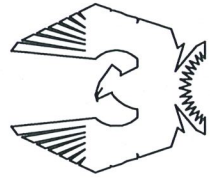


CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS 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 8x12 OR GREATER) 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT VENTED SOFFIT. PRETN. ALUM. EAVESTROUGH, PASCIA, RVL & BOTTOM CHORD. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES. AND 25% AT RIDGE (OBC 9.19.12)
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 (R6) 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, 22x180x76mm (7/8"x7"x3/16") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R6) 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
- 3A. BRICK VENEER CONSTRUCTION (2"x4") 90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x76mm (7/8"x7"x3/16") GALV. METAL TIES @ 400mm (16") O.C. HORIZONTAL 600mm (24") O.C. VERTICAL. APPROVED AIR BARRIER RSI 0.9 (R6) 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 BEARING PARTITIONS 38x89 (2"x4") AND 2/38x89 (2"x4") TOP PLATE. 13mm (1/2") INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 38x140 (2"x6") STUDS WHERE NOTED.
5. FOUNDATION WALL/FOOTINGS: -SEE OBC 9.15.3, 9.15.4, 200mm (8") POURED CONC. FDN. WALL 20MPa (C/W 2-15M REBAR TOP & BOTTOM) WITH BITUMINOUS DAMPROOFING 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 KEVD CONC. FTG. BRACE FDN. 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 DAMPROOFING BELOW SLAB.
8. EXPOSED FLOOR TO EXTERIOR PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFTI.
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")
-9.8.2.2(3) CLEAR HEIGHT OVER STAIRS SHALL NOT BE LESS THAN 1950mm (76 3/4")
-9.8.4 STEP DIMENSIONS (TABLE 9.8.4.1)
STAR COMPONENT MINIMUM MAXIMUM
RISE 125mm (4 7/8") 200mm (7 7/8")
RUN 255mm (10 1/8") 355mm (14 1/8")
-9.8.4.3 UNIFORMITY & TOLERANCES FOR RISERS & TREADS
-BETWEEN ADJACENT TREADS & LANDINGS = 5mm
-BETWEEN TALLEST & SHORTEST RISER IN FLIGHT=10mm
-9.8.4.5(1)(b) MAX. NOSING 25mm (1")
-9.8.7.5(1)(b) CLEARANCE BETWEEN HANDRAIL AND SURFACE BEHIND IT TO BE MIN. 50mm (2")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (4") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
11. GUARDS -OBC 9.8.6.3-
(1) EXT. GUARDS HEIGHT: =1070mm (42 1/2") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 1/8") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 1/2") MIN.
-9.8.8.5(1) MAX. OPENINGS THROUGH GUARDS =100mm (3 7/8")
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 1/2") CONTINUOUS BATT INSULATION, 2"x4" STUD WALL PLACED 3/4" AWAY FROM FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED V8 TO 8" ABOVE FLOOR LEVEL
OR
-APPROVED BLANKET INSULATION (R20) MECHANICALLY SECURED TO CONCRETE FOUNDATION WALL WITH 100mm HILTI PINS (COMES WITH PLASTIC WASHER)
- DAMPPOOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
(SEE DETAIL ON "5B-12 DETAILS" PAGE)



PHOENIX HOMES

BIRCHWOOD LOFT – 2016

SITE: PATHWAYS PH2

LOT NUMBER: 280
CIVIC ADDRESS: 656 MIKANA ROAD

14. BEARING STUD PARTITION
38x89 (2"x4") STUDS @ 400mm (16") O.C. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C. 100mm (4") HIGH CONC. CURB ON 350x155 (14"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
15. STEEL BASEMENT COLUMN (SEE OBC 9.17.3.1, 9.17.3.4)
75mm (3") DIA. ADJUSTABLE STL. COL. CONFORMING TO CAN/CSSB-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 OBC 9.17.3.1, 9.17.3.4)
3"x3"x1/8" 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 OBC 9.17.3.1, 9.17.3.4) 3"x3"x1/8" 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 OBC 9.17.3.1, 9.17.3.4) 90mm (3-1/2") DIA. 1/4" DIA. 78mm(1.88") 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. HOUSE (1/2") GYPSUM BD. ON WALL AND CEILING CEILING 13mm (1/2") GYPSUM 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 90mm (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"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.
28. 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). 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. 2-15m 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. HRY INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
33. DIRECT VENT GAS FIREPLACE. VENT TO BE 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 & 6 SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION (SEE OBC 9.30.6.1.1) 9mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. (- SEE OBC 9.30.2.1) 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"). THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL.
36. LINTEL SPECIFICATION
ALL WINDOW AND DOOR LINTELS TO BE COMPRISED OF 2-2X10 BUILT-UP WOOD BEAM, EACH END BEARING ON P2s (UNLESS NOTED OTHERWISE)
37. THE FDN. 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") ROOF 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
SEE NOTE #12 @ PENL LETTER

- STUD SPACING WITH VARIOUS FINISHES:
1. SIDING-METAL OR VINYL - 2"x6" @ 12" O/C
2. STUCCO - 2"x6" @ 12" O/C
3. BRICK TO 4'-0" - 2"x6" @ 12" O/C
4. BRICK FULL HEIGHT - 2-2"x6" @ 12" O/C

- 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 (OBC 9.9.2.3.8, 9.13.3)
44. SUMP PITS (WHERE REQ'D) SEE OBC 9.14.5.2
-MUST BE SEALED (S) PER 9.25.3.3.3.(16)

- 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"). 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")
2. ALL WINDOWS TO COMPLY WITH THERMAL RESISTANCE REQUIREMENTS STATED IN OBC 12.3.2.6. AND SBI2 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 WINDOWS 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. REIN. 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 MCA 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 DAMPROOFING MATERIAL. EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

- STEEL:
1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

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

LAMINATED VENEER LUMBER (L.V.L.) 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"x8 1/2" (2-45x240)
LVL5	3-1 3/4"x8 1/2" (3-45x240)
LVL6	4-1 3/4"x8 1/2" (4-45x240)
LVL7	3-1 3/4"x11 7/8" (3-45x300)

LOOSE STEEL LINTELS

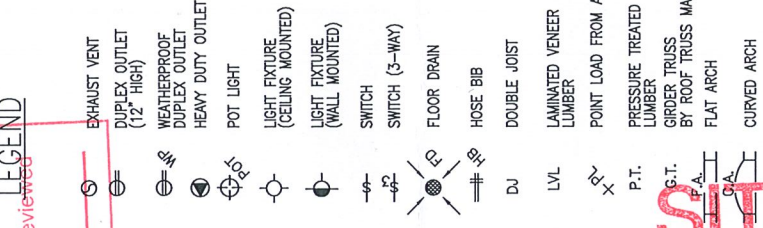
L7	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 1/4")
L8	90 x 90 x 8.0L (3-1/2" x 3-1/2" x 5/16")
L9	100 x 90 x 8.0L (4" x 3-1/2" x 5/16")
L10	125 x 90 x 8.0L (5" x 3-1/2" x 5/16")
L11	125 x 90 x 10.0L (5" x 3-1/2" x 3/8")
L12	150 x 100 x 10.0L (5" x 4" x 3/8")

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

MASONRY VENEER LINTEL SCHEDULE [OBC(2012)]

OPENINGS	MINIMUM BEARING EACH END	MINTEL 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



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 (AUDIBLE/VISUAL)-OBC 9.10.19.
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL, ONE PER SLEEPING ROOM, INCLUDING HALLWAYS BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS WHEN ONE ALARM SOUNDS.
-9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT

CARBON MONOXIDE ALARM (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN 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.

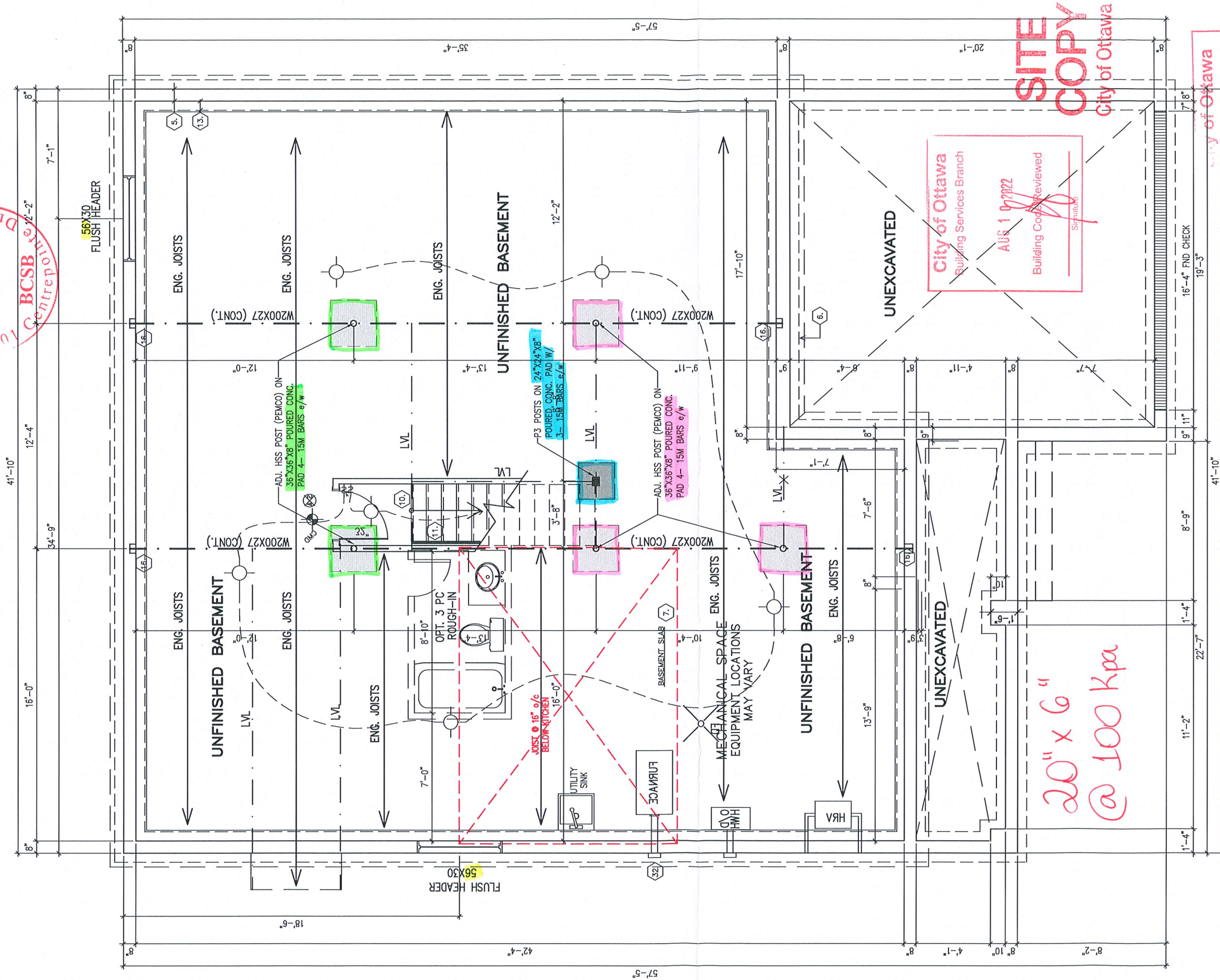
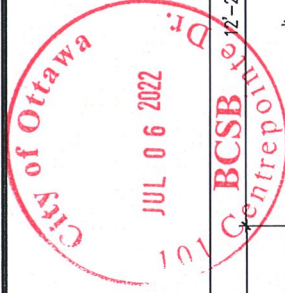
SOIL GAS CONTROL (OBC 9.13.1. & 9.13.4. & SBI2) PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING WHERE REQUIRED. (SEE ALSO O.B.C. 9.1.1.7.(1))

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.

footprint: B-22 LOFT
drawn by: SP
date: JAN 13/16
scale: 3/16"=1'-0"
sheet no: 1 of 9
D.C.L: 202

No.	Description	REVISIONS
5	ENGINEERS MARKUPS APPLIED	04/07/22 CB
4	ISSUED FOR ENGINEERING	29/06/22 CB
3	ISSUED FOR LAYOUTS	21/06/22 CB
2	BEP BLACKLINES	02/06/22 KE
1	PRELIMINARY – FOR PRICING ONLY	06/07/16 SP
		dd/mm/yy

****REQUIRED FOR WINDOWS OVER 48" WIDE****
ADD 2-15M BAR AT EACH FACE, AT 3" BELOW WINDOW SILL AND EXTEND BAR 2'-0" BEYOND WINDOW OPENING EACH WAY AND 2-15M VERTICAL BARS EACH SIDE



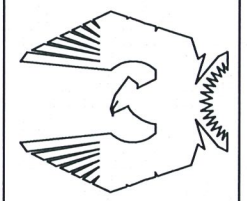
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PROVIDE CONFIRMATION OF
SOIL BEARING CAPACITY &
STEEL REINFORCING TO INSPE.
ON SITE.

HOUSE STATISTICS
ELEVATION= C, D BEDROOMS= 4
SQ. FT. GROUND FLR = 1703
SQ. FT. SECOND FLR = 587
TOTAL = 2303 (inc. basement)
SQ. FT. BASEMENT = 13
SQ. FT. FRONT PORCH = 134
SQ. FT. DECK = 0

BASEMENT PLAN WITH LOFT ELEVATION D 13 SQ FT



PHOENIX HOMES

BIRCHWOOD LOFT - 2016

SITE: PATHWAYS PH2

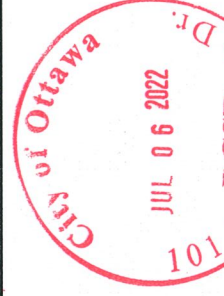
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CIVIC ADDRESS:
656 MIKANA ROAD

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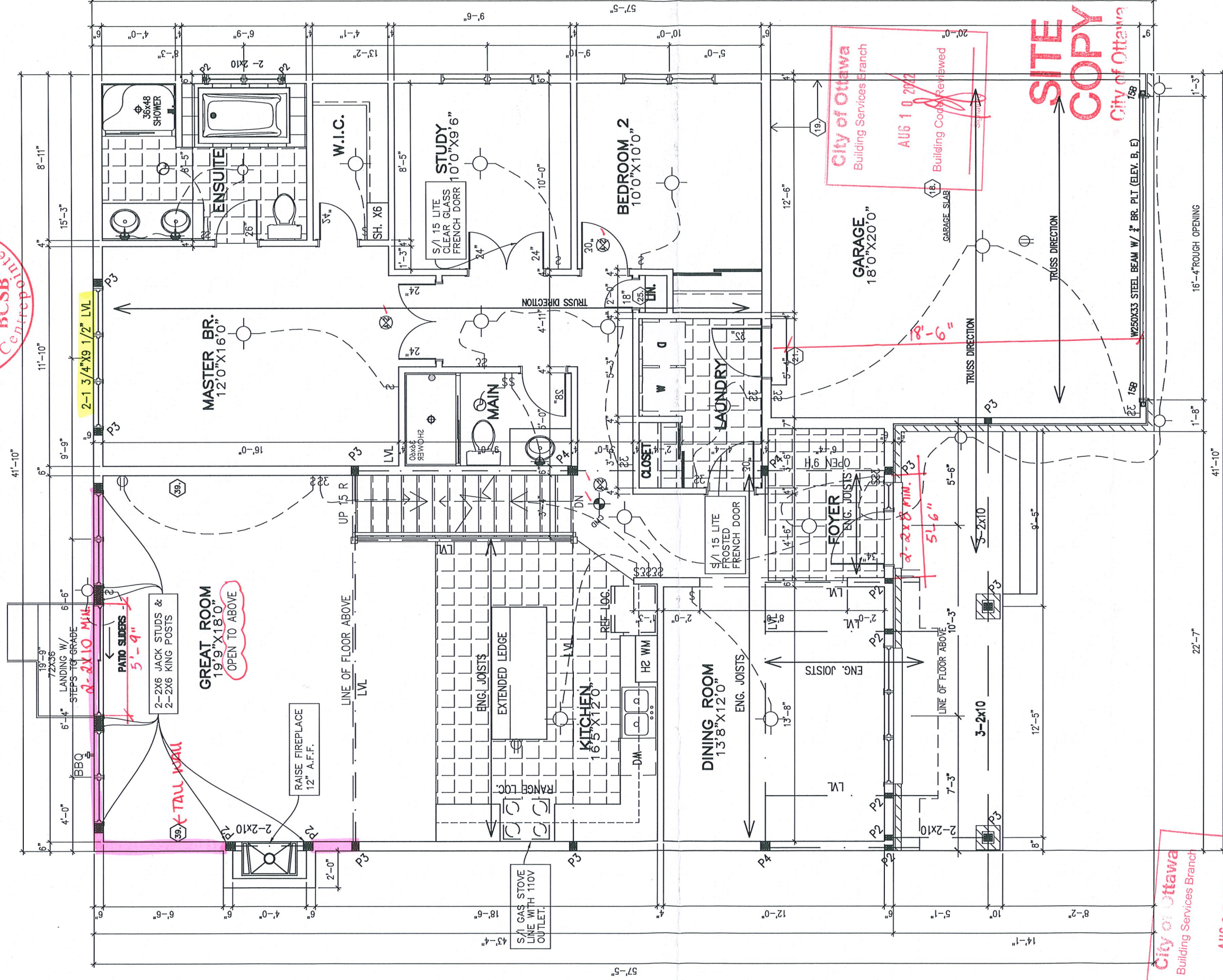
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sheet no: 2 of 9
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****NOTE****
ALL WINDOW LINTELS TO BE 2-2X10
W/ P2 POSTS ON EACH SIDE U.N.O.



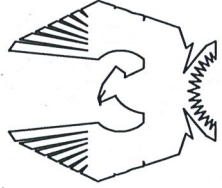
GROUND FLOOR
ELEVATION D
1703 SQ FT

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PHOENIX HOMES

BIRCHWOOD LOFT - 2016

SITE: PATHWAYS PH2

LOT NUMBER:

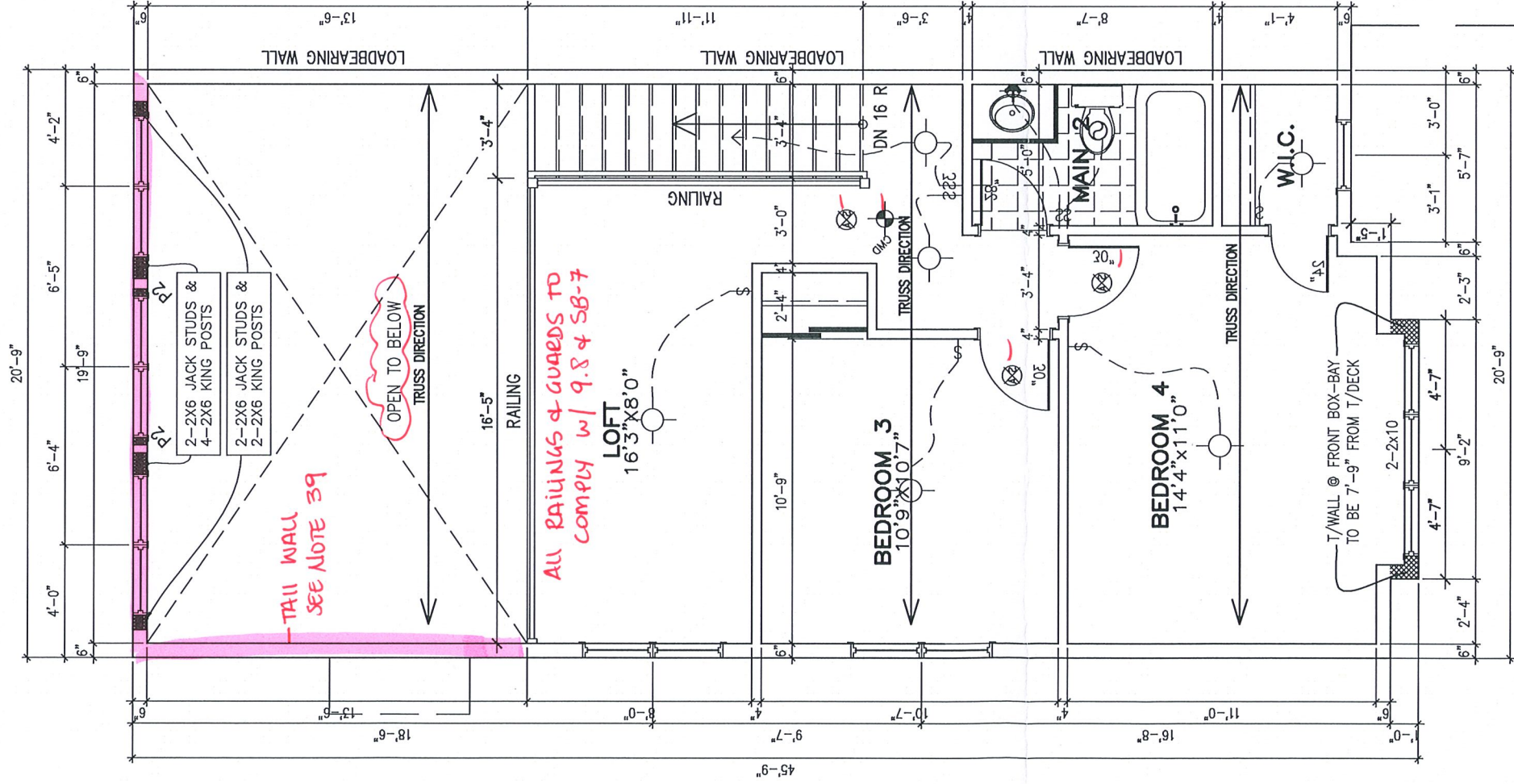
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656 MILKANA ROAD

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		sheet no:	3 of 9
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W/ P2 POSTS ON EACH SIDE U.N.O.



SECOND FLOOR PLAN
ELEVATION D
587 SQ FT

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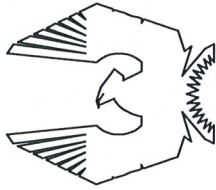
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PHOENIX HOMES

BIRCHWOOD LOFT - 2016

SITE: PATHWAYS PH2

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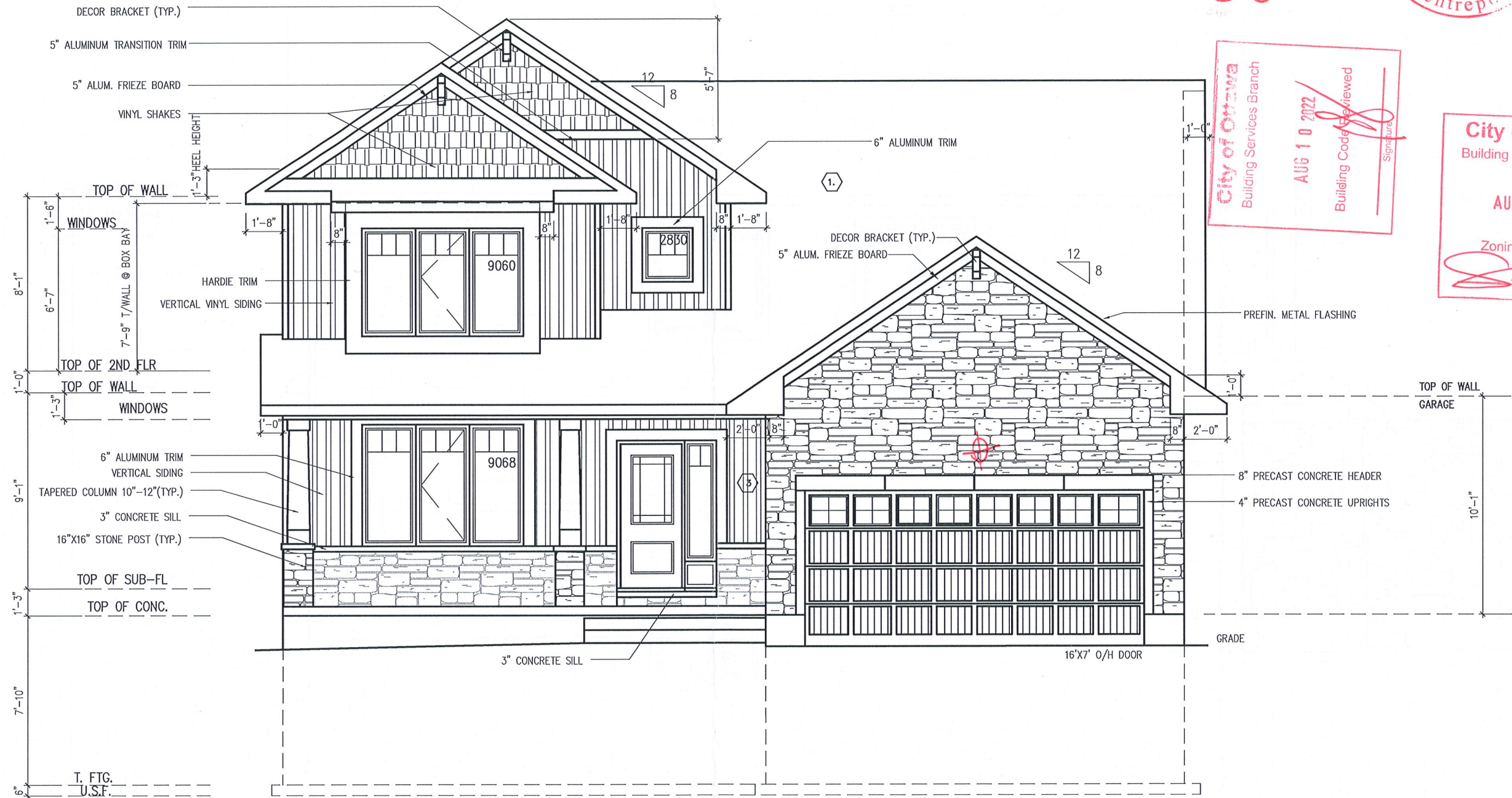
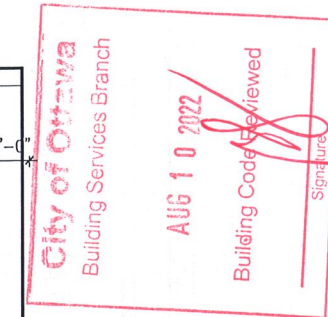
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ENGINEERS MARKUPS APPLIED		footprint: B-22 LOFT	
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D.C.L: 202

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FRONT ELEVATION D



BIRCHWOOD LOFT - 2016

SITE: PATHWAYS PH2

LOT NUMBER:

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CIVIC ADDRESS:
656 MIKANA ROAD

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D.C.I.: 202	

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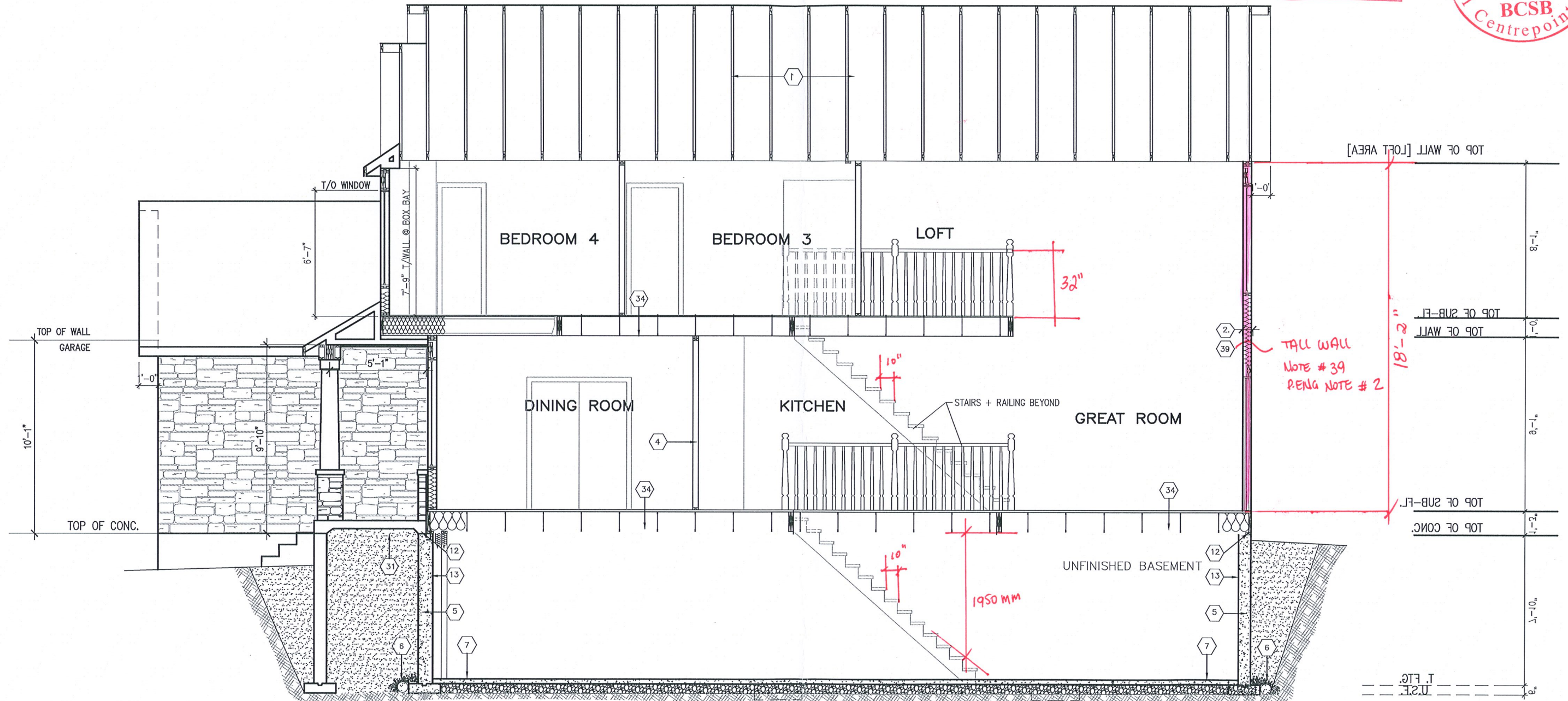
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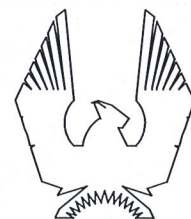
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SECTION



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