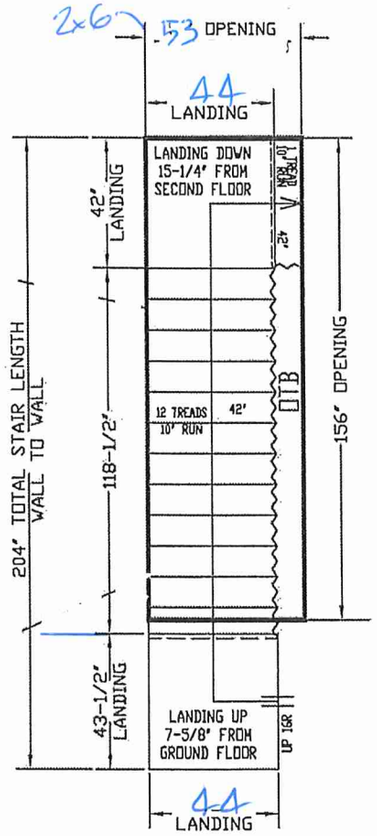
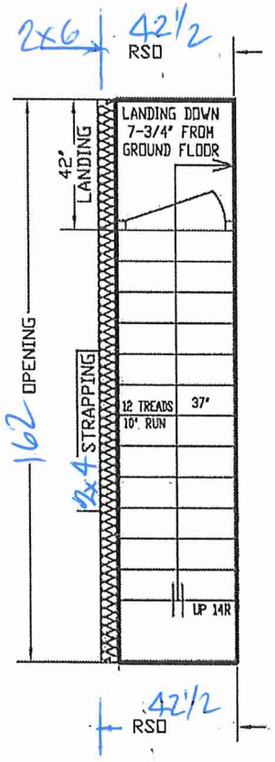
PORTAL

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



BASEMENT TO GROUND
BSMT 11-7/8" JOIST



STAIRS 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

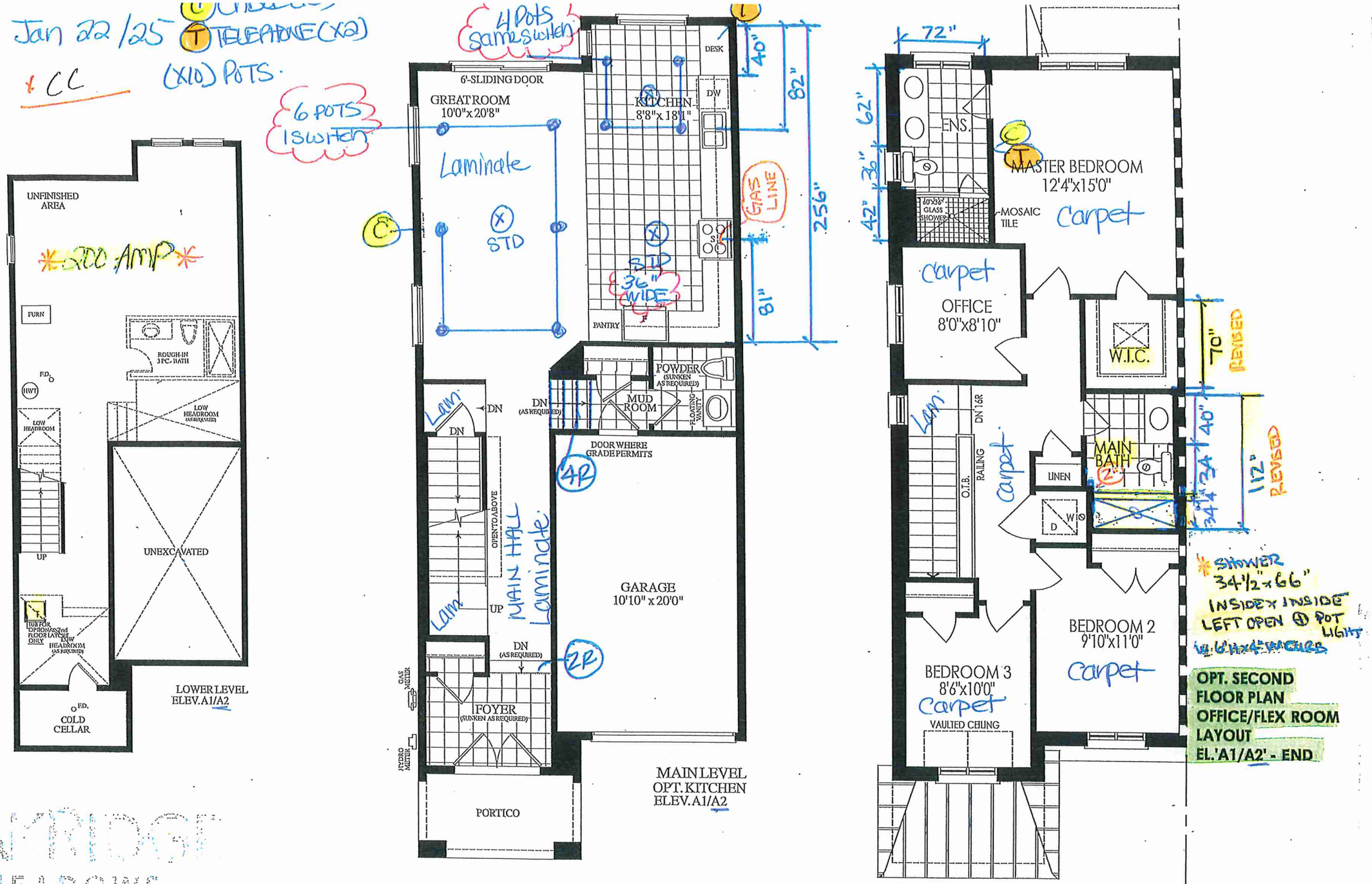
GARAGE RIGHT >

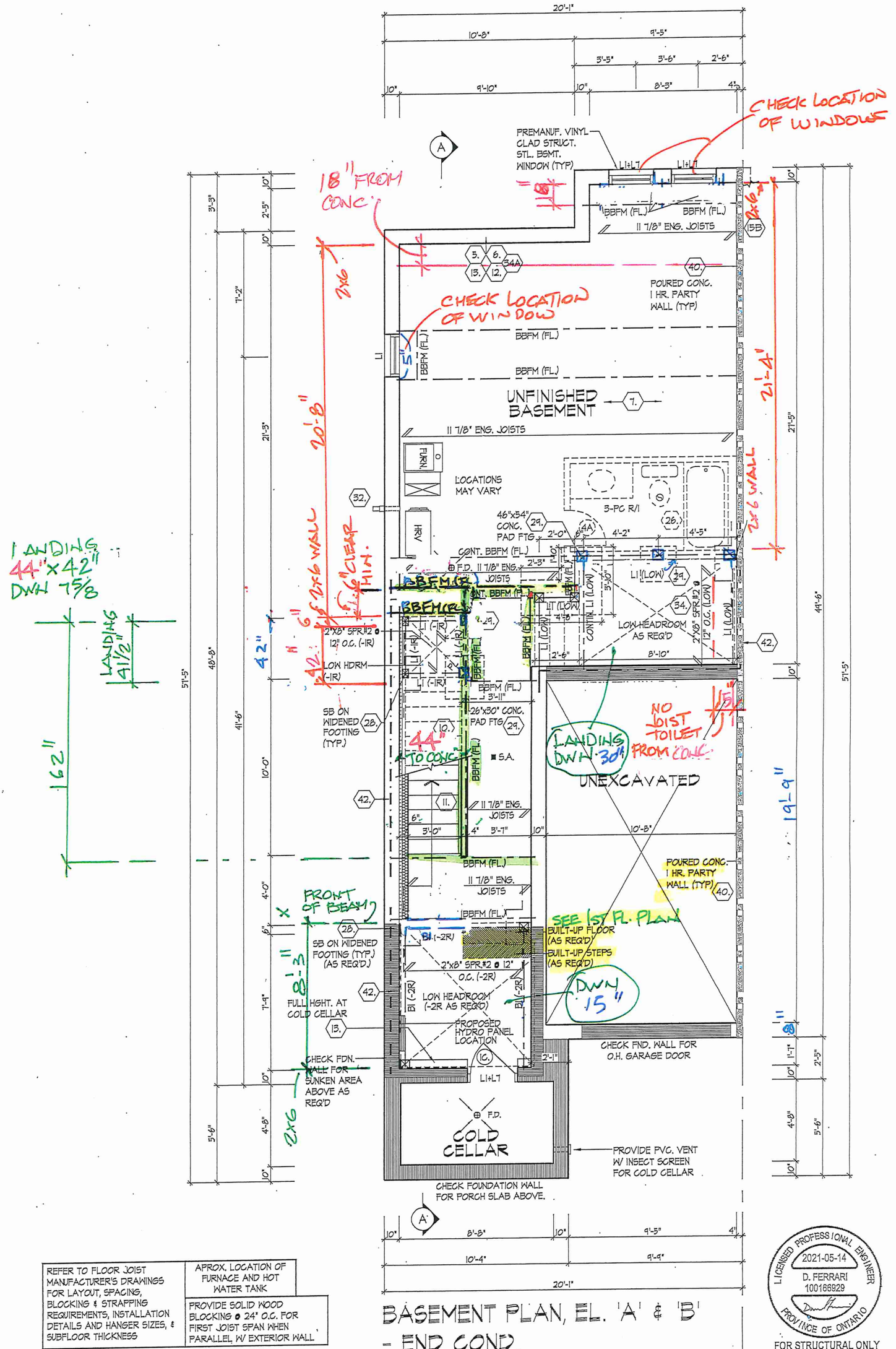
ALPA STAIRS AND RAILINGS INC.
Quality To Step Up To

ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED TO 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 1R6
TEL: (905) 694-9556 | www.alpastairs.com

SITE	CENTREFIELD
LOT #	
Model	20-9 END W/UNFIN. & UNFIN. BSMT
DRAWN BY	NAME: PARAMJEET; DATE: APRIL 7, 2025
CLIENT	ROYAL PINE HOMES
LAYOUT #	
SCALE:	1:35


Jan 22/25
+ CC
TELEPHONE (X2)
(X10) POTS.
4 POTS
SAME SWITCH
6 POTS
1 SWITCH
6'-SLIDING DOOR
GREAT ROOM
10'0"x20'8"
Laminate
STD
KITCHEN
8'8"x18'1"
DW
DESK
40"
82"
256"
81"
GAS LINE
36" WIDE
PANTRY
POWDER
(SUNKEN AS REQUIRED)
MUD ROOM
FLOATING VANITY
DN
(AS REQUIRED)
DOOR WHERE GRADE PERMITS
4P
2P
OPEN TO ABOVE
MAIN HALL
Laminate
GARAGE
10'10" x 20'0"
FOYER
(SUNKEN AS REQUIRED)
GAS METER
HYDRO METER
PORTICO
MAIN LEVEL
OPT. KITCHEN
ELEV. A1/A2
UNFINISHED AREA
200 AMP
FURN
ROUGH-IN 3 PC. BATH
F.D.
HWT
LOW HEADROOM
LOW HEADROOM (AS REQUIRED)
UNEXCAVATED
UP
HUB FOR OPTIONAL 2nd FLOOR LAUNDRY ONLY
LOW HEADROOM (AS REQUIRED)
F.D.
COLD CELLAR
LOWER LEVEL
ELEV. A1/A2
72"
62"
42"
36"
ENS.
MASTER BEDROOM
12'4"x15'0"
MOSAIC TILE
Carpet
OFFICE
8'0"x8'10"
W.I.C.
70"
REVISED
40"
112"
REVISED
34"
34"
LINEN
MAIN BATH
O.T.B.
RAILING
DN 16R
D
W
BEDROOM 3
8'6"x10'0"
VAULTED CEILING
BEDROOM 2
9'10"x11'0"
*SHOWER
34 1/2" x 66"
INSIDE x INSIDE
LEFT OPEN @ POT LIGHT
w/ 6"x4" NICHES
OPT. SECOND FLOOR PLAN
OFFICE/FLEX ROOM
LAYOUT
EL. 'A1/A2' - END
BLK. 235 TH. 72 20-09 THE MACKENZIE EL.A2 1710 SQ. FT.
CARRIDGE
MEADOWS



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

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

LICENSED PROFESSIONAL ENGINEER
2021-05-14
D. FERRARI
100166929
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM

BLK 235-72

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

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.

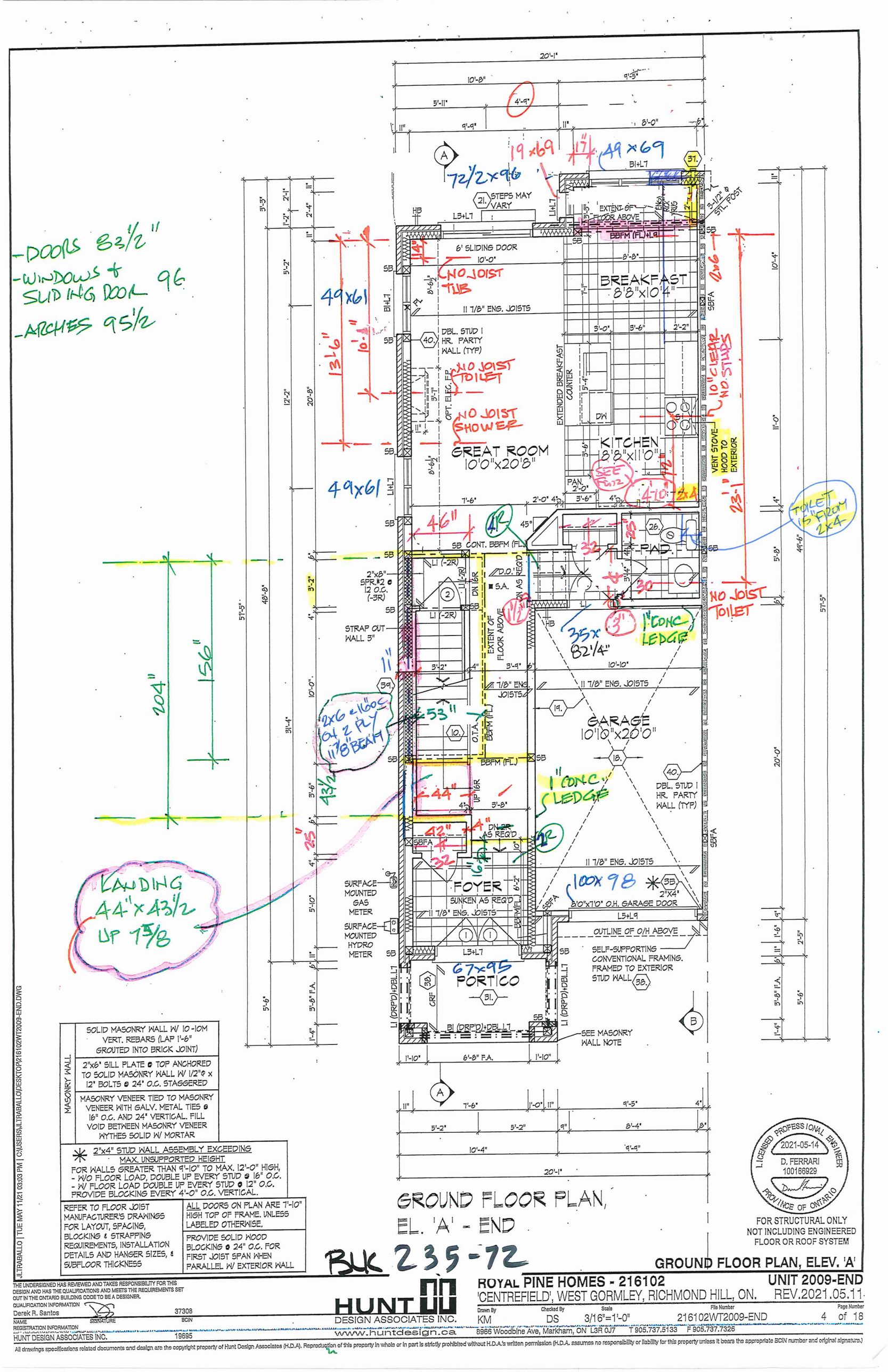
QUALIFICATION INFORMATION — Derek R. Santos — SIGNATURE — 37308 — BCIN

REGISTRATION INFORMATION — HUNT DESIGN ASSOCIATES INC. — 19695

HUNT 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 — UNIT 2009-END
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. — REV.2021.05.11

Drawn By	Checked By	Scale	File Number	Page Number
KM	DS	3/16"=1'-0"	216102WT2009-END	2 of 18



GROUND FLOOR PLAN, EL. 'A' - END

BLK 235-72

GROUND FLOOR PLAN, ELEV. 'A'

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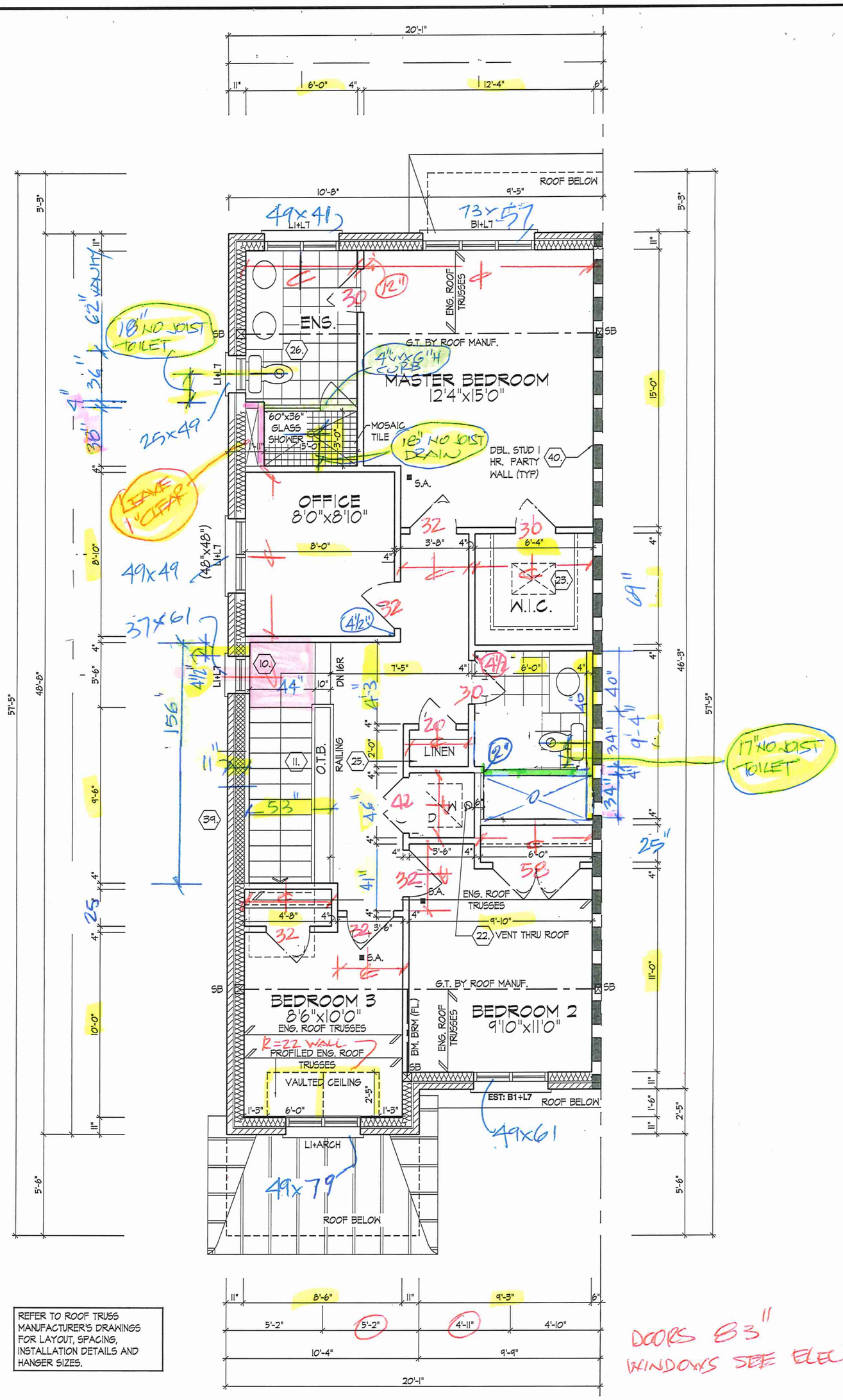
ROYAL PINE HOMES - 216102 — **UNIT 2009-END**
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV.2021.05.11

Drawn By	Checked By	Scale	File Number	Page Number
KM	DS	3/16"=1'-0"	216102WT2009-END	4 of 18



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

DOORS 83"
WINDOWS SEE ELEV.

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

20-09 END THE MACKENZIE

BK 235-72

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

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QUALIFICATION INFORMATION
Derek R. Santos — 8'-0" CEILING — 37308
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
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ROYAL PINE HOMES - 216102 — UNIT 2009-END
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. — REV.2025.03.13

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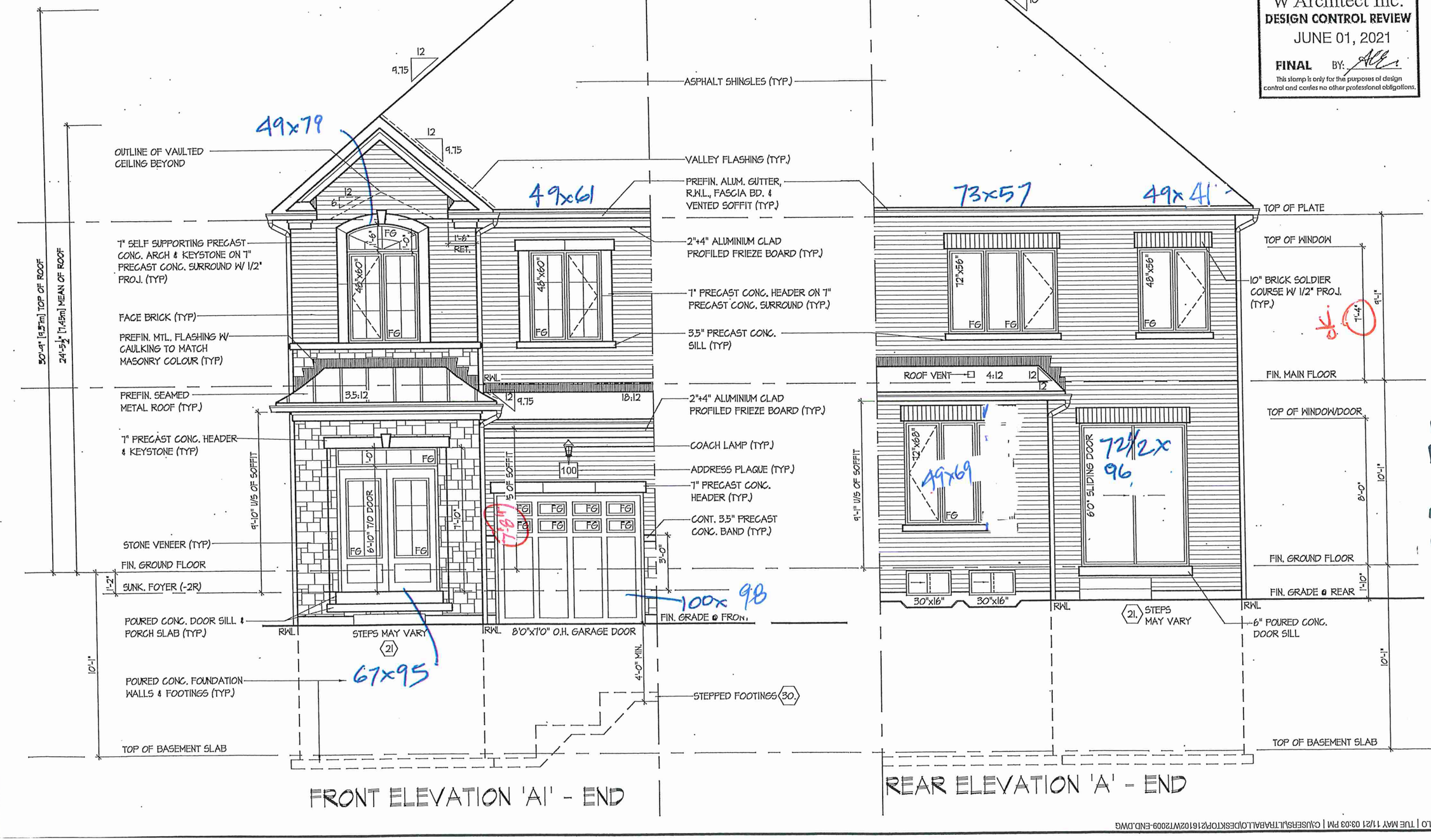
KM	DS	3/16"=1'-0"	216102WT2009-END	6a of 18

GARAGE ROOF
18'0"H + 18/12 PITCH

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE



FRONT ELEVATION 'A1' - END

REAR ELEVATION 'A' - END

PROFESSIONAL ENGINEER PROVINCE OF ONTARIO LICENSED 2021-05-14 D. FERRARI 100166929

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W Architect Inc.
DESIGN CONTROL REVIEW
JUNE 01, 2021
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FRONT & REAR ELEVATION 'A1'

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

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Checked By: DS
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QUALIFICATION INFORMATION
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NAME — SIGNATURE — BCIN

REGISTRATION INFORMATION
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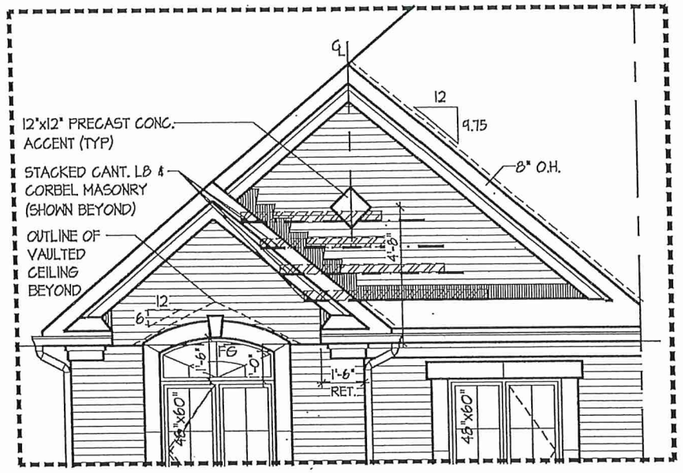
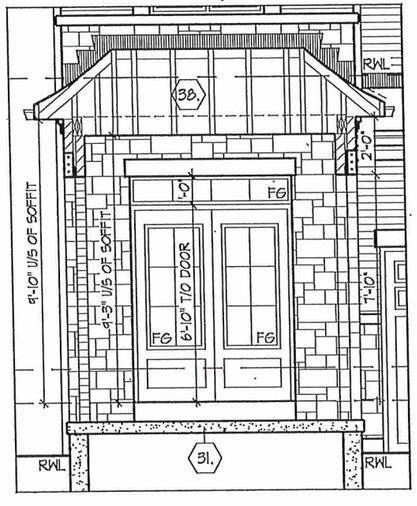
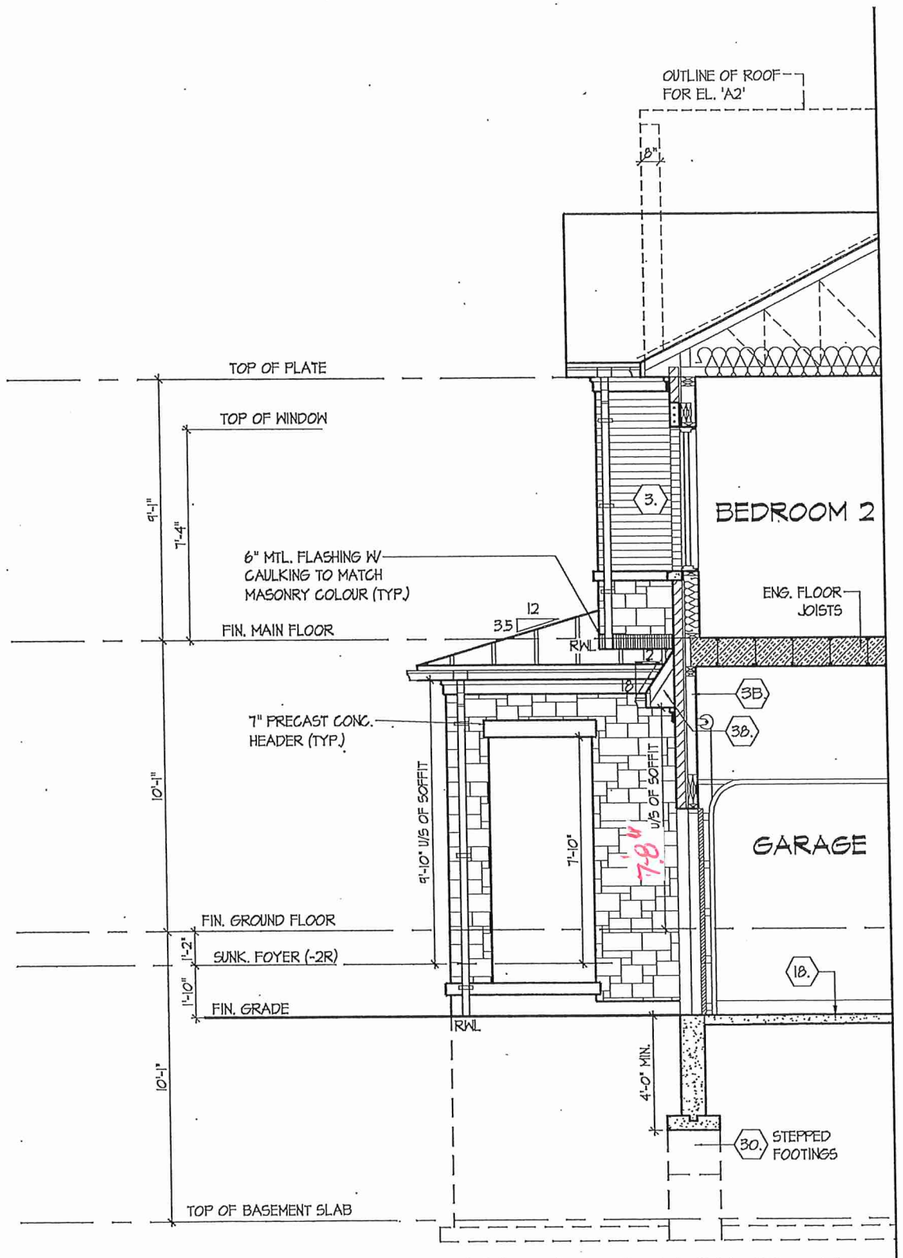


PART. FRONT ELEVATION 'A2'



INTERIOR PORTICO ELEVATION 'A'



PARTIAL SECTION 'B', EL. 'A'

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2021-05-14
D. FERRARI
100166929
PROVINCE OF ONTARIO

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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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QUALIFICATION INFORMATION		
Derek R. Santos	37308	BCIN
NAME SIGNATURE		
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.	19895	

SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION A			
EXPOSING BUILDING FACE AREA		1086.55	S.F.
		100.94	S.M.
PORTION WALL AREA		1086.55	S.F.
		100.94	S.M.
LIMITING DISTANCE		1.5 m	
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
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LICENSED PROFESSIONAL ENGINEER
D. FERRARI
100166929
2021-05-14
PROVINCE OF ONTARIO

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25x49 A9x49 37x61

19x69

49x61 49x61

OUTLINE OF ROOF FOR EL. 'A2'

12/6 12/6 12/4 12/3.5

24"x48" 36"x62" FG

20"x68" 48"x62" FG FG 48"x62" FG

30"x16"

3'-5" 1'-3" (-2R) TOP OF FIN. LANDING

4'-0" RET. 1'-0"

TOP OF PLATE
TOP OF WINDOW
FIN. MAIN FLOOR
TOP OF WINDOW/DOOR
10" BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)
7" PRECAST CONC. HEADER (TYP.)
3.5" PRECAST CONC. SILL (TYP)
FIN. GROUND FLOOR
SUNK. FOYER (-2R)
FIN. GRADE @ REAR
FIN. GRADE
TOP OF BASEMENT SLAB

8'-0" 9'-1" 1/3 OF SOFFIT 7'-1" 1'-4" 9'-1" 1/3 OF SOFFIT 7'-1" 8'-0" 10'-1" 1'-10" 1'-2" 1'-10" 10'-1"

RWL RWL RWL

SURFACE MOUNTED GAS METER
SURFACE MOUNTED HYDRO METER

EXTENTS OF SPATIAL CALCULATIONS.
REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

LEFT SIDE ELEVATION 'A1/A2'

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

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QUALIFICATION INFORMATION		
Derek R. Santos	37308	BCIN
NAME	SIGNATURE	
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.	19695	

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PROFESSIONAL ENGINEER
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100166929
2021-05-14
PROVINCE OF ONTARIO
LICENSED

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FLOOR OR ROOF SYSTEM

19x69

MASTER BEDROOM

GREAT ROOM

BREAKFAST

BEDROOM 3

FOYER

UNFINISHED BASEMENT

LOW HEADROOM (-2R)

UNEXC.

ENG. FLOOR JOISTS

VAULTED CEILING

TOP OF WINDOW/DOOR

10" BRICK SOLDIER COURSE W/ 1/2" PROJ. (TYP.)

3.5" PRECAST CONC. SILL (TYP)

20"x66"

FG

RWL

FIN. GROUND FLOOR

FIN. GRADE @ REAR

TOP OF PLATE

TOP OF WINDOW

FIN. MAIN FLOOR

SUNK. FOYER (-2R)

FIN. GRADE

TOP OF BASEMENT SLAB

41-1" W/S OF SOFFIT

41-5" W/S OF SOFFIT

41-10" W/S OF SOFFIT

7'-4" HEADROOM

7'-2" HEADROOM

8'-5" HEADROOM

8'-0"

10'-1"

1'-10"

1'-2"

CROSS SECTION 'A-A'

CROSS SECTION 'A-A'

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

Page Number 15 of 18
File Number 216102WT2009-END
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QUALIFICATION INFORMATION — NAME: Derek R. Santos — SIGNATURE

REGISTRATION INFORMATION — 37308 BCIN — 19695

HUNT DESIGN ASSOCIATES INC.

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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 "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2"X4"(38X89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & 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. EAVESTROUGH TO BE 4" MIN. WITH RWL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.

1A ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).

1B PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

2 SIDING WALL CONSTRUCTION (2"x6")
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR 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.)

2A SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S 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 AIR/VAPOUR 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.)

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.)) (REFER TO 35 NOTE AS REQ.)

3 BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3A BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3B BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING 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 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2-2"x4" (2-38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

4B EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION
APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S 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 DAMPPROOFED 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 DAMPPROOFED. 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'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.(1.)]

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.)

STRENGTH	THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE: UNSUPPORTED AT TOP	SUPPORTED AT TOP: ≤2.5m	>2.5m & ≤2.75m	>2.75m & ≤3.0m
15 MPa	* 8"	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
20 MPa	* 8"	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)

* 9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3.)

NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTYWALL
1	16" WIDE x 6" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	26" WIDE x 9" THICK	36" WIDE x 14" THICK

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

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) VERTICAL AND 2'-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 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))

6 WEEPING TILE (9.14.3.)
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" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPPROOFING 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. ([SB-12] 3.1.1.7.(5) & (6))

8 EXPOSED FLOOR TO EXTERIOR (9.10.17.10., & CAN/ULC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR 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.

EXPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (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 INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1, 9.10.17.1)

10 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" (860)	MIN. RUN	5 7/8" (150)	MAX. NOSING	1" (25)	
PUBLIC	2'-11" (900)	MIN. AVG. RUN	7 7/8" (200)			

** 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'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2050) 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 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

11 GUARDS/RAILINGS (9.8.7., 9.8.8.)
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2.
GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (900) MIN.
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.
HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3)
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (865)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)
MAX. HEIGHT AT LANDING: 3'-6" (1070)
STAIRS OR RAMP MIN. 7'-3" (2200) WIDE: 2'-9" (865) MIN. HEIGHT

12 SILL PLATES
2"x4" (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 ([SB-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" (38x89) STUDS @ 16" (406) O.C., 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMPPROOFING 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 (9.15.3.4.)
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90)Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-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.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING

15A NON-ADJUSTABLE STEEL BASEMENT COLUMN
3 1/2" (90)Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN 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.
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING

15B NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
3 1/2" (90)Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2- 1/2"Ø x 12" LONG x 2" HOOK ANCHORS (2- 12.7Øx305x50), FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

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

17 WOOD STRAPPING AT STEEL BEAMS (9.23.4.3.(3.), 9.23.9.3.)
1"x3" (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. 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, CAN/ULC-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 MANUFACTURER'S 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, CAN/ULC-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 CANTILEVERED AS PER SUBSECTION 9.8.10.

22 DRYER EXHAUST
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.

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) ([SB-12] 3.1.1.8.(1))

24 FIREPLACE CHIMNEYS (9.21.)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) 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" (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)
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" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (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 6x6xW2.9xW2.9 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. HRV 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.)
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 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

34A HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR 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 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS. WALL ASSEMBLY REQUIRES 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 & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 in^2 (130cm^2) *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, REINF. 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. 24"x24" (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 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., 9.23.15.)
2"x6" (38x140) RAFTERS @ 16" (406) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2"x6" (38x140) @ 16" (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 2"x4" (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: EXTERIOR	STUDS	WIND LOADS <= 0.5 kPA (q50): SPACING	MAX HEIGHT	> 0.5 kPa (q50): SPACING	MAX HEIGHT
BRICK	2-2"x6" (2-38x140) SPR.#2	12" (305) O.C.	18'-4" (5588)	8" (200) O.C.	18'-4" (5588)
SIDING		16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18'-4" (5588)
BRICK	2-2"x8" (2-38x184) SPR.#2	12" (305) O.C.	21'-0" (6400)	12" (305) O.C.	21'-0" (6400)
SIDING		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, C/W 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" (2896) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

STAMP

LICENSED PROFESSIONAL ENGINEER
2021-05-14
D. FERRARI
100166929
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

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 — 37308 BCIN
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

CONSTRUCTION NOTES

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

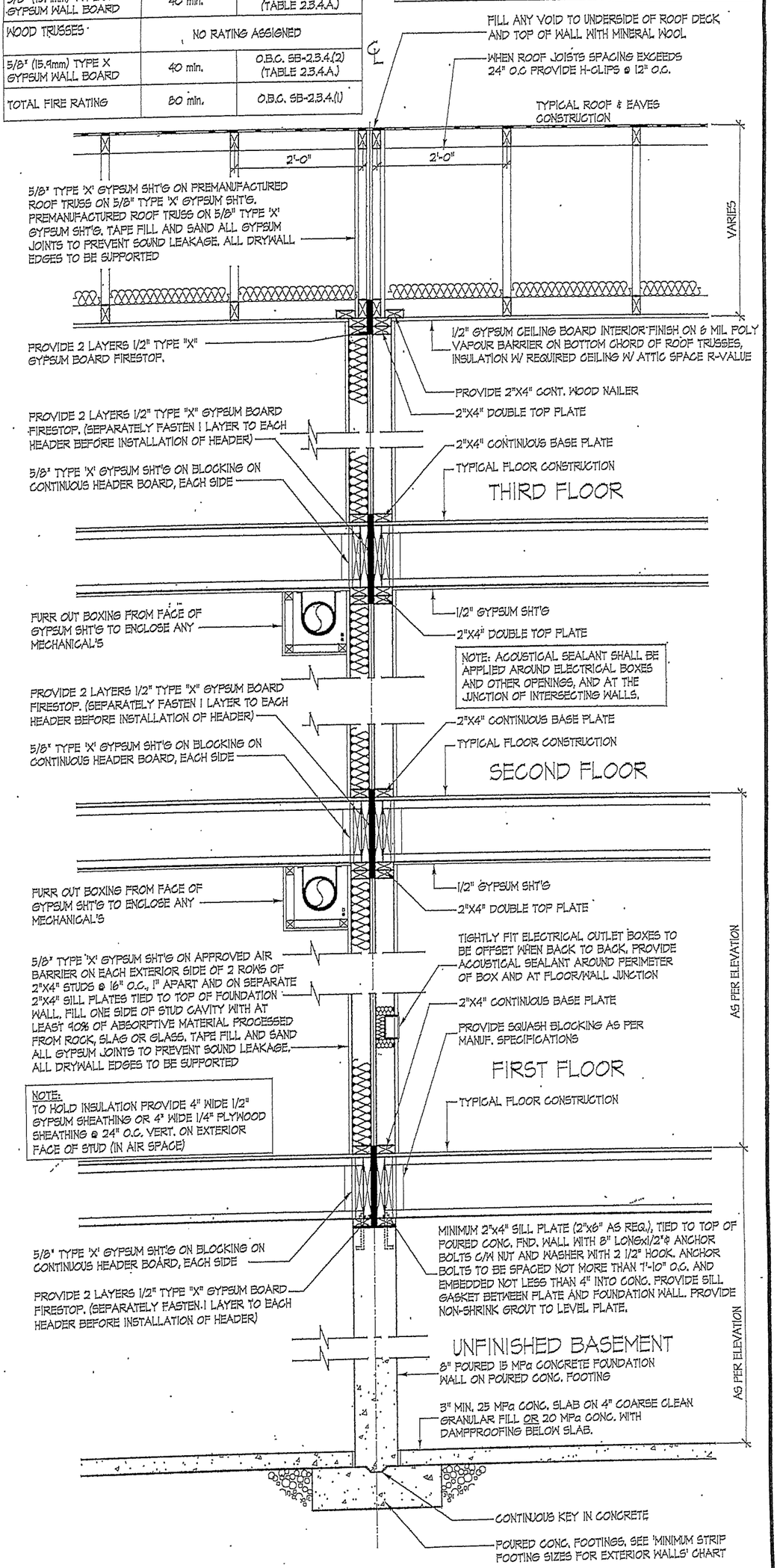
Drawn By	Checked By	Scale	File Number	Page Number
KM	DS	3/16"=1'-0"	216102WT2009-END	17 of 18

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

JLTRABALLO | TUE MAY 11/21 03:03 PM | C:\USERS\JLTRABALLO\DESKTOP\216102WT2009-END.DWG

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.	O.B.C. 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.	O.B.C. SB-2.3.4.(2) (TABLE 2.3.4.A.)
TOTAL FIRE RATING	80 min.	O.B.C. SB-2.3.4.(1)

FIRE & SOUND RATINGS - PARTY WALL			
WALL TYPE	CODE REFERENCE	RATING	
W13C	O.B.C. SB-3	54 STC	1.0 HR. FRR



NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

MINIMUM STRIP FOOTING SIZES (9.15.3.)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTYWALL
1	16" W x 8" D	16" W x 8" D	16" W x 8" D
2	24" W x 8" D	20" W x 8" D	24" W x 8" D
3	36" W x 14" D	26" W x 9" D	36" W x 14" D
NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT			

02 **TYPICAL 1 HR PARTY WALL SECTION, PARALLEL ROOF TRUSSES, 2"X4" DOUBLE STUDS - 3 STOREY**

SB-12 E

PRESCRIPTIVE CO

PA

BUILDING COMPON
CEILING W/ ATTIC
CEILING W/O ATTIC
EXPOSED FLOOR
WALLS ABOVE GR
BASEMENT WALLS
* PROPOSED WALL
BELOW GRADE SL
EDGE OF BELOW G
HEATED SLAB OR
WINDOWS/SLIDING
SKYLIGHTS (MAX.
SPACE HEATING E
HRV EFFICIENCY (%
DHW HEATER (EF)

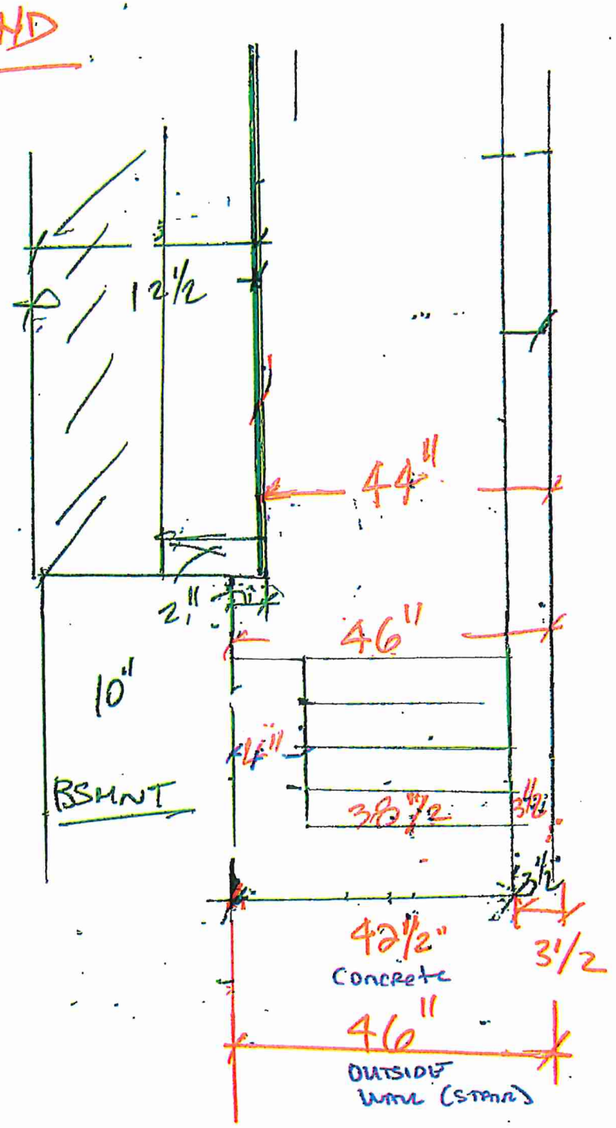
AREA CALCULATION

GROUND FLOOR AREA
MAIN FLOOR AREA
THIRD FLOOR AREA
SUBTOTAL
DEDUCT ALL OPEN AREA
TOTAL NET AREA

COVERAGE W/OUT PORCH
COVERAGE W/ PORCH
WINDOW / WALL AREA CALCULATIONS
GROSS WALL AREA
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGH
TOTAL WINDOW %

2009 END UNIT . BSMT

MODEL BSMT
2009 END



BLK 235-72