

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 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 FINISH, 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 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 JOIST DRAWINGS.

MINIMUM FOOTING WIDTH OR AREA SHALL CONFORM TO TABLE 9.15.3.4. OBC 9.17.3. 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 JOIST SHALL CONFORM TO TABLE 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 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.

(B.9.15.4.2) CONCRETE FOUNDATION WALLS SHALL HAVE A MINIMUM THICKNESS OF 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 250 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 [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 (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]

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]

GRANULAR MATERIAL USED TO DRAIN THE BOTTOM OF A FOUNDATION SHALL CONFORM TO OBC 9.14.4.1.

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

LINTELS AND ARCHES THAT SUPPORT MASONRY SHALL CONFORM TO OBC 9.20.5.

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]

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

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 m<sup>2</sup> 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]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC B 9.40.1.4

EXCEPT FOR DOORS ON ENCLOSED UNHEATED 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 OBC 9.5.1.4.

WINDOWS DOORS AND SKYLIGHTS SHALL CONFORM TO OBC SECTION 9.7

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

THE DEPTH OF A RECTANGULAR TREAD SHALL BE IN COMPLIANCE WITH OBC 9.8.4.1.

## CROSS SECTION

LANDINGS SHALL BE PROVIDED IN CONFORMANCE WITH OBC 9.8.8.2.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.8.3.

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 OBC 9.8.7.7.

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.

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

FIRE BLOCKS 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.

ANCHORAGE OF 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.

VAPOUR BARRIER INSTALLATION SHALL CONFORM TO OBC 9.25.4.3.

ALL PLUMBING FACILITIES AND SYSTEMS SHALL COMPLY WITH OBC SECTION 9.31.

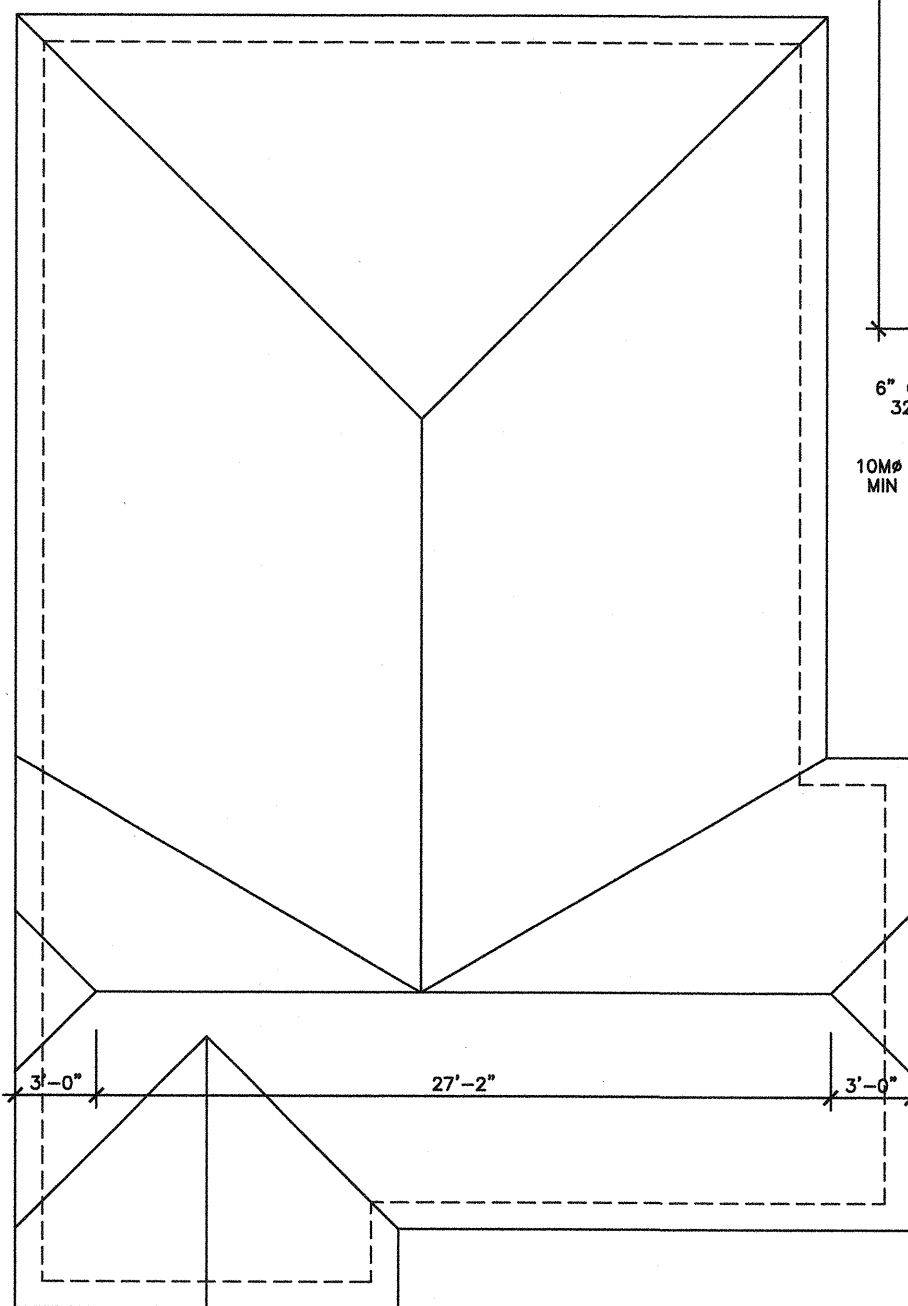
ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.32.

ALL HEATING AND ALL AIR-CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH OBC SECTION 9.33.

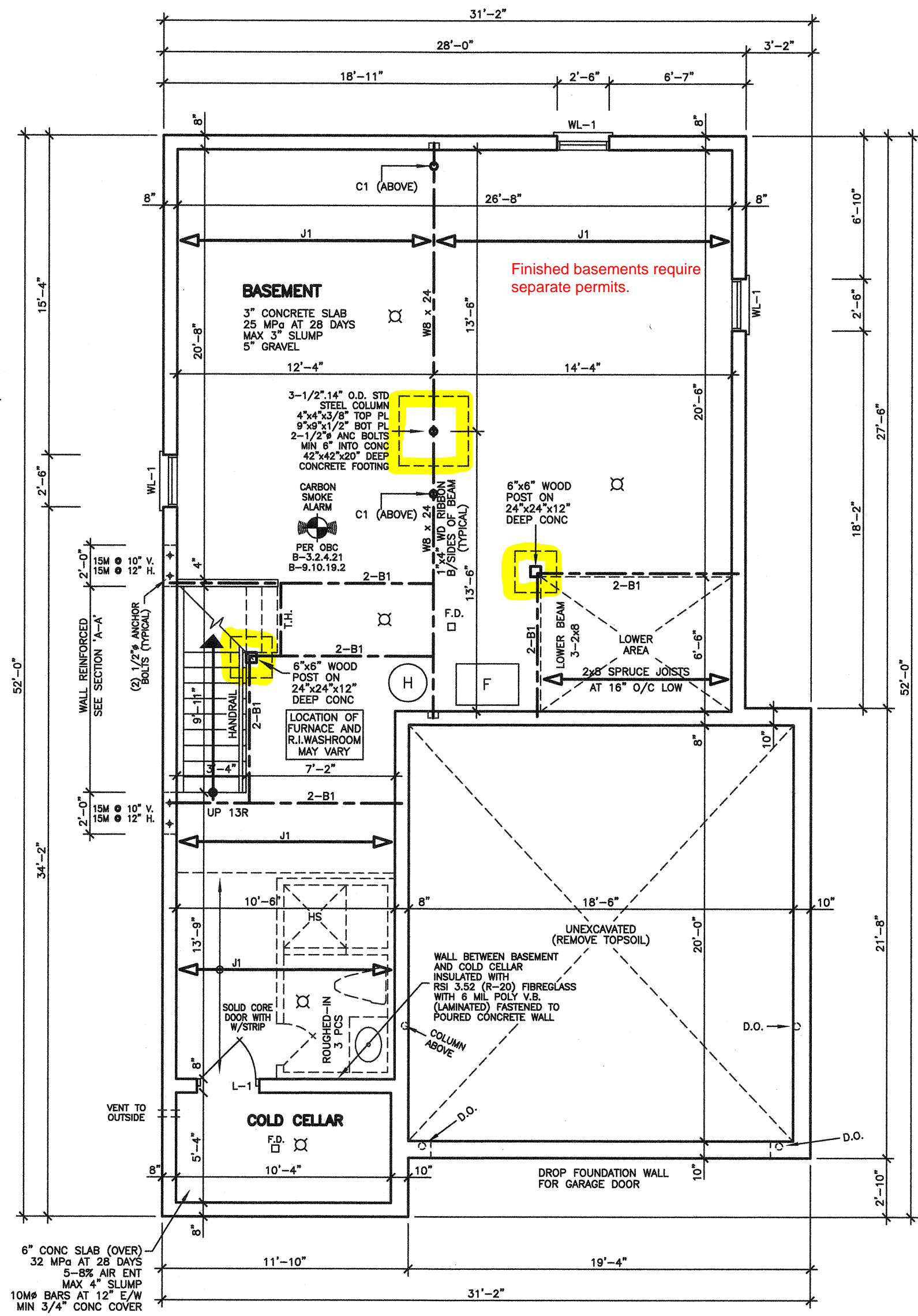
CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

ALL ELECTRICAL FACILITIES AND OUTLETS SHALL CONFORM TO OBC SECTION 9.34.

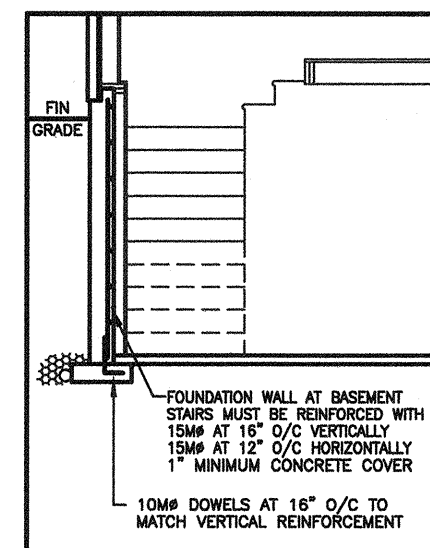
COLUMNS THAT SUPPORT A DECK WITH NO SUPERSTRUCTURE NEED NOT BE PROVIDED WITH LATERAL SUPPORT WHERE THE COLUMNS ARE NOT MORE THAN 800 mm IN LENGTH AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]



ROOF PLAN 'B'



BASEMENT FLOOR PLAN



SECTION 'A-A'

38' LOT

## REVISIONS

#	REVISIONS	DATE
1	REVISED JOISTS BELOW TILES ABOVE	DE 20 18
	ISSUED FOR ARCHITECTURAL CONTROL	MR 28 20

LEONARD KALISHENKO  
AND ASSOCIATES  
LIMITED  
FOR STRUCTURAL  
DESIGN ONLY



## ARCHITECTURAL CONTROL

Approved  
Approved as Noted

MARTIN  
ASSOCIATES

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for any other purpose.

DATE: 05 APR 2021

Lormel  
HOMES



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL.

THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DRAWINGS MUST NOT BE SCALED.

## ARCHITECTURAL DESIGN INC.

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

## FRASER MODEL 2250

PROJECT  
PROPOSED  
TWO STOREY DWELLING

FOR: LORMEL HOMES  
AT: INNISFIL  
PHASE IV

DRAWING  
BASEMENT FLOOR PLAN  
AND CROSS SECTION

DATE	NOV '19	PROJECT NO	19-66
DRAWN	N.L.	DRAWING NO	A-2
CHECKED			
SCALE	3/16"=1'-0"		



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 9.2.3.8.(7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN ...  
(A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK,  
(B) 25 MPa FOR INTERIOR FLOORS, AND  
(C) 25 MPa FOR INTERIOR FLOORS, AND 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.

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC 9.9.7

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]

A HANDRAIL SHALL BE PROVIDED ...  
(A) ON AT LEAST ONE SIDE OF STAIRS OR RAMP LESS THAN 1,100 mm IN WIDTH,  
(B) ON 2 SIDES OF CURVED STAIRS OR RAMP OF ANY WIDTH, EXCEPT CURVED STAIRS WITHIN DWELLING UNITS, AND  
(C) ON 2 SIDES OF STAIRS OR RAMP 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 RAMP SHALL BE NOT LESS THAN 865 mm AND NOT MORE THAN 965 mm. [B.9.8.7.4]

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

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.

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-5810-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]

AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM. [OBC 9.32.3.5(2)]

EXCEPT FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE CLIMATIC CONDITIONS MAY REQUIRE LARGER OPENINGS. [OBC 9.32.3.12.(10)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "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 LIVING 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 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]

SPECIFIED DESIGN SNOW LOADS SHALL 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 B 9.7.2.3.

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC 9.9.7

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]

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

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]

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]

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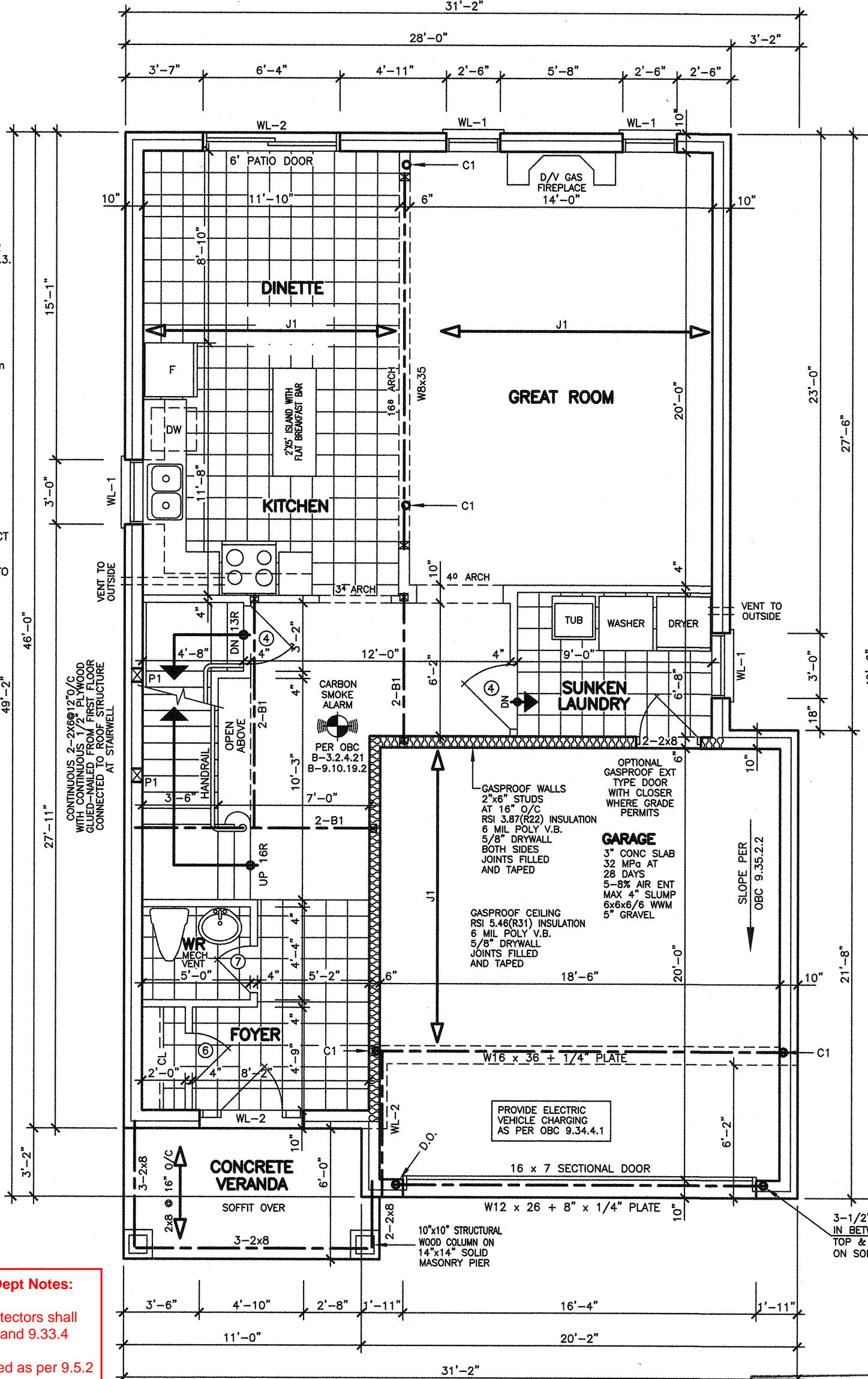
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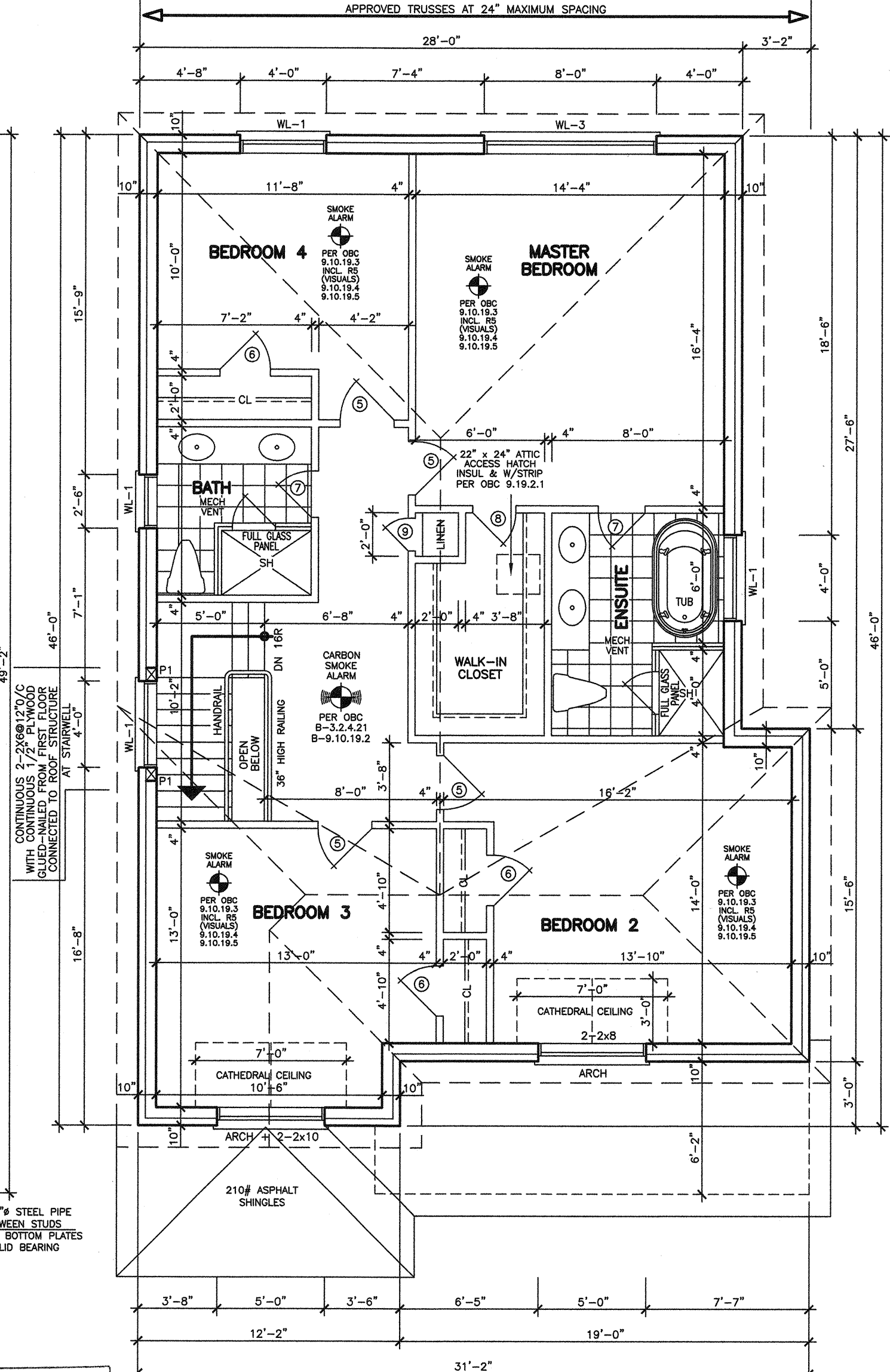
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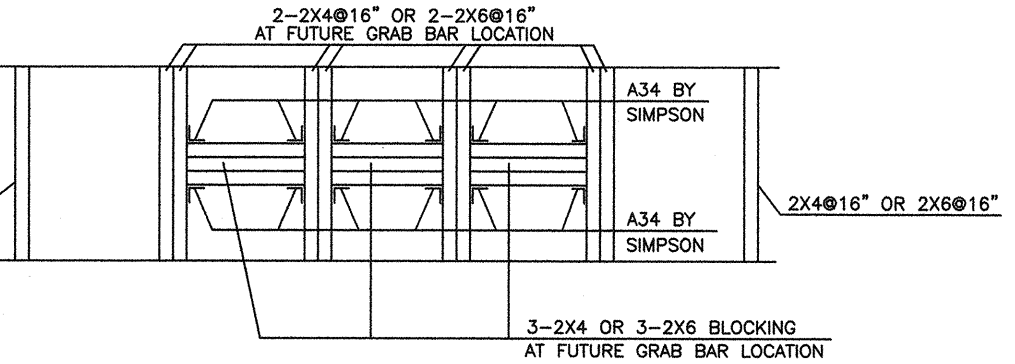


FIRST FLOOR PLAN



SECOND FLOOR PLAN

**Town of Innisfil Building Dept Notes:**  
All smoke alarms and CO detectors shall comply with O.B.C 9.10.19 and 9.33.4  
Main bathroom shall be designed as per 9.5.2  
All construction subject to review by Town Building Inspectors  
See comments on permit

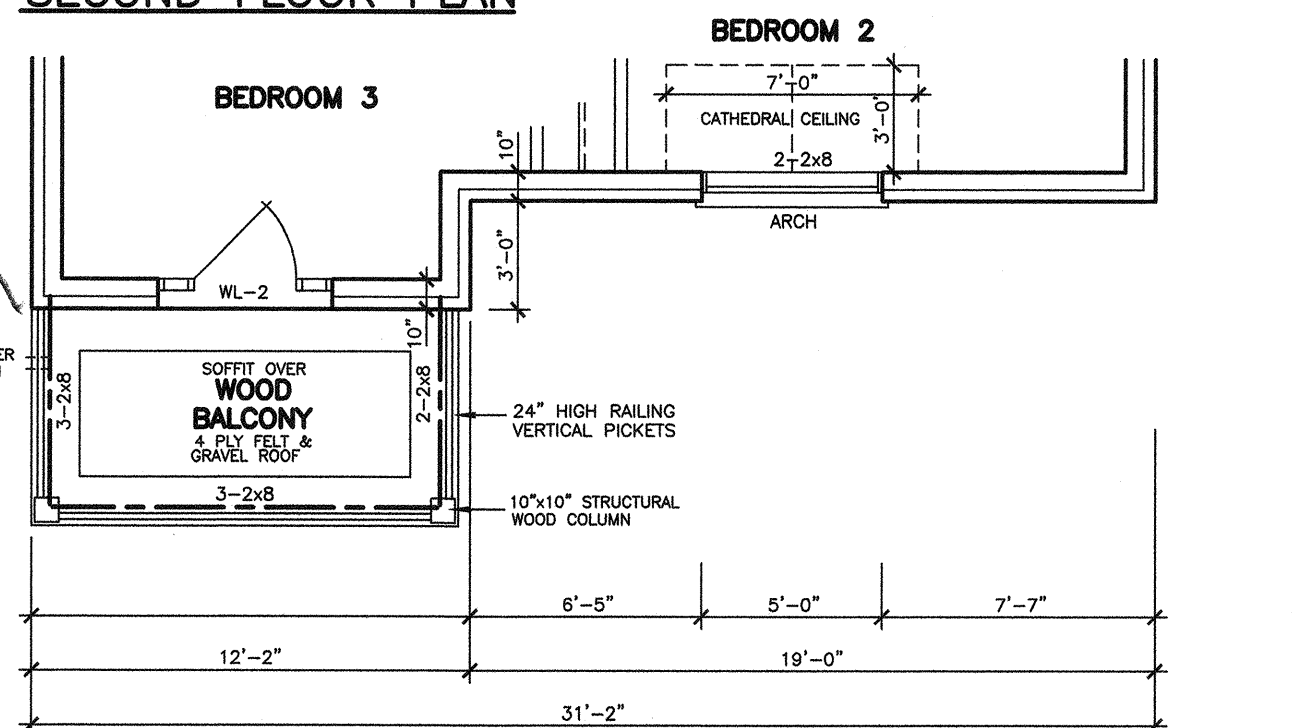


DETAIL OF STUD WALL CONSTRUCTION AT FUTURE GRAB BAR LOCATION

- STRUCTURAL LEGEND**
- C1 - DENOTES 3" x 8" HSS C/W #1 TOP PLATE & 8" x 8" x 8" BOT. PLATE + 2" x 8" ANCHORS
  - J1 - 9" x 11" - 40x (PREFAB JOISTS) AT 16" O/C (TYP. UN)
  - ALL WOOD BEAMS - LVL 1-1/2" x 9" (B1) TYP. UN
  - ALL INTERIOR & EXTERIOR WALL FOOTINGS - 22" x 6" STRIP FOOTINGS
  - PROVIDE CONTINUOUS 2-2x6 @ 12" O/C CONTINUOUS WITH 1/2" PLYWOOD GLUED-NAILED FROM FIRST FLOOR CONNECTED TO ROOF STRUCTURE AT STAIRWELL OPENING AT EXTERIOR WALLS.
  - FOR JOISTS & WOOD BEAM LAYOUT, SEE TAMARACK LUMBER DWGS
  - ALL 1/2" PLATES FOR BRICK SUPPORT SHOULD BE STRUCTURALLY WELDED TO STEEL BEAMS.
  - PROVIDE 3-2x6 OR 4-2x4 POSTS UNDER EACH WOOD BEAM (B1) BEARINGS.
  - PROVIDE DOUBLE STUDS AT EACH END OF WOOD LINTELS BEARINGS (TYP. UN)

ARCHITECTURAL CONTROL  
Approved  
Approved as Noted  
MARTIN ASSOCIATES

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Date: 05-Apr-2024



SECOND FLOOR PLAN ELEVATION 'B'

LEONARD KALISHENKO AND ASSOCIATES LIMITED  
FOR STRUCTURAL DESIGN ONLY  
PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO  
22 MAR 2024

Lormel HOMES

ONTARIO ASSOCIATION OF ARCHITECTS  
LEO ARENMA  
LICENCE 7561

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DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL DESIGN INC.  
56 PENNSYLVANIA AVE. UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

FRASER MODEL 2250

PROJECT  
PROPOSED TWO STOREY DWELLING  
FOR: LORMEL HOMES AT: INNISFIL PHASE IV

DRAWING  
FIRST AND SECOND FLOOR PLANS

DATE NOV '19 PROJECT NO 19-66  
DRAWN N.L. DRAWING NO  
CHECKED  
SCALE 3/16"=1'-0" A-3

38' LOT



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 OBC 9.6.1.4.

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.

GUARDS SHALL CONFORM TO OBC 9.8.8.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.8.2.

GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1.

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 mm. [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 UNITS 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 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]

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)]

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(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)]

#### REVISIONS

#	ISSUED FOR ARCHITECTURAL CONTROL	DATE
1	ISSUED FOR ARCHITECTURAL CONTROL	MR 28 20

LEONARD KALISHENKO  
AND ASSOCIATES LIMITED  
STRUCTURAL ENGINEERS  
FOR STRUCTURAL  
DESIGN ONLY



#### ARCHITECTURAL CONTROL

☒ Approved  
☐ Approved as Noted

MARTIN ASSOCIATES

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Date: 05 Apr 2021

Lormel  
HOMES



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DRAWINGS MUST NOT BE SCALED.

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56 PENNSYLVANIA AVE.  
UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
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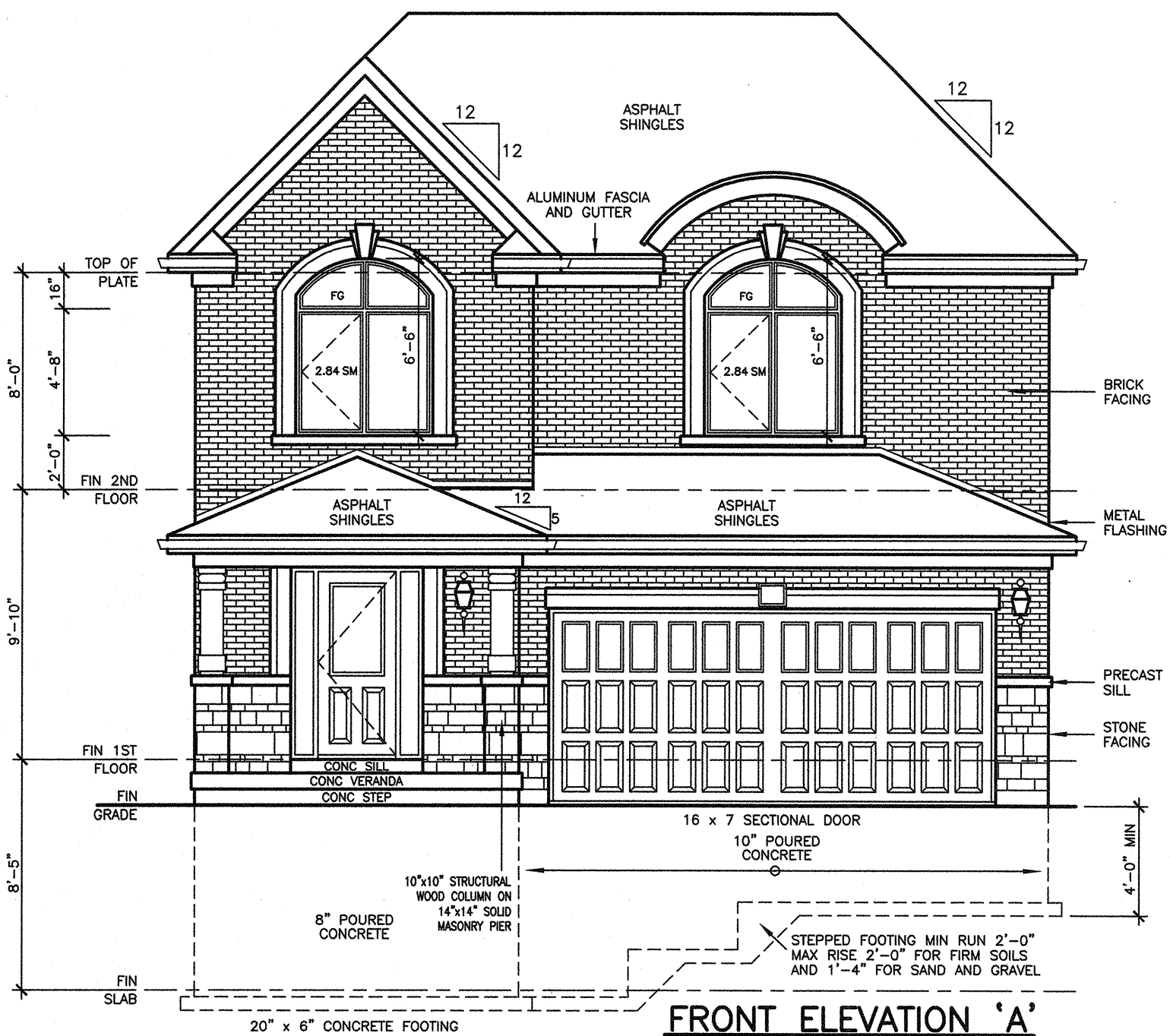
#### FRASER MODEL 2250

PROJECT  
PROPOSED  
TWO STOREY DWELLING

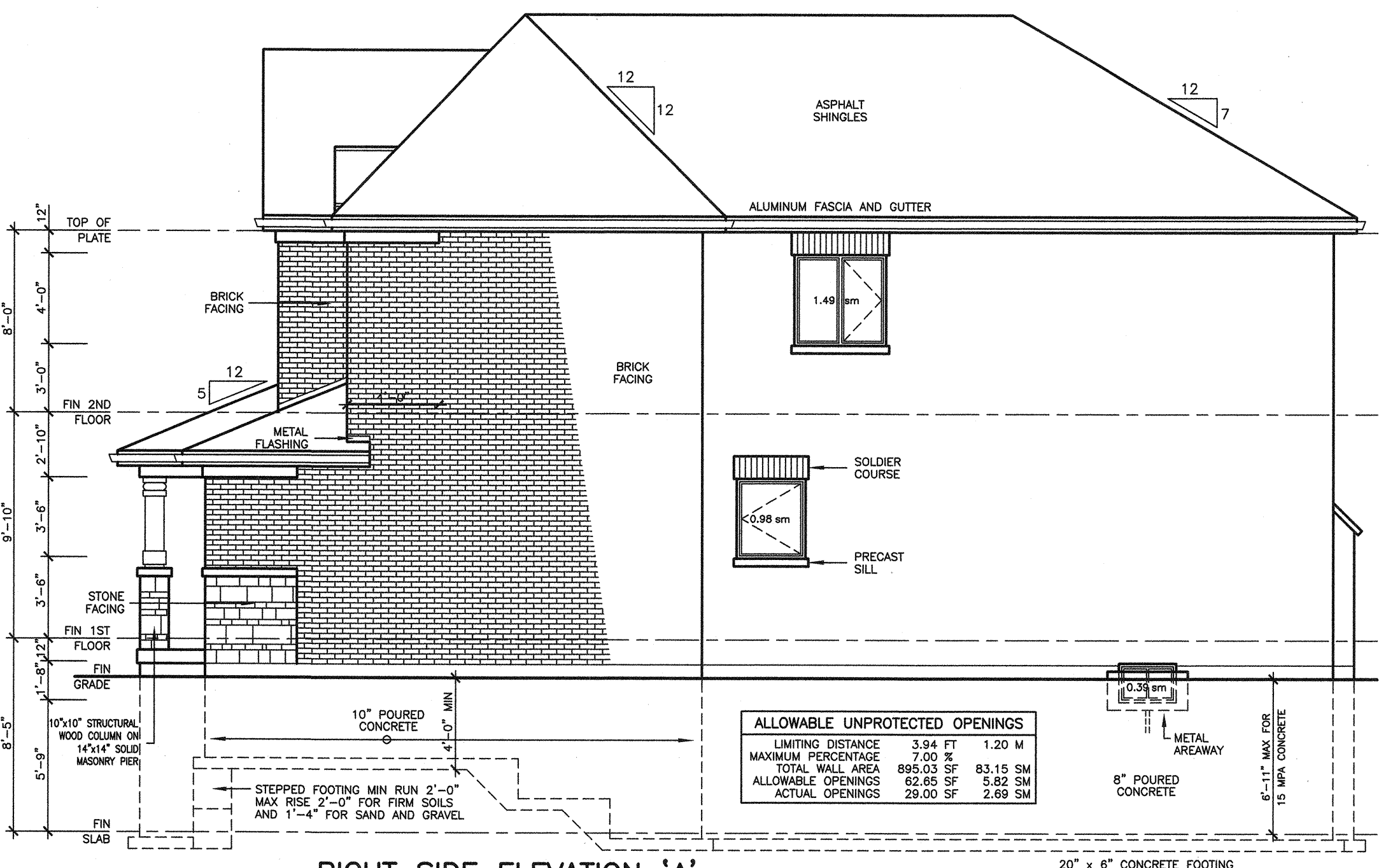
FOR: LORMEL HOMES  
AT: INNISFIL  
PHASE IV

DRAWING  
ELEVATIONS 'A'

DATE	NOV '19	PROJECT NO	19-66
DRAWN	N.L.	DRAWING NO	A-4
CHECKED			
SCALE	3/16"=1'-0"		

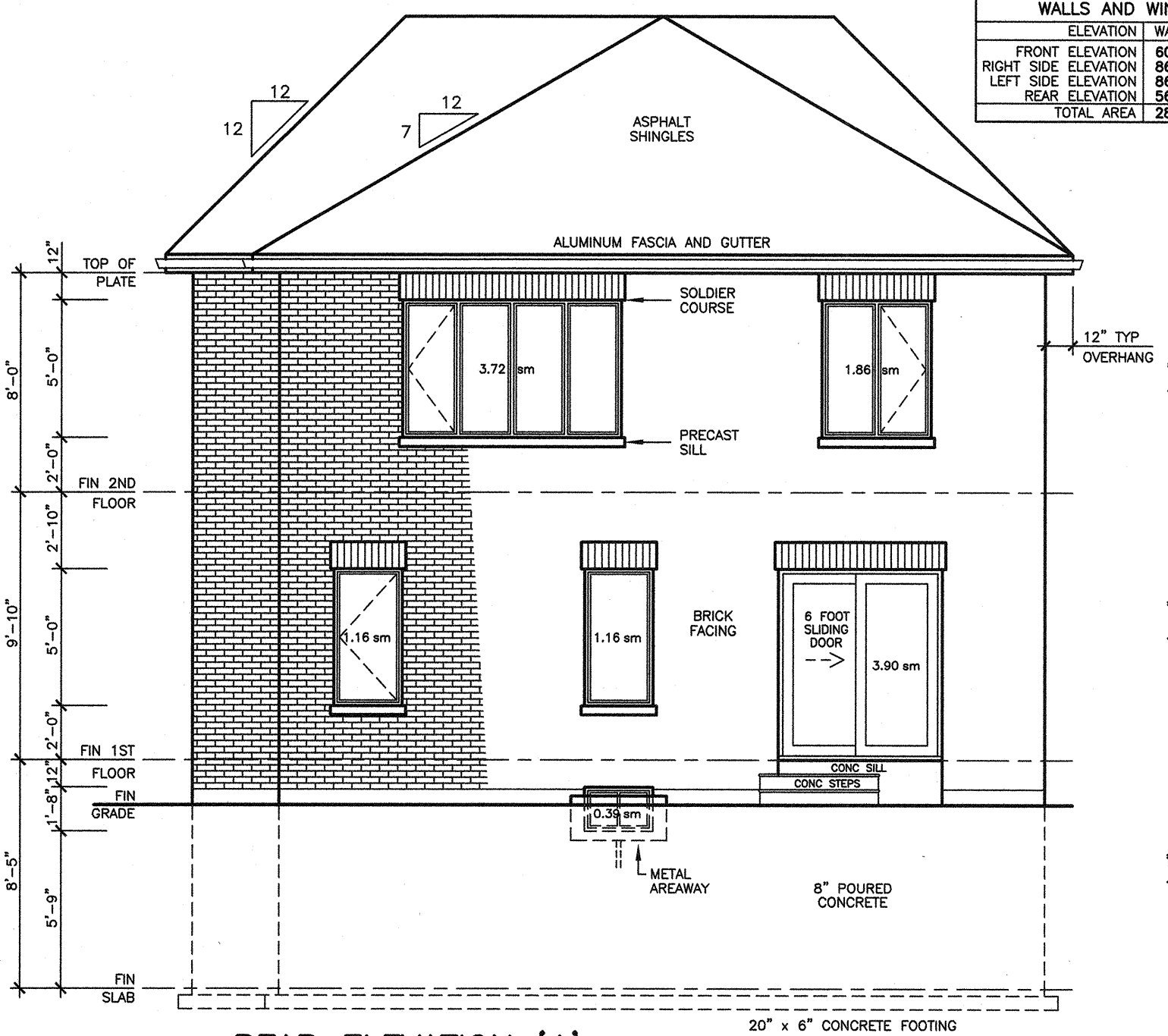


FRONT ELEVATION 'A'

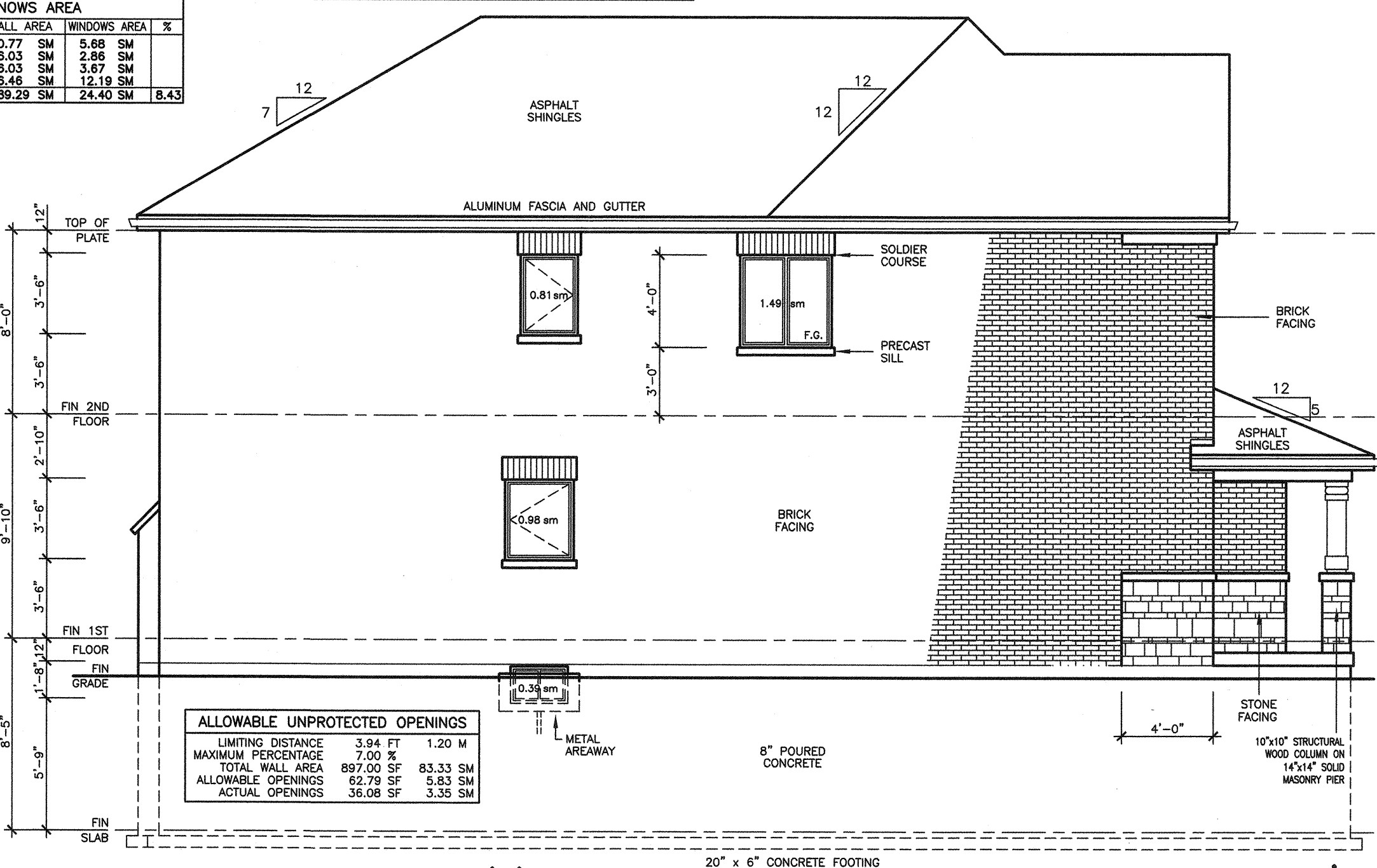


RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS			
LIMITING DISTANCE	3.94 FT	1.20 M	
MAXIMUM PERCENTAGE	7.00 %		
TOTAL WALL AREA	895.03 SF	83.15 SM	
ALLOWABLE OPENINGS	62.65 SF	5.82 SM	
ACTUAL OPENINGS	29.00 SF	2.69 SM	



REAR ELEVATION 'A'



LEFT SIDE ELEVATION 'A'

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	

38' LOT



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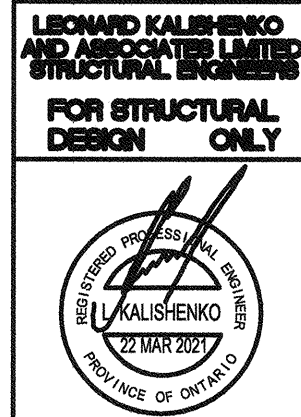
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#### REVISIONS

#	ISSUED FOR ARCHITECTURAL CONTROL	DATE
1	MR 28 20	
2		
3		
4		
5		
6		
7		
8		
9		
10		



#### ARCHITECTURAL CONTROL

Approved ☐ Approved as Noted ☒

MARTIN ASSOCIATES

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Date: 05-Apr-2021

Lormel HOMES



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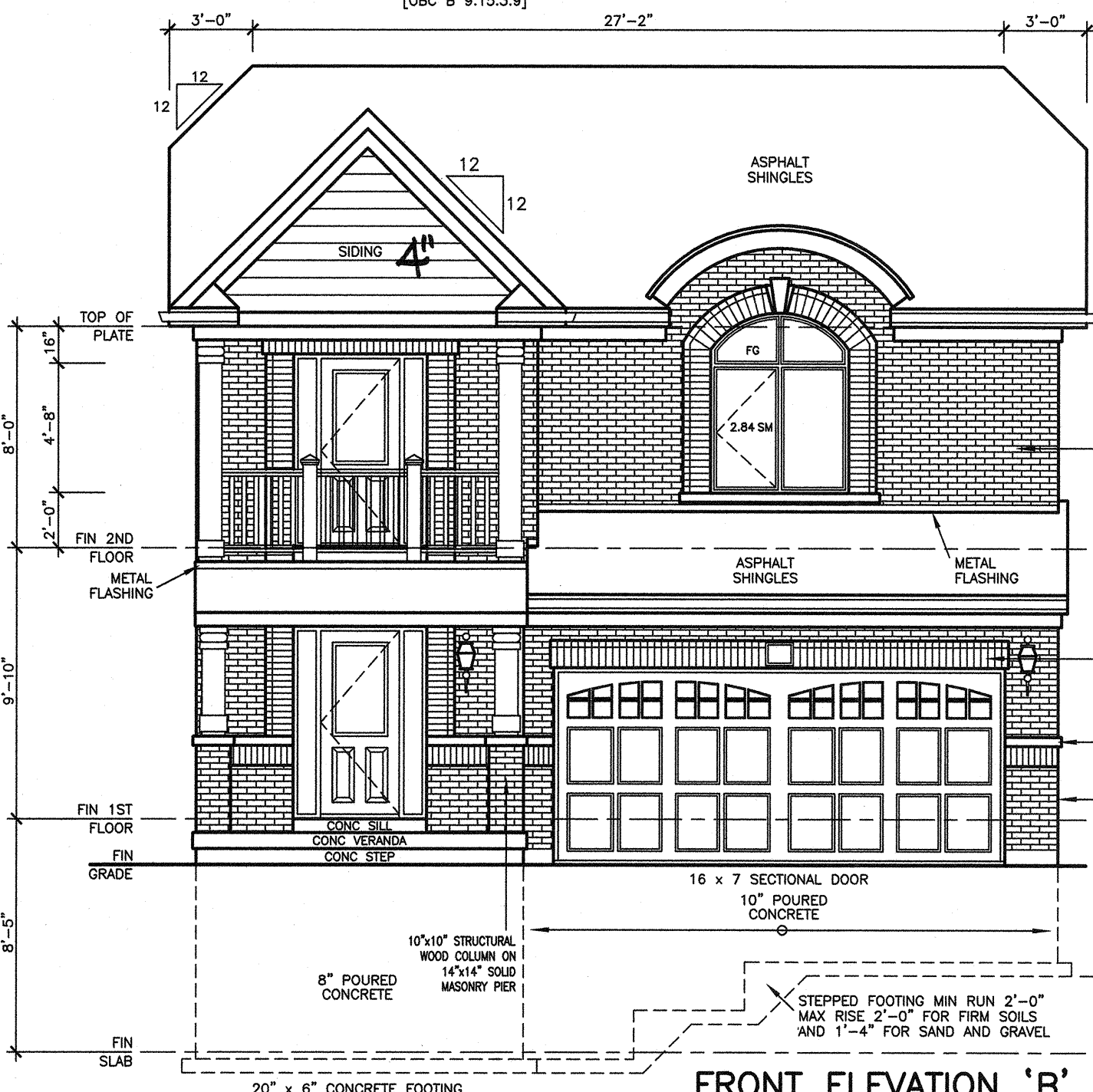
#### FRASER MODEL 2250

PROJECT  
PROPOSED  
TWO STOREY DWELLING

FOR: LORMEL HOMES  
AT: INNISFIL  
PHASE IV

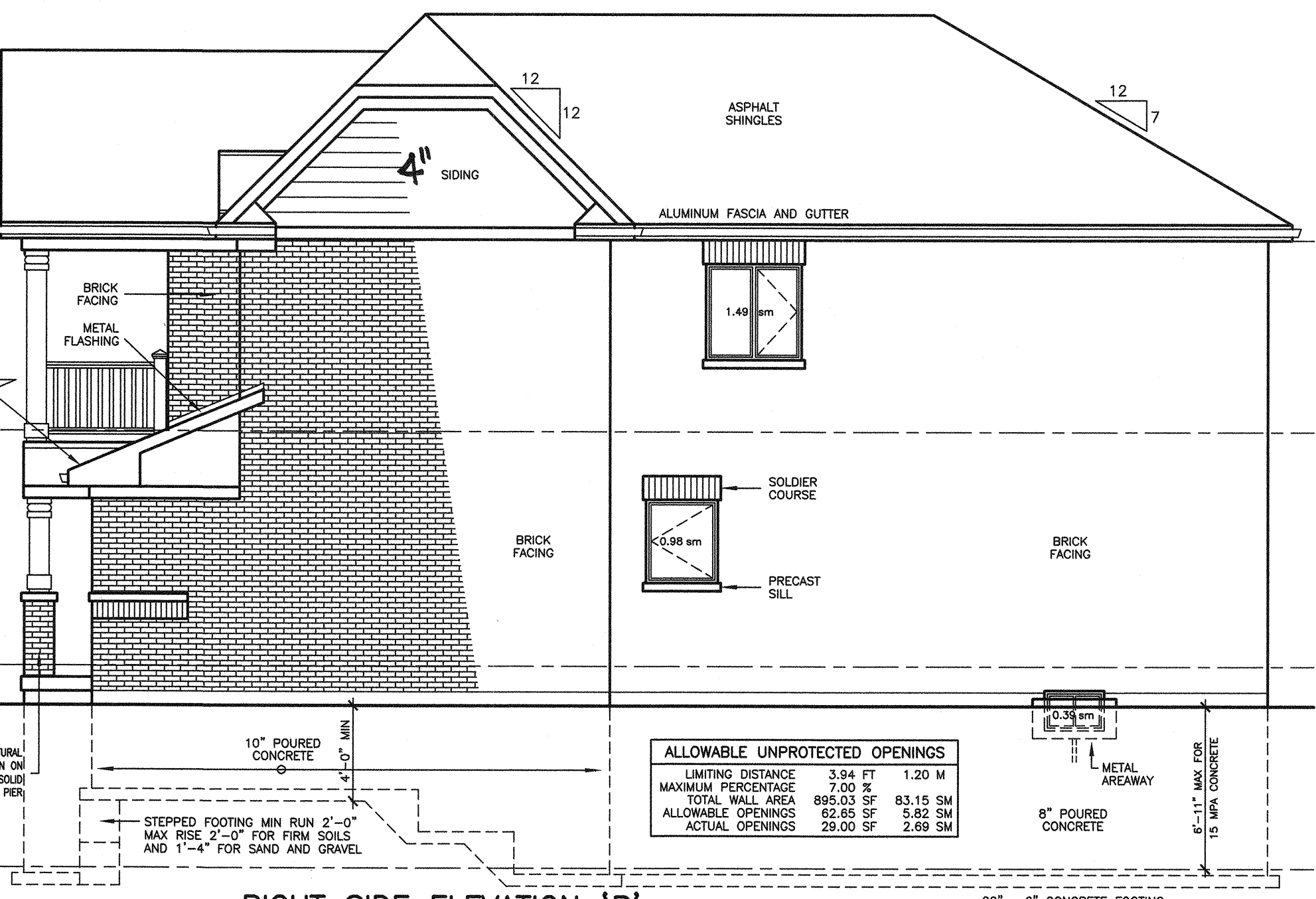
#### DRAWING ELEVATIONS 'B'

DATE	NOV '19	PROJECT NO	19-66
DRAWN	N.L.	DRAWING NO	A-5
CHECKED			
SCALE	3/16"=1'-0"		

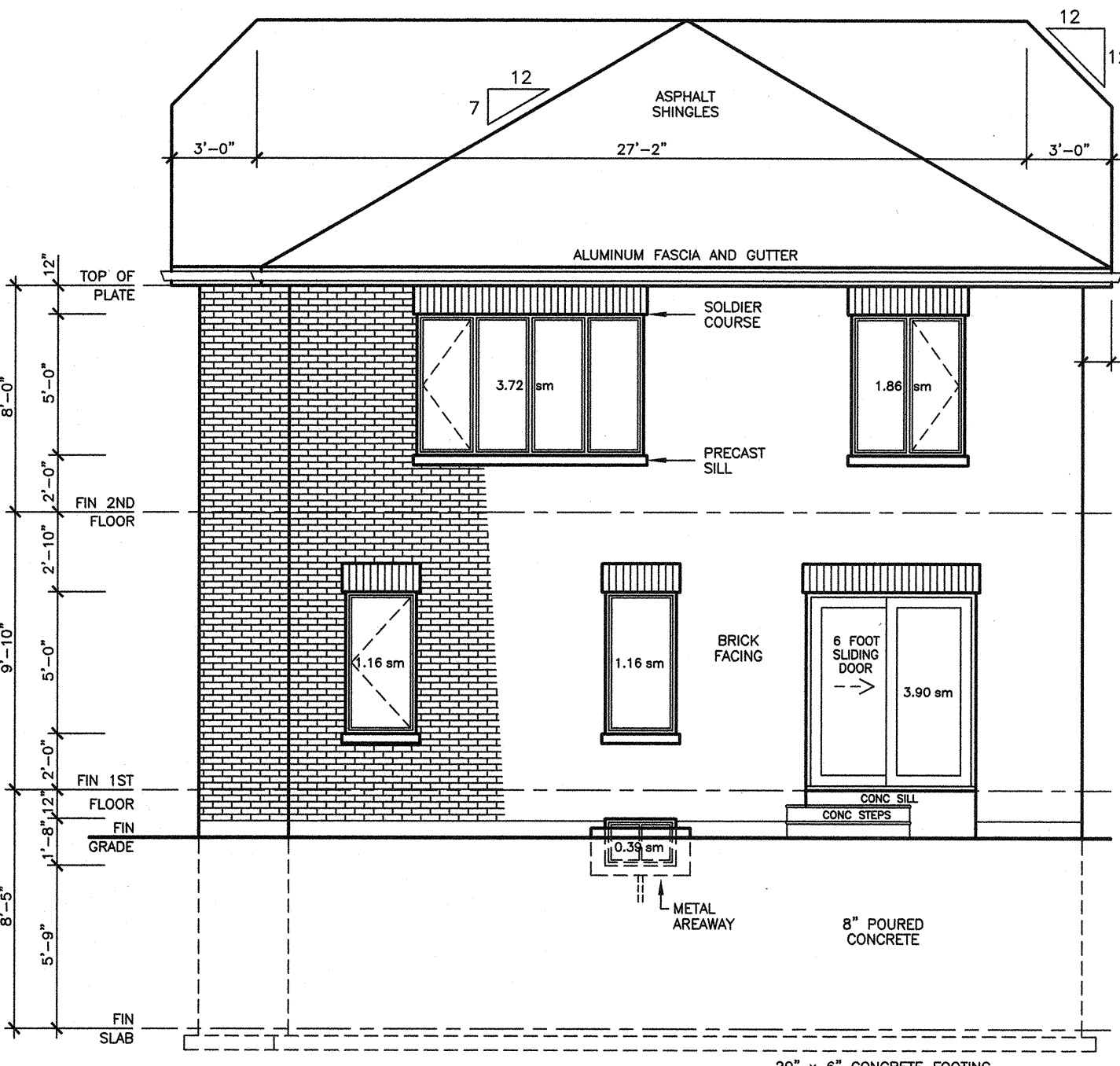


FRONT ELEVATION 'B'

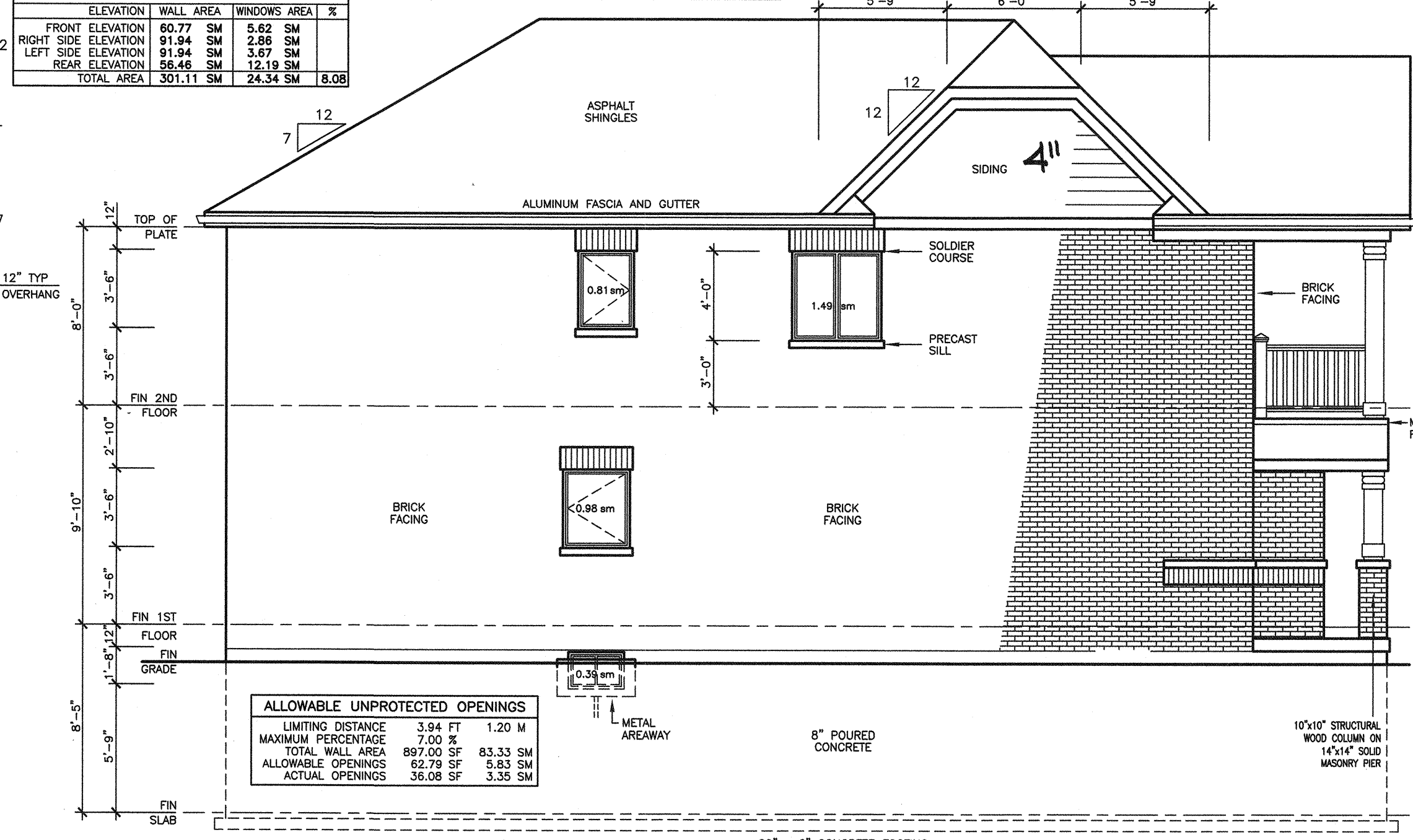
WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOWS AREA	%
FRONT ELEVATION	60.77 SM	5.62 SM	
RIGHT SIDE ELEVATION	91.94 SM	2.86 SM	
LEFT SIDE ELEVATION	91.94 SM	3.67 SM	
REAR ELEVATION	56.46 SM	12.19 SM	
TOTAL AREA	301.11 SM	24.34 SM	8.08



RIGHT SIDE ELEVATION 'B'



REAR ELEVATION 'B'



LEFT SIDE ELEVATION 'B'

38' LOT



## GENERAL NOTES

### BASED ON 2012 ONTARIO BUILDING CODE

GENERAL CONTRACTOR RESPONSIBLE FOR COMPLYING WITH O.B.C. PART 9, LATEST EDITION

### FOOTINGS AND SLABS

FOOTINGS AND FOUNDATIONS TO COMPLY WITH O.B.C. SECTION 9.15

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE SLABS SHALL BE NOT LESS THAN 15 MPa (2,200 psi) AFTER 28 DAYS AND THE SLUMP SHALL BE NOT MORE THAN 75 mm (3") UNLESS OTHERWISE SPECIFIED.

CONCRETE SLABS USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR VERANDAS AND STEPS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 32 MPa (4,600 psi) 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 DAMPROOFED 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 LINE OF DAMPROOFING. EXTERIOR WALLS SHALL BE BUILT ON CONCRETE SLABS THAT HAVE COMPRESSIVE STRENGTH OF NOT LESS THAN 25 MPa (3,600 psi) AFTER 28 DAYS.

STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF 600 mm (23-5/8") FOR FIRM SOILS AND 400 mm (15-3/4") FOR SAND OR GRAVEL.

CONCRETE SLABS RESTING ON EARTH AT GRADE SHALL BE REINFORCED WITH #6x6/6" WELDED WIRE MESH. REINFORCING FOR CONCRETE SLABS RESTING ON EARTH BELOW GRADE IS OPTIONAL.

### 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 BITUMENED OVER THE FOOTING WHEN THE FIRST COURSE OF BLOCK IS LAID.

THE PARGING OR POLYMER CONCRETE SHALL BE APPLIED OVER THE PARGING OR OTHER WATERPROOFING MATERIAL SHALL BE APPLIED OVER THE PARGING OR OTHER WATERPROOFING MATERIAL.

THE THICKNESS OF FOUNDATION WALLS MADE OF UNREINFORCED CONC. BLOCK OR SOLID CONCRETE AND SUBJECT TO LATERAL EARTH PRESSURE SHALL CONFORM TO TABLE 9.15.4.2.A FOR WALLS NOT EXCEEDING 3.0 m 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 TO THE BASEMENT FLOOR, FOR LATERALLY SUPPORTED WALLS, SHALL BE AS FOLLOWS:  
200 mm (7-7/8") POURED CONCRETE, 1 m (6'-11")  
240 mm (9-1/2") CONCRETE BLOCK, 1.8 m (5'-11")  
280 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 (1/2") 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. FOUNDATION WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.

### BASEMENT COLUMNS AND BEARING WALLS

STEEL COLUMNS SHALL BE FITTED WITH STEEL PLATES AT BOTH ENDS THAT ARE NOT LESS THAN 100 mm x 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.

STEEL COLUMN BOTTOM PLATES SHALL BE ANCHORED TO CONCRETE FOOTINGS WITH A MINIMUM OF TWO 13 mm (1/2") DIAMETER ANCHOR BOLTS A MINIMUM DEPTH OF 100 mm (4") INTO FOOTING.

STEEL COLUMN TOP PLATES SHALL BE FASTENED WITH A MINIMUM OF TWO 13 mm (1/2") DIAMETER BOLTS (FOR WOOD BEAMS) AND WELDED TO BEAM FLANGES (FOR STEEL BEAMS).

INTERIOR BEARING STUD PARTITIONS SHALL BE 38 mm x 89 mm (2"x4") SPRUCE AT 400 mm (16") O.C. VERTICALLY AND 38 mm x 140 mm (2"x6") SPRUCE AT 400 mm (16") O.C. UNLESS NOTED OTHERWISE, ON 6 MIL POLYETHYLENE OR 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 ANGLE BOTTOM PLATE ANCHORED TO CONCRETE CURB AT 2030 mm (6'-8") O.C.

EXTERIOR WOOD COLUMNS SHALL BE ANCHORED TO CONCRETE SLABS OR FOOTINGS WITH A STEEL ANCHOR SHOE A MINIMUM OF 175 mm (7") ABOVE FINISHED GRADE AND TO THE BEAM WITH A 19 mm x 89 mm x 286 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 ASSEMBLY SHALL BE PROTECTED FROM ADJACENT HABITABLE SPACES BY GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

### MASONRY VENEER WALLS

MASONRY VENEER 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").

AN AIR SPACE, WITH A MINIMUM THICKNESS OF 25 mm (1"), SHALL BE PROVIDED BETWEEN MASONRY VENEER AND WALL SHEATHING.

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 (7/8") STRAPS SHALL BE SPACED AT 800 mm (25-3/8") O.C. VERTICALLY AND 400 mm (15-3/4") O.C. HORIZONTALLY AND SHALL BE NAILED TO THE WOOD STUDS THROUGH THE WALL SHEATHING.

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 (6") UP BEHIND WALL 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 WALL.

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").

WALL PLATES SHALL BE NOT LESS THAN 38 mm (1-1/2") THICK AND SHALL BE THE SAME WIDTH AS THE WALL STUDS. NO FLEXER 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 9.3.6

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 BUILDING.

### NATURAL AND MECHANICAL VENTILATION

ROOMS IN DWELLING UNITS VENTILATED BY NATURAL MEANS SHALL HAVE MINIMUM UNOBSTRUCTED OPENABLE VENTILATION AREA AS FOLLOWS:

BATHROOMS 0.09 m<sup>2</sup> (0.97 ft<sup>2</sup>)  
UNFINISHED BASEMENTS 0.2% OF FLOOR AREA  
ALL OTHER ROOMS 0.28 m<sup>2</sup> (3.00 ft<sup>2</sup>)

### 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 EQUIVALENT NON-COMBUSTIBLE MATERIAL.

## BASEMENT

### BEARING CAPACITY OF SOIL SHALL BE CONFIRMED PRIOR TO CONSTRUCTION

FOR ENGINEERED TRUSS JOISTS, REFER 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 9.23.5.

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-10 THROUGH A-19.

MAXIMUM SPANS FOR UNITS/SLABS 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 SUPERVISION OF A PERSON HAVING KNOWLEDGE AND EXPERIENCE IN PLANNING AND EXECUTING SUCH INVESTIGATIONS TO A DEPTH 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 9.2.2.9.

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 9.6.2.2].

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, (C) ON 2 SIDES OF STAIRS OR RAMPS 1,100 mm IN WIDTH OR GREATER.

INTERIOR STAIRS HAVING NOT MORE THAN 3 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 [OBC 9.8.7.2].

EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE SUPPORTED ON UTILITY MASONRY OR CONCRETE WALLS OR PERS HAVING NOT MORE THAN 100 mm (4") HIGH POURED CONCRETE OR CONCRETE BLOCK CURB ON 300 mm x 200 mm (14"x8") CONCRETE FOOTINGS WITH DOUBLE TOP PLATE AND ANGLE BOTTOM PLATE ANCHORED TO CONCRETE CURB AT 2030 mm (6'-8") O.C.

GRANULAR MATERIAL USED TO DRAIN THE BOTTOM OF A FOUNDATION SHALL CONFORM TO OBC 9.14.4.1.

UNITS AND ARCHES THAT SUPPORT MASONRY SHALL CONFORM TO OBC 9.20.5.

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 9.20.2.3]

WOOD BEAMS SHALL HAVE AN EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 89 mm LENGTH OF BEARING AT END SUPPORTS. [OBC 9.23.5.1]

A FLOOR DRAIN SHALL BE INSTALLED IN A BASEMENT FORMING PART OF A DWELLING UNIT. [OBC 9.3.1.4.1]

CAPACITY AND SOUND RATINGS FOR REQUIRED FANS SHALL CONFORM TO OBC 9.32.3.8.

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 3 OR MORE RISERS IN DWELLING UNITS. [OBC 9.3.4.2.3(2)]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR EACH 30 m<sup>2</sup> OF FLOOR AREA OR FRACTION OF IT IN UNFINISHED BASEMENTS. [OBC 9.3.4.2.4]

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED IN STORAGE ROOMS. [OBC 9.3.4.2.5]

REINFORCED CONCRETE SLABS SHALL CONFORM TO OBC 9.3.8.

PERFORMANCE OF WINDOWS, DOORS AND SGLIGHT TO CONFORM WITH OBC 9.7.3

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN ... (A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK, (B) 20 MPa FOR INTERIOR FLOORS, AND (C) 15 MPa 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 GAB RAMP IN CONFORMANCE WITH OBC 9.5.2.3.

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

THE MINIMUM WINDOW GLASS AREA FOR ROOMS IN BUILDINGS OF RESIDENTIAL PORTIONS SHALL NOT EXCEED 600 mm IN THE HORIZONTAL DISTANCE BETWEEN 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 9.20.1.3.3(1).

THROUGHWALL FLASHING SHALL BE PROVIDED IN A MASONRY VENEER WALL SUCH THAT ANY MOISTURE WHICH ACCUMULATES IN THE AIR SPACE WILL BE DIRECTION TO THE EXTERIOR OF THE BUILDING. [OBC 9.20.1.3.3(2)]

WEEP HOLES THAT ARE SPACED NOT MORE THAN 800 mm APART SHALL BE PROVIDED AT THE BOTTOM END OF EACH AIR SPACE IN MASONRY VENEER WALLS AND ABOVE UNITS OVER WINDOW AND DOOR OPENINGS. [OBC 9.20.1.3]

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 9.21.4.1]

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 UNIONS, (B) ALL UNIONS 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]

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 9.10.18.1]

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

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 9.10.18.1]

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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 9.10.18.1]

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

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

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 NOT LESS THAN 865 mm (2'-8 1/4") AND NOT MORE THAN 200 mm (8") VERTICALLY, AND 800 mm (2'-6") 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]

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 GRASP A HANDHOLD, EXCEPT WHERE THE HANDRAIL IS INTERRUPTED BY NEWELS AT CHANGES IN DIRECTION. [OBC 9.8.7.5]

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.

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

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 9.3.1.

ALL NATURAL VENTILATION OF ROOMS AND SPACES, AND SELF-CONTAINED MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH OBC SECTION 9.3.2.

ALL AIR-CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH OBC SECTION 9.3.3.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN CONFORMANCE WITH OBC 9.33.4.

ALL ELECTRICAL FACILITIES AND OUTLETS SHALL CONFORM TO OBC SECTION 9.3.4.

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 WITHIN THE 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 9.8.8.6.1(1)]

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 THE PORTIONS SHALL BE NOT LESS THAN 600 mm. [OBC 9.15.3.3]

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.