Elm Thornhill Woods (2013) Inc.

THORNHILL WOODS
VAUGHAN, ONTARIO

MODEL: Lot 6

DRAWING LIST:

T1	TITLE SHEET DATA MATRIX
G1	GENERAL NOTES
G2	GENERAL NOTES
A1	BASEMENT PLAN & FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN & ROOF PLAN
A3	FRONT ELEVATION / REAR ELEVATION
A4	LEFT SIDE ELEVATION / RIGHT SIDE ELEVATION
A5	SECTION

Firm Name:
Certificate of Practice Number:

FLANAGAN BERESFORD AND PATTESON ARCHITECTS
70 SILTON ROAD, UNIT 01
WOODBRIDGE, ONT L4L 8B9 TEL 905-265-2688 FAX 905-265-2685

Name of Project:
Elm Thornhill Woods (2013) Inc.
LOT 6
Location
THORNHILL WOODS
VAUGHAN, ONTARIO

Item	Ontario's Building Code Data Matrix Parts 3 or 9			OBC Reference	
				References are to Division B unless noted (A)for Division A or (C) for Division C	
1	Project Description:	☒ New ☐ Addition ☐ Change of Use	☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2.(A)	☒ Part 9 1.1.2.(A) & 9.10.1.3
2	Major Occupancy(s): RESIDENTIAL			3.1.2.1.(1)	9.10.2.
3	Building Area (m^2): Existing_____ New 190.59 Total 190.59			1.4.1.2.(A)	1.4.1.2.(A)
4	Gross Area (m^2): Existing_____ New 366.55 Total 366.55			1.4.1.2.(A)	1.4.1.2.(A)
5	Number of Storeys: Above grade 2 Below grade 1			1.4.1.2.(A) & 3.2.1.1.	1.4.1.2.(A) & 9.10.4
6	Number of Streets/Fire Fighter Access 1			3.2.2.10 & 3.2.5.	9.10.20.
7	Building Classification GROUP "C"			3.2.2.20.-.83	9.10.2.
8	Sprinkler System Proposed:	☐ entire building ☐ selected compartmens ☐ selected floor areas ☐ basement ☐ in lieu of roof building ☒ not required		3.2.2.20.-.83 3.2.1.5. 3.2.2.1.7. INDEX	9.10.8.2. INDEX
9	Standpipe required	☐ Yes ☒ No		3.2.9.	N/A.
10	Fire Alarm required	☐ Yes ☒ No		3.2.4.	9.10.18.
11	Water Service/Supply is Adequte	☐ Yes ☐ No N/A		3.2.5.7.	N/A.
12	High Building	☐ Yes ☐ No N/A		3.2.6.	N/A.
13	Construction Restriction Actual Construction	☒ Combustible permitted ☐ Non-combustible required ☐ Both ☒ Combustible ☐ Non-combustible ☐ Both		3.2.2.20.-.83	9.10.6.
14	Mezzanine(s) Area (m^2)	N/A		3.2.1.1.(3)-(8)	9.10.4.1.
15	Occupant load based on Basement Occupancy_____ Load_____person 1st Floor Occupancy_____ Load_____person 2nd Floor Occupancy_____ Load 10 person 3rd Floor Occupancy_____ Load_____person (Additional floor areas continued below)	☐ (m^2/ person)	☒ design of building	3.1.17.	9.9.1.3.
16	Barrier-free Design	☐ Yes ☒ No (Explain) Residential		3.8.	9.5.2.
17	Hazardous Substances	☐ Yes ☒ No		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4).

18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)			Listed Design No. or Description (SG-2)			3.2.2.20.-.83 & 3.2.1.4.		9.10.8. 9.10.9	
		Floors	N/A Hours								
		Roof	N/A Hours								
		Mezzanine	N/A Hours								
		FRR of Supporting Members			Listed Design No. or Description (SG-2)						
		Floors	N/A Hours								
		Roof	N/A Hours								
		Mezzanine	N/A Hours								
19	Spatial Separation - Construction of Exterior Wall							3.2.3.		9.10.14	
	Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max.% of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const.	Comb Constr Nonc. Clading	Non-comb Constr
	FRONT ELEVATION	N/A					N/A	2" X 6" EXT. WOOD STUD	Y		
	RIGHT ELEVATION	119.02	1.25		7.00%	5.84%	N/A	2" X 6" EXT. WOOD STUD	Y		
	LEFT ELEVATION	116.71	1.25		7.00%	4.16%	N/A	2" X 6" EXT. WOOD STUD	Y		
	REAR ELEVATION	86.54	9.30		56.00%	24.32%	N/A	2" X 6" EXT. WOOD STUD	Y		
20	**COMPLIANT WITH OBC Reference SB12 SECTION 2.1.1.1. (7) & (8) ENERGY EFFICIENCY :**										
	TOTAL GROSS AREA OF WINDOWS: 629.80 S.F.				RATIO OF TOTAL GROSS AREA OF WINDOWS TO THE TOTAL GROSS AREA OF PERIPHERAL WALLS: 13.66%						
	TOTAL GROSS AREA OF PERIPHERAL WALLS: 4610.20 S.F.										

DATE	REF.	DESCRIPTION

Engineered truss drawings to be submitted to the architect for co-ordination of structure

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub-contractors to carry out the work in accordance with the Contract Documents.

Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies are to be reported to the Architect prior to the commencement of the work.

Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty.

DO NOT SCALE DRAWING

flanagan beresford & patteson architects

70 silton road, unit # 01, woodbridge, ontario, l4l 8b9, (905) 265-2688

Elm Thornhill Woods (2013) Inc.

THORNHILL WOODS ROAD
VAUGHAN, ONTARIO.

FAIRLEY MANOR

LOT 6

Date: MAR. 2015
Checked By:
Job Number: 14-1199
Drawn By: SP
Scale: 3/16"=1'-0"
Issued:
Sheet Number: **T1**

GENERAL NOTES FOR COMPLIANCE PACKAGE 'J'

All construction to comply with requirements of the 2012 Ontario Building Code and Supplementary Standard SB–12 (2.1.1.) Compliance Package 'J', Table 2.1.1.2.A. unless the requirements of performance compliance are met as outlined in SB–12 (2.1.2.)

1 FOOTINGS (SUPPORTING EXTERIOR WALL)

FOUNDATION WALL SUPPORTING MASONRY VENEER
- footing width for TWO storey brick 508 mm (20") x 150mm (6")
- footing width for THREE storey brick / loft 650 mm (26") 230 mm (9")
- 15 MPa (2200 P.S.I.) at 28 days
- minimum 1200 mm (4'–0") below grade on undisturbed soil capable of carrying 150 KPa (3000 lbs. per sq.ft.)
- STEPPED FOOTINGS : vertical rise between horizontal portions 600 mm (24") maximum for firm soil 400 mm (16") maximum for sand or gravel horizontal distance between risers 600 mm (24") minimum
- Footings supporting joists length more than 4900 mm (16'–1") long to be sized as per 9.15.3.4. and 9.15.3.5.

2 FOUNDATION WALL

- 200 mm (8") poured concrete wall 20.0 Mpa (2900 P.S.I) at 28 days maximum 2.15m (6'–11") below grade if the height of foundation wall laterally supported at the top is ≤ 2.75m and 2.10m below grade if the height of foundation wall laterally supported at the top is > 2.75m & ≤ 3.0m,

OR

- 250 mm (10") poured concrete wall 20.0 Mpa (2900P.S.I) at 28 days maximum 2570 mm (8'–5 ½") below grade

minimum 150 mm (6") above finished grade
- Lateral support of wall provided by anchored sill plate
- Waterproof the exterior face of wall below grade in conformance with subsection 9.13.3. of the O.B.C.

OR

- Dampproof the exterior face of wall below grade in conformance with subsection 9.13.2., AND provide foundation wall drainage conforming to subsection 9.14.2. of the O.B.C.
- Insulation to comply with SB–12
- On concrete footing as per soil report
- Air barrier to comply with subsection 9.25.3.

3 BRICK OR STONE VENEER CONSTRUCTION

- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical, not to compress the exterior sheathing
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") exterior type sheathing
- 38 X 140 mm (2"X 6")wood studs at 406 mm (16") o.c
- Double top plate Single bottom plate
- RSI 3.87 (R22) insulation
- Air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3. & 9.25.4. of the O.B.C.
- 12.7 mm (1/2") interior drywall finish
- provide 10 mm (3/8") weep holes maximum 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide brick or stone sills under all openings flash under sills.

3a RESERVED

3b BRICK OR STONE VENEER CONSTRUCTION 45 MIN. FIRE–RESISTANCE RATING FOR SIDE YARD LESS THAN 1.2M (3'11")

Construction complies with supplementary standards to the O.B.C 2012 SB–2 table 2.3.4.A and table 2.3.4.C (45 minutes F.R.R) and Sentence 9.10.15.5.(2)
- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical, not to compress the exterior sheathing
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") exterior type sheathing and
- 38 x 140 (2" x 6") wood studs @ 406 mm (16") o.c. (20 minutes)
- Double top plate Single bottom plate
- RSI 3.87 (R22) Insulation conforming to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface completely filling the wall cavity.
- air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3. & 9.25.4. of the O.B.C.
- 12.7 mm (1/2") type "X" gypsum board with joints taped and finished (25 minutes)
- provide 10 mm (3/8") weep holes maximum 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide brick or stone sills under all openings flash under sills.

3c BRICK OR STONE VENEER CONSTRUCTION 1 HOUR FIRE–RESISTANCE RATING

Construction complies with supplementary standards to the O.B.C 2012 SB–2 table 2.3.4.A and table 2.3.4.C (1 hour F.R.R) and Sentence 9.10.15.5.(2)
- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical, not to compress the exterior sheathing
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") exterior type sheathing and
- 38 x 140 (2" x 6") wood studs @ 406 mm (16") o.c. (20 minutes)
- Double top plate Single bottom plate
- RSI 3.87 (R22) Insulation conforming to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface completely filling the wall cavity.
- air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3. & 9.25.4. of the O.B.C.
- 15.9 mm (5/8") type "X" gypsum board with joints taped and finished (40 minutes)
- provide 10 mm (3/8") weep holes maximum 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide brick or stone sills under all openings flash under sills.

4 FRAME WALL CONSTRUCTION

Drained Stucco Wall Construction
- "Durock" insulated stucco system complying with CCMC No. 12969 – R
- Dens–Glass or Cement board sheathing over framing
- Siding veneer
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") studs @ 406 mm (16") o.c.
- Double top plate Single bottom plate
- RSI 3.87 (R22) insulation
- air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3 & 9.25.4 of the O.B.C.
- 12.7 mm (1/2") interior drywall finish

4a RESERVED

4b FRAME WALL CONSTRUCTION 45 MIN. FIRE–RESISTANCE RATING FOR SIDE YARD LESS THAN 1.2M (3'11") TO 0.6M (23 5/8")

Construction complies with supplementary standards to the O.B.C 2012 SB–2 table 2.3.4.A and table 2.3.4.C (45 minutes F.R.R) and Sentence 9.10.15.5.(2)

Drained Stucco Wall Construction
- "Durock" insulated stucco system complying with CCMC No. 12969–R
- Dens–Glass or Cement board sheathing over framing
- 38 X 140 mm (2" X 6") studs @ 406 mm (16") o.c. (20 minutes)

OR
- Siding veneer
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") studs @ 406 mm (16") o.c. (20 minutes)
- Double top plate Single bottom plate
- RSI 3.87 (R22) insulation conforming to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface completely filling the wall cavity.
- air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3. & 9.25.4. of the O.B.C.
- 12.7mm (1/2") type "X" gypsum board with joints taped and finished (25 minutes)

4c FRAME WALL CONSTRUCTION 45 MIN. FIRE–RESISTANCE RATING FOR SIDE YARD LESS THAN 0.6M (23 5/8")

Construction complies with supplementary standards to the O.B.C 2012 SB–2 table 2.3.4.A and table 2.3.4.C (45 minutes F.R.R) and Sentence 9.10.15.5.(2) & (3)
- Vinyl siding or Non combustible cladding as per elevation
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") gypsum sheathing
- 38 X 140 mm (2" X 6") studs @ 406 mm (16") o.c. (20 minutes)
- Double top plate Single bottom plate
- RSI 3.87 (R22) Insulation conforming to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface completely filling the wall cavity.
- air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3. & 9.25.4. of the O.B.C.
- 12.7 mm (1/2") type "X" gypsum board with joints taped and finished (25 minutes)

4d FRAME WALL CONSTRUCTION 1 HOUR FIRE–RESISTANCE RATING

Construction complies with supplementary standards to the O.B.C 2012 SB–2 table 2.3.4.A and table 2.3.4.C and Sentence 9.10.15.5.(2) & (3)
- Vinyl siding or Non combustible cladding as per elevation
- No. 15 (0.7 kg/m sq.) building paper or TYVEK "house wrap"
- 12.7 mm (1/2") gypsum sheathing
- 38 X 140 mm (2" X 6") studs @ 406 mm (16") o.c. (20 minutes)
- Double top plate Single bottom plate
- RSI 3.87 (R22) Insulation conforming to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface completely filling the wall cavity.
- air/vapour barrier to conform to CAN/CGSB–51.34–M, and subsection 9.25.3. & 9.25.4. of the O.B.C.
- 15.9 mm (5/8") type "X" gypsum board with joints taped and finished (40 minutes)

5 INTERIOR BEARING PARTITIONS

- 38 X 89 mm (2" X 4") studs at 406 mm (16") o.c.

OR
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c. as indicated on drawings
- 12.7 mm (1/2") interior drywall on exposed sides
- Double top plate Single bottom plate
- Blocking for grab bars at main bath

6 INTERIOR PARTITIONS

- 38 X 89 mm (2" X 4") studs at 406 mm (16") o.c.

OR
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c. as indicated on drawings
- 12.7 mm (1/2") interior drywall on exposed sides
- Single top and bottom plate
- Blocking for grab bars at main bath

7 BEARING PARTITIONS

(basement)
- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c.
- 38 X 140 mm (2" X 6") sill on dampproofing material
- 12.7 mm (1/2") diameter anchor bolts on 350 X 150 mm (13–3/4" X 6") poured concrete footing at 2400 mm (8'–0") o.c. on 100 mm (4") high concrete curb
- 2 – 38 X 140 mm (2" X 6") top plate
- 38 x 140 intermediate blocking
- Blocking for grab bars at main bath

8 ROOF CONSTRUCTION

- 10.26 kg/m sq. (No 210) asphalt shingles
- type 'S' roll roofing from edge of roof extending a minimum distance of 900 mm up the roof slope to a line not less than 300 mm (11–3/4") past the inside face of exterior wall
- starter strip No. 85 (2 kg/m sq.) (85 lb) roll roofing or roof shingle of same weight and quality as used on roof laid with tabs facing up
- 10 mm (3/8") plywood sheathing with 'H' clips
- approved wood trusses at 600 mm (24") o.c.
- 19 x89 mm (1"x 4") truss bracing as per truss certificate.
- 38 x 89 mm(2"x 4") wall ties across bottom chord at minimum 1200 mm (4'–0") o.c. for roof slopes 4:12 or greater.
- metal eaves trough on aluminum fascia and aluminum vented soffit
- attic ventilation as per Article 9.19.1.2.
- 1:300 of insulated ceiling

or
- 1:150 of insulated ceiling (where roof slope is less than 1 in 6 or where roof is constructed with roof joists) with at least 25% at eaves and at least 25% at top of attic space as per Sentence 9.19.1.2.(3)

8a CATHEDRAL CEILING

- Venting to confirm to Article 9.19.1.1, .2 & .3
- Roof slope less than 1 in 6 or roof constructed with roof joists unobstructed vent area 1 / 150 of insulated ceiling uniformly distributed
- Not less than 25 % of venting at each top & bottom of air space above insulation
- Where joist spaces are not separately vented install 38mm x 38mm 2" x 2" purlins on top of roof joist perpendicular to joists
- Min. 63mm (2 1/2") air space shall be provided between top of insulation and under side of sheathing
- Insulation to not restrict the free flow of air through roof vents and roof space.
- RSI 5.46 (R31) Insulation

9 WEEPING TILE

- Min. 100 mm (4") diameter weeping tile, surrounded by 150mm (6") crushed stone on exterior side of all footing including garage footings

10 BASEMENT SLAB

- 80 mm (3") 15 MPa concrete slab on vapour barrier (as per Article 9.13.2.7.) and 130 mm (5") crushed stone.
- where vapour barrier is not provided below slab, concrete strength of slab to be 25 MPa at 28 days
- RSI 1.76 (R10) required for edge of below grade slab ≤ 600mm below grade
- RSI 1.76 (R10) required for heated slab or slab ≤ 600mm below grade
- Air barrier to comply with Subsection 9.25.3.

11 FINISHED FLOOR

- Finished floor on 16 mm (5/8") tongue & groove subfloor on wood floor joists
- Additional 16 mm (5/8") panel type underlay under ceramic tiles, where tile is applied with adhesive.

12 ROOF INSULATION

- Roof insulation RSI 8.81 (R50)
- Air/vapour barrier conforming to CAN/CGSB–51.34–M and Subsections 9.25.3. and 9.25.4. of the O.B.C.
- 12.7 mm (1/2") interior drywall finish to conform to table 9.29.5.3. of the O.B.C.

13 BASEMENT INSULATION

- Building paper between foundation wall and insulation
- RSI 2.11 (R12) insulation
- 38 X 89 mm (2"X 4") wood strapping
- Air / vapour barrier conforming to CAN/CGSB–51.34–M and Subsection 9.25.3. and 9.25.4. of the O.B.C.

OR
- RSI 2.11 (R12) 'Blanket Wrapping Insulation'
- insulation to extend from the underside of the subfloor to not more than 200mm above the finished floor level of the basement

14 WOOD SILL PLATE

- 38 x 89mm (2"x4") sill plate with 13mm (1/2") diameter anchor bolts 300 mm (12") long minimum 100 mm (4") in concrete at 2400 mm (8'–0") o.c.
- Dampproof under plate and seal to foundation with caulking or an acceptable gasket plate.

15

U.L.C. rated class 'B' vent, 610 mm (2'–0") above highest point of contact with roof for slopes up to 9:12 1220 mm (4'–0") high for slopes greater than 9:12.

16 CHIMNEY

- chimneys & flues to conform to Section 9.21. of the O.B.C.
- chimneys to be 915 mm (3'–0") above roof and not less than 610 mm (2'–0") above highest roof structure within 3050 mm (10'–0") of chimney
- support metal chimneys laterally at 2030 mm (6'–8") vertically
- chimney cap to slope from lining & have a minimum 25 mm (1") projection to drip
- provide chimney saddle (with flashing if chimney width greater than 600 mm (2'–0")
- clay flue liners 16 mm (5/8") thick. extend liners from 200 mm (7–7/8") below breaching opening (or from top of smoke chamber) to not less than 50 mm (2") or more than 100 mm (4") above chimney cap.

17

Exterior Concrete Steps conforming to Subsection 9.8.9. of the Ontario Building Code

18 METAL FLASHING

- 0.33 mm (0.013") painted galvanized steel, 75 mm (3") under wall sheathing & shingles or 150mm (6") up brick face into reglet. To comply with Articles 9.27.3.7. & .8, and Subsection 9.26.4. of the O.B.C.

19 RESERVED

20 STEEL PIPE COLUMN

- 89 mm (3–1/2") diameter and a wall thickness of 4.76 mm (3/16") with clips at top

AND

160 X 160 X 10 mm (6" X 6" X 3/8") bottom plate, (for both steel beams and wood beams.) . (for continuous beams only)
- Anchor bottom plate with 2 at 16 mm (5/8") diameter 200 mm (8") long bolts 50 mm (2") bent on poured concrete

Footing size to be:

minimum footing size	/	max. column spacing
1000 X 1000 X 400 mm	–	2997 mm
(3'–4" X 3'–4" X 1'–4")	–	9'10"
1120 X 1120 X 535 mm	–	4880 mm
(3'–8" X 3'–8" X 1'–9")	–	16'0"

- Where column sits on foundation wall use 100 x 200 x 16 mm (4" x 8" x 5/8") plate with 2 – 16 mm (5/8") anchor bolts.

21 WOOD POST

150 X 150 mm (6" X 6") No. 1 S.P.F. post on 'U' steel shoe anchored in 600 X 600 X 400 mm (2'–0" X 2'–0" X 1'–4") poured concrete footing.

22 ATTIC HATCH

510 X 710 mm (20" X 28") attic hatch weather–stripped and backed with RSI 3.52 (R20) insulation.

23 GARAGE SLAB

- minimum 100 mm (4") concrete slab on 130 mm (5") crushed stone
- reinforced with 150 X 150 x 3mm (6" X 6" X 1/8") welded wire mesh located near mid–depth of slab
- concrete strength 32 MPa at 28 days with 5 – 8% air entrainment
- any fill placed beneath the slab, other than coarse, clean granular fill, shall be compacted

24 WALLS & CEILING BETWEEN GARAGE & HOUSE

- 38 X 140 mm (2" X 6") studs at 406 mm (16") o.c.
- Double top plate and Single bottom plate
- 12.7 mm (1/2") interior drywall on walls (house side)
- 12.7 mm (1/2") gypsum board on walls (garage side)
- RSI 3.87 (R22) insulation in walls
- RSI 5.46 (R31) insulation in 38 x 89 (2" x 4") framing @ 406 (16") o.c. hung from 2nd floor framing using 38 x 38 (2" x 2") framing members.
- 12.7 mm (1/2") gypsum board on ceiling between house and garage
- air/vapour barrier conforming to CAN/CGSB–51.34–M, & subsection 9.25.3 of the O.B.C. on warm side of insulation.
- all joints in gypsum board taped and sealed gas tight.

25

2'8" x 6'8" x 1 3/4" insulated door with weather–stripping, self closer and minimum 150 mm (6") sill. Comply with Article 9.10.13.15.

26

Capped dryer vent. As per 9.32, 9.31.1.1

27

Capped range hood vent. As per 9.32.3.12

28

RSI 5.46 (R31) insulation above vented soffit.

29 RESERVED

30 STAIRS / EXTERIOR STAIRS

to comply with Ontario Building Code

Maximum Rise	= 200 mm (7–7/8")
Minimum Run	= 210mm (8–1/4")
Minimum Overall Tread	= 235mm (9–1/4")
Minimum Flat Tread	= 220mm (8–11/16")
Minimum Nosing	= 25 mm (1")
Minimum Headroom	= 1950 mm (6'–5")
Rail at Landing	= 915 mm (3'–0")
Rail at Stair	= 876 mm (2'–10½")
Minimum Width	= 860 mm (2'–10")
For Curved Stairs	
Minimum Run	= 150 mm (5–7/8")
Minimum Average Run	
Uniform Riser Height	= 200 mm (7–7/8")

31

Handrail on wood pickets maximum 100 mm (3–15/16") apart.
- Provide 50mm handrail clearance
- Loading to 9.8.7.7, Climb prevention 9.8.8.6, Finish to 9.8.9.6

32

Angle ceiling above for headroom.

33

Linen closet with 4 shelves, minimum 330 mm (1'–2") deep.

34

Provide hanging rod and shelf above.

35

Mechanical ventilation to provide minimum ONE air change per hour and shall conform to Subsection 9.32.3. of the O.B.C.

36

Masonry fireplace construction to comply with Ontario Building Code Section 9.22., Zero–Clearance / Direct vent gas fireplace construction to comply with Manufacturer's Specification.

37 PARTY WALL CONSTRUCTION

For Fire resistance rating / Fire protection rating determine by test methods in Part 3 of O.B.C

OR
- In accordance with supplementary standards

BLOCK WALL

Construction complies with supplementary standards to the O.B.C. 2012 SB–3 table 1 wall type B6e
- 12.7 mm (1/2") Gypsum Board (taped joints and all edges supported) on 38 X 38 mm (2" X 2") wood spacers at 600 mm (24") o.c. on each side
- Void to be Min. 90% filled with sound absorptive material in the form of fibre processed from rock, slag, glass or cellulose fibre on each side
- 190 mm (8") hollow concrete block (normal weight aggregate)
- minimum 1 hour fire–resistance rating
- continuous from top of foundation wall to the underside of the roof sheathing.
- two storey block party wall to be supported on 200 mm (8") poured concrete foundation wall on a min. 610 mm x 250 mm (24" x 10") poured concrete footing OR as per soil report.
- three storey / loft block party wall to be supported on 200 mm (8") poured concrete foundation wall on a min. 915 mm x 355 mm (36" x 14") poured concrete footing OR as per soil report.

WOOD FRAME WALL

Construction complies with supplementary standards to the O.B.C. 2012 SB–3 table 1 wall type W13c
- Fire stopping as per 9.10.15.3
- 15.9 mm (5/8") Gypsum board Type 'X' on each side (joints to be taped and filled)
- 2 rows 38 x 89 mm (2" x 4") wood studs at 406 mm (16") o.c. on separate single bottom plates with double top plates set 25mm apart
- 1 row solid blocking for lateral support at mid–height of walls
- 89mm mass of at least 2.8 kg/meter sq. thick absorptive material in the form of fibre processed from rock, slag, glass or cellulose fibre to fill min. 90% of stud cavity on one side only for STC rating
- 25 mm (1") air space between rows of studs
- Walls to have 1 hour fire resistance rating continuous from top of foundation wall to underside of roof sheathing
- two or three storey / loft party wall to be supported on 200 mm (8") poured concrete foundation wall on a min. 610 mm x 200 mm (24" x 8") poured concrete footing OR as per soil report.

38 GABLE END WALL CONSTRUCTION FRAME CONSTRUCTION

Drained Stucco Wall Construction
- "Durock" insulated stucco system complying with CCMC No. 12969–R
- Dens–Glass or Cement board sheathing over framing

OR
- Siding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") wood studs at 406 mm (16") o.c.

BRICK VENEER CONSTRUCTION

- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing
- 38 X 140 mm (2" X 6") wood studs at 406 mm (16") o.c.

39

Smoke alarms shall be interconnected conforming to O.B.C. Articles 9.10.19.1., 9.10.19.3., 9.10.19.4. & 9.10.19.5. Refer to plans for locations.

39a

Carbon Monoxide Detectors shall be installed conforming to O.B.C. Articles 9.33.4.1., 9.33.4.2. & 9.33.4.3. Refer to plans for locations.

40 GARAGE WALL CONSTRUCTION

- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 406 mm (16") o.c. horizontal 600 mm (24") vertical
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing
- 38 x 89 mm (2" x 4") wood studs

OR
- 38 x 140 mm (2" x 6") wood studs as required under Table 9.23.10.1 (1) of the O.B.C.
- Double top plate Single bottom plate
- provide 10 mm (3/8") weep holes 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide a sill under all windows and flash under sill

OR

Drained Stucco Wall Construction
- "Durock" insulated stucco system complying with CCMC No. 12969–R
- Dens–Glass or Cement board sheathing over framing

OR
- Siding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing

DATE	REF.	DESCRIPTION
14 JUN, 2016	TM	REV. AS PER STRUCT. ENG. (20 Mpa)
06 JUN, 2016	TM	REV. AS PER CITY COMMENTS (10" FOUNDATION WALL)

Engineered truss drawings to be submitted to the architect for co–ordination of structure

The Architect has not been retained to carry out general review of the work and assumes no responsibility for the failure of the contractor or sub–contractors to carry out the work in accordance with the Contract Documents.

Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies are to be reported to the Architect prior to the commencement of the work.

Under no circumstances shall the Contractor or sub–contractors proceed in uncertainty.

DO NOT SCALE DRAWING

flanagan beresford & patteson architects

70 silton road, unit # 01, woodbridge, ontario, l4l 8b9, (905) 265–2688

Elm Thornhill Woods (2013) Inc.

THORNHILL WOODS ROAD
VAUGHAN, ONTARIO.

FAIRLEY MANOR

LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14–1199	SP
Scale	
3/16"=1'–0"	
Issued	Sheet Number
	G1

40a GARAGE WALL CONSTRUCTION
45 MINUTE FIRE–RESISTANCE RATING FOR SIDE YARD LESS THAN 1.2M (3'11") TO 0.6M (23 5/8")

Construction complies with supplementary standard to the O.B.C. 2012 SB–2 table 2.3.4.A and 2.3.4.C and Sentence 9.10.15.5.(2)
- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing
- 38 x 89 mm (2" x 4") wood studs (20 minutes)

OR

38 x 140 mm (2" x 6") wood studs @ 16" o/c (20 minutes)

OR

as required under Table 9.23.10.1 (1) of the O.B.C.
- Double top plate Single bottom plate
- Insulation conforms to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface, completely filling the wall cavity
- provide 10 mm (3/8") weep holes 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide a sill under all windows and flash under sill
- 12.7mm (1/2") type "X" gypsum board interior finish (25 minutes)
- all joints taped and finished

OR

Drained Stucco Wall Construction
- "Durock" insulated stucco system complying with CCMC No. 12969–R
- Dens–Glass or Cement board sheathing over framing

OR
- Siding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing

OR

Construction complies with supplementary standard to the O.B.C 2012 SB–3 Table 1, wall type W1e and section 9.10.15.5 (2)
- 90mm (4") or 75mm (3") face brick or stone max. 11000mm (36'1") high
- 25 X 180 X 0.76mm (1" X 7" X 22" ga) corrosion resistant corrugated metal ties at 400mm (16") o.c. horizontal 600mm (24") vertical
- 25mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper
- 12.7mm (1/2") exterior gypsum type 'X" sheathing
- 38mm X 89mm (2" X 4") wood studs

OR
- 38mm X 140mm (2" X 6")

OR

as required under Table 9.23.10.1 (1) of the O.B.C
- Double top plate Single bottom plate
- provide 10mm (3/8") weep holes 600mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150mm (6") up wall under building paper
- provide a sill under all windows and flash under sill
- 12.7mm (1/2) type 'X' gypsum board interior finish
- all joints taped and finished

Drained Stucco Wall Construction
- "Durock" insulated stucco system complying with CCMC No. 12969–R
- 12.7mm (1/2") Dens–Glass or Cement board sheathing over framing

OR
- Siding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7mm (1/2") exterior gypsum type 'X' sheathing

40b GARAGE WALL CONSTRUCTION
45 MINUTE FIRE–RESISTANCE RATING FOR SIDE YARD LESS THAN 0.6M (23 5/8")

Construction complies with supplementary standard to the O.B.C. 2012 SB–2 table 2.3.4.A and 2.3.4.C and Sentence 9.10.15.5. (2) and (3)
- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing
- 38 x 89 mm (2" x 4") wood studs (20 minutes)

OR

38 x 140 mm (2" x 6") wood studs @ 16" o/c (20 minutes)

OR

as required under Table 9.23.10.1 (1) of the O.B.C.
- Double top plate Single bottom plate
- Insulation conforms to CAN/ULC–S702, and having a mass of not less than 1.22 kg/m² of wall surface, completely filling the wall cavity
- provide 10 mm (3/8") weep holes 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide a sill under all windows and flash under sill
- 12.7mm (1/2") type "X" gypsum board interior finish (25 minutes)
- all joints taped and finished

OR
- Vinyl siding or non–combustible cladding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior type sheathing

OR

Construction complies with supplementary standard to the O.B.C. 2012 SB–3 Table 1, wall type W1e and Sentence 9.10.15.5 (2) and (3)
- 90 mm (4") or 75 mm (3") face brick or stone maximum 11000 mm (36'–1") high
- 25 X 180 X 0.76 mm (1" X 7" X 22 ga) corrosion resistant corrugated metal ties at 400 mm (16") o.c. horizontal 600 mm (24") vertical
- 25 mm (1") air space
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior gypsum type "X" sheathing
- 38 x 89 mm (2" x 4") wood studs

OR

38 x 140 mm (2" x 6") wood studs @ 16" o/c

OR

as required under Table 9.23.10.1 (1) of the O.B.C.
- Double top plate Single bottom plate
- provide 10 mm (3/8") weep holes 600 mm o.c. in starter course and over openings with 6 mil polyethylene flashing under 150 mm (6") up wall under building paper
- provide a sill under all windows and flash under sill
- 12.7mm (1/2") type "X" gypsum board interior finish
- all joints taped and finished

OR
- Vinyl siding or non–combustible cladding as per elevation
- No. 15 (0.7 kg/m sq.) building paper
- 12.7 mm (1/2") exterior gypsum type 'X' sheathing

41 FIREWALL CONSTRUCTION

Conforming to Section 9.10.11 , Section 3.1.10 of the O.B.C. (2 hr. fire–resistance rating)
For Fire resistance rating / Fire protection rating
- determine by test methods in Part 3 of O.B.C

OR
- In accordance with supplementary standards
- 12.7 mm (1/2") Gypsum Board (taped joints and all edges supported) on 38 mm x 38 mm (2" x 2") wood spacers at 600 mm (24") o.c. on each side.
- Void to be Min. 90% filled with absorptive material in the form of mineral fibre processed from rock, slag, glass or cellulose fibre on each side
- 190 mm (8") 75% solid concrete block (normal weight aggregate).

Every firewall shall extend continuously through all storeys of a building, protruding past the fascia at the eave, and shall extend above the roof surface to form a parapet not less than 150 mm (5 7/8") high, with cap and a through wall flashing.(For weather protection.)

EXCEPT

Where a firewall separates two buildings with adjacent roofs at different elevations, the firewall need not extend above the upper roof surface to form a parapet where the difference in elevation between the roofs is more than 3.0 m (9'–10")

42 PORCH SLAB CONSTRUCTION
- 150 mm (6") poured concrete slab
- 10M bars @ 200 (7 7/8") o.c. each way with 30mm (1 1/4") clear cover from the bottom of the slab and the second layer of bars laid directly on top
- Slab to bear min. 75mm (3") on supporting foundation walls anchored to wall with 600 x 600 (23 5/8" x 23 5/8") 10M bent dowels spaced at not more than 600 (23 5/8") o/c
- 32 MPa concrete @ 28 days
- 5 – 8% air entrainment
- Exposed slab shall be sloped to effectively shed water away from exterior wall.
- Stairs and Slabs greater than 2.5M as per part 4

LINTEL SCHEDULE

	metric	imperial
WB1	2 – 38 X 184 spf	2 – 2 x 8 spf
WB2	2 – 38 X 235 spf	2 – 2 x 10 spf
WB3	2 – 38 X 286 spf	2 – 2 x 12 spf
L1	89 X 89 X 7.9	L 3–1/2 X 3–1/2 X 5/16
L2	102 X 89 X 7.9	L 4 X 3–1/2 X 5/16
L3	127 X 89 X 7.9	L 4–7/8 X 3–1/2 X 5/16
L4	127 X 89 X 11.0	L 4–7/8 X 3–1/2 X 3/8
L5	152 X 102 X 11.0	L 6 X 4 X 3/8

NOTE: –
Provide slotted bolt holes at 910 mm (3'–0") o.c.
Bolt angle to beam behind for lateral support and stability against twisting. L2, L3 & L4.

WINDOWS

As per O.B.C 9.6 to 9.9 ⚠
1– Every floor level containing bedrooms shall be provided with one window to have minimum opening area of 0.35 m sq. (3.8 sq.ft.) with no dimension less than 380 mm (1'–3"), Sill @ 1m above finished floor max (O.B.C. 9.9.10.)
2– At least 5% of floor area of bedrooms and at least 10% of living and dining rooms to equal transparent openings in window. (O.B.C. 9.7.2.3.) Natural ventilation 0.28 m sq. (3 sq.ft.) minimum. per room
3– Windows double glazed or with storm window. and to conform to O.B.C 9.6.1..
4– All dimensions shown are rough stud opening.
5– Windows located within 2 M (6'–7") of adjacent ground level, shall conform to the requirements for resistance to forced entry O.B.C. 9.7.5.3. and Clause 5.3.5. of AAMA/WDMA/CSA 101/I.S.2/A440.
6– As per Article 9.9.9.1 (2) (3) of O.B.C where there is no dwelling unit above or below another dwelling unit the third floor shall be equipped with an egress window, providing unobstructed opening of not less than 1000mm (3'3") in height & 550mm (21 5/8") in width sill located not more than 1000mm (3'3") above floor 7000 mm (23'0") above adjacent ground level or a direct access to a balcony
7– Protection of Windows @ stairs, ramps and landings as per article 9.8.8.1.(7) & (8)
8– Manufactured Windows, Doors and Skylights and their installation shall conform to O.B.C. 9.7.4.2. which includes the standard AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights"

As per Supplementary Standard SB–12
1– Windows and skylights to comply with supplementary standard SB–12 Table 2.1.1.2.A. compliance package 'J'
2– Max. U–value for windows & sliding glass doors is 1.8 where the ratio of the gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 17%
3– If the ratio of the gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the gross area of peripheral walls is more than 17% but less than 22%, the max. U–value for windows & sliding glass doors is 1.6
4– If the ratio is more than 22% the building shall comply with subsection 2.1.2 if SB–12
5– Max. U–value of skylights is 2.8

DOOR SCHEDULE

1 – Exterior doors to have a thermal resistance of RSI 0.7 or with storm door.
2 – Glass in sidelights greater than 500 mm (19 3/4"), in storm doors, in sliding patio doors and in shower doors to be safety glass.
3 – Doors to be resistant to forced entry in conformance to article 9.7.5.2. of the O.B.C.
4 – Performance as per subsection 9.7.3.

1 – 2'–8" X 6'–8" X 1–3/4" insulated door
1a – 2'–8" X 8'–0" X 1–3/4" insulated door
2 – 2 – 2'–8" X 6'–8" X 1–3/4" insulated door
3 – 2'–8" X 6'–8" X 1–3/4" solid core door
4 – 1'–8" X 6'–8" X 1–3/8" slab
4a – 1'–8" X 8'–0" X 1–3/8" slab
5 – 2'–0" X 6'–8" X 1–3/8" slab
5a – 2'–0" X 8'–0" X 1–3/8" slab
6 – 2'–2" X 6'–8" X 1–3/8" slab
7 – 2'–4" X 6'–8" X 1–3/8" slab
8 – 2'–6" X 6'–8" X 1–3/8" slab
9 – 2'–8" X 6'–8" X 1–3/8" slab
10 – 2'–10" X 6'–8" X 1–3/8" slab
11 – 3'–0" X 6'–8" X 1–3/8" slab
12 – 2'–0" X 6'–8" X 1–3/8" slab, bifold
13 – 2'–6" X 6'–8" X 1–3/8" slab, bifold
14 – 2 – 2'–6" X 6'–8" X 1–3/8" slab, bifold
15 – 3'–0" X 6'–8" X 1–3/8" slab, bifold
16 – 2 – 3'–0" X 6'–8" X 1–3/8" slab, bifold
17 – 4'–0" X 6'–8" X 1–3/8" slab, bifold
18 – 2 – 4'–0" X 6'–8" X 1–3/8" slab, bifold

FRAME CONSTRUCTION

1 – All framing lumber No. 1 grade spruce unless otherwise noted.
2 – End bearing – joists 38 mm (1–1/2")
– beams 89 mm (3–1/2")
3 – Lateral support for masonry walls parallel to joists; metal anchors 40 X 5 mm (1–9/16" X 3/16") at 2000 mm (6'–7") spacing bent into masonry 80 mm (3") and extending over 3 parallel joists.
4 – Double studs at openings, triple studs at corners.
5 – Double rim joist under studs which support lintels in exterior walls.
6 – Joist headers at floor openings 1200 mm to 3200 mm (3'–11" to 10'–6") doubled.
7 – Joist trimmers at floor opening 800 mm to 2000 mm (2'–7" to 6'–7") doubled.
8 – Double joist under parallel partitions.
9 – FLOOR JOIST BRIDGING
– 19 X 64 mm (1" X 3") cross bridging at 2100 mm (6'–11") o.c. maximum
– OR 38 X 38 mm (2" X 2") cross bridging at 2100 mm (6'–11") o.c. maximum
FLOOR JOIST STRAPPING
–19 X 64 mm (1" X 3") strapping nailed to u/s joists at 2100 mm (6'–11") o.c. maximum where no finished ceiling is provided
10 – Provide metal joist hangers for support of joist framing into sides of beams, trimmers and headers.
11 – Wood stud to be @ max 300mm (12") o/c at first storey of a three storey building
12 – DOUBLE STOREY WALL
construction consist of 2–38 x 140 (2–2" x 6") spf # 1 studs @ 16" o/c with 4 rows of solid blocking at equal spacing between studs for lateral support (typ)
13 – Squash blocking must be provided under all wood posts as follows :

built–up post	sq. block. between floor 2/f & 1/f
3–38 x 89	1–38 x 89
4–38 x 89	1–38 x 89
5–38 x 89	2–38 x 89
6–38 x 89	2–38 x 89
7–38 x 89	3–38 x 89
2–38 x 140	1–38 x 89
3–38 x 140	2–38 x 89

14 – Stud wall reinforcement for water closet, shower and bathtub Grab rails at main bath
15 – Min. size and spacing of studs as per table 9.23.10.1
16 – Stainless steel fasteners and connectors to be used with pressure treated wood.
17 – For exterior wood decks fasteners and connectors to be used for non treated wood should be galvanized with Simpson Z–Max.
18 – Aluminum should not be used in direct contact with pressure treated wood.

SOIL GAS CONTROL

Construction to comply with subsection 9.13.4. of the O.B.C. where soil gas hazard exists.

ENERGY EFFICIENCY

As per O.B.C 2012 supplementary standard SB–12

1– The minimum AFUE of space heating equipment is 94%
2– The minimum efficiency of an HRV is 60%
3– The minimum EF of a domestic hot water heater is 0.67

⚠ REVISED FEB.12 2014

GENERAL NOTES

1. DESIGN IS BASED ON THE ONTARIO BUILDING CODE 2012.

2. REVIEW ALL DRAWINGS AND CHECK AGAINST MECHANICAL,ELECTRICAL DRAWINGS PRIOR TO IMPLEMENTING THE WORK.

3. REFERENCE INFORMATION:
- ROOF TRUSS LAYOUT DRAWINGS PREPARED BY NEWCO PREFAB CORP. LTD DATED JUNE, 2015.
-ROOF TRUSS CALCULATION SHEETS PREPARED BY FORE TRUSS SYSTEM INC. AND STAMPED BY P.ENG G.XHAFA DATED ON MAY 24, 2013.

4. DESIGN LOADS:
- MAIN FLOOR:
SUPERIMPOSED DEAD LOAD : 0.25kPa
FLOOR LIVE LOAD : 2.4kPa
- 2ND FLOOR :
SAME AS MAIN FLOOR.
-EXTERIOR WOOD DECK
LIVE LOAD: 2.4kPa
GROUND SNOW & ASSOCIATED RAIN LOAD: Ss = 1.5kPa
Sr = 0.4kPa
Is = 1.0
-GARAGE FLOOR
LIVE LOAD : 6kPa

NOTES FOR STRUCTURAL STEEL

1. DESIGN AND CONSTRUCTION TO CONFORM TO THE FOLLOWING CODES/STANDARDS (LATEST EDITIONS/REVISIONS):
CAN/CSA W59 WELDED STEEL CONSTRUCTION (METAL ARC WELDING),
CISC HANDBOOK OF STEEL CONSTRUCTION,
CISC FUNDAMENTALS OF SHOP DRAWING,
CISC DESIGN GUIDE FOR HOLLOW STRUCTURAL SECTION CONNECTION.
2. ALL STRUCTURAL STEEL SECTIONS, HSS, WELDED PLATE MEMBERS TO BE DESIGNED ACCORDING TO CSA S16-09.
3. HOT ROLLED SECTIONS SHALL CONFORM TO CSA STANDARD G40.21 GR 350W (ASTM A992 OR A572 GR50.)
4. HOT ROLLED STEEL SHEET, PLATE AND STRIP USED IN THE FABRICATION OF WELDED ASSEMBLES TO CONFORM TO CSA STANDARD G40.21 GR 300W.
5. HOLLOW STRUCTURAL STEEL SECTIONS SHALL CONFORM TO CSA STANDARD G40.21 GR 350W CLASS C.
6. ALL MATERIAL USED FOR THIS PROJECT SHALL BE NEW, FREE FROM DEFECTS IMPAIRING THEIR STRENGTH, DURABILITY, AND APPEARANCE.
7. SHOP CONNECTIONS (WHERE PRACTICAL AND POSSIBLE) TO BE WELDED.
8. FIELD CONNECTIONS (WHERE PRACTICAL AND POSSIBLE) TO BE BOLTED.
9. THE FABRICATOR SHALL BE FULLY APPROVED IN ACCORDANCE WITH CSA STANDARD W47.1.
10. ALL WELDS TO CONFORM TO CAN/CSA W59.
11. ALL BOLTS SHALL CONFORM TO ASTM A325M UNO. BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO M20 BOLTS UNO.
12. BOLTS TO BE SUPPLIED WITH HARDENED WASHERS TO ASTM F436 AND HEAVY HEX NUTS TO ASTM A563.
13. ALL FRAMING MEMBERS SHALL BE EASILY IDENTIFIABLE (I.E. EITHER STAMPED, STENCILED OR PAINTED.)
14. ANCHOR RODS SHALL CONFORM TO ASTM A36, UNO.
15. ALL STRUCTURAL STEEL BEAMS SHALL BE LATERALLY SUPPORTED AS PER CLAUSE 9.23.4.3.(3) (C) OF OBC 2012 : 19mm BY 38mm WOOD STRIPS IN CONTACT WITH THE TOP FLANGE ARE NAILED ON BOTH SIDES OF THE BEAM TO THE BOTTOM OF THE JOIST SUPPORTED.
16. SUBMIT P.ENG. STAMPED CONNECTION SHOP DWG. FOR REVIEW & APPROVAL PRIOR TO FABRICATION.

NOTES FOR STEEL DECK

1. DESIGN, FABRICATION, ERECTION, AND OTHER CONSTRUCTION PRACTICES TO CONFORM TO CAN/CSA-S136.
2. WELDING TO CONFORM TO CSA-W59. PLATE WASHERS MAY BE ELIMINATED ONLY IF WELDERS OR WELDING OPERATORS HAVE BEEN CERTIFIED BY THE CANADIAN WELDING BUREAU WITH QUALIFIED PROCEDURES FOR WELDING METAL DECK.
3. SHEET STEEL TO CONFORM TO ASTM A653/A653M, GRADE A STRUCTURAL QUALITY GRADE 230.
4. UNLESS NOTED OTHERWISE, LIMIT ALLOWABLE DEFLECTION FOR STEEL DECK TO THE FOLLOWING.
- LIVE LOAD - SPAN/360
- TOTAL LOAD - SPAN / 360
5. UNLESS NOTED OTHERWISE, FASTEN STEEL DECK TO SUPPORTING ELEMENTS AS FOLLOWS:
-19mm DIAMETER FUSION WELDS AT 300mm c/c (INTERIOR) AND WELDS AT 150mm c/c (PERIMETER) AND DOUBLE WELDS AT 150mm (CORNERS) WITH LONGITUDINAL WELDS AT 300mm c/c AND SIDE LAP BUTTON CLINCHED AT 300mm c/c.

NOTES FOR EXTERIOR WOOD DECKS

1. ALL EXTERIOR WOOD DECK CONSTRUCTION SEE TYPICAL DETAILS FOR LOT 2 (A1).
2. 2-2X8 LEDGER (ALL FOUR SIDES AS SHOWN ON DRAWING LOT 2 (A1)).
3. 2X8 PT JOISTS @ 12" O/C AS SHOWN ON DRAWING LOT 2 (A1).
4. 2"X6" DECK BOARDS (1/4" SPACE BETWEEN) AS SHOWN ON DRAWING LOT 2 (A1).

DATE	REF.	DESCRIPTION

flanagan beresford & patteson architects

70 silton road, unit # 01, woodbridge, ontario, l4l 8b9, (905) 265–2688

Elm Thornhill Woods (2013) Inc.

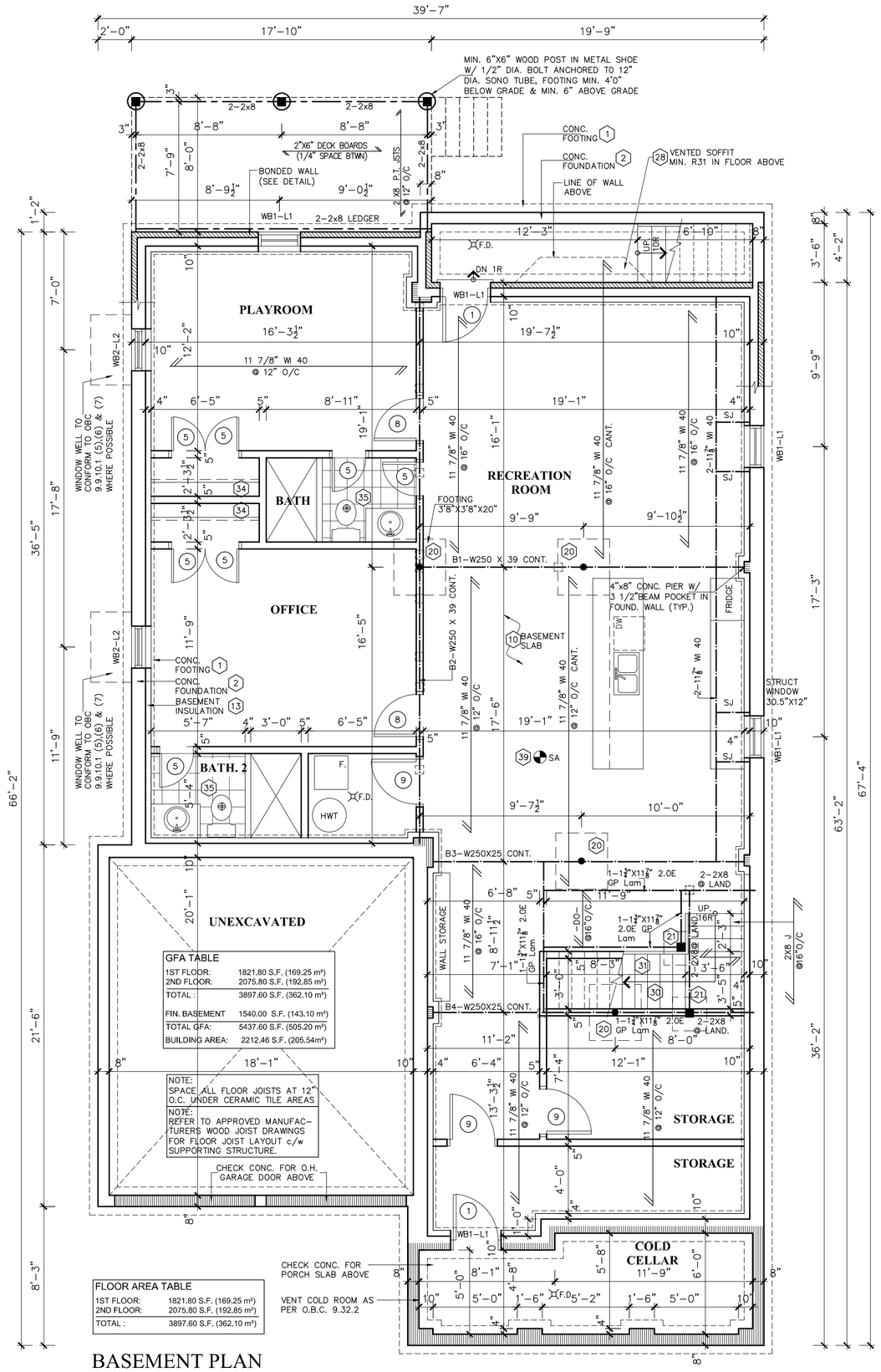
THORNHILL WOODS ROAD
VAUGHAN, ONTARIO.

FAIRLEY MANOR

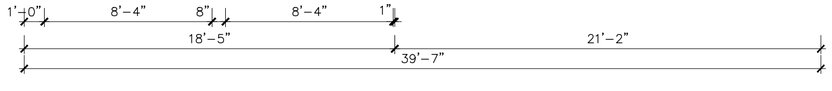
LOT 6

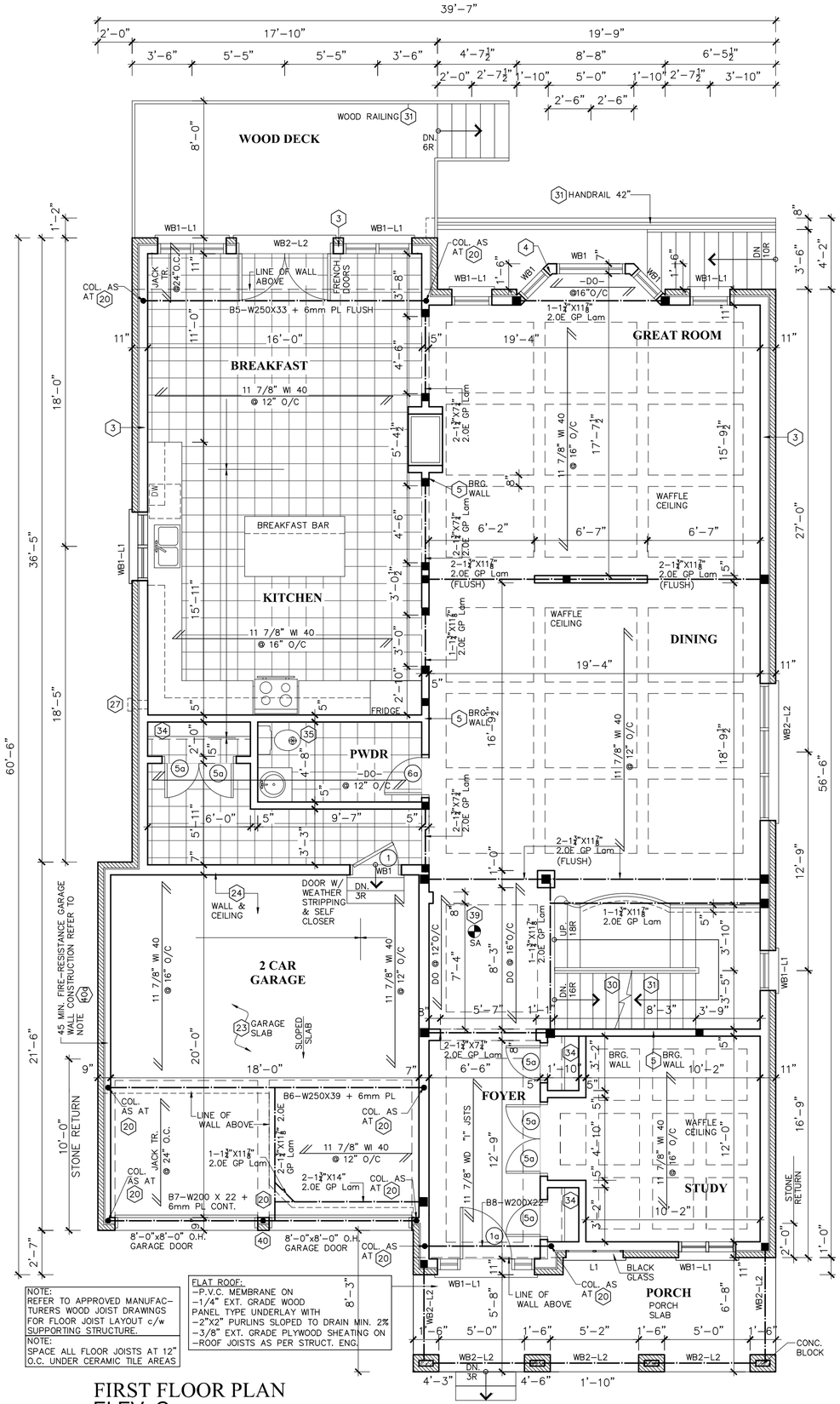
Date	Checked By
MAR. 2015	
Job Number	Drawn By
14–1199	SP
Scale	
3/16"=1'–0"	
Issued	Sheet Number

G2

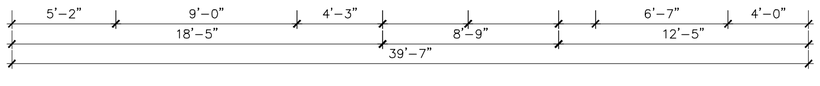


BASEMENT PLAN
ELEV. C





FIRST FLOOR PLAN
ELEV. C



DATE	REF.	DESCRIPTION
10 NOV, 2016	TM	REV. AS PER CLIENTS COMMENTS. (B2 AND FOOTING)
09 NOV, 2016	TM	REV. AS PER CLIENTS COMMENTS. (FOYER, RELOCATE LAUNDRY.)
24 AUG, 2016	TM	REV. AS PER CLIENTS COMMENTS. (FIN. BASEMENT, ENSUITE M/B)
09 AUG, 2016	TM	REV. AS PER CLIENTS COMMENTS. (W-UP BASEMENT)
02 JUN, 2016	TM	REV. AS PER CITY COMMENTS(10" FOUND. WALL)
09 MAY, 2016	TM	REV. AS PER ZONING COMMENTS.
JAN 08 2016	T.M.	REV. AS PER STRUCTURAL COORDINATION
MAY. 2015	TM	REV. AS PER FLOOR LAYOUT

Engineered truss drawings to be submitted to the architect for co-ordination of structure

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Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty.

DO NOT SCALE DRAWING

flanagan beresford & patteson architects

70 silton road, unit # 01, woodbridge, ontario, l4l 8b9, (905) 265-2688

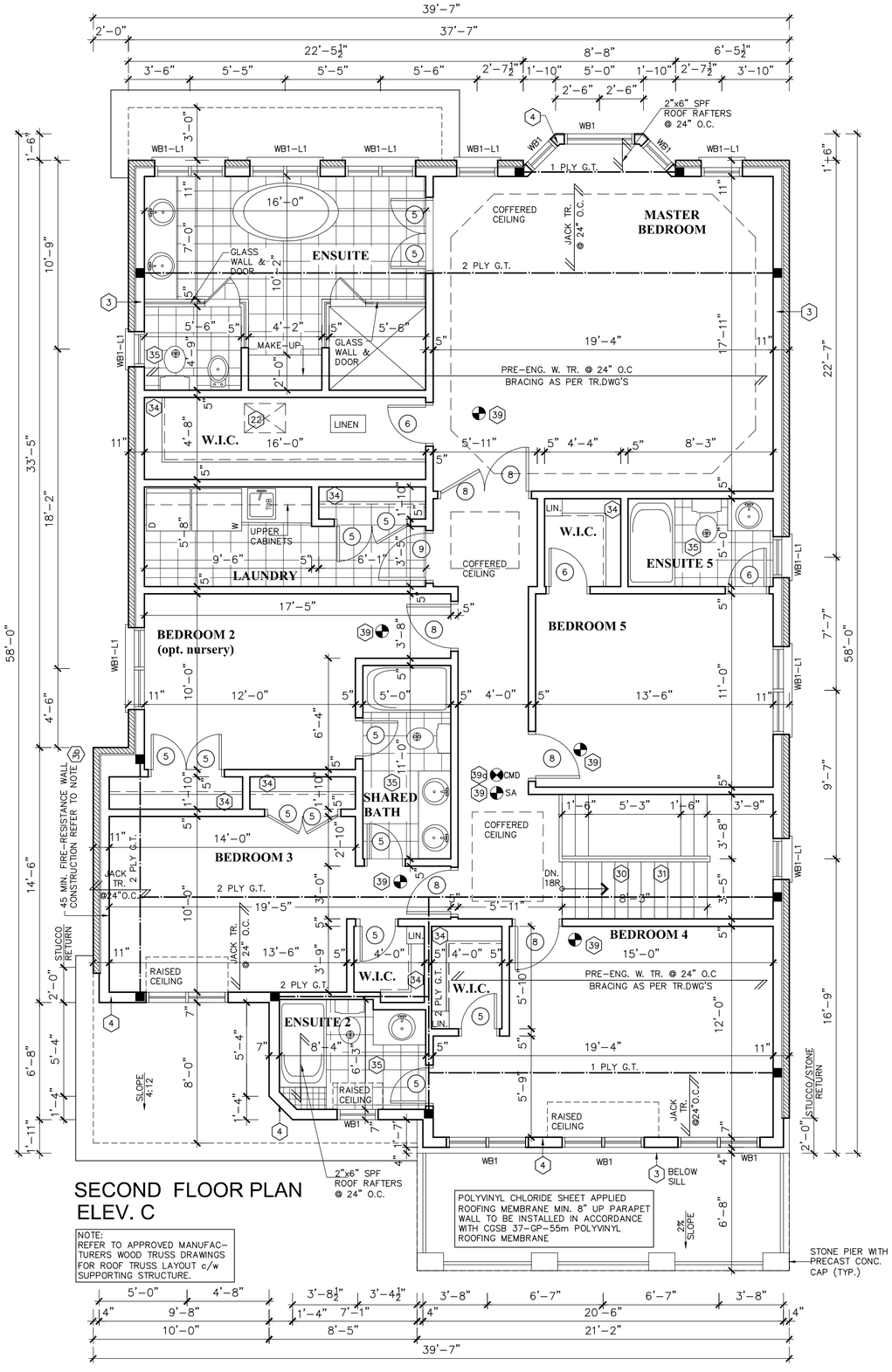
Elm Thornhill Woods (2013) Inc.

THORNHILL WOODS ROAD
VAUGHAN, ONTARIO.

FAIRLEY MANOR

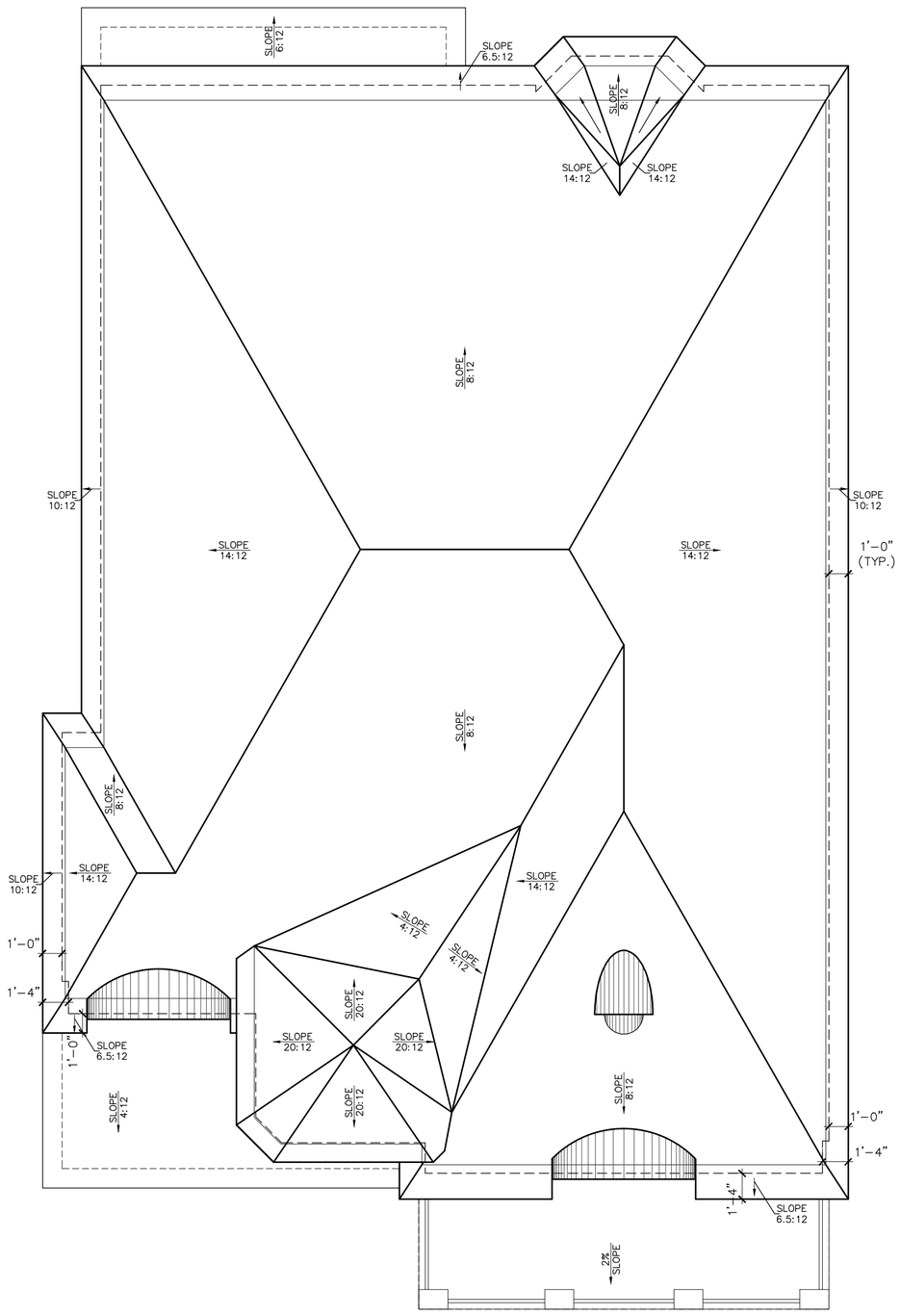
LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14-1199	SP
Scale	
3/16"=1'-0"	
Issued	Sheet Number
	A1



SECOND FLOOR PLAN
ELEV. C

NOTE:
REFER TO APPROVED MANUFACTURERS WOOD TRUSS DRAWINGS FOR ROOF TRUSS LAYOUT c/w SUPPORTING STRUCTURE.



ROOF PLAN
N.T.S.

09 NOV, 2016	TM	REV. AS PER CLIENTS COMMENTS. (FOYER, RELOCATE LAUNDRY.)
24 AUG, 2016	TM	REV. AS PER CLIENTS COMMENTS. (FIN. BASEMENT, ENSUITE M/B)
02 JUN, 2016	TM	REV. AS PER CITY COMMENTS(ATTIC HATCH)
17 AUG, 2015	TM	REV. AS PER TRUSS COORDINATION
DATE	REF.	DESCRIPTION

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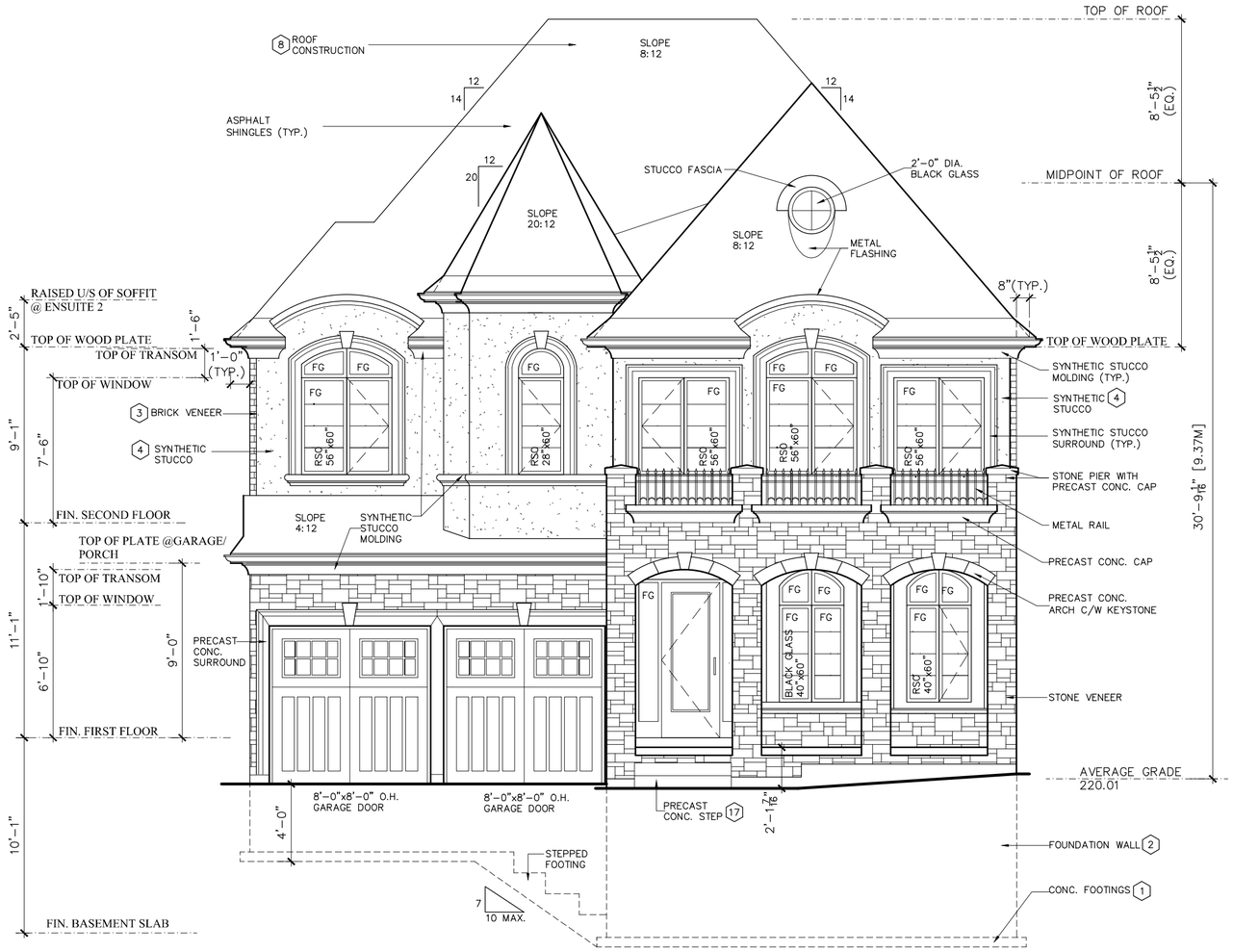
FAIRLEY MANOR

LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14-1199	SP
Scale	
3/16"=1'-0"	
Issued	Sheet Number
	A2



FRONT ELEVATION 'C'

DATE	REF.	DESCRIPTION

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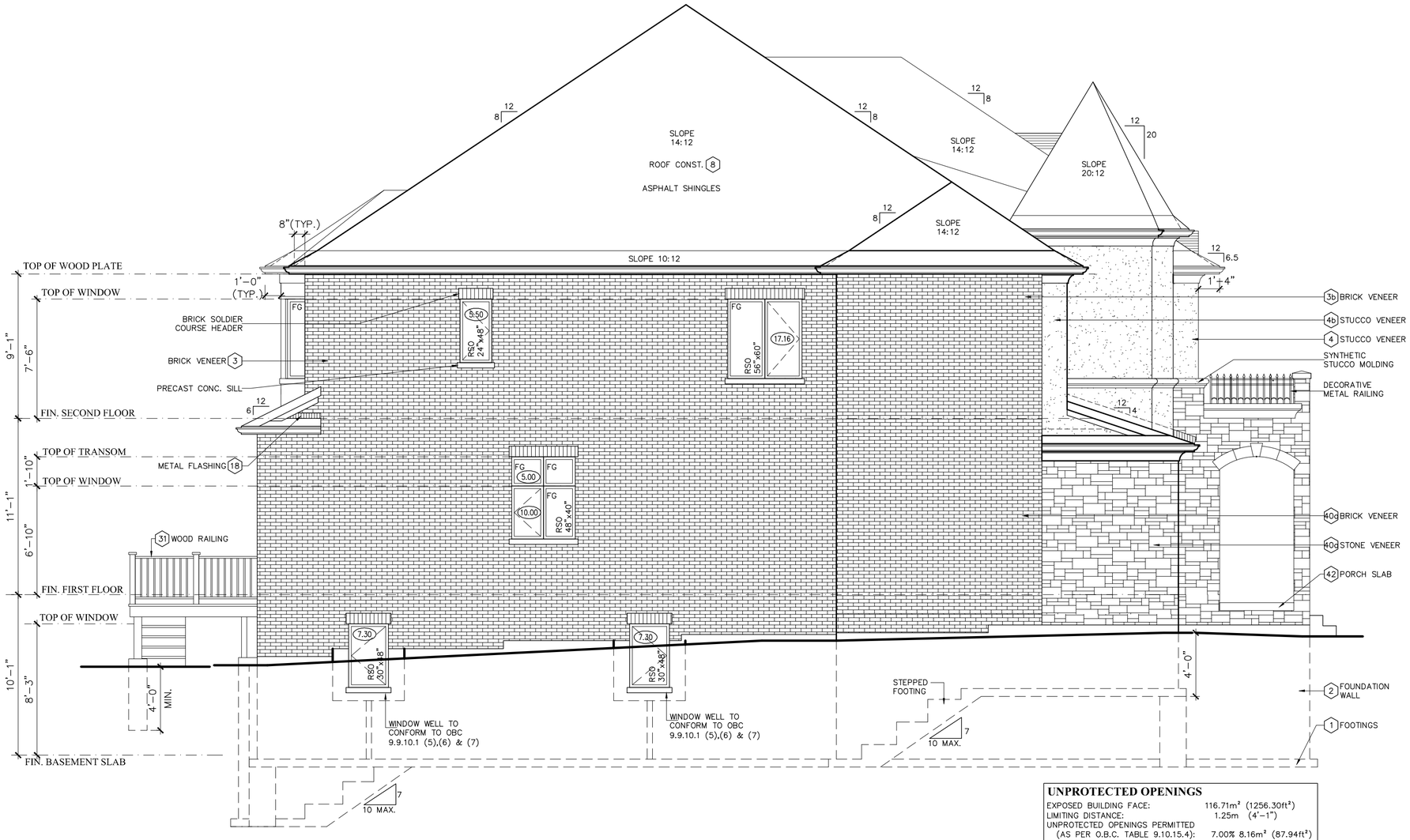
FAIRLEY MANOR

LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14-1199	SP
Scale	
3/16"=1'-0"	
Issued	Sheet Number
	A3



LEFT SIDE ELEVATION 'C'

UNPROTECTED OPENINGS

EXPOSED BUILDING FACE:	116.71m² (1256.30ft²)
LIMITING DISTANCE:	1.25m (4'-1")
UNPROTECTED OPENINGS PERMITTED (AS PER O.B.C. TABLE 9.10.15.4):	7.00% 8.16m² (87.94ft²)
UNPROTECTED OPENINGS PROPOSED:	4.16% 4.85m² (52.26ft²)

DATE	REF.	DESCRIPTION
24 AUG, 2016	TM	REV. AS PER CLIENTS COMMENTS. (FIN. BASEMENT)
09 AUG, 2016	TM	REV. AS PER CLIENTS COMMENTS. (W-UP BASEMENT)
09 MAY, 2016	TM	REV. AS PER ZONING COMMENTS.

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THORNHILL WOODS ROAD
VAUGHAN, ONTARIO.

FAIRLEY MANOR

LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14-1199	SP
Scale	
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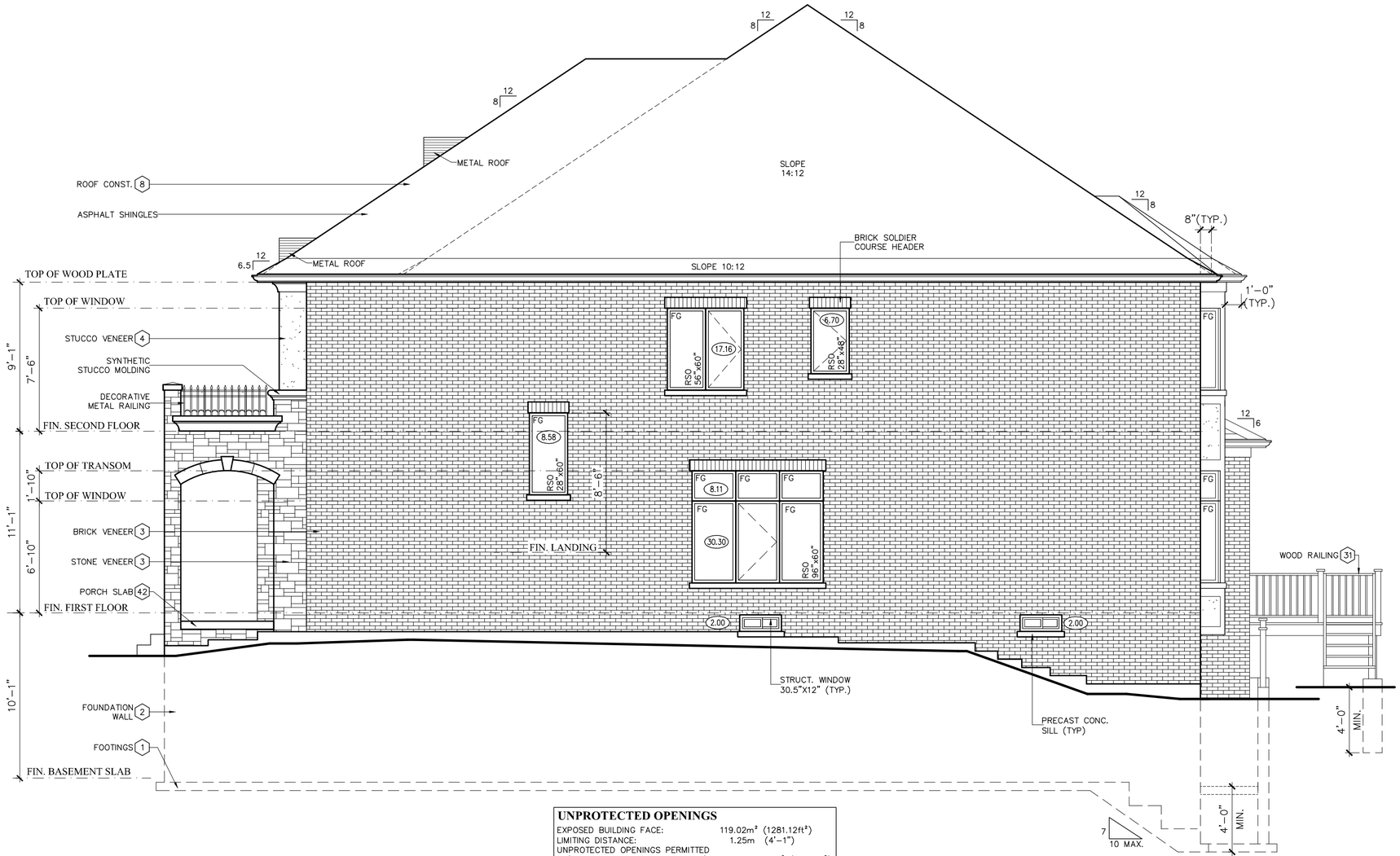
Issued	Sheet Number
	A4



RIGHT SIDE ELEVATION 'C'

UNPROTECTED OPENINGS

EXPOSED BUILDING FACE:	119.02m² (1281.12ft²)
LIMITING DISTANCE:	1.25m (4'-1")
UNPROTECTED OPENINGS PERMITTED (AS PER O.B.C. TABLE 9.10.15.4):	7.00% 8.33m² (89.68ft²)
UNPROTECTED OPENINGS PROPOSED:	5.84% 6.95m² (74.85ft²)

DATE	REF.	DESCRIPTION
09 AUG, 2016	TM	REV. AS PER CLIENTS COMMENTS. (W-UP BASEMENT)

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THORNHILL WOODS ROAD
VAUGHAN, ONTARIO.

FAIRLEY MANOR

LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14-1199	SP
Scale	
3/16"=1'-0"	
Issued	Sheet Number
	A5

REAR ELEVATION 'C'

UNPROTECTED OPENINGS

EXPOSED BUILDING FACE:	86.54m² (931.52ft²)
LIMITING DISTANCE:	9.30m (30'-6")
UNPROTECTED OPENINGS PERMITTED (AS PER O.B.C. TABLE 9.10.15.4):	56.00% 48.46m² (521.65ft²)
UNPROTECTED OPENINGS PROPOSED:	26.31% 22.77m² (245.08ft²)

DATE	REF.	DESCRIPTION
09 AUG. 2016	TM	REV. AS PER CLIENTS COMMENTS. (W-UP BASEMENT)
09 MAY. 2016	TM	REV. AS PER ZONING COMMENTS.

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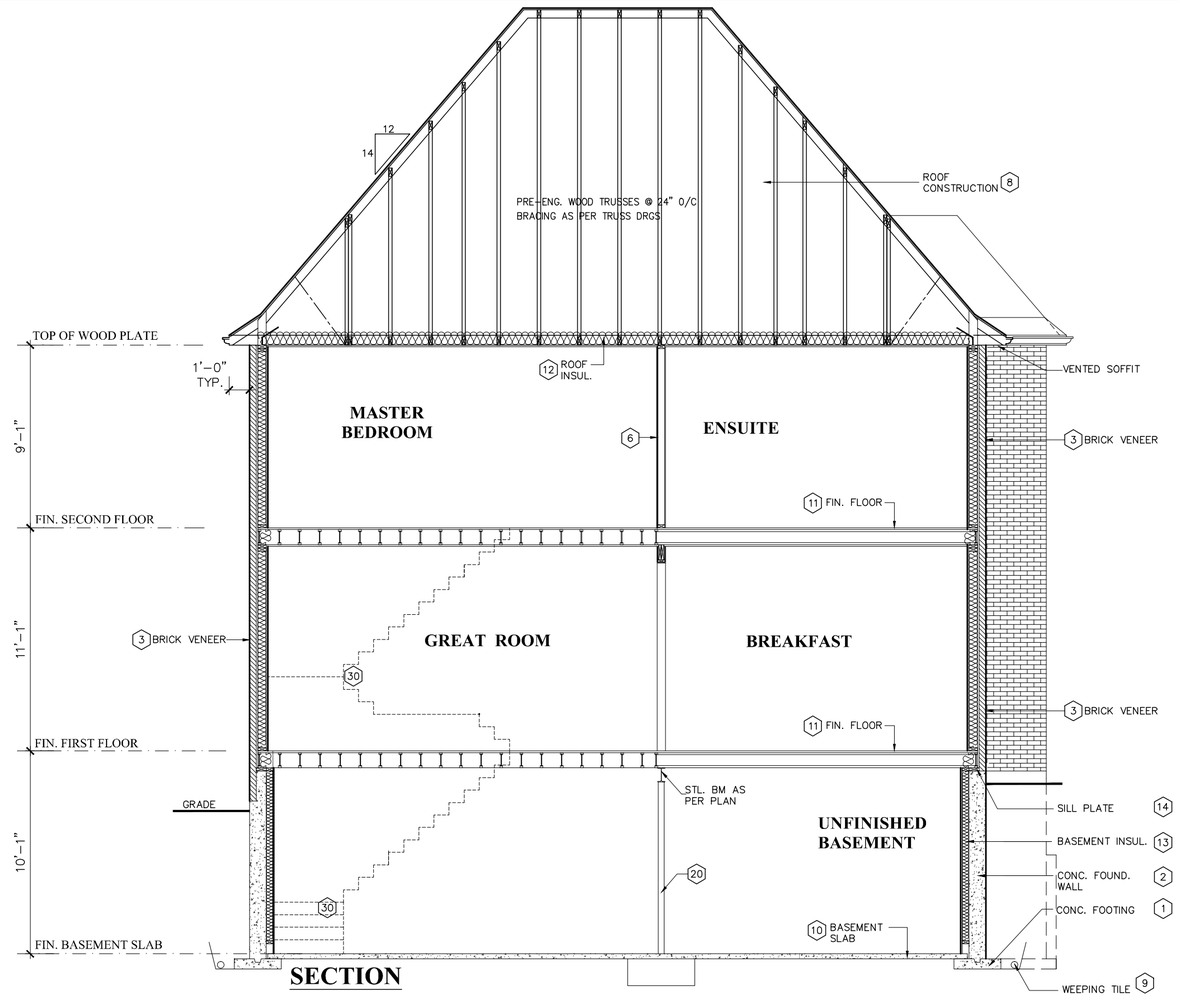
VAUGHAN, ONTARIO.

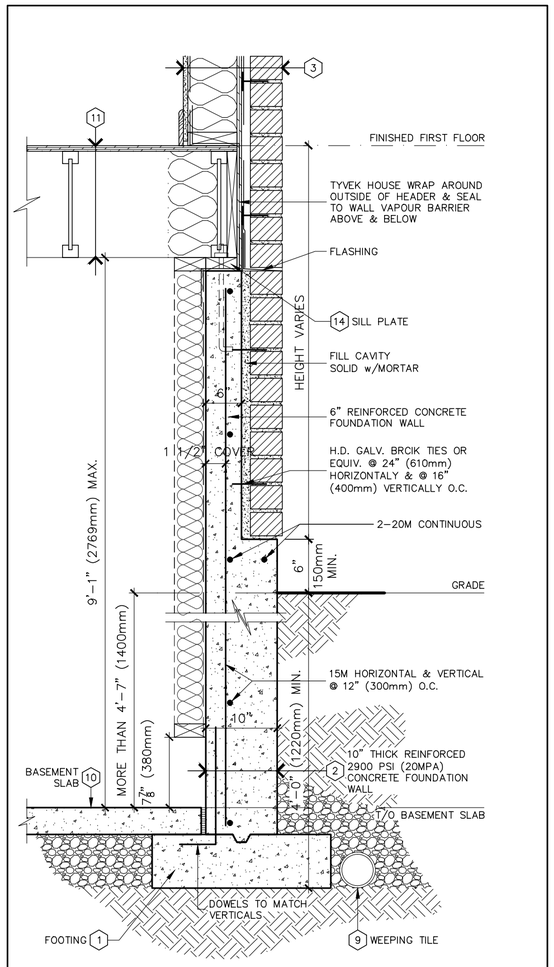
FAIRLEY MANOR

LOT 6

Date	Checked By
MAR. 2015	
Job Number	Drawn By
14-1199	SP
Scale	
3/16"=1'-0"	
Issued	Sheet Number
	A6



SECTION

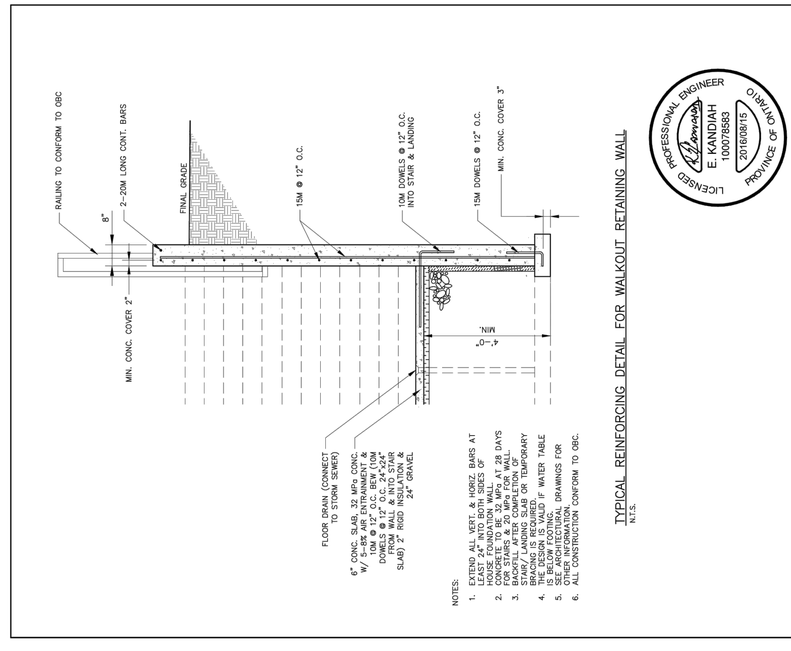


NOTE:
DETAIL TO BE USED IN CONJUNCTION WITH GENERAL SPECIFICATIONS. TO BE USED WHERE GRADE EXCEEDS A HEIGHT OF 4'-7" ABOVE FINISHED BASEMENT SLAB.

A7
DE-1

10" FOUNDATION WALL AT LOW GRADE CONDITION

SCALE: 1"=1'-0"



NOTES:
1. EXTEND ALL VERT. & HORIZ. BARS AT CORNERS AND INTERSECTIONS OF HOUSE FOUNDATION WALLS.
2. CONCRETE TO BE 32 MPa AT 28 DAYS FOR FINISHED SLAB & WALL.
3. BACKFILL AFTER COMPLETION OF STAIR/LANDING SLAB OR TEMPORARY BRACING IS INSTALLED.
4. THE DESIGN IS VALID IF WATER TABLE IS BELOW FOOTINGS.
5. SEE ARCHITECTURAL DRAWINGS FOR OTHER INFORMATION.
6. ALL CONSTRUCTION CONFORM TO OBC.

TYPICAL REINFORCING DETAIL FOR WALKOUT RETAINING WALL
N.T.S.

LICENSED PROFESSIONAL ENGINEER
E. KANDIAH
100078583
2016/08/15
PROVINCE OF ONTARIO

WSP

DATE:	AUG 15, 2016
SCALE:	N.T.S.
FILE No.	–
APP'VD:	–

ELM DEVELOPMENTS CORP.
THORNHILL WOODS ROAD, RICHMOND HILL

REV 0
DWG No. SK-02

DATE	REF.	DESCRIPTION
09 MAY, 2016	TM	REV. AS PER ZONING COMMENTS.

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	A7