

CONSTRUCTION NOTES (Unless otherwise noted)

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. 350/08-2008 OBC.

1. ROOF CONSTRUCTION
NO210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (3/8") FLYWOOD SHEATHING WITH 7" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. APPROVED GAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (1') BEYOND INNER FACE OF EXTERIOR WALL. EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER. 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASGIA, RAIL & VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF WALL SHEATHING SUSCEPTIBLE TO ICE DAMMING. ATIC VENTING 1:300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 28% AT RIDGE (OBC 9.19.1.2.).

2. FRAME WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FIERING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. MINIMUM THERMAL INSULATION.

2A. FRAME WALL CONSTRUCTION (2"x6") (R28) SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FIERING, CONTIN. SHEATHING MEMBRANE, 28mm (1 1/2") EXTERIOR STRUCTURAL INSULATED SHEATHING RSI 0.7 (R4) O.C. RSI 4.23 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. MINIMUM THERMAL INSULATION.

2B. FRAME WALL CONSTRUCTION (2"x4") (R28) SIDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FIERING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 3000mm (9'-10")), WITH APPR. DIAGONAL WALL BRACING. SIDING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. RESERVED

2C. STUCCO WALL CONSTRUCTION (2"x4") - GARAGE WALLS 9.28 THAT EMPLOY A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED EXTERIOR FINISHES SPECIFICATIONS OVER 25mm (1") MIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x89 (2"x4") STUDS @ 400 (16") O.C. STUCCO TO BE MIN. 200 (8") ABOVE FINISH GRADE.

2D. WALLS ADJACENT TO ATTIC SPACE - NO CLADDING 9.5mm (3/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INTERIOR SHEATHING APPLIED. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

3. BRICK VENEER CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3A. BRICK VENEER CONSTRUCTION (2"x6") (R28) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3B. BRICK VENEER CONSTRUCTION (2"x4") - GARAGE WALLS 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

3C. STUCCO WALL CONSTRUCTION (2"x6") 9.28 THAT EMPLOYS A MINIMUM 10mm AIR SPACE BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 25mm (1") MIN. EXTRUDED OR EXPANDED RIGID POLYSTYRENE ON APPR. CONTIN. AIR/MOISTURE BARRIER ON 13mm (1/2") EXT. TYPE SHEATHING ON 38x140 (2"x6") STUDS @ 400mm (16") O.C. INSULATION. APPROVED VAPOUR BARRIER, 13mm (1/2") GYPSUM WALLBOARD INTERIOR FINISH. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

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, 2 AND 2/38x89 (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 9.15.3, 9.15.4, 9.13.2, 9.14.2.1 (21) 200mm (8") POLYSTYRENE FLOOR FIN. WALL 15MPa (2200psi) WITH EITUMENOUS DAMPROOFING AND DRAINAGE LAYER (15') BELOW FIN. GRADE. DRAINAGE LAYER IS NOT REQ'D. WHEN FDTM. WALL IS WATERPROOFED, MAXIMUM FLOOR HEIGHT 2380 (7'-10") ON 500k/155 (23.8k) CONTINUOUS RETED CONC. FTE. BRACE FDTM. WALL PRIOR TO CONCRETE CASTING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL. ALL FOOTINGS TO BE REINFORCED WITH MIN. BEARING CAPACITY OF 15000 KPa. REINFORCING STEEL BEARING DOES NOT MEET MINIMUM CAPACITY ENGINEERED REINFORCING REQUIRED. STORES SUPPORTED BY MASONRY VENEER 1/4" SINDING ONLY.

6. FOUNDATION WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

6A. 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, 2 AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

6B. FOUNDATION WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

6C. 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, 2 AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

6D. FOUNDATION WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

6E. 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, 2 AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

6F. FOUNDATION WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

6G. 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, 2 AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

6H. FOUNDATION WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

6I. 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, 2 AND 2/38x89 (2"x4") TOP PLATE, 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

6J. FOUNDATION WALL CONSTRUCTION (2"x6") (SB-12-TABLE 2.1.1.2.A) 90mm (4") FACE BRICK, 25mm (1") AIR SPACE, 22x180x60.76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 4.23 (R24) INSUL. & APPR. VAPOUR BARRIER WITH APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.

10. ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.- (UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(1/4")) MAX. RISE = 200 (7-7/8") MIN. RUN = 210 (8-1/4") MIN. TREAD = 235 (9-1/4") MIN. NOSING = 25 (1") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-8") = 860 (2'-10") MIN. STAIR WIDTH FOR CURVED STAIRS = 150 (6") MIN. AVG. RUN = 150 (6")

11. HANDRAILS -OBC. 9.8.7.- FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50 (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEWEL POST AT CHANGES OF DIRECTION.] GUARDS -OBC. 9.8.8.- INTERIOR GUARDS: 900mm (2'-11") MIN. EXTERIOR GUARDS: 1070mm (3'-6") MIN.

12. EXTERIOR BALUNGS 810mm (32") HIGH WHERE DISTANCE FROM PORCH TO FIN. GRADE IS LESS THAN 600mm (24"), 900mm (36") WHERE DISTANCE EXCEEDS 600mm (24"). 1070mm (42") HIGH RAILING IS REQUIRED WHERE DISTANCE EXCEEDS 1800mm (71"). 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., CALCULING OR 25 (1") MIN. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-TABLE 2.1.1.2.B) 9.13.2.3, 9.13.2.6 FOUNDATION WALLS INCLUDING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 300mm (12") OF THE BACKSET SUB-INSULATION AFTER APPROVED VAPOUR BARRIER. DAMPROOF WITH BUILDING PAPER BEHIND THE FOUNDATION WALL. INSULATION UP TO GRADE LEVEL TO BE 100mm (4") MIN. INSULATION AT COLU CELLAR WALLS REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION.

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. AND HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA. X 3.0mm(0.118") SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL. COL. W/ MIN. CAPACITY OF 71.2kN (16000lbs.) AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CESB-7/2-94, AND WITH 150x150x3.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x870x410 (24"x24"x16") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa. MINIMUM AND AS PER SOILS REPORT.

15A. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3) 89mm(3-1/2") DIA. X 4.78mm(1.88") FIXED STL. COL. OR ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24000lbs.) WITH 150x150x3.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 1070x1070x460 (42"x42"x18") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 kPa. MIN. AND AS PER SOILS REPORT.

15B. STEEL COLUMN 90mm(3-1/2") DIA. X 4.78mm(1.88") NON-ADJUSTABLE STL. COL. TO BE ON 150x150x3.5 (6"x6"x3/8") STL. TOP PLATE, & BOTTOM PLATE. BASE PLATE 120x120x3.5 (4-1/2"x10"x1/2") WITH 2-12mm DIA. X 300mm LONG x30mm HOOK ANCHORS (2-1/2"x12"x2") FIELD WELD O.C. TO BASE PLATE.

16. BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2") 19x64 (13"x3") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

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

18. GARAGE CEILING/INTERIOR WALLS 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS AIRTIGHT PER O.B.C. 9.10.9.1E. REFER TO SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

19. DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING PER OBC 9.10.13.15. EXTERIOR STEP PRECAST CONCRETE STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8") MIN. TREAD 250mm (9-1/2"). SEE OBC. 9.8.9.2., 9.8.5.3. & 9.8.10.

20. DRYER EXHAUST CAPPED DRYER EXHAUST VENTED TO EXTERIOR. INSULATED WITH ATTIC SPACE.

21. ATTIC ADDRESS FLUKE WITH AN AREA OF 0.32 SQ.M. (3.44 SQ.FT.) WITH WEATHERSTRIPPING. RSI 2.172 (R20) RIGID INSUL. BACKING. SEE OBC. SB-12, TABLE 2.1.1.2.A. FOR REQUIRED THERMAL INSULATION.

22. CHIMNEY CHIMNEYS -OBC. 9.21.- 2" ABOVE THE PRELACE 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 305mm (10'-0") FROM THE CHIMNEY.

23. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR AS REQUIRED BY OBC. 9.32.3.5. & 9.32.3.10.

24. STEEL BEARING PLATE FOR MASONRY WALLS 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND BEARING ON CONC. BLOCK PARTIALLY, ANCHORED WITH 2-19mm (3/4") X 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

25. 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). RESERVED

26. BEARING WOOD POST (BASEMENT) (OBC 9.17.4.2) 38x140 (3-2"x6") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FTE.

27. STEPPED FOOTINGS OBC. 9.15.3.9, (24") FOR FRM SOILS, 400mm (16") MAX. STEP. MIN. HORIZ. STEP = 600mm (2'-0") MAX. VERT. STEP = 600mm (2'-0")

28. SLAB ON GRADE 100mm (4") CONCRETE SLAB ON GRADE ON 100mm (4") COARSE GRANULAR FILL, REINFORCED WITH 8x6-W2.9xW2.9 WESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa (4640 psi) WITH 5-8X AIR ENTRAINMENT ON COMPACTED SUB-GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A. FOR REQUIRED MINIMUM THERMAL INSULATION UNDER SLAB.

29. DIRECT VENTING GAS FURNACE/H.W.I. VENT 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.

30. DIRECT VENTING GAS FIREPLACE VENT DIRECT VENT GAS FIREPLACE VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

31. SUBFLOOR JOIST STRAPPING AND BRIDGING 16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATIONS SEE OBC 9.30.6. 9) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (* SEE OBC 9.30.2.1)

32. FLOOR JOISTS WITH SPANS OVER 2100mm (6'-11") TO BE BROCKED WITH 38x36 (2"x2") CROSS BRACING OR SOLID BLOCKING 1200mm (6'-11") O.C. MAX. AND WHERE SPECIFIED BY JOIST TABLES A-C 1-2 STRAPPING SHALL BE 19x64 (1"x6") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. (* SEE OBC 9.23.6.4. *)

35. EXPOSED BUILDING FACE -OBC. 9.10.15. EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 min. WHERE LIMITING DISTANCE (LD) IS LESS THAN 1.2M (3'-11"), WHERE THE LD IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

36. SOLID CELLAR PORCH SLAB (OBC 9.40.) FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") 32MPa (4640psi) CONC. SLAB WITH 5-8X AIR ENTRAINMENT. REIN. WITH 104 BARs @ 200mm (7/8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB. MIN. 300mm (1 1/4") COVER. 60x60x23 (5/8"x23 5/8") TOM DOWELS, 600mm (23 5/8") O.C. ANCHORED IN PERIMETER FDTM. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm (3") BEARING ON FDTM. WALLS. PROVIDE (3") LITEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDTM. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 600mm (24") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY AND 900mm (35") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.

38. CONVENTIONAL ROOF FRAMING (2.06kg/m² SNOW LOAD) 38x140 (2"x6") RAFTERS @ 400mm (16") O.C. FOR MAX 11'-7" SPAN, 38x184 (2"x6") 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") @ 400 (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 @ 1800mm (6'-0") O.C. VERTICALLY.

39. TWO STOREY VOLUME SPACES -FOR A MAXIMUM 5490 mm (18'-0") HEIGHT AND MAXIMUM SUPPORTED ROOF TRUSS LENGTH OF 6.0m, PROVIDE 2-38x140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300mm (12") O.C. (TRIPLE UP AT EVERY THIRD DOUBLE STUD FOR BRICK WALLS) C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220 mm (4'-0") O.C. VERTICALLY. -FOR WALLS WITH HORIZ. DISTANCES NOT EXCEEDING 2900 mm (9'-6"), PROVIDE 38x140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38x140 (2-2"x6") TOP PLATES 1'-1-38x140 (3-2"x6") CONT. BOTTOM PLATE & MINIMUM OF 3-38x184 (3-2"x6") CONT. HEADER AT GRND. CEILING LEVEL. TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.

40. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS. -FOR LATERAL SUPPORT WHERE GRADE TO T/O BASEMENT SLAB EXCEEDS 1200mm (3'-11") FOR 200mm (8") POURED CONC. FOUNDATION WALL PROVIDE VERTICAL 38x140 (2"x6") WOOD STUDS @ 400 (16") O.C. MATCH FLOOR JOIST TOP SPACING WHEN PARALLEL WITH FLOOR JOISTS. FANSET BOTTOM PLATE TO SLAB & FASTEN TOP OF WALL TO FLOOR JOIST AND ALSO TIED TO 38x89 (2"x4") @ 300 (12") O.C. KNEE WALL. REFER TO DETAIL

42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

43. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

44. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

45. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

46. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

47. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

48. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

49. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

50. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

51. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

52. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

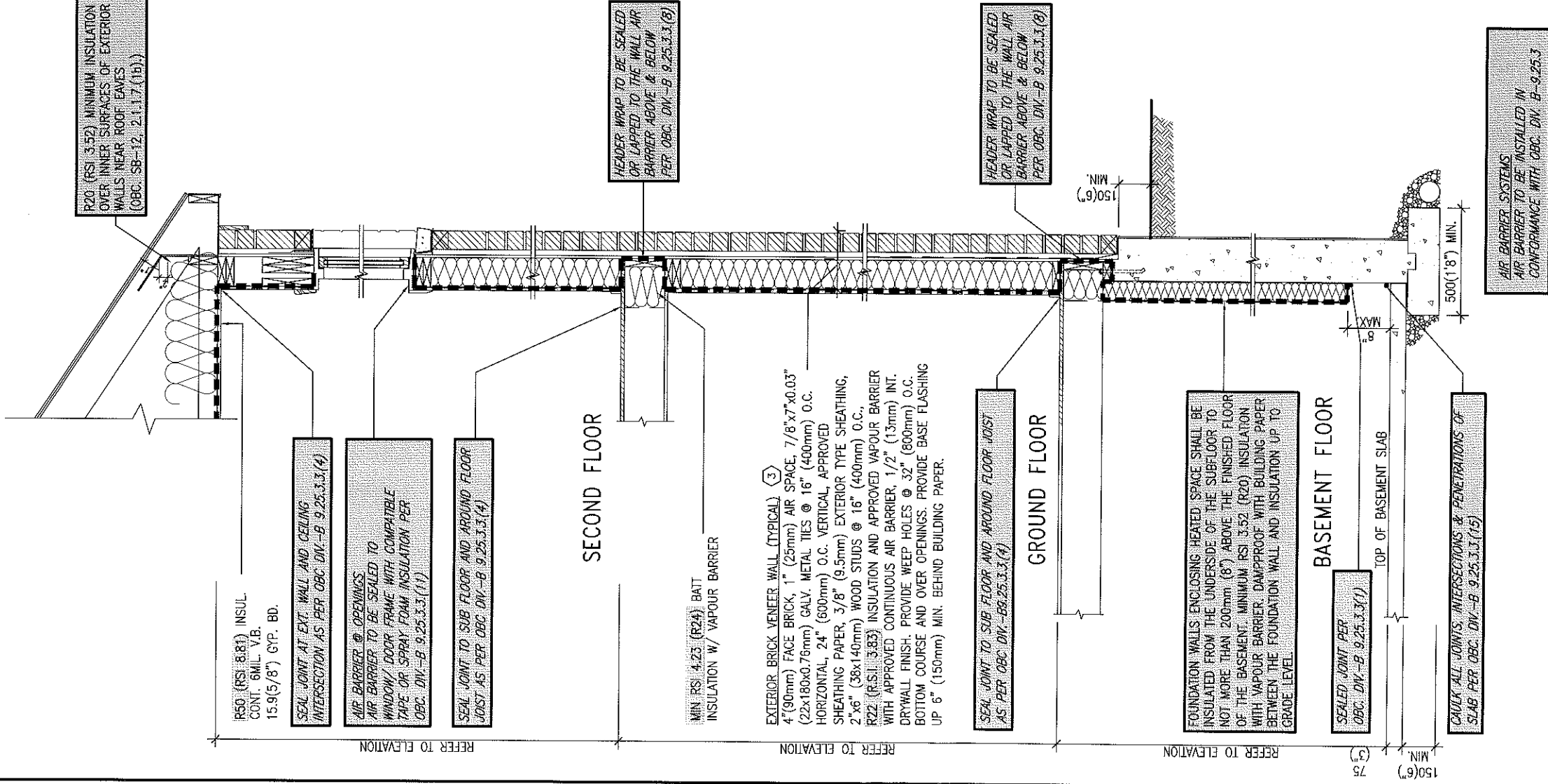
53. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

54. EXTERIOR WALLS FOR WALK-OUT CONDITIONS THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 400mm (16") O.C. OR 38x89 (2"x4") STUDS @ 300mm (12") O.C.

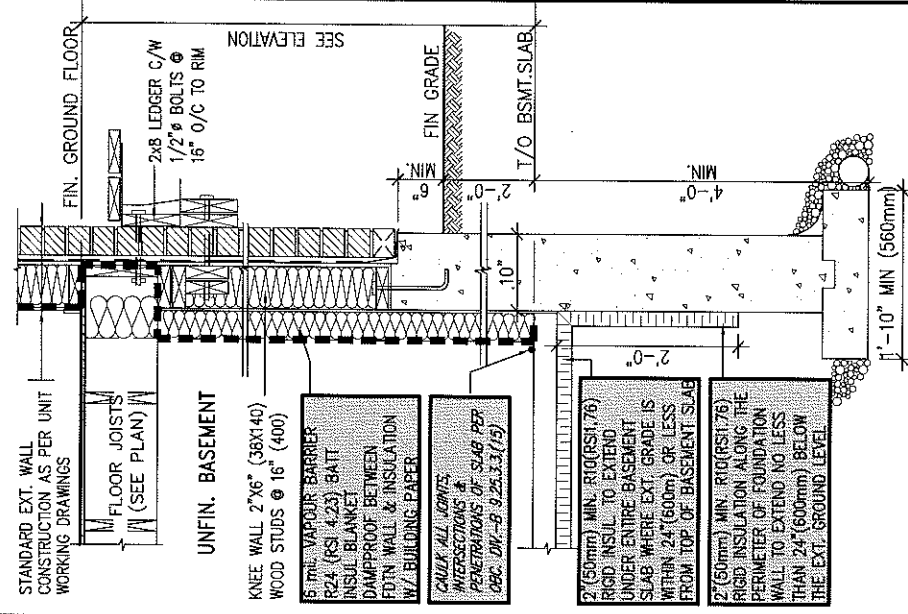
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

USE SB-12 COMPLIANCE PACKAGE (I):

COMPONENT	I	Notes:
Ceiling with Attic Space Minimum RSI (R) value	8.81 (R50)	BLOWN –LOOSE
Ceiling without Attic Space Minimum RSI (R) value	5.46 (R31)	BAIT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BAIT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BAIT
Basement Walls Minimum RSI (R) value	3.52 (R20)	6" R20 BLANKET
Edge of Below Grade Slab ≤600mm below grade Minimum RSI (R) value	1.76 (R10)	RIGID INSUL
Windows & Sliding glass Doors Maximum U–value	1.8	DOUBLE PANE LOW EMISSIVITY
Skylights Maximum U–value	2.8	DOUBLE PANE LOW EMISSIVITY
Space Heating Equipment Minimum AFUE	92%	NATURAL GAS
Hot Water Heater Minimum EF	0.62	NATURAL GAS
HRV Minimum Efficiency	55%	–



EW3 TYPICAL EXT. WALL AIR BARRIER CONTINUITY
CN5 SECTION W/ BRICK VENEER SCALE: 1/2" = 1'-0"



SECTION AT W.O.D/W.O.B.

[illegible]

STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM.

FUTURE GRAB BARS TO BE MOUNTED TO RESIST HORIZ. AND VERT. LOADS OF 1.3 KN (300 lb)

REFER TO OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED.

1 VERTICAL STUDS

9'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

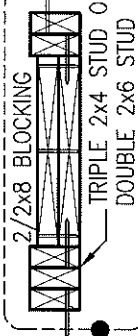
VERTICAL STUDS

8'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

2 SOLID BLOCKING

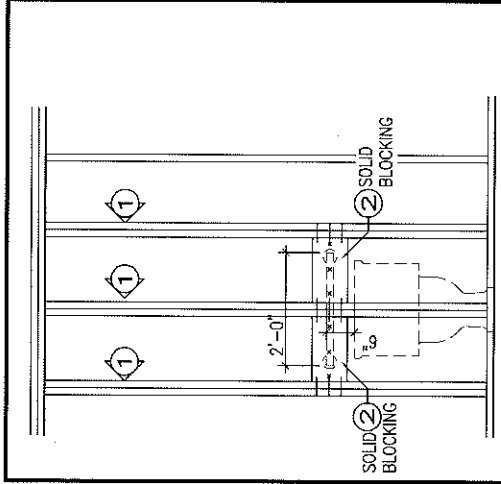
2/2"x8" SPR. #2 NAILED WITH 3-ROWS
OF 3" LONG COMMON NAILS @ 6" O.C.
AND END NAILED TO STUDS WITH
3/2"x4" SPR. #2 (4" WALL) 6-3 1/2" LONG COMMON NAILS

BUILT-UP WOOD POST
DOUBLE OR TRIPLE STUDS
NAILED TOGETHER W/
3" LONG COMMON NAILS @
11 3/4" O.C. MAX. VERT.
(AS PER O.B.C. 9.17.4.2.)

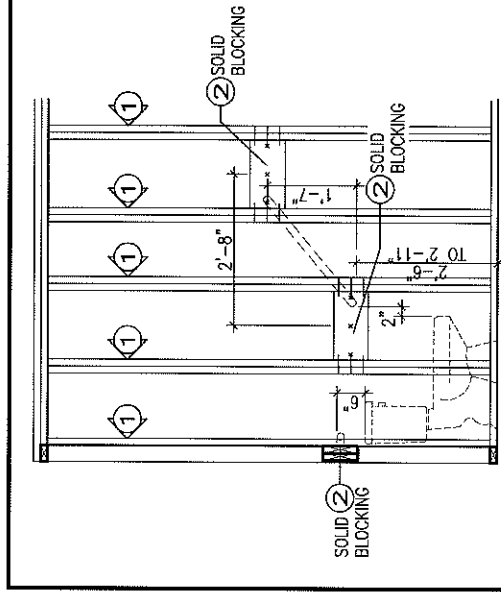


SOLID BLOCKING
PLAN DETAIL

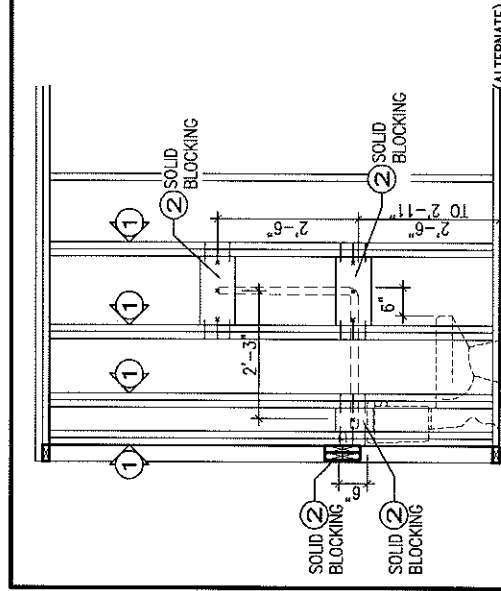
SOLID BLOCKING
ELEVATION DETAIL



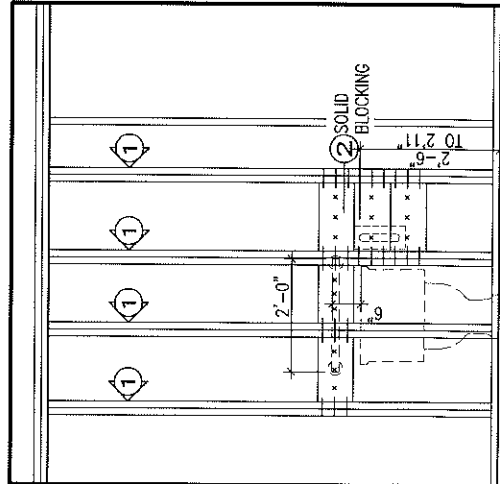
GB1 FUTURE GRAB BAR
(BACK WALL)
@ TOILET



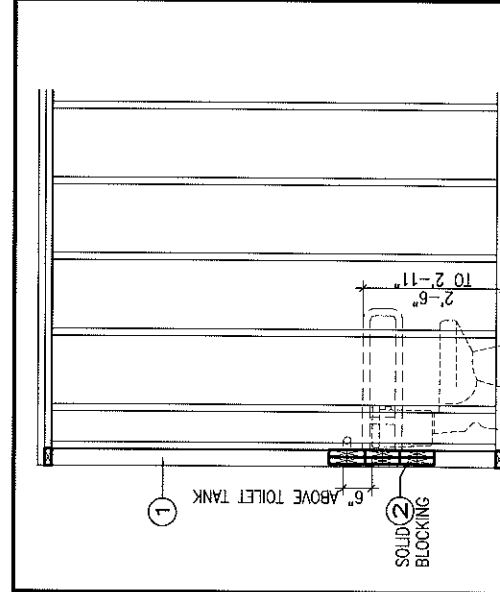
GB1A FUTURE DIAGONAL GRAB BAR
DETAIL



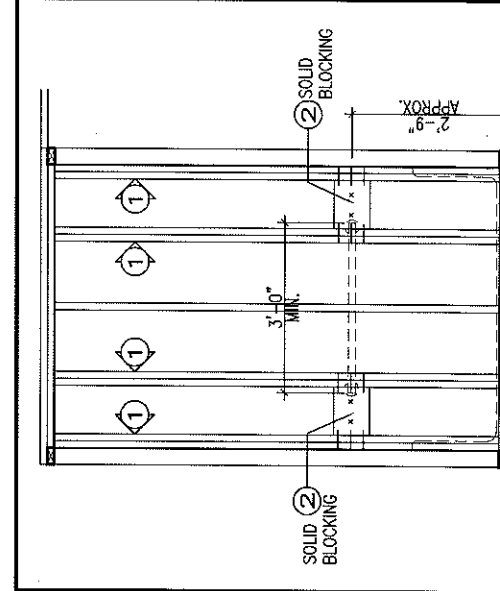
GB1B FUTURE L-SHAPE GRAB BAR
DETAIL (ALTERNATE)



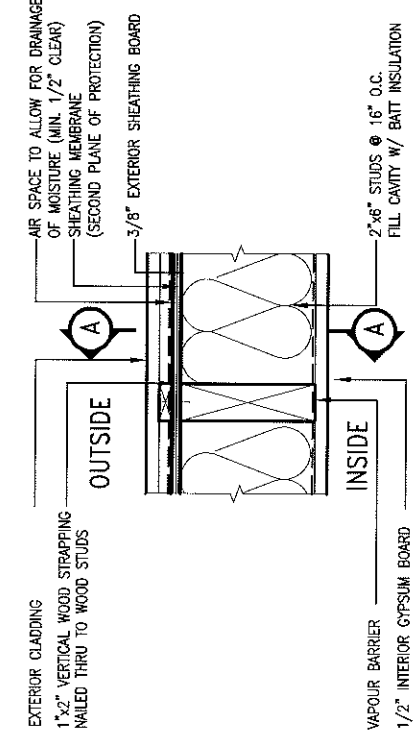
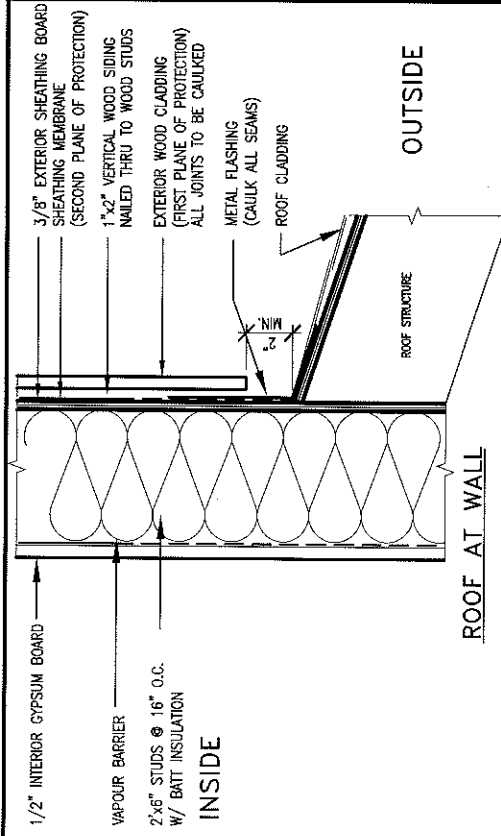
GB2 FUTURE U-SHAPE GRAB
BAR @ TOILET W/
REAR GRAB BAR (REAR VIEW)



GB2 FUTURE U-SHAPE GRAB BAR
@ TOILET W/ REAR GRAB BAR
(SIDE VIEW)



GB3 FUTURE GRAB BAR IN
SHOWER / BATHTUB
(SIDE VIEW)



OBC 2006

EXTERIOR WOOD CLADDING WALL ASSEMBLY

Client: PHOENIX HOMES

Project Name: SHADOW RIDGE ESTATE
OSGOODE, ONTARIO

Unit Name: UNIT S1

Sheet Title: CONSTRUCTION DETAILS

Drawn By: Checked By:

Project No: 06087

Date: FEBRUARY 2007

File Name: 06087-S1

Drawing No: C2

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

NOTES:

1. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

3. PROVIDE HORIZONTAL SOLID BLOCKING

4. 1200 O.C. (4'-0")

5. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

6. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

7. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x6" @ 12" O.C. - 17'-4"

8. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

9. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

10. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

11. PROVIDE HORIZONTAL SOLID BLOCKING

12. 1200 O.C. (4'-0")

13. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

14. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

15. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

16. MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

17. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

18. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR

19. PROVIDE HORIZONTAL SOLID BLOCKING

20. 1200 O.C. (4'-0")

21. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

22. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

23. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

24. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x6" @ 12" O.C. - 17'-4"

25. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

26. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

27. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

28. PROVIDE HORIZONTAL SOLID BLOCKING

29. 1200 O.C. (4'-0")

30. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

31. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

32. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

33. MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

34. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

35. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR

36. PROVIDE HORIZONTAL SOLID BLOCKING

37. 1200 O.C. (4'-0")

38. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

39. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

40. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

41. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x6" @ 12" O.C. - 17'-4"

42. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

43. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

44. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

45. PROVIDE HORIZONTAL SOLID BLOCKING

46. 1200 O.C. (4'-0")

47. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

48. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

49. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

50. MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

51. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

52. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR

53. PROVIDE HORIZONTAL SOLID BLOCKING

54. 1200 O.C. (4'-0")

55. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

56. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

57. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

58. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x6" @ 12" O.C. - 17'-4"

59. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

60. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

61. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

62. PROVIDE HORIZONTAL SOLID BLOCKING

63. 1200 O.C. (4'-0")

64. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

65. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

66. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

67. MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

68. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

69. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR

70. PROVIDE HORIZONTAL SOLID BLOCKING

71. 1200 O.C. (4'-0")

72. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

73. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

74. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

75. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x6" @ 12" O.C. - 17'-4"

76. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

77. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

78. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

79. PROVIDE HORIZONTAL SOLID BLOCKING

80. 1200 O.C. (4'-0")

81. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

82. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

83. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

84. MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

85. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

86. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR

87. PROVIDE HORIZONTAL SOLID BLOCKING

88. 1200 O.C. (4'-0")

89. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

90. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

91. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

92. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

2"x6" @ 12" O.C. - 13'-10"

2"x6" @ 16" O.C. - 15'-0"

2"x6" @ 12" O.C. - 17'-4"

93. MAX. HEIGHT FOR 2"x8" EXTERIOR WALL IS AS FOLLOWS:

2"x8" @ 16" O.C. - 16'-0"

2"x8" @ 12" O.C. - 17'-9"

2"x8" @ 16" O.C. - 20'-4"

2"x8" @ 12" O.C. - 22'-4"

94. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

95. SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.

96. PROVIDE HORIZONTAL SOLID BLOCKING

97. 1200 O.C. (4'-0")

98. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE AND 12.5mm (1/2") GYPSUM BOARD ON THE INTERIOR FACE.

99. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

100. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

101. MAX. HEIGHT FOR 2"x4" GARAGE WALL IS AS FOLLOWS:

2"x4" @ 16" O.C. - 9'-10"

2"x4" @ 12" O.C. - 10'-9"

3-2"x4" @ 16" O.C. - 11'-2"

3-2"x4" @ 12" O.C. - 12'-4"

102. FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa

103. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR

104. PROVIDE HORIZONTAL SOLID BLOCKING

105. 1200 O.C. (4'-0")

106. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

107. WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

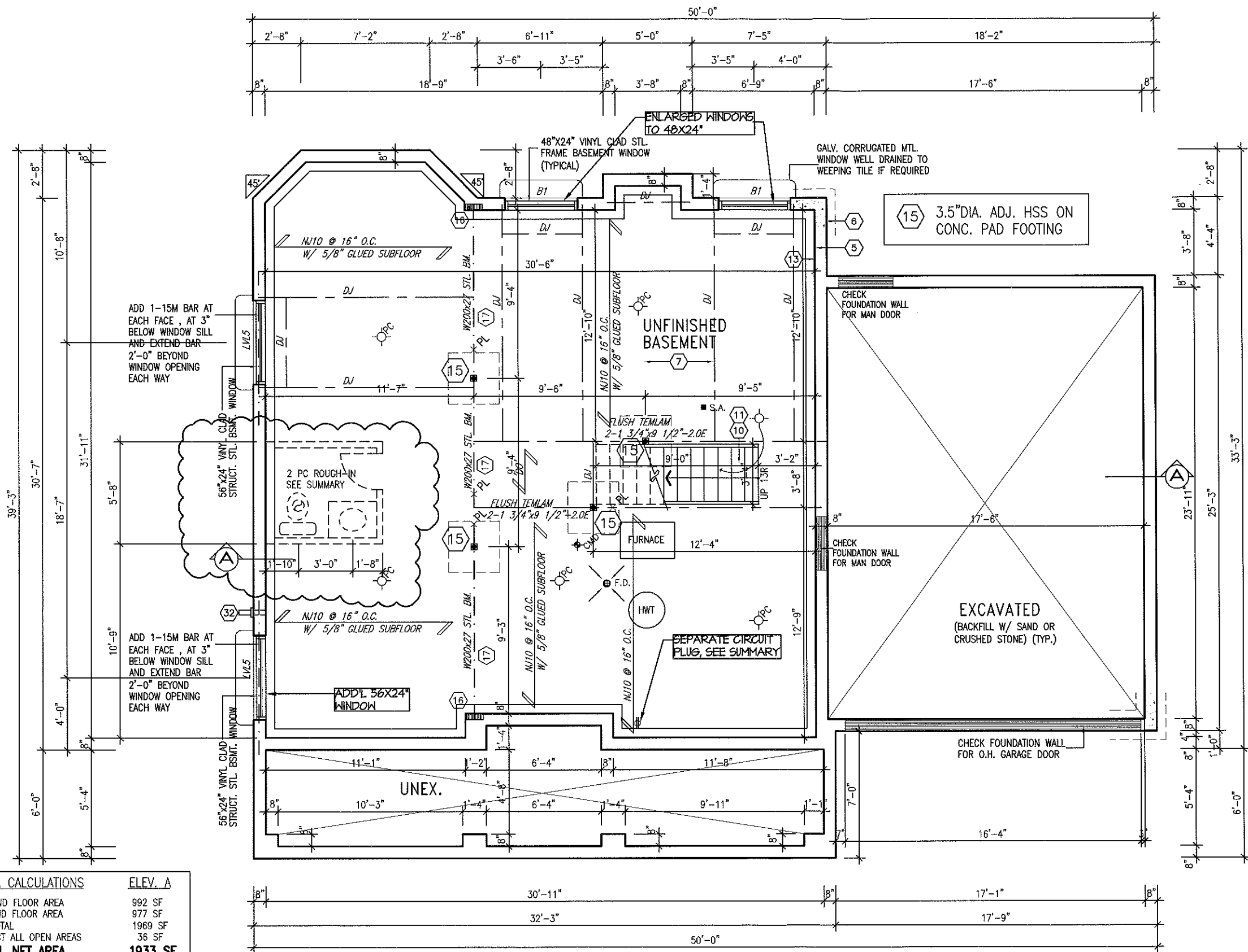
108. ** STUD INFORMATION TAKEN FROM OBC TABLE A-30

109. MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOWS:

2"x6" @ 16" O.C. - 12'-6"

AREA CALCULATIONS	ELEV. A
GROUND FLOOR AREA	992 SF
SECOND FLOOR AREA	977 SF
SUBTOTAL	1969 SF
DEDUCT ALL OPEN AREAS	36 SF
TOTAL NET AREA	1933 SF (179.58 m ²)
FINISHED BSMT AREA	0 SF
COVERAGE W/OUT PORCH	1427 SF (132.56 m ²)
COVERAGE W/ PORCH	1629 SF (151.33 m ²)

BASEMENT PLAN 'A'



NOTE:
ALL LVL'S SUPPORTING FLOOR
LOADS ARE TO BE SPECIFIED BY
THE FLOOR TRUSS MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO KOTT SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS, UNLESS OTHERWISE NOTED.

footprint: S1-A	shl. title: BASEMENT PLAN-A
drawn by: CL	checked by: OF
date: FEB. 2007	scale: 3/16"=1'
sheet no: 1A	6

5	REV. AS PER CONST. SUMMARY	MAY13-B	SD
4	REDUCED GARAGE WIDTH TO FIT INCREASED GARAGE LENGTH	APR30-13	SD
3	REV. AS PER CONST. SUMMARY	JUL31-12	SD
2	REV. AS PER CONST. SUMMARY	JUL25-12	SD
1	ISSUED FOR FOUNDATION ONLY	JUNE14-12	SD
No.	Description	Date	By
REVISIONS			

GREGORIAN-2007-A

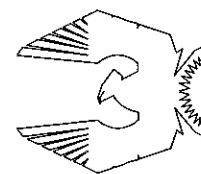
SITE: SHADOW RIDGE2

LOT NUMBER: 4

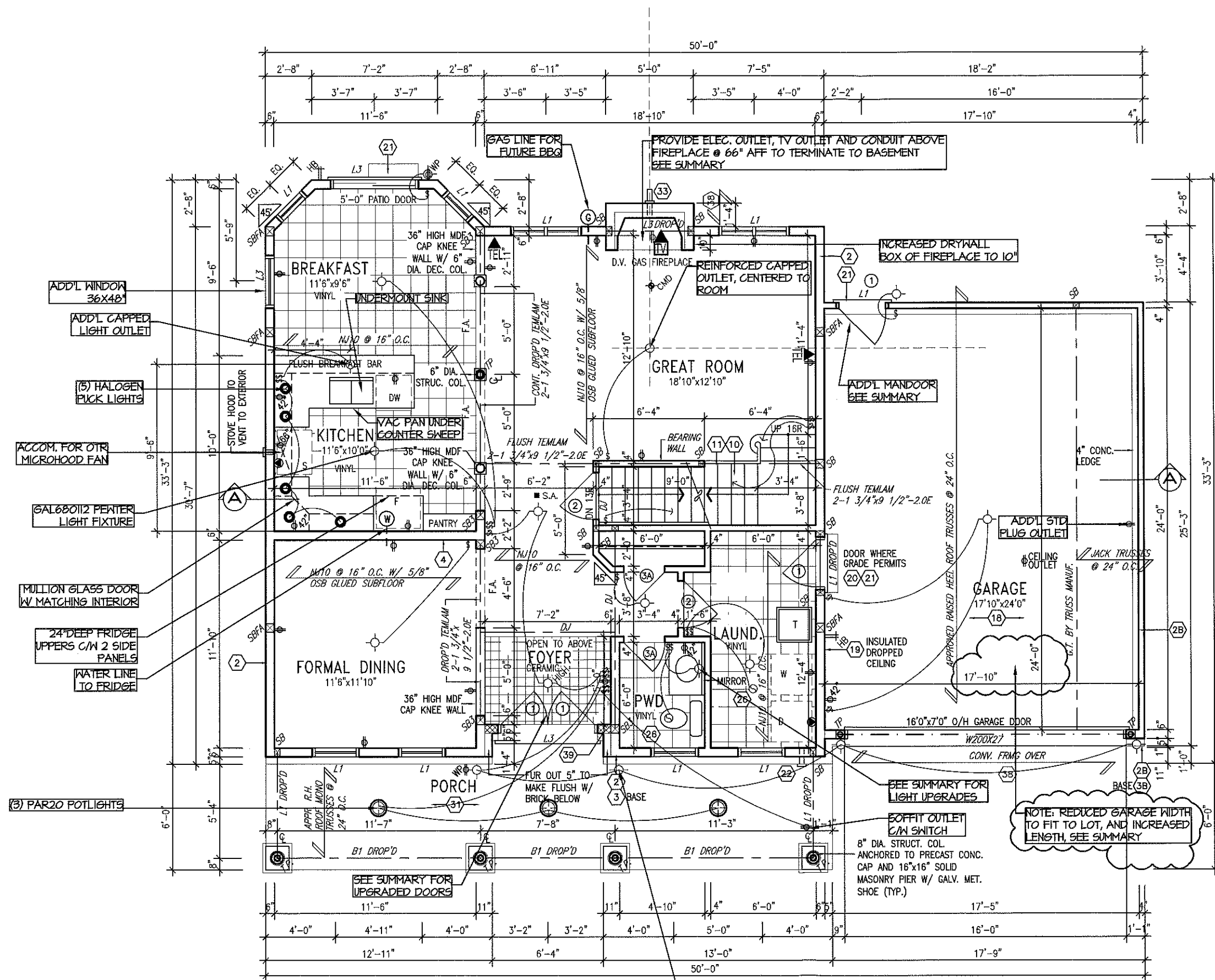
CIVIC ADDRESS:
6400 MARY ANNE DR.

**Viljoen
Architect
Inc.**

300 A Wilson Avenue
North York, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782



PHOENIX HOMES



GROUND FLOOR PLAN 'A'

NOTE:
ALL LVL'S SUPPORTING FLOOR
LOADS ARE TO BE SPECIFIED BY
THE FLOOR TRUSS MANUFACTURER.

NOTE:
FLOOR FRAMING INFO REFER TO KOTT SHOP
DRAWINGS FOR ALL TRUSS-JOIST INFORMATION
AND DETAILS. UNLESS OTHERWISE NOTED.

NOTE:
ALL SBs ARE SB2 U/ NOTED

Footprint:	SI-A
Sit. Title:	GROUND FLOOR-A
Drawn By:	CL
Checked By:	OF
Date:	FEB. 2007
Scale:	3/16"=1'
Sheet No.:	2A
	6

REV.	AS PER CONST. SUMMARY	DATE	BY
5	REV. AS PER CONST. SUMMARY	MAY3-13	SD
4	REDUCED GARAGE WIDTH TO FIT INCREASED GARAGE LENGTH	APR30-13	SD
3	REV. AS PER CONST. SUMMARY	JUL3-12	SD
2	REV. AS PER CONST. SUMMARY	JUL25-12	SD
1	ISSUED FOR FOUNDATION ONLY	JUNE14-12	SD

PROJECT:	GREGORIAN-2007-A
SITE:	SHADOW RIDGE2
LOT NUMBER:	4
CIVIC ADDRESS:	6900 MARY ANNE DR.

Viljoen Architect Inc.

300 A. Wilson Avenue
North York, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782

PHOENIX HOMES