

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. 350/06

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")
90mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x180x76mm (7/8"x7"x30.5") 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,
SIDING TO BE MIN. 200mm (8") ABOVE FIN. GRADE
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"x4") TOP PLATE,
13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS,
PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.
5. FOUNDATION WALL/FOOTINGS: -SEE OBC 9.15.3, 9.15.4
200mm (8") POURED CONC. FDTN. WALL 20MPa
(5000psi) WITH STEINUMOUS DAMPROOFING AND OPT.
DRAINAGE LAYER, DRAINAGE LAYER REQ. WHEN BASEMENT
INT. EXTENDS 900 (2'-11") BELOW FIN. GRADE
MAXIMUM POOR HEIGHT 2390 (7'-10") ON
500x155 (20"x6") CONTINUOUS KEYED CONC. FTG.
BRACE FDTN. WALL PRIOR TO BACKFILLING.
ALL FOOTINGS SHALL REST ON NATURAL
UNDISTURBED SOIL OR COMPACTED ENGINEERED
FILL, WITH MIN. BEARING CAPACITY OF 125KPa OR
GREATER, IF SOIL BEARING DOES NOT MEET MIN.
CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED.
MAX. FLOOR LIVE LOAD OF 2.4KPa(50psf) PER
FLOOR, AND MAX. LENGTH OF SUPPORTED JOISTS
IS 4.9m (16'-1").
REFER TO SOILS REPORT FOR SOILS CONDITIONS
AND BEARING CAPACITY.
6. CRUSHED STONE OVER AND AROUND WEEPING
TILES.
7. BASEMENT SLAB OBC 9.1.5.1(1)(b) & 9.1.5.4.5 (1)
80mm (3") MIN. 25MPa (5000psi) CONC. SLAB ON
100mm (4") COARSE GRANULAR FILL OR 150mm
(2000psi) CONC. WITH DAMPROOFING BELOW SLAB.
PROVIDE RSI 1.76 (R10) INSULATION
EXPOSED FLOOR TO EXTERIOR
8. PROVIDE RSI 5.46 (R31) INSULATION, APPROVED
VAPOUR BARRIER AND CONTINUOUS AIR BARRIER,
FINISHED SOFFIT.
9. ATTIC INSULATION OBC 12.3.2.1 & 12.3.3.7
RSI 9.81 (R50) BLOWN IN ROOF INSULATION AND
APPROVED VAPOUR BARRIER, 15mm (5/8") INT.
DRYWALL FINISH OR APPROVED EQUAL.
10. ALL STAIRS/EXTERIOR STAIRS -OBC 9.2.8-
UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 8mm(4")
MAX. RISE
= 200 (7-7/8")
MIN. RUN
= 210 (8-1/4")
MAX. TREAD
= 235 (9-1/4")
MAX. NOSING
= 25 (1")
MIN. HEADROOM
= 1950 (6'-5")
RAIL @ LANDING
= 900 (2'-11")
RAIL @ STAIR
= 800 (2'-8")
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 BET. HANDRAIL AND SURFACE BEHIND IT
TO BE 50mm(2") MIN. HANDRAILS TO BE CONT.
EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.
11. GUARDS -OBC 9.2.8.3-
INTERIOR GUARDS: 900mm (2'-11") MIN.
EXTERIOR GUARDS: 1070mm (3'-6") MIN.
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 WALL, AND APPROVED
VAPOUR BARRIER TO 200 (8") BELOW FIN. GRADE.
DAMPPOOF WITH BUILDING PAPER BETWEEN THE
FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL
NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.

14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C.
38x89 (2"x4") SILL PLATE ON DAMPROOFING
MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS
200mm (8") LONG, EMBEDDED MIN. 100mm
(4") INTO CONC. @ 2400mm (7'-10") O.C.
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 O.B.C. 9.17.3.1, 9.17.3.4)
89.9mm (3.5") DIA. NON-ADJUSTABLE STL. COL.
CONFORMING TO CAN/CSG-7.2M, AND WITH 150x150x9.5
(6"x6"x3/8") STL. PLATE TOP & BOTTOM. 910x910x300
(36"x36"x12") CONC. FOOTING ON UNDISTURBED SOIL OR
ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF
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"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 9.17.3.1, 9.17.3.4)
3"x3"x(188) 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.
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.
18. GARAGE SLAB: 100mm (4") 32MPa (4840psi)
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.
19. 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 9.10.9.16
20. DOOR AND FRAME GASPROOFED, DOOR
EQUIPPED WITH SELF CLOSING DEVICE AND
WEATHERSTRIPPING, PER OBC 9.10.13.15
21. WOOD STEP, C/W HANDRAIL & LANDING IF MORE THAN
3 RISERS, MAX.RISE 200mm (7-7/8") MIN.TREAD 250mm
(9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10
22. CAPPED DRYER EXHAUST VENT TO EXTERIOR
(USE 100mm(4") DIA. SMOOTH WALL VENT PIPE)
OBC 6.2.3.8(7)
23. ATTIC ACCESS HATCH 545x610 (21.5"x24") WITH
A MIN. AREA OF 3.44 SF WITH WEATHERSTRIPPING
RSI 7.0 (R40) RIGID INSUL. BACKING OBC 9.15.2
24. 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.
25. LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR,
TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
26. STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR
SIL 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 SOULT
BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT
OR
27. 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).
28. 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.
29. 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
30. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm
(23'-5/8") MAX. VERT. STEP = 600mm (23'-5/8")
FOR FIRM SOILS.
31. PORCH SLAB/STEPS:
130mm (5 1/8") CONC. 32 MPa
SLAB AIR ENTRAINMENT MIN 5 TO 8%
AT 28 DAYS, 10 M BARS @ 250 O/C
EACH WAY 10M DOWELS @400 (16") O.C.
2-15mm IN THICKENED AREA FROM WALL
TO SLAB ALL SIDES (SEE DETAIL)
32. DIRECT VENT FURNACE TERMINAL, MIN. 300mm (12")
(36") FROM A GAS REGULATOR, MIN. 900mm (36")
ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST
AND INTAKE VENTS, HRY INTAKE TO BE A MIN. OF
1830mm (6'-0") FROM ALL EXHAUST TERMINALS.
REFER TO GAS UTILIZATION CODE.
33. DIRECT VENT GAS FIREPLACE VENT TO BE
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. *)
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)
35. EXPOSED BUILDING FACE -OBC 9.10.14.5
EXTERIOR WALLS TO HAVE A FIRE RESISTANCE
RATING OF NOT LESS THAN 45 min. WHERE
THE LIMITING DISTANCE IS LESS THAN 12M (3'-11").
WHERE THE LIMITING DISTANCE IS LESS THAN
800mm (1'-11") THE EXPOSING FACE SHALL
BE CLAD IN NON-COMBUSTIBLE MATERIAL.
SOLID CELLAR PORCH SLAB (OBC 9.40)
FOR MAX. 2500mm (8'-2") PORCH DEPTH,
(SHORTEST DIMENSION)
125mm (4-7/8") 32MPa (4840psi) CONC. SLAB WITH
5-8% AIR ENTRAINMENT, REINF. WITH 10M BARS
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 PERMETER FDTN.
WALLS TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS.
PROVIDE 1/2" UNIFORM OVER CELLAR DOOR & WITH
100mm(4") END BEARING.
37. THE FDTN. WALL SHALL NOT BE REDUCED TO
LESS THAN 90mm (3-1/2") THICK TO A MAX.
DEPTH OF 300mm (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 O.B.C. 9.15.4.7)

38. CONVENTIONAL ROOF FRAMING
38x140 (2"x6") RAFTERS @ 400mm (16" O.C.),
FOR MAX. 11'-7" SPAN.
38x164 (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. SPAN OF 14'-7" SPAN (14'-7")
@ 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 18'-0",
CONSTRUCTION: 2"x6" SPACING AS INDICATED
SHEATHING: 910x910x300 (36"x36"x12")
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. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO
DETAILS FOR TYPE AND SPECIFICATIONS.
41. STRIP FOOTING SUPPORTING EXTERIOR WALLS.
-SEE OBC 9.15.3.
-ASSUMING MASONRY VENEER CONSTRUCTION, MAX.
FLOOR LIVE LOAD OF 2.4KPa. (50psf.) PER FLOOR,
AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS
4.9m (16'-1").
2 STOREY (STANDARD) 500x155 (20"x6")
2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7")
(UNLESS OTHERWISE NOTED ON PLAN)
42. EXTERIOR WALLS FOR WALK-OUT CONDITIONS
(2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4")
STUDS @ 12" o.c.

- WINDOWS: 1) 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").
- 2) 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")
- 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 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, REINS. 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).
- 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 (LVL) BEAMS, ORDER TRUSSES, AND METAL HANGER
CONNECTIONS SUPPORTING ROOF FRAMING TO BE CERTIFIED BY TRUSS MANUF.
- 5) LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi,MIN.) OR EQUIVALENT. NAIL EACH
PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED
IN 2 ROWS FOR 184, 240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN
3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS. ADD 13mm (1/2") DIA. GALVANIZED
BOLTS BOLTED AT MID-DEPTH OF BEAM @ 150mm (3'-0") O.C.
- 6) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD.
Tel. (905) 842-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
- 7) JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS
INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 8) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL
BE SEPARATED FROM THE CONCRETE BY AT LEAST 2 mil. POLYETHYLENE FILM No. 50 (45lbs.)
ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS
AT LEAST 150mm (6") ABOVE THE GROUND.

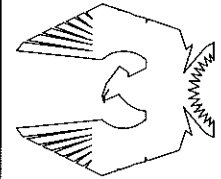
- STEEL:
- 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W.
HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21
GRADE 350W CLASS "H".
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

- WOOD LINTELS AND BUILT-UP WOOD BEAMS
- LOOSE STEEL LINTELS
- L1 2/38 x 184 (2/2" x 8") SPR.#2
- L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4")
- B1 3/38 x 184 (3/2" x 8") SPR.#2
- L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")
- B2 4/38 x 184 (4/2" x 8") SPR.#2
- L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
- L3 2/38 x 235 (2/2" x 10") SPR.#2
- L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
- B3 3/38 x 235 (3/2" x 10") SPR.#2
- L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
- B4 4/38 x 235 (4/2" x 10") SPR.#2
- L12 150 x 100 x 10.0L (6"x 4" x 3/8")
- L5 2/38 x 286 (2/2" x 12") SPR.#2
- B5 3/38 x 286 (3/2" x 12") SPR.#2
- B6 4/38 x 286 (4/2" x 12") SPR.#2
- LAMINATED VENEER LUMBER (LVL) BEAMS
- LVL1 2-1 3/4"x7 1/4" (2-45x184)
- LVL2 3-1 3/4"x7 1/4" (3-45x184)
- LVL3 4-1 3/4"x7 1/4" (4-45x184)
- LVL4 2-1 3/4"x9 1/2" (2-45x240)
- LVL5 3-1 3/4"x9 1/2" (3-45x240)
- LVL6 2-1 3/4"x11 7/8" (2-45x300)
- LVL7 3-1 3/4"x11 7/8" (3-45x300)
- STEEL COLUMNS (UNLESS NOTED OTHERWISE)
- TP = (1) 3" DIA. ADJ. ST. POST
- 2TP = (2) 3" DIA. ADJ. ST. POSTS
- 3TP = (3) 3" DIA. ADJ. ST. POSTS

- LEGEND
- GLASS 'B' VENT
- EXHAUST VENT
- DUPLEX OUTLET (12" HIGH)
- DUPLEX OUTLET (HEIGHT AS NOTED A.F.F)
- WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- POT LIGHT
- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- FLOOR DRAIN
- HOSE BIB
- DOUBLE JOIST
- TRIPLE JOIST
- LVL LAMINATED VENEER LUMBER
- POINT LOAD FROM ABOVE
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- BY ROOF TRUSS MANUF.
- FLAT ARCH
- CURVED ARCH

- LEGEND
- M.C. MEDICINE CABINET
- CONC. BLOCK WALL
- DOUBLE VOLUME WALL
- SEE NOTE (38)
- SOLID WOOD BEARING
- P2 - 2 MEMBER BUILT-UP STUD
- P3 - 3 MEMBER BUILT-UP STUD
- P4 - 4 MEMBER BUILT-UP STUD
- P5 - 5 MEMBER BUILT-UP STUD
- NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER.
SOLID BEARING TO BE A MINIMUM OF P2(ONE CONTINUOUS STUD
AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.)
SMOKE ALARM (REFER TO OBC 9.10.19)
- 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.
- CARBON MONOXIDE DETECTOR (OBC 9.33.4)
WHERE A FUEL-BURNING APPLANCE IS INSTALLED IN A
DWELLING UNIT, A CARBON MONOXIDE DETECTOR
CONFORMING TO CAN/CGA-8.19, CSA 8.19 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.
- 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.
- 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.
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION ONLY.
AFTER BUILDING PERMIT HAS BEEN ISSUED.
DO NOT SCALE DRAWINGS.
- PRESCRIPTIVE COMPLIANCE PACKAGE
(OBC 2012 SUPPLEMENTARY STANDARD 5B-12)
- O.B.C. TABLE 2.11.2.2 COMPLIANCE PACKAGE "I"
1. CEILING WITH ATTIC SPACE - MIN. (RSI 0.81) R50
2. CEILING WITHOUT ATTIC SPACE - MIN. (RSI 5.46) R31
3. EXPOSED FLOOR - MIN. (RSI 5.46) R31
4. WALLS ABOVE GRADE - MIN. (RSI 5.97) R22
5. BASEMENT WALLS - MIN. (RSI 3.52) R20
6. EDGE OF BELOW GRADE SLAB
1. HEATED SLAB
- (OR SLAB LESS THAN OR EQUAL TO 24" B.G.) - MIN. (RSI 1.76) R10
2. WINDOWS & SLIDING GLASS DOORS - MAX. U VALUE OF 1.2
3. SLOTLIGHTS MAX U VALUE OF 2.0
10. SPACE HEATING EQUIPMENT - MIN. ARIE OF 426
11. HRV - MIN EFFICIENCY OF 55%
12. DOMESTIC HOT WATER HEATER, MIN. EF OF 0.626

- 2 REV. AS PER CONST. SUMMARY
- 1 REV. AS PER CONST. SUMMARY
- No. Description
- REVISIONS
- APRS-15
- DEC10-12
- SD
- SD
- Date
- By



PHOENIX HOMES

TUSCANA-2011-A,B,C,D

SITE: SHADOW RIDGE2

LOT NUMBER: 91

CIVIC ADDRESS:
1621 STONECROP AVE.

footprint: 56

drawn by: TL

date: NOV/11

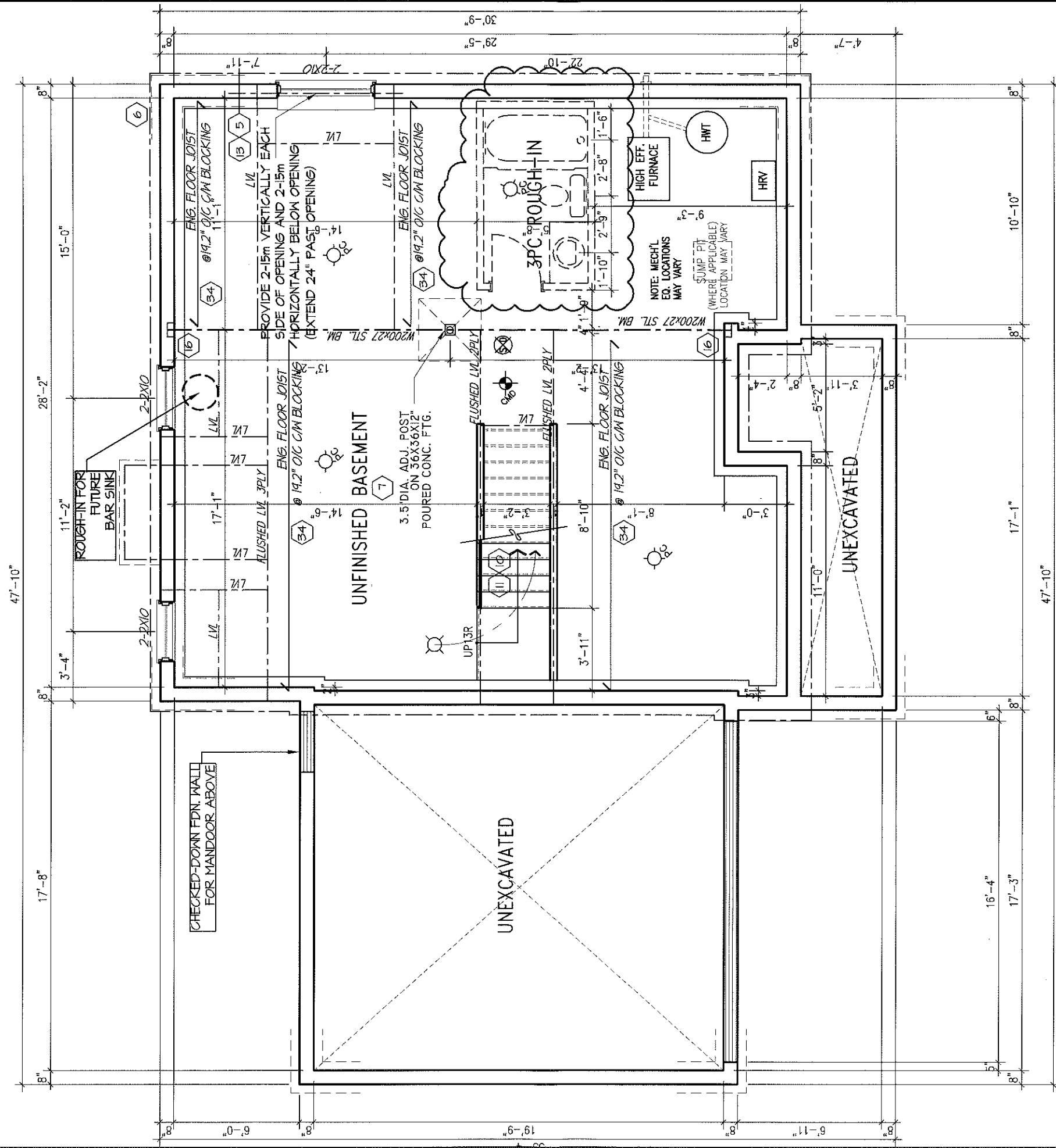
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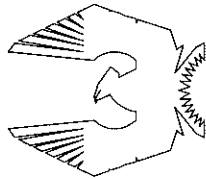
1

7

Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.



BASEMENT PLAN C



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADON DR/2E2

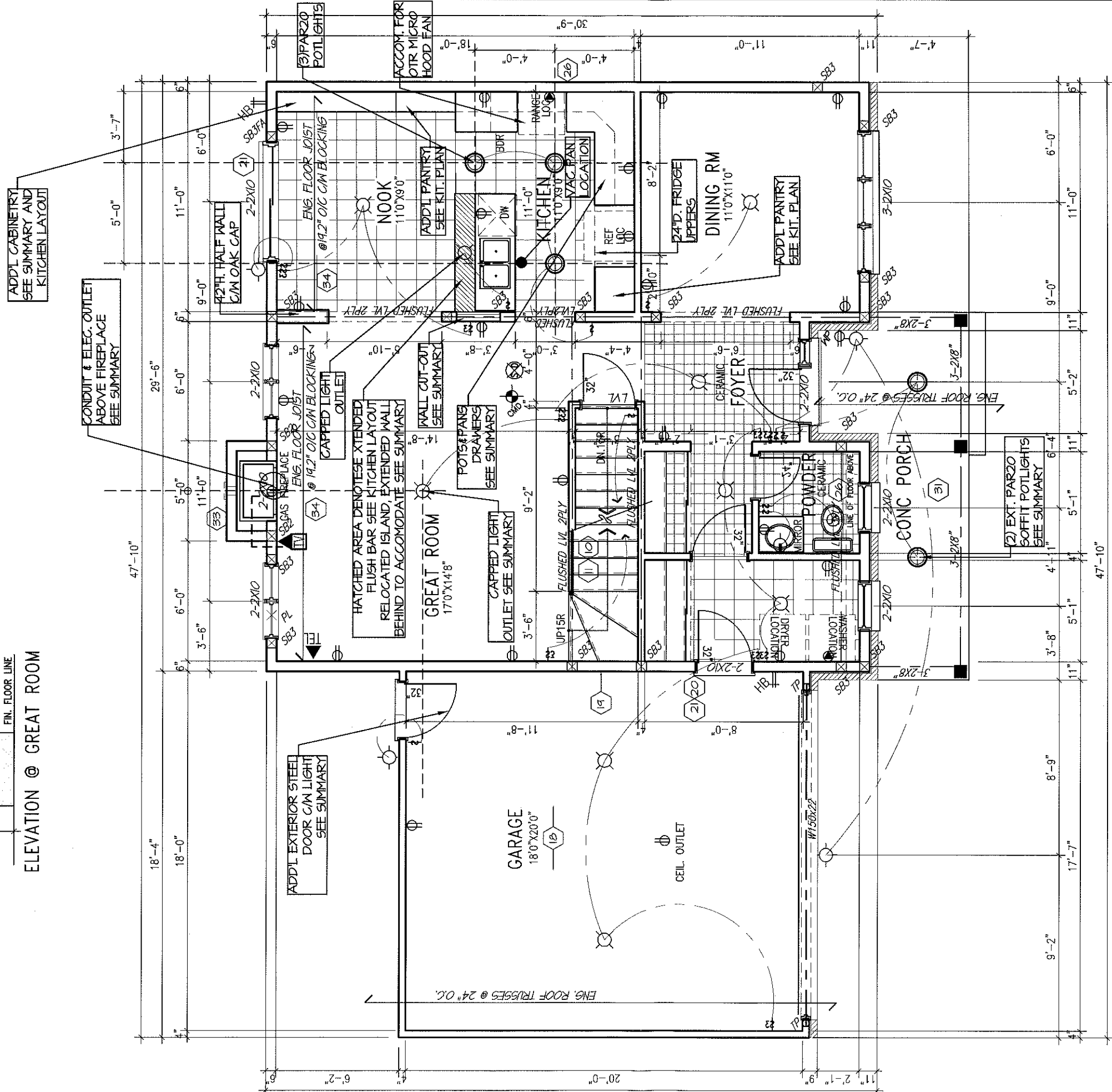
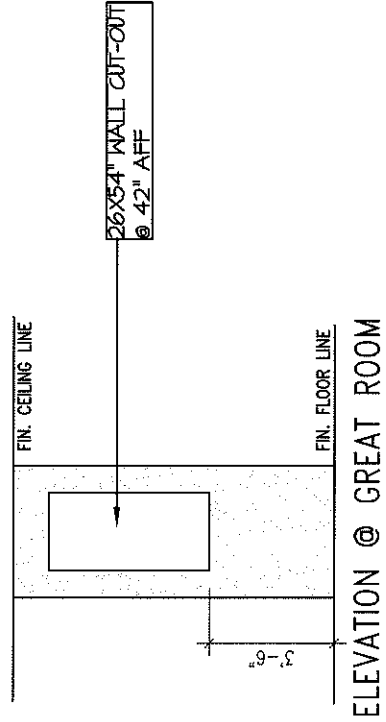
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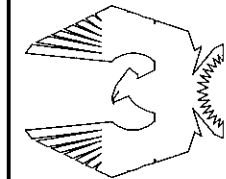
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1	REV. AS PER CONST. SUMMARY	DEC10-12	SD
REVISIONS			

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drawn by:	TL				
date:	NOV/11				
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	20				
	7				

Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work. Drawings are NOT to be scaled.



GROUND FLOOR PLAN C
891 SQ FT



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADOW RIDGE2

LOT NUMBER:

91

CIVIC ADDRESS:
1621 STONECROP AVE.

REVISIONS

2 REV. AS PER CONST. SUMMARY
1 REV. AS PER CONST. SUMMARY

APR-13
DEC-12

SD
SD

By
Date

footprint: 56

drawn by: TL

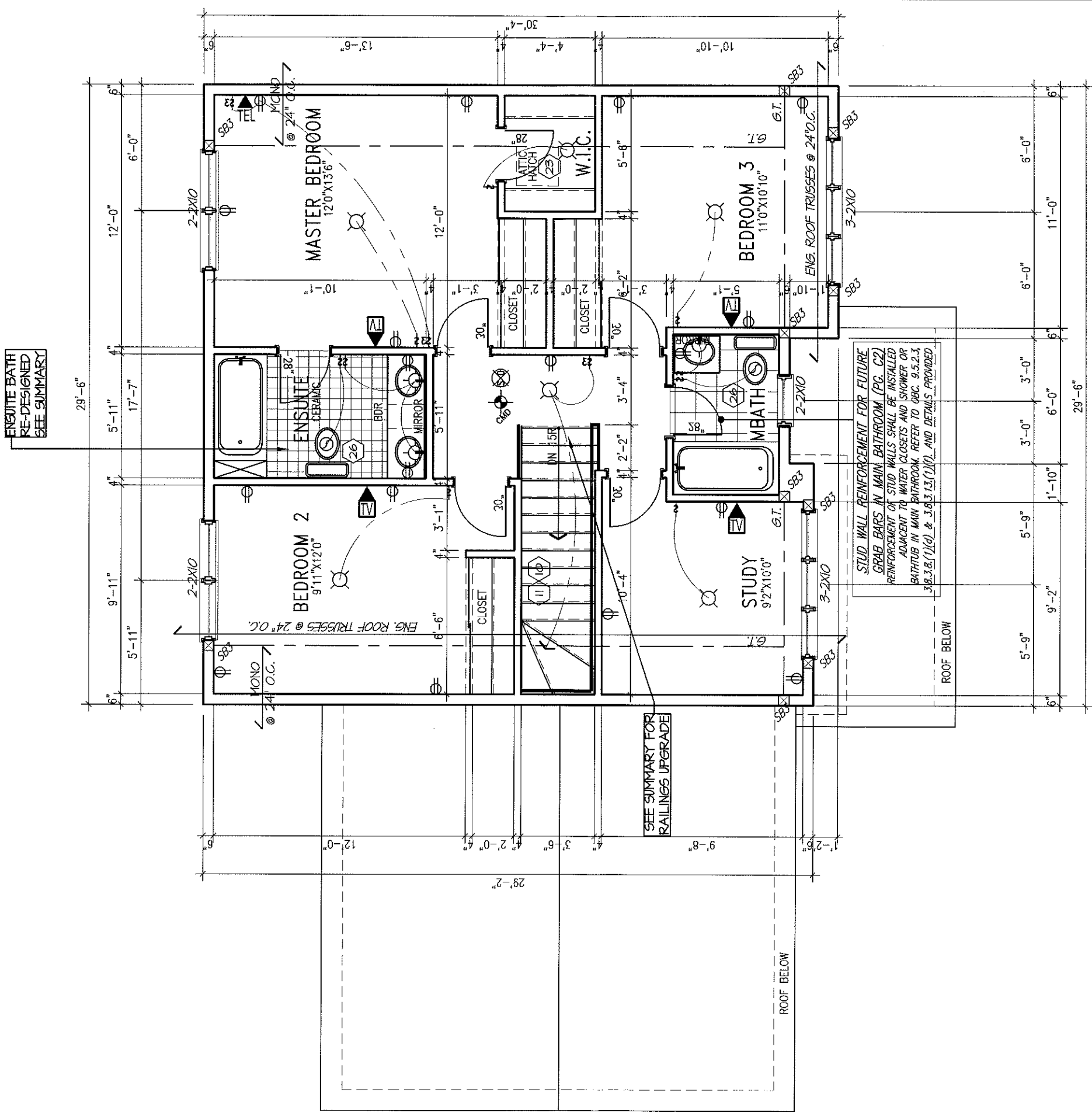
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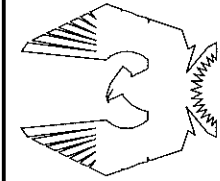
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Contractor must verify all dimensions on the job and report any discrepancy to D.C.R./Phoenix before proceeding with the work.
Drawings are NOT to be scaled.



SECOND FLOOR PLAN C
866 SQ FT



PHOENIX HOMES

TUSCANA-2011-C

SITE: SHADOW RIDGE 2

LOT NUMBER:

CIVIC ADDRESS:
1621 STONECROP AVE.

91

2 REV. AS PER CONST. SUMMARY
1 REV. AS PER CONST. SUMMARY

No. Description
Date By

APR-13 SD
DEC-12 SD

By

footprint: 56

drawn by: TL

date: NOV/11

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

sheet no:

4C
7