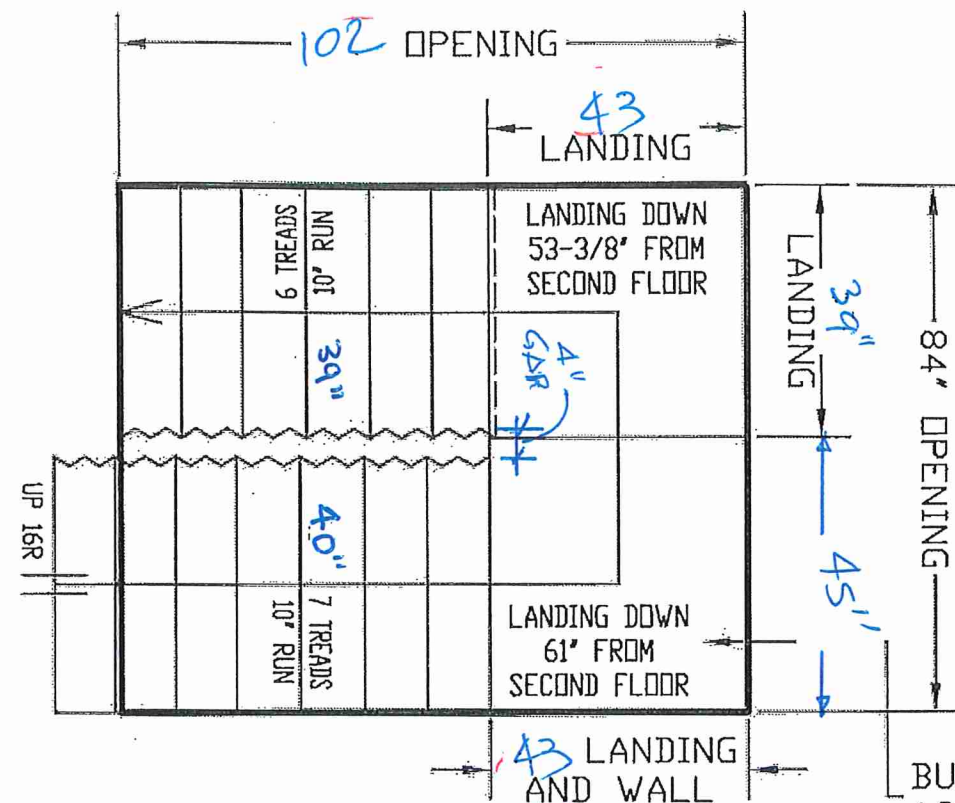
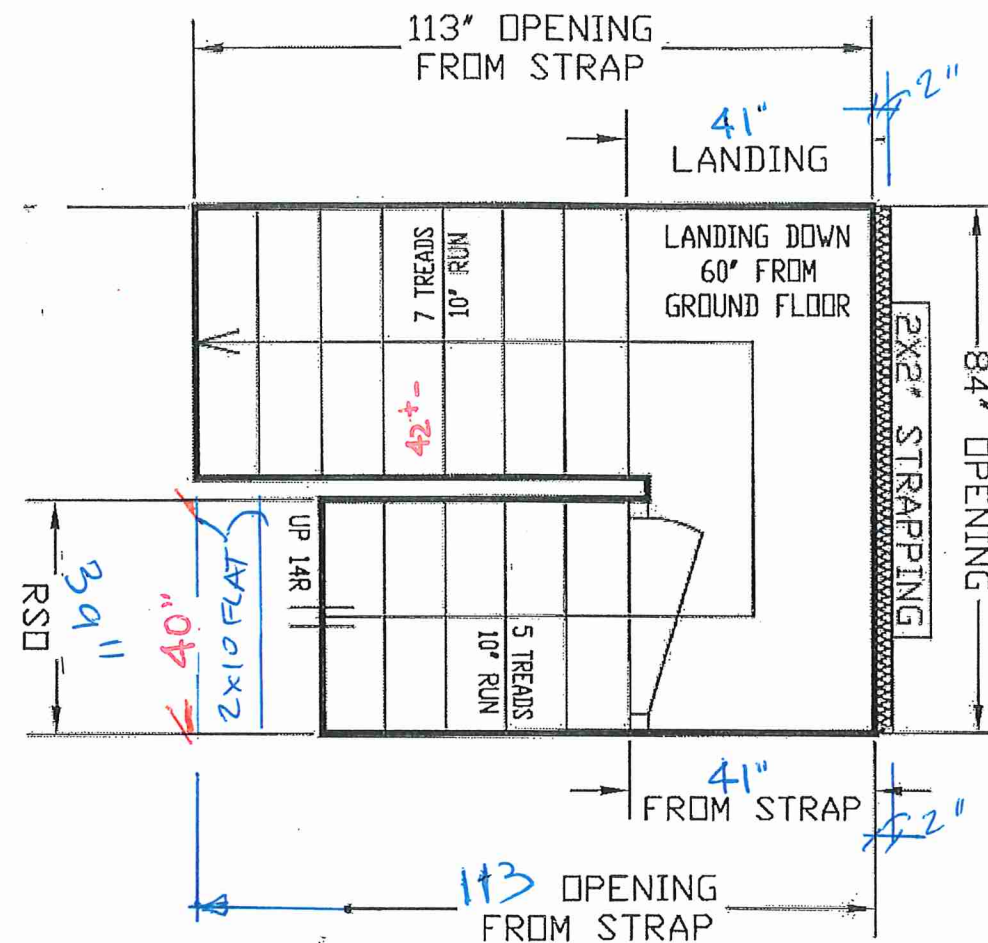


GROUND TO SECOND
122' HT 11-7/8" JOIST



BUILD LOWER LANDING
ACROSS THE OPENING

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



NO WALLS UNTIL
STAIRS INSTALLED

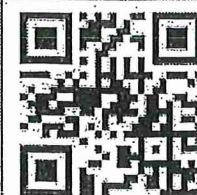
< GARAGE LEFT

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



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
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 SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING
WITH CONSTRUCTION

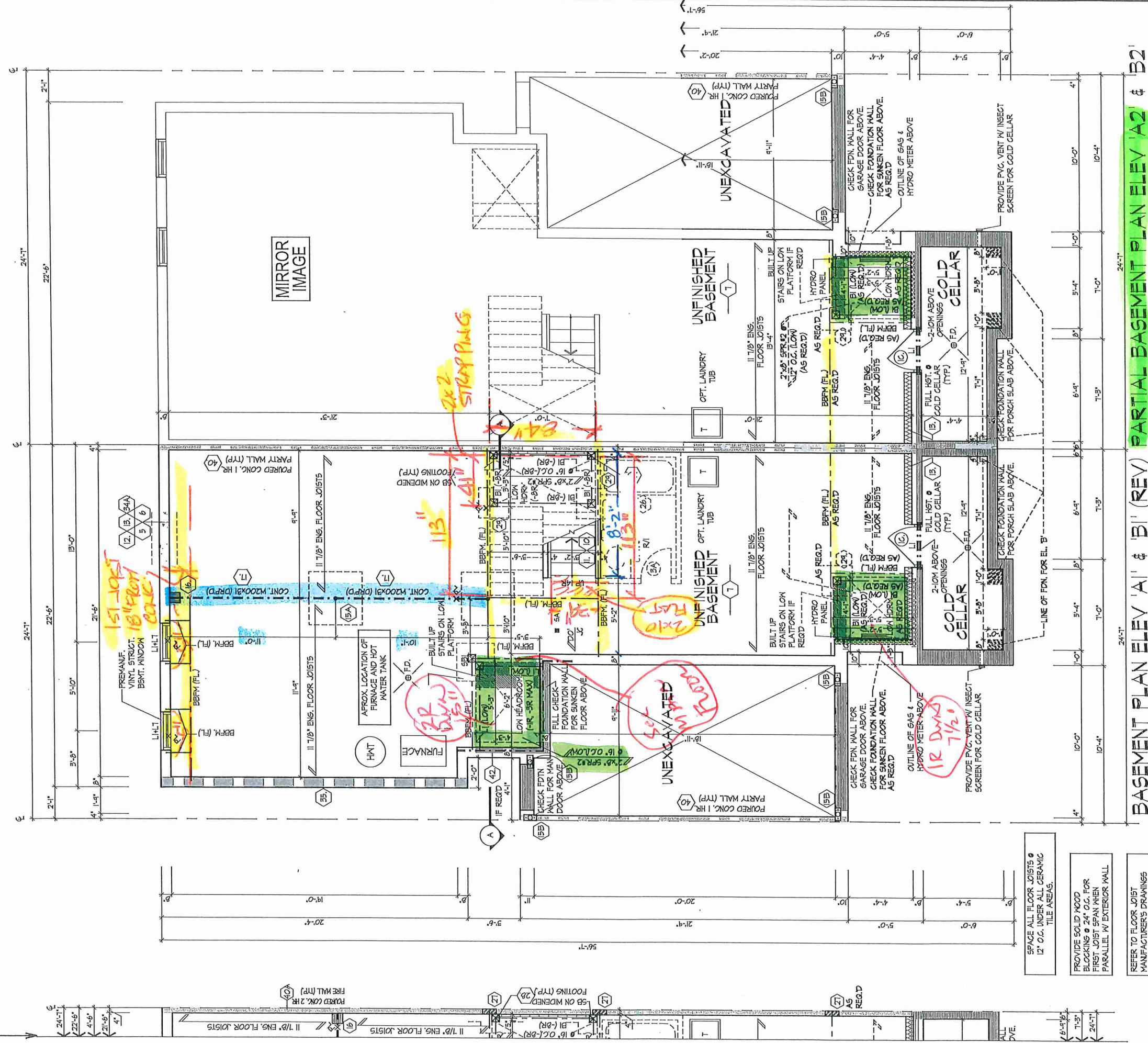
ALPA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6
TEL: (905) 694-9556 | www.alpastairs.com



SITE		NAME		DATE
MAYFIELD VILLAGE		DRAWN BY		PARAMJEET
LOT #		CLIENT		SUMMER RIDGE EST. INC.
Model		LAYOUT #		SCALE: 1:35
2502				

BK 292-25

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



- 2x6 PLATE RAISED TOP OF BEAM
- CONFIRM BEHIND WINDOWS CORRECT LOCATION

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

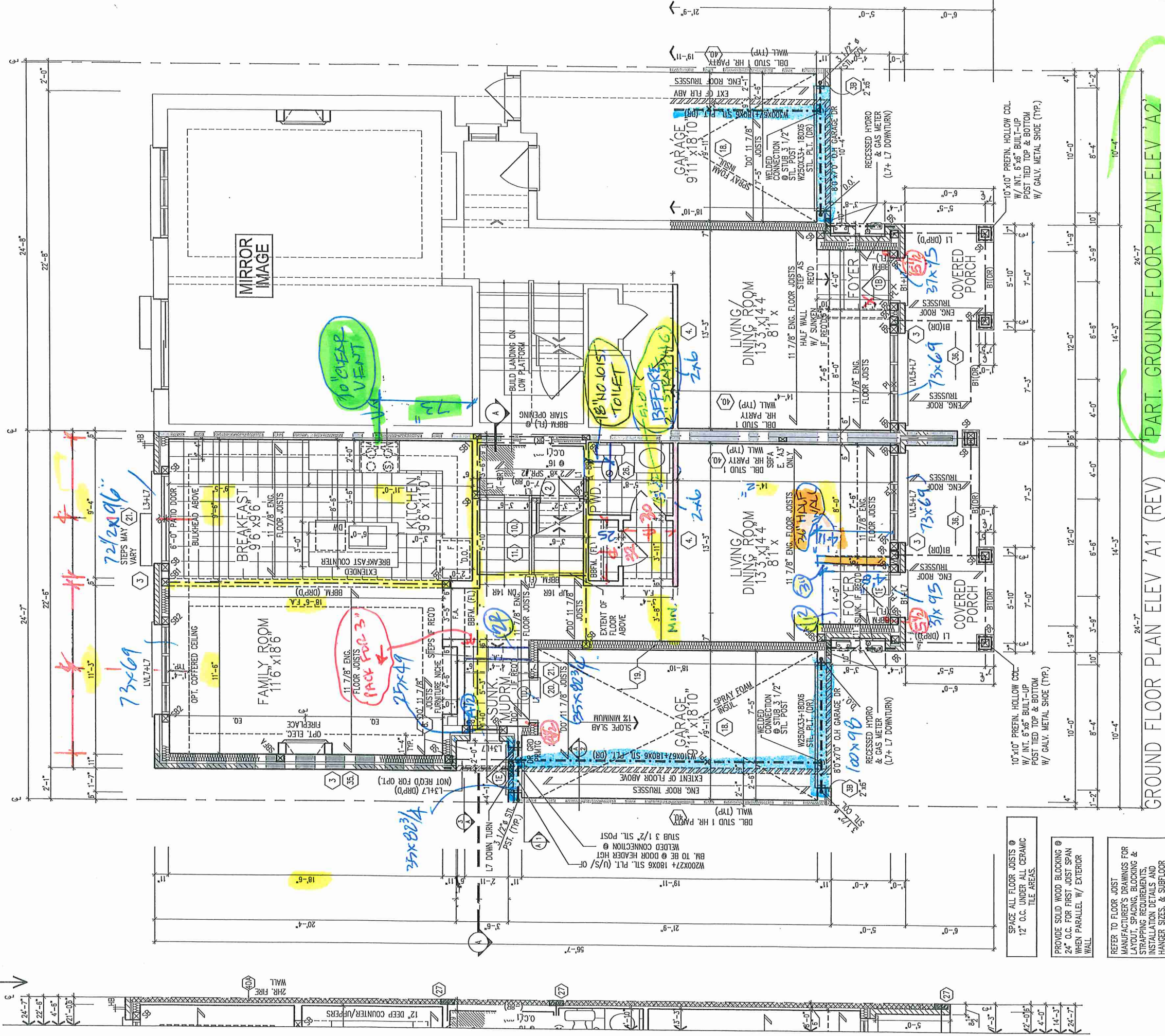
Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2502
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14



BYC 292-25

PART. GROUND FLOOR
PLAN EL. 'A1' (REV)
W/ FIREWALL
(EL. 'A2' SIMILAR)

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



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

GROUND FLOOR PLAN ELEV 'A1' (REV) PART. GROUND FLOOR PLAN ELEV 'A2'

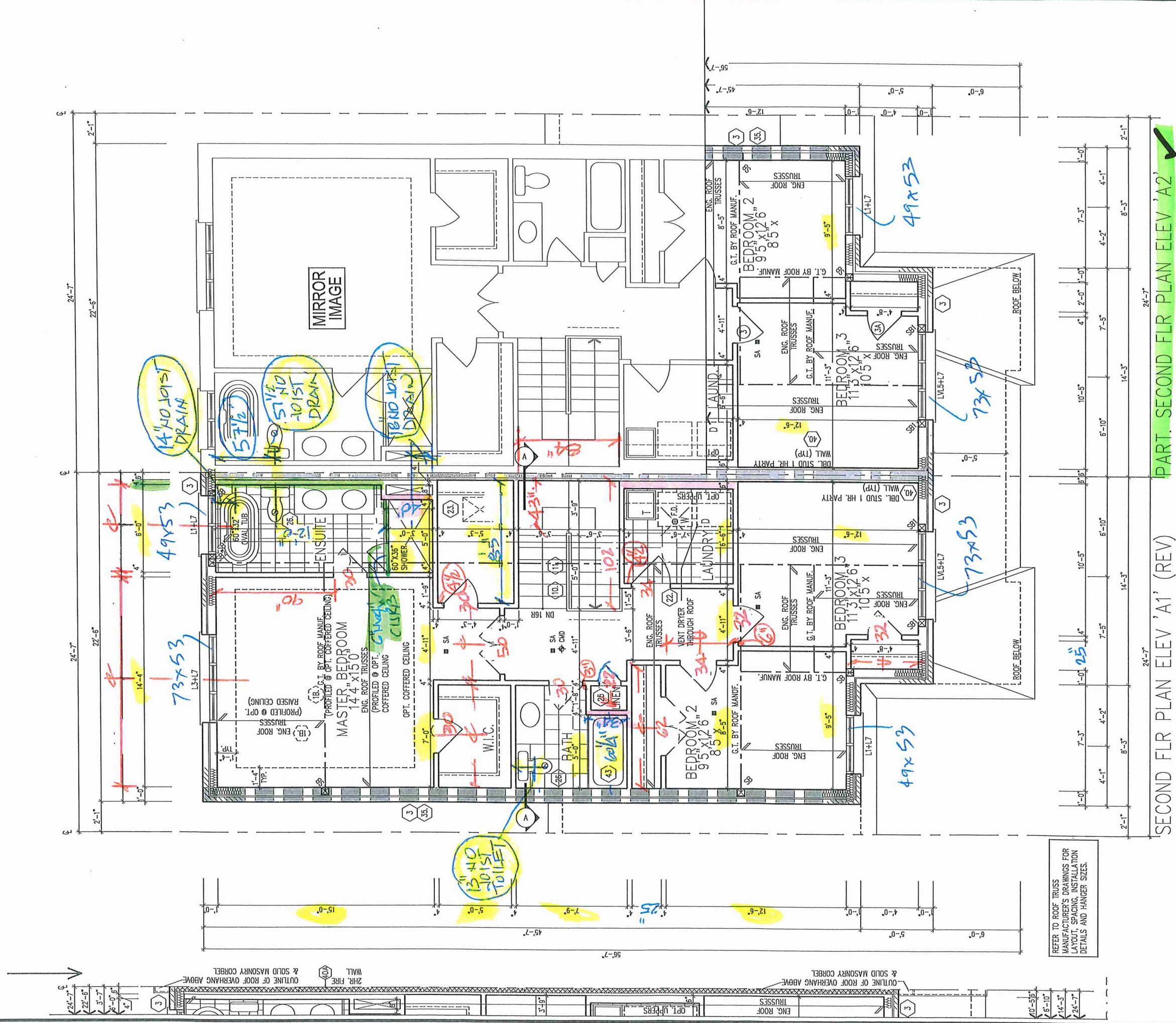


Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2502
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

Drawn By WD Checked By DS 3/16"=1'-0" 216051WS2502
Page Number 3 of 17

BAC 292-25

PART. SECOND FLOOR
PLAN EL. 'A1' (REV)
W/ FIREWALL
(EL. 'A2' SIMILAR)



INT. DOORS 83"
4 2x4 L SHAPE BOTTOM
CORD CEILING EVERY 8"
WINDOWS SEE ELEV.

SB: MIN. 2/ 2"x6" SPF OR 3/ 2"x4" SPF
SBI: MIN. 3/ 2"x6" SPF OR 4/ 2"x4" SPF
SBD: MIN. 4/ 2"x6" SFE OR 5/ 2"x4" SFE

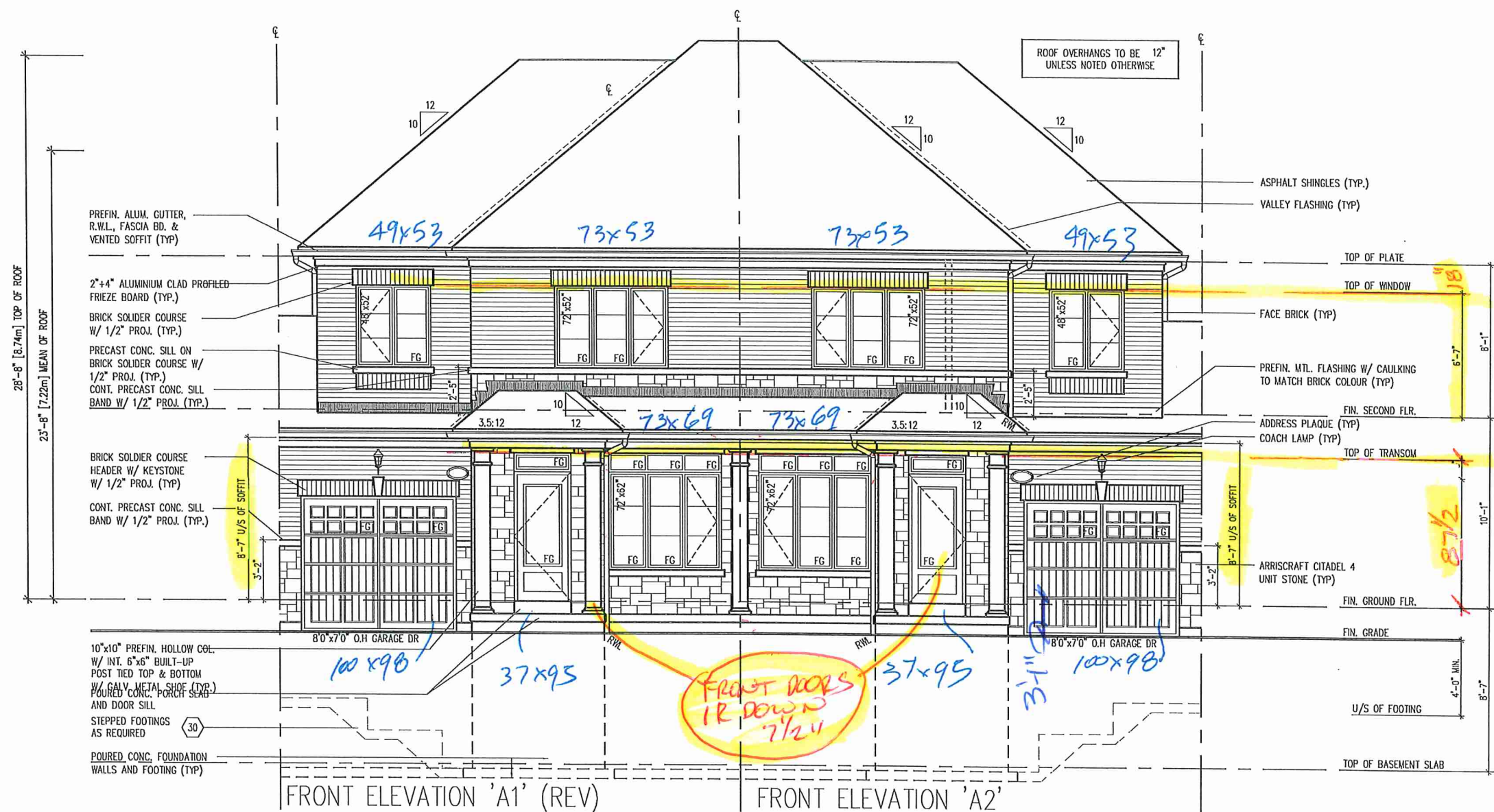
SECOND FLOOR PLAN ELEV 'A1' (REV)/ 'A2'



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

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Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216051WS2502
Page Number: 4 of 17

BK 292-25



GARAGE ROOF
18'0"-H

FRONT DOORS
18' DOWN
7 1/2"

FRONT ELEVATION EL A1 & A2

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

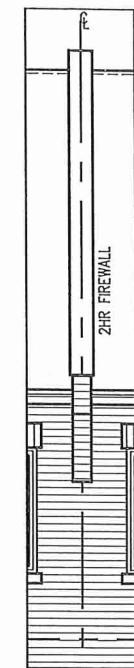
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Scale 3/16"=1'-0"
Page Number 7 of 17

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

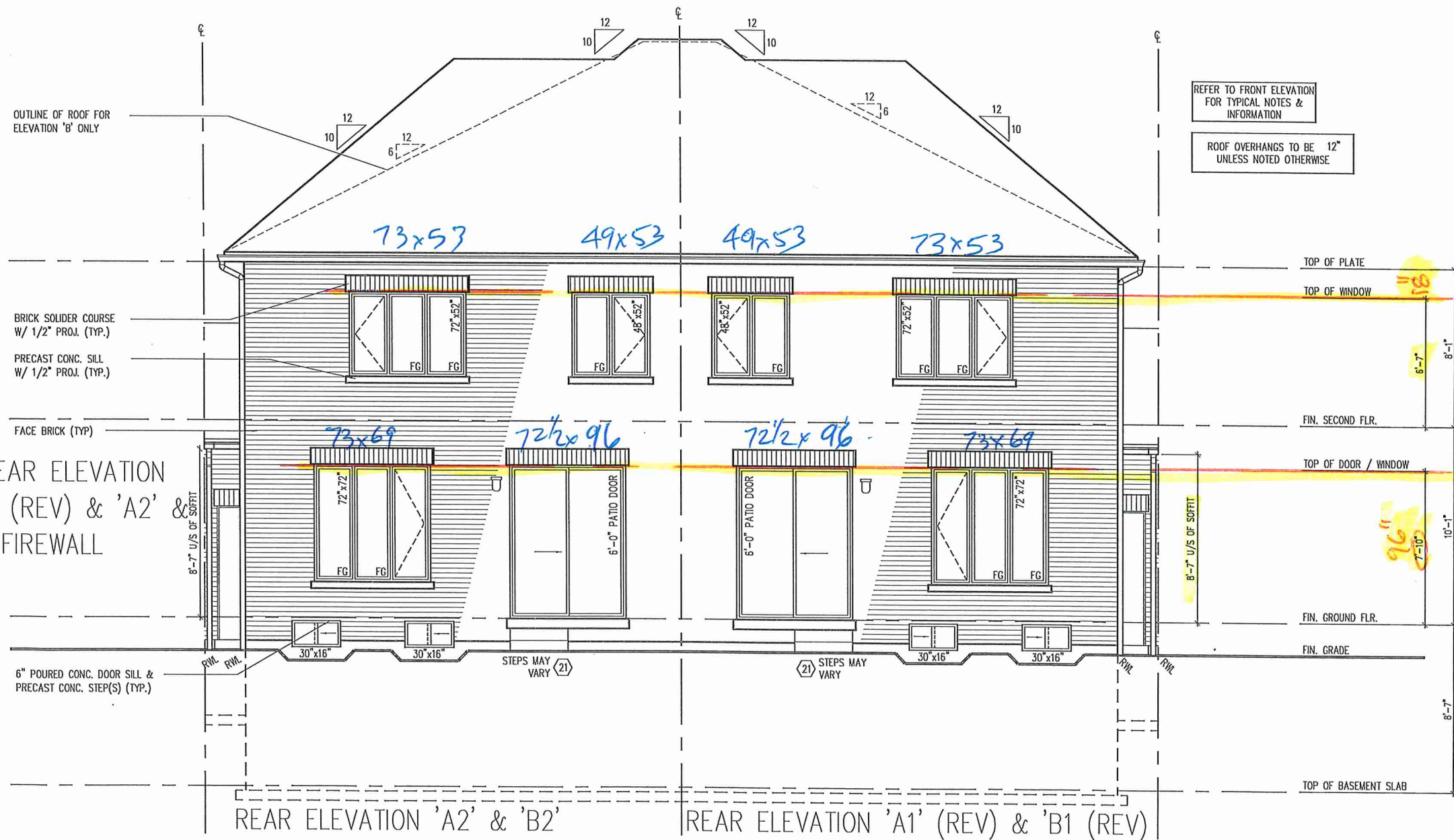


Rpk 292-25

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PART. REAR ELEVATION
'A1' & 'B1' (REV) & 'A2' &
'B2' W/ FIREWALL



REAR ELEVATION EL A1 & A2/ B1 & B2

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

Drawn By: WD
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Scale: 3/16"=1'-0"

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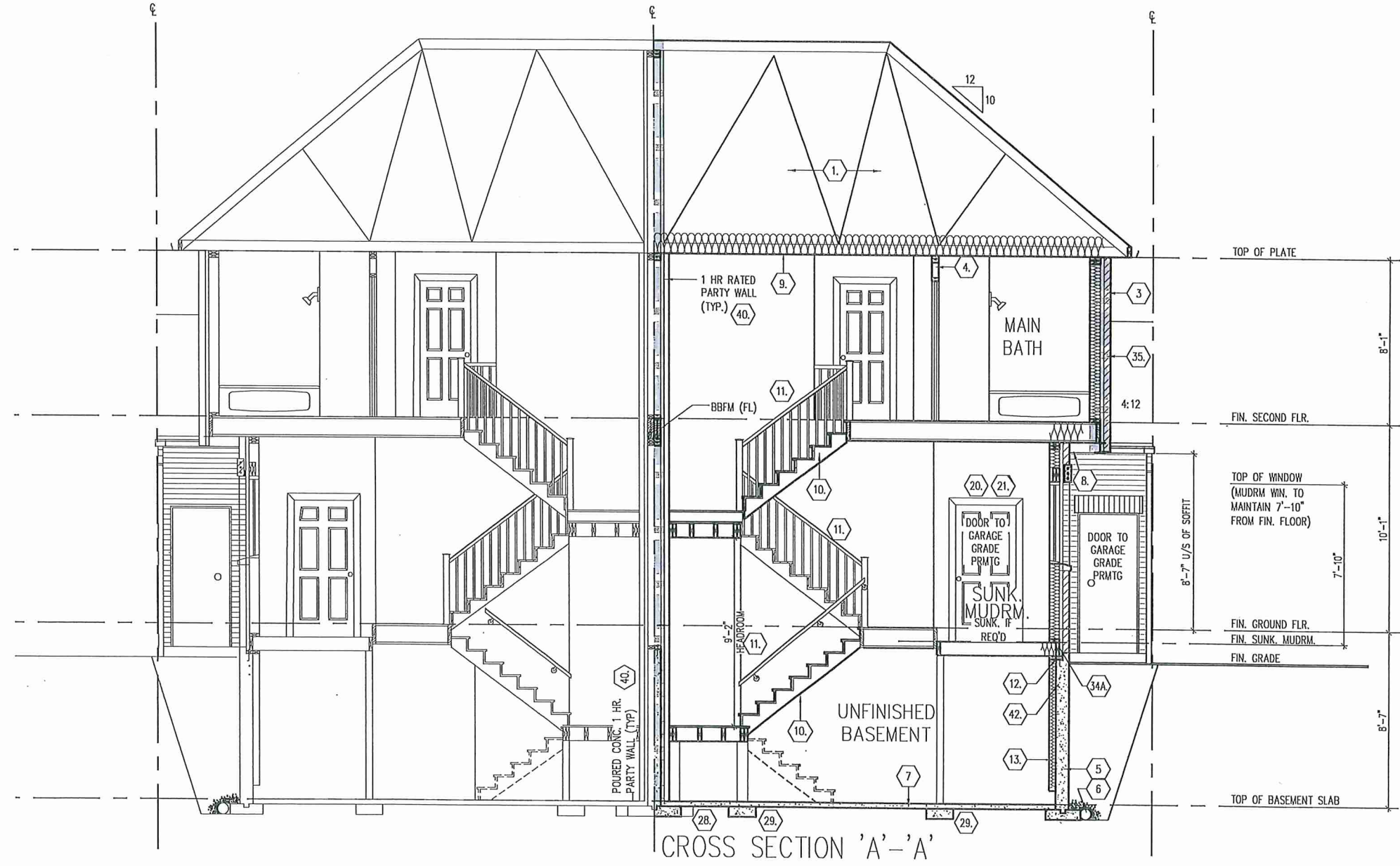
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BK 292-25

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CROSS SECTION A-A

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



Buc 292-25

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 Checked By: DS
 Scale: 3/16"=1'-0"
 File Number: 216051WS2502
 Page Number: 13 of 17

cont. SECTION 1.0. CONSTRUCTION NOTES

- 39

TWO STOREY VOLUME SPACES (8.23.10.1., 9.23.11., 9.23.16.)

WALL ASSEMBLY	WIND LOADS
EXTERIOR	SPACING MAX HEIGHT SPACING MAX HEIGHT
BRICK	2'-2"x6" (2-38x140) 12' (305) O.C. 18'-4" (5588) 8' (200) O.C. 18'-4" (5588)
SIDING	2'-2"x6" SPR. #2 18' (406) O.C. 18'-4" (5588) 12' (305) O.C. 18'-4" (5588)
BRICK	2'-2"x6" 12' (305) O.C. 21'-0" (6400) 12' (305) O.C. 21'-0" (6400)
SIDING	2'-2"x6" SPR. #2 18' (406) O.C. 21'-0" (6400) 18' (406) O.C. 21'-0" (6400)

** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **

STUDS ARE TO BE CONTINUOUS. CW 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" (2886) PROVIDE 2"x6" (38x140) STUDS @ 18' (406) O.C. WITH CONTIN. 2"x6" (2-38x140) TOP PLATE ± 1'-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3'-2"x6" (3-38x184) CONT. HEADER AT GROUND FLOOR. LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.
- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B66 & B16)

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FULL 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 PURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13C)

5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x38) STUDS @ 18" (406) O.C. W/ 1" (25) APART ON SEPARATE 2"x4" (38x38) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK. SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

2 HR. FIREWALL (SB-3) WALL TYPE B66 & B16)

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 18" (406) CONC. BLOCK 3% SOLID FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK. SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR PURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 41

STUCCO WALL CONSTRUCTION (2"x6")

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINSH. (REFER TO 35 NOTE AS REQUIRED)
- 41A

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

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINSH. (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. FINSH. (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 JUE 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 15'-0" OPENING)

- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL

REINFORCING AT BASEMENT WINDOWS

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

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

- BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.1(i)) (REFER TO DETAILS)
- 44

WINDOW WALLS

WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.5) (9.14.6.3.)

SLOPED CEILING CONSTRUCTION (SB-12) 31.1.8.8. 9.23.4.2)

2x12 (38x286) ROOF JOISTS @ 18" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2 (38x38) PURLINS @ 18" (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).
- 45

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE (9.26.11., 9.26.15., 9.26.16) FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2 (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x6" (38x184) FLOOR JOISTS @ 18" (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 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12' (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS

BALCONY OVER HEATED SPACE CONDITION

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH
- 47

BARREL VAULT CONSTRUCTION

CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (91) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

B4C 292-25

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 CONFORMATION 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.)	
SUPPORTED LOADS (EXTERIOR)	
MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTIC & 2 FLOOR/ATTIC & 3 FLOOR MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x89)	24" (610) 18" (406) 12" (305) N/A
2"x6" (38x140)	30" (760) 24" (610) 18" (406) 12" (305)
-	30" (760) 24" (610) 18" (406) 12" (305)

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 WINDOW W/ MIN. 0.35m² UNOBSTRUCTED OPEN OPENING W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING W/OUT THE NEED FOR ADDITIONAL SUPPORT. CONFORMING TO 9.9.10.

2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-1" (1500). (9.8.8.1.)

3) WINDOWS IN EXT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (800) (3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2

4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS

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

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM, AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT
BEDROOM	7'-7" OVER 80% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	8'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 8'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	8'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	8'-11"
MEZZANINES	8'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
STORAGE GARAGE	8'-7" (9.5.3.3)
- 2.3. MECHANICAL / PLUMBING

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR (IF NOT AIR CONDITIONED) 1 PER HOUR (IF AIR CONDITIONED) AVERAGED OVER 24 HOURS. WHEN A VENTILATION FAN (PANEL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.9.23.1.1. REFER TO MECHANICAL DRAWINGS.

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

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

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

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

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

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

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

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

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM. No.50 (4895) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBERS AT LEAST 6" (152) ABOVE THE GROUND.
- 2.5. STEEL (9.23.4.3.)

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

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

1) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 8'-10" (2080) A.F.F.

2) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.

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

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

2.8. FLASHING (9.20.13., 9.26.4. & 9.27.3.)

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

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

ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY U.L.C. 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 U.L.C. LISTING. THERE SHALL BE NO DENOMINATIONS UNDER ANY CIRCUMSTANCES IN ANY U.L.C. LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16) FORMING PART OF SENTENCE 9.23.4.2.(9), 9.23.4.2.(4), 9.23.12.3.(1)(9), 9.23.13.8.(2), 9.37.3.1.(1)			
2"x6" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2	2"x12" SPRUCE #2
L1 2'x6"x8" (2'x38x184)	L3 2'x10"x10" (2'x38x235)	L5 2'x12"x12" (2'x38x286)	
B1 3'x2"x6" (3'x38x184)	B3 3'x2"x10" (3'x38x235)	B5 3'x2"x12" (3'x38x286)	
B2 4'x2"x6" (4'x38x184)	B4 4'x2"x10" (4'x38x235)	B6 4'x2"x12" (4'x38x286)	
B7 5'x2"x6" (5'x38x184)	B8 5'x2"x10" (5'x38x235)	B9 5'x2"x12" (5'x38x286)	
ENGINEERED LUMBER SCHEDULE			
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL	
LVL2 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"	LVL10 1-1 3/4"x14"	
LVL4 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"	LVL11 2-1 3/4"x14"	
LVL5 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"	LVL12 3-1 3/4"x14"	
LVL6 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"	LVL13 4-1 3/4"x14"	
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9. TABLE 9.20.5.2.B.) FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)			
CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8"-1" (2.47m)	7'-6" (2.30m)
L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-5" (2.66m)	8'-1" (2.48m)
L9	5" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-4" (3.08m)
L10	5" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)
L11	6" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)
L12	7" x 4" x 7/16" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

3.3. DOOR SCHEDULE	
CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10	
1 EXTERIOR	2'-0" x 6'-5" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-5" x 1-3/4" (685 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B EXTERIOR	3'-0" x 6'-5" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C EXTERIOR	2'-5" x 6'-5" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D EXTERIOR	2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E EXTERIOR	3'-0" x 6'-5" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F EXTERIOR	2'-5" x 6'-5" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) 20 MIN. E.R. DOORFRAME WITH APP. SELF CLOSING DEVICE
2 INTERIOR	2'-5" x 6'-5" x 1-3/8" (615 x 2030 x 35)
3 INTERIOR	2'-5" x 6'-5" x 1-3/8" (760 x 2030 x 35)
3A INTERIOR	2'-5" x 6'-5" x 1-3/8" (710 x 2030 x 35)
4 INTERIOR	2'-5" x 6'-5" x 1-3/8" (610 x 2030 x 35)
4A INTERIOR	2'-2" x 6'-5" x 1-3/8" (660 x 2030 x 35)
5 INTERIOR	1'-5" x 6'-5" x 1-3/8" (460 x 2030 x 35)

3.4. ACORN/MS	
AFF ABOVE FINISHED FLOOR	JST JOIST
BBFM BEAM BY FLOOR MANUFACTURER	UN LINEN CLOSET
BG FIXED GLASS W/ BLACK BACKING	LVL LAMINATED VENEER LUMBER
BM BEAM	OTBA OPEN TO BELOW/ABOVE
BBRM BEAM BY ROOF MANUFACTURER	PL POINT LOAD
CRF CONVENTIONAL ROOF FRAMING	PLT PLATE
CW COMPLETE WITH	PT PRESSURE TREATED
DA/TJ DOUBLE JOIST/ TRIPLE JOIST	PTD PAINTED
DO DO OVER	PWD POWDER ROOM
DRP DROPPED	RWL RAIN WATER LEADER
ENG ENGINEERED	SB SOLID BEARING WOOD POST
EST ESTIMATED	SBFA SB FROM ABOVE
FA FLAT ARCH	SJ SINGLE JOIST
FD FLOOR DRAIN	SPR SPRUCE
FG FIXED GLASS	STL STEEL
FL FLUSH	T/O TOP OF
FLR FLOOR	TYP TYPICAL
GR GIRDER TRUSS	U/S UNDERSIDE
H8 HOSE BIB	WD WOOD
HRV HEAT RETURN VENTILATION UNIT	WIC WALKIN CLOSET
HWT HOT WATER TANK	WP WEATHER PROOF

3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS/B VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3/4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELER (CEILING MOUNTED)

SA SMOKE ALARM (9.10.18.)
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CMD CARBON MONOXIDE ALARM (9.33.4)
** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS 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 38.

VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD

EXPOSED BUILDING FACE - O.B.C. 9.10.14. OR 9.10.15.

REFER TO HEX NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL
REFER TO HEX NOTE 40.

2 HR. FIREWALL
REFER TO HEX NOTE 40A.

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



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 SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 33912.

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CONSTRUCTION NOTES

ROYAL PINE HOMES - 216051
"LEAFTRAILHOLDINGS" BRAMPTON ONTARIO
UNIT - 2503
REV.2023.01.12

Drawn By: JMC
Checked By: VL
Date: 3/16/24
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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	<= 0.5 kPa (650)
STUDS	> 0.5 kPa (650)
BRICK	SPACING MAX HEIGHT SPACING MAX HEIGHT
2-2"x8" (2-38x140)	12 (305) O.C. 18-4" (5588) 8" (200) O.C. 18-4" (5588)
SIDING	18 (406) O.C. 18-4" (5588) 12 (305) O.C. 18-4" (5588)
BRICK	2-2"x8" (2-38x140) 12 (305) O.C. 21-7" (6400) 12 (305) O.C. 21-7" (6400)
SIDING	2-2"x8" (2-38x140) 18 (406) O.C. 21-7" (6400) 18 (406) 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'-7" (1220) O.C. VERTICALLY

- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2899) PROVIDE 2"x8" (38x140) STUDS @ 18" (406) O.C. WITH CONTIN. 2-2"x8" (2-38x140) TOP PLATE & 1-2"x8" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x8" (3-38x184) CONT. HEADERS AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES & HEADERS.
- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 1968 & 1916)

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FULL STRAPPING

CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL

PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13C2)

5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 18" (406) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES (2"x8" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
- 40A

2 HR. FIREWALL (SB-3) WALL TYPE 1968 & 1916)

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK 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 AREA, GYPSUM SHEATHING TO BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK (REFER TO DETAILS)
- 41

STUCCO WALL CONSTRUCTION (2"x6")

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41A

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

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41B

STUCCO WALL @ GARAGE CONST.

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

*** FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.
- 42

UNSUPPORTED FOUNDATION WALLS (9.15.4.2)

REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)

3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)

4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)

- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL

REINFORCING AT BASEMENT WINDOWS

2'-5M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE MIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2'-5M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.

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

- BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.1')) (REFER TO DETAILS)
- 44

WINDOW WELLS

WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.6), 9.14.6.3.)

SLOPED CEILING CONSTRUCTION (9.8-12) 3.1.1.6, 9.23.4.2)

2"x12" (38x289) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (9.32 RS).
- 46

FLAT ROOF/BALCONY CONSTRUCTION

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

BALCONY CONDITION

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

BALCONY OVER HEATED SPACE CONDITION

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH
- 47

BARREL VAULT CONSTRUCTION

CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST TO BE 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.	
3.3. DOOR SCHEDULE	
CONFORMING TO SECTIONS 9.5.1.1, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10	
1	EXTERIOR 2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR 2'-10" x 6'-5" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR 3'-0" x 6'-5" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C	EXTERIOR 2'-5" x 6'-5" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR 2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E	EXTERIOR 3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F	EXTERIOR 2'-5" x 8'-0" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR 2'-5" x 8'-0" x 1-3/4" (815 x 2030 x 45) 20 MIN. FERR. DOORFRAME WITH APP. SELF CLOSING DEVICE
2	INTERIOR 2'-5" x 6'-5" x 1-3/8" (815 x 2030 x 35)
3	INTERIOR 2'-5" x 6'-5" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR 2'-5" x 6'-5" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR 2'-5" x 6'-5" x 1-3/8" (610 x 2030 x 35)
4A	INTERIOR 2'-2" x 6'-5" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR 1'-5" x 6'-5" x 1-3/8" (460 x 2030 x 35)
3.4. ACRONYMS	
AFF	ABOVE FINISHED FLOOR
BFM	BEAM BY FLOOR MANUFACTURER
BG	FIXED GLASS W/ BLACK BACKING
BM	BEAM
BFM	BEAM BY ROOF MANUFACTURER
CRF	CONVENTIONAL ROOF FRAMING
CW	COMPLETE WITH
DW/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
HB	HOSE BIB
HRV	HEAT RETURN VENTILATION UNIT
HWT	HOT WATER TANK
PWD	POWDER ROOM
RWL	RAIN WATER LEADER
SB	SOLID BEARING WOOD POST
SBFA	SB FROM ABOVE
SJ	SINGLE JOIST
SPR	SPRUCE
STL	STEEL
T/O	TOP OF
TYP	TYPICAL
UIS	UNDERSIDE
WD	WOOD
WIC	WALK IN CLOSET
WP	WEATHER PROOF
3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
	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 CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SALLING 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/CSA-6.19 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 SUPPORTS)
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 99.
	VARYING PLATES. BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD
	EXPOSED BUILDING FACE -O.B.C. 9.10.14, OR 9.10.15
	1 HR. PARTY WALL
	2 HR. FIREWALL
	REFER TO HEX NOTE 40.

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT. CONFORMING TO 9.9.10.
- 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 9'-1" (800), (9.8.8.1.)
- 3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) (9.8.8.1.) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.15 OR 9.8.8.2
- 4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS
- THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.
- | ROOM OR SPACE | MINIMUM HEIGHTS |
|--------------------------------------|---|
| LIVING ROOM, DINING ROOM AND KITCHEN | 7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-1" AT ANY POINT |
| BEDROOM | 7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-1" OVER ALL OF THE REQUIRED FLOOR AREA |
| BASEMENT | 8'-1" 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 | 8'-1" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING |
| FINISHED ROOM NOT MENTIONED ABOVE | 8'-1" |
| MEZZANINES | 8'-1" 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. AIR CONDITIONED AVERAGED OVER 24 HOURS, WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.
- 2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.
- 3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
- 4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF SB12 - 3.1.1.12 OF THE O.B.C.
- 2.4. LUMBER
- 1) ALL LUMBER SHALL BE SPRUCE No. 2 GRADE OR BETTER, UNLESS NOTED OTHERWISE
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE
- 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
- 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
- 6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2" POLYETHYLENE FILM, 6 MIL. POLYETHYLENE VAPOUR BARRIER 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 STRUCT. 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 8'-10" (2680) A.F.F.
- 2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.
- 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.
- 2.7. ROOF OVERHANGS
- 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE
- 2.8. FLASHING (9.20.13., 9.26.4., & 9.27.3.)
- 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.9. GRADING
- 1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO 9.14.6.
- 2.10. U/LC SPECIFIED ASSEMBLIES
- ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY U/LC 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 U/LC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U/LC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS 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), (3), 9.23.13.8 (2), 9.37.3.1 (1)	
2"x8" SPRUCE #2	2"x10" SPRUCE #2
L1 2/2"x8" (2/38x184)	L3 2/2"x10" (2/38x235)
B1 3/2"x8" (3/38x184)	B3 3/2"x10" (3/38x235)
B2 4/2"x8" (4/38x184)	B4 4/2"x10" (4/38x235)
B7 5/2"x8" (5/38x184)	B8 5/2"x10" (5/38x235)
ENGINEERED LUMBER SCHEDULE	
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL
LVL3 1-1 3/4"x9 1/2"	LVL10 1-1 3/4"x11 7/8"
LVL4 2-1 3/4"x9 1/2"	LVL11 2-1 3/4"x11 7/8"
LVL5 3-1 3/4"x9 1/2"	LVL12 3-1 3/4"x11 7/8"
LVL8 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER	
(DIVISION B PART 9, TABLE 9.20.5.2.B.)	
FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3)	
CODE	SIZE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)
L8	3 x 3 1/2" x 1 1/4" (102 x 89 x 6.4)
L9	5 x 3 1/2" x 5/16" (127 x 89 x 7.9)
L10	5 x 3 1/2" x 7/16" (127 x 89 x 11)
L11	6 x 3 1/2" x 7/16" (152 x 89 x 11)
L12	7 x 4" x 7/16" (178 x 102 x 11)

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)
2"x4" (38x89)	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR ATTIC
2"x6" (38x140)	MAX. UNSUPPORTED HGT., in (mm) O.C.
	18" (405)
	9'-10" (3.0)
	12" (305)
	15" (406)
	18" (406)
	12" (305)
	9'-10" (3.0)
	9'-11" (1.8)

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"LEAFTRAILHOLDINGS", BRAMPTON ONTARIO

Drawn By: JMC

Checked By: VL

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

File Number: 216051WS2503

Page Number: 13 of 13

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CONSTRUCTION NOTES

'UNIT - 2503'

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W Architect Inc.

DESIGN CONTROL REVIEW

MAR. 28, 2023

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PROFESSIONAL ENGINEER

2023-07-30

D. FERRARI

100166929

PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

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CONSTRUCTION NOTE REVISION DATE: JUNE 09, 2022

BUC 292-25