CONSTRUCTION NOTES: COMPLIANCE PACKAGE J - O.B.C. 2012 - 2015 ENACTMENT (UNLESS OTHERWISE NOTED) (UNLESS OTHER WISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO
BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. 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 (15MPg) CONCRETE AFTER 28 DAYS -SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL

W/ MIN. 10.9psi (75kPa) BEARING CAPACITY TG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY 1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

F. 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) | STOREY MASONRY - 16" X 4" (410mm X 100mm) -1 STOREY STUD -12" X 4" (305mm X 100mm) -2 STOREY MASONRY -26" X 9" (650mm X 230mm) -2 STOREY STUD -18" X 5" (450mm X 130mm) 3 STOREY MASONRY - 36" X 14" (900mm X 360mm)

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

4 DRAINAGE TILE OR PIPE: O.B.C. 9.14.3. -4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB. COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED

TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL. 5 BASEMENT SLAB:

(5g) SLAB ON GROUND:

O.B.C. 9.13. & 9.16. 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. AMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) OMPRESSIVE 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 -RTO (RST 17.78) INSOLATION AT FERMINETER OF SLAB WHERE GRADE IS WITHOUT 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSOLATION TO EXTEND TO NO LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 -UNI ESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY

3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. 2200nsi (15MPa) AFTER 28 DAYS - O B C 9 16 4 5 22UD93 (T3MPG) AFIER 28 DATS - 0.B.C. 7.16.4.3.

DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR

TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS R10 (RSI 1,76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE.
-4" (100mm) OF COURSE GRANULAR MATERIAL -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

GARAGE SLAB / EXTERIOR SLAB: E STRENGTH AFTER 28 DAYS FOR -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.

WOOD COLUMN:

STANDARD (O.B.C. SB-9)

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.

 $\begin{array}{c} \underline{\text{BEAM POCKET}} \\ \text{-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.} \end{array}$ /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 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 ILISTABLE COLLIMNS TO CONFORM TO CAN//CGSR-7 2-M WHERE

FTG SIZE: COL. SPACING: -MAX. 9'-10" (2997mm) - 34" X 34" X 16" - (860mmX 860mmX 400mm) - 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) -WHERE COL, SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mm)

-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN. METAL SHOE ANCHORED TO FOOTING 7-75" 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)

6mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

DELOCK 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: -FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED IAX. 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 OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS 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 GRAD -INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1. O.B.C. T.2.1.1.2.A.)

-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS: -WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK. -TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2°-11" (900mm) HORIZONTALLY,
FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE PARTY WALL - BLOCK:
O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK DAMPPROOFING & WATERPROOFING: -SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH O.B.C. 9.14.2.1.(2) (3) (4) NTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING .BSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3) WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE /ATERPROOFED AS PER O.B.C. 9.13.3. -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) WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

TOUNDATION 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 EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING. 5 FRAME WALL CONSTRUCTION:

1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED APE AND SEAL ALL JOINTS GAS TIGHT REQ. INSULATION VALUES: /4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -RIGID INSULATION = 20.00 -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -LOW DENSITY CONCRETE BLOCK = 1.70 -WOOD FRAME W/ GYPSUM 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 = FW1b (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 INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sg.m. -REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4"-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING: NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS)

150 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.) /2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. -BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.

-2" X 4" (38mmx 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. N BOTTOM FLR. WHEN 3 STOREYS -R14 (RSI 2.46) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.A.) NTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 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 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. 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 ADDITIONAL THE OFFICE OF STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).

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 -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 - 3 1/4" (82mm) TOE NAILS BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR (15b) FRAME WALL CONSTRUCTION @ GARAGE: WALLS ADJACENT TO ATTIC SPACE: -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4, & 9.27 9.25.3. & 9.25.4. 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

Finished Grade (U.S.C. 7.26.1.4. & 7.27.1) -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. '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.0 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 -1E FOLLOWING MAIEKIALS. ADD ABSORPIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m. REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING: NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO ANUFACTURER'S SPECIFICATIONS)

NYL 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 FOULV 16 BRICK VENEER CONSTRUCTION:

" (25mm) AIR SPACE

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

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

60 ALTERNATE BRICK VENEER CONSTRUCTION:

C. ON BOTTOM FLR. WHEN 3 STOREYS

PLATE FOR THE FULL LENGTH OF WALL, OR

/2" (12.7mm) GYPSUM BOARD

REQUIRED TO BE SPACED @ 12" (300m

16b BRICK VENEER CONSTRUCTION @ GARAGE:

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

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

x 7.23-4. 1/12" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

the following materials: -replace R22 (RSI 3.87) insulation with R22 (RSI 3.87) absorptive

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

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

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.

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

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

1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C

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

BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM.

CONT, 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 5 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL

ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. 8

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

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

FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

THE FOLLOWING MATERIALS:

-ADD 1/4" (4mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.
9.23.1.6. BETWEEN RIGB INSULATION AND WOOD STUD.

-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE

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

STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C.

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

-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

FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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/

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

 $\underline{\sf REQ.}$ FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

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

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

2" (12.7mm) DIA, ANCHOR BOLTS @ 7'-10" (2400mm) O.0

-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.

NG AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

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

190) PARTY WALL - BLOCK (AGAINST GARAGE):

-R20 (RSI 3.52) RIGID INSULATION

O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)

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

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

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

NE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING

7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER

(TEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY

COUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)

NECA, O.B.C. 1.3.2.2.47. 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES

-2 X 4" (Selimity Strini) WOOD STUBS @ 16" (400mm) O.C. W/ - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

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

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -BRICK OR SIGNE 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.

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

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.

18 BEARING STUD WALL (BASEMENT):

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

 $\underline{\sf REQ.}$ FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)

INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m

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

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

(O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-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.

5 DOUBLE MASONRY WYTHE WALL: -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 TRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING -BASE FLASHING OF 10 57/8 (TSUTHIT) BEHIND WALL SHEATHI 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. 4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C

250 CORBEL MASONRY VENEER: -MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1) FLOOR ASSEMBLIES: 26 SILL PLATE: O.B.C. 9.23.7

WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER HAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER

-7 7/8" (200mm) SOLID CONC, FOUNDATION WALL @ 2200psi (15MPa)

-2 ROWS 2"X4" (38mmX 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE

-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF

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

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE

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

O.B.C. 9.10.9.16.(3) (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING

2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" 38mmX 89mm) TOP PLATES

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-

/2" (12.7mm) GYPSUM BOARD
ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-

1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING

STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT

INUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C.

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

WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.

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

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

NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

-REFER TO PLAN FOR STUD SPECIFICATION

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

LOOR STRUCTURE AS PER NOTE # 28.

3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING

-MIN. R22 (RSI 3.87) INSULATION (7ONE 1. O.B.C. T.2.1.1.2.A.)

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ D.B.C.- 9.25.3. & 9.25.4.

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

1/2" (12.7mm) GYPSUM BOARD ON BO BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT

-R22 (RSI 3.87) INSULATION IN WALLS,

GARAGE WALL & CEILING:

-R22 (RSI 3.87) INSULATION

3 DOUBLE VOLUME WALLS:

EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28

-R31 (RSI 5.46) INSULATION

SUNKEN FINISHED AREAS:

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

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

20 PARTY WALL - FOUNDATION:

-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' 5mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED 7\ BRIDGING & STRAPPING:

-2" X 4" (38mm X 89mm) PLATE

STENED TO SILL OR HEADER @ ENDS X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH

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

) FURRING OR PANEL TYPE CEILING STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH ATTACHED DIRECTLY TO JOISTS. FLOOR ASSEMBLY: O.B.C. 9.23.14.3. 9.23.14.4 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH 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 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY CLEAR COVER FROM THE BOTTOM OF THE SLAB -1 1/4 (30fmin) CELAR COVER TROWN THE BOTHOMOT HE STAB -3" (75mm) END BEARING ON FOUNDATION WALL -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

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" 'UT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. 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. FO 'ENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS O CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. 0 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

EXTERIOR FLAT ROOF ASSEMBLY: NSTALLED PER MANUFACTURER'S SPECIFICATIONS A" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS OPED MIN. 2% TO ROOF SCUPPER. -2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) REQUIRED FOR OVER HEATED SPACES: DD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR NITILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS D 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. VES PROTECTION LAID BENEATH STARTER STRIP AVE 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 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. CEILING: -R50 (RSI 8.8) INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. (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:

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. LESS IHAN 12 (300MM) PAST THE INSIDE FACE OF EXTERIOR WALL.

FAVES PROTECTION LAID BENEATH STARTER STRIP.

FAVE 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 NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) 'x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS URLINS © 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" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH D.B.C. 9.25.3. & 9.25.4.

3 CONVENTIONAL FRAMING: -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" 2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS EILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON FTERS & MIN. 1 1/2" (38mm) THICK. (34) ATTIC ACCESS HATCH:

-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH VEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION 25\ PRIVATE STAIRS: O.B.C. 9.8.4. -MAX. RISE -MIN. RUN -MIN. TREAD = 7-7/8" (200mm) = 8-1/4" (210mm) = 9-1/4" (235mm) MAX. NOSING

-MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES) -MIN. WIDTH = 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS: -MIN, RUN = 5 7/8" (150mm) -MIN, AVG, RUN = 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 -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

RAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR HEIGHT: O.B.C. 9.8.7.4 - 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A 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 3 PUBLIC STAIRS: STAIR

O.B.C. 9.8.4. -MAX. RISE -MAX. NOSING = 1" (280mm)
-MAX. NOSING = 1" (250mm)
-MIN. HEADROOM = 6'-9" (2050mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUAPE"

PAILING ON WOOD = 7-3/32" (180mm) = 11" (280mm) = 11" (280mm) = 1" (25mm) (EXIT STAIRS, BETWEEN GUARDS) FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS FOUND, WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS: TG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS:

WO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm) TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN

HEIGHT:
O.B.C. 9.8.7.4
- 2-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING PROJECTIONS: ○ B.C. 9.8.7.6 HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEF

RINGERS 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

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 PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS NDING AND THE BEGINNING AND END OF A RAMP (36) INTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3

O.B.C., SB-7 & 9.8.8.3. -GUARDS TO BE 3'-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS PICKETS TO HAVE 4" (100mm) MAX, SPACING SUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH EXTERIOR GUARDS: GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).

-GUARDS TO BE 3"-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2"-11" (900mm) HIGH

-FOR DWELLING UNITS GUARDS TO BE 3"-6" (1070mm) HIGH WHERE WALKING

SURFACE IS MORE THAN 5"-11" (1800mm) ABOVE ADJACENT GRADE.

PICKETS TO HAVE 4" (100mm) MAX. SPACING

-PROVIDE MID-SPAN POSTS AS PER SB-7.

SUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH 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 ADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 8.8.2. OR
-OR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO SRADE 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 38) -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3) (39) -CAPPED DRYER VENT

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

-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND SMOKE ALARM, O.B.C.- 9.10.19. PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM -PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS - INSTALLED AT OR NEAR CEILING ISUAL SIGNALLING COMPONENT ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE HAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.
-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KE'-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LE 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; 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN) WILLIAM TO VENTING OF NOT LESS THAN 3-3" (1000mm) IN HEIGHT NOD 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO HAT THE SILL IS NOT MORE THAN 3-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

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

3/4" AIR SPACE AROUND POST. -MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. 1.4" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. CONCRETE CAP.

- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.

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

EXTERIOR COLUMN: MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ ROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

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 -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)

STUD WALL REINFORCEMENT:

35mm) OR LARGER.

WINDOWS:

NSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & .3.13.(4)(c) RAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2) FRAME CONSTRUCTION: L FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED F LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND AIN LOADS. JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING DUBLE STUDS @ OPENINGS OUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE 00mm) AND 6'-7" (2000mm)
OUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING -BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS PROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN EY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X

-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 N ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS 8 31 FOR FIXED WINDOWS MENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL DUBLE GLAZED WITH LOW-E COATING
LIGHTS 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; .WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, HE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED

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

NOT LESS THAN R60 (RSI 10.55), b) THE MINIMUM EFFICIENCY OF THE \emph{HRV} IS INCREASED BY NOT LESS THAN 8 c) THE MINIMUM **AFUE** OF THE SPACE HEATING EQUIPMENT IS INCREASED BY d) the minimum \it{EF} of the domestic hot water heater is increased by not less than 4 percentage points.

♦ CLIENT SPECIFIC REVISIONS

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

REFER TO PLANS FOR TRUSS DIRECTION REFER TO ELEVATIONS FOR ROOF SLOPE TOP OF PLATE FOR OVERHANG FIN.SECOND FLOOR, REFER TO FLOOR PLANS DIRECTION OF JOISTS FIN.MAIN FLOOR FIN GRADE REFER TO FLOOR PLANS FOR STAIR CONFIGURATION _____ TOP OF SLAB

TYPICAL CROSS SECTION - 2 STOREY (BRICK)

THESE DRAWINGS ARE NOT TO BE SCALED MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. ED:JAN.16, 2012 -RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKA

DRAWING LIST: A1 TITLE SHEET A2 FLOOR PLANS 'A' A3 FLOOR PLANS 'A' A4 FLOOR PLANS 'B' A5 FLOOR PLANS 'C' A6 ELEVATIONS 'A' A7 ELEVATIONS 'B' A8 ELEVATIONS 'C'

NATALIE PANDOLEL DECLARE THAT LHAVE REVIEWED AND TAKE DESIGN RESPONSIBILI FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED. AND THE FIRM IS REGISTER N THE APPROPRIATE CLASSES/CATEGORIES 41549 QUALIFIED DESIGNER BCIN 26995 DEC. 1, 2015 SIGNATURE

| No. | ISSUED OR REVISION COMMENTS | DATE | DWN | снк |
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| 1. | UPDATE AS PER NEW CODE | MAR 20/15 | PV | NP |
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| 4. | ISSUED FOR FINAL | JUNE 22/15 | JR | NP |
| 5. | ADDED REAR UPGRADE ELEV. B W.O.B COND. PARTIAL PLANS AND ELEVATIONS | JUNE 22/15 | JR | NP |
| 6. | REVISED FLOOR LAYOUTS TO MATCH FLOOR MANUFACTURERS DRAWINGS | NOV-30-15 | JR | NP |
| 7. | RE-ISSUED FOR FINAL STAMPING | DEC-01-15 | JR | NP |
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WOOD BEAMS <u>LINTELS</u> Areas: <u>DOORS</u> CARBON MONOXIDE SMOKE ALARM (44) ALARM (CMA) $\langle 45 \rangle$ WD1 3/2" X 8" SPR L1 2/ 2" X 8" SPR A 865x2030x45 (2'10"x6'8"x1-3/4") EXT. LIGHT FIXTURE WATERPROOF WD2 4/2" X 8" SPR L3 2/ 2" X 10" SPR B 815x2030x35 (2'8"x6'8"x1-3/8") (WALL MOUNTED) DUPLEX OUTLET WD3 5/2" X 8" SPR L5 2/ 2" X 12" SPR C 760x2030x35 (2'6"x6'8"x1-3/8") ____ VENTS AND INTAKES HYDRO METER WD4 3/2" X 10" SPR L7 3-1/2" X 3-1/2" X 1/4" L D 710x2030x35 (2'4"x6'8"x1-3/8") # HOSE BIB GAS METER WD5 4/2" X 10" SPR L9 4" X 3-1/2" X 1/4" L E 460x2030x35 (1'6"x6'8"x1-3/8") (38) EXHAUST FAN FLOOR DRAIN WD6 5/2" X 10" SPR L10 4-7/8" X 3-1/2" X 5/16" L F 610x2030x35 (2'0"x6'8"x1-3/8") WD7 3/2" X 12" SPR L11 4-7/8" X 3-1/2" X 3/8" L G OVER SIZED EXTERIOR DOOR SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER) \bigoplus COLD CELLAR VENT $\langle 50 \rangle$ WD8 4/2" X 12" SPR L12 4-7/8" X 3-1/2" X 1/2" L STOVE VENT STEEL BEAMS POINT LOAD WD9 5/ 2" X 12" SPR L13 5-7/8" X 3-1/2" X 3/8" L FLAT ARCH FIRE PLACE VENT WD10 2/1 3/4" X7 1/4" (2.0E) LVL L14 5-7/8" X 3-1/2" X 1/2" L ST1 W 6 X 15 DRYER VENT 2 STORY WALL WD11 3/1 3/4" X7 1/4" (2.0E) LVL L15 5-7/8" X 4" X 1/2" L ST2 W 6 X 20 **D.J.** DOUBLE JOIST U/S UNDER SIDE WD12 2/1 3/4" X9 1/2" (2.0E) LVL L16 7-1/8" X 4" X 3/8" L ST3 W 8 X 18 P.T. PRESSURE TREATED **FG** FIXED GLAZING WD13 3/1 3/4" X9 1/2" (2.0E) LVL L17 7-1/8" X 4" X 1/2" L ST4 W 8 X 21 LUMBER G.T. GIRDER TRUSS **GB** GLASS BLOCK WD14 2/1 3/4" X11 7/8" (2.0E) LVL ST5 W 8 X 24 A.F.F. ABOVE FINISHED FLOOR

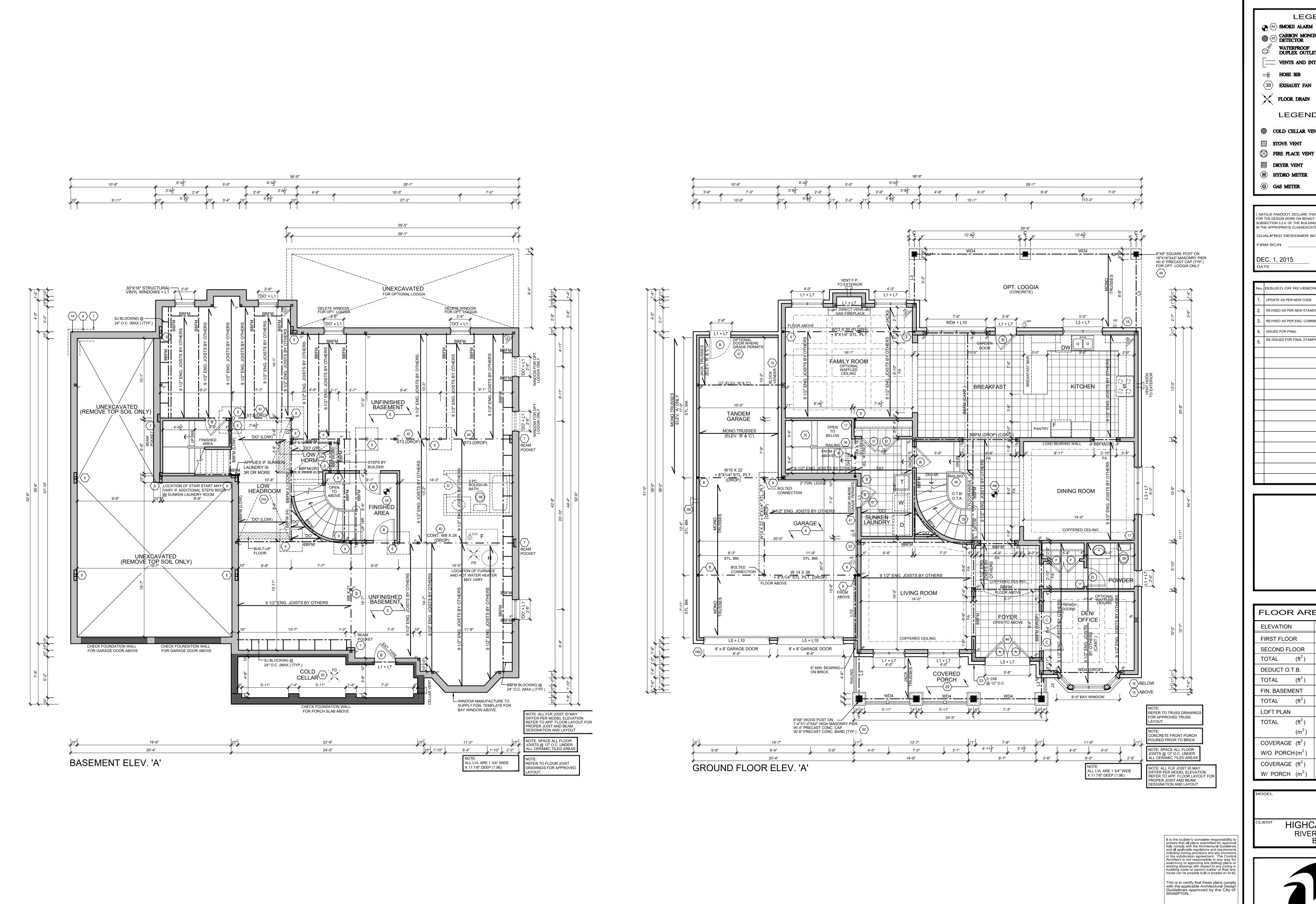
AGUSTA 65-1 HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON



3/16" = 1'0" OJECT NUMBER

14021

BG BLACK GLASS



LEGEND / PLANS

D.J. **DOUBLE JOIST**

BG **BLACK GLASS**

G.T. **GIRDER TRUSS** A.F.F. **ABOVE FINISHED FLOOR** SOLID BEARING
(TO BE SAME WIDTH AS SUPPORTED MEMBER) \boxtimes POINT LOAD ☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS COLD CELLAR VENT ⟨50⟩ EXT. LIGHT FIXTURE u/s **under side** FIRE PLACE VENT FG FIXED GLAZING DRYER VENT GB GLASS BLOCK

I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILIT FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTER IN THE APPROPRIATE CLASSES/CATEGORIES. 26995 FIRM BCIN DEC. 1, 2015 SIGNATURE

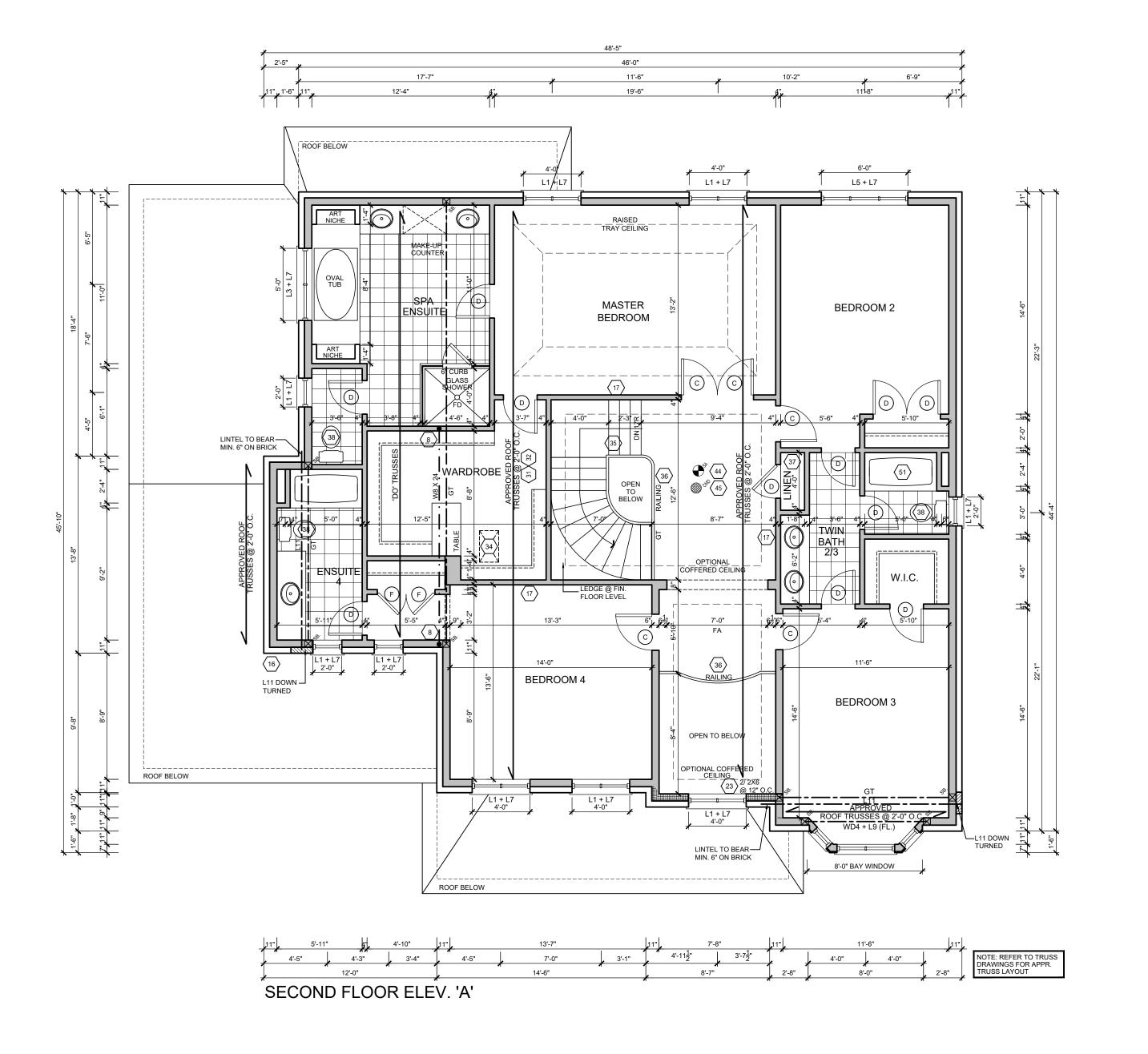
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| FLOOR | ARI | EA C | CALC | CULA | ATIC |
|-------------|--------------------|-------|-------|-------|------|
| ELEVATION | | Α | В | С | |
| FIRST FLOOR | 2 | 1820 | 1791 | 1807 | |
| SECOND FLO | OR | 1911 | 1885 | 1888 | |
| TOTAL | (ft ²) | 3731 | 3676 | 3695 | |
| DEDUCT O.T. | B. | 100 | 84 | 84 | |
| TOTAL | (ft ²) | 3631 | 3592 | 3611 | |
| FIN. BASEME | NT | 67 | 67 | 67 | |
| TOTAL | (ft ²) | 3698 | 3659 | 3678 | |
| LOFT PLAN | | N/A | N/A | N/A | |
| TOTAL | (ft ²) | 3698 | 3659 | 3678 | |
| | (m ²) | 343.6 | 339.9 | 341.7 | |
| COVERAGE | (ft ²) | 2482 | 2434 | 2450 | |
| W/O PORCH | (m²) | 230.6 | 226.1 | 227.6 | |
| COVERAGE | (ft ²) | 2586 | 2497 | 2513 | |
| W/ PORCH | (m²) | 240.2 | 232.0 | 233.5 | |

AGUSTA 65-1 HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON



SCALE 3/16" = 1'0" ROJECT NUMBER 14021



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REVISED: DECEMBER 17, 2007 - RN STAFF IN ACCORDANCE TO 0.B.C. 2006

LEGEND / PLANS

D.J. **DOUBLE JOIST**

 \bullet \bullet \bullet SMOKE ALARM

G.T. **GIRDER TRUSS** A.F.F. **ABOVE FINISHED** SOLID BEARING

(TO BE SAME WIDTH AS
SUPPORTED MEMBER) \boxtimes POINT LOAD 38 EXHAUST FAN ☐ ☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS EXT. LIGHT FIXTURE **⊕** COLD CELLAR VENT (50) STOVE VENT u/s **under side** FIRE PLACE VENT FG FIXED GLAZING DRYER VENT GB GLASS BLOCK H HYDRO METER BG **BLACK GLASS** G GAS METER

| QUALIFIED DESIGNER E | BCIN 41549 |
|----------------------|------------|
| FIRM BCIN | 26995 |
| DEC. 1, 2015 | SIGNATURE |

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AGUSTA 65-1

HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON



3/16" = 1'0"

PROJECT NUMBER

14021

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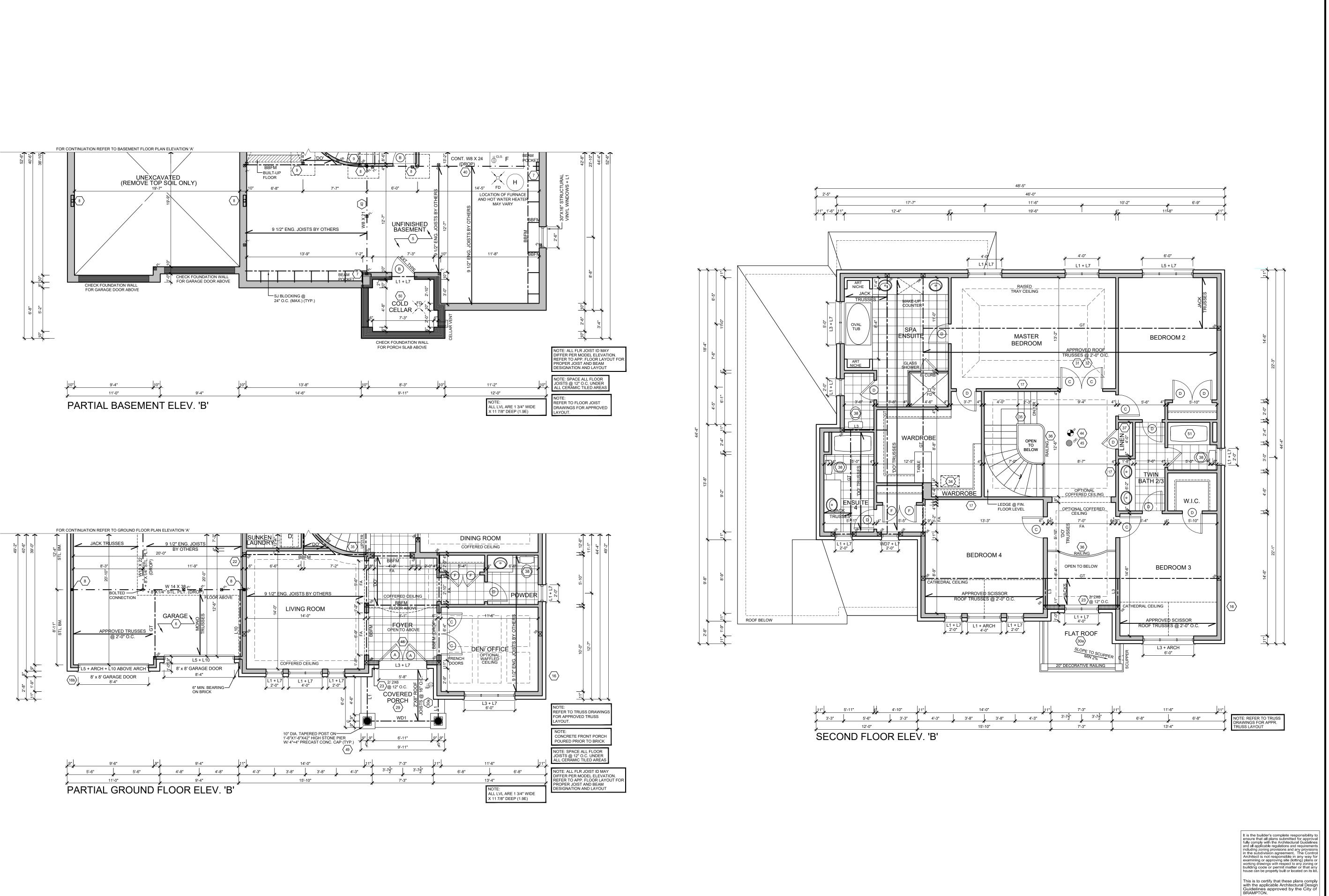
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LEGEND / PLANS

D.J. **DOUBLE JOIST**

G.T. **GIRDER TRUSS**

BG **BLACK GLASS**

igoplus 44 smoke alarm

(H) HYDRO METER

A.F.F. **ABOVE FINISHED FLOOR** SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER) \boxtimes POINT LOAD (38) EXHAUST FAN ☐☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS **⊕ COLD CELLAR VENT** (50) EXT. LIGHT FIXTURE STOVE VENT U/S **UNDER SIDE** FIRE PLACE VENT FG **FIXED GLAZING** DRYER VENT GB GLASS BLOCK

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QUALIFIED DESIGNER BCIN 41549

FIRM BCIN 26995

DEC. 1, 2015

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AGUSTA 65-1

HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON



3/16" = 1'0"

PROJECT NUMBER

14021

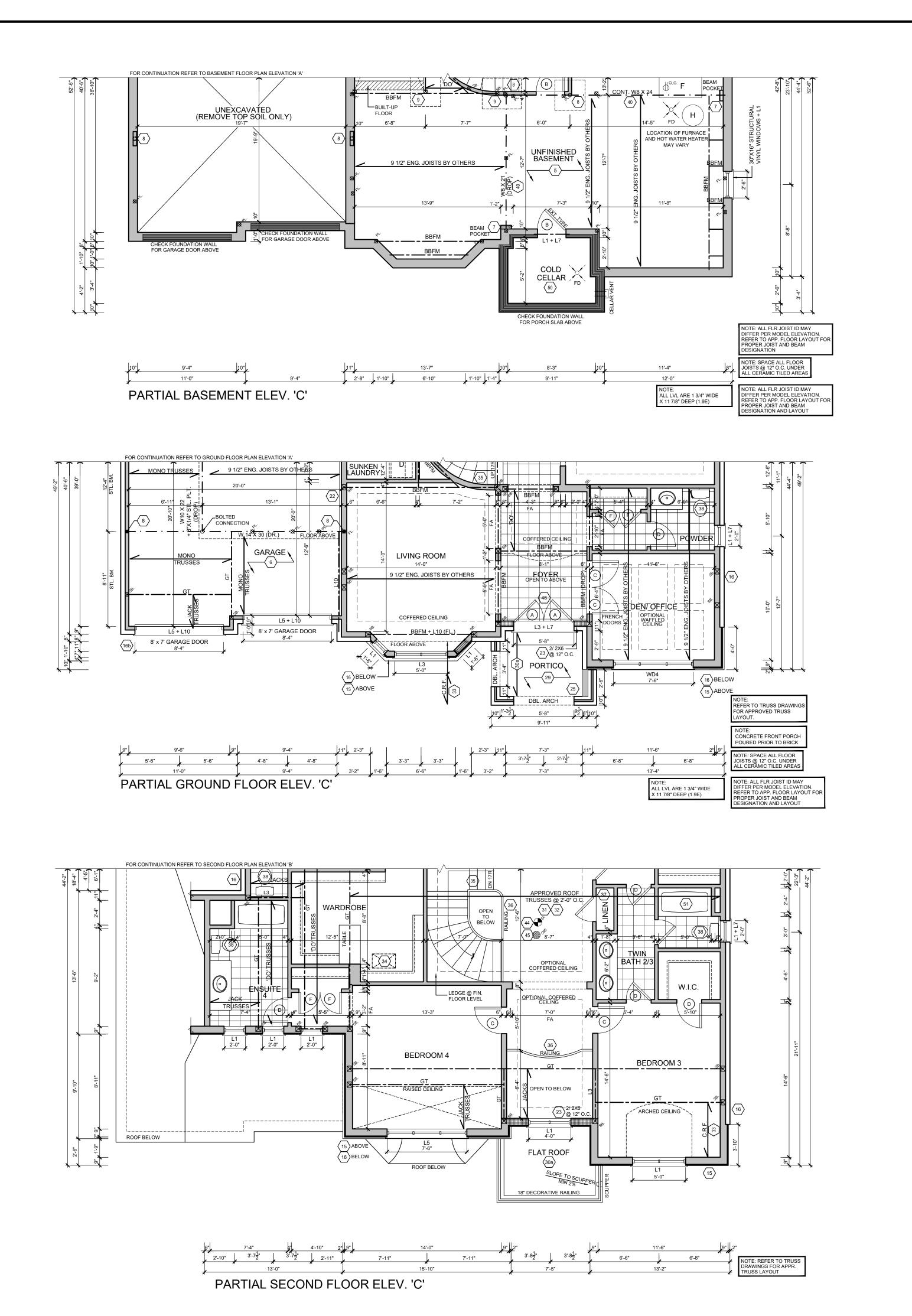
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LEGEND / PLANS

D.J. **DOUBLE JOIST**

G.T. **GIRDER TRUSS**

MOKE ALARM

G GAS METER

A.F.F. **ABOVE FINISHED FLOOR** VENTS AND INTAKES SOLID BEARING

(TO BE SAME WIDTH AS SUPPORTED MEMBER) \boxtimes POINT LOAD (38) EXHAUST FAN ☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS **⊕ COLD CELLAR VENT** (50) EXT. LIGHT FIXTURE STOVE VENT u/s **under side** FIRE PLACE VENT FG **FIXED GLAZING** DRYER VENT GB GLASS BLOCK H HYDRO METER BG **BLACK GLASS**

| FOR THE DESIGN WORK ON BEHALF OF | ' I HAVE REVIEWED AND TAKE DESIGN RESPONSIBI F RN DESIGN LIMITED UNDER DIVISION C, PART 3, DDE. I AM QUALIFIED, AND THE FIRM IS REGISTER FORIES. |
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| QUALIFIED DESIGNER BCI | 41549 |
| FIRM BCIN | 26995 |
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AGUSTA 65-1

HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON



3/16" = 1'0"

PROJECT NUMBER

14021

PAGE



LEGEND / PLANS \bigcirc 44 \bigcirc SMOKE ALARM D.J. **DOUBLE JOIST** PRESSURE TREATED LUMBER G.T. **GIRDER TRUSS** A.F.F. **ABOVE FINISHED** VENTS AND INTAKES SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER \boxtimes POINT LOAD EXHAUST FAN ☐☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS **© COLD CELLAR VENT** ⟨50⟩ EXT. LIGHT FIXTURE STOVE VENT U/S **UNDER SIDE** FIRE PLACE VENT FG **FIXED GLAZING** DRYER VENT GB **GLASS BLOCK** (H) HYDRO METER BG **BLACK GLASS**

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AGUSTA HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON

3/16" = 1'0"





LEGEND / PLANS →

√44 SMOKE ALARM D.J. **DOUBLE JOIST** PRESSURE TREATED LUMBER G.T. **GIRDER TRUSS** A.F.F. **ABOVE FINISHED** VENTS AND INTAKES SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER \boxtimes POINT LOAD EXHAUST FAN ☐☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS **⊕ COLD CELLAR VENT** ⟨50⟩ EXT. LIGHT FIXTURE STOVE VENT U/S **UNDER SIDE** FIRE PLACE VENT FG **FIXED GLAZING** DRYER VENT GB **GLASS BLOCK** (H) HYDRO METER BG **BLACK GLASS**

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AGUSTA HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON

3/16" = 1'0"



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LEGEND / PLANS

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√44 SMOKE ALARM D.J. **DOUBLE JOIST** PRESSURE TREATED LUMBER G.T. **GIRDER TRUSS** A.F.F. **ABOVE FINISHED** VENTS AND INTAKES SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER \boxtimes POINT LOAD EXHAUST FAN ☐☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS \bigoplus COLD CELLAR VENT $\langle 50 \rangle$ EXT. LIGHT FIXTURE STOVE VENT U/S **UNDER SIDE** FIRE PLACE VENT FG **FIXED GLAZING** DRYER VENT GB **GLASS BLOCK** (H) HYDRO METER BG **BLACK GLASS**

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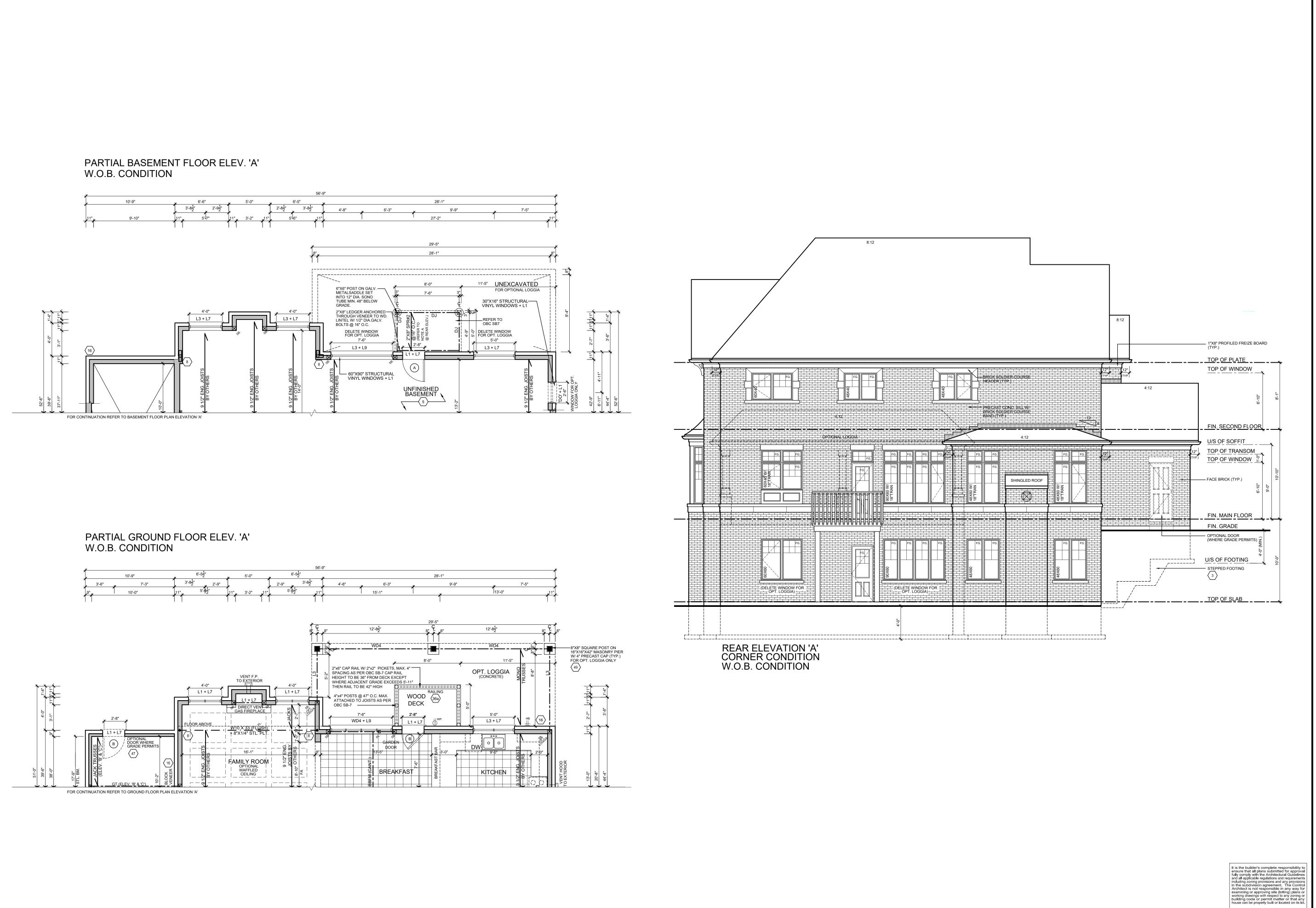
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AGUSTA HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON

3/16" = 1'0"



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LEGEND / PLANS

D.J. **DOUBLE JOIST**

 $igoplus raket{44}$ smoke alarm

G.T. **GIRDER TRUSS** A.F.F. **ABOVE FINISHED FLOOR** SOLID BEARING

(TO BE SAME WIDTH AS SUPPORTED MEMBER) \boxtimes POINT LOAD EXHAUST FAN ☐☐☐ FLAT ARCH FLOOR DRAIN 2 STORY WALL LEGEND / ELEVATIONS **■ COLD CELLAR VENT** (50) EXT. LIGHT FIXTURE u/s **under side** FIRE PLACE VENT FG **FIXED GLAZING** DRYER VENT GB GLASS BLOCK (H) HYDRO METER BG **BLACK GLASS**

I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBI FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERE IN THE APPROPRIATE CLASSES/CATEGORIES. 26995 DEC. 1, 2015 SIGNATURE

| No. | ISSUED OR REVISION COMMENTS | DATE | DWN | СН |
|-----|------------------------------|------------|-----|----|
| 1. | UPDATE AS PER NEW CODE | MAR 20/15 | PV | NI |
| 2. | ISSUED FOR FINAL | JUNE 22/15 | JR | NI |
| 3. | RE-ISSUED FOR FINAL STAMPING | DEC-01-15 | JR | NI |
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It is the builder's complete responsibility to 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 BRAMPTON.

65-1

HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON

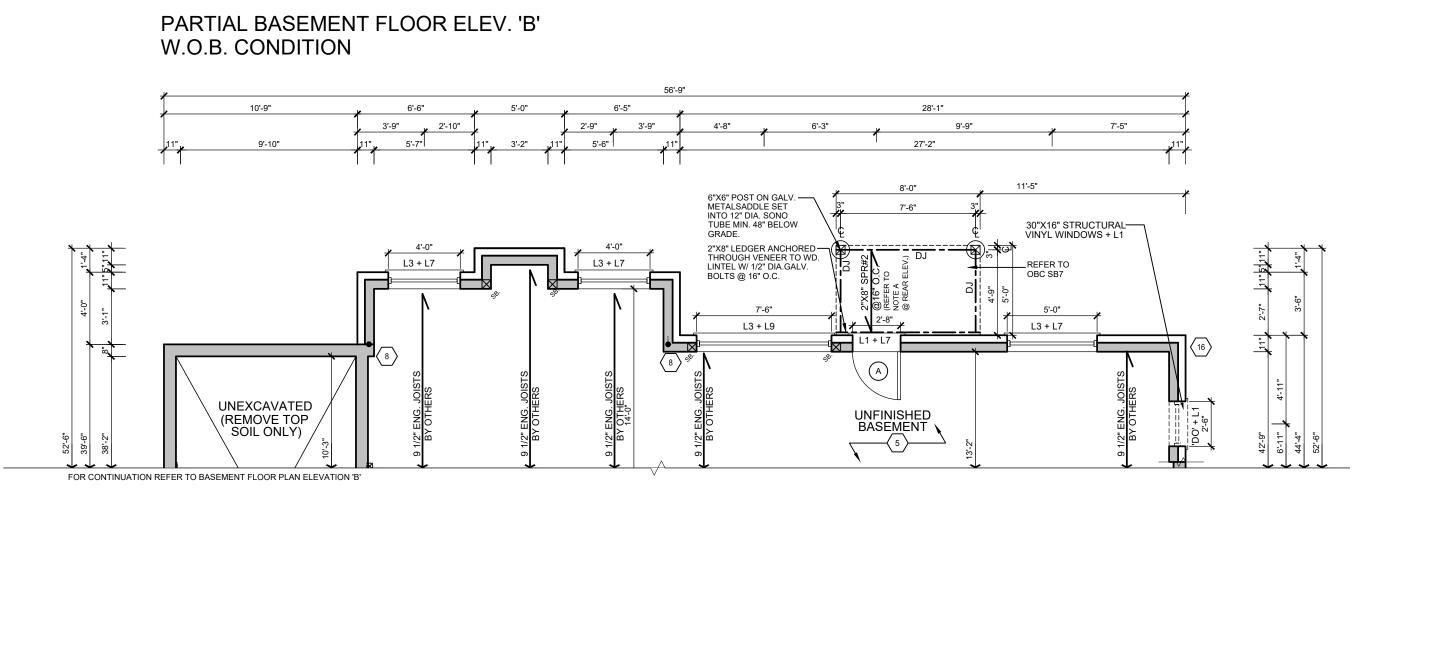
AGUSTA



3/16" = 1'0" ROJECT NUMBER 14021

Imagine - Inspire - Create TEL.(905)738-3177 FAX.(905)738-5449 DWG@RNDESIGN.COM

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



2"x6" CAP RAIL W/ 2"x2" PICKETS, MAX. 4" SPACING AS PER OBC SB-7 CAP RAIL HEIGHT TO BE 36" FROM DECK EXCEPT WHERE ADJACENT GRADE EXCEEDS 5'-11" WOOD RAILING WOOD 36a 4"x4" POSTS @ 47" O.C. MAX. ATTACHED TO JOISTS AS PER OBC SB-7 DECK

KITCHEN

FAMILY ROOM

PARTIAL GROUND FLOOR ELEV. 'B'

W.O.B. CONDITION

FOR CONTINUATION REFER TO GROUND FLOOR PLAN ELEVATION 'B'



LEGEND / PLANS D.J. **DOUBLE JOIST**

G.T. **GIRDER TRUSS**

THESE DRAWINGS ARE NOT TO BE SCALED

| DUPLEX OUTLET VENTS AND INTAKES HOSE BIB 38 EXHAUST FAN | A.F.F. ABOVE FINISHED FLOOR SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER) POINT LOAD | | | |
|--|--|--|--|--|
| FLOOR DRAIN | FLAT ARCH 2 STORY WALL | | | |
| LEGEND / ELEVATIONS | | | | |
| ● COLD CELLAR VENT ⑤ | EXT. LIGHT FIXTURE (WALL MOUNTED) | | | |
| STOVE VENT | u/s under side | | | |
| FIRE PLACE VENT | fg fixed glazing | | | |
| DRYER VENT | GB GLASS BLOCK | | | |
| (H) HYDRO METER | bg black glass | | | |

| I, NATALIE PANDOLFI, DECLAF FOR THE DESIGN WORK ON BE SUBSECTION 3.2.4. OF THE BUI IN THE APPROPRIATE CLASSES | HALF OF RN DESIGN LDING CODE. I AM QI | LIMITED UNDER DIVISION C, I |
|--|--|-----------------------------|
| QUALIFIED DESIGNER | R BCIN | 41549 |
| FIRM BCIN | | 26995 |
| DEC. 1, 2015 | | m^{O} |
| DATE | SIGNATU | IRE |

G GAS METER

| No. | ISSUED OR REVISION COMMENTS | DATE | DWN | СН |
|-----|--|-------------|-----|----|
| 1. | ADDED ELEV B REAR UPGRADE W.O.B COND. PARTIAL PLANS AND ELVATIONS | NOV 12 2015 | PM | SI |
| 2. | RE-ISSUED FOR FINAL STAMPING | DEC-01-15 | JR | NI |
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AGUSTA 65-1

HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON



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