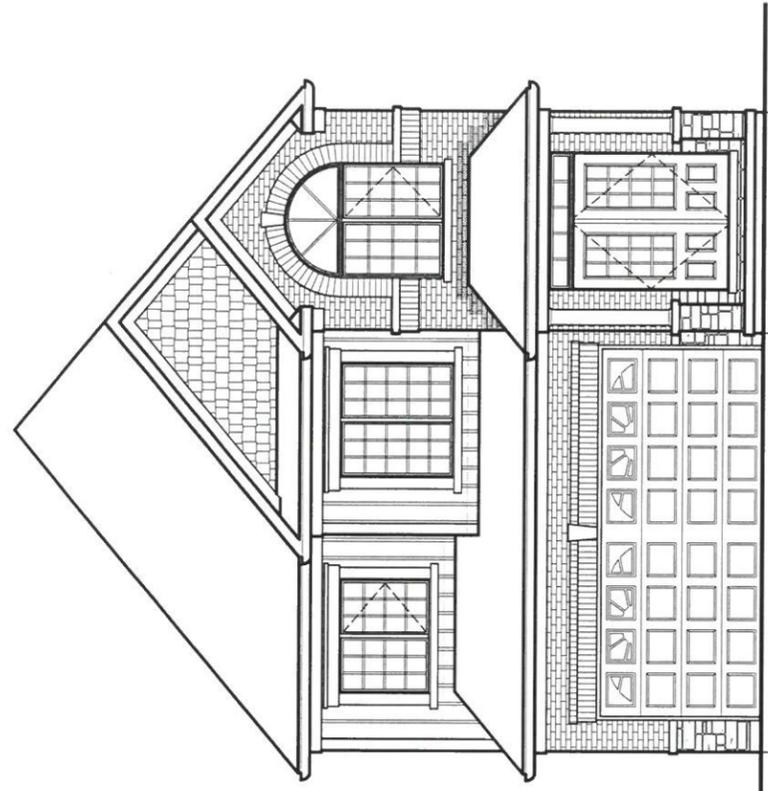


FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A' & 'B'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 PARTIAL ALT. KITCHEN LAYOUT
- A5 PARTIAL GROUND FLOOR ELEV. 'B'
- A6 PARTIAL SECOND FLOOR ELEV. 'B'
- A7 FRONT ELEVATION 'A'
- A8 ROOF PLAN ELEV 'A'
- A9 RIGHT SIDE ELEVATION 'A'
- A10 REAR ELEVATION 'A' & 'B'
- A11 LEFT SIDE ELEVATION 'A'
- A12 FRONT ELEVATION 'B'
- D1 ROOF PLAN ELEV 'B'
- D2 RIGHT SIDE ELEVATION 'B'
- D3 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	1168.8	108.6	1168.8	108.6
SECOND FLOOR	1531.0	142.2	1526.6	141.8
SECOND FLOOR OTB	(12.5)	(1.2)	(12.5)	(1.2)
TOTAL AREA	2687.3	249.7	2682.9	249.2
COVERAGE INC PORCH	1616.1	150.1	1616.1	150.1
COVERAGE NOT INC PORCH	1554.3	144.4	1554.3	144.4

Tice River Homes

Legacy

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: 47245
 FIRM BCIN: 26995
 DATE: *Jmy*

SIGNATURE:



client: Tice River Homes
 project: Legacy
 location: Ayr

marking name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	23-JUL-18	WU	JM					

model: 36-04

scale: 3/16" = 1'0"

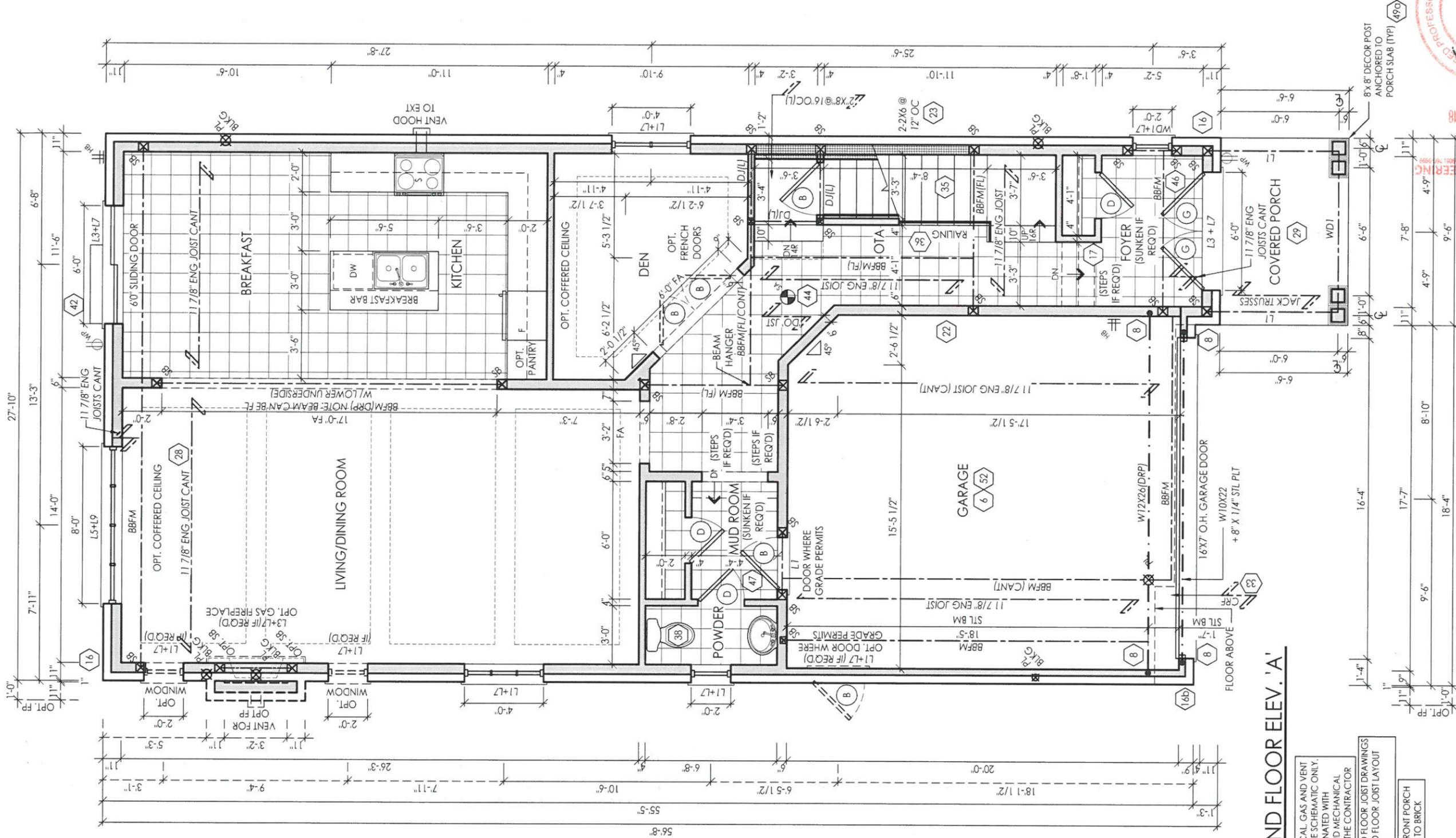
project # 17052

page

A0

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GROUND FLOOR ELEV. 'A'

NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING.

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK.

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: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*

SIGNATURE:

client: **Tice River Homes**
 project: **Legacy**

location: **AYT**
 marketing name:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23 FEB 18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23 APR 18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM					



model: **36-04**
 scale: **3/16" = 1'0"**

project #: **17052**

page

A2



location: **AYT**

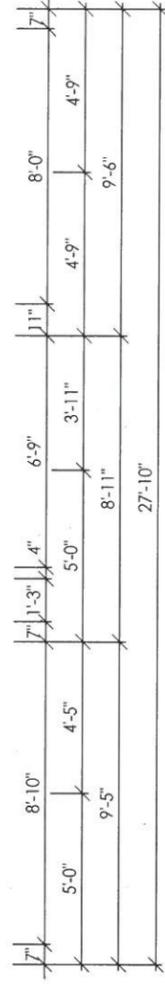
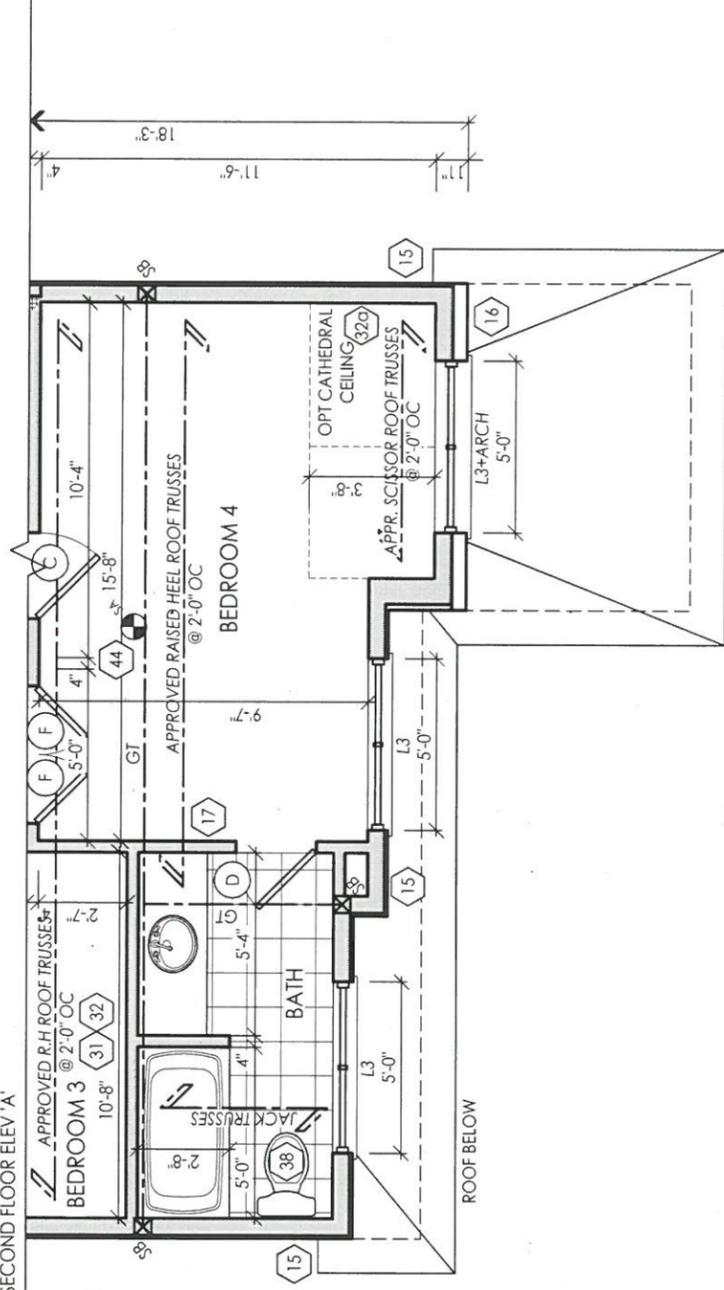
client: **Tice River Homes**
 project: **Legacy**

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: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*

SIGNATURE:

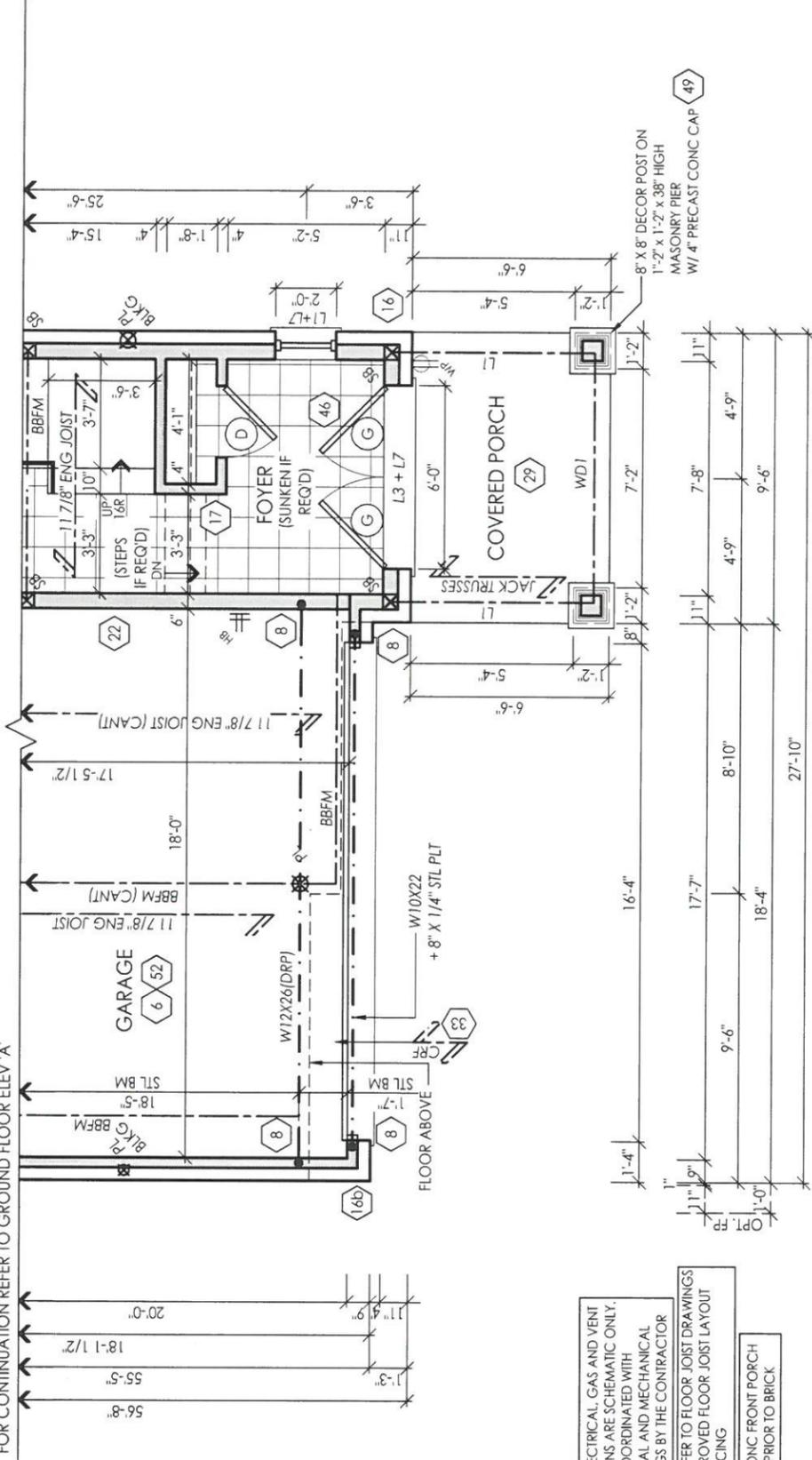
FOR CONTINUATION REFER TO SECOND FLOOR ELEV 'A'



PARTIAL SECOND FLOOR ELEV. 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

FOR CONTINUATION REFER TO GROUND FLOOR ELEV 'A'



NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

NOTE: CONCRETE FRONT PORCH POURED PRIOR TO BRICK

PARTIAL GROUND FLOOR ELEV. 'B'



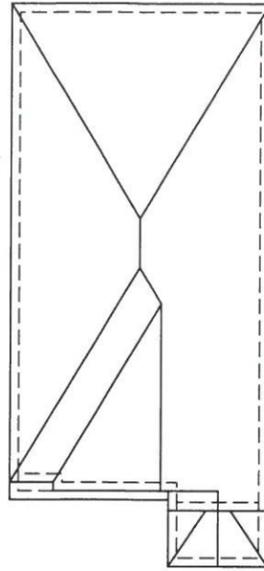
client: Tice River Homes
 project: Legacy
 location: Ayr
 marking name:
 model: 36-04
 scale: 3/16" = 1'0"
 project #: 17052
 page:
 date: JUL 23 2018
 REVISIONS

#	REVISIONS	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					

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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:
 SIGNATURE: *J.M.*

DATE:
 SIGNATURE: *J.M.*



ROOF PLAN ELEV 'A'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

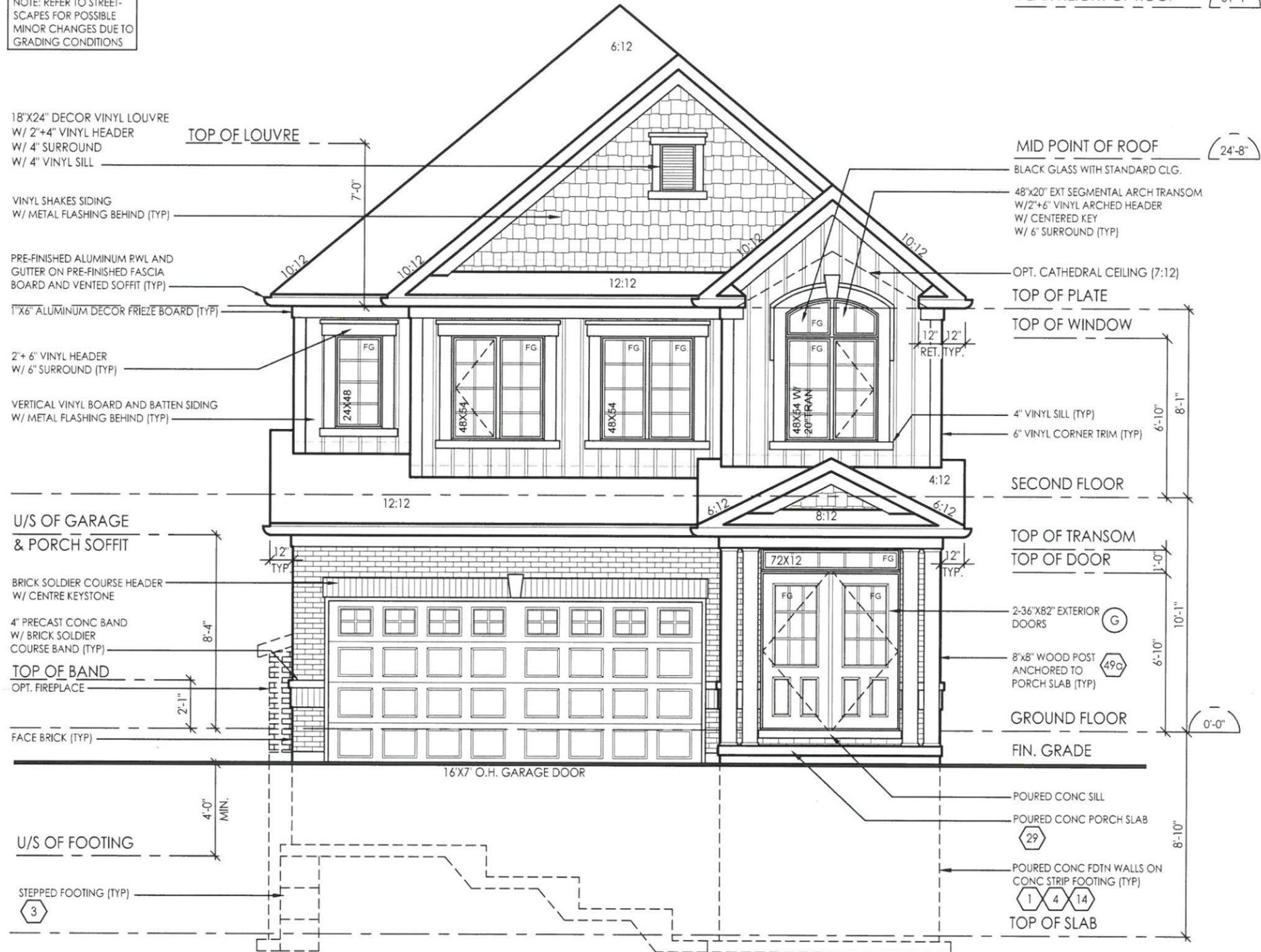
GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3315.01 SF	307.96 m ²
FRONT GLAZING AREA	72.68 SF	6.75 m ²
LEFT SIDE GLAZING AREA	74.33 SF	6.91 m ²
RIGHT SIDE GLAZING AREA	58.99 SF	5.48 m ²
REAR GLAZING AREA	135.44 SF	12.58 m ²
TOTAL GLAZING AREA	341.44 SF	31.72 m ²
TOTAL GLAZING PERCENTAGE	10.30 %	

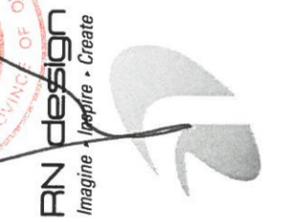
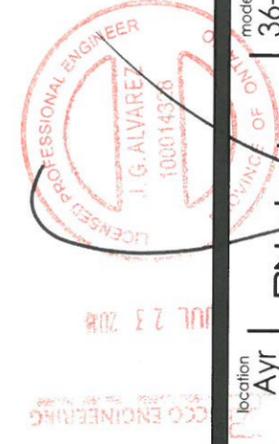
GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3315.01 SF	307.96 m ²
FRONT GLAZING AREA	72.68 SF	6.75 m ²
LEFT SIDE GLAZING AREA	92.99 SF	8.64 m ²
RIGHT SIDE GLAZING AREA	58.99 SF	5.48 m ²
REAR GLAZING AREA	135.44 SF	12.58 m ²
TOTAL GLAZING AREA	360.10 SF	33.45 m ²
TOTAL GLAZING PERCENTAGE	10.86 %	

PEAK HEIGHT OF ROOF (31'-1")



FRONT ELEVATION 'A'



client: Tice River Homes
project: Legacy

location: Ayr
marketing name: Legacy

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					

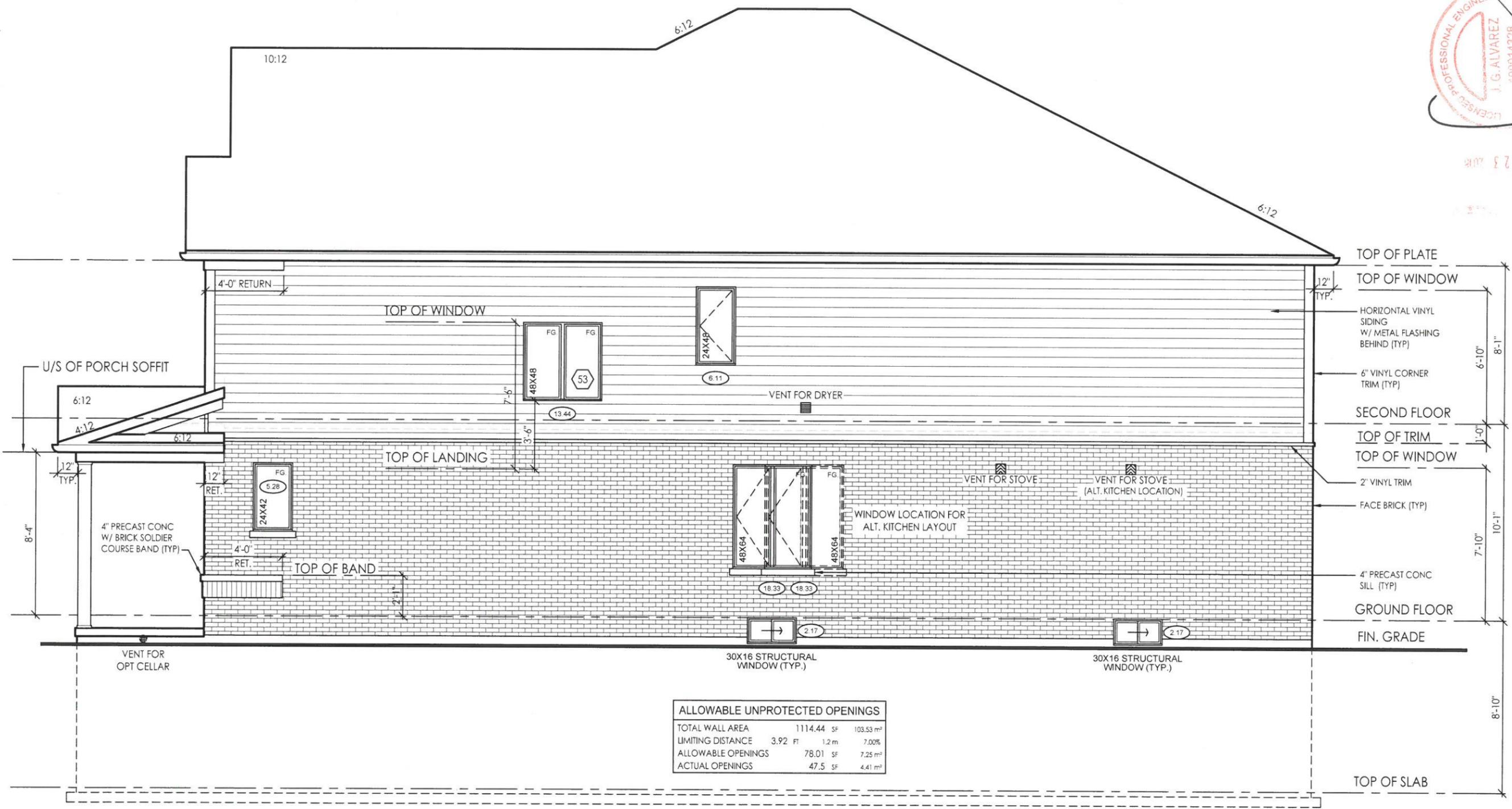
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *J. Moreno*
SIGNATURE:

A6

page

model 36-04
scale 3/16" = 1'0"
project # 17052



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1114.44	SF	103.53 m ²
LIMITING DISTANCE	3.92	FT	1.2m
ALLOWABLE OPENINGS	78.01	SF	7.25 m ²
ACTUAL OPENINGS	47.5	SF	4.41 m ²

RIGHT SIDE ELEVATION 'A'



PN design
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model 36-04
scale 3/16" = 1'0"
project # 17052

page

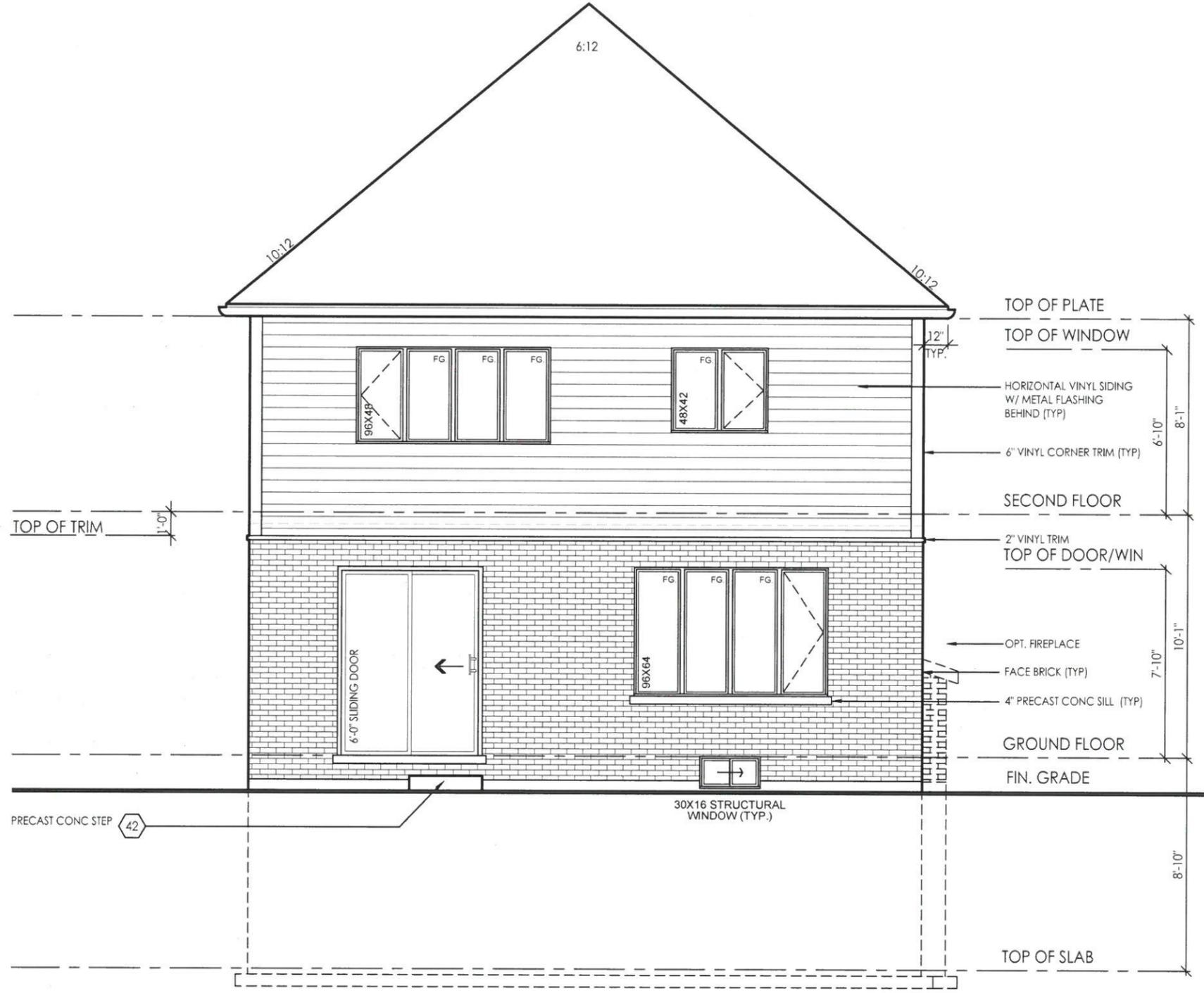
A7

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						BU	JM			
1	ISSUED FOR CLIENT REVIEW	23-FEB-18								
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM						
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM						

client **Tice River Homes**
project **Legacy**
location **Ayr**
marking name

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **PN 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.

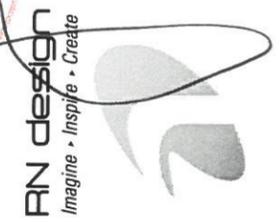
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *J. M.*
SIGNATURE:



REAR ELEVATION 'A' & 'B'



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 JUL 23 2018

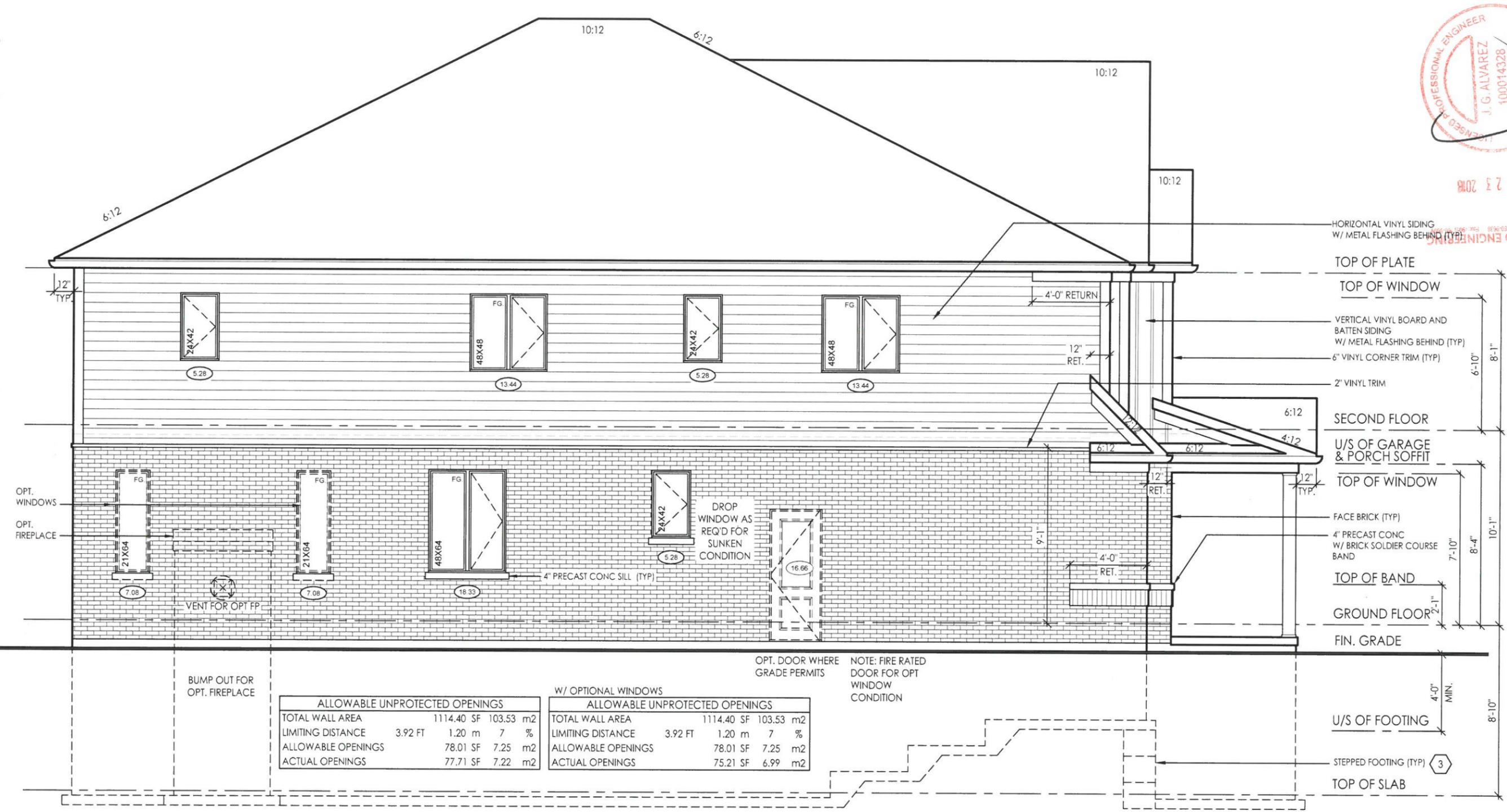


client Tice River Homes
 project Legacy
 location Ayr
 marking name

#	revisions	date dwn			#	revisions	date dwn			chk
		BU	JM				LO	JM	WU	
1	ISSUED FOR CLIENT REVIEW	23-FEB-18								
3	REVISED PER TRUSS COORDINATION	23-APR-18								
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18								

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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*
 SIGNATURE:



model 36-04
 scale 3/16" = 1'0"
 project # 17052

page 17052

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client Tice River Homes
 project Legacy
 location AYR
 marking name

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	27-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1114.40 SF	103.53 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	78.01 SF	7.25 m2	
ACTUAL OPENINGS	77.71 SF	7.22 m2	

W/ OPTIONAL WINDOWS			
TOTAL WALL AREA	1114.40 SF	103.53 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	78.01 SF	7.25 m2	
ACTUAL OPENINGS	75.21 SF	6.99 m2	

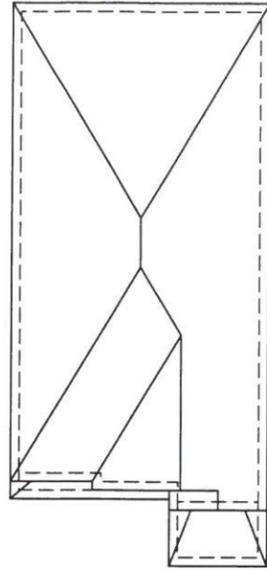
NOTE: FIRE RATED DOOR FOR OPT WINDOW CONDITION

LEFT SIDE ELEVATION 'A'

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: 47245
 FIRM BCIN: 26995
 DATE:

SIGNATURE: *J. Moreno*



ROOF PLAN ELEV 'B'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

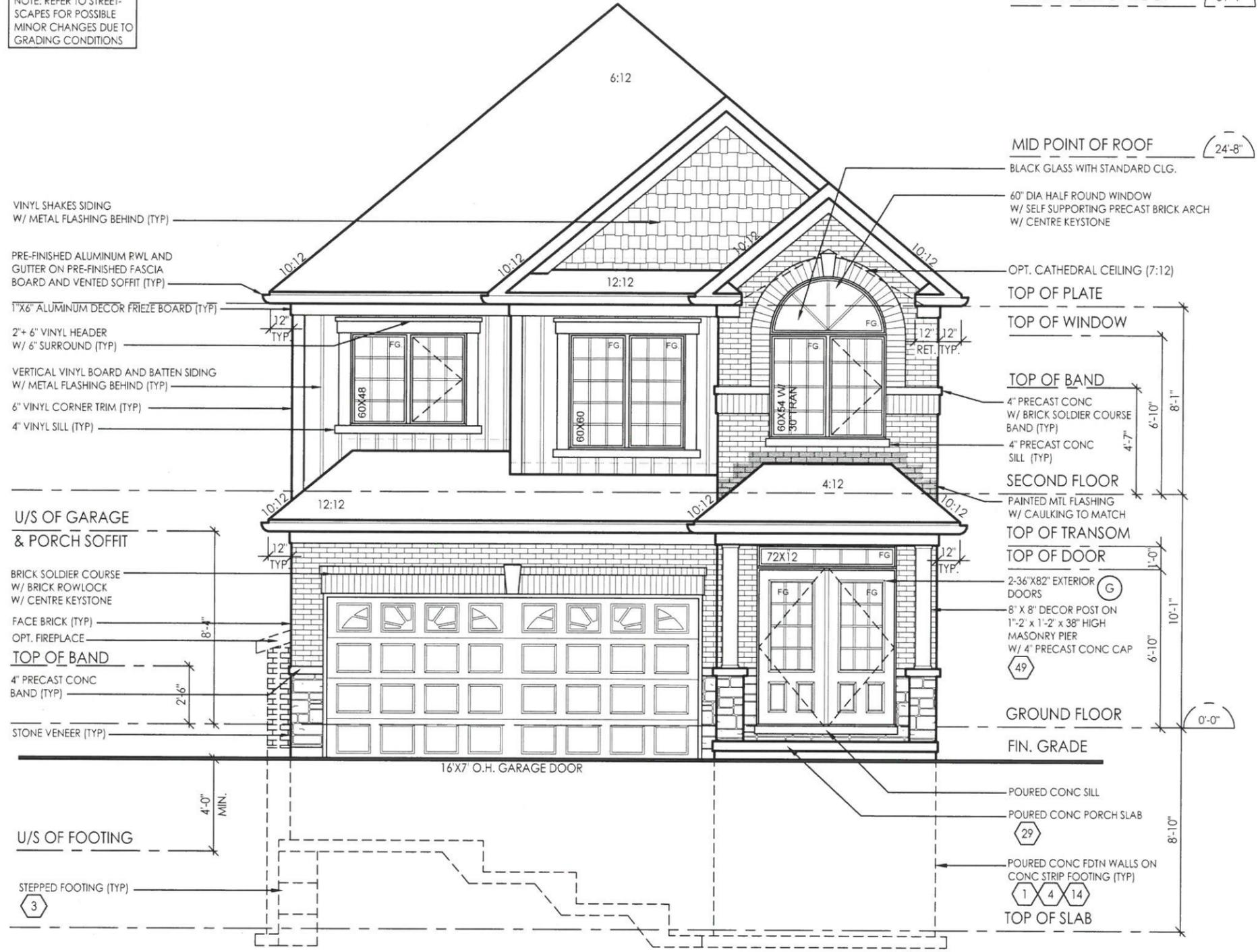
GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3315.01 SF	307.96 m ²
FRONT GLAZING AREA	82.18 SF	7.63 m ²
LEFT SIDE GLAZING AREA	77.66 SF	7.21 m ²
RIGHT SIDE GLAZING AREA	58.99 SF	5.48 m ²
REAR GLAZING AREA	135.44 SF	12.58 m ²
TOTAL GLAZING AREA	354.27 SF	32.91 m ²
TOTAL GLAZING PERCENTAGE	10.69 %	

GROSS GLAZING AREA - W/ OPT WIN

TOTAL PERIPHERAL WALL AREA	3315.01 SF	307.96 m ²
FRONT GLAZING AREA	82.18 SF	7.63 m ²
LEFT SIDE GLAZING AREA	96.32 SF	8.95 m ²
RIGHT SIDE GLAZING AREA	58.99 SF	5.48 m ²
REAR GLAZING AREA	135.44 SF	12.58 m ²
TOTAL GLAZING AREA	372.93 SF	34.65 m ²
TOTAL GLAZING PERCENTAGE	11.25 %	

PEAK HEIGHT OF ROOF (31'-1")



FRONT ELEVATION 'B'



JUL 2 2018
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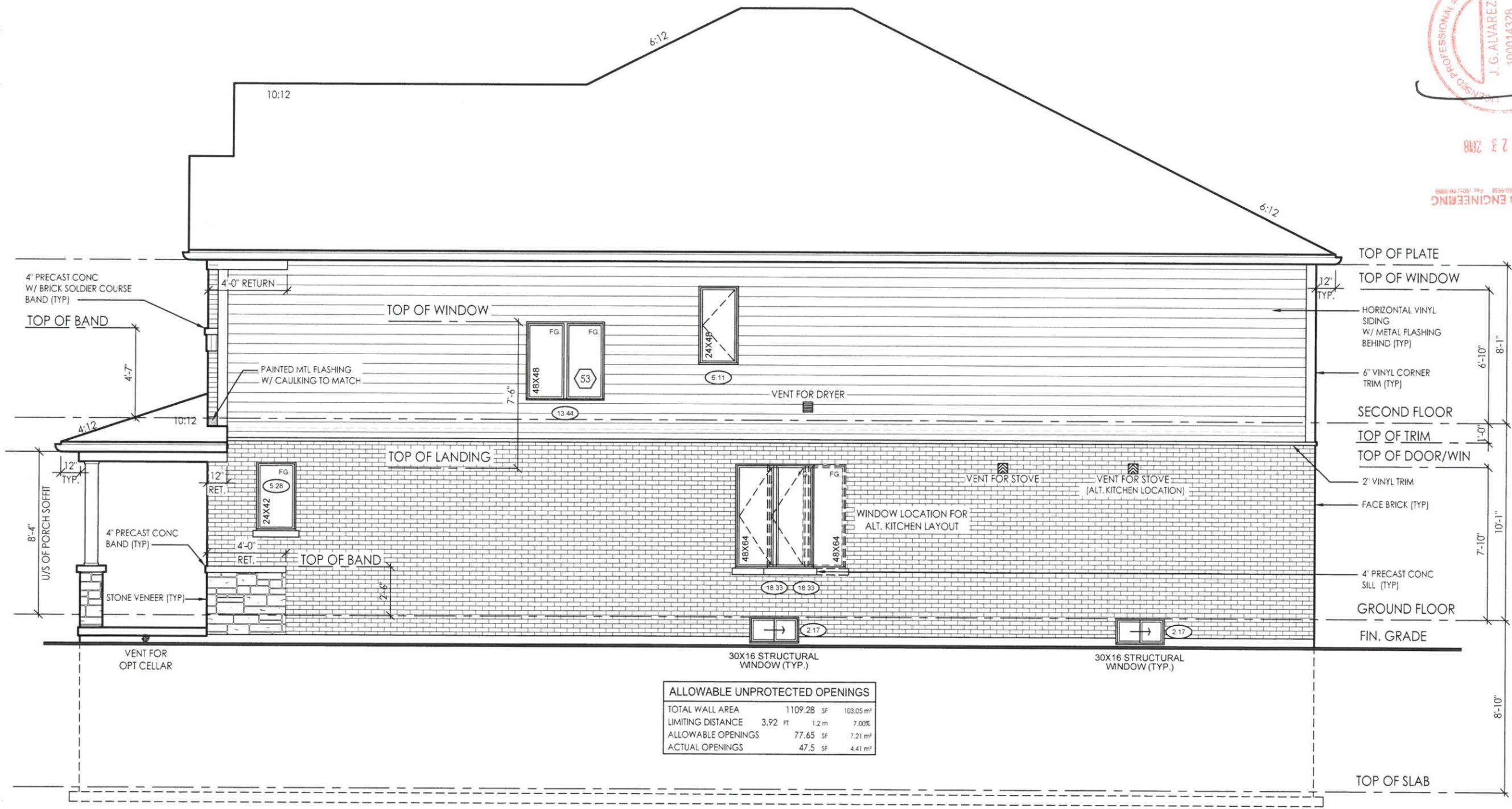


client	Tice River Homes
project	Legacy
location	Ayr
marking name	
model	3604
scale	3/16" = 1'0"
project #	17052
page	A10

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: 47245
FIRM BCIN: 26995
DATE: [Signature]
SIGNATURE:

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1109.28 SF	103.05 m ²	
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	77.65 SF	7.21 m ²	
ACTUAL OPENINGS	47.5 SF	4.41 m ²	

RIGHT SIDE ELEVATION 'B'



location Ayr

client Tice River Homes

project Legacy

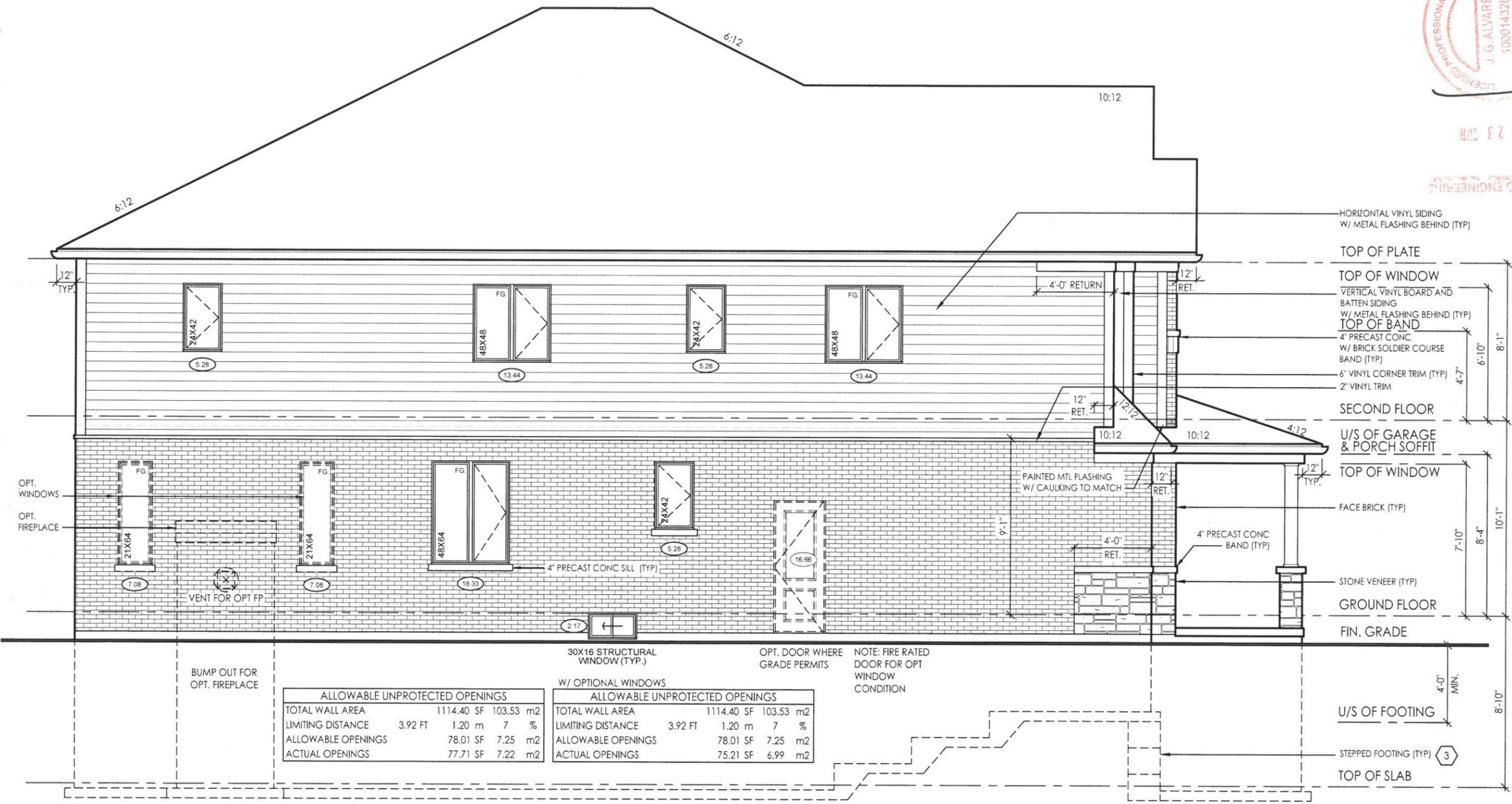
#	revisions	date dwn chk #			
		BU	JM	LO	JM
1	ISSUED FOR CLIENT REVIEW	23 FEB 18			
2	REVISED PER TRUSS COORDINATION	23 APR 18			
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20 JUL 18	WU	JM	

making name

date dwn chk

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **AN 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: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*
 SIGNATURE:

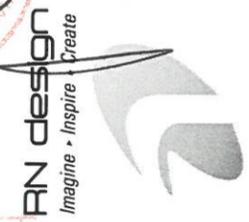


LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1114.40 SF	103.53 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	78.01 SF	7.25 m2	
ACTUAL OPENINGS	77.71 SF	7.22 m2	

W/ OPTIONAL WINDOWS			
TOTAL WALL AREA	1114.40 SF	103.53 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	78.01 SF	7.25 m2	
ACTUAL OPENINGS	75.21 SF	6.99 m2	

NOTE: FIRE RATED DOOR FOR OPT WINDOW CONDITION



model 36-04
 scale 3/16" = 1'0"
 project # 17052

page A12

#	revisions	date	dwn	chk	#	marking name		
						location	marking name	date
1	ISSUED FOR CLIENT REVIEW	23/FEB/18	BU	JM				
2	REVISED PER TRUSS COORDINATION	23/APR/18	LO	JM				
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20/JUL/18	WU	JM				

client Tice River Homes
 project Legacy
 I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **PN 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: 47245
 FIRM BCIN: 26995
 DATE:
 SIGNATURE: *J. Alvarez*

CONSTRUCTION NOTES:

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"-11(4.9mm) 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
-FIG. TO HAVE CONTINUOUS KEY
-FIG. 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)**

O.B.C. 9.15.3.3.
-FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW 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)

2 **TYPICAL STRIP FOOTING: (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" (650mm X 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. 9.15.3.3.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

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.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING 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 NOT 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 A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5d **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.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING 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))
-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.
- 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)

6 **GARAGE SLAB / EXTERIOR SLAB:**

-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (152.4 X 152.4) W/ 2.91 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
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SP ACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.) STRUCTURAL COLUMNS

8 **STEEL PIPE COLUMN:**

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" 1/4" (152mm X 100mm X 6.35mm) STEEL BIM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BIM. 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:
-34" X 34" X 1/8"
- (860mm X 860mm X 400mm)
-44" X 44" X 21"
- (1120mm X 1120mm X 530mm)
3 STOREY
-MAX. 9'-10" (2997mm)
- (1010mm X 1010mm X 480mm)
-51" X 51" X 24"
- (1295mm X 1295mm X 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 **WOOD COLUMN:**

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-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/ 9"-10" COL SPACING)
-34"x34"x14" (860mm X 860mm X 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9"-10" COL SPACING)

10 **BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES)**

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

11 **BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)**

-12"x11"x5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH
2- 1/2" Ø x8" ANCHOR BOLTS.

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.- 1.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED 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 3.1.1.2.A.)
-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
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) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-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

DAMP PROOFING & WATER PROOFING:
-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPROOFING.

14d **FOUNDATION WALLS @ UNSUPPORTED OPENINGS:**

-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)
-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 EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

15 **FRAME WALL CONSTRUCTION:**

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.)
-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 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. 1.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 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-COMBUSTIBLE 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.

ALTERNATE FRAME WALL CONSTRUCTION:
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.)
-1/2" (12.7mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPE JOINTS (O.B.C. 9.27.3.4.)
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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-COMBUSTIBLE 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 **ALTERNATE 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. @ BIM. 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
-1/2" (12.7mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPE JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 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:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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-COMBUSTIBLE 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 SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

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" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 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:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
-REPLACE 1/2" (12.7mm) 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-COMBUSTIBLE 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 SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

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. @ BIM. 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
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 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:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
-REPLACE 1/2" (12.7mm) 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-COMBUSTIBLE 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 SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

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. @ BIM. 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
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

ALTERNATE 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. @ BIM. 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
-1/2" (12.7mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPE JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 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 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. @ BIM. 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
-1/2" (12.7mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPE JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BIM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BIM. PLATE FOR FULL LENGTH OF WALL.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 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:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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. @ BIM. 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
-1/2" (12.7mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPE JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O

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

17 **INTERIOR STUD WALLS:**
 O.B.C. 1.9.23.10.1.
 -2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
 -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
 -DOUBLE 2" X 4" OR 2" X 4" TOP PLATES AND SINGLE BOTTOM PLATE
 -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

18 **BEARING STUD WALL (BASEMENT):**
 -2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
 -2" X 6" (38mm X 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 DAMPROOFING 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

19 **PARTY WALL - BLOCK:**
 O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
 -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
 -SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
 -2" X 2" (38mm X 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
 -ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
 -7' 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
 -STAGGER JOISTS & BEAMS MIN. 3' 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2
 -ACoustICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

20 **PARTY WALL - BLOCK (AGAINST GARAGE):**
 O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
 -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
 -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" (38mm X 140mm) WOOD STRAPPING @ 16" (400mm) O.C.
 -R22 (RSI 3.52) RIGID INSULATION
 -1/2" (12.7mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
 -1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
 -TAPE AND SEAL ALL JOINTS GAS TIGHT

19b **FIREWALL:**
 O.B.C. 9.10.1.1. & 3.1.1.0. & B6e (STC = 57, FIRE = 2 HR)
 -ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. T.3.2.2.4.7.
 -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
 -2" X 2" (38mm X 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

20 **PARTY WALL - FOUNDATION:**
 O.B.C. 9.15.4.2.
 -7' 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
 -FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21 **PARTY WALL - WOOD STUD:**
 -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
 -2 ROWS 2"x4" (38mm X 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
 -SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
 -5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
 -ACoustICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
 -NOISE - SUPPORT FOR 2 + 3 FLOORS ABOVE. O.B.C. 1.9.23.10.1. =
 -FOR 2 FLOORS SUPPORTED ABOVE. 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
 -FOR 3 FLOORS SUPPORTED ABOVE. 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
 -IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

22 **GARAGE WALL & CEILING:**
 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.

22b **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" (38mm X 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.
 -MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12.3.1.1.2.A.)
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

◆ CLIENT SPECIFIC REVISIONS

24 **EXPOSED FLOOR:**
 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
 -VENED ALUMINUM SOFFIT

24c **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.

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.

25c **CORBEL MASONRY VENEER:**
 O.B.C. 9.20.8.2.
 -MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

26 **FLOOR ASSEMBLIES:**
 O.B.C. 9.23.7.
 -2" X 4" (38mm X 89mm) 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.

27 **BRIDGING & STRAPPING:**
 O.B.C. 9.23.9.4.
 a) STRAPPING
 -1" X 3" (19mm X 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
 -FASTENED TO SILL OR HEADER @ ENDS
 b) BRIDGING
 -1" X 3" (19mm X 64mm) OR 2" X 2" (38mm X 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
 c) BRIDGING & STRAPPING
 -1" & b) USED TOGETHER OR
 -1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH 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) WAFFERBOARD (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 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
 -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 #36g
 -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.-1.9.29.5.3.)

30b **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. & 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.-1.9.29.5.3.)

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 PROJECTION 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.
 -LEAVE PROTECTION LAID BENEATH 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 (LAYOUT)
 -APPROVED WOOD TRUSSES @ 24" (600mm) O.C. REFER TO MANUFACTURER'S LAYOUT)
 -TRUSS BRACING AS PER TRUSS MANUFACTURER
 -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
 -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.
 -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)

32b **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.
 -EAVES PROTECTION LAID BENEATH STARTER STRIP.
 -LEAVE 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 O.B.C. 9.25.3. & 9.25.4.
 -1/2" (12.7mm) GYPSUM BOARD

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)
 -2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
 -CEILING JOISTS TO BE 2" X 6" (38mm X 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.

35 **GENERAL:**
PRIVATE STAIRS:
 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" (840mm)
 -BETWEEN WALL FACES)
 -MIN. WIDTH = 2'-11" (900mm)
 -[EXIT STAIRS, BETWEEN GUARDS]
 ANGLED TREADS:
 -MIN. RUN = 5-7/8" (150mm)
 -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 WITH DWELLING UNITS
 -HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR 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

35b **PUBLIC STAIRS:**
 O.B.C. 9.8.4.
 -MAX. RISE = 7-3/32" (180mm)
 -MIN. RUN = 11" (280mm)
 -MIN. TREAD = 11" (25mm)
 -MAX. NOSING = 6'-9" (2050mm)
 -MIN. WIDTH = 2'-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
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 DOORWAYS 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

TERMINATION:
 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. 9.8.8.6
 -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 DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36 **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
 -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36b **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 WHERE WALKING SURFACE IS GREATER THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
 -PICKETS TO HAVE 4" (100mm) MAX. SPACING
 -PROVIDE MIN. SPAN POSTS AS PER SB-7.

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

client: **Tice River Homes**
 project: **Legacy**
 location: **Ayr**
 model: **36-04**
 scale: **3/16" = 1'0"**
 project #: **17052**
 page: **D2**

qualified designer BCIN: **47245**
 FRM BCIN: **26995**
 DATE: **J.W.**
 SIGNATURE:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	29-JUL-18	WU	JM					

