

Buk 292-23



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. HEADQUARTERS, 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

ALPHA STAIRS AND RAILINGS INC.

3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6

TEL: (905) 694-9556 | www.alpastairs.com

SITE		MAYFIELD VILLAGE		DRAWN BY		PARAMJEET		JULY 11, 2024		DATE	
LOT #				CLIENT		SUMMER RIDGE EST. INC		LAYOUT #		SCALE: 1/32	
Model		2501									

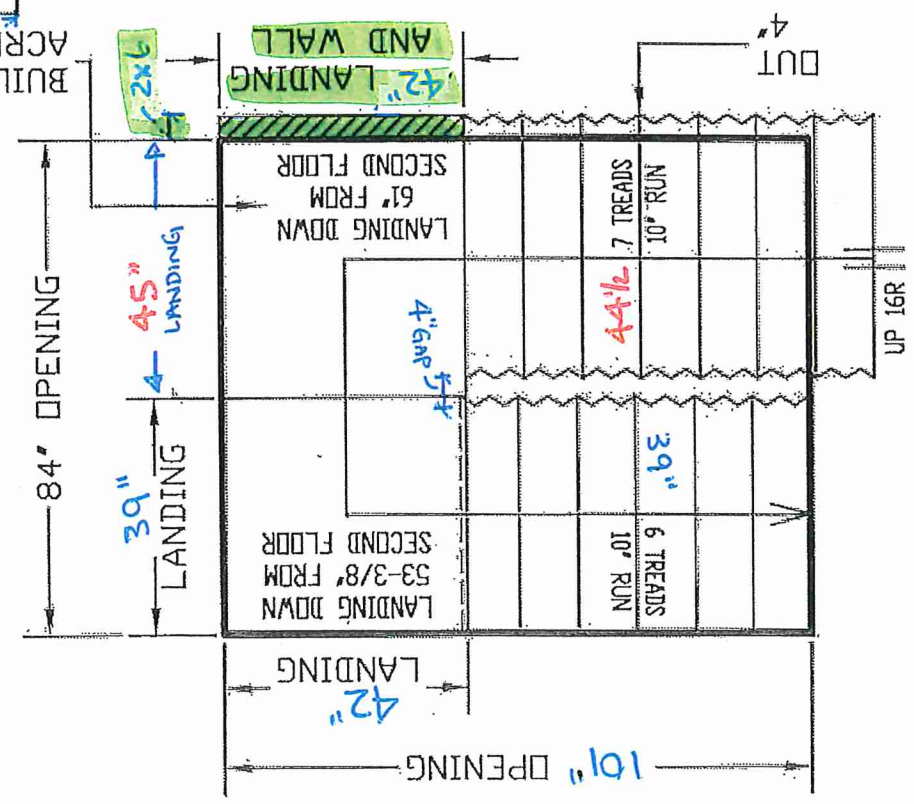
< GARAGE LEFT

ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL

ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

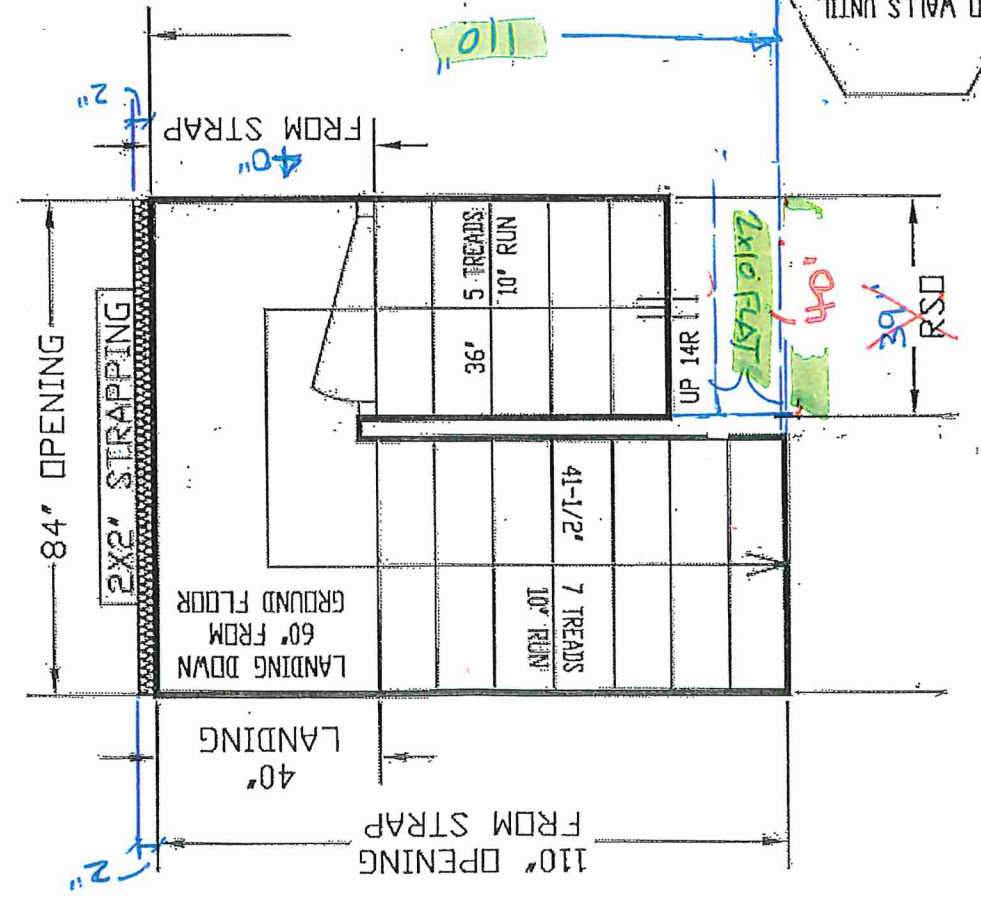
NO WALLS UNTIL STAIRS INSTALLED

BUILD LOWER LANDING ACROSS THE OPENING



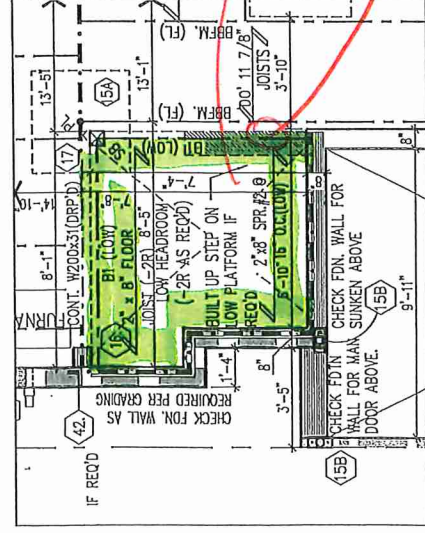
GROUND TO SECOND

122" HT 11-7/8" JOIST



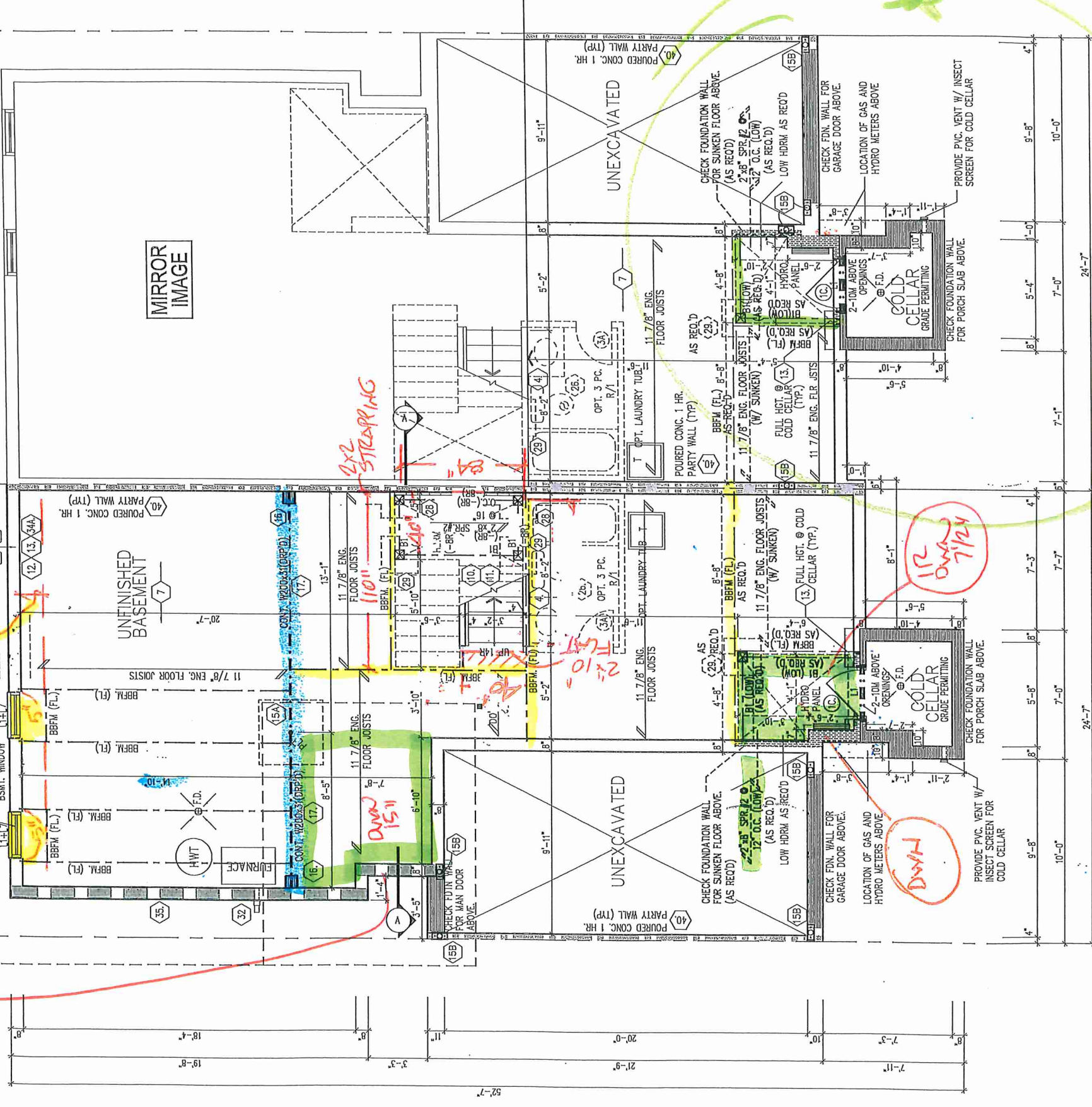
BASEMENT TO GROUND

BSMT 11-7/8" JOIST



PART. BASEMENT PLAN -
SUNKEN COND. EL. 'A1' (REV)
(EL 'A2', 'B1' & 'B2' SIMILAR)

APPROX. LOCATION OF
FURNACE AND HOT
WATER TANK



PROVIDE SOLID WOOD BLOCKING @
24\"/>

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

SPACE ALL FLOOR JOISTS @
12\"/>

* 2x6 PLATE RAMSET TOP
OF BEAM.
* CONTINUED BASEMENT WINDOWS
CORRECT LOCATION

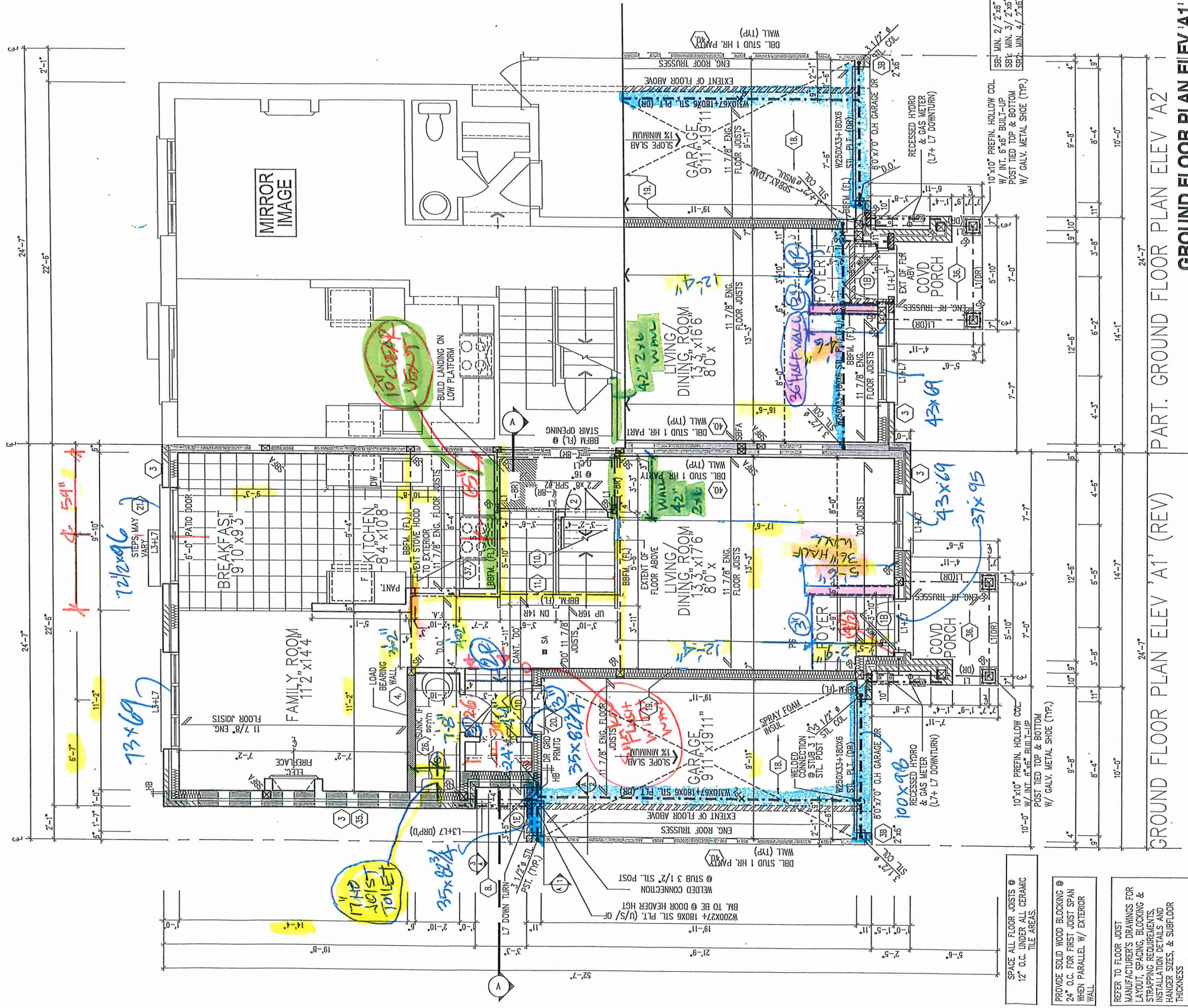
BASEMENT PLAN ELEV 'A1' (REV)

PARTIAL BASEMENT PLAN ELEV 'A2'

BASEMENT PLAN ELEV 'A1' (REV) / 'A2'



SP. FURNACES 96"
- BT DOOR = 83"
- ARCHES = 96"
- FRONT DOOR 95"



GROUND FLOOR PLAN ELEV 'A1' (REV)

PART. GROUND FLOOR PLAN ELEV 'A2'

GROUND FLOOR PLAN ELEV 'A1' (REV)/ 'A2'

PLK 292- 23



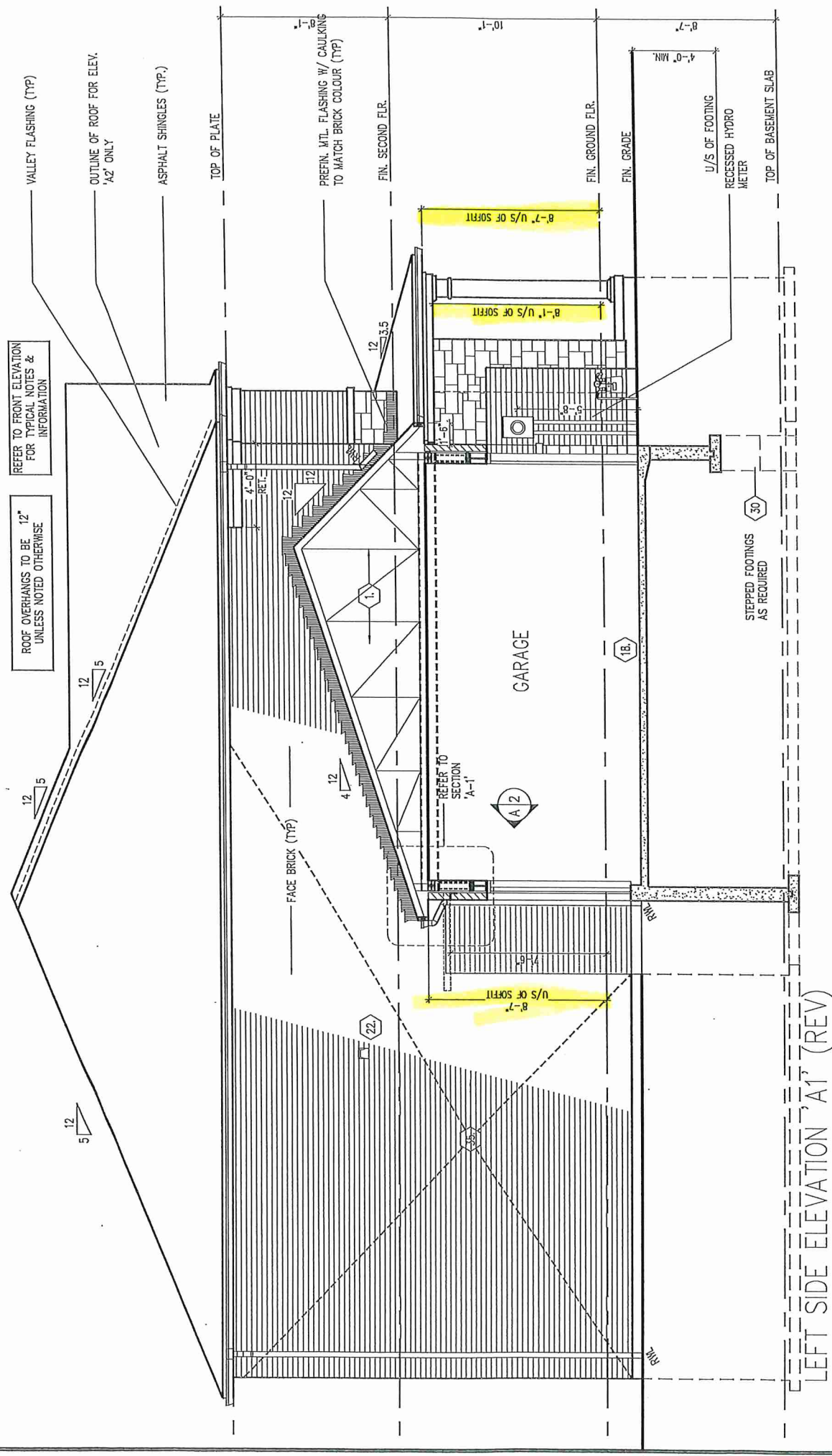
Royal Pine Homes/Summer Ridge Estates Inc.-216051
"MAYFIELD VILLAGE", BRAMPTON, ON.

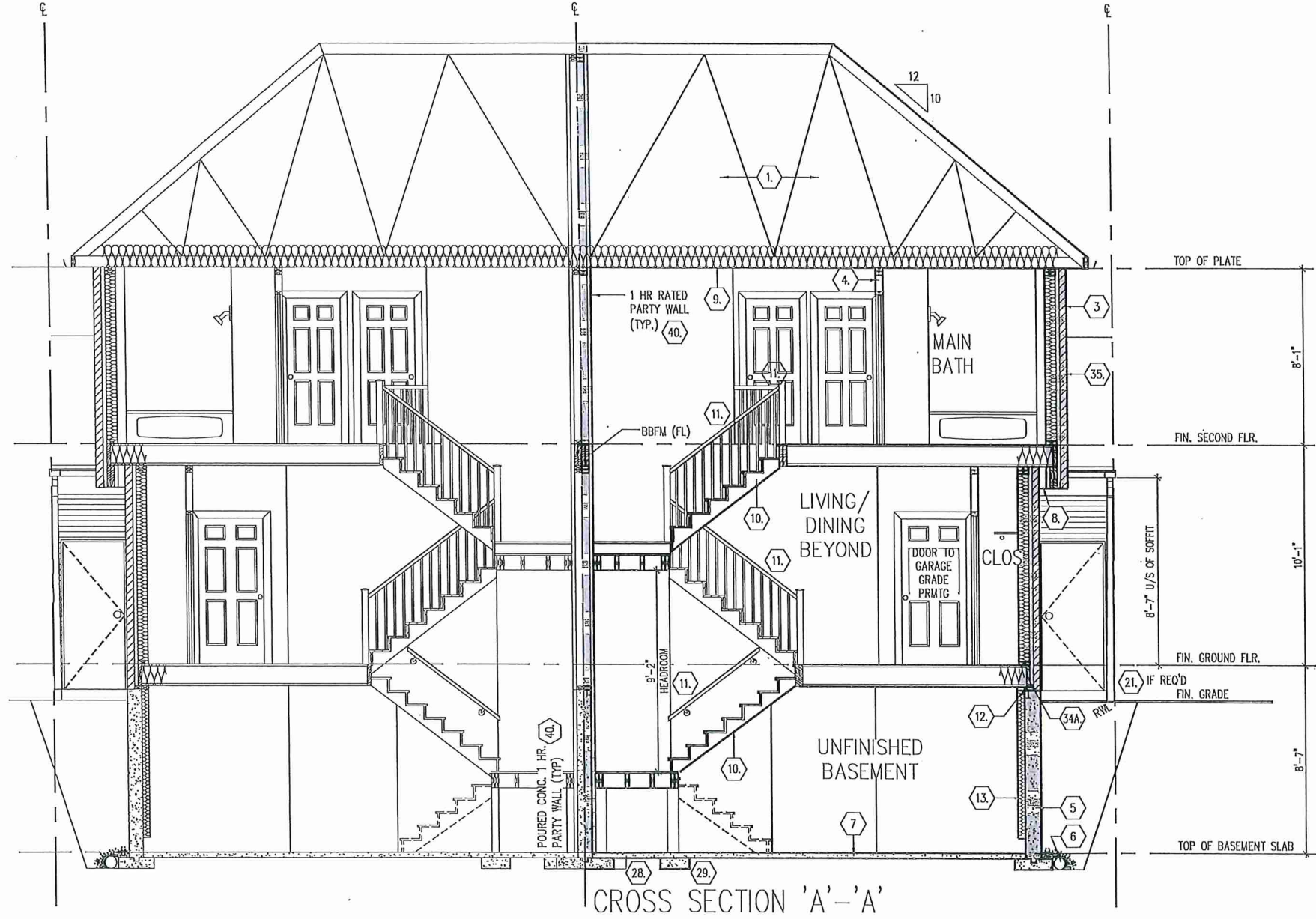
UNIT-2501
REV.2024.03.14

Drawn By: WD
Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216051WS2501
Page Number: 3 of 14

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CROSS SECTION 'A'-A'

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2501
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV. 2024.03.14



BK 292-23

Drawn By: WD
Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216051WS2501
Page Number: 14 of 14

SECTION 1.0. CONSTRUCTION NOTES

- | 1 | <p>ROOF CONSTRUCTION (9.13, 9.23.13, 9.23.15).</p> <p>NO. 210 (10.25 AGM2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1" (25.4) KPM22 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"x6" (88x89) TRUSS BRACING @ 8'-0" (1630) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCO, RWL & VENTED SOFT. AIRTEL 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 6" MIN. WITH RWL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RAIL.</p> <p>ICE AND WATER SHIELD</p> <p>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).</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------|--|----------------------------------|---|------------------|---------|-------|----------------------------------|---------|---------------|---------------|---------|----------------|---------------|---------|----------------|---------------|---------|----------------|---------------|---------|----------------|---------------|---------|----------------|---------------|---------|----------------|---------------|---------|----------------|--|
| 1A | <p>PROFILLED ROOF TRUSSES</p> <p>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.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | <p>SIDING WALL CONSTRUCTION (2'x6")</p> <p>SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. ON 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 AIR/VAPOUR 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.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2A | <p>SIDING WALL CONSTRUCTION (2'x6") W/ CONTIN. INSULATION</p> <p>SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 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 AIR/VAPOUR 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.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2B | <p>SIDING WALL @ GARAGE CONSTRUCTION</p> <p>SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. ON 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.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | <p>BRICK VENEER WALL CONSTRUCTION (2'x6")</p> <p>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 9.23.9. 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)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3A | <p>BRICK VENEER WALL CONSTRUCTION (2'x6") W/ CONTIN. INSULATION</p> <p>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 9.23.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 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)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3B | <p>BRICK VENEER WALL @ GARAGE CONSTRUCTION</p> <p>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 9.23.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 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. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQ.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | <p>INTERIOR STUD PARTITIONS (9.23.9.8, 9.23.10)</p> <p>BEARING PARTITIONS SHALL BE A MINIMUM 2"x6" (88x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (88x69) @ 24" (610) O.C. PROVIDE 2"x4" (88x69) BOTTOM PLATE AND 2"x2"x4" (2-88x69) TOP PLATE, 1/2" (12.7) INT. DRYWALL, BOTH SIDES OF STUDS, PROVIDE 2"x6" (88x140) STUDS WHERE NOTED. PROVIDE 2"x4" (88x69) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (88x69) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4A | <p>EXT. LOFT WALL CONSTRUCTION (2'x6") - NO CLADDING</p> <p>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. (9.23.16.3.1.1.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4B | <p>NO CLADDING W/ CONTINUOUS INSULATION</p> <p>APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 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. (9.23.16.3.1.1.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | <p>FOUNDATION WALL/FOOTINGS</p> <p>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 18'-1" (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). BASE ON FOUNDATION WALL PRIOR TO BACKFILL. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 180kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 180kPa IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.</p> <p>REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.</p> <p>FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1.)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | <p>UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)</p> <table> <tr> <th>SECTION</th><th>UNSUPPORTED MAX. HEIGHT FROM FIN. SLAB TO GRADE</th><th>SUPPORTED AT TOP</th></tr> <tr> <td>18" MPa</td><td><2.5m</td><td>>2.5m & <2.75m 1/2-2.75m & <3.0m</td></tr> <tr> <td>20" MPa</td><td>3'-0" (1.20m)</td><td>7'-0" (2.15m)</td></tr> <tr> <td>24" MPa</td><td>4'-11" (1.40m)</td><td>7'-6" (2.30m)</td></tr> <tr> <td>28" MPa</td><td>4'-11" (1.50m)</td><td>8'-0" (2.60m)</td></tr> <tr> <td>32" MPa</td><td>3'-11" (1.20m)</td><td>7'-6" (2.30m)</td></tr> <tr> <td>36" MPa</td><td>3'-11" (1.20m)</td><td>7'-6" (2.30m)</td></tr> <tr> <td>40" MPa</td><td>4'-11" (1.50m)</td><td>7'-6" (2.30m)</td></tr> <tr> <td>44" MPa</td><td>4'-11" (1.50m)</td><td>8'-0" (2.60m)</td></tr> <tr> <td>48" MPa</td><td>4'-11" (1.50m)</td><td></td></tr></table> | SECTION | UNSUPPORTED MAX. HEIGHT FROM FIN. SLAB TO GRADE | SUPPORTED AT TOP | 18" MPa | <2.5m | >2.5m & <2.75m 1/2-2.75m & <3.0m | 20" MPa | 3'-0" (1.20m) | 7'-0" (2.15m) | 24" MPa | 4'-11" (1.40m) | 7'-6" (2.30m) | 28" MPa | 4'-11" (1.50m) | 8'-0" (2.60m) | 32" MPa | 3'-11" (1.20m) | 7'-6" (2.30m) | 36" MPa | 3'-11" (1.20m) | 7'-6" (2.30m) | 40" MPa | 4'-11" (1.50m) | 7'-6" (2.30m) | 44" MPa | 4'-11" (1.50m) | 8'-0" (2.60m) | 48" MPa | 4'-11" (1.50m) | |
| SECTION | UNSUPPORTED MAX. HEIGHT FROM FIN. SLAB TO GRADE | SUPPORTED AT TOP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18" MPa | <2.5m | >2.5m & <2.75m 1/2-2.75m & <3.0m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20" MPa | 3'-0" (1.20m) | 7'-0" (2.15m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24" MPa | 4'-11" (1.40m) | 7'-6" (2.30m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 28" MPa | 4'-11" (1.50m) | 8'-0" (2.60m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32" MPa | 3'-11" (1.20m) | 7'-6" (2.30m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36" MPa | 3'-11" (1.20m) | 7'-6" (2.30m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40" MPa | 4'-11" (1.50m) | 7'-6" (2.30m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 44" MPa | 4'-11" (1.50m) | 8'-0" (2.60m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 48" MPa | 4'-11" (1.50m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

- | 5A | FOUNDATION REDUCTION IN THICKNESS FOR MASONRY WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR PACING, 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" (180) VERTICAL AND 2'-11" (889) HORIZONTAL, Laid WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7)(3) & 9.20.3.4(6)) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|---|---------------|---------------|---------------------|----------|------------|------------------|----------|-----------|-----------|---------------------|-----------------|----------|----------|-----------|--|------------------|----------------|--|--|--|---------|--------------|---------------|---------------|--|--------|--------------|----------|---------------|--|--|--|---------------|-----------|--|
| 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 | WEAVING TILE (9.14.3.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | BASEMENT SLAB OR SLAB ON GRADE (9.18.4.) (9.13.)
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON GRADE (100) COARSE GRANULAR FILL, OR 25MPa (3600psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) MINIMUM BOARD FOR BOND BREAK AT EDGE WHERE A BASEMENT SLAB IS INTERFERED WITH 2" (51) 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. (9.18-12) 3.1.1.7(5) & (6)) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | EXPOSED FLOOR TO EXTERIOR (9.10.17.10) & CANULC-S705.2) 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 (9.25.2.4) 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" (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.)
<table> <tr> <th>MAX. RISE</th><th>MIN. RUN</th><th>MAX. RUN</th><th>MIN. RUN</th><th>ALL STAIRS</th></tr> <tr> <td>PRIVATE 7" (180)</td><td>5" (125)</td><td>14" (355)</td><td>10" (250)</td><td>MAX. NOSING 1" (25)</td></tr> <tr> <td>PUBLIC 7" (180)</td><td>5" (125)</td><td>NO LIMIT</td><td>11" (280)</td><td></td></tr> <tr> <td>MIN. STAIR WIDTH</td><td colspan="4">TAPERED TREADS</td></tr> <tr> <td>PRIVATE</td><td>2'-10" (660)</td><td>MIN. AVG. RUN</td><td>5' 7/8" (150)</td><td></td></tr> <tr> <td>PUBLIC</td><td>2'-11" (900)</td><td>MIN. RUN</td><td>5' 7/8" (150)</td><td></td></tr> <tr> <td></td><td></td><td>MIN. AVG. RUN</td><td>11" (280)</td><td></td></tr> </table> <p>AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL (9.8.4.3.)
 ** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS THE TOP OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-0" (1830) FOR SINGLE DWELLING UNIT & 6'-3 3/4" (2060) FOR EVERYTHING ELSE (9.8.2.2)
 FOR AN EXTERIOR STAIR SERVING A GARAGE W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.</p> | MAX. RISE | MIN. RUN | MAX. RUN | MIN. RUN | ALL STAIRS | PRIVATE 7" (180) | 5" (125) | 14" (355) | 10" (250) | MAX. NOSING 1" (25) | PUBLIC 7" (180) | 5" (125) | NO LIMIT | 11" (280) | | MIN. STAIR WIDTH | TAPERED TREADS | | | | PRIVATE | 2'-10" (660) | MIN. AVG. RUN | 5' 7/8" (150) | | PUBLIC | 2'-11" (900) | MIN. RUN | 5' 7/8" (150) | | | | MIN. AVG. RUN | 11" (280) | |
| MAX. RISE | MIN. RUN | MAX. RUN | MIN. RUN | ALL STAIRS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRIVATE 7" (180) | 5" (125) | 14" (355) | 10" (250) | MAX. NOSING 1" (25) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PUBLIC 7" (180) | 5" (125) | NO LIMIT | 11" (280) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MIN. STAIR WIDTH | TAPERED TREADS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PRIVATE | 2'-10" (660) | MIN. AVG. RUN | 5' 7/8" (150) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PUBLIC | 2'-11" (900) | MIN. RUN | 5' 7/8" (150) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | MIN. AVG. RUN | 11" (280) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | GUARDS/HANDRAILS (9.8.7, 9.8.8.) GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5 & 9.8.8.6 AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 9'-11" (1800) TO GRADE)
GUARDS FOR EXT. STAIRS: 3'-5" (1070) MIN.
GUARDS FOR LANDINGS @ EXT. STAIRS: 3'-5" (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'-5" (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.
HANDRAIL HEIGHTS - O.B.C. 9.8.7 - REQUIRED AS PER 9.8.7.1.(3)
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (865)
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-5" (1070) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | SILL PLATES 2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2388) O.C. CALLING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | 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. DAMPROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | 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 12"x6" (38x140) AS REQUIRED ON DAMPROOFING OR 2 mil POLYETHYLENE FILM. 1/2" (12.7) OR ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2390) 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4.) 9'-10" (3000) MAX. SPAN BETWEEN COLUMNS 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO AISC/SBS-7.2M. AND WITH 6"x6"x1/2" (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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x16" (1070x1070x400) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 42"x42"x24" (1220x1220x610) CONC. FOOTING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | NON-ADJUSTABLE STEEL BASEMENT COLUMN 3 1/2" (90) X 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 1.6"x6"x1/8" (152x152x6.3) 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL 3 1/2" (90) X 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 1.6"x6"x1/8" (152x152x6.3) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4'-11/2"x10'-1/2" (1200x51x12.7) WITH 2 - 1/2"x20 x 1/2" LONG x 2" HOOK ANCHORS (2 - 1/2"x30x560). FIELD WELD COLUMN TO BASE PLATE & STEEL BM. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | 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 SUB-BASE OR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | WOOD STRAPPING AT STEEL BEAMS (9.23.4.3) (9.23.9.4) 1"x2" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | GARAGE SLAB (9.16, 9.35.) 4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-6% AIR ENTRAINMENT ON OPT. COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | GARAGE TO HOUSE WALLS/CEILING (9.10.3.16) 1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10, CANULC-S705.2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

* 3" MIN. THICK FOUNDATION WALL 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 9.23.7.2, 9.23.8.1, & 9.23.9.1. OF THE O.B.C.

NUMBER FLOORS SUPPORTED	SUPPORTING T. LOAN BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTYWALL
1	16" WIDE x 6" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 6" THICK	20" WIDE x 6" THICK	24" WIDE x 6" THICK
3	36" WIDE x 1" THICK	26" WIDE x 6" THICK	36" WIDE x 1" THICK

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