



ELEVATION 'A'

ELEVATION 'B'

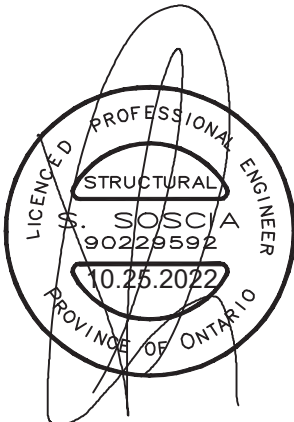
ELEVATION 'C'

# UNIT 3804

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PERFORMANCE COMPLIANCE	SPACE HEATING FUEL	
	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL
	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
	<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL
BUILDING COMPONENT	PROPOSED	
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	
CEILING W/O ATTIC SPACE	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	
WALLS ABOVE GRADE	3.87 (R22) + 1.5ci	
BASEMENT WALLS	R20 Blanket or R12+R10ci	
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	
HEATED SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	
CONC. SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	
WINDOWS & DOORS		
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER)	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96% AFUE w/ECM	
HRV EFFICIENCY (%)	75%	
DOMESTIC HOT WATER HEATER (EF)	0.9	
DWHR UNIT (%)	53.3% ON 1 SHOWERS MIN.	

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, EL. 'A' & 'B'
- 3 - GROUND FLOOR PLAN, EL. 'A'
- 4 - SECOND FLOOR PLAN, EL. 'A'
- 5 - OPT. SECOND FLOOR PLAN W/ 5 BEDROOMS, EL. 'A'
- 6 - PARTIAL FLOOR PLANS, EL. 'B'
- 7 - PARTIAL OPT. SECOND FLOOR W/ 5 BEDROOMS, EL. 'B'
- 8 - PARTIAL BASEMENT & GROUND FLOOR PLANS, EL. 'C'
- 9 - PARTIAL SECOND FLOOR PLANS, EL. 'C'
- 10 - FRONT ELEVATION 'A'
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- 12 - RIGHT SIDE ELEVATION 'A'
- 13 - REAR ELEVATION 'A', 'B' & 'C'
- 14 - FRONT ELEVATION 'B'
- 15 - LEFT SIDE ELEVATION 'B'
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- 19 - RIGHT SIDE ELEVATION 'C'
- 20 - CROSS SECTION 'A-A'
- 21 - CONSTRUCTION NOTES 1
- 22 - CONSTRUCTION NOTES 2

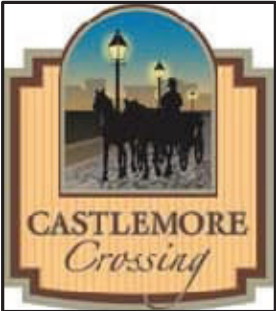


AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
	STD. PLAN	STD. PLAN	STD. PLAN
GROUND FLOOR AREA	1514.90 sq. ft.	1514.90 sq. ft.	1514.90 sq. ft.
SECOND FLOOR AREA	1837.96 sq. ft.	1837.96 sq. ft.	1837.96 sq. ft.
SUBTOTAL	3353 sq. ft.	3353 sq. ft.	3353 sq. ft.
DEDUCT ALL OPEN AREAS	20.53 sq. ft.	20.53 sq. ft.	20.53 sq. ft.
TOTAL NET AREA	3332 sq. ft. (309.58 sq. m.)	3332 sq. ft. (309.58 sq. m.)	3332 sq. ft. (309.58 sq. m.)

FINISHED BASEMENT AREA			
COVERAGE W/OUT PORCH	1930.71 sq. ft. (179.37 sq. m.)	1930.71 sq. ft. (179.37 sq. m.)	1938.87 sq. ft. (180.13 sq. m.)
COVERAGE W/ PORCH	2001.96 sq. ft. (185.99 sq. m.)	2001.96 sq. ft. (185.99 sq. m.)	1990.20 sq. ft. (184.90 sq. m.)

WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'
	STD. PLAN	OPT. PLAN	STD. PLAN + DR.	OPT. PLAN + DR.	STD. PLAN	OPT. PLAN
GROSS WALL AREA	3952.64 sq. ft. (367.21 sq. m.)	3952.64 sq. ft. (367.21 sq. m.)	3952.64 sq. ft. (367.21 sq. m.)	3952.64 sq. ft. (367.21 sq. m.)	3972.64 sq. ft. (369.07 sq. m.)	3972.64 sq. ft. (369.07 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	421.33 sq. ft. (39.14 sq. m.)	421.33 sq. ft. (39.14 sq. m.)	441.83 sq. ft. (41.05 sq. m.)	441.83 sq. ft. (41.05 sq. m.)	425.83 sq. ft. (39.56 sq. m.)	425.83 sq. ft. (39.56 sq. m.)
TOTAL WINDOW %	10.66 %	10.66 %	11.18 %	11.18 %	10.72 %	10.72 %

EL. 'B'	EL. 'B'	EL. 'C'	EL. 'C'	EL. 'C'	EL. 'C'
STD. PLAN + DR.	OPT. PLAN + DR.	STD. PLAN	OPT. PLAN	STD. PLAN + DR.	OPT. PLAN + DR.
3972.64 sq. ft. (369.07 sq. m.)	3972.64 sq. ft. (369.07 sq. m.)	3994.31 sq. ft. (371.08 sq. m.)	3994.31 sq. ft. (371.08 sq. m.)	3994.31 sq. ft. (371.08 sq. m.)	3994.31 sq. ft. (371.08 sq. m.)
446.33 sq. ft. (41.47 sq. m.)	446.33 sq. ft. (41.47 sq. m.)	447.83 sq. ft. (41.60 sq. m.)	454.50 sq. ft. (42.22 sq. m.)	468.33 sq. ft. (43.51 sq. m.)	475.00 sq. ft. (44.13 sq. m.)
11.24 %	11.24 %	11.21 %	11.38 %	11.72 %	11.89 %



7. ISSUED FOR PERMIT	-	-
6. ISSUED FOR FINAL APPROVAL	-	-
5. REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	2022/08/09	MM
4. REVISED AS PER ENGINEER COMMENTS	2022/06/23	MM
3. REVISED AS PER ROOF TRUSS & FLOOR MANUFACTURE PLANS	2022/06/23	MM
2. REVISED AS PER CLIENT'S COMMENTS	2022/08/09	MM
1. ISSUED FOR CLIENT REVIEW & PRICING	2021/12/16	JLT
REVISIONS	DATE (YYYY/MM/DD)	BY

## TITLE PAGE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION	
Derek R. Santos	37308
NAME	SIGNATURE
REGISTRATION INFORMATION	BCIN
HUNT DESIGN ASSOCIATES INC.	19695

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

ROYAL PINE HOMES - 221070

FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By: WT

Checked By: DS

Scale: 3/16"=1'-0"

File Number: 221070WS3804.dwg

8966 Woodbine Ave, Markham, ON L3R 0J7

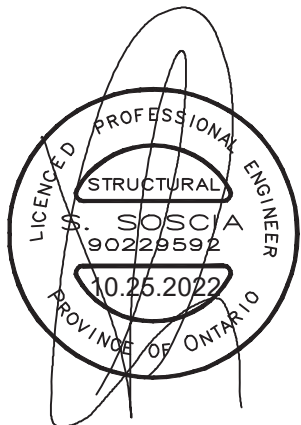
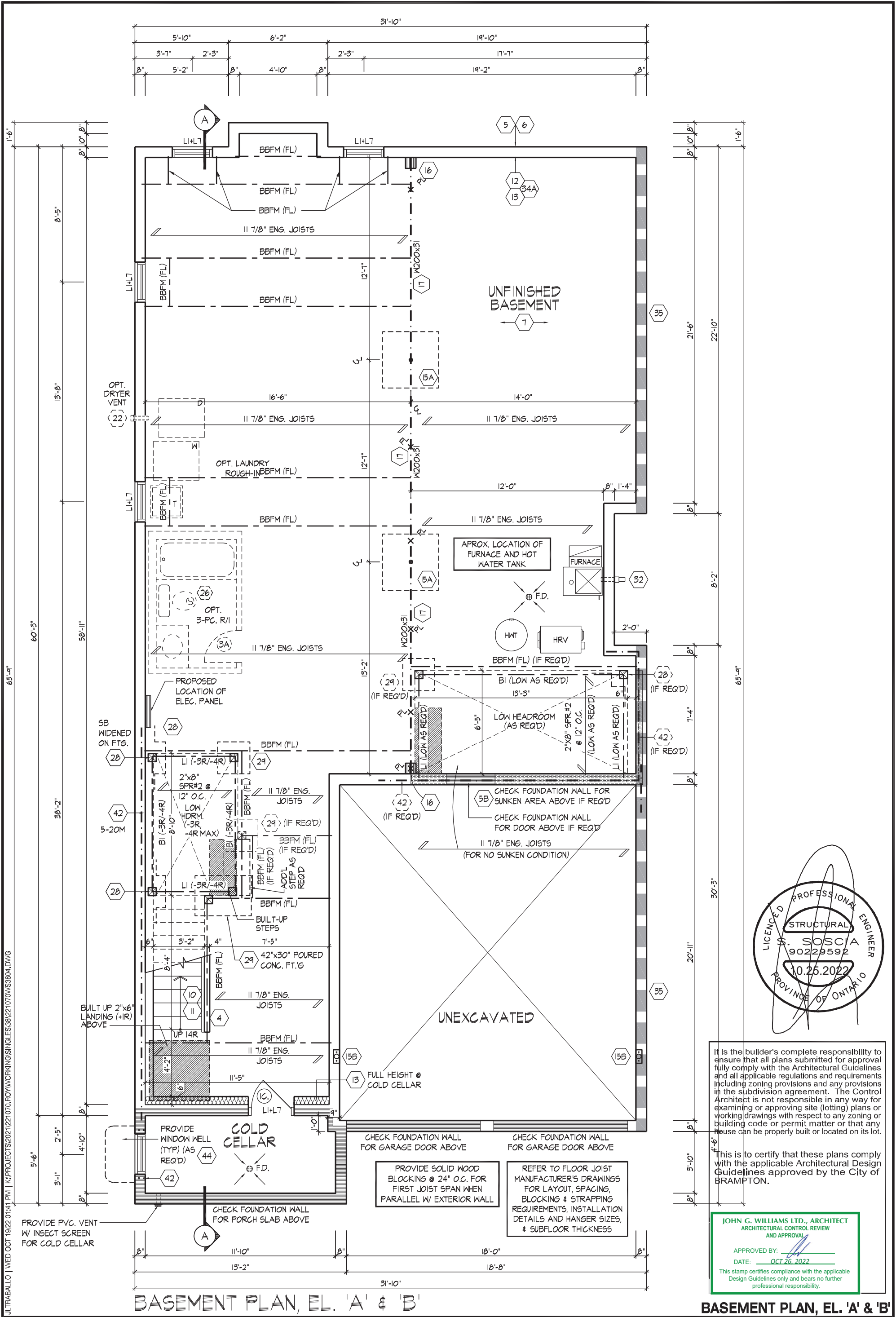
T 905.737.5133

F 905.737.7326

UNIT 3804

REV.2022.10.19

1 of 22

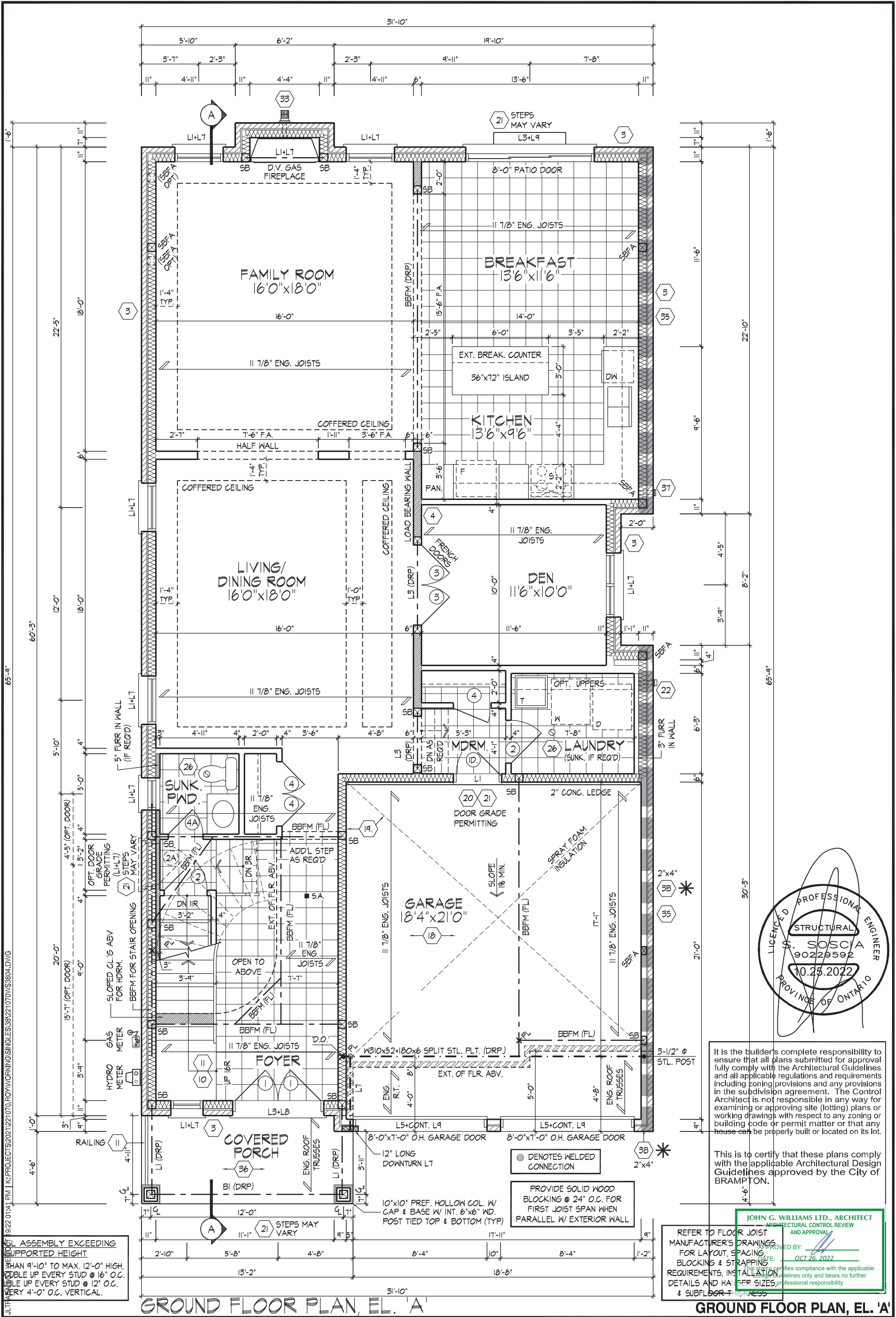


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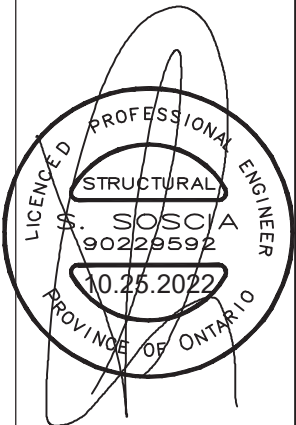
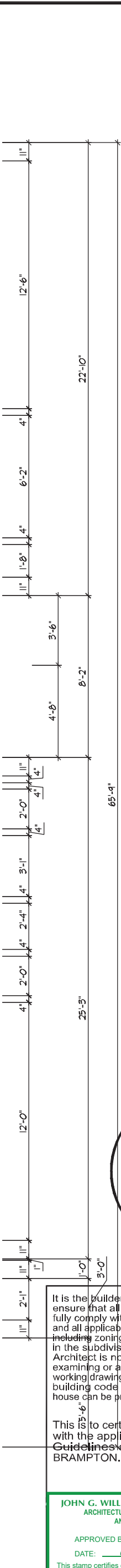
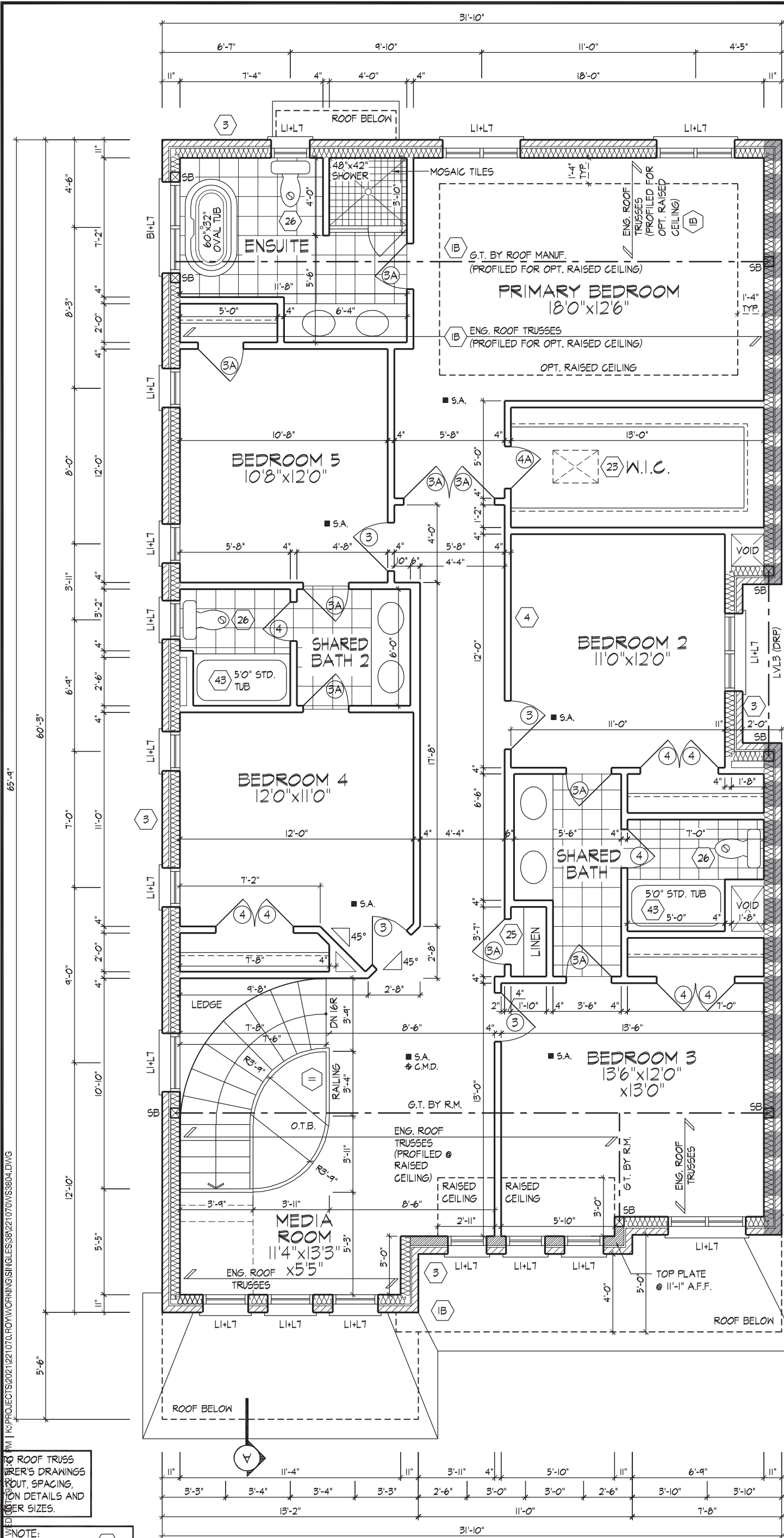
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ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: OCT 26, 2022  
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OPT. SECOND FLOOR PLAN W/ 5 BEDROOMS, EL. 'A'

OPT. SECOND FLOOR PLAN W/ 5 BEDROOMS, EL. 'A'

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

37308

BCIN

19695

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DESIGN ASSOCIATES INC.

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ROYAL PINE HOMES - 221070

FORESTSIDE ESTATES INC., BRAMPTON, ON.

Drawn By  
WT

Checked By  
DS

Scale  
3/16"=1'-0"

File Number

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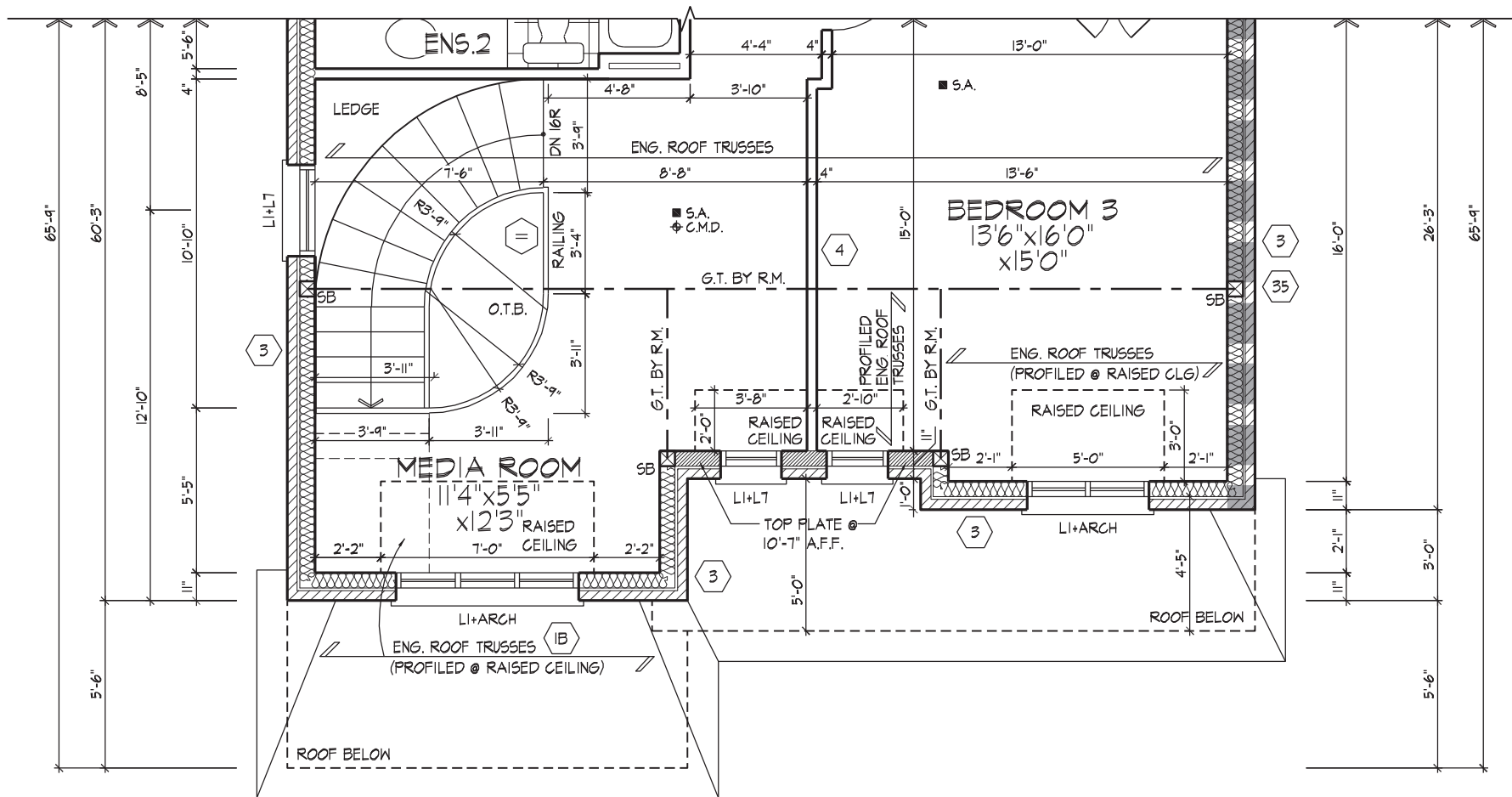
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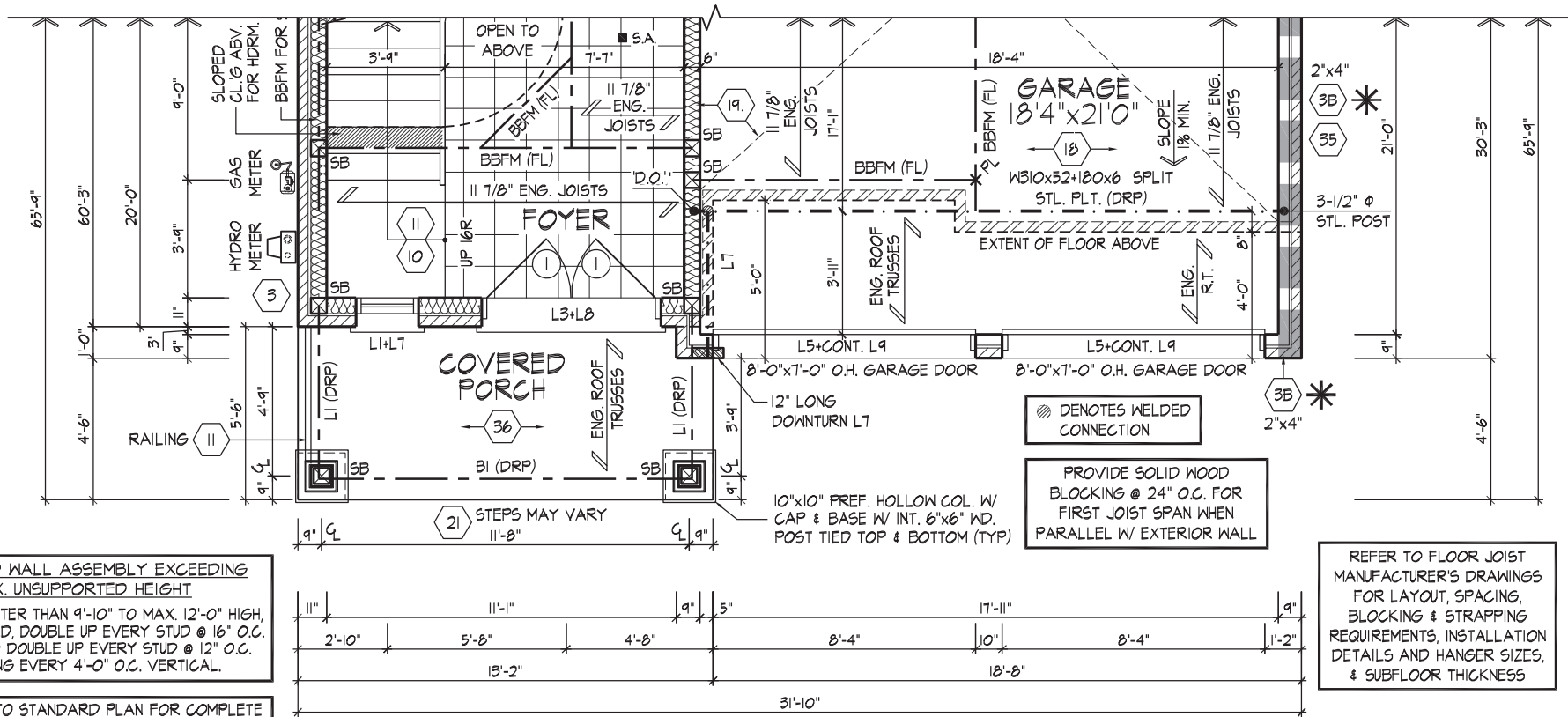


NOTE:  
STEP TRUSSES @ RAISED /  
COFFERED CEILINGS

REFER TO STANDARD PLAN FOR COMPLETE  
CONSTRUCTION NOTES & DIMENSIONS

REFER TO ROOF TRUSS  
MANUFACTURER'S DRAWINGS  
FOR LAYOUT, SPACING,  
INSTALLATION DETAILS AND  
HANGER SIZES.

PART. SECOND FLOOR PLAN, EL. 'B'



\* 2"x4" STUD WALL ASSEMBLY EXCEEDING  
MAX. UNSUPPORTED HEIGHT

FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH,  
- W/O FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C.  
- W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C.  
PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.

REFER TO STANDARD PLAN FOR COMPLETE  
CONSTRUCTION NOTES & DIMENSIONS

REFER TO FLOOR JOIST  
MANUFACTURER'S DRAWINGS  
FOR LAYOUT, SPACING,  
BLOCKING & STRAPPING  
REQUIREMENTS, INSTALLATION  
DETAILS AND HANGER SIZES,  
& SUBFLOOR THICKNESS

PART. GROUND FLOOR PLAN, EL. 'B'

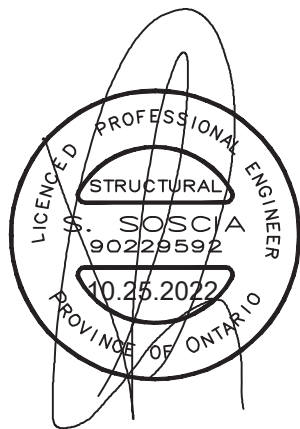
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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY: [Signature]  
DATE: OCT 26, 2022

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PARTIAL FLOOR PLANS, EL. 'B'

JLTRBALLO | WED OCT 19/22 01:41 PM | K:\PROJECTS\2021\221070\ROYALWORKING\SINGLES\384221070WS3804.DWG

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QUALIFICATION INFORMATION

Derek R. Santos 37308

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

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ROYAL PINE HOMES - 221070  
FORESTSIDE ESTATES INC., BRAMPTON, ON.

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FOR LAYOUT, SPACING,  
INSTALLATION DETAILS AND  
HANGER SIZES.

REFER TO STANDARD PLAN FOR COMPLETE  
CONSTRUCTION NOTES & DIMENSIONS

PART. OPT. SECOND FLOOR PLAN W/ 5 BED., EL. 'B'

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**PARTIAL OPT. SECOND FLOOR W/ 5 BEDROOMS, EL. 'B'**

**ROYAL PINE HOMES - 221070**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.**

**UNIT 3804**  
REV.2022.10.19

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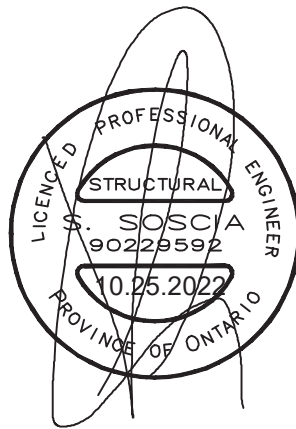
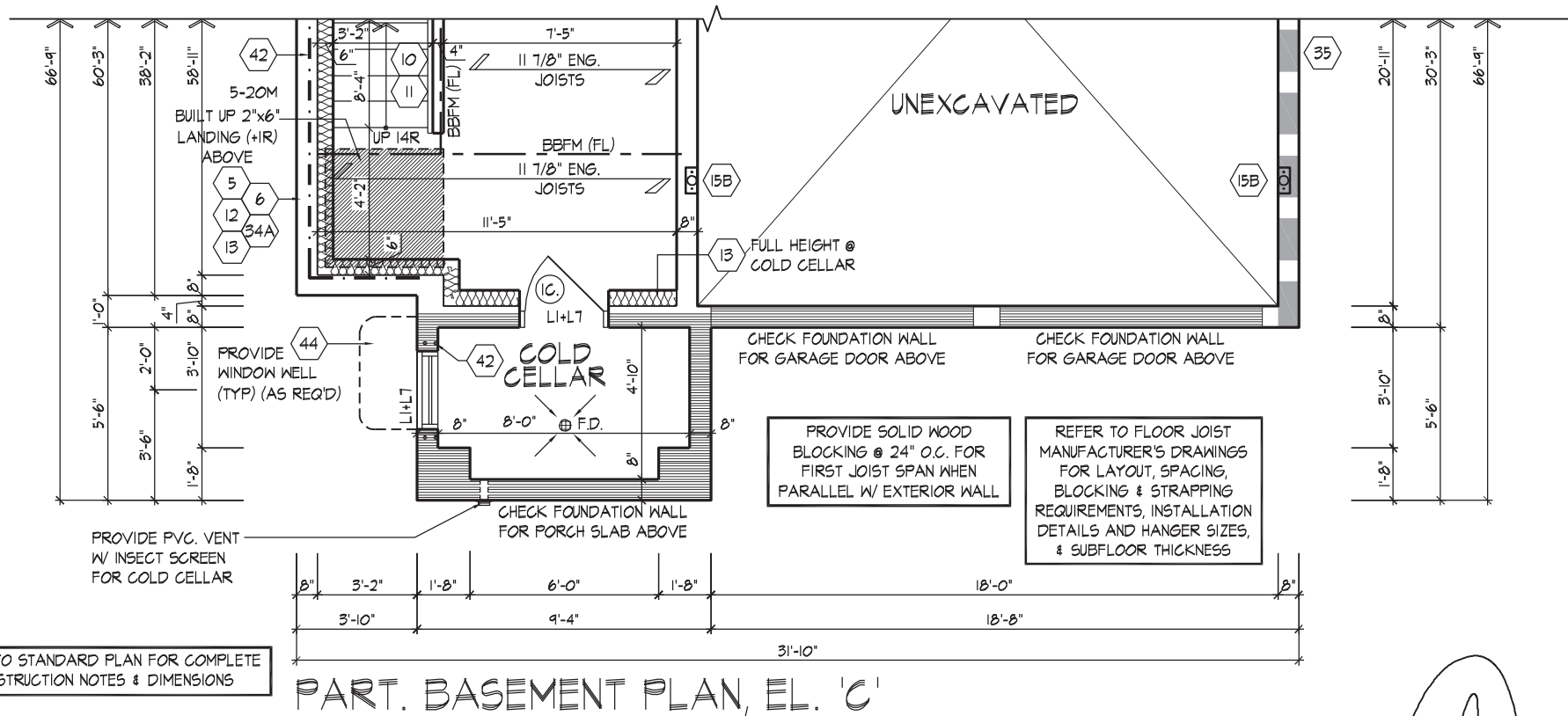
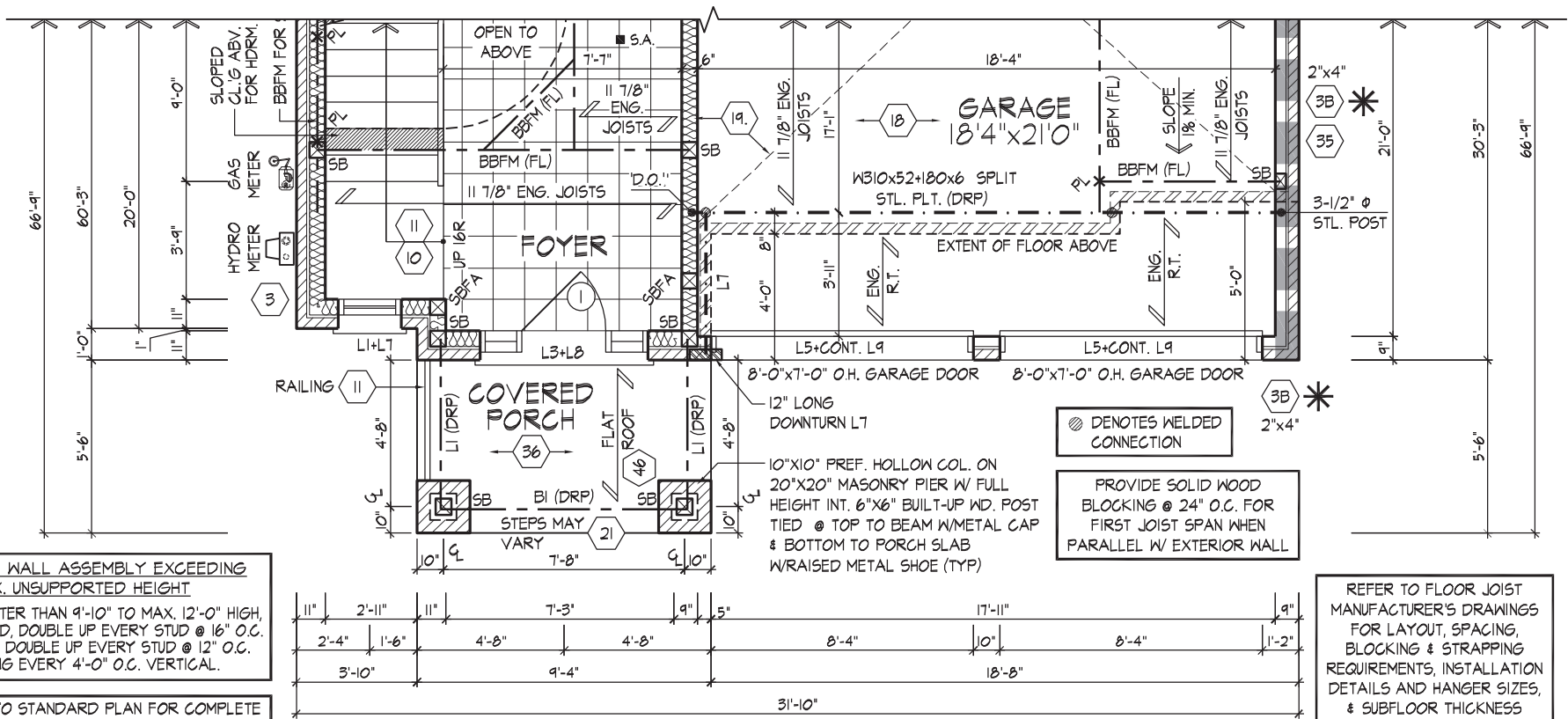
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QUALIFICATION INFORMATION		
Derek R. Santos		37308
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

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**PARTIAL BASEMENT & GROUND FLOOR PLANS, EL. 'C'**

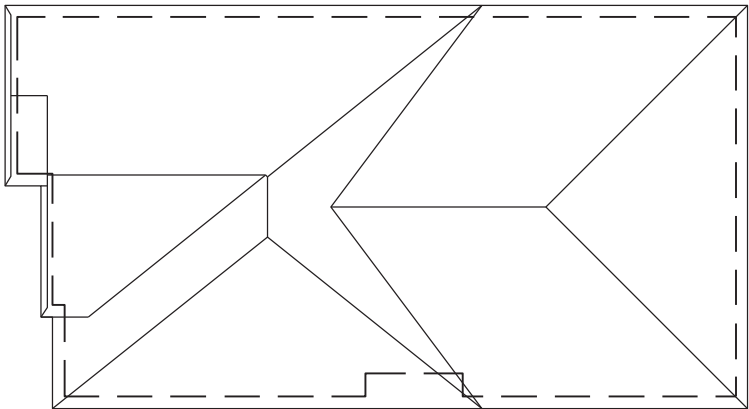
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**FORESTSIDE ESTATES INC., BRAMPTON, ON.**  
**UNIT 3804**  
**REV.2022.10.19**

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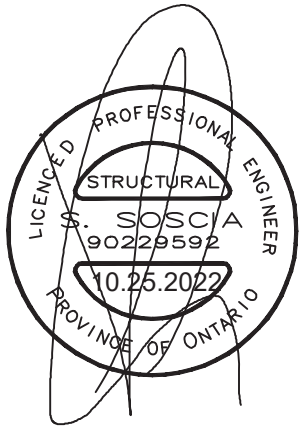
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ROOF PLAN  
EL. 'A'  
N.T.S.



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FRONT ELEVATION 'A'

UNIT 3804

REV.2022.10.19

ROYAL PINE HOMES - 221070  
FORESTSIDE ESTATES INC., BRAMPTON, ON.

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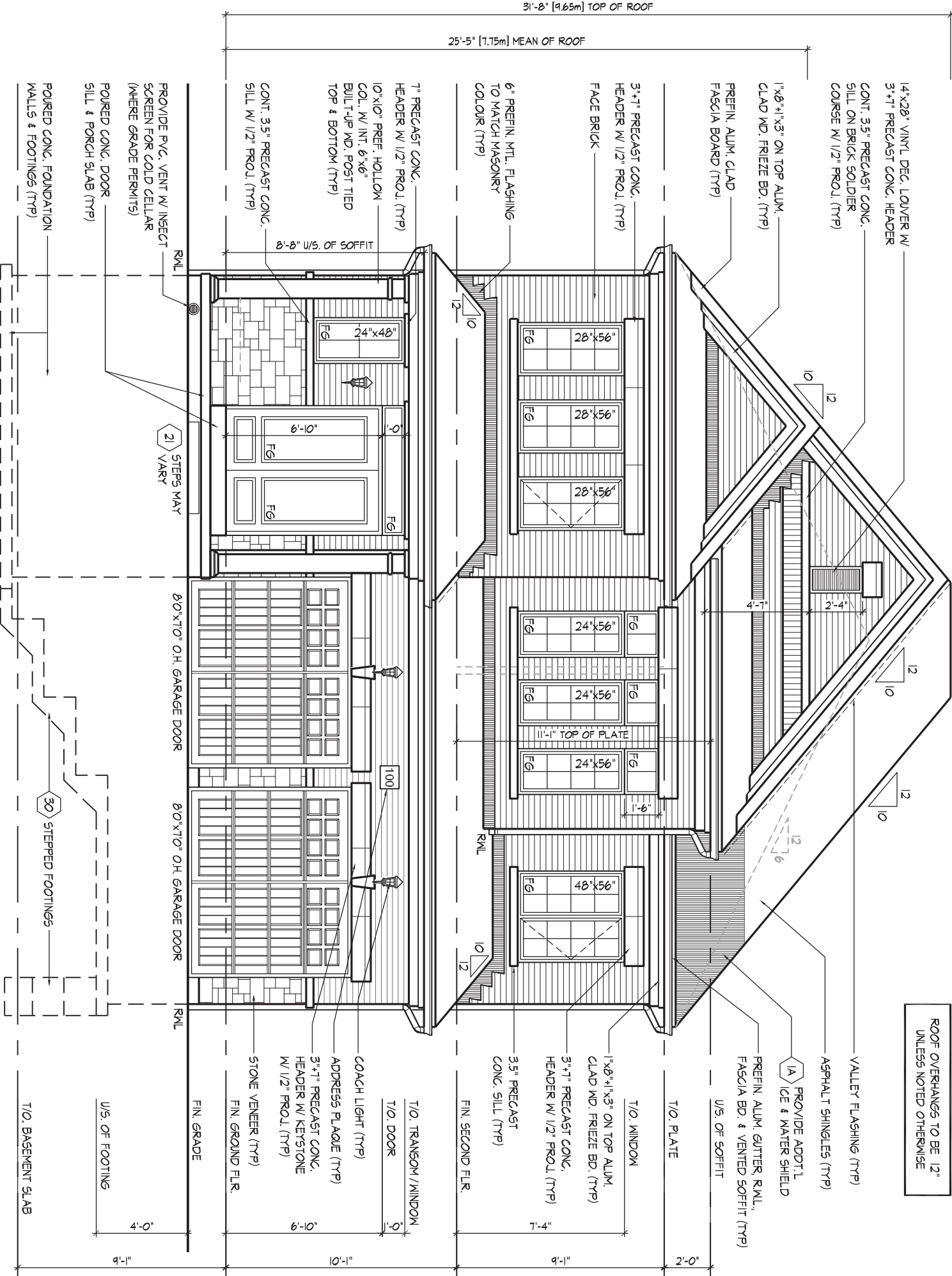
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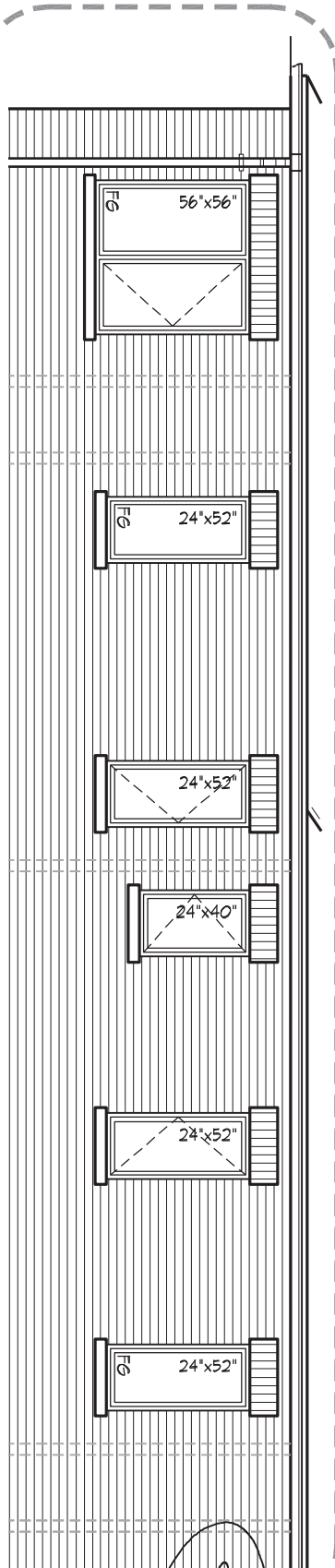
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QUALIFICATION INFORMATION

Derek R. Santos 37308  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

FRONT ELEVATION 'A'





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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: OCT 26, 2022

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### LEFT SIDE ELEVATION 'A'

**ROYAL PINE HOMES - 221070**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.**

**UNIT 3804**  
REV.2022.10.19

Drawn By	Checked By	Scale	File Number
BY	DS	3/16"=1'-0"	221070WS3803.dwg
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Page Number  
11 of 22

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**QUALIFICATION INFORMATION**  
 Book 7, Section

Derek R. Santos

---

NAME SIGNATURE

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

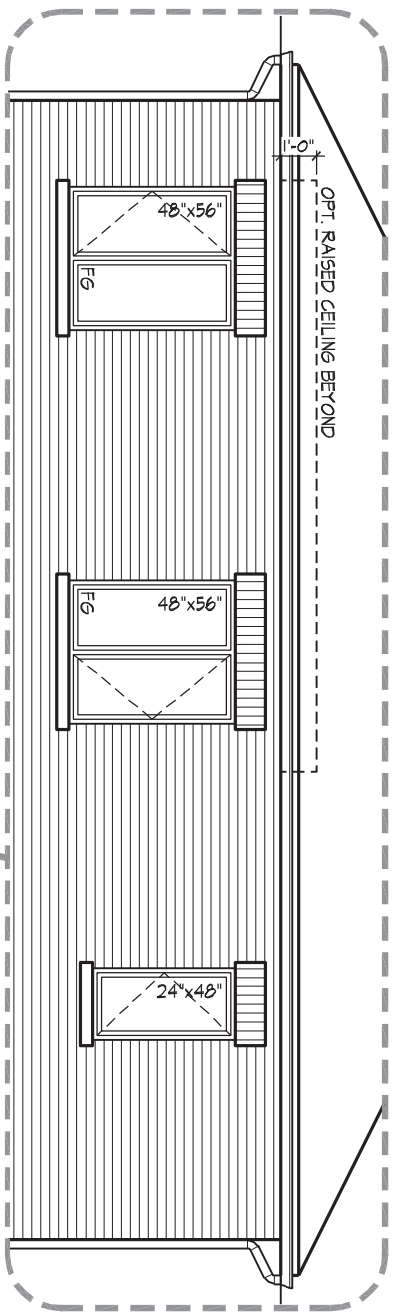
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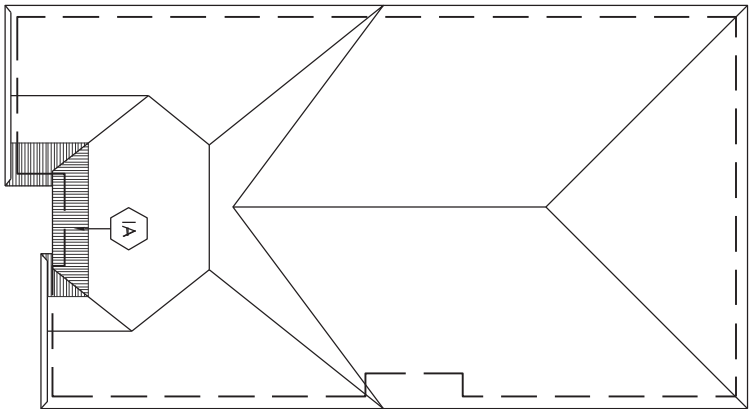
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

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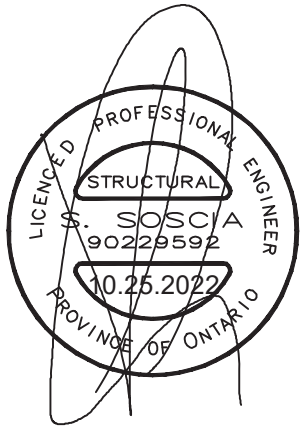
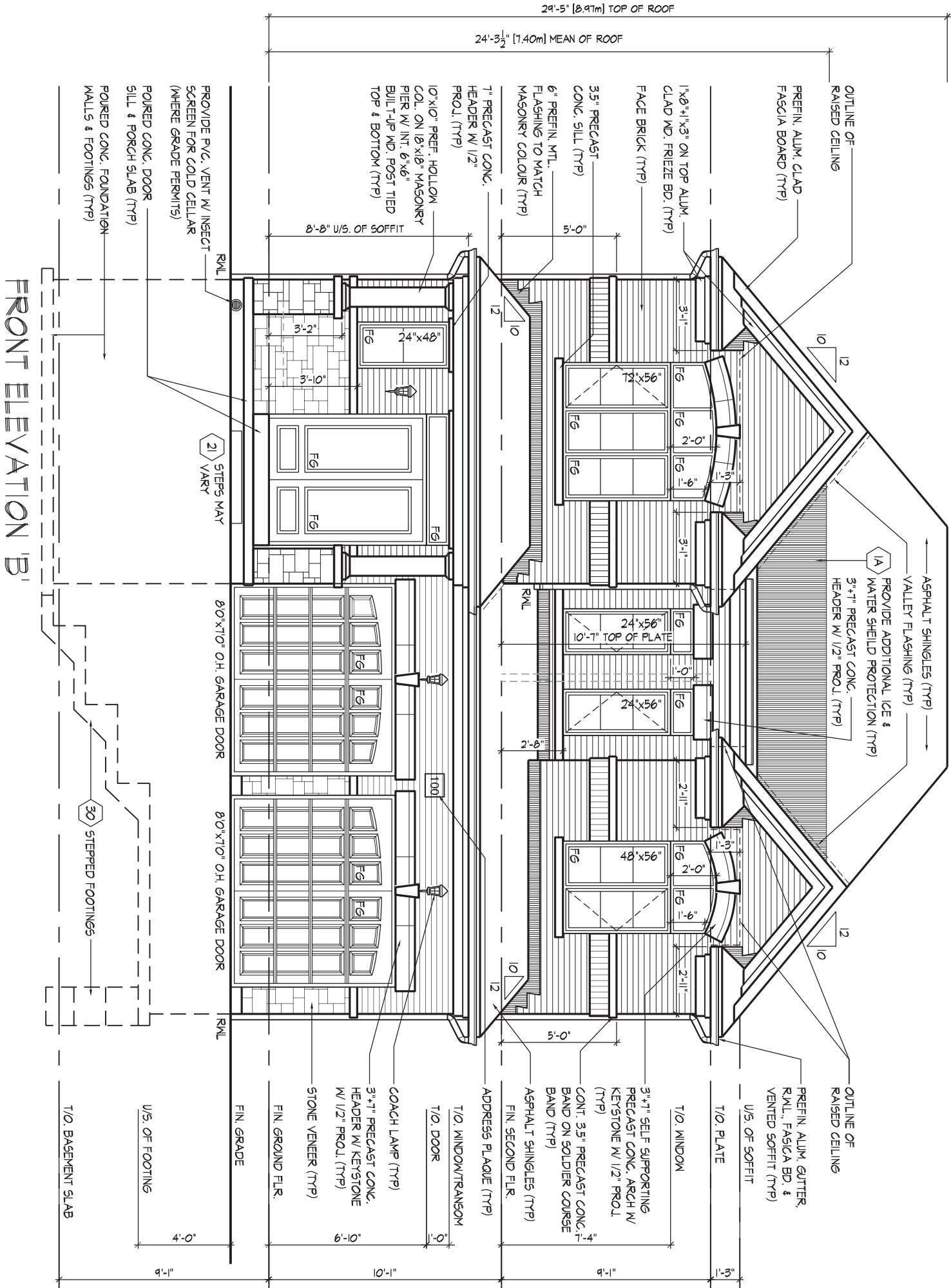
UNIT 3804

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ROOF PLAN  
EL. 'B'  
N.T.S.



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FRONT ELEVATION 'B'

JL:TRABALLO | WED OCT 19/22 01:41 PM | K:\PROJECTS\2021\221070.ROYAL PINE HOMES\DRAWINGS\3804\221070WS3804.DWG

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NAME SIGNATURE BCIN

REGISTRATION INFORMATION

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**ROYAL PINE HOMES - 221070**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.**

Drawn By Checked By Scale File Number  
BY DS 3/16"=1'-0" 221070WS3803.dwg

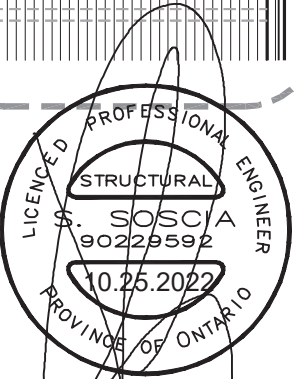
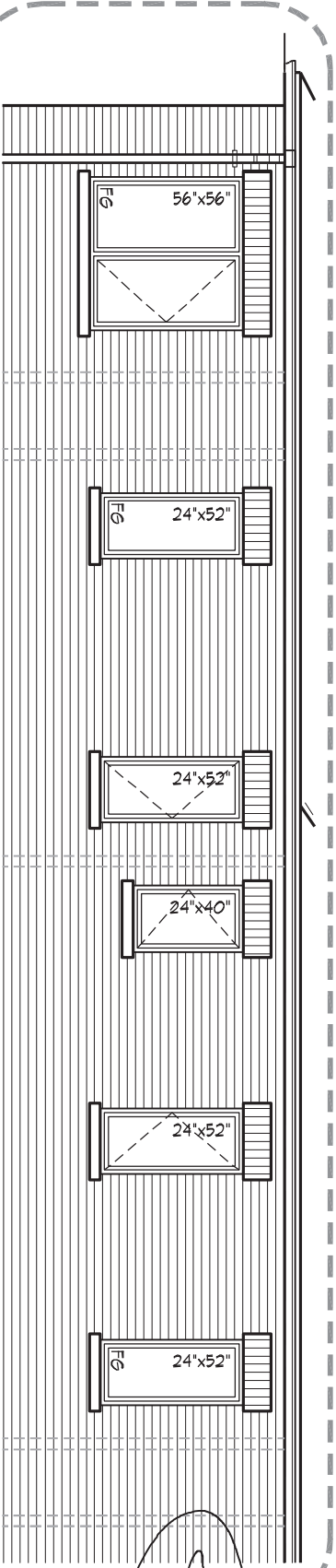
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**UNIT 3804**  
**REV.2022.10.19**

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: OCT 26, 2022  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

PART. LEFT SIDE ELEVATION 'B'  
FOR OPT. SEC. FLR. PLAN

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE  
REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

SPATIAL CALCULATION				SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.15.4				PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION 'B'				LEFT SIDE ELEVATION 'B'			
OPT. SECOND FLOOR PLAN							
EXPOSING BUILDING	1255.21	S.F.		EXPOSING BUILDING	1255.21	S.F.	
FACE AREA	116.61	S.M.		FACE AREA	116.61	S.M.	
PORTION WALL AREA	1255.21	S.F.		PORTION WALL AREA	1255.21	S.F.	
	116.61	S.M.			116.61	S.M.	
LIMITING DISTANCE	1.2 m	%		LIMITING DISTANCE	1.2 m	%	
MAX. % OPENINGS	7	%		MAX. % OPENINGS	7	%	
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	56"	56"	18.78	1	48"	52"	14.67
4	24"	52"	26.67	2	24"	52"	13.33
2	36"	40"	5.00	1	36"	48"	9.78
2	36"	80"	24.89	2	36"	80"	24.89
1	24"	40"	3.00	1	24"	40"	3.00
2	30"	16"	4.33	2	30"	16"	4.33
0	0"	0"	0.00	0	0"	0"	0.00
0	ARCH </td <td>0.00</td> <td>0.00</td> <td>0</td> <td>ARCH<!--</td--><td>0.00</td><td>0.00</td></td>	0.00	0.00	0	ARCH </td <td>0.00</td> <td>0.00</td>	0.00	0.00
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OPENINGS ALLOWED	87.86	S.F.		OPENINGS ALLOWED	87.86	S.F.	
OPENINGS PROVIDED	84.67	S.F.		OPENINGS PROVIDED	72.00	S.F.	
ADDITIONAL NOTES				ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

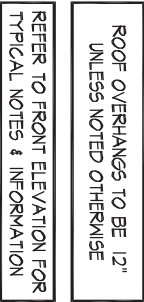
## PER O.B.C. TABLE 9.10.15.4

--

ING BUILDING	1234.04	S.N.
DE AREA	114.65	S.N.
IN WALL AREA	1234.04	S.F.
GG DISTANCE	114.65	S.N.
6 OPENINGS	1.2 m	
	7	%

[illegible]

ADDITIONAL NOTES  
AREA CALCULATED W/ FRAME S  
S 2" AROUND ENTIRE PERIMETER



REFER TO FRONT ELEVATION FOR  
TYPICAL NOTES & INFORMATION

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## RIGHT SIDE ELEVATION 'B'

**ROYAL PINE HOMES - 221070**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.**

**UNIT 3804**  
REV.2022.10.19

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BY	DS	3/16"=1'-0"	221070WS3803.dwg	16 of 22
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Derek R. Santos  
NAME

  
SIGNATURE

HUNT DESIGN ASSOCIATES INC.

37308  
BCIN

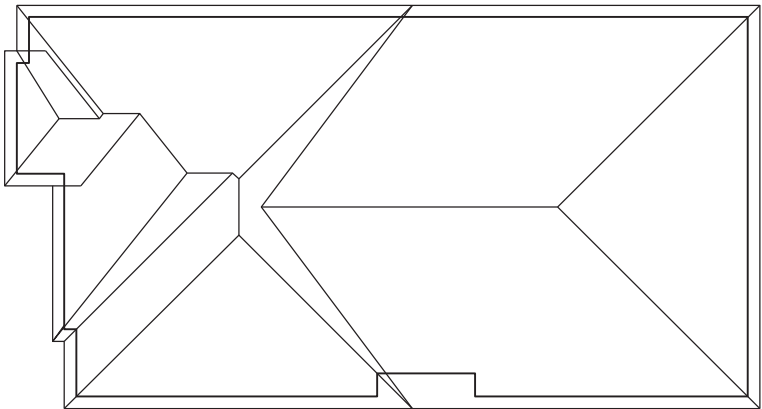
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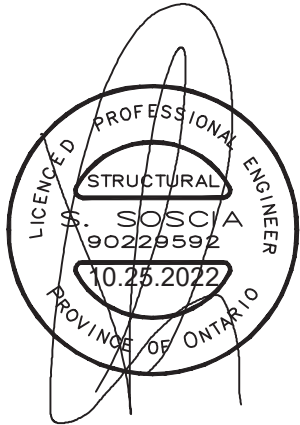
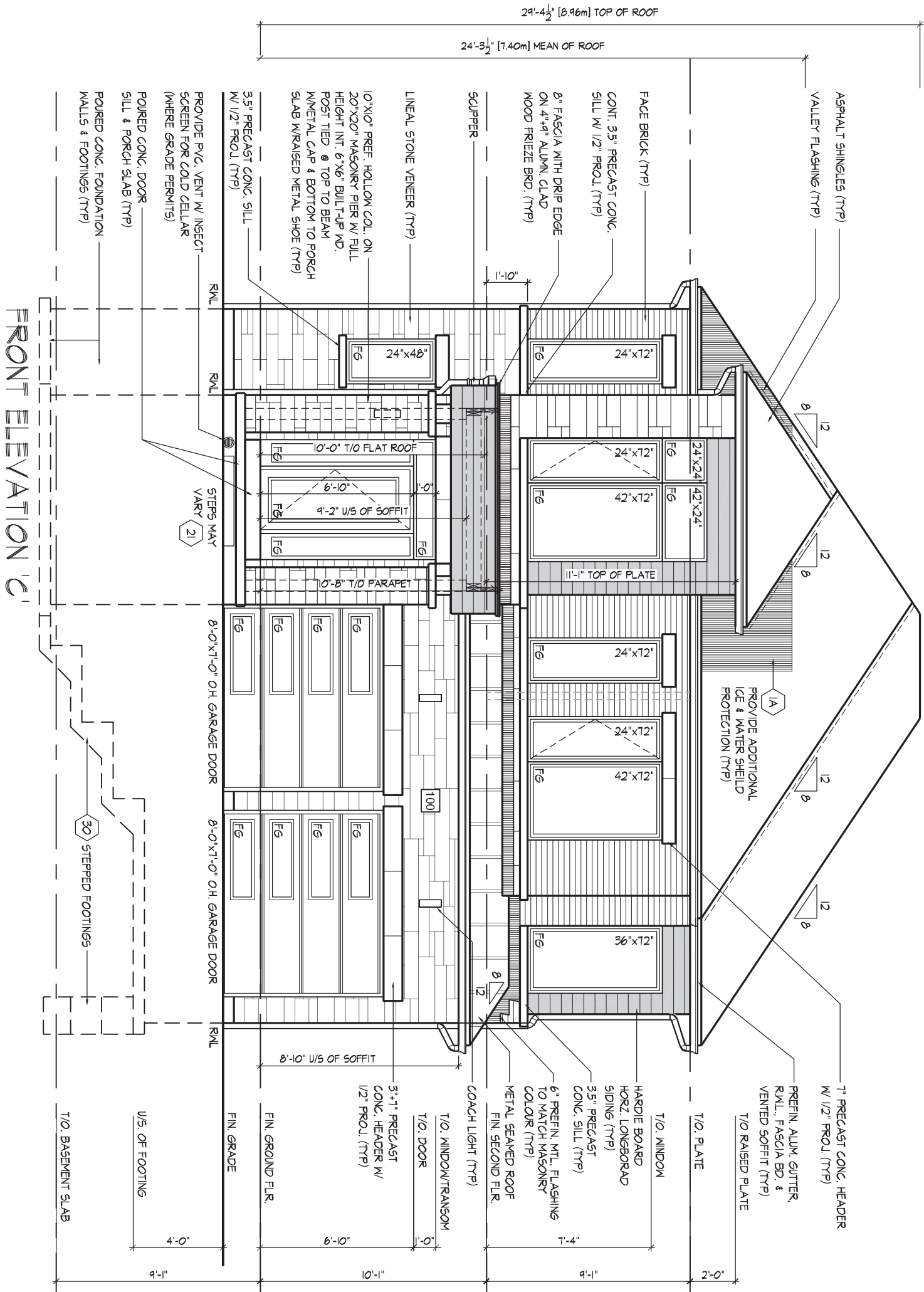
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ROOF PLAN  
E.L. 'C'  
N.T.S.



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FRONT ELEVATION 'C'

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos  
NAME  
REGISTRATION INFORMATION

37308  
BCIN

HUNT DESIGN ASSOCIATES INC.

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**ROYAL PINE HOMES - 221070**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.**

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Checked By: DS  
Scale: 3/16"=1'-0"  
File Number: 221070WS3803.dwg

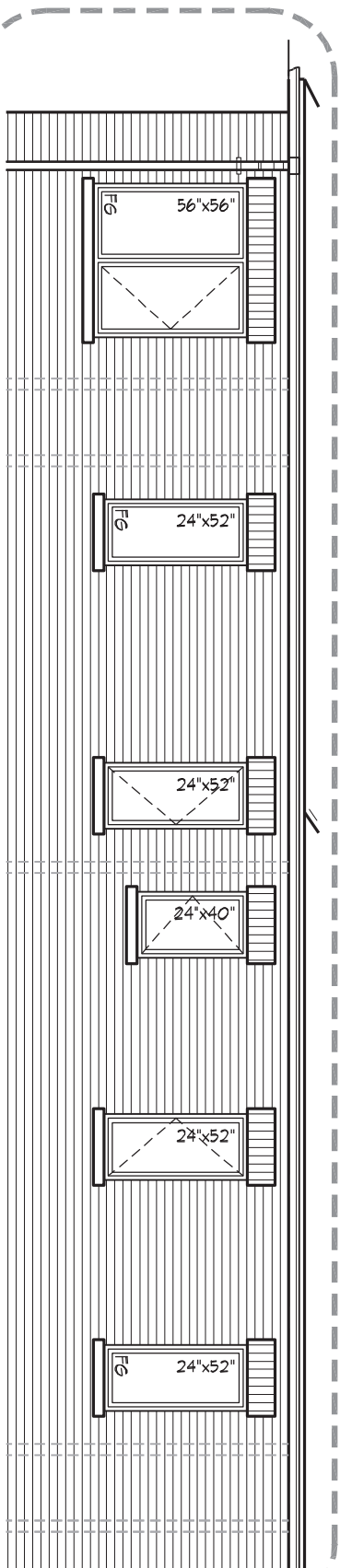
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**UNIT 3804**  
**REV.2022.10.19**

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and all applicable regulations and requirements. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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**JOHN G. WILLIAMS LTD., ARCHITECT**  
**ARCHITECTURAL CONTROL REVIEW**  
**AND APPROVAL**

APPROVED BY:   
 DATE: OCT 26, 2022

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### LEFT SIDE ELEVATION 'C'

**UNIT 3804**  
REV.2022.10.19

**ROYAL PINE HOMES - 221070**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.**

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BY	DS	3/16"=1'-0"	221070WS3803.dwg	18 of 22
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### QUALIFICATION INFORMATION

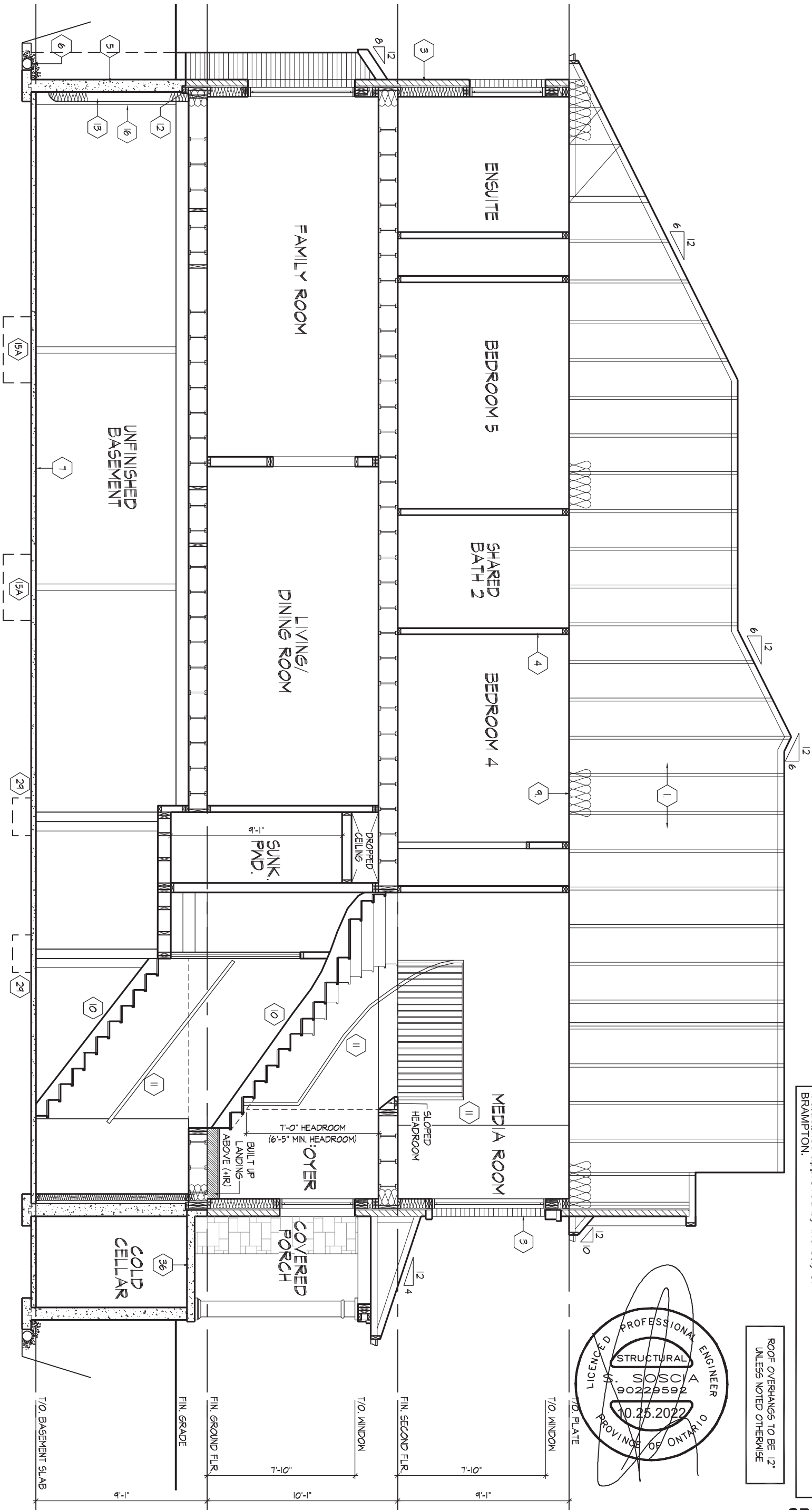
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NAME  
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CROSS SECTION 'A-A'



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CROSS SECTION 'A-A'

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QUALIFICATION INFORMATION

Derek R. Santos

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

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BCIN

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FORESTSIDE ESTATES INC., BRAMPTON, ON.

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REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

- 5A) FOUNDATION REDUCTION IN THICKNESS FOR MASONRY**  
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7 7/8" (200) VERTICAL AND 2'-11" (689) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7)(2)(3) & 9.20.9.4(3))

**5B) FOUNDATION REDUCTION IN THICKNESS FOR JOISTS**  
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))

**6) WEEPING TILE** (9.14.3.)  
4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER.

**7) BASEMENT SLAB OR SLAB ON GRADE** (9.16.4.) (9.13.)  
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900psi) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. ([SB-12] 3.1.1.7.5) & (6))

**8) EXPOSED FLOOR TO EXTERIOR** (9.10.17.10. & CAN/ULC-S705.2)  
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO 9.29.9. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.

**9) EXPOSED CEILING TO EXTERIOR w/ ATTIC** (9.25.2.4)  
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

**EXPOSED CEILING TO EXTERIOR w/o ATTIC**  
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ CLIP RAMP OR ROOF TRUSSES W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1, 9.10.17.10))

**10) ALL STAIRS/EXTERIOR STAIRS** (9.8.1.2., 9.8.2., 9.8.4.)

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS	
PRIVATE	7 7/8" (200)	5" (125)	14" (355)	10" (255)	MAX. NOSING	1" (25)
PUBLIC	7" (180)	5" (125)	NO LIMIT	11" (280)		
	MIN. STAIR WIDTH		TAPERED TREADS			
PRIVATE	2'-10" (860)		MIN. RUN	5 7/8" (150)		
			MIN. AVG. RUN	10" (255)		
PUBLIC	2'-11" (900)		MIN. RUN	5 7/8" (150)		
			MIN. AVG. RUN	11" (280)		

AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL, (9.8.4.3.)

**\*\* HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 8'-5" (1950) FOR SINGLE DWELLING UNIT & 8'-8 3/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.)**

**REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(3.)**

FOR AN EXTERIOR STAIR SERVING A GARAGE W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

**11) GUARDS/HANDRAILS** (9.8.7., 9.8.8.)

GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.

**GUARD HEIGHTS - O.B.C. 9.8.8.**

INTERIOR GUARDS: 2'-11" (900) MIN.  
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)  
3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)

GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)  
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (140) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.

**REQUIRED GUARDS**  
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.

**HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3)**  
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (865)  
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)

- SILL PLATES**      @ 7-10"

2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 2"x4" (2388) O.C.. CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

**BASEMENT INSULATION**      (S8-12) 3.1,1.7.

PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER, INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR, DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

**BEARING STUD PARTITION IN BASEMENT**      (9.15.3,6, 9.23.10,1.)

2"x4" (38x89) STUDS @ 16" (406) O.C. 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7-10" (2390) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

**ADJUSTABLE STEEL BASEMENT COLUMN**      (9.15.3,4.)

9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSG8-7.2M, AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING

SUPPORTING 3-STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING

**NON-ADJUSTABLE STEEL BASEMENT COLUMN**

**15A** 3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.

SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING

SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING

- 15B** **NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL**  
 3 1/2" (90)Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8"  
 (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE  
 PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2-1/2"x9 x 12" LONG X 2" HOOK  
 ANCHORS (2- 12.70x305x50). FIELD WELD COLUMN TO BEARING PLATE & STEEL BM.

**16** **STEEL BEAM BEARING AT FOUNDATION WALL** (9.23.8.1)  
 BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS. MIN.  
 BEARING 3 1/2" (90). CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS

**17** **WOOD STRAPPING AT STEEL BEAMS** (9.23.4.3.(3), 9.23.9.3.)  
 1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

**18** **GARAGE SLAB** (9.16., 9.35.)  
 4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT.  
 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR  
 COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

**19** **GARAGE TO HOUSE WALLS/CEILING** (9.10.9.16.)  
 1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND  
 GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR  
 CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10. CAN/ULC-S705.2)

- 

**ROYAL PINE HOMES - 221070** **UNIT 3804**  
**FORESTSIDE ESTATES INC., BRAMPTON, ON.** **REV.2022.10.19**

HE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.	
QUALIFICATION INFORMATION	
Derek R. Santos	37308
NAME	SIGNATURE
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19695

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cont. SECTION 1.0. CONSTRUCTION NOTES

39

TWO STOREY VOLUME SPACES

(9.23.10.1., 9.23.11., 9.23.16.)

WALL ASSEMBLY		WIND LOADS			
EXTERIOR	STUDS	<= 0.5 kPa (q50)		> 0.5 kPa (q50)	
		SPACING	MAX HEIGHT	SPACING	MAX HEIGHT
BRICK	2-2"x6" (2-38x140) SPR.#2	12" (305) O.C.	18'-4" (5588)	8" (200) O.C.	18'-4" (5588)
SIDING		16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18'-4" (5588)
BRICK	2-2"x8" (2-38x184) SPR.#2	12" (305) O.C.	21'-0" (6400)	12" (305) O.C.	21'-0" (6400)
SIDING		16" (406) O.C.	21'-0" (6400)	16" (406) O.C.	21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **					

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.

- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2896) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

40

1 HR. PARTY WALL (CONC. BLOCK)

((SB-3] WALL TYPE 'B6e' & 'B1b')

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS, EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40

1 HR. PARTY WALL (DOUBLE STUD)

((SB-3] WALL TYPE 'W13c')

5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

40A

2 HR. FIREWALL

((SB-3] WALL TYPE 'B6e' & 'B1b')

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK 75% SOLID FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED AREAS EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

41

STUCCO WALL CONSTRUCTION (2"x6')

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41A

STUCCO WALL CONSTRUCTION (2"x6') W/ CONTIN. INSUL.

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41B

STUCCO WALL @ GARAGE CONST.

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)

\*\*\* FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.

42

UNSUPPORTED FOUNDATION WALLS

(9.15.4.2.)

REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS

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 OF WALL

REINFORCING AT BASEMENT WINDOWS

2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.

- BARS TO HAVE MIN. 1" (25) CONC. COVER

- BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING

43

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1)) (REFER TO DETAILS)

44

WINDOW WELLS

WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.(5), 9.14.6.3.)

45

SLOPED CEILING CONSTRUCTION

((SB-12] 3.1.1.8., 9.23.4.2.)

2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM) W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).

46

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS LARGED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.

**BALCONY CONDITION**

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS

**BALCONY OVER HEATED SPACE CONDITION**

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

47

BARREL VAULT CONSTRUCTION

CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

SECTION 1.1. WALL STUDS

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)				
MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)			
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
	MAX. STUD SPACING, in (mm) O.C.			
	MAX. UNSUPPORTED HGT., ft-in (m)			
	2"x4" (38x89)	2"x6" (38x140)	2"x8" (38x184)	2"x10" (38x235)
2"x4" (38x89)	24" (610)	16" (406)	12" (305)	N/A
2"x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2"x8" (38x184)	-	24" (610)	16" (406)	12" (305)
2"x10" (38x235)	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.

2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.8.8.1.)

3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) (3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2
- 4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS

THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-6".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
STORAGE GARAGE	6'-7" (9.5.3.3.)

- 2.3. MECHANICAL / PLUMBING

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS, WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF SB12 - 3.1.1.12. OF THE O.B.C.
- 2.4. LUMBER

1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.

5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (49lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.
- 2.5. STEEL

(9.23.4.3.)

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 1+.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- 2.6. FLAT ARCHES

1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.

2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.

3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.
- 2.7. ROOF OVERHANGS

1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE.
- 2.8. FLASHING

(9.20.13., 9.26.4. & 9.27.3.)

1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.9. GRADING

1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO 9.14.6.
- 2.10. ULC SPECIFIED ASSEMBLIES

ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY 'ULC LISTED ASSEMBLY', SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT 'SPECIFIED ULC LISTING'. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY 'ULC LISTED ASSEMBLY' IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9, TABLE A8 TO A10 AND A12, A15 & A16) FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)					
2"x8" SPRUCE #2		2"x10" SPRUCE #2		2"x12" SPRUCE #2	
L1	2/2"x8" (2/38x184)	L3	2/2"x10" (2/38x235)	L5	2/2"x12" (2/38x286)
B1	3/2"x8" (3/38x184)	B3	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)
B2	4/2"x8" (4/38x184)	B4	4/2"x10" (4/38x235)	B6	4/2"x12" (4/38x286)
B7	5/2"x8" (5/38x184)	B8	5/2"x10" (5/38x235)	B9	5/2"x12" (5/38x286)
ENGINEERED LUMBER SCHEDULE					
1 3/4" x 9 1/2" LVL		1 3/4" x 11 7/8" LVL		1 3/4" x 14" LVL	
LVL2	1-1 3/4"x9 1/2"	LVL3	1-1 3/4"x11 7/8"	LVL10	1-1 3/4"x14"
LVL4	2-1 3/4"x9 1/2"	LVL6	2-1 3/4"x11 7/8"	LVL11	2-1 3/4"x14"
LVL5	3-1 3/4"x9 1/2"	LVL7	3-1 3/4"x11 7/8"	LVL12	3-1 3/4"x14"
LVL8	4-1 3/4"x9 1/2"	LVL9	4-1 3/4"x11 7/8"	LVL13	4-1 3/4"x14"
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.B.) FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)					
CODE	SIZE	BRICK		STONE	
L7	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)		7'-6" (2.30m)	
L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)		8'-1" (2.48m)	
L9	5" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)		10'-1" (3.03m)	
L10	5" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)		10'-7" (3.24m)	
L11	6" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-6" (3.82m)		11'-7" (3.54m)	
L12	7" x 4" x 7/16" (178 x 102 x 11)	14'-1" (4.30m)		13'-1" (3.99m)	

3.3. DOOR SCHEDULE				
CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10				
1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)	
1E	EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1F	EXTERIOR	2'-8" x 8'-0" x 1-3/4" (815 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)	
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. F.R.R. DOOR/FRAME WITH APP. SELF CLOSING DEVICE.	
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)	PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS	
3	INTERIOR	2'-8" x 6'-8" x 1-3/8" (760 x 2030 x 35)		
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)		
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)		
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)		
5	INTERIOR	1'-8" x 6'-8" x 1-3/8" (460 x 2030 x 35)		

3.4. ACRONYMS			
AFF	ABOVE FINISHED FLOOR	JST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTB/A	OPEN TO BELOW/ABOVE
BBRM	BEAM BY ROOF MANUFACTURER	PL	POINT LOAD
CRF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
C/W	COMPLETE WITH	PT	PRESSURE TREATED
DJ/TJ	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
EST	ESTIMATED	SBFA	SB FROM ABOVE
FA	FLAT ARCH	SJ	SINGLE JOIST
FD	FLOOR DRAIN	SPR	SPRUCE
FG	FIXED GLASS	STL	STEEL
FL	FLUSH	T/O	TOP OF
FLR	FLOOR	TYP	TYPICAL
GT	GIRDER TRUSS	U/S	UNDERSIDE
HB	HOSE BIB	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIC	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

3.5. SYMBOLS			
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.			
	CLASS 'B' VENT		EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)		DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
	HEAVY DUTY OUTLET		SWITCH (2/3/4 WAY)
	POT LIGHT		LIGHT FIXTURE (CEILING MOUNTED)
	LIGHT FIXTURE (PULL CHAIN)		LIGHT FIXTURE (WALL MOUNTED)
	CABLE T.V. JACK		TELEPHONE JACK
	CENTRAL VACUUM OUTLET		CHANDELIER (CEILING MOUNTED)

- SA SMOKE ALARM

(9.10.19.)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.
- ⚡ CMD CARBON MONOXIDE ALARM

(9.33.4.)

\*\* CHECK LOCAL BY-LAWS FOR REQUIREMENTS \*\* A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS ADJABLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

- ☒ SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37. (9.17.4., 9.23.10.7.)

- TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.
- VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD
- EXPOSED BUILDING FACE -O.B.C. 9.10.14, OR 9.10.15. REFER TO HEX NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

	1 HR. PARTY WALL REFER TO HEX NOTE 40.		2 HR. FIREWALL REFER TO HEX NOTE 40A.
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