

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

- 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)

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

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.

- 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 AT LEAST 150mm (6") ABOVE THE GROUND.

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.

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

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)

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)

<u>LEGEND</u>	M.C.	MEDICINE CABINET
	DOUBLE VOLUME WALL	SEE NOTE 39
	EXHAUST VENT	SOLID WOOD BEARING P2 - 2 MEMBER BUILT-UP STUD P3 - 3 MEMBER BUILT-UP STUD P4 - 4 MEMBER BUILT-UP STUD P5 - 5 MEMBER BUILT-UP STUD
	DUPLEX OUTLET (12" HIGH)	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.)
	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	
	PRESSURE TREATED LUMBER	
	GIRDER TRUSS BY ROOF TRUSS MANUF.	
	FLAT ARCH	
	CURVED ARCH	
		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. <u>-9.10.19.1(2) REQUIRED SMOKE ALARMS TO HAVE A VISUAL COMPONENT</u>
		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, & 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.



SITE: PATHWAYS PH2

LOT NUMBER:

CIVIC ADDRESS:
600 PAAKANAAK AVE

355

7	BEP BLACKLINES – REVISED STAIRS	01/04/24	CB
6	BEP BLACKLINES – REVISED	01/04/24	CB
5	BEP BLACKLINES	26/03/24	CB
4	B1 BLACKLINES	15/11/23	SP
3	KITCHEN LIGHT UPDATE	24/10/22	SP
2	STRUCTURAL REVIEW	03/12/21	SP
No.	Description	dd/mm/yy	By
REVISIONS			

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drawn by:	SP

drawn by: SP

date: OCT 29/21

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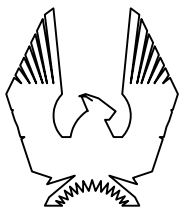
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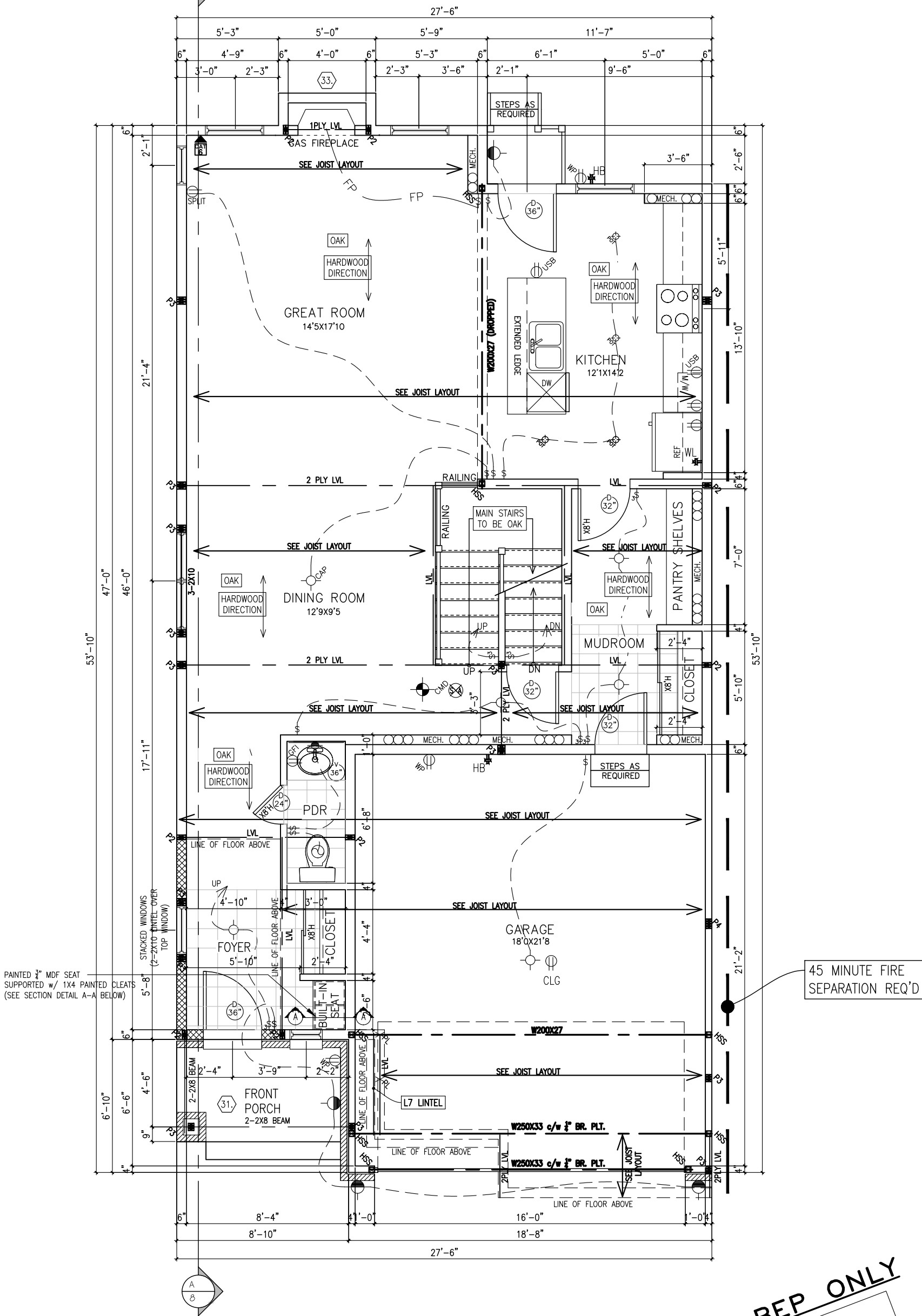
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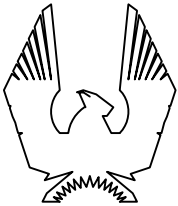
FLAT CEILINGS THROUGHOUT
NO STIPPLE

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



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GROUND FLOOR PLAN
ELEVATION M – 989 SQ. FT. (2263 TOTAL)



PHOENIX HOMES

2021 – WILLOW – M

SITE: PATHWAYS PH2

LOT NUMBER:

355

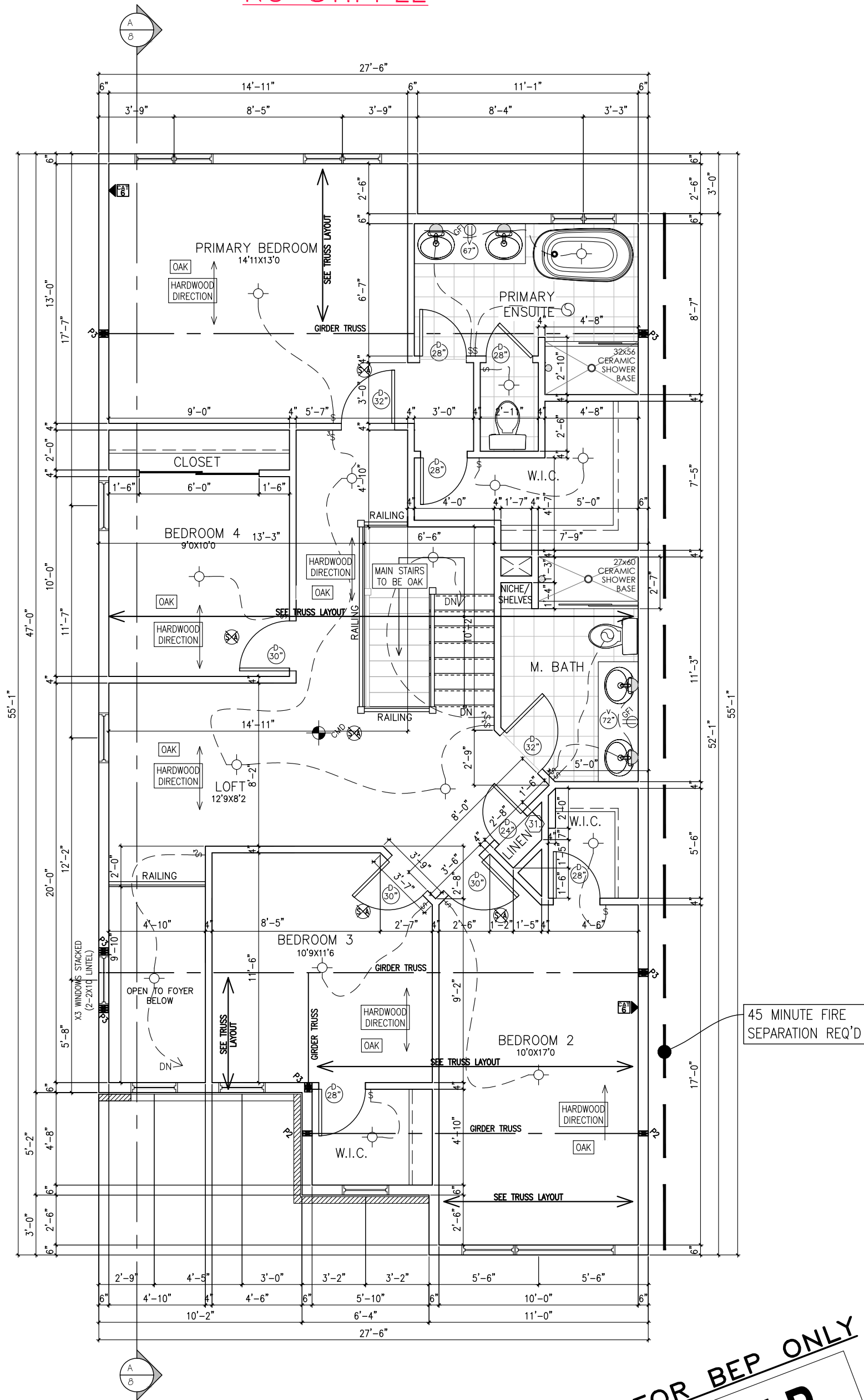
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2	STRUCTURAL REVIEW	03/12/21	SP
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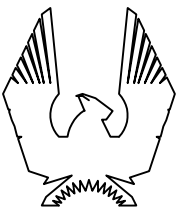
FLAT CEILINGS THROUGHOUT
NO STIPPLE

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



SECOND FLOOR PLAN
ELEVATION M - 1274 SQ. FT. (2263 TOTAL)

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PHOENIX HOMES

2021 - WILLOW - M

SITE: PATHWAYS PH2

LOT NUMBER: 355

CIVIC ADDRESS: 600 PAAKANAAK AVE

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6	BEP BLACKLINES - REVISED	01/04/24	CB
5	BEP BLACKLINES	26/03/24	CB
4	B1 BLACKLINES	15/11/23	SP
3	KITCHEN LIGHT UPDATE	24/10/22	SP
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REVISIONS			

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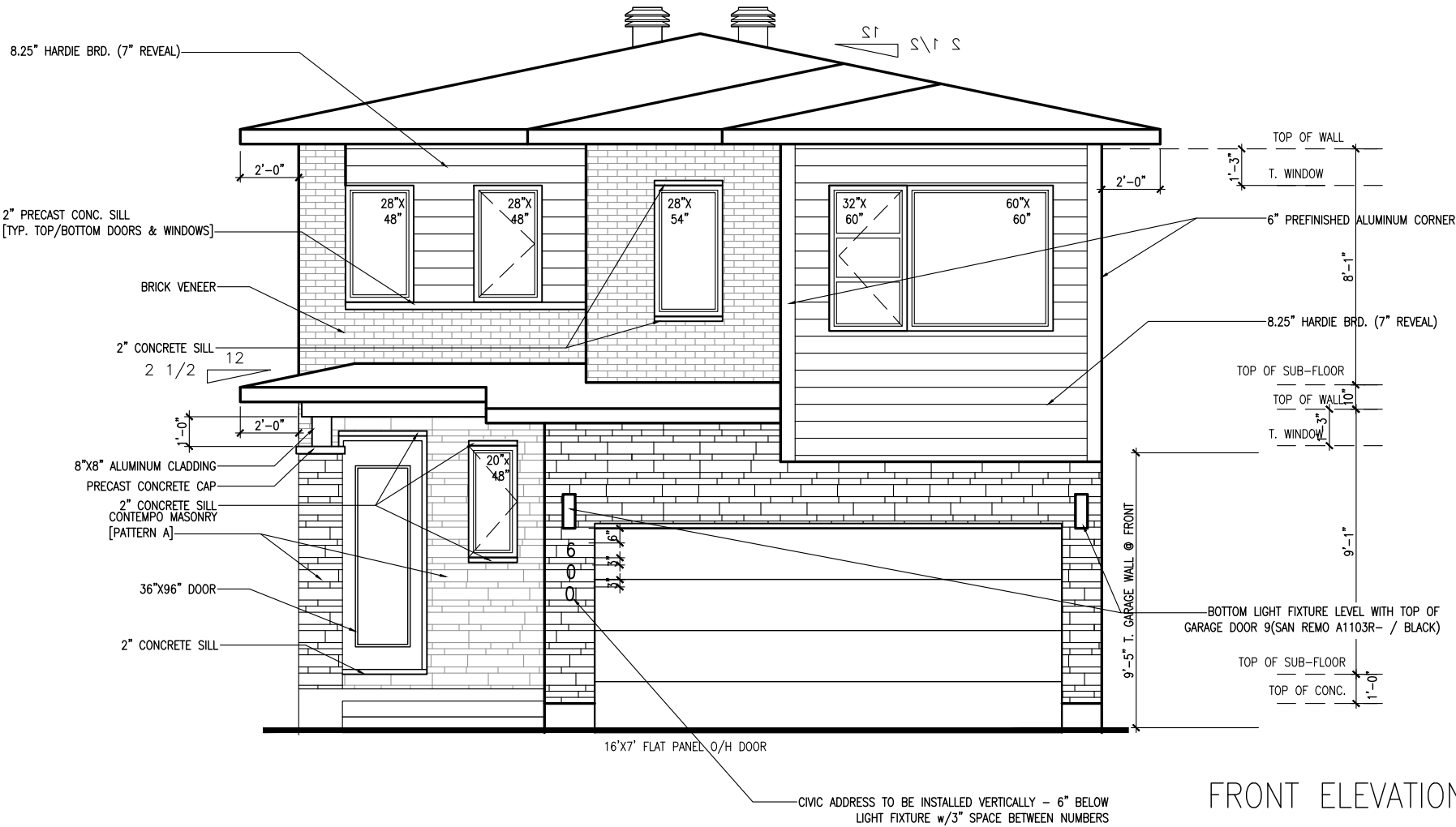
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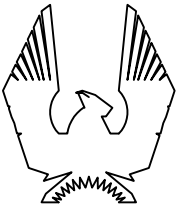


FRONT ELEVATION M



REAR ELEVATION M

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PHOENIX HOMES

2021 – WILLOW – M

SITE: PATHWAYS PH2

LOT NUMBER:

355

CIVIC ADDRESS:
600 PAAKANAAK AVE

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2	STRUCTURAL REVIEW	03/12/21	SP
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D.C.L.–193	

****ATTENTION SIDING CREW**
DO NOT INSTALL
DECORATIVE TRIM AROUND
WINDOWS**

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



LEFT SIDE ELEVATION

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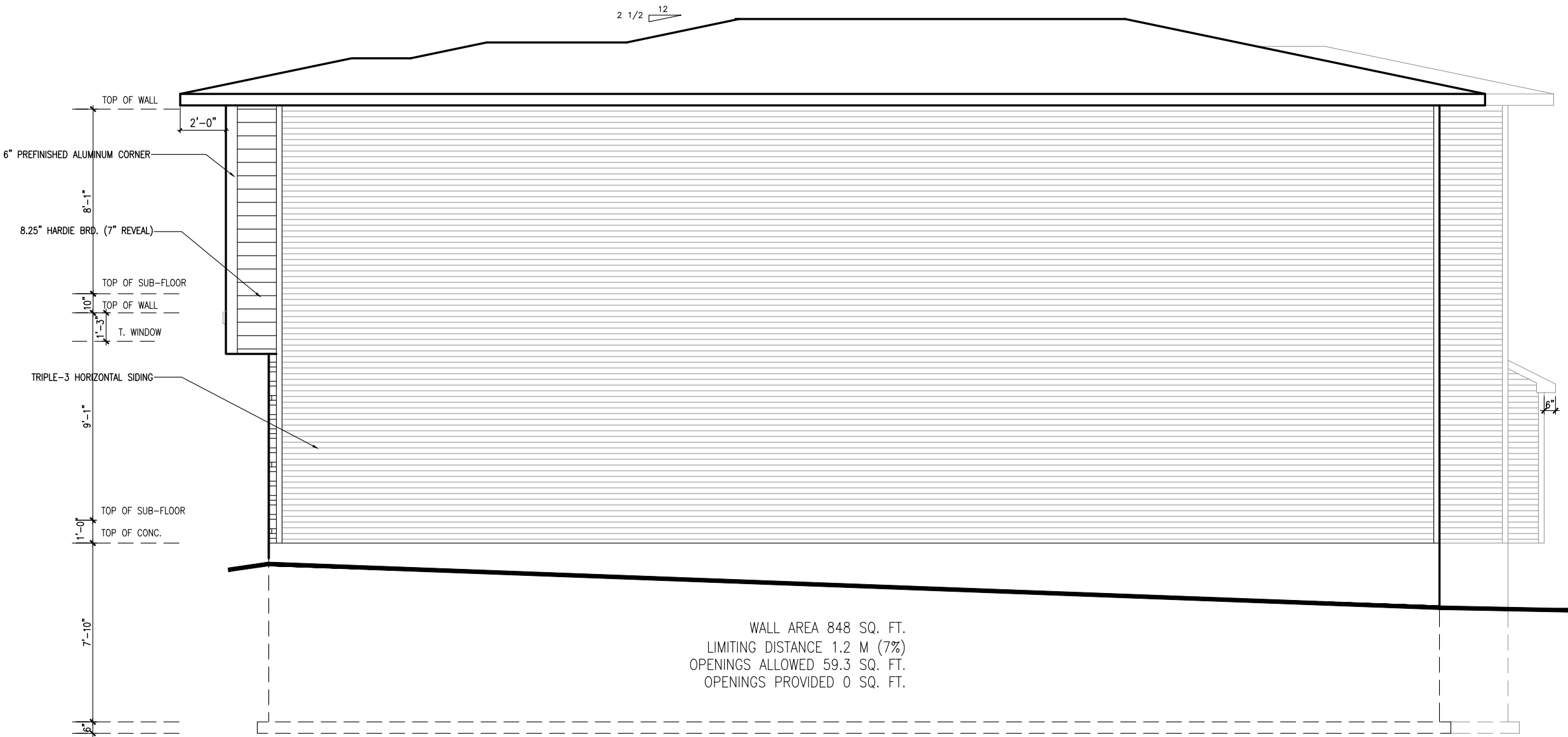
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SITE: PATHWAYS PH2

LOT NUMBER: 355

CIVIC ADDRESS: 600 PAAKANAAK AVE

PHOENIX HOMES



RIGHT SIDE ELEVATION

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****ATTENTION SIDING CREW****
DO NOT INSTALL
DECORATIVE TRIM AROUND
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2021 — WILLOW — M

SITE: PATHWAYS PH2

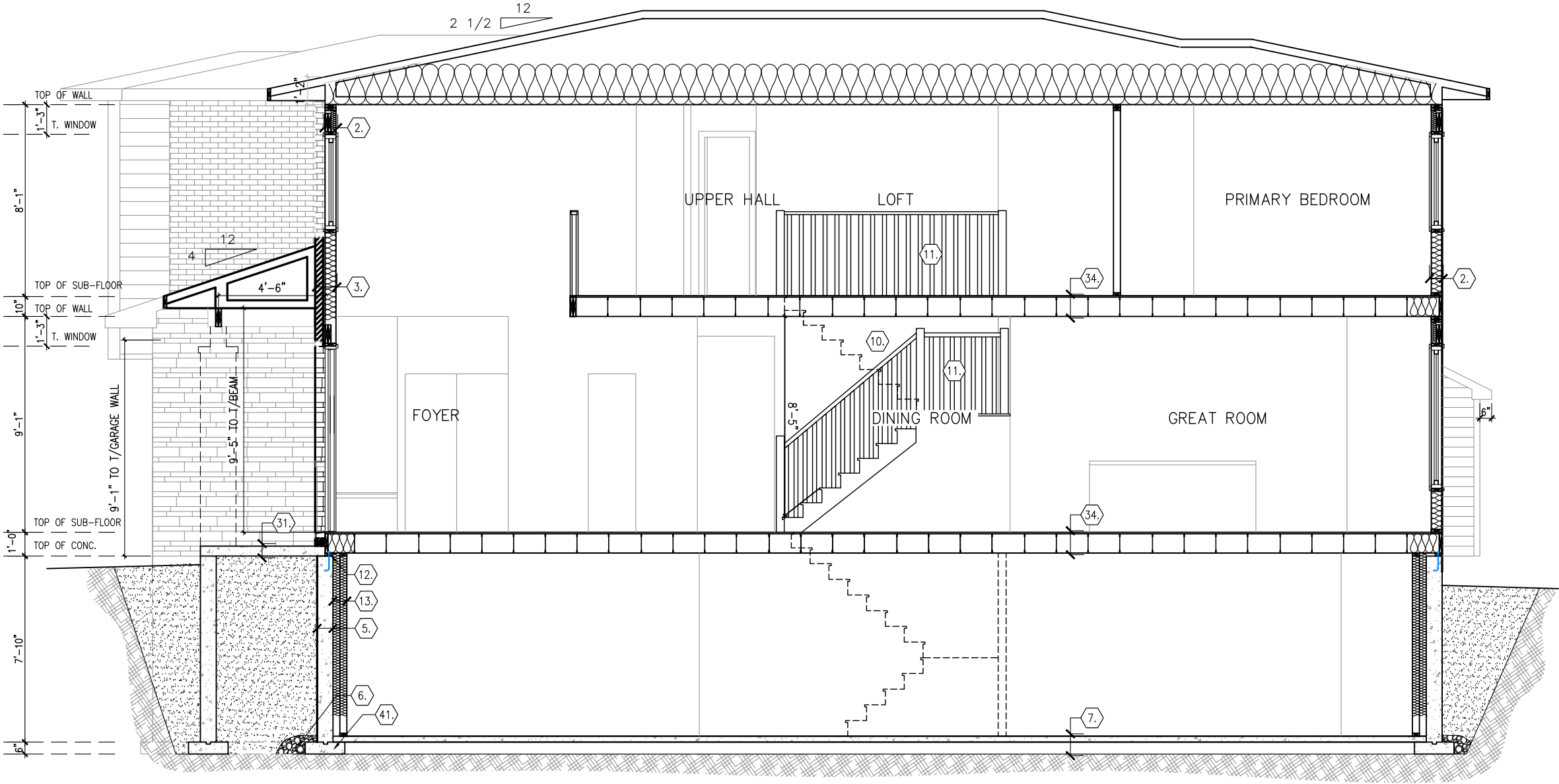
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PHOENIX HOMES

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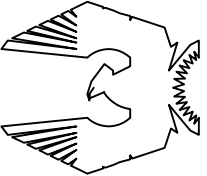
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2021 - WILLOW - M

SITE: PATHWAYS PH2

LOT NUMBER: 355

CIVIC ADDRESS: 600 PAKANAOK AVE



PHOENIX HOMES