


Drawing List:

- A0 TITLE SHEET
- D4 16-1 BRICK VENEER WALL - 2 STOREY
- D5 16-13 BRICK VENEER WALL @ GARAGE W/ ROOF
- D6 16-7 BRICK VENEER WALL - SECTION @ BASEMENT STAIR
- D7 16-2 BRICK VENEER WALL - 2 STOREY - LIMITING DISTANCE < 4'-0"
- D8 16-2b BRICK VENEER WALL @GARAGE - 2 STOREY - LIMITING DISTANCE < 4'-0"
- D9 P-1 TYPICAL ROOFED PORCH
- D10 D4 RECESSED GAS METER
- D11 D1 RECESSED HYDRO METER
- D12 D2 HYDRO METER
- D13 19b-1 BLOCK FIRE WALL - 2 STOREY - DOUBLE GABLE END TRUSS ATTIC
- D14 19b-3 BLOCK FIRE WALL - ALTERNATE DIRECTION TRUSSES
19b-2 BLOCK FIRE WALL - PERPENDICULAR TRUSSES
- D15 19b-4 BLOCK FIRE WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)
19b-5 BLOCK FIRE WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)
- D16 19b-6 BLOCK FIRE WALL - EXTERIOR FLUSH (BRICK VENEER) @ CORBEL
19b-7 BLOCK FIRE WALL @ BRICK CORBEL
- D17 19b-8 BLOCK FIRE WALL - EXTERIOR JOG (WALL ASSEMBLY 16)
19b-9 BLOCK FIRE WALL - EXTERIOR JOG (WALL ASSEMBLY 16)
- D18 19b-11
19b-12 BLOCK FIRE WALL - STAGGERED @ TRUSS ATTIC
19b-10
- D19 19b-17 BLOCK FIRE WALL @ BEARING OF BEAMS & STAGGERED JOISTS (PLAN VIEW)
19b-16 BLOCK FIRE WALL @ BEARING OF BEAMS & STAGGERED JOISTS
- D20 19b-19 BLOCK FIRE WALL @ BEARING OF BEAMS TO BEAM
19b-18 BLOCK FIRE WALL @ BEARING OF BEAMS
- D21 19b-22 BLOCK FIRE WALL @ BEARING OF STEEL BEAMS (GARAGE)(PLAN VIEW)
19b-21 BLOCK FIRE WALL @ BEARING OF STEEL BEAMS (GARAGE)
- D22 19b-23 BLOCK FIRE WALL - BETWEEN GARAGE & LIVEABLE SPACE
- D23 19b-25 BLOCK FIRE WALL - PERPENDICULAR TRUSSES (STEPPE)
19b-24 BLOCK FIRE WALL - PARALLEL TRUSSES (STEPPE)
- D24 19b-27 BLOCK FIRE WALL - FLAT ROOF TRUSSES (STEPPE)
19b-26 BLOCK FIRE WALL - ALTERNATE DIRECTION TRUSSES (STEPPE)
- D25 19b-30 BLOCK FIRE WALL @ BEARING OF STEEL BEAMS (GARAGE STEPPE)
D-1 POURED IN PLACE CONCRETE STAIRS
- D26 21-1 DOUBLE STUD PARTY WALL - 2 STOREY - DOUBLE GABLE END TRUSS ATTIC
- D27 21-2 DOUBLE STUD PARTY WALL - EXTERIOR JOG (WALL ASSEMBLY 16) - FOUNDATION
21-3 DOUBLE STUD PARTY WALL - EXTERIOR JOG (WALL ASSEMBLY 16)
- D28 21-4 DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16) - FOUNDATION
21-5 DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)
- D29 21-9 DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR
21-9a DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - GIRDER TRUSSES PERPENDICULAR
- D30 21-13 DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR
21-17 DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR (STEPPE)
- D31 21-15 DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC (STEPPE)
21-16 DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR (STEPPE)
- D32 21-17a DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC (STEPPE) -
GIRDER TRUSSES PERPENDICULAR
21-21 DOUBLE STUD PARTY WALL - STUD WALL ATTIC - STAGGERED GIRDER TRUSSES
- D33 21-19 DOUBLE STUD PARTY WALL - FLOOR JOIST (STEPPE)
21-20 DOUBLE STUD PARTY WALL - FLOOR JOIST AT FOUNDATION (STEPPE)
- D34 D-2 WINDOW WELL DETAIL
D1 BUILT OUT FLOOR DETAIL
- D35 51-1 GRAB BAR REINFORCING DETAIL @ TUB
- D36 51-2 GRAB BAR REINFORCING DETAIL @ TOILET
- D37 D-5 EXPOSED FIRE RATED FLOOR DETAIL
- D38 D-6 DOUBLE VOLUME BRICK VENEER & FLUSH SIDING WALL @ STAIR OPENING
- D39 D-7 BRICK VENEER & FLUSH SIDING WALL

Areas:

Tice River Homes Legacy

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
 QUALIFIED DESIGNER BCIN: 20888
 FIRM BCIN: 26995
 DATE:  JANUARY-13-23

SIGNATURE:

client	Tice River Homes					location	Ayr				
project	Legacy					marketing name					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk	#	
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD							
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Jan-23	MD	AD							

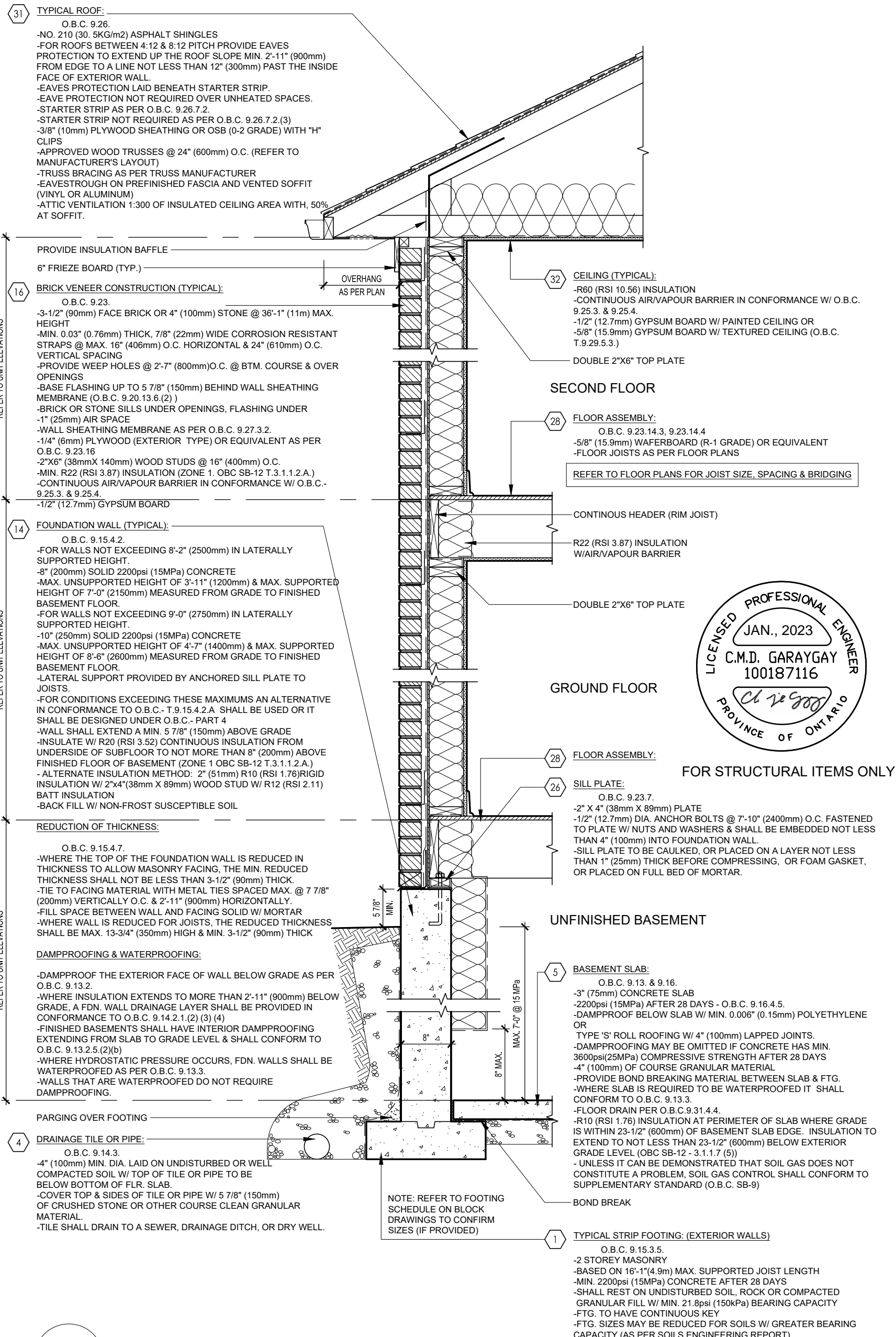


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page

A0



16-1

BRICK VENEER WALL - 2 STOREY

SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A

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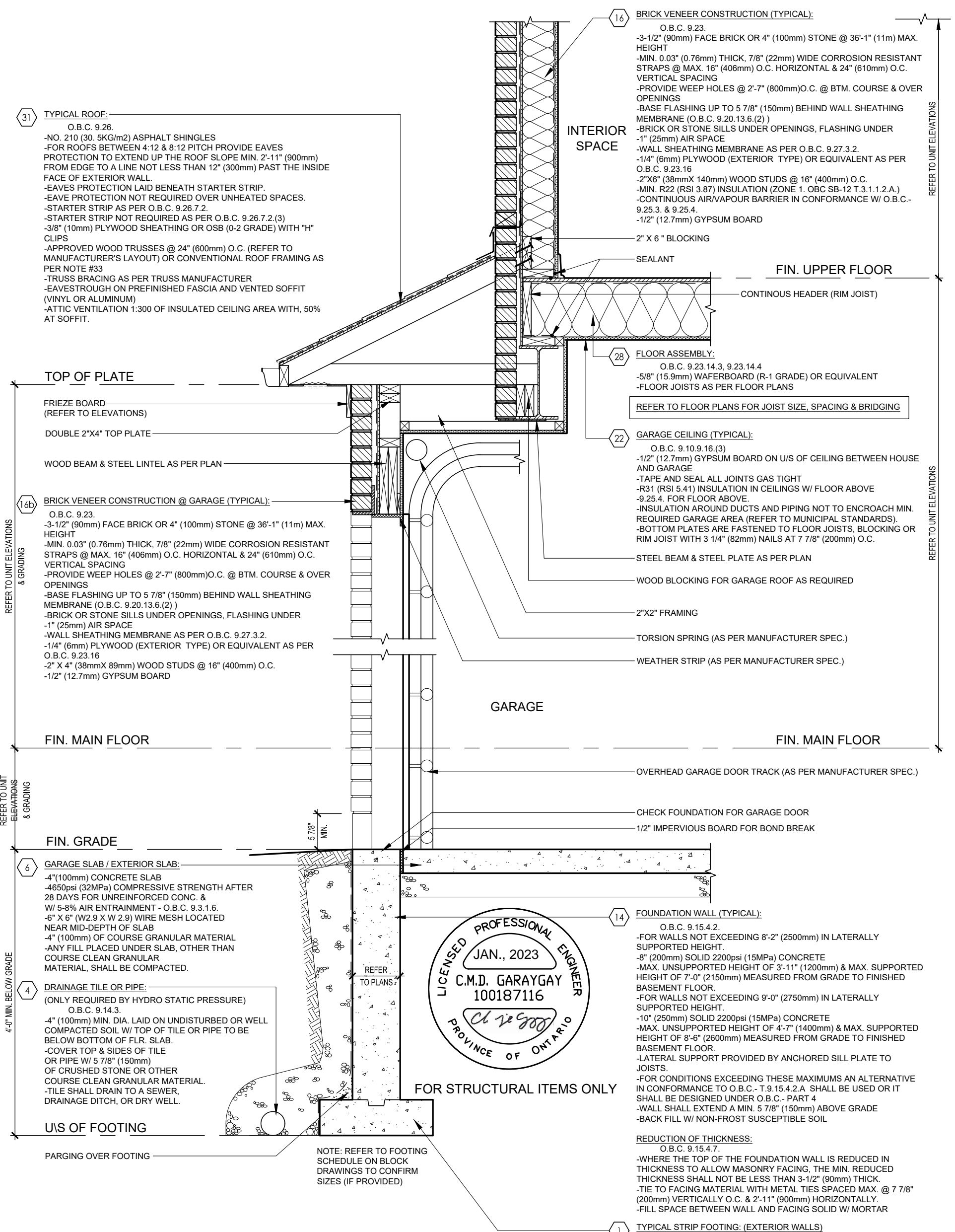
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D4



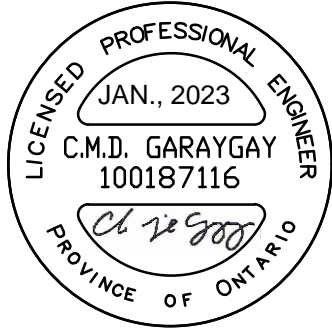
16-13 BRICK VENEER WALL @ GARAGE W/ ROOF
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
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FOR STRUCTURAL ITEMS ONLY

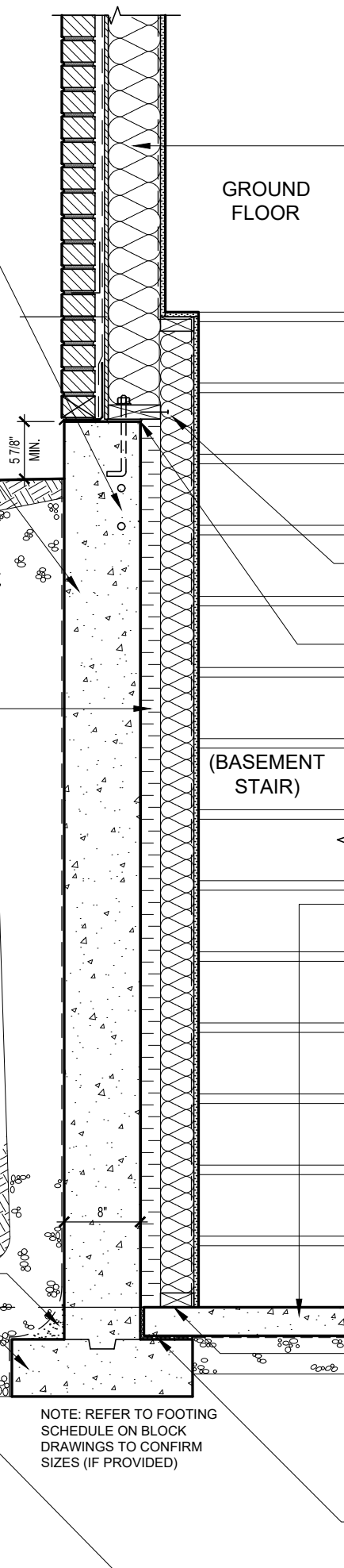
- 14a FOUNDATION WALLS @ UNSUPPORTED OPENINGS:
- 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
 - 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
 - 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
 - BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
 - BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
 - BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

- 14 FOUNDATION WALL (TYPICAL):
- 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.- T.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
 - 2" (51mm) R10 (RSI 1.76) RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION
 - 1/2" (12.7mm) GYPSUM BOARD
 - 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

- 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. 9.13.2.5.(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.

- 1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
- O.B.C. 9.15.3.5.
- 2 STOREY MASONRY
 - 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. 21.8psi (150kPa) BEARING CAPACITY
 - FTG. TO HAVE CONTINUOUS KEY
 - FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)



- 16 BRICK VENEER CONSTRUCTION (TYPICAL):
- O.B.C. 9.23.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
 - MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
 - PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
 - BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
 - BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
 - WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
 - 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
 - 2"x6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 - MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
 - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
 - 1/2" (12.7mm) GYPSUM BOARD
- OR -

- 23 BRICK VENEER DOUBLE VOLUME CONSTRUCTION:
- O.B.C. 9.23.10.1.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
 - MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
 - PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
 - BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
 - BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
 - WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
 - 3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
 - REFER TO PLAN FOR STUD SPECIFICATION
 - STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
 - DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
 - SOLID BRIDGING AT 3'-11" (1200mm) O.C.
 - MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
 - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.
 - 1/2" (12.7mm) GYPSUM BOARD
- 3 1/2" SPIRAL NAILS OR C.W. NAILS TOE NAILED @ BOTH SIDES OF THE 2"x4" STUD @ 16" O.C. TO THE BASE PLATE

- 26 SILL PLATE:
- O.B.C. 9.23.7.
- 2" X 6" (38mm X 138mm) 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.

- 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.
 - 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 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
 - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

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

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

16-7 BRICK VENEER WALL - SECTION @ BASEMENT STAIR
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

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model: DETAILS project #: 17052

scale: 3/16" = 1'0"

page: D6

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.
 -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 (TYPICAL):
 -R60 (RSI 10.56) INSULATION
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE 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.T.9.29.5.3.)

16 BRICK VENEER CONSTRUCTION (SPECIAL):
 O.B.C. 9.23. & 9.10.15.5. (2)
 SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN.) FOR LIMITING DISTANCE <4'-0"
 -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
 -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
 -PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
 -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
 -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER 1" (25mm) AIR SPACE
 -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
 -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
 -2"X6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RSI 3.87) GLASS FIBRE INSULATING MATERIAL WITH A MASS OF AT LEAST 1.0 kg/sq.m. (ZONE 1. O.B.C. T.12.3.2.1.)
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

14 FOUNDATION WALL (TYPICAL):
 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. - T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
 -WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
 -INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 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
 -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

DAMPPOOFING & WATERPROOFING:
 -DAMPPOOF 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. 9.13.2.5.(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.

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

SECOND FLOOR

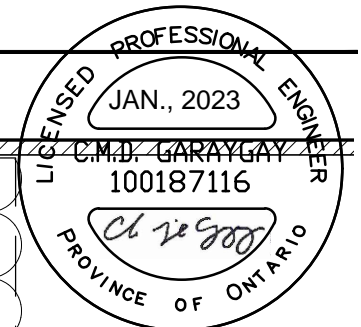
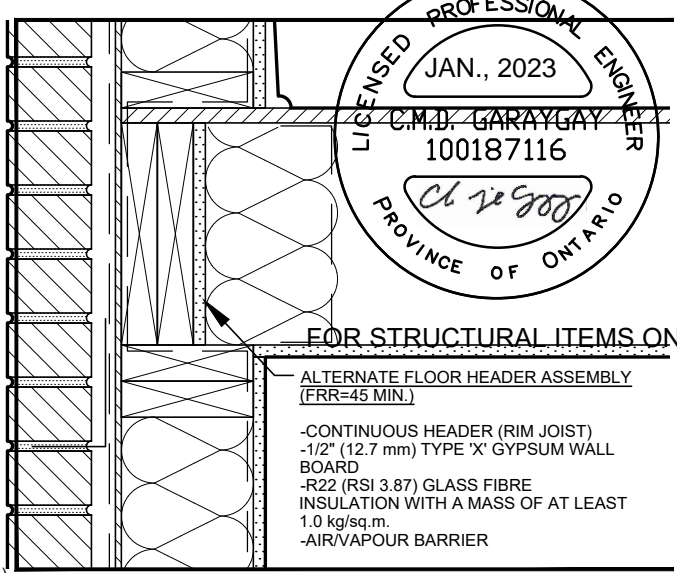
28 FLOOR ASSEMBLY:
 O.B.C. 9.23.14.3, 9.23.14.4
 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
 -FLOOR JOISTS AS PER FLOOR PLANS

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

FLOOR HEADER ASSEMBLY (FFR= 45 MIN. TYPICAL)
 -CONTINUOUS HEADER (RIM JOIST)
 -5/8" (15.9 mm) TYPE 'X' GYPSUM WALL BOARD
 -R22 (RSI 3.87) GLASS FIBRE INSULATION WITH A MASS OF AT LEAST 1.0 kg/sq.m.
 -AIR/VAPOUR BARRIER

GROUND FLOOR

FLOOR HEADER ASSEMBLY (FFR= 45 MIN. TYP.)



FOR STRUCTURAL ITEMS ONLY

ALTERNATE FLOOR HEADER ASSEMBLY (FFR=45 MIN.)
 -CONTINUOUS HEADER (RIM JOIST)
 -1/2" (12.7 mm) TYPE 'X' GYPSUM WALL BOARD
 -R22 (RSI 3.87) GLASS FIBRE INSULATION WITH A MASS OF AT LEAST 1.0 kg/sq.m.
 -AIR/VAPOUR BARRIER

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" (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.

UNFINISHED BASEMENT

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.
 -DAMPPOOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
 -DAMPPOOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
 -4" (100mm) OF COURSE GRANULAR MATERIAL
 -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
 -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
 -FLOOR DRAIN PER O.B.C.9.31.4.4.
 -R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
 - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
 O.B.C. 9.15.3.5.
 -2 STOREY MASONRY
 -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. 21.8psi (150kPa) BEARING CAPACITY
 -FTG. TO HAVE CONTINUOUS KEY
 -FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

16-2 BRICK VENEER WALL - 2 STOREY - LIMITING DISTANCE < 4'-0"
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= 45 MIN. , STC = N/A

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
 QUALIFIED DESIGNER BCIN: 20888
 FIRM BCIN: 26995
 DATE: JANUARY-13-23
 SIGNATURE:

client	Tice River Homes			location	Ayr
project	Legacy			marketing name	
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RN DESIGN

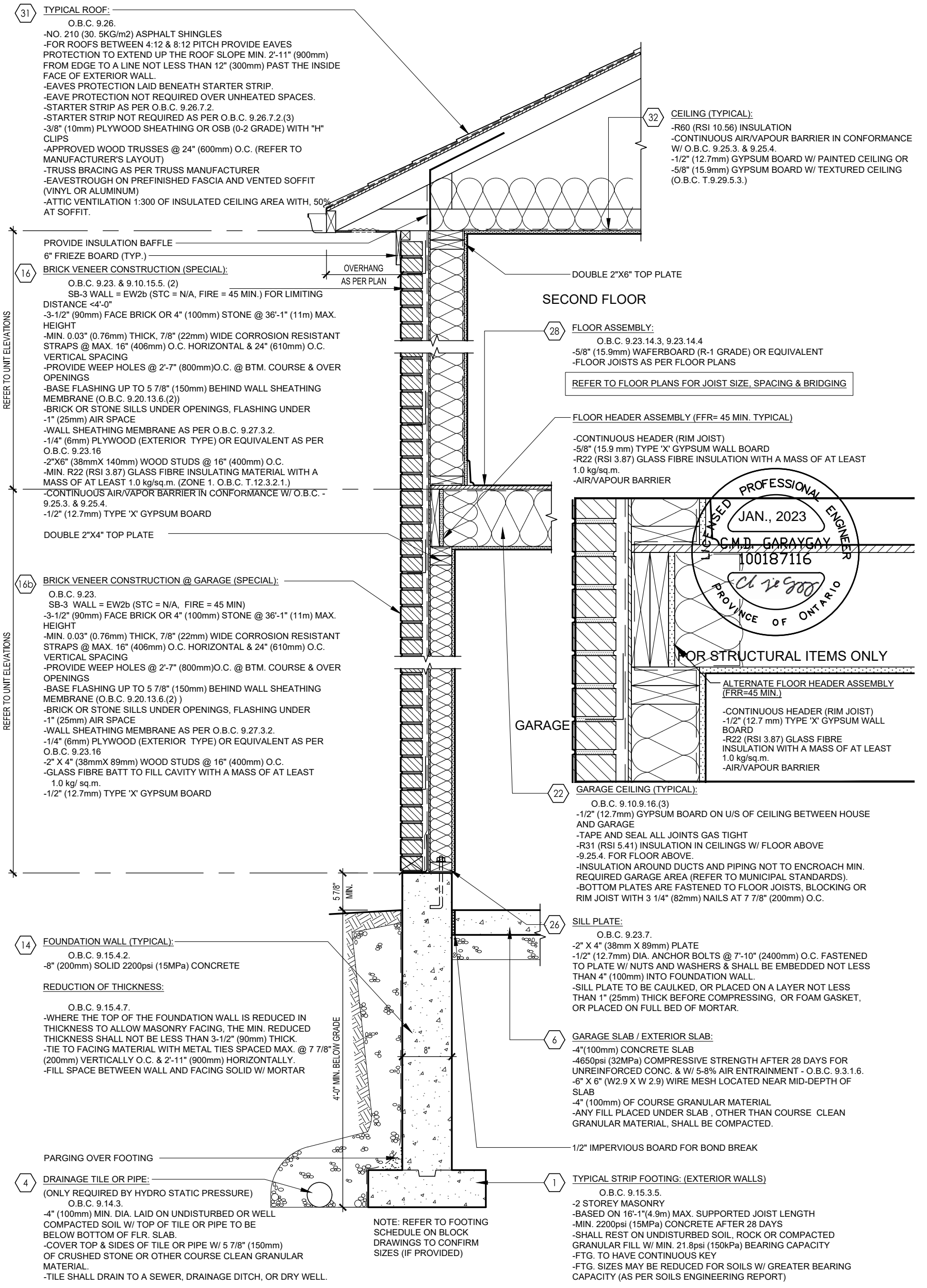
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model
DETAILS

scale
 3/16" = 1'0"

project #
 17052

page
D7



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.
-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 (TYPICAL):
-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.)

16 PROVIDE INSULATION BAFFLE
6" FRIEZE BOARD (TYP.)
BRICK VENEER CONSTRUCTION (SPECIAL):
O.B.C. 9.23. & 9.10.15.5. (2)
SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN.) FOR LIMITING DISTANCE <4'-0"
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2"X6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) GLASS FIBRE INSULATING MATERIAL WITH A MASS OF AT LEAST 1.0 kg/sq.m. (ZONE 1. O.B.C. T.12.3.2.1.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD
DOUBLE 2"X4" TOP PLATE

SECOND FLOOR

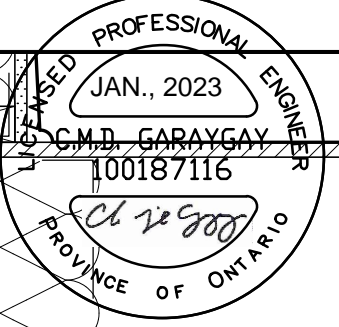
28 FLOOR ASSEMBLY:
O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS
REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

FLOOR HEADER ASSEMBLY (FFR= 45 MIN. TYPICAL)
-CONTINUOUS HEADER (RIM JOIST)
-5/8" (15.9 mm) TYPE 'X' GYPSUM WALL BOARD
-R22 (RSI 3.87) GLASS FIBRE INSULATION WITH A MASS OF AT LEAST 1.0 kg/sq.m.
-AIR/VAPOUR BARRIER

16b BRICK VENEER CONSTRUCTION @ GARAGE (SPECIAL):
O.B.C. 9.23.
SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN)
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST 1.0 kg/ sq.m.
-1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

GARAGE

22 GARAGE CEILING (TYPICAL):
O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE -9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.



ALTERNATE FLOOR HEADER ASSEMBLY (FFR=45 MIN.)
-CONTINUOUS HEADER (RIM JOIST)
-1/2" (12.7 mm) TYPE 'X' GYPSUM WALL BOARD
-R22 (RSI 3.87) GLASS FIBRE INSULATION WITH A MASS OF AT LEAST 1.0 kg/sq.m.
-AIR/VAPOUR BARRIER

14 FOUNDATION WALL (TYPICAL):
O.B.C. 9.15.4.2.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE

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

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" (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.

6 GARAGE SLAB / EXTERIOR SLAB:
-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 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.

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

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
O.B.C. 9.15.3.5.
-2 STOREY MASONRY
-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. 21.8psi (150kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

16-2b BRICK VENEER WALL @GARAGE - 2 STOREY - LIMITING DISTANCE < 4'-0"
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FFR= 45 MIN. , STC = N/A

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23
SIGNATURE:

client	Tice River Homes			location	Ayr
project	Legacy			marketing name	
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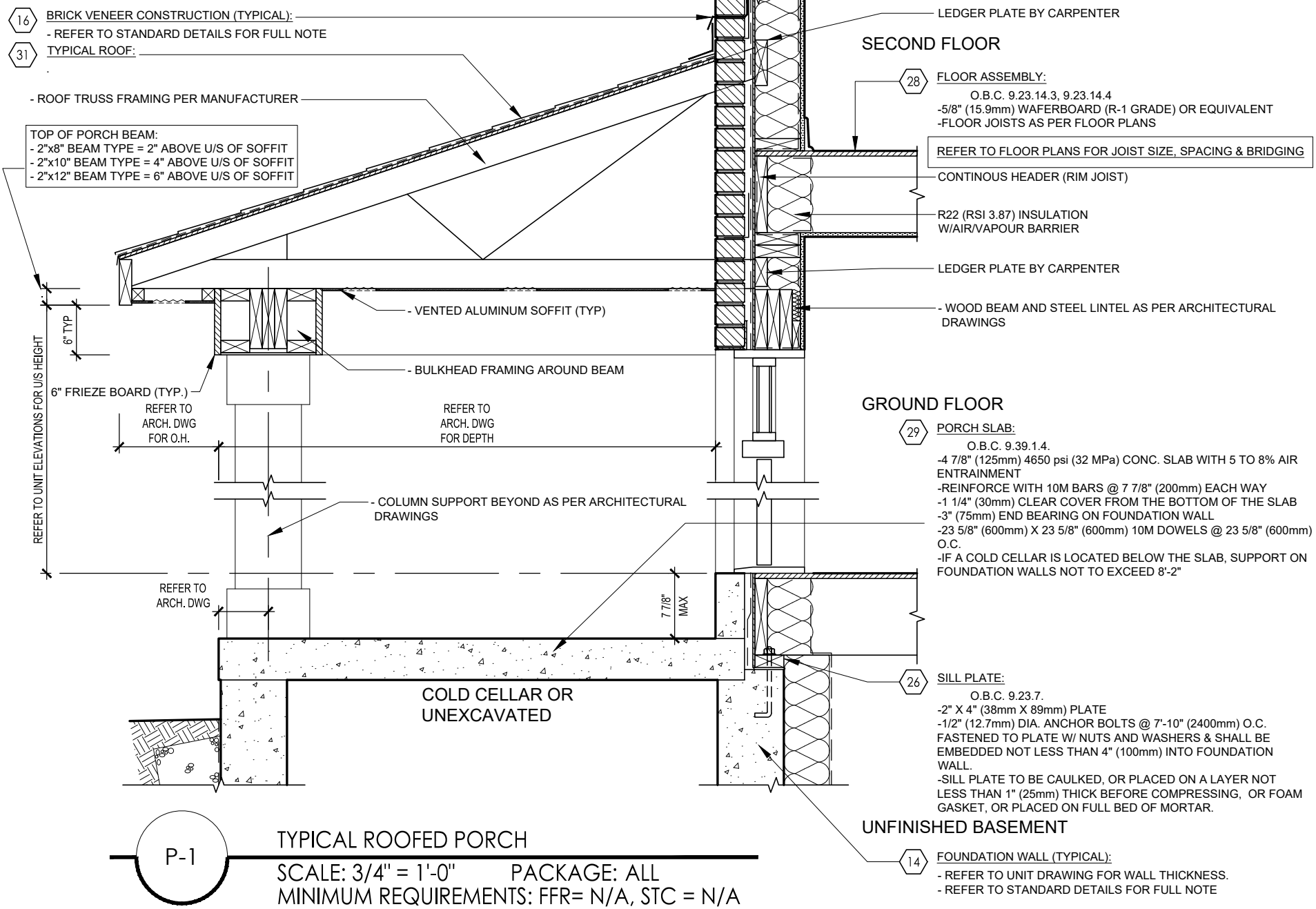
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17052

page
D8

RN DESIGN

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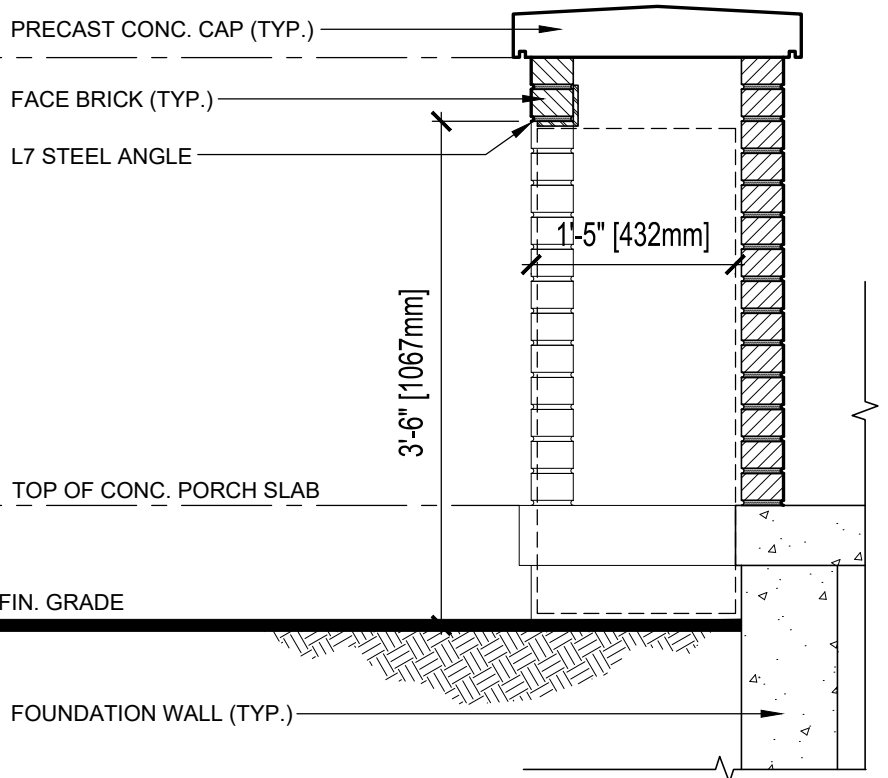
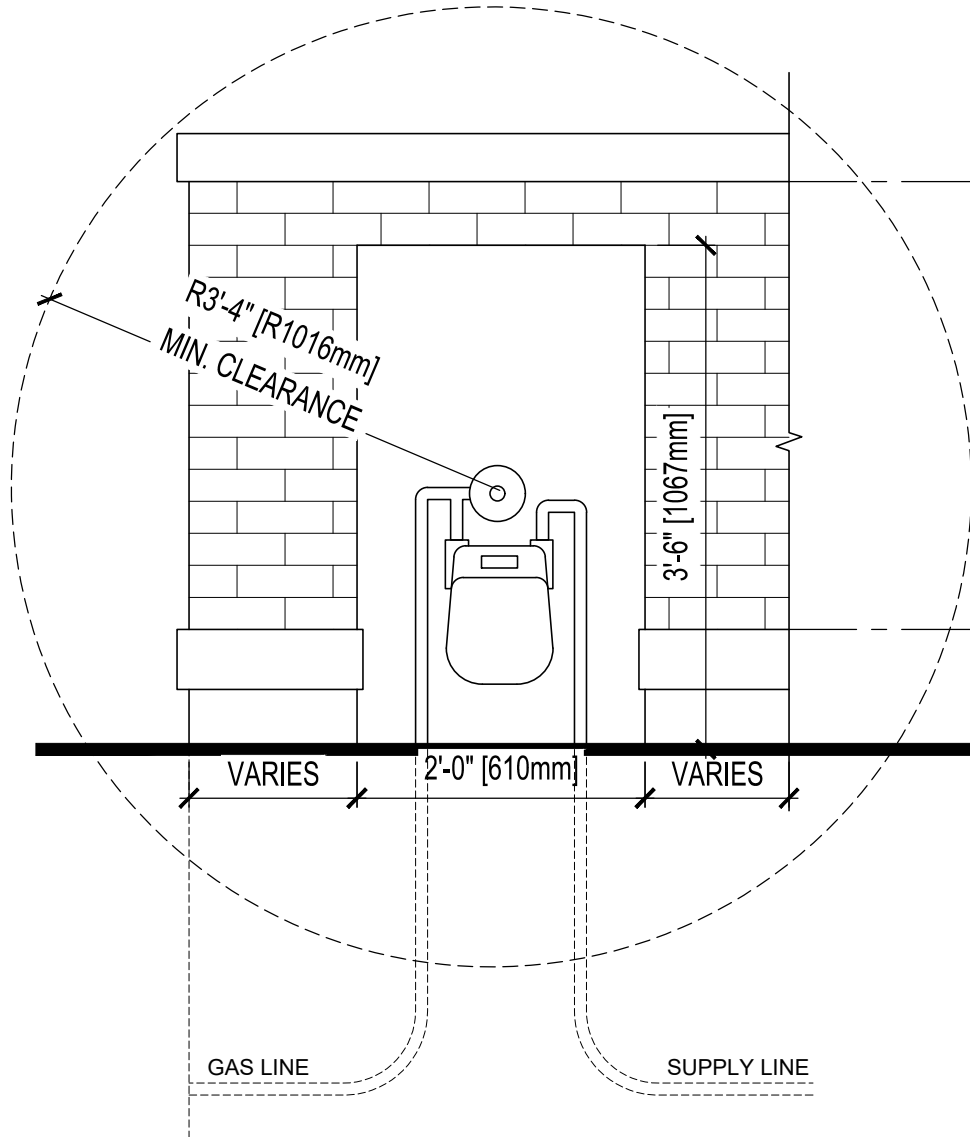
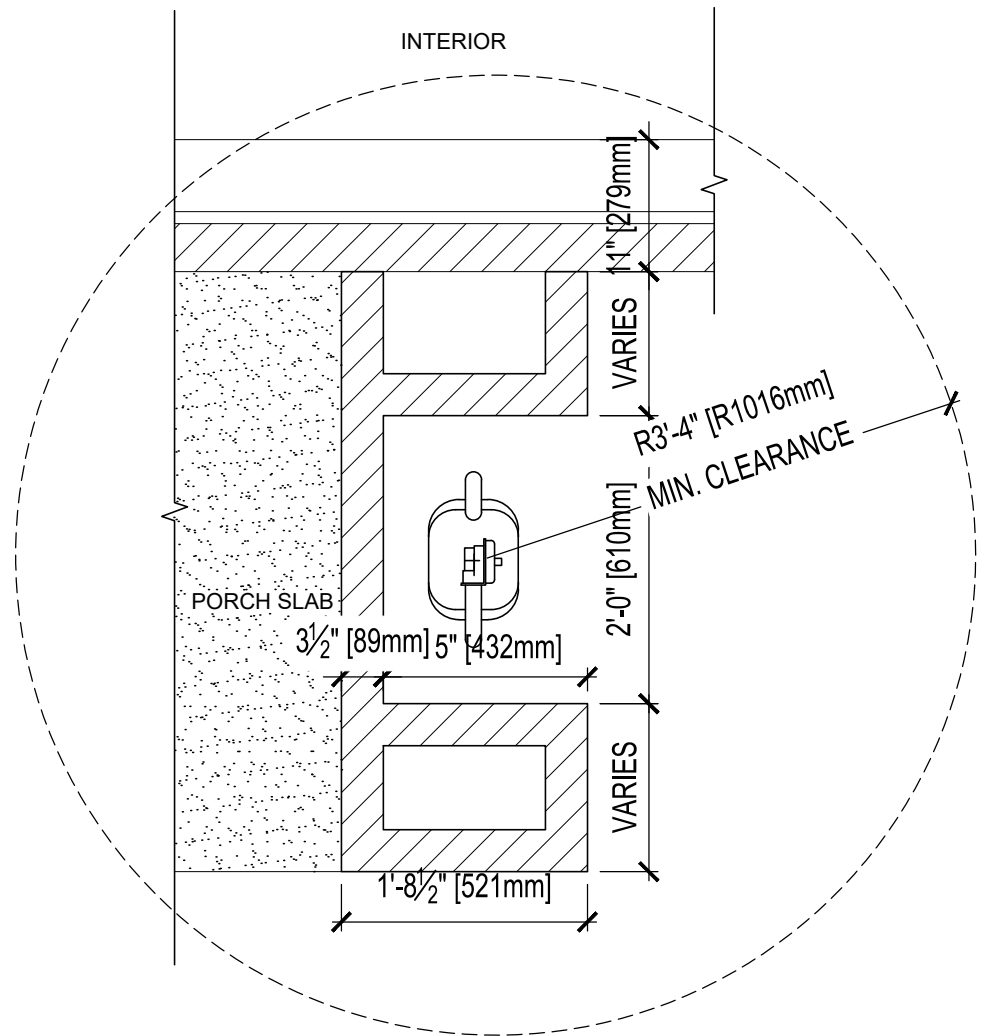
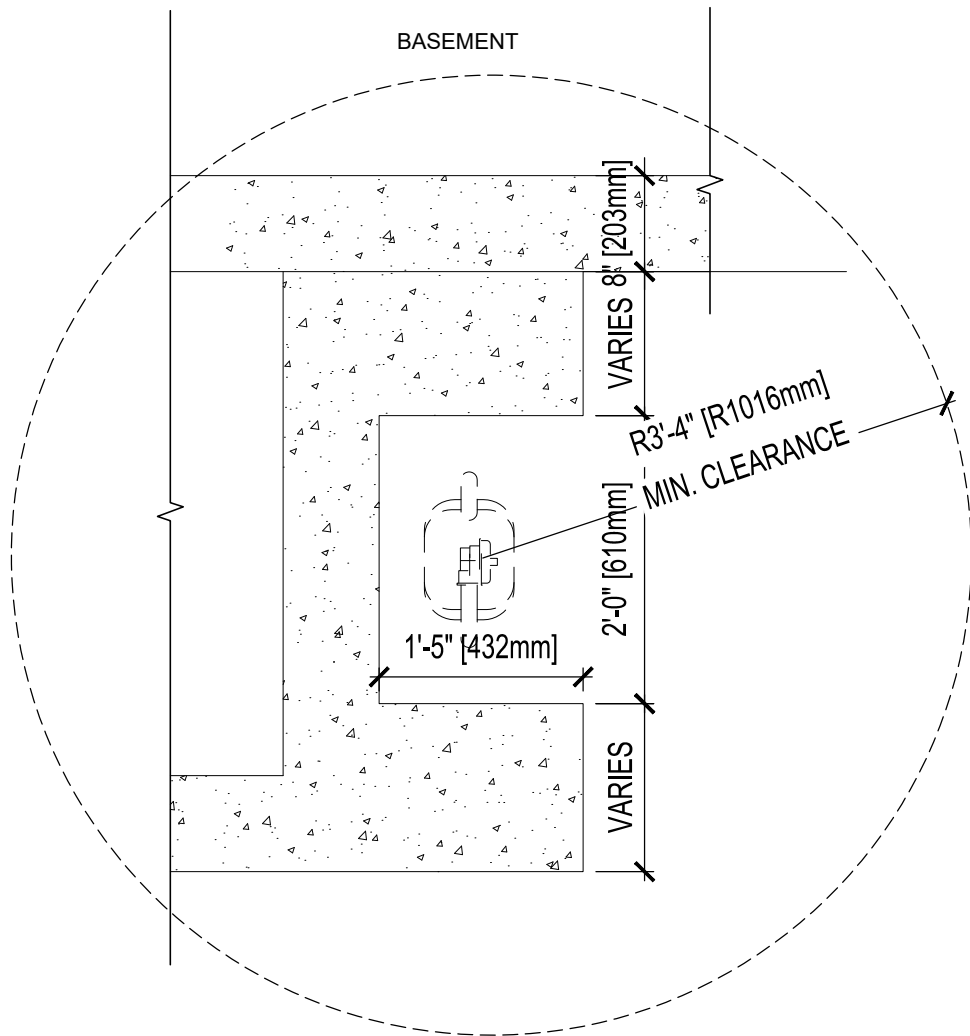


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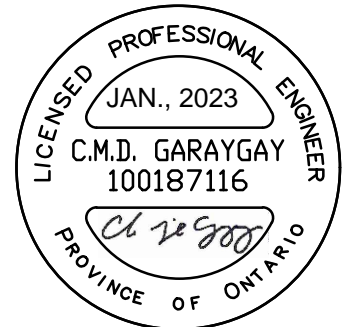
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project #
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D9



D4 RECESSED GAS METER
SCALE: 3/4" = 1'-0" PACKAGE: A1



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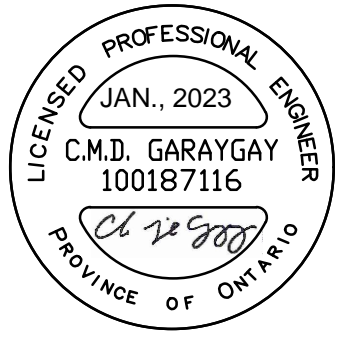
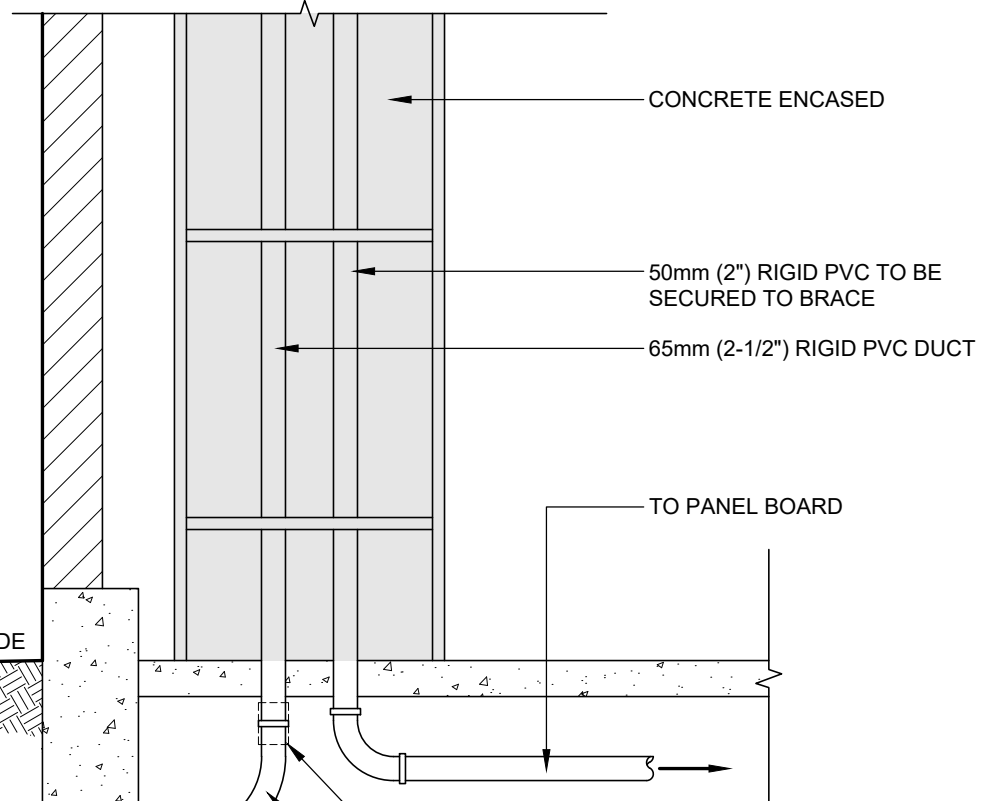
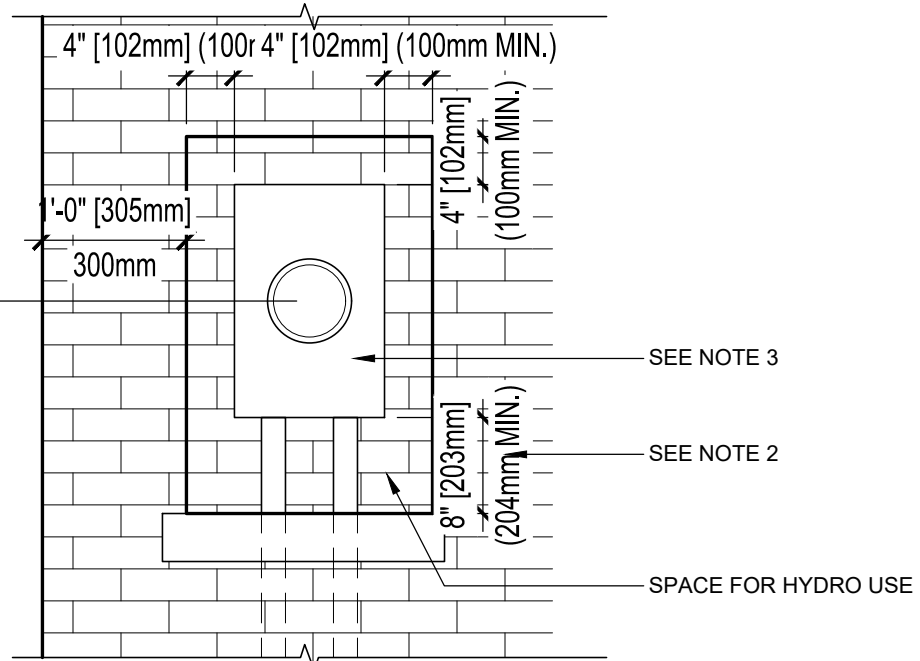
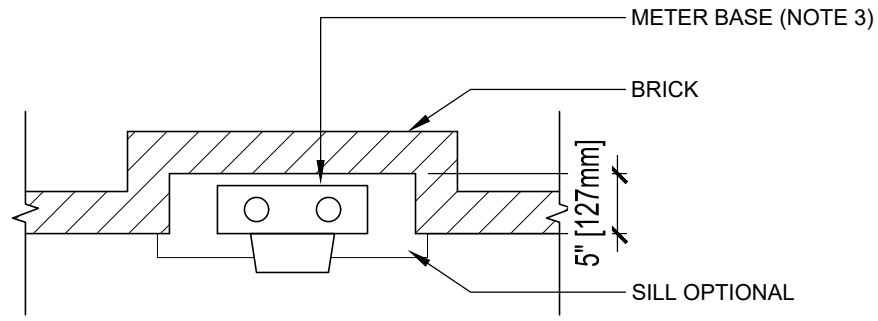
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FOR STRUCTURAL ITEMS ONLY

- * REDUCER LOCATION FOR RESIDENTIAL ONLY
- **REDUCER LOCATION FOR CONDO TOWNHOUSE
- * 50mm (2") RIGID PVC DUCT FOR RESIDENTIAL ONLY OR **75mm (3") RIGID PVC DUCT FOR CONDO TOWNHOUSE ONLY
- * BELL ENDS (AT STREET LINE) FOR RESIDENTIAL ONLY
- **TO TX FOR FOR CONDO TOWNHOUSE ONLY
- * 65mm (2-1/2") RIGID PVC DUCT FOR RESIDENTIAL ONLY OR **75mm (3") RIGID PVC FOR CONDO TOWNHOUSE ONLY
- PVC DUCT TO BE FASTENED WITH 2-HOLE GALV. STEEL STRAPS USING "TAPCON" CONCRETE OR EQUIVALANT EVERY 2 FT. FOR THE ENTIRE LENGTH OF THE FOUNDATION WALL

NOTE:
 * - RESIDENTIAL U/G SERVICE
 ** - CONDOMINIUM TOWNHOUSE SERVICE

NOTE:
 1. METER SOCKET MUST BE SECURED TO THE INSIDE WALL OF THE BOX OPENING
 2. MINIMUM 204mm CLEARANCE FOR HYDRO USE AND INCREASE SPACE REQUIRED FOR INSTALLATION OF OTHER UTILITY BOXES
 3. METER BASE BOX FACE MUST BE IN LINE WITH THE OUTSIDE BRICK WALL
 4. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED

D1 RECESSED HYDRO METER
 SCALE: 3/4" = 1'-0" PACKAGE: A1

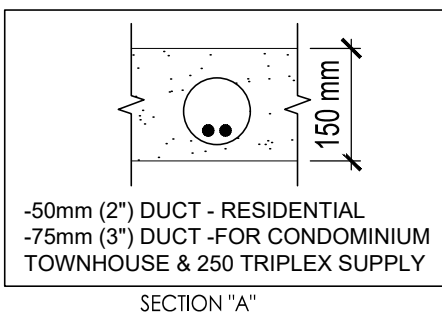
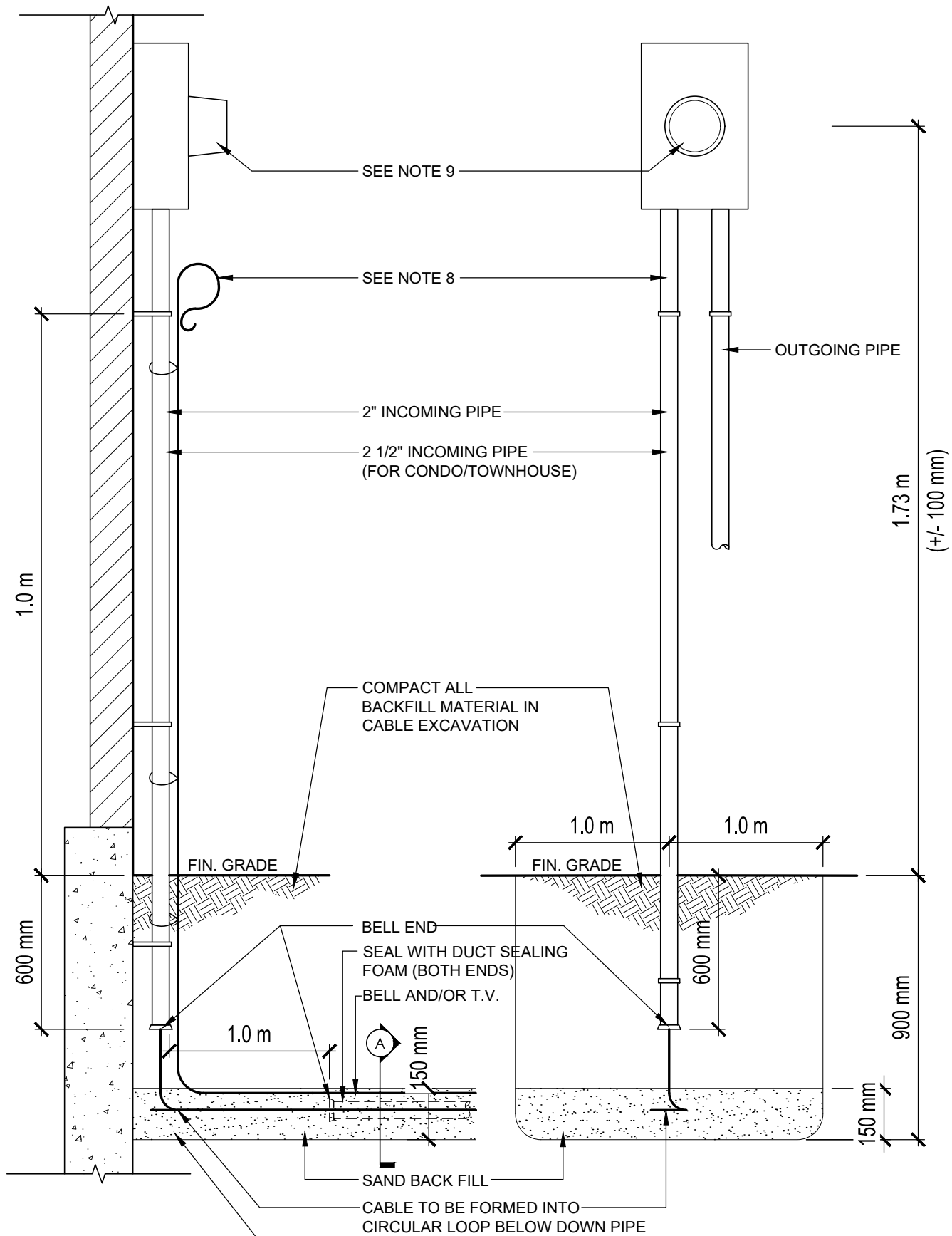
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D11

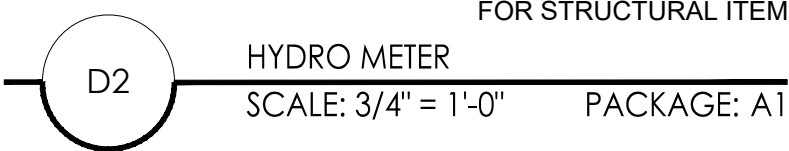


- 50mm DUCT (DIRECT BURIAL TYPE) W/ BELL ENDS
- 75mm DUCT (DIRECT BURIAL TYPE) FOR TOWN HOUSES AND CONDOMINIUM & 250 TRIPLEXES
- 100mm DUCT (DIRECT BURIAL TYPE) W/ BELL ENDS FOR ISOLATED OR ESTATE LOT RESIDENTIAL U/G SECONDARY SERVICE



NOTE:

1. METER SOCKET TO BE SECURED TO CONCRETE OR MASONRY HOUSE WALL WITH 1/4" X 1-3/4" LONG HEXHEAD TAPCON ANCHOR AND 1/4" FLAT WASHER OR 1/4" X 2" LONG LAG BOLT AND LEAD SLEEVE MINIMUM 4 ANCHORS OR LAG BOLTS TO SECURE METER SOCKET.
2. IF PRACTICAL, METER SOCKET MOUNTED TO HOUSE FRAMING WITH A 'Z' BRACKET. USE BOLTS TO SECURE METER SOCKET.
3. DOWNPIPE TO EXTEND BELOW FINISHED GRADE A MINIMUM 600mm. DOWNPIPE TO BE SECURED WITH 3 'U' CLAMPS.
4. TRENCH BELOW METER BASE TO BE WELL COMPACTED PRIOR TO PLACING SAND PADDING AND SERVICE CABLE.
5. COIL THE SERVICE CABLE AT THE BASE OF THE DOWNPIPE. LEAVE A 0.75m TAIL AT THE METER SOCKET
6. BACKFILL THE AREA BELOW THE METER BASE WITH SAND.
7. PROVIDE SUFFICIENT CABLE LOOP INSIDE METER BASE.
8. BELL AND/OR T.V. CABLE TO BE TRIMMED TO A LENGTH OF 2.0m ABOVE GROUND LEVEL AND SECURED TO VERTICAL POWER CONDUIT WITH THREE PLASTIC TIES, TWO ABOVE GRADE AND ONE BELOW AS INDICATED. CABLE TO BE LOOPED DOWNWARD TO PREVENT MOISTURE FROM ENTERING.
9. SNAPLOCK OR SCREW-ON METER SOCKET RING MUST BE AS PER HYDRO ONE BRAMPTON SPECIFICATION.



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 DATE: JANUARY-13-23

SIGNATURE:

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marketing name

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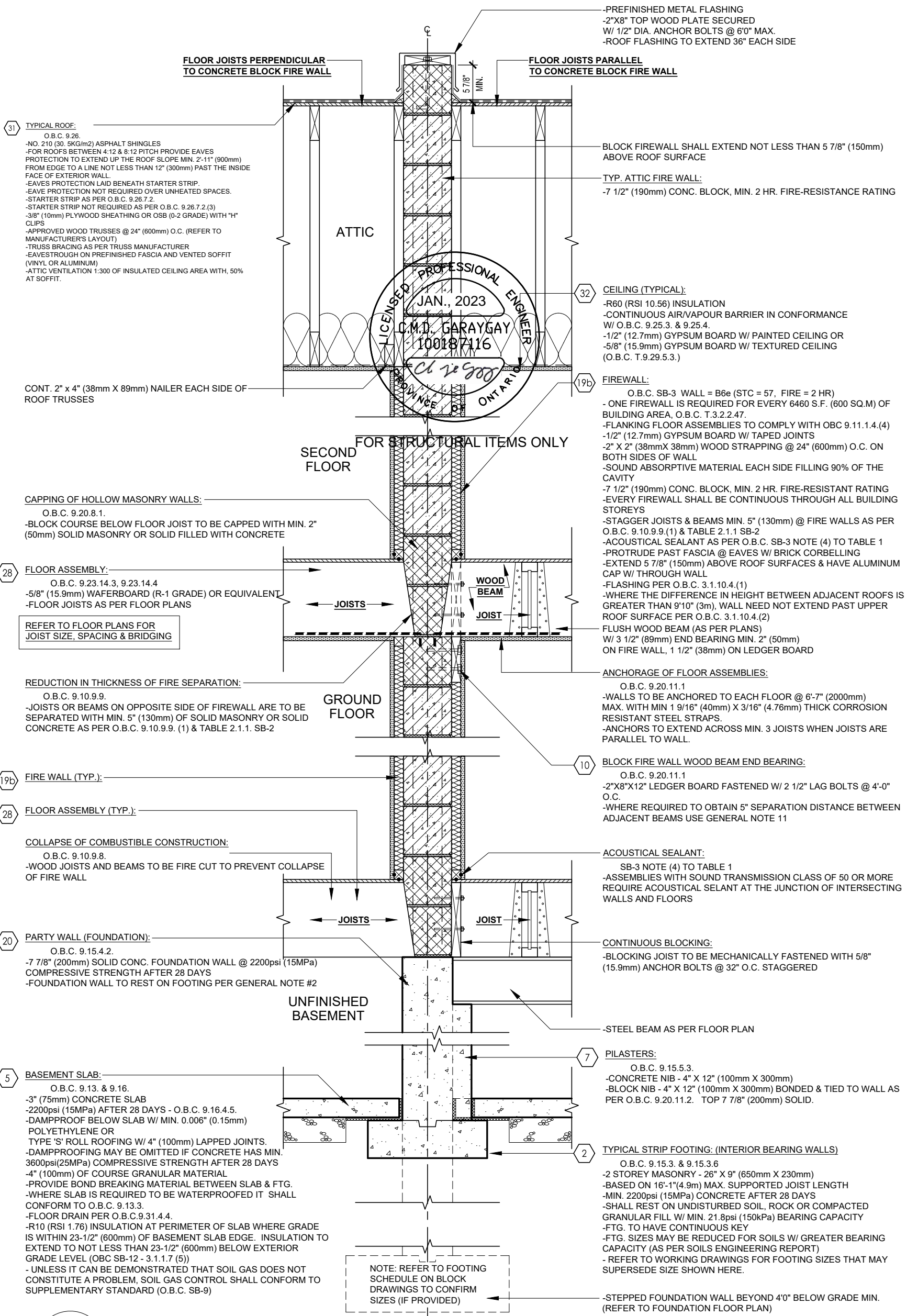
model
DETAILS

scale
3/16" = 1'0"

project #
17052

page

D12



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.
 -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.

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

CAPPING OF HOLLOW MASONRY WALLS:
 O.B.C. 9.20.8.1.
 -BLOCK COURSE BELOW FLOOR JOIST TO BE CAPPED WITH MIN. 2" (50mm) SOLID MASONRY OR SOLID FILLED WITH CONCRETE

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

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

REDUCTION IN THICKNESS OF FIRE SEPARATION:
 O.B.C. 9.10.9.9.
 -JOISTS OR BEAMS ON OPPOSITE SIDE OF FIREWALL ARE TO BE SEPARATED WITH MIN. 5" (130mm) OF SOLID MASONRY OR SOLID CONCRETE AS PER O.B.C. 9.10.9.9. (1) & TABLE 2.1.1. SB-2

19b FIRE WALL (TYP.):

28 FLOOR ASSEMBLY (TYP.):

COLLAPSE OF COMBUSTIBLE CONSTRUCTION:
 O.B.C. 9.10.9.8.
 -WOOD JOISTS AND BEAMS TO BE FIRE CUT TO PREVENT COLLAPSE OF FIRE WALL

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

5 BASEMENT SLAB:
 O.B.C. 9.13. & 9.16.
 -3" (75mm) CONCRETE SLAB
 -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
 -DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
 -DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
 -4" (100mm) OF COURSE GRANULAR MATERIAL
 -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
 -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
 -FLOOR DRAIN PER O.B.C.9.31.4.4.
 -R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
 - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

-PREFINISHED METAL FLASHING
 -2"X8" TOP WOOD PLATE SECURED W/ 1/2" DIA. ANCHOR BOLTS @ 6"0" MAX.
 -ROOF FLASHING TO EXTEND 36" EACH SIDE

FLOOR JOISTS PERPENDICULAR TO CONCRETE BLOCK FIRE WALL

FLOOR JOISTS PARALLEL TO CONCRETE BLOCK FIRE WALL

32 CEILING (TYPICAL):
 -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.)

19b FIREWALL:
 O.B.C. 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.
 -FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
 -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
 -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
 -SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
 -7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
 -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
 -PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
 -EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL
 -FLASHING PER O.B.C. 3.1.10.4.(1)
 -WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)
 -FLUSH WOOD BEAM (AS PER PLANS)
 W/ 3 1/2" (89mm) END BEARING MIN. 2" (50mm) ON FIRE WALL, 1 1/2" (38mm) ON LEDGER BOARD

ANCHORAGE OF FLOOR ASSEMBLIES:
 O.B.C. 9.20.11.1
 -WALLS TO BE ANCHORED TO EACH FLOOR @ 6'-7" (2000mm) MAX. WITH MIN 1 9/16" (40mm) X 3/16" (4.76mm) THICK CORROSION RESISTANT STEEL STRAPS.
 -ANCHORS TO EXTEND ACROSS MIN. 3 JOISTS WHEN JOISTS ARE PARALLEL TO WALL.

10 BLOCK FIRE WALL WOOD BEAM END BEARING:
 O.B.C. 9.20.11.1
 -2"X8"X12" LEDGER BOARD FASTENED W/ 2 1/2" LAG BOLTS @ 4'-0" O.C.
 -WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS USE GENERAL NOTE 11

ACOUSTICAL SEALANT:
 SB-3 NOTE (4) TO TABLE 1
 -ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

CONTINUOUS BLOCKING:
 -BLOCKING JOIST TO BE MECHANICALLY FASTENED WITH 5/8" (15.9mm) ANCHOR BOLTS @ 32" O.C. STAGGERED

-STEEL BEAM AS PER FLOOR PLAN

7 PILASTERS:
 O.B.C. 9.15.5.3.
 -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.

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)
 O.B.C. 9.15.3. & 9.15.3.6
 -2 STOREY MASONRY - 26" X 9" (650mm X 230mm)
 -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. 21.8psi (150kPa) 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 FOOTING SIZES THAT MAY SUPERSEDE SIZE SHOWN HERE.

-STEPPED FOUNDATION WALL BEYOND 4'0" BELOW GRADE MIN. (REFER TO FOUNDATION FLOOR PLAN)

19b-1 BLOCK FIRE WALL - 2 STOREY - DOUBLE GABLE END TRUSS ATTIC
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=50

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client
Tice River Homes

location
Ayr

marketing name

RN DESIGN

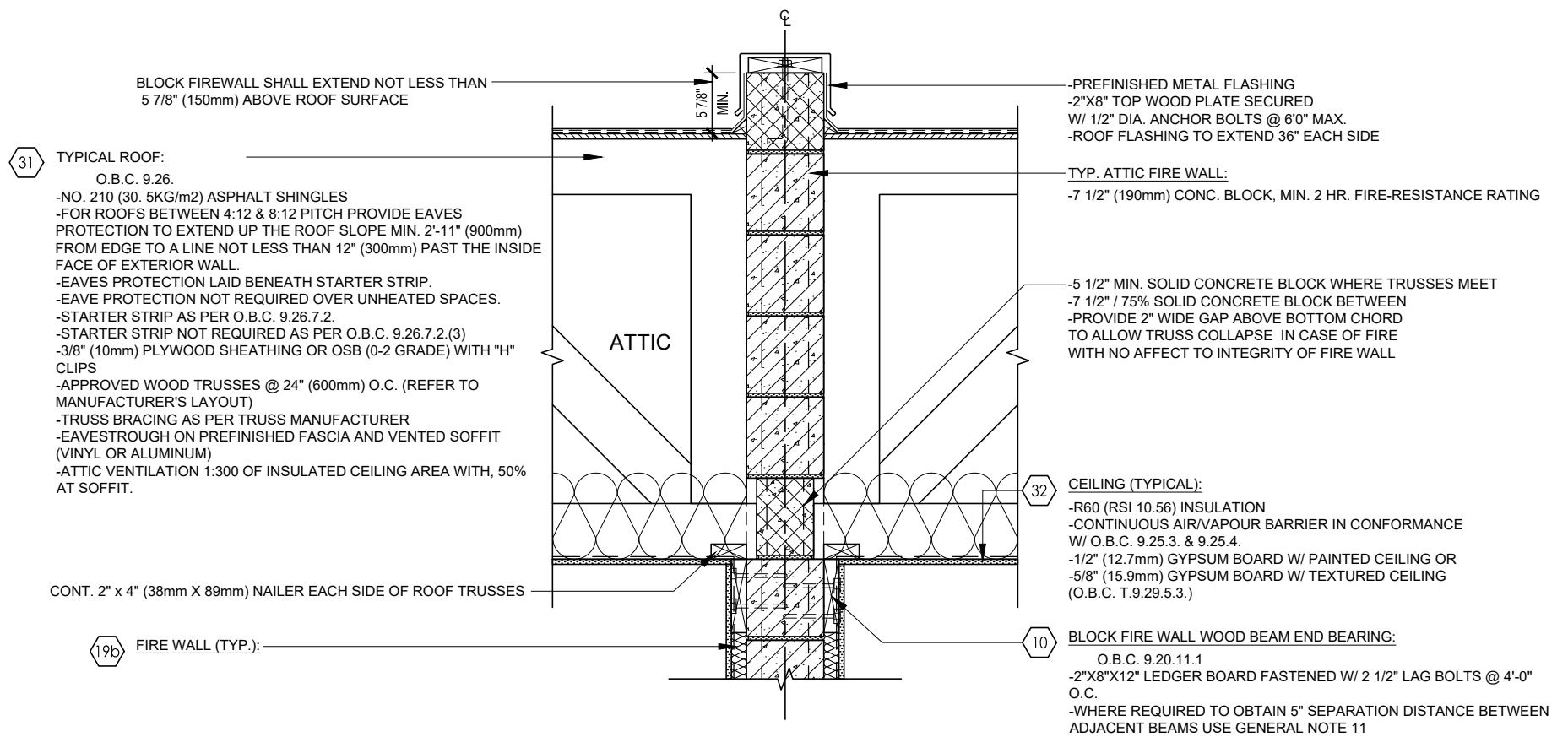
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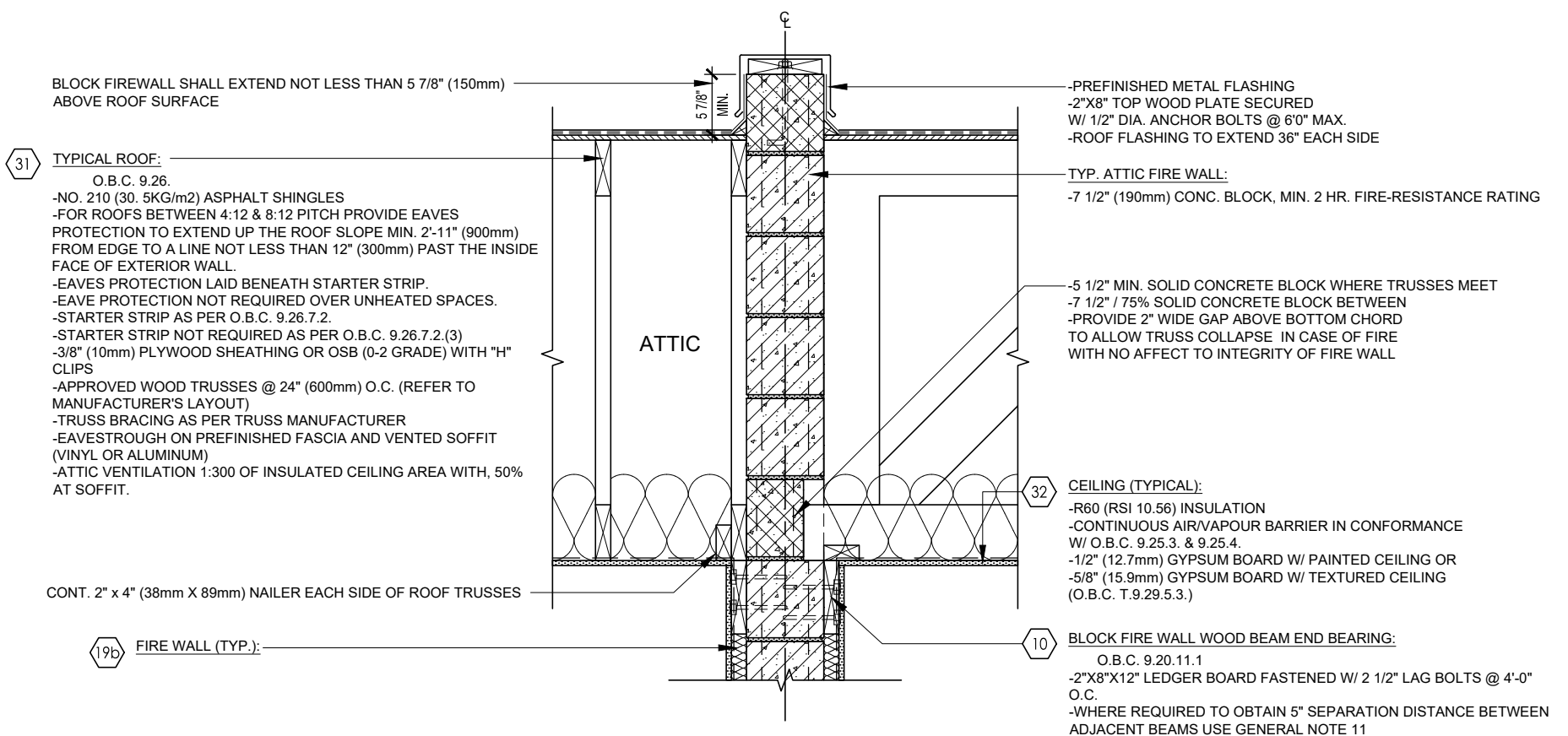
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19b-2 BLOCK FIRE WALL - PERPENDICULAR TRUSSES
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



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19b-3 BLOCK FIRE WALL - ALTERNATE DIRECTION TRUSSES
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A

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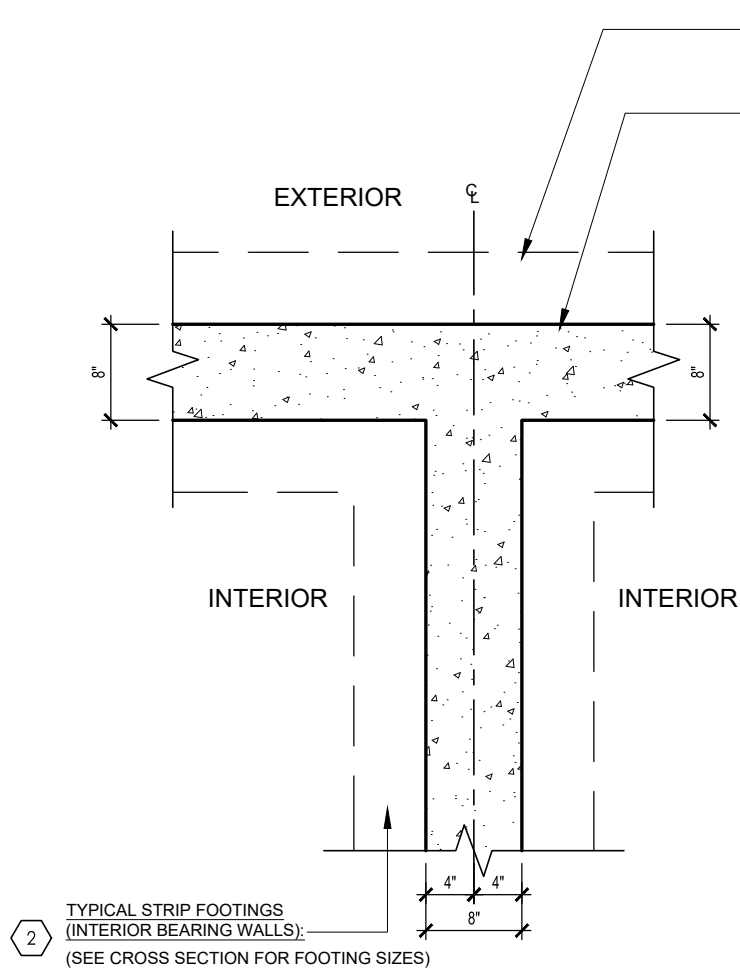


model
DETAILS

scale
3/16" = 1'0"

project #
17052

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D14



1 TYPICAL STRIP FOOTINGS (EXTERIOR WALLS):
(SEE CROSS SECTION FOR FOOTING SIZES)

14 FOUNDATION WALL (TYPICAL):
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. - T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 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
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

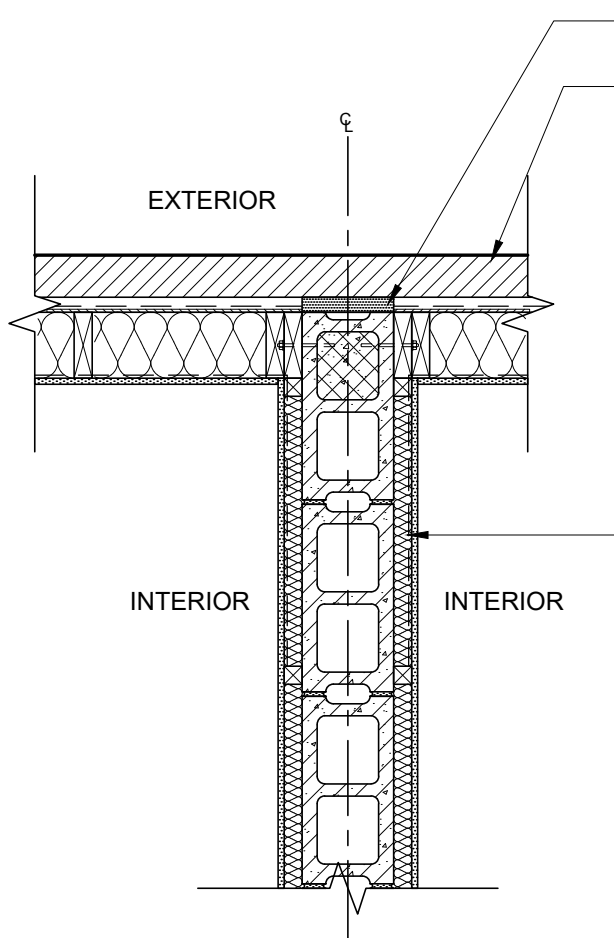
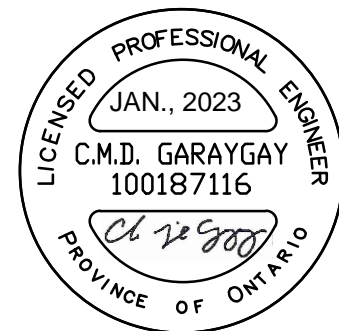
DAMP-PROOFING & WATER-PROOFING:

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

19b-4

BLOCK FIRE WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50



MORTAR JOINT

16 BRICK VENEER CONSTRUCTION (TYPICAL):
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

19b FIREWALL:
O.B.C. 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.
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mm X 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-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
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL
-FLASHING PER O.B.C. 3.1.10.4.(1)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

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19b-5

BLOCK FIRE WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50

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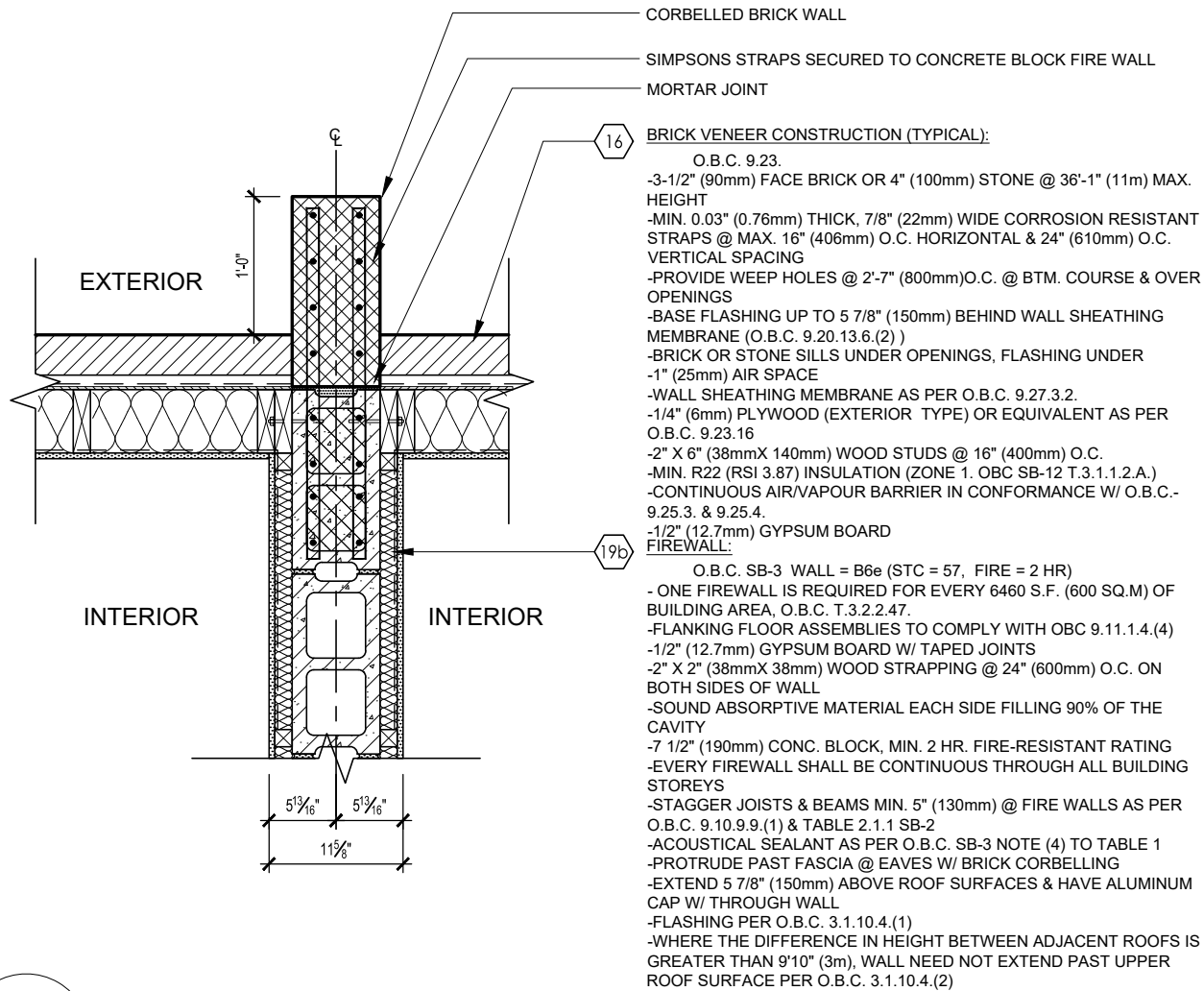
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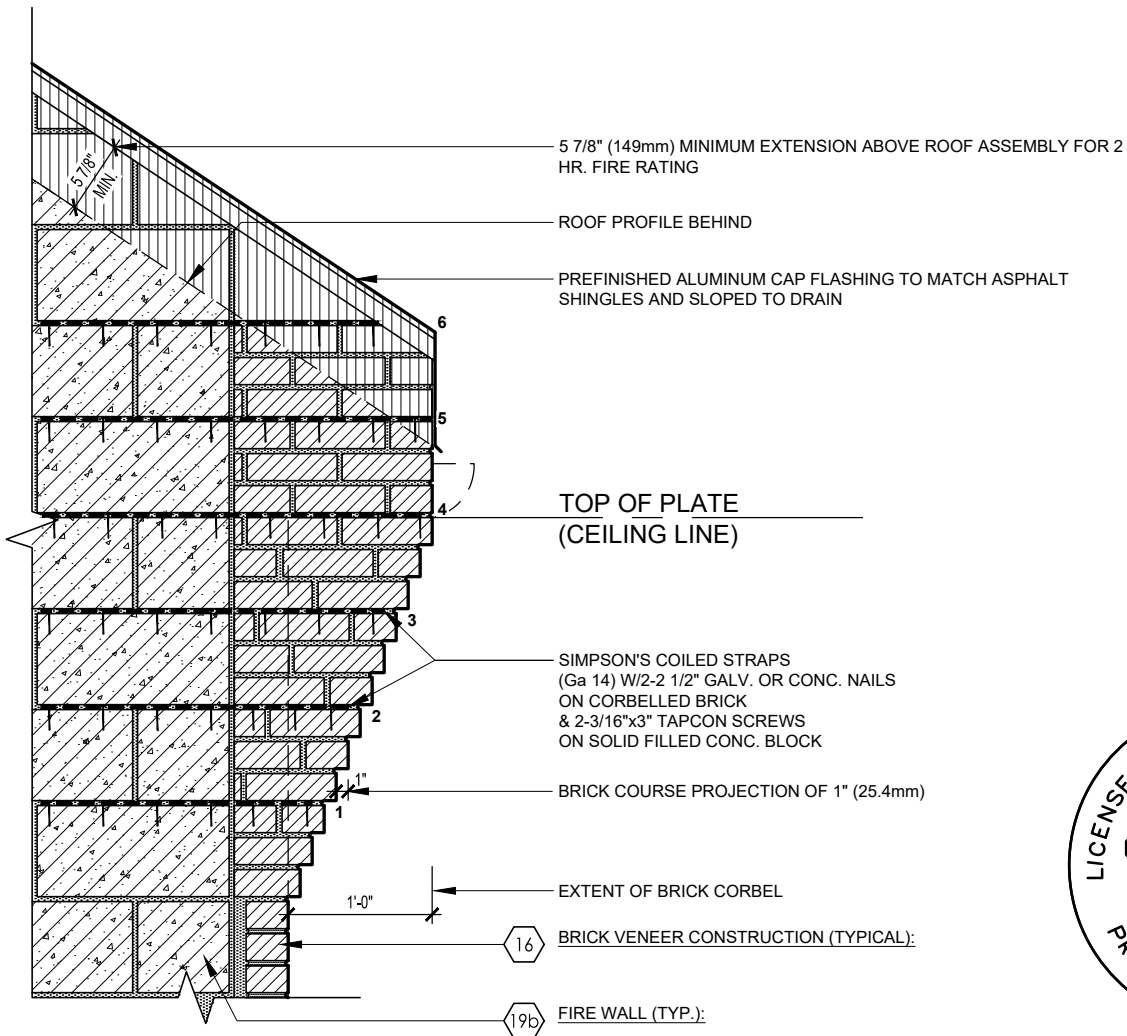
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19b-6

BLOCK FIRE WALL - EXTERIOR FLUSH (BRICK VENEER) @ CORBEL

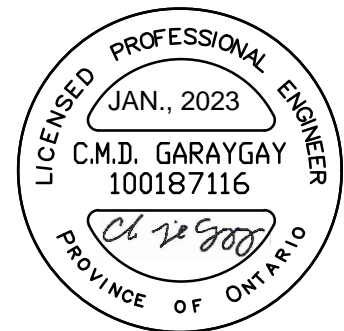
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 MINIMUM REQUIREMENTS: FRR=2 HR STC=50



19b-7

BLOCK FIRE WALL @ BRICK CORBEL

SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=50



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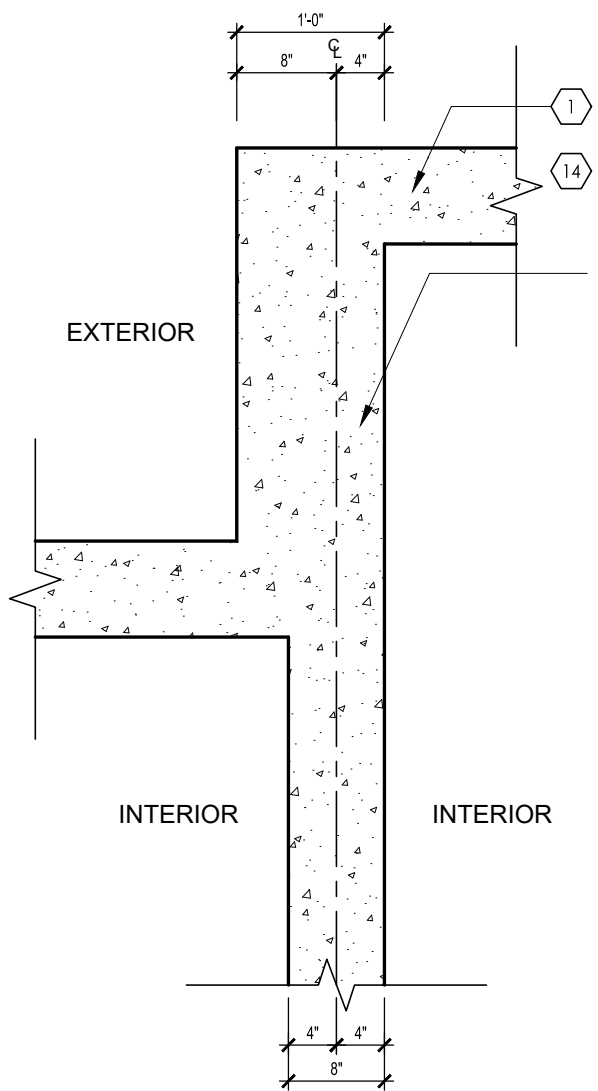
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model **DETAILS**

scale **3/16" = 1'0"** project # **17052**

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1 TYPICAL STRIP FOOTINGS (EXTERIOR WALLS):
(SEE CROSS SECTION FOR FOOTING SIZES)

14 FOUNDATION WALL (TYPICAL):

- 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. - T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
- INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 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
- BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

- O.B.C. 9.15.4.7.
- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMP-PROOFING & WATER-PROOFING:

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

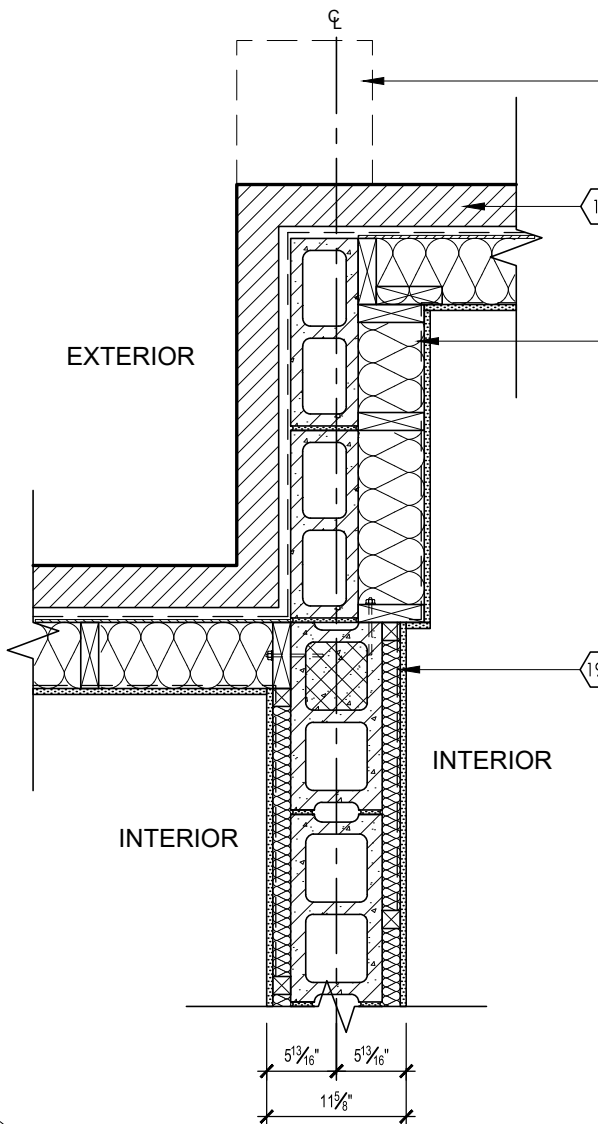
19b-8

BLOCK FIRE WALL - EXTERIOR JOG (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50



FOR STRUCTURAL ITEMS ONLY



CORBELLED BRICK WALL ABOVE (IF REQ'D)
- REFER TO DETAIL 19b-7

16 BRICK VENEER CONSTRUCTION (TYPICAL):

- 6" BLOCK FIREWALL:
- 3 1/2" BRICK
 - 1" AIRSPACE
 - 5 1/2" BLOCK (75 % SOLID) FIRE PERFORMANCE RATING 2 HRS. UNDER O.C.B.A.
 - 2"X6" (38mmx140mm) WOOD STUDS @16" (400mm) O.C.
 - MIN. R22 (RSI 3.87) INSULATION
 - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH OBC-9.25.3 & 9.25.4 FOR FLOOR ABOVE
 - 1/2" DRYWALL (TAPE AND SEAL ALL JOINTS GAS TIGHT IN CONFORMANCE W/ OBC-A-9.10.9.16.(3))

19b FIREWALL:

- O.B.C. 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.
- FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
- SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
- 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
- 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
- PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
- EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL
- FLASHING PER O.B.C. 3.1.10.4.(1)
- WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

19b-9

BLOCK FIRE WALL - EXTERIOR JOG (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

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Tice River Homes

project
Legacy

location
Ayr

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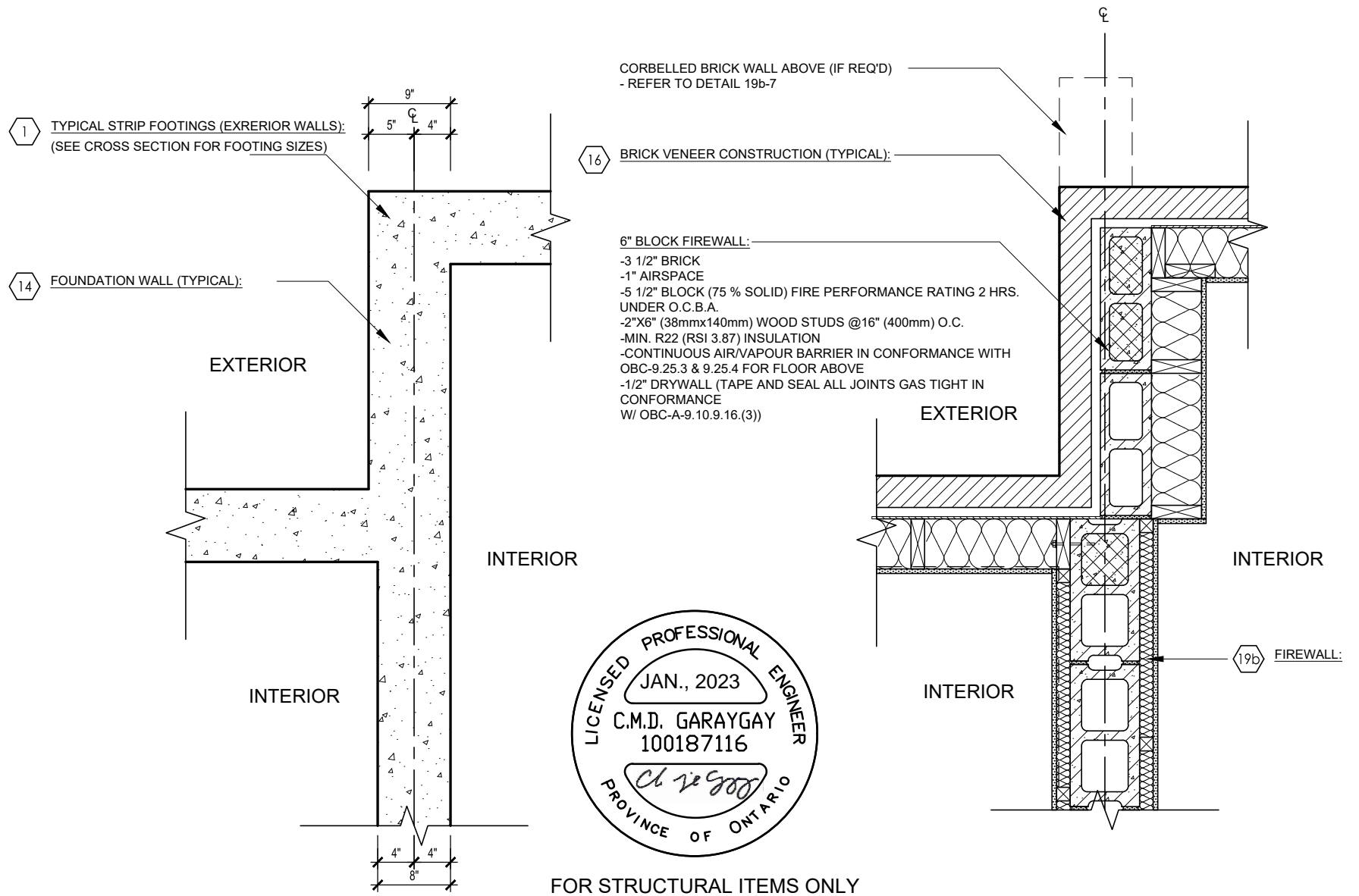
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19b-10

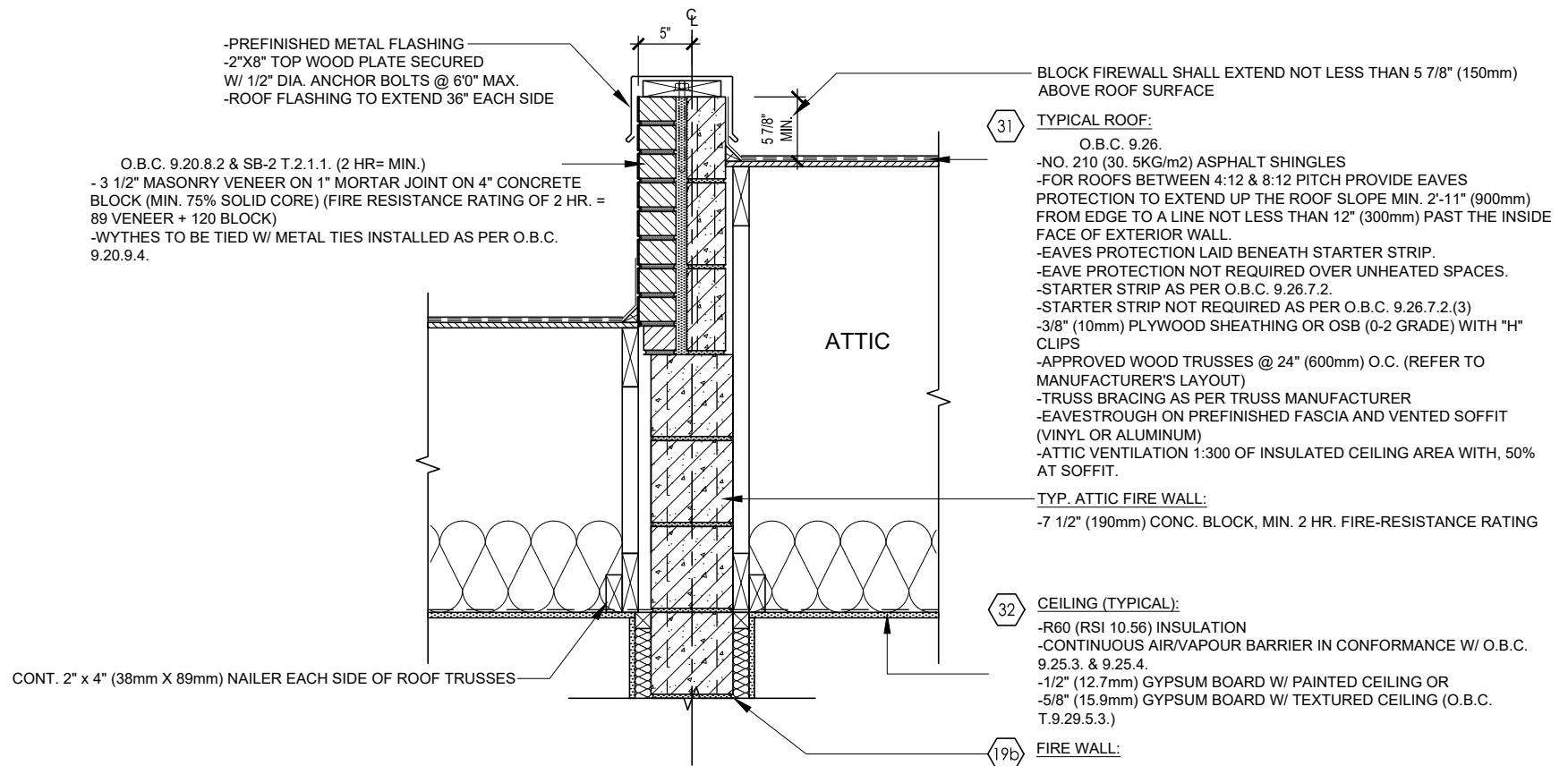
BLOCK FIRE WALL - EXTERIOR JOG
(BRICK VENEER) @ BRICK CORBEL

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50

19b-11

BLOCK FIRE WALL - EXTERIOR JOG
(BRICK VENEER) @ BRICK CORBEL

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50



19b-12

BLOCK FIRE WALL - STAGGERED @ TRUSS ATTIC

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=50

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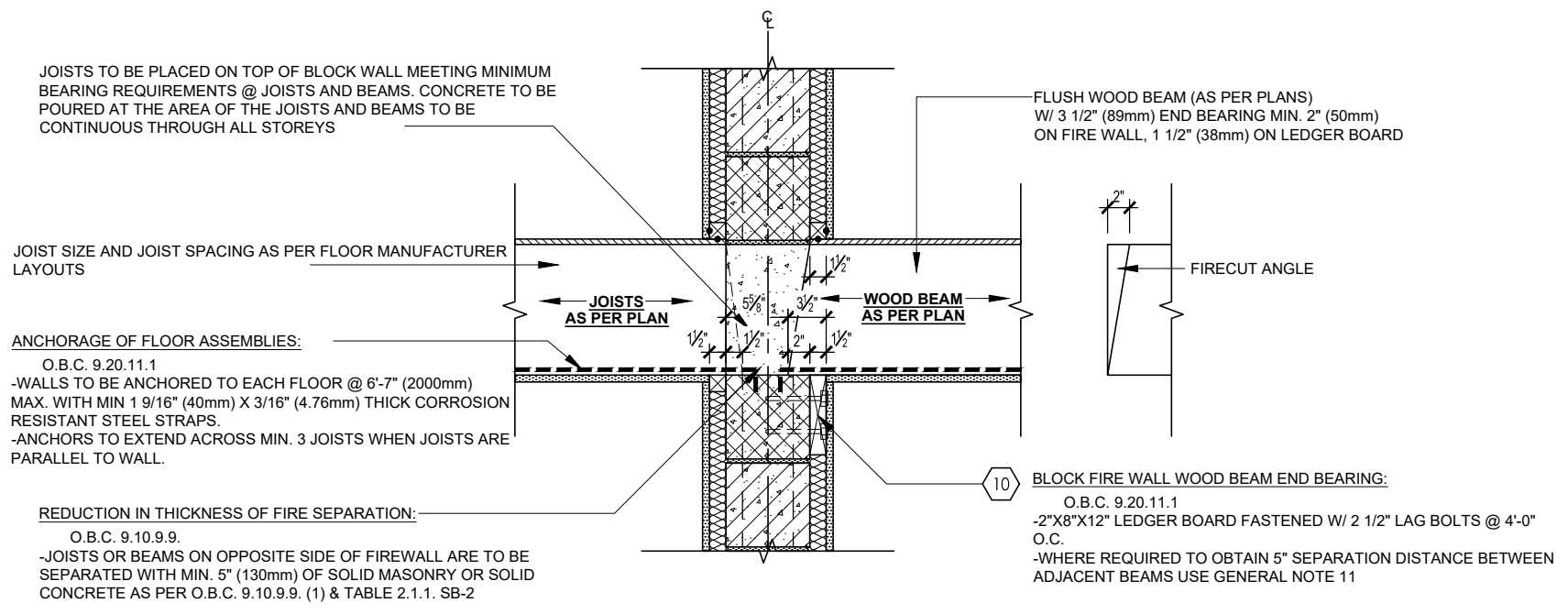
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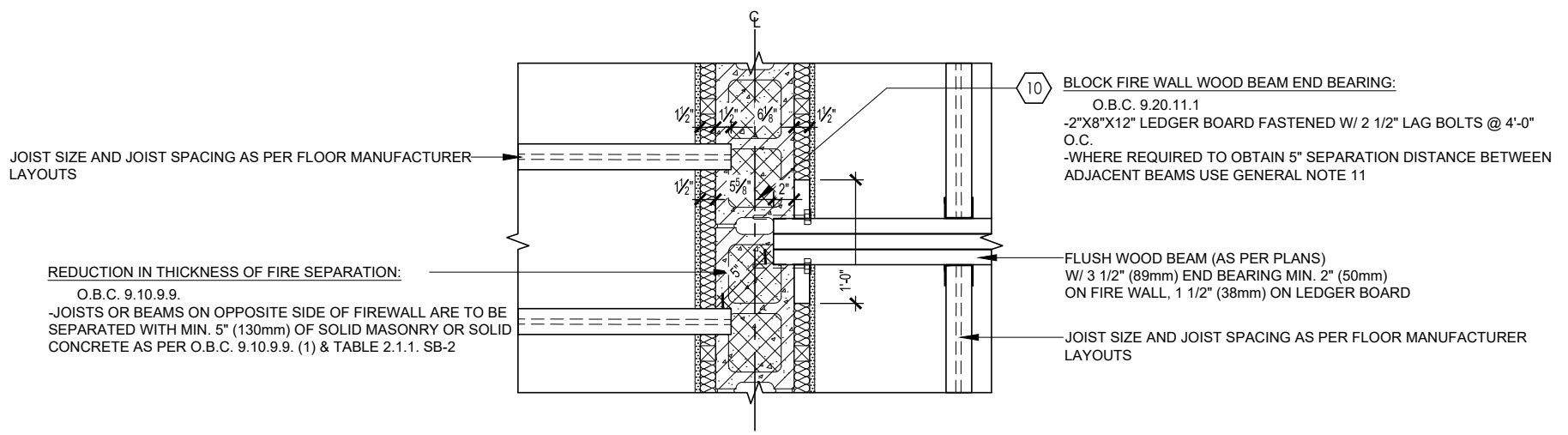


19b-16

BLOCK FIRE WALL @ BEARING OF BEAMS & STAGGERED JOISTS
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



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19b-17

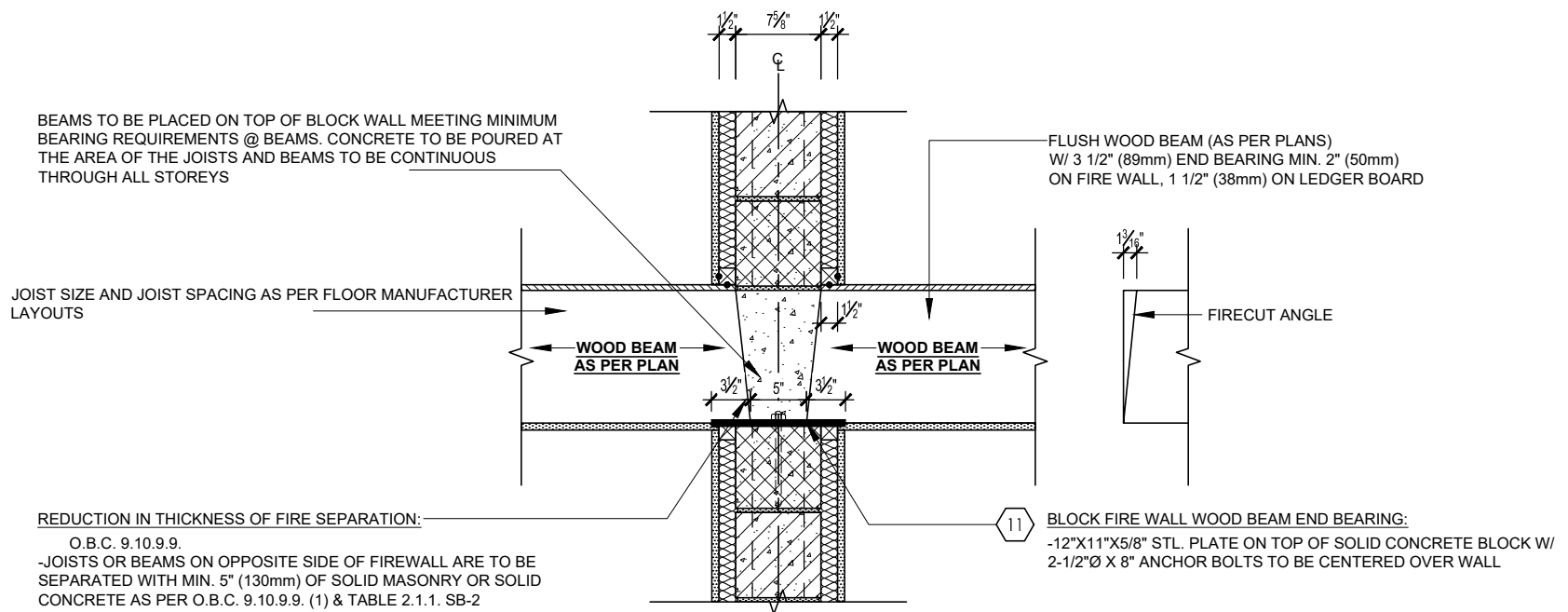
BLOCK FIRE WALL @ BEARING OF BEAMS & STAGGERED JOISTS (PLAN VIEW)
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A

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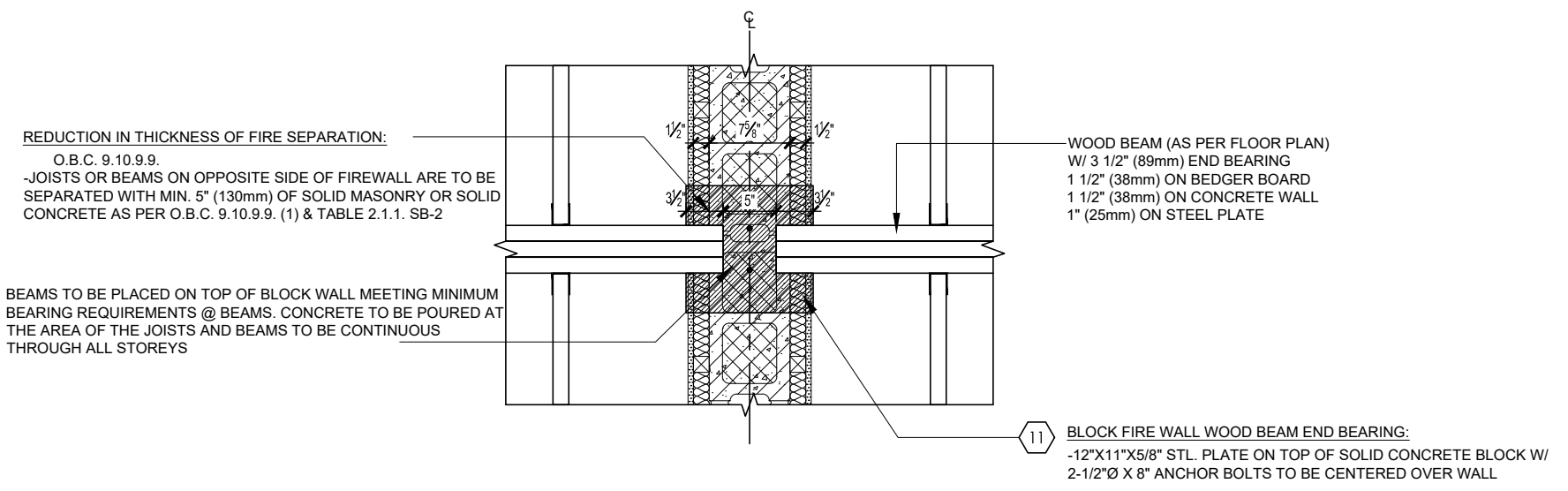
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 project #
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19b-18 BLOCK FIRE WALL @ BEARING OF BEAMS
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



19b-19 BLOCK FIRE WALL @ BEARING OF BEAMS TO BEAM
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



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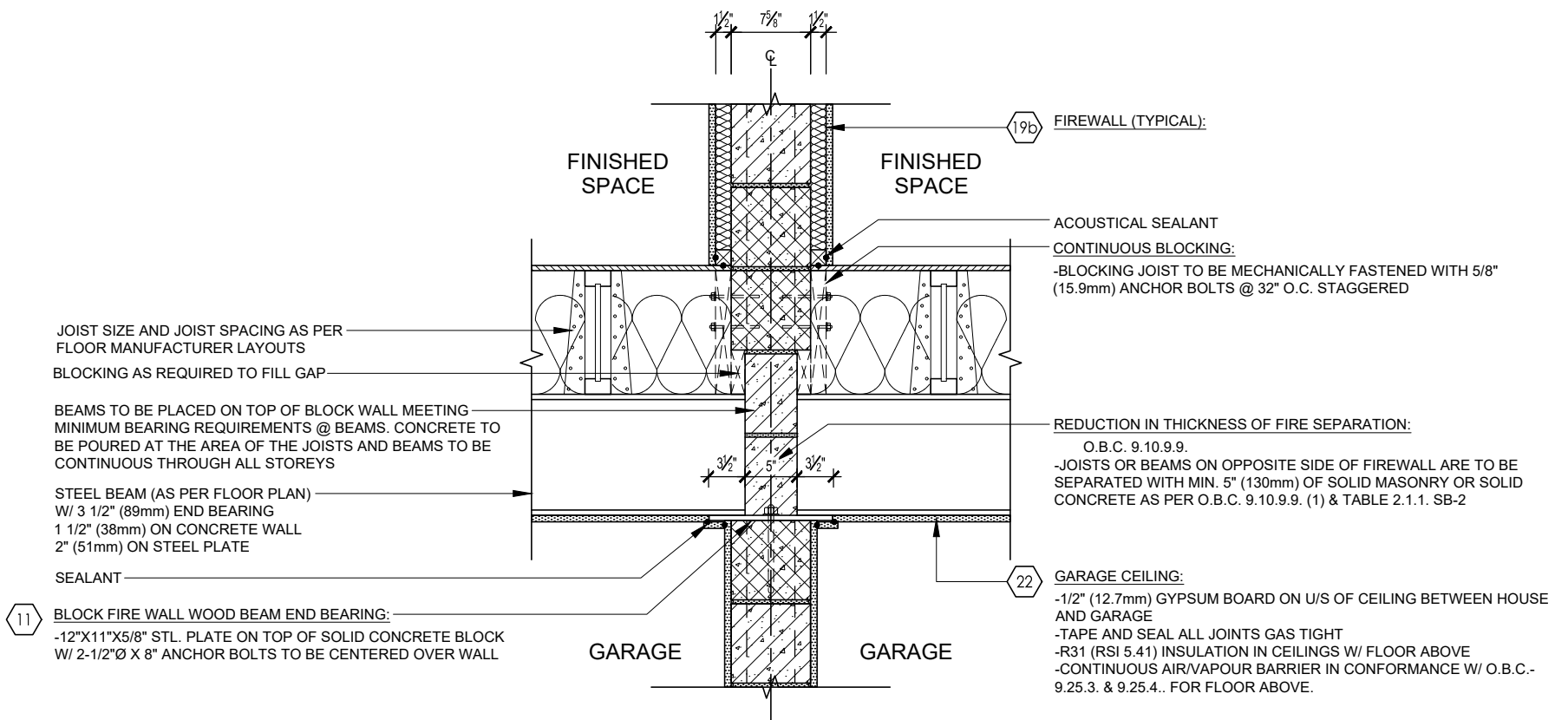
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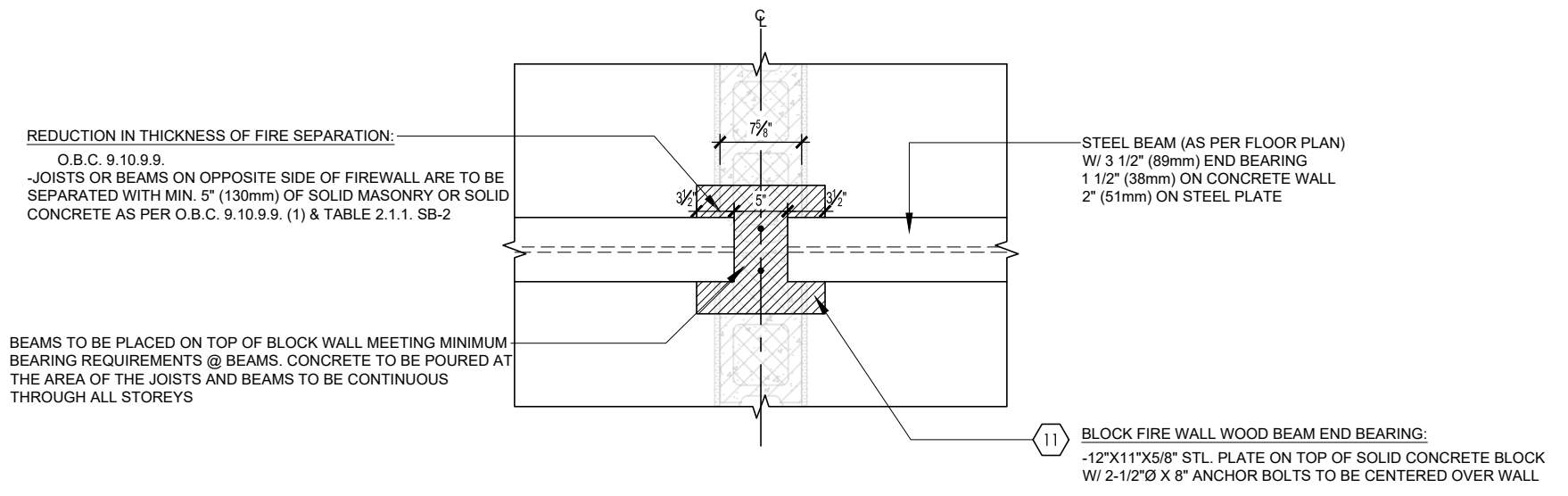
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19b-21 BLOCK FIRE WALL @ BEARING OF STEEL BEAMS (GARAGE)
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



FOR STRUCTURAL ITEMS ONLY



19b-22 BLOCK FIRE WALL @ BEARING OF STEEL BEAMS (GARAGE) (PLAN VIEW)
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A

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 FIRM BCIN: 26995
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project	Legacy				marketing name				
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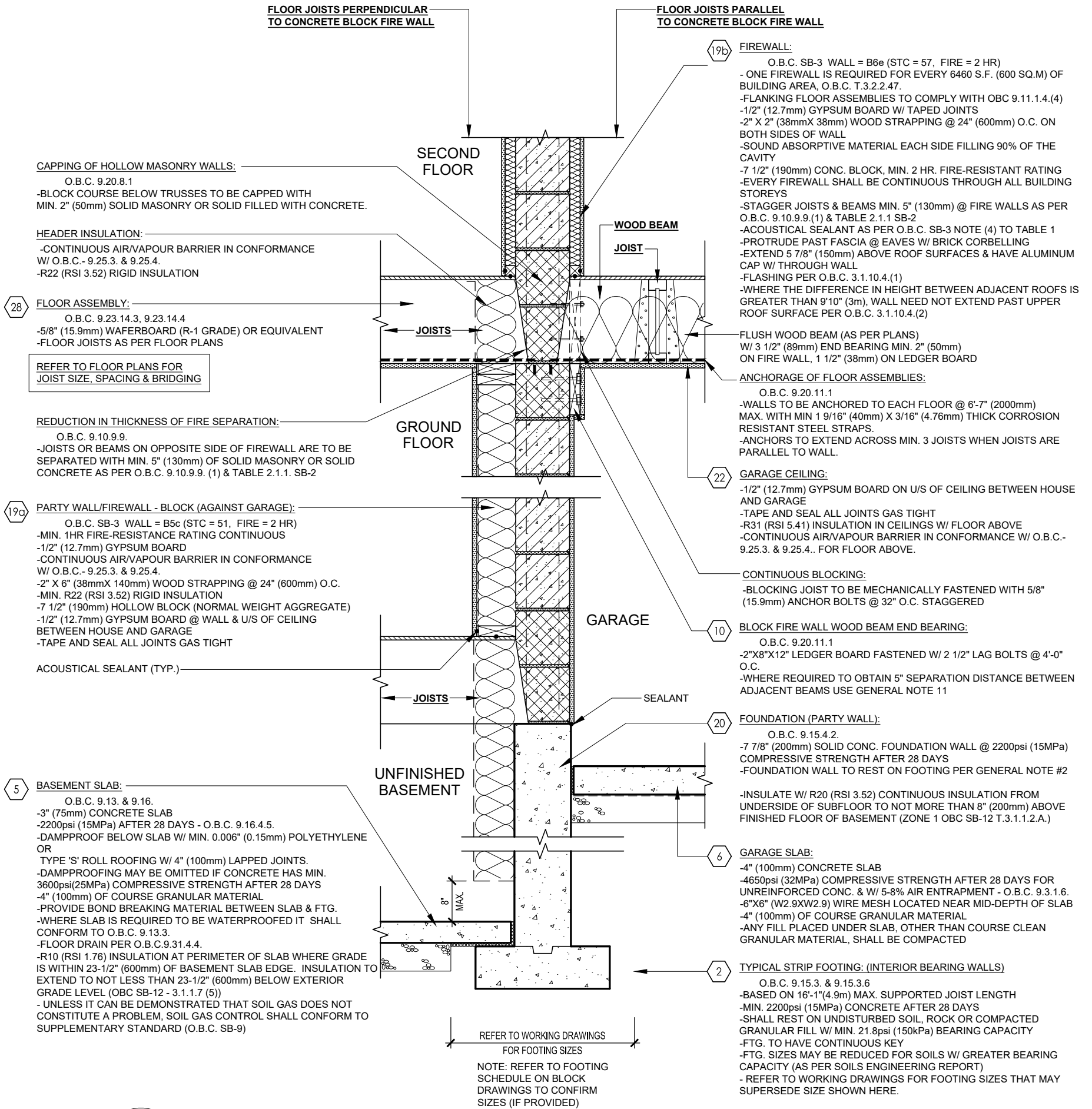


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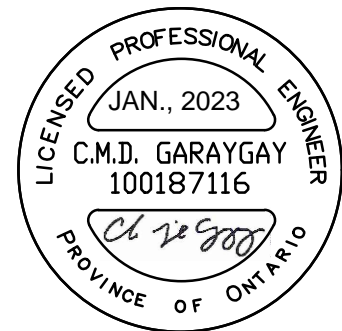
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19b-23

BLOCK FIRE WALL - BETWEEN GARAGE & LIVEABLE SPACE

SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=50



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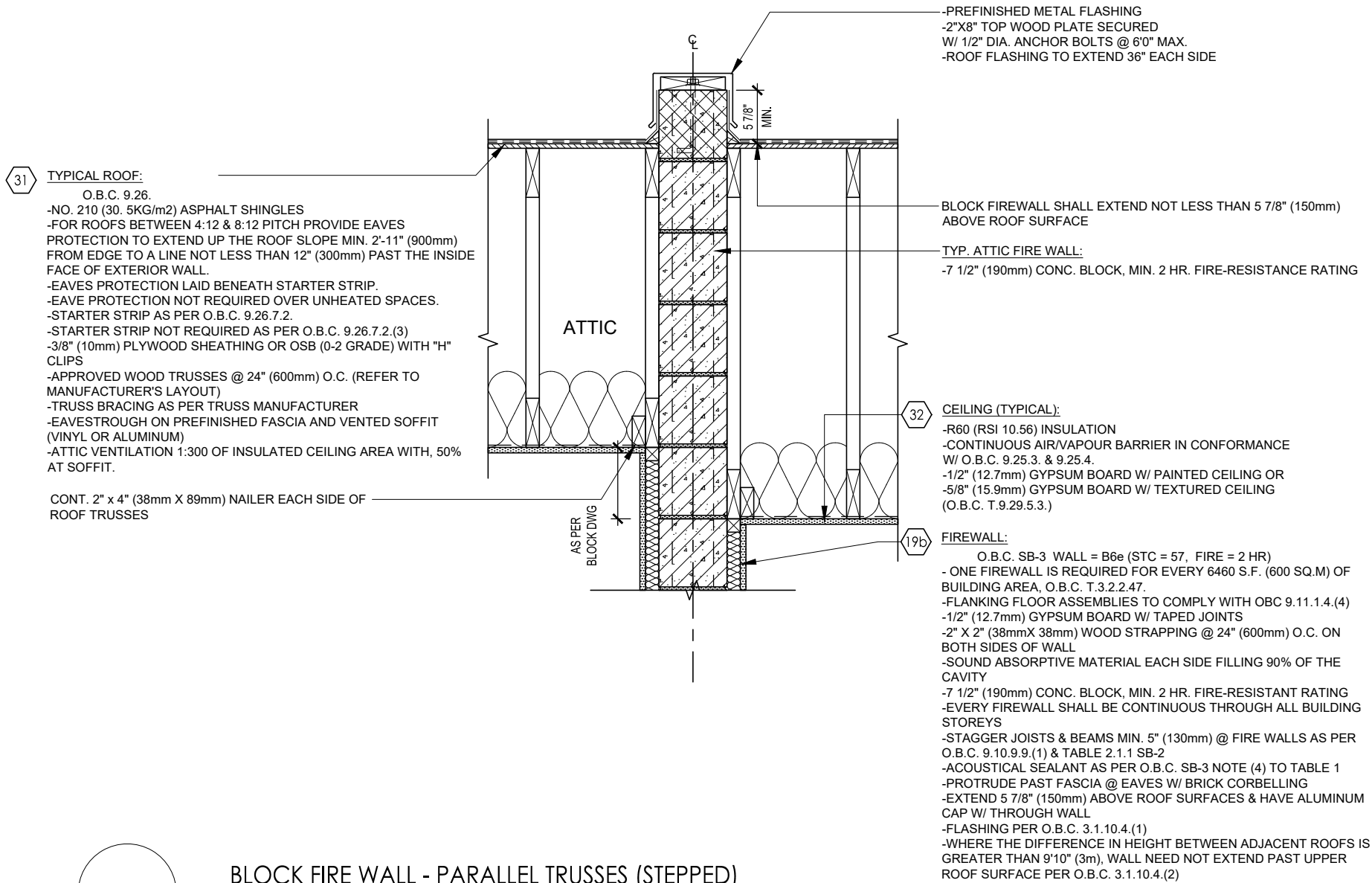
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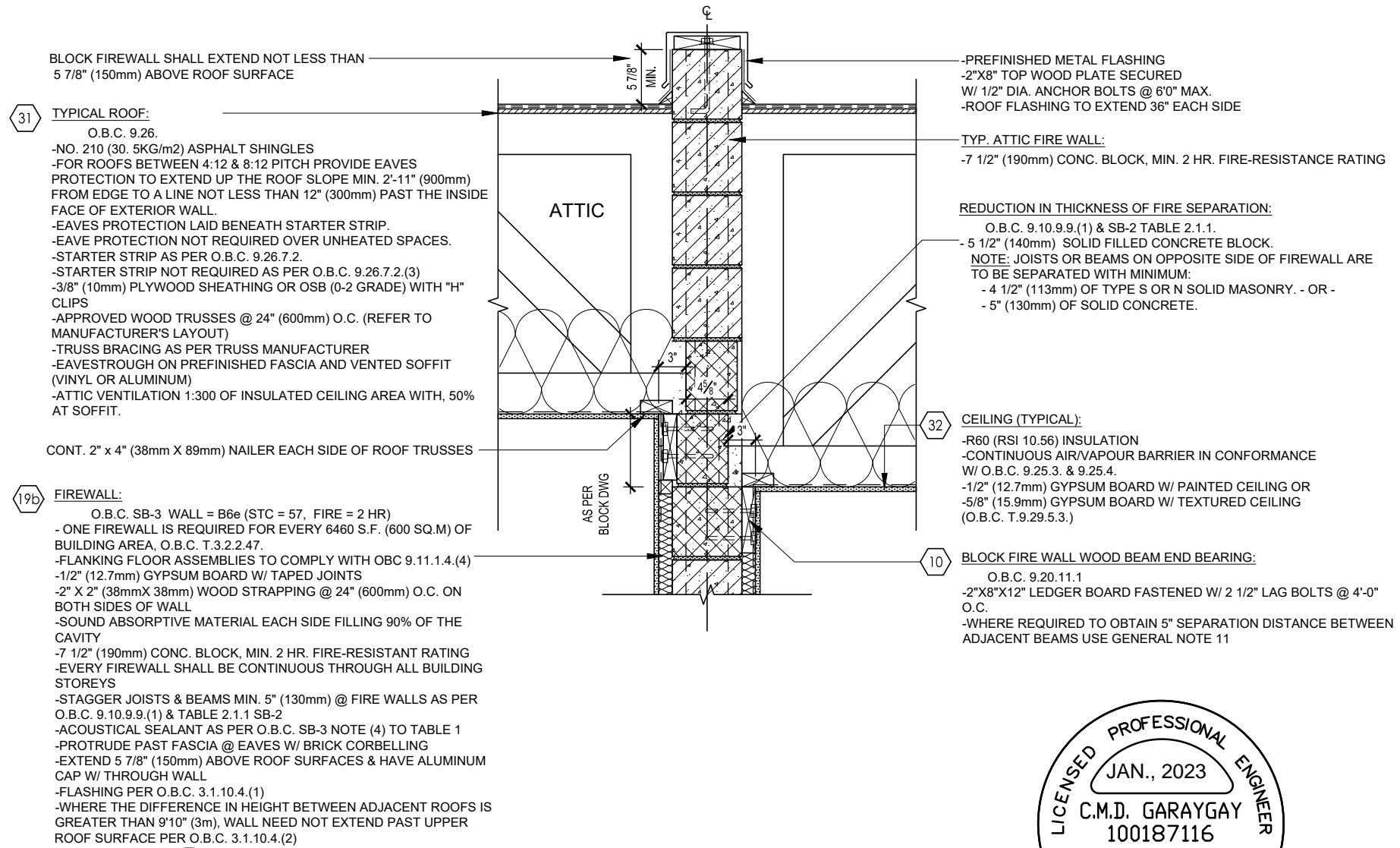
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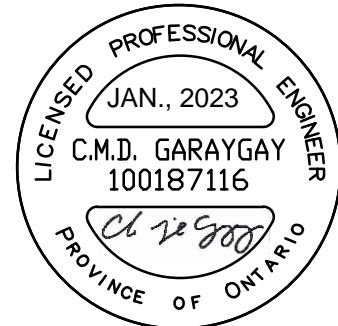
19b-24

BLOCK FIRE WALL - PARALLEL TRUSSES (STEPPED)
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=50



19b-25

BLOCK FIRE WALL - PERPENDICULAR TRUSSES (STEPPED)
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



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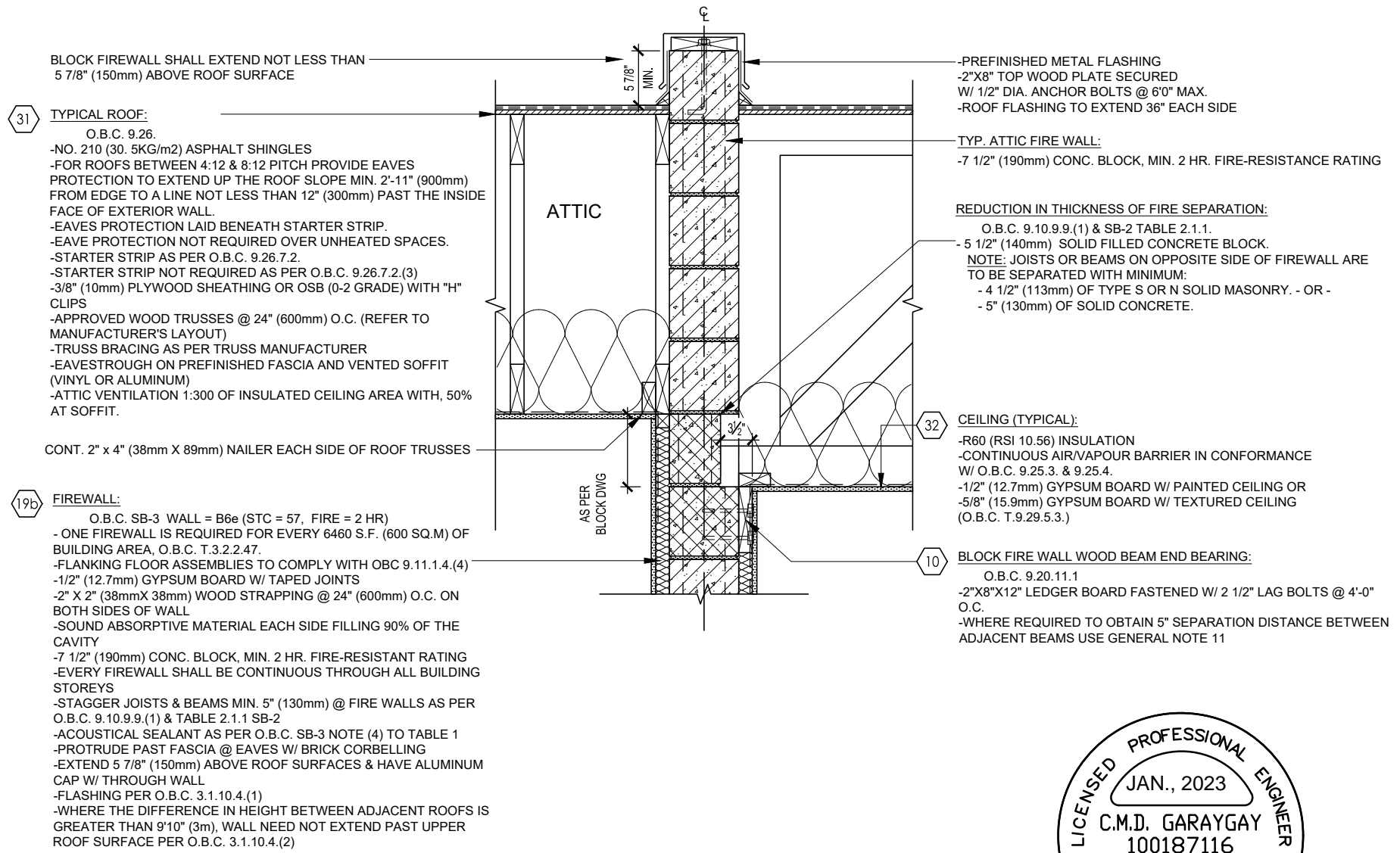
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31 TYPICAL ROOF:

- 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.
- 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.

19b FIREWALL:

- O.B.C. 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.
- FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
- SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
- 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
- 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
- PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
- EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL
- FLASHING PER O.B.C. 3.1.10.4.(1)
- WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

- PREFINISHED METAL FLASHING
- 2"X8" TOP WOOD PLATE SECURED W/ 1/2" DIA. ANCHOR BOLTS @ 6'0" MAX.
- ROOF FLASHING TO EXTEND 36" EACH SIDE

TYP. ATTIC FIRE WALL:

- 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANCE RATING

REDUCTION IN THICKNESS OF FIRE SEPARATION:

- O.B.C. 9.10.9.9.(1) & SB-2 TABLE 2.1.1.
- 5 1/2" (140mm) SOLID FILLED CONCRETE BLOCK.
- NOTE: JOISTS OR BEAMS ON OPPOSITE SIDE OF FIREWALL ARE TO BE SEPARATED WITH MINIMUM:
- 4 1/2" (113mm) OF TYPE S OR N SOLID MASONRY. - OR -
- 5" (130mm) OF SOLID CONCRETE.

CEILING (TYPICAL):

- 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.)

BLOCK FIRE WALL WOOD BEAM END BEARING:

- O.B.C. 9.20.11.1
- 2"X8"X12" LEDGER BOARD FASTENED W/ 2 1/2" LAG BOLTS @ 4'-0" O.C.
- WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS USE GENERAL NOTE 11

19b-26

BLOCK FIRE WALL - ALTERNATE DIRECTION TRUSSES (STEPPED)

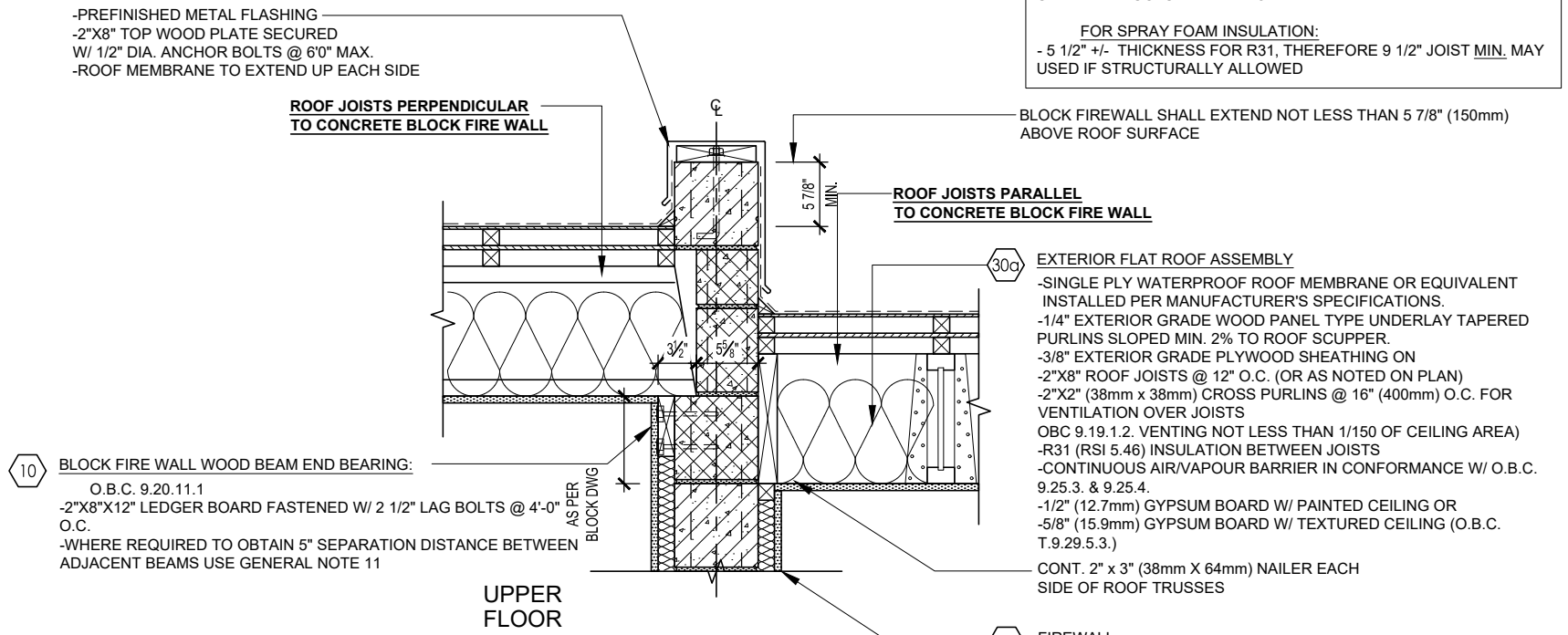
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NOTE ON JOIST DEPTH + INSULATION:

- FOR BATT INSULATION:**
- 9 1/2" +/- THICKNESS FOR R31, THEREFORE 11 7/8" JOIST MIN. MAY USED IF STRUCTURALLY ALLOWED
- FOR SPRAY FOAM INSULATION:**
- 5 1/2" +/- THICKNESS FOR R31, THEREFORE 9 1/2" JOIST MIN. MAY USED IF STRUCTURALLY ALLOWED



10 BLOCK FIRE WALL WOOD BEAM END BEARING:

- O.B.C. 9.20.11.1
- 2"X8"X12" LEDGER BOARD FASTENED W/ 2 1/2" LAG BOLTS @ 4'-0" O.C.
- WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS USE GENERAL NOTE 11

30a EXTERIOR FLAT ROOF ASSEMBLY

- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- 2"X2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
- R31 (RSI 5.46) INSULATION BETWEEN JOISTS
- 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.)
- CONT. 2" x 3" (38mm X 64mm) NAILER EACH SIDE OF ROOF TRUSSES

19b FIREWALL:

- O.B.C. 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.
- FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
- SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
- 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
- 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
- PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
- EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL
- FLASHING PER O.B.C. 3.1.10.4.(1)
- WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

19b-27

BLOCK FIRE WALL - FLAT ROOF TRUSSES (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23

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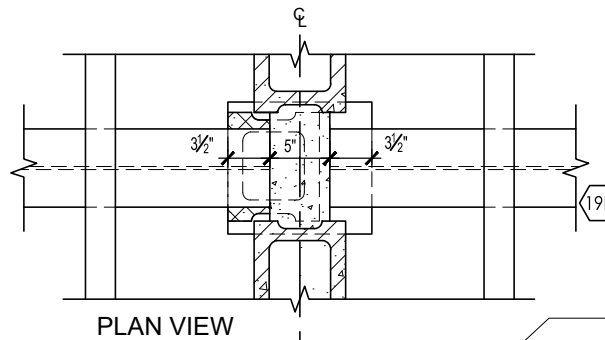
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project	Legacy				marketing name				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD					
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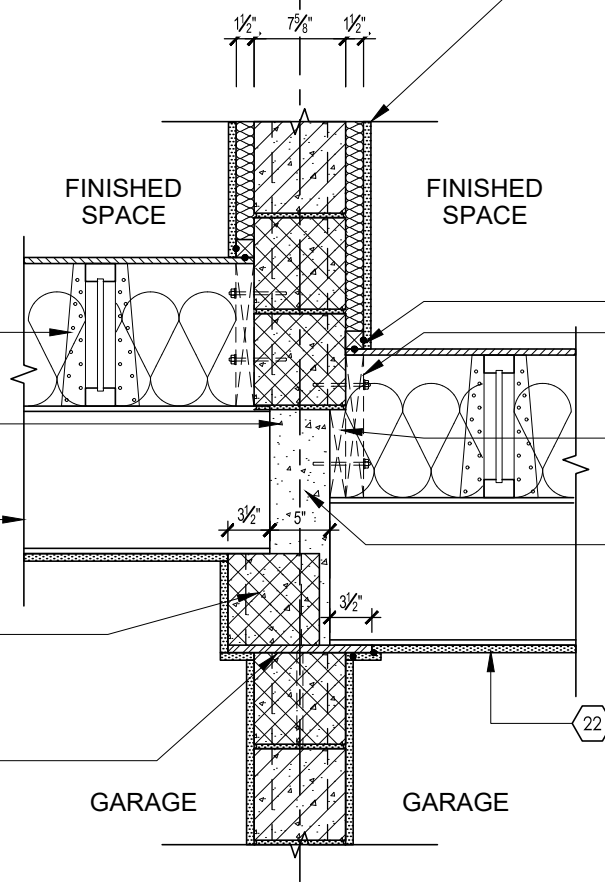
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FIREWALL:

- O.B.C. 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.
- FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
- SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
- 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
- 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
- PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
- EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL
- FLASHING PER O.B.C. 3.1.10.4.(1)
- WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)
- ACOUSTICAL SEALANT



JOIST SIZE AND JOIST SPACING AS PER FLOOR MANUFACTURER LAYOUTS

BEAMS TO BE PLACED ON TOP OF BLOCK WALL MEETING MINIMUM BEARING REQUIREMENTS @ BEAMS. CONCRETE TO BE POURED AT THE AREA OF THE JOISTS AND BEAMS TO BE CONTINUOUS THROUGH ALL STOREYS

STEEL BEAM (AS PER FLOOR PLAN) W/ 3 1/2" (89mm) END BEARING 1 1/2" (38mm) ON CONCRETE WALL 2" (51mm) ON STEEL PLATE

7 1/2" (190mm) SOLID FILLED CONCRETE BLOCK

CONTINUOUS BLOCKING:

- BLOCKING JOIST TO BE MECHANICALLY FASTENED WITH 5/8" (15.9mm) ANCHOR BOLTS @ 32" O.C. STAGGERED

BLOCKING AS REQUIRED TO FILL GAP

REDUCTION IN THICKNESS OF FIRE SEPARATION:

- O.B.C. 9.10.9.9.(1) & SB-2 TABLE 2.1.1.
- 5 1/2" (140mm) SOLID FILLED CONCRETE BLOCK.
- NOTE: JOISTS OR BEAMS ON OPPOSITE SIDE OF FIREWALL ARE TO BE SEPARATED WITH MINIMUM:
 - 4 1/2" (113mm) OF TYPE S OR N SOLID MASONRY. - OR -
 - 5" (130mm) OF SOLID CONCRETE.

GARAGE CEILING:

- 1/2" (12.7mm) GYPSUM BOARD ON U/S OF CEILING BETWEEN HOUSE AND GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- 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.

11 BLOCK FIRE WALL WOOD BEAM END BEARING:
-12"X11"X5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK W/ 2-1/2"Ø X 8" ANCHOR BOLTS TO BE CENTERED OVER WALL

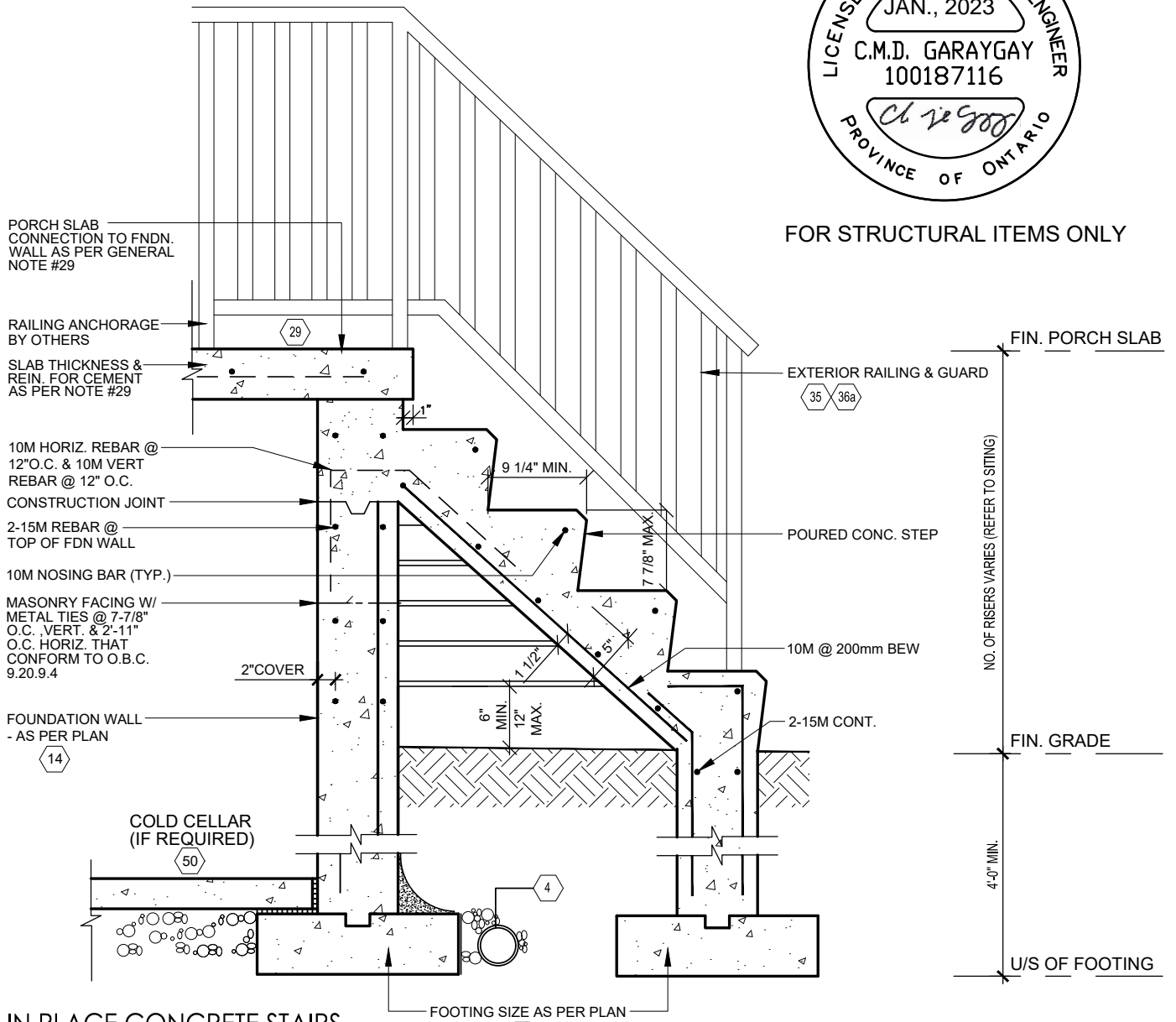
19b-30

BLOCK FIRE WALL @ BEARING OF STEEL BEAMS (GARAGE STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=2 HR STC=N/A



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D-1

POURED IN PLACE CONCRETE STAIRS

SCALE: 3/4" = 1'-0" PACKAGE: n/a
MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A

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FLOOR JOISTS PERPENDICULAR TO WOOD STUD PARTY WALL

FLOOR JOISTS PARALLEL TO WOOD STUD PARTY WALL

- 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.
 - 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.

- ATTIC PARTY WALL:
-MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
-STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
-5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
-5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

- 32 CEILING (TYPICAL):
-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.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

- 21 PARTY WALL - WOOD STUD (TYPICAL):

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

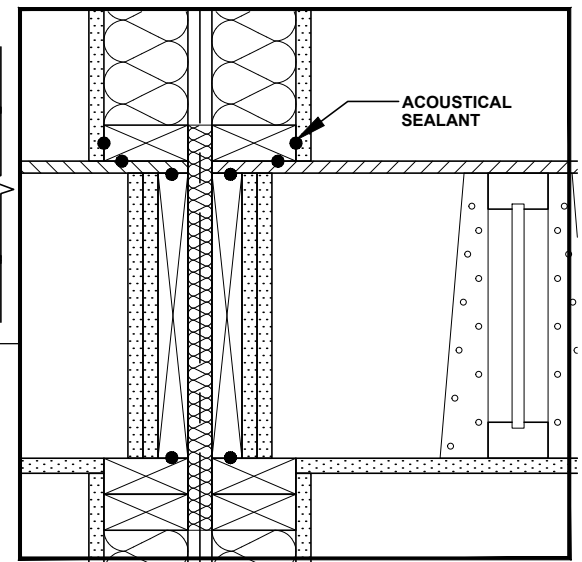
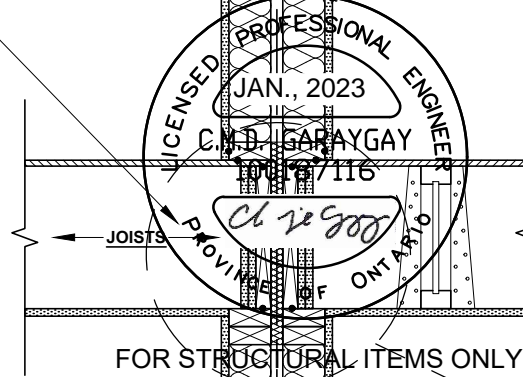
ELECTRICAL OUTLET/ACOUSTICAL SEALANT:

- SB-3 NOTE (4) TO TABLE 1
-ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SELANT AROUND ELECTRICAL BOXES AN OTHER OPENINGS.

- 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

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING



- 21 PARTY WALL - WOOD STUD (TYPICAL):

- O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR 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)
-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" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

ACOUSTICAL SEALANT:
SB-3 NOTE (4) TO TABLE 1

- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SELANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
-1 1/2" (38mm) HEADER JOIST EACH SIDE
-WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

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" (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.

- 20 PARTY WALL (FOUNDATION):

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

7 PILASTERS:

- O.B.C. 9.15.5.3.
-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.

- 5 BASEMENT SLAB:

- O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

- O.B.C. 9.15.3. & 9.15.3.6
-2 STOREY STUD
-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. 21.8psi (150kPa) 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 FOOTING SIZES THAT MAY SUPERSEDE SIZE SHOWN HERE.

-STEPPED FOUNDATION WALL BEYOND 40" BELOW GRADE MIN. (REFER TO FOUNDATION FLOOR PLAN)

NOTE: REFER TO FOOTING SCHEDULE ON BLOCK DRAWINGS TO CONFIRM SIZES (IF PROVIDED)

21-1

DOUBLE STUD PARTY WALL - 2 STOREY - DOUBLE GABLE END TRUSS ATTIC
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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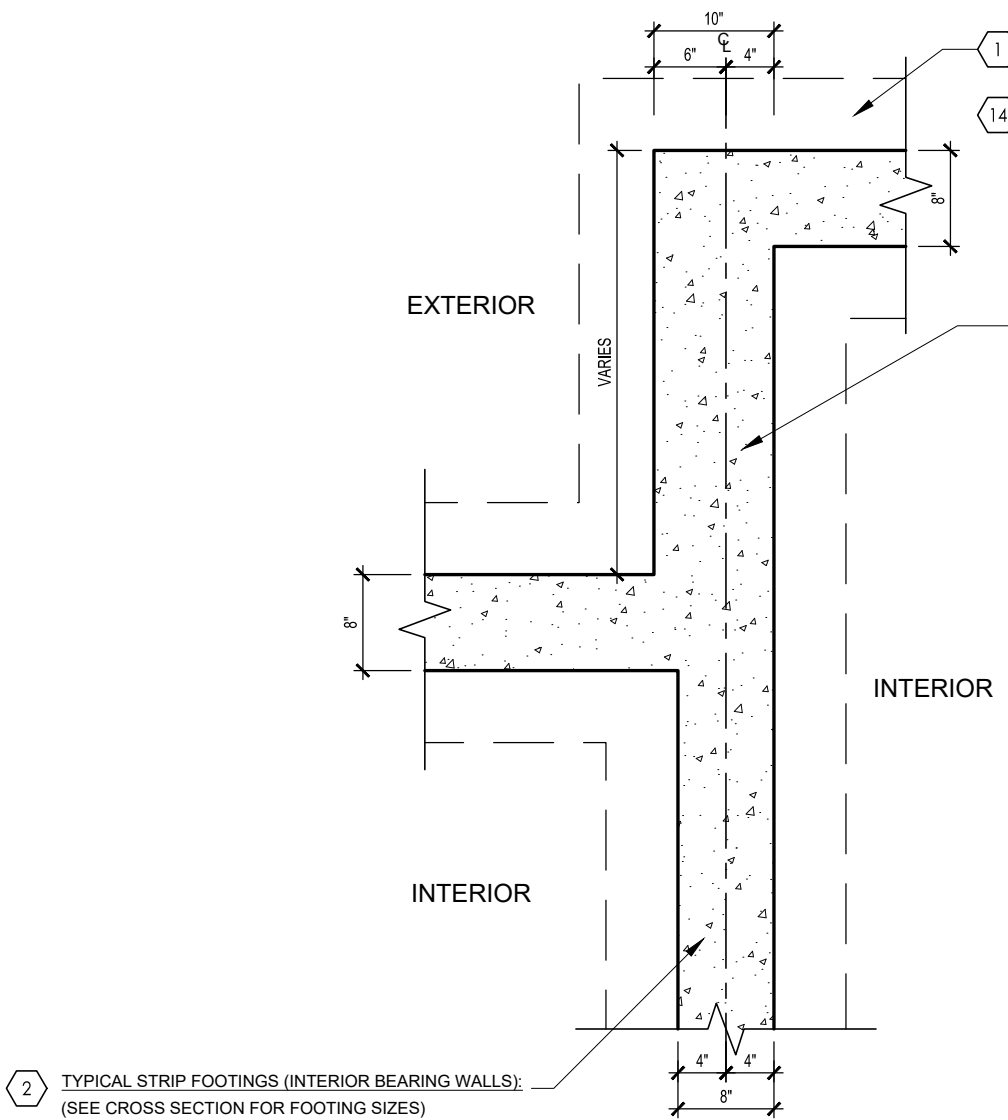
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1 TYPICAL STRIP FOOTINGS (EXTERIOR WALLS):
(SEE CROSS SECTION FOR FOOTING SIZES)

14 FOUNDATION WALL (TYPICAL):

- 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. - T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
- INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 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
- 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

DAMPPOOFING & WATERPROOFING:

- DAMPPOOF 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. 9.13.2.5.(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.

2 TYPICAL STRIP FOOTINGS (INTERIOR BEARING WALLS):
(SEE CROSS SECTION FOR FOOTING SIZES)

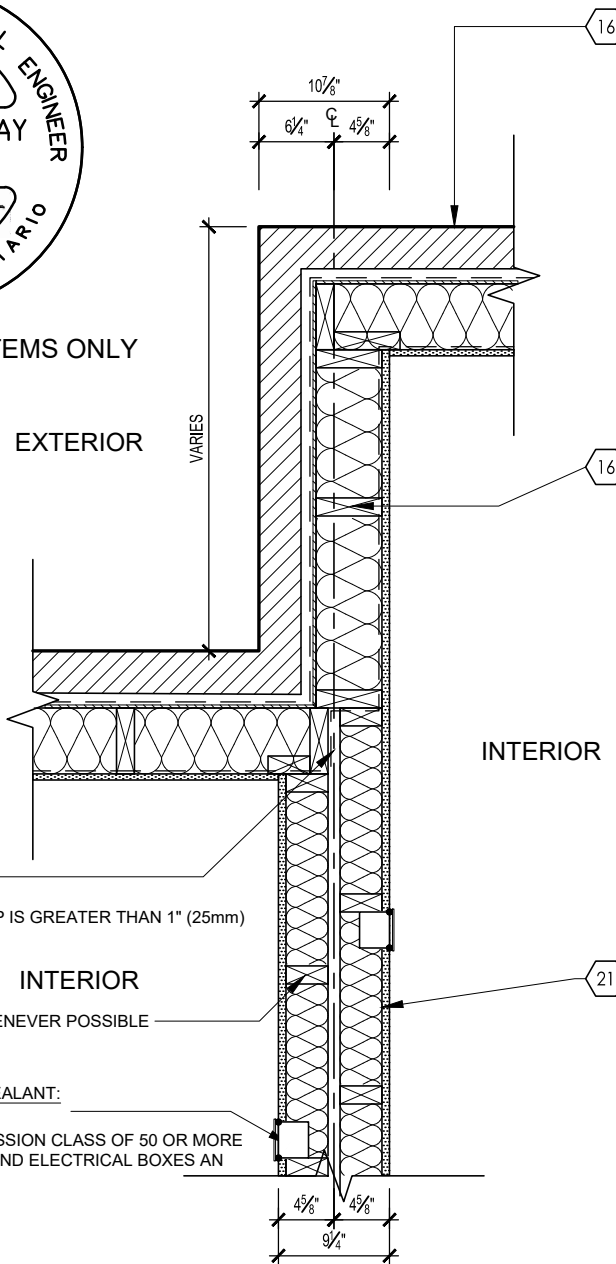
21-2

DOUBLE STUD PARTY WALL - EXTERIOR JOG (WALL ASSEMBLY 16) - FOUNDATION

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY



16 BRICK VENEER CONSTRUCTION (TYPICAL):

- O.B.C. 9.23.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
- 2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD

16 BRICK VENEER CONSTRUCTION (SPECIAL CONSTRUCTION):

- O.B.C. 9.23. & SB-3 WALL = EW2a (STC = N/A, FIRE = 1HR)
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
- 2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) GLASS FIBRE INSULATION WITH A MASS OF AT LEAST 1.0 kg / sq. m. TO COMPLETELY FILL THE WALL CAVITY (ZONE 1. O.B.C. 9.25.2)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & 9.25.4.
- 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD

21 PARTY WALL - WOOD STUD:

- O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
- MIN. 1HR 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)
- 2 ROWS 2"X4"(38mm X 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

NOTE - SUPPORT FOR 2 FLOORS ABOVE- O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

21-3

DOUBLE STUD PARTY WALL - EXTERIOR JOG (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

File: C:_RN_Standards\Temp\AcPublish_7904\17052 - Details.dwg Plotted: Jan 13, 2023 by: Kareem

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

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

SIGNATURE:

client
Tice River Homes

project
Legacy

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD					
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Jan-23	MD	AD					

location
Ayr

marketing name



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

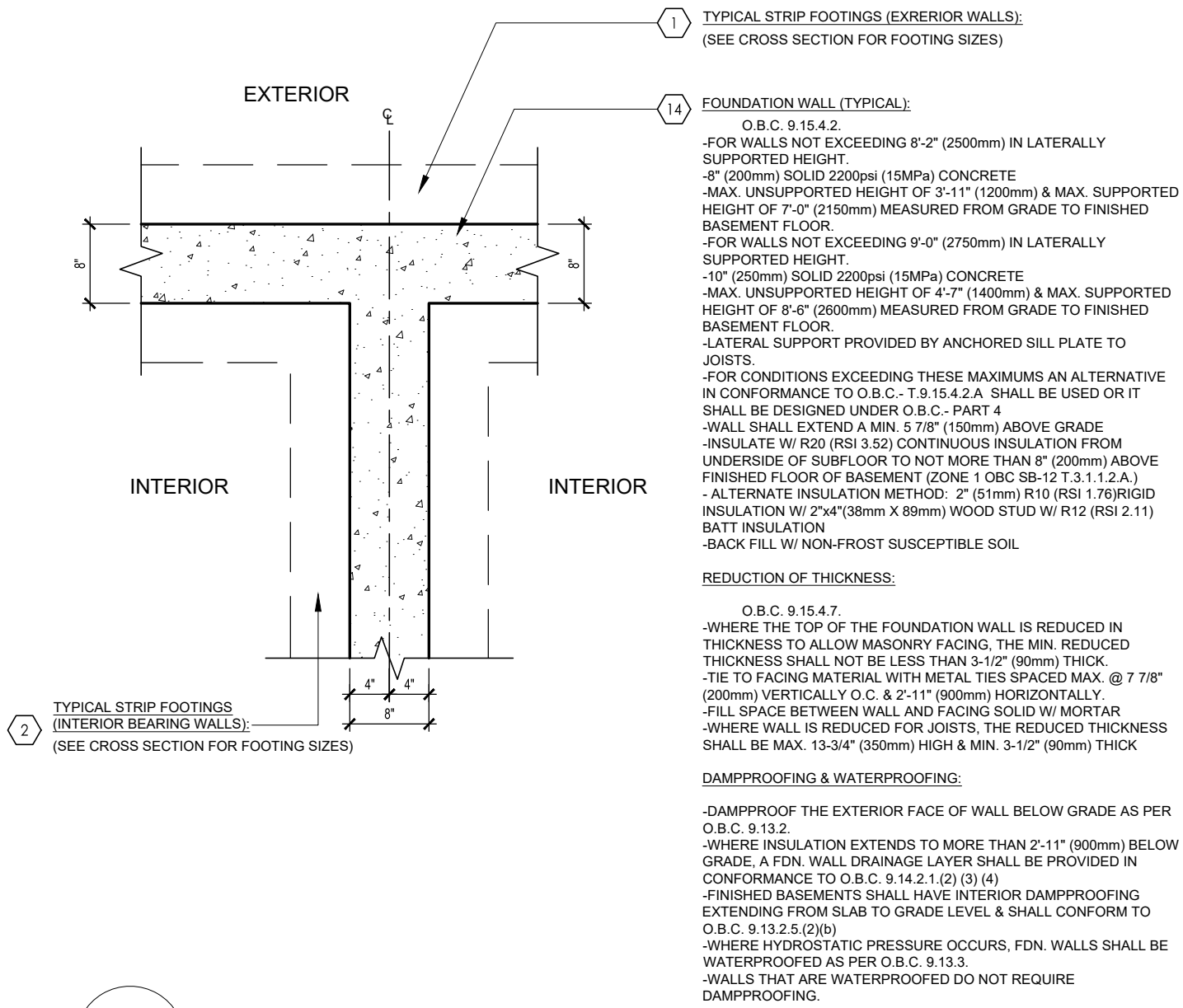
model
DETAILS

scale
3/16" = 1'-0"

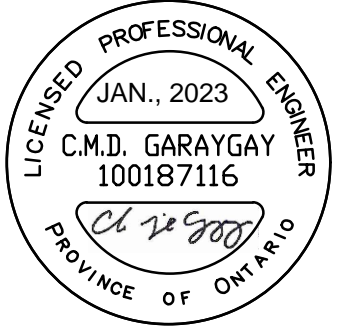
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D27

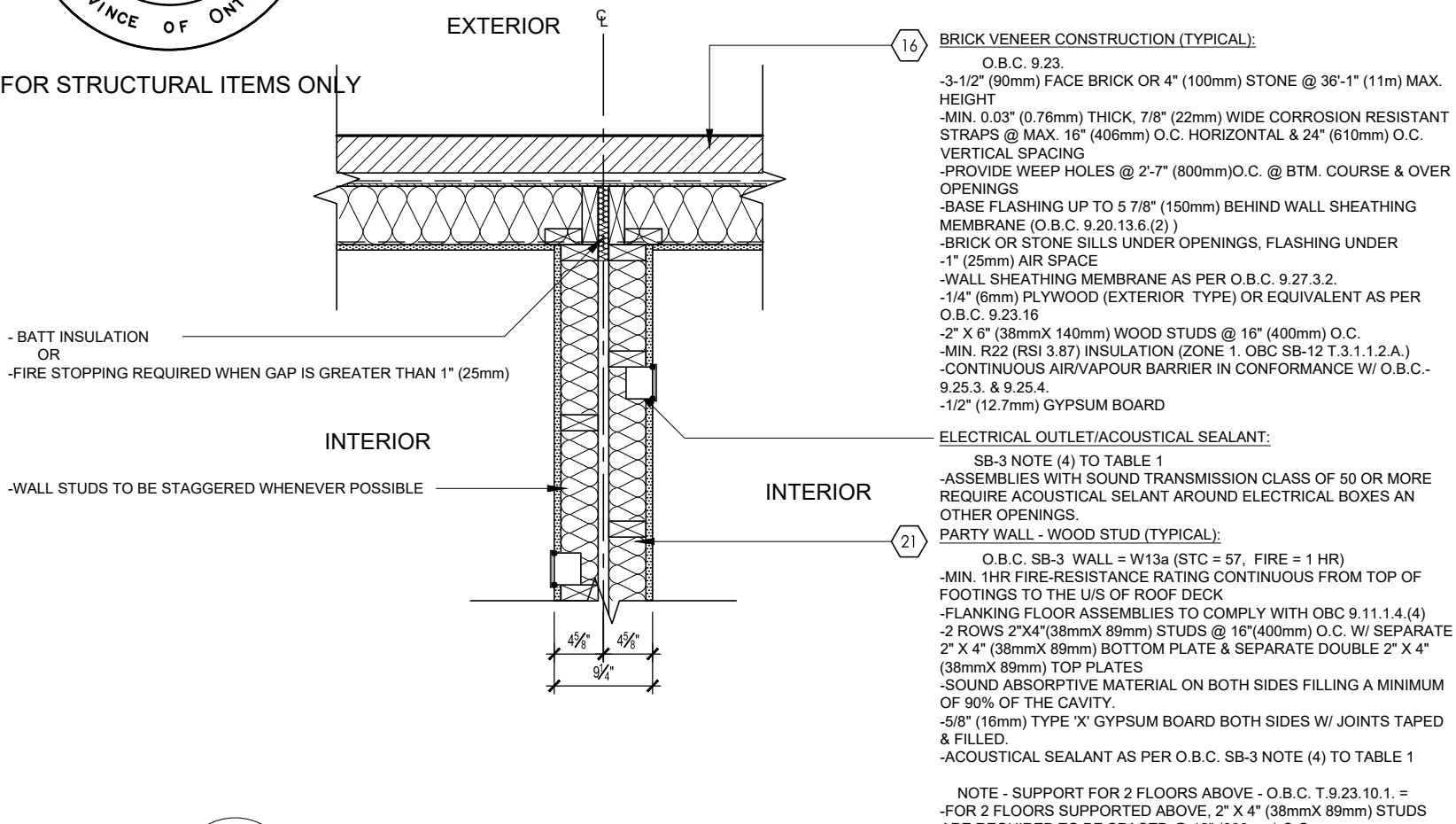
project #
17052



21-4 DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16) - FOUNDATION
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY



21-5 DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23

SIGNATURE:

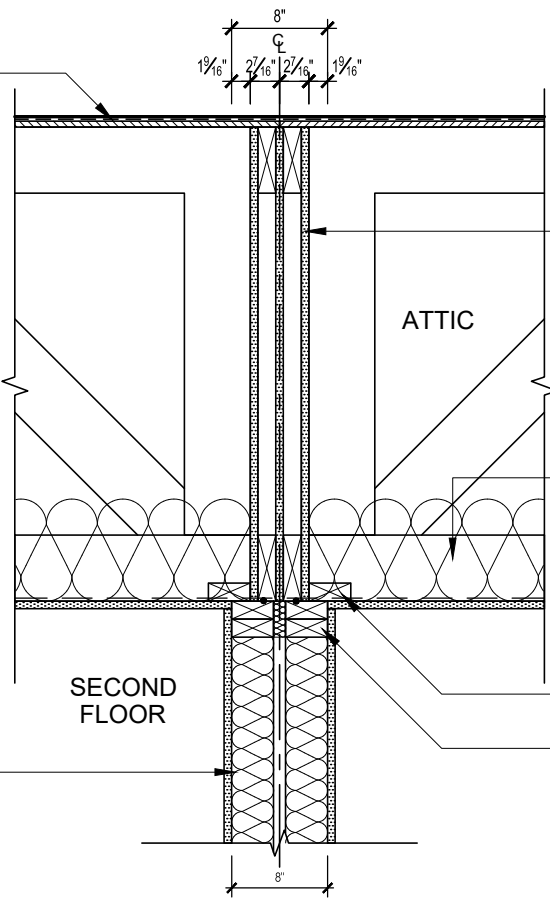
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project: Legacy marketing name:
revisions date dwn chk # revisions date dwn chk

1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD			
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Jan-23	MD	AD			



model: DETAILS
scale: 3/16" = 1'0" project #: 17052
page: **D28**

- 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.
 - 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.



- ATTIC PARTY WALL:
- MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
 - STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
 - 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
 - 5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

- 32 CEILING (TYPICAL):
- 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.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

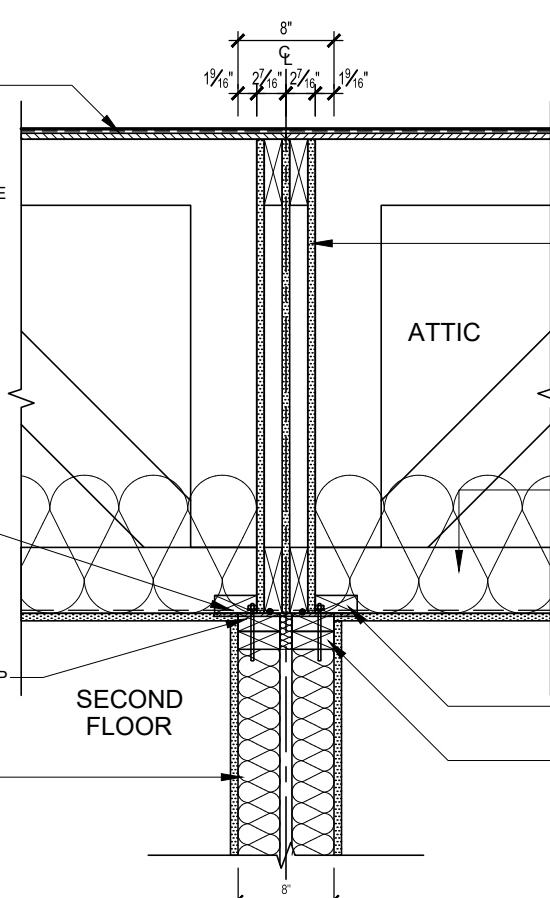
21 PARTY WALL - WOOD STUD (TYPICAL):

21-9 DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY

- 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.
 - 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.



- ATTIC PARTY WALL:
- MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
 - STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
 - 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
 - 5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

- 32 CEILING (TYPICAL):
- 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.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21 PARTY WALL - WOOD STUD (TYPICAL):

21-9a DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - GIRDER TRUSSES PERPENDICULAR
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
 QUALIFIED DESIGNER BCIN: 20888
 FIRM BCIN: 26995
 DATE: JANUARY-13-23

SIGNATURE:

client	Tice River Homes			location	Ayr
project	Legacy			marketing name	
#	revisions	date	dwn	chk	#
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD	
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Jan-23	MD	AD	



model
DETAILS

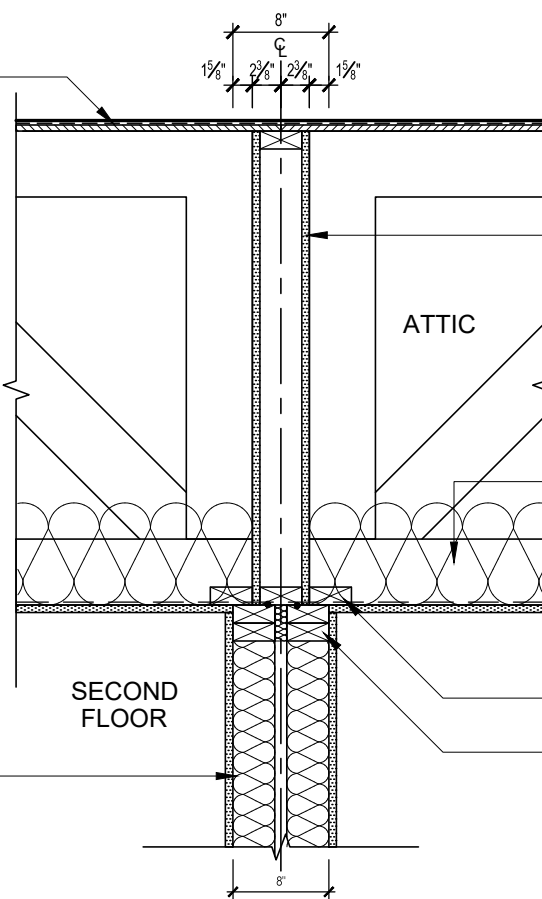
scale
 3/16" = 1'0"

project #
 17052

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D29

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.
- 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
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- 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.



- ATTIC PARTY WALL:
- O.B.C. SB-3 WALL = W1d (FIRE = 1 HR)
 - 2"x4" (38mmX89mm) @ 24" (600) O.C. MAX STUD WALL
 - 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED

- CEILING (TYPICAL):
- 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.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

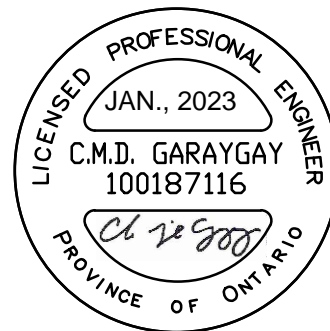
DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21 PARTY WALL - WOOD STUD (TYPICAL):

21-13

DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR

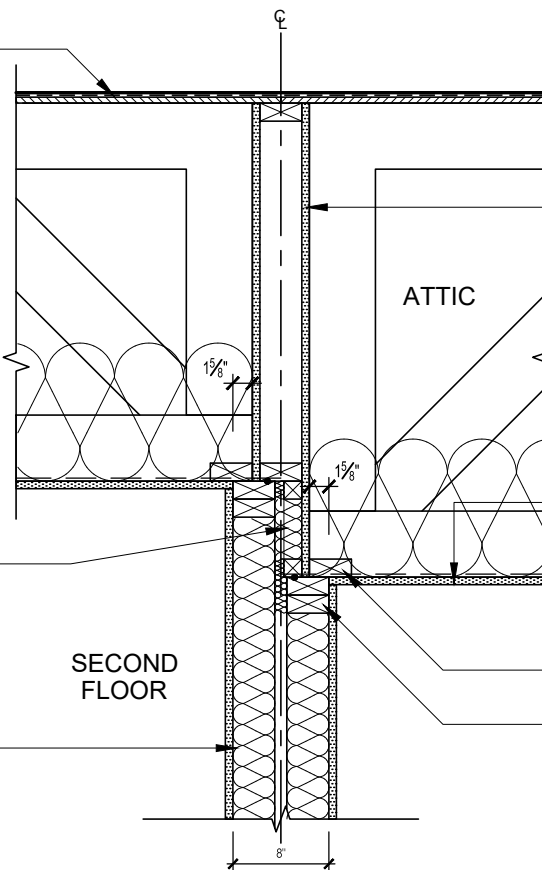
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY

31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
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- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- 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.



- ATTIC PARTY WALL:
- O.B.C. SB-3 WALL = W1d (FIRE = 1 HR)
 - 2"x4" (38mmX89mm) @ 24" (600) O.C. MAX STUD WALL
 - 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED

- CEILING (TYPICAL):
- 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.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21 PARTY WALL - WOOD STUD (TYPICAL):

- O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
- MIN. 1HR 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)
- 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" (38mmX 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

21-17

DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

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#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD					
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model
DETAILS

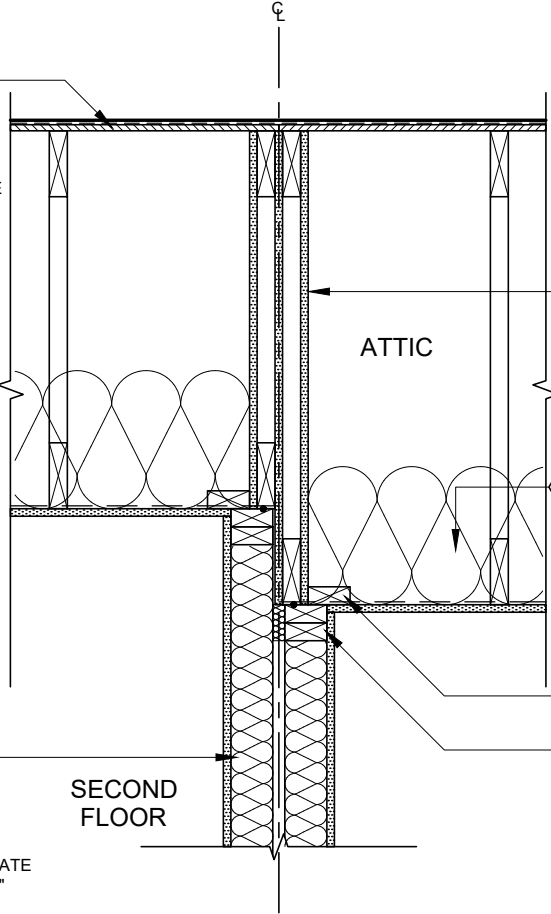
scale
3/16" = 1'0"

project #
17052

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D30

- 31 TYPICAL ROOF:
O.B.C. 9.26.
-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
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-EAVES PROTECTION LAID BENEATH STARTER STRIP.
-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.



- ATTIC PARTY WALL:
-MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
-STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
-5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
-5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

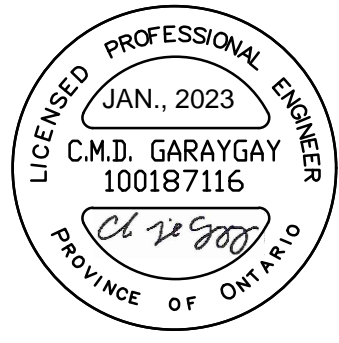
- CEILING (TYPICAL):
-R60 (RSI 10.56) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

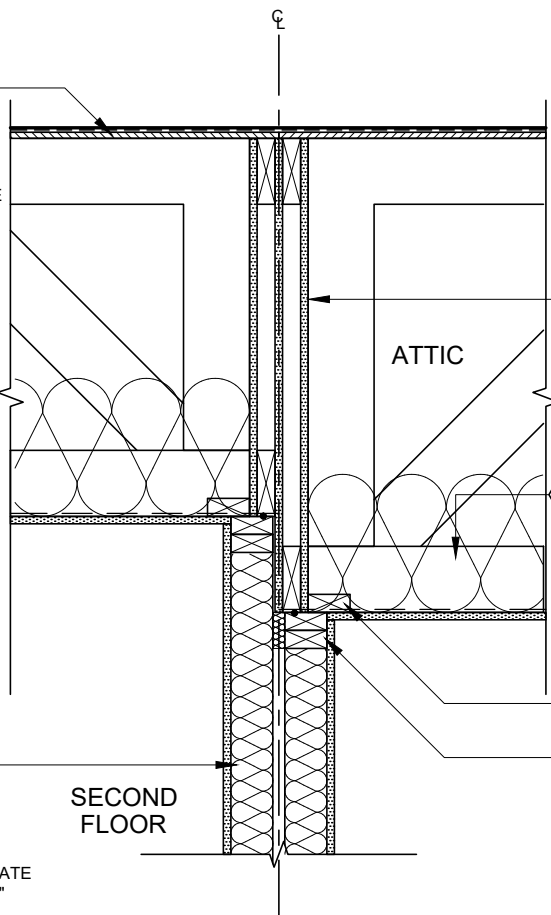
- 21 PARTY WALL - WOOD STUD (TYPICAL):
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-2 ROWS 2"x4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

21-15 DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC (STEPPED)
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY

- 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.
-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.



- ATTIC PARTY WALL:
-MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
-STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
-5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
-5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

- CEILING (TYPICAL):
-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.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

- 21 PARTY WALL - WOOD STUD (TYPICAL):
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR 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)
-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" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

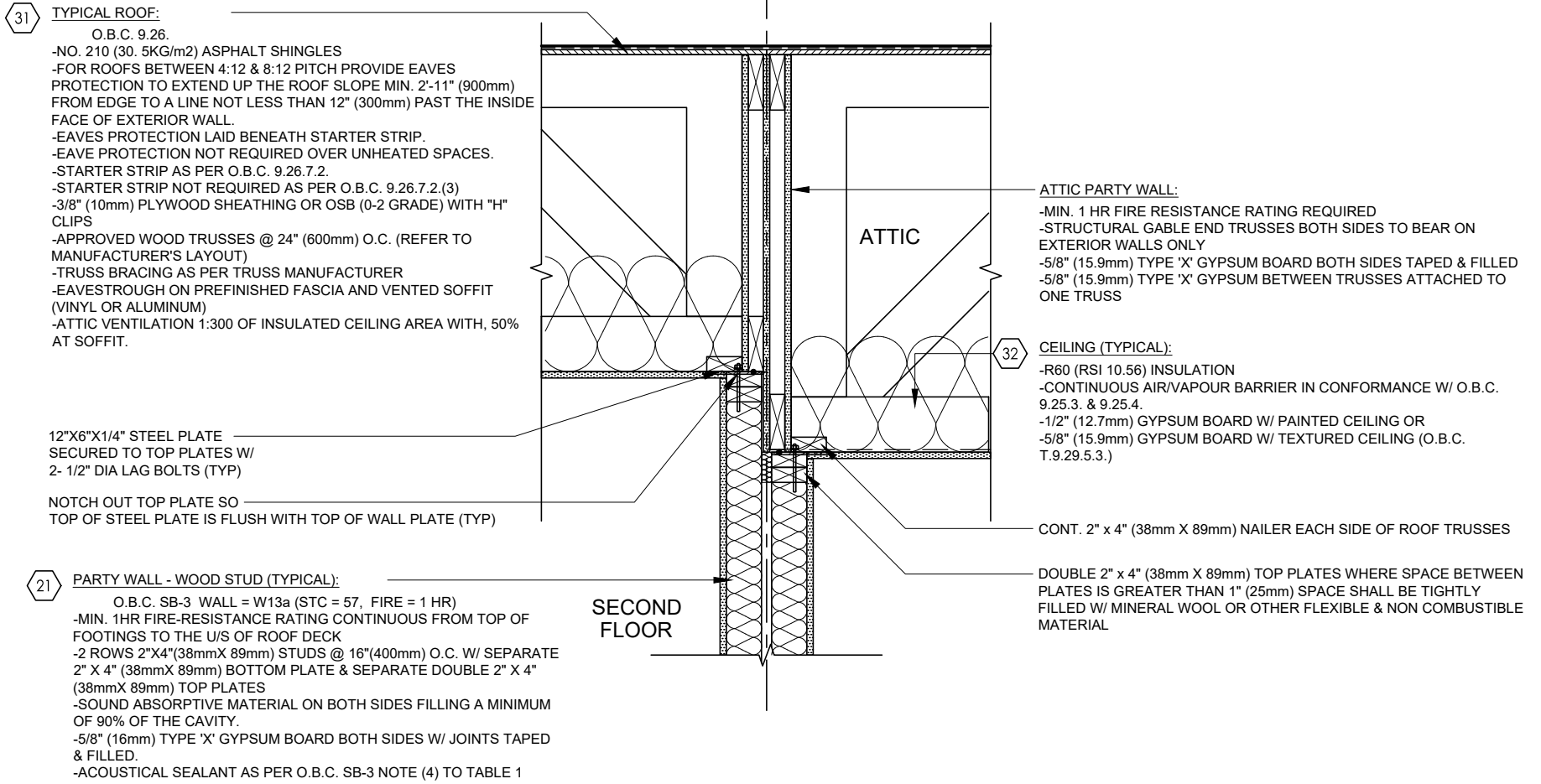
21-16 DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR (STEPPED)
SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 26995
DATE: JANUARY-13-23
SIGNATURE:

client	Tice River Homes		location	Ayr
project	Legacy		marketing name	
#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Jan-23	MD	AD

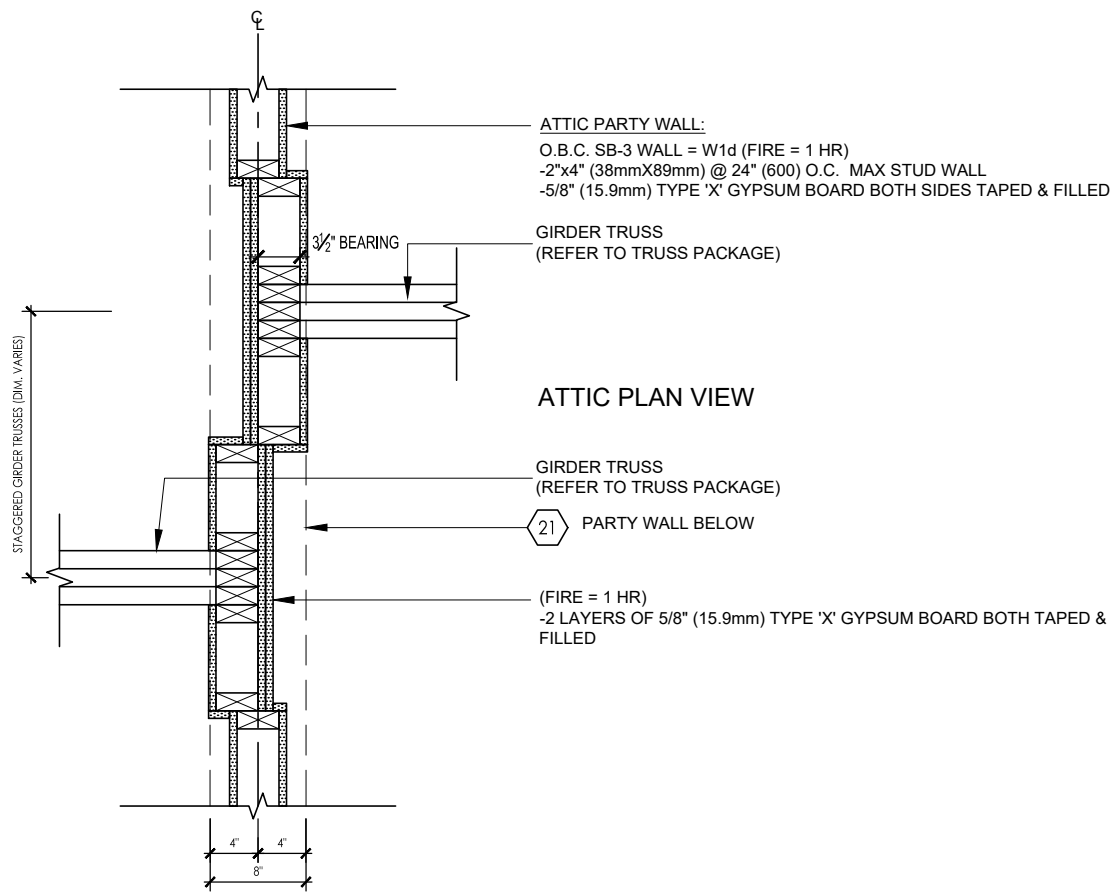


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21-17a

DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC (STEPPED) - GIRDER TRUSSES PERPENDICULAR
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY

21-21

DOUBLE STUD PARTY WALL - STUD WALL ATTIC - STAGGERED GIRDER TRUSSES
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

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

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

ACOUSTICAL SEALANT:

SB-3 NOTE (4) TO TABLE 1

- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

21 PARTY WALL - WOOD STUD (TYPICAL):

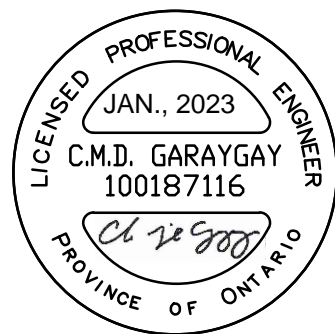
- O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
- MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
- FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
- 2 ROWS 2"x4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

- DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21-19

DOUBLE STUD PARTY WALL - FLOOR JOIST (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



FOR STRUCTURAL ITEMS ONLY

FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

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

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

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" (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.

20 PARTY WALL (FOUNDATION):

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

UNFINISHED BASEMENT

21 PARTY WALL - WOOD STUD (TYPICAL):

- O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
- MIN. 1HR 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)
- 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" (38mmX 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

ACOUSTICAL SEALANT:

SB-3 NOTE (4) TO TABLE 1

- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

7 PILASTERS:

- O.B.C. 9.15.5.3.
- 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.

21-20

DOUBLE STUD PARTY WALL - FLOOR JOIST AT FOUNDATION (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

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FIRM BCIN: 26995
DATE: JANUARY-13-23

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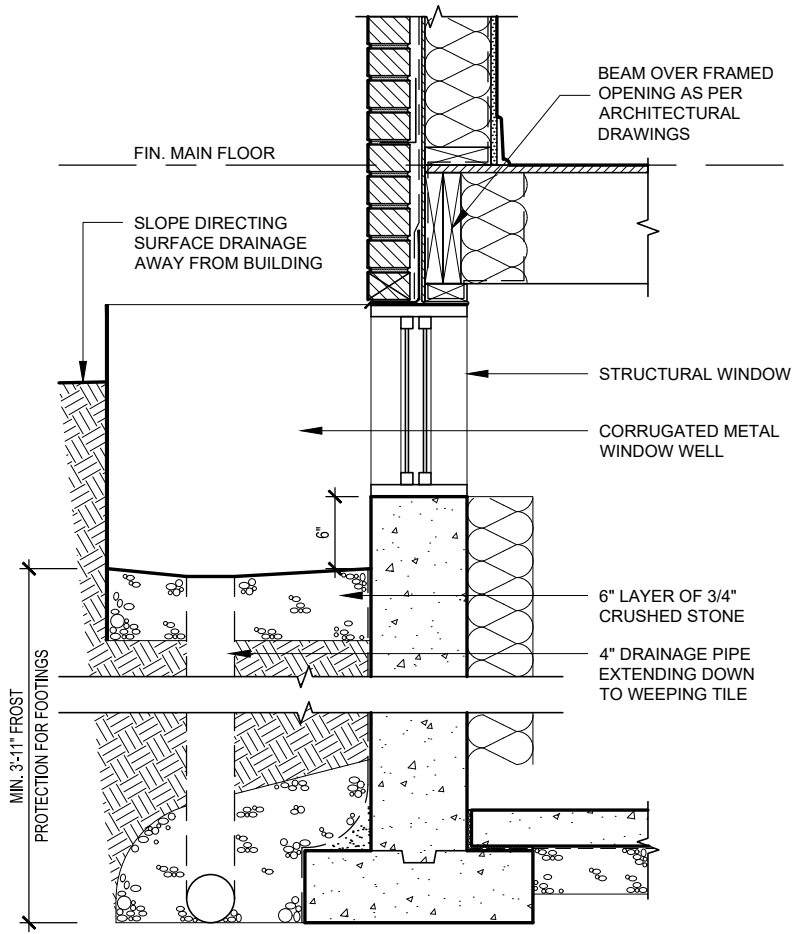
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project	Legacy			marketing name	
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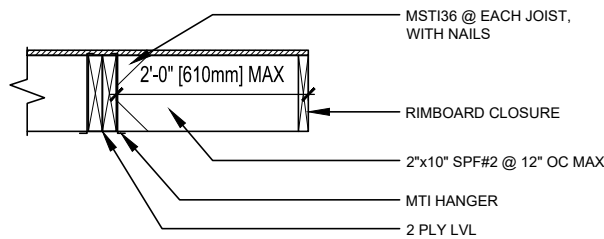
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

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D-2 WINDOW WELL DETAIL
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A



D1 BUILT OUT FLOOR DETAIL
 SCALE: 1/2" = 1'-0" PACKAGE: NA
 MINIMUM REQUIREMENTS: FRR=NA STC=NA



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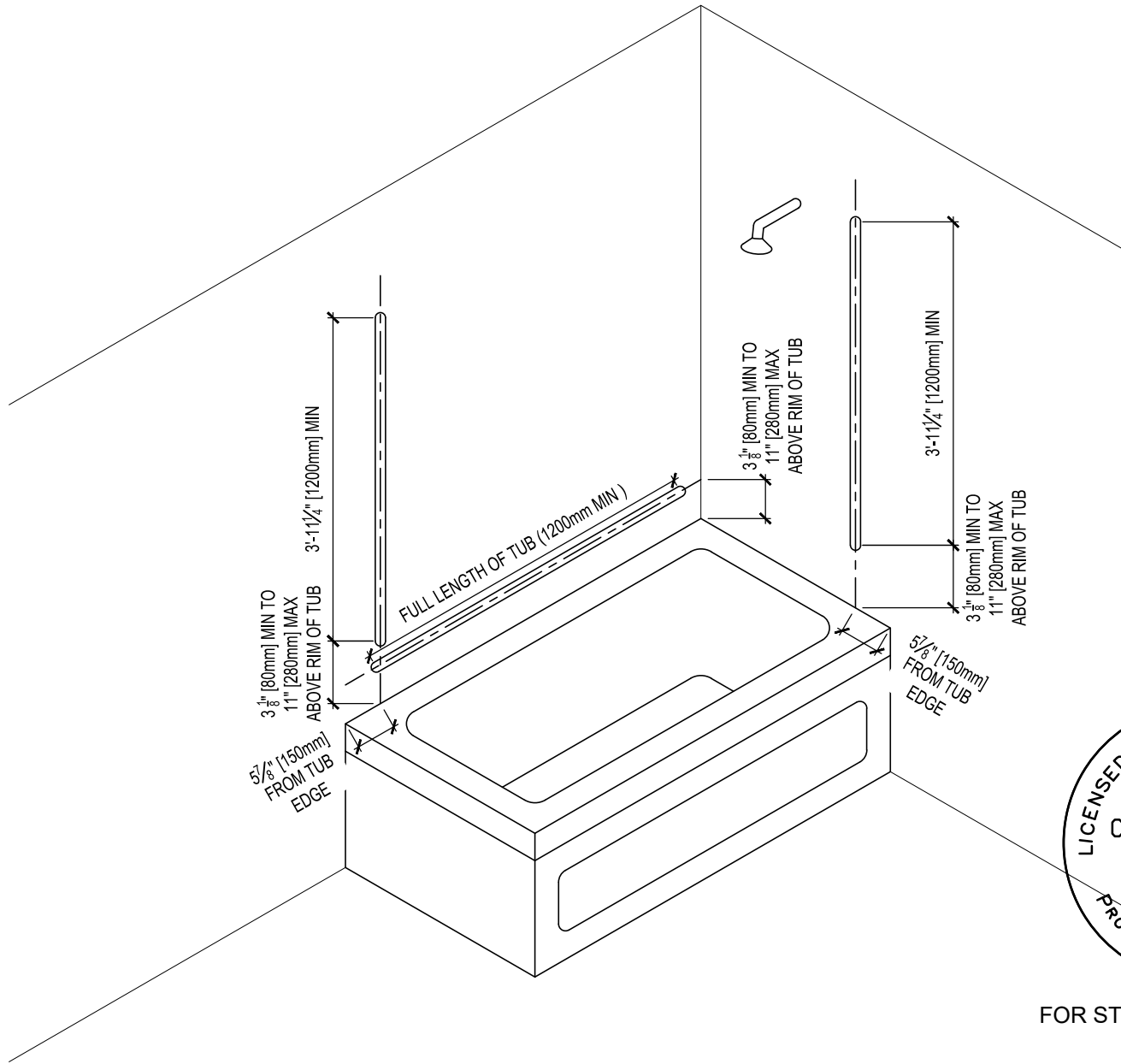
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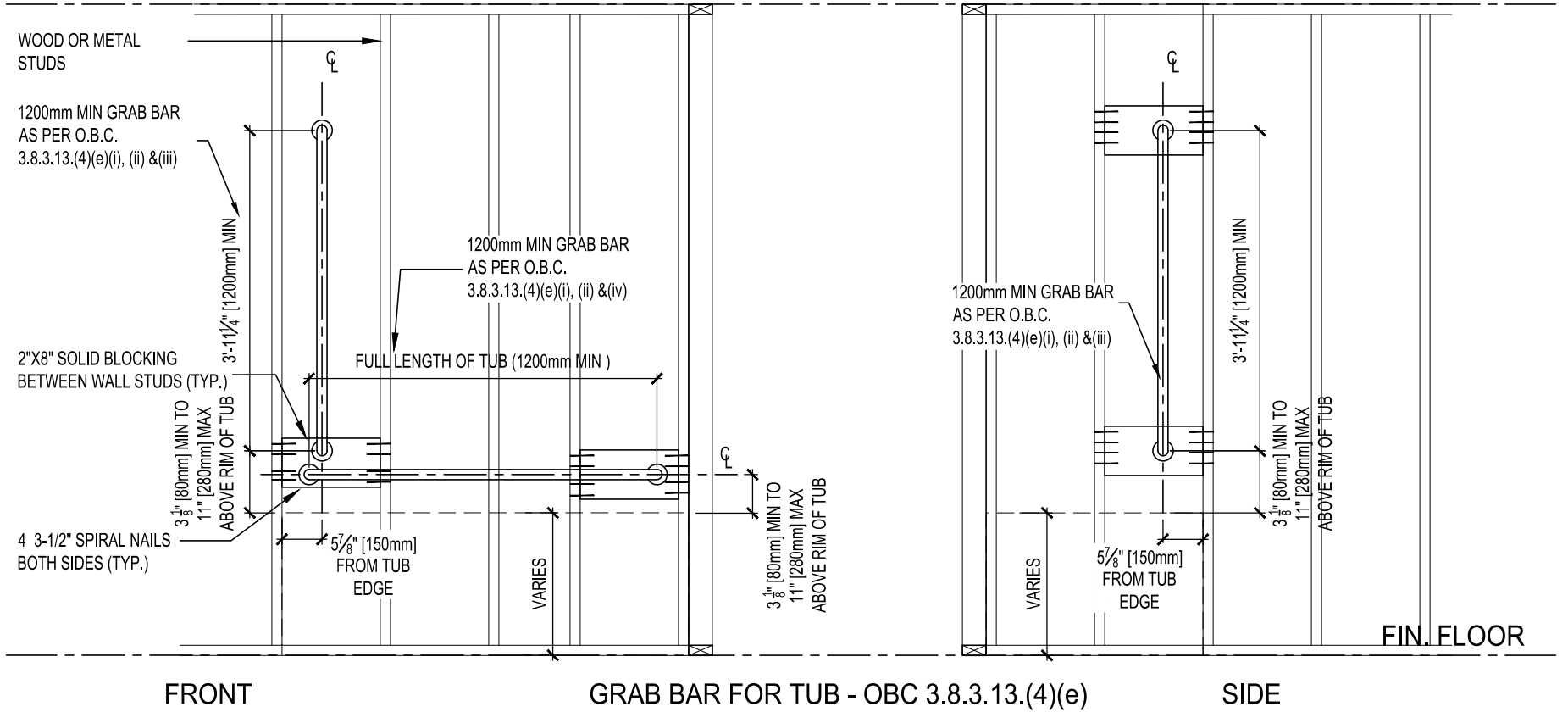
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TOP OF PLATE



GRAB BARS - OBC 3.8.3.8.(7):
 -MUST BE NO LESS THAN 30mm (1-3/16") AND NOT GREATER THAN 40mm (1-1/2").
 -HAVE A CLEARANCE OF 38mm TO 50mm FROM WALL.
 -HAVE A SLIP RESISTANT SURFACE.
 -RESIST LOAD OF 1.3 kN APPLIED VERTICALLY & HORIZONTALLY

THE FASTENERS CONSIST OF NO FEWER THAN 2 WOOD SCREWS AT EACH POINT, PENETRATING NOT LESS THAN 32mm(1-1/4") INTO SOLID WOOD.

51-1 GRAB BAR REINFORCING DETAIL @ TUB
 SCALE: 1/2" = 1'0" PACKAGE: A1

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 DATE: JANUARY-13-23

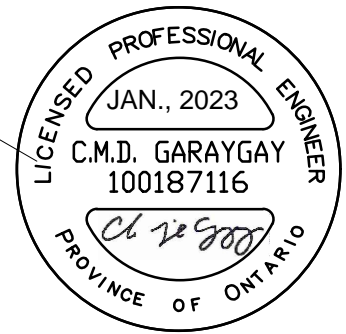
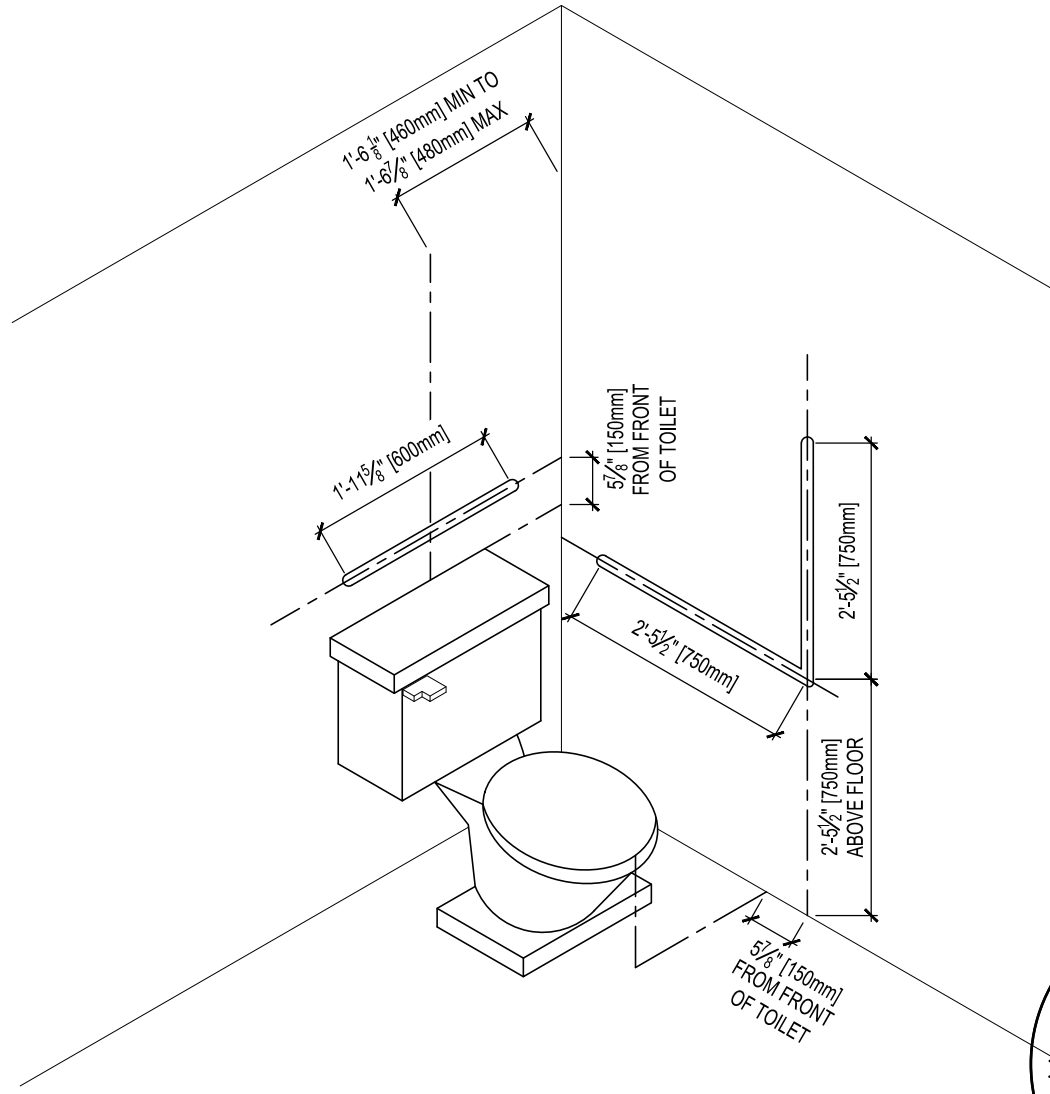
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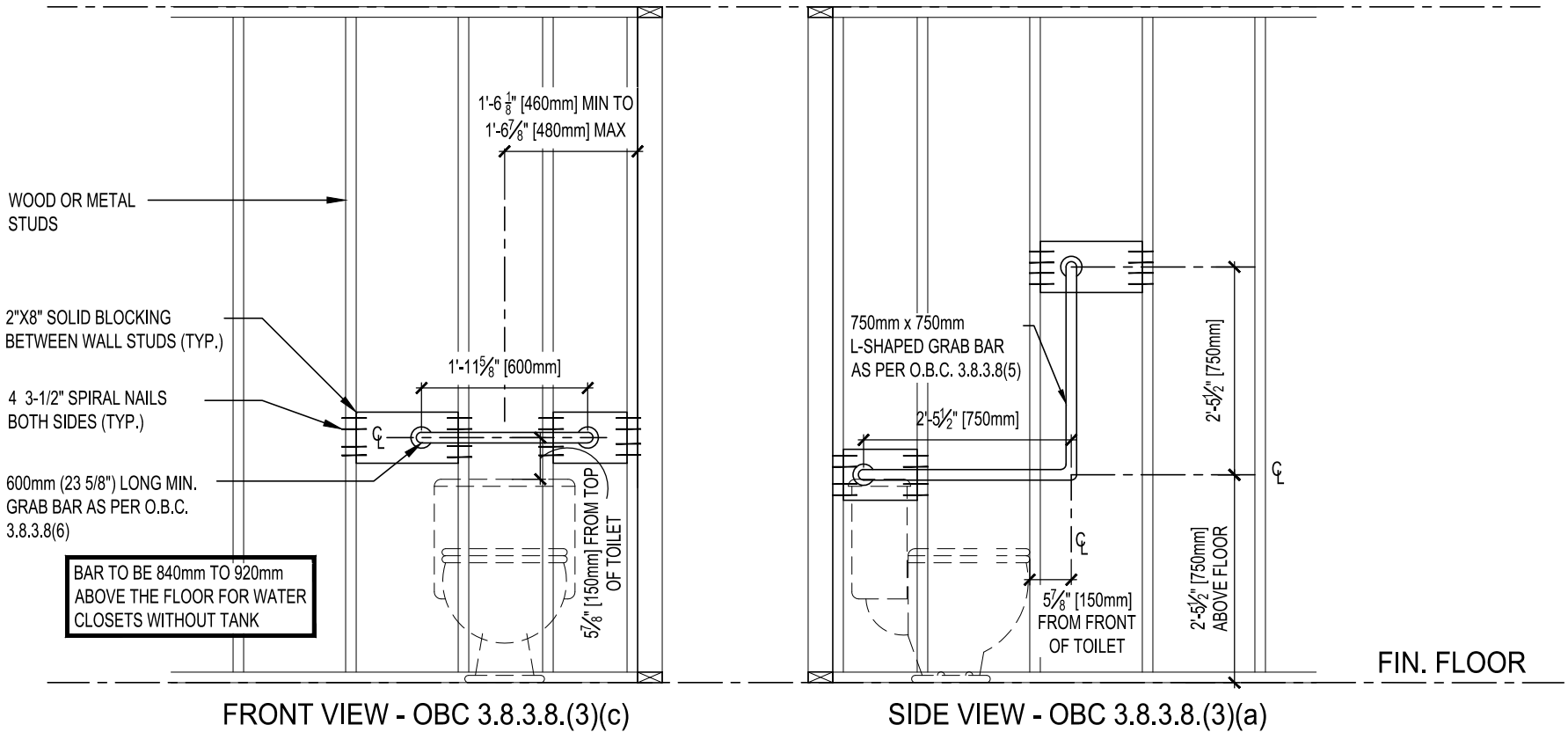
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FOR STRUCTURAL ITEMS ONLY

TOP OF PLATE



BAR TO BE 840mm TO 920mm ABOVE THE FLOOR FOR WATER CLOSETS WITHOUT TANK

GRAB BARS - OBC 3.8.3.8.(7):
 -MUST BE NO LESS THAN 30mm (1-3/16") AND NOT GREATER THAN 40mm (1-1/2").
 -HAVE A CLEARANCE OF 38mm TO 50mm FROM WALL.
 -HAVE A SLIP RESISTANT SURFACE.
 -RESIST LOAD OF 1.3 kN APPLIED VERTICALLY & HORIZONTALLY

THE FASTENERS CONSIST OF NO FEWER THAN 2 WOOD SCREWS AT EACH POINT, PENETRATING NOT LESS THAN 32mm (1-1/4") INTO SOLID WOOD.

51-2 GRAB BAR REINFORCING DETAIL @ TOILET
 SCALE: 1/2" = 1'0" PACKAGE: A1

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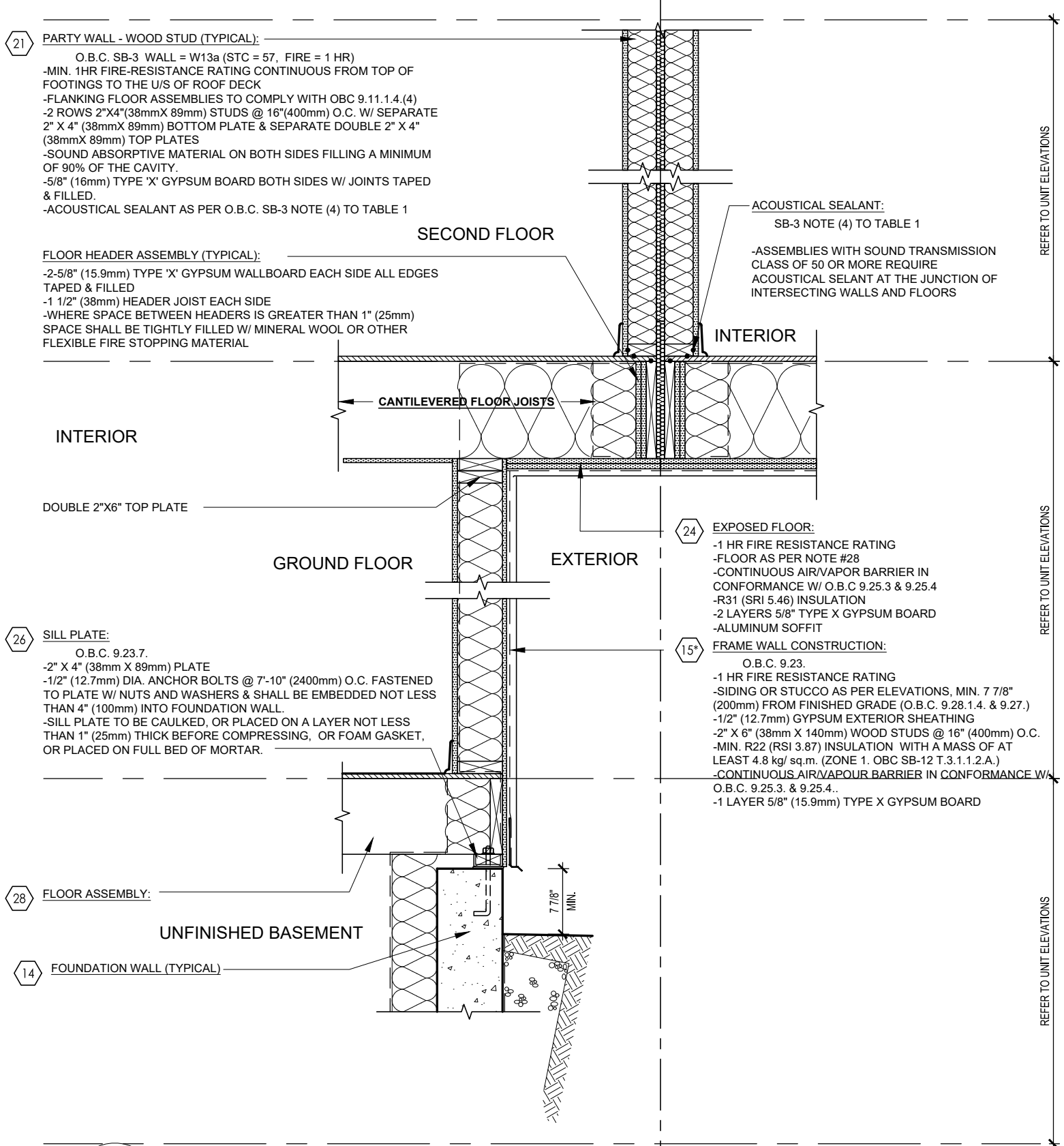
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21 PARTY WALL - WOOD STUD (TYPICAL):
 O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
 -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
 -FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
 -2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
 -SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
 -5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

FLOOR HEADER ASSEMBLY (TYPICAL):
 -2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
 -1 1/2" (38mm) HEADER JOIST EACH SIDE
 -WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

ACOUSTICAL SEALANT:
 SB-3 NOTE (4) TO TABLE 1
 -ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

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" (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.

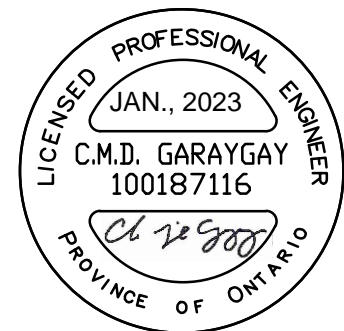
24 EXPOSED FLOOR:
 -1 HR FIRE RESISTANCE RATING
 -FLOOR AS PER NOTE #28
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C 9.25.3 & 9.25.4
 -R31 (SRI 5.46) INSULATION
 -2 LAYERS 5/8" TYPE X GYPSUM BOARD
 -ALUMINUM SOFFIT

15 FRAME WALL CONSTRUCTION:
 O.B.C. 9.23.
 -1 HR FIRE RESISTANCE RATING
 -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
 -1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING
 -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RSI 3.87) INSULATION WITH A MASS OF AT LEAST 4.8 kg/ sq.m. (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -1 LAYER 5/8" (15.9mm) TYPE X GYPSUM BOARD

28 FLOOR ASSEMBLY:

14 FOUNDATION WALL (TYPICAL)

D-5 EXPOSED FIRE RATED FLOOR DETAIL
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FRR= 1HR, STC = 50



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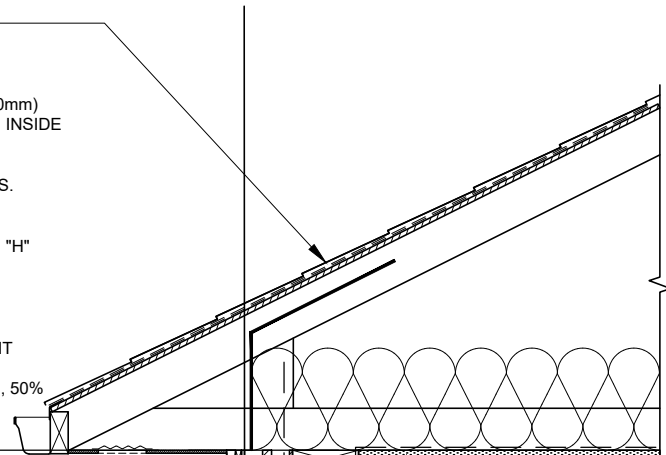
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31 TYPICAL ROOF:
 O.B.C. 9.26.
 -NO. 210 (30.5KG/m²) ASPHALT SHINGLES
 -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
 -EAVES PROTECTION LAID BENEATH STARTER STRIP.
 -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 (TYPICAL):
 -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.)
 DOUBLE 2"x6" TOP PLATE

15 FRAME WALL CONSTRUCTION:
 O.B.C. 9.23.
 -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
 -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
 -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
 -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -1/2" (12.7mm) GYPSUM BOARD

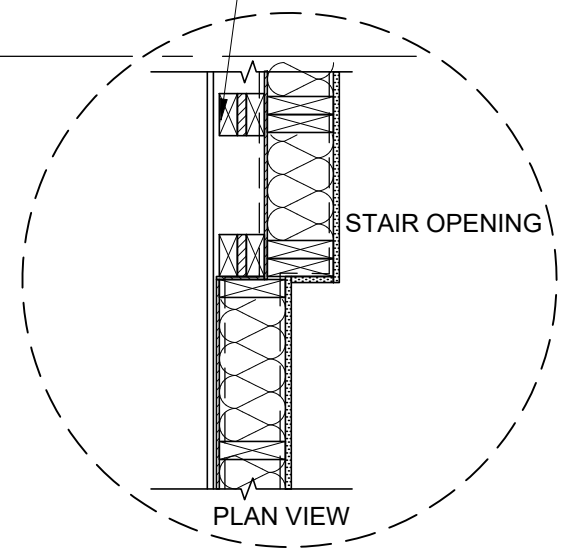
OVERHANG
AS PER PLAN

EXTERIOR FURR OUT-2"x4" STUDS SPACING TO MATCH STUD WALLS W 3/4" PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
 FLOOR BEYOND

FLASHING TO EXTEND NOT LESS THAN 2" UPWARD WITH A POSITIVE SLOPE TOWARDS THE EXTERIOR
 PRECAST CONCRETE SILL AS PER PLAN

16 BRICK VENEER CONSTRUCTION (TYPICAL):
 O.B.C. 9.23.
 -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
 -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
 -PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
 -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
 -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
 -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
 -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
 -2"x6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 -1/2" (12.7mm) GYPSUM BOARD

STAIR OPENING



D-6

DOUBLE VOLUME BRICK VENEER & FLUSH SIDING WALL @ STAIR OPENING

SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A



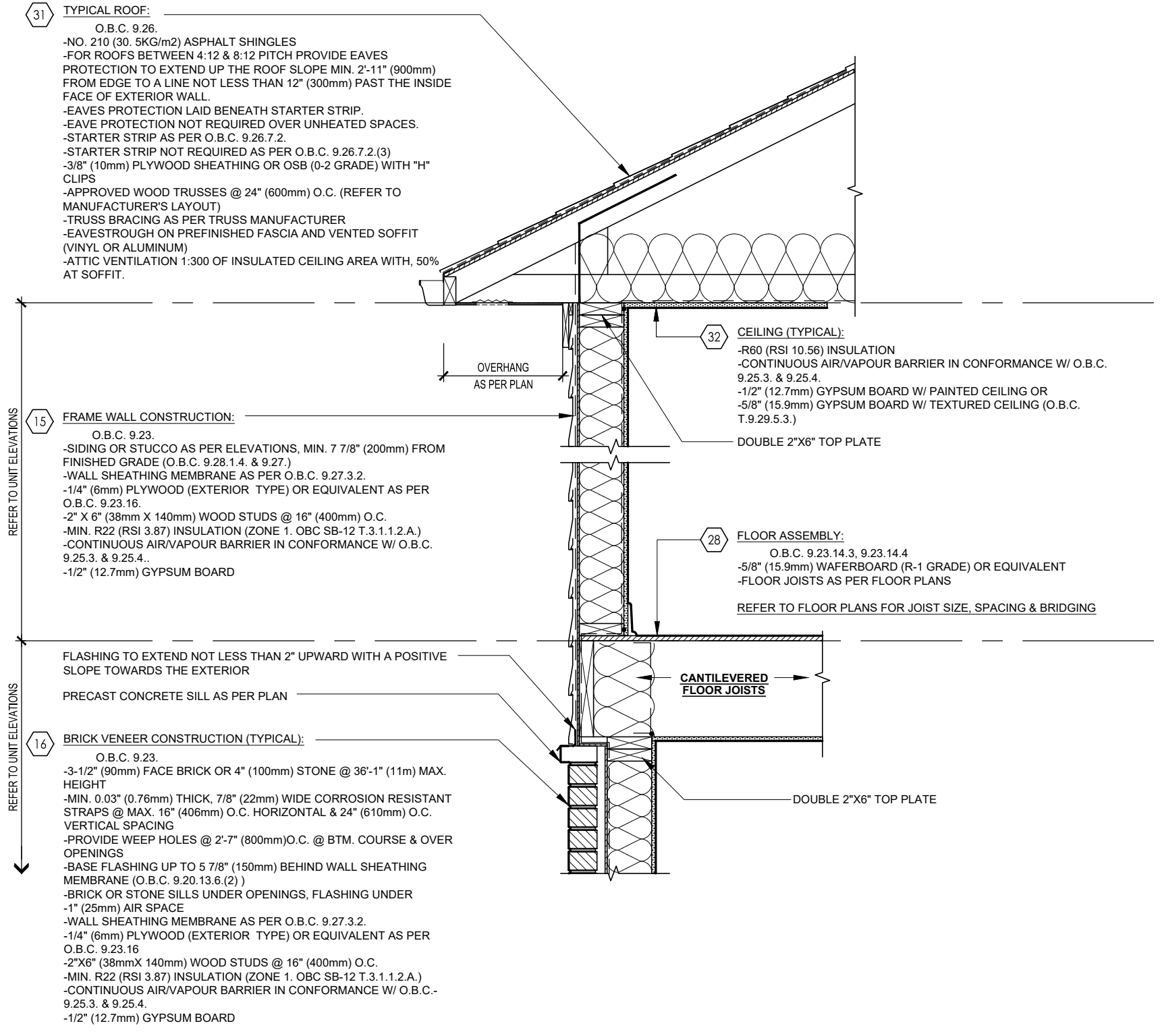
FOR STRUCTURAL ITEMS ONLY

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. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
 QUALIFIED DESIGNER BCIN: 20888
 FIRM BCIN: 26995
 DATE: JANUARY-13-23
 SIGNATURE:

client	Tice River Homes					location	Ayr				
project	Legacy					marketing name					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk	#	
1	ISSUED FOR CLIENT REVIEW	12-Dec-22	MD	AD							
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	13-Jan-23	MD	AD							



model
DETAILS
 scale
3/16" = 1'0"
 project #
17052
 page
D38



D-7 BRICK VENEER & FLUSH SIDING WALL
 SCALE: 3/4" = 1'-0" PACKAGE: A1
 MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A



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model
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 3/16" = 1'0"
 project #
 17052
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