CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2015 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: -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

W/MIN. 10.9psi (75kPa) BEARING CAPACITY -FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY

1) TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
O.B.C. 9.15.3.5. -FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE -1 STOREY - 13" X 4" (330mm X 100mm) -2 STOREY - 19" X 6" (485mm X 155mm) -3 STOREY - 26" X 9" (660mm X 230mm) BRICK VENEER

-1 STOREY - 10" X 4" (255mm X 100mm) -2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm) 1 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) O.B.C. 9.15.3.6.

-1 STOREY MASONRY -16" X 4" | (410mm X 100mm) | -1 STOREY MASONRY -10" X 4" | (305mm X 100mm) | -2 STOREY MASONRY -26" X 9" | (650mmX 230mm) | -2 STOREY MASONRY -18" X 5" | (450mm X 130mm) | -3 STOREY MASONRY -3 6" X 14" | (900mm X 360mm) | - 24" X 8" (600mm X 200mm 3 STEP FOOTING:

O.B.C. 9.15.3.9. -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 W/TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FIR. SLAB.

"COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.

"TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB: O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-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. 3600psil25MPgl COMPRESSIVE STRENGTH AFTER 28 DAYS

COMPRESSIVE STRENGTH AFTER 28 DAYS

4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO
O.B.C. 9.13.3. -R10 (RSI 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 (O.B.C. SB-12 2.1.1.6 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5a 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 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. -4" (100mm) OF COURSE GRANULAR MATERIAL

-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG. -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO

O-BLOOR DRAIN PER O.B.C.9.31.4.4.
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

6 GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB

4-4 (1001111) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X of" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB 4" (100mm) OF COURSE GRANULAR MATERIAL -ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED. 7 PILASTERS: O.B.C. 9.15.5.3.

PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID. BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE

-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS -SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16-1" (4.9m) AND THE LIVE

OAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa) 8 STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3.

-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6"X 4"X 1/4" (152mmX 100mmX 6.35mm) STEEL BTM. PLATE
-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.) COL. SPACING: -MAX. 9'-10" (2997mm) - 34" X 34" X 16"

OmmX 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"

-MAX. 16'-0" (4880mm) - (1295mmX 1295mmX 610mm) -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 5mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS 9 WOOD COLUMN: O.B.C. 9.17.4.1.

-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.
-METAL SHOE ANCHORED TO FOOTING
-25" X 25" X 12" (340mm X 640mm X 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING) -34" X 34" X 14" (860mmX 860mmX 360mm) CONC, PAD (2 FLOORS SUPPORTED W/9'-10" COL. SPACING)

10) 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

11 BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM) -12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS WALL ASSEMBLIES:

14 FOUNDATION WALL: O.B.C. 9.15.4.2

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED

-max. Unsupported Height of 3'-11" (1200mm) & Max. Supported Height of 3'-11" (1200mm) & Max. Supported Height of 5'-11" (1200mm) & Max. Supported Height of 5'-0" (2150mm) Measured From Grade to Finished Basement Floor. -FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED

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 ATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- 1.9.15.4.1 SHALL BE USED OR IT SHALL BE -WALL SHALL EXTEND A MIN, 5 7/8" (150mm) ABOVE GRADE -INSULATE W/ R12 (RS12.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1. O.B. C. 1.2.1.1.2.4.)
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm)
VERTICALLY O.C. & 2-11" (900mm) HORIZONTALLY.
-FILL SPACE 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:

MPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. (HERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FRINDING DASSENIAS SHALL HAVE INTERCOR DAMPFROOPING & ALROHOL FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3) -WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING. FOUNDATION WALLS @ UNSUPPORTED OPENINGS: 2,20M RAPS IN TOP POPTION OF WALL (LIP TO 8',0" OPENING) -4-20M BARS IN TOP PORTION OF WALL (18"-0" TO 10"-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10"-0" TO 15"-0" OPENING) -BARS 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: O.B.C. 9.23.
-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. -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-4MN, R22 (RSI 3.87) INSULATION (200E 1. O.B. C. T. 2.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4...

-1/2" (12.7mm) GYPSUM BOARD 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 BE \$PACED @ 12" (300mm) O.C. 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 REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE
"X" GYPSUM BOARD.

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.

150 ALTERNATE FRAME WALL CONSTRUCTION: SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.20.1.4. & 9.27.) -1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/TAPED JOINTS (O.B.C. Y-Z/-3.4.)
-BRACE W/ CONT. 16 GAUGE STEEL T' BRACES FROM TOP PLATE TO BTM. PLATE
FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD
BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR

FULL LENGTH OF WALL. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.

-R14 (RSI 2.46) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)

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

-1/2" (1.2.7mm) 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 REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE -ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 7.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.

-REPLACE R14 (R3) 2.46) INSULATION WITH R14 (R3) 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.

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

... over sheathing paper O.B.C. 9.10.15.5.(3). Over sheathing paper OVER 1/2" (12.7 mm) Gypsum exterior sheathing on exterior side of rigid insulation

(15b) FRAME WALL CONSTRUCTION @ GARAGE: O.B.C. 9.23. -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. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.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

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

THE FOLLOWING MATERIALS: -ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m. REPLACE 1/2"(12.7mm) GYPSUM BD. WJ 1/2" (12.7mm) TYPE "X" GYPSUM BD. 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

ANUFACTURER'S SPECIFICATIONS). ve 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. (16) BRICK VENEER CONSTRUCTION: -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

VERTICAL SPACING -PROVIDE WEEP HOLES @ 2-7" (800mm) O.C. @ BIM. COURSE & OVER BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2)) -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3

6 7:20:41.

1/2" (12.7mm) GYPSUM BOARD
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 BE SPACED @ 12" (300mm) O.C.

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

THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE 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.

ALTERNATE BRICK VENEER CONSTRUCTION:

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 STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM, COURSE & OVER -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE

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

BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER 1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm)

D.C. ON BOTTOM FLR. WHEN 3 STOREYS BRACE W/CONT. 16 GAUGESTEEL T'BRACES FROM TOP PLATE TO BTM.
PLATE FOR THE FULL LENGTH OF WALL. OR
-CONT. 2" X (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY
45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &

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

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: 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 (R3) 2.46) INSULATION WITH R14 (R3) 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.

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. -PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANG (D.B.C., 9.20.13.6.(2))

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-I" (25mm) AR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C., 9.27.3.2.

1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -2" X 4" (38mmX 89mm) WOOD SIUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. = -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.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD -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. 17 INTERIOR STUD WALLS: O.8.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

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

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

1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. (18) BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ -DBL. 2" X 4" OR 2" X 6" TOP PLATE. -2" X 4" OR 2" X 6" TOP PLATE. -2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL. -1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.

-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURI 19 PARTY WALL - BLOCK: O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

-MIN. 1 HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS
TO THE U/S OF ROOF DECK
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/
MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES

-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -STAGGER 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) PARTY WALL - BLOCK (AGAINST GARAGE): O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS

-1/2" (12.7mm) GYPSUM 8OARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B. C. = 9.25.3. 6.9.29.4. -2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C. -R20 (RSI 3.52) RIGID INSULATION -7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT REQ. INSULATION VALUES:

INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -RIGID INSULATION = 20.00 -LOW DENSITY CONCRETE BLOCK = 1.70 WOOD FRAME W/ GYPSUM -AIR FILM - MOVING -AIR FILM - STILL TOTAL "R" VALUE

19b) FIREWALL: O.B.C. 9.10.11, & 3.1.10, & SB-3 WALL = B6e (STC = 57 FIRE = 2 HR) - ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47.
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES

SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY -SOUND ASSORPHIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONG. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEANS 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 O.B.C. 3.1.10.4.(2)

20) PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.

O.B.C. 9.15.4.2.

7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa)

COMPRESSIVE STRENGTH AFTER 28 DAYS

-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21) PARTY WALL - WOOD STUD:

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

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE
2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF -5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED &

-ACQUISTICAL SEALANT AS PER Q 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.

O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CE BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 [RS13.87] INSULATION IN WALLS,
-R31 [RS15.41] 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] GYPSUIM BOARD -1/2" (12.7mm) GYPSUM BOARD -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR

WALLS ADJACENT TO ATTIC SPACE: CONTINUOUS 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. A 2 (SMITH AUTHIN) WOOD STOUS #16 (4001HIN) O.C.
-1/2" (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:
O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -REFER TO PLAN FOR STUD SPECIFICATION -STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 77/8" (200mm) O.C.
-SOLID BRIDGING AT 3-11" (1200mm) O.C.
-MIN. R22 (RS13.87) INSULATION (70.0E.1.O.B.C.T.2.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C.

9.25.3. & 9.25.9. 24 <u>EXPOSED FLOOR:</u>
-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/
O.B.C.-9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION

SUNKEN FINISHED AREAS: -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS. WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS. -FLOOR STRUCTURE AS PER NOTE # 28

25 DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2.

-3.1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3.1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4. SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS -6" SILL W / 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

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

26 SILL PLATE: O.8.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4' (100mm) INTO FOUNDATION WALL -SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1 25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

27 BRIDGING & STRAPPING: -1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. -FASTENED TO SILL OR HEADER @ ENDS b) BRIDGING 1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX

5'-11" (2100mm) O.C. c) BRIDGING & STRAPPING -d) & b) USED TOGETHER OR -1 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 SLABS ABOVE COLD CELLAR: O.B.C. 9.39.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED -REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8-2"

-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT -REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY

-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB

-3" (75mm) END BEARING ON FOUNDATION WALL

-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C. 30 EXTERIOR BALCONY ASSEMBLY:
-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING -1 1/4 A 3 1/2 FRESSURE IREATED DELAING WY 1/4 DYALING
-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. OR AS NOTED ON PLAN)

EXTERIOR GUARD AS PER #36a SLOPE ASSEMBLY MINIMIMIA 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES: -ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR PNTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF VENTIATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 17150 OF CELLING AREA)

-ADD R31 (R31 5.46) INSULATION BETWEEN JOISTS

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

ADD 5/8" (15.9mm) GYPSUM BOARD W/ PAINTED CEILING OR ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (0.8.C.-T.9.29.5.3.) EXTERIOR FLAT ROOF ASSEMBLY:

SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER. -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 2X2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION 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 -NO. 210 (30. SEGM2) ASPHALL SHINGLES
FOR ROOFS BETWEEN 412 & 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 STRP.
-EAVEP 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 GRADE) WITH "H" CLIPS -APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S

LAYOUT) -TRUSS BRACING AS PER TRUSS MANUFACTURER -EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT

32 CEILING: -R50 (RSI 8.8) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. 1/2" (12,7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.) 320 VAULTED OR CATHEDRAL CEILING:

O.B.C. 9.26. & TABLE A4 O.B.C. 9.26. & TABLE A4

NO. 210 (30. SKG/m2) ASPHALT SHINGLES

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO

EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) PROM EDGE TO A LINE NOT

LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

-EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1 -STARTER STRIP AS PER O.B.C. 9.26.7.2.

-STARTER STRIP AS PER O.B. C. 9.26.7.2.

-STARTER STRIP NOT REQUIRED AS PER O.B. C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS

PURLINS @ 24" O.C. MAX. SPAN 13"-3" (4050mm) OR

-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS

PURLINS @ 24" O.C. MAX. SPAN 17"-0" (5180mm)

-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS -RST (RST 3.46) INSULATION -MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH

O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD 33 CONVENTIONAL FRAMING:

Smoke alarm 44

VENTS AND INTAKES

COLD CELLAR VENT (50)

DUPLEX OUTLE

EXHAUST FAN

STOVE VENT

DRYER VENT

D.J. DOUBLE JOIST

G.T. GIRDER TRUSS

LUMBER

P.T.

2/ 2" X 10" SPR

2/ 2" X 12" SPR

FIRE PLACE VENT

PRESSURE TREATED

A.F.F. ABOVE FINISHED FLOOR

3-1/2" X 3-1/2" X 1/4" L L13 5-7/8" X 3-1/2" X 3/8" L

4" X 3-1/2" X 1/4" L L14 5-7/8" X 3-1/2" X 1/2" L

HOSE BIB

O.B.C. TABLE A6 OR A7 -2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" 2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.

HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

G

 \boxtimes

FG

LINTELS

CARBON MONOXID

ALARM (CMA) (45)

EXT. LIGHT FIXTURE

(WALL MOUNTED)

HYDRO METER

FLOOR DRAIN

SOLID BEARING

GAS METER

<u>LEGEND</u>

<u>DOORS</u> 865x2030x45 (2'10'x6'8'x1-3/4 B 815x2030x35 (2'8"x6'8"x1-3/8" 760x2030x35 (2'6'x6'8"x1-3/8") 710x2030x35 (2'4'x6'8"x1-3/8' 460x2030x35 (1'6"x6'8"x1-3/8" 610x2030x35 (2'0'x6'8'x1-3/8") G OVER SIZED EXTERIOR DOOR STEEL BEAMS W 6 X 15 ST3 W 8 X 18 ST4 W 8 X 21 ST5 W 8 X 24 WOOD BEAMS

FLAT ARCH 3/ 2" X 8" SPR WD2 4/2" X 8" SPR 2 STORY WALL WD3 5/2" X 8" SPR U/S UNDER SIDE WD4 3/2" X 10" SPR FIXED GLAZING WD5 4/2" X 10" SPR WD6 5/ 2" X 10" SPR GB GLASS BLOCK BG BLACK GLASS L10 4-7/8" X 3-1/2" X 5/16" L L15 5-7/8" X 4" X 1/2" l

WD7 3/2" X 12" SPR WD8 4/2" X 12" SPR WD9 5/2" X 12" SPR WD10 2/1 3/4" X7 1/4" (2.0E) LVL WD11 3/13/4" X7 1/4" (2.0E) LVL L11 4-7/8" X 3-1/2" X 3/8" L L16 7-1/8" X 4" X 3/8" L WD12 2/1 3/4" X9 1/2" (2.0E) LVL L12 4-7/8" X 3-1/2" X 1/2" L L17 7-1/8" X 4" X 1/2" L WD13 3/1 3/4" X9 1/2" (2.0E) LVL WD14 2/1 3/4" X11 7/8" (2.0E) LV WD15 3/1 3/4" X11 7/8" (2.0E) LVI

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

VISUAL SIGNALLING COMPONENT

ACTIVATED.

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.

ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE

THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

ADJACENT TO EACH SLEEPING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

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

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
 -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.
 UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
 -R4 (RS10.70) WHERE A STORM DOOR IS NOT PROVIDED

47 -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

N WHERE THAT ELOOR LEVEL HAS A WINDOW PROVIDING AN

2) WHERE ITAM TLOOK LEVE HAS A WINDOW FROWING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0"

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/

4 A 14 MASSONT VENCES SURROUND WY FRECAST CONCRETE CAP. EFERT TO ELEVATION DRAWINGS FOR HEIGHT OF CAP. URROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR, SURROUND

-14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST

CONCREIE CAP.

REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST

PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/

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

-VENING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
-COVER VENT W/ BUG SCREEN
-WALL MOUNTED 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)

O.B.C. 9.5.2.3.

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN 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) &

OTHERWISE.

-ROOF LOADING IS BASED ON 1.5kPa 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 HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE

BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7"

(800mm) AND 6-7" (2000mm)

-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING
PARALLEL PARTITIONS
-BEANS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE

-DEAMS MAT 16 A MAX. 24 (BOUTMI) FROM COADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS -APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY 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

184mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL
HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

-AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS &

31 FOR FIXED WINDOWS

-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL

BE DOUBLE GLAZED WITH LOW-E COATING

-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED; THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.6, OR THETHERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).

-WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED.

THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED

a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.55),

b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8

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

MINIMUM EF OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY

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♦ CLIENT SPECIFIC REVISIONS

SM

63.3

104.7

(0.4)

104.0

271.6

63.3

104.0

(0.4)

104.0

270.9

112.9

109.0

-FOR GROSS GLAZED AREAS LESS THAN 17%

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.

MORETHAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X

PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS

-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.

FOR COLD CELLARS PROVIDE THE FOLLOWING:

GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

-ALL FRAMING LUMBER TO BE NO LAND NO 2 SPELINLESS NOTED

(PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.

MEIAL SAUDLE. -TOP PORTION OF POST CLAD W/ DECOR, SURROUND PER ELEVATION

DRAWINGS. -14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.

LIMITED TO ONE FLOOR EXCEPT;

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

(7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

PER O.B.C. 9.20.9.4. -3/4" AIR SPACE AROUND POST.

490 EXTERIOR COLUMN:
-MIN. 6"X6" (140mm X

50 COLD CELLARS:

51 STUD WALL REINFORCEMENT:

FRAME CONSTRUCTION:

DOUBLE STUDS @ OPENINGS

235mm) OR LARGER.

PERCENTAGE POINTS,

NOT LESS THAN 2 PERCENTAGE POINTS.

WINDOWS:

GENERAL: 35 PRIVATE STAIRS: O.B.C. 9.8.4.

-MAX. RISE -MIN. RUN -MIN. TREAD = 7-7/8" (200mm) = 8-1/4" (210mm) = 9-1/4" (235mm) -MAX. NOSING = 1" -MIN. HEADROOM = 6'-5" (25mm) -MIN. WIDTH N. WIDTH = 2-10 [000....., [BETWEEN WALL FACES]
IN WIDTH = 2'-11" [900mm] -MIN. WIDTH = 2'-11" (9 (EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS: = 5 7/8" (150mm) = 7 7/8" (200mm) -MIN. RUN -MIN. AVG. RUN -FINISHED RAILING ON WOOD PICKETS MAX, 4" BETWEEN PICKETS -EXTERIOR CONC. SIEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE
FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-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" (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.

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

350 PUBLIC STAIRS:

O.B.C. 9.8.4. -MAX. RISE -MIN. RUN -MIN. TREAD = 7-3/32" (180mm = 11" = 11" = 11" = 6'-9" -MAX. NOSING -MIN. HEADROOM -MIN, WIDTH = 2'-11"

(FOURTH)

(EXIT STAIRS, BETWEEN GUARDS)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS -FOUND, WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG, FOR FOUND, WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE HANDRAILS:

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" (1100mm) -TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH -HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT: O.B.C. 9.8.7.4

O.B.C., 9.8.74

- 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 T PROJECTIONS: O.B.C. 9.8.7.6

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

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

FINISH:

O.B.C. 9.8.9.6

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM 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, LANDING AND THE BEGINNING AND END OF A RAMP

(36) INTERIOR GUARDS:

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

-GUARDS TO BE 3-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2-1 1" (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 23 5/8" (600mm) GUARDS TO BE 3'-6" (1070mm) -GUARDS TO BE 3-6" (107/mm)
+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.
-PICKETS TO HAVE 4" (190mm) MAX. SPACING
-PROVIDE MID-SPAN POSTS AS PER S8-7.

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

(36b) 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 GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. -FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3
ROWS OF 3/8"0 MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN.

EMBEDMENT TO STUDS.
-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION. 37 -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

38 -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3) (39) -CAPPED DRYER VENT

40 -1"X2" (19mmX38mm) BOTH SIDES OF STEEL. -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT
WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FR

COVERAGE INC PORCH

COVERAGE NOT INC PORCH

CONCRETE W/ 6 mil POLYETHYLENE. -PRECAST CONC. STEP
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

> 100184942 <u> Areas</u> ELEVATION 'B' MAR 0 4 2016 TION 'A SM SF NCE OF ON GROUND FLOOR 63.3 681.4 MAIN FLOOR PLAN 1127.4 104.7 1127.4 (0) MAIN FLOOR PLAN OTB (4.7)(0.4)(4.7)SECOND FLOOR PLAN 1119.9 104.0 1119.9 TOTAL AREA (0) 271.6 2924.0 2924.0 OPT. GROUND FLOOR 681.4 63.3 681.4 OPT. MAIN FLOOR PLAN (1) 1119.9 104.0 1119.9 OPT. MAIN FLOOR PLAN OTB (4.7)(0.4)(4.7)OPT. SECOND FLOOR PLAN 1119.9 104.0 1119.9 **TOTAL AREA (1)** 2916.5 270.9 2916.5

> > 1215.7

1173.2

112.9

109.0

1215.7

1173.2

SMOKE ALARM, O.B.C.- 9.10.19.

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-INSTALLED AT OR NEAR CELING
-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 COMPONENT RN design Imagine - Inspire - Create



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QUALIFIED DESIGNER BCIN: FIRM BCIN:

AO TITLE SHEET BASEMENT FLOOR PLAN ELEV. 'A' & 'B' GROUND FLOOR ELEV. 'A' & 'B' PARTIAL OPT. GROUND FLOOR ELEV. 'A' & 'B'

A2 MAIN FLOOR PLAN ELEV. 'A' OPT. MAIN FLOOR PLAN ELEV. 'A' A3 SECOND FLOOR PLAN ELEV. 'A' OPT. SECOND FLOOR PLAN ELEV. 'A' PARTIAL OPT. MASTER ENSUITE PLAN

ELEV. 'A' & 'B' A4 PARTIAL MAIN FLOOR PLAN ELEV. 'B' PARTIAL SECOND FLOOR PLAN ELEV. 'B' PARTIAL OPT. SECOND FLOOR PLAN ELEV. 'B'

A5 FRONT ELEVATION 'A' REAR ELEVATION 'A' & 'B' RIGHT SIDE ELEVATION 'A'

LEFT SIDE ELEVATION 'A' A8 FRONT ELEVATION 'B' A9 RIGHT SIDE ELEVATION 'A'

A 10 LEFT SIDE ELEVATION 'B' A11 TYPICAL WALL SECTION TYPICAL CROSS-SECTION STAIR CROSS-SECTION

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1	ISSUED FOR CLIENT REVIEW	30-JAN-15	KK	CR
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3	REVISED AS PER FLOOR & TRUSSES COORD.	9-Jun-15	RPA	DJI
4	REVISED AS PER ENGINEERING COMMENTS	3-Jul-15	RPA	DJH
5	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR
6	ISSUED FOR PERMIT	24-FEB-16	JР	JP
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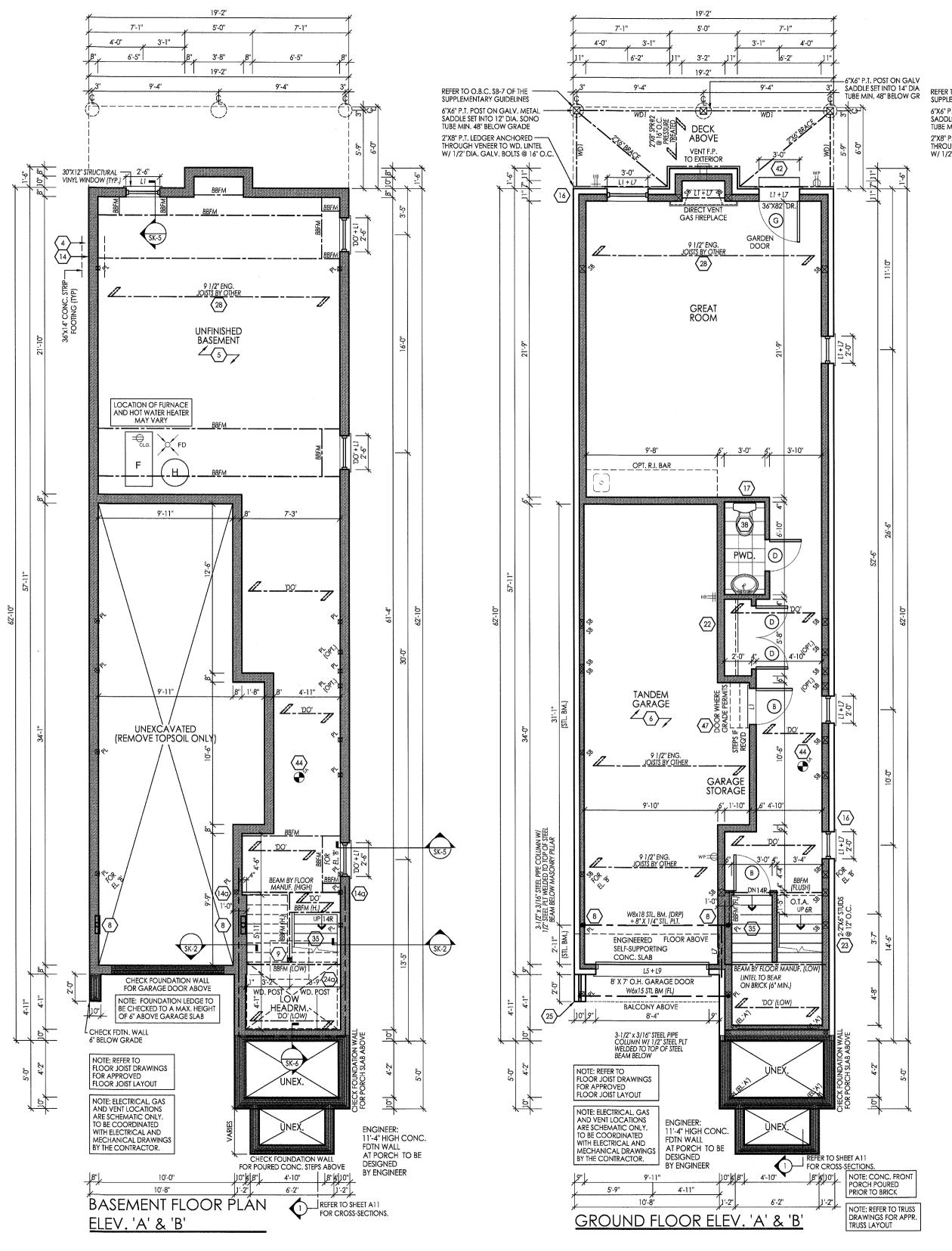
GOLD PARK **HOMES**

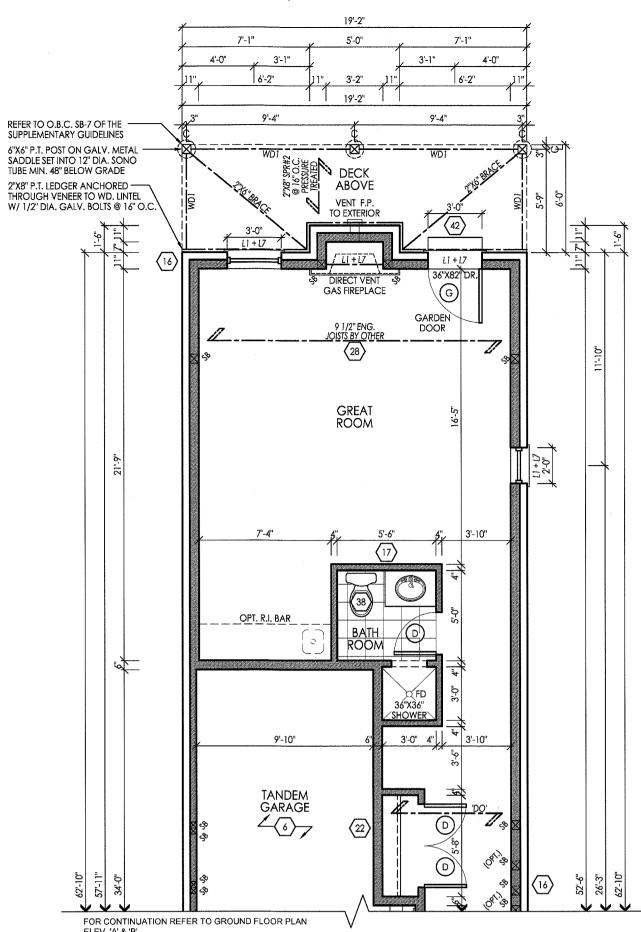
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25-5

3/16" = 1'-0"





PARTIAL OPT. GROUND FLOOR ELEV. 'A' & 'B'



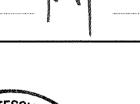
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3 REVISED AS PER ENGINEERING COMMENTS 3-Jul-15 RPA DJH

4 REVISED AS PER CLIENT COMMENTS 16-Dec-15 CR CR

5 ISSUED FOR PERMIT 24-FEB-16 JP JP

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John G. Williams Limited, Architect

GOLD PARK HOMES

HUNTINGTON & NASHVILLE

KLEINBURG

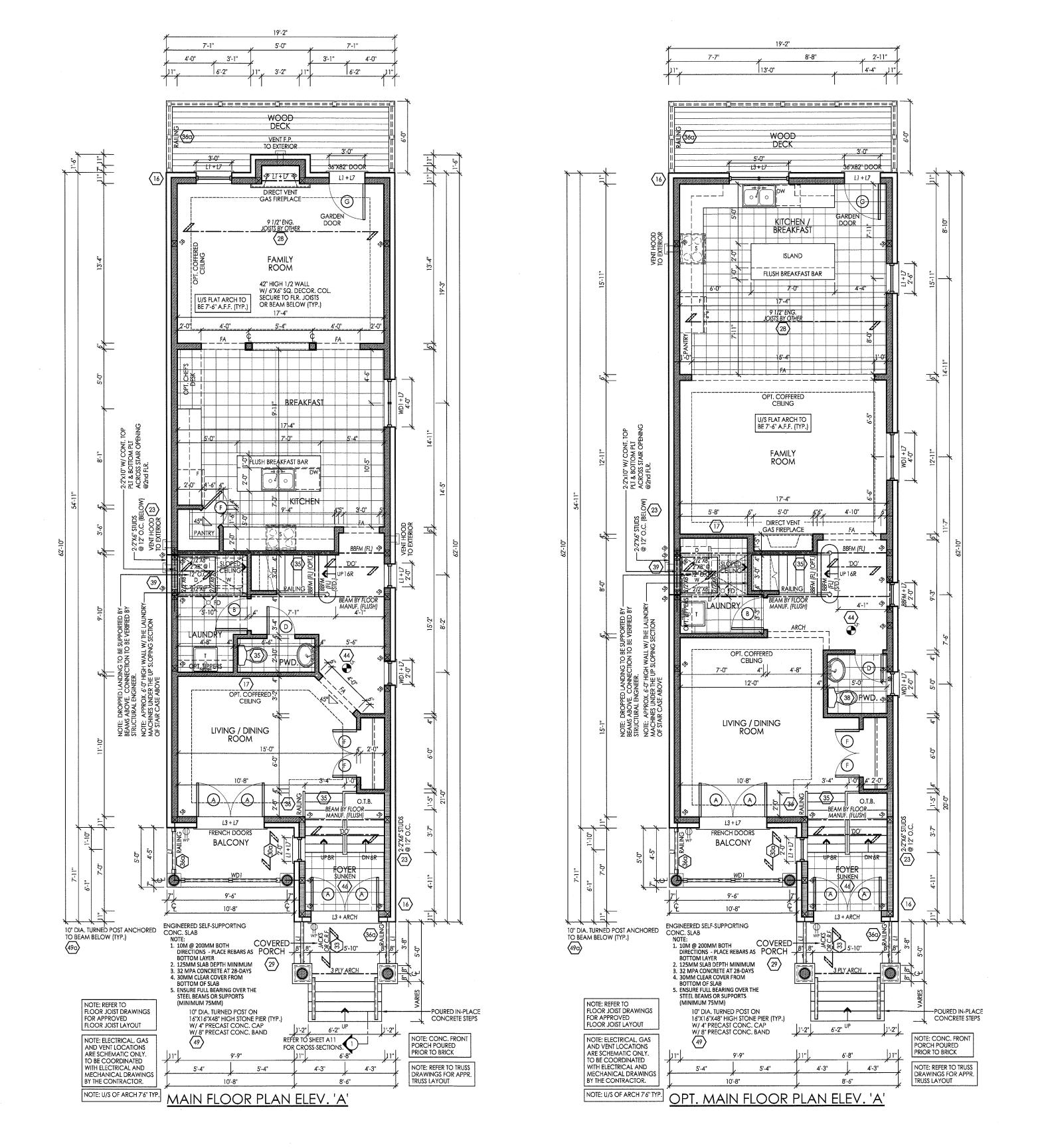
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25-5

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ohn G. Williams Limileo, Architect

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GOLD PARK HOMES

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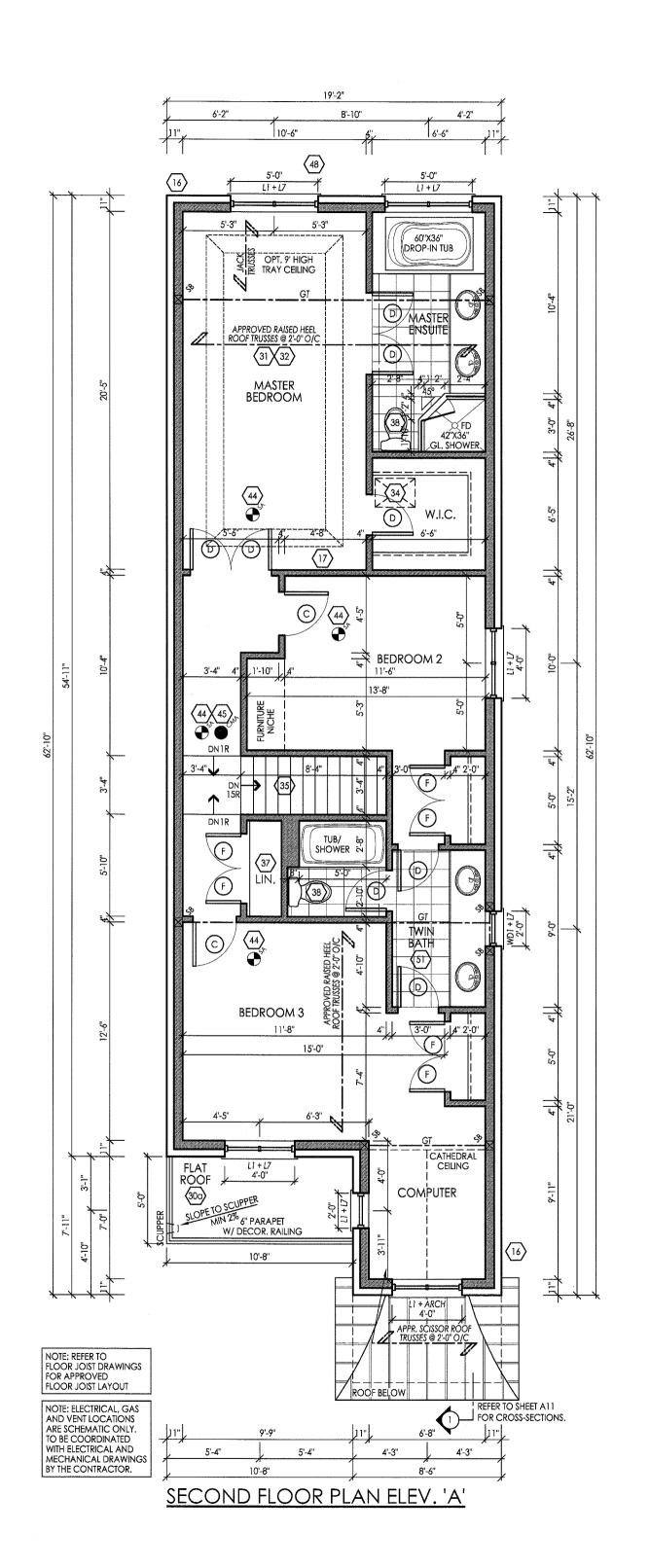
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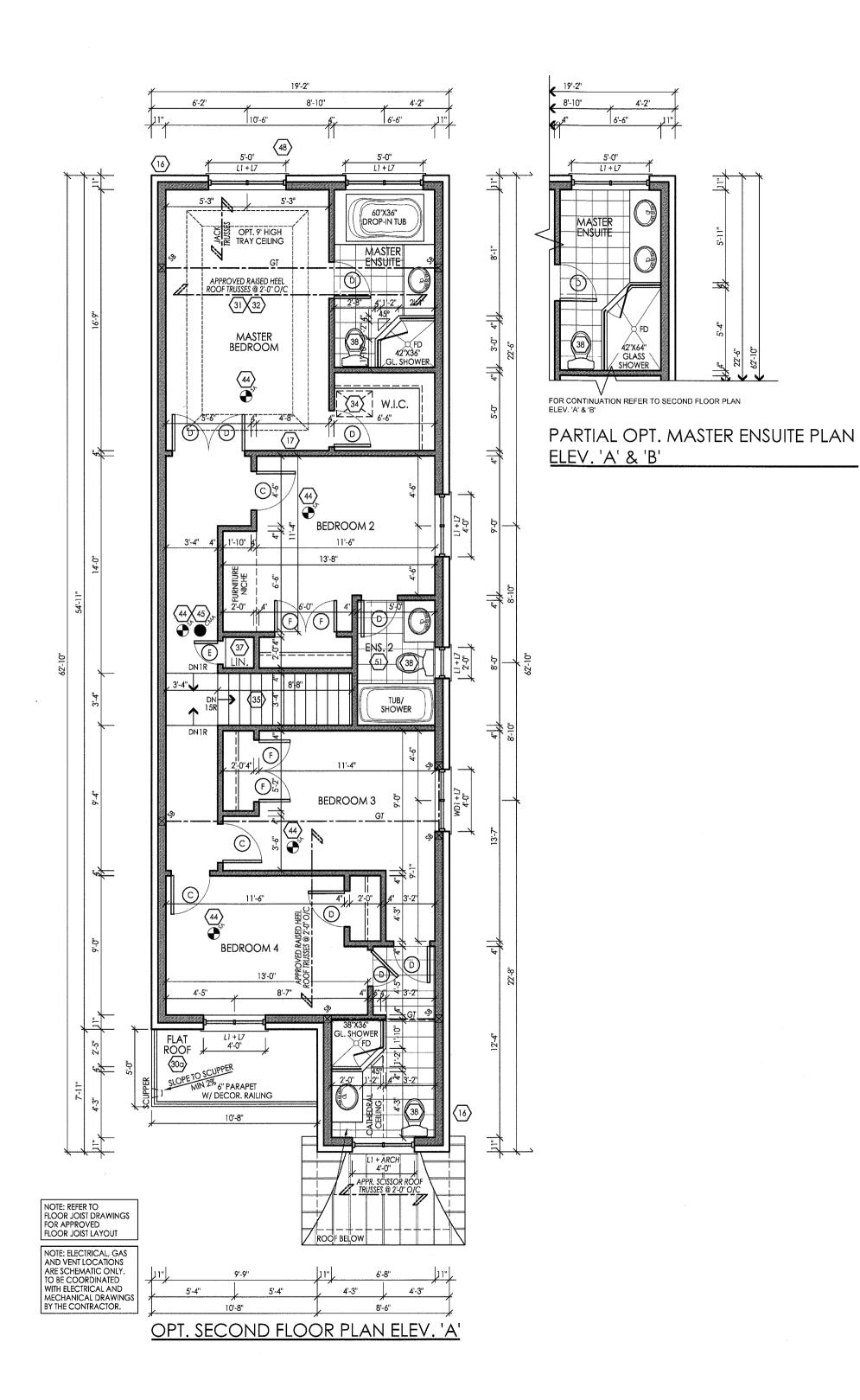
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scale 3/16" = 1'-0"







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42"X64" / GLASS SHOWER



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GOLD PARK HOMES

HUNTINGTON & NASHVILLE

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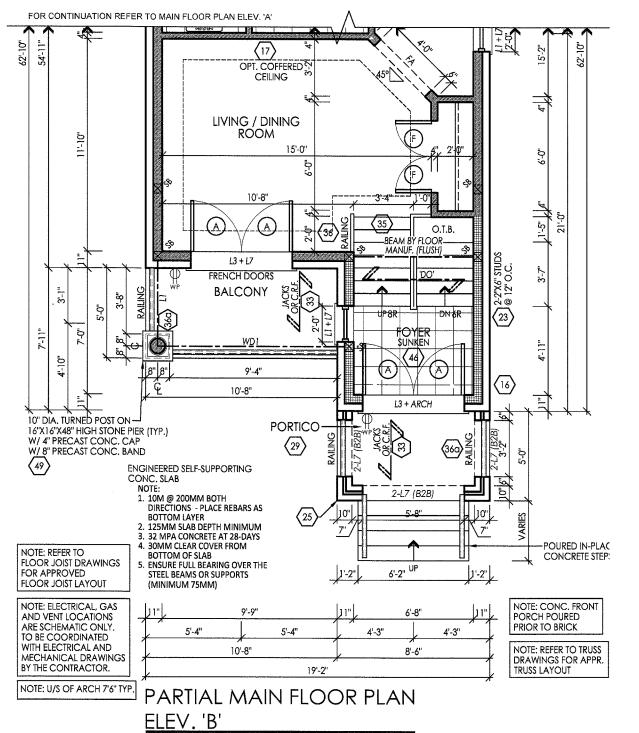
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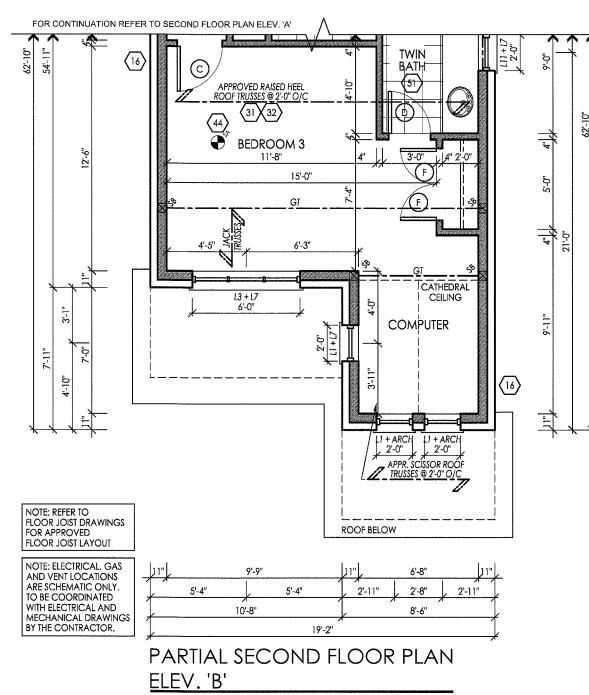
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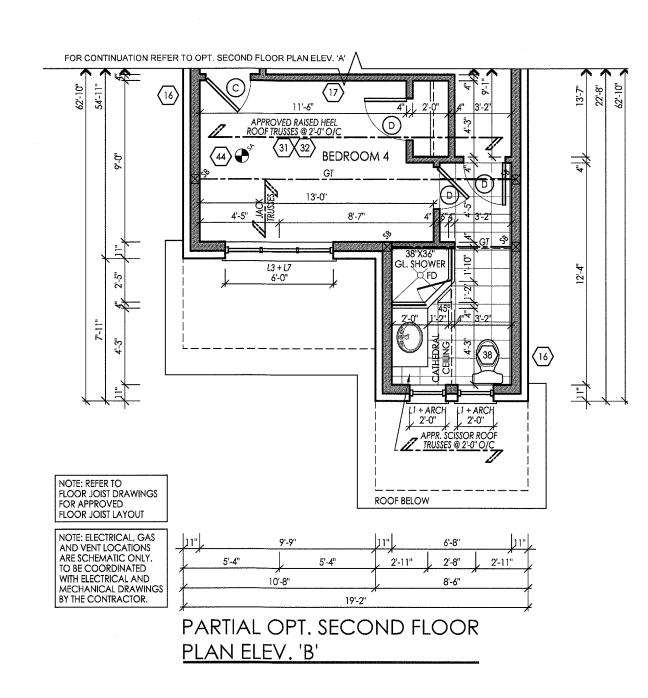
KLEINBURG

14043 3/16" = 1'-0"

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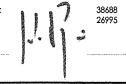
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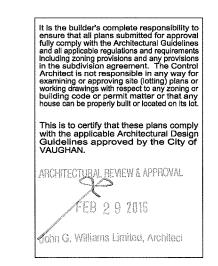
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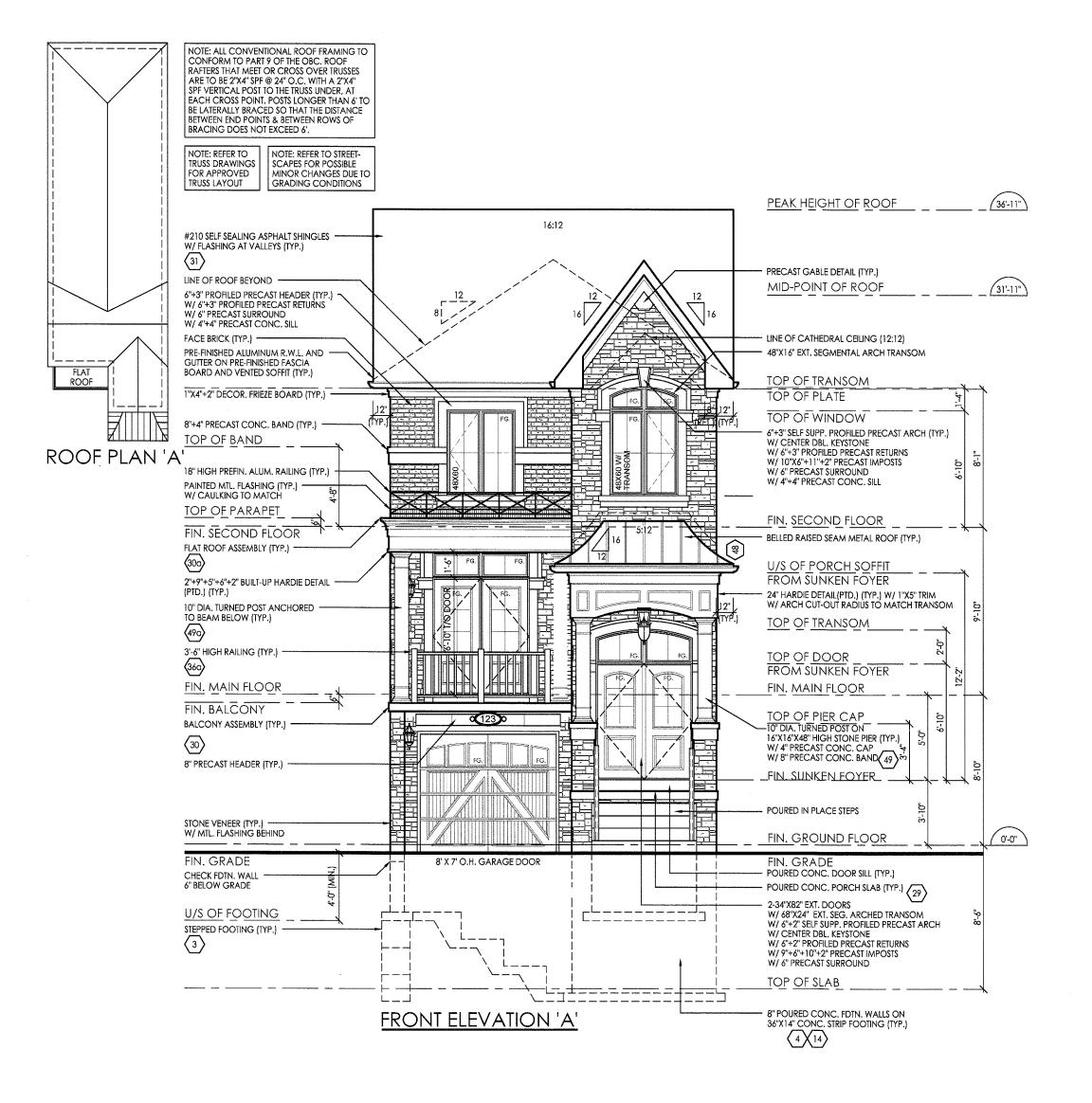
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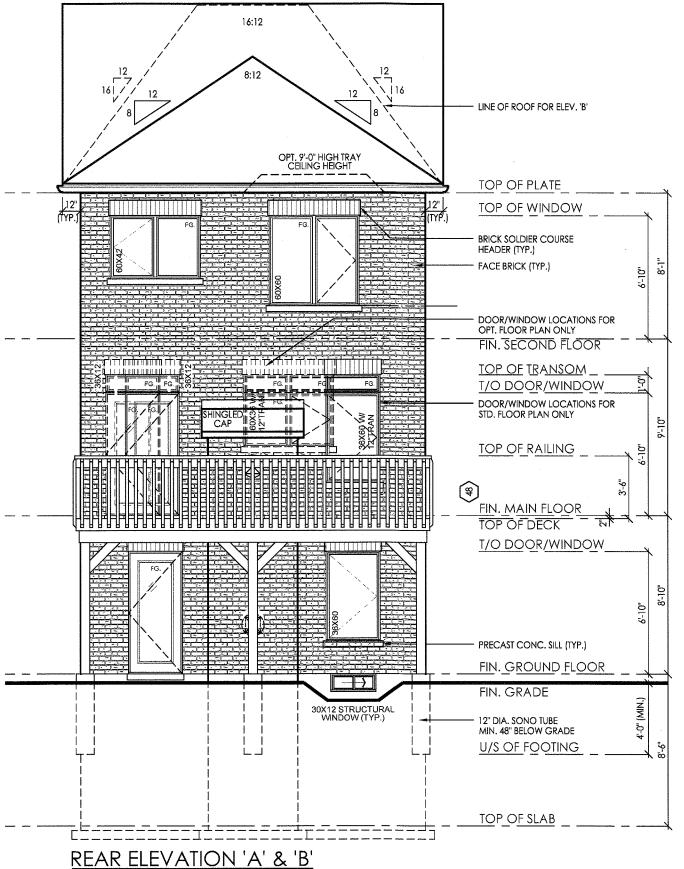
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page

A4

25-5





GROSS GLAZING AREA STD. 'A'

TOTAL PERIPHERAL WALL AREA	4266.55 SF	396.36 m²
FRONT GLAZING AREA	40.95 SF	3.80 m²
LEFT SIDE GLAZING AREA	16.5 SF	1.53 m²
RIGHT SIDE GLAZING AREA	87.47 SF	8.13 m²
REAR GLAZING AREA	116.01 SF	10.78 m²
TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE	260.93 sf 6.12 %	24.24 m²

GROSS GLAZING AREA OPT. 'A'

TOTAL PERIPHERAL WALL AREA	4266.55 SF	396.36 m ²
FRONT GLAZING AREA	40.95 SF	3.80 m ²
LEFT SIDE GLAZING AREA	16.5 SF	1.53 m ²
RIGHT SIDE GLAZING AREA	98.86 SF	9.18 m ²
REAR GLAZING AREA	117.67 SF	10.93 m ²
TOTAL GLAZING AREA TOTAL GLAZING PERCENTAGE	273.98 sf 6.42 %	25.45 m²





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GOLD PARK HOMES

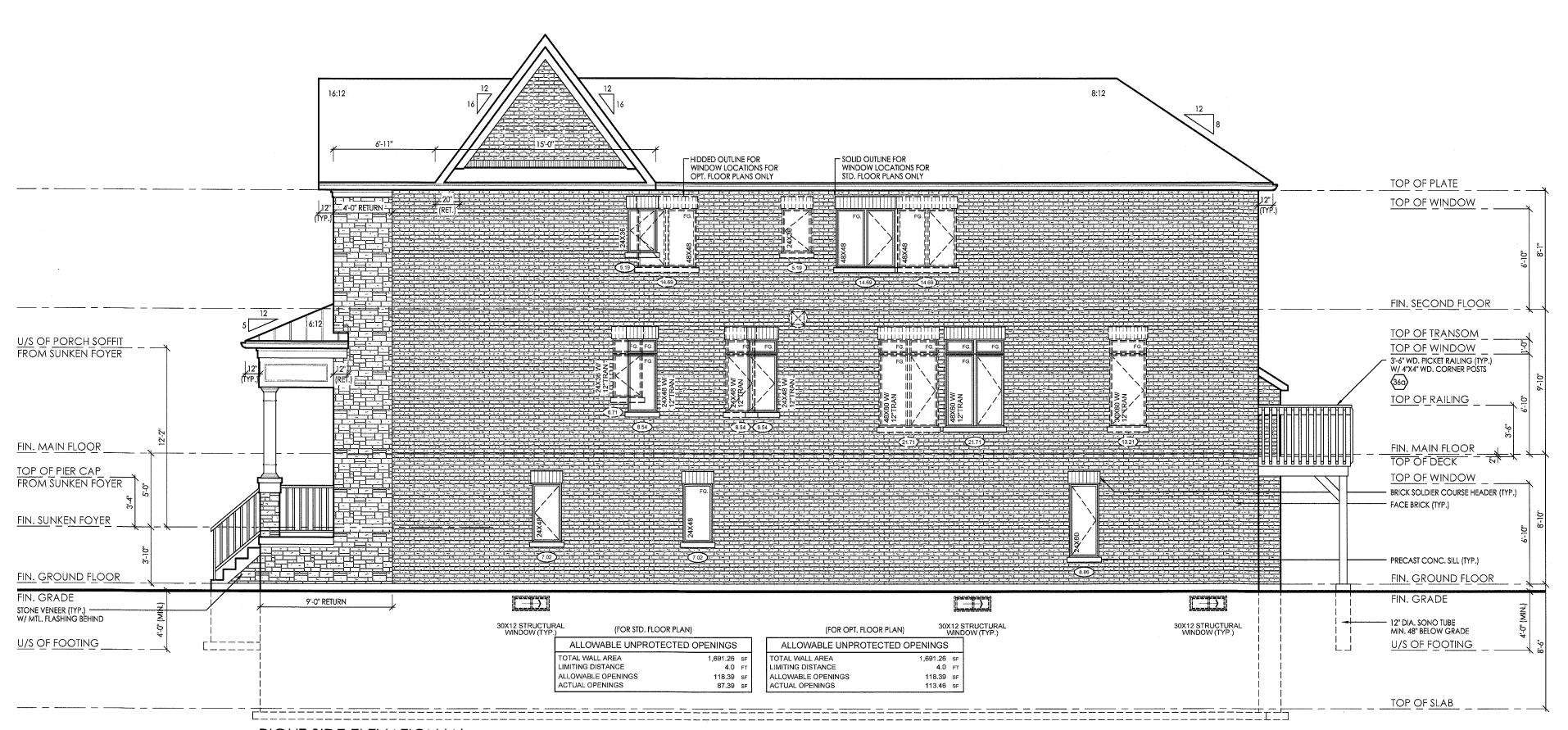
Project HUNTINGTON & NASHVILLE KLEINBURG

model 25-5

project # 14043

A5

3/16" = 1'-0"



RIGHT SIDE ELEVATION 'A'

RN design

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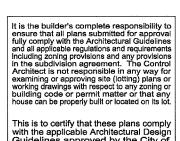


I, JULIO PINZON DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD,UNDER DIVISION C,PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN:

SIGNATURE:

3868 2699



This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

HIGH ECTUPAL REVIEW & APPROVAL

FER 2 9 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	SSUED FOR CLIENT REVIEW	30-JAN-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR
3	ISSUED FOR PERMIT	24-FEB-16	JP	JР
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GOLD PARK HOMES

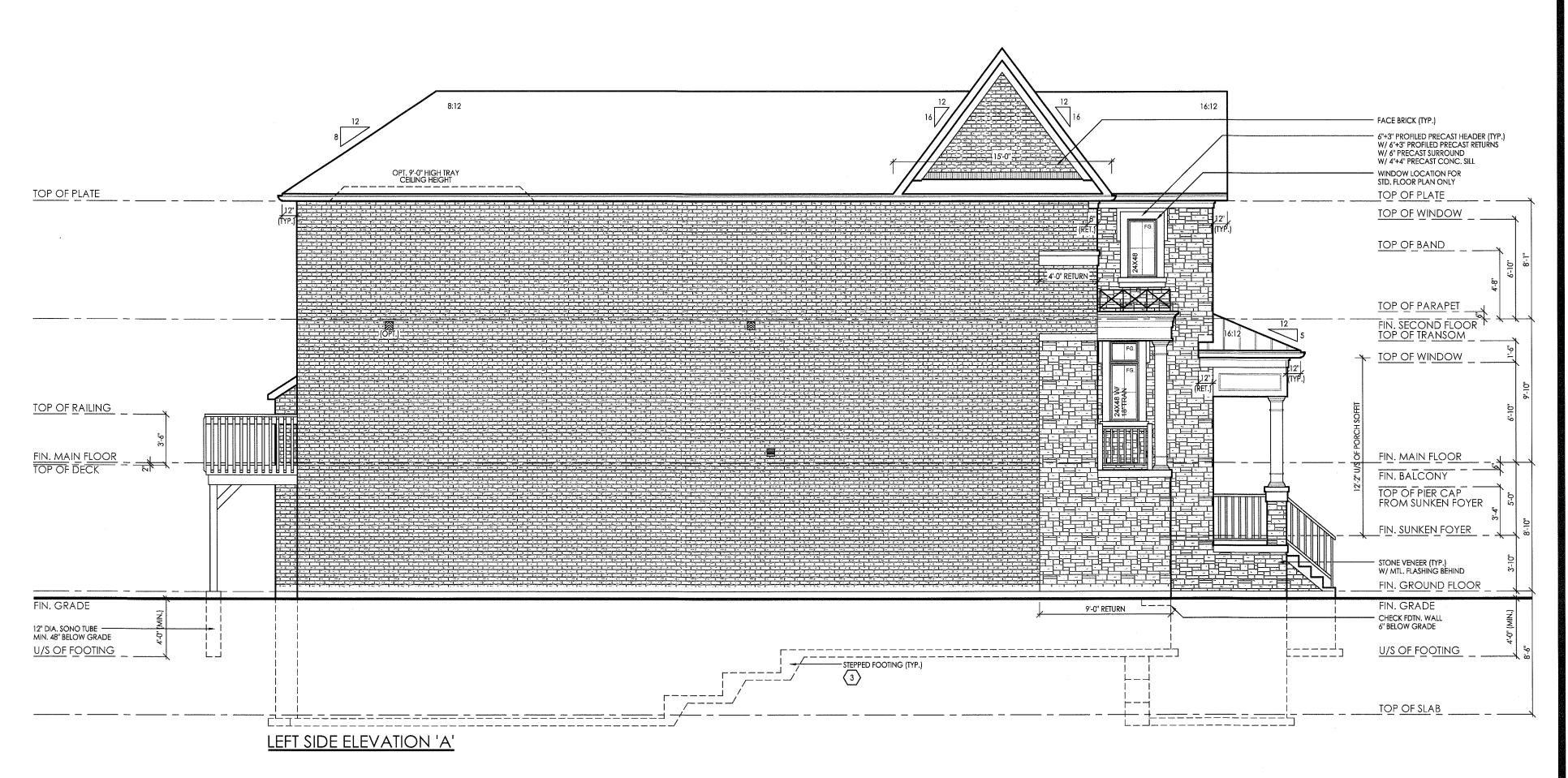
HUNTINGTON & NASHVILLE KLEINBURG

25-5

project # 14043

scale 3/16" = 1'-0"

page



RN design

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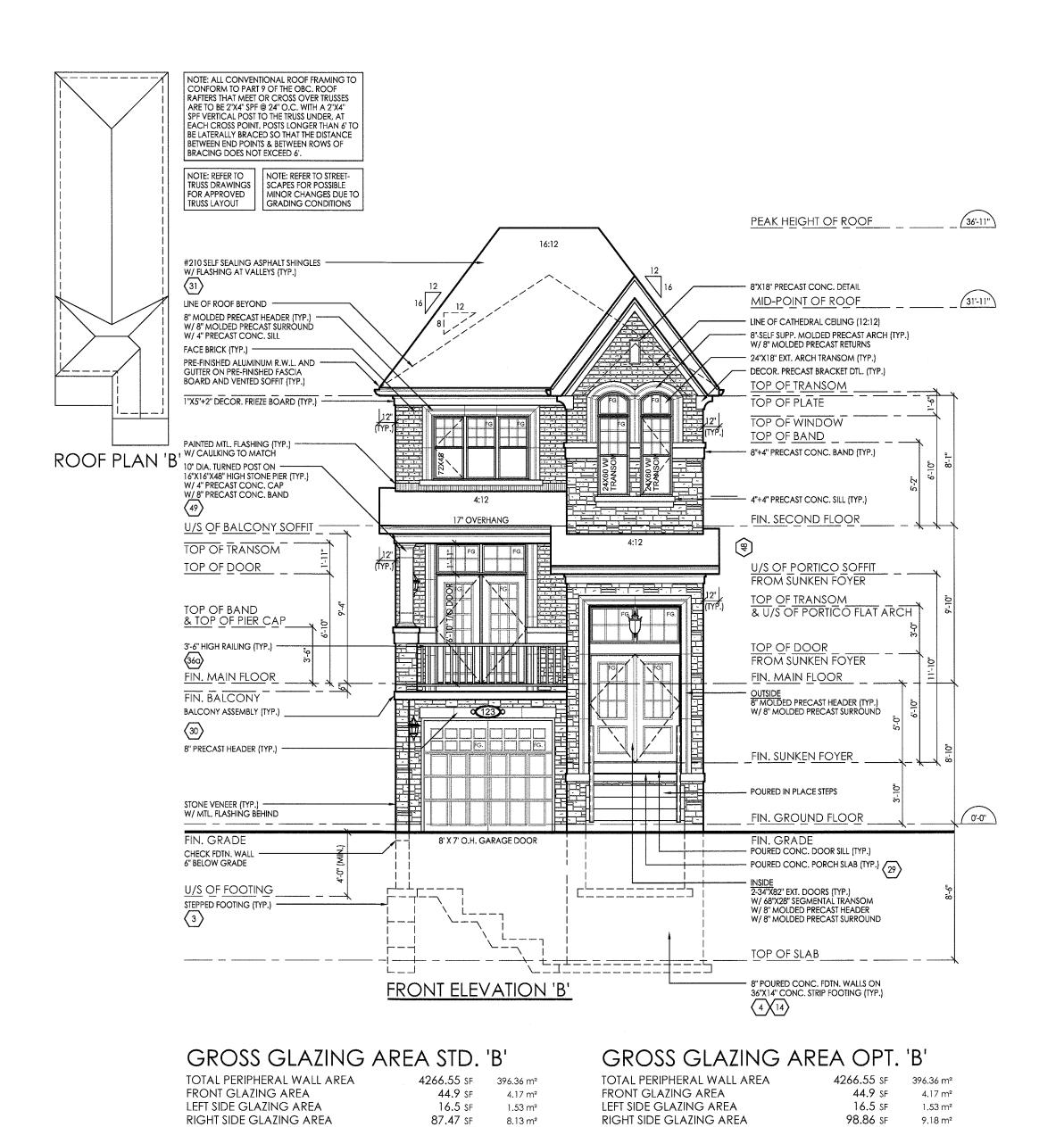
GOLD PARK HOMES

HUNTINGTON & NASHVILLE

25-5

scale 3/16" = 1'-0"

page



116.01 sF

264.88 SF

6.21 %

10.78 m².

24.61 m²

REAR GLAZING AREA

TOTAL GLAZING AREA

TOTAL GLAZING PERCENTAGE

117.67 SF

277.93 SF

6.51 %

10.93 m²

25.82 m²

REAR GLAZING AREA

TOTAL GLAZING AREA

TOTAL GLAZING PERCENTAGE

RN design

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QUALIFIED DESIGNER BCIN: FIRM BCIN:

SIGNATURE:

26995

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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

ARCHITECTURAL REVIEW & APPROVAL

#	revisions	date	dwn	ch
1	ISSUED FOR CLIENT REVIEW	30-JAN-15	KK	C
2	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	С
3	ISSUED FOR PERMIT	24-FEB-16	JP	JI
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G. Williams Limited, Architect

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project # 14043

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RIGHT SIDE ELEVATION 'A'

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#	revisions	date	dwn	ch
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GOLD PARK HOMES

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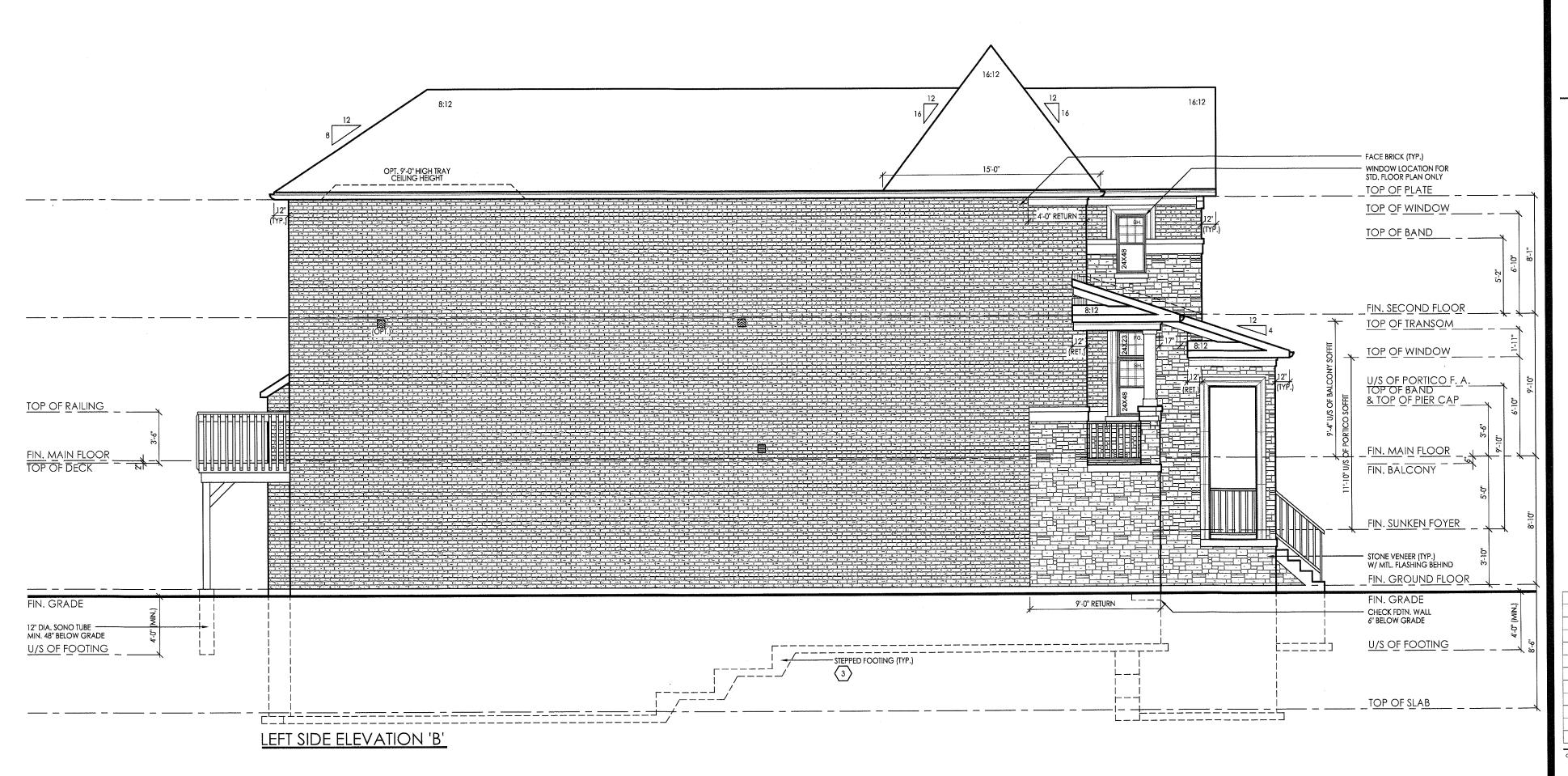
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scale 3/16" = 1'-0"

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14043



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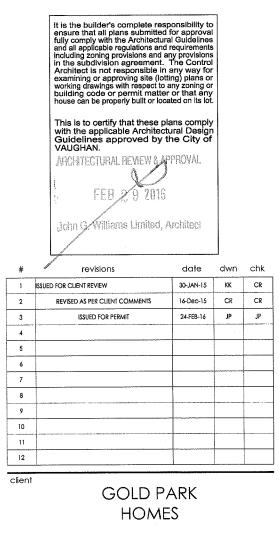


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SIGNATURE:

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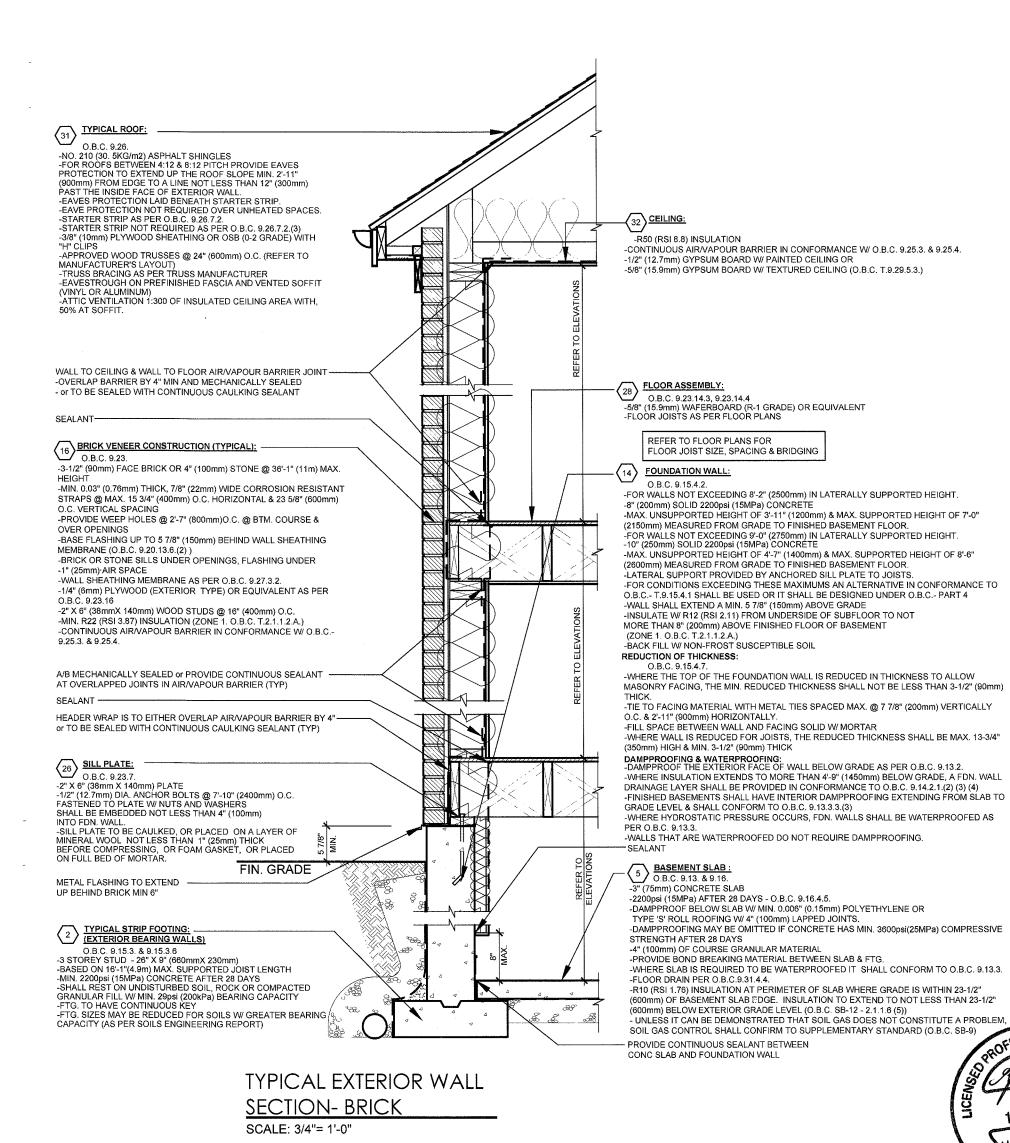
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3/16" = 1'-0"

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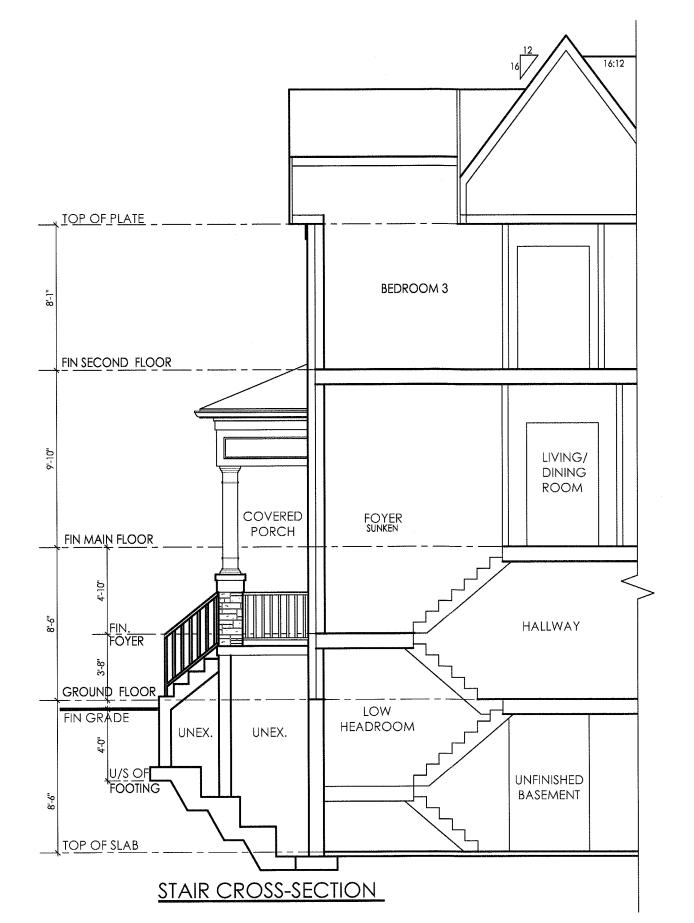
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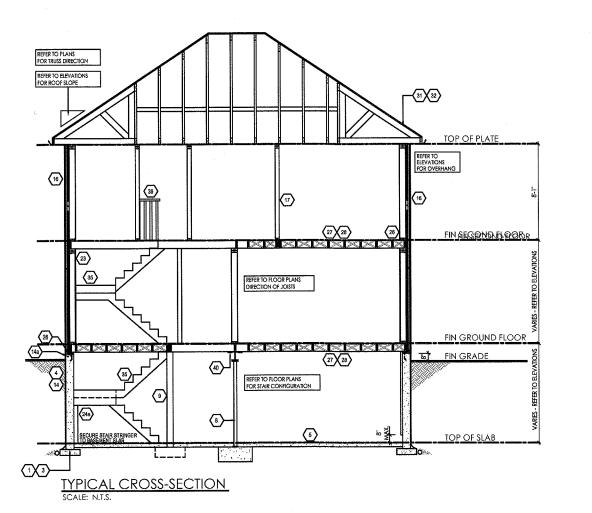
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FOR STRUCTURAL ONLY









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GOLD PARK HOMES

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