-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC. -THERMAL RESISTANCE VALUES BASED ON ZONE ! **FOOTINGS / SLABS:** TYPICAL STRIP FOOTING:

-BASED ON 16'-1"(4.9m) MAX, SUPPORTED JOIST LENGTH -BASEL ON 10-1 (4.711) MAA 3011 ON LED 3001 ELFOTTI -MIN. 22009s (15MPG) CONCRETE AFTER 28 DAY'S -SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/MIN. 10.9psi (75KPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY
(AS PER SOILS ENGINEERING REPORT)

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
O.B.C. 9.15.3.5.

-FTG. TO EXTEND MIN. 4-0" (1200mm) BELOW GRADE BRICK VENEER 1 STOREY - 13" X 4" [330mm X 100mm) -2 STOREY - 19" X 6" (485mm X 155mm) -3 STOREY - 26" X 9" (660mm X 230mm) -1 STOREY - 10" X 4" (255mm X 100mm SIDING--2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) O.B.C. 9.15.3.6.
-1 STOREY MASONRY -16" X 4" (410mm X 100mm)
-1 STOREY STUD -12" X 4" (305mm X 100mm)
-2 STOREY MASONRY -26" X 9" (650mmX 230mm)
-2 STOREY STUD -18" X 5" (450mm X 130mm)
-24" Y 14" (900mm X 360mm)

3 STEP FOOTING: O.B.C. 9.15.3.9. -23.5/8" (600mm) MAX. VERTICAL RISE & 23.5/8" (600mm) MIN. HORIZONTAL

- 24" X 8" (600mm X 200mn

RUN.

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3. 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 57/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB: O.B.C. 9.13. & 9.16.

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

-4 (TWOMIN) OF COURSE GRANDLAR METERAL
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 LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12

23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTAR

5a SLAB ON GROUND:

-3" (75mm) CONCRETE \$LAB - O.B.C. 9.16.4.3. -2200gsi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW \$LAB 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(25MPQ) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS -RTO (RST.7.6) INSOLATION ONDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (800mm) OF GRADE.
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO

-FLOOR DRAIN PER O.B.C.9.31.4.4. UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

6 GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB

4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B. C. P.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.

7 PILASTERS: O.B.C. 9.15.5.3.

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

BEAM POCKET -4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE. 1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2. STRUCTURAL COLUMNS -SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3.

-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm). STEEL TOP & 8TM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M WHERE

IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)

COL. SPACING: FTG SIZE: 2 STOREY -MAX. 9'-10" (2997mm) - 34" X 34" X 16" - (860mmX 860mmX 400mm) -MAX, 16'-0" (4880mm) - 44" X 44" X 21" (1120mmX 1120mmX 530mm) -MAX. 9'-10" (2997mm)

- [1010mmX 1010mmX 480mm) -51"X 51" X 24" (1295mm* 1 -6mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN:

O.B.C. 9, 17.4, 1.
-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.
-METAL SHOE ANCHORED TO FOOTING -25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/9'-10" COL, SPACING! -34" X 34" X 14" (860mmX 860mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/9'-10" COL, SPACING

10 BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES) -2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C. -WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE ETWEEN ADJACENT BEAMS

11 BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM) 12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS. WALL ASSEMBLIES:

14 FOUNDATION WALL: O.B.C. 9.15.4.2

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED neight.
-%" (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 -10" (250mm) SOLID 2200psi (15MPa) CONCRETE

WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE -INSULATE W. R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT

(ZONE 1. O.B.C. T.2.1.1.2.A.)

-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. TIF TO FACING MATERIAL WITH METAL TIES SPACED MAX, @ 7.7/8" (200mm) -THE FOR ACTION MERCHALLES SPACED MAX. 9/7/6 (2007)

VERTICALLY O.C. & 2-11" (900mm) HORIZONTALLY.

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING:

WATERPROOFED AS PER O.B.C. 9.13.3.

DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 7.13.2. "WHERE INSULATION EXTENDS TO MORE THAN 4"-9" (1450mm) 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. 9.13.3.3.(3) -WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE

VALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING. FOUNDATION WALLS @ UNSUPPORTED OPENINGS: -2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) -3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING!

BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.
BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
BARS TO EXTEND 2-0" (600mm) BEYOND BOTH SIDES OF OPENING. 15) FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 / 7/8" (200mm) FROM FINISHED GRADE (D.B.C. 9.28.1 A. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-11/4" (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 (20NE 1. O.B.C. T.2.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4... 1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.8. C. S8-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING

REPLACE R22 (RS) 3.87) INSULATION WITH R22 (RS) 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE
'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE); -REFER TO REQUIREMENTS FOR LESS THAN 4"-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING: NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS

OK VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV. (150) ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23. SIDING OR STUCCO AS PER ELEVATIONS, MIN. 77/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.) -1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. 3RACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE -BRACE W/ CONT. 16 GAUGE STEEL T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.

-R14 (RSI 2.46) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)

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

1/2" (12.7mm) GYPSUM BOARD.

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE. 2" X 4" (38mmX 89mm) STUDS ARE
REQUIRED TO BE SPACED ® 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE. 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EWI b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. P.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE. INSULATING MÀTERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE X' GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).

VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID NSULATION

15b) FRAME WALL CONSTRUCTION @ GARAGE:

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O. 8.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-I/A" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

-2 X 4 (38mm x 9mm) WOUD SIUDS @ 16 (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE. 2" X 4" (38mmX 9mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE. 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C REQ. FOR FIRE RATING (LESS THAN 4"-0" LIMITING DISTANCE):

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

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

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE X" GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:

-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).

-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 BRICK VENEER CONSTRUCTION:

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHI -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. vertical spacing -provide weep holes @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER L SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2 4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

7-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9,25,3,

/2" (12./mm) G1PSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE. 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

'HE FOLLOWING MATERIALS: REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23. 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. neighi -MIN, 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS - MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE -BASE PASHING UP TO \$778 (150/1111) BERNIND WALL SREATHING MEMBA (O.B.C., 9.20) 13.4.(2)) -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -11/27 (258mm) AR SPACE -11/27 (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm)

D.C. ON BOTTOM FLR. WHEN 3 STOREYS BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR -CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY
45 DEG. FROM TOP PLATE TO 8TM. PLATE FOR FULL LENGTH OF WALL -R14 (RS) 2.46) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &

1-1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

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

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

9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.

-REPLACE R14 (RS12.46) INSULATION WITH R14 (RS12.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.

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

16b BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.
HEIGHT -PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ 8TM, COURSE & OVER -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING -BASE FASHING UP 10-37/6 (150/141) BEHIND WALL SHEATH 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. 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -2" X 4" (38mmX 89mm) WOOD SIUDS & 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED & 12" (300mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

REQUIRED TO BE SPACED @ 12" (300mm) O.C REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW16 (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/

ig.m. REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. 17 INTERIOR STUD WALLS: -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W

DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. 18 BEARING STUD WALL (BASEMENT): -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

-2" X 4" (38mmX 39mm) WOOD STUD'S 9 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUD'S 9 16" (400mm) O.C. W/ - DBL. 2" X 4" OR 2" X 6" TOP PLATE. - DAMPPROOFING MATERIAL. -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. -1/2" (12.7mm) DIA. ANCHOR BOLTS 9 7-10" (2400mm) O.C. -FOOTING AS PER GENERAL NOTE #2 W/4" CONC. CURB

19 PARTY WALL - BLOCK: O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK -SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT MINERAL WOOL OR NONCOMBUSTIBLE MAILANEL & CAULAED TO THEY SMOKE PASSAGE -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH

-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITT. -7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -STAGGER JOIST & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) 190 PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS -1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. -2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C. -R20 (RSI 3.52) RIGID INSULATION -7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEET HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

REQ. INSULATION VALUES: INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -LOW DENSITY CONCRETE BLOCK = 1.70 -WOOD FRAME W/ GYPSUM -AIR FILM - MOVING -AIR FILM - STILL TOTAL "R" VALUE

(19b) FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = 86e (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. -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

E-VERY 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 (2) 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)

20 PARTY WALL - FOUNDATION:

-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 PARTY WALL - WOOD STUD:
O.B.C. \$B-3 WALL = W13a (\$TC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF

-2 ROWS 2"X4"(38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF -5/8" (16mm) TYPE "X" GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED &

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3) $^{-1/2''}$ (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING SEIMEEN FIUUSE AND GARAGE T-APE AND SEAL ALL JOINTS GAS TIGHT -R22 (RSI 3.87) INSULATION IN WALLS, -R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.--CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.9.25.3. & 9.25.4. FOR FILOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN.
REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH

BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR IM IOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C WALLS ADJACENT TO ATTIC SPACE: !" (12.7mm) GYPSUM BOARD INTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.

4 - 3 1/4" (82mm) TOE NAILS

-2" X 6" [38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RSI 3.87) INSULATION -AZZ (RATSA) INSOCRATION
-AZZ (RATSA) INSOCRATION OR 1/4" (6mm) PLYWOOD SHEATHING
ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9,19,2.1. 23 DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.

-3/8" [9.5mm] PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C -SOLID BRIDGING AT 3'-1 1" (1200mm) O.C -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WII
9.25.3. & 9.25.9.

24 EXPOSED FLOOR:
-FLOOR AS PER NOTE # 28 CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFF SUNKEN FINISHED AREAS:

use soud Built-up wood bearing post to support sunken area at foundation walls. Extend footings to support posts. Where grading conditions will allow, check foundation WALLS INSTEAD OF USING BEARING POSTS. -FLOOR STRUCTURE AS PER NOTE # 28.

25) DOUBLE MASONRY WYTHE WALL:

-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4 SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBER -6" SILL W 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4-0" O.C. NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

250 CORBEL MASONRY VENEER: -MASONRY VENEER TO BE CORRELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES: 26 SILL PLATE:

O.B.C. 9.23.7.
-2" X 4" [38mm X 89mm] PLATE
-1/2" [12.7mm] DIA. ANCHOR BOLTS @ 7"-10" [2400mm] O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN (100mm) INTO FOUNDATION WALL. -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1 m) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED

27 BRIDGING & STRAPPING: -FASTENED TO SILL OR HEADER @ ENDS 1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 5'-11" (2100mm) O.C. b) BRIDGING & STRAPPING

C) BKINGING & STRAPPING
-a) & b) USED TOGETHER OR
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH
STRAPPING (a)
d) FURRING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH
STRAFFING DESCRIPTION LOCKY

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

PORCH SLABS ABOVE COLD CELLAR: O.B.C. 9.39.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2" ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

30 EXTERIOR BALCONY ASSEMBLY:
-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -1 1/4 X 3 1/2 "RESSIDE TREATED DECISION Y 1/4 3 TACING
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED
ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8"

15 9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C (OR AS NOTED ON PLAN)

- EXTERIOR GUARD AS PER #36a

- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES: -ADD 2°C2" (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

ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" [15.9mm] GYPSUM BOARD W/ PAINTED CEILING OR 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 LOPED MIN. 2% TO ROOF SCUPPER. 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON REQUIRED FOR OVER HEATED SPACES:

-ADD 2"X2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF

ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES 31 TYPICAL ROOF:

O.B.C. 9.26.

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2:11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAID BENEATH STAFTER STRIP. -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES. STARTER STRIP AS PER O.B.C. 9.26.7.2.
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 (10-2 GRADE) WITH "H" CUPS
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S

LATOUT) -TRUSS BRACING AS PER TRUSS MANUFACTURER -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT. -R50 (RSI 8.8) INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

32 CEILING: /2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OF 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

320 VAULTED OR CATHEDRAL CEILING: O.B.C. P.26. & TABLE A4

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PIICT 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 OR WHERE OOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1. STARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP 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 (10-2 GRADE) WITH "H" CLIPS.
-2"\8" (38mm x 184mm) @ 16" O.C. W/ 2"\2" (38mm x 38mm) CROSS
PURLINS @ 24" O.C. MAX. SPAN 13"-3" (4050mm) 0
-2"\x10" (38mm x 235mm) @ 16" O.C. W/ 2"\x2" (38mm x 38mm) CROSS
PURLINS @ 24" O.C. MAX. SPAN 17"-0" [5180mm]
-31" (RSI 546) INSULATION

-R31 (RSI 5.46) INSULATION -MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4. GYPSUM BOARD

O.B.C. TABLE A6 OR A7 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" 2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. unless Otherwide Noted. -Hilp & Valley Rafters To Be Min. 2" (50mm) Larger Than Common Rafters & Min. 1 1/2" (38mm) Thick.

H

G

 \boxtimes

CARBON MONOXIDE

ALARM (CMA) (45)

EXT. LIGHT FIXTURE

(WALL MOUNTED)

HYDRO METER

FLOOR DRAIN

SOLID BEARING

POINT LOAD

2 STORY WALL

FLAT ARCH

U/S UNDER SIDE

FG FIXED GLAZING

GB GLASS BLOCK

BG BLACK GLASS

L11 4-7/8" X 3-1/2" X 3/8" L L16 7-1/8" X 4" X 3/8" L WD12 2/1 3/4" X9 1/2" (2.0E) LVL

L10 4-7/8" X 3-1/2" X 5/16" L L15 5-7/8" X 4" X 1/2" I

L12 4-7/8" X 3-1/2" X 1/2" L L17 7-1/8" X 4" X 1/2" L

GAS METER

LEGEND

SMOKE ALARM (44)

WATERPROOF

VENTS AND INTAKES

EXHAUST FAN

STOVE VENT

DRYER VENT

DOUBLE JOIST

A.F.F. ABOVE FINISHED FLOOR

G.T. GIRDER TRUSS

P.T.

2/ 2" X 8" SPR

2/ 2" X 10" SPR

2/ 2" X 12" SPR

PRESSURE TREATED LUMBER

3-1/2" X 3-1/2" X 1/4" L L13 5-7/8" X 3-1/2" X 3/8" L

4" X 3-1/2" X 1/4" L L14 5-7/8" X 3-1/2" X 1/2" l

FIRE PLACE VENT

COLD CELLAR VENT (50)

HOSE BIB

DUPLEX OUTLET

(34) ATTIC ACCESS HATCH:

-19 3/4" X 27 1/2" {500r nm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL: 35 PRIVATE STAIRS:

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

= 5 7/8" (150mm) = 7 7/8" (200mm) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX 7.7/8" (200mm) RISE DUND WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS:

O.B.C. 9.8.7 -ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -UNE HANDRAIL REQUIRED WHERE STAIR WILLI'N 1825 THAN 3-7 (TIUD -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1)00m -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT: O.B.C. 9.8.7.4 - 2'-10" [865mm] MIN. TO 3'-2" [965mm] MAX. - 3'-6" [1070mm] WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAURCHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

350 PUBLIC STAIRS:

O.B.C. 9.8.4. -MIN. RUN (280mm) (280mm) -MIN. TREAD MAX, NOSING -MAX. NOSING = 1 (2050mm -MIN. HEADROOM = 6'-9" (2050mm -MIN WIDTH = 2'-11" (900mm)

-MIN. HEADROOM = 8-9" [2000mm]
-MIN. WIDTH = 2"-11" [900mm]
(EXIT STAIRS, BETWEEN GUARDS)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG, FOR FOUND. WALL TO BE MIN. 4"-0" (1220mm) BELOW GRADE HANDRAILS:

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1 100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN

HEIGHT: O.B.C. 9.8.7.4 O.S.L., VS.J./A

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)
- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A
STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR TERMINATION: O.B.C. 9.8.7.3 - ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS

FINISH: O.B.C. 9.8.9.6 -TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER 08C 9.8.9.6.14)
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

(36) INTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3. -GUARDS TO BE 3'-6' (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS PICKETS TO HAVE 4" (100mm) MAX, SPACING -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

360 EXTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN GUARDS TO BE 3'-6" (1070mm) -GUARDS TO BE 3'-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING
SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
DROWING HID. SPAN DOSTS AS PER 58.7

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

36b EXTERIOR GUARDS @ JULIET BALCONY: -FOR RAILING SPANNING MAXIMUM OF 6-0".
-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO
CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
-GUARDS TO BE 3'-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO
GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR
-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO
GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3

-VERTICAL EIRO MINI, ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS. -PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION. 37 -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

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

<u>DOORS</u>

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

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

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

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

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

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

G OVER SIZED EXTERIOR DOOF

STEEL BEAMS

ST2 W 6 X 20

ST4 W 8 X 21

WOOD BEAMS

VD1 3/2" X 8" SPR

WD2 4/2" X 8" SPR

WD3 5/2" X 8" SPR

WD4 3/2" X 10" SPR

WD5 4/2" X 10" SPR

WD6 5/2" X 10" SPR

WD7 3/2" X 12" SPR

WD8 4/ 2" X 12" SPR

WD9 5/ 2" X 12" SPR

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

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

WD13 3/13/4" X9 1/2" (2.0E) LVL

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

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

W 6 X 15

40 -1"X2" (19mmX38mm) BOTH SIDES OF STEEL. -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

-PRECAST CONC. STEP
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

Areas:

SM 144.9 GROUND FLOOR PLAN 1559.6 SECOND FLOOR PLAN 176.2 1897.0 (84.9) SECOND FLOOR PLAN OTE (7.9)

FOR STRUCTURAL ONLY

FIEVATION 'A' W/5 FLEVATION 'B' W/5 ELEVATION 'B' BEDROOMS 144.9 144.9 144.9 1559.6 1559.6 176.2 1897.0 176.2 1897.0 176.2 (84.9) (7.9) (84.9) (7.9)(7.9)3371.7 3371.7 313.2 TOTAL AREA 313.2 3371.7 313.2 313.2 186.7 2009.2 186.7 2009.2 186.7 2009.2 186.7 1948.4 181.0 1948.4 181.0

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SMOKE ALARM, O.B.C. - 9.10.19.
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-INSTALLED AT OR NEAR CELING
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL
ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A
VISUAL SIGNALL HIGC COMPONENT

CARBON MONOXIDE ALARM (CMA), O.B.C. - 9.33.4.

WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

46 -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.

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

-R4 (RSI 0.70)

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

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

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN

(7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

PER O.B.C. 9.20.9.4. -3/4" AIR SPACE AROUND POST.

490) EXTERIOR COLUMN:

50 COLD CELLARS:

51 STUD WALL REINFORCEMENT:

FRAME CONSTRUCTION:

-DOUBLE STUDS @ OPENINGS

235mm) OR LARGER

WINDOWS:

UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT

AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0'

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/

SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED

OR

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND
(PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
-1.4" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST
CONCRETE CAP.
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6"X 6" POST
PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

AMIN. 6''8" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORD

FOR COLD CELLARS PROVIDE THE FOLLOWING:
-VENTING A REA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
-COVER VENT W/ BUG SCREEN
-WALL MOUNTED LIGHT FIXTURE
-L1+L7 FOR DOOR OPENING
-2-8" X 6-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

O.B.C. 9.5.2.3.

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION

ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND

-DOUBLE 31003 @ OF LININGS -DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE

BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7"

GROOMMIN AND 6-7" (2000mm)

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

-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE

-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS

-BEAMS MAY BE A MAX. 24 (BOUMM) FROM LOADBEAKING WALLS
WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS AND BEAMS WHEN
THEY FRAME INTO SIDES OF BEAMS. TRIMMERS AND HEADERS
FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED
MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" [38mm X

-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL
HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS &

31 FOR FIXED WINDOWS BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL

BE DOUBLE GLAZED WITH LOW-E COATING -SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

-THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED;

THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.6, OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).

THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED

a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS

b) THE MINIMUM EFFICIENCY OF THE *HRV* IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS,
c) THE MINIMUM *APUE* OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS,

d) THE MINIMUM EF OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY

♦ CLIENT SPECIFIC REVISIONS

OR WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED,

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.

2.8 W/(m2.K) -FOR GROSS GLAZED AREAS LESS THAN 17%

NOT LESS THAN 4 PERCENTAGE POINTS.

MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X

OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) &

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

3.8.3.13.(4)(c)
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

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

METAL SADDLE.
-TOP PORTION OF POST CLAD W/ DECOR, SURROUND PER ELEVATION

-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.

-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP

FOR COLD CELLARS PROVIDE THE FOLLOWING

VISUAL SIGNALLING COMPONENT -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE

THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM



I, JULIO PINZON 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: FIRM BCIN:

SIGNATURE:

AO TITLE SHEET A1 BASEMENT FLOOR PLAN ELEV, 'A' & 'B'

A2 SECOND FLOOR PLAN ELEV. 'A' OPT SECOND FLOOR FLEV 'A' W/ 5 BEDROOMS A3 PART. GROUND FLOOR PLAN ELEV. 'B' PART, SECOND FLOOR PLAN ELEV. 'B'

PART, OPT, SECOND FLOOR ELEV 'B' W/ 5 BEDROOMS PART BSMT. PLAN W/ SUNK. FLOOR A4 FRONT ELEVATION 'A'

GROUND FLOOR PLAN ELEV. 'A'

A5 RIGHT SIDE ELEVATION 'A' A6 REAR ELEVATION 'A' & 'B' TYPICAL CROSS-SECTION

A8 FRONT FLEVATION 'B' A9 RIGHT SIDE ELEVATION 'B' A10 LEFT SIDE ELEVATION 'B'

A7 LEFT SIDE ELEVATION 'A'

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date dwn chk revisions MAR-23-15 RPA CR ISSUED FOR CLIENT REVIEW 1-Jun-15 RPA DJH CONFIRMED ROOF TRUSS LAYOUT FOR EL. 'B' REVISED AS PER FLOOR & TRUSSES COORD. 17-Jun-15 RPA DJH MOVED FIREPLACE JOG PROJECTION ON SIDE 15-Dec-15 CR 18-Dec-15 CR ISSUED FOR PERMIT 24-FEB-16 JP

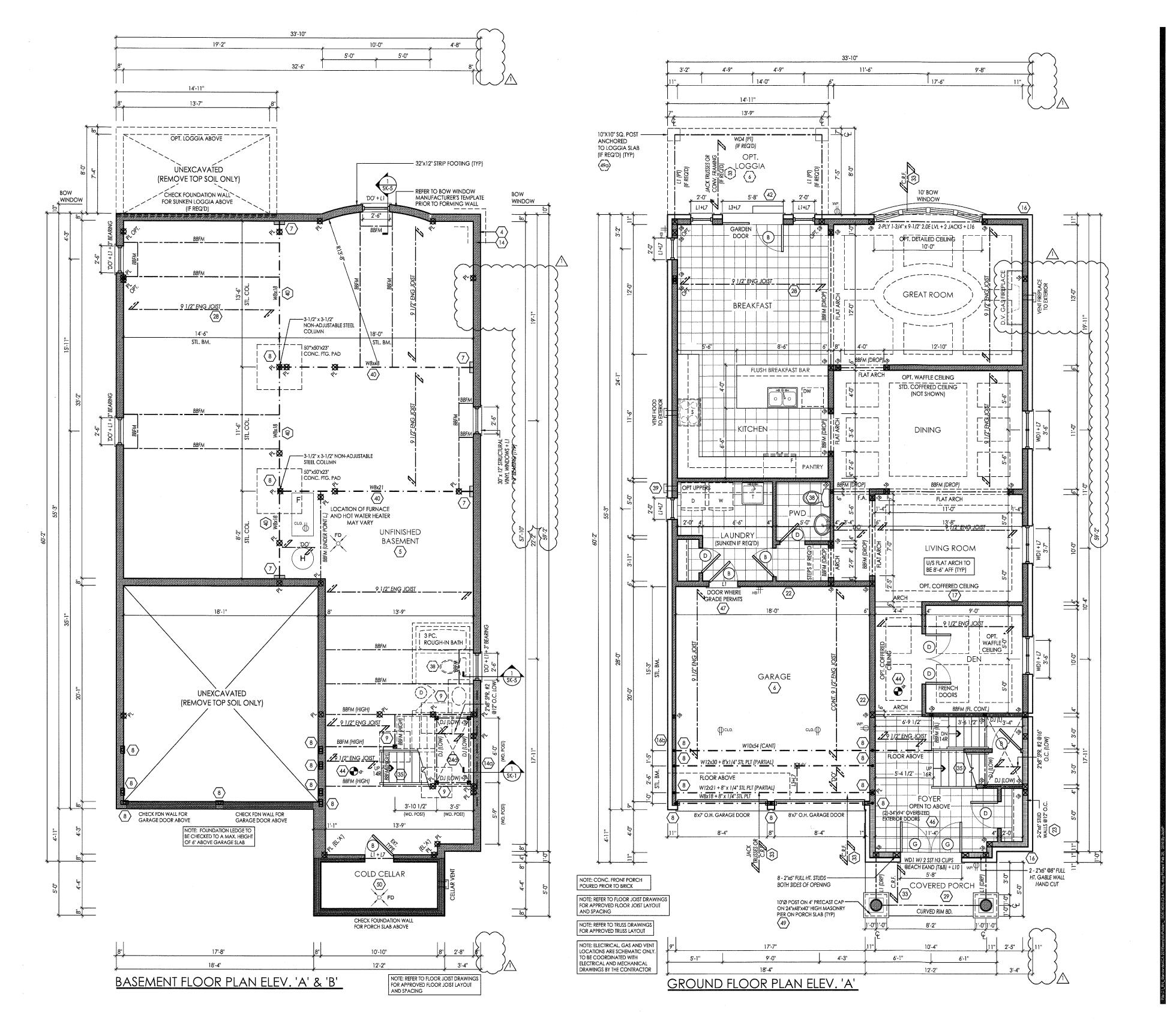
> Gold Park Homes

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model 42-4

> 14043 3/16" = 1'-0"

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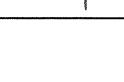


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ARCHITECTURAL REVIEW & APPROVAL
PEB 2 9 2016

revisions date dwn chk

1 SSUED FOR CLENT REVIEW MAR-23-15 RPA CR

2 REVISED AS PER FLOOR & TRUSSES COORD. 17-Jun-15 RPA DJH

A REMOVED PIREPLACE JOG PROJECTION ON SIDE OF HOUSE 15-Dec-15 CR CR

4 REVISED AS PER CLIENT COMMENTS 18-Dec-15 CR CR

5 REVISED AS PER RUBINEER COMMENTS 24-FEB-16 JP JP

6 ISSUED FOR PERMIT 24-FEB-16 JP JP

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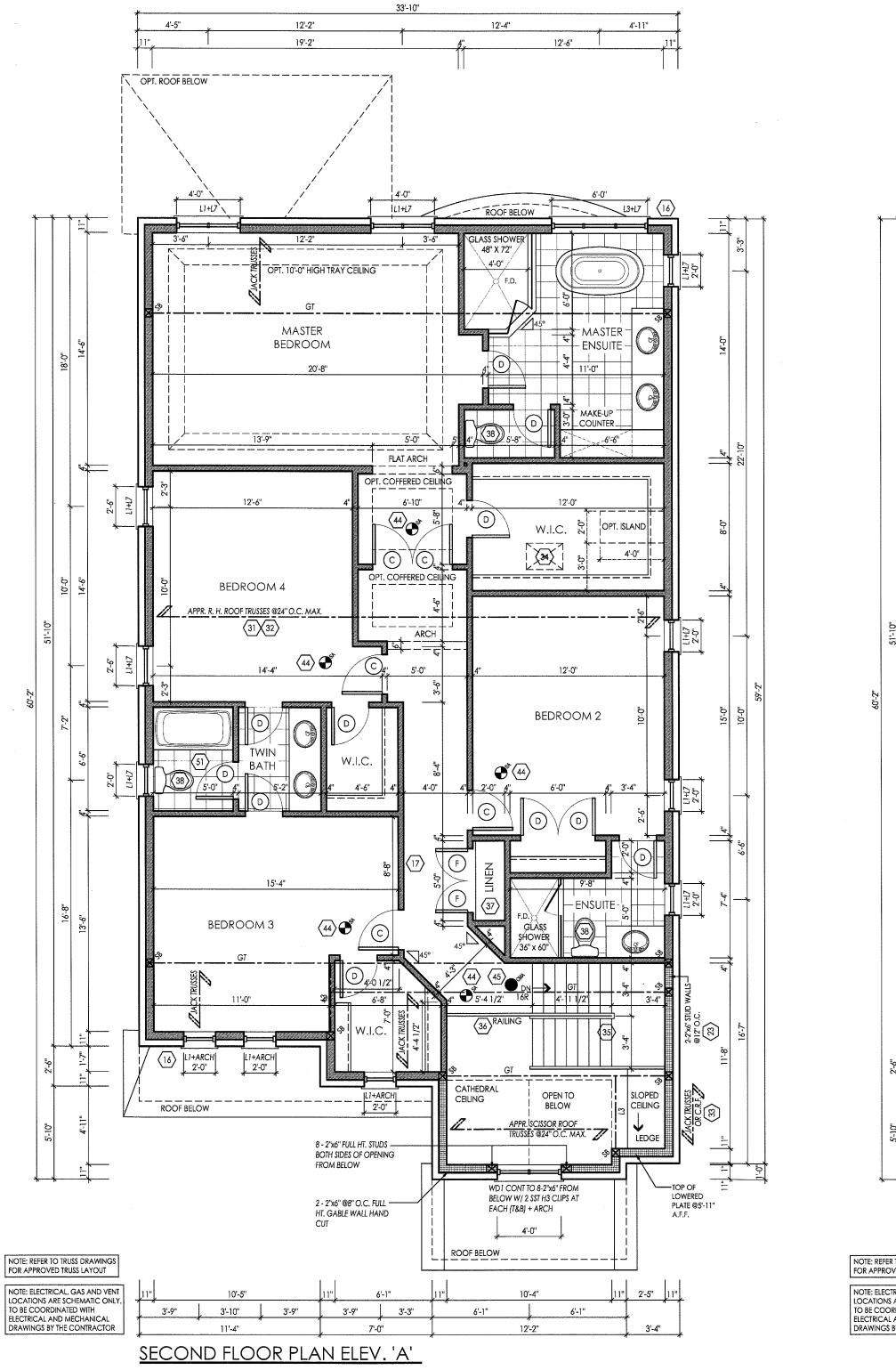
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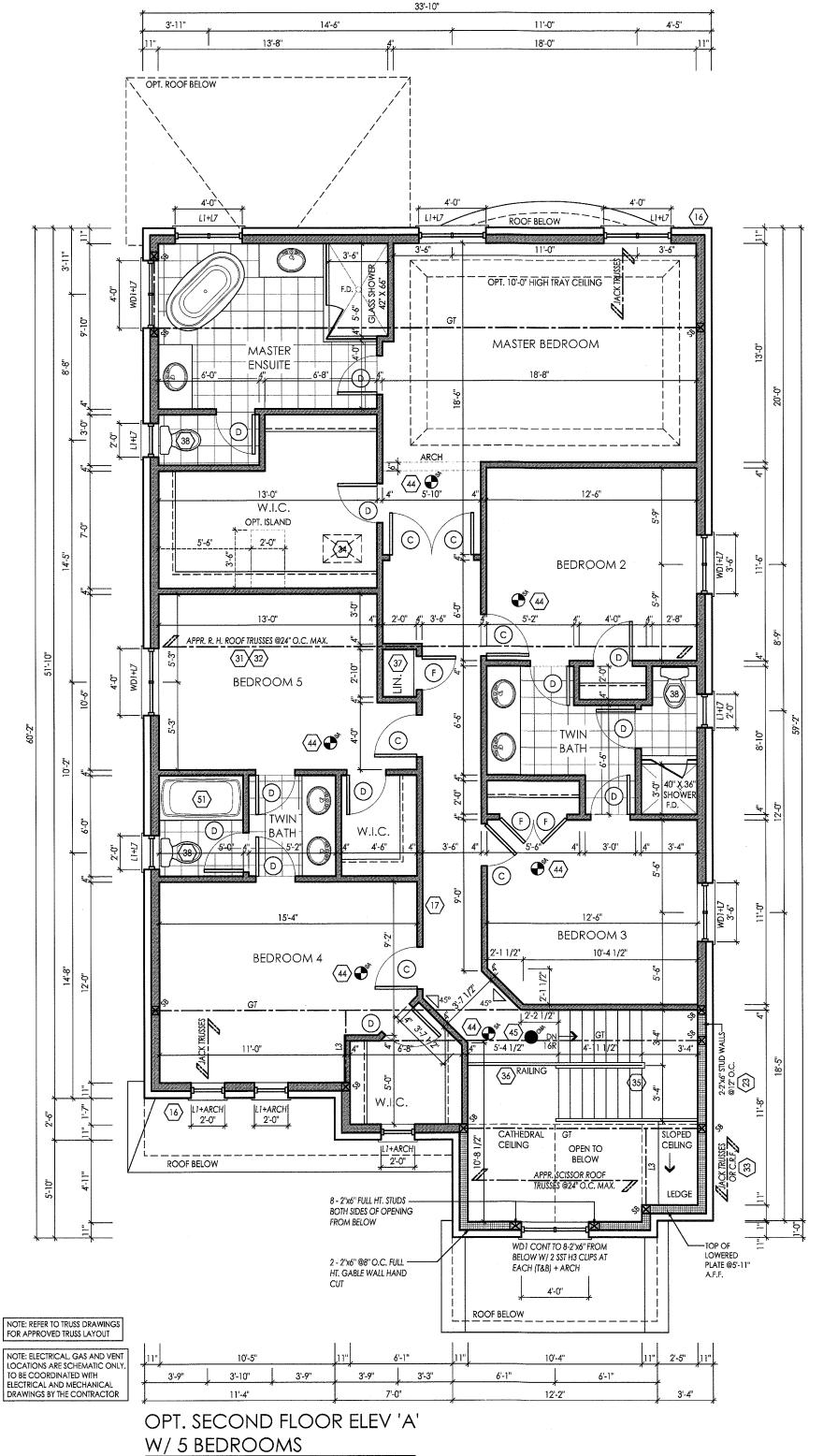
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scale 3/16" = 1'-0"

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John G. Williams Limited, Architect

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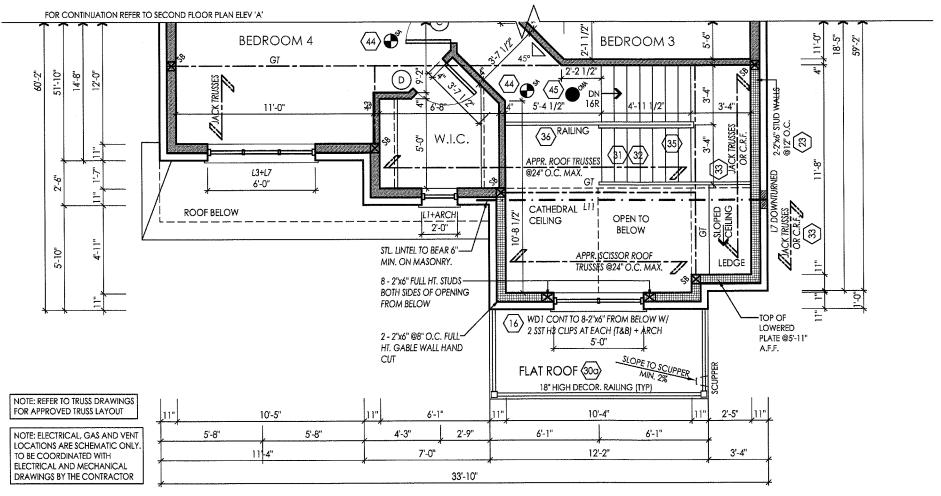
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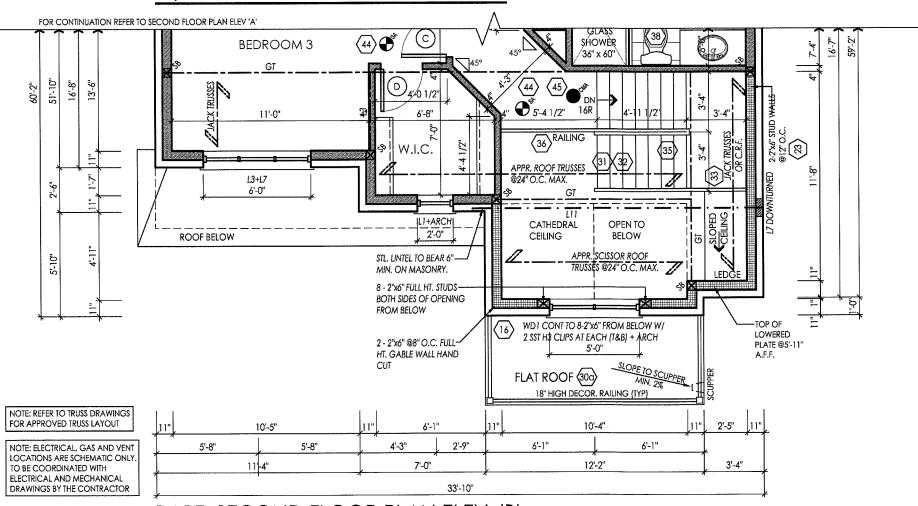
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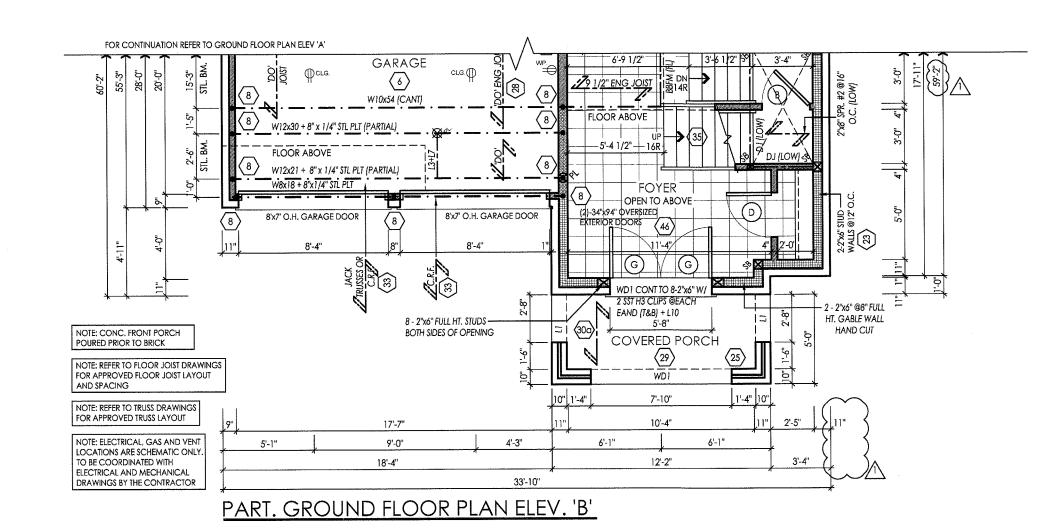
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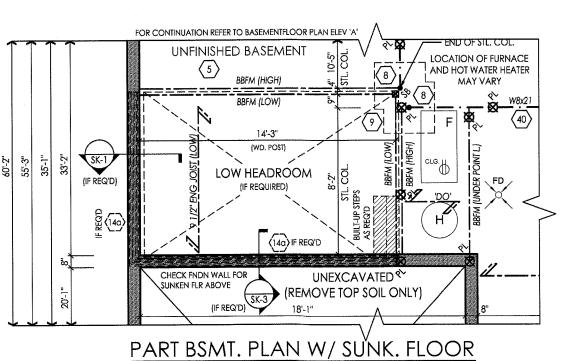


PART. OPT. SECOND FLOOR ELEV 'B' W/ 5 BEDROOMS



PART. SECOND FLOOR PLAN ELEV. 'B'









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\triangle	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	ÇR	CI
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3/16" = 1'-0"

project # 14043

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PEAK HEIGHT OF ROOF MID POINT OF ROOF 28'-2" PREMANUF. DECOR. END GABLE DETAIL W/ 6" PROJECTION (TYP) #210 SELF SEALING ASPHALT SHINGLES -- 8"x16" DECOR. PRECAST CONC. DETAIL - CATHEDRAL CEILING @ 8:12 INTERIOR SLOPE 4" SELF-SUPPORTING BRICK ROWLOCK — ON 10" BRICK SOLDIER ARCH W/ BRICK STACK BOND RETURN (TYP) 48"x28" EXTENDED ARCHED SEGMENTED TRANSOM - PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD 1"x4"+2" DECOR. ALUM FRIEZE BOARD (TYP) TOP OF PLATE **ROOF PLAN 'A'** ARCHED PANEL BY WINDOW - MANUF. (TYP) NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS BRICK VENEER (TYP) -U/S OF DROPPED SOFFIT TOP OF BAND 4" CONT. PRECAST CONC. — ON 10" BRICK SOLDIER NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"X4" — 2"+6" SELF-SUPPORTING PRECAST CONC. ARCH & RETURN W/ CENTRE DBL. KEYSTONE W/ 2"x11" ON 6"x10" STONE IMPOST ON 6" RETURN SPF @ 24" O.C. WITH A 2"X4" SPF VERTICAL POST TO PAINTED METAL FLASHING-THE TRUSS UNDER, AT EACH CROSS POINT, POSTS W/ CAULKING TO MATCH (TYP) LONGER THAN 6' TO BE LATERALLY BRACED SO THA THE DISTANCE BETWEEN END POINTS & BETWEEN 4" PRECAST CONC. SILL W/ 3"x4"-PRECAST CONC. IMPOST (TYP) FIN, SECOND FLOOR – 20" BUILT-UP HARDIE BOARD (OR EQUAL) DETÄIL W. ARCHED ROOF RADIUS = 9'-9" U/S OF PORCH SOFFIT U/S OF GARAGE SOFFIT TOP OF DOOR & COLUMN - (2)-34"x94" OVERSIZED EXTERIOR DOORS 2"+6" PRECAST CONC. HEADER -PANEL BY WINDOW MANUF. W/ DBL. CENTRE KEYSTONE (TYP) TOP OF BAND & PIER STONE VENEER W/ METAL -10"Ø POST ON 4" PRECAST CAP ON 24"x48"x40" HIGH MASONRY PIER ON PORCH SLAB (TYP) FLASHING BEHIND (TYP) FIN. GROUND FLOOR FIN. GROUND FLOOR 0'-0" FIN. GRADE FIN. GRADE POURED CONC. DOOR SILL POURED CONC. PORCH SLAB (TYP) U/S OF FOOTING STEPPED FOOTING (TYP) POURED CONC. FDTN. WALLS ON CONC. STRIP FOOTING (TYP) TOP OF SLAB FRONT ELEVATION 'A'

GROSS GLAZING AREA EL. 'A' - STD. SEC. FLR. PLAN

		•
TOTAL PERIPHERAL WALL AREA	3591.65 SF	333.66 m
FRONT GLAZING AREA	55.07 SF	5.12 m
LEFT SIDE GLAZING AREA	42.03 sF	3.90 m
RIGHT SIDE GLAZING AREA	77. 94 sf	7.24 m
REAR GLAZING AREA	169.68 SF	15.76 m
TOTAL GLAZING AREA	344.72 sf	32.02 m
TOTAL GLAZING PERCENTAGE	9.60 %	

GROSS GLAZING AREA EL. 'A' - OPT. SEC. FLR. PLAN

TOTAL PERIPHERAL WALL AREA	3591.65 sF	333.66 m²
FRONT GLAZING AREA	55.07 SF	5.12 m²
LEFT SIDE GLAZING AREA	57.72 sf	5.36 m²
RIGHT SIDE GLAZING AREA	86.11 sr	8.00 m²
REAR GLAZING AREA	169.68 SF	15.76 m²
TOTAL GLAZING AREA	368.58 SF	34.24 m²
TOTAL GLAZING PERCENTAGE	10 26 %	

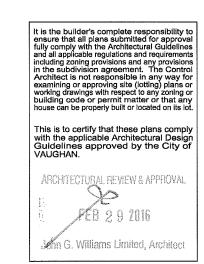
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QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

SIGNATURE:

I, JULIO PINZON DECLARE THAT I HAVE REVIEWED AND TAKEN

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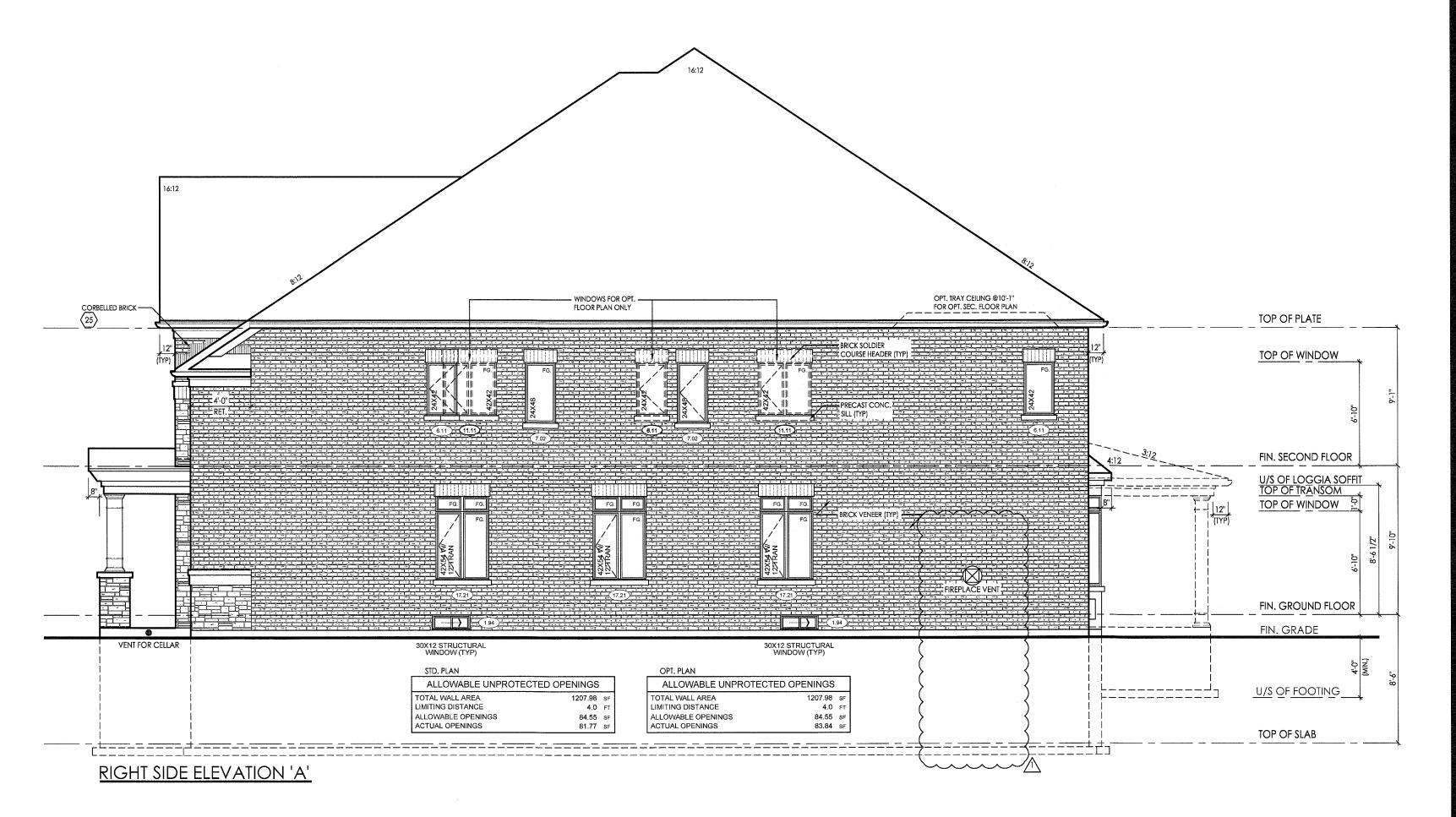
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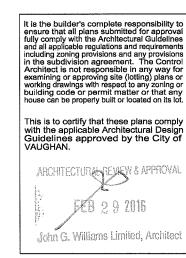
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1	ISSUED FOR CLIENT REVIEW	MAR-23-15	RPA	Г
\triangle	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	
3	REVISED AS PER CLIENT COMMENTS	18-Dec-15	CR	
4	ISSUED FOR PERMIT	24-FEB-16	JP	
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Gold Park Homes

Huntington & Nashville
Kleinburg

model

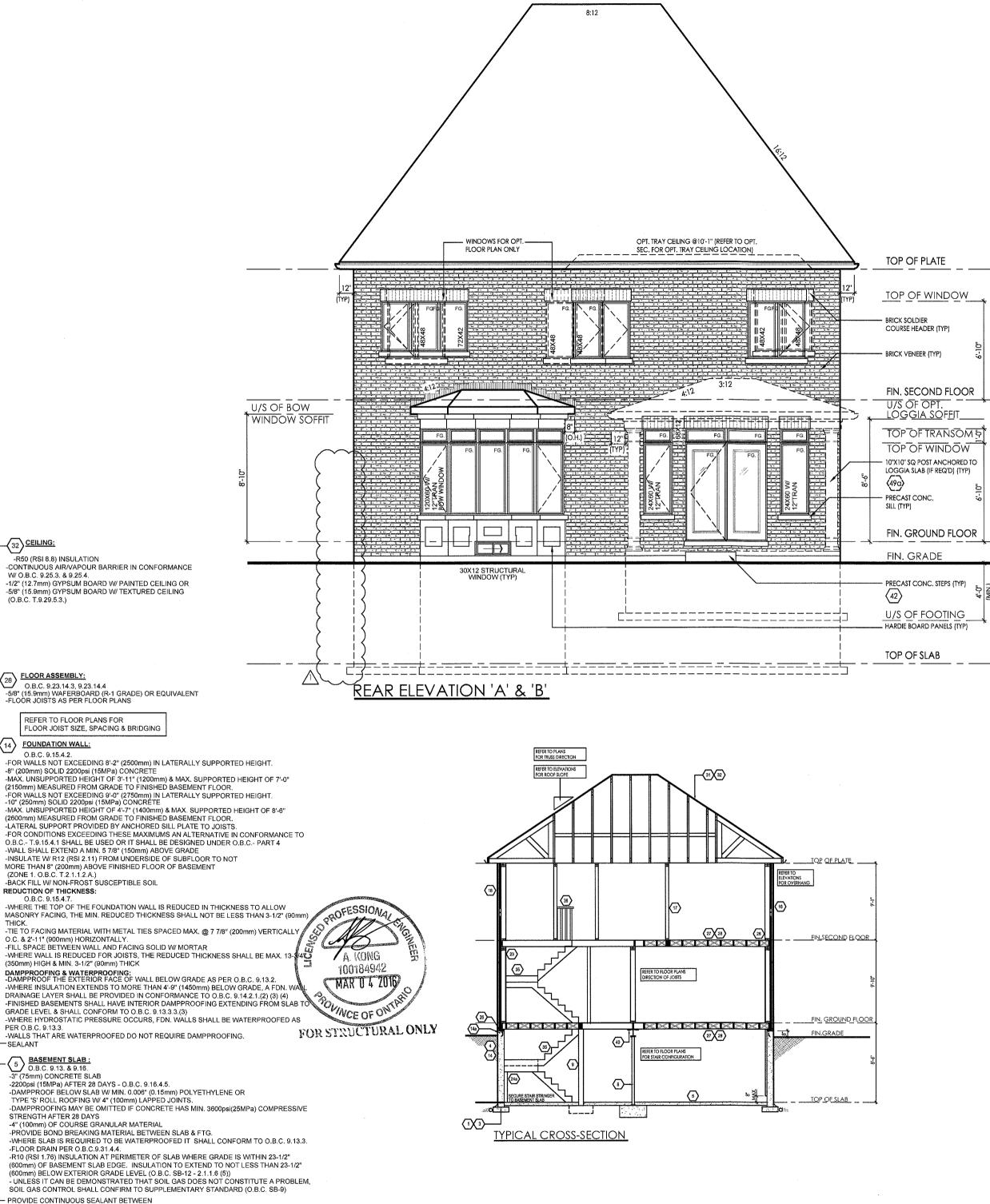
42-4

scale 3/16" = 1'-0"

page

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14043



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3/16" = 1'-0"

-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 O.B.C. 9.23.16 -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. A/B MECHANICALLY SEALED or PROVIDE CONTINUOUS SEALANT AT OVERLAPPED JOINTS IN AIR/VAPOUR BARRIER (TYP) HEADER WRAP IS TO EITHER OVERLAP AIR/VAPOUR BARRIER BY 4"-OF TO BE SEALED WITH CONTINUOUS CAULKING SEALANT (TYP) 26 SILL PLATE:
O.B.C. 9.23.7.
-2" X 6" (38mm X 140mm) 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 FDN. WALL INTO FDN. WALL.
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER OF
MINERAL WOOL NOT LESS THAN 1" (25mm) THICK
BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED
ON FULL BED OF MORTAR. FIN. GRADE METAL FLASHING TO EXTEND -2 TYPICAL STRIP FOOTING: (EXTERIOR BEARING WALLS) O.B.C. 9.15.3. & 9.15.3.6

-3 STOREY STUD - 26" X 9" (660mmX 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. 29psi (200kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT TYPICAL EXTERIOR WALL SECTION- BRICK SCALE: 3/4"= 1'-0"

31) TYPICAL ROOF:

O.B.C. 9.26. -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES

-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)

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.

WALL TO CEILING & WALL TO FLOOR AIR/VAPOUR BARRIER JOINT

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

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

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm)

-OVERLAP BARRIER BY 4" MIN AND MECHANICALLY SEALED - or TO BE SEALED WITH CONTINUOUS CAULKING SEALANT

16 BRICK VENEER CONSTRUCTION (TYPICAL): - O.B.C. 9.23.

O.C. VERTICAL SPACING

OVER OPENINGS

-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.9.15.4.1 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/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1. O.B.C. T.2.1.1.2.A.) -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. 13-144

(350mm) HIGH & MIN. 3-1/2" (90mm) THICK DAMPPROOFING & WATERPROOFING:
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WA 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. 9.13.3.3.(3)

-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS -WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

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

(32) CEILING:

-R50 (RSI 8.8) INSULATION

W/ O.B.C. 9.25.3. & 9.25.4.

(O.B.C. T.9.29.5.3.)

- 28 FLOOR ASSEMBLY:

14 FOUNDATION WALL:

O.B.C. 9.23.14.3, 9.23.14.4

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE

-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING

REFER TO FLOOR PLANS FOR FLOOR JOIST SIZE, SPACING & BRIDGING

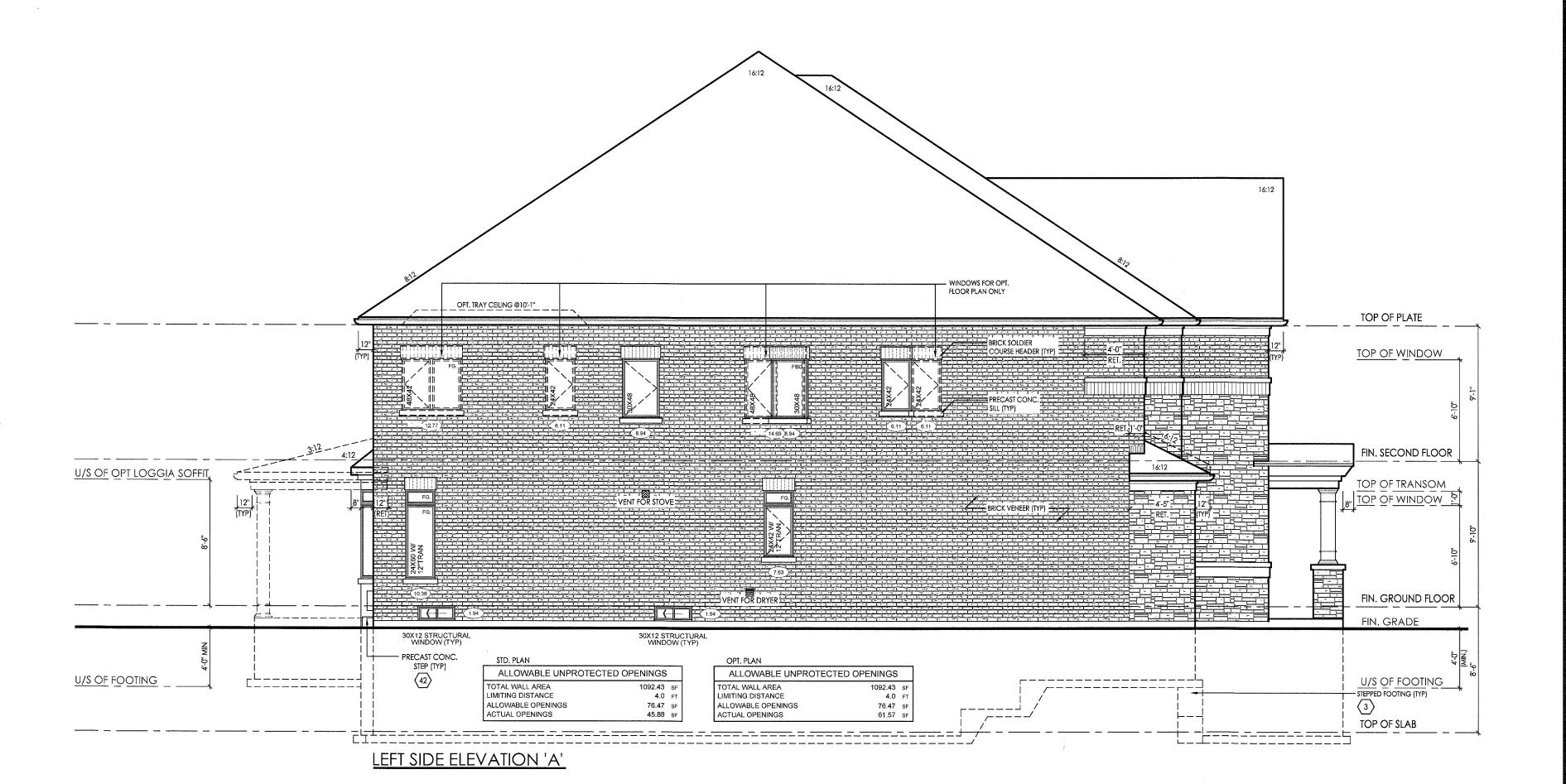
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W 4" (100mm) LAPPED JOINTS.

-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. -WHERE SLAB IS REQUIRED TO SWITCH ROOFED IT SHALL CONFORM TO 0.B.C. S.
-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 (O.B.C. SB-12 - 2.1.1.6 (5))

- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9) PROVIDE CONTINUOUS SEALANT BETWEEN

CONC SLAB AND FOUNDATION WALL



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> Gold Park Homes

Project Huntington & Nashville Kleinburg

model 42-4

project # 14043

scale 3/16" = 1'-0"

TOTAL GLAZING PERCENTAGE PEAK HEIGHT OF ROOF (37'-4") MID POINT OF ROOF 28'-2" PREMANUF, DECOR, END GABLE DETAIL W/ 6" PROJECTION (TYP) #210 SELF SEALING ASPHALT SHINGLES — W/ FLASHING AT VALLEYS (TYP) - 12"x30" DECOR. LOUVRE W/ 4" PRECAST CONC. HEADER & SILL - CATHEDRAL CEILING @ 8:12 INTERIOR SLOPE -- 60"x18" EXTENDED TRANSOM W/ 2"+6" SELF-SUPPORTING PRECAST CONC. ARCH & RETURNS ON 11x2"+10"x6" PRECAST CONC IMPOSTS ON 6" RETURN 2"+6" PRECAST CONC. HEADER -& RETURN (TYP) PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP) 1"x6" DECOR, ALUM, FRIEZE TOP OF PLATE **ROOF PLAN 'B'** - 12"x10" DECOR. PRECAST BRICK VENEER (TYP) _ CORNICE DETAIL (TYP) TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS TOP OF WINDOW 6" PRECAST CONC. RETURN (TYP) U/S OF DROPPED SOFFIT TOP OF BAND 4"+4" CONT. PRECAST CONC.— NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"X4" - 18" HIGH DECOR MTL RAILING (TYP) SILL BAND (TYP) W/ FLAT ROOF ASSEMBLY SPF @ 24" O.C. WITH A 2"X4" SPF VERTICAL POST TO 4" PRECAST CONC. SILL (TYP) THE TRUSS UNDER, AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT TOP OF PARAPET THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'. W/ CAULKING TO MATCH (TYP) FIN. SECOND FLOOR - 28"+12" BUILT-UP HARDIE (OR EQUAL) DETAIL <u>U/S OF GARAGE</u> SOFFIT W/ ARCH CUT-OUT RADIUS = 4'-6" TOP OF TRANSOM TOP OF DOOR/PIER - 2"+6" PRECAST HEADER & SURROUND ON 2"+6" PRECAST CONC. HEADER-11"x4" + 10"x4" PRECAST CONC IMPOSTS W/ 6" RETURN (ABOVE DOOR) (2)-34"x94" W/ DBL. CENTRE KEYSTONE (TYP) OVERSIZED EXTERIOR DOORS W/ FIXED GLASS TOP OF BAND STONE VENEER W/ METAL - STONE VENEER W/ 4"+8" PRECAST FLASHING BEHIND (TYP) FIN. GRD. FLOOR FIN. GROUND FLOOR FIN. GRADE FIN. GRADE 8'0" x 7' O.H. GARAGE DOOR 8'0" x 7' O.H. GARAGE DOOR POURED CONC. DOOR SILL POURED CONC. PORCH SLAB (TYP) U/S OF FOOTING STEPPED FOOTING (TYP) - POURED CONC. FDTN. WALLS ON CONC. STRIP FOOTING (TYP) 1 4 14 TOP OF SLAB FRONT ELEVATION 'B'

GROSS GLAZING AREA EL. 'B' - STD. SEC. FLR. PLAN

TOTAL PERIPHERAL WALL AREA	3591.65 SF	333.66 m²
FRONT GLAZING AREA	67.45 SF	6.27 m²
LEFT SIDE GLAZING AREA	42.03 SF	3.90 m²
RIGHT SIDE GLAZING AREA	77.94 SF	7.24 m²
REAR GLAZING AREA	169.68 SF	15.76 m²
TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE	357.10 sf 9.94 %	33.17 m²

GROSS GLAZING AREA EL. 'B' - OPT. SEC. FLR. PLAN

TOTAL PERIPHERAL WALL AREA	3591.65 SF	333.66 m²
FRONT GLAZING AREA	67.45 SF	6.27 m²
LEFT SIDE GLAZING AREA	57.72 SF	5.36 m²
RIGHT SIDE GLAZING AREA	86.11 SF	8.00 m²
REAR GLAZING AREA	169.68 SF	15.76 m²
TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE	380.96 SF 10.61 %	35.39 m²

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: SIGNATURE:

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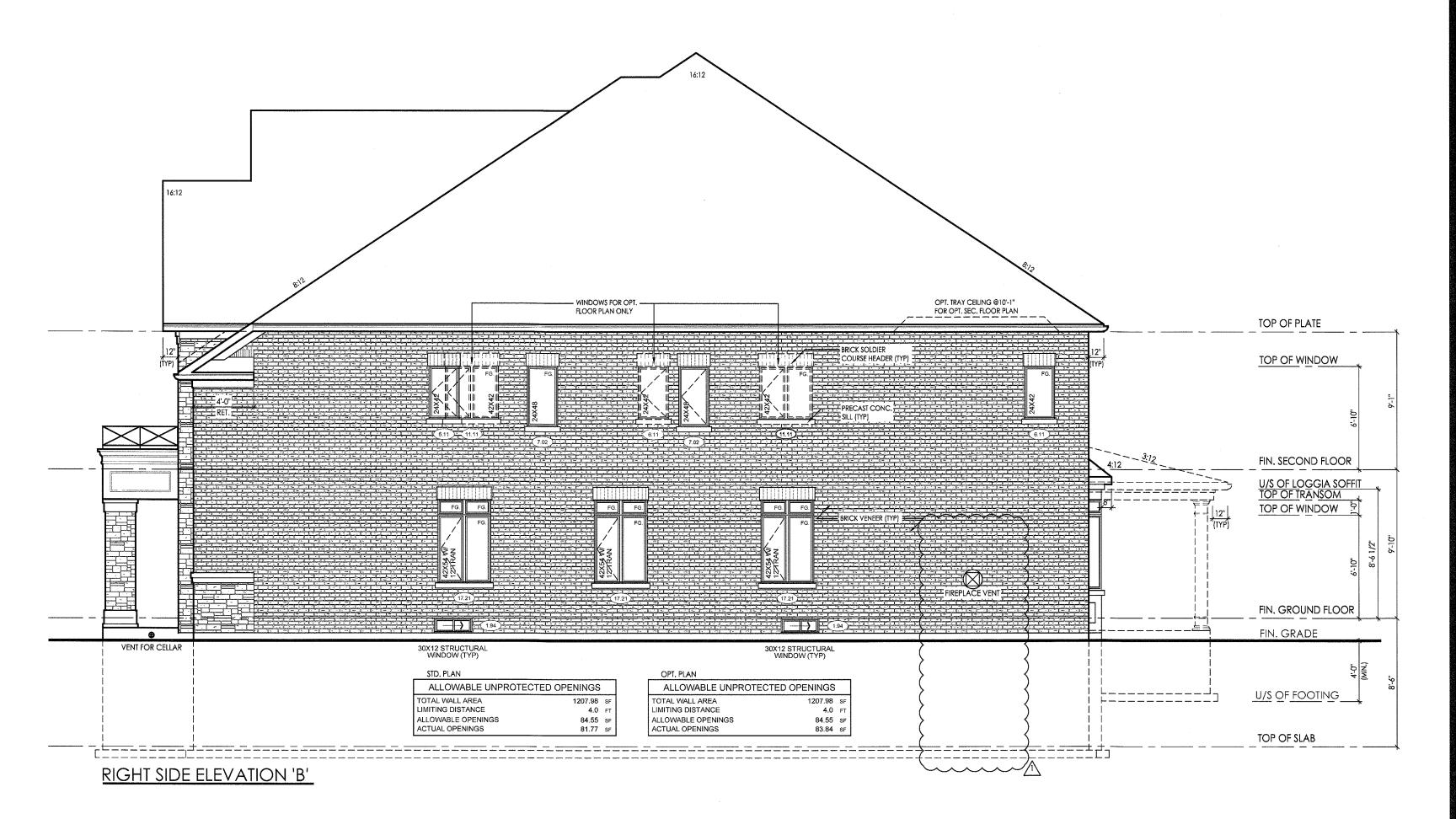
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Gold Park Homes

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Kleinburg

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14043 3/16" = 1'-0"



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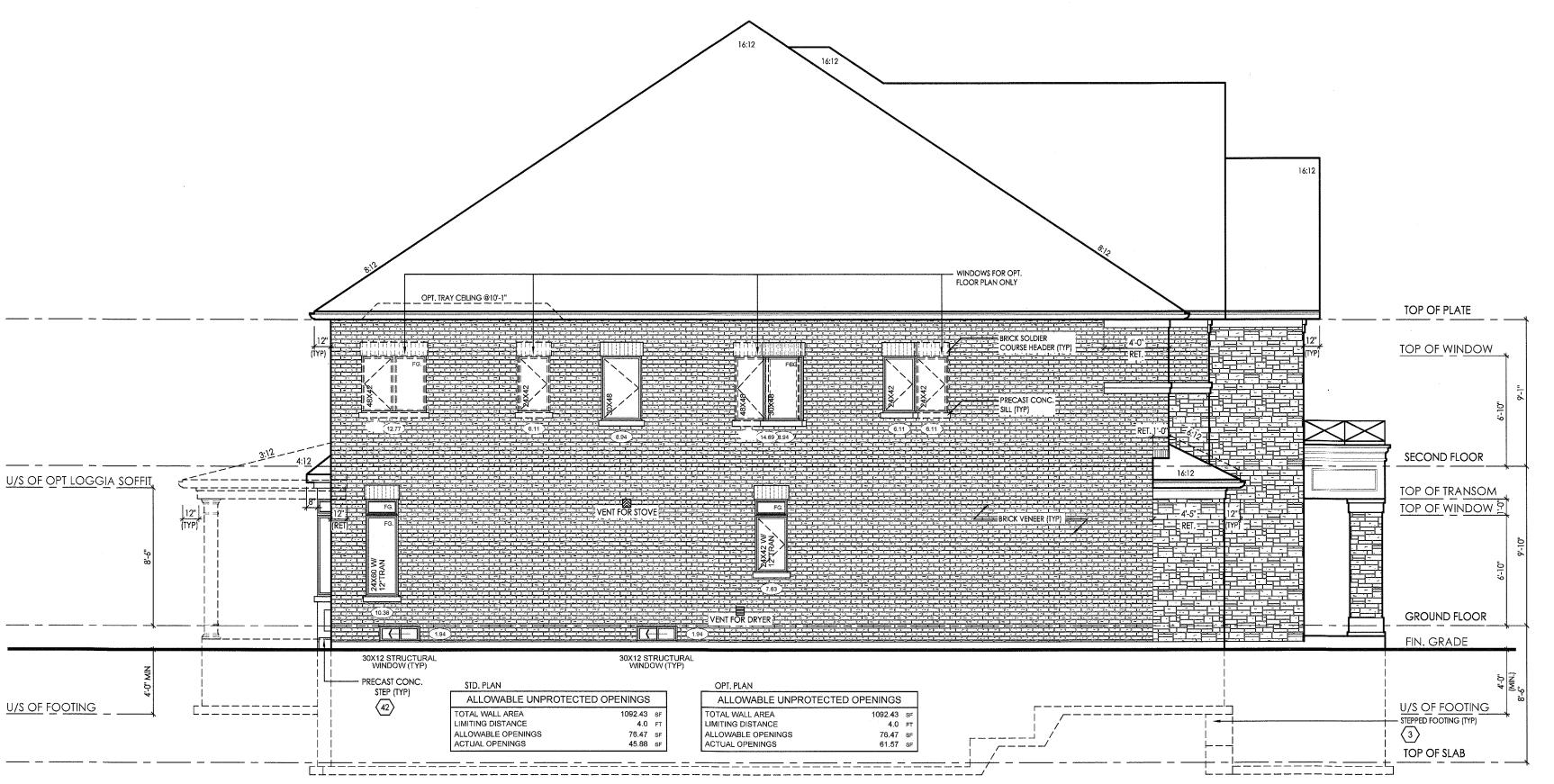
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LEFT SIDE ELEVATION 'B'

RN design

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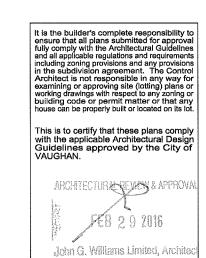


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