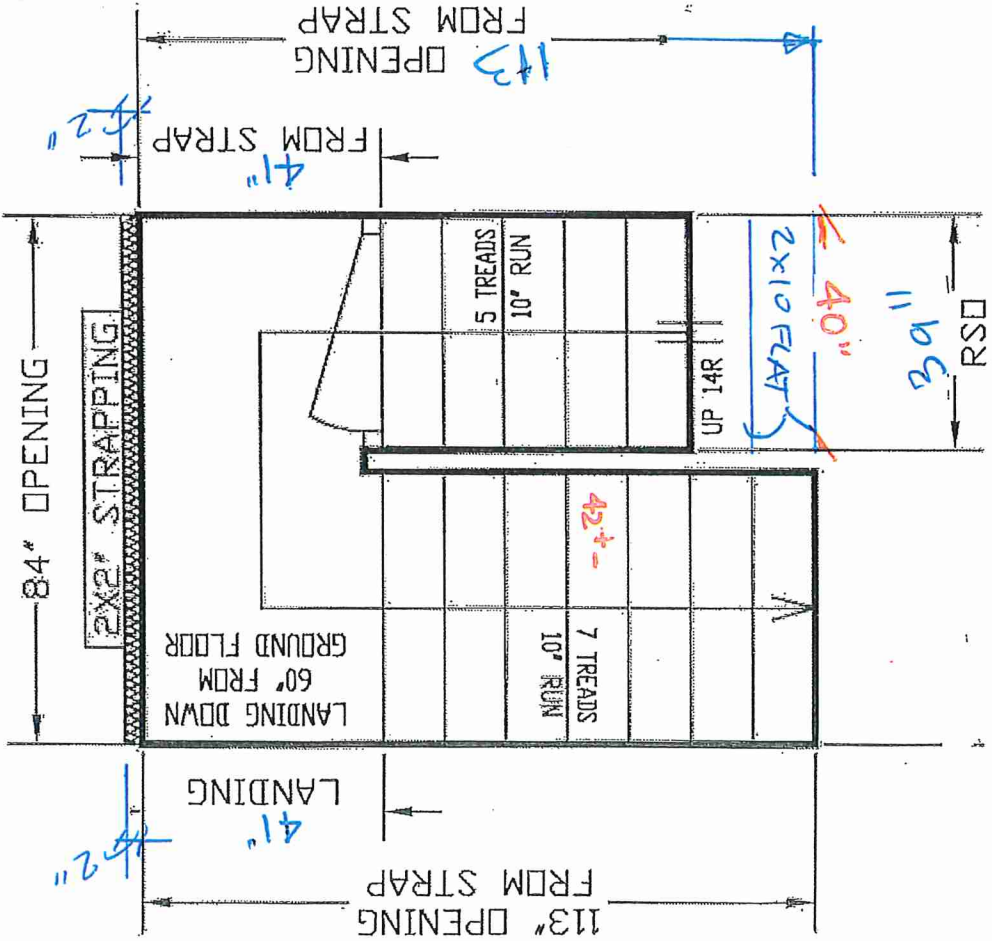


 Quality So Step Up So		ALPA STAIRS AND RAILINGS INC. 3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6 TEL: (905) 694-9556 www.alpastairs.com	
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO INSTALL OUR STAIRS. ANY PROBLEM WITH HEADROOM OR STRAPPING ALLOWANCES, ALPA 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.			Model 2502
SITE MAYFIELD VILLAGE		LOT #	Client SUMMER RIDGE EST. INC.
NAME	PARAMJEET	DRAWN BY	DATE JULY 11, 2024
SCALE: 1:35		LAYOUT #	

< GARAGE LEFT

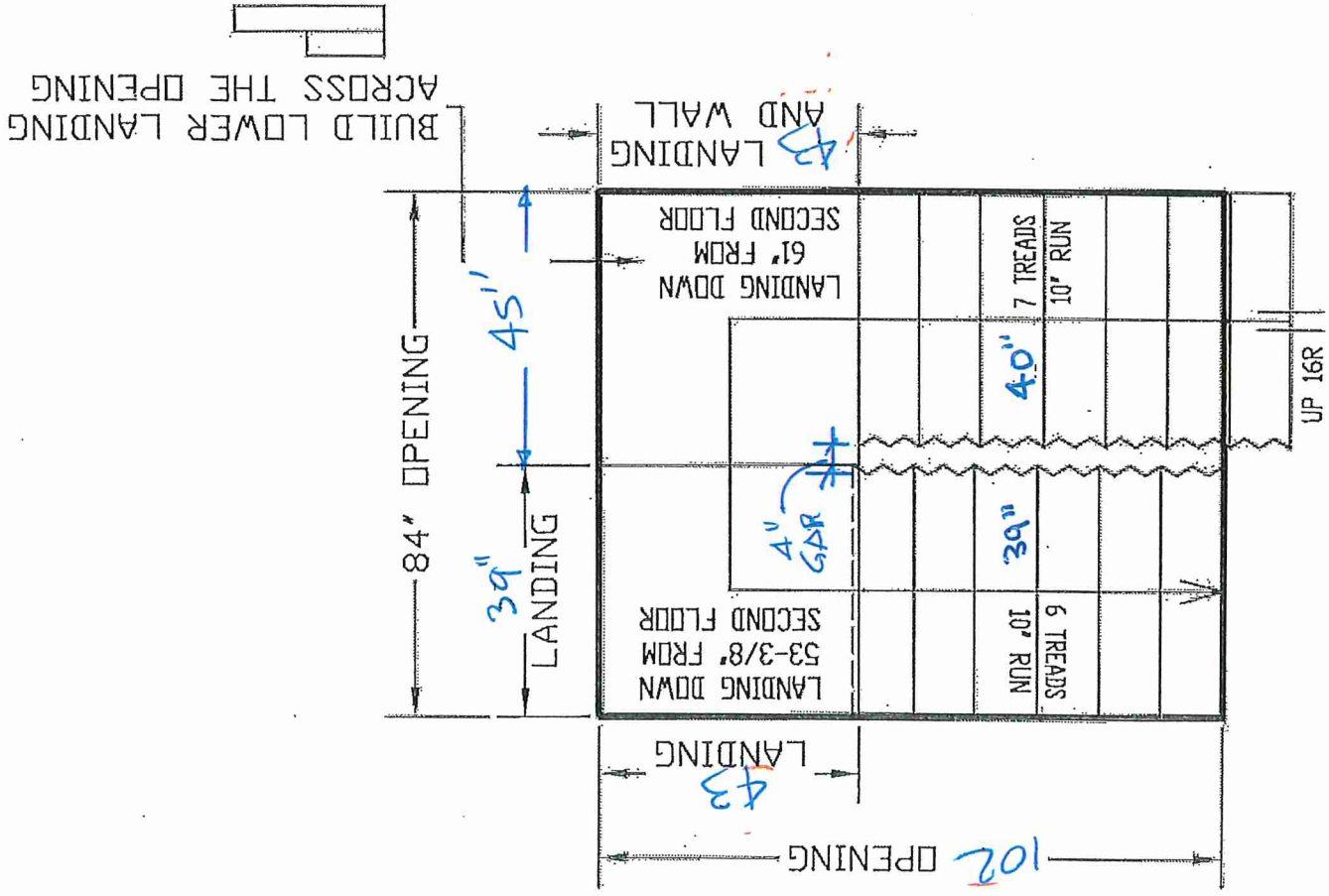
ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

NO WALLS UNTIL
STAIRS INSTALLED



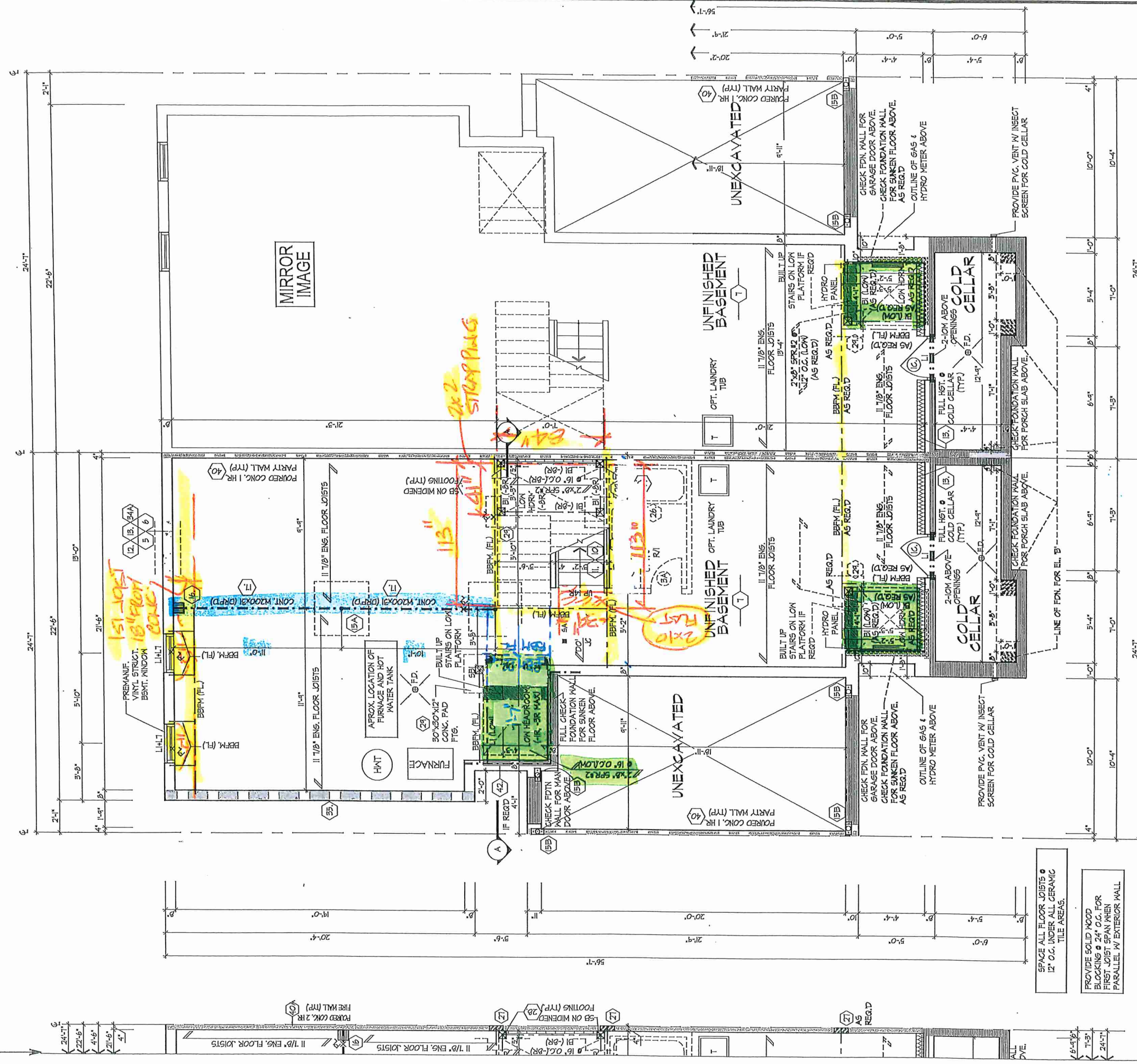
BASEMENT TO GROUND
BSMT 11-7/8" JOIST

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



Blk - 291-17
SITE

PART. BASEMENT
PLAN EL. 'A1' & 'B1'
(REV) W/ FIREWALL
(EL. 'A2' & 'B2'
SIMILAR)



BASEMENT PLAN ELEV 'A' & 'B' (REV) PARTIAL BASEMENT PLAN ELEV 'A2' & 'B2'

- 20% PLATE RANSET TOP OF BEAM
- CONFIRM BEHIND WINDOWS CORRECT LOCATION

BYC 291-17



BASEMENT PLAN ELEV 'A1' & 'B1' (REV) / 'A2' & 'B2'

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2502
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

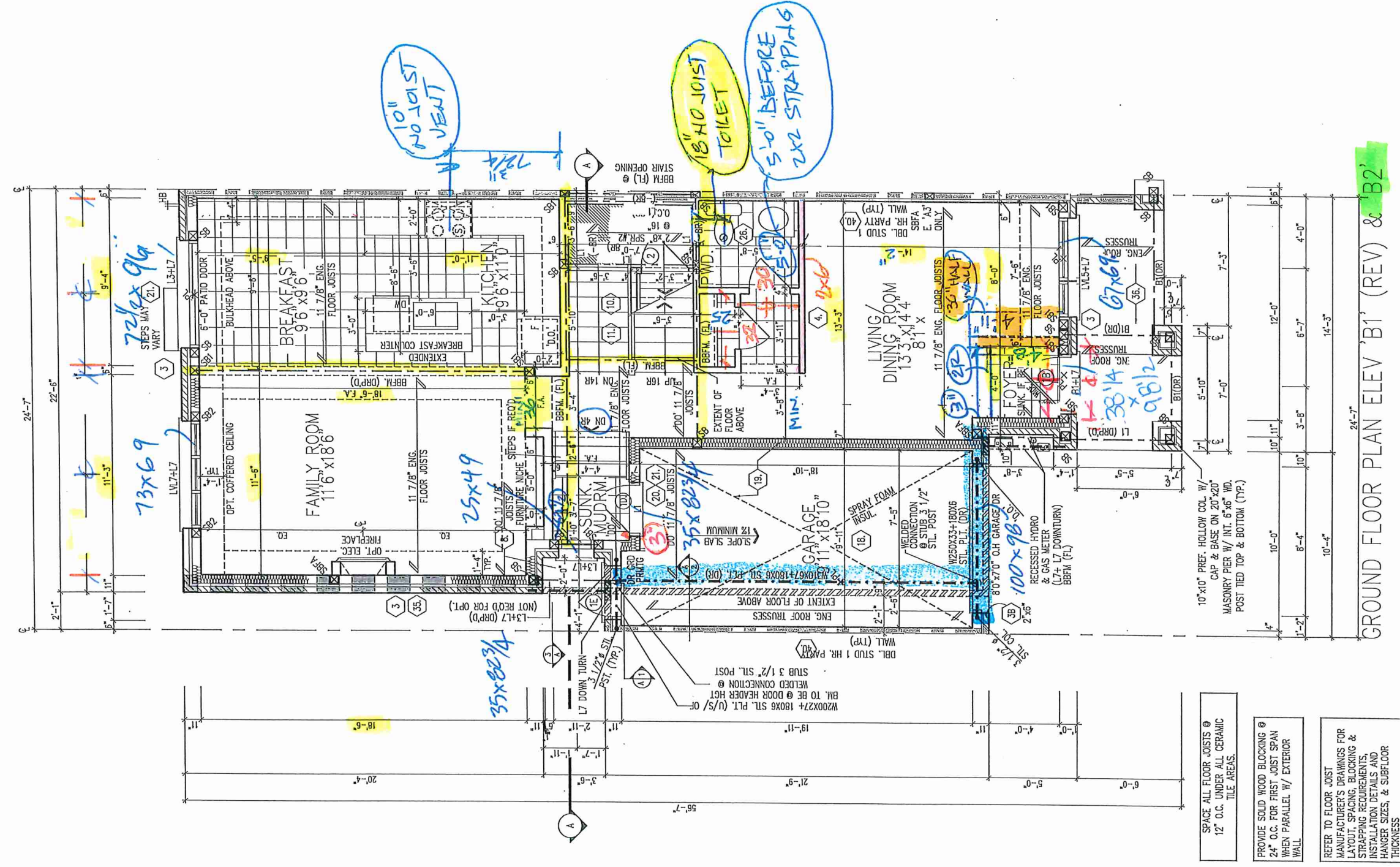
Drawn By	Checked By	Scale	File Number
WD	DS	3/16"=1'-0"	216051WS2502

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

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

" 96" S.D. + WINDOWS
" 93" INT- DOORS
" 96" ARCHES
90 1/2" - FRONT DOOR



25-02 for BLK. 291 - TH. 16 & TH. 17 GROUND FLOOR PLAN ELEV. B1 (REV.) & B2

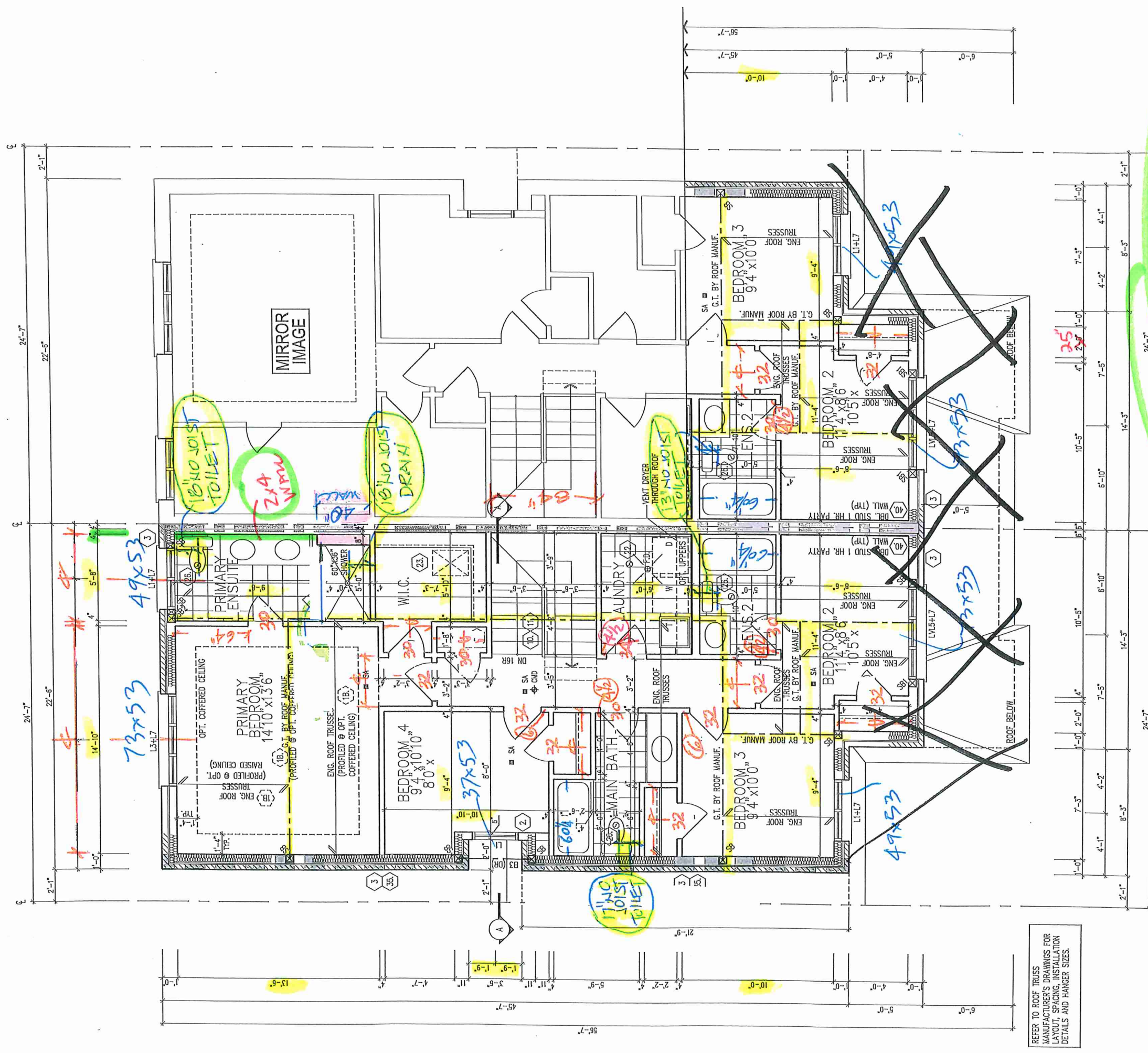


Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2502
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV.2024.03.14

Drawn By: WD
Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216051WS2502
Page Number: 3a of 14

BLK 291-17

- INT. DOORS 83'
- 2x4 L SHAPE BOTTOM
- CHORD CEILING EVERY 8'
- WINDOWS SEE ELEV.



OPT. SECOND FLOOR PLAN, 'A1' (REV.)
(W/ OPT. 4 BEDROOM)
ELEV. 'A2', 'B1' & 'B2' SIMILAR

PART. SECOND FLOOR PLAN ELEV 'A2'
SEE ELEV B2 REV.

SB: MIN. 2/ 2"x6" SPF OR 3/ 2"x4" SPF
SB1: MIN. 3/ 2"x6" SPF OR 4/ 2"x4" SPF
SB2: MIN. 4/ 2"x6" SPF OR 5/ 2"x4" SPF

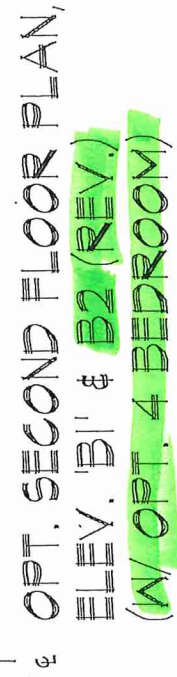
REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, INSTALLATION
DETAILS AND HANGER SIZES.

OPT. SECOND FLOOR PLAN, 'A1' (REV.) (W/ OPT. 4 BEDROOM) EL. A2, B1 & B2 SIMILAR / PART. SECOND FLOOR PLAN EL. A2

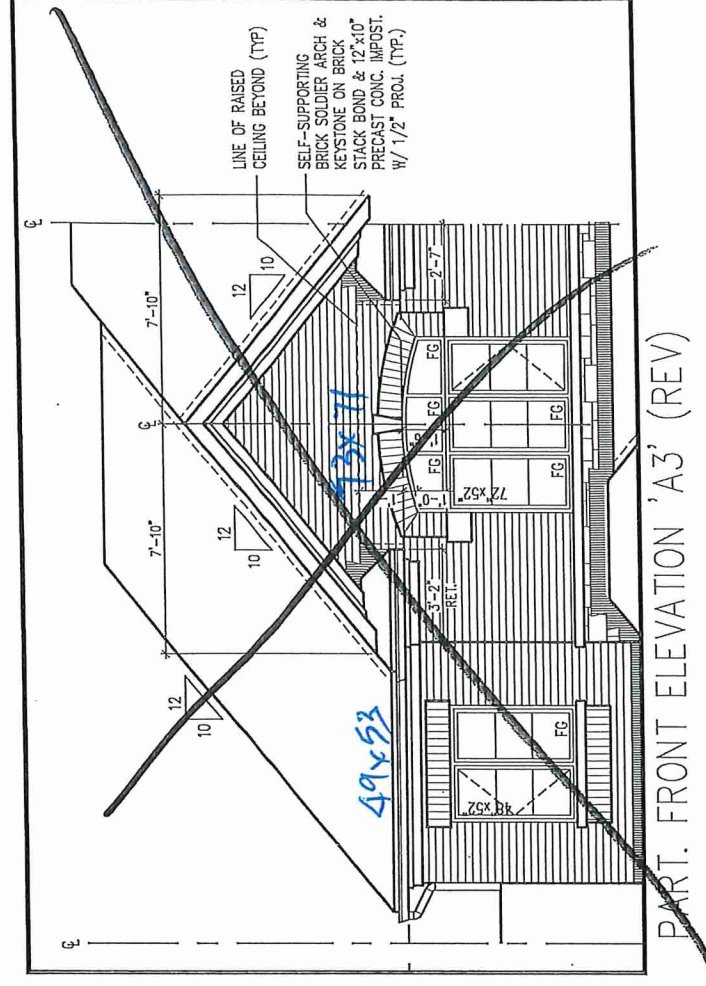
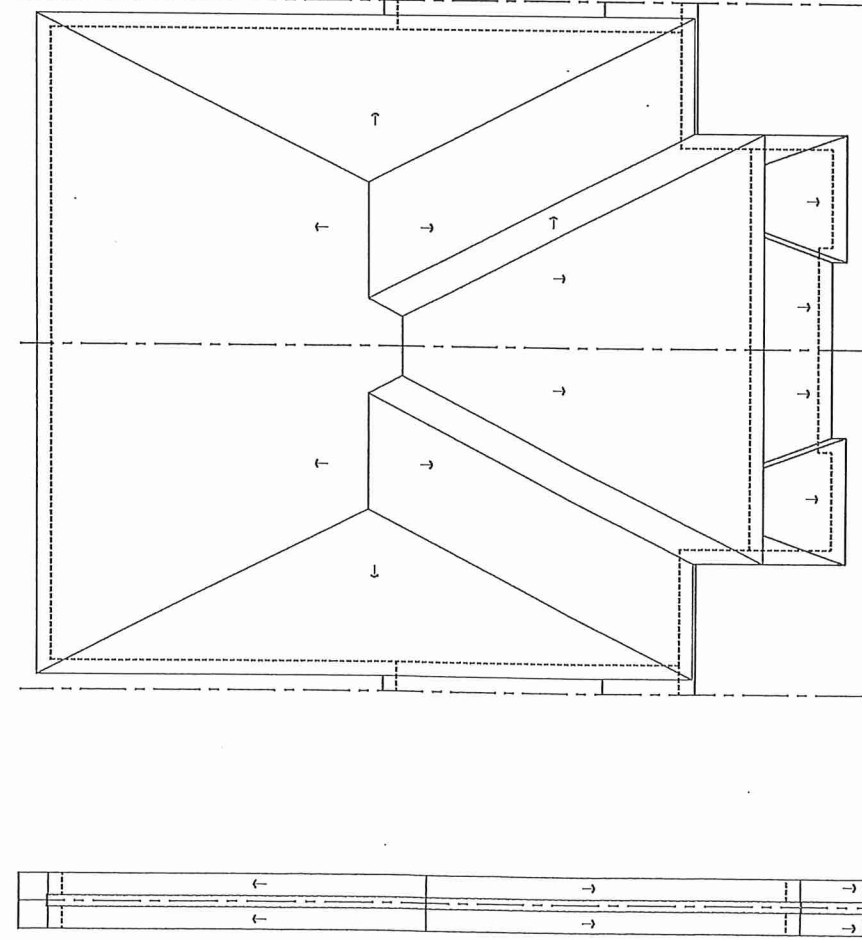
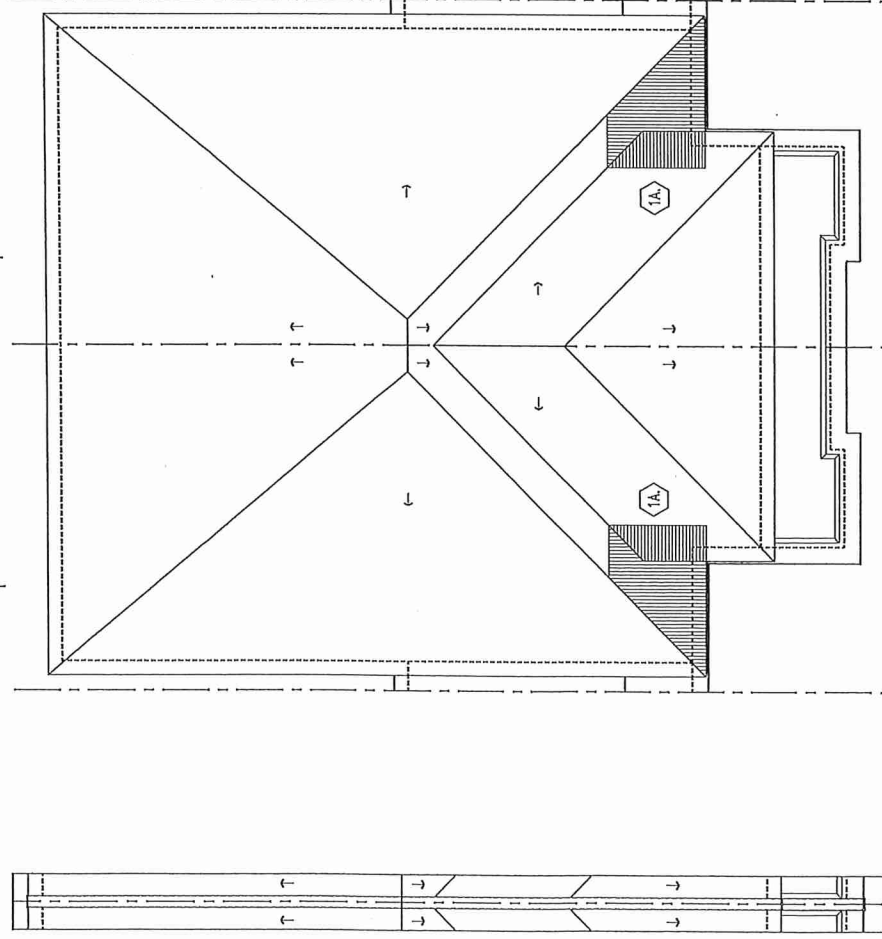
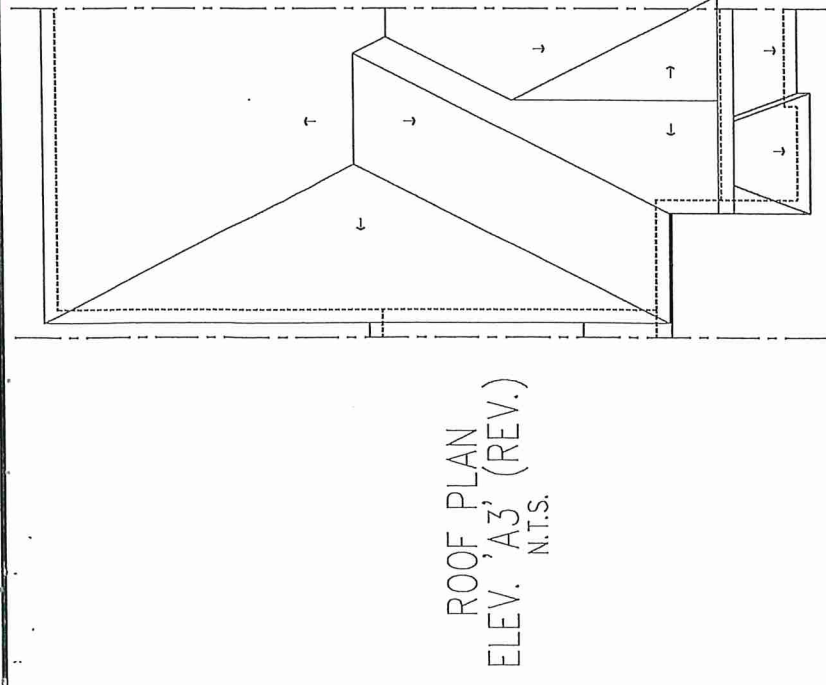
BK 291-17



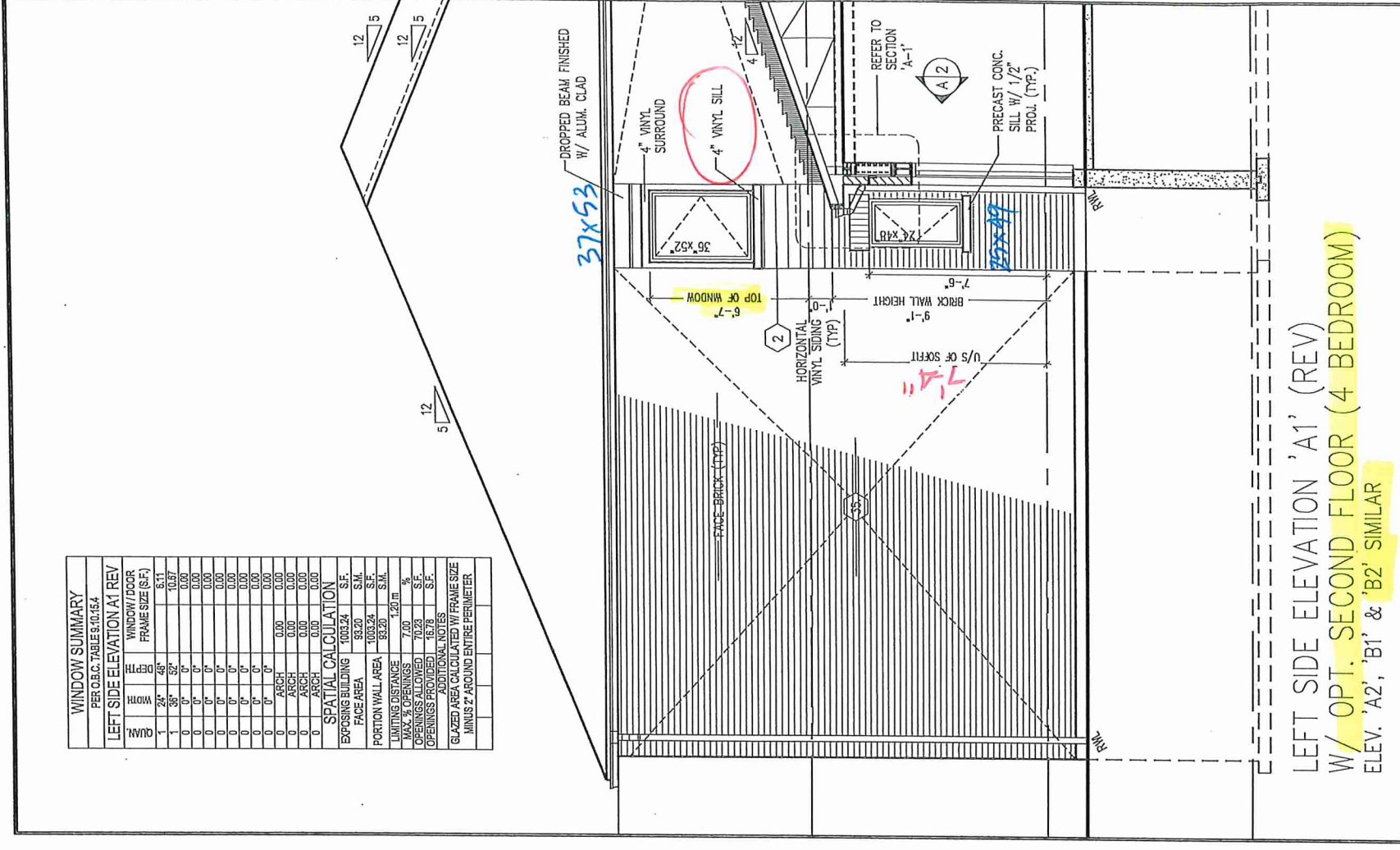
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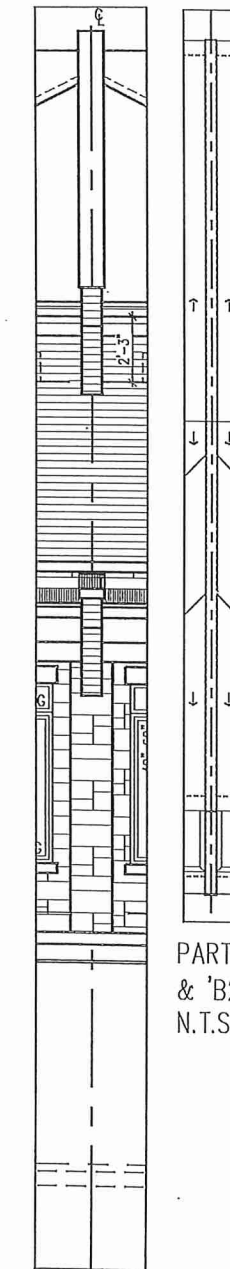
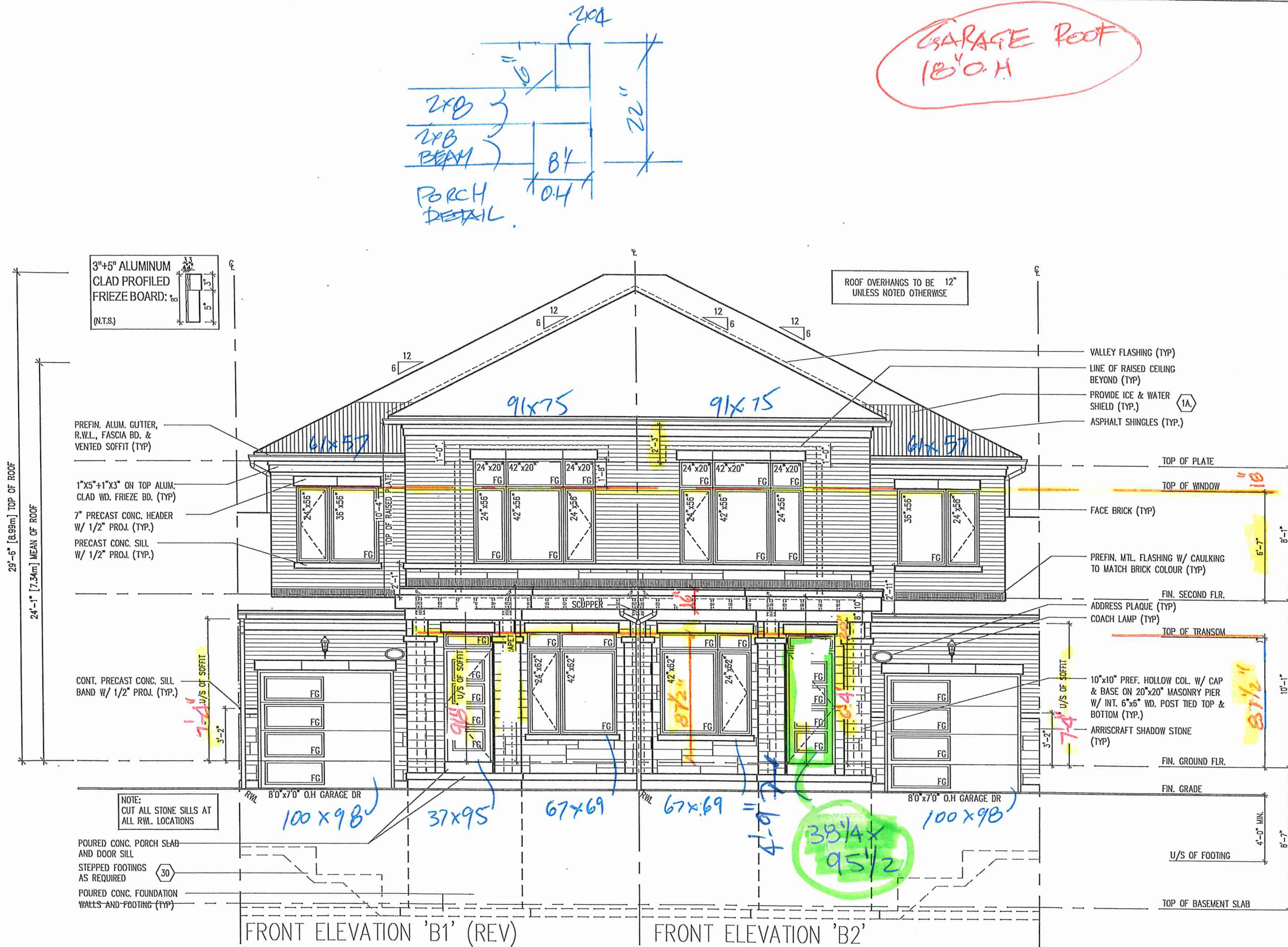


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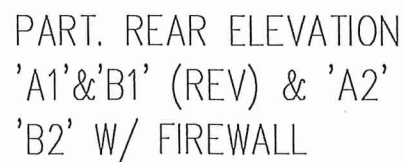


WINDOW SUMMARY					
PER O.C. TABLE 9.0-16A					
LEFT SIDE ELEVATION AT REV.		WINDOW / DOOR FRAME SIZE (S.F.)			
QUAN.	DEPTH		S.F.		
1	2'4"	4'8"	10.5	0.00	
0	0"	0"	0.00	0.00	
0	0"	0"	0.00	0.00	
0	0"	0"	0.00	0.00	
0	0"	0"	0.00	0.00	
0	0"	0"	0.00	0.00	
0	0"	0"	0.00	0.00	
0	ARCH		0.00	0.00	
0	ARCH		0.00	0.00	
0	ARCH		0.00	0.00	
0	ARCH		0.00	0.00	
SPATIAL CALCULATION					
EXPOSING BUILDING			1033.24	S.F.	
FACE AREA			53.20	S.M.	
PORTION WALL AREA			53.20	S.M.	
LIMITING DISTANCE			1.20 m		%
MAX. # OPENINGS			7/20		%
OPENINGS ALLOWED			14/20		SF
OPENINGS			14/20		SF
ADDITIONAL NOTES					
GLAZED AREA CALCULATED W/ FRAME SIZE					
MINUS # AROUND ENTIRE PERIMETER					





PART. FRONT ELEVATION 'B1' (REV) & 'B2' W/ FIREWALL



REAR ELEVATION 'A1' (REV) & 'B1' (REV)

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

291-17

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

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" CUPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" (38x89) TRUSS BRACING @ 8'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, R.C. AT VENTED SORFT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH R.W.I. DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN R.W.I.
- 1A

ICE AND WATER SHIELD
PROMEDICE 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 1'2" (305).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE CORLED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION (2"x6")
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 AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (POLYETHYLENE 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 (2"x6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) 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 AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (POLYETHYLENE 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. 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 (2"x6")
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.78) GALV. 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, STUDS CONFORMING TO O.B.C (9.23.10.1), & SECTION 1.1, INSULATION, AND 6" (152) POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEED 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)
- 3A

BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.78) GALV. 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 AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) 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, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, AND 6" (152) POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEED 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
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.78) GALV. 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, INSULATION AND 6" (152) POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1)
- 4

INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10.)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4" (2-38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x40) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1184) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION (2"x6") - 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" (152) POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.1)
- 4B

EXT. LOFT WALL CONSTRUCTION (2"x6")
NO CLADDING W/ CONTINUOUS INSULATION
APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) 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" (152) 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 6" (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'-11" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1 (1) (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 150kPa. IF SOIL BEARING CAPACITY IS LESS THAN 150kPa, 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'-0" (200) VERTICAL AND 2'-11" (558) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7)(3) & 9.20.9.4)(9)
- 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. 32MPa (4600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 2MPa (290psi) 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. (9.8-12)(3.1.1.1, (9) & (8))
- 8

EXPOSED FLOOR TO EXTERIOR (9.10.17.10, & CANULOC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO 9.29.3. FIN. SORTH OR CLADDING AS PER ELEVATION TO US 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.
- 10

EXPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x28) FURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS PURVINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES, W/ INSULATION BETWEEN JOIST. 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULOC-S705.2, 9.19.1, 9.10.17.10)
- 11

ALL STAIRS/EXTERIOR STAIRS (9.8.1.2, 9.8.2, 9.8.4)
MAX. RUN 10' (305) MIN. RUN 7' (210) MAX. NOSING 1" (25) PRIVATE 7' (180) 3" (75) NO LIMIT 1" (25) PUBLIC 7' (180) 3" (75) NO LIMIT 1" (25) MIN. STAIR WIDTH TAPERED TREADS MIN. RUN 5' (150) MIN. AVG. RUN 10' (255) PRIVATE 2'-10" (508) MIN. RUN 5' (150) PUBLIC 2'-11" (500) MIN. AVG. RUN 11" (280)
- 12

SILL PLATES
2"x6" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED 6" (150) 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 6" (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)
2"x4" (38x89) STUDS @ 16" (406) O.C., 2"x4" (38x89) SILL PLATE (2"x6" (38x40) 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" (2389) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. AND HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15

ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4)
3'-10" (900) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSSB-7.2M, AND WITH 6"x6"x8" (152x152x8) 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.
- 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 TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4'-1/2"x10"x1/2" (120x250x12) WITH 2"-1/2" Ø x 12" LONG x 2" HOOK ANCHORS (2-12.70x35x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.
- 16

STEEL BEAM BEARING AT FOUNDATION WALL (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 (4600psi) 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, CANULOC-S705.2)
- 19A

GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.
- 20

GAS-PROOF DOOR AND FRAME DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
EXTERIOR AIR CHANGE PER HOUR, SEE GENERAL NOTE 2.3.
- 21

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER MAX RISE 7/16" (200) MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SINGING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2 OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.
- 22

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32
- 23

ATTIC ACCESS (9.19.2.1)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIA. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.32) (9.8-12)(3.1.1.6.(1))
- 24

FIREPLACE CHIMNEYS (9.21)
TOP OF REPLACE CHIMNEY SHALL BE 2'-11" (689) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY.
- 25

LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (356) DEEP.
- 26

MECHANICAL VENTILATION (9.32.1.3)
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, SEE GENERAL NOTE 2.3.
- 27

PARTY WALL BEARING (9.23.8)
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3'-1/2" (89)) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2"x4" (2x19 x 8" (200) LONG GALV. ANCHORS WITHIN SOUD BLOCK COURSE LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SUD BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.
- 28

WOOD FRAMING IN CONTACT TO CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.3.)
- 29

BUILT-UP WOOD POST AND FOOTING (9.17.4.1, 9.15.3.7)
3"x2"x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
- 30

STEP FOOTINGS (9.15.3.9.)
MIN. HORIZ. STEP = 23 9/8" (600). MAX. VERT. STEP = 23 9/8" (600).
- 31

CONC. PORCH SLAB (9.16.4)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 68xW2.9Wx2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH: 32MPa (4600psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE
- 32

FURNACE VENTING (9.32)
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRY INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE
- 33

FIREPLACE VENTING (9.32.3)
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE
- 34

FLOOR FRAMING (9.23.3.5., 9.23.9.4, 9.23.14)
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOUD BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIRVAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE OF THE JOIST. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED. THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.
- 35

EXPOSED BUILDING FACE W/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULOC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 9/8" (6.00m) OR LESS. WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14, OR 9.10.15). REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20" (508mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.
- 36

COLD CELLAR PORCH SLAB (9.38)
FOR MAX. 8'-2" (6500) PORCH DEPTH, 5" (127) 32 MPa (4600psi) CONC. SLAB W/ 5-6% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7'-0" (200) O.C. EACH. DIRECTION, W/ 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAD DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 9/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.
- 37

RANGE HOODS AND RANGE-TOP FANS
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.3.6. & 9.32.3.10.
- 38

CONVENTIONAL ROOF FRAMING (9.23.13, 9.23.15)
2"x6" (38x140) RAFTERS @ 16" (406) O.C., 2"x6" (38x164) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2"x6" (38x140) @ 16" (406) O.C. FOR MAX. SPAN 14'-7" (4480). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

STAMP

BK 291-17

SECTION 1.0. CONSTRUCTION NOTES

- 1 ROOF CONSTRUCTION (§ 1.9, § 2.23.13, § 2.23.15).
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CUPS, 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, 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, 1" (25.4) R/W, 1" (25.4) VENT, 1" (25.4) ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RWL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MINIMUM REQUIREMENTS. TOWNHOUSES TO HAVE 5 MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.

1A ICE AND WATER SHIELD

PROMOVE 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 5" (125), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).

1B PROFILED ROOF TRUSSES

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

2 SIDING WALL CONSTRUCTION (2"x6")

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. (§ 2.23.10.1), & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR 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 (§ 2.23.16.3 (1.1) REFER TO 35 NOTE AS REQ.)

2A SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. § 2.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. (§ 2.23.10.1), & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR 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 (§ 2.23.16.3 (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) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. (§ 2.23.10.1), & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (§ 2.23.16.3 (1.1) REFER TO 35 NOTE AS REQ.)

3 BRICK VENEER WALL CONSTRUCTION (2"x6")

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 TIES TO CONFORM WITH § 2.23.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (§ 2.23.10.1), & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR 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 (§ 2.23.13.6) (REFER TO 35 NOTE AS REQUIRED)

3A BRICK VENEER WALL CONSTRUCTION (2"x6") 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 TIES TO CONFORM WITH § 2.23.9. ON APPROVED AIRWATER BARRIER AS PER O.B.C. § 2.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (§ 2.23.10.1), & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR 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 (§ 2.23.13.6) (REFER TO 35 NOTE AS REQUIRED)

3B BRICK VENEER WALL @ GARAGE CONSTRUCTION

3 1/2" (90) BRICK VENEER, MIN. 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 TIES TO CONFORM WITH § 2.23.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (§ 2.23.10.1), & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) O.C. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4 INTERIOR STUD PARTITIONS (§ 2.23.9.8, § 2.23.10)

BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 15" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4" (2-38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL, BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 9'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING

3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (§ 2.23.10.1) & SECTION 1.1, INSULATION, AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (§ 2.23.16.3)

4B EXT. LOFT WALL CONSTRUCTION (2"x6")

NO CLADDING W/ CONTINUOUS INSULATION
APPROVED AIRWATER BARRIER AS PER O.B.C. § 2.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (§ 2.23.10.1), & SECTION 1.1, INSULATION, AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (§ 2.23.16.3)

5 FOUNDATION WALL/FOOTINGS

POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (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 LOFT SPANS GREATER THAN 16'-0" (4900) SHALL BE SIZED IN ACCORDANCE WITH § 15.3.4.1 (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY 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 § 15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-0" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [§ 15.4.2 (1.1)]

FOUNDATION WALL THICKNESS	UNINSULATED	INSULATED	UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (§ 15.4.2)	
			MAX. HEIGHT FROM FIN. SLAB TO GRADE	SUPPORTED AT TOP
1	4'-8"	3'-11"	7'-0" (2.15m)	>2.5m & ≤2.75m
2	10'-0"	4'-7"	7'-0" (2.15m)	6'-10" (2.10m)
3	12'-0"	4'-11"	7'-0" (2.15m)	8'-5" (2.60m)
4	14'-0"	3'-11"	7'-0" (2.15m)	8'-5" (2.60m)
5	16'-0"	4'-7"	7'-0" (2.15m)	8'-5" (2.60m)
6	18'-0"	4'-11"	7'-0" (2.15m)	8'-5" (2.60m)
7	20'-0"	4'-7"	7'-0" (2.15m)	8'-5" (2.60m)
8	22'-0"	4'-11"	7'-0" (2.15m)	8'-5" (2.60m)

* 8" MIN. THICK FOUNDATION WALLS IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER § 2.23.7.2, § 2.23.8.1, & § 2.23.9.1. OF THE O.B.C.

NUMBER FLOORS SUPPORTED	MINIMUM STRIP FOOTING SIZES (§ 15.3)	
	SUPPORTING MASONRY WALL	SUPPORTING PARTIAL WALL
1	16" WIDE x 8" THICK	16" WIDE x 8" THICK
2	24" WIDE x 8" THICK	20" WIDE x 8" THICK
3	36" WIDE x 14" THICK	28" WIDE x 8" THICK

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 1/8" (200) VERTICAL AND 2'-11" (689) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (§ 15.4.7.2 (9) & § 20.9.4 (9)).

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 (§ 15.4.7.1 (1))

6 WEEPING TILE (§ 14.4.3)

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

7 BASEMENT SLAB OR SLAB ON GRADE (§ 16.4.1)

3" (80) MIN. 32MPa (4600psi) 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. (§ 16.4.1.2 (1.1) & (6))

8 EXPOSED FLOOR TO EXTERIOR (§ 10.17.10, § 10.17.10, § 10.17.10)

PROMOVE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO § 2.23.9. FIN. SFRFT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.

9 EXPOSED CEILING TO EXTERIOR W/ ATTIC (§ 2.25.2.4)

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 @ 15" (406) O.C. PERPENDICULAR TO JOISTS PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES, W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULOC-5705.2, § 19.1, § 10.17.10)

ALL STAIRS/EXTERIOR STAIRS (§ 8.1.2, § 8.2, § 8.4)

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE	7' 7 1/8" (200)	5" (125)	14" (355)	10" (255)	MAX NOSING 1" (25)
PUBLIC	7' 7 1/8" (200)	5" (125)	NO LIMIT	11" (280)	
	MIN. STAIR WIDTH				
	TAPERED TREADS				
PRIVATE	2'-10" (660)	MIN. RUN		5' 7 1/8" (150)	
		MIN. AVG. RUN		10" (255)	
PUBLIC	2'-11" (690)	MIN. RUN		5' 7 1/8" (150)	
		MIN. AVG. RUN		11" (280)	