-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS -SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANLII AR FILL FTG. TO HAVE CONTINUOUS KEY FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT) -REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS) O.B.C., 9,15,3,5.

-FTG, TO EXTEND MIN, 4'-0" (1200mm) BELOW GRADE
PLEASE REFER TO FOOTING SCHEDULE IN BLOCK DRAWINGS

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) O.B.C. 9.15.3.6. PLEASE REFER TO FOOTING SCHEDULE IN BLOCK DRAWINGS

3 STEP FOOTING: O.B.C. 9.15.3.9. -23 5/8" (600mm) MAX, VERTICAL RISE & 23 5/8" (600mm) MIN, HORIZONTAL

DRAINAGE TILE OR PIPE: O.B.C. 9.14.3. & 9.16.3. -4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL. 5 BASEMENT SLAB:

O.B.C. 9.13, & 9.16, -3" (75mm) CONCRETE SLAB -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. AMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 20 DATS -4" (100mm) OF COURSE GRANULAR MATERIAL -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

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

FLOOR DRAIN PER O.B.C 9 31 4 4 -FLOOK DRAIN FER C.B.C.75.1.4.4.
-FIO (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NO LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 -.1.7 (5))
INLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE
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TO STREET THE ST A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY

STANDARD (O.B.C. SB-9) SLAB ON GROUND: 3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W, 4" (100mm) LAPPED JOINTS.

-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)

COMPRESSIVE STRENGTH AFTER 28 DAYS -R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6)) -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO

- 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" (W.2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB., OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

-FLOOR DRAIN PER O.B.C.9.31.4.4.

O.B.C. 9.15.3.4. & 9.17.3.

7 PILASTERS: B.C. 9.15.5.3. PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm) -CONCRETE NIB - 4 X 12 (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS
PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

BEAM POCKET -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 JOIST CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa). 8 STEEL PIPE COLUMN:

-FIXED COLUMN -MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE -FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)

- (860mmX 860mmX 400mm) - 44" X 44" X 21" -MAX. 16'-0" (4880mm) - (1120mmX 1120mmX 530mm) -MAX. 9'-10" (2997mm) - (1010mmX 1010mmX 480mm) - 51" X 51" X 24" - 40" X 40" X 19" -MAX. 16'-0" (4880mm) -WHERE COL, SITS ON FDN, WALL, USE 4" X 8" X 5/8" (100mmX 200mm) m) 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 ½" x 5 ½" (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 WRAP COLUMN 50 SID DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

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

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM) 2"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS. JSE TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS 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 HEIGH -10" (250mm) SOLID 2200psi (15MPa) CONCRETE MAX, UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX, SUPPORTED HEIGHT OF 8'-6" (2600mm) MFASURFD FROM GRADE TO FINISHED BASEMENT FLOOR. ATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS. -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED ALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -INSULATE W/ R20 (RSI 3.52) CONT SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12.13.1.1.2.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:

ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK. THE 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 AMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO INISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING

FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.5.(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. 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

15 FRAME WALL CONSTRUCTION: 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. CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

NOTE - SUPPORT FOR 3 FLOORS ABOVE - O B C T 9 23 10 1 = BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING -BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/sq -REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING: -NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO -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. 150) ALTERNATE FRAME WALL CONSTRUCTION: NG OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED -31DING OR 310CCO AS FRE ELEVATIONS, MIN. 7 //6 [20011111] FROM FINI GRADE (O.B.C. 9.28.1.4. & 9.27.) -1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS CN BOTTOM LE, WILLIA STOCETS.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. &

7.23.4. -1/2" (12.7mm) GYPSUM BOARD. NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE -ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

-8JD 1/4 (Billin) TETWOOD EXELLING THE JONE EQUIVALENT AS FEW C.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) 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

-REPERTO REQUIREMENTS FOR LESS THAN 4-0 LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS). OK 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 15b) FRAME WALL CONSTRUCTION @ GARAGE:

-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. /4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

THE FOLLOWING MATERIALS:
-ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST ACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) 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-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 EXTERIOR PLYWOOD OR EQUIV

6 BRICK VENEER CONSTRUCTION: -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT RAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER -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 " (25mm) AIR SPACE -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. 9.23.16 -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.) CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3.

& 9.25.4. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 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. MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) .C. ON BOTTOM FLR. WHEN 3 STOREYS O.C. ON BOTTOM FLR. WHEN 3 STOREYS

-BRACE W/ CONT. 16 GAUGE STEEL T' BRACES FROM TOP PLATE TO BTM.

PLATE FOR THE FULL LENGTH OF WALL, OR

-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY

45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD he 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

STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C.

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

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

REQUIRED TO BE SPACED @ 12" (300mm) O.0

(12,7mm) GYPSUM BOARD BOTH SIDES.

PARTY WALL - BLOCK (AGAINST GARAGE):

-TAPE AND SEAL ALL JOINTS GAS TIGHT

HOUSE AND GARAGE

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
INTH FIRE-RESISTANCE RATING CONTINUOUS
12" (12.7mm) CYPSUM BOARD
ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3.

-2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (400mm) O.C

-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGAT

(9b) FIREWALL:
O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

(12.7mm) GYPSUM BOARD W/ TAPED JOINTS

-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING

'2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN

- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47.

FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)

/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING

-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE 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 (4) TO TABLE 1

-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER

HAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER

INTERIOR STUD WALLS:

Vertical spacing -provide weep holes @ 2'-7" (800mm)o.c. @ btm. course & over

2 1/2" (12 7mm) GYPSUM BOARD W/ PAINTED CEILING OR -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD. EXTERIOR FLAT ROOF ASSEMBLY: 16b BRICK VENEER CONSTRUCTION @ GARAGE: O.B.C. 9.23. -1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT

3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2"X4" OR 2"X6" PURLINS (CUT TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) SLOPED MIN 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES: ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOF ENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF D R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.) 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C ROOF ASSEMBLIES X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. '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 FOR ROOF SLOPES EQUAL TO AND GREATER THAN 4:12 AND LESS THAN 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-1

ACE OF EXTERIOR WALL.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): AVES PROTECTION LAID BENEATH STARTER STRIP O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD -ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS PPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S (g/ sq.iii. LACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. RUSS BRACING AS PER TRUSS MANUFACTURER AVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR

-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT. -R60 (RSI 10.56) INSULATION

BEARING STUD WALL (BASEMENT): TINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. (4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 8.9.25.4.
-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.) 5" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ 2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIA VAULTED OR CATHEDRAL CEILING: (12.7mm) GYPSUM BOARD BOTH SIDES. 2 (12.71111) G1F30M BOAKD BOTH SIDES. 2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. OTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB O.B.C. 9.26. & TABLE A4 IO. 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. D.B.C. SB-3 WALL = B6e (STC = 57. FIRE = 2 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS AVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE F FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) OF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1 SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W ARTER STRIP AS PER O.B.C. 9.26.7.2 MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT ARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH 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 -R31 (RSI 5.46) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE 57 (1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER TINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1 O.B.C. 9.25.3. & 9.25.4.

> 3 CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. NLESS OTHERWISE NOTED. HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON TERS & MIN. 1 1/2" (38mm) THICK. 34 ATTIC ACCESS HATCH:
> OBC 9.19.2.1. & \$B-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: PRIVATE STAIRS: " X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES O.B.C. 9.8.4. = 7-7/8" (200mm) = 10" = 11" = 1" -MIN. RUN -EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS -MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES) EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ 'HROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1) (EXIT STAIRS, BETWEEN GUARDS) TAPERED TREADS: (9.8.4.3.)

(**MEASURE FROM 300mm FROM MIDPOINT OF INSIDE HANDRAIL PARTY WALL - FOUNDATION: FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) EXTERIOR CONC. STEPS TO HAVE MIN. 11" (280mm) TREAD & OMPRESSIVE STRENGTH AFTER 28 DAYS OUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2 FOUND WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

21) PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13g (STC = 57, FIRE = 1 HR) -MIN. THE FIRE-RESITANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) -TLAINING FLOOR ASSEMBLES TO COMPLET WITH OBE 9.11.1.4.(4)
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE
2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" 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 & -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1 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 EQUIRED 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.

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). /2" (12.7mm) GYPSUM BOARD OOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR WALLS ADJACENT TO ATTIC SPACE:

IUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4. -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RSI 3.87) INSULATION 1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING IN ATTIC SIDE. FIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

3 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 -SOLID BRIDGING AT 3'-11" (1200mm) O.C. MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

EXPOSED FLOOR: FLOOR AS PER NOTE # 28 NUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. SUNKEN FINISHED AREAS: JSE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA IT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION

OOR STRUCTURE AS PER NOTE # 28. 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. JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

CORBEL MASONRY VENEER: MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1) FLOOR ASSEMBLIES: 26 SILL PLATE: O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO
PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4"

SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN BRIDGING & STRAPPING:

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. ASTENED 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 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH

STRAPPING (a) d) FURRING OR PANEL TYPE CEILING PING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH S ATTACHED DIRECTLY TO JOISTS 8 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

PORCH SLAB: -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 I 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB 8" (75mm) END BEARING ON FOUNDATION WALL 23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

EXTERIOR BALCONY ASSEMBLY: -1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -2"X4" OR 2"X6" PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED -2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) MIN 2% TO ROOF SCUPPER EXTERIOR GUARD AS PER #36a ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR

NTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS SPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE)

EXTERIOR COLUMN:

COLD CELLARS: 900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FOR COLD CELLARS PROVIDE THE FOLLOWING

-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 (RSI 3.52) ONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A. W/ 2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION STUD WALL REINFORCEMENT:

> WINDOW GUARDS: <u>© STAIRS, LANDINGS & RAMPS</u> - OBC 9.8.8.1.(8) WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED -ROOF LOADING IS BASED ON 1.5kPg SPECIFIED COMPOSITE SNOW AND -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) OUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING -BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN HEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS

WATERPROOF WALLS IN BATHROOMS -REQUIRED AS PER OBC 9.29.2.1

WINDOWS: HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17% DRAIN WATER HEAT RECOVERY: OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY

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

HEIGHT: O.B.C. 9.8.7.4 - 2'-10" (865mm) MIN. TO 3'-6" (1070mm) MAX. - 2-10 (893)IIII) MIN. 10 3-6 (1070)IIII) MAA. - 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

-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 -MIN. RUN

O.B.C. y.8.4.

-MAX, RISE = 7-3/32" (180mm)

-MIN, RUN = 11" (280mm)

-MIN, TREAD = 12" (305mm)

-NOSING = 1" (25mm)

-MIN, HEADROOM = 6'-9" (2050mm)

-MIN, WIDTH = 2'-11" (900mm)

(EVIT STAIPS BETWEEN (CHAPRS) -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

IANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT

HEIGHT:

O.B.C. 9.8.7.4

- 2'-10" (865mm) MIN. TO 3'-6" (1070mm) 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 NDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

WHERE INTERRUPTED BY DOOR WAYS

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 FLIGHT READS 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,

ND THE REGINNING AND END OF A RAMP 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

O.B.C. SB-7 & 9.8.8.3.
-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN -SURADS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THA 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 MORE THAN 5"-11" (1800mm) ABOVE ADJACENT GRADE. -PICKETS TO HAVE 4" (100mm) MAX. SPACING -FOR WOOD GUARDS PROVIDE MID-SPAN POSTS AS PER SB-7. -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2-11" (900mm) HIGH

S46) EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPANNING MAXIMUM OF 6'-0".
-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO -GUARDS TO BE 3'-6" (1070mm)
-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. -FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3
ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION. -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

39 -CAPPED DRYER VENT -1"X2" (19mmX38mm) BOTH SIDES OF STEEL. -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

-PRECAST CONC. STEP
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND SMOKE ALARM, O.B.C.- 9.10.19.
PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
PROVIDE 1 IN EACH BEDROOM
PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS INSTALLED AT OR NEAR CEILING ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A LARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A SUAL SIGNALLING COMPONENT LARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE FAT 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
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
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.
UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT. -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CL WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY 2) WHERE HAT HOOK LEVEL HAS A WINDOW FROWING 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" (7.0m) ABOVE ADJACENT GROUND LEVEL. \ EXTERIOR COLUMN W/ MASONRY PIER:

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

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

-MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED ER O.B.C. 9.20.9.4. 3/4" AIR SPACE AROUND POST. N. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND

PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17. MIN, 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR, SURROUND NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.

VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA COVER VENT W/ BUG SCREEN
WALL MOUNTED LIGHT FIXTURE
LI+L7 FOR DOOR OPENING
2"-8" X 6"-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7) ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION

ALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN ATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION F GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(g) & -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

@ <u>FLOORS</u> - OBC 9.8.8.1.(6)

OPERABLE WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE
ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER FRAME CONSTRUCTION:

MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X -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.

-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL ASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF - DWHR UNITS TO BE INSTALLED AS PER OBC \$B-12 3.1.1.1.(22) & 3.1.1.12. - DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2

◆ CLIENT SPECIFIC REVISIONS ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 88/19 JAN 1, 2020

WOOD BEAMS

WD1 3/ 2" X 8" SPR

WD2 4/ 2" X 8" SPR

WD3 5/ 2" X 8" SPR

WD4 3/ 2" X 10" SPR

WD5 4/ 2" X 10" SPR

WD6 5/ 2" X 10" SPR

WD7 3/ 2" X 12" SPR

WD8 4/ 2" X 12" SPR

WD9 5/ 2" X 12" SPR

WD10 2/ 1 3/4" X7 1/4" (2.0E) LVL

WD11 3/13/4" X7 1/4" (2.0E) LVL

WD12A 1/ 1 3/4" X9 1/2" (2.0E) LVL

WD12 2/ 1 3/4" X9 1/2" (2.0E) LVL

WD13 3/ 1 3/4" X9 1/2" (2.0E) LVL

WD14A 1/ 1 3/4" X11 7/8" (2.0E) LVL

WD14 2/ 1 3/4" X11 7/8" (2.0E) LVL

WD15 3/ 1 3/4" X11 7/8" (2.0E) LVL

WD16A 1/ 1 3/4" X14" (2.0E) LVL

WD16 2/ 1 3/4" X14" (2.0E) LVL

WD17 3/ 1 3/4" X14" (2.0E) LVL

<u>LINTELS</u>

L7 3-1/2" X 3-1/2" X 1/4" L

L8 4-7/8" X 3-1/2" X 1/4" L

L10 4-7/8" X 3-1/2" X 5/16" L

L11 4-7/8" X 3-1/2" X 3/8" L

L12 5 7/8" X 3-1/2" X 5/16" L

L13 5-7/8" X 3-1/2" X 3/8" L

L14 5-7/8" X 3-1/2" X 1/2" L

L15 5-7/8" X 4" X 1/2" L

L16 7-1/8" X 4" X 3/8" L

L17 7-1/8" X 4" X 1/2" L

L9 4" X 3-1/2" X 1/4" L

L1 2/ 2" X 8" SPR

L3 2/ 2" X 10" SPR

L5 2/ 2" X 12" SPR

<u>DOORS</u>

A 865x2030x45 (2'10"x6'8"x1-3/4")

B 815x2030x35 (2'8"x6'8"x1-3/8")

C 760x2030x35 (2'6"x6'8"x1-3/8")

D 710x2030x35 (2'4"x6'8"x1-3/8")

E 460x2030x35 (1'6"x6'8"x1-3/8")

F 610x2030x35 (2'0"x6'8"x1-3/8")

G OVER SIZED EXTERIOR DOOR

STEEL BEAMS

ST1 W 6 X 15

ST2 W 6 X 20

ST3 W 8 X 18

ST4 W 8 X 21

ST5 W 8 X 24

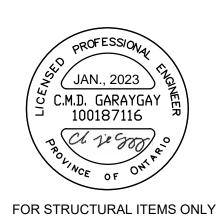
WWW.RNDESIGN.COM Tel: 905-738-3177 WWW.THEPLUSGROUP.CA

I, DANIEL HANNINEN 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. LAM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / QUALIFIED DESIGNER BCIN: JANUARY-13-23 all. SIGNATURE:

AO TITLE SHEET A1 BASEMENT FLOOR - BLOCK 2 GROUND FLOOR - BLOCK 2

ROOF PLAN - BLOCK 2 A3 FRONT ELEVATION - BLOCK 2 REAR ELEVATION - BLOCK 2 LEFT SIDE ELEVATION - BLOCK 2 RIGHT SIDE ELEVATION - BLOCK 2

A2 SECOND FLOOR - BLOCK 2



THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE

VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK

ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

Areas:

<u>LEGEND</u>

FLAT ARCH

PT

BBFM

(FL)

(DR)

'DO'

U/S

FG

BG

2 STORY WALL

EXT. LIGHT FIXTURE

(WALL MOUNTED)

HYDRO METER

GAS METER

DOUBLE JOIST

GIRDER TRUSS

DROPPED

UNDER SIDE

FIXED GLAZING

GLASS BLOCK

BLACK GLASS

PRESSURE TREATED

ABOVE FINISHED FLOOR

BEAM BY FLOOR MANUF

REPEAT SAME JOIST SIZE

SMOKE ALARM 44

WATERPROOF

VENTS AND INTAKES

COLD CELLAR VENT (50)

HOSE BIB

(38) EXHAUST FAN

STOVE VENT

DRYER VENT

FLOOR DRAIN

SOLID BEARING
(TO BE SAME WIDTH AS
SUPPORTED MEMBER)

FIRE PLACE VENT

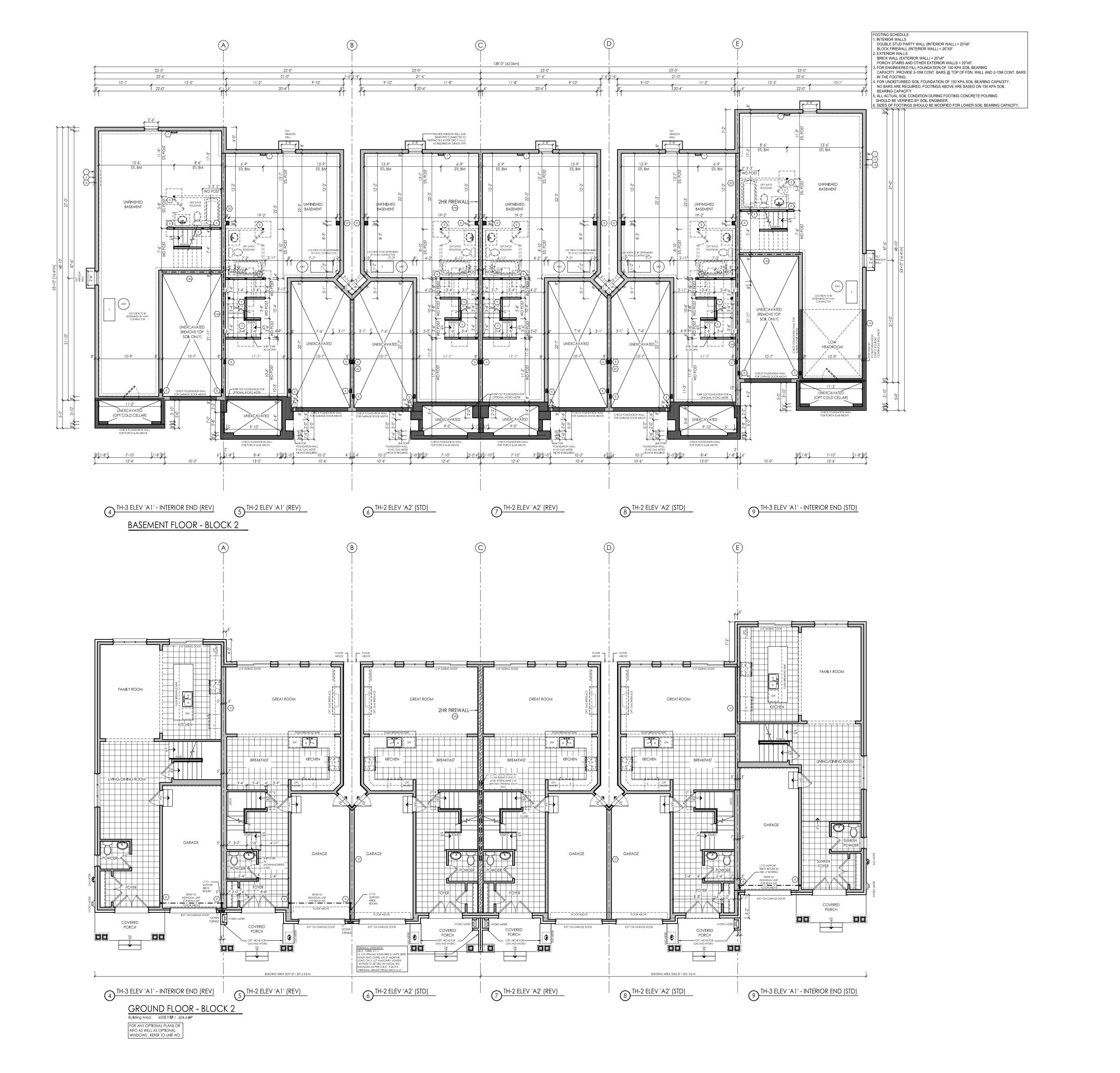
CARBON MONOXIDE 45

20-OCT-22	AD	AD
7-Nov-22	MD	AD
9-Nov-22	MD	AD
22-DEC-22	MD	AD
12-JAN-23	MD	AD
13-Jan-23	KS	AD
	7-Nov-22 9-Nov-22 22-DEC-22 12-JAN-23	7-Nov-22 MD 9-Nov-22 MD 22-DEC-22 MD 12-JAN-23 MD

lice River Homes

Legacy

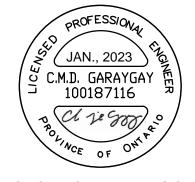
BLOCK 2 17052 3/16" = 1'-0"





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QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23



FOR STRUCTURAL ITEMS ONLY

#	revisions	date	dwn	chk
J	ISSUED FOR CLIENT REVIEW	30-Sep-22	BU	AD
2	LOT 7 CHANGED TO ELEV 'A2' DUE TO ROOF PAIRING	20-OCT-22	AD	AD
3	LOT 7 CHANGED TO ELEV 'A2' DUE TO ROOF PAIRING	7-Nov-22	MD	AD
4	ISSUED FOR CLIENT REVIEW	9-Nov-22	MD	AD
5	REV PER ENG COMMENTS	22-DEC-22	MD	AD
6	REVISED PER ADDITIONAL ENG COMMENTS	12-JAN-23	MD	AD
7	ISSUED FOR PERMIT	13-Jan-23	KS	AD

Tice River Homes

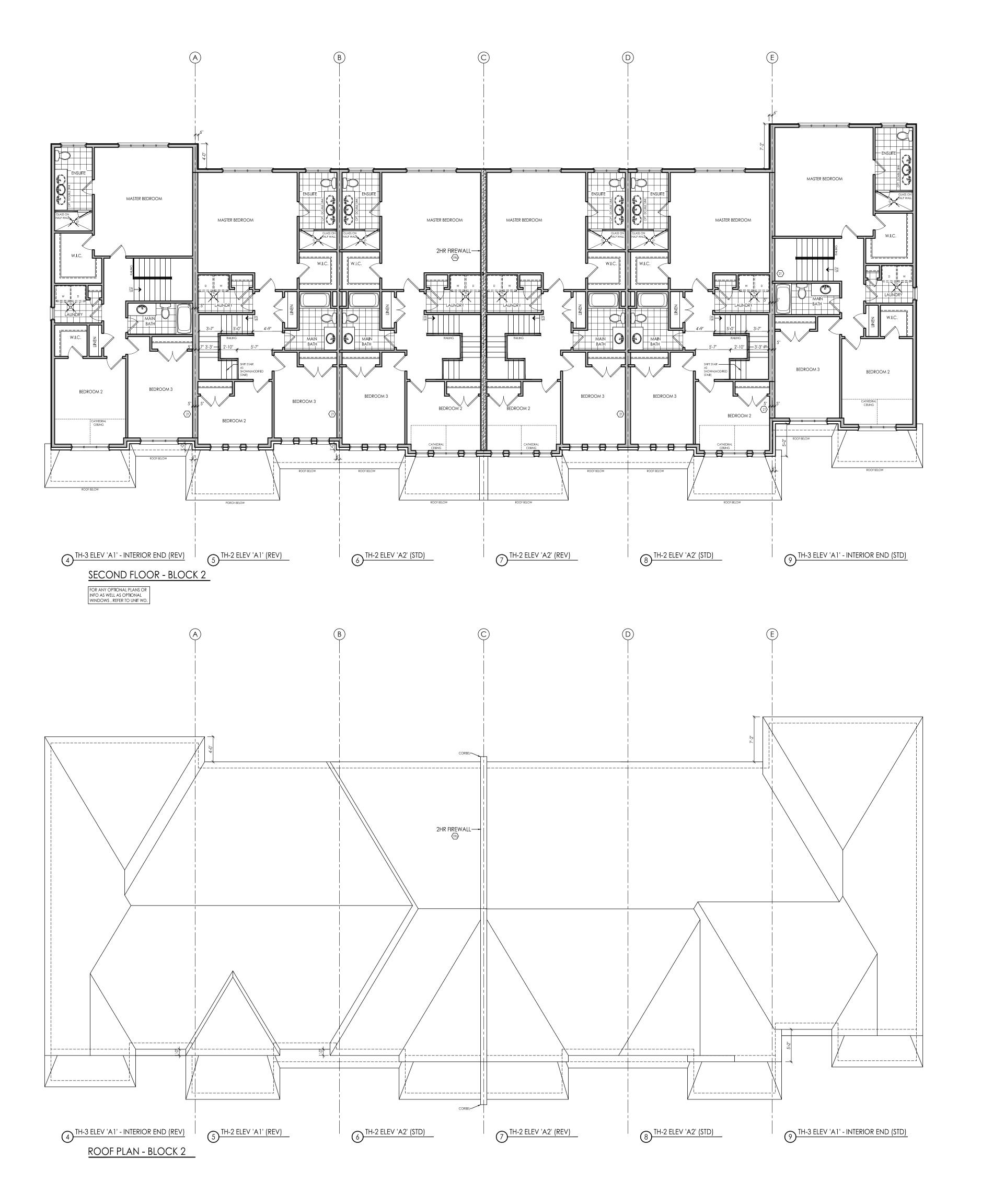
Legacy
Ayr

model

BLOCK 2

project # 17052 scale 1/8" = 1'-0"

A1





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FIRM BCIN: 26995
DATE: JANUARY-13-23

DATE:

SIGNATURE:



FOR STRUCTURAL ITEMS ONLY

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5	REV PER ENG COMMENTS	22-DEC-22	MD	
7	ISSUED FOR PERMIT	13-Jan-23	KS	

Tice River Homes

project

Legacy
Ayr

model

BLOCK 2

scale 1/8" = 1'-0"

A2



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QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23 all.

Tice River Homes

Legacy BLOCK 2

1/8" = 1'-0"