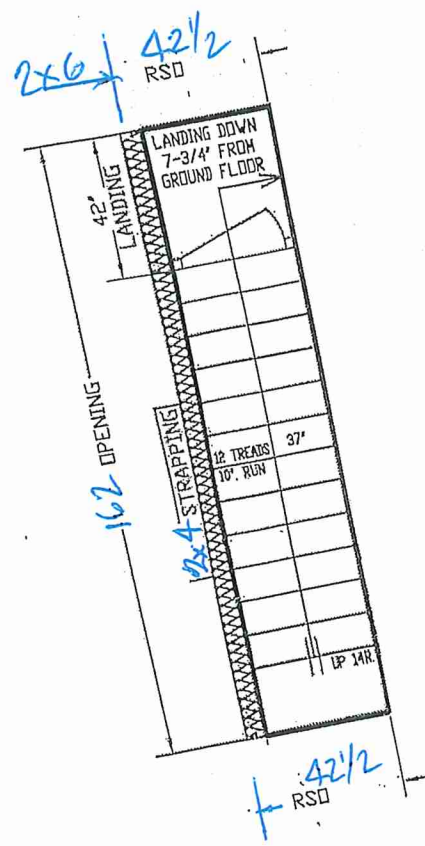
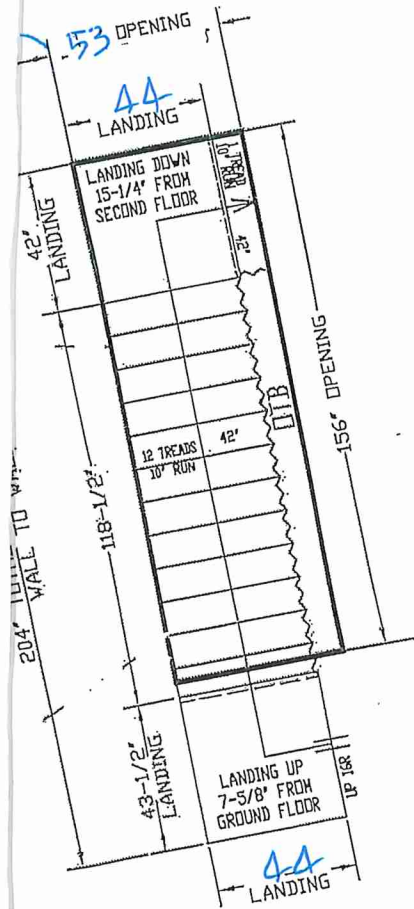


TO SECOND
11-7/8" JOIST

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



STAIR LINE UP BY
EXTERIOR 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 >



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 ADJUSTED FROM ORIGINAL BLUE PRINTS OR SPEC'S AS SUPPLIED
TO MATCH STAIRS AND RAILINGS ON HANDREVEN'S DOWN OR LANDINGS ARE REQUIRED TO
MATCH STAIRS AND RAILINGS ON HANDREVEN'S UP 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

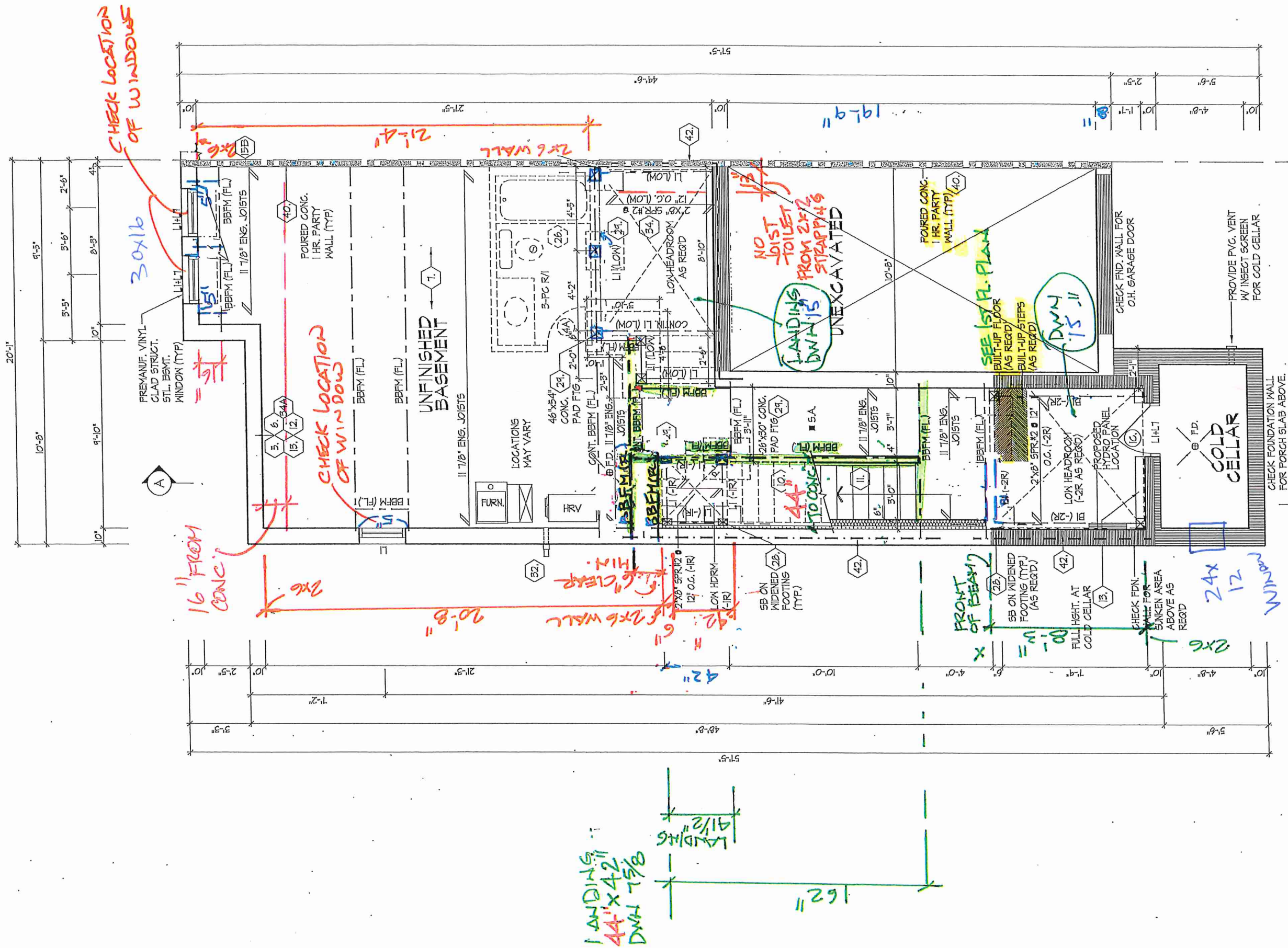


ALPA STAIRS AND RAILINGS INC.
3770 HANSHIA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6
TEL: (905) 694-9556 | www.alpastairs.com

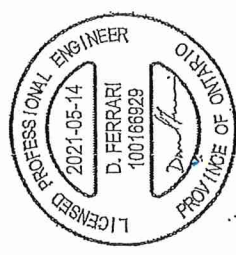
SITE		CENTREFIELD	
LOT #		DRAWN BY	PARAMJEET
Model	20-9 END W/UNFIN. & UNFIN. BSMT	DATE	APRIL 7, 2025
LAYOUT #		ROYAL PINE HOMES	
SCALE: 1/32			

UNIT
59

ESD
UNIT



REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

BASEMENT PLAN, EL. 'A' & 'B'
- END COND.

BK 233-59 OFFICE

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

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



DESIGN ASSOCIATES INC.

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

ALLOCATION INFORMATION
DATE: 05/11/2021
BY: R. Santos

37308
BGN

19695

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Drawn By: KM
Checked By: DS
Scale: 3/16"=1'-0"

File Number: 216102WT2009-END
Page Number: 2 of 18

-DOORS 8 1/2" x 96"
-WINDOWS +
SLIDING DOOR
-ARCHES 9 5/8"

204"
156"

LANDING
44" x 43 1/2"
UP 1 5/8"

NOTE: 44" FROM 2x8

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/ 1/2" 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 WITHES SOLID W/ MORTAR

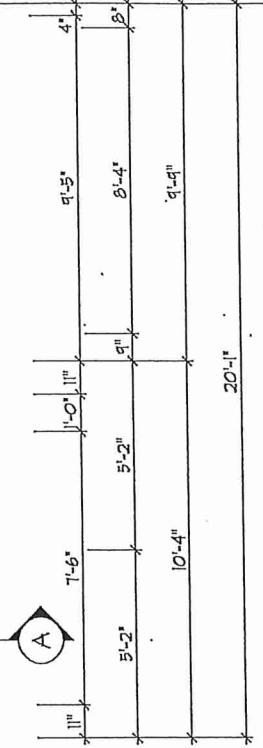
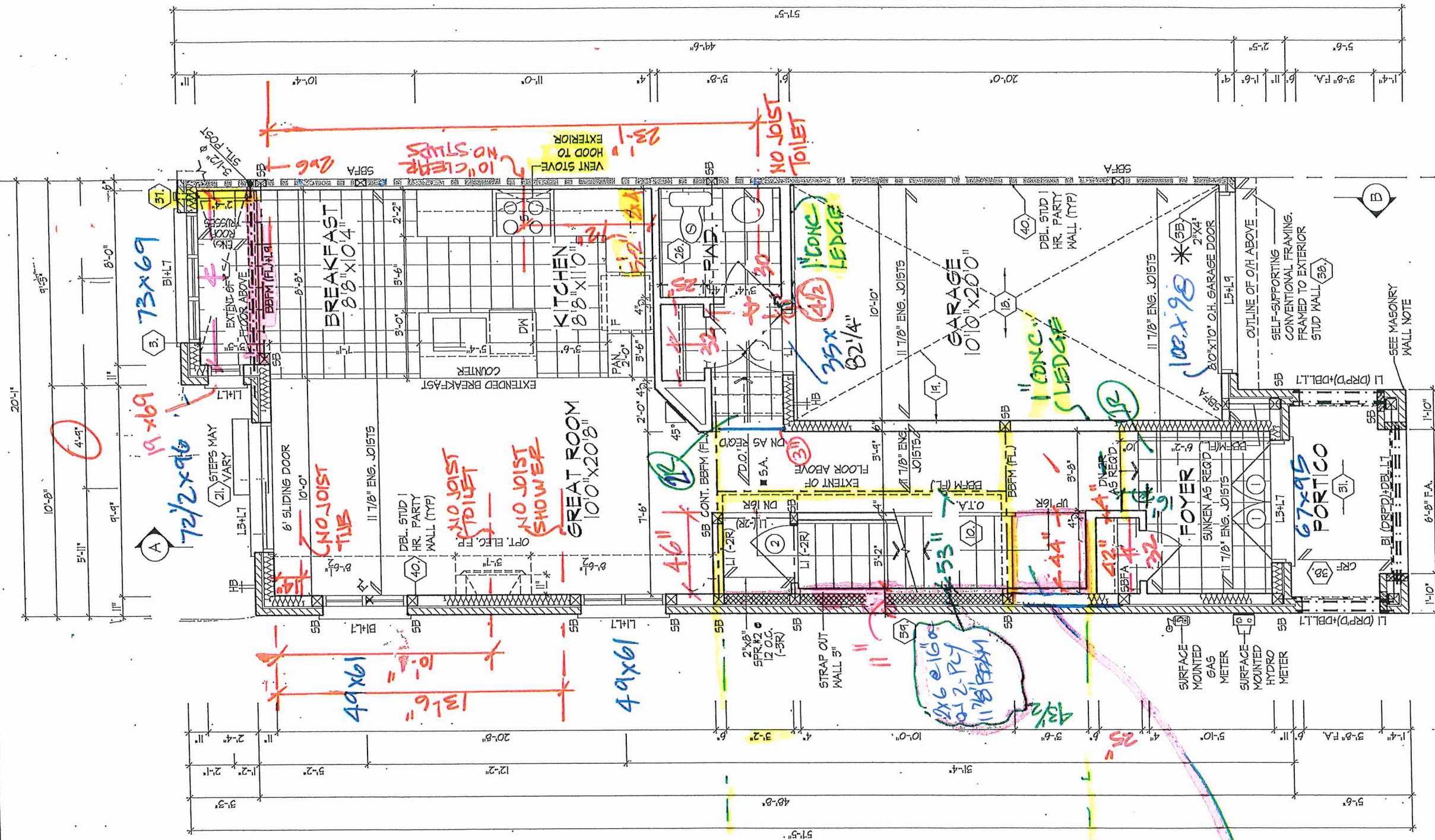
* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH, - W/O FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C. - W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.	REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR 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 MOOD 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 MEANS TO COMPLY WITH THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
NAME
Derek R. Santos
37308
BON
19695
HUNT DESIGN ASSOCIATES INC.

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/ 1/2" 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 WITHES 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 MOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

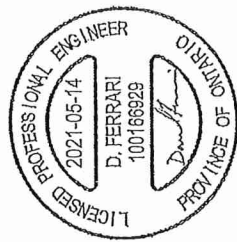
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QUALIFICATION INFORMATION
NAME
Derek R. Santos
37308
BON
19695
HUNT DESIGN ASSOCIATES INC.



GROUND FLOOR PLAN,

ELEV. 'A' - END

BK 233.59



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GROUND FLOOR PLAN, ELEV. 'A'

UNIT 2009-END

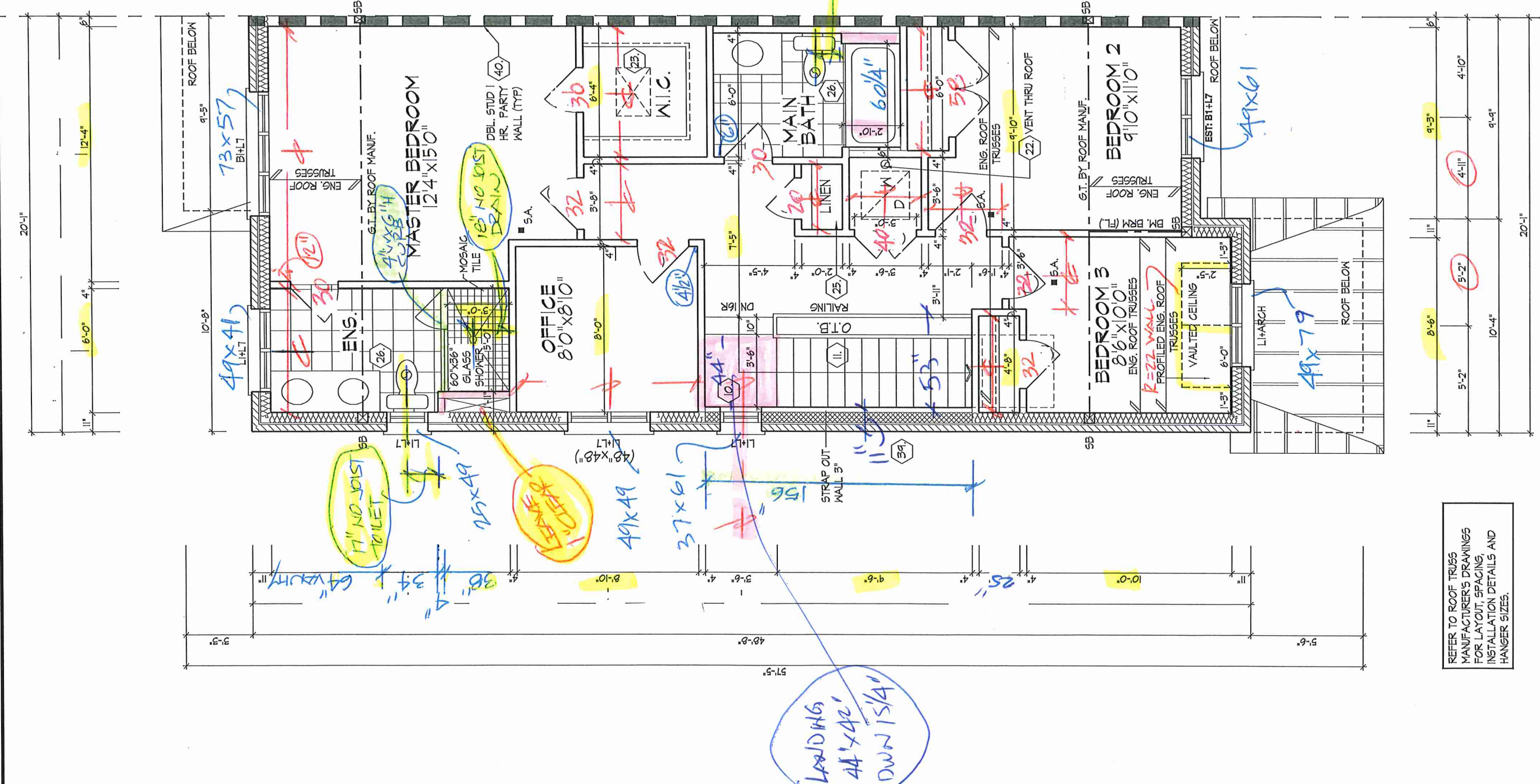
ROYAL PINE HOMES - 216102

'CENTREFIELD' WEST GORMLEY, RICHMOND HILL, ON. REV. 2021.05.11

DESIGN ASSOCIATES INC. KM DS 3/16"=1'-0" 216102WT2009-END 4 of 18

www.hunt-design.ca 19665 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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OPT. SECOND FLOOR PLAN, EL. 'A1'/'A2'
OFFICE / FLEX SPACE LAYOUT

20-09 END THE MACKENZIE

BLK 233-59

opt. SECOND FLOOR PLAN, ELEV. 'A1/A2'

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QUALIFICATION INFORMATION

Derek R. Santos

8'-0" CEILING

37308

19695

HUNT DESIGN ASSOCIATES INC.



DESIGN ASSOCIATES INC.

www.huntdesign.ca

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

ROYAL PINE HOMES - 216102

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

UNIT 2009-END

REV. 2025.03.13

File Number

216102WT2009-END

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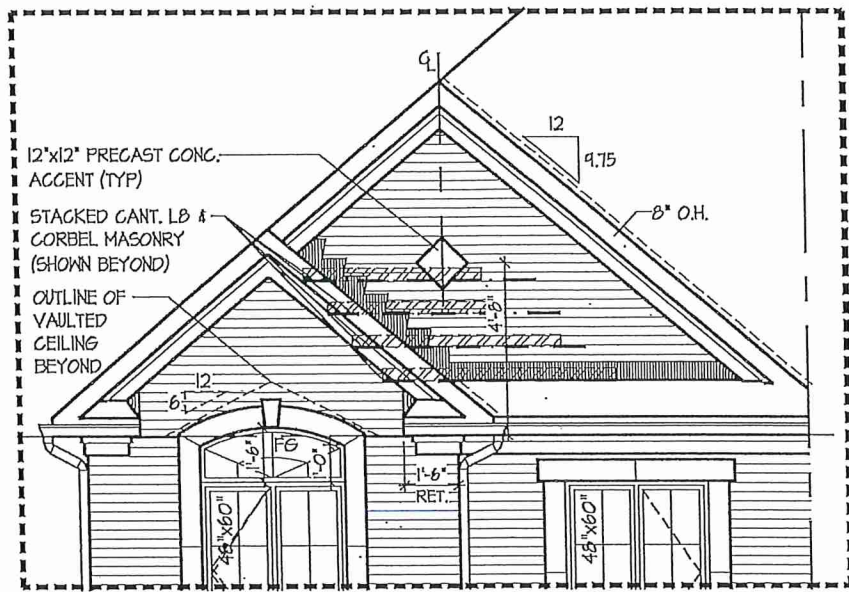
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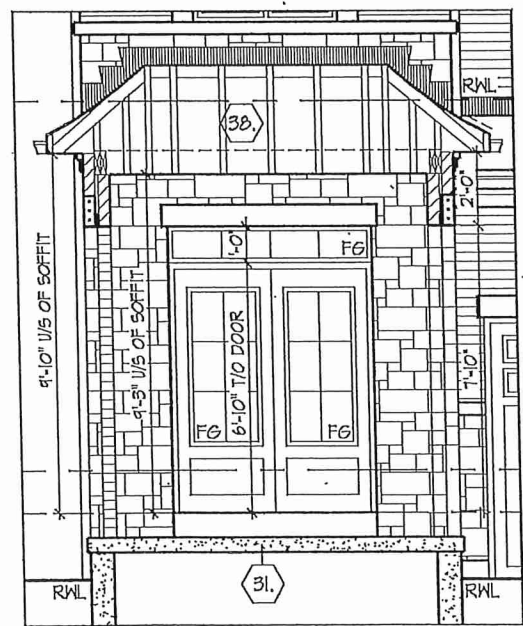
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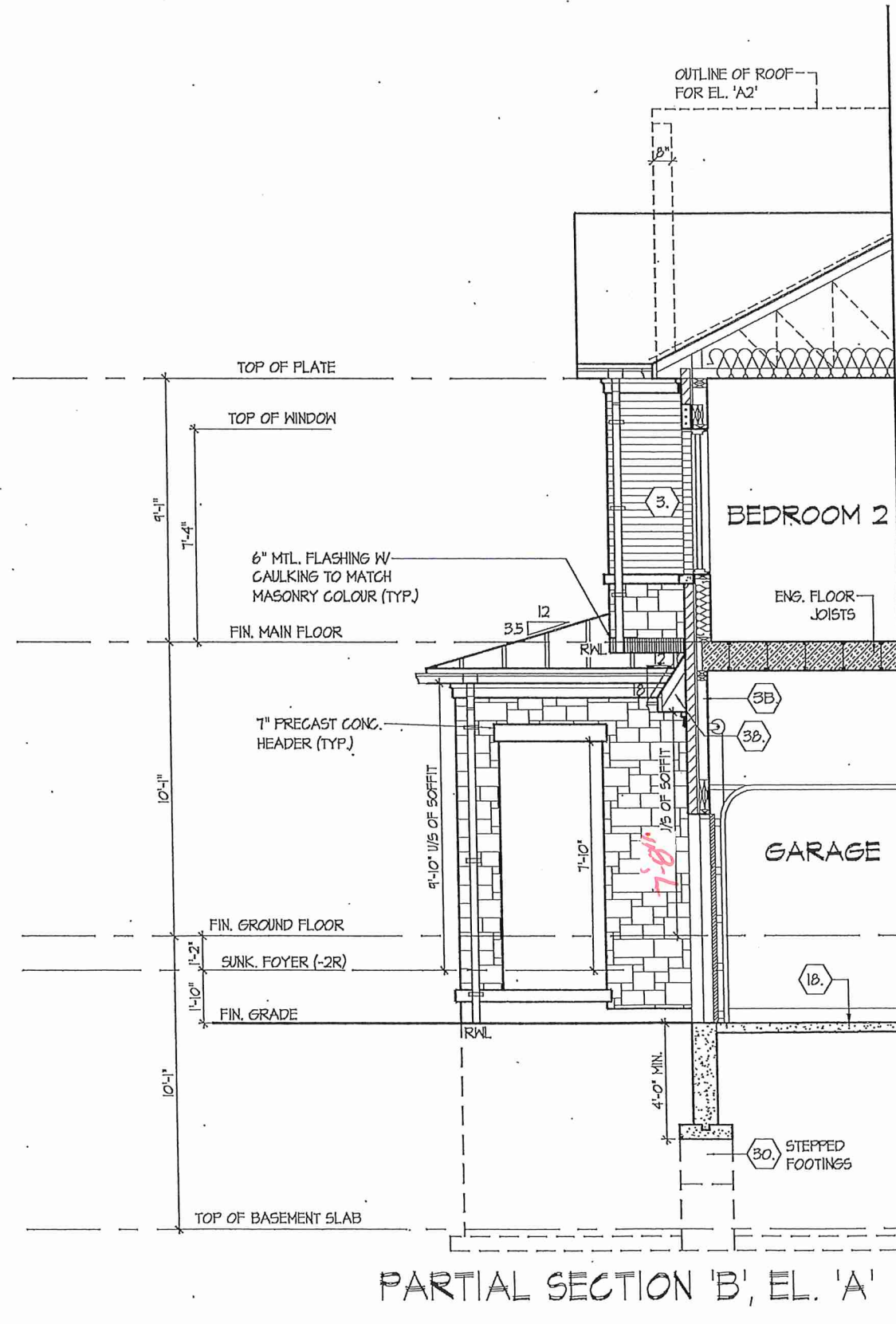
HUNT DESIGN ASSOCIATES INC. 19635
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PART. FRONT
ELEVATION 'A2'

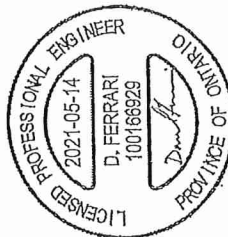


INTERIOR PORTICO
ELEVATION 'A'



PARTIAL SECTION 'B', EL. 'A'

W Architect Inc.
DESIGN CONTROL REVIEW
JUNE 01, 2021
FINAL BY: *ALL*
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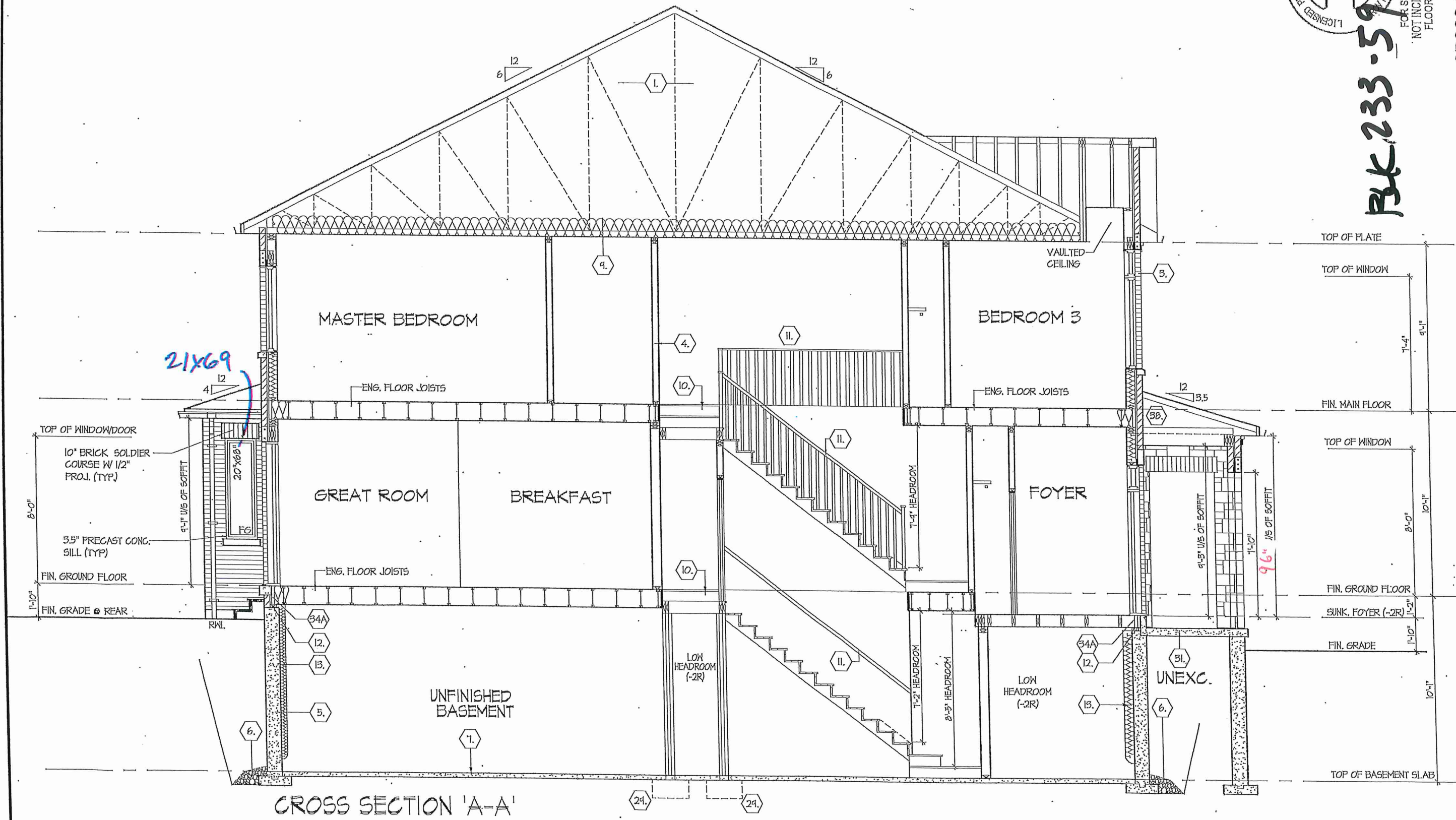
PART. FRONT ELEVATION 'A2' & SECTION 'B'

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

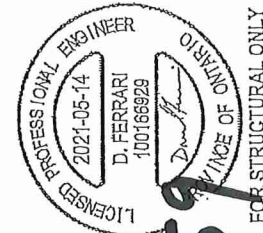
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File Number: 216102W72009-END
Page Number: 10 of 18

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QUALIFICATION INFORMATION
Derek R. Santos
NAME: Derek R. Santos
REG. NO.: 37308
SIGNATURE: *[Signature]*
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CROSS SECTION 'A-A'



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CROSS SECTION 'A-A'

UNIT 2009-END

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



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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 1/4" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (305) PROTECTION INNER FACE OF EXTERIOR WALL. 2"x4" (8x89) TRUSS BRACING @ 8'-0" (1880) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVES TROUGH, FASCOA, RML & VENTED SOFFIT. 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. EAVES TROUGH TO BE 4" MIN. WITH RML DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVES TROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVES TROUGH 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 (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 1.1.1. 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.) (REFER TO 35 NOTE AS REQ.) (9.23.16.3.(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 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 1.1.1. 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.) (REFER TO 35 NOTE AS REQ.) (9.23.16.3.(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. INSULATION, APPROVED 6 MIL. POLYETHYLENE ARMAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT 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)
- 3

BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) 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 1.1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE ARMAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 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" (22x180x0.76) 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 1.1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE ARMAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 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" (22x180x0.76) 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 1.1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE ARMAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) 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 2"x4" (8x89) @ 16" (406) O.C. FOR 2 STOREY & 1" (25) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (8x89) @ 24" (610) O.C. PROVIDE 2"x4" (8x89) BOTTOM PLATE AND 2-2"x4" (2-3x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL, BOTH SIDES OF STUDS, PROVIDE 2"x6" (8x47) STUDS WHERE NOTED. PROVIDE 2"x4" (8x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (8x89) 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.)
- 4B

EXT. LOFT WALL CONSTRUCTION (2"x6")
NO CLADDING W/ CONTINUOUS INSULATION
APPROVED ARMAWATER 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'-4" (4800) 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 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'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.(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 @ 7/8" (200) VERTICAL AND 2'-11" (869) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7.(2)(8) & 9.20.9.4.(8))

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)) WEEPING TILE (9.14.3.)

6

BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3)
4" (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" (60) MIN. 25MPa (8000psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900psi) CONC. W/ DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 2x4" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 2x4" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (9.8-12 3.1.7.(5) & (6))

8

EXPOSED FLOOR TO EXTERIOR (9.10.17.10, 9.10.17.10, 9.10.17.10)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OF CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.

9

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

10

EXPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (8x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES). W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CANULC-S705.2, 9.19.1, 9.10.17.7.)

11

ALL STAIRS/EXTERIOR STAIRS (9.8.1.2., 9.8.2., 9.8.4.)
MIN. RISE MAX. RUN MIN. RUN MAX. TREAD MIN. TREAD
PRIVATE 7/16" (200) 5" (125) 3" (75) 14" (350) 14" (350) 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" (600) MIN. RUN 5' 7/8" (150) MAX. NOSING 1" (25)
PUBLIC 2'-10" (600) MIN. RUN 5' 7/8" (150) MAX. NOSING 1" (25)
** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-6" (1960) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2060) FOR EVERYTHING ELSE. (9.8.2.2.)
REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(3.)
FOR AN EXTERIOR STAIR SERVING A GARAGE - W/ MORE THAN 8 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

12

SILL PLATES
2"x4" (8x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2388) O.C., CALKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

13

BASEMENT INSULATION (9.8-12 3.1.1.7)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 MIL. POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (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)
2"x4" (8x89) STUDS @ 16" (406) O.C., 2"x4" (8x89) SILL PLATE (2"x6" (8x47) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 MIL. POLYETHYLENE FLM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2388) 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 (9.15.3.4)
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSSB-7.2M. AND WITH 6"x6"x3/8" (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 8"x8" (200x200) POURED CONC. NIB WALLS. MIN. BEARING 3 1/2" (90) CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS WOOD STRAPPING AT STEEL BEAMS (9.23.4.3.(3), 9.23.9.8.)

17

WOOD STRAPPING AT STEEL BEAMS (9.23.4.3.(3), 9.23.9.8.)
1"x3" (8x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

18

GARAGE SLAB (9.16., 9.35)
4" (100) 32MPa (4600psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT @ 1% MIN.

19

GARAGE TO HOUSE WALLS/CEILING (9.10.9.16)
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (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 7/8" (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 CANTILEVERED AS PER SUBSECTION 9.8.10.

22

DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.8.2.

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) (9.8-12 3.1.7.8.(1))

24

FIREPLACE CHIMNEYS (9.21.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (869) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (8048) FROM THE CHIMNEY.

25

LINEN CLOSET
PROVIDE 4 SHELVES MIN. 1'-4" (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 23.

27

PARTY WALL BEARING (9.23.8)
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (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)
3-2"x6" (8-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 2x4"x2x1/2" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28

30

STEP FOOTINGS (9.15.3.9)
MIN. HORIZ. STEP = 28 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).

31

CONC. PORCH SLAB (9.16.4.4)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 6x6MPa 3xWx2.9 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)
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. REFER 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 (9.23.3.5., 9.23.9.4., 9.23.14)
TAG 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" (8x48) CROSS BRACING OR SOLID BLOCKING @ 8'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 8'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED ARMAPOUR 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 8" (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

EXPOSED 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 1/2" (12.7) TYPE X NON-COMBUSTIBLE INTERIOR FINISH. EXTERIOR CLADDING MUST BE GYPSUM WALLBOARD WHEN LIMITING DISTANCE IS 23 5/8" (600) OR LESS. WALL FINISHES & CONFINING TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14, 9.10.15). REFER TO DETAILS FOR TYPE & SPEED. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20'-10" (6300) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.

36

COLD CELLAR PORCH 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 @ 7/8" (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. 2x4"x2x4" (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-TOP FANS
COOKING APPLANCE 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., 9.23.15)
2"x6" (8x4740) RAFTERS @ 16" (406) O.C., 2"x6" (8x4740) RIDGE BOARD. 2"x4" (8x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (8x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2810) SPAN & 2"x6" (8x4740) @ 16" (406) O.C. FOR MAX. SPAN 14'-7" (4460). RAFTERS FOR BUILT-UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (8x89) @ 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 IMAX HEIGHT SPACING IMAX HEIGHT
BRICK 2-2"x6" (2-38x140) 12" (305) O.C. 18'-4" (5588) 5" (200) O.C. 18'-4" (5588)
SIDING SPR.#2 16" (406) O.C. 18'-4" (5588) 12" (305) O.C. 18'-4" (5588)
BRICK 2-2"x6" (2-38x184) 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SIDING SPR.#2 16" (406) O.C. 21'-0" (6400) 16" (406) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS CMW 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" (2899) PROVIDE 2"x6" (8x4740) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE & 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 5-2"x6" (5-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.
-
- FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM
- CONSTRUCTION NOTES
- UNIT 2009-END
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17 of 18
- THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DRAWING AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
- QUALIFICATION INFORMATION
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I warrant that this drawing was prepared by me or under my direct supervision and that I am a duly qualified professional engineer in the Province of Ontario.

cont. SECTION 1.0. CONSTRUCTION NOTES

- 40) 1 HR. PARTY WALL (CONC. BLOCK). (SB-3) WALL TYPE B&B & B1b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (88x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 16" (406) 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" (88x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40) 1 HR. PARTY WALL (DOUBLE STUD). (SB-3) WALL TYPE W1&B) 5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (88x38) STUDS @ 16" (406) O.C.. MIN. 1" (25.4) APART ON SEPARATE 2"x4" (88x38) SILL PLATES. 2"x4" (88x40) 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 & B1b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (88x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 16" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 80% 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 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EIFS. (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 8 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) EIFS. (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 8 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) EIFS. (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 LEU OF 1 1/2" (38) EIFS (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. UNSUPPORTED FOUNDATION WALLS (9.15.4.2.)

42) 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) AND 9.8.3.3.8.(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 C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.6), 9.14.6.3.)

SLOPED CEILING CONSTRUCTION (SB-12) 2.1.1.7. 9.23.4.2.)
2"x12" (88x285) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (88x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1/2" (12.7) 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 (9.52 RSI).

44) 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 FLYWOOD SHEATHING ON 2"x2" (88x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x4" (88x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1/2" (12.7) POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. 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" (88x38) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (88x38) 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" (88x38) SPACERS LAID FLAT ON 2"x10" (88x285) 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 CONFMATION 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)
	ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTIC & 3 FLOOR MAX. STUD SPACING, in (mm) O.C.
2"x4" (88x38)	16" (406) 12" (305) N/A
2"x6" (88x40)	9'-10" (3.0) 9'-10" (3.0) 16" (406) 12" (305)
	9'-10" (3.0) 11'-0" (3.3) 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" (80), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.8.10.

2) WINDOW GUARDS: A GUARD OR 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). (9.8.5.1.)

3) WINDOWS IN EXT 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 4.15.15 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 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BASEMENT	6'-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	6'-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 (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.8.2.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.8.2.3.11. REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.8.1.6.

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 AND 5/8" (16) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER 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 300W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 1H.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400P.

2.6. FLAT ARCHES
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2030) 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'-8" (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 DEVIATIONS 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.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.27.3.1.(1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2'2"x8" (2/88x184)	L3 2'2"x10" (2/88x235)	L5 2'2"x12" (2/88x286)
B1 3'2"x8" (3/88x184)	B3 3'2"x10" (3/88x235)	B5 3'2"x12" (3/88x286)
B2 4'2"x8" (4/88x184)	B4 4'2"x10" (4/88x235)	B6 4'2"x12" (4/88x286)
B7 5'2"x8" (5/88x184)	B8 5'2"x10" (5/88x235)	B9 5'2"x12" (5/88x286)
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"x8 1/2"	LVL3 1-1 3/4"x11 7/8"	LVL10 1-1 3/4"x14"
LVL4 2-1 3/4"x8 1/2"	LVL6 2-1 3/4"x11 7/8"	LVL11 2-1 3/4"x14"
LVL5 3-1 3/4"x8 1/2"	LVL7 3-1 3/4"x11 7/8"	LVL12 3-1 3/4"x14"
LVL3 4-1 3/4"x8 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 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L8	4" x 8 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 8 1/2" x 5/16" (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 8/8" (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 3.1.1.1., 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'-5" x 6'-8" x 1-9/16" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-8" x 1-3/4" (885 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'-6" x 6'-8" x 1-3/4" (780 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D EXTERIOR	2'-5" 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 2240 x 45) INSULATED MIN. R4 (RSI 0.7)
1F EXTERIOR	2'-5" x 8'-0" x 1-3/4" (815 x 2240 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-5" x 8'-0" x 1-3/4" (815 x 2300 x 45) 20 MIN. F.R.R. DOORFRAME WITH APP. SELF-CLOSING DEVICE
2 INTERIOR	2'-5" 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'-0" 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

AFF	ABOVE FINISHED FLOOR	JBST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTR/A	OPEN TO BELOW/ABOVE
BBRM	BEAM BY ROOF MANUFACTURER	PL	POINT LOAD
CRF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CW	COMPLETE WITH	PT	PRESSURE TREATED
DJ/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
GT	GIRDER TRUSS	UIS	UNDERSIDE
HB	HOSE BIB	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIG	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.8.4.	
	CLASS 'B' VENT
	DUPLEX OUTLET (12" HIGH)
	HEAVY DUTY OUTLET
	POT LIGHT
	LIGHT FIXTURE (PULL CHAIN)
	LIGHT FIXTURE (CEILING MOUNTED)
	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 SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CD CARBON MONOXIDE ALARM (9.33.4)

** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-819 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., 9.28.10.7)

TWO STOREY VOLUME SPACE SEE CONSTRUCTION NOTE 39.

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 S FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL
REFER TO HEX NOTE 40.

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. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 339212.

CONSTRUCTION NOTE REVISION DATE: MAY 9, 2019

CONSTRUCTION NOTES 2

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.

DESIGNER'S SIGNATURE

DATE

37308

37308

REGISTERED INFORMATION

DESIGNER'S NAME

19695

DESIGN ASSOCIATES INC.

8866 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.9326

checked by

DS

3/16"=1'-0"

216102WTT2009-END

18 of 18

Drawn By

KM

Scale

UNIT 2009-END

Rev. 2021.05.11

www.huntdesign.ca

ROYAL PINE HOMES - 216102

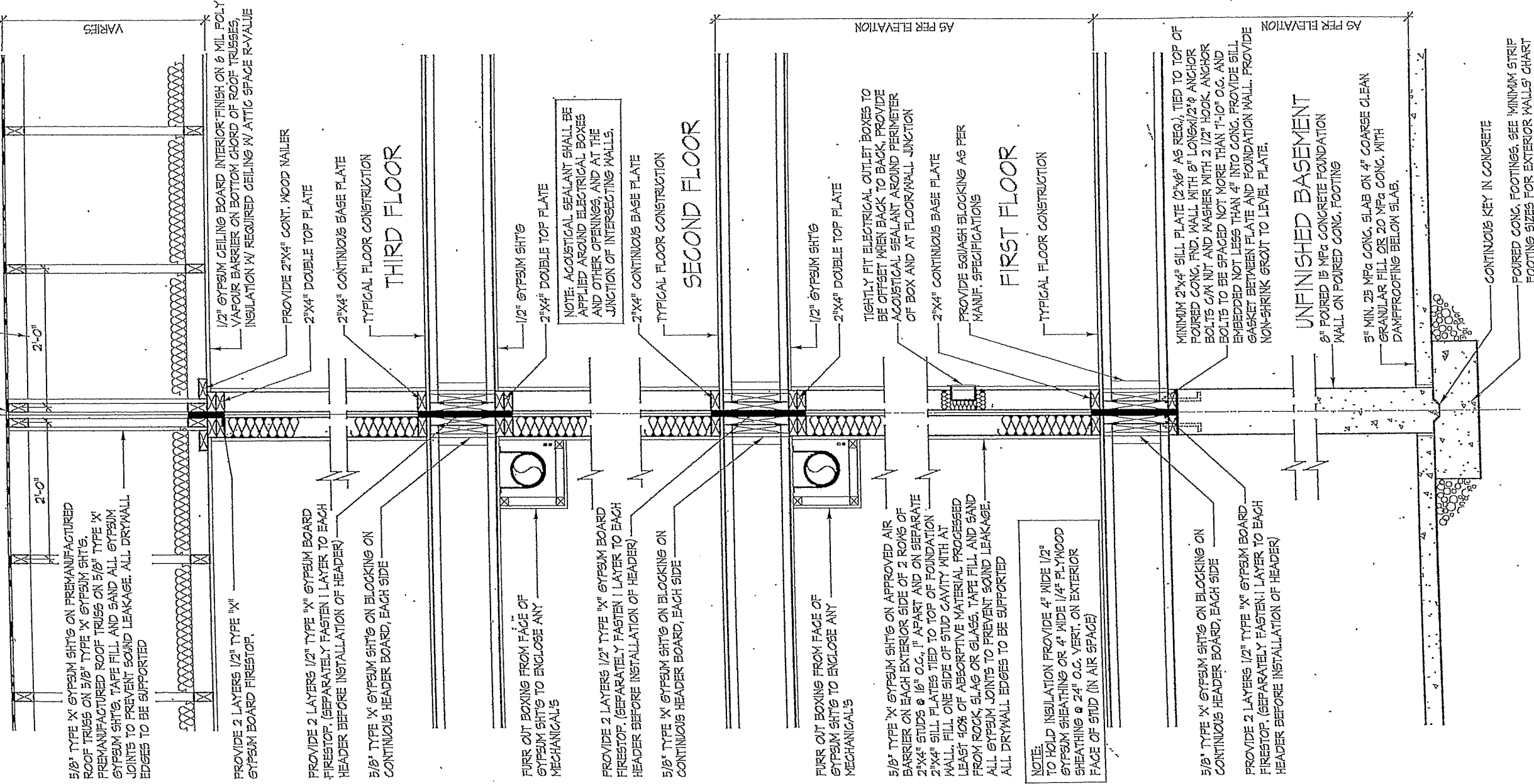
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.

FIRE RATINGS - PARTY WALL TRUSS SPACE (OBC REF. - SB-2.3)		
COMPONENT	FIRE RATING	CODE REFERENCE
5/8" (15.9mm) TYPE X GYPSUM WALL BOARD	40 min.	OBC, SB-2.3.4.(2) (TABLE 2.3.4.A)
WOOD TRUSSES	NO RATING ASSIGNED	
5/8" (15.9mm) TYPE X GYPSUM WALL BOARD	40 min.	OBC, SB-2.3.4.(2) (TABLE 2.3.4.A)
TOTAL FIRE RATING	80 min.	OBC, SB-2.3.4.(1)

FIRE & SOUND RATINGS - PARTY WALL		
WALL TYPE	CODE REFERENCE	RATING
MISC.	OBC, SB-3	54 STC 10 IIR, FRR

FILL ANY VOID TO UNDERSIDE OF ROOF DECK AND TOP OF WALL WITH MINERAL WOOL WHEN ROOF JOISTS SPACING EXCEEDS 24" O.C. PROVIDE H-CLIPS @ 12" O.C.

TYPICAL ROOF & EAVES CONSTRUCTION



NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 1500 p.s.i. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 1500 p.s.i. FOOTING SIZE SHOWN FOR 16'-0\"/>

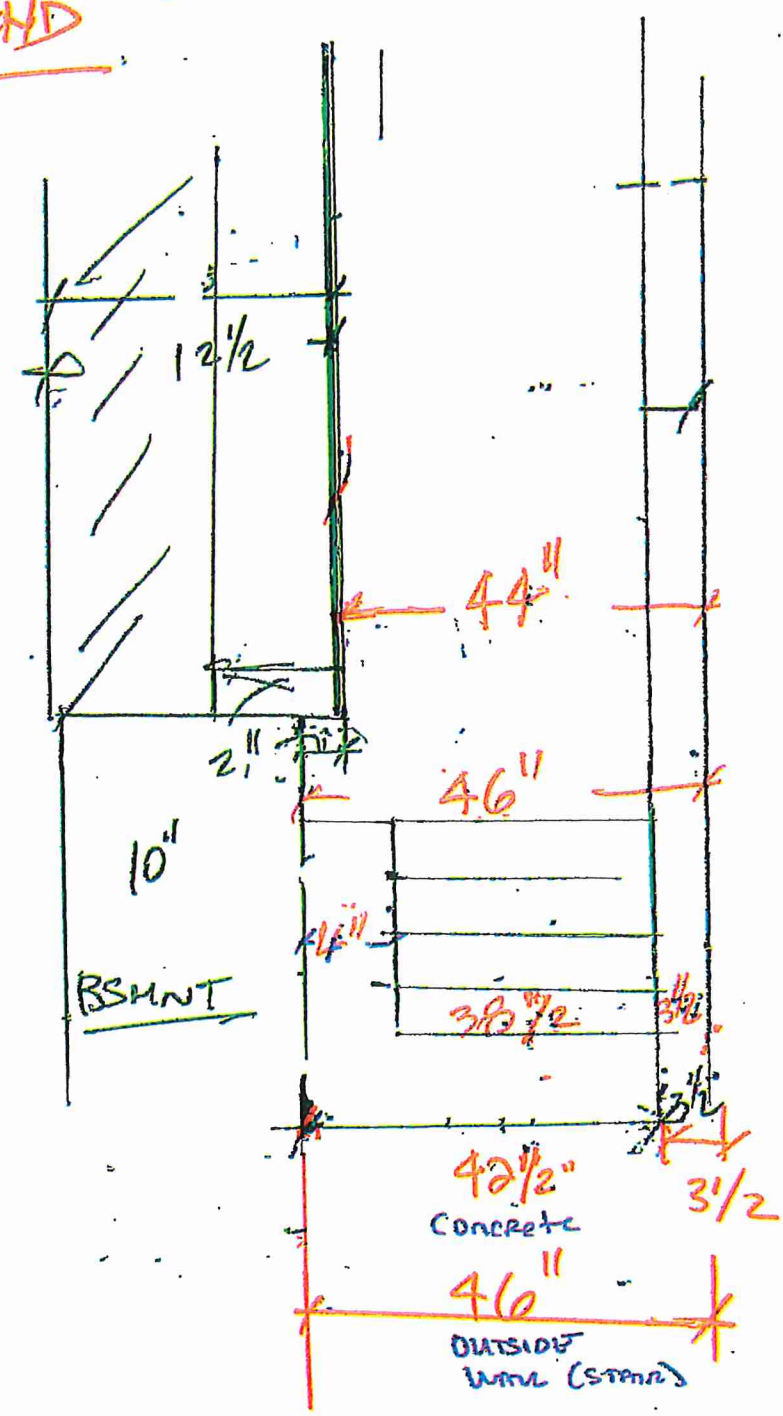
MINIMUM STRIP FOOTING SIZES (A.I.B.C.)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR PARTIAL WALL	SUPPORTING PARTIAL WALL
1	16\"/>	16\"/>	16\"/>
2	24\"/>	20\"/>	24\"/>
3	30\"/>	28\"/>	36\"/>

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

TYPICAL 1 HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES, 2\"/>

100EL BSM +
209 END

2009 END UNIT . BSM +



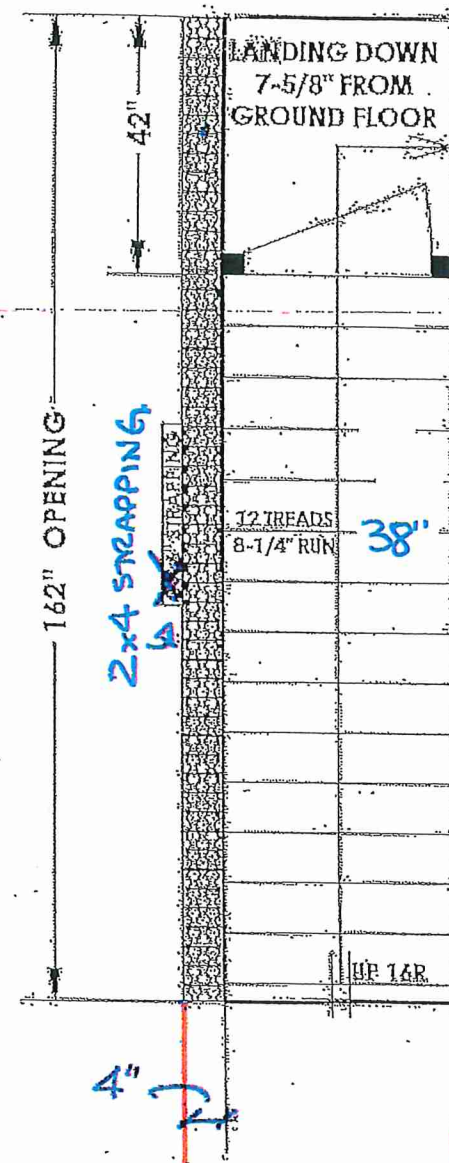
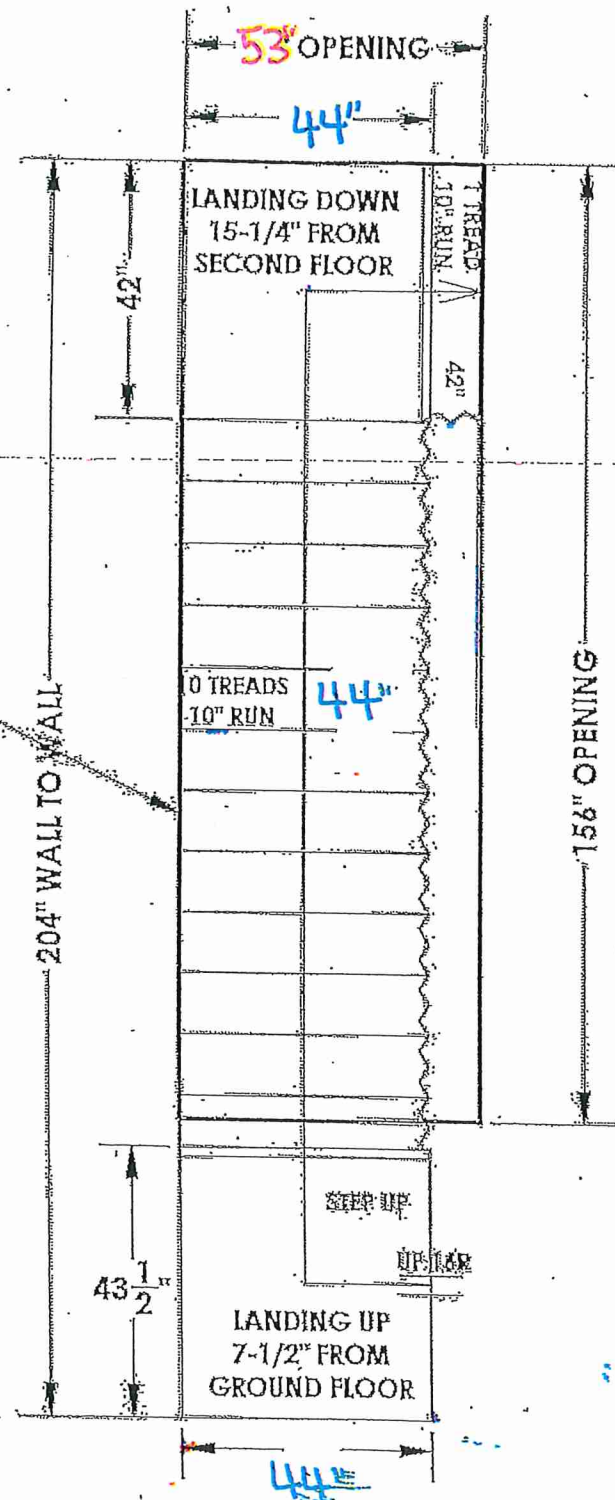
BK 233-59

GROUND TO SECOND
11-7/8" 122"

BASEMENT TO GROUND
11-7/8" BSMT

9FT BSMT

FURR WALL OUT
AS REQUIRED
STAIRS LINE UP
BY THE EXTERIOR WALL
(2x8 WALL)



*DESIGN DIFFERS
FROM BLUEPRINT

NO WALLS UNTIL
STAIRS INSTALLED

42 1/2" ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS
FROM CONCRETE

GARAGE RIGHT >

PXK 233-59



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

SITE OAKRIDGE MEADOWS RICHMOND HILL		DRAWN BY DHARAV	NAME DHARAV	DATE JULY 07 2021
PHASE Model	N/A 2009 EXTENSION	CLIENT Royal Pine Homes		
		LAYOUT #	DS07072020020	