

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") APPROVED 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. EAVESHING, FASCIA, RVL & 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, 15mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
3. **FRAME WALL CONSTRUCTION (2"x6")**
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5) EXTERIOR RIGID INSULATION BOARD 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 15mm (1/2") INT. DRYWALL FINISH, SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
4. **BRICK VENEER CONSTRUCTION (2"x6")**
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 218x180x76mm (7/8"x7"x3/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 500mm (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, 15mm (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.
5. **BRICK VENEER CONSTRUCTION (2"x4")**
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 218x180x76mm (7/8"x7"x3/8") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 500mm (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, 15mm (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.
6. **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.
7. **FOUNDATION WALL/FOOTINGS: SEE OBC 9.15.3, 9.15.4**
FOOTING (8") POURED CONC. FDN. WALL 20MPa (3000psi) WITH BITUMINOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM FLOOR HEIGHT 2350 (7'-10") ON 300x195 (20"x8") CONTINUOUS KEPT CONC. FTG. BRACE FDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 75KPa 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.
8. **100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.**
9. **BASEMENT SLAB OBC 9.3.1.5.(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.
10. **EXPOSED FLOOR TO EXTERIOR**
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
11. **ATTIC INSULATION OBC 12.3.2.1 & 12.3.3.7**
RSI 6.81 (RGO) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 18mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
12. **ALL STAIRS/EXTERIOR STAIRS - OBC TABLE 9.8.4.1 - UNIFORMITY & TOLERANCES FOR DECKS & TREADS - BETWEEN ADJACENT TREADS & RISERS (3") MIN. - BETWEEN TALLEST & SHORTEST RISER IN FLIGHT - 100mm**
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")
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 9.8.6.3.2 - =900mm (2'-11") MIN. EXTERIOR GUARDS: =1070mm (3'-6") MIN. STAIR/LANDING GUARDS =1500mm (4'-11") MIN. (Ø10M ABOVE ADJ. GROUND)
13. **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)**
RSI 3.52 (R20) INSULATION BLANKET OR Batts WITH 38x89 (2"x4") STUD FLOOR AND APPROVED VP TO 200 (8") ABOVE FIN. FLOOR LEVEL [OBC 12.3.2.4(3)] DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.

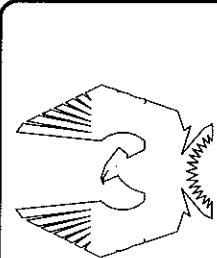
14. **BEARING STUD PARTITION**
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. (14"x6") CONC. FOOTING, CURB ON 350x155 (14"x6") CONC. FOOTING, AND HORIZ. 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/CSSB-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 125 KPa. MINIMUM AND AS PER SOILS REPORT.
16. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1, 9.17.3.4)**
3"x3"x1/8" 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 125 KPa. MIN. AND AS PER SOILS REPORT.
17. **STEEL COLUMN (SEE OBC 9.17.3.1, 9.17.3.4)**
90mm(3-1/2") DIAx4.78mm(1/8") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") BASE PLATE, & BOTTOM PLATE.
18. **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.**
19. **CEILING (1/2") GYPSUM BD. ON WALL AND (R19) IN WALLS, RSI 4.4 (R25) IN CEILING. TAPE AND SEAL ALL JOINTS AIR TIGHT. FUME PROOF, PER OBC 9.10.9.16**
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 9.2.3.8.(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 9.21.1 - 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. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.**
25. **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 280x280x12 (11"x11"x1/2") BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") 1820mm (6") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.**
26. **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).
27. **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.**
28. **3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE, SAGE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300. (24"x24"x12") CONC. FTG. OBC 9.17.4**
29. **STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8") FOR FIRM SOILS.**
30. **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)**
31. **DIRECT VENT FURNACE TERMINAL. MIN. 300mm (12") FROM A GAS REGULATOR. MIN. 900mm (36") 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.**
32. **DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.**
33. **SUBFLOOR, JOIST STRAPPING AND BRIDGING - 16mm (5/8") 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)**
34. **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.**
35. **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. REIN. 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 FDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (17) L1 UNITS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.

39. **THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 30mm (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)**
40. **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") @ 400mm (16") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BEING A LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.
41. **EXTERIOR WALLS FOR WALK-OUT CONDITIONS**
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. 38x89 (2"x4") STUDS @ 12" o.c.
42. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.2, 9.27.3.3)**
WINDOWS:
1. MINIMUM BEDROOM WINDOW - OBC 9.8.10.1. 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 IS GREATER THAN 1800mm (5'-11") IS GREATER THAN 1800mm (5'-11")
3. ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SBI2 PREScriptive COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7 OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
4. ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS.
5. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
6. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. REIN. 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)(c) & 3.8.3.13.(1)(f).
43. **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 MANUF.
5. LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (E=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 MCA 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 (45ba). ROLL, ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.
44. **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 UNITS AND BUILT-UP WOOD BEAMS	
1. EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1'-3/4") INSULATED MIN. RSI 0.7 (R4)
1A. EXTERIOR DOOR	865 x 2030 x 45 (2'-10" x 6'-8" x 1'-3/4") INSULATED MIN. RSI 0.7 (R4)
1B. EXTERIOR DOOR	915 x 2030 x 45 (3'-0" x 6'-8" x 1'-3/4") INSULATED MIN. RSI 0.7 (R4)
2. INTERIOR DOOR	815 x 2030 x 35 (2'-8" x 6'-8" x 1'-3/8")
2A. EXTERIOR DOOR	815 x 2030 x 45 (2'-8" x 6'-8" x 1'-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
3. INTERIOR DOOR	760 x 2030 x 35 (2'-6" x 6'-8" x 1'-3/8")
3A. INTERIOR DOOR	710 x 2030 x 35 (2'-4" x 6'-8" x 1'-3/8")
4. INTERIOR DOOR	610 x 2030 x 35 (2'-0" x 6'-8" x 1'-3/8")
4A. INTERIOR DOOR	660 x 2030 x 35 (2'-2" x 6'-8" x 1'-3/8")
5. INTERIOR DOOR	460 x 2030 x 35 (1'-6" x 6'-8" x 1'-3/8")

LEGEND	
GLASS "B" VENT	CONC. BLOCK WALL
EXHAUST VENT	DOUBLE VOLUME WALL
DUPLEX OUTLET (12" HIGH)	SEE NOTE 59.
DUPLEX OUTLET (HEIGHT AS NOTED)	SOLID WOOD BEARING
WEATHERPROOF DUPLEX OUTLET	S82 - 2 MEMBER BUILT-UP STUD
HEAVY DUTY OUTLET	S83 - 3 MEMBER BUILT-UP STUD
POT LIGHT	S84 - 4 MEMBER BUILT-UP STUD
LIGHT FIXTURE (CEILING MOUNTED)	NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF 2" OF CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.
LIGHT FIXTURE (PULL CHAIN)	SMOKE ALARM (REFER TO OBC 9.10.18)
LIGHT FIXTURE (WALL MOUNTED)	PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.
SWITCH	CARBON MONOXIDE ALARM (OBC 9.33.4)
FLOOR DRAIN	WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE ALARM 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.
HOSE BIB	SOIL GAS CONTROL (OBC 9.13.1 & 9.13.4 & S89)
DOUBLE JOIST	PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))
TRIPLE JOIST	
LAMINATED VENEER LUMBER	
POINT LOAD FROM ABOVE	
P.T. LUMBER	
G.T. GIRDER TRUSS MANUF.	
FLAT ARCH	
CURVED ARCH	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DOR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF DOR/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

SITE: SHADOW RIDGE2

LOT NUMBER:

CIVIC ADDRESS:
6629 CALWOOD AVE.

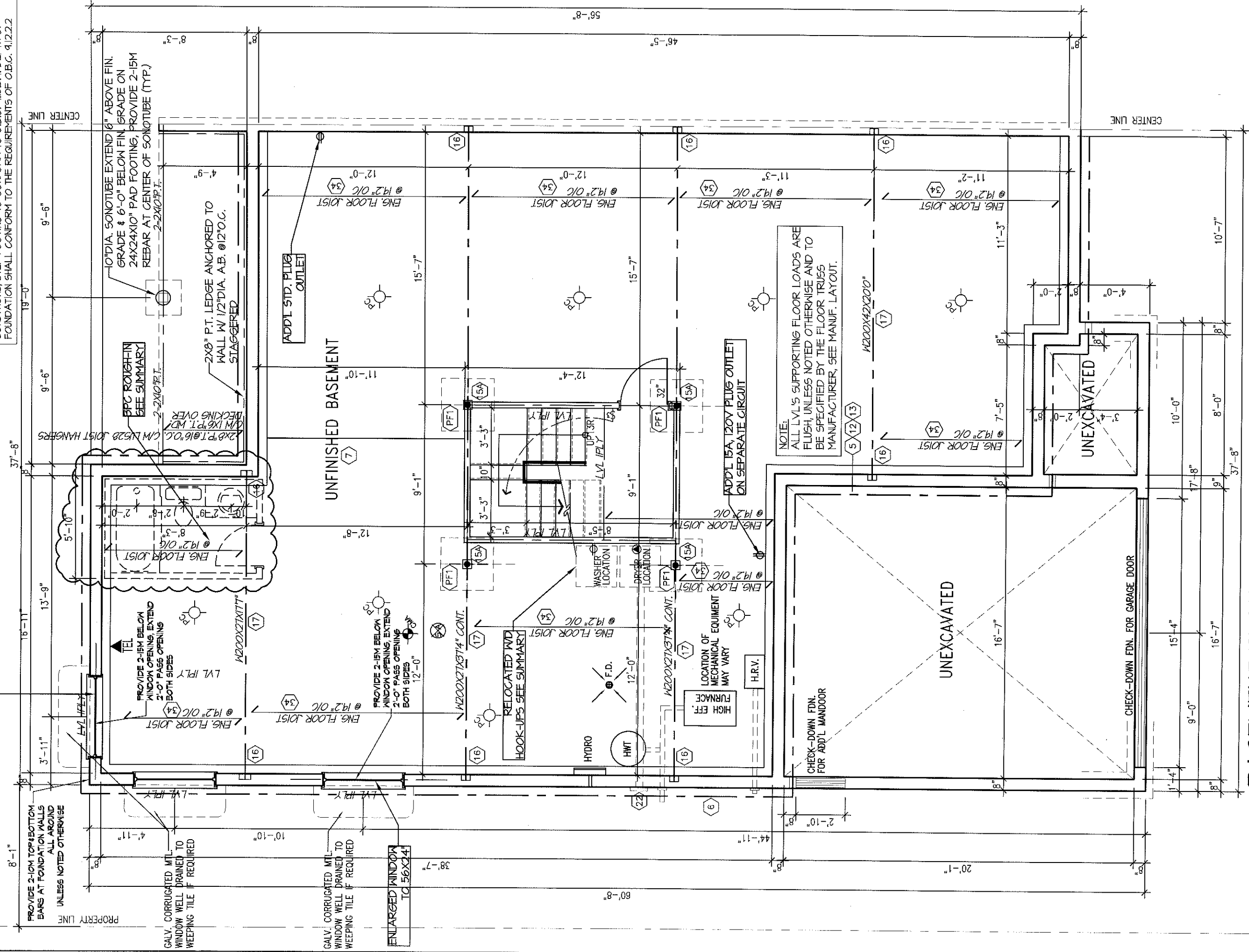
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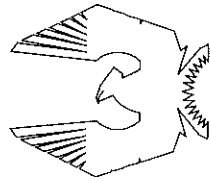
REVISIONS	
No.	Description
2	REV. AS PER CONST. SUMMARY
1	REV. AS PER CONST. SUMMARY
SD	SEP16-15
SD	JUL22-15
By	Date

footprint:	SB6
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	7

NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USE OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS. STEP FOOTING TO CONFORM TO O.B.C. 4.15.3.4. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 4.12.2.2



BASEMENT PLAN A
38 SQ FT



PHOENIX HOMES

NONOZONOS

SITE: STADNOR RD

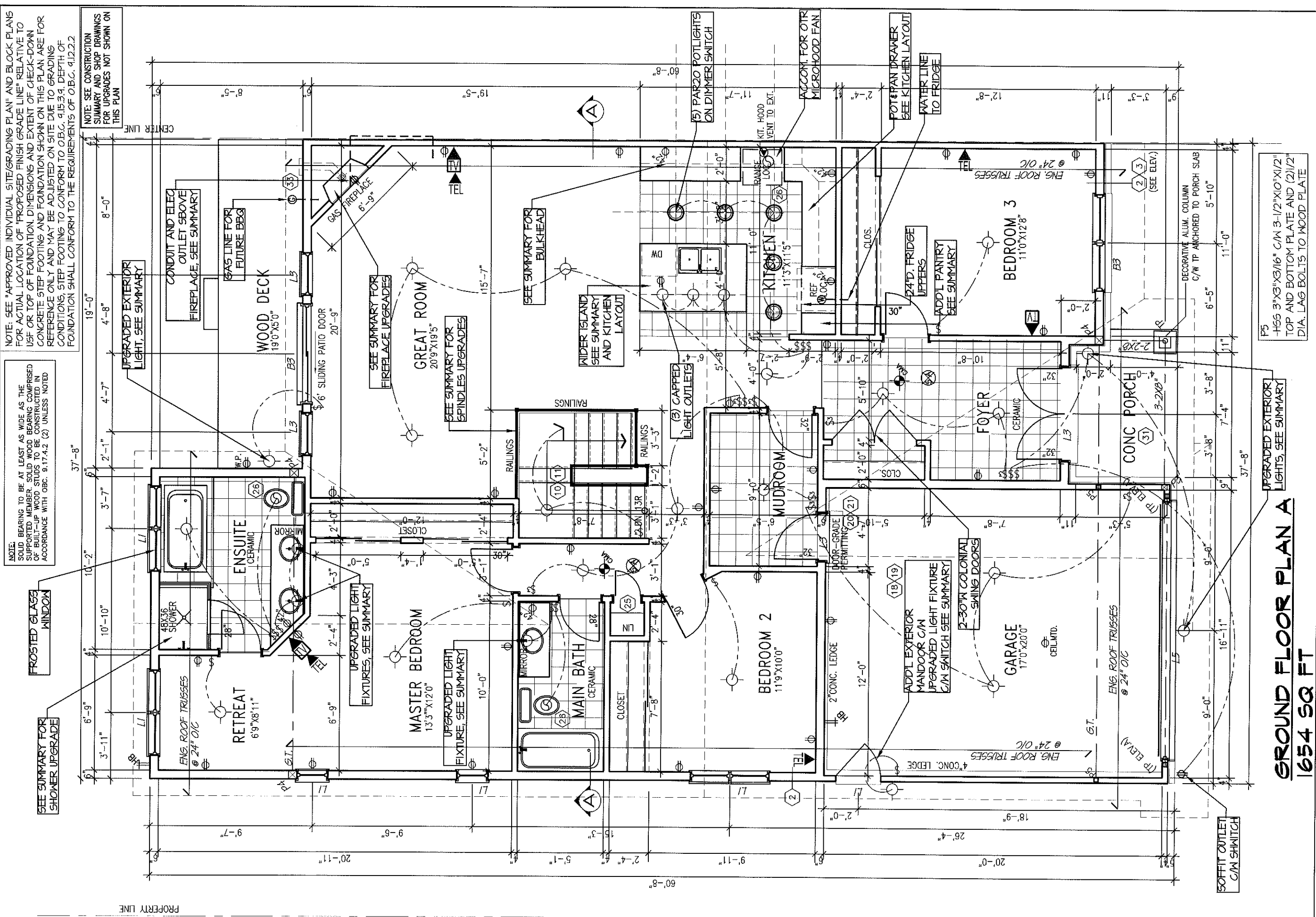
LOT NUMBER:

CIVIC ADDRESS:
6629 CALWOOD AVE.

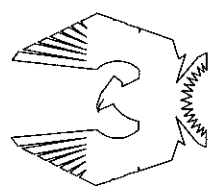
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2	REV. AS PER CONST. SUMMARY	SEP16-13	SD
1	REV. AS PER CONST. SUMMARY	JUL22-13	SD
No.	Description	Date	By
REVISIONS			

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drawn by:	TL		
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	2 7		



GROUND FLOOR PLAN A
1654 SQ FT



PHOENIX HOMES

SB-6 ORION 2012

SITE: SHADOW RIDGE 2

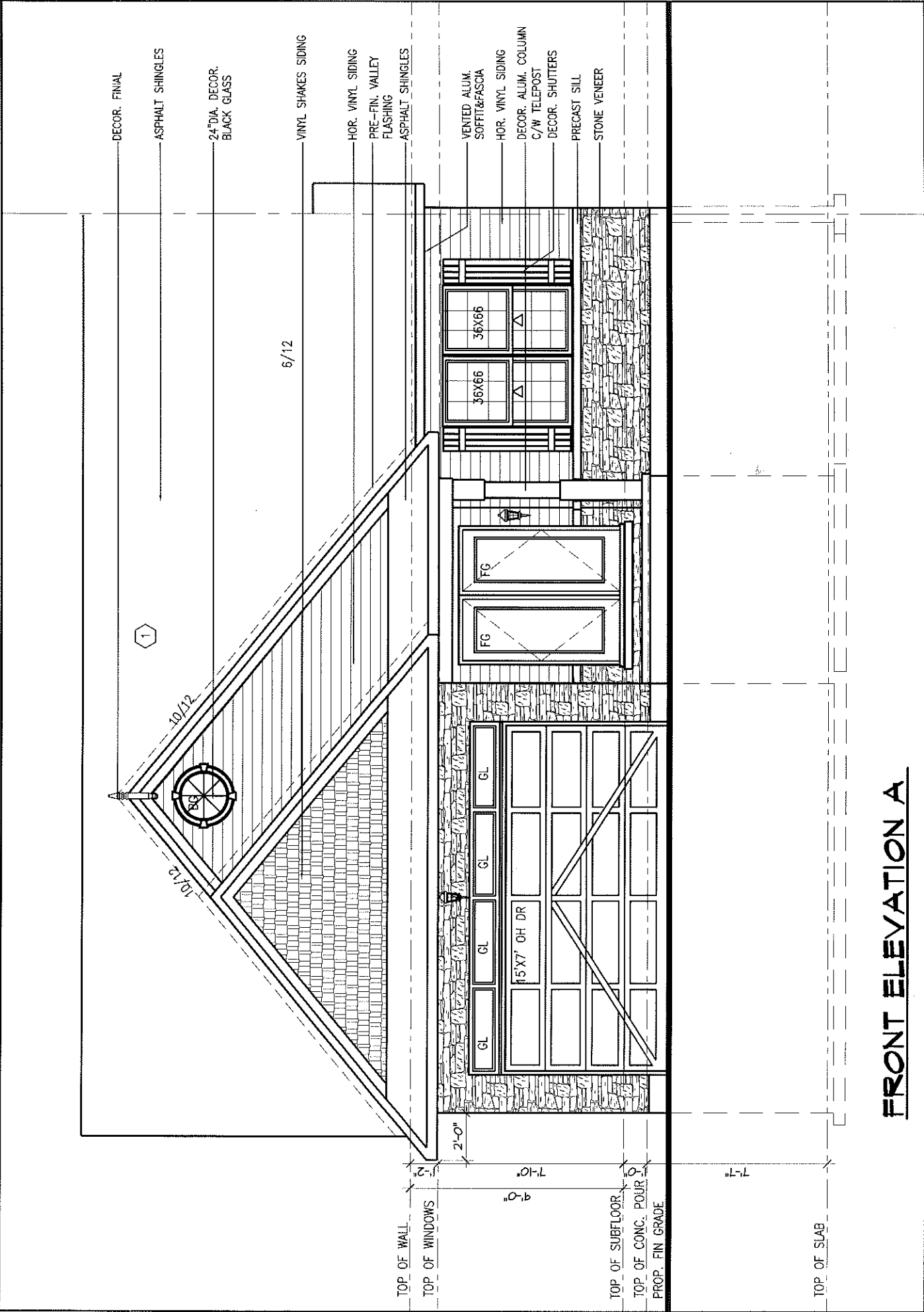
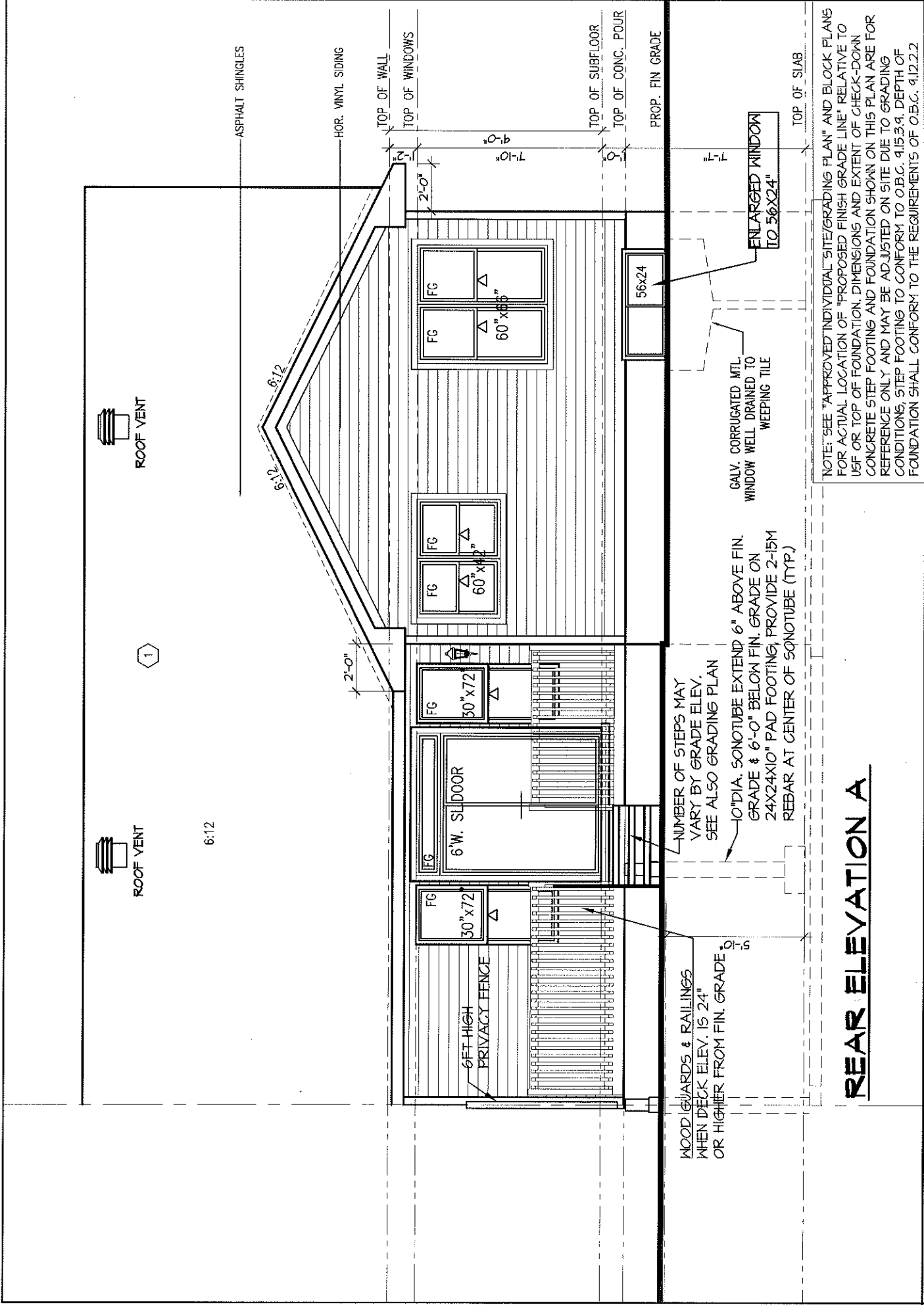
36L

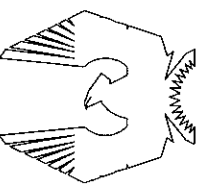
LOT NUMBER:
CIVIC ADDRESS:
6629 CALWOOD AVE.

PHOENIX HOMES

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1		REV. AS PER CONST. SUMMARY	JUL22-13	SD
No.		Description	Date	By
REVISIONS				

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drawn by:	TL
date:	NOV/11
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sheet no:	37





PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER:
CIVIC ADDRESS:
6629 CALWOOD AVE.

36L

footprint:	SB6
drawn by:	TL
date:	NOV/11
scale:	3/16"=1'-0"
sheet no:	4A 7

2	REV. AS PER CONST. SUMMARY	SEP16-13	SD
1	REV. AS PER CONST. SUMMARY	JUL22-13	SD
No.	Description	Date	By
REVISIONS			



LEFT SIDE ELEVATION A

NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USF OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS, STEP FOOTING TO CONFORM TO O.B.C. 4.15.3.1. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 4.12.2.2



SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER: 36L

CIVIC ADDRESS: 6629 CALWOOD AVE.

No.	Description	Date	By
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1	REV. AS PER CONST. SUMMARY	JUL22-13	SD
REVISIONS			

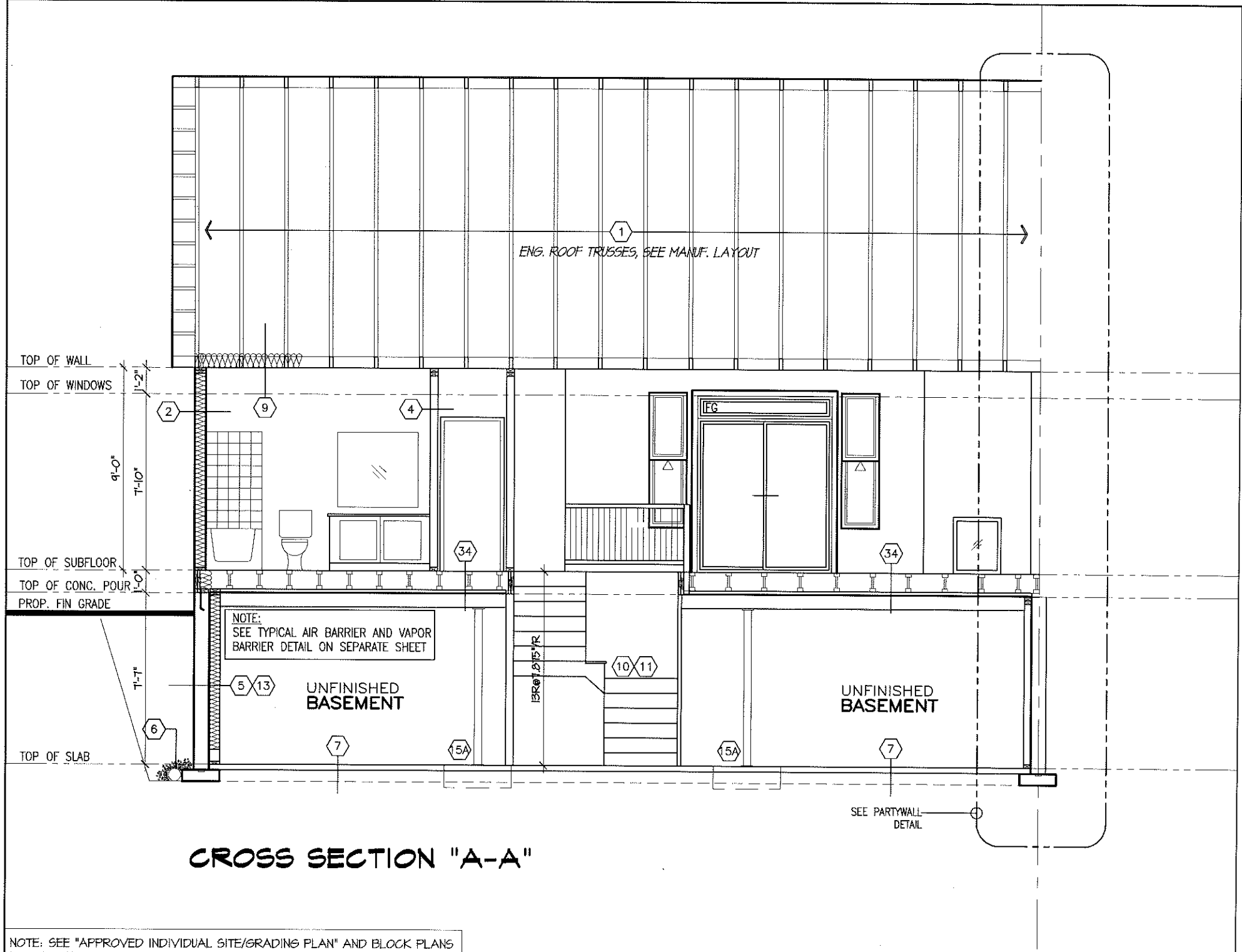
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date: NOV/11

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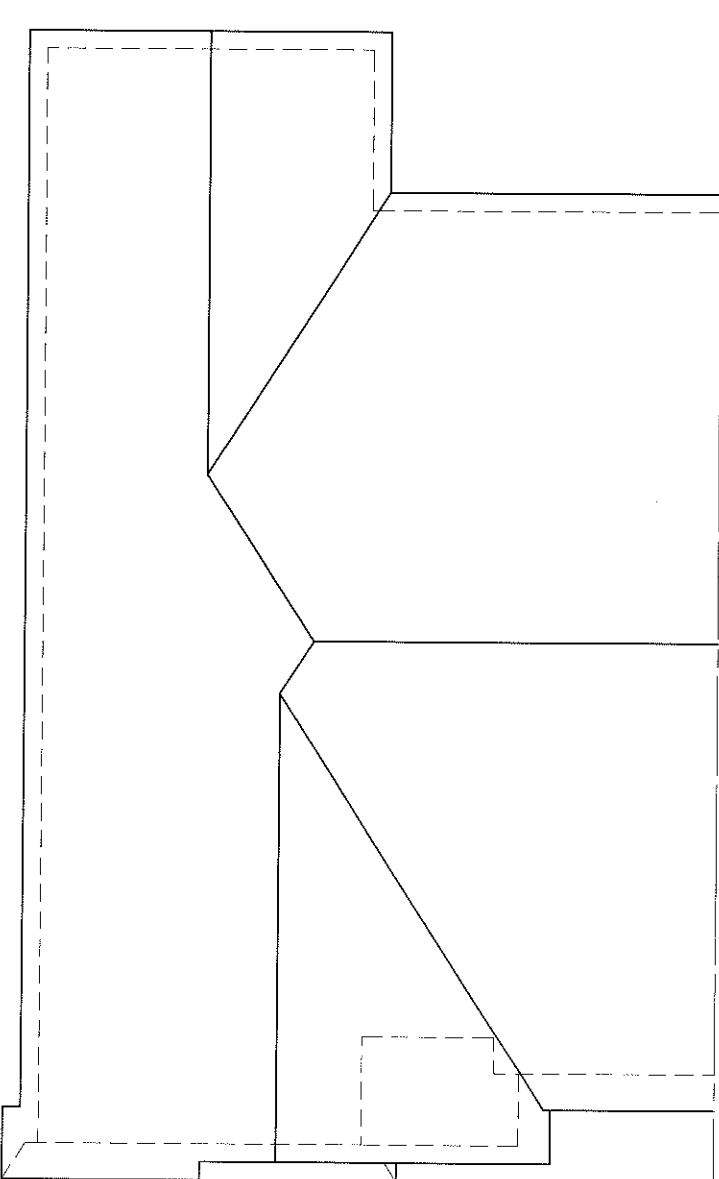
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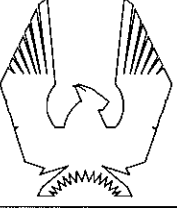
CROSS SECTION "A-A"

NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USF OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS; STEP FOOTING TO CONFORM TO O.B.C. 4.15.3.4. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 4.12.2.2

- PRESCRIPTIVE COMPLIANCE PACKAGE**
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)
- O.B.C. TABLE 2.11.2.A COMPLIANCE PACKAGE "I"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 0.81) R50
 2. CEILING WITHOUT ATTIC SPACE - MIN. (RSI 5.46) R31
 3. EXPOSED FLOOR - MIN. (RSI 5.46) R31
 4. WALLS ABOVE GRADE - MIN. (RSI 3.07) R22
 5. BASEMENT WALLS - MIN. (RSI 3.52) R20
 6. EDGE OF BELOW GRADE SLAB
(LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.76) R10
 7. HEATED SLAB
(OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.76) R10
 8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.8
 9. SKYLIGHTS MAX. U VALUE OF 2.8
 10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 92%
 11. HRV - MIN. EFFICIENCY OF 55%
 12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%



ROOF PLAN
NTS



PHOENIX HOMES

SB-6 ORION 2012-A

SITE: SHADOW RIDGE2

LOT NUMBER: 36L

CIVIC ADDRESS: 6629 CALWOOD AVE.

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	SEP16-13	SD
1	REV. AS PER CONST. SUMMARY	JUL22-13	SD

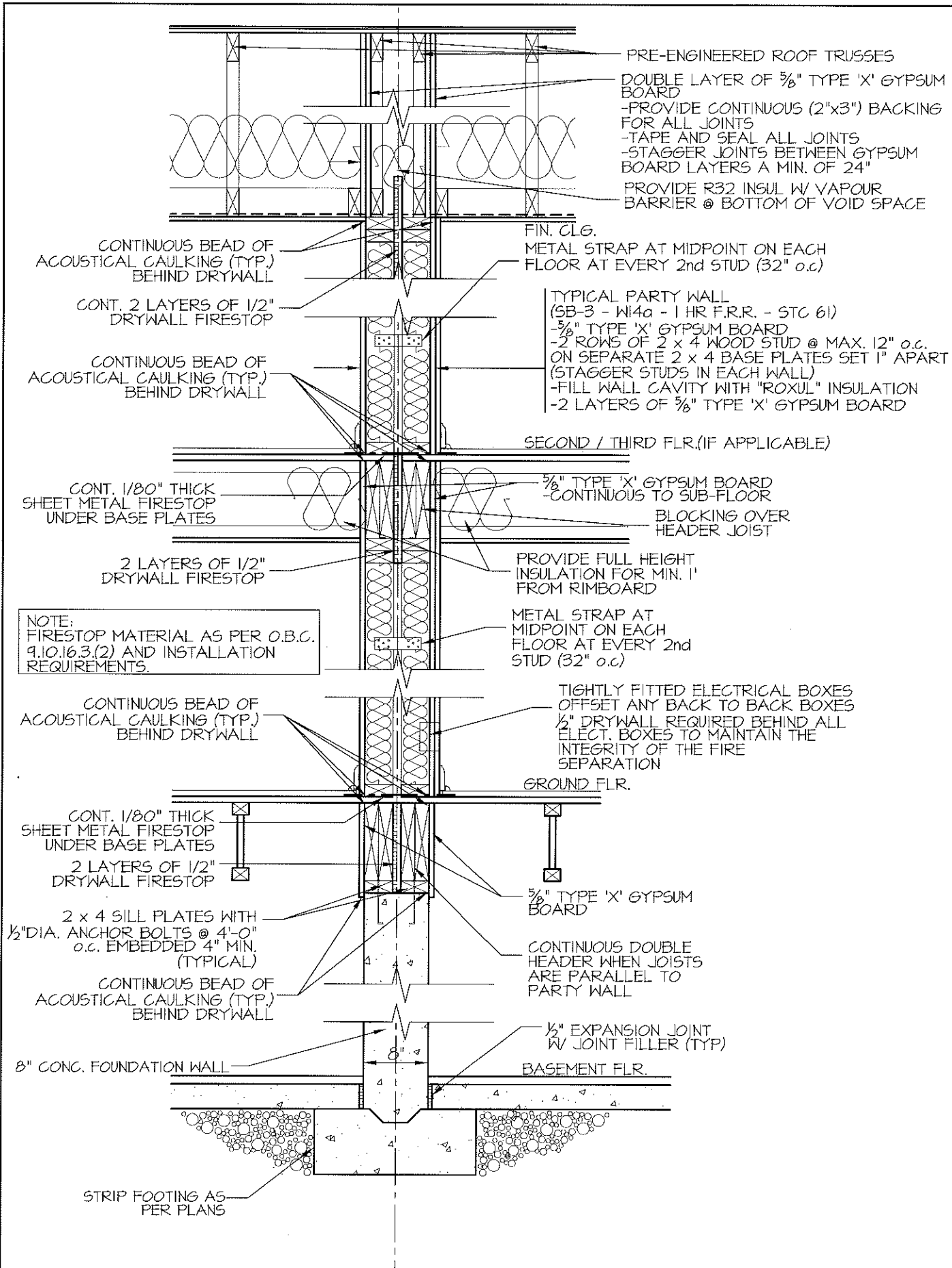
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drawn by: TL

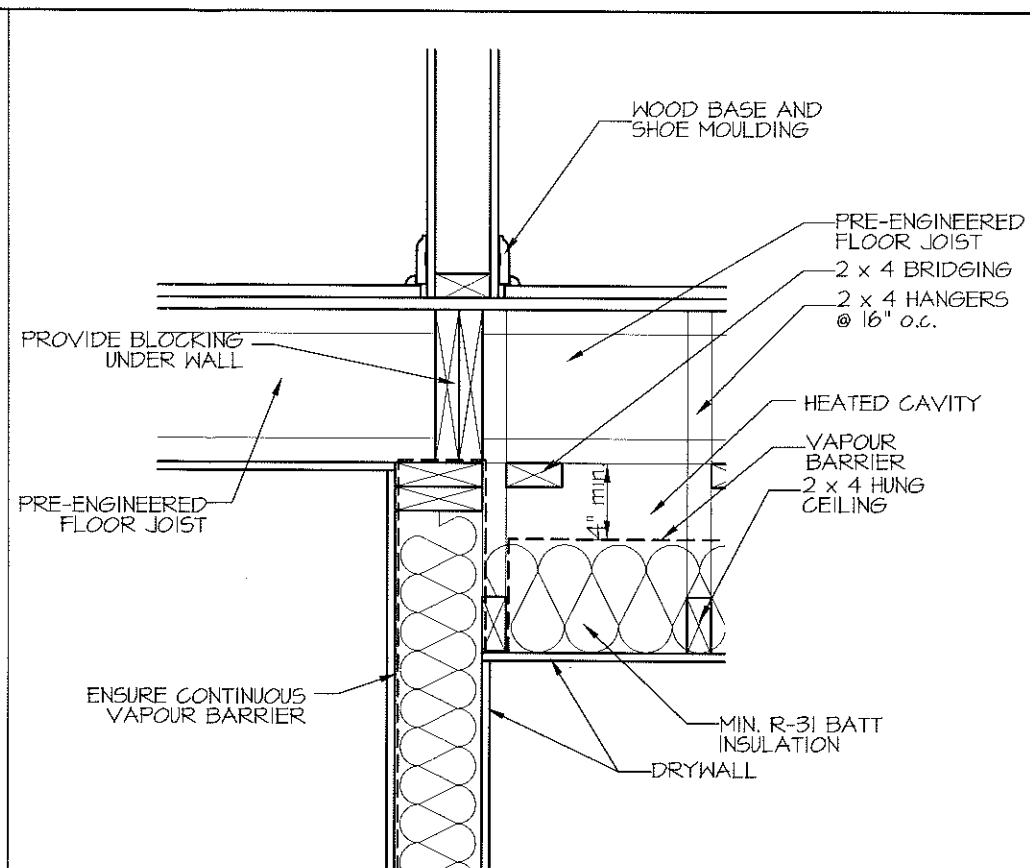
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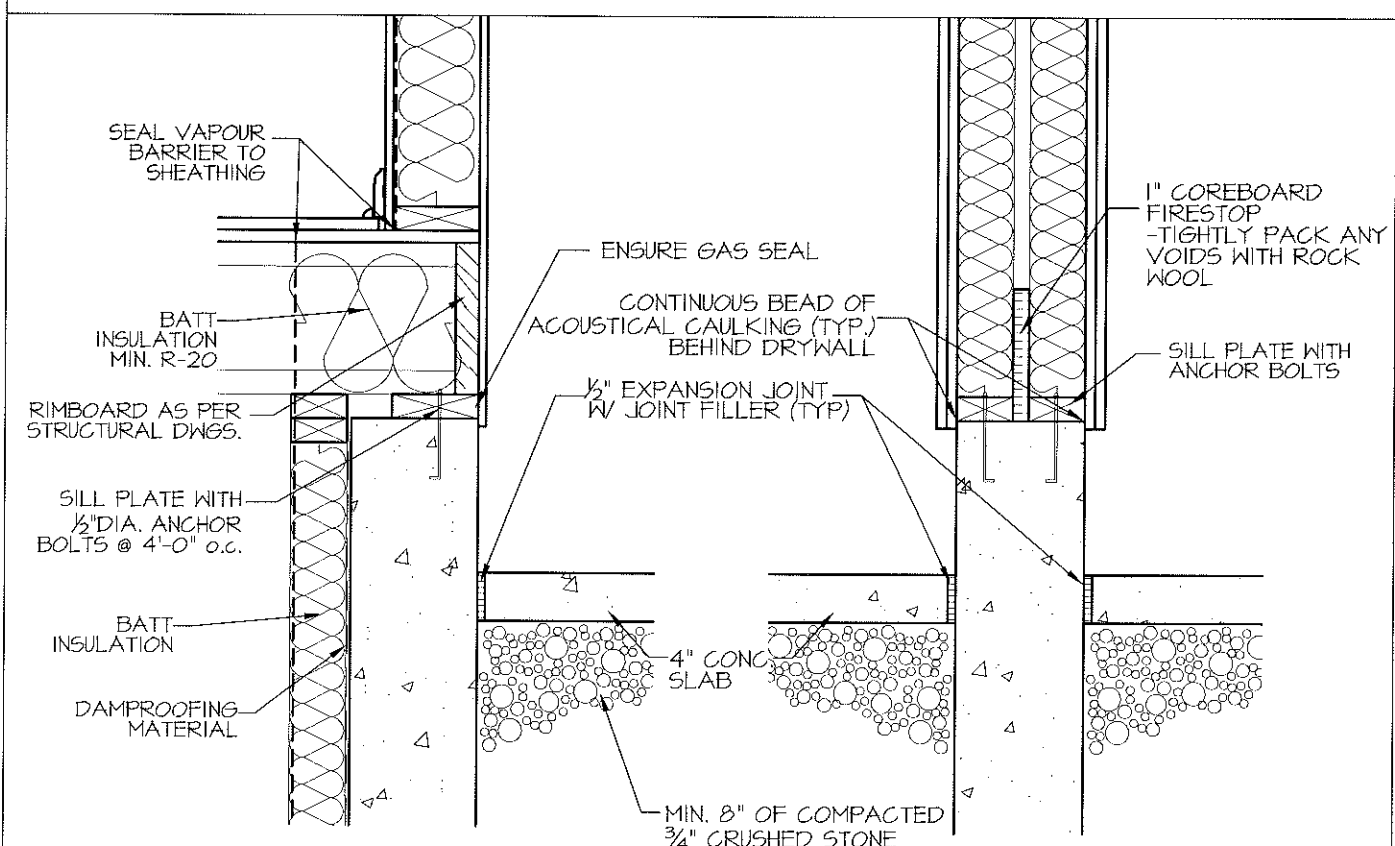
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1
PW TYPICAL PARTY WALL SECTION
SCALE: 3/4"=1'-0"



2
PW TYPICAL GARAGE/INTERIOR WALL SECTION (FOR 2 AND 3 STOREY UNITS ONLY)
SCALE: 1"=1'-0"



3
PW TYPICAL GARAGE/INTERIOR WALL SECTION
SCALE: 1"=1'-0"

4
PW TYPICAL GARAGE PARTY WALL SECTION
SCALE: 1"=1'-0"

footprint:	SEMIS	drawn by:	TL	date:	NOV/11	scale:	AS SHOWN	sheet no:	PW
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No.	Description	By	Date
1	TYPICAL PARTYWALL DETAIL ALL-SITES	SP	OCT-13

TYPICAL PARTY WALL DETAILS

PHOENIX HOMES

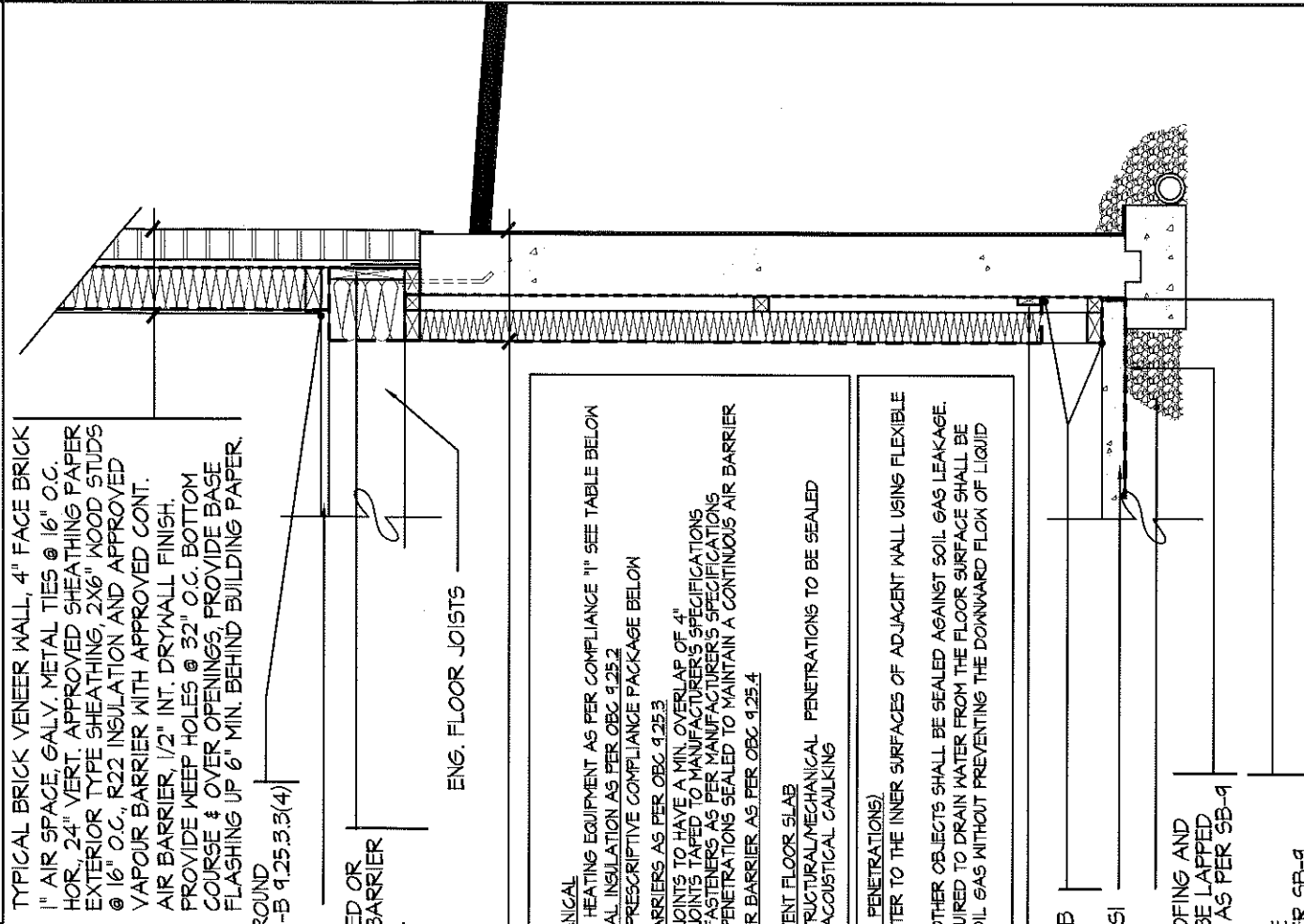
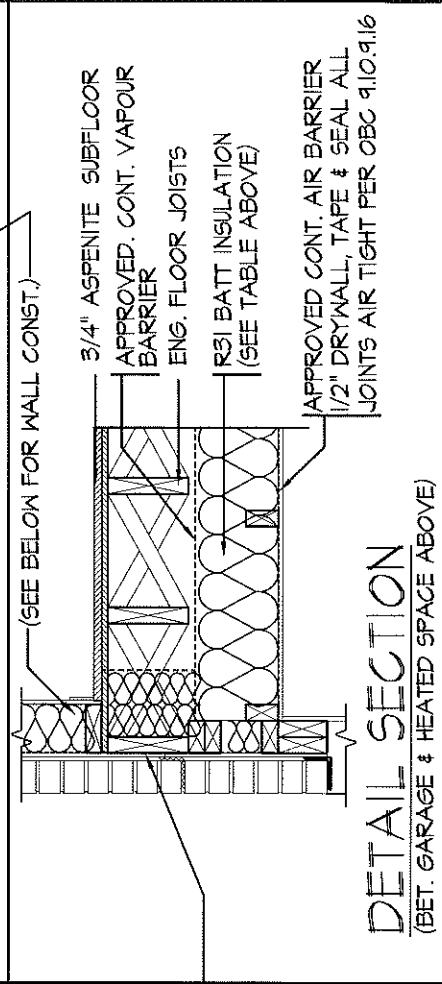
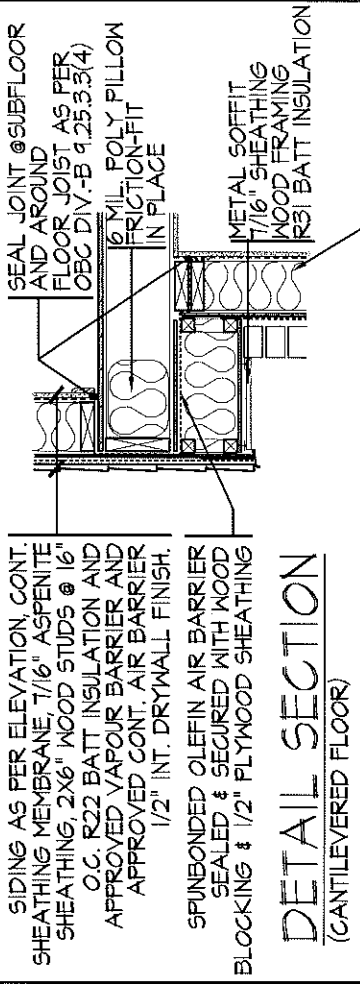
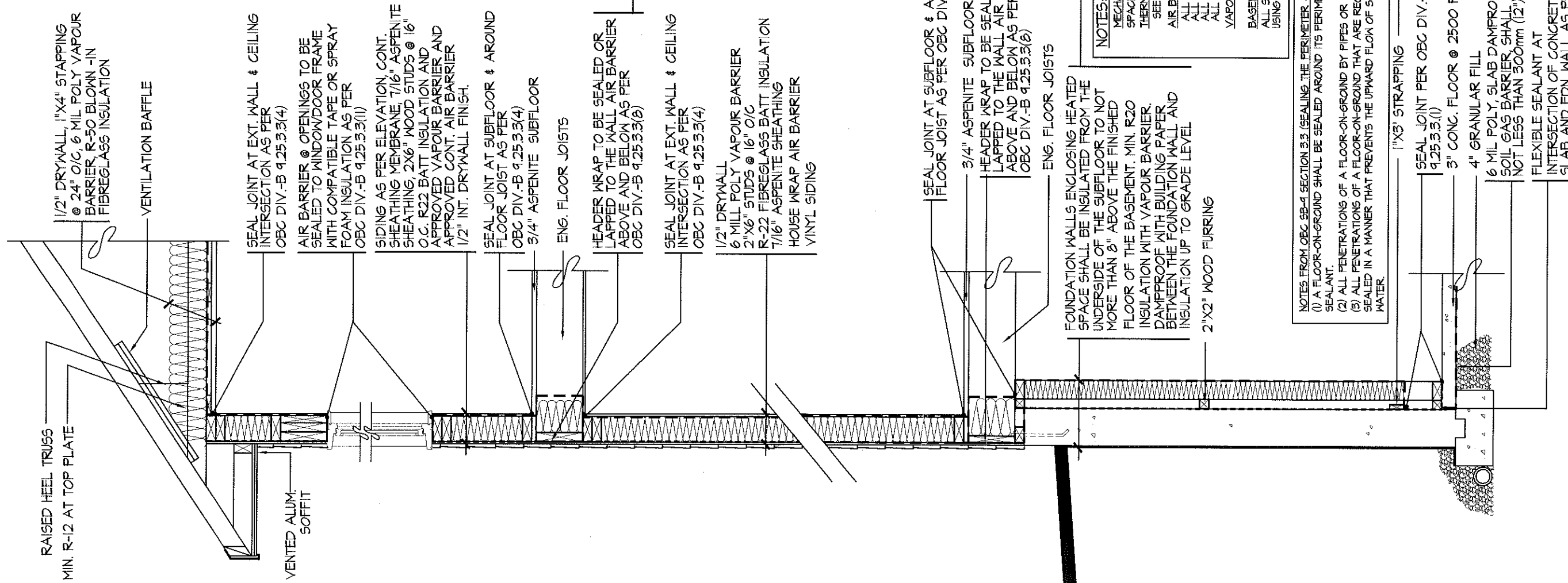
PRESCRIPTIVE COMPLIANCE PACKAGE

THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12 SECTION 2.1.11

(RATIO OF GROSS AREA OF GLAZING TO PERIPHERAL WALLS ARE LESS THAN 17%)

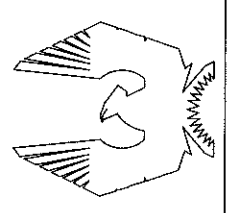
OBC TABLE 2.1.2.A COMPLIANCE PACKAGE "I"

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4. WALLS ABOVE GRADE - MIN. (RSI 3.87) R22
5. BASEMENT WALLS - MIN. (RSI 3.52) R20
6. EDGE OF BELOW GRADE SLAB (LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.76) R10
7. HEATED SLAB (OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN.(RSI 1.76) R10
8. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.8
9. SKYLIGHTS MAX. U VALUE OF 2.8
10. SPACE HEATING EQUIPMENT - MIN. AFUE OF 92%
11. HRV - MIN. EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.62%



TYP. DETAIL SECTION
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION



PHOENIX HOMES

**SB12 COMPLIANCE PACKAGE
DETAILS (ALL MODELS)**

REVISIONS		No.	Description	Date	By
2	ADDED CANTILEVERED FLOOR DETAIL		MAR28-12	TL	
1	OBC SB-1 & SB-12 COMPLIANCE PACKAGE		JAN22-12	TL	

footprint: ALL MODELS

drawn by: SD

date: JAN/12

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

sheet no: 2