

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.)
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
3. **BRICK VENEER CONSTRUCTION (2"x6")**
SIDING AS PER ELEVATION, APPROVED AIR BARRIER 13x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25K AT EAVES. AND 25K AT RIDGE (OBC 9.19.12)
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. **200MM (8") POURED CONC. FDN. WALL 20MPa (300psi) WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM FOUR' HEIGHT 2390 (7'-10") ON SLOPE. 125 (4'-1") CONTINUOUS KEYED CONC. FTG. SLOPE DRIN. 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 SOIL CONDITIONS AND BEARING CAPACITY.**
6. **100mm (4") DIA. WEAVING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEAVING TILES.**
7. **BASEMENT SLAB OBC. 9.3.1.5.(1)(b) & 9.16.4.5.(1)**
80mm (3") MIN. 25MPa (3500psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.
8. **EXPOSED FLOOR TO EXTERIOR**
PROVIDE RSI 5.48 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
9. **ATTIC INSULATION OBC. 12.3.2.1 & 12.3.3.7**
RSI 8.51 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") 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 = 1930 (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. 9.8.8.3.2 = 900mm (2'-11") MIN. STAIR/LANDING GUARDS = 1070mm (3'-6") MIN. (3'-10M ADJ. 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. **RSI 3.52 (R20) INSULATION BLANKET OR BATTS WITH 38x89 (2"x4") STUD FLOOR LEVEL [OBC 12.3.2.4(3)] TO 200 (8") ABOVE FIN. FLOOR LEVEL. [OBC 12.3.2.4(3)] DAMPROOF WALL WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.**

BEARING STUD PARTITION

14. **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 OBC. 9.17.3.1, 9.17.3.4)**
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSA-B7.2M, AND WITH 150x150x9.5 (6"x6"x3/8") STL. PLATE ON 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 OBC. 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 125 KPa. MIN. AND AS PER SOILS REPORT.
17. **STEEL COLUMN (SEE OBC. 9.17.3.1, 9.17.3.4)**
3"x3"x(188) NON-ADJUSTABLE 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"x12"x2") FIELD WELD COL. TO BASE PLATE.
18. **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") 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"x12"x2") FIELD WELD COL. TO BASE PLATE.
19. **BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3'-1/2") 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.**
20. **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 SLOPE TO FRONT AT 1% MIN.**
21. **13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.35 (R19) IN WALLS, RSI 4.4 (R25) IN CEILING. TAPE AND SEAL ALL JOINTS AIR TIGHT. FUME PROOF, PER OBC 9.10.8.16.**
22. **DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15**
23. **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 (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)**
24. **ATTIC ACCESS HATCH: 545x610 (21"x24") WITH A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2**
25. **REPLACE CHIMNEY'S - OBC. 9.21.2**
TOP OF PREPLACE 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.
26. **LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. 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.
28. **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).
29. **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.**
30. **3-38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT 1010x10x300 (24"x24"x12") CONC. FTG. OBC 9.17.4**
31. **STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23'-5/8") FOR FIRM SOILS.**
32. **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 @ 160 O/C 2-15mm IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
33. **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.**
34. **DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.**
35. **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)
36. **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 800mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
37. **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 (L7) UNITS OVER CELLAR DOOR & WITH 100mm(4") END BEARING.

THE FDN. 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. **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.
40. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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.
GENERAL
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3) ALL WINDOW WALLS 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, 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)(d) & 3.8.3.13.(1)(f).
41. **MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10.**
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").
42. **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").
43. **ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6.**
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1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
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4) 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)(d) & 3.8.3.13.(1)(f).
44. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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").
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1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3) ALL WINDOW WALLS 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, 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)(d) & 3.8.3.13.(1)(f).
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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").
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47. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
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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").
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2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3) ALL WINDOW WALLS 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, 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)(d) & 3.8.3.13.(1)(f).
49. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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.
GENERAL
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3) ALL WINDOW WALLS 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, 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)(d) & 3.8.3.13.(1)(f).
50. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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.
GENERAL
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2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3) ALL WINDOW WALLS 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, 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)(d) & 3.8.3.13.(1)(f).
51. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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").
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2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
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52. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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").
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2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
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53. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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").
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54. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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").
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2) ALL DOWNSPUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
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55. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
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56. **FLASHING FOR EXT. WALL OPENINGS (O.B.C. 9.27.3.8.(3))**
WINDOWS:
1) MINIMUM BEDROOM WINDOW - OBC. 9.9.10.10. 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").
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NOTE: 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) UNLESS NOTED

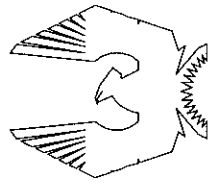
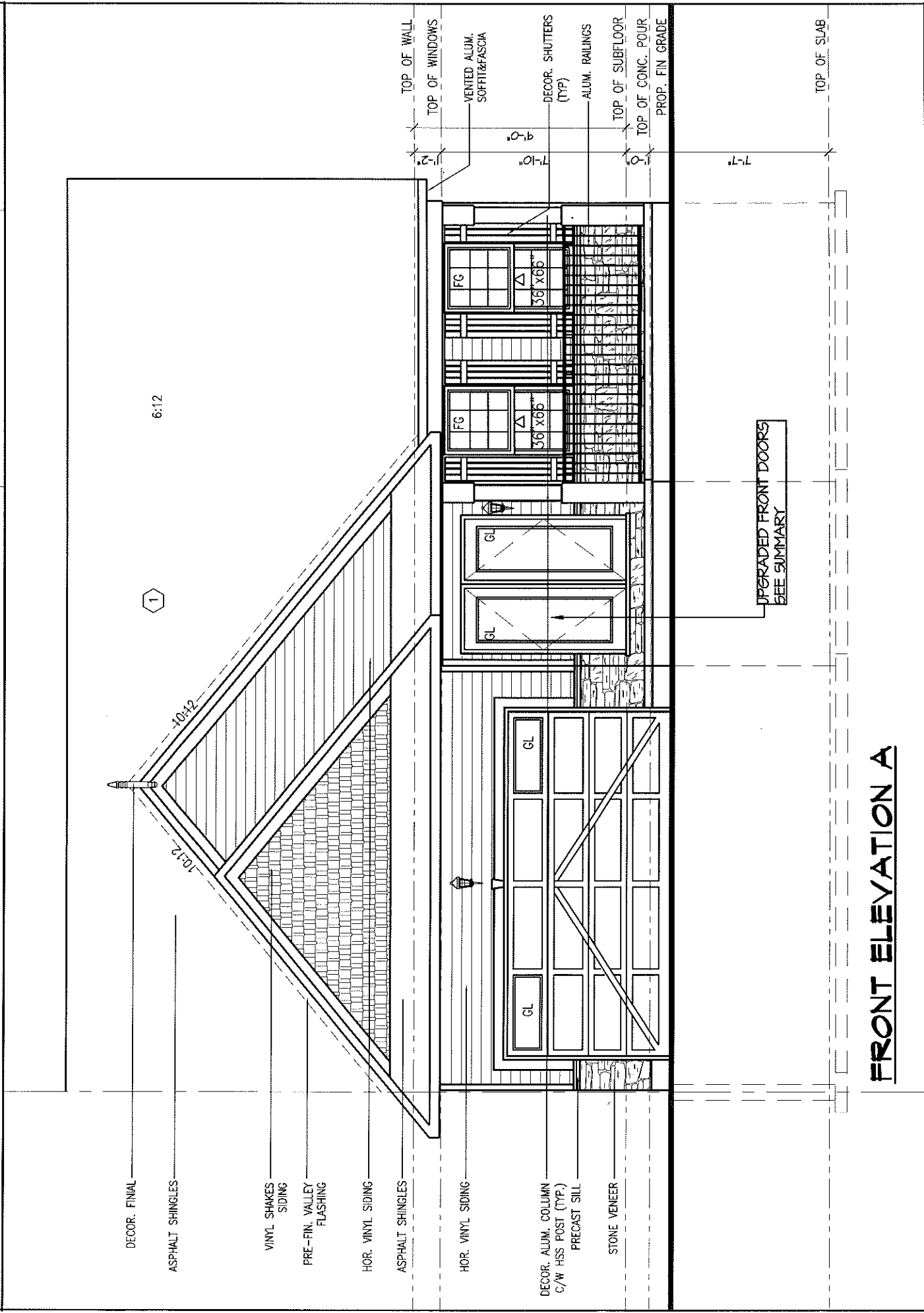
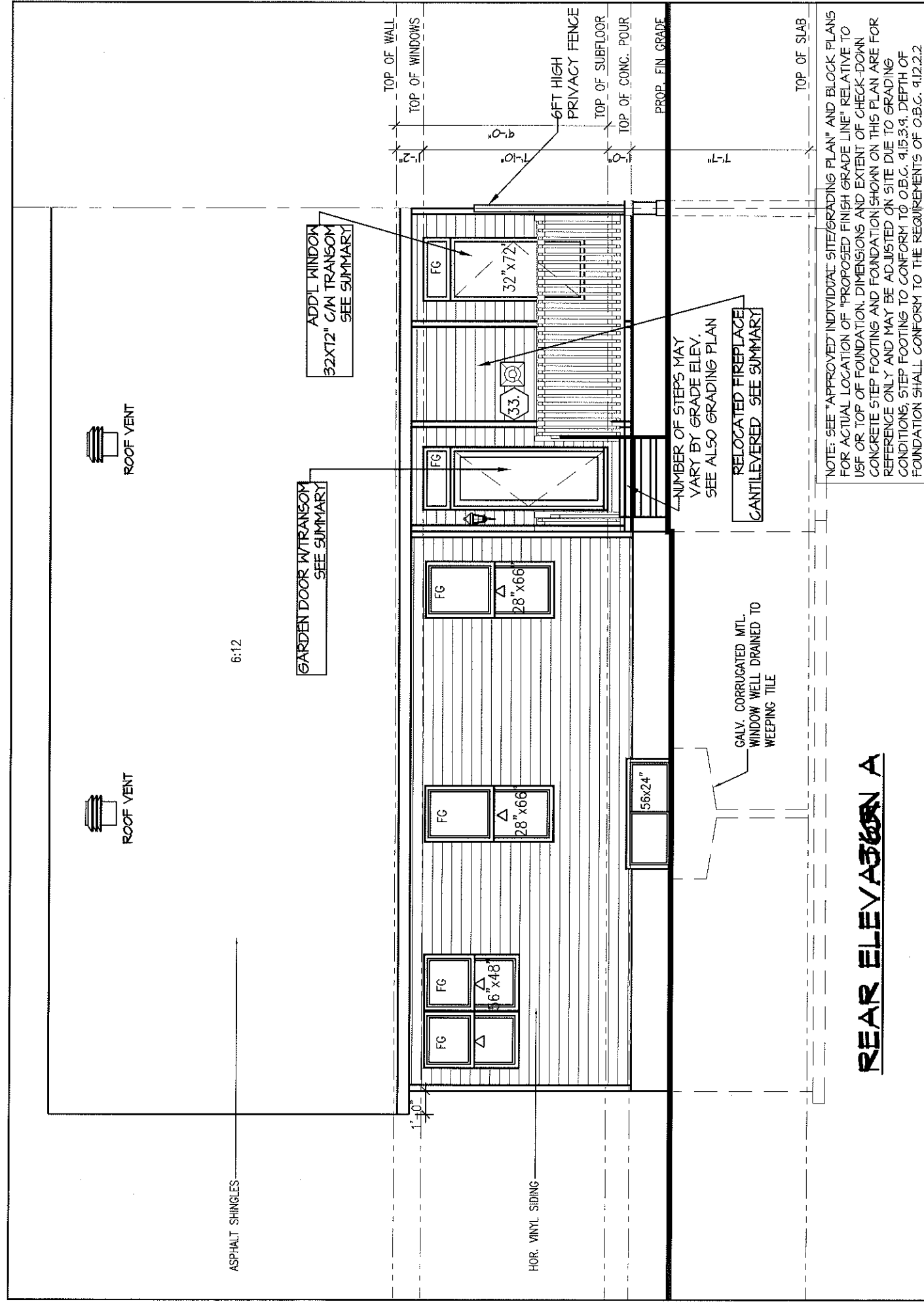
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2025-07-04

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No.	Description	Date	By
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2025-ND-435

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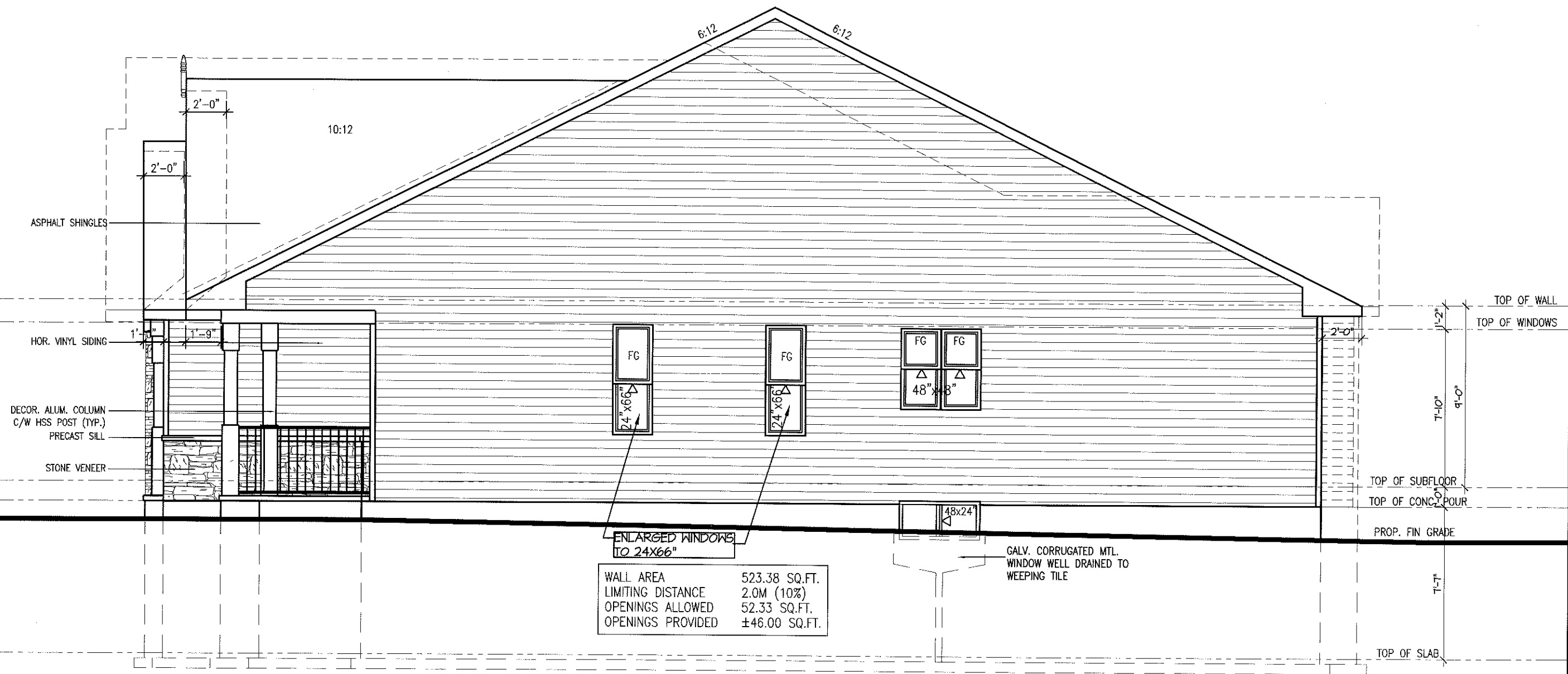
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CIVIC ADDRESS:
6631 CALWOOD AVE.

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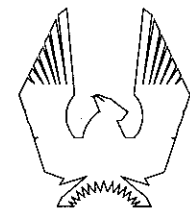
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NOTE: SEE "APPROVED INDIVIDUAL SITE/GRADING PLAN" AND BLOCK PLANS FOR ACTUAL LOCATION OF "PROPOSED FINISH GRADE LINE" RELATIVE TO USF OR TOP OF FOUNDATION. DIMENSIONS AND EXTENT OF CHECK-DOWN CONCRETE STEP FOOTING AND FOUNDATION SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED ON SITE DUE TO GRADING CONDITIONS, STEP FOOTING TO CONFORM TO O.B.C. 9.15.3.9. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2



RIGHT SIDE ELEVATION A
(FOR OPT. LIVING/DINING)

WALL AREA	523.38 SQ.FT.
LIMITING DISTANCE	2.0M (10%)
OPENINGS ALLOWED	52.33 SQ.FT.
OPENINGS PROVIDED	±46.00 SQ.FT.



PHOENIX HOMES

SB-4 INDUS 2012

SITE: SHADOW RIDGE2

LOT NUMBER:

36R

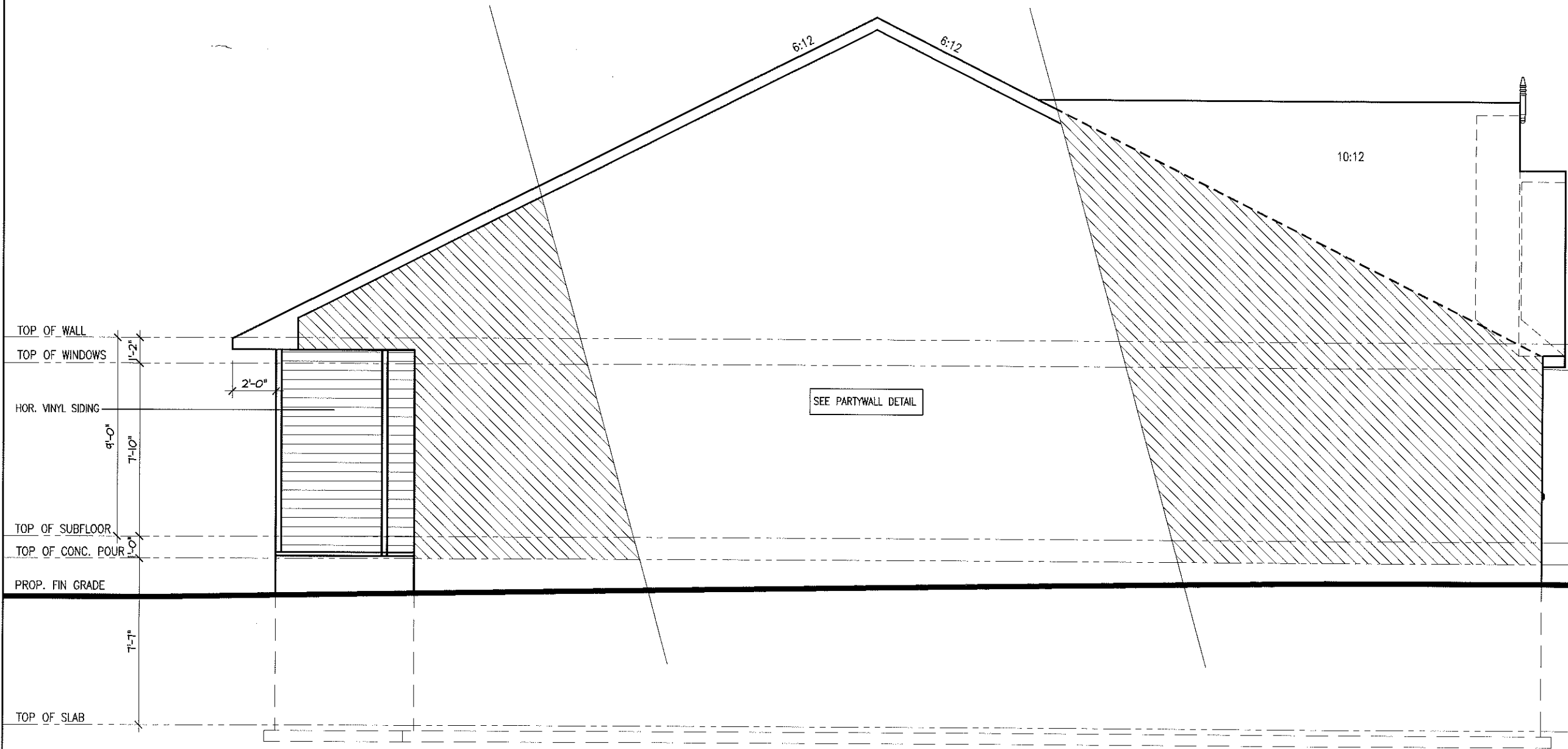
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REVISIONS			

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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. 9.15.3.9. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2

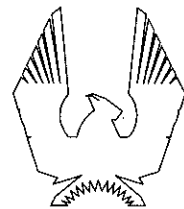


LEFT SIDE ELEVATION A

SEE PARTYWALL DETAIL

PRESCRIPTIVE COMPLIANCE PACKAGE
(CBC 2012 SUPPLEMENTARY STANDARD SB-12)

- O.B.C. TABLE 2.11.2.A COMPLIANCE PACKAGE "I"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.81) 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 3.81) 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%



PHOENIX HOMES

SB-4 INDUS 2012

SITE: SHADOW RIDGE2

LOT NUMBER:
CIVIC ADDRESS:
6631 CALWOOD AVE.

36R

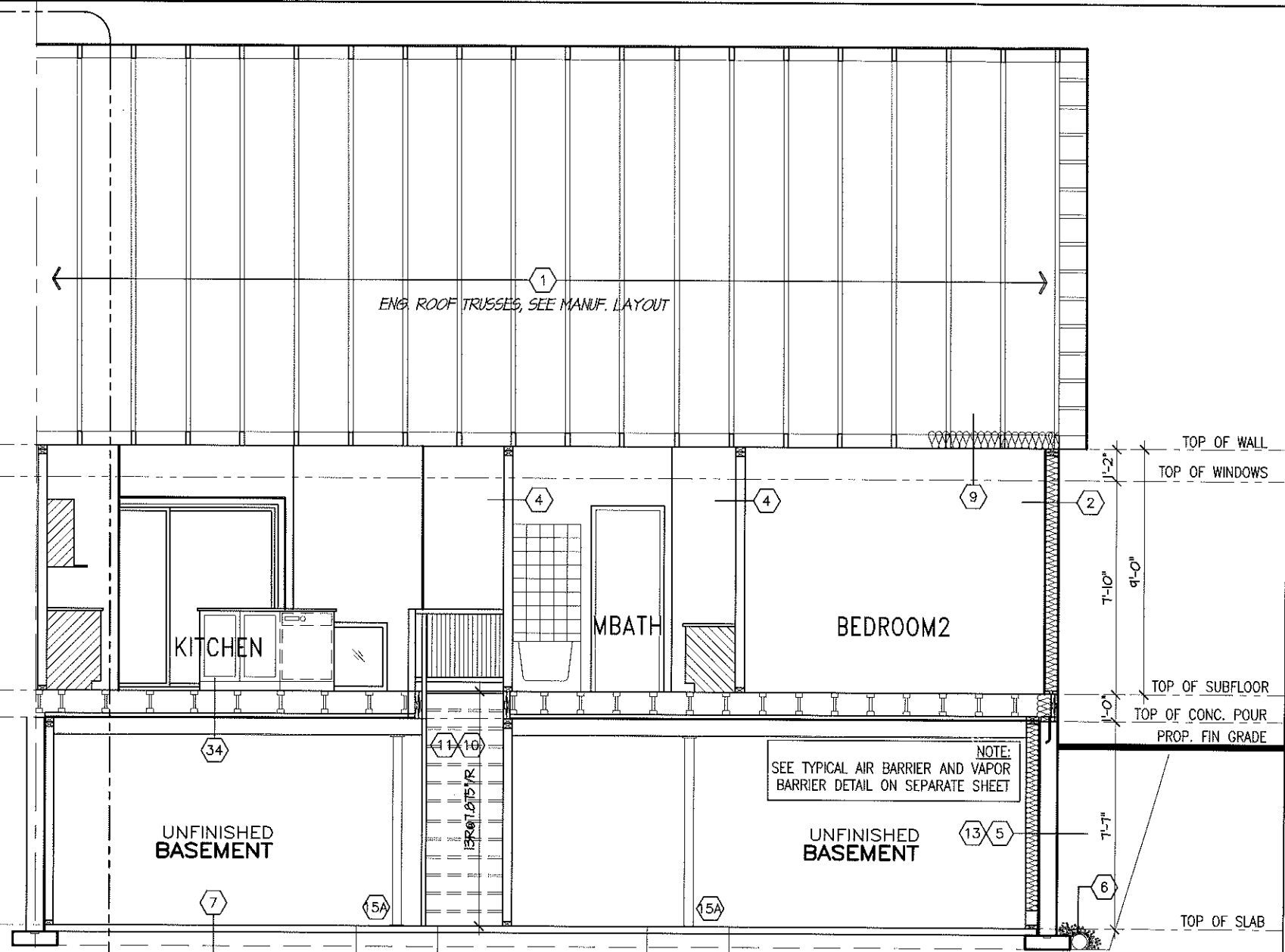
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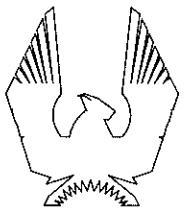
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PREScriptive COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD SB-12)

- O.B.C. TABLE 2.11.2.A COMPLIANCE PACKAGE "I"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.81) 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 3.81) 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%



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. 9.15.3.9. DEPTH OF FOUNDATION SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. 9.12.2.2



PHOENIX HOMES

SB-4 INDUS 2012

SITE: SHADOW RIDGE2

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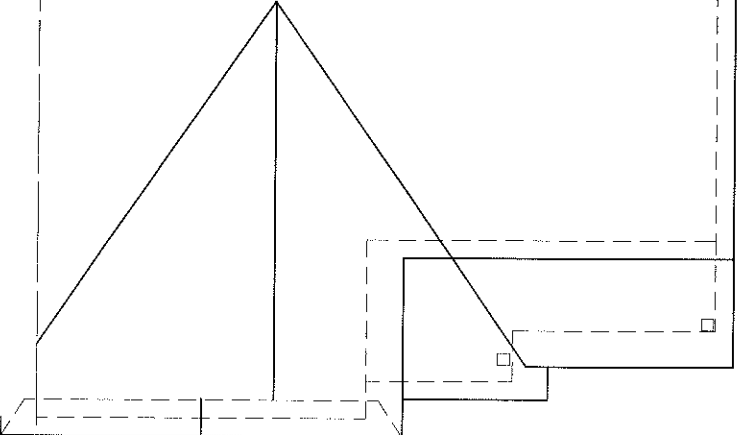
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CIVIC ADDRESS:
6631 CALWOOD AVE.

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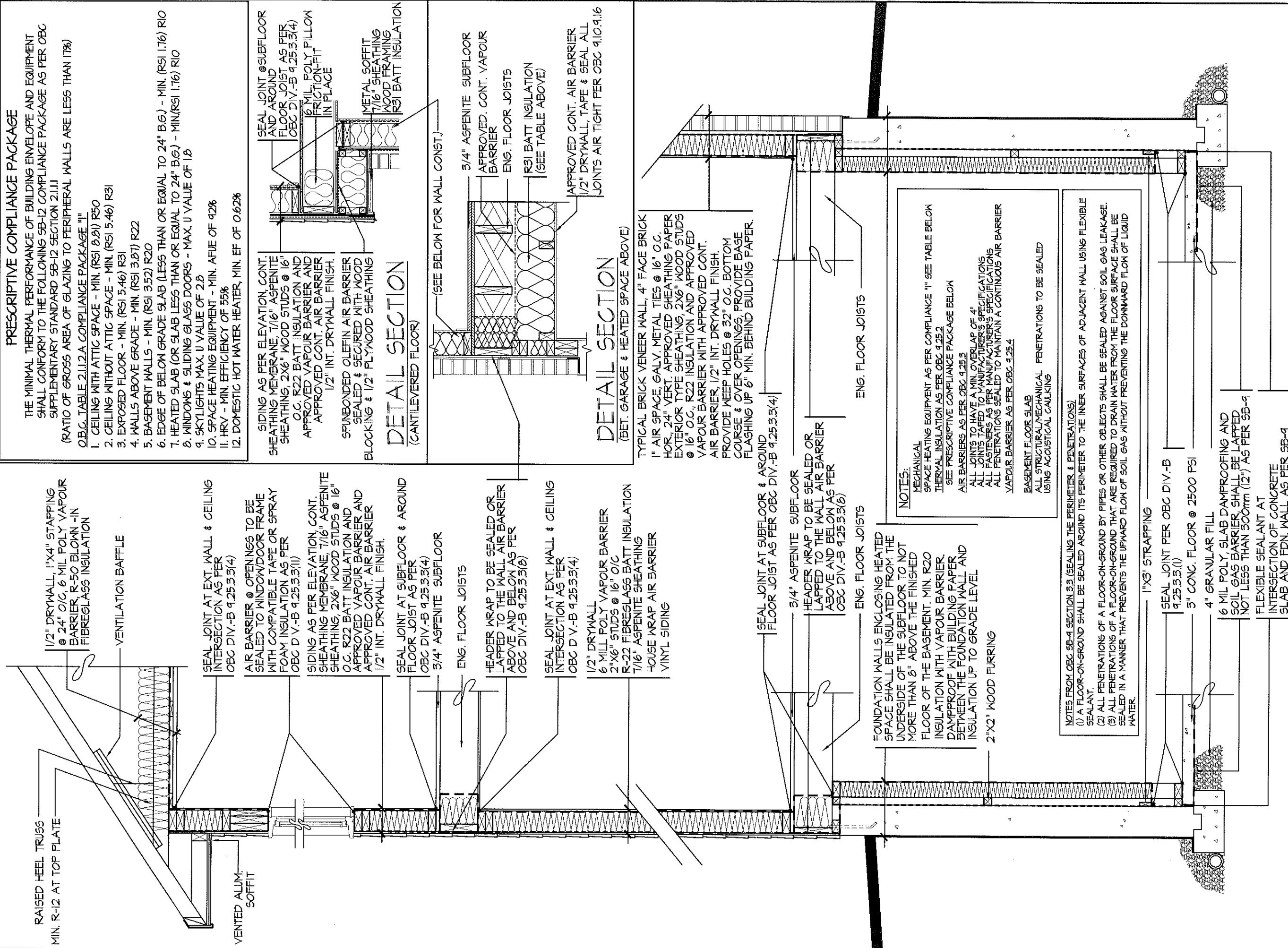
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ROOF PLAN

NTS



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 2.1.12.A COMPLIANCE PACKAGE "I"

1. CEILING WITH ATTIC SPACE - MIN. (RSI 8.81) 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 3.87) 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%

DETAIL SECTION
(CANTILEVERED FLOOR)

SIDING AS PER ELEVATION, CONT. SHEATHING MEMBRANE, 7/16" ASPENITE SHEATHING, 2X6" WOOD STUDS @ 16" O.C. R22 BATT INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER 1/2" INT. DRYWALL FINISH.

SPUNBONDED OLEFIN AIR BARRIER SEALED & SECURED WITH WOOD BLOCKING & 1/2" PLYWOOD SHEATHING

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C. R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE NEEP HOLES @ 32" O.C. BOTTOM COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

3/4" ASPENITE SUBFLOOR APPROVED CONT. VAPOUR BARRIER ENG. FLOOR JOISTS R31 BATT INSULATION (SEE TABLE ABOVE) APPROVED CONT. AIR BARRIER 1/2" DRYWALL, TAPE & SEAL ALL JOINTS AIR TIGHT PER OBC 9.10.9.16

DETAIL SECTION
(BET. GARAGE & HEATED SPACE ABOVE)

TYPICAL BRICK VENEER WALL, 4" FACE BRICK 1" AIR SPACE, GALV. METAL TIES @ 16" O.C. HOR., 24" VERT. APPROVED SHEATHING PAPER EXTERIOR TYPE SHEATHING, 2X6" WOOD STUDS @ 16" O.C. R22 INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" INT. DRYWALL FINISH. PROVIDE NEEP HOLES @ 32" O.C. BOTTOM COURSE & OVER OPENINGS. PROVIDE BASE FLASHING UP 6" MIN. BEHIND BUILDING PAPER.

ENG. FLOOR JOISTS

NOTES:

MECHANICAL SPACE HEATING EQUIPMENT AS PER COMPLIANCE "I" SEE TABLE BELOW THERMAL INSULATION AS PER OBC 9.25.2 SEE PREScriptive COMPLIANCE PACKAGE BELOW AIR BARRIERS AS PER OBC 9.25.3 ALL JOINTS TO HAVE A MIN. OVERLAP OF 4" ALL JOINTS TAPED TO MANUFACTURER'S SPECIFICATIONS ALL FASTENERS AS PER MANUFACTURER'S SPECIFICATIONS ALL PENETRATIONS SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER VAPOUR BARRIER AS PER OBC 9.25.4 BASEMENT FLOOR SLAB ALL STRUCTURAL/MECHANICAL PENETRATIONS TO BE SEALED USING ACoustICAL CAULKING

NOTES FROM OBC SB-4 SECTION 3.3 (SEALING THE PERIMETER & PENETRATIONS)

(1) A FLOOR-ON-GROUND SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALL USING FLEXIBLE SEALANT.

(2) ALL PENETRATIONS OF A FLOOR-ON-GROUND BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.

(3) ALL PENETRATIONS OF A FLOOR-ON-GROUND THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNGRADE FLOW OF LIQUID WATER.

1"X3" STRAPPING

SEAL JOINT PER OBC DIV.-B 9.25.3.3.(1)

3" CONC. FLOOR @ 2500 PSI

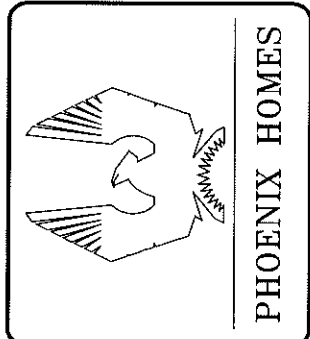
4" GRANULAR FILL

6 MIL POLY, SLAB DAMPROOFING AND SOIL GAS BARRIER, SHALL BE LAPPED NOT LESS THAN 300mm (12") AS PER SB-4

FLEXIBLE SEALANT AT INTERSECTION OF CONCRETE SLAB AND FDN. WALL AS PER SB-4

TYP. DETAIL SECTION
FOR SIDING APPLICATION

PART TYP. DETAIL SECTION
FOR BRICK VENEER APPLICATION



SB12 COMPLIANCE PACKAGE DETAILS (ALL MODELS)

No.	Description	Date	By
2	ADDED CANTILEVERED FLOOR DETAIL	MAR28-12	TL
1	OBC SB-4 & SB-12 COMPLIANCE PACKAGE	JAN22-12	TL
REVISIONS			

Footprint: ALL MODELS
drawn by: SD
date: JAN/12
scale: 3/16"=1'-0"
sheet no: 2