

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2022 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. 9.15.3.1
-BASED ON 16" (14.14mm) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10psi (70kPa) BEARING CAPACITY
-1/10" TO HAVE CONTINUOUS REIN.
-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)

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1 STORY - 13' X 4" (330mm X 100mm)
-2 STORY - 19' X 6" (480mm X 155mm)
-3 STORY - 26' X 8" (660mm X 200mm)

SIDING - 1 STORY - 10' X 4" (25mm X 100mm)
-2 STORY - 14' X 4" (360mm X 100mm)
-3 STORY - 18' X 2" (460mm X 130mm)
-4 STORY - 24' X 8" (600mm X 200mm)

TYPICAL STRIP FOOTING - (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6
-1 STORY SIDING - 16' X 4" (40mm X 100mm)
-1 STORY STUDY - 12' X 4" (305mm X 100mm)
-2 STORY MASONRY - 26' X 9" (650mm X 230mm)
-3 STORY MASONRY - 18' X 5" (450mm X 130mm)
-4 STORY MASONRY - 36' X 14" (900mm X 360mm)
-5 STORY STUDY - 24' X 8" (600mm X 200mm)

STEP FOOTING:

O.B.C. 9.15.3.9
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

DRAINAGE TIE OR PIPE:

O.B.C. 9.14.3 & 9.16.3
-4" (100mm) MIN. DIA. Laid ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF THE PIPE OR TIE TO BE BELOW BOTTOM OF FILL SLAB.
-COVER TOP & SIDES OF THE PIPE W/ 5" (125mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TIE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

BASEMENT SLAB:

O.B.C. 9.15.3 & 9.16
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5
-DAMP-PROOFING BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR TYPE 'R' POLYURETHANE W/ 1000psi (70MPa) LAPPEDED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOLD BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.15.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE B 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 5B-12-3.1.1 [5])
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 5B-9)
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.15.3.

SLAB ON GROUND:

O.B.C. 9.15.3.1
-4" (100mm) CONCRETE SLAB - O.B.C. 9.14.3
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5
-DAMP-PROOFING BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR TYPE 'R' POLYURETHANE W/ 1000psi (70MPa) LAPPEDED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOLD BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.15.3.
-FLOOR 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 CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 5B-9)
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.15.3.

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4600psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5/8" AIR ENTRAINMENT - O.B.C. 9.3.1.6
-6" X 6" (152 X 152) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.15.3.

PILASTERS:

O.B.C. 9.15.5.3
-PILASTER
-CONCRETE NB - 4" X 12" (100mm X 300mm)
-BLOCK NB - 4" X 12" (100mm X 300mm) SCHEDULED & TIED TO WALL AS PER O.B.C. 9.20.11.2, TOP 7' (2000mm) SOLID.
-OR
-BEAD POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (12mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2)

STRUCTURAL COLUMN:

SUB-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'-14" (4900mm) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50' (2.40kPa).

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4 & 9.17.3
-FILLED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MAX. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL RIM, PLATE
-FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL RIM, PLATE, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLLARS TO CONFORM TO CAN/CSS-7-2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)
COL. SPACING:
3 STOREY - FTG. SIZE:
-34" X 34" X 16" (860mm X 860mm X 400mm)
-MAX. 7'-10" (2397mm)
-MAX. 16'-0" (4880mm)
3 STOREY - 40" X 40" X 19" (1010mm X 1010mm X 480mm)
-MAX. 16'-0" (4880mm)
-51" X 51" X 24" (1295mm X 1295mm X 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 6" X 3/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

WOOD COLUMN:

O.B.C. 9.17.4.1 & 9.17.4.3
-5'10" X 5'10" (140mm X 140mm) SOLID WOOD COLUMN - OR
-3' X 26" (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 @ 16" (400mm) O.C.
-WRAP COLUMN BEAM IN 6 MIL POLY
-COLUMN 10' (3000mm) DIRECTLY ON CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
-34" X 34" X 16" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)
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-2"x8"x12" LEDGER BOARD FASTENED W/ 2" (17mm) ANCHOR BOLTS @ 4' O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE #11
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING - (WOOD BEAM / GIRDER TRUSSES)

-2"x8"x12" LEDGER BOARD FASTENED W/ 2" (17mm) ANCHOR BOLTS @ 4' O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE #11
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING - (STEEL BEAM)

-12"x11 X 3/8" STEEL PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2"x8" ANCHOR BOLTS
-USE TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

WALL ASSEMBLIES:

FOUNDATION WALL:
O.B.C. 9.15.4.2
-FOR WALLS NOT EXCEEDING 8'-2" (250mm) IN LATERSALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
-FOR WALLS NOT EXCEEDING 7'-2" (2200mm) IN LATERSALLY 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 WITH O.B.C. 9.15.4.2, SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. -PART 4
-WALL SHALL EXTEND A MIN. 5' (1500mm) ABOVE FINISHED GRADE
-INSULATE W/ R20 (RSI 3.22) CONTINUOUS INSULATION UNDER UNDESIDE OF SUB-FLOOR TO NOT MORE THAN 2' (600mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC 5B-12.3.1.1, 2.2.1)
-ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BAT INSULATION
-BACK FILL W/ NON-FRUIT SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIE SPACED MAX. @ 7' (2100mm)
VERTICALLY O.C. & 2-1/1" (50mm) 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 & A MIN. 3-1/2" (90mm) THICK
DAMP-PROOFING & WATERPROOFING:
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.15.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (600mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1, 2.1 (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.5 (2)(b)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

FOUNDATION WALLS & UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-2-20M 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)
-BARS STAGGERED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 7" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7' (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.2)
-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. 9.23.1.6)
-2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 - OBC 5B-12.3.1.1, 2.2.1)
-CONTINUOUS AIR/VAPOR 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. 9.23.10.1 =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 5B-3 WALL = E2WC (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-BATT INSULATION REQUIRES A MASS OF AT LEAST 10 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 5B-3 WALL = E2WC (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-BATT INSULATION REQUIRES A MASS OF AT LEAST 10 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD.
REQ. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7' (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.2)
-1/2" (12.7mm) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4)
-BRICK OR CONC. 16 GAUGE STEEL T-BRACES FROM TOP PLATE TO RIM, PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO RIM, PLATE FOR FULL LENGTH OF WALL
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS

-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 5B-3 WALL = E2WC (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.1.6)
-BATT INSULATION REQUIRES A MASS OF AT LEAST 10 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) 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-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURERS SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.1.5.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION (O.B.C. 5B-9)

FRAME WALL CONSTRUCTION & GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7' (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.2)
-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. 9.23.1.6)
-2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 5B-3 WALL = E2WC (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST 10 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) 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-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURERS SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.1.5.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ 2'-6" (760mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5' (1500mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.1, 2.1)
-BRICK OR STONE SILL UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR 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. 9.23.1.6)

-2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 - OBC 5B-12.3.1.1, 2.2.1)
-CONTINUOUS AIR/VAPOR 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. 9.23.10.1 =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 5B-3 WALL = E2WC (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-BATT INSULATION REQUIRES A MASS OF AT LEAST 10 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
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-1/2" (12.7mm) GYPSUM BOARD
NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ 2'-6" (760mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5' (1500mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.1, 2.1)
-BRICK OR STONE SILL UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1/2" (12.7mm) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4)

-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONC. 16 GAUGE STEEL T-BRACES FROM TOP PLATE TO RIM, PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO RIM, PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 5B-3 WALL = E2WC (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. 9.23.1.6)
-BATT INSULATION REQUIRES A MASS OF AT LEAST 10 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD.
24
-2" X 4" (38mm X 89mm) PLATE
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3



September 24, 2021

SIGNATURE:

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client

Signature
Communities

project

Northern Lights

Huntsville

model

60-01

project #

21020

scale

$$\frac{3}{16}'' = 1'-0''$$

page

A1



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Northern Lights

Huntsville

model

60-01

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project #

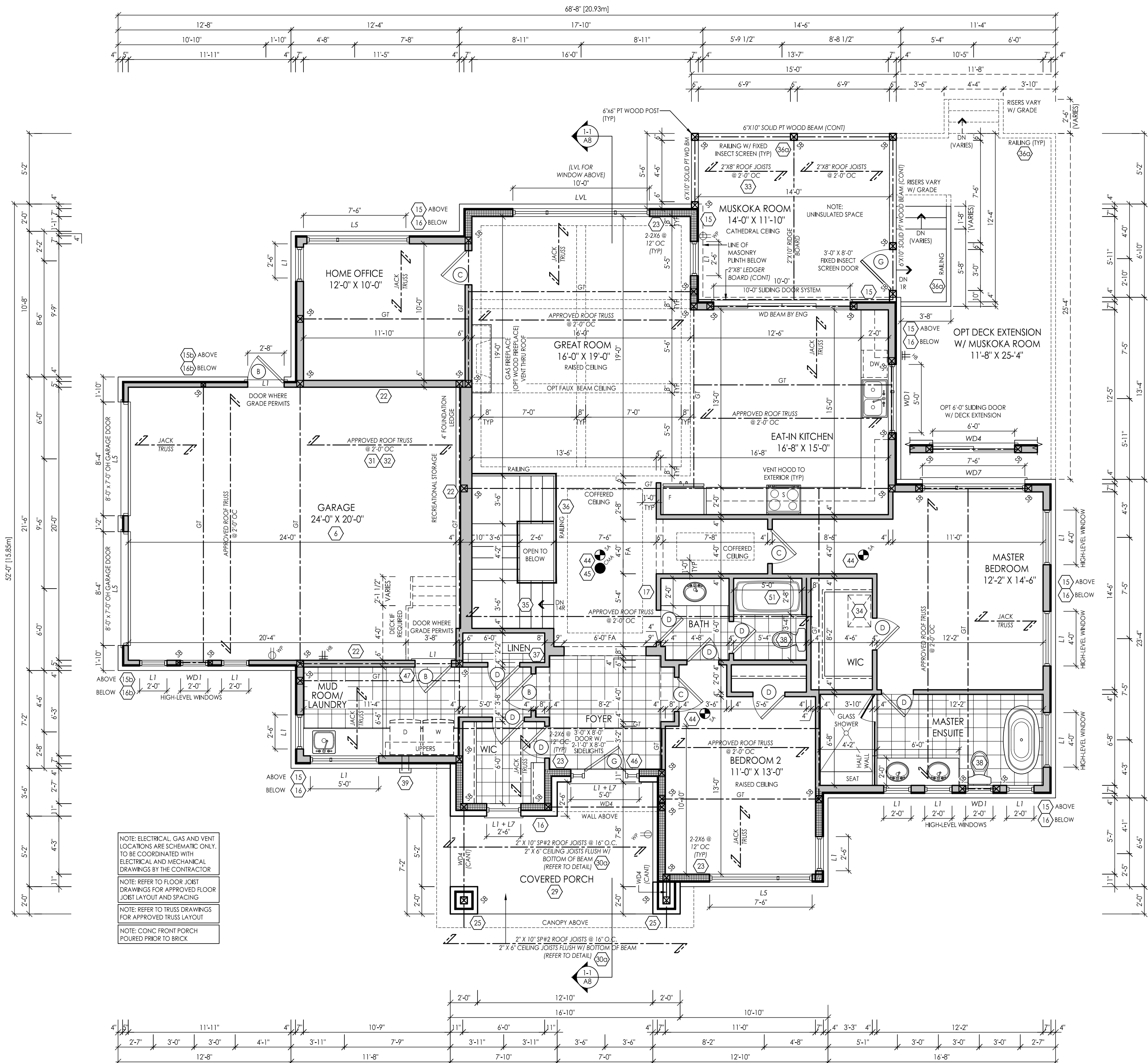
21020

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page

A2



GROUND FLOOR PLAN ELEV 'A'



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project #

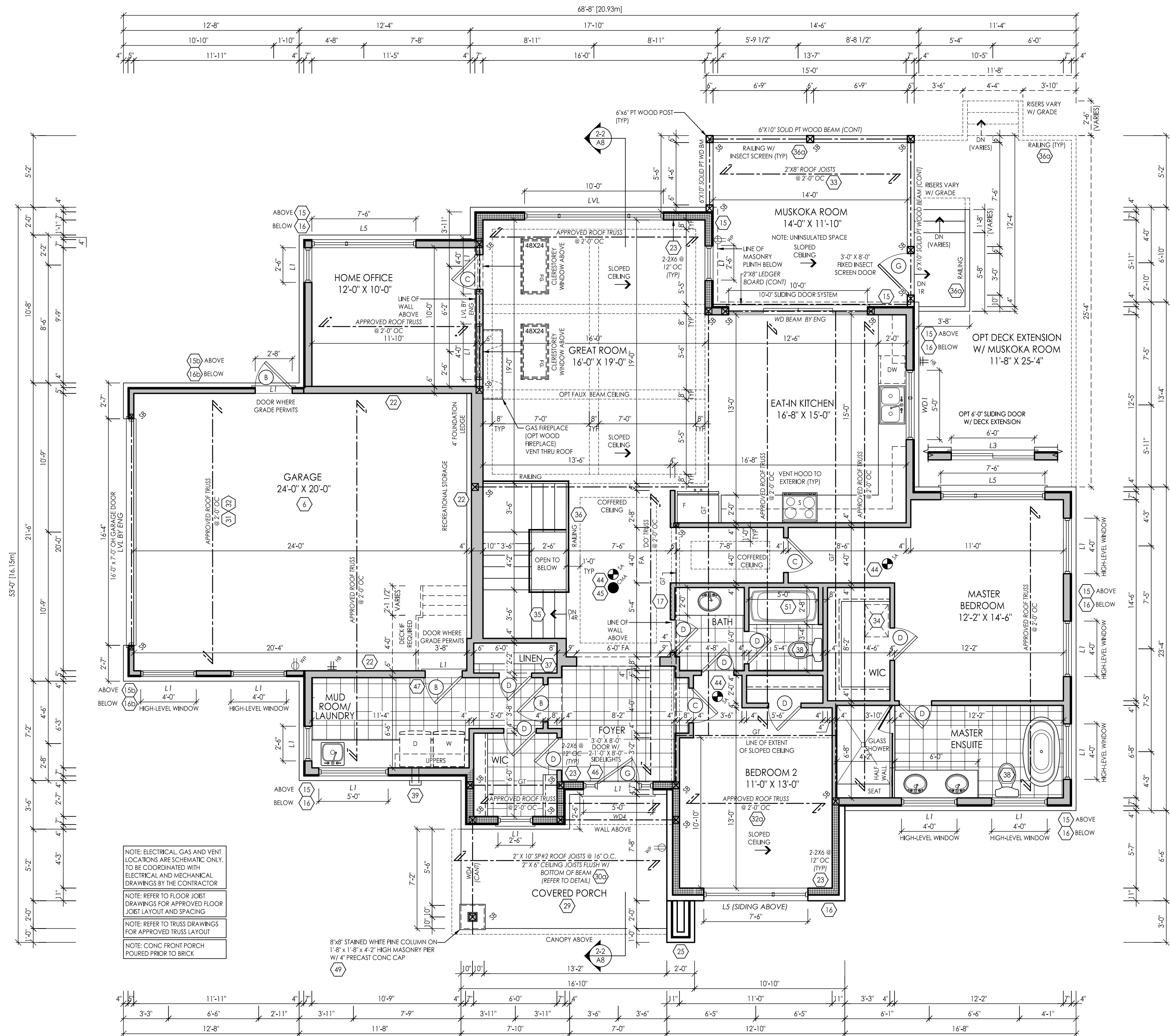
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scale

$$3/16'' = 1'-0''$$

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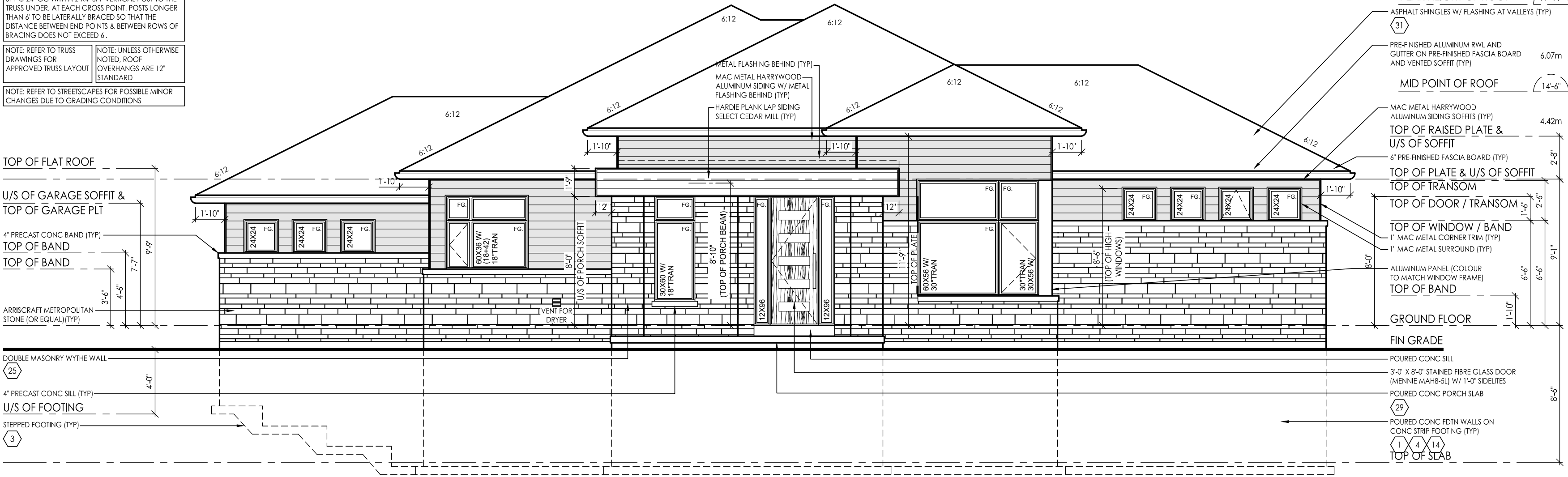
A3



GROUND FLOOR PLAN ELEV 'B'

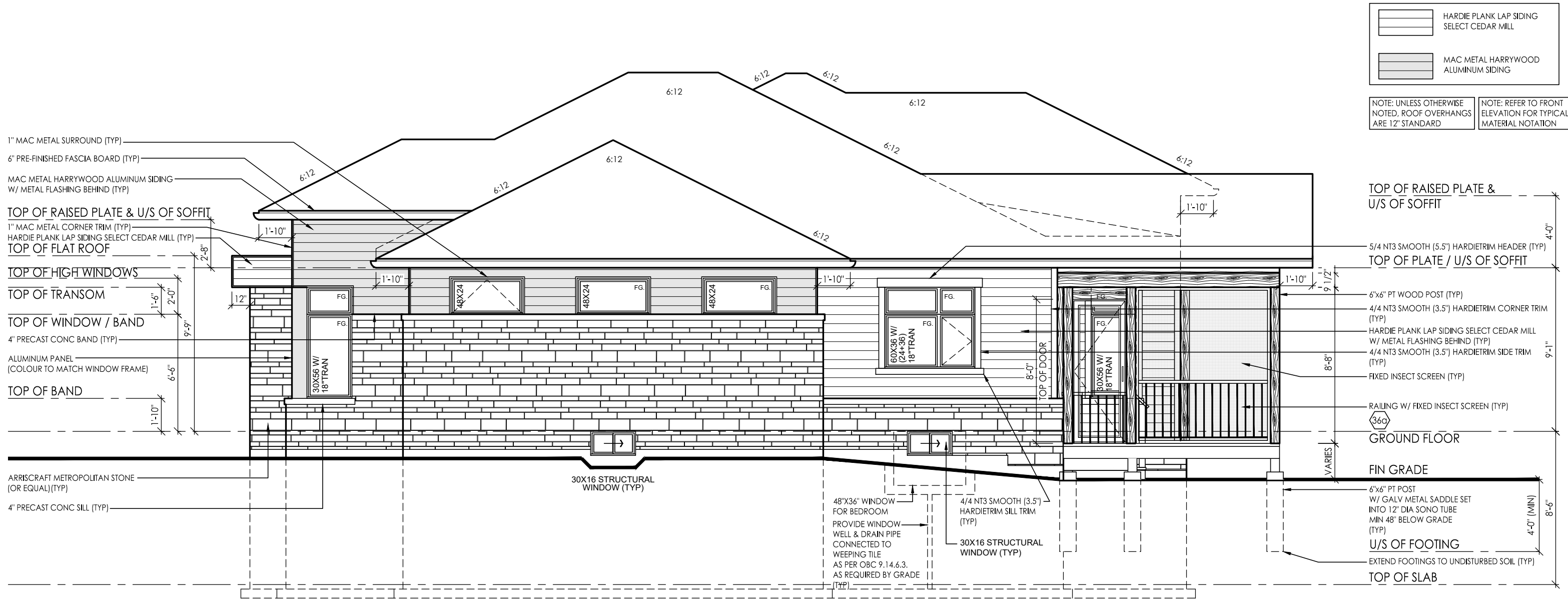


NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT	NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD
NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS	



FRONT ELEVATION 'A'

TRANSITIONAL CONTEMPORARY



RIGHT ELEVATION 'A'

TRANSITIONAL CONTEMPORARY



WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

I, _____, DECLARE THAT I HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN OF THIS PROJECT ON BEHALF
OF **RN DESIGN LTD.**, UNDER DESIGNATION NO. _____ SECTION 3.2.4
OF THE BUILDING ACT 1984. I AM A REGISTERED ARCHITECT. MY FIRM IS
REGISTERED WITH THE ARCHITECTS REGISTRATION BOARD AS AN ARCHITECTURAL PRACTICE.
SUMMARY-NOT

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scale

$$\frac{3}{16}'' = 1'-0''$$

page

A4

September 24, 2021

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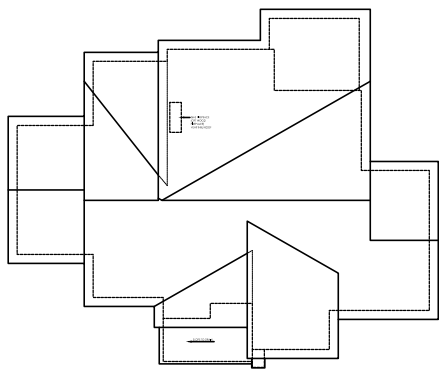
project #

21020

scale

$$\frac{3}{16}'' = 1'-0''$$

page



ROOF PLAN ELEV 'B'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

8" ALUMINUM PANEL (COLOUR TO MATCH WINDOW FRAME)

TOP OF RAISED PLATE / SOFFIT

TOP OF FLAT ROOF

TOP OF WINDOW

U/S OF GARAGE SOFFIT & TOP OF GARAGE PLT

TOP OF WINDOW

TOP OF BAND & PIER

4" PRECAST CONC BAND (TYP)

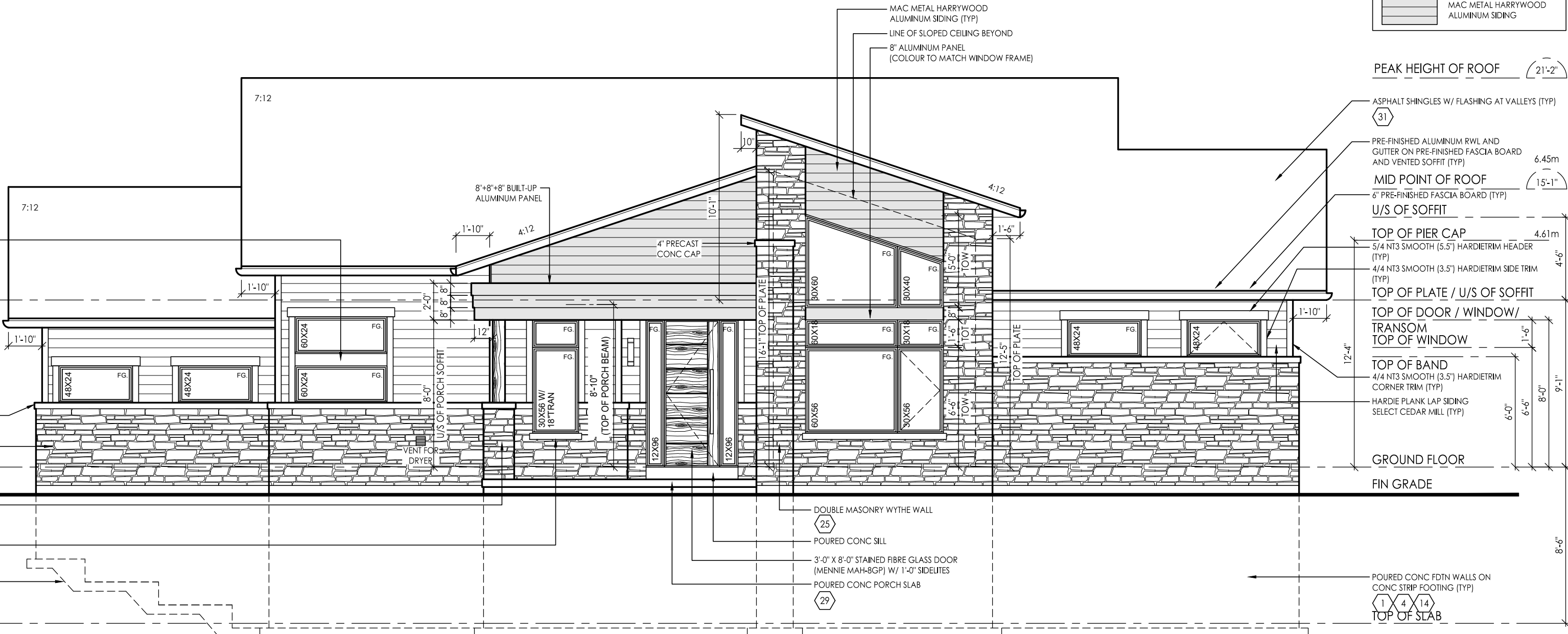
ARRISCRAFT SHADOW STONE (OR EQUAL) (TYP)

8"x8" STAINED WHITE PINE COLUMN ON 1'-8" x 1'-8" x 4'-2" HIGH MASONRY PIER W/ 4" PRECAST CONC CAP

4" PRECAST CONC SILL (TYP)

U/S OF FOOTING

STEPPED FOOTING (TYP)



FRONT ELEVATION 'B'
SHED CONTEMPORARY



RIGHT ELEVATION 'B'
SHED CONTEMPORARY



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Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

I, **RN DESIGN LTD.**, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING UNDER THE REGULATION OF THE PROFESSIONAL ENGINEERING ACT, 1990, AND THE REGULATION OF THE PROFESSIONAL ENGINEERING ACT, 1990, AND THE REGULATION OF THE PROFESSIONAL ENGINEERING ACT, 1990.

September 24, 2021

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	24-SEP-21	CR	SH
2	REVISED PER CLIENT COMMENTS	15-Nov-21	WU	AL

client	Signature Communities
project	Northern Lights Huntsville
model	60-01 Emerald
project #	21020
scale	3/16" = 1'-0"
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September 24, 2021

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client

Signature
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project

Northern Lights

Huntsville

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60-01

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project #

21020

scale

$$\frac{3}{16}'' = 1'-0''$$

page



DECLARE THAT I HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN ON BEHALF
OF **RN DESIGN LTD** UNDER PROVISION SECTION 3.2.4
OF THE BUILDING REGULATIONS. THE FIRM IS REGISTERED
PRELIMINARY-NOT
FOR CONSTRUCTION

September 24, 2021

SIGNATURE: _____

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client	Signature Communities
project	Northern Lights
	Huntsville
model	60-01 Emerald
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scale	3/16" = 1'-0"
page	