#### CONSTRUCTION NOTES: **COMPLIANCE PACKAGE A1 - OBC 2012 - 2022 ENACTMENT**

(INLESS 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 FOOTINGS / SLABS: TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.

-BASED ON 16-1\*(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 22009; (15MPC) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACIT

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)

O.B.C. 9.15.3.5.

-FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY -13" X 4" (330mm X 100mm)
-2 STOREY -19" X 6" (485mm X 155mm)
-3 STOREY -26" X 9" (660mm X 230mm) SIDING--1 STOREY - 10" X 4" (255mm X 100mm -1 STOREY - 10 X 4 (255mm X 100mm) -2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm) 2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

1 STOREY MASONRY -1 STOREY STUD - 12" X 4" (305mm X 100mm) -2 STOREY MASONRY - 26" X 9" (650mmX 230mm) -2 STOREY STUD -18" X 5" (450mm X 130mm) -3 STOREY MASONRY -36" X 14" (900mm X 360mm) - 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 RUN.

## 4 DRAINAGE TILE 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 TILE OR PIPE TO BE BLOW BOTTOM OF F.R. 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. -ZZUDB (15MPG) AFIEK 28 DA15 - O.B.C., Y.16.4.3.

PAMPPROOF BELOW SLAB W/ MIN. 0006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

-DAMPPROOFING MAY BE OMITED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS

-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

MULEDE SLAB 19 EPCHILEDET TO BE MATERIAL DETWEEN SLAB A. FTG.

WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT. SHALL CONFORM TO OBC

FLOOR DRAIN PER O.B.C.9.31.4.4. -RIO (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 (OBC SB-12-3,11.7 (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. 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 (RS) 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1 7 (6)) 4" (100mm) OF COURSE GRANULAR MATERIAL
PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A

### 6 GARAGE SLAB / EXTERIOR SLAB:

-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6. 6" X 6" (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.

PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD

#### 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 SUC BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES

#### 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. -FOR WOOD BEAMS, MIN. 4 A4 A1/4 (TOUTHIN A 0.39THIN) STEEL FOR 6. E PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CANI/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.) COL. SPACING: 2 STOREY

-MAX. 9'-10" (2997mm) - 34" X 34" X 16" (860mmX 860mmX 400mm) - 44" X 44" X 21" - (1120mmX 1120mmX 530mm) -MAX. 16'-0" (4880mm) - 40" X 40" X 19 (1010mmX 1010mmX 480mm)

-MAX. 16'-0" (4880mm) - 51" X 51" X 24" mX 1295mmX 610mm) -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL

#### 9 WOOD COLUMN: OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3. -5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR

3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS -3-2 X6 (38/fifth X 14/fifth) BOLL DP COLUMN NAILED TOGETHER W/ 3 (76/fifth) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C. -WRAP COLUMN BASE W/ 6 MIL POLY -COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB) 25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10"

4"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10"

## 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 BETWEEN ADJACENT BEAMS

#### 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.

## 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" (2500mm) IN LATERALLY SUPPORTED HEIGHT. -8" (200mm) SOLID 2200psi (15MPa) CONCRETE -0 (2001) -0 (2001) -0 (2002) -0 (1001) -0 (20 (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. -FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT. -10" (250mm) SOLID 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.-1.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.-PART 4
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
-INSULATE W, R20 (RSI 3.52 CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO
NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/

2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)

REDUCTION OF THICKNESS:

-TIE 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 JOSTS, THE REDUCED THICKNESS SHALL BE MAX,
13-3/4" (350mm) HIGH & MIN, 3-1/2" (90mm) THICK

-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)

-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER -BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

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

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

BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m.

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

O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING

REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 5/8" (15.9mm) TYPE 'X'

-refer to requirements for less than 4'-0" limiting distance and add/replace the

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

-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER  $1/2^{\circ}$  (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

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

BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE

EILL 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.

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-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

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

 $\underline{\text{REQ. FOR FIRE RATING (LESS THAN 4'-0'' LIMITING DISTANCE):}}$ 

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

TWEEN RIGID INSULATION AND WOOD STUD

MANUFACTURER'S SPECIFICATIONS).

(15b) FRAME WALL CONSTRUCTION @ GARAGE:

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

 $\langle 16 \rangle$  BRICK VENEER CONSTRUCTION:

-1" (25mm) AIR SPACE

1/2" (12.7mm) GYPSUM BOARD

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

160 ALTERNATE BRICK VENEER CONSTRUCTION:

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

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

-ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST

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

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

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

OK -VINYL 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

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

STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16

-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

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

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

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

O.B.C. 9.23.

-3-1/2" [90mm] FACE BRICK OR 4" [100mm] STONE @ 36-1" [11m] MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK. 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX.
16" [406mm] O.C. HORIZONTAL & 24" [610mm] O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS

-PROVIDE WEEP HOLES @ 2-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

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

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

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

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

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

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

O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN)

-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m.

O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE

1.0 kg/ sq.m. \_RFPI ACF 1/2"(12.7mm1 GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD.

O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE

BETWEEN KIGBLINSULATION AND WOOD STUD. -BATTINSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD.

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

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED

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

-1/4" (38mm) PLYMOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

-2" X 4" (38mmX 89mm) WOOD STUDS @ 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

BESPACED & 12" (300mm) O.C.

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

-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

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

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

(O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)

-2-20M BARS IN TOP PORTION OF WALL (DP 10 6-0 'OFENING)
-3-20M BARS IN TOP PORTION OF WALL (10"-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 APPROX 4" TO 6" APART.

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16

-27'X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4...

-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" (38mm)X 140mm) STUDS ARE REQUIRED TO BE

O.B.C. 9.23. -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C

-WHERE INSULATION EXTENDS TO MORE THAN 2-11" (900mm) 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 from SLAB

TO GRADE LEVEL 8. SHALL CONFORM TO O.B.C. 9.13.2.5.(2)(b)

-where hydrostatic pressure occurs, fdn. walls shall be waterproofed as

90mm) THICK.

DAMPPROOFING & WATERPROOFING:

 $\langle 140 \rangle$  FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

15 FRAME WALL CONSTRUCTION:

SPACED @ 12" (300mm) O.C.

9.28.1.4. & 9.27.)

SPECIFICATIONS).

ALTERNATE FRAME WALL CONSTRUCTION:

-R14 (RSI 2.46) INSULATION

SPACED @ 12" (300mm) O.C

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

-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR 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 THE FULL LENGTH OF WALL, OR

-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG.

-ROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL

-R14 (RSI 2.46) INSULATION -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 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = NOIE-SUPPORTED A BOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE \$PACED @ 12" (300mm) O.C.

-FOR 3 FLOORS SUPPORTED A BOVE, 2" X 4" (38mmX 140mm) STUDS ARE REQUIRED TO BE \$PACED @ 12" (300mm) O.C.

-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 = EW2c (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 -BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD.

#### 16b BRICK VENEER CONSTRUCTION @ GARAGE:

-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 @ 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.

TO BE SPACED @ 12" (300mm) O.0

 $\underline{\text{REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):}}$ O.B.C. SB-3 WALL = EW2b (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

1.0 kg/ sq.m. REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. INTERIOR STUD WALLS:

1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

## 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" 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. CURE

O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES -7-1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-5TAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C.
9.10.9.9.(1) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1

-1/2" (12.7mm) GYPSUM BOARD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (400mm) O.C. TAPE AND SEAL ALL JOINTS GAS TIGHT

T.3.2.2.47 -FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS wall Sound absorptive material each side filling 90% of the Cavity -7 1/2" (190mm) Conc. block, min. 2 hr. fire-resistant rating Every firewall shall be Continuous through all building storeys STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2 O.B.C., 9.10.9.7.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1 -PROTRUDE PAST FASCIA, @ EAVES WJ 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:

COMPRESSIVE STRENGTH AFTER 28 DAYS -FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

THE U/S OF ROOF DECK
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF

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

O.B.C. 9.10.9.16.(3) 7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING GARAGE AREA (REFER TO MUNICIPAL STANDARDS) '2" (12.7mm) ĠYPSUM BOARD -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH

220 WALLS ADJACENT TO ATTIC SPACE: 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

23 DOUBLE VOLUME WALLS: -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -SOLID BRIDGING AT 3'-11" (1200mm) O.C. MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY

CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIE MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

EXPOSED FLOOR:

-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 240 SUNKEN FINISHED AREAS: -USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT

WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS

FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.

 $\langle 33 \rangle$  Conventional framing: O.B.C. TABLE A6 OR A7

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm) 2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPAN CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

### 34 ATTIC ACCESS HATCH:

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

## $\langle 35 \rangle$ PRIVATE STAIRS:

O.B.C. 9.8.4. = 7-7/8" (200mm) -MAX. RISE = 10" (255mm)
-MIN. TREAD = 11" (280mm)
-NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-10" (860mm)
(BETWEEN WALL FACES)
MIN. WIDTH = 2'-11" (2011) -MIN. WIDTH = 2'-11" (900m (EXIT STAIRS, BETWEEN GUARDS)

(RAI STAIRS, DELIVEDRI GUNRAS)

TAPERED TREADS: (9.8.4.3.)

-MIN. RUN = 5.7/8" (150mm)

-MIN. AVG., RUN\*\* = 10" (255mm)

(\*\*MEASURE FROM 300mm FROM MIDPOINT OF INSIDE HANDRAIL)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-EXTERIOR CONC. STEPS TO HAVE MIN. 11" (280mm) TREAD &

MAX. 7.78" (200mm) PISE 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 DWELLING

JNITS 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'-6" (1070mm) MAX. - 2-10 (865mm) WHERE GUARDS ARE REQUIRED ON LANDINGS - 3-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A 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

## 35a PUBLIC STAIRS:

O.B.C. 9.8.4. = 7-3/32" (180mm) = 11" (280mm) -MAX. RISE (2) 12" (305mm) = 1" -MIN. RUN = 12" -MIN. TREAD -MIN. IKEAU
-NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-9" (2050mm)
-MIN. WIDTH = 2'-11" (900mm)
-MIN. WIDTH = (2'-11" (900mm)
-MIN. WIDTH = CHI STAIRS, BETWEEN GUARDS)
-FINSHED 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
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE
INTERRUPTED BY DOOR WAYS

## HEIGHT: O.B.C. 9.8.7.4

- 2-10" (865mm) MIN. TO 3"-6" (1070mm) MAX. - 3"-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS) - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A 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

ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH FLIGHT

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

## $\begin{tabular}{ll} \hline \hline $(36)$ & $\frac{\mbox{INTERIOR GUARDS:}}{\mbox{O.B.C. SB-7 \& 9.8.8.3.}} \\ \hline \end{tabular}$

-GUARDS TO BE 3"-6" (1070mm) HIGH -FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2"-11" (900mm) HIGH INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

## (36a) 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" -COUARDS TO BE 3'-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2"-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS
MORE THAN 5"-11" (1800mm) ABOVE ADJACENT GRADE. -PICKETS TO HAVE 4" (100mm) MAX, SPACING -FOR WOOD GUARDS PROVIDE MID-SPAN POSTS AS PER SB-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.

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

37 -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

39 -CAPPED DRYER VENT

 $\langle 40 \rangle$  -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

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

	ELEVATION	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM	
BASEMENT FLOOR PLAN	53.2	4.9	53.2	4.9	
GROUND FLOOR PLAN	2451.8	227.8	2451.8	227.8	
GROUND FLOOR PLAN OTB	(12.5)	(1.2)	(12.5)	(1.2	
SECOND FLOOR PLAN	1529.9	142.1	1526.5	141.8	
SECOND FLOOR PLAN OTB	(340.1)	(31.6)	(340.1)	(31.6	
TOTAL AREA	3682.3	342.1	3678.9	341.8	
COVERAGE INC PORCH	3345.9	310.8	3349.6	311.	
COVERAGE NOT INC PORCH	2925.3	271.8	2929.1	272.	

## -PRECAST CONC. STEP -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 SMOKE ALARM, O.B.C.- 9.10.19. PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS -PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-INSTALLED AT OR NEAR CEILING
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS
WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4. CARBOT MONOCOLE ALARM (CMA), O.B.C. 7-30-34.
-WHERE THERE IS A FULE BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

# 46) -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. -RA (RSI 0.70) 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.

## ONE FLOOR EXCEPT; 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED 27 MILES THAT INCOMENTED AN ANALYSM MINISTER THAT INCOMENS AN ANALYSM (1500mm) 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" (7.0m) ABOVE ADJACENT GROUND

### 49 EXTERIOR COLUMN W/ MASONRY PIER:

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

-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.

-MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C.

-3/4" AIR SPACE AROUND POST.

OR

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER
ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.

-MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.

-MIN\_6"X6" (140mm X\_140mm) WOOD POST CLAD W/ DECOR\_SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB WA METAL SADDLE NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.

 $\langle 50 \rangle$  COLD CELLARS: FOR COLD CELLARS PROVIDE THE FOLLOWING: VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA. -COVER VENT W/ BUG SCREEN WALL MOUNTED LIGHT FIXTURE

## THALL MOUNTED EIGHT HAIDE LI-HLT 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/ R20 (RSI 3.52) CONTINUOUS INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.) - ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W,

2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

STUD WALL REINFORCEMENT: -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)(q)&(c) & 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e) -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

## 53 WINDOW GUARDS:

@ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b) © FLOORS - OBC 9.8.8.1.(6)

OPERABLE WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE NO.1 AND No. 2 SPF UNLESS NOTED OTHERWISE. ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN 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" (3200mn -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm)

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

-BEAMS IN BE FLACED UNDER COADBLAKING WALLS WHEN WALLS AKE
PARALLEL TO FLOOR JOISTS
-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN 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) THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR

#### WATERPROOF WALLS IN BATHROOMS: -REQUIRED AS PER OBC 9.29.2.1.

-DOUBLE STUDS @ OPENINGS

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

1.6 W/(m2 K) OR AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING

-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8

#### -FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17% DRAIN WATER HEAT RECOVERY:

- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. SENTENCES DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.

date dwn chk

Signature	
Communities	,

	Northern Lights	
	Huntsvi <b>ll</b> e	
model	60-03	
	Azure	
project #	21020	
scale	3/16" = 1'-0"	

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. SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBER SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS

-6" SILL W, PE BARRING ON BACH SIDE & ANCHOR BOLTS @ 4"3" 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 AREA.

INSTEAD OF USING BEARING POSTS

LOOR STRUCTURE AS PER NOTE # 28.

O.B.C. 9.23. -ANIN, OUS (U.) FOILINI HICK, 7/8 (22mm) WIDE CORKOSION RESISTANT STRAPS @ MAX, 16" (406mm) 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 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C.

1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
2" X 4" (38mmX 89mm) WOOD STUDS @ 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

O.B.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

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

PARTY WALL - BLOCK: -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE -MIN. THE HER-ESSIVANCE BATING COMINDUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-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 ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

## PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS 2. X 5 (SOITHIN FOOD STRAFFING @ 16 (4001111) O.C. -2. X 2 (SSI 3.37) 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

(9b) 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. 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF

O.B.C. 9.15.4.2. -7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED. -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) 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 FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

- IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C (22) GARAGE WALL & CEILING: -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING
BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS,
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.. FOR FLOOR ABOVE. -INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED -ROUT PRAMINE WINDERS ARE 4-3 1/4" (82mm) TOE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & .R22 (RSI 3.87) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATI -ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

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

(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.B.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

-SILL PLATE TO BE CALLEKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm HICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF 27 BRIDGING & STRAPPING:

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

(2100mm) O.C. c) BRIDGING & STRAPPING - ) ship varies a straff ing - ๆ & b) USD TOGETHER OR - 1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING d) FURRING OR PANEL TYPE CEILING STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS

ATTACHED DIRECTLY TO JOISTS.  $\langle 28 \rangle$  FLOOR ASSEMBLY: O.B.C. 9.23.14.3, 9.23.14.4 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLAB: O.B.C. 9.39.1.4 C.B.C., 9.39.1.4.

-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. IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS

(30) EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"2" OR 2"X" PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED -2 PLY
MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS MODIFIED BITMINOUS MEMBRANE ON 176 ROOF BOARD (2 LATERS)
ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER
MANUF SPECS. ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" OR MANDIA STEES. ON 30 (15,7111) EXTENDE ASALETET WOOD SITEATING ON 2 24-27X6" PURINS (CUT TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) MIN 2% TO ROOF SCUPPER - EXTERIOR GUARD AS PER #364 REQUIRED FOR OVER HEATED SPACES:

-ADD 2"X2" (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 CEILING AREA) -ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & ADD 179" (12 7mm) GYPSUM BOARD W/ PAINTED CEILING OR ADD 5/8" (15.9mm) GYPSUM BOARD W/ TAINTED CEILING (O.B.C.-T.9.29.5.3.)

2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS

ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER

MANUT SPECS.

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2"X4" OR 2"X6" PURLINS (CUT
TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON
PLAN) SLOPED MIN 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES: -ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR -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.)

 $\langle 31 \rangle$  TYPICAL ROOF: POR COOF SLOPES EQUAL TO AND GREATER THAN 4:12 AND LESS THAN 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 AVES PROTECTION LAID BENEATH STARTER STRIP -EAVES PROTECTION LAID BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT RECOURED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 CRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" (400mm) 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.

 $\langle \overline{32} \rangle$  <u>CEILING:</u> R60 (RSI 10.56) INSULATION TINUOUS 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:

38 EXHAUST FAN

STOVE VENT

FIRE PLACE VENT

DRYER VENT

FLOOR DRAIN

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

SOLID BEARING

2/ 2" X 8" SPR

3 2/2" X 10" SPR

5 2/2" X 12" SPR

30a EXTERIOR FLAT ROOF ASSEMBLY:

ROOF ASSEMBLIES

O.B.C. 9.26. & TABLE A4
-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTEREIOR 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 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 2-72-8" (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)

-R31 (RSI 5.46) INSULATION MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

<u>LEGEND</u> SMOKE ALARM (44) FLAT ARCH CARBON MONOXIDE (45) 2 STORY WALL ALARM (CMA) WATERPROOF EXT. LIGHT FIXTURE (WALL MOUNTED) VENTS AND INTAKES (H) HYDRO METER (G) GAS METER # HOSE BIB

DJ DOUBLE JOIST PRESSURE TREATED PT LUMBER COLD CELLAR VENT (50) GT GIRDER TRUSS AFF ABOVE FINISHED FLOOR **BBFM** BEAM BY FLOOR MANUF FLUSH (FL) DROPPED REPEAT SAME JOIST SIZE 'DO' U/S UNDER SIDE FG FIXED GLAZING GLASS BLOCK

BG BLACK GLASS LINTELS L9 4" X 3-1/2" X 1/4" L L14 5-7/8" X 3-1/2" X 1/2" L L10 4-7/8" X 3-1/2" X 5/16" L L15 5-7/8" X 4" X 1/2" L L11 4-7/8" X 3-1/2" X 3/8" L L16 7-1/8" X 4" X 3/8" L 3-1/2" X 3-1/2" X 1/4" L L12 5 7/8" X 3-1/2" X 5/16" L L17 7-1/8" X 4" X 1/2" L

A 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" 460x2030x35 (1'6"x6'8"x1-3/8"

OVER SIZED EXTERIOR DOO STEEL BEAMS ST1 W 6 X 15 ST2 W 6 X 20 ST4 W 8 X 21 ST5 W 8 X 24 **WOOD BEAMS** D1 3/ 2" X 8" SPR /D2 4/ 2" X 8" SPR 5/ 2" X 8" SPR

3/ 2" X 10" SPR 4/ 2" X 10" SPR WD6 5/2" X 10" SPR 3/ 2" X 12" SPR WD8 4/2" X 12" SPR WD9 5/ 2" X 12" SPR WD10 2/13/4" X7 1/4" (2.0F) I \ WD12A 1/ 1 3/4" X9 1/2" (2.0E) LV WA13 3/13/4" X9 1/2" (2.0E) L\ WD14 2/ 1 3/4" X11 7/8" (2.0E) L WD16A 1/13/4" X14" (2.0E) I VI

WD17 3/13/4" X14" (2.0F) LVI

ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 88/19 JAN 1, 2020 ♦ CLIENT SPECIFIC REVISIONS Areas:

page

**ROOF PLAN ELEV 'B'** A11 RIGHT ELEVATION 'B' LEFT ELEVATION 'B' A12 REAR ELEVATION 'B' A13 BUILDING CROSS-SECTION

**BUILDING CROSS-SECTION** 

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DESIGN RESPONSIBILITY FOR THE DES

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DECLARE THAT I HAVE REVIEWED AND TAKEN

BASEMENT FLOOR PLAN ELEV 'A'

GROUND FLOOR PLAN ELEV 'A'

SECOND FLOOR PLAN ELEV 'A'

BASEMENT FLOOR PLAN ELEV 'B

GROUND FLOOR PLAN ELEV 'B'

SECOND FLOOR PLAN ELEV 'B'

FRONT ELEVATION 'A'

**ROOF PLAN ELEV 'A'** 

RIGHT ELEVATION 'A'

LEFT ELEVATION 'A'

REAR ELEVATION 'A'

ELEVATION 'A' - "1-1"

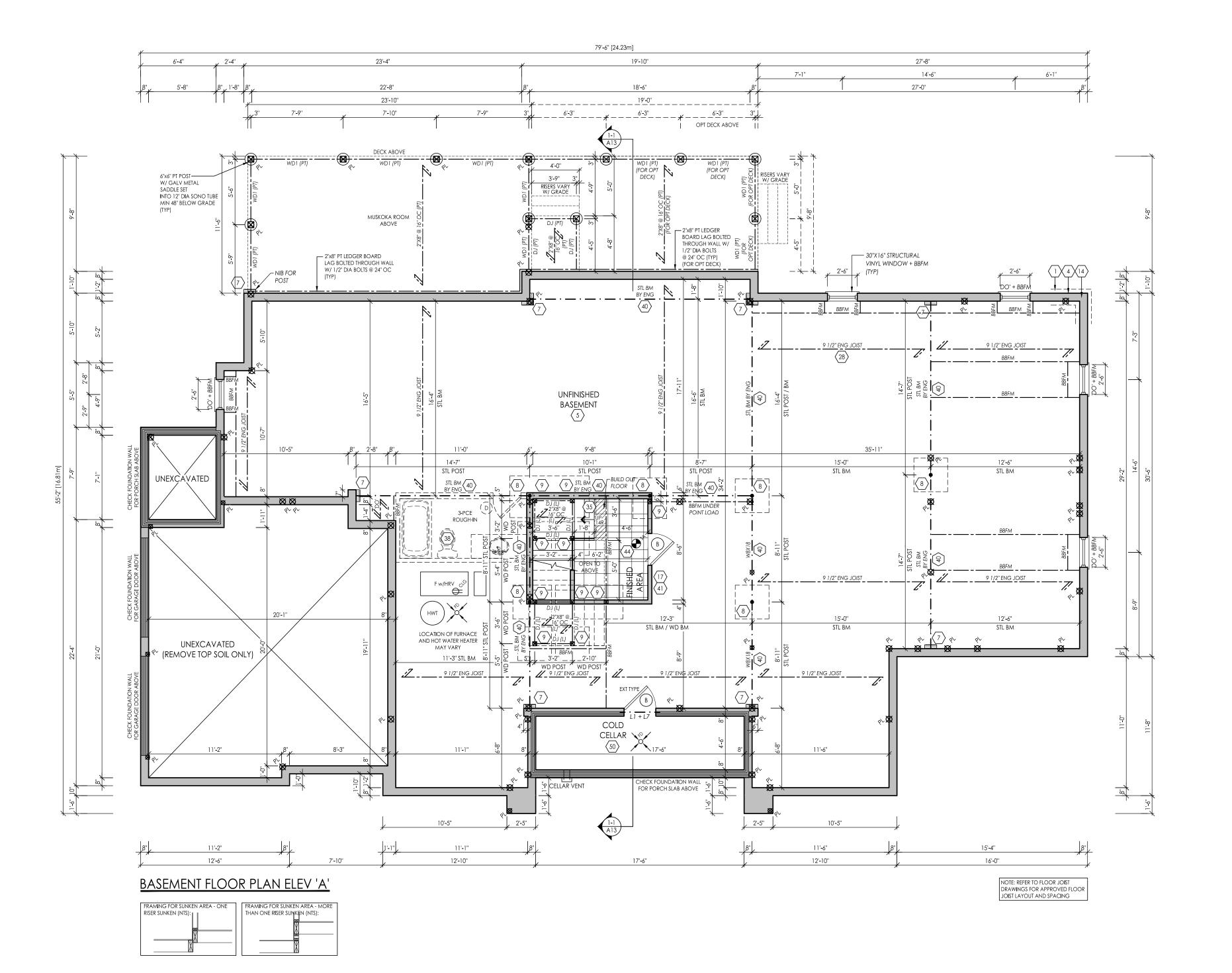
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A10 FRONT ELEVATION 'B'

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ISSUED FOR CLIENT REVIEW 24-SEP-21 CR SH 15-Nov-21 WU AL REVISED PER CLIENT COMMENTS

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Signature Communities

Project

Northern Lights

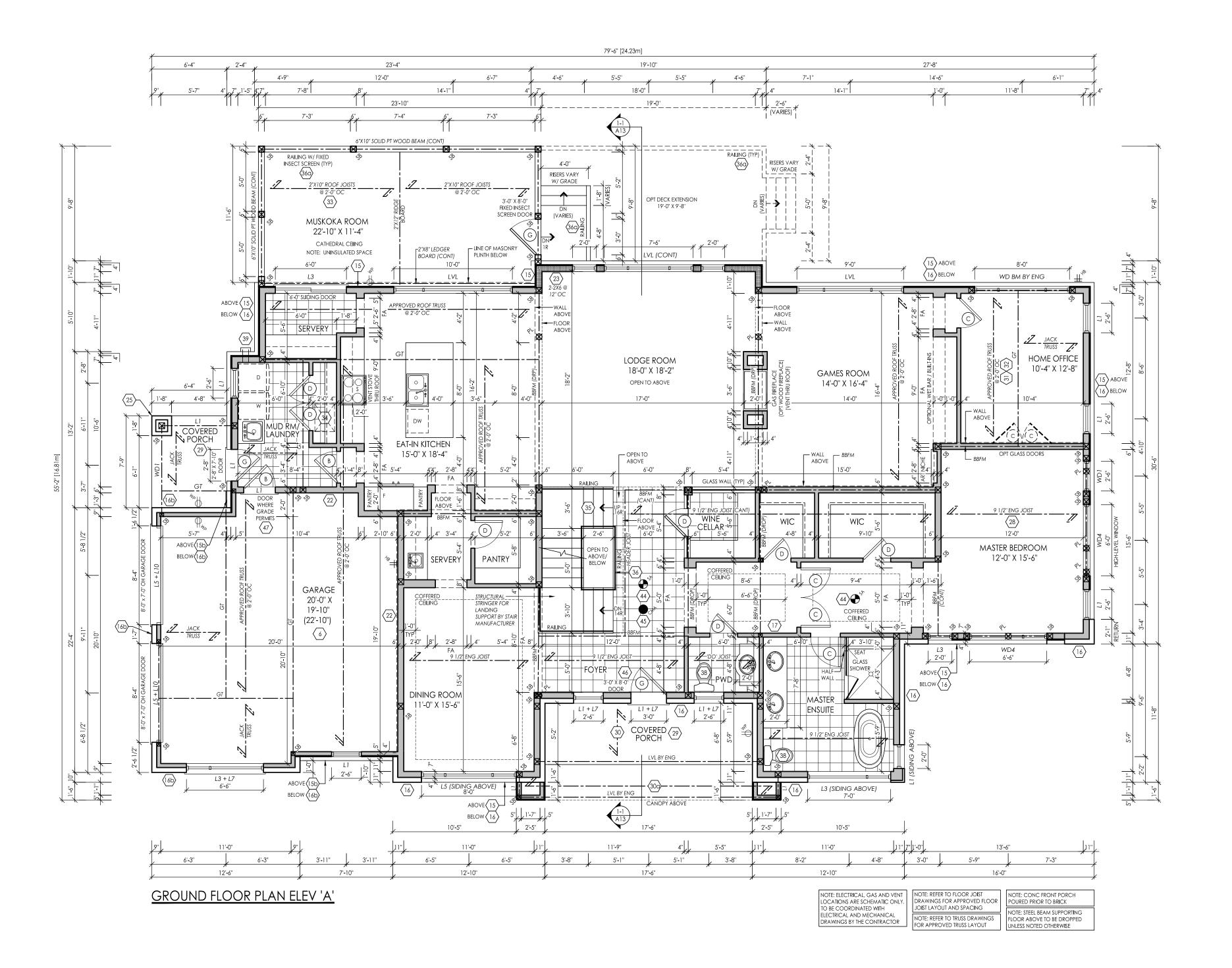
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60-03

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project # 21020

scale 3/16" = 1'-0"



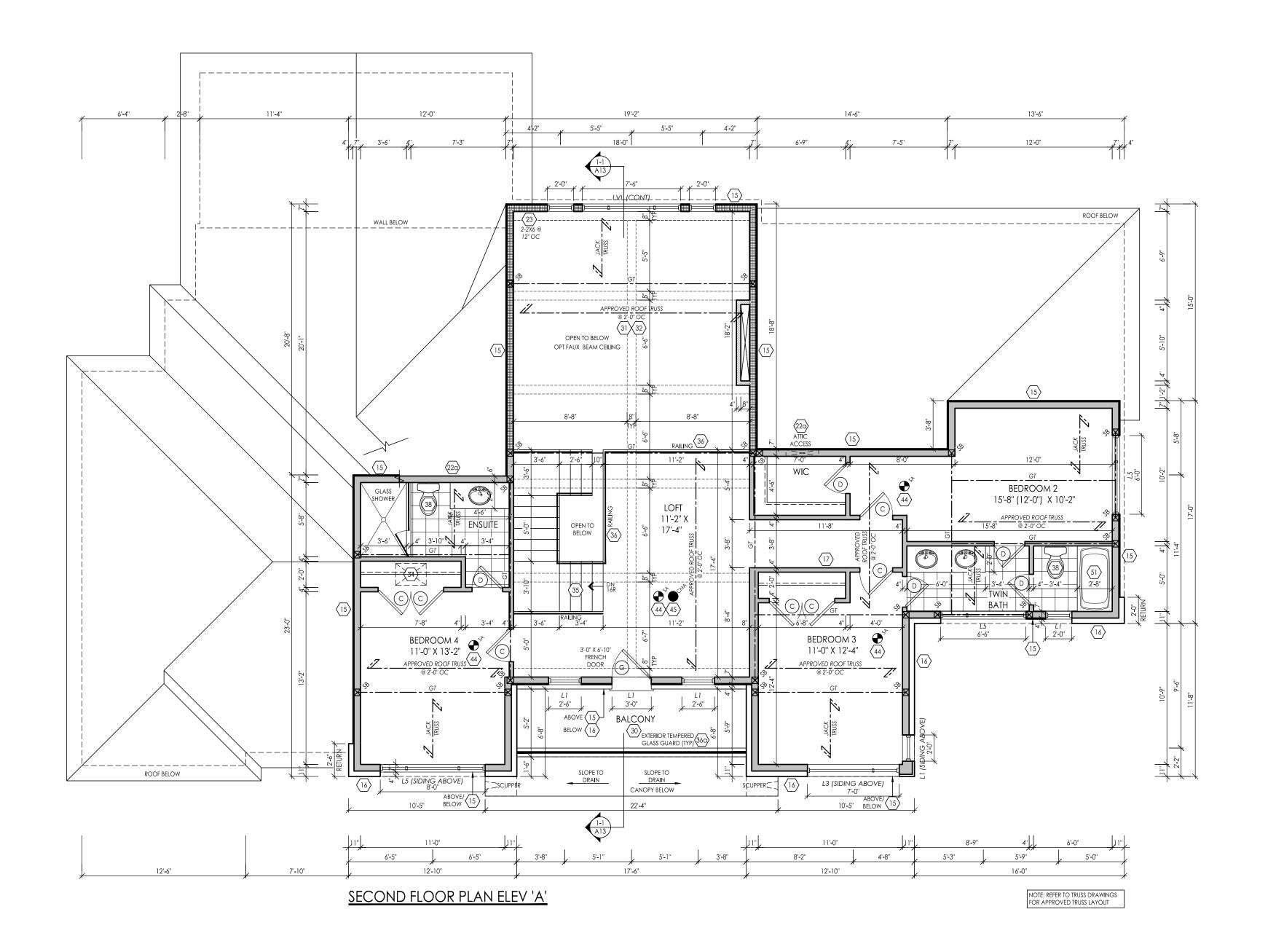


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Signature Communities

Huntsville	
60-03 Azure	
21020	
3/16" = 1'-0"	
	60-03 Azure





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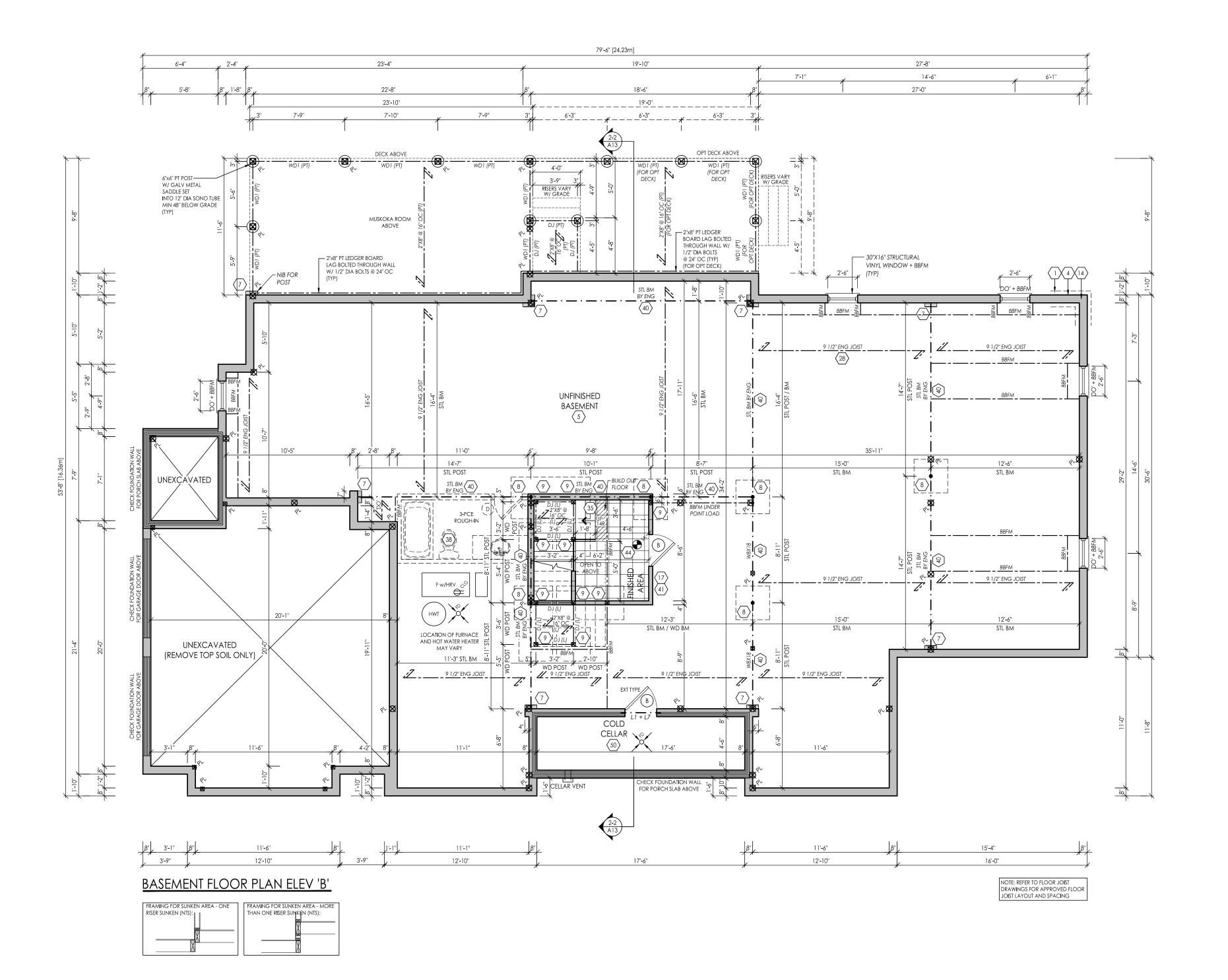
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Signature Communities

project	Northern Lights	
	Huntsville	
model	60-03	
	Azure	
project #	21020	
scale	3/16" = 1'-0"	





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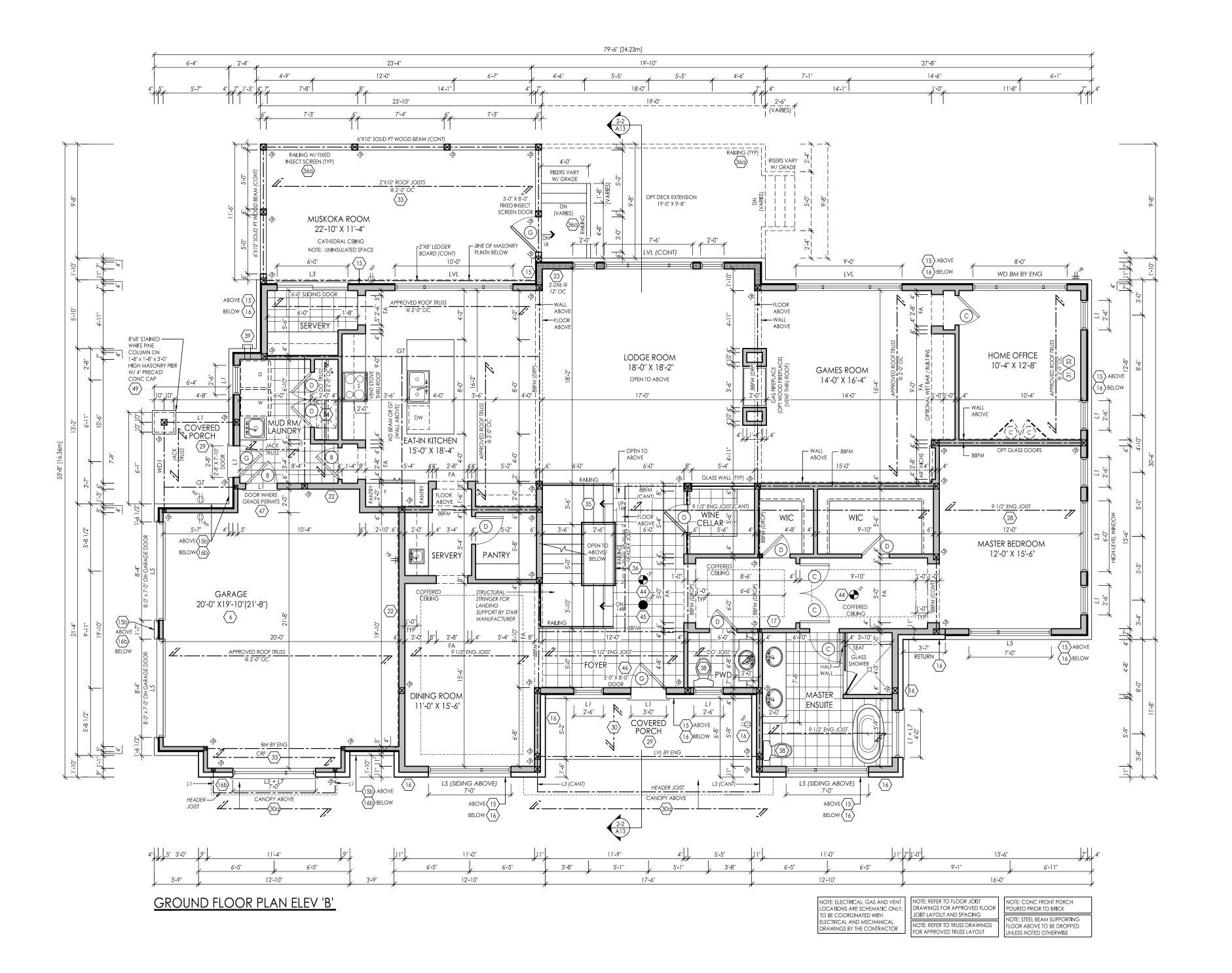
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Signature Communities

By:WadeU	project	Northern Lights	
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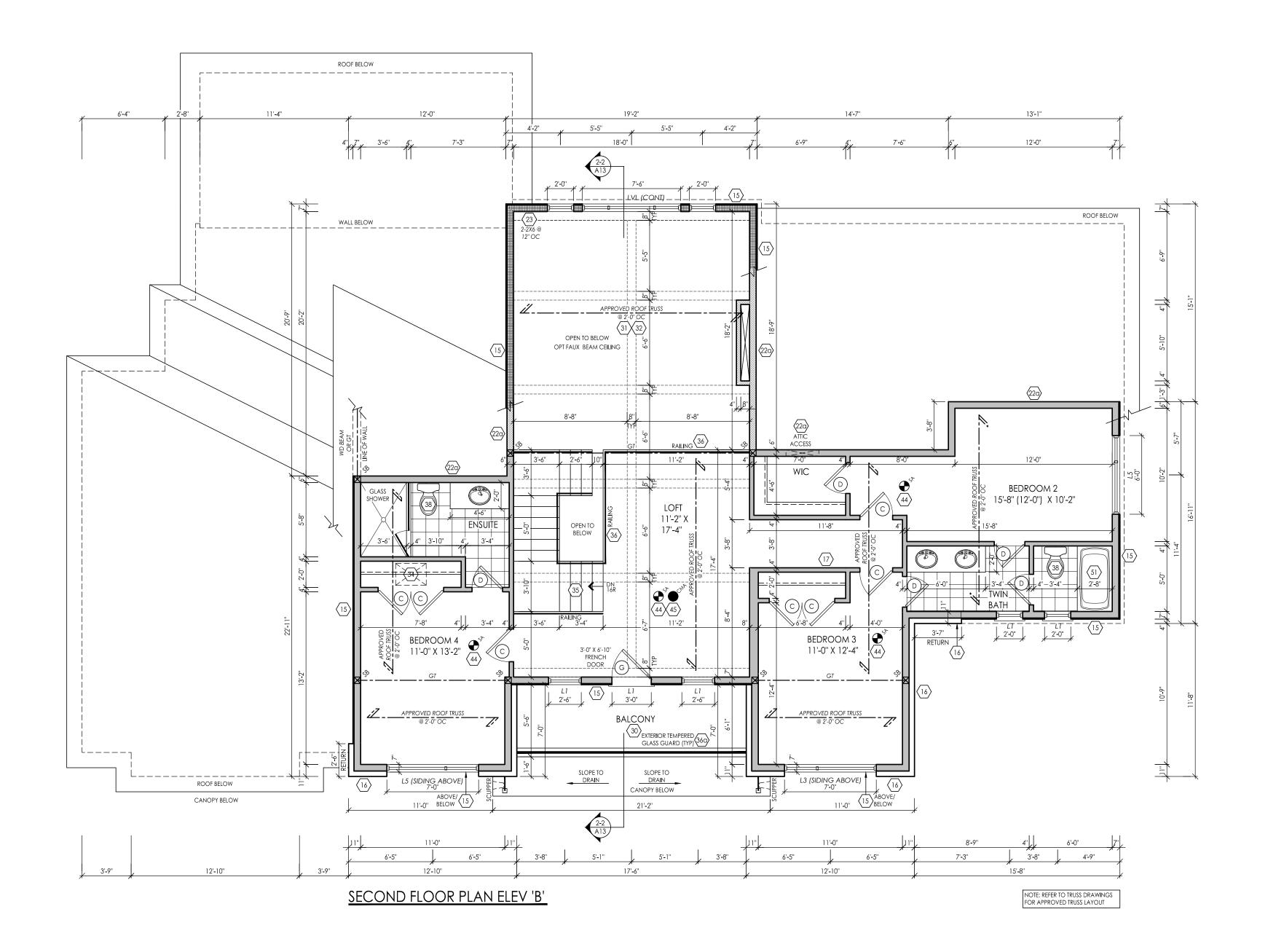
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SEPTEMBER 24, 2021

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Signature Communities

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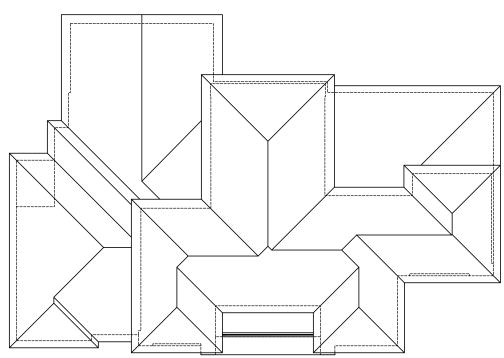
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Signature Communities

project	Northern Lights  Huntsville
model model project # scale	60-03 Azure
project #	21020
scale	3/16" = 1'-0"
page page	





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 7.30m DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'. PEAK HEIGHT OF ROOF 24'-0" NOTE: REFER TO TRUSS NOTE: UNLESS OTHERWISE DRAWINGS FOR NOTED, ROOF 6:12 APPROVED TRUSS LAYOUT OVERHANGS ARE 12" STANDARD 6:12 /2638m MID POINT OF ROOF EXTERIOR TEMPERED -NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR GLASS GUARD

(36a) CHANGES DUE TO GRADING CONDITIONS - 6" PRE-FINISHED FASCIA BOARD (TYP) TOP OF PLATE TOP OF DOOR / WIN / BAND ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP) - $\langle 31 \rangle$ - 1" MAC METAL CORNER TRIM (TYP) TOP OF BAND - MAC METAL BLACK ALUMINUM PANELS W/ PRE-FINISHED ALUMINUM RWL AND -GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP) metal flashing beh**i**nd (typ) PAINTED MTL
FLASHING
W/ CAULKING
TO MATCH (TYP - MAC METAL HARRYWOOD ALUM**I**NUM SIDING W/ METAL FLASHING BEHIND (TYP) MAC METAL HARRYWOOD ——ALUMINUM SIDING SOFFITS (TYP) SECOND FLOOR & TOP OF 1 BALCONY CALDDING U/S OF GARAGE SOFFIT U/S OF PORCH SOFFIT & TOP OF GARAGE PLT TOP OF DOOR / WIN / TRANSOM TOP OF BAND TOP OF WINDOW 4" PRECAST CONC BAND (TYP) 1" MAC METAL SURROUND TRIM (TYP) - ALUM**I**NUM PANEL (COLOUR TOP OF BAND TO MATCH WINDOW FRAME) ARRISCRAFT METROPOLITAN STONE (OR EQUAL)(TYP) TOP OF BAND 4" PRECAST CONC SILL (TYP **GROUND FLOOR** FIN GRADE **VENT FOR CELLAR** — POURED CONC SILL (TYP) — 3'-0" X 8'-0" STAINED FIBRE GLASS DOOR (MENNIE MAH8-5L) - MAC METAL BLACK ALUMINUM PANELS — POURED CONC PORCH SLAB (TYP) U/S OF FOOTING 29 ONC STRIP FOOTING (TYP)

TOP OF SLAB STEPPED FOOTING (TYP)-

FRONT ELEVATION 'A'
TRANSITIONAL CONTEMPORARY



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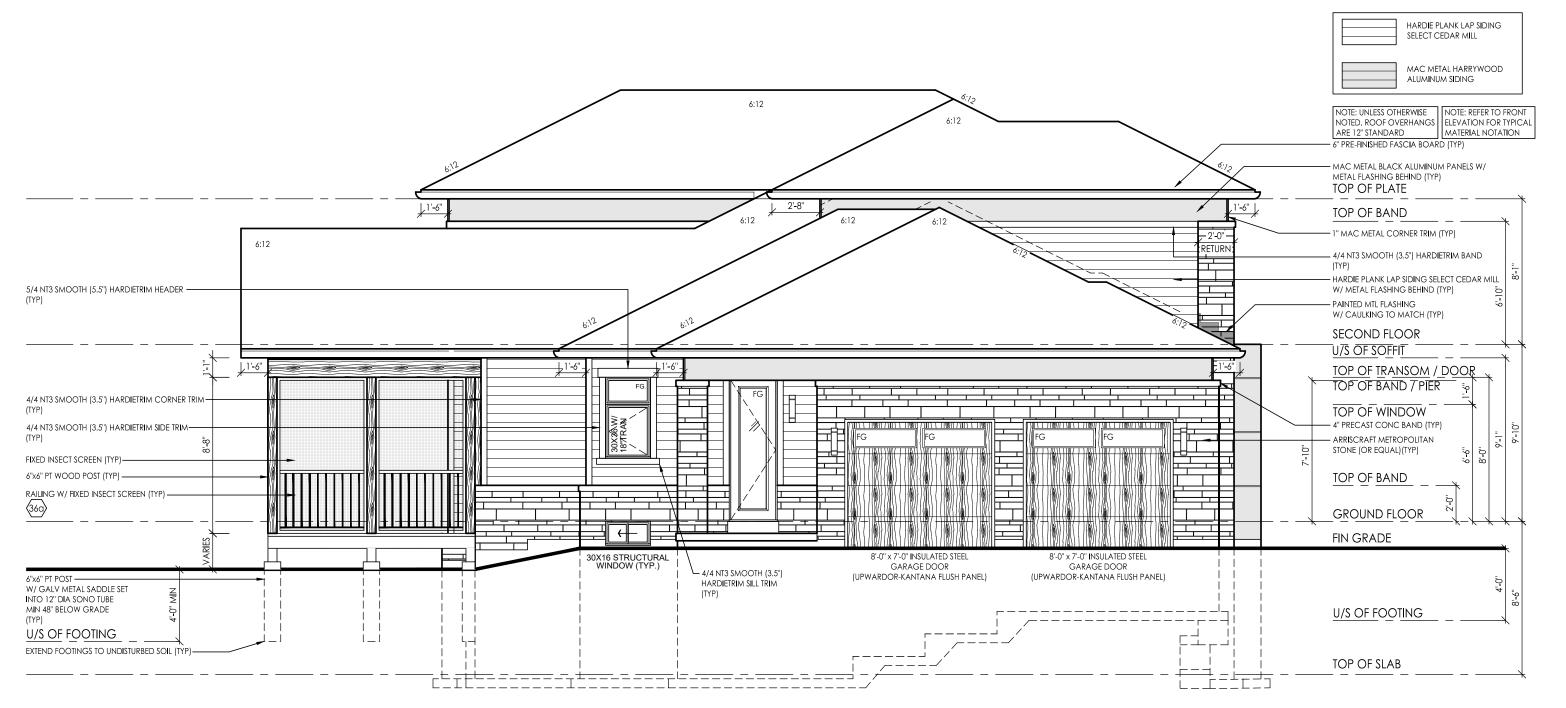
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Signature Communities

project	Northern Lights  Huntsville	
model	60-03	
	Azure	
project #	21020	
scale	3/16" = 1'-0"	
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RIGHT ELEVATION 'A'
TRANSITIONAL CONTEMPORARY



LEFT ELEVATION 'A'
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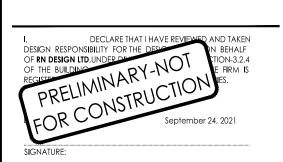
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Signature Communities

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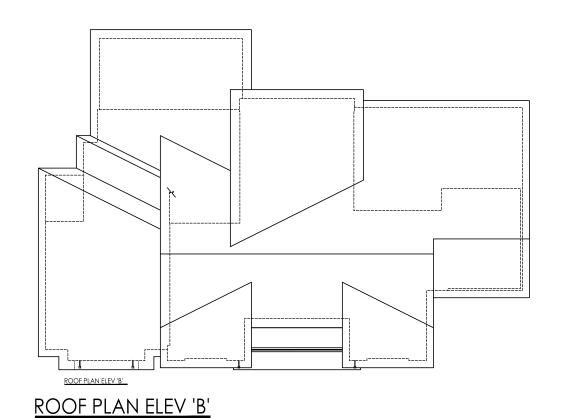


REAR ELEVATION 'A'
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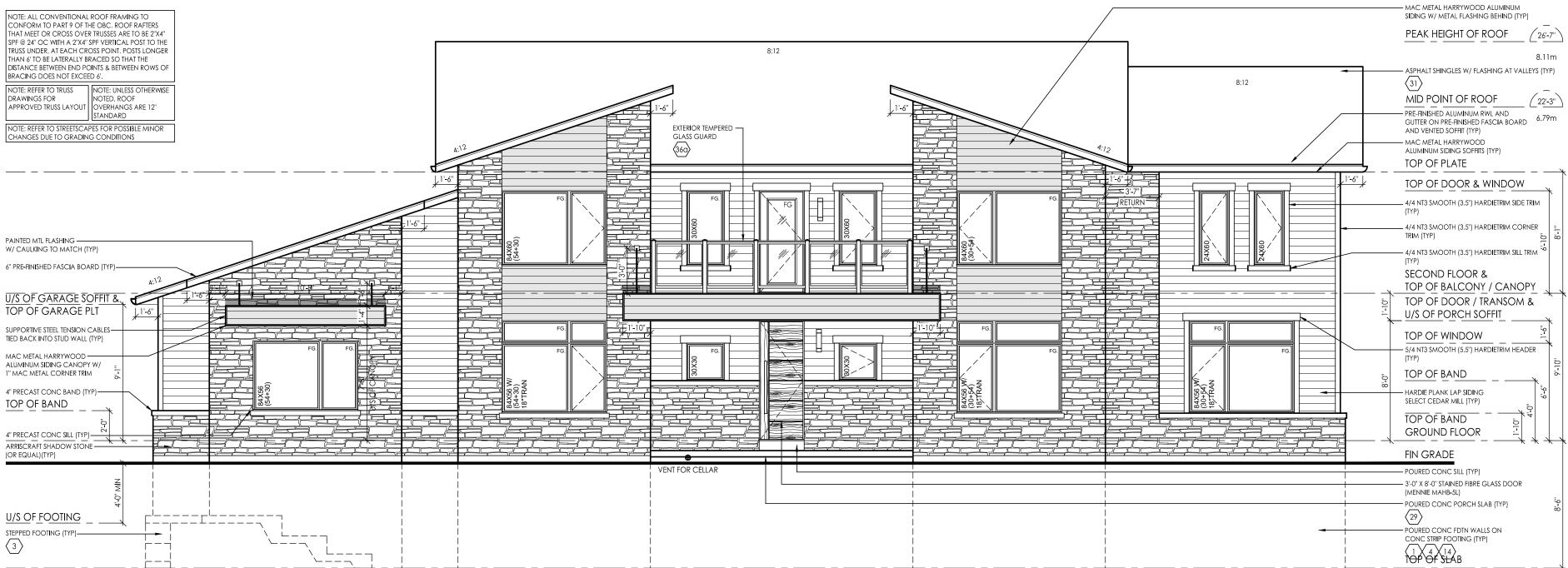
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Signature Communities

project	Northern Lights	
	Huntsville	
model	60-03	
	Azure	
project #	21020	
scale	3/16" = 1'-0"	
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### HARDIE PLANK LAP SIDING SELECT CEDAR MILL MAC METAL HARRYWOOD ALUMINUM SIDING



FRONT ELEVATION 'B' SHED CONTEMPORARY



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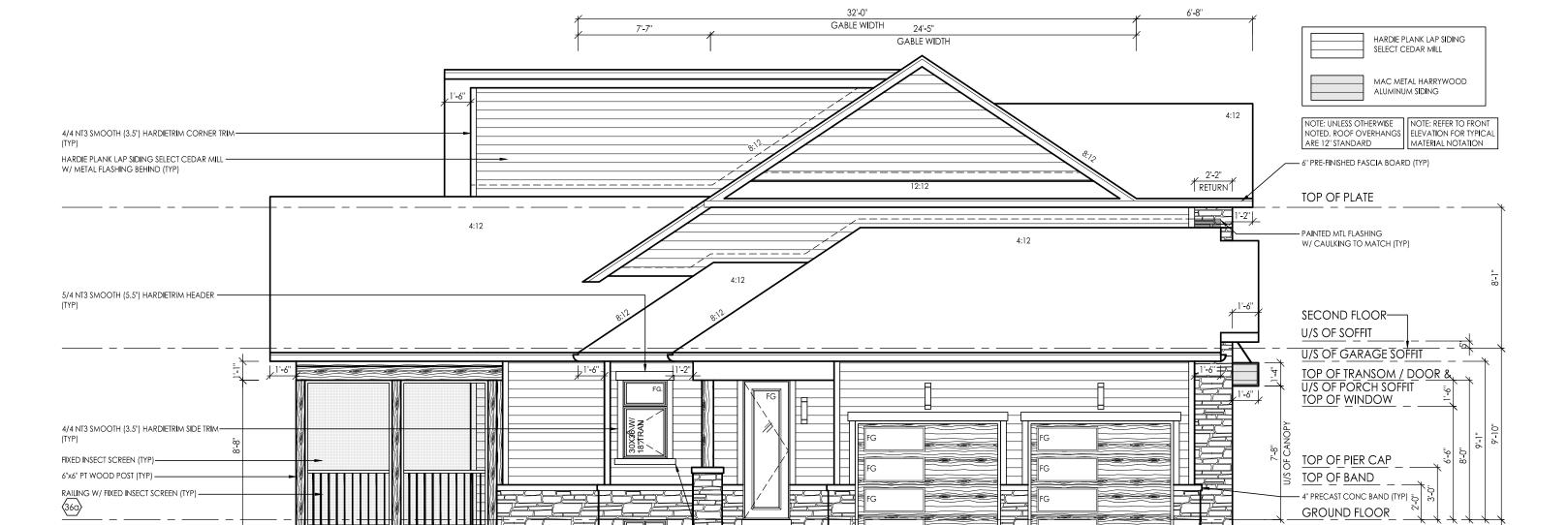
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client			

Signature Communities

Northern Lights  Huntsville	
60-03	
Azure	
21020	
3/16" = 1'-0"	
	Huntsville  60-03  Azure  21020



# RIGHT ELEVATION 'B' SHED CONTEMPORARY



— 4/4 NT3 SMOOTH (3.5") HARDIETRIM SILL TRIM (TYP)

LEFT ELEVATION 'B'
SHED CONTEMPORARY

W/ GALV METAL SADDLE SET INTO 12" DIA SONO TUBE MIN 48" BELOW GRADE

U/S OF FOOTING

EXTEND FOOTINGS TO UNDISTURBED SOIL (TYP



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I, DECLARE THAT I H DESIGN RESPONSIBILITY FOR THE DE OF THE BUILDING OF THE BUILDING REGISTE PRELIMINARY FOR CONSTRU	NOT CTION 3.2.4 E FIRM IS UES.
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
	1		•	
client				

Signature Communities

project		
	Northern Lights	
	Huntsville	
model	/0.02	
	60-03	
	Azure	
project #	21020	

\_\_\_\_

FIN GRADE

— ARRISCRAFT SHADOW STONE (OR EQUAL)(TYP)

U/S OF FOOTING

TOP OF SLAB

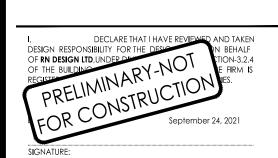
8'-0" x 7'-0" INSULATED STEEL GARAGE DOOR (CHI-SKYLINE FLUSH )

8'-0" x 7'-0" INSULATED STEEL GARAGE DOOR (CHI-SKYLINE FLUSH )

A11

3/16" = 1'-0"





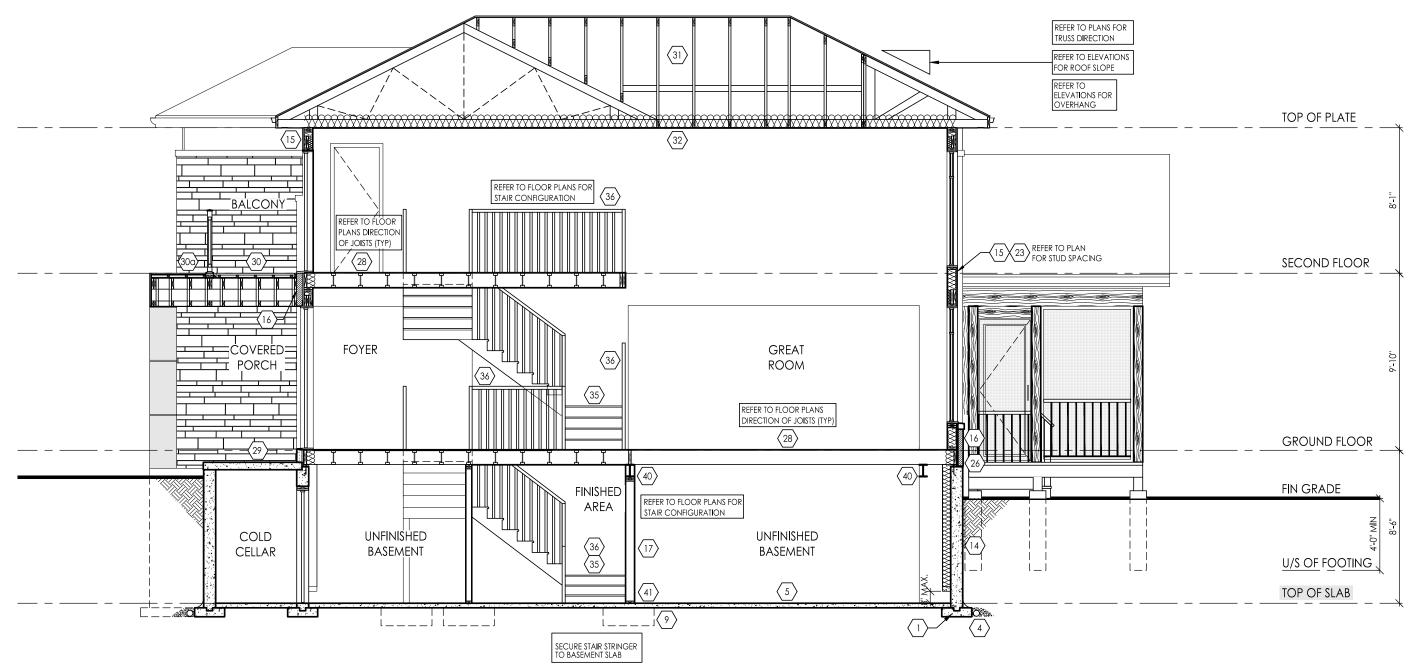


REAR ELEVATION 'B'
SHED CONTEMPORARY

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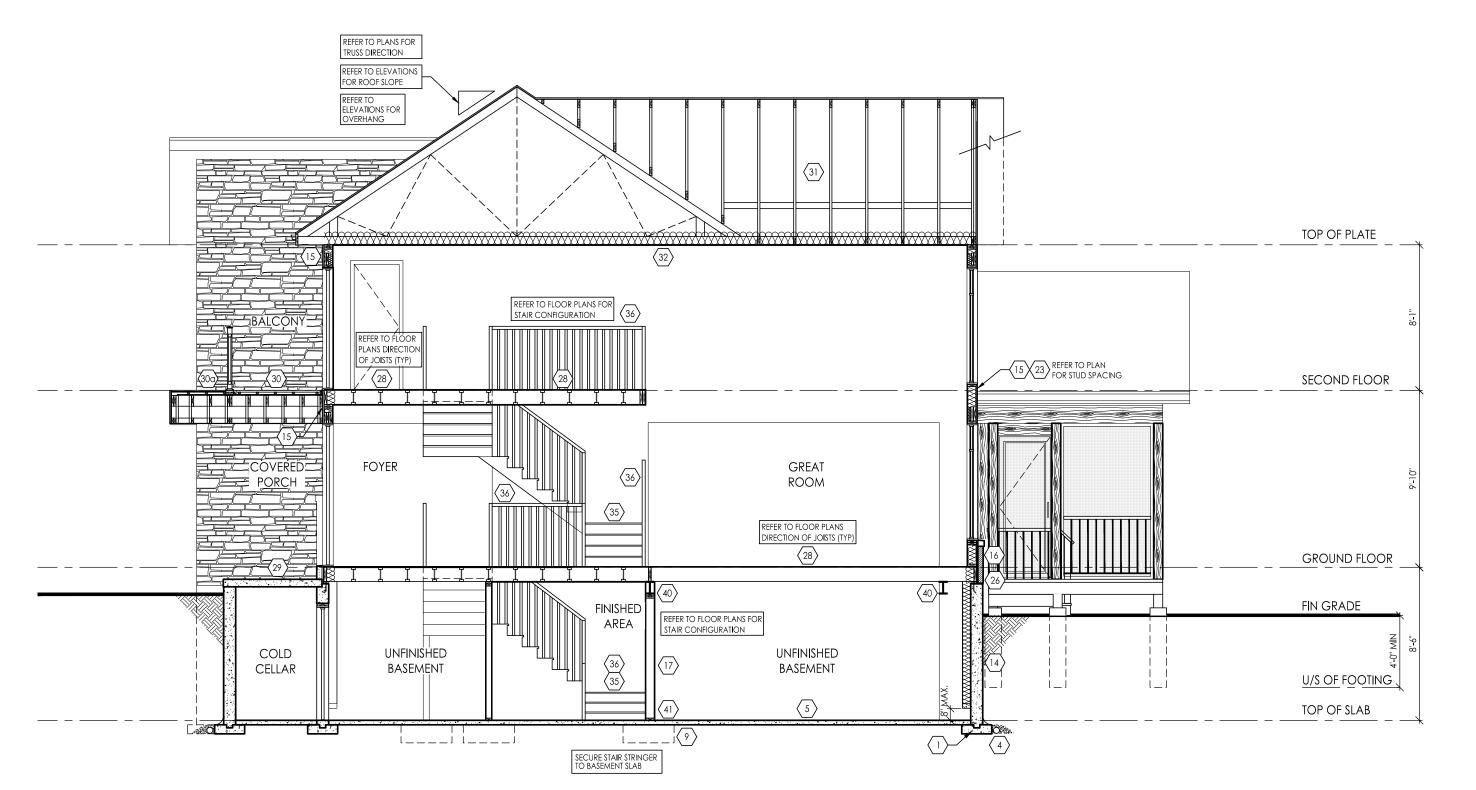
Signature Communities

project	Northern Lights  Huntsville	
model	60-03	
	Azure	
project #	21020	
scale	3/16" = 1'-0"	
page		



**BUILDING CROSS-SECTION ELEVATION 'A' - "1-1"** 

TRANSITIONAL CONTEMPORARY



BUILDING CROSS-SECTION ELEVATION 'B' - "2-2"

SHED CONTEMPORARY



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client	6: 1			

Signature Communities

project	Northern Lights  Huntsville	
model	60-03	
	Azure	
project #	21020	
scale	3/16" = 1'-0"	
page		