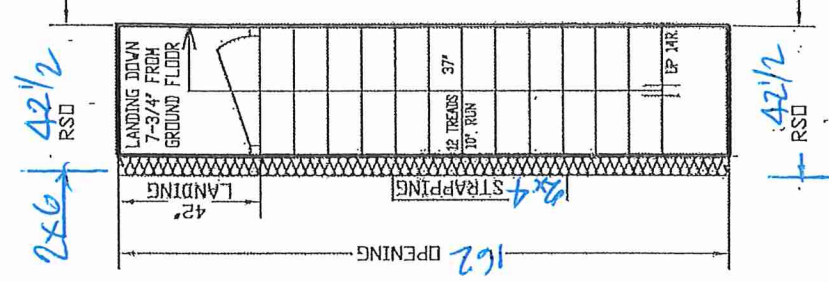


BASEMENT TO GROUND
BSMT 11-7/8" JOIST



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

NO WALLS UNTIL
STAIRS INSTALLED



DATE	CENTREFIELD	DRAWN BY	NAME	DATE
			PARAJULEET	APRIL 7, 2025
LIST #		CLIENT	ROYAL PINE HOMES	
HOUSE #	20-9 END	LAYOUT #		
	W/UNFIN. & UNFIN. BSMT		SCALE 1/32	

ALPA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6
TEL: (905) 694-9556 | www.alpostal.com

BK 234.FH67

Doors = 83 1/2"
Arches = 95 1/2"
Windows = 96"
Slab = 96"

FOR ROOF
VENTS SEE
BLOCK PLANS

ROOF PLAN
EL. 'B' END
N.T.S.

LANDING
44" x 43 1/2"
UP 7 1/8"

MASONRY WALL	SOLID MASONRY WALL W/ 10'-10M VERT. REBARS (LAP 1'-6" GROUDED INTO BRICK JOINT)
	2"x6" SILL PLATE TOP ANCHORED TO SOLID MASONRY WALL W/ 12"x8 x 12" BOLTS @ 24" O.C. STAGGERED
	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL FILL VOID BETWEEN MASONRY VENEER MYTHES SOLID W/ MORTAR

* 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.	REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS
	ALL DOORS ON PLAN ARE 7'-10" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
Derek R. Santos
HUNT DESIGN ASSOCIATES INC.
1999S

HUNT
DESIGN ASSOCIATES INC.
www.huntassociatesinc.ca

ROYAL PINE HOMES - 216102

'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.

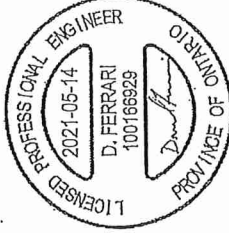
Unit 2009-END
REV. 2021.05.11
Scale: 3/16" = 1'-0"
Drawn By: KM
Checked By: DS
File Number: 216102MTW2009-END
Page Number: 7 of 18

GROUND FLOOR PLAN, ELEV. 'B'

UNIT 2009-END

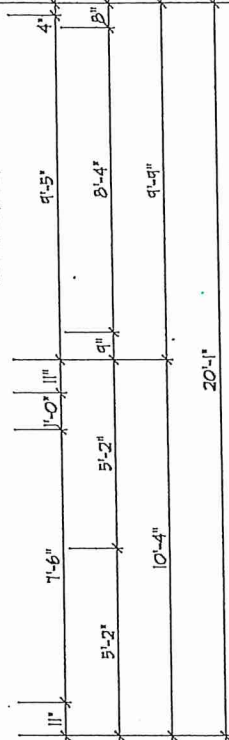
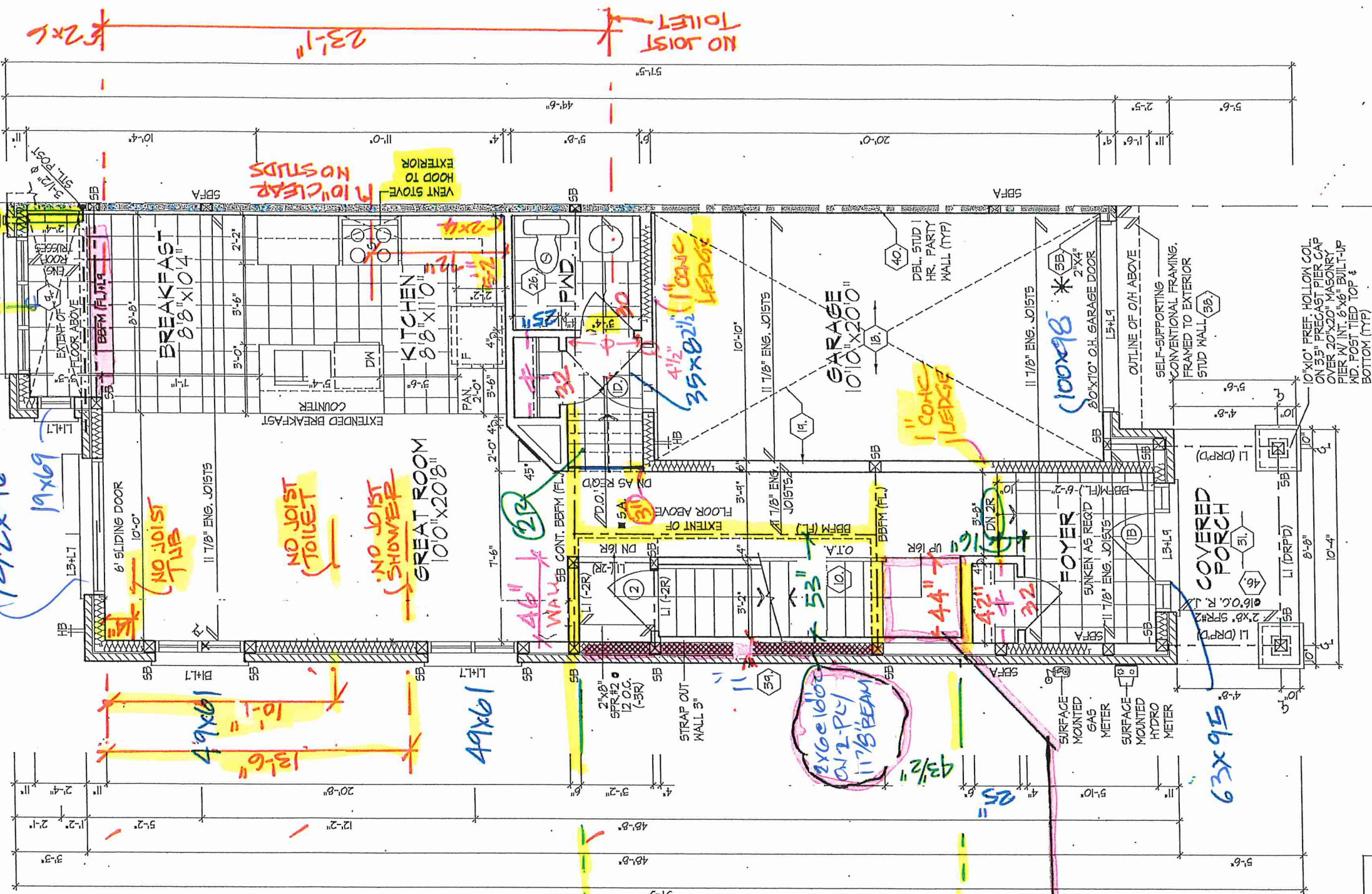
REV. 2021.05.11

Scale: 3/16" = 1'-0"
Drawn By: KM
Checked By: DS
File Number: 216102MTW2009-END
Page Number: 7 of 18



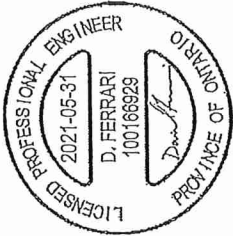
FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

GROUND FLOOR PLAN,
EL. 'B' - END



GARAGE ROOF
18" O.H. + 18/12 PITCH

W Architect Inc.
DESIGN CONTROL REVIEW
JUNE 01, 2021
FINAL BY: *Alt*
This stamp is only for the purposes of design control and carries no other professional obligations.



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

FRONT & REAR ELEVATION 'B'

UNIT 2009-END

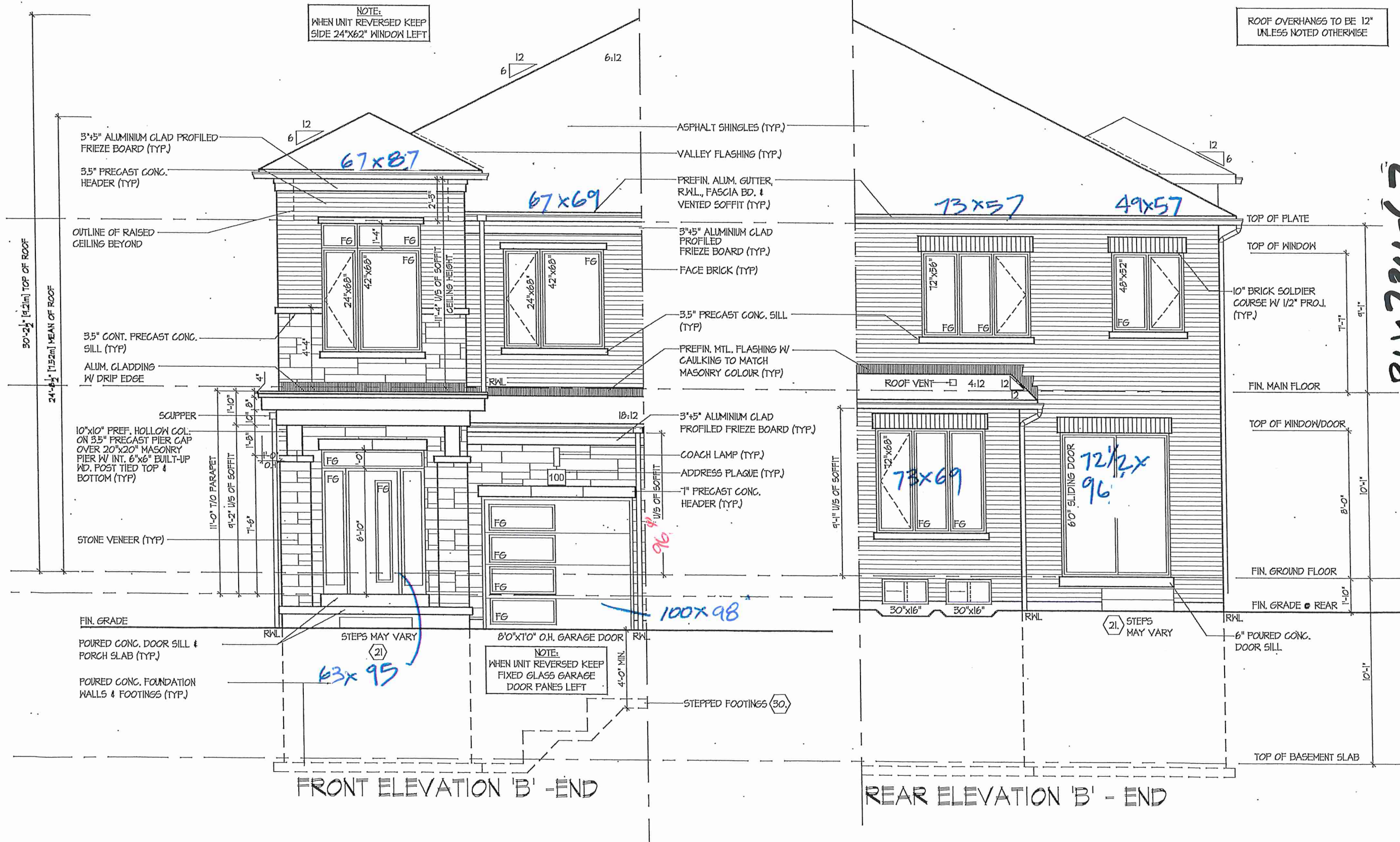
ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.
REV. 2021.05.31

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
NAME: Derek R. Santos
REGISTRATION NUMBER: 37308
SIGNATURE: *[Signature]*
19896
All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)

Page Number
12 of 18

Drawn By: DS
Checked By: DS
Scale: 3/16"=1'-0"
File Number: 216102WT2009-END
T 905.737.5193 F 905.737.7326



SPATIAL CALCULATION				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION B				
EXPOSING BUILDING FACE AREA	1086.55	S.F.		
PORTION WALL AREA	100.94	S.M.		
LIMITING DISTANCE	1.5m			
MAX. % OPENINGS	7	%		
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	36"	62"		12.89
2	48"	62"		35.44
1	20"	68"		7.11
1	30"	16"		2.17
1	24"	48"		6.11
OPENINGS ALLOWED			76.06	S.F.
OPENINGS PROVIDED			63.72	S.F.
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

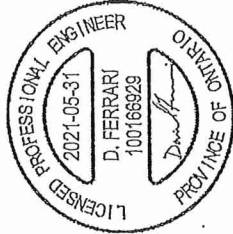
REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

W Architect Inc.
DESIGN CONTROL REVIEW
JUNE 01, 2021

FINAL BY: *ALL*

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



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM

LEFT SIDE ELEVATION 'B'

UNIT 2009-END

ROYAL PINE HOMES - 216102

'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.

REV. 2021.05.31

Page Number 14 of 18

File Number 216102WT2009-END

Scale 3/16"=1'-0"

Drawn By DS

Checked By KM

8866 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7328

ROYAL PINE HOMES - 216102

'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.

REV. 2021.05.31

Page Number 14 of 18

File Number 216102WT2009-END

Scale 3/16"=1'-0"

Drawn By DS

Checked By KM

8866 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7328



DESIGN ASSOCIATES INC.

www.huntdesign.ca

37308 BCIN 19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

19635

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Derek R. Santos

SIGNATURE

19635

37308

BCIN

SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION (9.19., 9.23.13., 9.23.15.)
NO. 210 (10.25 KG/m2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 4" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (600) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2X4#(38X89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL, & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RWL DISCHARGING ONTO CONCRETE FLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RAIL.
- 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 (2X6")
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION (2X6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER 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 AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) REFER TO 35 NOTE AS REQUIRED)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.1.1.) REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION (2X6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 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 (2X6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, 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)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 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.)
- 4

INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2X4" (38X89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2X4" (38X89) @ 24" (610) O.C. PROVIDE 2X4" (38X89) BOTTOM PLATE AND 2X2X4" (2-38X89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2X6" (38X140) STUDS WHERE NOTED, PERPENDICULAR TO 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2X4" (38X89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOIST IS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION (2X6") - NO CLADDING
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)
- 4B

EXT. LOFT WALL CONSTRUCTION (2X6")
NO GLADDING W/ CONTINUOUS INSULATION
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 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)
- 5

FOUNDATION WALL/FOOTINGS
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 OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED; ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-0" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1.)
- 5A

FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7 7/8" (200) FOOTING AND 2'-11" (689) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7.2)(9) & 9.20.9.4(3)

5B

FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7.1) (1)

6

WEEPING TILE (9.14.3.)
Ø 100" Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

7

BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.)
3" (90) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 24" (610) 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. (ISB-12) 3.1.1.7.(5) & (6)

8

EXPPOSED FLOOR TO EXTERIOR (9.10.17.10., & CANULC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.

9

EXPPOSED CEILING TO EXTERIOR W/ ATTIC (9.25.2.4)
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

10

EXPPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2X2" (38X38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES). W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ. (CANULC-S705.2, 9.16.1, 9.10.17.1)

11

ALL STAIRS/EXTERIOR STAIRS (9.8.1.2., 9.8.2., 9.8.4.)
MAX. RISE MIN. RISE MAX. RUN MIN. RUN MAX. TREAD MIN. TREAD
PRIVATE 7 7/8" (200) 5" (125) 14" (355) 8 1/4" (210) 14" (355) 9 1/4" (235)
PUBLIC 7" (180) 5" (125) NO LIMIT 11" (280) NO LIMIT 11" (280)
MIN. STAIR WIDTH CURVED STAIRS ALL STAIRS
PRIVATE 2'-10" (680) MIN. RUN 5 7/8" (150) MAX. NOSING 1" (25)
PUBLIC 2'-11" (600) MIN. AVG. RUN 17 7/8" (200)

12

SILL PLATES
2X4" (38X89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2388) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

13

BASEMENT INSULATION (9B-12) 3.1.1.7)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 6" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

14

BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1)
2X4" (38X89) STUDS @ 16" (406) O.C., 2X4" (38X89) SILL PLATE (2X6" (38X140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2390) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15

ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.6., 9.23.10.4)
9'-0" (3000) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSG8-7.2W AND WITH 6X6X3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa AS PER SOILS REPORT.

15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN
3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6X6X3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa AS PER SOILS REPORT.

16

STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1)
BEAM POCKET OR 6X6" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90). CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS

17

WOOD STRAPPING AT STEEL BEAMS (9.23.4.3.(3), 9.23.9.3.)
1X3" (19X64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18

GARAGE SLAB (9.16., 9.35.)
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 24" (610) 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. (ISB-12) 3.1.1.7.(5) & (6)

19

GARAGE TO HOUSE WALLS/CEILING (9.10.9.16.)
1/2" (12.7) GYPSUM BOARD ON WALL AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.9.16., 9.10.17-10, CANULC-S705.2)

19A

GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.9.16., 9.10.17-10, CANULC-S705.2)

20

GARAGE DOOR TO HOUSE (9.10.9.16., 9.10.13.10., 9.10.13.15.)
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" (200) MIN. TREAD 9 1/4" (235). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANCILEVERED AS PER SUBSECTION 9.8.10.

22

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.9.2.

23

ATTIC ACCESS (9.19.2.1.)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) (ISB-12) 3.1.1.8.(1.1)

24

FIREPLACE CHIMNEYS (9.21.)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (689) ABOVE THE HIGHEST POINT AT WHICH IT COVES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY.

25

LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

26

MECHANICAL VENTILATION (9.32.1.3.)
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.

27

PARTY WALL BEARING (9.23.8)
12x12x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12x12x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89)) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2-3/4" (2-19") x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.

28

WOOD FRAMING IN CONTACT TO CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.3.)

29

BUILT-UP WOOD POST AND FOOTING (9.17.4.1., 9.15.3.7.)
3-2X6" (3-38X140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 2-4X2X4X12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28

30

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

31

CONC. PORCH SLAB (9.16.4.)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 6X6XW2.5XW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32

FURNACE VENTING (9.32.3.)
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE FROM ALL OPENINGS. EXHAUST AND INTAKE VENTS, HRY INTAKE TO BE A MIN. OF 6"-0" (1830) FROM ALL EXHAUST TERMINALS. HRY INTAKE TO GAS UTILIZATION CODE.

33

FIREPLACE VENTING (9.32.3.)
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34

FLOOR FRAMING (9.23.9.5., 9.23.9.4., 9.23.14.)
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2X2" (38X38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1X3" (19X64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIRMAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

35

EXPPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/m2 OF WALL SURFACE AND 127 (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 9/8" (600) OR LESS. WALL ASSEMBLY REQUIRED TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE 3 SPECIM. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 1/4" (500mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.

36

COLD CELLAR NOTCH SLAB (9.39.)
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7 7/8" (200) O.C. EACH DIRECTION, W/ 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24X24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.

37

RANGE HOODS AND RANGE-TOPT FANS
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.3.9., & 9.32.3.10.

38

CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.16.)
2X6" (38X140) RAFTERS @ 16" (406) O.C., 2X6" (38X184) RIDGE BOARD, 2X4" (38X89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2X4" (38X89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2X6" (38X140) @ 15" (406) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2X4" (38X89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

39

TWO STOREY VOLUME SPACES (9.23.10.1., 9.23.11., 9.23.16.)
WALL ASSEMBLY WIND LOADS
EXTERIOR STUDS SPACING MAX HEIGHT SPACING MAX HEIGHT
BRICK 2-2X6" (2-38X40) 12" (305) O.C. 18'-4" (5588) 8" (200) O.C. 18'-4" (5588)
SIDING 2-2X6" (2-38X40) 12" (305) O.C. 18'-4" (5588) 12" (305) O.C. 18'-4" (5588)
BRICK 2-2X6" (2-38X40) 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SIDING 2-2X6" (2-38X40) 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **

- FOR HORIZ. DISTANCES LESS THAN 9.6" (245) PROVIDE 2X6" (38X140) STUDS @ 16" (406) O.C. WITH CONTIN. 2X4X8" (38X89X140) TOP PLATE & 1-2X6" (1-38X140) BOTTOM PLATE & MIN. OF 3-2X6" (38X89X140) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILLED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

CONSTRUCTION NOTES

ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV.2021.05.11
UNIT 2009-END

NAME Derek R. Santos	Scale 3/16"=1'-0"	File Number 216102WT2009-END	Page Number 17 of 18
REGISTRATION INFORMATION HUNT DESIGN ASSOCIATES INC.	Drawn By KM	Checked By DS	F 905.737.5133 F 905.737.7326
All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate SDIN number and original signatures)			

cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK). (SB-3) WALL TYPE B&B & B1b1) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (203) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD). (SB-3) WALL TYPE W130c) 5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C. MIN. 4" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. (2"x6" (38x40) 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 B&B & B1b1) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. 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)

- 41 STUCCO WALL CONSTRUCTION (2"x6") STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.2B. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.I.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS 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)

- 41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.2B. 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. FIN. (REFER TO 35 NOTE AS REQUIRED)

- 41B STUCCO WALL @ GARAGE CONST. STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.2B. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.I.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS 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.)

- 42 UNSUPPORTED FOUNDATION WALLS (9.15.4.2) REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 3-20M 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)

- 42 REINFORCING AT BASEMENT WINDOWS 2-16M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-16M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.

- 43 PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(8)) (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.(5), 9.14.6.3)

- 45 SLOPED CEILING CONSTRUCTION (9.8-12) 2.1.1.7. + 9.23.4.2) 2x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM) W/ INSULATION BETWEEN JOIST. 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 R50).

- 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 2x2" (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 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 PAVEL 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/ 7/4" (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" (38x286) SPR. #2 ROOF JOIST NALLED 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, In (mm)	ROOF W/ OR W/O ROOF W/ OR W/O FLOOR W/ OR W/O ATTIC MAT. & FLOOR/ATLATIC & FLOOR
2"x4" (38x68)	24" (610)
2"x6" (38x140)	24" (610)
2"x8" (38x235)	24" (610)
2"x10" (38x286)	24" (610)
2"x12" (38x338)	24" (610)
2"x14" (38x390)	24" (610)
2"x16" (38x442)	24" (610)
2"x18" (38x494)	24" (610)
2"x20" (38x546)	24" (610)
2"x22" (38x598)	24" (610)
2"x24" (38x650)	24" (610)
2"x26" (38x702)	24" (610)
2"x28" (38x754)	24" (610)
2"x30" (38x806)	24" (610)
2"x32" (38x858)	24" (610)
2"x34" (38x910)	24" (610)
2"x36" (38x962)	24" (610)
2"x38" (38x1014)	24" (610)
2"x40" (38x1066)	24" (610)
2"x42" (38x1118)	24" (610)
2"x44" (38x1170)	24" (610)
2"x46" (38x1222)	24" (610)
2"x48" (38x1274)	24" (610)
2"x50" (38x1326)	24" (610)
2"x52" (38x1378)	24" (610)
2"x54" (38x1430)	24" (610)
2"x56" (38x1482)	24" (610)
2"x58" (38x1534)	24" (610)
2"x60" (38x1586)	24" (610)
2"x62" (38x1638)	24" (610)
2"x64" (38x1690)	24" (610)
2"x66" (38x1742)	24" (610)
2"x68" (38x1794)	24" (610)
2"x70" (38x1846)	24" (610)
2"x72" (38x1898)	24" (610)
2"x74" (38x1950)	24" (610)
2"x76" (38x2002)	24" (610)
2"x78" (38x2054)	24" (610)
2"x80" (38x2106)	24" (610)
2"x82" (38x2158)	24" (610)
2"x84" (38x2210)	24" (610)
2"x86" (38x2262)	24" (610)
2"x88" (38x2314)	24" (610)
2"x90" (38x2366)	24" (610)
2"x92" (38x2418)	24" (610)
2"x94" (38x2470)	24" (610)
2"x96" (38x2522)	24" (610)
2"x98" (38x2574)	24" (610)
2"x100" (38x2626)	24" (610)
2"x102" (38x2678)	24" (610)
2"x104" (38x2730)	24" (610)
2"x106" (38x2782)	24" (610)
2"x108" (38x2834)	24" (610)
2"x110" (38x2886)	24" (610)
2"x112" (38x2938)	24" (610)
2"x114" (38x2990)	24" (610)
2"x116" (38x3042)	24" (610)
2"x118" (38x3094)	24" (610)
2"x120" (38x3146)	24" (610)
2"x122" (38x3198)	24" (610)
2"x124" (38x3250)	24" (610)
2"x126" (38x3302)	24" (610)
2"x128" (38x3354)	24" (610)
2"x130" (38x3406)	24" (610)
2"x132" (38x3458)	24" (610)
2"x134" (38x3510)	24" (610)
2"x136" (38x3562)	24" (610)
2"x138" (38x3614)	24" (610)
2"x140" (38x3666)	24" (610)
2"x142" (38x3718)	24" (610)
2"x144" (38x3770)	24" (610)
2"x146" (38x3822)	24" (610)
2"x148" (38x3874)	24" (610)
2"x150" (38x3926)	24" (610)
2"x152" (38x3978)	24" (610)
2"x154" (38x4030)	24" (610)
2"x156" (38x4082)	24" (610)
2"x158" (38x4134)	24" (610)
2"x160" (38x4186)	24" (610)
2"x162" (38x4238)	24" (610)
2"x164" (38x4290)	24" (610)
2"x166" (38x4342)	24" (610)
2"x168" (38x4394)	24" (610)
2"x170" (38x4446)	24" (610)
2"x172" (38x4498)	24" (610)
2"x174" (38x4550)	24" (610)
2"x176" (38x4602)	24" (610)
2"x178" (38x4654)	24" (610)
2"x180" (38x4706)	24" (610)
2"x182" (38x4758)	24" (610)
2"x184" (38x4810)	24" (610)
2"x186" (38x4862)	24" (610)
2"x188" (38x4914)	24" (610)
2"x190" (38x4966)	24" (610)
2"x192" (38x5018)	24" (610)
2"x194" (38x5070)	24" (610)
2"x196" (38x5122)	24" (610)
2"x198" (38x5174)	24" (610)
2"x200" (38x5226)	24" (610)
2"x202" (38x5278)	24" (610)
2"x204" (38x5330)	24" (610)
2"x206" (38x5382)	24" (610)
2"x208" (38x5434)	24" (610)
2"x210" (38x5486)	24" (610)
2"x212" (38x5538)	24" (610)
2"x214" (38x5590)	24" (610)
2"x216" (38x5642)	24" (610)
2"x218" (38x5694)	24" (610)
2"x220" (38x5746)	24" (610)
2"x222" (38x5798)	24" (610)
2"x224" (38x5850)	24" (610)
2"x226" (38x5902)	24" (610)
2"x228" (38x5954)	24" (610)
2"x230" (38x6006)	24" (610)
2"x232" (38x6058)	24" (610)
2"x234" (38x6110)	24" (610)
2"x236" (38x6162)	24" (610)
2"x238" (38x6214)	24" (610)
2"x240" (38x6266)	24" (610)
2"x242" (38x6318)	24" (610)
2"x244" (38x6370)	24" (610)
2"x246" (38x6422)	24" (610)
2"x248" (38x6474)	24" (610)
2"x250" (38x6526)	24" (610)
2"x252" (38x6578)	24" (610)
2"x254" (38x6630)	24" (610)
2"x256" (38x6682)	24" (610)
2"x258" (38x6734)	24" (610)
2"x260" (38x6786)	24" (610)
2"x262" (38x6838)	24" (610)
2"x264" (38x6890)	24" (610)
2"x266" (38x6942)	24" (610)
2"x268" (38x6994)	24" (610)
2"x270" (38x7046)	24" (610)
2"x272" (38x7098)	24" (610)
2"x274" (38x7150)	24" (610)
2"x276" (38x7202)	24" (610)
2"x278" (38x7254)	24" (610)
2"x280" (38x7306)	24" (610)
2"x282" (38x7358)	24" (610)
2"x284" (38x7410)	24" (610)
2"x286" (38x7462)	24" (610)
2"x288" (38x7514)	24" (610)
2"x290" (38x7566)	24" (610)
2"x292" (38x7618)	24" (610)
2"x294" (38x7670)	24" (610)
2"x296" (38x7722)	24" (610)
2"x298" (38x7774)	24" (610)
2"x300" (38x7826)	24" (610)
2"x302" (38x7878)	24" (610)
2"x304" (38x7930)	24" (610)
2"x306" (38x7982)	24" (610)
2"x308" (38x8034)	24" (610)
2"x310" (38x8086)	24" (610)
2"x312" (38x8138)	24" (610)
2"x314" (38x8190)	24" (610)
2"x316" (38x8242)	24" (610)
2"x318" (38x8294)	24" (610)
2"x320" (38x8346)	24" (610)
2"x322" (38x8398)	24" (610)
2"x324" (38x8450)	24" (610)
2"x326" (38x8502)	24" (610)
2"x328" (38x8554)	24" (610)
2"x330" (38x8606)	24" (610)
2"x332" (38x8658)	24" (610)
2"x334" (38x8710)	24" (610)
2"x336" (38x8762)	24" (610)
2"x338" (38x8814)	24" (610)
2"x340" (38x8866)	24" (610)
2"x342" (38x8918)	24" (610)
2"x344" (38x8970)	24" (610)
2"x346" (38x9022)	24" (610)
2"x348" (38x9074)	24" (610)
2"x350" (38x9126)	24" (610)
2"x352" (38x9178)	24" (610)
2"x354" (38x9230)	24" (610)
2"x356" (38x9282)	24" (610)
2"x358" (38x9334)	24" (610)
2"x360" (38x9386)	24" (610)
2"x362" (38x9438)	24" (610)
2"x364" (38x9490)	24" (610)
2"x366" (38x9542)	24" (610)
2"x368" (38x9594)	24" (610)
2"x370" (38x9646)	24" (610)
2"x372" (38x9698)	24" (610)
2"x374" (38x9750)	24" (610)
2"x376" (38x9802)	24" (610)
2"x378" (38x9854)	24" (610)
2"x380" (38x9906)	24" (610)
2"x382" (38x9958)	24" (610)
2"x384" (38x10010)	24" (610)
2"x386" (38x10062)	24" (610)
2"x388" (38x10114)	24" (610)
2"x390" (38x10166)	24" (610)
2"x392" (38x10218)	24" (610)
2"x394" (38x10270)	24" (610)
2"x396" (38x10322)	24" (610)
2"x398" (38x10374)	24" (610)
2"x400" (38x10426)	24" (610)
2"x402" (38x10478)	24" (610)
2"x404" (38x10530)	24" (610)
2"x406" (38x10582)	24" (610)
2"x408" (38x10634)	24" (610)
2"x410" (38x10686)	24" (610)
2"x412" (38x10738)	24" (610)
2"x414" (38x10790)	24" (610)
2"x416" (38x10842)	24" (610)
2"x418" (38x10894)	24" (610)
2"x420" (38x10946)	24" (610)
2"x422" (38x11000)	24" (610)
2"x424" (38x11052)	24" (610)
2"x426" (38x11104)	24" (610)
2"x428" (38x11156)	24" (610)
2"x430" (38x11208)	24" (610)
2"x432" (38x11260)	24" (610)
2"x434" (38x11312)	24" (610)
2"x436" (38x11364)	24" (610)
2"x438" (38x11416)	24" (610)
2"x440" (38x11468)	24" (610)
2"x442" (38x11520)	24" (610)
2"x444" (38x11572)	24" (610)
2"x446" (38x11624)	24" (610)
2"x448" (38x11676)	24" (610)
2"x450" (38x11728)	24" (610)
2"x452" (38x11780)	24" (610)
2"x454" (38x11832)	24" (610)
2"x456" (38x11884)	24" (610)
2"x458" (38x11936)	24" (610)
2"x460" (38x11988)	24" (610)
2"x462" (38x12040)	24" (610)
2"x464" (38x12092)	24" (610)
2"x466" (38x12144)	24" (610)
2"x468" (38x12196)	24" (610)
2"x470" (38x12248)	24" (610)
2"x472" (38x12300)	24" (610)
2"x474" (38x12352)	24" (610)
2"x476" (38x12404)	24" (610)
2"x478" (38x12456)	24" (610)
2"x480" (38x12508)	24" (610)
2"x482" (38x12560)	24" (610)
2"x484" (38x12612)	24" (610)
2"x486" (38x12664)	24" (610)
2"x488" (38x12716)	24" (610)
2"x490" (38x12768)	24" (610)
2"x492" (38x12820)	24" (610)
2"x494" (38x12872)	24" (610)
2"x496" (38x12924)	24" (610)
2"x498" (38x12976)	24" (610)
2"x500" (38x13028)	24" (610)
2"x502" (38x13080)	24" (610)
2"x504" (38x13132)	24" (610)
2"x506" (38x13184)	24" (610)
2"x508" (38x13236)	24" (610)
2"x510" (38x13288)	24" (610)
2"x512" (38x13340)	24" (610)
2"x514" (38x13392)	24" (610)
2"x516" (38x13444)	24" (610)
2"x518" (38x13496)	24" (610)
2"x520" (38x13548)	24" (610)
2"x522" (38x13600)	24" (610)
2"x524" (38x13652)	24" (610)
2"x526" (38x13704)	24" (610)
2"x528" (38x13756)	24" (610)
2"x530" (38x13808)	24" (610)
2"x532" (38x13860)	24" (