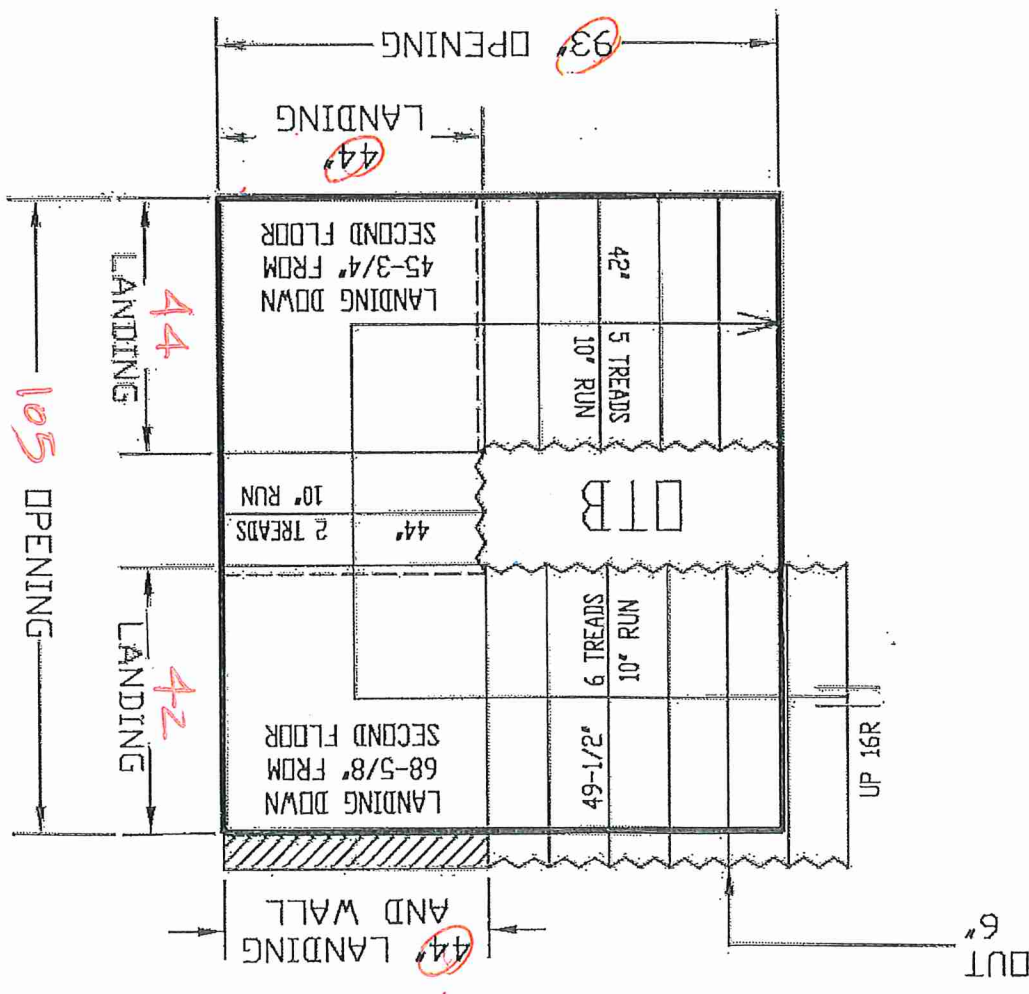
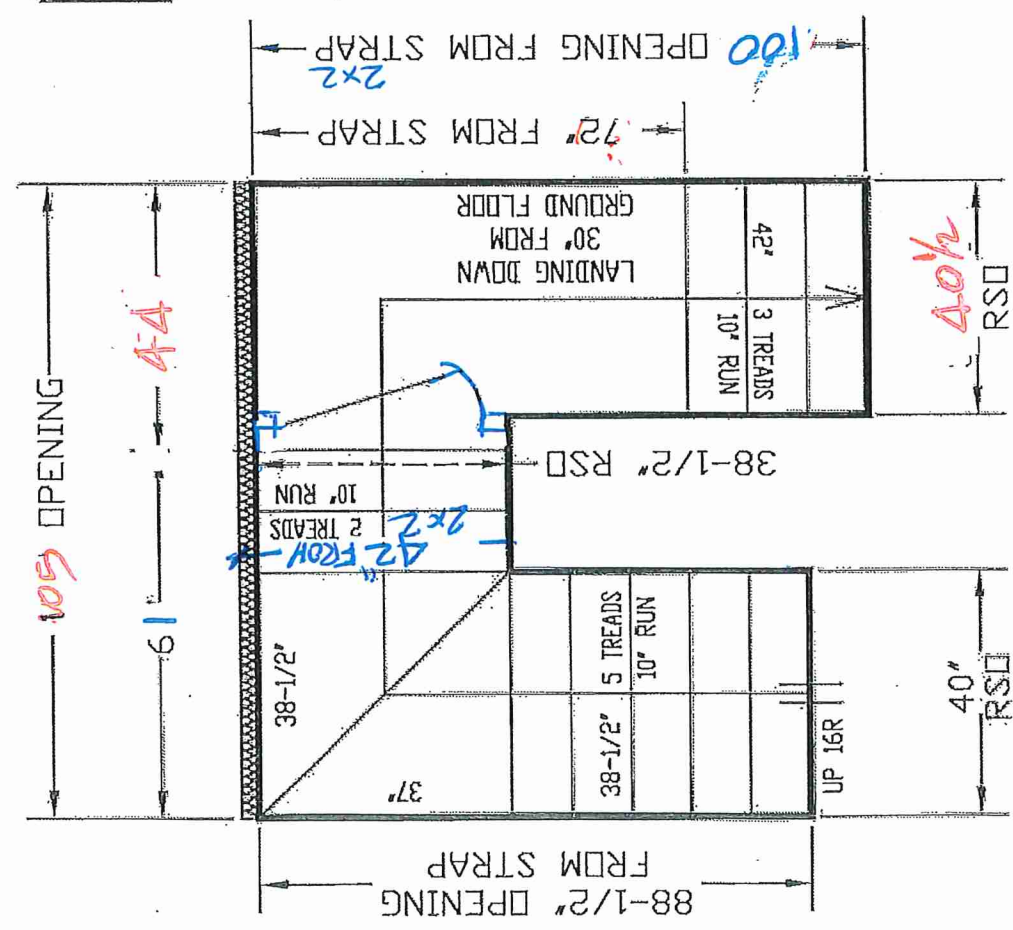


BK 291-16 SITE



GROUND TO SECOND
122" HT 11-7/8" JOST



BASEMENT TO GROUND
BSMT 11-7/8" JOIST

ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

> GARAGE LEFT

		Quality So Step Up So	
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE		ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO INSTALL OUR STAIRS. ANY PROBLEM WITH HEADROOM OR STRAPPING ALLOWANCES, ALPHA STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION	
ALPHA STAIRS AND RAILINGS INC. 3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6 TEL: (905) 694-9556 www.alpastairs.com		Model 2503	
SITE MAYFIELD VILLAGE		Model 2503	
DATE		DATE	
NAME		NAME	
DRAWN BY		DRAWN BY	
PARAMOUNT		PARAMOUNT	
JULY 10, 2024		JULY 10, 2024	
SUMMER RIDGE EST. INC.		SUMMER RIDGE EST. INC.	
LAYOUT #		LAYOUT #	
SCALE: 1:35		SCALE: 1:35	

102x6 RATE RANSET TOP
OF BEAM
* CONFIRM BSHAW WINDOWS
CORRECT LOCATIONS.



BASEMENT PLAN ELEV 'A1' & 'B1' (REV)

PARTIAL BASEMENT PLAN ELEV 'A2' & 'B2'

25-03 for BLK. 291 - TH. 18 & TH. 19 PARTIAL BASEMENT PLAN ELEV. 'A1' & 'B1' (REV.) / 'A2' & 'B2'

BLK 291-18

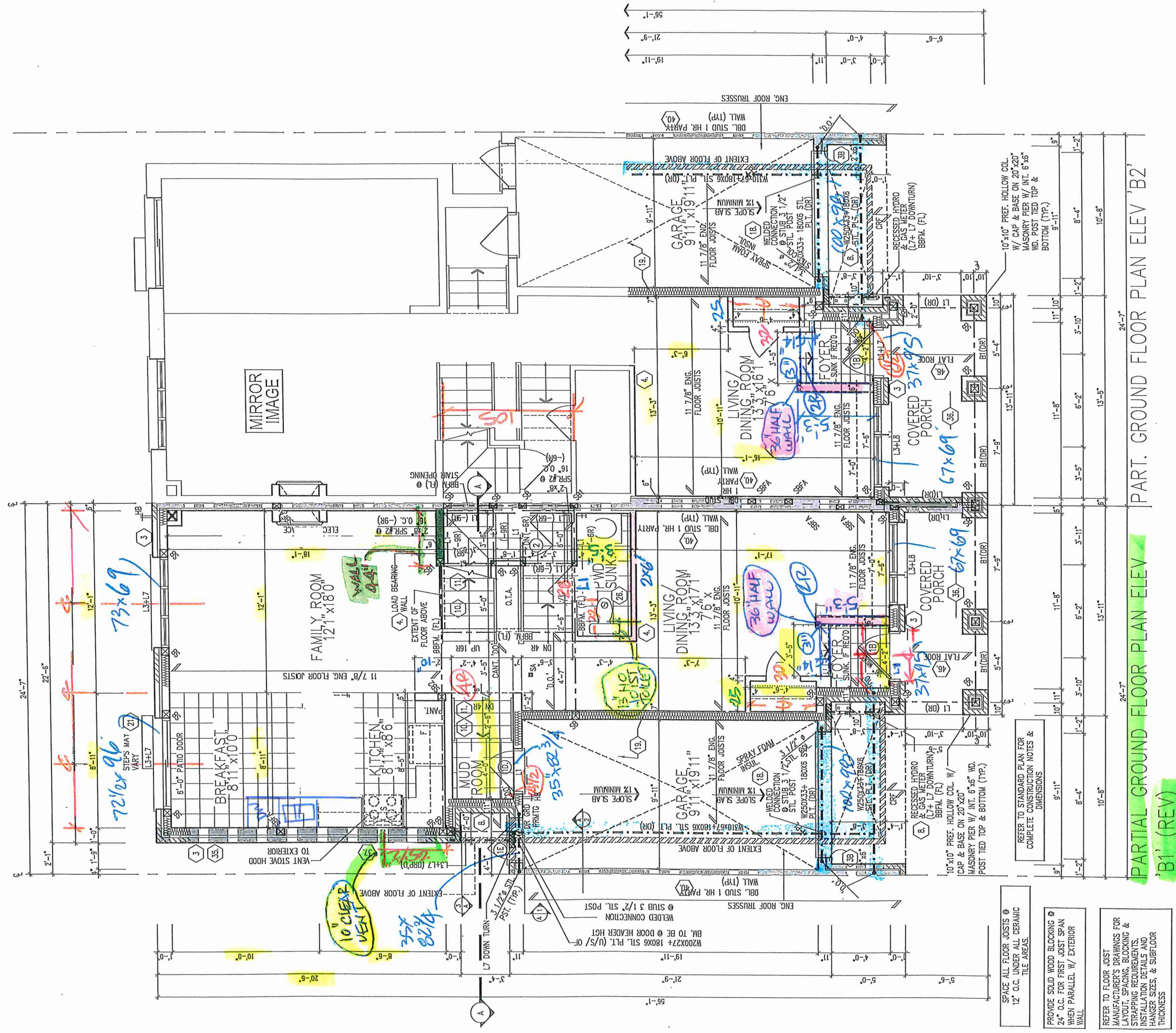


Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2503
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

Drawn By: WD
Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216051WS2503
Page Number: 3 of 17

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96" 96" 96" 95"
* S.D. + WINDOWS
* INT DOORS
* APERTURES
* FRONT DOOR



PARTIAL GROUND FLOOR PLAN ELEV 'B1' (REV)
PART. GROUND FLOOR PLAN ELEV 'B2'

Blk 291-18



25-03 for BLK. 291 - TH. 18 & TH. 19 PARTIAL GROUND FLOOR PLAN ELEV. B1 (REV.)/ B2

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2503
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

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24-27 OPT. SECOND FLOOR PLAN, 'A1' (REV.) PARTIAL OPT. SECOND FLOOR PLAN, 'A2' (W/ OPT. 4 BEDROOM)

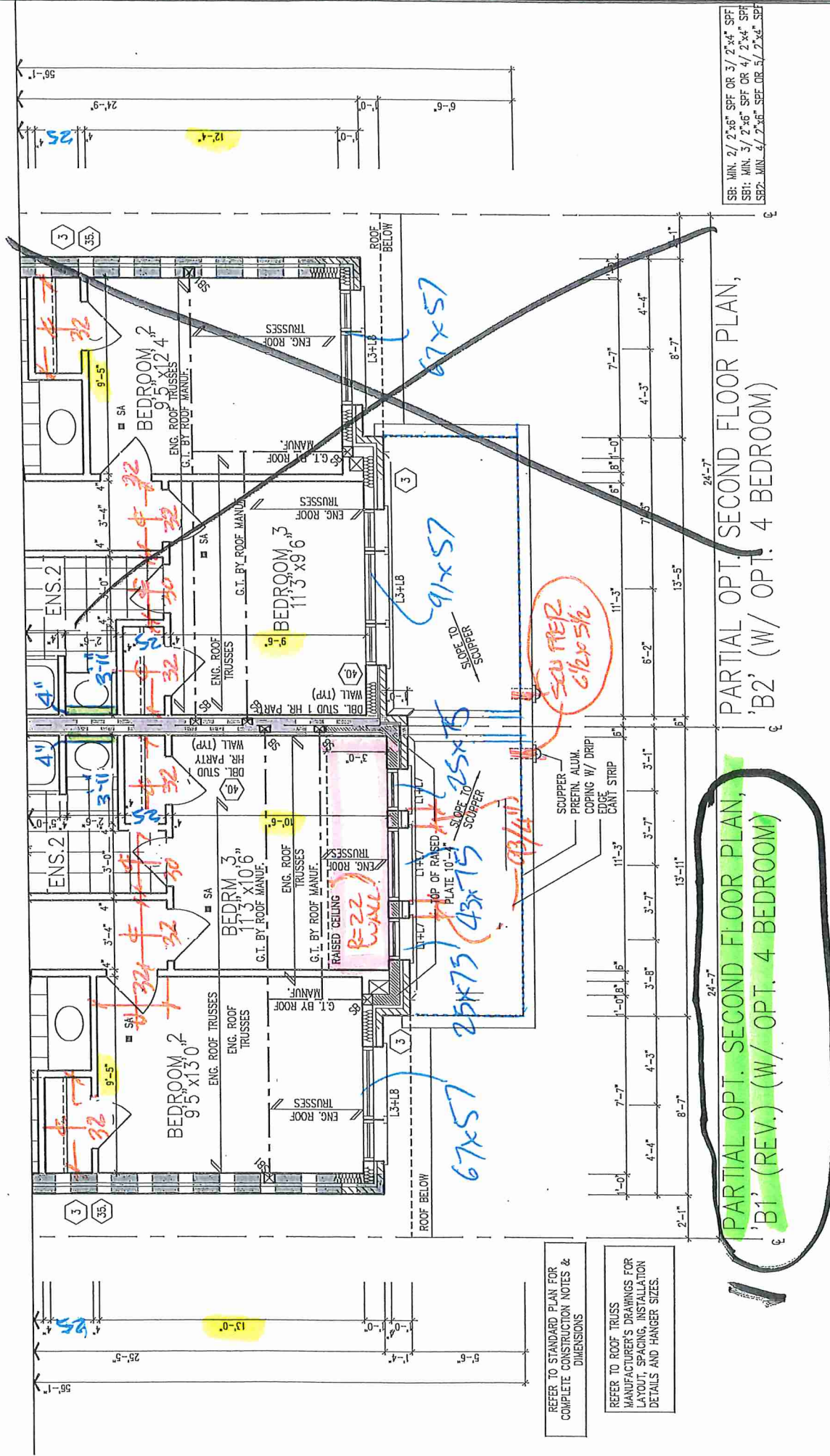
OPT. SECOND FLOOR PLAN, ELEV. 'A1' (REV.) & 'A2' (W/ OPT. 4 BEDROOM)



Royal Pine Homes/Summer Ridge Estates Inc.-216051 **UNIT-2503**
"MAYFIELD VILLAGE", BRAMPTON, ON. **REV.2024.03.14**
 Drawn By Checked By Scale Ftb Number Page Number
 WD DS 3/16"=1'-0" 216051WS2503 8 of 17
 3550 Langstaff Road, Suite 200 Woodbridge, Ontario, L4L 9G3

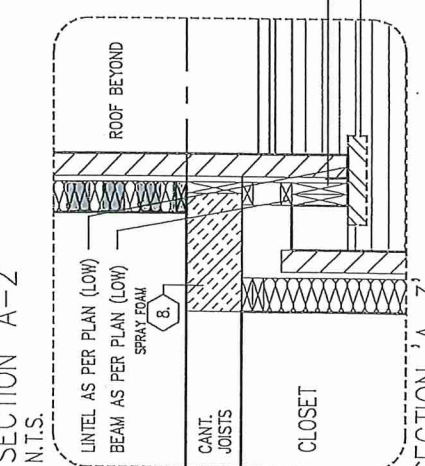
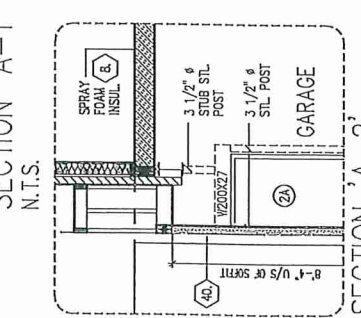
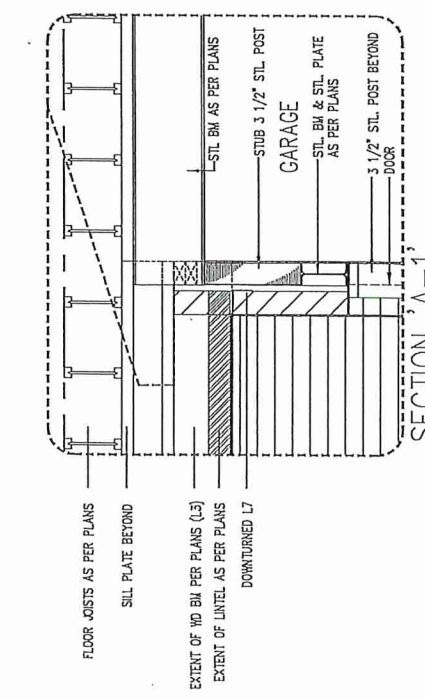
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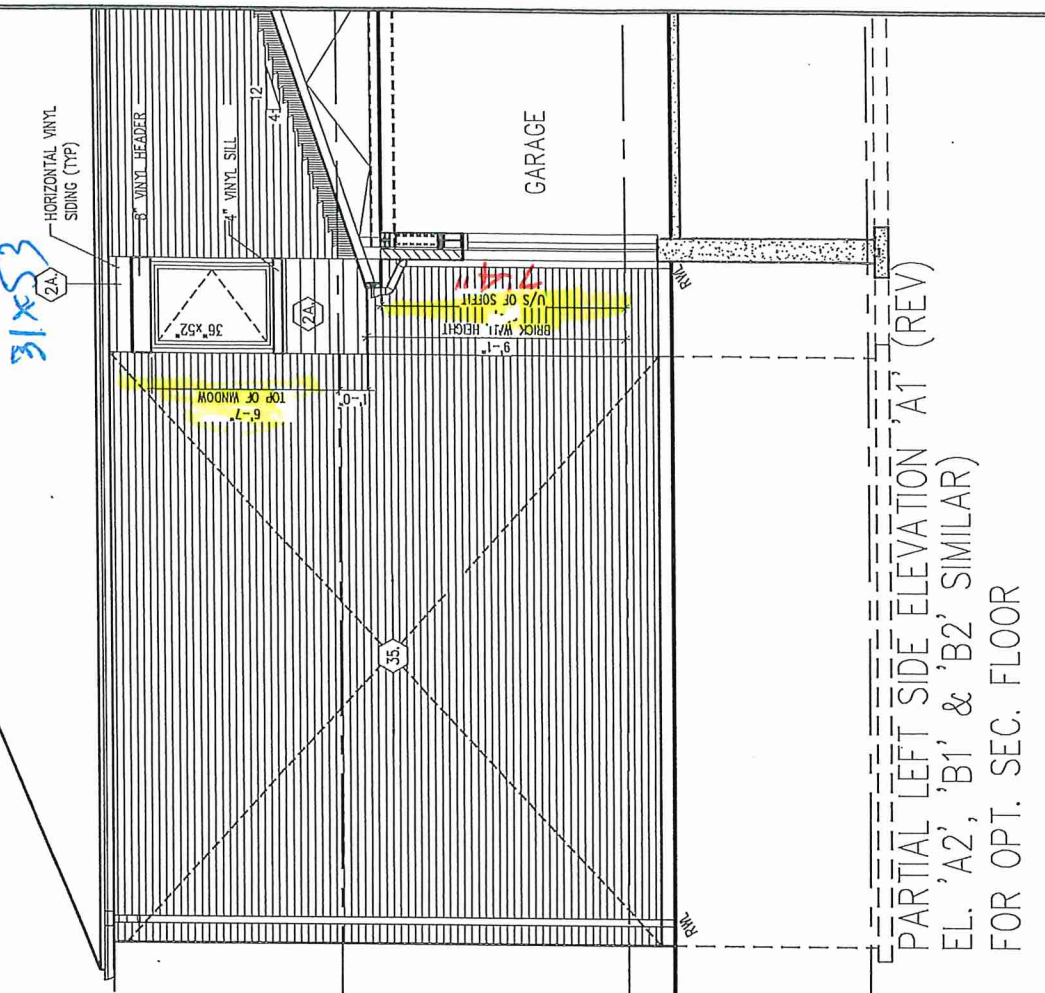
SB: MIN. 2/2"x6" SPF OR 3/2"x4" SPF
SP1: MIN. 3/2"x6" SPF OR 4/2"x4" SPF
SP2: MIN. 4/2"x6" SPF OR 5/2"x4" SPF

PARTIAL OPT. SECOND FLOOR PLAN, 'B1' (REV.) (W/ OPT. 4 BEDROOM)



(FOR OPT. 2ND. FLOOR ONLY)

WINDOW SUMMARY	
PER DEC. TABLE 5.0.15.4	
LEFT SIDE ELEVATION A1 REV	
U-VALUE	GLAZED AREA (S.F.)
1	3.5
2	0.0
3	0.0
4	0.0
5	0.0
6	0.0
7	0.0
8	0.0
9	0.0
10	0.0
11	0.0
12	0.0
13	0.0
14	0.0
15	0.0
16	0.0
17	0.0
18	0.0
19	0.0
20	0.0
21	0.0
22	0.0
23	0.0
24	0.0
25	0.0
26	0.0
27	0.0
28	0.0
29	0.0
30	0.0
31	0.0
32	0.0
33	0.0
34	0.0
35	0.0
36	0.0
37	0.0
38	0.0
39	0.0
40	0.0
41	0.0
42	0.0
43	0.0
44	0.0
45	0.0
46	0.0
47	0.0
48	0.0
49	0.0
50	0.0
51	0.0
52	0.0
53	0.0
54	0.0
55	0.0
56	0.0
57	0.0
58	0.0
59	0.0
60	0.0
61	0.0
62	0.0
63	0.0
64	0.0
65	0.0
66	0.0
67	0.0
68	0.0
69	0.0
70	0.0
71	0.0
72	0.0
73	0.0
74	0.0
75	0.0
76	0.0
77	0.0
78	0.0
79	0.0
80	0.0
81	0.0
82	0.0
83	0.0
84	0.0
85	0.0
86	0.0
87	0.0
88	0.0
89	0.0
90	0.0
91	0.0
92	0.0
93	0.0
94	0.0
95	0.0
96	0.0
97	0.0
98	0.0
99	0.0
100	0.0



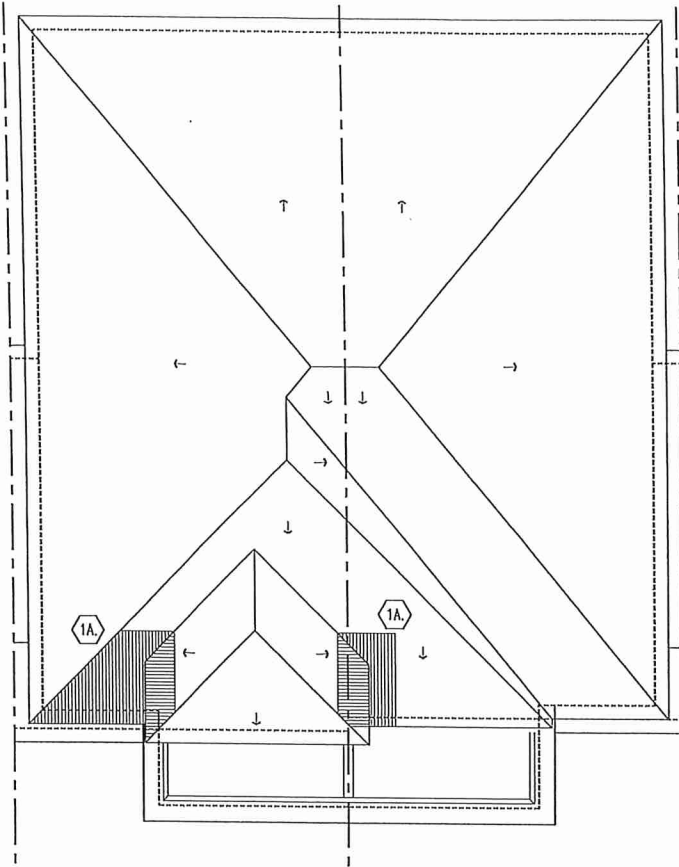
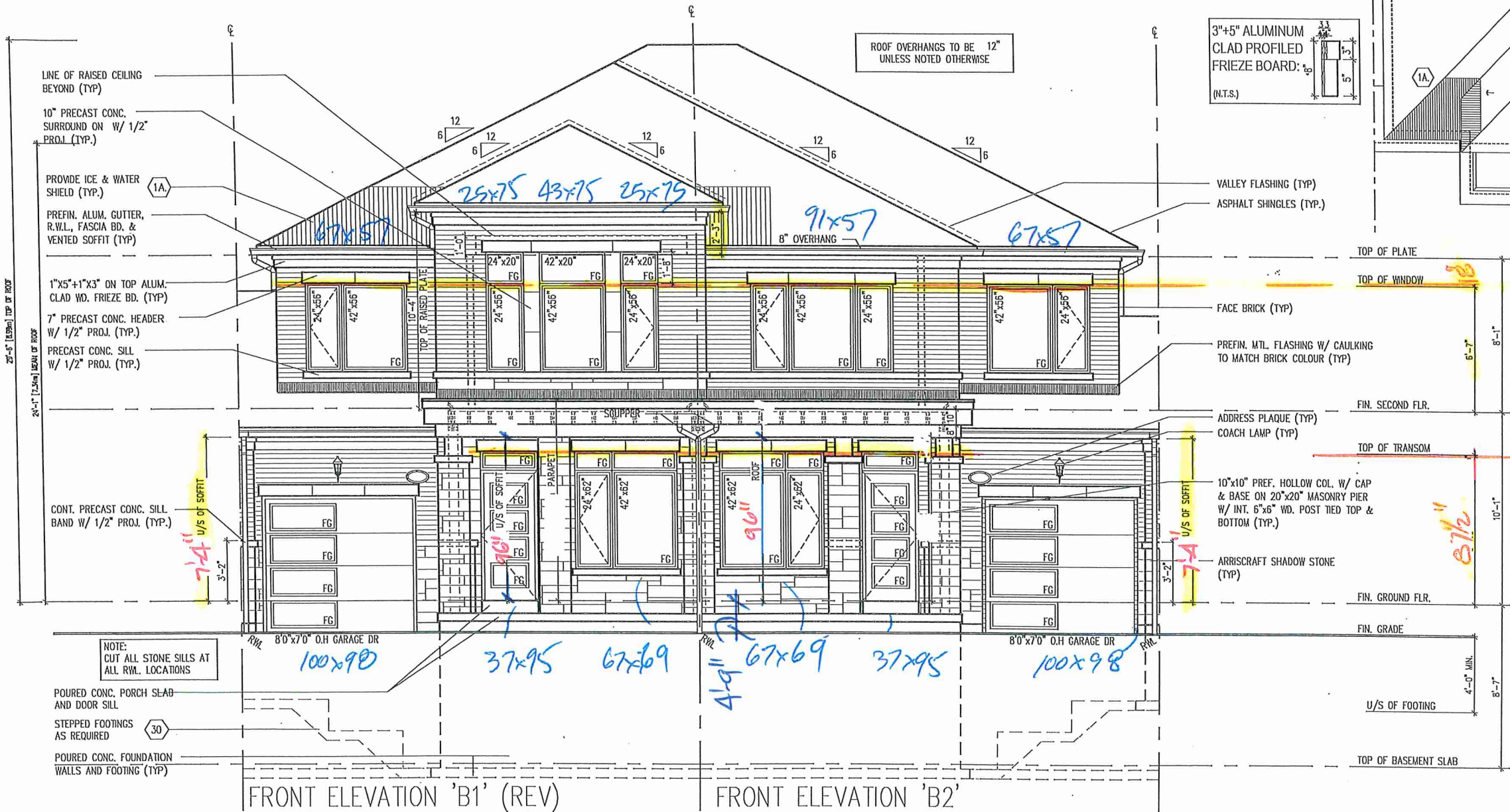
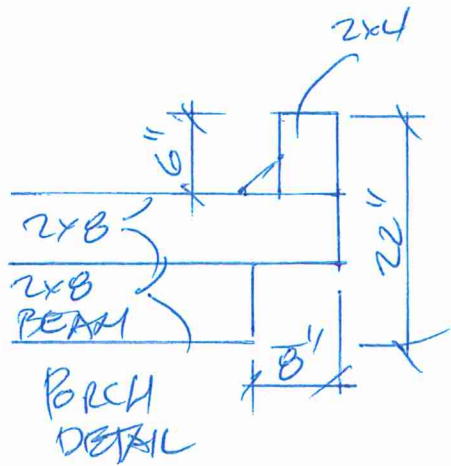
OPT. SECOND FLOOR PLAN, ELEV. 'A1' (REV.) & 'A2' (W/ OPT. 4 BEDROOM)



BLK 291-18

GARAGE ROOF
18'0" H

ROOF PLAN
ELEV. 'B1' (REV.) & ELEV. 'B2'
N.T.S.



Blk 291 - 18

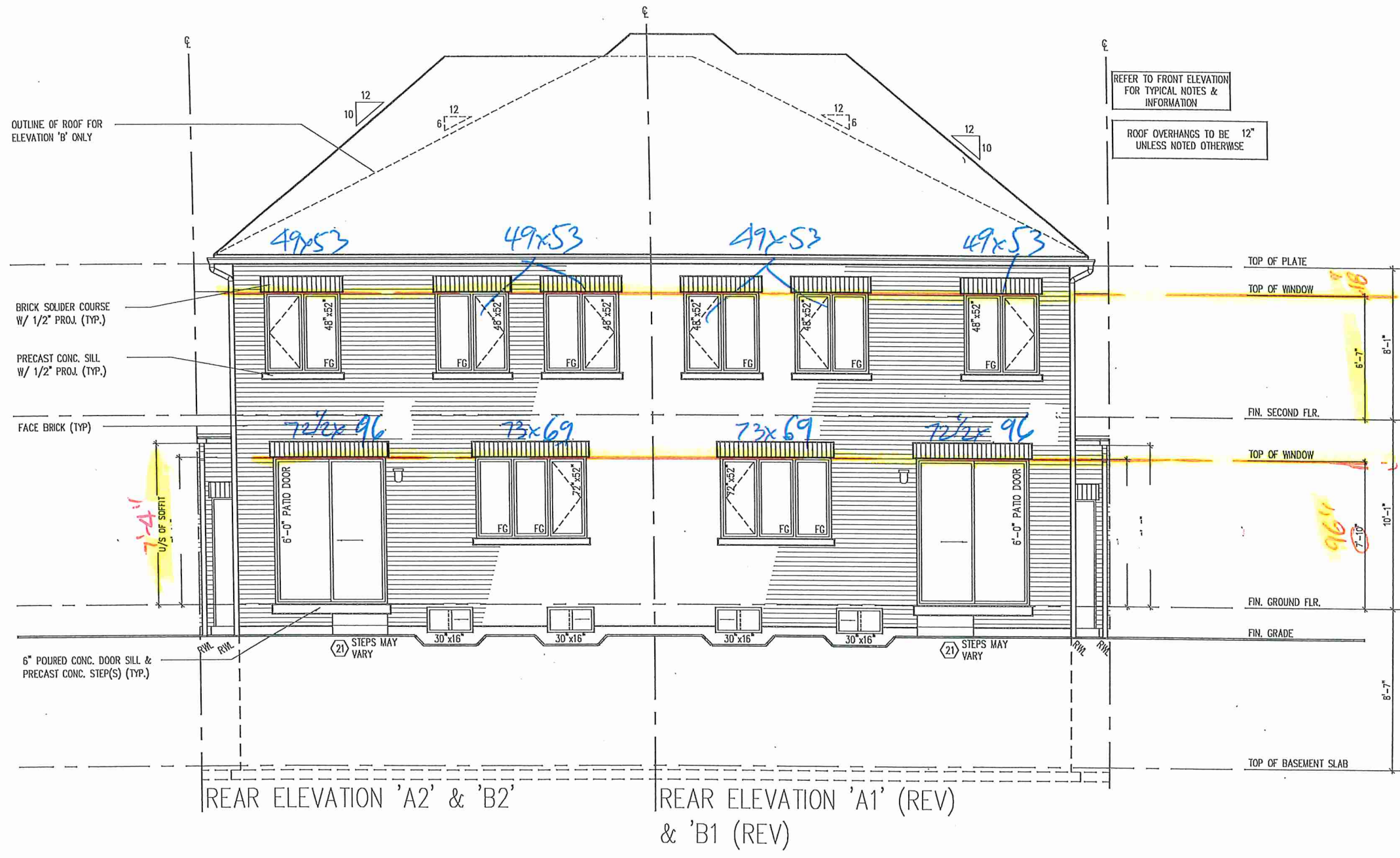
FRONT ELEVATION 'B1' (REV.), 'B2'

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2503
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

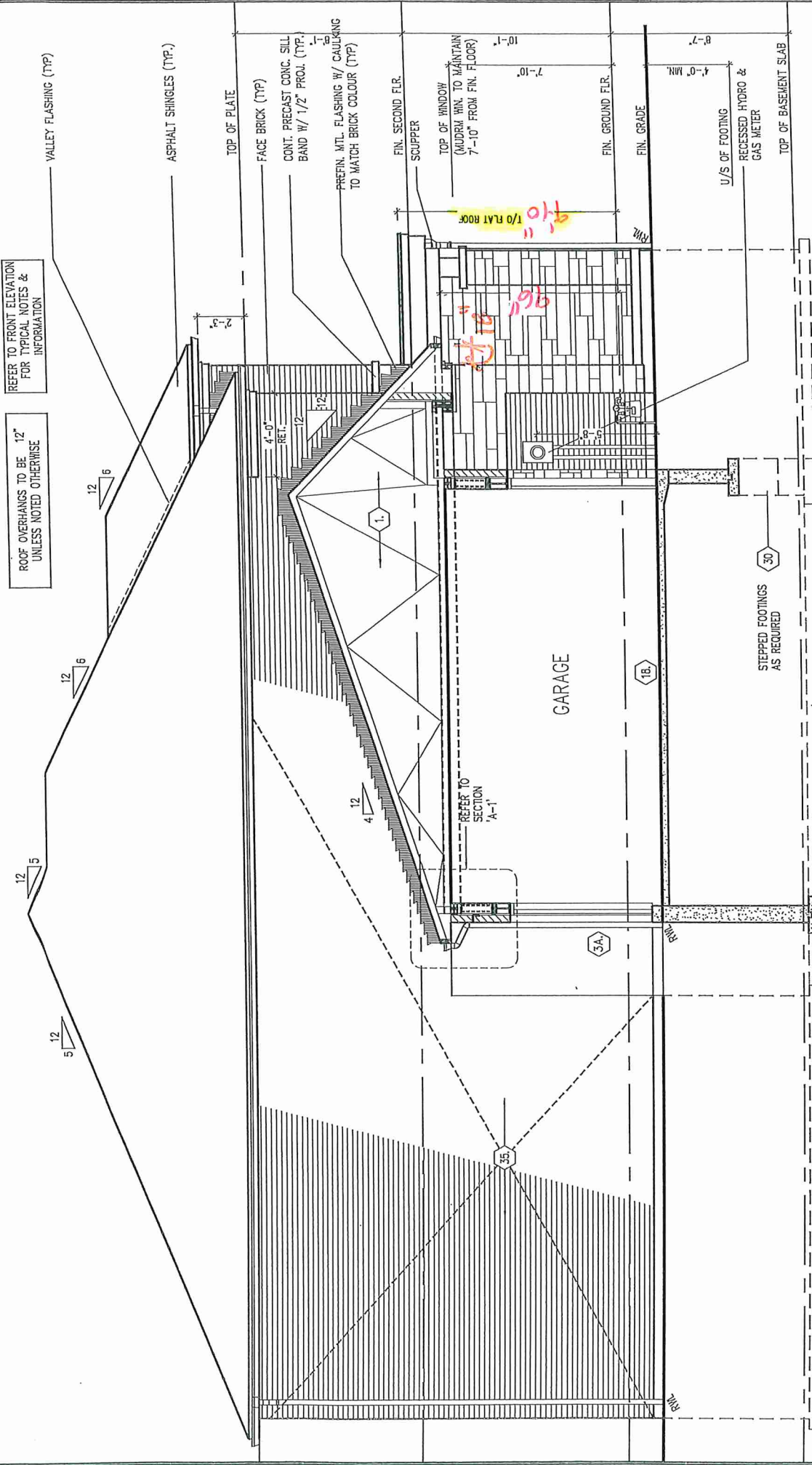
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File Number: 216051WS2503
Page Number: 13 of 17

3550 Langstaff Road, Suite 200 Woodbridge, Ontario, L4L 9G3

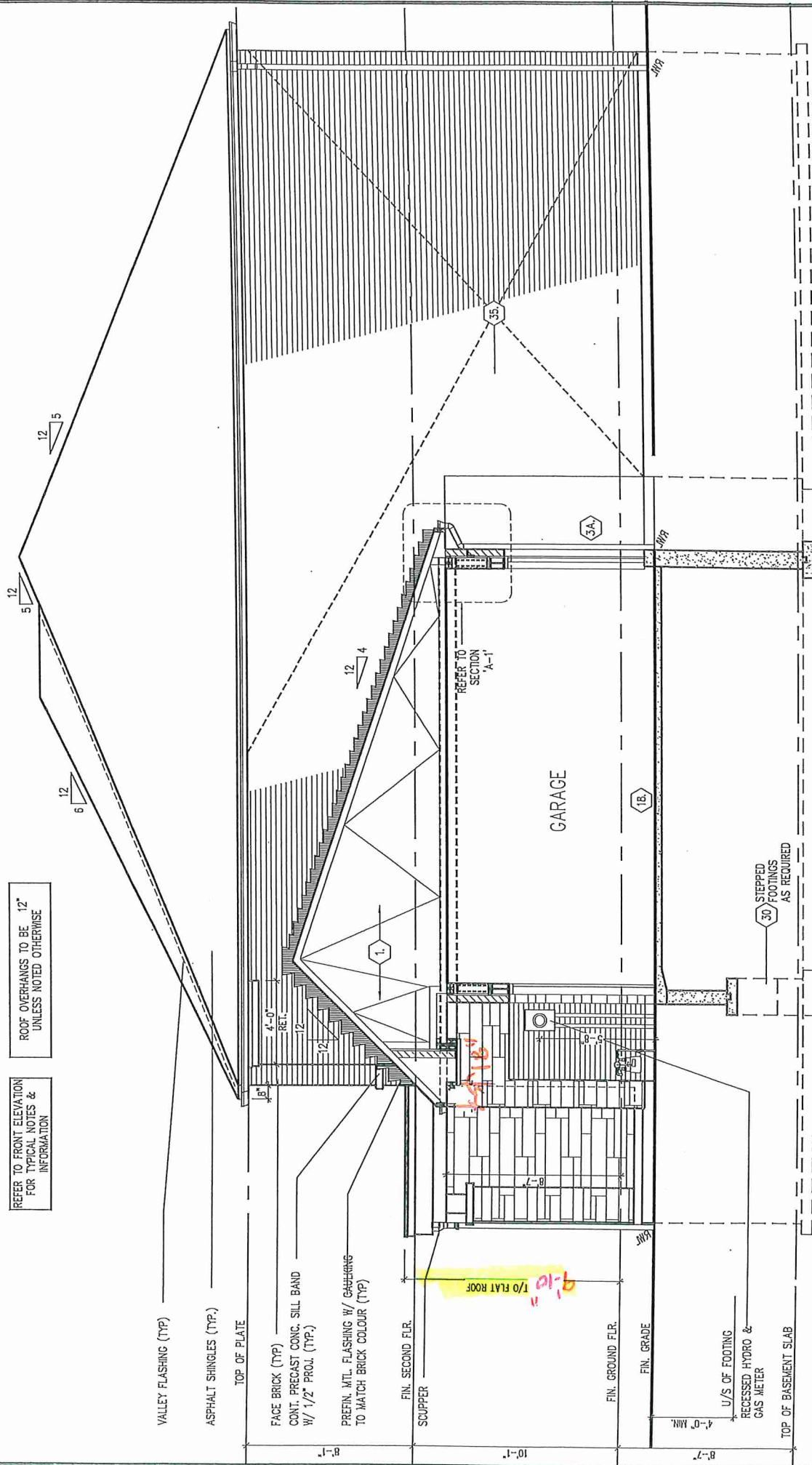
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BUC 291-10



LEFT SIDE ELEVATION 'B1' (REV)(B2 SIMILAR)



RIGHT SIDE ELEVATION 'B2'

LEFT SIDE ELEV. 'B1' (REV) & RIGHT SIDE ELEV. 'B2'

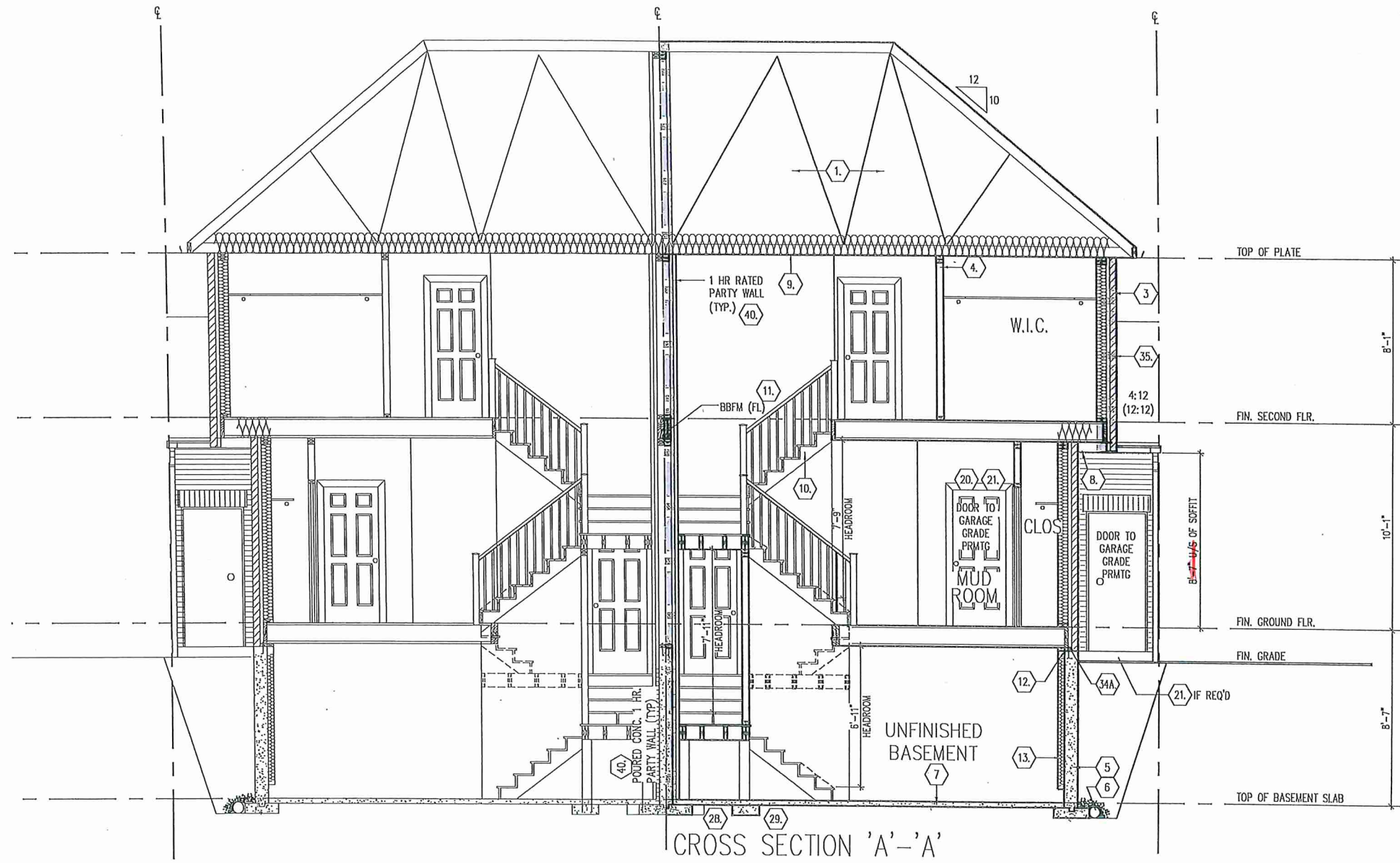


BUK 291-10

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2503
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

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File Number: 216051WS2503
Page Number: 16 of 17

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BUK 291-18

SECTION 'A-A'

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2503
"MAYFIELD VILLAGE", BRAMPTON, ON. REV:2024.03.14

REV. 2024.03.14

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W/D	DC	3/4"=1'-0"	246051W/SC2503	17 of 17

Drawn By	Checked By	Scale	File Number	Page Number
W/D	DC	3/4"=1'-0"	246051W/SC2503	17 of 17

Drawn By	Checked By	Scale	File Number	Page Number
W/D	DC	3/4"=1'-0"	246051W/SC2503	17 of 17

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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION (9.19, 9.23.13, 9.23.15.)
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (600) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2X4" (38X89) TRUSS BRACING @ 8'-7" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCO, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RFL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.

1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFERTRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

2

SIDING WALL CONSTRUCTION (2X8")
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE ARVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) (REFER TO 35 NOTE AS REQ.)

2A

SIDING WALL CONSTRUCTION (2X8") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED ARMWATER BARRIER AS PER O.B.C 9.27.3. ON EXTERIOR TYPE RIGID INSULATION UNITS UNAPPED MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE ARVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) (REFER TO 35 NOTE AS REQ.)

2B

SIDING WALL @ GARAGE CONSTRUCTION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) (REFER TO 35 NOTE AS REQ.)

3

BRICK VENEER WALL CONSTRUCTION (2X8")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3A

BRICK VENEER WALL CONSTRUCTION (2X8") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR CONFORM WITH 9.20.9. ON APPROVED ARMWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (UNITS UNAPPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE 2X4" (38X89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4

INTERIOR STUD PARTITIONS (9.23.9.8, 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2X4" (38X89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2X4" (38X89) @ 24" (610) O.C. PROVIDE 2X4" (38X89) BOTTOM PLATE AND 2X2X4" (2X38X89) TOP PLATE 1/2" (12.7) MIN. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2X8" (38X140) STUDS WHERE NOTED. PROVIDE 2X4" (38X89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2X4" (38X89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A

EXT. LOFT WALL CONSTRUCTION (2X8") - NO CLADDING
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

4B

EXT. LOFT WALL CONSTRUCTION (2X8")
NO CLADDING W/ CONTINUOUS INSULATION
APPROVED ARMWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOISTS UNAPPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

5

FOUNDATION WALL/FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 8" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-4" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1) (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). REST ON NATURAL UNDISTURBED SOIL OF BACKFILL. ALL FOOTINGS SHALL BEAT ON NATURAL UNDISTURBED SOIL OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1.)

- 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' (78" (200) VERTICAL AND 2' (24" (610) HORIZ. PER JOIST. PROVIDE 2X4" (38X89) STUDS BETWEEN WALL AND BRICK VENEER @ 16"x47/2(3) & 3.23.9.3(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" (650) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))
WEEPING TILE (9.14.3.)
4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

6

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 DAMPROOFING 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. (9.15.4.7(2)(3) & 9.23.9.3(3))

7

EXPOSED FLOOR TO EXTERIOR (9.10.17.10, 9.10.17.10, 9.10.17.10)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFIRMING TO 9.23.9.3. FIN. SOFT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.

9

EXPOSED CEILING TO EXTERIOR W/ ATTIC (9.23.2.4)
INSULATION, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

10

EXPOSED CEILING TO EXTERIOR W/O ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2X4" (38X89) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES). W/ INSULATION BETWEEN JOISTS & 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-S705.2, 9.19.1, 9.10.17.10)
ALL STAIRS/EXTERIOR STAIRS (9.8.1.2, 9.8.2, 9.8.4.)

11

GUARDS/HANDRAILS (9.8.7.7, 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" (600) MIN.
EXTERIOR GUARDS: 3'-5" (1070) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXT. STAIRS: 2'-6" (1070) MIN.
GUARDS FOR LANDINGS @ EXT. 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
BEHIND WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 20 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. 9.8.8.7 - REQUIRED AS PER 9.8.7.1.(3)
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (665)
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)

12

SILL PLATES
2X4" (38X89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS @ 20" (500) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2389) O.C., CALCULUS OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

13

BASEMENT INSULATION (9.8-12) 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.

14

BEARING STUD PARTITION IN BASEMENT (9.15.3.6, 9.23.10.1.)
2X4" (38X89) STUDS @ 16" (406) O.C. 2X4" (38X89) SILL PLATE (2X4" (38X140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 MIL POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS @ 20" (500) LONG, EMBEDDED 4" (100) MIN INTO CONC. @ 7'-10" (2380) O.C. @ (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALLS UNFINISHED.

15

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/CSSB-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"x17" (1060x1060x460) CONC. FOOTING

15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN
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.

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 PLATE TOP & BOTTOM. FIELD WELD COLUMN TO BASE PLATE & STEEL BM. ANCHORS (2- 12"x60x30x60). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

16

STEEL BEAM BEARING AT FOUNDATION WALLS (9.23.8.1.)
BEAM POCKET OR 6"x6" (200x200) POURED CONC. NB WALLS. MIN. BEARING 3 1/2" (90). CONC. NB 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 5-6% 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, CANULC-S705.2)

STAMP

BK 291-18

