CONSTRUCTION NOTES: COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT (UNLESS OTHERWISE NOTED) -ALL CONSTRUCTION TO CONFORM TO THE ONTARIO

BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1 FOOTINGS / SLABS:

TYPICAL STRIP FOOTING: O.B.C. 9.15.3. -BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL FTG. TO HAVE CONTINUOUS KEY FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT) -REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS) 7 O.B.C. 9.15.3.5.

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY -13" X 4" (330mm X 100mm)

-2 STOREY -19" X 6" (485mm X 155mm) -3 STOREY - 26" X 9" (660mm X 230mm -1 STOREY - 10" X 4" (255mm X 100mm)

-2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm) 2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9,15.3.6.
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)
-2 STOREY MASONRY - 26" X 9" (650mmX 230mm) -2 STOREY STUD - 18" X 5" (450mm X 130mm) -3 STOREY MASONRY - 36" X 14" (900mm X 360mm) 3 STEP FOOTING:

O.B.C. 9.15.3.9.

-3" (75mm) CONCRETE SLAB

-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL 4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.

-4" (100mm) MIN. DIA, LAID ON UNDISTURBED OR WELL COMPACTED SOIL WY TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED E SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL. BASEMENT SLAB: O.B.C. 9.13. & 9.16.

-2200psi (15MPq) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. -DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPg) COMPRESSIVE STRENGTH AFTER 28 DAYS -4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO LOOR DRAIN PER O.B.C.9.31.4.4.

-R10 (RS1 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 -JNI ESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9) SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS -DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN, 3600psi(25MPa)
COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RS1 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6)) -4" (100mm) OF COURSE GRANULAR MATERIAL -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG. -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3. -FLOOR DRAIN PER O.B.C.9.31.4.4.

A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9) 6 GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W, 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-4" (100mm) OF COURSE GRANULAR MATERIAL

UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE

-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED. 7 PILASTERS: PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)

PELOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

BEAM POCKET 4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE. 1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2. STRUCTURAL COLUMNS IZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa). 8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3. -FIXED COLUMN -MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx ,35mm) STEEL BTM, PLATE FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.) - 34" X 34" X 16" -MAX. 9'-10" (2997mm) (860mmX 860mmX 400mm)

-MAX. 16'-0" (4880mm) - 44" X 44" X 21" (1120mmX 1120mmX 530mm) 3 STOREY -MAX. 9'-10" (2997mm) - 40" X 40" X 19" 0mmX 1010mmX 480mm) -MAX. 16'-0" (4880mm) -51" X 51" X 24" - (1295mmX 1295mmX 610mm) -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS 9 WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.

-3-2"xx" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER
W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED
TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C. -WRAP COLUMN BASE W/ 6 MIL POLY COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB) -34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED

N BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES) -2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C -WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE TWEEN ADJACENT BEAMS

-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM) 2"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH WALL ASSEMBLIES:

14 FOUNDATION WALL: O.B.C. 9.15.4.2. -FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT. -8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3"-11" (1200mm) & MAX. SUPPORTED HEIGHT
OF 7"-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9":0" (2750mm) IN LATERALLY SUPPORTED HEIGHT. -10" (250mm) SOLID 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT

OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. -LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4 WALL SHALL EXTEND A MIN. 5 7/8" (1.50mm) ABOVE GRADE INSULATE W A210 A MIN. 376 (13011) ABOVE FROM UNDERSIDE OF UBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF 17 INTERIOR STUD WALLS: BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.) ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1,76)RIGID INSULATION W/ 4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION CK FILL W/ NON-FROST SUSCEPTIBLE SOIL REDUCTION OF THICKNESS:

ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS "HAN 3-1/2" (90mm) THICK. -WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO -TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) FRTICALLY O.C. & 2'-11" (900mm) HORIZONTALL THE STACE BETWEEN WALL AND FACING SOLID W/ MORTAR WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK DAMPPROOFING & WATERPROOFING:

DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 19 PARTY WALL - BLOCK: -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRAD A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO TO THE U/S OF ROOF DECK -SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ O.B.C. 9.14.2.1.(2) (3) (4) MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE 2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES WATERPROOFED AS PER O.B.C. 9.13.3.

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING. ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE 40) FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8-0" OPENING) -3-20M BARS IN TOP PORTION OF WALL (8-0" TO 10° -0" OPENING) -4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING ARS STACKED VERTICALLY AT INTERIOR FACE OF WALL. -BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER -BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING. 15 FRAME WALL CONSTRUCTION:

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

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

/2" (12.7mm) GYPSUM BOARD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. 2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C. -220 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12.T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -TAPE AND SEAL ALL JOINTS GAS TIGHT REQ. INSULATION VALUES: NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -RIGID INSULATION = 20.00 -LOW DENSITY CONCRETE BLOCK = 1.70 -WOOD FRAME W/ GYPSUM = 2.72 AIR FILM - MOVING BE SPACED @ 12" (300mm) O. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING -AIR FILM - STILL TOTAL "R" VALUE

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING: NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS). -Vinyl siding is permitted per o.b.c. 9, 10, 15,5,(3), over 1/2" (12,7mm) Gypsum exterior sheathing which replaces exterior plywood or equiv.

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C.

RRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOI BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR

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

-2. A (Solithin Astrony) Co. On Bottom Fig. when 3 storeys.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &

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

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

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

-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE

INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

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

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

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

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

/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

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

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

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

NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

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

PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

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

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

MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT

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

-BAILO ON STORM SILES UNDER OF ENINGS, TEASIFIED UNDER OF ENINGS OF EACH OF ENINGS, TEASIFIED UNDER OF

min. R22 (RSI 3.87) Insulation (Zone 1. obc Sb-12 T.3.1.1.2.A.) Continuous air/vapour barrier in Conformance W/ O.B.C.- 9.25.3.

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

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

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

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

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)

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

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

ALTERNATE BRICK VENEER CONSTRUCTION:

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

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

-REFLACE R22 (R3) 3.67) INSULATION WITH R22 (R3) 3.67) ABSURF INVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 Kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS

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

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

(25mm) AIR SPACE 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C.

O.C. ON BOTTOM FLR. WHEN 3 STOREYS

-BRACE W/ CONT. 16 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM.
PLATE FOR THE FULL LENGTH OF WALL, OR

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

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

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

1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

-FOR 2 FLOORS SUPPORTED ABOVE, 2"X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2"X 6" (38mmX 140mm) STUDS ARE

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

HE FOLLOWING MATERIALS: ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

REPLACE R14 (RS) 2.46) INSULATION WITH R14 (RS) 2.46) ABSORPTIVE
NSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT

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

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

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

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

ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/

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

/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

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

O.B.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

/2" (12,7mm) GYPSUM BOARD BOTH SIDES. /2" (12,7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. OOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.

SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)

-7 / 72 (1701111) NOLLOW BLOCK (NORMAL WEIGH) AGGREGATE)
-5TAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER
O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

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

PARTY WALL - BLOCK (AGAINST GARAGE):

7mm) GYPSUM BOARD BOTH SIDES

BEARING STUD WALL (BASEMENT):

DBL. 2" X 4" OR 2" X 6" TOP PLATE.

DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

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

-BASI LEASHING WILL STREAM (130HINI) BEHIND WALE STREAM (130HINI) BEHIND W

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

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

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

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

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

OBCSB-3WALL = EW1b(STC = N/A EIRE = 45 MIN)

9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD

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

16b BRICK VENEER CONSTRUCTION @ GARAGE:

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

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

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

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

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

THE POLLOWING MATERIALS.

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

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

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

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

MANUFACTURER'S SPECIFICATIONS).

BRICK VENEER CONSTRUCTION:

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

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

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

ON -VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID

150 ALTERNATE FRAME WALL CONSTRUCTION:

/2" (12.7mm) GYPSUM BOARD.

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

MANUFACTURER'S SPECIFICATIONS).

15b FRAME WALL CONSTRUCTION @ GARAGE:

ULL LENGTH OF WALL.

OF WALL -SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY -7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING -EYERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1) WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER

(9b) FIREWALL:
O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES

20 PARTY WALL - FOUNDATION: -7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) MPRESSIVE STRENGTH AFTER 28 DAYS
UNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TO FOOTINGS TO THE U/S OF ROOF DECK -2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2 X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES -SOLIND ABOUTED AND AN AMERICAN AND AN AMERICAN AMERICAN OF THE STATES O 90% OF THE CAVITY.

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

- IF 2"X6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE

ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C. GARAGE WALL & CEILING: 12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT

-IAPE AND SEAL ALL JOINIS GAS TIGHT
R22 (RSI 3.87) INSULATION IN WALLS,
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS). 1/2" (12.7mm) GYPSUM BOARD
ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH I - 3 1/4" (82mm) TOE NAILS BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O. WALLS ADJACENT TO ATTIC SPACE:

12.7mm) GYPSUM BOARD TINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4. 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. 2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE. ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1. 23 DOUBLE VOLUME WALLS:

-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING TUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT -SOLID BRIDGING AT 3'-11" (1200mm) O.C -MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION

240) SUNKEN FINISHED AREAS: -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. - WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION ALLS INSTEAD OF USING BEARING POSTS

25 DOUBLE MASONRY WYTHE WALL: /2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER -6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR OISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVIT

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

/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4' ILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1"
5mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ILL BED OF MORTAR. BRIDGING & STRAPPING:

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

STRAPPING (a) d) FURRING OR PANEL TYPE CEILING -STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS. 28 FLOOR ASSEMBLY:

O.B.C. 9.23.14.3, 9.23.14.4 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS 29 PORCH SLAB:

-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB - 174 (Soffin) ELDA COURT ROM ITE BUTTON OF THE SLAB 37 (75mm) END BEARING ON FOUNDATION WALL -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.6 A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2" 30 EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" 15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS . [CUT DIAGONALLY] @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES: ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR /ENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF

CEILING AREA) -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. DD 1/2" (12 7mm) GYPSUM BOARD W/ PAINTED CEILING OR ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.) SOO EXTERIOR FLAT ROOF ASSEMBLY: SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) REQUIRED FOR OVER HEATED SPACES: ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR /ENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES 31 TYPICAL ROOF:

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVES PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRÀDE) WITH "H" CLIPS PPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S AYOU1) TRUSS BRACING AS PER TRUSS MANUFACTURER -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

-R60 (RSI 10.56) INSULATION IUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. -1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.) VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4 -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO FXTEND LIP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LATEND OF THE ADDOCT SECTE WINN, 2-TH CONTINITY FROM EDGE TO A LINE F LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. LEAVES PROTECTION LAID BENEATH STARTER STRIP. LEAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1. TARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) -2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm) -R31 (RSI 5.46) INSULATION -MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4. (33) CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (387mm X 89mm) COLLAR TIES AT MIDSPANS -CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. -HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON (34) ATTIC ACCESS HATCH:

BC 9.19.2.1. & SB-12 3.1.1.8.(1) -19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL: 5 PRIVATE STAIRS: O.B.C. 9.8.4. = 7-7/8" (200mm) -MAX, RISE = 8-1/4" (210mm) = 9-1/4" (235mm) -MIN. TREAD -MIN. HEADROOM = 6'-5" -MIN. WIDTH = 2'-10" (860mm)
(BETWEEN WALL FACES)
-MIN. WIDTH = 2'-11" (900mm)

(EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS: -MIN. AVG. RUN = 7.7/8" (200mm) -FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISF OUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

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

HEIGHT:
O.B.C. 9.8.7.4 - 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX. - 2-10 (IO970mm) WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING -HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP

STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED 350) PUBLIC STAIRS: = 7-3/32" (180mm)

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS: O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1 100mm)
TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH

HEIGHT: O.B.C. 9.8.7.4 O.B.C., Y.B.7.4

- 2-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)
- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A
STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING PROJECTIONS: O.B.C. 9.8.7.6 O.B.C. 7.8.7.6

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED

WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN

WIDTH OF THE STAIR TERMINATION: O.B.C. 9.8.7.3 ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE ROM DEFECTS PER OBC 9.8.9.6.(4)
STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, ANDING AND THE BEGINNING AND END OF A RAMP. (36) INTERIOR GUARDS: O B.C. SB-7 & 9.8.8.3.

O.B.C. SB-7 & 9.8.8.3.

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

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

-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS PICKETS TO HAVE 4" (100mm) MAX. SPACING GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH 360 EXTERIOR GUARDS: O.B.C. SB-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN

SUARDS TO BE 3'-6" (1070mm) -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2-11" (900mm) HIGH -FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE. -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH 360 EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPANNING MAXIMUM OF 6'-0". -PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5. GUARDS TO BE 3'-6" (1070mm) -FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO RADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. -FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3
ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. ROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION. 7 \rangle -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE

39 -CAPPED DRYER VENT

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT
WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

42) -PRECAST CONC. STEP -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND MOKE ALARM, O.B.C.- 9.10.19 SMOKE ALARM, O.B.C.- Y.10.1 Y.

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

-PROVIDE 1 IN EACH BEDROOM

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS

-INSTALLED AT OR NEAR CEILING

-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL
ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENI -ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4. HERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED JACENT TO EACH SLEEPING AREA.

AA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

\ -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.
UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED -GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15. 48) -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE

LIMITED TO ONE FLOOR EXCEPT;

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3"-3" (1000mm) ABOVE FLOOR AND 23"-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER: -MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ -TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION A" X 14" MASONRY VFNFFR SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED
FER O.B.C. 9.20.9.4.
3/4" AIR SPACE AROUND POST. IN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND ER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. -14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST

FR TO ELEVATION DRAWINGS FOR HEIGHT OF CAP -REFER TO ELEVATION DRAWINGS FOR REIGHT OF AT .
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4. 190) EXTERIOR COLUMN: AIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR, SURROUND ER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE

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

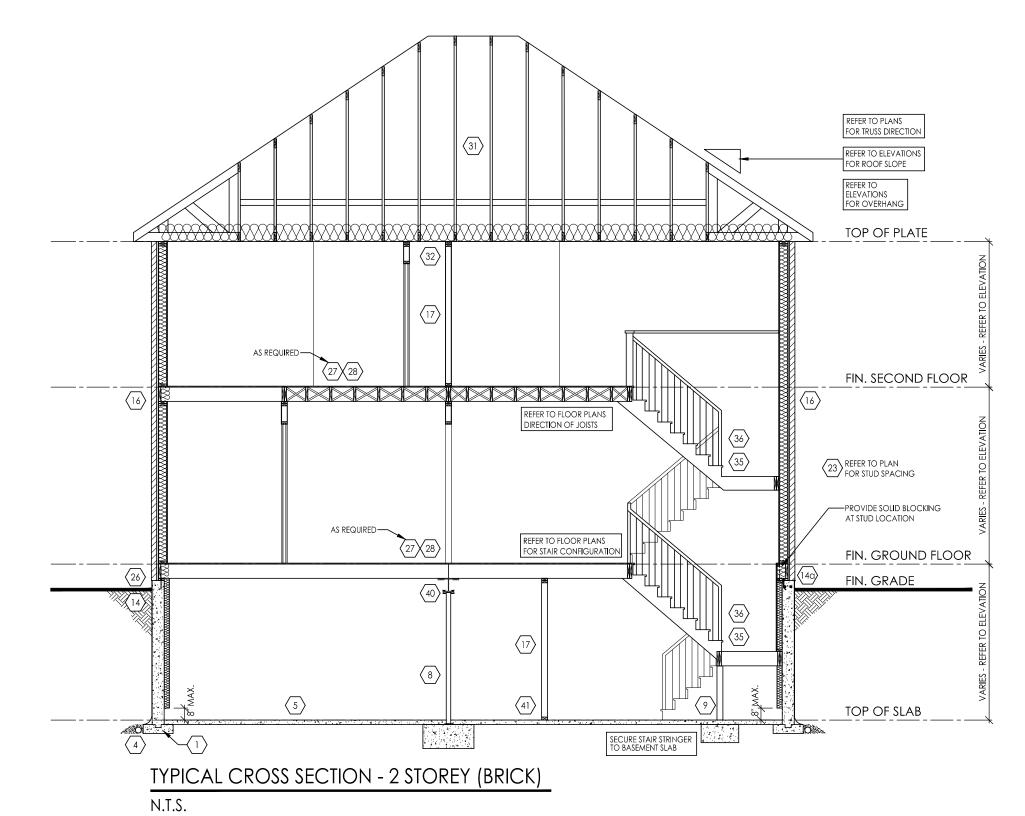
COLD CELLARS: FOR COLD CELLARS PROVIDE THE FOLLOWING VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA COVER VENT W/ BUG SCREEN WALL MOUNTED LIGHT FIXTURE -WALL MOUNIED LIGHT FIXTURE
-L1+L7 FOR DOOR OPENING
-2-8" X 6-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

STUD WALL REINFORCEMENT: BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.13.(4)(5) RAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2) FRAME CONSTRUCTION: -ALL FRAMING LUMBER TO BE NO.1 AND No. 2 SPF UNLESS NOTED

ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND -ROUP LOADING IS BASED ON 1.3KPG SPECIFIED COMPOSITE SNOW AND RAIN LOADS.

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" OUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING Parallel Pariiiions -Beams to be placed under loadbearing walls when walls are PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN HEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER. WINDOWS:

VINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER -MINDOWS 10 BE SEALED 10 ITEL AIR & MAT ON WARNING
-MINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL
HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF
1.6 W/(m2.K) OR
-AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING KYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFFR OF FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17% ◆ CLIENT SPECIFIC REVISIONS



GROSS GLAZING AREA - EL. 'A' TOTAL PERIPHERAL WALL AREA 7004.07 SF 650.68 m² FRONT GLAZING AREA 190.03 sf 17.65 m² LEFT SIDE GLAZING AREA 206.33 SF 19 17 m² RIGHT SIDE GLAZING AREA 142.66 SF 13.25 m² REAR GLAZING AREA 321.84 SF 29.90 m² TOTAL GLAZING AREA 860.86 SF 79.97 m² TOTAL GLAZING PERCENTAGE 12.29 %

> THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTI

<u>WOOD BEAMS</u>	<u>LINTELS</u>	<u>DOORS</u>	<u>LEC</u>	GEND I	Areas:	
WD1 3/ 2" X 8" SPR WD2 4/ 2" X 8" SPR WD3 5/ 2" X 8" SPR WD4 3/ 2" X 10" SPR	L1 2/ 2" X 8" SPR L3 2/ 2" X 10" SPR L5 2/ 2" X 12" SPR	A 865x2030x45 (2'10"x6'8"x1-3/4") B 815x2030x35 (2'8"x6'8"x1-3/8") C 760x2030x35 (2'6"x6'8"x1-3/8") D 710x2030x35 (2'4"x6'8"x1-3/8")	SMOKE ALARM (44) CARBON MONOXIDE (45) ALARM (CMA) WATERPROOF DUPLEX OUTLET	FLAT ARCH 2 STORY WALL EXT. LIGHT FIXTURE (WALL MOUNTED)		ELE SF
WD5 4/ 2" X 10" SPR WD6 5/ 2" X 10" SPR WD7 3/ 2" X 12" SPR WD8 4/ 2" X 12" SPR	L7 3-1/2" X 3-1/2" X 1/4" L L8 4-7/8" X 3-1/2" X 1/4" L L9 4" X 3-1/2" X 1/4" L	E 460x2030x35 (1'6"x6'8"x1-3/8") F 610x2030x35 (2'0"x6'8"x1-3/8")	□ VENTS AND INTAKES □ HOSE BIB □ TANAMATER FOR THE PROPERTY OF THE PROPERTY O	HYDRO METER G GAS METER DJ DOUBLE JOIST	BASEMENT FLOOR PLAN	230
WD6 47 2 X 12 3FR WD9 5/ 2" X 12" SPR WD10 2/ 1 3/4" X7 1/4" (2.0E) LVL WD11 3/ 1 3/4" X7 1/4" (2.0E) LVL	L10 4-7/8" X 3-1/2" X 5/16" L L11 4-7/8" X 3-1/2" X 3/8" L L12 4-7/8" X 3-1/2" X 1/2" L	G OVER SIZED EXTERIOR DOOR STEEL BEAMS	⟨38⟩ EXHAUST FAN	PT PRESSURE TREATED LUMBER GT GIRDER TRUSS	GROUND FLOOR PLAN SECOND FLOOR PLAN	2843 3223
WD12 2/ 1 3/4" X9 1/2" (2.0E) LVL WD13 3/ 1 3/4" X9 1/2" (2.0E) LVL WD14 2/ 1 3/4" X11 7/8" (2.0E) LVL	L13 5-7/8" X 3-1/2" X 3/8" L L14 5-7/8" X 3-1/2" X 1/2" L L15 5-7/8" X 4" X 1/2" L	ST1 W 6 X 15 ST2 W 6 X 20	FIRE PLACE VENT DRYER VENT	AFF ABOVE FINISHED FLOOR BBFM BEAM BY FLOOR MANUF (FL) FLUSH	SECOND FLOOR PLAN OTB	(16.
WD15 3/ 1 3/4" X11 7/8" (2.0E) LVL WD16 2/ 1 3/4" X14" (2.0E) LVL WD17 3/ 1 3/4" X14" (2.0E) LVL	L16 7-1/8" X 4" X 3/8" L L17 7-1/8" X 4" X 1/2" L	ST3 W 8 X 18 ST4 W 8 X 21	FLOOR DRAIN SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER) POINT LOAD	(DR) DROPPED 'DO' REPEAT SAME JOIST SIZE U/S UNDER SIDE FG FIXED GLAZING GB GLASS BLOCK	COVERAGE INC PORCH	4110
		ST5 W 8 X 24		BG BLACK GLASS	COVERAGE NOT INC PORCH	3630

	ELEVAT	ELEVATION 'A'		
	SF	SM		
BASEMENT FLOOR PLAN	230.2	21.4		
GROUND FLOOR PLAN	2843.9	264.2		
SECOND FLOOR PLAN	3223.8	299.5		
SECOND FLOOR PLAN OTB	(16.0)	(1.5)		
TOTAL AREA	6281.9	583.6		
COVERAGE INC PORCH	4110.5	381.9		
COVERAGE NOT INC PORCH	3630.5	337.3		





I. NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN design responsib**i**lity for the des**i**gn work on behalf DF **rn design ltd**,under division c,part-3 subsection-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

FIRM BCIN: OCTOBER 04, 2011

AO TITLE SHEET

QUALIFIED DESIGNER BCIN:

A1 BASEMENT FLOOR PLAN ELEV 'A' A2 GROUND FLOOR PLAN ELEV 'A'

A3 SECOND FLOOR PLAN ELEV 'A' A4 FRONT ELEVATION 'A'

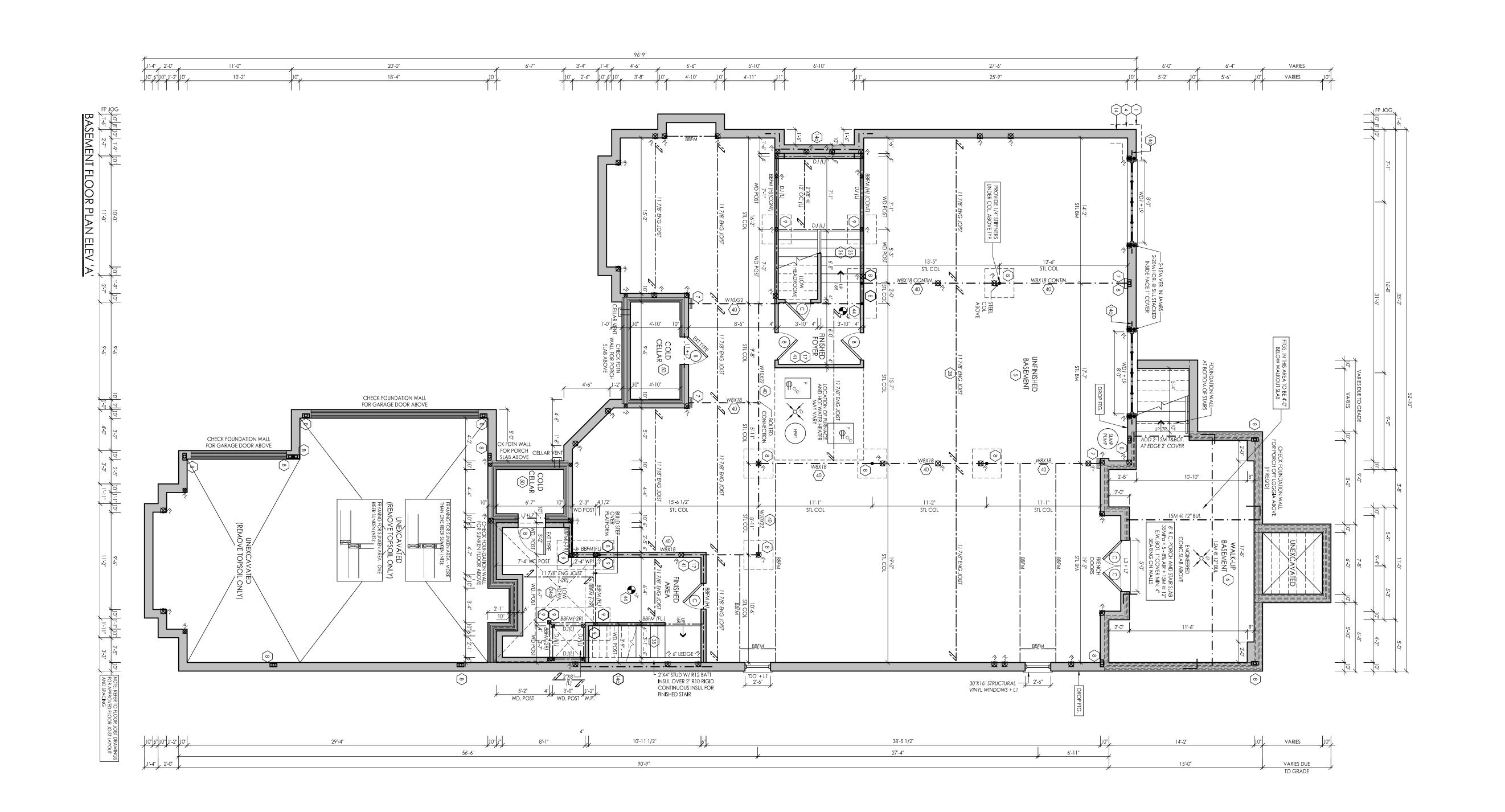
ROOF PLAN ELEV 'A' A5 RIGHT SIDE ELEVATION 'A'

A6 REAR ELEVATION 'A' A7 LEFT SIDE ELEVATION 'A'

#	revisions	date	dwn	ch
1	ISSUED FOR CLIENT REVIEW	18-AUG-17	KK	N
2	REVISED AS PER FLOOR COORDINATION	SEP-15-2017	KH	N
3	TRUSS COORDINATION	SEP-27-2017	JD	N
4	REVISED AS PER ENGINEER COMMENTS; ISSUED FOR FINAL	OCT-04-2017	JD	N
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Zancor Homes

project	King's Ridge King City	
model	LOT 36S	
project #	12011	
scale	3/16" = 1'-0"	_





I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 04, 2017

SIGNATURE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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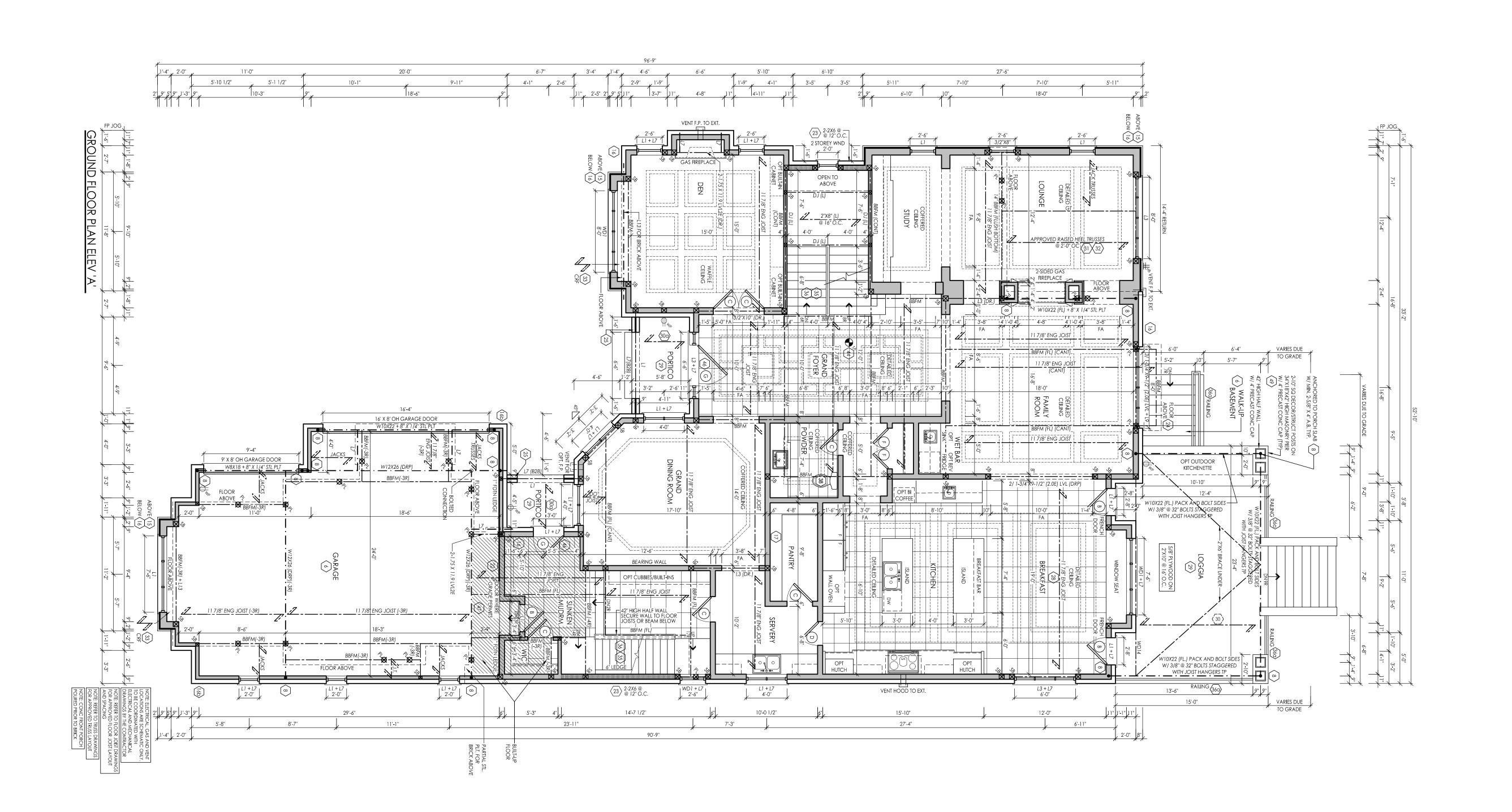
Zancor Homes

King's Ridge
King City

model LOT 36S

scale 12011 3/16" = 1'-0"

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RN design

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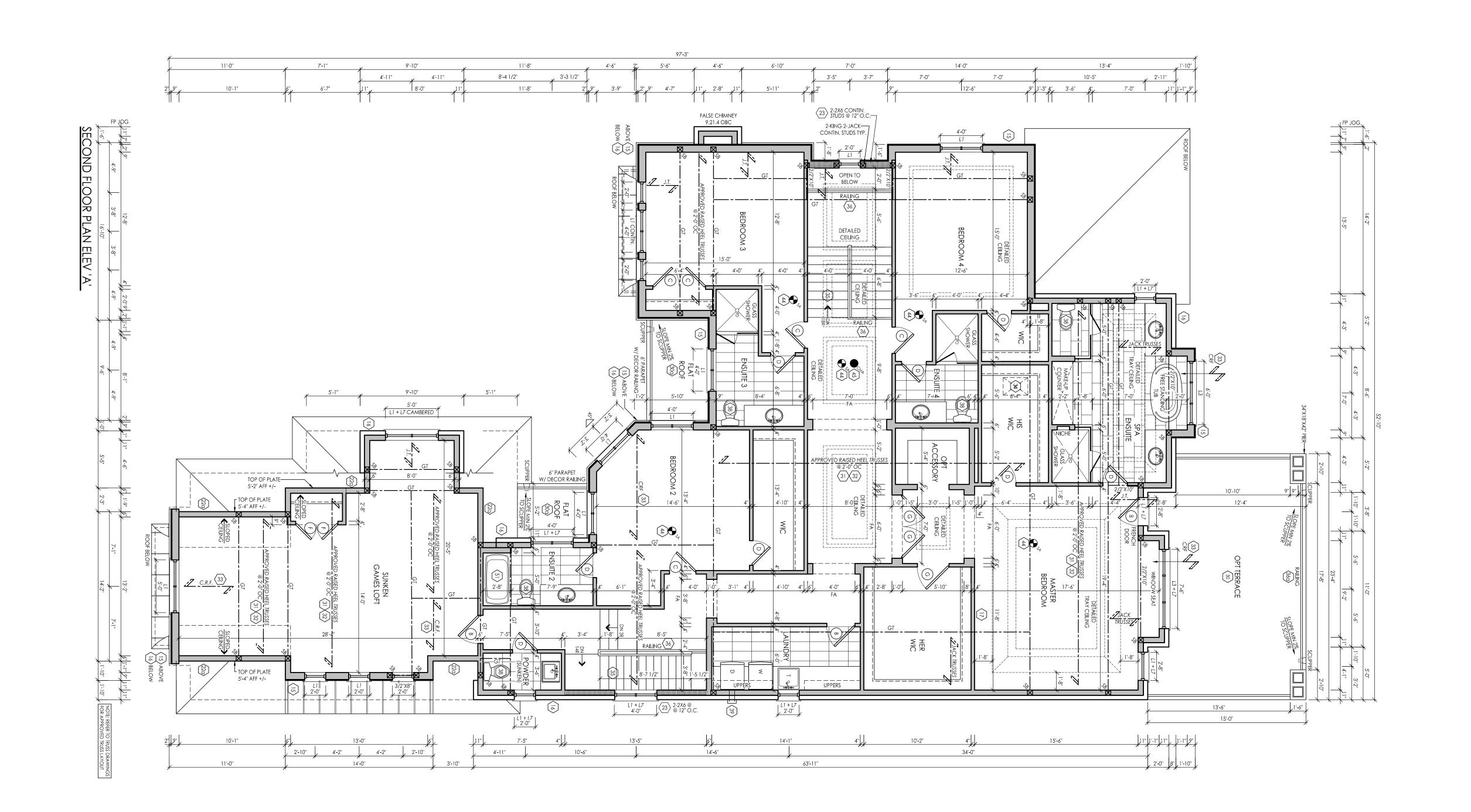
Zancor Homes

King's Ridge
King City

LOT 36S

scale 12011 scale 3/16" = 1'-0"

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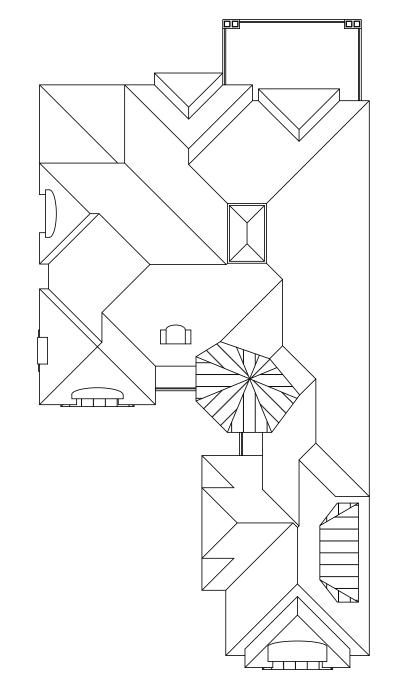
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King's Ridge

LOT 36S

3/16" = 1'-0"



ROOF PLAN ELEV 'A'





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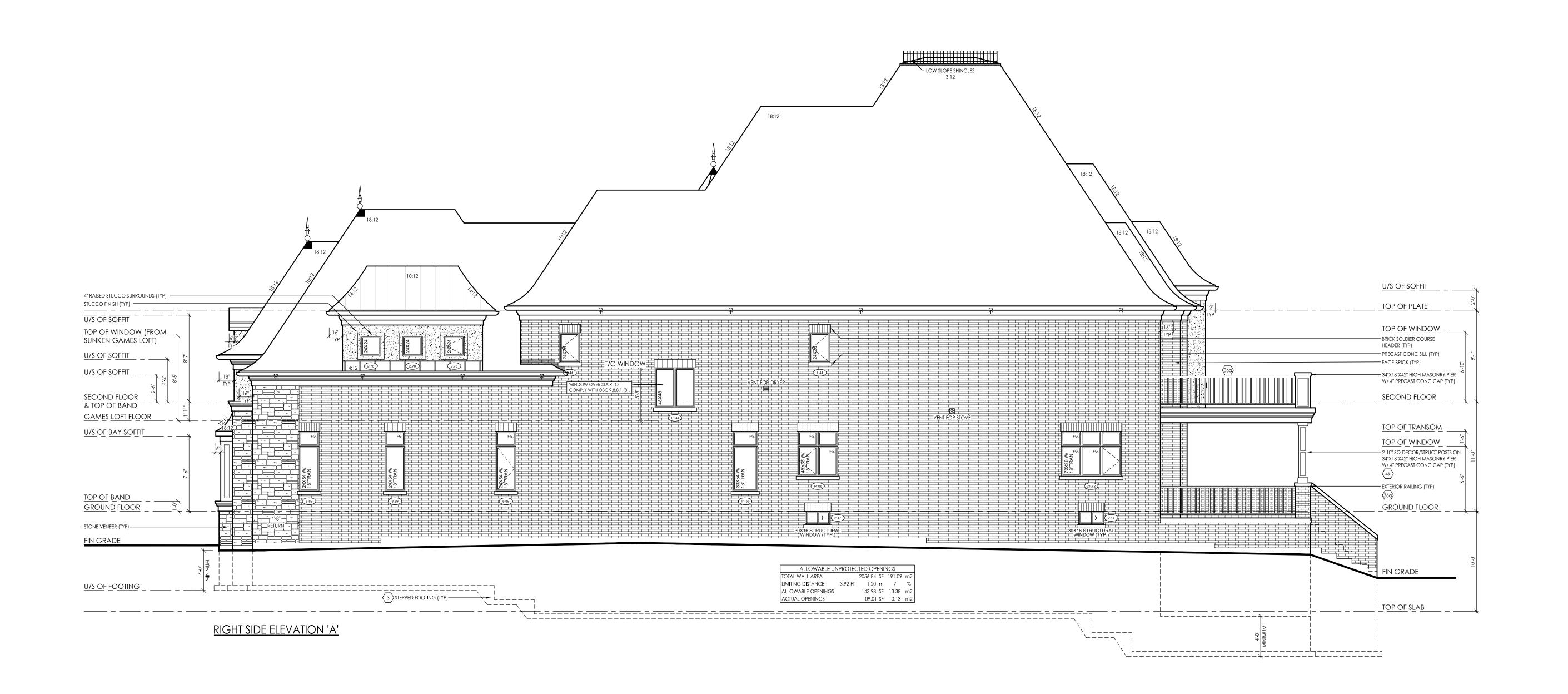
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King's Ridge King City

LOT 36S

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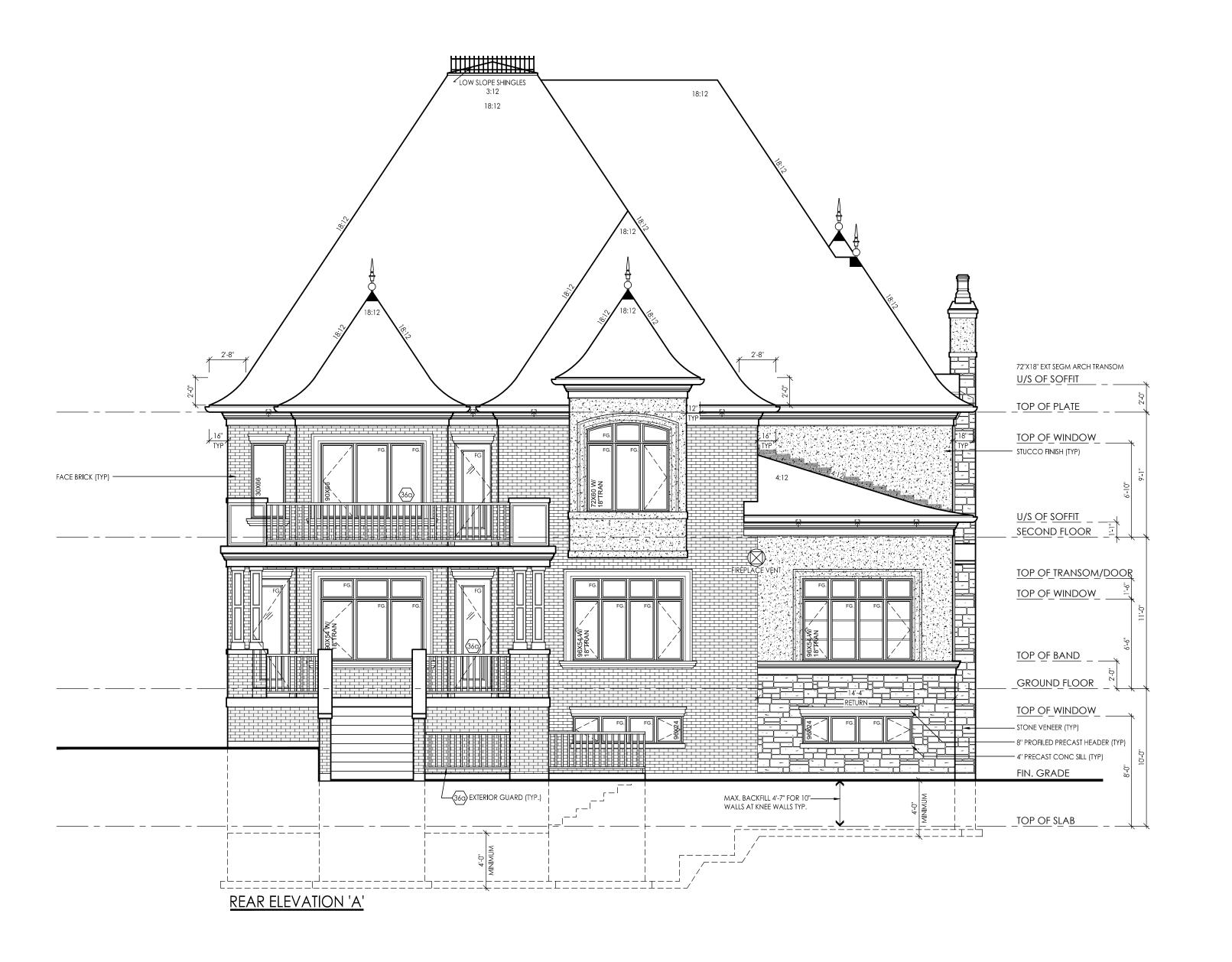
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King's Ridge

LOT 36S

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King's Ridge King City

LOT 36S

scale 3/16" = 1'-0"

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