

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, RWL & 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 13mm (1/2") INT. APPROVED VAPOUR BARRIER, 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 38x89 (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, 22x180x0.76mm (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, 22x180x0.76mm (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

38x89 (2"x4") STUDS @ 400mm (16") O.C. - C/W BOTTOM PLATE AND 2/38x89 (2/2"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 (3000psi) WITH BITUMENOUS DAMPPROOFING AND DRAINAGE LAYER. MAXIMUM POUR HEIGHT 2390 (7'-10") ON 508x152 (20"x6") CONTINUOUS KEYED CONC. FTG. **NOTE** SEE NOTE 39 FOR PARTY WALL FOOTINGS. BRACE FDTN. WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL, WITH MIN. BEARING CAPACITY OF 100kPa 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.

100mm (4") DIA. WEEP TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
- 6A.

PROVIDE SLEEVE THROUGH FOOTING FOR CONTINUOUS PATH OF WEEP TILE
7.

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 DAMPPROOFING BELOW SLAB. (SEE PRESCRIPTIVE COMPLIANCE PACKAGE)
8.

EXPOSED FLOOR TO EXTERIOR

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

R60 BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.
10.

ALL STAIRS/EXTERIOR STAIRS -OBC. 9.8.4.2

UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(¼")

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 = 900 (2'-11")

RAIL @ STAIR = 800 (2'-8")

MIN. STAIR WIDTH = 860 (2'-10")

FOR CURVED STAIRS

MIN. RUN = 150 (6")

MIN. AVG. RUN = 200 (8")
11.

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. 9.8.8.3.-

INTERIOR GUARDS: =900mm (2'-11") MIN.

EXTERIOR GUARDS: =1070mm (3'-6") MIN.

STAIR/LANDING GUARDS =1500mm (4'-11") MIN. (Ø10M ABOVE ADJ. GROUND)
12.

SILL PLATES

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.

BASEMENT FROST WALLS

R12 (¾") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED ¾" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" ABOVE FLOOR LEVEL. DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. (SEE DETAIL ON "SB-12 DETAILS" PAGE)
14.

TYPICAL PARTY WALL ASSEMBLY

(OBC/SB3-W13a[1 HR F.R.R./STC 57])

-1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD

-2 ROWS OF 2x4 WOOD STUD @ 16" o.c. ON SEPARATE 2x4 BASE PLATES SET 1" APART (STAGGER STUDS IN EACH WALL)

-FILL WALL CAVITIES WITH FIBRE BATT INSULATION W/ MASS OF AT LEAST 1.22 Kg/m² (0.25 lb/ft²)

-1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD
15.

RESERVED
16.

BEAM POCKET OR 300x150 (12"x6") POURED CONC. NIB WALLS. MIN. BEARING 90mm (3'-1/2")
17.

19x64 (1"x3") CONTINUOUS WD. STRAPPING BOTH SIDES OF STEEL BEAM.
18.

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.
19.

GARAGE WALL 13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, APPROVED AIR BARRIER, R22 INSULATION WALLS (R31 CEILINGS) AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.
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 (9-1/2") SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10
22.

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. (USE 100mm(4") DIA. SMOOTH WALL VENT PIPE) OBC 6.2.3.8.(7)
23.

ATTIC ACCESS (OBC 9.19.2)

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
24.

RESERVED
25.

LINEN CLOSET, 4 SHELVES MIN. 350mm (14") DEEP.
26.

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
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.

RESERVED
30.

RESERVED
31.

PORCH SLAB/STEPS: 153 mm (6") CONC. 32 MPa SLAB AIR ENTRAINMENT MIN. 5 TO 8% AT 28 DAYS, 10 M BARS @ 250 O/C EACH WAY 10M DOWELS Ø400 (16") O.C. 2-15mm IN THICKENED AREA FROM WALL TO SLAB ALL SIDES (SEE DETAIL)
32.

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE. FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
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

-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 *) 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 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.
36.

RESERVED
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 AND 900mm (36") O.C. HORIZONTALLY. FILL SPACE BETWEEN WALL AND FACING SOLID WITH MORTAR.
38.

CONVENTIONAL ROOF FRAMING

38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), FOR MAX. 11'-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.

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").

THE STRIP FOOTING SIZE SHALL BE 20"W x 6"H (UNLESS OTHERWISE NOTED ON PLAN)
39.

STRIP FOOTING @ PARTY WALL

-SEE OBC 9.15.3.

MAX. FLOOR LIVE LOAD OF 2.4kPa. (50psf.) PER FLOOR, AND MAX. LENGTH OF SUPPORTED FLOOR JOISTS IS 4.9m (16'-1").

THE STRIP FOOTING @ PARTY WALL SHALL BE 24"W x 6"H (FOR 100kPa.). OR 30"x6"(FOR 75kPa.)

- WINDOWS:

◆

1) 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").

2) 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")

3) 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
- 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 BUILDINGAS 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. REINF. 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 (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & 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 @ 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. 50 (45lbs.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS ST LEAST 150mm (6") ABOVE THE GROUND.

STRUCTURAL NOTES

****NOTE**** ALL WINDOW, DOOR & O/H GARAGE DOOR LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.

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.

BRICK LINTEL SCHEDULE [OBC2012] 9.20.5.2A PROVIDE 6"MINIMUM BEARING EACH END		
MAXIMUM OPENINGS	BRICK LINTEL SIZE	
4'-0" (1.2m)	3	1½" x 3 1½" x 1/4"
4'-11" (1.5m)	3	1½" x 3 1½" x 5/16"
6'-10" (2.1m)	4"	x 3 1½" x 5/16"
7'-10" (2.4m)	5"	x 3 1½" x 5/16"
8'-10" (2.7m)	5"	x 3 1½" x 7/16"
9'-10 (3.0m)	6"	x 4" x 7/16"

◆ 3"x3"x 3/16" STEEL H.S.S. POST

◆ 3"DIA. ADJUSTABLE. STEEL POST

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.

LEGEND

- ◆

EXHAUST VENT
- ◆

DUPLEX OUTLET (12" HIGH)
- ◆

WEATHERPROOF DUPLEX OUTLET
- ◆

HEAVY DUTY OUTLET
- ◆

POT LIGHT
- ◆

LIGHT FIXTURE (CEILING MOUNTED)
- ◆

LIGHT FIXTURE (WALL MOUNTED)
- ◆

SWITCH
- ◆

SWITCH (3-WAY)
- ◆

FLOOR DRAIN
- ◆

HOSE BIB
- ◆

DOUBLE JOIST
- ◆

TRIPLE JOIST
- ◆

LAMINATED VENEER LUMBER
- ◆

POINT LOAD FROM ABOVE
- ◆

P.T. PRESSURE TREATED LUMBER
- ◆

G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
- ◆

FLAT ARCH
- ◆

CURVED ARCH
- ◆

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
- ◆

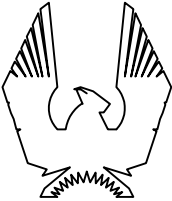
SB4 - 4 MEMBER BUILT-UP STUD
- ◆

NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER. SOLID BEARING TO BE A MINIMUM OF 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, ONE PER 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
- ◆

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.
- ◆

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)



PHOENIX HOMES

TOWNHOUSE NOTES/SPECIFICATIONS

SITE: PATHWAYS

CIVIC ADDRESS:

74 RALLIDALE

BLOCK- 13
UNIT - 124

15	FINAL WORKING DRAWINGS	11/02/21	CB
14	FINAL ELECTRICAL REVIEW	29/07/20	AJ
13	WINDOW REVISION - ELSTON END REAR ELEVATION	11/06/20	SP
12	WNDOV REVISION	01/06/20	SP
11	ADDED ELECTRICAL PANELS / DOOR CHECKS	12/05/20	SP
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint:

drawn by:

date:

scale:

SPECS/NOTES

Architectural floor plan for an optional recreation room and three-piece washroom. The plan shows a large rectangular room with a curved wall on the left and a smaller rectangular section on the right. The main room is labeled "REC-ROOM 12'0" x 23'9"" and contains a "48x24 LVL (FL)" beam, "JOIST DIRECTION" arrows, and a "SLEEVE" for a door. The smaller section is labeled "3 PC W/R" and contains a "FURNACE", "TWH", "HRV", "FD", "E/P", "6032 TUB", "3 PC W/R", "LVL (FL)", "STORAGE UNFINISHED", "LVL (FL)", "LVL (FL)", "LVL (FL)", "LVL (FL) LOW", "LOW HEADROOM", "STORAGE UNFINISHED", and "UNEXCAVATED" areas. The plan includes various dimensions, notes, and a table of area calculations.

Notes:

- CHECK DOWN 2 1/2" FOR DOOR WHEN SUNKEN FOYER REQUIRES 2 RISERS
- 20" x 20" x 6" CONC. PAD
- CHK T/FND DOWN FOR SUNKEN FLOOR ABV./SEE BLK PLAN
- 8'-4" CHECK FOR O/H DOOR
- OPTIONAL REC-ROOM / 3 PC. WASHROOM

Room	Area (SQ FT)
REC-RM/PR	452
3 PC WR	31
TOTAL	483

COLBY

SITE: PATHWAYS

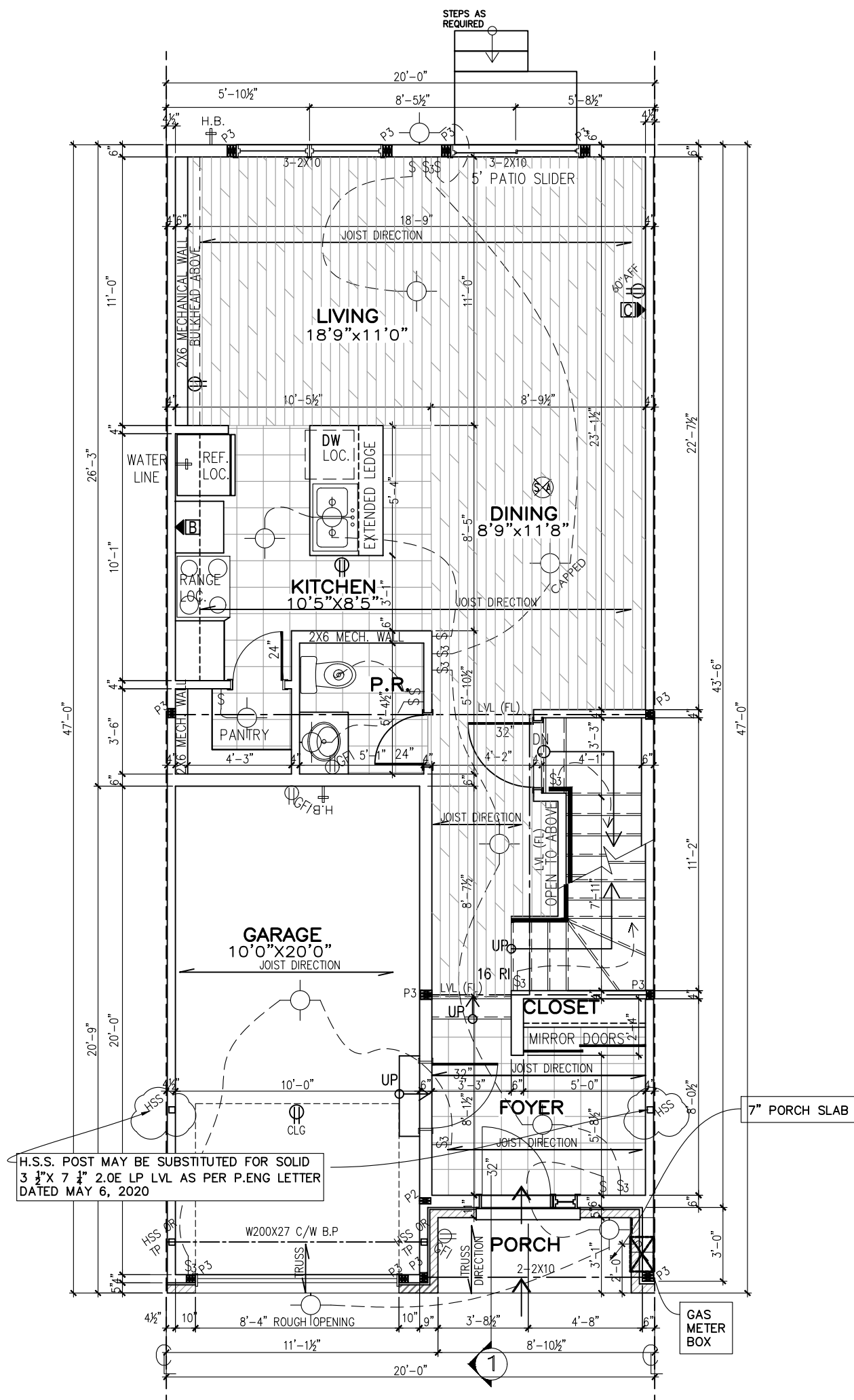
74 RALLIDALE

BLOCK-	13
UNIT -	124

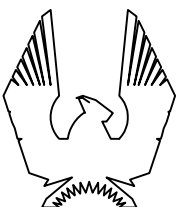
15	FINAL WORKING DRAWINGS	11/02/21	CB
14	FINAL ELECTRICAL REVIEW	29/07/20	AJ
13	WINDOW REVISION – ELSTON END REAR ELEVATION	11/06/20	SP
12	WINDOW REVISION	01/06/20	SP
11	ADDED ELECTRICAL PANELS / DOOR CHECKS	12/05/20	SP
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

2

****NOTE**** ALL WINDOW, DOOR & O/H
GARAGE DOOR LINTELS TO BE 2-2X10 W/ P2
POSTS ON EACH SIDE U.N.O.



GROUND FLOOR PLAN



PHOENIX HOMES

COLBY

SITE: PATHWAYS

CIVIC ADDRESS:

74 RALLIDALE

BLOCK-	13
UNIT -	124

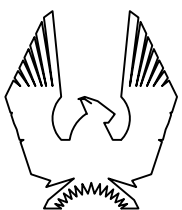
15	FINAL WORKING DRAWINGS	11/02/21	CB
14	FINAL ELECTRICAL REVIEW	29/07/20	AJ
13	WINDOW REVISION – ELSTON END REAR ELEVATION	11/06/20	SP
12	WINDOW REVISION	01/06/20	SP
11	ADDED ELECTRICAL PANELS / DOOR CHECKS	12/05/20	SP
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: TH 20-24	
drawn by: SD	
date: SEP/12	
scale: 3/16"=1'-0"	
sheet no:	3

This is a detailed architectural floor plan of a house, oriented with the front entrance at the bottom center. The plan includes the following rooms and features:

- Master Bedroom (14'0" x 14'4"):** Located in the bottom left, featuring a 36x36 shower, a bathtub, and a recessed medicine cabinet.
- Ensuite:** Attached to the Master Bedroom, containing a toilet and a vanity.
- Main Hall:** Centrally located, providing access to the bedrooms, bathrooms, and laundry.
- Bedroom 2 (10'5" x 10'0"):** Located in the top left, with a window and a door leading to the main hall.
- Bedroom 3 (8'6" x 10'0"):** Located in the top right, with a window and a door leading to the main hall.
- Bathrooms:** Includes a W.I.C. (Washroom/In-Closet) near Bedroom 2, a W.I.C. near Bedroom 3, and a W.I.C. near the Master Bedroom.
- Laundry:** Located on the right side, with a door leading to the main hall.
- Closets:** Multiple closets are shown, including a large closet near the laundry and a closet near the Master Bedroom.
- Staircase:** A staircase labeled "OPEN TO BELOW" is located near the laundry room.
- Structural Elements:** The plan shows a grid of trusses and girders, with dimensions for spans and heights. Truss directions are indicated by arrows.
- Dimensions:** Overall dimensions are 20'-0" wide by 45'-6" deep. Room dimensions are provided for all major spaces.
- Other Features:** Includes a linen closet, a recessed medicine cabinet, and various doors and windows.

SECOND FLOOR PLAN



PHOENIX HOMES

COLBY

SITE: PATHWAYS

CIVIC ADDRESS:

74 RALLIDALE

BLOCK-	13
UNIT -	124

15	FINAL WORKING DRAWINGS	11/02/21	CB
14	FINAL ELECTRICAL REVIEW	29/07/20	AJ
13	WINDOW REVISION – ELSTON END REAR ELEVATION	11/06/20	SP
12	WINDOW REVISION	01/06/20	SP
11	ADDED ELECTRICAL PANELS / DOOR CHECKS	12/05/20	SP
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
No.	Description	dd/mm/yy	By
REVISIONS			

footprint: TH 20-24

drawn by: SD

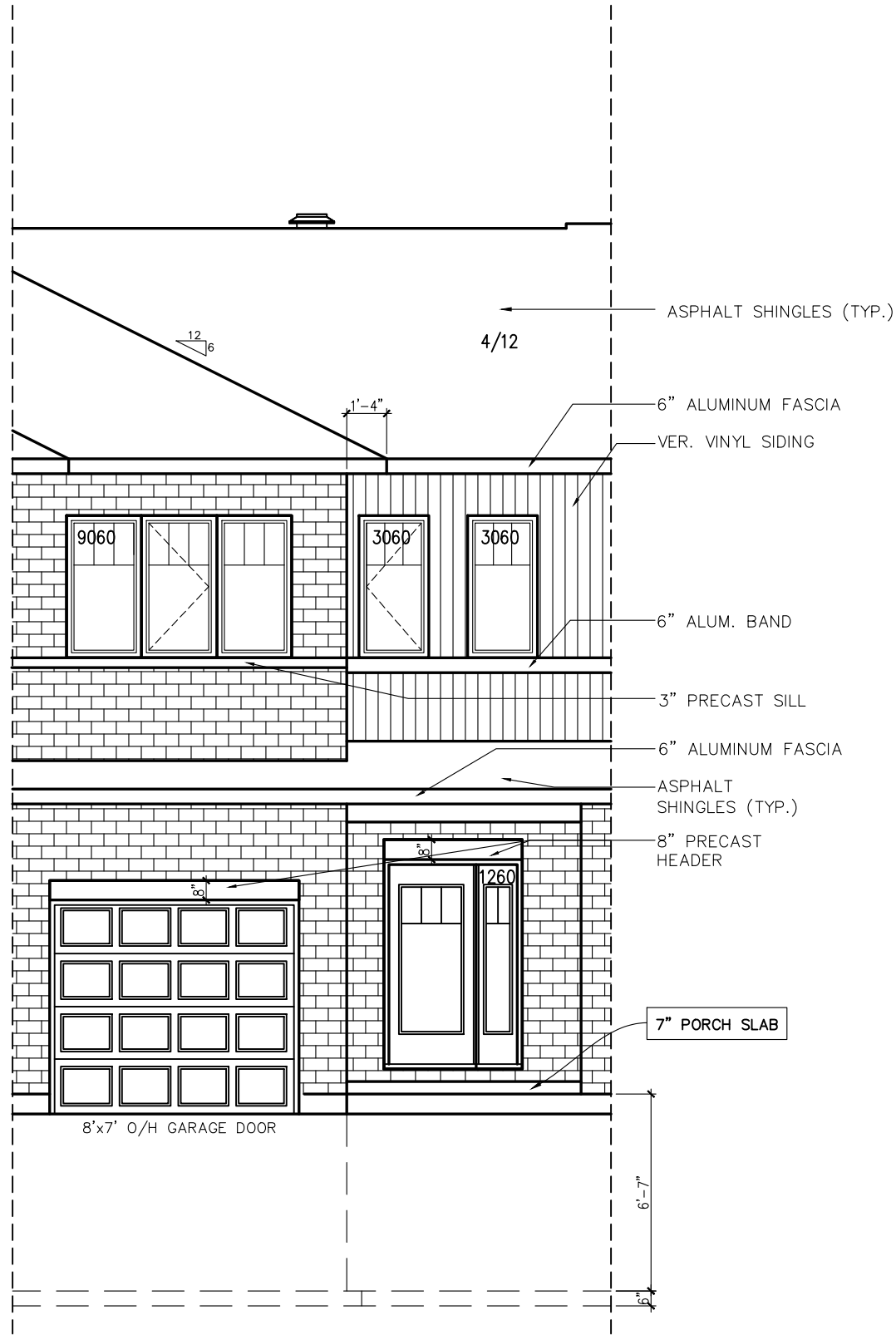
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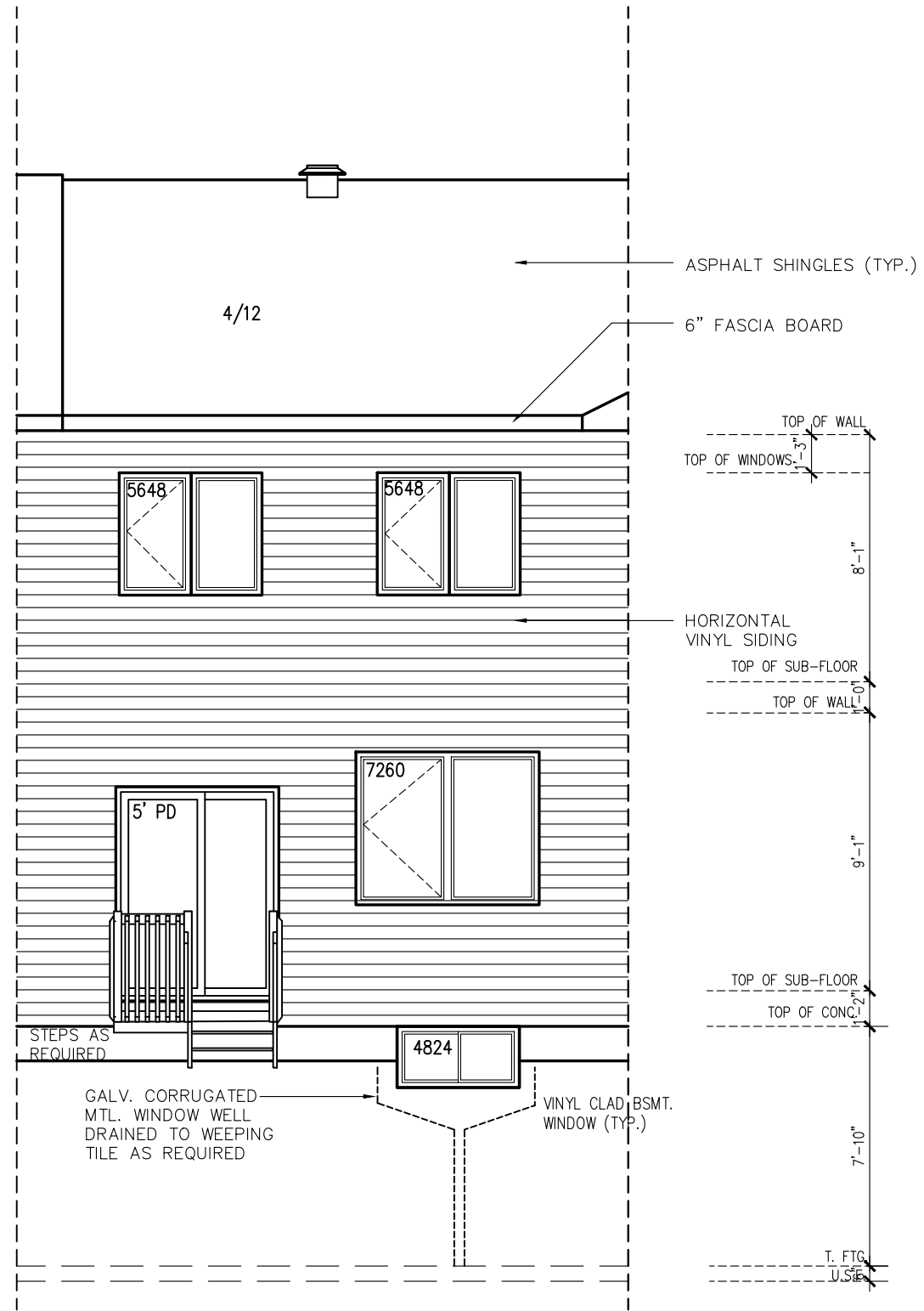
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4

8'-1"
T/WALL
1'-3"
T/WINDOWS
1'-0"
T/SUB-FLOOR
T/WALL
9'-1"
T/SUB-FLOOR
1'-2"
T/CONC.(REAR)
1'-4"
T/CONC. CHECK(FRONT)
6'-6"
T/FTG.
U.S.F.



FRONT ELEVATION



REAR ELEVATION

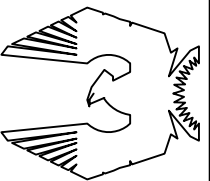
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No.	Description	dd/mm/yy
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14	FINAL ELECTRICAL REVIEW	29/07/20
13	WINDOW REVISION - ELSTON END REAR ELEVATION	11/06/20
12	WINDOW REVISION	01/06/20
11	ADDED ELECTRICAL PANELS / DOOR CHECKS	12/05/20
10	ADDED MECH. CHASES / MED. CABS	13/03/20
9	REVISIONS	dd/mm/yy

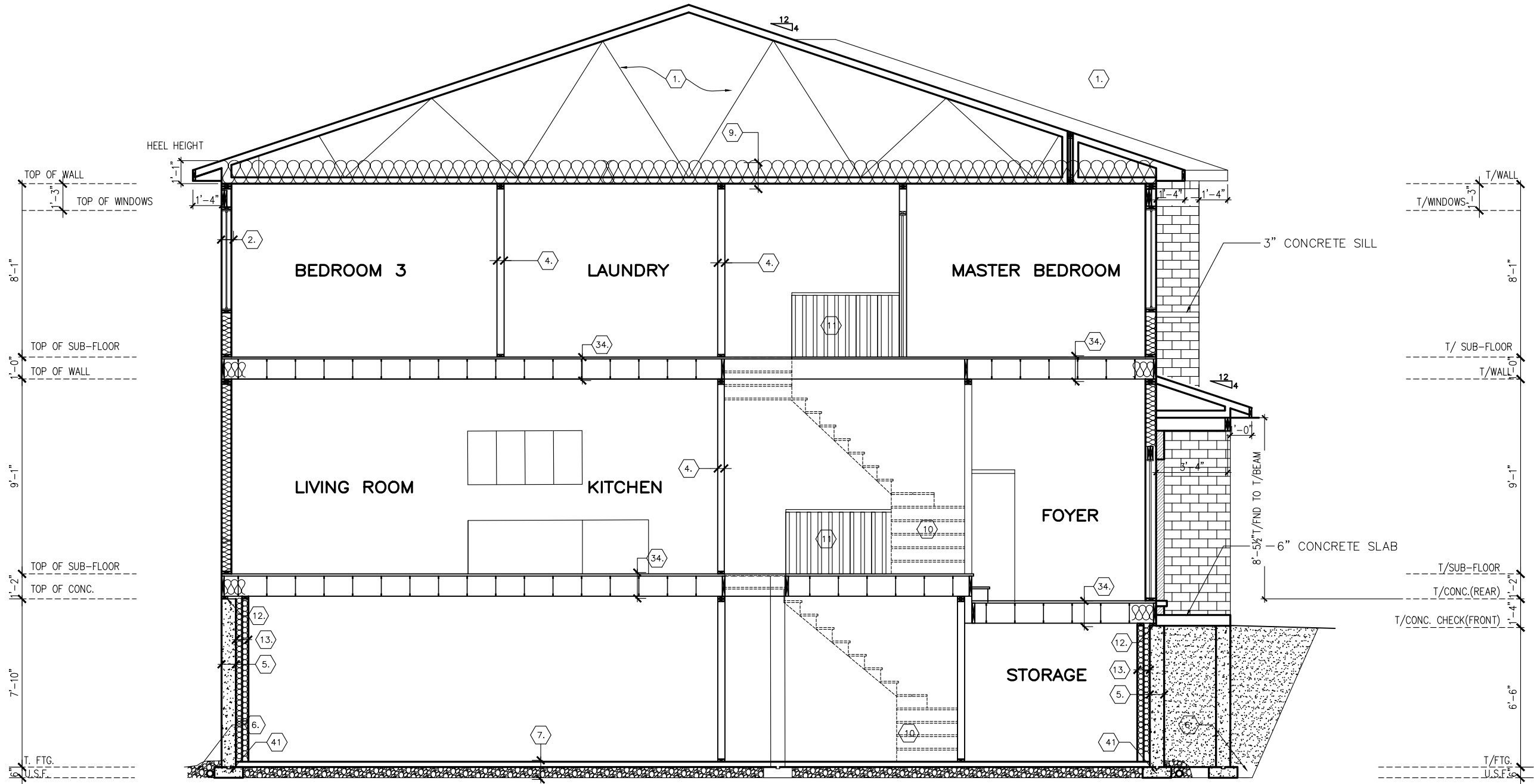
COLBY

SITE: PATHWAYS

CIVIC ADDRESS:
74 RALLIDALE
BLOCK- 13
UNIT - 124



PHOENIX HOMES



footprint:	TH 20-24
drawn by:	SD
date:	SEP/12
scale:	3/16"=1'-0"
sheet no:	7

15	FINAL WORKING DRAWINGS	11/02/21	CB
14	FINAL ELECTRICAL REVIEW	29/07/20	AJ
13	WINDOW REVISION - ELSTON END REAR ELEVATION	11/06/20	SP
12	WINDOW REVISION	01/06/20	SP
11	ADDED ELECTRICAL PANELS / DOOR CHECKS	12/05/20	SP
10	ADDED MECH. CHASES / MED. CABS	13/03/20	SP
No. Description REVISIONS		dd/mm/yy	By

COLBY

SITE: PATHWAYS

CIVIC ADDRESS:
74 RALLIDALE

BLOCK- 13
UNIT - 124

PHOENIX HOMES