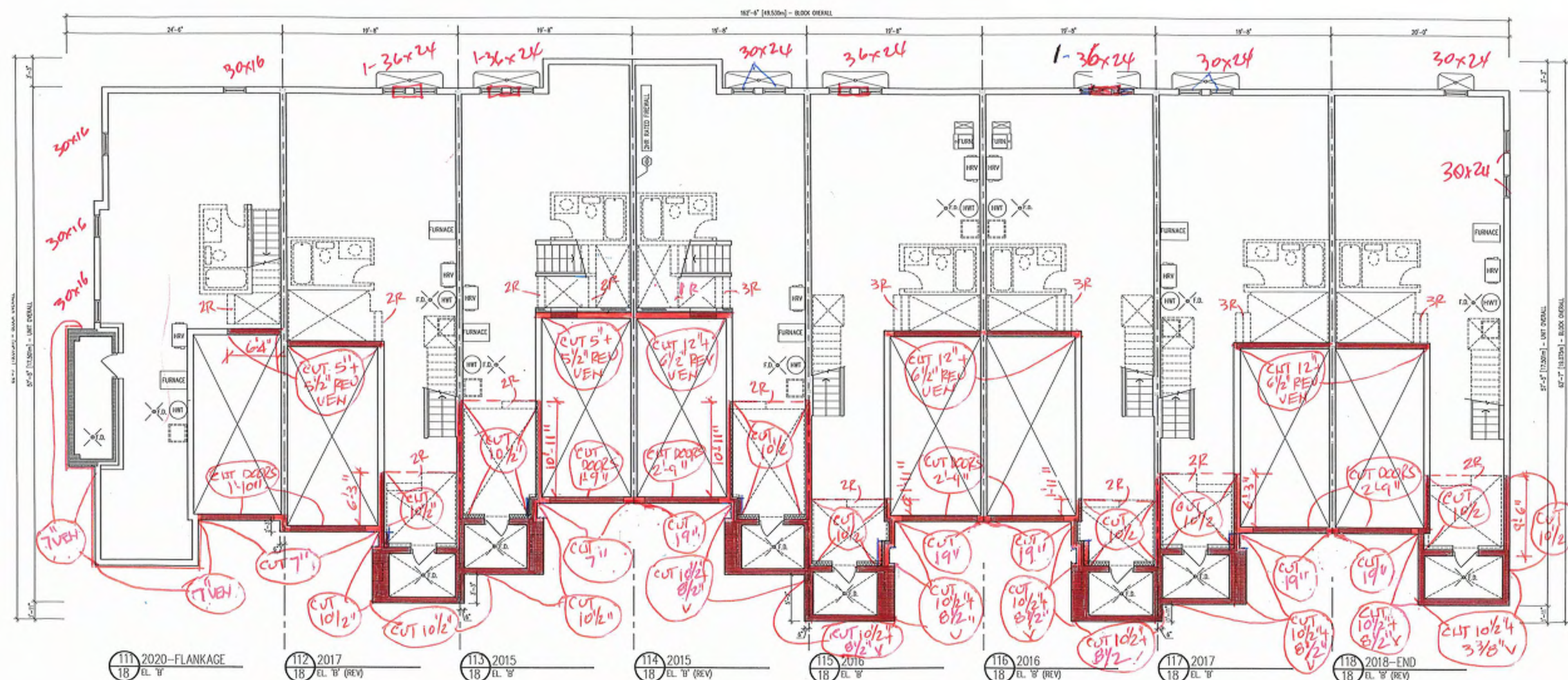
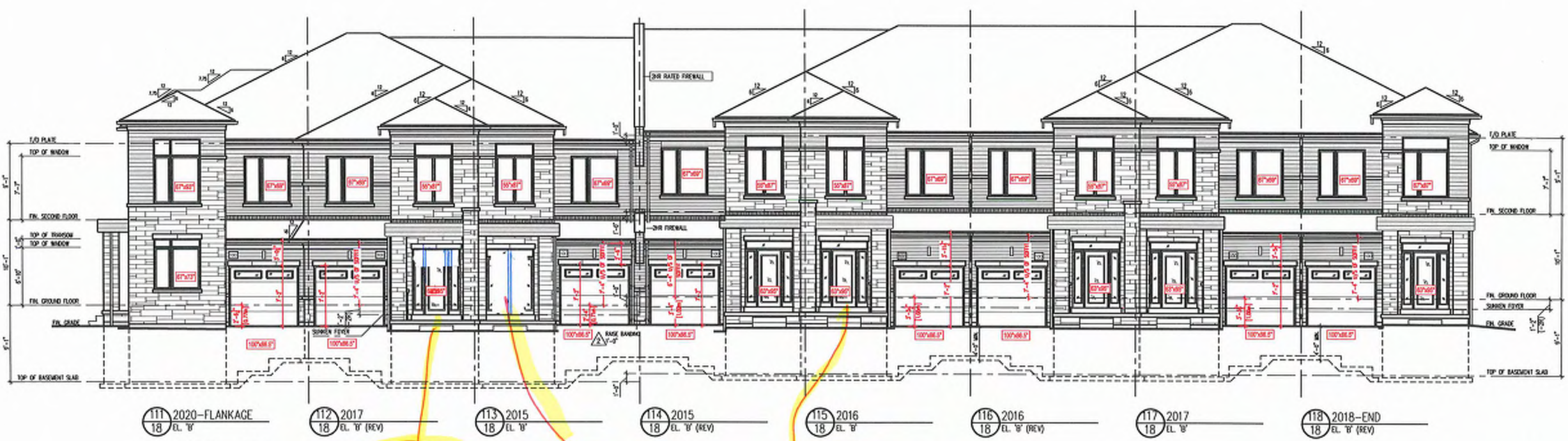


## Block 18



BASEMENT PLAN





111 2020-FLANKAGE  
18 EL. 'B'  
FRONT ELEVATION

112 2017  
18 EL. 'B' (REV)

113 2015  
18 EL. 'B'

114 2015  
18 EL. 'B' (REV)

115 2016  
18 EL. 'B'

116 2016  
18 EL. 'B' (REV)

117 2017  
18 EL. 'B'

118 2018-END  
18 EL. 'B' (REV)

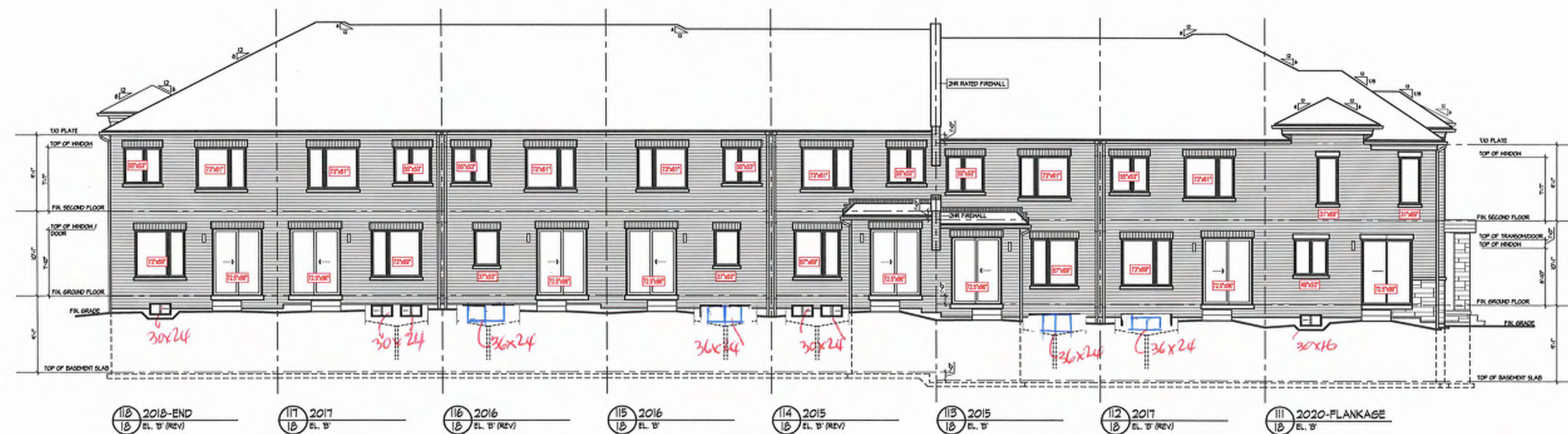
EXTENDED  
HEIGHT FRONT  
DOOR 66x98 1/2

EXTENDED  
HEIGHT  
DOUBLE FRONT  
DOORS 69x98 1/2

EXTENDED  
HEIGHT  
SINGLE FRONT  
DOOR 66x98 1/2

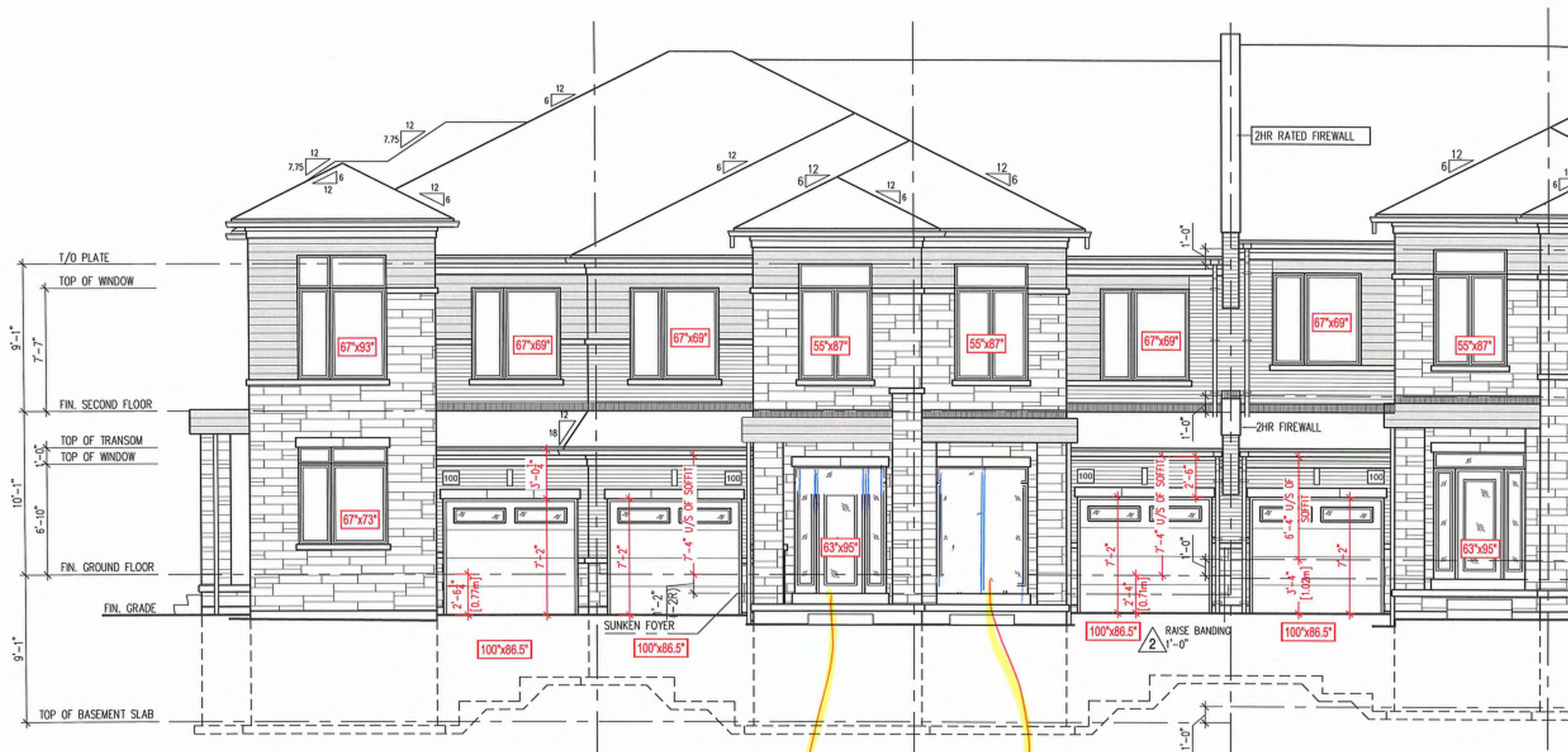
18





REAR ELEVATION





111 2020-FLANKAGE  
18 EL. 'B'

FRONT ELEVATION

112 2017  
18 EL. 'B' (REV)

EXTENDED  
HEIGHT FRONT  
DOOR 66x98 1/2

113 2015  
18 EL. 'B'

EXTENDED  
HEIGHT FRONT  
DOUBLE DOORS  
69x98 1/2

114 2015  
18 EL. 'B' (REV)





115 2016  
18 EL. 'B'

116 2016  
18 EL. 'B' (REV)

117 2017  
18 EL. 'B'

118 2018-END  
18 EL. 'B' (REV)

EXTENDED  
HEIGHT  
SINGLE FRONT  
DOOR 66"x98 1/2"





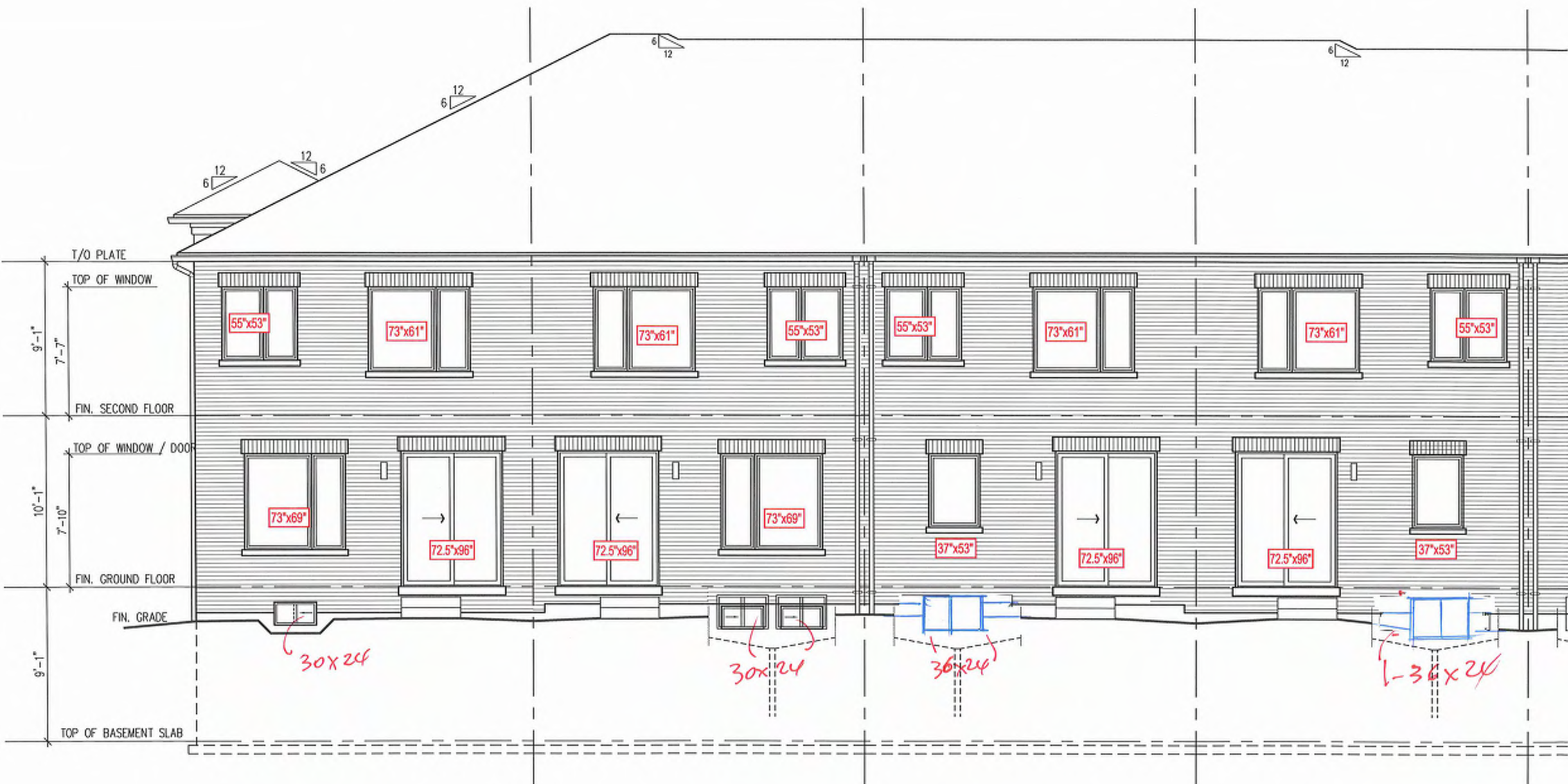
114 2015  
18 EL. 'B' (REV)

113 2015  
18 EL. 'B'

112 2017  
18 EL. 'B' (REV)

111 2020-FLANKAGE  
18 EL. 'B' (OPT. SECOND FLOOR)





118 2018-END  
18 EL. 'B' (REV)

117 2017  
18 EL. 'B'

116 2016  
18 EL. 'B' (REV) (OPT. MAIN FLR.)

115 2016  
18 EL. 'B' (OPT. MAIN FLR.)

114  
18

REAR ELEVATION





111 2020-FLANKAGE  
18 EL. 'B' (OPT. SECOND FLOOR)

FLANKAGE ELEVATION







ASPHALT SHINGLES  
12" FINISH O.H.  
R.T.M.C.  
2X6 EXTERIOR WALLS  
2X6 FASCIA BOARD

HARDWARE:  
HGS26-2 (XX)  
LJS26DS (V)  
LUS24 (O)  
H2.5T (J)

NOTE:

FR- FLAT ROOF

H- 27" HIGHER PLATE

H1- 20" HIGHER PLATE

HF- 22" HIGHER FASCIA ONLY  
HF1-18" HIGHER FASCIA ONLY

All conventional framing to conform with Part 9 of O.B.C. 2024. Roof refers that cross over or meet trusses to be min. 2x4 SPF #2 @ 24" o/c with a vertical post to the truss at each cross point. Vertical posts longer than 6' to have lateral bracing so that the distance between the post end points and lateral bracing does not exceed 6'.

DESIGN CONFORMS WITH OBC 2024  
OCCUPANCY: RESIDENTIAL | PART-9  
Ss = 31.3 psf | Sr = 8.4 psf

DESIGN LOADS:  
TCDL = 25.6 psf  
TCOL = 6.0 psf  
BCDL = 0.0 psf  
BCOL = 7.4 psf

DENOTES  
CONVENTIONAL  
FRAMING

6/12 PITCHES (TYP.)  
UNLESS NOTED

UNIT20-FLANKAGE  
EL:B- LOT111  
443506

UNIT2017  
EL:B(REV)- LOT112  
443507

UNIT2015  
EL:B- LOT113  
443508

-2HRS FIREWALL  
-12" WALL DIFF.

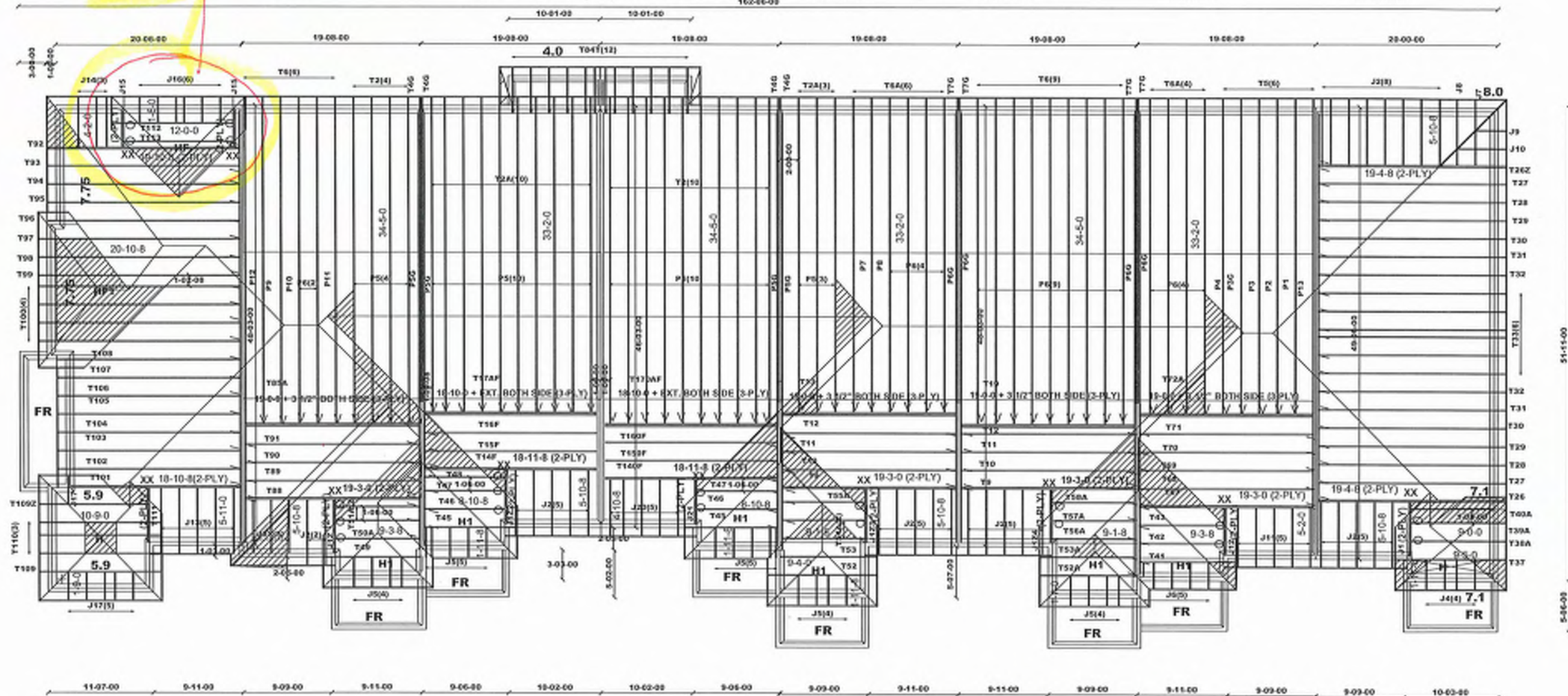
UNIT2015  
EL:B(REV)- LOT114  
443509

UNIT2016  
EL:B- LOT115  
443510

UNIT2016  
EL:B(REV)- LOT116  
443511

UNIT2017  
EL:B- LOT117  
443512

UNIT2018 - END  
EL:B(REV)- 118  
443513



Job Track: 53945  
Plan Log: 209112  
Layout ID: 443505

Builder / Location:  
ROYAL PINE HOMES / RICHMOND HILL

Project: EARL GLEN

Date: 6/12/2025 Sales: Rick DiCiano

Designer:SV

Model / Elevation:  
BLOCK18-UNITS111-118

Max ver 8.8.3.256

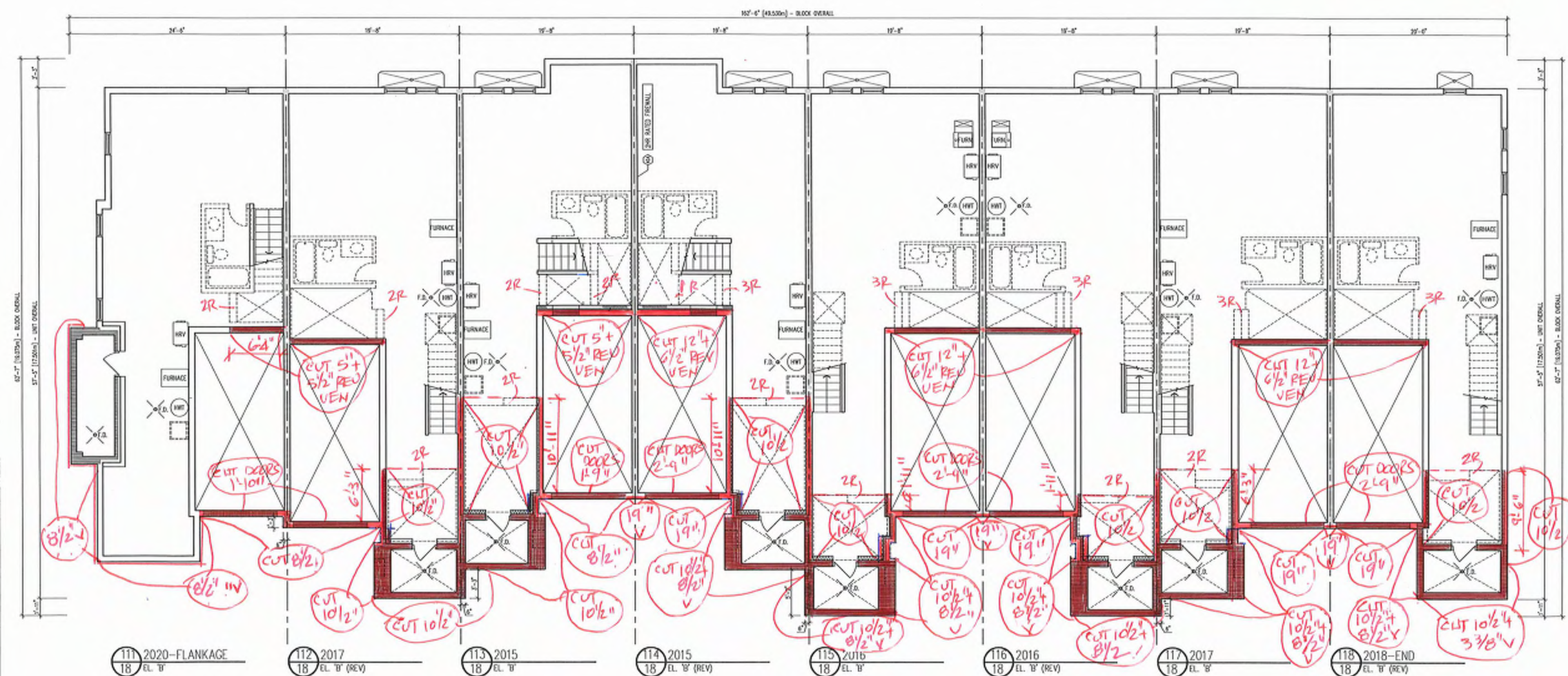
THESE DRAWINGS CONSTITUTE THE PROPERTY OF TAMARACK ROOF TRUSSES INC. SHALL NOT BE REPRODUCED, PUBLISHED, OR REDISTRIBUTED IN ANY MANNER OR UTILIZED FOR ANY PURPOSE OTHER THAN THE MANUFACTURE OF TRUSSES BY TAMARACK ROOF TRUSSES INC AND WILL BE RETRACTED BY TAMARACK ROOF TRUSSES INC IF UTILIZED FOR ANY OTHER PURPOSE.





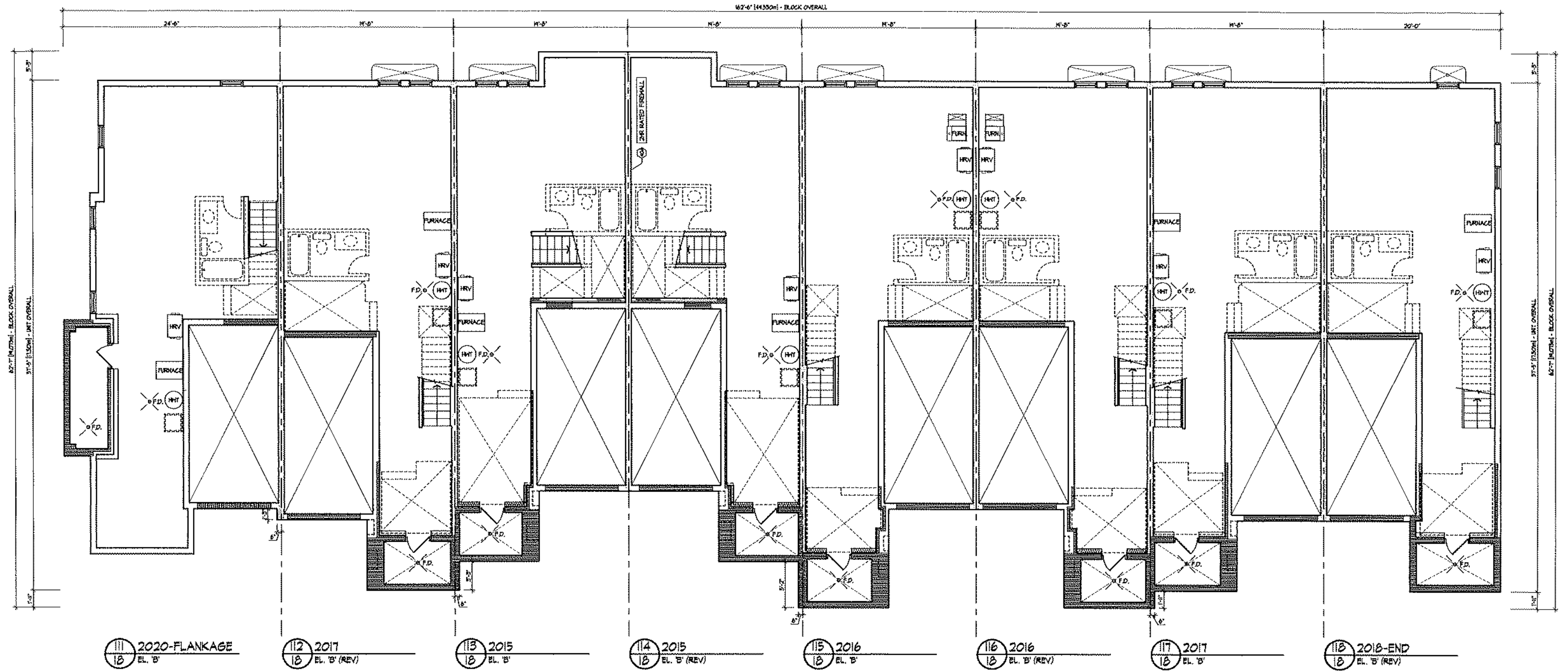


## Block 18



BASEMENT PLAN





111 2020-FLANKAGE  
118 EL. 'B'

112 2017  
118 EL. 'B' (REV)

113 2015  
118 EL. 'B'

114 2015  
118 EL. 'B' (REV)

115 2016  
118 EL. 'B'

116 2016  
118 EL. 'B' (REV)

117 2017  
118 EL. 'B'

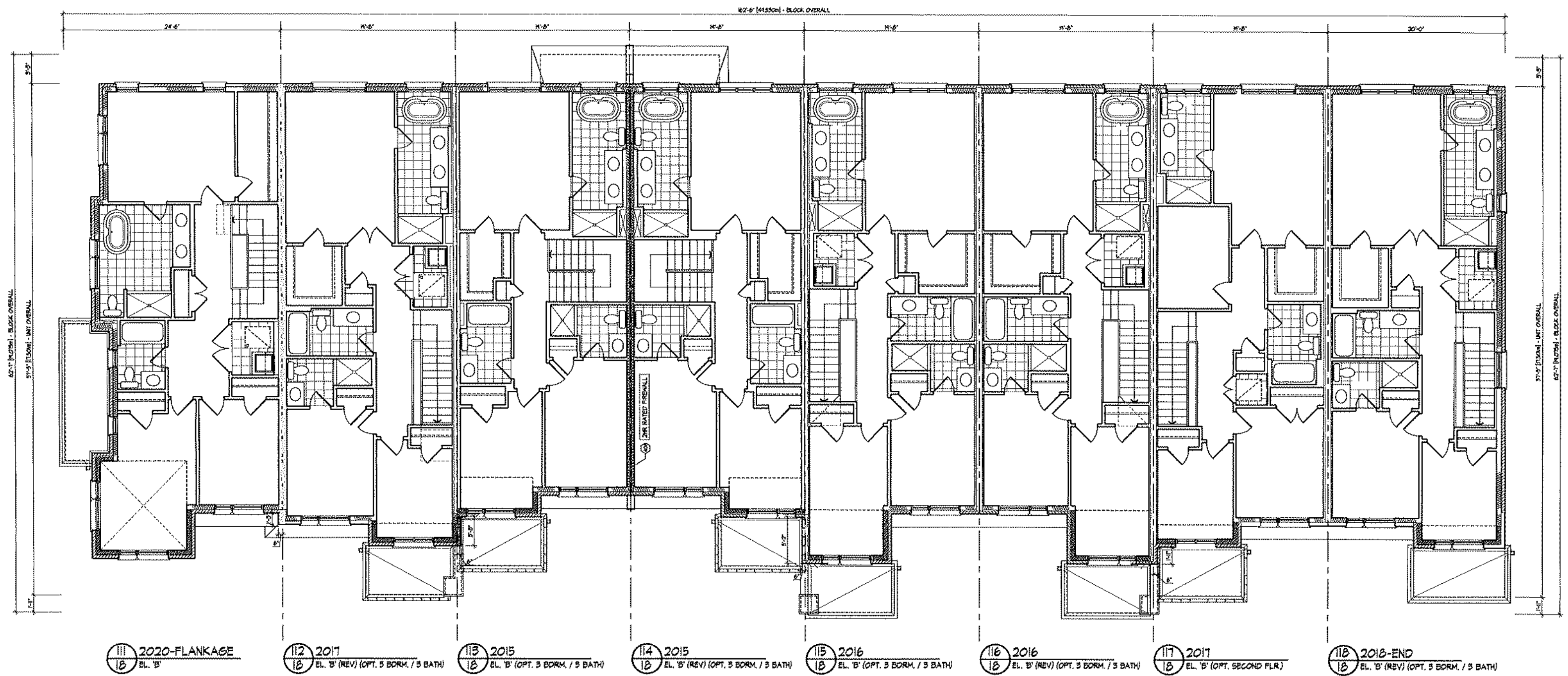
118 2018-END  
118 EL. 'B' (REV)

BASEMENT PLAN









SECOND FLOOR PLAN

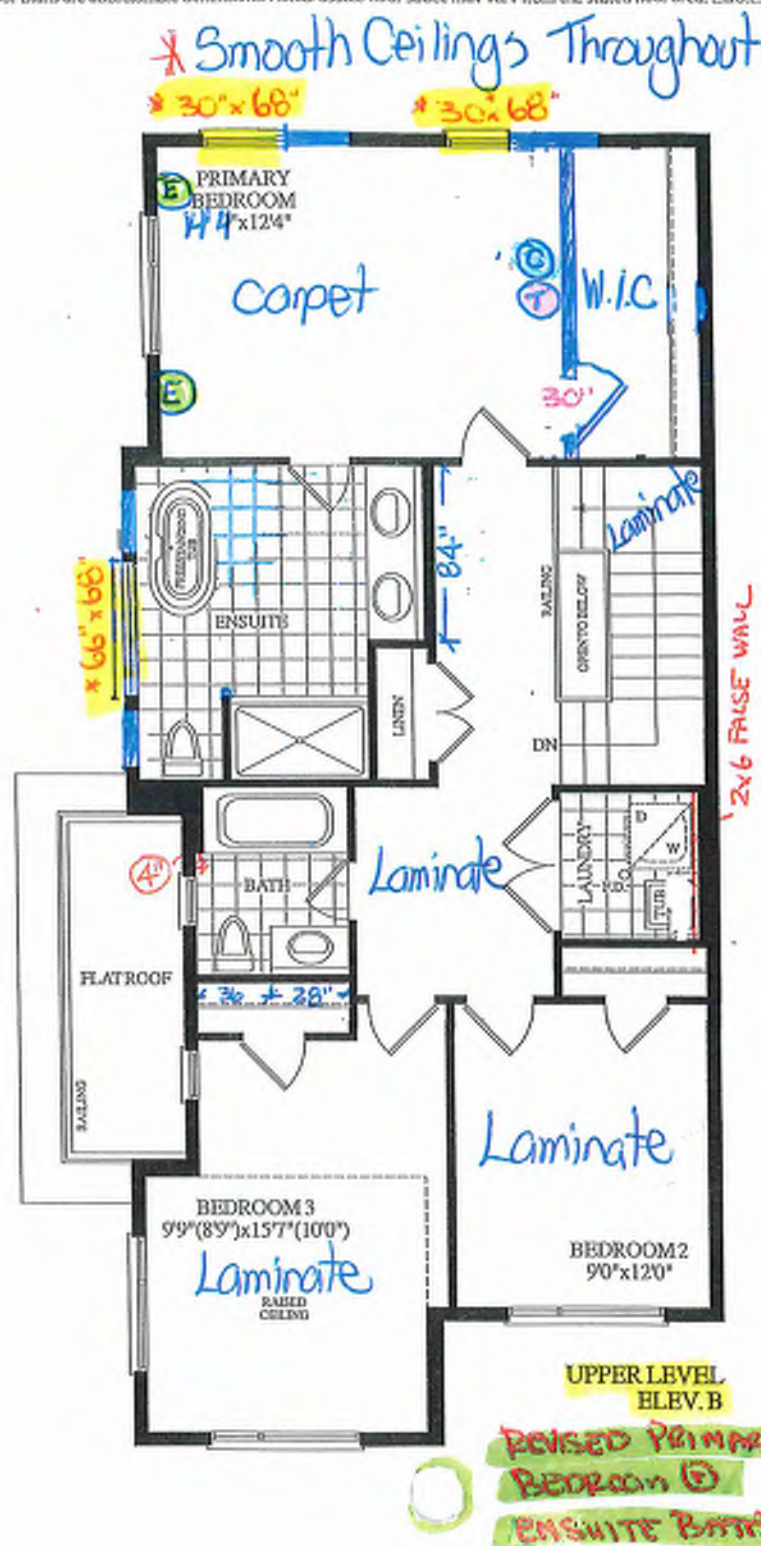
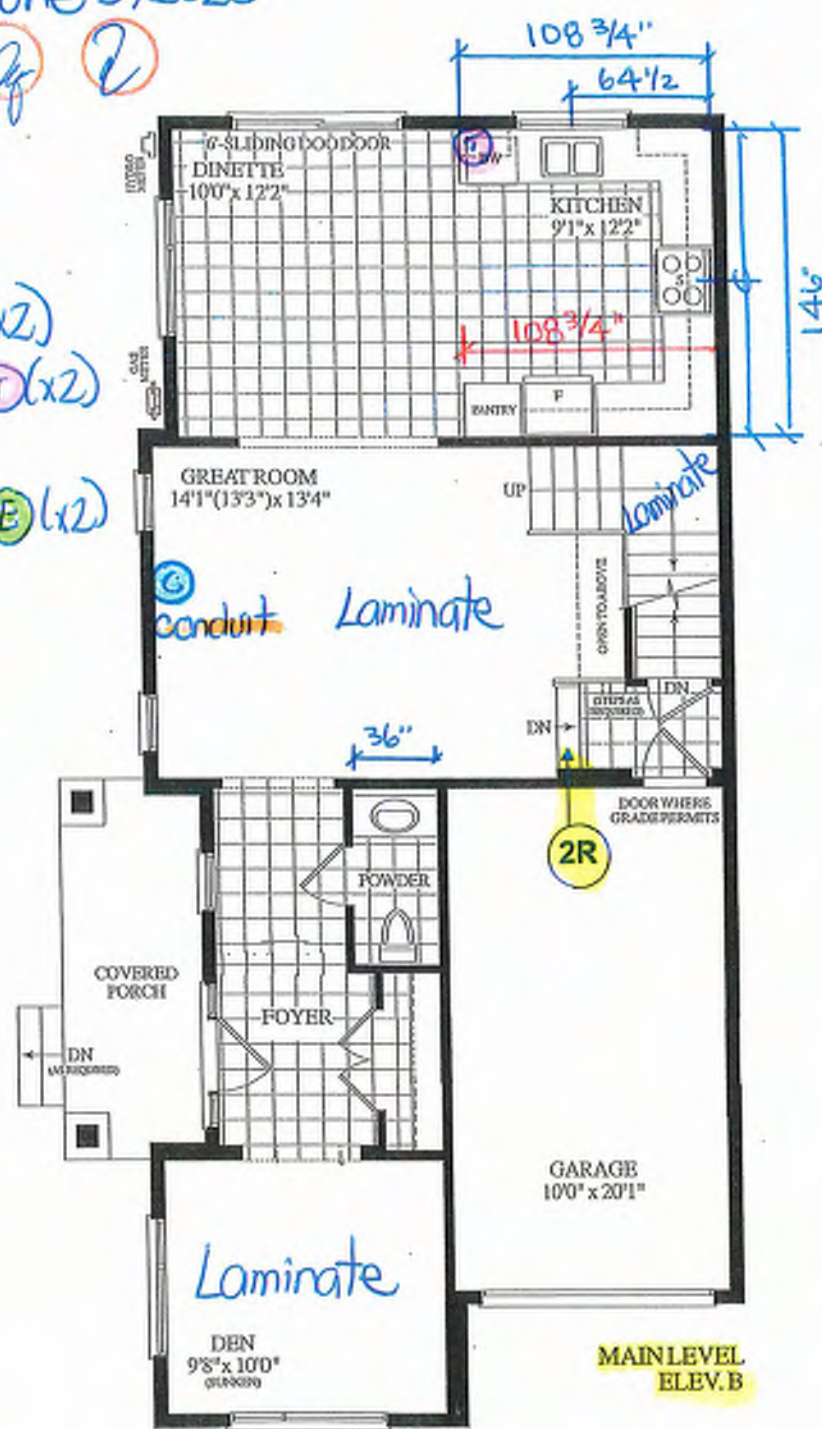
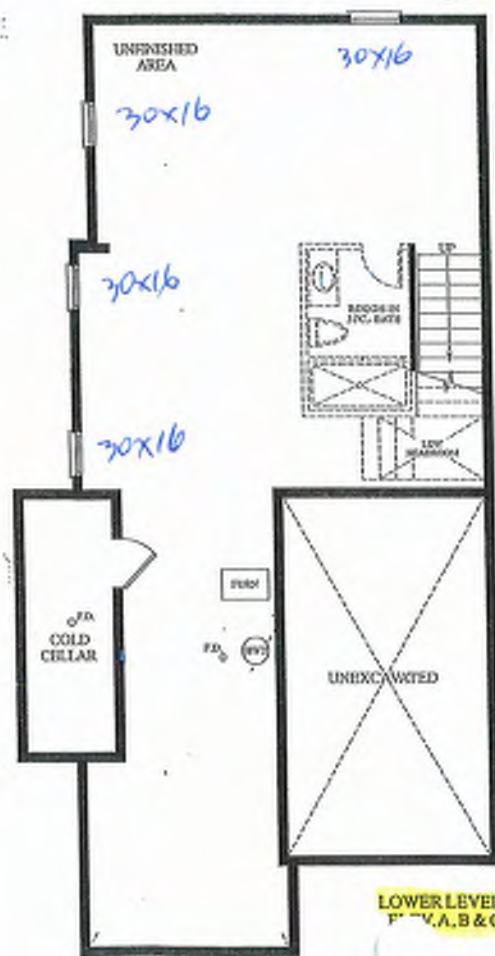


**BAYVIEW HEIGHTS**  
RICHMOND HILL



ELEVATION B

June 3, 2020  
 cable - (C) (x2)  
 Telephone - (T) (x2)  
 Conduit (x1)  
 Electrical - (E) (x2)





PK 17-111



ALPA STAIRS AND RAILINGS INC.  
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M5  
TEL: (905) 694-9556 | www.alpastairs.com

ANY STAIRING MATERIALS TO BE SUPPLIED AND SUPPORTED BY OTHER TRADES SPECIFIED ABOVE

TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO BE WITHIN 1/8" TOLERANCE FROM DIMENSIONS. BLUE PRINTS OR SETS AS SUPPLIED BY STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE FOR STAIRING MATERIALS. ALSO, CAPROCKERS OR SITE SURVEYS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION



SITE  
BAYVIEW HEIGHTS  
UNIT 2020  
FLANKAGE

NAME  
BAYVIEW HEIGHTS  
CLIENT  
ROYAL PINE HOMES  
SCALE: 1/32  
DATE  
MAY 23, 2025  
PROJECT  
MAY 23, 2025

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

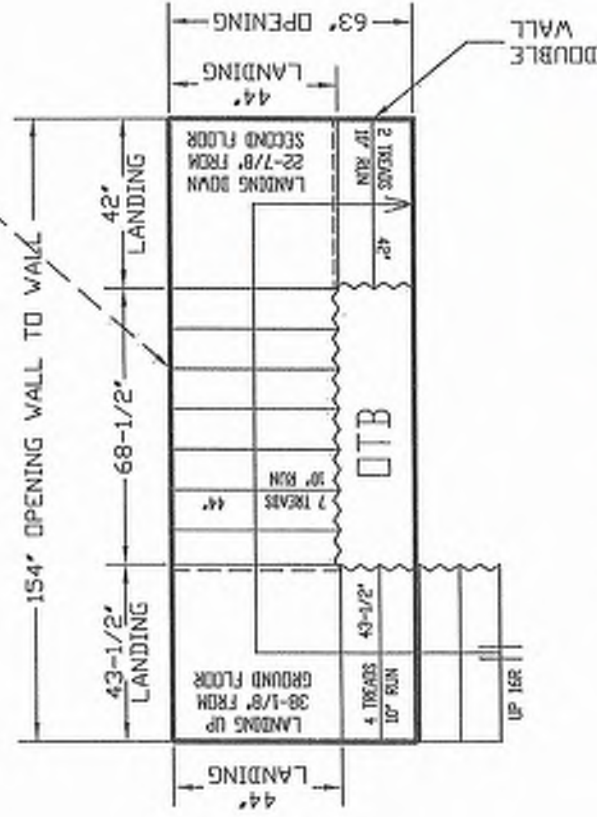
REVISED  
JUNE 4, 2025

NO WALLS UNTIL  
STAIRS INSTALLED

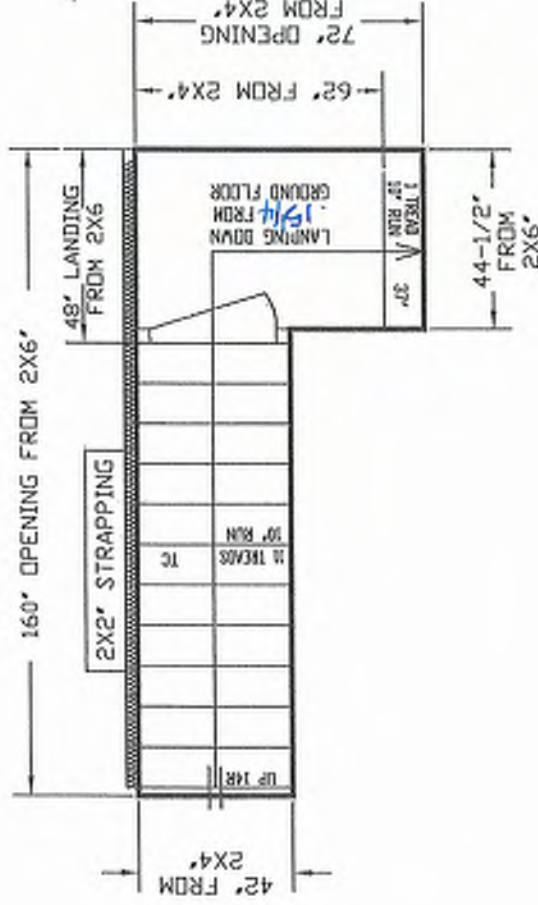
STAIRS LINE UP BY  
PARTY WALL & GARAGE WALL

2" CONC. LEDGE  
IN GARAGE

GARAGE RIGHT >



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



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



Lot 111 / Blk 18

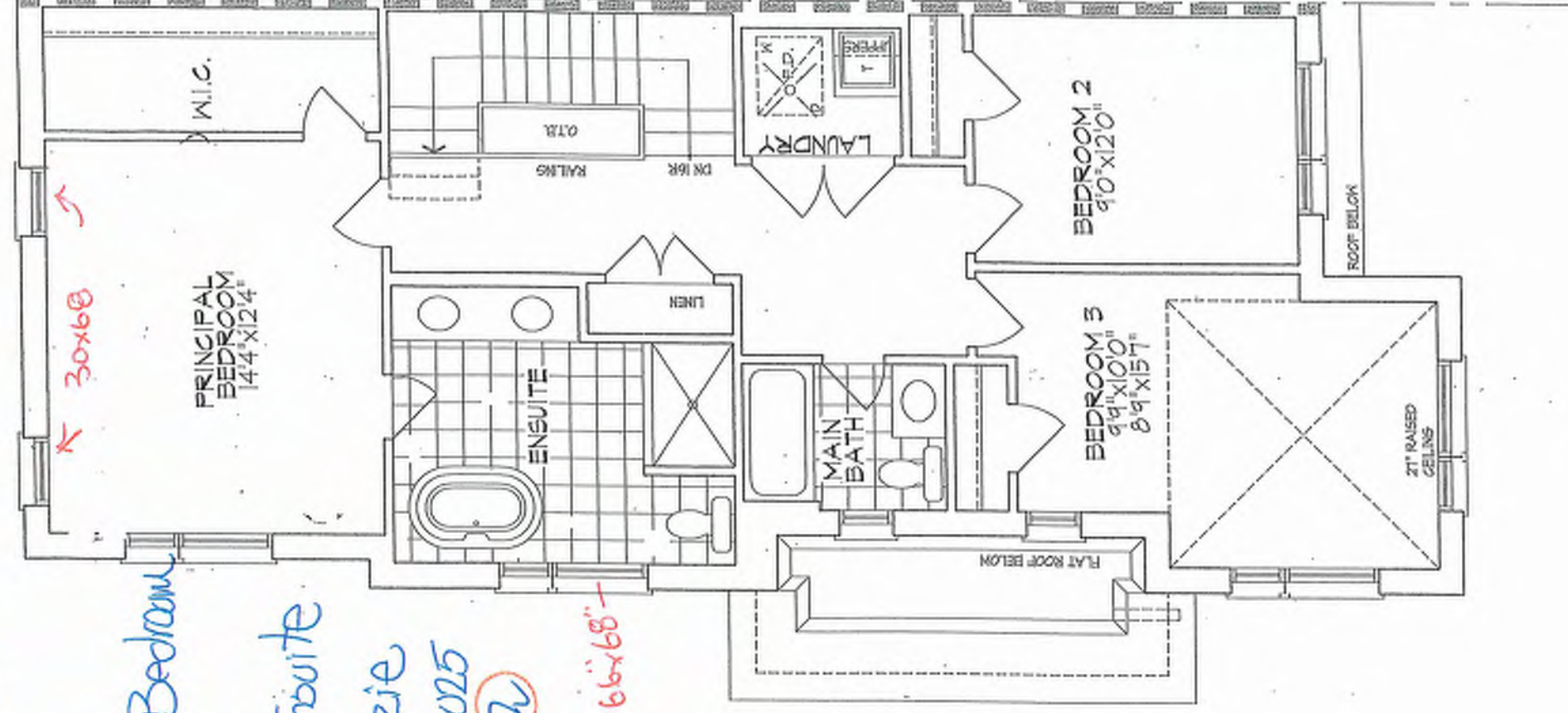
\* Revised  
Primary Bedroom  
€  
Primary Ensuite

As per Forzie

June 3, 2025

lf 70

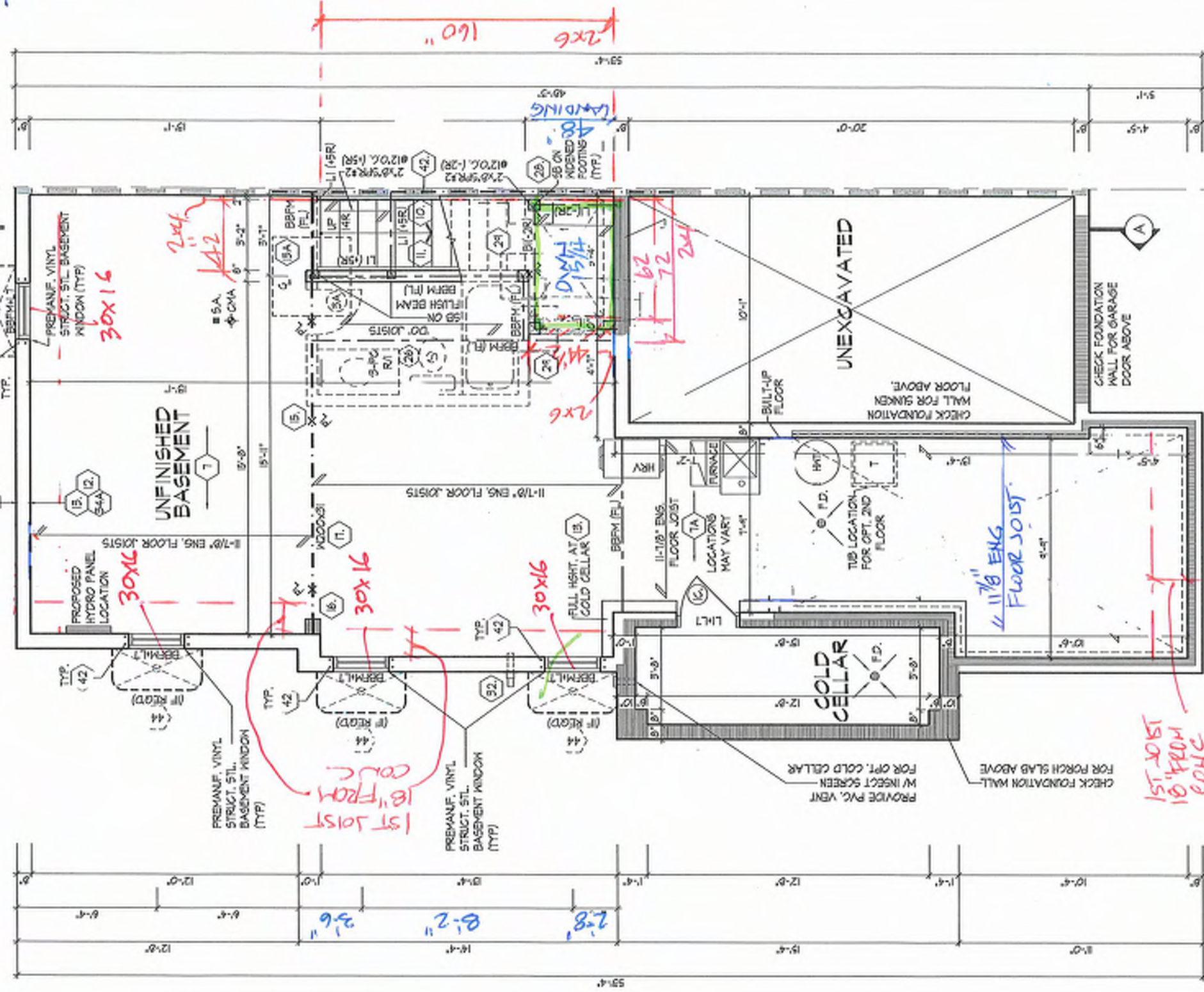
66" x 68"





# Preliminary

NOT FINAL April 22 2025



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

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

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (testing) plans or building drawings and is not responsible for building code or permit matters or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BLK 16-111

BASEMENT PLAN, ELEVATION 'A', 'B' & 'C'

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2020-CORNER  
REV. 2025.03.28

HUNT  
DESIGN ASSOCIATES INC.

Drawn By: KMTT  
Checked By: DSMM  
Scale: 3/16"=1'-0"

File Number: 218094V72020-CORNER  
Sheet: 2 of 33

8956 Woodbine Ave, Markham, ON L3R 0J7  
T 905.737.5133 F 905.737.7335  
www.hunt-design.com

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

QUALIFICATION INFORMATION  
Drawing Mobile 21274

REGISTRATION INFORMATION  
SIGNATURE  
HUNT DESIGN ASSOCIATES INC. 19695

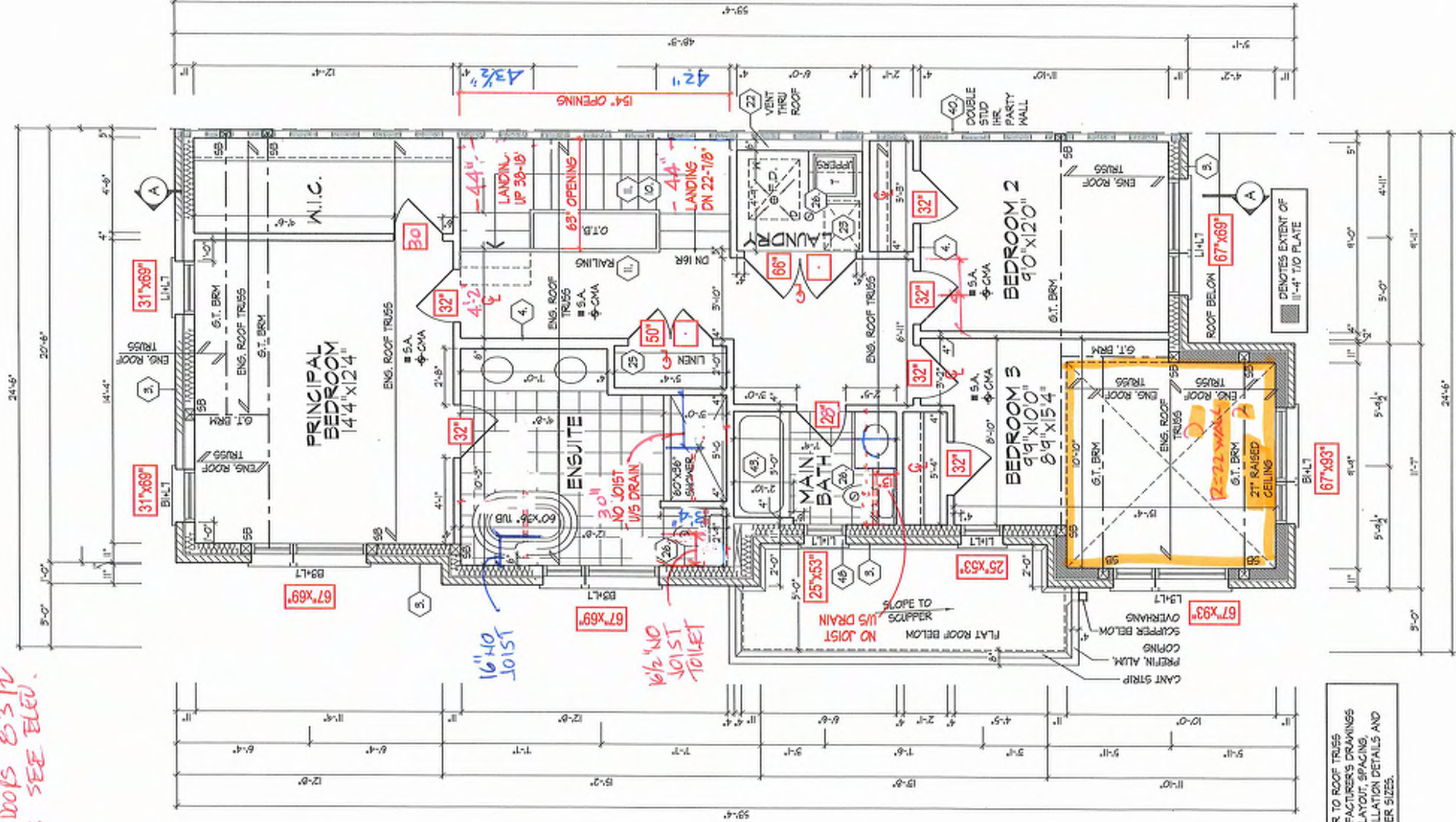
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interior doors 8 3/4  
windows SEE ELEV.



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

SECOND FLOOR PLAN, EL. **B**  
OPT. PRIMARY BEDROOM LAYOUT

BK 18-111

20-20-







# ROOF PLAN ELEV. 'B'

N.T.S.

REFER TO FRONT ELEVATION  
FOR TYPICAL NOTES & INFO.  
ROOF OVERHANGS ARE TO  
BE UNLESS NOTED  
OTHERWISE  
NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x68" WINDOW LEFT

LONG BOARD  
ADD 1/2" + 7/16"  
ASPHENITE  
TYP.

NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x68" WINDOW LEFT

ROOF OVERHANGS ARE TO  
BE UNLESS NOTED  
OTHERWISE 12"

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (footing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

Blk 18  
111

FRONT & REAR ELEVATION 'B'

UNIT 2020-CORNER

REV. 2025.03.28

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

**HUNT**  
DESIGN ASSOCIATES INC.

www.hunt-design.ca

21274

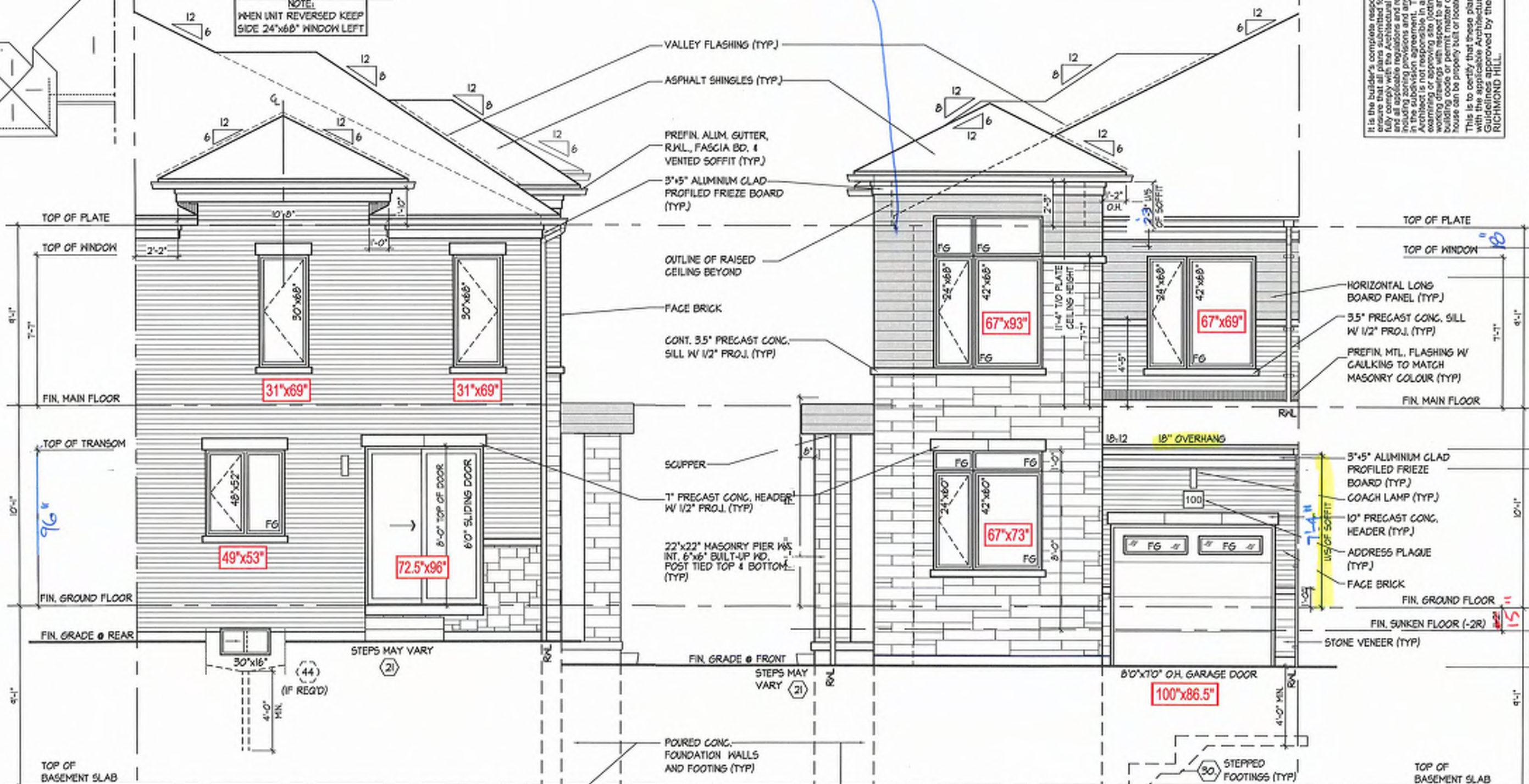
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15095

15095

15095

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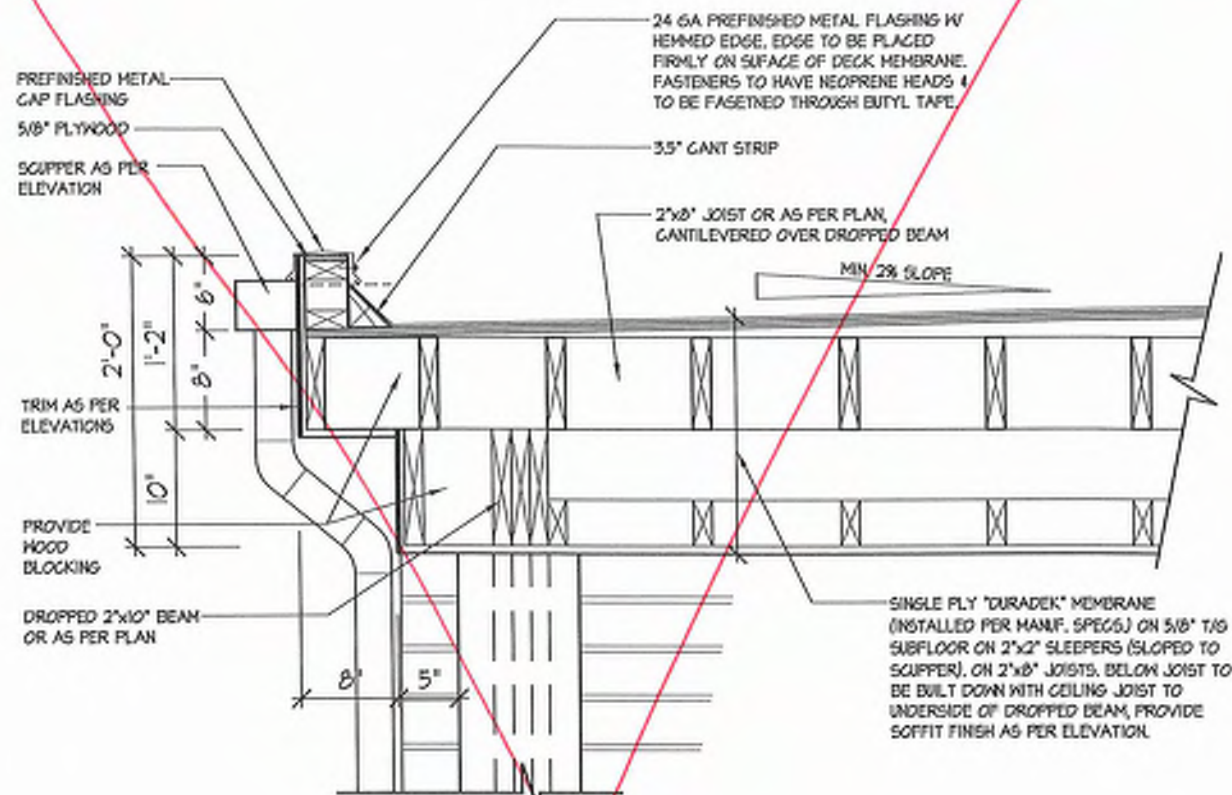


REAR ELEVATION 'B'

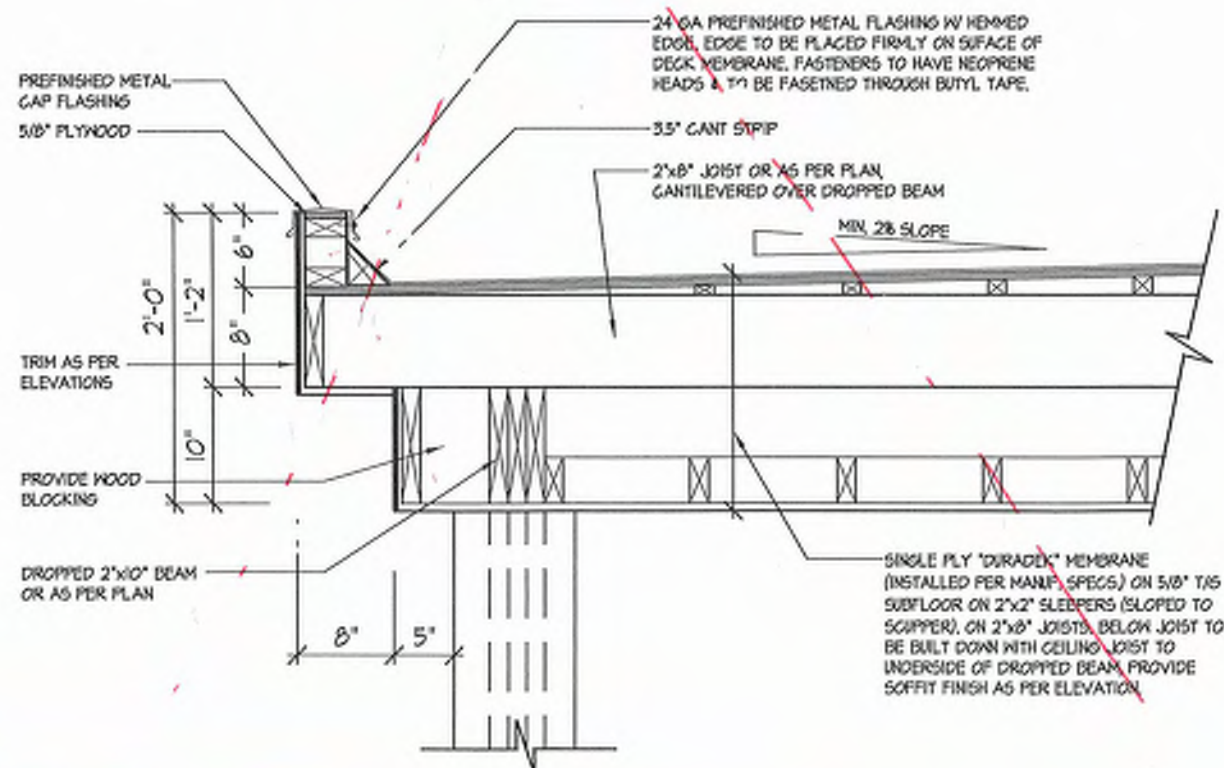
FRONT ELEVATION 'B'

MAILED TO: MCN MAR 31/25 02:40 PM | K:\PROJECTS\2021\1802\8094\ROYAL PINE HOMES\TOWNSHIPS\THESUNLINE\218094\UNIT 2020-CORNER.DWG

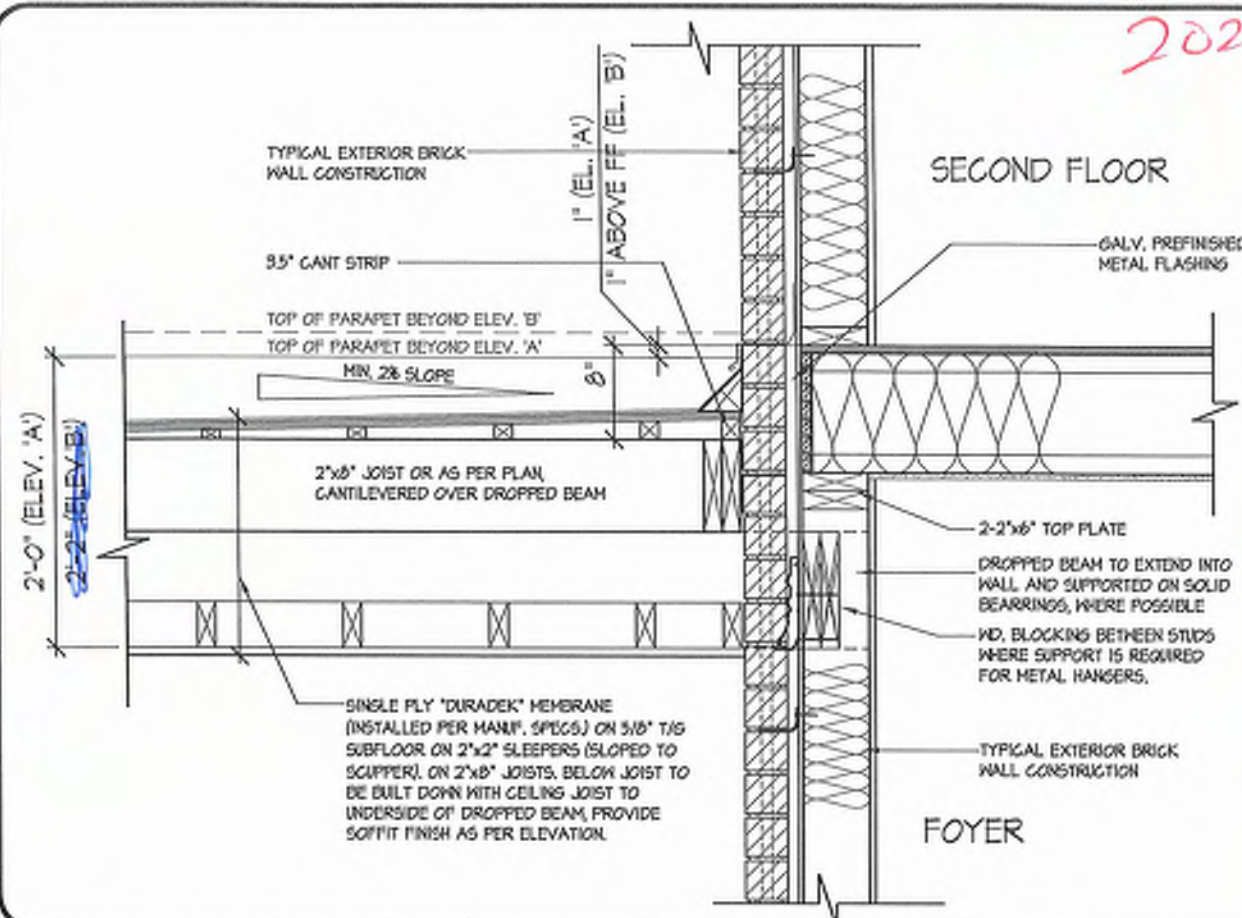




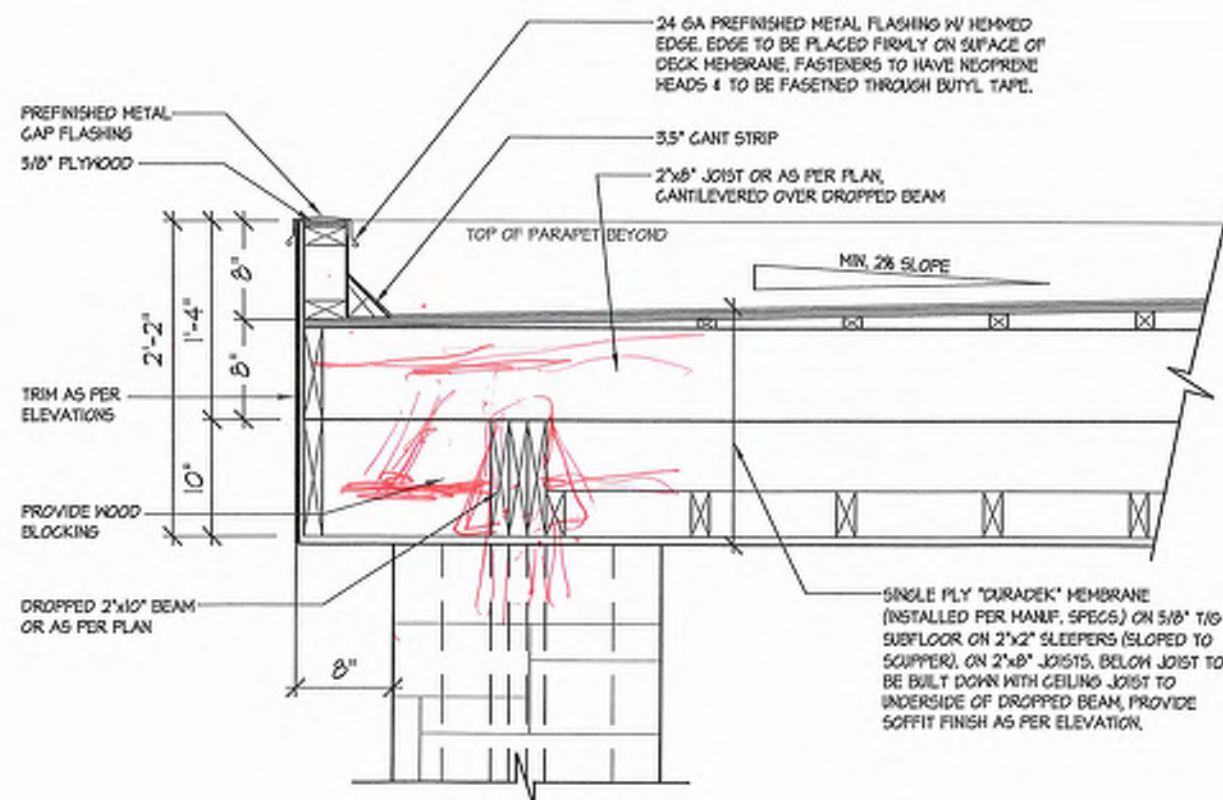
**1B** FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)  
3/4"=1'-0"



**1** FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'  
3/4"=1'-0"



**3** FLAT ROOF DETAIL @ EXTERIOR WALL  
3/4"=1'-0"



**2** FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'  
3/4"=1'-0"

BLK 18-111

FLAT ROOF DETAILS OVER COVERED PORCH  
UNIT 2020  
REV. 2025.03.25

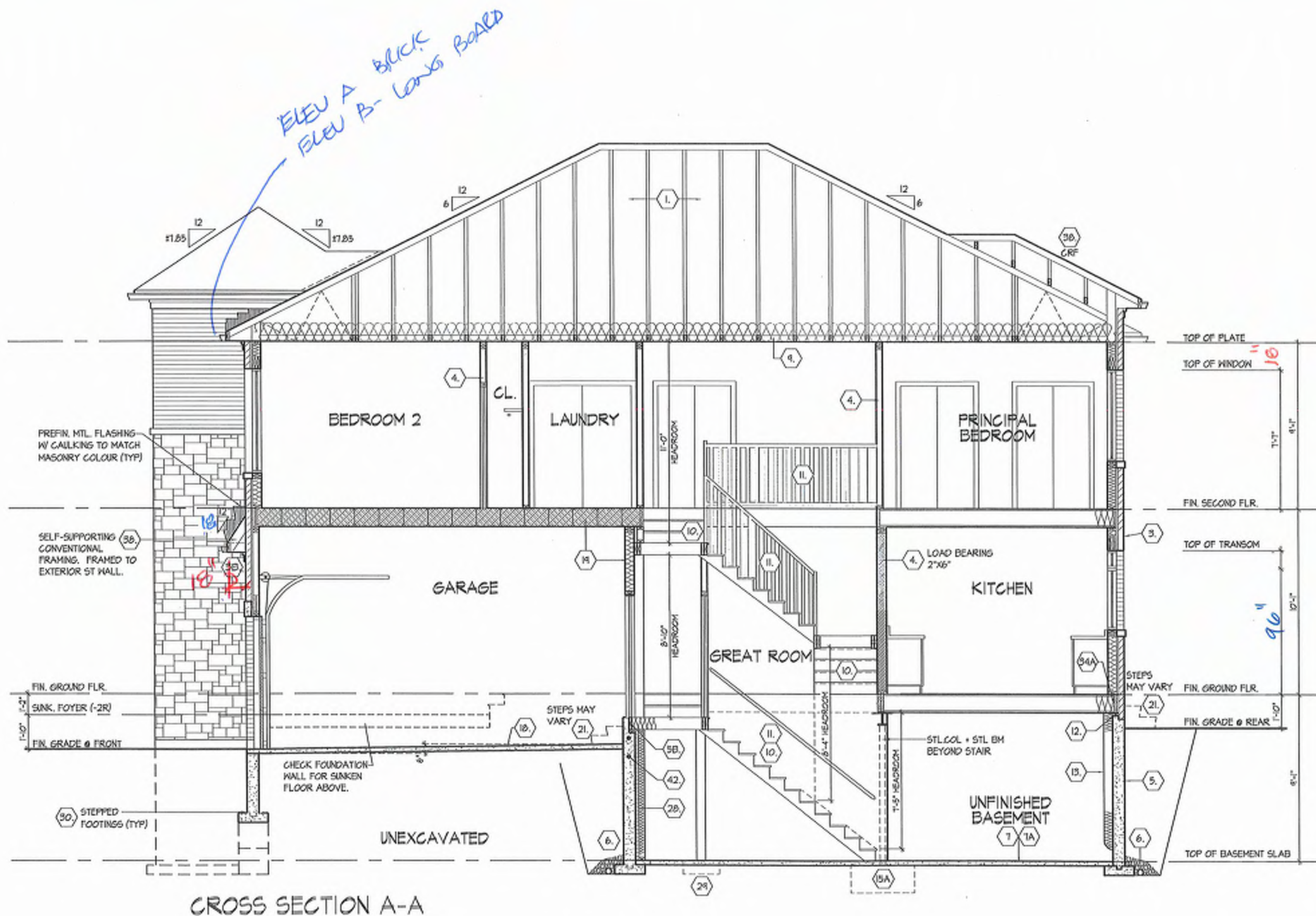
**HUNT**  
DESIGN ASSOCIATES INC.  
www.hunt-design.ca

21274  
15655  
SIGNATURE  
REGISTRATION INFORMATION  
DOMINIC MULLO

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.  
Drawn By: KMMMM  
Checked By: DSMMM  
Scale: 3/16"=1'-0"  
The Number: 218094WT2015  
Page Number: 27 of 28  
F 905.737.7526  
T 905.737.5133  
8866 Woodbine Ave, Markham, ON L3R 0J7

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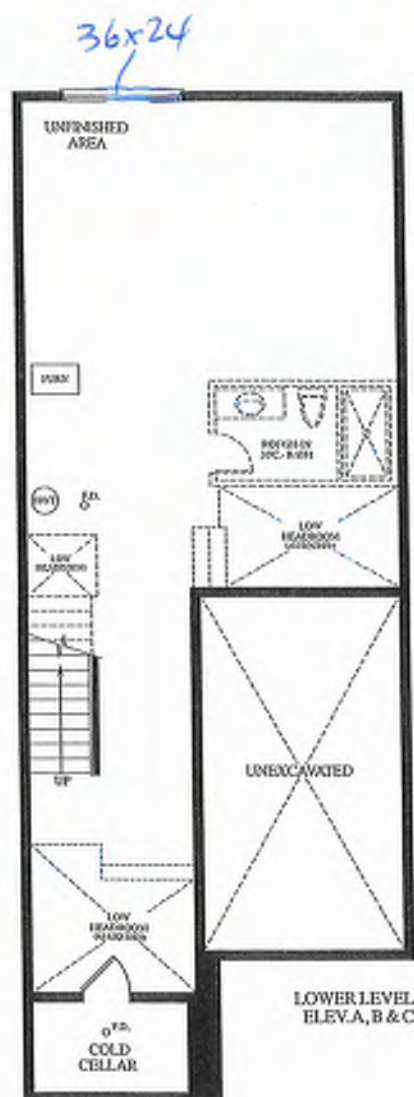






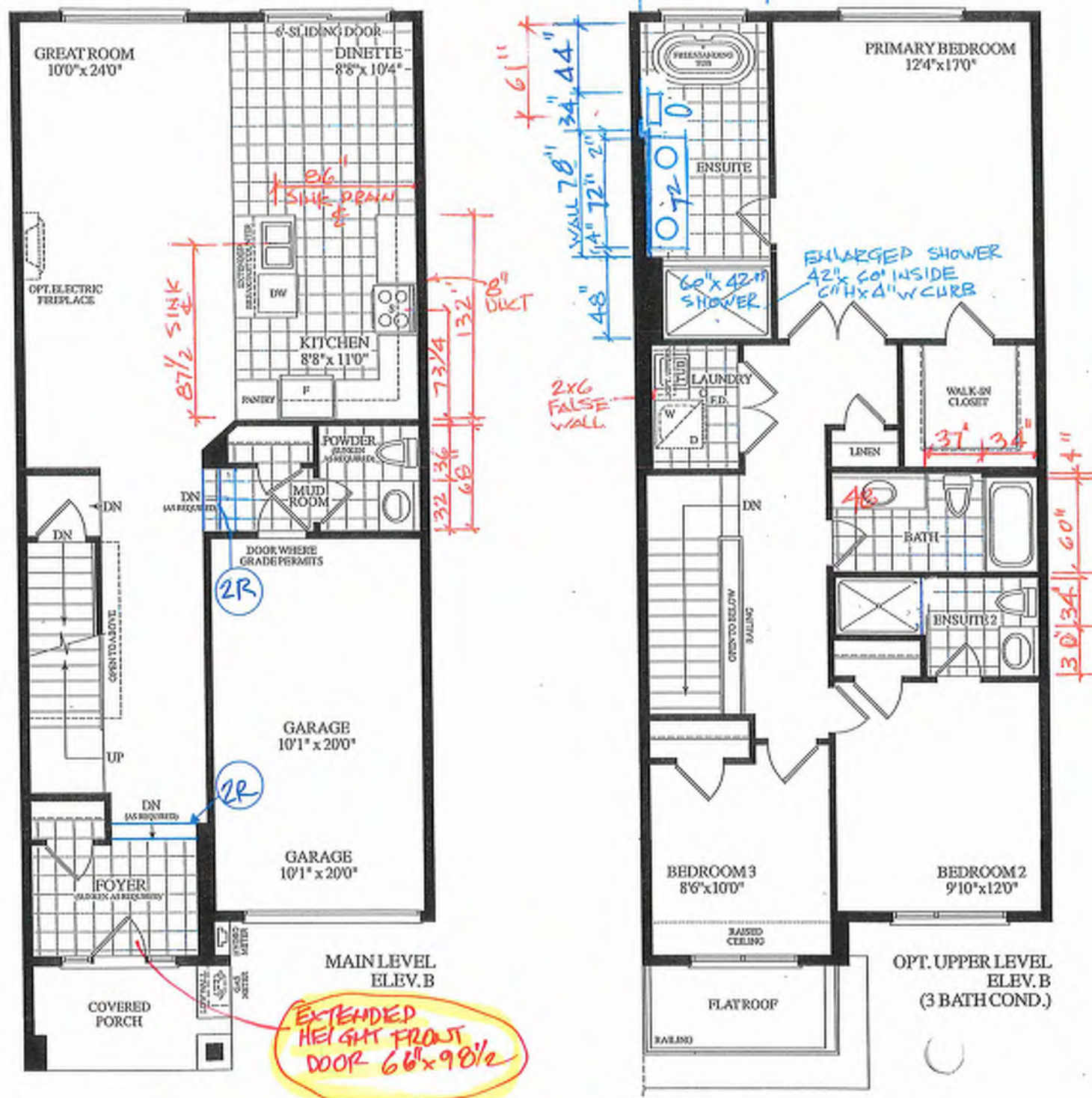


## BAYVIEW HEIGHTS



LOWER LEVEL  
ELEV. A, B & C

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.S.O.E.



## INVENTORY HOUSE

BLK. 18 TH. 112

20-17 THE DIANA EL. B

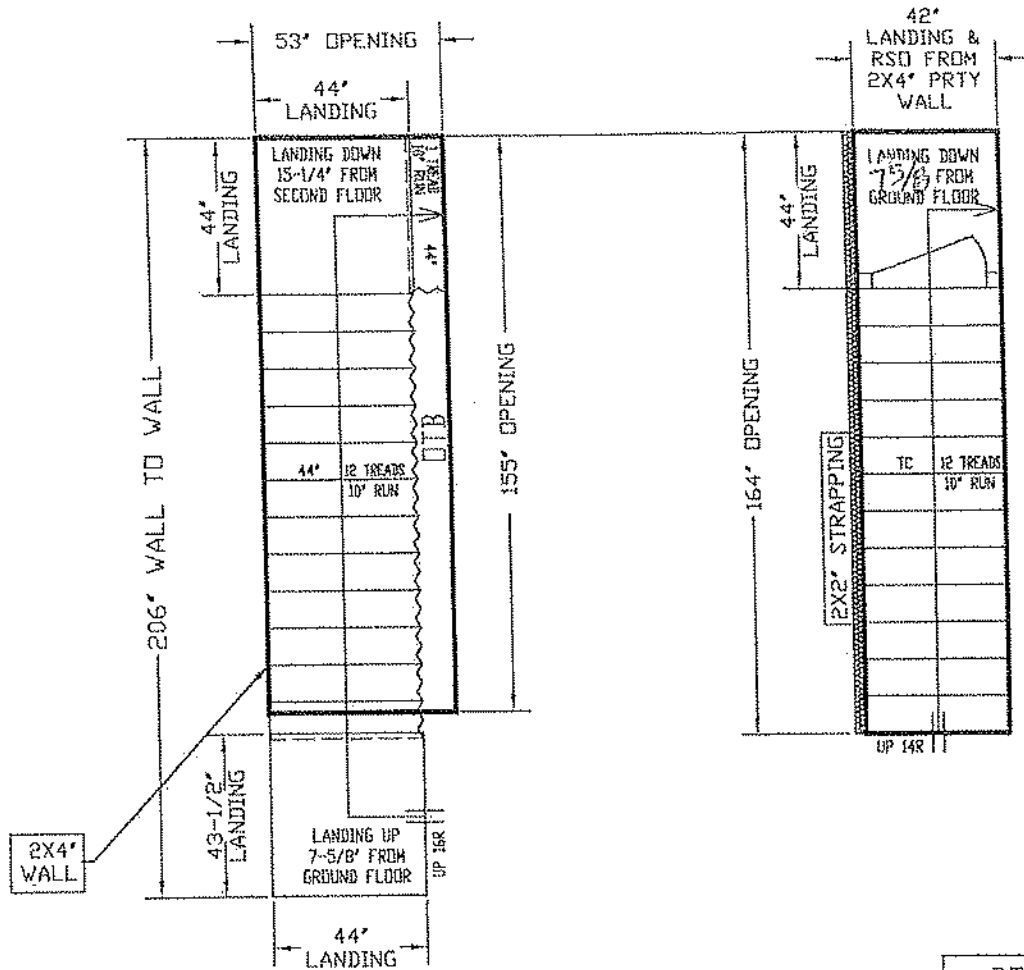
3 BDRM. 3 BATH.

1780 SQ.FT.



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

BASEMENT TO GROUND  
BSMT 11-7/8" JOIST



BK 10-112

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

STAIRS LINE UP BY  
PARTY WALL

NO WALLS UNTIL  
STAIRS INSTALLED

REVISED  
JUNE 4, 2025

GARAGE RIGHT >



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE  
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS  
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS TO SPECS AS SUPPLIED  
TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN IN LAYOUTS ARE REQUIRED TO  
INSTALL OUR STAIRS. ANY PROBLEMS WITH HEADROOM, STAIR LAYOUTS, SLOPE, ETC. MUST BE CHECKED BY  
CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING  
WITH CONSTRUCTION.  
ALPA STAIRS AND RAILINGS INC.  
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6  
TEL: (905) 694-9556 | www.alpastairs.com

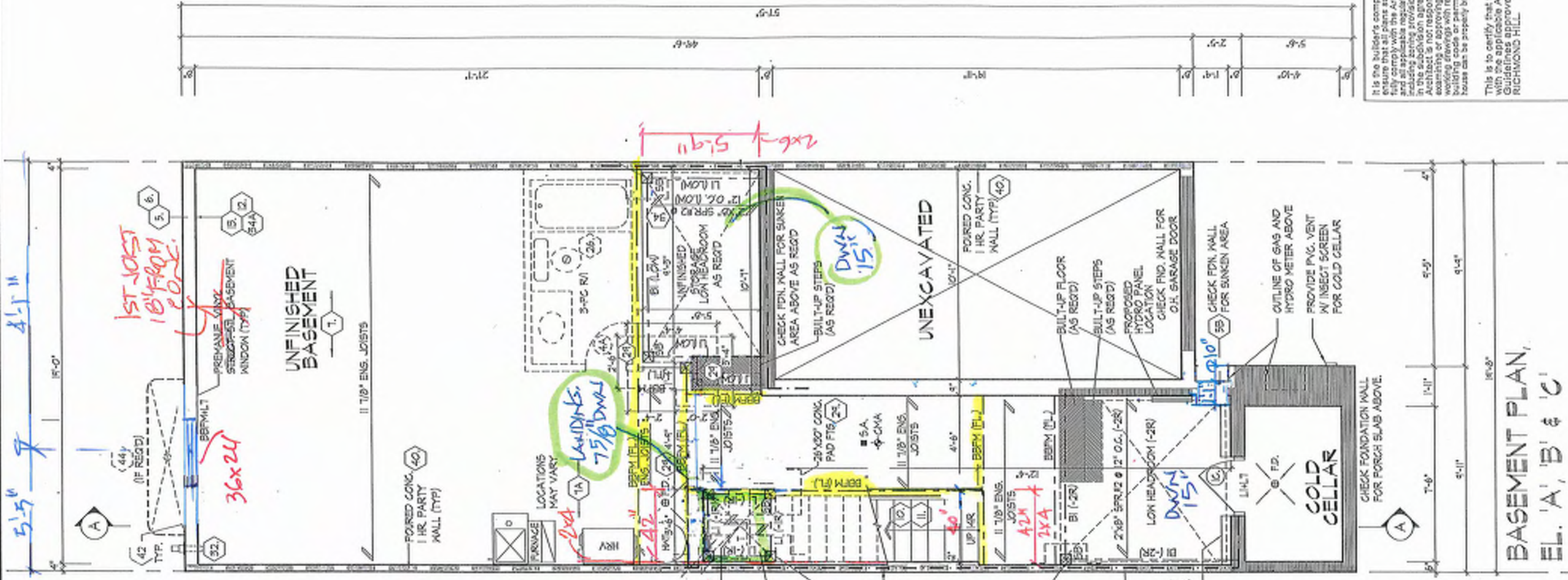
SETS  
BAYVIEW  
HEIGHTS  
LOT #  
Model  
UNIT 2017

|          |                            |              |
|----------|----------------------------|--------------|
| DRAWN BY | NAME                       | DATE         |
|          | PARAMJEET                  | MAY 23, 2025 |
| LAYOUT # | CLIENT<br>ROYAL PINE HOMES |              |
|          | SCALE: 1/32"               |              |





**Preliminary**  
NOT FINAL April 22 2025



|                                                                                                                                                                  |                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 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 SUBFLOOR THICKNESS                                                                              |                                                |

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Guidelines and all applicable regulations and requirements including building codes and any provisions of the applicable Guidelines. The Architect is not responsible for any errors or omissions in the drawings or for any building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

**BK 18-112**

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











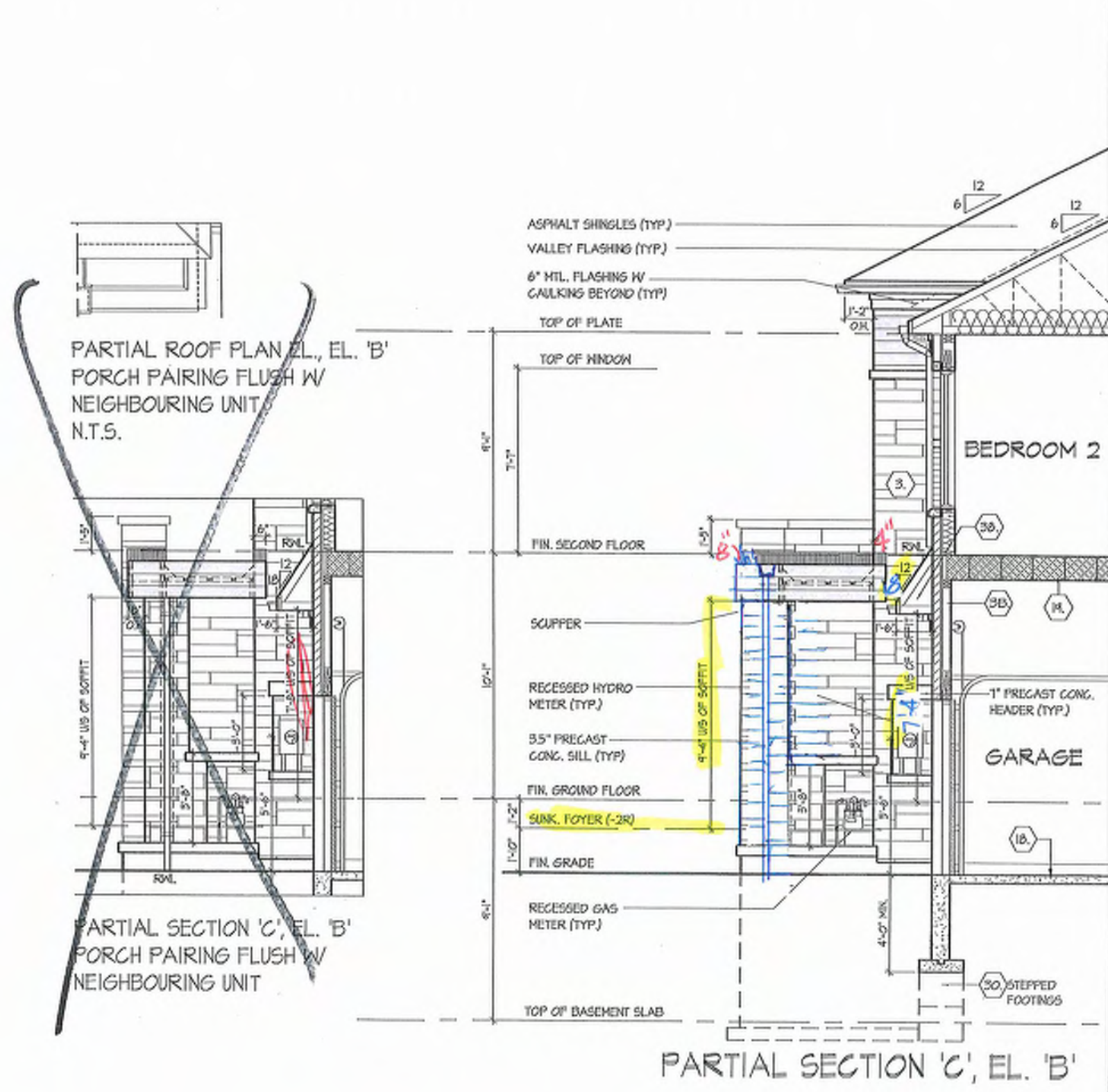








**Preliminary**  
NOT FINAL April 22 2025



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and provisions in the applicable agreement. The Control Architect is not responsible in any way for examining or approving any (letting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK18  
112

PART. SECTION C, EL. 'B'

UNIT 2017  
REV. 2025.03.26

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

**HUNT**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

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

QUALIFICATION INFORMATION  
Domestic: Mobile

NAME  
HUNT DESIGN ASSOCIATES INC.

REGISTRATION INFORMATION  
21274 0000 19955

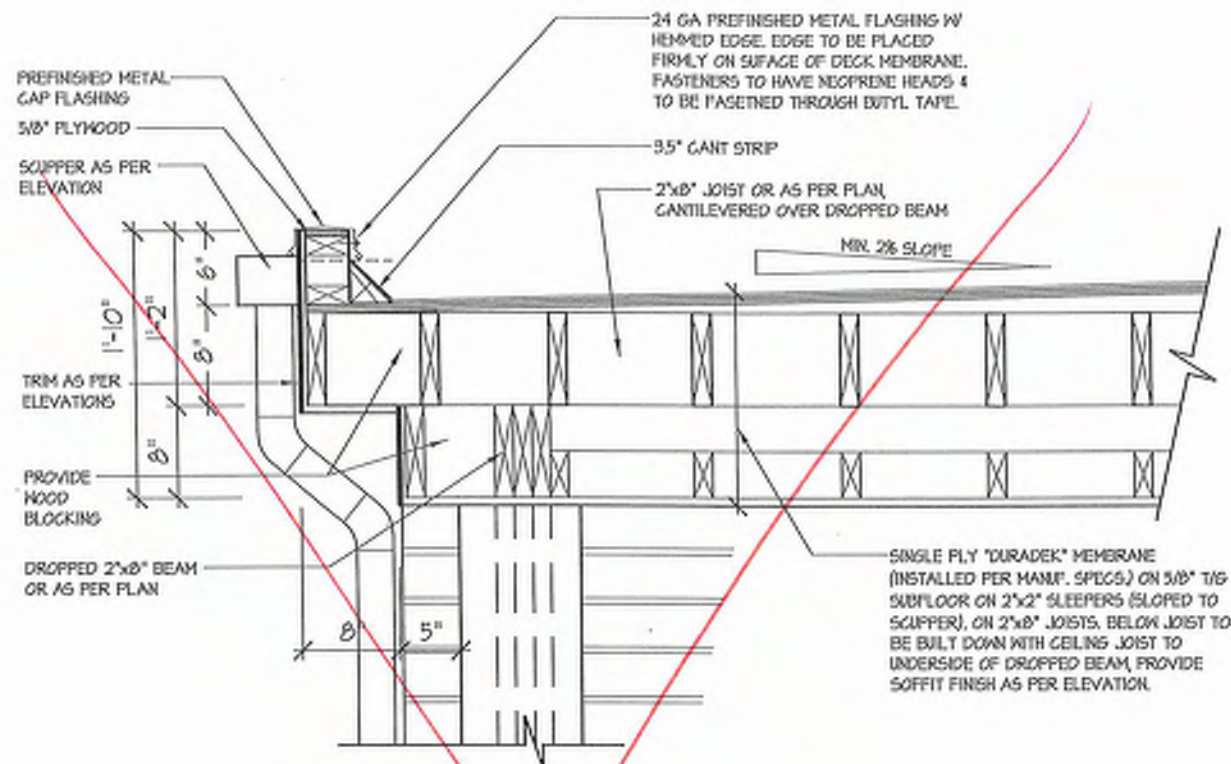
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File Number  
218094WT2017  
17 of 27

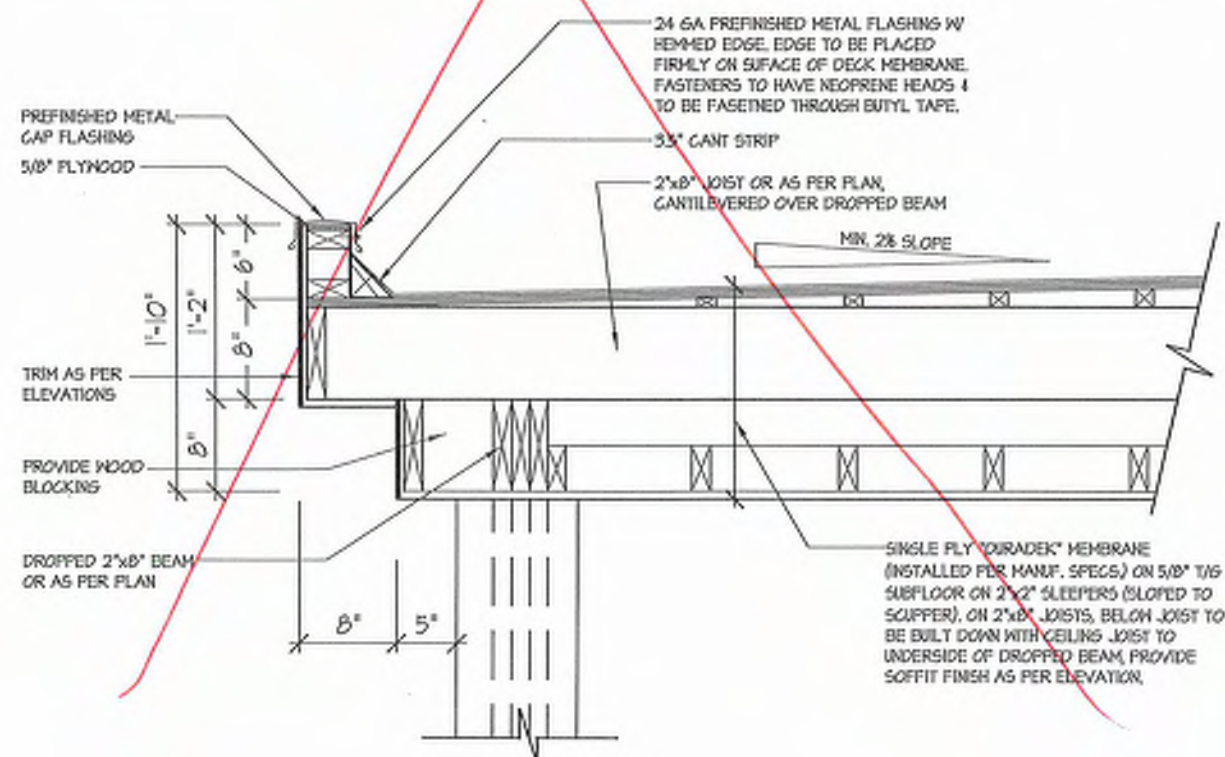
Drawn By  
KMITT  
Checked By  
DS/MMM  
Scale  
3/16"=1'-0"

8866 Woodbine Ave., Markham, ON L3R 0U7  
T 905.737.3133 F 905.737.7326

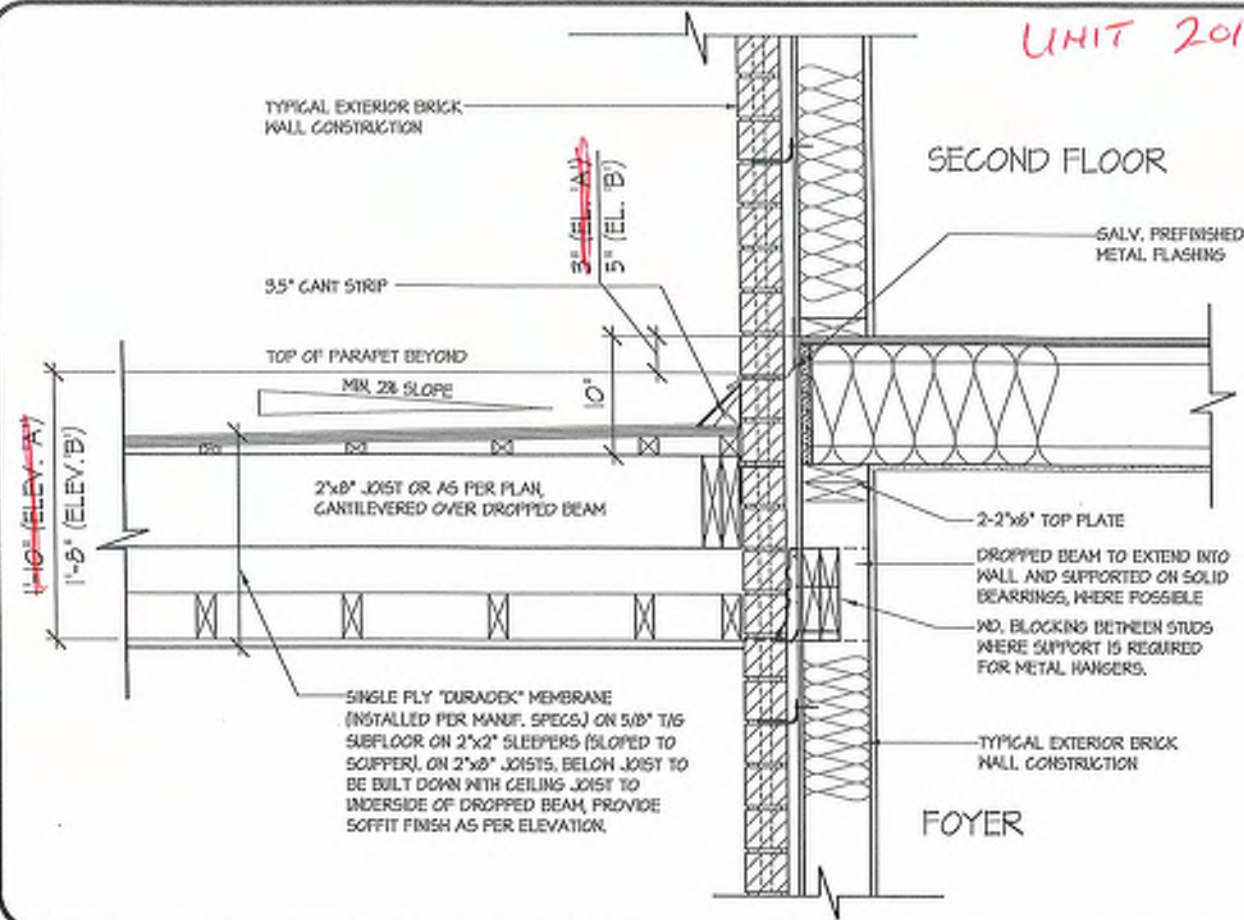




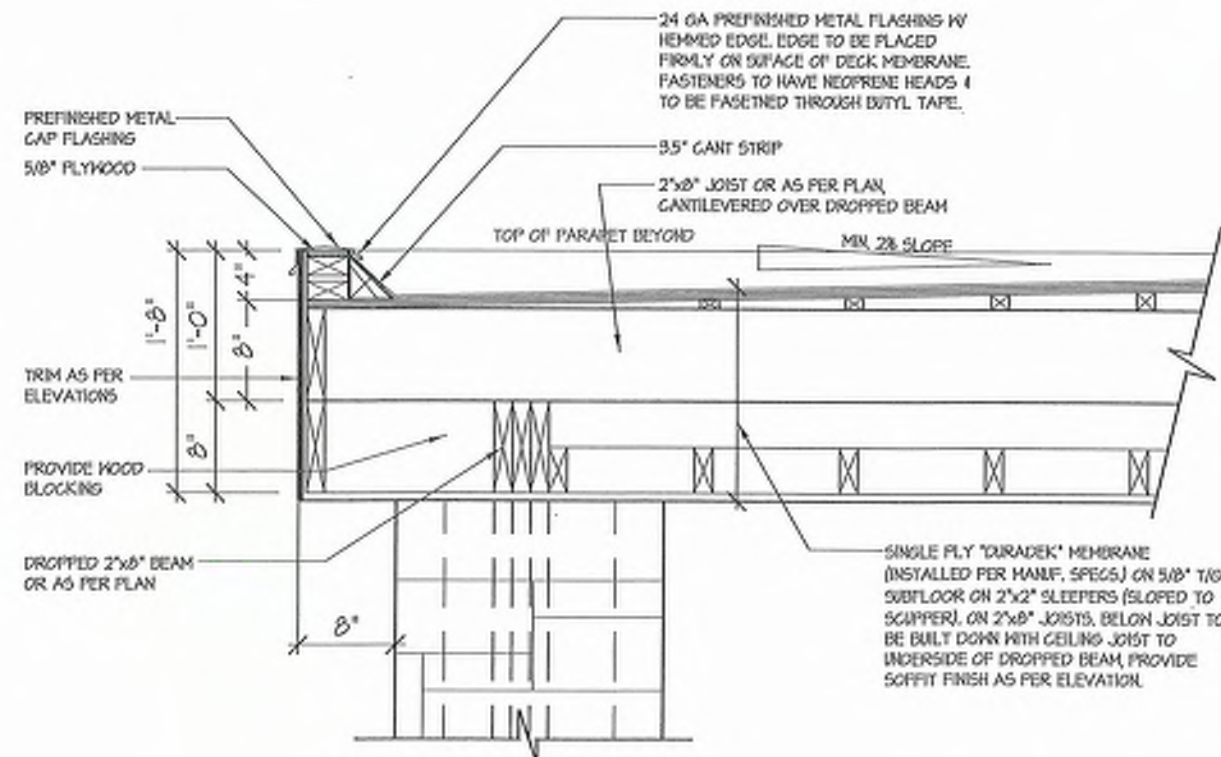
1B **FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)**  
3/4\"=1'-0"



1 **FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'**  
3/4\"=1'-0"



3 **FLAT ROOF DETAIL @ EXTERIOR WALL**  
3/4\"=1'-0"



2 **FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'**  
3/4\"=1'-0"

UNIT 2017

B4C18-112

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

218094WT2015  
F 905.797.7526

HUNT  
DESIGN ASSOCIATES INC.

www.hunt-design.ca  
21274  
19685

27 of 25  
HUNT DESIGN ASSOCIATES INC.  
All drawings shall conform to the requirements of the Ontario Building Code (OBC) and the National Building Code of Canada (NBC). The designer shall be responsible for ensuring that the drawings are in accordance with the applicable codes and standards.









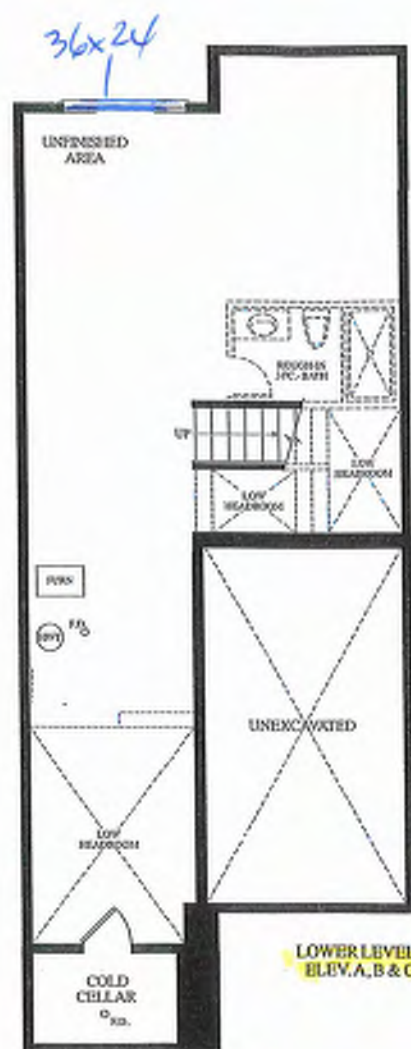




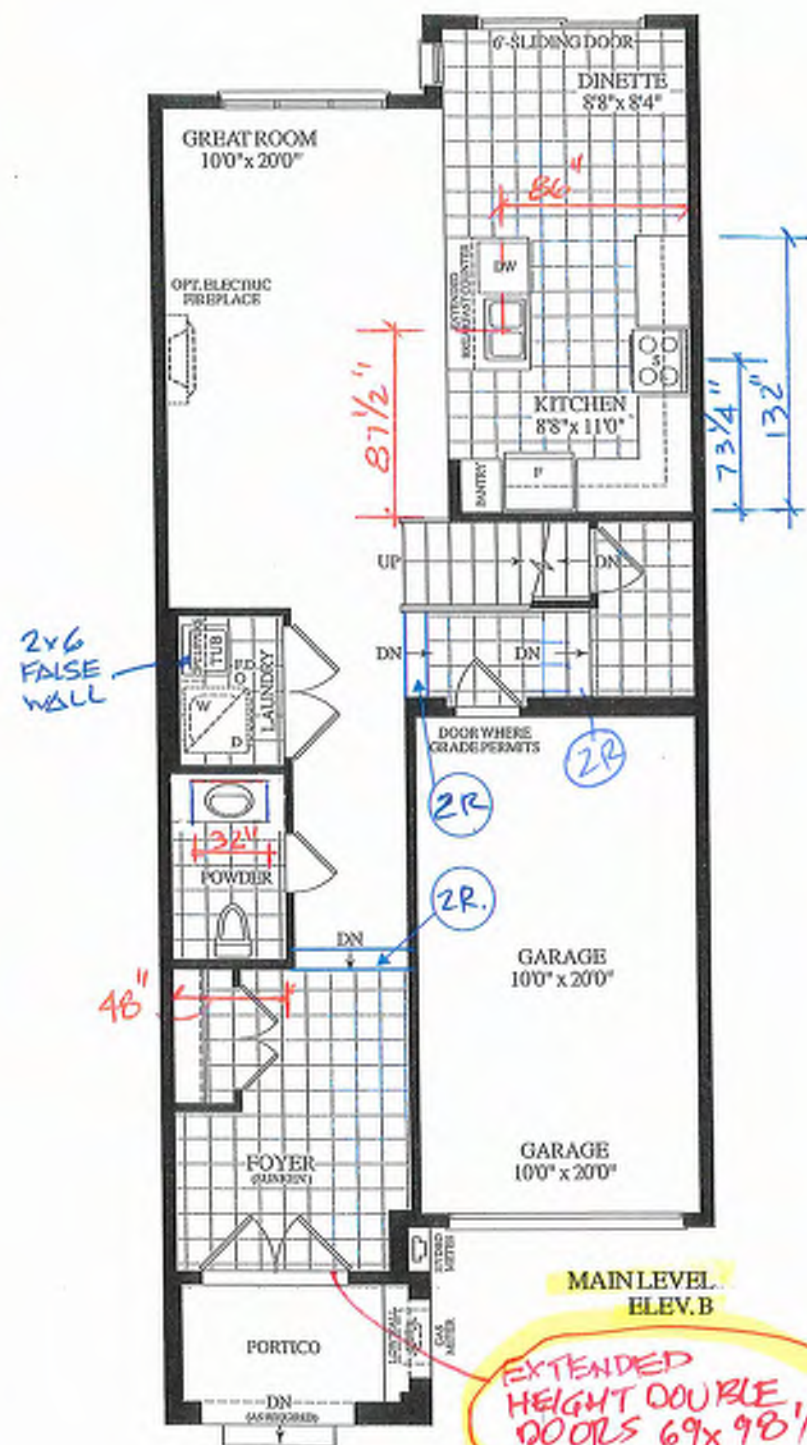




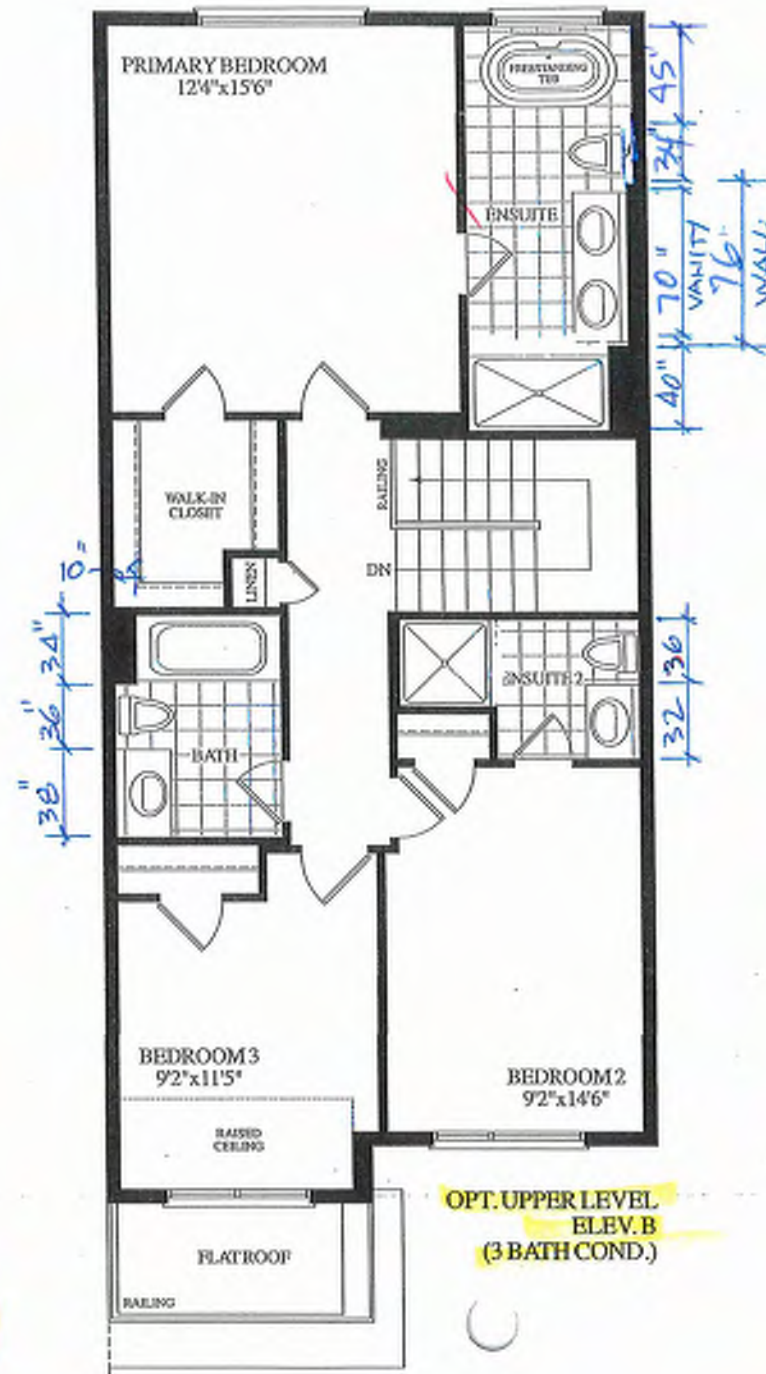
**BAYVIEW HEIGHTS**  
**RICHMOND HILL**



LOWER LEVEL  
ELEV. A, B & C



EXTENDED  
HEIGHT DOUBLE  
DOORS 69x98 1/2



OPT. UPPER LEVEL  
ELEV. B  
(3 BATH COND.)

## INVENTORY HOUSE

BLK. 18 TH. 113

## 20-15 THE ANNE

87

3 BDRM 3 BATH

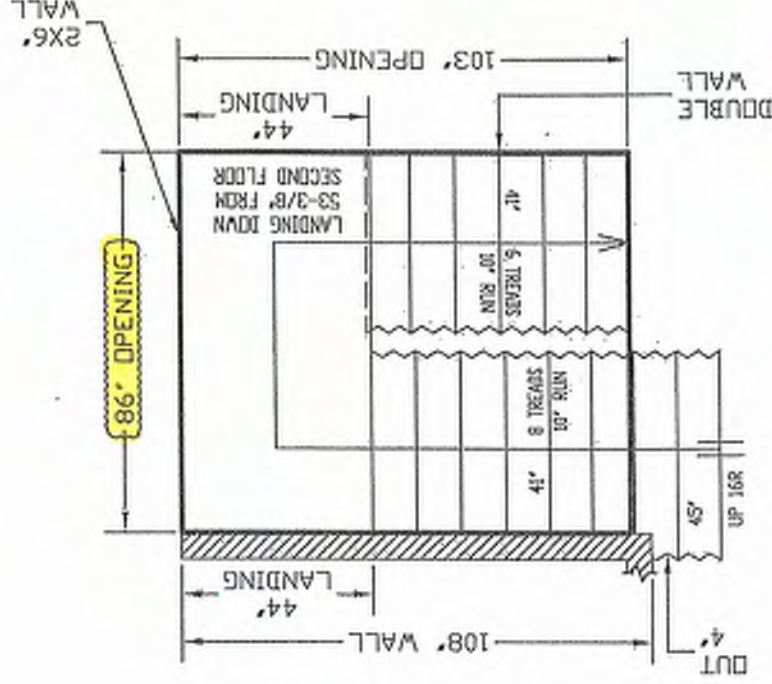
1685 SQ.FT

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.S.O.



PK 18-113

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



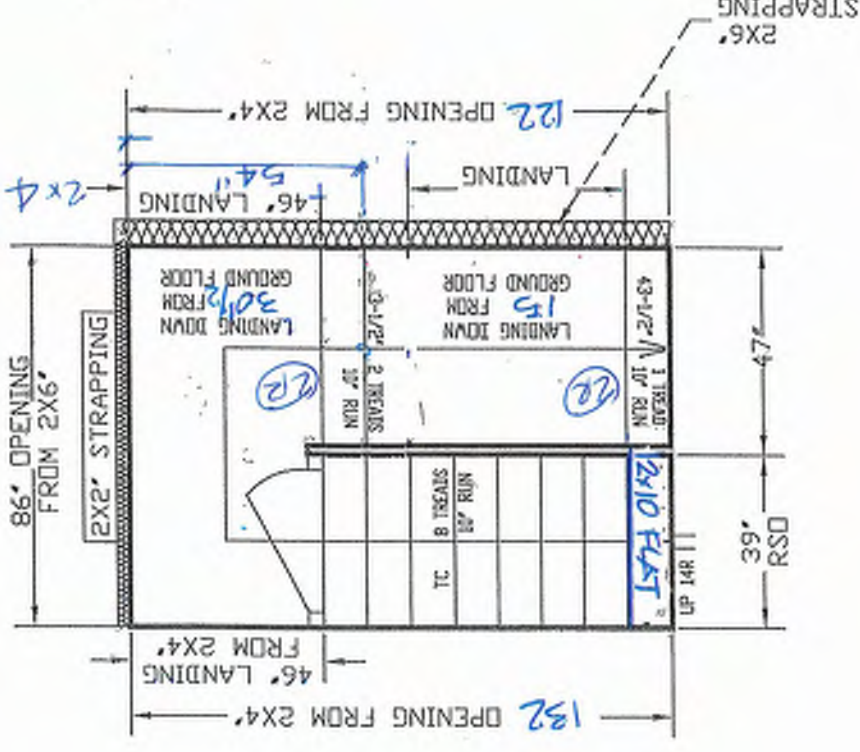
REVISED  
JUNE 5, 2025

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

STAIRS LINE UP BY  
PARTY WALL & GARAGE WALL

2" CONC. LEDGE  
IN GARAGE

NO WALLS UNTIL  
STAIRS INSTALLED



BASEMENT TO GROUND  
BSMT 11-7/8" JOIST



ALPA STAIRS AND RAILINGS INC.  
3770 WASHDA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1W5  
TEL: (905) 694-9556 | [www.alpastairs.com](http://www.alpastairs.com)

ALL STAIRS AND RAILINGS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED TO ALPA STAIRS AND RAILINGS INC. MODIFICATIONS SHOWN ON LANDINGS OR STAIRS ARE REQUIRED TO INSTALL OUR STAIRS AND RAILINGS. STAIR LAYOUTS SHALL BE CHECKED BY CARPENTERS OR SITE SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES CAUSED BY ANY MODIFICATIONS TO THE ORIGINAL BLUE PRINTS OR SPECS.

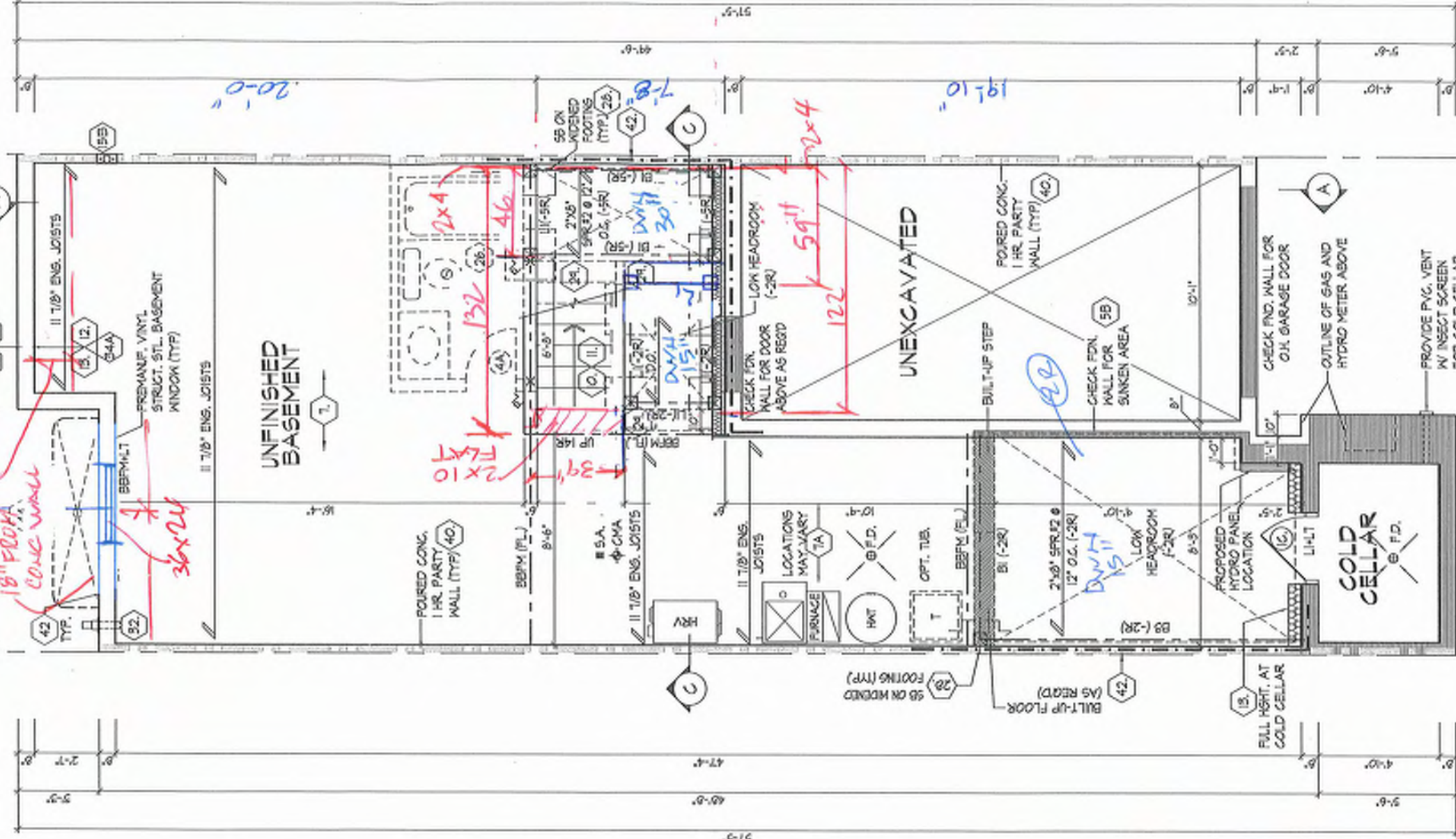
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.



UNIT 2015  
BAYVIEW HEIGHTS  
DRAWN BY  
PARAMOUNT  
MAY 23, 2025  
DATE

SCALE: 1/8" = 1'-0"  
LAYOUT #  
ROYAL PINE HOMES





It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (existing) plans or building code or permit application or for any house can be properly built or located on its lot.

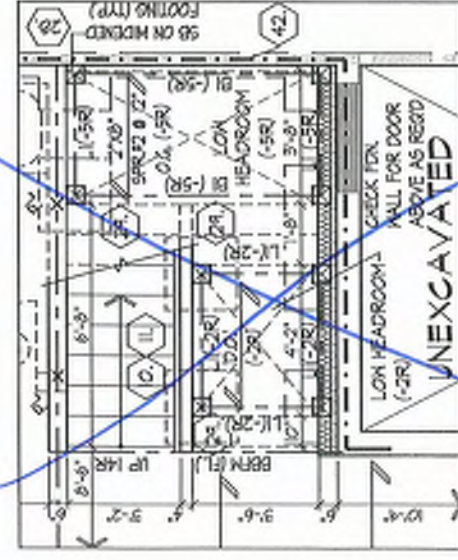
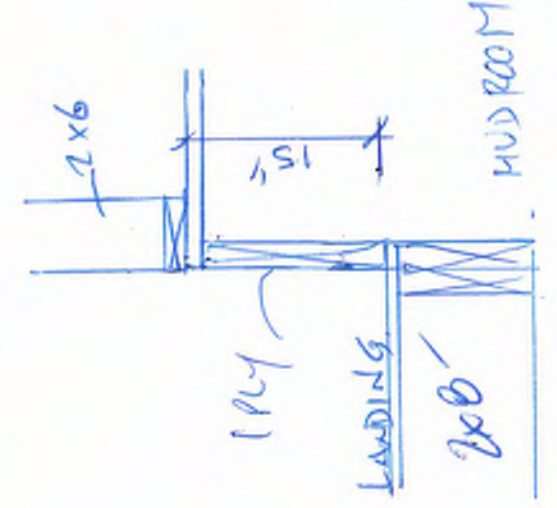
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

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

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



## PART BASEMENT PLAN, SUNKEN -5R FOR GARAGE DOOR

**BK 18-113**

UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

**HUNT**  
DESIGN ASSOCIATES INC.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE DRAWINGS AND THE REQUIREMENTS SET OUT IN THE DRAWINGS AND TO BE A DESIGNER.

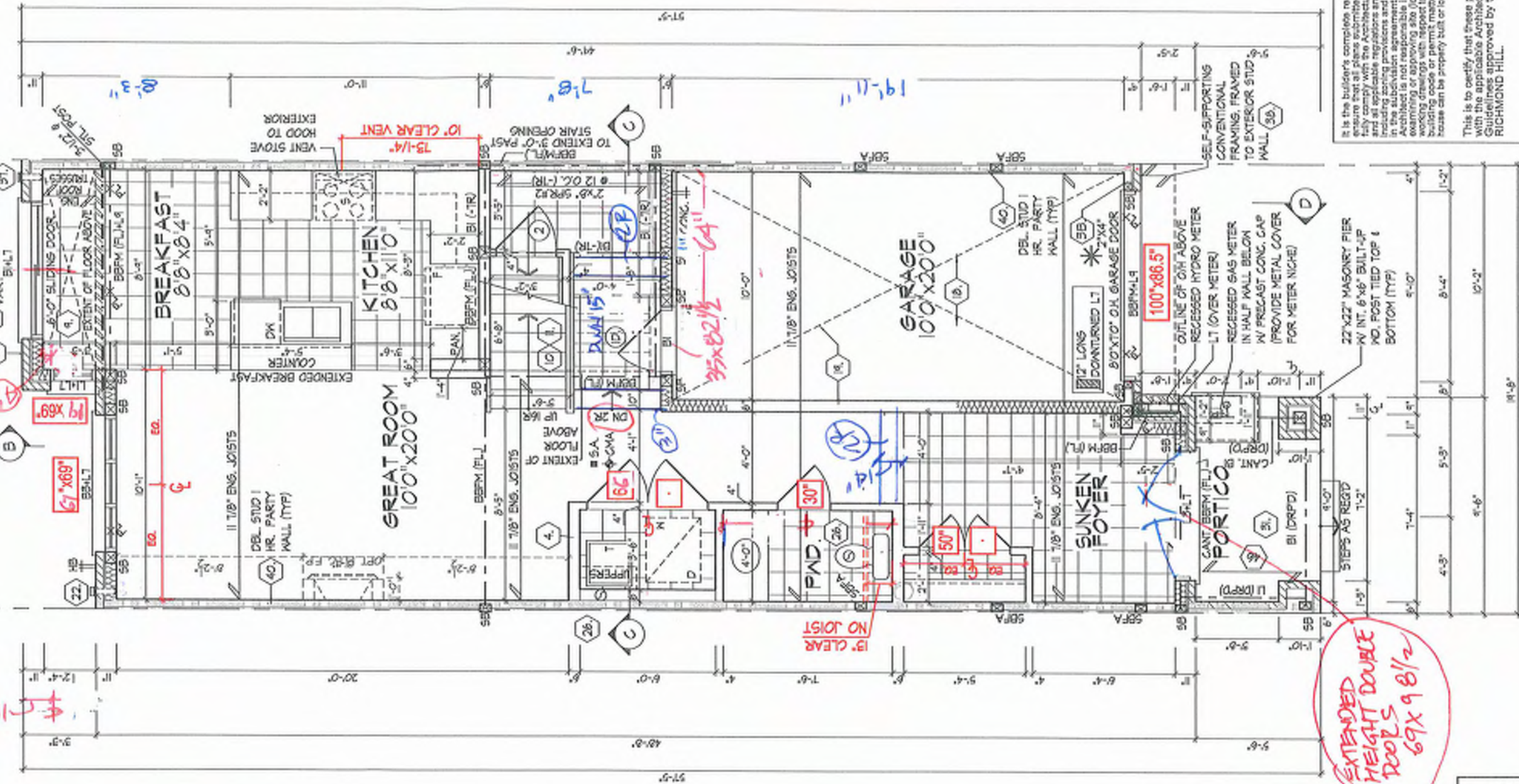
DATE: 21/2/24  
SIGNATURE: [Signature]  
NAME: DOMINIC MABLO  
FIRM: HUNT DESIGN ASSOCIATES INC.  
19635

Scale: 3/16" = 1'-0"  
Created By: DSMM  
Drawn By: KMM  
Page Number: 2 of 25  
File Number: 218094WT2015  
F 905.737.7328

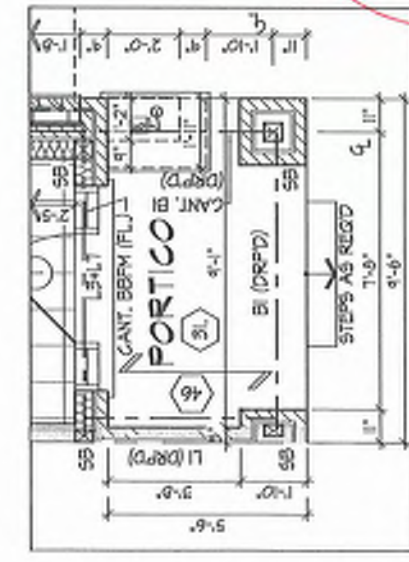
8966 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7328  
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INTERIOR DOORS 8'3 1/2"  
WINDOWS SEE ELEV.



EXTENDED  
HEIGHT DOUBLE  
DOORS  
6'9" x 9'8 1/2"



PART GROUND FLOOR PLAN EL. 'B' -  
PORCH PAIRING FLUSH W/ NEIGHBOURING UNIT

|                                                                                                                                                                                                                                                                            |                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT</p> <p>FOR WALLS GREATER THAN 9'-0" TO MAX. 12'-0" HIGH, - NO FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C. - NO FLOOR LOAD, DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.</p> | <p>ALL DOORS ON PLAN ARE T-1-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.</p> <p>PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL.</p> |
| <p>REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING &amp; STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, &amp; SUBFLOOR THICKNESS</p>                                                                                            |                                                                                                                                                                                    |

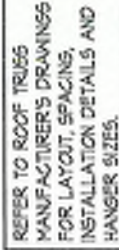
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

GROUND FLOOR PLAN, EL. 'B'

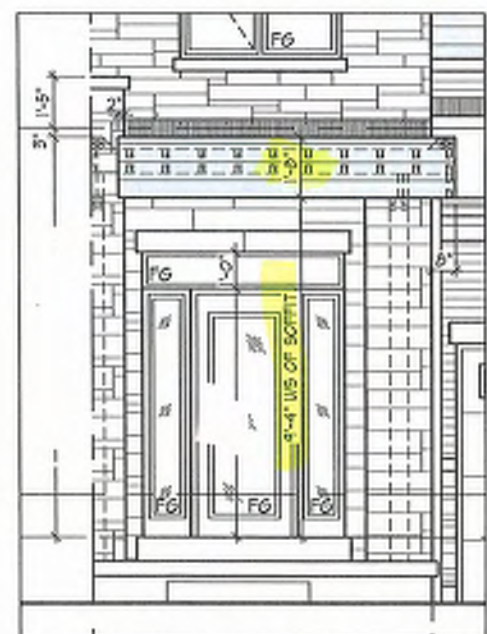
**PK 18-113**



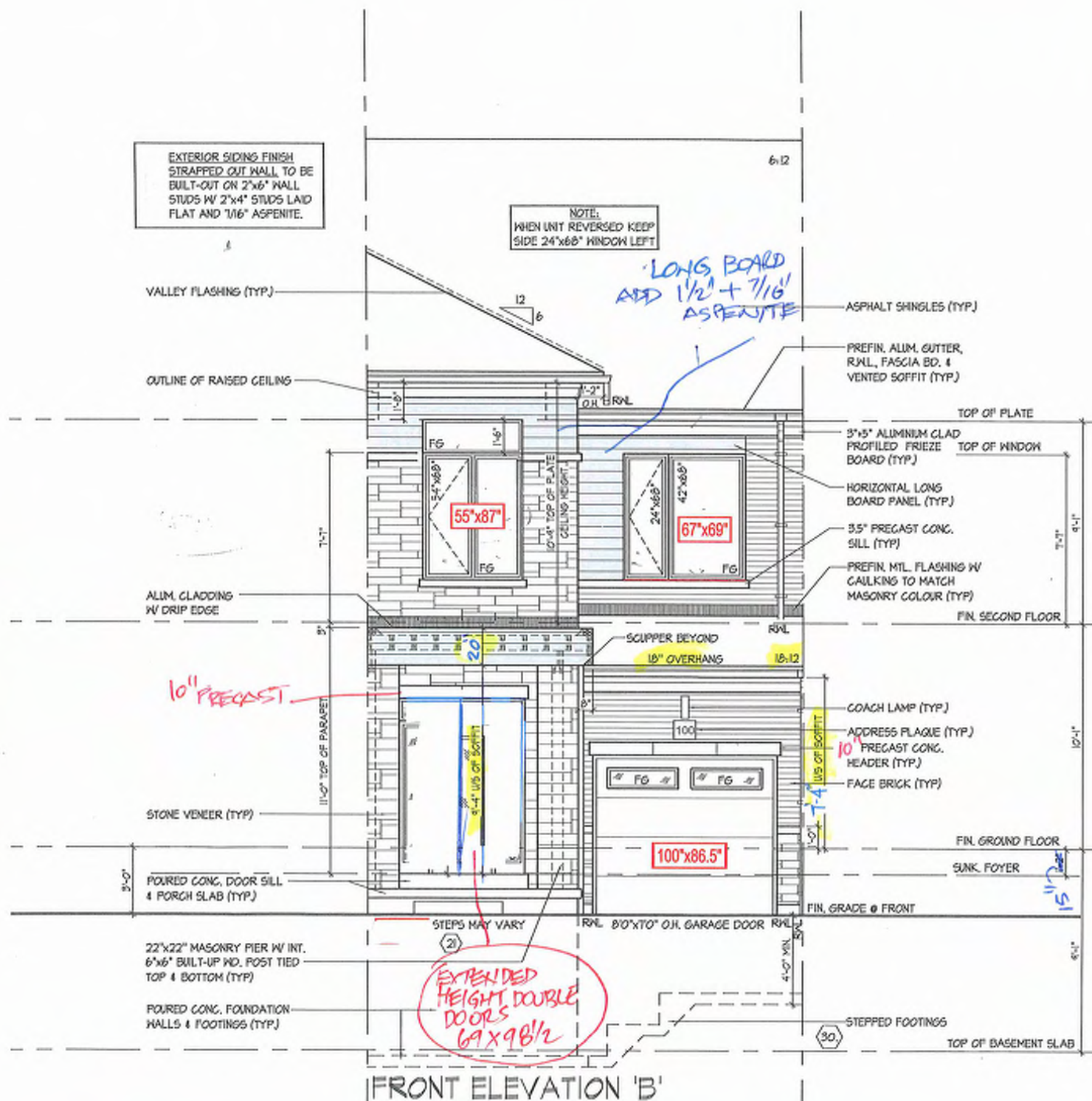
Page Number  
10 of 25



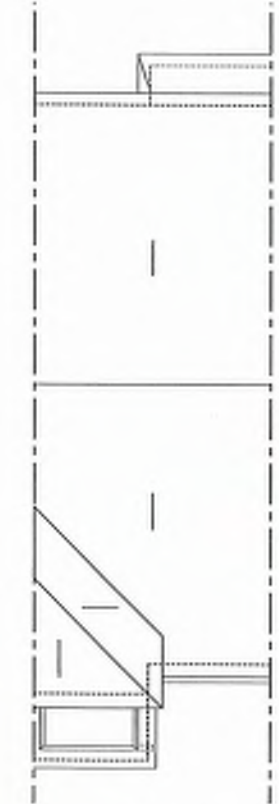
PARTIAL ROOF PLAN EL., EL. 'B'  
PORCH PAIRING FLUSH W/  
NEIGHBOURING UNIT  
N.T.S.



PARTIAL FRONT ELEVATION, EL. 'B'  
PORCH PAIRING FLUSH W/  
NEIGHBOURING UNIT



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



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving the (existing) plans or building drawings with respect to any zoning or building codes or requirements of any local house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

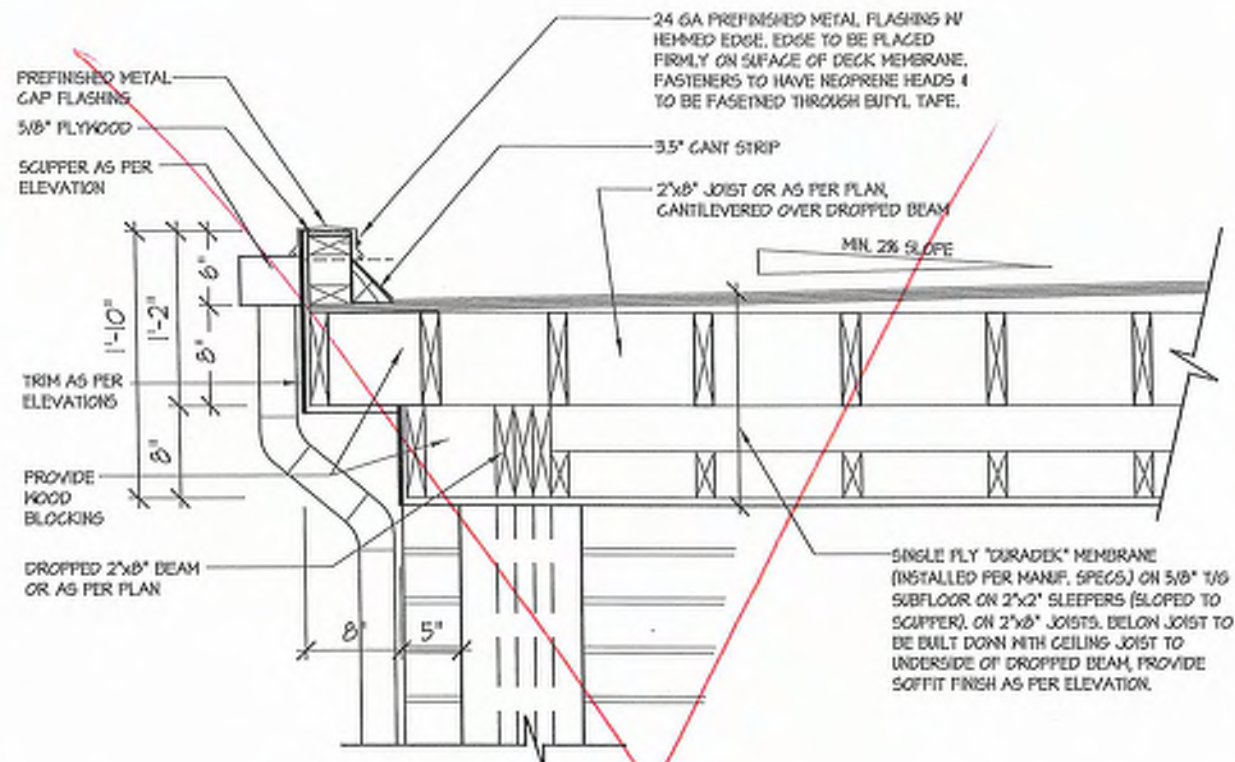


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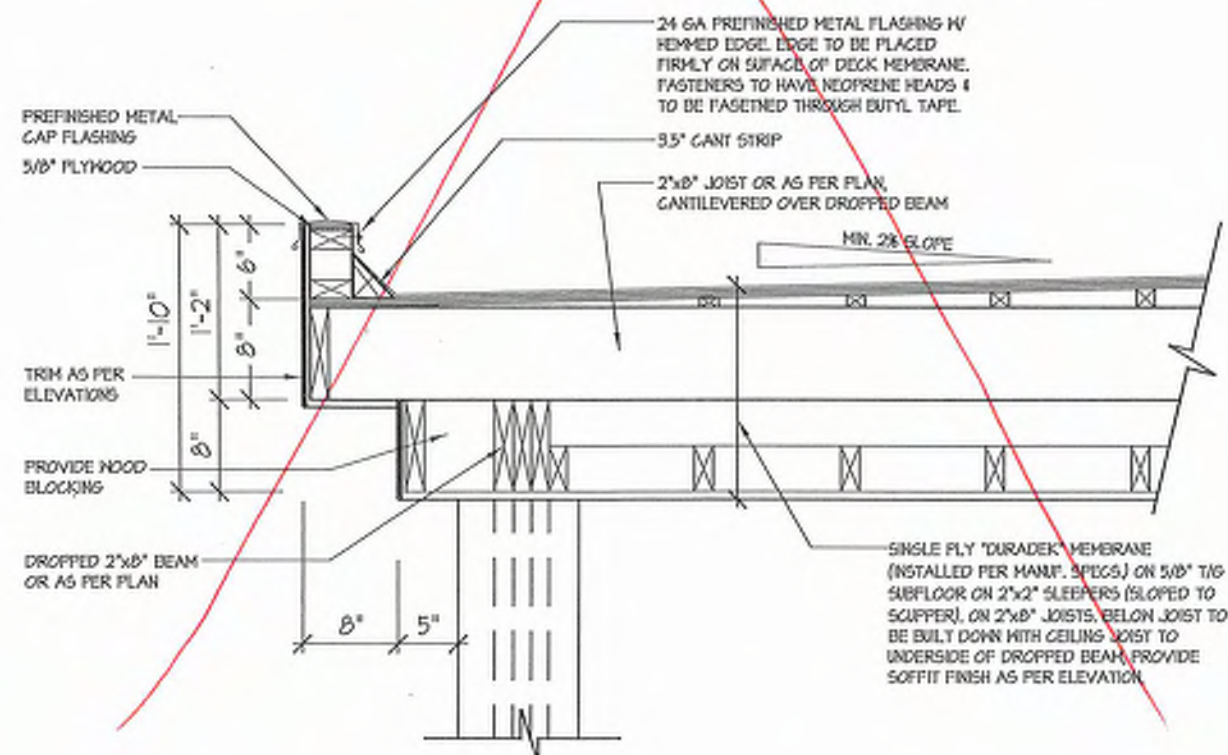




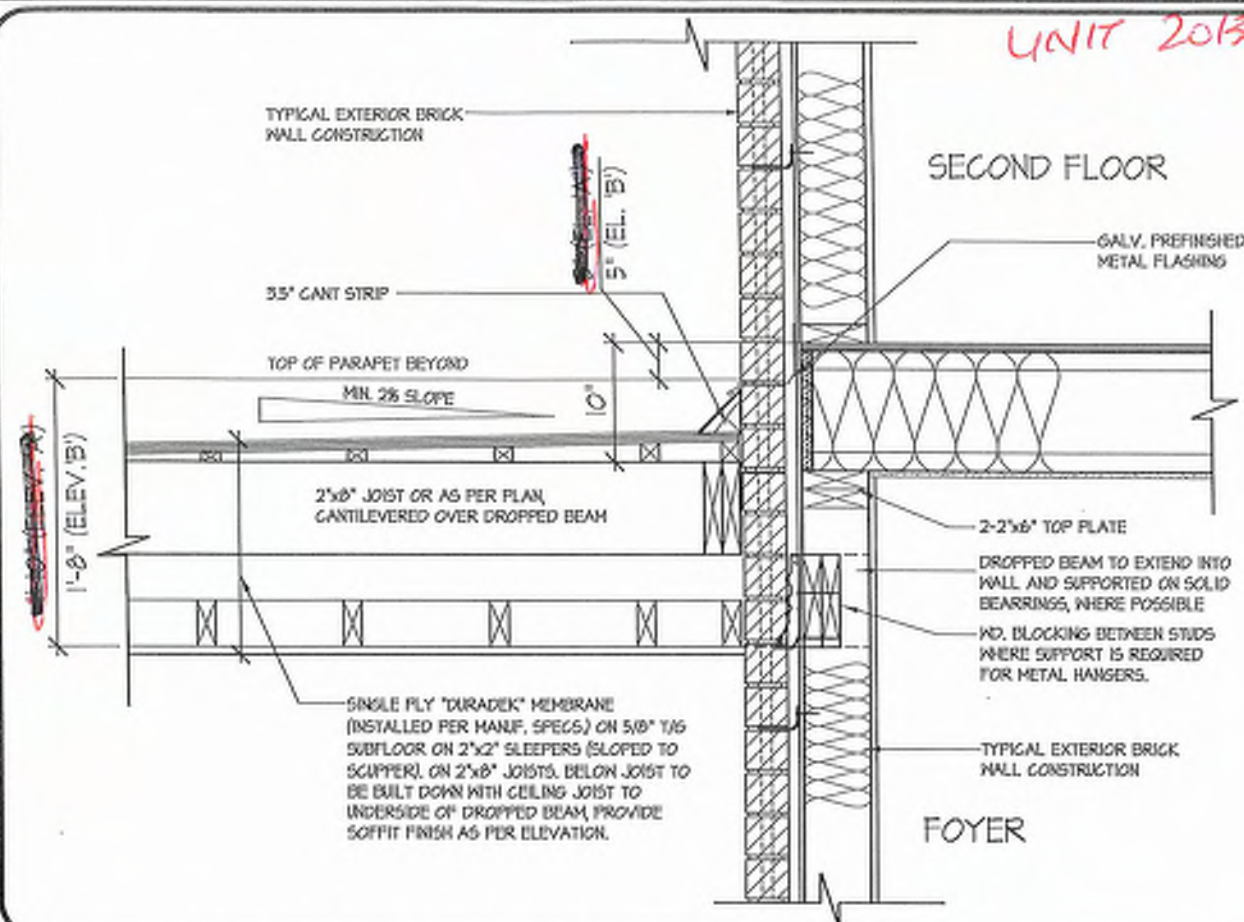




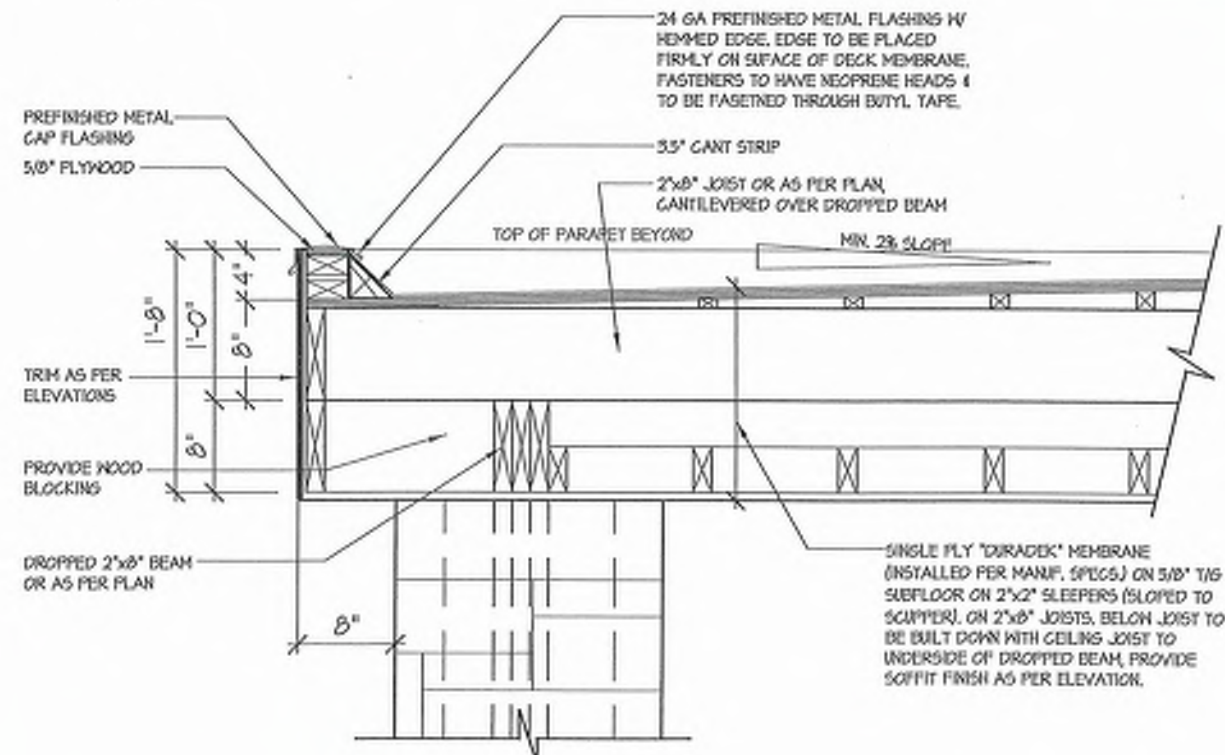
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)  
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'  
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL  
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'  
3/4"=1'-0"

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015  
REV. 2025.03.25

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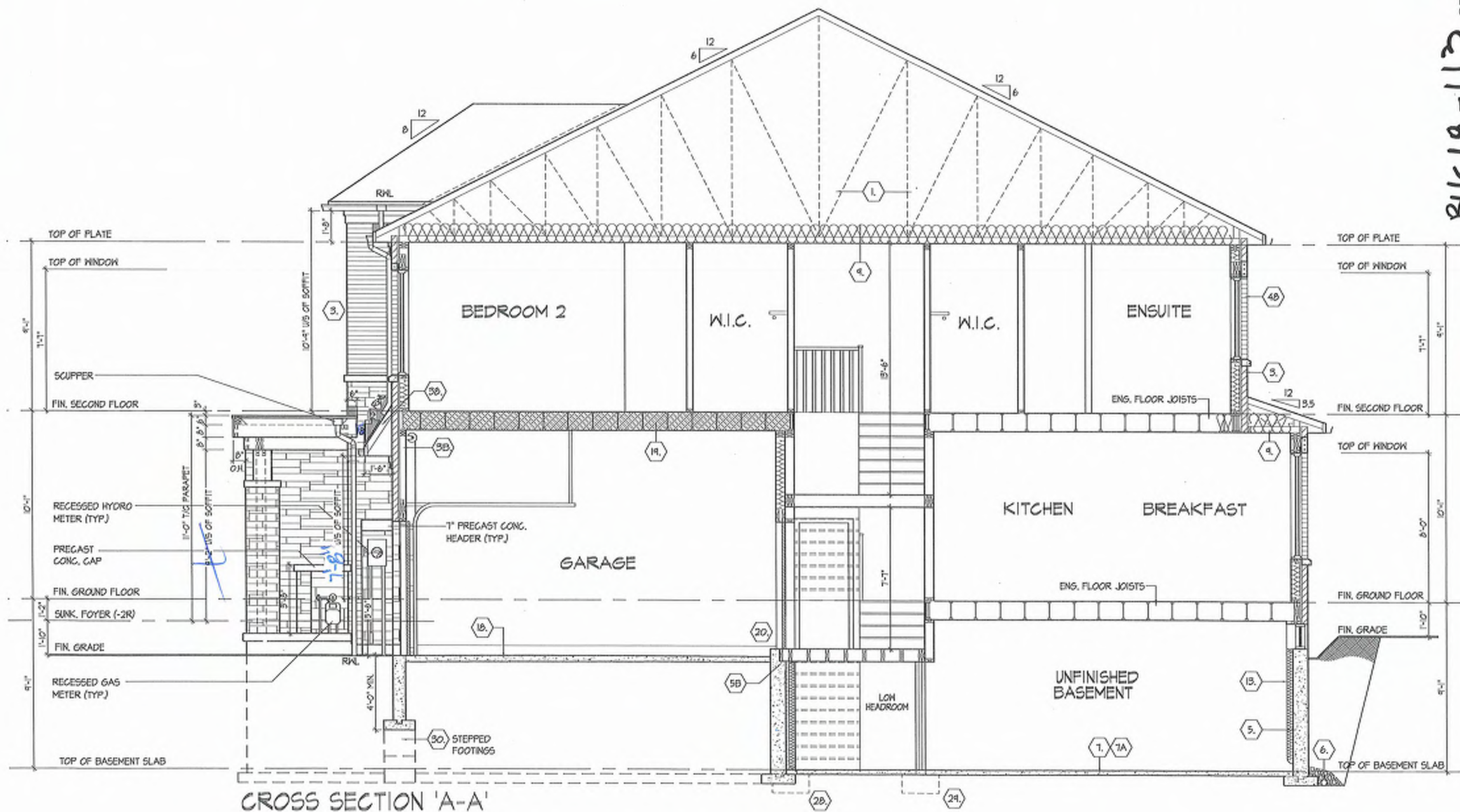
21274  
18666  
HUNT DESIGN ASSOCIATES INC.  
21274  
18666

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.  
Drawn By: KMMMM  
Checked By: DSMM  
Date: 3/16/2015  
T: 905.737.5133  
F: 905.737.7526  
P: 905.737.7526

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18666  
HUNT DESIGN ASSOCIATES INC.  
21274  
18666

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21274  
18666





**RUC18-113**

**CROSS SECTION 'A-A'**  
**UNIT 2015**  
**REV. 2025.03.25**

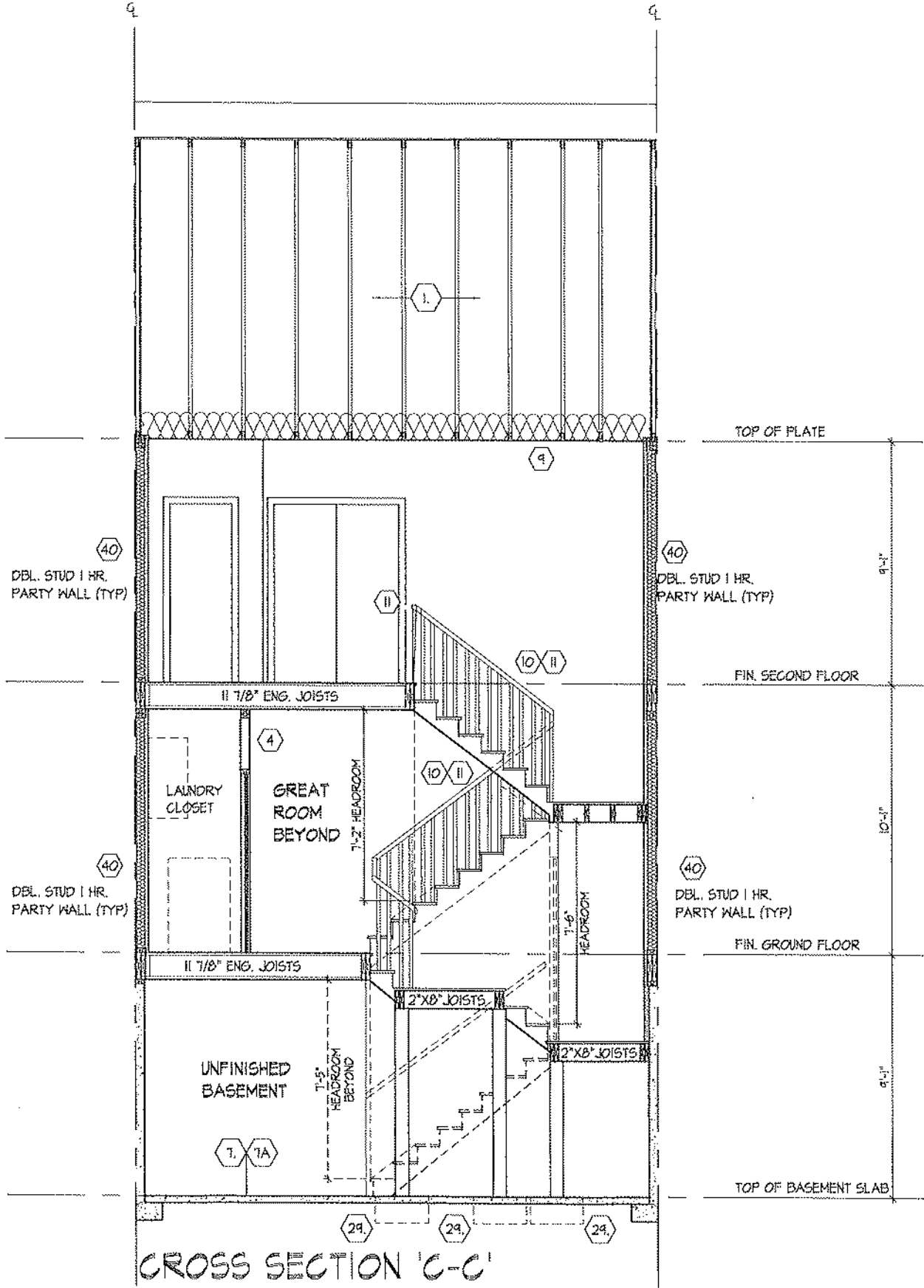
**ROYAL PINE HOMES - 218094**  
**921 BAYVIEW, RICHMOND HILL, ON.**

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
 Domestic Mobile  
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 10856  
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Drawn By: KMMM DSMM 3/16"=1'-0" 218094WT2015 25 0'  
 Scale: 3/16"=1'-0"  
 8886 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7338  
 218094WT2015 25 0'





CROSS SECTION 'C-C'

218-113

PART CROSS SECTION 'B' & CROSS SECTION 'C-C'

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE  
DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THESE  
DRAWINGS AND ASSURES THAT THE PROJECTS COMPLY WITH ALL  
REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
DOTTIE MOJIBO 21274  
NAME SIGNATURE  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19995

Drawn By: KM/MM  
Checked By: DS/MM  
Scale: 3/16" = 1'-0"  
File Number: 218094WT2015  
Page Number: 26 of 25  
REV 2025.03.25

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK). (SB-3) WALL TYPE 99a & 91b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (50.8) VERTICAL WD. STRAPPING @ 24" (609) O.C. OR 1" (25.4) CONC. BLOCK FULL STRAPPING. CAVITY EACH SIDE WITH AT LEAST 30% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED SURFACES MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2X2" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD). (SB-3) WALL TYPE 113a) 5/8" (15.9) TYPE "X" GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2X4" (50.8) STUDS @ 16" (403) O.C. MIN. 1" (25.4) APART ON SEPARATE 2X4" (50.8) STUDS. 1/2" (12.7) GYPSUM SHEATHING ON INTERIOR SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

- 40 2 HR. FIREWALL. (SB-3) WALL TYPE 99a & 91b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (50.8) VERTICAL WD. STRAPPING @ 24" (609) O.C. OR 1" (25.4) CONC. BLOCK 75% SOLID. FULL 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 (2X6") [9.26] STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.26] AND APPLIED PER MANUFACTURER'S 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 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- 41 STUCCO WALL CONSTRUCTION (2X6") [9.26] STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.26] AND APPLIED PER MANUFACTURER'S 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 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41 STUCCO WALL CONSTRUCTION (2X6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.26] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) EIFS. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.1] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED). MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- 41 STUCCO WALL @ GARAGE CONST. [9.26] STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.26] AND APPLIED PER MANUFACTURER'S 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. INSULATION APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
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- 42 REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'3" OPENING) 4-20M BARS IN TOP PORTION OF WALL (8'3" TO 15'0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (15'0" TO 15'6" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL REINFORCING AT BASEMENT WINDOWS 2-16M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL. BELOW THE WIN. SLIT. 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. - BARS TO HAVE MIN. 1" (25.4) CONC. COVER - BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING

- 42 STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.4(1)]. (REFER TO DETAILS)
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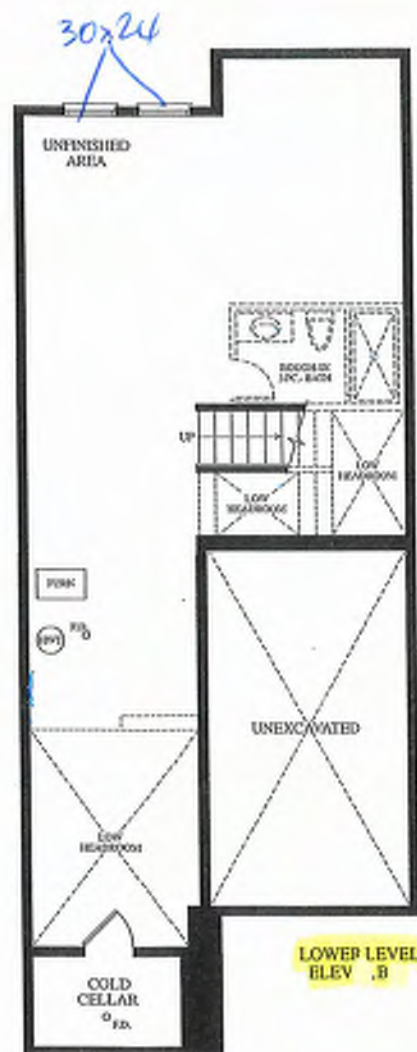
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| SIZE & SPACING OF STUDS (O.B.C. REFERENCE - TABLE 9.23.10.1) |                                                             |
|--------------------------------------------------------------|-------------------------------------------------------------|
| SUPPORTED LOADS (EXTERIOR)                                   |                                                             |
| MIN. STUD SIZE, h (mm)                                       | ROOF w/ OR w/o ATTC & 1 FLOOR ATTC & 2 FLOOR ATTC & 3 FLOOR |
|                                                              | MAX. STUD SPACING, s (mm) O.C.                              |
|                                                              | MAX. UNSUPPORTED HGT., h <sub>u</sub> (m)                   |
| 2x4" (38x89)                                                 | 16" (403)                                                   |
| 2x6" (38x140)                                                | 12" (303)                                                   |
| 2x8" (38x191)                                                | 9" (229)                                                    |
| 2x10" (38x243)                                               | 8" (203)                                                    |
| 2x12" (38x295)                                               | 7" (178)                                                    |
| 2x14" (38x347)                                               | 6" (152)                                                    |
| 2x16" (38x399)                                               | 5" (127)                                                    |

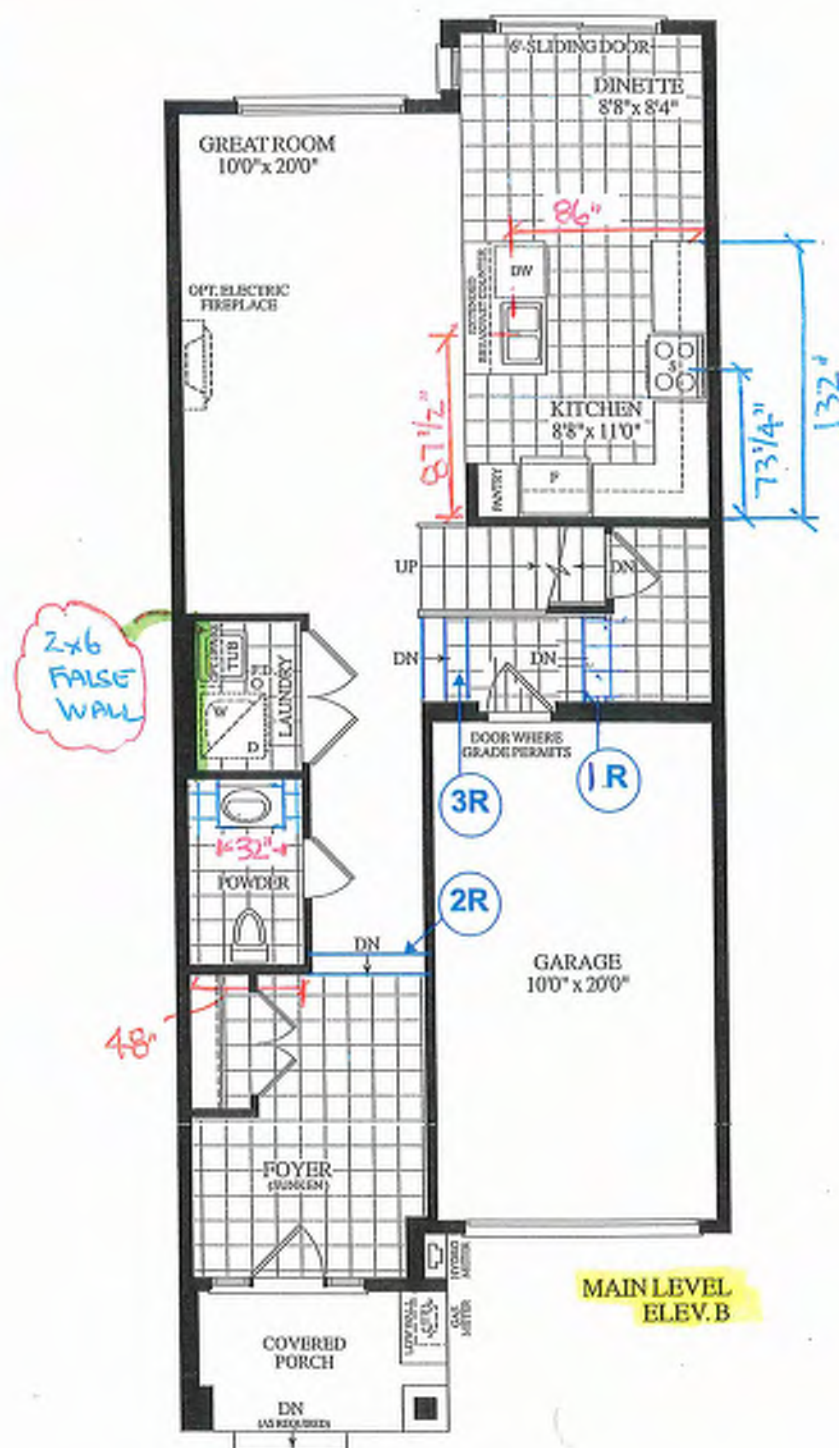




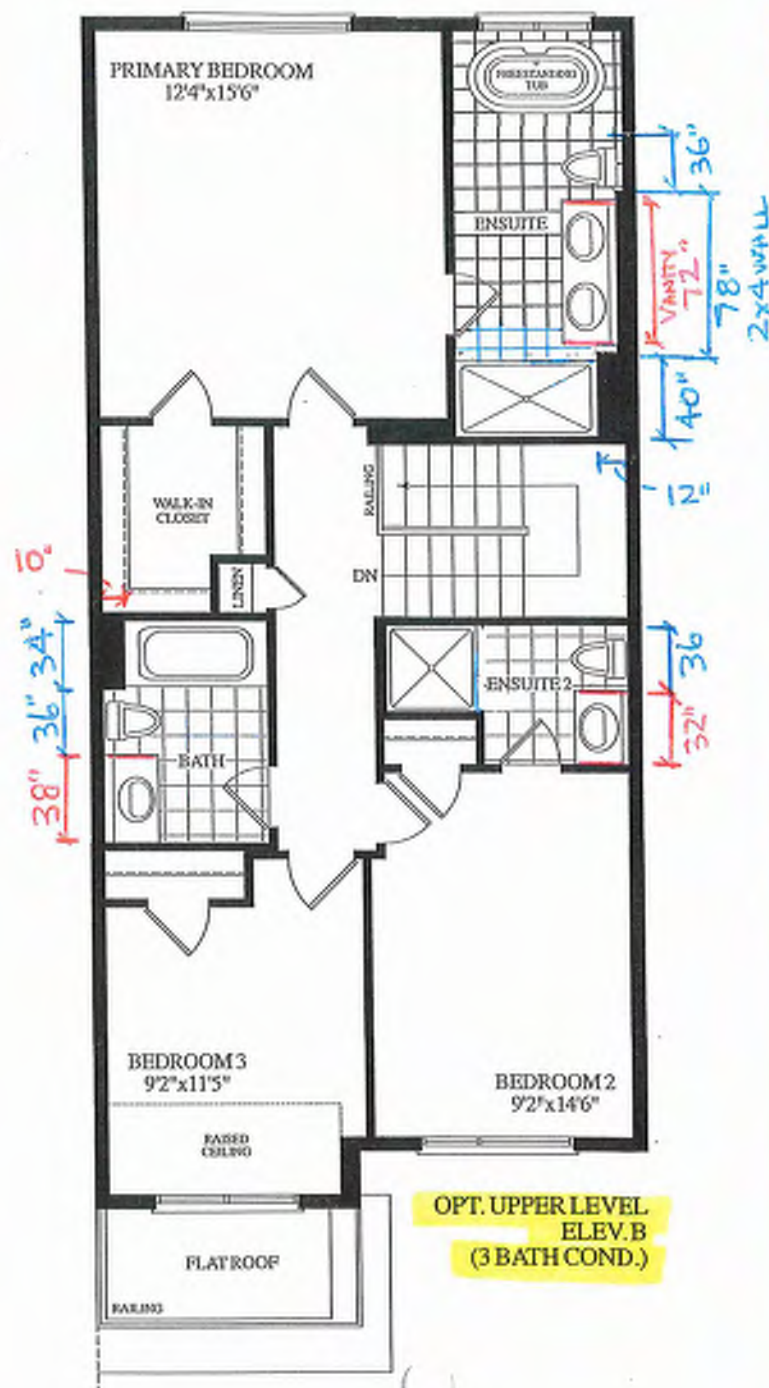
**BAYVIEW HEIGHTS**  
**RICHMOND HILL**



LOWER LEVEL  
ELEV .B



MAIN LEVEL  
ELEV. B



OPT. UPPER LEVEL  
ELEV. B  
(3 BATH COND.)

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E & O E.

BLK. 18 TH. 114

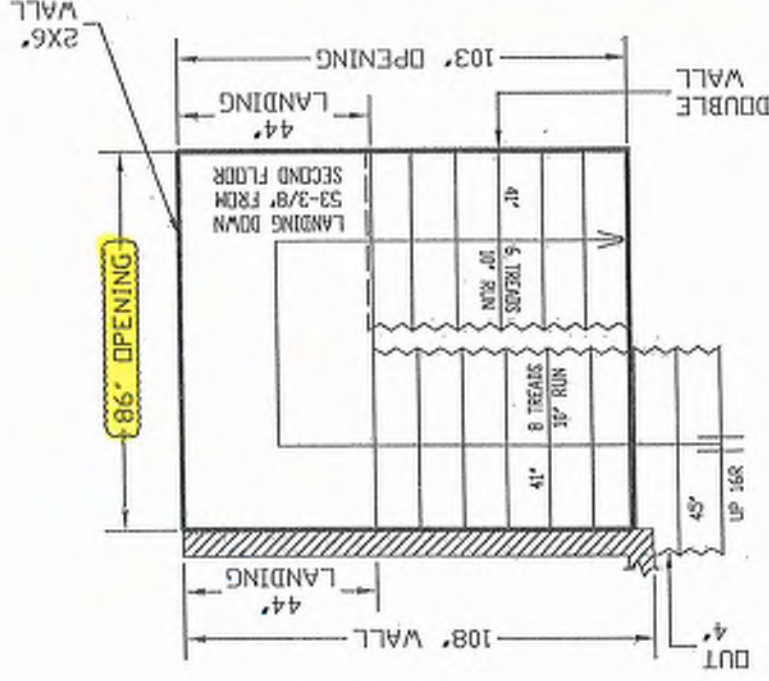
20-15 THE ANNE EL. B 3 BDRM. 3 BATH.

1685 SO.FT.



BK 18-114

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

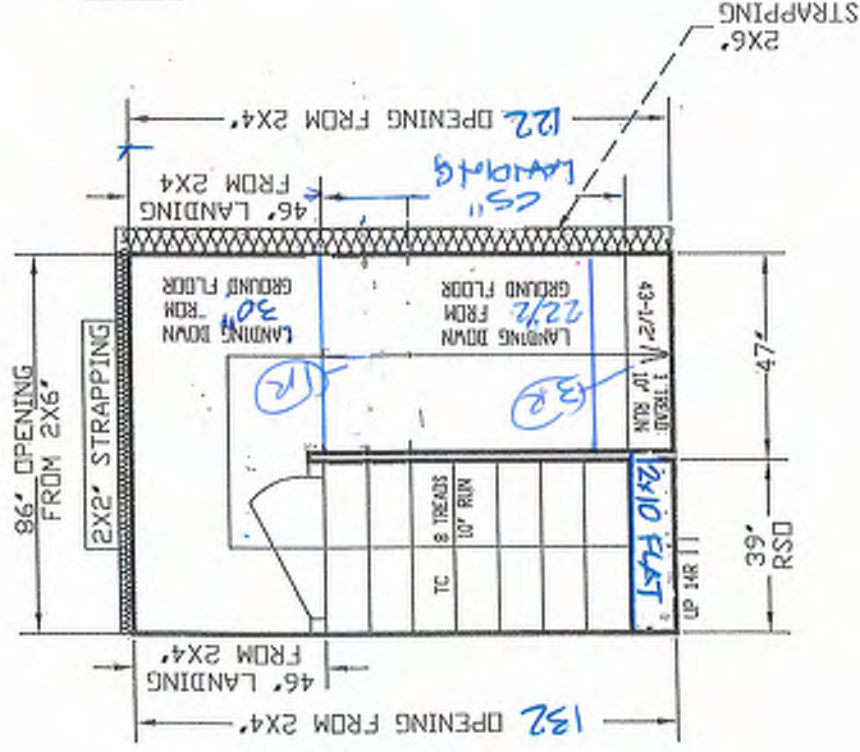


ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF BRY WALL  
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

REVISED  
JUNE 5, 2025

STAIRS LINE UP BY  
PARTY WALL & GARAGE WALL

2" CONC. LEDGE  
IN GARAGE



BASEMENT TO GROUND  
BSMT 11-7/8" JOIST



ALL LAYERS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE  
ANY STRAPPING ALLOWED TO BE CORRODED BY CARPENTERS  
TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYERS ARE REQUIRED TO  
INSTALL OUR STAIRS AND RAILINGS INC. WITH HEADROOM OR STRAPPING ALLOWED BY  
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYERS SHOULD BE CHECKED BY  
CARPENTERS OR SITE SURVEYORS TO HAVE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING  
WITH CONSTRUCTION  
ALPA STAIRS AND RAILINGS INC.  
3770 WASHITA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1W6  
TEL: (905) 694-9556 | WWW.ALPASTAIRS.COM

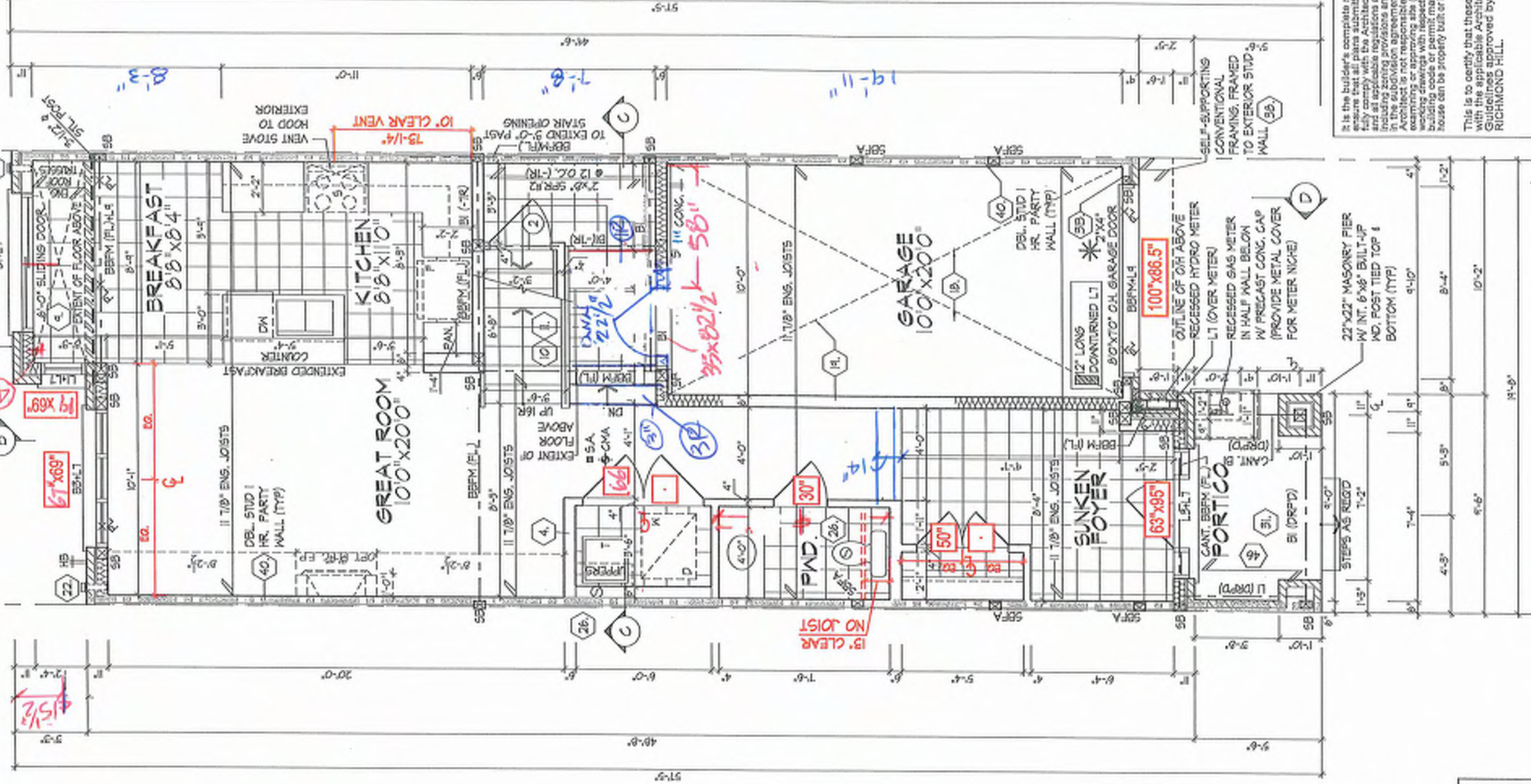
UNIT 2015  
BAYVIEW HEIGHTS

SCALE: 1/8" = 1'-0"  
LAYOUT #  
ROYAL PINE HOMES  
DRAWN BY  
PARAMOUNT  
MAY 23, 2025  
DATE









GROUND FLOOR PLAN, EL. 'B'

**PLC 18-114**

GROUND FLOOR PLAN, EL. 'B'

UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

**HUNT**  
DESIGN ASSOCIATES INC.

21274  
19995

File Number  
218094-VT2015  
8 of 25

Scale  
DSMM 3/16" = 1'-0"  
T 905.757.5133 F 905.757.7525

Drawn By  
KMM  
www.huntassociates.com

21274  
19995

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving the (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any building can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

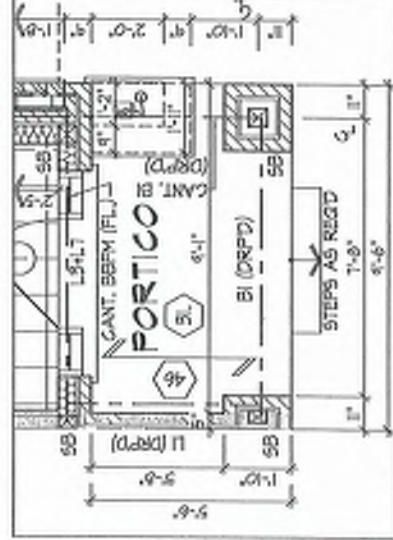
\* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT  
FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH,  
- W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C.  
- W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 12" O.C.  
PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.

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

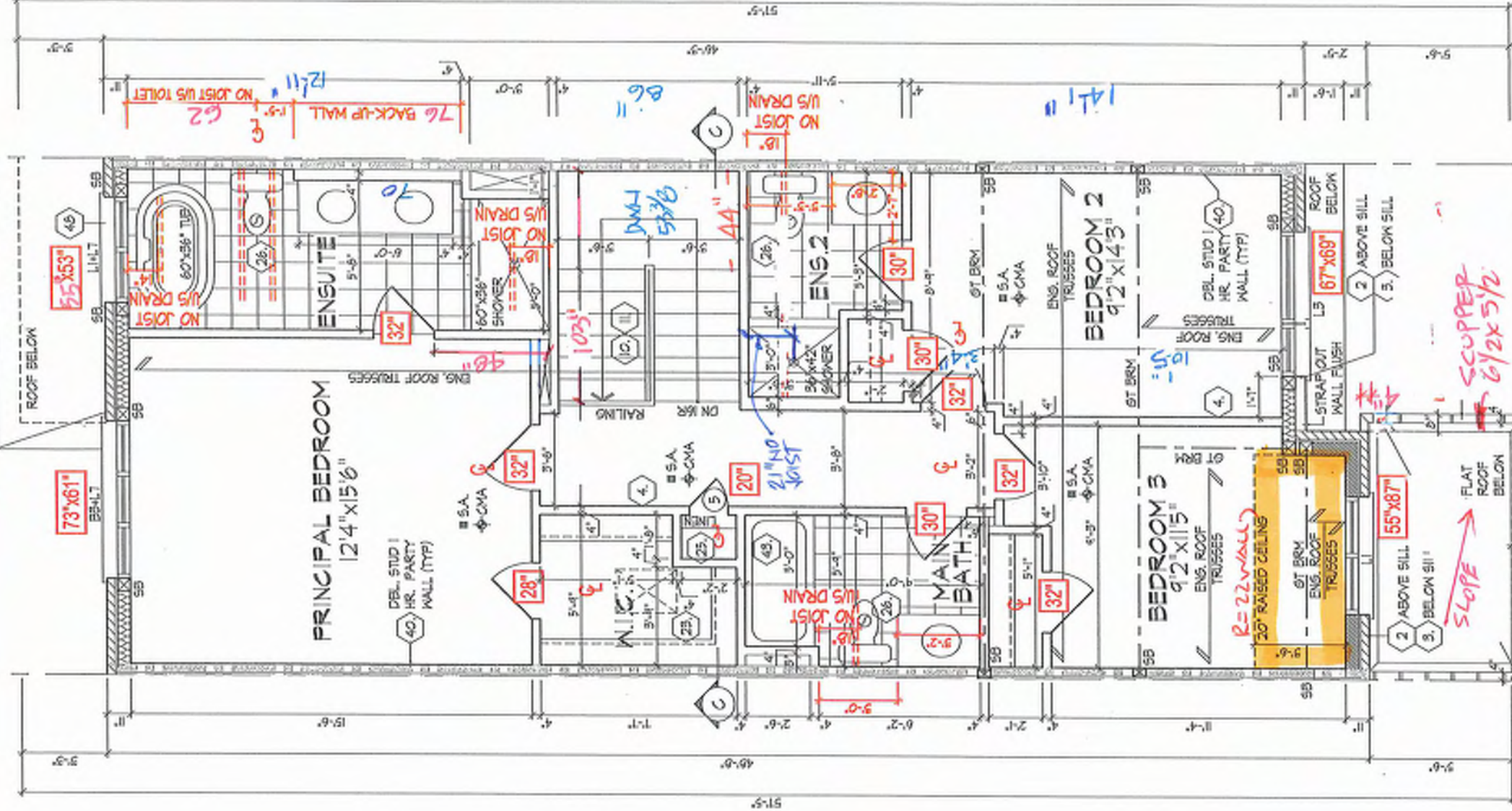
PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

PART GROUND FLOOR PLAN EL. 'B' - PORCH FAIRING FLUSH W/ NEIGHBOURING UNIT





INT-DOORS 8 3/4"  
WINDOWS SEE FLOOR



EXTERIOR SIDING FINISH  
STRAPPED OUT WALL TO BE  
BUILT-OUT ON 2x8" WALL  
STUDS W/ 2x4" STUDS LAID  
FLAT AND 1/16" ASPENITE.

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

## OPT. SECOND FLOOR PLAN, EL. 'B' W/ 3 BATHS

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible for any errors or omissions in the plans or for any damage or loss of any kind resulting from the use of these plans. The builder shall be responsible for obtaining all necessary permits and for complying with all applicable building codes or permit requirements and for ensuring that the house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK 18-114

UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

**HUNT**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

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F 908.737.7325

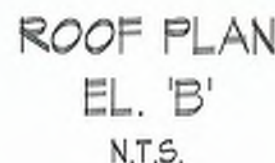
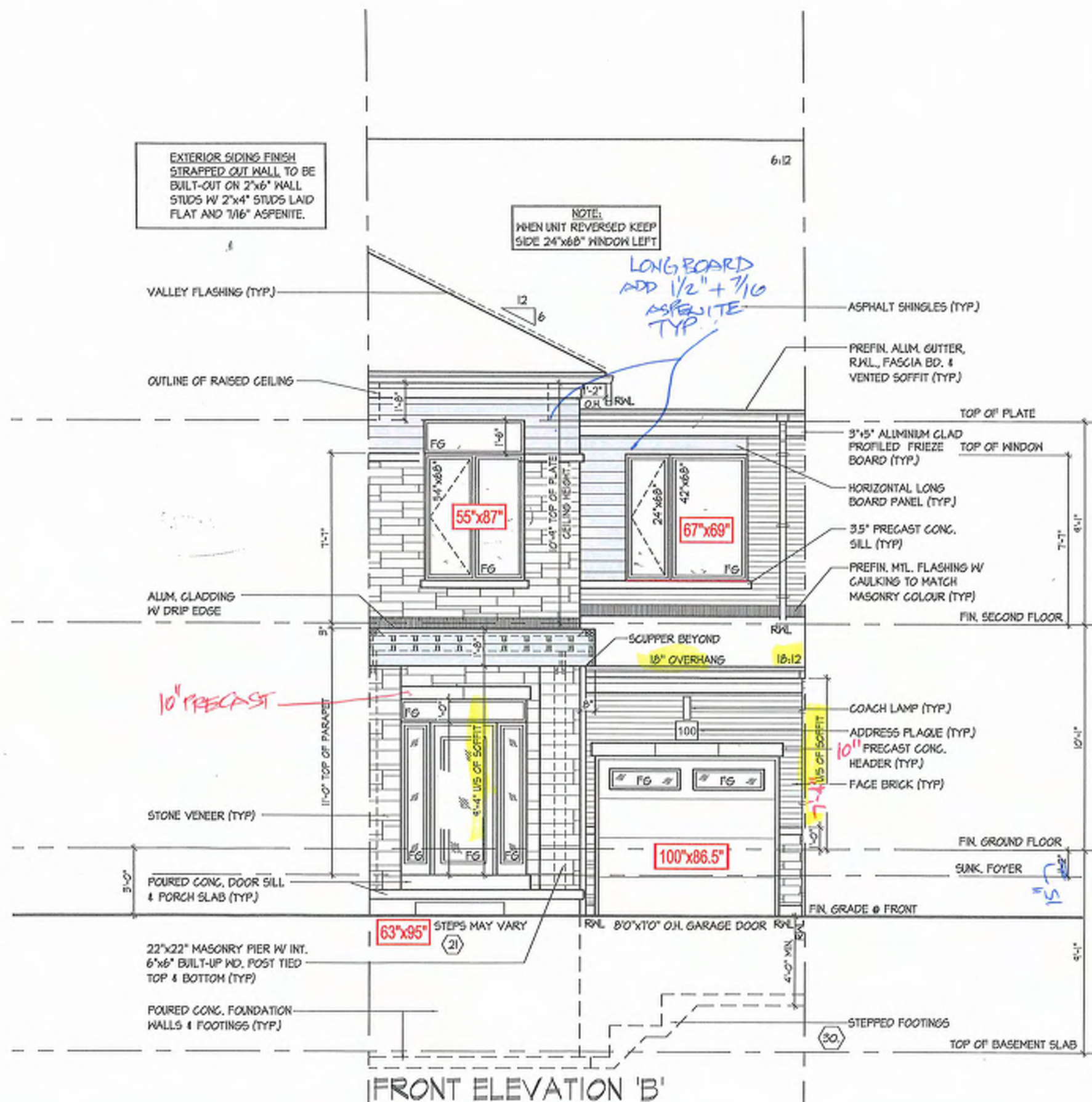
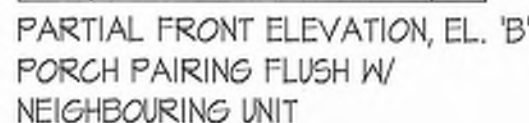
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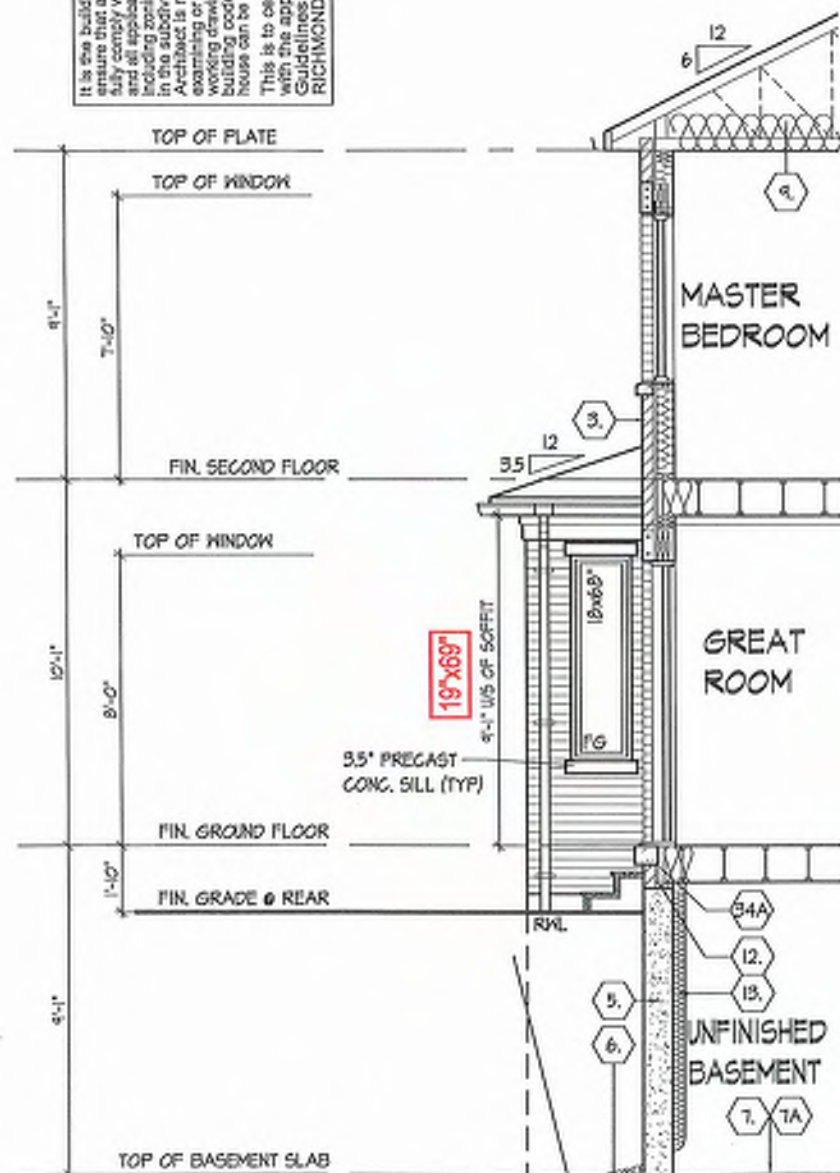


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Central Architect is not responsible in any way for examining or approving any (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

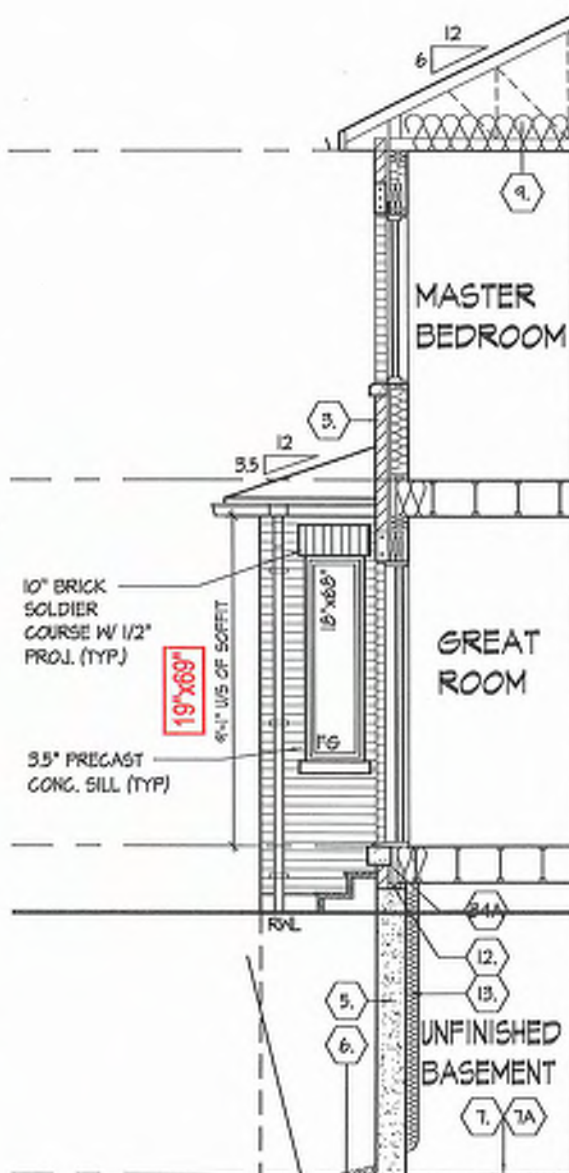


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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.



PART. SECTION 'B'  
FOR UPGRADED REAR  
FOR ELEV. 'A'



PART.  
SECTION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ASPHALT SHINGLES (TYP.)  
PREFIN. ALUM. GUTTER,  
RULL, FASCIA BD. &  
VENTED SOFFIT (TYP.)

PREFIN. MTL. FLASHING W/  
CAULKING TO MATCH  
MASONRY COLOUR (TYP.)

COACH LIGHT

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE

55"x53"  
73"x61"

ROOF VENT

60" SLIDING DOOR

72.5"x96"

STEPS  
MAY VARY

6" POURED CONC.  
DOOR SILL

REAR ELEVATION 'A', 'B' & 'C'

BLK 18-114

REAR ELEVATION 'A', 'B' & 'C'

UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

HUNT  
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www.huntdesign.ca  
6865 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326  
Drawn by: KM/MM Checked by: DS/MM Scale: 3/16"=1'-0"

Page Number  
16 of 25

File Number  
218094WT2015

Sheet  
3/16"=1'-0"

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

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6865 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326  
Drawn by: KM/MM Checked by: DS/MM Scale: 3/16"=1'-0"

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.

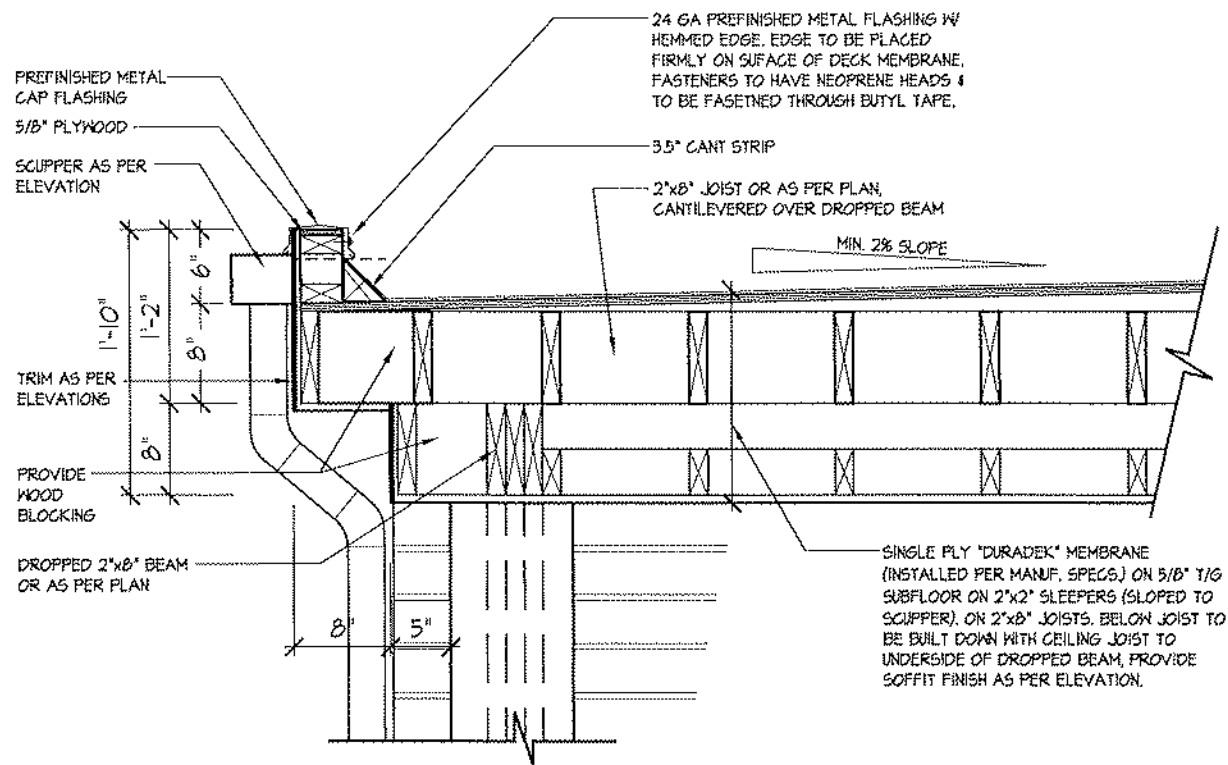
Qualification Information  
Name: DOMINGO MARIANO  
Registration Number: 21274  
Date: 1995

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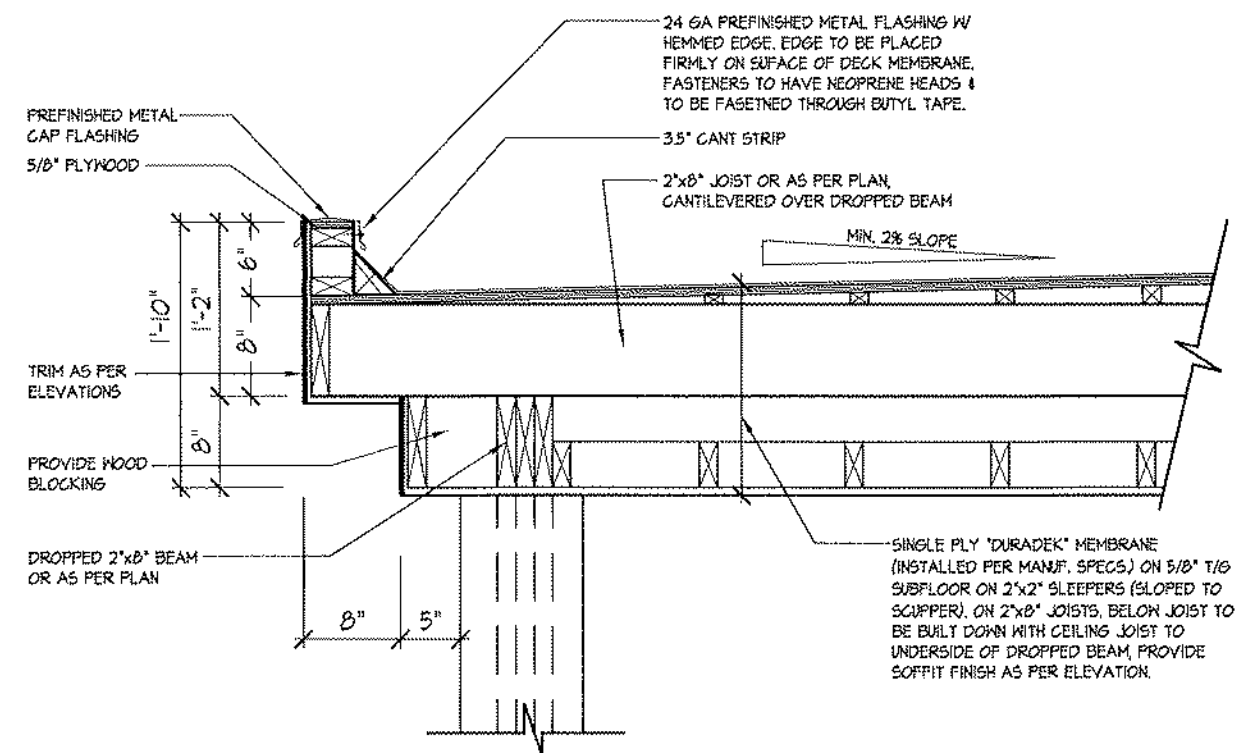




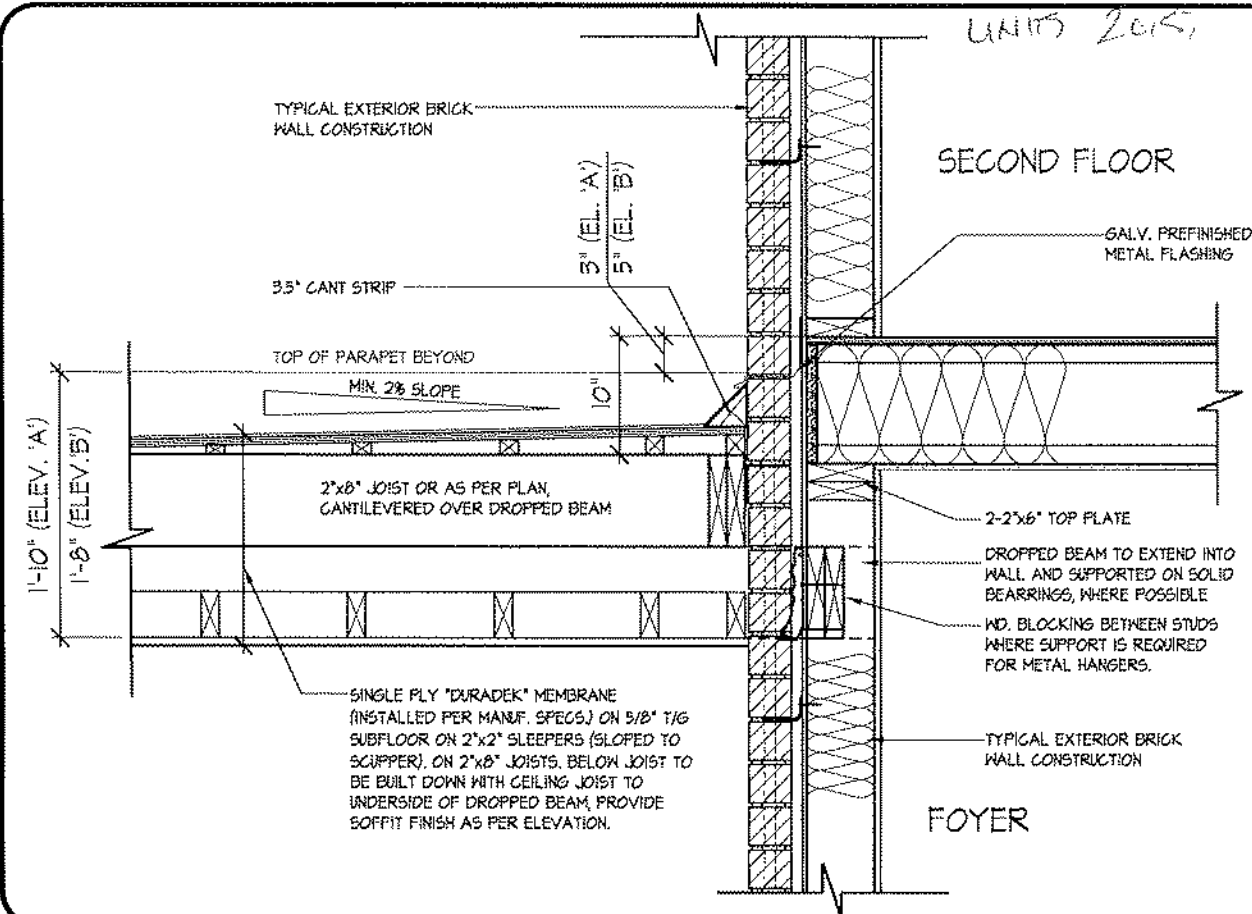




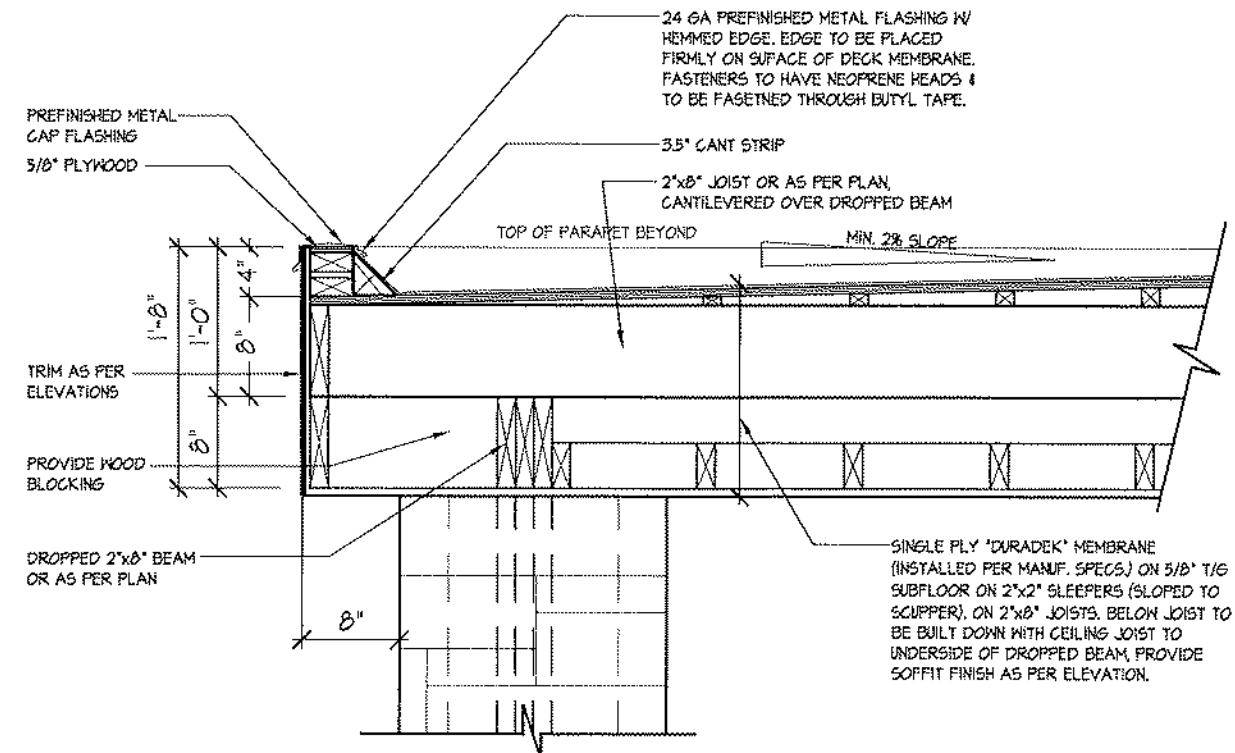
**1B** **FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)**  
3/4"=1'-0"



**1** **FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'**  
3/4"=1'-0"

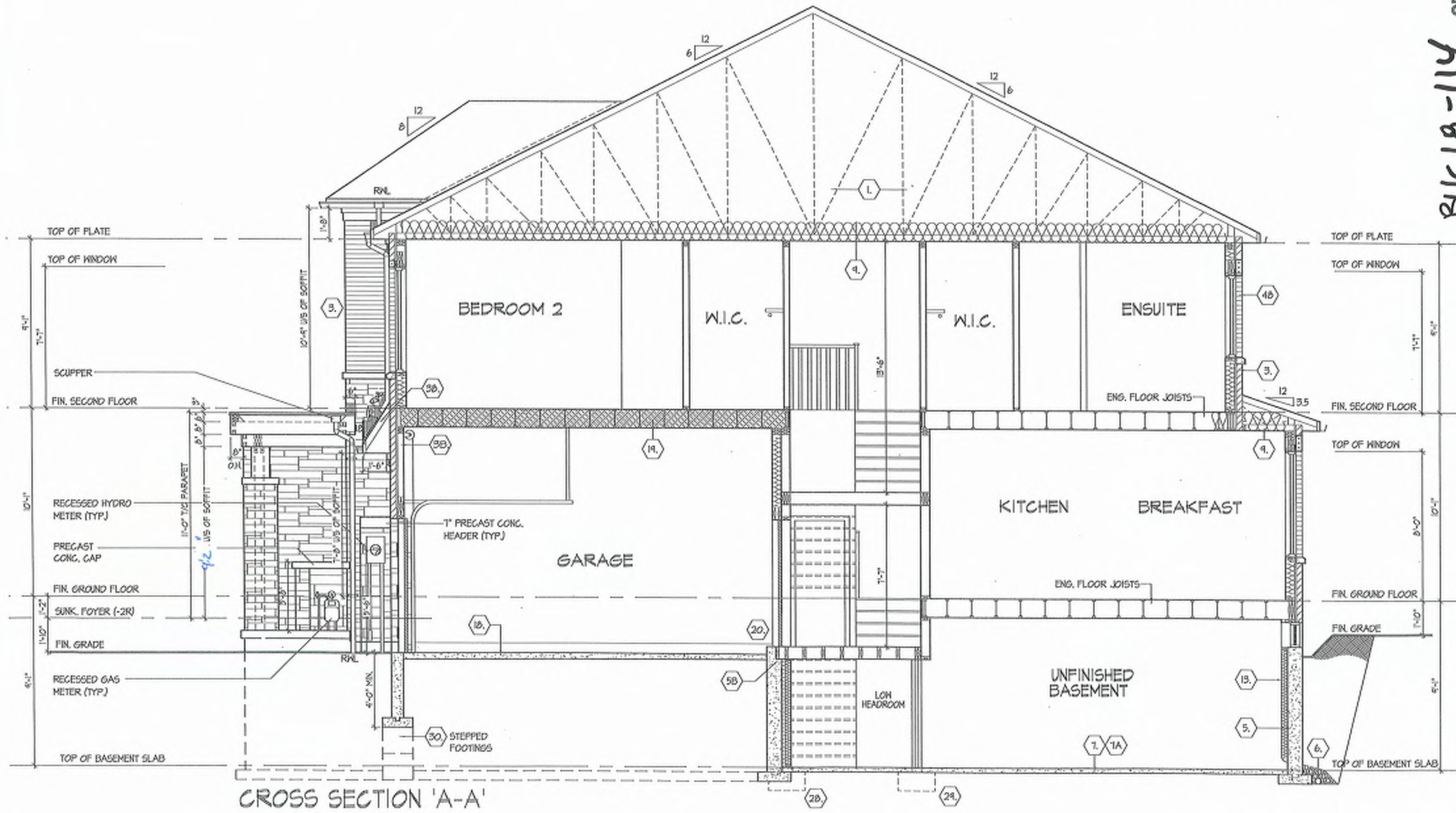


**3** **FLAT ROOF DETAIL @ EXTERIOR WALL**  
3/4"=1'-0"



**2** **FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'**  
3/4"=1'-0"





CROSS SECTION 'A-A'

**RUC18-114**

CROSS SECTION 'A-A'  
UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

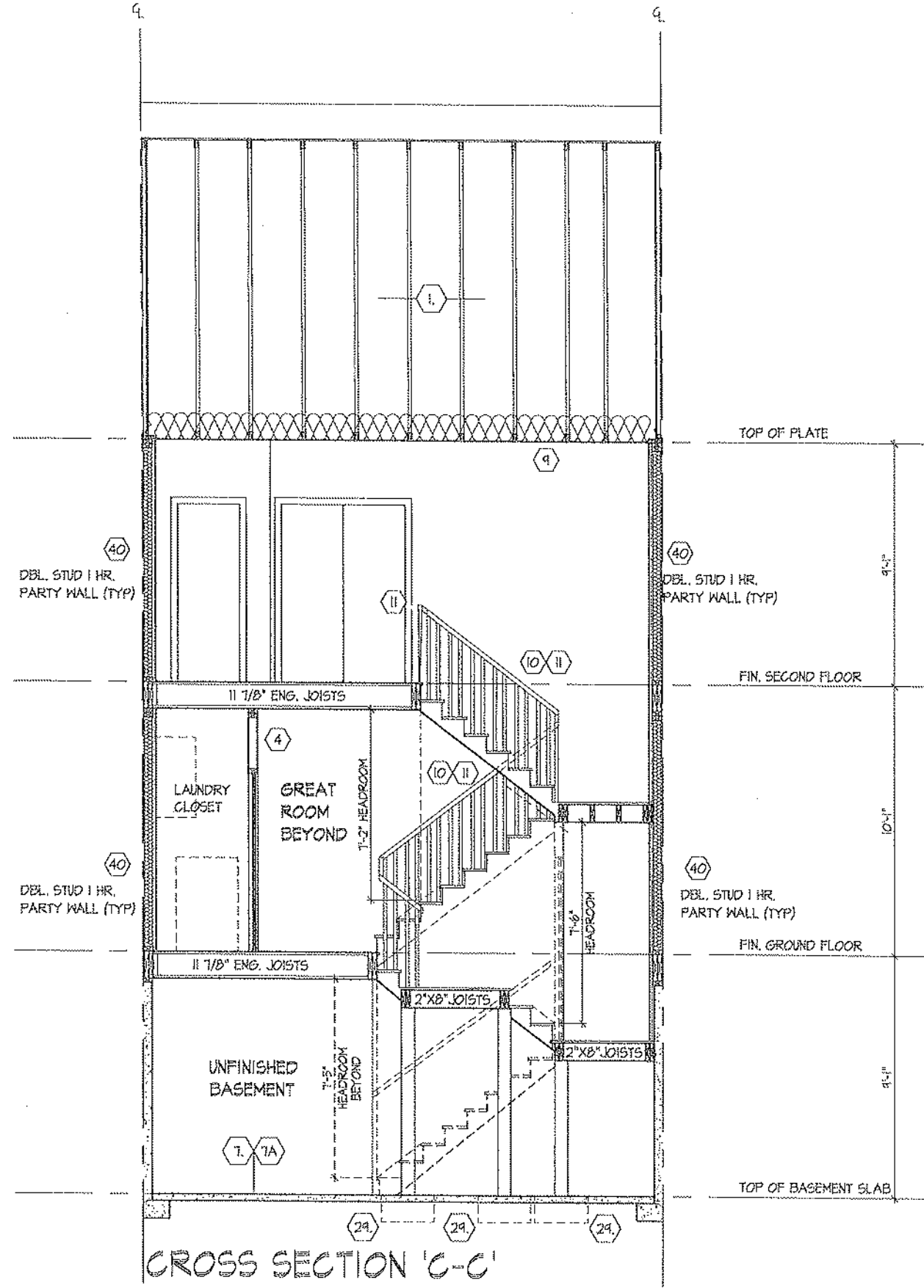
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DESIGN ASSOCIATES INC.  
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.C.A. BUILDING CODE TO BE A DESIGNER.  
SIGNATURE: DOMINIC MOISSE  
NAME: DOMINIC MOISSE  
REGISTRATION INFORMATION: 21274  
HUNT DESIGN ASSOCIATES INC. 15605  
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File Number: 218094/WT2015  
Drawn By: KMM  
Checked By: DSM  
Scale: 3/16" = 1'-0"

Page Number: 25 of 25  
T: 905.737.5133  
F: 905.737.7325





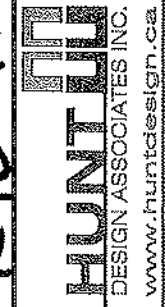
CROSS SECTION 'C-C'

Bk 18-114

PART CROSS SECTION 'B' & CROSS SECTION 'C-C'

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.



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

Ontario: Mobile 21274

NAME SIGNATURE

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19685

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

Checked By: DS/MM 3/16"=1'-0"

File Number: 218094WT2015

Page Number: 26 of 26

8866 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7925

UNIT 2015

REV. 2025.03.25

REV. 2025.03.25

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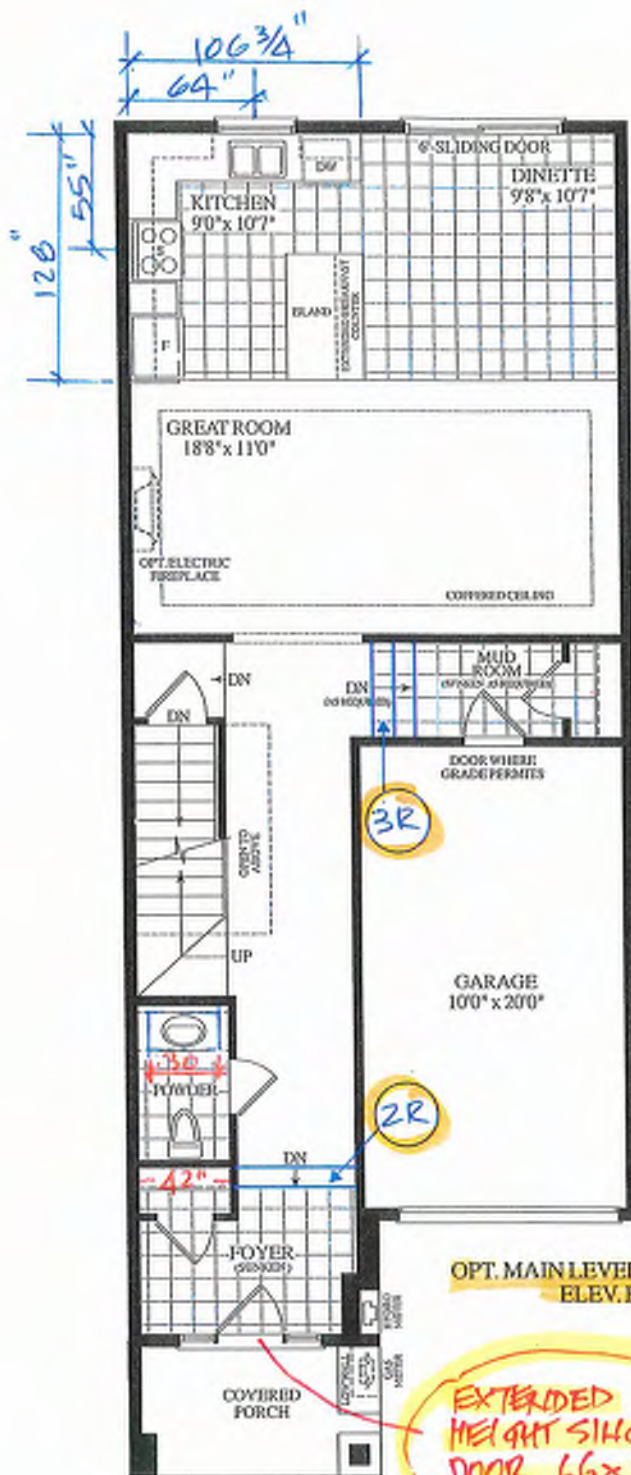
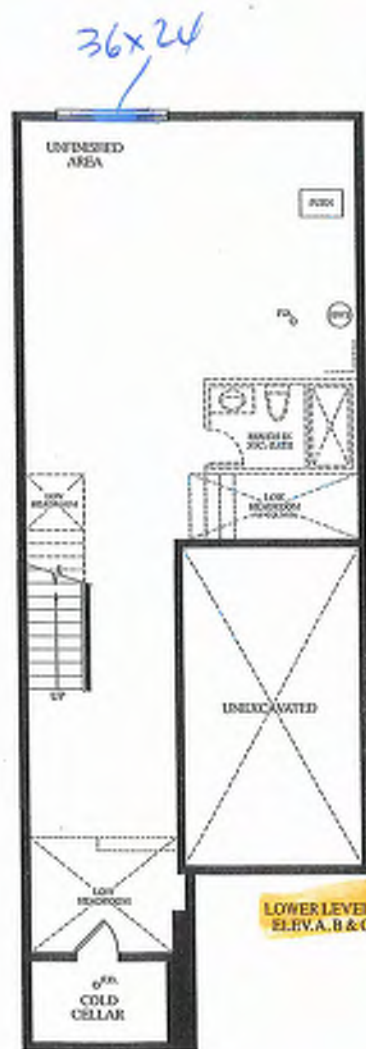




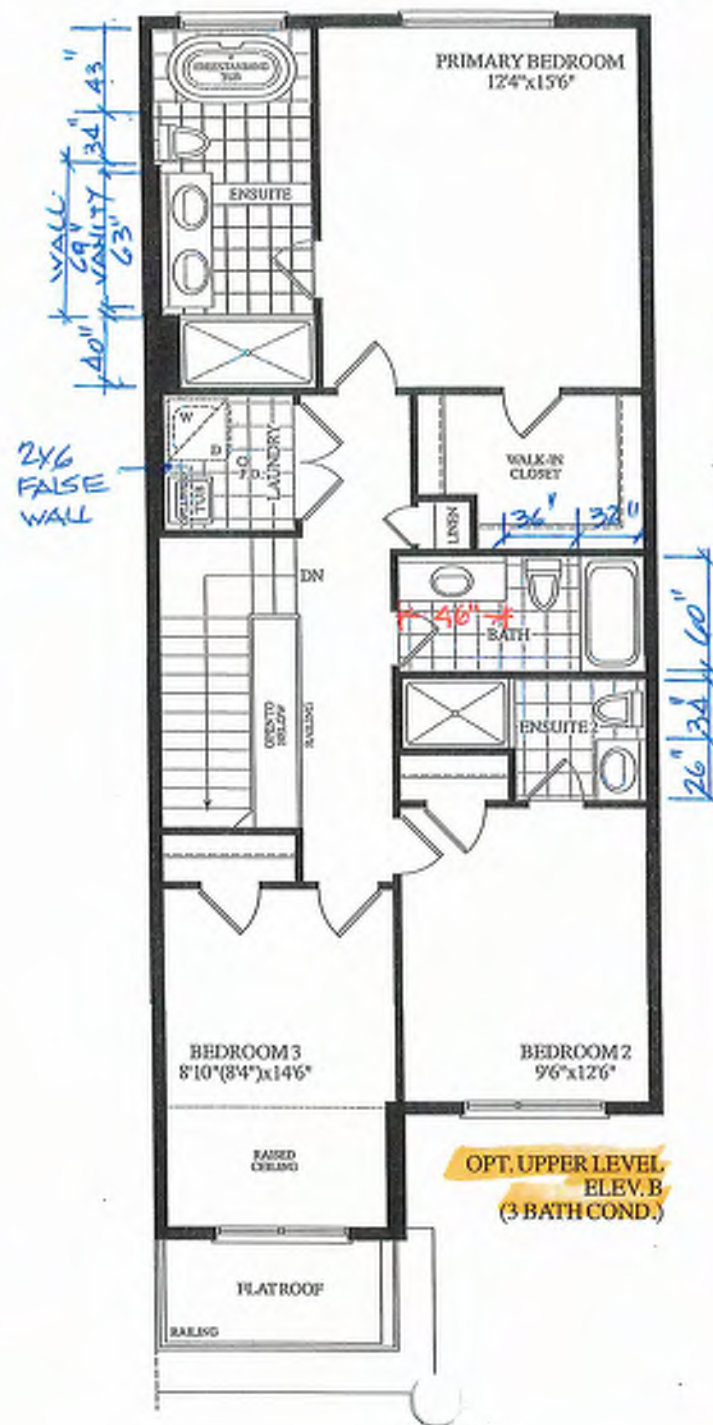
# BAYVIEW HEIGHTS RICHMOND HILL



ELEVATION B



Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area, E&O.E.



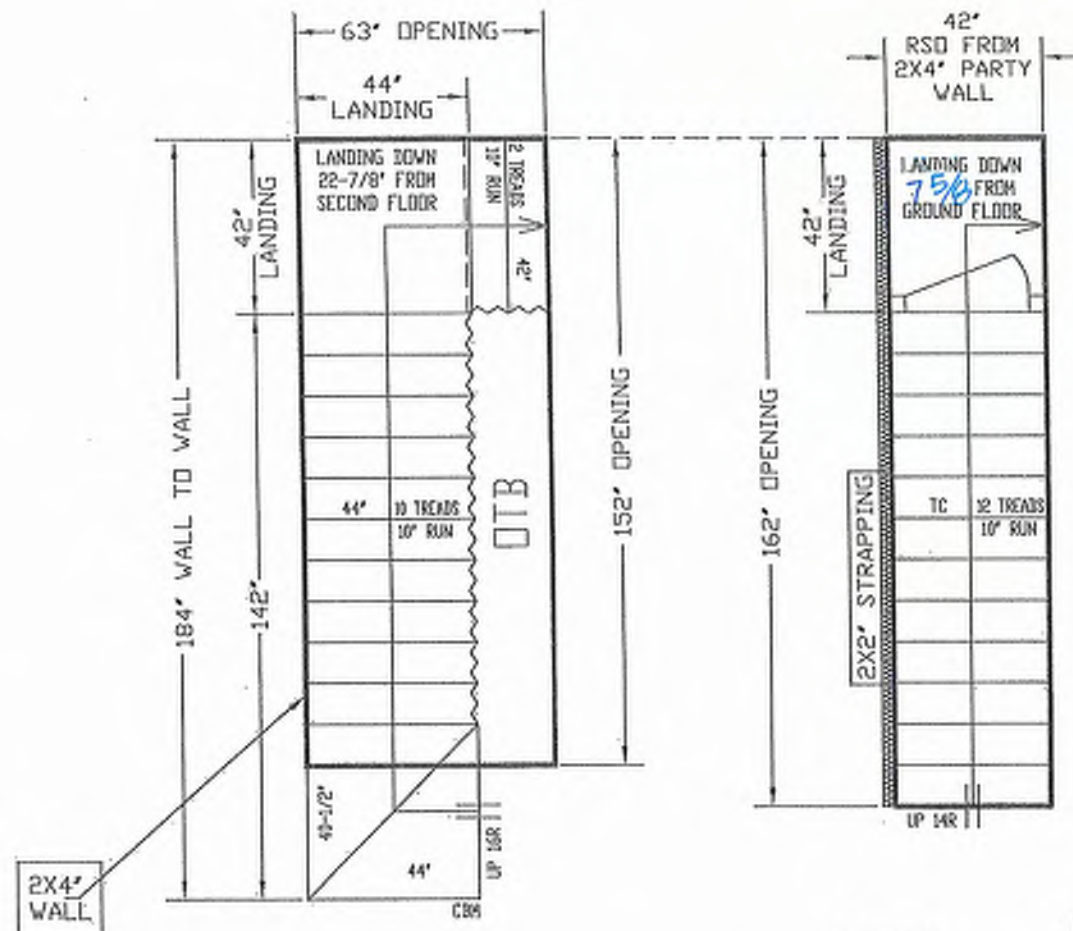
INVENTORY HOUSE

BLK. 18 TH. 115 20-16 THE CHARLOTTE EL. B OPT. MAIN 3 BDRM 3 BATH 1795 SQ.FT.



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

BASEMENT TO GROUND  
BSMT 11-7/8" JOIST



BUC 18-115

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

STAIRS LINE UP BY  
PARTY WALL

NO WALLS UNTIL  
STAIRS INSTALLED

REVISED  
JUNE 4, 2025

GARAGE RIGHT >



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.  
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS.  
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED  
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO  
INSTALL OUR STAIRS. ANY PROBLEM WITH HEADROOM OR STRAPPING ALLOWANCES, ALPHA  
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY  
CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING  
WITH CONSTRUCTION.

ALPHA STAIRS AND RAILINGS INC.  
3779 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6  
TEL: (905) 694-9556 | www.alpastairs.com



SITE  
BAYVIEW  
HEIGHTS  
UNIT 2016

| NAME     | DATE             |
|----------|------------------|
| PARAMJEC | MAY 23, 2025     |
| CLIENT   | ROYAL PINE HOMES |
| LAYOUT # |                  |
| SCALE    | 1/32             |







[illegible]

BUK-18-115

|                                                                           |                                                                                             |                                                                                                                                                                      |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL DOORS ON PLAN ARE 7'-0" HIGH TOP OF FRAME, UNLESS LABELLED OTHERWISE. | PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL. | REFER TO EXTERIOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS. |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

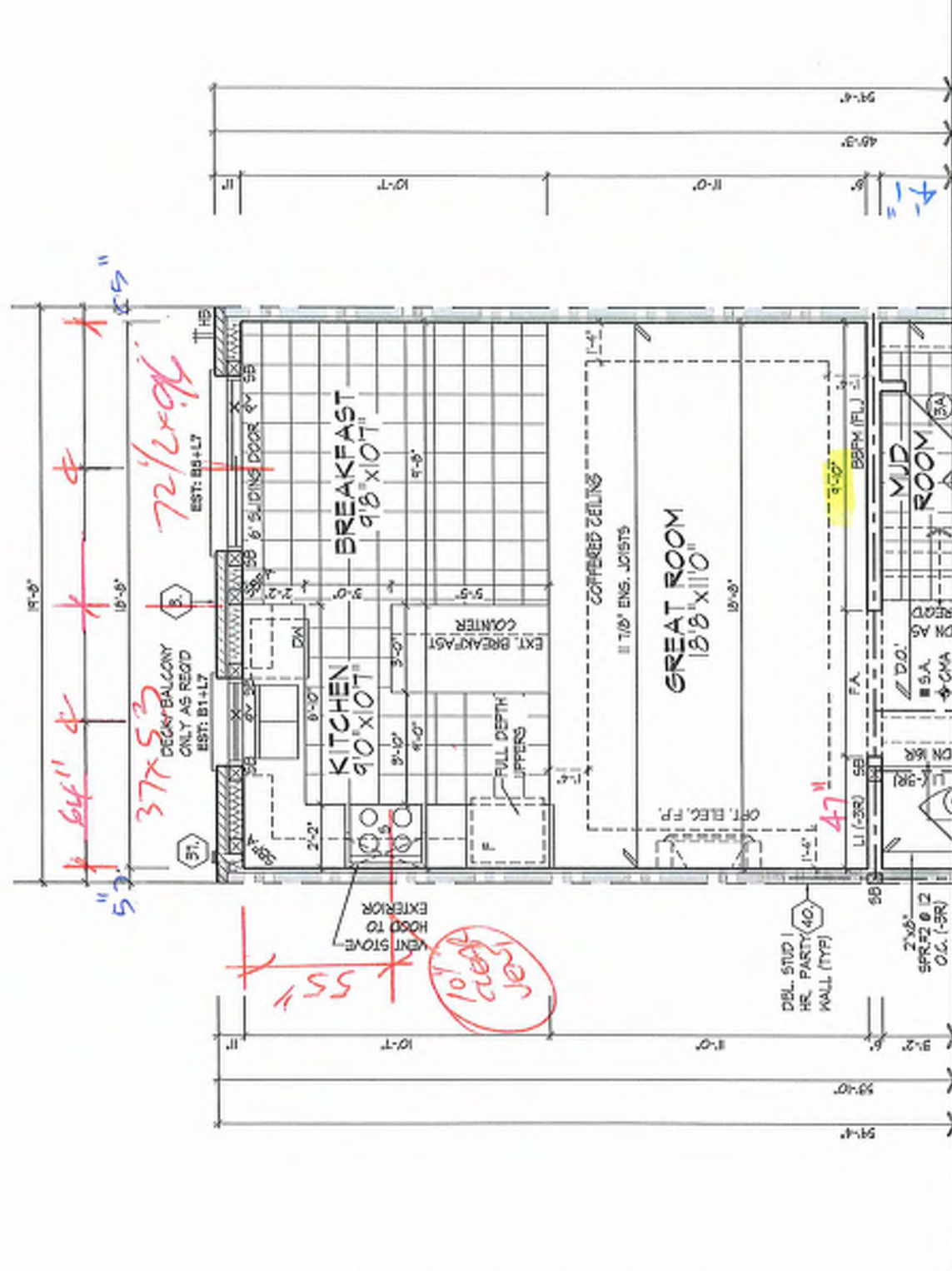
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions of the City of Richmond. The applicant is responsible for obtaining all applicable zoning, building, fire, and other permits. The applicant is responsible for obtaining or approving all (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

[illegible]

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PART. OPT. GROUND FLOOR PLAN ELEV 'A', 'B' & 'C'

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with all applicable codes, ordinances, and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building codes or permit matter or other any house can be properly used or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

**PK 18-115**

OPT. GROUND FLOOR PLAN EL. 'A', 'B' & 'C'

UNIT 2016  
REV. 2025.03.24

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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|              |              |             |              |   |       |
|--------------|--------------|-------------|--------------|---|-------|
| Drawn By     | MM           | 3/16"=1'-0" | 218094VT2016 | 4 | of 29 |
| Checked By   | MM           | 3/16"=1'-0" | 218094VT2016 | 4 | of 29 |
| Scale        | 3/16"=1'-0"  |             |              |   |       |
| Project Name | 218094VT2016 |             |              |   |       |
| Page Number  | 4            |             |              |   |       |

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

QUALIFICATION INFORMATION

Domestic Mobile

21274

19995

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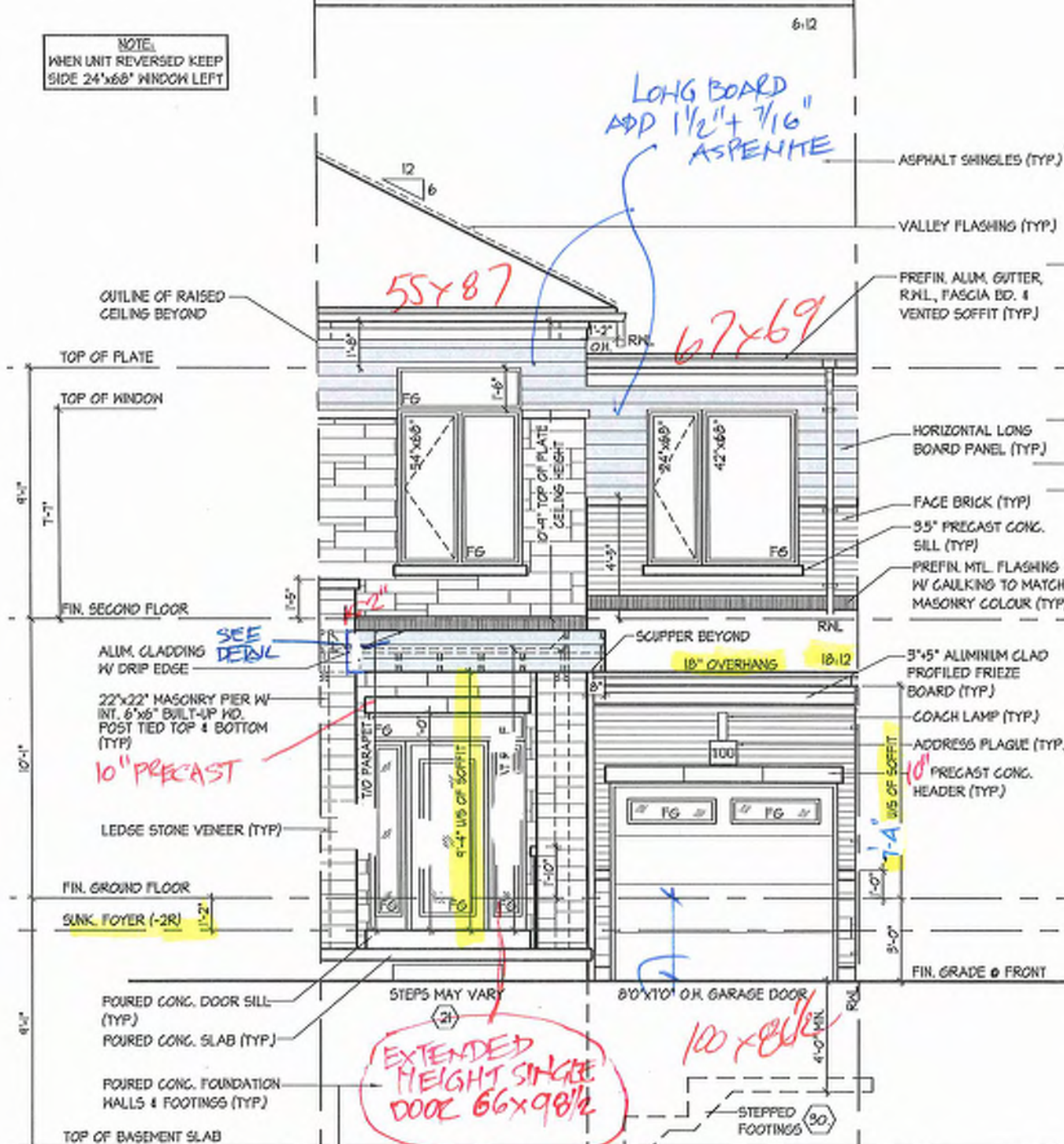






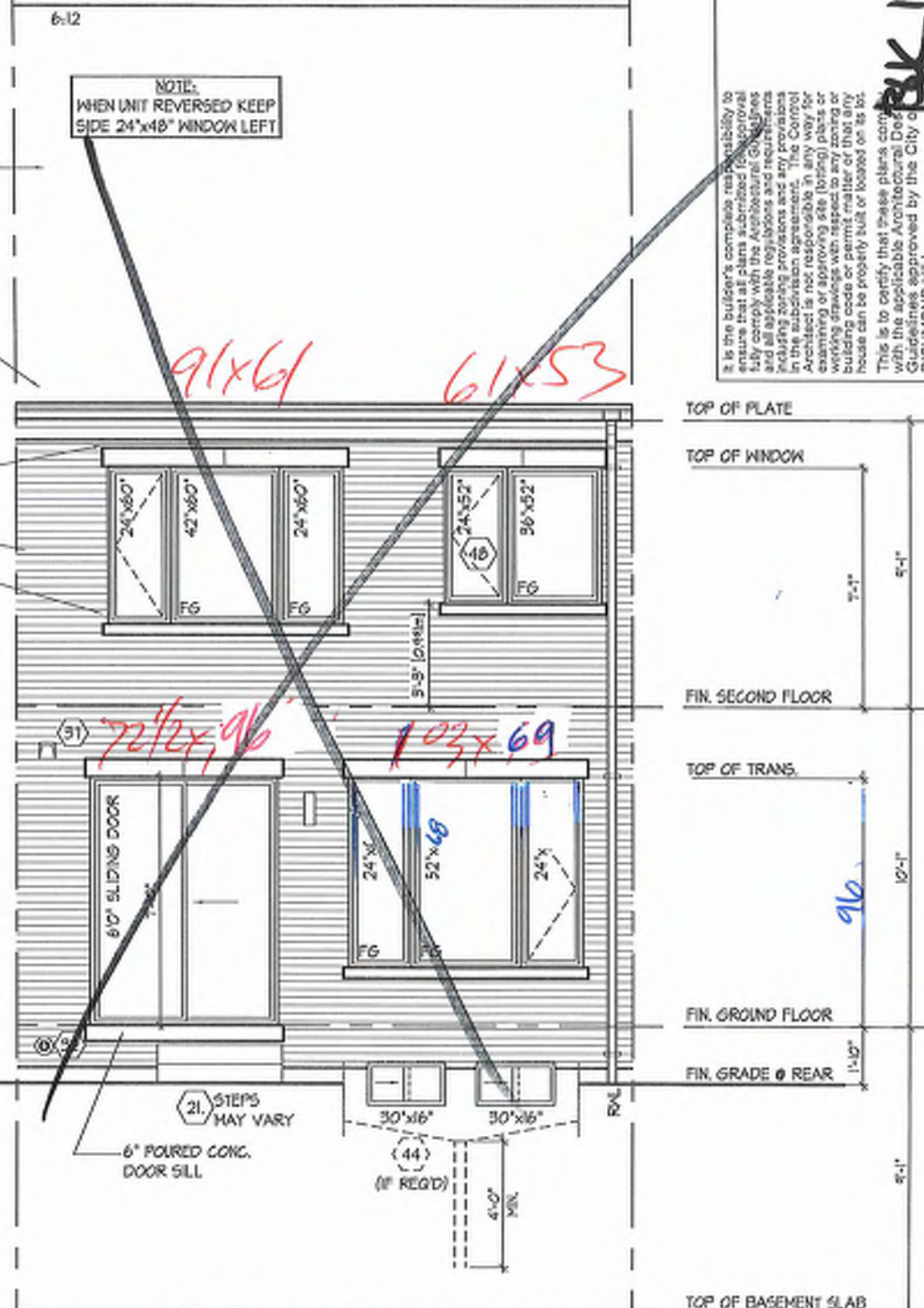
ROOF PLAN  
EL. 'B'  
N.T.S.

NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x68" WINDOW LEFT



FRONT ELEVATION 'B'

UPGRADED REAR  
ELEVATION 'B'



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Guidelines and all applicable regulations and requirements including zoning provisions and any previous approvals. The Architect is not responsible for any zoning or building code or permit matter of that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

PK 18-115

UNIT 2016  
REV. 2025.03.24

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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Page Number  
16 of 29

File Number  
218094WT2016

Scale  
3/16"=1'-0"

Drawn By  
MM

Checked By  
KMTT

Date  
3/16/2016

Project  
8166 Woodbine Ave., Markham, ON L3R 0J7

Project  
T 905.737.5133 F 905.737.7328

Project  
19985

Project  
21274

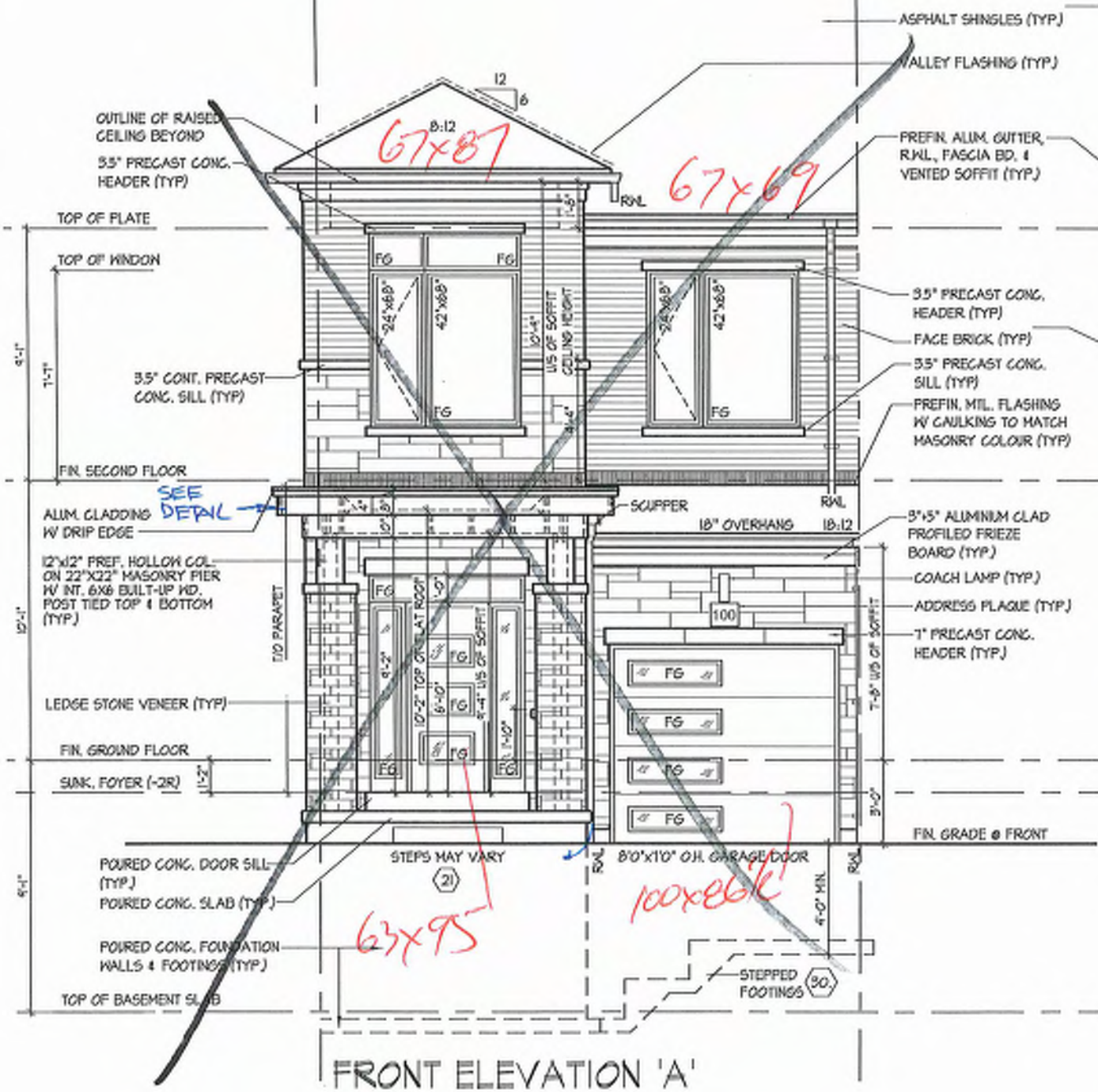
Project  
21274



ROOF PLAN  
EL. 'A'  
N.T.S.

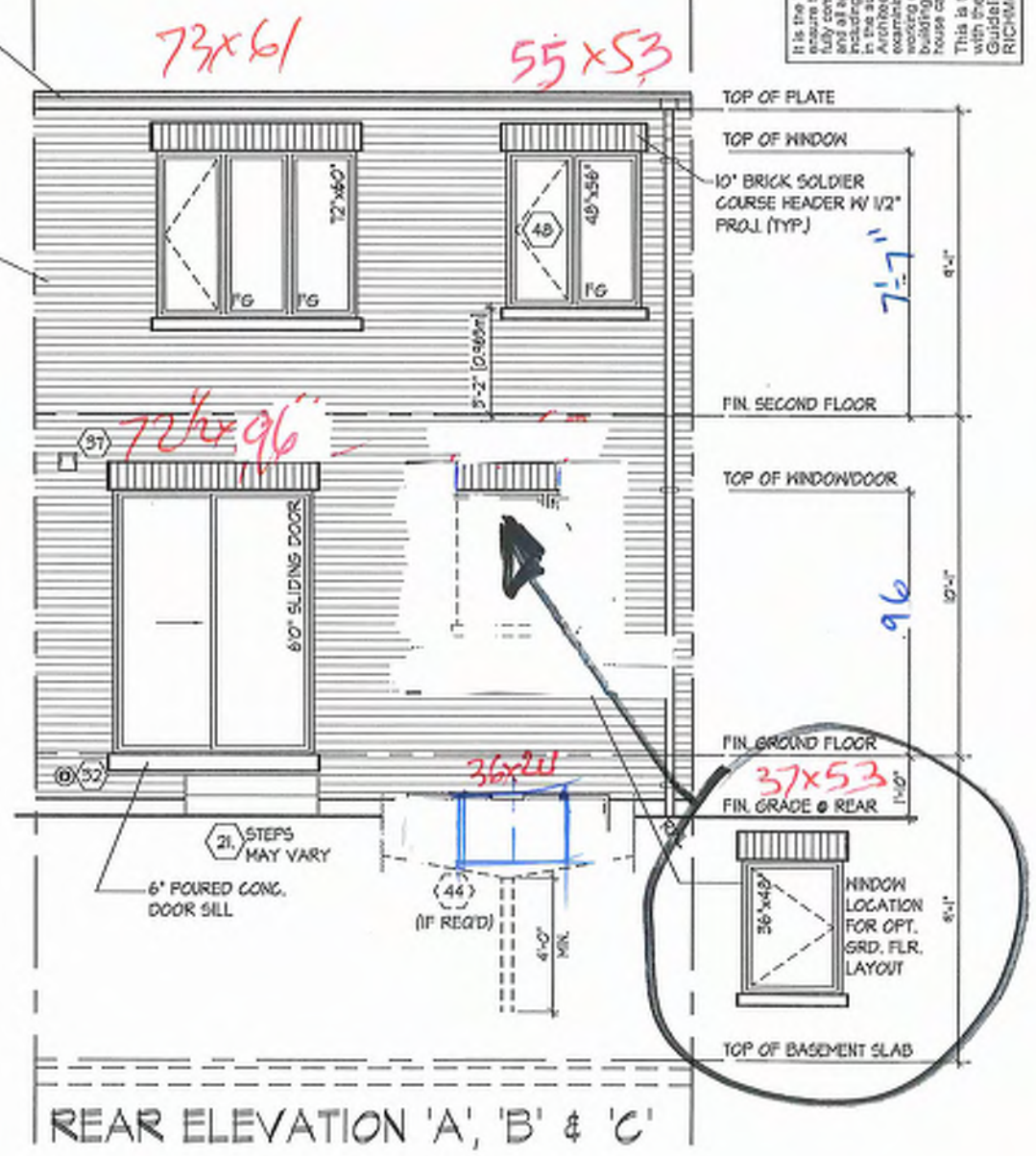
NOTE:  
WHEN UNIT REVERSED KEEP  
FIXED GLASS GARAGE  
DOOR PANE LEFT

NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x68" WINDOW LEFT



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE



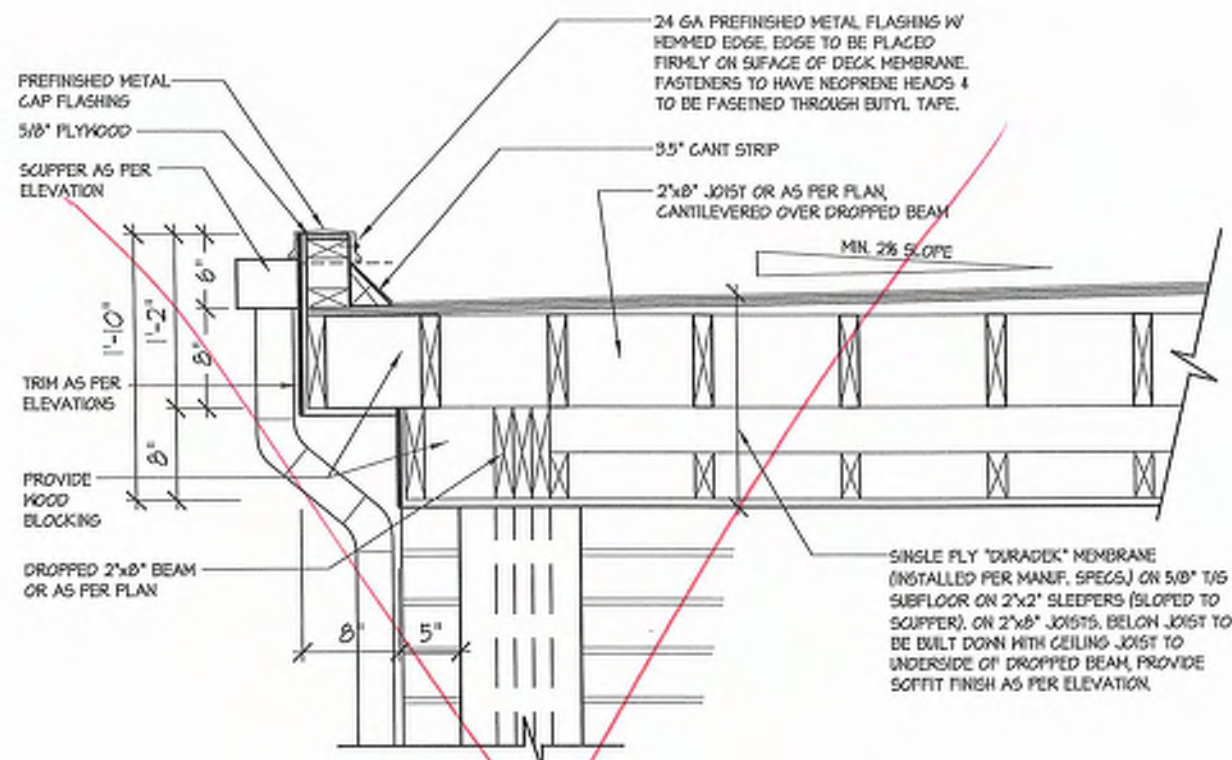
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The City of Richmond Hill, Ontario, is not responsible for reviewing or approving any plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Richmond Hill.

BK 18-115

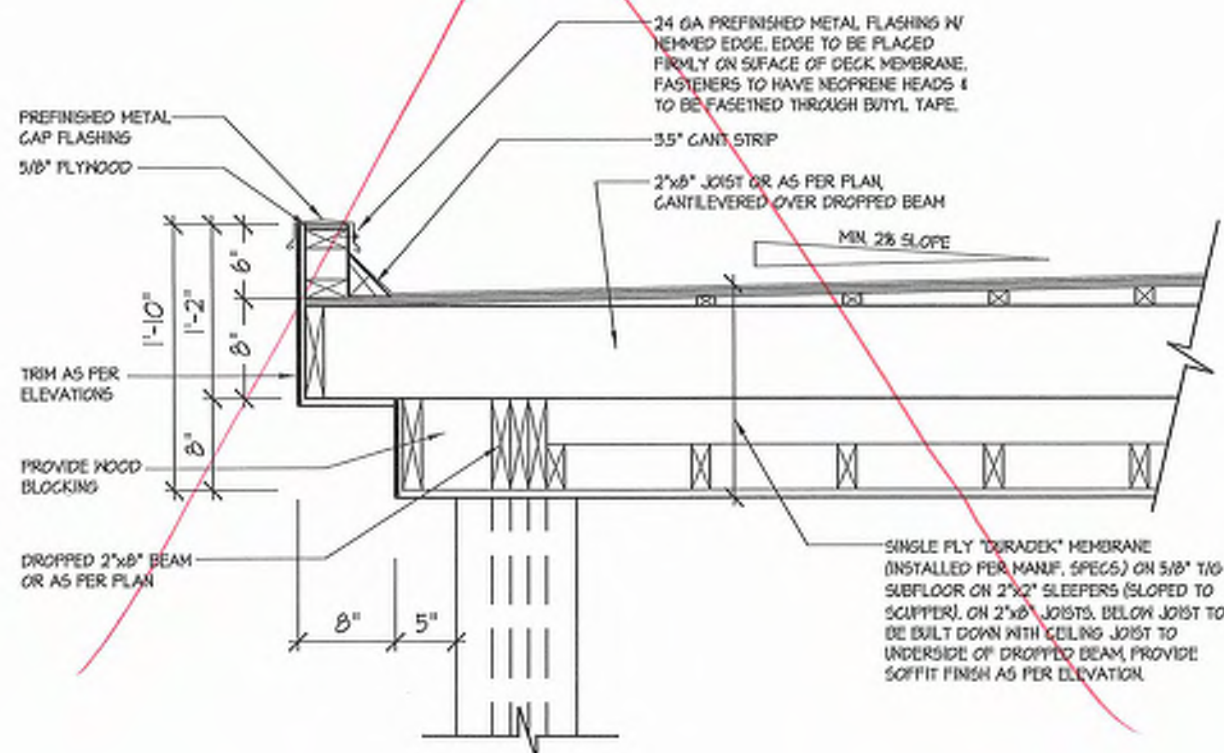




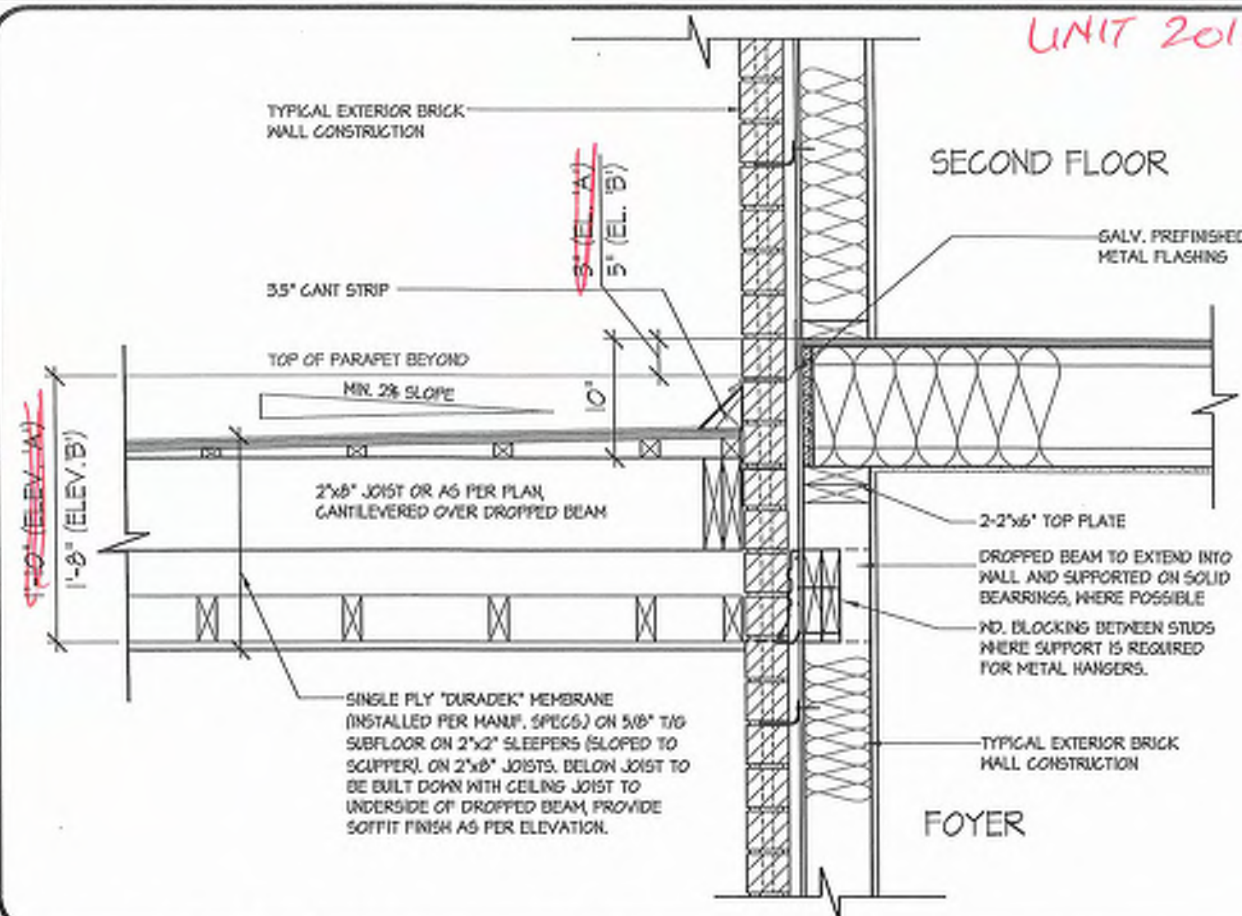




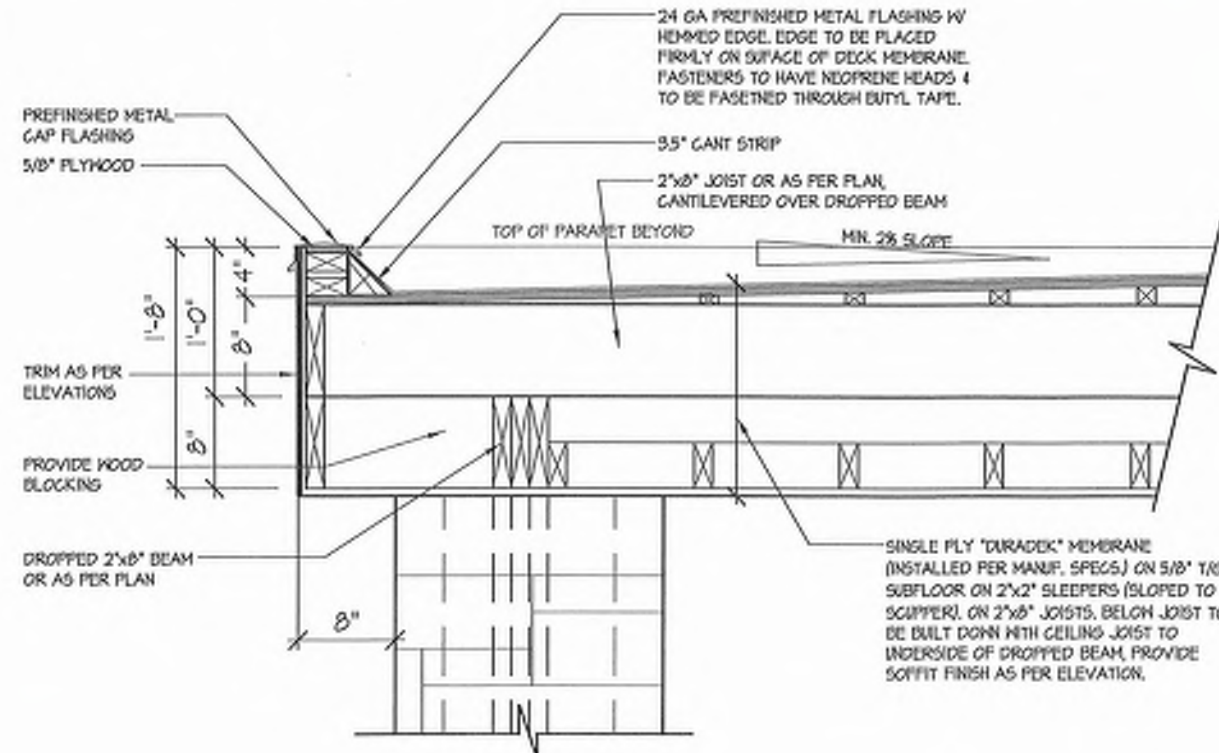
**1B** FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)  
3/4"=1'-0"



**1** FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'  
3/4"=1'-0"



**3** FLAT ROOF DETAIL @ EXTERIOR WALL  
3/4"=1'-0"



**2** FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'  
3/4"=1'-0"



SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.15, 9.23.14, 9.23.16.]  
NO. 215 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1" CLIPS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (600) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND KINKER FACE OF EXTERIOR WALL. 2"x4" (38x89) TRUSS BRACING @ 6' (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESGROUT TO BE 4" MIN. WITH RAIL DISCHARGING ONTO CONCRETE. FLASHING PADS OR FTER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESGROUT WITH ELEC. TRACED HEATER CABLE ALONG EAVESGROUT 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' (910) AND END LAPS A MINIMUM 8" (152). AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
- 1B

PROFIED ROOF TRUSSES  
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED CORYFRAYR CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION (2'x6") [9.23.17.3(1)]  
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 [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE ARVAPOLAR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD NT FIN. GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION (2'x6") W/ CONTIN. INSULATION  
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FLASHING 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 MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE ARVAPOLAR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD RT. FIN. GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3(1)]  
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 [9.23.10.1.1] & SECTION 1.1. INSULATION AND WALLBOARD INTERIOR FINISH. GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(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"x0.3" (22x18x0.76) 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) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1] & 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. [9.20.13.8] BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 8" (150) BEHIND RIGID INSULATION [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"x0.3" (22x18x0.76) 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) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1] & 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. [9.20.13.8] BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 8" (150) BEHIND 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"x0.3" (22x18x0.76) 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 SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1] & 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. [9.20.13.8] BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 8" (150) BEHIND RIGID INSULATION [9.20.13.6] (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.6], [9.23.10]  
STORY AND PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STORIES AND 1/2" (300) O.C. FOR 3 STORY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM OF STUDS, PROVIDE 2"x4" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (600) O.C. LARGER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 9'-11" (2800) ON 23.9.81 O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION (2'x6") - NO CLADDING [9.23]  
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD NT. FINISH.
- 4B

EXT. LOFT WALL CONTINUOUS INSULATION [9.23]  
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 [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD NT. FINISH.
- 5

FOUNDATION WALLFOOTINGS  
POURED CONC. FOUNDATION WALLS AS PER CHART BELOW ON CONTINUOUS KEVED 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 OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4800) SHALL BE SIZED IN ACCORDANCE WITH [9.15.4.2.1] (8.2.1) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). 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 75kPa. 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]
- 5A

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1 (1)]
- 5B

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2]  
TABLE WITH 5 COLUMNS: TYPE, MAX. HEIGHT FROM FIN. SLAB TO GRADE, UNSUPPORTED, AT TOP, SUPPORTED AT TOP. ROWS 1-5 with values for different wall heights and spacings.
- 5C

\* 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], & [9.23.9.1.1] OF THE O.B.C.
- 5D

MINIMUM STRIP FOOTING SIZES [9.15.4.4]  
TABLE WITH 2 COLUMNS: NUMBER FLOORS SUPPORTED, SUPPORTING PARTIAL WALL. ROWS 1-3 with values for different floor counts and wall types.

- 6A

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 7/8" (200) VERTICAL AND 2'-11" (550) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.7.2] & [9.20.9.4(8)]
- 6B

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" (150) CRUSHED STONE COVER
- 7

BASEMENT SLAB OR SLAB ON GRADE [9.15.4.4], [9.15.4.1], [9.15.4.1.6 (1)]  
3" (80) MIN. 20 MPa (2900psi) CONC. SLAB ON 6 MIL POLYETHYLENE AR/BOIL GAS BARRIER, 13.4' ON 4" (100) CLEAN COARSE GRANULAR FILL, PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR EXTERIOR GRADE. PROVIDE RIGID INSULATION WITHIN 24" (600) OF THE FOUNDATION GRADE. PROVIDE RIGID INSULATION AROUND PERIMETER EXTENDING MIN. 24" (600) BELOW GRADE. FOR SLAB ON GRADE, CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (JOINTS TAPPED). [135-12] 3.1.7.3 (5) & (6)
- 7A

SOIL GAS DEPRESSURIZATION ROUGH-IN [9.13.4.3]  
PROVIDE A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION SYSTEM CONSISTING OF 4" (100) CLEAN COARSE GRANULAR FILL [9.15.4.2.1 (1)] AND A 4" (100) DIAMETER PIPE WITH ITS BOTTOM OPEN INTO GRANULAR LAYER @ APPROX. CENTER OF SLAB. TOP END ABOVE SLAB WITH AIR TIGHT CAP TO BE LABELLED RADON AT CAP AND EVERY 1.8m OF PIPE AND CHANGE IN DIRECTION.
- 8

EXPPOSED FLOOR TO EXTERIOR [9.10.17.10, CANULC-S705.2]  
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.29.3], FIN. SOFTIE 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

ALL STAIRS/EXTERIOR STAIRS [9.8.1.2, 9.8.2, 9.8.4]  
TABLE WITH 4 COLUMNS: MAX. RISE, MIN. RISE, MIN. RUN, ALL STAIRS. ROWS 1-2 with values for private and public stairs.
- 11

AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL. [9.4.3]  
\*\* 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 5'-8" (1650) FOR SINGLE DWELLING UNIT & 6'-0" (34" (2050) FOR EVERYTHING ELSE. [9.8.2.2]  
REQUIRED LANDING IN GARAGE - O.B.C. [9.8.2.2.3]  
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.  
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" (600) MIN. (LESS THAN 5'-11" (1650) TO GRADE)  
EXTERIOR GUARDS: 2'-11" (600) MIN. (MORE THAN 5'-11" (1650) TO GRADE)  
GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)  
FLOOR OR RAMP W/ EXTERIOR WALLS THAT IS 23.58" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (140) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.  
REQUIRED GUARDS [9.8.8.1]  
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23.58" (600) AND ADJACENT SURFACE WITHIN 3'-11" (1200) SHALL BE PROTECTED WITH GUARDS.  
HANDRAIL HEIGHTS - O.B.C. [9.8.7], REQUIRED AS PER [9.8.7.1.3]  
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (785)  
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)  
IF EXTERIOR STAIR LANDING EXCEEDS 10m ABOVE ADJACENT GRADE, GUARD SHALL NOT BE LESS THAN 4'-11" (1500) [9.8.8.3.1-1]
- 12

SILL PLATES  
2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) INTO CONC. @ 5'-7" (1700) O.C. WITH NO LESS THAN 2 BOLTS PER WALL PANEL AND LOCATED WITHIN 0.5m OF THE END OF THE FOUNDATION [9.23.6.1.3(1b)]. PROVIDE 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 [9.8.12.3.1.7]  
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 MIL POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMP PROOF 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" (400) O.C. 2"x4" (38x89) SILL PLATE 1/2" (12.7) AS REQUIRED. ON DAMP PROOFING MATERIAL OR 2 MIL POLYETHYLENE FLM, 1/2" (12.7) 2" ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 14'-0" (2400) O.C. @ 1' (300) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT. 5" WALL IS UNFINISHED.
- 15

ADJUSTABLE STEEL BASEMENT COLUMN [9.15.3.4], [9.17.3]  
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS, 3 1/2" Ø (90) SINGLE TUBE 6"x6"x8" (152x152x8) STEEL PLATE TOP & BOTTOM W/ FIELD BASEMENT CONCRETE CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 75kPa PER SOILS REPORT.
- 16

STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.3], [9.23.9.3]  
1"x3" (38x40) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18A

NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]  
3 1/2" (90) Ø X 0.187" (4.76) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x8" (152x152x8) STEEL PLATE TOP & BOTTOM. FIELD W/ BASEMENT CONCRETE CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 75kPa PER SOILS REPORT.
- 18B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]  
3 1/2" (90) Ø X 0.187" (4.76) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x8" (152x152x8) STEEL TOP PLATE & 6"x4"x8" (152x100x8) BOTTOM PLATE. BASE PLATE 4'-1/2" (1370) X 1/2" (120x250x12.7) WITH 2- 1/2"x9" X 2" HOOK ANCHORS (2- 12.7x305x650). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.
- 19

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19A

NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]  
3 1/2" (90) Ø X 0.187" (4.76) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x8" (152x152x8) STEEL PLATE TOP & BOTTOM. FIELD W/ BASEMENT CONCRETE CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 75kPa PER SOILS REPORT.
- 19B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]  
3 1/2" (90) Ø X 0.187" (4.76) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x8" (152x152x8) STEEL TOP PLATE & 6"x4"x8" (152x100x8) BOTTOM PLATE. BASE PLATE 4'-1/2" (1370) X 1/2" (120x250x12.7) WITH 2- 1/2"x9" X 2" HOOK ANCHORS (2- 12.7x305x650). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.
- 19C

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19D

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19E

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19F

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19G

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19H

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19I

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19J

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19K

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19L

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19M

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19N

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19O

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19P

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19Q

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19R

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19S

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19T

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19U

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19V

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19W

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19X

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19Y

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 19Z

WOOD STRAPPING AT STEEL BEAMS [9.23.8.1]  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3 1/2" (90) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS

- 18

GARAGE SLAB [9.16], [9.35]  
4" (100) 22 MPa (3600psi) CONC. SLAB WITH 5-5% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19

1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILING. 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 AND SPRAY FOAM FOR CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.17.10, CANULC-S705.2]
- 20

GARAGE DOOR TO HOUSE [9.10.9.18], [9.10.13.16]  
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. STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STEPS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE [9.8.0.2] OR SHALL BE CANT LEVERED AS PER SUBSECTION [9.8.10]
- 22

DRYER EXHAUST [9.32]  
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO O.B.C. [9.32] & PART 6
- 23

ATTIC ACCESS [9.19.2.1]  
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.3m<sup>2</sup> AND NO DIA. LESS THAN 20" (500) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 [9.13.52] [135-12] 3.1.1.8.1(1)]
- 24

FIREPLACE CHIMNEYS [9.23]  
TOP OF FIREPLACE CHIMNEY SHALL BE 8'-0" (2400) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.
- 25

LINEN CLOSET  
PROVIDE 4 SHELVES MIN. 14" (350) DEEP.
- 26

MECHANICAL VENTILATION [9.32]  
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" (300x300x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-1/2" (860) 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 WITH CONCRETE  
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILL SHALL BE WRAPPED WITH 2 MIL POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (150) 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"x8" (38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24-24x1/2" (600x600x300) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
- 30

STEP FOOTINGS [9.15.3.8]  
MIN. HORIZ. STEP = 23.58" (600). MAX. VERT. STEP = 23.58" (600).
- 31

CONC. PORCH SLAB [9.16.4]  
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 96x9x2.9MM X 9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 22 MPa (3600psi) WITH 5-5% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32

FURNACE VENTING [9.32]  
FURNACE VENTING PROVIDED PER SECTION [9.32] AND ALL APPLICABLE UTILITIES AND REGULATIONS. REFER TO GAS UTILIZATION CODE.
- 33

FIREPLACE VENTING [9.32]  
FIREPLACE VENTING AS PER MANUFACTURER SPECIFICATIONS. REFER TO GAS UTILIZATION CODE.
- 34

FLOOR FRAMING [9.23.9.5], [9.23.9.4], [9.23.14]  
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.20.8] ALL JOISTS (WHERE REQUIRED) TO BE BRIGED WITH 2"x4" (38x89) CROSS BRACING OF SOLID BLOCKING @ 8'-11" (2700) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (38x64) @ 8'-11" (2700) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION  
PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER (HEADER W/94P) UNDER THE SILL PLATE AROUND THE RM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (150) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (150) 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'-1.1" (1.20m)  
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M<sup>2</sup> OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23.39' (6.60m) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & SPEC. \*\* AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6100mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.14.6]
- 36

COLD CELLAR PORCH SLAB [9.40]  
FOR MAX. 3' (910) PORCH DEPTH, 9" (127) 32 MPa (4600psi) CONC. SLAB W/ 5-5% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7' (210) O.C. EACH. DIRECTION W/ 1' (300) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS Laid DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 24"x24" (610x610) 40M CONCRETE @ 23.58" (600) O.C. ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 10% FROM DOOR.
- 37

RANGE HOODS AND RANGE-TOP FANS [9.32]  
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.S.C. [9.10.32.3(10)] [9.32]
- 38

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]  
2"x6" (38x140) RAFTERS @ 16" (400) O.C. 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2800) SPAN & 2"x6" (38x140) @ 16" (400) 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" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39

TWO STORY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]  
TABLE WITH 2 COLUMNS: WALL ASSEMBLY, WIND LOADS. ROWS 1-2 with values for exterior and brick walls.
- 39A

WIND LOADS  
STUDS ARE TO BE CONTINUOUS. ON 3/8" (9.5)



cont. SECTION 1.0. CONSTRUCTION NOTES

- 401 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 9867 & 8161  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. 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 PART OR FULLER WITH 2X2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 402 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W1301  
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2X4" (38x38) STUDS @ 18" (450) O.C. MIN. 1" (25) APART ON SEPARATE 2X4" (38x38) SILL PLATES (2X6" (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.
- 40A2 HR. FIREWALL (SB-3) WALL TYPE 9867 & 8161  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (38x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON 8" (200) 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)
- 41STUCCO WALL CONSTRUCTION (2X6") (9.28)  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSEGLASS GOLD GYPSUM BOARD CONSTRUCTED CONFORMING TO O.B.C. 9.23.10.1.1 & SECTION 1.1. INSULATION APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 41A1STUCCO WALL CONSTRUCTION (2X6") W/ CONTIN. INSUL.  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3) ON EXTERIOR TYPE RGD INSULATION (JOINTS UNTREATED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. 9.23.10.1.1 & SECTION 1.1. INSULATION APPROVED 8 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41B1STUCCO WALL @ GARAGE CONST. (9.28)  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSEGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 9.23.10.1.1 & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 42UNSUPPORTED FOUNDATION WALLS (9.15.4.2)  
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS  
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'0" OPENING)  
3-20M BARS IN TOP PORTION OF WALL (8'0" TO 10'0" OPENING)  
4-20M BARS IN TOP PORTION OF WALL (10'0" TO 15'0" OPENING)  
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL  
REINFORCING AT BASEMENT WINDOWS  
2-15K HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15K 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" (600) BEYOND BOTH SIDES OF OPENING
- 43STUD WALL REINFORCEMENT  
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.4.0) (REFER TO DETAILS)
- 44WINDOW WELLS  
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.58" (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) SLOPE. WEEDING TILE OR A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.3.10.1.40), (9.14.6.3)
- 45SLOPED CEILING CONSTRUCTION (SB-12) (9.1.1.8), (9.23.4.2)  
2X12" (38x286) ROOF JOISTS @ 18" (450) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2X2" (38x38) PURLINS @ 18" (450) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). INSULATION BETWEEN JOIST. 6 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INSUR. SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.22 RS).  
FLAT ROOF/BALCONY CONSTRUCTION  
WATERPROOFING MEMBRANE (9.26.15), (9.26.16), (9.26.18) FULLY ADHERED TO 5/8" (15.9) 1X3 EXTERIOR GRADE PLYWOOD SHEATHING ON 2X2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2X8" (38x189) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS T-TRIM DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.
- 47BARREL VAULT CONSTRUCTION  
CANTILEVERED 2X4" (38x89) SPACERS LAID FLAT ON 2X10" (38x235) SPR. #2 ROOF JOIST NAILLED TO BUILT-UP 3-3/4" (18) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FINISH (REFER TO DETAILS)
- 48EGRESS WINDOW ABOVE GRADE (9.9.10.1.1), (9.8.8.1.53)  
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 9.77 Sq. Ft. (9.35m2) WITH NO DIMENSIONS LESS THAN 1'3" (380) AND BE FREE OF ANY LINTELS, HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

SECTION 1.1. WALL STUDS

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO STRING & GRADING PLAN OF THIS UNIT FOR CONFORMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.

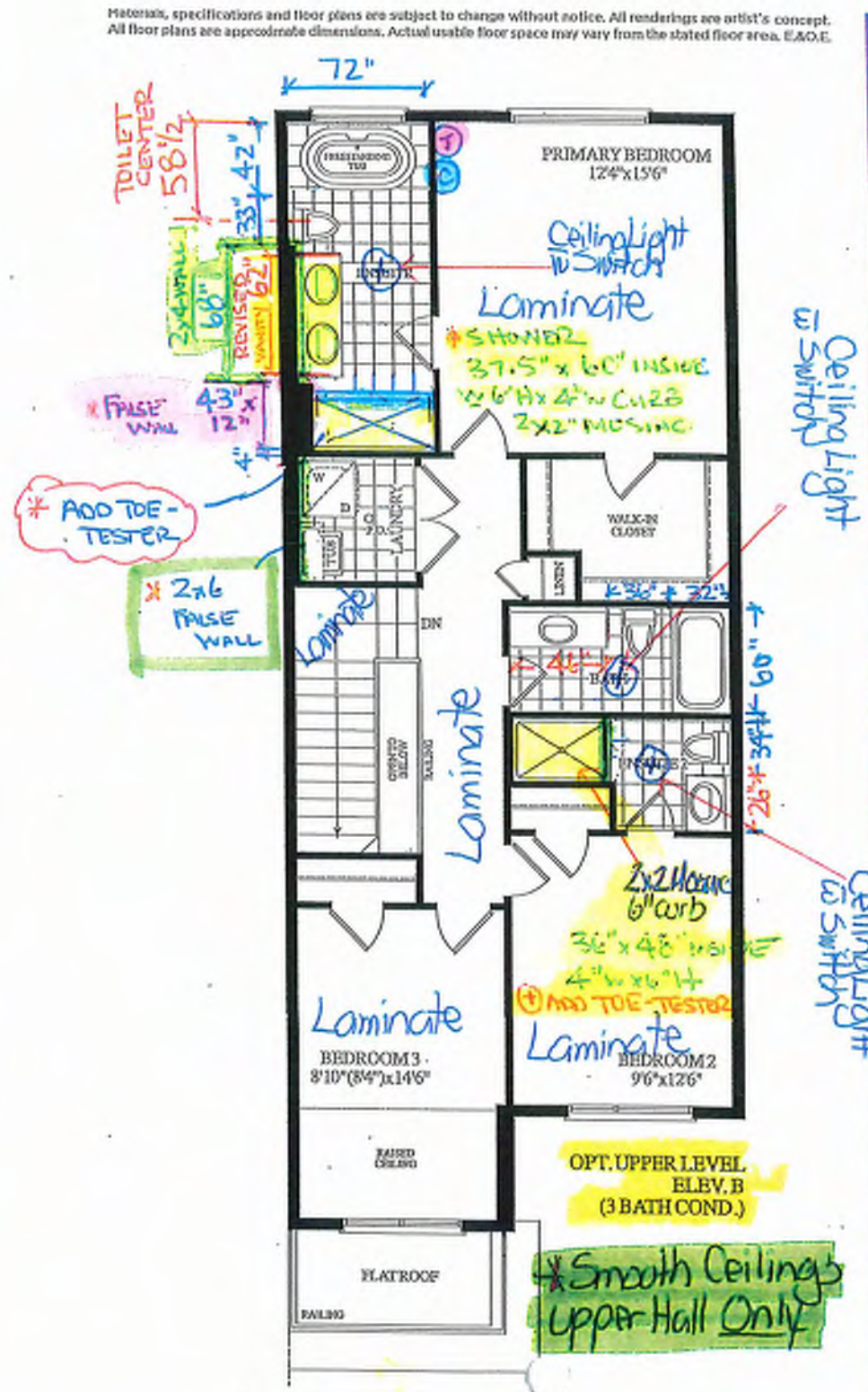
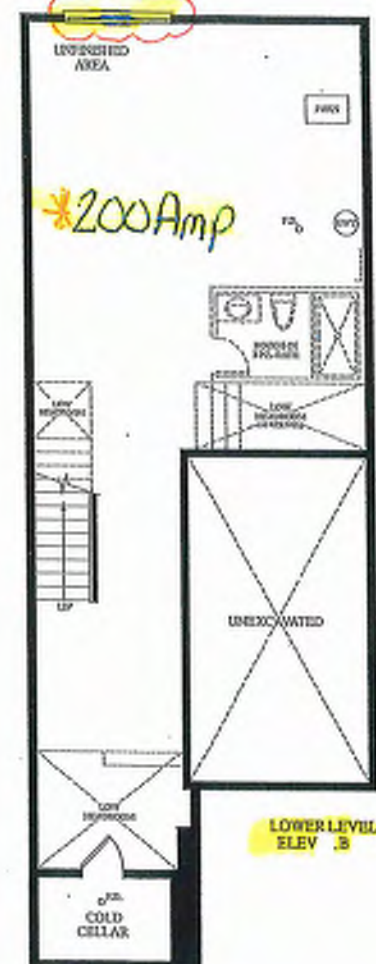
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REINFORCED AND APPROVED BY ENGINEER.

| SIZE & SPACING OF STUDS: (O.B.C. REFERENCE - TABLE 9.23.10.1.1) |                                               |
|-----------------------------------------------------------------|-----------------------------------------------|
| MIN. STUD SIZE                                                  | SUPPORTED LOADS (EXTERIOR)                    |
| 2X4"                                                            | ROOF-W/ OR W/ ATTIC & 1 FLOOR ATTIC & 2 FLOOR |
| 2X6"                                                            | MAX. STUD SPACING, H (mm) O.C.                |
| 2X8"                                                            | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X10"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X12"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X14"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X16"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X18"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X20"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X22"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X24"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X26"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X28"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X30"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X32"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X34"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X36"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X38"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X40"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X42"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X44"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X46"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X48"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X50"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X52"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X54"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X56"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X58"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X60"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X62"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X64"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X66"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X68"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X70"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X72"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X74"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X76"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X78"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X80"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X82"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X84"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X86"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X88"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X90"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X92"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X94"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X96"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X98"                                                           | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X100"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X102"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X104"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X106"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X108"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X110"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X112"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X114"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X116"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X118"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X120"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X122"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X124"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X126"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X128"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X130"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X132"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X134"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X136"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X138"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X140"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X142"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X144"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X146"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X148"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X150"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X152"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X154"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X156"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X158"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X160"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X162"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X164"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X166"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X168"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X170"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X172"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X174"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X176"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X178"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X180"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X182"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X184"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X186"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X188"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X190"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X192"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X194"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X196"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X198"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X200"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X202"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X204"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X206"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X208"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X210"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X212"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X214"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X216"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X218"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X220"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X222"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X224"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X226"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X228"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X230"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X232"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X234"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X236"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X238"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X240"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X242"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X244"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X246"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X248"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X250"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X252"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X254"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X256"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X258"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X260"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X262"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X264"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X266"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X268"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X270"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X272"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X274"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X276"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X278"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X280"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X282"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X284"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X286"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X288"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X290"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X292"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X294"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X296"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X298"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X300"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X302"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X304"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X306"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X308"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X310"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X312"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X314"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X316"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X318"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X320"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X322"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X324"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X326"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X328"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X330"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X332"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X334"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X336"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X338"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X340"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X342"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X344"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X346"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X348"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X350"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X352"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X354"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X356"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X358"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X360"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X362"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X364"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X366"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X368"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X370"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X372"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X374"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X376"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X378"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X380"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X382"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X384"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X386"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X388"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X390"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X392"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X394"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X396"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X398"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X400"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X402"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X404"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X406"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X408"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X410"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X412"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X414"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X416"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X418"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X420"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X422"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X424"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X426"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X428"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X430"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X432"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X434"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X436"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X438"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X440"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X442"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X444"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X446"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X448"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X450"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X452"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X454"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X456"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X458"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X460"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X462"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X464"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X466"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X468"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X470"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X472"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X474"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X476"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X478"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X480"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X482"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X484"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X486"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X488"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X490"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X492"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X494"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X496"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X498"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X500"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X502"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X504"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X506"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X508"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X510"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X512"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X514"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X516"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X518"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X520"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X522"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X524"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X526"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X528"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X530"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X532"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X534"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X536"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X538"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X540"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X542"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X544"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X546"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X548"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X550"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X552"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X554"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X556"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X558"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X560"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X562"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X564"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X566"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X568"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X570"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X572"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X574"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X576"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X578"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X580"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X582"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X584"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X586"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X588"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X590"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X592"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X594"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X596"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X598"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X600"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X602"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X604"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X606"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X608"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X610"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X612"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X614"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X616"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X618"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X620"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X622"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X624"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X626"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X628"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X630"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X632"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X634"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X636"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X638"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X640"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X642"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X644"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X646"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X648"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X650"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X652"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X654"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X656"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X658"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X660"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X662"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X664"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |
| 2X666"                                                          | MAX. UNSUPPORTED HGT., H (mm)                 |





able (x2) telephone - (x2) conduit (x1) 36" x 24" Apr June 26, 2025

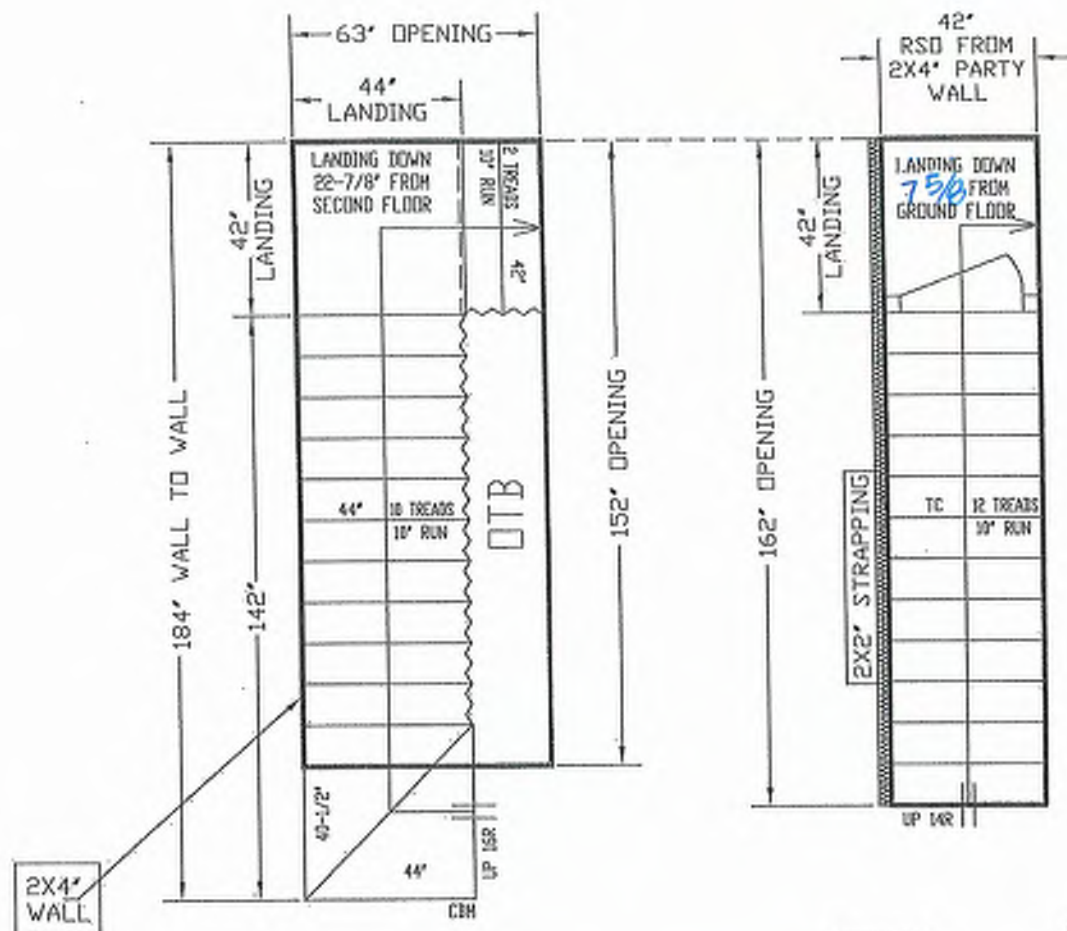


BLK. 18 TH. 116 20-16 THE CHARLOTTE EL. B 3 BDRM 3 BATH 1815 SQ. FT.



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

BASEMENT TO GROUND  
BSMT 11-7/8" JOIST



Blk 18-116

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

STAIRS LINE UP BY  
PARTY WALL

NO WALLS UNTIL  
STAIRS INSTALLED

REVISED  
JUNE 4, 2025

GARAGE RIGHT >



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.  
ANY STAIRING ALLOWANCES TO BE COMPENSATED BY CARPENTERS.  
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECIFICATIONS AS SUPPLIED TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO BE TAKEN FROM THE STAIRS. ANY PROBLEMS WITH STAIRING OR STAIRING ALLOWANCES, ALPHA STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

ALPHA STAIRS AND RAILINGS INC.  
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 3M6  
TEL: (905) 694-9556 | www.alpastairs.com



SITE  
BAYVIEW  
HEIGHTS  
LOT #  
Model  
UNIT 2016

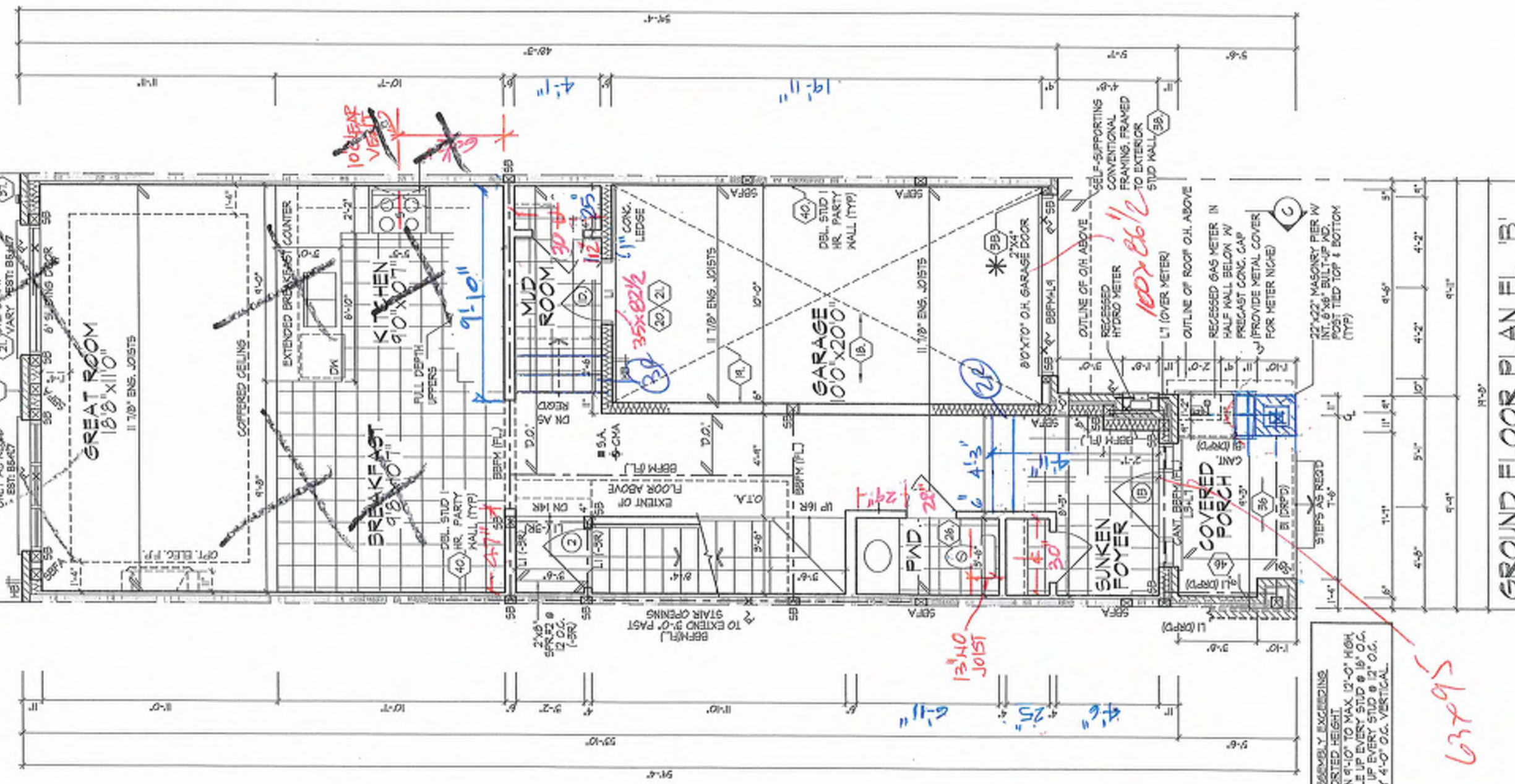
|           |                  |
|-----------|------------------|
| NAME      | DATE             |
| PARAMJEET | MAY 23, 2025     |
| CLIENT    | ROYAL PINE HOMES |
| LAYOUT #  |                  |
| SCALE     | 1/8" = 1'-0"     |







INT. DOORS 8'3 1/2"  
WINDOWS SEE ELEV  
ARCH 9'5"



SEE  
OPT  
LAYOUT

ALL DOORS ON PLAN ARE 1'-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.  
PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL.  
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS.

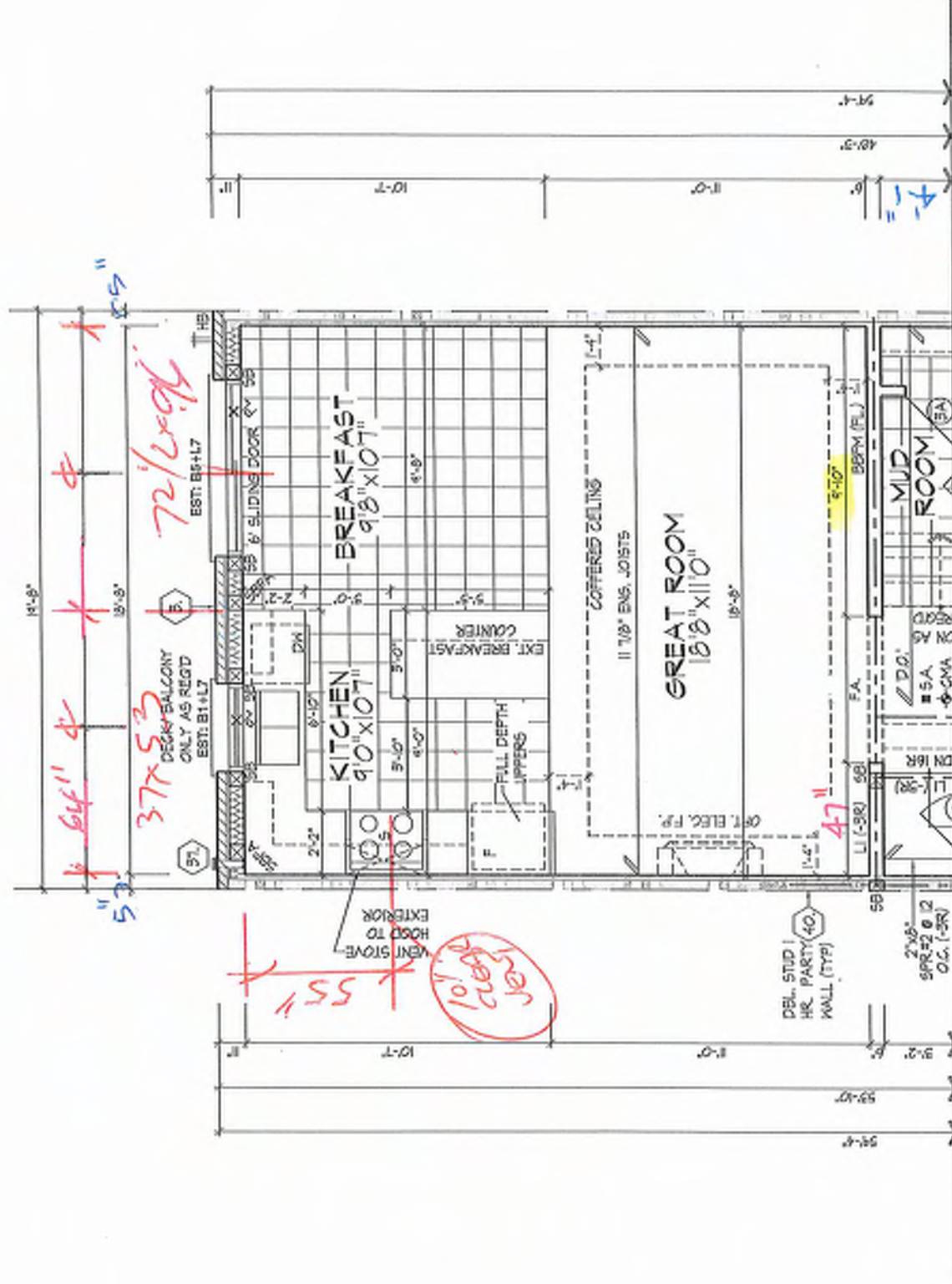
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving the (pending) plans or building code or permit matter or that any house can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK-18-116

GROUND FLOOR PLAN, EL. 'B'





PART. OPT. GROUND FLOOR PLAN ELEV. A, B & C

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving the (noting) plans or for any errors or omissions in the plans or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

**BK 18-116**

OPT. GROUND FLOOR PLAN ELEV. A, B & C

UNIT 2016  
REV. 2025.03.24

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

**HUNT**  
DESIGN ASSOCIATES INC.  
www.huntassociates.ca

Drawn By: KWT  
Checked By: MM  
Scale: 3/16" = 1'-0"  
File Number: 218094WT2016  
Page Number: 4 of 29

MAILLO [MON MAR 3 11:51 AM] K:\PROJECTS\2018\218094\HUNT\WORKING\TOWN8\_TREASLINE\_SHEET\218094WT2016.DWG

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND THE INFORMATION SET OUT IN THIS REPORT AND BELIEVES IT TO BE A TRUE AND CORRECT STATEMENT.

DATE: 21/2/24  
BY: KWT  
HUNT DESIGN ASSOCIATES INC.  
19955

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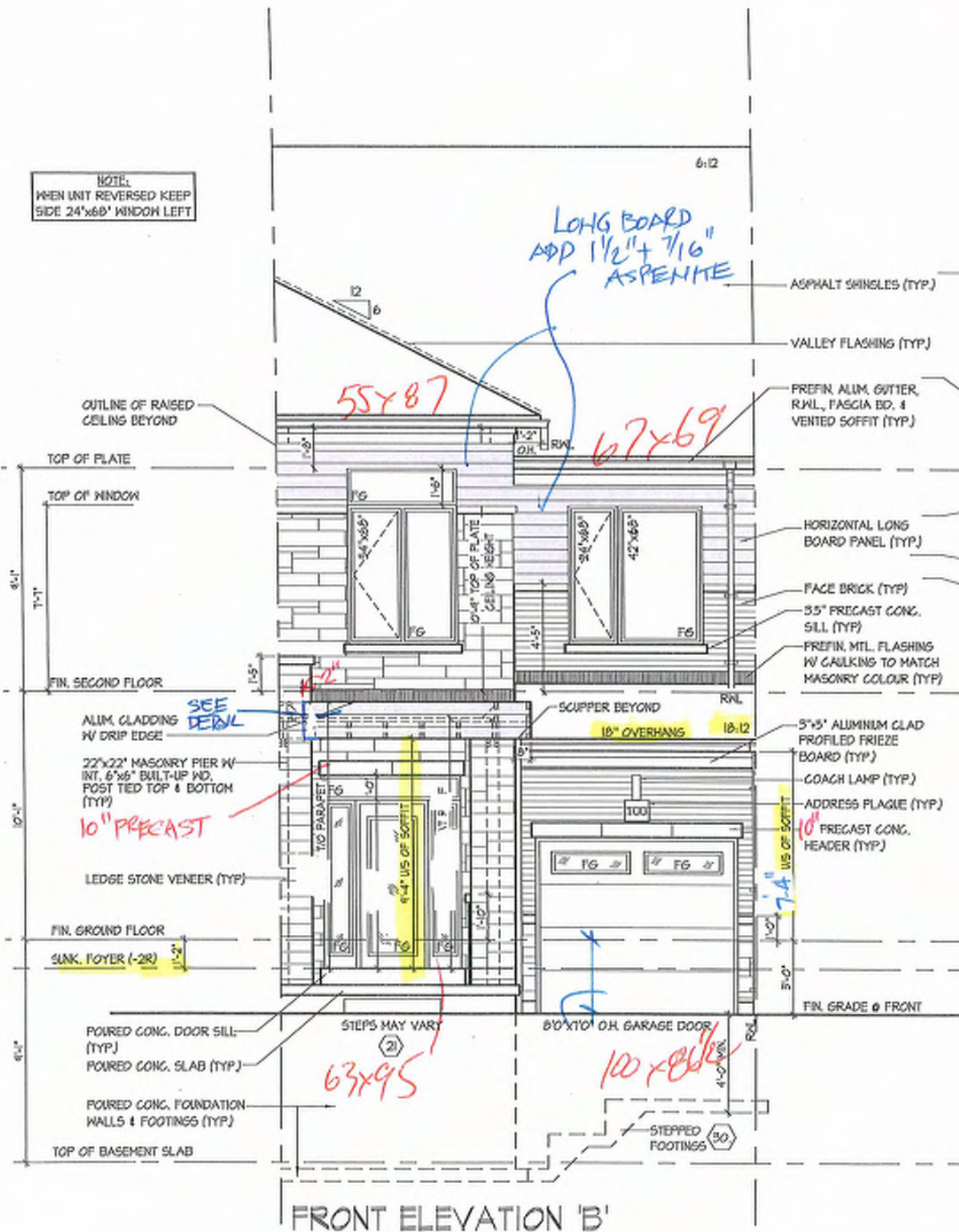






ROOF PLAN  
EL. 'B'  
N.T.S.

NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x60" WINDOW LEFT

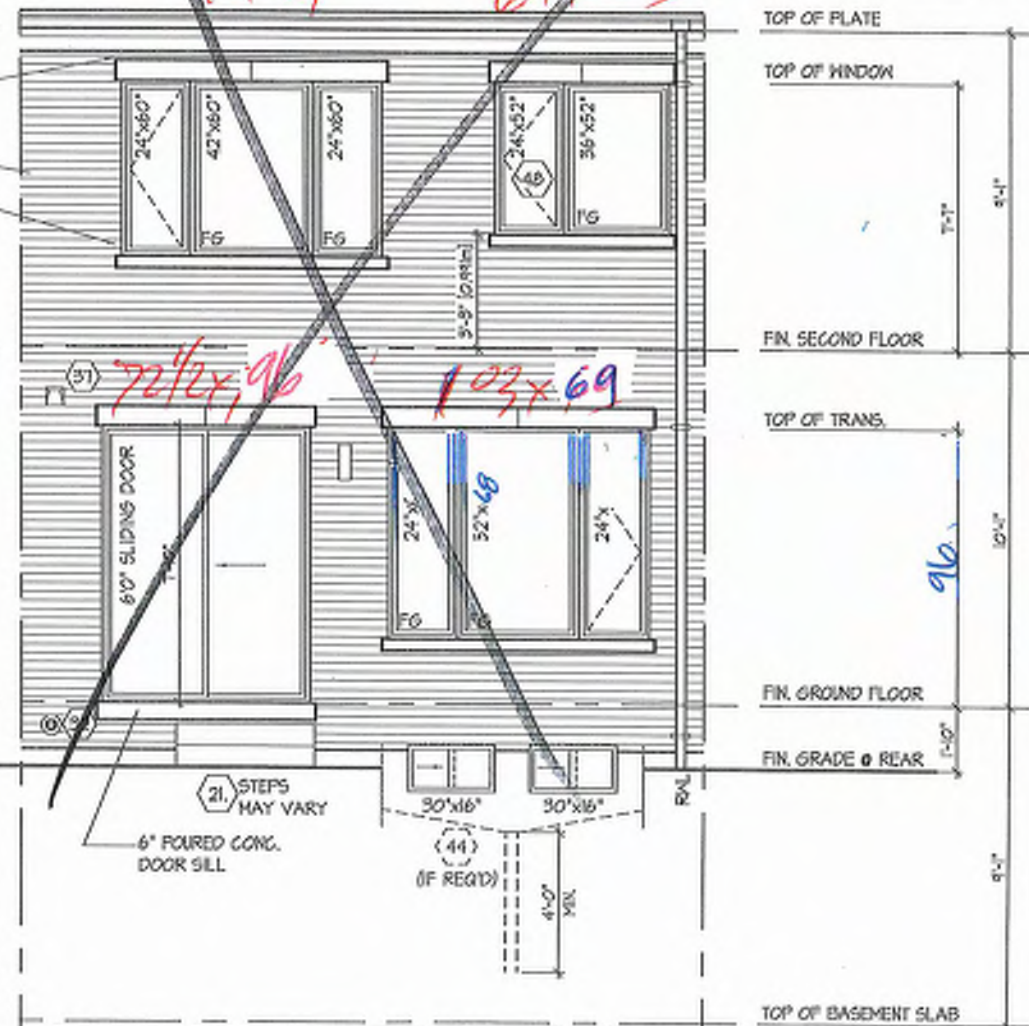


FRONT ELEVATION 'B'

UPGRADED REAR  
ELEVATION 'B'

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION  
ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE

NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x60" WINDOW LEFT



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Guidelines approved by the City of RICHMOND HILL.

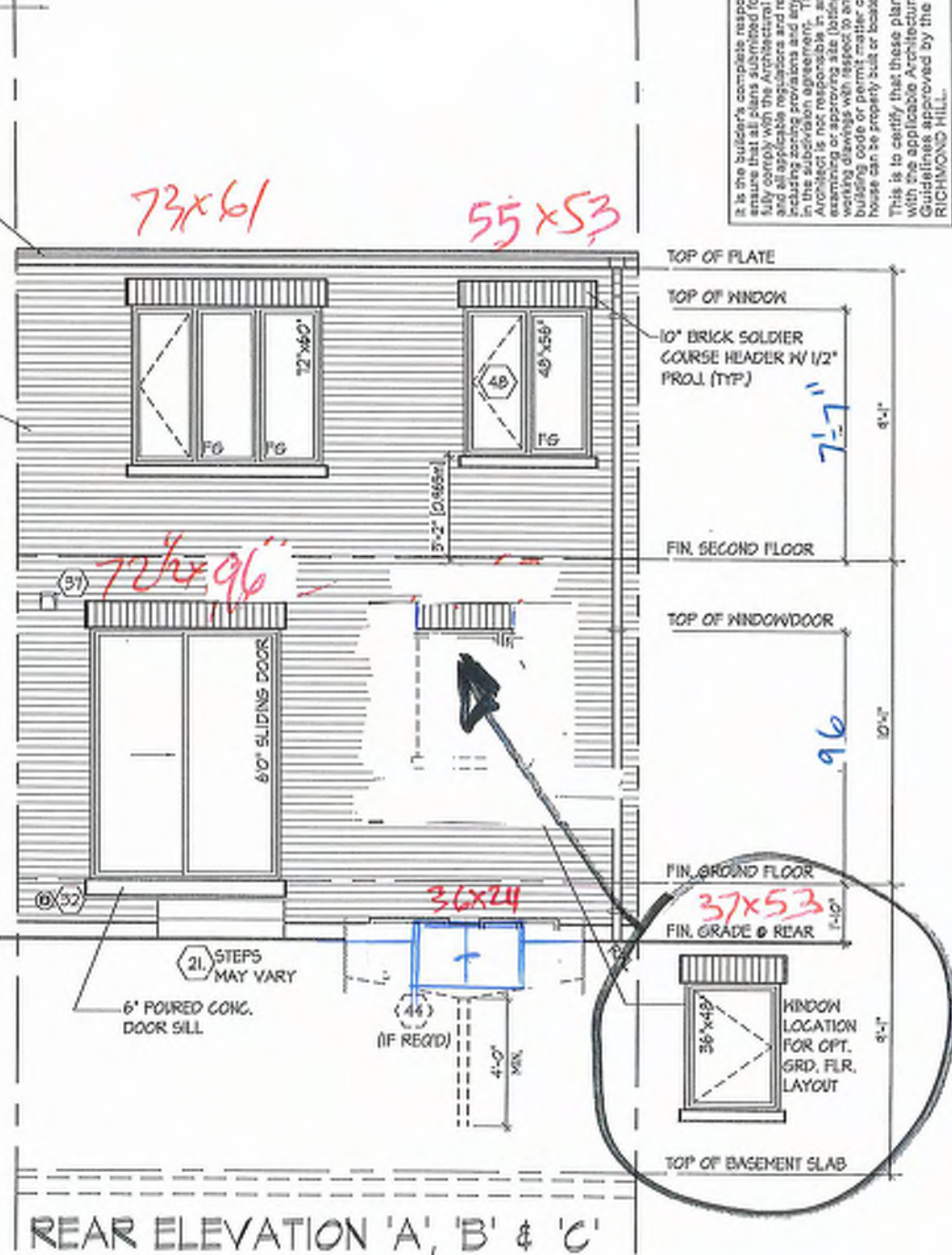
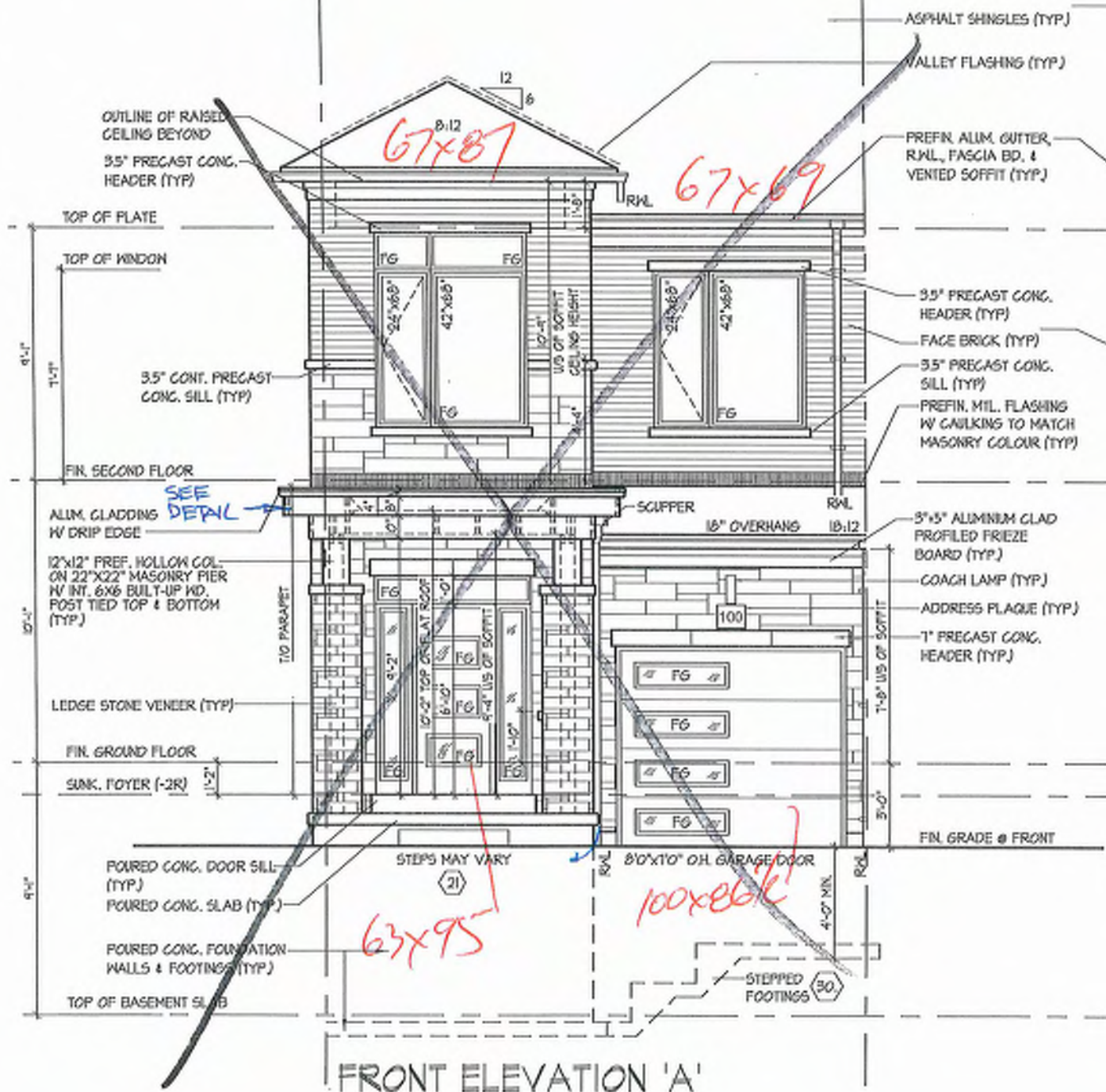
PK 18-116



ROOF PLAN  
EL. 'A'  
N.T.S.

NOTE:  
WHEN UNIT REVERSED KEEP  
FIXED GLASS GARAGE  
DOOR PANES LEFT

NOTE:  
WHEN UNIT REVERSED KEEP  
SIDE 24"x66" WINDOW LEFT



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable provisions of the Building Code and any amendments, including zoning provisions and any provisions in the subdivision agreement. The Control of the Building Code is not responsible in any way for examining or approving any (listing) plans or working drawings with respect to any zoning or building code or permit matter or that these plans can be properly built or based on as is. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK 18-116

FRONT & UPGRADED REAR ELEVATION 'A'  
UNIT 2016  
ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.  
REV. 2025.03.24

HUNT  
DESIGN ASSOCIATES INC.

www.hunt-design.com  
9088 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326  
Scale: 3/16"=1'-0"  
Drawn by: KMTT  
Checked by: MM  
Pb. Number: 218094WT2016  
Page Number: 15 of 29

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OATH AND BELLING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
Dominic Mobilia  
HUNT DESIGN ASSOCIATES INC.  
21274  
19885















# cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 984 & 5161  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x4" (50.8) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% 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 2x2" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W1341  
5/8" (15.9) TYPE 'N' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (50.8) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (50.8) SILL PLATES. (2x4" (50.8) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 50% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL AND SAND ALL GYPSUM JOINTS.
- 40 2 HR. FIREWALL (SB-3) WALL TYPE 984 & 5161  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x4" (50.8) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% 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)

- 40A STUCCO WALL CONSTRUCTION (2x8) W/ CONTIN. INSUL.  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [B.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSIGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [B.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)
- 41 STUCCO WALL CONSTRUCTION (2x8) W/ CONTIN. INSUL.  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [B.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSIGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [B.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 (2x8) W/ CONTIN. INSUL.  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [B.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSIGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [B.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 CONSTRUCTION (2x8) W/ CONTIN. INSUL.  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [B.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSIGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [B.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)

- 42 UNSUPPORTED FOUNDATION WALLS (B.15.4.2)  
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS  
2x10M BARS IN TOP PORTION OF WALL, 4" (100) TO 8" (200) (OPENING)  
4x10M BARS IN TOP PORTION OF WALL, 8" (200) TO 10" (250) (OPENING)  
4x10M BARS IN TOP PORTION OF WALL, 10" (250) TO 15" (380) (OPENING)  
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL  
- REINFORCING AT BASEMENT WINDOWS  
2x15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL, BELOW THE WIN. SILL, EXTEND BARS 24" (610) BEYOND THE OPENING. 2x15M 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' (600) BEYOND BOTH SIDES OF OPENING

- 43 STUD WALL REINFORCEMENT  
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [B.5.2.41] (REFER TO DETAILS)
- 44 WINDOW WELLS  
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (530) 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) SLOPE TO 15" (380) MIN. CLOTH WRAP AND FILLED WITH CRUSHED STONE. (B.9.10.1.20) (B.14.8.3)
- 45 SLOPED CEILING CONSTRUCTION (B.9.10.1.1) (B.9.23.4.2)  
NOTED: 2x12" (50.8) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) 2x12" (50.8) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAW FOAM). W/ INSULATION BETWEEN JOIST, 8 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 (B.5.2.43)

- 46 FLAT ROOF/BALCONY CONSTRUCTION  
WATERPROOFING MEMBRANE (B.26.11) (B.26.15) (B.26.16) FULLY ADHERED TO 5/8" (15.9) 18G EXTERIOR GRADE PL WOOD SHEATHING ON 2x2" (50.8) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2x8" (50.8) FLOOR JOISTS @ 16" (400) 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" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SCUPPER (B.23.2.3). REMOVE CURB WHERE REQ.
- 47 BALCONY CONDITION  
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE, INCLUDE 2x4" (50.8) PT. DECKING W/ 1/4" (6.4) GAPS LAD FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
- 48 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 2x4" (50.8) SPACERS LAD FLAT ON 2x4" (50.8) SPP. #2 ROOF JOIST NOTED TO BUILT UP 3x4" (76) PLYWOOD HEADER PROFILED FOR BARREL SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. REFER TO DETAILS
- 48 EGRESS WINDOW ABOVE GRADE (B.9.10.1.1) (B.9.8.1.15)  
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN SILL HEIGHT OF 30" (760) TO A MAX 34" (860) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35-0.5) WITH NO DIMENSION LESS THAN 1' (300) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

- 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 CONFORMATION 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.
- | MIN. STUD SIZE, in (mm) | SUPPORTED LOADS (EXTERIOR) | MAX. STUD SPACING, in (mm) O.C. |
|-------------------------|----------------------------|---------------------------------|
| 2x4" (50.8)             | 18" (450)                  | 12" (300)                       |
| 2x6" (50.8)             | 18" (450)                  | 12" (300)                       |
| 2x8" (50.8)             | 18" (450)                  | 12" (300)                       |
| 2x10" (50.8)            | 18" (450)                  | 12" (300)                       |
| 2x12" (50.8)            | 18" (450)                  | 12" (300)                       |

| MIN. STUD SIZE, in (mm) | SUPPORTED LOADS (EXTERIOR) | MAX. STUD SPACING, in (mm) O.C. |
|-------------------------|----------------------------|---------------------------------|
| 2x4" (50.8)             | 18" (450)                  | 12" (300)                       |
| 2x6" (50.8)             | 18" (450)                  | 12" (300)                       |
| 2x8" (50.8)             | 18" (450)                  | 12" (300)                       |
| 2x10" (50.8)            | 18" (450)                  | 12" (300)                       |
| 2x12" (50.8)            | 18" (450)                  | 12" (300)                       |

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CANADIAN BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
NAME: [Redacted]  
PROFESSIONAL DESIGNATION: [Redacted]  
REGISTRATION NUMBER: [Redacted]  
HUNT DESIGN ASSOCIATES INC.  
16695  
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# 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. 0.80% UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1' (300), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [B.9.10] 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 30" (760) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 6" (150). (B.9.8.1) 3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2' (600) (144" (3650)) 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 [B.15.1.15] OR [B.9.8.2]
- 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 | 7'4" (2235) OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'1" (2460) AT ANY POINT                                                  |
| BEDROOM                              | 7'4" (2235) OVER 50% OF REQUIRED FLOOR AREA OR 8'1" (2460) OVER ALL OF THE REQUIRED FLOOR AREA                                               |
| BASEMENT                             | 8'1" (2460) OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'6" (1980) |
| BATHROOM, LAUNDRY AREA ABOVE GRADE   | 8'1" (2460) IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING                                                                            |
| FINISHED ROOM NOT MENTIONED ABOVE    | 8'1" (2460)                                                                                                                                  |
| MEZZANINES                           | 8'1" (2460) ABOVE & BELOW FLOOR ASSEMBLY (B.5.3.2)                                                                                           |
| STORAGE GARAGE                       | 8'1" (2460)                                                                                                                                  |

- 2.3. MECHANICAL / PLUMBING (B.32)  
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.  
2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [B.31.8] HOT WATER HEATER MINIMUM EFFICIENCIES.  
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC DRAIN WATER HEAT RECOVERY UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB12) - [B.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, GIRDERS, TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.  
5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.  
6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL POLYETHYLENE FILM, NO. 30 (430) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (150) ABOVE THE GROUND.  
2.5. STEEL (B.23.4.4)  
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40.21 GRADE 50W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40.21 GRADE 50W CLASS 'H'.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30.18M GRADE 40SR.  
2.6. FLAT ARCHES  
1) FOR 8" (200) CEILINGS, FLAT ARCHES SHALL BE 8" (200) A.F.F.  
2) FOR 9" (225) CEILINGS, FLAT ARCHES SHALL BE 9" (225) A.F.F.  
3) FOR 10" (250) CEILINGS, FLAT ARCHES SHALL BE 10" (250) A.F.F.  
2.7. ROOF OVERHANGS  
1) ALL ROOF OVERHANGS SHALL BE 1' (300), UNLESS NOTED OTHERWISE.  
2.8. FLASHING (B.23.4.1) (B.23.4.2)  
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 THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO [B.14.6]

- 2.10. ULC SPECIFIED ASSEMBLIES  
ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL, PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

# SECTION 3.0. LEGEND

- 3.1. WOOD LINTELS AND BUILT-UP WOOD  
[DIVISION B PART 9, TABLES 9.23.4.2 (A)-(L)]  
FORMING PART OF SENTENCE 9.23.4.2 (3), [B.23.4.2 (4)], [B.23.12.3 (1)], [B.23.14.3 (2)] [B.33.3.1 (1)]

| 2x8" SPRUCE #2             | 2x10" SPRUCE #2          | 2x12" SPRUCE #2       |
|----------------------------|--------------------------|-----------------------|
| L1 2x8"x12"x12" (L1)       | L3 2x10"x12"x12" (L3)    | L5 2x12"x12"x12" (L5) |
| B1 2x8"x12"x12" (B1)       | B3 2x10"x12"x12" (B3)    | B5 2x12"x12"x12" (B5) |
| B2 4x8"x12"x12" (B2)       | B4 4x10"x12"x12" (B4)    | B6 4x12"x12"x12" (B6) |
| B7 5x8"x12"x12" (B7)       | B8 5x10"x12"x12" (B8)    | B9 5x12"x12"x12" (B9) |
| ENGINEERED LUMBER SCHEDULE |                          |                       |
| L1 1.34"x8.12"x12" (L1)    | L3 1.34"x11.70"x12" (L3) | L5 1.34"x14" (L5)     |
| L2 1-1.34"x8.12" (L2)      | L4 1-1.34"x11.70" (L4)   | L6 1-1.34"x14" (L6)   |
| L3 2-1.34"x8.12" (L3)      | L5 2-1.34"x11.70" (L5)   | L7 2-1.34"x14" (L7)   |
| L4 3-1.34"x8.12" (L4)      | L6 3-1.34"x11.70" (L6)   | L8 3-1.34"x14" (L8)   |
| L5 4-1.34"x8.12" (L5)      | L7 4-1.34"x11.70" (L7)   | L9 4-1.34"x14" (L9)   |

| 3.2. STEEL LINTELS SUPPORTING MASONRY<br>(DIVISION B PART 9, TABLE 9.20.5.2.B.)<br>FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3) |                                            |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------|
| CODE                                                                                                                                    | SIZE                                       | BRICK           |
| L7                                                                                                                                      | 3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)   | 8 1/4" (214mm)  |
| L8                                                                                                                                      | 4 1/4" x 3 1/2" x 1 1/4" (112 x 89 x 6.4)  | 8 1/4" (214mm)  |
| L9                                                                                                                                      | 5 1/4" x 3 1/2" x 1 1/4" (137 x 89 x 7.9)  | 10 1/4" (3.31") |
| L10                                                                                                                                     | 6 1/4" x 3 1/2" x 7/16" (127 x 89 x 11)    | 11 1/2" (3.45") |
| L11                                                                                                                                     | 6 3/4" x 3 1/2" x 7/16" (162 x 89 x 11)    | 12 1/2" (3.55") |
| L12                                                                                                                                     | 7 1/4" x 4 1/4" x 7/16" (178 x 112 x 11.2) | 14 1/4" (4.35") |

| CONFORMING TO SECTIONS [B.5.3], [B.9.3], [B.7.2.1], [B.7.5.2], [B.10.10.10]                            |
|--------------------------------------------------------------------------------------------------------|
| 1 EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                           |
| 1A EXTERIOR 2x10" x 6x6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 1B EXTERIOR 3x6" x 6x6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                          |
| 1C EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                          |
| 1D EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RS10.7) (SEE HEX NOTE 20)             |
| 1E EXTERIOR 3x6" x 6x6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                          |
| 1F EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                          |
| 2A EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45) 20 MIN. FRR DOORFRAME WITH 1/2" SELF-CLOSING DEVICE |
| 2 EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45)                                                      |
| 2B EXTERIOR 3x6" x 6x6" x 1-3/4" (815 x 2030 x 45)                                                     |
| 3 EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45)                                                      |
| 3A EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45)                                                     |
| 4 EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45)                                                      |
| 5 EXTERIOR 2x6" x 6x6" x 1-3/4" (815 x 2030 x 45)                                                      |

PROVIDE 8" (200) HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

# CONSTRUCTION NOTES 2

UNIT 2016  
REV. 2025.03.24

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 O.B.C..

| 3.4. ACRONYMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3.4. ACRONYMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ABV ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | HRV HEAT RETURN VENTILATION UNIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| AFF ABOVE FINISHED FLOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | HMT HOT WATER TANK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| BPM BEAM BY FLOOR MANUFACTURER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | JST JOIST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| BPM BEAM BY ROOF MANUFACTURER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | LIN LINEN CLOSET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| BG FIXED GLASS W/ BLACK BACKING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | LVL LAMINATED VENEER LUMBER                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| BLW BELOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | OTB OPEN TO BELOW ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| BM BEAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PL POINT LOAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CRF CONVENTIONAL ROOF FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PLT PLATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| CW COMPLETE WITH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PT PRESSURE TREATED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| DUT DOUBLE JOIST TRIPLE JOIST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PTD PAINTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| DO DO OVER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PWD POWDER ROOM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| DPP DROPPED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RW RAIN WATER LEADER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| DNG ENGINEERED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | SB SOLID BEARING WOOD POST                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ENV ENERGY RECOVERY VENTILATION UNIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SBFA SB FROM ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| EST ESTIMATED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SJ SINGLE JOIST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| FA FLAT ARCH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SPP SPRUCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| FD FLOOR DRAIN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | STL STEEL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| FG FIXED GLASS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | TTO TOP OF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| FL FLUSH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | TYP TYPICAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FLR FLOOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | US UNDERSIDE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| GT GIRDER TRUSS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | WD WOOD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| GTRM GIRDER TRUSS BY ROOF MANUFACTURER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | WC WALK IN CLOSET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| HB HOSE BIB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | WP WEATHER PROOF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| HDM HEADROOM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.5. SYMBOLS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.5. SYMBOLS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 3.34.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CLASS B VENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CLASS B VENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EXHAUST VENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| DUPLEX OUTLET (12" HIGH)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| HEAVY DUTY OUTLET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SWITCH (20A MIN)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| POT LIGHT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LIGHT FIXTURE (CEILING MOUNTED)                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LIGHT FIXTURE (PULL CHAIN)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | LIGHT FIXTURE (WALL MOUNTED)                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CABLE T.V. JACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TELEPHONE JACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| CENTRAL VACUUM OUTLET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CHANDELIER (CEILING MOUNTED)                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ELECTRIC VEHICLE CHARGING STATION ROUGH-IN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SA SMOKE ALARM (B.10.18)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SMOKE ALARM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 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 WIRING 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 SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE '2'. |
| CMA CARBON MONOXIDE ALARM (B.3.3) (B.32.3.8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| CHECK LOCAL BY-LAWS FOR REQUIREMENTS** A CARBON MONOXIDE ALARM IS CONFORMING TO CAN/CSA-8.10 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, ON EACH STOREY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS OR SHARES A WALL OR FLOORING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FLUE. ALARMS SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALING. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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) WALLS SPACED NOT MORE THAN 11.34" (288) O.C. THE NUMBER OF STUDS SHALL BE DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLE A-4 TO A-97. (B.17.4, B.23.10.7)                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHIELD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EXPPOSED BUILDING FACE - O.B.C. B.10.14, OR B.10.15. REFER TO HEX NOTE 35 & DETAILS FOR TYPE AND SPECIFICATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1 HR. PARTY WALL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2 HR. FIREWALL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| REFER TO HEX NOTE 40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | REFER TO HEX NOTE 40A                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

# SECTION 4.0. CLIMATIC DATA

REFER TO O.B.C. FOR DESIGN SNOW LOAD [9.4.2.2] & WIND PRESSURE (SB-1, TABLE 2)

STAMP

34C 18 116

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 THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE CANADIAN BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONL. REG. 508/04. CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024

# CONSTRUCTION NOTES 2

UNIT 2016  
REV. 2025.03.24



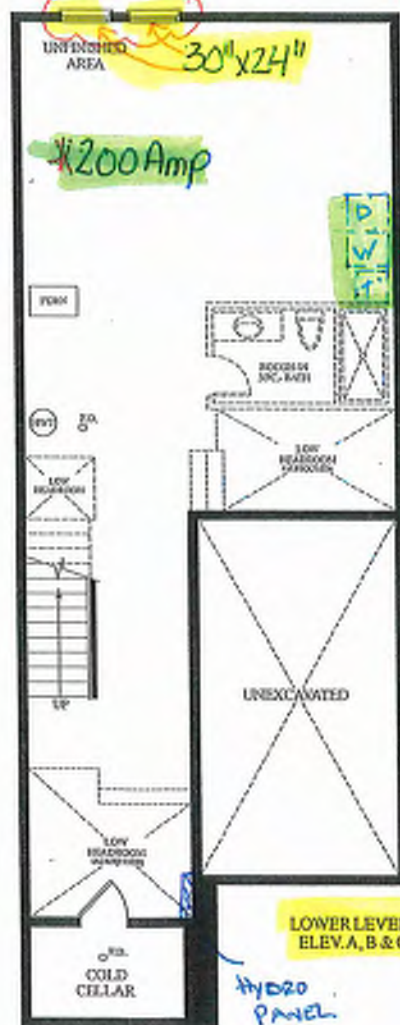


**BAYVIEW HEIGHTS**  
**RICHMOND HILL**



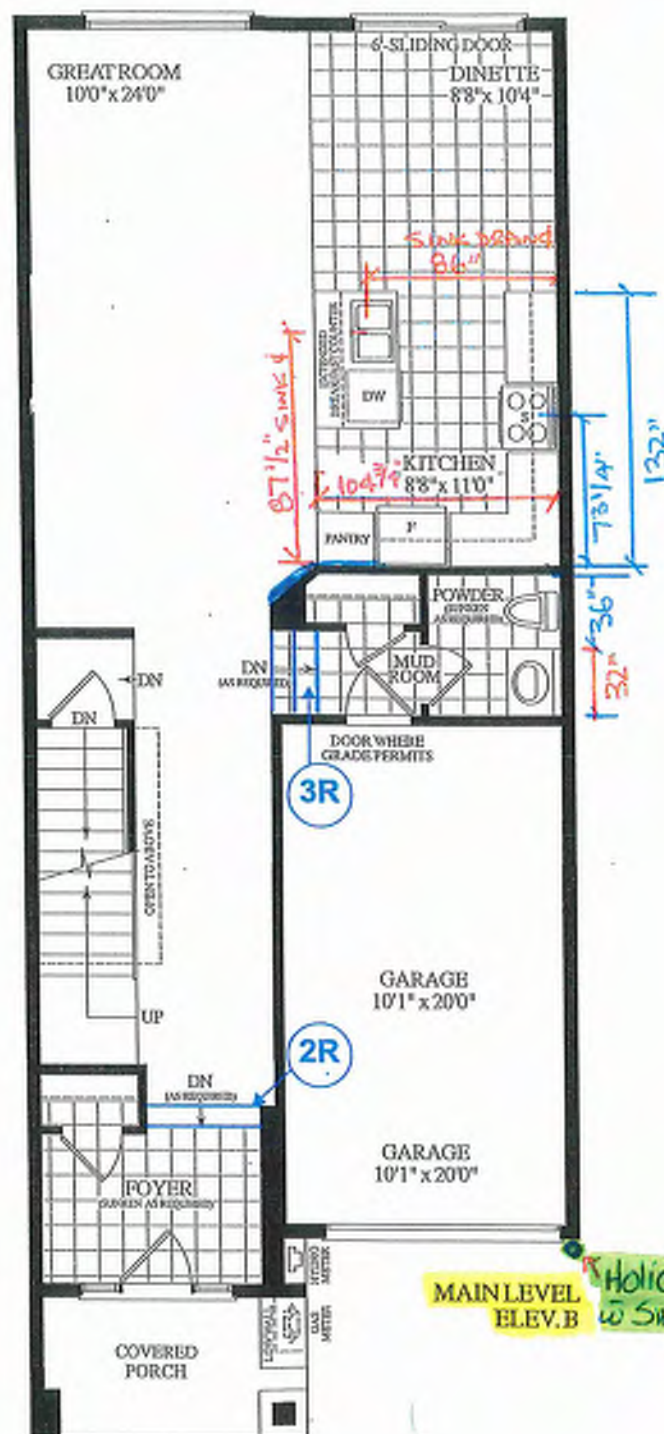
June 4, 2025

2000 P.E.



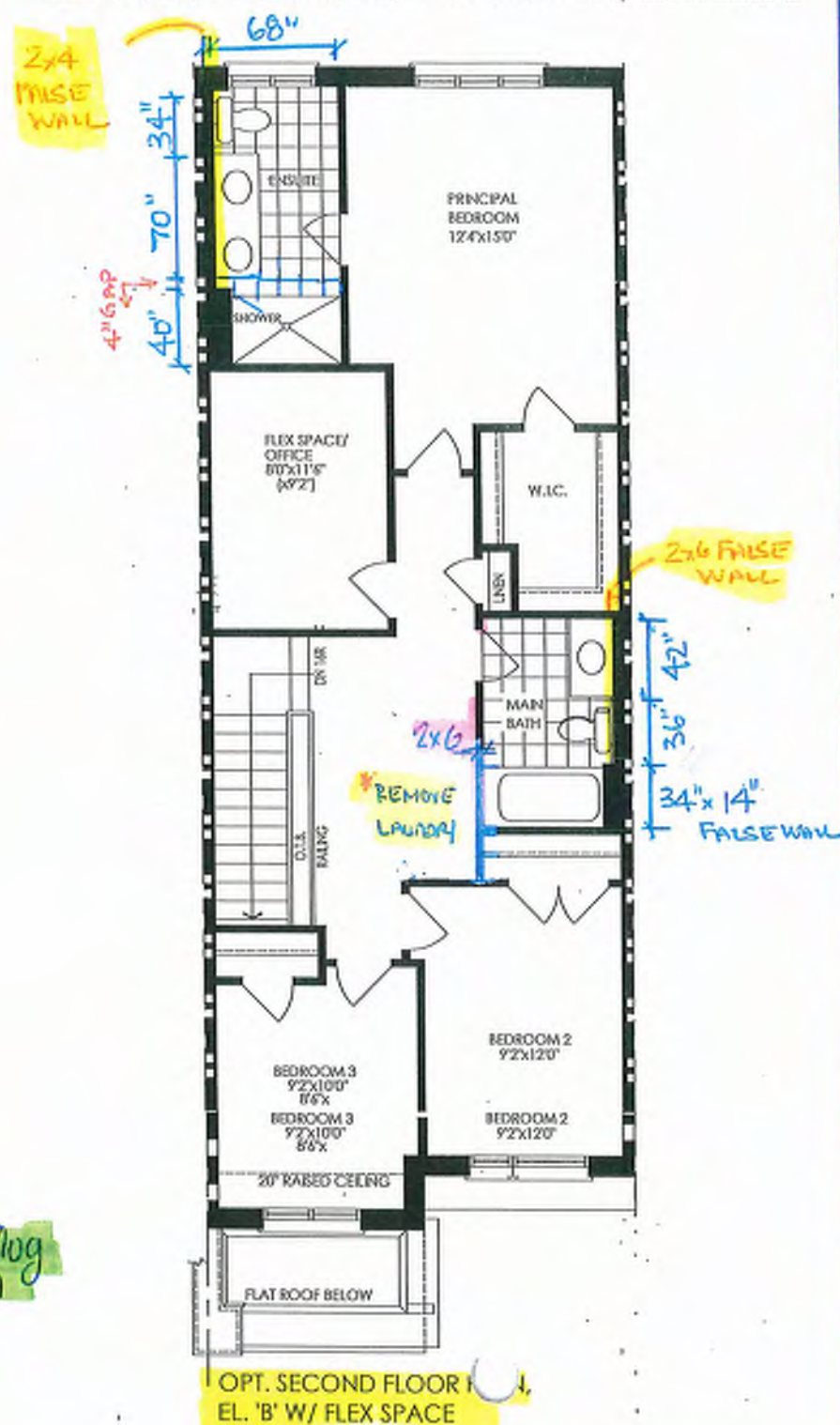
LOWER LEVEL  
ELEV. A, B & C

HYDRO  
PANEL



MAIN LEVEL  
ELEV. B

Holiday Plug  
w/ Switch



OPT. SECOND FLOOR  
EL. 'B' W/ FLEX SPACE

BLK.18 TH. 117

20-17 THE DIANA EL. B

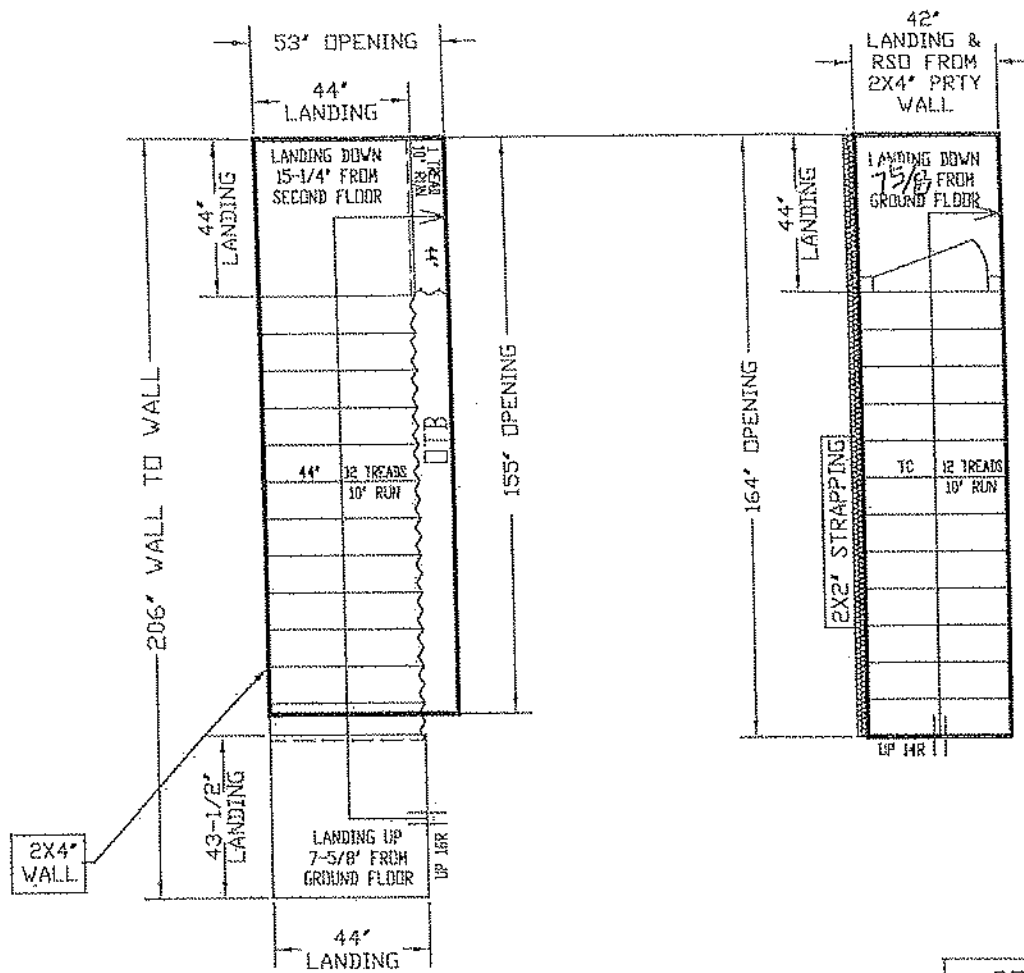
3 BDRM. 2 BATH.

1795 SQ.FT.



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

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

STAIRS LINE UP BY  
PARTY WALL

NO WALLS UNTIL  
STAIRS INSTALLED

REVISED  
JUNE 4, 2025

GARAGE RIGHT >



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE  
ANY STRAPPING ALLOWANCES TO BE COMPLETED BY CARPENTERS  
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BASE PRINTS OR SPECS AS SUPPLIED  
TO ALPA STAIRS AND RAILINGS INC. HEADQUARTERS SHOWN IN LAYOUTS ARE REQUIRED TO  
INSTALL FOR STAIRS. ANY OTHER VIBRATIONS OR STRAPPING ALLOWANCES ALPA  
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHALL BE CHECKED BY  
CARPENTERS OR SITE SUPERVISORS TO HAVE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING  
WITH CONSTRUCTION  
ALPA STAIRS AND RAILINGS INC.  
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6  
TEL: (905) 694-9556 | www.alpastairs.com



SITE BAYVIEW  
HEIGHTS  
LOT #  
Model  
UNIT 2017

DRAWN BY  
NAME  
DATE  
PARAMJEET MAY 23, 2025  
DESIGN  
ROYAL PINE HOMES  
LAYOUT #  
SCALE: 1/32

BUC 18 - 117

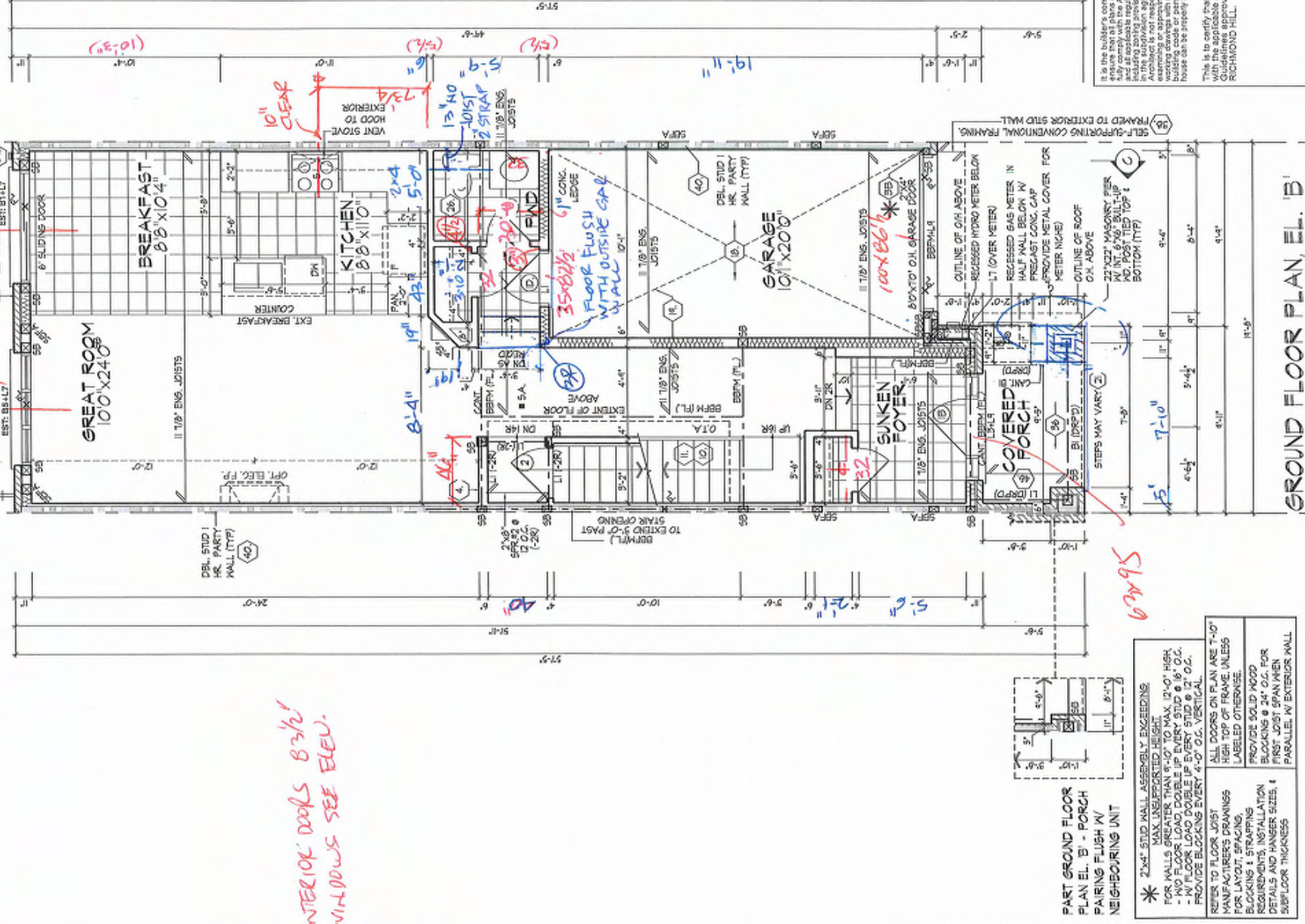






**Preliminary**  
NOT FINAL April 22 2025

INTERIOR DOORS 8 1/2"  
WINDOWS SEE ELEV.



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and restrictions including zoning regulations and any provisions in the subdivision agreement. The Council/Architect is not responsible in any way for examining or approving any zoning plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND Hill.

18-117

GROUND FLOOR PLAN. EL. 'B'

**ROYAL PINE HOMES - 218094**  
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2017  
REV.2025.03.26

**HUNT**

218094WT2017  
F805.737.7328

|                                         |       |             |
|-----------------------------------------|-------|-------------|
| Location of<br>KM/TT                    | DS/MM | 3/16"=1'-0" |
| 8955 Woodbine Ave., Markham, ON L3R 0J7 |       |             |
|                                         |       | 905.737.5   |

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[illegible]

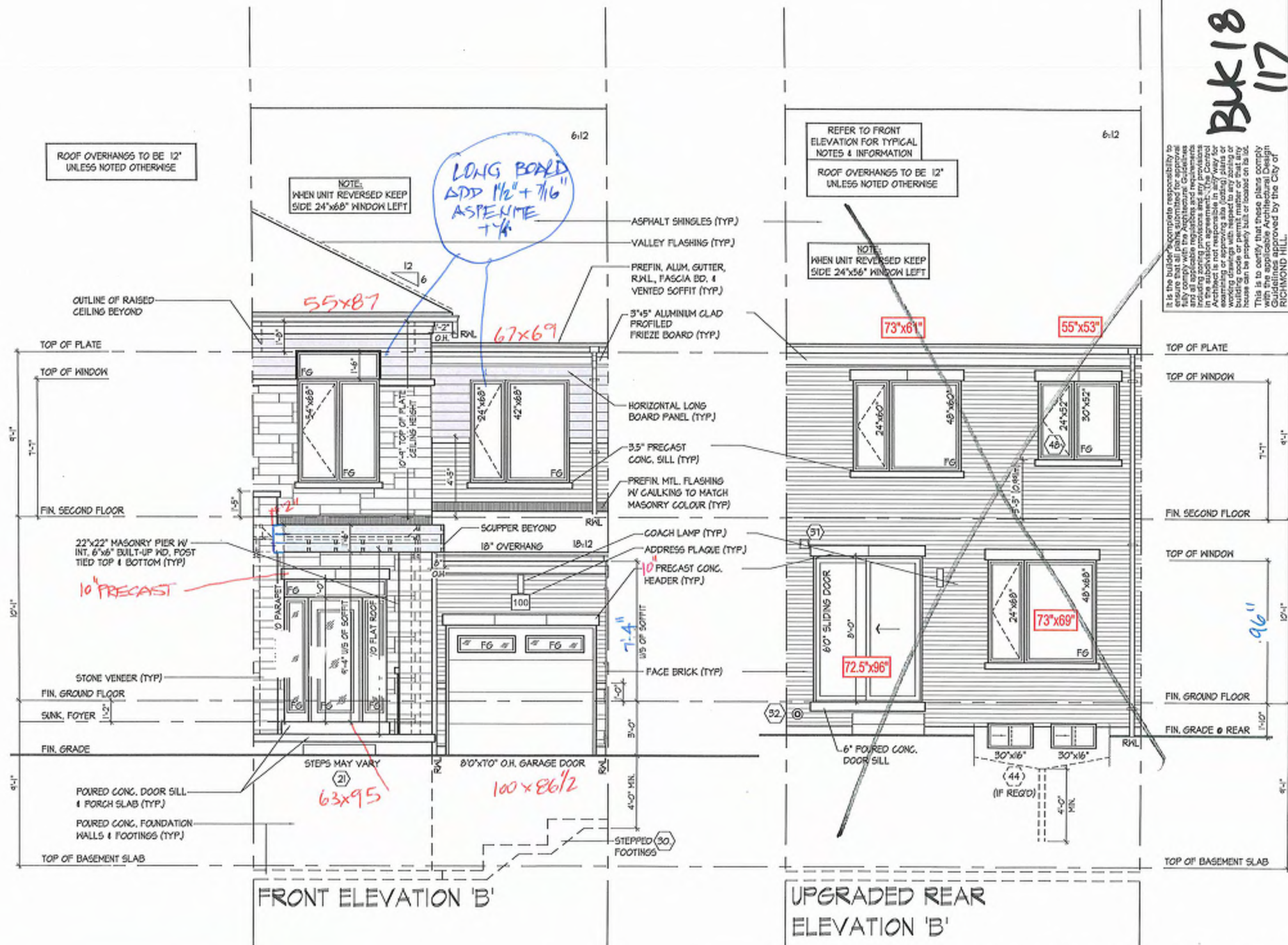
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK 18-117



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



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements at the applicable jurisdiction. The Control Architect is not responsible in any way for examining or approving any (existing) plans or working drawings with respect to any zoning or building code or permit matter or that any such plans or drawings may be properly built or located on its site. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of

FRONT & UPGRADED REAR ELEVATION 'B'

**ROYAL PINE HOMES - 218094**  
921 BAYVIEW, RICHMOND HILL, ON.



**HUNT**  
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9053  
www.huntdesign.ca  
8058 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7325

HUNT DESIGN ASSOCIATES INC. 1989

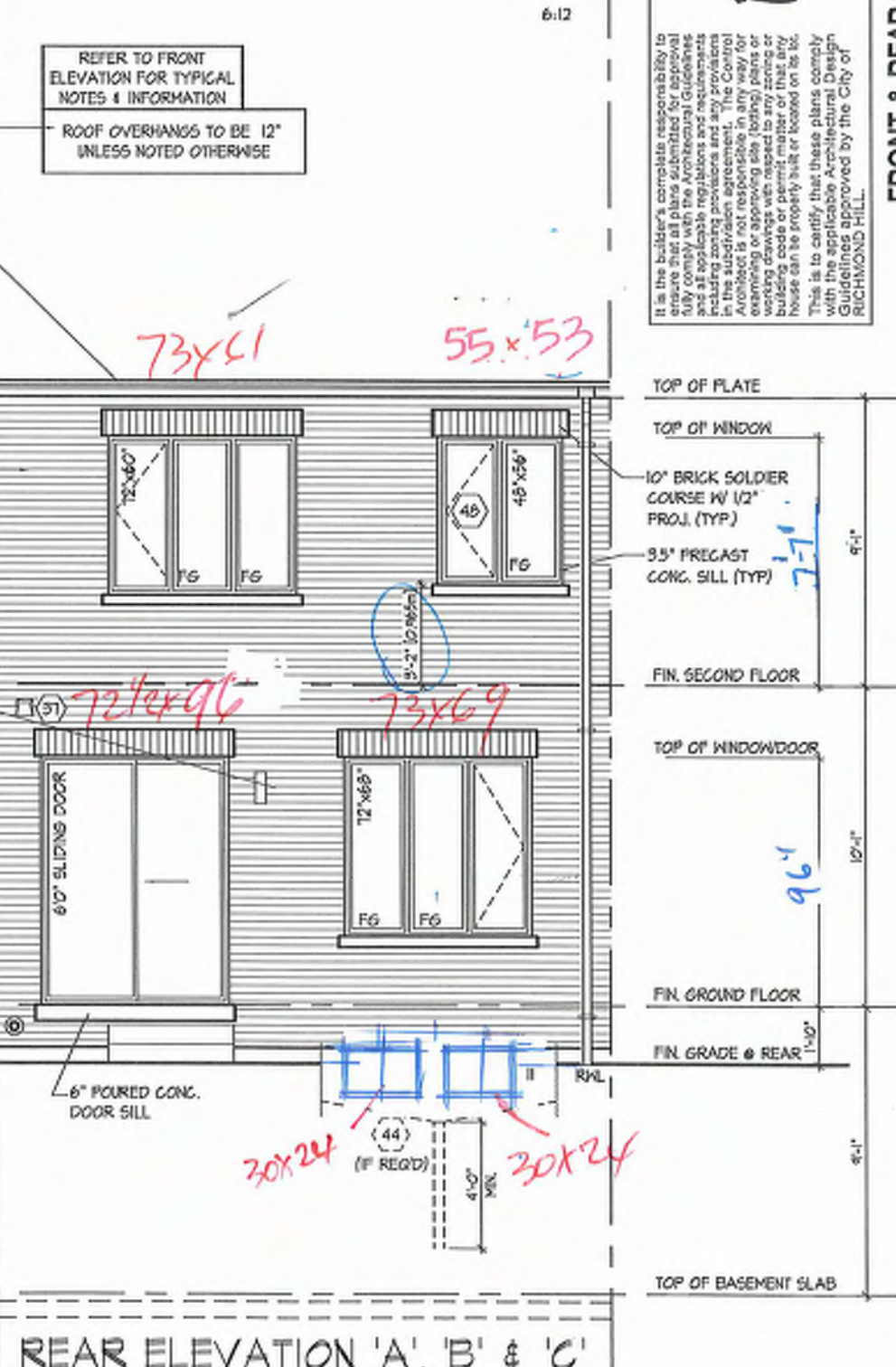
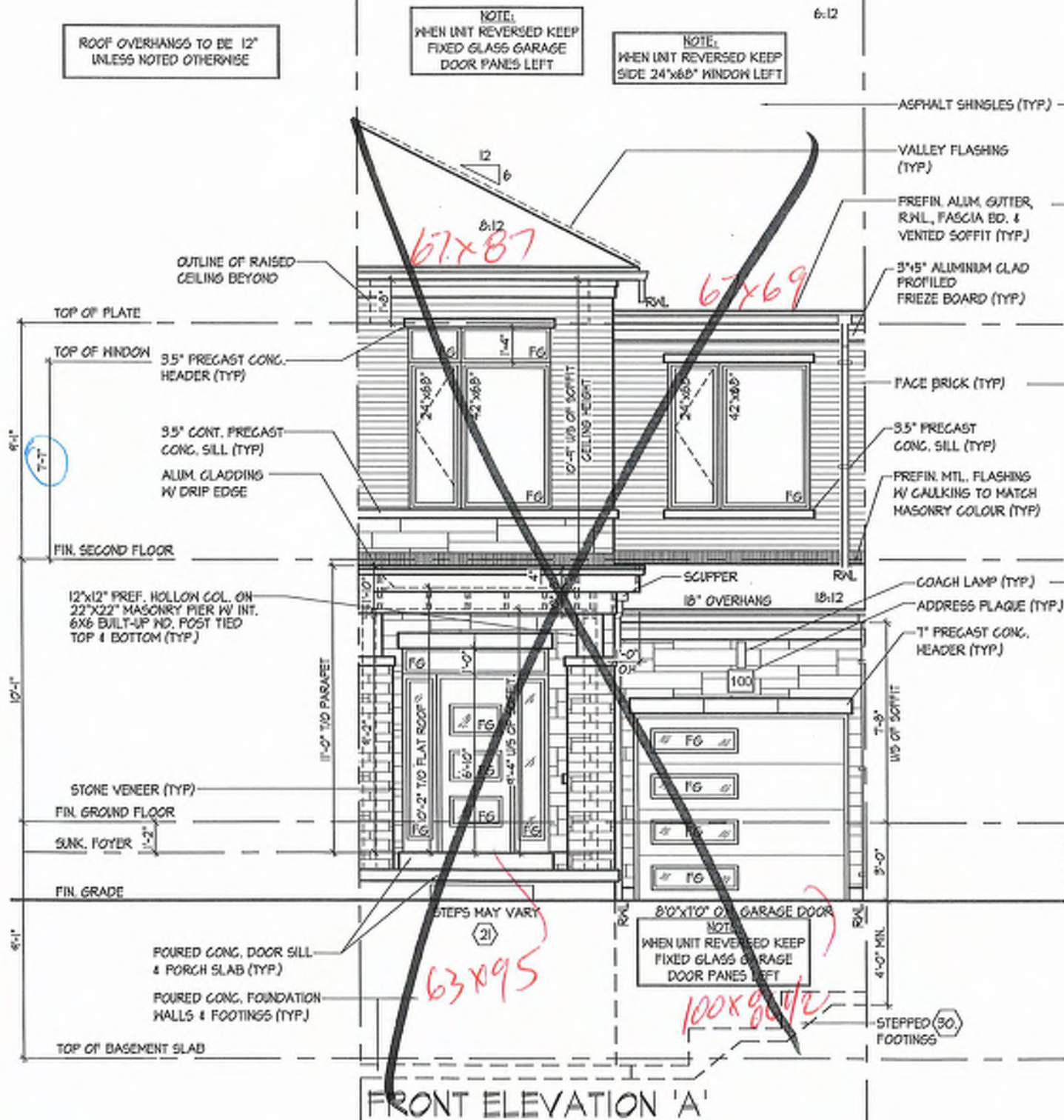
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# Preliminary

NOT FINAL April 22 2025

ROOF PLAN  
EL. 'A'  
N.T.S.



It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable building codes and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Authority is not responsible in any way for examining or approving any (existing) plans or drawings or for any errors or omissions or for any building code violations or for any other liability that may be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

**BCK-18**  
**117**

FRONT & REAR ELEVATION 'A', 'B' & 'C'

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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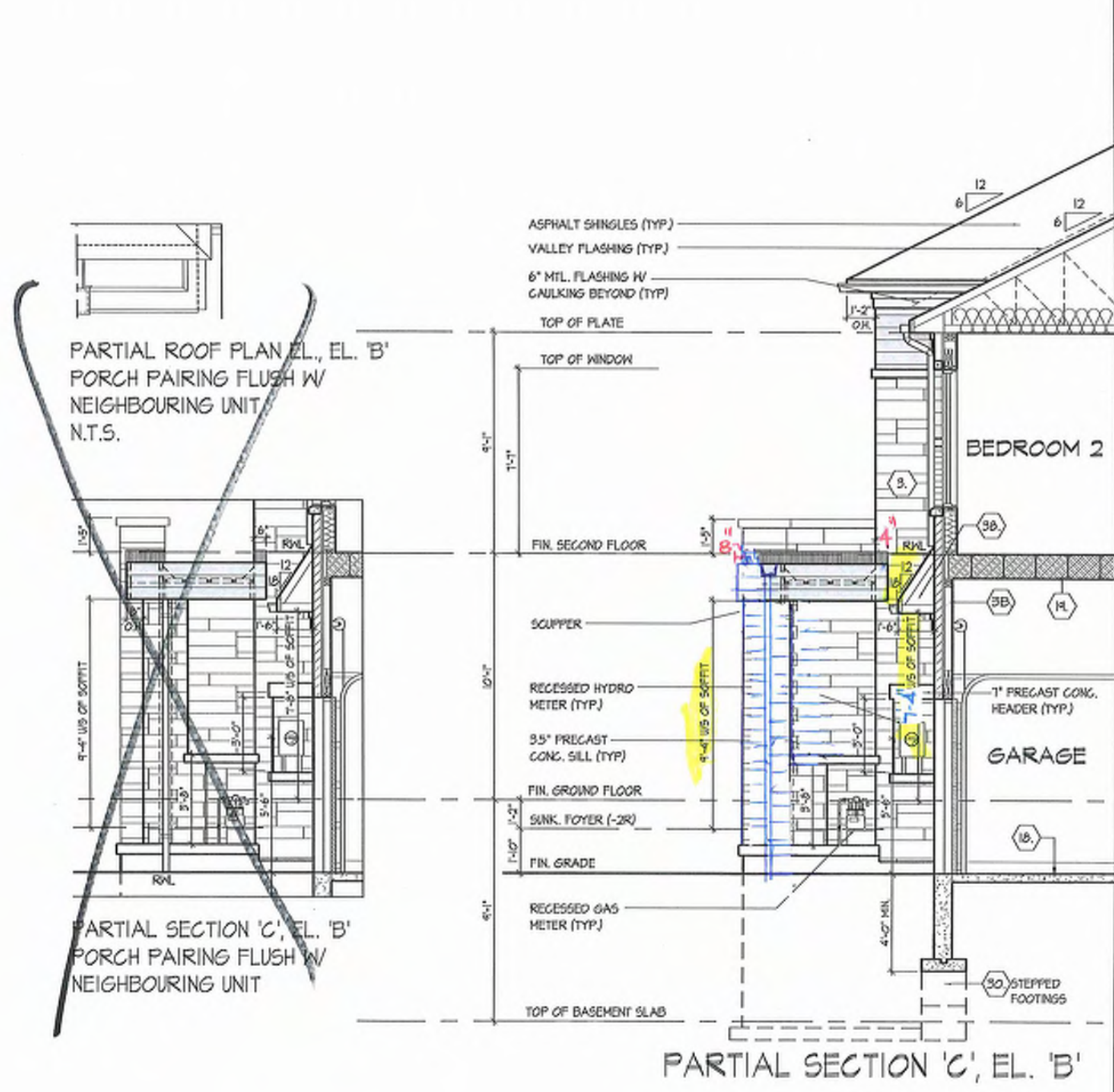
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND ABILITY OF THE DESIGNER SET OUT IN THE CAPTIONED REFERENCE TO BE A DESIGNER.  
Qualification Information:  
Name: [Redacted]  
Registration Number: 21274  
Professional Designation: Architect  
Firm: HUNT DESIGN ASSOCIATES INC.  
Address: 16805  
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UNIT 2017  
REV. 2025.03.26

14 of 27



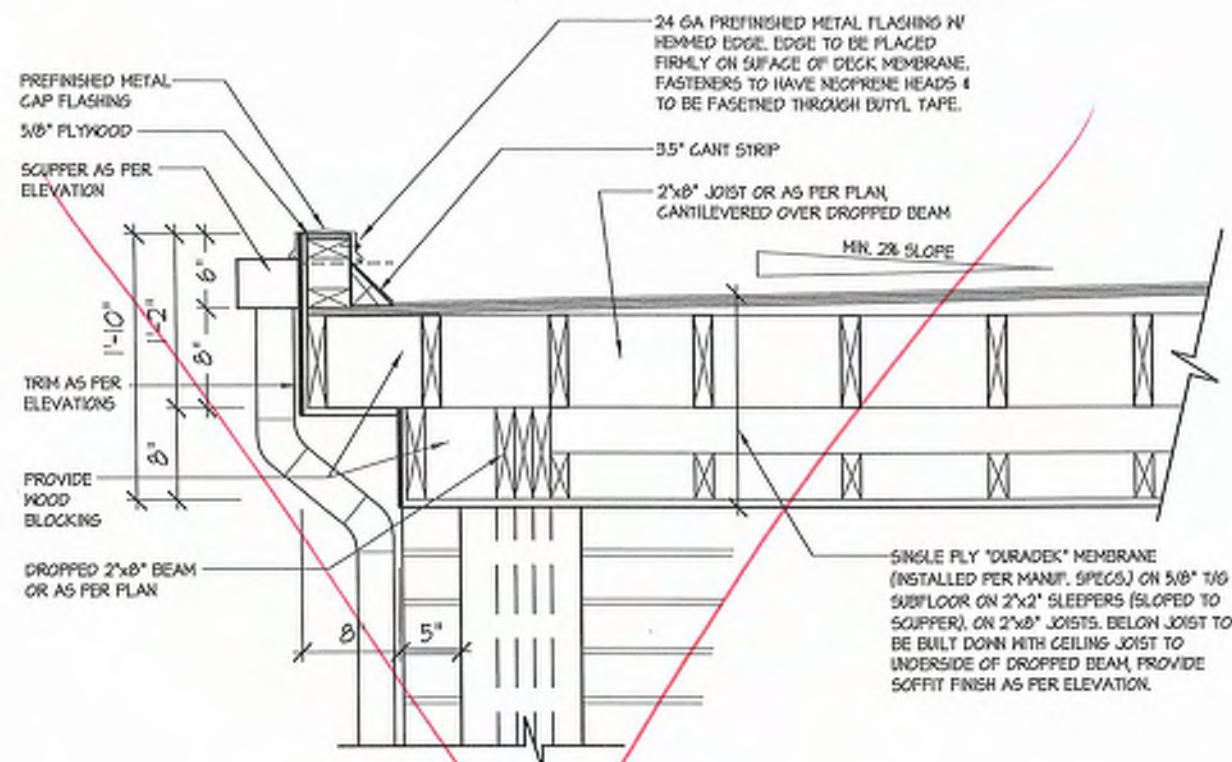
**Preliminary**  
NOT FINAL April 22 2025



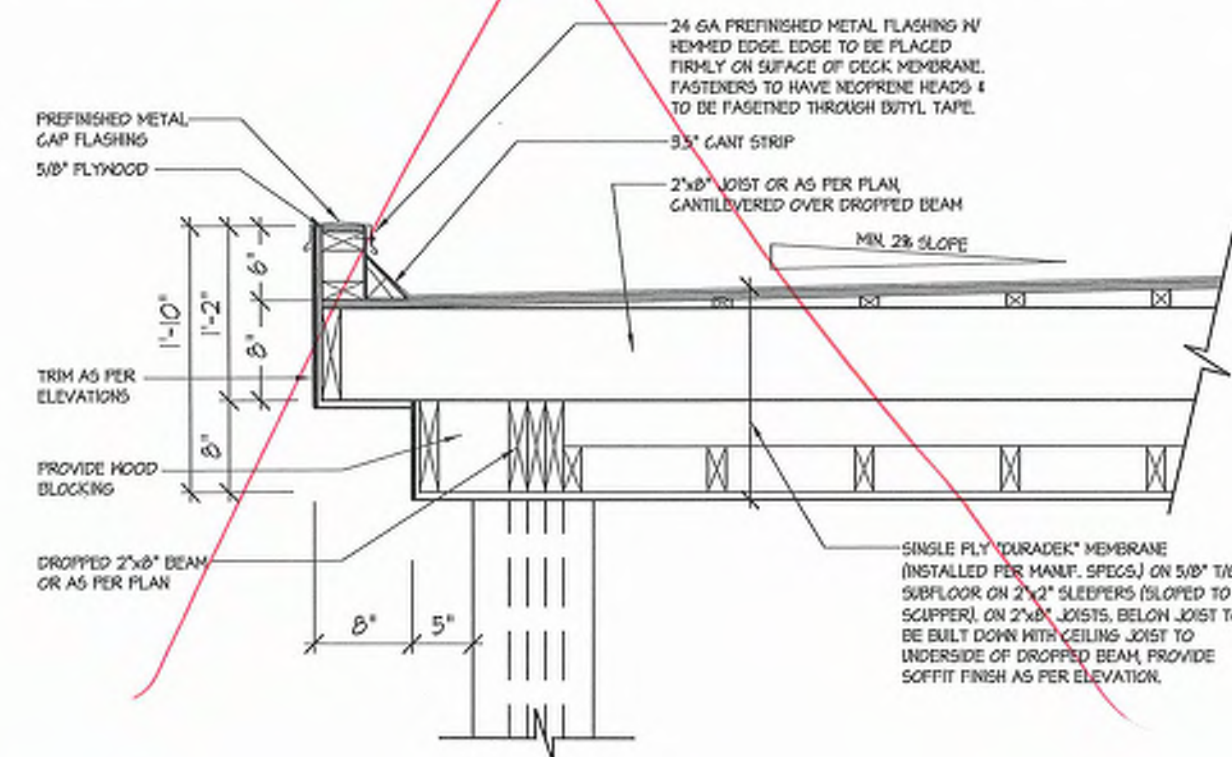
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**PKK18**  
**117**

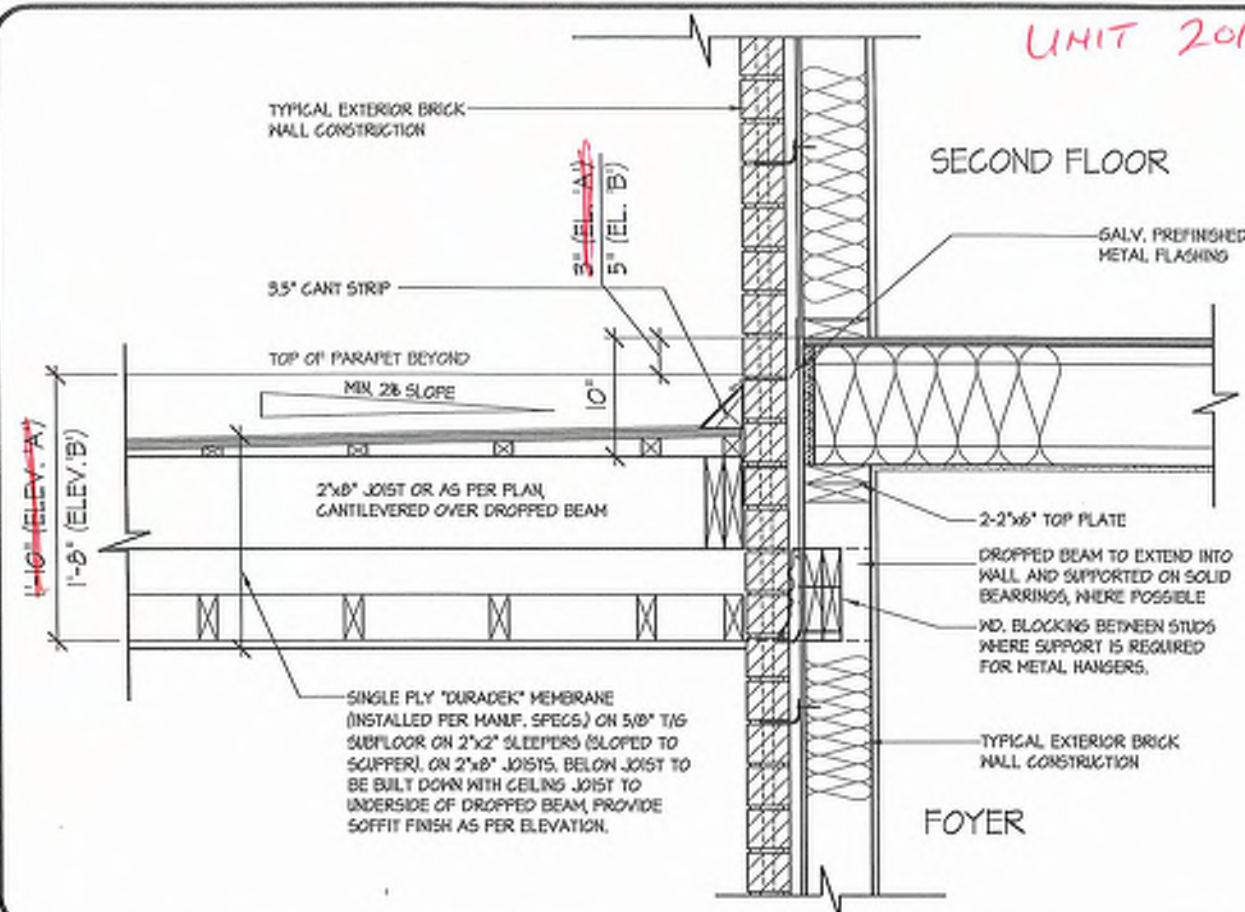




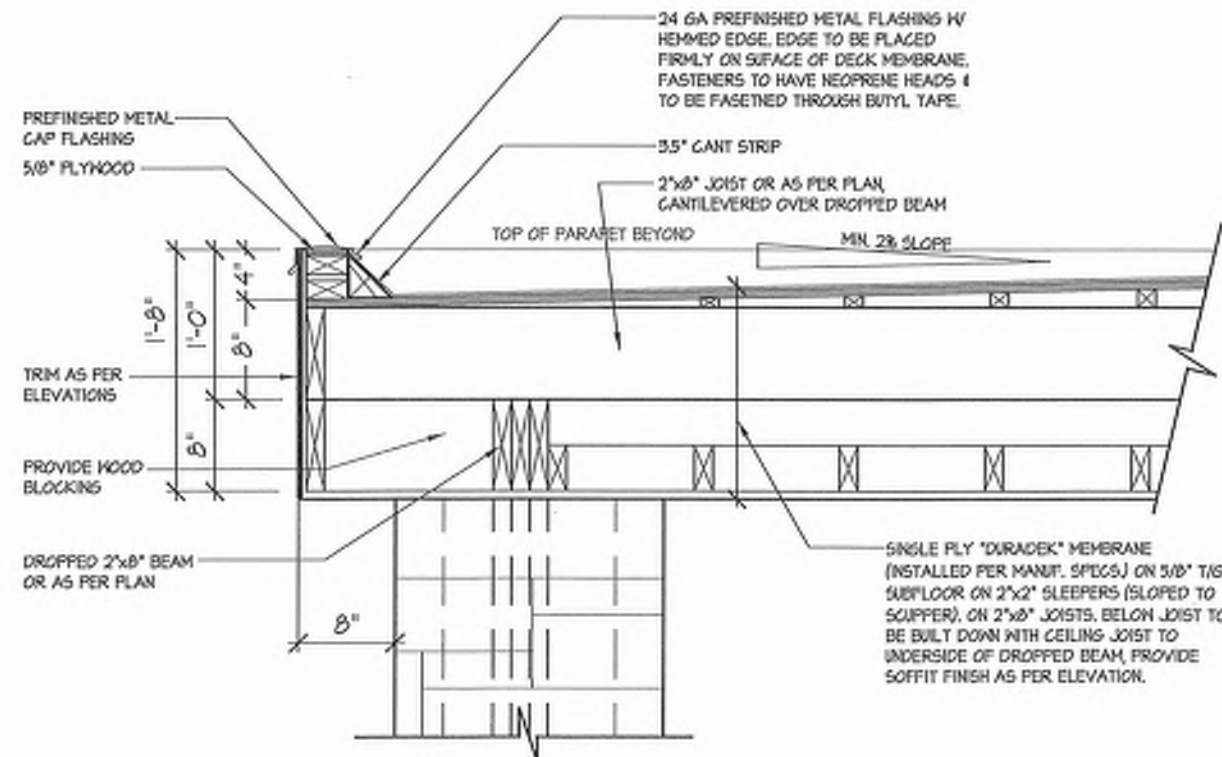
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)  
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'  
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL  
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'  
3/4"=1'-0"

UNIT 2017

PUC 18-117

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015

REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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21274  
15695  
HUNT DESIGN ASSOCIATES INC.  
Dorrie McNeil  
15695

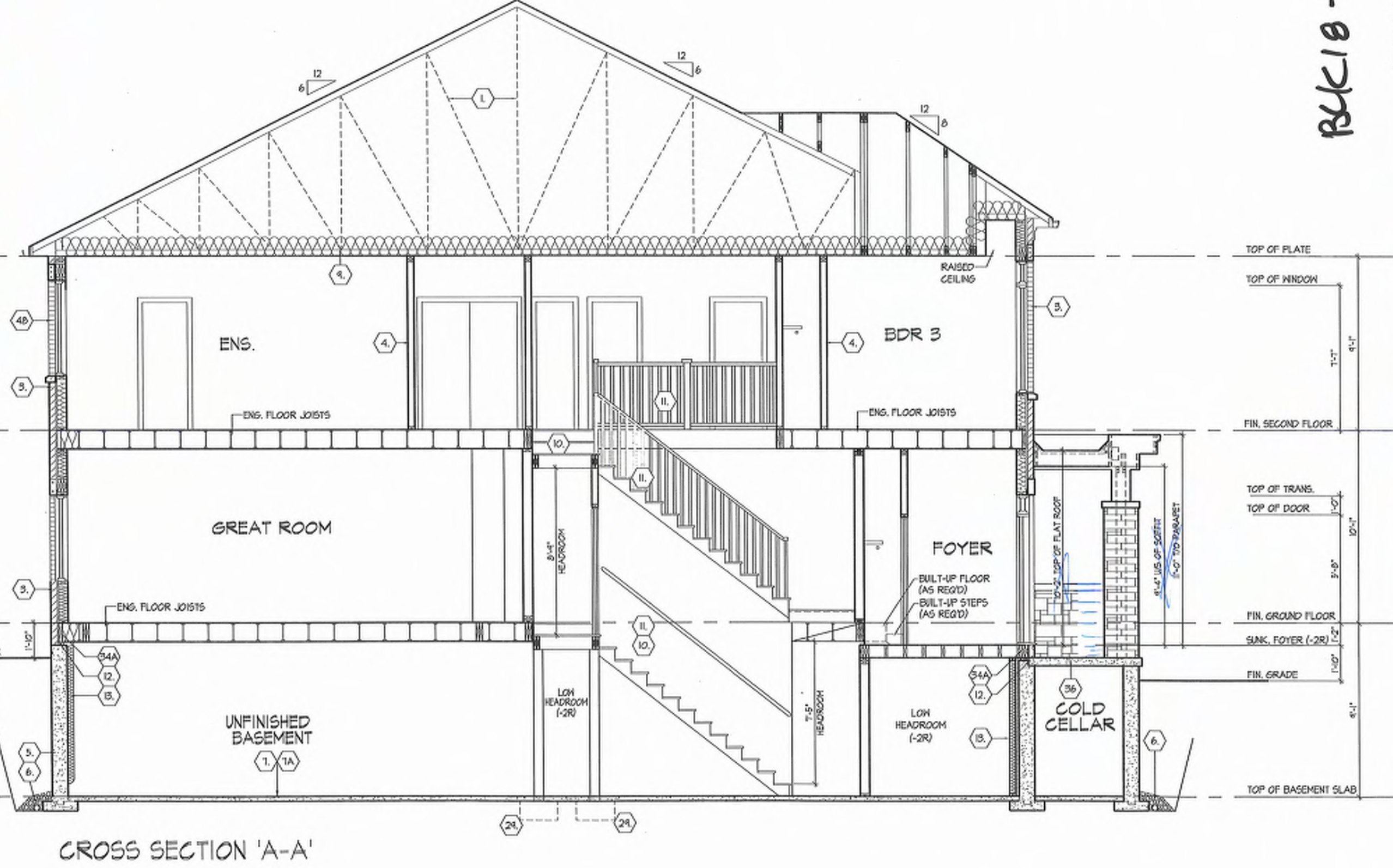
218094WT2015  
3/16"=1'-0"  
DSMM  
8668 Woodbine Ave., Markham, ON L3R 0J7  
T 905.737.5133  
F 905.737.7326

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Page Number  
Page Number

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**BK18-117**

CROSS SECTION 'A-A'

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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UNIT 2017  
REV. 2025.03.26  
24 of 27

Drawn by: KMTT  
Checked by: DSMM  
Scale: 3/16" = 1'-0"  
File Name: 218094WT2017  
F 805.737.7388







|                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| cont. SECTION 1.0. CONSTRUCTION NOTES                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 40                                                                                                                                                                                                                                                                                                                                             | 1 HR. PARTY WALL (CONC. BLOCK) [38-3] WALL TYPE 986 & 916]<br>1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ONLY 1200' CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BULK 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) [5B-3] WALL TYPE W135]<br>5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x80) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x80) SILL PLATES [32x6" (38x140) AS REQUIRED] FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.                                                                                                                                                                                                                                                                                                                                                      |
| 40A                                                                                                                                                                                                                                                                                                                                            | 2 HR. FIREWALL [5B-3] WALL TYPE 986 & 916]<br>1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ONLY 1200' 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"] [9-26"]<br>STUCCO FINISH CONFORMING TO O.B.C. SECTION [9-28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.L.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.<br>STUCCO FINISH CONFORMING TO O.B.C. SECTION [9-28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.L.S. (MINIMUM) ON APPROVED DRAINAGE MAT 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 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9-23.10.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)                                                                                                                                           |
| 41B                                                                                                                                                                                                                                                                                                                                            | STUCCO WALL @ GARAGE CONST. [9-28]<br>STUCCO FINISH CONFORMING TO O.B.C. SECTION [9-28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.L.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. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)                                                                                                                                                                                                                                                                                                                      |
| 42                                                                                                                                                                                                                                                                                                                                             | UNSUPPORTED FOUNDATION WALLS [9-15.4.2]<br>REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS<br>2-20# BARS IN TOP PORTION OF WALL (UP TO 6'0" OPENING)<br>3-20# BARS IN TOP PORTION OF WALL (6'0" TO 10'0" OPENING)<br>4-20# BARS IN TOP PORTION OF WALL (10'0" TO 15'0" OPENING)<br>- BARS STAGGERED VERTICALLY AT INTERIOR FACE OF WALL<br>REINFORCING AT BASEMENT WINDOWS<br>2-15# HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15# VERTICAL WALL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.<br>- BARS TO HAVE MIN. 1" (25) CONC. COVER<br>- BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING |
| 43                                                                                                                                                                                                                                                                                                                                             | STUD WALL REINFORCEMENT<br>PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.4.1] (REFER TO DETAILS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 44                                                                                                                                                                                                                                                                                                                                             | WINDOW WELLS<br>WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.59" (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) SLOPE. WEEDING TILE CAY A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.3], [9.14.6.3]                                                                                                                                                                                                                                                                                                                                                                                                        |
| 45                                                                                                                                                                                                                                                                                                                                             | CLOSED CEILING CONSTRUCTION [5B-12] [3.1.1.8], [9.23.4.2]<br>2"x2" (38x38) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2"x2" (38x38) FURLS @ 16" (400) 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 RS9].                                                                                                                                                                                                                                                                             |
| 46                                                                                                                                                                                                                                                                                                                                             | FLAT ROOF/BALCONY CONSTRUCTION<br>WATER-PROOFING MEMBRANE [9.23.1.1], [9.23.15], [9.23.16] FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x6" (38x184) FLOOR JOISTS @ 16" (400) 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" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                | BALCONY CONDITION<br>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<br>CAVILVERED 2"x4" (38x80) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NEEDED TO BUILT UP 3-3/4" (91) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 48                                                                                                                                                                                                                                                                                                                                             | EGRESS WINDOW ABOVE GRADE [9.9.10.1.1], [9.8.8.1.63]<br>EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN. SILL HEIGHT OF 3'0" (900) TO A MAX 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7 SILL PL. (0.395x2) WITH NO DIMENSION LESS THAN 1'-3" (360) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS                                                                                                                                                                                                                                               |
| SECTION 1.1. WALL STUDS<br>- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SILING & GRADING PLAN OF THIS UNIT FOR CONFORMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.<br>- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| SIZE & SPACING OF STUDS: (O.B.C. REFERENCE - TABLE 9.23.10.1)<br>SUPPORTED LOADS (TEXTURE)<br>MIN. STUD SIZE<br>MAX. STUD SPACING, n (mm) O.C.<br>MAX. UNSUPPORTED HGT. n (ft) (m)<br>2"x4" (38x80) 16" (400) 12" (300) N/A<br>2"x6" (38x140) 9'-10" (3.0) 9'-10" (3.0) 12" (300) N/A<br>38x140) 9'-10" (3.0) 11'-10" (3.6) 9'-11" (1.8)       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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.

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## 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. 0.35m<sup>2</sup> UNOBSTRUCTED OPEN PORTION WITH NO DIMENSION LESS THAN 1'-3" (360), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [9.9.10]  
2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). [9.8.8.1]  
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 ABOVE, OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN [4.1.5.15] 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 9.5.2.1.

| ROOM OR SPACE                                      | MINIMUM HEIGHTS                                                                                                                    |
|----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| LIVING ROOM, DINING ROOM AND KITCHEN               | 7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT                                                   |
| BEDROOM                                            | 7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA                                                |
| BASEMENT                                           | 8'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5". |
| BATHROOM, LAUNDRY AREA ABOVE GRADE MENTIONED ABOVE | 6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING                                                                       |
| MEZZANINES                                         | 6'-11" ABOVE & BELOW FLOOR ASSEMBLY [9.5.2.2]                                                                                      |
| STORAGE GARAGE                                     | 6'-7" [9.5.3.3]                                                                                                                    |

2.3. MECHANICAL / PLUMBING [9-22]  
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [9-31.6]  
3) REFER TO TILE RAGE FOR SPACE HEATING EQUIPMENT, HWV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.  
4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB12) - [3.1.1.12] OF THE O.B.C.

2.4. LUMBER  
1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.  
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.

5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.  
6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (4686) ROLL HOOFING 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 350W, HOLLOW SHUOT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES  
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 5'-10" (2800) A.F.F.  
2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2600) A.F.F.  
3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

2.7. ROOF OVERHANGS  
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.

2.8. FLASHING [9.20.13], [9.28.4], [9.27.3]  
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

2.9. GRADING  
1) THE BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO [9.14.8]

2.10. ULC SPECIFIED ASSEMBLIES  
ALL REQUIRED NONWALL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

## SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD  
[DIVISION B PART 9, TABLES 9.23.4.2, (A)-(L)]  
FORMING PART OF SENTENCE: [9.23.4.2.3], [9.23.4.2.4], [9.23.12.3.1], (1), (3), [9.23.14.8.2], [9.38.3.1.1]

| 2"x6" SPRUCE #2        | 2"x10" SPRUCE #2       | 2"x12" SPRUCE #2       |
|------------------------|------------------------|------------------------|
| L1 2"x6"x12' (38x8184) | L3 2"x10"x12' (38x235) | L5 2"x12"x12' (38x286) |
| B1 3/2"x8" (38x8184)   | B3 3/2"x10" (38x235)   | B5 3/2"x12" (38x286)   |
| B2 4/2"x8" (48x8184)   | B4 4/2"x10" (48x235)   | B6 4/2"x12" (48x286)   |
| B7 5/2"x8" (58x8184)   | B8 5/2"x10" (58x235)   | B9 5/2"x12" (58x286)   |

| ENGINEERED LUMBER SCHEDULE | 2"x10" SPRUCE #2     | 2"x12" SPRUCE #2 |
|----------------------------|----------------------|------------------|
| L1 3/4" x 9 1/2" LVL       | 1 3/4" x 11 7/8" LVL | 1 3/4" x 14" LVL |
| L2 1-1 3/4"x9 1/2"         | L3 1-1 3/4"x11 7/8"  | L4 1-1 3/4"x14"  |
| L4 1-1 3/4"x9 1/2"         | L5 1-1 3/4"x11 7/8"  | L6 1-1 3/4"x14"  |
| L5 1-1 3/4"x9 1/2"         | L7 1-1 3/4"x11 7/8"  | L8 1-1 3/4"x14"  |
| L6 1-1 3/4"x9 1/2"         | L9 1-1 3/4"x11 7/8"  | L10 1-1 3/4"x14" |
| L7 1-1 3/4"x9 1/2"         | L11 1-1 3/4"x11 7/8" | L12 1-1 3/4"x14" |
| L8 1-1 3/4"x9 1/2"         | L13 1-1 3/4"x11 7/8" | L14 1-1 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                                   | BRCK            | STONE          |
|------|----------------------------------------|-----------------|----------------|
| L7   | 3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4) | 8"x" (2.47m)    | 7'-6" (2.30m)  |
| L8   | 4" x 3 1/2" x 3/4" (102 x 89 x 6.4)    | 8"x" (2.66m)    | 8'-1" (2.48m)  |
| L9   | 5" x 3 1/2" x 5/8" (127 x 89 x 7.9)    | 10'-10" (3.31m) | 10'-1" (3.08m) |
| L10  | 5" x 3 1/2" x 7/8" (127 x 89 x 11)     | 11'-5" (3.48m)  | 10'-7" (3.24m) |
| L11  | 6" x 3 1/2" x 7/8" (152 x 89 x 11)     | 12'-6" (3.82m)  | 11'-7" (3.54m) |
| L12  | 7" x 4" x 7/8" (178 x 102 x 11)        | 14'-1" (4.30m)  | 13'-1" (3.99m) |

3.3. DOOR SCHEDULE  
CONFORMING TO SECTIONS [9.5.5], [9.9.6], [9.7.2.1], [9.7.5.2], [9.10.13.10]

|    |          |                                                                                             |
|----|----------|---------------------------------------------------------------------------------------------|
| 1  | EXTERIOR | 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 1A | EXTERIOR | 2'-0" x 6'-8" x 1-3/4" (665 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 1B | EXTERIOR | 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 1C | EXTERIOR | 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 1D | EXTERIOR | 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RS12.7) (SEE HEX NOTE 20)            |
| 1E | EXTERIOR | 3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 1F | EXTERIOR | 1'-2" x 8'-0" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RS10.7)                         |
| 2A | EXTERIOR | 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. FIRE DOORFRAME WITH APP. SED-0.08HG DEVICE |
| 2  | INTERIOR | 2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)                                                    |
| 2B | INTERIOR | 3'-0" x 6'-8" x 1-3/8" (915 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 | 1'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)                                                    |
| 5  | INTERIOR | 1'-8" x 6'-8" x 1-3/8" (460 x 2030 x 35)                                                    |

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

## 3.4. ACRONYMS

|      |                                   |      |                             |
|------|-----------------------------------|------|-----------------------------|
| ABV  | ABOVE                             | HV   | HOT RETURN VENTILATION UNIT |
| AFF  | ABOVE FINISHED FLOOR              | HWT  | HOT WATER TANK              |
| BEFM | BEAM BT FLOOR MANUFACTURER        | JST  | JOIST                       |
| BBRM | BEAM BT ROOF MANUFACTURER         | LIN  | LINEN CLOSET                |
| BG   | FIXED GLASS W/ BLACK BACKING      | LVL  | LAMINATED VENEER LUMBER     |
| BLW  | BELOW                             | OTBA | OPEN TO BELOW/ABOVE         |
| BM   | BEAM                              | PL   | PLATE                       |
| CRF  | CONVENTIONAL ROOF FRAMING         | PT   | PRESSURE TREATED            |
| CW   | COMPLETE WITH                     | PTD  | PAINTED                     |
| DUTJ | DOUBLE JOIST/ TRIPLE JOIST        | PMD  | POWDER ROOM                 |
| DO   | DOOR                              | RWL  | RAIN WATER LEADER           |
| DRP  | DROPPED                           | SB   | SOLID BEARING WOOD POST     |
| ENG  | ENGINEERED                        | SEFA | SB FROM ABOVE               |
| ERV  | ENERGY RECOVERY VENTILATION UNIT  | SJ   | SINGLE JOIST                |
| EST  | ESTIMATED                         | SPJ  | SPRUE                       |
| FA   | FLAT ARCH                         | STL  | STEEL                       |
| FD   | FLOOR DRAIN                       | T/O  | TOP OF                      |
| FG   | FIXED GLASS                       | TYP  | TYPICAL                     |
| FL   | FLUSH                             | UIS  | UNDERSIDE                   |
| FLR  | FLOOR                             | WD   | WOOD                        |
| GT   | GIRDER TRUSS                      | WPC  | WALK IN CLOSET              |
| GRDR | GIRDER TRUSS BY ROOF MANUFACTURER | WP   | WEATHER PROOF               |
| HB   | HOLE BB                           |      |                             |
| HDRM | HEADROOM                          |      |                             |

3.5. SYMBOLS  
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.  
CLASS 8" VENT  
DUPLX OUTLET (12" HX34)  
HEAVY DUTY OUTLET  
POT LIGHT  
LIGHT FIXTURE (PULL CHAIN)  
CABLE T.V. JACK  
CENTRAL VACUUM OUTLET  
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN

SA SMOKE ALARM [9.10.19.3]  
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 & 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.

OMA CARBON MONOXIDE ALARM [9.9.3], [9.23.3.9]  
CHECK LOCAL BY-LAWS FOR REQUIREMENTS\*\* A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-8.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, ON EACH STORY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS OR SHARES A WALL OR FLOORING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLANCE OR FLUE ALARMS) SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. CARBON MONOXIDE ALARMS) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS HAVING VISUAL SIGNALLING.

SS 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 TABLE A-34 TO A-37. [9.17.4, 9.23.10.7]

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

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

1 HR. PARTY WALL  
REFER TO HEX NOTE 40.  
2 HR. FIREWALL  
REFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA  
REFER TO O.B.C. FOR DESIGN SNOW LOAD[9.4.2.2]  
& WIND PRESSURE (SB-1, TABLE 2)

STAMP

34C18-117

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. PRIOR TO PROCEEDING WITH THE WORK. ALL THE DRAWINGS & ALL DIMENSIONS TO CONFORM TO THE P.D.A. 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. 2024.

## CONSTRUCTION NOTES 2

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.  
UNIT 2017  
REV. 2025.03.26

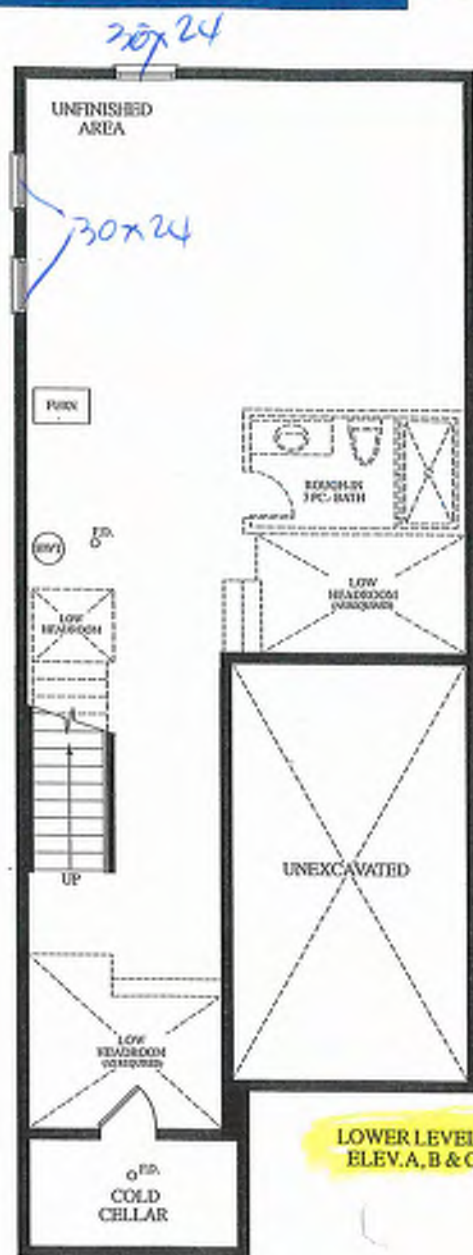
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Checked By: DSM/M  
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Scale: 218094WT2017  
Rev Number: 27 of 27  
F 905.737.5133



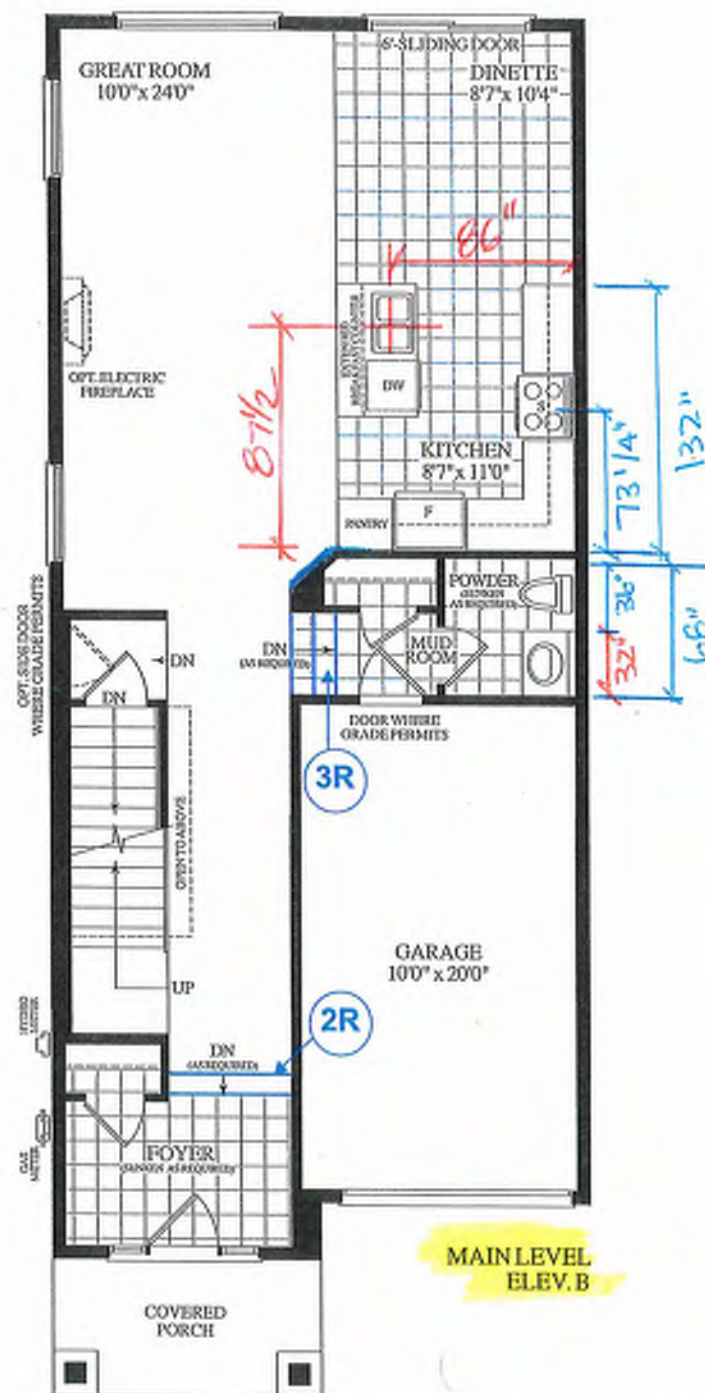


## BAYVIEW HEIGHTS

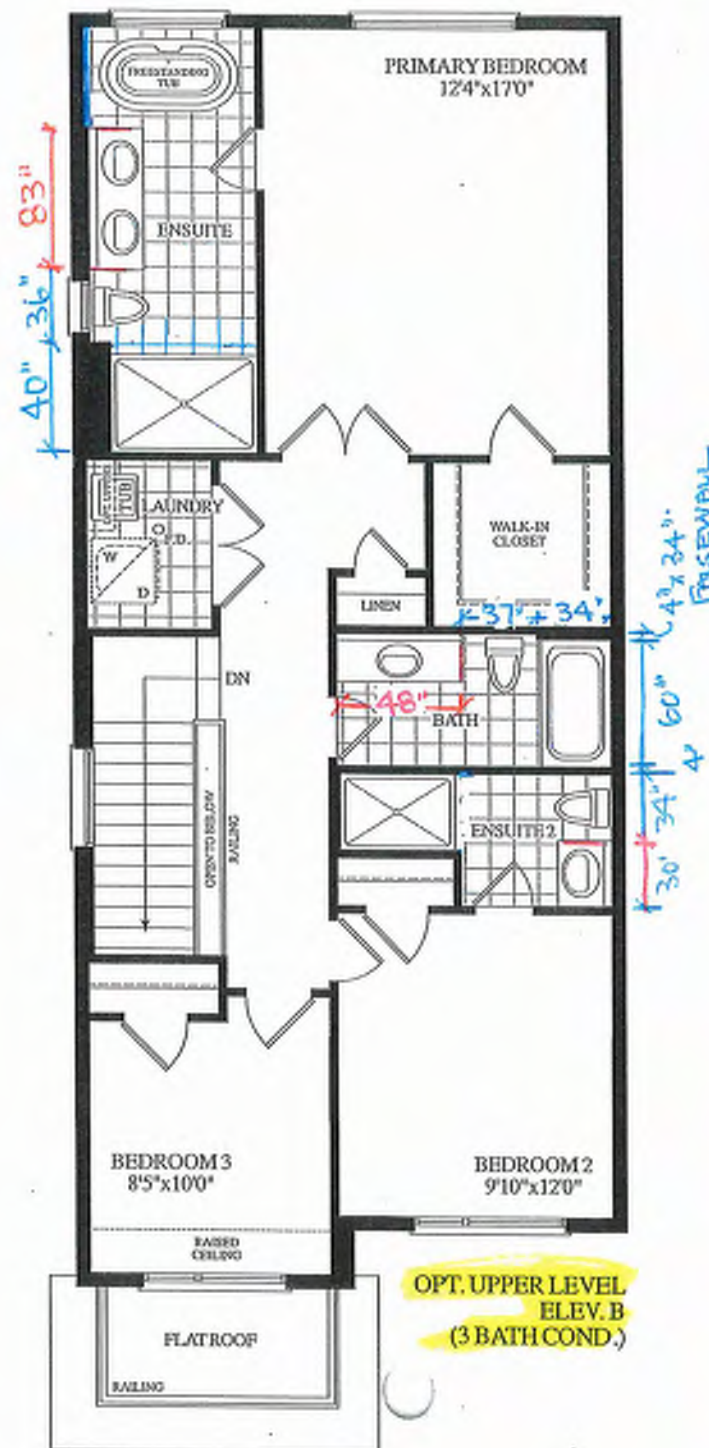
## RICHMOND HILL



LOWER LEVEL  
ELEV. A, B & C



MAIN LEVEL  
ELEV. B



OPT. UPPER LEVEL  
ELEV. B  
(3 BATH COND.)

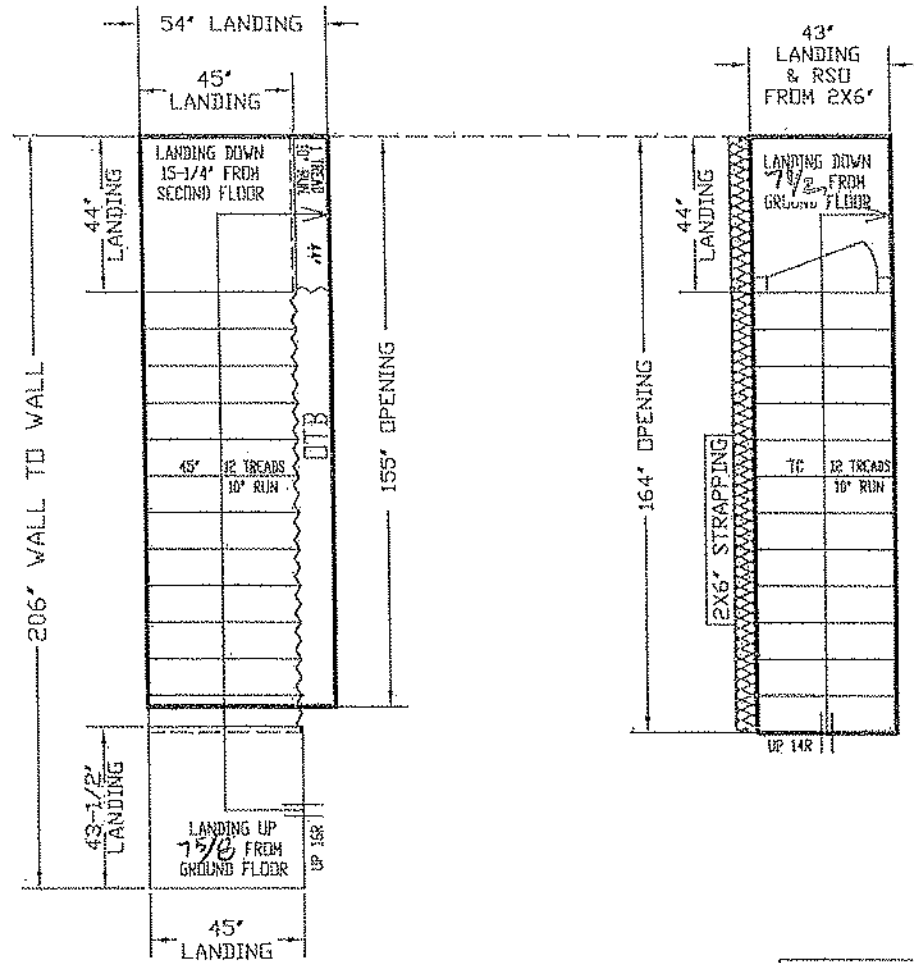
Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.U.

BLK.18 TH. 118 20-18 THE KATHERINE (END) EL./B 3 BDRM 3 BATH 1815 SQ.FT.



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

BASEMENT TO GROUND  
BSMT 11-7/8' JOIST



BK 18-118

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

STAIRS LINE UP BY  
THE EXTERIOR WALL

NO WALLS UNTIL  
STAIRS INSTALLED

REVISED  
JUNE 4, 2025

GARAGE RIGHT >

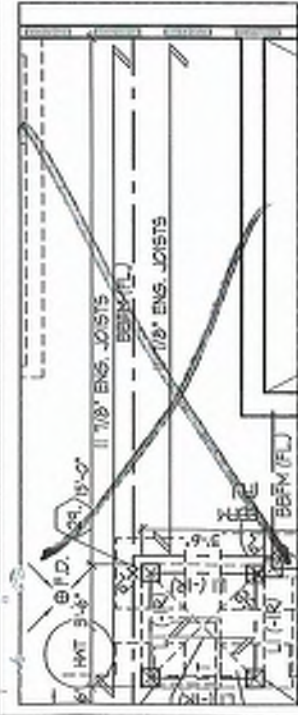


ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE  
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS  
ALL STAIR DIMENSIONS MAY BE REQUIRED FROM TRIMING, BULK PRINTS OR SPECS AS SPECIFIED  
TO ALFA STAIRS AND RAILINGS INC. WORKING FROM THE EXTERIOR WALL TO THE INTERIOR WALL  
INSTALL OUR STAIRS ANY PROBLEM WITH FEATHERING OR STRAPPING ALLOWANCES ALFA  
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY  
CARPENTERS OR SITE SURVEYS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING  
WITH CONSTRUCTION  
ALFA STAIRS AND RAILINGS INC.  
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6  
TEL: (905) 694-9556 | www.alfastairs.com

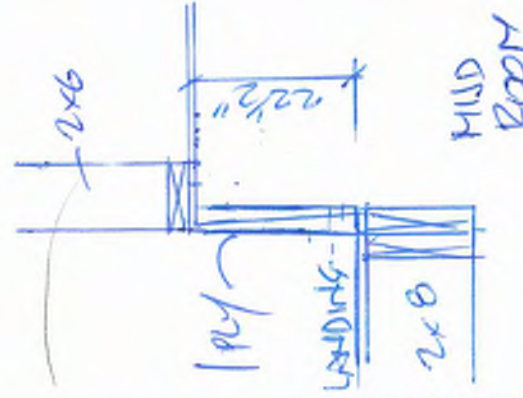
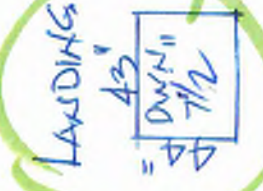
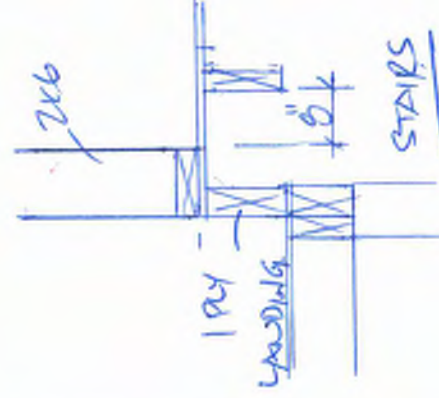
SITE  
BAYVIEW  
HEIGHTS  
LOT #  
Model  
UNIT 2018  
END

|            |                  |              |
|------------|------------------|--------------|
| DRAWN BY   | NAME             | DATE         |
|            | PARAMJEET        | MAY 23, 2025 |
| CLIENT     | ROYAL PINE HOMES |              |
|            | LAYOUT #         |              |
| SCALE 1/32 |                  |              |



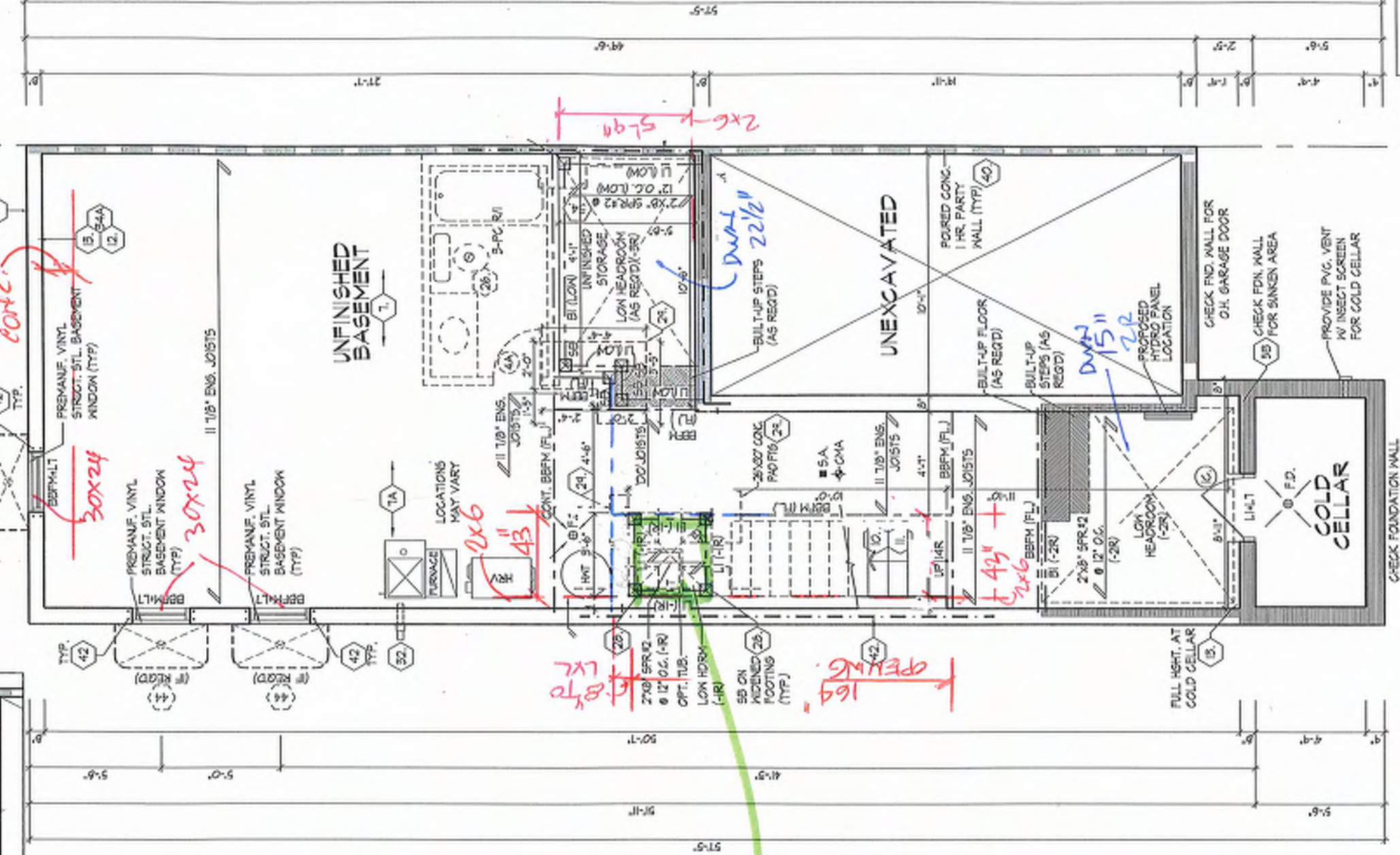


# PART. BASEMENT PLAN FOR NOT SUNKEN MUDROOM COND.



**Preliminary**  
**NOT FINAL April 22 2025**

|                                                                                                                                                                  |                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 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                                                                       |                                                |



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Architectural Guidelines and all applicable codes and regulations. The Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

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

**BK 18-118**



ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

DESIGN ASSOCIATES INC.  
KMITT

Checked by: MIMDS 3/16/2025  
Scale: 3/16"=1'-0"

8965 Woodbine Ave., Markham, ON L3R 0J7  
T 905.737.5133 F 905.737.7325

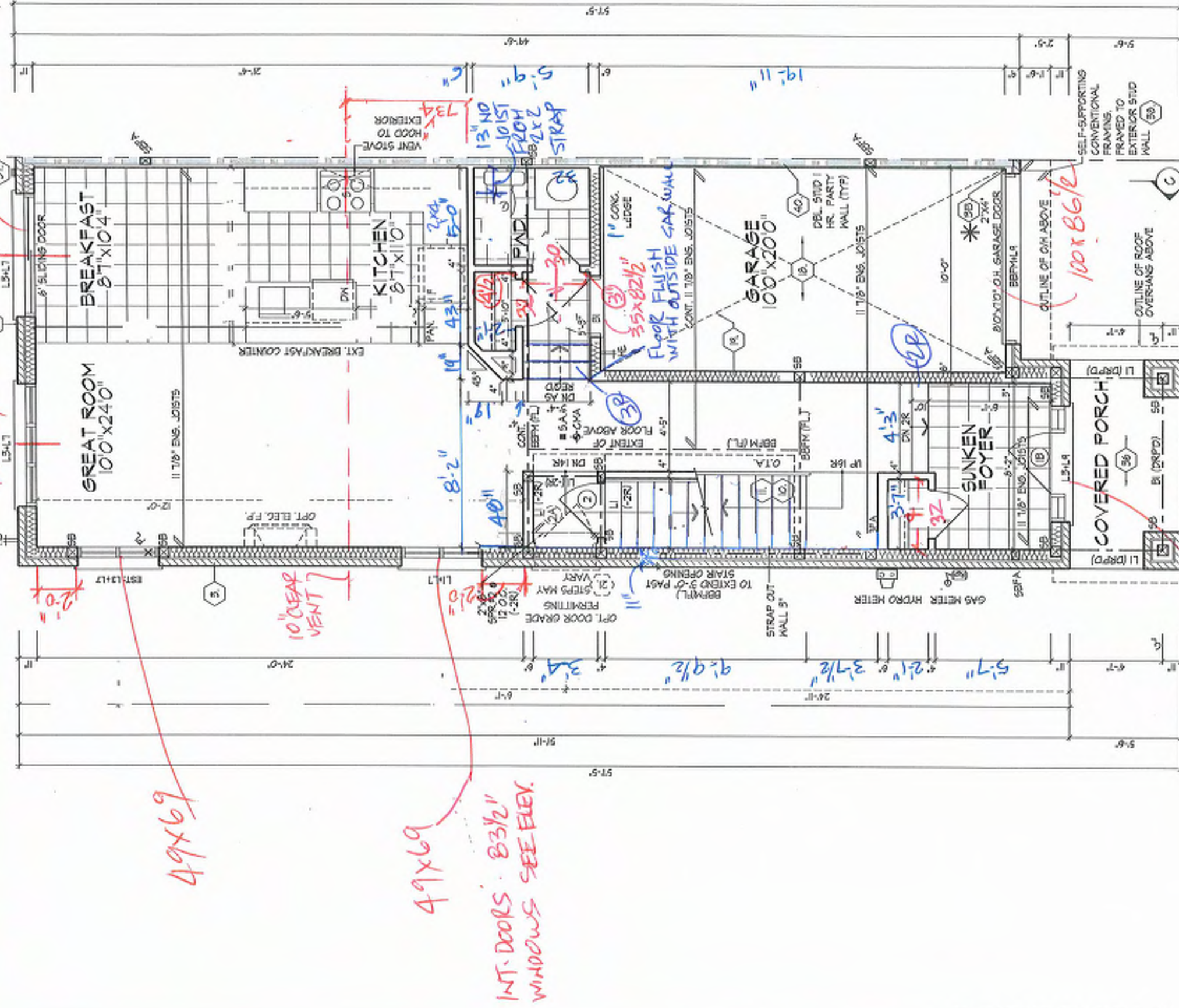
218094WT2018-END  
2 of 31

UNIT 2018-END  
REV. 2025.03.27



# Preliminary

NOT FINAL April 22 2025



63x95

|                                                              |                             |
|--------------------------------------------------------------|-----------------------------|
| * 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT | ALL DOORS ON PLAN ARE T-10" |
| FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH            | MANUFACTURER'S DRAWINGS     |
| - W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 16" O.C.              | FOR LAYOUT, SPACING,        |
| - W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C.              | BLOCKING & STRAPPING        |
| PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL                   | REQUIREMENTS, INSTALLATION  |
|                                                              | DETAILS AND HANGER SIZES, & |
|                                                              | SUBFLOOR THICKNESS          |
| REFER TO FLOOR JOIST                                         | PARALLEL W/ EXTERIOR WALL   |

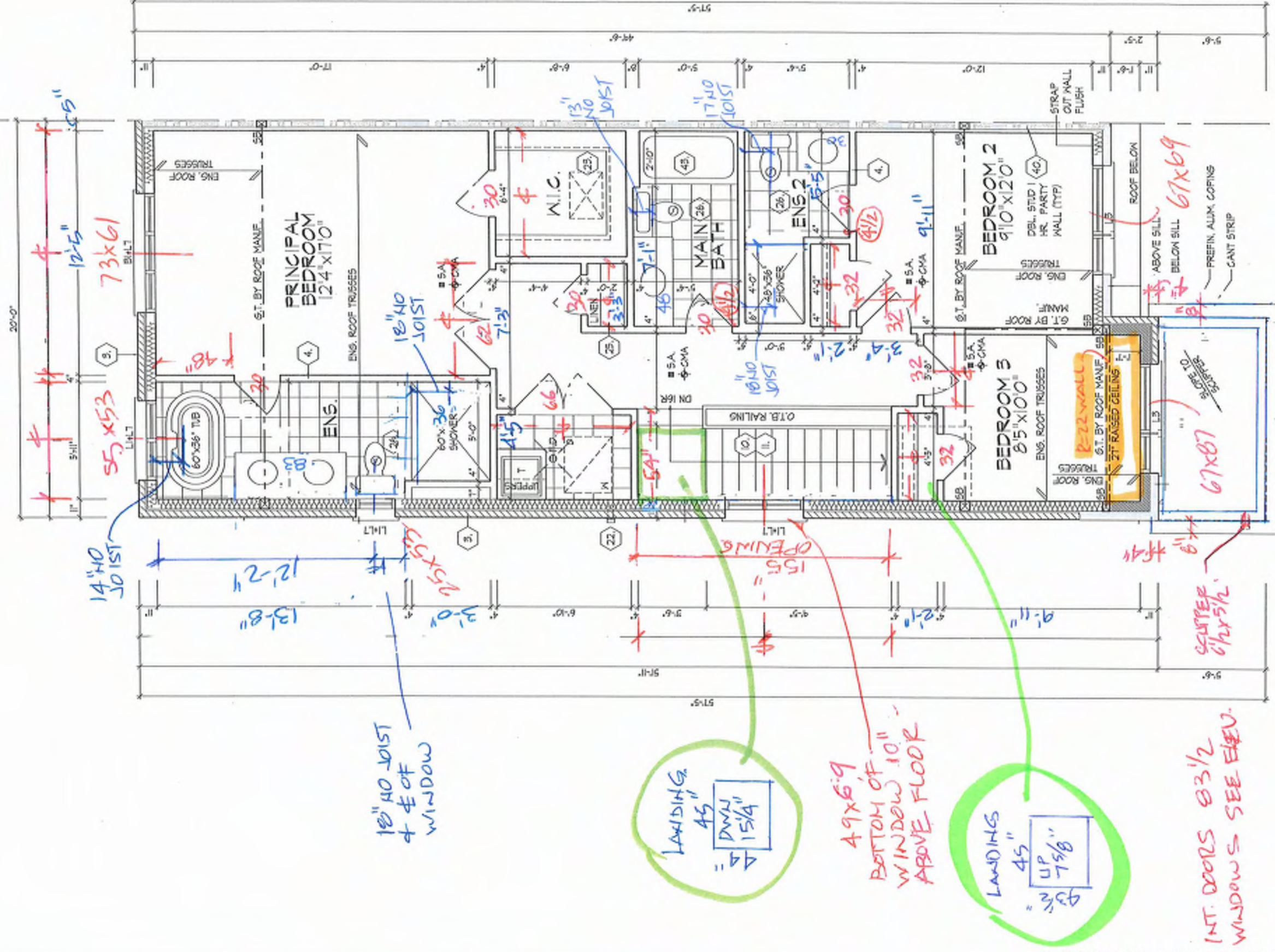
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building codes which may be adopted by the building department. It is the responsibility of the house owner to ensure that all plans submitted for approval are properly built or located on its lot.

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GROUND FLOOR PLAN, EL. 'B'

PLK 18-118





It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable codes and regulations, including zoning ordinances and any provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

OPT. SECOND FLOOR PLAN,  
EL. 'B' - 3 BATH COND.

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

■ DENOTES EXTENT OF  
11'-4" T/O PLATE

 DENOTES EXTENT OF 11'-4" T/O PLATE

34C 18-110

**HUNT**  **ROYAL PINE HOMES - 218094**  
921 BAYVIEW, RICHMOND HILL, ON.  
UNIT 2018-END  
REV.2025.03.27

DESIGN ASSOCIATES INC.  
www.hunttdesign.ca  
Client by: KMTT  
Contact by: MMDS  
Size: 3'16"=1'-0"  
218094WT2018-END  
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T 905.737.5139 F 905.737.7326  
Page Number: 10 of 31

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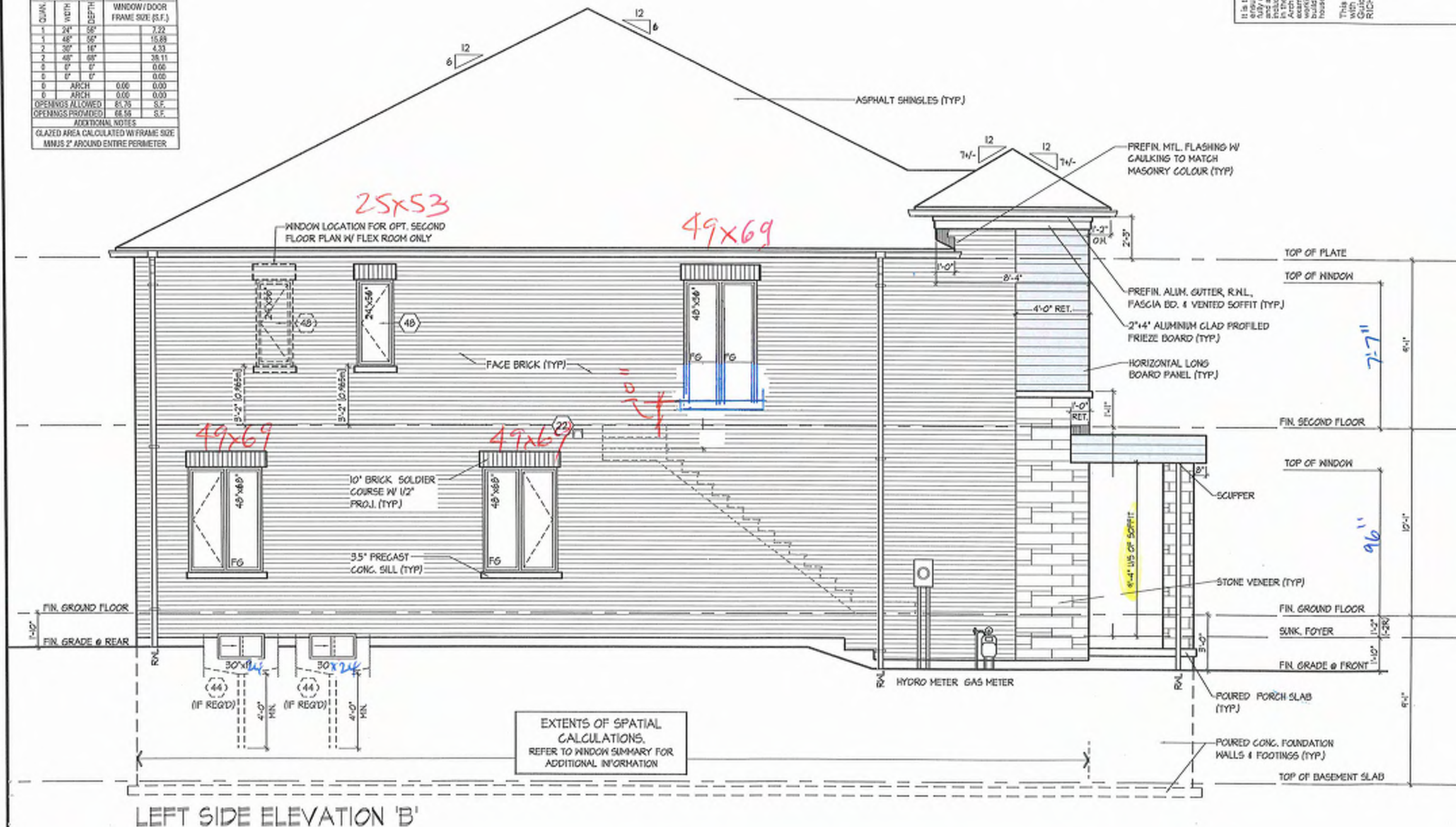


# SPATIAL CALCULATION

PER O.B.C. TABLE 8.10.15.4

## LEFT SIDE ELEVATION B

|                                                                       |         |       |
|-----------------------------------------------------------------------|---------|-------|
| EXPOSING BUILDING                                                     | 1168.00 | S.F.  |
| FACE AREA                                                             | 108.51  | S.M.  |
| PORTION WALL AREA                                                     | 108.00  | S.F.  |
| MAX. % OPENINGS                                                       | 7       | %     |
| LIMITING DISTANCE                                                     | 12 m    |       |
| MAX. % OPENINGS                                                       | 7       | %     |
| QUAN.                                                                 | WIDTH   | DEPTH |
| 1                                                                     | 24"     | 56"   |
| 1                                                                     | 48"     | 56"   |
| 2                                                                     | 36"     | 16"   |
| 2                                                                     | 48"     | 60"   |
| 6                                                                     | 6"      | 6"    |
| 6                                                                     | 6"      | 6"    |
| 6                                                                     | ARCH    | 0.00  |
| 6                                                                     | ARCH    | 0.00  |
| OPENINGS ALLOWED                                                      | 85.75   | S.F.  |
| OPENINGS PROVIDED                                                     | 68.55   | S.F.  |
| ADDITIONAL NOTES                                                      |         |       |
| GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER |         |       |



It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Ontario Building Code and all other applicable regulations including zoning provisions and any provisions in the subdivision agreement. The Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on the lot.

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LEFT SIDE ELEVATION 'B'

UNIT 2018-END  
REV. 2025.03.27

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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Checked by: MMDS  
Scale: 3/16"=1'-0"  
File Number: 218094/WT2018-END  
Page Number: 19 of 31  
8886 Woodbine Ave., Markham, ON L3R 9J7  
T 905.737.5133 F 905.737.7326

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

DATE OF REVIEW: 21/27/2024

DATE OF REVIEW: 21/27/2024

DATE OF REVIEW: 21/27/2024

DATE OF REVIEW: 21/27/2024

DATE OF REVIEW: 21/27/2024

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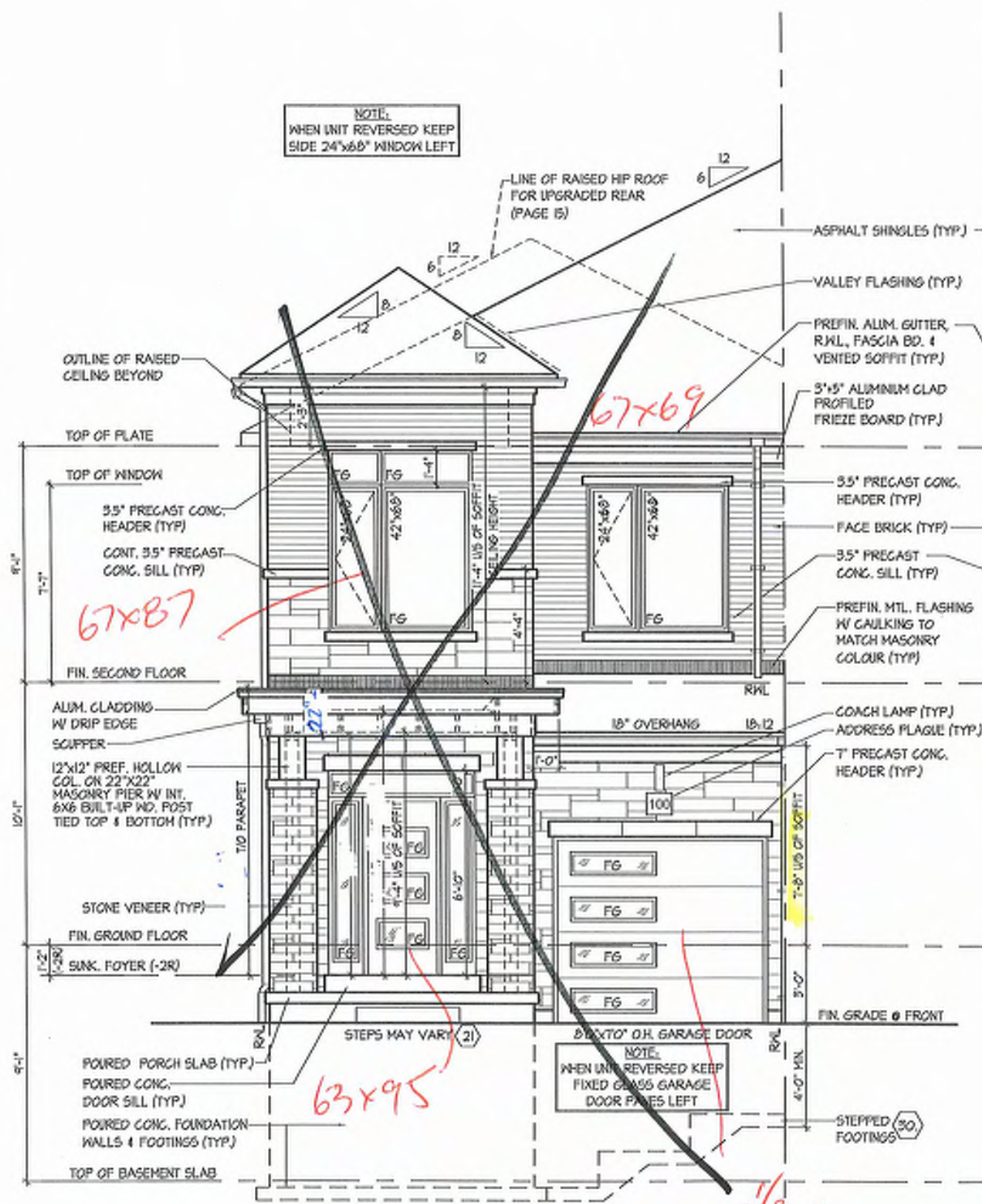
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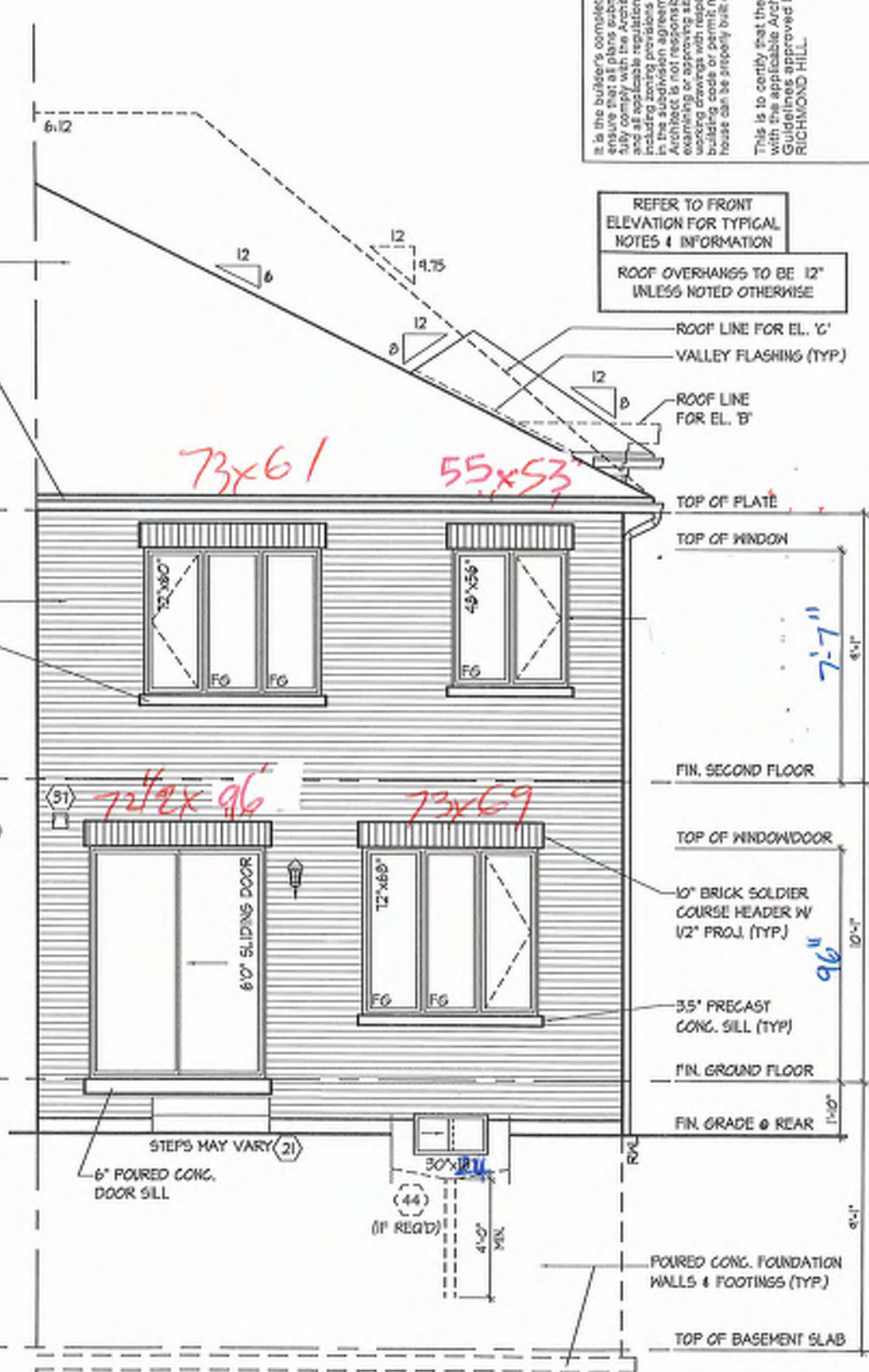




ROOF PLAN  
EL. 'A'  
N.T.S.



FRONT ELEVATION 'A'



REAR ELEVATION 'A', 'B' & 'C'

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REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE

Blk 18-118

FRONT ELEVATION 'A' & REAR ELEVATION 'A', 'B' & 'C'

ROYAL PINE HOMES - 218094

UNIT 2018-END

921 BAYVIEW, RICHMOND HILL, ON.

REV. 2025.03.27

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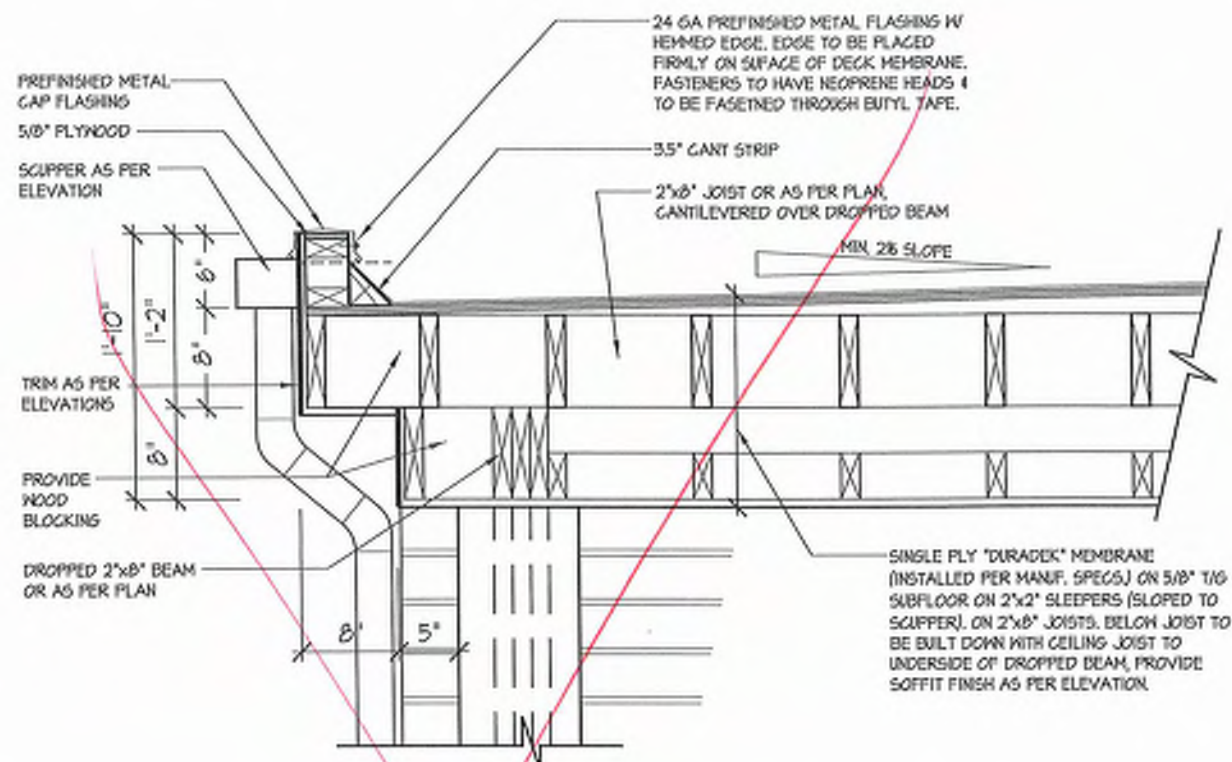
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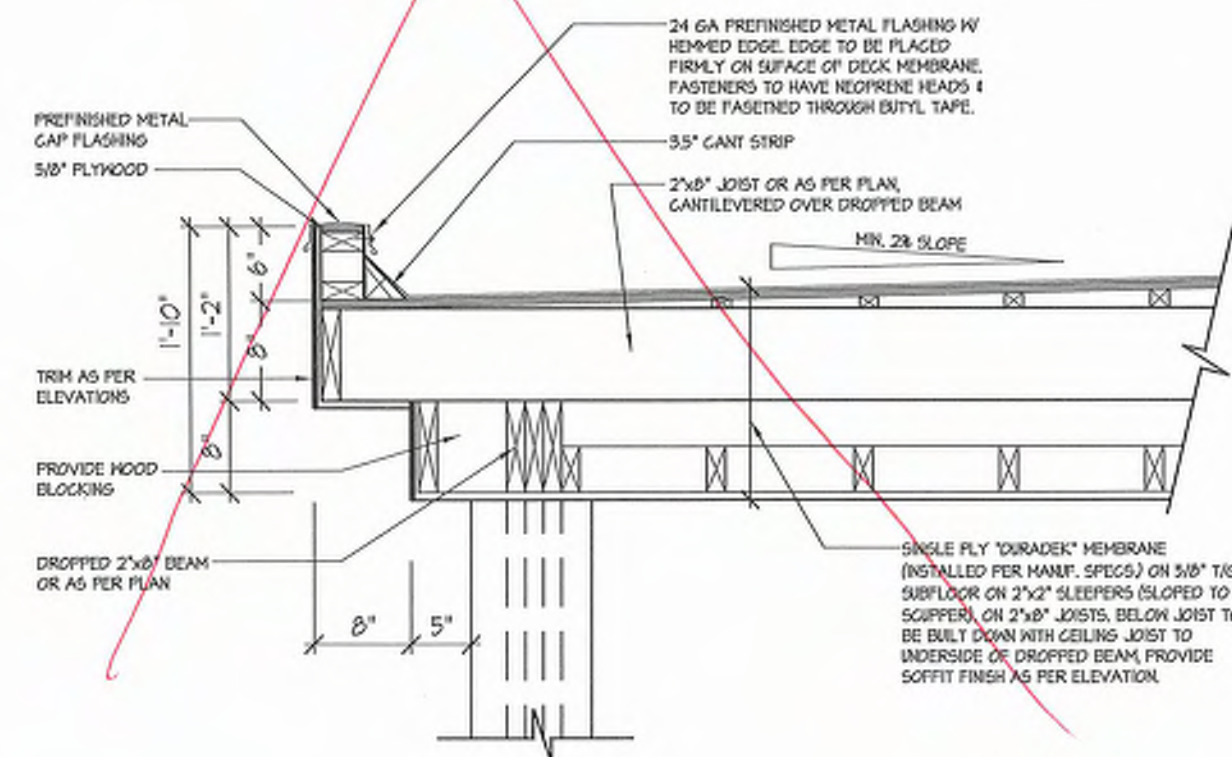
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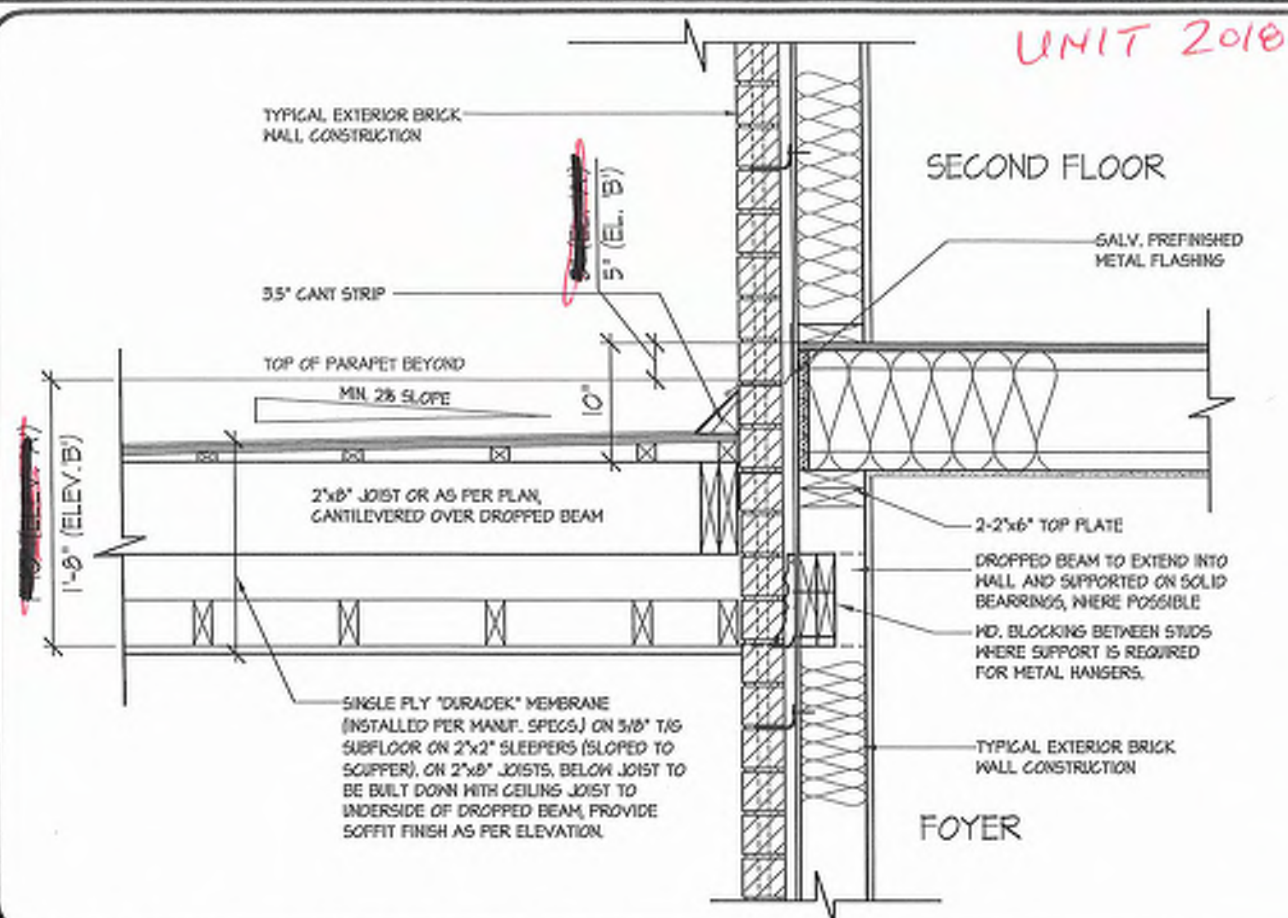




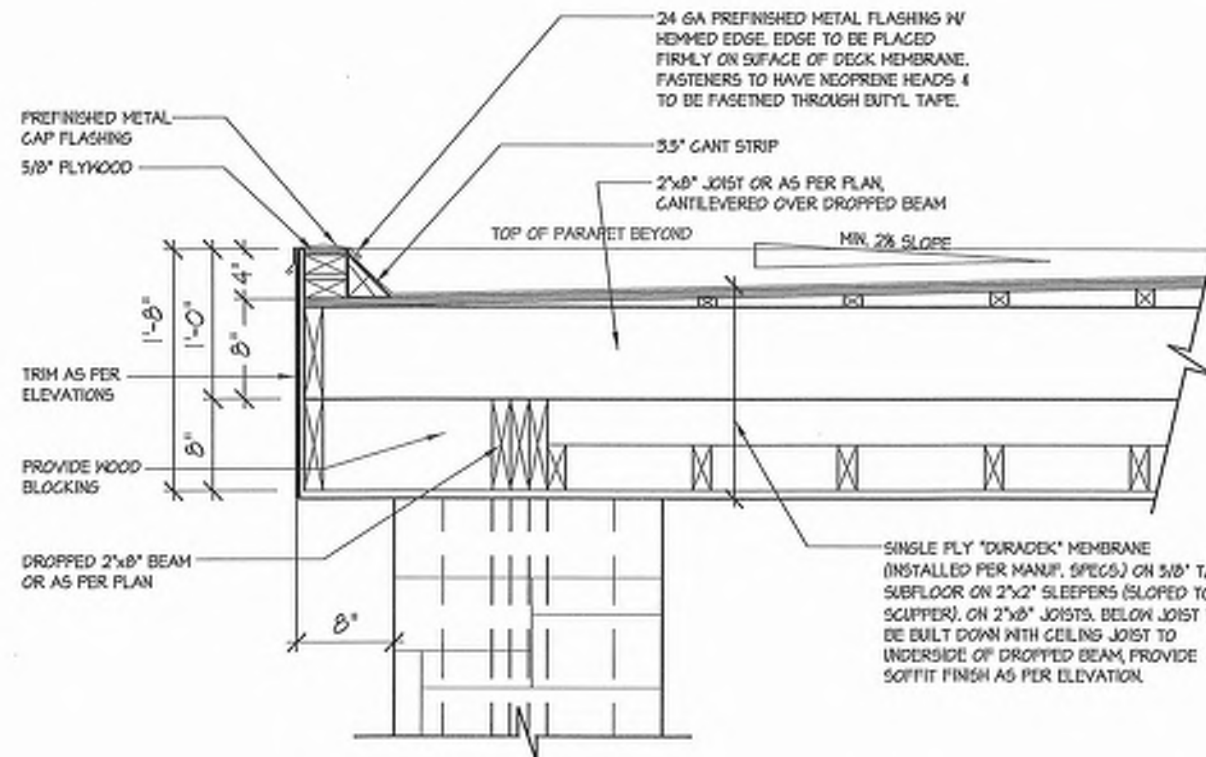
**1B** FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)  
3/4\"=1'-0"



**1** FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'  
3/4\"=1'-0"



**3** FLAT ROOF DETAIL @ EXTERIOR WALL  
3/4\"=1'-0"



**2** FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'  
3/4\"=1'-0"

UNIT 2010

Blk 18-118

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015  
REV. 2025.03.25

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.

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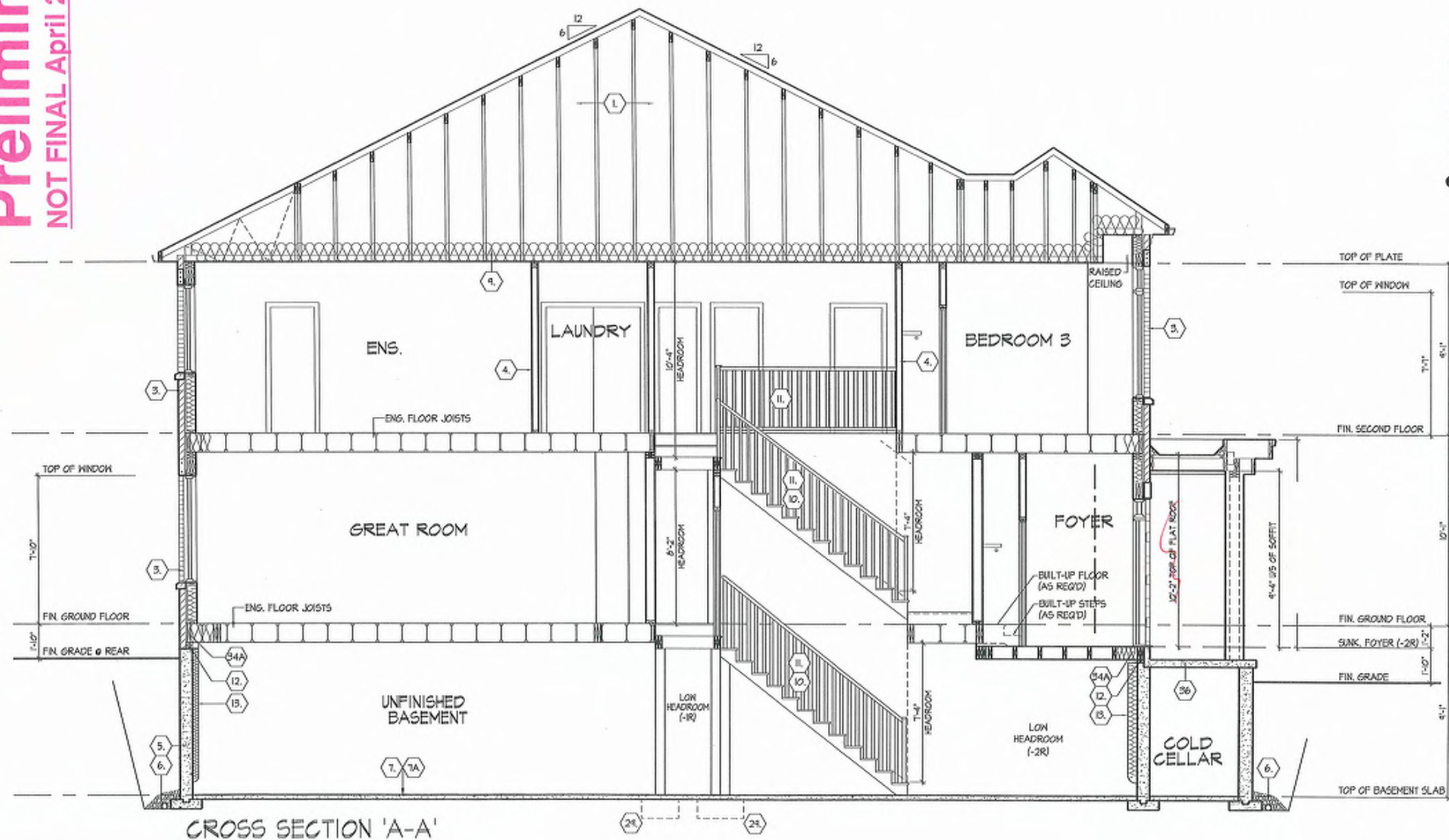
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Buck 18-118 CROSS SECTION 'A-A'

ROYAL PINE HOMES - 218094  
UNIT 2018-END  
REV 2025.03.27



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28 of 31

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|          |            |
|----------|------------|
| Drawn By | Checked By |
| KM/TT    | MM/DS      |

**HUNT**  
DESIGN ASSOCIATES INC.

0006  
M29  
8-274

NAME  
Dominic Moblio

ORGANIZATION INFORMATION  
JUNIOR DESIGN ASSOCIATES INC.

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00000



SECTION 1.0. CONSTRUCTION NOTES

- 1

**ROOF CONSTRUCTION** [9.19, 9.23.14, 9.23.16]; NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 4" C.P.S. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (38x95) TRUSS BRACING @ 6'-0" (1800) O.C. AT BOTTOM CHORD, PRSFN, ALUM. EAVES' HOOK, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:30:0 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. EAVES/ROOF TO BE 4" MIN. WITH RVL. DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWN-HOUSES TO HAVE 5" MIN. EAVES/ROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVES/ROUGH AND DOWN RVL.
- 1A

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

- 1B

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

- 2

**SIDING WALL CONSTRUCTION (2"x6")** [9.23.17-31(1)]  
SIDING MATERIAL AS PER ELEVATION ATTACHED TO THE 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. [9.23.10.1.1 & SECTION 1.1, INSULATION, APPROVED 5 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. POLYETHYLENE SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(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 MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1 & SECTION 1.1, INSULATION, APPROVED 5 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 [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)

- 2B

**SIDING WALL @ GARAGE CONSTRUCTION** [9.23.17.3(1)]  
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 [9.23.10.1.1 & SECTION 1.1, INSULATION AND 5 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(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" (22x190x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.3(1) ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [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" (22x190x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.3(1) ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND 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" (22x190x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.3(1) ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.20.13.6] (REFER TO 35 NOTE AS REQ.)

- 4

**INTERIOR STUD PARTITIONS** [9.23, 9.23.9.8, 9.23.10]  
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x95) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY NON-BEARING PARTITIONS 2"x4" (38x95) @ 24" (600) O.C. INT. DRYWALL (9x9x6) BOTTOM PLATE AND 2"x4" (12-38x95) TOP PLATE, 1/2" (12.7) MIN. POLYETHYLENE VAPOR BARRIER, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x95) @ 24" (600) O.C. LADDER FRAMING STUDS WHERE INTERSECT. PROVIDE 2"x4" (38x95) @ 24" (600) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOAD-BEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

**EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING** [9.23]  
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1.1] & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.

- 4B

**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 MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.

- 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 16'11" (5000) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1(18.2) OF THE O.B.C. REFER TO CHART BELOW FOR RESPECTIVE SIZES. 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.

- 5A

**FOUNDATION WALL/FOOTINGS**  
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)]

- 5B

**UNREINFORCED SOLID CONCRETE FOUNDATION WALLS** [9.15.4.2]  
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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1.HR. PARTY WALL (CONC. BLOCK) [SB-3] WALL TYPE B6a & B1b)  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 6" (150) CONC. BLOCK FULL 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 FURIED WITH 2"x2" (50x25) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1.HR. PARTY WALL (DOUBLE STUD) [SB-3] WALL TYPE W13a)  
5/8" (15.9) TYPE "X" GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x2" (50x25) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50x89) SILL PLATES (2"x6" (50x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 80% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
- 40A

2.HR. FIREWALL [SB-3] WALL TYPE B6a & B1b)  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON 16" (400) CONC. BLOCK 75% SOLID. FULL 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 (2x6s) [9.23.1]  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.23.1] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EIFS (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41A

STUCCO WALL CONSTRUCTION (2x8s) W/ CONTIN. INSUL.  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.23.1] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EIFS (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.23.1] ON EXTERIOR TYPE RIGID INSULATION JOISTS UNFURRED MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" (11.3) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41B

STUCCO WALL @ GARAGE CONST. [9.23.1]  
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.23.1] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EIFS (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 42

UNSUPPORTED FOUNDATION WALLS [9.15.4.2]  
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS  
2-20M BARS IN TOP PORTION OF WALL UP TO 8'0" OPENING  
4-20M BARS IN TOP PORTION OF WALL (8'0" TO 10'0" OPENING)  
• BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL  
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.  
• BARS TO HAVE MIN. 1" (25) CONC. COVER  
• BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT  
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.23.4.1] (REFER TO DETAILS)
- 44

WINDOW WELLS  
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (530) 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 OR A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.1] [9.14.6.3]
- 45

SLOPED CEILING CONSTRUCTION [9.9.12.1] [9.1.1.1] [9.23.4.2]  
2"x12" (50x25) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (50x25) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST & FINISH 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 (3.82 RS).
- 46

FLAT ROOF/BALCONY CONSTRUCTION  
WATERPROOFING MEMBRANE [9.23.11] [9.23.15] [9.23.16] FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50x25) PURLINS ANGLED TOWARDS SOFFIT @ 24" (610) MINIMUM LAND PERPENDICULAR TO 2"x4" (50x89) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 100% MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" (25) MIN. RIGID INSULATION ON OUTSIDE FACE OF CURB. SLOPPED DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM FOCUS. PRE-FINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.
- 47

BALCONY CONDITION  
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE INCLUDE 2"x4" (50x89) PT. DECKING W/ 1/4" (6.4) SIPS LAD. FLAT PARALLEL TO JOISTS ON 2"x4" (50x89) PT. SLEEPERS @ 12" (300) O.C. LAD. 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  
CAVITY BENEATH 2"x4" (50x89) SPACERS LAD. FLAT ON 2"x10" (50x253) SPR. #2. ROOF JOIST NEEDED TO BUILT UP 5'-0" (1524) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 48

EGRESS WINDOW ABOVE GRADE [9.9.10.1] [9.9.8.1.1.5]  
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN SILL HEIGHT OF 3'-0" (910) TO A MAX 3'-4" (1030) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 Sq. Ft. (0.35m2) WITH NO DIMENSION LESS THAN 1'-3" (380) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES. 2.1 WINDOWS

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 O.B.C..

| 3.4. ACRONYMS                                                                  |                                            |
|--------------------------------------------------------------------------------|--------------------------------------------|
| ABV                                                                            | ABOVE                                      |
| AFV                                                                            | ABOVE FINISHED FLOOR                       |
| BFM                                                                            | BEAM BY FLOOR MANUFACTURER                 |
| BRM                                                                            | BEAM BY ROOF MANUFACTURER                  |
| B3                                                                             | FRAMED GLASS W/ BLACK BACKING              |
| BLW                                                                            | BELOW                                      |
| BM                                                                             | BEAM                                       |
| CWF                                                                            | CONVENTIONAL ROOF FRAMING                  |
| CW                                                                             | COMPLETE WITH                              |
| DUT/J                                                                          | DOUBLE JOIST/ TRIPLE JOIST                 |
| DO                                                                             | DO OVER                                    |
| DRP                                                                            | DROPPED                                    |
| ENG                                                                            | ENGINEERED                                 |
| ERV                                                                            | ENERGY RECOVERY VENTILATION UNIT           |
| EST                                                                            | ESTIMATED                                  |
| FA                                                                             | FLAT ARCH                                  |
| FD                                                                             | FLOOR DRAIN                                |
| FE                                                                             | FIXED GLASS                                |
| FL                                                                             | FLUSH                                      |
| FLR                                                                            | FLOOR                                      |
| GT                                                                             | GRODOR TRUSS                               |
| GRM                                                                            | GRODOR TRUSS BY ROOF MANUFACTURER          |
| HB                                                                             | HOSE BIB                                   |
| HDRM                                                                           | HEADROOM                                   |
| 3.5. SYMBOLS                                                                   |                                            |
| ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.3.4. |                                            |
|                                                                                | CLASS B VENT                               |
|                                                                                | DUPLEX OUTLET (12\"/>                      |
|                                                                                | HEAVY DUTY OUTLET                          |
|                                                                                | POT LIGHT                                  |
|                                                                                | LIGHT FIXTURE (PULL CHAIN)                 |
|                                                                                | CABLE T.V. JACK                            |
|                                                                                | CENTRAL VACUUM OUTLET                      |
|                                                                                | ELECTRIC VEHICLE CHARGING STATION ROUGH-IN |

■ SA SMOKE ALARM [9.10.1.9]  
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 SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

⚡ CMA CARBON MONOXIDE ALARM [9.9.3] [9.23.3.9]  
• CHECK LOCAL BYLAWS FOR REQUIREMENTS • A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, ON EACH STOREY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS OR SHARES A WALL OR FLOOR/CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FUEL ALARM(S) SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. 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 AS WELL AS HAVING VISUAL SIGNALING.

☒ 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 GRODOR TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37. [9.17.4] [9.23.10.7]

☒ TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

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

☒ 1 HR. PARTY WALL  
REFER TO HEX NOTE 40.  
☒ 2 HR. FIREWALL  
REFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA  
REFER TO O.B.C. FOR DESIGN SNOW LOAD [9.4.2.2]  
& WIND PRESSURE (SB-1, TABLE 2)

STAMP

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS  
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [9.9.10] WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1805). [9.9.10.1]  
2) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (650) [9-4" (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 (4.5.15) 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 8'-11" AT ANY POINT                                                  |
| BEDROOM                               | 7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA.                                              |
| BASEMENT                              | 8'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 8'-0" |
| 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                            | 6'-11" ABOVE & BELOW FLOOR ASSEMBLY [9.5.3.2.1]                                                                                   |
| STORAGE GARAGE                        | 6'-7" [9.5.3.3]                                                                                                                   |

2.3. MECHANICAL / PLUMBING [9.32]  
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [9.31.1b] HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNITS WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB12) - [9.11.12] 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, GIRDOR TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.

5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM No.50 (4680) 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 50W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 44.  
2) REINFORCING STEEL SHALL CONFORM TO CSA-630-18M GRADE 40R.

2.6. FLAT ARCHES  
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 8'-10" (2660) A.F.F.  
2) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 7'-4" (2200) 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" (300), UNLESS NOTED OTHERWISE.

2.8. FLASHING [9.20.13] [9.25.4] [9.27.3]  
1) FLASHING WATERMEMBERS & INSTALLATION SHALL CONFORM TO O.B.C.

2.9. GRADING  
1) THE EXISTING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO [9.14.0]

2.10. ULC SPECIFIED ASSEMBLIES  
ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND  
3.1. WOOD LINELS AND BUILT-UP WOOD  
[DIVISION B PART 9. TABLES 9.23.4.2 (A)-(L)]  
FORMING PART OF SENTENCE: [9.23.4.2 (2)], [9.23.4.2 (4)], [9.23.12.3 (1)], [9.23.14.8 (2)], [9.36.3 (1.1)]

| ENGINEERED LUMBER SCHEDULE |                    |                  |                     |                  |                     |
|----------------------------|--------------------|------------------|---------------------|------------------|---------------------|
| 2"x8" SPRUCE #2            |                    | 2"x10" SPRUCE #2 |                     | 2"x12" SPRUCE #2 |                     |
| L1                         | 2'2"x8" (2'30x184) | L3               | 2'2"x10" (2'30x235) | L5               | 2'2"x12" (2'30x286) |
| B1                         | 3'2"x8" (3'30x184) | B3               | 3'2"x10" (3'30x235) | B5               | 3'2"x12" (3'30x286) |
| B2                         | 4'2"x8" (4'30x184) | B4               | 4'2"x10" (4'30x235) | B6               | 4'2"x12" (4'30x286) |
| B7                         | 5'2"x8" (5'30x184) | B8               | 5'2"x10" (5'30x235) | B9               | 5'2"x12" (5'30x286) |

| ENGINEERED LUMBER SCHEDULE |                        |
|----------------------------|------------------------|
| 1                          | 3/4" x 9 1/2" LVL      |
| LVL2                       | 1-3/4" x 11 7/8" LVL   |
| LVL3                       | 1-3/4" x 11 7/8" LVL   |
| LVL4                       | 2-1 3/4" x 12" LVL     |
| LVL5                       | 2-1 3/4" x 12" LVL     |
| LVL6                       | 2-1 3/4" x 11 7/8" LVL |
| LVL7                       | 3-1 3/4" x 11 7/8" LVL |
| LVL8                       | 4-1 3/4" x 11 7/8" LVL |
| LVL9                       | 4-1 3/4" x 11 7/8" LVL |
| LVL10                      | 4-1 3/4" x 11 7/8" LVL |

3.2. STEEL LINELS SUPPORTING MASONRY VENEER  
[DIVISION B PART 9. TABLE 9.20.5.2 (B)]  
FORMING PART OF SENTENCE: 9.20.5.2 (2) & 9.20.5.2 (3)

| CODE | SIZE                                     | BRICK         | STONE         |
|------|------------------------------------------|---------------|---------------|
| L7   | 3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4) | 8-1" (2.47m)  | 7-6" (2.30m)  |
| L8   | 4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)    | 8-9" (2.66m)  | 8-1" (2.46m)  |
| L9   | 5" x 3 1/2" x 5/8" (127 x 89 x 7.9)      | 10-1" (3.05m) | 10-1" (3.05m) |
| L10  | 5" x 3 1/2" x 7/8" (127 x 89 x 11)       | 11-5" (3.48m) | 10-7" (3.24m) |
| L11  | 6" x 3 1/2" x 7/8" (152 x 89 x 11)       | 12-6" (3.82m) | 11-7" (3.54m) |
| L12  | 7" x 4" x 7/8" (178 x 102 x 11)          | 14-1" (4.30m) | 13-1" (3.99m) |

| 3.3. DOOR SCHEDULE                                                      |                                                                                                          |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| CONFORMING TO SECTIONS [9.5.5] [9.9.6] [9.7.2.1] [9.7.5.2] [9.10.13.10] |                                                                                                          |
| 1                                                                       | EXTERIOR 2'-6" x 6'-8" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                             |
| 1A                                                                      | EXTERIOR 2'-0" x 6'-8" x 1-3/4" (665 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                             |
| 1B                                                                      | EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                             |
| 1C                                                                      | EXTERIOR 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RS10.7)                             |
| 1D                                                                      | EXTERIOR 2'-6" x 6'-8" x 1-3/4" (615 x 2030 x 45) NS. MIN. R4 (RS10.7) (SEE HEX NOTE 23)                 |
| 1E                                                                      | EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RS10.7)                             |
| 1F                                                                      | EXTERIOR 2'-6" x 6'-8" x 1-3/4" (615 x 2440 x 45) INSULATED MIN. R4 (RS10.7)                             |
| 2                                                                       | EXTERIOR 2'-6" x 6'-8" x 1-3/4" (615 x 2030 x 45) 20 MIN. FIBRE DOORFRAME WITH APP. SELF-CLOSING DEVICE. |
| 2A                                                                      | INTERIOR 2'-6" x 6'-8" x 1-3/8" (615 x 2030 x 35)                                                        |
| 2B                                                                      | INTERIOR 3'-0" x 6'-8" x 1-3/8" (915 x 2030 x 35)                                                        |
| 3                                                                       | INTERIOR 2'-6" x 6'-8" x 1-3/8" (760 x 2200 x 35)                                                        |
| 3A                                                                      | INTERIOR 2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)                                                        |
| 4                                                                       | INTERIOR 2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)                                                        |
| 4A                                                                      | INTERIOR 2'-2" x 6'-8" x 1-3/8" (650 x 2030 x 35)                                                        |
| 5                                                                       | INTERIOR 1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)                                                        |

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

COUNTY CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE SPECIFICATIONS ARE THE PROPERTY OF HUNT DESIGN ASSOCIATES INC. AND ARE THE PROPERTY OF THE CLIENT. ALL SPECIFICATIONS ARE TO BE TAKEN AS UNLESS OTHERWISE SPECIFIED. THESE REQUIREMENTS ARE TO BE TAKEN AS UNLESS OTHERWISE SPECIFIED. CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024.

CONSTRUCTION NOTES 2

ROYAL PINE HOMES - 218094  
921 BAYVIEW, RICHMOND HILL, ON.  
UNIT 2018-END  
REV.2025.03.27

Drawn By: KM/TT  
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Page Number: 31 of 31  
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DESIGN ASSOCIATES INC.  
www.huntdesign.ca

DATE: 21/274  
SIGNATURE: 19895  
REGISTRATION INFORMATION: 19895  
HUNT DESIGN ASSOCIATES INC.

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 CONFORMATION 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: (O.B.C. REFERENCE - TABLE 9.23.10.1) |                                              |
|---------------------------------------------------------------|----------------------------------------------|
| MIN. STUD SIZE, in (mm)                                       | SUPPORTED LOADS (EXTERIOR)                   |
| 2"x4" (50x89)                                                 | ROOF w/ OR w/o ATTIC & 1 FLOOR/ATL & 3 FLOOR |
| 2"x6" (50x140)                                                | MAX. STUD SPACING, in (mm) O.C.              |
| 2"x8" (50x184)                                                | MAX. UNSUPPORTED HGT., in (m)                |
| 2"x10" (50x235)                                               | 18" (450)                                    |
| 2"x12" (50x289)                                               | 12" (300)                                    |
| 2"x14" (50x350)                                               | 9'-10" (3.0)                                 |
| 2"x16" (50x400)                                               | 9'-10" (3.0)                                 |
| 2"x18" (50x450)                                               | 18" (450)                                    |
| 2"x20" (50x500)                                               | 11'-10" (3.6)                                |
| 2"x22" (50x550)                                               | 5'-11" (1.8)                                 |