



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

38-08

Drawing List:

- A0

TITLE SHEET
- A1

BASEMENT FLOOR ELEV. 'A'
- A2

OPT. BASEMENT FLOOR ELEV. 'A', 'B' & 'C'
- A3

GROUND FLOOR ELEV. 'A'
- A4

OPT. GROUND FLOOR ELEV. 'A'
- A5

SECOND FLOOR ELEV. 'A'
- A6

OPT. SECOND FLOOR ELEV. 'A'
- A7

BASEMENT FLOOR ELEV. 'B'
- A8

GROUND FLOOR ELEV. 'B'
- A9

OPT. GROUND FLOOR ELEV. 'B'
- A10

SECOND FLOOR ELEV. 'B'
- A11

OPT. SECOND FLOOR ELEV. 'B'
- A12

BASEMENT FLOOR ELEV. 'C'
- A13

GROUND FLOOR ELEV. 'C'
- A14

OPT. GROUND FLOOR ELEV. 'C'
- A15

SECOND FLOOR ELEV. 'C'
- A16

OPT. SECOND FLOOR ELEV. 'C'
- A17

FRONT ELEVATION 'A'
- ROOF PLAN ELEV 'A'
- A18

RIGHT SIDE ELEVATION 'A'
- A19

REAR ELEVATION 'A', 'B' & 'C'
- A20

LEFT SIDE ELEVATION 'A'
- A21

FRONT ELEVATION 'B'
- ROOF PLAN ELEV 'B'
- A22

RIGHT SIDE ELEVATION 'B'
- A23

LEFT SIDE ELEVATION 'B'
- A24

FRONT ELEVATION 'C'
- ROOF PLAN ELEV 'C'
- A25

RIGHT SIDE ELEVATION 'C'
- A26

LEFT SIDE ELEVATION 'C'
- A27

OPT. LEFT SIDE ELEVATION 'A'
- A28

OPT. LEFT SIDE ELEVATION 'B'
- A29

OPT. LEFT SIDE ELEVATION 'C'
- A30

PARTIAL OPT. FINISHED & OPT. WALK UP BASEMENT FLOOR ELEV 'A', 'B' & 'C'
- PARTIAL GROUND FLOOR ELEV 'A', 'B' & 'C' OPT. WALK UP BASEMENT COND.
- A31

REAR ELEVATION 'A', 'B' & 'C' OPT. WALK UP BASEMENT CONDITION
- D1

CONSTRUCTION NOTES
- D2

CONSTRUCTION NOTES
- D3

CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'		ELEVATION 'C'	
	SF	SM	SF	SM	SF	SM
GROUND FLOOR	1042.7	96.9	1042.7	96.9	1043.5	96.9
SECOND FLOOR	1323.6	123.0	1328.3	123.4	1306.4	121.4
SECOND FLOOR OTB	(11.1)	(1.0)	(11.1)	(1.0)	(11.1)	(1.0)
OPT. GROUND FLOOR	1056.6	98.2	1056.6	98.2	1056.6	98.2
OPT. SECOND FLOOR	1323.6	123.0	1328.3	123.4	1306.4	121.4
OPT. SECOND FLOOR OTB	(11.1)	(1.0)	(11.1)	(1.0)	(11.1)	(1.0)
OPT. FINISHED & OPT. WALK UP BASEMENT FLOOR	741.0	68.8	741.0	68.8	741.0	68.8
TOTAL AREA	5465.3	507.7	5474.7	508.6	5431.7	504.6
COVERAGE INC PORCH	1510.4	140.3	1510.4	140.3	1510.4	140.3
COVERAGE NOT INC PORCH	1446.3	134.4	1446.3	134.4	1446.3	134.4

Royal Pine Homes Ltd.

Centrefield, Ph. 2

W Architect Inc.

DESIGN CONTROL REVIEW

JUN. 10, 2021

FINAL

BY: MMI

This stamp is only for the purposes of design control and carries no other professional obligations.

LICENCED PROFESSIONAL ENGINEER

2021-06-04

D. FERRARI

100166929

PROV/INCE OF ONTARIO

FOR STRUCTURAL ONLY  
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FLOOR OR ROOF SYSTEM

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client  
Royal Pine Homes Ltd.

location  
Richmond Hill

project  
Centrefield, Ph. 2

marketing name

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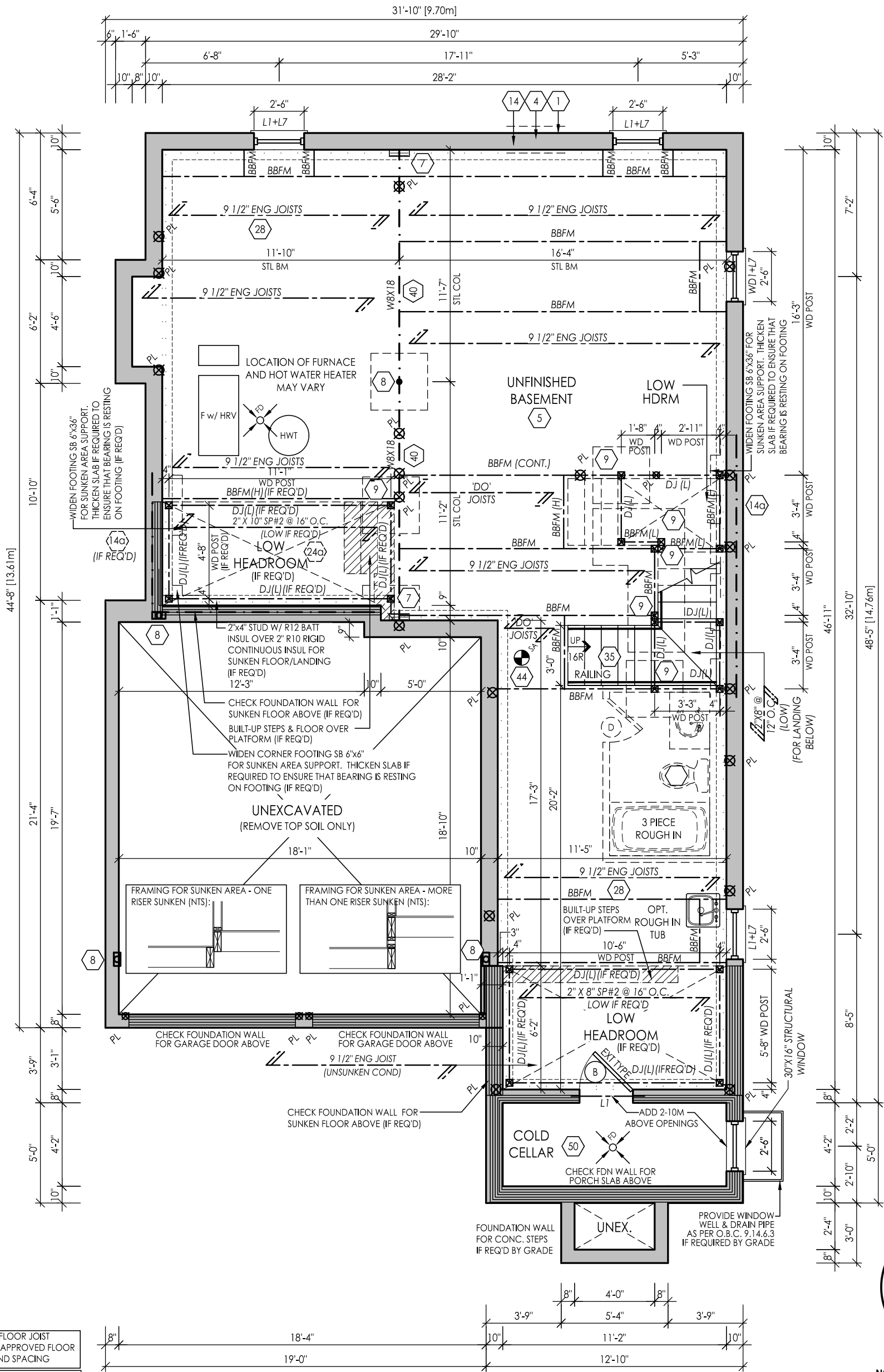
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38-8

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project #  
20005

page

A0



BASEMENT FLOOR ELEV. 'A'



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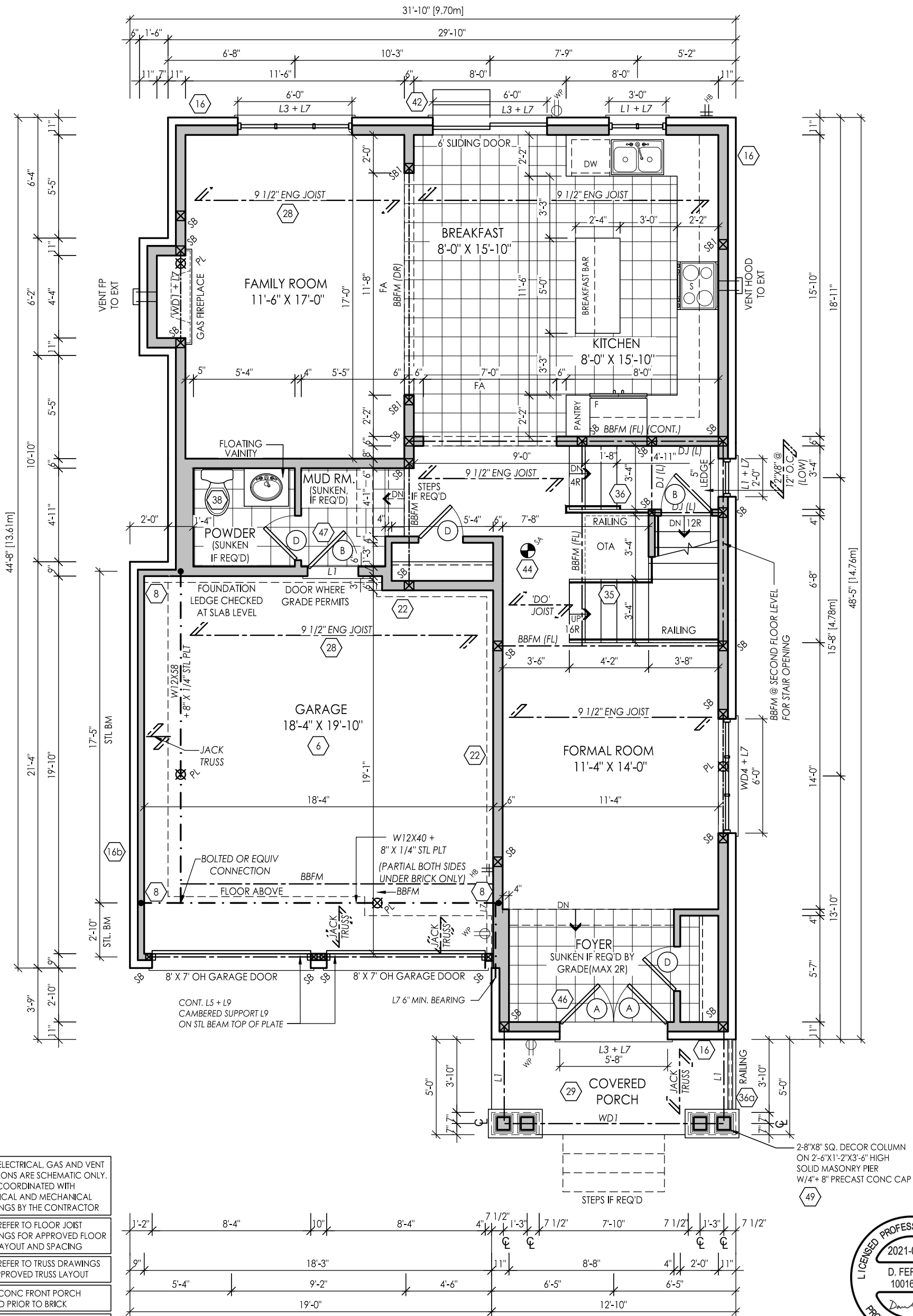
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A1





GROUND FLOOR ELEV. 'A'

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11 REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT 3-Jun-21 MD CM

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A3



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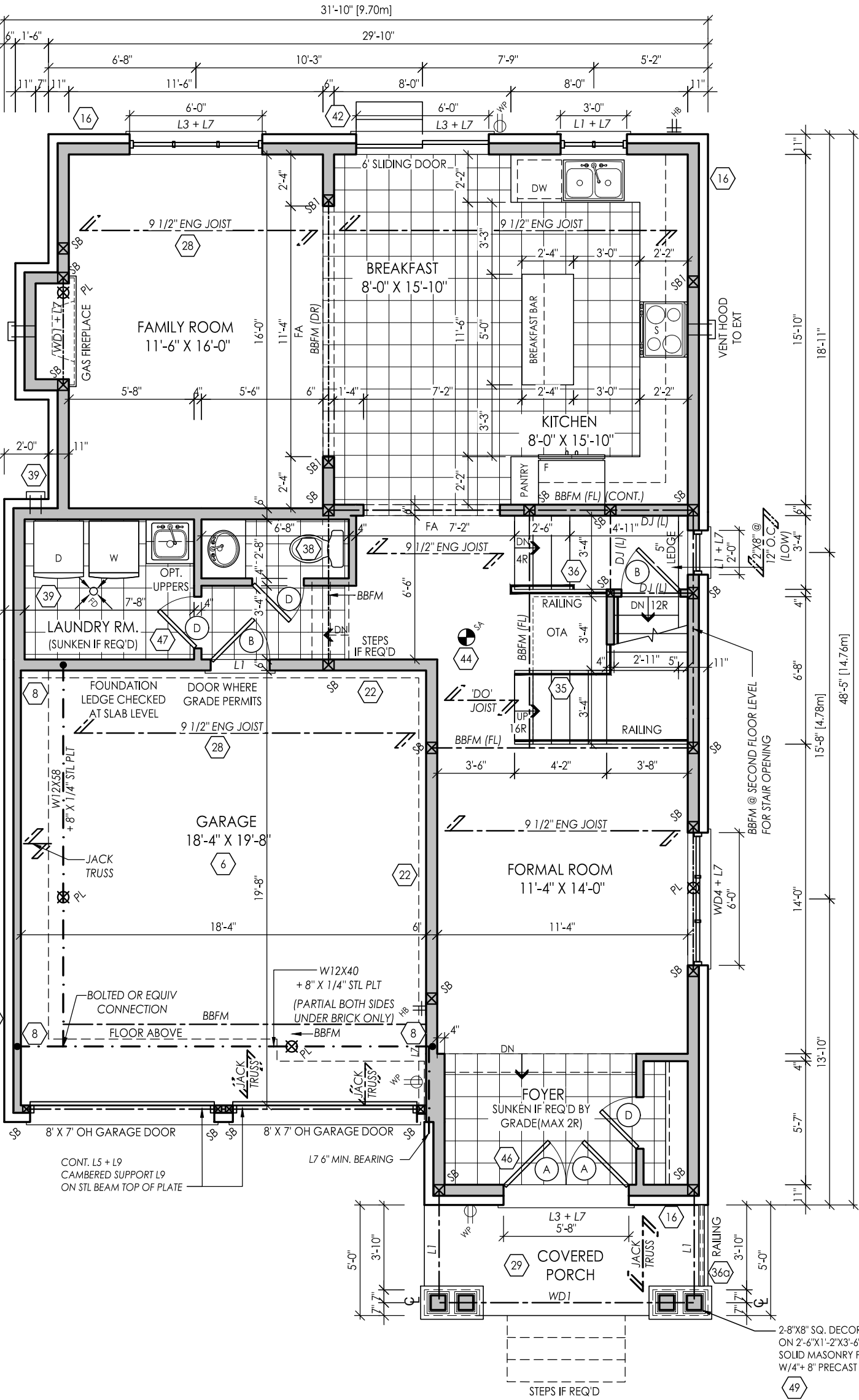
NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

NOTE: STEEL BEAM SUPPORTING FLOOR ABOVE TO BE DROPPED UNLESS NOTED OTHERWISE



OPT. GROUND FLOOR ELEV. 'A'



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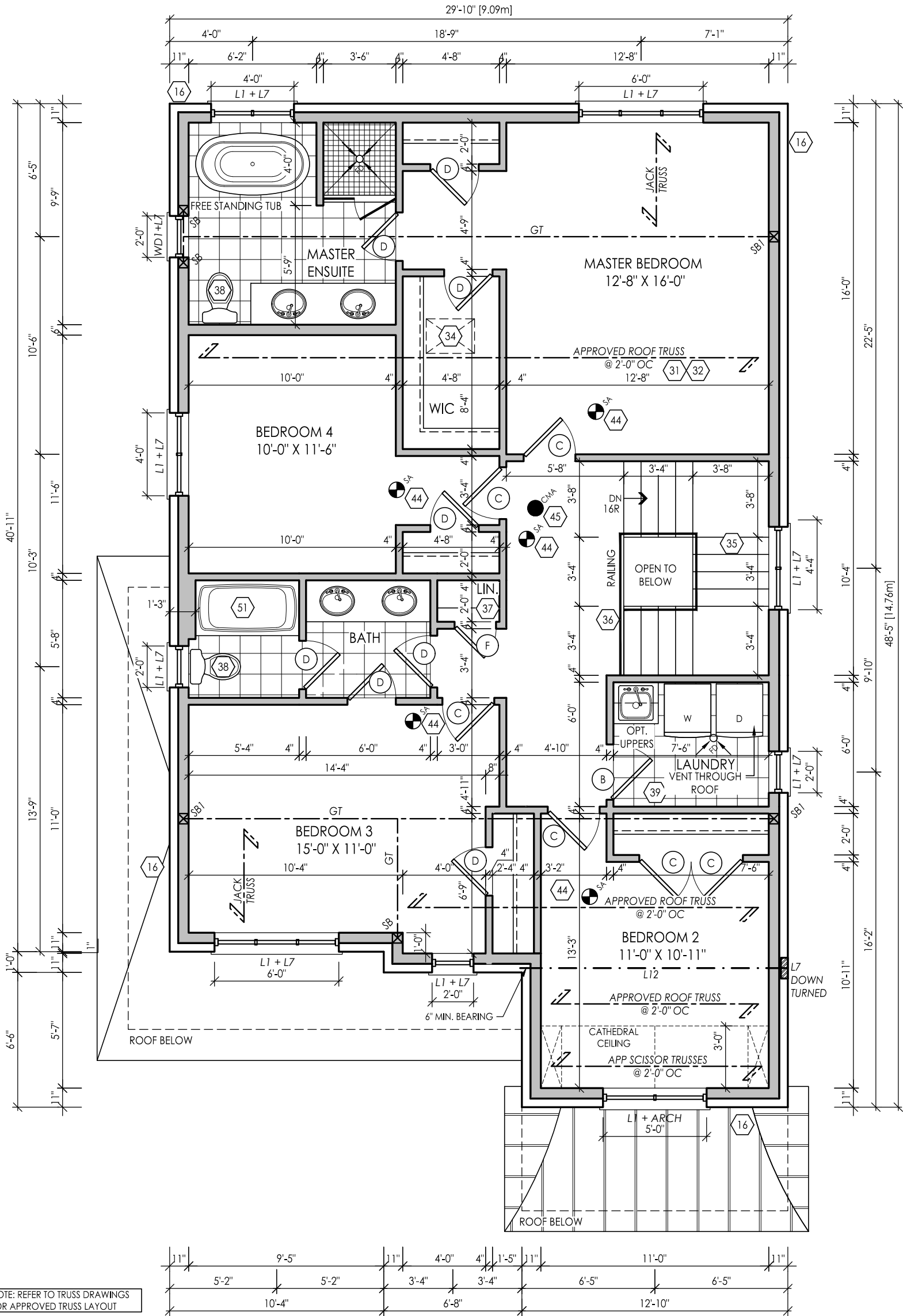
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NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

SECOND FLOOR ELEV. 'A'



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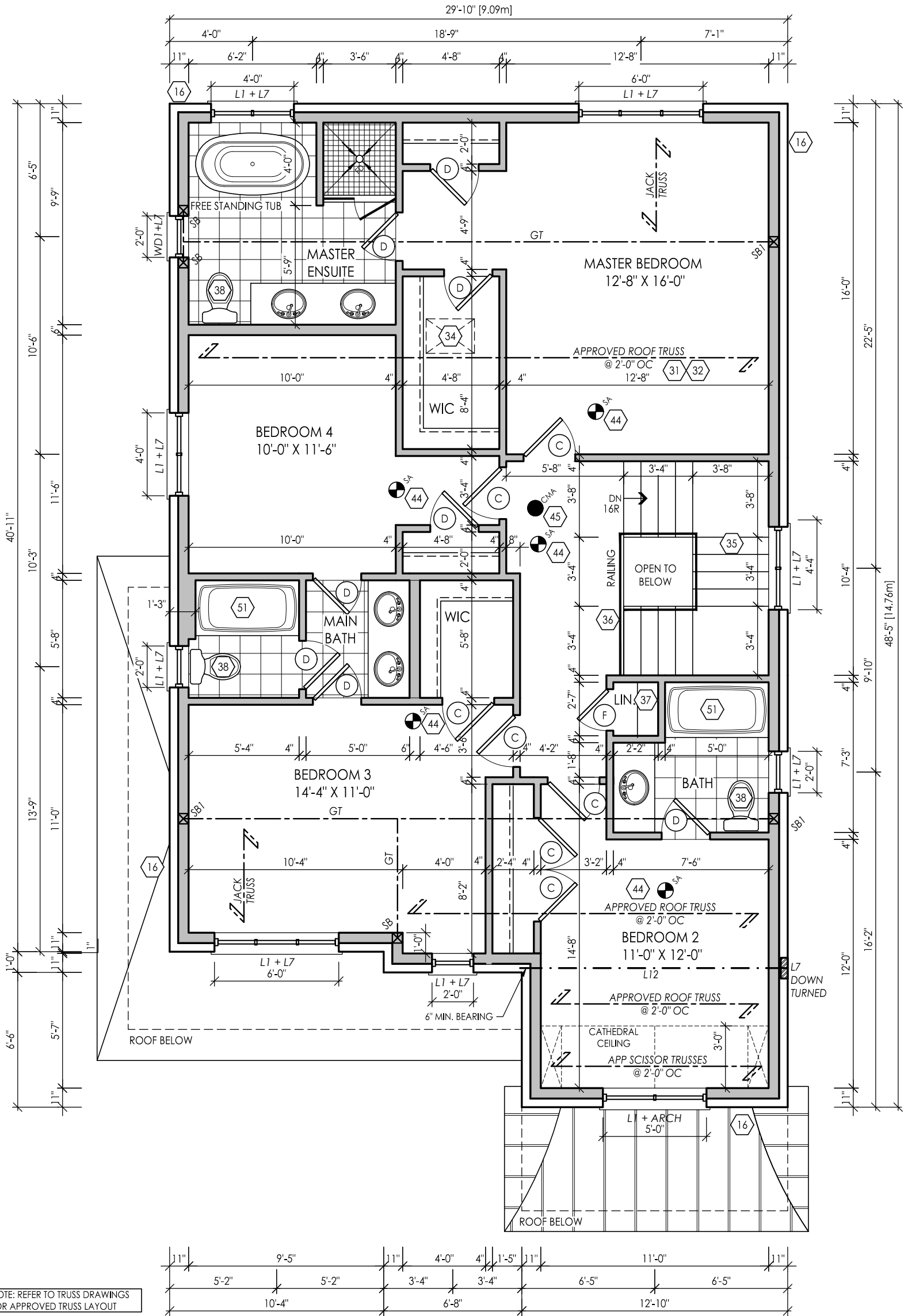
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OPT. SECOND FLOOR ELEV. 'A'



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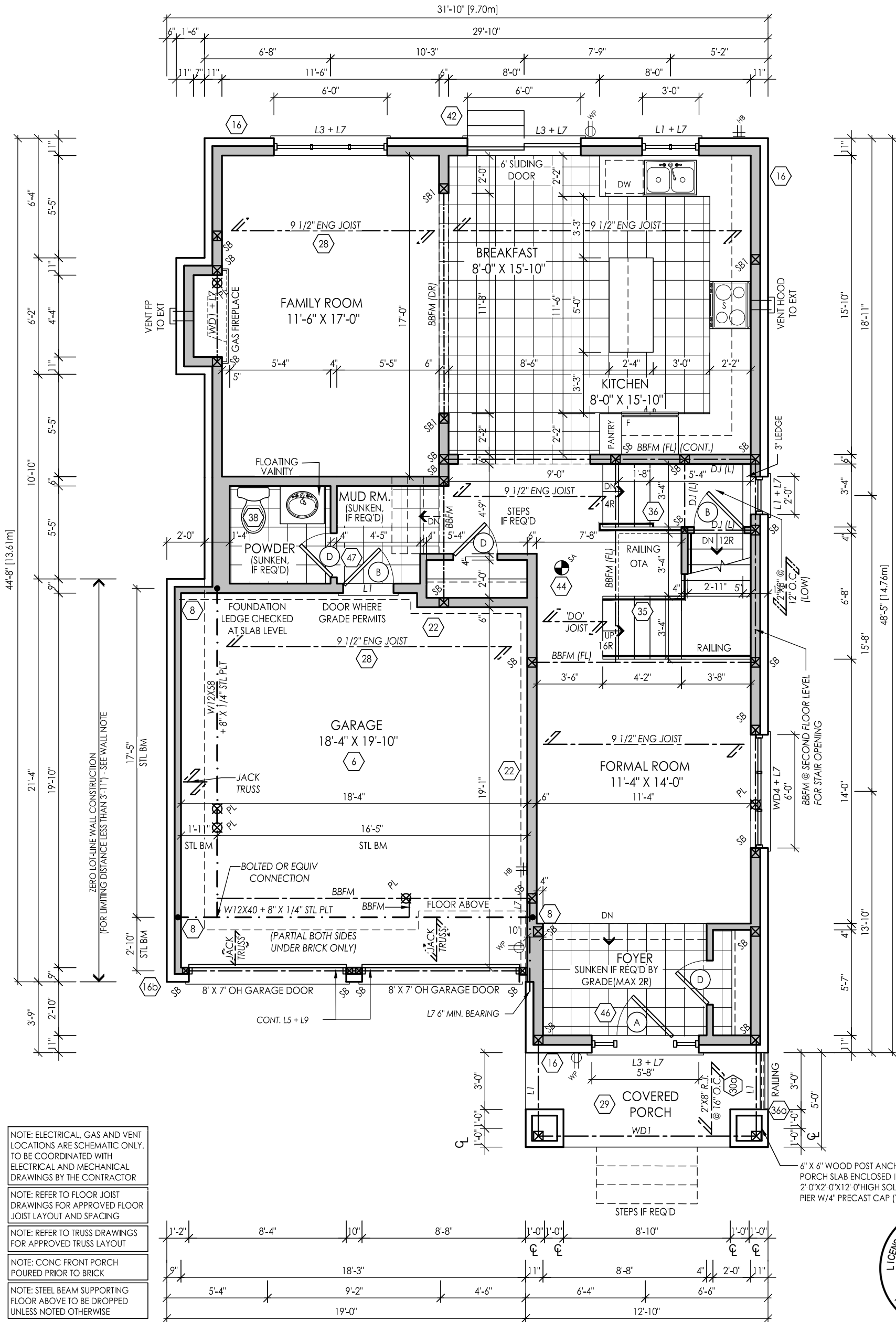
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A6





GROUND FLOOR ELEV. 'B'



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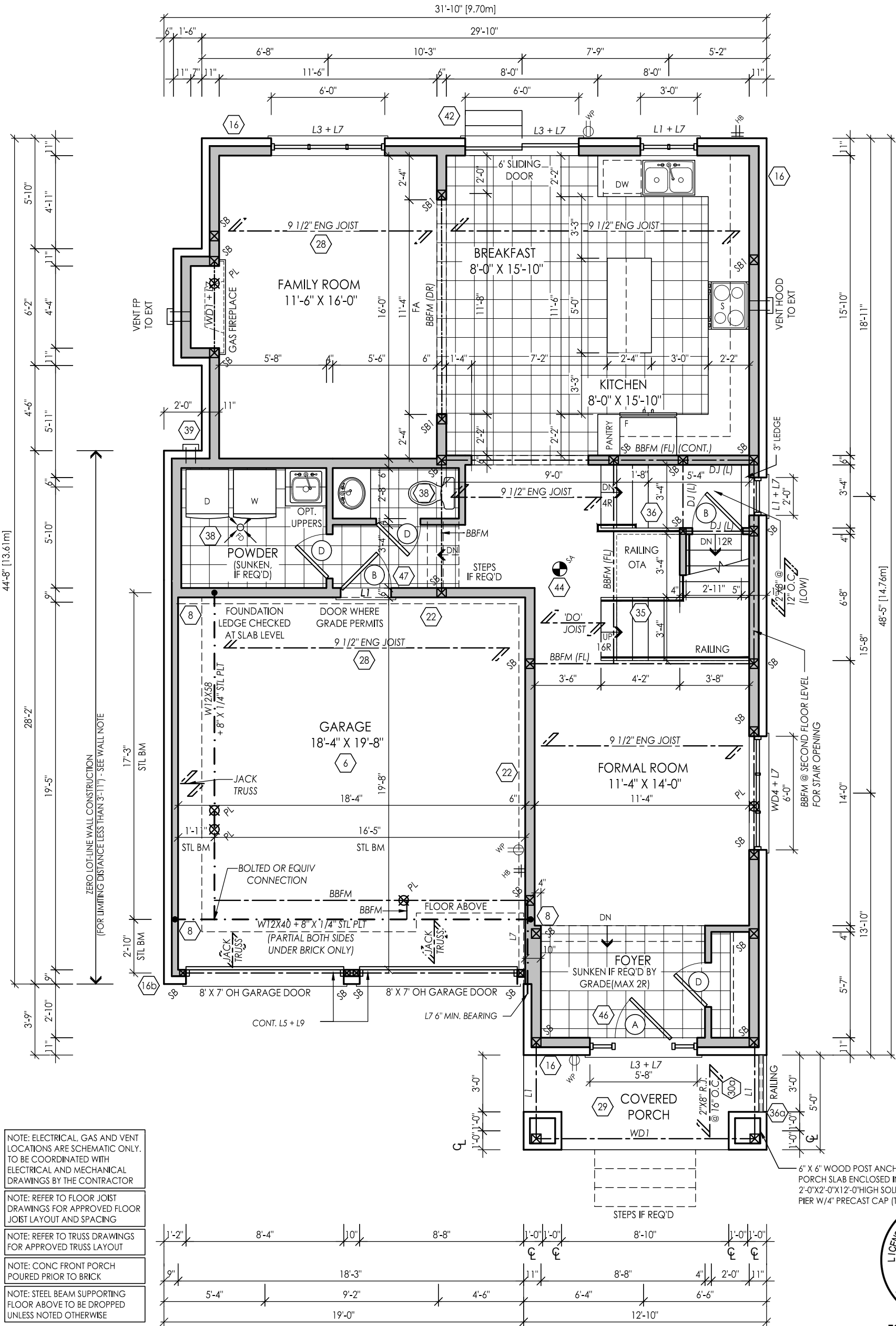
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A8



OPT. GROUND FLOOR ELEV. 'B'

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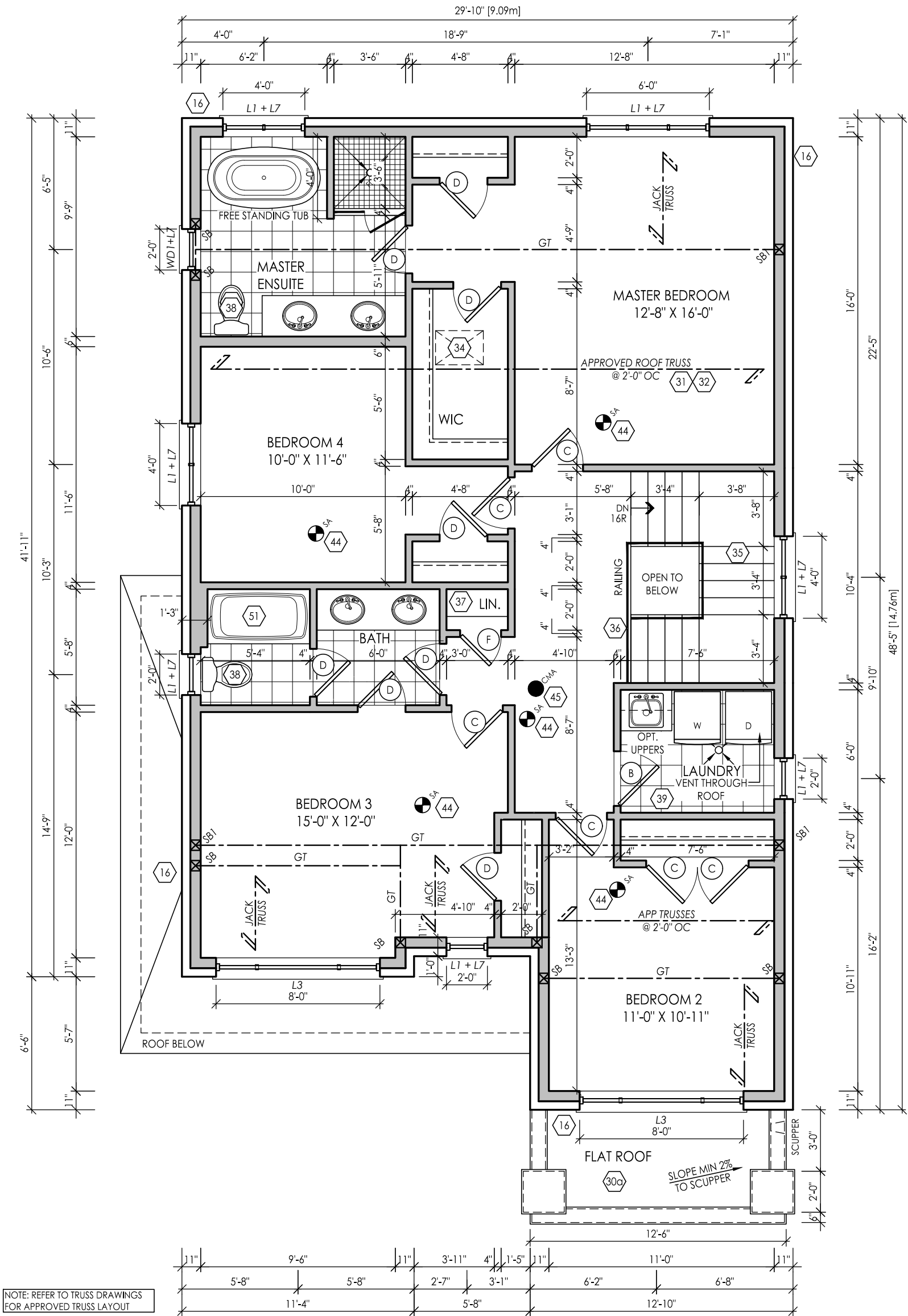
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SECOND FLOOR ELEV. 'B'



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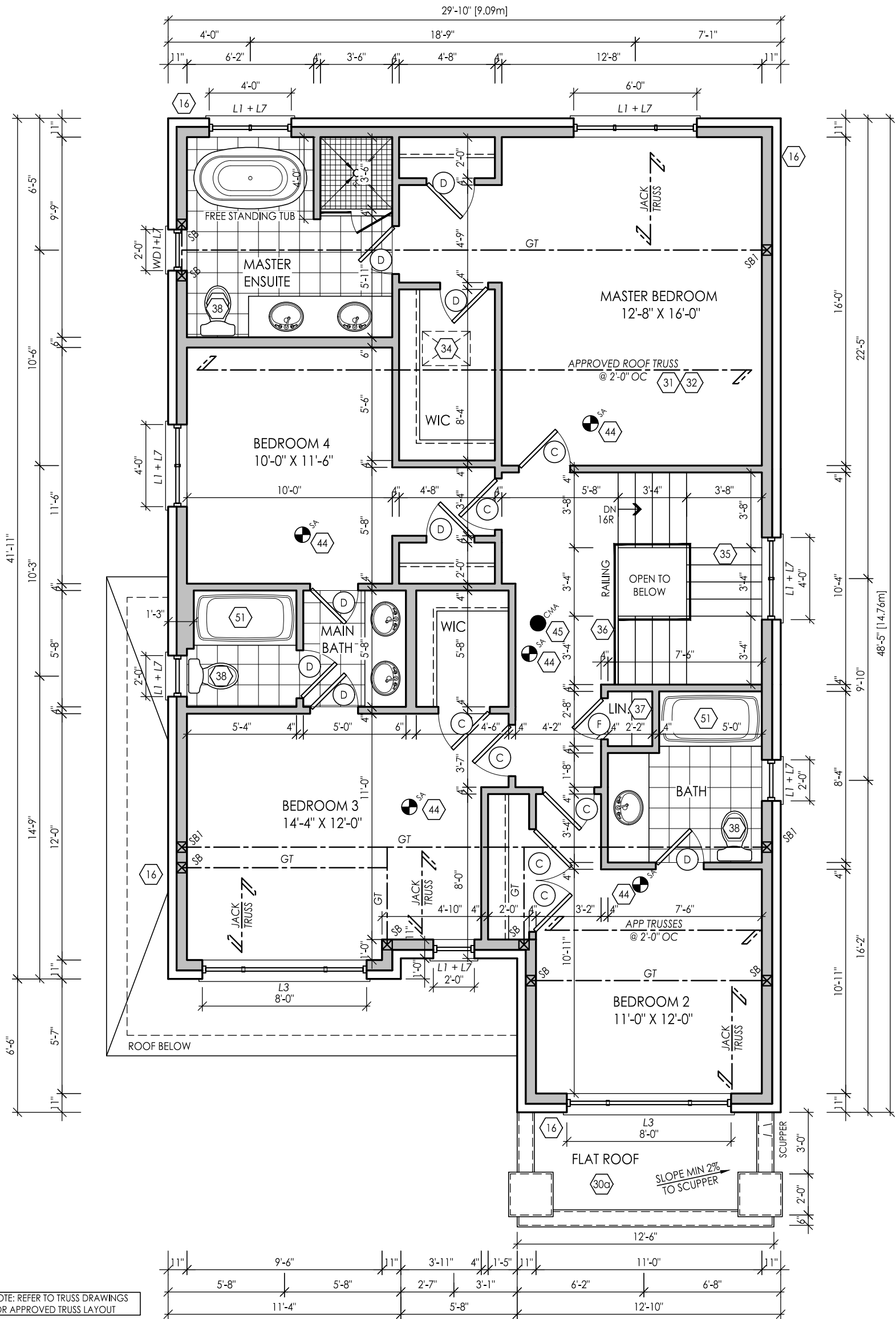
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A10





OPT. SECOND FLOOR ELEV. 'B'



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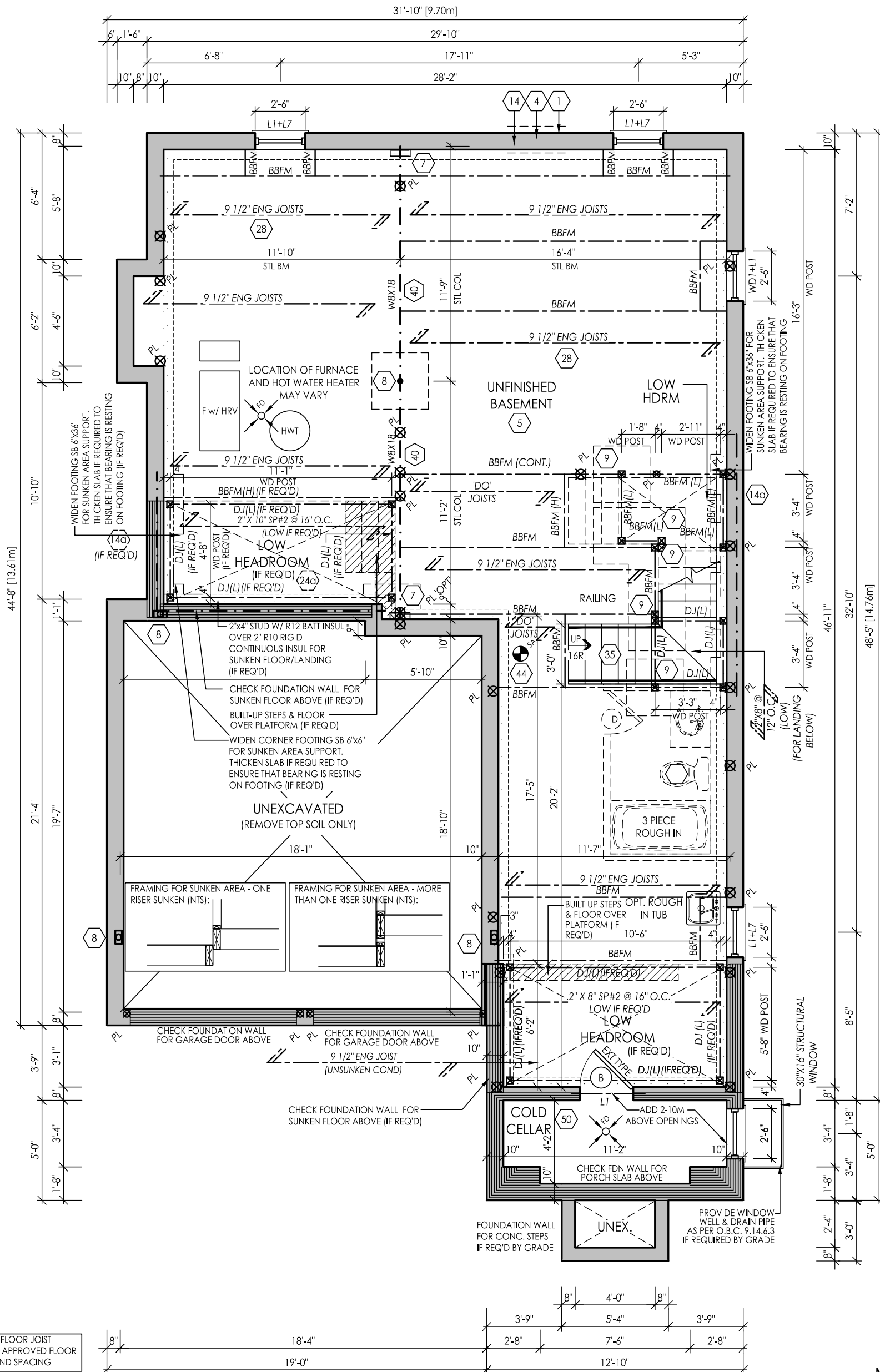
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**A11**



NOTE: REFER TO FLOOR JOIST  
DRAWINGS FOR APPROVED FLOOR  
JOIST LAYOUT AND SPACING

NOTE: STEEL BEAM SUPPORTING  
FLOOR ABOVE TO BE DROPPED  
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## BASEMENT FLOOR ELEV. 'C'



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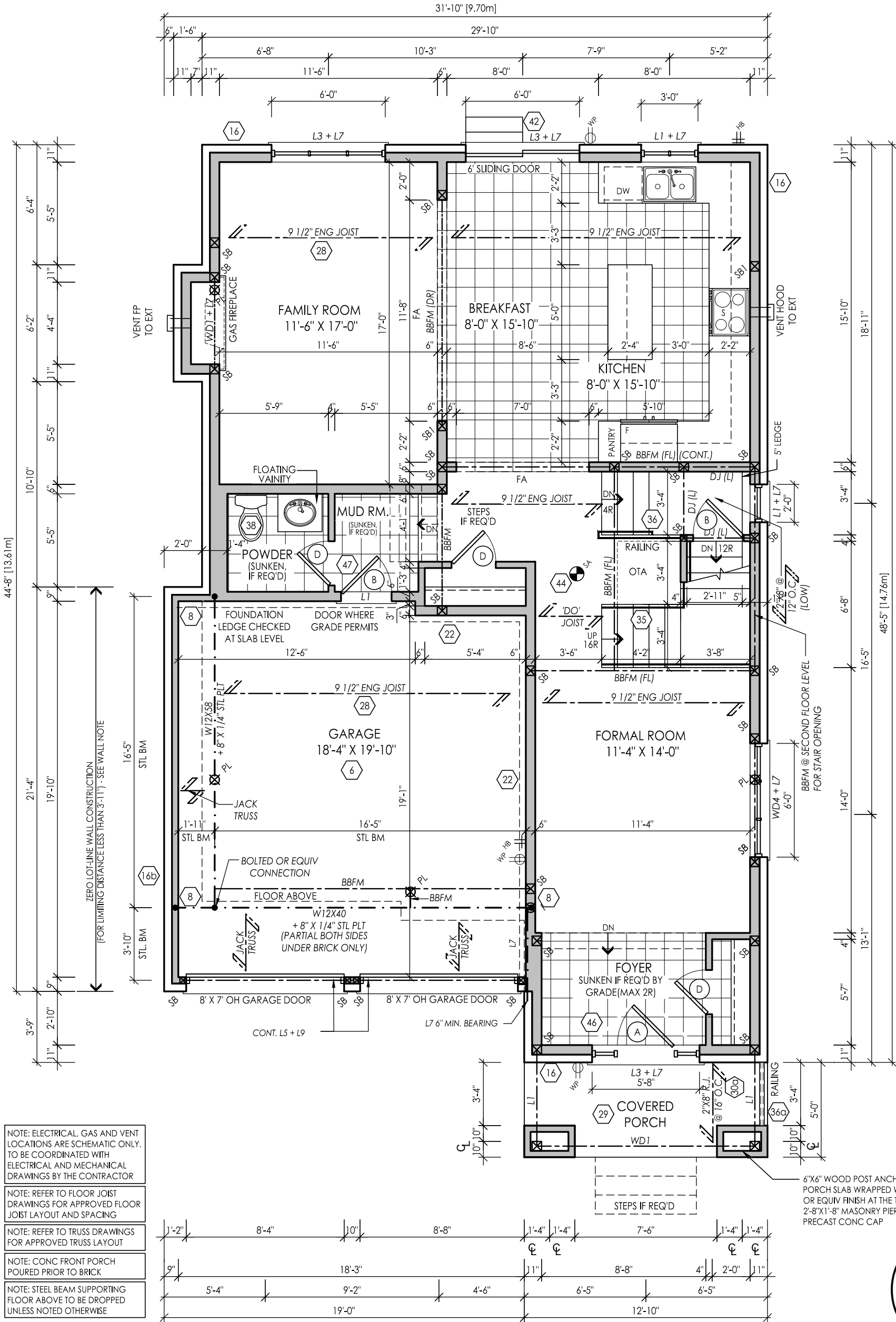
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9	REVISED PER FLOOR/TRUSS COORD	6-May-21	MD	CM					



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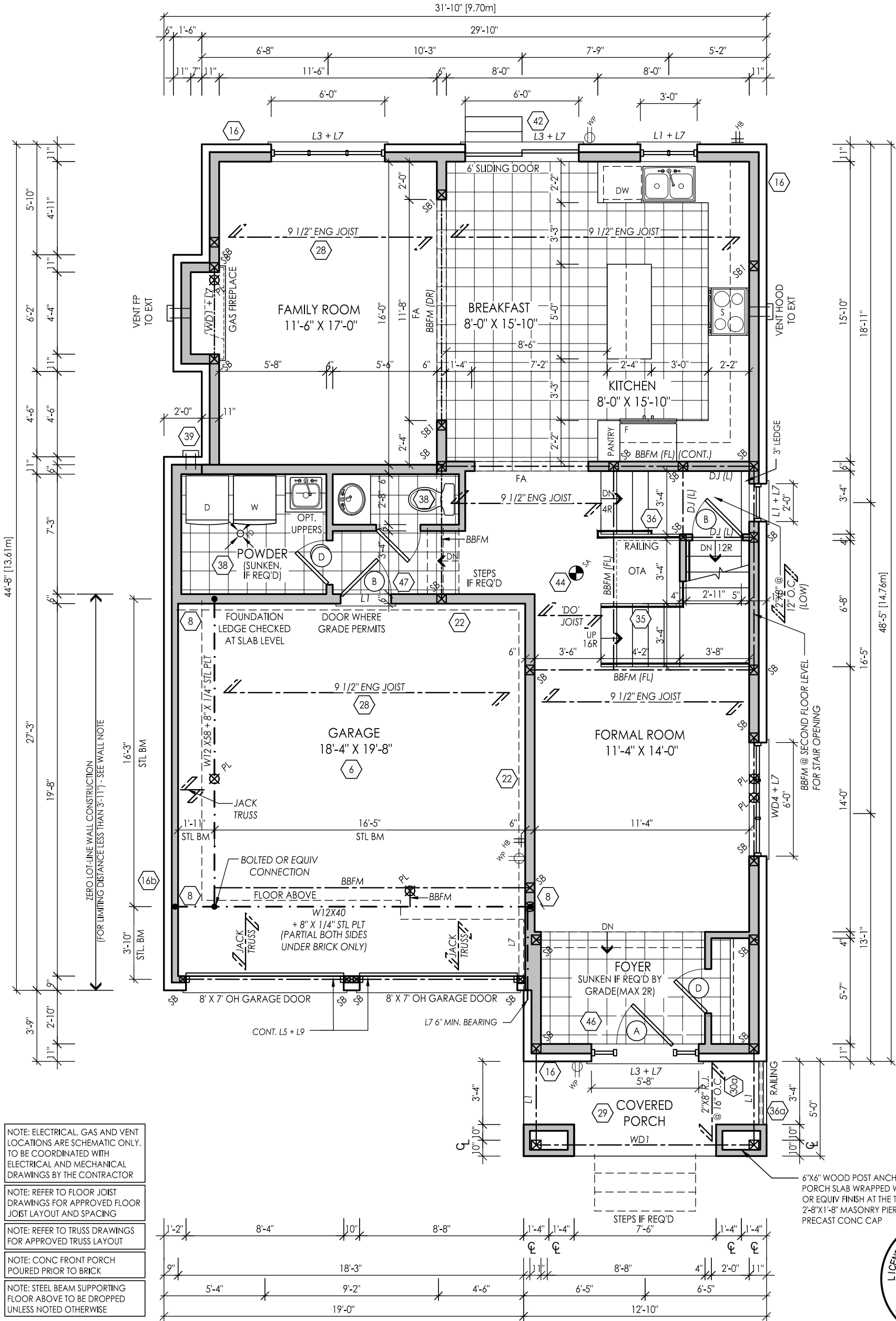
model  
38-8

scale  
3/16" = 1'0"

project #  
20005

page

A13



OPT. GROUND FLOOR ELEV. 'C'



FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client  
Royal Pine Homes Ltd.

location  
Richmond Hill

project  
Centrefield, Ph. 2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM
7	REV PER ENG COMMENTS	28-APR-21	MD	CM					
9	REVISED PER FLOOR/TRUSS COORD	6-MAY-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM					



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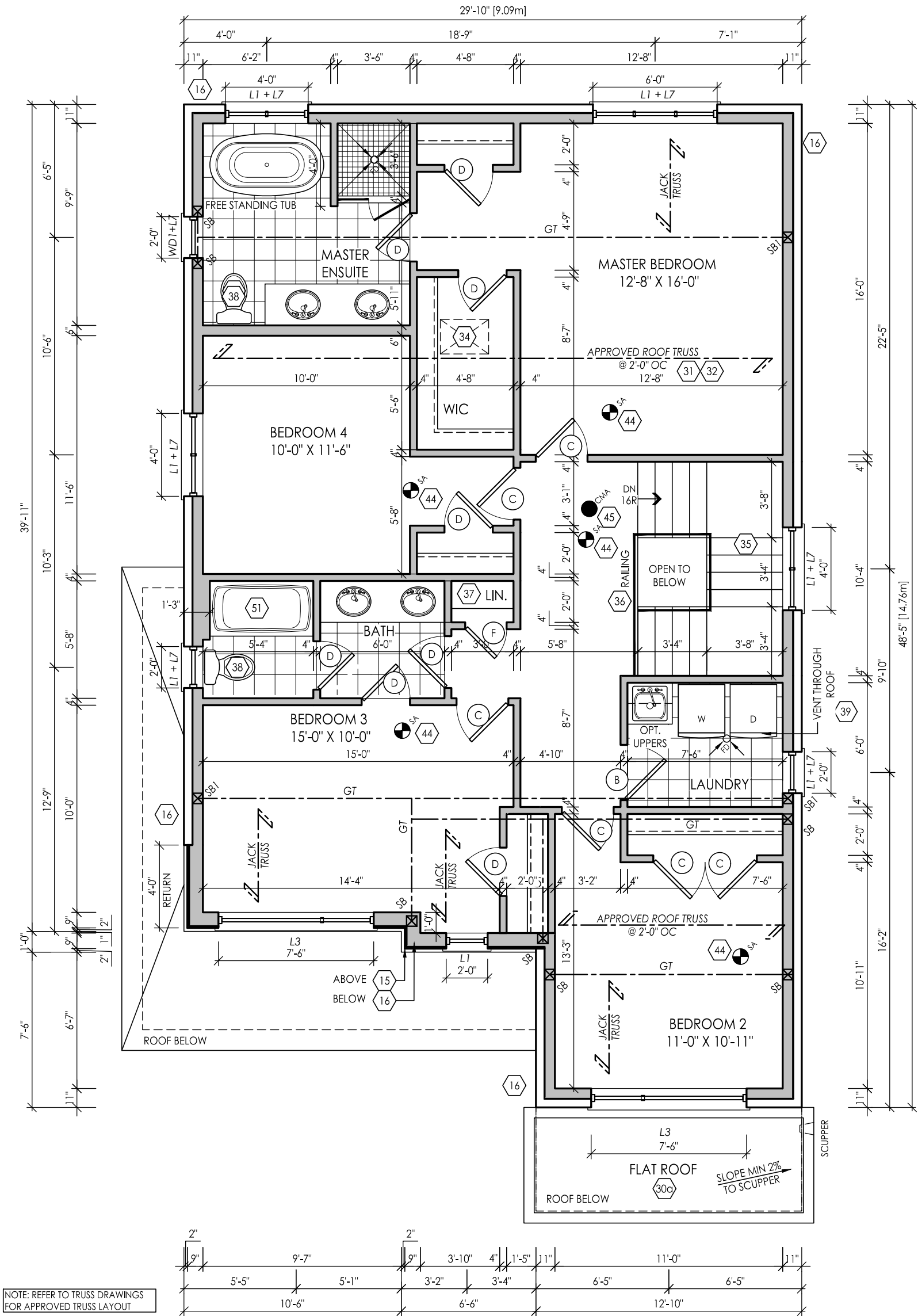
model  
38-8

scale  
3/16" = 1'0"

project #  
20005

page

A14



SECOND FLOOR ELEV. 'C'



FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client  
Royal Pine Homes Ltd.

location  
Richmond Hill

project  
Centrefield, Ph. 2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM
7	REV PER ENG COMMENTS	28-Apr-21	MD	CM					
9	REVISED PER FLOOR/TRUSS COORD	6-May-21	MD	CM					



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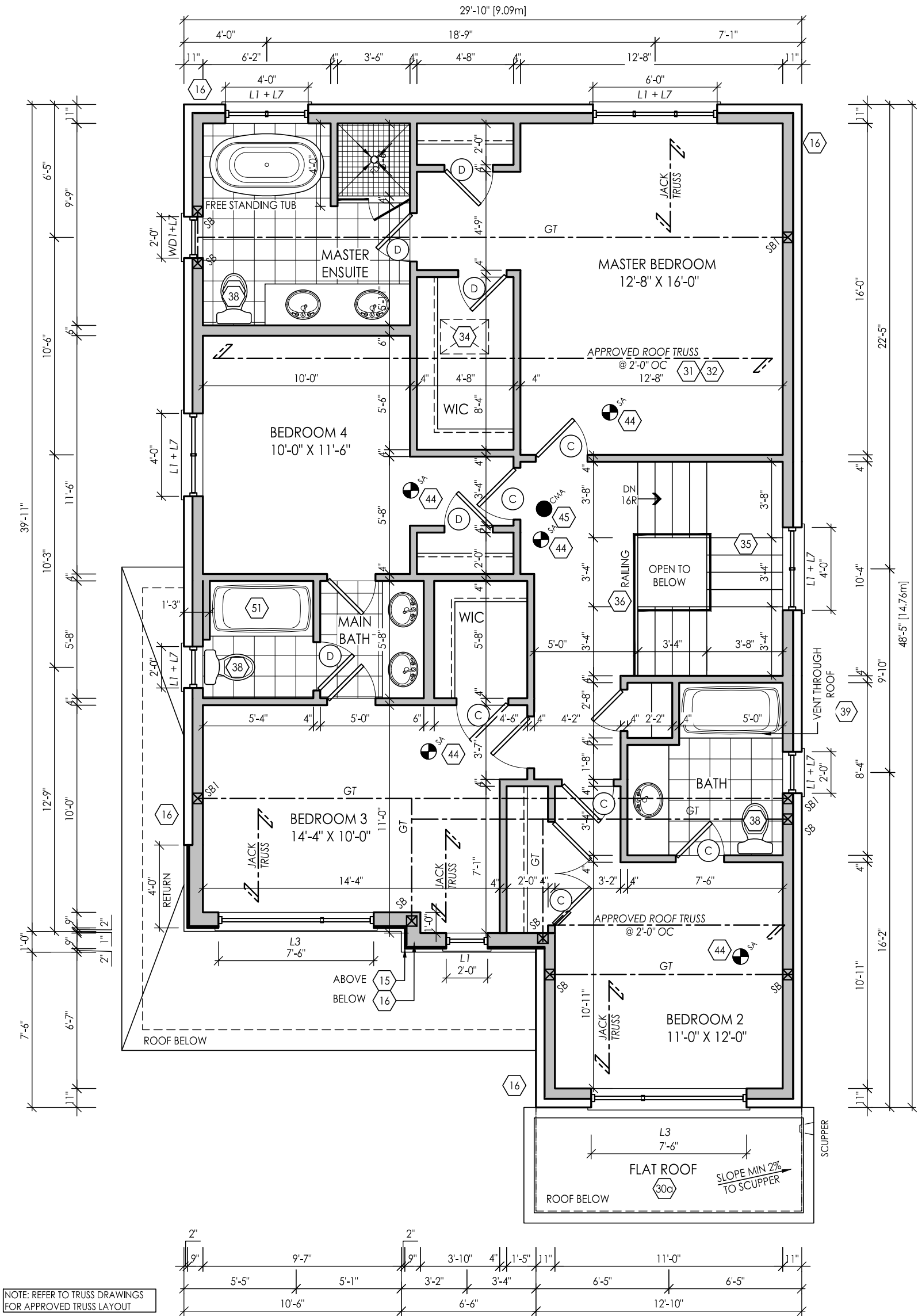
model  
38-8

scale  
3/16" = 1'0"

project #  
20005

page

A15



OPT. SECOND FLOOR ELEV. 'C'



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QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client  
Royal Pine Homes Ltd.

location  
Richmond Hill

project  
Centrefield, Ph. 2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM
7	REV PER ENG COMMENTS	28-APR-21	MD	CM					
9	REVISED PER FLOOR/TRUSS COORD	6-MAY-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM					



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model  
38-8

scale  
3/16" = 1'0"

project #  
20005

page

A16



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FLOOR OR ROOF SYSTEM**

FRONT ELEVATION 'A'

Tel: 905-738-3177  
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#	REVISIONS	DATE	UW#	CM#	MSA
1	ISSUED FOR CLIENT REVIEW	21-Feb-20	PM	MSA 5	20-Aug-2020 K C MSA
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA 6	17-AUG-21 MD CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA 10	14-Aug-21 MD CM
4	ISSUED FOR CLIENT REVIEW	23-04-20	AD	MSA 11	3-Jun-21 MD CM

SIGNATURE: \_\_\_\_\_



This stamp is only for the purposes of design control and carries no other professional obligations.

NOTE: REFER TO FRONT  
ELEVATION FOR TYPICAL  
MATERIAL NOTATION

RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area			991.42	S.F	92.11	S.M
Limiting Distance	3.93	FT	1.2	M	7.00	%
Allowable Openings			69.40	S.F	6.45	S.M
Actual Openings			69.06	S.F	6.42	S.M

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FLOOR OR ROOF SYSTEM**

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marketing name

project  
Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Feb-20	PM	MSA	5	ISSUED FOR CLIENT REVIEW	20-AUG-2028	KC	MSA
2	ISSUED FOR CLIENT REVIEW	21-02-20	JZ	MSA	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HD	MSA	10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM
4	ISSUED FOR CLIENT REVIEW	23-04-20	AD	MSA	11	REVISED PER ENGINEER COMMENTS & REVISED FOR PERMIT	3-JUN-21	MD	CM

**SIGNATURE:** 



**SIGNATURE:**

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION



REAR ELEVATION 'A', 'B' & 'C'



FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

client		location							
Royal Pine Homes Ltd.		Richmond Hill							
project		marketing name							
Centrefield, Ph. 2									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Feb-20	PM	MSA	5	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
4	ISSUED FOR CLIENT REVIEW	23-04-20	AD	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM

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

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE: \_\_\_\_\_

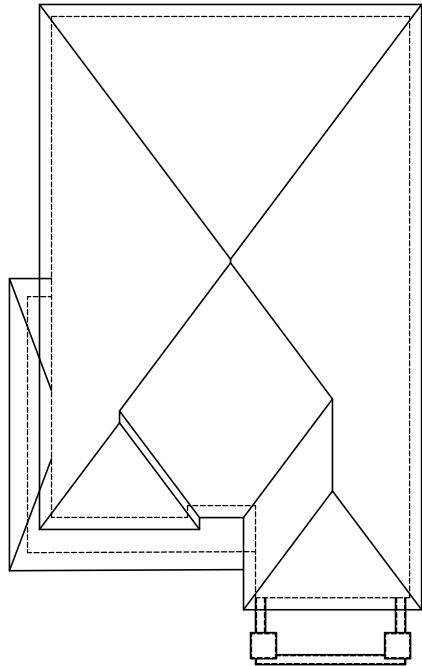


LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area			873.51	S.F	81.15	S.M
Limiting Distance	3.93	FT	1.2	M	7.00	%
Allowable Openings			61.15	S.F	5.68	S.M
Actual Openings			28.00	S.F	2.6	S.M

2021-06-04  
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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 DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

ASPHALT SHINGLES  
W/ FLASHING AT VALLEYS (TYP)

31

MAC METAL SIDING  
W/METAL FLASHING BEHIND (TYP)

4" PRECAST CONC CAP  
4" PRECAST CONC SILL

FACE BRICK (TYP)

PAINTED METAL FLASHING  
W/ CAULKING TO MATCH

U/S OF GARAGE SOFFIT

10" PRECAST CONC HEADER  
(TYP)

STONE VENEER(TYP)

U/S OF FOOTING

STEPPED FOOTING

3

FRONT ELEVATION 'B'

W Architect Inc.  
DESIGN CONTROL REVIEW  
JUN. 10, 2021  
FINAL BY: MMI  
This stamp is only for the purposes of design control and carries no other professional obligations.

GROSS GLAZING AREA-ELEV B-STD

TOTAL PERIPHERAL WALL AREA	3249.26 SF	301.87 m²
FRONT GLAZING AREA	164.50 SF	15.28 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	82.33 SF	7.65 m²
REAR GLAZING AREA	149.33 SF	13.87 m²
TOTAL GLAZING AREA	430.83 SF	40.03 m²
TOTAL GLAZING PERCENTAGE	13.26 %	

PEAK HEIGHT OF ROOF 30'-0"

MID POINT OF ROOF 24'-0"

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT

TOP OF PLATE

TOP OF WINDOW/BAND

1"x3"ON 1"x8 DECOR ALUM FRIEZE BOARD (TYP)

4" PRECAST CONC HEADER (TYP)

4" PRECAST CONC BAND (TYP)

TOP OF BAND  
TOP OF PIER

SECOND FLOOR  
U/S OF PORCH SOFFIT

TOP OF TRANSOM  
TOP OF DOOR

2"x16" ALUM TRIM CANOPY  
W/ MAC METAL SOFFIT  
(WOOD GRAIN PATTERN)

7" PRECAST CONC. HEADER  
6" X 6" WOOD POST ANCHORED TO PORCH SLAB ENCLOSED IN 2'-0"x2'-0"x11'-10" HIGH SOLID MASONRY PIER W/4" PRECAST CAP (TYP)

GROUND FLOOR

FIN. GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

29

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

1 4 14

TOP OF SLAB



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NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

location  
Richmond Hill

client  
Royal Pine Homes Ltd.

project  
Centrefield, Ph. 2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CVI					
10	ISSUED FOR CLIENT REVIEW	14-MAR-21	MD	CVI					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CVI					

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

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

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

model  
38-8

project #  
20005

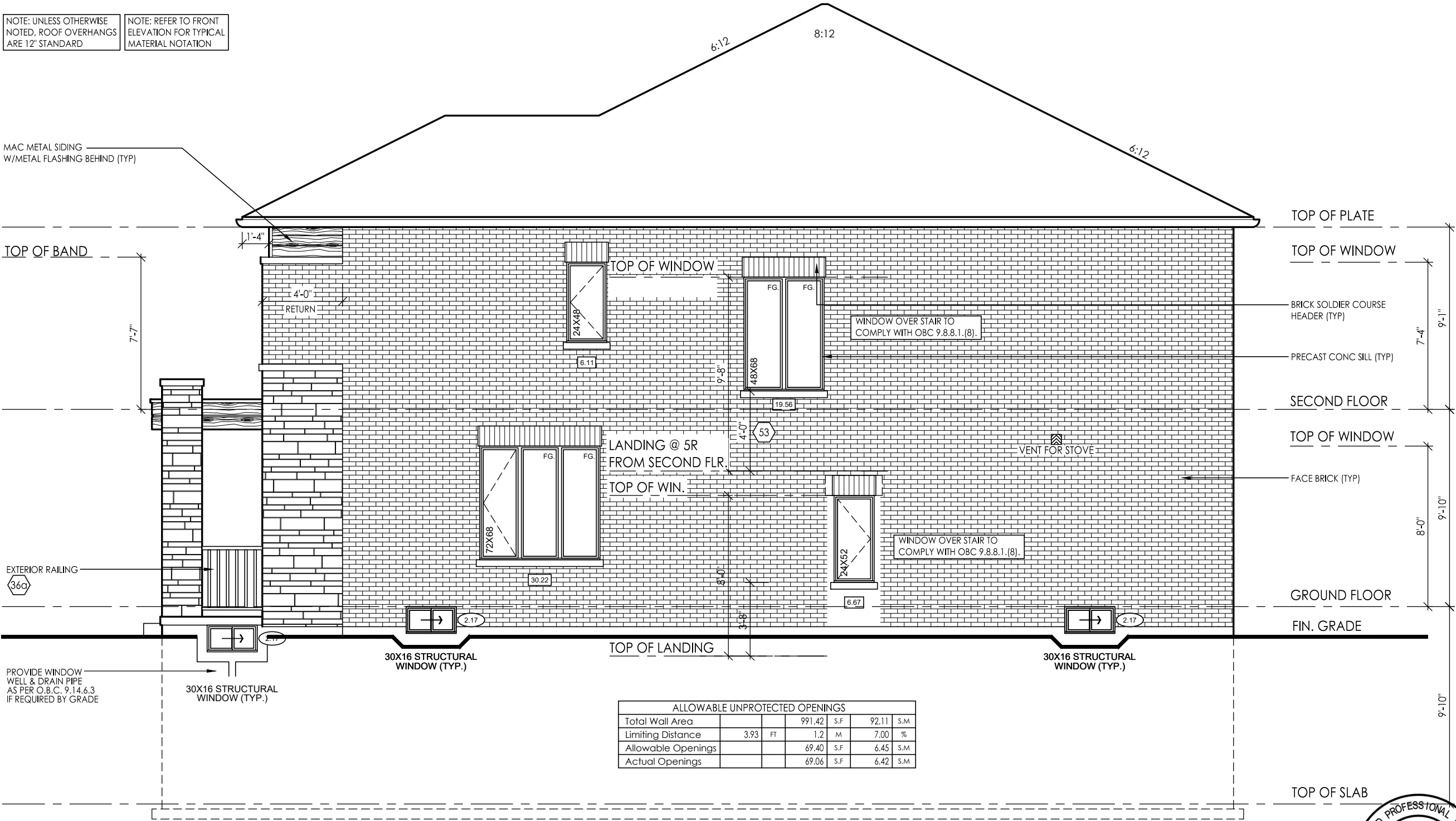
scale  
3/16" = 1'0"

page

A21

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION



RIGHT SIDE ELEVATION 'B'

W Architect Inc.  
DESIGN CONTROL REVIEW  
JUN. 10, 2021  
FINAL BY: MMI  
This stamp is only for the purposes of design control and carries no other professional obligations.

model 38-8  
scale 3/16" = 1'0"  
page A22

client location  
Royal Pine Homes Ltd.  
Richmond Hill  
project  
Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-MAR-21	MD	CM					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM					

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **W ARCHITECT INC.** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:



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NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CVI					
10	ISSUED FOR CLIENT REVIEW	14-Mar-21	MD	CVI					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CVI					

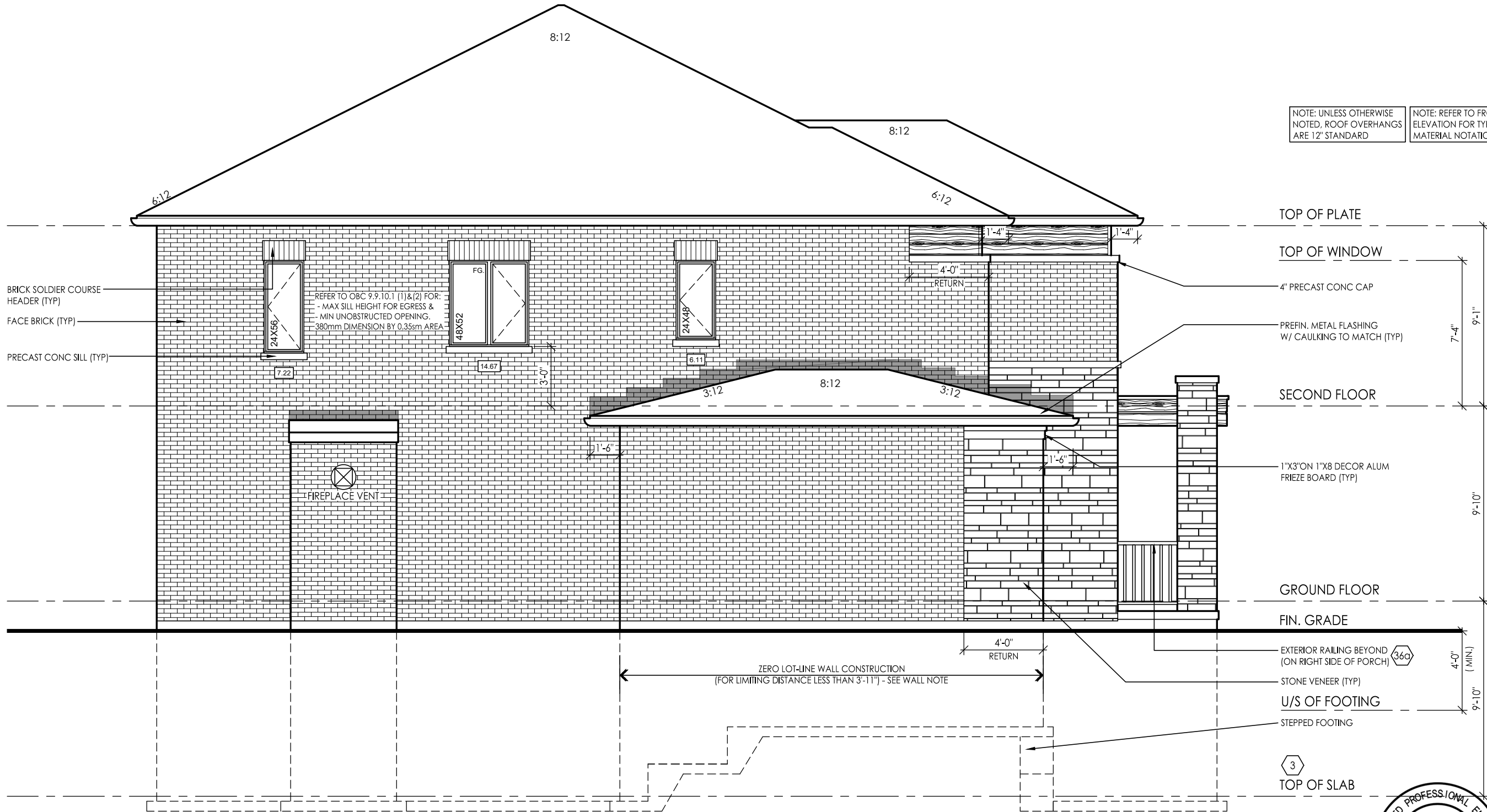
I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE: \_\_\_\_\_



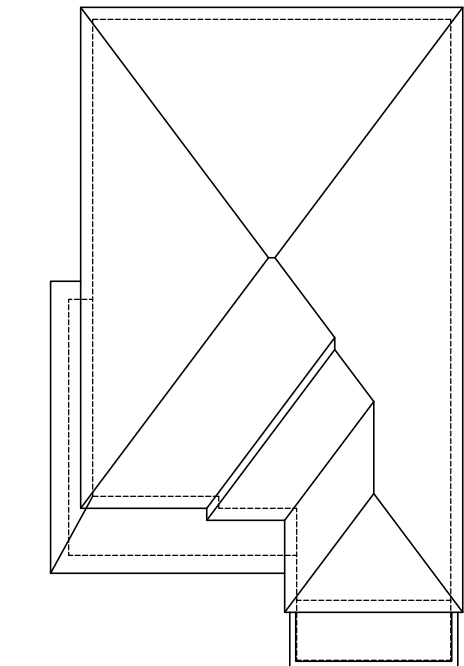
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FLOOR OR ROOF SYSTEM



LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			884.22	S.F	82.15
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			61.90	S.F	5.75
Actual Openings			28.00	S.F	2.6





ROOF PLAN ELEV 'C'

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 DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT

STUCCO W/ 1" RECESSED SEAMS W/METAL FLASHING BEHIND (TYP)

4" PRECAST CONC BAND (TYP)

PAINTED METAL FLASHING W/ CAULKING TO MATCH

TOP OF BAND

SECOND FLOOR U/S OF GARAGE & PORCH SOFFIT

10" PRECAST CONC HEADER

STONE VENEER (TYP)

U/S OF FOOTING

STEPPED FOOTING

3

FRONT ELEVATION 'C'

W Architect Inc.  
DESIGN CONTROL REVIEW  
JUN. 10, 2021  
FINAL BY: MMI  
This stamp is only for the purposes of design control and carries no other professional obligations.

GROSS GLAZING AREA-ELEV C-STD

TOTAL PERIPHERAL WALL AREA	3231.09 SF	300.18 m²
FRONT GLAZING AREA	159.00 SF	14.77 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	82.33 SF	7.65 m²
REAR GLAZING AREA	149.33 SF	13.87 m²
TOTAL GLAZING AREA	425.33 SF	39.51 m²
TOTAL GLAZING PERCENTAGE	13.16 %	

PEAK HEIGHT OF ROOF (29'-10")

MID POINT OF ROOF (23'-11")

ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)

31

TOP OF PLATE

TOP OF WINDOW/BAND

TOP OF BAND

SECOND FLOOR

TOP OF TRANSOM  
TOP OF DOOR

2" ALUMINUM COPING CAP ON 24" MAC METAL ROOF

7" PRECAST CONC. HEADER

6"x6" WOOD POST ANCHORED TO PORCH SLAB WRAPPED W/HARDIE BOARD OR EQUIV FINISH AT THE TOP & CLAD W/ 2'-8"x1'-8" MASONRY PIER AT THE BOTTOM W/ 4" PRECAST CONC CAP

GROUND FLOOR

FIN. GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

4 14

TOP OF SLAB



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FLOOR OR ROOF SYSTEM

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

location  
Richmond Hill

client  
Royal Pine Homes Ltd.

project  
marking name

Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CVI					
10	ISSUED FOR CLIENT REVIEW	14-MAR-21	MD	CVI					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CVI					

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

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

model  
38-8

scale  
3/16" = 1'0"

page

A24










ALLOWABLE UNPROTECTED OPENINGS						
Total Wall Area			873.51	S.F	81.15	S.M
Limiting Distance	3.93	FT	1.2	M	7.00	%
Allowable Openings:			61.15	S.F	5.68	S.M
Actual Openings			28.00	S.F	2.6	S.M

**FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM**

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BEHALF OF **RN DESIGN LTD** UNDER DIVISION C.PART-3  
SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED  
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES /  
CATEGORIES.

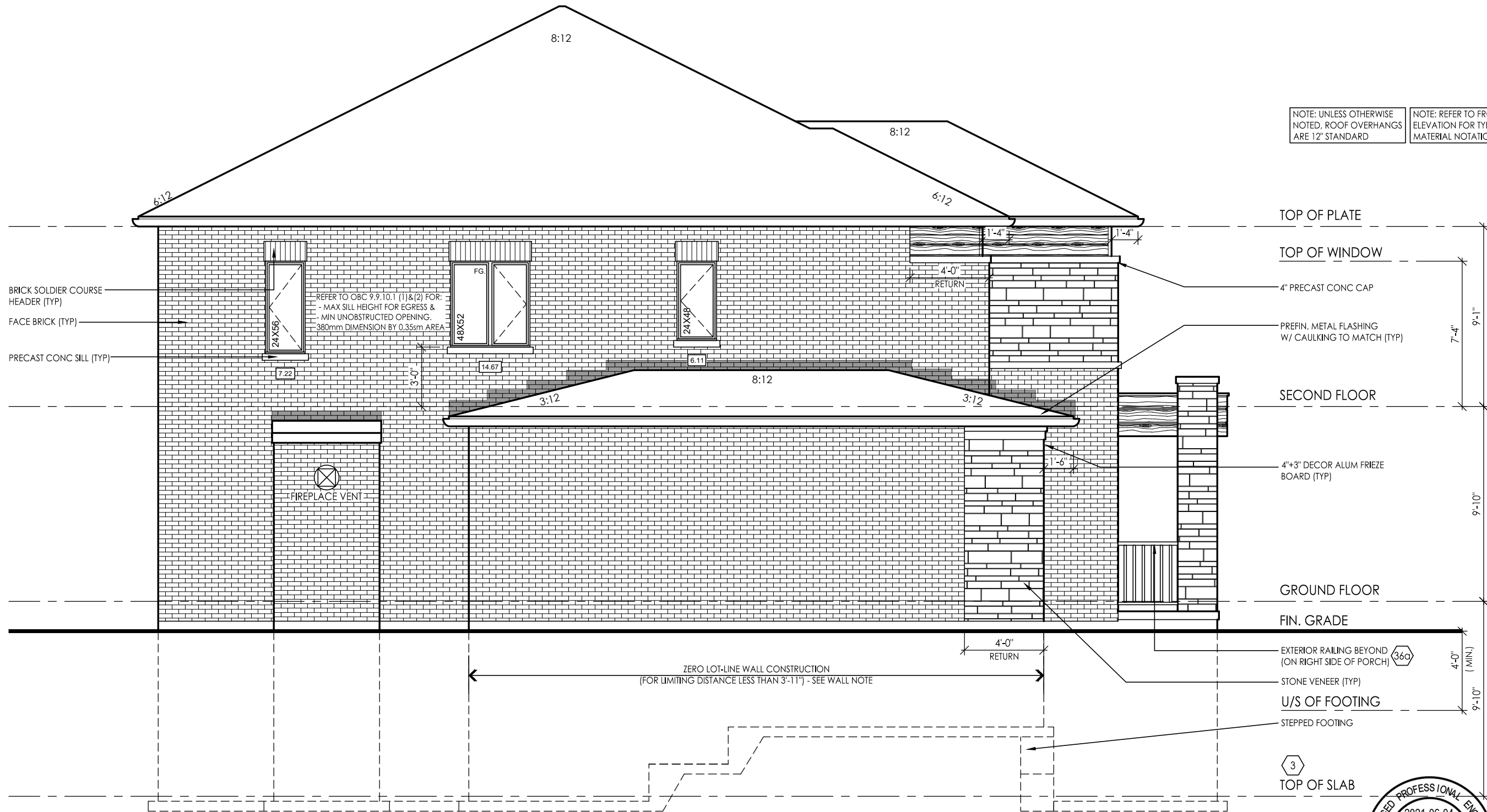
103017  
26995  
JUNE 3, 2021

103017  
26995  
JUNE 3, 2021

SIGNATURE: 

FIRM BCIN: \_\_\_\_\_

DATE: \_\_\_\_\_



OPT. LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			884.22	S.F.	82.15
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			61.90	S.F.	5.75
Actual Openings			28.00	S.F.	2.6



FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

location  
Richmond Hill

client  
Royal Pine Homes Ltd.

project

Centrefield, Ph. 2

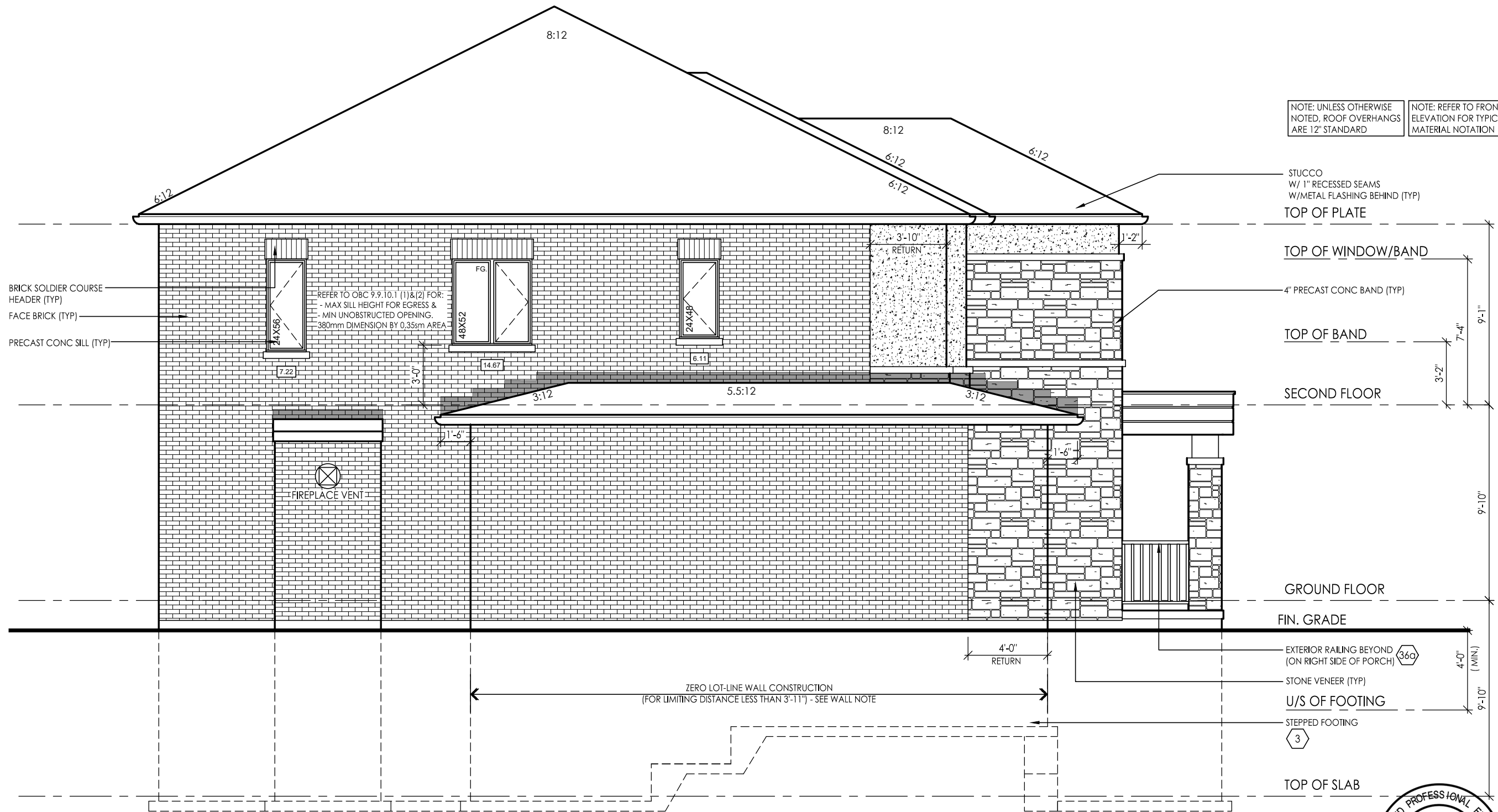
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM					
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QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:



OPT. LEFT SIDE ELEVATION 'C'

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			861.17	S.F	80.01
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			60.28	S.F	5.6
Actual Openings			28.00	S.F	2.6



FOR STRUCTURAL ONLY  
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FLOOR OR ROOF SYSTEM

location  
Richmond Hill

client  
Royal Pine Homes Ltd.

project  
marking name

Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3  
SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED  
AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES /  
CATEGORIES.

QUALIFIED DESIGNER BCIN:  
FIRM BCIN:  
DATE:

103017  
26995  
JUNE 3, 2021

SIGNATURE:

**ELEV. 2**

31'-10" [9.70m]

29'-10"

6'-8"

10'-3"

8'-10"

4'-1"

11"-6"

6"

8'-0"

8'-0"

11"

(VARIES)

(VARIES)

7'-10"

2"

9'-1"

10"

EXTERIOR RAILING

36

WOOD DECK

6'-0" L3 + L7

6'-0" L3 + L7

3'-0" L1 + L7

6' SLIDING DOOR

BREAKFAST 8'-0" X 15'-10"

FAMILY ROOM 11'-6" X 17'-0"

DW

REFER TO DETAIL PACKAGE FOR WALK-UP STAIR DETAIL

NUMBER OF RISERS MAY VARY W/ GRADE

FOR CONTINUATION REFER TO GROUND FLOOR ELEV 'A' 'B' AND 'C'

[illegible]

SIGNATURE:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
5	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM					
8	REV PER ENG COMMENTS	28-Apr-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM					

marketing name



page

project #  
20005

# A30



GROSS GLAZING AREA-ELEV A-OPT

TOTAL PERIPHERAL WALL AREA	3533.35 SF	328.26 m²
FRONT GLAZING AREA	94.14 SF	8.75 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	79.00 SF	7.34 m²
REAR GLAZING AREA	158.92 SF	14.76 m²

TOTAL GLAZING AREA	366.73 SF	34.07 m²
TOTAL GLAZING PERCENTAGE	10.38 %	

GROSS GLAZING AREA-ELEV B-OPT

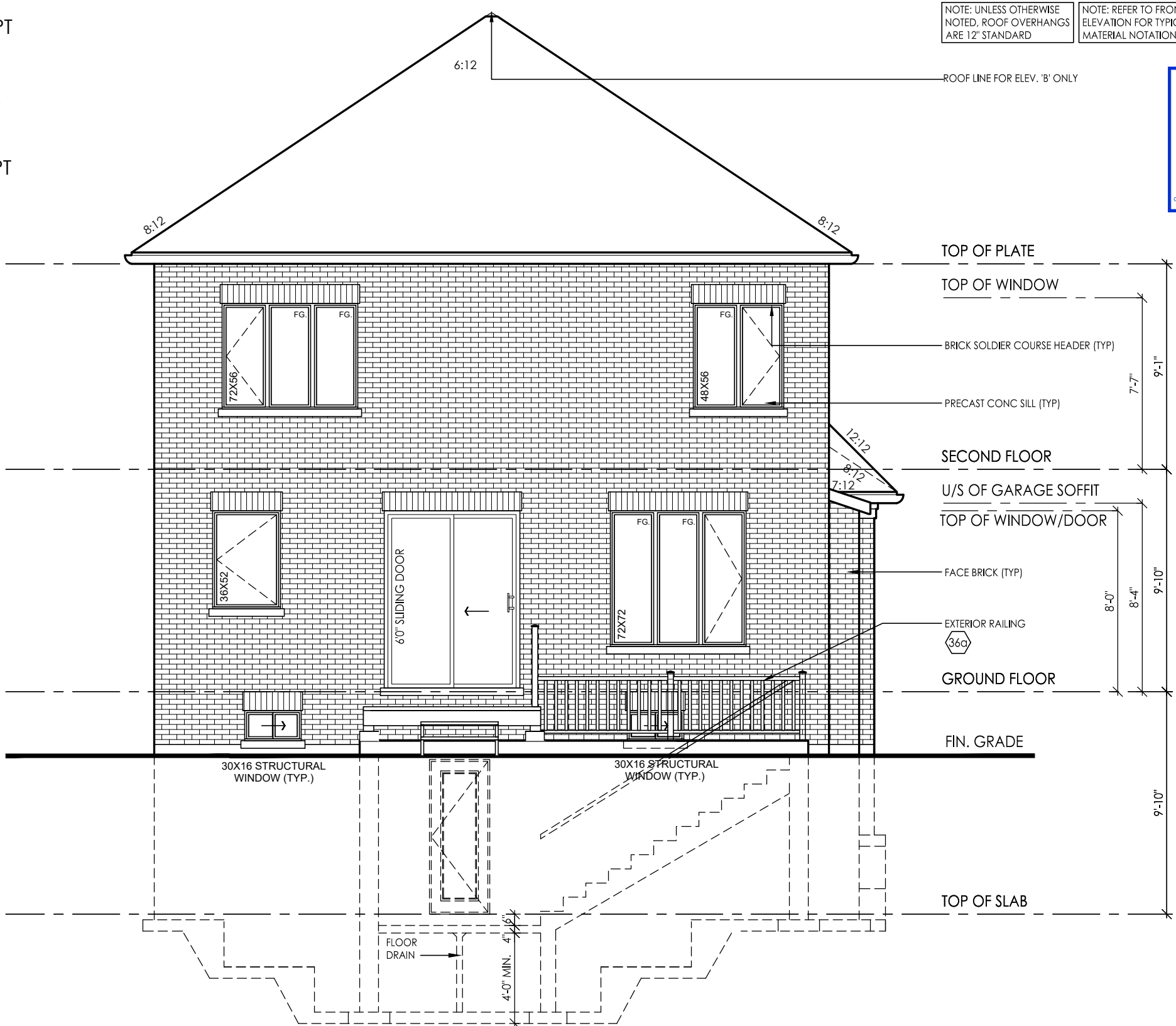
TOTAL PERIPHERAL WALL AREA	3551.52 SF	329.95 m²
FRONT GLAZING AREA	144.67 SF	13.44 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	79.00 SF	7.34 m²
REAR GLAZING AREA	158.92 SF	14.76 m²

TOTAL GLAZING AREA	417.25 SF	38.76 m²
TOTAL GLAZING PERCENTAGE	11.75 %	

GROSS GLAZING AREA-ELEV C-OPT

TOTAL PERIPHERAL WALL AREA	3533.35 SF	328.26 m²
FRONT GLAZING AREA	159.00 SF	14.77 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	79.00 SF	7.34 m²
REAR GLAZING AREA	158.92 SF	14.76 m²

TOTAL GLAZING AREA	431.58 SF	40.10 m²
TOTAL GLAZING PERCENTAGE	12.21 %	



REAR ELEVATION 'A', 'B' & 'C' OPT.  
WALK UP BASEMENT CONDITION

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

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

ROOF LINE FOR ELEV. 'B' ONLY

W Architect Inc.

DESIGN CONTROL REVIEW

JUN. 10, 2021

FINAL BY: MMI

This stamp is only for the purposes of design control and carries no other professional obligations.

RND DESIGN

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

client		location		project		marking name			
Royal Pine Homes Ltd.		Richmond Hill		Centrefield, Ph. 2					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
5	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM					



FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

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

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:



CONSTRUCTION NOTES:

PERFORMANCE PACKAGE - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)  
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.  
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.  
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.  
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)  
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

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

SIDING-  
-1 STOREY - 10" X 4" (255mm X 100mm)  
-2 STOREY - 14" X 4" (360mm X 100mm)  
-3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.  
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)  
-1 STOREY STUD - 12" X 4" (305mm X 100mm)  
-2 STOREY MASONRY - 26" X 9" (650mmX 230mm)  
-2 STOREY STUD - 18" X 5" (450mm X 130mm)  
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)  
-3 STOREY STUD - 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 TILE OR PIPE:

O.B.C. 9.14.3.  
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. 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.

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.  
-3" (75mm) CONCRETE SLAB  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.  
-FLOOR DRAIN PER O.B.C.9.31.4.4.  
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23'-1/2" (600mm) OF BASEMENT SLB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23'-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (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]

SLAB ON GROUND:

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

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB  
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.  
-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.  
-POURED 12" WIDE X 8" DEEP POURED CON. GRADE BEAM BELOW SLAB

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.  
OR  
BEAM POCKET  
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.  
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)  
STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.  
-FIXED COLUMN  
-MIN. 3 1/2" (90mm) DIA. W/ 1/4" (6.35mm) WALL THICKNESS  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/2" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)  
-POURED CONC. ON NATURAL UNDISTRUBED SOIL WITH MIN. SERVICE BEARING CAPACITY OF 100kPa  
COL. SPACING: FTG SIZE:  
2 STOREY  
-MAX. 9'-10" (2997mm) - 34" X 34" X 16"  
- (860mmX 860mmX 400mm)  
-MAX. 16'-0" (4880mm) - 44" X 44" X 21"  
- (1120mmX 1120mmX 530mm)  
3 STOREY  
-MAX. 9'-10" (2997mm) - 40" X 40" X 19"  
- (1010mmX 1010mmX 480mm)  
-MAX. 16'-0" (4880mm) - 51" X 51" X 24"  
- (1295mmX 1295mmX 610mm)  
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS  
CLIENT SPECIFIC REVISIONS

WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.  
-5 ½" x 5 ½" (140mm x 140mm) SOLID WOOD COLUMN - OR  
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.  
-WRAP COLUMN BASE W/ 6 MIL POLY  
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)  
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)  
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

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

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.  
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.  
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-1 1" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.  
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4  
-WALL SHALL EXTEND A MIN. 5 7/8" (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 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  
-BACK FILL W/ NON-FROST 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 TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-1 1" (900mm) HORIZONTALLY.  
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR  
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING:

-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.  
-WHERE INSULATION EXTENDS TO MORE THAN 2'-1 1" (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 & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)  
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.  
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)  
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)  
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)  
-BARS STACKED VERTICALLY AT INTERIOR FACE. APPROX 4" TO 6" APART.  
-BARS TO HAVE MIN. 2" (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 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.  
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) @ 16 O.C.+1.5ci 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" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) @ 16 O.C.+1.5ci INSULATION WITH R22 (RSI 3.87) @ 16 O.C.+1.5ci ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

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

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.  
-R14 (RSI 2.46) INSULATION  
-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. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-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

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 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. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-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 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 @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) 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. 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.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) @ 16 O.C.+1.5ci 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" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) @ 16 O.C.+1.5ci INSULATION WITH R22 (RSI 3.87) @ 16 O.C.+1.5ci ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL 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. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-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 THE FULL LENGTH OF WALL, OR  
-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL  
-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. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

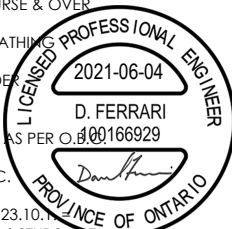
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BRICK VENEER CONSTRUCTION @ GARAGE:

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. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) 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. 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.  
-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. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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



FOR STRUCTURAL ONLY  
NOT INCLUDING ENGINEERED  
FLOOR OR ROOF SYSTEM

ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 139/17 JAN 1, 2018

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client location  
Royal Pine Homes Ltd. Richmond Hill

project marketing name

Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	8-Nov-19	PH	CM	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	7	REV PER ENG COMMENTS	28-Apr-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
5	ISSUED FOR CLIENT REVIEW	20-AUG-20	KC	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM



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3/16" = 1'0"  
project #  
20005

page

D1



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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17INTERIOR STUD WALLS:

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

18BEARING 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. CURB

19PARTY WALL - BLOCK:

O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)  
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK  
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE  
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES  
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES  
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.  
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)  
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2  
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

19aPARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)  
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS  
-1/2" (12.7mm) GYPSUM BOARD  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (400mm) O.C.  
-R22 (RSI 3.52) RIGID INSULATION  
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)  
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE  
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19bFIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)  
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. T.3.2.2.47.  
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS  
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF 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  
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)  
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING  
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)  
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

20PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.  
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)  
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK  
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES  
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.  
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.  
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
- IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

22GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)  
-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 GARAGE AREA (REFER TO MUNICIPAL STANDARDS).  
-1/2" (12.7mm) GYPSUM BOARD  
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS  
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

22aWALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-R22 (RSI 3.87) INSULATION  
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.  
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.  
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING  
-REFER TO PLAN FOR STUD SPECIFICATION  
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS  
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.  
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

◆ CLIENT SPECIFIC REVISIONS

24EXPPOSED 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  
-VENTED ALUMINUM SOFFIT

24aSUNKEN FINISHED AREAS:

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

25DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2.  
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER  
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.  
SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS  
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.  
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25aCORBEL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES:

26SILL 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 FOUNDATION WALL.  
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

27BRIDGING & STRAPPING:

O.B.C. 9.23.9.4.  
a) STRAPPING  
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.  
-FASTENED TO SILL OR HEADER @ ENDS  
b) BRIDGING  
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.  
c) BRIDGING & STRAPPING  
- a) & b) USED TOGETHER OR  
- 1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)  
d) FURRING OR PANEL TYPE CEILING  
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

28FLOOR 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

29PORCH SLAB:

O.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 NOT TO EXCEED 8'-2"

30EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING  
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
- EXTERIOR GUARD AS PER #36a  
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER  
REQUIRED FOR OVER HEATED SPACES:  
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR 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. & 9.25.4.  
-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.)

30aEXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON  
-2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
REQUIRED FOR OVER HEATED SPACES:  
-ADD 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. & 9.25.4.  
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES

31TYPICAL ROOF:

O.B.C. 9.26.  
-NO. 210 (30, 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
-EAVES PROTECTION LAID BENEATH STARTER STRIP.  
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.  
-STARTER STRIP AS PER O.B.C. 9.26.7.2.  
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS  
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)  
-TRUSS BRACING AS PER TRUSS MANUFACTURER  
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)  
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

32CEILING:

-R60 (RSI 10.56) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

32aVAULTED OR CATHEDRAL CEILING:

O.B.C. 9.26. & TABLE A4  
-NO. 210 (30, 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
-EAVES PROTECTION LAID BENEATH STARTER STRIP.  
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.  
-STARTER STRIP AS PER O.B.C. 9.26.7.2.  
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR  
-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)  
-R31 (RSI 5.46) INSULATION  
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD

33CONVENTIONAL 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 MIDSPANS  
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.  
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34ATTIC 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:

35PRIVATE STAIRS:

O.B.C. 9.8.4.  
-MAX. RISE = 7-7/8" (200mm)  
-MIN. RUN = 8-1/4" (210mm)  
-MIN. TREAD = 9-1/4" (235mm)  
-MAX. NOSING = 1" (25mm)  
-MIN. HEADROOM = 6'-5" (1950mm)  
-MIN. WIDTH = 2'-10" (860mm)  
(BETWEEN WALL FACES)  
-MIN. WIDTH = 2'-11" (900mm)  
(EXIT STAIRS, BETWEEN GUARDS)  
ANGLED TREADS:  
-MIN. RUN = 5 7/8" (150mm)  
-MIN. AVG. RUN = 7 7/8" (200mm)  
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) 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 UNITS  
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4  
- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.  
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS  
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS:

O.B.C. 9.8.7.6  
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

35aPUBLIC STAIRS:

O.B.C. 9.8.4.  
-MAX. RISE = 7-3/32" (180mm)  
-MIN. RUN = 11" (280mm)  
-MIN. TREAD = 11" (280mm)  
-MAX. NOSING = 1" (25mm)  
-MIN. HEADROOM = 6'-9" (2050mm)  
-MIN. WIDTH = 2'-11" (900mm)  
(EXIT STAIRS, BETWEEN GUARDS)  
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7  
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)  
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)  
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH  
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4  
- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.  
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS  
- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS:

O.B.C. 9.8.7.6  
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

TERMINATION:

O.B.C. 9.8.7.3  
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH:

O.B.C. 9.8.9.6  
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)  
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3.  
-GUARDS TO BE 3'-6" (1070mm) HIGH  
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-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

36aEXTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3.  
-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).  
-GUARDS TO BE 3'-6" (1070mm)  
-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  
-PROVIDE MID-SPAN POSTS AS PER SB-7.  
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

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

QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client  
**Royal Pine Homes Ltd.**

location  
**Richmond Hill**

project  
**Centrefield, Ph. 2**

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	8-Nov-19	PH	CM	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	7	REV PER ENG COMMENTS	28-Apr-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
5	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM

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model  
**38-8**

scale  
**3/16" = 1'0"**

project #  
**20005**

page  
**D2**

- 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" (11070mm)  
-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
- 38) -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)
- 39) -CAPPED DRYER VENT
- 40) -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.
- 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.
- 42) -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 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 COMPONENT  
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 45) CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.  
-WHERE THERE IS A FUEL 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.  
-R4 (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.  
-R4 (RSI 0.70)
- 48) -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT;  
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR  
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

- 49) **EXTERIOR COLUMN W/ MASONRY PIER:**  
-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.  
-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.  
-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.  
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.  
-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.  
-14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.  
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.  
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 49a) **EXTERIOR COLUMN:**  
-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE  
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.
- 50) **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  
-L1+L7 FOR DOOR OPENING  
-2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)  
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)
- 51) **STUD WALL REINFORCEMENT:**  
O.B.C. 9.5.2.3.  
-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)  
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

- 52) **ELECTRICAL VEHICLE CHARGING REQUIREMENTS:**  
-REFER TO OBC 9.34.4.1. FOR REQUIREMENTS (EFFECTIVE JANUARY 2018)

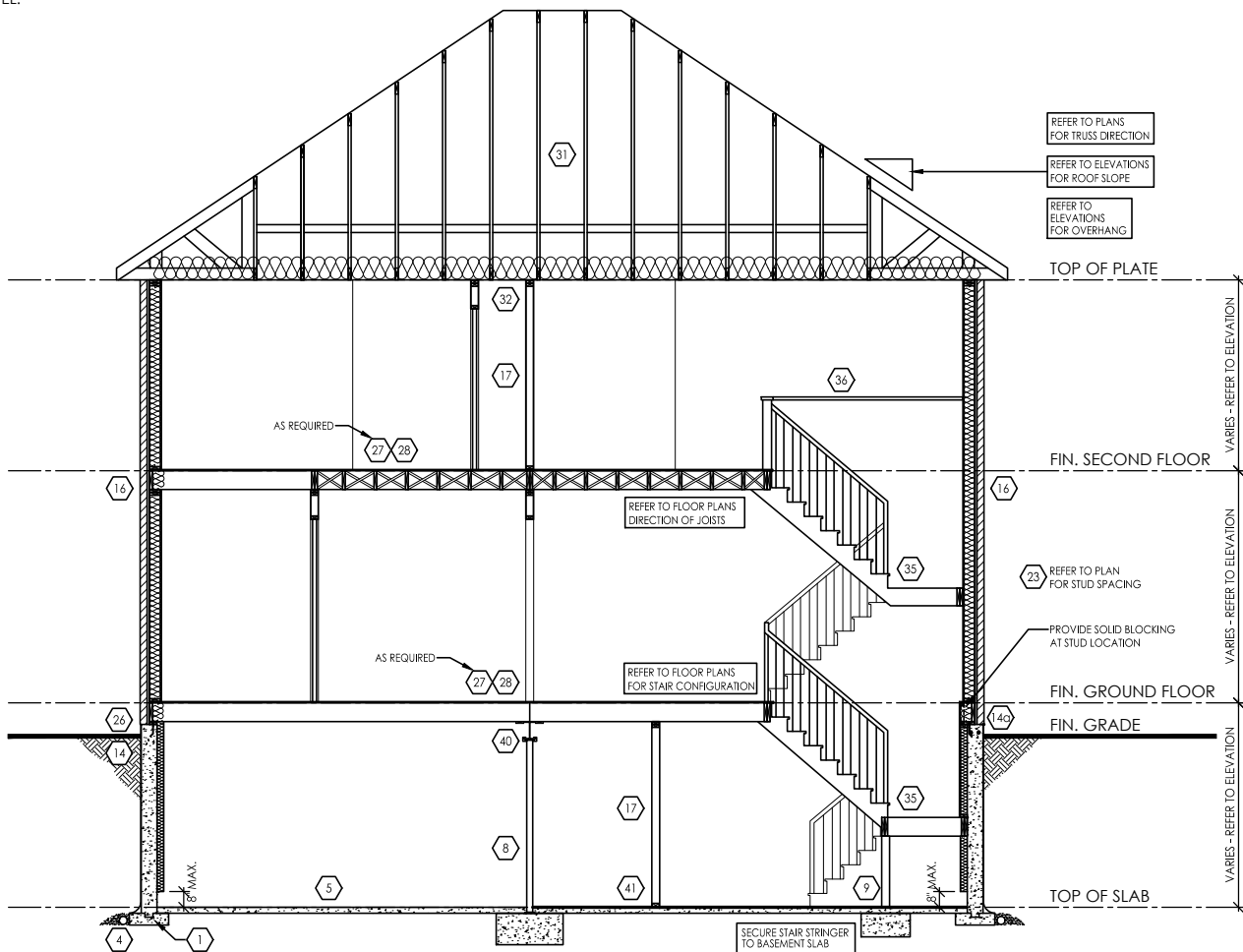
- 53) **WINDOW GUARDS:**  
@ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)  
WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS  
@ FLOORS - OBC 9.8.8.1.(6)  
WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.  
-OR -  
WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b)

#### 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 LOADS.  
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING  
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING  
-DOUBLE STUDS @ OPENINGS  
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)  
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)  
-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS  
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS  
-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS  
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

#### WINDOWS:

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER  
-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 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 W/(m2.K)  
-FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%



TYPICAL CROSS SECTION - 2 STOREY  
(BRICK)

N.T.S.



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#### CLIENT SPECIFIC REVISIONS

#### SCHEDULES

DOORS	
A	865x2030x45 (2'10"x6'8"x1-3/4")
B	815x2030x35 (2'8"x6'8"x1-3/8")
C	760x2030x35 (2'6"x6'8"x1-3/8")
D	710x2030x35 (2'4"x6'8"x1-3/8")
E	460x2030x35 (1'6"x6'8"x1-3/8")
F	610x2030x35 (2'0"x6'8"x1-3/8")
G	OVER SIZED EXTERIOR DOOR

STEEL BEAMS	
ST1	W 6 X 15
ST2	W 6 X 20
ST3	W 8 X 18
ST4	W 8 X 21
ST5	W 8 X 24

WOOD BEAMS			
WD1	3/ 2" X 8" SPR	WD10	2/ 1 3/4" X7 1/4" (2.0E) LVL
WD2	4/ 2" X 8" SPR	WD11	3/ 1 3/4" X7 1/4" (2.0E) LVL
WD3	5/ 2" X 8" SPR	WD12A	1/ 1 3/4" X9 1/2" (2.0E) LVL
WD4	3/ 2" X 10" SPR	WD12	2/ 1 3/4" X9 1/2" (2.0E) LVL
WD5	4/ 2" X 10" SPR	WD13	3/ 1 3/4" X9 1/2" (2.0E) LVL
WD6	5/ 2" X 10" SPR	WD14A	1/ 1 3/4" X11 7/8" (2.0E) LVL
WD7	3/ 2" X 12" SPR	WD14	2/ 1 3/4" X11 7/8" (2.0E) LVL
WD8	4/ 2" X 12" SPR	WD15	3/ 1 3/4" X11 7/8" (2.0E) LVL
WD9	5/ 2" X 12" SPR	WD16A	1/ 1 3/4" X14" (2.0E) LVL
		WD16	2/ 1 3/4" X14" (2.0E) LVL
		WD17	3/ 1 3/4" X14" (2.0E) LVL

LINTELS			
L1	2/ 2" X 8" SPR	L9	5" X 3-1/2" X 1/4" L
L3	2/ 2" X 10" SPR	L10	5" X 3-1/2" X 5/16" L
L5	2/ 2" X 12" SPR	L11	5" X 3-1/2" X 3/8" L
L7	3-1/2" X 3-1/2" X 1/4" L	L12	6" X 3-1/2" X 5/16" L
L8	5" X 3-1/2" X 1/4" L	L13	6" X 3-1/2" X 3/8" L
		L14	6" X 3-1/2" X 1/2" L
		L15	6" X 4" X 1/2" L
		L16	7" X 4" X 3/8" L
		L17	7" X 4" X 1/2" L

#### PLAN/ELEVATION LEGEND

	SMOKE ALARM	44)
	WATERPROOF DUPLEX OUTLET	
	VENTS AND INTAKES	
	HOSE BIB	
	EXHAUST FAN	38)
	COLD CELLAR VENT	50)
	STOVE VENT	
	FIRE PLACE VENT	
	DRYER VENT	

	CARBON MONOXIDE ALARM (CMA)	45)
DJ	DOUBLE JOIST	
PT	PRESSURE TREATED LUMBER	
GT	GIRDER TRUSS	
AFF	ABOVE FINISHED FLOOR	
BBFM	BEAM BY FLOOR MANUF	
(FL)	FLUSH	
(DR)	DROPPED	
'DO'	REPEAT SAME JOIST SIZE	
U/S	UNDER SIDE	
FG	FIXED GLAZING	
GB	GLASS BLOCK	
BG	BLACK GLASS	

	FLOOR DRAIN	
	SOLID BEARING	SB: MIN. 2/ 2"X6" SPR (TO BE SAME WIDTH AS SUPPORTED MEMBER)
	POINT LOAD	
	FLAT ARCH	
	2 STORY WALL	
	EXT. LIGHT FIXTURE (WALL MOUNTED)	
	HYDRO METER	
	GAS METER	

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 103017  
FIRM BCIN: 26995  
DATE: JUNE 3, 2021

SIGNATURE:

client  
Royal Pine Homes Ltd.

project  
Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	8-Nov-19	PH	CM	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	7	REV PER ENG COMMENTS	28-Apr-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
5	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM

location  
Richmond Hill

marketing name

**RN**  
DESIGN

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

model  
38-8

scale project #  
3/16" = 1'0" 20005

page

D3