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.

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)

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

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 -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 - 0.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.

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:

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" 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" (1295mm\* -- 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) MEASURED 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 O.B.C. 9.14.2.1.(2) (3) (4) 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: 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. 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

ON BOTTOM FLR. WHEN 3 STOREYS

15b) FRAME WALL CONSTRUCTION @ GARAGE:

EXTERIOR PLYWOOD OR EQUIV

BRICK VENEER CONSTRUCTION:

" (25mm) AIR SPACE

& 9.25.4. -1/2" (12.7mm) GYPSUM BOARD

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

ALTERNATE BRICK VENEER CONSTRUCTION:

.C. ON BOTTOM FLR. WHEN 3 STOREYS

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

BRICK VENEER CONSTRUCTION @ GARAGE:

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

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

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

THE FOLLOWING MATERIALS:
-ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST

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

-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

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.)

NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

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

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

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

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

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.

MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS

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

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)

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

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

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

9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD

FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

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.

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD.

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

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

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

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

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

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

(12,7mm) GYPSUM BOARD BOTH SIDES.

(12.7mm) GYPSUM BOARD BOTH SIDES.

INTERIOR STUD WALLS:

BEARING STUD WALL (BASEMENT):

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

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

'2" (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

O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

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

-ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST

"." 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

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

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

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS

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

SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W

MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT

X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH

-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE

TI/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
TAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER

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

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

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

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

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

PARTY WALL - BLOCK (AGAINST GARAGE):

-TAPE AND SEAL ALL JOINTS GAS TIGHT

HOUSE AND GARAGE

D.B.C. SB-3 WALL = B6e (STC = 57. FIRE = 2 HR)

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

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

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

PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES

9/ 34.11. ACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD.

-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.

2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.

CN BOTTOM LE, WILLY 3 TOLETS.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & -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. NOTE - SUPPORTED A BOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. 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 -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. REQUIRED TO BE SPACED @ 12" (300mm) O.C REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): GARAGE WALL & CEILING: 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.

-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. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): NSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS). -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 /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 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 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. -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. -R22 (RSI 3.87) INSULATION /2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING /4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C FIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

O.B.C. 9.10.9.16.(3)

CEILING BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT R22 (RSI 3.87) INSULATION IN WALLS,

21) PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)

-MIN. HR FIRE-RESISTANCE 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

-5-00 ABOUT I'VE MALEKIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED &

1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF

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.) O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD 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. 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

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:

, I" 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 29 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: REATED 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 2 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.)

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

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) GYPSHM BOARD W/ PAINTED CEILING OR ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.) ROOF ASSEMBLIES

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 900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE ACE OF EXTERIOR WALL. AVES PROTECTION LAID BENEATH STARTER STRIP

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 TINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. 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: 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. AVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE OF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1 ARTER STRIP AS PER O.B.C. 9.26.7.2 ARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) 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 TINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

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" -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

= 7-7/8" (200mm)

WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

= 10" = 11" = 1"

(9b) FIREWALL:
O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = 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.3.2.2.47. GENERAL: FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) PRIVATE STAIRS: (12.7mm) GYPSUM BOARD W/ TAPED JOINTS " X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES O.B.C. 9.8.4. 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING -MIN. RUN -EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS -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 -MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES) -PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING 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) -WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER TAPERED TREADS: (9.8.4.3.) HAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER

(\*\*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

-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 -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 (CHAPPS) -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 WHERE INTERRUPTED BY DOOR WAYS

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

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 LANDING AND ....

INTERIOR GUARDS:

O B C. SB-7 & 9.8.8.3. 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 

3(b) 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"0 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 SUAL SIGNALLING COMPONENT

LARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE
HAT 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. -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE

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:

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

COLD CELLARS:

FOR COLD CELLARS PROVIDE THE FOLLOWING -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) -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 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

STUD WALL REINFORCEMENT: 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)

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

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 @ <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:

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

WINDOWS: -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 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 -FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17% DRAIN WATER HEAT RECOVERY: - 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 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY

◆ 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 1/13/4" 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

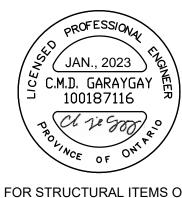
ST5 W 8 X 24

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 and . SIGNATURE:

AO TITLE SHEET A1 BASEMENT FLOOR - BLOCK 3 GROUND FLOOR - BLOCK 3 SECOND FLOOR - BLOCK 3 ROOF PLAN - BLOCK 3

A2 FRONT ELEVATION - BLOCK 3 REAR ELEVATION - BLOCK 3 LEFT SIDE ELEVATION - BLOCK 3 RIGHT SIDE ELEVATION - BLOCK 3



FOR STRUCTURAL ITEMS ONLY

revisions	date	dwn	chl
ISSUED FOR CLIENT REVIEW	30-Sep-22	BU	ΑĽ
REVISED PER CLIENT COMMENTS	9-Nov-22	MD	AL
REV PER ENG COMMENTS	22-DEC-22	MD	ΑĽ
REVISED PER ADDITIONAL ENG COMMENTS	12-JAN-23	MD	AE
ISSUED FOR PERMIT	13-Jan-23	KS	AE
	ISSUED FOR CLIENT REVIEW REVISED PER CLIENT COMMENTS REV PER ENG COMMENTS REVISED PER ADDITIONAL ENG COMMENTS	ISSUED FOR CLIENT REVIEW 30-Sep-22 REVISED PER CLIENT COMMENTS 9-Nov-22 REV PER ENG COMMENTS 22-DEC-22 REVISED PER ADDITIONAL ENG COMMENTS 12-JAN-23	ISSUED FOR CLIENT REVIEW 30.5ep-22 BU  REVISED PER CLIENT COMMENTS 9-Nov-22 MD  REV PER ENG COMMENTS 22-DEC-22 MD  REVISED PER ADDITIONAL ENG COMMENTS 12-JAN-23 MD

HESE 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

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

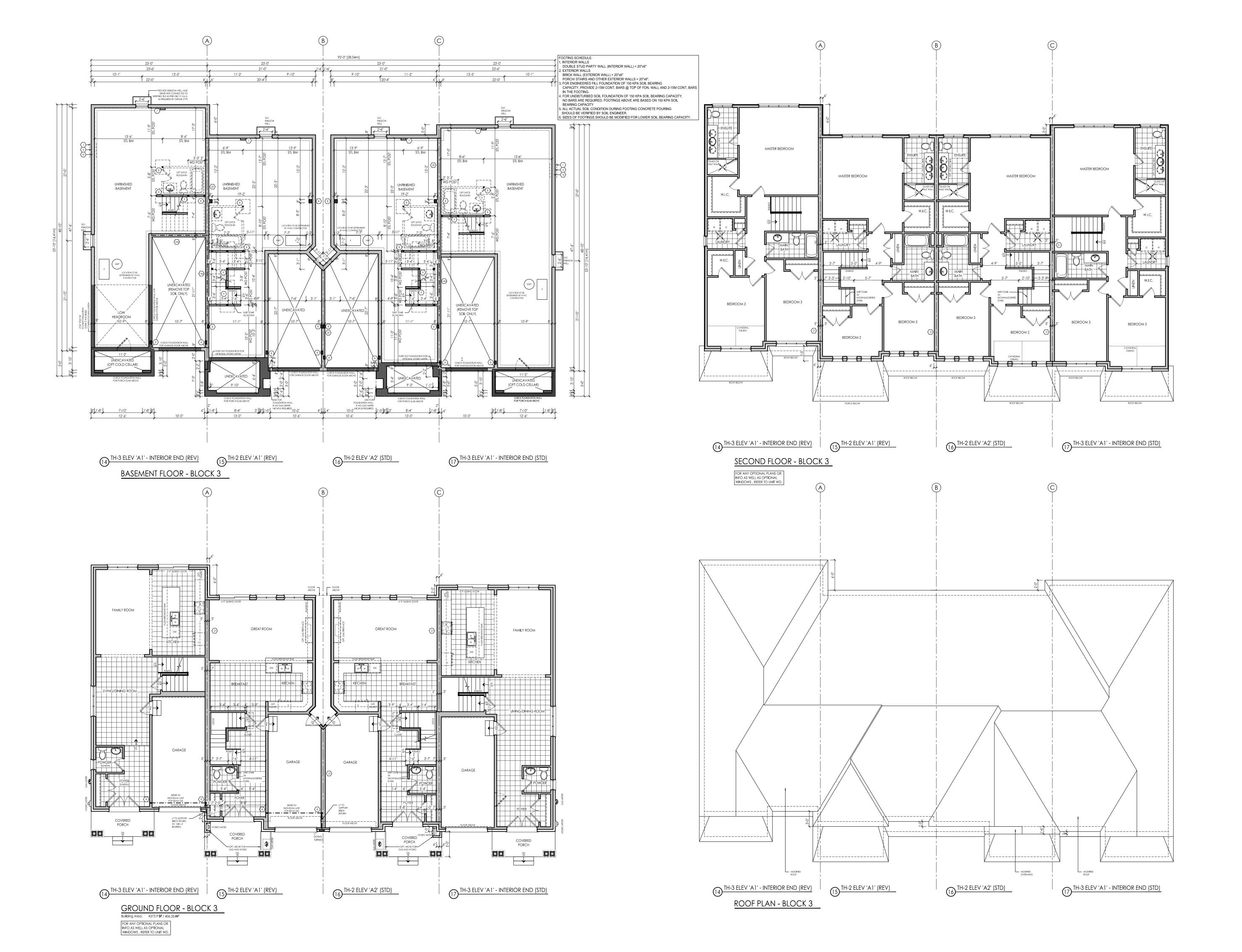
FLOOR DRAIN

SOLID BEARING
(TO BE SAME WIDTH AS
SUPPORTED MEMBER)

FIRE PLACE VENT

CARBON MONOXIDE 45

Tice River Homes Legacy BLOCK 3 17052 3/16" = 1'-0"

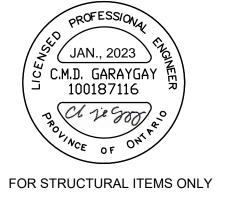




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QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23 and .



#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	30-Sep-22	BU	AD
2	REVISED PER CLIENT COMMENTS	9-Nov-22	MD	AD
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client	1		I	

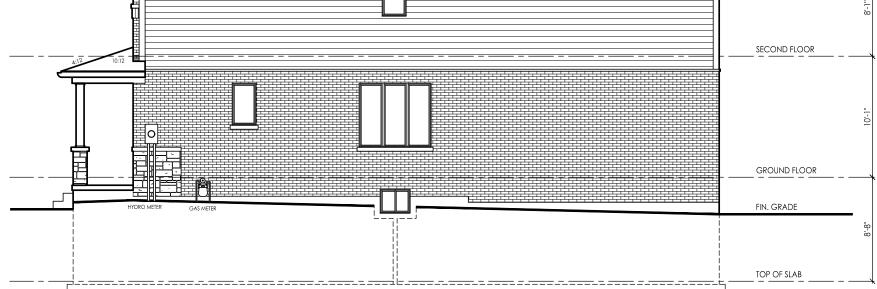
Tice River Homes

Legacy BLOCK 3

17052 1/8'' = 1'-0''

ΑI





PEAK HEIGHT OF ROOF (9.97m)

 $\frac{\text{MID POINT OF ROOF}}{\text{8.04m}}$ 

RIGHT SIDE ELEVATION - BLOCK 3

17 TH-3 ELEV 'A1' - INTERIOR END (STD)

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

all.

TOP OF PLATE

Tice River Homes

BLOCK 3

1/8" = 1'-0"