

Schedules

Wood Lintels / Beams

W2 2x8s	B7 2"x12"	B13 1.9"x8" LVL	B19 1.4"x4" LVL	Note: where solid (1) piece timber shown - do not substitute multiple ply
B3 2x8s	B7 2"x12"	B14 2.9"x8" LVL	B20 3.4"x4" LVL	
B4 2x8s Bolted	B8 4"x12s Bolted	B15 3.9"x8" LVL	B21 3.4"x4" LVL	
B5 2x10s	B12 2"x15"	B16 1.1"x8" LVL	B22 1.6"x4" LVL	
B6 4x10s Bolted	B12 3.75"x15"	B17 2.1"x8" LVL	B23 1.6"x4" LVL	

Note

1. Engineered wood beams to be min. 2.0x or equal and 1.34x in width.
2. SDS® - Simpson Strong-Tie Strip-Drive heavy-duty connector screws. Refer to manual, specs. for exact details (see typ. detail screw patterns)

Columns / Posts

P2 2x6s	P4 4x6s	P6 3x24	P8 5x24	P10 6x6	P12 4x8s
P3 2x6s	P5 5x6s	P7 2x24	P9 4x4	P11 3x8s	

C1 HSS 4" x 4" x 916" - Top and Base Plate B3 3"x8" x 1'0" LG Welded w/ Beam #4)
W21 W8s Exposed steel post/bearing
S3 W10s Exposed steel post/bearing
S3 W10s Exposed steel post/bearing

Steel Lintels

L1 3.5" x 3.5" x 1/4"	L3 8" x 3.5" x 5/16"	L5 6" x 4" x 3/8"
L2 5" x 3.5" x 1/4"	L4 5" x 3.5" x 3/8"	L6 7" x 4" x 1/2"

Steel Plates

WP1 = 6" x 5/8" x 1/8" + (2) 5/8" Diameter Anchor Bolts
WP2 = 6" x 7/8" x 1/4" + (2) 3/4" Diameter Anchor Bolts
WP3 = 11" x 1" x 1/4" + (2) 3/4" Diameter Anchor Bolts

All Structural Steel To Conform to G40.21-350W

Concrete Footings

BEW = Bottom Bars Each Way

F1 24" x 24" x 12" Deep	F4 42" x 42" x 16" Deep c/w 5-15M BEW
F2 30" x 30" x 14" Deep	F5 48" x 48" x 16" Deep c/w 5-15M BEW
F3 36" x 36" x 16" Deep	F6 64" x 64" x 16" Deep c/w 5-15M BEW
	F7 60" x 60" x 18" Deep c/w 7-15M BEW
	F8 66" x 66" x 20" Deep c/w 7-15M BEW

> Strip footings below load bearing walls to have a min. 6" projection minimum 8" in depth + 2.15m bottom continuous
> All footings to be pour on undisturbed soil, rock or engineered fill certified by soils engineer
> min. soil bearing capacity = SLS 120 kPa (2500 psf) and to be verified by soils engineer prior to pouring footings

General Notes:

1. Do not scale drawings

2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer

3. All works to be in accordance with the ontario building code and all code references refer to CBC 2012 division 8

4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for any discrepancy to the engineer and/or architect designer.

5. Structural engineer to be notified prior to pouring of concrete to inspect rebar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements

6. All wood framed window openings that exceed 4'6" wide are to have 2"x6" plates @ bottom of opening (typical) U.N.O.

7. Adjustments or changes made to the floor layout roof truss layout, stairs, lintels & point loads or strapping shall be fastened to the stud at mid-height as per CBC, 8.2.3.10 (2019) and Project engineer must be notified for further review and approval.

8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation

9. SDS® - Simpson Strong-Tie Drive Heavy Duty Connector Screws. Refer to manual. Specs. for exact details (See D1 for screw patterns)

10. Typical Wall stud Construction

> Typical exterior walls to be 2x6 spf #2 @ 16" o/c (up to 12' high)
> All 14' & 16' high exterior walls to be 2x6 spf #2 @ 12" o/c. With Solid Blocking every 48" o.c.
> Typical interior walls to be 2x6 spf #2 @ 16" o/c (up to 12' high)
> All 14' & 16' high interior walls to be 2x6 spf #2 @ 12" o/c. With Solid Blocking every 48" o.c.
> All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.

11. Where load bearing walls are not finished with drywall or suitable interior finish, the blocking or strapping shall be fastened to the stud at mid-height as per CBC, 8.2.3.10 (2019)

12. 1/2" subfloor sheathing to be screwed and glued to all TJI joists on all floors

13. Typical Non Load Bearing Partition

24 studs @ 16" o/c w/ double top & single bottom plate provide 1/2" drywalls b/s

14. Typical Bathroom Reinforcement

Steel reinforcement required as per CBC, 8.2.3.1 in all bathrooms

15. All rigid or spray foam exposed interior insulation to be covered w/ taped and "mudded" drywall

16. Specific location of hydro meter to be established by local utility on exterior of the house

17. All electrical panels & components to comply with CBC, 9.3.4. & specific requirements of the local utility supplier

18. Protection from dampness

All wood framing members that are not pressure treated & which are supported on concrete in contact with ground or soil shall be separated from the concrete. By min. Self polyethylene or type "N" roof nailing as per CBC 8.2.3.2.1(1) & (2)

19. Typical Wood Posts

All wood posts shown to be 12" U.N.O.

20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.

21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass

22. All steel beams to bear on column cap plates. No side header connections allowed. Refer to detail D1.

23. Structural steel shop drawing review to be done by builder. Builder on site to confirm dimensions as per steel shop drawings prepared by steel supplier.

Project Notes:

> Lower terrace steps to have 8" poured conc. Foundation wall w/20" wide x 8" deep conc. Footing

> All foundations to extend min. 48" below slab and lower terrace

> Lower terrace slab to be 3" concrete slab over 5" granular base topped to drains

Slab to be built as one-piece unit as drawn and fastened to adjacent wall & floor headers for supports

> Front porch slab to be 3" reinforced conc. Slab above 35 mpa @ 28 days min. - 5.8% air ent. Class C1

> Typical Porch Slab (Slab on Grade Condition)

6" R.C. slab on grade curb 1-layer 6x6 welded wire mesh plate 2" down from top of slab over 6" granular "N" or equal gravel on soil compacted to 98% standard proctor max.

Dry density on undisturbed soil or engineered fill-note: If space below is changed to become excavated, the slab & wall requirement will require additional reinforcing

> All exposed floors have floor joists above wall w/ 2x12. Closed cell spray foam insulation min. R21

> Flat roofs to have 2-ply truss/joist on rubber membrane roof w/ 2% slope to edge on 1/2" plywood roof sheathing on roof trusses/joists

> Direct vent gas fireplace unit to comply with CANULC-5610-M "Factory built fireplaces" installed with exhaust as per manufacturer's specifications

> Provide 15M hook bars @ 15" o.c. top bars along slab bearing

> Provide 15M dowels @ 15" o.c. typical along slab bearing

36" UNO

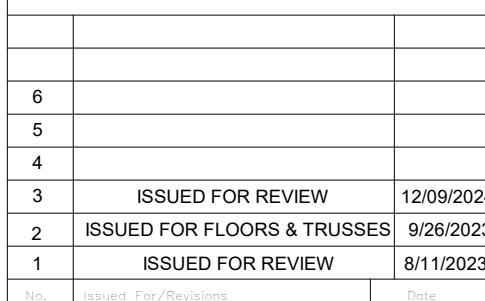
24" UNO



TOWNS

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PROJECT			
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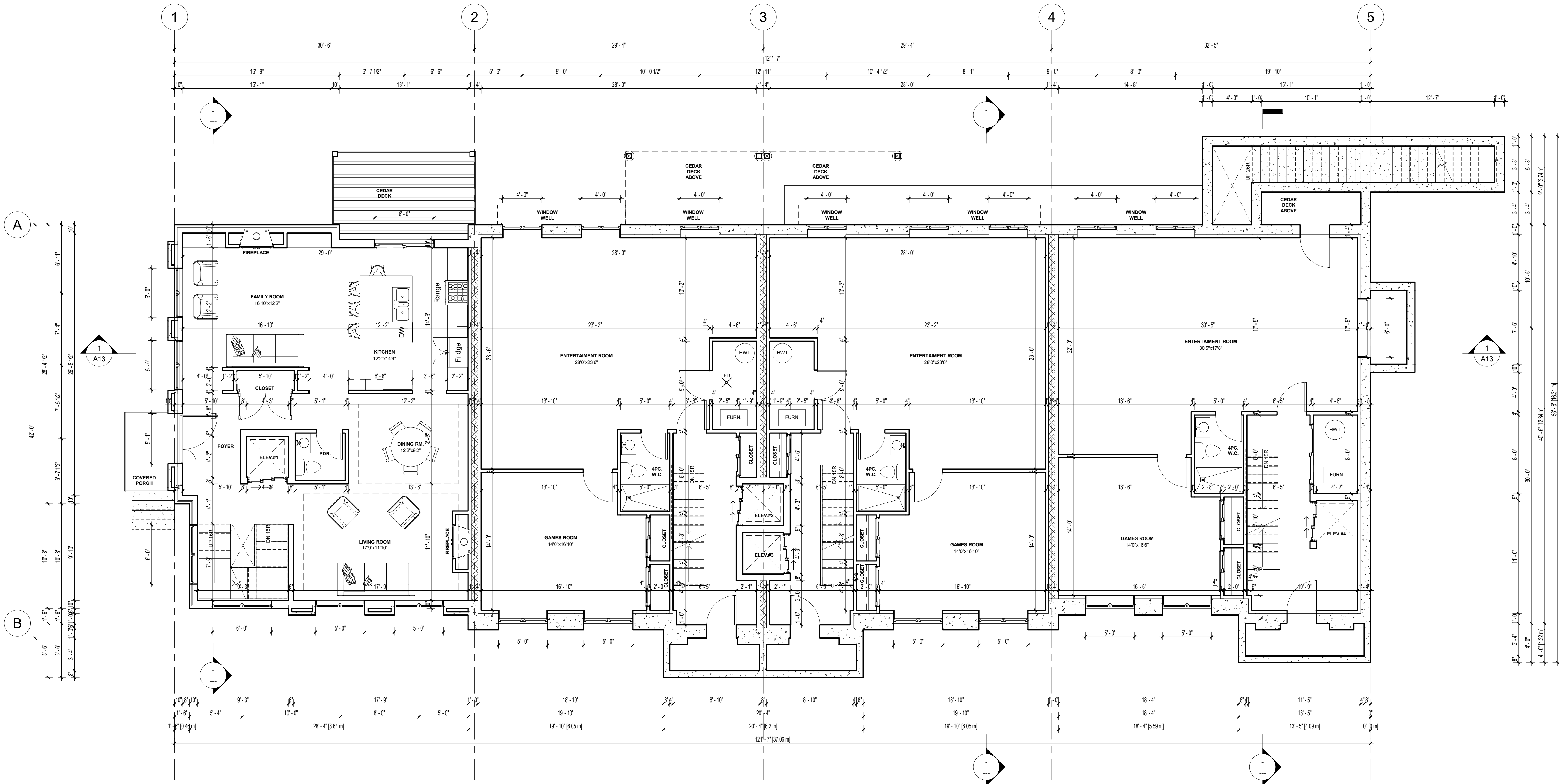
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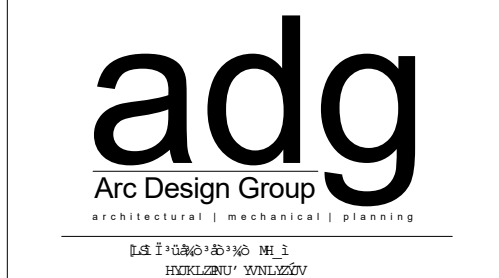
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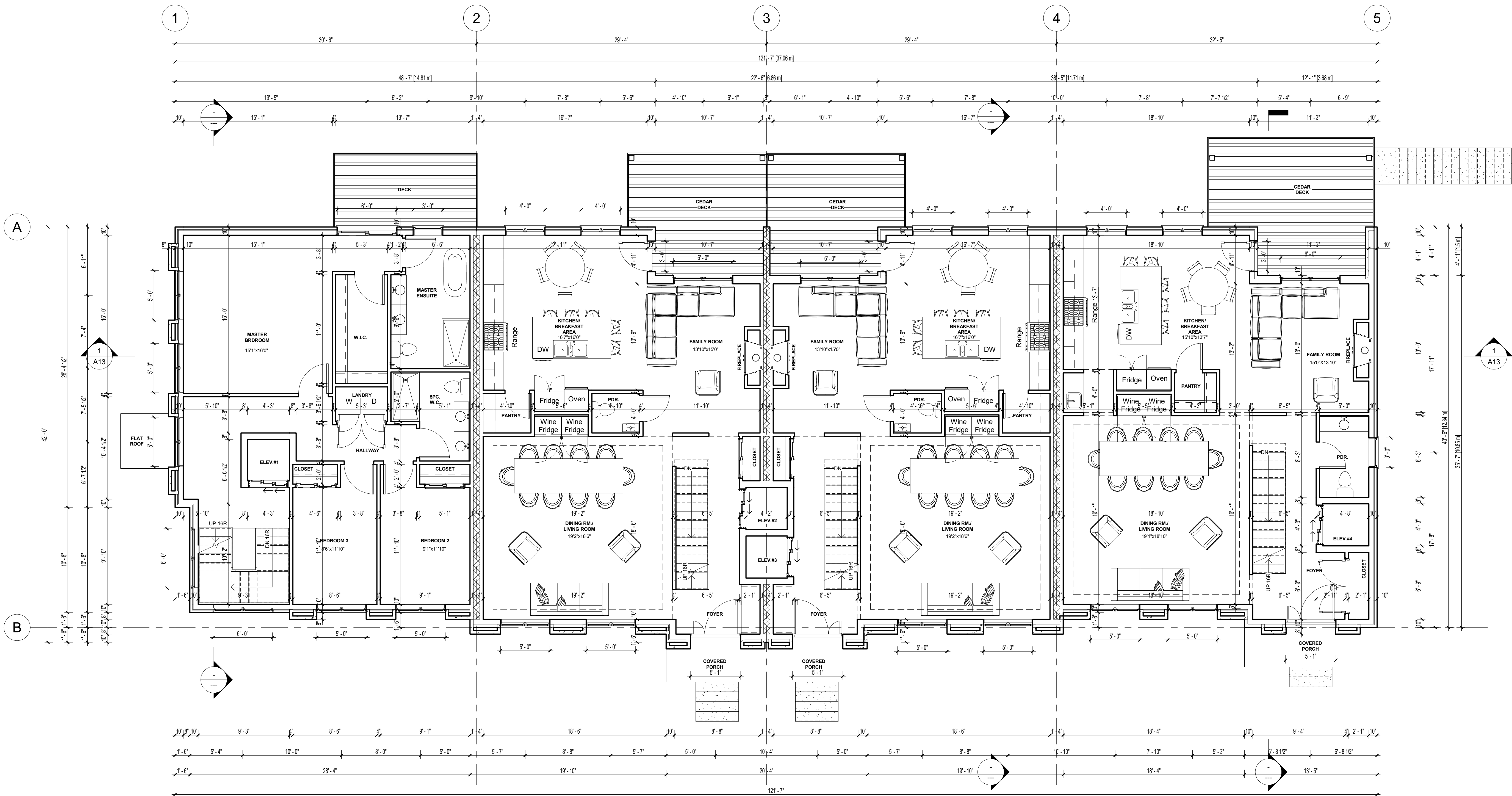


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2	ISSUED FOR FLOORS & TRUSSES	9/26/2023
1	ISSUED FOR REVIEW	8/11/2023

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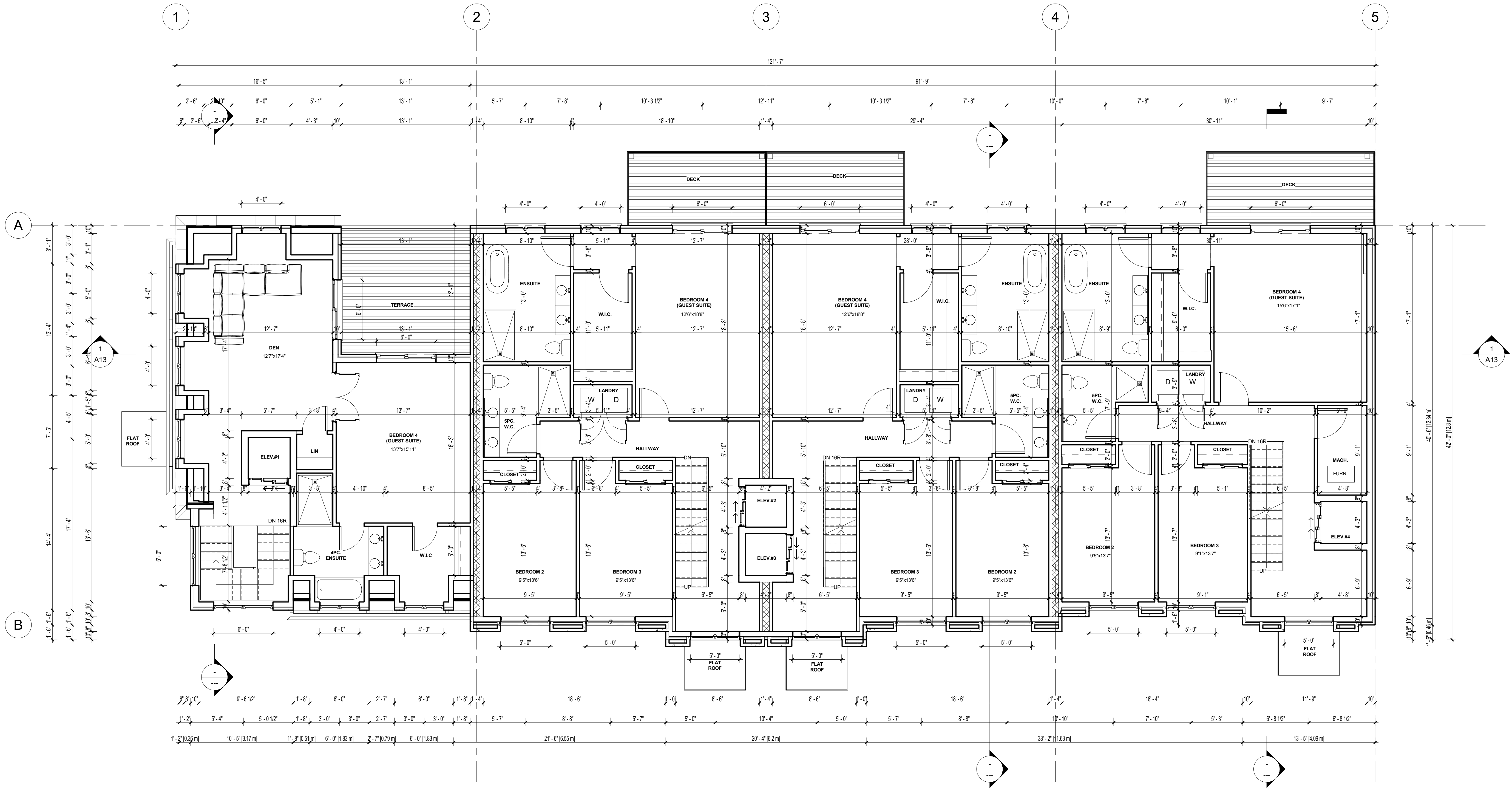
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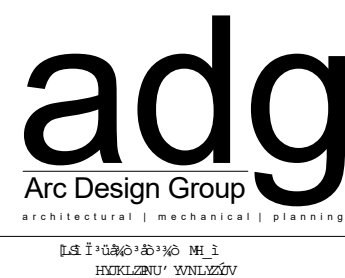
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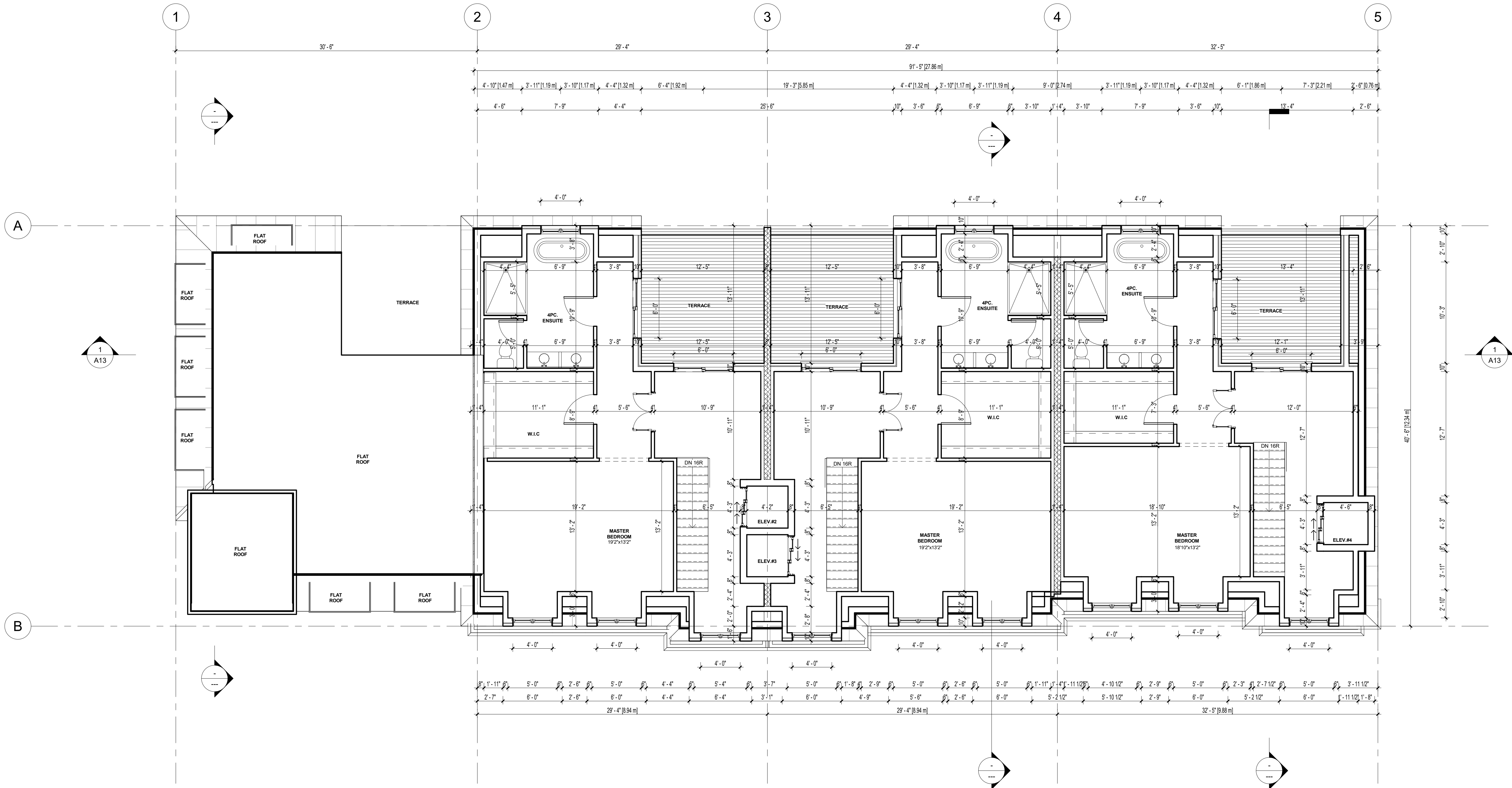


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SHEET TITLE
SECOND FLOOR PLAN /
THIRD FLOOR (UNIT1)

PROJECT NO.: 23-011
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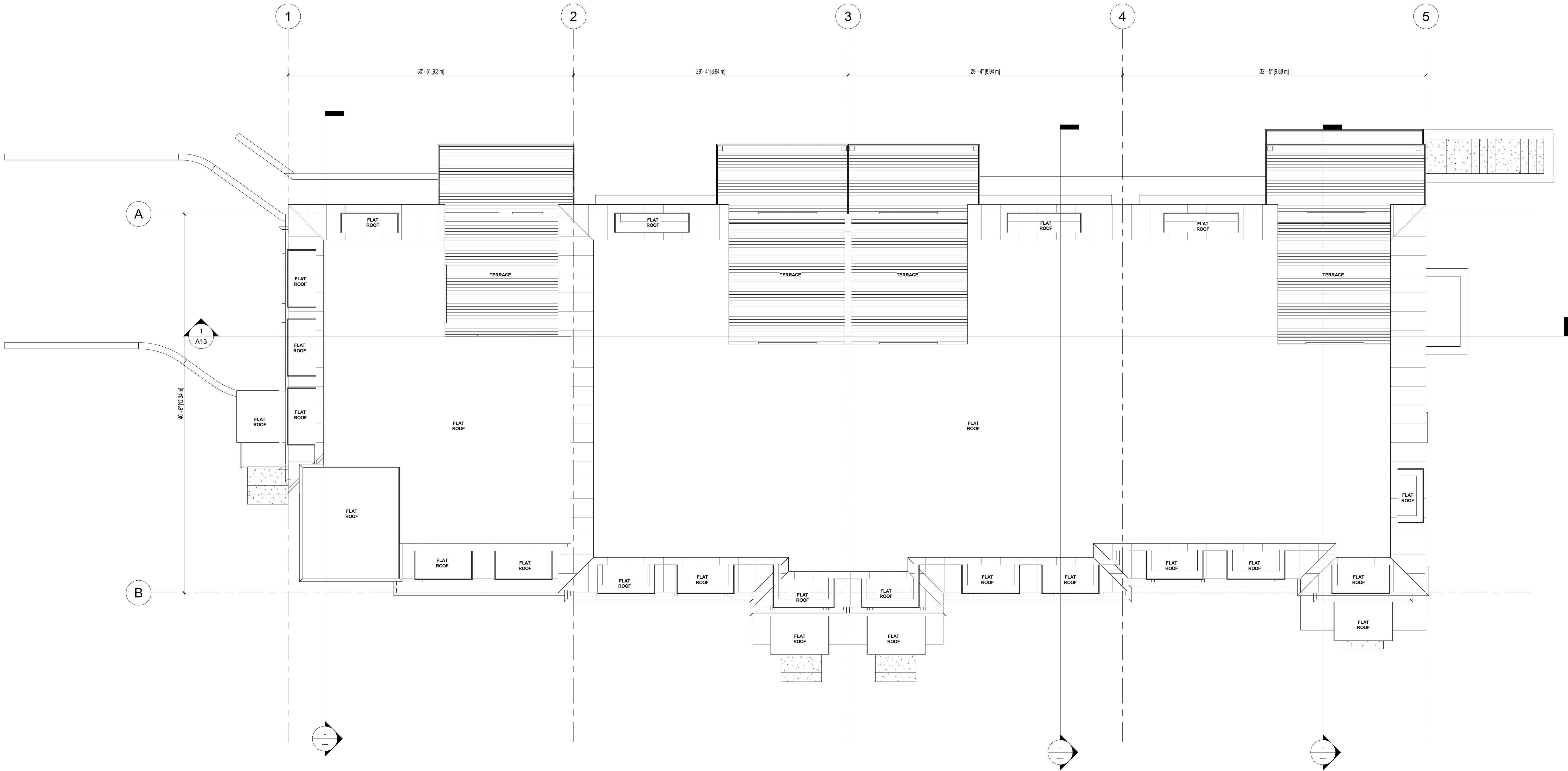
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SHEET TITLE	ROOF PLAN		

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1 FRONT ELEVATION
3/16" = 1'-0"

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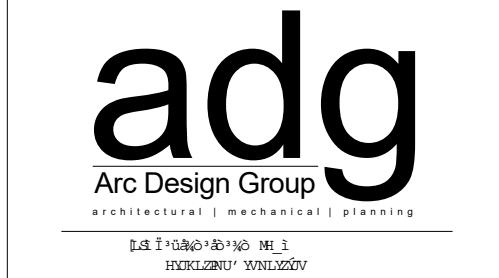
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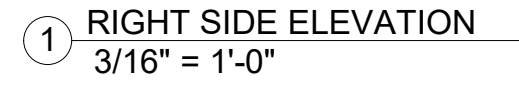
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3/16" = 1'-0"

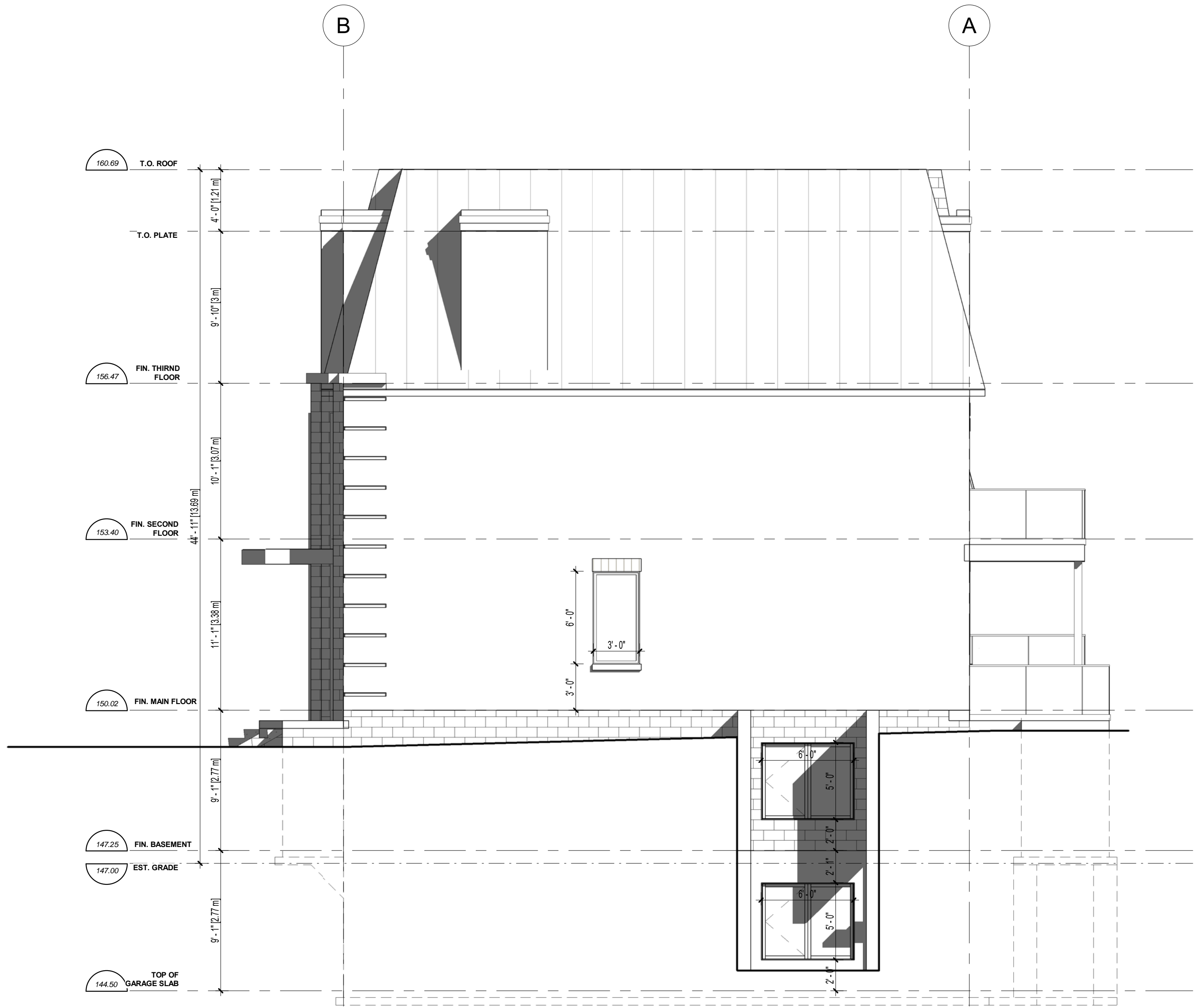
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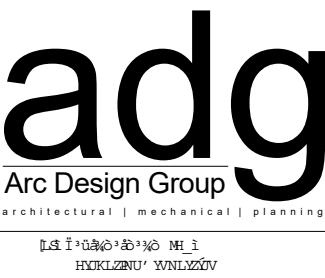
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1 REAR ELEVATION
3/16" = 1'-0"

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PROJECT NO. 23-011
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SHEET TITLE: REAR ELEVATION

PROJECT NO.: 23-011
DRAWING NO.: A10

