APPROVED DRAWINGS HAVE BEEN RED LINED INDICATING A CHANGE TO MEET THE OBC. PLEASE REVIEW ALL PAGES TO ENSURE YOU ARE PROPERLY INFORMED OF CHANGES.

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE





FRONT ELEVATION 'A'

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

FRONT ELEVATION 'B'

Areas:

**GROUND FLOOR** 

SECOND FLOOR

**TOTAL AREA** 

COVERAGE INC PORCH

COVERAGE NOT INC PORCH

FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF

ELEVATION 'B'

SM

96.5

130.7

227.2

144.9

136.5

SF

1039.0

1406.4

2445.4

1560.2

1469.4

# Drawing List:

- AO TITLE SHEET
- A1 BASEMENT FLOOR ELEV 'A' & 'B'
- A2 GROUND FLOOR ELEV 'A'
- A3 SECOND FLOOR ELEV 'A'
- A4 GROUND FLOOR ELEV 'B'
- A5 SECOND FLOOR ELEV 'B'
- A6 ROOF PLAN ELEV 'A' FRONT ELEVATION 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A' & 'B'
- A9 LEFT SIDE ELEVATION 'A'
- A10 FRONT ELEVATION 'B'
  - ROOF PLAN ELEV 'B'
- A11 RIGHT SIDE ELEVATION 'B'
- A12 LEFT SIDE ELEVATION 'B'
- A13 SELF SUPPORTING STAIR LANDING DETAILS
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

# Tice River Homes

ELEVATION 'A'

SM

96.5

133.1

229.6

144.9

136.5

SF

1039.0

1432.4

2471.4

1560.2

1469.4

Legacy

OFESSION

G. ALVAI

000143



# TOWNSHIP OF NORTH DUMFRIES BUILDING DEPARTMENT

These Plans have been examined for Compliance with the Ontario Building Code requirements. A Building Permit has been Issued, subject to any changes noted, under the condition that the building will be constructed in accordance with the code

Adam Miller

07/17/2020

REVIEWED BY

DATE-FLOOR AND TRUSS LAYOUTS
PROVIDED BY THE MANUFACTURER
HAVE BEEN REVIEWED, APPROVED AND

COORDINATED ON THE WORKING
DRAWING PLANS PROVIDED BY RN DESIGN



model 40-02 scale 3/16" = 1'0" project # 17052

SIGNATURE:

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: - 1472 269

Tice River Homes

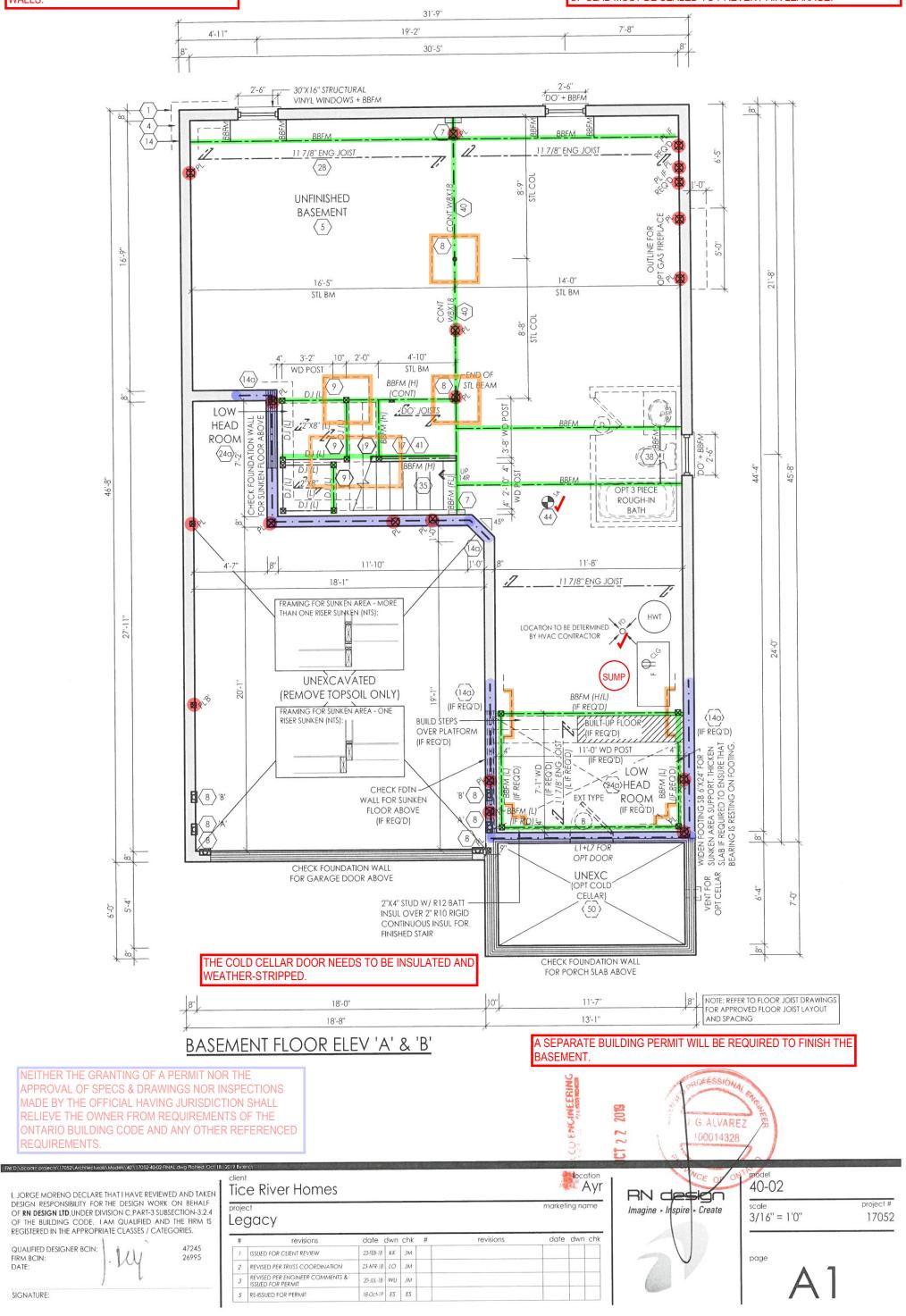
# revisions date dwn chk # revisions date dwn ch

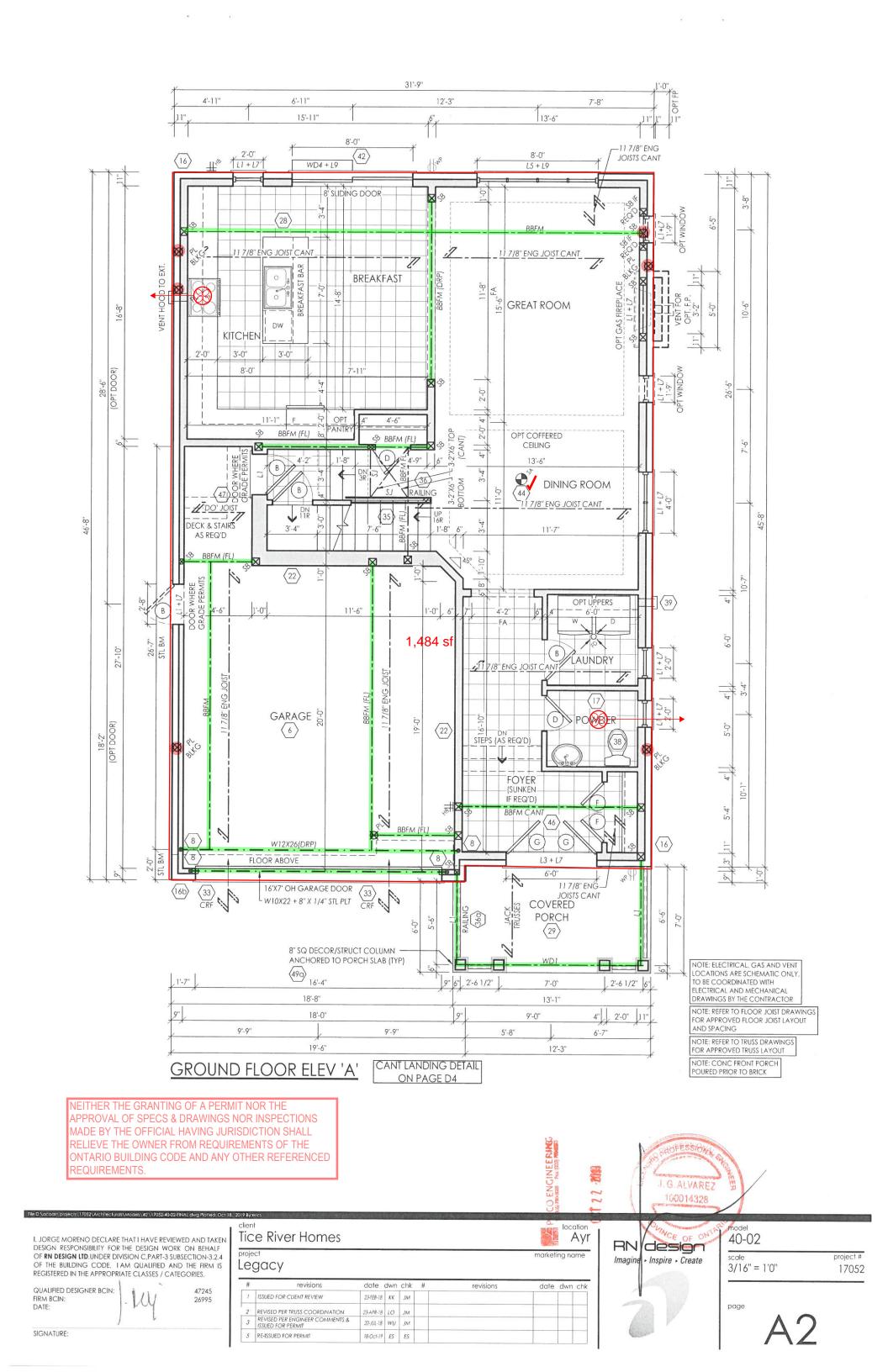
1 ISSUED FOR CLIENT REVIEW 23-FEB-18 KK JM 5 RE-ISSUED FOR PERMIT 18-Oct-19 ES E

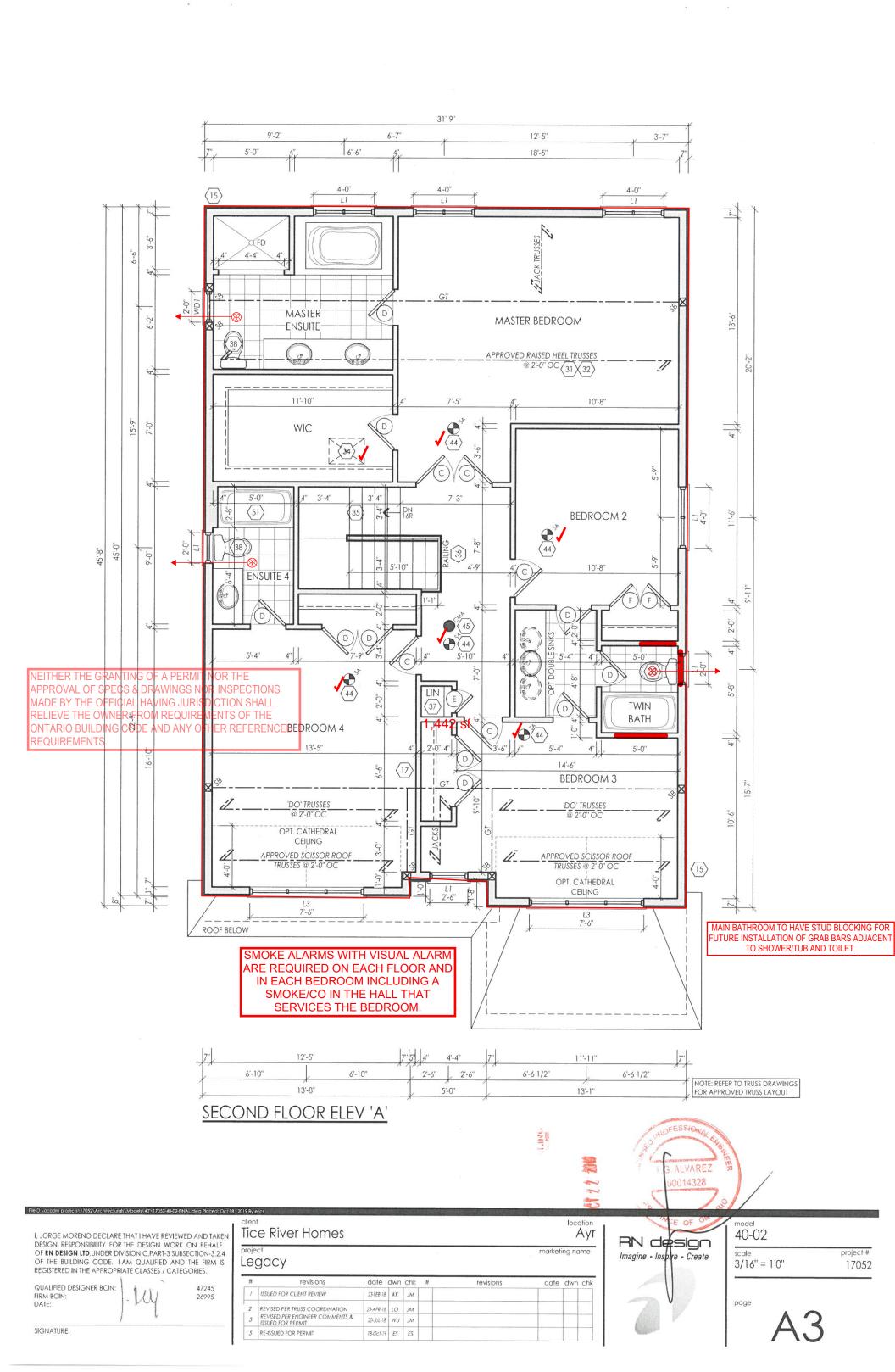
2 REVISED PER TRUSS COORDINATION 23-APR-18 LO JM

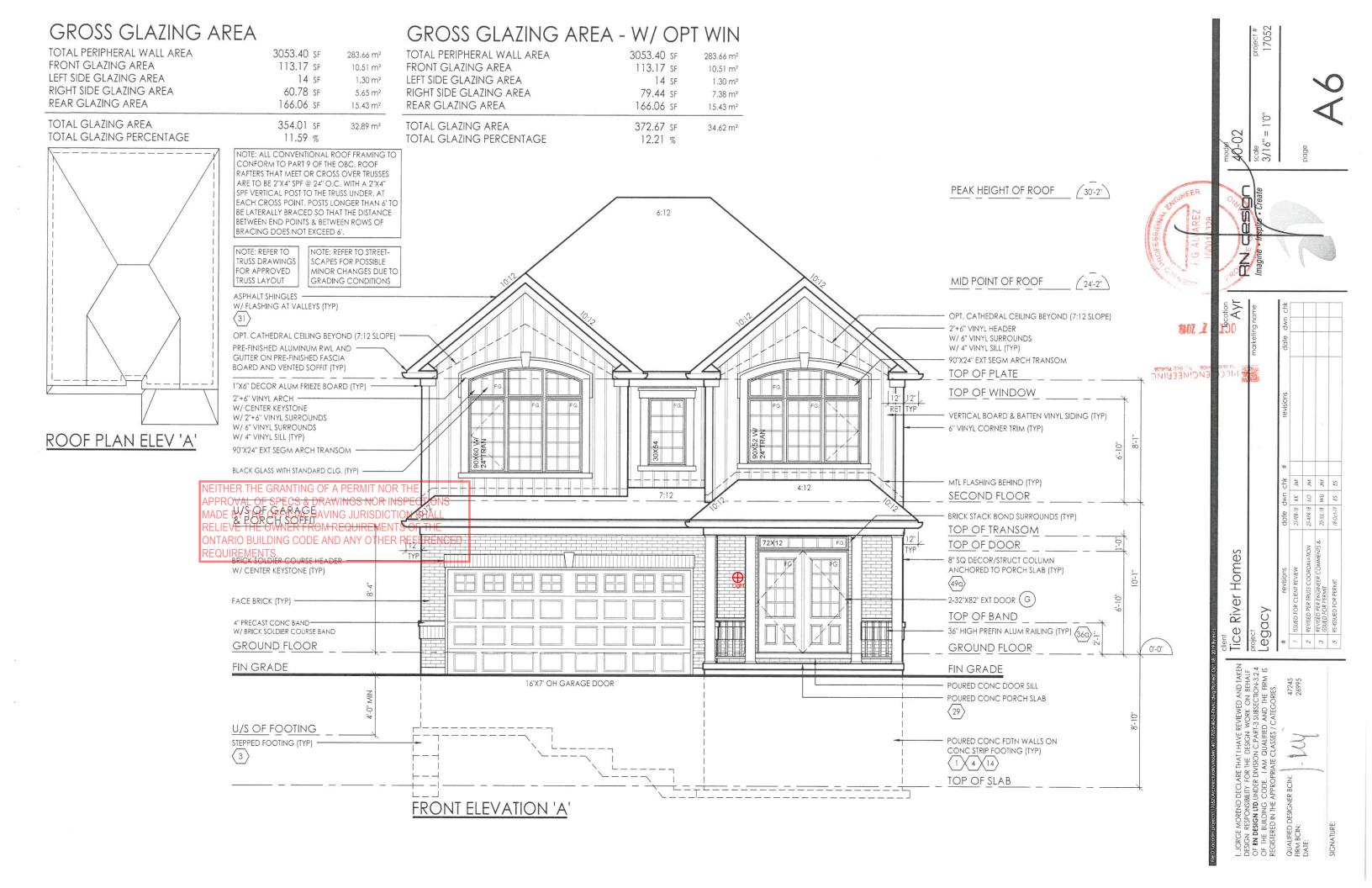
3 REVISED PER ENGINEER COMMENTS & 20-JUL-18 WU JM

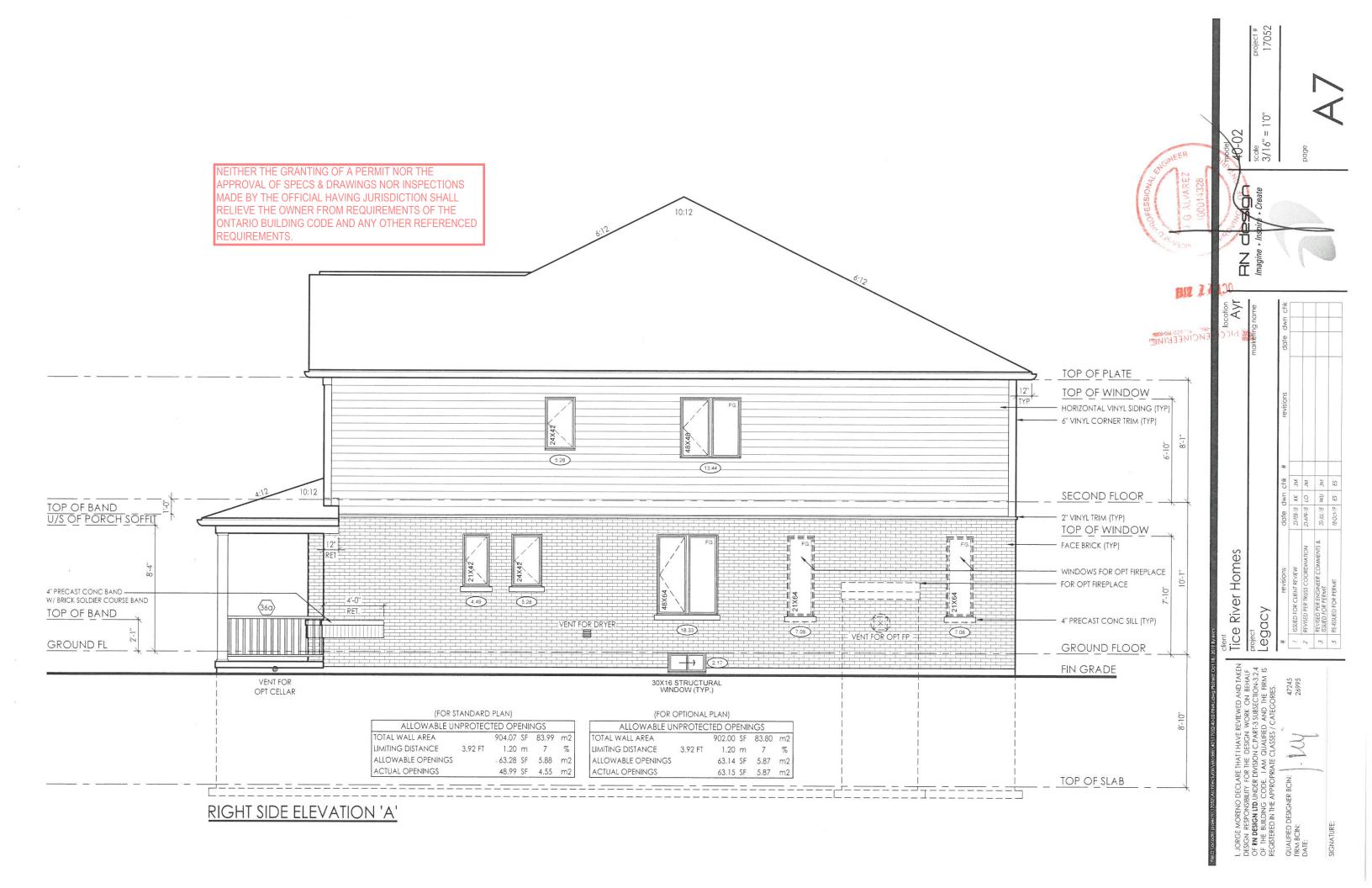
4 MADE PARTIAL PLANS INTO FULL PLANS AS 4-Oct-19 KC ES









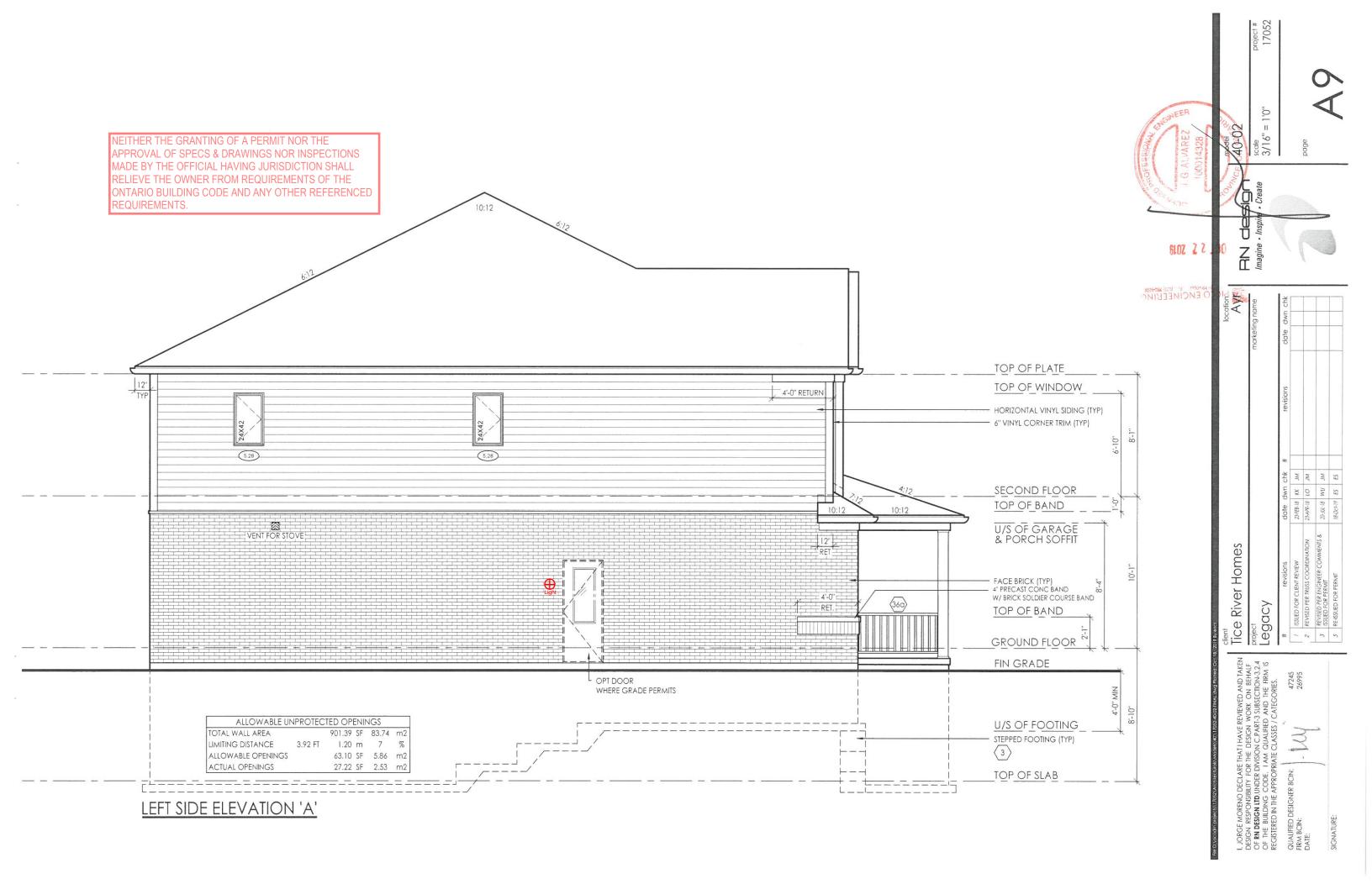


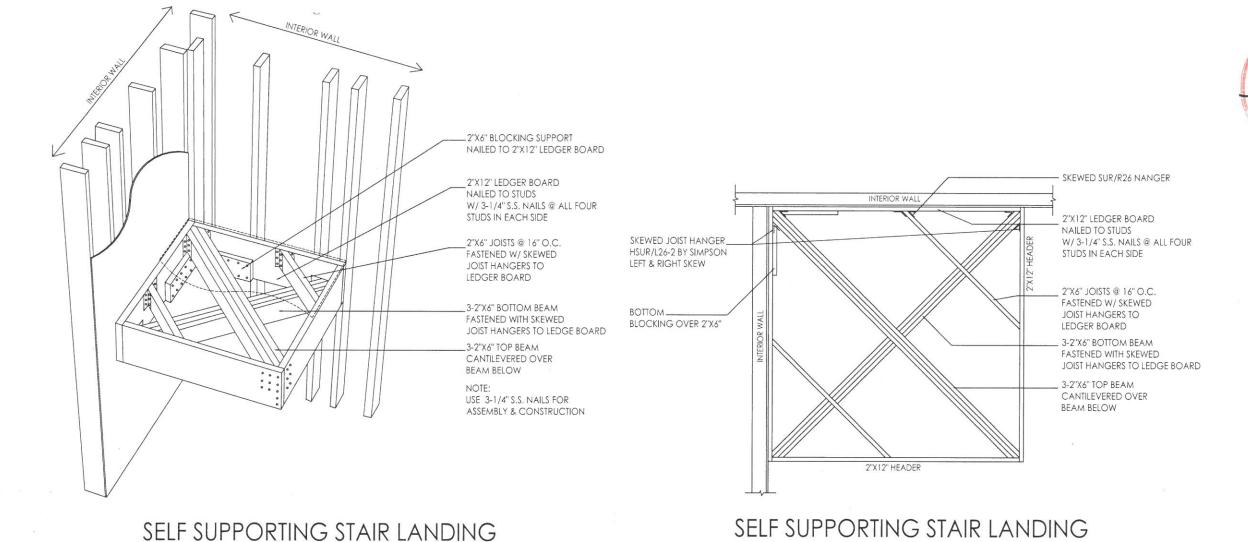


S107 771 O ENCINEERING Ayr Tice River Homes

project
Legacy I, JORGE MORENO DECLARE THATI HAVE REV DESIGN RESPONSIBILITY FOR THE DESIGN WY OF RN DESIGN LID, UNDER DIVISION C, PART-3 OF THE BUILDING CODE. I AM QUALIFIED , REGISTERED IN THE APPROPRIATE CLASSES / C

REAR ELEVATION 'A' & 'B'





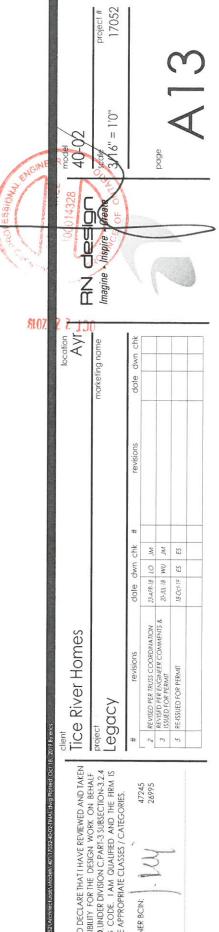
@ INTERIOR WALLS

PLAN VIEW

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

@ INTERIOR WALLS

SELF SUPPORTING STAIR LANDING DETAILS



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

9 WOOD COLUMN:

9'-10" COL SPACING)

9'-10" COL SPACING)

WALL ASSEMBLIES:

O.B.C. 9.15.4.2

REDUCTION OF THICKNESS:

(14) FOUNDATION WALL:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.

OBC 9.17.4.1, 9.17.4.2, 8.9.17.4.3.

5-5-1/2" x 5-1/2" (140mm x 140mm) SOLID 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"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/

-34"×34"×14" (860mm × 860mm × 360mm) CONC PAD (2 FLOORS SUPPORTED W/

-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.

-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

-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.

UNDER O.S.C. - FART 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 SE-12 T.3.1.1.2.A.)

o.b.c. 9.15.4.7. -where the top of the foundation wall is reduced in thickness to

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE

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

WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE,

A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) -3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)

-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER -BARS TO EXTEND 2"-0" (600mm) BEYOND BOTH SIDES OF OPENING.

-1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

-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

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

MANUFACTURER'S SPECIFICATIONS).

(15b) FRAME WALL CONSTRUCTION @ GARAGE:

ADD/REPLACE THE FOLLOWING:

EXTERIOR PLYWOOD OR EQUIV.

-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

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.

1/2" (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):

THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-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.

FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

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

REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND

AND ACCOMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).

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

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

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

-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.

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.)

O.B.C. SB-3 WALL = EW16 (STC = N/A, FIRE = 45 MIN) 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING

MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING:

FRAME WALL CONSTRUCTION:

MATERIALS:

ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESTHAN 3-1/2" (90mm) THICK.

-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm)

VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.

(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

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

-FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE

-1 STOREY - 13" X 4" -2 STOREY - 19" X 6" (330mm X 100mm) (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" -3 STOREY - 18" X 5" (360mm X 100mm) (460mm X 130mm)

2 YPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6. -1 STOREY MASONRY -1 STOREY STUD - 16" X 4" - 12" X 4" (305mm X 100mm) - 26" X 9" - 18" X 5" -2 STOREY MASONRY (650mmX 230mm) -2 STOREY STUD (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

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. (\$\frac{1}{2}\) TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED DOINTS VE THE OWNER FROM REQUITED WATERPROOFED AS PER 0.8:C. 9:1335-TYPE 'S' ROLL ROOFING WAY BE OMITTED IF CONCRETE HAS MIN: 360051(25MFG)

ONTARIO BUILDING CODE FOUNDATION WALLS & UNSUPPORTED OPENINGS: COMPRESSIVE STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN

REPORTED STRENGTH AFTER 28 DAYS

ONTARIO BUILDI

-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN

REPORTED STRENGTH AFTER 28 DAYS

ONTARIO BUILDI -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO -FLOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RS1 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12

- 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)

 $\langle 5a \rangle$  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 TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED 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 & FTG.

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO -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 (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR Unreinforced Conc. & W/ 5-8% air entrainment - 0.b.c. 9.3.1.6. -6"  $\times$  6" (W2.9  $\times$  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.

 $\langle 7 \rangle$  PILASTERS:

O.B.C. 9.15.5.3. <u>PILASTER</u> -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.

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:

-FIXED COLUMN

-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -5018, 3172 (501111) DIA: W 3718 (4.761111) WALL IFICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE

-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.) COL. SPACING: FTG SIZE:

-MAX. 9'-10" (2997mm) 34" X 34" X 16"

- (860mmX 860mmX 400mm) -MAX. 16'-0" (4880mm) 44" X 44" X 21

3 STOREY

- (1120mmX 1120mmX 530mm)

-MAX. 9'-10" (2997mm)

- (1010mmX 1010mmX 480mm)

-MAX. 16'-0" (4880mm)

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN

- 51" X 51" X 24" - (1295mmX 1295mmX 610mm) -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX

16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

♦ CLIENT SPECIFIC REVISIONS

ONTARIO REGULATION 332/12 OBC AMMENDMENT O. REG. 139/17 JAN 1, 2018 17052-40-02-FINAL dwg Plotted: Oct 18, 2019 By:erics

project

Legacy

date dwn chk revisions revisions date dwn chk REVISED PER TRUSS COORDINATION 23-APR-18 LO JM REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT 20-JUL-18 WU JM RE-ISSUED FOR PERMIT 18-Oc1-19 ES ES

BRICK VENEER CONSTRUCTION:

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** 

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

-2" X 6" (38mmX 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 AND/OR ADD 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) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

- ALTERNATE INSULATION METHOD: 2" (51mm) 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 16b BRICK VENEER CONSTRUCTION @ GARAGE:

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

-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

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.

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

O.B.C. SB-3 WALL = EW16 (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -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.

17 INTERIOR STUD WALLS:

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

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. BEARING STUD WALL (BASEMENT):

-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" TOP PLATE. -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

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO GARAGE WALL & CEILING:

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

O.B.C. 9.10.9.16.(3)

O.B.C. 9.10.9.16.(3)

-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS,
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.. FOR FLOOR ABOVE. -INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN.

REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS). -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

-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. (220) WALLS ADJACENT TO ATTIC SPACE: -1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-

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

-R22 (RSI 3.87) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE -ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23 DOUBLE VOLUME WALLS:

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 7 7/8" (200mm) O.C. -SOLID BRIDGING AT 3'-11" (1200mm) O.C.

-solid brioding at 3-11 (1200tht) O.C. -MIN, R22 (R\$13.87) INSULATION (ZONE 1 OBC \$B-12 T.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C 9.25.3. & 9.25.9.

 $\langle 24 \rangle$  EXPOSED FLOOR:

≥ location Ayr

marketing name

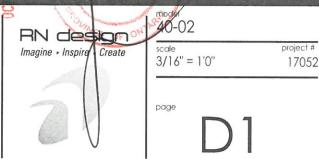
-FLOOR AS PER NOTE # 28 CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION -VENTED ALUMINUM SOFFIT

240 SUNKEN FINISHED AREAS:

-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS

FLOOR STRUCTURE AS PER NOTE # 28.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENZEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD



SIGNATURE:

FIRM BCIN: DATE:

QUALIFIED DESIGNER BCIN:

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.

47245

Tice River Homes

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 FLOOF JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

## (250) CORBEL MASONRY VENEER:

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

## FLOOR ASSEMBLIES:

# (26) SILL PLATE:

-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"

PLATE W/ NOTA AND WASHES & STATE OF THE STAT ON FULL BED OF MORTAR.

# 27) BRIDGING & STRAPPING:

O.B.C. 9.23.9.4. a) STRAPPING

-1" X.3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX, 6'-11" (2100mm) O.C. -FASTENED TO SILL OR HEADER @ ENDS

b) BRIDGING -1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX.

6'-11" (2100mm) O.C. c) BRIDGING & STRAPPING

STRAPPING (a)
d) 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.

O.B.C. 9.39, 1.4.

-4 7/8" (125mm) 4650 psi (32 MPa) 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"

[CUT DIAGONALLY] @ 12" O.C. DIRECTLY ON 2" OF PORTON BY 112DING CODE AND ANY OF THE REFERENCED (OR AS NOTED ON PLAN) - EXTERIOR GUARD AS PER #36a - SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUP

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,

-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 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.

-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**

#### $\langle 31 \rangle$ TYPICAL ROOF: O.B.C. 9.26

-NO. 210 (39.26)
-NO. 210 (30.5 KG/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 AND 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

TRUSS BRACING AS PER TRUSS MANUFACTURER -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR

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

# (32) 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.)

# 320 VAULTED OR CATHEDRAL CEILING:

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. LEAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVES 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 -1/2" (12.7mm) GYPSUM BOARD

**♦** CLIENT SPECIFIC REVISIONS

DATE:

SIGNATURE:

## (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" (36b) EXTERIOR GUARDS @ JULIET BALCONY:

(38)

(39)

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

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

42) -PRECAST CONC. STEP -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

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.

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

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

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

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.

VISUAL SIGNALLING COMPONENT

-CAPPED DRYER VENT

-PRECAST CONC. STEP

ACTIVATED.

-R4 (RSI 0.70)

LIMITED TO ONE FLOOR EXCEPT:

49 EXTERIOR COLUMN W/ MASONRY PIER:

-3/4" AIR SPACE AROUND POST.

490 EXTERIOR COLUMN:

METAL SADDLE

COLD CELLARS:

STUD WALL REINFORCEMENT:

(7.0m) ABOVE ADJACENT GROUND LEVEL.

-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

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

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

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

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 WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3"-3" (1000mm) ABOVE FLOOR AND 23"-0"

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/

ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED

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

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

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.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ Z'X4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

O.B.C. 9.5.2.3.

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) &

FOR COLD CELLARS PROVIDE THE FOLLOWING:

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

3.8.3.13.(4)(c)
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

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

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

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

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

ROWS OF 3/8"0 MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.

(3890mm) -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS -CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C.

UNLESS OTHERWISE NOTED. HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

## 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:

# $\langle 35 \rangle$ PRIVATE STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-7/8" (200mm) -MIN. RUN -MIN. TREAD = 8-1/4" = 9-1/4" (210mm) (235mm) -MAX. NOSING -MIN. HEADROOM = 6'-5" (1950mm) HIDIW NIM-= 2'-10"

(BETWEEN WALL FACES)
-MIN. WIDTH = 2'-(900mm) (EXIT STAIRS, BETWEEN GUARDS)

ANGLED TREADS: -MIN. RUN = 57/8"

-MIN. AVG. RUN = 7.7/8" (200mm)
-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 STAIRS OF ANY WIDTH WITHIN

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

O.B.C. 9.8.7.4

1. 10" (865mm) MIN. TO 3"-2" (965mm) MAX.

1. 2"-10" (865mm) MIN. TO 3"-2" (965mm) MAX.

1. 3"-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS

1. SUPPORT ON FOUNDATION

MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A

WEITHER THE GRANTING OF TRACERIUME PROPRIED METAGENT TO THE TREAD NOSING

(30) EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING WITH PROVIDE OF SPECS & DRAWING DIPCTIONS

-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12 MADIA BY UNITS OPEN CIAL HAVING DIPCTION SHALL
ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON SINGLE PLY WATERPOOF ROOF MEMBRANE OR EQUIVALENT ON SINGLE PLY WATERPOOF ROOF MEMBRANE OR EQUIVALENT ON SINGLE PLY WATERPOOF ROOF MEMBRANE OR EQUIVALENT OF A MAXIMUM OF 4" (100mm) INTO THE REQUIRED

REQUIREMENTS

350 PUBLIC STAIRS: O.B.C. 9.8.4.

-MAX, RISE = 7-3/32(280mm) = 11" -MIN. TREAD (280mm) -MAX. NOSING = 6'-9" -MIN. HEADROOM (2050mm)

- 6-11" (2001)
- 7-11" (900mm)
- (EXIT STAIRS, BETWEEN GUARDS)
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- FOUND, WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FTG. FOR FOUND, WALL TO BE MIN. 4"-0" (1220mm) BELOW GRADE

# O.B.C. 9.8.7

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

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

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

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.

# $\langle 36 \rangle$ INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3.

-GUARDS TO BE 3'-6" (1070mm) HIGH

-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

# 360 EXTERIOR GUARDS:

Tice River Homes

-PROVIDE MID-SPAN POSTS AS PER SB-7.
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

-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 WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.

Ayr

nodel

marketing name

date dwn chk revisions revisions date dwn chk REVISED PER TRUSS COORDINATION 23-APR-18 LO JM REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT 20-JUL-18 WU JM

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-PICKETS TO HAVE 4" (100mm) MAX. SPACING

23 5/8" (600mm).

O.B.C., SB-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN

-Guards for flights of steps (except exit stairs) to be 2'-11" (900mm) high

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS

(53) WINDOW GUARDS:

© 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.

PER OBC 9.8.8.1.(8)(b)

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OFERSIAN G ALVAREZ

> THESE DRAWINGS ARE NOT TO BE SCALED, ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

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:

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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

-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY A 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 PARALLEL PARTITIONS

-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS

-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS
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  $5/8^\circ$  (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
-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%

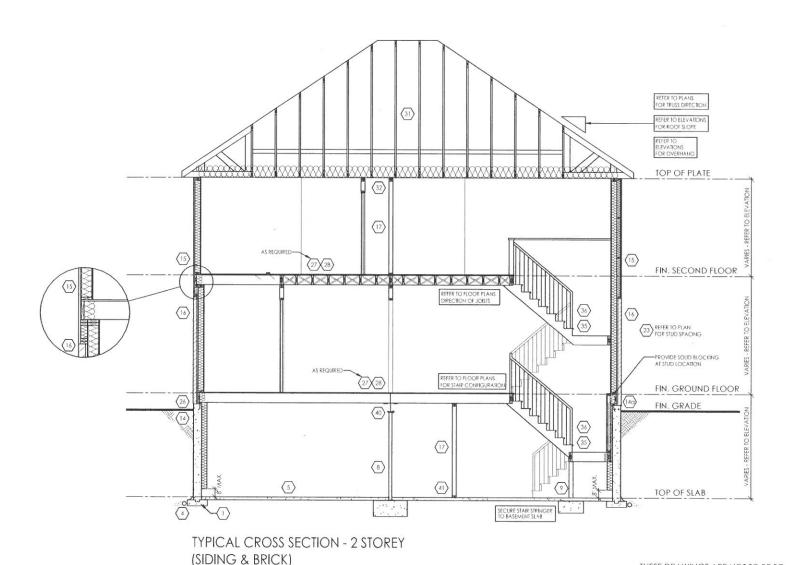
### DRAIN WATER HEAT RECOVERY:

- 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.

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.



**♦** CLIENT SPECIFIC REVISIONS

QUALIFIED DESIGNER BCIN:

FIRM BCIN:

SIGNATURE:

DATE:

N.T.S.

2 REVISED PER TRUSS COORDINATION

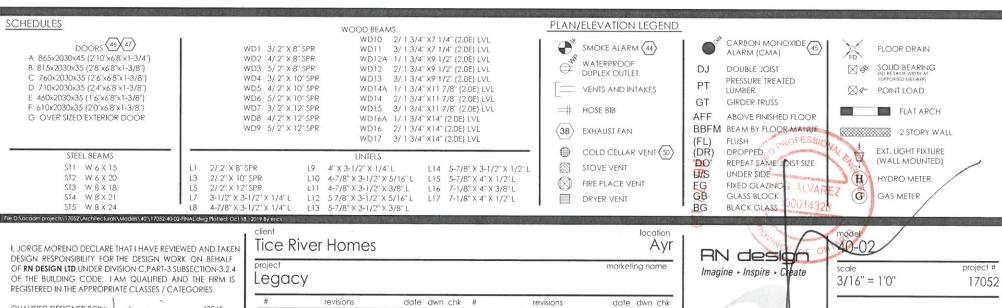
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