

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

# Tice River Homes



REAR ELEVATION 'A' & 'B'

LEFT SIDE ELEVATION 'A'

CONSTRUCTION NOTES CONSTRUCTION NOTES

CONSTRUCTION NOTES

FRONT ELEVATION 'B'

ROOF PLAN ELEV 'B' A11 RIGHT SIDE ELEVATION 'B' A12 LEFT SIDE ELEVATION 'B'

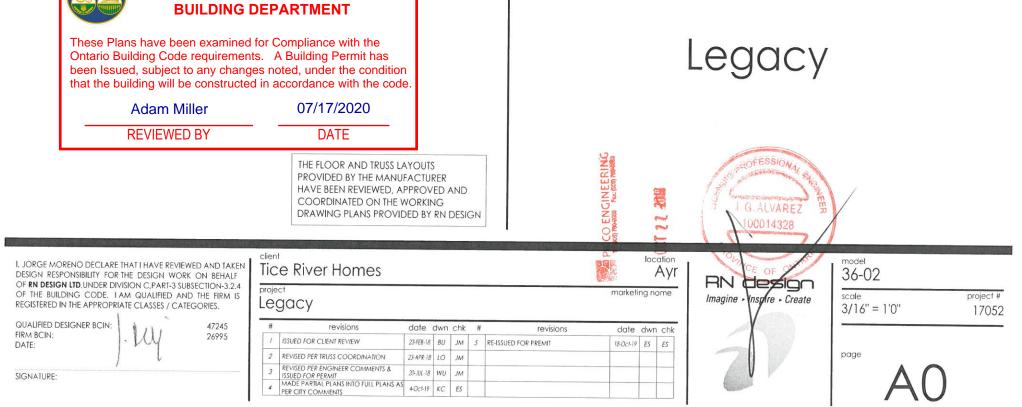
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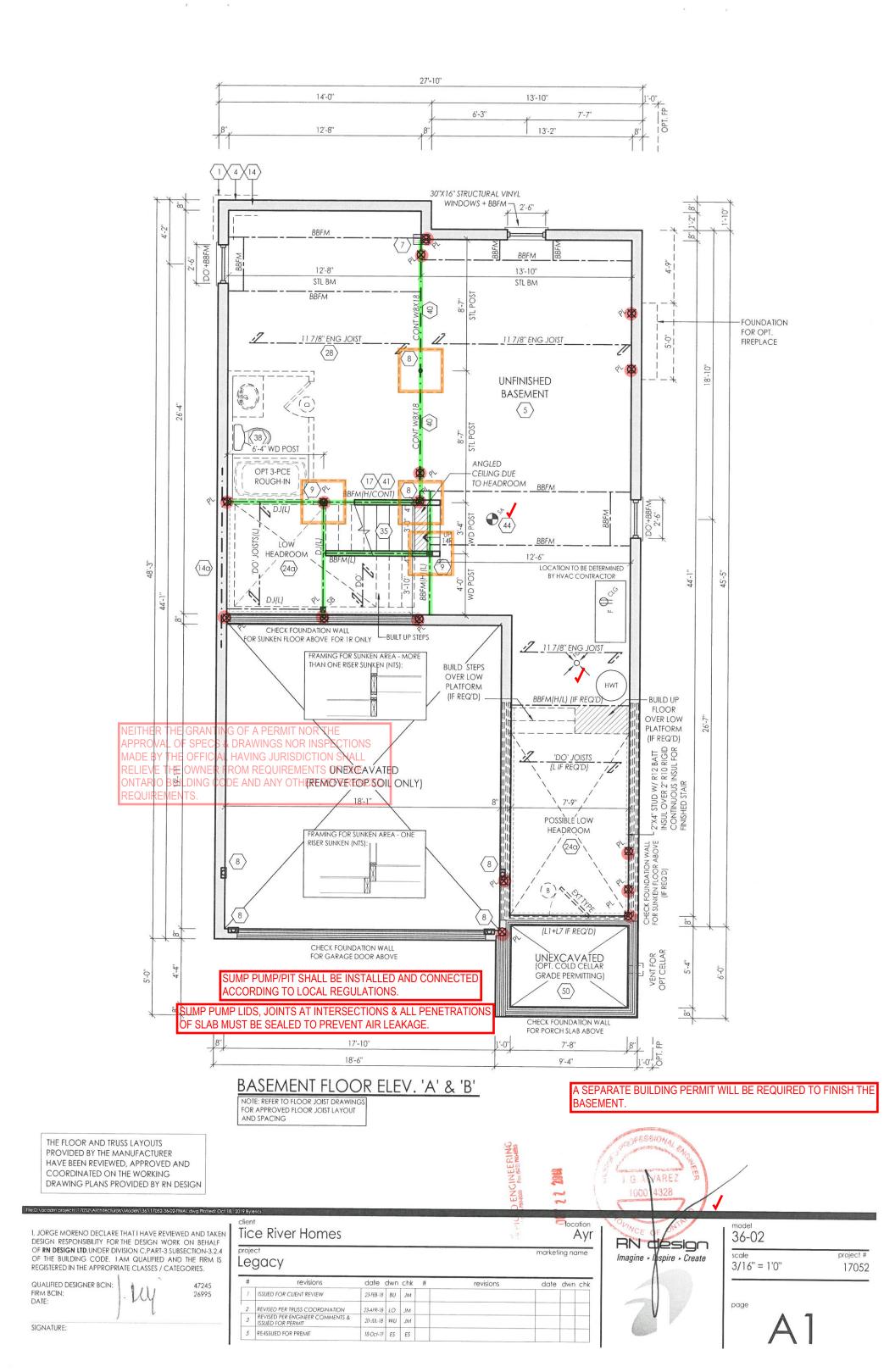
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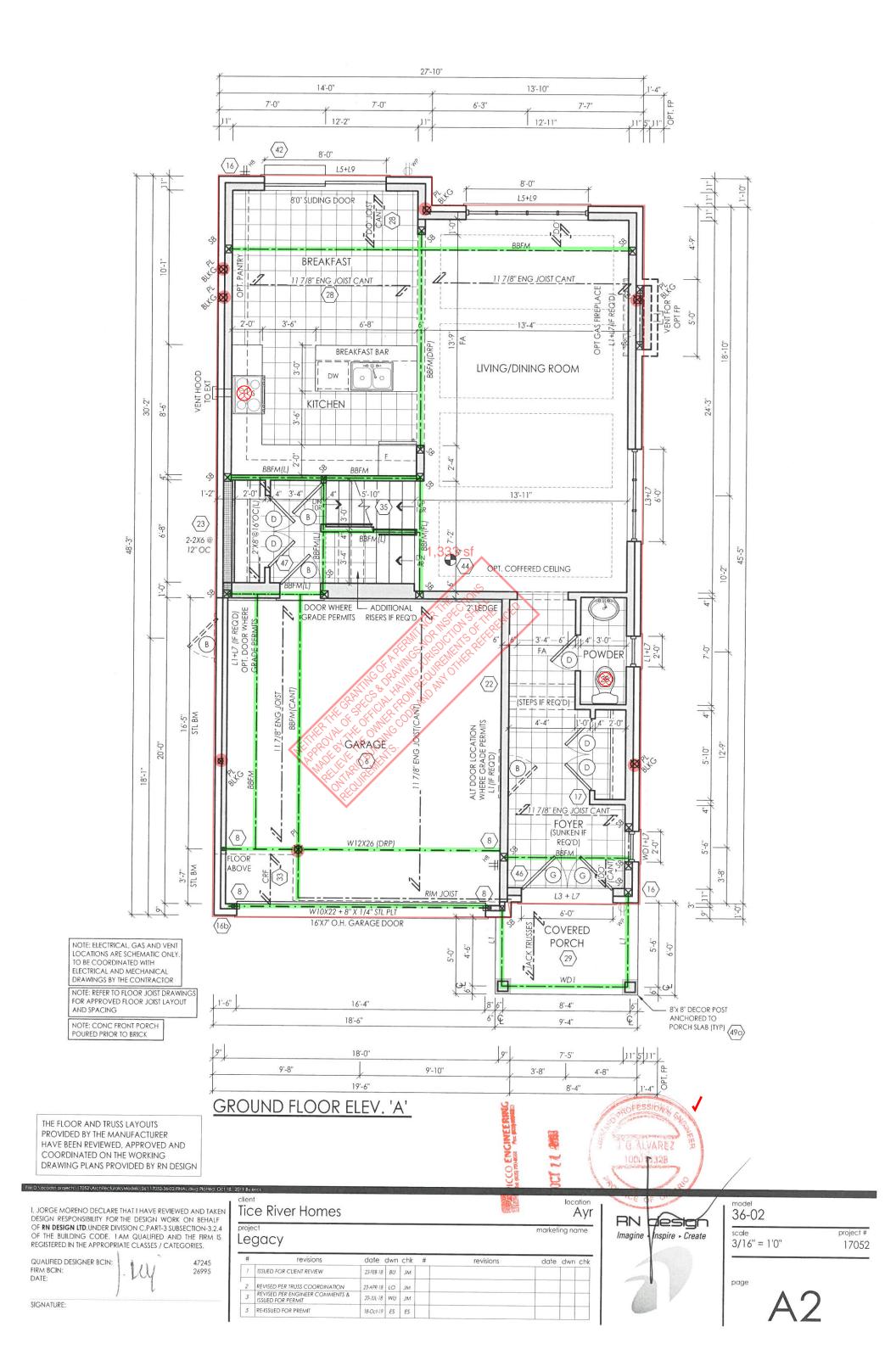
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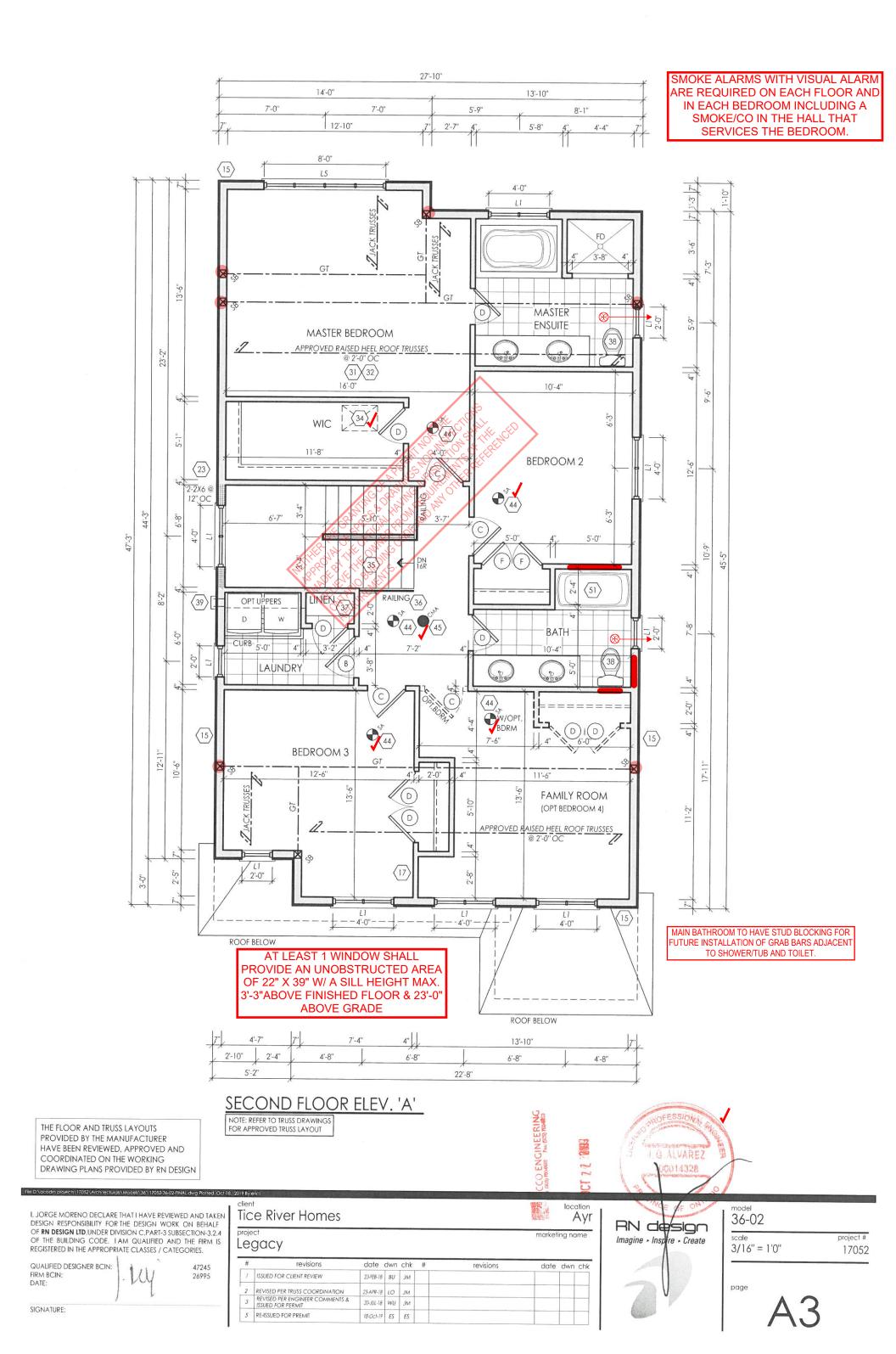
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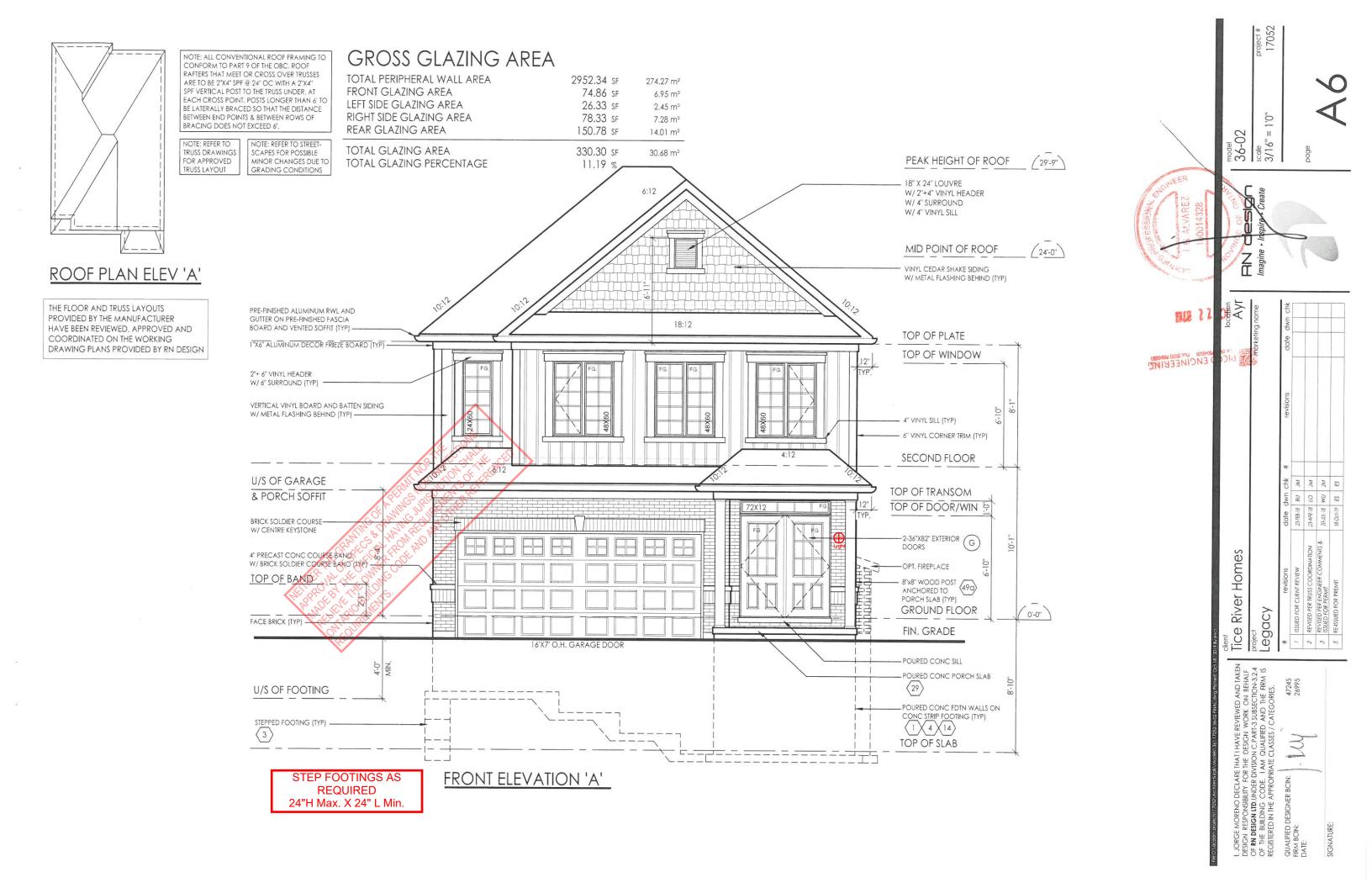
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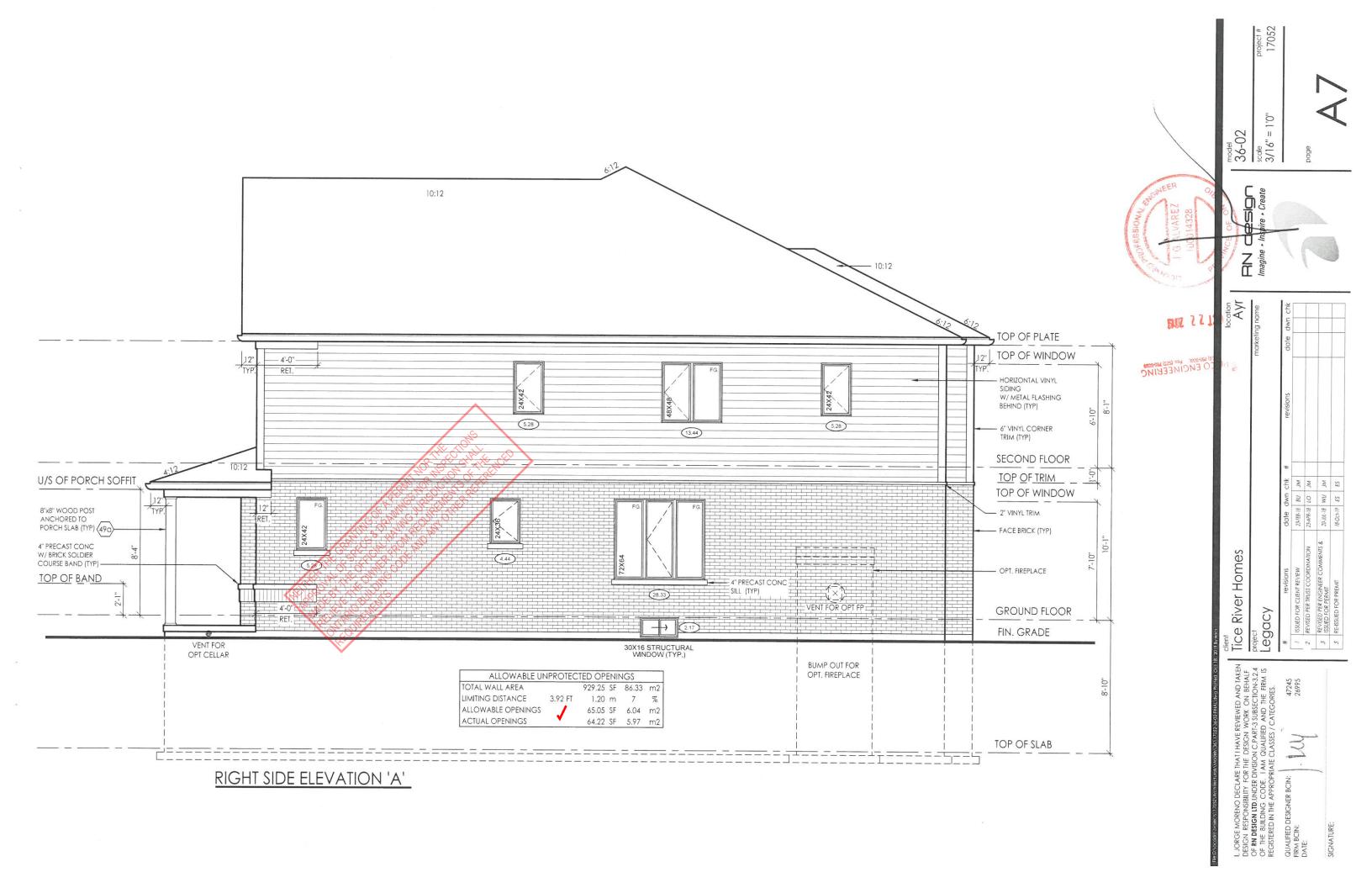


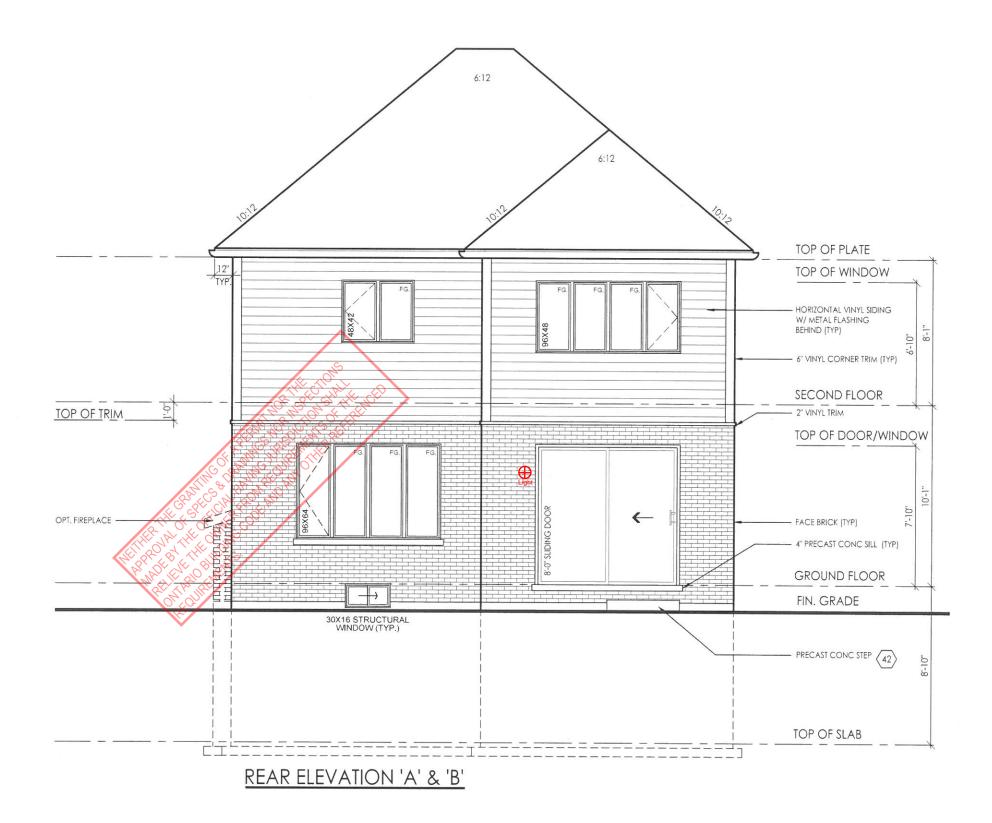


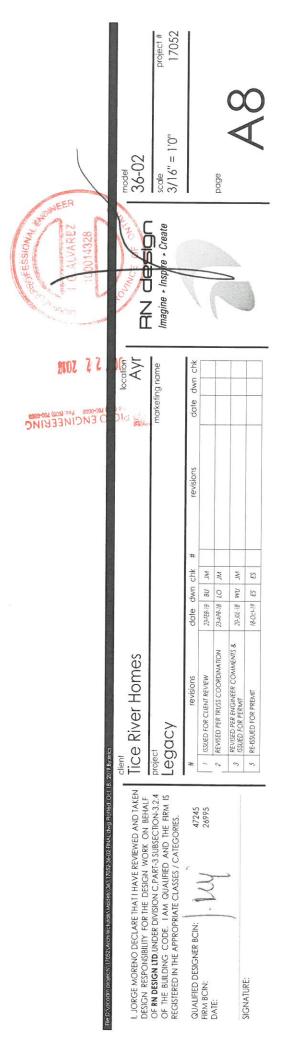


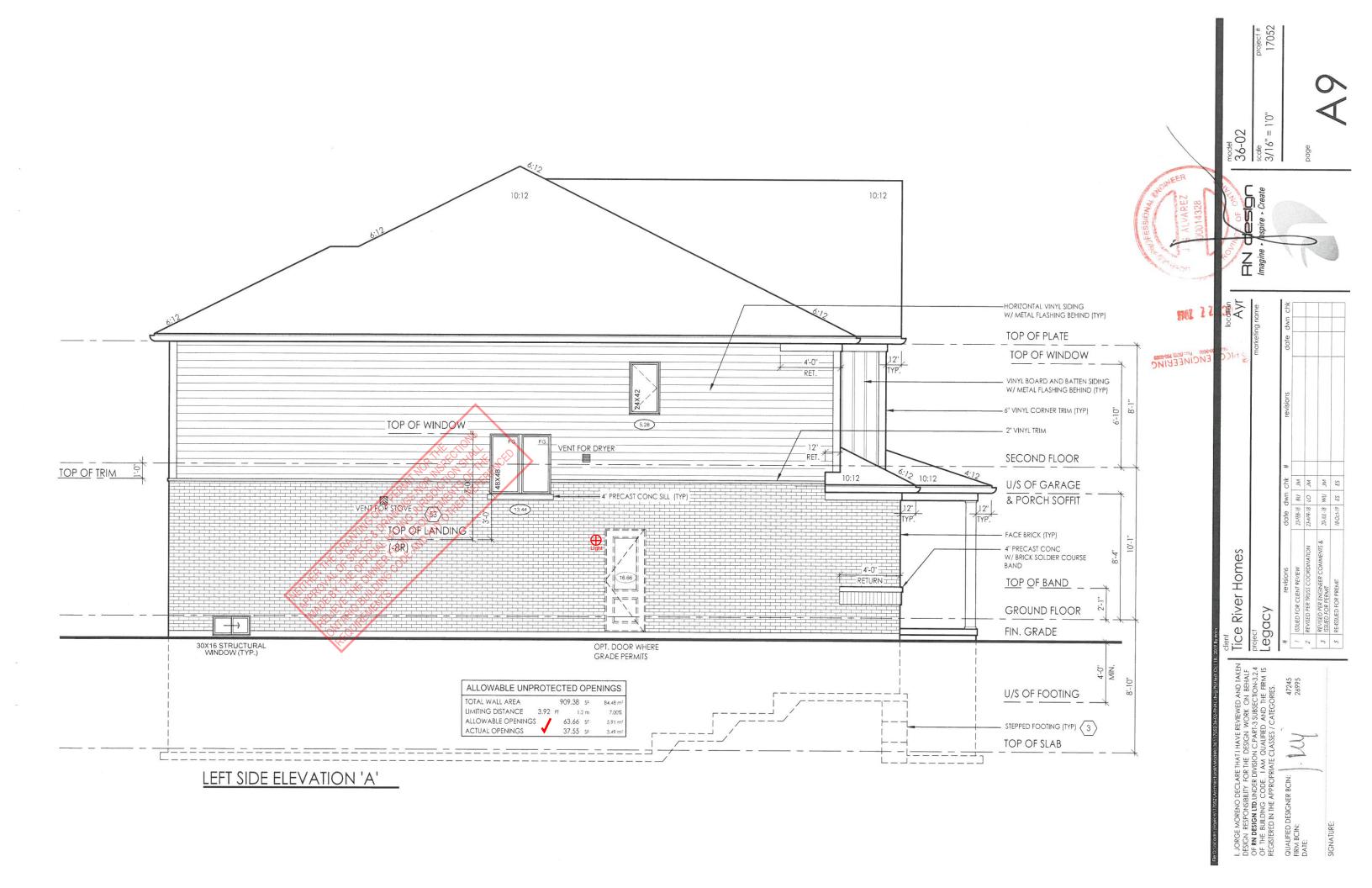












#### **CONSTRUCTION NOTES: - SINGLES**

#### COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED) ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. -ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC -THERMAL RESISTANCE VALUES BASED ON ZONE 1

#### FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3. -BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH -MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS -SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN, 10.9psi (75kPa) BEARING CAPACITY -FTG. TO HAVE CONTINUOUS KEY

-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT) -REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

### TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.1	5.3.5.		
-FTG. TO EXTEND	MIN. 4'-0" (1	200mm) BEI	OW GRADE
BRICK VENEER	-1 STOREY	- 13" X 4"	(330mm X 100mm)
	-2 STOREY	- 19" X 6"	(485mm X 155mm)
	-3 STOREY	- 26" X 9"	(660mm X 230mm)
SIDING-	-1 STOREY	- 10" X 4"	(255mm X 100mm)
	-2 STOREY	- 14" X 4"	(360mm X 100mm)
	-3 STOREY	- 18" X 5"	(460mm X 130mm)
			1

2)	ITFICAL SIKIP FOOTING	G: (INTERIOR	BEARING WALLS
	O.B.C. 9.15.3.6.		
	-1 STOREY MASONRY	- 16" X 4"	(410mm X 100mm)
	-1 STOREY STUD	- 12" X 4"	(305mm X 100mm)
	-2 STOREY MASONRY	- 26" X 9"	(650mmX 230mm)
	-2 STOREY STUD	- 18" X 5"	(450mm X 130mm)
	-3 STOREY MASONRY	- 36" X 14"	(900mm X 360mm)
	-3 STOREY STUD	- 24" X 8"	(600mm X 200mm)

# 3 STEP FOOTING:

O.B.C. 9.15.3.9. -23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RIIN

# 4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB. -COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL. -TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

# 5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16. -3" (75mm) CONCRETE SLAB

-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW SLAB W/ MIN. 0.006'' (0.15mm) POLYETHYLENE OR

TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. -DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIAL -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3

-FLOOR DRAIN PER O.B.C.9.31.4.4. -R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NO LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12

3.1.1.7 (5)) - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

# (5a) SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR

-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. -DAMPPROOFING MAY BE OMITED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS -R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6)) -4" (100mm) OF COURSE GRANULAR MATERIAL PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG. WHERE SLAB IS PEOLOPED TO BE WATERPROVED IT. SHALL CONFORM TO

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO

-WHERE SLAB IS REQUIRED TO BE WHEN ROOTED IN CLARENCE TO STATE O.B.C. 9.13.3. -FLOOR DRAIN PER O.B.C.9.31.4.4. - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

GARAGE SLAB / EXTERIOR SLAB: -4"(100mm) CONCRETE SLAB -4650psi (32MPg) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6. -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. 7 PILASTERS:

## O.B.C. 9.15.5.3.

PILASTER -CONCRETE NIB - 4" X 12" (100mm X 300mm) -BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID. OR

BEAM POCKET "(100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE. -1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS

SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

# 8 STEEL PIPE COLUMN:

### 9 WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.

-5 %" x 5 %" (140mm x 140mm) SULD WOOD COLUMN - OR -3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

-WRAP COLUMN BASE W/ 6 MIL POLY -COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB) -25"x22"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/

9-10" COL SPACING) -34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

### WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT. -8" (200mm) SOLID 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. -FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.

-10" (250mm) SOLID 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.

-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS. -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4

UNDER O.B.C.- PART 4 -WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.) - ALTERNATE INSULATION METHOD: 2" (51 mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"X4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION -BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL EDUCTOR OF THICKNESS:

 REDUCTION OF THICKNESS: O.B.C. 9.15.4.7. -WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK. -TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm)

-FILL SPACE BETWEEN WALL AND FACING SOLID WAX. @ 77/8 (2001) -FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR -WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING

-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.

9.13.2. -WHERE INSULATION EXTENDS TO MORE (THAN 2-1) (290mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (3) -FINISHED BASEMBUR SHALL HA VEINTERIOR DAMPPROFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6.(2) (b) -WHERE HYDROSTATIC PRESSURE OC QURS., FDN. WALLS SHALL BE WATERPROFED AS PERS B, C. 9-1333 -WALLS THAT ARE WATERPROFILED ON NOT REQUIRE DAMPPROOFING.

# 140 FOUNDATION WALLS @UNSUPPORTED OPENINGS:

2220M BARS IN JOP PORTION OF WALL (UP TO 8'-0" OPENING) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART. -BARS TO HAVE MIN: 2" (50mm) CONCRETE COVER BARS TO HAVE MIN: 2" (50mm) BEYOND BOTH SIDES OF OPENING.

### FRAME WALL CONSTRUCTION:

08:09.23. SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..

-1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS

REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.

-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE "X" GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND

ADD/REPLACE THE FOLLOWING: -NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

MANUFACTURER'S SPECIFICATIONS). OR

-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

(15b) FRAME WALL CONSTRUCTION @ GARAGE: O.B.C. 9.23. -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.) -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1, =

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-FOR 3 FLOORS SUPPORTED ABOVE, 2' X 6' (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12'' (300mm) O.C.

# 16 BRICK VENEER CONSTRUCTION:

& 9.25.4.

HEIGHT

**OPENINGS** 

9.23.16

VERTICAL SPACING

THE FOLLOWING MATERIALS:

18 BEARING STUD WALL (BASEMENT):

22 GARAGE WALL & CEILING:

23 DOUBLE VOLUME WALLS:

77/8" (200mm) O.C.

CEILING BETWEEN HOUSE AND GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT

 $\langle 17 \rangle$  INTERIOR STUD WALLS:

-1/2" (12.7mm) GYPSUM BOARD

THE FOLLOWING MATERIALS:

(16b) BRICK VENEER CONSTRUCTION @ GARAGE:

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C.

VERTICAL SPACING PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS OPENINGS BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2)) -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE

-VALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

9.23.16 -2" X & (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC 58-12 T.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3.

NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23, 10.1. = FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

O.B.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ -DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ -DBL. 2" X 4" OR 2" X 6" BOTTOM PLATE. ON DAMPPROOFING MATERIAL. -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7-10" (2400mm) O.C. -FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF

-TAPE AND SEAL ALL JOINIS GAS TIGHT
-R22 (RSI SA7) INSULATION IN WALLS,
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. -2.5.3. & S. 2.5.4., FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN.
REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12, 7mm) GYPSIUM BOARD

-1/2" (12.7mm) GYPSUM BOARD -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH

4 - 3 1/4" (82mm) TOE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

9.25.3. & 9.25.4. -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

-1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-

R22 (RSI 3.87) INSULATION
R22 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.

O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -REFER TO PLAN FOR STUD SPECIFICATION -STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS -DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-FOR 3 FLOORS SUPPORTED ABOVE, 2' X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) ) -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX, 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C.

Bits     Steel PIPE COLUMNI: O.B.C. 9.15.3.4, & 9.17.3.       -FIXED COLUMN	InnX 100mmx   -ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAS     .35mm) STEEL TOP   -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm)     EAM   -REFER TO REQUIREMENTS FOR LESS THAN 2-0" LIMITING DIS     2-M WHERE   -REFER TO REQUIREMENTS FOR LESS THAN 4-0" LIMITING ADD/REPLACE THE FOLLOWING:     .1   -NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEV MANUFACTURER'S SPECIFICATIONS).     .0mm)   .0N     .1   -VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OR     .10mm)   EXTERIOR PLYWOOD OR EQUIV.     80mm)   10mm)     .320/L7_IAN_L_2018   .2018	MIN] IITUTE AND/OR ADD T 2.8 kg/ sq.m. I) TYPE 'X' GYPSUM BD. STANCE]: 3 DISTANCE AND (ATIONS (REFER TO (2) OVER SHEATHING	VERIFIED BY CONTRACTOR PROR TO COMMENCEMENT OF ANY WORK	ζ
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF <b>RN DESIGN ITD</b> .UNDER DIVISION C.PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES. QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE: SIGNATURE:	client Tice River Homes project Legacy # revisions date dwn chk # revision 1 ISSUED FOR CLIENT REVIEW 23FEB-18 BU JM 2 REVISED PER ENGINEER COMMENTS & 23-APR-18 LO JM 3 REVISED PER ENGINEER COMMENTS & 20-JUL-18 WU JM 5 RE-ISSUED FOR PREMIT 18-0CH/9 ES ES	marketing name	Imagine + Inspire + Create     36-02       3/16" = 1'0"     3700	ct # 052

# 25 DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2. -3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER -WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4. SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS -6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4-0" O.C. NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

# 25a CORBEL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

### FLOOR ASSEMBLIES:

26 SILL PLATE:

O.B.C. 9.23.7.

-2" X 4" (38mm X 89mm) PLATE -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL. -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN

(25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

#### BRIDGING & STRAPPING:

# O.B.C. 9.23.9.4. a) STRAPPING

- 9, Storen in Control (1990) TX 33" (1990) FASTENED TO SILL OR HEADER @ ENDS
- **b) BRIDGING**
- " X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C. c) BRIDGING & STRAPPING
- a) & b) USED TOGETHER OR

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH

STRAPPING (a) 4) FURRING OR PANEL TYPE CEILING -STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

# (28) FLOOR ASSEMBLY:

O.B.C. 9.23,14.3, 9.23,14.4 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLAB:

O.B.C. 9.39.1.4. -4 7/8" (125mm) 4650 psi (32 MPo) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB -3" (75mm) END BEARING ON FOUNDATION WALL

-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C. -IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

# 30 EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2'X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) - EXTERIOR GUARD AS PER #36a - SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

ADD 2'x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA) -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

- -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

# 300 EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS. -1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS

- SLOPED MIN. 2% TO ROOF SCUPPER. -3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- -2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENILLATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF

CEILING AREA)

-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4

-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

# **ROOF ASSEMBLIES**

(31) TYPICAL ROOF:

O.B.C. 9.26. -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO

EXTEND UP THE ROOF SLOPE MIN. 2-11" (200mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES. -STARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) -3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS -APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)

-TRUSS BRACING AS PER TRUSS MANUFACTURER

ALUMINUM)

-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

# $\langle 32 \rangle \frac{\text{CEILING:}}{}$

-R60 (RSI 10.56) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.

# -1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

33 CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7 2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)

EXTERIOR GUARDS @ JULIET BALCONY:

9.8.8.2. OR

 $\langle 39 \rangle$  -CAPPED DRYER VENT

-PRECAST CONC. STEP

 $\langle 37 \rangle$ 

 $\langle 41 \rangle$ 

(45)

 $\langle 47 \rangle$ 

ACTIVATED.

-R4 (RSI 0.70)

OR

-FOR RAILING SPANNING MAXIMUM OF 6'-0".

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

42 -PRECAST CONCLISTER -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 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 - INSTALLED AT OR NEAR CEILING

AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

 $\langle 40 \rangle$  -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

CONCRETE W/ 6 mil POLYETHYLENE.

-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C

-GUARDS TO BE 3-6" (1070mm) -FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO

-FOR DWELLING UNITS GUARDS TO BE 3-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2. -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3

-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

-WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT

WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM

-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT

-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4. -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED

-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.

-GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE

2) where that floor level has a window providing an UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) in height

AND 21 5/8" (550mm) IN WIDTH: SUCH WIDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0"

-MIN.  $6^{\prime\prime}\!X6^{\prime\prime}$  (140mm X 140mm) wood post anchored to porch slab W/ Metal saddle.

-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION

DRAWINGS. -MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT, INSTALLED

UNL 6'X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. -MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.

REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST

-MIN. 6'X6' (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/

METAL SADDLE NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9,17,4.

-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA. -COVER VENT W/ BUG SCREEN

-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 

- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (R511.76)RIGID INSULATION W/ 2"x4"(38mm X 89mm) WOOD STUD W/ R12 (R512.11) BATT INSULATION

O.B.C. 9.5.2.3. -WALL STUDS AD JACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION

FOR COLD CELLARS PROVIDE THE FOLLOWING:

-L1+L7 FOR DOOR OPENING -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)

-WALL MOUNTED LIGHT FIXTURE

51 STUD WALL REINFORCEMENT:

53 WINDOW GUARDS:

PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

ADJACENT TO EACH SLEEPING AREA. -CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY

-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

LIMITED TO ONE FLOOR EXCEPT; 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

(7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

-3/4" AIR SPACE AROUND POST.

PER O.B.C. 9.20.9.4.

OR

(490) EXTERIOR COLUMN:

 $\langle 50 \rangle \frac{\text{COLD CELLARS:}}{}$ 

ROWS OF 3/8° Ø MIN. ANCHORED TO CORNER DODBLE STODS USIN EMBEDMENT TO STUDS.

-27X4" (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.

# (34) ATTIC ACCESS HATCH:

OBC 9.19.2.1. & SB-12 3.1.1.8.(1) -19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

### GENERAL:

 $\langle 35 \rangle \frac{\text{PRIVATE STAIRS:}}{25}$ 

O.B.C. 9.8.4.		
MAX. RISE	= 7-7/8"	(200mm)
MIN. RUN	= 8-1/4"	(210mm)
MIN. TREAD	= 9-1/4"	(235mm)
MAX. NOSING	= 1"	(25mm)
MIN. HEADROOM	= 6'-5"	(1950mm)
MIN. WIDTH	= 2'-10"	(860mm)
(BETWEEN WALL	FACES)	
MIN, WIDTH	= 2'-11"	(900mm)

m) (EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS:

-MIN. RUN = 57/8" (150mm)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

#### HANDRAILS: O.B.C. 9.8.7

ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm -ONE HANDRAIL IS REQUIRED ON CURVED STARS OF ANY WIDTH WITHIN DWELLING UNITS

-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT: O.B.C. 9.8.7.4 - 2-10" (865mm) MIN. TO 3-2" (265mm) MAX. - 3-6" (1070mm) WHERE EVARDS ARE REQUIRED ONLANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTION

PROJECTIONS: O.B.C. 498.7.6 -HANDRALS XND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A WAXNOUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAR

# 350 PUBLIC STAIRS:

MIN. RUN

MIN WIDTH

Q.B.C. 98.4. 7-3/32" (180mm) (280mm) -MIN, TREAD -MAX, NOSING -MIN, HEADROOM (280mm) (25mm) = 11" = 6'-9" (2050mm) = 2'-11'' (900mm)

THUS WIGHT - 2-11 (2001111) STATUTAIRS, BETWEEN GUARDS) FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

FOURD WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS:

O.B.C. 9.8.7 -ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7'' (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH -HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

#### HEIGHT:

O.B.C. 9.8.7.4 - 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS: O.B.C. 9.8.7.6 - HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

# IERMINATION: O.B.C. 9.8.7.3

- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

#### FINISH:

O.B.C. 9.8.9.6 -TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE

FROM DEFECTS PER OBC 9.8.9.6.(4) - STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH -INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS -PICKETS TO HAVE 4" (100mm) MAX. SPACING

# $\langle 36 \rangle$ INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3. -GUARDS TO BE 3'-6" (1070mm) HIGH

#### VAULTED OR CATHEDRAL CEILING (320)

O.B.C. 9.26. & TABLE A4 -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1. -STARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) -3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS. -2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'3" (4050mm) OR -2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm) R31 (RSI 5.46) INSULATION -MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD

# (360) EXTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3

GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm) GUARDS TO BE 3'-6" (1070mm) FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH FOR DWELLING UNITS GUARDS TO BE 3-6" (1070mm) HIGH WHEE WALKING SURFACE IS MORE THAN 5-11" (1800mm) ABOVE ADJACENT GRADE.

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

-PICKETS TO HAVE 4" (100mm) MAX. SPACING -PROVIDE MID-SPAN POSTS AS PER SB-7.

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

© STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8) WINDOW SILL AT 3-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS © FLOORS - OBC 9.8.8.1.(6) WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2. OR WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS

PER OBC 9.8.8.1.(8)(b)

THESE DRA INGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE ONTRACTOR PROR TO COMMENCEMENT OF ANY WORK. VERIFIED BY ANY DISCH ANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

CLIENT SPECIFIC REVISIONS

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I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD**, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:	). W	47245 26995
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1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	10	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
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17052

project #

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### FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE NO.1 AND NO. 2 SPF UNLESS NOTED OTHERWISE

-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

-DOUBLE STUDS @ OPENINGS DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)

-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2-7" (800mm) AND 6'-7" (2000mm) -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING

-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE

-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS IN THE MALLS IN PARALLEL TO FLOOR JOISTS

WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS -APPROVED 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.

#### WATERPROOF WALLS IN BATHROOMS: -REQUIRED AS PER OBC 9.29.2.1.

#### WINDOWS:

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER

-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR

1.6 W/(11/2.4) OK -AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING

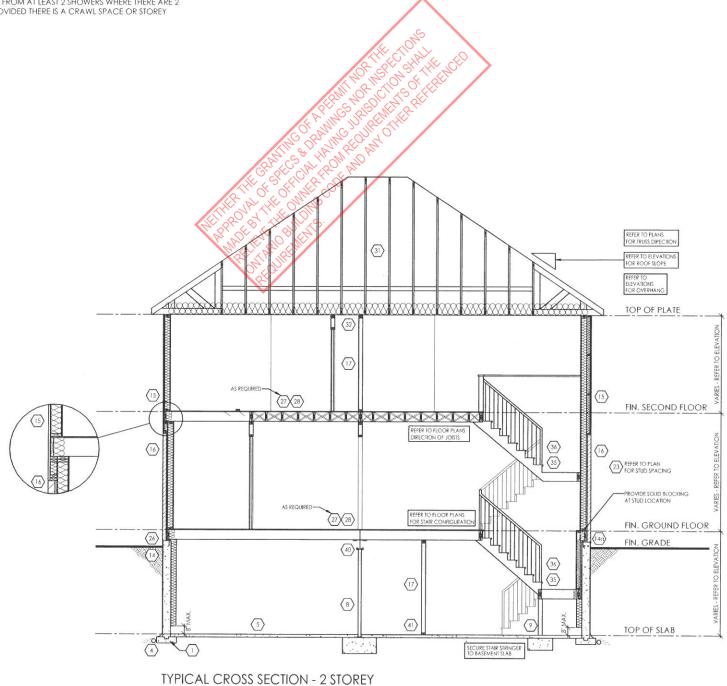
-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)

-FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

### DRAIN WATER HEAT RECOVERY:

DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)

- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.



(SIDING & BRICK)

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VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD



#### SCHEDULES PLAN/ELEVATION LEGEND WOOD BEAMS WD10 WD11 2/ 1 3/4" X7 1/4" (2.0E) LVL 3/ 1 3/4" X7 1/4" (2.0E) LVL DOORS 46 47 CARBON MONOXIDE SMOKE ALARM (44) WD1 3/2" X 8" SPR FLOOR DRAIN FD WD2 4/ 2" X 8" SPR WD3 5/ 2" X 8" SPR WD12A 1/13/4" X9 1/2" (2.0E) LVL WD12 2/13/4" X9 1/2" (2.0E) LVL A 865x2030x45 (2'10'x6'8'x1-3/4") O'NR WATERPROOF B 815×2030×35 (2'8'×6'8'×1-3/8'') SOLID BEARING DJ DOUBLE JOIST X 58 DUPLEX OUTLET WD4 3/ 2" X 10" SPR WD5 4/ 2" X 10" SPR WD13 3/ 1 3/4" X9 1/2" (2.0E) LVL WD14A 1/ 1 3/4" X11 7/8" (2.0E) LVL C 760x2030x35 (2'6"x6'8"x1-3/8") PRESSURE TREATED PT D 710x2030x35 (2'4"x6'8"x1-3/8") VENTS AND INTAKES POINTLOAD LUMBER ×9 WD6 5/2" X 10" SPR WD7 3/2" X 12" SPR WD14 2/ 1 3/4" X11 7/8" (2.0E) LVL WD15 3/ 1 3/4" X11 7/8" (2.0E) LVL E 460x2030x35 (1'6"x6'8"x1-3/8") GIRDER TRUSS GT F 610x2030x35 (2'0''x6'8''x1-3/8'') HOSE BIB FLAT ARCH 100 WD16A 1/13/4" X14" (2.0E) LVL WD16 2/13/4" X14" (2.0E) LVL ABOVE FINISHED FLOOR AFF G OVER SIZED EXTERIOR DOOR WD8 4/2" X 12" SPR WD9 5/ 2" X 12" SPR BBFM BEAM BY FLOOR MANUF $\langle 38 \rangle$ EXHAUST FAN 2 STORY WALL WD17 3/13/4" X14" (2.0E) LVI (FL) FLUSH EXT. LIGHT FIXTURE COLD CELLAR VENT (50) (DR) DROPPED Ů STEEL BEAMS LINTELS 'DO' REPEAT SAME JOIST SIZE (WALL MOUNTED) STOVE VENT ST1 W 6 X 15 L1 L3 2/ 2" X 8" SPR 19 4" X 3-1/2" X 1/4" L 5-7/8" X 3-1/2" X 1/2" L L14 L10 4-7/8" X 3-1/2" X 5/16" L L11 4-7/8" X 3-1/2" X 3/8" L U/S UNDER SIDE 2/ 2" X 10" SPR 2/ 2" X 12" SPR L15 5-7/8" X 4" X 1/2" L L16 7-1/8" X 4" X 3/8" L ST2 W 6 X 20 (H) HYDRO METER $\otimes$ FIRE PLACE VENT FIXED GLAZING ST3 W 8 X 18 L5 L7 FG W 8 X 21 GAS METER ST4 GB GLASS BLOCK (G) 3-1/2" X 3-1/2" X 1/4" L L12 57/8" X 3-1/2" X 5/16" L L17 7-1/8" X 4" X 1/2" L DRYER VENT L13 5-7/8" X 3-1/2" X 3/8" L ST5 W8X24 18 4-7/8" X 3-1/2" X 1/4" L BG BLACKSLASS s\17052\Architecturals\ 02-FINAL dwg Plotted: Oct 18 2019 By erics client nodel location Z **Tice River Homes** I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN Ayr 36-02 DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3, 2, 4 RN design project marketing name= project # scale Imagine - Inspire - Create OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS Legacy 3/16" = 1'0" 17052 REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES. revisions date dwn chk revisions date dwn chk QUALIFIED DESIGNER BCIN: 47245 W FIRM BCIN: 26995 ISSUED FOR CLIENT REVIEW 23-FEB-18 BU JM DATE: page REVISED PER TRUSS COORDINATION 23-APR-18 LO JM REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT 20-JUL-18 WU JM 3 SIGNATURE: 5 RE-ISSUED FOR PREMIT 18-Oc1-19 ES ES