

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.20.0.0.4.20 TABLES A-20 TO A-29 WOOD FLOOR JOISTS SHALL CONFORM TO 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

MAXIMUM SPANS FOR BUILT-UP WOUD 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 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

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 [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 AND SERVING A SINGLE DWELLING UNIT, OR

(B) EXTERIOR STAIRS HAVING NOT MORE THAN 3 RISERS AND SERVING A SINGLE

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

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)] 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]

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 sm 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.

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.

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 OBC 9.8.7.7.

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 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 AIR-CONDITIONING SYSTEMS AND CENTRAL HEATING SYSTEMS INCLUDING REQUIREMENTS FOR COMBUSTION AIR SHALL COMPLY WITH

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 600 mm IN LENGTH AS MEASURED FROM THE FINISHED GROUND TO THE UNDERSIDE OF THE SUPPORTED MEMBER. [OBC 9.17.2.2.(3)]

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 EMTRY 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)]

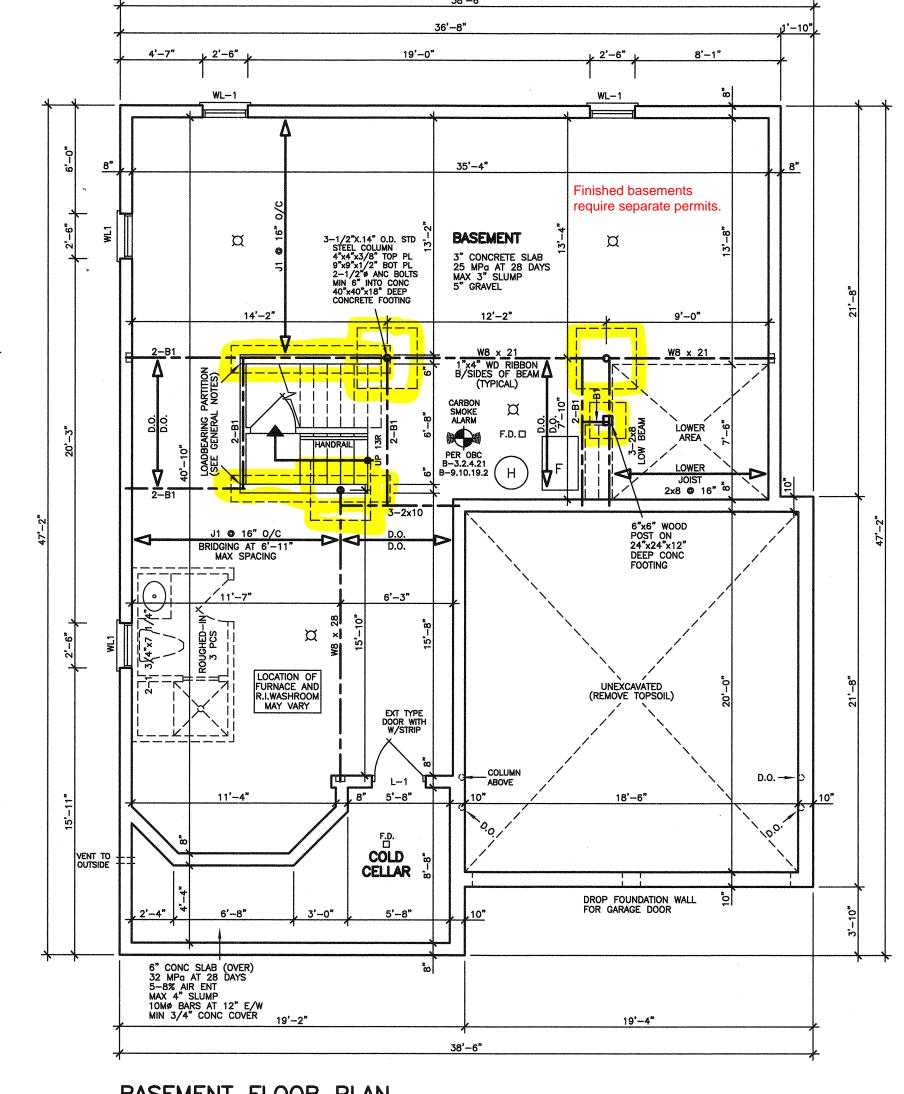
SMOKE ALARMS CONFORMING TO CAN/ULC-S351, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT IN

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 DGC 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 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 SUBSECTION 9.25.2, AN AIR BARRIER SYSTEM CONFORMING TO SUBSECTION

BARRIER STSIEM CONFORMING TO SUBSCTION 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]



# BASEMENT FLOOR PLAN

WINDOW SILL

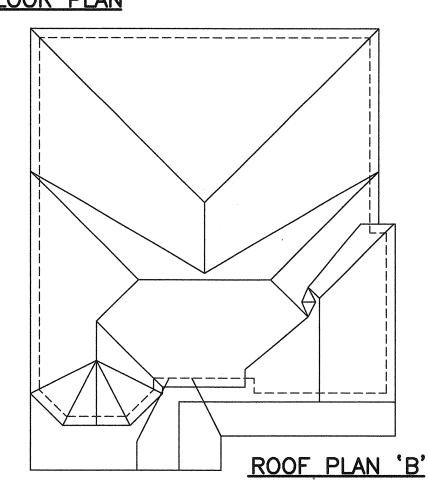
NO. 6 (20mm) STEEL BARS, WITH MIN 50mm

CONCRETE COVER & 1.0M OVERLAP

0 4 0

CONCRETE REINFORCING

FOR ALL FOUNDATIONS ON ENGINEERED FILL



**ARCHITECTURAL** DESIGN INC.

**REVISIONS** 

LEGNATO KALISHENKO AND ASSOCIATES LIMITES STRUCTURAL ENGINEERS

FOR STRUCTURAL DESIGN

KALISHENKO

22 MAR 2021

**ARCHITECTURAL CONTROL** 

as defined by the applicable Community Control

Approved

Approved

as Noted

MARTIN

ASSOCIATES

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ASSOCIAL

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ONLY

2021-05-06 6:47:33 AM jpenfold

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

ARROWHEAD **MODEL 2650** 

**PROJECT** PROPOSED TWO STOREY DWELLING

AT: INNISFIL

LOT

DRAWING BASEMENT FLOOR PLAN

AND CROSS SECTION

FOR: LORMEL HOMES

JUN '20 N.L. DRAWING NO CHECKED A-23/16"=1'-0

# **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

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 MPQ FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR FLATWORK,

(B) 20 MPQ FOR INTERIOR FLOORS, AND

(C) 15 MPQ 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

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.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 GASSES AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE OBC 9.10.15.13.

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

(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.] 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. 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

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 SUPER DWELLING UNIT TO 31 A 2 D

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)]

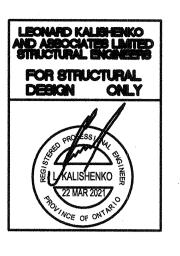
THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES AND EQUIPMENT, INCLUDING STOVES, COOK TOPS AND SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B365-M, "INSTALLATION CODE FOR SOLID-FUEL-BURNING APPLIANCES AND EQUIPMENT". [OBC B.9.33.1.2]

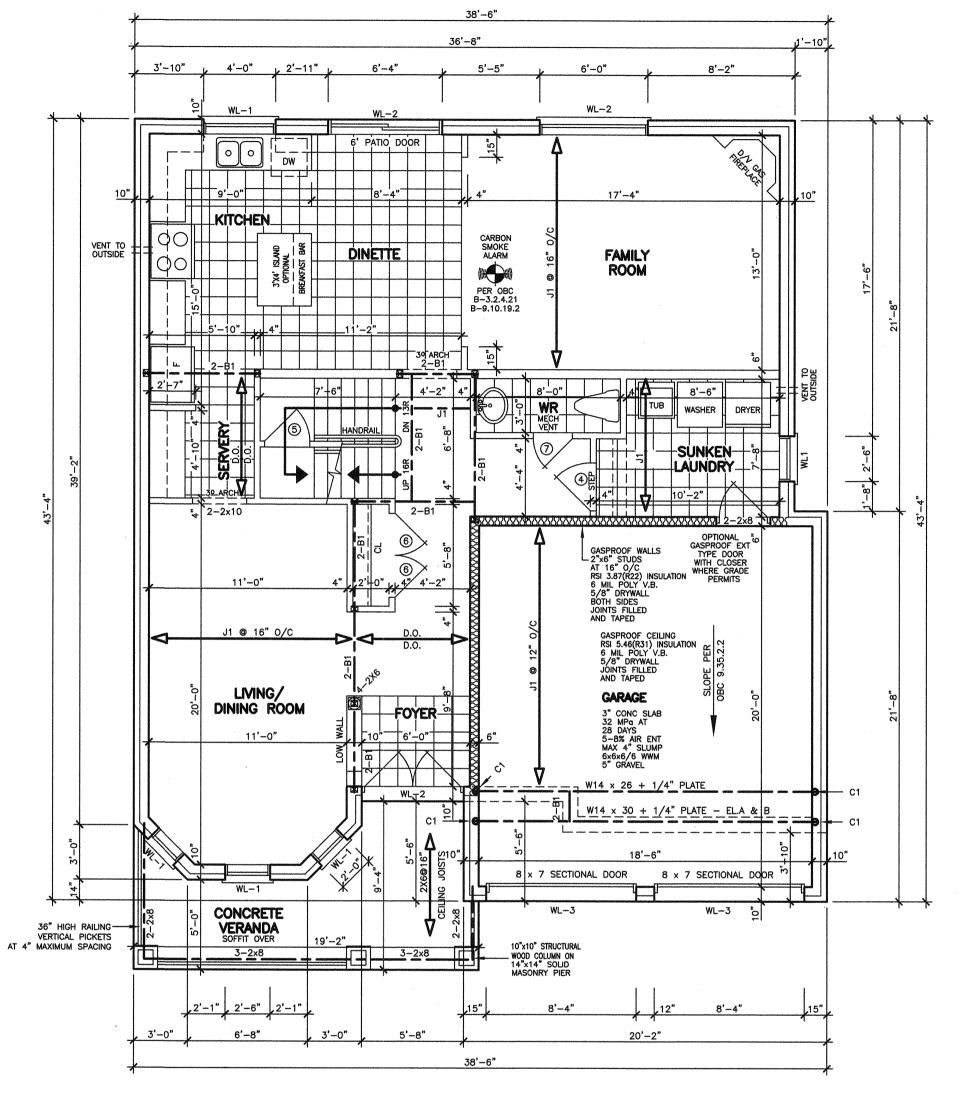
A LIGHTING OUTLET WITH FIXTURE CONTROLLED A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN KITCHENS, UTILITY ROOMS, LAUNDRY ROOMS, DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, VESTIBULES AND HALLWAYS, AS WELL AS IN BEDROOMS AND LIVING ROOMS THAT ARE NOT PROVIDED WITH A 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 STARWAY 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]

STRUCTURAL LEGEND

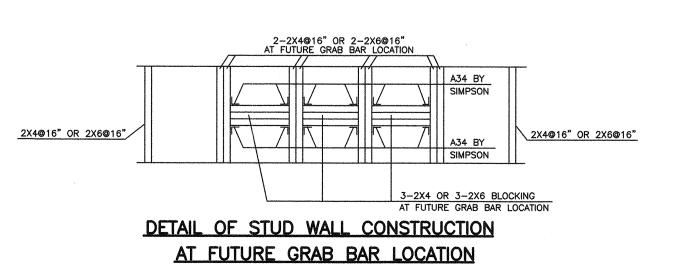




FIRST FLOOR PLAN

### & 8" x 1/2 x 8" BOT. PLATE + 2 - 1/2" Ø ANCHORS • J1 - 9 # NI - 40x (PREFAB JOISTS) AT 16" O/C (TYP. U/N) ALL WOOD BEAMS - LVL 1-⅔ x 9 ⅓" (B1) TYP. U/N ALL INTERIOR & EXTERIOR WALL FOOTINGS - 22" x 6" STRIP FOOTINGS

- PROVIDE CONTINUOUS 2-2x6 @ 12" O/C CONTINUOUS WITH 🖞 PLYWOOD GLUED -NAILED FROM FIRST FLOOR CONNECTED TO ROOF STRUCTURE AT STAIRWELL OPENING AT EXTERIOR WALLS.
- FOR JOISTS & WOOD BEAM LAYOUT, SEE TAMARACK LUMBER DWG'S • ALL # PLATES FOR BRICK SUPPORT SHOULD BE STRUCTURALLY WELDED TO STEEL
- PROVIDE 3-2x6 OR 4-2x4 POSTS UNDER EACH WOOD BEAM (B1) BEARINGS.
- PROVIDE DOUBLE STUDS AT EACH END OF WOOD LINTELS BEARINGS (TYP. U/N)





REVISIONS REVISED PER CLIENT REVIEW REVISED PER CLIENT REVIEW AU 14 20

own of innisfii Certified Model

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ABOVE-GRADE MASONRY SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.20

WOOD FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH O.B.C. SECTION 9.23

FLOOR AREAS AND COVERAGE

= 1164.78 SF 108.21 SM 2nd FLOOR = 1484.22 SF 137.89 SM

- SF

(-OPENINGS) =**TOTAL** = 2649.00 SF = 246.10 SM

= 1570.06 SF COVERAGE = 145.86 SM



**ARCHITECTURAL** DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONT. L4K 3V9
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**ARROWHEAD** MODEL 2650

PROJECT

PROPOSED TWO STOREY DWELLING

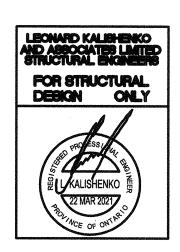
FOR: LORMEL HOMES AT: INNISFIL

FIRST FLOOR PLAN PART PLAN

JUN '20 N.L. DRAWING NO CHECKED

47' LOT

3/16"=1'-0



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

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

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

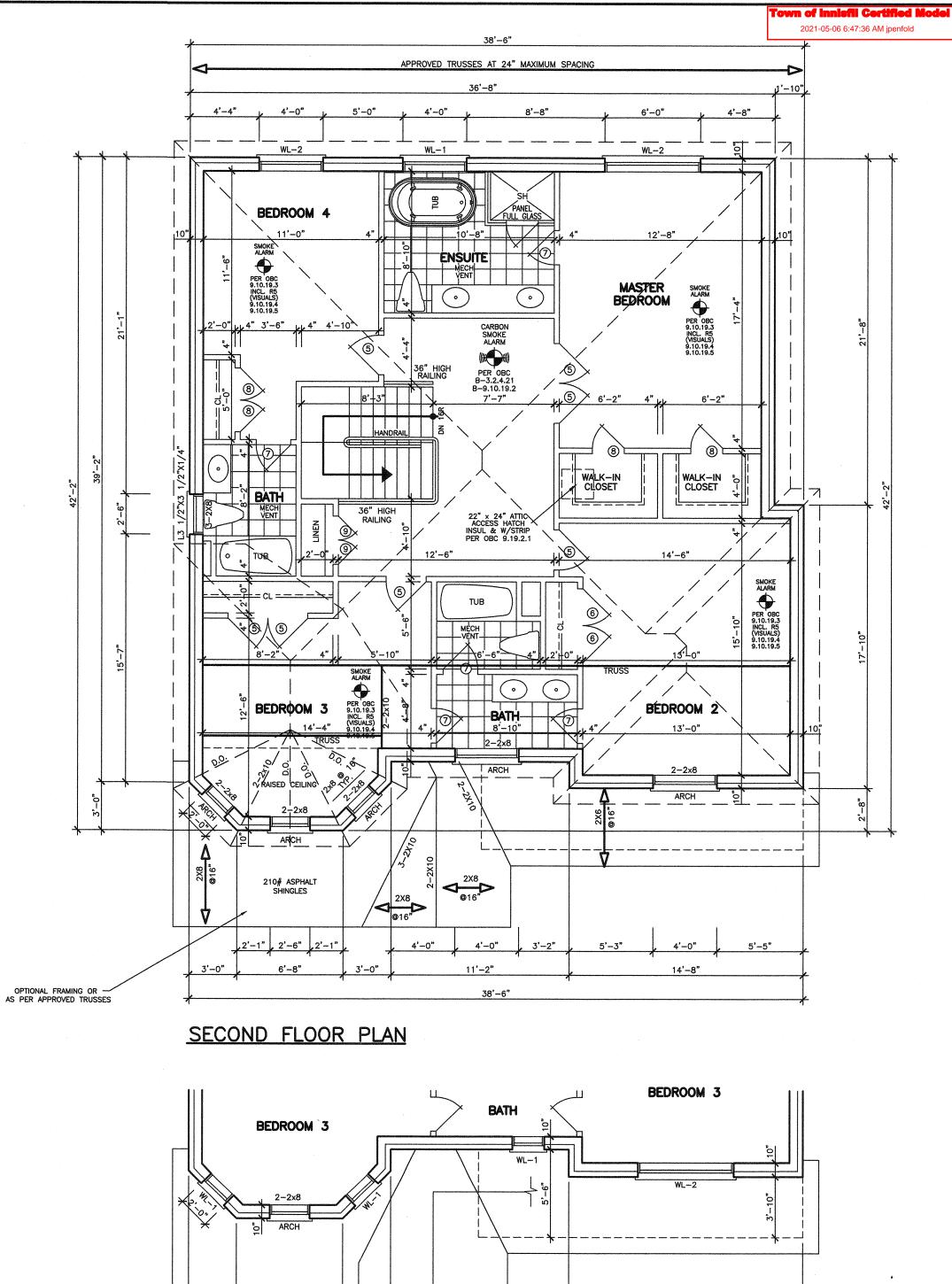
WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC B.9.7

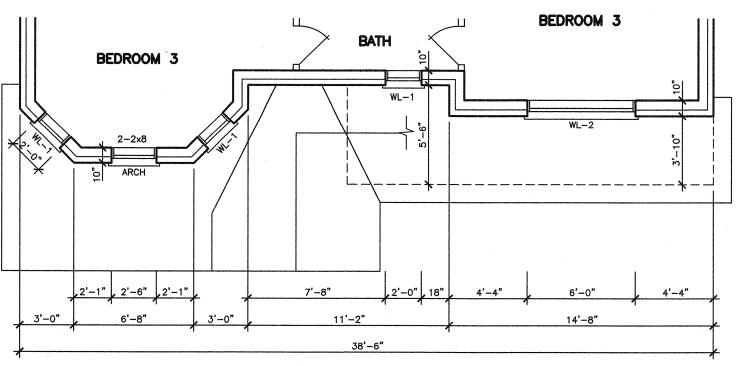
DIMENSIONS FOR RECTANGULAR TREADS RISE MAX. 200 mm, MIN. 125 mm RUN MAX. 355 mm, MIN. 210 mm TREAD DEPTH MAX. 355 mm, MIN. 235 mm [OBC 9.8.4.2]

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

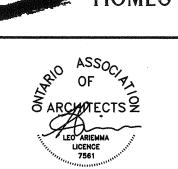
WOOD ROOF TRUSSES SHALL CONFORM TO OBC 9.23.13.11.

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]





SECOND FLOOR PLAN 'B'



**ARCHITECTURAL CONTROL** 

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

Approved

as Noted

MARTIN

ASSOCIATES

REVISIONS

## ARCHITECTURAL DESIGN INC.



56 PENNSYLVANIA AVE.

UNIT 1

CONCORD, ONT. L4K 3V9

TEL 905 660-9393

FAX 905 660-9419

# ARROWHEAD MODEL 2650

PROJECT PROPOSED TWO STOREY DWELLING

DRAWING

FOR: LORMEL HOMES AT: INNISFIL

SECOND FLOOR PLAN PART PLAN JUN '20

N.L. DRAWING NO

A-4SCALE 3/16"=1'-0"

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.

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 B 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.

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

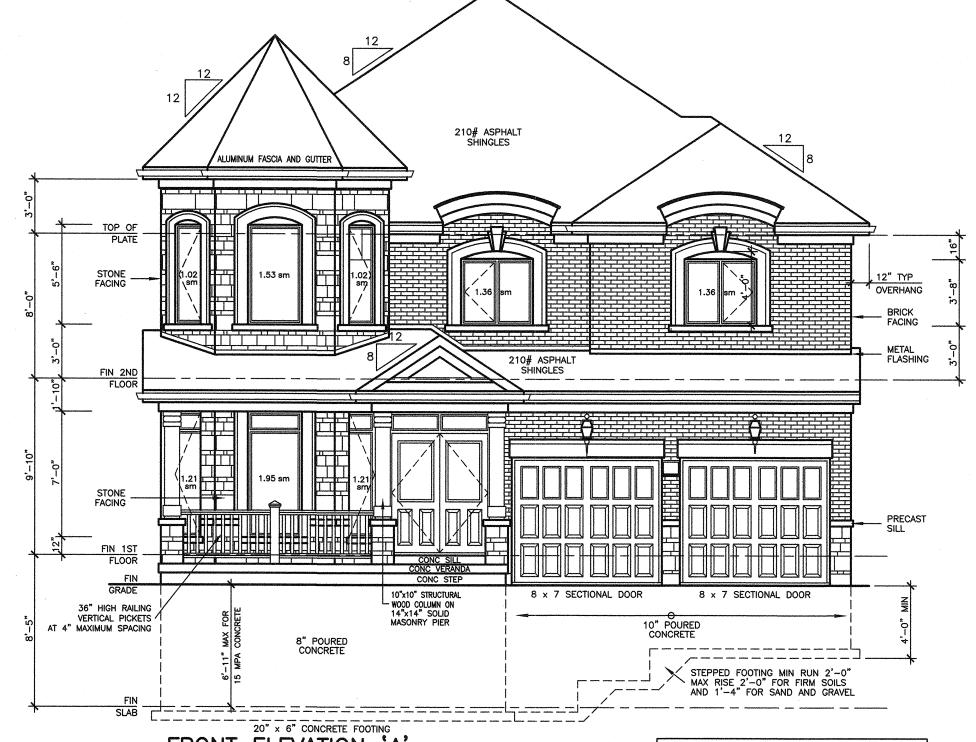
WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3.

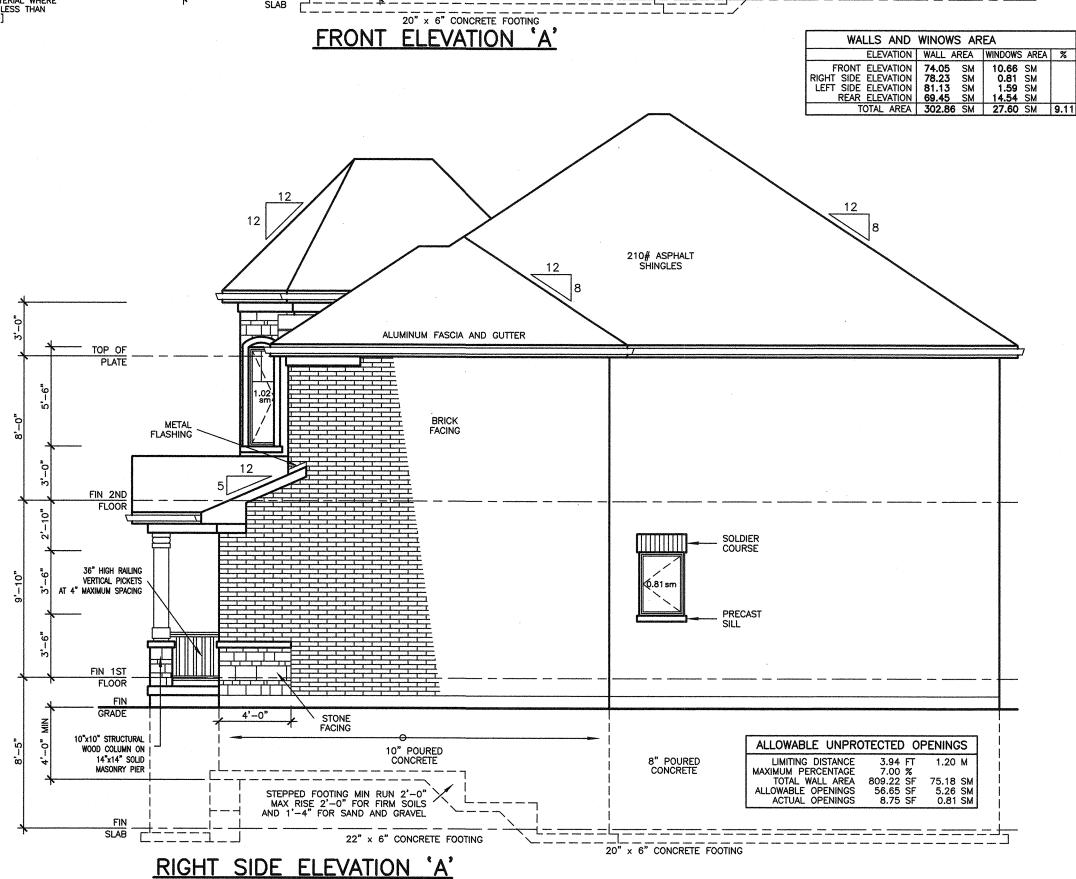
AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY. [OBC 9.34.2.1]

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)]

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, 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)]





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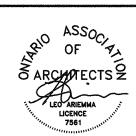
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ARCHITECTURAL CONTROL							
Approved	MARTIN ASSOCIATES						

as Noted This approval is for architectural control review only as defined by the applicable Community Control





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

# ARROWHEAD MODEL 2650

**PROJECT** PROPOSED TWO STOREY DWELLING FOR: LORMEL HOMES AT: INNISFIL

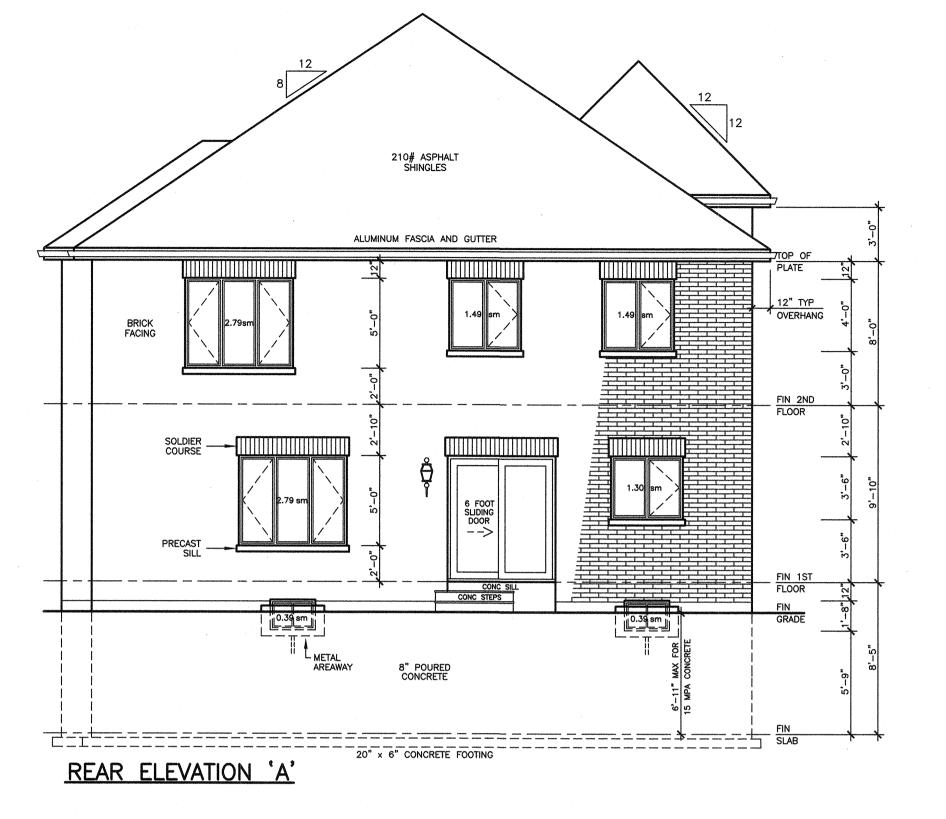
DRAWING ELEVATIONS 'A'

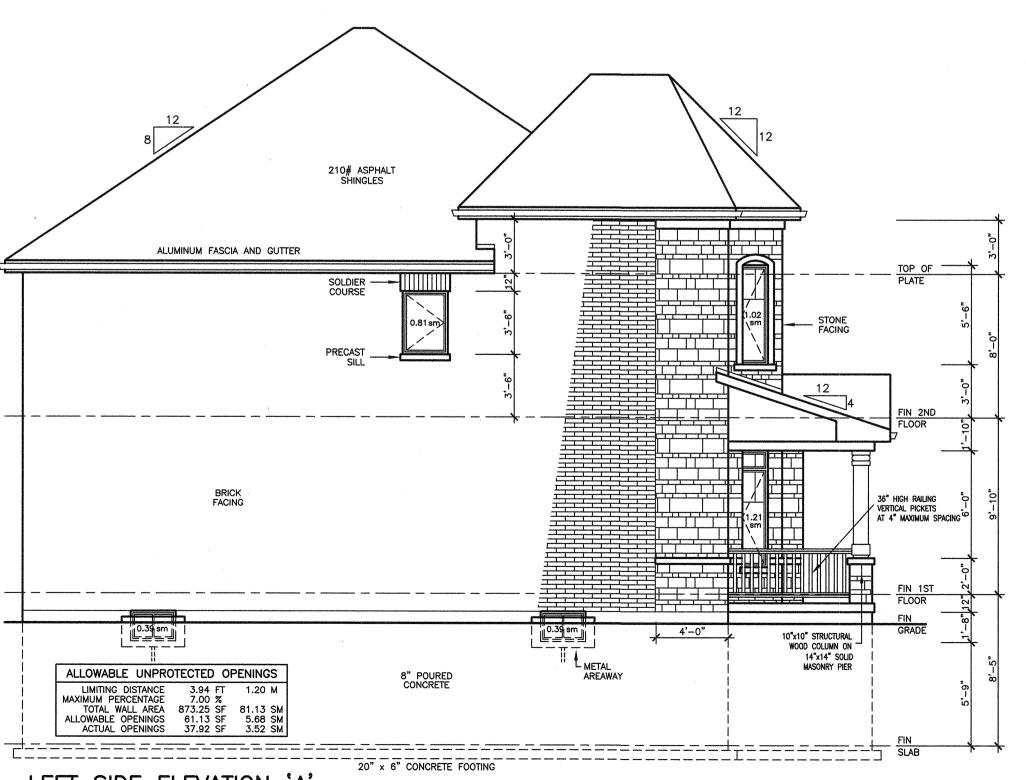
3/16"=1'-0"

JUN '20 N.L. DRAWING NO CHECKED

A-5

47' LOT





LEFT SIDE ELEVATION 'A'

LECHARD KALISHENKO AND ASSOCIATES LIMITED STRUCTURAL ENGINEERS FOR STRUCTURAL DESIGN ONLY

2021-05-06 6:47:37 AM jpenfold

**REVISIONS** 

**ARCHITECTURAL CONTROL** 

ASSOCIATES

Approved as Noted





# ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.

UNIT 1

CONCORD, ONT. L4K 3V9

TEL 905 660-9393

FAX 905 660-9419

# ARROWHEAD MODEL 2650

PROJECT PROPOSED TWO STOREY DWELLING

FOR: LORMEL HOMES AT: INNISFIL

DRAWING ELEVATIONS 'A'

JUN '20 N.L. DRAWING NO

47' LOT

A-63/16"=1'-0'

210# ASPHALT SHINGLES FINISHED GRADE'S PROFILE LINE IS GENERIC AND DOES NOT REFLECT EXACT ELEVATION. 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] TYPES OF GLASS AND PROTECTION OF GLASS SHALL BE IN ACCORDANCE WITH OBC 9.6.1.4. ALUMINUM FASCIA AND GUTTER A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 900 mm ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WHITH 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] 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. THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1. GLASS IN GUARDS CONFORM TO OBC SECTION 9.8.8.1. FLASHING SHALL BE INSTALLED AT ALL INTERSECTIONS LISTED OBC 9.26.4 THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS IN AN EXPOSING BUILDING FACE SHALL CONFORM TO TABLE 9.10.14.4. WHERE SLOPING SURFACES OF SHINGLED ROOFS INTERSECT TO FORM A VALLEY, THE VALLEY SHALL BE FLASHED IN CONFORMANCE WITH OBC 9.26.4.3. FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, CONSTRUCTION OF EXPOSING BUILDING FACES SHALL CONFORM TO OBC 9.10.15.5. 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 WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION. [OBC 9.14.6.3] 6688 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 B 9.15.3.9] REFER TO LOT GRADING / SITE PLAN FOR REQUIRED NUMBER OF EXTERIOR STEPS, DOOR BETWEEN GARAGE AND DWELLING, DECK OR BASEMENT WALKOUT CONDITION. BRICK FACING EVERY SURFACE TO WHICH ACCESS IS 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)] 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] FIN 1ST FLOOR GRADE 10"x10" STRUCTURAL 8 x 7 SECTIONAL DOOR 8 x 7 SECTIONAL DOOR 36" HIGH RAILING VERTICAL PICKETS EXTERIOR FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 150 mm ABOVE FINISHED GROUND LEVEL. [OBC 9.15.4.6] 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, 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)] 10" POURED CONCRETE AT 4" MAXIMUM SPACING VENTING FOR ROOF SPACES SHALL CONFORM TO OBC 9.19.1.2. STEPPED FOOTING MIN RUN 2'-0"
MAX RISE 2'-0" FOR FIRM SOILS
AND 1'-4" FOR SAND AND GRAVEL 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] FRONT ELEVATION 'B' WALLS AND WINOWS AREA FLASHING SHALL BE INSTALLED IN MASONRY AND MASONRY VENEER WALLS IN CONFORMANCE WITH OBC 9.20.13.3.(1). ELEVATION | WALL AREA | WINDOWS AREA | % FRONT ELEVATION 79.48 SM 10.05 SM RIGHT SIDE ELEVATION 80.99 SM 0.81 SM 1.59 SM EFT SIDE ELEVATION 77.49 SM 1.59 SM 14.54 SM TOTAL AREA 307.41 SM 26.99 SM 8.78 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)] 210# ASPHALT SHINGLES ALUMINUM FASCIA AND GUTTER BRICK FACING METAL FLASHING SOLDIER COURSE PRECAST SILL 10"x10" STRUCTURAL ALLOWABLE UNPROTECTED OPENINGS WOOD COLUMN ON 14"x14" SOLID LIMITING DISTANCE 3.94 FT 1.20 M
MAXIMUM PERCENTAGE 7.00 %
TOTAL WALL AREA 809.22 SF 75.18 SM
ALLOWABLE OPENINGS 56.65 SF 5.26 SM
ACTUAL OPENINGS 8.75 SF 0.81 SM 8" POURED CONCRETE

STEPPED FOOTING MIN RUN 2'-0"

MAX RISE 2'-0" FOR FIRM SOILS

AND 1'-4" FOR SAND AND GRAVEL

RIGHT SIDE ELEVATION 'B'

20" x 6" CONCRETE FOOTING

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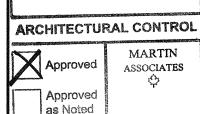
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**FLASHING** 

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# **ARCHITECTURAL** DESIGN INC.

56 PENNSYLVANIA AVE.

UNIT 1

CONCORD, ONT. L4K 3V9

TEL 905 660-9393

FAX 905 660-9419

# ARROWHEAD MODEL 2650

PROJECT PROPOSED TWO STOREY DWELLING

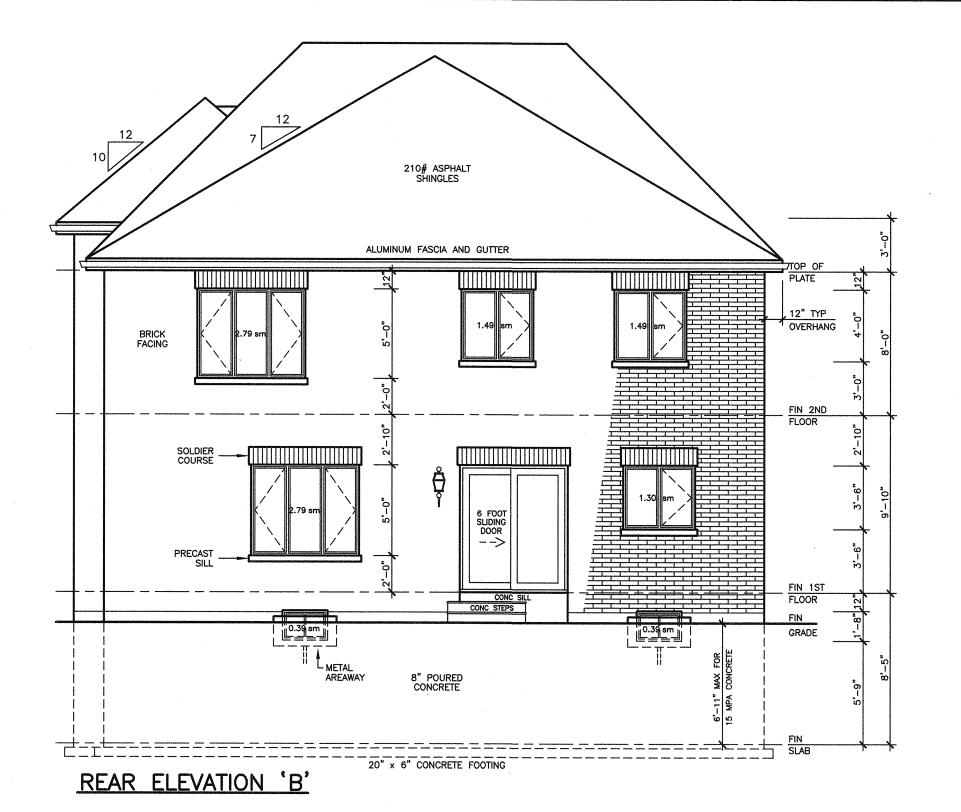
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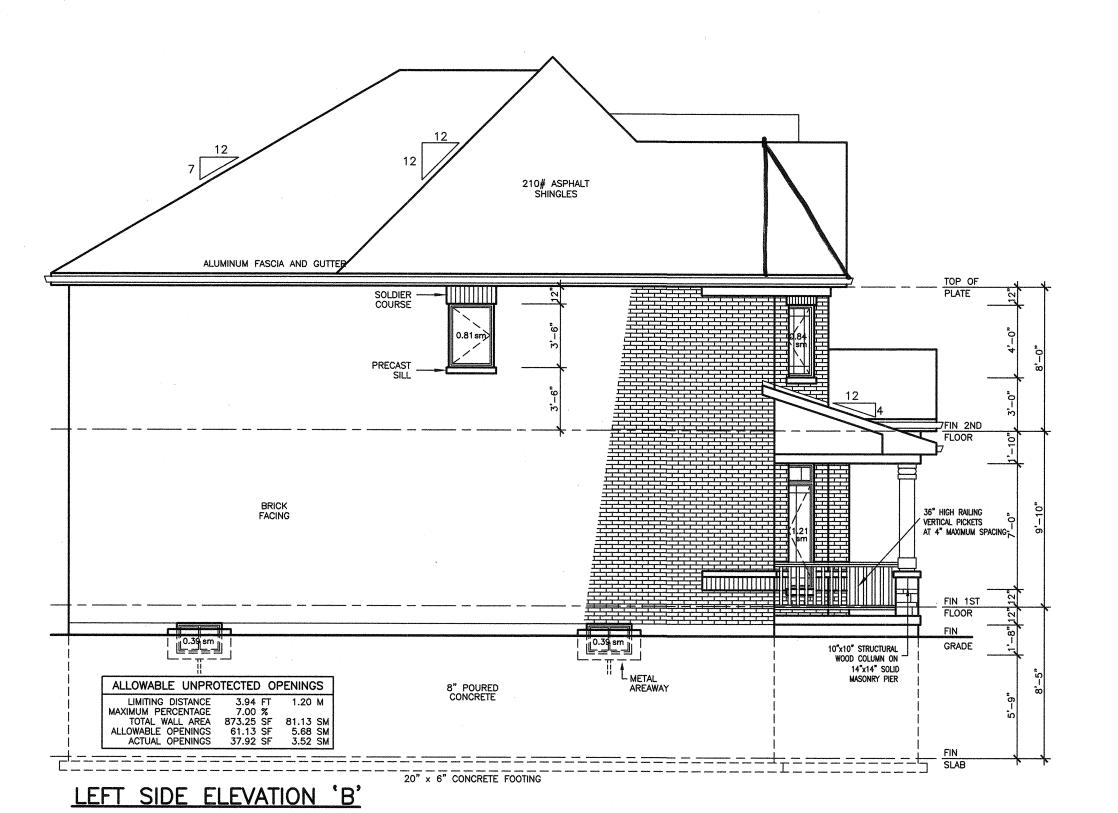
DRAWING ELEVATIONS 'B'

> JUN '20 N.L. DRAWING NO

47' LOT

A-7SCALE 3/16"=1'-0"





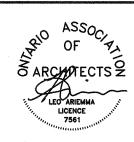


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# ARCHITECTURAL DESIGN INC.

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

# ARROWHEAD MODEL 2650

PROJECT PROPOSED TWO STOREY DWELLING

FOR: LORMEL HOMES AT: INNISFIL

DRAWING

ELEVATIONS 'B'

SCALE 3/16"=1'-0"

JUN '20 N.L. DRAWING NO 8-A

47' LOT

### FOOTINGS AND SLABS

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 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 MPg (3,600 psi) AFTER 28 DAYS.

STEPPED FOOTINGS SHALL HAVE A MINIMUM RUN OF 600 mm (23-5/8") AND SHALL HAVE A MAXIMUM RISE 0F 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 8x6x6/6 WELDED WIRE MESH. REINFORCING FOR CONCRETE SLABS RESTING ON EARTH BELOW GRADE IS OPTIONAL.

### CONCRETE FOUNDATION WALLS

BITUMINOUS OR OTHER WATERPROOFING MATERIAL SHALL BE APPLIED OVER THE PARGING OR POURED CONCRETE BELOW GROUND LEVEL. 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 CONCRETE2.1 m (6'-11")

240 mm (9-1/2") CONCRETE BLOCK 1.8 m (5'-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") C.C. VERTICALLY AND TRUSS-TYPE REINFORCEMENTS AT 400 mm (16") C.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  $\times$  100 mm (4  $^{\circ}$ 4  $^{\circ}$ ) By 9.5 mm (3/8  $^{\circ}$ ) 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 (148") OC SPRUCE AT 400 mm Ok 38 mm × 140 mm (2\*x6") SPRUCE AT 400 mm (16") O.C.
UNLESS NOTED OTHERWISE, ON 6 MIL POLYETHYLENE
ON 200 mm (8") HIGH POURED CONCRETE OR CONCRETE BLOCK CURB
ON 300 mm × 200 mm (14"x8") CONCRETE FOOTINGS WITH

FIRE SEPARATION

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 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 WALL SUFFATHING.

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).

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 WAY 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 BE CONFIRMED PRIOR TO CONSTRUCTION. FOR ENGINEERED TRUSS JOISTS, REFEI 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 9.17.3.
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
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 BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLES A-13
FIROUGH A-10.
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLES A-13
FIROUGH A-10.
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS SHALL CONFORM TO TABLES A-8
THROUGH A-10.
MAXIMUM SPANS FOR BUILT-UP WOOD FLOOR
BEAMS 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.

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

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 9.8.2.2]

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, IN INTERIOR 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 9.8.7.4(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] GRANULAR MATERIAL USED TO DRAIN THE BOTTOM OF A FOUNDATION SHALL CONFORM TO OBC 9.14.4.1.

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  $\rm m^2$  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 9.39. 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 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 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. [OBC 9.6.8.5]

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)] GUARDS SHALL CONFORM TO OBC 9.8.8 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. WHERE MEMBRANE MATERIALS ARE USED TO PROVIDE THE REQUIRED AIRTIGHTNESS 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 CAM/ULC-\$610-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)]

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, 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 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 A HOUSE OR DWELLING UNITS. [OBC 9.34.2.3(2)]

# SECOND FLOOR

ATTICS AND ROOF SPACES SHALL CONFORM TO OBC 9.4.2.4.

A LIGHTING OUTLET WITH FIXTURE SHALL BE PROVIDED FOR AN ATTACHED, BUILT—IN OR DETACHED GARAGE OR CARPORT. [OBC 9.34.2.6]

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.

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 STEEDING SHALL COMEDIA TO TABLE 0.7.2.3 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 RREAD DEPTH MAX. 355 mm, MIN. 235 mm

TREAD DEPTH N [OBC 9.8.4.2] 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] 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]

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

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 MATERAL 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. (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 SOIL SHALL BE PROVIDED WITH THERMAL INSULATION IN CONFORMANCE WITH OBC SECTIONS 12.2

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 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 SIDEN DOORS, AND
(D) GLASS IN SIDEN DOORS, 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/COSB-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS", OR

(B) WIRED GLASS CONFORMING TO CAN/COSB-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 500 mm, AND THE HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 mm [OBC 9.15.3.8]

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)]

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]

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]

THE SLOPE OF ROOF SURFACES, ON WHICH ROOF COVERINGS MAY BE APPLIED, SHALL CONFORM TO OBC 9.26.3.1.

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]

2021-05-06 6:47:37 AM jpenfold

# BASEMENT/1st/2nd

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 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)]

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.

DIMENSIONS OF REQUIRED LANDINGS SHALL CONFORM TO OBC 9.8.6.3.

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 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.

# ELEVATION / 1st

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 FLEVATION (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)]

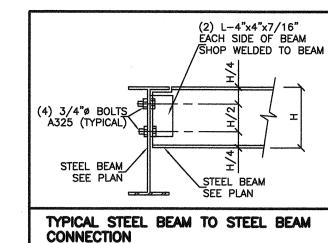
FOR BUILDINGS CONTAINING ONLY DWELLING UNITS, EACH EXPOSING BUILDING FACE AND ANY EXTERIOR WALL LOCATED ABOVE AN EXPOSING BUILDING FACE THAT ENCLOSES AN ATTIC OR ROOF SPACE SHALL (A) HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN. WHERE THE LIMITING DISTANCE IS LESS THAN 1.2 m, BUT NOT LESS THAN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

# BASEMENT / ELEV

COLUMNS THAT SUPPORT A DECK WITH NO SUPERSTRUCTURE NEED NOT BE PROMDED 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)]

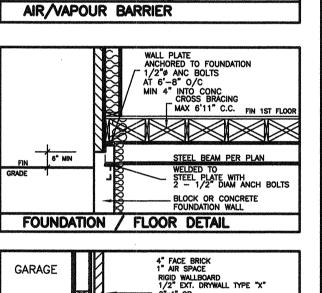
## LOAD INFORMATION SPECIFIED SNOW LOAD = 1.8 KPA SPECIFIED RAIN LOAD = 0.4 KPA.

UNFACTORED DEAD LOAD = 15 P.S.F. UNFACTORED LIVE LOAD = 40 P.S.F.,



D00	R SCHEDULE		
1 =	34"X 80" x	1¾" EXTER	RIOR
2 =	32"X 80"x	1¾" EXTER	NOR
3 =	32"X 80"x	1¾" GARAGE,	, GASPROOF + CLOSER
4 =	32"X 80"x	1¾" INTERI	OR
5 =	30"X 80"x	1¾s" INTERI	OR
6 =	28"X 80"x	1¾s" INTERI	OR
7 =	26"X 80" x	1¾s" INTERI	OR
8 =	24"X 80"x	1¾s" INTERI	OR
9 =	18"X 80"×	13/8" INTERI	OR

# NOTE: 1. HEATING DUCT UNDER BATHROOM OR KITCHEN FLOOR TO PROVIDE SMALL AMOUNT OF AIR DISCHARGE HEATED SPACE COLD & HOT WATER PIPES (MIN RSI 5.46(R31) INSUL) SPRAYED INSULATION --ON WALL AND CEILING UNHEATED SPACE (GARAGE) SECTION OF INSULATED GARAGE CEILING N-3



**EAVE PROTECTION** OBC 9.26.5

SHINGLE, SHAKE OR TILE ROOF

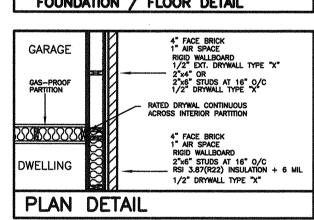
AIR/VAPOUR BARRIER 0.15 mm (0.006") POLYETHYLENE EXTERIOR SHEATHING

EDGE OF

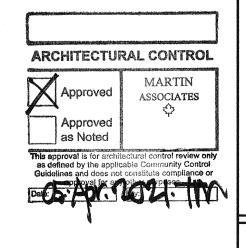
<del>38888888888888888888</del>

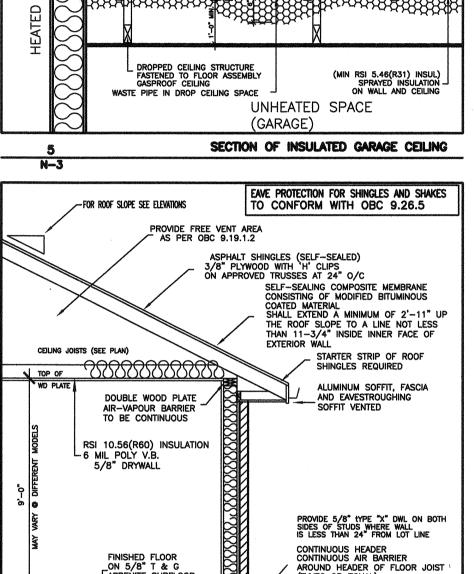
ALL AIR/VAPOUR BARRIER JOINTS SHALL BE SEALED, OR LAPPED AT LEAST 100 mm (4") AND CLAMPED BETWEEN FRAMING MEMBERS, FURRING OR BLOCKING AND RIGID PANELS -

VAPOUR BARRIER ---



LINTEL SCHEDULE
$L-1 = (2) \text{ LINTELS } 3\frac{1}{2}^{n} \times 3\frac{1}{2}^{n} \times \frac{1}{4}^{n}$
$L-2 = W8 \times 18 + \frac{1}{4}$ " PLATE
$WL-1 = 3\frac{1}{2}$ " x $3\frac{1}{2}$ " x $\frac{1}{4}$ " + (2) 2" x 8" #1 SPRUCE
$WL-2 = 5" \times 3\frac{1}{2}" \times \frac{5}{16}" + (2) 2" \times 10" #1 SPRUCE$
$WL-3 = 5" \times 3\frac{1}{2}" \times \frac{3}{8}" + (2) 2" \times 12" #1 SPRUCE$
$WL-4 = 6" \times 3\frac{1}{2}" \times \frac{5}{8}" + (3) 2" \times 12" #1 SPRUCE$





(TYVEC OR EQUAL)

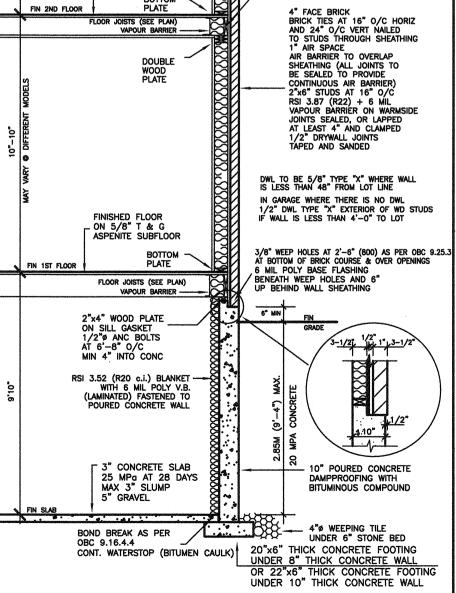
ASPENITE SUBFLOOR

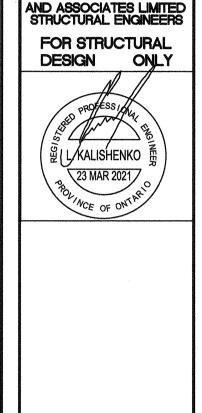
FLOOR JOISTS (SEE PLAN)

FIN 2ND FLOOR

**CROSS SECTION** 

PLATE



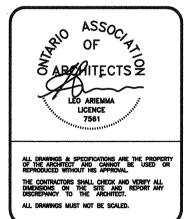


**REVISIONS** 

LEONARD KALISHENKO

JA 16 18

OBC 2012





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

**GENERAL NOTES** DRAWING NO JAN '18 GN-12

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

(UNLESS OTHERWISE NOTED)