

CONSTRUCTION NOTES (Unless otherwise noted)

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS 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. D.M.L. REC. 350/08-2006 OBC.

1. ROOF CONSTRUCTION

NO.210 (10-25%)/20 ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "C" CLIPS APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. CURVED EAVES PROTECTION TO EXTEND 900mm (36") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (GIVES PROTECTION NOT REQ'D FOR ROOF SLOPES 6:12 OR GREATER). 38x89 (2"x4") TRUSS BRACING @ 1800mm (6'-0") O.C. AT BOTTOM CHORD. PREPN. ALUM. ENVESTROUGH, PASCIA, WIL & VENTED SUFFIT. PROVIDE ICE & WATER SHEETED TO ALL ROOF/WALL SHEATHING SUSCEPTIBLE TO ICE DAMMING. ATIC VENTILATION 1300 OF INSULATED CEILING AREA WITH MIN. 25% AT EAVES & MIN. 25% AT RIDGE OBC 9.15.12.1.

2. FRAME WALL CONSTRUCTION (2"x4")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, 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. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE. REFER TO OBC SB-12, TABLE 2.1.1.2.A FOR REQUIRED MINIMUM THERMAL INSULATION.

3. FRAME WALL CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. EXTERIOR STRUCTURAL INSULATED SHEATHING RESI 0.7 (R4) BT "B" OR EQUAL, 38x140 (2"x6") STUDS @ 400mm (16") O.C. RESI 423 (R24) INSUL. AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

4. FRAME WALL CONSTRUCTION (2"x4") - GARAGE WALLS

SINGING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. (MAX. HEIGHT 2000mm (6'-0")), WITH APPR. DIAGONAL WALL BRACING. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

5. RESERVED

6. STUCCO WALL CONSTRUCTION (2"x4")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

7. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

8. BRICK VENEER CONSTRUCTION (2"x6")

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9. BRICK VENEER CONSTRUCTION (2"x6")

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10. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

11. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

12. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

13. BRICK VENEER CONSTRUCTION (2"x6")

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14. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

15. BRICK VENEER CONSTRUCTION (2"x6")

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17. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

18. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

19. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

20. BRICK VENEER CONSTRUCTION (2"x6")

ENDING AS PER ELEV. 19x38 (1"x2") VERTICAL WOOD FLOORING, CONTIN. SHEATHING MEMBRANE, 9.5mm (3/8") EXT. TYPE. SHEATHING, 38x89 (2"x4") STUDS @ 400mm (16") O.C. INSULATION AND APPR. VAPOUR BARRIER AND APPR. CONTIN. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. SINGING TO BE MIN. 200mm (8") ABOVE FINISH GRADE.

10. ALL STAIRS/EXTERIOR STAIRS -OBC, 9.8.2-

(UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(1/4") MAX. RISE = 200 (7'-11/8") MIN. RISE = 150 (5'-0") MAX. TREAD = 210 (8'-3/4") MIN. TREAD = 150 (5'-0") MAX. NOSING = 190 (6'-5") MIN. NOSING = 150 (5'-0") RAIL @ LANDING = 900 (2'-8") RAIL @ STAIR = 860 (2'-10") MIN. STAIR WIDTH = 150 (5'-0") MIN. RUN = 150 (5'-0") FOR CURVED STAIRS

11. HANDRAILS -OBC, 9.8.2.2-

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 EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION). GUARDS -OBC, 9.8.2.3- INTERIOR GUARDS: 900mm (2'-11") MIN. EXTERIOR GUARDS: 1070mm (3'-6") MIN.

12. EXTERIOR RAILINGS

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 CONCRETE. 400mm (16") DIA. CULING OR 40 (3) MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FIN. WALL. USE NON-SHINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

13. BASEMENT INSULATION (SB-12-TABLE 2.1.1.2.A)

FOUNDATION WALLS ENCLOSING BASEMENT SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 200mm (8") ABOVE THE FINISHED FLOOR & NO CLOSER THAN 50mm (2") OF THE BASEMENT SLAB INSULATION TO HAVE APPROVED VAPOUR BARRIER DAMPROOFING WITH BUILDING PAPER LEVEL. NOTE: FULL HEIGHT INSULATION AT COLD 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 CONCRETE. 400mm (16") DIA. CULING OR 40 (3) MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FIN. WALL. USE NON-SHINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

15. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

90mm(3-1/2") DIA. X 3.0mm(0.118") SINGLE WALL TUBE TYPE 2 ADJUSTABLE STL COL. W/ MIN. CAPACITY OF 71.2kN (16,000lbs). AT A MAX. EXTENSION OF 2318mm (7'-7 1/2") CONFORMING TO CAN/CSG-7.2-94, AND WITH 150x150x6.5 (6"x6"x3/8") STL. PLATE TOP & BOTTOM. 870x70x4.10 (34"x34"x1/8") CONC. FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa. MIN. AND AS PER SOILS REPORT.

16. STEEL BASEMENT COLUMN (SEE O.B.C. 9.15.3.3)

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

17. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

18. STEEL COLUMN

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19. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

20. STEEL COLUMN

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21. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

22. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

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24. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

25. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

26. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

27. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

28. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

29. STEEL COLUMN

90mm(3-1/2") DIA. X 4.76mm(188) FIXED STL. COL. OR TO BE ON 150x150x6.5 (6"x6"x3/8") STEEL TOP PLATE & BOTTOM ADJUSTABLE STL. COL. WITH A MIN. CAPACITY OF 108.6kN (24,000lbs). WITH 150x150x6.5 (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.

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 (2'-0") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. SEE ELEVATIONS FOR ADDITIONAL NOTES.

36. COLD CELLAR PORCH SLAB OBC 9.40.1-

FOR MAX. 2500mm (8'-2") PORCH DEPTH (SHORTEST DIM.), 125mm (5") O.C. VERTICAL. CONC. SLAB WITH 5-8% AIR ENTRAINMENT. (4-7/8") 32MPa (4600psi) 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, 900x600 (23 5/8"x23 5/8") 10M DOWELS @ 600mm (23 5/8") O.C., ANCHORED IN PERIMETER FDN. WALLS. SLOPE SLAB MIN. 1:6 FROM HOUSE WALL SLAB TO LEVEL MIN. 75mm (3") BEARING ON FDN. WALLS. PROVIDE (1/2") UNTEL OVER CELLAR DOOR WITH 100mm (4") END BEARING.

37. THE FDN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm

(3-1/2") THICK TO A MAX. DEPTH OF 800mm (24") 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. CONVENTIONAL ROOF FRAMING (2x6x8, SNOW LOAD) 38x140 (2"x6") RAFTERS @ 600mm (150x6") FOR MAX 11'-7" SPAN, 38x124 (2"x6") JOIST TO BE 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JUSTRS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2530mm (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.

38. CONVENTIONAL ROOF FRAMING (2x6x8, SNOW LOAD)

38x140 (2"x6") RAFTERS @ 600mm (150x6") FOR MAX 11'-7" SPAN, 38x124 (2"x6") JOIST TO BE 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JUSTRS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2530mm (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. 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.

40. 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.

41. 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.

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.

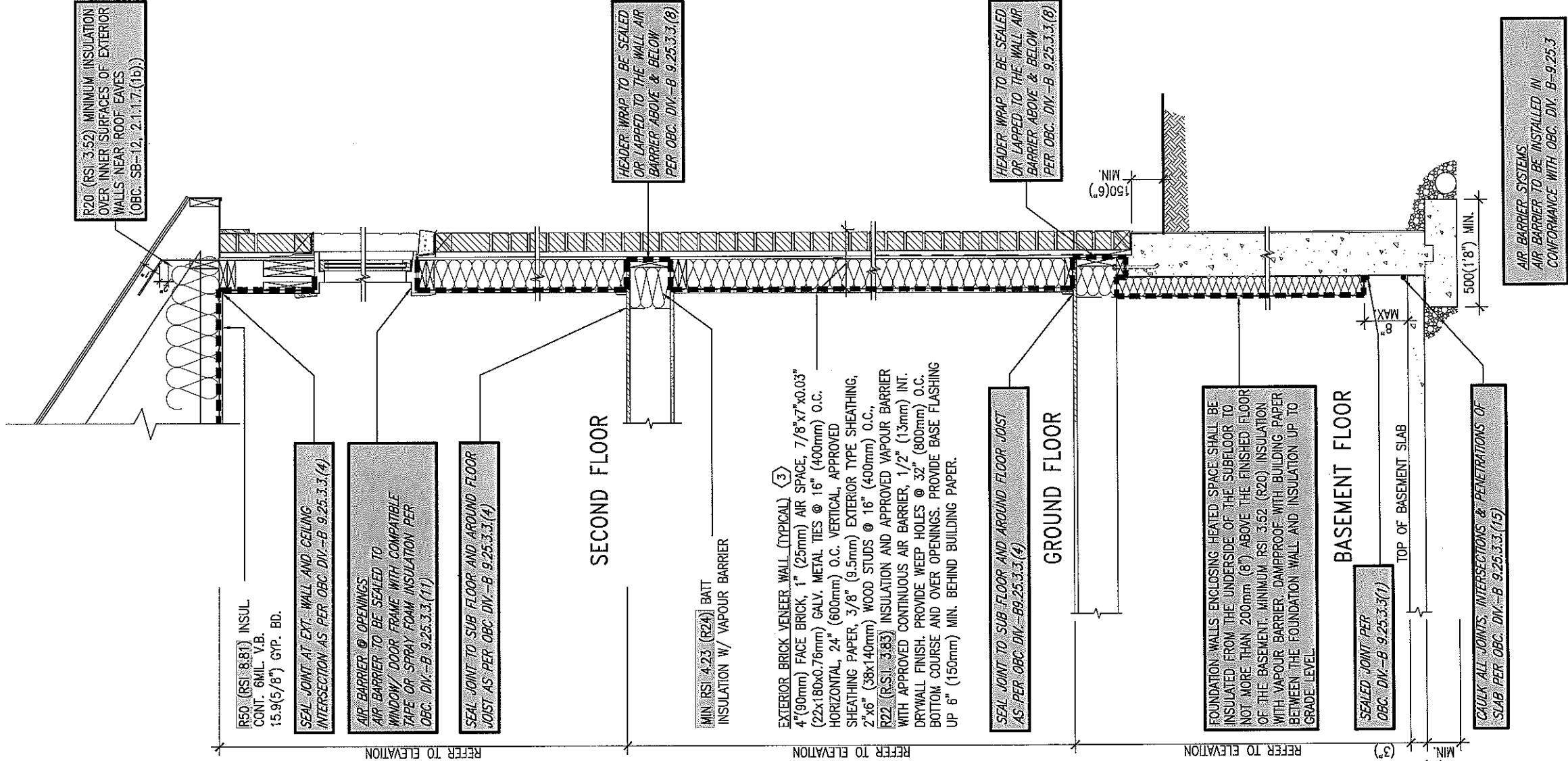
47. EXTERIOR WALLS FOR WALK-OUT CONDITIONS

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUD

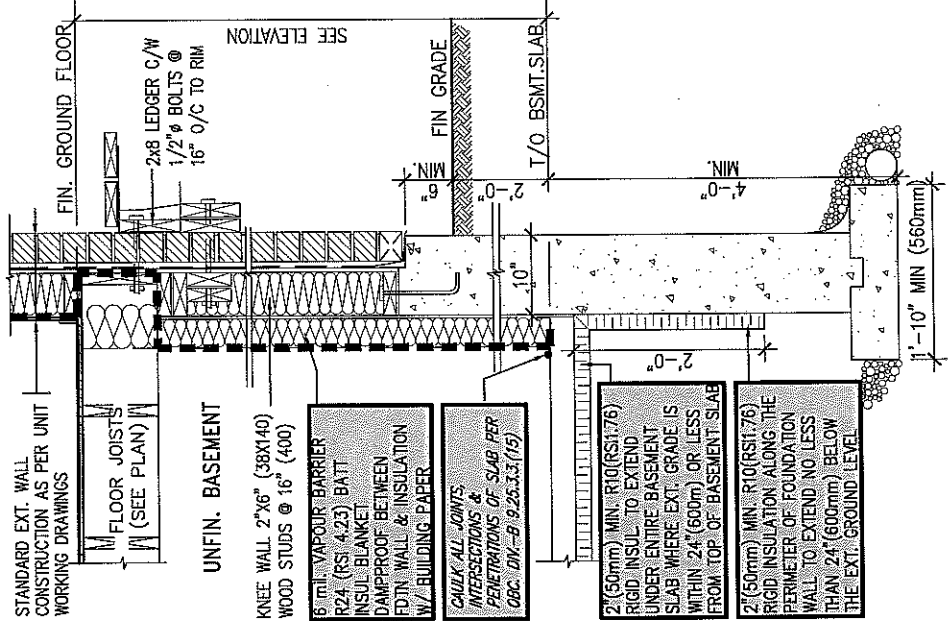
THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 COMPLIANCE PACKAGE AS PER OBC SUPPLEMENTARY STANDARD SB-12, SECTION 2.1.1.1

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)	BATT or SPRAY
Exposed Floor Minimum RSI (R) value	5.46 (R31)	BATT or SPRAY
Walls Above Grade Minimum RSI (R) value	3.87 (R22)	6" R22 BATT
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%	---



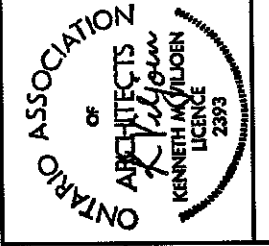
EW3 TYPICAL EXT. WALL AIR BARRIER CONTINUITY
CN5 SECTION W/ BRICK VENEER SCALE: 1/2" = 1'-0"



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

Viljoen Architect Inc.

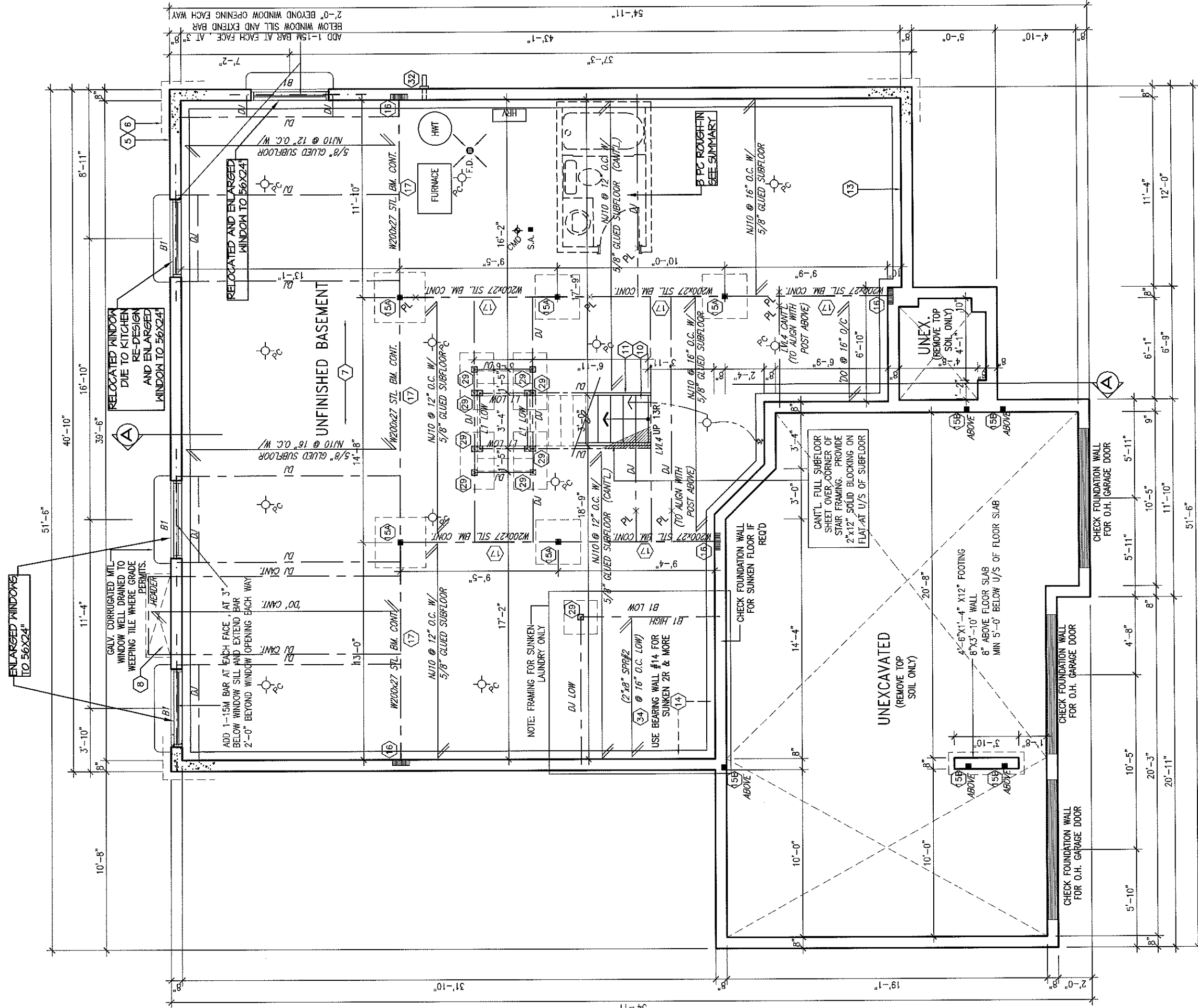
BCDN: 674
300 A. Wilson Avenue
Toronto, Ontario
M5H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782
EMAIL: info@viljoenarch.com



Client
PHOENIX HOMES
Project Name
SHADOW RIDGE ESTATES
OSGOODE, ONTARIO

Sheet Title
DETAILS
COMPLIANCE PACKAGE CRITERIA
Drawn By
VAL
Checked By
X
Project No.
06087
Scale
1:1
Date
JANUARY 2012
Drawing No.
CN2
File Name
AIR BARRIER PAK 1

Printed: Mon, Feb 27 2012 - 4:12 PM



BASEMENT PLAN "B"
(3 CAR GARAGE)

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

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

NOTE:
PROVIDE FULL DEPTH BLOCKING AT 24" O.C. WHERE JOISTS ARE PARALLEL TO FOUNDATION WALL SUBJECT TO EARTH PRESSURE.

NOTE:
FLOOR JOIST LAY OUT WAS REVISED TO MATCH NASCOR'S LAYOUT FOR UNIT 511,
NASCOR JOB # Q06-00762
/ 63 DATED 02-03-06.

PHOENIX HOMES

YARMOUTH-2007-B

SITE: **SHADOW RIDGE 2**

LOT NUMBER:
CIVIC ADDRESS:
6533 WATERDOWN ST.

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	JUL 26-13	SD
1	ISSUED FOR FOUNDATION ONLY	JUL 22-13	SD

511-3CAR

511
3CAR

2B
9

NOTE: SEE KITCHEN PLAN AND CONST. SUMMARY FOR UPGRADES NOT SHOWN ON THIS PLAN

MODIFIED WINDOW SIZE
SEE SUMMARY

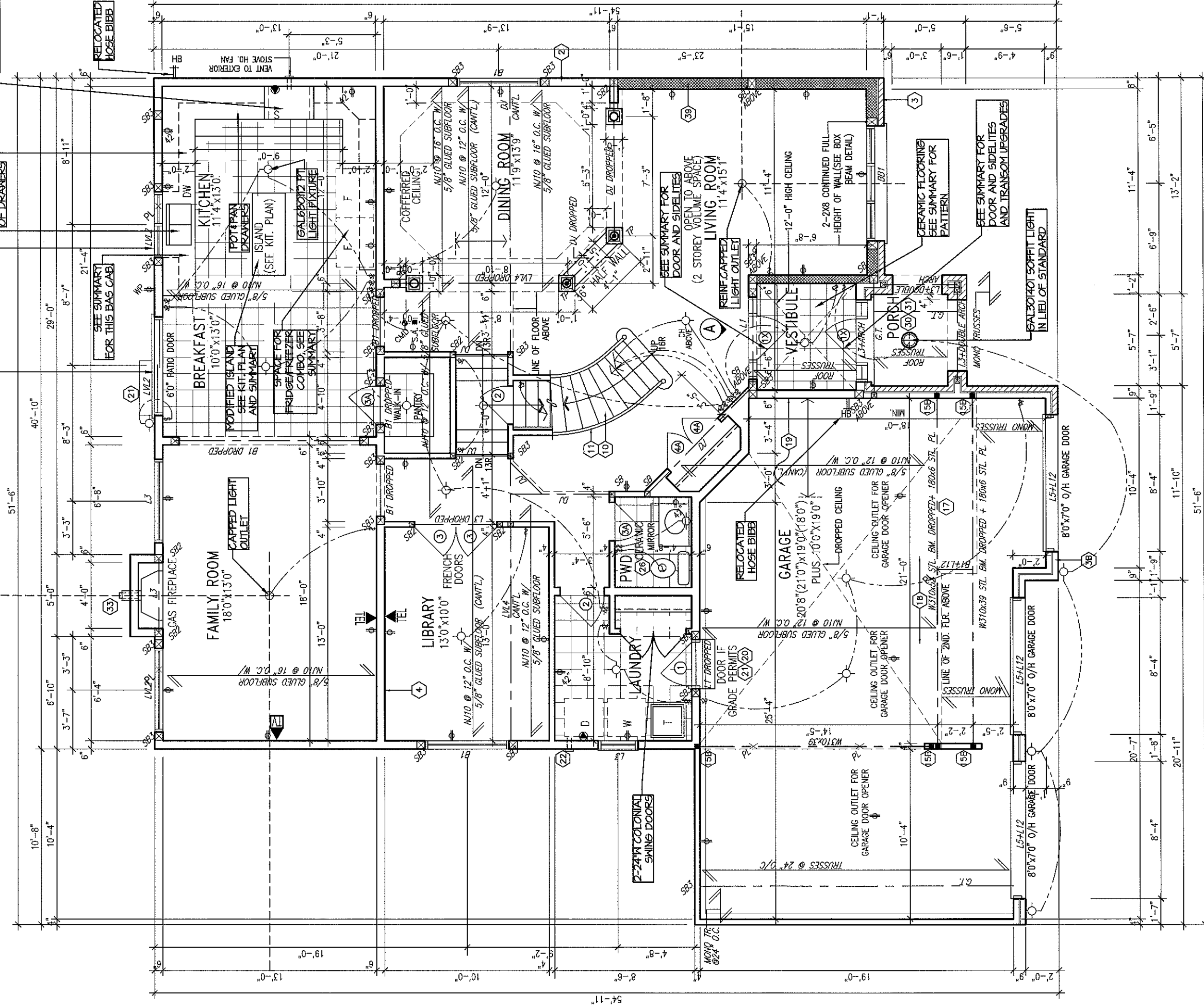
RELOCATED
PATIO DOORS

RELOCATED SINK & D/W
SEE KITCHEN PLAN
ADD'L BANK
OF DRAWERS

RELOC. STOVE
SEE SUMMARY

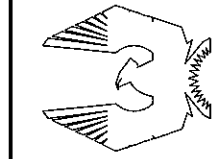
SEE SUMMARY
FOR THIS BAG CAB

RELOCATED
HOSE BIBB



GROUND FLOOR PLAN "B"
(3 CAR GARAGE)

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



PHOENIX HOMES

YARMOUTH-2007-B

SITE: SHADOW RIDGE 2

LOT NUMBER:

CIVIC ADDRESS:
6533 WATERDOWN ST.

63

2 REV. AS PER CONST. SUMMARY

1 ISSUED FOR FOUNDATION ONLY

No. Description
REVISIONS

Date

By

JUL 26-15

JUL 22-15

SD

SD

Footprints: 511-3CAR

sh. title:

drawn by: SD

checked by: TL

date: JAN 2011

scale: 3/16"=1'

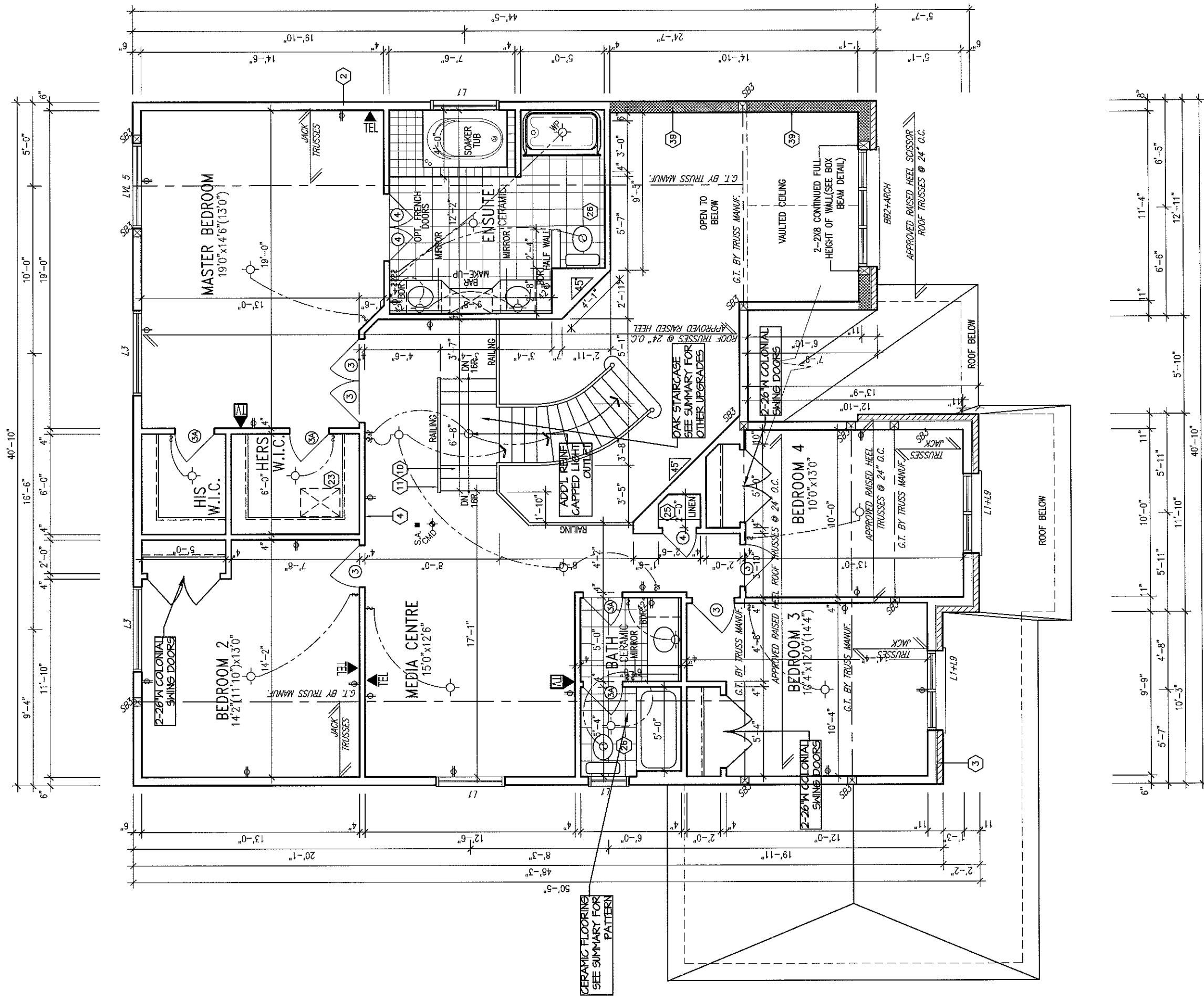
sheet no:

511

3CAR

3B

q



SECOND FLOOR PLAN "B"
(4 BEDROOM+MEDIA RM.)

PHOENIX HOMES

YARMOUTH-2007-B

SITE: SHADOW RIDGE 2

LOT NUMBER: 63

CIVIC ADDRESS:
6593 WATERDOWN ST.

No.	Description	Date	By
2	REV. AS PER CONST. SUMMARY	JUL26-15	SD
1	ISSUED FOR FOUNDATION ONLY	JUL22-15	SD
REVISIONS			

511-3CAR

511
3CAR

4B.
9

footprint:	511-3CAR
sh. title:	
drawn by:	SD
checked by:	TL
date:	JAN2011
scale:	3/16"=1'
sheet no:	