

[illegible]

1 basement/foundation plan
A1.01 1/4" = 1'-0"

A1.01

no.	revisions	date

drawing title:
renderings &
basement/foundation
plan

dwg. file no. 18-25
date: 2020-03-27
drawn by: L.T.

project information:

Lefave residence

Lot 53 - 247 Frahn Cr., Lakeshore



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GADFLY MODERN

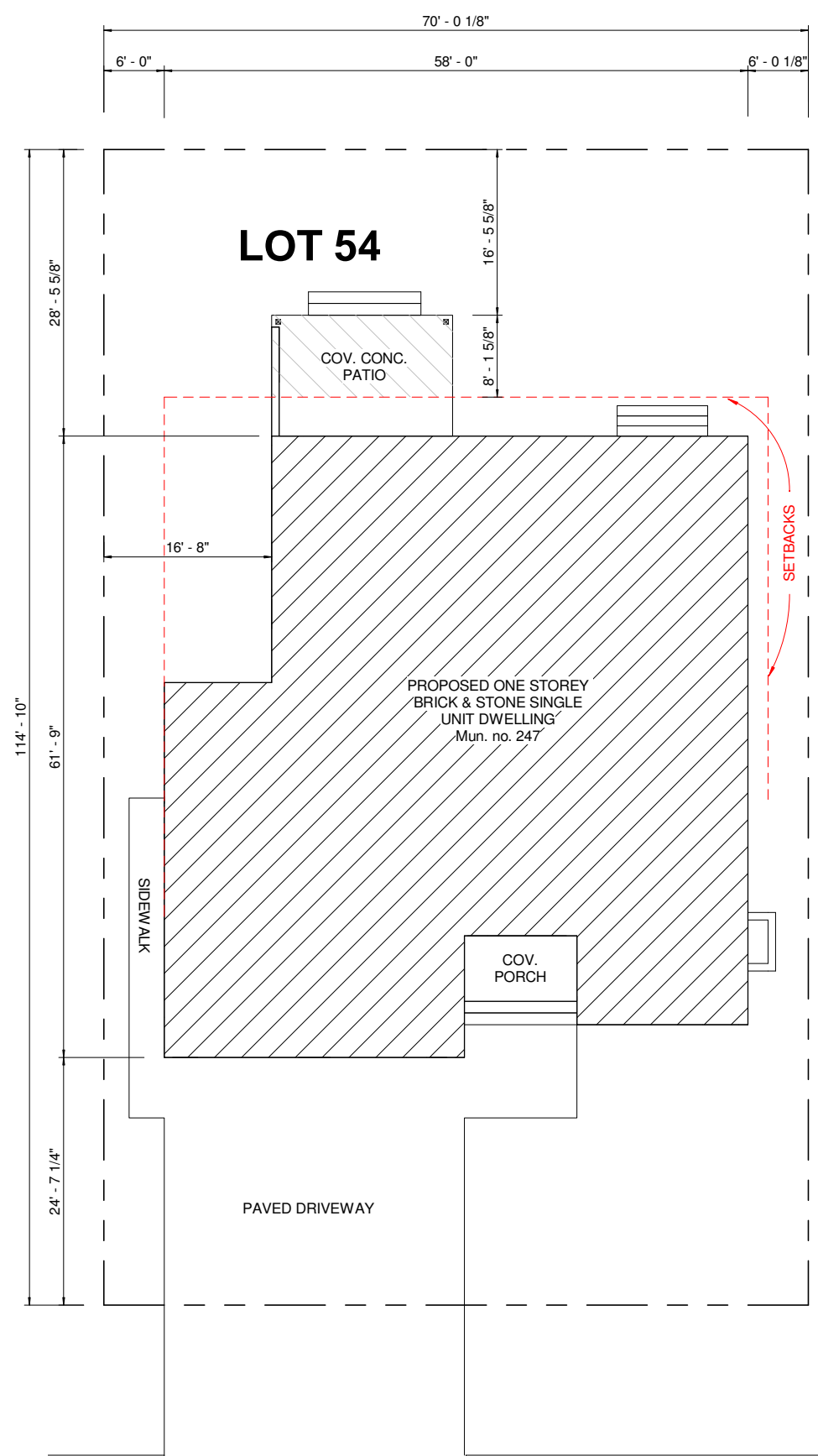
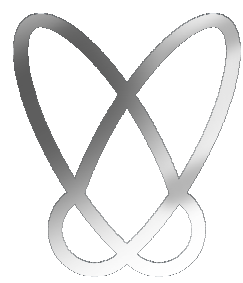
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disclaimer

approved for:

☐ preliminary
☐ bids
☐ permits
☐ construction
☐ interior design

28/2020 11:38:42 AM



LOT COVERAGE	
LOT SQUARE FOOTAGE =	8,038.56 sq.ft.
HOUSE FLOT SQUARE FOOTAGE =	3,129.99 sq.ft.
FRONT PORCH =	88.64 sq.ft.
REAR COVERED DECK =	218.00 sq.ft.
TOTAL LOT COVERAGE =	3,436.63 sq.ft.
ACTUAL % LOT COVERAGE =	42.84%
(35% ALLOWABLE = 2,813.84 sq.ft.)	
Over by 630.79 sq.ft.	

2 site plan
A1.02 1/16" = 1'-0"

RAFIH CR.

NOTE:
ALL INTERIOR DIMENSIONS ARE
TO THE FACE OF THE WALL STUDS

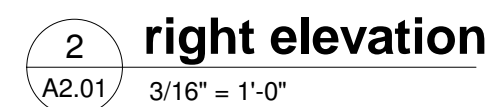
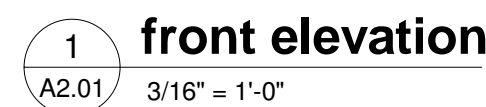
ALL SHOP DRAWINGS FOR PRE-ENGINEERED AND
PREMANUFACTURED TRUSSES, BEAMS, POSTS OR
OTHER FRAMING MEMBERS, TO BE SUBMITTED TO
INSPECTOR PRIOR TO ITS RESPECTIVE INSTALLATION.

INTERCONNECTED SMOKE ALARM REQUIRED
ON ALL LEVELS. CARBON MONOXIDE
DETECTOR REQUIRED AT BEDROOM AREA.
SMOKE ALARM, VISUAL COMPONENT
REQUIRED TO MEET UL-1071 (STROBE).

ANY STRUCTURAL AND ANY BUILDING ENVELOPE
CHANGES MUST BE SUBMITTED FOR APPROVAL
PRIOR TO REQUIRED INSPECTIONS.

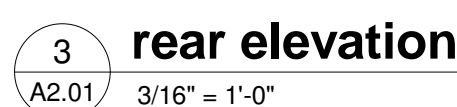
wood lintel schedule

Minimum spans for spruce-pine fir lintels - no. 1 or no. 2 grade non-structural sheathing
0.85 C.F. Table A-16, spanning Top of Foundations 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 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NOTE:
ALL WINDOWS AND DOOR SIZES* TO BE CONFIRMED BY BUILDER. SIZES* SHOWN DO NOT NECESSARILY REFLECT ACTUAL PRODUCT SIZES*
EXACT DOOR AND WINDOW SIZES* TO BE CONFIRMED BY OWNER.
WINDOWS AND SLIDING GLASS DOORS TO HAVE AN MINIMUM EFFICIENCY RATING OF 1.8 SKYLIGHTS TO HAVE A MINIMUM EFFICIENCY RATING OF 2.8

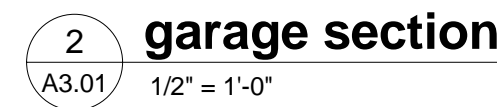
* WINDOW SIZES SHALL NOT EXCEED EEDS FOR SB-12 COMPLIANCE

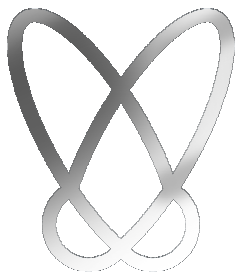


LEFT ELEVATION LIMITING DISTANCE - HOUSE	
EXPOSED BUILDING FACE:	253.16 sq.ft.
UNPROTECTED OPENINGS:	67.12 sq.ft.
% ALLOWABLE UNPROTECTED OPENINGS:	45.00%
% ACTUAL UNPROTECTED OPENINGS:	27.25%
LIMITING DISTANCE MINIMUM:	13.12 ft
(or PROPERTY LINE SETBACK IF MORE RETRACTIVE)	

Door Number	Door Size	Description	Count	Cost
101	42" x 98" w- 15" lites		1	
102	28" x 84"		1	
103	72" x 84"		1	
104	36" x 84"		3	
105	72" x 84"		1	
106	30" x 84"		1	
107	48" x 84"		1	
108	32" x 84"		2	
109	34" x 84"		3	
110	38" x 82"		1	
111	36" x 82"		1	
112	10'-0" x 8'-0"		2	
113	72" x 84"		1	
114	30" x 84"		1	
115	140" x 96"		1	
116	42" x 84"		1	
117	106" x 96"		1	
201	track door (double) 84 inch		1	
202	36" x 80"		2	
203	32" x 80"		3	
204	30" x 80"		1	
205	42" x 80"		1	
206	72" x 80"		1	
Grand total: 32			32	

room finish schedule								
Room Number	Room Name	Area	Perimeter	Finish				Comments
				Floor	Base	Wall	Ceiling	
101	foyer	183.04 ft²	71' - 7"					
102	bedroom no.2	203.27 ft²	63' - 1"					
103	bath	78.87 ft²	40' - 0 1/2"					
104	den/guest	123.75 ft²	47' - 9 1/2"					
105	ensuite	87.26 ft²	40' - 0 1/2"					
106	master bedroom	251.78 ft²	84' - 0 1/2"					
107	w.i.c.	71.01 ft²	33' - 11 1/2"					
108	living room	266.93 ft²	72' - 5 3/4"					
109	kitchen/dining	418.46 ft²	92' - 0 1/2"					
110	w.i.p.	27.96 ft²	22' - 7"					
111	mudroom	103.38 ft²	50' - 4 1/2"					
112	laundry	101.63 ft²	40' - 4"					
113	pwd.	27.26 ft²	22' - 3 1/2"					
114	garage	659.25 ft²	109' - 3"					
201	family room	606.88 ft²	112' - 5 3/8"					
202	office/train room	467.01 ft²	86' - 6"					
203	hallway	99.78 ft²	60' - 1 1/2"					
204	utility	95.28 ft²	37' - 3 1/2"					
205	bath	95.44 ft²	39' - 2 1/2"					
206	storage	163.79 ft²	51' - 2 3/4"					
207	guest bedroom	234.70 ft²	65' - 6 1/2"					
208	storage	184.18 ft²	64' - 10"					
Grand total: 22		4540.90 ft²						





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

FOOTING AND SLABS

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

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE SLABS SHALL BE NOT LESS THAN 32 MPa (4650 PSI) AFTER 28 DAYS AND THE SLUMP SHALL BE NOT MORE THAN 75mm (3"), UNLESS OTHERWISE SPECIFIED.

CONCRETE SLABS USED FOR GARAGE AND CARPORT FLOORS AND EXTERIOR VERANDAS AND STEPS, SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 32 MPa (4650 psi) AFTER 28 DAYS, AIR ENTRAINMENT OF 5% TO 8% AND A SLUMP OF NOT MORE THAN 100mm (4").

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

THE BOTTOM OF EVERY EXCAVATION SHALL BE FREE OF ALL ORGANIC MATERIAL, SHALL BE KEPT FREE OF STANDING WATER, AND SHALL BE KEPT FROM FREEZING THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

CONCRETE FOOTINGS SHALL REST ON UNDISTURBED STABLE SOIL CAPABLE OF SUSTAINING A MINIMUM BEARING PRESSURE OF 75 kPa (1564 lbs/sq.ft.) AND BE AT A MINIMUM DEPTH OF 1.2m (4'-0") BELOW FINISHED GROUND LEVEL.

HABITABLE ROOM ON CONCRETE SLABS SHALL BE DAMPROOFED WITH A MEMBRANE OF POLYETHYLENE WITH A THICKNESS OF NOT LESS THAN 0.15mm (0.006") AND JOINTS SHALL BE LAPPED NOT LESS THAN 300mm (11'-3/4"). IN LIEU OF DAMPROOFING, SUCH ROOMS SHALL BE BUILT ON CONCRETE SLABS THAT HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 25 MPa (3600 psi) AFTER 28 DAYS.

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

CONCRETE SLABS SHALL HAVE A MINIMUM THICKNESS OF 75mm (3") (4" RECOMMENDED) EXCLUSIVE OF CONCRETE TOPPING, A BOND-BREAKING MATERIAL, SHALL BE PLACED BETWEEN THE SLAB AND FOOTINGS OR ROCK, (THE FOREMENTIONED SLAB THICKNESS IS RECOMMENDED TO BE 100mm = 4").

CONCRETE SLABS RESTING ON EARTH AT GRADE SHALL BE REINFORCED WITH 6x6x6/6 WELDED WIRE MESH. REINFORCING FOR CONCRETE SLABS RESTING ON EARTH BELOW GRADE IS OPTIONAL.

BASEMENT SLABS TO BE A MINIMUM 25 MPa (3626 psi)

CONCRETE FOUNDATION WALLS

WHERE THE HEIGHT OF THE FOUNDATION WALL IS SUCH THAT LATERAL SUPPORT IS REQUIRED, OR WHERE THE REQUIRED CONCRETE STRENGTH HAS NOT BEEN REACHED, THE WALL SHALL BE BRACED OR Laterally SUPPORTED BEFORE BACKFILLING.

CONCRETE BLOCK FOUNDATION WALLS SHALL BE PARGED ON THE EXTERIOR FACE OF THE WALL BELOW GROUND LEVEL WITH A MINIMUM OF 6mm (1/4") OF MORTAR, AND SHALL BE COVED OVER THE FOOTING WHEN THE FIRST COURSE OF BLOCK IS LAID.

BITUMINOUS OR OTHER WATERPROOFING MATERIAL SHALL BE APPLIED OVER THE PARGING OR POURED CONCRETE BELOW GROUND LEVEL.

CONCRETE FOUNDATION THICKNESSES AND REQUIRED LATERAL SUPPORT SHALL CONFORM TO O.B.C. 9.15.4.

WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THAN 1.2m (3'-11") IN LENGTH OR CONTAINS OPENINGS IN MORE THAN 25% OF ITS LENGTH, THAT PORTION OF THE WALL BENEATH SUCH OPENINGS SHALL BE CONSIDERED Laterally UNSUPPORTED AND SHALL BE REINFORCED.

EXTERIOR FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 150mm (6") ABOVE FINISHED GROUND LEVEL.

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF EXTERIOR MASONRY FACING, THE MINIMUM THICKNESS OF THE REDUCED SECTION SHALL BE 90mm (3'-1/2") AND SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES AT 200mm (7'-8") VERTICALLY AND 900mm (2'-11") O.C. HORIZONTALLY. THE METAL TIES SHALL BE CORROSION-RESISTANT AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 17.8mm (0.028in²) AND A MINIMUM PORTION OF 50mm (2") SHALL BE AT RIGHT ANGLES AT EACH END. THE SPACE BETWEEN THE WALL AND THE EXTERIOR FACING SHALL BE FILLED SOLD WITH MORTAR.

CONCRETE BLOCK WALLS SHALL BE REINFORCED WITH 15mm (1/2") DIAMETER BARS AT 400mm (16") O.C. VERTICALLY AND TRUSS-TYPE REINFORCEMENTS AT 400mm (16") O.C. HORIZONTALLY. VOIDS AROUND VERTICAL BARS SHALL BE FILLED WITH SOLID MASONRY.

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

FOUNDATION WALLS SHALL BE ADEQUATELY BRACED PRIOR TO BACKFILLING.

ATTACHED GARAGES

THE CONSTRUCTION BETWEEN A GARAGE AND THE DWELLING TO WHICH IT IS ATTACHED OR BUILT IN, SHALL PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES, SUCH AS THAT PROVIDED BY GYPSUM BOARD WHICH IS TAPED AND SEALED THROUGHOUT. THIS INCLUDES EXTERIOR WALLS OF A GARAGE UNDER FLOOR OF A HABITABLE ROOM.

A DOOR BETWEEN A GARAGE AND A DWELLING SHALL BE TIGHT FITTING AND WEATHERSTRIPPED SO AS TO PROVIDE AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES AND SHALL BE FITTED WITH A SELF-CLOSING DEVICE.

SUCH DOORS SHALL NOT BE LOCATED IN A ROOM INTENDED FOR SLEEPING AND SHALL NOT BE LOCATED WHERE A SINGLE CLEAR PARKING SPACE 2.7m x 5.7m (8'-11" x 18'-8") WOULD BE ENCRoACHED UPON BY STEPS REQUIRED FOR ACCESS TO THE DWELLING.

DWELLING FLOOR TO BE A MIN. 6" HIGHER THAN GARAGE LEVEL.

WOOD FRAMING

WOOD FRAME CONSTRUCTION TO COMPLY WITH O.B.C. SECTION 9.23

ALL FRAMING LUMBER SHALL BE No 2 UNLESS OTHERWISE SPECIFIED ON DRAWINGS.

SILL PLATES THAT PROVIDE BEARING FOR THE FLOOR SYSTEM SHALL HAVE A MINIMUM SIZE OF 38mm x 89mm (2" x 4").

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

BEAMS SHALL HAVE EVEN AND LEVEL BEARING WITH A MINIMUM LENGTH OF BEARING OF 89mm (3'-1/2") AT END SUPPORTS.

ALL FLOOR JOISTS, CEILING JOISTS, ROOF JOISTS, AND RAFTER SHALL HAVE A MINIMUM END BEARING LENGTH OF 38mm (1'-1/2").

FLOOR JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS, HEADER JOISTS, AND TRIMMER JOISTS SHALL BE SUPPORTED BY JOISTS HANGERS OR OTHER ACCEPTABLE CONNECTORS.

CROSS BRIDGING SHALL BE PROVIDED FOR FLOOR JOISTS THAT ARE WITHIN 400mm (1'-6") OF HTE MAXIMUM PERMITTED SPAN, SPACED NOT MORE THAN 2.1m (6'-11") O.C. CONTINUOUS WOOD STRAPPING NOT LESS THAN 19mm x 64mm (1" x 3") TOGETHER WITH CROSS BRIDGING SHALL BE PROVIDED WHERE A CEILING FINISH IN NOT APPLIED. A GLEED AND NAILED SUBFLOOR MAY BE APPLIED INLIEU OF CROSS BRIDGING.

NON-LOADBEARING WALLS THAT ARE PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY BEAMS OR BY WALLS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE LOADS TO VERTICAL SUPPORTS.

LOADBEARING IN INTERIOR WALLS PERPENDICULAR TO FLOOR JOISTS SHALL BE LOCATED A MAXIMUM OF 900mm (2'-11") FROM THE JOISTS SUPPORT WHEN THE WALL DOES NOT SUPPORT A FLOOR, AND A MAXIMUM OF 600mm (23'-5/8") FROM THE JOISTS SUPPORT WHEN THE WALL SUPPORTS ONE OR MORE FLOORS.

WOOD STUDS FOR INTERIOR WALLS SUPPORTING NOT MORE THAN ONE FLOOR SHALL BE NOT LESS THAN 38mm x 89mm (2" x 4"), SPACED NOT MORE THAN 400mm (16") O.C.

WOOD STUDS SHALL BE TRIPLED IN THE CORNERS OF LOADBEARING WALLS.

WALL STUDS SHALL BE DOUBLED ON EACH SIDE OF OPENINGS SO THAT THE INTERIOR STUDS EXTEND FROM THE LINTEL TO THE BOTTOM WALL PLATE AND THE OUTER STUDS EXTEND FROM THE TOP WALL PLATE TO THE BOTTOM WALL PLATE.

WALL PLATES SHALL BE NOT LESS THAN 38mm (1'-1/2") THICK AND SHALL BE THE SAME WIDTH AS THE WALL STUDS. NO FEWER THAN TWO TOP PLATES SHALL BE PROVIDED IN LOADBEARING WALLS.

WHERE FLOOR SHEATHING SUPPORTS CERAMIC TILES, IT SHALL BE REINFORCED IN ACCORDANCE WITH O.B.C. 9.30.6.1.

SOLID BLOCK SHALL BE PROVIDED UNDER ALL CONCENTRATED LOADS.

PROVIDE TWO LAYERS OF 16mm (5/8") SUBFLOOR UNDER CERAMIC TILES.

BASEMENT COLUMNS AND BEARING WALLS

STEEL COLUMNS SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 73mm (2'-7/8") AND A WALL THICKNESS OF NOT LESS THAN 4.76mm (3/16"), AND SHALL BE TREATED ON THE OUTSIDE SURFACE WITH NOT LESS THAN ONE COAT OF RUST-INHIBITIVE PAINT.

STEEL COLUMNS SHALL BE FITTED WITH STEEL PLATES AT BOTH ENDS THAT ARE NOT LESS THAN 100mm x 100mm (4" x 4") BY 6.35mm (1/4") THICK, AND WHERE THE COLUMN SUPPORTS A WOOD BEAM, THE TOP PLATE SHALL EXTEND ACROSS THE FULL WIDTH OF THE BEAM.

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

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

INTERIOR BEARING STUD PARTITIONS SHALL BE 38mm x 89mm (2" x 4") SPRUCE AT 400mm (16") O.C. (FOR 1 STOREY DWELLINGS) AND 38mm x 140mm (2" x 6") SPRUCE AT 400mm (16") O.C. (FOR 2 STOREY DWELLINGS) UNLESS NOTED ON OTHERWISE. ON 6MIL POLYETHYLENE ON 200mm (8") HIGH POURED CONCRETE OR CONCRETE BLOCK CURB ON 300mm x 200mm (14" x 8") CONCRETE FOOTINGS (2 STOREY) WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE ANCHORED TO CONCRETE CURB AT 200mm (8'-8") O.C.

EXTERIOR WOOD COLUMNS SHALL BE ANCHORED TO CONCRETE SLABS OR FOOTINGS WITH A STEEL ANCHOR SHOE A MINIMUM OF 175mm (7") ABOVE FINISHED GRADE AND TO THE BEAM WITH A 19mm x 89mm x 226mm (1" x 4" x 12") WOOD NAILING STRIP AT THE TOP OF THE COLUMN.

MASONRY VENEER WALLS

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

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

MASONRY VENEER SHALL BE TIED TO WOOD FRAMING MEMBERS WITH CORROSION-RESISTENT STRAPS, WITH A MINIMUM THICKNESS OF 0.76mm (0.030") AND A MINIMUM WIDTH OF 22mm (7/8"). STRAPS SHALL BE SPACED IN ACCORDANCE WITH O.B.C. TABLE 9.20.9.5.

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

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

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

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

ROOF CONSTRUCTION

ATTICS SHALL BE PROVIDED WITH AN ACCESS HATCHWAY WITH A MINIMUM SIZE OF 500mm x 700mm (19'-3/4" x 28") WHICH IS FITTED WITH A DOOR OR COVER THAT IS INSULATED AND WEATHERSTRIPPED.

HIP AND VALLEY RAFTERS SHALL BE NOT LESS THAN 50mm (2") DEEPER THAN THE COMMON RAFTERS.

COLLAR TIES SHALL BE NOT LESS THAN 38mm x 89mm (2" x 4") AND SPACED NOT MORE THAN 400mm (16") O.C. IF COLLAR TIES ARE MORE THAN 2.4m (7'-10") IN LENGTH, THEY SHALL BE Laterally SUPPORTED NEAR THEIR CENTRES BY NOT LESS THAN 19mm x 89mm (1" x 4") WOOD RIBBONS AT RIGHT ANGLES TO THE COLLAR TIES.

ROOF SHEATHING ON SUPPORTS NOT MORE THAN 600mm (2'-0") APART SHALL CONSIST OF ASPENITE OR PLYWOOD NOT LESS THAN 9.5mm (3/8") THICK. IF EDGES ARE SUPPORTED, AND NOT LESS THAN 12.5mm (1/2") THICK IF EDGES ARE NOT SUPPORTED.

ROOF SHEATING EDGE SUPPORT SHALL BE METAL "H" CLIPS OR WOOD BLOCKING NOT LESS THAN 38mm x 38mm (2" x 2"), SECURELY NAILED BETWEEN FRAMING MEMBERS.

EAVE PROTECTION SHALL BE PROVIDED EXTENDING FROM THE EDGE OF THE ROOF A MINIMUM DISTANCE OF 900mm (2'-11") UP THE ROOF SLOPE TO A LINE NOT LESS THAN 300mm (11'-3/4") INSIDE THE INNER FACE OF THE EXTERIOR WALL AND SHALL CONSIST OF A SELF-SEALING COMPOSITE MEMBRANE OF POLYETHYLENE AND BITUMINOUS MATERIAL.

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

WATER FROM AN UPPER ROOF LEVEL SHALL BE PIPED DIRECTLY TO A LOWER ROOF LEVEL.

BASEMENT

PROVIDE 0.2% MINIMUM OF UNFINISHED BASEMENT FLOOR AREA, UNOBSRTUCTED VENTILATION AREA TO THE OUTDOORS.

STAIRS AND BALCONIES

STAIRS SHALL HAVE A MAXIMUM RISE OF 200mm (7'-7/8"), A MINIMUM RUN OF 210mm (8'-1/4"), A MINIMUM TREAD WIDTH OF 233mm (9'-1/4"), A MINIMUM WIDTH BETWEEN WALL FACES OF 860mm (2'-10") AND MINIMUM HEADROOM, AS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE NOSINGS, OF 1.95m (6'-5").

EXTERIOR STAIRS SHALL HAVE A MINIMUM WIDTH BETWEEN WALL FACES OR GUARDS OF 900mm (2'-11").

CURVED STAIRS SHALL HAVE A MINIMUM RUN OF 150mm (5'-7/8") AND A MINIMUM AVERAGE RUN OF 200mm (7'-8").

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRS LESS THAN 1.1m (3'-7") WIDE AND ON BOTH SIDES OF STAIRS GREATER THAN 1.1m (3'-7") WIDE.

HANDRAILS SHALL NOT BE LESS THAN 800mm (2'-7") AND NOT MORE THAN 820mm (3'-0") HIGH, AS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE NOSINGS.

GUARDS SHALL BE PROVIDED WHEREVER THE ELEVATION BETWEEN ADJACENT LEVELS IS GREATER THAN 600mm (23'-5/8") AND SHALL BE NOT LESS THAN 1.07m (3'-6") HIGH.

OPENINGS THROUGH A GUARD SHALL BE OF A SIZE SO AS TO PREVENT PASSAGE OF A SPHERICAL OBJECT HAVING A DIAMETER NOT MORE THAN 100mm (4").

GUARDS SHALL BE DESIGNED SO THAT ANY MEMBERS, ATTACHMENTS OR OPENINGS BETWEEN 100mm (4") AND 900mm (2'-11") ABOVE FLOOR LEVEL WILL NOT FACILITATE CLIMBING.

EXTERIOR CONCRETE STAIRS WITH MORE THAN TWO RISERS AND TWO TREADS SHALL BE SUPPORTED BY A FOUNDATION WALL.

EXTERIOR WOOD STAIRS SHALL NOT BE IN DIRECT CONTACT WITH THE GROUND UNLESS TO TREATED TO PREVENT DECAY.

INSULATION, AIR AND VAPOUR BARRIERS

THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A CONTINUOUS BARRIER TO AIR LEAKAGE AND WATER VAPOUR DIFFUSION FROM THE INTERIOR OF THE BUILDING INTO WALL, FLOOR, ATTIC, AND ROOF SPACES.

CONCRETE SLABS ON GROUND SHALL BE INSULATED TO A MINIMUM THERMAL RESISTANCE OF R8, TO NOT LESS THAN 600mm (23'-5/8") BELOW EXTERIOR GROUND LEVEL.

ALL EXTERIOR DOORS AND DOORS PROVIDING ACCESS FROM GARAGES TO DWELLING UNITS, WHERE A STORM DOOR IS NOT PROVIDED, SHALL HAVE A THERMAL RESISTANCE OF R4, EXCLUSIVE OF GLAZED PORTIONS.

THE UPPER PART OF FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED TO A MINIMUM THERMAL RESISTANCE OF R12, FROM THE UNDERSIDE OF THE SUBFLOOR TO THE FINISHED FLOOR LEVEL OF THE BASEMENT, AND SHALL BE PROTECTED FROM MOISTURE BY A MOISTURE BARRIER. BE INHERENTLY IMPERMEABLE TO MOISTURE OR IF SUCH INSULATION IS OF THE BATT-TYPE, IT SHALL BE PROTECTED FROM MOISTURE BY A MOISTURE BARRIER AND A VAPOUR BARRIER.

AIR BARRIERS CONSISTING OF FLEXIBLE MATERIAL SHALL BE INSTALLED SO THAT JOINTS ARE EITHER SEALED, OR LAPPED AT LEAST 100mm (4") AND CLAMPED BETWEEN FRAMING MEMBERS, FURRING OR BLOCKING AND RIGID PANELS.

PENETRATIONS OF THE AIR BARRIER, SUCH AS THOSE REQUIRED FOR THE INSTALLATION OF WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK, SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER OVER THE ENTIRE SURFACE.

DUCTWORK IN UNHEATED SPACES SHALL HAVE ALL JOINTS TAPED OR BE OTHERWISE SEALED TO ENSURE THAT THE DUCTS ARE AIRTIGHT FOR THEIR ENTIRE LENGTH.

CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING CONSTRUCTION, WHICH WOULD PERMIT AIR LEAKAGE FROM WITHIN THE BUILDING INTO A WALL, ATTIC OR ROOF SPACE, SHALL BE SEALED BY NONCOMBUSTIBLE MATERIAL TO PREVENT AIR LEAKAGE.

MASONRY WALL OF HOLLOW UNITS, WHICH PENETRATE THE CEILING, SHALL BE CAPPED WITH MASONRY UNITS WITHOUT VOIDS OR BE SEALED WITH FLASHING EXTENDING ACROSS THE FULL WIDTH OF THE MASONRY.

FOAMED INSULATION MUST BE PROTECTED ON THE INTERIOR SURFACES BY GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.

NATURAL AND MECHANICAL VENTILATION

ALL ROOF AND ATTIC SPACES ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH OPENINGS TO THE EXTERIOR PROVIDING AN UNOBSRTUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA. THESE VENTS SHALL BE EVENLY DISTRIBUTED ON OPPOSITE SIDES OF THE BUILDING AND SHALL BE DESIGNED TO PREVENT ENTRY OF RAIN, SNOW, AND INSECTS.

WHERE A ROOF DOES NOT INCORPORATE AN ATTIC SPACE, A MINIMUM CLEARANCE OF 75mm (3") SHALL BE MAINTAINED BETWEEN THE TOP OF THE INSULATION AND THE UNDERSIDE OF THE ROOF SHEATHING FOR THE ENTIRE LENGTH OF THE ROOF JOIST, AND THE VENTS SHALL BE LOCATED SO THAT APPROXIMATELY 50% OF THE REQUIRED VENT AREA IS NEAR THE LOWER PART OF THE ROOF AND APPROXIMATELY 50% IS NEAR THE RIDGE.

CEILING INSULATION SHALL BE INSTALLED IN A MANNER WHICH WILL NOT RESTRICT A FREE FLOW OF AIR THROUGH ROOF VENTS OR THROUGH ANY PORTION OF THE ROOF OR ATTIC SPACE.

ROOMS IN DWELLING UNITS VENTILATED BY NATURAL MEANS SHALL HAVE MINIMUM UNOBSRTUCTED OPENABLE VENTILATION AREAS AS FOLLOWS:
BATHROOM 0.09m² (0.97sf)
UNFINISHED BASEMENTS 0.20% OF THE FLOOR AREA
ALL OTHER ROOMS 0.28m² (3.00sf)

MECHANICAL VENTILATION EXHAUST DUCTS SHALL DISCHARGE DIRECTLY TO THE OUTDOORS. WHERE SUCH DUCTS PASS THROUGH OR ARE ADJACENT TO UNHEATED SPACES, THEY SHALL BE INSULATED TO NOT LESS THAN R3.

DOORS AND WINDOWS

DOORS PROVIDING ACCESS TO A DWELLING UNIT SHALL HAVE A MINIMUM WIDTH OF 810mm (2'-8"), A MINIMUM HEIGHT OF 1.98m (6'-6") AND SHALL RESIST FORCED ENTRY IN ACCORDANCE WITH O.B.C. 9.6.6.

EXTERIOR SWING TYPE DOORS THAT ARE NOT WEATHERSTRIPPED ON ALL EDGES AND PROTECTED WITH A STORM DOOR OR ENCLOSED UNHEATED SPACE, SHALL HAVE AN AIR INFILTRATION RATE IN CONFORMANCE WITH ASTM STANDARD E283.

WINDOWS IN LIVING ROOM AND DINING ROOMS SHALL HAVE A MINIMUM GLASS AREA OF 10% OF THE FLOOR AREA.

WINDOWS IN BEDROOMS SHALL HAVE A MINIMUM GLASS AREA OF 5% OF THE FLOOR AREA.

EVERY FLOOR LEVEL CONTAINING BEDROOMS SHALL BE PROVIDED WITH AT LEAST ONE OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS AND THE OPEN UNOBSRTUCTED PORTION OF THIS WINDOW SHALL HAVE A MINIMUM AREA OF 0.35m² (3.8sf) WITH NO DIMENSION LESS THAN 380mm (15"). EXCEPT FOR BASEMENTS, THIS WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 1m (3'-3") ABOVE FLOOR LEVEL.

ALL WINDOW SHALL HAVE AN AIR INFILTRATION RATE IN CONFORMANCE WITH ASTM STANDARD E283.

WINDOWS HAVING ANY PART WITHIN 2m (6'-7") OF ADJACENT GROUND LEVEL SHALL CONFORM TO THE REQUIREMENTS FOR RESISTANCE TO FORCED ENTRY AS DESCRIBED IN CLAUSE 10.13 OF CAN3-A440.

BUILDER TO COMPLY WITH MANUFACTURER'S SPECS REGARDING FORCED ENTRY REQUIREMENTS FOR DOORS AND WINDOW (DEAD BOLTS, DOOR VIEWER, ETC...) O.B.C. 9.6.6. & 9.7.6.

EXTERIOR DOORS TO CONFORM TO O.B.C. 9.6.4.
WINDOWS TO CONFORM TO O.B.C. 9.7.1. AND 9.7.2.

FLASHING

FLASHING SHALL BE PROVIDED AT EVERY HORIZONTAL JUNCTION BETWEEN TWO DIFFERENT EXTERIOR FINISHES, EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.

FLASHING SHALL BE PROVIDED OVER ALL THE EXTERIOR WALL OPENINGS WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE EAVE TO THE TOP OF THE TRIM IS GREATER THAN 25% OF THE HORIZONTAL OVERHANG.

FLASHING SHALL BE INSTALLED SO THAT IT EXTENDS UPWARDS A MINIMUM OF 50mm (2") BEHIND THE SHEATHING PAPER AND FORMS A DRIP ON THE OUTSIDE EDGE.

THE MINIMUM THICKNESS OF FLASHING SHALL BE AS FOLLOWS:

GALVANIZED STEEL	0.33mm (0.013")
ALUMINUM	0.48mm (0.019")
VINYL	1.02mm (0.040")
COPPER	0.46mm (0.018")
ZINC	0.46mm (0.018")
SHEET LEAD	1.73mm (0.068")

CHIMNEYS AND FLUES

CHIMNEY LINERS SHALL EXTEND FROM A POINT NOT LESS THAN 200mm (7'-7/8") BELOW THE LOWEST FLUE PIPE CONNECTION TO A POINT NOT LESS THAN 50mm (2") OR NOT MORE THAN 100mm (4") ABOVE THE CHIMNEY CAP.

THE TOP OF A CHIMNEY SHALL HAVE A WATERPROOF CAP OF REINFORCED CONCRETE, MASONRY OR METAL, SHALL SLOPE FROM THE LINING, AND BE PROVIDED WITH A DRIP PROJECTING NOT LESS THAN 25mm (1") FROM THE FACE OF THE CHIMNEY.

EXCEPT FOR A CHIMNEY SERVING A MASONRY FIREPLACE, EVERY CHIMNEY FLUE SHALL BE PROVIDED WITH A CLEANOUT OPENING, FURNISHED WITH A TIGHT FITTING METAL FRAME AND DOOR, INSTALLED NEAR THE BASE OF THE CHIMNEY FLUE.

THE CLEARANCE BETWEEN CHIMNEYS AND COMBUSTIBLE FRAMING SHALL BE NOT LESS THAN 50mm (2") FOR INTERIOR CHIMNEYS AND 12mm (1/2") FOR EXTERIOR CHIMNEYS. A CLEARANCE OF NOT LESS THAN 150mm (5'-7/8") SHALL BE PROVIDED BETWEEN A CLEANOUT OPENING AND COMBUSTIBLE MATERIAL.

FIREPLACES SHALL BE PROVIDED WITH A SUPPLY OF COMBUSTION AIR FROM OUTDOORS IN ACCORDANCE WITH O.B.C. 9.22.1.4.

ZERO CLEARANCE FIREPLACES SHALL BE ULC LABELLED OR EQUIVALENT, SHALL BE INSTALLED WITH COMPATIBLE LABELLED CHIMNEYS AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SMOKE ALARMS

EXCEPT AS REQUIRED IN SENTENCE (2), SMOKE ALARMS SHALL BE PROVIDED ON EACH FLOOR LEVEL NEAR THE STAIRS CONNECTING FLOOR LEVELS.

ON FLOOR LEVELS CONTAINING BEDROOMS OR SLEEPING AREAS, THE REQUIRED SMOKE ALARMS SHALL BE INSTALLED BETWEEN SUCH BEDROOM OR SLEEPING AREAS AND THE REMAINDER OF THE FLOOR AREA, SUCH AS A HALLWAY OR CORRIDOR SERVING SUCH ROOMS OR AREAS.

SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE SMOKE ALARM.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

FIRE SEPARATION

BEAMS AND JOISTS WHICH ARE FRAMED INTO A MASONRY OR CONCRETE FIRE SEPARATION SHALL NOT REDUCE THE THICKNESS OF THAT FIRE SEPARATION TO LESS THAN 100mm (4") OF MASONRY OR CONCRETE.

SPACES BETWEEN FIRE SEPARATIONS AND EXTERIOR WALLS, AND BETWEEN FIRE SEPARATIONS AND ROOF DECKS, SHALL BE TIGHTLY SEALED BY CAULKING WITH MINERAL WOOL OR NON-COMBUSTIBLE MATERIAL.

FOAMED PLASTICS WHICH FORM PART OF A WALL OR CEILING ASSEMBLY SHALL BE PROTECTED FROM ADJACENT HABITABLE SPACES BY GYPSUM BOARD OR EQUIVALENT NON-COMBUSTIBLE MATERIAL.