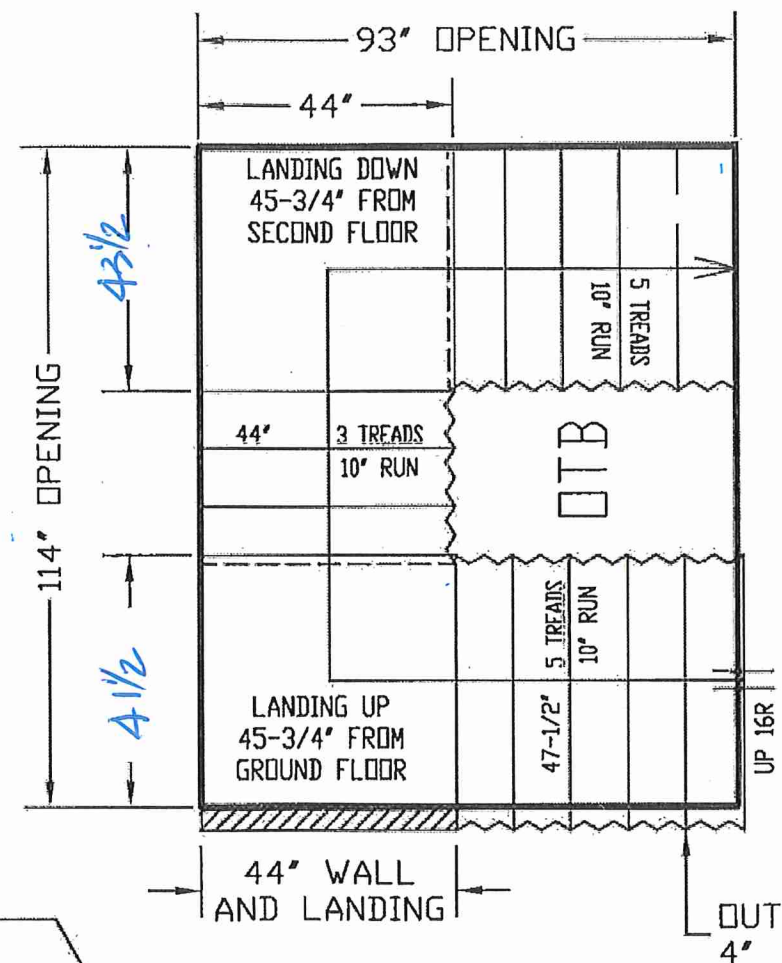


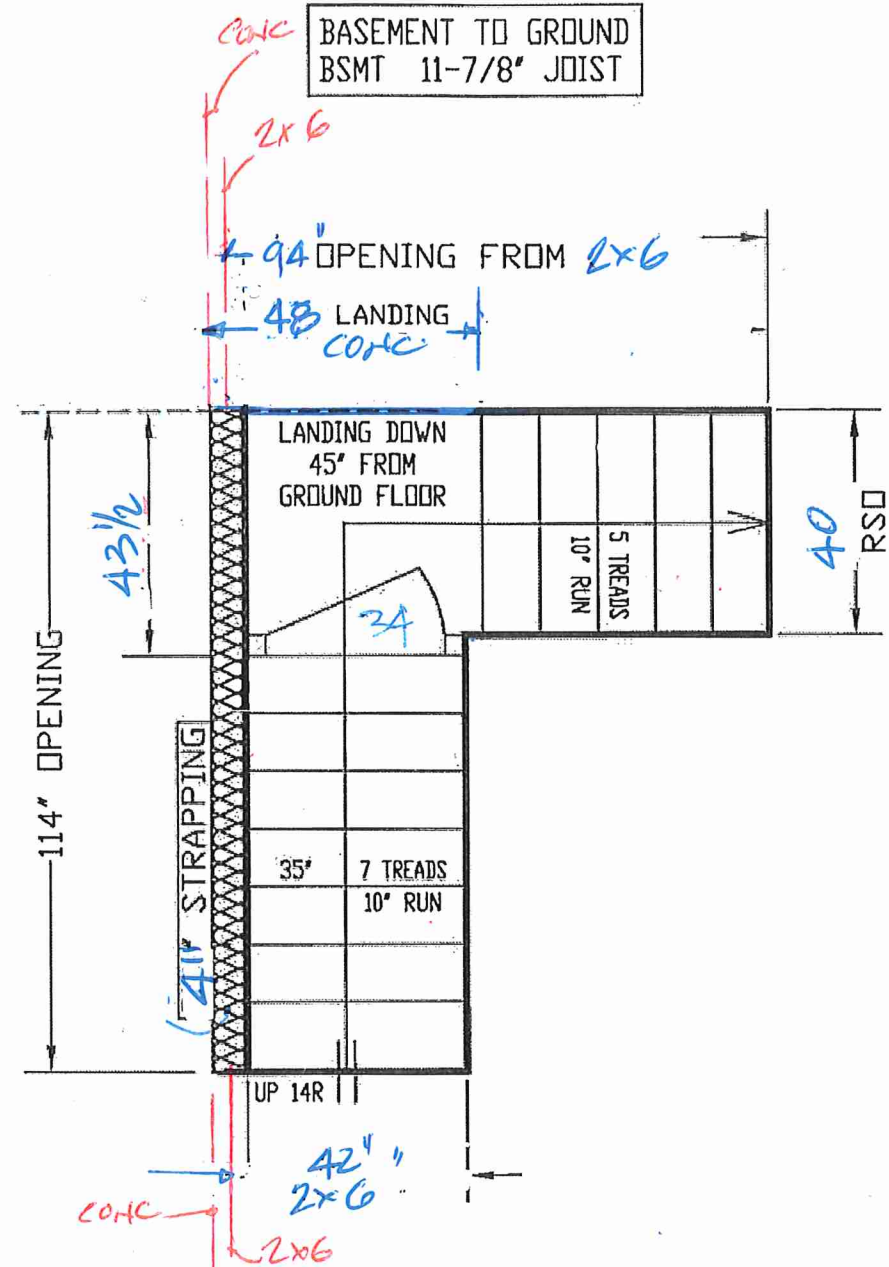
GROUND TO SECOND
122' HT 11-7/8" JOIST



NO WALLS UNTIL
STAIRS INSTALLED

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

BASEMENT TO GROUND
BSMT 11-7/8" JOIST

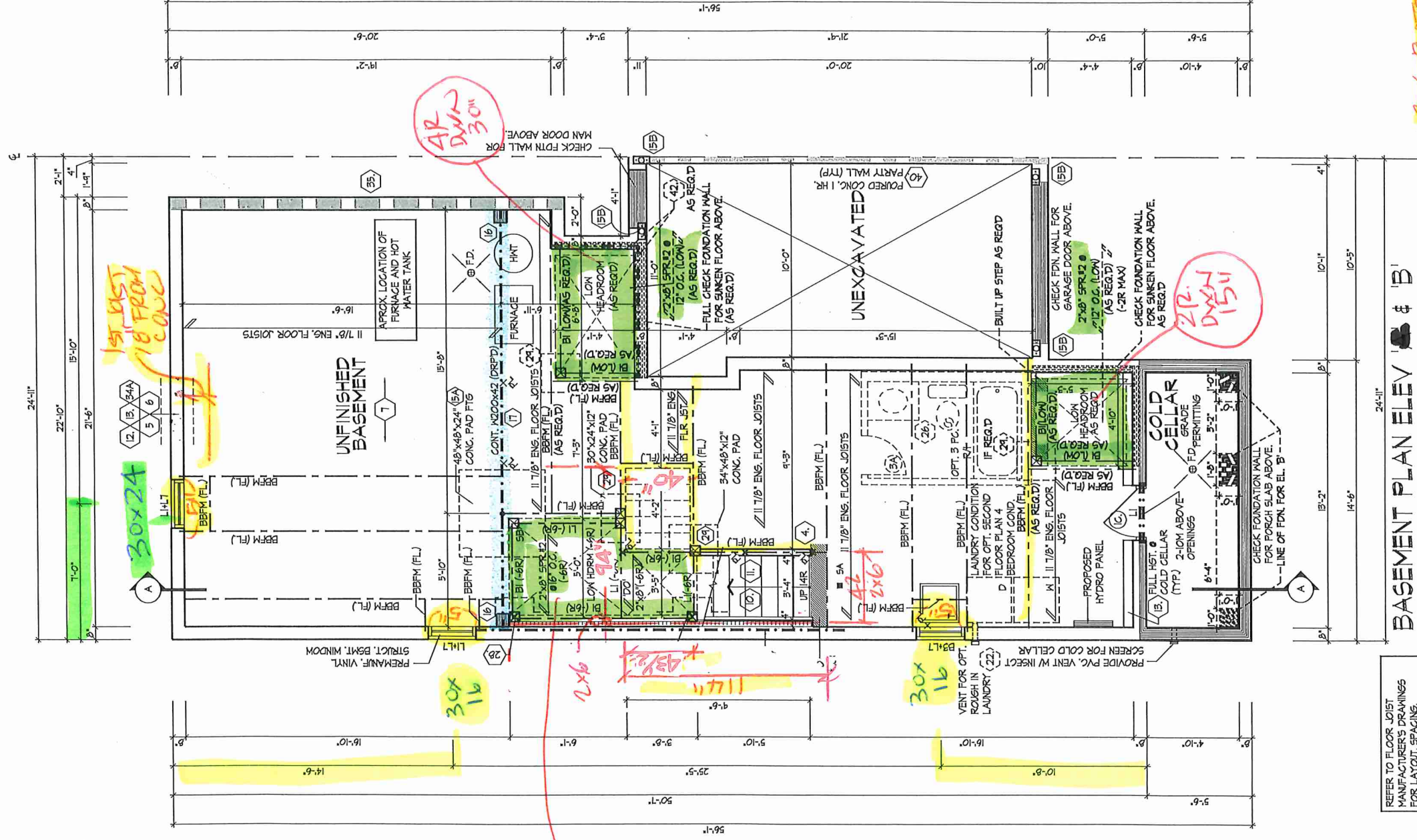


GARAGE RIGHT >

 Quality To Step Up To	ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE		SITE MAYFIELD VILLAGE	DRAWN BY PARAMJEET	NAME PARAMJEET	DATE JULY 10, 2024
	ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED 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 SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION		LOT #	CLIENT SUMMER RIDGE EST. INC		
	ALPHA STAIRS AND RAILINGS INC. 3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6 TEL: (905) 694-9556 www.alpastairs.com		Model 2504 END	LAYOUT #	SCALE: 1/35	

SILVER

BK 291-13



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

PROVIDE SOLID WOOD
BLOCKING @ 24" O.C. FOR
FIRST JOIST SPAN WHEN
PARALLEL W/ EXTERIOR WALL

SPACE ALL FLOOR JOISTS @
12" O.C. UNDER ALL CERAMIC
TILE AREAS.

BASEMENT PLAN ELEV 'A' & 'B'

2x6 RATE RANSET TOP
OF BEAM
CONFIRM BSMNT
WINDOWS CORRECT
LOCATIONS

RK 291-13

BASEMENT PLAN ELEV 'A' & 'B'

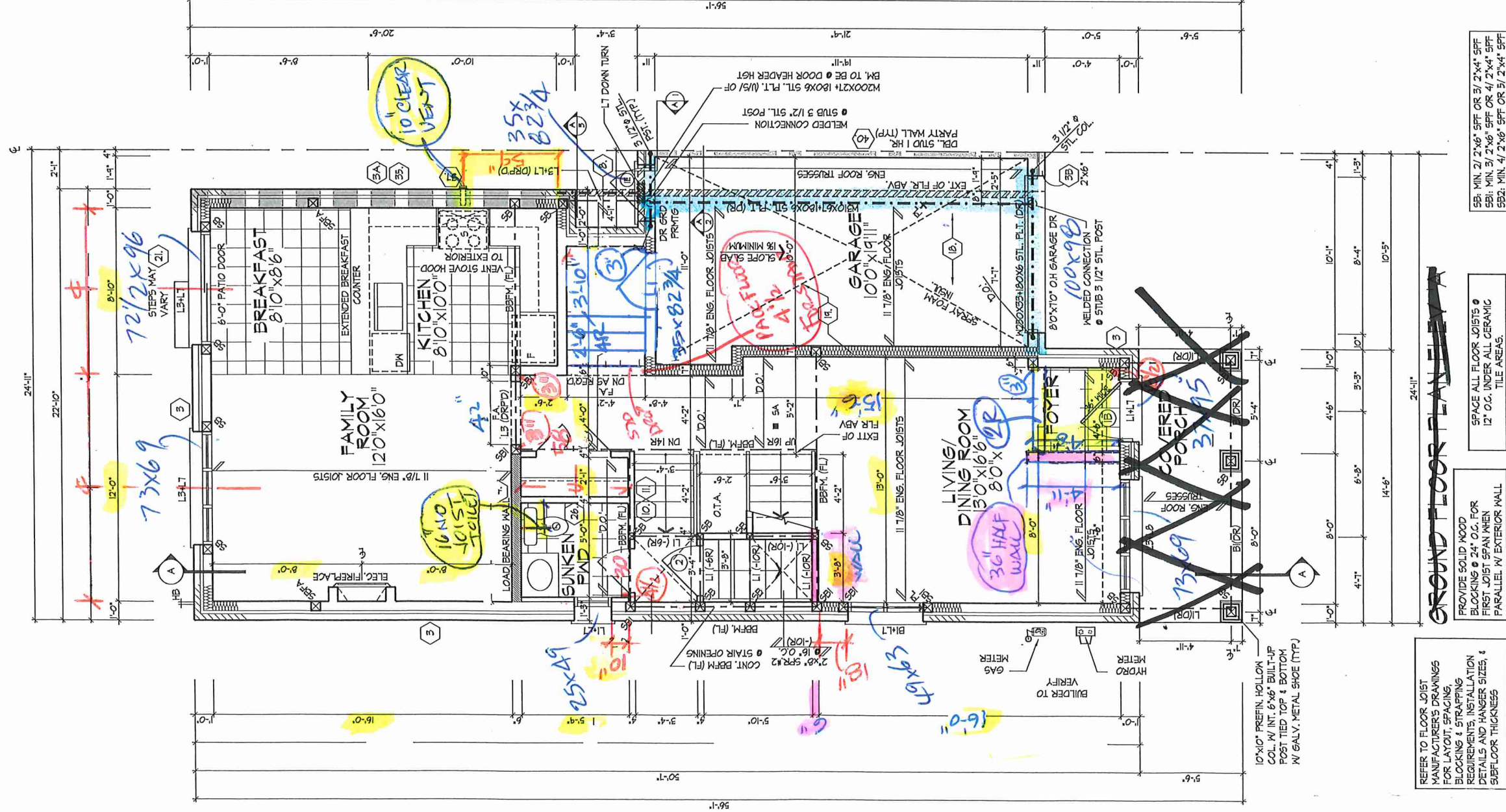


Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

Drawn By: WD
Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216051WS2504
Page Number: 2 of 14

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- S.D. WINDOWS 96"
- INT. DOORS 83"
- ARCHES 96"
- FRONT DOOR 95"



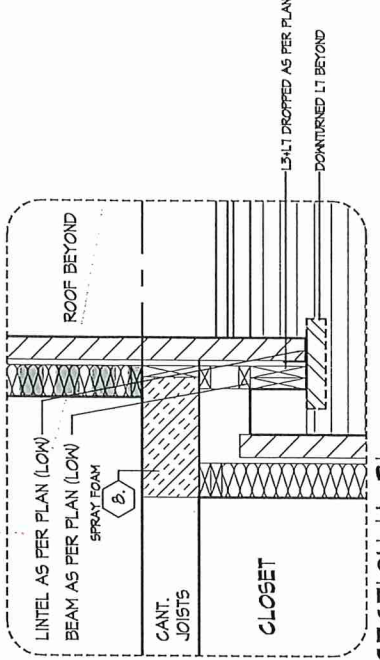
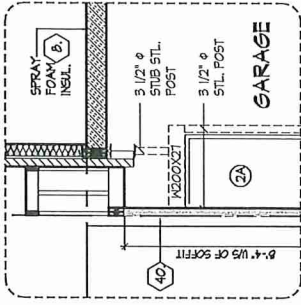
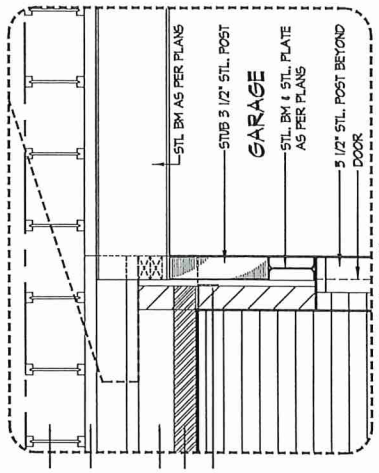
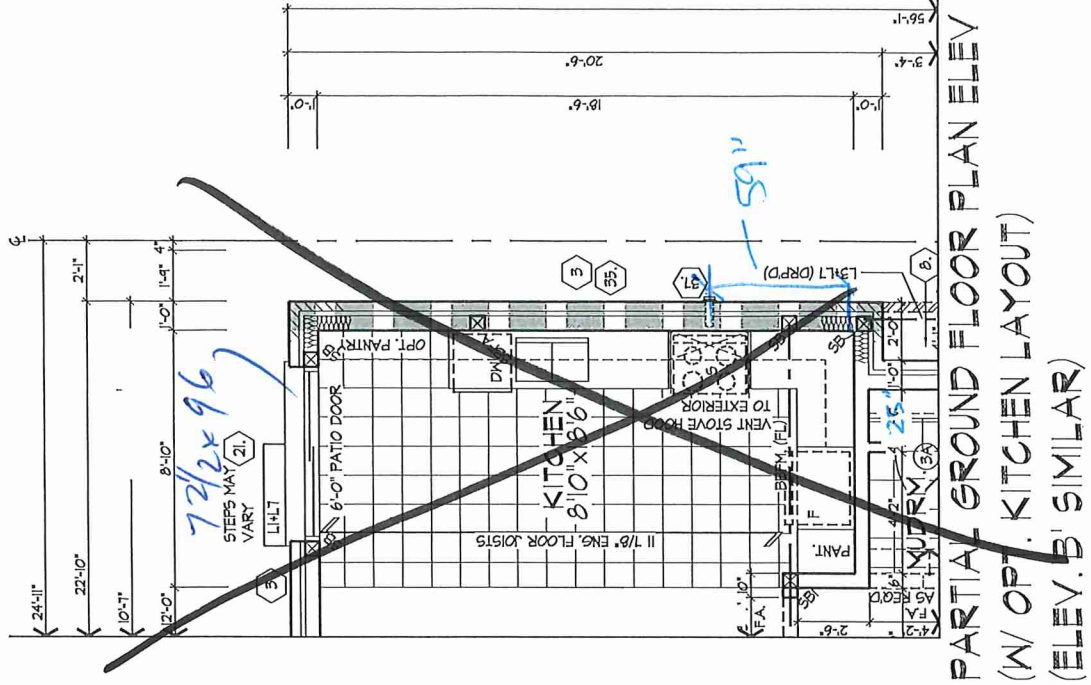
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

SF: MIN. 2/ 2"x6" SFF OR 3/ 2"x4" SFF
SBI: MIN. 3/ 2"x6" SFF OR 4/ 2"x4" SFF
SBS: MIN. 4/ 2"x6" SFF OR 5/ 2"x4" SFF

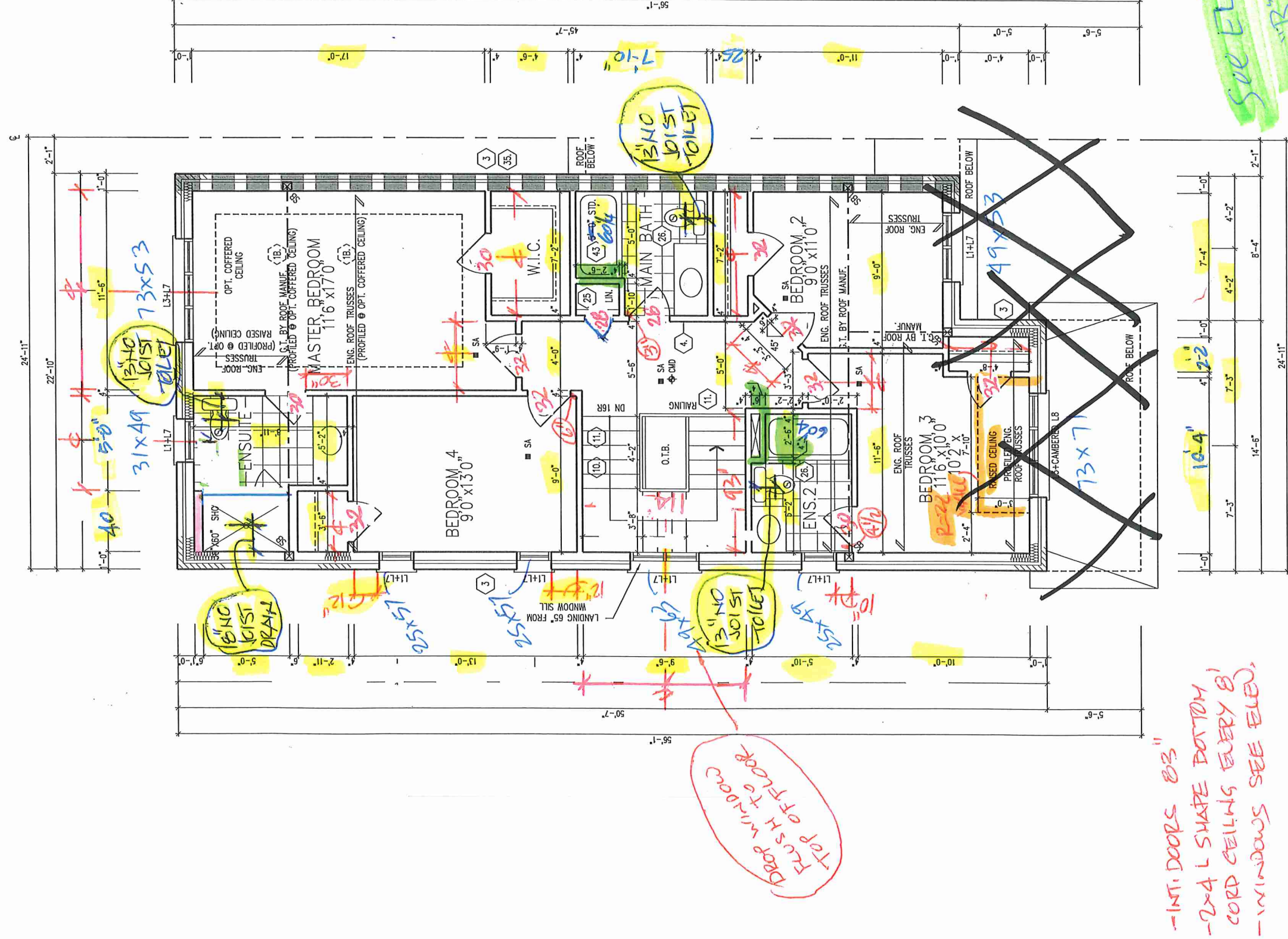
~~GROUND FLOOR PLAN ELEV 'A'~~



GROUND FLOOR PLAN ELEV 'A' WITH PARTIAL GROUND FLOOR PLAN OPT. KITCHEN LAYOUT



BK 291-13



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

- INT. DOORS 8'3"
- 2x4 L SHAPE BOTTOM, CORD CEILING EVERY 8'
- WINDOWS SEE ELE2

~~OPT SECOND FLR PLAN ELEV 'A'~~
~~(REV) (W/ 4 BEDROOM PLAN)~~

Sue Ellen
"B"

OPT. SECOND FLR PLAN ELEV 'A' (REV) (W/ 4 BEDROOM PLAN)



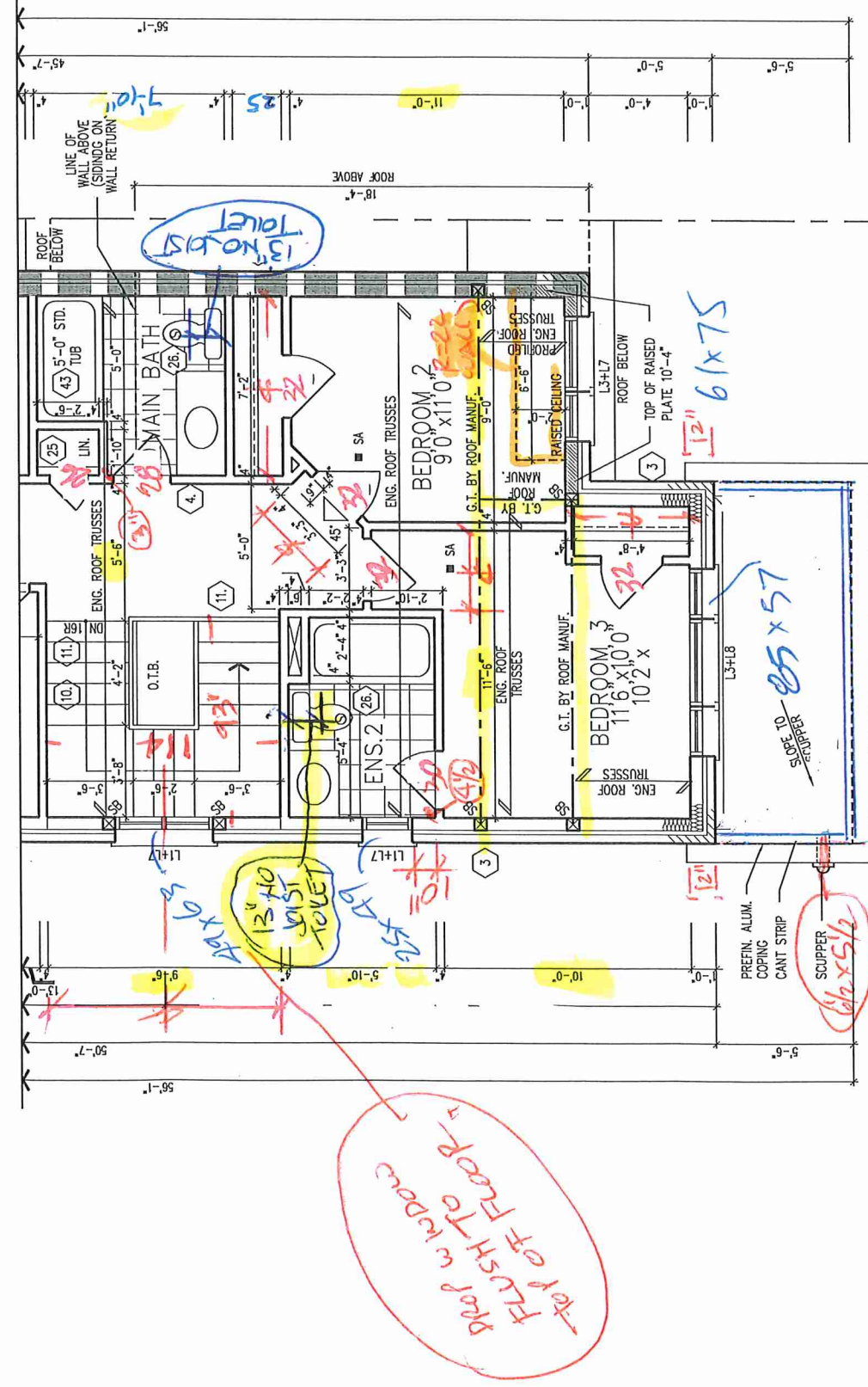
BLK 291-13

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
 REV.2024.03.14

Drawn By	Checked By	Scale	File Number	Page Number
WD	DS	3/16"=1'-0"	216051WS2504	6 of 14

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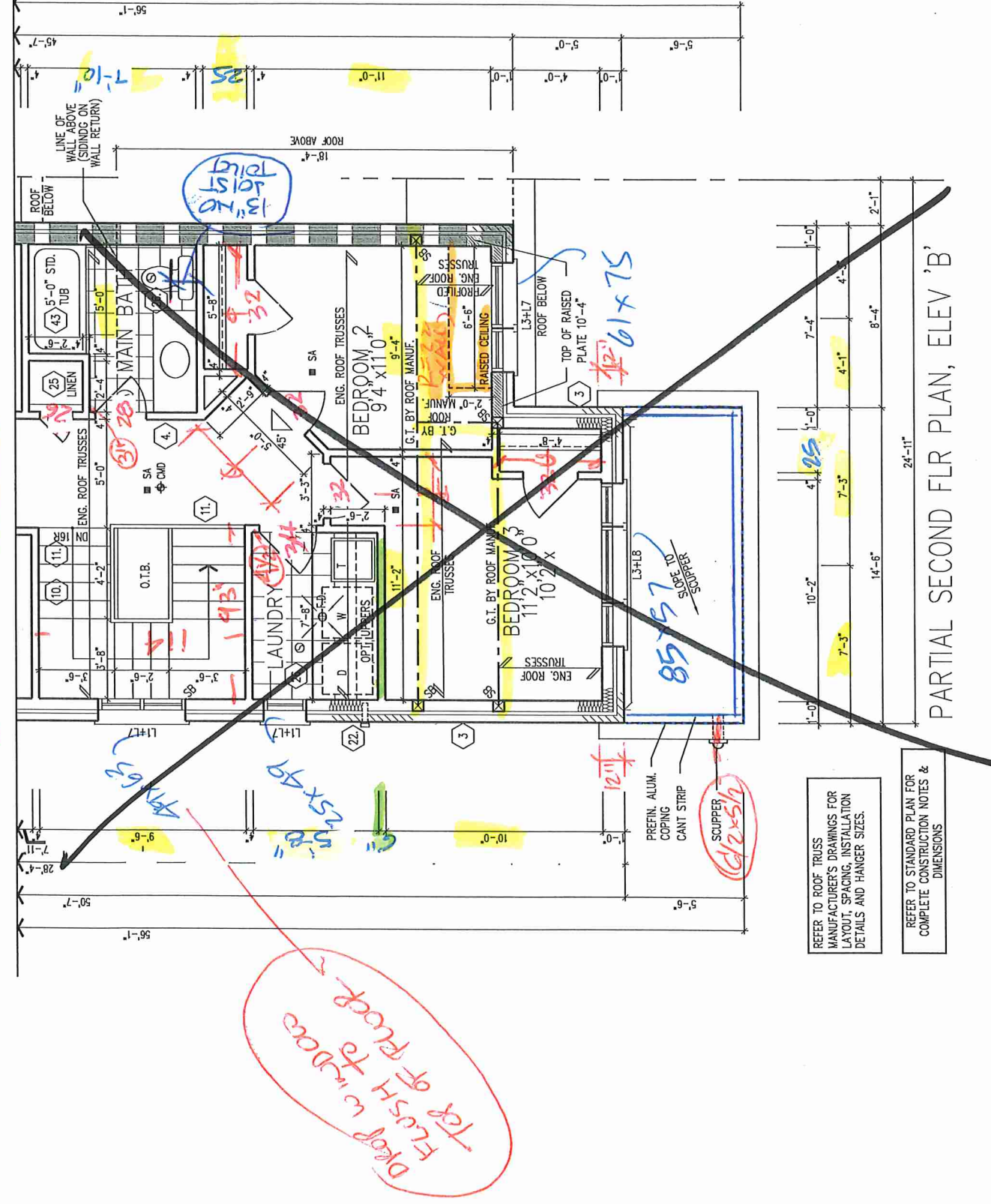
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REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, INSTALLATION
DETAILS AND HANGER SIZES.

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES &
DIMENSIONS

PARTIAL OPT. SECOND FLR PLAN, ELEV 'B'
(W/ 4 BEDROOM PLAN)



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

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES &
DIMENSIONS

PARTIAL SECOND FLR PLAN, ELEV 'B'

PARTIAL SECOND FLR PLAN, ELEV 'B' / PARTIAL OPT. SECOND FLR PLAN, ELEV 'B' (W/ 4 BEDROOM PLAN)



buk 291-13

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

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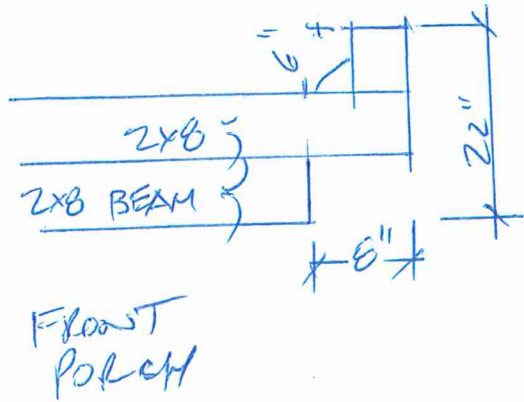
216051WS2504

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7 of 14

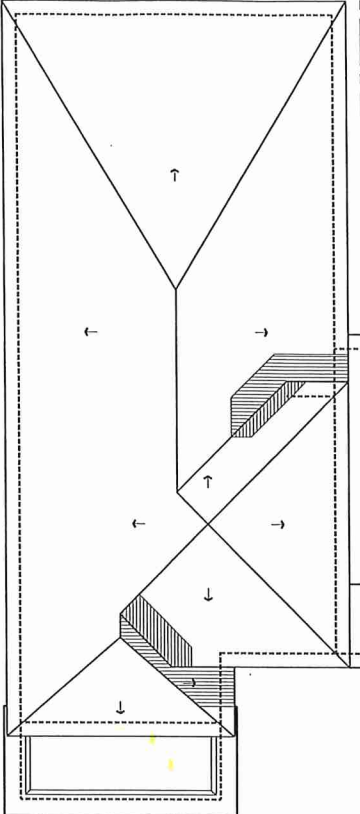
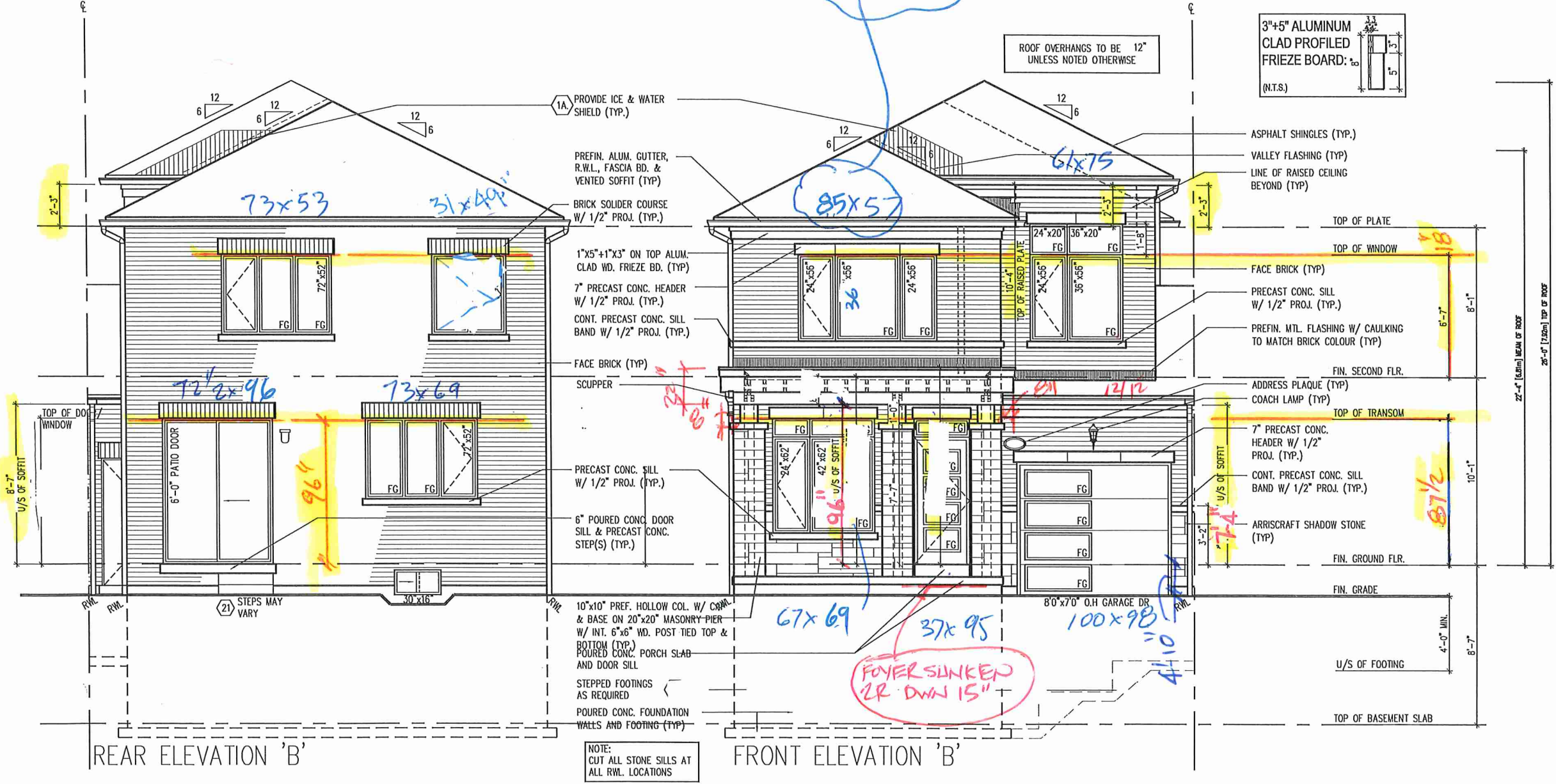
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GARAGE ROOF
18" O.H

* REVISED



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

GROUND FLOOR PLAN ELEV 'A' WITH PARTIAL GROUND FLOOR PLAN OPT. KITCHEN LAYOUT

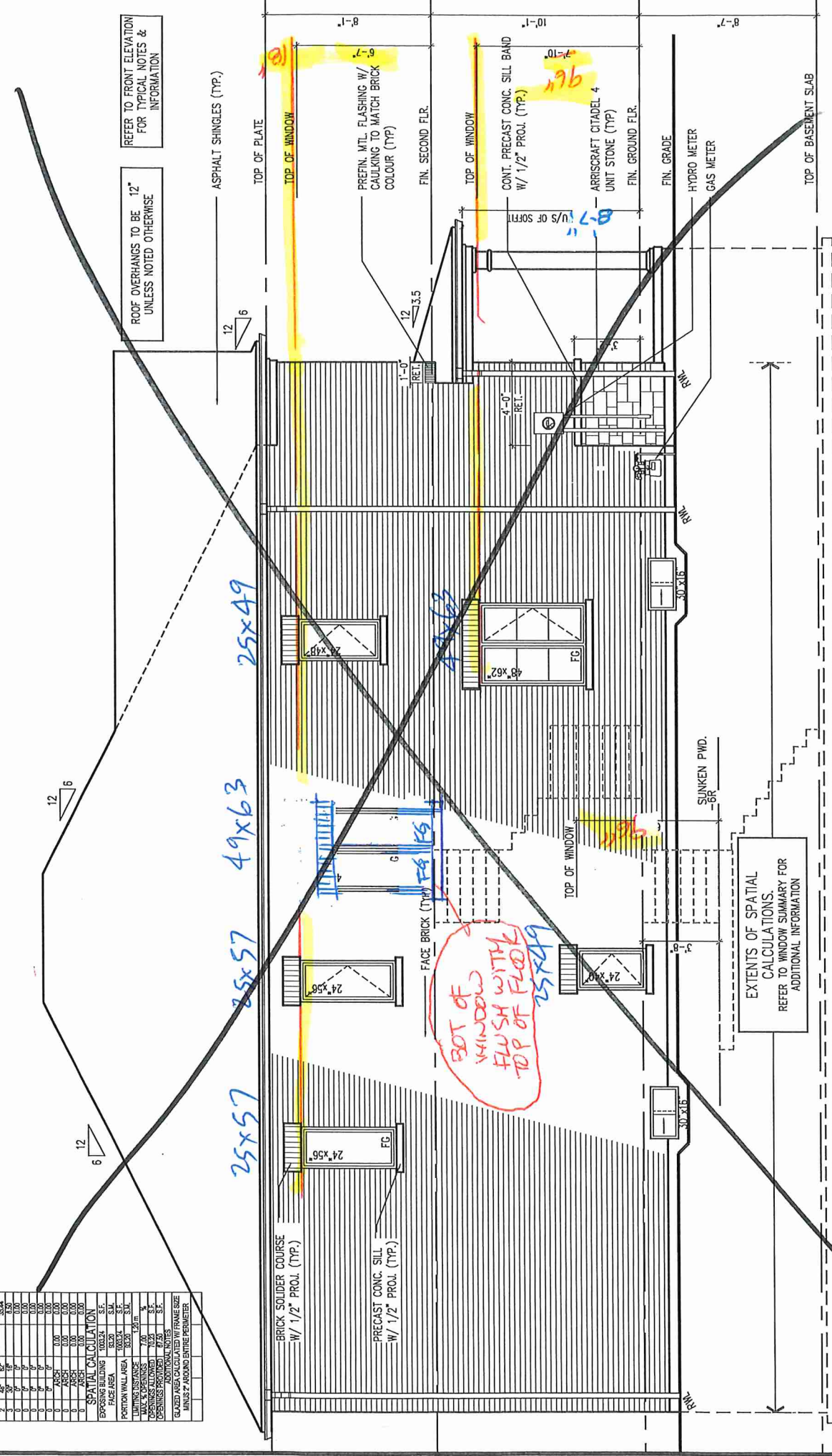
Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV.2024.03.14



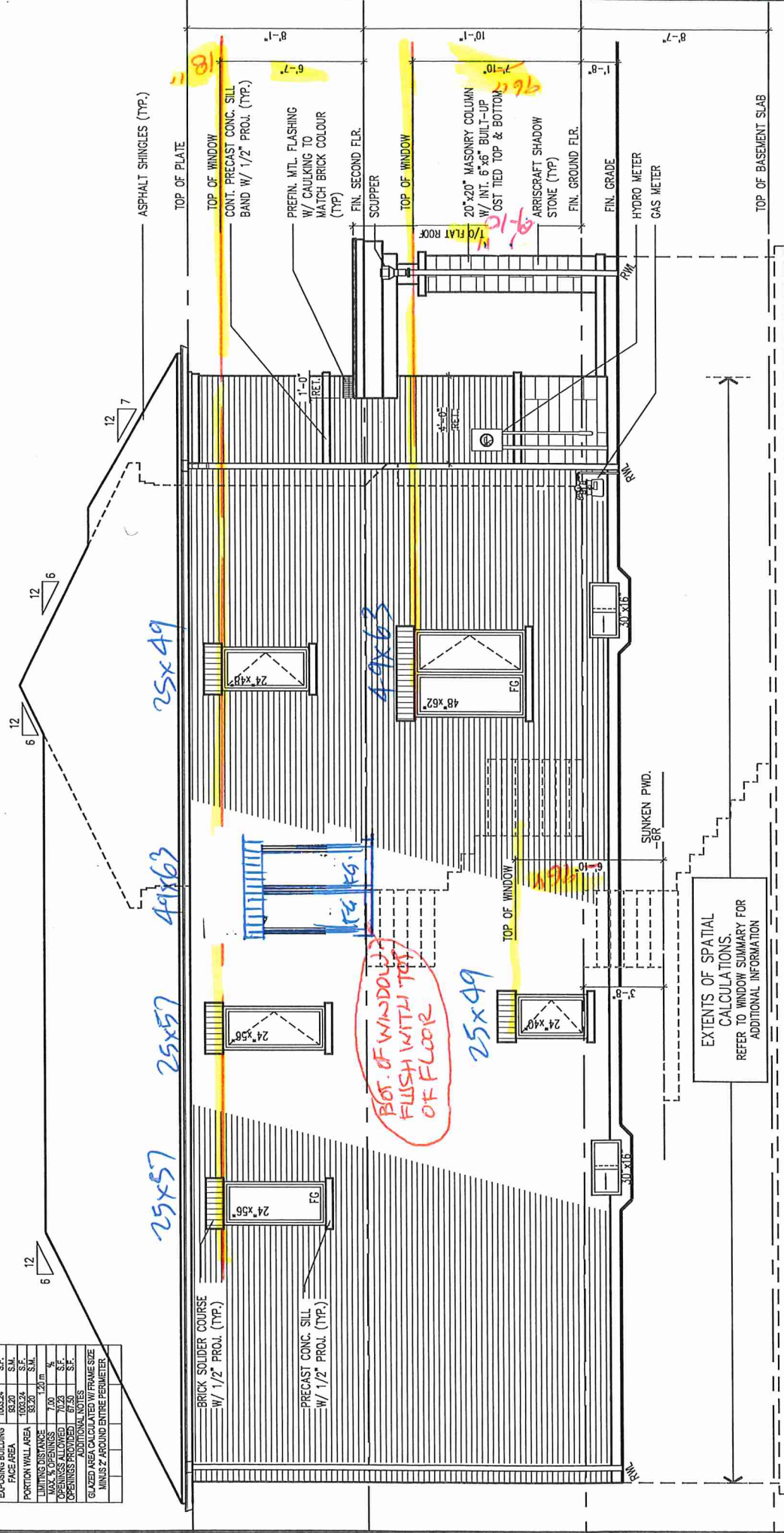
BK 291-13

Scale 3/16"=1'-0"
Drawn By WD
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File Number 216051WS2504
Page Number 10 of 14

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[illegible]

~~LEFT SIDE ELEVATION 'A'
(FOR OPT. SECOND FLOOR ONLY)~~

[illegible]

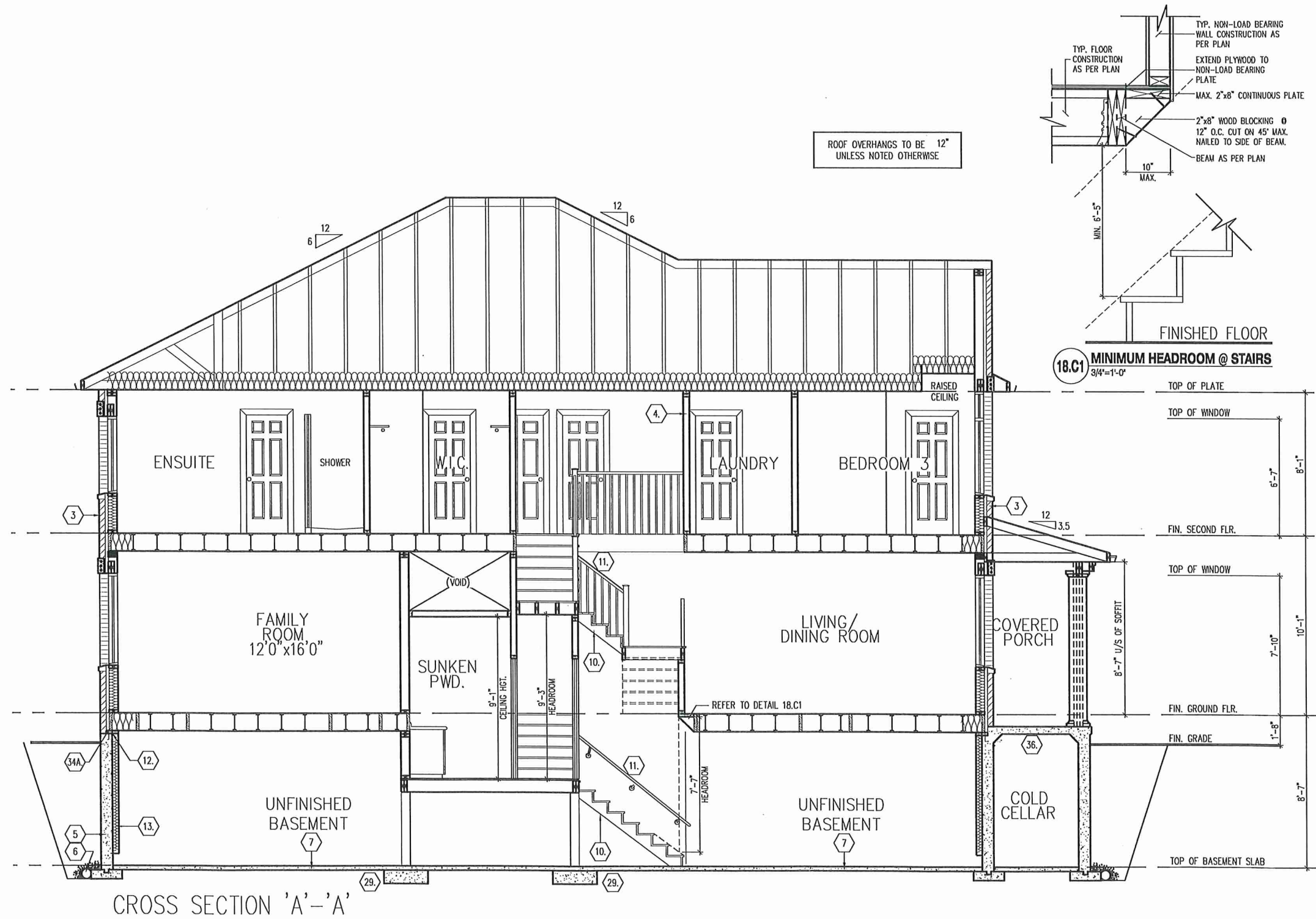
LEFT SIDE ELEVATION 'B'
(FOR OPT. SECOND FLOOR ONLY)

LEFT SIDE ELEVATION A & B FOR OPT. SECOND FLOOR

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"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14



BK 291-13



CROSS SECTION 'A'-A'

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV.2024.03.14



B/C 291-13

Drawn By WD
Checked By DS
Scale 3/16"=1'-0"
File Number 216051WS2504
Page Number 14 of 14

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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 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, 2x4# (38x89) TRUSS BRACING @ 6'-7" (1830) O.C. AT BOTTOM JOIST. ATTIC VENTILATION 1:300 OF EAVESTROUGH, FASCO[®], RVL & VENTED SOFFIT. 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 RVL DISCHARGING ONTO CONCRETE SPREADS/PADS OR PER MINIMUM REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.
- 1A

ICE AND WATER SHIELD
PROMETEC 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 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 (2x6#)
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. (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 (2x6#) W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. 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 (9.23.10.1) & 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 (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 (2x6#)
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. 2x4" (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" (150) OVER RIGID INSULATION (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION (2x6#) 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. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR 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 MANUFACTURER'S 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
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. 2x4" (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 MIL. POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23)
- 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' (365) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2x4# (38x89) @ 24" (610) O.C. PROVIDE 2x4# (38x89) BOTTOM PLATE AND 2x2x4" (2-38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL, BOTH SIDES OF STUDS. PROVIDE 2x6# (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 (2x6#) - 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 (2x6#)
APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. 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 (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
FOUNDER CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEVED 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'-7" (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 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 9.15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (9.0m) 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'-8" (200) VERTICAL AND 2'-11" (560) 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 (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 2x4# (38x89) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE WHERE A BASEMENT SLAB IS WITHIN 2' (610) OF THE EXTERIOR GRADE PROMOTE RIGIDITY 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) 3.1.1.7. (5) & (6)
- 8

EXPPOSED FLOOR TO EXTERIOR (9.10.17.10, & CANULC-S705.2)
PROMIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO 9.20.9. FIN. SOFTI OR CLADDING AS PER ELEVATION TO UIS OF EXP. CANT. JOIST.
- 9

EXPPOSED 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

EXPPOSED CEILING TO EXTERIOR W/O ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2x2" (38x38) PURLINS @ 16" (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. (CANULC-S705.2, 9.19.1, 9.10.17.10)
- 11

ALL STAIRS/EXTERIOR STAIRS (9.8.1.2, 9.8.2, 9.8.4)
AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL (9.8.4.4.3)
** 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 6'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-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.
- 12

SILL PLATES
2x4# (38x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 6" (200) LONG, EMBEDDED 4" (100) INTO CONC. @ 7'-0" (2089) O.C., CALCULATING 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)
2x4# (38x89) STUDS @ 16" (406) O.C., 2x4# (38x89) SILL PLATE (2x6# (38x140) AS REQUIRED ON DAMPROOFING MATERIAL OR 2 mil. POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 6" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-0" (2089) 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.
- 15

ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4)
9'-0" (3000) MAX. SPAN BETWEEN COLUMNS, 3'-1/2" (900) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSB-7.2M, AND WITH 6x6"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.
- 15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN
3'-1/2" (900) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x6"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4'-1/2"x10"x1/2" (120x250x12.7) WITH 2'-1/2" Ø x 12" LONG x 2" HOOK ANCHORS (2'-12.70x305x50). 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"x2" (19x69) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18

GARAGE SLAB (9.16, 9.35)
4" (100) 20MPa (2600psi) CONC. SLAB WITH 5-8% AR 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)
- 19A

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'-8" (200) VERTICAL AND 2'-11" (560) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7)2 (3) & 9.20.9.4 (3)
- 19B

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 (1)
- 20

GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF-CLOSING DEVICE AND WEATHER STRIPPING.
- 21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7'-8" (200), MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING 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 DIM. LESS THAN 21" (12" (1549) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RS) 3.52) (9.8-12) 3.1.1.8. (1))
- 24

FIREPLACE CHIMNEYS (9.21)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (560) ABOVE THE HIGHEST POINT AT WHICH 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)
12x12x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12x12x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3'-1/2" (860) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-3/8" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WOOD 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)
3-2x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 2-4x2x1x12 (610x610x309) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
- 30

STEP FOOTINGS (9.15.3.9)
MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).
- 31

CONC. PORCH SLAB (9.16.4)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 660W2 8xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) 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. HRV 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)
T&G SUB-FLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x2" (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 STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.
- 35

EXPPOSED BUILDING FACE W/ LIMITING DISTANCE <= 9'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-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 5/8" (0.60m) 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 ft² (130cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.
- 36

COLD CELLAR PORCH SLAB (9.39)
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AR ENTRAINMENT. REINFC. WITH 10M BARS @ 7'-8" (230) O.C. EACH DIRECTION, W/ 1/4" (9.5) 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. 2x4x2x4" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERMETER 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, 9.32.3.9, & 9.32.3.10.
- 38

CONVENTIONAL ROOF FRAMING (9.23.13, 9.23.15)
2x6# (38x140) RAFTERS @ 16" (406) O.C., 2x6# (38x184) RIDGE BOARD, 2x4# (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x4# (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2x6# (38x140) @ 16" (406) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2x4# (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

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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 (650)
SPACING	MAX HEIGHT
BRICK	2-2x8" (2-38x140) 12 (305) O.C. 18-4" (5588)
SIDING	2-2x8" (2-38x140) 12 (305) O.C. 18-4" (5588)
BRICK	2-2x8" (2-38x140) 12 (305) O.C. 21-7" (6400)
SIDING	2-2x8" (2-38x140) 12 (305) O.C. 21-7" (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 2x4" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2x2x8" (2-38x140) TOP PLATE + 1x2x8" (1-38x140) BOTTOM PLATE & MIN. OF 3-2x8" (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 986f & 810f

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (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 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W132f

5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF (38x38) STUDS @ 16" (406) O.C. MIN. * (25) APART ON SEPARATE 2x4" (38x38) SILL PLATES. (2x8" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS.
- 40A

2 HR. FIREWALL (SB-3) WALL TYPE 986f & 810f

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (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 (2x6")

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.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 8 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41A

STUCCO WALL CONSTRUCTION (2x6") 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.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT 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 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 8 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.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 JEU OF 1 1/2" (38) E.F.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 18'-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" (530) 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) WEERING 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 (9.9.12.12) 3.1.1.8., 9.23.4.2.)

2x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST. PURLINS NOT REQ. W/ SPRAY FOAM, W/ INSULATION BETWEEN JOIST, 8 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 RS).
- 46

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE (9.28.11., 9.28.15., 9.28.16) FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2x8" (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 SOFFT (9.23.2.3), REMOVE CURB WHERE REQ.

BALCONY CONDITION

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE INCLUDE 2x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (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 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (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 ROOF W/ OR W/O ROOF W/ OR W/O ATTIC & FLOOR joist & 2 FLOOR joist & 3 FLOOR joist
	MAX. STUD SPACING, in (mm) O.C.
2x4" (38x89)	16" (406) 12" (305) N/A
2x6" (38x140)	24" (610) 9'-10" (3.0) 9'-10" (3.0) N/A
	9'-10" (3.0) 11'-10" (3.6) 9'-11" (1.3)

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. 0.39m² UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.8.1.0.
- 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 EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-6" (1070) FINISHED FLOOR TO THE ADJACENT GRADE] 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 4.1.5.19 OR 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 6'-11" AT ANY POINT |
| BEDROOM | 7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-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'-5". |
| 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 IS REQUIRED, 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 SB-12 - 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 FLUM. No.50 (4895) HOLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBERS 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 STRUT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 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., 9.9.27.3)
- 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 LITELS AND BUILT-UP WOOD (DIVISION B PART 9, TABLES 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), 9.23.13.8 (2), 9.37.3.1 (1)				
2x8" SPRUCE #2	2x10" SPRUCE #2	2x12" SPRUCE #2	2x12" SPRUCE #2	
L3 2/2"x8" (238x184)	L3 2/2"x10" (238x235)	L5 2/2"x12" (238x286)		
B3 3/2"x8" (338x184)	B3 3/2"x10" (338x235)	B5 3/2"x12" (338x286)		
B4 4/2"x8" (438x184)	B4 4/2"x10" (438x235)	B6 4/2"x12" (438x286)		
B8 5/2"x8" (538x184)	B8 5/2"x10" (538x235)	B9 5/2"x12" (538x286)		
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		
LVL3 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"	LVL10 1-1 3/4"x14"		
LVL6 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"	LVL11 2-1 3/4"x14"		
LVL7 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"	LVL12 3-1 3/4"x14"		
LVL9 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"	LVL13 4-1 3/4"x14"		
3.2. STEEL LITELS 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)				
SIZE	BRICK	STONE		
3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8"-1" (2.47m)	7'-6" (2.30m)		
4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8'-6" (2.66m)	8'-1" (2.48m)		
5" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.03m)		
5" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)		
6" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)		
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'-6" x 6'-6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-6" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B EXTERIOR	3'-0" x 6'-6" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C EXTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D EXTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1E EXTERIOR	3'-0" x 6'-6" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1F EXTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
2 EXTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
3 INTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 35)
3A INTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 35)
4 INTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 35)
4A INTERIOR	2'-6" x 6'-6" x 1-3/4" (815 x 2030 x 35)
5 INTERIOR	1'-6" x 6'-6" x 1-3/4" (460 x 2030 x 35)

3.4. ACRONYMS

ACRONYM	DEFINITION
AFF	ABOVE FINISHED FLOOR
BFFM	BEAM BY FLOOR MANUFACTURER
BM	FIXED GLASS W/ BLACK BACKING
BM	BEAM
BBRM	BEAM BY ROOF MANUFACTURER
CRF	CONVENTIONAL ROOF FRAMING
CWJ	COMPLETE WITH
D/J	DOUBLE JOIST/ TRIPLE JOIST
DO	DO OVER
DRP	DROPPED
ENG	ENGINEERED
EST	ESTIMATED
FA	FLAT ARCH
FD	FLOOR DRAIN
FG	FIXED GLASS
FL	FLUSH
FLR	FLOOR
GT	GIRDER TRUSS
HD	HOSE BIB
HRV	HEAT RETURN VENTILATION UNIT
HWT	HOT WATER TANK

3.5. SYMBOLS

SYMBOL	DEFINITION
☉	CLASS 'B' VENT
☼	DUPLEX OUTLET (1/2 HIGH)
☼	HEAVY DUTY OUTLET
☼	POT LIGHT
☼	LIGHT FIXTURE (PULL CHAIN)
☼	CABLE T.V. JACK
☼	CENTRAL VACUUM OUTLET

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 OUTLET 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-8.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE 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 89.

☒ 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.

SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.):	1.12 kPa
WIND PRESSURE (q50) (SB-1.2.):	0.44 kPa

STAMP

W Architect Inc.
DESIGN CONTROL REVIEW

MAR. 28, 2023

FINAL BY: *Alt*

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

PROFESSIONAL ENGINEER
2023-01-30
D. FERRARI
100166929
PROV. OF ONTARIO

FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 932/12
CONSTRUCTION NOTE REVISION DATE: JUNE 09, 2022

CONSTRUCTION NOTES