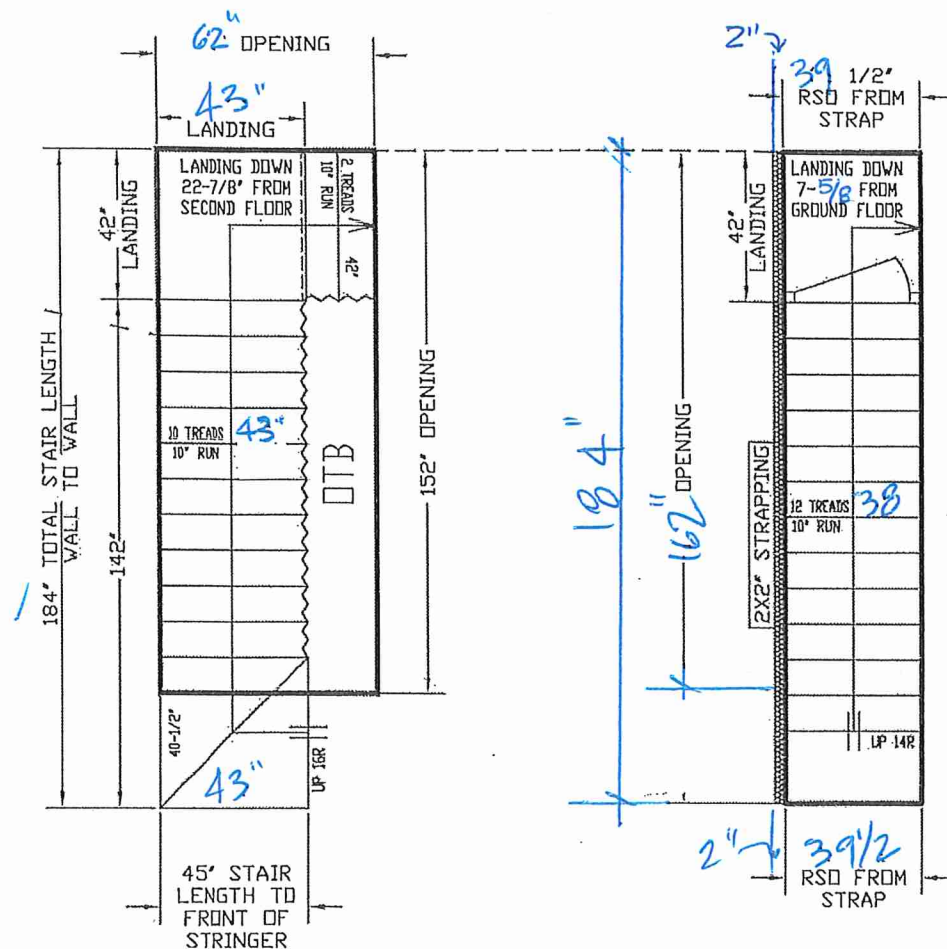


GROUND TO SECOND
122" HT 11-7/8" JOIST

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



STAIRS LINE UP BY
PARTY WALL

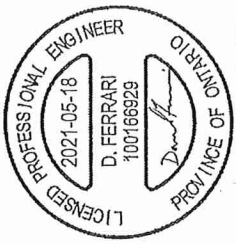
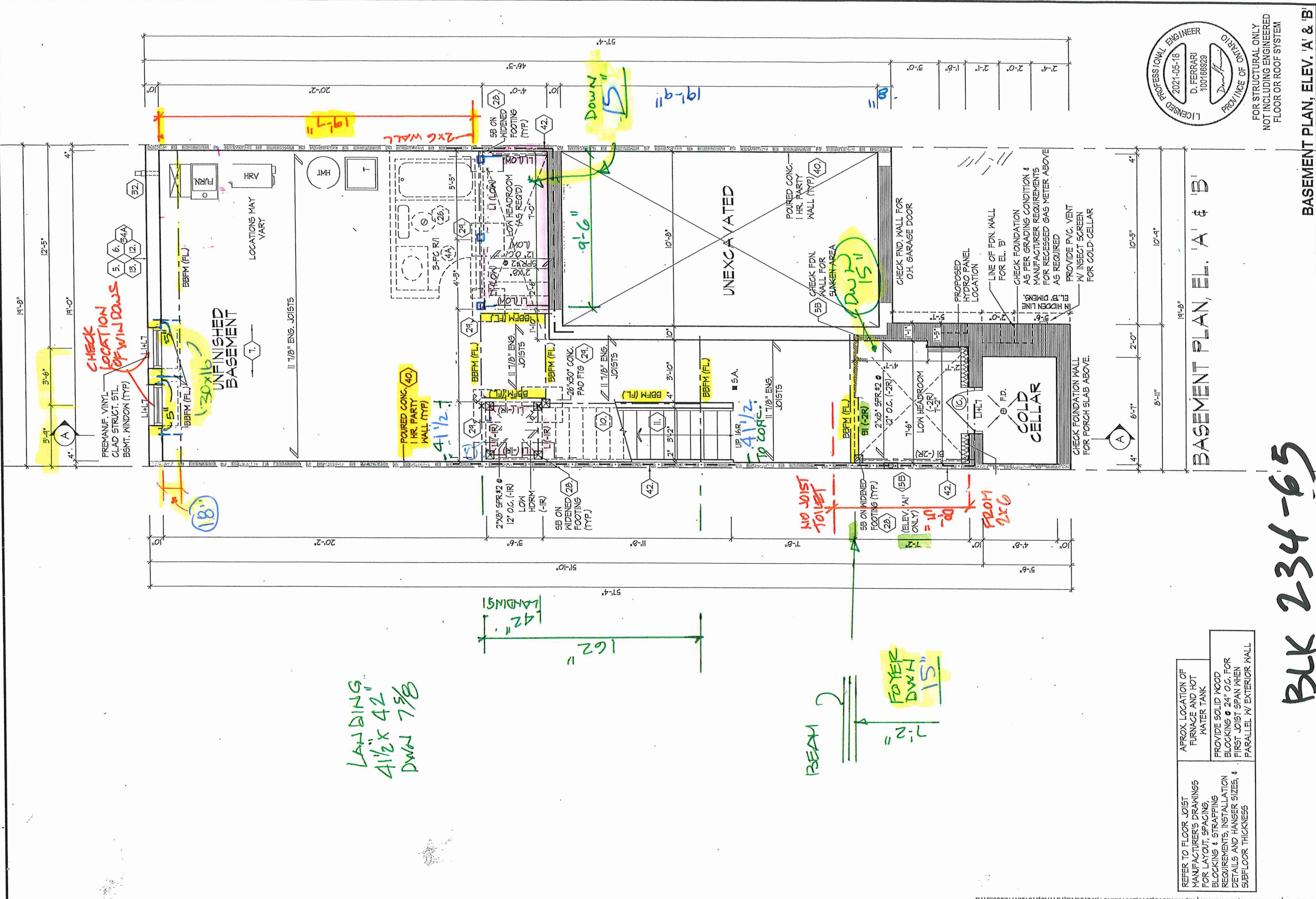
ALL OPENINGS ARE ALLOWED
FOR 1 LAYER OF DRY WALL
ANY ADDITIONAL LAYERS MUST
BE ALLOWED BY CARPENTERS

NO WALLS UNTIL
STAIRS INSTALLED

GARAGE RIGHT >

 ALPHA STAIRS AND RAILINGS INC. Quality To Step Up To	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 ALPHA STAIRS AND RAILINGS INC. HEADINGS SHOWN IN 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 HAVE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.		3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6 TEL: (905) 694-9556 www.alpastairs.com	
	ALPHA STAIRS AND RAILINGS INC.		20-8 W/UNFIN. BSMT	
	ROYAL PINE HOMES		SCALE: 1/32	
	DATE: APRIL 9, 2025		CLIENT: ROYAL PINE HOMES	

BLK 234 - TH # - 65



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

BASEMENT PLAN, EL. 'A' & 'B'

BASEMENT PLAN, ELEV. 'A' & 'B'

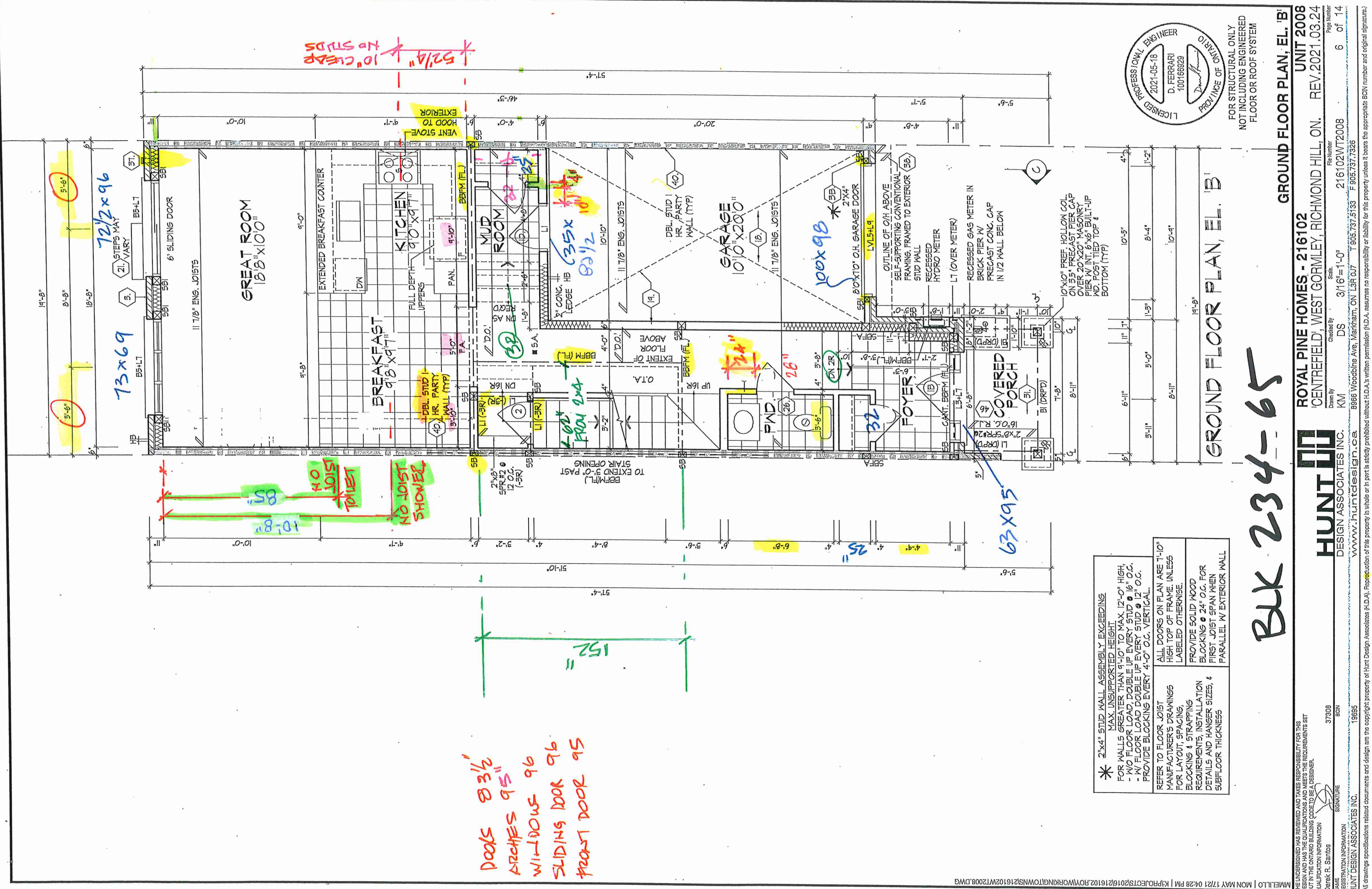
ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV. 2021.03.24

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QUALIFICATION INFORMATION
Derek R. Sentes
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
37308 BGN 19695

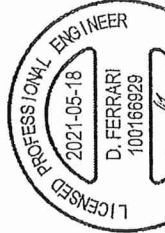
Drawn By KM DS 3/16"=1'-0"
Checked By DS 216102WT2008
Page Number 2 of 14
F 905.737.736

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DOORS 8 3/4"
ARCHES 9 5/8"
WINDOWS 96
SLIDING DOOR 96
FRONT DOOR 95

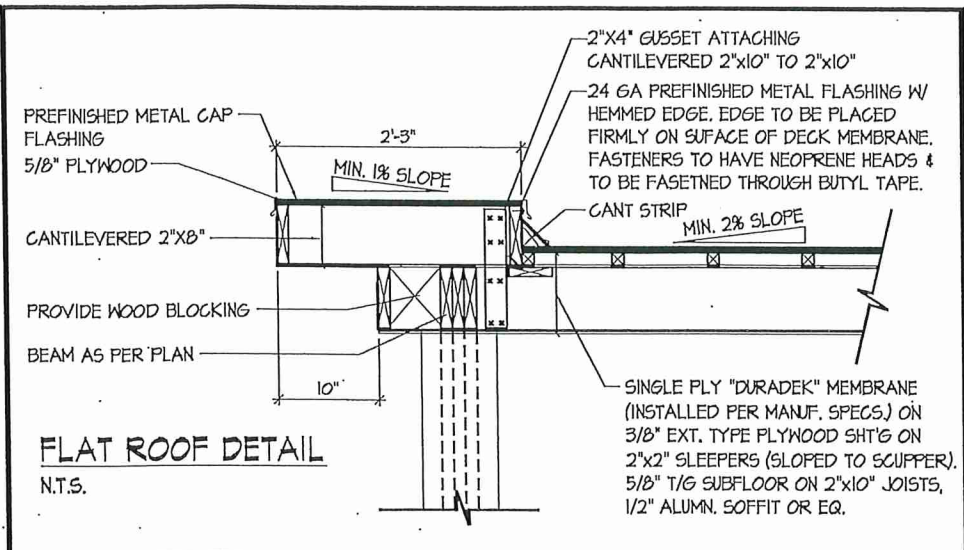
* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-10" TO MAX 12'-0" HIGH, - W/O FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C. - W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.	ALL DOORS ON PLAN ARE 1'-10" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE. REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS
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GROUND FLOOR PLAN, EL. 'B'

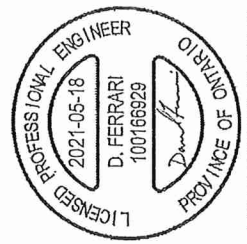
BK 234-65



GARAGE ROOF
18"0.4 + 18/12 PITCH

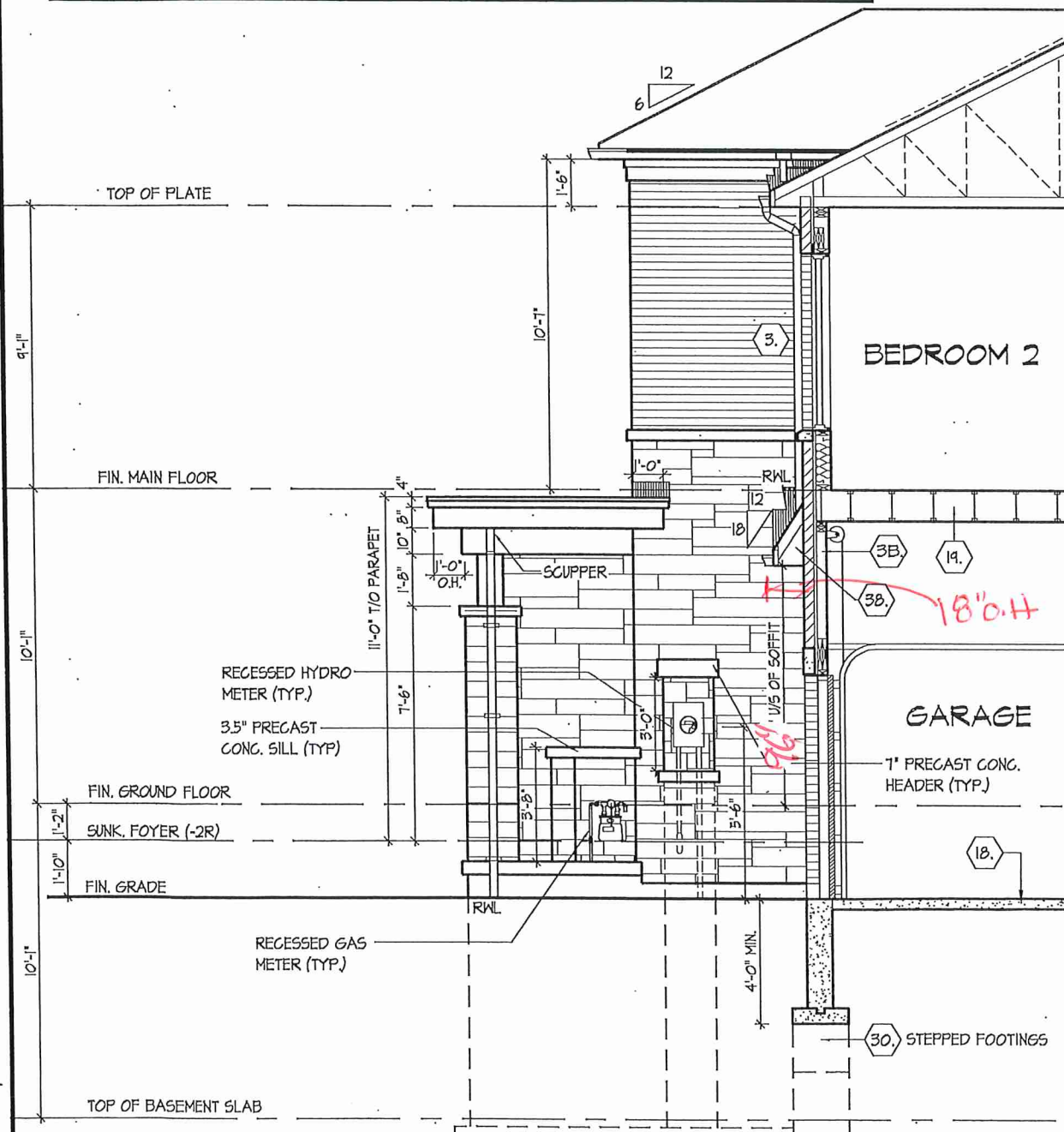
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"X62" WINDOW LEFT

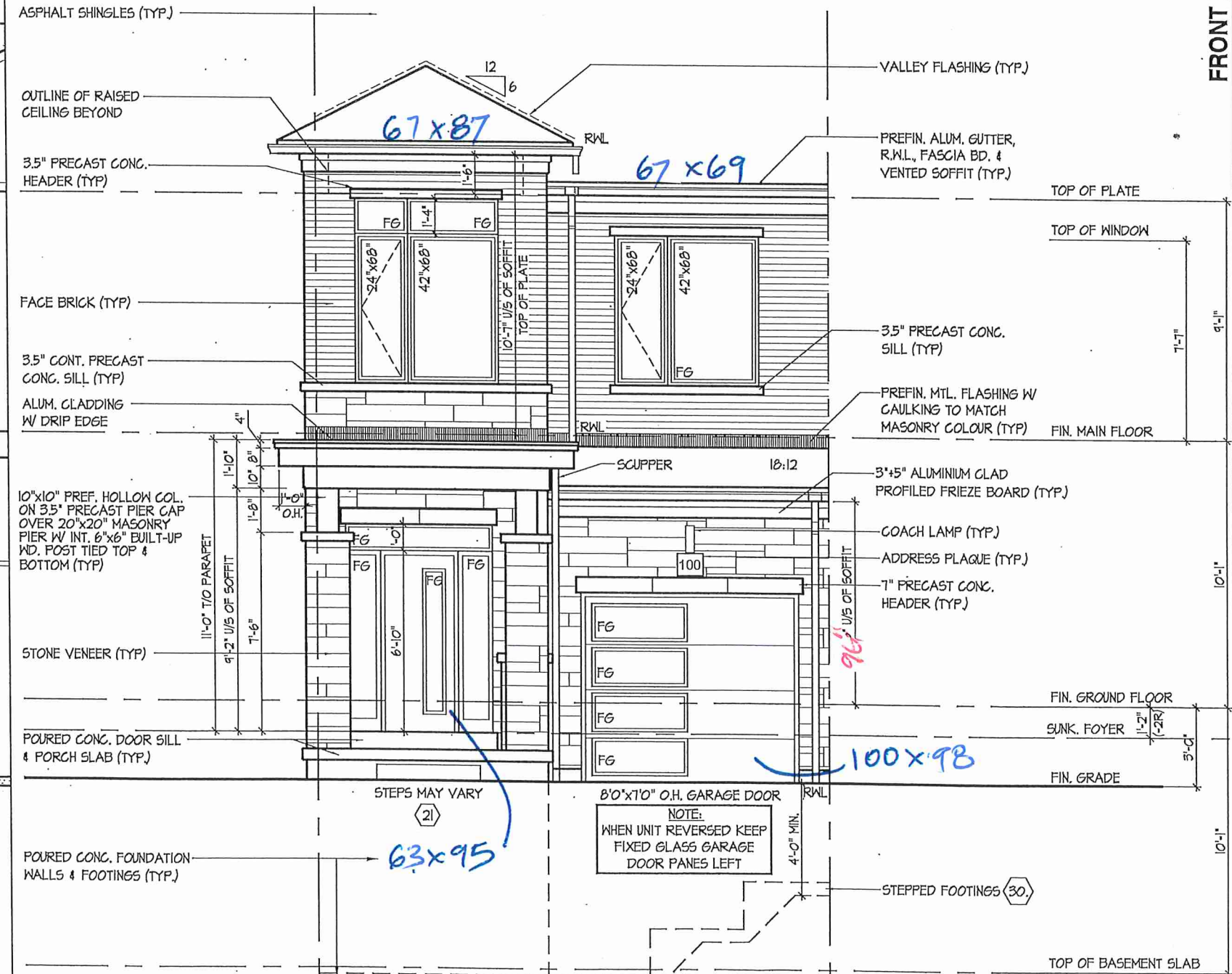


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W Architect Inc.
DESIGN CONTROL REVIEW
MAY 31, 2021
FINAL BY: *AE*
This stamp is only for the purposes of design control and carries no other professional obligations.



PARTIAL SECTION-C, EL. 'B'



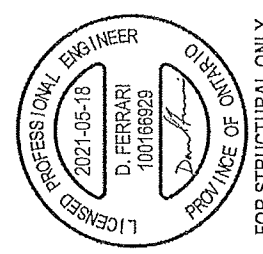
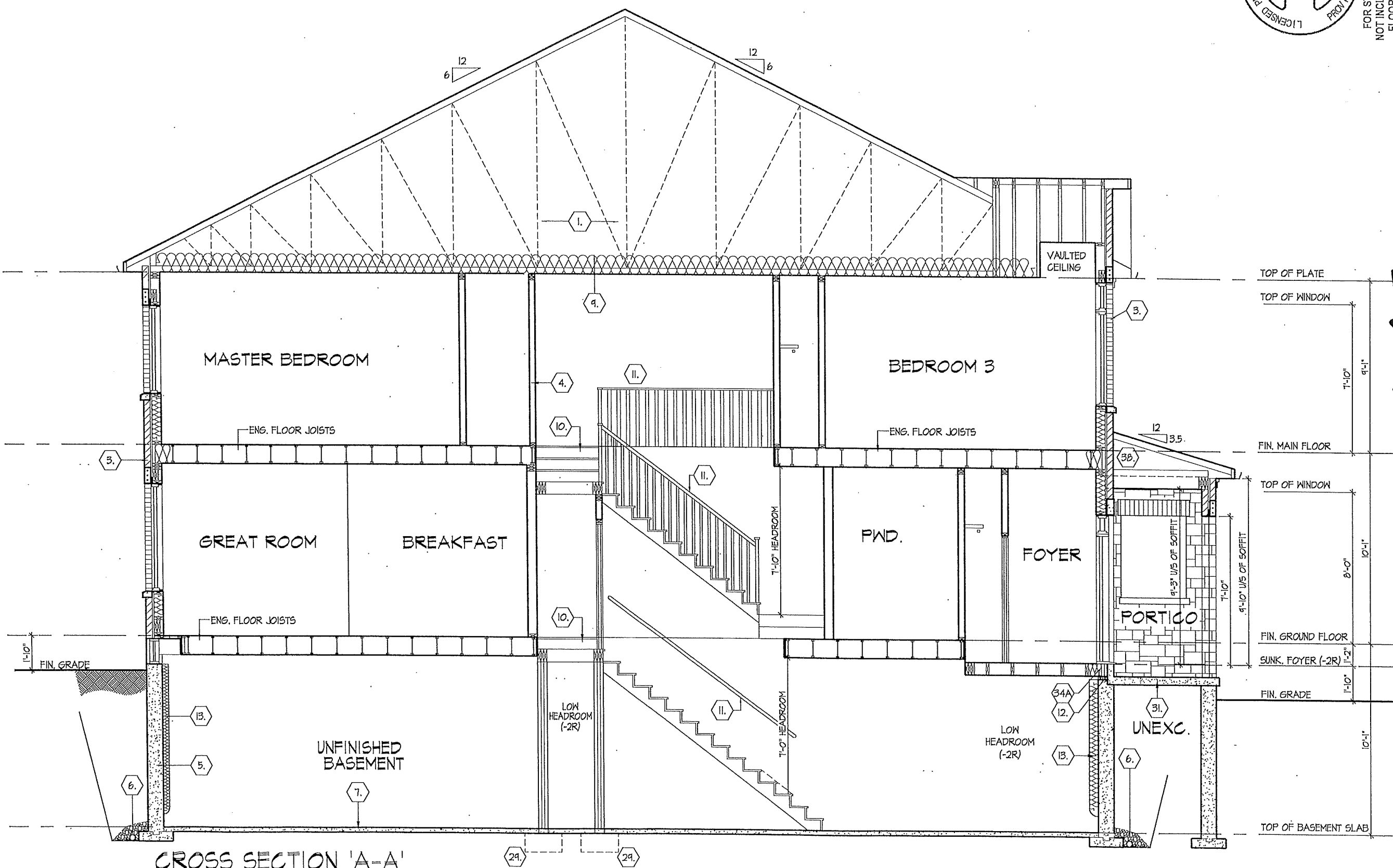
FRONT ELEVATION 'B'

FRONT ELEVATIONS 'B' & PART, SECTION 'C'

ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV. 2021.03.24
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Derek R. Santos
SIGNATURE
HUNT DESIGN ASSOCIATES INC.



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CROSS SECTION 'A-A'

UNIT 2008
REV. 2021.03.24
ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.

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SIGNATURE: [Signature]
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Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216102WT2008
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Pk 234-65

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B66 & B1b1)
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD 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 W13c)
5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) 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 & B1b1)

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (203) 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)

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.I.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS 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. FINISH. (REFER TO 35 NOTE AS REQUIRED)

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.I.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 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

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.I.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS 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 FLOORING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.F.I.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS GOLD GYPSUM BRD.

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

STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(3)) (REFER TO DETAILS)

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 CW A FILTER SLOPE WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.15), 9.14.6.3.)

CLOPED CEILING CONSTRUCTION (SB-12) 2.1.1.7., 9.23.4.2.)
2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x89) 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 (3.52 RSI).

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x89) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x6" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED), BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" THIN 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

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" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

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.)	
SUPPORTED LOADS (EXTERIOR)	
MIN. STUD SIZE	ROOF W/ OR W/10' ROOF W/ OR W/10' ROOF W/ OR W/10' ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR
in (mm)	MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x89)	24" (610) 16" (406) 12" (305) N/A
2"x6" (38x140)	24" (610) 16" (406) 12" (305) 5'-11" (1.8)

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 5'-11" (1800), (9.8.8.1.)
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) (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 4.1.5.1.5 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.

MINIMUM HEIGHTS	
ROOM OR SPACE	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BEDROOM	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".
BASEMENT	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11"
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 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 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 FILM. No.60 (4616) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

2.5. STEEL

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. 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 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, & 9.27.3.)

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 8.14.6.

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 THE 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),(3), 9.23.13.8.(2), 9.37.3.1.(1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2/2"x8" (2/38x184)	L3 2/2"x10" (2/38x235)	L5 2/2"x12" (2/38x286)
B1 3/2"x8" (3/38x184)	B3 3/2"x10" (3/38x235)	B5 3/2"x12" (3/38x286)
B2 4/2"x8" (4/38x184)	B4 4/2"x10" (4/38x235)	B6 4/2"x12" (4/38x286)
B7 5/2"x8" (5/38x184)	B8 5/2"x10" (5/38x235)	B9 5/2"x12" (5/38x286)

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"
LVL8 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)

CODE	SIZE	BRICK	STONE
L7	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)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8-9" (2.66m)	8-1" (2.48m)
L9	4 7/8" x 3 1/2" x 5 1/8" (127 x 89 x 7.9)	10-10" (3.31m)	10-1" (3.03m)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11-5" (3.48m)	10-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12-6" (3.82m)	11-7" (3.54m)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14-1" (4.30m)	13-1" (3.99m)

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 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10	
1 EXTERIOR	2'-8" x 6'-8" x 1'-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-8" x 1'-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B EXTERIOR	3'-0" x 6'-8" x 1'-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C EXTERIOR	2'-8" x 6'-8" x 1'-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D EXTERIOR	2'-8" x 6'-8" 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" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F EXTERIOR	2'-8" x 8'-0" x 1'-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-8" x 6'-8" x 1'-3/4" (815 x 2030 x 45) 20 MIN. F.R.R. DOORFRAME WITH APP. SELF-CLOSING DEVICE.
2 INTERIOR	2'-8" x 6'-8" x 1'-3/8" (815 x 2030 x 35)
3 INTERIOR	2'-6" x 6'-8" x 1'-3/8" (760 x 2030 x 35)
3A INTERIOR	2'-4" x 6'-8" x 1'-3/8" (710 x 2030 x 35)
4 INTERIOR	2'-0" x 6'-8" x 1'-3/8" (610 x 2030 x 35)
4A INTERIOR	2'-2" x 6'-8" x 1'-3/8" (660 x 2030 x 35)
5 INTERIOR	1'-6" x 6'-8" x 1'-3/8" (460 x 2030 x 35)

3.4. ACRONYMS

ABOVE FINISHED FLOOR	JOIST
BBFM BEAM BY FLOOR MANUFACTURER	LIN 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
C/W COMPLETE WITH	PT PRESSURE TREATED
D/J/T 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
GT GIRDER TRUSS	UIS UPSIDE
HB HOSE BIB	WD WOOD
HRV HEAT RETURN VENTILATION UNIT	WIC WALK IN 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 (9.10.19.)

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 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 39.

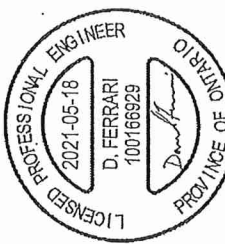
VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHIELD
EXPOSED BUILDING FACE -O.B.C. 9.10.14. OR 9.10.15.
REFER TO HEX NOTE 35 & DETAILS FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL REFER TO HEX NOTE 40.	2 HR. FIREWALL REFER TO HEX NOTE 40A.
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SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.23 kPa
WIND LOAD (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. NO PARTS OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF H.D.A. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 622/12.

CONSTRUCTION NOTE REVISION DATE: MAY 9, 2019

CONSTRUCTION NOTES 2

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" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (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 CW A FILTER SLOPE WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.15), 9.14.6.3.)

45

CLOPED CEILING CONSTRUCTION (SB-12) 2.1.1.7., 9.23.4.2.)
2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x89) 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 (3.52 RSI).

46

FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x89) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x6" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED), BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" THIN 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.

43

STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(3)) (REFER TO DETAILS)

42

UNSUPPORTED FOUNDATION WALLS (9.15.4.2.)
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2

