CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 ENACTMENT (UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDIČTION. HAVING JURISICHON. -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 RESTON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.999 if 75kPq) BEARING CAPACITY
-FIG. TO HAVE CONTINUOUS KEY
-FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY

AS PER SOILS ENGINEERING REPORT) TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

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 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm) 2 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" (410mm X 100mm) -2 STOREY STUD -12" X 5" (305mm X 100mm) -2 STOREY STUD -18" X 5" (450mm X 230mm) -3 STOREY MASONRY -36" X 14" (900mm X 360mm) -3 STOREY STUD -24" X 8" (600mm 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 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3. -4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.

-COVER TOP & SIDES OF TILE OR PIPE W/5 7/8" (150mm) OF CRUSHED
STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.

-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

 $\left\langle \overline{5} \right\rangle$ 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)

-DAMPER COUNTS WAT BE OWN THE IT CONNECTE HAS MIN. 360UPSI(25MPU) 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

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)

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

2200nsi (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 MY 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITED 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
-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 SUPPLEMENTAR' 6 GARAGE SLAB / EXTERIOR SLAB:

-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6. 6" X 6" (W.2.) X W 2.9) WIRE MESH LOCATED NEAR MID-DEFITH 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. -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.) COL. SPACING:

(860mmX 860mmX 400mm) -MAX. 16'-0" (4880mm) - 44" X 44" X 21" - (1120mmX 1120mmX 530mm) 3 STOREY -MAX. 9'-10" (2997mm) -MAX. 16'-0" (4880mm)

- 40" X 40" X 19" - 51" X 51" X 24" (1295mmX 1295mmX 610mm) -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 6mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN: -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 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

-8" (200mm) SOLID 2200psi (15MPg) 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 MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT DF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. ATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN

CONFORMANCE TO O.B.C.- T.9.15.4.1 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

-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

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

DAMPPROOFING & WATERPROOFING:

-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO

WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING. 140 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 GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. 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.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING -REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE

-nli Laul Rzz (roj 3,07) ingulation with rzz (roj 3,87) ABSORPHVE NSULATING 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 $\underline{\text{REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):}}$ -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 ANUFACTURER'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. ALTERNATE FRAME WALL CONSTRUCTION:

-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. 9.27.3.4.) y.2/.3.4.) -BRACE W/ CONT. 16 GAUGE STEEL T' BRACES FROM TOP PLATE TO BTM, PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.

-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. -1/2 (12.7mm) GT-S0M 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.

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 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD. REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sg.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 INSULATION

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.)
-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. 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 MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sa.n REPLACE 1/2"(12.7mm) GYPSUM BD. W 1 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. 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 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.

7.23.16 (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. 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 ED TO BE SPACED @ 12" (300mm

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 -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. MIN 0.03" (0.74mm) 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 (O.B.C. 9.20.13.6.(2))

BRICK OR STONE SILLS LINDER OPENINGS ELASHING LINDER 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 7.27.3.4.) -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR -CONT, 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL

R14 (RS12.46) INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 7-20-4--1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

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 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 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. 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. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. /2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE 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 R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/

-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 -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 /2" (12.7mm) GYPSUM BOARD BOTH SIDES. 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)

-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 PREVEY /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 CAVIIT. -7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE' -STAGGER 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)

PARTY WALL - BLOCK (AGAINST GARAGE): O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR) -MIN THR FIRE-RESISTANCE RATING CONTINUOUS 1/2" (12.7mm) GYPSUM BOARD NUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C. -R20 (RS) 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 TAPE AND SEAL ALL JOINTS GAS TIGHT

REQ. INSULATION VALUES: INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90

-AIR FILM - STILL TOTAL "R" VALUE 19b 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 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING -EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS -EVERY FIREWALL SHALL BE CONTINUOUS HIROUGH ALL BUILDING STORETS STAGGER 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 -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF -MIN. THE TIRE-RESISTANCE ANTING 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" mmX 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) 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 JIRED 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 BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT -R22 (RSI 3.87) INSULATION IN WALLS. R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3.

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WY O.B.C.
8, 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 WALLS ADJACENT TO ATTIC SPACE: ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.

9.25.3. 8 9.25.4.
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-222 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING 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 -SOLID BRIDGING AT 3'-11" (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 WITH O.B.C. 9.25.3. &

FLOOR AS PER NOTE # 28 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

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.

25 DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2. -3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER -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:

FLOOR ASSEMBLIES: 26 SILL PLATE: O.B.C. 9.23.7. -2" X 4" (38M X 89mm) PLATE -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1

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

25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED 27) BRIDGING & STRAPPING:

a) Strapping -1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. -FASTENED TO SILL OR HEADER @ ENDS b) BRIDGING . 1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX

5'-11" (2100mm) O.C. c) BRIDGING & STRAPPING - a) & b) USED TOGETHER OR -1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH d) FURRING OR PANEL TYPE CEILING

STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH S 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"
-4.78" (125mm) 4650 psi (32 MPc) 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
-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"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 7.23.44. -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.)

300 EXTERIOR FLAT ROOF ASSEMBLY: EXTERIOR FLAI KUOF ASSEMBLT:
SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS
SLOPED MIN. 2% TO ROOF SCUPPER.
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON

-2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) REQUIRED FOR OVER HEATED SPACES: -ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS venillation over Jobis -ADD R31 (RS1 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: -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 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 -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT. 32 CEILING:

-R50 (RSI 8.8) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 7.25.4. -1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

320 VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4

-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 OR WHERE 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.

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" (4050mm) 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) -R31 (RSI 5.46) INSULATION -MIN. 3" CI FARANCE FROM U/S OF ROOF SHEATHING TO INSULATION

O.B.C. 9.25.3. & 9.25.4. /2" (12.7mm) GYPSUM BOARD (33) CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS -CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. INLESS OTHERWISE NOTED HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON

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

(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/ R40 (RSI 7.0) INSULATION.

GENERAL: $\overline{\left(35\right)}$ PRIVATE STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-7/8" (200mm = 8-1/4" = 9-1/4" = 1" = 6'-5" -MIN. RUN
-MIN. TREAD
-MAX. NOSING
-MIN. HEADROOM -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES) (900mm) -MIN. WIDTH (FXIT STAIRS, BETWEEN GUARDS)

= 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 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) -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

- 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: O.B.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

35a PUBLIC STAIRS: O.B.C. 9.8.4. -MAX. RISE -MIN. RUN -MIN. TREAD = 7-3/32" (180mm (280mm) (280mm) -MAX. NOSING -MIN. HEADROOM = 6'-9" -MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-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 -TWO HANDRAIS 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

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: O.B.C. 9.8.7.6 C.D.C. 7,0.7.0 + ANDRAILS 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

<u>FINISH:</u>
O.B.C. 9.8.9.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE

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

39 -CAPPED DRYER VENT

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) 2-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

-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 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN -PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

37 -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

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 SMOKE ALARM, O.B.C.- 9.10.19.
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 ON EACH HLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL
ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE
THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM CARBON MONOXIDE ALARM (CMA), O.B.C.- 9,33.4.
-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED

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

-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.
-R4 (R310.70)

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

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" $\overline{\left\langle 49\right\rangle}$ EXTERIOR COLUMN W/ MASONRY PIER:

MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ 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 SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED

ER O.B.C. 9.20.9.4. 3/4" AIR SPACE AROUND POST. OR MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR, SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. 14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST REFER TO FI EVATION 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. 490 EXTERIOR COLUMN: MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

 $\langle 50 \rangle$ COLD CELLARS: FOR COLD CELLARS PROVIDE THE FOLLOWING:
-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.

COVER VENT W/ BUG SCREEN
-WALL MOUNTED LIGHT FIXTURE
-1.1+1.7 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)

51 STUD WALL REINFORCEMENT:

FRAME CONSTRUCTION:

-DOUBLE STUDS @ OPENINGS

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 OF GRAB BARS AS PER O.B.C. 3.8.3.8.(1)(d) & 3.8.3.13.(1)(f) GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

ALL FRAMING LUMBER TO BE NO.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING -BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS WHEN WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-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 CANTIL EVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm > -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X

235mm) OR LARGER.

PERCENTAGE POINTS.

NOT LESS THAN 4 PERCENTAGE POINTS.

-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

1.8 W/(m2.K) OR 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

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

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J. -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).

OR SPRAY-APPLIED FOAM INSULATION OF SPRAY-APPLIED FOAM INSULATION IS USED. THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVI 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

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

CLIENT SPECIFIC REVISIONS

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revisions date dwn chk ISSUED FOR CLIENT REVIEW 21-Dec-15 RPA NP 13-Jan-16 PM NP REVISED PER ENG. COMMENTS 0-May-16 PV D.IH ADDED WALK-UP BSMT STAIRS

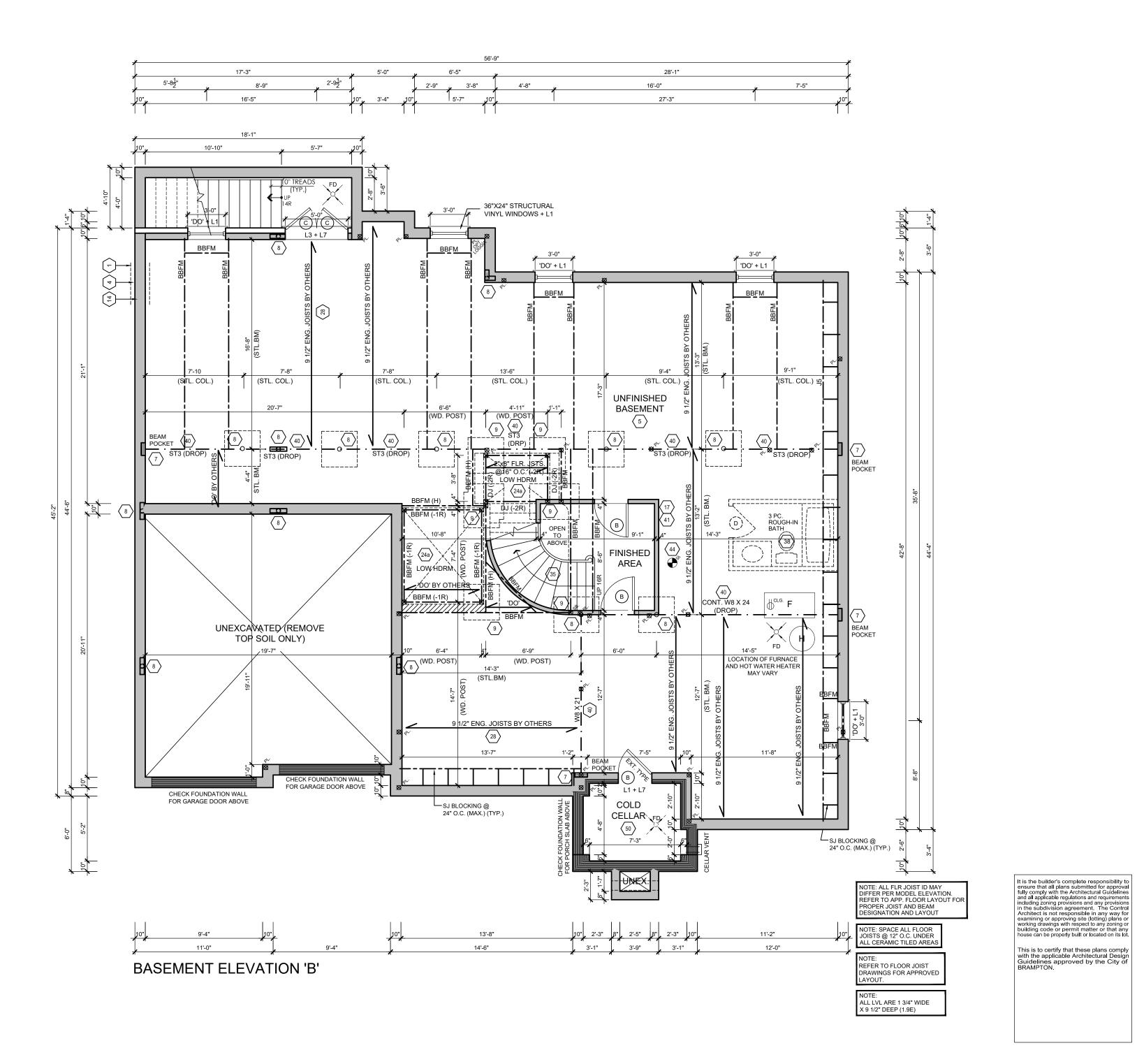
Highcastle Homes

Riverwalk Phase 2 Brampton 65-1-(LOT 31)

14021

model

3/16" = 1'0"



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SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Dec-15	RPA	NP
2	REVISED PER ENG. COMMENTS	13-Jan-16	PM	NP
3	ADDED WALK-UP BSMT STAIRS	10-May-16	PV	DJH
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Riverwalk Phase 2

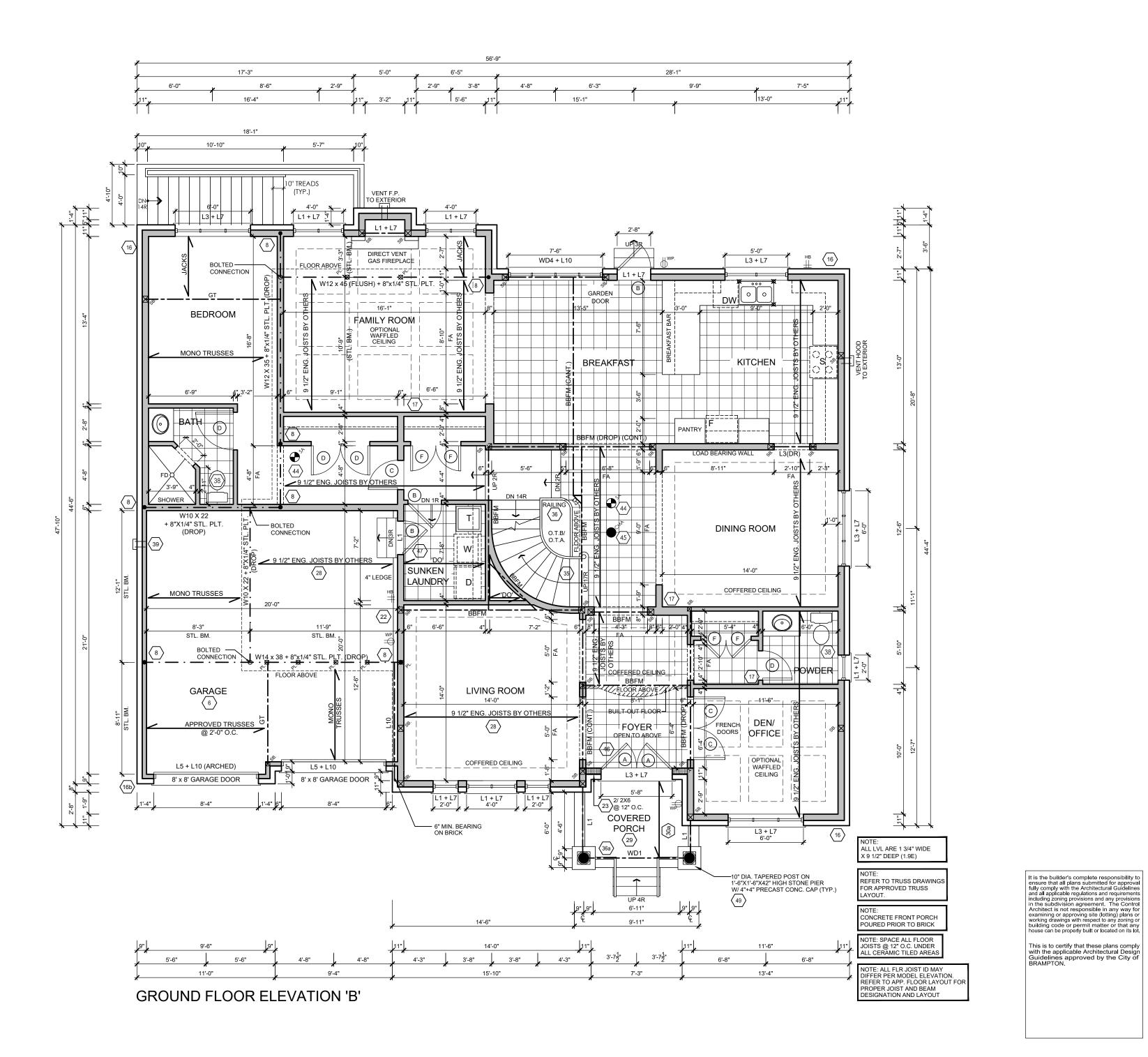
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model

65-1-(LOT 31)

project # 14021

scale 3/16" = 1'0"



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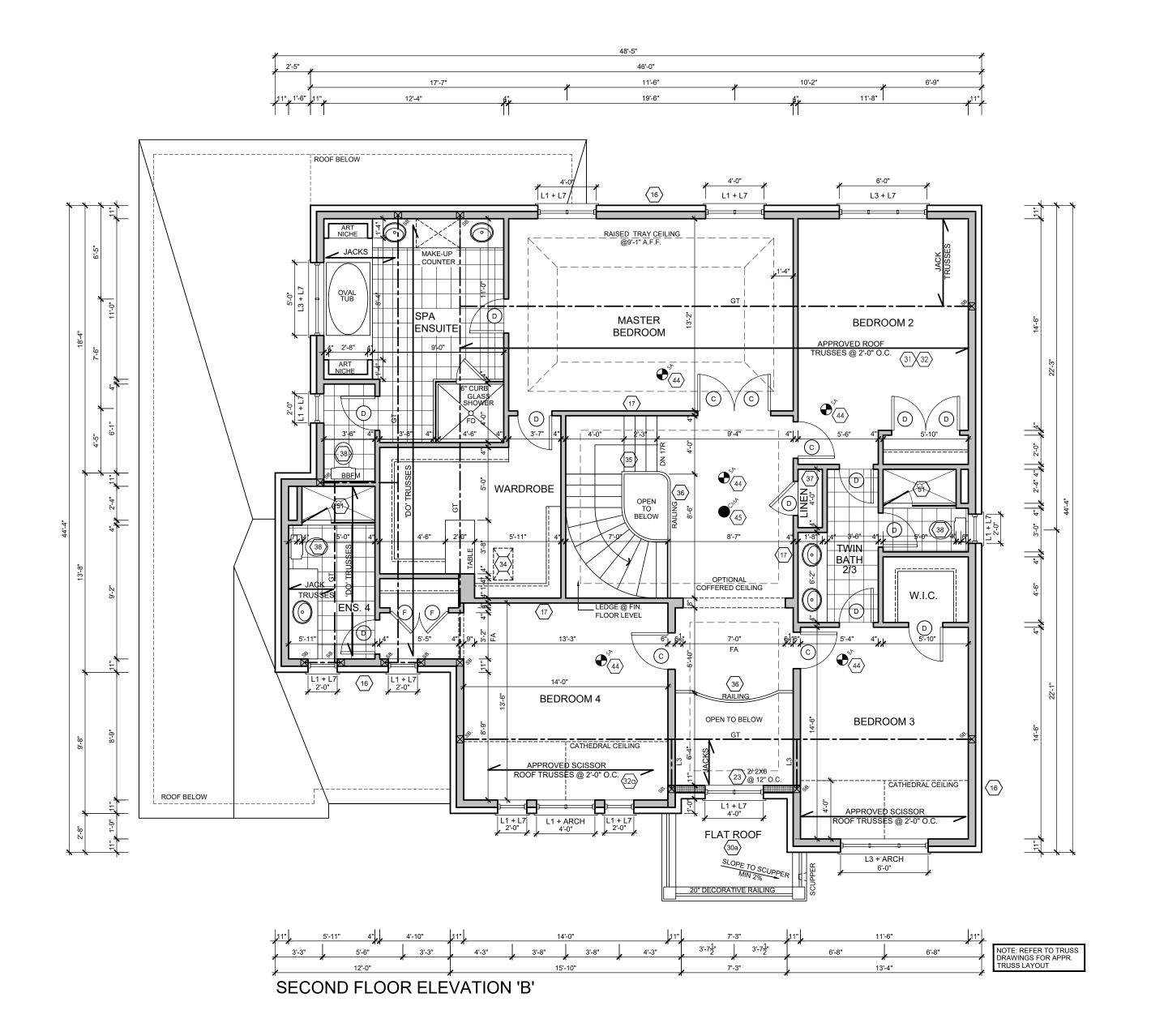
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model 65-1-(LOT 31)

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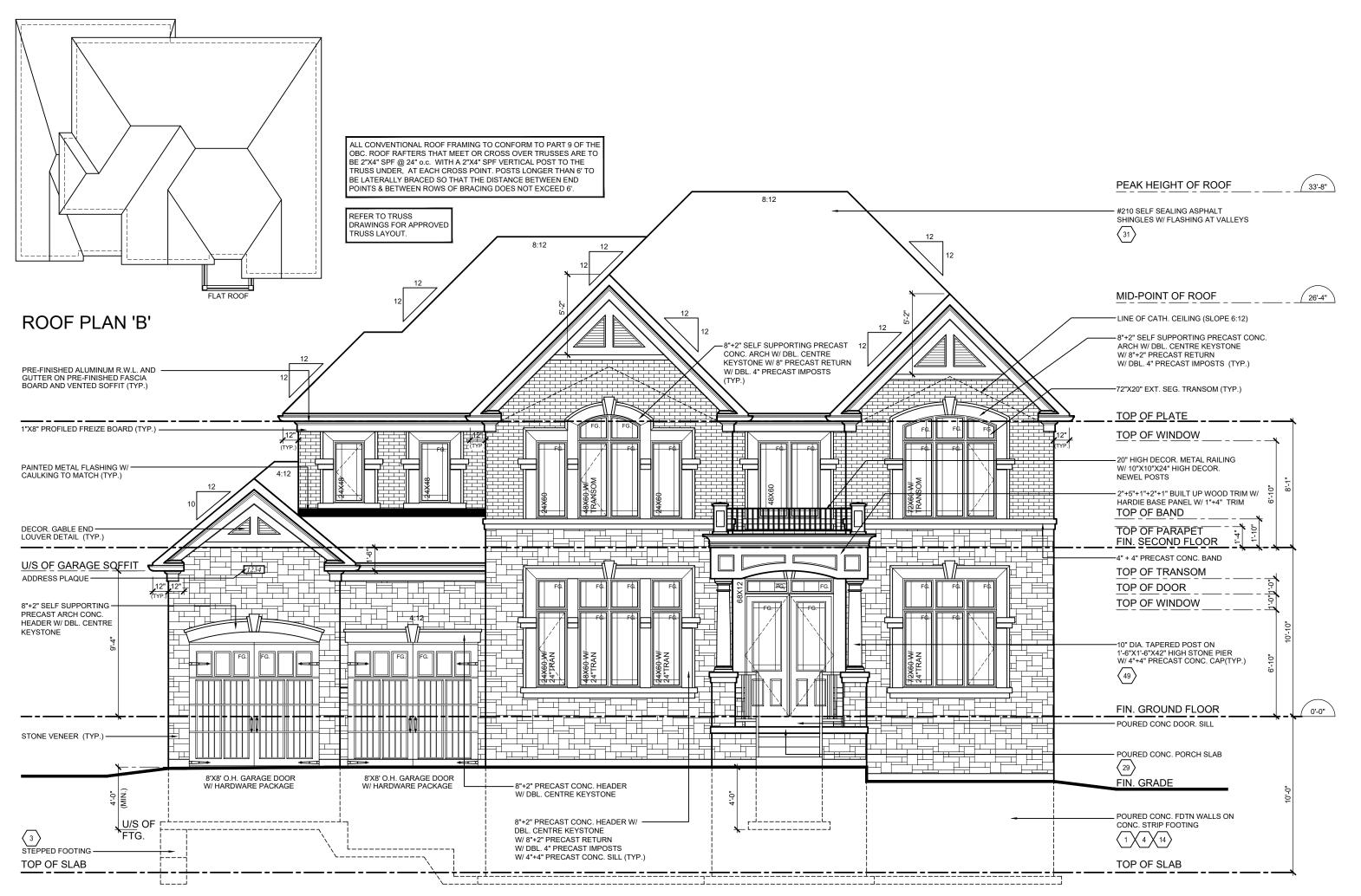
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FRONT ELEVATION 'B'

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3386.18 SF	314.58 m ²
FRONT GLAZING AREA	198.44 SF	18.44 m ²
LEFT SIDE GLAZING AREA	18.66 SF	1.73 m ²
RIGHT SIDE GLAZING AREA	38.58 SF	3.58 m ²
REAR GLAZING AREA	163.81 SF	15.22 m ²
TOTAL GLAZING AREA	419.49 SF	38.97 m²
TOTAL GLAZING PERCENTAGE	12.39 %	

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Project Homes

Highcastle Homes

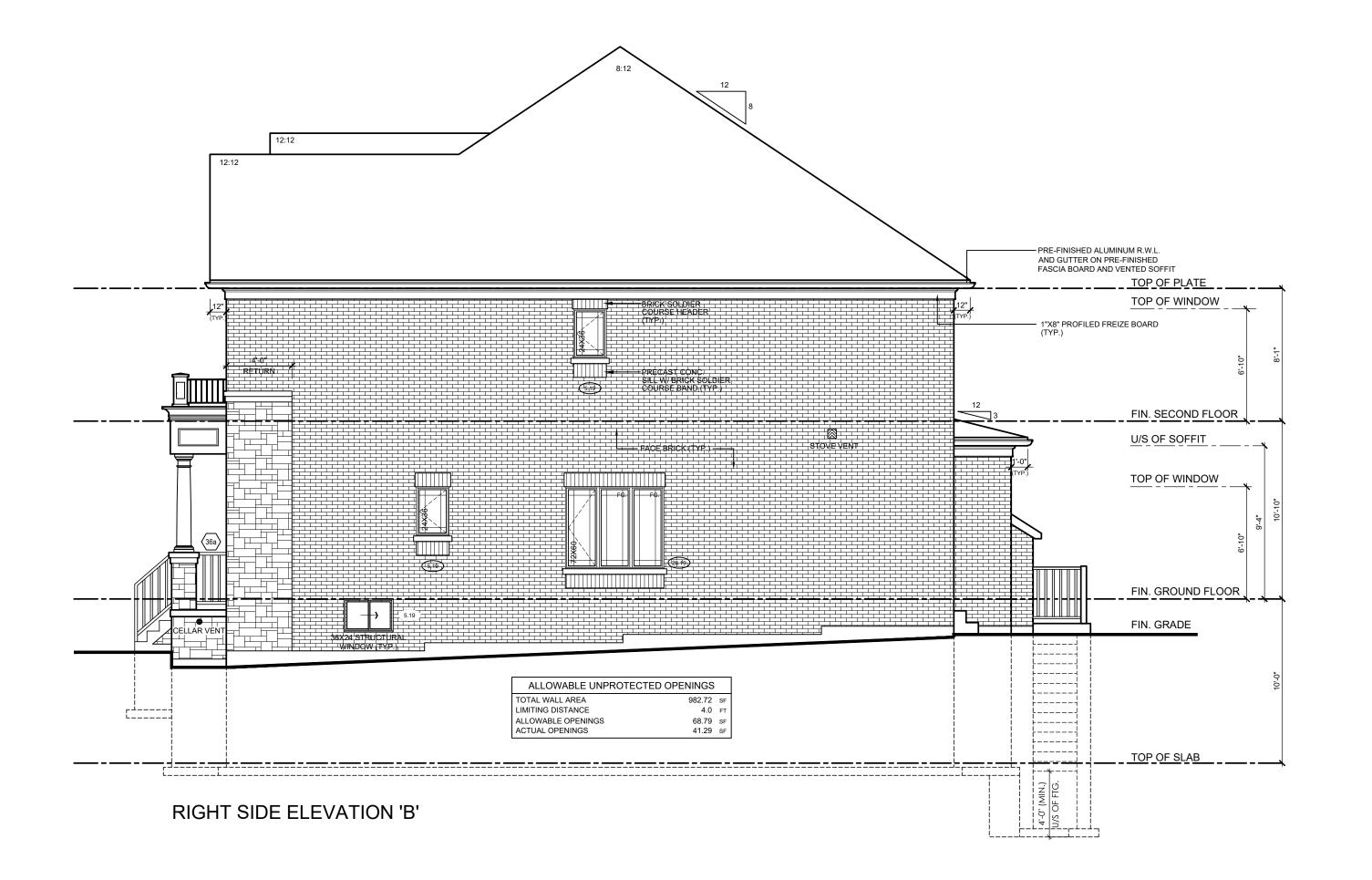
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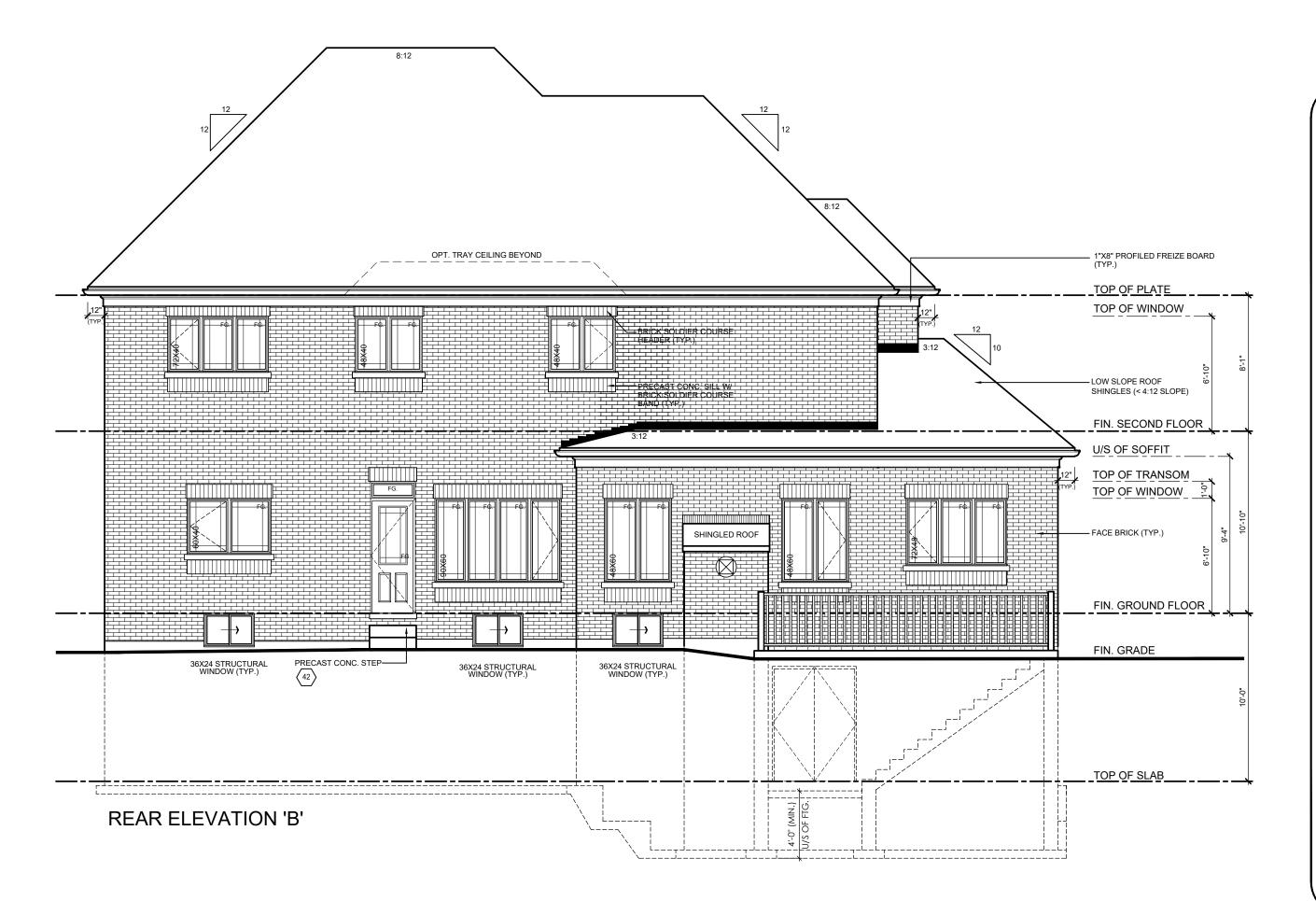
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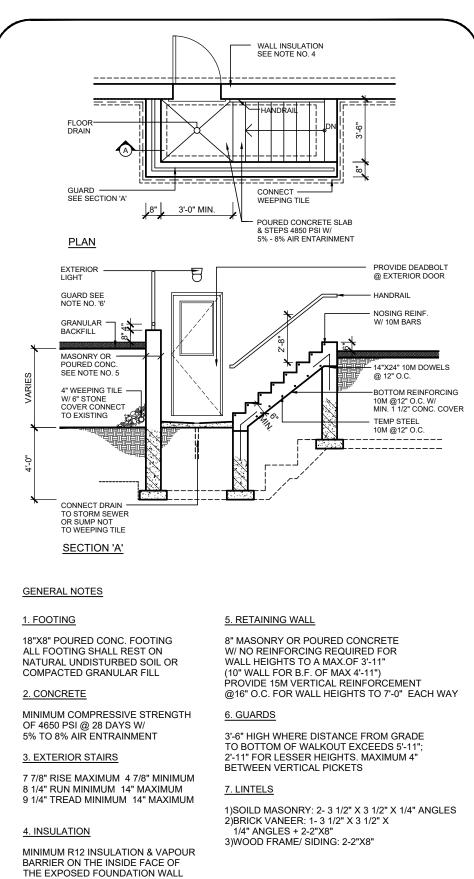
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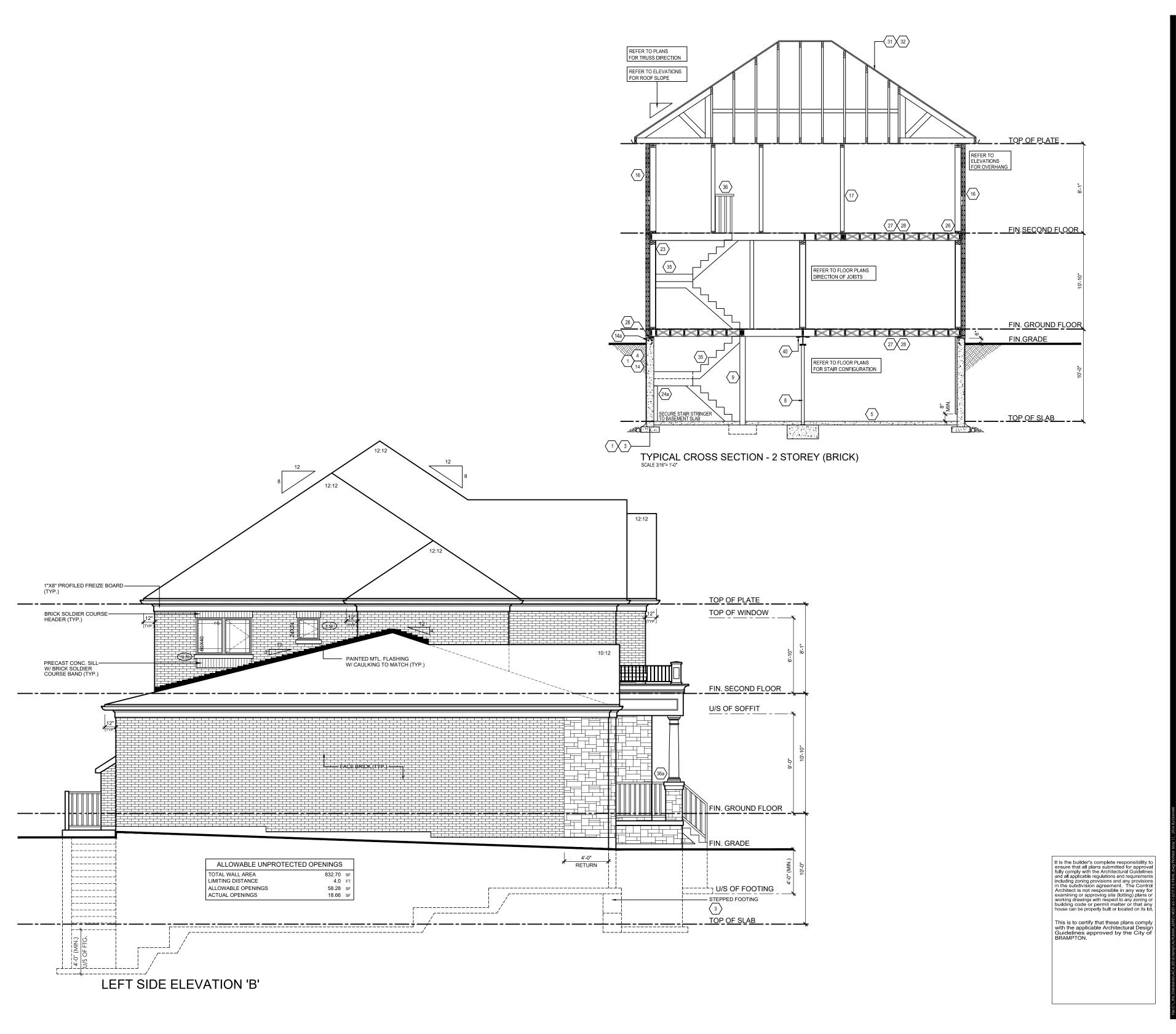
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	Brampton
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project #	14021
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