

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)
38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.1.2)
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
- 2A.

FRAME WALL CONSTRUCTION (2"x4")
SIDING AS PER ELEVATION, APPROVED AIR BARRIER RSI 0.9 (R5). EXTERIOR RIGID INSULATION BOARD 400mm (2"x4") STUDS @ 400mm (16") O.C. WITH APPROVED DIAGONAL WALL BRACING. 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"x0.03") 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 THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH GRADE.
- 3A.

BRICK VENEER CONSTRUCTION (2"x4")
90mm (4") FACE BRICK 25mm (1") AIR SPACE. 22x180x76mm (7/8"x7"x0.03") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R5) EXT. RIGID INSUL. BD., 38x89 (2"x4") STUDS @ 400mm (16") O.C. 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 THRU-WALL FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER. BRICK TO BE MIN. 150mm (6") ABOVE FINISH 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 21.5x89 (2/2"x4") TOP PLATE. 19mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED. FOUNDATION WALL/FOOTINGS. -SEE OBC 9.15.3. 9.15.4 200mm (8") POURED CONC. FTDN. WALL 20MPa (c/w 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR HEIGHT 2.390 (7'-10") ON 500x155 (20"x6") CONTINUOUS KEYED CONC. FTG. BRACE FTDN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. 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").
5.

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 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.
6.

EXPOSED FLOOR TO EXTERIOR
PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
7.

ATTIC INSULATION OBC. 12.3.2.1 & 12.3.3.7
RSI 8.81 (R50) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER. 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQVAL.
8.

ALL STAIRS/EXTERIOR STAIRS -OBC. TABLE 9.8.4.1-1
UNIFORMITY & TOLERANCES FOR RISERS & TREADS
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm (1/8")
-BETWEEN TREAD & SHORTEST RISER IN FLIGHT= 0mm
MAX. RISE = 200 (7'-7/8")
MIN. RUN = 210 (8'-1/4")
MIN. TREAD = 235 (9'-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 1070 (3'-6")
RAIL @ STAIR = 865 (2'-11")
MIN. STAIR WIDTH = 860 (2'-10")
9.

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT TO BE 50mm(2") MIN. HANDRAILS TO BE CONT. EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION. GUARDS -OBC. 9.8.3.3-1
INTERIOR GUARDS: =900mm (2'-11") MIN. =1070mm (3'-6") MIN. =1500mm (4'-11") MIN.
STAIR/LANDING GUARDS: =1070mm (3'-6") MIN. 38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG. EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") ONTO LEVEL SILL. USE NON-SHRINK GROUT TO LEVEL SILL. PLATE WHEN REQUIRED. (SEE OBC. 9.2.3.7)
10.

R12 (3") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED 18 TO 8" ABOVE FLOOR LEVEL. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION TO GRADE LEVEL. (SEE DETAIL ON "SB-1/2 DETAILS" PAGE)

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. AD. UNFINISHED. MID-HEIGHT IF WALL IS UNFINISHED.
15.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1. 9.17.3.4)
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSG8-7.2M. 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 125 KPa. MINIMUM AND AS PER SOILS REPORT.
- 15A.

STEEL BASEMENT COLUMN (SEE O.B.C. 9.17.3.1. 9.17.3.4)
3.5"x3.5"x(188) NON-ADJUSTABLE STL. COL. WITH 150x150x9.5 (6"x6"x3/8") STL. TOP & BOTTOM PLATE ON CONCRETE PAD FOOTING AS PER PLAN ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 100 Kpa. MIN. AND AS PER SOILS REPORT.
- 15B.

STEEL COLUMN (SEE OBC. 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.
- 15C.

STEEL COLUMN (SEE OBC. 9.17.3.1. 9.17.3.4)
90mm(3-1/2") DIA.X.78mm(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. NICK WALLS. MIN. BEARING 90mm (3-1/2") 19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
16.

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.
17.

13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS. RSI 5.46 (R31) IN CEILING. PROVIDE APPROVED AIR BARRIER. TAPE AND SEAL ALL JOINTS AIR TIGHT.
18.

DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
19.

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 CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)
20.

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 9.19.2
21.

FIREPLACE CHIMNEYS -OBC. 9.21-1
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.
22.

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP. MECHANICAL EXHAUST FAN. VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
23.

STEEL BEARING PLATE FOR MASONRY WALLS
280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.
24.

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).
25.

U.L.C. RATED GLASS "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.
26.

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
27.

STEP FOOTINGS: MIN. HORIZ. STEP = 600mm (23-5/8") MAX. VERT. STEP = 600mm (23-5/8") FOR FIRM SOILS.
28.

PORCH SLAB/STEPS:
130 mm (5") MIN. CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS. 10 M BARS @ 250. O/C EACH WAY. 10M DOWELS @400 (16") O.C. 2-15m IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
29.

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") 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.
30.

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
-19mm (3/4") T & G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (* SEE OBC 9.30.6.1 *) 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (-* SEE OBC 9.30.2.4 *) 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)
32.

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 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
33.

COLD CELLAR PORCH SLAB (OBC. 9.3.9)
FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. 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 FTDN. WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL. SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS. PROVIDE (17) LITELS 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 350mm (13-3/4") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8") O.C. VERTICALLY. 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR. (SEE OBC 9.15.4.7)
38.

CONVENTIONAL ROOF FRAMING
38x140 (2"x6") RAFTERS @ 400mm (16"o.c.), FOR MAX. 1'-7" SPAN. 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400mm (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. WITH A 38x89 (2"x4") CENTRE POST TO THE TRUSS BELOW. Laterally braced at 1800mm (6'-0") O.C. VERTICALLY.
39.

EXTERIOR WALLS FOR WALK-OUT CONDITIONS
THE EXTERIOR BASEMENT STUD WALL TO BE 38x140 (2"x6") STUDS @ 16" o.c. OR 38x89 (2"x4") STUDS @ 12" o.c.
39.

FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3))
MINIMUM BEDROOM WINDOW -OBC. 9.9.10. AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 mm (1'-3").
40.

WINDOW GUARDS -OBC. 9.8.8.1.
A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-7") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")
41.

ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SB12 PREScriptive COMPLIANCE PACKAGE, AND OBC 9.5, 9.6, 9.7
42.

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS. SEE MECHANICAL DRAWINGS.
43.

ALL DOWNSPOUTS TO DRAIN AWAY FROM THE BUILDINGS PER OBC 9.26.18.2 AND MUN. STANDARDS.
44.

ALL WINDO WELLS TO DRAIN TO FOOTING LEVEL PER OBC 9.14.8.3 CHECK WITH LOCAL AUTHORITY.
45.

PROVIDE STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN BATHROOMS: REINF. OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, SEE OBC 9.5.2.3., 9.8.3.8.(1)(d) & 3.8.3.13.(1)(f).
46.

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 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 @ 915mm (3'-0") O.C.
47.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SC" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS OTHERWISE NOTED.
48.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
49.

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 1500mm (6') ABOVE THE GROUND.
50.

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".
51.

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
52.

WOOD LITELS AND BUILT-UP WOOD BEAMS
L1 2/38 x 184 (2/2" x 8") SPR.#2
B1 3/38 x 184 (3/2" x 8") SPR.#2
B2 4/38 x 184 (4/2" x 8") SPR.#2
L3 2/38 x 235 (2/2" x 10") SPR.#2
B3 3/38 x 235 (3/2" x 10") SPR.#2
B4 4/38 x 235 (4/2" x 10") SPR.#2
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
53.

LOOSE STEEL LITELS
L7 90 x 90 x 6.0L (3-1/2" x 3-1/2" x 1/4"L)
L8 90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16"L)
L9 100 x 90 x 8.0L (4" x 3-1/2" x 5/16"L)
L10 125 x 90 x 8.0L (5" x 3-1/2" x 5/16"L)
L11 125 x 90 x 10.0L (5" x 3-1/2" x 3/8"L)
L12 150 x 100 x 10.0L (6"x 4" x 3/8"L)
54.

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
55.

LEGEND
M.C MEDICINE CABINET
CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE 39.
SOLID WOOD BEARING
SB2 - 2 MEMBER BUILT-UP STUD
SB3 - 3 MEMBER BUILT-UP STUD
SB4 - 4 MEMBER BUILT-UP STUD
NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF 2" ONE CONTINUOUS STUD AND ONE JACK STUD UNLESS OTHERWISE NOTED ON PLAN.
56.

SMOKE ALARM (REFER TO OBC 9.10.19).
CONNECTING THE FLOOR NEAR THE STAIRS TO THE FLOOR NEAR THE SLEEPING ROOMS, INCLUDING HALLWAYS, BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS. LOCATED AS PER MANUF. RECOMMENDATION
57.

CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IA A DWELLING UNIT, A CARBON MONOXIDE ALARM CONFORMING TO CAN/CSA-6.19, CSA 6.19 OR UL2034. SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
58.

SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SB9)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING IF REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))
59.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE BUILDER BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED.

39.

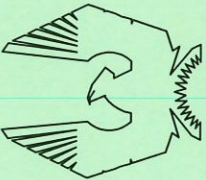
TWO STOREY VOLUME SPACES
FOR HIGH WALL UP TO 18'-0". CONSTRUCTION: 2"x6" SPACING AS INDICATED BLOCKING; 5 ROWS @ 4'-6" O/C ± BLOCKING; 7/16" ASPENITE NAILING; 2 STAPLES BET. 4" AND 6" O/C ALONG STUDS STUD SPACING WITH VARIOUS FINISHES:
1. SIDING-METAL OR VINYL- 2"x6" @16" O/C
2. STUCCO -2"x6" @16" O/C
3. BRICK TO 4'-0" -2"x6" @12" 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").
42.

THE STRIP FOOTING SIZE IS AS FOLLOWS:
2 STOREY (STANDARD) 500x155 (20"x6")
2 STOREY (WALK-OUT BASEMENT) 545x175 (22"x7")
(UNLESS OTHERWISE NOTED ON PLAN)
43.

SUMP PITS (WHERE REQ'D.) SEE O.B.C. 9.14.5.2 -MUST BE SEALED AS PER 9.25.3.3.(16)



PHOENIX HOMES

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:
502 ALBERT BOYD PVT

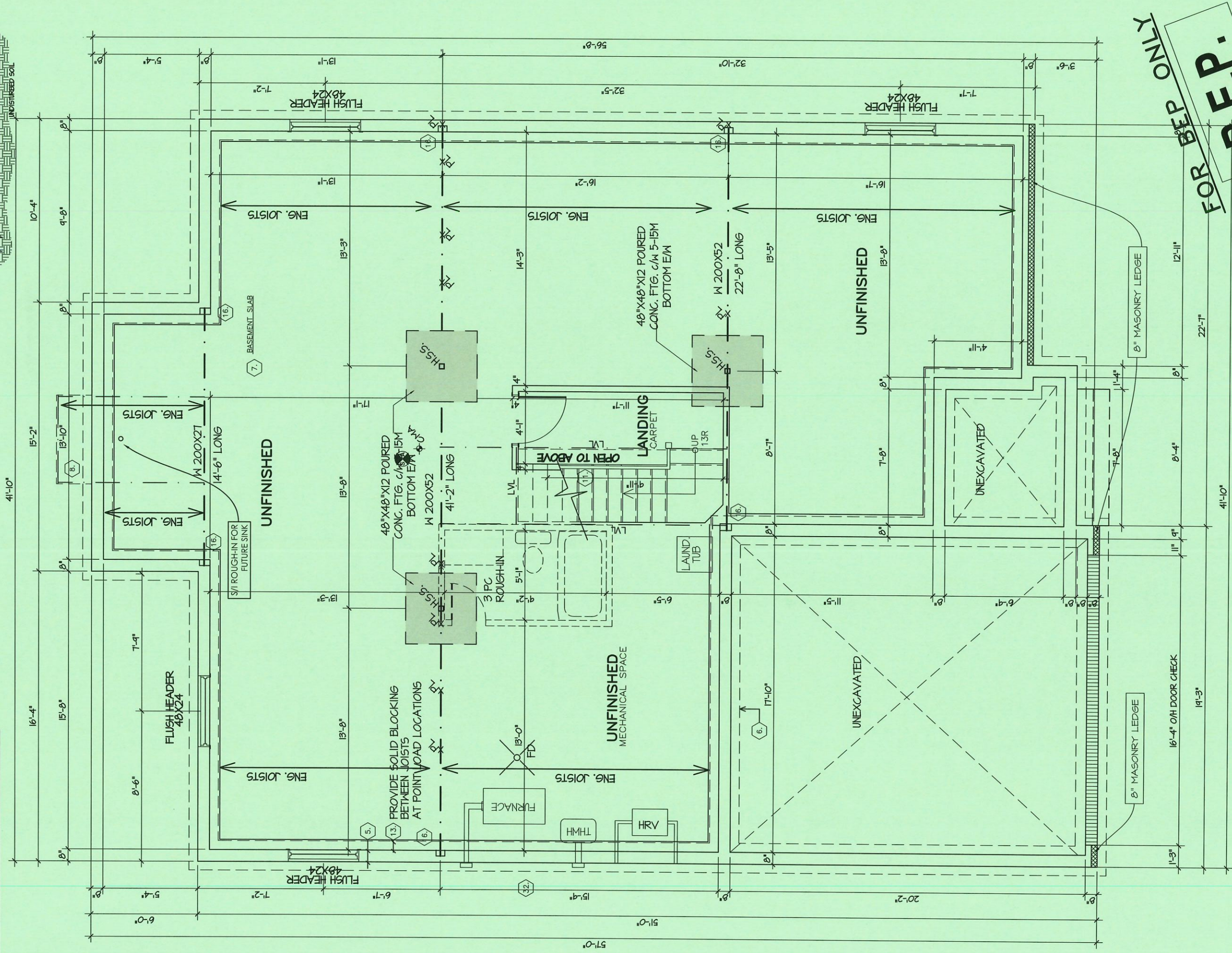
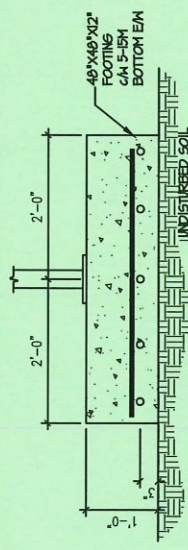
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OAKSIDE – 2016

7	BEP FOR SITE	12/11/20	SP
6	BEP BLACKLINES REVISIONS	30/09/20	OB
5	BEP BLACKLINES	24/07/20	AJ
4	ADDED DOUBLE STUD WALL TO LAUNDRY ROOM	17/10/17	SP
3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:	B-20
drawn by:	SP
date:	JAN 13/16
scale:	3/16"=1'-0"
sheet no:	D.C.L183
1 of 9	

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 DCR/PHOENIX 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, USE DIMENSIONS PROVIDED.



FOR ~~BEP~~ **B.E.P.** ONLY

FOUNDATION PLAN
ELEVATION D

PHOENIX HOMES

OAKSIDE - 2016

SITE: DIAMONDVIEW

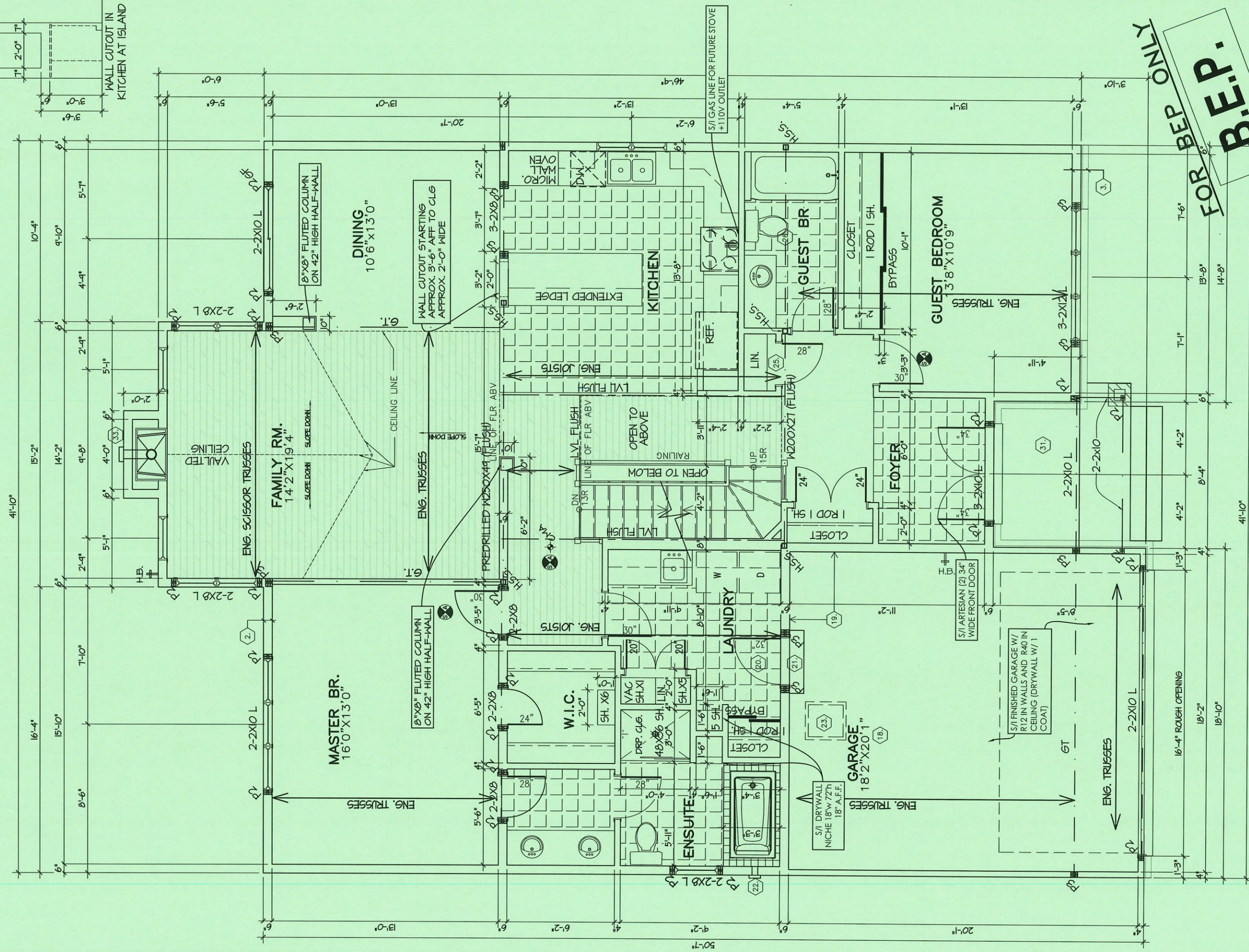
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502 ALBERT BOYD PVT

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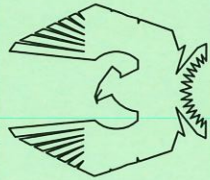
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3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
No. Description		dd/mm/yy	By
REVISIONS			

Footprint:	B-20
drawn by:	SP
date:	JAN 13/16
scale:	3/16"=1'-0"
sheet no:	2 of 9
D.C.L.-183	

ALL WINDOW AND DOOR LINTELS TO BE
2- 2X8 w/ P2 ON EITHER SIDE U.N.O.



GROUND FLOOR ELEVATION D



PHOENIX HOMES

OAKSIDE – 2016

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:
502 ALBERT BOYD BVT

7	BEP FOR SITE	12/11/20	SP
6	BEP BLACKLINES REVISIONS	30/09/20	CB
5	BEP BLACKLINES	24/07/20	AJ
4	ADDED DOUBLE STUD WALL TO LAUNDRY ROOM	17/10/17	SP
3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by: sp

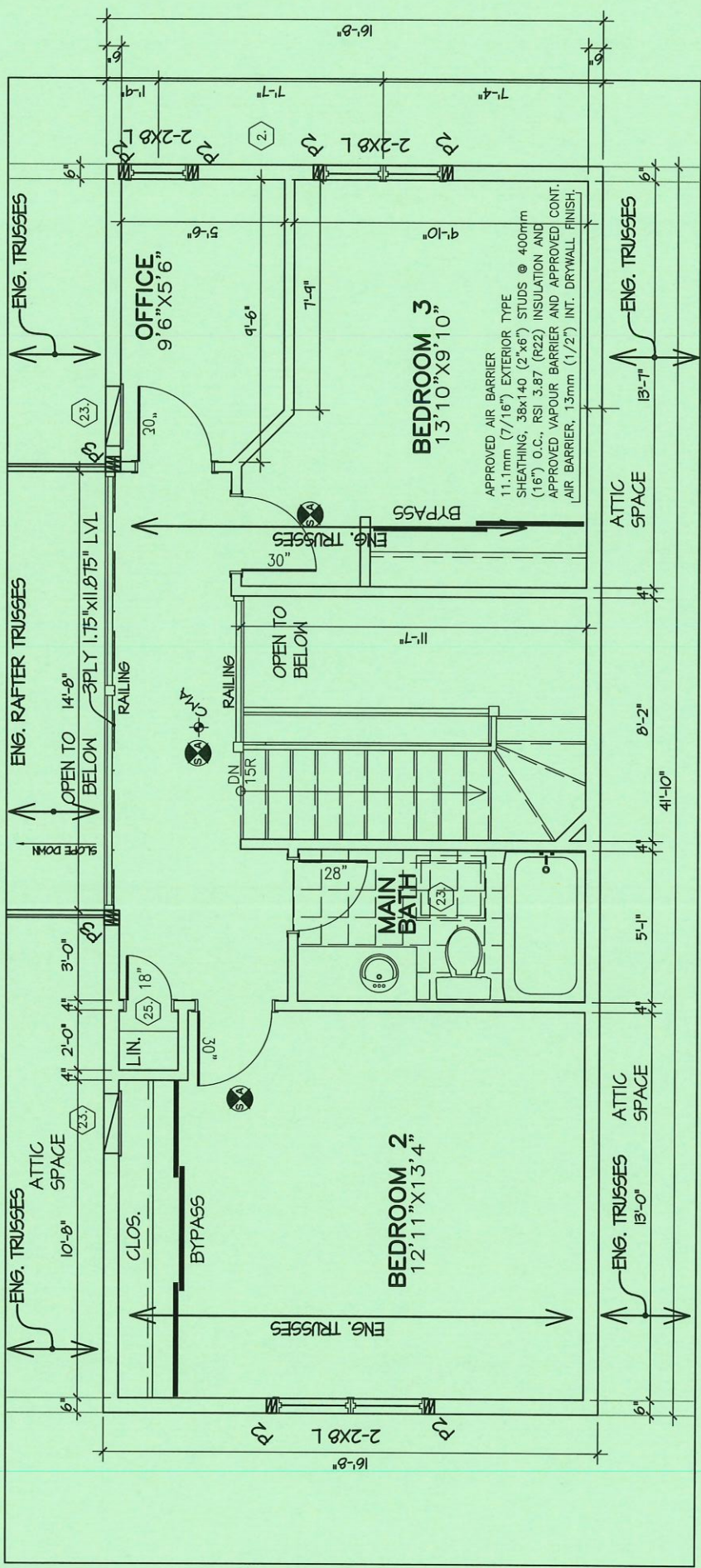
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sheet no:

D.C.L.-183

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PARTIAL SECOND FLOOR WITH
LOFT OPTION

FOR BEP ONLY
B.E.P.

PARTIAL GND FLOOR PLAN FOR LOFT OPTION

PHOENIX HOMES

OAKSIDE – 2016

SITE: DIAMONDVIEW

LOT NUMBER: 50

CIVIC ADDRESS:
502 ALBERT BOYD PVT

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4	ADDED DOUBLE STUD WALL TO LAUNDRY ROOM	17/10/17	SP
3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
No. Description		By	
REVISIONS		dd/mm/yy	

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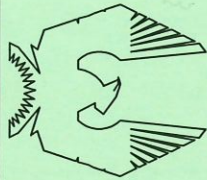
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PHOENIX HOMES

OAKSIDE – 2016

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LOT NUMBER:

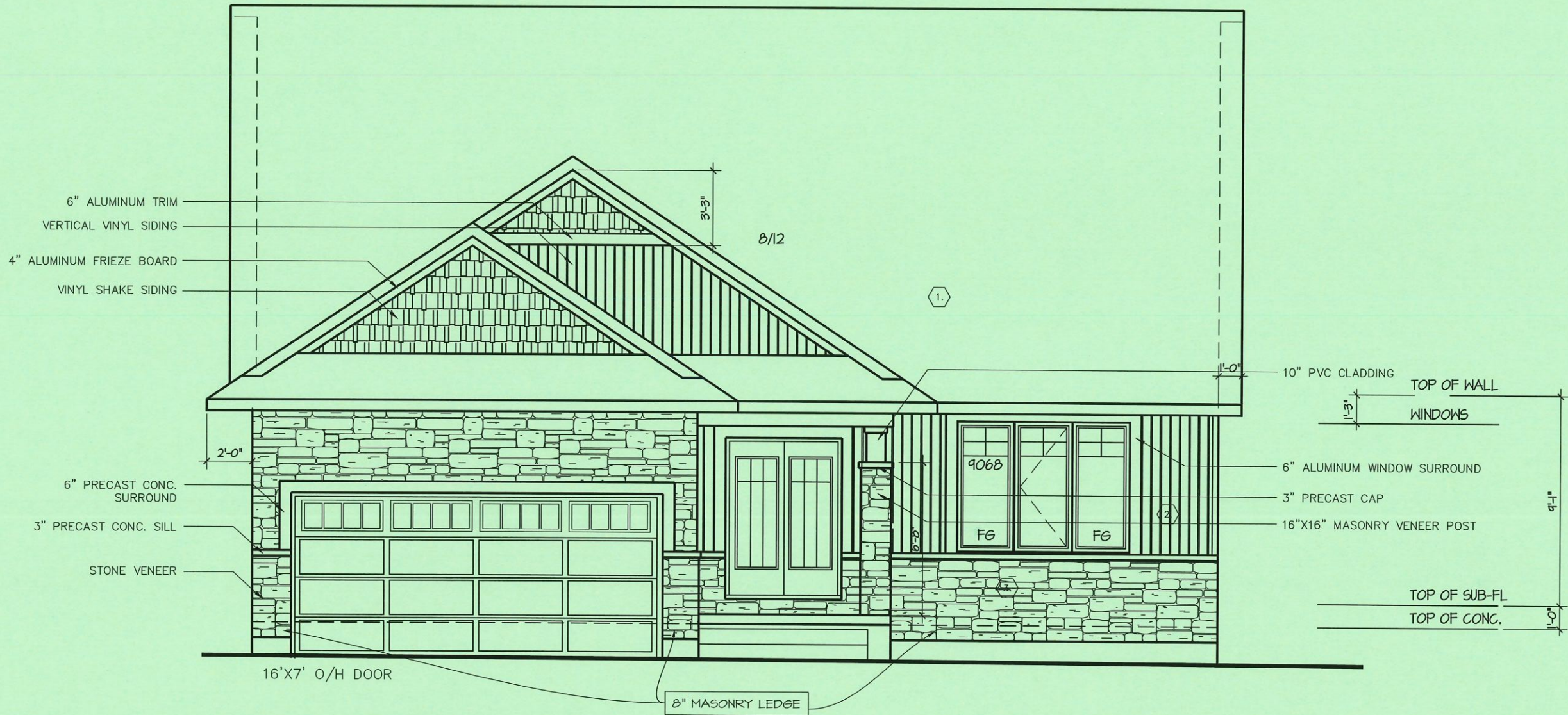
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2	STRUCTURAL REVIEW	19/07/16	SP
No.	Description	dd/mm/yy	By
1	REVISIONS		

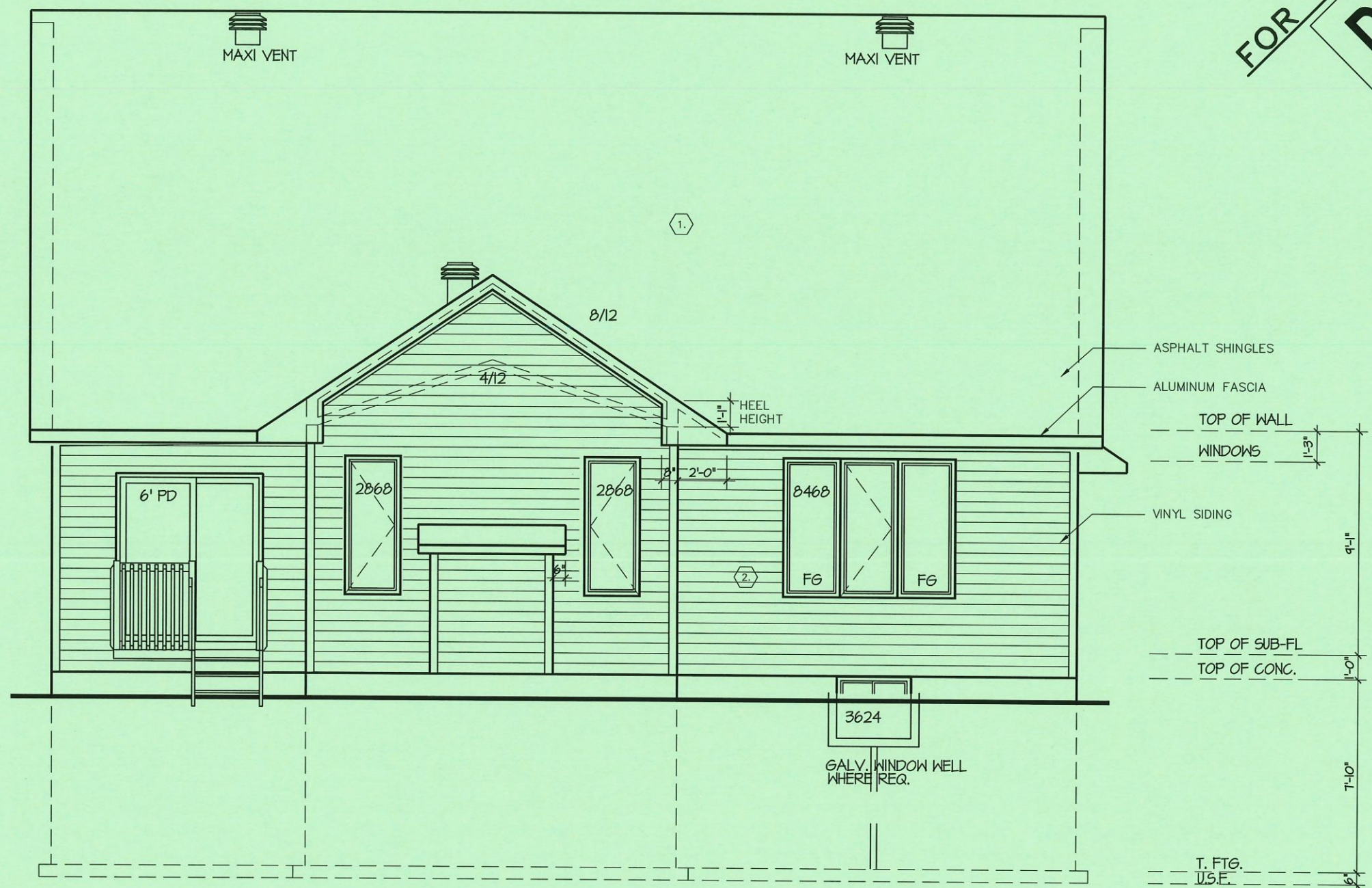
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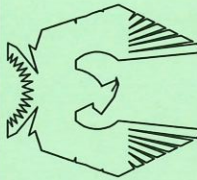


FRONT ELEVATION D
WITH LOFT

FOR PRICING ONLY
DRAFT



REAR ELEVATION A



PHOENIX HOMES

OAKSIDE – 2016

SITE: DIAMONDVIEW

LOT NUMBER: 50

CIVIC ADDRESS:
502 ALBERT BOYD PYT

7	BEP FOR SITE	12/11/20	SP
6	BEP BLACKLINES REVISIONS	30/09/20	CB
5	BEP BLACKLINES	24/07/20	AJ
4	ADDED DOUBLE STUD WALL TO LAUNDRY ROOM	17/10/17	SP
3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
REVISIONS			
No.	Description	dd/mm/yy	By

footprint: B-20

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OAKSIDE – 2016

SITE: DIAMONDVIEW

LOT NUMBER:

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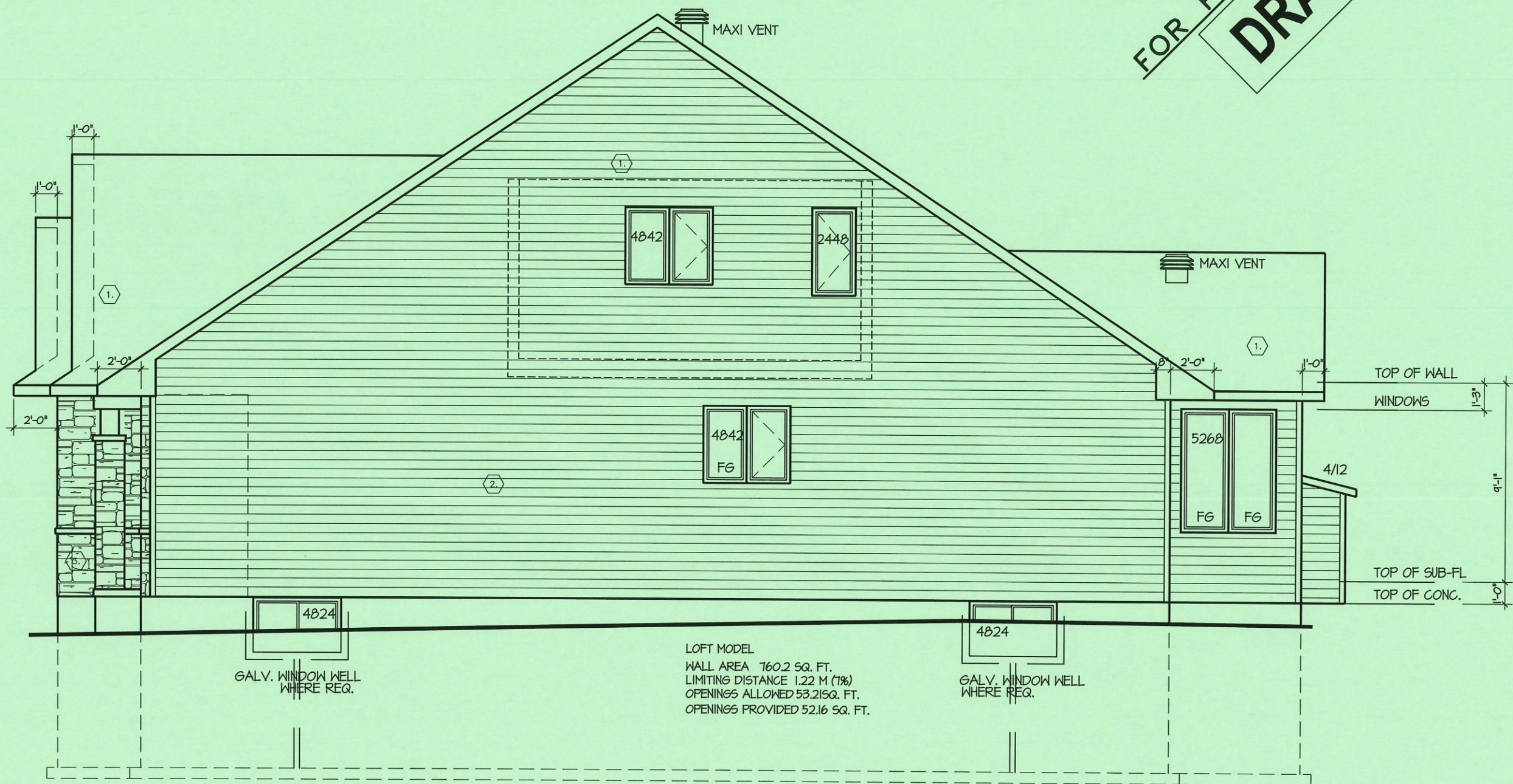
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3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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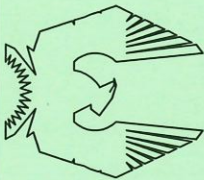
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FOR PRICING ONLY
DRAFT



PHOENIX HOMES



OAKSIDE - 2016

SITE: DIAMONDVIEW

LOT NUMBER:

CIVIC ADDRESS:
502 ALBERT BOYD PVT

50

7	BEP FOR SITE	12/11/20	SP
6	BEP BLACKLINES REVISIONS	30/09/20	CB
5	BEP BLACKLINES	24/07/20	AJ
4	ADDED DOUBLE STUD WALL TO LAUNDRY ROOM	17/10/17	SP
3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
2	STRUCTURAL REVIEW	19/07/16	SP
No. Description	dd/mm/yy	By	
REVISIONS			

Footprint: B-20

drawn by: SP

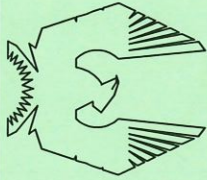
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PHOENIX HOMES

OAKSIDE - 2016

SITE: DIAMONDVIEW

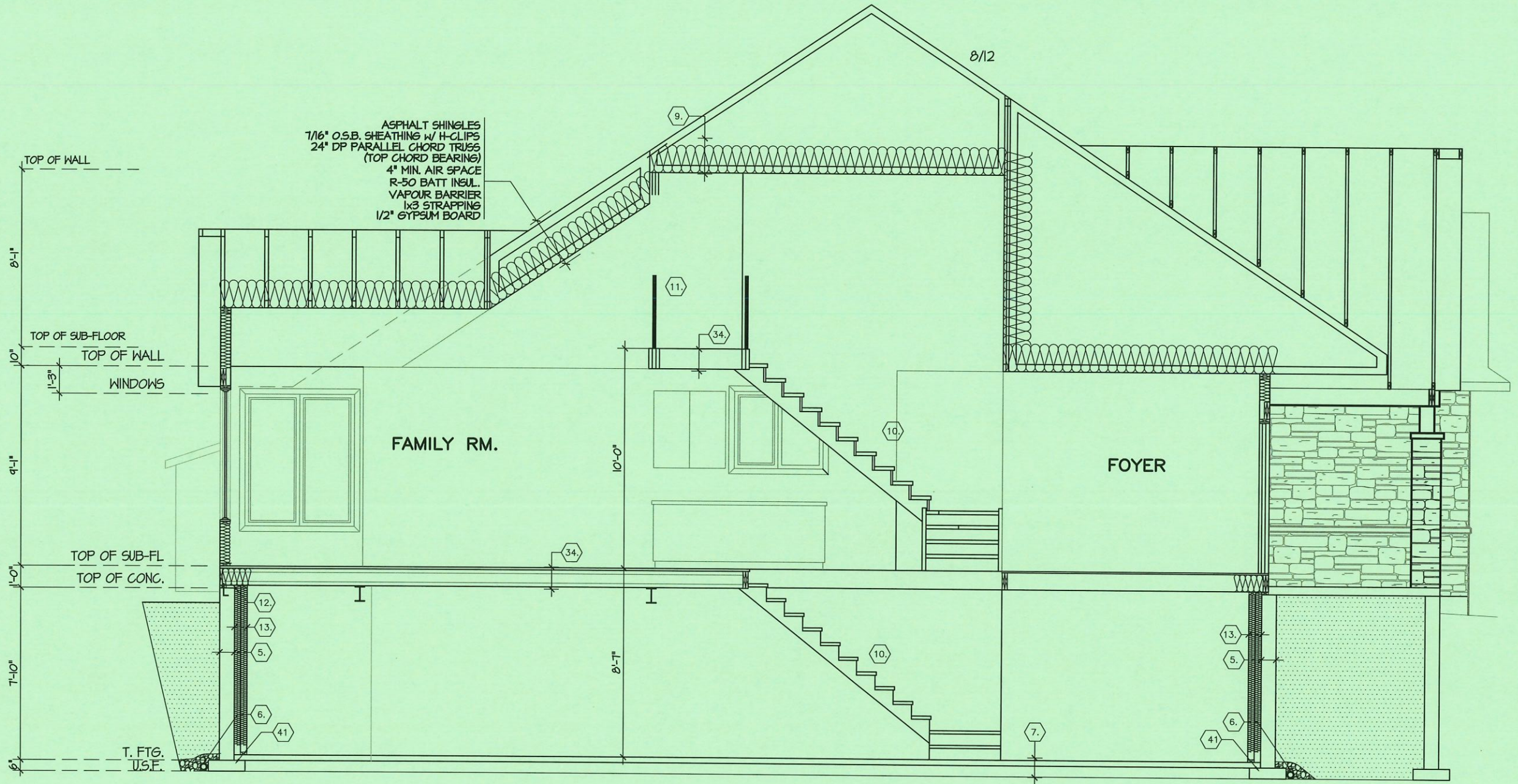
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4	ADDED DOUBLE STUD WALL TO LAUNDRY ROOM	17/10/17	SP
3	STRUCTURAL ADJUSTMENT ELEV. B & D	25/07/16	SP
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REVISIONS			

footprint:	B-20
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ELEVATION D loft