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 JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC. -THERMAL RESISTANCE VALUES BASED ON ZONE 1 **FOOTINGS / SLABS:** TYPICAL STRIP FOOTING:

150) ALTERNATE FRAME WALL CONSTRUCTION:

ON BOTTOM FLR. WHEN 3 STOREYS

1/2" (12.7mm) GYPSUM BOARD.

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

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

MANUFACTURER'S SPECIFICATIONS).

15b) FRAME WALL CONSTRUCTION @ GARAGE:

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

MANUFACTURER'S SPECIFICATIONS).

EXTERIOR PLYWOOD OR FOULV.

6 BRICK VENEER CONSTRUCTION:

' (25mm) AIR SPACE

1/2" (12.7mm) GYPSUM BOARD

ALTERNATE BRICK VENEER CONSTRUCTION:

I" (25mm) AIR SPACE

-R14 (RSI 2.46) INSULATION (7ONF 1, O.B.C. T.2.1.1.2.A.)

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)

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

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

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

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

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

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE

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

FOR 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.

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

-RUD 1/4 (6)III) TETWOOD EXTEND THE JOB ESOVALENT AS LET 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.

-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

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM

'.23.16. '2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

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

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

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

-REPLACE 1/2"(12 7mm) GYPSIIM BD. W/ 1/2" (12 7mm) TYPE 'X' GYPSIIM BD.

ihe following materials: .add absorptive material with a mass of at least 2.8 kg/ sq.m.

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND

VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING

-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

-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

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

NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

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

-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE

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

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

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

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 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)

D.C. ON BOTTOM FLR. WHEN 3 STOREYS

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

PLATE FOR THE FULL LENGTH OF WALL, OR

-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY

45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

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

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

4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.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.

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

PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES

ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

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

O.B.C. SB-3 WALL = FW1b (STC = N/A, FIRE = 45 MIN)

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

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

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

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

-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH -MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS -SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL V/ MIN. 10.9psi (75kPa) BEARING CAPACITY TG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS) G. 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)

7 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) O.B.C. 9.15.3.6. -1 STOREY MASONRY - 16" X 4" (410mm X 100mm) -1 STOREY STUD - 12" X 4" (305mm X 100mm) -2 STOREY MASONRY - 26" X 9" (650mmX 230mm) 3 STOREY MASONRY - 36" X 14" (900mm X 360mm -3 STOREY STUD - 24" X 8" (600mm X 200mm)

3 STEP FOOTING: -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 TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL. 5 BASEMENT SLAB: O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. ROOF 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(25MPg) MPRESSIVE STRENGTH AFTER 28 DAYS -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3. -FLOOR DRAIN PER O.B.C.9.31.4.4. -R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN

23-1/2" (600mm) OF BASEMENT SLAB FDGE INSULATION TO EXT SS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 -JNLESS 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 -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5 AMPPROOF BÉLOW 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 PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG. -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY

GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6. -6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB 4" (100mm) OF COURSE GRANULAR MATERIAL -ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED. 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. /2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2. STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa). 8 STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3. -FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM, PLATE 6.35mm) STEEL DIM. 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 COL. SPACING: FTG SIZE:

10" (250mm) SOLID 2200psi (15MPa) CONCRETE

ACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

DESIGNED UNDER O.B.C.- PART 4

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

REDUCTION OF THICKNESS:

THAN 3-1/2" (90mm) THICK.

FRAME WALL CONSTRUCTION:

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

MANUFACTURER'S SPECIFICATIONS).

DAMPPROOFING & WATERPROOFING

TOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS. -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. - T.9.15.4.1 SHALL BE USED OR IT SHALL BE

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

-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS

-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm)

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE

MPPROOF 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

O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING

FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3) -WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)

ARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.

-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER

GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-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.)

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 4.8 kg/sg.m

 $\underline{\sf REQ.\;FOR\;FIRE\;RATING\;(LESS\;THAN\;2'-0''\;LIMITING\;DISTANCE):}$

-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

-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE

FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING

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

-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.

-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 TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

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

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

MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT

1/2" (12.7mm) GYPSUM BOARD -1/2 (12./mm) GTFSUM 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 - 34" X 34" X 16" -MAX, 9'-10" (2997mm) тоо∪mmX 860mmX 400mm) - 44" X 44" X 21" (1120mm) -MAX. 16'-0" (4880mm) REQUIRED TO BE SPACED @ 12" (300mm) O.0 FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C - 40" X 40" X 19" -MAX. 9'-10" (2997mm) REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): 0mmX 1010mmX 480mm) O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD -MAX. 16'-0" (4880mm) - 51" X 51" X 24" -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX THE FOLLOWING MATERIALS: ADD 1/4" (Amm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O. B.C. 16mm) STEEL PLATE WITH 2-5/8" (16mm), ANCHOR BOLTS -REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE WOOD COLUMN: O.B.C. 9.17.4.1. -5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN. NSULATING 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. METAL SHOE ANCHORED TO FOOTING BRICK VENEER CONSTRUCTION @ GARAGE:

WELLAS INCENTION TO TO THE WAY OF 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. -34" X 34" X 14" (860mmX 860mmX 360mm) CONC. PAD (2 FLOORS UPPORTED W/9'-10" COL. SPACING) -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 \ 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 BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING BETWEEN ADJACENT BEAMS MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM) I" (25mm) AIR SPACE - 1 (2011111) 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. 12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS. WALL ASSEMBLIES: 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. = 14 FOUNDATION WALL: O.B.C. 9.15.4.2. -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 -FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED -8" (200mm) SOLID 2200psi (15MPa) CONCRETE REQUIRED TO BE SPACED @ 12" (300mm) O. MAX, UNSUPPORTED HEIGHT OF 3-11" (1200mm) & MAX, SUPPORTED HEIGHT DF 7-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED

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 7 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 12.7mm) GYPSUM BOARD BOTH SIDES.

PARTY WALL - BLOCK:

8 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. 2" (12.7mm) GYPSUM BOARD BOTH SIDES. /2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) MIN. 1 HR FIRE-RESISTANCE RATING (-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W. MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH -ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE 7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER PARTY WALL - BLOCK (AGAINST GARAGE):

-1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. " X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C. R20 (RSI 3.52) RIGID INSULATION 7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) 1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED -TAPE AND SEAL ALL JOINTS GAS TIGHT REQ. INSULATION VALUES: 4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. NSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -RIGID INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..

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

-I OW DENSITY CONCRETE BLOCK = 1.70 WOOD FRAME W/ GYPSUM AIR FILM - MOVING

D.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. (12 7mm) GYPSIIM BOARD W/ TAPED JOINTS X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES -SOLIND ARSORPTIVE MATERIAL FACH SIDE FILLING 90% OF THE CAVITY -27 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9, 10.9.9.(1) & TABLE 2.1.1 SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING EXTEND 5.7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALLIMINUM CAP W/

THAN 910 (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2) 20 PARTY WALL - FOUNDATION: O.B.C. 9.15.4.2. -7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS -FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER

PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK -2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY. -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 REQUIRED TO BE SPACED @ 12" (300mm) O.C. GARAGE WALL & CEILING:

-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 & 9.25.4.. FOR FLOOR ABOVE. LATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS). -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 IM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C. WALLS ADJACENT TO ATTIC SPACE: ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RSI 3.87) INSULATION /2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.

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

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 UDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS -DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C -SOLID BRIDGING AT 3'-11" (1200mm) O.C. MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.) CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. &

 $\overline{\left(24\right)}$ EXPOSED FLOOR: FLOOR AS PER NOTE # 28 INUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ D.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION VENTED ALUMINUM SOFFI 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 DOUBLE MASONRY WYTHE WALL: 0.8.C., 9.20.8.Z.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C., 9.20.9.4. SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS -6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O. JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

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

-2" X 4" (38mm X 89mm) PLATE 2" (12,7mm) DIA, ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4 (100mm) INTO FOUNDATION WALL. -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1' 25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED 27 BRIDGING & STRAPPING:

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C -FASTENED TO SILL OR HEADER @ ENDS " X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 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 CELLING 'ING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH 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: -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 WA' 1.1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAF 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. 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

-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS INTINUOUS 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.) EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER 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 -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

DD 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: 50 COLD CELLARS: -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 AVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) -TRUSS BRACING AS PER TRUSS MANUFACTURER ESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR

ALUMINUM) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT. $\langle 32 \rangle$ CEILING: -R50 (RSI 8.8) INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. x 7.23.44. 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 LIP THE ROOF SLOPF 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 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" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

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. -HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON AFTERS & MIN. 1 1/2" (38mm) THICK. 34 ATTIC ACCESS HATCH:

-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R40 (RSI 7.0) INSULATION GENERAL: (35) PRIVATE STAIRS: O.B.C. 9.8.4. -MAX. RISE = 7-7/8" (200mm)

-MAX. NOSING

-MIN. HEADROOM = 6'-5" (1750mm) -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES) -MIN. WIDTH = 2'-11" (900mm) (EXIT STAIRS, BETWEEN GUARDS) -MIN. RUN = 5 7/8" (150mm) -MIN. AVG. RUN = 7 7/8" (200mm) FINISHED RAILING ON WOOD PICKETS MAX, 4" BETWEEN PICKET EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & -FOUND, WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

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

HEIGHT: O.B.C. 9.8.7.4 - 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

(350) PUBLIC STAIRS: O.B.C. 9.8.4. = 7-3/32" (180mm) = 11" (280mm) = 11" (280mm) = 1" (25mm) -MIN. TREAD -MAX. NOSING -MIN. HEADROOM (EXIT STAIRS, BETWEEN GUARDS) FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG, FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS: ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) WO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm) WO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTI WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN

3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A RAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING - HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

TERMINATION: O.B.C. 9.8.7.3 ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS -TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS
- 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 HIGH MONON IN THE STATE OF CANADA STATE OF STATE (360) EXTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN

-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. -PROVIDE MID-SPAN POSTS AS PER SB-7.
-GUARDS 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) -GOARDS TO BE 3-8 (170/1111) -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. 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"0 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 -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

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

42 -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 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 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 CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT R4 (RSL0 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. 2 -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE 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" (7.0m) ABOVE ADJACENT GROUND LEVEL.

EXTERIOR COLUMN W/ MASONRY PIER:

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
-TOP PORTION OF POST CLAD W/ DECOR, SURROUND PER ELEVATION -14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. JRROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4. 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. -14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4

49a EXTERIOR COLUMN: MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

FOR COLD CELLARS PROVIDE THE FOLLOWING VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.

COVER VENT W/ BUG SCREEN +L7 FOR DOOR OPENING -2"-8" X 6"-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7) -INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

STUD WALL REINFORCEMENT:

235mm) OR LARGER.

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 FRAME CONSTRUCTION: -ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND IOISTS TO HAVE MIN. 1-1/2" (38mm) 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 PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X THOUSE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X

-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER

HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

1.8 W/(m2.K) OR .6 W/III...S) 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 IGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF .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 OFFICE WALES 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). -WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED. 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

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

NOT LESS THAN 2 PERCENTAGE POINTS, d) THE MINIMUM *EF* OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY

CLIENT SPECIFIC REVISIONS

REFER TO ELEVATIONS FOR ROOF SLOPE TOP OF PLATE FOR OVERHANG FIN.SECOND FLOOR REFER TO FLOOR PLANS DIRECTION OF JOISTS <u>FIN.MAIN FLOOR</u> FIN.GRADE REFER TO FLOOR PLANS FOR STAIR CONFIGURATION TOP OF SLAB ----O[| ---

REFER TO PLANS

FOR TRUSS DIRECTION

TYPICAL CROSS SECTION - 2 STOREY (BRICK)

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I, NATALIE PANDOLFI DECLARE THAT I HAVE REVIEWED AN TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / QUALIFIED DESIGNER BCIN: JUNE 22, 2015

AO TITLE SHEET BASEMENT FLOOR ELEV 'A' GROUND FLOOR ELEV 'A' A3 SECOND FLOOR ELEV 'A' A4 GROUND FLOOR ELEV 'B' PARTIAL BASEMENT FLOOR ELEV 'B' SECOND FLOOR ELEV 'B' A6 GROUND FLOOR ELEV 'C' PARTIAL BASEMENT FLOOR ELEV 'C' SECOND FLOOR ELEV 'C' A8 FRONT ELEVATION 'A'

REAR ELEVATION 'A', 'B' & 'C' A9 RIGHT SIDE ELEVATION 'A' LEFT SIDE ELEVATION 'A' A10 FRONT ELEVATION 'B' A11 RIGHT SIDE ELEVATION 'B' LEFT SIDE ELEVATION 'B'

A12 FRONT ELEVATION 'C' A13 RIGHT SIDE ELEVATION 'C' LEFT SIDE ELEVATION 'C' A14 UPGRADED REAR ELEVATION 'B'

UPGRADED REAR **ELEVATION 'C'** A15 BASEMENT FLOOR ELEV 'A', 'B' & 'C' W.O.D. COND. GROUND FLOOR ELEV

'A', 'B' & 'C' W.O.D. COND. A16 UPGRADED REAR ELEVATION 'B' W.O.D. CONDITION UPGRADED REAR ELEVATION

'C' W.O.D. CONDITION

23-Apr-15 pv REVISED AS PER NEW STANDARD

FLOOR AREA CALCULATIONS

A B C

| 13 | 13

2191 | 2213 | 2208

(ft²) | 4848 | 4867 | 4830

(ft²) | 4963 | 4982 | 4945

(ft²) | 4963 | 4982 | 4945

(m²) | 461.0 | 462.8 | 459.3

N/A N/A N/A

SECOND FLOOR | 2657 | 2654 | 2622

TOTAL (ft²) | 4835 | 4854 | 4817

FIN. BASEMENT | 128 | 128 | 128

COVERAGE (ft²) | 2931 | 2952 | 2947

W/O PORCH (m²) | 272.2 | 274.2 | 273.7

COVERAGE (ft²) | 3133 | 3046 | 3061

W/ PORCH (m²) | 291.0 | 282.9 | 284.3

ELEVATION

TOTAL

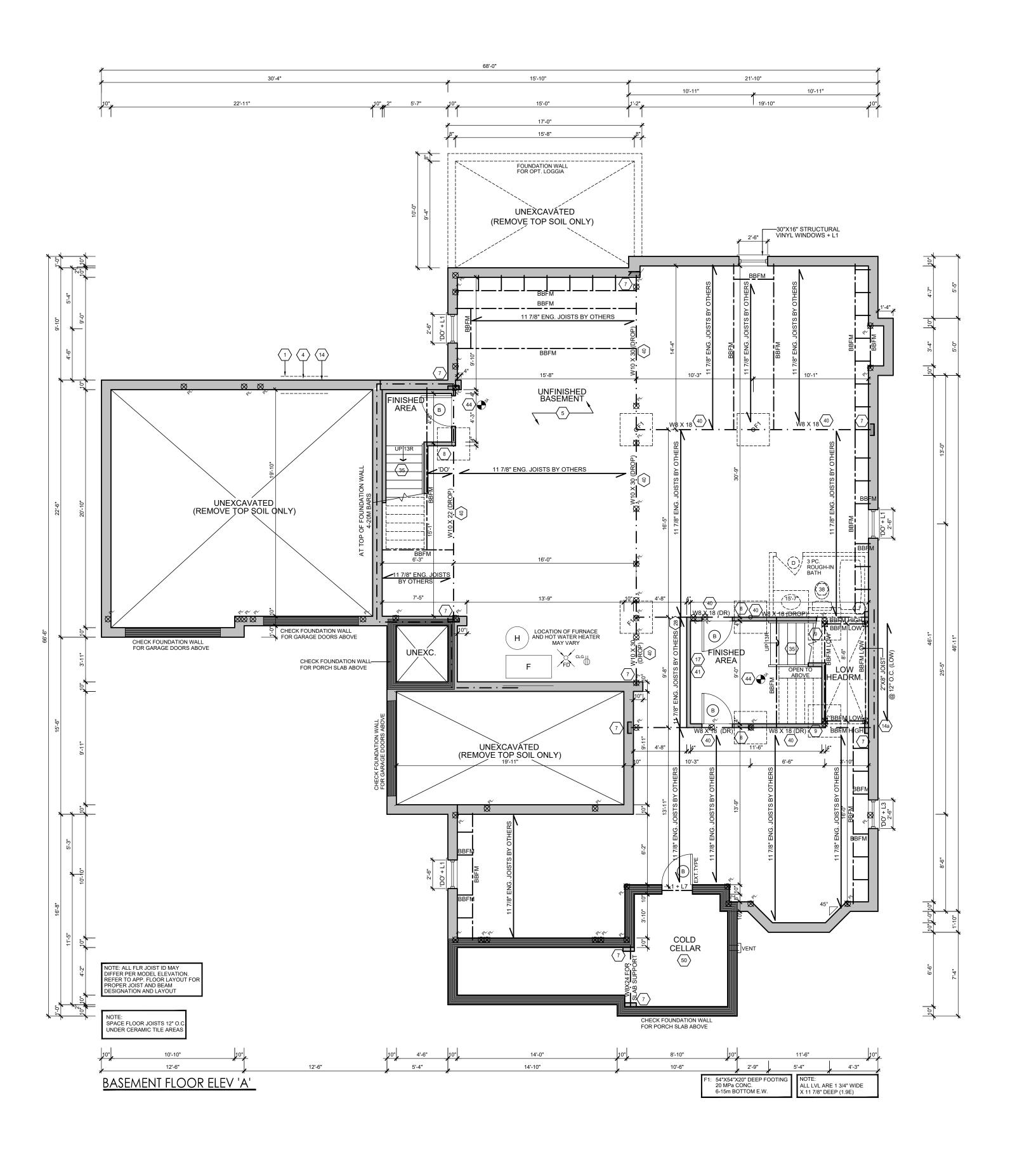
TOTAL

LOFT PLAN

FIRST FLOOR

DEDUCT O.T.B. 13

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project #	14021		
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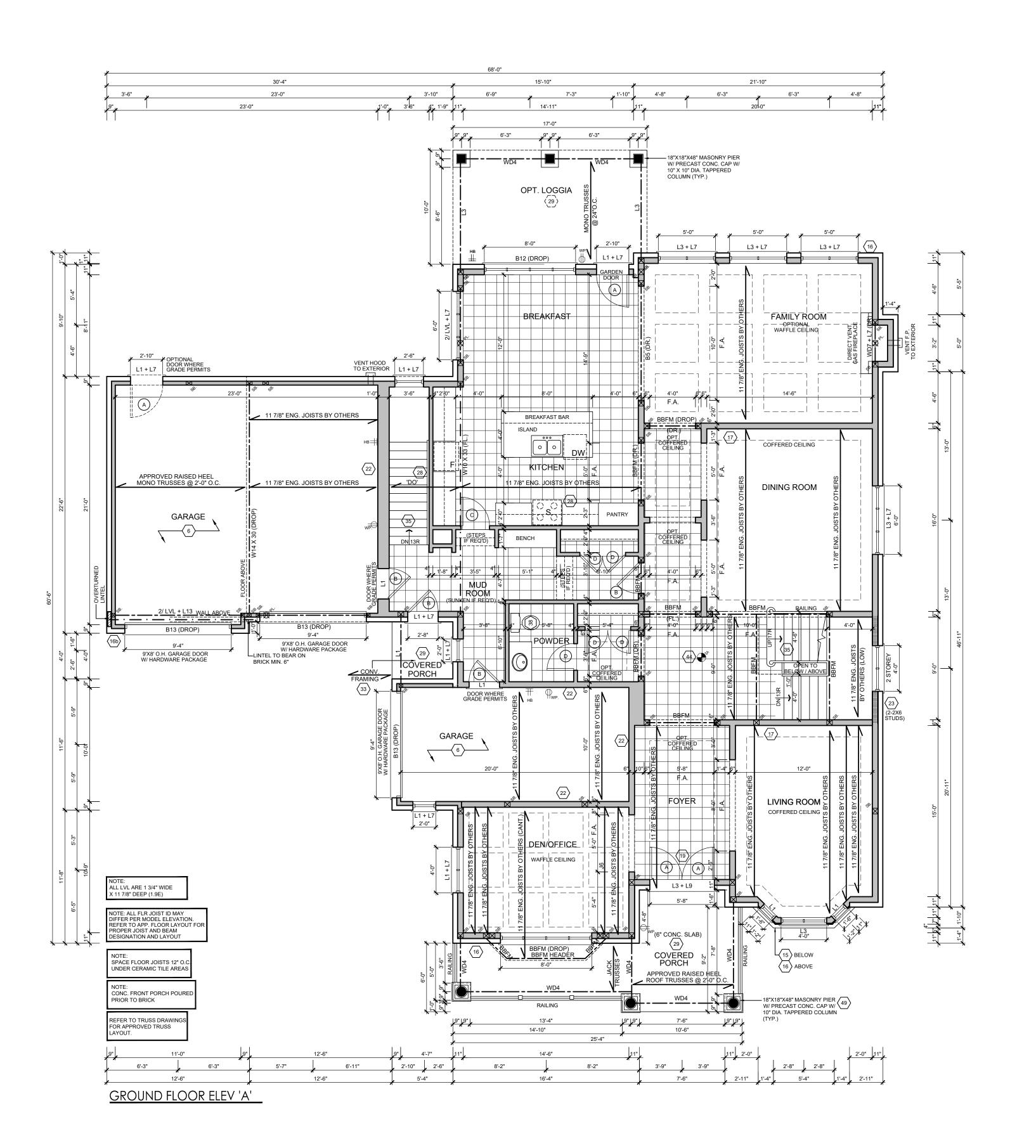


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1	REVISED AS PER NEW STANDARD	23-Apr-15	pv	jr
2	REVISED AS PER ENG. COMMENTS	15-Jun-15	PV	JR
3	ISSUED FOR FINAL	22-Jun-15	JR	NP
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Riverwalk Phase Brampton

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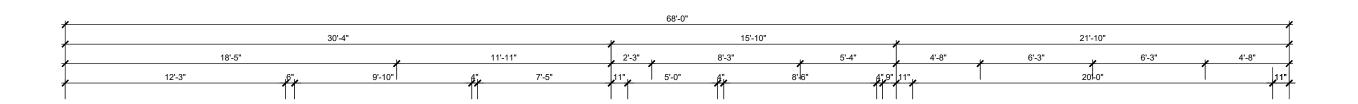
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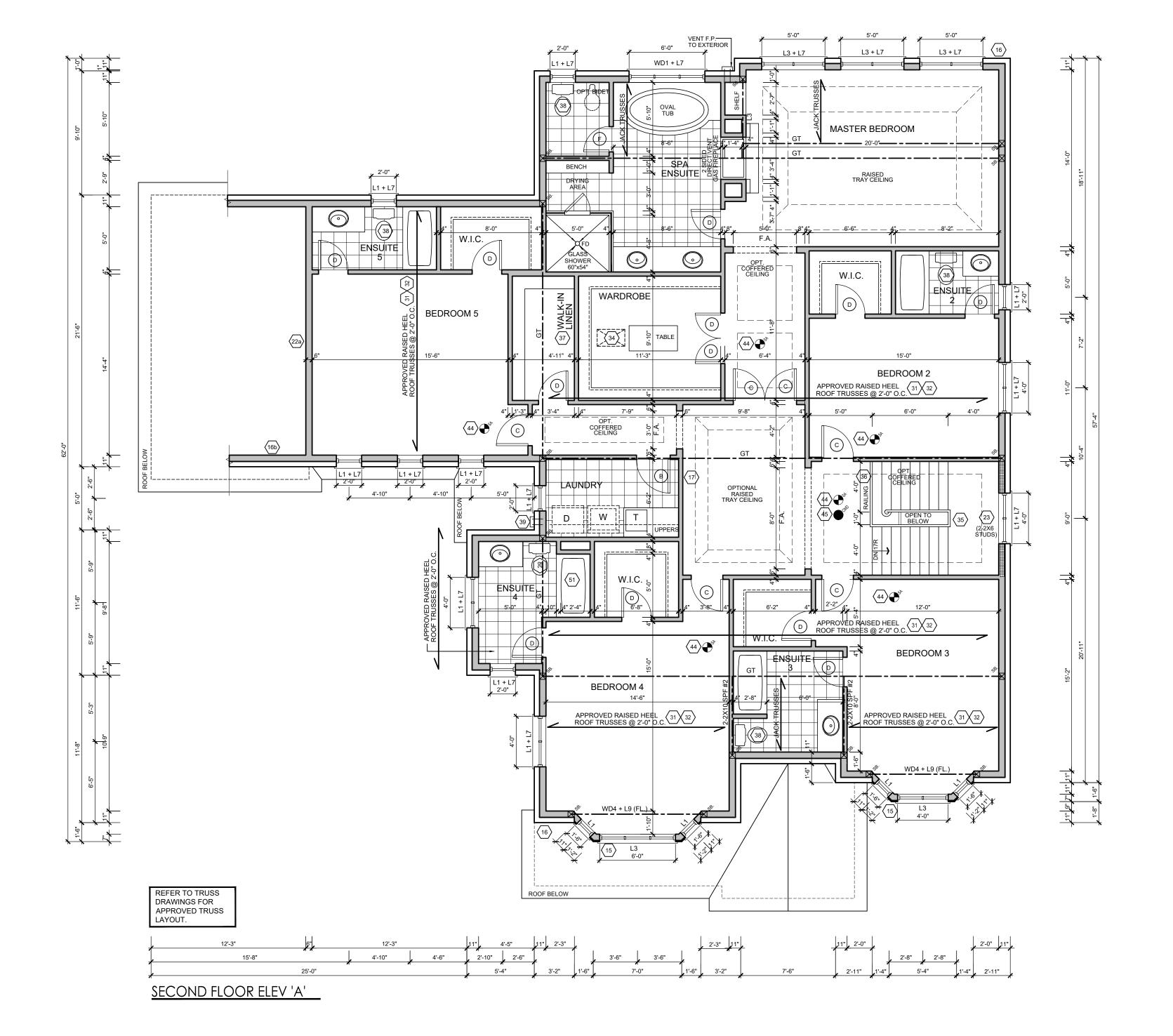
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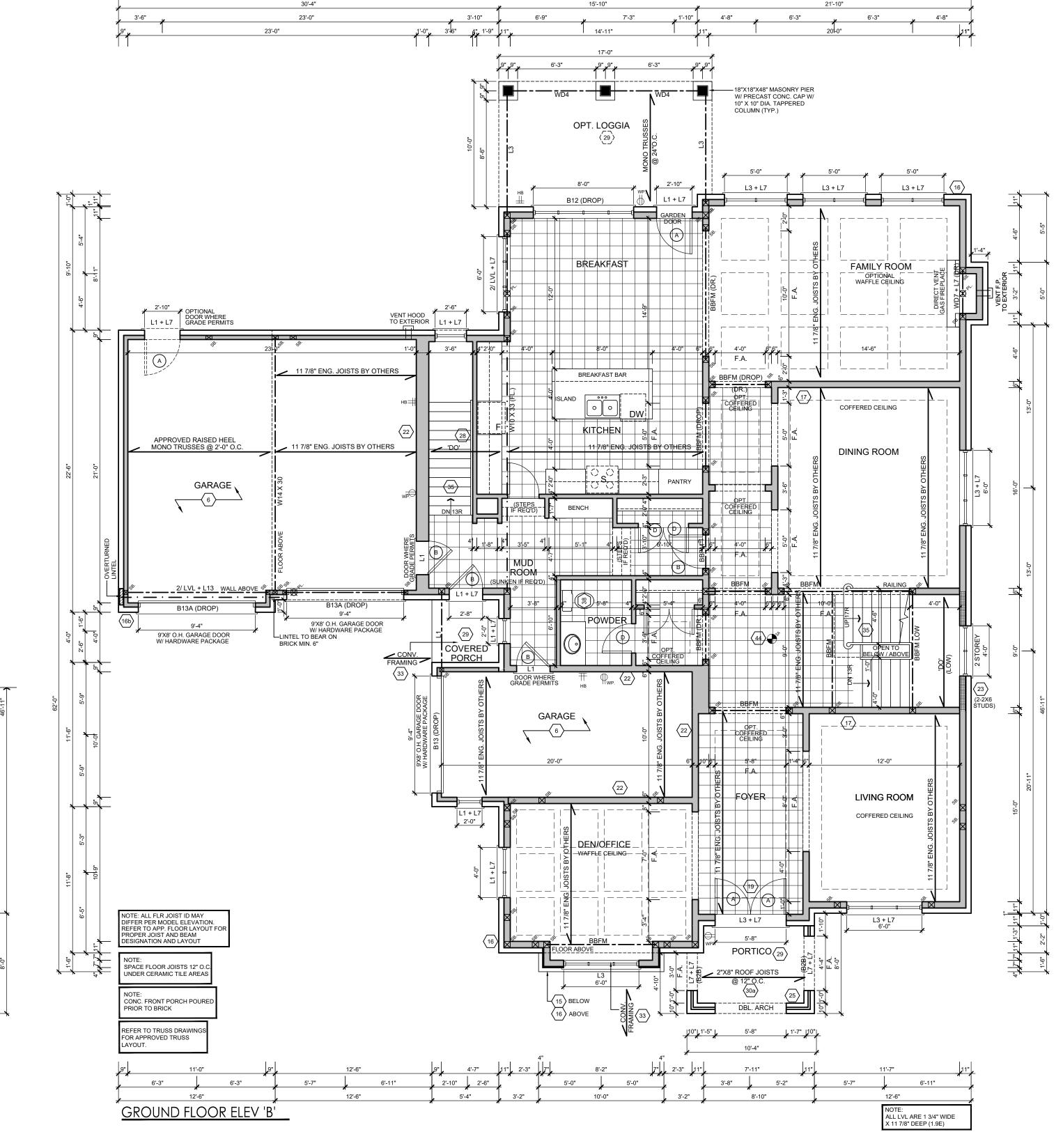


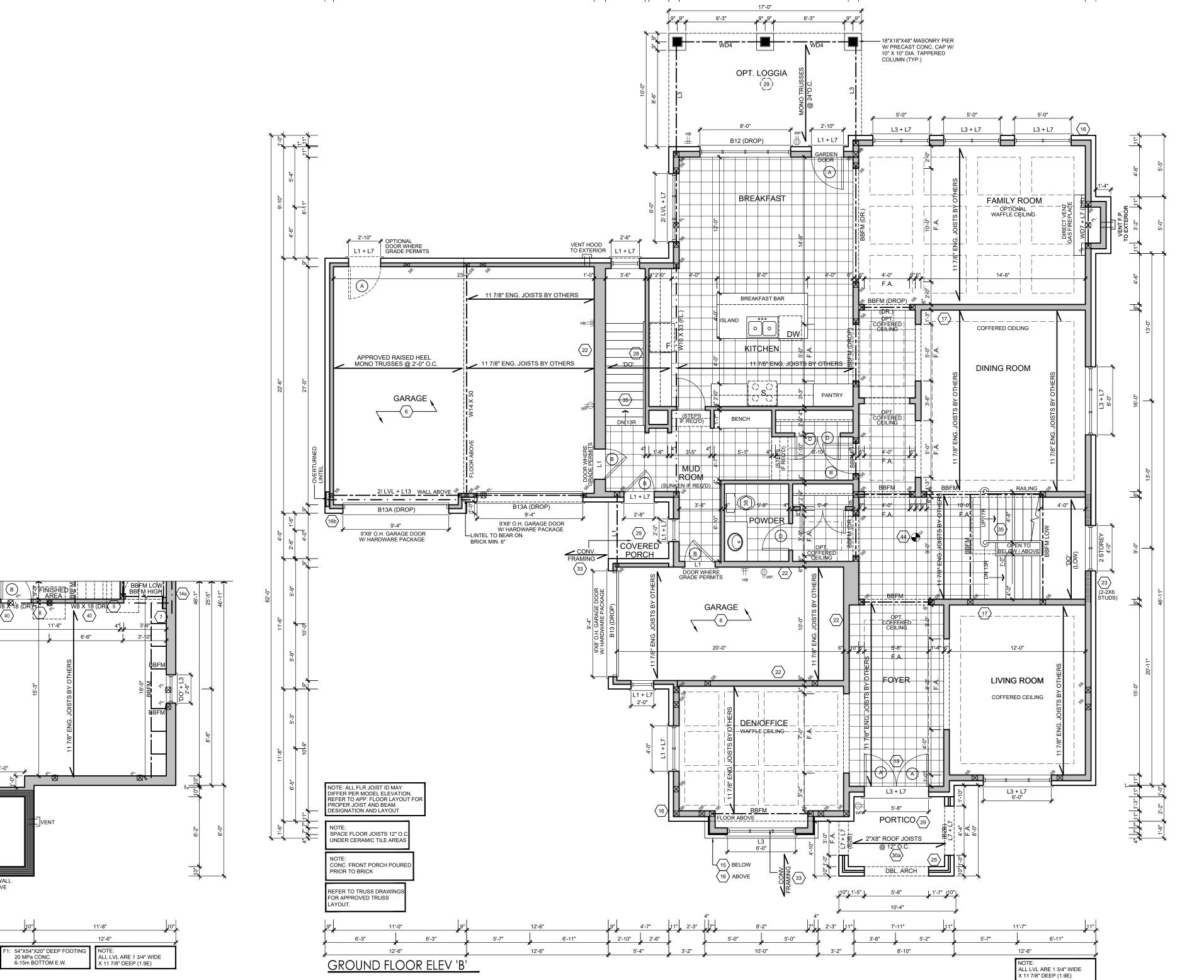


Riverwalk Phase
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Brampton

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FOR CONTINUATION REFER TO BASEMENT FLOOR ELEV 'A'

NOTE: ALL FLR JOIST ID MAY DIFFER PER MODEL ELEVATION. REFER TO APP. FLOOR LAYOUT FOI PROPER JOIST AND BEAM DESIGNATION AND LAYOUT

PARTIAL BASEMENT FLOOR ELEV 'B'

NOTE: SPACE FLOOR JOISTS 12" O.C UNDER CERAMIC TILE AREAS

UNEXCAVATED (REMOVE TOP SOIL ONLY)

UNFINISHED BASEMENT

COLD CELLAR

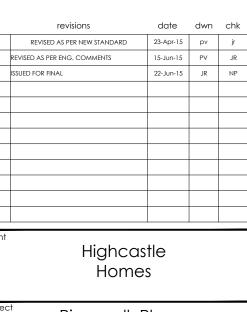
CHECK FOUNDATION WALL FOR PORCH SLAB ABOVE





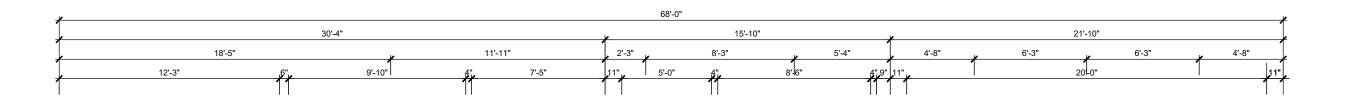
I, NATALIE PANDOLFI DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD**, UNDER DIVISION C, PART-3 SUBSECTION-3, 2, 4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

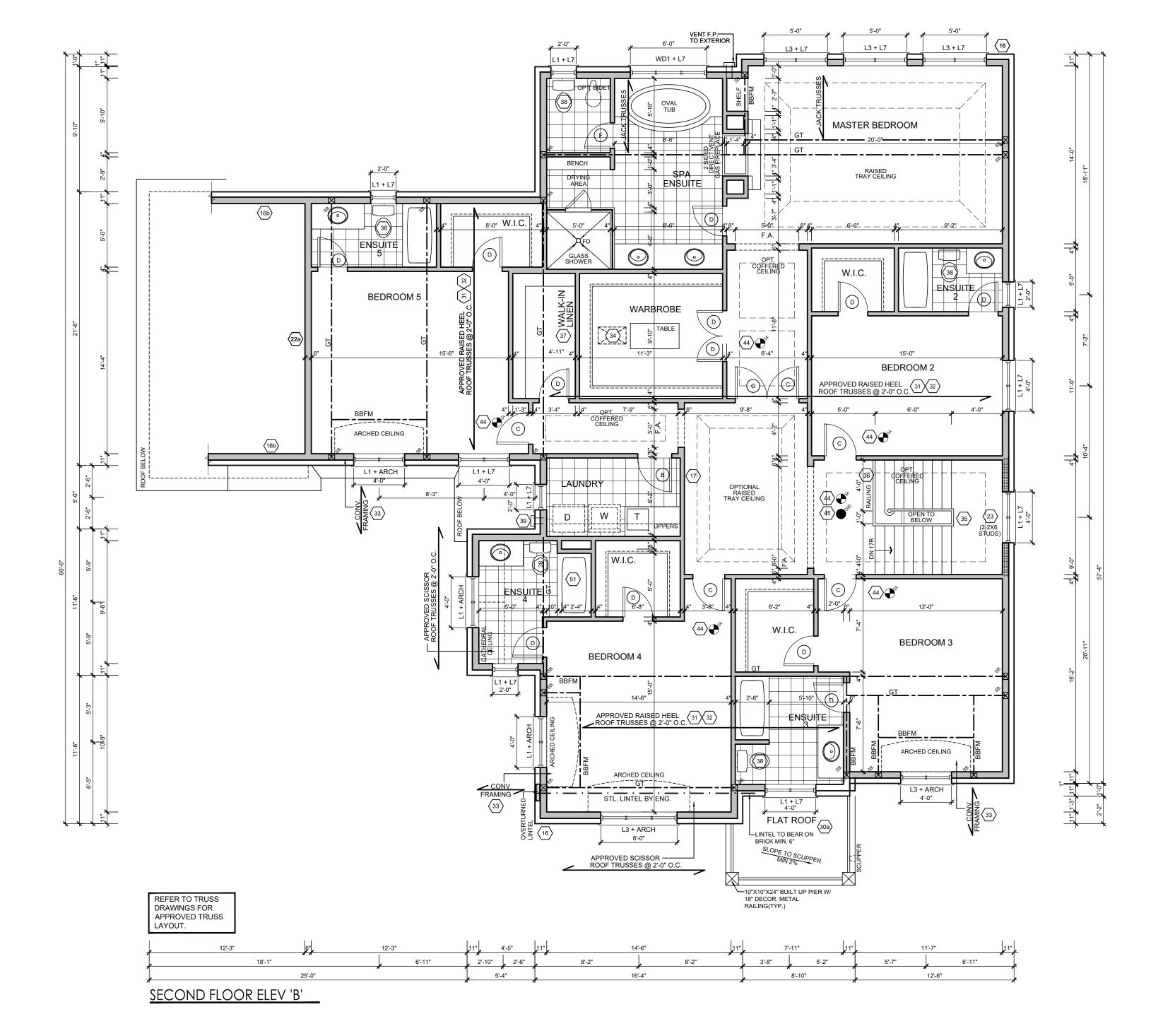
QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: JUNE 22, 2015



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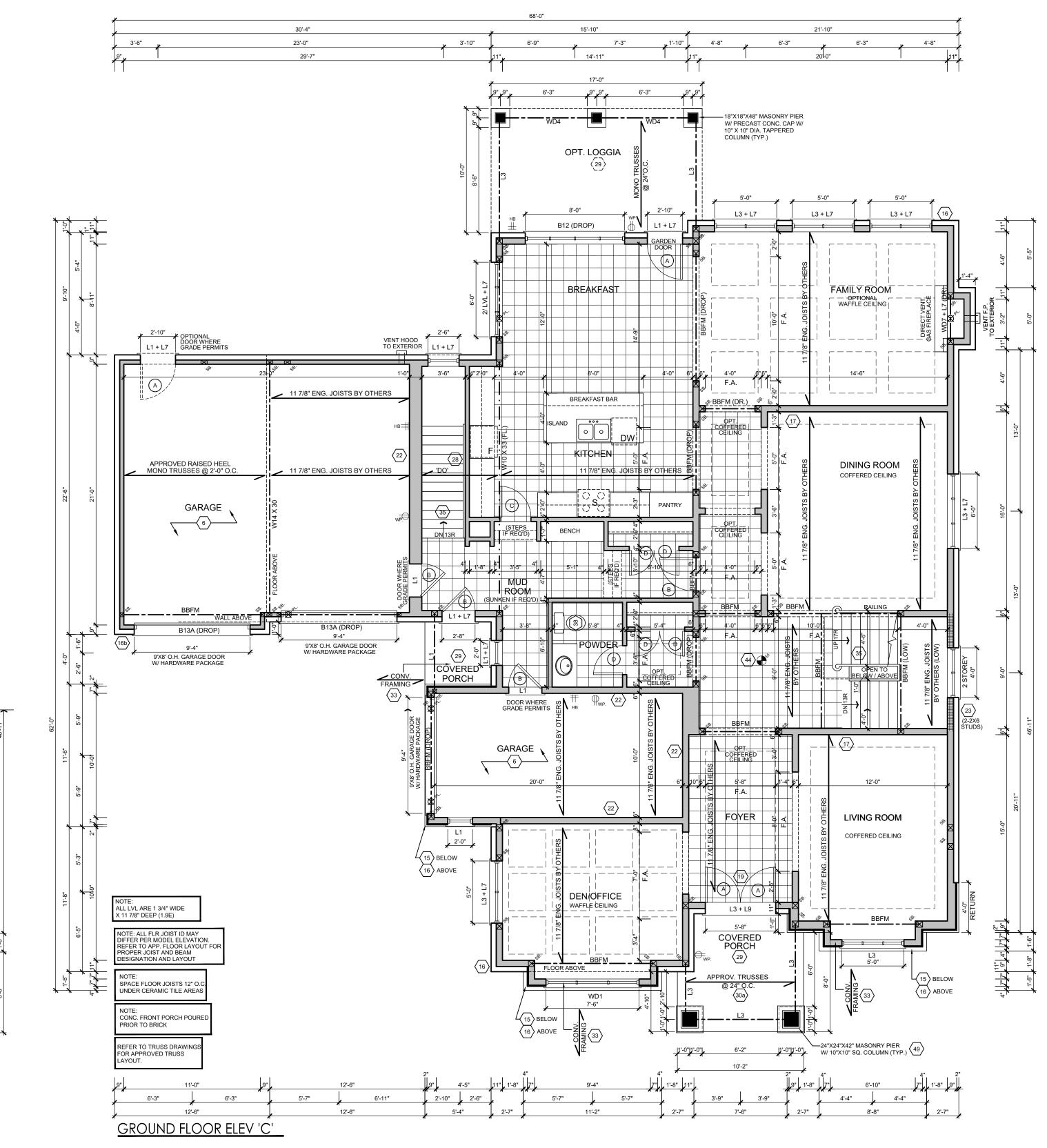


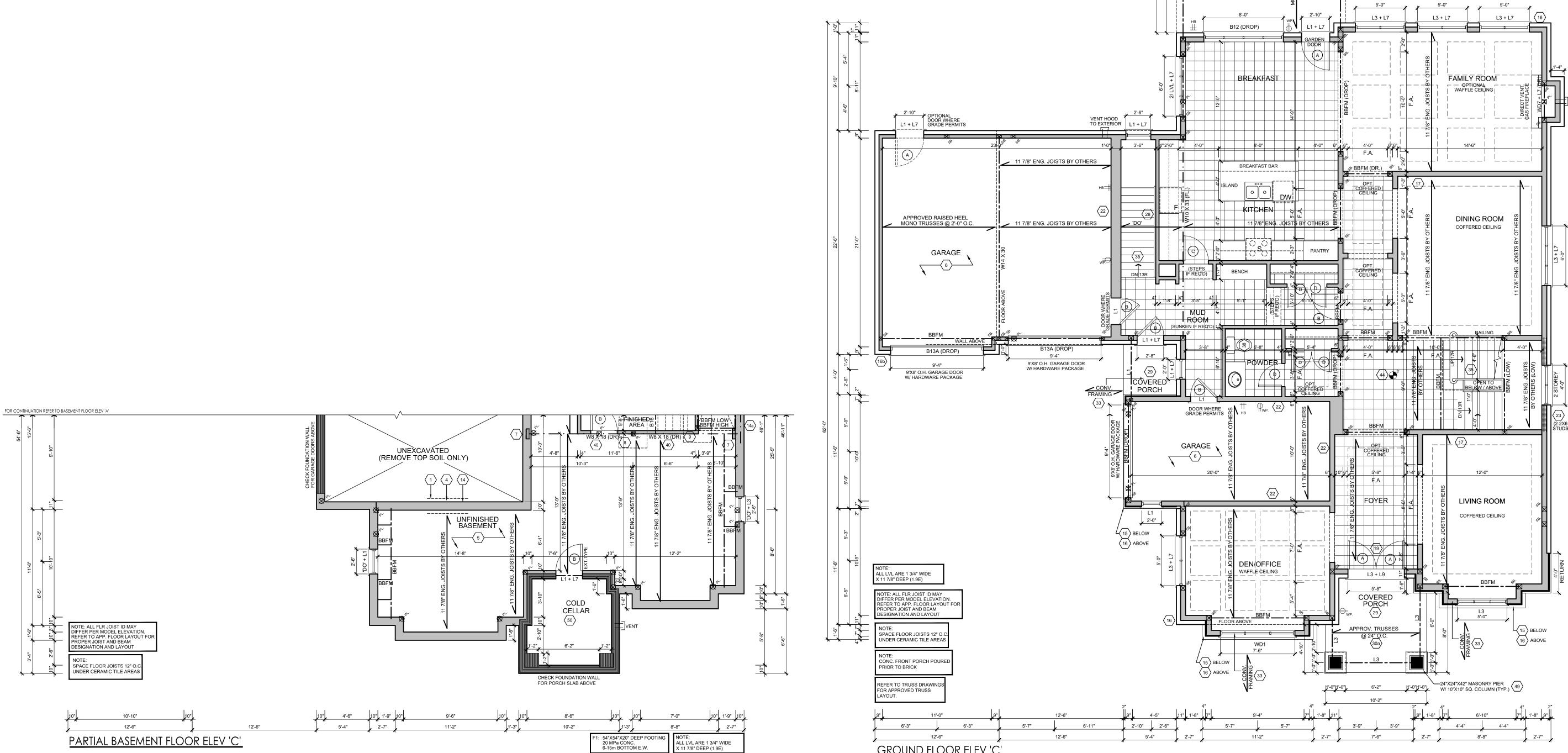


Highcastle Homes

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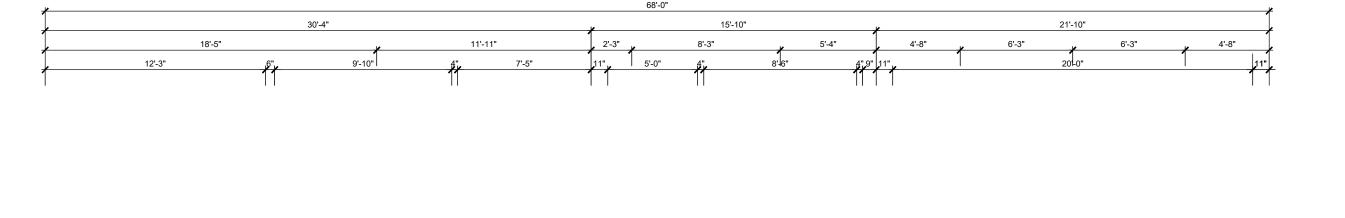


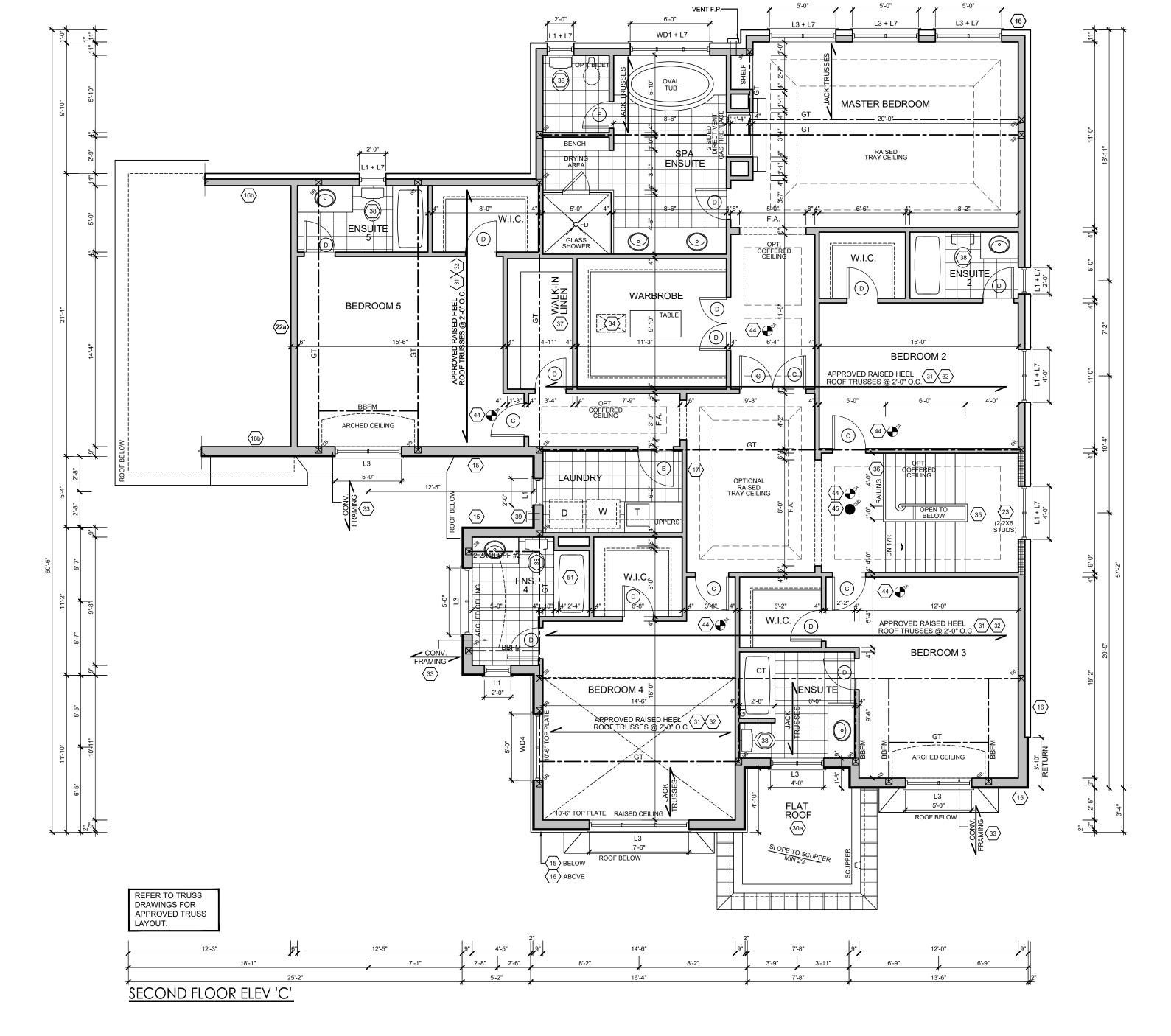


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QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: JUNE 22, 2015

SIGNATURE:

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Project Riverwalk Phase 2

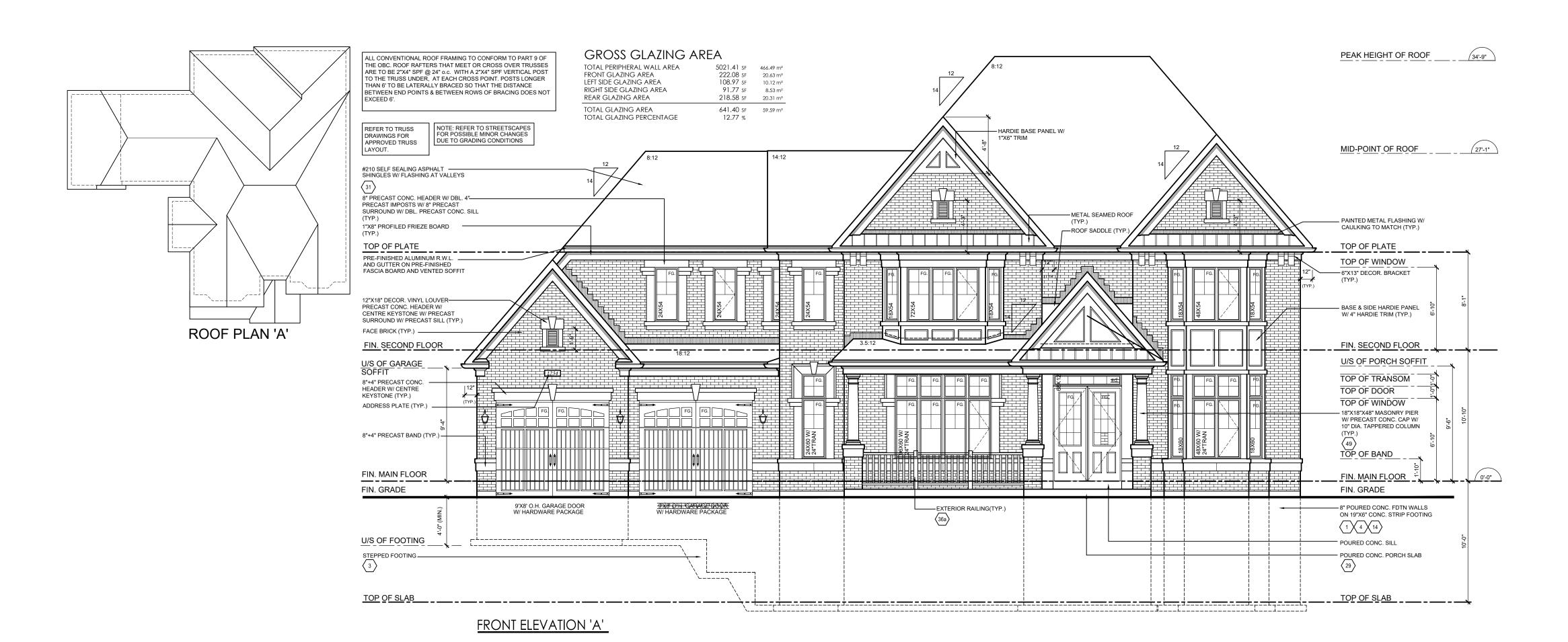
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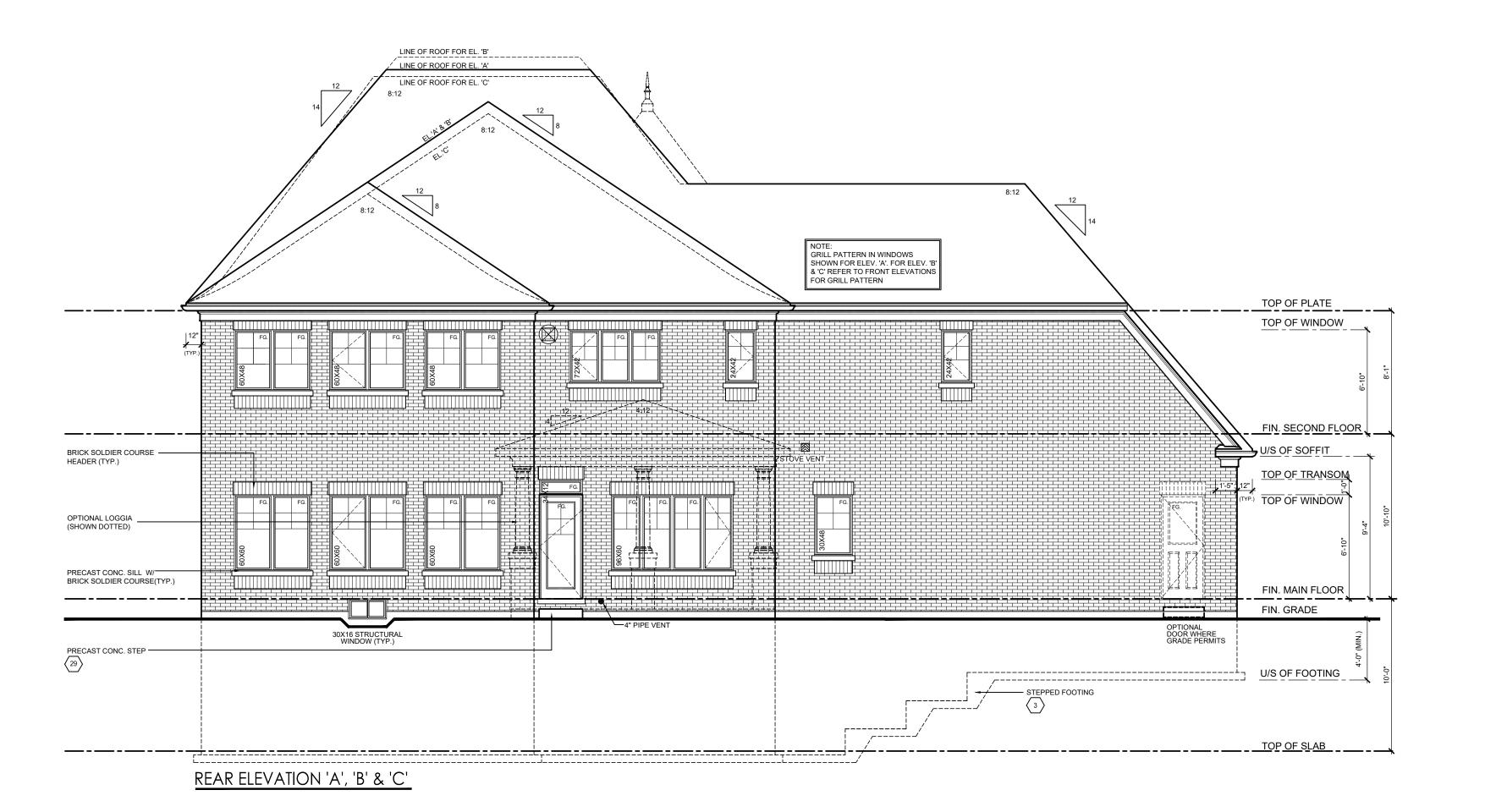
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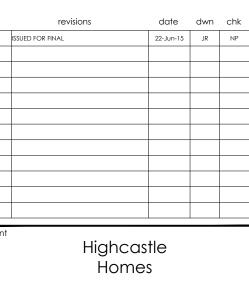
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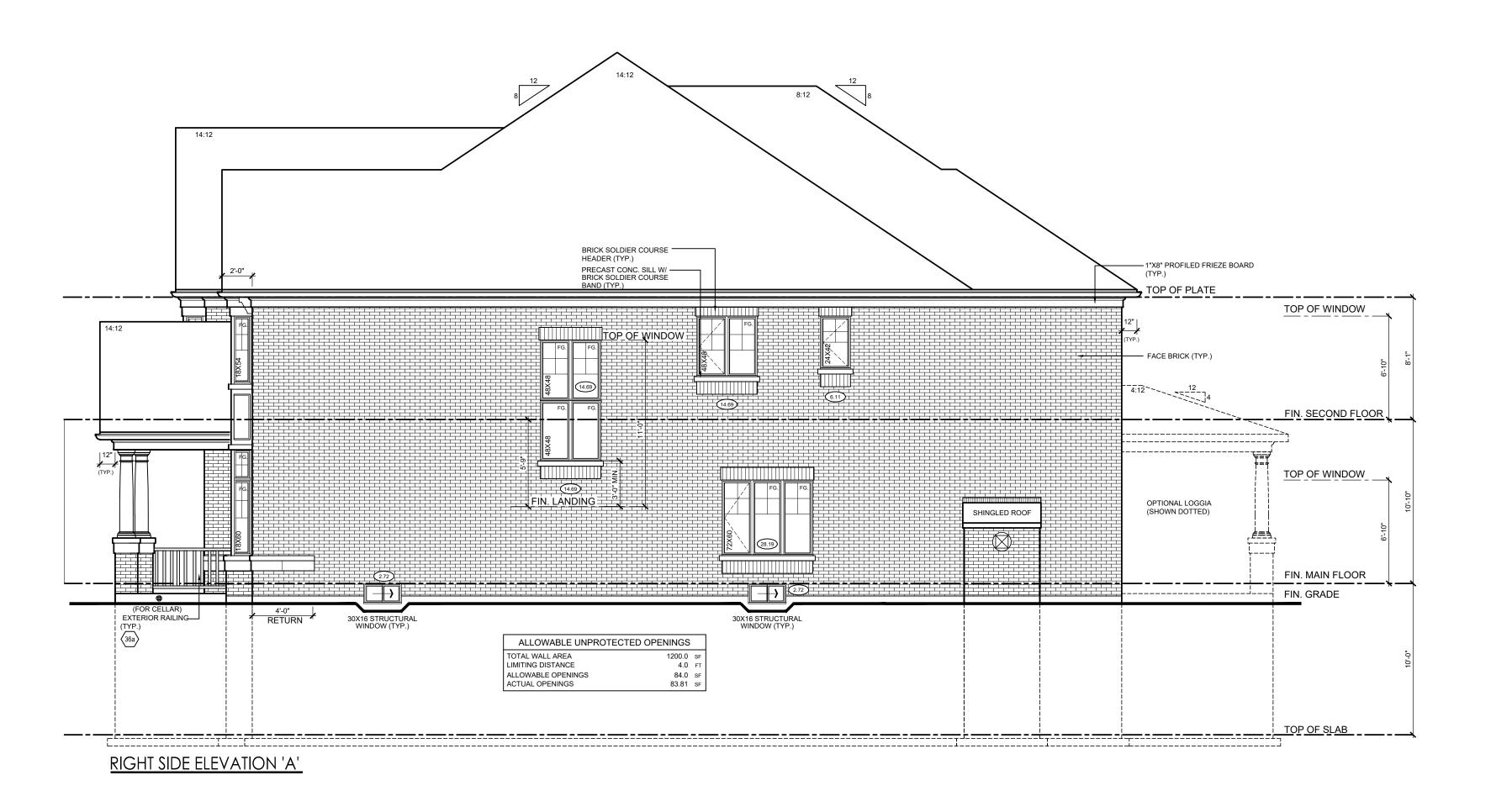


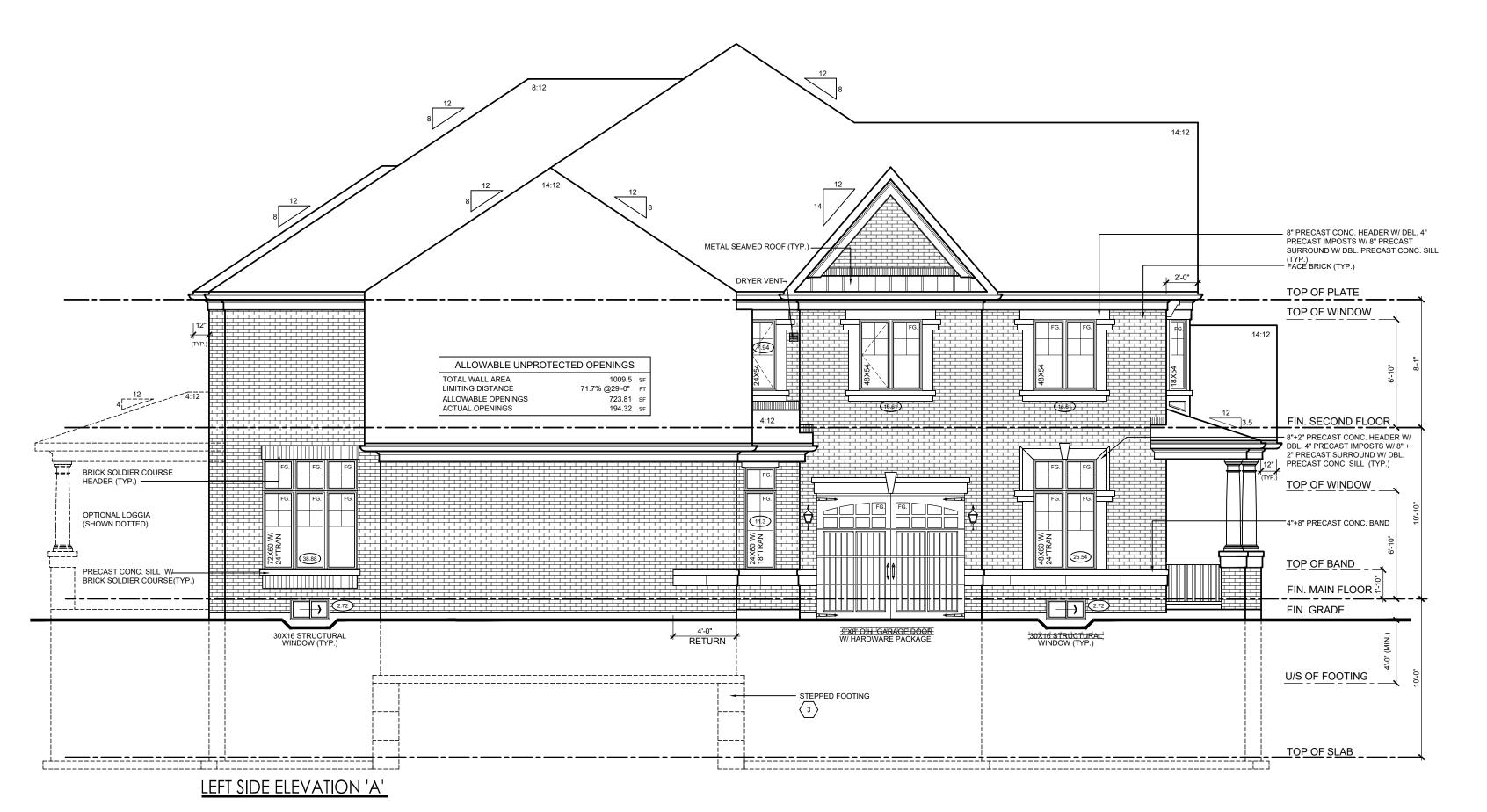




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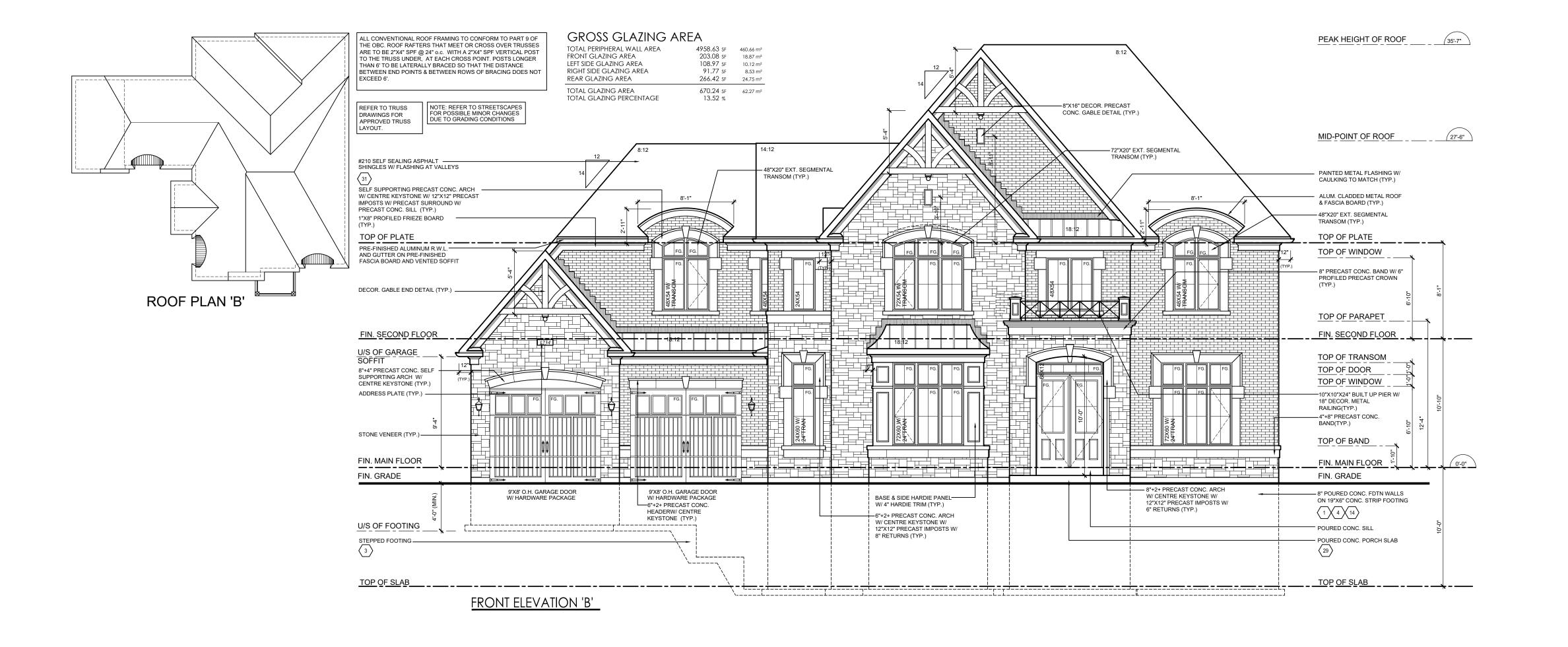




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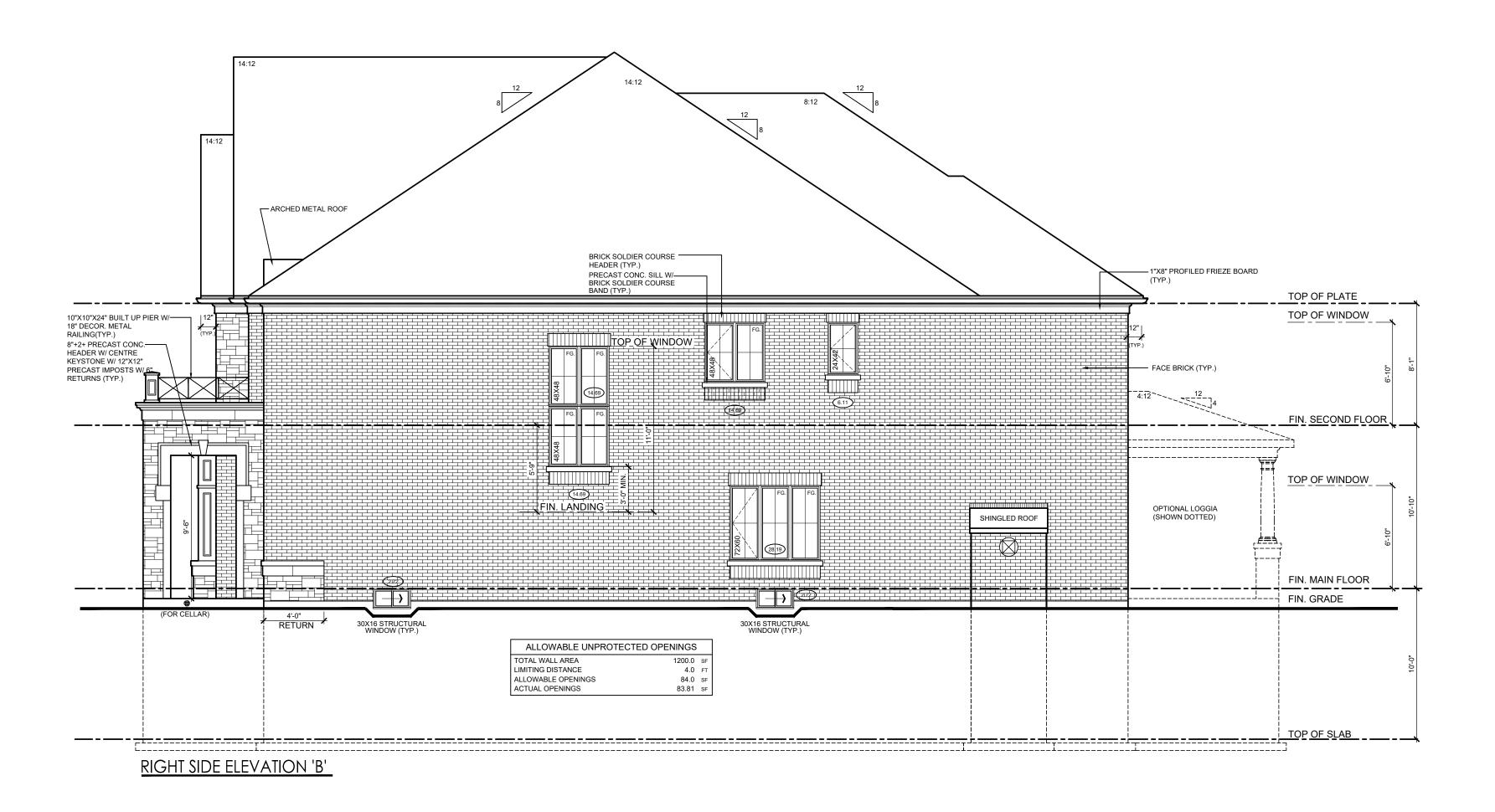
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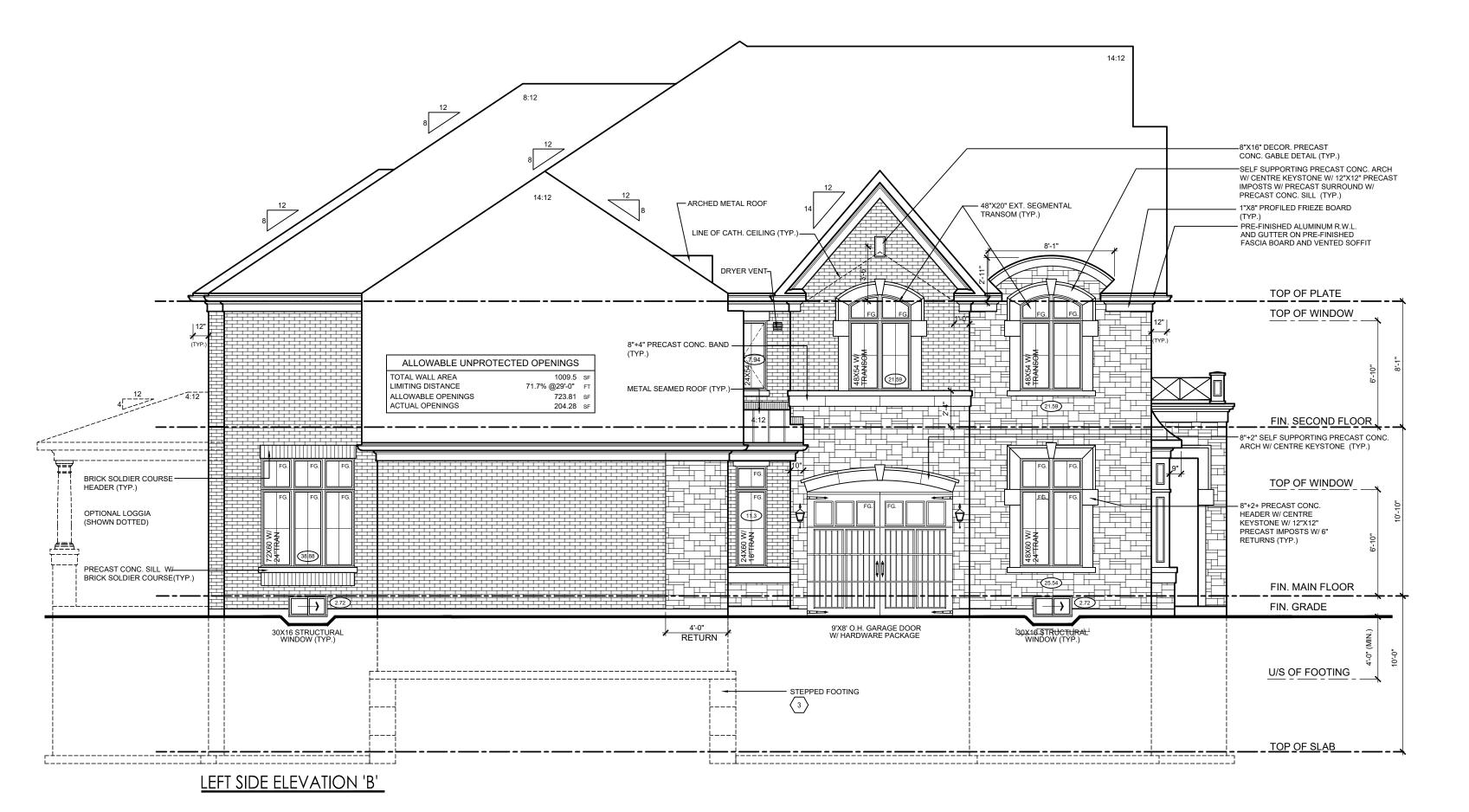
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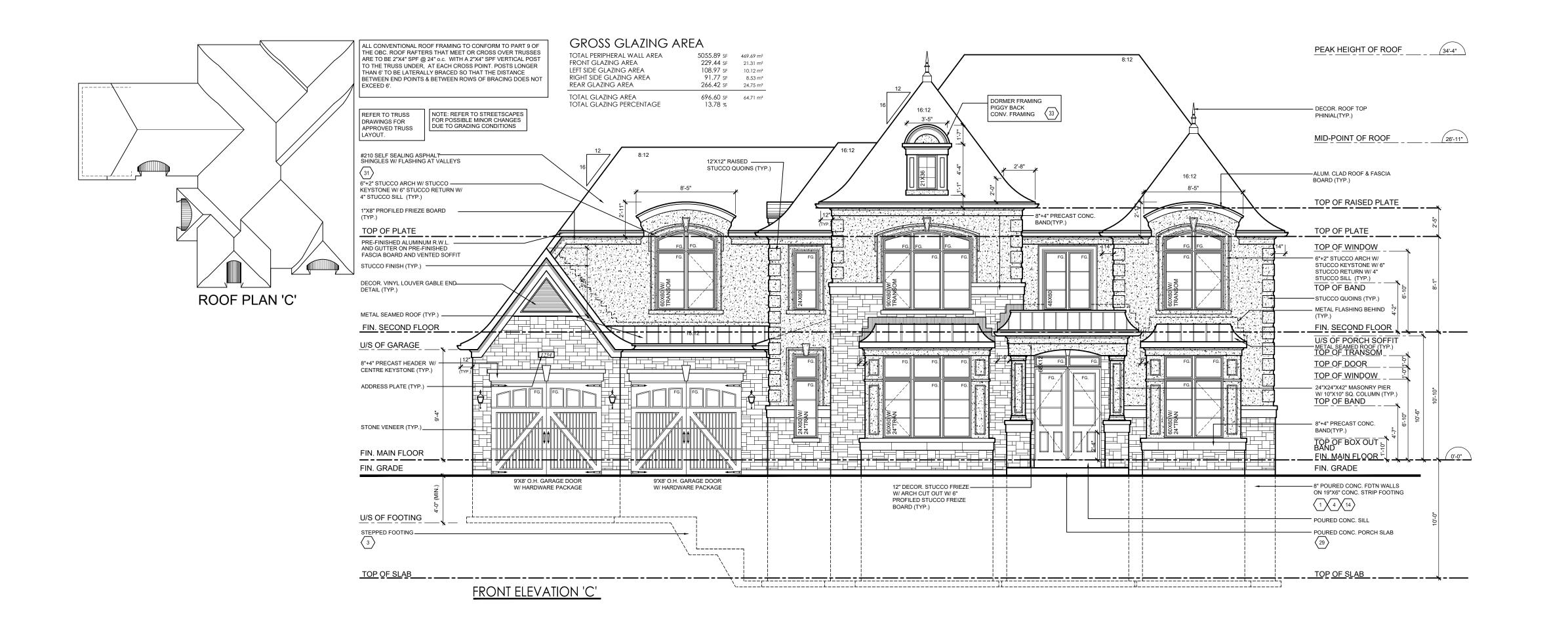


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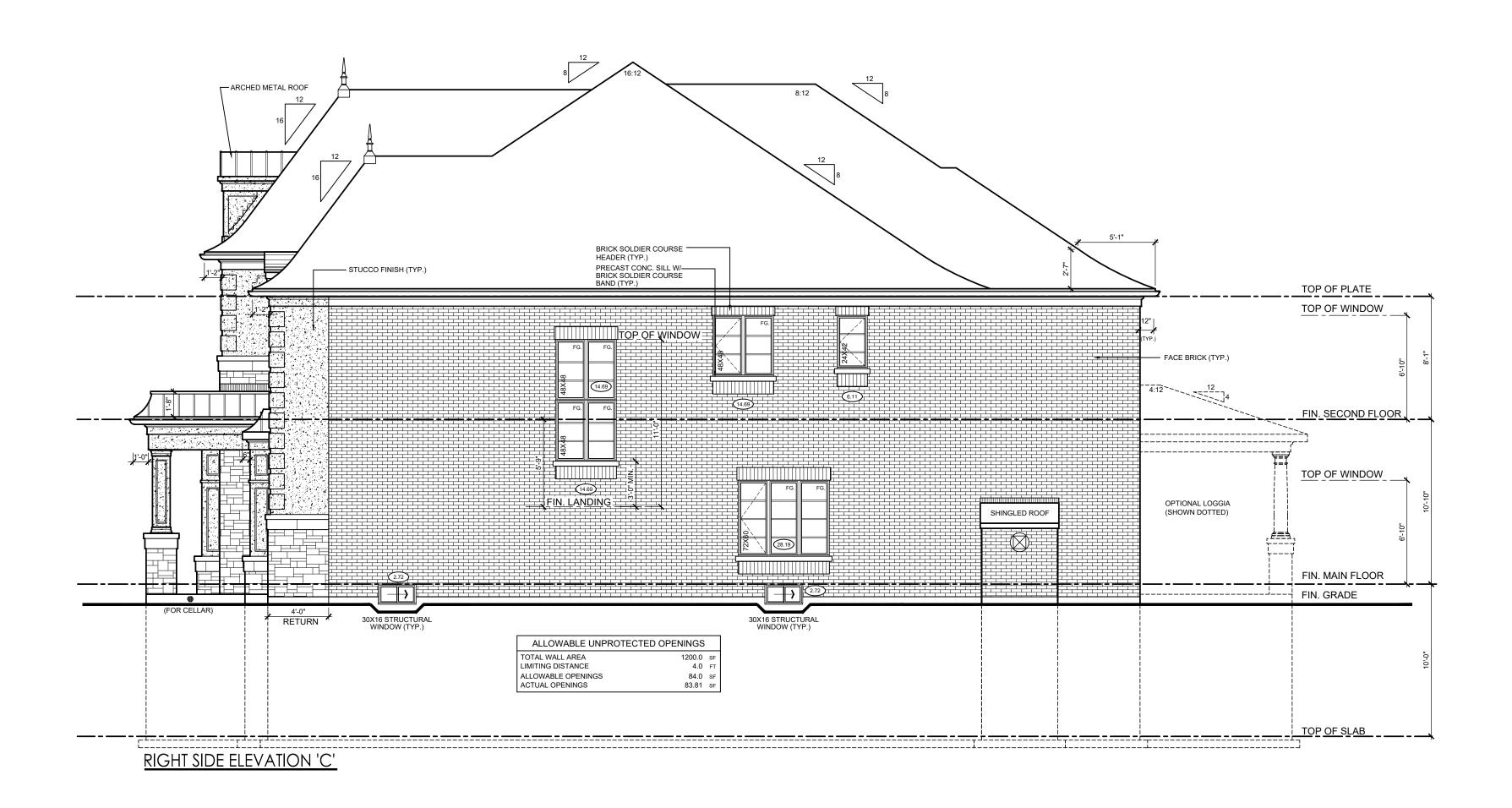
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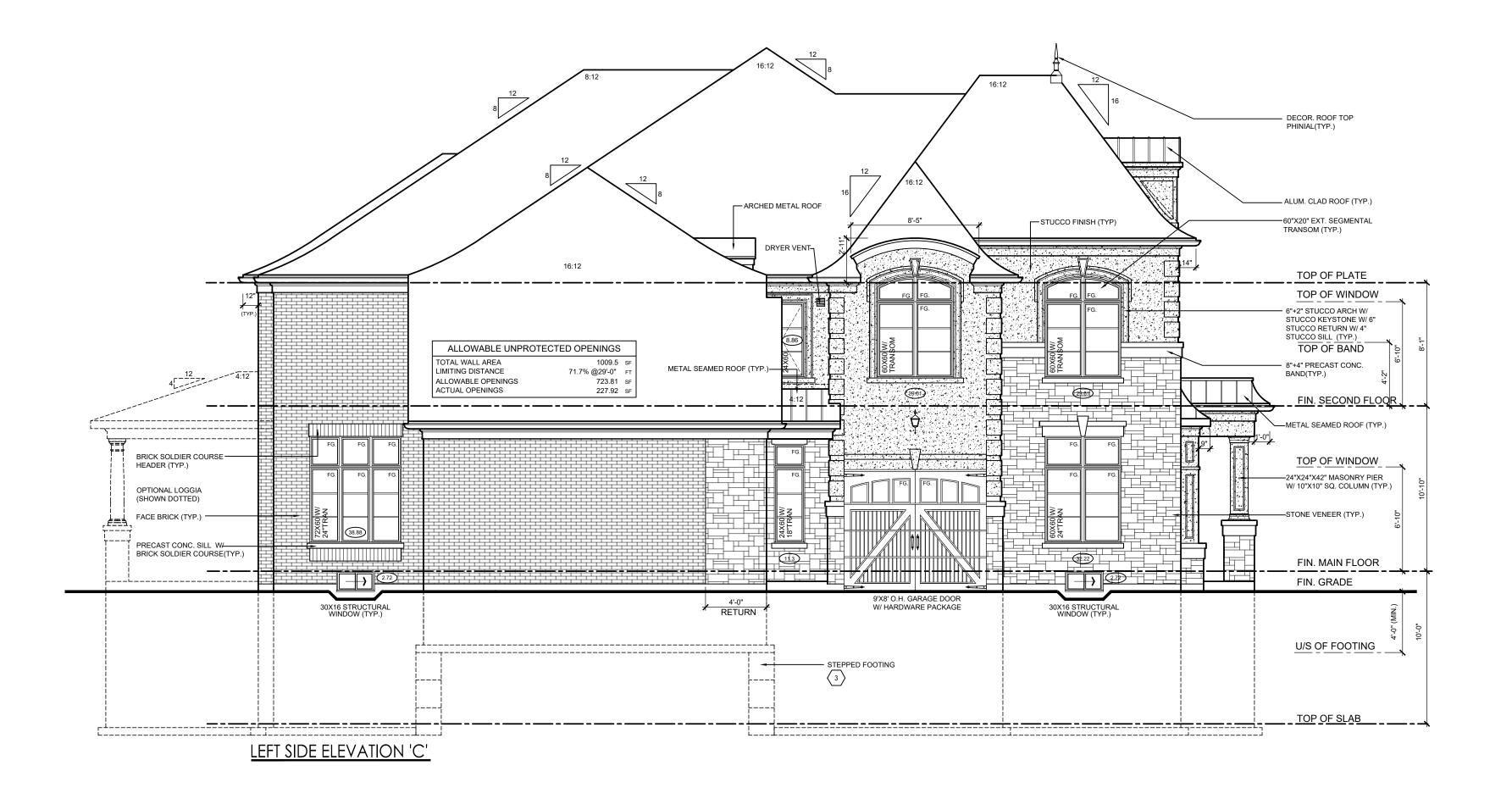






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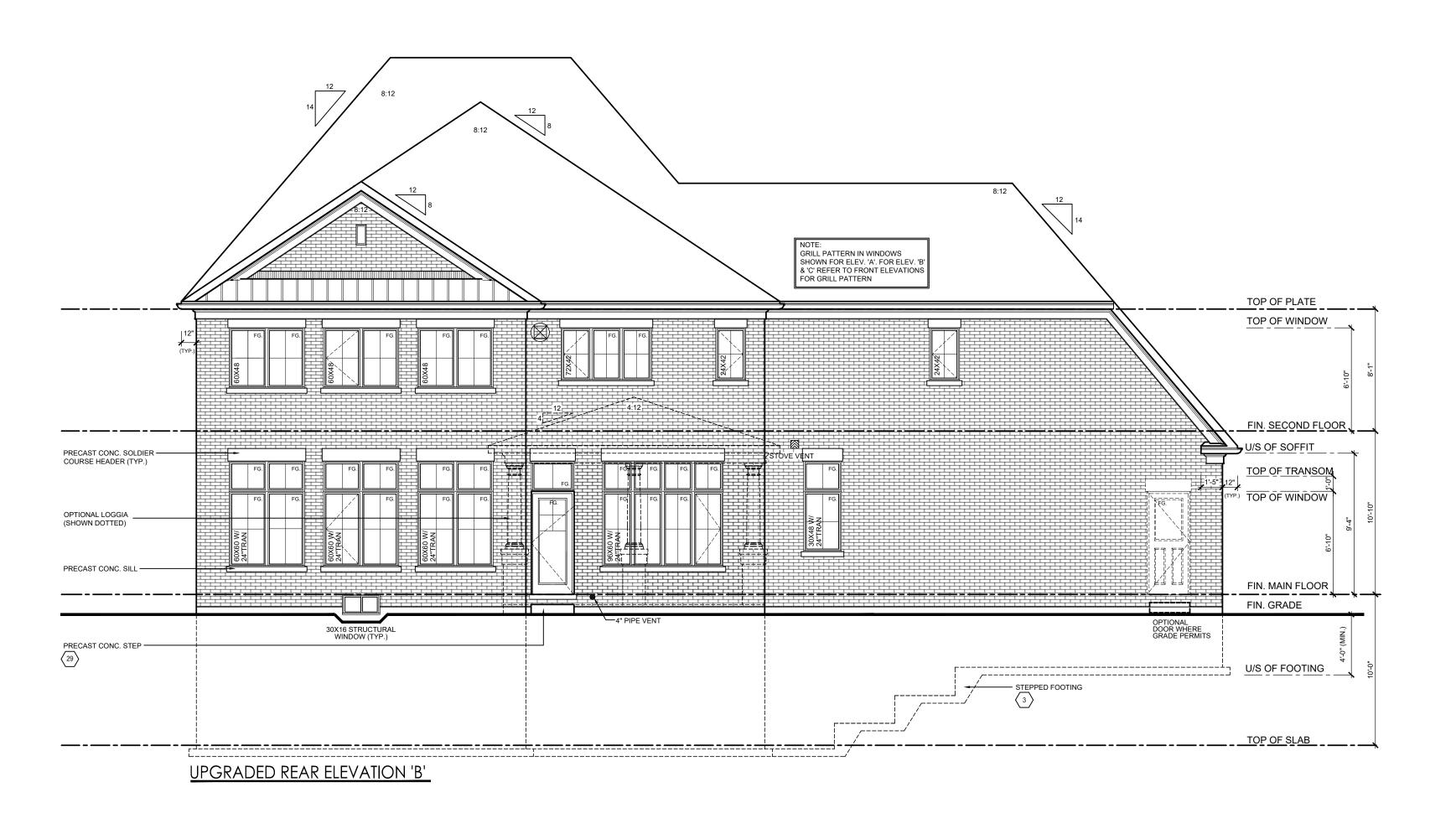




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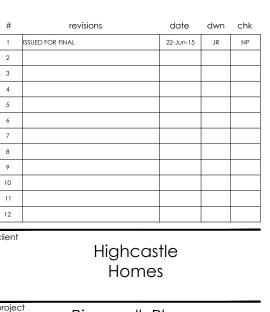
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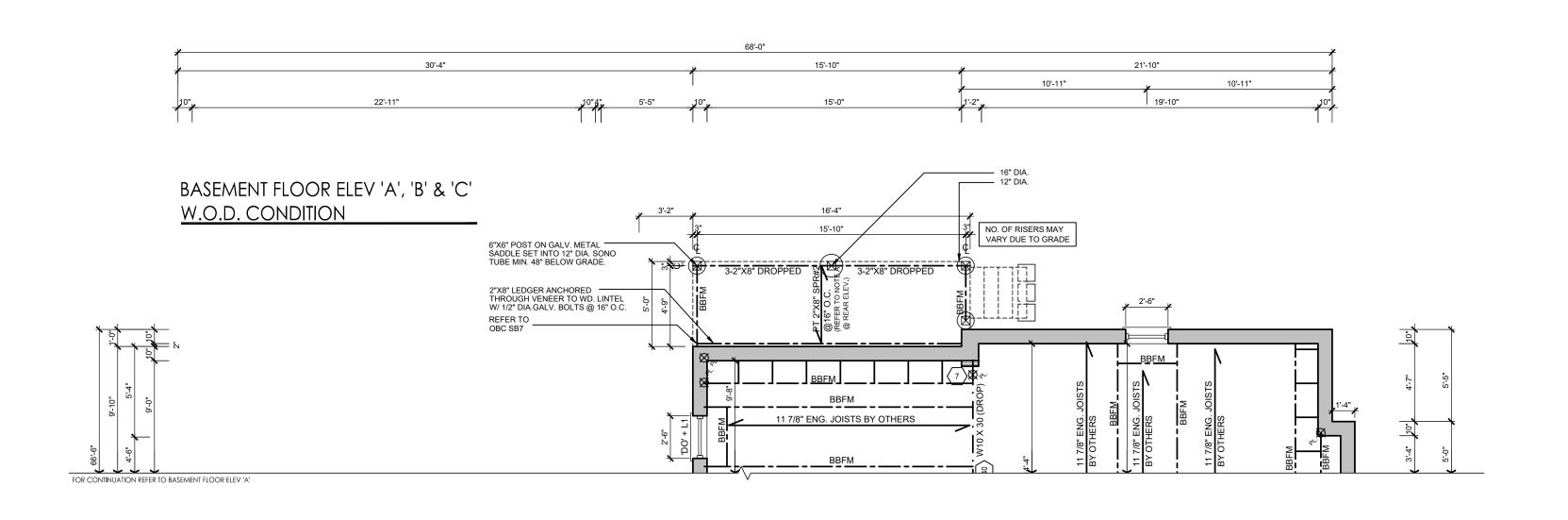


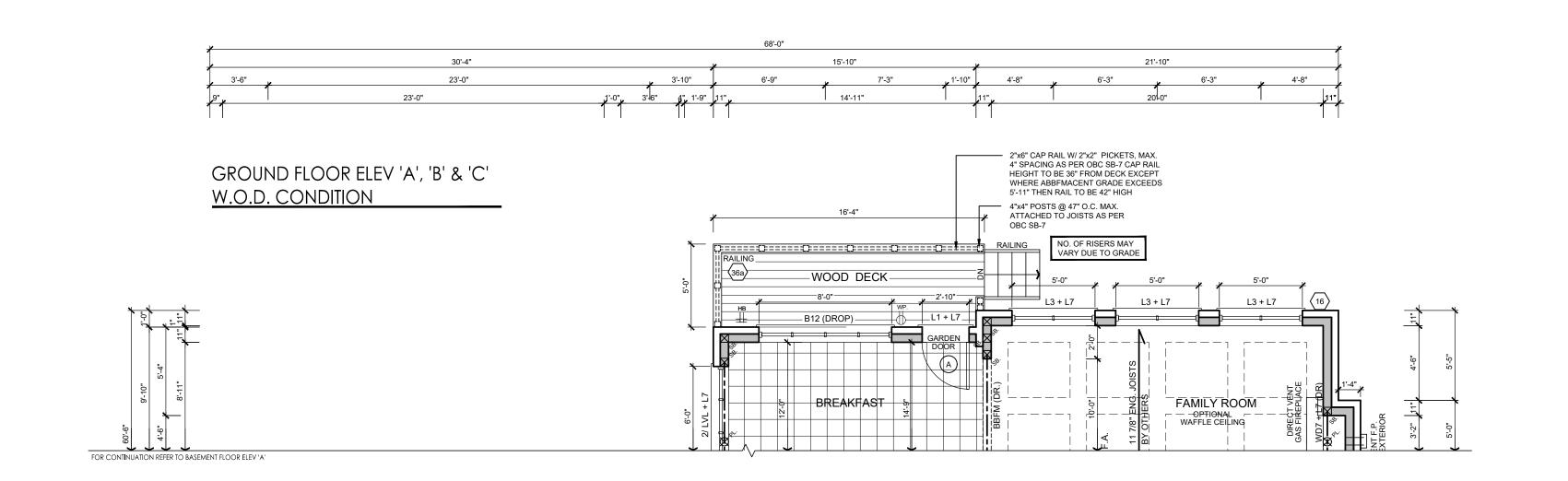






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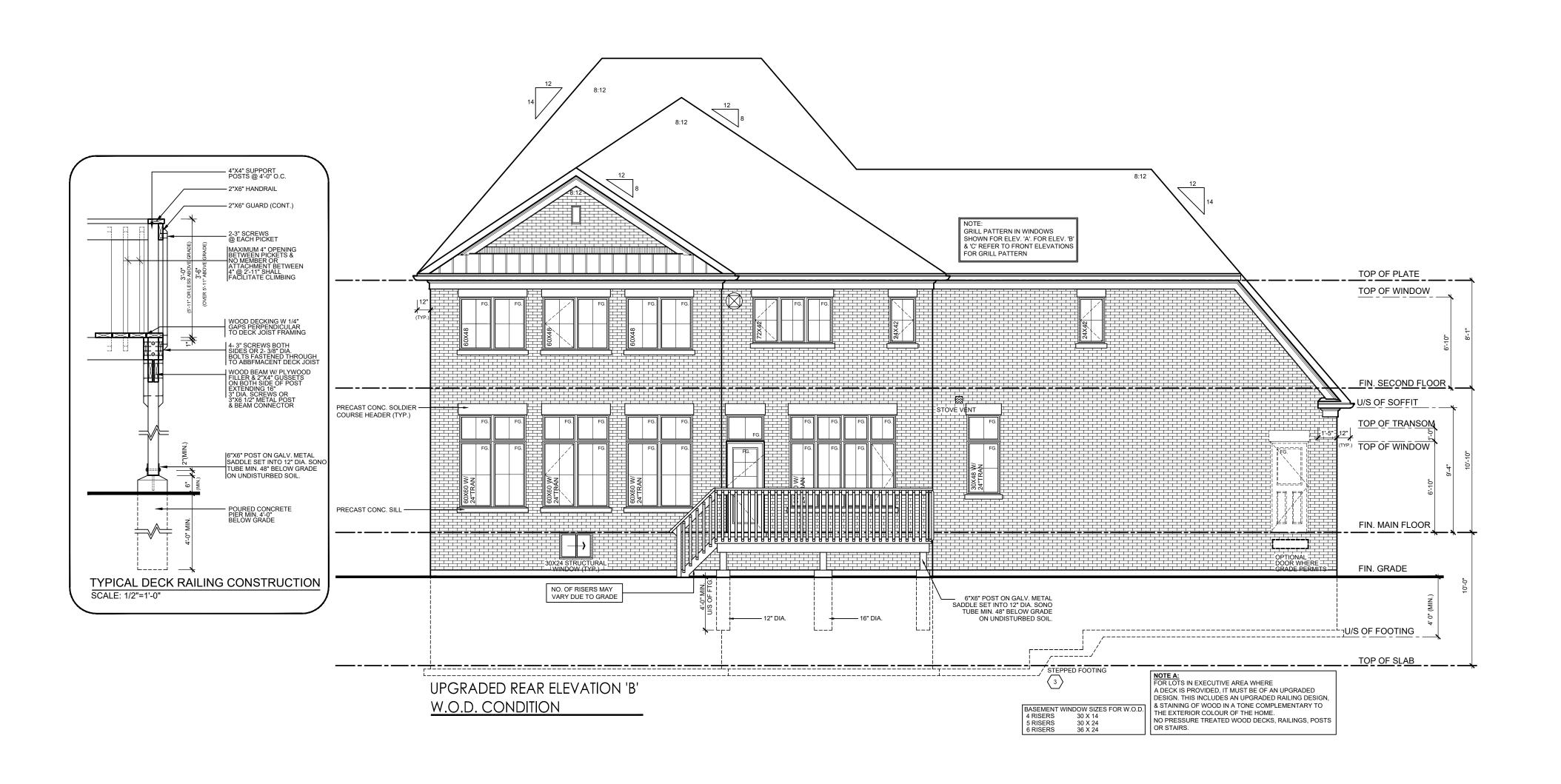




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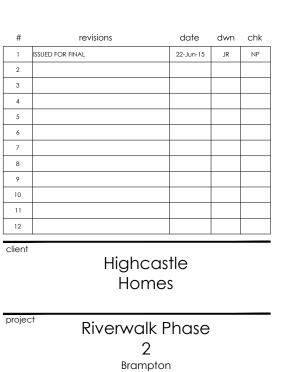
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