BUILDING CODE 10.56.7 AND ALL OFFICE CODES AND EGGENT AND HAVING JURISDICTION.

-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.

-THERMAL RESISTANCE VALUES BASED ON ZONE 1 **FOOTINGS / SLABS:** TYPICAL STRIP FOOTING:

-BASED ON 16-1"(4.9m) MAX. SUPPORTED JOIST LENGTH -MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS -SHALL REST ON UNDSTURBED 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

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

-1 STOREY MASONRY - 16" X 4" (410mm X 100mm) -1 STOREY MASONRY -10 X 4 (410mm X 100mm) -1 STOREY STUD -12"X 4" (305mm X 100mm) -2 STOREY MASONRY -2 STOREY STUD -18"X 5" (450mm X 130mm) -3 STOREY STUD -3 STOREY STUD -24"X 8" (400mm X 200mm) X 100mm X 100mm) -24"X 8" (400mm X 200mm) 3 STEP FOOTING:

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

MUN.

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 PIPET O BE BELIOW BOTTOM OF FIR. SLAB. -COVERTOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIA 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. -220098 (15MP) AFIER 20 DATS - O.B.C. Y. 16.4.3.

-2AMPROOF BELOW SLAB W/ MIN, 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

-DAMPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFIER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIAL

-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB 8. FTG. WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO FLOOR DRAIN PER O.B.C.9.31.4.4. -RID (RSI 1.76) INSULATION AT PERIMETED OF SLAB WHERE GRADE IS WITHIN

'2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NO 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)

5a SLAB ON GROUND: -3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.

2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -2200psi (15Mpq) AFTER 28 DAYS - O.B.C. 9, 16.4.5.
DAMPPROOF BELOW SLAB W/ MIN, 0.006" (10.15mm) POLYETHYLENE OR
TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)
COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE -4" (100mm) OF COURSE GRANULAR MATERIAL

-24 (TUOTHT) OF COURSE GRANULAR MALERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG.
-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.

- 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)

GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB
-4650psi (32MP) 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

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

OAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa)

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

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

CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE

860mmX 860mmX 400mm) -MAX. 16'-0" (4880mm) - 44" X 44" X 21" - (1120mmX 1120mmX 530mm) -MAX, 9'-10" (2997mm) - 40" X 40" X 19"

- (1010mmX 1010mmX 480mm) - 51" X 51" X 24" - (1295mmX 1295mmX 610mm) -MAX. 16'-0" (4880mm) HERE COL, SITS ON FDN, WALL, USE 4" X 8" X 5/8" (100mmX 200mmX mm) 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. -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" (840mmX 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 BETWEEN 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 HEIGHI. -5" (200mm) SOLID 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 3"-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7"-0" (2150mm) MEASURED PROM GRADE TO FINISHED BASEMENT FLOOR. -FOR WALLS NOT EXCEEDING 9"-0" (2750mm) IN LATERALLY SUPPORTED

neight, -10" (250mm) SOUD 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 PLATETO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO 0.8.C.-1.9.15.4.1 SHALL BE USED OR IT SHALL BE USED OR IT SHALL BE USED 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 BASEMEN

(ZONE 1. O.B.C. T.2.1.1.2.A.)
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL REDUCTION OF THICKNESS:

MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

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 HAN 3-1/2" (90mm) THICK. -TIF TO FACING MATERIAL WITH METAL TIES SPACED MAX, @ 7.7/8" (200mm) ERTICALLY 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

DAMPPROOFING & WATERPROOFING:

MPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C VHERE 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
WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) -3-20M BARS IN TOP PORTION OF WALL (8"-0" TO 10"-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10"-0" TO 15"-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE 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: -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 (0.8.C., 9.2.1.4. & 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 STUDES © 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.. 1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - Q.B.C. T.9.23.10.1. =

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

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 THE 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) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE

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 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

150 ALTERNATE FRAME WALL CONSTRUCTION:

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

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.) -1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. 9-27-34-1)

-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 -012 LENGTH OF WALL. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.

-2. X 4 (38MMX 89MM) WOOD STOREYS. ON BOTTOM FLR. WHEN 3 STOREYS. -R14 (RS12.46) 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. &

7.20.4.

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 FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE OLLOWING MATERIALS: FOLLOWING MATERIALS:
-ADD 1/4" (shmm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.
9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RS) 2.46) INSULATION WITH R14 (RS) 2.46) 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.

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

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

15b FRAME WALL CONSTRUCTION @ GARAGE:

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.) 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 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE

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

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

-ADD ABSORPTIVE 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'-O" LIMITING DISTANCE AND NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS [REFER TO

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

16 BRICK VENEER CONSTRUCTION:

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. -MIN, 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT -Min. 0.05 (D.76mm) FILCS, 778 (22mm) WIDE CORROSION RESISTANS 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 MEMBRANE (O.B.C. 9.20.13.6.(2) ) -BRICK OR STONE SILLS UNDER OPENINGS. FLASHING UNDER WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

9.23.16 -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. 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. 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:
-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. -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE

(O.B.C. 9.20.13.6.(2))

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AR SPACE
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. 7.27.3.4.7 -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) -EXACE W/ CONT. 16 GAUGE STEEL "I BRACES FROM TOP PLATE TO BTM.
PLATE FOR THE FULL LENGTH OF WALL, OR PLATE FOR THE FULL LENGTH OF WALL, OR "CONT." 2". 4" (38mm): 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL -R14 (RSI 2.46) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &

-1/2" (12.7mm) GYP\$UM 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) 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 (RS) 2.46) INSULATION WITH R14 (RS) 2.46) 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.

25 DOUBLE MASONRY WYTHE WALL:

250 CORBEL MASONRY VENEER:

26 SILL PLATE:

FLOOR ASSEMBLIES:

O.B.C. 9.23.7.

ON FULL BED OF MORTAR.

a) & b) USED TOGETHER OF

D) FURRING OR PANEL TYPE CEILING

O.B.C. 9.23.14.3, 9.23.14.4

FLOOR JOISTS AS PER FLOOR PLANS

PORCH SLABS ABOVE COLD CELLAR:

OR AS NOTED ON PLAN EXTERIOR GUARD AS PER #36a

-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT

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

SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
REQUIRED FOR OVER HEATED SPACES:

-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

LOPED MIN 2% TO ROOF SCUPPER

CEILING AREA)

31 TYPICAL ROOF:

ALUMINUM

-R50 (RSI 8.8) INSULATION

320 VAULTED OR CATHEDRAL CEILING:

O.B.C. 9.25.3. & 9.25.4.

CONVENTIONAL FRAMING:

smoke alarm 🐠

VENTS AND INTAKES

COLD CELLAR VENT (50)

WATERPROOF

HOSE BIB

EXHAUST FAN

STOVE VENT

DRYER VENT

D.J. DOUBLE JOIST

G.T. GIRDER TRUSS

LUMBER

FIRE PLACE VENT

PRESSURE TREATED

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

A.F.F. ABOVE FINISHED FLOOR

#

 $\otimes$ 

2/ 2" X 12" SPR

/2" (12.7mm) GYPSUM BOARD

RAFTERS & MIN. 1 1/2" (38mm) THICK

-2'X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

O.B.C. 9.26. & TABLE A4

32 CEILING:

ROOF ASSEMBLIES

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

3-67-ED MIIN, 2% TO ROUP SCUPPER, -3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON -2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

ADD 5/8" (15.7mm) GYPSUM BOARD W/TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

STORY OF THE STANDARD W/TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

STORY OF THE STANDARD W/TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

STORY OF THE STANDARD W/TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS

REQUIRED FOR OVER HEATED SPACES:

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

CELLING AREA) -ADD R31 (RS) 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

& 9.25.4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

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.

-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

-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.

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

5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

O.S.C. 9:28. & IABLE A4

NO. 210 (30. SKG/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 OR WHERE

PROFES LOPES APE 9:12 OF CREATER PER DR 10. 2 3 4 5 1

-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.
-2'x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS
PURLINS @ 24" O.C. MAX. SPAN 13"-3" (4950mm) OR
-2'x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS
PURLINS @ 24" O.C. MAX. SPAN 17"-0" (5180mm)
-831 (RS) 5.46) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-CONTINUIOLIS AIR/VAPOUL RARPIER IN CONFORMANCE WITH

O.B.C. TABLE A6 OR A7 -2" \( 6" (38mm X 140mm) \) RAFTERS \( \ext{@ 16" (400mm) O.C. MAX. SPAN 12'-9"} \)

 $(\mathbf{H})$ 

**G** 

CARBON MONOXIDE

ALARM (CMA) (45)

EXT. LIGHT FIXTURE

HYDRO METER

GAS METER

U/S UNDER SIDE

FG FIXED GLAZING

GB GLASS BLOCK

BLACK GLASS

BG

LINTELS

2 STORY WALL

FLOOR DRAIN

SOLID BEARING

CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.

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

ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1. -STARTER STRIP AS PER O.B.C. 9.26.7.2.

STARTER STRIP AS PER O.B.C. 9.26.7.2.

TENED TO SILL OR HEADER @ ENDS

BRIDGING & STRAPPING:

28 FLOOR ASSEMBLY:

6" SILL W / 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" C

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

NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOI

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"

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.

b) BRIDGING -1"X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX.

1/2" (38mm) SOLID BLOCKING @ MAX, 6'-13" (2100mm) O.C. USED WITH

TRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH

O.B.C. 9.39.1.4.

-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

-4 7/8" (125mm) 4650 psi [32 MPa] CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT

23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

(CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C.

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

(30) EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED
ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8"
(15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS

JOISTS BEARING ON WYTHES, FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

(16b) BRICK VENEER CONSTRUCTION @ GARAGE: O.B.C. 9.23.

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. -MIN, 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. ERTICAL 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 -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2 -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE

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

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. 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 -ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ q.m. REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17 INTERIOR STUD WALLS: O.B.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

(18) BEARING STUD WALL (BASEMENT):

2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W DBL, 2" X 4" OR 2" X 6" TOP PLATE.
 2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 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)

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 SMOKE PASSAGE 3MORE 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

CAVITY.
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -TIAGGER JOISTS & 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 CONTINUOU -1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & Y.2.5.4. -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 BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT REQ. INSULATION VALUES:

INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -RIGID INSULATION = 20.00 -LOW DENSITY CONCRETE BLOCK = 1.70 -WOOD FRAME W/ GYPSUM = 2.72 -AIR FILM - MOVING

(9b) FIREWALL:
O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47. -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES -SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY -5-JOIND ASSORTED MATERIAL EACH SIZE ILLING YOU FIRE CANTIFIC -1 1/2" (190mm) CONC. BLOCK, MIN. 12 HR. FIRE-RESISTANT RATING -EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS -5TAGGER JOISTS & BEANS 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

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

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

(22) GARAGE WALL & CEILING: O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE

TAPE AND SEAL ALL JOINTS GAS TIGHT R22 (RSI 3.87) INSULATION IN WALLS 2 (83) 5-7) INSULATION IN CEILINGS W/ FLOOR ABOVE ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.--CONINIOUS ARRYAPOUR BARRIER IN CONFORMANCE W/ O.B.C.9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN.
REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR

M JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C WALLS ADJACENT TO ATTIC SPACE: 1/2" (12.7mm) GYPSUM BOARD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4. 7.23.3. & 7.23.4. -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RSI 3.87) INSULATION -R.22 (RS13.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING
ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

Q33 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 SOUD BRIDGING AT 3'-11" (1200mm) O.C.

-SOLID BRIDGING AT 3-11 (12007III) 0.2.-MIN. R22 (RS13.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. 8, 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 ALL MAINLIAN SOCETT

SUNKEN FINISHED AREAS: -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. - WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS. -FLOOR STRUCTURE AS PER NOTE # 28.

-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS 34 ATTIC ACCESS HATCH:

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

44 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

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

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-INSTALLED AT OR NEAR CEILING
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL
ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A
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

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED

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

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

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

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

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

2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO

THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

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

DRAWINGS.

-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND

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.

ONINGER SO SECTION OF THE SECTION OF

METAL SADDLE

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6"X 6" ABOVE
PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.

--WALL MOUNTED LIGHT HAVE -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

OTHERWISE. ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND

-DOUBLE STUDS @ OPENINGS -DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE

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

DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING

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

PARALLEL PARTITIONS
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE

WHEN WALLS ARE PERFERDICIONARY OF FLOOR JOISTS AND BEAMS WHEN APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS —FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X

-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 SUDING 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 NOT LESS THAN R60 (RSI 10.55),

b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8

PERCENTAGE POINTS, c) THE MINIMUM AFUE OF THE SPACE HEATING EQUIPMENT IS INCREASED BY

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

♦ CLIENT SPECIFIC REVISIONS

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

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)
FRAME CONSTRUCTION:

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

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

WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS

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

NOT LESS THAN 4 PERCENTAGE POINTS.

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.

(PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB V

FOR COLD CELLARS PROVIDE THE FOLLOWING

-COVER VENT W/ BUG SCREEN
-WALL MOUNTED LIGHT FIXTURE

51) STUD WALL REINFORCEMENT:

235mm) OR LARGER

WINDOWS:

(PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. -14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST

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

WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

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:

GENERAL: 35 PRIVATE STAIRS:

O.B.C. 9.8.4.
-MAX. RISE
-MIN. RUN
-MIN. TREAD
-MAX. NOSING
-MIN. HEADROOM | 2.35mi (2.55mi) | (2 (EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS: -MIN. AVG. RUN

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

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm) -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS

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

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

PROJECTIONS:
0.8.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP
STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

350 PUBLIC STAIRS:

O.B.C. 9.8.4.
-MAX. RISE
-MIN. RUN
-MIN. TREAD = 7-3/32" (180mm) -MAX, NOSING = 6'-9" -MIN. HEADROOM -MIN. WIDTH = 2'-11"

(EXIT STAIRS, BETWEEN GUARDS) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS FOUND, WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 FTG. FOR FOUND, WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS:

O.B.C. 9.8.7 -ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-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 C.S.C. 7.6.7.4

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

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

- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS

O.B.C. 9.8.9.6 -TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATIERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

(36) INTERIOR GUARDS:
O.B.C. 58-7 & 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 23 5/8" (600mm)

23 5/8" (600mm).
-GUARDS 10 BE 3-4" (1070mm)
-FOR DWELLING UNITS GUARDS 10 BE A MIN. OF 2-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS 10 BE 3-6" (1070mm) HIGH WHERE WALKING
SURFACE IS MORE THAN 5-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS 10 HAVE 4" (100mm) MAX. SPACING -PROVIDE MID-SPAN POSTS AS PER \$8-7. -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'-1" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO -FOR DWELLING UNITS GUARDS TO BE 3"-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5"-1 1" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2. -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"00 MIN. 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)

**DOORS** 

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

B 815x2030x35 (2'8"x6'8"x1-3/8") C 760x2030x35 (2'6"x6'8'x1-3/8"

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

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

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

G OVER SIZED EXTERIOR DOOR

STEEL BEAMS

ST1 W 6 X 15

ST3 W 8 X 18

ST4 W 8 X 21

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:

SECOND FLOOR OTB TOTAL AREA COVERAGE INC PORCH COVERAGE NOT INC PORCH

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 L10 4-7/8" X 3-1/2" X 5/16" L L15 5-7/8" X 4" X 1/2" I WD11 3/13/4" X7 1/4" (2.0E) LVL 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) LVI L12 4-7/8" X 3-1/2" X 1/2" L L17 7-1/8" X 4" X 1/2" L WD13 3/1 3/4" X9 1/2" (2.0E) LVL WD14 2/13/4" X117/8" (2.0E) LVI WD15 3/13/4" X117/8" (2.0E) LV

ELEVATION 'A' ELEVATION 'B' BEDROOMS SM SM GROUND FLOOR 153.1 153.1 1648.2 153.1 1648.2 1648.2 185.0 1992.1 (8.2) (88.4) (8.2) (88.4) (8.2) (88.4) 3550.9 329.9 3551.9 330.0 3550.9 195.6 2105.1 195.6 2105.1 190.2 2047.6 2047.6 190.2

100154942 FOR STRUCTURAL ONE

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TITLE SHEET BASEMENT FLOOR ELEV 'A' & 'B'

A2 GROUND FLOOR ELEV 'A' OPT GROUND FLOOR ELEV 'A'

A3 SECOND FLOOR ELEV 'A' OPT SECOND FLOOR ELEV 'A' W/5 BEDROOMS A4 PARTIAL GROUND FLOOR

ELEV 'B' - STD & OPT. PARTIAL SECOND FLOOR ELEV 'B' PARTIAL OPT SECOND FLOOR ELEV 'B' W/ 5 BEDROOMS

TYPICAL CROSS SECTION

A5 FRONT ELEVATION 'A' A6 RIGHT SIDE ELEVATION 'A' A7 REAR ELEVATION 'A' & 'B'

- 2 STOREY (BRICK) A8 LEFT SIDE ELEVATION 'A' A9 FRONT ELEVATION 'B'

A10 RIGHT SIDE ELEVATION 'B' A11 LEFT SIDE ELEVATION 'B'

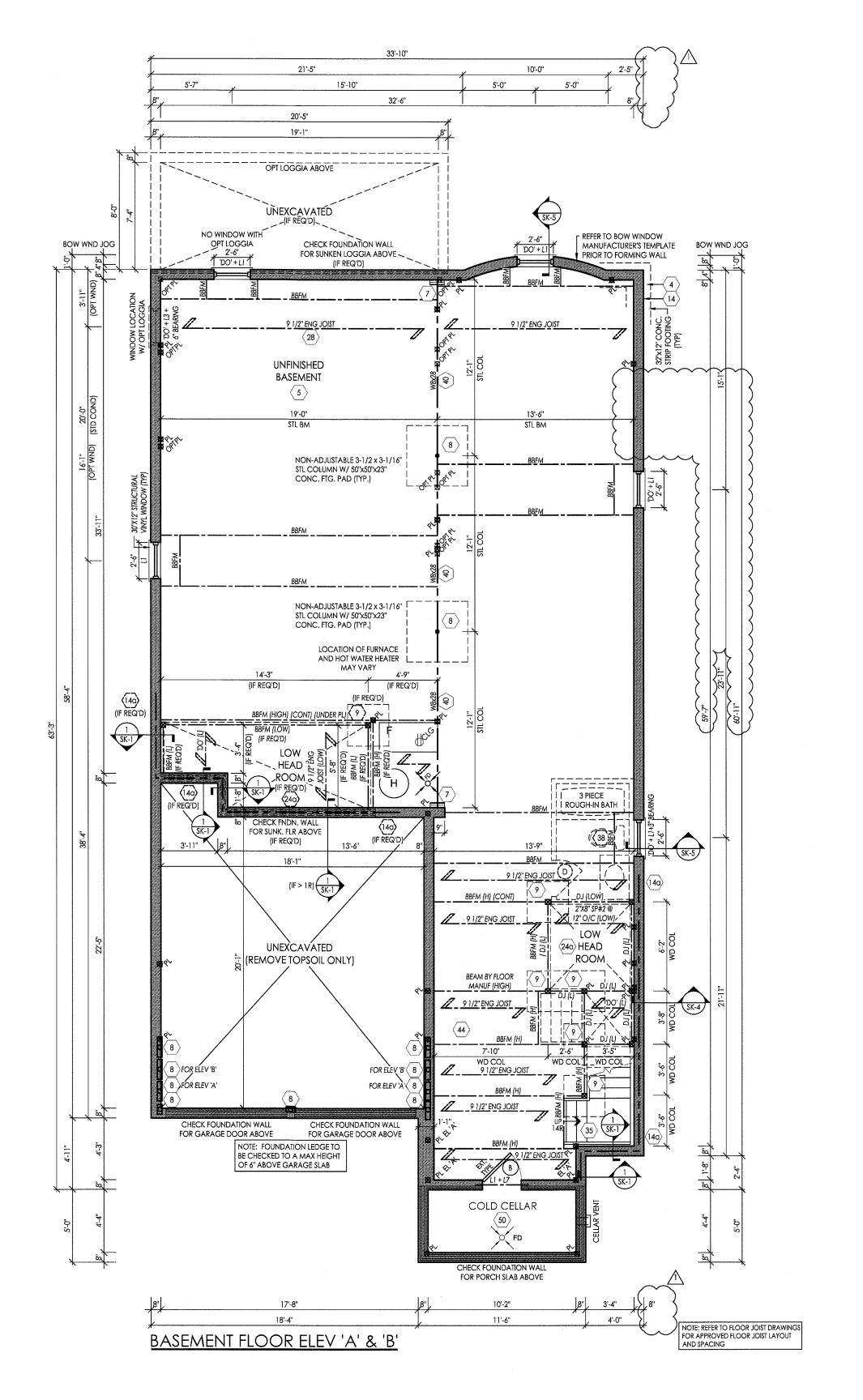
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revisions date dwn chk ISSUED FOR CLIENT REVIEW MAR-23-15 KK CR REVISED AS PER FLOOR & TRUSSES COORD. 17-Jun-15 RPA DJH REVISED AS PER ENGINEERING COMMENTS 15-Jul-15 RPA DJH REMOVED FIREPLACE JOG PROJECTION ON SIDE 15-Dec-15 CR CR REVISED AS PER CLIENT COMMENTS 18-Dec-15 CR CR 24-FEB-16 JP

Gold Park Homes

Huntington & Nashville Kleinburg model 42-5 14043 3/16" = 1'-0" page







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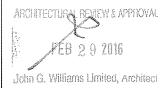


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6	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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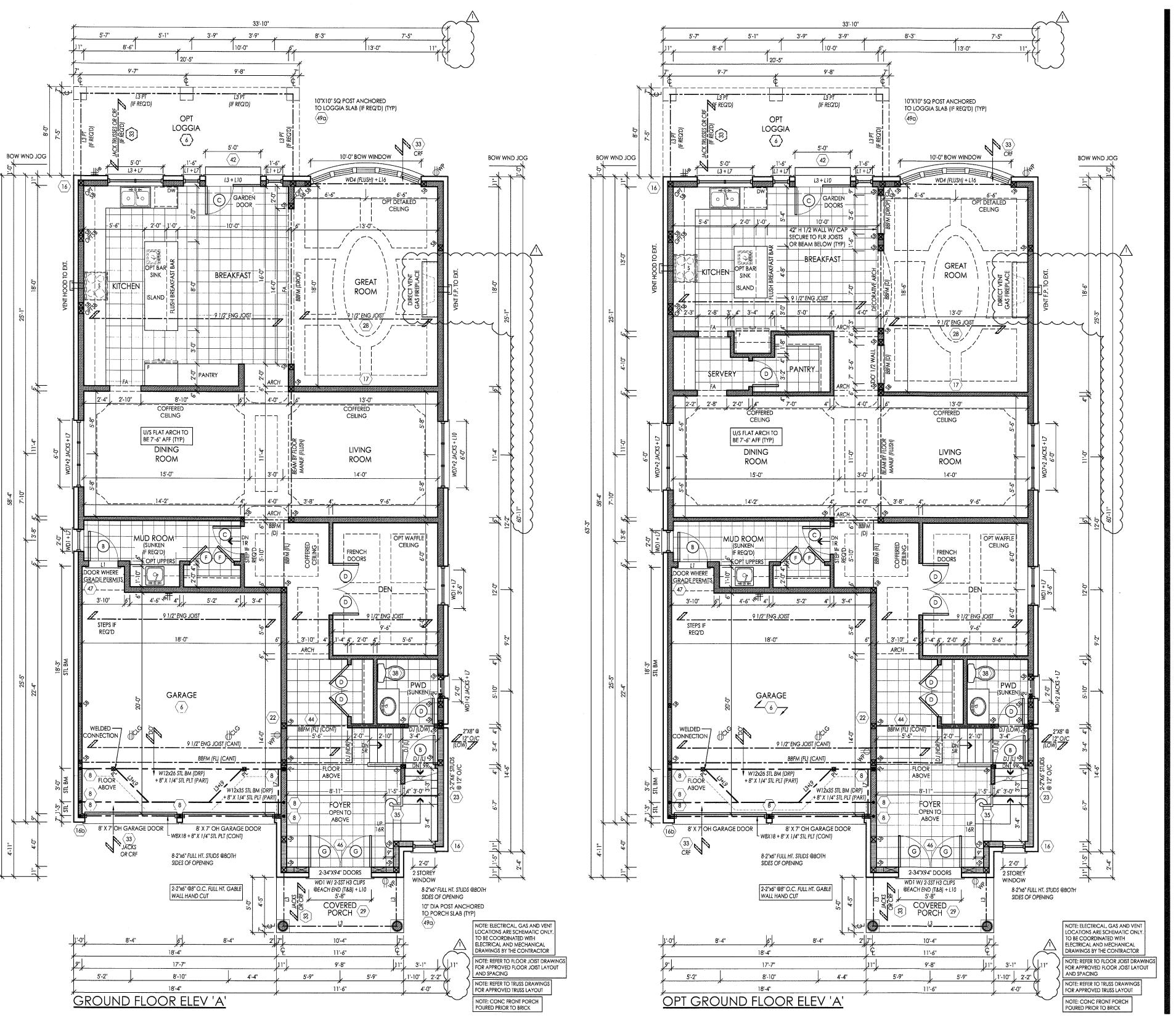
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42-5

14043

A1

3/16" = 1'-0"





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John G. Williams Limited, Architect

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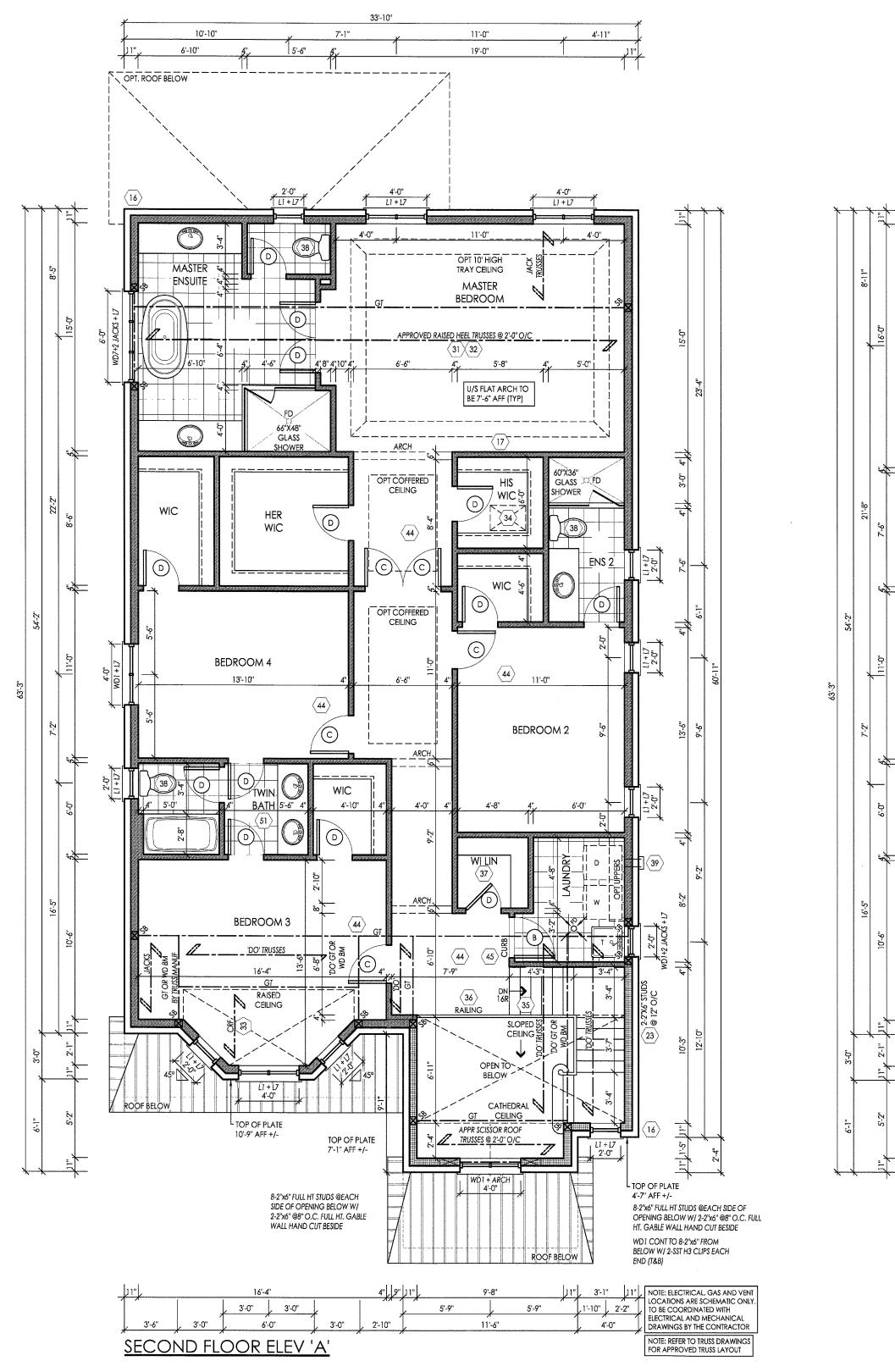
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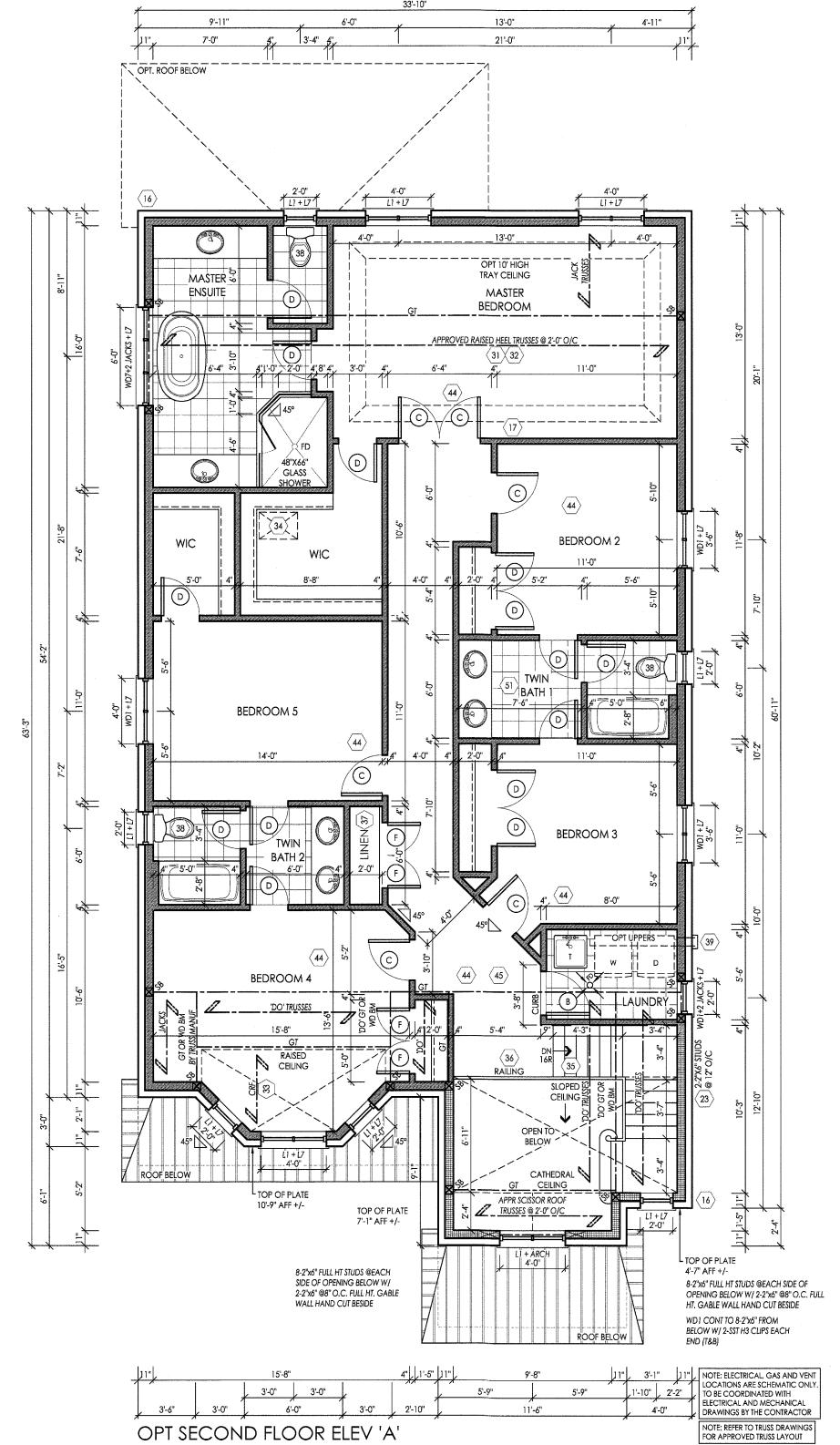
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model 42-5

project # 14043

scale 3/16" = 1'-0"





W/ 5 BEDROOMS



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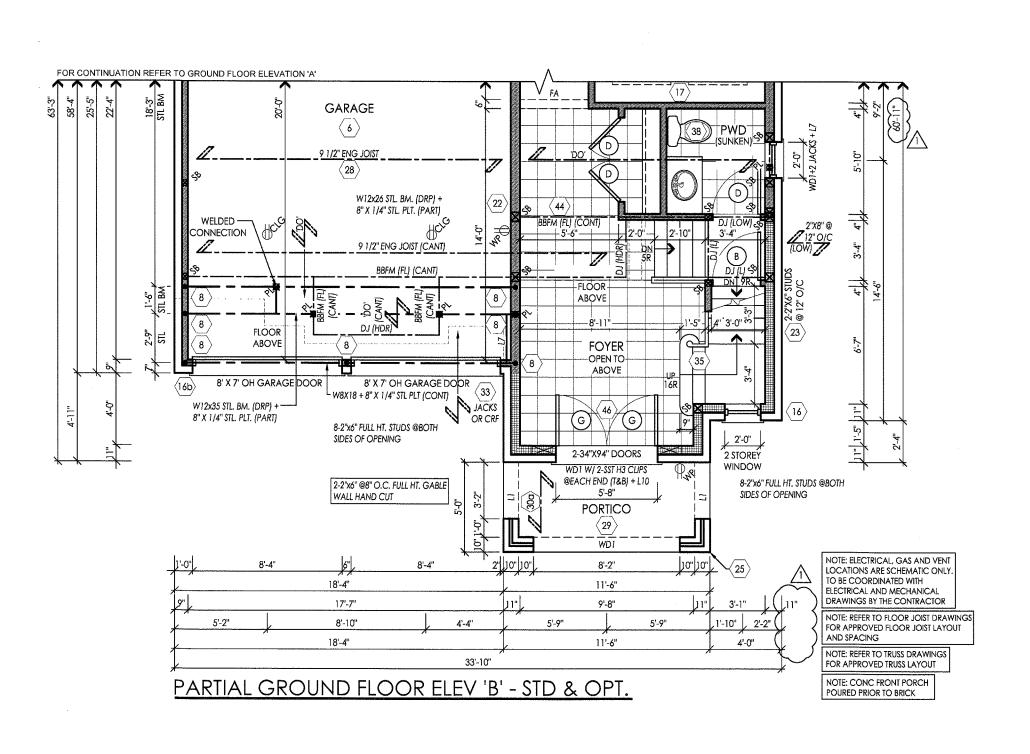
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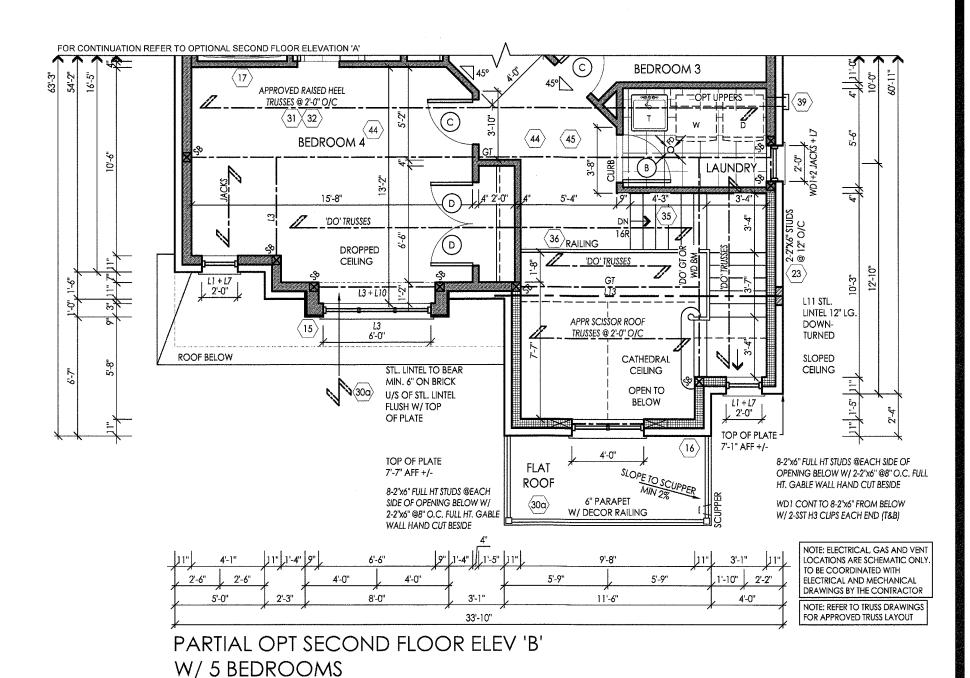
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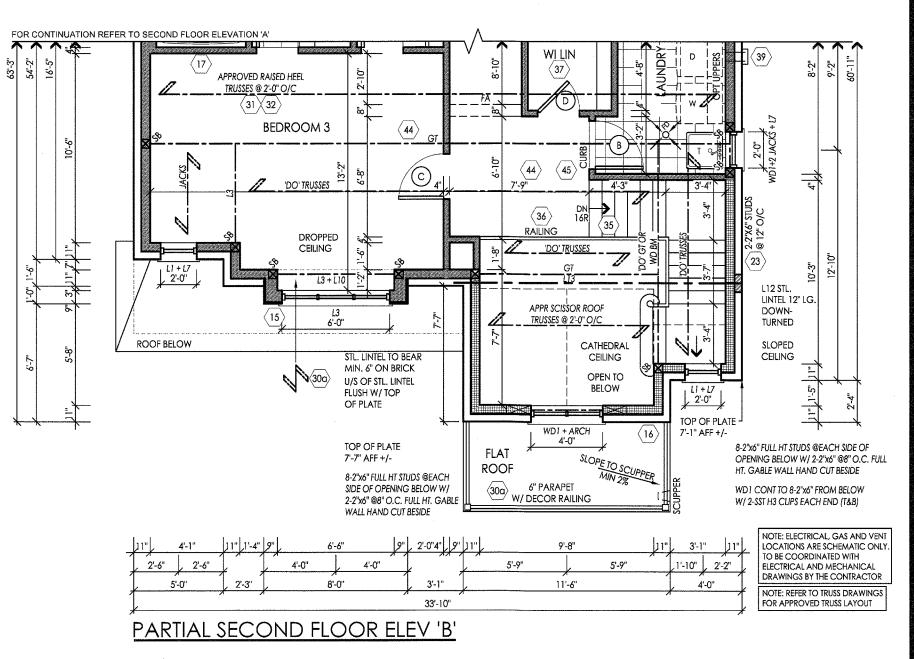
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14043









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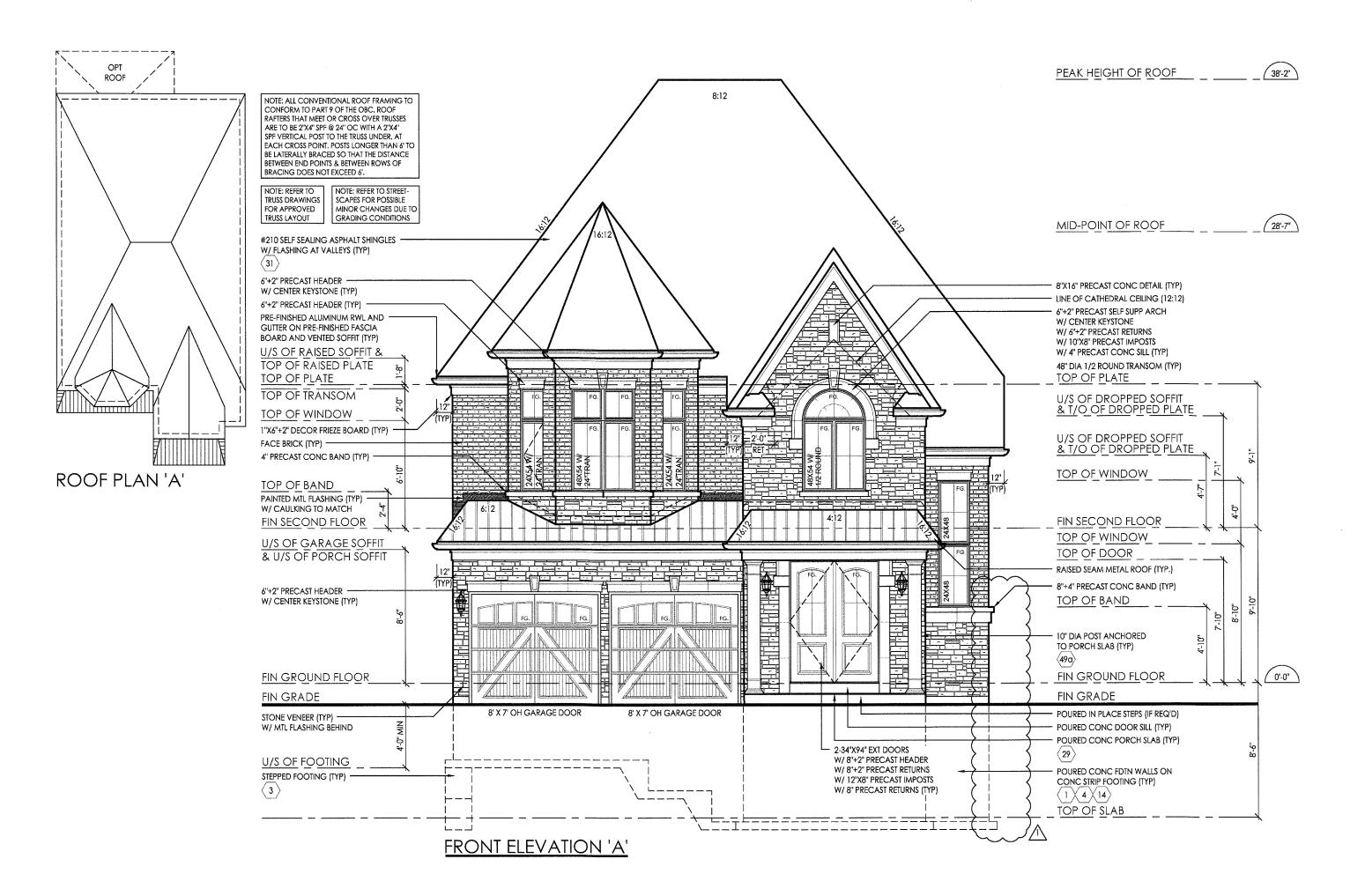
14043 3/16" = 1'-0"

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

LEFT SIDE GLAZING AREA 76.19 SF 7. RIGHT SIDE GLAZING AREA 75.19 SF 6.	15 r 08 r 99 r 16 r
TOTAL GLAZING AREA 391.51 sf 36. TOTAL GLAZING PERCENTAGE 10.49 %	37 r

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

TOTAL PERIPHERAL WALL AREA	3731.63 sf	346.67 m²
FRONT GLAZING AREA	76.92 sF	7.15 m²
LEFT SIDE GLAZING AREA	76.19 sF	7.08 m²
RIGHT SIDE GLAZING AREA	83.36 SF	7.74 m²
REAR GLAZING AREA	163.21 sF	15.16 m²
TOTAL GLAZING AREA	399.68 SF	37.13 m²
TOTAL GLAZING PERCENTAGE	10.71 %	







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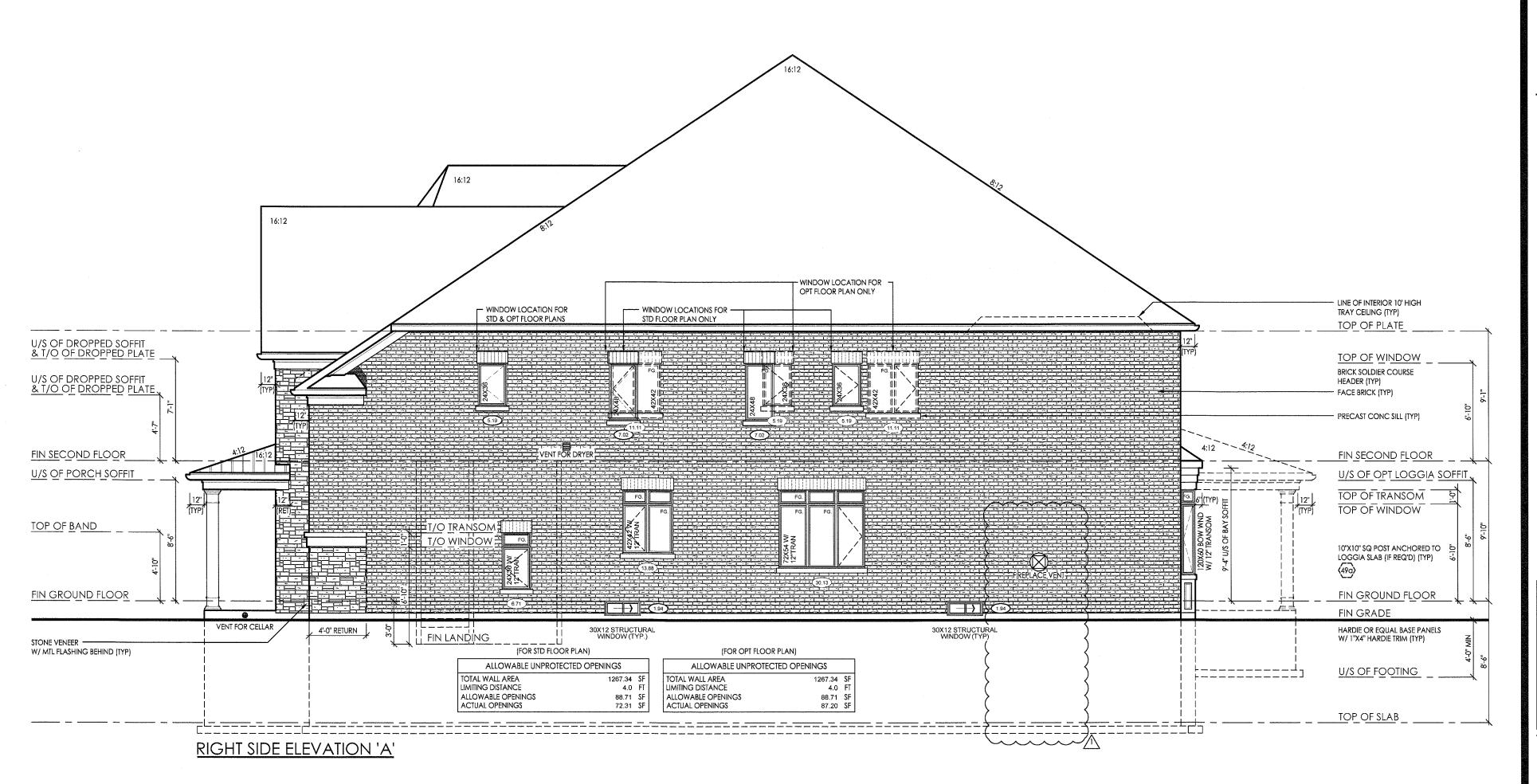
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project # 14043

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RN design

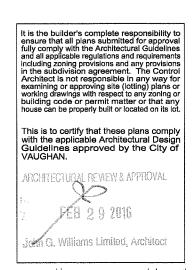
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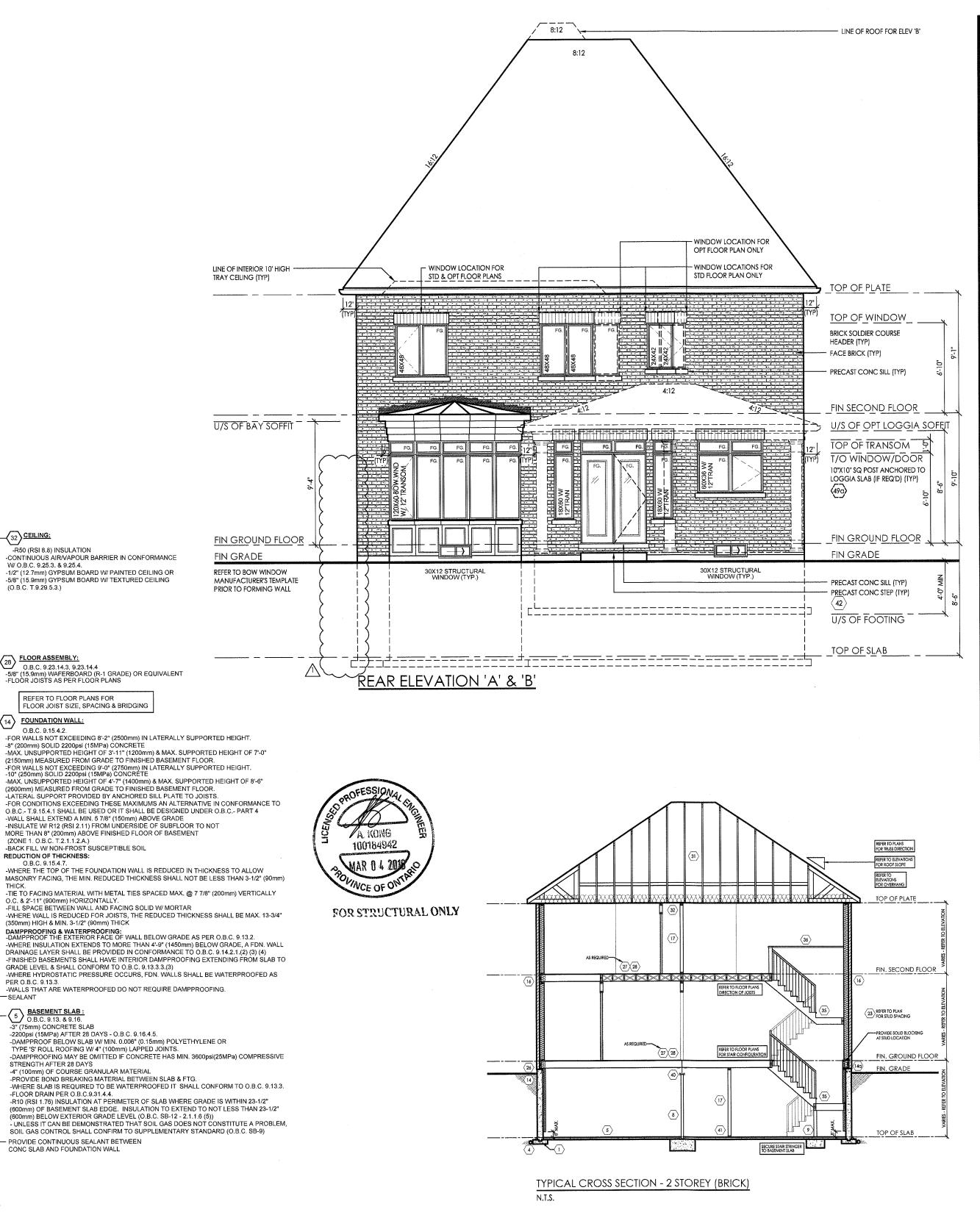
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31 TYPICAL ROOF:

SEALANT-

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)

(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.

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

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

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

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

-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. 3.23 10

-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.-

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" — or 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.
-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.

O.B.C. 9.15.3. & 9.15.3.6
3 STOREY STUD - 26" X 9" (860mmX 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

METAL FLASHING TO EXTEND

2 TYPICAL STRIP FOOTING: (EXTERIOR BEARING WALLS)

O.B.C. 9.15.3. & 9.15.3.6

CAPACITY (AS PER SOILS ENGINEERING REPORT

UP BEHIND BRICK MIN 6"

FIN. GRADE

TYPICAL EXTERIOR WALL

SECTION-BRICK

SCALE: 3/4"= 1'-0"

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-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.

MEMBRANE (O.B.C. 9.20.13.6.(2))

-1" (25mm) AIR SPACE

O.B.C. 9.23.16

9.25.3. & 9.25.4.

(32) CEILING:

FLOOR ASSEMBLY:

14 FOUNDATION WALL:

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

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

5 BASEMENT SLAB: 0.B.C. 9.13. & 9.16. -3" (75mm) CONCRETE SLAB

STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIAL

PROVIDE CONTINUOUS SEALANT BETWEEN

(350mm) HIGH & MIN. 3-1/2" (90mm) THICK

REDUCTION OF THICKNESS:

-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

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

-R50 (RSI 8.8) INSULATION

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QUALIFIED DESIGNER BCIN: FIRM BCIN:

SIGNATURE:

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN. ARCHITECTUPAL REVIEW & APPROVAL EB 2 9 2016 John G. Williams Limited, Architect

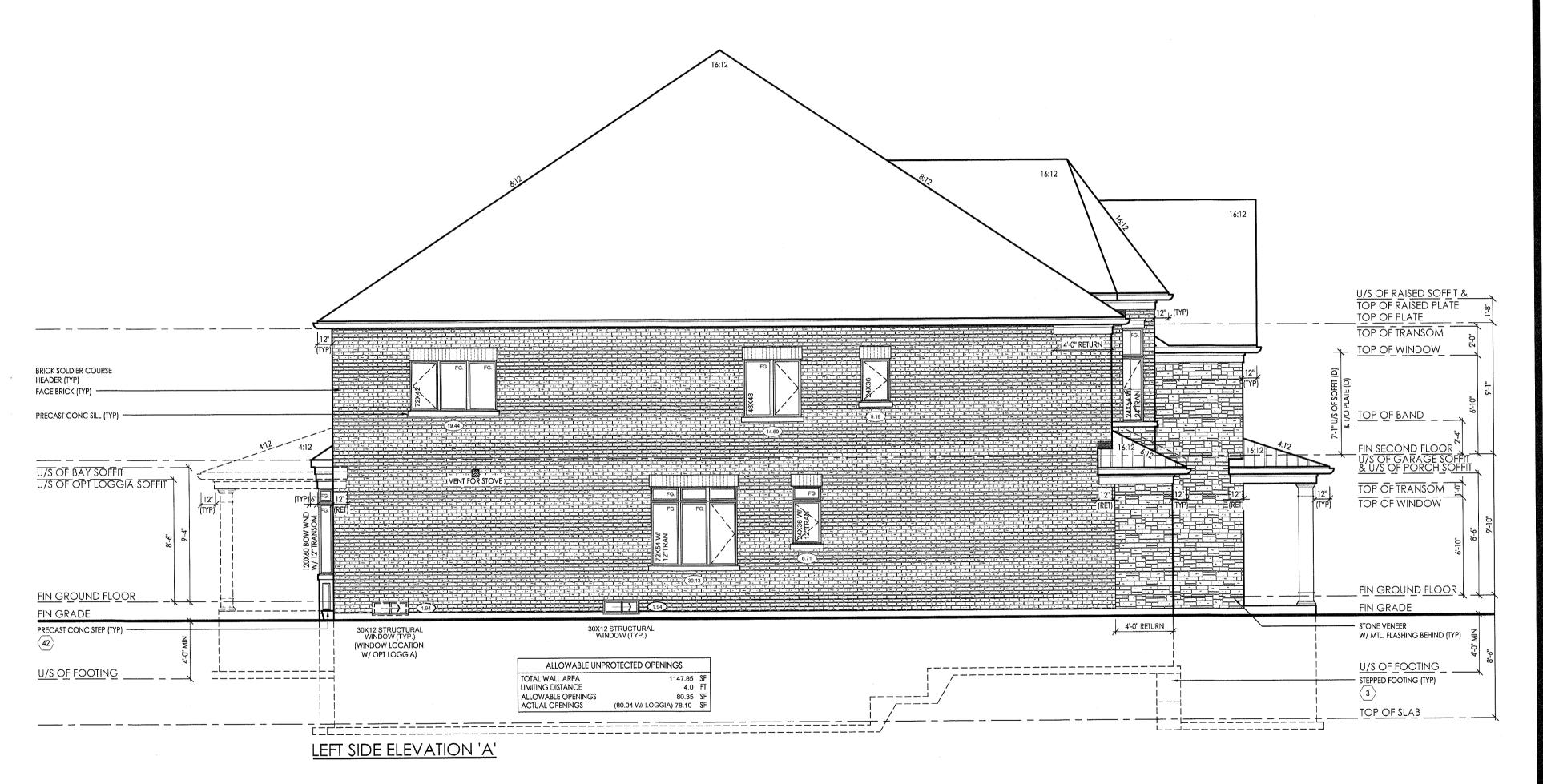
MAR-23-15 KK CR REMOVED FIREPLACE JOG PROJECTION ON SIDE 15-Dec-15 CR CR REVISED AS PER CLIENT COMMENTS 18-Dec-15 CR CR ISSUED FOR PERMIT 24-FEB-16 JP

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3/16" = 1'-0"

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#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	18-Dec-15	CR	CR
3	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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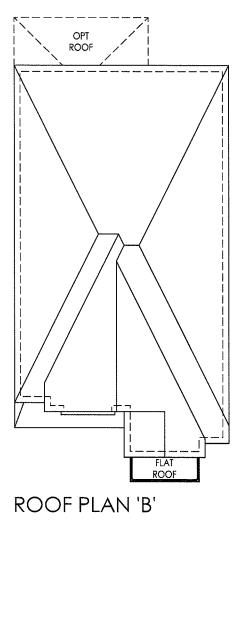
3/16" = 1'-0"

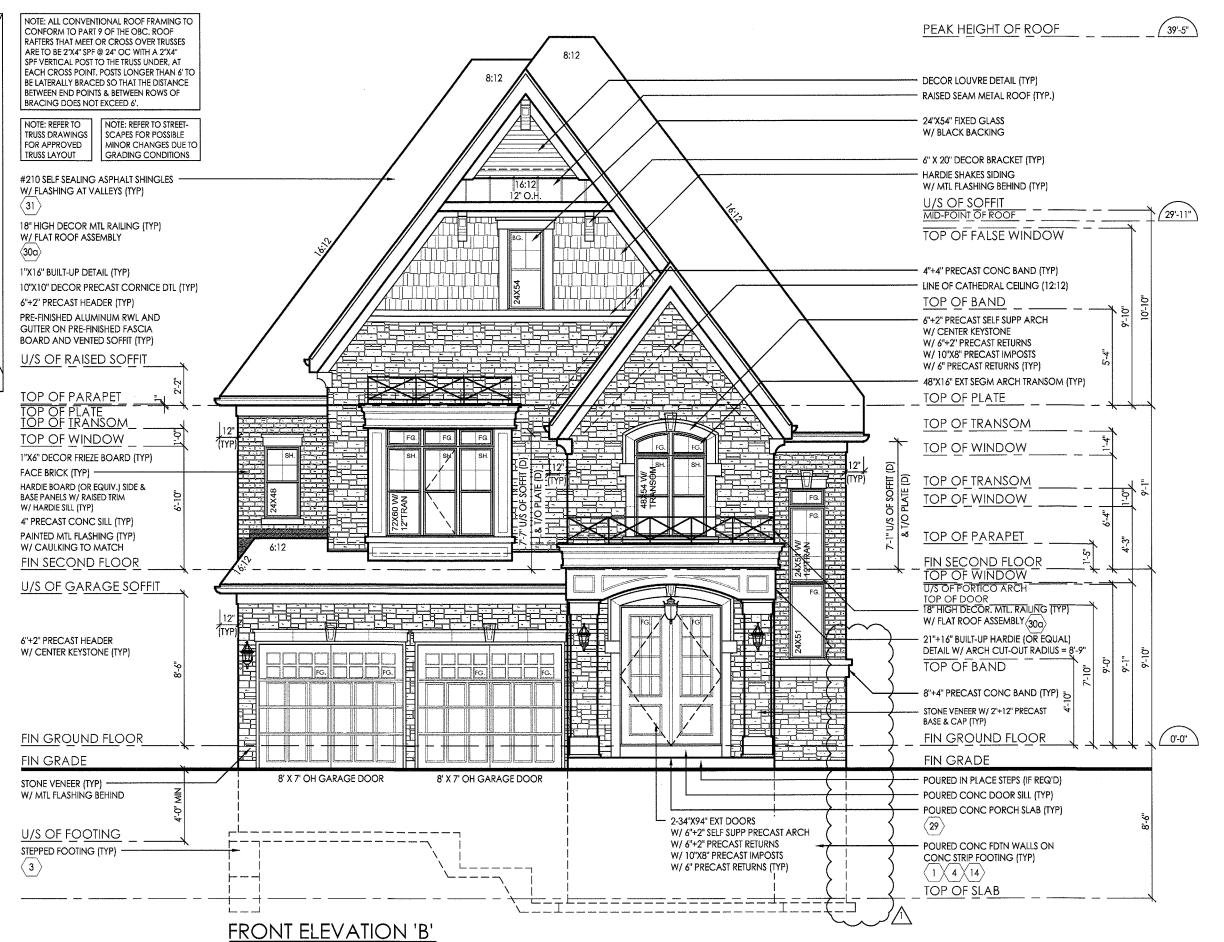
## GROSS GLAZING AREA EL. 'A' - STD. SEC. FLR. PLAN

TOTAL PERIPHERAL WALL AREA FRONT GLAZING AREA LEFT SIDE GLAZING AREA RIGHT SIDE GLAZING AREA REAR GLAZING AREA	3727.27 SF 79.61 SF 76.19 SF 75.19 SF 163.21 SF	346.26 m 7.40 m 7.08 m 6.99 m
TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE	394.20 SF 10.58 %	36.62 m

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

TOTAL PERIPHERAL WALL AREA	3727.27 SF	346.26 m <sup>2</sup>
FRONT GLAZING AREA	79.61 SF	7.40 m <sup>2</sup>
LEFT SIDE GLAZING AREA	76.19 SF	7.08 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	83.36 SF	7.74 m <sup>2</sup>
REAR GLAZING AREA	163.21 SF	15.16 m <sup>2</sup>
TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE	402.37 SF 10.80 %	37.38 m







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SIGNATURE:



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Λ	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR
3	REVISED AS PER CLIENT COMMENTS	18-Dec-15	CR	CR
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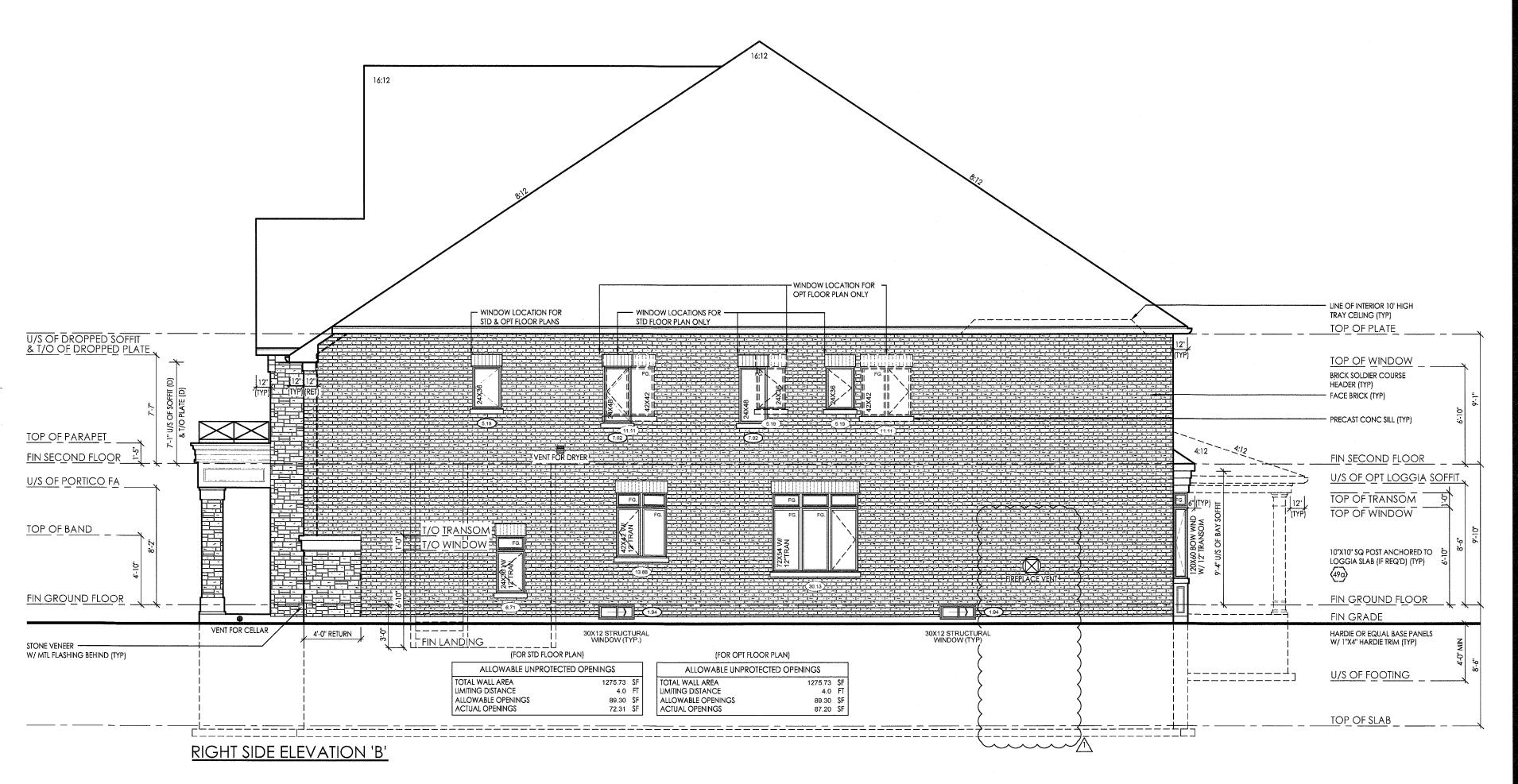
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3/16" = 1'-0"



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SIGNATURE:

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

ARCHITECTURAL RESERV & APPROVAL.

n G. Williams Umited, Architect

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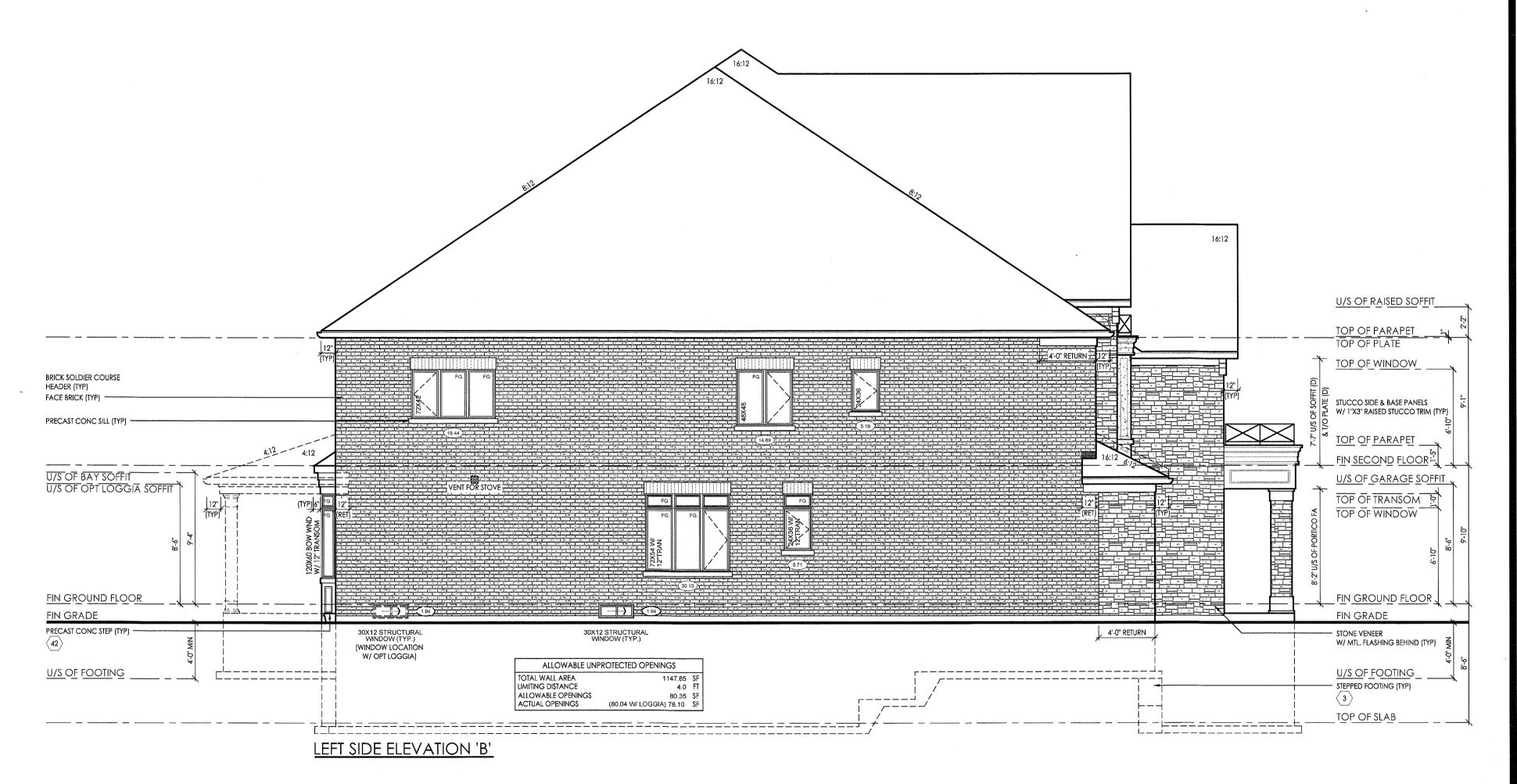
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scale 3/16" = 1'-0"

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John G. Williams Limited, Architect

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scale 3/16" = 1'-0"

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