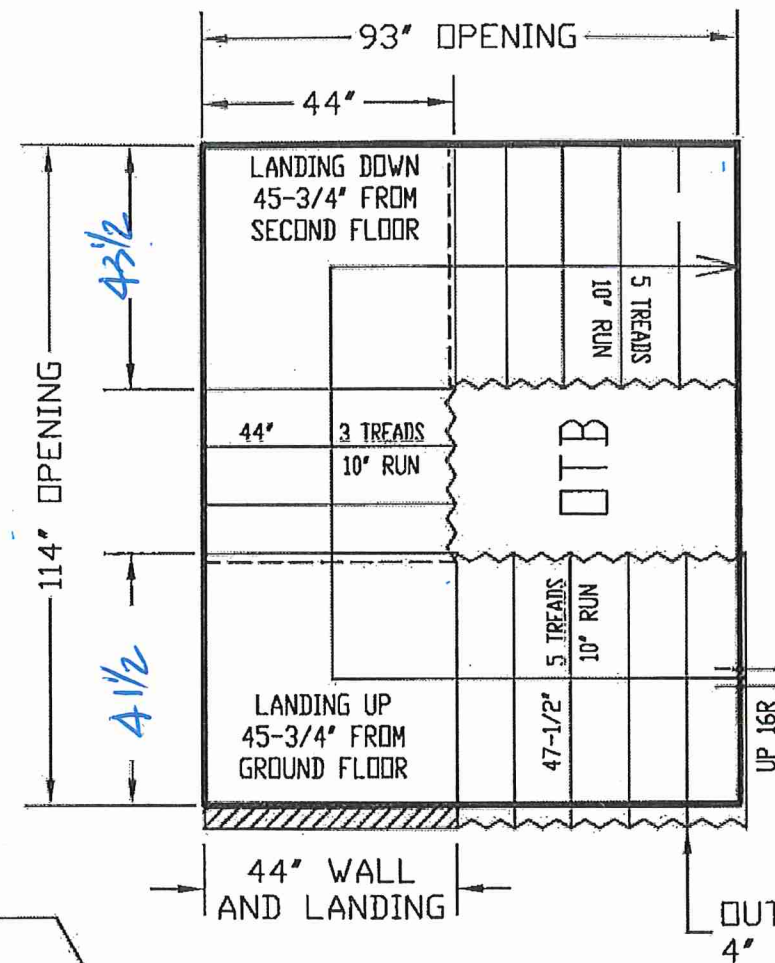
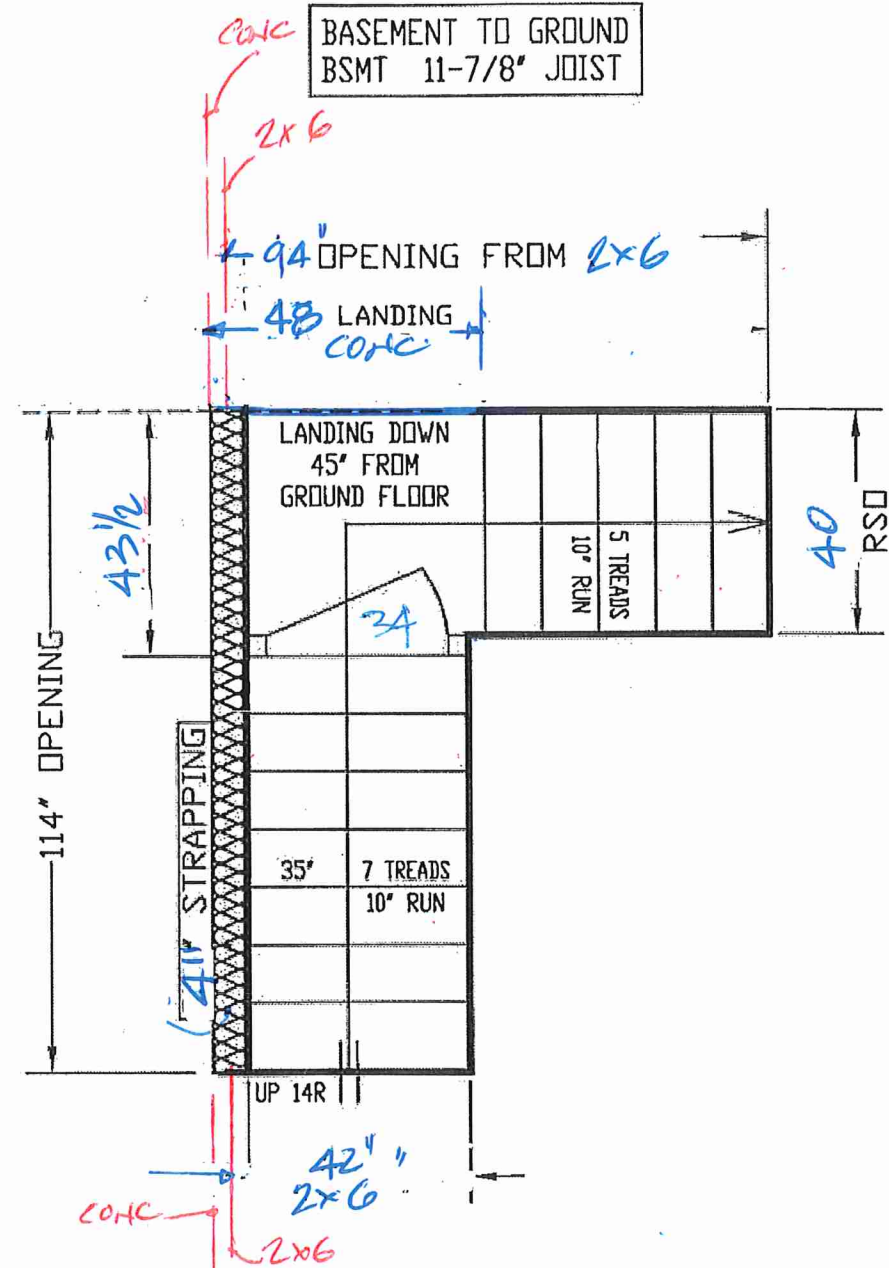


GROUND TO SECOND
122' HT 11-7/8" JOIST



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 >



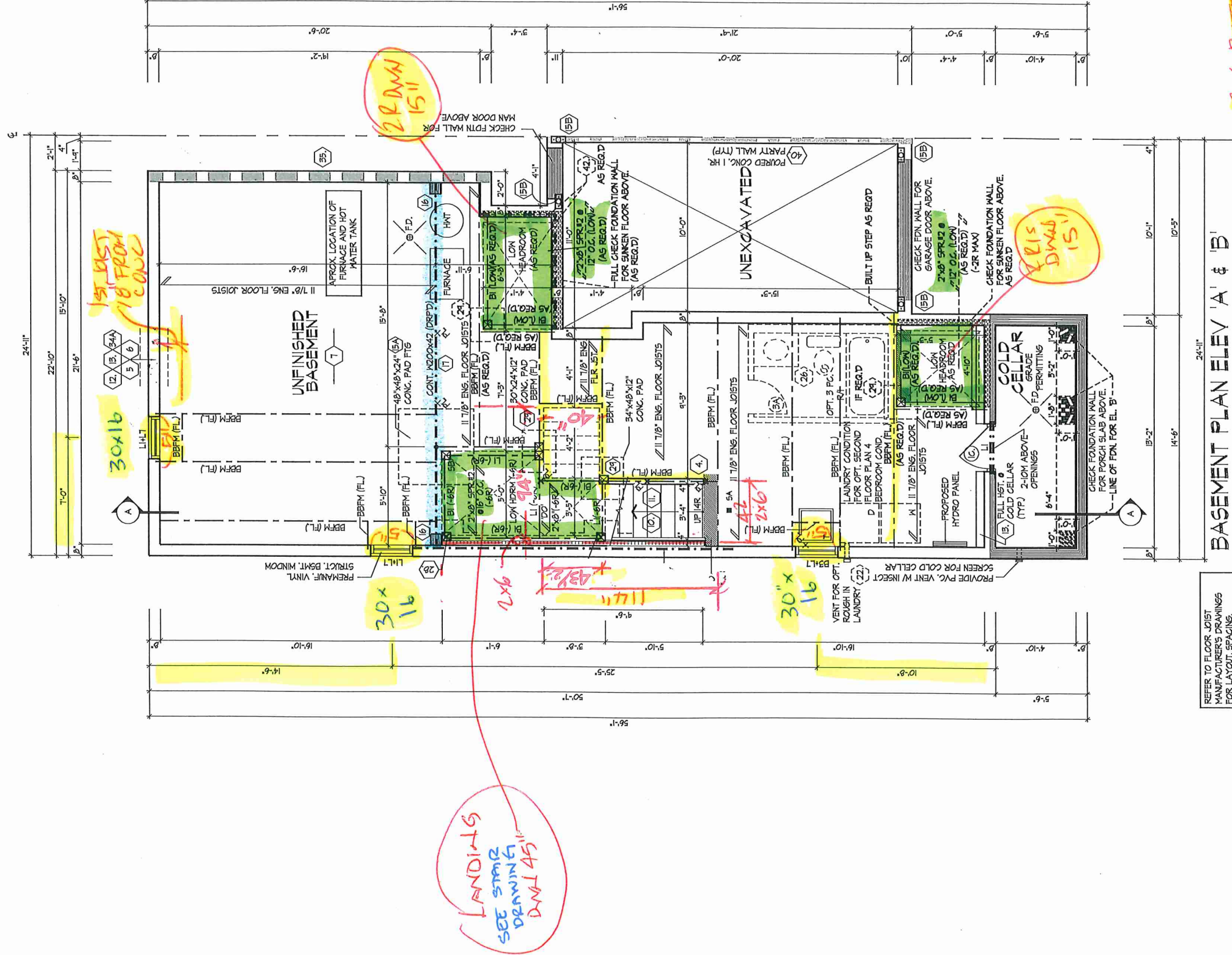
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO INSTALL 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		MAYFIELD VILLAGE	DRAWN BY	NAME	DATE	
				PARAMJEET	JULY 10, 2024	
LDT #			CLIENT	SUMMER RIDGE EST. INC		
Model	2504 END					
				LAYOUT #		
				SCALE: 1/35		

BK 290-12



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'

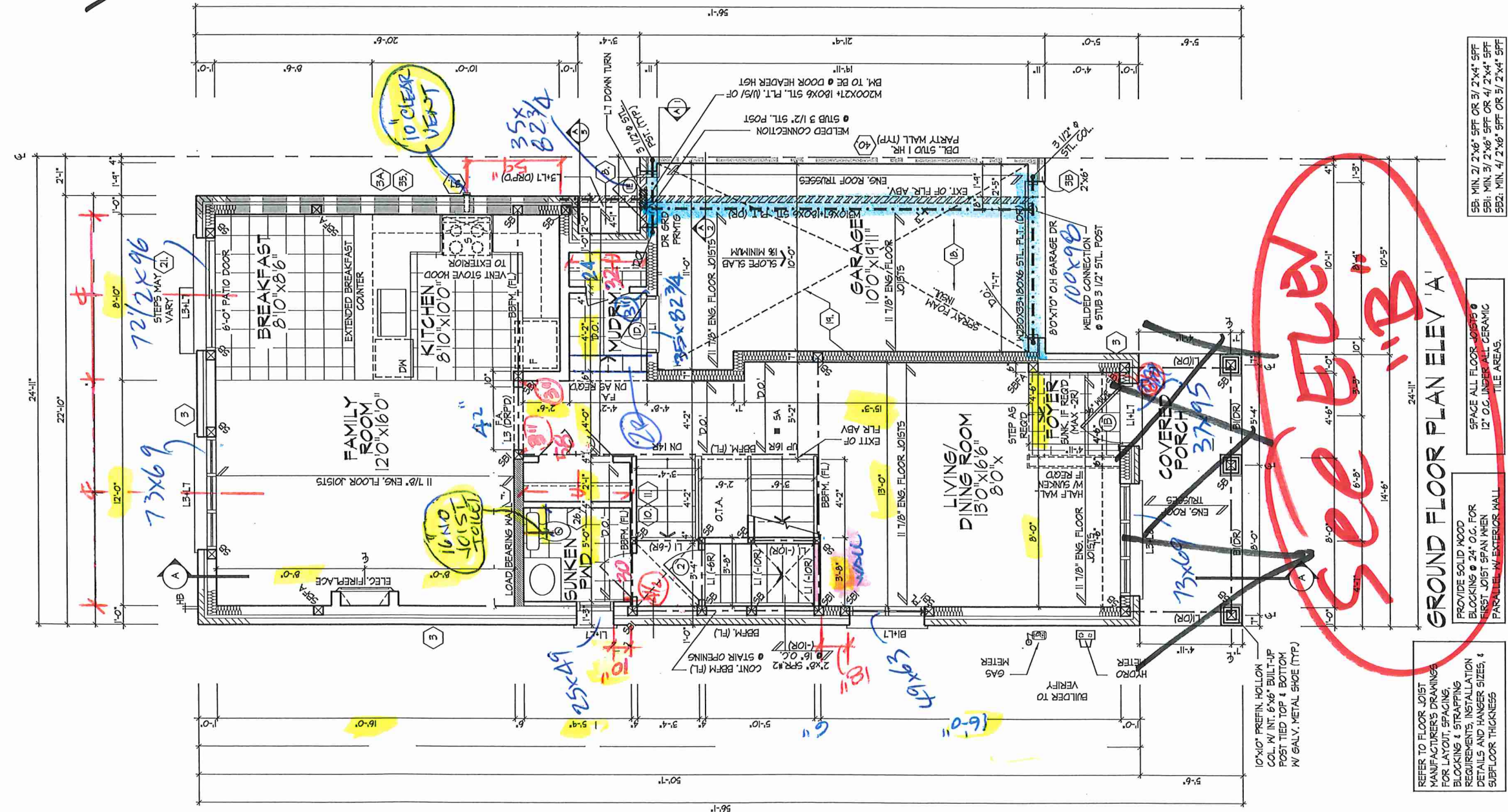
2x6 PLATE RAYSET TOP
OF BEAM
CONFORM BSMOT
WINDOWS CORRECT
LOCATIONS

BASEMENT PLAN ELEV 'A' & 'B'

BK 290-12



- 5' SIDING 96"
- INT. DOORS 83"
- ARCHES 96"
- FRONT DOOR 95"

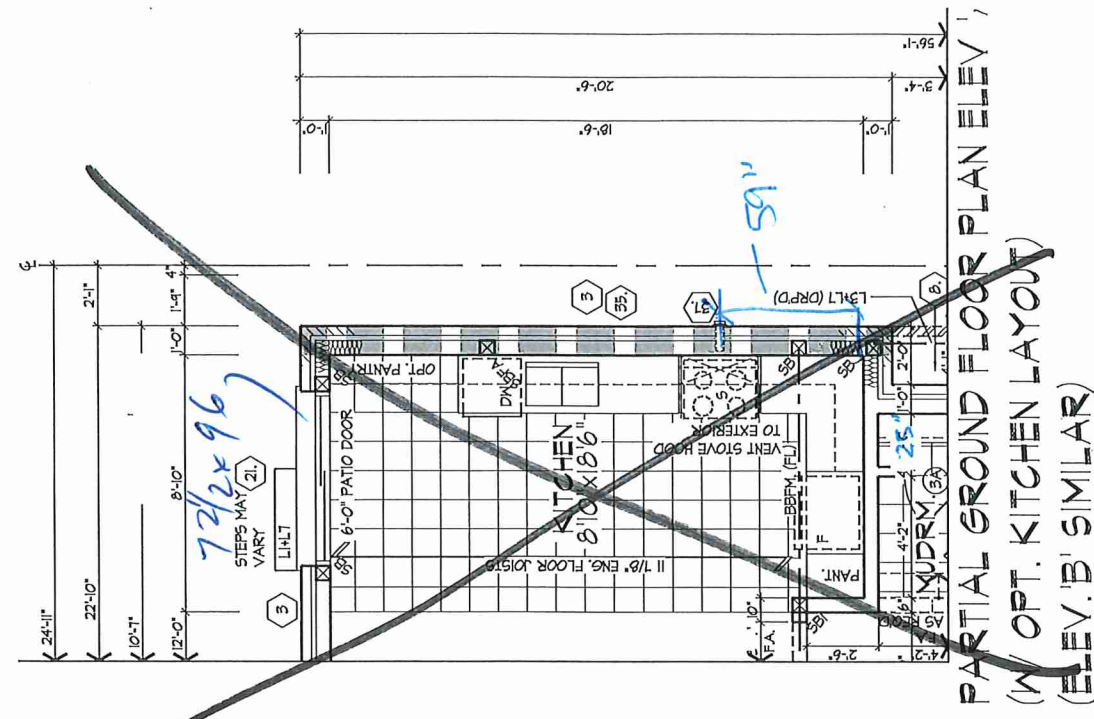


REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STAIRING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

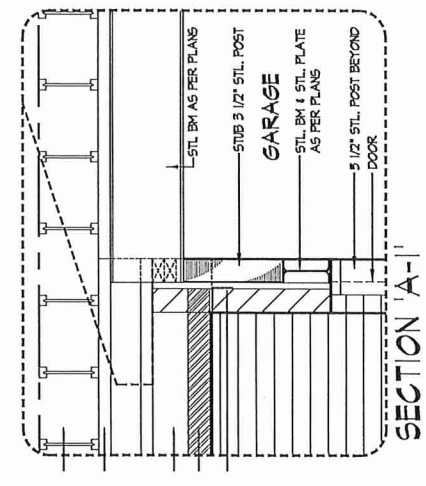
PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL-W/ EXTERIOR WALL

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

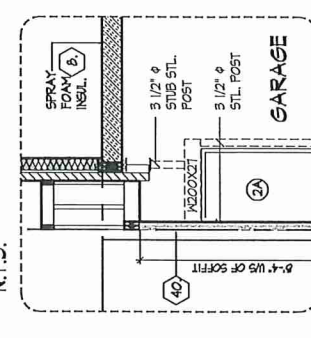
GROUND FLOOR PLAN ELEV 'A'



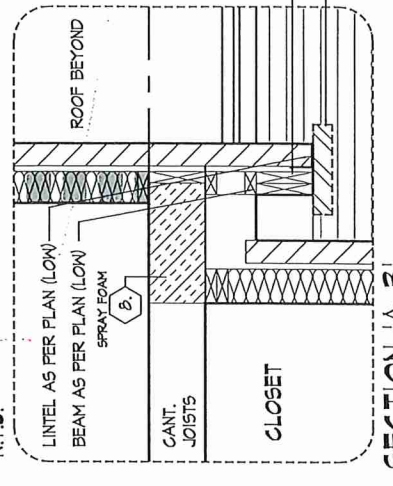
PARTIAL GROUND FLOOR PLAN ELEV 'A' (W/ OPT. KITCHEN LAYOUT) (ELEV. 'B' SIMILAR)



SECTION 'A-1' N.T.S.



SECTION 'A-2' N.T.S.



SECTION 'A-3' N.T.S.

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

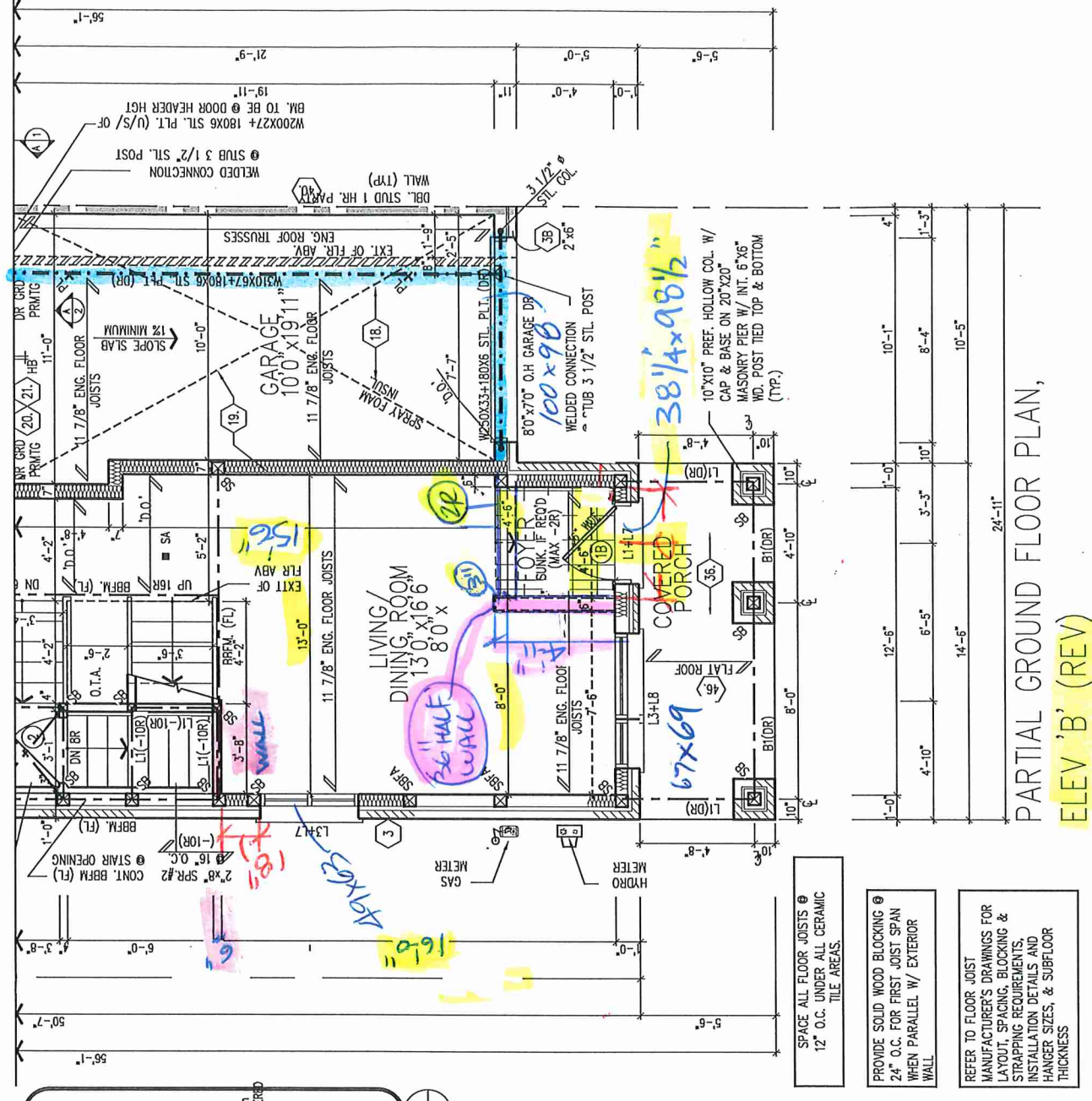
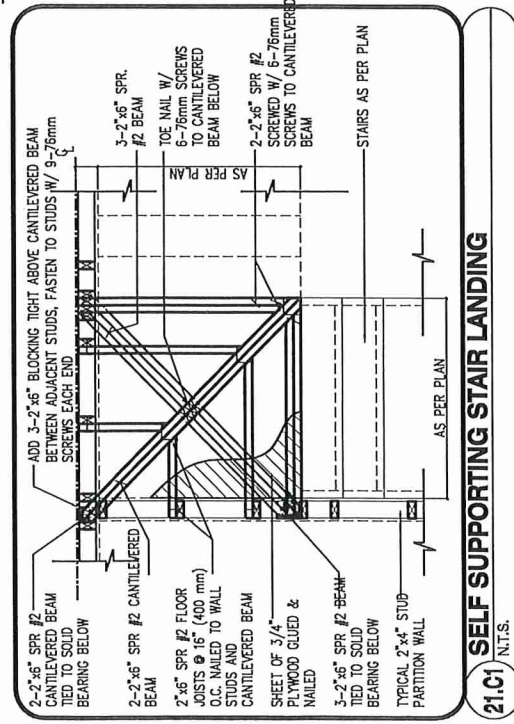
BLK 290-12

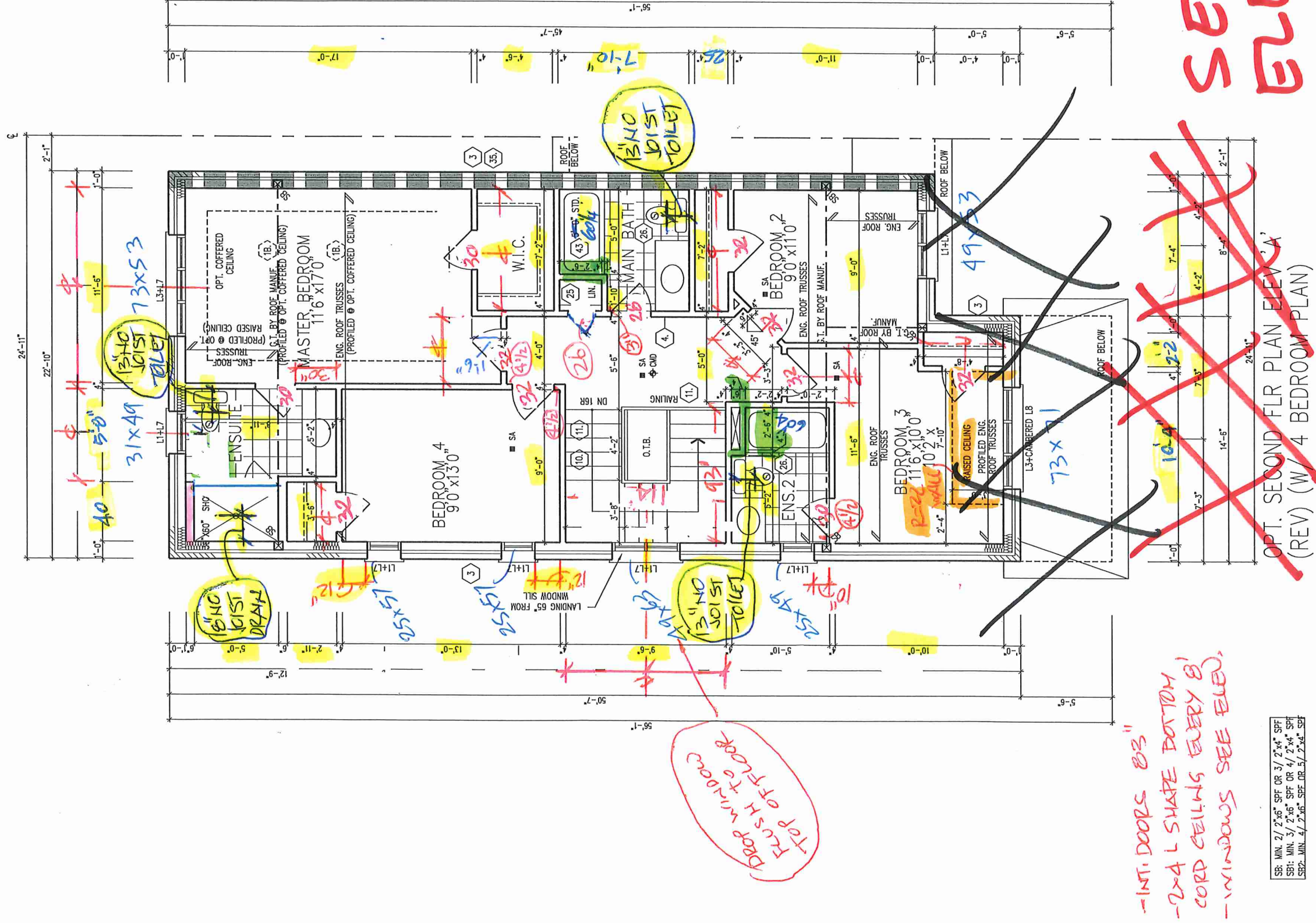


Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV.2024.03.14

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

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

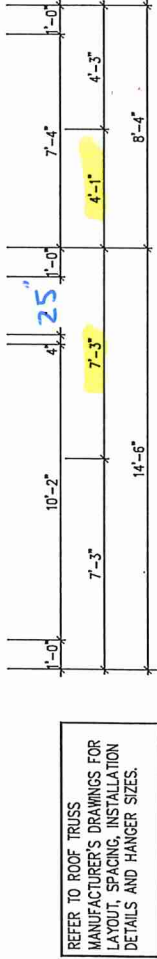
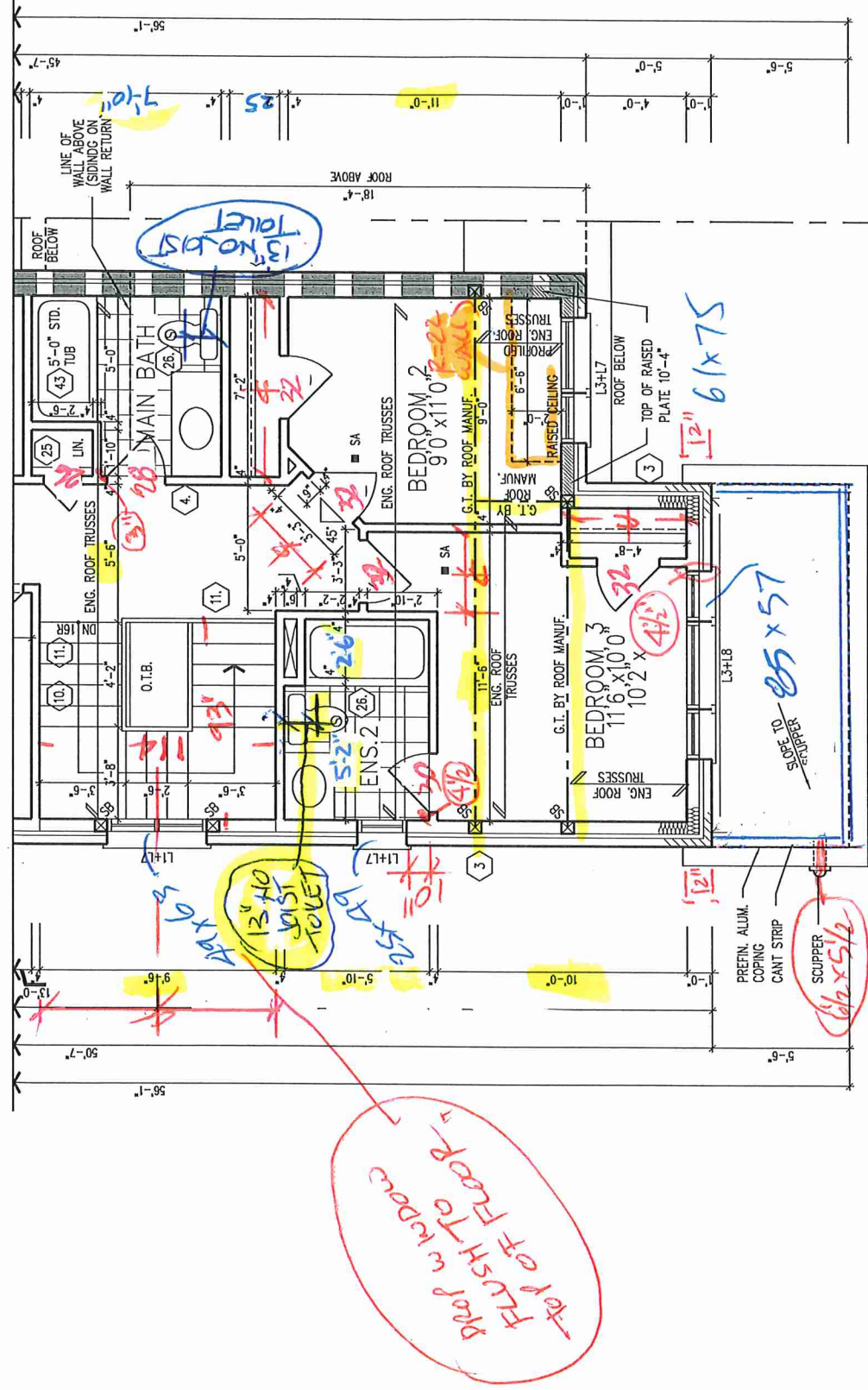


BK 290-12

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: 6 of 14

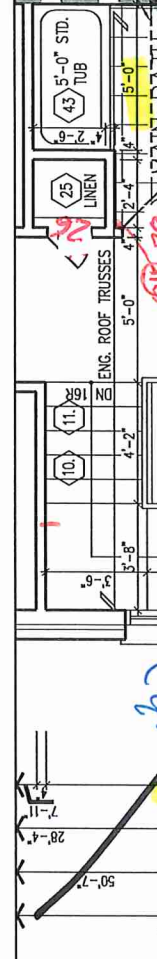
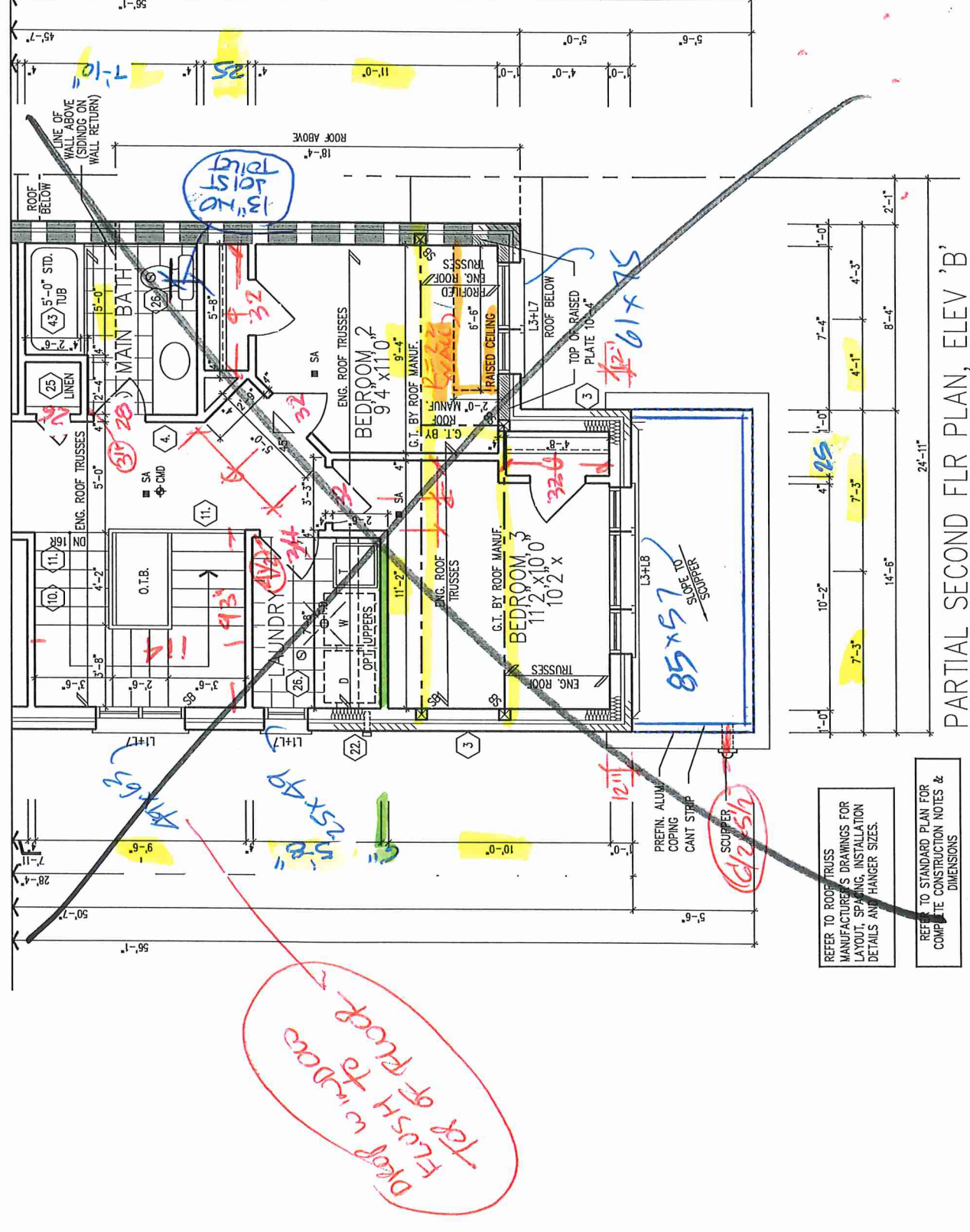
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REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

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

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

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

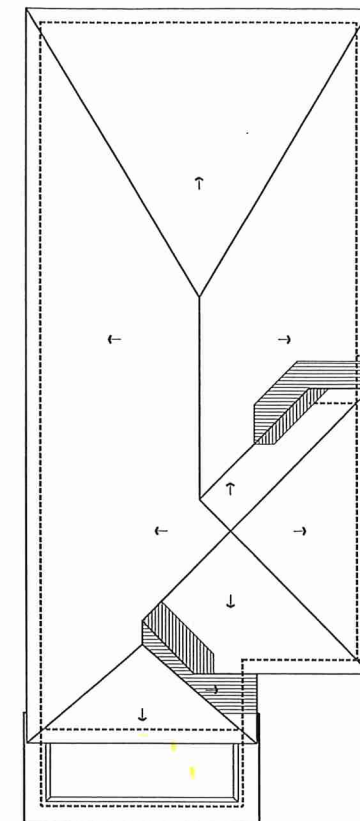
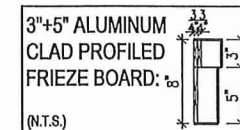


BK 290-12



GALAGE 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

PKC 290-12

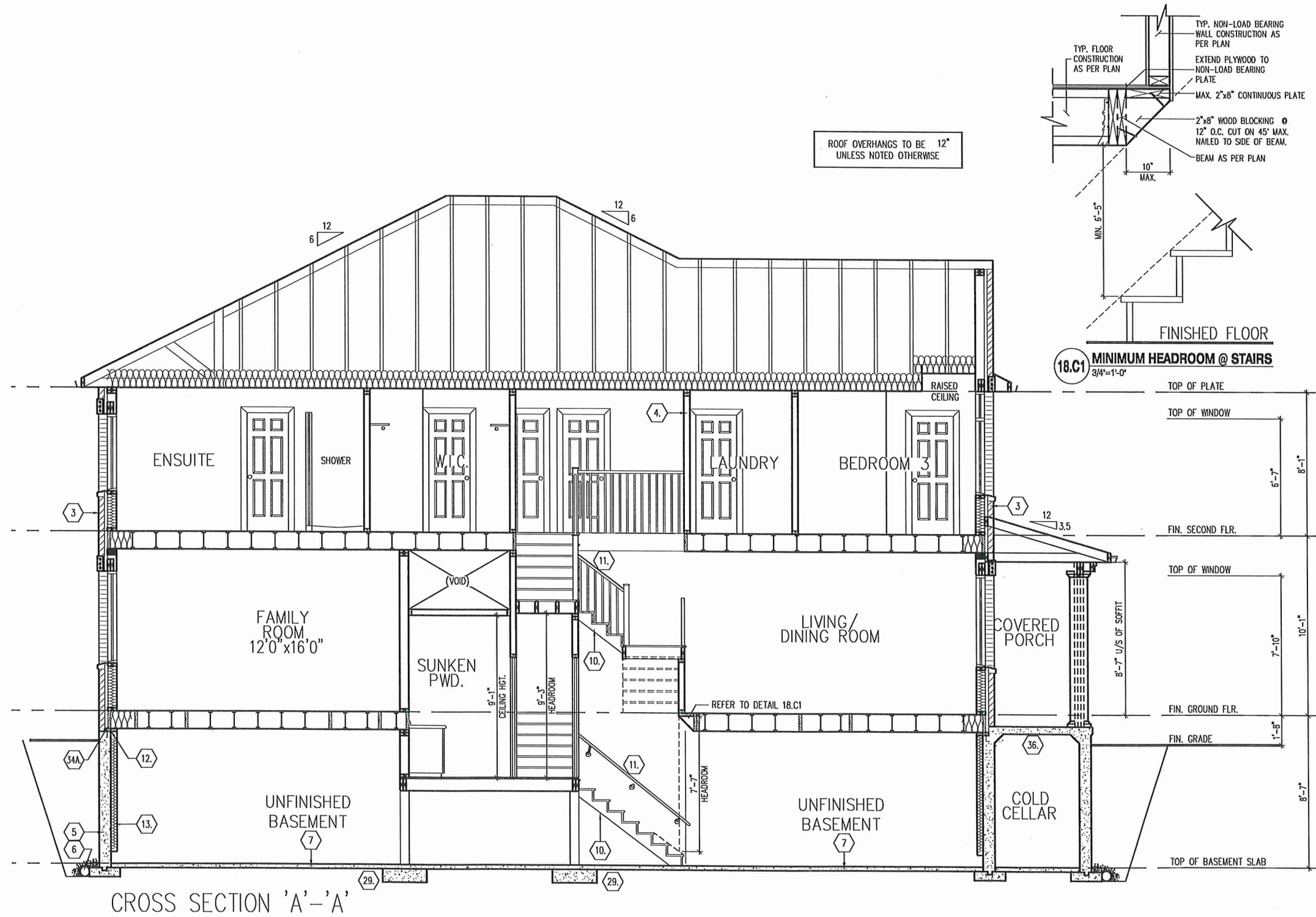
Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
 REV.2024.03.14

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

Drawn By	WJD	Checked By	DS	Scale	3/16"=1'-0"	File Number	216051WS
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CROSS SECTION 'A'-A'

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



BLK 290-12

Drawn By: WD
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SECTION 1.0. CONSTRUCTION NOTES

- 1 ROOF CONSTRUCTION (9.19, 9.23.13, 9.23.15.)
NO. 210 (10.25 KGM2) ASPHALT SHINGLES 3/8" (9.5) PLYWOOD SHEATHING WITH 1" CURPS. APPROVED WOOL TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2-11" (800) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" (8x38) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREPIN, ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFT. 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 RFL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5 MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL

- 1A ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
- 1B PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

- 2 SIDING WALL CONSTRUCTION (2"x6")
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE ARMAPOUR BARRIER ON 1/2" (12.7) GYPSUM WALL BOARD INT. FIN. POLYETHYLENE VAPOUR INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) (REFER TO 35 NOTE AS REQ.)

- 2A SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED ARMAWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERD) 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 ARMAPOUR 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 (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. INSULATION AND 6 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) BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

- 3A BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED ARMAWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERD) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)
- 3B BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED ARMAWATER BARRIER AS PER O.B.C. 9.27.3. ON 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 CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.16.3.1.1.) (REFER TO 35 NOTE AS REQ.)

- 4 INTERIOR STUD PARTITIONS (9.23.9.8, 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4" (38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x6" (89x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. JOISTER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (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 (2"x6") - NO CLADDING
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.16.3.1.1.) (REFER TO 35 NOTE AS REQ.)
- 4B NO CLADDING W/ CONTINUOUS INSULATION
APPROVED ARMAWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERD) 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.) (REFER TO 35 NOTE AS REQ.)

- 5 FOUNDATION WALL/FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1 (2) OF THE O.B.C. REFER TO CHART BELOW FOR RESPECTIVE SIZE. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75KPa. IF SOIL BEARING IS REQUIRED, DO NOT MEET MINIMUM CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
- REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.
- FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.)

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)		MINIMUM STRIP FOOTING SIZES (9.15.3.)	
STRENGTH	THICKNESS	UNSUPPORTED	SUPPORTED AT TOP
		AT TOP	
15 MPa	3'-11" (1.20m)	≤2.5m	>2.5m & ≤2.75m
	4'-7" (1.40m)	7'-0" (2.15m)	7'-0" (2.15m)
12 MPa	3'-11" (1.20m)	7'-6" (2.30m)	8'-5" (2.60m)
	4'-7" (1.40m)	7'-6" (2.30m)	8'-5" (2.60m)
10 MPa	3'-11" (1.20m)	7'-6" (2.30m)	8'-5" (2.60m)
	4'-7" (1.40m)	7'-6" (2.30m)	8'-5" (2.60m)
8 MPa	3'-11" (1.20m)	7'-6" (2.30m)	8'-5" (2.60m)
	4'-7" (1.40m)	7'-6" (2.30m)	8'-5" (2.60m)
5 MPa	3'-11" (1.20m)	7'-6" (2.30m)	8'-5" (2.60m)
	4'-7" (1.40m)	7'-6" (2.30m)	8'-5" (2.60m)

8 MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER
DIMINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION. JOIST, TOP
PROVIDE MIN. BEARINGS FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER
9.23.2.2, 9.23.8.1, & 9.23.9.1 OF THE O.B.C.

