

## 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/m<sup>2</sup>) 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 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 38x89 (2"x4") STUDS @ 400mm (16") O.C., WITH APPROVED DIAGONAL WALL BRACING, RSI 3.35 (R19) 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** 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 (2/2"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 (c/w 2-15M REBAR TOP & BOTTOM) WITH BITUMENOUS DAMPPROOFING AND OPT. DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT INSUL. EXTENDS 900 (2'-11") BELOW FIN. GRADE. MAXIMUM POUR 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 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.
  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.
  8. **EXPOSED FLOOR TO EXTERIOR** PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
  9. OBC. 12.3.2.1 & 12.3.3.7 **ATTIC INSULATION** RSI 8.81 (R60) BLOWN IN ROOF INSULATION AND APPROVED VAPOUR BARRIER, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.
  10. **STAIRS, STEPS, HANDRAILS -OBC. 9.8.-**  
 -9.8.2.1(1) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 900mm (35 1/8")  
 -8.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")  
 -9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)  

| STAIR COMPONENT | MINIMUM         | MAXIMUM        |
|-----------------|-----------------|----------------|
| RISE            | 125mm (4 1/8")  | 200mm (7 7/8") |
| RUN             | 255mm (10 1/8") | 355mm (14")    |

 -9.8.4.4 UNIFORMITY & TOLERANCES FOR RISERS & TREADS  
 -BETWEEN ADJACENT TREADS & LANDINGS = 5mm  
 -BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm  
 -9.8.4.6(1)(b) MAX. NOSING 25mm (1")  
 -9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (1 7/8")  
 -9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 1/8") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
  11. **GUARDS -OBC. 9.8.8.3.-**  
 (1) EXT. GUARDS HEIGHT: =1070mm (42 1/8") MIN.  
 (2) INT. GUARDS HEIGHT: =900mm (35 5/8") MIN.  
 (1) STAIR LANDING GUARDS: =1070mm (42 1/8") MIN.  
 -9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 13/16")
  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. -R12 (3/8") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/8" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB. FL. ABOVE FLOOR LEVEL.  
 OR  
 -APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)

DAMPPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

(SEE DETAIL ON "SB-12 DETAILS" PAGE)

14. **BEARING STUD PARTITION**  
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4")  
SILL PLATE ON DAMPPROOFING 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)**  
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO  
CAN/CGSB-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.

15A. **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 100  
Kpa. MIN. AND AS PER SOILS REPORT.

15B. **STEEL COLUMN (SEE O.B.C. 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 1/2") 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 O.B.C. 9.17.3.1, 9.17.3.4)** 90mm(3-1/2")  
DIA.4.78mm(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 1/2") WITH 2-12mm  
DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x12"x2")  
FIELD WELD COL. TO BASE PLATE.

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. **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.**

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 VENTED 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 9.19.2**

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.**

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

27. **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.**

OR

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, 610x610x254 (24"x24"x10") 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: 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. 2-15mm IN THICKENED AREA FROM TAIL 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 5/8") 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. (SEE OBC 9.15.4.7)

- (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).** TWO STOREY VOLUME SPACES  
FOR HIGH WALL UP TO 18'-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" @12" O/C
  2. STUCCO -2"x6" @16" O/C
  3. BRICK TO 4'-0" -2"x6" @16" O/C
  4. BRICK FULL HEIGHT -2-2"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").  
 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)
42. 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.
43. FLASHING FOR EXT. WALL OPENINGS (O.B.C.9.27.3.8.(3))
44. SUMP PITS (WHERE REQ'D) SEE O.B.C. 9.14.5.2  
 -MUST BE SEALED AS PER 9.25.3.3.(16)

STUD SPACING WITH VARIOUS FINISHES:

|                           |                  |
|---------------------------|------------------|
| 1. SIDING—METAL OR VINYL— | 2"X6" @12" O/C   |
| 2. STUCCO                 | 2"X6" @16" O/C   |
| 3. BRICK TO 4'-0"         | 2"X6" @16" O/C   |
| 4. BRICK FULL HEIGHT      | 2-2"X6" @12" O/C |

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND SPECIFICATIONS.

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 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. 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 WSP 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 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

|    |      |       |              |        |
|----|------|-------|--------------|--------|
| 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 |

## LOOSE STEEL LINTELS

|     |                   |                            |
|-----|-------------------|----------------------------|
| 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)          |

STEEL COLUMNS (UNLESS NOTED OTHERWISE)

TP = (1) 3" DIA. ADJ. ST. POST  
2TP = (2) 3" DIA. ADJ. ST. POSTS  
HSS = 3.5"x3.5" HOLLOW STRUCTURAL SECTION STEEL POST

| 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) |

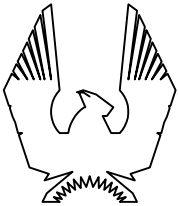
| MASONRY VENEER LINTEL SCHEDULE [0BC2012] |                        |
|------------------------------------------|------------------------|
| PROVIDE 6" MINIMUM BEARING EACH END      | 9.20.5.2B              |
| OPENINGS                                 | LINTEL SIZE            |
| UP TO 8'-0"                              | 3 1/2" x 3 1/2" x 1/4" |
| 8'-0" TO 8'-8"                           | 4" x 3 1/2" x 1/4"     |
| 8'-8" TO 10'-10"                         | 5" x 3 1/2" x 5/16"    |
| 10'-10" TO 11'-5"                        | 5" x 3 1/2" x 7/16"    |
| 11'-5" TO 11'-9"                         | 5" x 3 1/2" x 1/2"     |
| 11'-9" TO 12'-6"                         | 6" x 3 1/2" x 7/16"    |
| 12'-6" TO 13'-4"                         | 6" x 3 1/2" x 1/2"     |

## LEGEND

| LEGEND                                                                                |                                    | M.C.                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | DOUBLE VOLUME WALL                 | SEE NOTE                                                                                                                                              | (39)                                                                                                                                                                                                                                                                                                                                         |
|  | EXHAUST VENT                       |                                                                  | SOLID WOOD BEARING                                                                                                                                                                                                                                                                                                                           |
|  | DUPLEX OUTLET<br>(12" HIGH)        | P2 - 2 MEMBER BUILT-UP STUD                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |
|  | WEATHERPROOF<br>DUPLEX OUTLET      | P3 - 3 MEMBER BUILT-UP STUD                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |
|  | HEAVY DUTY OUTLET                  | P4 - 4 MEMBER BUILT-UP STUD                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |
|  | POT LIGHT                          | P5 - 5 MEMBER BUILT-UP STUD                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |
|  | LIGHT FIXTURE<br>(CEILING MOUNTED) | NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED BY STUD BEARING TO BE A MINIMUM OF P2 (ONE CONTINUOUS STUD JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.) |                                                                                                                                                                                                                                                                                                                                              |
|  | LIGHT FIXTURE<br>(WALL MOUNTED)    |                                                                  | SMOKE ALARM - OBC 9.10.19.                                                                                                                                                                                                                                                                                                                   |
|  | SWITCH                             |                                                                                                                                                       | PROVIDE 1 PER FLOOR, NEAR THE STAIRS CIRCULATING LEVEL. ONE PER SLEEPING ROOM, INCLUDING HALLWAYS TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ALL SMOKE ALARMS WHEN ONE ALARM SOUNDS.                                                                                                                                                     |
|  | SWITCH (3-WAY)                     |                                                                                                                                                       | -9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE                                                                                                                                                                                                                                                                                                  |
|  | FLOOR DRAIN                        |                                                                  | CARBON MONOXIDE ALARM (OBC 9.33.4)                                                                                                                                                                                                                                                                                                           |
|  | HOSE BIB                           |                                                                                                                                                       | WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A ROOM, A CARBON MONOXIDE ALARM CONFORMING TO CAN/UL2034 SHALL BE INSTALLED ADJACENT TO EACH CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY ACTIVATED. ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE ALARMS EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN THE INTERVENING DOORS ARE CLOSED. |
|  | DOUBLE JOIST                       |                                                                                                                                                       | SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SBC 9.13.1. & 9.13.4. CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))                                                                                                                                                                                    |
|  | LAMINATED VENEER LUMBER            |                                                                                                                                                       | CONTRACTOR MUST VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCY TO THE BUILDING DEPARTMENT WITH THE WORK. DO NOT SCALE DRAWINGS PROVIDED. ALL DRAWINGS TO BE USED FOR CONSTRUCTION.                                                                                                                                                         |
|  | POINT LOAD FROM ABOVE              |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                              |
|  | PRESSURE TREATED LUMBER            |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                              |
|  | GIRDER TRUSS BY ROOF TRUSS MANUF.  |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                              |
|  | FLAT ARCH                          |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                              |
|  | CURVED ARCH                        |                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                              |

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

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.



# PHOENIX HOMES

# PLATINA-2007

SITE:

LOT NUMBER:

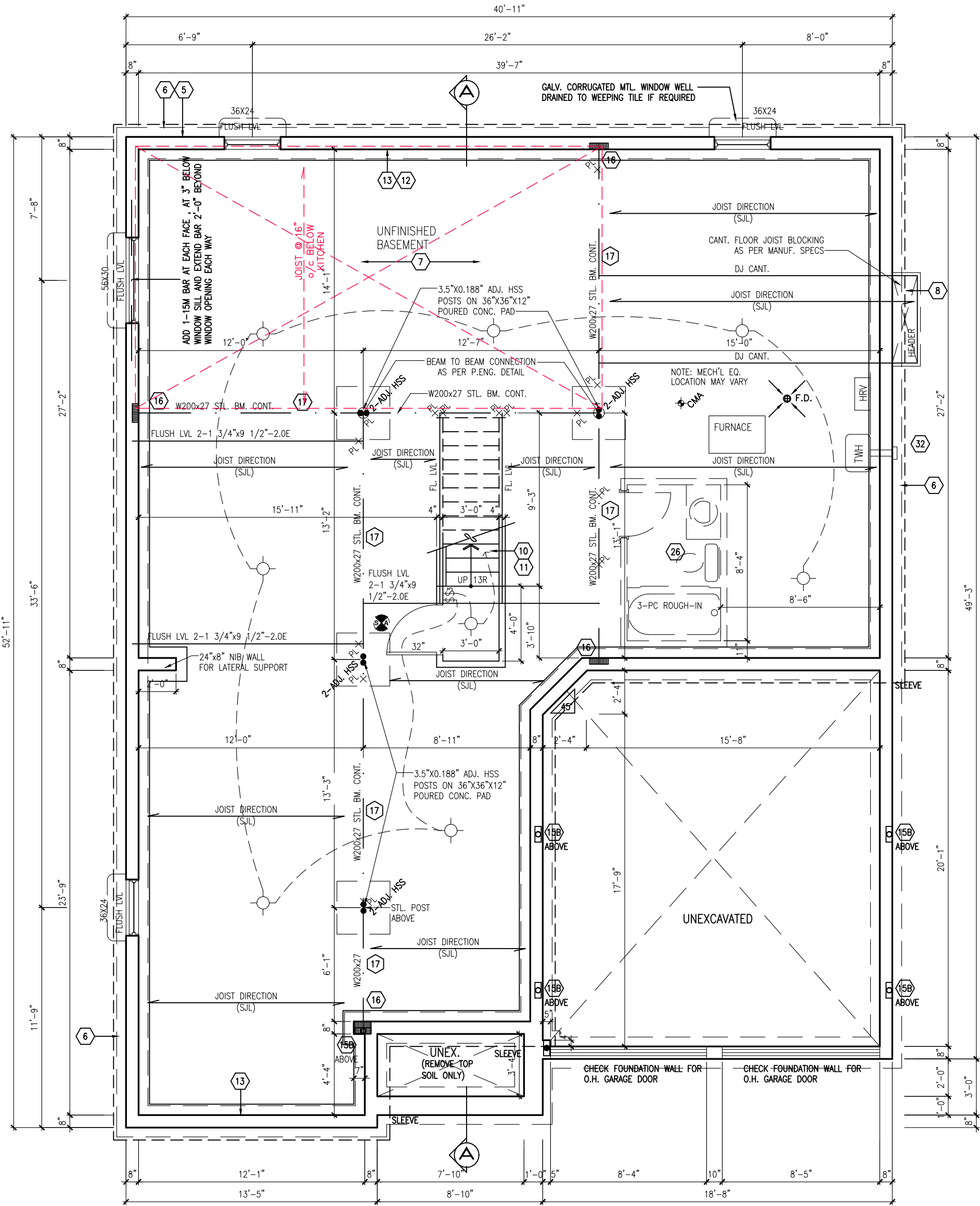
CIVIC ADDRESS:  
1958 CESSNA PRIVATE

2-40

|           |                                           |          |    |
|-----------|-------------------------------------------|----------|----|
| 20        | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19        | FINAL FOR SITE – REVISED                  | 03/02/22 | SP |
| 18        | FINAL FOR SITE                            | 07/12/21 | GK |
| 17        | LATE ADDITION – CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16        | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15        | BEP FOR SITE                              | 12/08/21 | GK |
| No.       | Description                               | dd/mm/yy | By |
| REVISIONS |                                           |          |    |

|             |                                                                                                                                                                                                                                                                                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| footprint:  | 512                                                                                                                                                                                                                                                                                                                                  |
| sht. title: |                                                                                                                                                                                                                                                                                                                                      |
| drawn by:   | 1V                                                                                                                                                                                                                                                                                                                                   |
| checked by: | .                                                                                                                                                                                                                                                                                                                                    |
| date:       | JULY 2007                                                                                                                                                                                                                                                                                                                            |
| scale:      | 3/16"=1'-0"                                                                                                                                                                                                                                                                                                                          |
| D.C.L.- 194 |                                                                                                                                                                                                                                                                                                                                      |
| sheet no:   | <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <div style="border-right: 1px solid black; padding-right: 10px;">1</div> <div style="padding: 0 10px;">of</div> <div style="padding-left: 10px;">9</div> </div> |

NOTE: PROVIDE 2-10M TOP AND BOTTOM BARS  
ALL AROUND FOUNDATION WALLS  
(UNLESS NOTED OTHERWISE)



BASEMENT PLAN 'B'

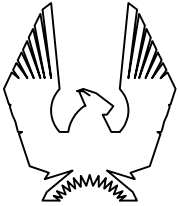
NOTE:  
ALL LVL'S SUPPORTING FLOOR LOADS  
ARE TO BE SPECIFIED BY THE FLOOR  
TRUSS MANUFACTURER.

NOTE:  
PROVIDE FULL DEPTH BLOCKING @ 24" O.C. WHERE  
JOISTS ARE PARALLEL TO FOUNDATION WALL, SUBJECT  
TO EARTH PRESSURE.  
SEE MANUFACTURER'S JOIST LAYOUTS

NOTE:  
ALL WINDOW LINTELS TO BE 2-2X10 W/  
P2 POSTS ON EACH SIDE U.N.O.

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

| AREA CALCULATIONS     |            | ELEV. B |
|-----------------------|------------|---------|
| GROUND FLOOR AREA     | 1668 SF    |         |
| SECOND FLOOR AREA     | 1860 SF    |         |
| SUBTOTAL              | 3528 SF    |         |
| DEDUCT ALL OPEN AREAS | 54 SF      |         |
| TOTAL NET AREA        | 3474 SF    |         |
|                       | (322.7 m2) |         |
| FINISHED BSMT AREA    | 0 SF       |         |
| COVERAGE              | 2061 SF    |         |
| W/OUT PORCH           | (191.5 m2) |         |
| COVERAGE              | 2098 SF    |         |
| W/ PORCH              | (194.9 m2) |         |



PHOENIX HOMES

PLATINA-2007

SITE: PLATINUMVIEW ESTATES

LOT NUMBER:

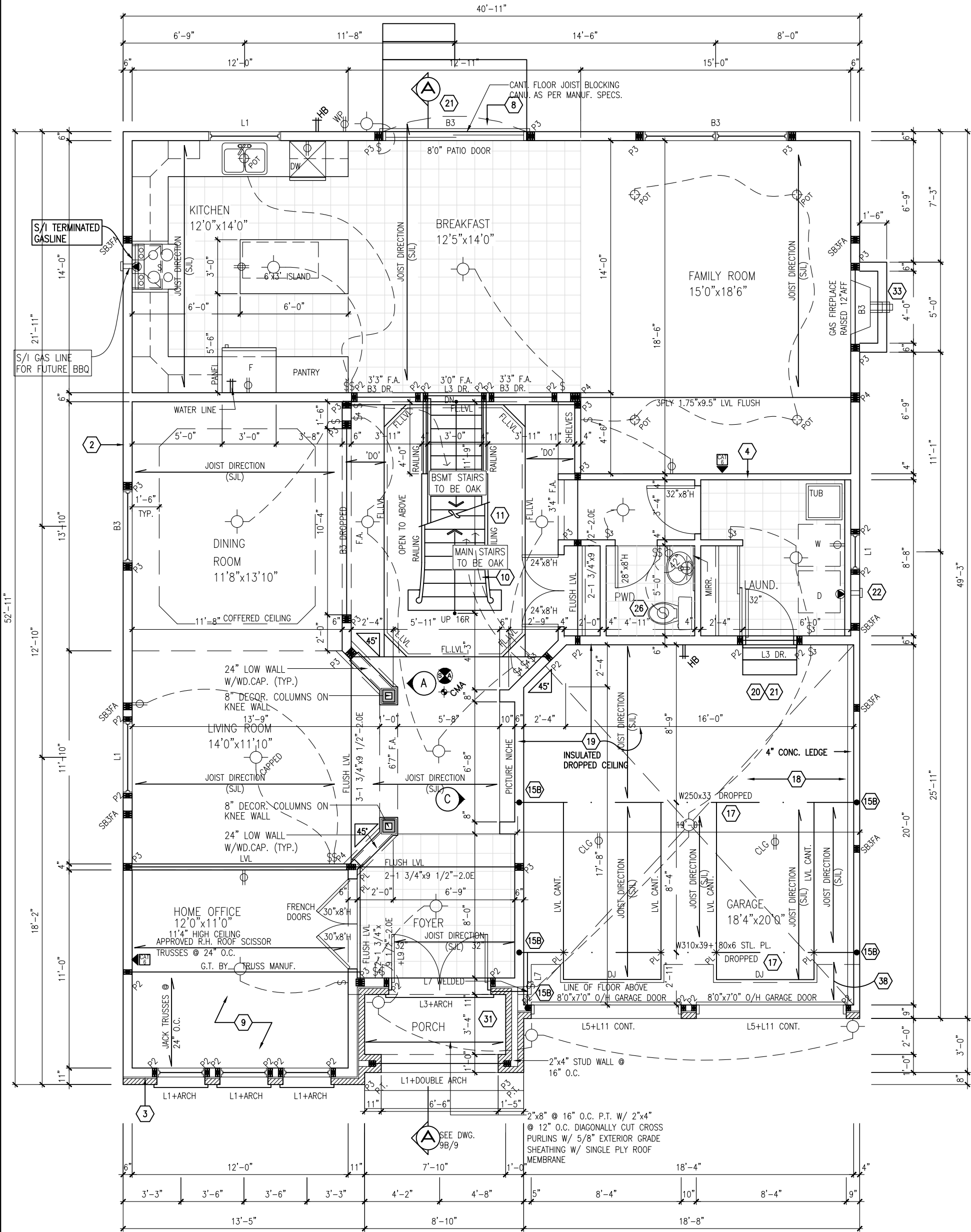
CIVIC ADDRESS:  
1958 CESSNA PRIVATE

2-40

|                 |                                           |          |    |
|-----------------|-------------------------------------------|----------|----|
| 20              | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19              | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18              | FINAL FOR SITE                            | 07/12/21 | GK |
| 17              | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16              | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15              | BEP FOR SITE                              | 12/08/21 | GK |
| No. Description |                                           | dd/mm/yy | By |
| REVISIONS       |                                           |          |    |

|              |             |
|--------------|-------------|
| footprint:   | 512         |
| sht. title:  |             |
| drawn by:    | 1V          |
| checked by:  |             |
| date:        | JULY 2007   |
| scale:       | 3/16"=1'-0" |
| D.C.L. - 194 |             |
| sheet no:    |             |
|              | 2B of       |
|              | 9           |

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

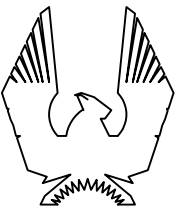


GROUND FLOOR PLAN 'B'

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:  
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.



PHOENIX HOMES

PLATINA-2007

SITE:

LOT NUMBER:

CIVIC ADDRESS:  
1958 CESSNA PRIVATE

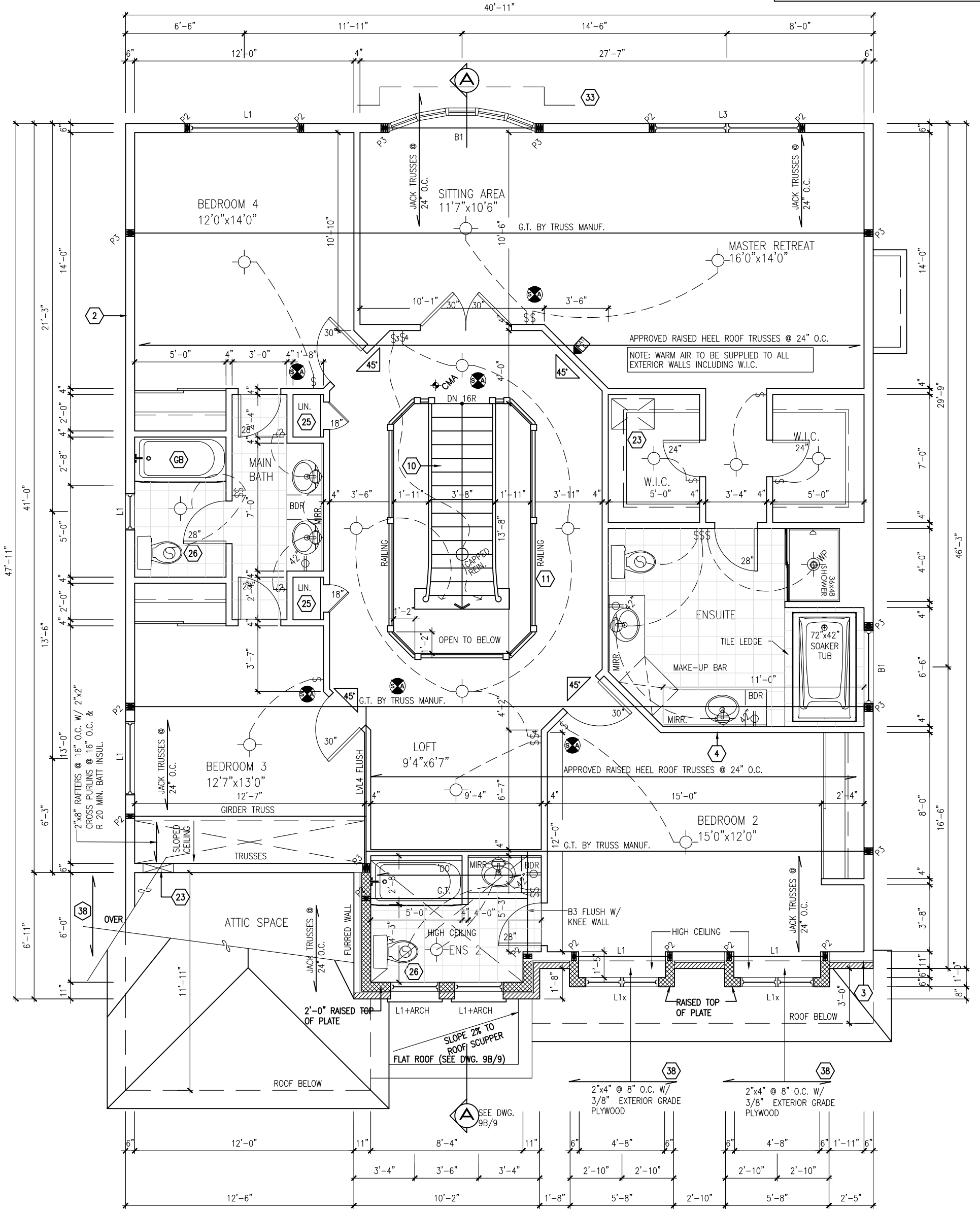
2-40

|                 |                                           |          |    |
|-----------------|-------------------------------------------|----------|----|
| 20              | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19              | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18              | FINAL FOR SITE                            | 07/12/21 | GK |
| 17              | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16              | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15              | BEP FOR SITE                              | 12/08/21 | GK |
| No. Description |                                           | dd/mm/yy | By |
| REVISIONS       |                                           |          |    |

|              |             |
|--------------|-------------|
| footprint:   | 512         |
| sht. title:  |             |
| drawn by:    | 1V          |
| checked by:  |             |
| date:        | JULY 2007   |
| scale:       | 3/16"=1'-0" |
| D.C.L. - 194 |             |
| sheet no:    | 3B of 9     |

NOTE: FLOOR FINISHES DIFFER FROM SITE TO SITE SEE SPECIFICATION SHEET FOR SPECIFIC SITE.

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 OBC. 9.5.2.3, 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f). AND DETAILS PROVIDED

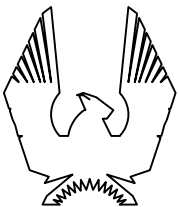


SECOND FLOOR PLAN 'B'

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.

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

NOTE:  
ALL WINDOW LINTELS TO BE 2-2X10 W/ P2 POSTS ON EACH SIDE U.N.O.



PHOENIX HOMES

PLATINA-2007

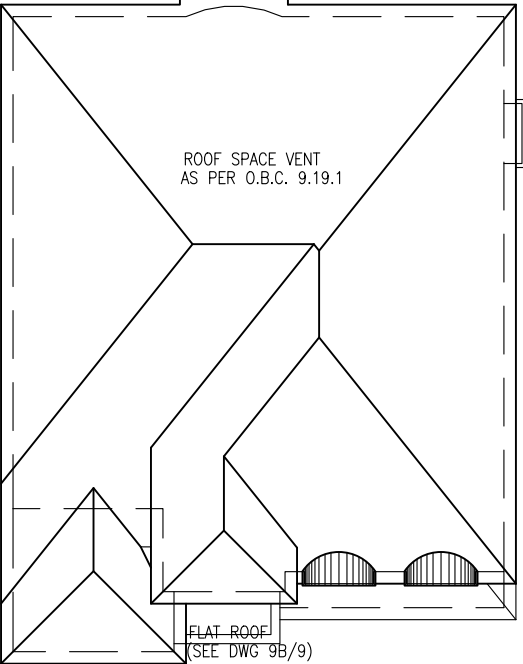
SITE: DIAMONDVIEW ESTATES

LOT NUMBER: 2-40

CIVIC ADDRESS:  
1958 CESSNA PRIVATE

|           |                                           |          |    |
|-----------|-------------------------------------------|----------|----|
| 20        | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19        | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18        | FINAL FOR SITE                            | 07/12/21 | GK |
| 17        | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16        | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15        | BEP FOR SITE                              | 12/08/21 | GK |
| No.       | Description                               | dd/mm/yy | By |
| REVISIONS |                                           |          |    |

|              |             |
|--------------|-------------|
| footprint:   | 512         |
| sht. title:  |             |
| drawn by:    | 1V          |
| checked by:  |             |
| date:        | JULY 2007   |
| scale:       | 3/16"=1'-0" |
| D.C.L. - 194 |             |
| sheet no:    | 4B of 9     |



ROOF PLAN 'B'

EXTEND CONTINUOUS FLASHING  
UP ENTIRE SIDE OF WALL  
ABOVE ROOF TO U/S OF SOFFIT  
BEHIND CLADDING

SELF SUPPORTING BRICK  
SOLDIER ARCH W/ KEYSTONE  
W/ 1/2" PROJECTION OVER  
32"x18" FG PANEL

PROVIDE ICE AND WATER  
SHEILD BENEATH SHINGLES

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING

SELF SUPPORTING BRICK  
SOLDIER ARCH W/ KEYSTONE  
W/ 1/2" PROJECTION OVER  
32"x18" FG PANEL

BRICK STACK BOND W/  
1/2" PROJECTION.

CONT. PRECAST CONC. SILL ON  
BRICK SOLDIER COURSE BAND W/  
1/2" PROJECTION.

POURED CONC. PORCH  
SLAB (TYP.)

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS TYP.

2" PREMANUF. ALUM.  
TRESHOLD ON BRICK  
SOLDIER COURSE

2"x4" @ 8" O.C. W/ 3/8" EXTERIOR  
GRADE PLYWOOD W/ ICE & WATER  
SHIELD UNDER ROLLED ROOF TO MATCH  
SHINGLES

1"x6" ALUM. CLAD  
FRIEZE BD. (TYP.)

HARDI BRD. PANEL W/ 1"x8"  
RAISED TRIM (PAINTED)

4" HARDI BRD. SILL  
(PAINTED)

PREFIN. MTL. FLASHING W/  
CAULKING TO MATCH (TYP.)

ASPHALT SHINGLES (TYP.)

STL. BM. LOCATION

1"x6" ALUM. CLAD  
FRIEZE BD. (TYP.)

CONT. BRICK SOLDIER  
COURSE W/ KEYSTONE  
W/ 1/2" PROJECTION

FACE BRICK (TYP.)

8'-0"x7'-0" O/H  
GARAGE DOOR

8'-0"x7'-0" O/H  
GARAGE DOOR

FRONT ELEVATION 'B'

512

footprint: 512

title: 1V

drawn by: 1V

checked by: JULY 2007

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

scale: D.C.L. - 194

sheet no: 5B of 9

| 20        | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
|-----------|-------------------------------------------|----------|----|
| 19        | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18        | FINAL FOR SITE                            | 07/12/21 | GK |
| 17        | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16        | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15        | BEP FOR SITE                              | 12/08/21 | GK |
| No.       | Description                               | dd/mm/yy | By |
| REVISIONS |                                           |          |    |

PLATINA-2007

SITE:

LOT NUMBER: 2-40

CIVIC ADDRESS: 1958 CESSNA PRIVATE

PHOENIX HOMES

1'-0"1'-0"

1'-0"

1'-0"

ROOF SPACE VENT  
AS PER O.B.C. 9.19.1

12  
8.0

10:12

12  
8.0 10:12

12  
8.0

12  
10.0

2'-1"

2'-0"

TOP OF PLATE

TOP OF WINDOW

6'-10"

8'-1"

FIN. SECOND FLOOR

TOP OF WINDOW

7'-10"

9'-11"

FIN. GROUND FLOOR

1"x5" VINYL TRIM (TYP.)

8'-5"

TOP OF BSMT. SLAB

ASPHALT SHINGLES

3" VINYL CORNER TRIM  
(TYP.)

4" VINYL WINDOW  
SURROUND (TYP.)

HORIZ. VINYL SIDING (TYP.)

GALV. CORRUGATED MTL.  
WINDOW WELL DRAINED TO  
WEAVING TILE AS REQUIRED

POURED CONC. FOUNDATION  
WALLS AND FOOTINGS (TYP.)

56"x30" STRUCT.  
VINYL CLAD BSMT.  
WINDOW (TYP.)

36"x24" VINYL CLAD  
STRUCT. STL. BSMT. WINDOW

WALL AREA  
LIMITING DISTANCE  
OPENINGS ALLOWED  
OPENINGS PROVIDED

969 SQ. FT.  
1.2 M (7%)  
68 SQ. FT.  
64 SQ. FT. (GLASS AREA)

LEFT SIDE ELEVATION 'B'

|              |             |
|--------------|-------------|
| footprint:   | 512         |
| sht. title:  |             |
| drawn by:    | 1V          |
| checked by:  |             |
| date:        | JULY 2007   |
| scale:       | 3/16"=1'-0" |
| D.C.L. - 194 |             |
| sheet no:    | 6B of 9     |

|           |                                           |          |    |
|-----------|-------------------------------------------|----------|----|
| 20        | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19        | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18        | FINAL FOR SITE                            | 07/12/21 | GK |
| 17        | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16        | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15        | BEP FOR SITE                              | 12/08/21 | GK |
| No.       | Description                               | dd/mm/yy | By |
| REVISIONS |                                           |          |    |

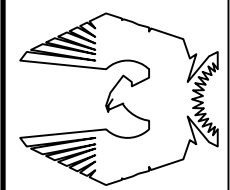
PLATINA-2007

SITE:

2-40

LOT NUMBER:

CIVIC ADDRESS:  
1958 CESSNA PRIVATE



PHOENIX HOMES



1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0" 1'-0"

12 8.0 12 8.0 12 10.0 12 10.0 12 8.0 12 8.0

ROOF SPACE VENT  
AS PER O.B.C. 9.19.1

ASPHALT SHINGLES

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

METAL FLASHING 6" MIN. BEHIND SIDING

3" VINYL CORNER TRIM (TYP.)

HORIZ. VINYL SIDING (TYP.)

FIN. GROUND FLOOR

POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP.)

TOP OF BSMT. SLAB

3.  
PROVIDE THRU-WALL FLASHING AND WEEP HOLES, SEE NOTE #3 AND DETAIL SECTION "Y"

11'-4" U/S OF SOFFIT

11'-10" U/S OF SOFFIT

7'-10" U/S OF SOFFIT

7'-10" ABOVE FIN. LAUNDRY FLOOR

WALL AREA 936 SQ. FT.  
LIMITING DISTANCE 1.2 M (7%)  
OPENINGS ALLOWED 65.52 SQ. FT.  
OPENINGS PROVIDED 16.36 SQ. FT.

RIGHT SIDE ELEVATION 'B'

512

footprint: 512

sht. title: 1V

drawn by: 1V

checked by: 1V

date: JULY 2007

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

D.C.L. - 194

sheet no: 7B of 9

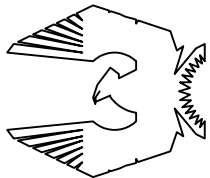
|           |                                           |          |    |
|-----------|-------------------------------------------|----------|----|
| 20        | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19        | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18        | FINAL FOR SITE                            | 07/12/21 | GK |
| 17        | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16        | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15        | BEP FOR SITE                              | 12/08/21 | GK |
| No.       | Description                               | dd/mm/yy | By |
| REVISIONS |                                           |          |    |

PLATINA-2007

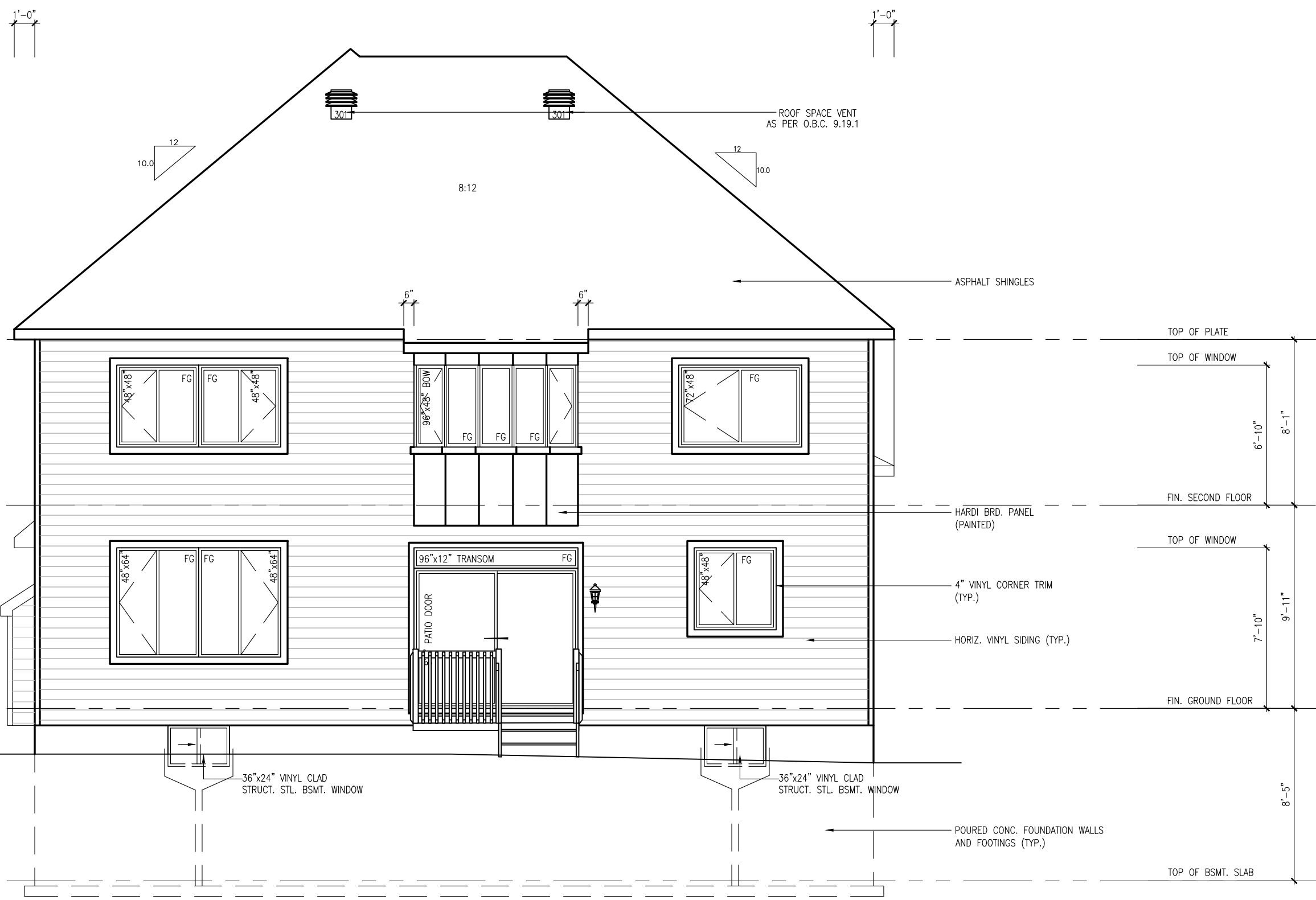
SITE: 2-40

LOT NUMBER: 2-40

CIVIC ADDRESS: 1958 CESSNA PRIVATE



PHOENIX HOMES



REAR ELEVATION 'B'

footprint: 512

sht. title: 1V

drawn by: 1V

checked by: JULY 2007

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

D.C.L. - 194

sheet no: 8B of 9

|                 |                                           |          |    |
|-----------------|-------------------------------------------|----------|----|
| 20              | REVISION TO ENSUITE SHOWER                | 18/03/22 | SP |
| 19              | FINAL FOR SITE - REVISED                  | 03/02/22 | SP |
| 18              | FINAL FOR SITE                            | 07/12/21 | GK |
| 17              | LATE ADDITION - CAPPED LIGHT IN LIVING RM | 03/12/21 | SP |
| 16              | FINAL BLACKLINES                          | 05/10/21 | GK |
| 15              | BEP FOR SITE                              | 12/08/21 | GK |
| No. Description |                                           | dd/mm/yy | By |
| REVISIONS       |                                           |          |    |

PLATINA-2007

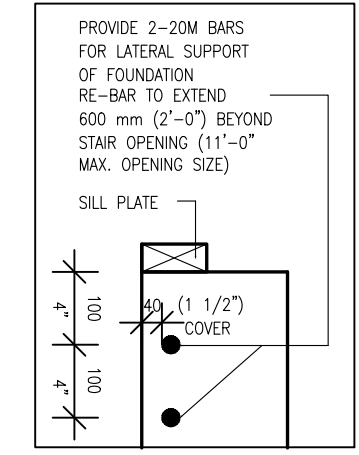
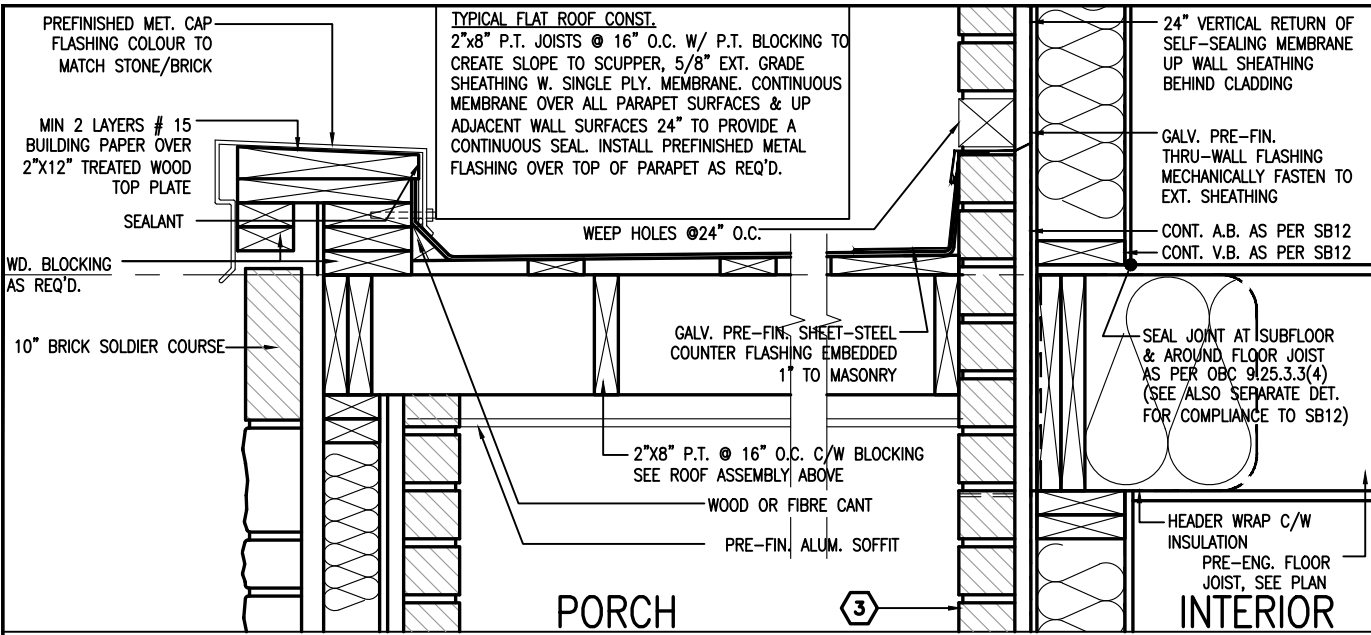
SITE: 2-40

LOT NUMBER: 1958 CESSNA PRIVATE

CIVIC ADDRESS: 1958 CESSNA PRIVATE

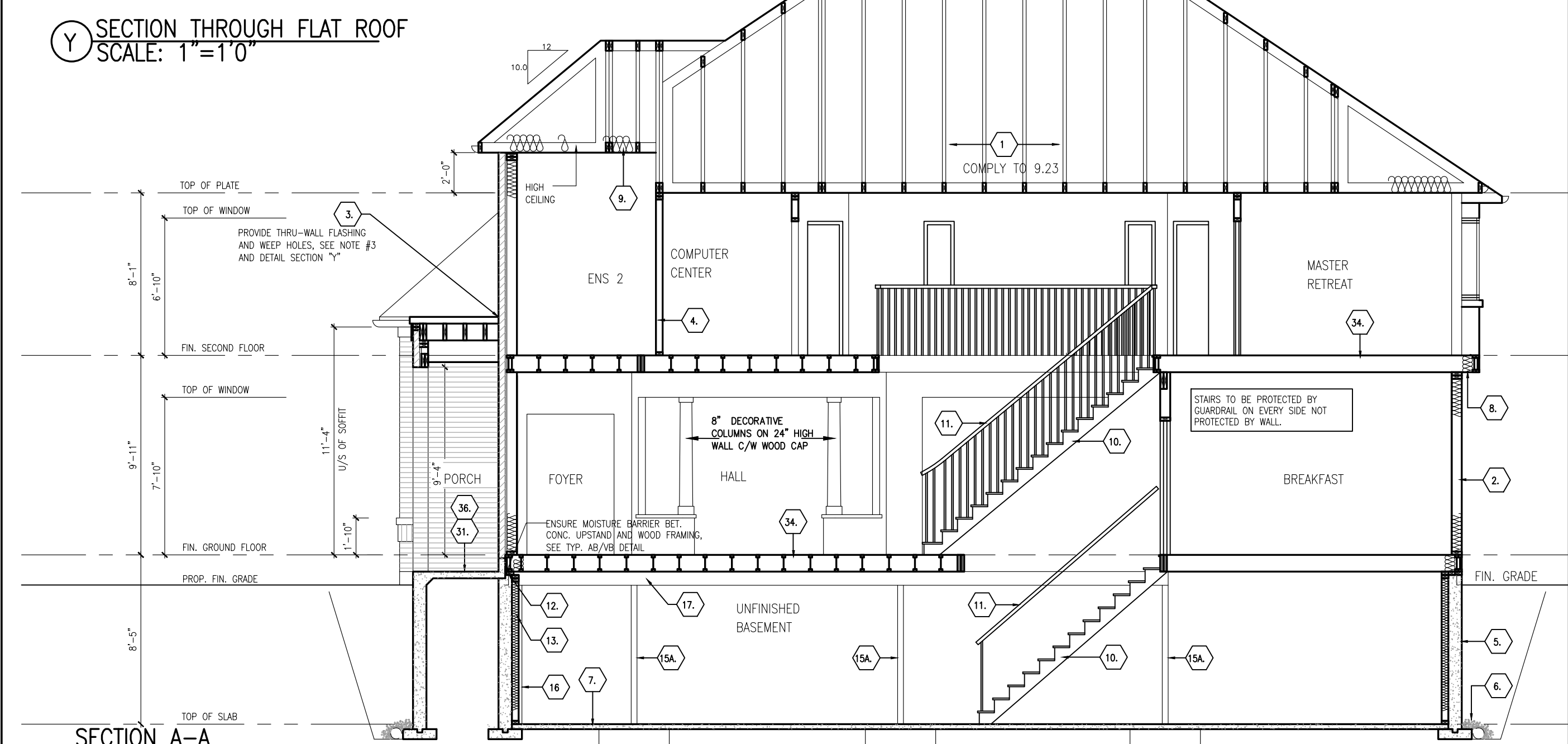
PHOENIX HOMES





X SECTION AT TOP OF FOUNDATION

Y SECTION THROUGH FLAT ROOF SCALE: 1"=1'0"



|              |             |
|--------------|-------------|
| footprint:   | 512         |
| title:       | 1V          |
| drawn by:    |             |
| checked by:  |             |
| date:        | JULY 2007   |
| scale:       | 3/16"=1'-0" |
| D.C.L. = 194 |             |
| sheet no:    | 9B of 9     |

| No. | Description                               | REVISIONS   |
|-----|-------------------------------------------|-------------|
| 20  | REVISION TO ENSUITE SHOWER                | SP 18/03/22 |
| 19  | FINAL FOR SITE - REVISED                  | SP 03/02/22 |
| 18  | FINAL FOR SITE                            | GK 07/12/21 |
| 17  | LATE ADDITION - CAPPED LIGHT IN LIVING RM | SP 03/12/21 |
| 16  | FINAL BLACKLINES                          | GK 05/10/21 |
| 15  | BEP FOR SITE                              | GK 12/08/21 |
|     |                                           | dd/mm/yy    |

PLATINA-2007

SITE:

LOT NUMBER: 2-40

CIVIC ADDRESS: 1958 CESSNA PRIVATE

PHOENIX HOMES