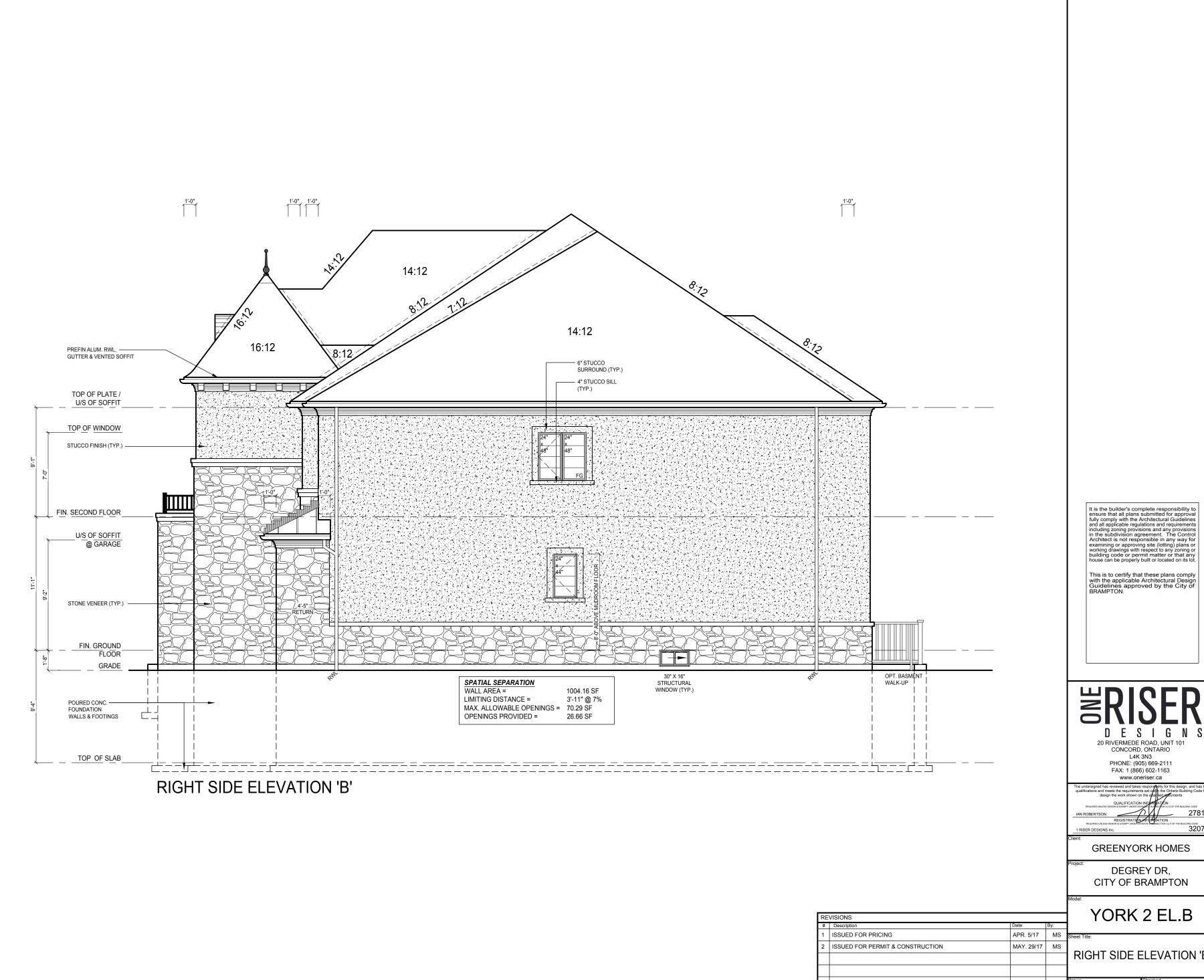
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**GREENYORK HOMES** 

DEGREY DR, CITY OF BRAMPTON

YORK 2 EL.B

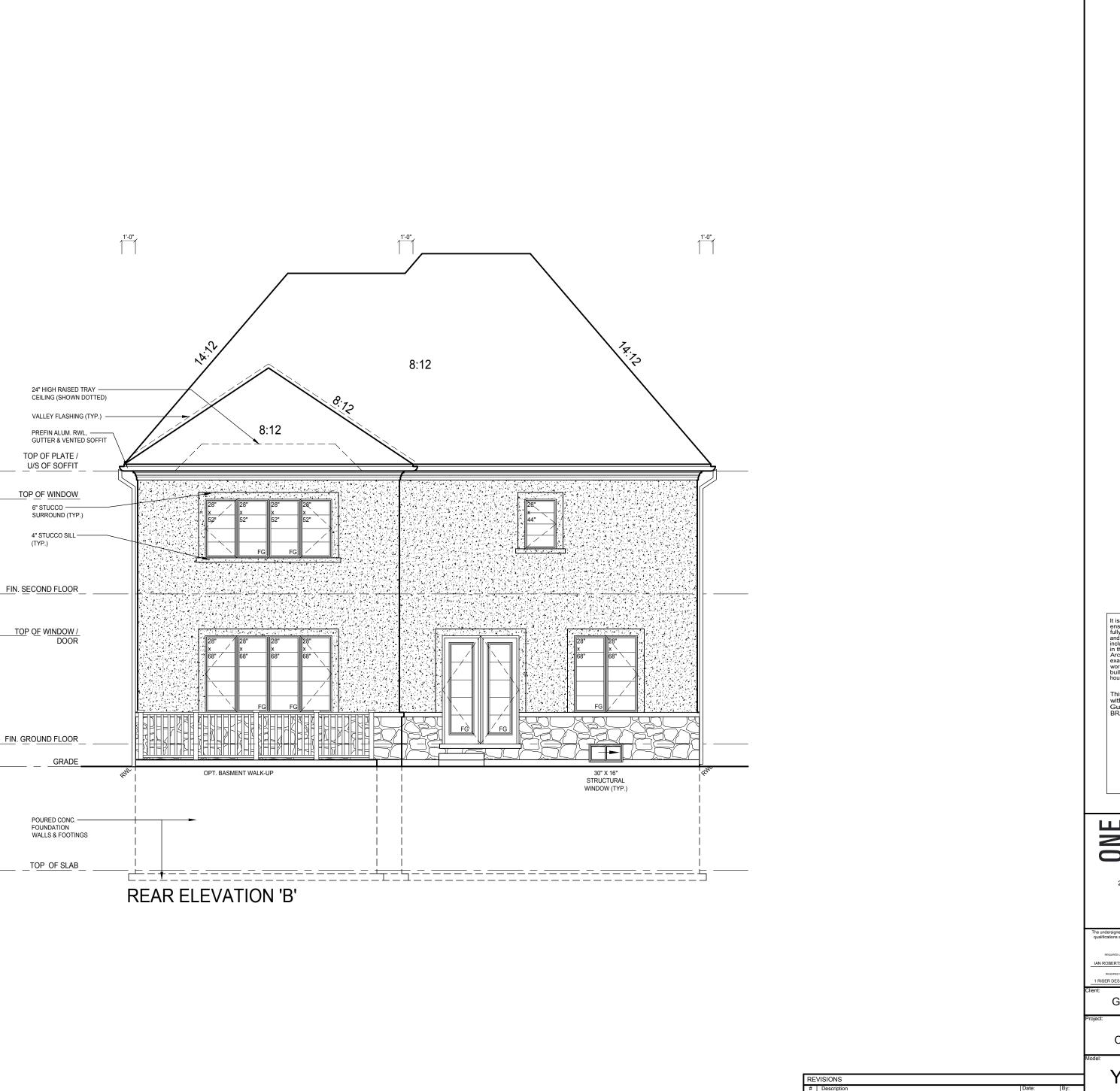
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- REFER TO FRONT ELEVATION FOR INFORMATION NOT

**ELEVATION GENERAL NOTES** 

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**ELEVATION GENERAL NOTES** 

- REFER TO FRONT ELEVATION FOR INFORMATION NOT

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The undersigned has reviewed and takes responsibility for this design, and has qualifications and meets the requirements set off in the Ontario Building Code design the work shown on the stan bed 250 ments

OUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNLESS OF THE BUILDING CODE

IAN ROBERTSON

REGISTRATION AND THE SUMMENT OF THE BUILDING CODE

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**GREENYORK HOMES** 

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YORK 2 EL.B

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