CONSTRUCTION NOTES

(UNLESS OTHERWISE NOTED)

PERSCRIPTIVE PACKAGE

SB-12
(TABLE 3.1.1.2.A)

A1

-ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE (OBC), ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC IN BRACKETS.

TYPICAL FRAME CONSTRUCTION
-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXTERIOR WALLS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1.2m) AND 10'-6" (3.2m)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2.0m)
-DOUBLE JOISTS UNDER PARALLEL PARTITIONS
-BEAM TO BE PLACED UNDER LOADBEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS
-BEAM MAY BE A MAX. 24" (600mm) FROM A LOADBEARING WALL WHEN THAT WALL IS PERPENDICULAR TO FLOOR JOISTS
-METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER
-ALL STEEL BEAMS TO BE GRADE 350W
-LAMINATED VENEER LUMBER(LVL) TO BE GRADE 1.9E OR BETTER (MODULUS OF ELASTICITY, E=1.9X10^6 psi)

1 *TYPICAL ROOF CONSTRUCTION*
-NO. 210 (30.5 kg/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTENT UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 1'-0" (300mm) PAST THE INSIDE FACE OF THE EXTERIOR WALL
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-STARTER STRIP AS PER OBC 9.26.7. (STARTER STRIP NOT REQUIRED IF TYPE M ROLLED ROOFING IS USED FOR EAVES PROTECTION)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (O-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" O/C
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-METAL EAVESTROUGH ON PREFINISHED ALUMINUM FASCIA & ALUMINUM VENTED SOFFIT
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT THE SOFFIT

2 *TYPICAL EXTERIOR SIDING WALL*
-VINYL SIDING (HORIZONTAL, VERTICAL, SHAKE OR SCALLOP)
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-15lb (0.7 kg/m2) BUILDING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING *PROVIDE 1"X3" (25mmX75mm) STRAPPING @ 12" O/C HORIZ. UNDER SHEATING FOR VERTICAL SIDING ONLY
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-MIN. R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

2S *TYPICAL EXTERIOR STUCCO WALL*
-DUROCK PUCCS EIFS APPROVED SYSTEM
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-15lb (0.7 kg/m2) BUILDING PAPER
-3/8" (10mm) EXTERIOR TYPE SHEATHING
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-MIN. R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

2F *EXTERIOR SIDING FIREWALL*
45 MIN. FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE 2
WITH THE FOLLOWING EXCEPTIONS:
-MIN. R-22 (3.87 RSI) INSULATION W/ A MASS OF 0.032 kg/m2 PER 1mm OF THICKNESS
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

2G *GARAGE WALLS*
WALL ASSEMBLY THE SAME AS NOTE 2
WITH THE FOLLOWING EXCEPTIONS:
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O/C
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER

3 *TYPICAL EXTERIOR BRICK / STONE VENEER WALL*
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE, PROVIDE WEEP HOLES @ 2'-6" (800mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS
-6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE
-1" (25mm) AIR SPACE
-15lb (0.7 kg/m2) BUILDING PAPER
-GALV. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C.
-3/8" (10mm) EXTERIOR TYPE SHEATHING
-2"X6" (38mm X 140mm) STUDS @ 16" (400mm) O.C.
-GALV. R-22 (3.87 RSI) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7mm) GYPSUM BOARD

3F *EXTERIOR BRICK / STONE VENEER FIREWALL*
45 MIN. FIRE RESISTANCE RATING
WALL ASSEMBLY THE SAME AS NOTE 3
WITH THE FOLLOWING EXCEPTIONS:
-MIN. R-22 (3.87 RSI) INSULATION W/ A MASS OF 0.032 kg/m2 PER 1mm OF THICKNESS
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

3G *GARAGE WALLS*
WALL ASSEMBLY THE SAME AS NOTE 3
WITH THE FOLLOWING EXCEPTIONS:
-2"X4" (38mm X 89mm) STUDS @ 16" (400mm) O/C
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
-DELETE INSULATION & 6 MIL AIR/VAPOUR BARRIER

4 *INTERIOR STUD WALLS*
-2"X4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2"X6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-DOUBLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" TOP PLATES
-SINGLE 2"X4" (38mm X 89mm) OR (38mm X 140mm) 2"X6" BOTTOM PLATE
-1/2" (13mm) INTERIOR GYPSUM BOARD BOTH SIDES

5 *FOUNDATION WALL*
***NOT EXCEEDING 9'-10" (3000mm) IN LATERALLY SUPPORTED HEIGHT**
-8" (200mm) SOLID 2200psi (20MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-6" (2300mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
***NOT EXCEEDING 9'-10" (3000mm) IN LATERALLY SUPPORTED HEIGHT**
***WHERE BACKFILL HEIGHT IS EXCEEDED REFER TO DETAIL D2**
-10" (250mm) SOLID 2200psi (25MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 9'-4" (2850mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
-INSULATE W/ R-20 (RSI 3.52) CONTINUOUS INSULATION ON INTERIOR SIDE OF FDN WALL.
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.5 (WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING)
-BITMINOUS DAMP PROOFING AS PER OBC 9.13.3.1 & 9.13.3.2 (FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO OBC 9.13.3.3(3))
-DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2)(3)(4))
-BACKFILL W/ NON-FROST SUSCEPTIBLE SOIL -WALL SHALL EXTEND A MIN. 6" (150mm) ABOVE GRADE

6 *WEEPING TILE*
-4" (100mm) DIA. WEEPING TILE LAID ON UNDISTURBED OR WELL COMPACTED SOIL. TOP OF WEEPING TILE TO BE BELOW BTM. OF FLR. SLAB. COVER TOP & SIDES OF WEEPING TILE W/ 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL AND DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

7 *BASEMENT SLAB / SLAB ON GRADE*
-3" (75mm) SOLID 3600psi (25MPa) CONCRETE SLAB-DAMPPROOF BELOW SLAB W/MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/12" (300mm) LAPPED JOINTS (DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS)
-5" (100mm) OF 3/4" CLEAR STONE BASE
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO O.B.C. 9.10.13.7
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO OBC 9.13.7.
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23 1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23 1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 3.1.1.7 (5)).
-PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23 1/2" (600mm) OF GRADE (O.B.C. SB-12 - 3.1.1.7 (6)).

8 *FLOOR ASSEMBLY*
-5/8" (16mm) T & G SPRUCE PLYWOOD OR EQUIVALENT AS PER 9.23.14.5, 9.30.2.2, & 9.30.2.3, & 9.30.2.4
-FLOOR JOISTS AS PER FLOOR PLANS (JOISTS SPACED @ 12" (300mm) O.C. UNDER CERAMIC TILE)

9 *CEILING*
-R-60 (RSI 10.56) INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-5/8" (15.8 mm) GYPSUM BOARD OR 1/2" CEILING BOARD (12.7 mm)

10 *STAIRS INTERIOR & EXTERIOR*

-MIN. RISE	= 5" (125mm)
-MAX. RISE	= 7-7/8" (200mm)
-MIN. RUN	= 10" (255mm)
-MAX. NOSING	= 1" (25mm)
-MIN. HEADROOM	= 6'-5" (1950mm)
-MIN. WIDTH (BETWEEN WALL FACES)	= 2'-10" (860mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11" (900mm)
FOR CURVED STAIRS	
-MIN. RUN	= 5-7/8" (150mm)
-MIN. AVG. RUN	= 7-7/8" (200mm)

NOTE: FOR EXTERIOR CONC. STEPS
-10" (254mm) RUN & 8" (200mm) RISE
-FOUNDATION WALL REQUIRED FOR 3 OR MORE RISERS, FOOTING TO BE MIN. 4'-0" (1.22mm) BELOW GRADE.

11 *RAILINGS / GUARDS*

-INTERIOR LANDING	= 3'-6" (1070mm)
-INTERIOR STAIR	= 2'-11" (900mm)
-EXTERIOR LANDING (GREATER THAN 2'0" (610mm) ABOVE GRADE)	= 2'-11" (900mm)
-EXTERIOR LANDING (GREATER THAN 5'11" (1800mm) ABOVE GRADE)	= 3'-6" (1070mm)
-EXTERIOR STAIR	= 2'-11" (900mm)

-4" (100mm) MAX. BETWEEN WOOD PICKETS

12 *SILL PLATE*
-2" X 4" (38mm X 89mm) SILL PLATE W/ 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2.4m) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL. SILL PLATE TO BE CAULKED OR PLACED ON MINERAL WOOL OR FOAM GASKET NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

13 *STRIP FOOTING*
-2200psi (15MPa) CONCRETE FOOTING W/ CONTINUOUS KEY, RESTING ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 21.76psi (150kPa) BEARING CAPACITY
*FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
EXTERIOR WALLS
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
-2 STOREY BRICK - 20" X 6" (485mm X 155mm)
-3 STOREY BRICK - 26" X 9" (660mm X 230mm)
INTERIOR BEARING WALLS
SUPPORTING
-2 STOREY MASONRY = 26" X 9" (650mm X 230mm)
-2 STOREY STUD = 18" X 6" (450mm X 150mm)
-3 STOREY MASONRY = 36" X 14" (900mm X 360mm)
-3 STOREY STUD = 24" X 8" (600mm X 200mm)

14 *BEARING STUD WALL (BASEMENT)*
-2"X4" (38mmX 89mm) WOOD STUDS OR 2"X6" (38mmX 140mm) WOOD STUDS @ 12" (300mm) O.C.
-DOUBLE 2"X4" OR 2"X6" TOP PLATE
-2"X4" OR 2"X6" SILL PLATE ON DAMPPROOFING MATERIAL
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 8'-0" (2.4m) O.C.
-FOOTING AS PER 13 W/ 4" CONC. CURB

15 *STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)*
-3 1/2" (89mm) DIA. X 0.250 (6.35mm) SINGLE WALL TUBE TYPE 2 ADJUSTABLE STEEL COLUMN W/ MIN. ALLOWABLE LOAD OF 16000 LBS (71.2 kN) AT A MIN. EXTENSION OF 7'-7 1/2" (2318mm) CONFORMING TO CAN/CGSB-7.2-94, AND W/ 6"X6"X3/8" (150X150X9.5) STEEL PLATE TOP & BOTTOM.
-2200 psi (15MPa) POURED CONCRETE FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa MINIMUM AND AS SOIL REPORTS. FOOTING SIZES MAY VARY, REFER TO PLAN.

15A *STEEL PIPE COLUMN (see O.B.C. 9.15.3.3)*
-3 1/2" (89mm) DIA. X 0.250 (6.35mm) FIXED STEEL COLUMN W/ MIN. ALLOWABLE LOAD OF 24000 LBS (108.6 kN) W/ 6"X6"X3/8" (150X150X9.5) STEEL PLATE TOP & BOTTOM.
-2200 psi (15 MPa) POURED CONCRETE FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A PRESSURE OF 150 Kpa MINIMUM AND AS SOIL REPORTS. FOOTING SIZES MAY VARY, REFER TO PLAN.

15B *STEEL PIPE COLUMN*
-3 1/2" (89mm) DIA. X 0.250 (6.35mm) NON-ADJUSTABLE STEEL COLUMN W/ 6"X6"X3/8" (150X150X9.5) STEEL TOP PLATE & 4 1/2"X10"X1/2" (120X250X12.5) STEEL BOTTOM PLATE W/ 2-1/2"DIA.X12"X2" (2-12mm DIA.X300mmX50mm) HOOK ANCHORS, FIELD WELD COLUMN TO BASE PLATE

16 *PILASTERS / BEAM POCKETS*
PILASTER
-8" X 8" (200mm X 200mm) POURED CONCRETE PEIR
BEAM POCKET
-4" (100mm) RECESSED INTO FDN. WALL, WIDTH TO MATCH BEAM SIZE W/ 1/2" (12.7mm) SPACE AROUND WOOD BEAMS

17 *STEEL BEAM WOOD PLATE / STRAPPING*
-2"X6" PLATE BOLTED OR RAMSET TO STEEL BEAM FLANGE @ 16" O/C. JOISTS TO BE TOE NAILED TO PLATE.
-1"X4" (19mm X 38mm) WOOD STRAPPING ON BOTH SIDES OF STEEL BEAM

18 *GARAGE SLAB*
-4"(100mm) CONCRETE SLAB, 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

19 *GARAGE WALL & CEILING*
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE & GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) BATT INSULATION IN WALLS
-R31 (RSI 5.46) SPRAY FOAM INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3 & 9.25.4 FOR FLOOR ABOVE

20 *GARAGE MAN DOOR*
-TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEADBOLT

21 *PRECAST CONC. STEP*
-2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

22 CAPPED DRYER VENT OBC 9.32.1.3(3)

23 *ATTIC ACCESS HATCH*
-19 3/4" X 27 1/2" (500mmx700mm) ATTIC HATCH W/ WEATHER STRIPPING & BACKED W/ R40 (RSI 7.0) INSULATION

24 *LINEN CLOSET* -4 SHELVES MIN. 1'-2" (350mm) DEEP

25 *EXHAUST FAN*
-ROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR - SEALED W/ ALUM. TAPE

26 *WOOD COLUMN*
-6" X 6" (140mm X 140mm) SOLID No.1 SPF
-METAL SHOE ANCHORED TO FTG.
-25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
-34" X 34" X 14" (860mmX 860mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

27 *PORCH SLAB*
-4"(100mm) CONCRETE SLAB, 4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

PORCH SLAB ABOVE COLD CELLAR
***FOR PORCHES LESS THAN 8'0" DEEP**
-5" (130mm) 4650psi (32 MPa) CONC. SLAB W/ 5-8% AIR ENTRAINMENT
-REINFORCE W/ 10M BARS @ 8" (200mm) O.C. EACH WAY PLACED IN BTM. THIRD OF SLAB
-24"X24" (600X600mm) 10M DOWELS @ 16" (400mm) O.C. ANCHORED IN PERIMETER OF FDN. WALLS
-SLOPE SLAB MIN. 1.5% TO EXTERIOR
-PROVIDE L1+L7 LINTELS OR 2 - L7's BACK TO BACK OVER COLD CELLAR DOORS

28 *BRIDGING & STRAPPING*
BRIDGING
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2.1m) O.C.
STRAPPING
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2.1m) O.C.
-FASTED TO SILL OR HEADER @ ENDS

29 *BLOCK VENEER WALL*
4" (100mm) CONCRETE BLOCK TO SUPPORT BRICK ABOVE. WALL AS PER NOTE 3 EXCEPT NO WEEP HOLES

30 WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE OR No.15 ROLL ROOFING

31 *DOUBLE VOLUME WALL*
FOR A MAXIMUM 5600mm (18'-4") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. FOR HORIZ. DISTANCES NOT EXCEEDING 2900mm (9'-6") PROVIDE 38x140 (2"x6") STUDS @400mm (16") o.c. WITH A CONTINUOUS HEADER AT THE GROUND FLOOR CEILING LEVEL TOENAILED AND GLUED TO THE TOP PLATES. 1/2" EXT. PLYWOOD.

32 *CONVENTIONAL ROOF & CEILING FRAMING*
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C.
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

33 *VAULTED OR CATHEDRAL CEILING*
-APPROVED SCISSOR TRUSSES OR 2" X 10" (38mmX 235mm) W/ 2" (38mm) CROSS PURLINS
-R31 (RSI 5.46) INSULATION, 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-6 MIL POLY AIR/VAPOUR BARRIER
-1/2" (12.7 mm) GYPSUM BOARD

34 *WALLS ADJACENT TO ATTIC SPACE*
-1/2" (13mm) GYPSUM BOARD
-6 MIL POLY AIR/VAPOUR BARRIER
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) BATT INSULATION
-7/16" (11mm) OSB SHEATHING ON ATTIC SIDE

35 *EXPOSED CANTILEVERED FLOOR*
-FLOOR ASSEMBLY AS PER NOTE 8
-6 MIL POLY AIR/VAPOUR BARRIER
-R31 (RSI 5.46) SPRAY FOAM INSULATION
-VENTED ALUMINUM SOFFIT

36 *UNSUPPORTED FDTN. WALLS @ OPENINGS & SUNKEN AREAS*
-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" UNSUPPORTED WALL LENGTH)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" UNSUPPORTED WALL LENGTH)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" UNSUPPORTED WALL LENGTH)
-BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL SPACED 5" O.C. W/ 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

38 *PROPOSED ELECTRICAL PANEL LOCATION*
-PROVIDE 2" X 4" SP#2 SUPPORT WALL ON INSIDE FACE OF CI BEHIND ELECTRICAL PANEL (PANEL LOCATION MAY VARY)

39 *ABOVE COOKTOP FIRE PROTECTION*
-FRAMING, FINISHES AND CABINETRY ABOVE A RANGE MUST HAVE A MIN. 2'-6" (750mm) CLEARANCE, UNLESS FRAMING FINISHES AND CABINETRY ARE NON-COMBUSTIBLE, OR ARE PROTECTED AS PER 9.10.22.2(2)(b)(i) AND (ii) (WHERE 24" (600mm) CLEAR REQ'D). MINIMUM 18" (450mm) BETWEEN COMBUSTIBLE FRAMING, FINISHES AND CABINETRY FROM WHERE THE RANGE IS TO BE LOCATED, PROTECTED BY MINIMUM 3/8" (9.5mm) GYPSUM BOARD. (NOT REQ'D WHERE COUNTER TOP SPLASH BOARDS OR BACK PLATES ARE PROVIDED)

SMOKE ALARM (O.B.C - 9.10.19.)
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
-SMOKE ALARMS SHALL HAVE A VISUAL COMPONENT AS PER 9.10.19.1.(2)

CARBON MONOXIDE ALARM (O.B.C. - 9.33.4.)
-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
-WHERE A STORAGE GARAGE IS ATTACHED OR BUILT-IN, A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA

SB:
MINIMUM 3-2"X6" OR 3-2"X4" BUILT UP COLUMN TO MATCH WALL THICKNESS. SQUASH BLOCKS TO BE PROVIDED TO TRANSFER POINT LOADS THROUGH FLOOR SYSTEM

BUILT UP COLUMNS TO BE NAILED WITH 1 ROW FOR 2"X4" COLUMNS AND 2 ROWS, STAGGERED FOR 2"X6" COLUMNS, AT 8 1/2" O/C. NAIL LENGTH TO MATCH BUILT UP COLUMN WIDTH.

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REVISIONS

#	Description	Date:	By:
1	ISSUED FOR CLIENT REVIEW	DEC. 2/22	PC
2	COORDINATED FLOOR LAYOUTS	JAN. 12/23	PC
3	REV. PER TRUSS COORDINATION	FEB.07/23	TN
4	REV. PER ENG. COMMENTS - ISSUED FOR FINAL	MAR.8/23	NP
5	ADDED UPGRADE CONDITION FOR EL. C	MAY. 4/23	NG

Sheet Title: CONSTRUCTION NOTES

Client:

Project:

Model:

Drawn by:

Checked by:

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

Project No.: 21-23

Elevation: C

Page No.: 1 OF 11

BASEMENT GENERAL NOTES

- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH ALLOWABLE BEARING CAPACITY OF 150 KPA. (3135 PSF). (TO BE SITE VERIFIED) AND SHALL BE A MIN. OF 4'0" BELOW FINISHED GRADE.
- CONCRETE FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPA AFTER 28 DAYS.
- STRUCTURAL STEEL MEMBERS AND INSERTS SHALL BE CSA G.40.21-M350 AND EMBEDDED PLATES SHALL BE GENERAL PURPOSE STEEL.
- BACKFILL SHALL BE PLACED AND COMPACTED EQUALLY ON BOTH SIDES OF GARAGE FOUNDATION WALLS TO AVOID LATERAL LOADING.
- ALL EXPOSED CONCRETE TO BE 32 Mpa W/ 5-7% AIR ENTRAINMENT
- ALL FOOTINGS TO HAVE MIN. 2-15M BARS CONT.
- WHEN VENEER CUT IS GREATER THAN 26" A 10" POURED CONC. FDTN. WALL IS REQUIRED.

GROUND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2-2"X8" SPF#1
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO FLOOR TRUSS SHOP DRAWINGS FOR ALL FLOOR FRAMING INFORMATION
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- SPACE CONVENTIONAL FLOOR JOISTS @ 12" O.C. BELOW ALL CERAMIC TILE AREAS. PROVIDE 1 ROW BRIDGING FOR SPANS OF 5'-7', 2 ROWS FOR SPANS GREATER THAN 7'
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION.

SECOND FLOOR GENERAL NOTES

- ALL INTERIOR DOOR AND OPENING LINTEL NOT SHOWN TO BE A MIN. OF 2-2"X8" SPF#2
- ALL 4" & 6" PARTITIONS SHOWN (UNLESS OTHERWISE NOTED) TO BE 2"X4" OR 2"X6" @ 16" O/C W/ 1/2" DRYWALL BOTH SIDES
- PROVIDE WALLS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE, DOUBLE STUDS AT ALL OPENINGS AND TRIPLE STUDS @ CORNERS
- REFER TO TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION
- CONTRACTOR TO VERIFY ALL FLOOR & ROOF TRUSSES, DIMENSIONS AND ENGINEERING. ANY DISCREPANCIES SHALL BE REPORTED TO 1 RISER DESIGNS PRIOR TO CONSTRUCTION.

PAD FOOTING SCHEDULE

F1	24"x24"x12" POURED CONC. PAD
F2	36"x36"x16" POURED CONC. PAD
F3	42"x42"x19" POURED CONC. PAD
F4	48"x48"x22" POURED CONC. PAD
F5	54"x54"x25" POURED CONC. PAD
F6	60"x60"x28" POURED CONC. PAD

ASSUME SOIL BEARING CAPACITY 150 Kpa
TO BE SITE VERIFIED

STEEL COLUMN SCHEDULE

C1	4"X4"X1/4" H.S.S. W/ 6"X10"X1/2" BASE PLATE & 2-3/4" DIA. ANCHOR BOLTS W/ 4 BOLTS
C2	3 1/2"DIA. 1/4" THICK W/ 10"X10"X1/2" BASE PL. W/ 2-3/4" 4 - 1 DIA. ANCHOR BOLTS
C3	6" X 6" X 3/8" THICK W/ 12" X 12" X 1/2" BASE PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C4	5" X 5" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
C5	4" X 4" X 1/4" THICK W/ 10" X 10" X 1/2" BASE- PLATE @ 4 - 3/4" DIA. ANCHOR BOLTS
"M"	25KN/m2 - USE 4 BOLTS FOR MOMENT CONNECTION

DOOR SCHEDULE

1	2'-10" x 6'-8" - INSULATED ENTRANCE DOOR
1A	2'-8" x 6'-8" - INSULATED FRONT DOORS
2	2'-8" x 6'-8" - WOOD & GLASS DOOR
3	2'-8" x 6'-8" x 1-3/4" - EXTERIOR SLAB DOOR
3A	3'-0" X 6'-8" X 1-3/4" - EXTERIOR SLAB DOOR
4	2'-8" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
5	2'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
6	2'-2" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
7	1'-6" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
8	2'-0" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR
9	2-4" x 6'-8" x 1-3/8" - INTERIOR SLAB DOOR

REBAR NOTES

B.L.L	BOTTOM LOWER LEVEL
B.U.L	BOTTOM UPPER LEVEL
T.U.L	TOP UPPER LEVEL
T.A.A.	TOP ALL AROUND
B.E.W	BOTTOM EACH WAY

WALL LEGEND

	VARYING WALL HEIGHT
	DOUBLE VOLUME WALL
	LOAD BEARING WALL

WOOD/STEEL LINTELS

L1	2 - 2"X8" SP#2
L2	3 - 2"X8" SP#2
L3	2 - 2"X10" SP#2
L4	3 - 2"X10" SP#2
L5	2 - 2"X12" SP#2
L6	3 - 2"X12" SP#2
L7	3 1/2" x 3 1/2" x 1/4" (90x90x6) L
L8	3 1/2" x 3 1/2" x 5/16"(90x90x8) L
L9	4" x 3 1/2" x 1/4" (100x90x6) L
L10	5" x 3 1/2" x 5/16" (125x90x8) L
L11	5" x 3 1/2" x 3/8" (125x90x10) L
L12	6" x 4" x 3/8" (150x100x10) L

CONC. BEAM: 4-15m BARS OVER OPENING, EXTENDED 24" BELOW OPENING W/ 1RE 0m STIR-UPS @ 12" O/C

WOOD BEAMS

WB1	2 - 2"X8" SP#2
WB2	3 - 2"X8" SP#2
WB3	4 - 2"X8" SP#2
WB4	2 - 2"X10" SP#2
WB5	3 - 2"X10" SP#2
WB6	4 - 2"X10" SP#2
WB7	2 - 2"X12" SP#2
WB8	3 - 2"X12" SP#2
WB9	4 - 2"X12" SP#2

FLOOR AREA CALCULATIONS — ELEV. C

GROUND FLOOR AREA	=	1163	Sq. Ft.
SECOND FLOOR AREA	=	1180	Sq. Ft.
TOTAL FLOOR AREA	=	2343	Sq. Ft.
1st FLOOR OPEN AREA	=	0	Sq. Ft.
2nd FLOOR OPEN AREA	=	19	Sq. Ft.
ADD TOTAL OPEN AREAS	=	19	Sq. Ft.
ADD FIN. BASEMENT AREA	=	718	Sq. Ft.
GROSS FLOOR AREA	=	2362.00	Sq. Ft.
GROSS FL. AREA W/ FIN. BSMT.	=	3080.00	Sq. Ft.
GROUND FLOOR COVERAGE	=	1163	Sq. Ft.
GARAGE AREA	=	227	Sq. Ft.
PORCH AREA	=	64	Sq. Ft.
TOTAL COVERAGE W/ PORCH	=	1454	Sq. Ft.
	=	135.08	Sq. m.
TOTAL COVERAGE W/O PORCH	=	1390	Sq. Ft.
	=	129.14	Sq. m.

GLAZING CALCULATION CHART EL. C

GRADE TO SECOND FLOOR	11.42 ft.
SECOND FLOOR TO TOP OF PLATE	8.08 ft.
GROUND FLOOR PERIMETER	150.20 ft.
SECOND FLOOR PERIMETER	143.70 ft.
TOTAL WALL AREA	2876.85 s.f.
GLAZING FRONT ELEVATION	77.61 s.f.
GLAZING LEFT SIDE ELEVATION	146.68 s.f.
GLAZING RIGHT SIDE ELEVATION	0.00 s.f.
GLAZING REAR ELEVATION	111.55 s.f.
TOTAL GLAZING AREA	335.84 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	11.67%

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5	ADDED UPGRADE CONDITION FOR EL. C	MAY. 4/23	NG

Sheet Title: GENERAL NOTES & CALCULATIONS

Client:

Project:

Model:

Drawn by:

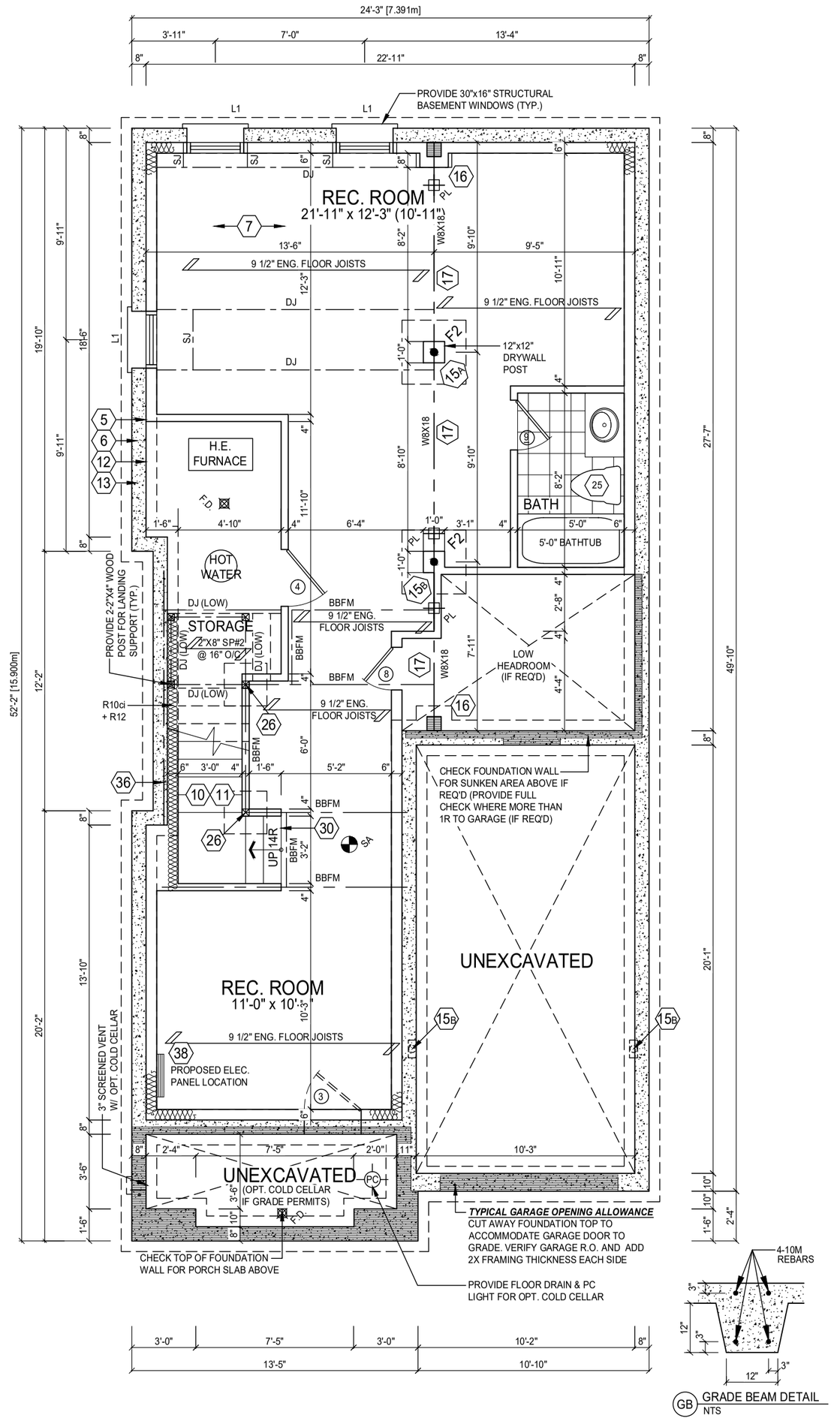
Checked by:

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

Project No.: 21-23

Elevation: C

Page No.: 2 OF 11



GB GRADE BEAM DETAIL
NTS

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Sheet Title:

CORNER UPGRADE FINISHED BASEMENT PLAN

Client:

Project:

Model:

Drawn by:

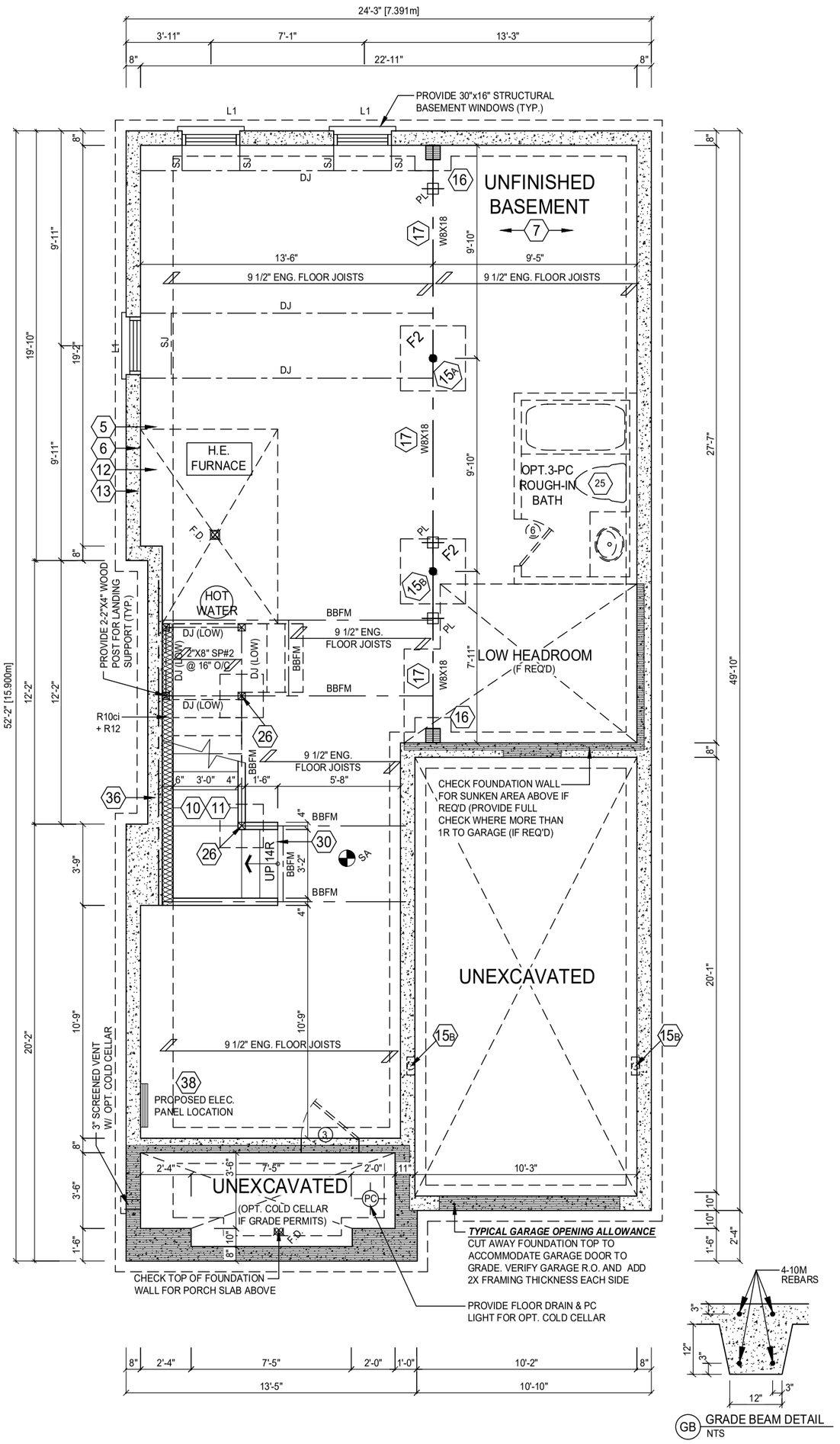
Checked by:

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

Project No.: 21-23

Elevation: C

Page No.: 3 OF 11



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5	ADDED UPGRADE CONDITION FOR EL. C	MAY. 4/23	NG

Sheet Title:

CORNER UPGRADE BASEMENT PLAN

Client:

Project:

Model:

Drawn by:

Checked by:

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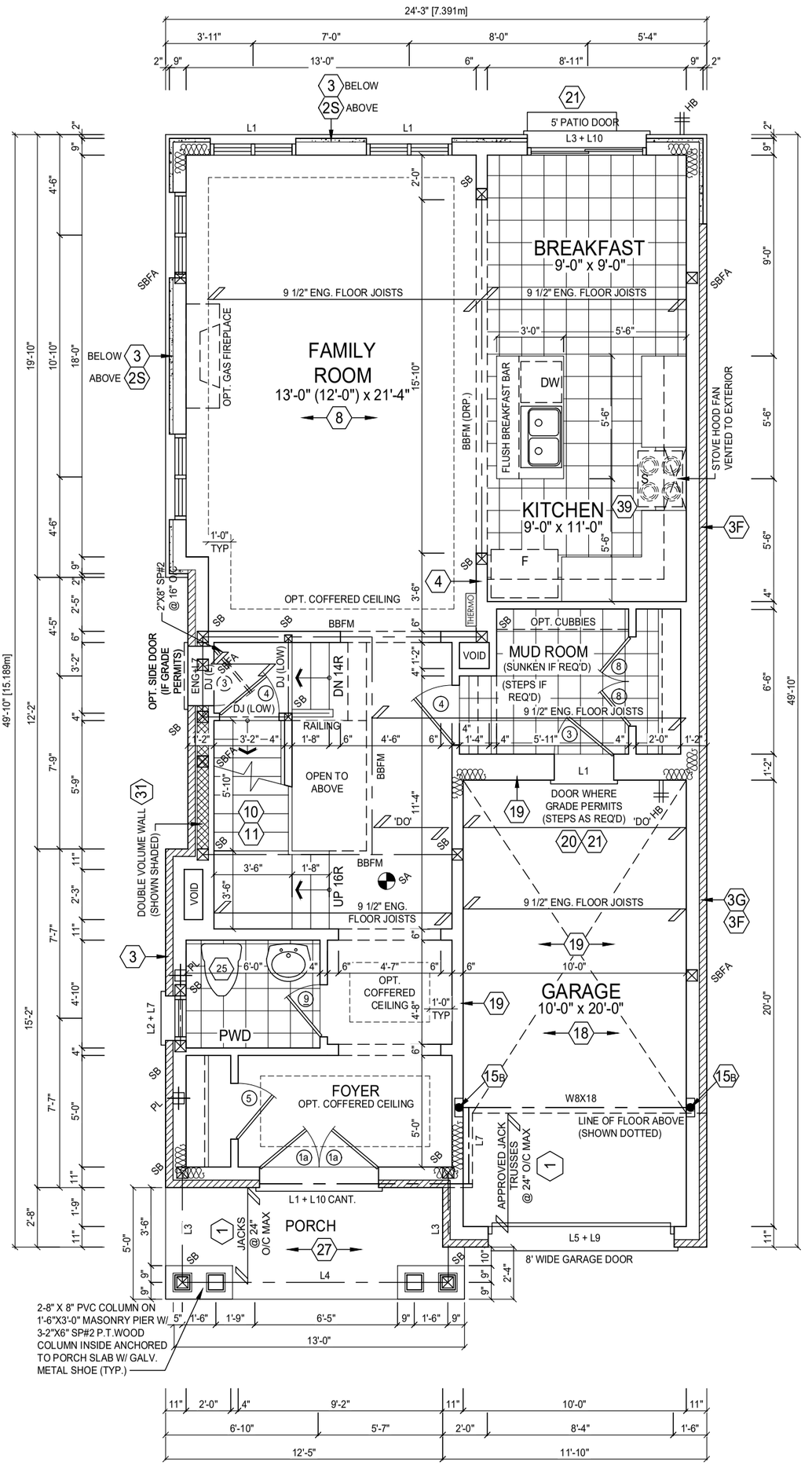
Project No.: 21-23

Elevation: C

Page No.: 4 OF 11



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Sheet Title:

CORNER UPGRADE GROUND FLOOR PLAN

Client:

Project:

Model:

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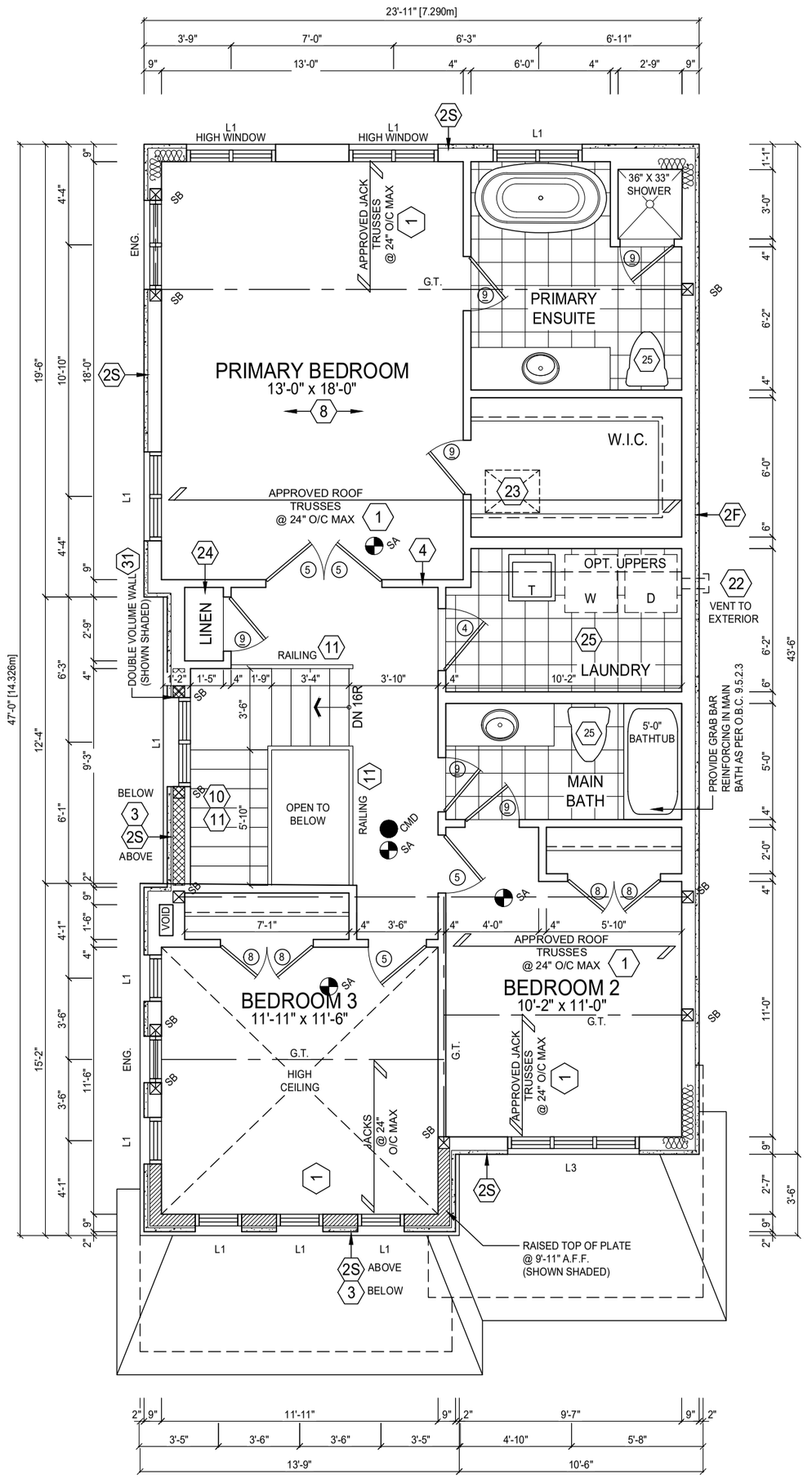
Project No.: 21-23

Elevation: C

Page No.: 5 OF 11



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Sheet Title:

CORNER UPGRADE SECOND FLOOR PLAN

Client:

Project:

Model:

Drawn by:

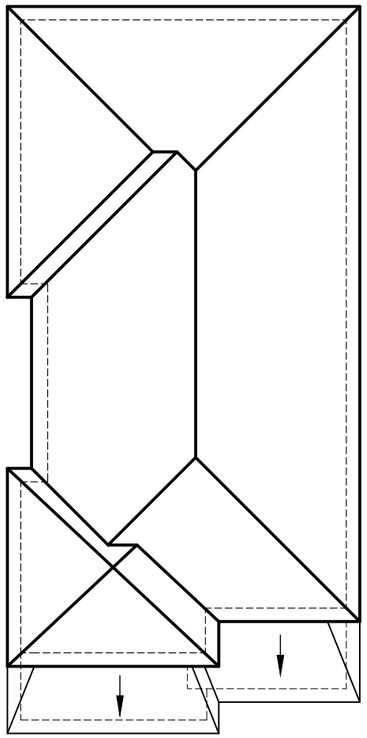
Checked by:

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

Project No.: 21-23

Elevation: C

Page No.: 6 OF 11



ROOF PLAN
N.T.S.

FRONT ELEVATION

GLAZING CALCULATION CHART EL. C

GRADE TO SECOND FLOOR	11.42 ft.
SECOND FLOOR TO TOP OF PLATE	8.08 ft.
GROUND FLOOR PERIMETER	150.20 ft.
SECOND FLOOR PERIMETER	143.70 ft.
TOTAL WALL AREA	2876.85 s.f.
GLAZING FRONT ELEVATION	77.61 s.f.
GLAZING LEFT SIDE ELEVATION	146.68 s.f.
GLAZING RIGHT SIDE ELEVATION	0.00 s.f.
GLAZING REAR ELEVATION	111.55 s.f.
TOTAL GLAZING AREA	335.84 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	11.67%

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Drawn by:
Checked by:
Scale: 3/16" = 1'-0"
Elevation: C
Page No.: 7 OF 11
Project No.: 21-23

Sheet Title: CORNER UPGRADE FRONT ELEVATION

REVISIONS

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Scale: 3/16" = 1'-0"
Page No.: 8 OF 11
Elevation: C
Project No.: 21-23

Sheet Title: CORNER UPGRADE LEFT SIDE ELEVATION

REVISIONS

#	Description	Date:	By:
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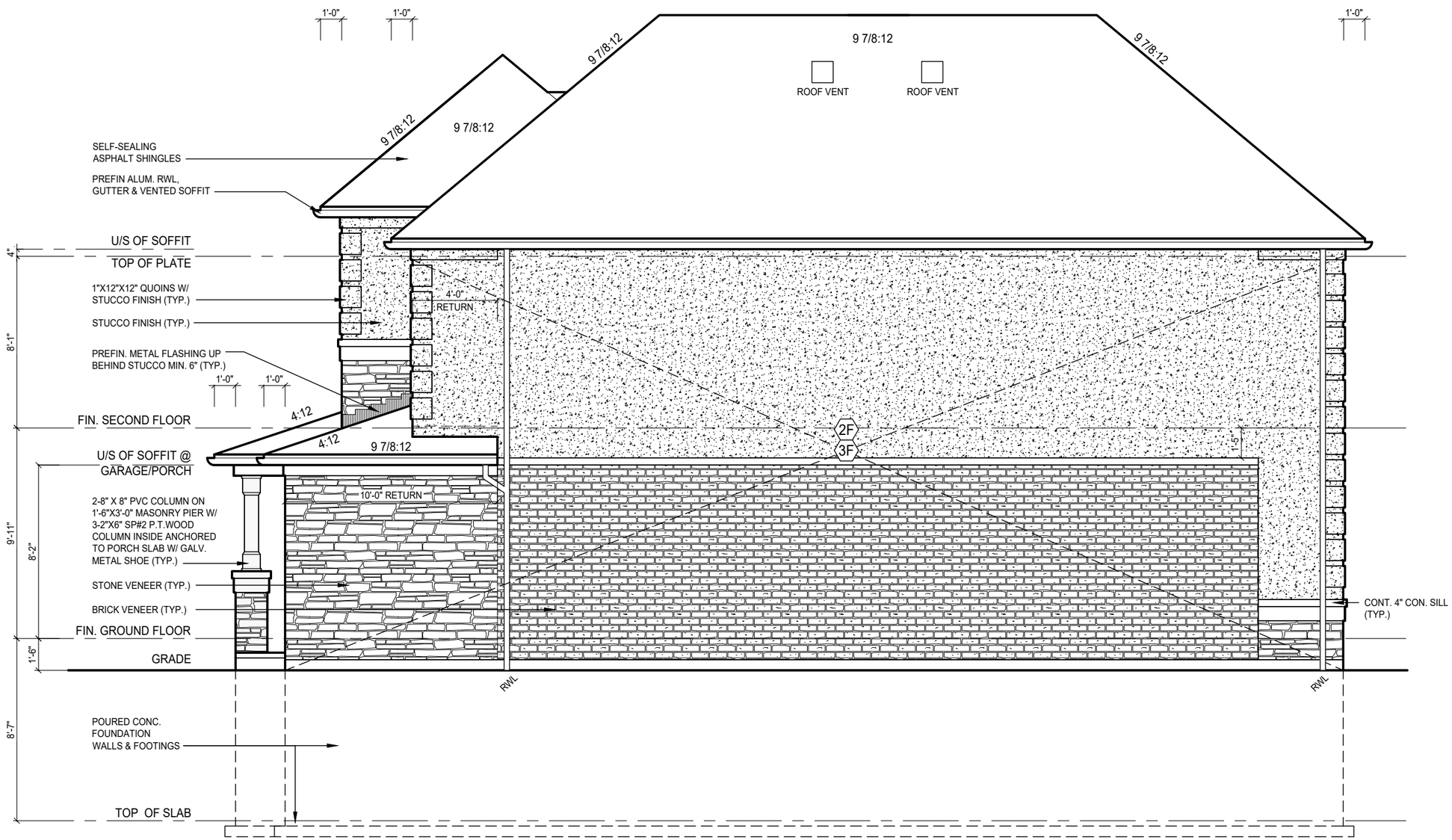

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Elevation: C

Page No.: 9 OF 11

Project No.: 21-23

Sheet Title:

CORNER UPGRADE
RIGHT SIDE ELEVATION

REVISIONS

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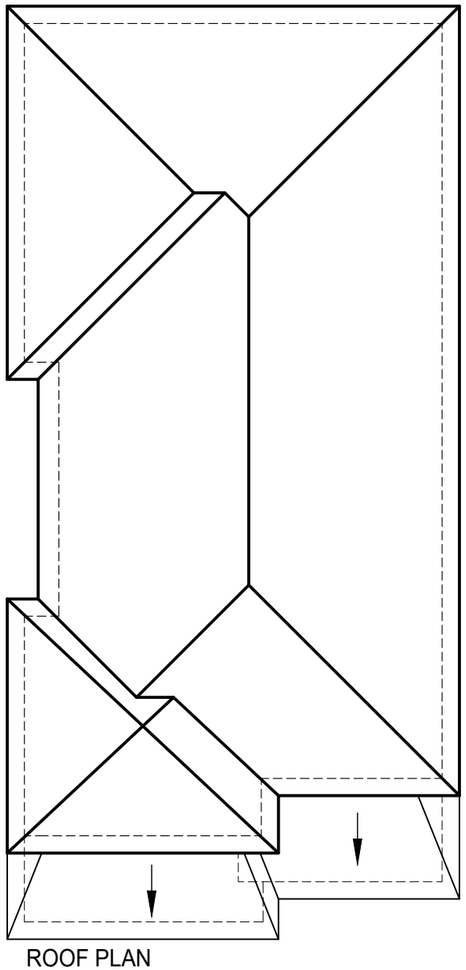
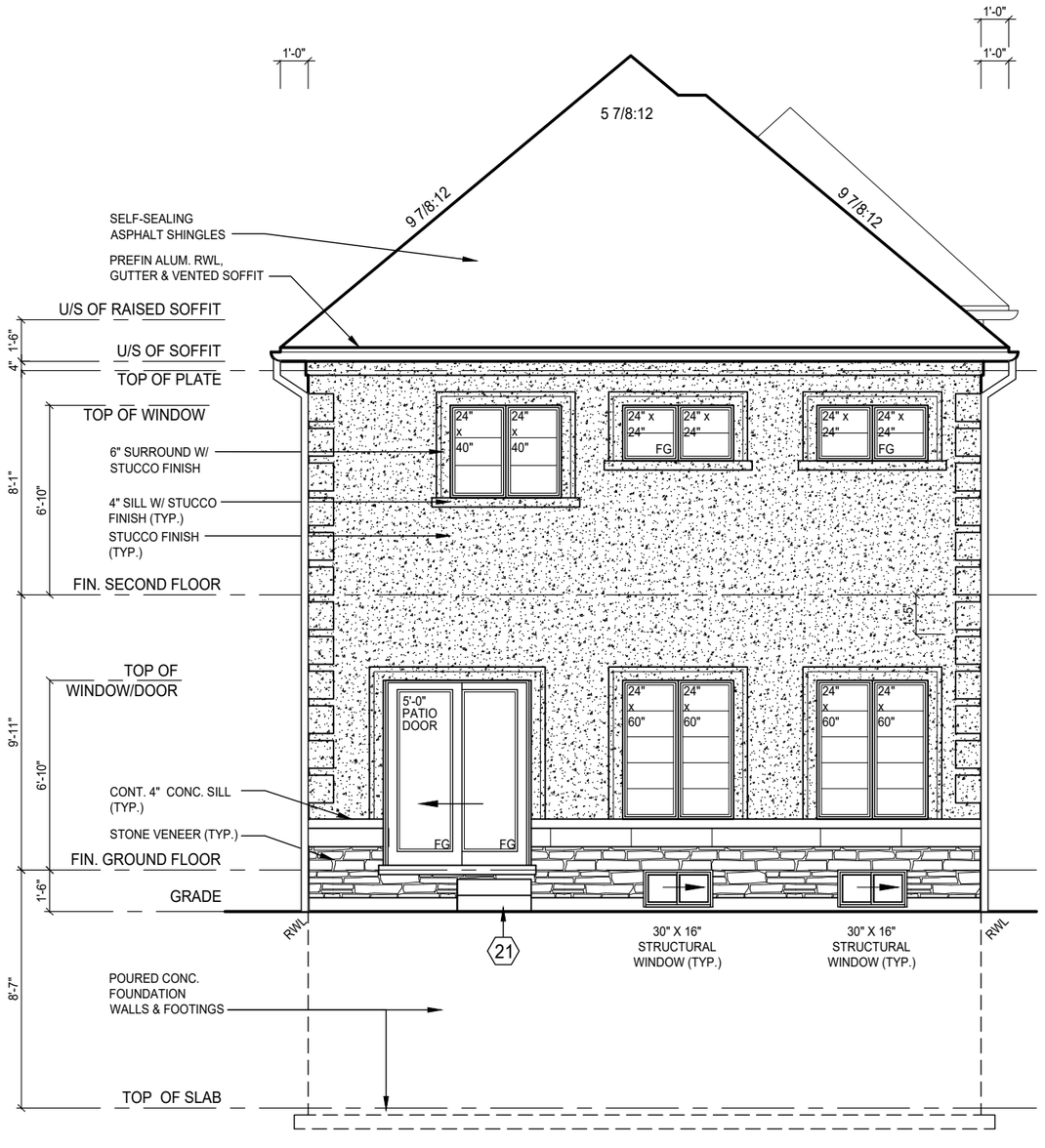


ROOF PLAN
N.T.S.



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Elevation: C
Page No.: 10 OF 11
Project No.: 21-23

Sheet Title:
CORNER UPGRADE REAR ELEVATION

REVISIONS

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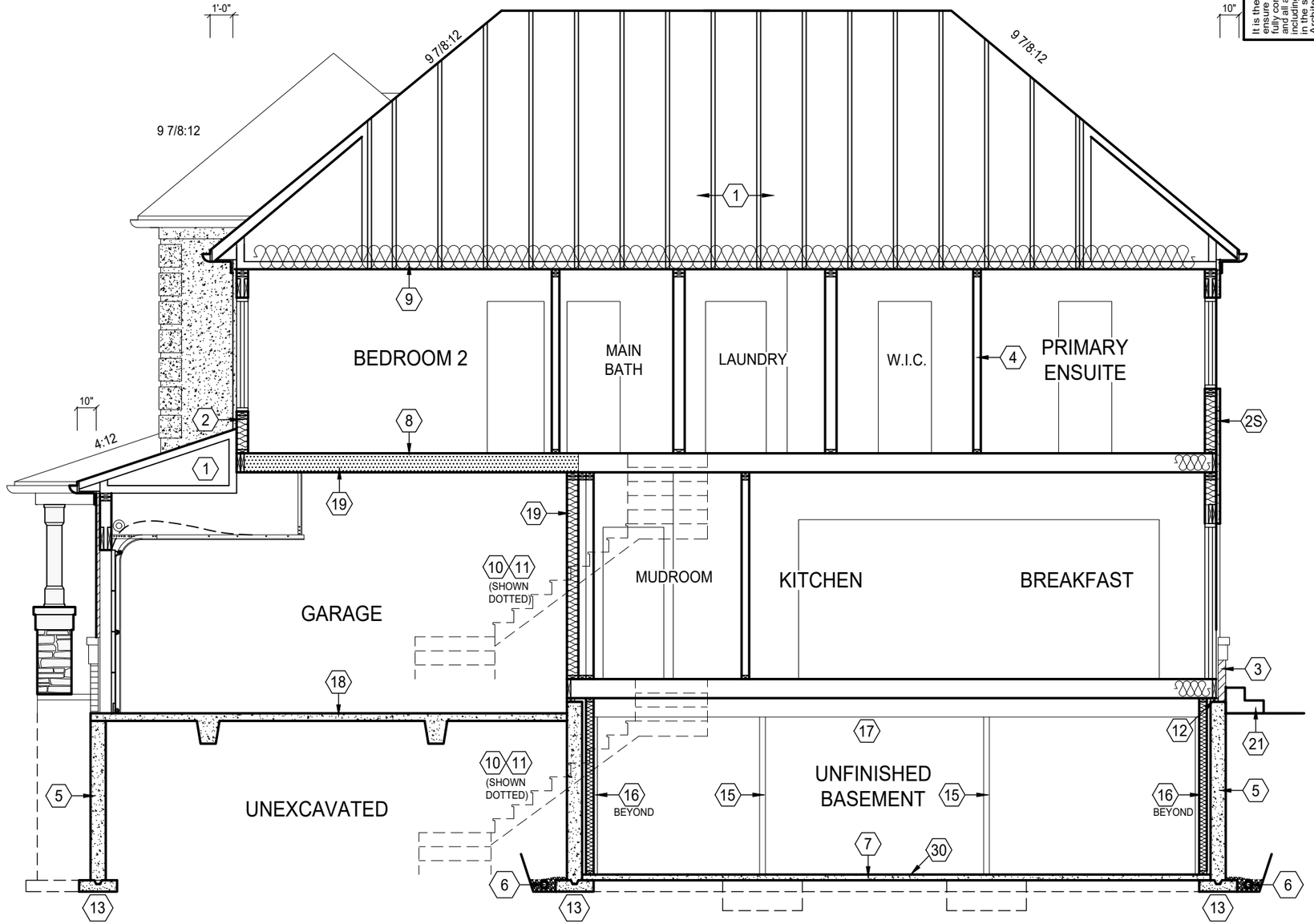

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Page No.: 11 OF 11

Project No.: 21-23

Sheet Title: CORNER UPGRADE BUILDING SECTION

REVISIONS

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