CONSTRUCTION NOTES UNLESS OTHERWISE NOTED

2012 OBC O. REG. 332/12 (REVISED 16 JANUARY 2017) ALL CONSTRUCTION PRACTICES TO COMPLY WITH ONTARIO BUILDING CODE (O.B.C.) REGULATIONS ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL.

- **ROOF CONSTRUCTION**
- ASPHALT SHINGLES ON 9.5mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. ENGINEERED APPROVED WOOD ROOF TRUSSES @ 610mm (24") O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND MIN. 900mm (2'-11") UP ROOF SURFACE TO LINE NOT LESS THAN 305mm (12") BEYOND INNER FACE OF EXTERIOR WALL FOR ROOF SLOPES LESS THAN 8:12. 38mm X 89mm (2 X 4) TRUSS BRACING @ 2130mm (7'-0") O.C. @ BOTTOM CHORD. PREFIN. ALUM. EAVES TROUGH ON PREFIN. ALUM. CLAD FASCIA BOARD & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.
- FRAME WALL CONSTRUCTION (2×6 STUDS) SIDING AS PER ELEVATIONS, 0.7 kg/m2 (No. 15) BLDG PAPER, 12.7mm (1/2") EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED) 38mm x 140mm (2 x 6) STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH.
- **STUCCO (EIFS) WALL CONSTRUCTION** X 6 STUD CCMC APPROVED EXTERIOR INSULATION FINISHING SYSTEM (FIES) AS PER MANUFACTURER EXTERIOR TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED) 38mm x 140mm (2 x 6) STUDS @ 406mm (16") O.C. RSI 3.87 (R22) BATTINSULATION AND 6 mil AIR/VAPOUR BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH.
- BRICK VENEER CONSTRUCTION (2 X 6 STUDS) 90mm (3 1/2") OR 75mm (3") FACE BRICK, 25mm (1") AIR SPACE, 22 x 180 x 0.76mm (7/8" x 7" x 22 ga) GALV. METAL TIES @ 406mm (16") O.C. HORIZ. 610mm (24") O.C. VERTICAL, 0.7 kg/m2 (No. 15) BUILDING PAPER, 12.7mm (1/2") EXT. TYPE SHEATHING (UNLESS OTHERWISE SPECIFIED) 38mm x 140mm (2 x 6) STUDS @ 406mm (16") O.C., RSI 3.87 (R22) BATT INSULATION AND 6 mil. AIR/VAPOUR BARRIER, 12.7mm (1/2") INT, DRYWALL FINISH, PROVIDE WEEP HOLES @ 800mm (30") O.C. HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND SHEATHING PAPER. MIN. 150mm (6") CLEARANCE BETWEEN MASONRY AND GRADE.
- **INTERIOR STUD PARTITIONS** 12.7mm (1/2") INT. DRYWALL ON BOTH SIDES (FOR FIN. AREAS) 2 TOP PLATES & 1 BOTTOM PLATE TO MATCH STUD WIDTH. LOAD BEARING WALLS 38mm x 89mm (2 x 4) OR 38mm x 140mm (2 x 6) @ 406mm (16") O.C. NON-LOAD BEARING WALLS
- 38mm x 89mm (2 x 4) OR 38mm x 140mm (2 x 6) @ 610mm (1'-11") O.C.
- **FOUNDATION WALL** 200 MM (8") OR 250 MM (10") (AS INDICATED ON DRAWINGS) POURED CONC. FOUNDATION WALL WITH 20 MPA (2900 PSI) CONC. STRENGTH AND BITUMINOUS DAMP PROOFING, DRAINAGE LAYER, ON 610 MM X 200 MM (24" X 8") CONTINUOUS KEYED CONC. FTG. BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL. (FOOTING SIZE MAY VARY, SEE SITE PLAN) (FOR REINFORCEMENT, SEE TYPICAL WALL SECTIONS)
- 100 MM (4") DIA. DRAINAGE PIPE, 150 MM (6") CRUSHED ∖ ^O / STONE OVER AND AROUND ALL DRAINAGE PIPE
- 75 MM (3') 20 MPA. (2900 PSI) CONC. SLAB WITH DAMP PROOFING ON 125 MM (5') CRUSHED STONE ON COMPACTED FILL.
- FIN. FLOOR ON 19mm (3/4") T&G SUBFLOOR ON WOOD FLOOR $\langle 8 \rangle$ JOISTS. MIN. 15.9mm (5/8") PANEL TYPE UNDERLAY UNDER CERAMIC TILE.
- WITH ATTIC-RSI 10.56 (R60) W/OUT ATTIC-RSI 5.46 (R31) ROOF $\langle 9 \rangle$ insulation and 6 mil air/vapour barrier, 15.9 mm (5/8") INT. DRYWALL FINISH.
- ALL STAIRS (EXTERIOR & INTERIOR) MIN. RISE = 125mm (4 7/8") MAX. RISE = 200mm (7 7/8") MIN. RUN = 210mm (8 1/4") MAX. RUN = 355mm (14") MIN. TREAD = 235mm (9 1/4") MAX. TREAD = 355mm (14") FOR CURVED STAIRS ... MIN RUN = 150mm (57/8") MIN. AVERAGE RUN = 200mm (77/8") MIN. HEADROOM = 1950mm (6'-5")

MIN. WIDTH

NOSING (Max. curved or bevelled edge) = 25mm (1") **GUARDS/HANDRAILS** ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH THE REQUIREMENTS OF THE O.B.C SUBSECTION 9.8.7 AND 9.8.8 GUARD @ INT. LANDING/STAIR OR FLOORS..... = 900mm (2'11") HANDRAIL @ INT. STAIR....MIN= 800 (2' 7') MAX.= 965mm (3' 2") GUARD/HANDRAIL @ EXT. LANDING/BALCONY (Greater than 1800mm above finish grade) = 1070mm (3'6") GUARD/HANDRAIL @ EXT. LANDING/STAIR...... = 900mm (2'11") HANDRAIL @ EXT. STAIR...MIN= 800 (2'7") MAX.= 965mm (3'2")

PICKETS MAX. 100mm (4") BETWEEN

= 860mm (2'-10')

- 38 X 140 (2 X 6) SILL PLATE WITH 12.7 MM (1/2') DIA. $\sqrt{12}$ ANCHOR BOLTS 300 MM (12") LONG MIN. 100 MM (4") IN CONC. @ 1200 MM (4'-0') O.C. CONTINUOUS CAULKING OR GASKET BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.
- PROVIDE 0.7 KG/M2 (NO. 15) BLDG. PAPER BETWEEN 13 FOUNDATION WALL AND INSULATION. RSI 3.52 (R20) CONTINUOUS BLANKET INSULATION W/ 6 mil. AIR/ VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) OR

FINISHED BASEMENT PROVIDE 0.7 KG/M2 (NO. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION. RSI 2.11 (R12) CONTINUOUS BLANKET INSULATION, 38mm x 89mm (2 x 4) WOOD STUDS @ 610mm (2'-0") O.C. RSI 2.11 (R12) BATT INSULATION, 6 mil. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) AND 1/2" (12.7mm) INT. DRYWALL FINISH

- **BEARING STUD PARTITION** 14/ 38mm x 89mm (2x4) OR 38mm X 140mm (2x6) STUDS @ 406mm (16") O.C., (AS PER WORKING DRAWINGS) WITH 2 TOP PLATES AND SINGLE SILL PLATE TO MATCH STUD WIDTH ON DAMPPROOFING MATERIAL, 12.7mm (1/2") DIA. ANCHOR BOLTS @ 2400mm (7'-10") 0.C. ON 100mm (4") HIGH CONC. CURB ON 350mm x 150mm (14" x 6") CONC. FOOTING.
- **STEEL PIPE COLUMN / FOOTING** ADJUSTABLE 90mm (31/2") DIA, PIPE COLUMN W/ MIN, CAPACITY OF 92.8 kN (18613 lbs) CONFORMING TO CAN/CGSB-7.2-94 WITH 150mm X 150mm X 9.5mm (6" X 6" X 3/8") TOP AND BOTTOM PLATE ON 870mm X 870mm X 410mm (34" X 34" X 16") CONC. FTG. 15MPa (2200 psi) CONC. STRG. FOOTING SIZE AND COLUMN TYPE MAY VARY-SEE PLANS.
- **STEEL PIPE COLUMN / FOOTING** ADJUSTABLE 90mm (31/2") DIA. PIPE COLUMN W/ MIN. CAPACITY OF 108.6 kN (24000 lbs) CONFORMING TO CAN/CGSB-7.2-94 WITH 150mm X 150mm X 9.5mm (6" X 6" X 3/8") TOP AND BOTTOM PLATE ON 1070mm X 1070mm X 460mm (42" X 42" X 18") CONC. FTG. 15MPa (2200 psi) CONC. STRG. FOOTING SIZE AND COLUMN TYPE MAY VARY-SEE PLANS.
- **STEEL PIPE COLUMN / FOOTING** 15B NON-ADJUSTABLE 90mm (3 1/2") DIA. X 4.78mm (3/16") PIPE COLUMN WITH 150mm X 150mm X 9.5mm (6" X 6" X 3/8") TOP AND BOTTOM PLATE ON 1070mm X 1070mm X 460mm (42" X 42" X 18") CONC, FTG, 15MPa (2200 psi) CONC, STRG, FOOTING SIZE MAY VARY-SEE PLANS.
- (16) **beam pocket**.
- $|17\rangle$ 19mm x 89mm (1 x 4) BOTH SIDES OF STEEL BEAM.
- 100 MM (4") CONC. SLAB SLOPE TO FLOOR DRAINS. CONC. (18) STRG. 32 MPA. (4650 PSI) WITH 5-8 % AIR ENTRAINMENT. MOISTURE BARRIER ON 6" CRUSHED STONE FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.
- 15.9 MM (5/8") GYPSUM BD. ON WALLS AND CEILING ¹⁹/ BETWEEN HOUSE AND GARAGE. RSI 3.87 (R22) BATT INSULATION IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT & VAPOUR PROOF, 6 MIL AIR / VAPOUR BARRIER ON WARM SIDE.
- 20 door gasproofed with self closer and weather STRIPPING.
- $\langle 21 \rangle$ precast concrete step.
- CAPPED DRYER VENT. ² ² / MAX. UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)
- ATTIC ACCESS HATCH 545mm x 700mm (22" x 28") WITH [→]/ WEATHER STRIPPING AND INSULATED.
- TOP OF FIREPLACE CHIMNEYS SHALL BE 900mm (2'-11") $\langle 24 \rangle$ Above highest at which it comes in contact with the ROOF AND 600mm (23 5/8") ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3000mm (9'-10") FROM THE CHIMNEY, MAX, HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'-10") ABOVE LAST POINT OF LATERAL SUPPORT.
- $\langle 25 \rangle$ LINEN CLOSET 4 SHELVES MIN. 350mm (1'-2") DEEP.
- ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO $\frac{20}{2}$ PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
- □ JOISTS, BEAMS & TRUSSES TO BE STAGGERED & FIRECUT AT /// PARTY WALL OR FIREWALL. MIN. 100mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

- @ PERIMETER. BEAMS.
- $\overline{34}$ ALL JOISTS TO BE BRIDGED WITH 38mm x 38mm (2 x 2) CROSS BRIDGING OR SOLID BLOCKING AT 2100mm (7'-0") O.C. MAX. STRAPPING SHALL BE 19mm x 64mm (1 x 3) SPACED AT 2100mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200mm (3'-11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.
- WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE $^{
 m >}$ TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil. POLYETHYLENE FILM OR No. 50 (45lb) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.
- **BLOCK VENEER WALL** 100mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR SPACE, METAL TIES, BLDG. PAPER ETC... AS PER NOTE $\overline{(3)}$ EXCEPT NO WEEP HOLES.
- COMBUSTION AIR SUPPLY TO FIREPLACE MIN. 100mm (4") DIA. INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN 50mm (2") CLEARANCE TO COMBUSTIBLES.
- STEEL PIPE COLUMN NON-ADJUSTABLE CSA G40.21, 350W CLASS 'C' HSS 90mm (3 1/2") DIA. WITH 4.78mm (3/16") WALL THICKNESS NON-ADJUSTABLE STEEL PIPE COLUMN WITH 150mm x 150mm X 9.5mm (6"x 6"x 3/8") TOP PL, 100mm x 100mm X 9.5mm (4"x 4"x 3/8") AND BOTTOM PL. BASE PLATE 120mm x 250mm x 9.5mm (5"x 10"x3/8") STEEL PLATE W/ 2-12mm DIA. x 300mm LONG AND 50mm HOOK (2-1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.
- (38A) STEEL PIPE COLUMN NON-ADJUSTABLE CSA G40.21, 350W CLASS 'C' HSS 90mm (3 1/2") DIA. WITH 4.78mm (3/16") WALL THICKNESS NON-ADJUSTABLE STEEL PIPE COLUMN WITH 6mm (1/4") BENT 'U' TOP PL, AND 130mm x 250mm x 12mm (5" x 10" X 1/2") BASE PLATE W/ 2-12mm DIA. x 300mm LONG AND 50mm HOOK (2-1/2" x 12" x 2") WELDED TO
- EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE. \ LATERAL SUPPORT OF MASONRY WALL BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST TO BE STRAPPED TO PARTY WALL AT MAX. INTERVALS OF 2000mm (6'-7") WITH 40mm x 4.76mm (1 9/16" x 3/16") THICK CORROSION RESISTANT STRAPS, FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOISTS.
- **GARAGE WALLS** SAME AS NOTE No. (2) OR (3) WITH THE FOLLOWING EXCEPTIONS: STUDS TO BE 38mm x 89mm (2 x 4) @ 406mm (16") O.C., WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. DELETE INSULATION, 6 mil. AIR/VAPOUR BARRIER & DRYWALL. MAXIMUM STUD HEIGHT OF 3000mm (9'-10")
- BARRIFR & DRYWALL
- GARAGE WALLS BARRIER & DRYWALL.



KLEINBURG CROWN

LOT 92 "THE OPAL" 60-1 LOFT W/ ELEVATOR **ELEVATION 'E'**

 $\left<\!\!\!28\right>$ U.L.C. RATED CLASS 'B' VENT, HEIGHT SHALL BE IN ACCORDANCE WITH ONTARIO GAS UTILIZATION CODE.

- 140mm x 140mm (6 x 6) WOOD COL. OR BUILT-UP WD. COL. $\langle 29 \rangle$ ON METAL BASE SHOE AND 12.7mm (1/2") DIA. BOLT, 610mm x 610mm x 200mm (24" x 24" x 8") CONC. FTG.
- STEP FOOTINGS: \rightarrow HORIZONTAL STEP = 600mm (23 5/8") MIN. VERTICAL STEP = 600mm (23 5/8") MAX. FOR FIRM SOILS & 400mm FOR SAND & GRAVEL.
- MIN. 75mm (3") CONCRETE SLAB-ON-GRADE ON 125mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STR. 32 MPa (4650 psi) AND WITH 5-8% AIR ENTRAINMENT. 75mm (3") MIN. SLAB BEARING
- MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF angle ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING. PROVIDE SMOKE TIGHT JOINT

- **GARAGE WALLS**
- AUA SAME AS NOTE No. (2) OR (3) WITH THE FOLLOWING EXCEPTIONS: STUDS TO BE 2-38mm x 89mm (2-2 x 4) @ 406mm (16") O.C., WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. DELETE INSULATION, 6 mil. AIR/VAPOUR
- MAXIMUM STUD HEIGHT OF 3250mm (10'-8")
- SAME AS NOTE No.(2)OR (3) WITH THE FOLLOWING EXCEPTIONS: STUDS TO BE 2-38mm x 89mm (2-2 x 4) @ 305mm (12") O.C., WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. DELETE INSULATION, 6 mil. AIR/VAPOUR
- MAXIMUM STUD HEIGHT OF 3550mm (11'-8")

- PORCH SLAB 5" 130mm (5") POURED CONC. 32MPa (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10M REBARS @ 200mm (7 7/8") EACHWAY WITH MIN, 40mm (1 1/2") CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75mm (3") MIN. SLAB BEARING, 10 M DOWELS 600mm X 600mm (23 5/8" X 23 5/8") @ 600mm (23 5/8") O.C. AROUND PERIMETER. REINFORING STEEL GRADE 400 -CAN/CSA-G30.18-M
- PORCH SLAB 6" 150mm (6") POURED CONC. 32MPa (4650 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 15M REBARS @ 300mm (12") EACHWAY WITH MIN. 40mm (11/2") CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION, 75mm (3") MIN. SLAB BEARING, 10 M DOWELS 600mm X 600mm (23 5/8"X 23 5/8") @ 600mm (23 5/8") O.C. AROUND PERIMETER. REINFORING STEEL GRADE 400 -CAN/CSA-G30_18-M
- EXPOSED FLOOR RSI 5.46 (R31) BATT INSULATION OR SPRAY FOAM INSULATION WITH AIR/VAPOUR BARRIER DRAFTSTOP AND PREFINISHED ALUMINUM SOFFIT TO EXPOSED FLOOR ABOVE
- **2 STOREY WALLS DOUBLE VOLUME** 38mm x 140mm (2 x 6) SPR. # 2 CONTINUOUS STUDS @ 305mm (12") O.C. FROM SILL PLATE TO TOP PLATE. WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. WALL CONSTRUCTION SHALL CONFORM TO OBC 9.23.10.1 (2)
- **2 STOREY WALLS DOUBLE VOLUME** $\langle 43A \rangle$ 2-38mm x 140mm (2-2 x 6) SPR. # 2 CONTINUOUS STUDS @ 406mm (16") O.C. FROM SILL PLATE TO TOP PLATE. WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. WALL CONSTRUCTION SHALL CONFORM TO OBC 9.23.10.1 (2)
- **2 STOREY WALLS DOUBLE VOLUME** (43B 2-38mm x 140mm (2-2 x 6) SPR. # 2 CONTINUOUS STUDS @ 305mm (12") O.C. FROM SILL PLATE TO TOP PLATE. WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. WALL CONSTRUCTION SHALL CONFORM TO OBC 9.23.10.1 (2)
- **2 STOREY WALLS DOUBLE VOLUME** 38mm x 184mm (2 x 8) SPR. # 2 CONTINUOUS STUDS @ 406mm (16") O.C. FROM SILL PLATE TO TOP PLATE. WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. WALL CONSTRUCTION SHALL CONFORM TO OBC 9.23.10.1 (2)
- **2 STOREY WALLS DOUBLE VOLUME** 2-38mm x 184mm (2-2 x 8) SPR. # 2 CONTINUOUS STUDS @ 305mm (12") O.C. FROM SILL PLATE TO TOP PLATE. WOOD GIRTS @ 1200mm (3'-11") O.C. VERTICALLY. WALL CONSTRUCTION SHALL CONFORM TO OBC 9.23.10.1 (2)
- **EXTERIOR WALL LESS THAN 1.2 M** TO PROPERTY LINE (45 MINUTE F.R.R.) BRICK VENEER WALL OR FRAME WALL CONSTRUC CONSTRUCTION OF WALLS AS PER NOTES $\langle 2 \rangle \langle 3 \rangle$ OR $\langle 4 \rangle$ EXCEPT AS PER THE FOLLOWING NOTES. INSULATION CONFORMING TO CAN/ULC-S702 AND HAVING A MASS OF 4.8 kg/m2 FOR 150mm THICKNESS & 2.8 kg/m2 FOR 89mm THICKNESS, 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH.
- **EXTERIOR NON-COMBUSTIBLE CLAD WALL LESS THAN 0.6 M TO PROPERTY** LINE (45 MINUTE F.R.R.) FRAME WALL CONSTRUCTION CONSTRUCTION OF WALLS AS PER NOTES $\langle 2 \rangle$ OR $\langle 40 \rangle$ EXCEPT AS PER THE FOLLOWING NOTES. INSULATION CONFORMING TO CAN/ULC-S702 AND HAVING A MASS OF 4.8 kg/m2 FOR 150mm THICKNESS & 2.8 kg/m2 FOR 89mm THICKNESS, 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH, 12.7mm (1/2") EXT. GYPSUM SHEATHING ON 11mm (7/16")
- OSB FOR EXT. **CONVENTIONAL ROOF FRAMING** 38 X 140 (2 X 6) SP#2 RAFTERS @ 406 MM (16" O.C.), 38 X 184 (2 X 8") RIDGE BD., HIP & VALLEY RAFTERS, 38 X 89 (2 X 4) COLLAR TIES @ MIDSPAN. CEILING JOISTS TO BE 38 X 89 (2 X 4) @ 406 MM (16") O.C FOR A MAX. 2430 MM (8'0") SPAN & 38 X 140 (2X6) @ 406 MM (16") O.C. FOR A MAX 4450 MM (14'-7") SPAN RAFTERS FOR BUILT-UP ROOF TO BE 38 X 89 (2 X 4) @ 610 MM (24") O.C. W/ A 38 X 89 (2 X 4) COLLAR TIE AS REQUIRED FOR STABILITY. COLD CELLAR
- FULL HEIGHT INSULATION ON INTERIOR SIDE OF FOUNDATION WALLS SEPARATING HEATED SPACE FROM COLD CELLAR. INSULATED DOOR WITH WEATHER STRIPPING, 100mm (4") DIA. PVC PIPE SLEEVE VENT W/ PAINTED INSECT SCREEN. PULL CHAIN LIGHT FIXTURE AND FLOOR DRAIN.
- (48) OVAL TUB AS SHOWN 1530mm (5'-0") X 1070mm (3'-6") OR 1530mm (5'-0") X 1530mm (5'-0") CORNER TUB ON CERAMIC TILE DECK W/ 2 ROWS OF TILE ON WALL AROUND DECK MINIMUM 400mm (1'-4") HIGH
- 140mm X 140mm (6 X 6) PRESSURE TREATED WOOD POST $\langle 49
 angle$ with galvanized metal cap anchored to beam above AND GALVANIZED METAL SHOE ANCHORED TO PORCH SLAB OR MASONRY PIER BELOW
- $\langle 50 \rangle$ provide a drain water heat recovery unit connected to at LEAST 2 SHOWERS AS PER SB 12 3 1 1 12

LIST OF DRAWINGS

CONSTRUCTION NOTES, AREAS

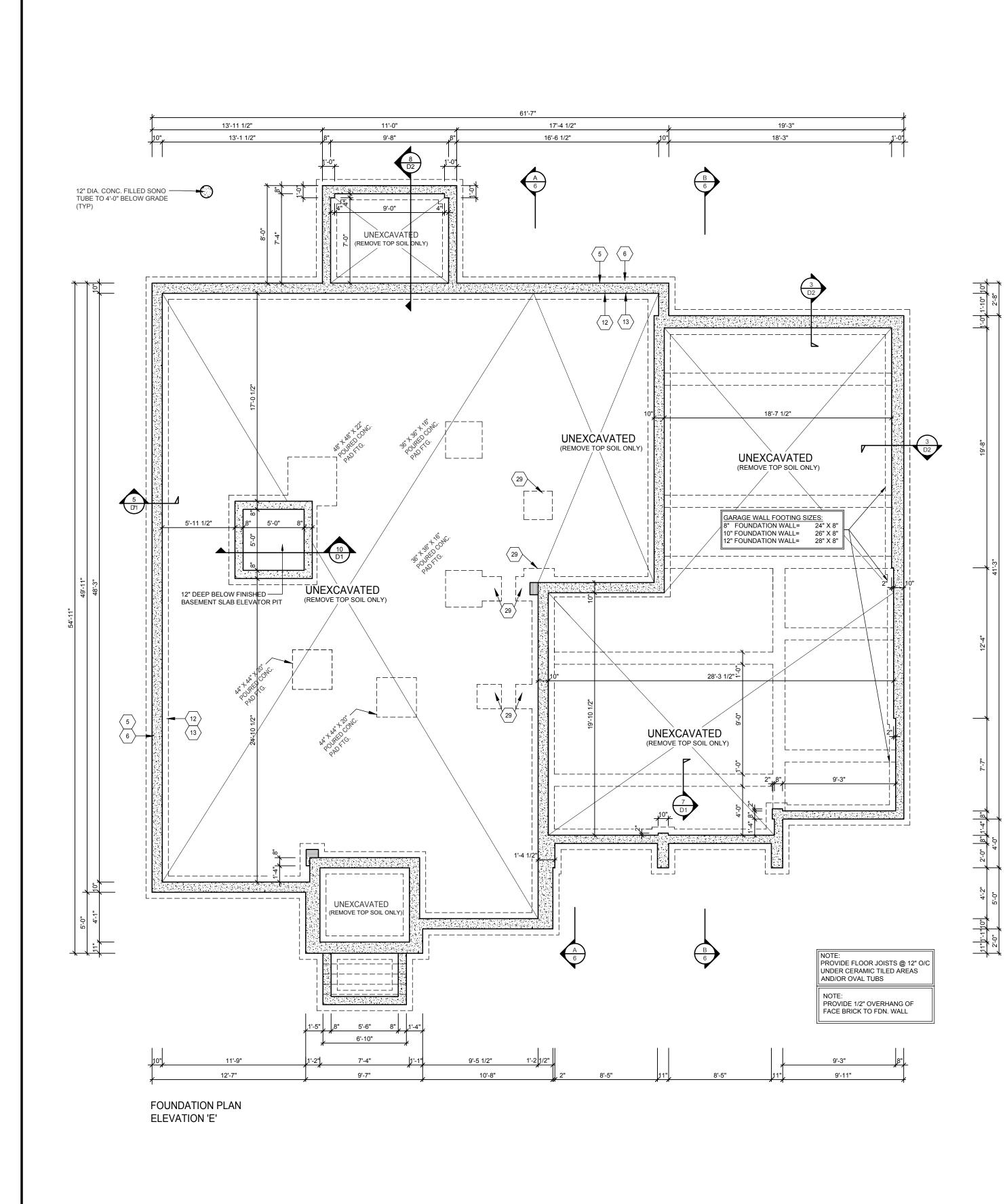
2	FOUNDATION & BASEMENT PLA	N ELEVATION 'E'								
3	GROUND FLOOR & SECOND FL	OOR PLAN ELEVATION	N 'E'							
4	LOFT PLAN, FRONT & REAR ELE	EVATIONS - ELEVATION	DN 'E'					-		
5	LEFT & RIGHT ELEVATIONS - EL	EVATION 'E'								
6	SECTIONS 'A'-'A', SECTION 'B'-'B	' & ROOF PLAN								
7 / D1	TYPICAL WALL SECTIONS & DE	TAILS								
8 / D2										
87.02										
FO	DTINGS			DOOR SCHEDULE						
ALL F	OOTINGS TO REST ON UNDISTURBED PACTED GRANULAR FILL CAPABLE OF \$			MAIN ENTRANCE DOOR TO BE OF KEY. ALL EXTERIOR DOORS TO H						
	SURE OF 150 KPA.			-EXTERIOR DOOR 915 X 2430 X INSULATED MIN. RSI 0.7, (R4)	2 45 (3'0" X 8'0" X 1 3/4")					
AT LE	DROOM WINDOWS EAST ONE WINDOW PER FLR. TO HAVE I PORTION HAVING A MIN. AREA OF 0.3:		4	(2) -EXTERIOR DOOR 815 X 2430 X INSULATED MIN. RSI 0.7 (R4)	2 45 (2'8" X 8'0" X 1 3/4")					
NO DI AREA	MENSION LESS THAN 380MM (15") . I S, THE ABOVE NOTED WINDOW SHALL	EXCEPT FOR BASEMENT HAVE A MAX. SILL		3 -EXTERIOR FRENCH OR GARDI						
	HT OF 1000MM (3'-3") ABOVE FIN. FLC			(3'0" X 8'0" X 1 3/4") INSULATED (4) -EXTERIOR FRENCH OR GARDI	EN DOOR 815 X 2430 X 45					
EGRESS WINDOW (THIRD FLOOR) AT LEAST ONE WINDOW TO HAVE AN UNOBSTRUCTED OPENING OF NOT LESS THAN 1000MM (3'-3") IN HEIGHT & 550MM (21-5/8")				(2'8" X 8'0" X 1 3/4") INSULATED	4 ARCHITECT STAMP.	AND P. ENG. F	OR JUNE 13, 2017			
IN WI	DTH. SILL HEIGHT OF 1000MM (3'-3") IM (23'-0") ABOVE ADJACENT GROUN	ABOVE FIN, FLOOR &		(5) -EXTERIOR FRENCH OR GARDI (2'8" X 6'8" X 1 3/4") INSULATED				ISSUED TO	CLIENT FOR PE P. ENG FOR	ERMIT JUNE 12,
SOI	L GAS CONTROL			6 -DOOR 815 X 2430 X 35 (2'8" X 8					P. ENG FOR	2017 JUNE 7,
BUILE	DING CONSTRUCTION IS TO CONFORM	CODE (O.B.C.)		(7) -DOOR 760 X 2430 X 35 (2'6" X 8 (8) -DOOR 710 X 2430 X 35 (2'4" X 8					RY REVIEW. R PRELIMINARN RUSSES & HVA	
FOR	SOIL GAS CONTROL AS PER SUBSECTI	ON 9.13.4		9 -DOOR 610 X 2430 X 35 (2'0" X 8	3'0" X 1 3/8")				SUED TO P.ENC	
				(10) -DOOR 460 X 2430 X 35 (1'6" X 8	·			# Description		Date
				(11) -DOOR 815 X 2030 X 35 (2'8" X 7 (12) -DOOR 760 X 2030 X 35 (2'6" X 7	·				& CO. AL TECHNOLOGIS	
				(13) -DOOR 710 X 2030 X 35 (2'4" X 7	″0" X 1 3/8")				KENNEDY HAVE	REVIEWED AND TAKE N. DATE: JUNE 13, 201
				(14) -DOOR 610 X 2030 X 35 (2'0" X 7	·			SIGNATURE:		BCIN: 23411
				(15) -DOOR 460 X 2030 X 35 (1'6" X 7	"0" X 1 3/8") 				4	
L1	NTEL / BEAM SCHEDULE 2 - 38 X 184 (2 - 2 X 8) SPR 3 - 38 X 184 (3 - 2 X 8) SPR				SOLID WOOD BEARI					
L3 L4	2 - 38 X 235	R. #2 R. #2			SMOKE ALARM (INTE POINT LOAD CARBON MONOXIDE		CTED)			
L6 L7	3 - 38 X 286 (3 - 2 X 12) SP 90 X 90 X 6.0 (3 1/2 X 3 1/2 X 1	R. #2 I/4 L)		DUPLEX OUTLET (HGT AS NOTED) AFF	CARBON MONOXIDE F. = ABOVE FINISHED FL F.M.= DROPPED BEAM	OOR		,		
L9 L10	90 X 90 X 8.0 (3 1/2 X 3 1/2 X 5 100 X 90 X 8.0 (4 X 3 1/2 X 5/16 125 X 90 X 8.0 (5 X 3 1/2 X 5/16	L) L)	۵ ا	HEAVY DUTY OUTLET DJ.	= DOUBLE JOIST = DOUBLE TRUSS	DITEI				
L12	125 X 90 X 10.0 (5 X 3 1/2 X 3/8 L 150 X 100 X 10.0 (6 X 4 X 3/8 L) 180 X 100 X 10.0 (7 X 4 X 3/8 L)	-)			= FLAT ARCH .F.M. = FLUSH BEAM BY	FLR MAN	UF.	(C		
LV	L SCHEDULE		1 1	- ()	.R.M. = FLUSH BEAM BY = FIXED GLASS	ROOF MA	NUF.			
LVL2	l 2 - 45 X 184 1.9E (2 - 1 3/4" X 7 2 3 - 45 X 184 1.9E (3 - 1 3/4" X 7 3 2 - 45 X 235 1.9E (2 - 1 3/4" X 9	7 1/4")	- <u></u>	LIGHT FIXTURE (WALL MOUNTED)	. = GIRDER TRUSS = LAMINATED VENEEF				INDIA	ΧŪŪ.
LVL4	4 3 - 45 X 235 1.9E (3 - 1 3/4" X 9 5 2 - 45 X 300 1.9E (2 - 1 3/4" X 6 3 - 45 X 300 1.9E (3 - 1 3/4" X	9 1/4") 11 3/4")	\$ \$	SWITCH SJ.	. = PRESSURE TREATED = SINGLE JOIST) LUMBER		ARCH	IITECTURAL TEC 60 RANDALL D	
	5 5 - 45 X 500 1.3E (5 - 1 5)4 X	11 3/4)	\$ ³ \$	T.O	= TRIPLE JOIST).S.= TOP OF STEEL).S.= UNDERSIDE OF ST	==1			SUITE 11 AJAX, ONTA	
S	B-12 PRESCRIPTIVE			0.0		1	V. 'E'		L1S 6L3	
E	NERGY EFFICIENCY DE			AREAS & COVERA	AGES	M²	FT ²		PH (905) 619- FAX (905) 619-	
	one 1 - OBC Table 3.1.1.2.A			LOFT FLOOR AREA		74.60 222.50	803.00 2395.00	Client Name		
С	OMPLIANCE PACKAGE	A1		GROUND FLOOR AREA		174.84	1882.00 166.00	- Name	SKY HON	1ES
SPAC	E HEATING FUEL			O		487.37	5246.00	Name KL	EINBURG	
G		DPANE ID FUEL						C	ITY OF VAU LOT 9	
BUILD		REQUIRED PROPO				0.84	9.00	60	"THE OP -1 LOFT EI	
Ceilir	LATION - RSI (R) ng w/ Attic Space ng w/o Attic Space	10.56 (R60) 10.56 (5.46 (R31) 5.46 (I	R60)	(NOT INCLUDED IN TOTAL AREA) OPEN AREA SECOND FLOOR (NOT INCLUDED IN TOTAL AREA)		6.04	65.00		W/ ELEVA	
Ceilir wall (g @ interior side of ext. eaves) & above attic hatch	3.52 (R20) 3.52 (R	, R20)	OPEN AREA LOFT FLOOR (NOT INCLUDED IN TOTAL AREA) COVERAGE		0.84	9.00	Sheet Title		
Walls	sed Floor Above Grade ment Walls	5.46 (R31) 5.46 (R 3.87 (R22) 3.87 (R 3.52ci (R20ci) 3.52ci (R	R31) R22) -	(INCLUDING PORCHES) COVERAGE		277.03 271.55	2982.00 2923.00		JCTION NO	DTES & AREA
(>600	ment Walls 0mm) Below Grade Slab ed Slab	3.52ci (R20ci) 3.52ci (R 1.76 (R10) 1.76 (R		(NOT INCLUDING PORCHES) GLASS / WALL AREA	RATIOS	ELE	V. 'E'			
Edge (≤600	of Below Grade Slab)mm) Below Grade	1.76 (R10) 1.76 (R	R10)	WALL AREA		M ² 550.45	FT ² 5925.00	Drawn by: RSP	Checked by: AS	Date: MAY 201
Windo	OWS & DOORS (MAX. U - Value) ws / Glass Doors bie	1.6 1.6	5 –	GLASS AREA % GLASS		66.70 12.	718.00	Scale	' = 1'-0"	Drawing No.
	hts IANCE EFFICIENCY Heating Eqpt. (AFUE %)	96 96				12.	/ 0	3/16 [*] Project	- 1-0	1 OF 8

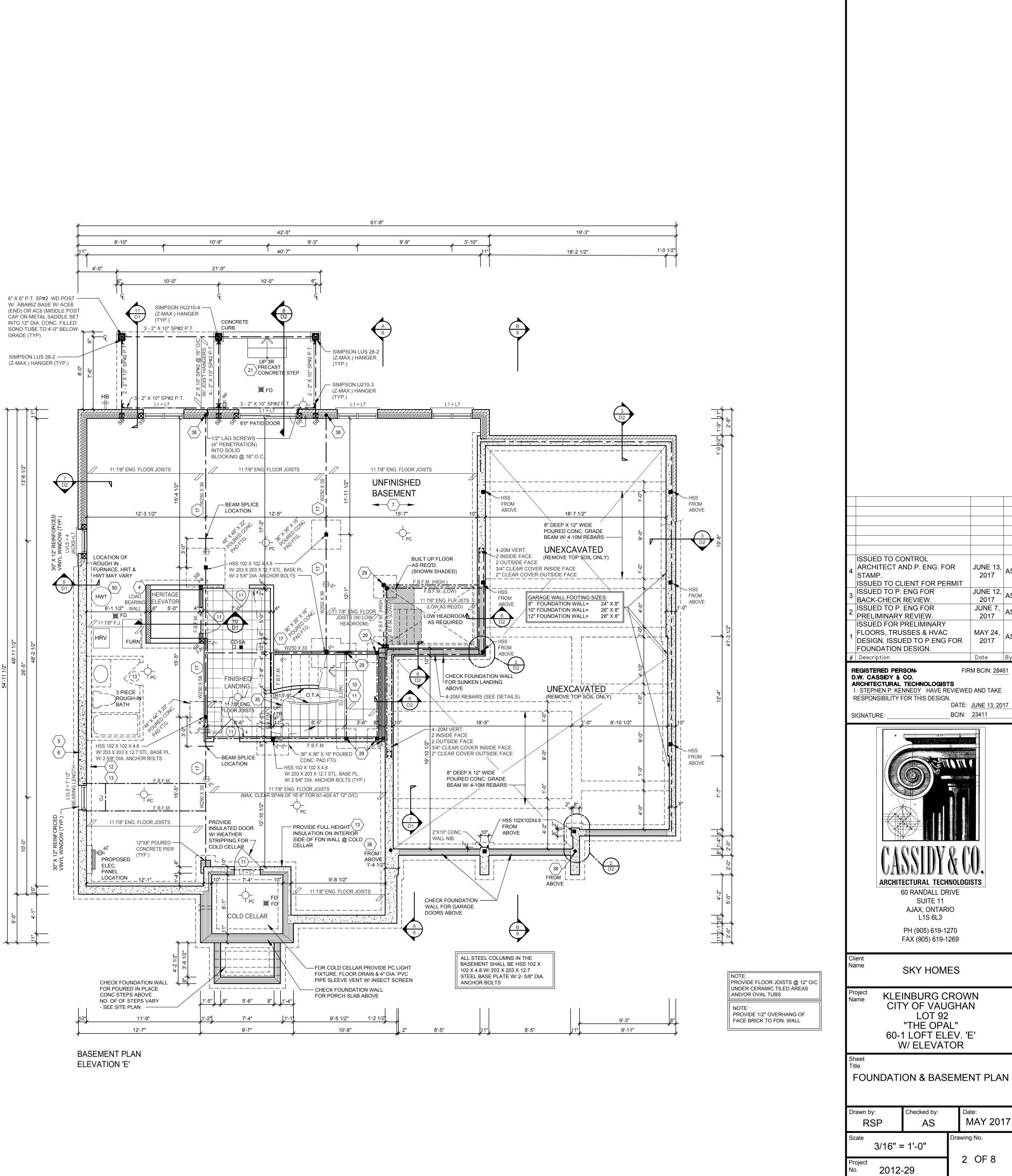
75

HRV Efficiency (%)

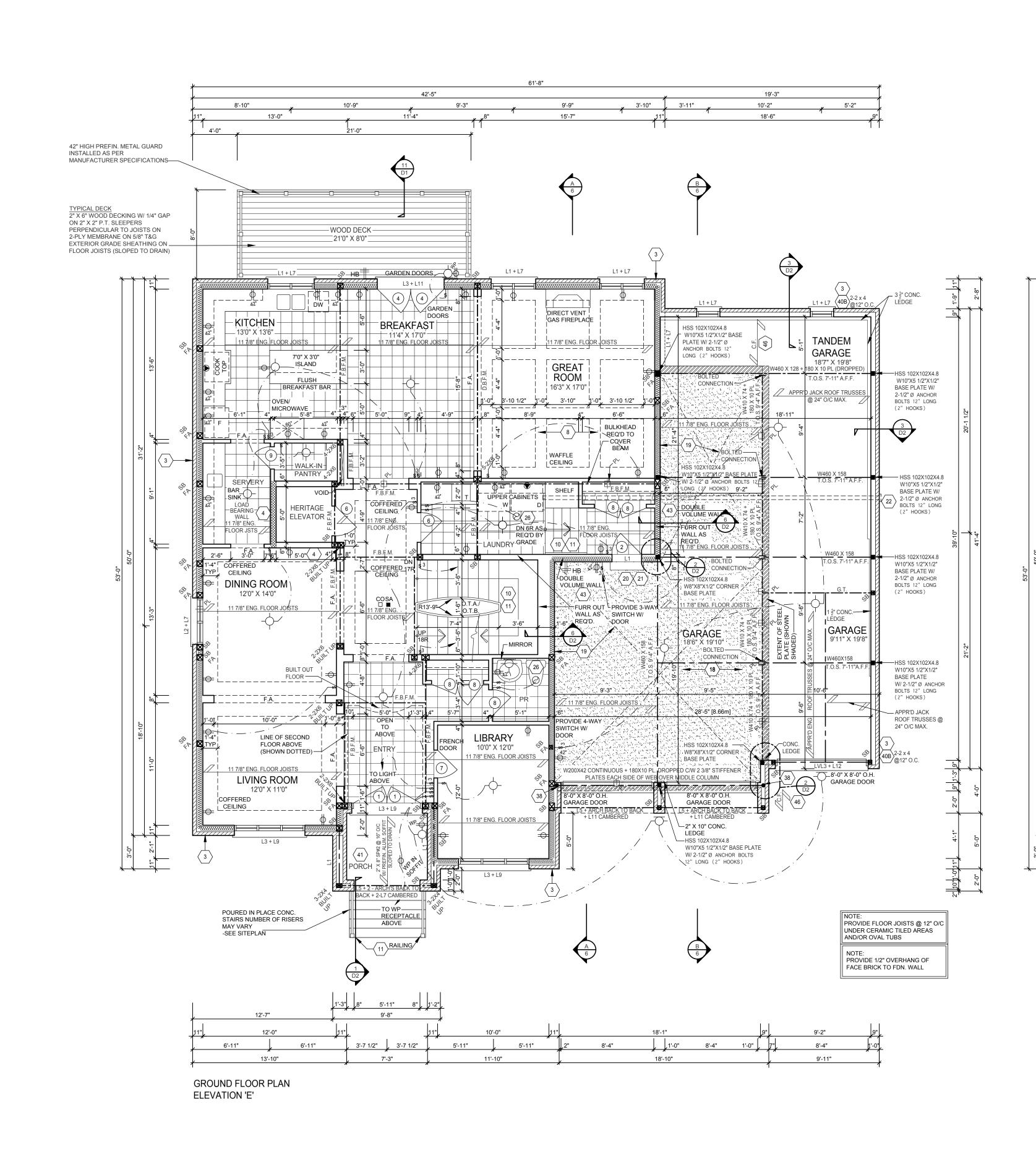


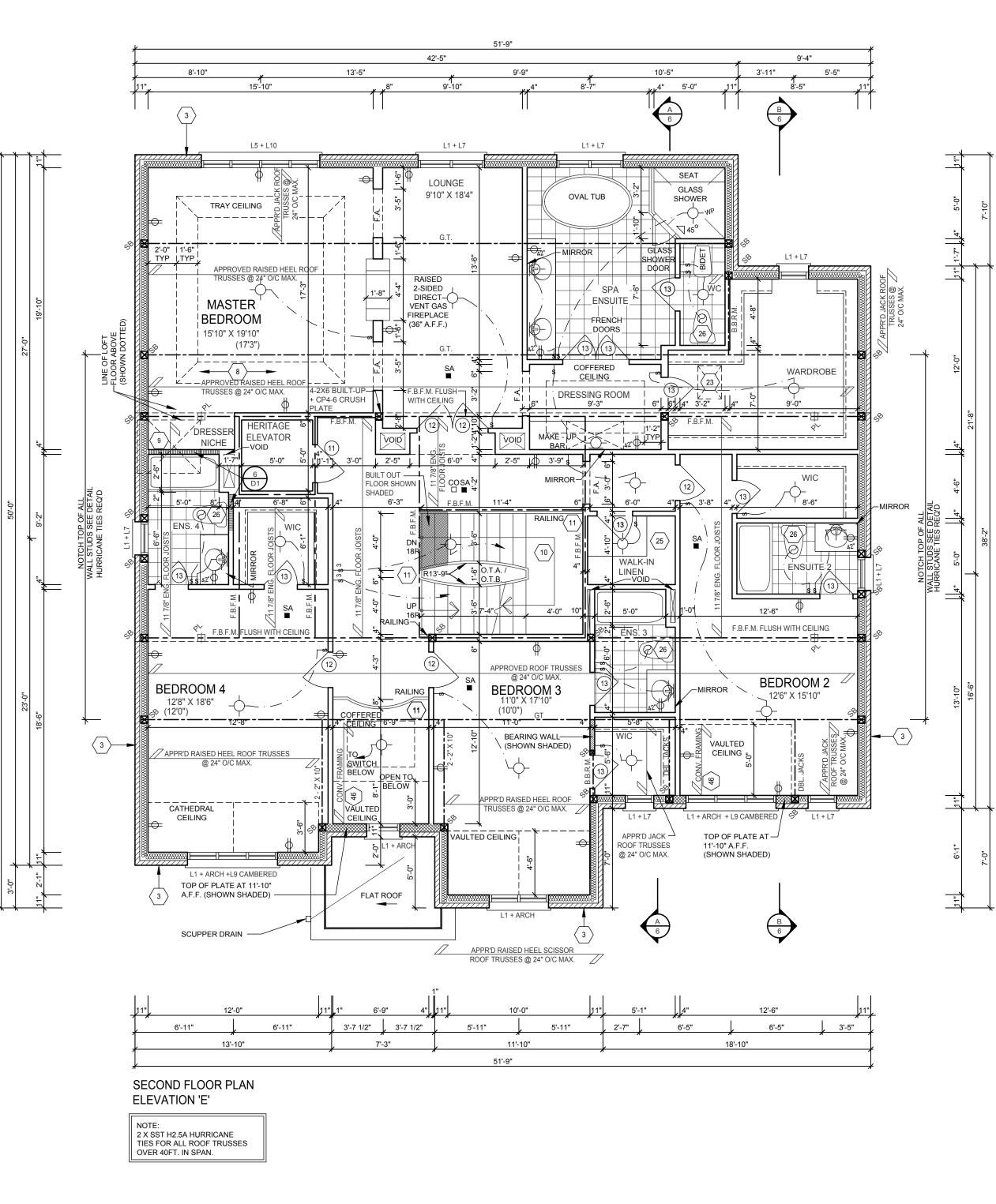
2012-29











ISSUED TO CONTROL									
4 ARCHITECT AND P. ENG. FOR STAMP. ISSUED TO CLIENT FOR PERMIT 3 ISSUED TO P. ENG FOR	JUNE 13, 2017 JUNE 12,	AS AS							
ISSUED TO P. ENG FOR	2017 JUNE 7,	AS AS							
ISSUED FOR PRELIMINARY ISSUED FOR PRELIMINARY FLOORS, TRUSSES & HVAC DESIGN. ISSUED TO P.ENG FOR	2017 MAY 24, 2017	AS							
FOUNDATION DESIGN. # Description	Date	By							
I STEPHEN P. KENNEDY HAVE REVIEWED RESPONSIBILITY FOR THIS DESIGN. DATE: SIGNATURE:BCIN:	JUNE 13, 20 ⁻	17							
Image: constrained by the constrain									
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270	Q. STS								
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269 Client Name SKY HOMES	O. STS								
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60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269 Client Name SKY HOMES Project Name KLEINBURG CROW CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E	'N N E'								
60 RANDALL DRIVE SUITE 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269 Client Name SKY HOMES Project Name KLEINBURG CROW CITY OF VAUGHAN LOT 92 "THE OPAL" 60-1 LOFT ELEV. 'E W/ ELEVATOR Sheet Title GROUND FLOOR & SEC FLOOR PLAN	'N N E' COND te: 1AY 201	17							



