

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"x4")**
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFR. ALUM. DRASTROUGH, FASCO, RNL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.15.1.2)
3. **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
4. **BRICK VENEER CONSTRUCTION (2"x6")**
90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3/4") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER 11.1mm (7/16") EXTERIOR TYPE SHEATHING, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES @ 800mm (32") O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE 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, 22x180x76mm (7/8"x7"x3/4") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD. WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35(R19) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONT. 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.
6. **BASEMENT SLAB** OBC. 9.3.1.6.(1)(b) & 9.16.4.5.(1) 80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL OR 150mm (6") CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE RSI 1.76 (R10) INSULATION EXPOSED FLOOR TO EXTERIOR
7. **PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.**
8. **ATTIC INSULATION** OBC. 12.3.2.1 & 12.3.3.7 RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 15mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
9. **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") MAX. NOSING = 235 (9-1/4") MIN. HEADROOM = 1950 (6'-5") RAIL @ LANDING = 900 (2'-11") MIN. STAIR WIDTH FOR CURVED STAIRS = 860 (2'-10") MIN. RUN = 150 (6") MIN. AVG. RUN = 200 (8") FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.**
10. **GUARDS -OBC. 9.8.3.3 - INTERIOR GUARDS: 900mm (2'-11") MIN. EXTERIOR GUARDS: 1070mm (3'-6") MIN.**
11. **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. 9.2.3.7)**
12. **RSI 3.52 (R20) INSULATION BLANKET OR BATTS WITH 38x89 (2"x4") STUD WALL, AND APPROVED VAPOUR BARRIER TO 200 (8") BELOW FIN. GRADE. 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. 38x184 (2"x8") 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 (1"x6") CONC. FOOTING, ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. **STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1. 9.17.3.4)**
89mm (3.5") DIA. NON-ADJUSTABLE STL. COL. CONFORMING TO CAN/CSG-7.2M. AND WITH 150x150x8.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING PRESSURE OF 100 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"(x188) NON-ADJUSTABLE STL. COL. WITH 150x150x8.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON 910x910x300 (36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING PRESSURE OF 125 Kpa. MIN. AND AS PER SOILS REPORT.
17. **STEEL COLUMN (SEE 9.17.3.1. 9.17.3.4)**
3"x3"(x188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x8.5 (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.
18. **BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3-1/2") BOTH SIDES OF STEEL BEAM.**
19. **GARAGE SLAB: 100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT AT 1% MIN.**
20. **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. PER OBC 9.10.3.1.6**
21. **DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15**
22. **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 9.8.3.2, 9.8.3.3 & 9.8.3.10**
23. **CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8(7)**
24. **ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH A MIN. 100mm (4") DIA. 15mm (5/8") W/ WEATHERSTRIPPING RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.19.2**
25. **FIREPLACE CHIMNEYS -OBC. 9.21. - 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.**
26. **UNEN 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**
28x280x16 (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, 610x610x300 (24"x24"x12") CONC. FTG. OBC 9.17.4**
31. **STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8") MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.**
32. **PORCH SLAB/STEPS: CONC. 32 MPa (4640psi) MIN. 150mm (6") THICK. 150mm (6") MIN. 8% AIR ENTRAINMENT. MIN. 50mm (2") MIN. 28 DAYS. 10 M BARS @ 250 (9") O.C. EACH WAY. 10M DOWELS @ 400 (16") O.C. 2-15mm IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)**
33. **DIRECT VENT GAS FIREPLACE. VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.**
34. **SUBFLOOR, JOIST STRAPPING AND BRIDGING**
-16mm (5/8") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.4) 8mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-1" SEE OBC 9.30.9.4)
35. **ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRIPPED 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 900mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. (-1" SEE OBC 9.15.4.7)**
37. **SOLID CELLAR PORCH SLAB (OBC 9.40)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 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 FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (17) LINTELS OVER CELLAR DOOR & WITH 100mm(4") END BEARING. THE FDTN. 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. FILL SPACE 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE O.B.C. 9.15.4.7)

38. **CONVENTIONAL ROOF FRAMING**
38x140 (2"x6") RAFTERS @ 400mm (16"o.c.), FOR MAX. 11'-7" SPAN. 38x184 (2"x8") MIDSPANS. CEILING JOISTS TO COLLAR TIES AT RIDGES. BOARDING (2"x4") BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW. LATERALLY BRACED AT 1800mm (6'-0") O.C. VERTICALLY.
39. **TWO STOREY VOLUME SPACES**
FOR HIGH WALL UP TO 10'-0". CONSTRUCTION, 2"x6" SPACING AS INDICATED BLOCKING, 3 ROWS @ 4'-6" O/C ± SHEATHING, 7/16" ASPENITE NAILING, 2" STAPLES BET. 4" AND 6" O/C ALONG STUDS. STUD SPACING WITH VARIOUS FINISHES: 1. SIDING-METAL OR VINYL- 2"x6" @ 16" O/C 2. STUCCO -2"x6" @ 16" O/C 3. BRICK TO 4'-0" -2"x6" @ 16" O/C 4. BRICK FULL HEIGHT -2"x6" @ 12" O/C
40. **MINIMUM BEDROOM WINDOW -OBC. 9.7.1.3 - 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").**
41. **WINDOW GUARDS -OBC. 9.7.1.6 - 9.8.8. 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")**
42. **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 DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
3. ALL WINDOW WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.6.3 CHECK WITH LOCAL AUTHORITY.
4. PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS. 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)(g) & 3.8.3.13.(1)(f).
- 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. PLY BEAMS SHALL BE 2.0E VS MICRO-LAM LVL (E=2800ksi,MIN.) OR EQUIVALENT. MAX EACH PLY OF 1/2" THICK. LONGITUDINAL JOINTS TO BE STAGGERED 12" MIN. JOINTS TO BE STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4-PLY MEMBERS ADD 3mm (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6. PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
7. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 MIL. POLYETHYLENE FILM. NO. 58 (450s.) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 130mm (5") ABOVE THE GROUND.
- STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

WOOD LINTELS AND BUILT-UP WOOD BEAMS

	2/38 x 184 (2/2" x 8") SPR.#2	3/38 x 184 (3/2" x 8") SPR.#2	4/38 x 184 (4/2" x 8") SPR.#2
L1	2/38 x 184 (2/2" x 8") SPR.#2	3/38 x 184 (3/2" x 8") SPR.#2	4/38 x 184 (4/2" x 8") SPR.#2
L7	90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")	100 x 90 x 8.0L (5" x 3-1/2" x 5/16")
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")	100 x 90 x 8.0L (5" x 3-1/2" x 5/16")	125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16")	125 x 90 x 10.0L (5" x 3-1/2" x 3/8")	150 x 100 x 10.0L (6" x 4" x 3/8")
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8")	150 x 100 x 10.0L (6" x 4" x 3/8")	
L12	150 x 100 x 10.0L (6" x 4" x 3/8")		

LAMINATED VENEER LUMBER (L.V.L.) BEAMS

	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL1	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL2	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL3	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL4	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL5	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL6	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)
LVL7	2-1 3/4"x7 1/4" (2-45x184)	3-1 3/4"x7 1/4" (3-45x184)	4-1 3/4"x7 1/4" (4-45x184)	5-1 3/4"x7 1/4" (5-45x184)	6-1 3/4"x7 1/4" (6-45x184)	7-1 3/4"x7 1/4" (7-45x184)

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

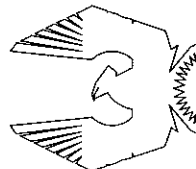
	1" (1" DIA. ADJ. ST. POST)	2" (2" DIA. ADJ. ST. POST)	3" (3" DIA. ADJ. ST. POST)
TP	1" (1" DIA. ADJ. ST. POST)	2" (2" DIA. ADJ. ST. POST)	3" (3" DIA. ADJ. ST. POST)
2TP	1" (1" DIA. ADJ. ST. POST)	2" (2" DIA. ADJ. ST. POST)	3" (3" DIA. ADJ. ST. POST)
3TP	1" (1" DIA. ADJ. ST. POST)	2" (2" DIA. ADJ. ST. POST)	3" (3" DIA. ADJ. ST. POST)

PRESCRIPTIVE COMPLIANCE PACKAGE (OBC 2012 SUPPLEMENTARY STANDARD 90-12)

- O.B.C. TABLE 2.11.2.2 COMPLIANCE PACKAGE "1"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 0.9) 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 9.81) R22
 5. BASEMENT WALLS - MIN. (RSI 9.52) R20
 6. EDGE OF BELOW GRADE SLAB
 7. HEATED SLAB
 8. (OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.16) R10
 9. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.9
 10. SKYLIGHTS MAX. U VALUE OF 2.9
 11. SPACE HEATING EQUIPMENT - MIN. ARIE OF 408
 12. HYV - MIN. EFFICIENCY OF 55%
 13. DOMESTIC HOT WATER HEATER, MIN. EFF OF 0.628

LEGEND

CLASS 'B' VENT	MEDICINE CABINET
EXHAUST VENT	CONC. BLOCK WALL
DUPLEX OUTLET (12" HIGH)	DOUBLE VOLUME WALL
DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)	SEE NOTE (39)
WEATHERPROOF DUPLEX OUTLET	SOLID WOOD BEARING
HEAVY DUTY OUTLET	P2 - 2 MEMBER BUILT-UP STUD
POT LIGHT	P3 - 3 MEMBER BUILT-UP STUD
LIGHT FIXTURE (CEILING MOUNTED)	P4 - 4 MEMBER BUILT-UP STUD
LIGHT FIXTURE (PULL CHAIN)	P5 - 5 MEMBER BUILT-UP STUD
LIGHT FIXTURE (WALL MOUNTED)	NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER, 600mm BEARING TO BE A MINIMUM OF P2 ONE CONTINUOUS STUD AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.
SWITCH	SMOKE ALARM (REFER TO OBC 9.10.19)
FLOOR DRAIN	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 IF 1 SOUNDS.
HOSE BIB	CARBON MONOXIDE DETECTOR (OBC 9.33.4.2) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
DOUBLE JOIST	SOIL GAS CONTROL (OBC 9.13.4. 9.13.4.1 & 9.13.4.2) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED.
TRIPLE JOIST	CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DESIGNER 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.
LAMINATED VENEER LUMBER	
POINT LOAD FROM ABOVE	
PRESSURE TREATED LUMBER	
GIRDER TRUSS BY ROOF TRUSS MANUF.	
FLAT ARCH	
CURVED ARCH	



PHOENIX HOMES

Viljoen Architect Inc.

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

SITE: SHADOW RIDGE 2

LOT NUMBER: 51

CIVIC ADDRESS: 6509 WATERDOWN ST.

B2-NODUS

sht. title: GENERAL NOTES

drawn by: TL

checked by:

date: JULY 2004

scale: 3/16"=1'

sheet no:

1

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

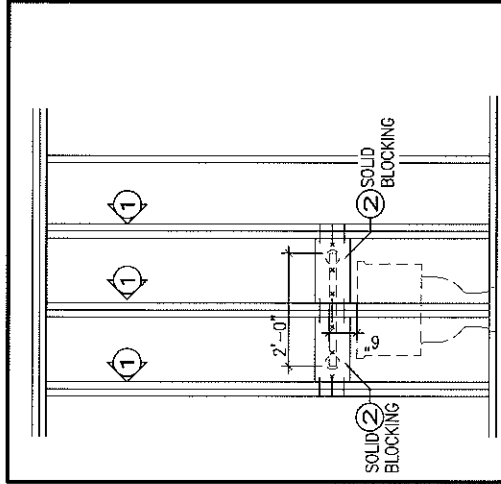
9'-0" HIGH CEILINGS
2/2"x6" SPR. #2 OR
3/2"x4" SPR. #2

VERTICAL STUDS

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

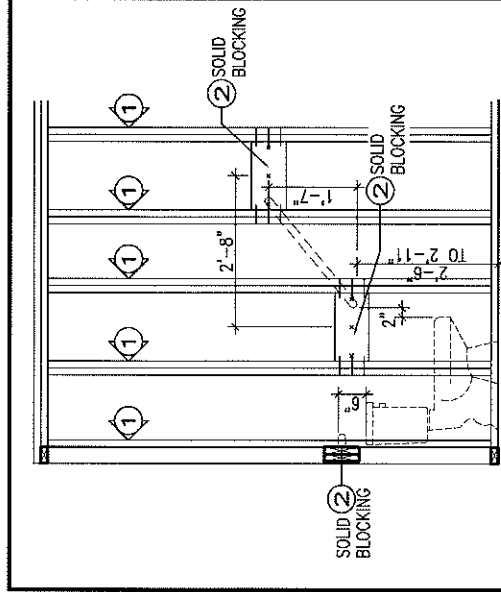
2 SOLID BLOCKING

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

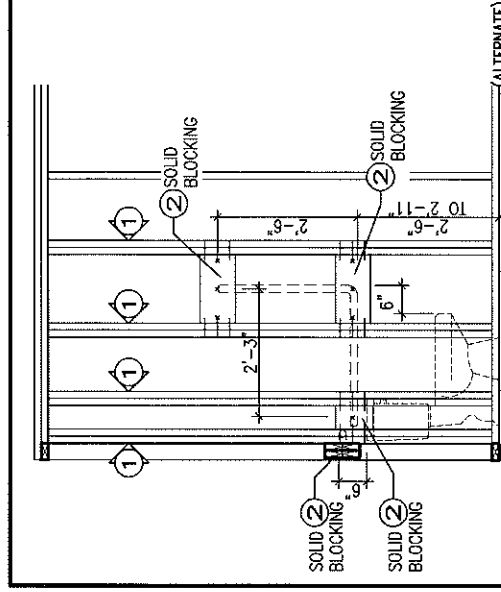


GB1 FUTURE GRAB BAR
(BACK WALL)

@ TOILET



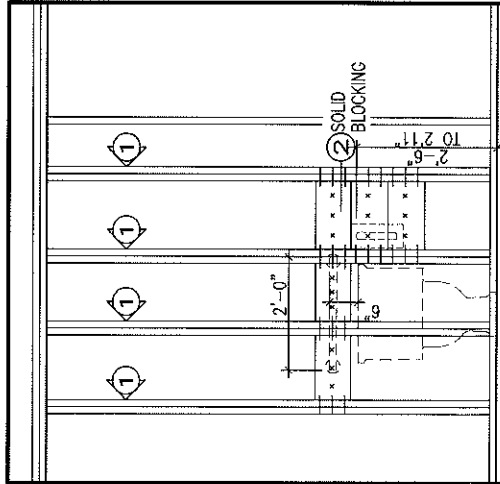
GB1A FUTURE DIAGONAL GRAB BAR
DETAIL



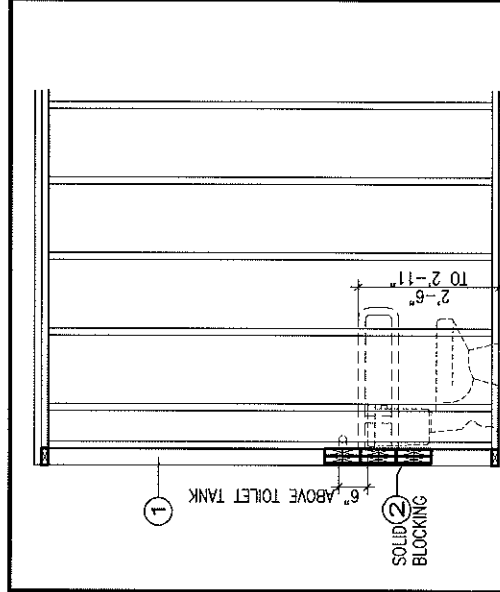
GB1B FUTURE L-SHAPE GRAB BAR
(ALTERNATE)
DETAIL

SOLID BLOCKING
PLAN DETAIL

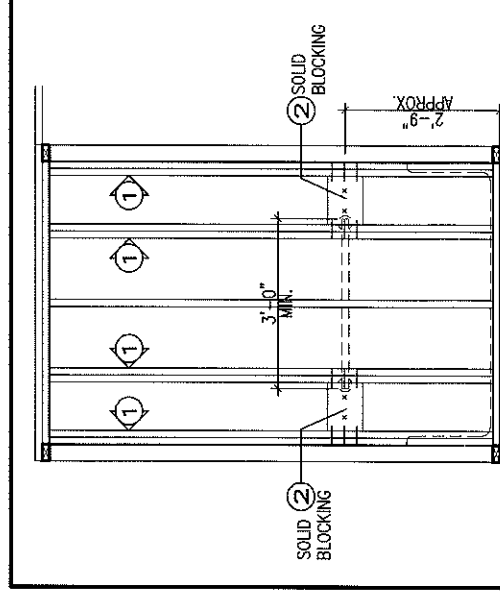
SOLID BLOCKING
ELEVATION DETAIL



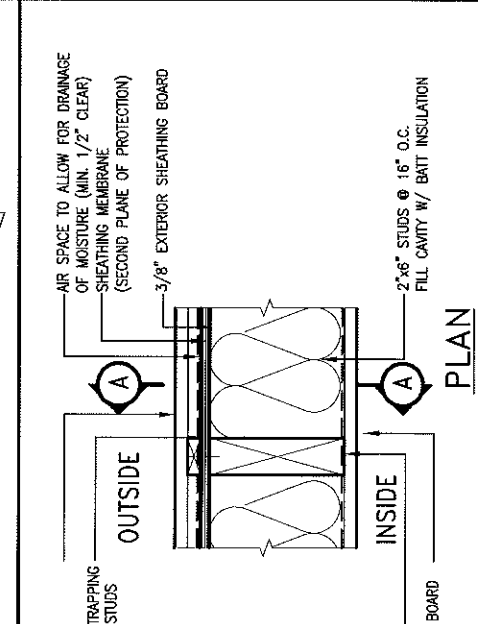
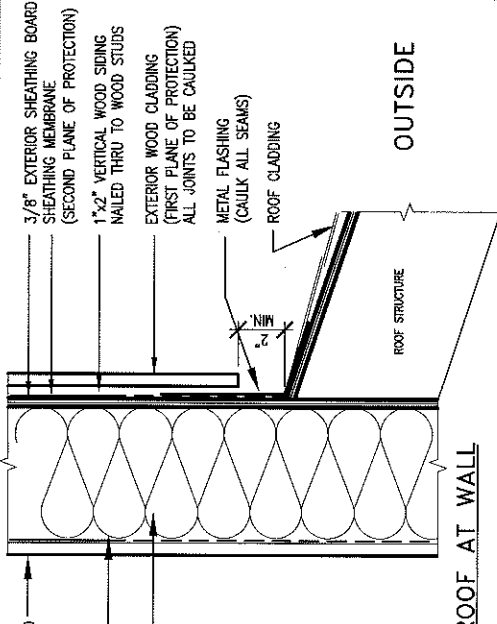
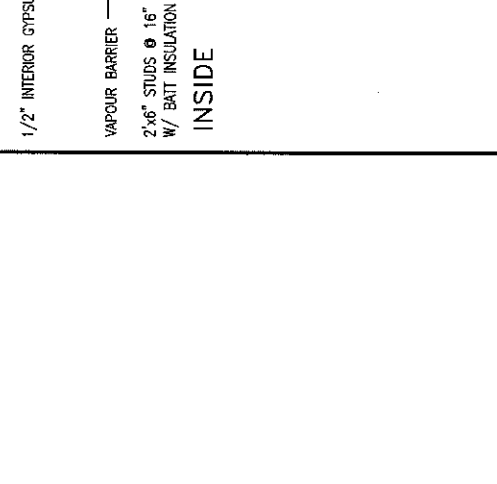
GB2 FUTURE U-SHAPE GRAB
BAR @ TOILET W/
REAR GRAB BAR (REAR VIEW)



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



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



EXTERIOR WOOD CLADDING WALL ASSEMBLY

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

- 2"x4" @ 16" O.C. - 9'-10"
- 2-2"x4" @ 12" O.C. - 10'-9"
- 3-2"x4" @ 16" O.C. - 11'-2"
- 3-2"x4" @ 12" O.C. - 12'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR
- PROVIDE HORIZONTAL SOLID BLOCKING
- 1200 O.C. (4'-0")
- OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE

** MAX. HEIGHT FOR 2"x6" EXTERIOR WALL IS AS FOLLOW:

- 2"x6" @ 16" O.C. - 12'-6"
- 2"x6" @ 12" O.C. - 13'-10"
- 2-2"x6" @ 16" O.C. - 15'-0"
- 2-2"x6" @ 12" O.C. - 17'-4"

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

- 2"x8" @ 16" O.C. - 16'-0"
- 2"x8" @ 12" O.C. - 17'-9"
- 2-2"x8" @ 16" O.C. - 20'-4"
- 2-2"x8" @ 12" O.C. - 22'-4"

NOTES:

- FOR ROOF DESIGN SNOW LOAD OF 2.6 KPa
- SUPPORTED ROOF TRUSS LENGTH OF 6.0m ONLY.
- PROVIDE HORIZONTAL SOLID BLOCKING
- 1200 O.C. (4'-0")
- 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.
- WALL FRAMING SHALL CONFORM TO OBC 9.23.10.1.(2)

** STUD INFORMATION TAKEN FROM OBC TABLE A-30

OBC 2006

Viljoen
Architect
Inc. BCDN: 674

300 A Wilson Avenue
Toronto, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782
EMAIL: info@viljoenarch.com

ONTARIO ASSOCIATION
OF
ARCHITECTS
Keneth A. Viljoen
LICENCE
2393

Client
PHOENIX HOMES

Project Name
SHADOW RIDGE ESTATE
OSGOODE, ONTARIO

Unit Name
UNIT B2

Sheet Title
CONSTRUCTION DETAILS

Drawn By
Project No.
06087
Date
MARCH 2007
File Name
06087-B2

Checked By

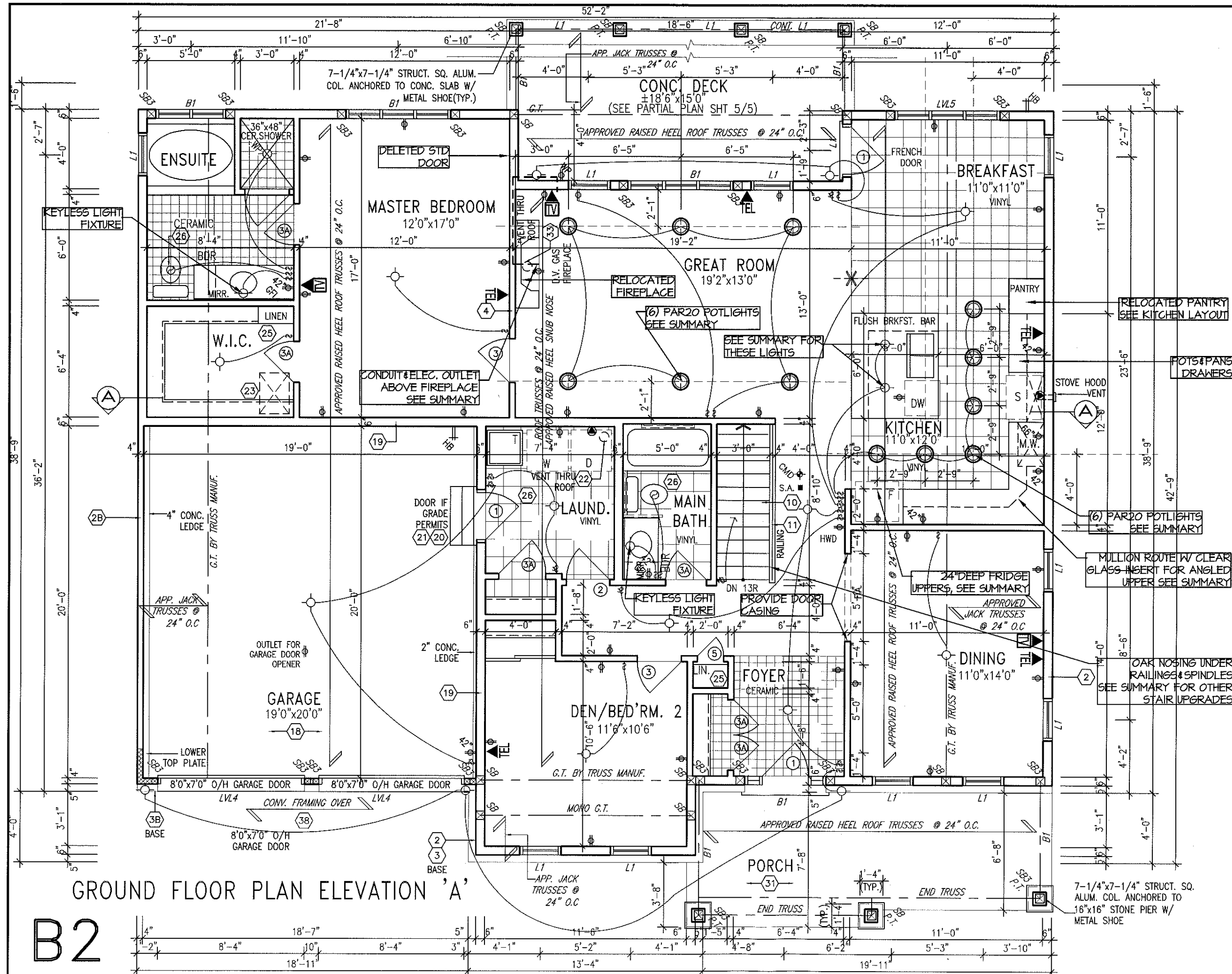
Scale
1/8"=1'-0"

Drawing No.
C2

iona - H:\ARCHIVE\WORKING\2006\06087.PHO\Units\06087-B2.dwg - Mon, Nov 19, 2007 - 11:10 AM

B2

GROUND FLOOR PLAN ELEVATION 'A'



NOTE: ALL SRS ARE SRS U/ NOTED

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. REFER TO CBC 9.5.2.3. 3.8.3.B.1(d) & 3.8.3.13.1(1)(i). AND DETAILS PROVIDED

NOTE: ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

NOTE: ROOF FRAMING INFORMATION ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

Footprint:	B2-A
Site title:	GROUND FLOOR-A
Drawn by:	SS
Checked by:	
Date:	MAR 2001
Scale:	3/16"=1'
Sheet no:	2A/5

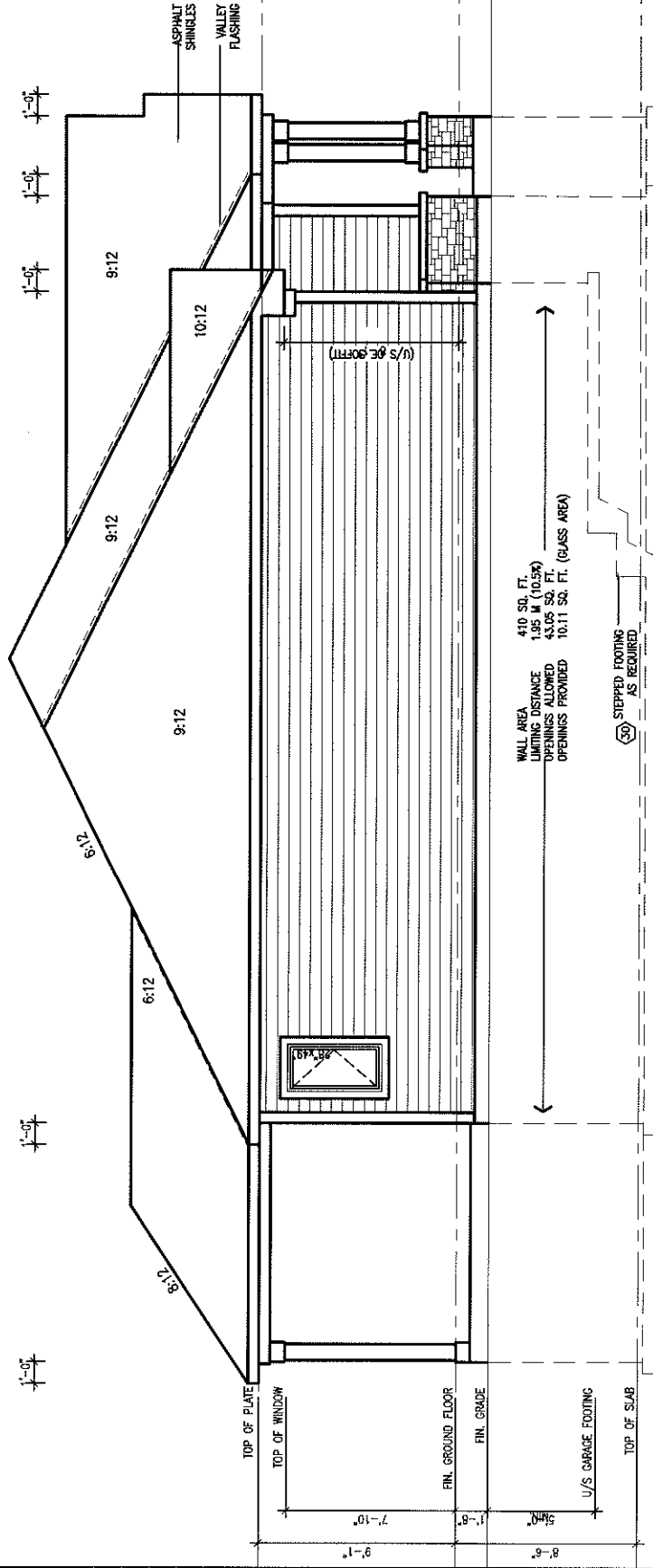
Issued for	By	Date
2 ISSUED FOR COLD STORAGE STRUCTURAL DESIGN REVIEW	SD	MAY 8-13
1 REV. AS PER CONST. SUMMARY	SD	APR 30-13

B2-A NODUS	
SITE:	SHADOW RIDGE 2
LOT NUMBER:	51
CIVIC ADDRESS:	6504 WATERDOWN ST.

Viljoen Architect Inc.

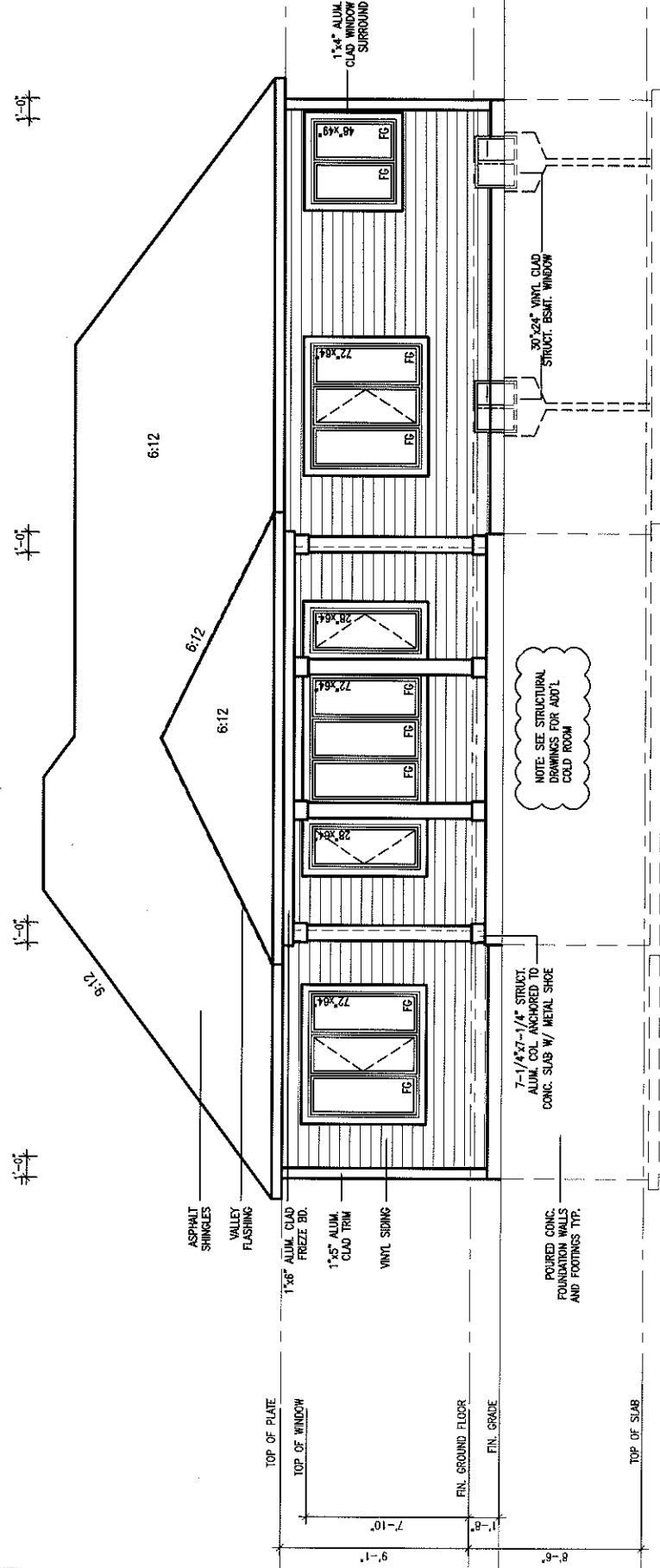
300 A Wilson Avenue
North York, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782

PHOENIX HOMES



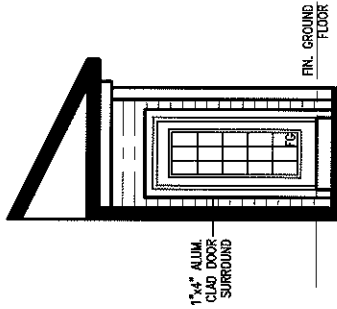
LEFT SIDE ELEVATION 'A'

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION



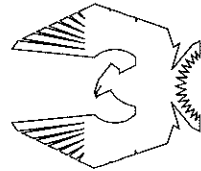
REAR ELEVATION-A

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL NOTE INFORMATION



B2

FRENCH DOOR AT DECK (BREAKFAST SIDE ONLY)



Viljoen Architect Inc.

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

PHOENIX HOMES

B2-A NODUS

SITE: SHADOW RIDGE2

LOT NUMBER:

51

CIVIC ADDRESS:

6504 WATERDOWN ST.

ISSUED FOR COLD STORAGE
2 STRUCTURAL DESIGN/REVIEW

MAY 28-13

SD

1 REV. AS PER CONST. SUMMARY

APR 30-13

SD

No. Description

By

Date

REVISIONS

Footprint: B2-A

Sht. title: ELEVATIONS-A

drawn by: SS

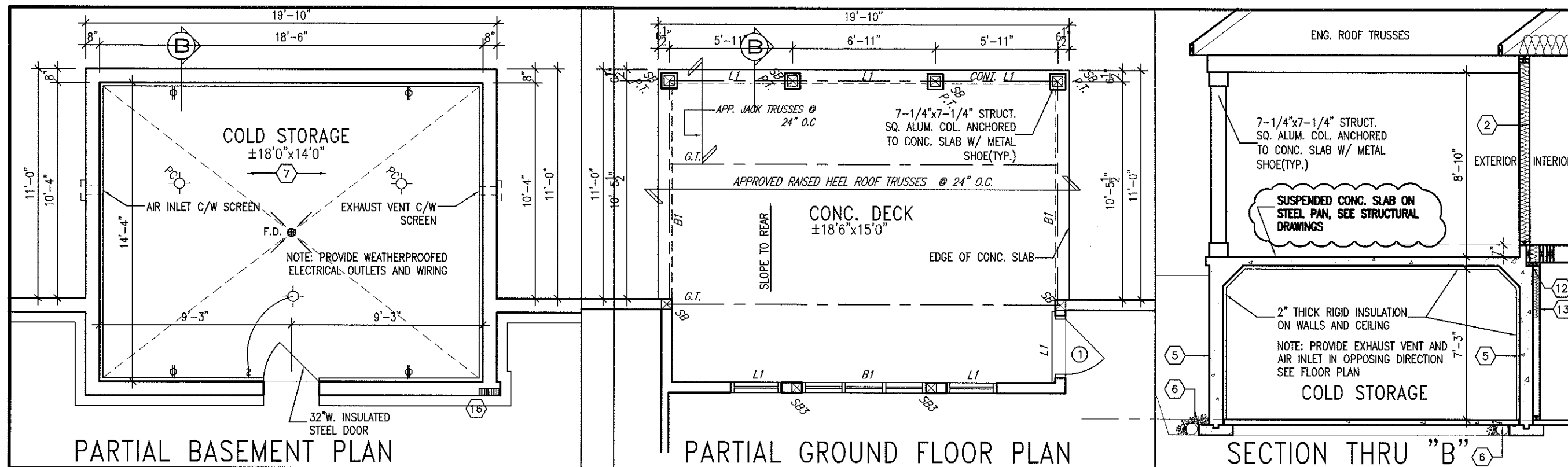
checked by:

date: MAR. 2007

scale: 1/8"=1'

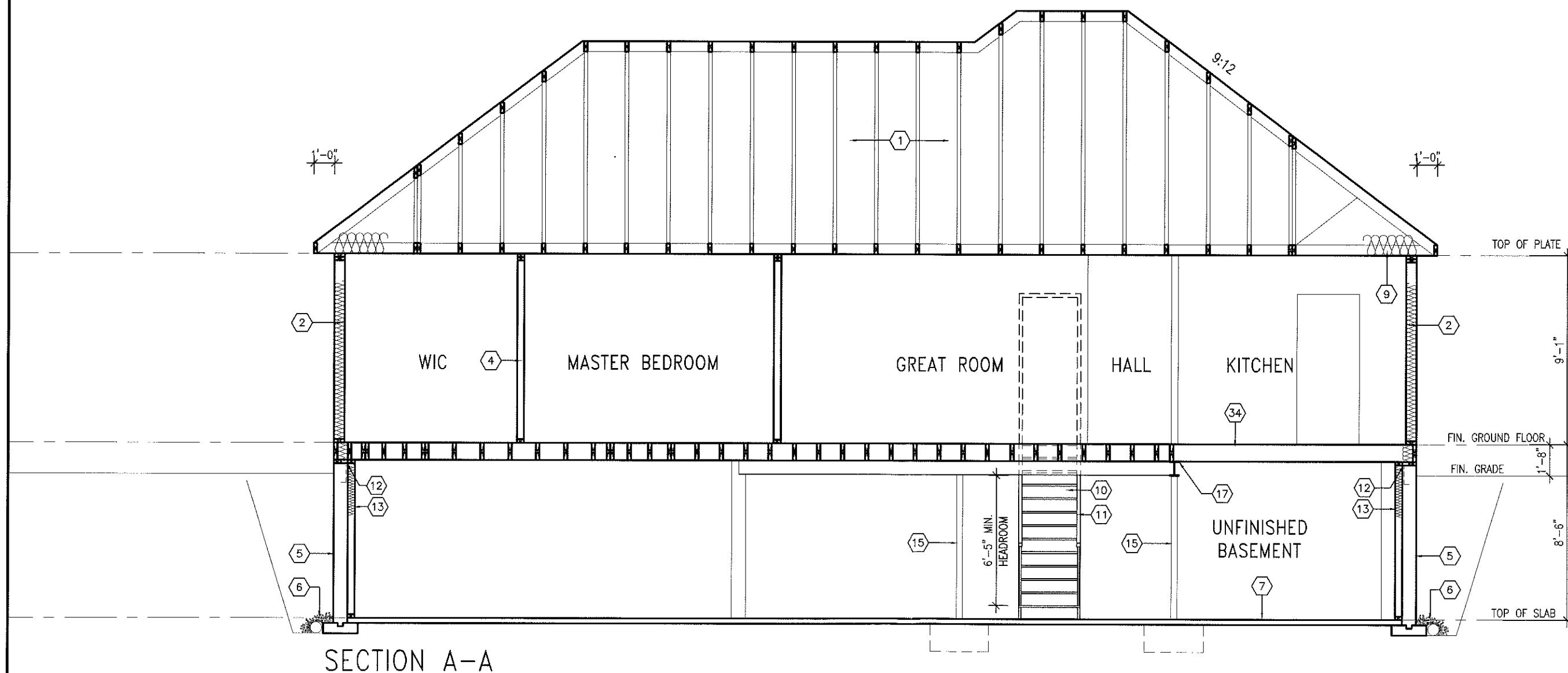
sheet no:

4A
5



Footprint: B2	5
Sheet Title: SECTION	55
Drawn by:	
Checked by:	
Date:	MAR. 2007
Scale:	3/16"=1'
Sheet no:	5

ISSUED FOR COLD STORAGE	SD	By
2 STRUCTURAL DESIGN REVIEW	MAY-13	
1 REV. AS PER CONST. SUMMARY	APR-13	
No.	Description	Date
REVISIONS		



B2 NODUS	51
SITE: SHADOW RIDGE 2	
LOT NUMBER:	
CIVIC ADDRESS:	6504 WATERDOWN ST.

Viljoen Architect Inc.

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

PHOENIX HOMES