

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**
N.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 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" GARAGE WALL)**
SIDING AS PER ELEVATION, APPROVED AIR BARRIER, 38x89 (2"x4") STUDS @ 400mm (16") O.C., [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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" GARAGE WALL)**
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, 38x89 (2"x4") STUDS @ 400mm (16") O.C. [FOR CLIENT UPGRADE ONLY - RSI 3.35 (R19) INSULATION AND APPROVED VAPOUR 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 90 (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(2) STAIR WIDTH MEASURED BETWEEN WALL FACES OR GUARDS SHALL BE NOT LESS THAN 860mm (33 3/8") FOR REQUIRED EXIT STAIRS SERVING A HOUSE OR DWELLING UNIT.
-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)

STAIR COMPONENT	MINIMUM	MAXIMUM
RISE	125mm (4 11/16")	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 13/16")
-9.8.7.6(1) HANDRAILS SHALL NOT PROJECT MORE THAN 100mm (3 13/16") INTO REQUIRED WIDTH OF STAIR <SEE 9.8.2.1(1)>
 11. **GUARDS -OBC. 9.8.8.3-**
(1) EXT. GUARDS HEIGHT: =1070mm (42 3/8") MIN.
(2) INT. GUARDS HEIGHT: =900mm (35 5/16") MIN.
(1) STAIR LANDING GUARDS: =1070mm (42 3/8") 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 3/8") CONTINUOUS BATT INSULATION. 2"x4" STUD WALL PLACED 3/4" AWAY FROM WALL. FILL STUD CAVITY WITH R10 BATT INSULATION. APPROVED VB TO 8" 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 102x150x9.5 (4"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 OBC. 9.17.3.1, 9.17.3.4) 3"x3"x(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE BASE PLATE 120x250x12.5 (4'-1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x2"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.x4.78mm(188) NON-ADJUSTABLE STL. COL. TO BE ON 150x150x9.5 (6"x6"x3/8") STEEL TOP PLATE, & BOTTOM PLATE BASE PLATE 120x250x12.5 (4'-1/2"x10"x1/2") WITH 2-12mm DIA. x 300mm LONG x50mm HOOK ANCHORS (2-1/2"x2"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 GLASSPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING. PER OBC 9.10.13.15
 - 2

38. CONVENTIONAL ROOF FRAMING 38x140 (2"x6") RAFTERS @ 400mm (16"x0"). 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 BUILDING AS 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.

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.

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.#3
B3	3/38 x 235	(3/2" x 10")	SPR.#3
B4	4/38 x 235	(4/2" x 10")	SPR.#3
L5	2/38 x 286	(2/2" x 12")	SPR.#5
B5	3/38 x 286	(3/2" x 12")	SPR.#5
B6	4/38 x 286	(4/2" x 12")	SPR.#5

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

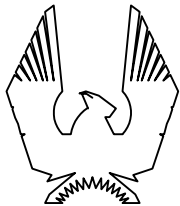
LVL1	2-1	3/4"x7	1/4"	(2-45x184)
LVL2	3-1	3/4"x7	1/4"	(3-45x184)
LVL3	4-1	3/4"x7	1/4"	(4-45x184)
LVL4	2-1	3/4"x9	1/2"	(2-45x240)
LVL5	3-1	3/4"x9	1/2"	(3-45x240)
LVL6	2-1	3/4"x11	7/8"	(2-45x300)
LVL7	3-1	3/4"x11	7/8"	(3-45x300)

MASONRY VENEER LINTEL SCHEDULE [OBC2012]	
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

	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		LAMINATED VENEER LUMBER		POINT LOAD FROM ABOVE		P.T.	PRESSURE TREATED
	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		LAMINATED VENEER LUMBER		POINT LOAD FROM ABOVE		P.T.	PRESSURE TREATED

FOR REFERENCE ONLY



PHOENIX HOMES

BELFAST R – 2022

SITE: **XXX**

LOT NUMBER:

CIVIC ADDRESS:
XX



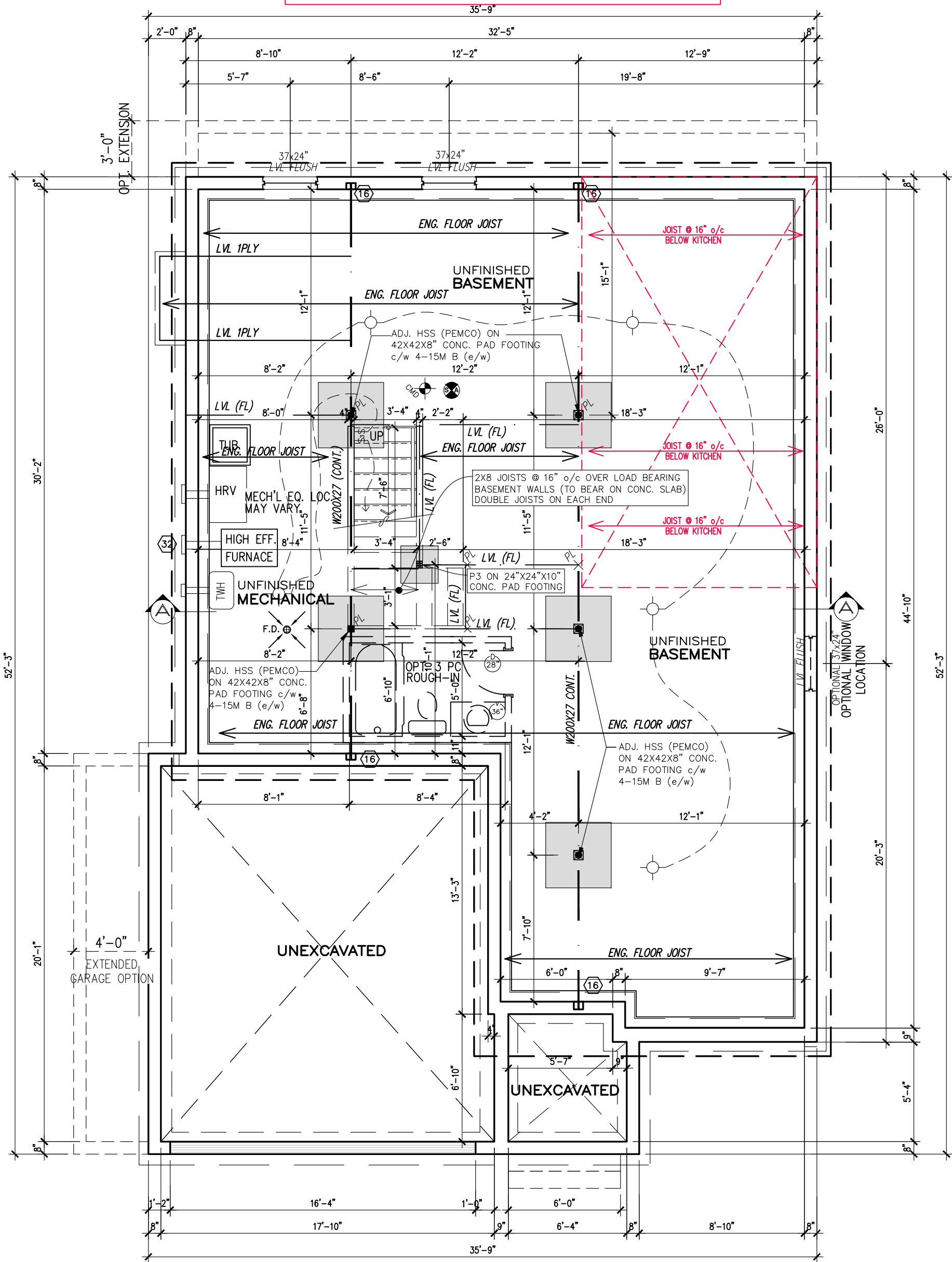
6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
2	KITCHEN LIGHT UPDATE	21-10-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

footprint: 50-22-1R	
drawn by: SP	
date: NOV/19	
scale: 3/16"=1'-0"	
sheet no:	
D.C.L. - 182 1R	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE DCR/PHOENIX WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY AFTER BUILDING PERMIT HAS BEEN ISSUED. DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

FOR REFERENCE ONLY
NOT FOR REPRODUCTION

REQUIRED FOR WINDOWS OVER 47" WIDE
O.B.C. 9.15.4.3
ADD 2-15M HORIZONTAL BARS BELOW WINDOW
EXTENDING 2'-0" BEYOND EDGE OF OPENING &
2-15M VERTICAL BARS EACH SIDE



NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH,
UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.

BASEMENT PLAN—ELEV. R



BELFAST R – 2022

SITE: XXX

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XXX

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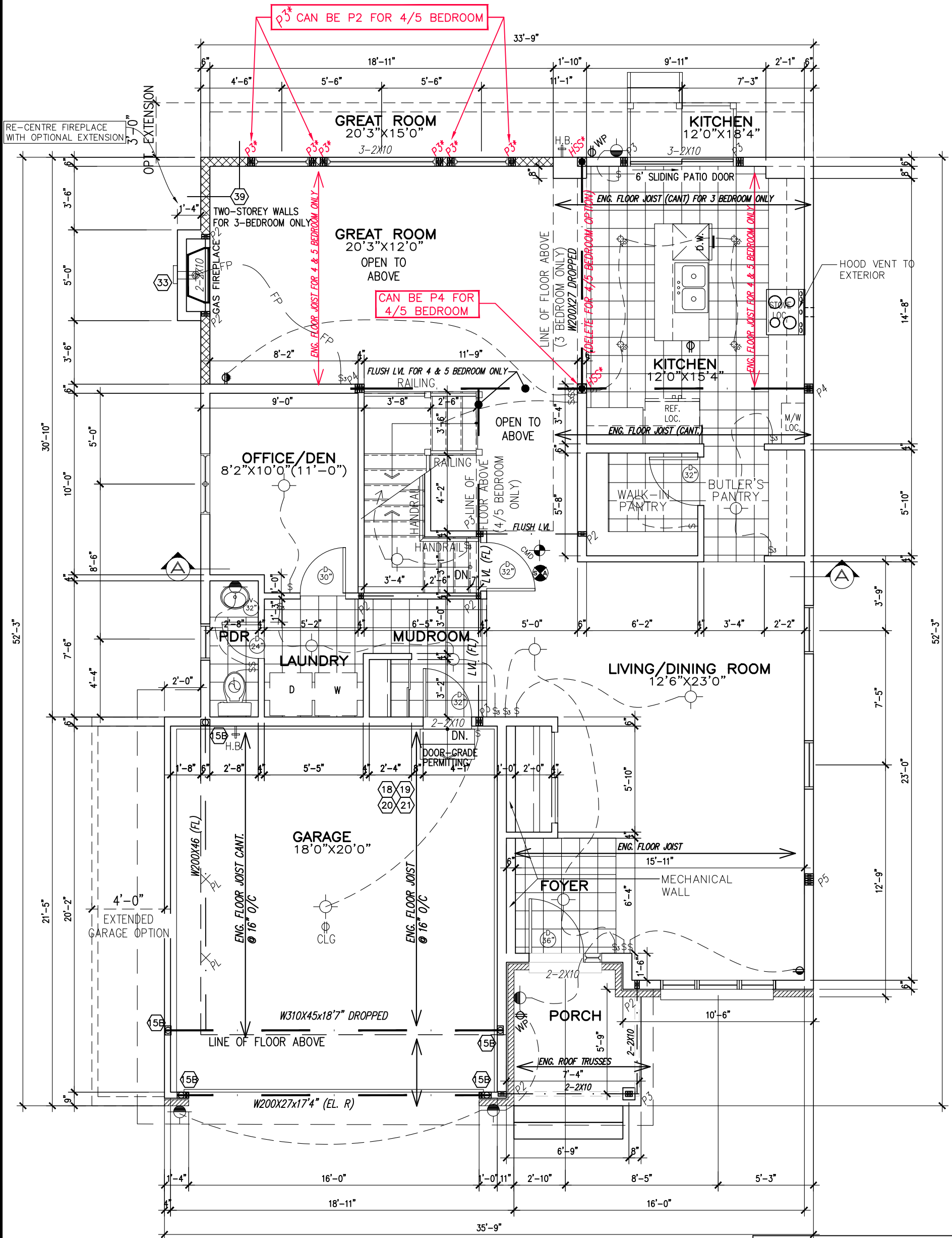
2R

11

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
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DO NOT SCALE DRAWINGS, USE DIMENSIONS PROVIDED.

FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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



GROUND FLOOR PLAN R

1310 SF

NOTE:
ALL LVL'S SUPPORTING FLOOR LOADS ARE FLUSH, UNLESS NOTED OTHERWISE AND TO BE SPECIFIED BY THE FLOOR TRUSS MANUFACTURER, SEE MANUF. LAYOUT.



BELFAST R – 2022

SITE: XXX

LOT NUMBER: XXX

CIVIC ADDRESS: xx

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
2	KITCHEN LIGHT UPDATE	21-10-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No. Description		DD-MM-YY	By
REVISIONS			

footprint: 50-22-1R

drawn by: SP

date: NOV/19

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

sheet no: 3R

D.C.L. – 182

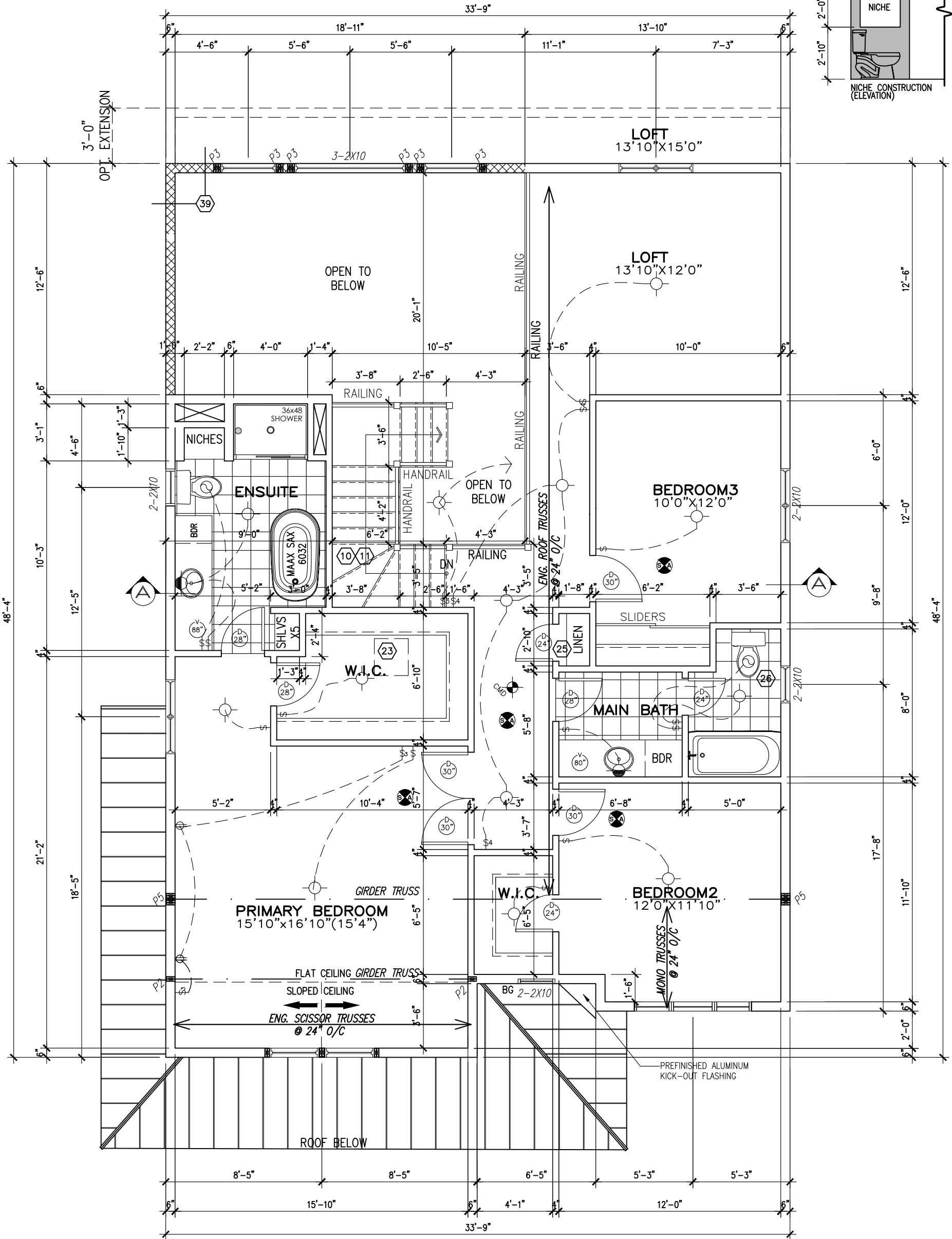
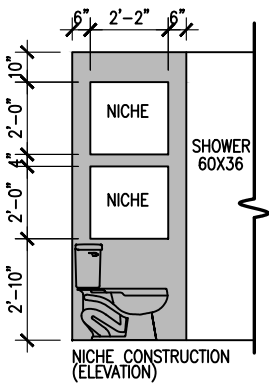
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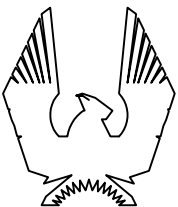
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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



SECOND FLOOR PLAN R
(3 BEDROOM)
1247 SF

NOTE:
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UNLESS NOTED OTHERWISE AND TO BE SPECIFIED
BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.



PHOENIX HOMES

BELFAST R - 2022

SITE: XXX

LOT NUMBER:

CIVIC ADDRESS:

xx

XXX

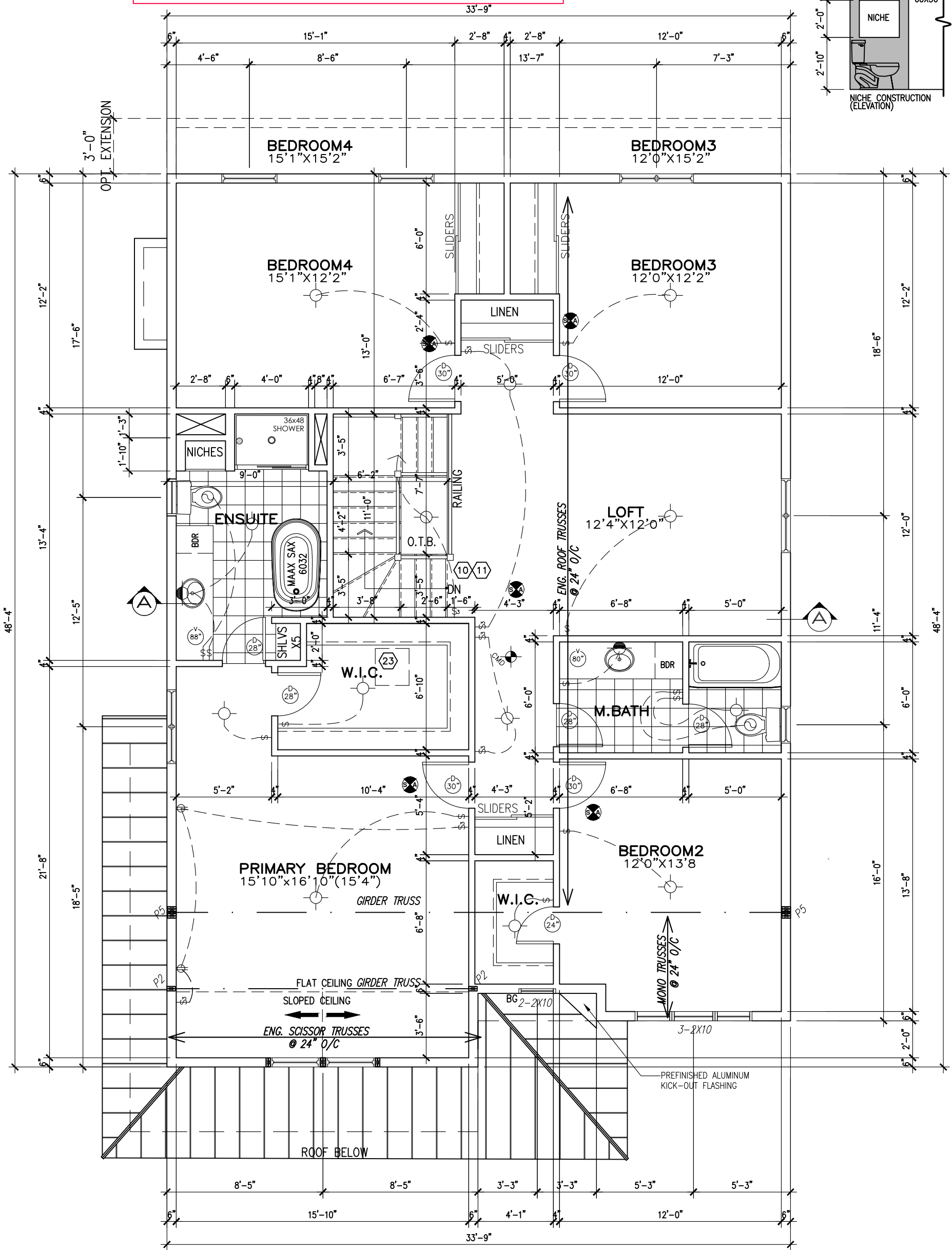
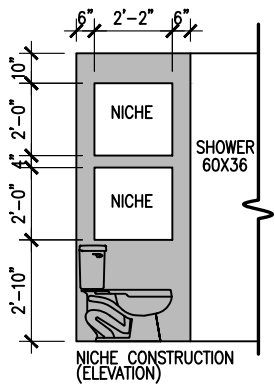
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5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
2	KITCHEN LIGHT UPDATE	21-10-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No. Description		DD-MM-YY	By
REVISIONS			

footprint:	50-22-1R
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	4R 11
D.C.L. - 182	
4R 3BED	

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO DCR/PHOENIX BEFORE PROCEEDING WITH THE WORK.
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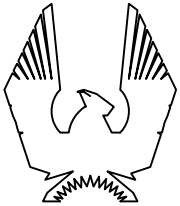
FOR REFERENCE ONLY
NOT FOR REPRODUCTION

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



SECOND FLOOR PLAN R
4 BEDROOM
1511 SF

NOTE:
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BY THE FLOOR TRUSS MANUFACTURER, SEE
MANUF. LAYOUT.



PHOENIX HOMES

BELFAST R - 2022

SITE: XXX

LOT NUMBER:
CIVIC ADDRESS:
xx

XXX

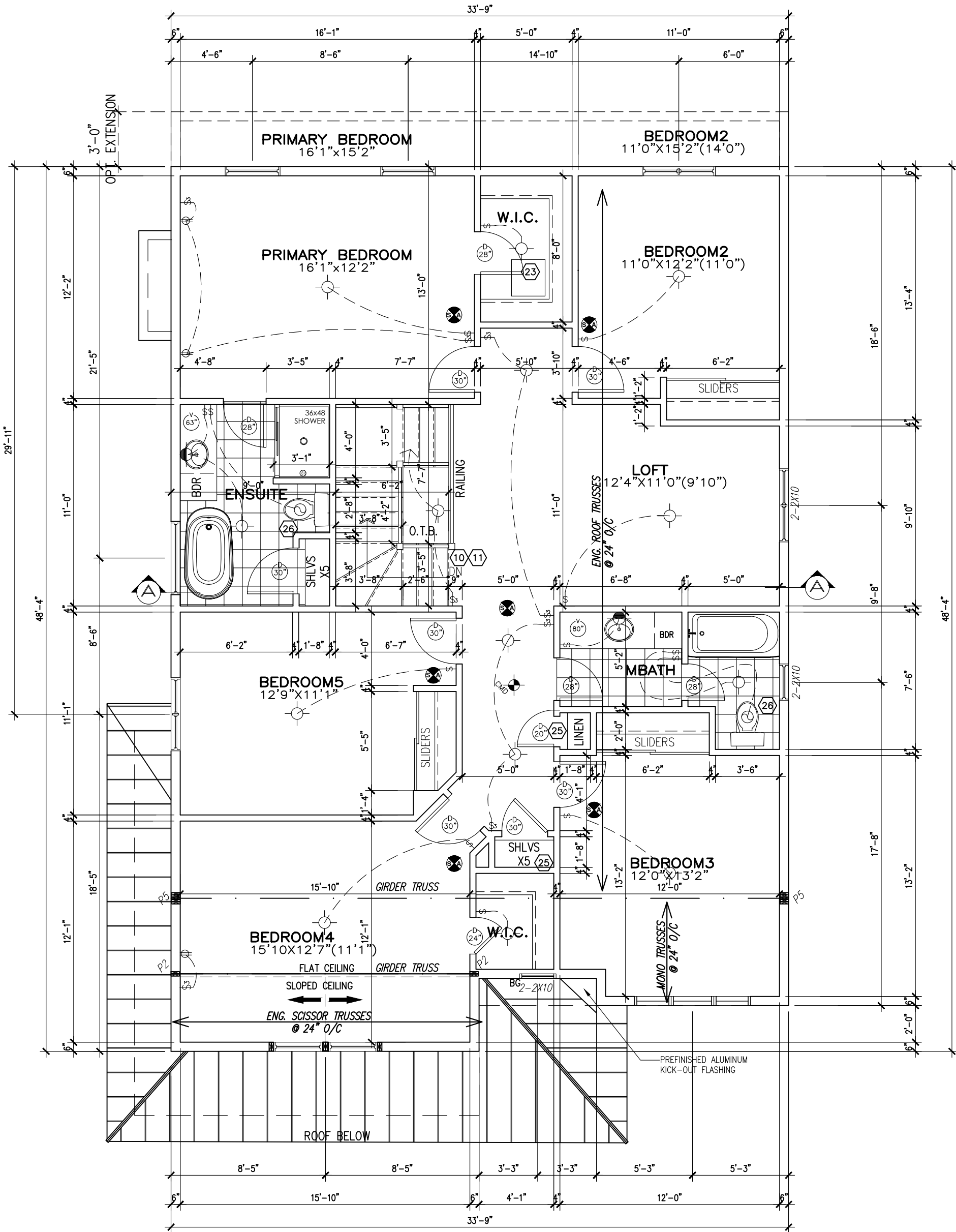
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5	STAIR MODIFICATION	31-10-23	SP
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3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
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REVISIONS			

footprint:	50-22-1R
drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	5R 11
D.C.L. - 182	
4R 4BED	

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****NOTE****
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W/ P2 POSTS ON EACH SIDE U.N.O.



SECOND FLOOR PLAN R
5 BEDROOM
1511 SF

NOTE:
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BELFAST R – 2022

SITE: XXX

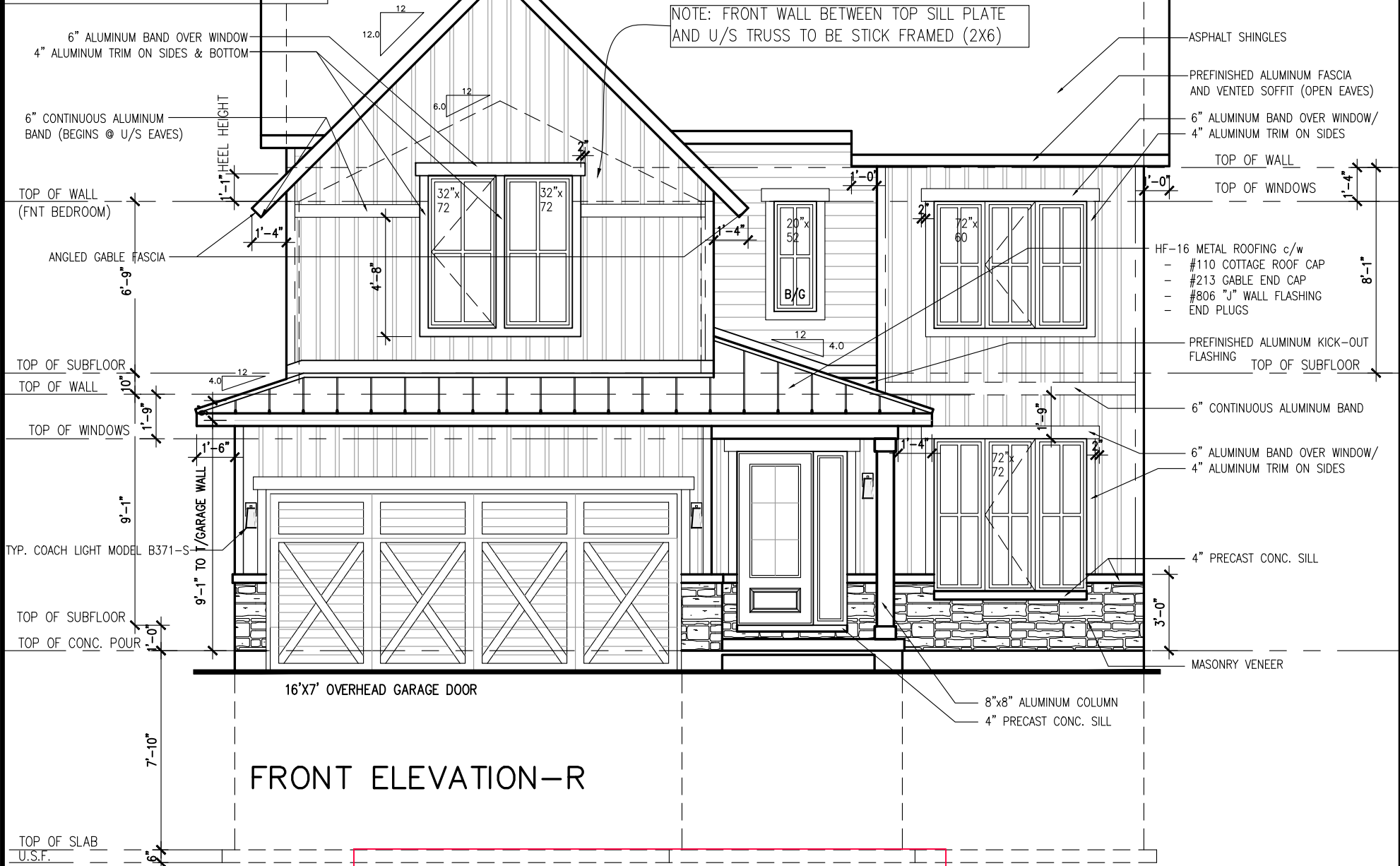
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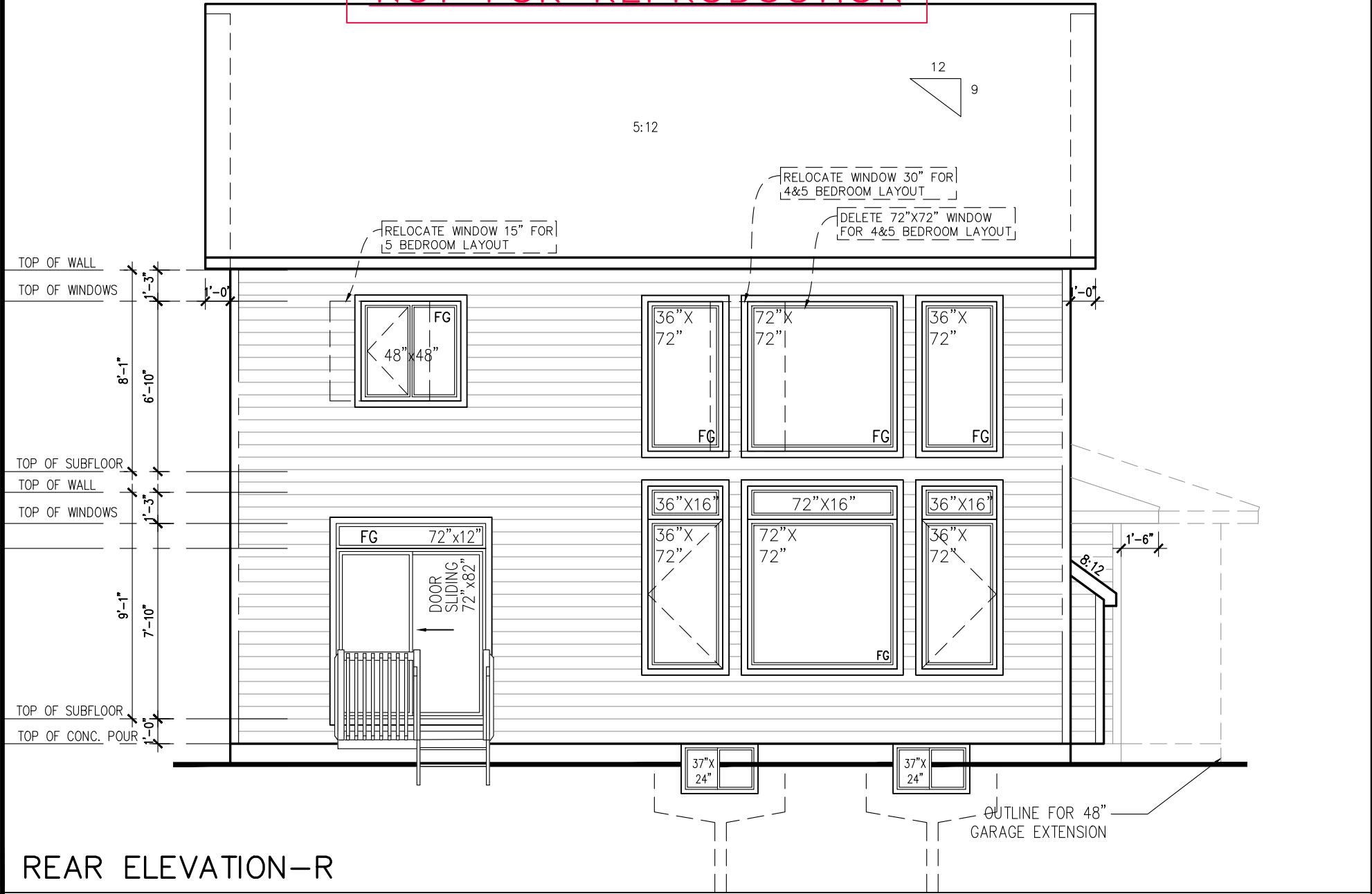
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4	4&5 BED JOIST REVISION	23-05-23	CB
3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
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1	ISSUED FOR PRICING ONLY	DEC-2019	SP
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REVISIONS			

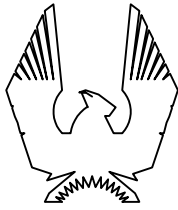
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drawn by:	SP
date:	NOV/19
scale:	3/16"=1'-0"
sheet no:	6R
D.C.L. - 182	11
4R 5BED	

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PHOENIX HOMES

BELFAST R – 2022

SITE: XXX

LOT NUMBER: XX

CIVIC ADDRESS: xx

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
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1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

footprint: 50-22-1R

drawn by: SP

date: NOV/19

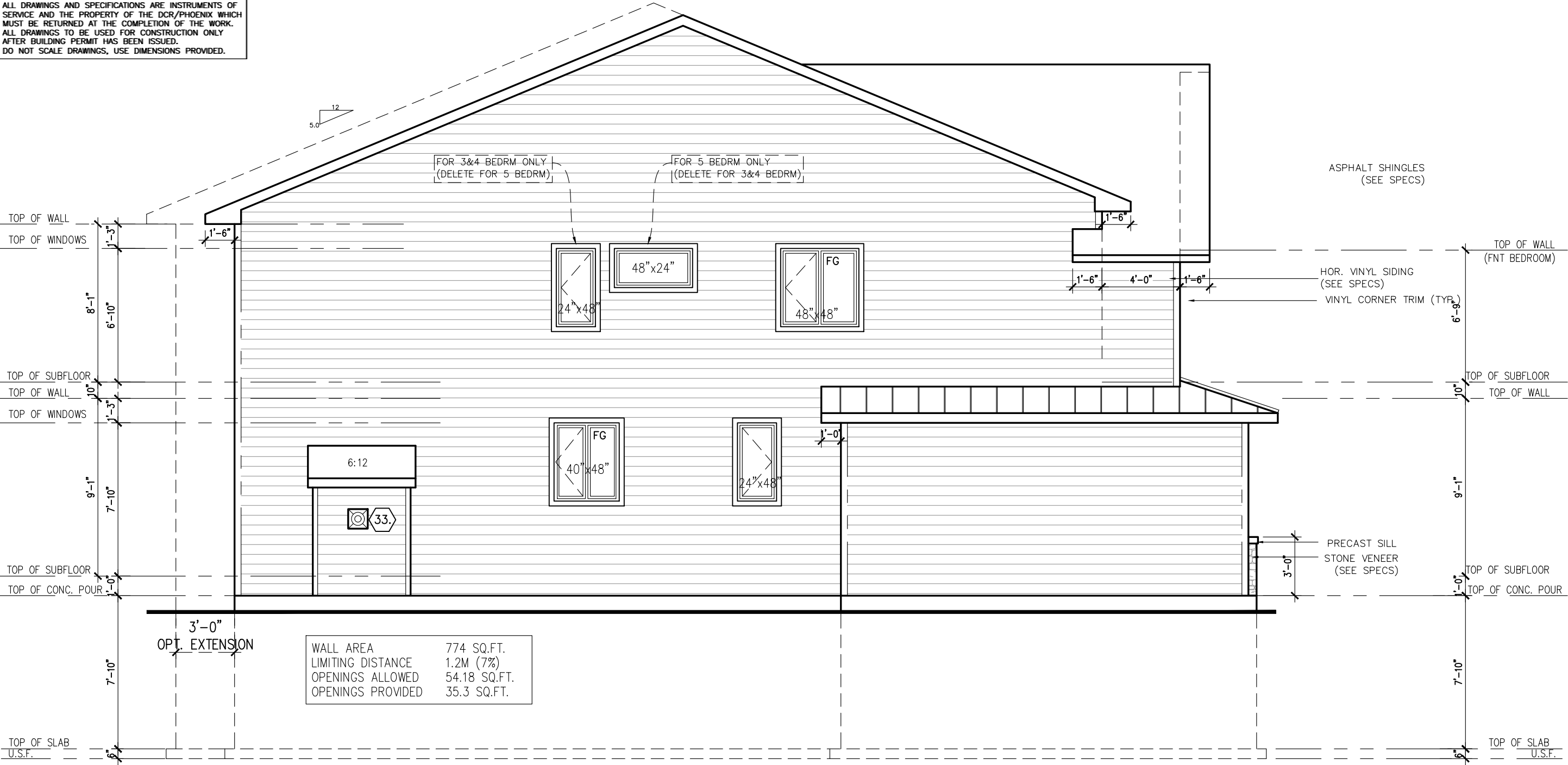
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D.C.L. = 182 5R

11

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LEFT SIDE ELEVATION-R



BELFAST R - 2022

SITE: XXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
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1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

footprint: 50-22-1R

drawn by: SP

date: NOV/19

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

sheet no: 8R

D.C.L. - 182

6R

11

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RIGHT SIDE ELEVATION-R



BELFAST R – 2022

SITE: XXX

LOT NUMBER: XX

CIVIC ADDRESS: xx

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
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1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

footprint: 50-22-1R

drawn by: SP

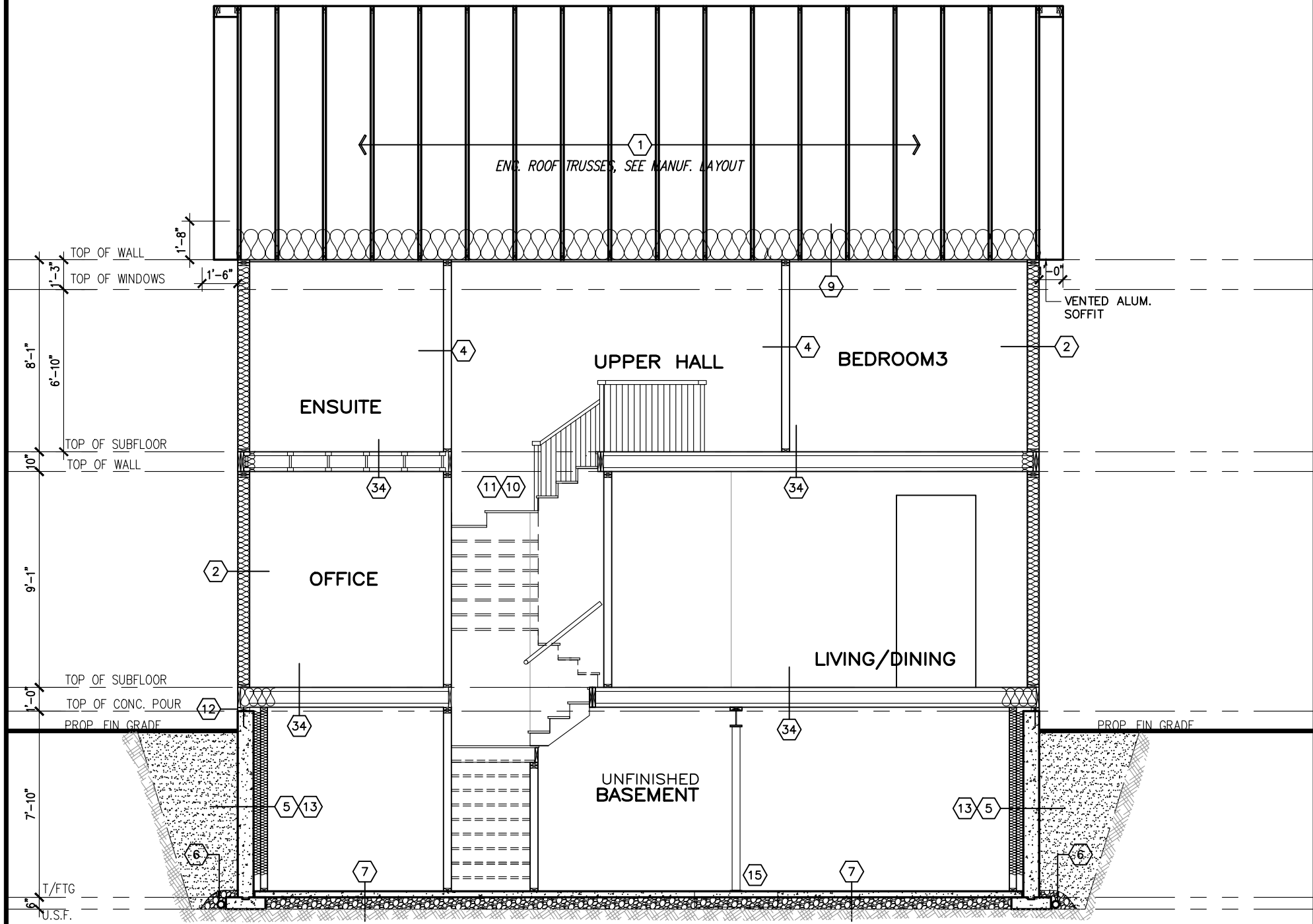
date: NOV/19

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sheet no: 9R
D.C.L. = 182
7R

11

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



SECTION "AA" @ STAIR



BELFAST R – 2022

SITE: XXX

LOT NUMBER: XX

CIVIC ADDRESS: XX

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
2	KITCHEN LIGHT UPDATE	21-10-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

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drawn by: SP

date: NOV/19

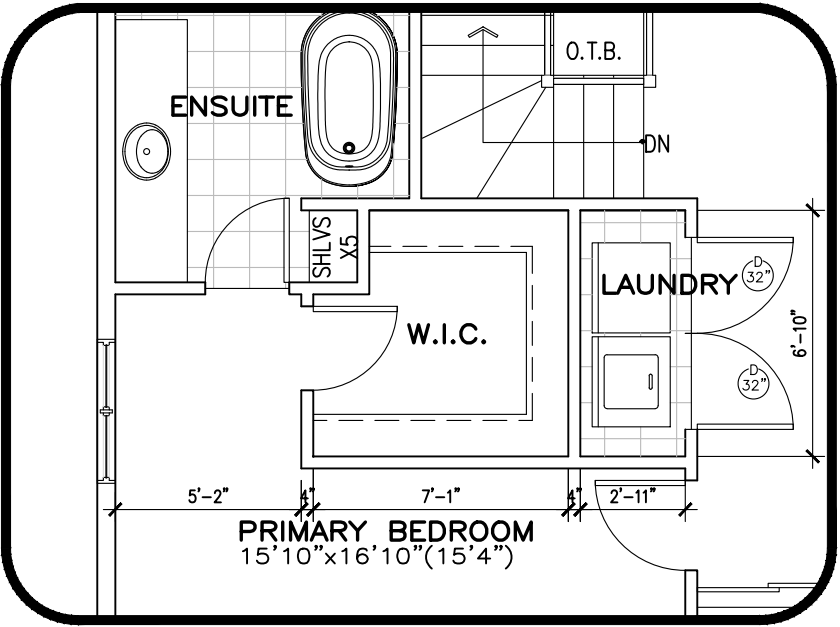
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D.C.L. - 182

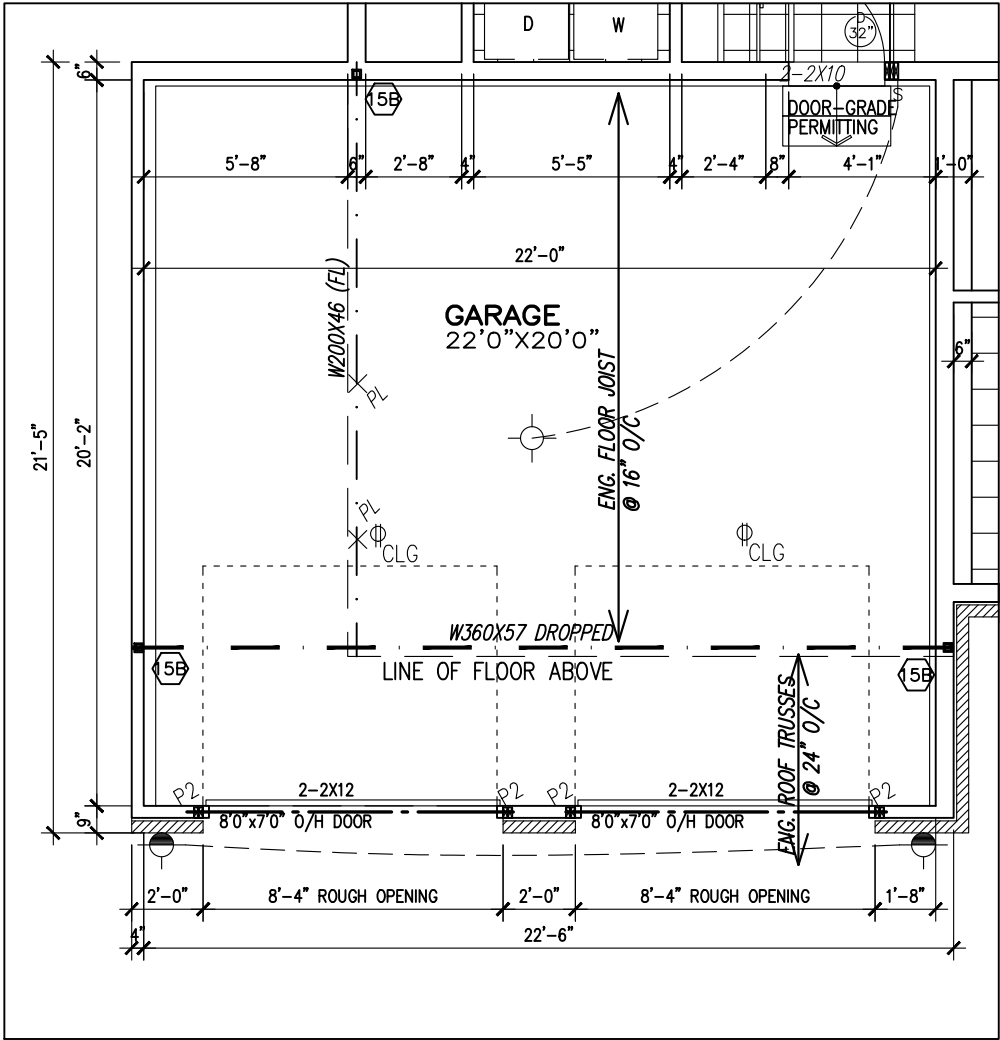
8R

11



PARTIAL PLAN W/ 2ND FLOOR LAUNDRY
THIS OPTION ONLY AVAILABLE W/ 3 OR 4 BEDROOM LAYOUTS

FOR REFERENCE ONLY
NOT FOR REPRODUCTION



FOR REFERENCE ONLY
NOT FOR REPRODUCTION

FRONT ELEVATION-R WITH EXTENDED GARAGE OPTION



BELFAST R – 2022

SITE: XXX

LOT NUMBER:

XXX

CIVIC ADDRESS: xx

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
3	OPT. 2ND FLOOR LAUNDRY ADDED	09-01-23	SP
2	KITCHEN LIGHT UPDATE	21-10-22	SP
1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

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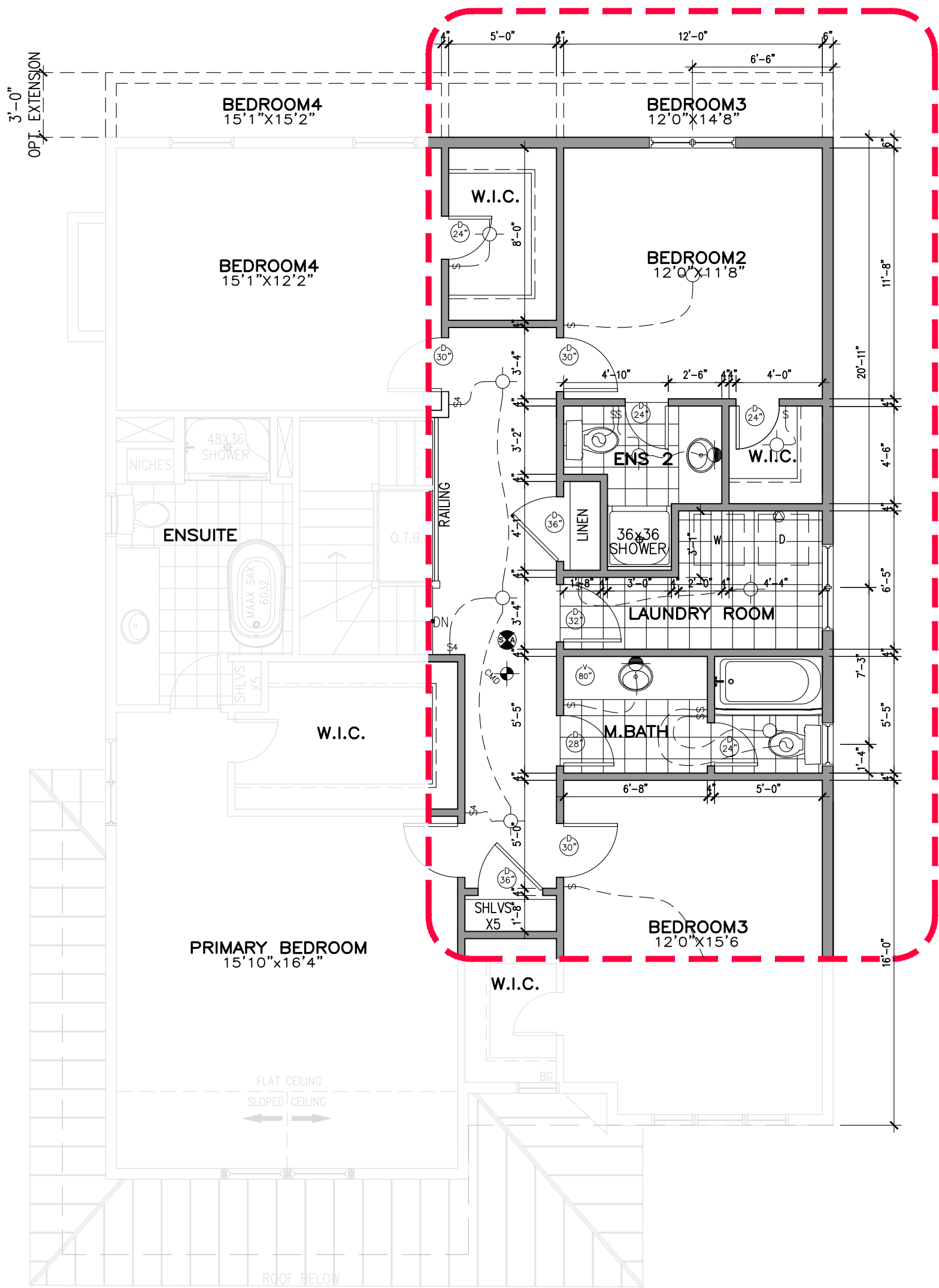
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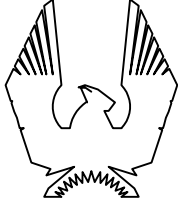
sheet no: 9R

11R
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SECOND FLOOR PLAN R
4 BEDROOM w/ SECOND FLOOR LAUNDRY
1511 SF



PHOENIX HOMES

BELFAST R – 2022

SITE: XXX

LOT NUMBER: XXX

CIVIC ADDRESS: xx

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
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1	ISSUED FOR PRICING ONLY	DEC-2019	SP
No.	Description	DD-MM-YY	By
REVISIONS			

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drawn by: SP

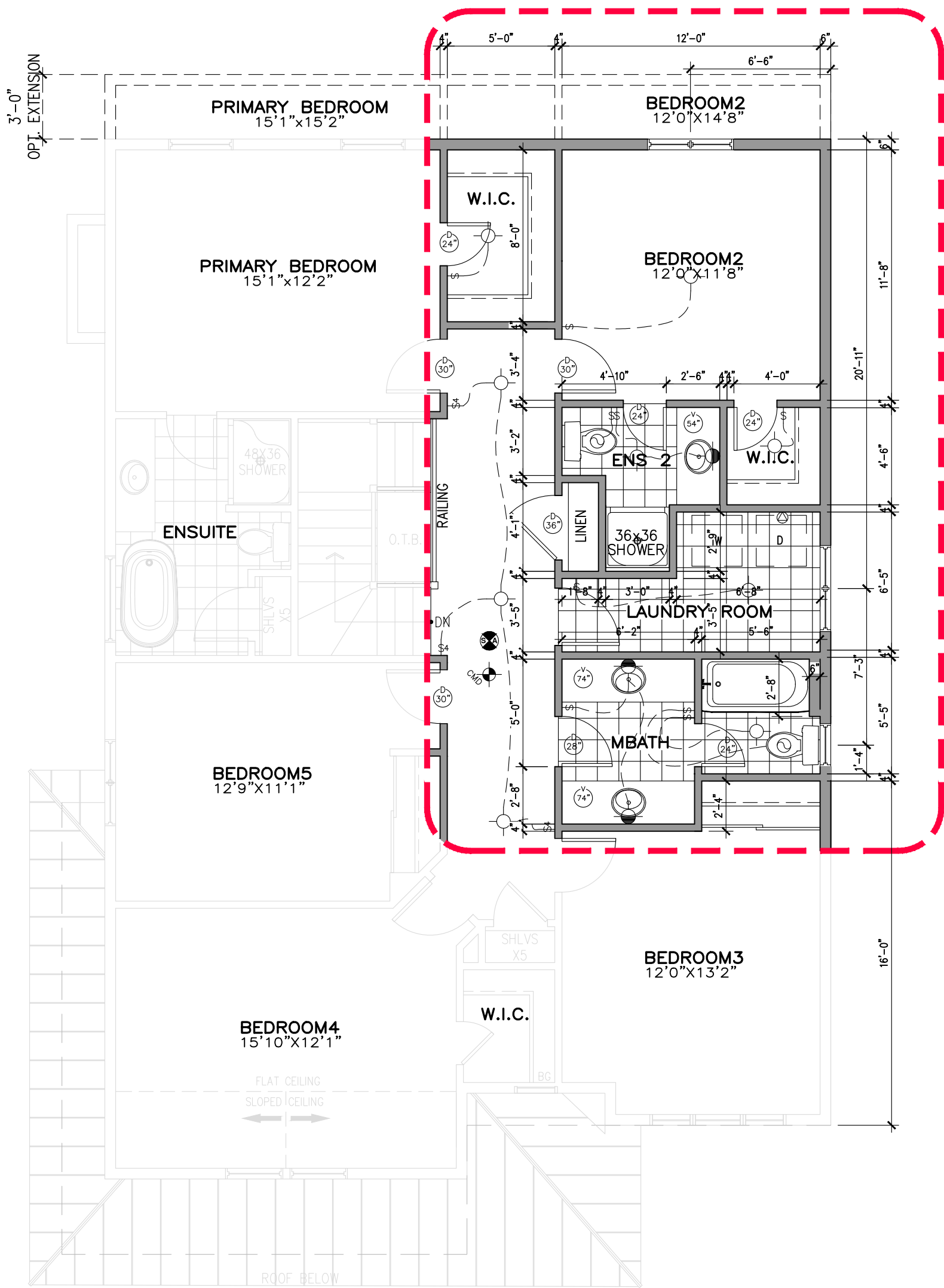
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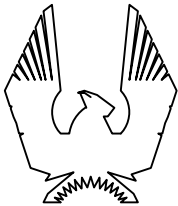
sheet no: D.C.L. – 182

4BED-ALT

OPT.1



SECOND FLOOR PLAN R
5 BEDROOM w/ SECOND FLOOR LAUNDRY
1511 SF



PHOENIX HOMES

BELFAST R – 2022

SITE: XXX

LOT NUMBER: _____

CIVIC ADDRESS: _____

xx

XXX

6	STAIR DIMENSIONS & SECTION UPDATE	22-12-23	CB
5	STAIR MODIFICATION	31-10-23	SP
4	4&5 BED JOIST REVISION	23-05-23	CB
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REVISIONS			

footprint: 50-22-1R

drawn by: SP

date: NOV/19

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

sheet no:

D.C.L. – 182

5BED-ALT

OPT.2