3'-2"

Finished basements requir

Ø

2-B1

AREA

2×8 SPRUCE JOISTS

UNEXCAVATED (REMOVE TOPSOIL)

separate permits

6"x6" WOOD

POST ON 24"x24"x12"

REVISIONS

ISSUED FOR ARCHITECTURAL CONTROL MR 28 2

LECNARD KALEHENKO ND ASSOCIATES LIMITE STRUCTURAL ENGINEER

FOR STRUCTURAL

DEBIGN ONLY

KALISHENKO

ARCHITECTURAL CONTROL

Approved

Approved

as Noted

as defined by the applicable Comm

Date: 5- Rec. Sc. V.

ASSOCIAL

ARMITECTS 2

LEO ARIEMMA LICENCE 7561

ARCHITECTURAL

DESIGN INC.

UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

FRASER

MODEL 2250

TWO STOREY DWELLING

BASEMENT FLOOR PLAN

AND CROSS SECTION

FOR: LORMEL HOMES

PHASE IV

PROJECT

DRAWING

PROPOSED

AT: INNISFIL

56 PENNSYLVANIA AVE.

DRAWINGS MUST NOT BE SCALED.

MARTIN

ASSOCIATES

₹^2

CEILING HEIGHTS OF ROOMS OR SPACES IN RESIDENTIAL OCCUPANCIES AND LIVE/WORK UNITS SHALL CONFORM TO TABLE 9.5.3.1. AREAS IN ROOMS OR SPACES OVER WHICH MINIMUM SPECIFIED IN TABLE 9.5.3.1 SHALL BE CONTIGUOUS WITH THE ENTRY OR ENTRIES TO THOSE ROOMS OR SPACES. [OBC 9.5.3.1]

CONCEALED SPACES IN INTERIOR WALLS, CEILINGS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES. [OBC 9.10.16.1.(1)]

SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.1

THE MINIMUM DEPTH OF FOUNDATIONS BELOW FINISHED GROUND LEVEL SHALL BE IN ACCORDANCE WITH TABLE 9.12.2.2.

DRAIN TILE AND DRAIN PIPE FOR FOUNDATION DRAINAGE SHALL CONFORM TO THE ENTIRE SUBSECTION OBC B.9.14.3

FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. [OBC 9.15.3.2]

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO OBC 9.20.9.4.(3)
SPACED NOT MORE THAN 200 mm O.C. VERTICALLY, AND 900 mm O.C. HORIZONTALLY.
(C) THE SPACE BETWEEN THE WALL AND THE FACING SHALL BE FILLED WITH MORTAR.
[OBC 9.15.4.7.(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE GROUND SHALL BE PROVIDED WITH THERMAL INSULATION CONFORMING TO SUBSECTIONS 9.25.2, AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION 9.25.3.. AND A VAPOUR BARRIER CONFORMING 9.25.3., AND A VAPOUR BARRIER CONFORMING TO SUBSECTION 9.25.4, AND CONSTRUCTED IN SUCH A WAY THAT THE PROPERTIES AND RELATIVE POSITION OF ALL THE MATERIALS CONFORM TO SUBSECTION 9.25.5

STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY [OBC 9.28.1.4]

BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION

FOR ENGINEERED TRUSS JOISTS, REFER TO ATTACHED MANUFACTURER'S FLOOR

MINIMUM FOOTING WIDTH OR AREA SHALL CONFORM TO TABLE 9.15.3.4. STEEL COLUMNS SHALL CONFORM TO OBC 9.17.3. WOOD COLUMNS SHALL CONFORM TO OBC 9.17.4. MAXIMUM SPANS OF STEEL BEAMS SUPPORTING MAXIMUM SPANS OF STEEL BEAMS SUPPORTING A ROOF AND ONE FLOOR SHALL CONFORM TO TABLES A-20 TO A-29 WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9.

MAXIMUM SPANS FOR WOOD FLOOR JOISTS SHALL CONFORM TO TABLES A1 AND A-2 OR WITH MANUFACTURER'S SPAN TABLES MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR BEAMS SHALL CONFORM TO TABLES A-8

MAXIMUM SPANS FOR LINTELS SHALL CONFORM TO TABLES A-13 THROUGH A-19. FLOORS-ON-GROUND SHALL CONFORM TO OBC 9.16. CONCRETE SHALL CONFORM TO OBC 9.3.1.

200 mm (7-7/8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS:

200 mm (7-7/8") SOLID CONCRETE 240 mm (9-1/2") CONCRETE BLOCK 290 mm (11-3/8") CONCRETE BLOCK

A SUBSURFACE INVESTIGATION, INCLUDING GROUNDWATER CONDITIONS, SHALL BE CARRIED OUT, BY OR UNDER THE DIRECTION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEGREE APPROPRIATE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS. IN CONFORMANCE WITH OBC 4.2.2.1.

TERMITE AND DECAY PROTECTION FOR LUMBER AND WOOD PRODUCTS SHALL CONFORM TO OBC 9.3.2.9.(6)

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1.

THE CLEAR HEIGHT OVER STAIRS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGES OF THE TREADS SHALL BE NOT LESS THAN 1,950 mm, WITHIN DWELLING UNITS [OBC 9.8.2.2] DIMENSIONS FOR RECTANGULAR TREADS

RISE MAX. 200 mm, MIN. 125 mm RUN MAX. 355 mm, MIN. 210 mm TREAD DEPTH MAX. 355 mm, MIN. 235 mm

A HANDRAIL SHALL BE PROVIDED ...
(A) ON AT LEAST ONE SIDE OF STAIRS OR RAMPS LESS THAN 1,100 mm IN WIDTH, (B) ON 2 SIDES OF CURVED STAIRS OR RAMPS OF ANY WIDTH, EXCEPT CURVED

RAMPS OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND

(C) ON 2 SIDES OF STAIRS OR RAMPS 1,100 mm IN WIDTH OR GREATER. HANDRAILS ARE NOT REQUIRED FOR ...

(A) INTERIOR STAIRS HAVING NOT MORE THAN 2 RISERS AND SERVING A SINGLE DWELLING UNIT, OR

(B) EXTERIOR STAIRS HAVING NOT MORE THAN 3 RISERS AND SERVING A SINGLE DWELLING UNIT. [OBC 9.8.7.1]

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [B 9.8.7.4]

THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm

LINTELS AND ARCHES THAT SUPPORT

THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 90 mm. THE LENGTH OF END BEARING OF FLOOR, ROOF OR CEILING JOISTS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 40 mm.
[OBC 9.20.8.3]

A FLOOR DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING UNIT. [OBC 9.31.4.4]

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.34.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m² OF FLOOR AREA OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.34.2.4]

VESTIBULES AND COLD CELLARS, AND EXCEPT FOR THE GLAZED PORTIONS OF DOORS, ALL DOORS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE A THERMAL RESISTANCE OF NOT LESS THAN RSI 0.7 WHERE A STORM DOOR IS NOT PROVIDED. [OBC B 12.3.2.7]

THE MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.4.3.1.

COMBINATION ROOMS SHALL CONFORM TO

CONFORM TO OBC SECTION 9.7

UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS SHALL CONFORM TO OBC 9.8.4.4.

BE IN COMPLIANCE WITH OBC 9.8.4.1.

IN CROSS SECTION, OR CANTILEVERED FROM THE MAIN FOUNDATION WALL. [OBC 9.8.9.2]

THE FOOTING SIZES SHALL CONFORM TO TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.8.1]

CAPACITY AND SOUND RATINGS FOR REQUIRED FANS SHALL CONFORM TO OBC 9.32.3.9.

EXCEPT FOR DOORS ON ENCLOSED UNHEATED

THE DEPTH OF A RECTANGULAR TREAD SHALL

WHERE A FOUNDATION IS ERECTED ON FILLED GROUND, PEAT OR SENSITIVE CLAY,

MASONRY SHALL CONFORM TO OBC 9.20.5. THE LENGTH OF END BEARING OF BEAMS

ALL GUARDS WITHIN DWELLING UNITS SHALL BE NOT LESS THAN 900 mm HIGH. [OBC 9.8.8.3] LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.8.9.1.

WOOD BEAMS SHALL HAVE AN EVEN AND

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.34.2.5] REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC B 9.40.1.4

ALL PLUMBING FACILITIES AND SYSTEMS SHALL COMPLY WITH OBC SECTION 9.31. ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4. WINDOWS DOORS AND SKYLIGHTS SHALL ALL ELECTRICAL FACILITIES AND OUTLETS SHALL CONFORM TO OBC SECTION 9.34.

> COLUMNS THAT SUPPORT A DECK WITH NO SUPERSTRUCTURE NEED NOT BE PROVIDED WITH LATERAL SUPPORT WHERE THE COLUMNS ARE NOT MORE THAN 600 mm IN LENGTH
> AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]

THE DESIGN AND ATTACHMENT OF HANDRAILS AND ANY BUILDING ELEMENT THAT COULD BE USED AS A HANDRAIL SHALL CONFORM TO

THE FINISH FOR TREADS, LANDINGS AND RAMPS SHALL CONFORM TO OBC 9.8.9.6.

SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19.

FIREPLACE INSERTS AND HEARTH-MOUNTED

ANCHORAGE OF COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.6.2.

VAPOUR BARRIER MATERIALS SHALL CONFORM

ALL AIR-CONDITIONING SYSTEMS AND CENTRAL

27'-2

ROOF PLAN 'B'

WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.10.1.

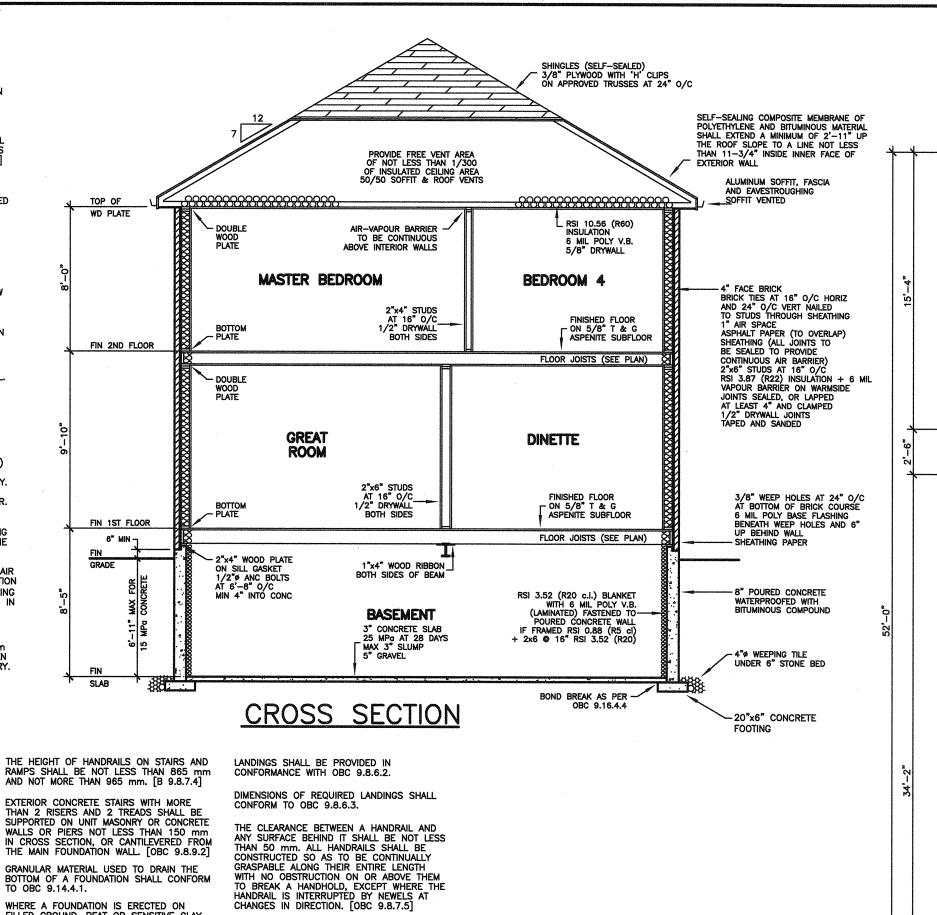
VAPOUR BARRIER INSTALLATION SHALL

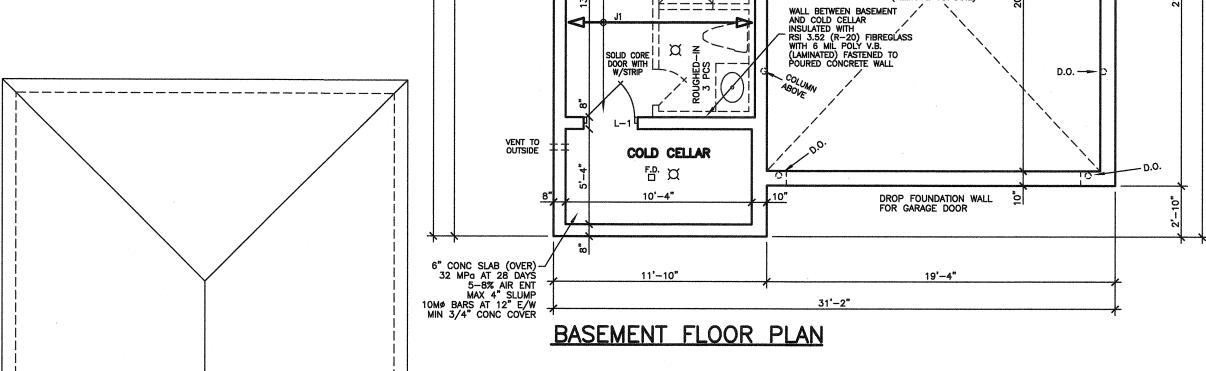
CONFORM TO OBC 9.25.4.3.

TO OBC 9.25.4.2.

ALL HEATING AND

FIRE BLOCKS MATERIALS SHALL CONFORM TO





18'-11"

BASEMENT

5" GRAVEL

7 15M @ 10" 15M @ 12"

7 15M @ 10" 15M @ 12"

3" CONCRETE SLAB

25 MPa AT 28 DAYS MAX 3" SLUMP

3-1/2".14" O.D. STD STEEL COLUMN 4"x4"x3/8" TOP PL 9"x9"x1/2" BOT PL 2-1/2"# ANC BOLTS MIN 6" INTO CONC 42"x42"x20" DEEP CONCEPTE FOOTING

CONCRETE FOOTING

B-9.10.19.2

6"x6" WOOD

24"x24"x12"

LOCATION OF

JRNACE AND

MAY VARY

10'-6"

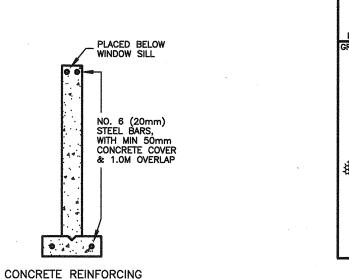
R.L.WASHROOM

(ABOVE) d

Ø

H)

C1 (ABOVE)



FOR ALL BASEMENT WALLS

SECTION 'A-A

-FOUNDATION WALL AT BASEMENT STAIRS MUST BE REINFORCED WIT 15MØ AT 16" O/C VERTICALLY 15MØ AT 12" O/C HORIZONTALLY 1" MINIMUM CONCRETE COVER

NOV '19 19-66 N.L. RAWING NO

38'

LOT

CHECKED A-23/16"=1'-0"

3/16"=1'-0

REVISIONS REVISED PER CLIENT REVIEW SE 05 1 APPROVED TRUSSES AT 24" MAXIMUM SPACING EXHAUST DUCTS CONNECTED TO LAUNDRY SPECIFIED DESIGN SNOW LOADS SHALL REVISED AS PER CLIENT DRYING EQUIPMENT SHALL BE ...

(A) INDEPENDENT OF OTHER EXHAUST DUCTS, CONFORM TO OBC 9.4.2.2. ISSUED FOR ARCHITECTURAL CONTROL MR 28 20 28'-0" ATTICS AND ROOF SPACES SHALL CONFORM ENTIRE DUCT CAN BE CLEANED, AND TO OBC 9.4.2.4. 5'-8" , 2'-6" 4'-0" SMOOTH AND CORROSION-RESISTANT [OBC 6.2.3.8.(7)] ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE THE COMPRESSIVE STRENGTH OF INSTALLED TO PERMIT THE FUTURE UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN ... CONFORMANCE WITH OBC 9.5.2.3. (A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK, ABOVE-GRADE MASONRY GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A SHOWER OR BATHTUB SHALL BE IN ACCORDANCE D/V GAS (B) 25 MPa FOR INTERIOR FLOORS, AND 11'-8" 14'-4" WITH O.B.C. SECTION 9.20 ENCLOSURE. [OBC B 9.6.1.4.(6)] CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%. [OBC 9.3.1.6] WOOD FRAME CONSTRUCTION ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SHALL BE IN ACCORDANCE IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A BEDROOM MASTER WITH O.B.C. SECTION 9.23 SLEEPING SHALL CONFORM TO TABLE B 9.7.2.3. BEDROOM DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE WINDOWS, DOORS AND SKYLIGHTS SHALL DINETTE FLOOR AREAS AND COVERAGE INSTALLATION OF A GRAB BAR IN PER OBC 9.10.19.3 INCL. R5 (VISUALS) 9.10.19.4 9.10.19.5 DIMENSIONS FOR RECTANGULAR TREADS RISE MAX. 200 mm, MIN. 125 mm RUN MAX. 355 mm, MIN. 210 mm = 1002.39 SFWINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7 **93.13** SM = **1266.33** SF 2nd FLOOR TREAD DEPTH MAX. 355 mm, MIN. 235 mm **117.65** SM A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT FITTING AND WEATHERSTRIPPED TO (-OPENINGS) GREAT ROOM **-9.57** SF EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDE AN EFFECTIVE BARRIER AGAINST THE PROVIDED WITH AN ACCESS HALL BE PROVIDE AN EFFECTIVE BARRIER AGAINST THE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 sm AND WITH NO AND SHALL BE FITTED WITH A SELF—CLOSING DEVICE OBC 9.10.15.13. -0.89 SM TOTAL = **2259.15** SF 6'-0 = **209.89** SM × 22" × 24" ATTIC ACCESS HATCH INSUL & W/STRIP = 1410.44 SF COVERAGE A HANDRAIL SHALL BE PROVIDED ...
(A) ON AT LEAST ONE SIDE OF STAIRS OR WOOD ROOF TRUSSES SHALL CONFORM = 131.03 SM RAMPS LESS THAN 1,100 mm IN WIDTH,

(B) ON 2 SIDES OF CURVED STAIRS OR KITCHEN ROOFS AND OTHER PLATFORMS THAT EFFECTIVELY SERVE AS ROOFS WITH RESPECT RAMPS OF ANY WIDTH, EXCEPT CURVED **×**(9) STAIRS WITHIN DWELLING UNITS, AND TO ACCUMULATION OR DRAINAGE OF (C) ON 2 SIDES OF STAIRS OR RAMPS LEONARD KALISHENKO AND ASSOCIATES LIMITE STRUCTURAL ENGINEER PRECIPITATION, SHALL BE PROTECTED WITH ROOFING, INCLUDING FLASHING, INSTALLED TO 1,100 mm IN WIDTH OR GREATER. HANDRAILS ARE NOT REQUIRED FOR ... (A) INTERIOR STAIRS HAVING NOT MORE SHED RAIN EFFECTIVELY AND TO PREVENT WATER, DUE TO ICE DAMMING, FROM THAN 2 RISERS AND SERVING A SINGLE FOR STRUCTURAL ENTERING THE ROOF. [OBC 9.26.1.1] DWELLING UNIT, OR
(B) EXTERIOR STAIRS HAVING NOT MORE 5'-0" DEBIGN ONLY WASHER THAN 3 RISERS AND SERVING A SINGLE DWELLING UNIT. [OBC 9.8.7.1] THE HEIGHT OF HANDRAILS ON STAIRS AND CLOSET _SUNKEN AND NOT MORE THAN 965 mm. [B.9.8.7.4.] Z- LAUNDRY GUARDS SHALL CONFORM TO OBC 9.8.8.1 KALISHENKO AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2. PER OBC B-3.2.4.2 WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING OF RESIDENTIAL OCCUPANCY, B-9.10.19. (A) AN AIR BARRIER SYSTEM IN CONFORMANCE OBC 9.25.3, SHALL BE INSTALLED BETWEEN GASPROOF WALLS
2"x6" STUDS
AT 16" O/C
RSI 3.87(R22) INSULATION
6 MIL POLY V.B.
5/8" DRYWALL
BOTH SIDES
JOINTS FILLED
AND TAPED THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER 2-B1 GARAGE TO GAS AND EXHAUST FUMES. AND (B) EVERY DOOR BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING SHALL 3" CONC SLAB 32 MPa AT 28 DAYS 5-8% AIR ENT CONFORM TO OBC 9.10.13.15. A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE GASPROOF CEILING BEDROOM 3 RSI 5.46(R31) INSULATION
6 MIL POLY V.B.
5/8" DRYWALL
JOINTS FILLED
AND TAPED TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE BEDROOM 2 PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15] FACTORY—BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC—S610—M, "FACTORY—BUILT CATHEDRAL CEILING 2+2×8 ASSOC, AA W16 x 36 + 1/4" PLATE LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR GROUPED CATHEDRALI CEILING ELSEWHERE IN THE BUILDING IN A LOCATION ARMITECTS 2 PROVIDE ELECTRIC VEHICLE CHARGING AS PER OBC 9.34.4.1 WL-2 U OF EVERY DWELLING UNIT. [9.31.4.2] ARCH + 2-2×10 A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1] CONCRETE LICENCE 7561 16 x 7 SECTIONAL DOOR AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)] **VERANDA** 210# ASPHALT W12 x 26 + 8" x 1/4" PLATE 5 3-1/2"Ø STEEL PIPE 10"x10" STRUCTURA EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF ON SOLID BEARING LARGER OPENINGS. [OBC 9.32.3.12.(10)] **Town of Innisfil Building Dept Notes:** THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS 4'-10" All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4 11'-0" 20'-2" 19'-0" ARCHITECTURAL AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR Main bathroom shall be designed as per 9.5.2 31'-2" DESIGN INC. 31'-2" SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC B.9.33.1.2] FIRST FLOOR PLAN SECOND FLOOR PLAN 56 PENNSYLVANIA AVE. All construction subject to review by Town UNIT 1 CONCORD, ONT. L4K 3V9 **Building Inspectors** ARCHITECTURAL CONTROL A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS, BEDROOM 2 TEL 905 660-9393 FAX 905 660-9419 See comments on permit MARTIN DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, VESTIBULES AND HALLWAYS, AS WELL AS IN BEDROOMS AND LIVING ROOMS THAT BEDROOM 3 Approved **ASSOCIATES** CATHEDRAL CEILING ✡ ARE NOT PROVIDED WITH A RECEPTACLE
THAT IS CONTROLLED BY A WALL SWITCH. **FRASER** Approved as Noted MODEL 2250 This approval is for erchitectural control review only as defined by the applicable Community Control Guidelines and does not donstitute compliance or 3-WAY WALL SWITCHES LOCATED AT THE ARCH HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR Guidelines and does not ourselve by appropriate for any other purposes.

Date 5 Page 1987 STRUCTURAL LEGEND STAIRWAYS WITH 4 OR MORE RISERS IN DWELLING UNITS. [OBC 9.34.2.3(2)] **PROJECT** 2-2X4@16" OR 2-2X6@16" AT FUTURE GRAB BAR LOCATION C1 - DENOTES 3 # Ø HSS C/W # TOP PLATE & 8" x 2 x 8" BOT. PLATE + 2 - 2 Ø ANCHORS PROPOSED SCAPPER DRAIN A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6] SOFFIT OVER WOOD J1 - 9 1 NI - 40x (PREFAB JOISTS) AT 16" O/C (TYP. U/N) TWO STOREY DWELLING A34 BY ALL WOOD BEAMS - LVL 1-⅔x 9½ (B1) TYP. U/N - 24" HIGH RAILING BALCONY SIMPSON FOR: LORMEL HOMES ALL INTERIOR & EXTERIOR WALL FOOTINGS - 22" x 6" STRIP FOOTINGS 4 PLY FELT & GRAVEL ROOF AT: INNISFIL PROVIDE CONTINUOUS 2-2x6 @ 12" O/C CONTINUOUS WITH # PLYWOOD GLUED -PHASE IV NAILED FROM FIRST FLOOR CONNECTED TO ROOF STRUCTURE AT STAIRWELL 10"x10" STRUCTURAL WOOD COLUMN 2X4@16" OR 2X6@16" 2X4@16" OR 2X6@16" FOR JOISTS & WOOD BEAM LAYOUT, SEE TAMARACK LUMBER DWG'S **DRAWING** SIMPSON ALL PLATES FOR BRICK SUPPORT SHOULD BE STRUCTURALLY WELDED TO STEEL FIRST AND SECOND FLOOR PLANS 7'-7" PROVIDE 3-2x6 OR 4-2x4 POSTS UNDER EACH WOOD BEAM (B1) BEARINGS. 3-2X4 OR 3-2X6 BLOCKING AT FUTURE GRAB BAR LOCATION PROVIDE DOUBLE STUDS AT EACH END OF WOOD LINTELS BEARINGS (TYP. U/N) 12'-2" NOV '19 19-66 DETAIL OF STUD WALL CONSTRUCTION 31'-2" N.L. DRAWING NO AT FUTURE GRAB BAR LOCATION SECOND FLOOR PLAN CHECKED 38' A-3LOT **ELEVATION 'B'**

FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION. TYPES OF GLASS AND PROTECTION OF GLASS SHALL BE IN ACCORDANCE WITH

RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED FOR DOORS IN ACCORDANCE WITH OBC 9.7.5.2 AND FOR WINDOWS IN ACCORDANCE WITH OBC 9.7.5.3.

THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING BUILDING FACE SHALL CONFORM TO

UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3]

L METAL

REAR ELEVATION 'A'

8" POURED CONCRETE

20" x 6" CONCRETE FOOTING

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A. FOR WALLS NOT EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2] FOR BUILDINGS CONTAINING ONLY DWELLING

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6]

THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS AND ABOVE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED LINTELS OVER WINDOW AND DOOR OPENINGS.

CEILING AREA. [OBC 9.19.1.2] CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.3.(1). ROOF SURFACE OR STRUCTURE WITHIN 3 m

FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4

WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY. [OBC 9.34.2.1]

EVERY SURFACE TO WHICH ACCESS IS

PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE,

(A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR

(B) THE ADJACENT SURFACE WITHIN 1.2 m

OF THE WALKING SURFACE HAS A SLOPE

OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

4'-0"

8" POURED CONCRETE

20" x 6" CONCRETE FOOTING

10"x10" STRUCTURAL

14"x14" SOLID

38'

LOT

UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES

FOR BUILDINGS CONTAINING ONLY DWELLING

EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL

(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR

(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)]



ALLOWABLE UNPROTECTED OPENINGS

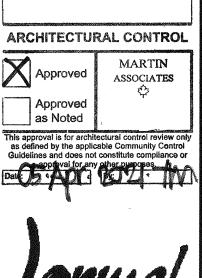
LIMITING DISTANCE 3.94 FT 1.20 M
MAXIMUM PERCENTAGE 7.00 %
TOTAL WALL AREA 897.00 SF 83.33 SM
ALLOWABLE OPENINGS 62.79 SF 5.83 SM
ACTUAL OPENINGS 36.08 SF 3.35 SM

LEFT SIDE ELEVATION 'A'



REVISIONS

ISSUED FOR ARCHITECTURAL CONTROL MR 28 2





ARCHITECTURAL



FRASER MODEL 2250

PROJECT PROPOSED
TWO STOREY DWELLING

FOR: LORMEL HOMES AT: INNISFIL PHASE IV

DRAWING ELEVATIONS 'A'

NOV '19 19-66 N.L. DRAWING NO

3/16"=1'-0"

REVISIONS FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION. THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A. FOR WALLS THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. WHERE THE ROOF SLOPE IS FLASHING SHALL BE INSTALLED AT ALL WEEP HOLES THAT ARE SPACED NOT MORE EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES INTERSECTIONS LISTED OBC 9.26.4 BUILDING FACE SHALL CONFORM TO ISSUED FOR ARCHITECTURAL CONTROL MR 28 2 PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL

(A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OR

(B) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. AND ALSO BE CLAD. TYPES OF GLASS AND PROTECTION OF GLASS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE IN MASONRY VENEER WALLS AND ABOVE LINTELS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8] WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE SHALL BE IN ACCORDANCE WITH OBC 9.6.1.4. ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE, FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5. UNOBSTRUCTED VENT AREA SHALL BE NOT NOT EXCEEDING 2.5 m IN UNSUPPORTED LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2] HEIGHT. [OBC 9.15.4.2] (A) THERE IS A DIFFERENCE IN ELEVATION
OF MORE THAN 600 mm, OR

(B) THE ADJACENT SURFACE WITHIN 1.2 m
OF THE WALKING SURFACE HAS A SLOPE
OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)] RESISTANCE TO FORCED ENTRY SHALL BE PROVIDED FOR DOORS IN ACCORDANCE WITH A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST POOF SUPERAGE OF STRUCTURE WITHIN 3. EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6] AN EXTERIOR LIGHTING OUTLET WITH FIXTURE EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3] FLASHING SHALL BE INSTALLED IN MASONRY CONTROLLED BY A WALL SWITCH LOCATED ACCORDANCE WITH OBC 9.7.5.3. AND MASONRY VENEER WALLS IN WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF LESS THAN 45 MIN. AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m. [OBC 9.10.15.5.(2)] CONFORMANCE WITH OBC 9.20.13.3.(1). GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2. VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2. ROOF SURFACE OR STRUCTURE WITHIN 3 m RESIDENTIAL OCCUPANCY. [OBC 9.34.2.1] WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN THE HORIZONTAL THROUGHWALL FLASHING SHALL BE PROVIDED OF THE CHIMNEY. [OBC 9.21.4.4] IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.3.(2)] REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR BETWEEN GARAGE AND DWELLING, THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1. PORTIONS SHALL NOT EXCEED 600 mm. AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 mm. GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1. DECK OR BASEMENT WALKOUT CONDITION [OBC B 9.15.3.9] LECNAPO KALISHENKO AND ASSOCIATES LIMITED STRUCTURAL ENGINEERS 27'-2" FOR STRUCTURAL DESIGN ONLY SHINGLES **ASPHALT** SHINGLES KALISHENKO ALUMINUM FASCIA AND GUTTER PLATE PLATE BRICK FACING FLASHING FACING ARCHITECTURAL CONTROL ASPHALT METAL FLASHING MARTIN FLASHING Approved ASSOCIA**TES** SOLDIER COURSE & Approved " 🐧 as Noted BRICK FACING (0.98 sm BRICK FACING PRECAST SILL BRICK FACING FIN 1ST FLOOR FLOOR GRADE GRADE 16 x 7 SECTIONAL DOOR 0.39 sm 10" POURED CONCRETE 10" POURED CONCRETE ALLOWABLE UNPROTECTED OPENINGS 10"x10" STRUCTURA WOOD COLUMN ON L METAL LIMITING DISTANCE 3.94 FT 1.20 M
IMUM PERCENTAGE 7.00 %

TOTAL WALL AREA 895.03 SF 83.15 SM
OWABLE OPENINGS 62.65 SF 5.82 SM
ACTUAL OPENINGS 29.00 SF 2.69 SM LIMITING DISTANCE 14"x14" SOLID WOOD COLUMN ON AREAWAY MAXIMUM PERCENTAGE 14"x14" SOLID MASONRY PIER 8" POURED CONCRETE STEPPED FOOTING MIN RUN 2'-0" ALLOWABLE OPENINGS STEPPED FOOTING MIN RUN 2'-0" MAX RISE 2'-0" FOR FIRM SOILS AND 1'-4" FOR SAND AND GRAVEL MAX RISE 2'-0" FOR FIRM SOILS AND 1'-4" FOR SAND AND GRAVEL SLAB T FRONT ELEVATION 'B' 20" x 6" CONCRETE FOOTING RIGHT SIDE ELEVATION 'B' 20" x 6" CONCRETE FOOTING ASSOCIAL WALLS AND WINOWS AREA 5'-9" 5'-9" ELEVATION WALL AREA WINDOWS AREA | % FRONT ELEVATION 60.77 SM 5.62 SM RIGHT SIDE ELEVATION 91.94 SM 2.86 SM LEFT SIDE ELEVATION 91.94 SM 3.67 SM REAR ELEVATION 56.46 SM 12.19 SM TOTAL AREA 301.11 SM 24.34 SM 8.08 S APPRITECTS 2 12 ASPHALT ASPHALT LICENCE 7561 SIDING ALUMINUM FASCIA AND GUTTER ALUMINUM FASCIA AND GUTTER TOP' OF TOP OF PLATE PLATE SOLDIER 12" TYP OVERHANG BRICK FACING **ARCHITECTURAL** DESIGN INC. 56 PENNSYLVANIA AVE. PRECAST SILL UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419 **FRASER** MODEL 2250 BRICK FACING 6 FOOT SLIDING DOOR BRICK FACING BRICK FACING --> 3.90 sm PROJECT PROPOSED
TWO STOREY DWELLING FIN 1ST FIN 1ST FOR: LORMEL HOMES CONC SILL FLOOR FLOOR AT: INNISFIL PHASE IV GRADE 0.39 sm GRADE 0.39 sm DRAWING ALLOWABLE UNPROTECTED OPENINGS L METAL ELEVATIONS 'B' LIMITING DISTANCE MAXIMUM PERCENTAGE LIMITING DISTANCE 3.94 FT 1.20 M
MAXIMUM PERCENTAGE 7.00 %
TOTAL WALL AREA 897.00 SF 83.33 SM
ALLOWABLE OPENINGS 62.79 SF 5.83 SM
ACTUAL OPENINGS 36.08 SF 3.35 SM 8" POURED CONCRETE 10"x10" STRUCTURAL 8" POURED CONCRETE 14"x14" SOLID NOV '19 19-66 N.L. DRAWING NO 20" x 6" CONCRETE FOOTING 20" x 6" CONCRETE FOOTING **REAR ELEVATION 'B'** 38' LEFT SIDE ELEVATION 'B' LOT 3/16"=1'-0"

REVISIONS

LEONARD KALISHENKO

AND ASSOCIATES LIMITED STRUCTURAL ENGINEERS

FOR STRUCTURAL

型(L/KALISHENKO

23 MAR 2021/

NOE OF ONT

ONLY

DESIGN

OBC 2012

JA 16 18

GENERAL NOTES

BASED ON 2012 ONTARIO BUILDING CODE GENERAL CONTRACTOR RESPONSIBLE FOR COMPLYING WITH O.B.C. PART 9

LATEST EDITION

FOOTINGS AND FOUNDATIONS TO COMPLY WITH O.B.C. SECTION 9.15 CONCRETE SLABS USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR VERANDAS AND STEPS, SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 32 MPG (4,650 ps) AFTER 28 DAYS, AIR ENTRAINMENT OF 5% TO 8% AND A SLUMP OF NOT MORE THAN 100 mm (4").

THE TOPSOIL AND VEGETABLE MATTER IN ALL UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED.

SOIL ALLOWABLE BEARING PRESSURE 3500 PSF TO BE CONFIRMED ON SITE BY SOIL ENGINEER PRIOR TO POURING OF FOOTINGS.

SOIL CAPACITY TO BE CONFIRMED ON SITE BY SOIL ENGINEER BEFORE POURING OF FOOTINGS.
MINIMUM DEPTH OF FOOTINGS - 1.2 m (4'-0") BELOW FINISHED GRADE. HABITABLE ROOMS ON CONCRETE SLABS SHALL BE DAMPPROOFED WITH A MEMBRANE OF POLYETHYLENE WITH A THICKNESS OF NOT LESS THAN 0.15 mm (0.006") AND JOINTS SHALL BE LAPPED NOT LESS THAN 300 mm (11-3/4"). IN LIEU OF DAMPPROOFING, SUCH ROOMS SHALL SHALL BE BUILT ON CONCRETE SLABS THAT HAVE COMPRESSIVE STRENGTH OF NOT LESS THAN 25 MPa (3,600 psi) AFTER 28 DAYS.

CONCRETE FOUNDATION WALLS

CONCRETE BLOCK FOUNDATION WALLS SHALL BE PARGED BELOW GROUND LEVEL WITH A MINIMUM OF 6 mm (1/4") OF MORTAR AND SHALL BE COVED OVER THE FOOTING WHEN THE FIRST COURSE OF BLOCK IS LAID. THE THIKNESS OF FOUNDATION WALLS MADE OF UNREINFORCED CONC. BLOCK OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURESHALL CONFORM TO TABLE 9,15.4.2.A FOR WALLS NOT EXCEEDING 3.0M IN UNSUPPORTED HEIGHT.

CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF 200 mm (8") UNLESS OTHERWISE SPECIFIED. THE MAXIMUM HEIGHT OF THE FINISHED GRADE ABOVE THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS:

200 mm (7-7/8") POURED CONCRETE 2.1 m (6'-11")

240 mm (9-1/2") CONCRETE BLOCK 1.8 (6'-11")

290 mm (11-3/8") CONCRETE BLOCK 2.2 m (7'-3")

WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN 1.2 m (3'-11") IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS LENGTH. THAT PORTION OF THE WALL BENEATH SUCH OPENINGS SHALL BE CONSIDERED LATERALLY UNSUPPORTED AND SHALL BE REINFORCED. CONCRETE BLOCK WALLS SHALL BE REINFORCED WITH 15 mm (19/32") DIAMETER BARS AT 400 mm (16") O.C. VERTICALLY AND TRUSS-TYPE REINFORCEMENTS AT 400 mm (16") O.C. HORIZONTALLY. VOIDS AROUND VERTICAL BARS SHALL BE FILLED WITH SOLID MASONRY.

POURED CONCRETE WALLS SHALL BE REINFORCED WITH 10 mm (3/8") DIAMETER BARS EXTENDING 300 mm (12") PAST OPENING ON EACH SIDE.

BASEMENT COLUMNS AND BEARING WALLS

STEEL COLUMNS SHALL BE FITTED WITH STEEL PLATES AT BOTH ENDS THAT ARE NOT LESS THAN 100 mm \times 100 mm (4"x4") BY 9.5 mm (3/8") THICK, AND WHERE THE COLUMN SUPPORTS A WOOD BEAM, THE TOP PLATE SHALL EXTEND ACROSS THE FULL WIDTH OF THE BEAM.

INTERIOR BEARING STUD PARTITIONS SHALL BE 38 mm x 89 mm (2"x4") SPRUCE AT 400 mm OR 38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C. UNLESS NOTED OTHERWISE, ON 8 MIL POLYETHYLENE ON 200 mm (8") HIGH POURED CONCRETE OR CONCRETE BLOCK CURB ON 300 mm x 200 mm (14"x8") CONCRETE FOOTINGS WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE ANCHORED TO CONCRETE CURB AT 2030 mm (6'-8") O.C.

TRIOR WOOD COLUMNS SHALL BE ANCHORED TO CONCRETE SLABS OR TINGS WITH A STEEL ANCHOR SHOE A MINIMUM OF 175 mm (7") VE FINISHED GRADE AND TO THE BEAM WITH A 19 mm x 89 mm x mm (1"x4"x12") WOOD NAILING STRIP AT THE TOP OF THE COLUMN.

FIRE SEPARATION

BEAMS AND JOISTS WHICH ARE FRAMED INTO A MASONRY OR CONCRETE FIRE SEPARATION SHALL NOT REDUCE THE THICKNESS OF THAT FIRE SEPARATION TO LESS THAN 100 mm (4") OF MASONRY OR CONCRETE. FOAMED PLASTICS WHICH FORM PART OF A WALL OR CEILING ASSEMBL SHALL BE PROTECTED FROM ADJACENT HABITABLE SPACES BY GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

MASONRY VENEER WALLS

WASHING THE RESTING ON A BEARING SUPPORT SHALL BE OF SOLID UNITS WITH A MINIMUM THICKNESS OF 70 mm (2-3/4") TO A MAXIMUM HEIGHT OF 11 m (36"-1").

MASONRY VENEER SHALL BE TIED TO WOOD FRAMING MEMBERS WITH CORROSION-RESISTANT STRAPS, WITH A MINIMUM THICKNESS OF 0.76 mm (0.030") AND A MINIMUM WIDTH OF 22 mm (7.4"). STRAPS SHALL BE SPACED AT 600 mm (23-5/8") O.C. VERTICALLY AND 400 mm (15-3/4") O.C. HORIZONTALLY AND SHALL BE NAILED TO THE WOOD STUDS THROUGH THE WAIL SHEFATHING.

MASONRY VENEER RESTING ON A BEARING SUPPORT SHALL NOT PROJECT MORE THAN 25 mm (1") WHERE THE VENEER IS AT LEAST 90 mm (3-1/2") THICK, AND 12 mm (1/2") WHERE THE VENEER IS LESS THAN 90 mm (3-1/2") THICK.

WEEP HOLES SHALL BE PROVIDED ABOVE ALL OPENINGS, AT ROOF/WALL INTERSECTIONS AND AT THE BOTTOM OF MASONRY VENEER WALLS. THESE HOLES SHALL BE 10 mm (3/8") AND SHALL HAVE A MAXIMUM SPACING OF 800 mm (2'-7") O.C.

WEEP HOLES AT THE BOTTOM OF MASONRY VENEER WALLS SHALL BE PROVIDED WITH FLASHING THAT EXTENDS FROM A POINT A MINIMUM OF 5 mm (3/16") BEYOND THE OUTER FACE OF THE SUPPORTING WALL TO A POINT A MINIMUM OF 150 mm (5-7/8") UP BEHIND THE SHEATHING PAPER. IF SUCH FLASHING IS FLEXIBLE, IT SHALL BE PROVIDED WITH CONTINUOUS SUPPORT.

ABOVE-GRADE MASONRY TO COMPLY WITH O.B.C. SECTION 9.20

WOOD FRAMING

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WALL WITH ANCHOR BOLTS THAT HAVE A MINIMUM DIAMETER OF 12.7 mm (1/2") AND SPACED A MAXIMUM OF 2.4 m (7"-10") O.C. THESE ANCHOR BOLTS SHALL BE PROVIDED WITH NUTS AND WASHERS AND SHALL BE EMBEDDED A MINIMUM OF 100 mm (4") IN THE FOUNDATION.

BEAMS SHALL HAVE EVEN AND LEVEL BEARING WITH A MINIMUM LENGTH OF BEARING OF 89 mm (3-1/2") AT END SUPPORTS. ALL FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS SHALL HAVE A MINIMUM END BEARING LENGTH OF 38 mm $(1-1/2^m)$.

WALL PLATES SHALL BE NOT LESS THAN 38 mm $(1-1/2^n)$ THICK AND SHALL BE THE SAME WIDTH AS THE WALL STUDS. NO FEWER THAN TWO TOP PLATES SHALL BE PROVIDED IN LOADBEARING WALLS. WHERE FLOOR SHEATHING SUPPORTS CERAMIC TILES, IT SHALL BE REINFORCED IN ACCORDANCE WITH O.B.C. SECTION 9.30.6 SOLID BLOCKING SHALL BE PROVIDED UNDER ALL CONCENTRATED LOADS.

ROOF CONSTRUCTION

EAVESTROUGHS AND DOWNSPOUTS SHALL BE PROVIDED AND CONNECTED TO STORM SEWERS, WHERE AVAILABLE, OR DISCHARGED ONTO CONCRETE PADS AND DIRECTED AWAY FROM ANY BUILDINGS.

NATURAL AND MECHANICAL VENTILATION

ROOMS IN DWELLING UNITS VENTILATED BY NATURAL MEANS SHALL HAVE MINIMUM UNOBSTRUCTED OPENABLE VENTILATION AREAS AS FOLLOWS: BATHROOMS
UNFINISHED BASEMENTS
ALL OTHER ROOMS

0.09 m² (0.97 ft²)
0.2% OF FLOOR AREA
0.28 m² (3.00 ft²)

INSULATION, AIR AND VAPOUR BARRIERS

THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A CONTINUOUS BARRIER TO AIR LEAKAGE AND WATER VAPOUR DIFFUSION FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR, ATTIC AND ROOF SPACES. FOAMED INSULATION MUST BE PROTECTED ON INTERIOR SURFACES BY GYPSUM BOARD OR EQUIVELANT NON-COMBUSTIBLE MATERIAL

BASEMENT

BEARING CAPACITY OF SOIL SHALL B CONFIRMED PRIOR TO CONSTRUCTION FOR ENGINEERED TRUSS JOISTS, REFE TO ATTACHED MANUFACTURER'S FLOOR JOIST DRAWINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL CONFORM TO TABLE 9.15.3.4.

STEEL COLUMNS SHALL CONFORM TO OBC 9.17.3. WOOD COLUMNS SHALL CONFORM TO OBC 9.17.4. MAXIMUM SPANS OF STEEL BEAMS SUPPORTING FLOORS SHALL CONFORM TO TABLE 9.23.4.3 MAXIMUM SPANS OF STEEL BEAMS SUPPORTING A ROOF AND ONE FLOOR SHALL CONFORM TO TABLES A-20 TO A-29 WOOD FLOOR JOISTS SHALL CONFORM TO OBC 9.23.9. MAXIMUM SPANS FOR WOOD FLOOR JOISTS OBC 9.23.9.

MAXIMUM SPANS FOR WOOD FLOOR JOISTS
SHALL CONFORM TO TABLES A1 AND A-2
OR WITH MANUFACTURER'S SPAN TABLES.

MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLES A-8

THROUGH A-10.

THROUGH A-10.

MAXIMUM SPANS FOR LINTELS SHALL
CONFORM TO TABLES A-13 THROUGH A-19.

FLOORS-ON-GROUND SHALL CONFORM TO OBC 9.16. CONCRETE SHALL CONFORM TO OBC 9.3.1.

A SUBSURFACE INVESTIGATION, INCLUDING GROUNDWATER CONDITIONS, SHALL BE CARRIED OUT, BY OR UNDER THE DIRECTION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEGREE APPROPRIATE FOR THE BUILDING AND ITS USE, THE GROUND AND THE SURROUNDING SITE CONDITIONS. IN CONFORMANCE WITH OBC 4.2.2.1.

STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL CONFORM TO OBC 9.4.1. THE CLEAR HEIGHT OVER STAIRS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE LEADING EDGES OF THE TREADS SHALL BE NOT LESS THAN 1,950 mm, WITHIN DWELLING UNITS [OBC 9.8.2.2]

DIMENSIONS FOR RECTANGULAR TREADS RISE MAX. 200 mm, MIN. 125 mm RUN MAX. 355 mm, MIN. 210 mm TREAD DEPTH MAX. 355 mm, MIN. 235 mm [OBC 9.8.4.2]

A HANDRAIL SHALL BE PROVIDED ...

(A) ON AT LEAST ONE SIDE OF STAIRS OR RAMPS LESS THAN 1,100 mm IN WIDTH, (B) ON 2 SIDES OF CURVED STAIRS OR RAMPS OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND (C) ON 2 SIDES OF STAIRS OR RAMPS 1,100 mm IN WIDTH OR GREATER, HANDRAILS ARE NOT REQUIRED FOR ...

(A) INTERIOR STAIRS HAVING NOT MORE THAN 2 RISERS AND SERVING A SINGLE DWELLING UNIT, OR EXTRAINS HAVING NOT MORE THAN 3 RISERS AND SERVING A SINGLE DWELLING UNIT, IN CORP.

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [OBC 9.8.7.4(2)]

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UNIT MASONRY OR CONCRETE WALLS OR PIERS NOT LESS THAN 150 mm in cross section, or cantilevered from the main foundation wall. [OBC 9.8.9.2]

WHERE A FOUNDATION IS ERECTED ON FILLED GROUND, PEAT OR SENSITIVE CLAY, THE FOOTING SIZES SHALL CONFORM TO TO OBC SECTION 4.2. [OBC 9.15.1.1.(3)]

THE LENGTH OF END BEARING OF BEAMS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 90 mm. THE LENGTH OF END BEARING OF FLOOR, ROOF OR CEILING JOISTS THAT ARE SUPPORTED ON MASONRY SHALL BE NOT LESS THAN 40 mm. [OBC 9.20.8.3]

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.8.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING UNIT. [OBC 9.31.4.4]

DWELLING UNITS. [OBC 9.34.2.3(2)] A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m² OF FLOOR AREA OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.34.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.34.2.5] PERFORMANCE OF WINDOWS ,DOORS AND SKYLIGHT TO CONFORM WITH OBC 9.7.3

FIRST FLOOR

EXHAUST DUCTS CONNECTED TO LAUNDRY DRYING EQUIPMENT SHALL BE ... (A) INDEPENDENT OF OTHER EXHAUST DUCTS, (B) DESIGNED AND INSTALLED SO THAT THE ENTIRE DUCT CAN BE CLEANED, AND (C) CONSTRUCTED OF MATERIAL THAT IS SMOOTH AND CORROSION—RESISTANT. [OBC 6.2.3.8.(7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN ...
(A) 32 MP0 FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK, (B) 20 MP0 FOR INTERIOR FLOORS, AND (C) 15 MP0 FOR ALL OTHER APPLICATIONS, CONCRETE USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR STEPS SHALL HAVE AIR ENTRAINMENT OF 5 TO 8%. [OBC 9.3.1.6]

IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.5.2.3. WEATHER STRIPPING SHALL BE PROVIDED AROUND ALL EXTERIOR DOORS EXCEPT GARAGE DOORS. [OBC 9.6.5.6]

SWINGING ENTRANCE DOORS TO DWELLING UNITS, BETWEEN DWELLING UNITS AND ATTACHED GARAGES OR OTHER ANCILLARY SPACES, AND DOORS THAT PROVIDE ACCESS DIRECTLY OR INDIRECTLY FROM A GARAGE TO A DWELLING UNIT SHALL BE PROVIDED WITH A DEADBOLT LOCK WITH A CYLINDER HAVING NO FEWER THAN 5 PINS AND A BOLT THROW NOT LESS THAN 25 mm PROTECTED WITH A SOLID OR HARDENED FREE—TURNING RING OR BEVELLED CYLINDER HOUSING.

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMPS SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [9.8.7.4.(2)]

WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING OF RESIDENTIAL OCCUPANCY, (A) AN AIR BARRIER SYSTEM IN CONFORMANCE OBC 9.25.3, SHALL BE INSTALLED BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, AND (B) EVERY DOOR BETWEEN THE GARAGE AND THE REMAINDER OF THE BUILDING SHALL CONFORM TO OBC 9.10.13.15. WHERE MEMBRANE MATERIALS ARE USED TO PROVIDE THE REQUIRED AUTRICHTNESS IN THE AIR BARRIER SYSTEM, ALL JOINTS SHALL BE SEALED AND STRUCTURALLY SUPPORTED. [OBC 9.10.9.16(5)]

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE TIGHT-FITTING AND WEATHERSTRIPPED TO PROVIDE AN EFFECTIVE BARRIER AGAINST THE PASSAGE OF GASES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE. [OBC 9.10.13.15]

FACTORY-BUILT FIREPLACES AND THEIR INSTALLATION SHALL CONFORM TO CAN/ULC-S610-M, "FACTORY-BUILT FIREPLACES". [OBC 9.22.8.1]

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED IN EVERY DWELLING UNIT OR GROUPED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [9.31.4.2]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 6. [OBC 9.32.1.1(5)] AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, RANGES AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC 9.33.1.2]

A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, VESTIBULES AND HALLWAYS, AS WELL AS IN BEDROOMS AND LINING ROOMS THAT ARE NOT PROVIDED WITH A RECEPTACLE THAT IS CONTROLLED BY A WALL SWITCH. [OBC 9.34.2.2]

3-WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY SHALL BE PROVIDED TO CONTROL AT LEAST ONE LIGHTING OUTLET WITH FIXTURE FOR STAIRWAYS WITH 4 OR MORE RISERS IN A HOUSE OR DWELLING UNITS. [OBC 9.34.2.3(2)] A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT—IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6]

SECOND FLOOR

SPECIFIED DESIGN SNOW LOADS SHALI CONFORM TO OBC 9.4.2.2.

ATTICS AND ROOF SPACES SHALL CONFORM TO OBC 9.4.2.4. IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE INSTALLED TO PERMIT THE FUTURE INSTALLATION OF A GRAB BAR IN CONFORMANCE WITH OBC 9.5.2.3.

GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR A SHOWER OR BATHTUB ENCLOSURE. [OBC 9.6.1.4(6)]

THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL OCCUPANCY OR ROOM THAT ARE USED FOR SLEEPING SHALL CONFORM TO TABLE 9.7.2.3.

EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IN A DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CONFORMS WITH THE REQUIREMENTS IN OBC 9.9.10.1 DIMENSIONS FOR RECTANGULAR TREADS RISE MAX. 200 mm, MIN. 125 mm RIN MAX. 355 mm, MIN. 210 mm TREAD DEPTH MAX. 355 mm, MIN. 235 mm IGBC 9.8.4.21

TREAD DEFIN M

EVERY ATTIC OR ROOF SPACE SHALL BE PROVIDED WITH AN ACCESS HATCH WITH A MINIMUM AREA OF 0.32 m² AND WITH NO DIMENSION LESS THAN 545 mm. ACCESS HATCHES SHALL BE FITTED WITH DOORS OR COVERS. [OBC 9.19.2.1(2)]

WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11. ROOFS AND OTHER PLATFORMS THAT EFFECTIVELY SERVE AS ROOFS WITH RESPECT TO ACCUMULATION OR DRAINAGE OF PRECIPITATION, SHALL BE PROTECTED WITH ROOFING, INCLUDING FLASHING, INSTALLED TO SHED RAIN EFFECTIVELY AND TO PREVENT WATER, DUE TO ICE DAMMING, FROM ENTERING THE ROOF. [OBC 9.26.1.1]

CROSS SECTION

CEILING HEIGHTS OF ROOMS OR SPACES IN RESIDENTIAL OCCUPANCIES AND LIVE/WORK UNITS SHALL CONFORM TO TABLE 9.5.3.1. AREAS IN ROOMS OR SPACES OVER WHICH CEILING HEIGHT IS NOT LESS THAN THE MINIMUM SPECIFIED IN TABLE 9.5.3.1 SHALL BE CONTIGUOUS WITH THE ENTRY OR ENTRIES TO THOSE ROOMS OR SPACES. [OBC 9.5.3.1]

CONCEALED SPACES IN INTERIOR WALLS, CEILINGS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE STOPS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES. [OBC 9.10.16.1.(1)] SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT [OBC 9.10.19.1]

FOUNDATION WALL DRAINAGE SHALL CONFORM TO OBC 9.14.3.1. FOOTINGS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL. [OBC 9.15.3.2]

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF A MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE (A) NOT LESS THAN 90 mm THICK, AND (B) TIED TO THE FACING MATERIAL WITH METAL TIES CONFORMING TO 0BC 9.20.9.4.(3) SPACED NOT MORE THAN 200 mm O.C. VERTICALLY, AND 900 mm O.C. HORIZONTALLY. (3) THE SPACE BETWEEN THE WALL AND THE FACING SHALL BE FILLED WITH MORTAR. [OBC 9.15.4.7.(1)(2)(3)]

ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH OBC SECTIONS 12.2 [OBC 9.25.2.1]

STUCCO SHALL BE NOT LESS THAN 200 mm ABOVE FINISHED GROUND LEVEL EXCEPT WHEN IT IS APPLIED OVER CONCRETE OR MASONRY. [OBC 9.28.1.4]

ELEVATIONS

FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION. DOORS IN BUILDINGS OF RESIDENTIAL OCCUPANCY, WHERE THE FINISHED FLOOR ON ONE SIDE OF THE DOOR IS MORE THAN 600 mm ABOVE THE FLOOR OR OTHER SURFACE OR GROUND LEVEL ON THE OTHER SIDE OF THE DOOR, SHALL BE PROTECTED BY. (a) A GUARD, IN ACCORDANCE WITH OBC 9.8.8, OR (b) A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE DOOR SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO NOT MORE THAN 100 mm. [OBC 9.8.8.1(4)]

SAFETY GLASS OF THE TEMPERED OR
LAMINATED TYPE CONFORMING TO CAN/CGSB
-12.1-M, "TEMPERED OR LAMINATED SAFETY
GLASS", OR WIRED GLASS CONFORMING TO
CAN/CGSB-12.11-M, "WIRED SAFETY GLASS"
SHALL BE USED FOR ...
(A) SIDELIGHTS GREATER THAN 500 mm WIDE
THAT COULD BE MISTAKEN FOR DOORS,
(B) GLASS IN STORM DOORS,
(C) GLASS IN SLIDING DOORS, AND
(D) GLASS IN ENTRANCE DOORS WHERE THE
GLASS AREA EXCEEDS 0.5 m² AND
EXTENDS TO LESS THAN 900 mm FROM
THE BOTTOM OF THE DOOR. [OBC 9.6.1.4]

IN DWELLING UNITS, WINDOWS OVER STAIRS, RAMPS AND LANDINGS THAT EXTEND TO LESS THAN 900 mm ABOVE THE SURFACE TO THE TREADS, RAMP OR LANDING SHALL BE (A) PROTECTED BY GUARDS, IN ACCORDANCE WITH OBC 9.8.8, OR (B) BE NON-OPENABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR GUARDS AS PROVIDED IN OBC 4.1.5.14

GUARDS SHALL BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING WILL FACILITATE CLIMBING. ANY ELEMENTS THAT PROTRUDE FROM THE VERTICAL AND THAT ARE LOCATED BETWEEN 140 mm AND 900 mm ABOVE THE FLOOR OR WALKING SURFACE PROTECTED BY THE GUARD, SHALL CONFORM TO OBC 9.8.8.6.(1)

GLASS IN GUARDS SHALL BE EITHER

(A) SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS", OR

(B) WIRED GLASS CONFORMING TO CAN/CGSB-12.11-M, "WIRED SAFETY GLASS". [OBC 9.8.8.7]

THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING BUILDING FACE SHALL CONFORM TO TABLE 9.10.14.4.

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3]

WHERE STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN THE HORIZONTAL PORTIONS SHALL NOT EXCEED 600 mm, AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 m [OBC 9.15.3.9]

THE THICKNESS AND HEIGHT OF FOUNDATION WALLS MADE OF UNREINFORCED CONCRETE BLOCKS OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A. FOR WALLS NOT EXCEEDING 2.5 m IN UNSUPPORTED HEIGHT. [OBC 9.15.4.2]

EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6] VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2.

THE UNOBSTRUCTED ROOF VENT AREA SHALL BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6, OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA. [OBC 9.19.1.2] FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.3.(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTED TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.13.3.(2)] WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM OF CAVITIES OR AIR SPACES IN MASONRY VENEER WALLS AND ABOVE LINTELS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.13.8]

A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF, AND SHALL EXTEND NOT LESS THAN 600 mm ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 3 m OF THE CHIMNEY. [OBC 9.21.4.4]

THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1. FLASHING SHALL BE INSTALLED AT ...
(A) ALL ROOF-WALL JUNCTIONS,
(B) ALL JUNCTIONS OF SIMILAR TYPES OF
ELEMENTS, AND
(C) ALL GUARDS THAT ARE CONNECTED TO
THE ROOF BY OTHER THAN PICKETS OR
POSTS. [OBC 9.26.4.1]

WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF THE PROVIDED BUILDINGS OF

BASEMENT/1st/2nd

COMBINATION ROOMS SHALL CONFORM TO OBC 9.5.1.4.

WINDOWS SHALL CONFORM TO ...
(A) CAN/CSA-A440, "WINDOWS", AND
(B) THE CAN/CSA-A440.1, "USER SELECTION
GUIDE TO CSA STANDARD CAN/CSA-A440-00
WINDOWS". [OBC 9.7.2] UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS SHALL CONFORM TO OBC 9.8.4.1. THE DEPTH OF A RECTANGULAR TREAD SHALL BE NOT LESS THAN ITS RUN AND NOT MORE THAN ITS RUN PLUS 25 mm. [OBC 9.8.4.3.(2)]

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN 50 mm. ALL HANDRAILS SHALL BE CONSTRUCTED SO AS TO BE CONTINUALLY GRASPABLE ALONG THEIR ENTIRE LENGTH WITH NO OBSTRUCTION ON OR ABOVE THEM TO BREAK A HANDHOLD, EXCEPT WHERE THE HANDRAIL IS INTERRUPTED BY NEWELS AT CHANGES IN DIRECTION. [OBC 9.8.7.5] THE DESIGN AND ATTACHMENT OF HANDRAILS AND ANY BUILDING ELEMENT THAT COULD BE USED AS A HANDRAIL SHALL CONFORM TO GBC 9.8.7.7.

LOADS ON STAIRS AND RAMPS SHALL CONFORM TO OBC 9.8.9.1.

FIRE BLOCK MATERIALS SHALL CONFORM TO OBC 9.10.16.3. SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN CONFORMANCE WITH OBC 9.10.19. FIREPLACE INSERTS AND HEARTH-MOUNTED STOVES SHALL CONFORM TO OBC 9.22.10.

EXTERIOR COLUMNS AND POSTS SHALL CONFORM TO OBC 9.23.6.2. WALL STUD SIZE AND SPACING SHALL CONFORM TO OBC 9.23.10.1. STUD POSTS BUILT INTO WALLS SHALL CONFORM TO OBC 9.23.10.7. VAPOUR BARRIER MATERIALS SHALL CONFORM TO OBC 9.25.4.2. ALL PLUMBING FACILITIES AND SYSTEMS SHALL COMPLY WITH OBC SECTION 9.31. ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

ALL AIR—CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH OBC SECTION 9.33. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4. ALL ELECTRICAL FACILITIES AND OUTLETS SHALL CONFORM TO OBC SECTION 9.34.

ELEVATION / 1st

REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR BETWEEN GARAGE AND DWELLING, DECK OR BASEMENT WALKOUT CONDITION.

EVERY SURFACE TO WHICH ACCESS IS PROVIDED, FOR OTHER THAN MAINTENANCE PURPOSES, SHALL BE PROTECTED BY A GUARD, IN CONFORMANCE WITH OBC 9.8.8, ON EACH SIDE THAT IS NOT PROTECTED BY A WALL FOR THE LENGTH WHERE, (A) THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 600 mm, OR (B) THE ADJACENT SURFACE WITHIN 1.2 m OF THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2. [OBC 9.8.8.1.(1)]

FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL (A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN 0.6 m, OF NOT LESS THAN 45 MIN. AND ALSO BE CLAD WITH NONCOMBUSTIBLE MATERIAL WHERE THE LIMITING DISTANCE IS LESS THAN 0.6 m, [OBC 9.10.15.5.(2)]

BASEMENT / ELEV

COLUMNS THAT SUPPORT A DECK WITH NO SUPERSTRUCTURE NEED NOT BE PROVIDED WITH LATERAL SUPPORT WHERE THE COLUMNS ARE NOT MORE THAN 600 mm IN LENGTH AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]

LOAD INFORMATION ROOF LOAD INFORMATION SPECIFIED SNOW LOAD = 1.8 KPA. SPECIFIED RAIN LOAD = 0.4 KPA. FLOOR LOAD INFORMATION

UNFACTORED DEAD LOAD = 15 P.S.F.

UNFACTORED LIVE LOAD = 40 P.S.F..

EAVE PROTECTION OBC 9.26.5

- EAVE PROTECTION

EDGE OF

SHINGLE, SHAKE ----

AIR, VAPOUR BARRIER 0.15 mm (0.006") POLYETHYLENE

VAPOUR BARRIER -

AIR/VAPOUR BARRIER 0.15 mm (0.006") POLYETHYLENE

AIR/VAPOUR BARRIER

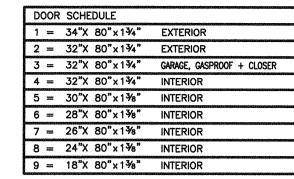
323**8**252523**8**

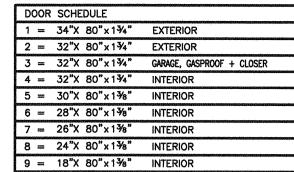
DWELLING

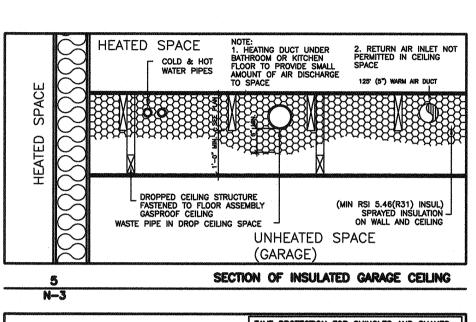
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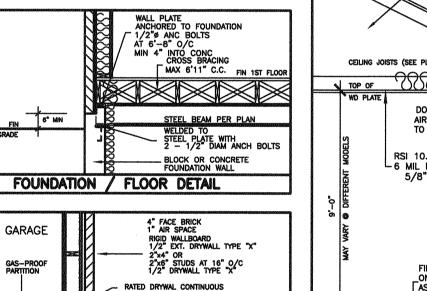
EACH SIDE OF BEAM SHOP WELDED TO BEAN (4) 3/4"ø BOLT<u>S</u>, A325 (TYPICAL) STEEL BEAM SEE PLAN STEEL BEAM TYPICAL STEEL BEAM TO STEEL BEAM CONNECTION

(2) L-4"x4"x7/16"



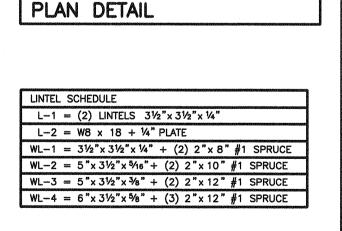




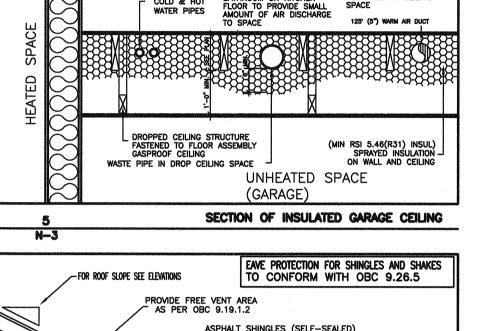


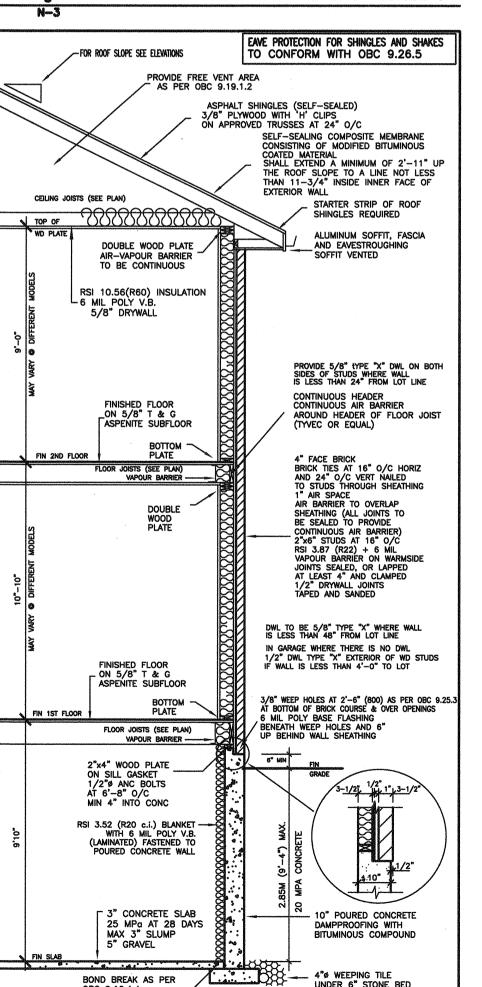
2"x6" STUDS AT 16" O/C RSI 3.87(R22) INSULATION + 6 MIL

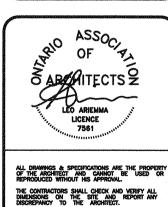
1/2" DRYWALL TYPE "X"





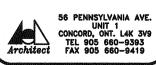








ALL DRAWINGS MUST NOT BE SCALED.



THESE GENERAL NOTES APPLY TO THE ATTACHED PROJECT UNLESS NOTED OTHERWISE ON THE ATTACHED DRAWINGS SPECIFIC TO THE PROJECT

DRAWING NO JAN '18 GN-12

GENERAL NOTES

W:\ACAD\CUSTOM\EDWARD HAROLD 19 WILDROSE CRESCENT\1_BUILDING PERMIT DRAWINGS\GENERAL NOTE (2018) (6).dwg <0ct 05, 2020 13:24>

CONT. WATERSTOP (BITUMEN CAULK) 20"x6" THICK CONCRETE FOOTING

CROSS SECTION

UNDER 6" STONE BED

UNDER 8" THICK CONCRETE WALL OR 22"x6" THICK CONCRETE FOOTING

UNDER 10" THICK CONCRETE WALL

(UNLESS OTHERWISE NOTED)