

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. 350/06

- 1. **ROOF CONSTRUCTION**
30 YEAR ASPHALT SHINGLES
ICE AND WATERSHIELD
7/16" ASP SHEATHING [H CLIPS]
ENG. TRUSSES @ 24" O/C
ALUM. FASCIA AND SOFFIT
- 2. **FRAME WALL CONSTRUCTION (2"x6")**
VINYL SIDING AS PER ELEVATIONS
APPROVED AIR BARRIER
11.1mm (7/16") EXTERIOR TYPE SHEATHING
38x140 (2"x6") STUDS @ 400mm [16"] O/C
3.87 [R22] INSULATION
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 OR STONE CONSTRUCTION (2"x6")**
90mm (4") FACE BRICK 25mm (1") AIR SPACE,
22x180x76mm (7/8"x3"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 BASE
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
(3000psi) WITH BITUMINOUS DAMPROOFING AND OPT.
DRAINAGE LAYER. DRAINAGE LAYER REQ. WHEN BASEMENT
INSUL. EXTENDS TO MIN. 8" ABOVE CONC. FLOOR
MAXIMUM POUR HEIGHT 2670 (8'-9") ON
500x200 (20"x8") 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. [T.B.D. ON SITE BY SOILS ENG.]
- 6. 100mm (4") DIA. WEEPING 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 SOFFIT.
- 9. **ATTIC INSULATION OBC 12.3.2.1 & 12.3.3.7**
RSI 5.81 [R50] MINIMUM FIBERGLASS BATTS OR FOAM INSULATION
TRUSS TO BE FILLED WITH INSULATION
APPROVED VAPOUR BARRIER, 18mm (5/8") INT.
DRYWALL FINISH OR APPROVED EQUAL.
- 10. **ALL STAIRS/EXTERIOR STAIRS - OBC 9.8.4.2**
UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm(1/8")
MAX. RISE = 200 (7-7/8")
MIN. RUN = 210 (8-1/4")
MIN. TREAD = 235 (9-1/4")
MAX. NOSING = 25 (1")
MIN. HEADROOM = 1950 (6'-5")
RAIL @ LANDING = 900 (2'-11")
RAIL @ STAIR = 800 (2'-8")
MIN. STAIR WIDTH = 860 (2'-10")
MIN. RUN = 150 (6")
MIN. AVG. RUN = 200 (8")
- 11. FINISHED RAILING ON PICKETS SPACED
MAXIMUM 100mm (4") BETWEEN PICKETS.
CLEARANCE BET. HANDRAIL AND SURFACE BEHIND IT
TO BE 50mm (2") MIN. HANDRAILS TO BE CONT.
EXCEPTING FOR NEWEL POST AT CHANGES OF DIRECTION.
GUARDS - OBC 9.8.8.3
INTERIOR GUARDS: 900mm (2'-11") MIN.
EXTERIOR GUARDS: 1070mm (3'-6") MIN.
- 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. RSI 3.52 [R20] INSULATION BLANKET OR BATTS
WITH 38x89 (2"x6") STUD WALL, AND APPROVED
VAPOUR BARRIER 8" ABOVE CONC. FLOOR.
DAMPPOOF WITH BUILDING PAPER BETWEEN THE
FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
NOTE: FULL HEIGHT INSULATION AT COLD CELLAR WALLS.

- 14. **BEARING STUD PARTITION**
51x152 (2"x6") STUDS @ 400mm (16") O.C.
51x152 (2"x6") 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 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
125 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 125 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"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. X 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"x1/2") 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 3.35
(R19) IN WALLS, RSI 4.4 (R25) IN CEILING.
TAPE AND SEAL ALL JOINTS AIR TIGHT.
PER OBC 9.10.9.16
- 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, & 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 STUD
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).
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.
3-38x140 (3-2"x6") BUILT-UP-POST ON
METAL BASE SHOE ANCHORED TO CONC.
WITH 12.7 DIA. BOLT, 610x610x300
(24"x24"x12") CONC. FTG. OBC 9.17.4
- 28. STEP FOOTINGS: MIN. HORIZ. STEP = 600mm
(23-5/8"). MAX. VERT. STEP = 600mm (23-5/8")
FOR FIRM SOILS.
- 29. 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)
- 30. 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.
- 31. DIRECT VENT GAS FIREPLACE. VENT TO BE
A MINIMUM 300mm (12") FROM ANY OPENING
AND ABOVE FIN. GRADE. REFER TO GAS
UTILIZATION CODE.
- 32. **SUBFLOOR JOIST STRAPPING AND BRIDGING**
-16mm 3/4 T & G SUBFLOOR ON ENG.
FLOOR JOISTS. [SEE MANUF. SHOP DWGS.]
FOR CERAMIC TILE APPLICATION
(* SEE OBC 9.30.6.3 *)
9mm (1/4") PANEL TYPE UNDERLAY UNDER
RESILIENT & PARQUET FLOORING.
(* SEE OBC 9.30.2 *)

- 37. THE FDTN. WALL SHALL NOT BE REDUCED TO
LESS THAN 90mm (3-1/2") THICK TO A MAX.
DEPTH OF 350mm (13-3/4") AND SHALL BE TIED
TO THE FACING MATERIAL WITH METAL TIES
SPACED 200mm (8") O.C. VERTICALLY AND
900mm (36") O.C. HORIZONTALLY. FILL SPACE
BETWEEN WALL AND FACING SOLID WITH MORTAR.
(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. 4+50mm (1+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. **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.
- 40. **SMOKE ALARMS**
TO CONFORM TO 9.10.19.1. CAN/ULC-5531

- 41. **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" @16" O/C
2. STUCCO - 2"x6" @16" O/C
3. BRICK TO 4'-0" - 2"x6" @16" O/C
4. BRICK FULL HEIGHT - 2"x6" @12" O/C
- 42. TYPICAL 1 HOUR RATED PARTYWALL. REFER TO
DETAILS FOR TYPE AND SPECIFICATIONS.
- 43. **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)
- 44. **CARBON MONOXIDE ALARMS**
TO CONFORM TO 9.33.4.2. AND 9.33.4.3.

- WINDOWS:**
- 1) **MINIMUM BEDROOM WINDOW - OBC 9.7.1.3**
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 9.7.1.6 - 9.8.8**
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.
- 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
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 W 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 DAMPROOFING 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 300.
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)

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)

STEEL COLUMNS (UNLESS NOTED OTHERWISE)	
TP	= (1) 3" DIA. ADJ. ST. POST
ZTP	= (2) 3" DIA. ADJ. ST. POSTS
JTP	= (3) 3" DIA. ADJ. ST. POSTS

DOOR SCHEDULE	
1	EXTERIOR DOOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1A	EXTERIOR DOOR 865 x 2030 x 45 (2'-10" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
1B	EXTERIOR DOOR 915 x 2030 x 45 (3'-0" x 6'-8" x 1-3/4") INSULATED MIN. RSI 0.7 (R4)
2	INTERIOR DOOR 815 x 2030 x 35 (2'-8" x 6'-8" x 1-3/8")
2A	EXTERIOR DOOR 815 x 2030 x 45 (2'-8" x 6'-8" x 1-3/4") 20 MIN. RATED DOOR AND FRAME, WITH APPROVED SELF CLOSING DEVICE.
3	INTERIOR DOOR 760 x 2030 x 35 (2'-6" x 6'-8" x 1-3/8")
3A	INTERIOR DOOR 710 x 2030 x 35 (2'-4" x 6'-8" x 1-3/8")
4	INTERIOR DOOR 610 x 2030 x 35 (2'-0" x 6'-8" x 1-3/8")
4A	INTERIOR DOOR 660 x 2030 x 35 (2'-2" x 6'-8" x 1-3/8")
5	INTERIOR DOOR 460 x 2030 x 35 (1'-6" x 6'-8" x 1-3/8")

- LEGEND**
- CLASS 'B' VENT
 - ⊙ EXHAUST VENT
 - ⊕ DUPLEX OUTLET (12" HIGH)
 - ⊕ DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
 - ⊕ WEATHERPROOF DUPLEX OUTLET
 - ⊕ HEAVY DUTY OUTLET
 - ⊕ POT LIGHT
 - ⊕ LIGHT FIXTURE (CEILING MOUNTED)
 - ⊕ LIGHT FIXTURE (FULL CHAIN)
 - ⊕ LIGHT FIXTURE (WALL MOUNTED)
 - ⊕ SWITCH
 - ⊕ FLOOR DRAIN
 - ⊕ HOSE BIB
 - DJ DOUBLE JOIST
 - TJ TRIPLE JOIST
 - LVL LAMINATED VENEER LUMBER
 - X P.T. POINT LOAD FROM ABOVE
 - P.T. PRESSURE TREATED LUMBER
 - G.T. GIRDER TRUSS BY ROOF TRUSS MANUF.
 - I-FA FLAT ARCH
 - I-CA CURVED ARCH

MC MEDICINE CABINET
CONC. BLOCK WALL
DOUBLE VOLUME WALL
SEE NOTE (39)
SOLID WOOD BEARING
SB2 - 2 MEMBER BUILT-UP STUD
SB3 - 3 MEMBER BUILT-UP STUD
SB4 - 4 MEMBER BUILT-UP STUD
NOTE: SOLID BEARING TO BE AS WIDE AS SUPPORTED MEMBER.
SOLID BEARING TO BE A MINIMUM OF P2(ONE CONTINUOUS STUD
AND ONE JACK STUD, UNLESS OTHERWISE NOTED ON PLAN.
SMOKE ALARM (REFER TO OBC 9.10.18)
PROVIDE 1 PER FLOOR, NEAR THE STAIRS
CONNECTING THE FLOOR LEVEL. ALARMS TO
BE CONNECTED TO AN ELECTRICAL CIRCUIT
AND INTERCONNECTED TO ACTIVATE ALL
ALARMS IF 1 SOUNDS.
CARBON MONOXIDE DETECTOR (OBC 9.33.4)
WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A
DWELLING UNIT, A CARBON MONOXIDE DETECTOR
CONFORMING TO CAN/CGA-6.19, CSA 6.19 OR UL2034
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA.
CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY
WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL
CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH
AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN
THE INTERVENING DOORS ARE CLOSED.
SOIL GAS CONTROL (OBC 9.13.1.3 & 9.13.7.1)
PROVIDE CONSTRUCTION TO PREVENT LEAKAGE
OF SOIL GAS INTO THE BUILDING IF REQUIRED.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB
AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE
PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF
SERVICE AND THE PROPERTY OF THE ARCHITECT WHICH
MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY
AFTER BUILDING PERMIT HAS BEEN ISSUED.

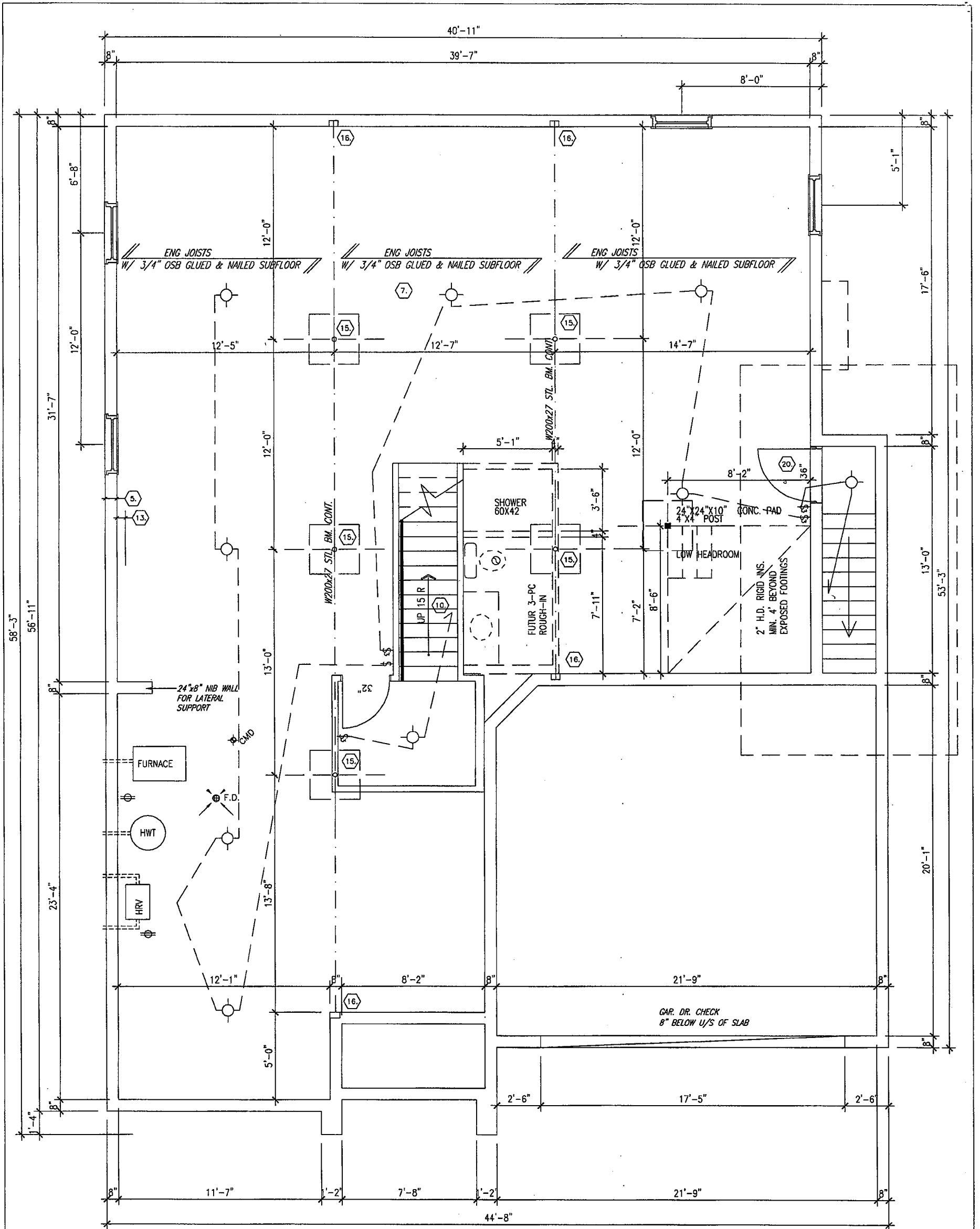
SB-12 COMPLIANCE PACKAGE 1	
COMPONENT	
CEILING WITH ATTIC SPACE	8.81
MINIMUM RSI [R] VALUE	[R50]
CEILING WITHOUT ATTIC SPACE	5.46
MINIMUM RSI [R] VALUE	[R31]
EXPOSED FLOOR	5.46
MINIMUM RSI [R] VALUE	[R31]
WALLS ABOVE GRADE	3.87
MINIMUM RSI [R] VALUE	[R22]
BASEMENT WALLS	3.52
MINIMUM RSI [R] VALUE	[R20]
EDGE OF BELOW GRADE 600 mm BELOW GR.	1.76
MINIMUM RSI [R] VALUE	[R10]
HEATED SLAB OR SLAB 600 mm BELOW GR.	1.76
MINIMUM RSI [R] VALUE	[R10]
WINDOWS AND SLIDING GLASS DRs.	1.8
MINIMUM U VALUE	
SKYLIGHTS	2.8
MINIMUM U VALUE	
SPACE HEATING EQUIPMENT	92%
MINIMUM AFUE 98% ECM MOTAR FURNACE	
HRV	55%
MINIMUM EFFICIENCY	
DOMESTIC HOT WATER HEATER	0.62
MINIMUM EF	

- 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. **COLD CELLAR PORCH SLAB (OBC 9.40)**
FOR MAX. 2500mm (8'-2") PORCH DEPTH,
(SHORTEST DIMENSION)
125mm (4 7/8") 32MPa (4640psi) CONC. SLAB WITH
5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS
@ 200mm (7 7/8") O.C. EACH WAY IN BOTTOM THIRD
OF SLAB, MIN. 30mm (1 1/4") COVER, 600x600mm
23 5/8"x23 5/8" 10M DOWELS @ 600mm
(23 5/8") O.C., ANCHORED IN PERIMETER FDTN.
WALLS. SLOPE SLAB MIN. 1.0% FROM HOUSE WALL.
SLAB TO HAVE MIN. 75mm(3") BEARING IN FDN. WALLS.
PROVIDE (L7) LINTELS OVER CELLAR DOOR & WITH
100mm(4") END BEARING.

SITE:
LOT NUMBER:
ADDRESS:

No.	Description	Date
6		
5		
4		
3		
2		
1	CITY COMMENTS	APR 28 2016
REVISIONS		

footprint:
shl. title: GENERAL NOTES
drawn by:
checked by:
date: MARCH 2014
scale: 3/16"=1'
sheet no: 1
13



BASEMENT PLAN

NOTE FOR FLOOR JOISTS:
 3/4" SUBFLOOR, GLUED.
 SPACE FLOOR JOISTS @ 12"
 O.C. UNDER CERAMIC TILED
 AREAS.

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.

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



SITE: BRADLEY RIDGE

LOT NUMBER: **2**

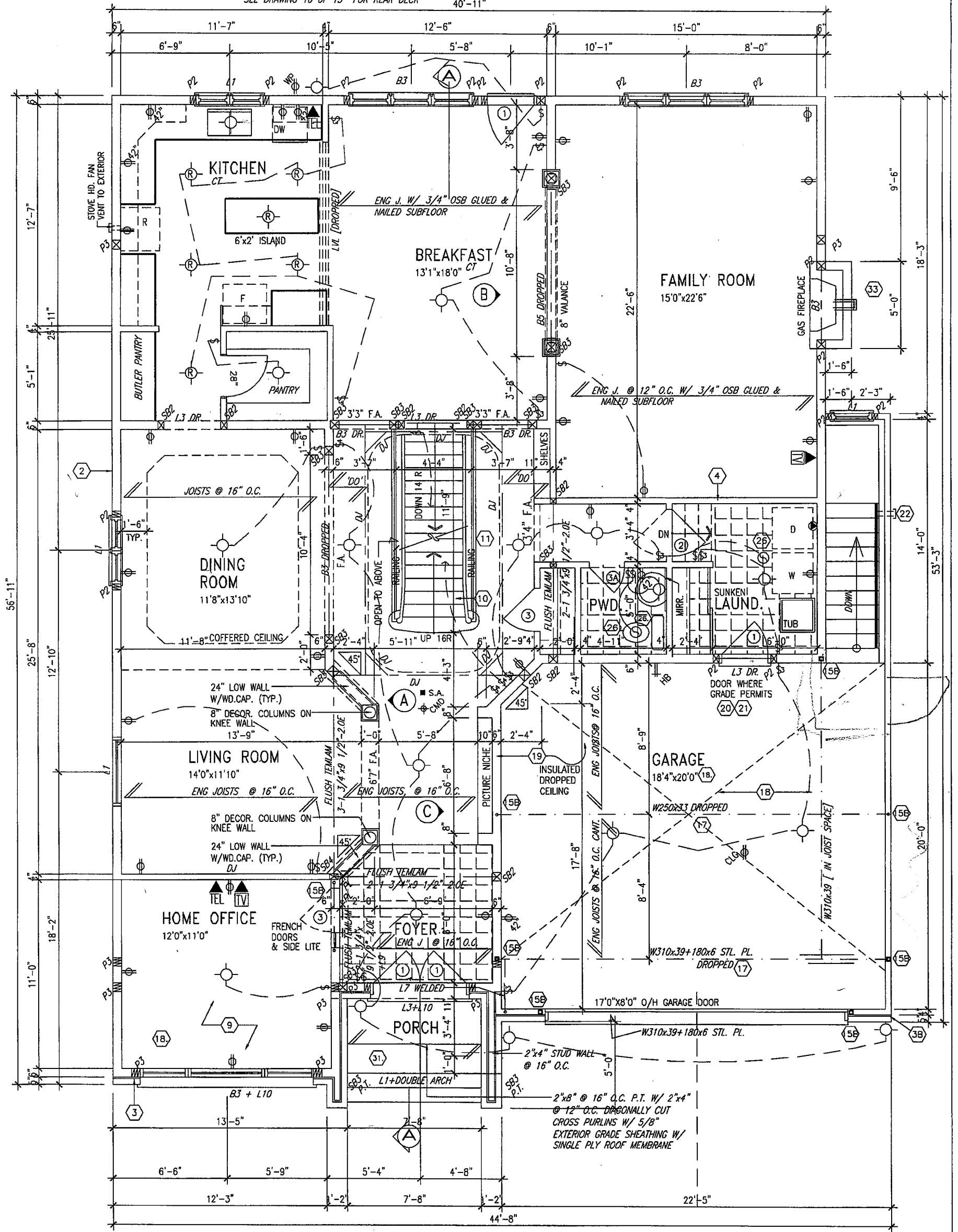
CIVIC ADDRESS:
 PERCIFOR WAY

No.	Description	Date	By
5			
4			
3			
2			
1			
REVISIONS			

sht. title: BASEMENT PLAN
 drawn by:
 checked by:
 date: NOV. 2016
 scale: 3/16"=1'

DRAWING
2/13

SEE DRAWING 10 OF 13 FOR REAR DECK 40'-11"



NOTE FOR FLOOR JOISTS:
3/4" SUBFLOOR, GLUED.
SPACE FLOOR JOISTS @ 12"
O.C. UNDER CERAMIC TILED
AREAS.

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.

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

REGO RES

AREA 1840 SQ FT

SITE: BRADLEY RIDGE

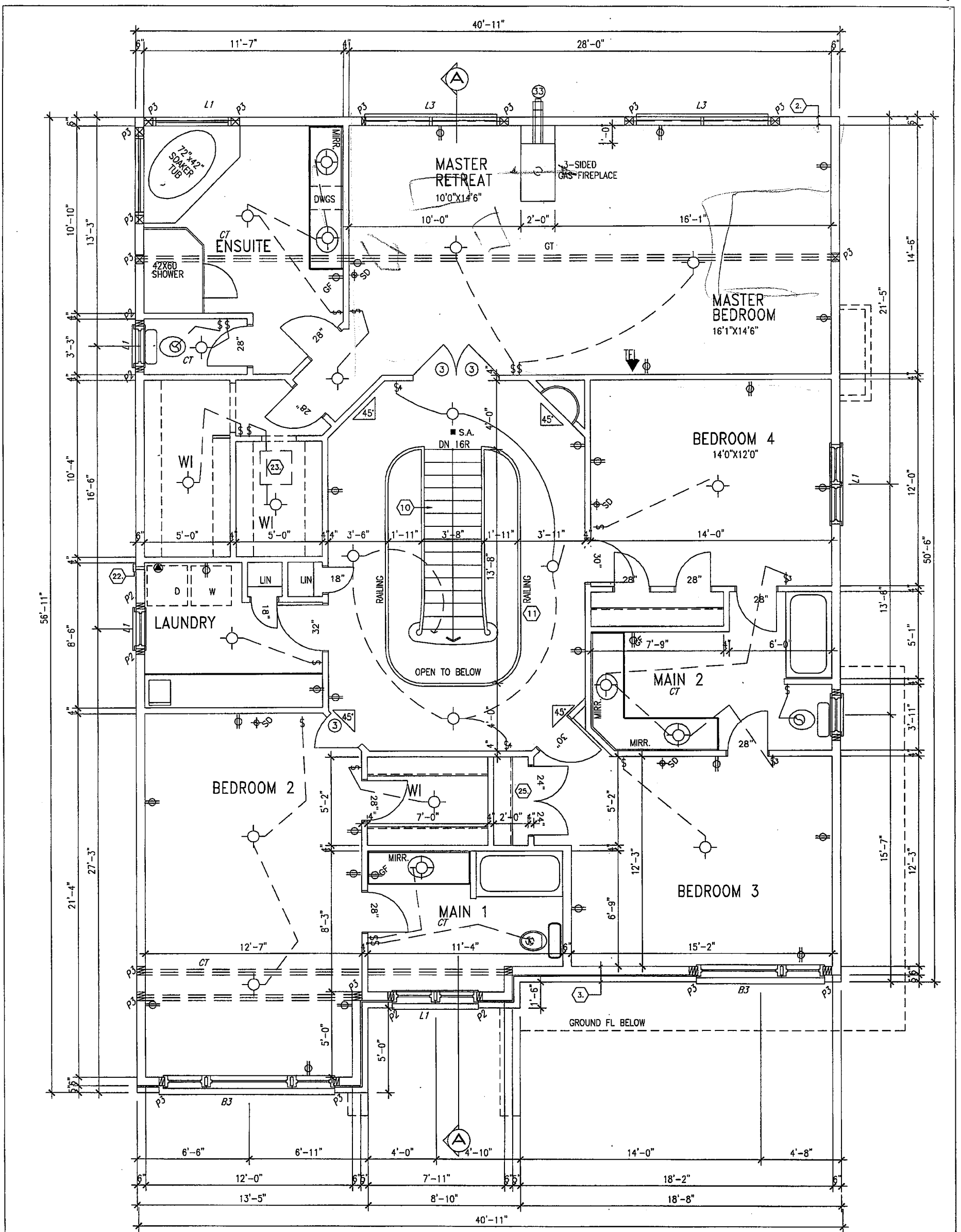
LOT NUMBER: **2**
CIVIC ADDRESS:
PERCIFOR WAY

sht. title: BASEMENT PLAN
drawn by:
checked by:
date: NOV. 2016
scale: 3/16"=1'

DRAWING
3/13

GROUND FLOOR

5			
4			
3			
2			
1			
No. Description	Date	By	
REVISIONS			



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 SBs ARE SB2 U/ NOTED

REGO RES.

AREA 2094 SQ FT

SITE: BRADLEY RIDGE

LOT NUMBER:

2

CIVIC ADDRESS:
 XXX PERCIFOR WAY

No.	Description	Date	By
5			
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1			
REVISIONS			

DRAWING

4/13

SECOND FLOOR

sh. title: 2 ND FLOOR

drawn by:

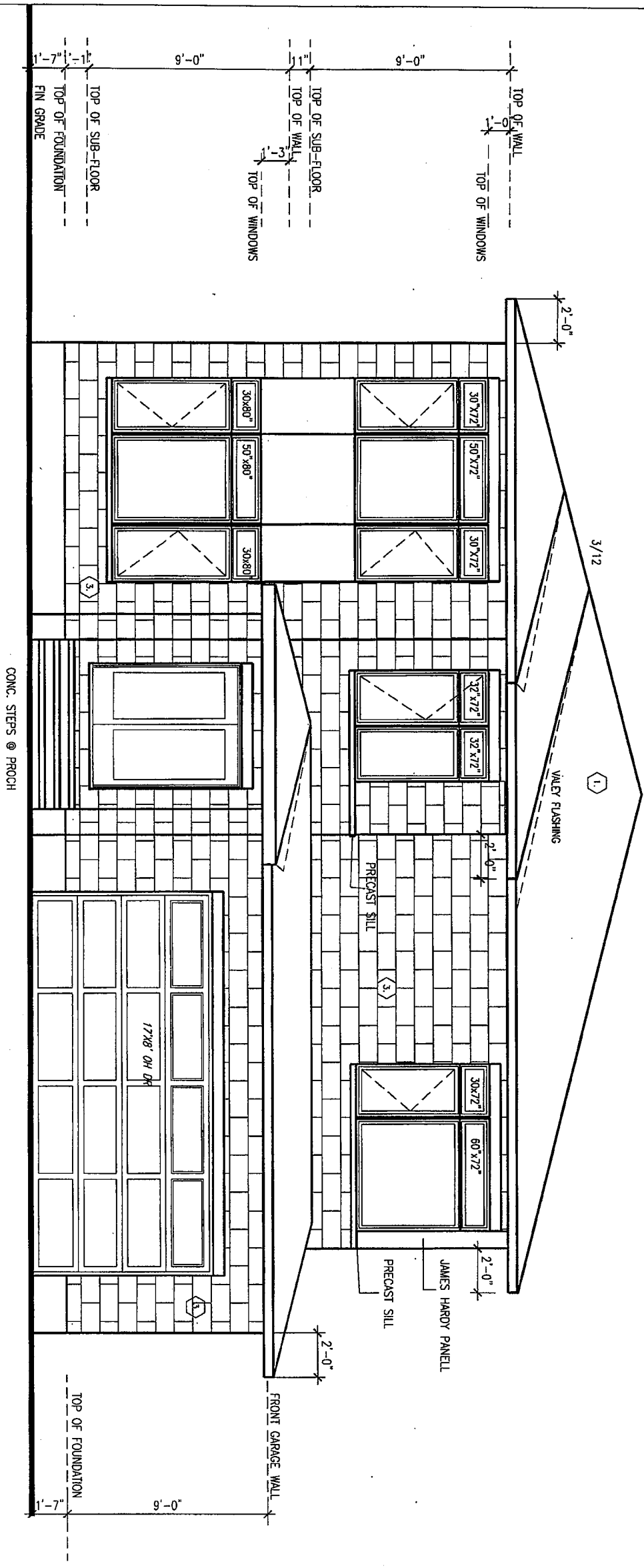
checked by:

date: OCT 2011

scale: 3/16"=1'

AREA CALCULATIONS

GROUND FLOOR AREA	1830 SF
SECOND FLOOR AREA	2166 SF
SUBTOTAL	3996 SF
DEDUCT ALL OPEN AREAS	98 SF
TOTAL NET AREA	3898 SF
FINISHED BSMT AREA	96 SF
COVERAGE	2406 SF
W/OUT PORCH	2356 SQ FT



NOTE FOR FLOOR JOISTS:
 3/4" SUBFLOOR, GLUED.
 SPACE FLOOR JOISTS @ 12"
 O.C. UNDER CERAMIC TILED
 AREAS.

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.

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

REGO RES

SITE: BRADLEY RIDGE

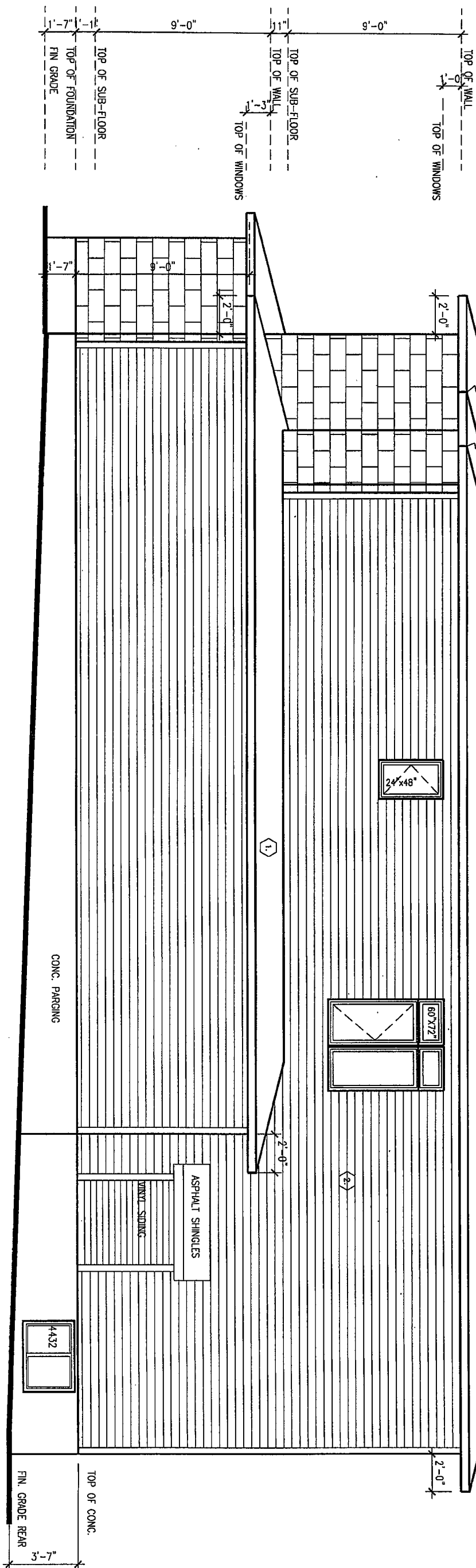
LOT NUMBER: **2**

CIVIC ADDRESS:
 818 PERCIFOR WAY

No.	Description	Date	By
5			
4			
3			
2			
1			
REVISIONS			

sht. title: BASEMENT PLAN	DRAWING 5/13
drawn by:	
checked by:	
date: MARCH 2011	
scale: 3/16"=1'	

FRONT ELEV



REGO
RES.

SITE: BRADLEY RIDGE

LOT NUMBER:

2

CIVIC ADDRESS:
PERC/FOR WAY

No.	Description	Date	By
1			
2			
3			
4			

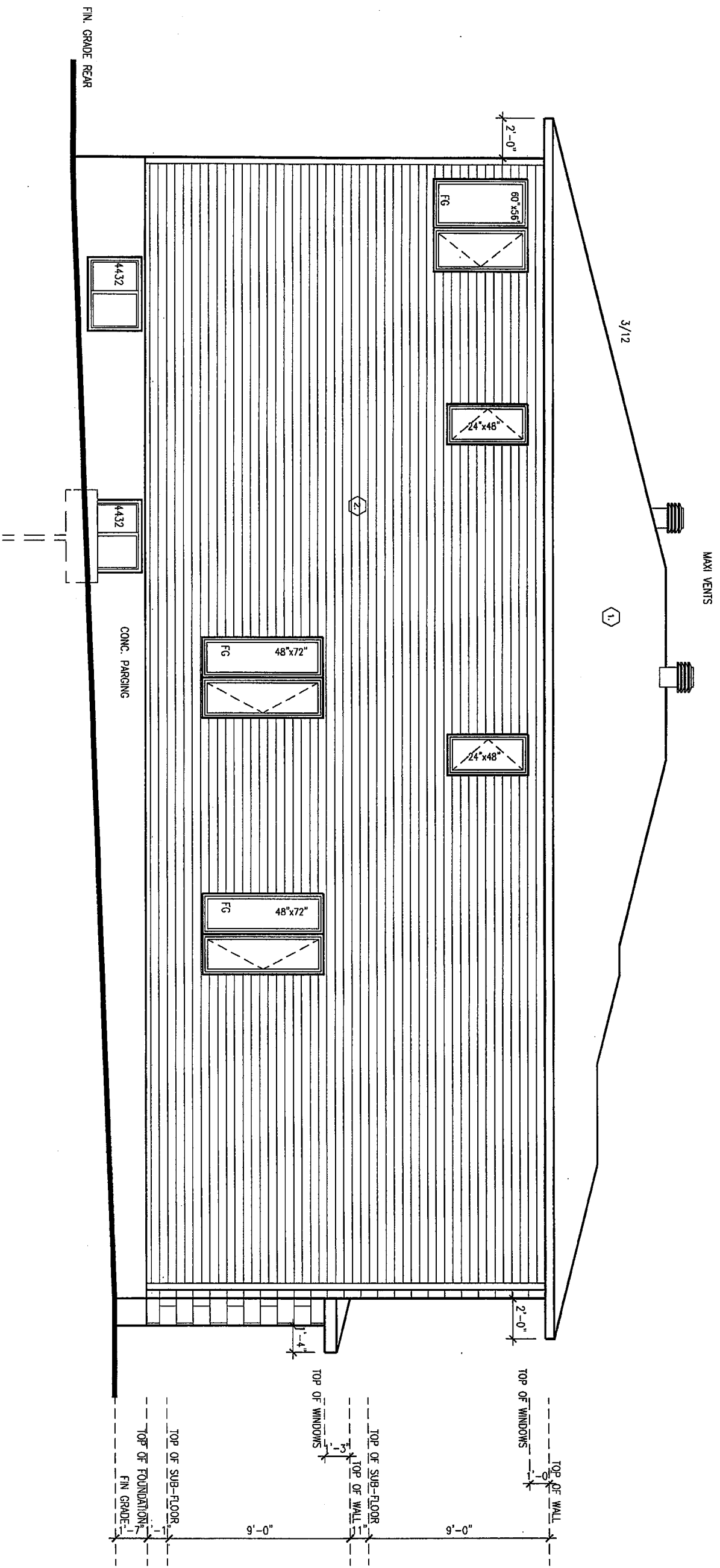
DRAWING

6 OF 13

SH. TITLE: RIGHT SIDE ELEV.
DRAWN BY:
CHECKED BY:
DATE: NOV 2016
SCALE: 3/16"=1'

RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



DRAWING
7 OF 13

LEFT SIDE REV. sht. title
drawn by
checked by
NOV 2016 date
3/16"=1' scale

By	Date

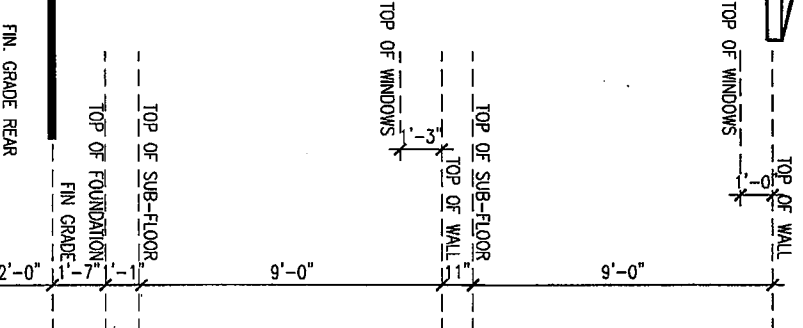
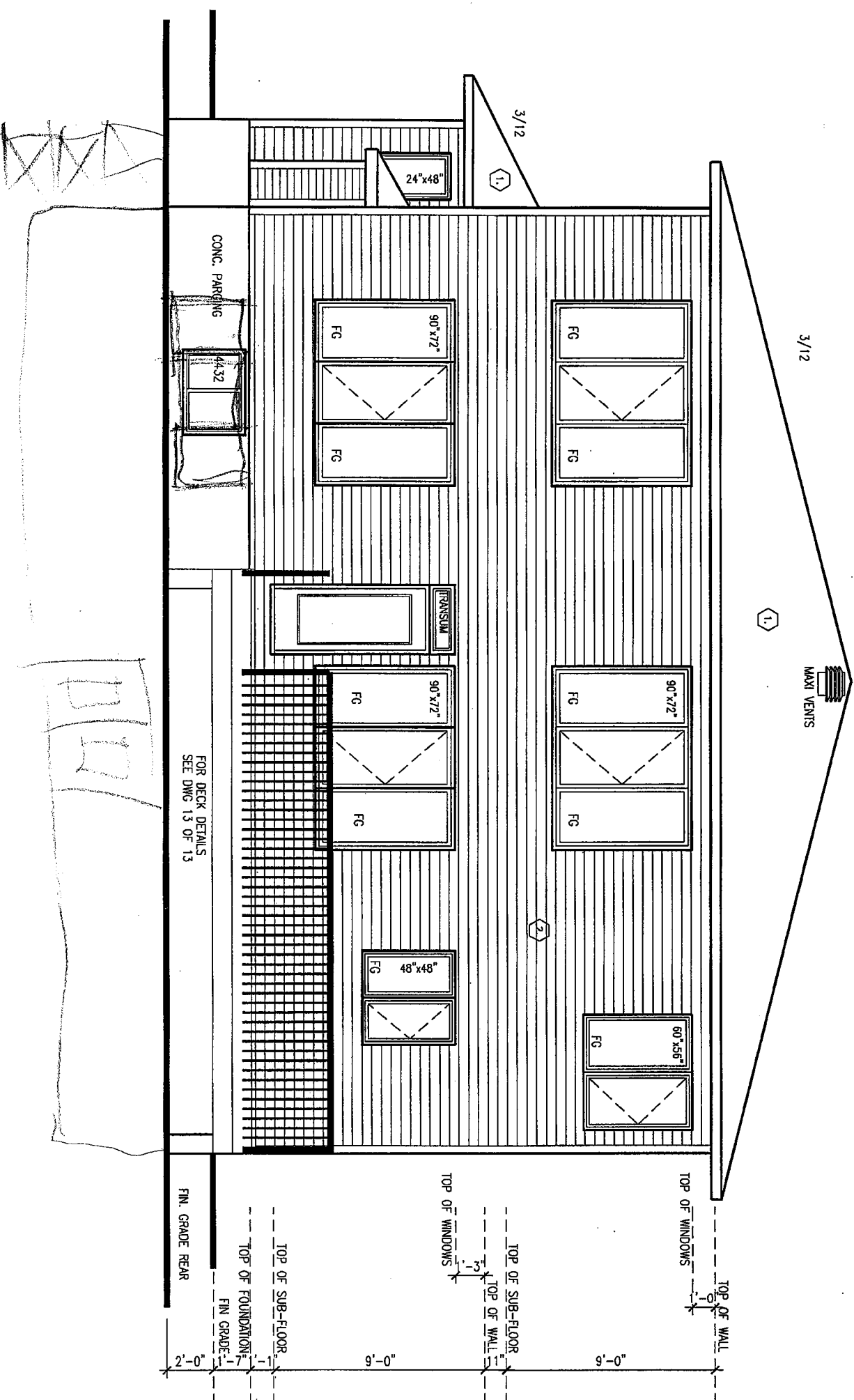
PREGO
RES.

BRADLEY RIDGE SITE:
2

LOT NUMBER:
CIVIC ADDRESS:

Description	No.
	1
	2
	3
	4

REAR ELEVATION



By	Date	Description	No.
			1
			2
			3
			4

REGGO RES.

BRADLEY RIDGE SITE:

8 OF 13

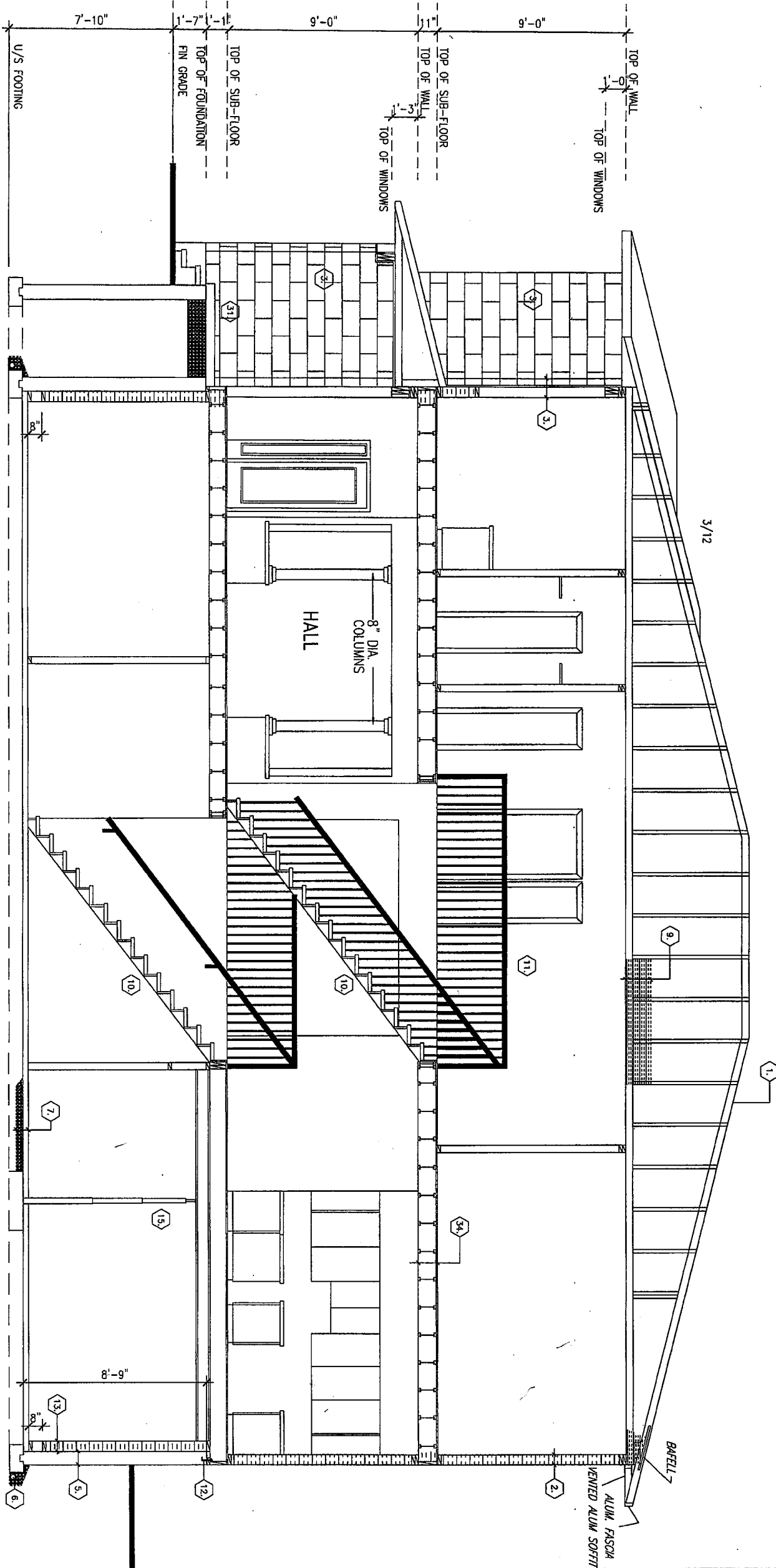
DRAWING

FRONT ELEVATION SHIT TITLE:
 drawn by:
 checked by:
 NOV. 2016 date:
 3/16"=1' scale:

LOT NUMBER:
2

CIVIC ADDRESS:

SECTION A-A



REGO RES.
RES.

SITE: BRADLEY RIDGE

LOT NUMBER: **2**

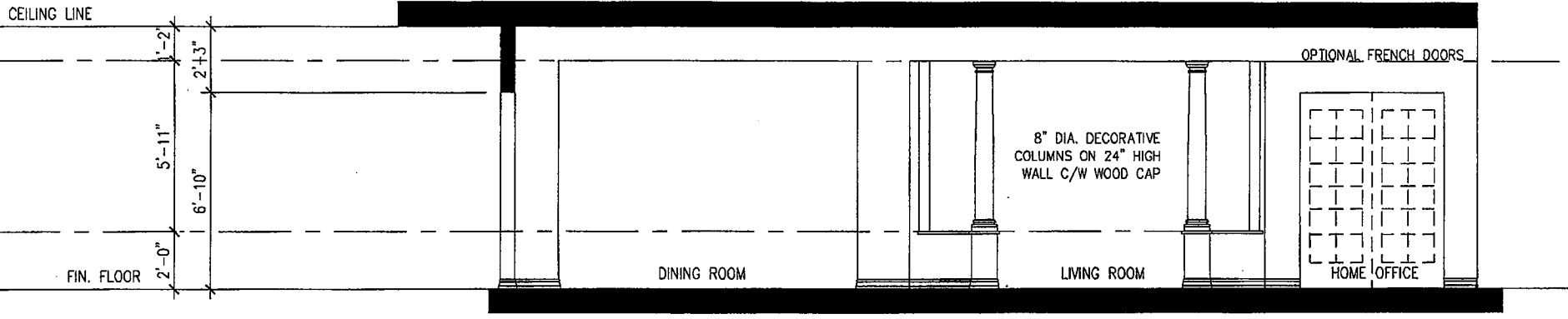
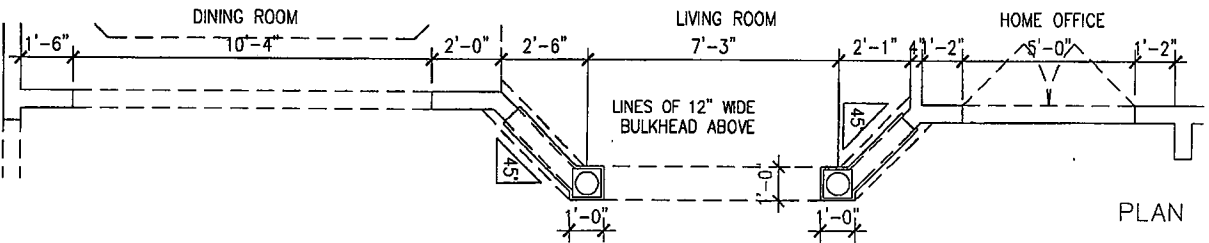
CIMC ADDRESS:
PERCIFOR WAY

No.	Description	Date	By
4			
3			
2			
1			
REVISIONS			

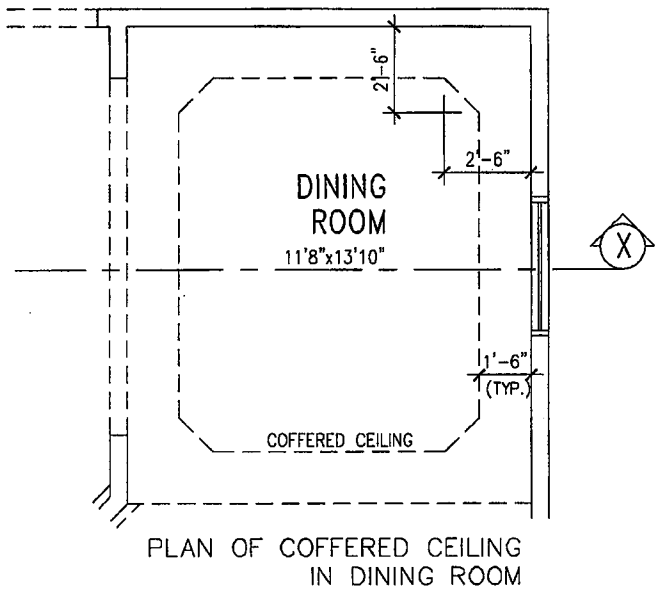
DRAWING
9 OF 13

sht. title: BASEMENT PLAN
drawn by:
checked by:
date: NOV 2016
scale: 3/16"=1'

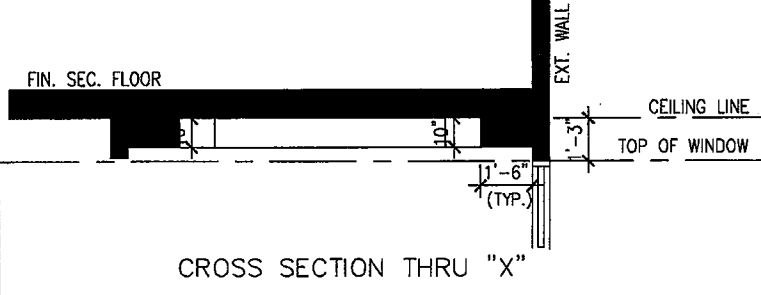
NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO UNFORESEEN SITE CONDITIONS, TRADE SUPPLIERS TO SITE MEASURE AND VERIFY ALL SPACES BEFORE ORDERING OR CUTTING SPECIFIC PRODUCTS TO SUPPLY, OR BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.



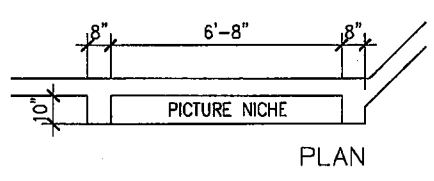
INTERIOR ELEVATION AT LOWER HALL (SHOWING ENTRANCE TO HOME OFFICE, LIVING, DINING RM.) A



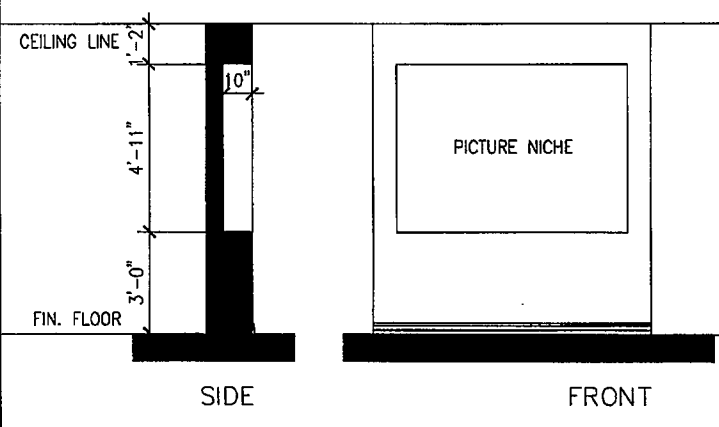
PLAN OF COFFERED CEILING IN DINING ROOM



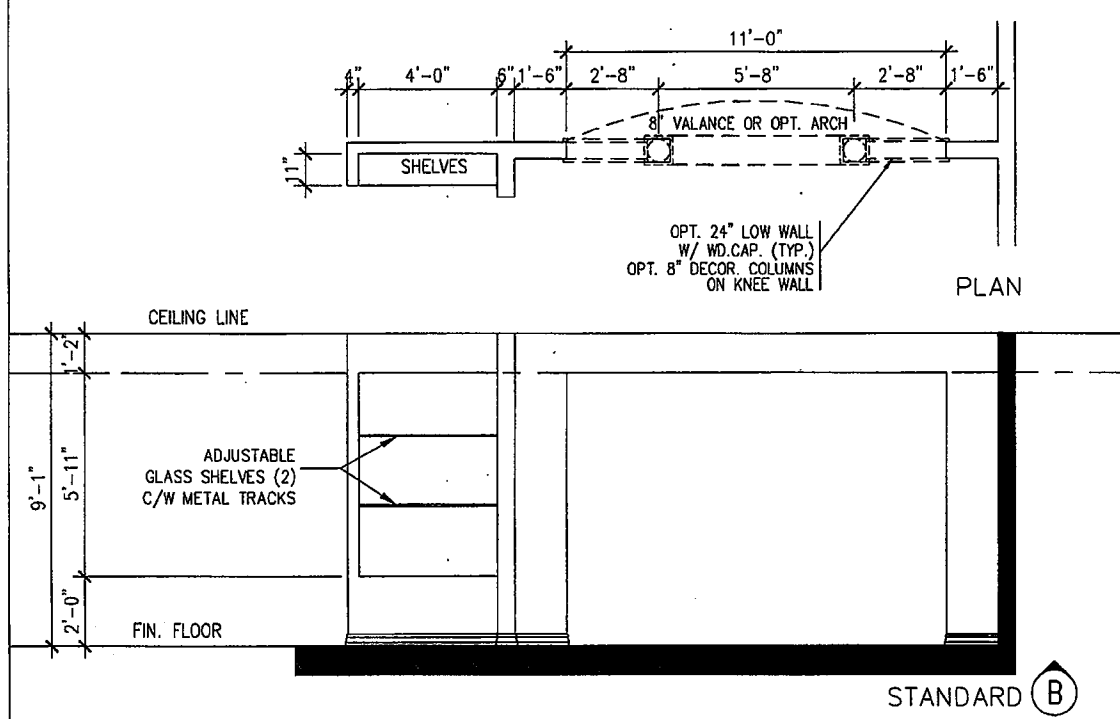
CROSS SECTION THRU "X"



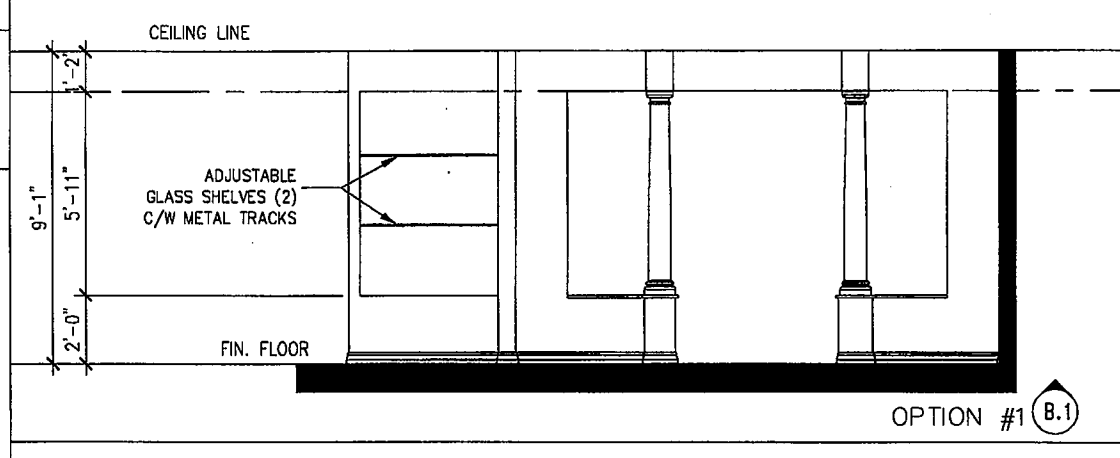
PLAN



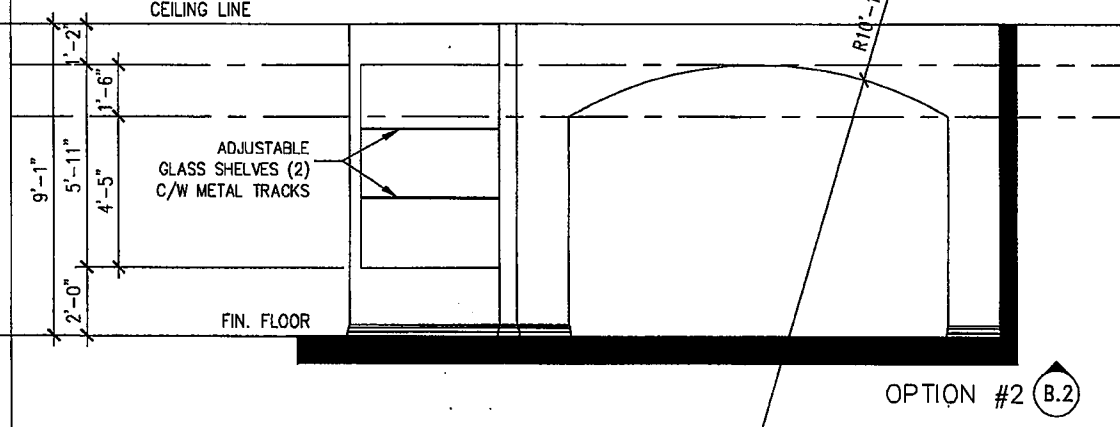
SIDE FRONT ELEVATION (NICHE AT MAIN HALLWAY) C



STANDARD B



OPTION #1 B.1



OPTION #2 B.2

ELEVATION (WALL BETWEEN FAMILY RM. AND BREAKFAST)

CUSTOM	footprint:
INTERIOR ELEVATIONS	sht. title:
	drawn by:
	checked by:
MARCH 2011	date:
3/16"=1'	scale:
	sheet no:
10/13	

INTERIOR ELEVATIONS

RIGO RES.
BRADLEY RIDGE SITE:
LOT NUMBER:
CIVIC ADDRESS:

STUD WALL REINFORCEMENT FOR FUTUR GRAB BARS IN MAIN BATHROOM

REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM
 FUTUR GRAB BARS TO BE MOUNTED TO RESIST HORIZONTAL AND VERTICAL LOADS OF 1.3 KN
 REFER TO OBC 9.5.2.3 [1] [D]

1 VERTICAL STUDS

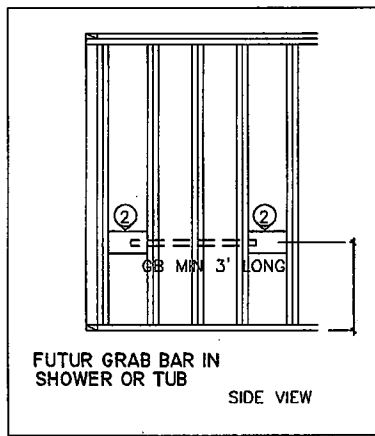
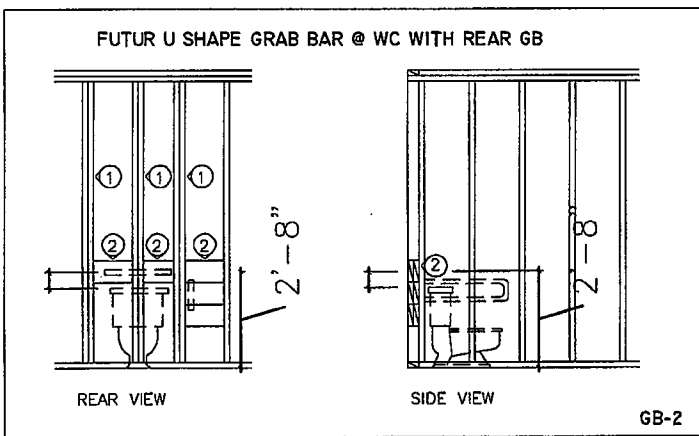
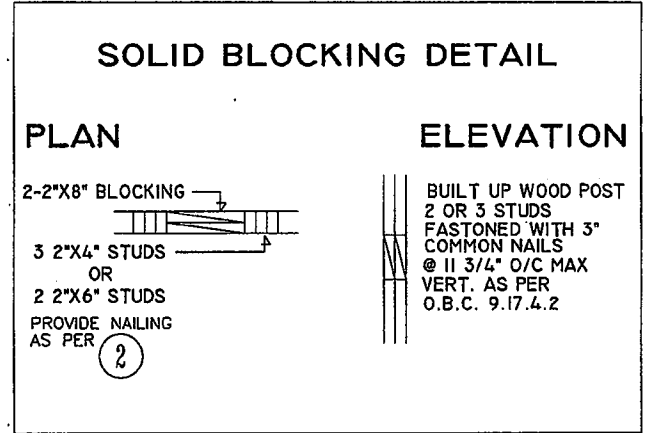
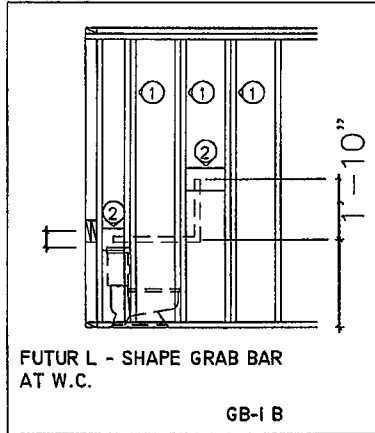
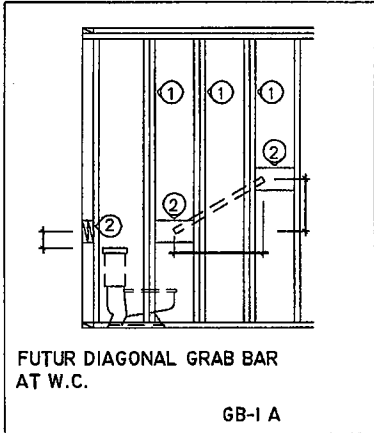
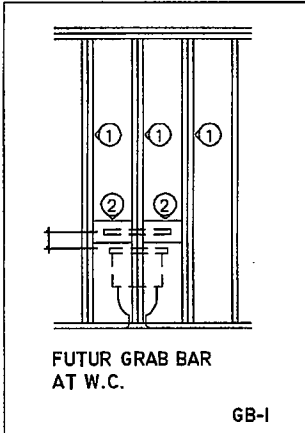
9'-0" HIGH CEILINGS
 2/2"x6" SP # 2
 OR
 3/2"x4" SP # 2

VERTICAL STUDS

8'-0" HIGH CEILINGS
 2/2"x6" SP # 2
 OR
 3/2"x4" SP # 2 [4" WALL]

2 SOLID BLOCKING

2/2"x8" SPR #2 NAILED WITH 3- ROWS OF 3"
 LONG COMMON NAILS AT 6" OC AND END TO
 STUDS WITH 6- 3 1/2" LONG COMMON NALES



FRAMING DETAILS AS PER OBC TABLE A - 30

MAX. HEIGHT FOR 2"x4" AT GARAGE WALL AS FOLLOWS

- 2"x4" @ 16" O.C. = 9'-10"
- 2 - 2"x4" @ 12" O.C. = 10'-9"
- 3 - 2"x4" @ 16" O.C. = 11'-2"
- 3 - 2"x4" @ 12" O.C. = 12'-4"

NOTES

- FOR ROOF DESIGN SNOW LOAD OF 2.6 KPA
- SUPPORTED ROOF TRUSS LENGTH OF 6.0 METERS AND FLOOR JOISTS LENGTH OF 2.5M OF ONE FLOOR
- PROVIDE HORIZONTAL SOLID BLOCKING 1200 O.C. [4'-0"]
- PROVIDE A MINIMUM OF 9.5 MM [3/8"] PLYWOOD OR OSB EXT. SHEATHING ON EXTERIOR FACE

MAX. HEIGHT FOR 2"x6" EXTERIOR WALLS AS FOLLOWS

- 2"x6" @ 16" O.C. = 12'-6"
- 2"x6" @ 12" O.C. = 13'-10"
- 2-2"x6" @ 16" O.C. = 15'-0"
- 2-2"x6" @ 12" O.C. = 17'-4"

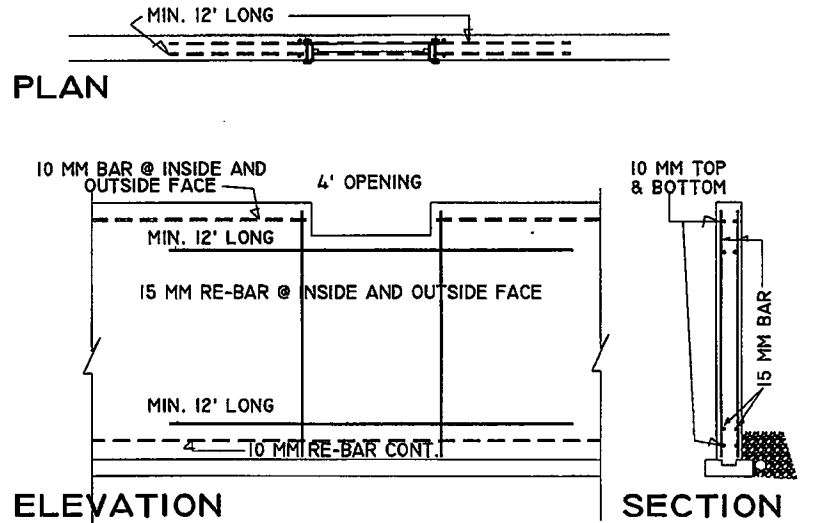
MAX. HEIGHT FOR 2"x8" EXTERIOR WALLS AS FOLLOWS

- 2"x8" @ 16" O.C. = 16'-0"
- 2"x8" @ 12" O.C. = 17'-9"
- 2- 2"x8" @ 16" O.C. = 20'-4"
- 2- 2"x8" @ 12" O.C. = 22'-4"

NOTES

- FOR ROOF DESIGN SNOW LOAD OF 1.92 KPA [40 PSF]
 - SUPPORTED ROOF TRUSS LENGTH OF 6.0 METERS ONLY
 - PROVIDE HORI. SOLID BLOCKING @ 1200 O.C. [4'-0"]
 - PROVIDE A MIN. OF 9.5MM [3/8"] PLYWOOD OR OSB EXT. SHEATHING ON EXTERIOR FACE AND 12.5 MM [1/2"] GYPSUM BOARD ON INTERIOR FACE
 - PROVIDE A MIN. OF 9.5MM [3/8"] PLYWOOD OR OSB EXT.
 - WALL FRAMING SHALL CONFORM TO O.B.C. 9.23.10.1.[2]
- **INFORMATION AS PER TABLE A 30 O.B.C.**

RE-BAR DETAIL FOR BASEMENT WINDOWS WIDER THAN 4' 0"



sht. title:	OBC 2006
drawn by:	
date:	NOV. 2016
scale:	3/16" = 1'
sheet no:	11/13

Date	Description	No.
		5
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		2
		1

Date	REVISIONS

REGO RES.

OBC 2006	
LOT NUMBER:	2
PERCIFOR WAY	

