

FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

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

IT IS THE CONTRACTOR'S

RESPONSIBILITY TO ENSURE THAT ALL

CONSTRUCTION CONFOMS TO THE **REQUIREMENTS OF THE ONTARIO** BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

PERMIT APPROVAL DOCUMENTS TO BE KEPT ON SITE AT ALL TIMES FOR

INSPECTION

Drawing List:

- A0 TITLE SHEET
- BASEMENT PLAN ELEV. 'A' & 'B' A1
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 PARTIAL ALT. KITCHEN LAYOL
- A5 GROUND FLOOR ELEV. 'B'
- A6 SECOND FLOOR ELEV. 'B'
- A7 FRONT ELEVATION 'A' ROOF PLAN ELEV 'A'
- Α8 **RIGHT SIDE ELEVATION 'A'**
- Α9 REAR ELEVATION 'A' & 'B'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
- ROOF PLAN ELEV 'B'
- A12 **RIGHT SIDE ELEVATION 'B'**
- A13 LEFT SIDE ELEVATION 'B'
- DI CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATIO	DN 'A'	ELEVATION 'B'		
	SF	SM	SF	SM	
GROUND FLOOR	1011.2	93.9	1011.2	93.9	
SECOND FLOOR	1378.6	128.1	1375.0	127.7	
SECOND FLOOR OTB	(18.8)	(1.7)	(18.8)	(1.7)	
TOTAL AREA	2371.0	220.3	2367.4	219.9	
COVERAGE INC PORCH	1457.0	135.4	1457.0	135.4	
COVERAGE NOT INC PORCH	1400.0	130.1	1400.0	130.1	

Tice River Homes



ENCINEERING

location

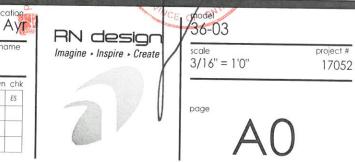
THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

Tice River Homes

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 W FIRM BCIN: 26995 DATE: SIGNATURE:

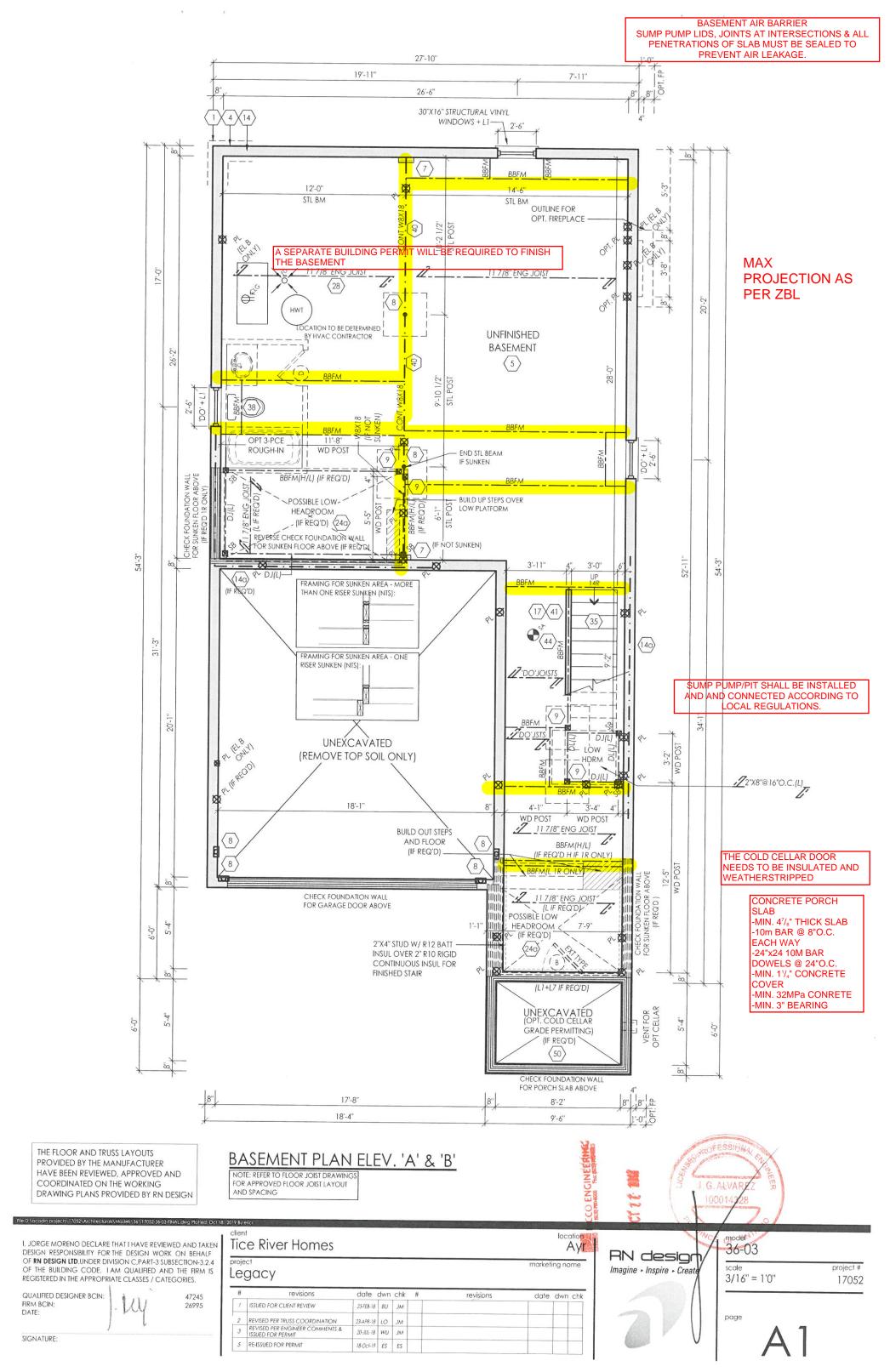
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2	REVISED PER TRUSS COORDINATION	23-APR-18	10	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					
4	MADE PARTIAL PLANS INTO FULL PLANS AS PER CITY COMMENTS	4-Oc1-19	KC	ES					-

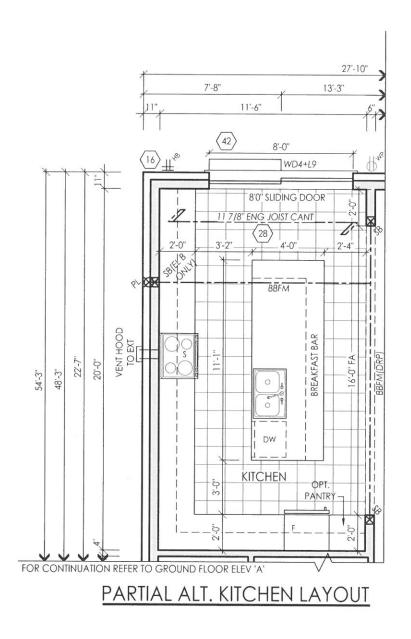


FESSIONA

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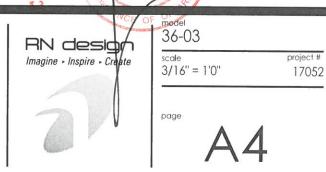
THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

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

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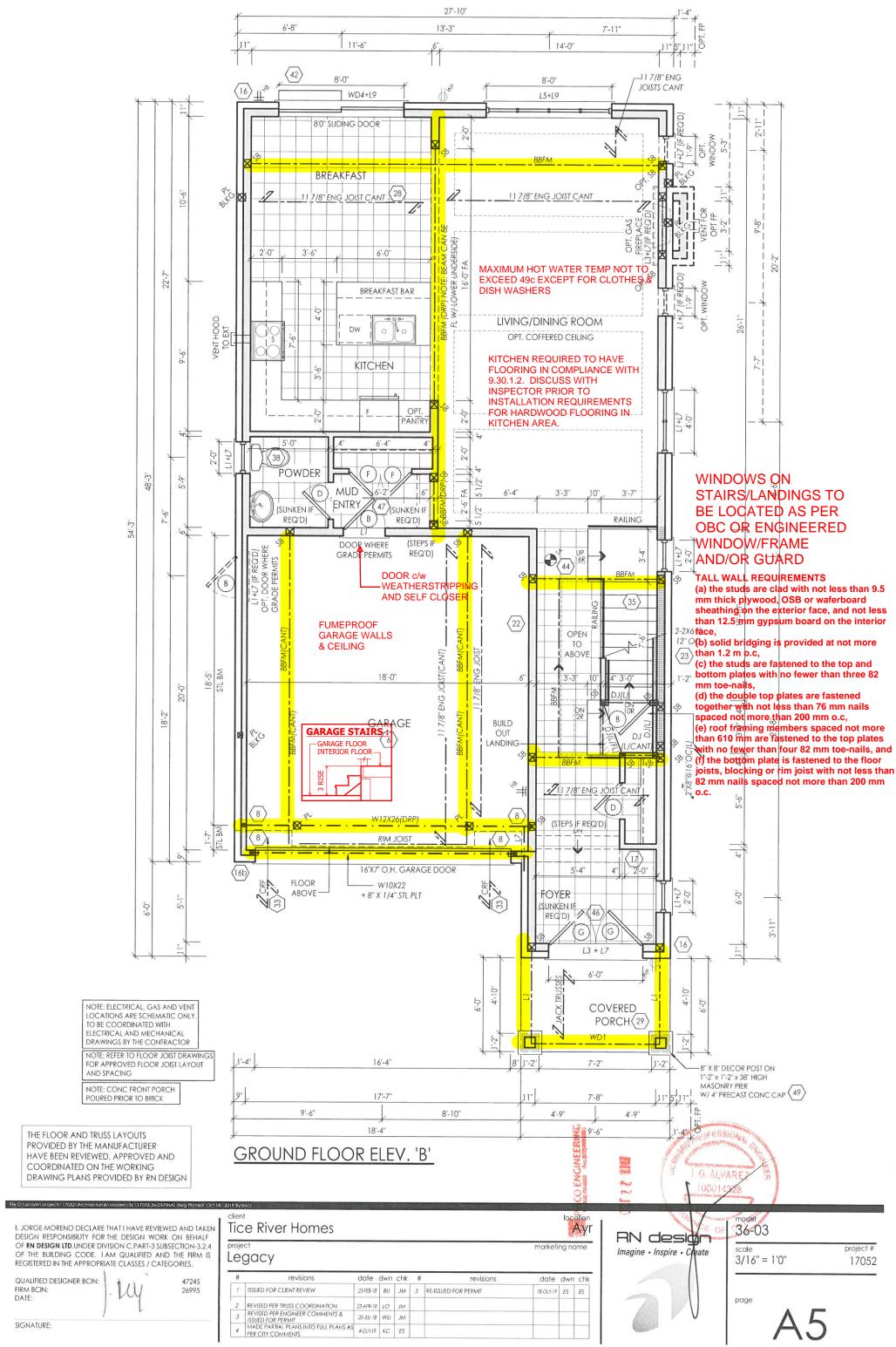
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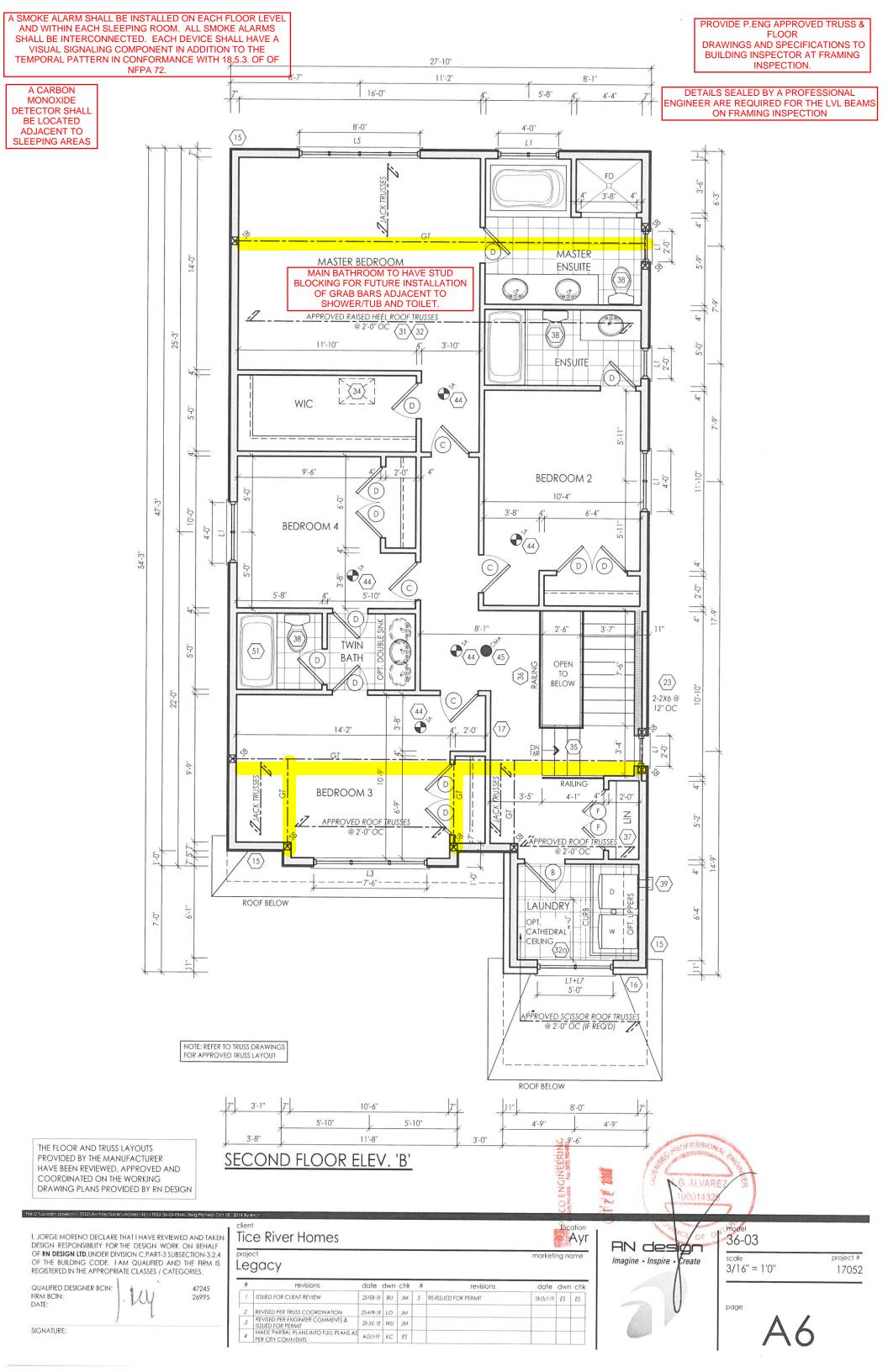
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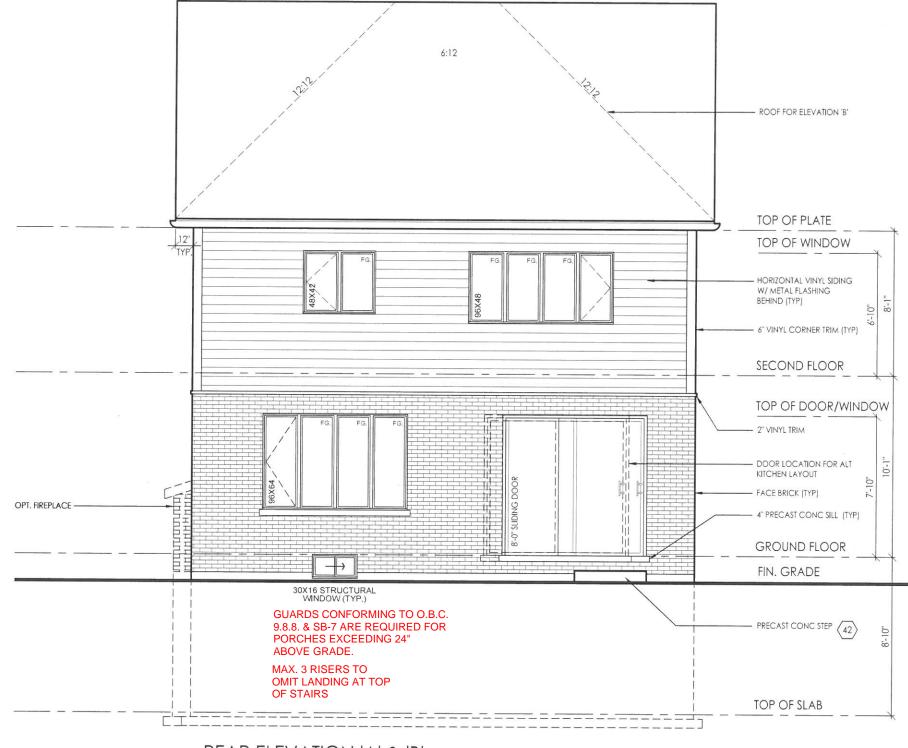
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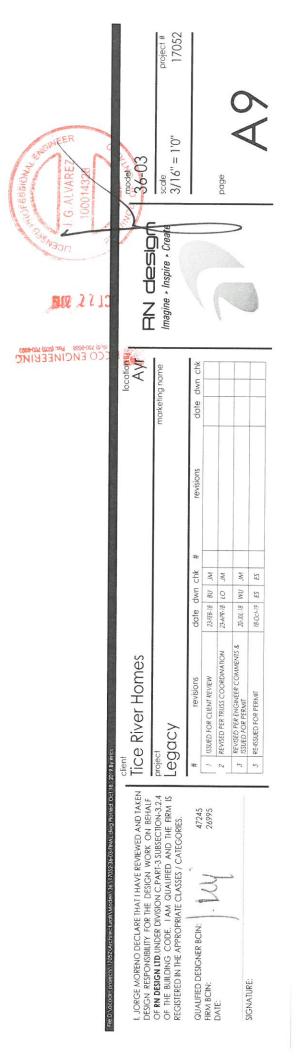
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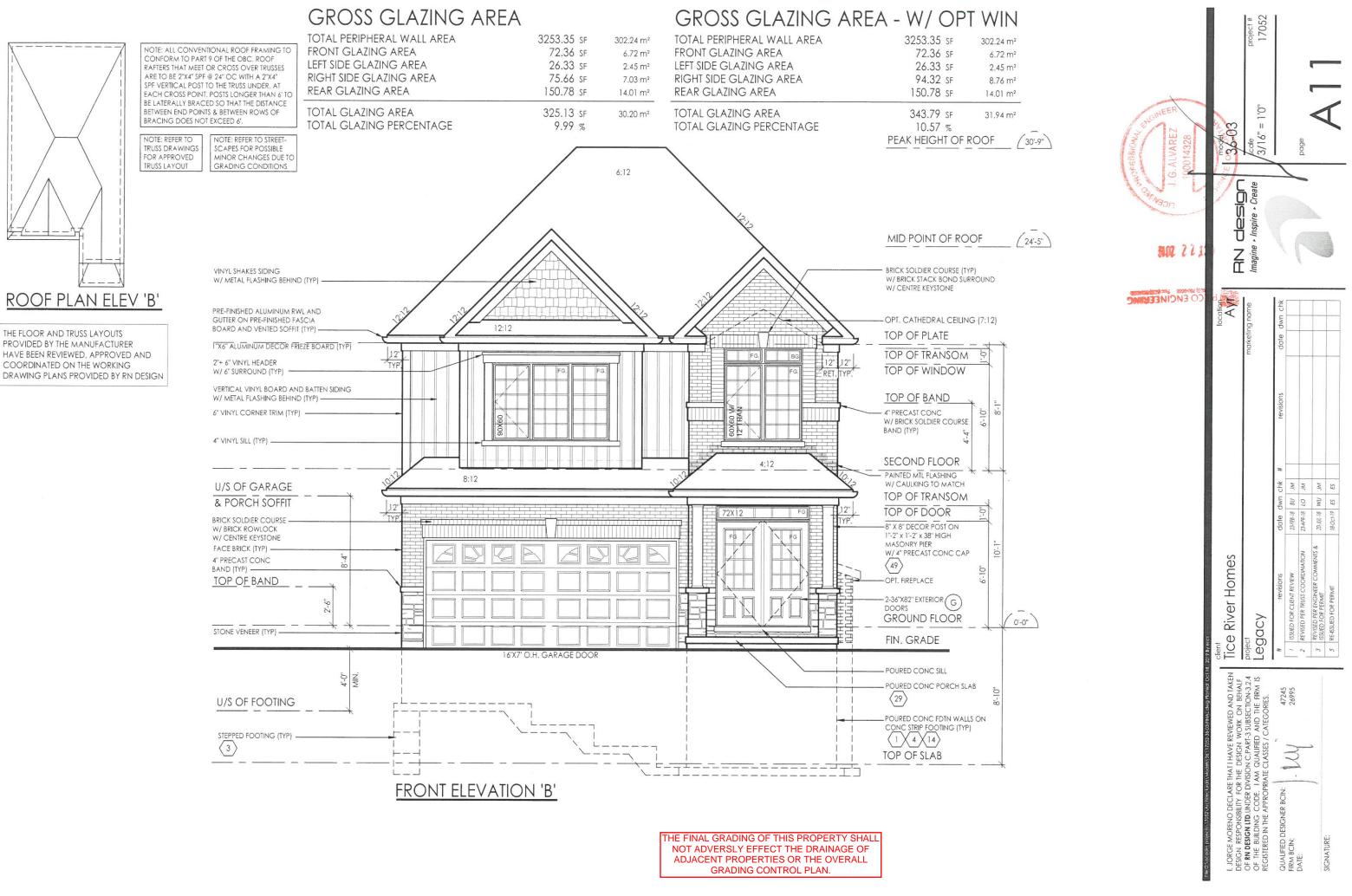


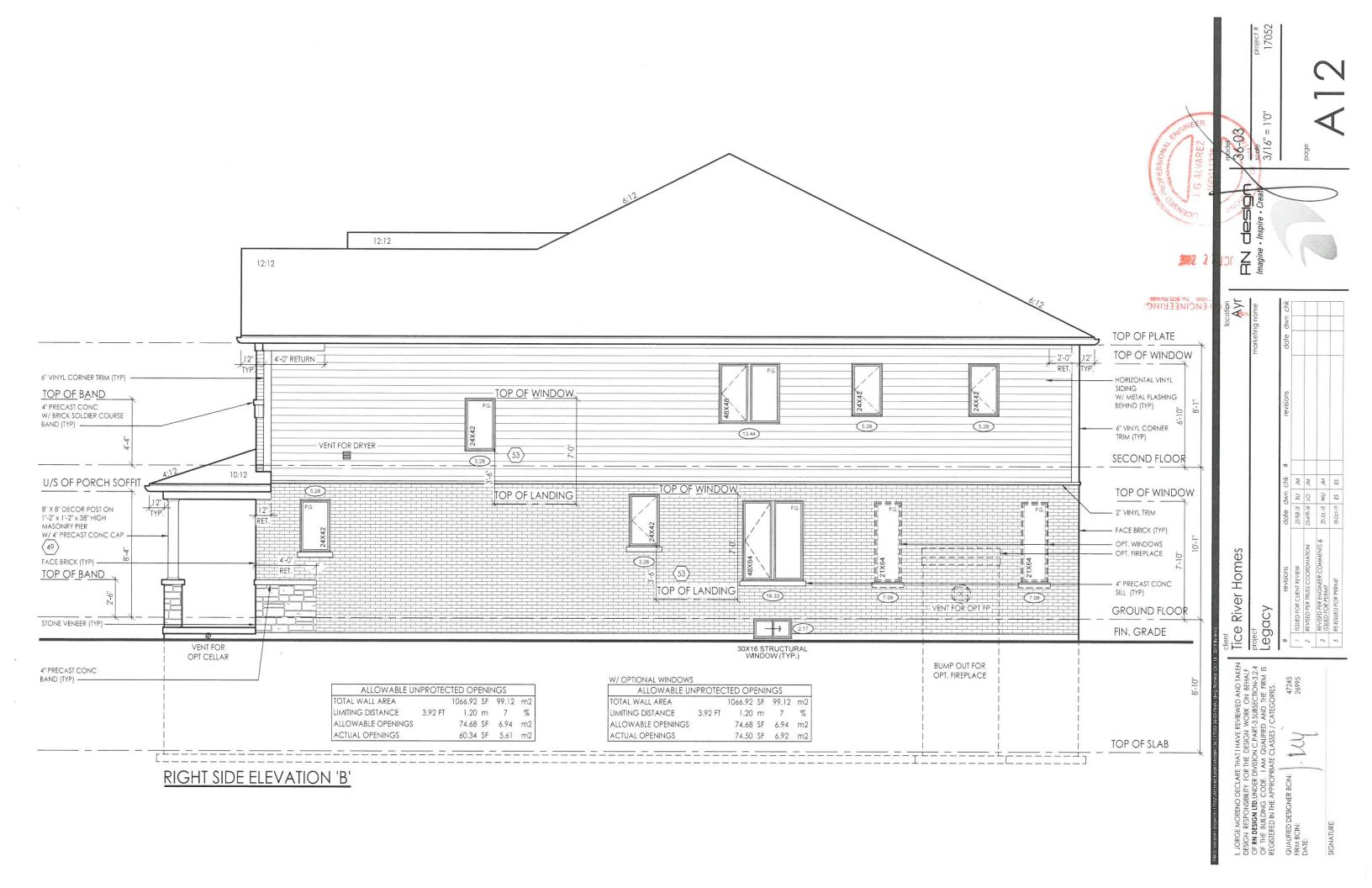


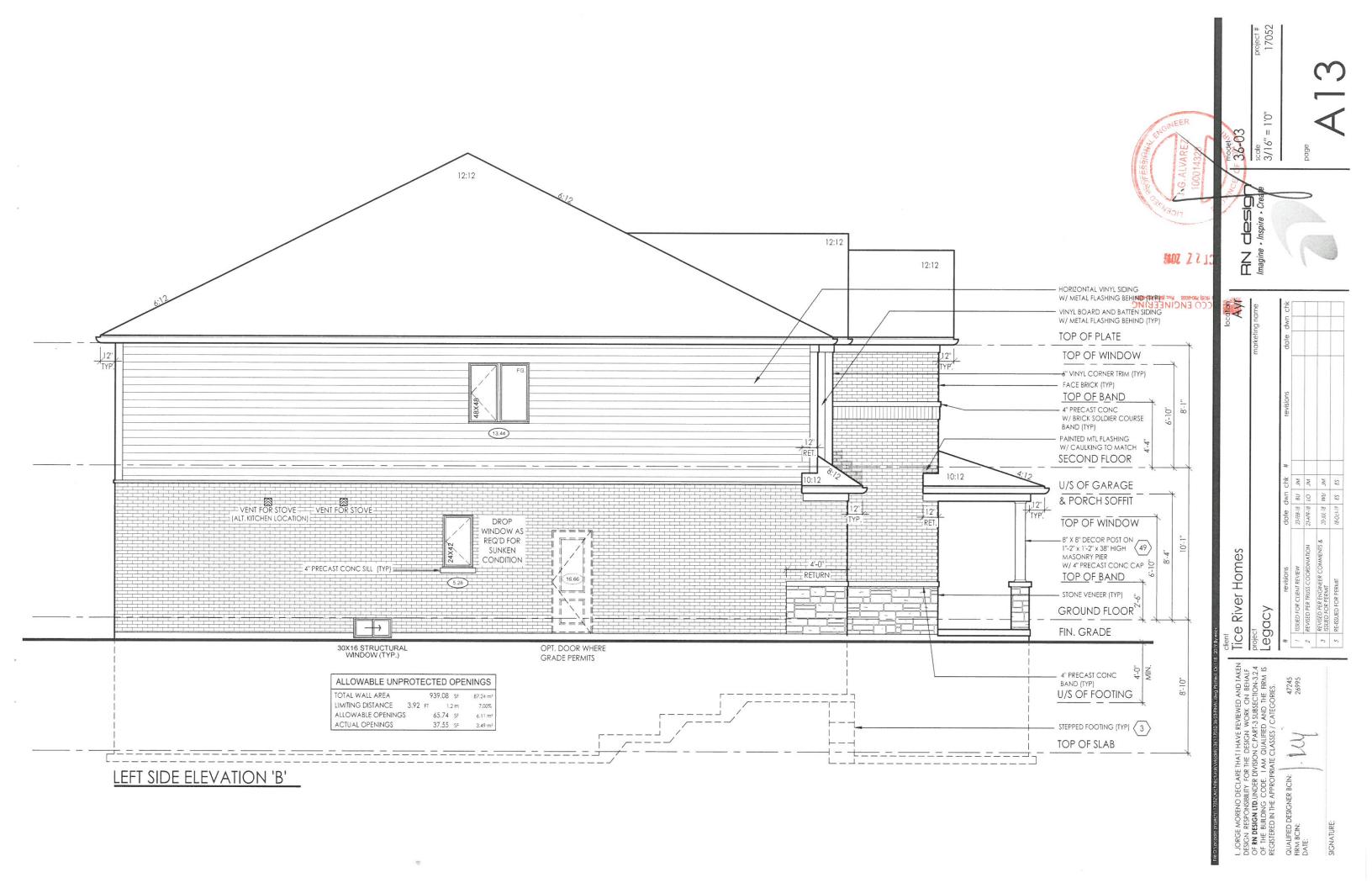


REAR ELEVATION 'A' & 'B'









CONSTRUCTION NOTES: - SINGLES

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

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

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

NOTES #1 & #2 FOR FOOTING SIZES

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

-FTG. TO EXTEND		200mm) BEI	OW GRADE
BRICK VENEER			(330mm X 100mm)
	-2 STOREY	- 19" X 6"	(485mm X 155mm)
	-3 STOREY	- 26" X 9"	(660mm X 230mm)
siding-	-1 STOREY	- 10" X 4"	(255mm X 100mm)
	2 CTODEV	1.4" 5 4"	(2(0mm) × 100mm)

	-Z STORET	- 14 X Q	(485mm X 155mm)
	-3 STOREY	- 26" X 9"	(660mm X 230mm)
siding-	-1 STOREY	- 10" X 4"	(255mm X 100mm)
	-2 STOREY	- 14" X 4"	(360mm X 100mm)
	-3 STOREY	- 18" X 5"	(460mm X 130mm)

	-3 51	OREY .	- 18	X 5	(460mm X I	30mm
7	O.B.C. 9.15.36	G: (INTER	IOR	BEARIN	IG WALLS)	
1	O.B.C. 9.15.3.6.					
	-1 STOREY MASONRY	- 16" X	4"	(410m	m X 100mm	1)
	-1 STOREY STUD	- 12" X	4"	(305m	m X 100mm	1)
	O CTODEV MACONIDV	0/11 1/	0"	1150-		

(2

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

3 STEP FOOTING:

O.B.C. 9.15.3.9.

-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL

RUN.

4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.

 U.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/ 57/8" (150mm) OF CRUSHED
 STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL. -TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

$\left< 5 \right>$ BASEMENT SLAB:

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

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

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

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

-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3. -FLOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RSI 1.7.6) 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)

$\langle 5a \rangle$ <u>SLAB ON GROUND:</u>

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -220Dpsi (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 (RS1 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

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

-WHERE SLAB IS REQUIRED TO BE WATERPROOPED 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)

GARAGE SLAB / EXTERIOR SLAB: -4"(100mm) CONCRETE SLAB -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. 8 W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3, 1.6. -6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL -ANY EUL PLACED UNDERS UAB. OTHER THAN COURSE CLEAN CRANUL

-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) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.) STRUCTURAL COLUMNS

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

8 STEEL PIPE COLUMN:

9 WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3

-5 ½" x 5 ½" (140mm x 140mm) SOLID WOOD COLUMN - OR -3-2"xx" (38mm x 140mm) SOLID WOOD COLUMN - OR -3-2"xx" (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

16 BRICK VENEER CONSTRUCTION:

VERTICAL SPACING

HEIGHT

OPENINGS

9.23.16

& 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

THE FOLLOWING MATERIALS:

O.B.C. 9.23.

VERTICAL SPACING

HEIGHT

OPENINGS

9.23.16

sq.m

(18)

(22)

 $\langle 17 \rangle$ INTERIOR STUD WALLS:

O.B.C. 1.9.23.10.1

BEARING STUD WALL (BASEMENT):

GARAGE WALL & CEILING:

16b BRICK VENEER CONSTRUCTION @ GARAGE:

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

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

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

-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.

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3.

NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

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

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

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.

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

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

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

9.23.16 -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10,1, = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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/

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

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

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

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

- 2 X a "OR 2" X 6" TOP PLATE.
- 2" X 4" OR 2" X 6" TOP PLATE.
- 2" X 4" OR 2" X 6" BOITOM PLATE ON DAMPPROOFING MATERIAL.
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7-10" (2400mm) O.C.
- FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEIUNG BETWEEN HOUSE AND GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT

-RATE AND SEAL JOINTS GAS NOT: 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).

-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH

RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

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

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

-SOLID BRIDGING AT 3'-11" (1200mm) O.C.

4 - 3 1/4" (82mm) TOE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR

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

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

O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -REFER TO PLAN FOR STUD SPECIFICATION -STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS -DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT -2/4" (76mm) AT

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

-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

OPENINGS
 BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING
 MEMBRANE (0.8.C. 9.20.13.6.(2))
 -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
 -I" (25mm) AIR SPACE
 WHAT SILE TUNDER OPENINGS AD AD AD AD AD

-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.

BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING

-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.)

MEMBRANE [O.B.C. 9.20, 13,6,(2)] -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE

-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.

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

WALL ASSEMBLIES:

14 FOUNDATION WALL

O.B.C. 9.15.4.2

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

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

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- 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 -WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.) - ALTERNATE INSULATION METHOD: 2" (51 mm) R10 (RSI 1.76)RIGID INSULATION W/

2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION -BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

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

DAMPPROOFING & WATERPROOFING:

-DAMPPROOF 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 DAMPPROOFING EXTENDING

FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9, 13, 2, 6, (2) (b) -WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9, 13, 3.

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

(140) 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.

$\langle 15 \rangle$ 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.)

GRADE (O.B.C. 9.28.1.4. & 9.27.) -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (6m) 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 1.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-UNINDUD SAN YAL ON BOARD -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):

NATERIALS. 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.

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

MANUFACTURER'S SPECIFICATIONS).

(15b) FRAME WALL CONSTRUCTION @ GARAGE:

9.23.16.

OR

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

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

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.

ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m

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

-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

-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

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

-1/2" (12.7mm) GYBUM 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):

FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.) -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

BC SR-3 WALL - EWIL (STC

THE FOLLOWING MATERIALS:

ADD/REPLACE THE FOLLOWING:

EXTERIOR PLYWOOD OR EQUIV.

MANUFACTURER'S SPECIFICATIONS).

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

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

- 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
	TOP & MIN, 6" X 4" X 1/4" (152mmX 100mmx
6.35mm) STEEL BTM. PLATE	
	"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP
	TE TO EXTEND MIN. WIDTH OF BEAM
	CONFORM TO CAN//CGSB-7.2-M WHERE
	EXCEED 36 KN (O.B.C. 9.17.3.4.)
COL SPACING:	FTG SIZE:
2 STOREY	110 3122.
-MAX, 9'-10" (2997mm)	- 34" × 34" × 16"
-10 (27771111)	
MAX 1/10" (4980)	- (860mmX 860mmX 400mm)
-MAX. 16'-0'' (4880mm)	- 44" X 44" X 21"
0.070054	- (1120mmX 1120mmX 530mm)
3 STOREY	
-MAX. 9'-10'' (2997mm)	- 40'' × 40'' × 19''
	- (1010mmX 1010mmX 480mm)
-MAX. 16'-0" (4880mm)	- 51" X 51" X 24"
	- (1295mmX 1295mmX 610mm)
-WHERE COL. SITS ON FDN. 1	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 151.36 17052-

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 BOINT 47245 FIRM BCIN 26995 DATE: SIGNATURE:

oje e	gacy						market	ing no	ame
#	revisions	date	dwn	chk	#	revisions	date	dwn	chl
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
2									
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					

-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C 9253 89259

$\langle 24 \rangle \frac{\text{EXPOSED FLOOR:}}{24}$

23 DOUBLE VOLUME WALLS:

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

-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-SSIDA ENGINEERING I G ANA/ARE THESE DRAWINGS ARE NOT TO BE SCAFED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.

ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

RN design	36-03	
Imagine + Inspire + Create	scale 3/16'' = 1'0''	project # 17052
210	page D1	

$\langle 25 \rangle$ **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.

250 CORBEL MASONRY VENEER:

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

$\langle 26 \rangle \frac{\text{SILL PLATE:}}{}$

O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE

-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4"

(100mm) INTO FOUNDATION WALL. -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED 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

- a) & 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) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS

$\langle 29 \rangle \frac{\text{PORCH SLAB:}}{29}$

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 -11/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB -3" (75mm) END BEARING ON FOUNDATION WALL -3" (75mm) END BEARING ON FOUNDATION WALL

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

30) EXTERIOR BALCONY ASSEMBLY: -1 1/4" x 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR FOULY ALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

- EXTERIOR GUARD AS PER #36a - SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

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

-add R31 (R\$15.46) Insulation between joists -add R31 (R\$15.46) Insulation between joists -add continuous air/vapour barrier in conformance W/ O.B.C. 9.25.3. & 9.25.4.

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

(300) EXTERIOR FLAT ROOF ASSEMBLY:

EXTERIOR FLAT ROOF ASSEMBLT: -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) DEGUMED EDD OD OD UP LAND

REQUIRED FOR OVER HEATED SPACES:

ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENILATION 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.)

ROOF ASSEMBLIES

(31) TYPICAL ROOF:

O.B.C. 9.26. -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVES PROTECTION NOT PROVIDED OVER UNLEASTED SPACES

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

TRUSS BRACING AS PER TRUSS MANUFACTURER

-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. -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.)

$\langle 33 \rangle$ <u>CONVENTIONAL FRAMING:</u>

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" (38mmX 140mm) @ 16" (400mm) O.C.

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

(34) ATTIC ACCESS HATCH:

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

GENERAL:

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

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

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 WITHIN DWELLING UNITS

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

HEIGHT: O.B.C. 9.8.7.4 - 2'-10" (865mm) MIN. TO 3'-2" (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

350 PUBLIC STAIRS:

O.B.C. 9.8.4.		
-MAX. RISE	= 7-3/32"	(180mm)
-MIN. RUN	= 11"	(280mm)
-MIN. TREAD	= 11"	(280mm)
-MAX. NOSING	= 1"	(25mm)
-MIN. HEADROOM	= 6'-9''	(2050mm)
-MIN. WIDTH	= 2'-11''	(900mm)
UTIVIT OT LIDO D	ETHORES I COLL	0.0.01

(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 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 DIFFECTION 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: 0.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

EINISH: 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 FND OF A RAMP.

$\langle 36 \rangle$ INTERIOR GUARDS:

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 -EAVES PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE -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) @ 14" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17"-0" (5180mm) -R31 (RSI 5.46) INSULATION CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -MIN -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

(36a) 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

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 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.

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

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

GREATER THAN 5'-11" (1800m OR

(36b) EXTERIOR GUARDS @ JULIET BALCONY:

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

9.8.8.2. OR

(39) -CAPPED DRYER VENT

-PRECAST CONC. STEP

(44) SMOKE ALARM, O.B.C.- 9.10.19.

 $\langle 37 \rangle$

 $\langle 45 \rangle$

(46)

(47)

ACTIVATED.

-R4 (RSI 0.70)

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

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

-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO

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

42 -PRECASI CONC. STEF -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 IN EACH BEDROOM

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS - INSTALLED AT OR NEAR CEILING

40 -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

FOR DWELLING UNITS GUARDS TO BE 2-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C.

GRADE DIFERENCE 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

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

38 -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

41 -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

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

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

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

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

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

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:

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. $6^{\prime} X \delta^{\prime\prime}$ (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.

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

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

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

CMN. 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/

METAL SAUDLE 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/ 2"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:

-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)

WALL MOUNTED LIGHT FIXTURE

STUD WALL REINFORCEMENT:

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

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

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

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

(7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

-3/4" AIR SPACE AROUND POST.

PER O.B.C. 9.20.9.4.

OR

490) EXTERIOR COLUMN:

METAL SADDLE

COLD CELLARS:

 $\langle 53 \rangle$ WINDOW GUARDS:

(50)

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)



♦ CLIENT SPECIFIC REVISIONS

SIGNATURE:

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I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD**. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES. QUALIFIED DESIGNER BCIN: 47245 FIRM BCIN 26995 DATE:

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#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JМ					
2	REVISED PER TRUSS COORDINATION	23-APR-18	10	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	wu	JM					
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Imagine + Inspire + Create	scale 3/16" = 1'0"
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project #

17052

FRAME CONSTRUCTION:

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

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

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

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

-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)

-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS

BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE -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" (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

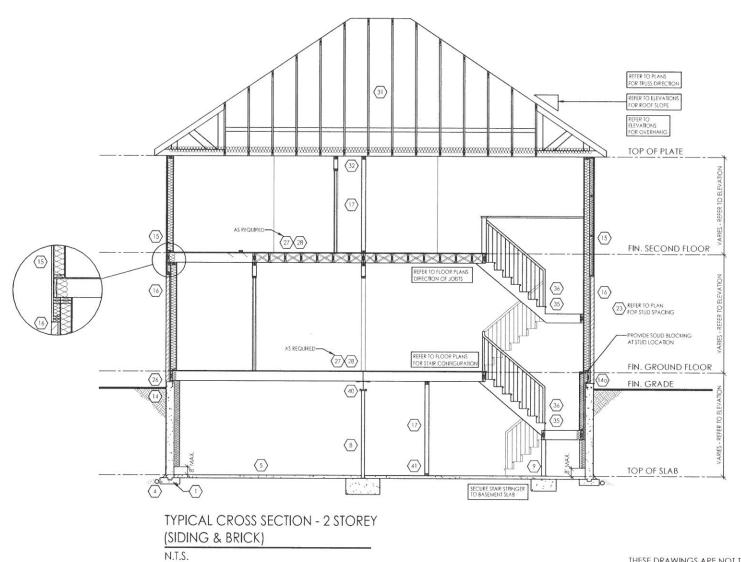
-AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING -SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

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.



THESE DRAWINGS ARE NO

O 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

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