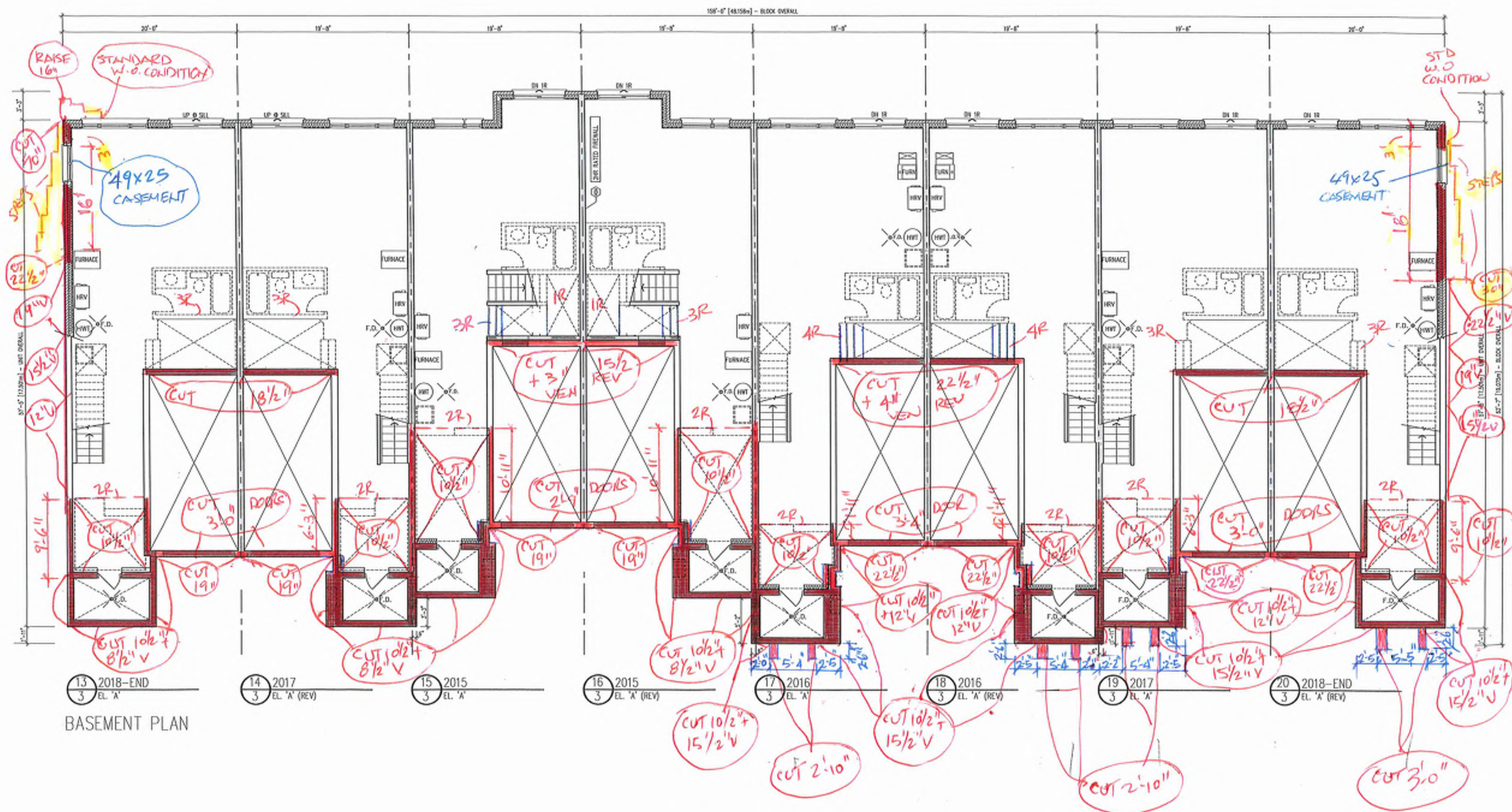
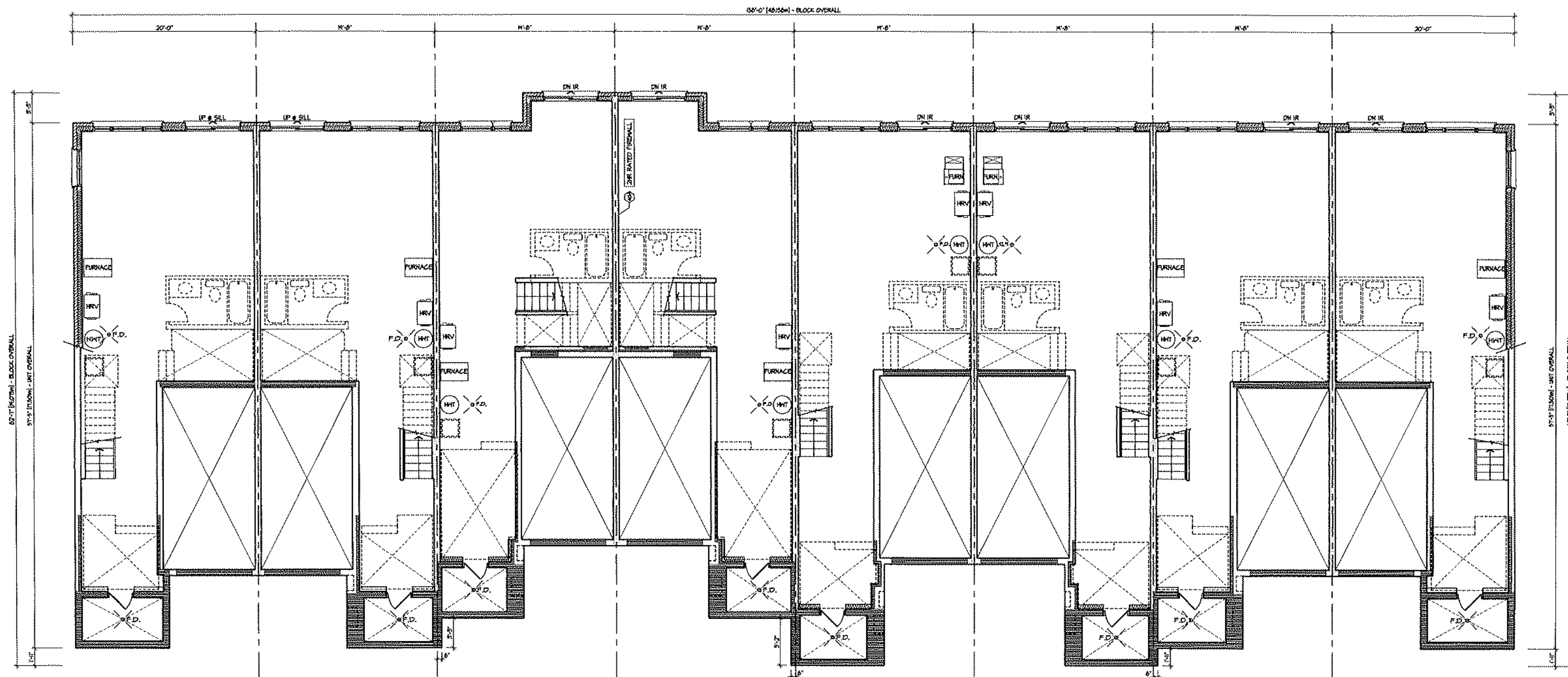


Block 3





13 2018-END
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

16 2015
3 EL. 'A' (REV)

17 2016
3 EL. 'A'

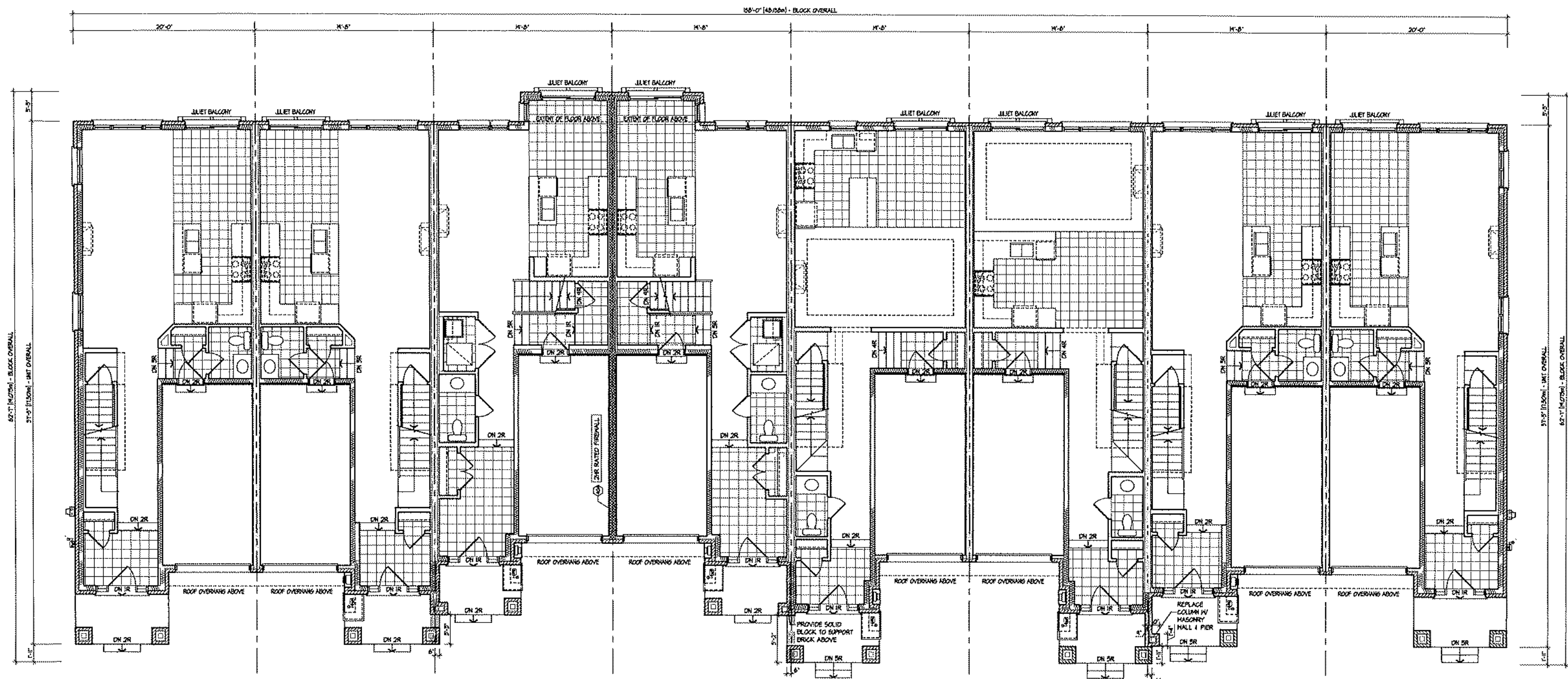
18 2016
3 EL. 'A' (REV)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' (REV)

BASEMENT PLAN

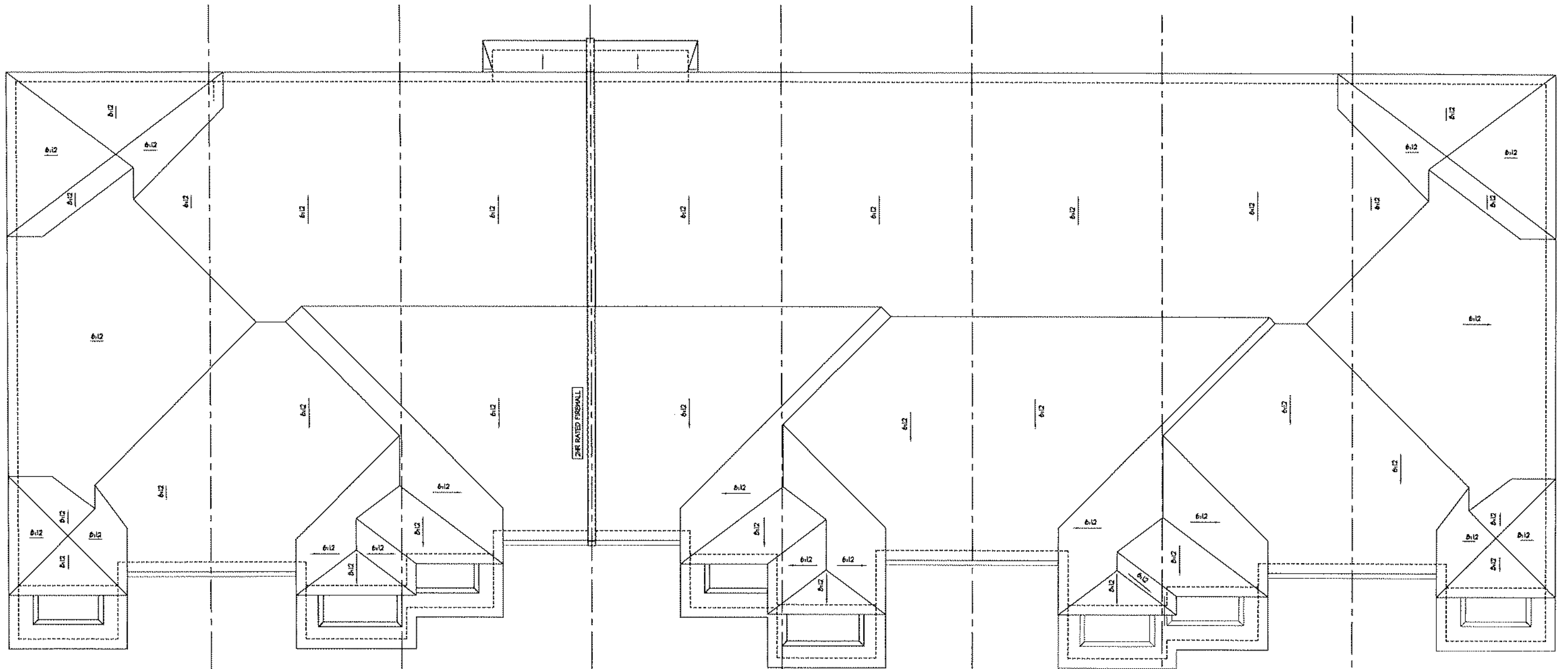
Block 3



- 13 2018-END
3 EL. 'A'
- 14 2017
3 EL. 'A' (REV)
- 15 2015
3 EL. 'A'
- 16 2015
3 EL. 'A' (REV)
- 17 2016
3 EL. 'A' (OPT. MAIN FLR.)
- 18 2016
3 EL. 'A' (REV)
- 19 2017
3 EL. 'A'
- 20 2018-END
3 EL. 'A' (REV)

GROUND FLOOR PLAN

Block 3



13 2018-END
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

16 2015
3 EL. 'A' (REV)

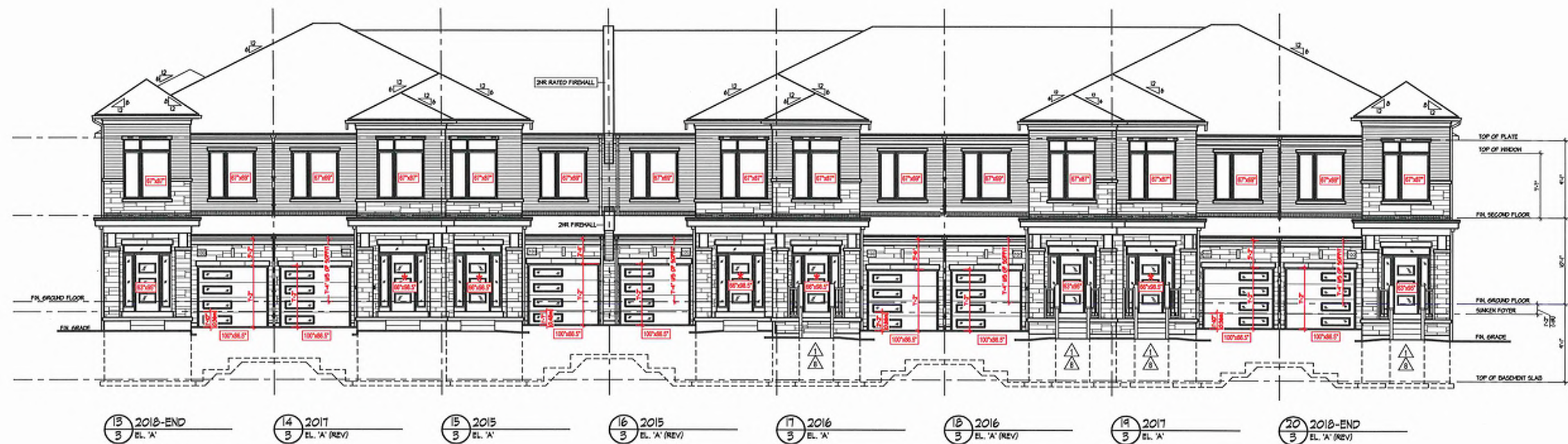
17 2016
3 EL. 'A'

18 2016
3 EL. 'A' (REV)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' (REV)

ROOF PLAN



FRONT ELEVATION



13 2018-END
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

16 2015
3 EL. 'A' (REV)

FRONT ELEVATION



17 2016
3 EL. 'A'

18 2016
3 EL. 'A' (REV)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' (REV)



REAR ELEVATION



20 2018-END
3 EL. 'A' (REV)

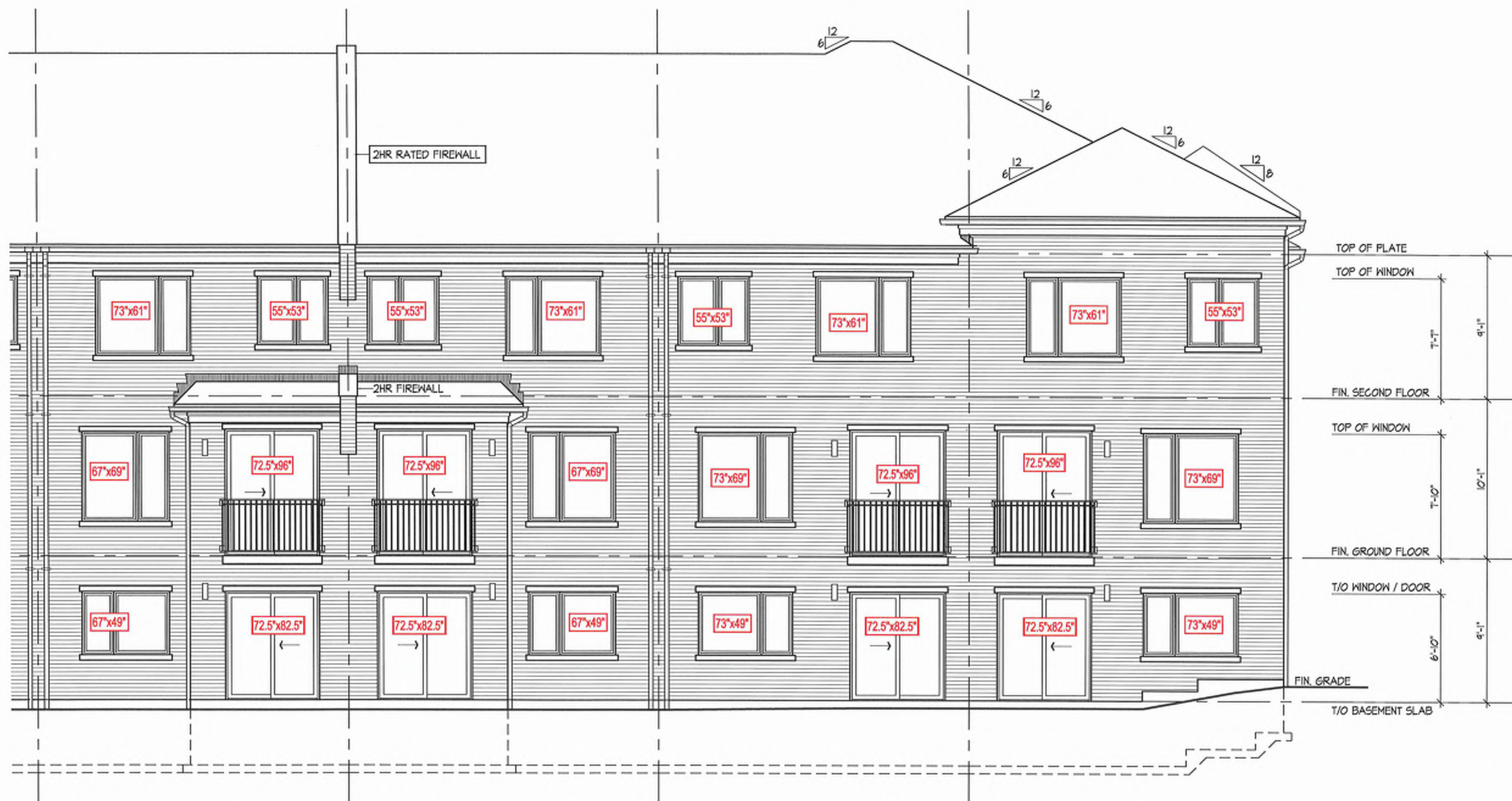
19 2017
3 EL. 'A'

18 2016
3 EL. 'A' (REV)

17 2016
3 EL. 'A' (OPT. MAIN FLR.)

16
3

REAR ELEVATION



16 2015
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

13 2018-END
3 EL. 'A'



13 2018-END
3 EL. 'A'

LEFT SIDE ELEVATION



20 2018-END
3 EL. 'A' (REV)

RIGHT SIDE ELEVATION

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

6/12 PITCHES (TYP.)
UNLESS NOTED

UNIT2018 - END
EL:A- LOT13
443531

UNIT2017
EL:A(REV)- LOT14
443532

UNIT2015
EL:A- LOT15
443533

-2HRS FIREWALL

UNIT2015
EL:A(REV)- LOT16
443534

UNIT2016
EL:A- LOT17
443535

UNIT2016
EL:A(REV)- LOT18
443536

UNIT2017
EL:A- LOT19
443537

UNIT2018 - END
EL:A(REV)- LOT20
443538

HARDWARE:
HGUS26-2 -(XX)
LJS2605 -(V)
LUS24 -(O)
H2.5T -(I)

DENOTE:

FR- FLAT ROOF
H- 27" HIGHER PLATE
H1- 20" HIGHER PLATE
HF-22" HIGHER
FASCIA ONLY

All conventional framing to conform with
Part 9 of O.B.C. 2024. Roof rafters 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'.

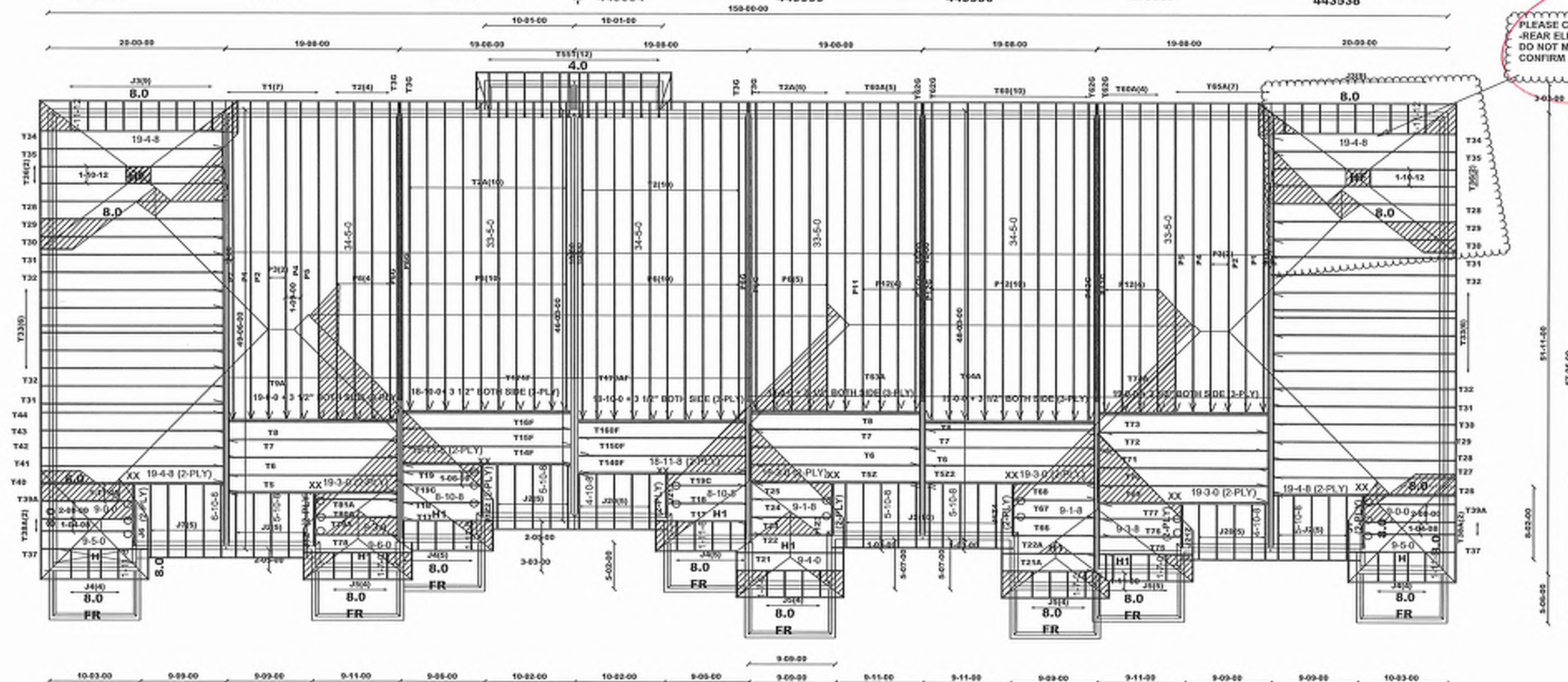
DESIGN CONFORMS WITH OBC 2024
OCCUPANCY: RESIDENTIAL | PART:9
So = 31.3 psf | Si = 8.4 psf

DESIGN LOADS:
TCSL = 25.8 psf
TCDL = 6.0 psf
BCLL = 0.0 psf
BCOL = 7.4 psf

DENOTES
CONVENTIONAL
FRAMING

PLEASE CONFIRM PAGE 3 OF 3.
-REAR ELEVATION
DO NOT MATCH RIGHT SIDE ELEVATION.
CONFIRM NO GABLE FACE OK?

PLEASE
ADVISE?
SEE PLAN



Job Track: 53945
Plan Log: 209117
Layout ID: 443530

Builder / Location:
ROYAL PINE HOMES / RICHMOND HILL

Project: EARL GLEN

Date: 6/11/2025 Sales: Rick DiCiano

Designer:SV

Model / Elevation:
BLOCK3-UNITS13-20

Max ver 8.8.3.258

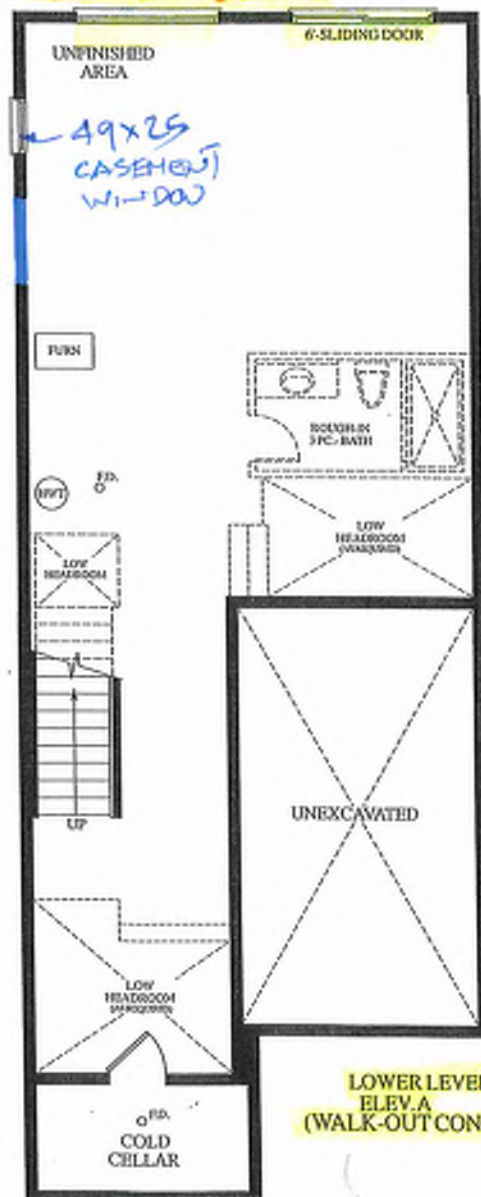
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TAMARACK ROOF TRUSSES INC AND WILL BE RETRACTED BY TAMARACK ROOF TRUSSES INC IF UTILIZED FOR ANY OTHER PURPOSE.

BAYVIEW HEIGHTS
RICHMOND HILL

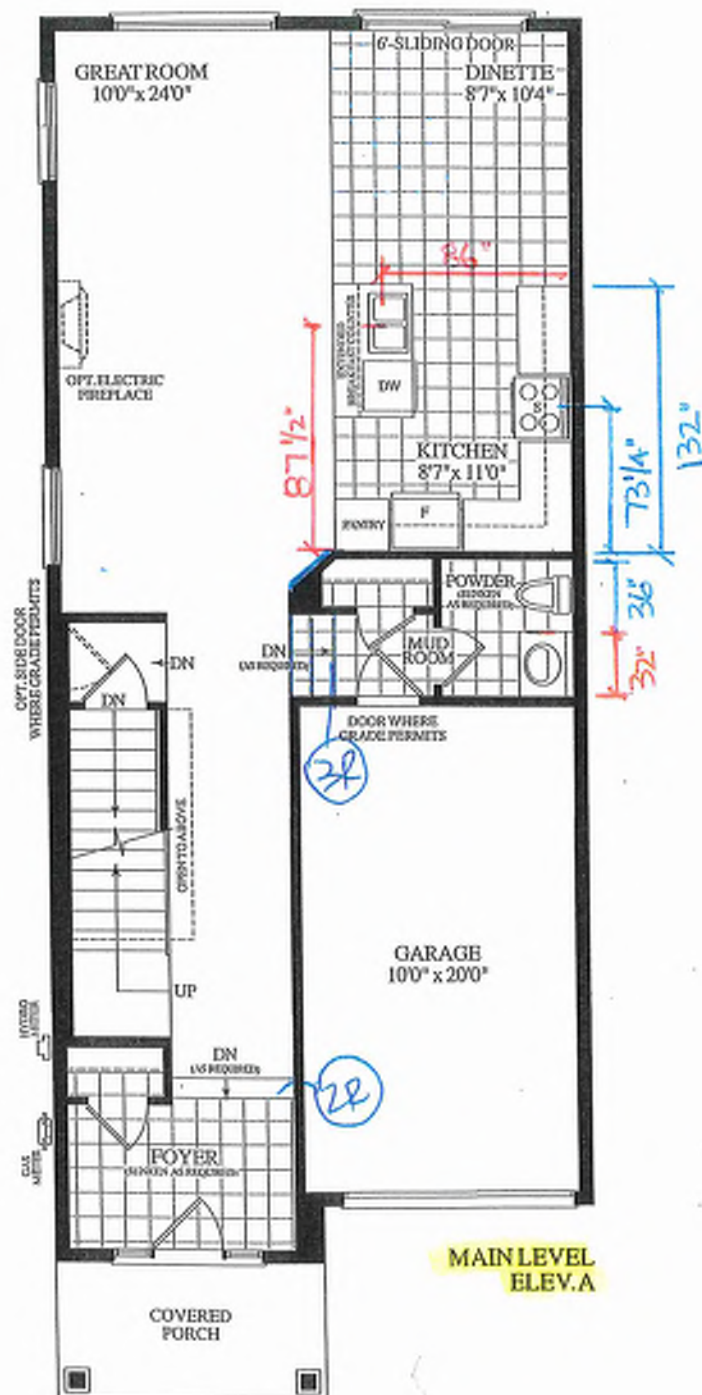


ELEVATION &

* WALK OUT *

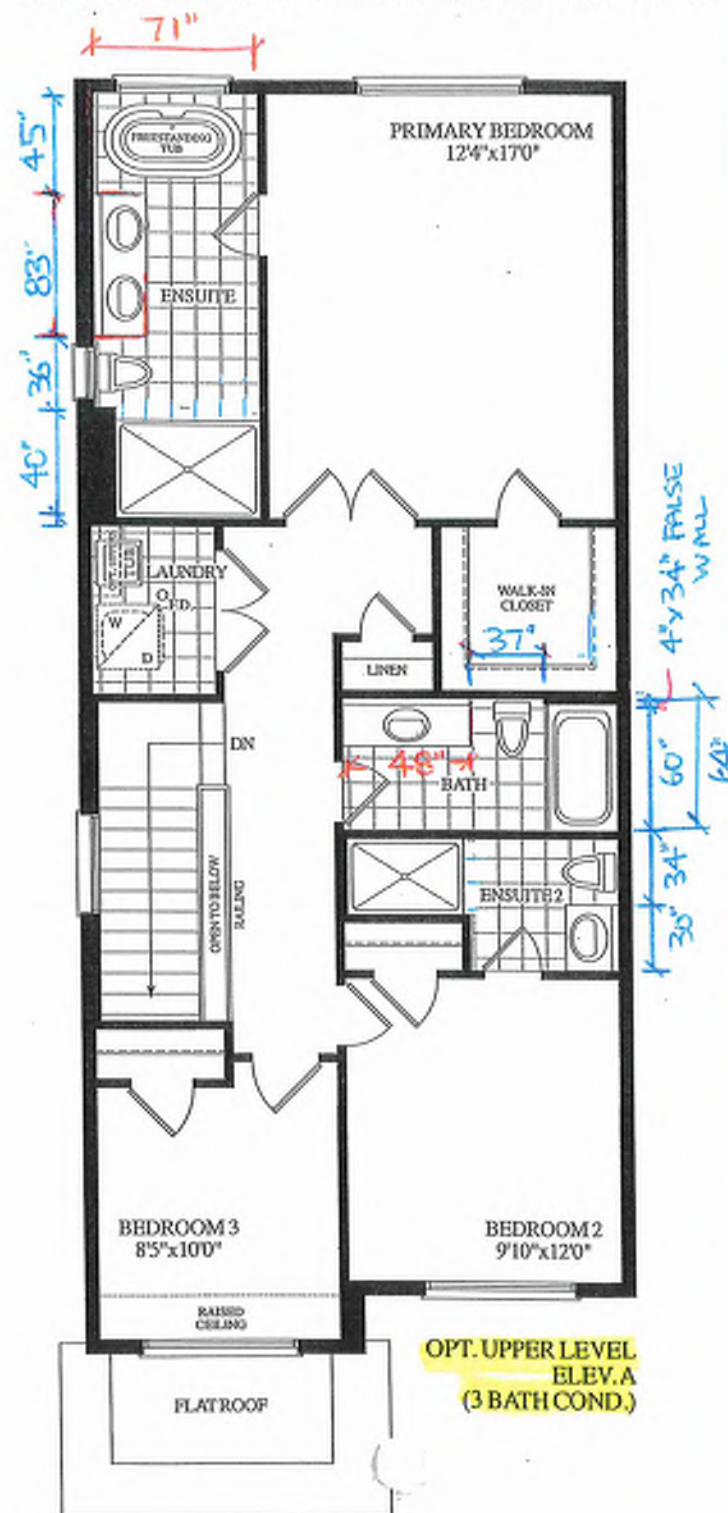


LOWER LEVEL
ELEV. A
(WALK-OUT CONDITION)



MAIN LEVEL
ELEV. A

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.



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

BLK. 3 TH. 13 20-18 THE KATHERINE (END) EL. A

**3 BEDS 3 BATHS
WALKOUT**

1815 SQ.FT.

WALK-OUT

~~PART. BASEMENT
PLAN FOR NOT
SUNKEN MUDROOM
COND~~

LARDING

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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

PK 3-13

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

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

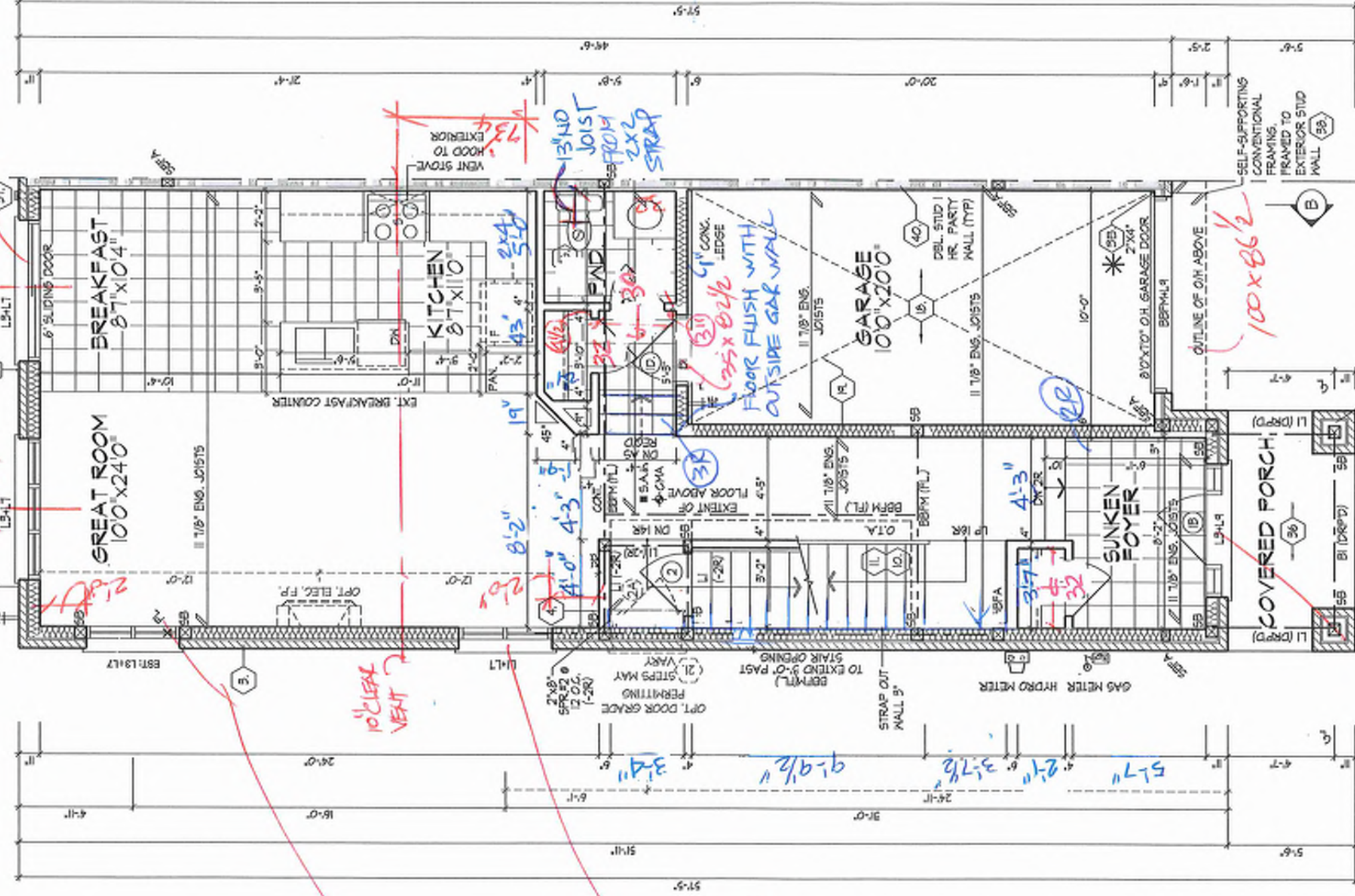


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DESIGN ASSOCIATES INC.

HUNT DESIGN ASSOCIATES INC.
1986-1987
www.huntdesign.ca
1986
8968 Woodbine Ave., Markham, ON L3R 0J7 T 905.757.5193 F 905.757.7928

Preliminary

NOT FINAL April 22 2025



* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT - 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. 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'-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE. PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL
---	--	--

It is the builder's complete responsibility to verify that the construction of the building complies with the applicable building codes 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 code provisions or for the accuracy of 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.

GROUND FLOOR PLAN, EL. 'A'

PK 3-13

GROUND FLOOR PLAN, EL. 'A'

UNIT 2018-END
REV. 2025.03.27

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

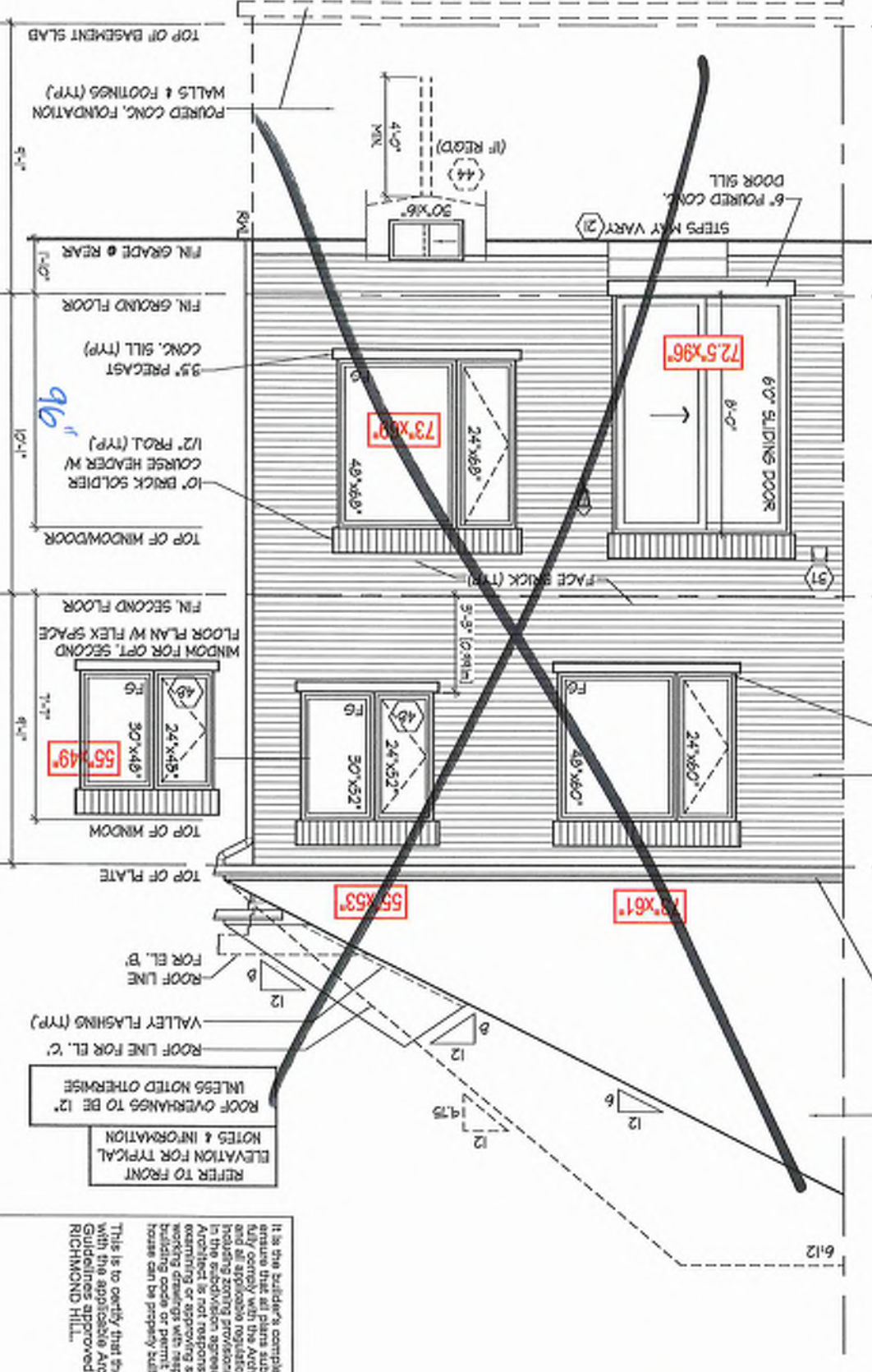
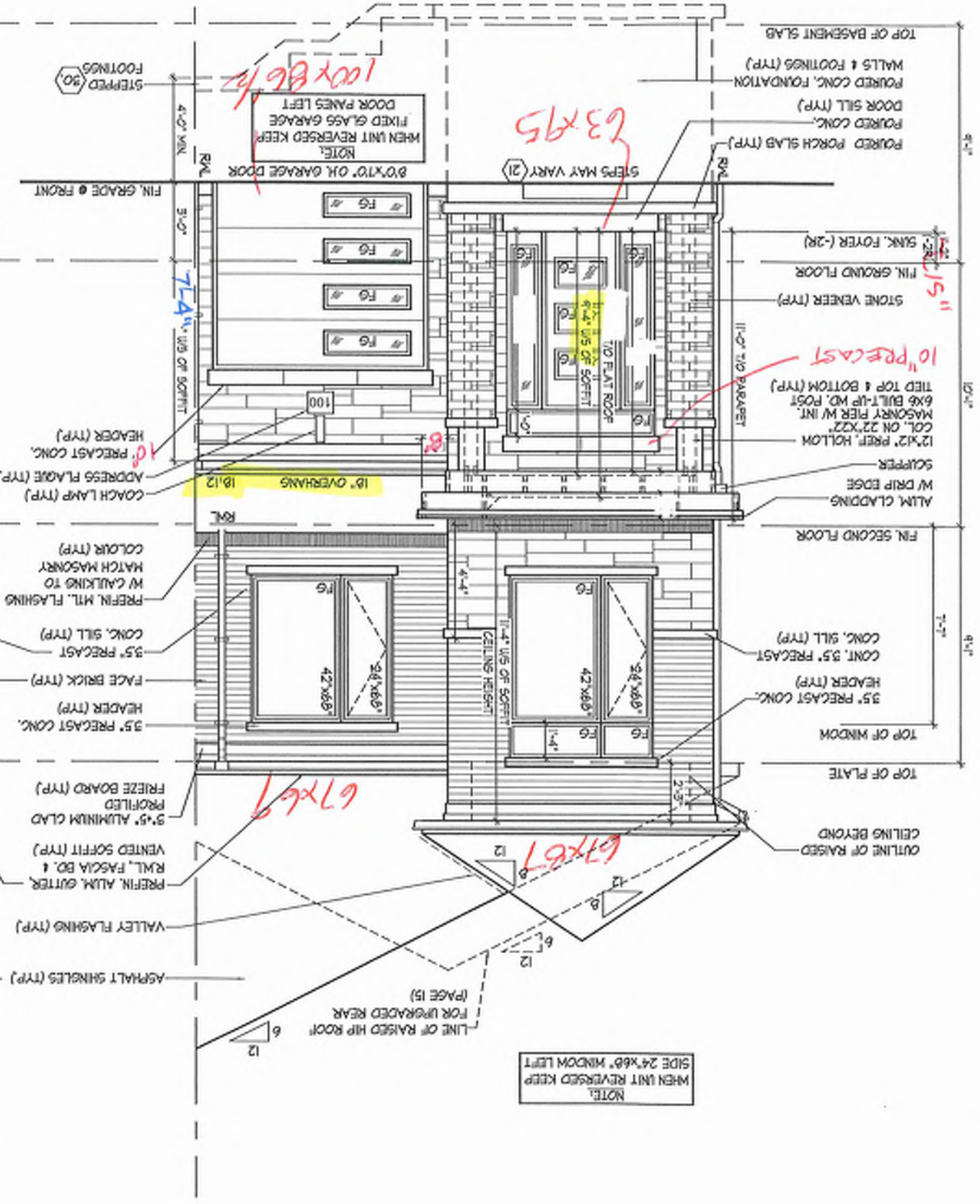
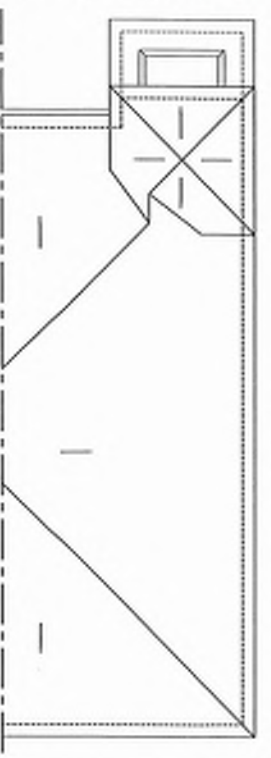
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Drawn By: KMTT MMDS 3/16/21
Checked By: MMDS 3/16/21
Scale: 1/8" = 1'-0"
File Number: 218094WT2018-END
Page Number: 3 of 31
F 905.737.7325

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ROOF PLAN EL. 'A'



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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.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

ROOF LINE FOR EL. 'C'

ROOF LINE FOR EL. 'B'

TOP OF PLATE

TOP OF WINDOW

30" x 48" 24" x 48" 30" x 48" 24" x 48"

FIN. SECOND FLOOR

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

9.5" PRECAST CONC. SILL (TYP.)

FIN. GROUND FLOOR

FIN. GRADE @ REAR

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP.)

TOP OF BASEMENT SLAB

PK 3-13

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

UNIT 2018-END
REV. 2025.03.27

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

HUNTT
DESIGN ASSOCIATES INC.

1986

21274

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STRUCTURE	SCN
ES INC.	19800

ROYAL PINE HOMES - 2180994
921 BAYVIEW, RICHMOND HILL, ON.

Drawn by	Checked by	Scale
KAMTT	MMDS	3/16"=1'-0"

8988 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.7172

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B ELEVATION 'A'

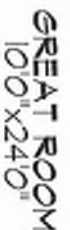


PLC 3

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NOT FINAL April 22 2025

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WREAKFAST

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



21. $-12\frac{1}{2} \times 82\frac{1}{2}$

UNFINISHED
BASEMENT

PART. BASEMENT PLAN - N.O.B. COND.
W/ JULIET BALCONY

WINDOW SIZES FOR W.O.B. CONDITIONS:
- N.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 4" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

PART. REAR ELEVATION - N.O.B
COND W/ Juliet BALCONY

PART. LEFT SIDE ELEV. -
N.O.B. COND. W/ JULIET
BALCONY

3-13

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

ROYAL PINE HOMES - 218094

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

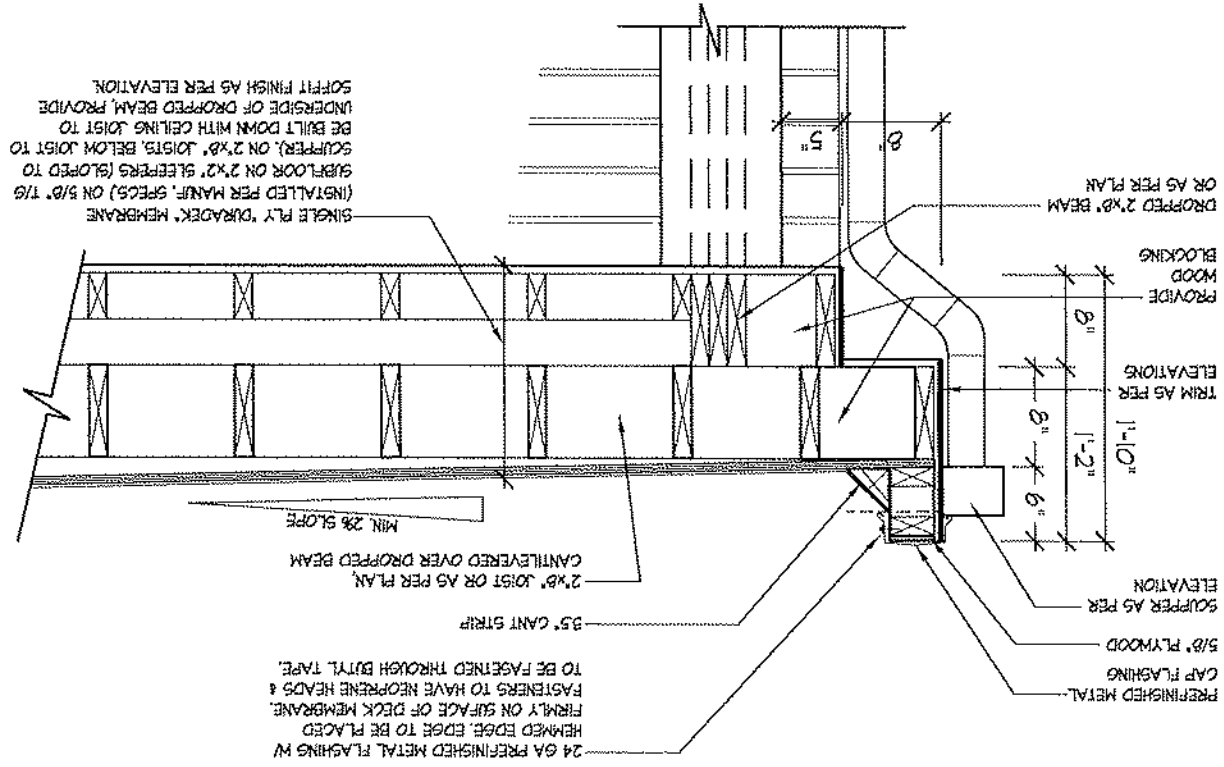


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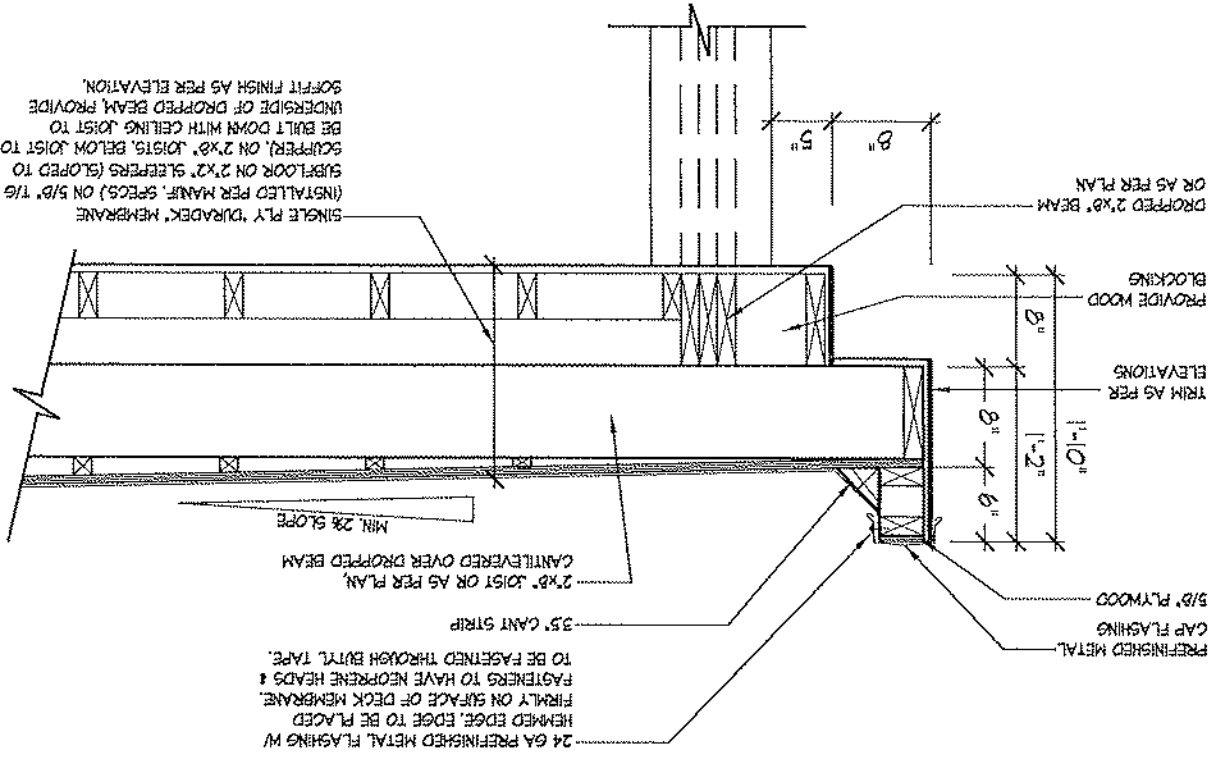
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[illegible]

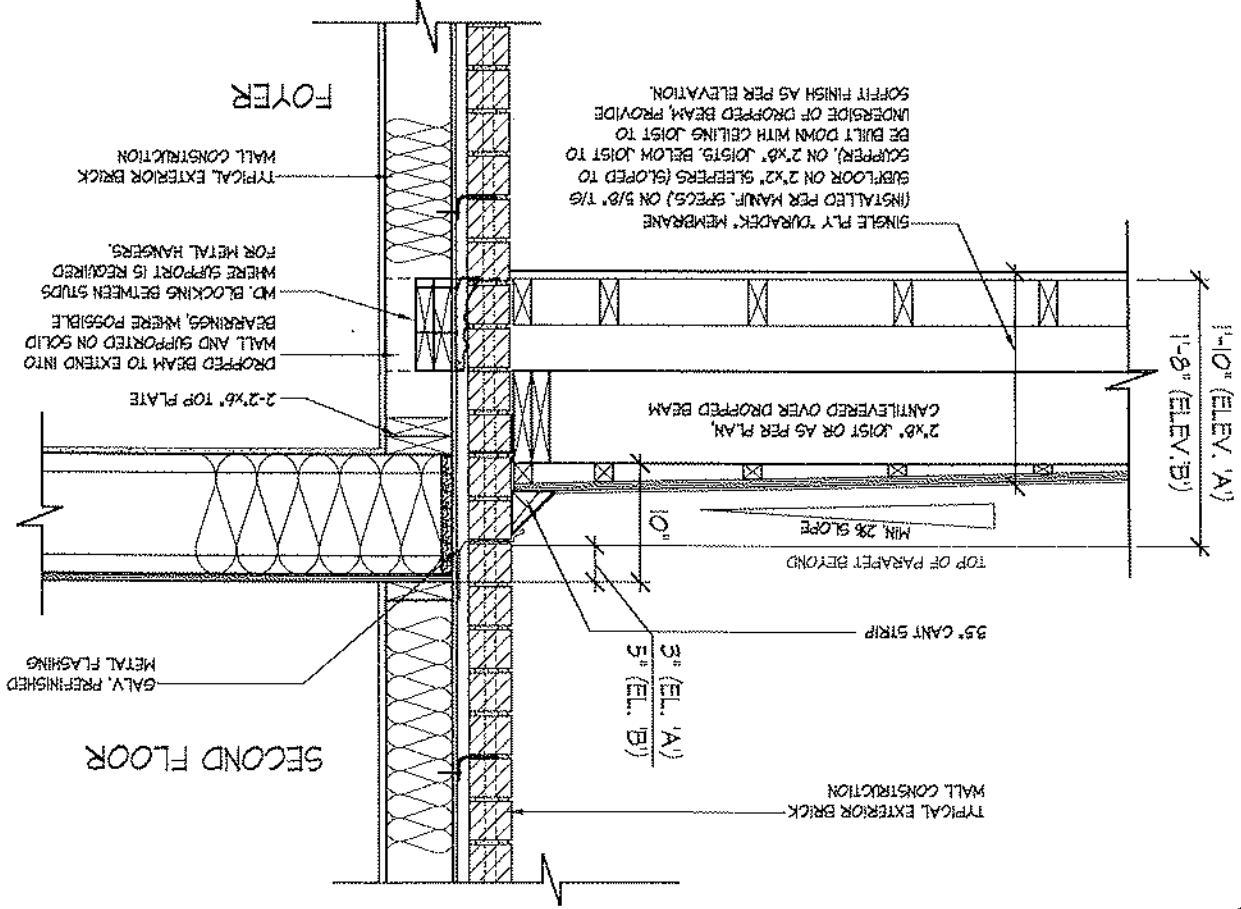
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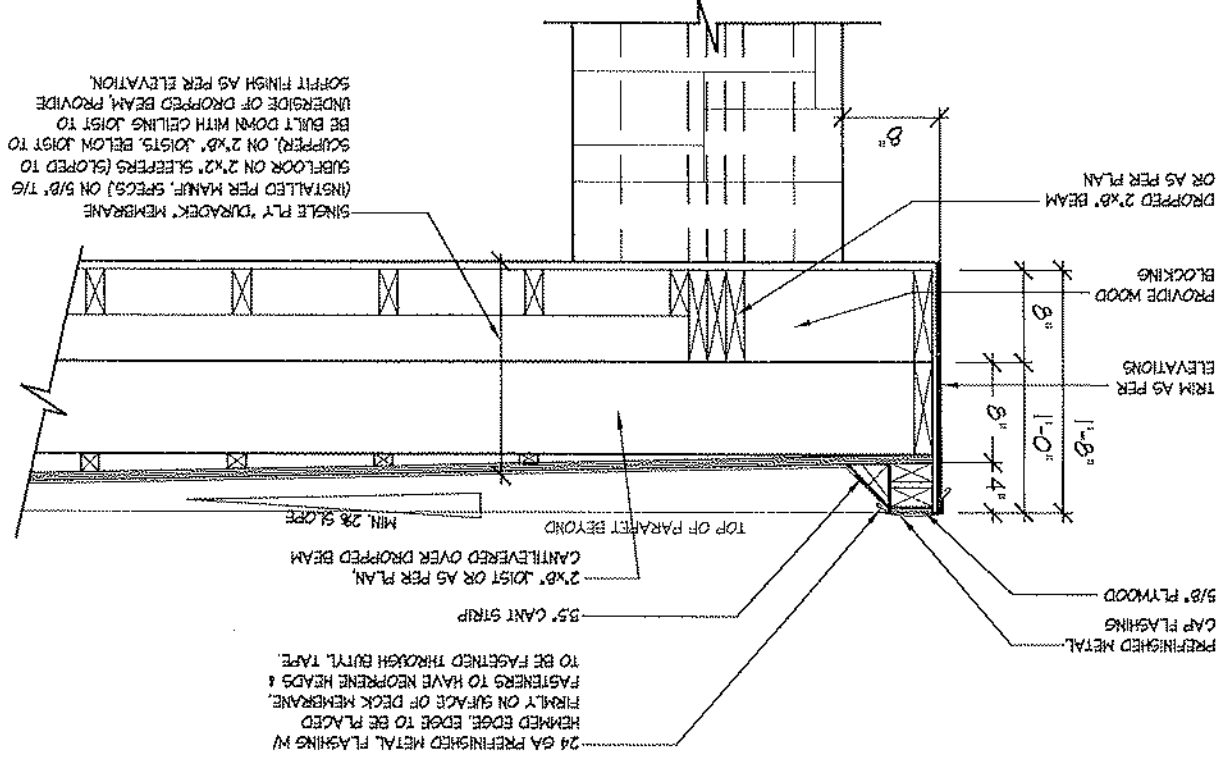
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. A (ELEV. B SIMILAR)



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. A



3 FLAT ROOF DETAIL @ EXTERIOR WALL



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. B

pkc 3-13

FLAT ROOF DETAILS OVER COVERED PORCH

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

DS/MM 3/16"-1'-0"
8866 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

UNIT 2015
REV.2025.03.25

HUNT DESIGN ASSOCIATES INC.
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19995

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SECTION 1.0. CONSTRUCTION NOTES

- [illegible]

- 5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY**
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTENSION FLASHING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2 (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH ANCHORSON STEELBAR METAL TIES @ 7/8 (200) VERTICAL AND 24 (600) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER. (9.15.4, 7(20.4)(3) & 9.20.2(4)(3))

5B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4 (350) HIGH & NOT LESS THAN 3 1/2 (90) THICK. (9.15.4.7(1))

6 WEEPING TILE (9.14.3)
4 (100) # WEEPING TILE W/ FILTER CLOTH WRAP & #1500 CRUSHED STONE COVER

6 BASEMENT SLAB OR SLAB ON GRADE (9.16.4), (9.31.6.(1))
3 (80) MIN. 12x16 (3200x400) CLEAN, SLAB ON 6 MIL. POLYETHYLENE AIRPSOL GAS BARRIER. 1.4 (100) CEMENT COARSE GRANULAR FILL. PROVIDE 1/2 (12.7) INTERJOINT BOARDS FOR BOUND BREAK AT EDGE WHERE A BASEMENT SLAB IS WITHIN 24 (600) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXENDING MIN. 24 (600) BELOW GRADE. FOR SLAB ON GRADE, CONDITIONS RISING INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (JOINTS APPLIED). (9.35-12) 3.1.1.7.5) & 6(9)

7A SOIL GAS DEPRESSURIZATION BOUGH-IN (9.13.4.3)
PROVIDE A HORIZONTAL FOR SUCTOR DEPRESSURIZATION SYSTEM CONSISTING OF 4 (100) INCH COARSE GRANULAR FILL (9.16.2.1 (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 LABELED RADON AT CAP AND EVERY 1.8m OF PIPE AND CHANGE IN DIRECTION.

8 EXPOSED FLOOR TO EXTERIOR (9.10.17.10, & CANULC-C705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CAN. JOIST AND INSTAL OSB CONFORMING TO 9.29.81. FIN. SMOOTH OR CLADDING AS PER ELEVATION TO USE OF EXPOSED CANF. JOIST;

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

9 EXPOSED CEILING TO EXTERIOR W/O ATTIC (9.19.1), (9.10.17.10)
JOIST TRUSSES AS PER PLANS W/ 2x7 (50x85) PURLINS @ 16" (400) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM BARRIER TRUSSES). W/ INSULATION BETWEEN JOISTS, 6 mil POLYETHYLENE VAPOUR BARRIER 1/2 (12.7) GYPSUM BOARD FIN. FINISH OR APPROVED EQ.
[CANULC-C705.2, 9.19.1, 9.10.17.10]

ALL STAIRS/EXTENSION				19.11.2, 9.8.2, 9.8.3		ALL STAIRS	
	MAX RISE	MAX RISE	MAX RUN	MIN RUN		MAX NOSING	
PRIVATE	7/28 (20)	5/12.5	14" (35)	10" (25)			1" (25)
PUBLIC	7/18 (10)	5/12.5	N/D (N/A)	11" (28)			
	MIN. STAIR WIDTH				TAPERED TREADS		
PRIVATE	2'10" (50)				MIN. RUN	15' 28" (155)	
					MIN. AVG. RUN	10' 25.5	
					MIN. RUN	5' 28" (153)	
PUBLIC	2'11" (50)				MIN. AVG. RUN	11' (28)	

15. AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF RISE/DEGRADE [9.4.4.3.]

16. ** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING WALKING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'6" (1980) FOR SINGLE DWELLING UNIT & 6'9" (2047) (2050) FOR EVERYTHING ELSE. [9.8.2.2.]

17. REQUIRED LANDING IN GARAGE - 0.8.0. [9.8.2.2.3.1]

18. FOR AN EXTERIOR STAIR STEPS AS PER CONSTRUCTION REF. NOTE 10 & 11.

19. GUARDS/HANDRAILS [9.8.2.1] [9.8.2.1]

20. GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING COMPARING TO 0.8.0. [9.8.2.5] & [9.8.6.6] AND BE ABLE TO RESIST LOADS AS PER TABLE [9.8.6.2.]

21. GUARD HEIGHTS - 0.8.0. [9.8.2.3]

22. INTERIOR GUARDS: 2'-11" (603) MIN.

23. EXTERIOR GUARDS: 3'-11" (1067) MIN. (LESS THAN 5'-11" (1800) TO GRADE).

24. 3'-6" (1070) MIN. ABOVE THE 1" (25.4) TO GRABER

25. GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.

26. GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.

27. GUARDS FOR FLOODS & RAFTERS (SERVICE STAIRS)

28. FLOOD OR RAFT UP EXTERIOR WALLS THAT IS 23.58"/(600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (139.4) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH

29. REQUIRED GUARDS [9.8.2.1]

30. BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23.58" (600) AND ADJACENT SURFACE WITH IN 3'-11" (1020) SHALL BE PROTECTED WITH GUARDS.

31. HANDRAIL HEIGHTS - 0.8.0. [9.8.1]. REQUIRED AS PER [9.8.7.1.10.]

32. MIN. HEIGHT AT STAIRS, RAFTERS AND LANDINGS: 2'-10" (660)

33. MAX. HEIGHT AT STAIRS, RAFTERS AND LANDINGS: 3'-6" (1070)

34. IF EXTERIOR STAIR/LANDING EXCEEDS 1m ABOVE ADJACENT GRADE, GUARD SHALL NOT BE LESS THAN 4'-11" (1500) [9.8.6.6.3.1]

35. **SKL PLATES**

36. 2'-6" (762) SKL PLATE WITH 1/2" (12.7) ANCHOR BOLTS @ 12" (305) LONG, EMBEDDED MIN. 4" (102) 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 [9.2.3.6.1.10.1]

37. PROVIDE CHALKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL.

38. USE NON-SHINK GROUT TO LEVEL SKL PLATE WHEN REQUIRED [9.2.3.7]

39. **BASEMENT INSULATION** [9.8-7/2.3.1.1.7]

40. PROVIDE CONTINUOUS BLANKET INSULATION w/ BUILT IN 6 mm POLYETHYLENE VAPOR BARRIER, INSTALLATION TO EXTEND NO MORE THAN 8" (203) ABOVE FINISHED BASEMENT FLOOR. DAMP PROOF WITH BLOWN PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

41. **BEARING STUD PARTITION IN BASEMENT** [9.15.5.6] [9.23.10.1.3]

42. 2'-4" (584.9) STUDS @ 16" (406) O.C. 2'-4" (584.9) SKL PLATE 2'-6" (635.4) AS REQUIRED ON DAMP PROOFING MATERIAL OR 2" (50.8) POLYETHYLENE FLK. 1/2" (12.7) @ ANCHOR BOLTS @ 12" (305) LONG, EMBEDDED @ 1' (305) MIN. INTO CONC. @ 7'-0" (2130) O.C. 4" (102) HIGH CONC. CURB ON CONCRETE FOOTING FOR SIZE REFER TO H&M NOTE 5. ADD ROOF BLOCKING AT MID-HEIGHT IF WALL IS UNFURNISHED.

43. **ADJUSTABLE STEEL BASEMENT COLUMN** [9.15.3.4] [9.17.3]

44. 2'-10" (609.6) MIN. SPAN BETWEEN COLUMNS. 3 1/2" (90.5) X 3 1/2" (90.5) AND WITH ADJUSTABLE STEEL COLUMN CONFORMING TO AISC 360-99, 2ND EDITION, AND WITH 6' (1829) MIN. STEEL PLATE TOP & BOTTOM. FIELD FIELD BASEMENT COLUMN CONNECTION, FLOORED CONCRETE FOOTING ON NATURAL, UNDISTURBED SOIL OF TYPE OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 15kpa AS PER SOIL REPORT.

45. **SUPPLEMENT 2 STOREY F.L.R. LOAD PROVIDE 24K/4K/16' (7068/7064) CONC. FOOTING**

46. **SUPPLEMENT 3 STOREY F.L.R. LOAD PROVIDE 40K/4K/19' (10634/10630) CONC. FOOTING**

- 15A) NON-ADJUSTABLE STEEL BASEMENT COLUMN** [9.17.3]
3.12" (80.9) O.D. x 1.189" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 5.66"x3.68"
(142x92.9) S&P STEEL PLATE TOP & BOTTOM FIELD W/ 6.56"x3.68" COLUMN
CONNECTION, POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL
OF 75K# OF COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF
15K#/AS PER SOILS REPORT.
- SUPPORTING 3 STOREY FILL LOAD PROVIDE 48"x48"x24" (1203x1203x609) CONC. FOOTING**
- 15B) NON-ADJUSTABLE STEEL BASEMENT COLUMN** [9.17.3]
3.12" (80.9) O.D. x 1.189" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 5.66"x3.68"
(142x92.9) S&P STEEL TOP PLATE & 5.66"x3.68" (142x92.9) S&P BOTTOM PLATE BASE
PLATE 4+1/2"x10"x1/2" (116x283x12.7) WITH 2.12"x3.12" (53.3x78.7) CONC. 2" HOOK
ANCHORS (ø= 1/2") (26x36x90). FIELD WELD COLUMN TO BASE PLATE & STEEL BRK.
STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
- 16) BEAM POCKET OF 8"x6" (203x203) POURED CONC. WB WALLS, MIN.
BEARING 3.12" (80) CONC. WB WALLS TO HAVE EXTENDED FOOTINGS**
- WOOD STRAPPING AT STEEL BEAMS** [9.23.4.3.1], [9.23.9.3]
1"x3" (19x41) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- 18** **GARAGE SLAB** [9:16; 9:25]
4.1(13) 20MPA (4600PSI) CONC. SLAB WITH 5-9% AIR ENTRAINMENT ON OP'T.
4.1(10) COARSE GRAULAIR FILL WITH COMPACTED SLAB-BASE OR
COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19** **GARAGE TO HOUSE WALLS/CEILING** [9:10.9; 9:18]
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND
GARAGE. FILL REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR
CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9:19; 17:10; CANNOT-CLD-2]
- 19A** **GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION**
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER
EXTERIOR JOIST AREA INSULATION JOINTS UNPAIDED MECHANICALLY
FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR
GRADE SHEETING ON STUDS BETWEEN HOUSE AND GARAGE. FILL
REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE
AND SEAL ALL JOINTS GAS TIGHT. [9:10.9; 18] [9:12; 17:10; CANNOT-CLD-2]
- 20** **GARAGE DOOR TO FRAME DOOR EQUIPPED WITH SELF CLOSING
DEVICE AND WEATHER STRIPPING.**
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
MAY RISE 7 INCHES MAX. TREAD 10" (25.4) FOR THE REQUIRED NUMBER OF
STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE
STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH
FOUNDATION AS REQUIRED BY ARTICLE [9:8.9.2] OR SHALL BE
CONC. ENCASED AS PER SUBSECTION [9:8.9]
- 22** **DRIVER EXHAUST** [9:22]
CARPED DRIVER EXHAUST SYSTEM TO EXT. CONFORMING TO O.B.C.
[9:32.1 PART 6]

- 23** **ATTIC ACCESS** (9.19.2.1)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.62sqm2 AND NO DRY LESS THAN 27.500" WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (R13.5,2) (15b-12) 3.1.1.3.1(1))
- 24** **FIREPLACE CHIMNEYS** 19.22)
TOP OF FIREPLACE CHIMNEY SHALL BE 30" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 24" (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** 19.32)
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR SEE GENERAL NOTE 2.2.
- 27** **PARTY WALL BEARING** 19.23.81)
12"x12"x6.8" (300x300x159) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-#4 @ 12-18" @ 1200 LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL W/ NON-SINKING GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR W.D. STUD PARTY WALL.
- 28** **WOOD FRAMING IN CONTACT WITH CONCRETE**
WOOD BEARING WALLS, THE UNDERSIDE OF BULK HEAD WOOD POSTS AND SILL SHAL. BE WRAPPED WITH 2 IN POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL. SHALL BE WRAPPED 6" (150) BELOW THE BEARING WALL AND/OR WOOD POST. 19.77.4.3)

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|------------|--|
| 29 | BUILT-UP WOOD POST AND FOOTING (3.17.4.1) (5.13.7)
3-2 1/2" (8-38) 1/4" BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON
MATERIAL BASES SHOWN ADJOINED TO CONC. WITH #2 (11.2.7) 24"x24"x12"
(620x600x300) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 29 |
| 30 | STEP FOOTING (9.15.5.9)
MIN. FOOT. STEP = 23.5" (600). MAX. VERT. STEP = 23.5" (600). |
| 31 | CONC. PORCH SLAB (9.16.4)
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR
FILL, REINFORCED WITH #6 (16.0) 24"x24" MESH PLACED NEAR MID-DEPTH OF
SLAB. CONC. STRENGTH 3284 PSI (4800 PSI) WITH 5-8% 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 (9.23.3.5) (9.23.3.4) (9.23.14)
1/2" SIPS OR ON WOOD FLOOR JOISTS FOR CERAMIC TILE APPLICATION
SEE O.B.C. (9.30.8). ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH
2X7 (160x80) CROSS BRACING OR SOLID BLOCK BRACED @ 8'-11" (2700) O.C. MAX.
ALL JOISTS TO BE STRAPPED WITH 1X3 (19x49) @ 6'-11" (2100) O.C. UNLESS
A PANEL TYPE CEILING FINISH IS APPLIED. |
| 34A | HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER (HEADER WRAP) |

- 35 EXPOSED BUILDING FACE W/ LIMITING DISTANCE <= 3'-11" (4.20m)
WILL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANADA 5102 &
HAVING A MASS OF NOT LESS THAN 1/22 GRAIN OF WALL SURFACE AND 1/2"
12.7 TYPE X GYPSUM BOARD INTERIOR FINISH. EXTERIOR JOINTING MUST
BE NON-COMPRESSIBLE WHEN LIMITING DISTANCE IS 20.98" (0.60m) OR LESS.
WILL ASSEMBLY INCLUDES HAVING A FIRE RESISTANCE RATING OF NOT LESS
THAN 45 MINUTES & CONFORMING TO O.C. 9.10.141 OR 9.13.151. REFER TO
DETAILS FOR TYPE & SPECIES. AN OPENING IN AN EXPOSING BUILDING FACE
NOT MORE THAN 20.91 (1.66m) SHALL NOT BE CONSIDERED AN UNPROTECTED
OPENING AS PER 9.10.141.
- 36 COLD CELLAR PORCH SLAB (3' x 4')
FOR MAX. 8'-2" (2.50m) PORCH DEPTH, 5'-11/2" (2.41m) CONC. SLAB W/

- 37** DIRECTLY IN WY 11471021 C-18A COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS AND DIRECTLY ON TOP OF BARS AND DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 242424 610x610 10M COLUMNS @ 20 368 1803 O.C., ANCHORED IN PERIMETER FND. WALLS, SLOPE SLAB 1: 0.7% FROM DOOR.
- RANGE HOODS AND RANGE-TOP FANS** [9.22]
- COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER'S SPECIFICATIONS AND CONFORMING TO O.B.C.
- [9.10.22.3(f)] [9.13.9.32]
- CONVENTIONAL ROOF FRAMING** [9.22.14], [9.22.15]

- | | | | |
|---|--------------------------|--|------------------------------|
| | | 39 | |
| <p>2'x6" (136x42) RAFTERS @ 16" (406) O.C., 2'x6" (136x42) ROSE BLOCKS, 2'x6" (136x42) COLLARS AT MID-SPAN, CEILING JOISTS TO BE 2'x4" (106x38) O.C. FOR MAX. SPAN 9'-6" (293) SPAN & 2'x6" (136x42) @ 16" (406) O.C. FOR MAX. SPAN 14'-0" (427) RAFTERS FOR BAL UP UP OVER PRE-ENGINEERED ROOF TRUSSES AND/OR CONVENTIONAL FRAMING TO BE 2'x4" (106x38) @ 24" (609) O.C. UNLESS OTHERWISE SPECIFIED.</p> | | | |
| TWO STOREY VOLUME SPACES | | [9.23.10.1, [9.23.11, [9.23.16] | |
| WALL ASSEMBLY | | WIND LOADS | |
| EXTENSION STUDS | | <div style="display: flex; justify-content: space-between;"> <= 0.5 mPa (650) > 0.5 mPa (650) </div> | |
| BRICK | 2-2'x6" (2-38x42) SFR #2 | SPACING MAX HEIGHT | SPACING MAX HEIGHT |
| SIDING | 2-2'x6" (2-38x42) SFR #2 | 12" (305) O.C. 18'-4" (5598) | 8" (203) O.C. 18'-4" (5598) |
| BRICK | 2-2'x6" (2-38x42) SFR #2 | 16" (406) O.C. 18'-4" (5598) | 12" (305) O.C. 18'-4" (5598) |
| SIDING | 2-2'x6" (2-38x42) SFR #2 | 12" (305) O.C. 21'-0" (6400) | 12" (305) O.C. 21'-0" (6400) |
| SIDING | 2-2'x6" (2-38x42) SFR #2 | 16" (406) O.C. 21'-0" (6400) | 16" (406) O.C. 21'-0" (6400) |
| <p>** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **</p> | | | |
| <p>STUDS ARE TO BE CONTINUOUS, MIN 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PLYWOOD BLOCKS MADE OF UNPAINTED WOOD STUDS @ 4'-0" (1220) O.C. MAX.</p> | | | |
| <p>- FOR HORIZ. DISTANCES LESS THAN 9'-6" (293) PROVIDE 2'x6" (136x42) STUDS @ 16" (406) O.C. WITH CONTIN. 2'x6" (136x42) TOP PLATE & 2'x6" (136x42) BOTTOM PLATE & NAIL OR 3x4" (86x102) TOP CHICKER AT GROUND FLOOR CEILING LEVEL, TOP PLATE & GILDED AT TOP, BOTTOM PLATES & CHICKERS.</p> | | | |

CONT. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (158-3) WALL TYPE 58a & 58b
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSSED FROM ROCK SLAG OR GLASS TAPE FILL AND ALL GYPSUM JOINTS EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FLOURED WITH 2x2" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 41 HR. PARTY WALL (DOUBLE STUD) (158-3) WALL TYPE W13c1
5/8" (15.9) TYPE X-15 GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (50.8) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2x4" (50.8) SILL PLATES. 2x4" (50.8) AS REQUIRED FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSSED FROM ROCK SLAG OR GLASS TAPE FILL AND ALL GYPSUM JOINTS AT JUNCTIONS 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)
- 42 2 HR. FIREWALL (158-3) WALL TYPE 58a & 58b
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) CONC. BLOCK 75% SOLID FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSSED FROM ROCK SLAG OR GLASS TAPE FILL & SAND ALL GYPSUM JOINTS AT JUNCTIONS 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)
- 43 STUCCO WALL CONSTRUCTION (2x8) (158-3) WALL TYPE 58a & 58b
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.281 AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (12.7) GYPSUM BOARD ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. 19.23.10.1.1 & SECTION 1.1. INSULATION APPROVED 8 MIL POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 44 STUCCO WALL CONSTRUCTION (2x8) (158-3) WALL TYPE 58a & 58b
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.281 AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (12.7) GYPSUM BOARD ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. 19.23.10.1.1 & SECTION 1.1. INSULATION APPROVED 8 MIL POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 45 STUCCO WALL CONSTRUCTION (2x8) (158-3) WALL TYPE 58a & 58b
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.281 AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (12.7) GYPSUM BOARD ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. 19.23.10.1.1 & SECTION 1.1. INSULATION APPROVED 8 MIL POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 46 UNSUPPORTED FOUNDATION WALLS (15.15.2)
REINFORCING AT STAIRS AND SLIKEN EIGHT AREAS
3-20# BARS IN TOP PORTION OF WALL. 8-10" TO 10-10" OPENING
4-20# BARS IN TOP PORTION OF WALL. 10-10" TO 15-0" OPENING
4-20# BARS IN TOP PORTION OF WALL. 15-0" TO 15-0" OPENING
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS
2-3# HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE MIN. SILL. EXTEND BARS 24" (609.6) BEYOND THE OPENING. 2-3# VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING. BARS TO EXTEND MIN. 1" (25.4) CONC. COVER
- BARS TO EXTEND 24" (609.6) BEYOND BOTH SIDES OF OPENING
- 47 STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (15.2.411) (REFER TO DETAILS)
- 48 WINDOW WELLS
WHEN A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (533.4) 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" (101.6) SLOPE. THE CATCHER OR OTHER SUITABLE LOCATION SHALL BE 4" (101.6) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" (25.4) DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCOURER DRAIN TO BE LOCATED 24" (609.6) MIN. AWAY FROM HOUSE. PERMANENT ALUMINUM OR PAVEMENT FOR UNDERSIDE OF SOFT 19.23.23.1. REMOVE CURB WHERE REQ.
- 49 BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2x4" (50.8) PT. DECKING W/ 2x2" (50.8) BARS Laid FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. SLEEPERS @ 12" (304.8) O.C. Laid FLAT PERPENDICULAR TO JOISTS
BALCONY OVER HEATED SPACE CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9.1 FOR INSULATION AND INTERIOR FINISH
- 50 BARREL VAULT CONSTRUCTION
CANT. 2x4" (50.8) SPACERS Laid AT ON 2x4" (50.8) SPR. #2 ROOF JOIST Laid TO BUILD UP 3-4" (76.2) MIN. WOOD HEADER PROPEL FOR BARREL SPAN FROM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 51 EGRESS WINDOW ABOVE GRADE (19.2.10.1.1) (19.2.10.1.2)
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" (914.4) TO A MAX. 3'-4" (1041.4) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3'-7" (914.4) MIN. WITH NO DIMENSION LESS THAN 1'-0" (304.8) 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

SIZE & SPACING OF STUDS - TABLE 9.23.10.1.1			
MIN. STUD SIZE	SUPPORTED LOADS (EXTERIOR)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC
h (mm)	MAX. STUD SPACING, s (mm) O.C.	MAX. STUD SPACING, s (mm) O.C.	MAX. STUD SPACING, s (mm) O.C.
2x4" (50.8)	12" (304.8)	12" (304.8)	N/A
2x6" (50.8)	12" (304.8)	12" (304.8)	N/A
2x8" (50.8)	12" (304.8)	12" (304.8)	N/A
2x10" (50.8)	12" (304.8)	12" (304.8)	N/A

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 WITH MIN. 0.35M UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-0" (304.8) CLEARANCE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT CONFORMING TO 19.2.10.1.1

2) WINDOW GUARDS: A GUARD ON A WINDOW WITH A MAXIMUM UNOBSTRUCTED OPENING WIDTH OF 4' (1219.2) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (914.4) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1803.4) (19.2.10.1.1)

3) WINDOWS IN EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'-0" (609.6) OVER FLOOR FOR ALL OTHER BUILDINGS SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 4.2 ABOVE. OR THE WINDOW SHALL BE NON-REMOVABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 19.2.10.1.1

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'-0" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-0" AT ANY POINT
BEDROOM	7'-0" OVER 50% OF REQUIRED FLOOR AREA OR 8'-0" OVER ALL OF THE REQUIRED FLOOR AREA
BATHROOM	8'-0" OVER AT LEAST 75% OF THE BATHROOM AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-6"
BATHROOM, LAUNDRY AREA ABOVE GRADE	8'-0" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	8'-0"
MEZZANINES	8'-0" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	8'-0" (9.5.3.3)

2.3. MECHANICAL / PLUMBING (9.5.3.2)

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. (9.5.3.6)

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HWY. AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNITS (DWHR) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (19.12.1.1) (19.12.1.2) 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 BUT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUT-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" (50.8) OF AIR SPACE. THE WOOD MEMBER IS AT LEAST 8" (203.2) ABOVE THE GROUND.

2.5. STEEL (19.23.2.1)

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW TUBES SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30.1-18M GRADE 400R.

2.6. FLAT ARCHES

1) FOR 8'-0" (2438.4) CEILINGS, FLAT ARCHES SHALL BE 3'-0" (914.4) A.F.F. 2) FOR 9'-0" (2743.2) CEILINGS, FLAT ARCHES SHALL BE 3'-0" (914.4) A.F.F. 3) FOR 10'-0" (3048.0) CEILINGS, FLAT ARCHES SHALL BE 3'-0" (914.4) A.F.F.

2.7. ROOF OVERHANGS

1) ALL ROOF OVERHANGS SHALL BE 1'-0" (304.8) UNLESS NOTED OTHERWISE.

2.8. FLASHING (19.23.1.1) (19.23.1.2) (19.23.1.3)

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 CONFORMING TO 19.14.9)

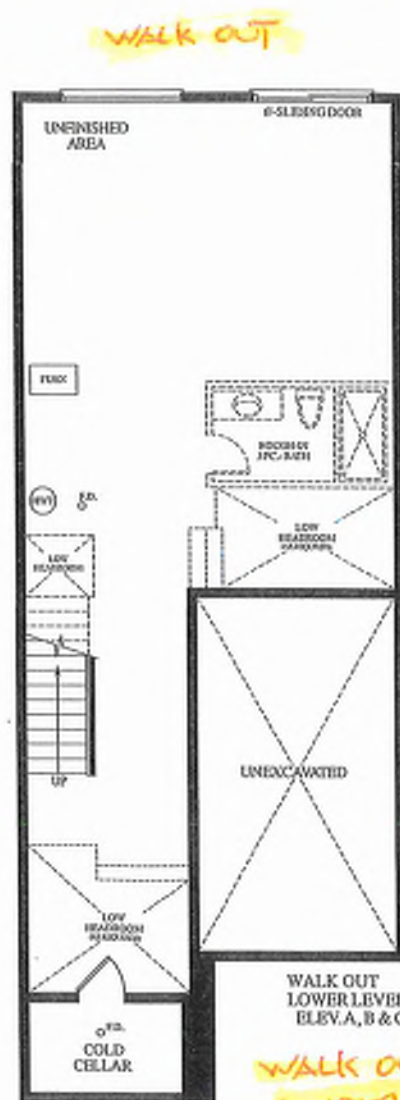
2.10. U.C. SPECIFIED ASSEMBLIES

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

SECTION 3.0. LEGEND

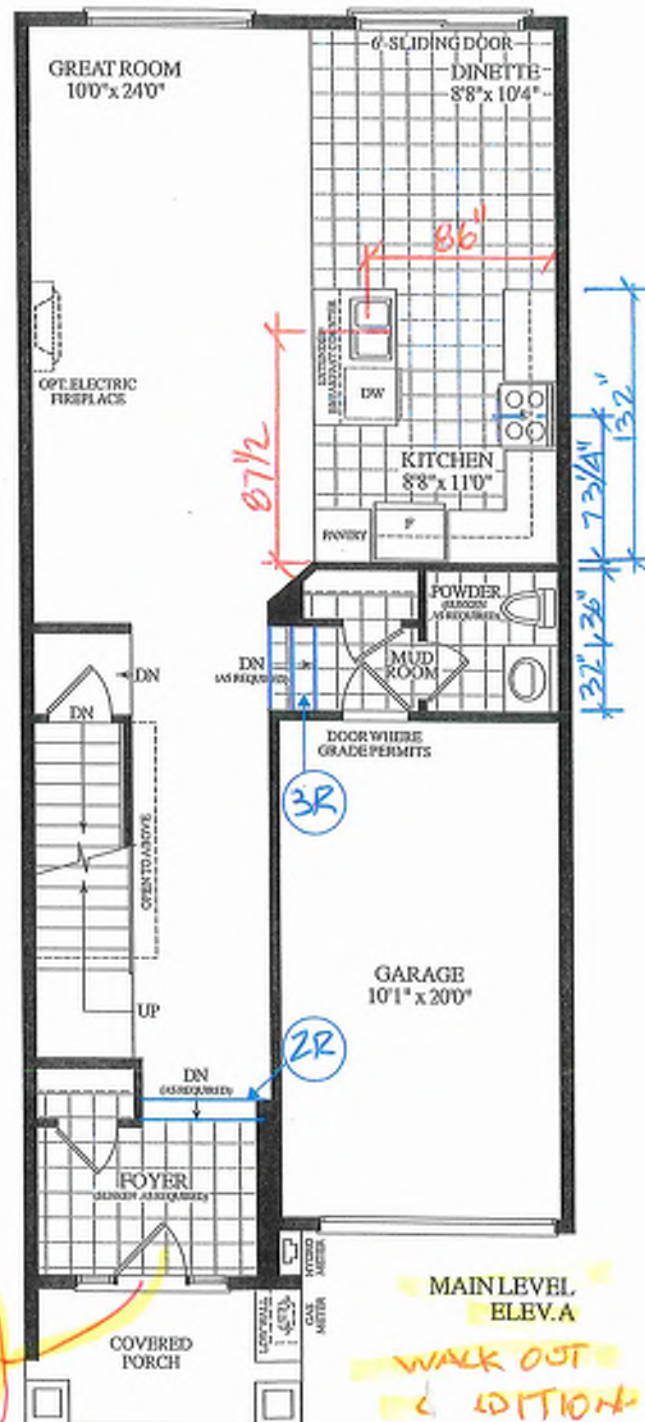
3.1. WOOD LINTELS AND BUT-UP WOOD DIVISION B PART 9, TABLE 9.23.4.2 (A)-(I)

2x4" SPRUCE #2	2x10" SPRUCE #2
L1 22"x8" (2286x184)	L5 22"x12" (2286x286)
L2 32"x8" (3286x184)	L6 32"x12" (3286x286)
L3 42"x8" (4286x184)	L7 42"x12" (4286x286)
L4 52"x8" (5286x184)	L8 52"x12" (5286x286)
L5 62"x8" (6286x184)	L9 62"x12" (6286x286)
L6 72"x8" (7286x184)	L10 72"x12" (7286x286)
L7 82"x8" (8286x184)	L11 82"x12" (8286x286)
L8 92"x8" (9286x184)	L12 92"x12" (9286x286)
L9 102"x8" (10286x184)	L13 102"x12" (10286x286)
L10 112"x8" (11286x184)	L14 112"x12" (11286x286)
L11 122"x8" (12286x184)	L15 122"x12" (12286x286)
L12 132"x8" (13286x184)	L16 132"x12" (13286x286)
L13 142"x8" (14286x184)	L17 142"x12" (14286x286)
L14 152"x8" (15286x184)	L18 152"x12" (15286x286)
L15 162"x8" (16286x184)	L19 162"x12" (16286x286)
L16 172"x8" (17286x184)	L20 172"x12" (17286x286)
L17 182"x8" (18286x184)	L21 182"x12" (18286x286)
L18 192"x8" (19286x184)	L22 192"x12" (19286x286)
L19 202"x8" (20286x184)	L23 202"x12" (20286x286)
L20 212"x8" (21286x184)	L24 212"x12" (21286x286)
L21 222"x8" (22286x184)	L25 222"x12" (22286x286)
L22 232"x8" (23286x184)	L26 232"x12" (23286x286)
L23 242"x8" (24286x184)	L27 242"x12" (24286x286)
L24 252"x8" (25286x184)	L28 252"x12" (25286x286)
L25 262"x8" (26286x184)	L29 262"x12" (26286x286)
L26 272"x8" (27286x184)	L30 272"x12" (27286x286)
L27 282"x8" (28286x184)	L31 282"x12" (28286x286)
L28 292"x8" (29286x184)	L32 292"x12" (29286x286)
L29 302"x8" (30286x184)	L33 302"x12" (30286x286)
L30 312"x8" (31286x184)	L34 312"x12" (31286x286)
L31 322"x8" (32286x184)	L35 322"x12" (32286x286)
L32 332"x8" (33286x184)	L36 332"x12" (33286x286)
L33 342"x8" (34286x184)	L37 342"x12" (34286x286)
L34 352"x8" (35286x184)	L38 352"x12" (35286x286)
L35 362"x8" (36286x184)	L39 362"x12" (36286x286)
L36 372"x8" (37286x184)	L40 372"x12" (37286x286)
L37 382"x8" (38286x184)	L41 382"x12" (38286x286)
L38 392"x8" (39286x184)	L42 392"x12" (39286x286)
L39 402"x8" (40286x184)	L43 402"x12" (40286x286)
L40 412"x8" (41286x184)	L44 412"x12" (41286x286)
L41 422"x8" (42286x184)	L45 422"x12" (42286x286)
L42 432"x8" (43286x184)	L46 432"x12" (43286x286)
L43 442"x8" (44286x184)	L47 442"x12" (44286x286)
L44 452"x8" (45286x184)	L48 452"x12" (45286x286)
L45 462"x8" (46286x184)	L49 462"x12" (46286x286)
L46 472"x8" (47286x184)	L50 472"x12" (47286x286)
L47 482"x8" (48286x184)	L51 482"x12" (48286x286)
L48 492"x8" (49286x184)	L52 492"x12" (49286x286)
L49 502"x8" (50286x184)	L53 502"x12" (50286x286)
L50 512"x8" (51286x184)	L54 512"x12" (51286x286)
L51 522"x8" (52286x184)	L55 522"x12" (52286x286)
L52 532"x8" (53286x184)	L56 532"x12" (53286x286)
L53 542"x8" (54286x184)	L57 542"x12" (54286x286)
L54 552"x8" (55286x184)	L58 552"x12" (55286x286)
L55 562"x8" (56286x184)	L59 562"x12" (56286x286)
L56 572"x8" (57286x184)	L60 572"x12" (57286x286)
L57 582"x8" (58286x184)	L61 582"x12" (58286x286)
L58 592"x8" (59286x184)	L62 592"x12" (59286x286)
L59 602"x8" (60286x184)	L63 602"x12" (60286x286)
L60 612"x8" (61286x184)	L64 612"x12" (61286x286)
L61 622"x8" (62286x184)	L65 622"x12" (62286x286)
L62 632"x8" (63286x184)	L66 632"x12" (63286x286)
L63 642"x8" (64286x184)	L67 642"x12" (64286x286)
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L66 672"x8" (67286x184)	L70 672"x12" (67286x286)
L67 682"x8" (68286x184)	L71 682"x12" (68286x286)
L68 692"x8" (69286x184)	L72 692"x12" (69286x286)
L69 702"x8" (70286x184)	L73 702"x12" (70286x286)
L70 712"x8" (71286x184)	L74 712"x12" (71286x286)
L71 722"x8" (72286x184)	L75 722"x12" (72286x286)
L72 732"x8" (73286x184)	L76 732"x12" (73286x286)
L73 742"x8" (74286x184)	L77 742"x12" (74286x286)
L74 752"x8" (75286x184)	L78 752"x12" (75286x286)
L75 762"x8" (76286x184)	L79 762"x12" (76286x286)
L76 772"x8" (77286x184)	L80 772"x12" (77286x286)
L77 782"x8" (78286x184)	L81 782"x12" (78286x286)
L78 792"x8" (79286x184)	L82 792"x12" (79286x286)
L79 802"x8" (80286x184)	L83 802"x12" (80286x286)
L80 812"x8" (81286x184)	L84 812"x12" (81286x286)
L81 822"x8" (82286x184)	L85 822"x12" (82286x286)
L82 832"x8" (83286x184)	L86 832"x12" (83286x286)
L83 842"x8" (84286x184)	L87 842"x12" (84286x286)
L84 852"x8" (85286x184)	L88 852"x12" (85286x286)
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L95 962"x8" (96286x184)	L99 962"x12" (96286x286)
L96 972"x8" (97286x184)	L100 972"x12" (97286x286)
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L130 1312"x8" (131286x184)	L134 1312"x12" (131286x286)
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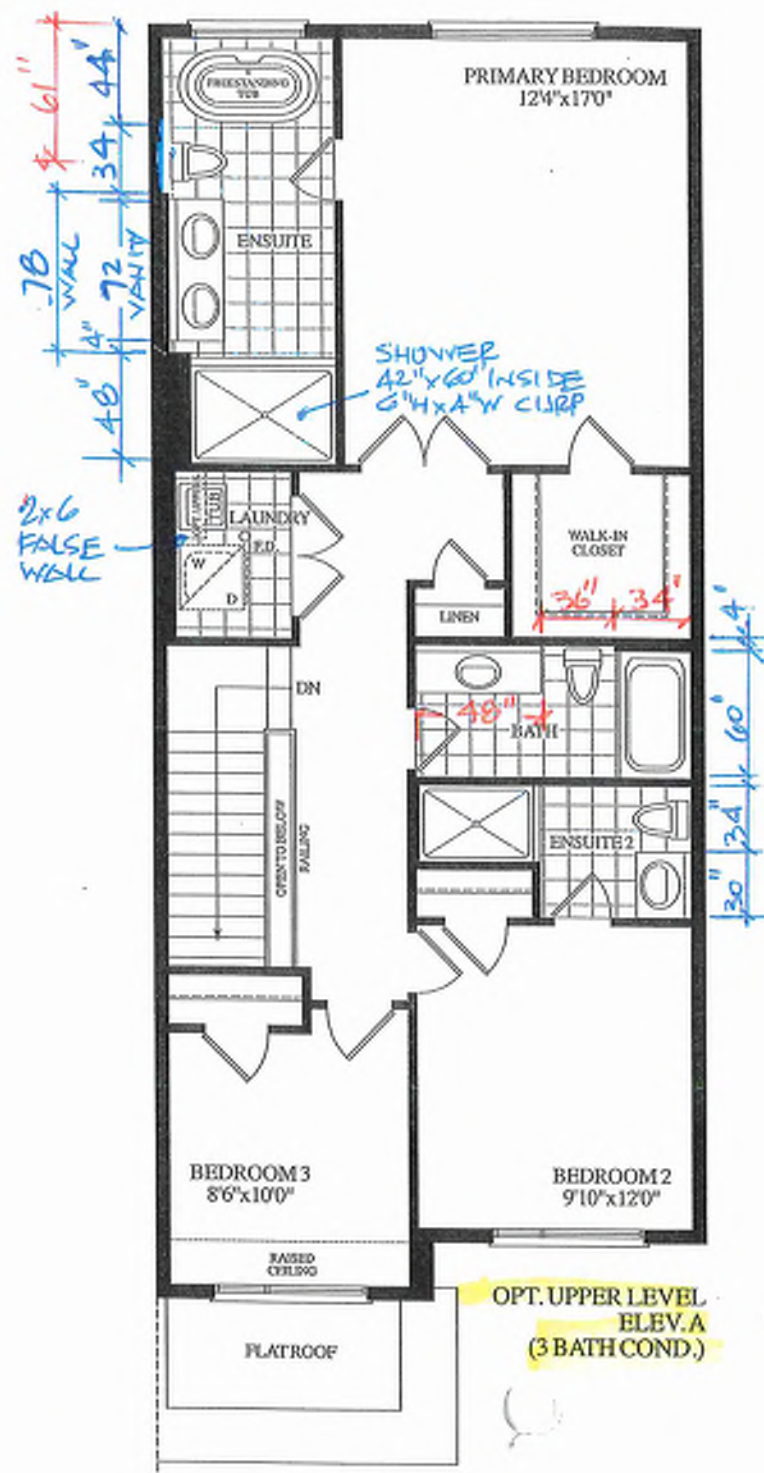


WALK OUT CONDITION

EXTENDED HEIGHT FRONT DOOR 66x98 1/2



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.

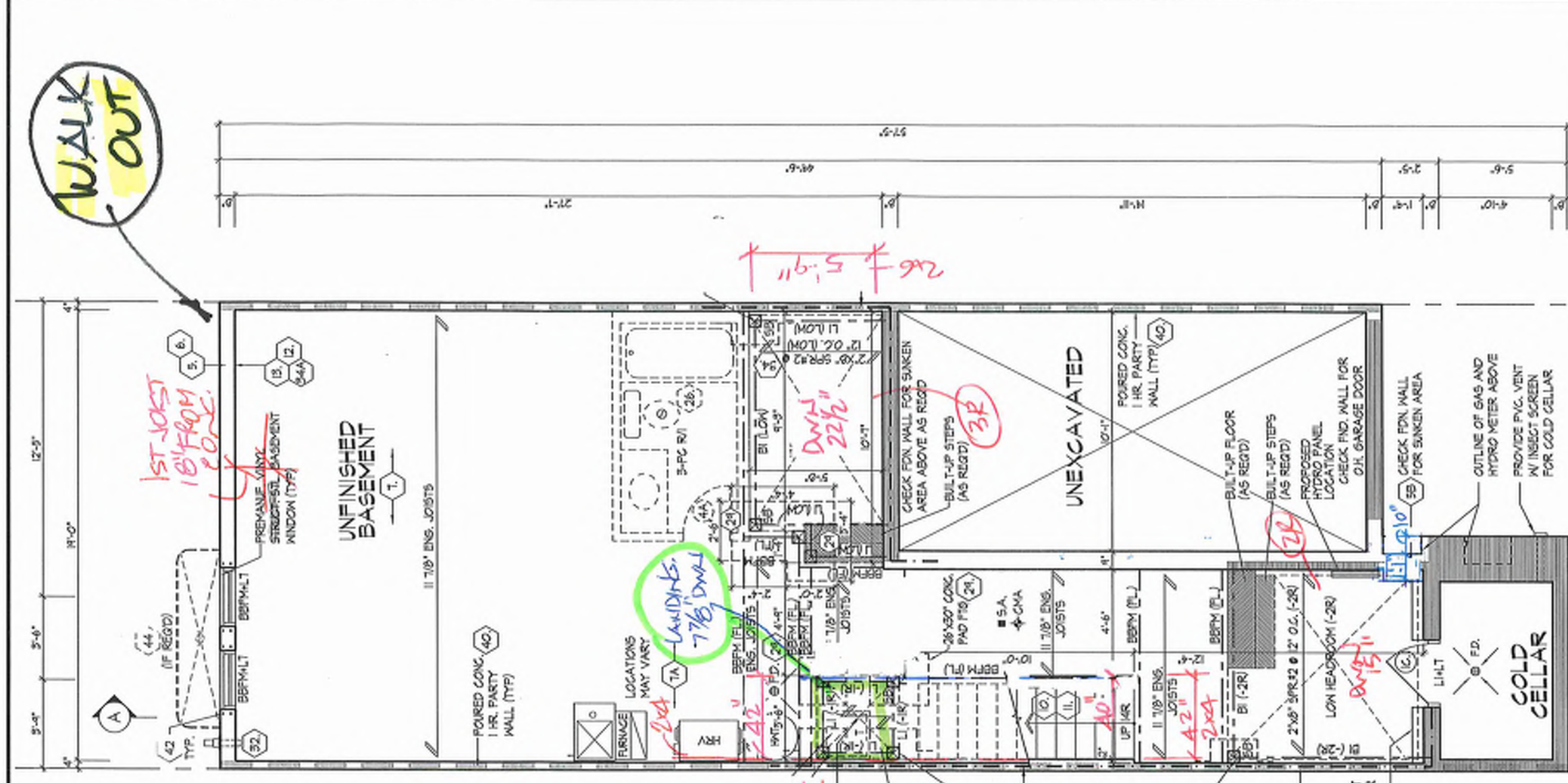
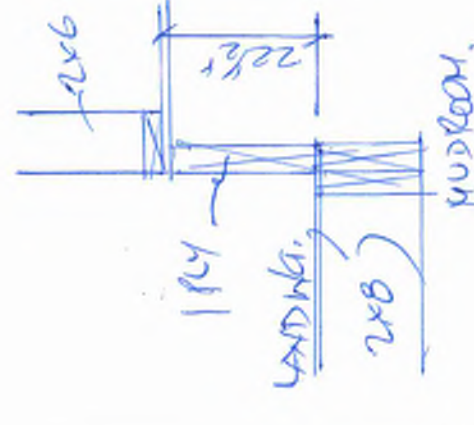
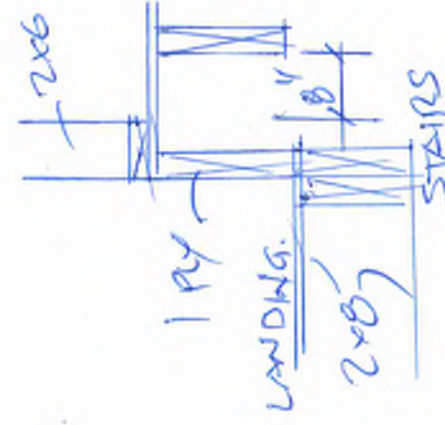


INVENTORY HOUSE



PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.

Preliminary
NOT FINAL April 22 2025



It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable building codes and regulations. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

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

BLK 3
14

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 & 2" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

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

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

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

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

QUALIFICATION INFORMATION
Dorinda Mollie

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

18605
21274

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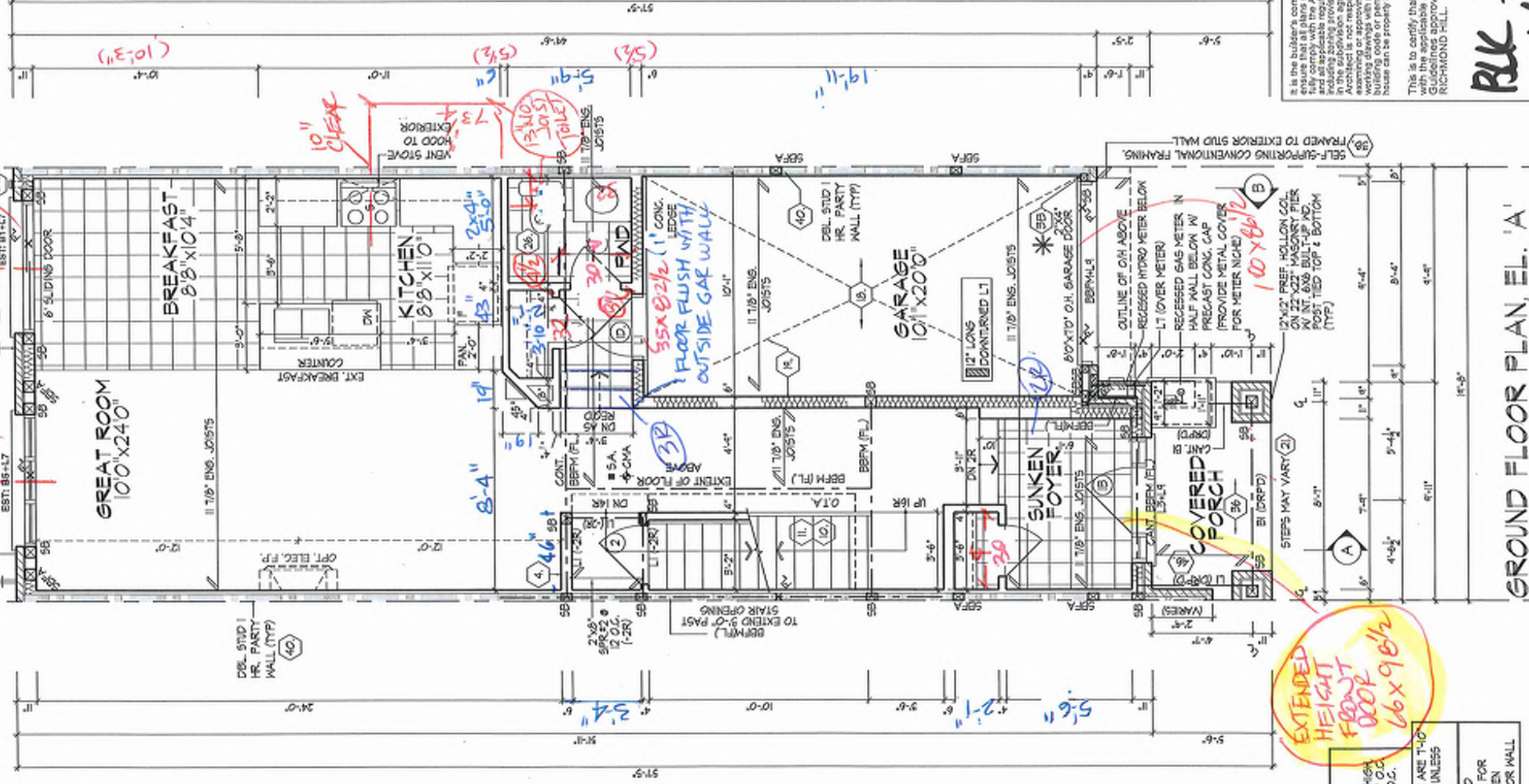
UNIT 2017
REV. 2025.03.26

File Number
218094/WT2017

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Preliminary

NOT FINAL April 22 2025



* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT 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.

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 1'-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.

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

EXTENDED HEIGHT FRONT DOOR 66x96 1/2

100x66 1/2

100x66 1/2

100x66 1/2

100x66 1/2

100x66 1/2

PLK 3
14

GROUND FLOOR PLAN, EL. 'A'

UNIT 2017

REV. 2025.03.26

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

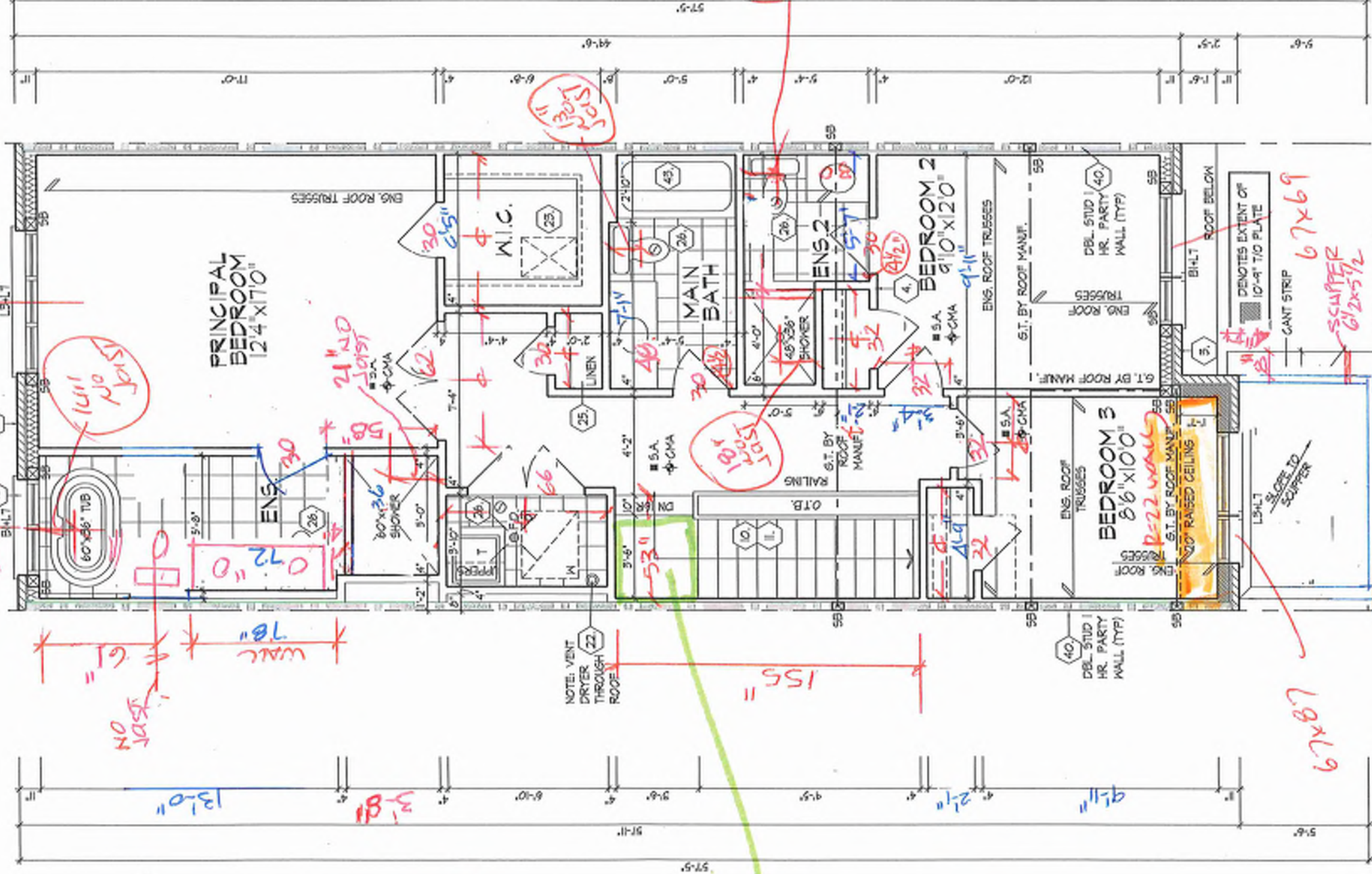
HUNT
DESIGN ASSOCIATES INC.

21274
19855

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Ontario Building Code and all applicable regulations, including zoning, fire, 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 code or permit matter or that any house can be properly sited 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.

218094/WT2017
F 905.737.7326
3 of 27



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

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PAC 3
14

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

OPT. SECOND FLOOR PLAN, EL. 'A' - 3 BATH CONDITION

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

HUNT
DESIGN ASSOCIATES INC.

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
Name: Dominic Macillo
Registration Number: 21274
BON
19885
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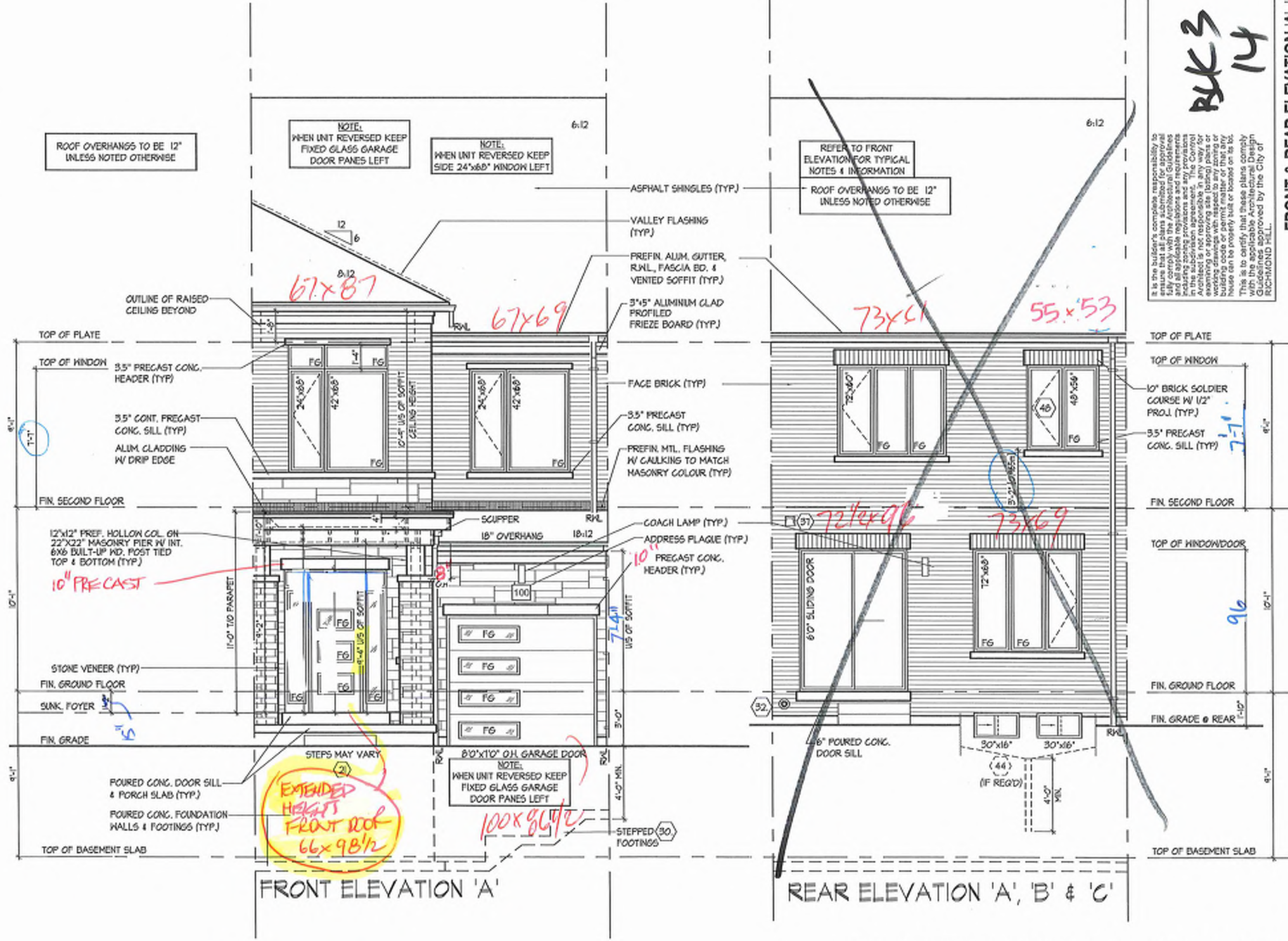
File Number: 218094WT2017
Page Number: 5 of 27

UNIT 2017
REV. 2025.03.26

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 review and approval are in accordance with the applicable 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 working drawings with respect to any zoning or building code or permit requirements. The user of these plans assumes all responsibility for ensuring that the plans comply with the applicable zoning regulations and any provisions in the subdivision agreement. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

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

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

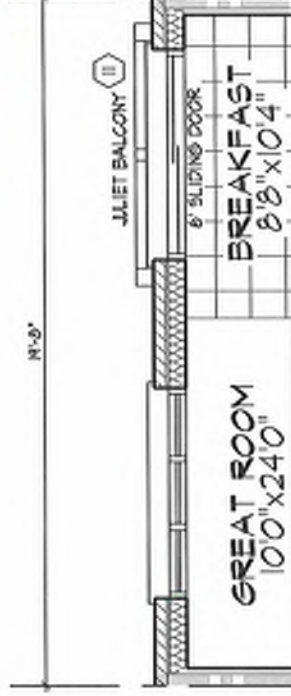
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8885 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7305
Unit 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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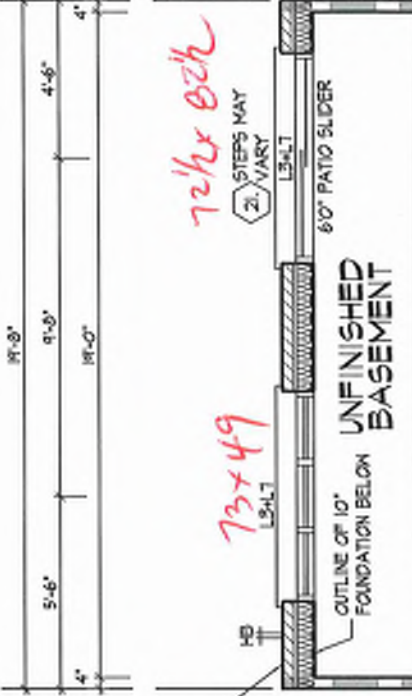
NOT FINAL April 22 2025

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

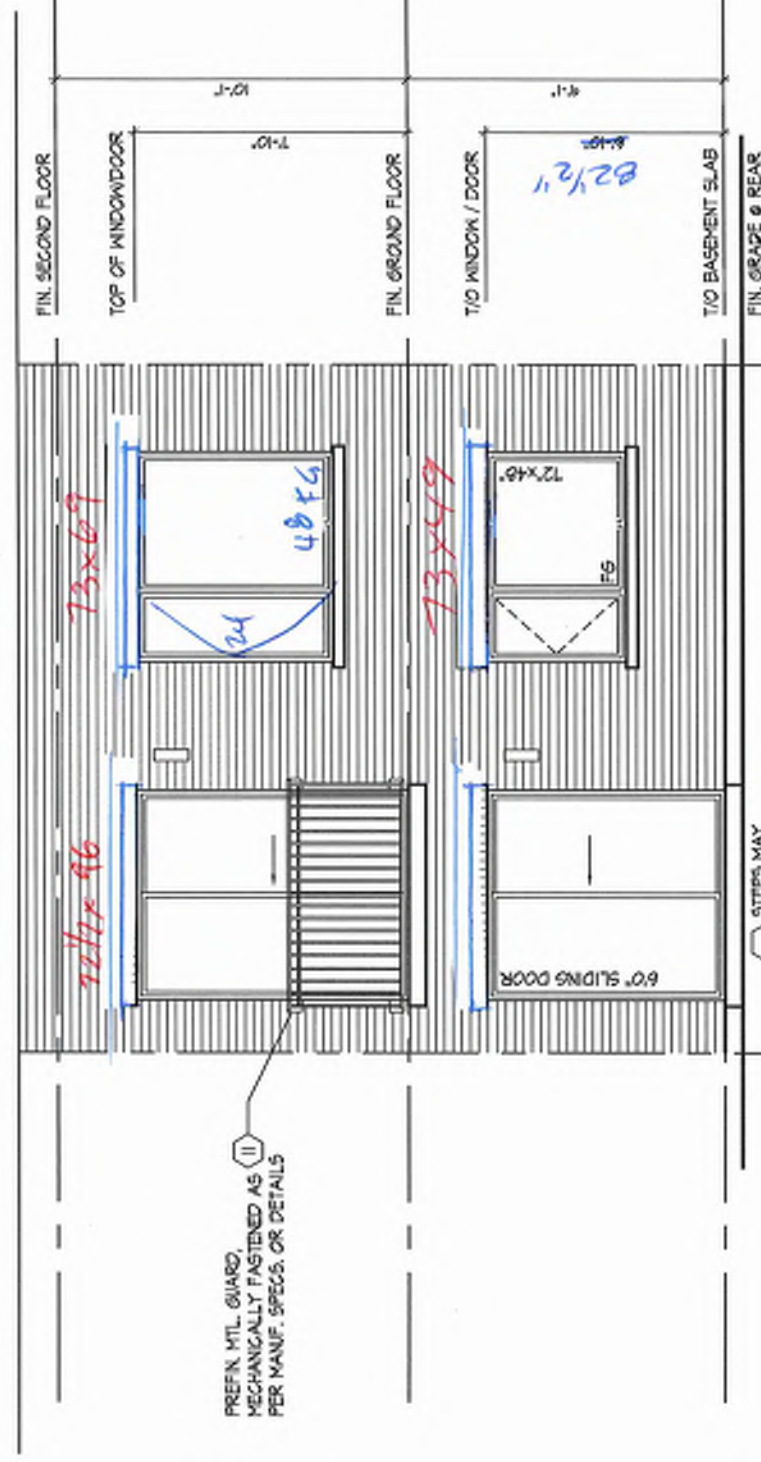


PART. GROUND FLOOR PLAN - W.O.B. COND. W/
JULIET BALCONY

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



PART. BASEMENT PLAN - W.O.B. COND.
W/ JULIET BALCONY



2) STEPS MAY VARY
7 1/2" x 8 1/2"

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 8'-10" A.F.F.

REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

PART. REAR ELEVATION
- W.O.B. COND. W/ JULIET
BALCONY

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BK 3
14

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

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

HUNT
DESIGN ASSOCIATES INC.

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
Dorinda Mobilo

NAME
21274

REGISTRATION INFORMATION
19995

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UNIT 2017
REV. 2025.03.26

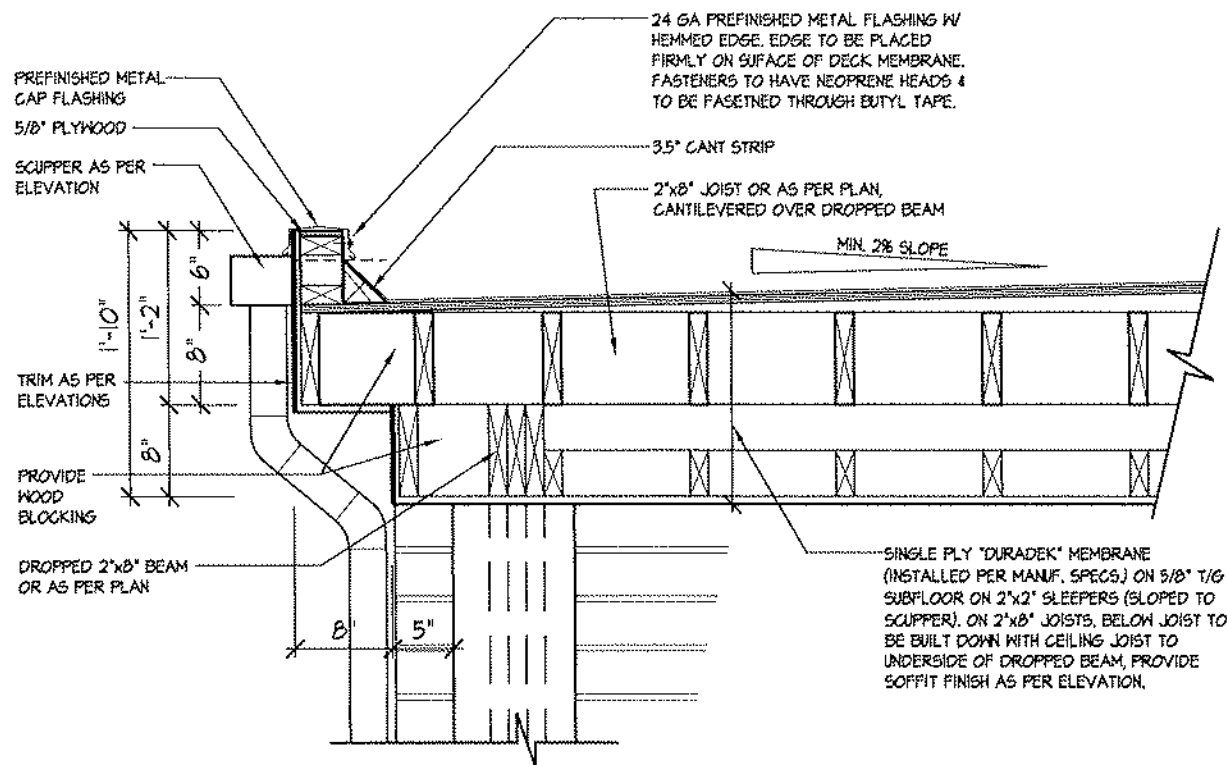
File Number
218094VT2017

Sheet
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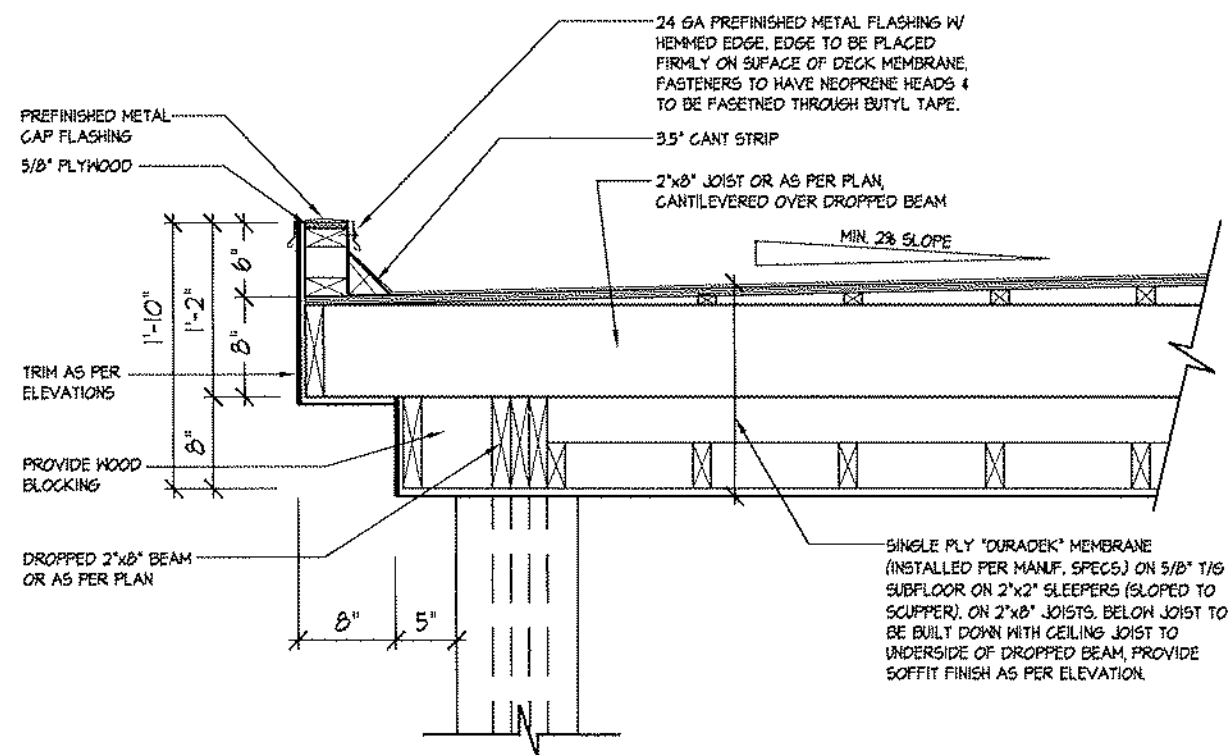
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KM/TT

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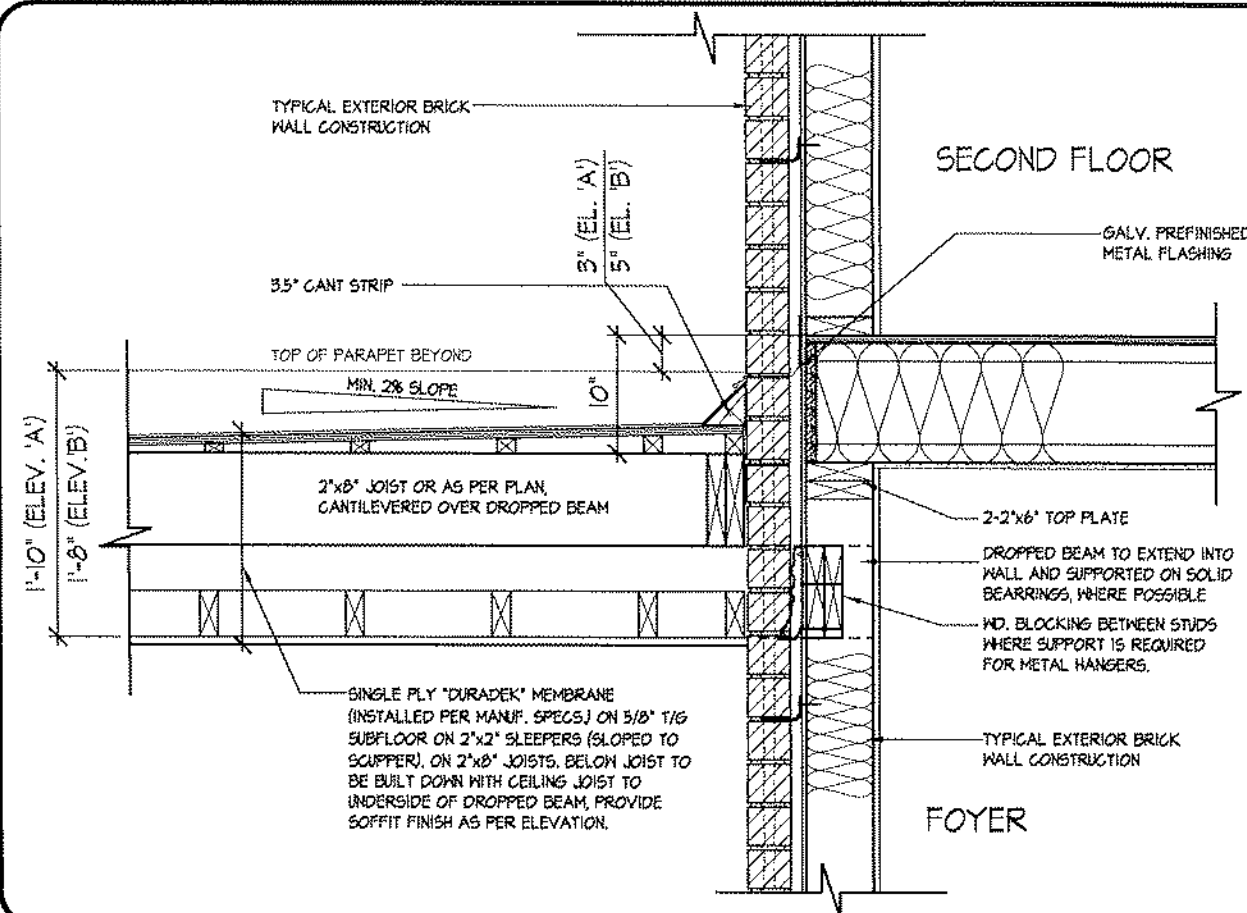
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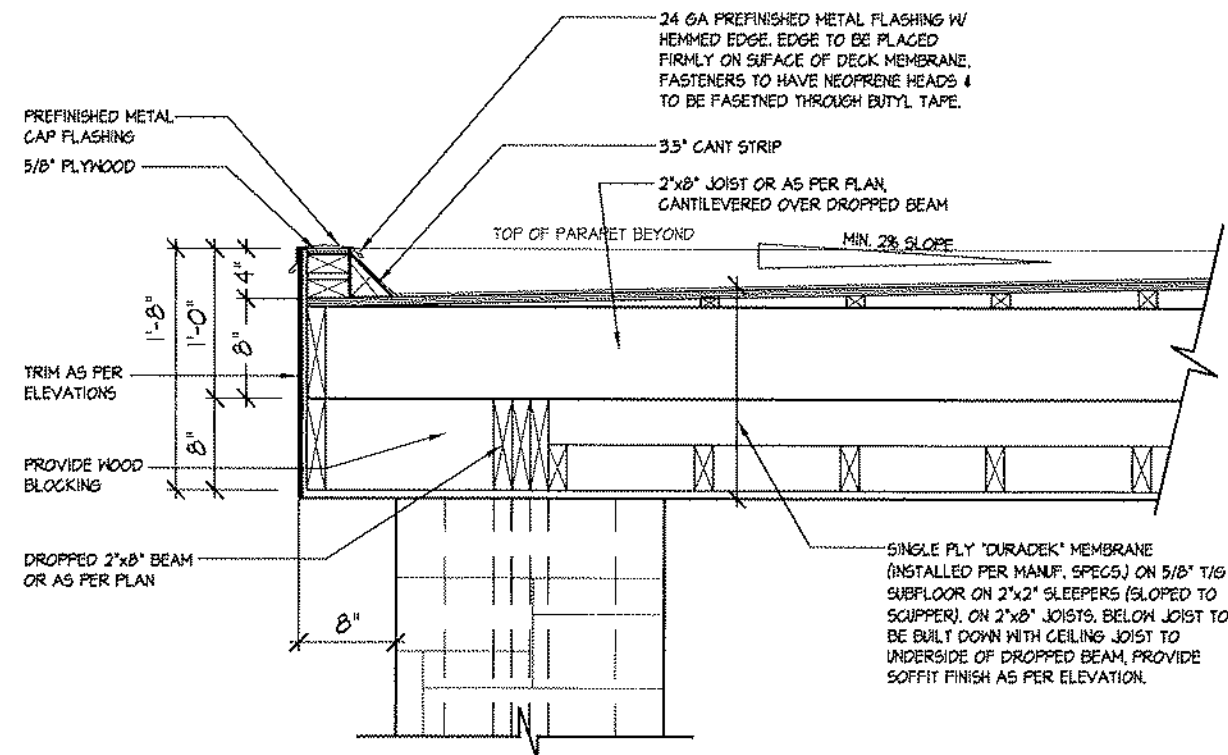
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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



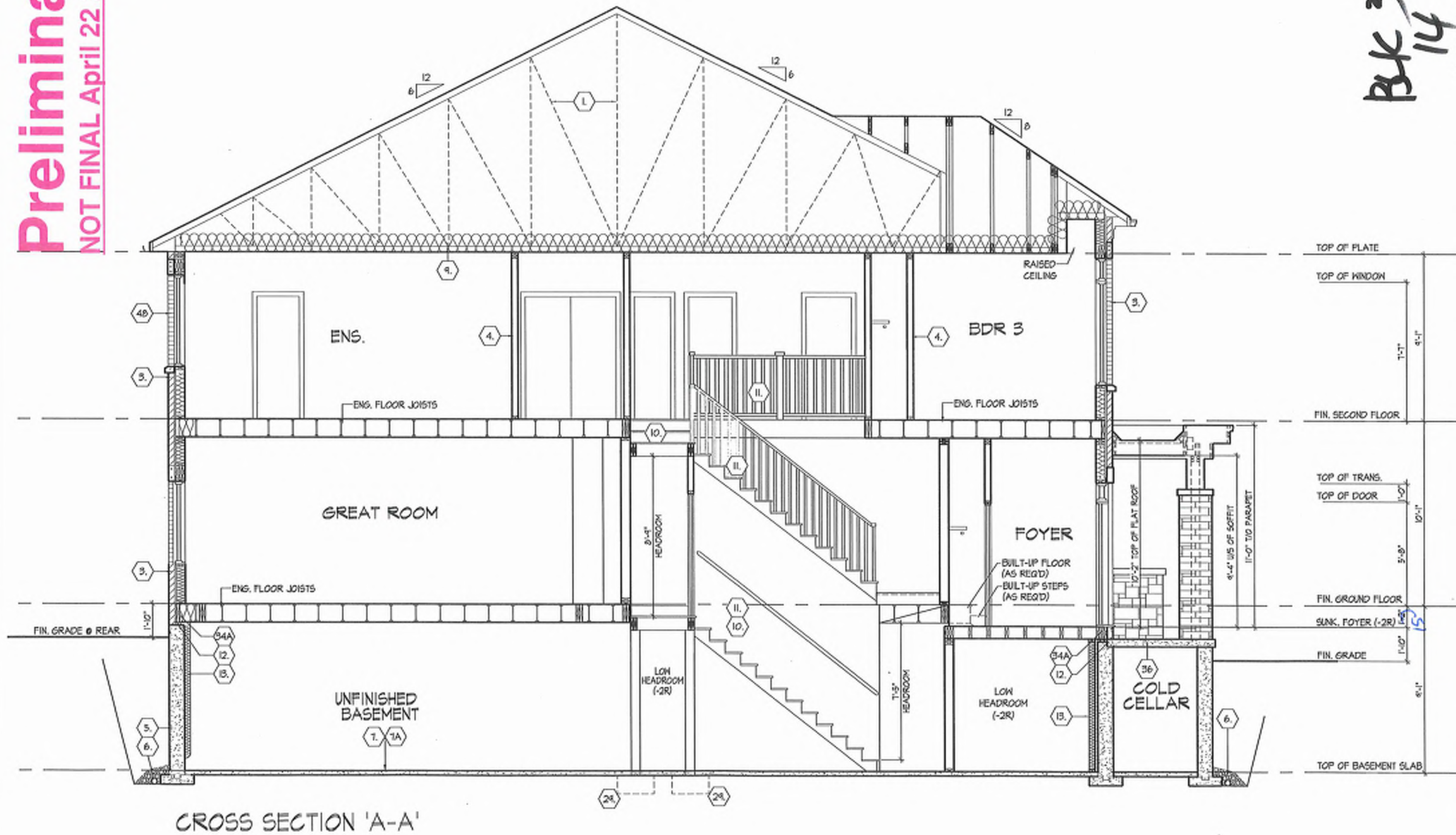
3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



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

Pk 13-14

Preliminary
NOT FINAL April 22 2025



BK 3
14

CROSS SECTION "A-A"

UNIT 2017

REV. 2025.03.26

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17 10 47

Parasitoid (e.g.)

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



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QUALIFICATION INFORMATION

Dominio Moblio 2127

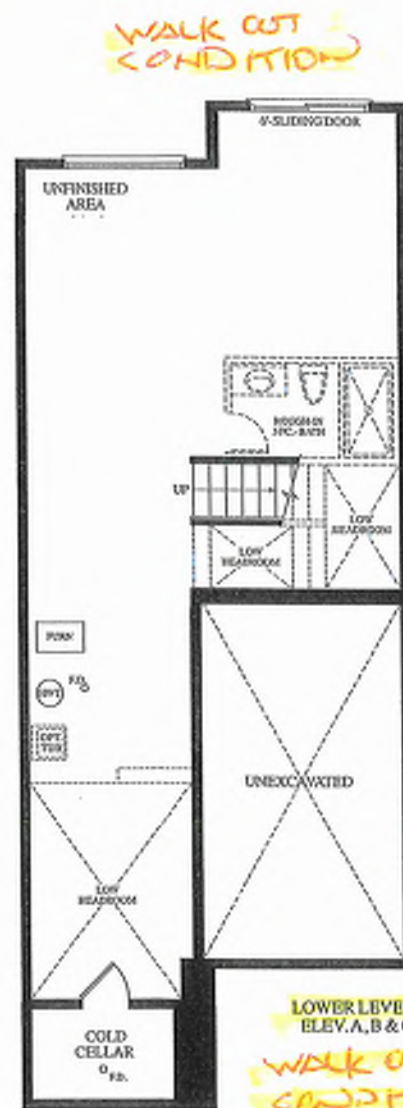
REGISTRATION INFORMATION
JOINT DESIGN ASSOCIATES INC.

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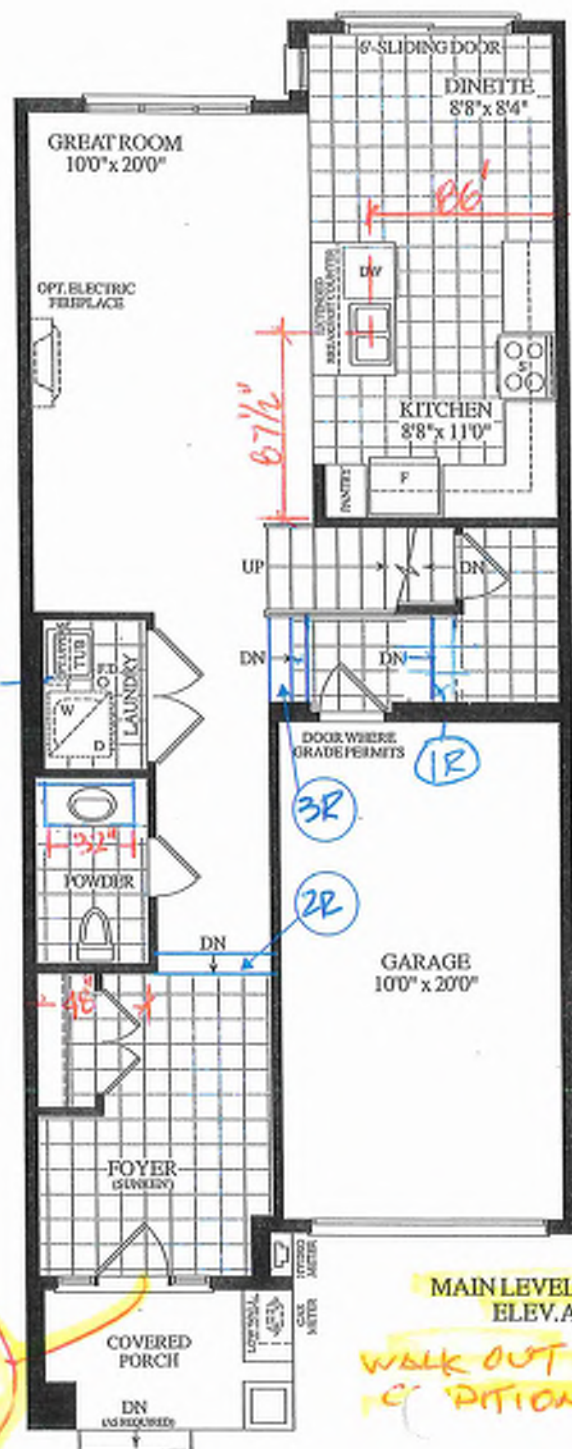


BAYVIEW HEIGHTS

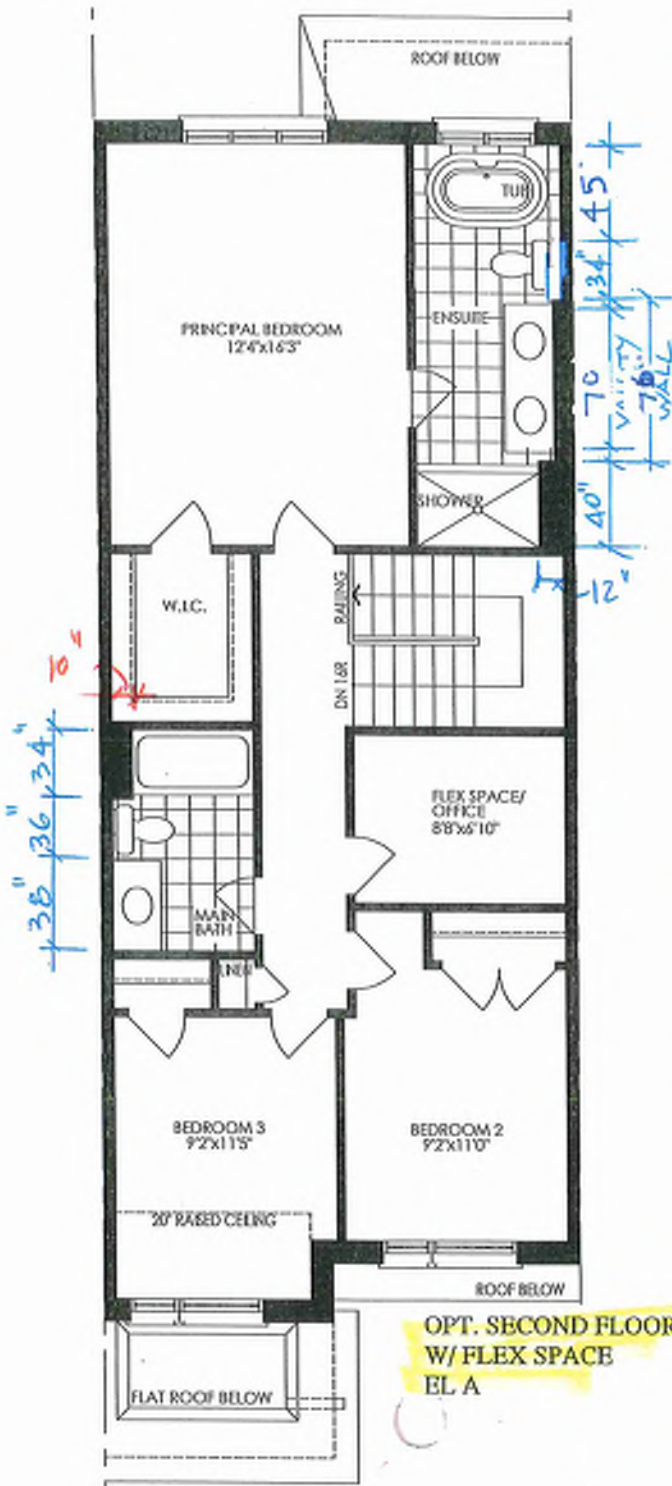
RICHMOND HILL



EXTENDED HEIGHT FRONT DOOR 66' x 98 1/2'



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.

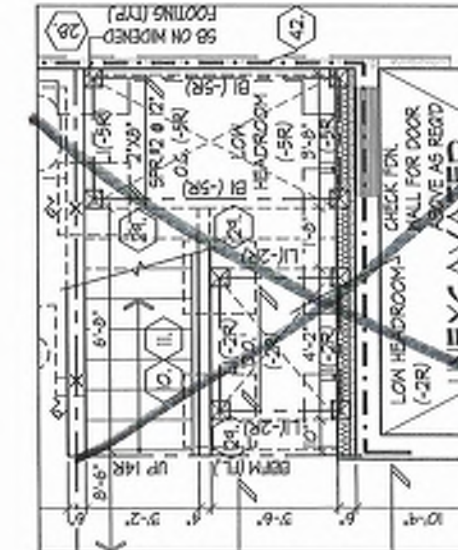
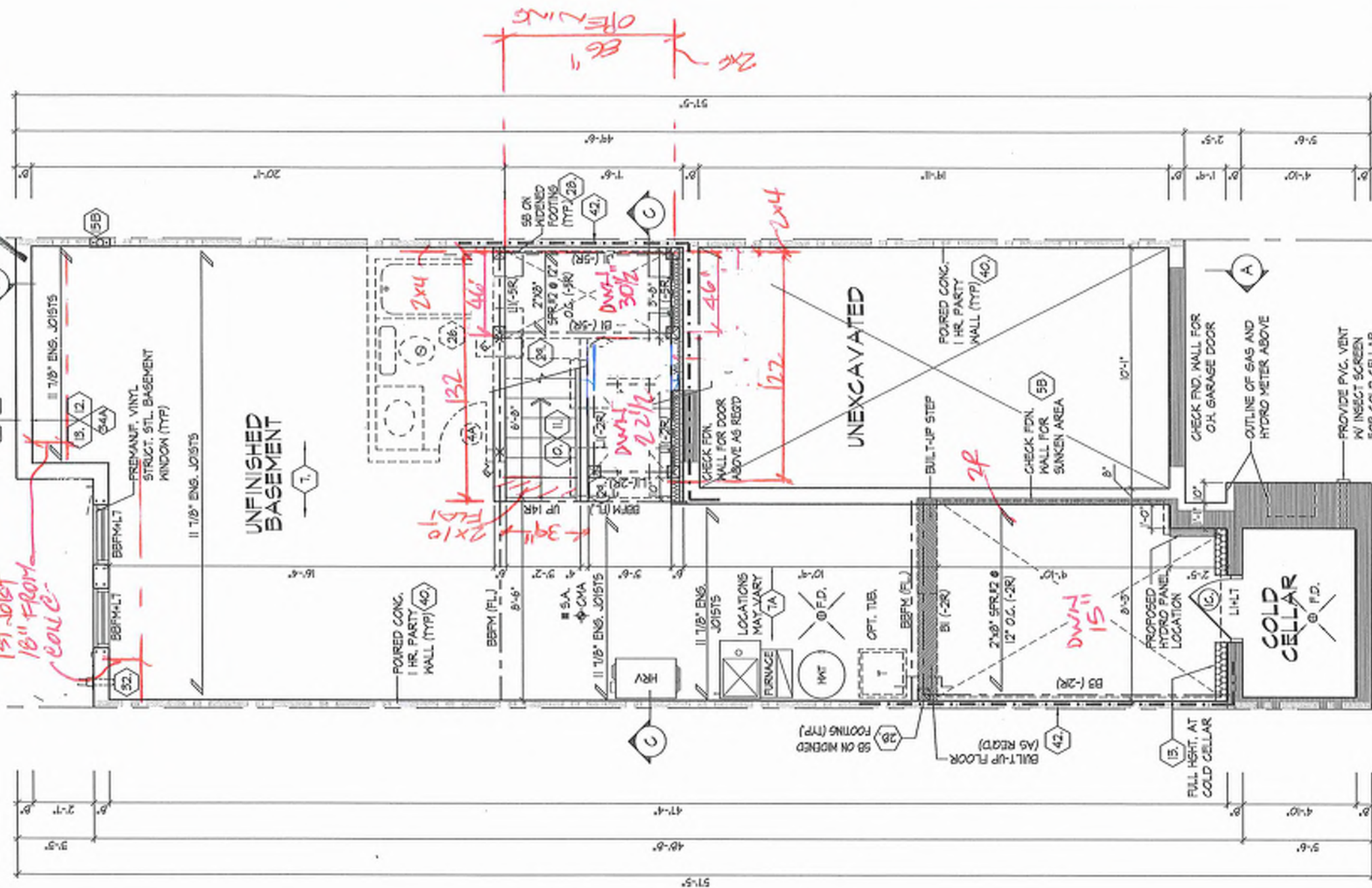


INVENTORY HOUSE

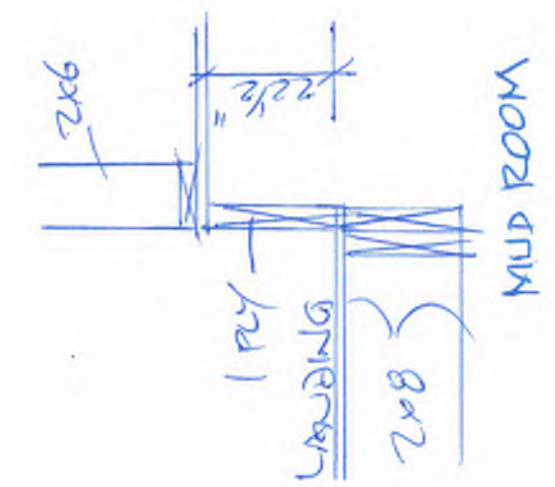
BLK. 3 TH. 15 20-15 THE ANNE EL. A 4 BDRM 2 BATH WALKOUT 1685 SQ. FT.

WALK
OUT

1ST JOIST
18" FROM
COLL E



PART BASEMENT PLAN,
SUNKEN -5R FOR
GARAGE DOOR



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	

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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.

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

Bk 3 15

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

UNIT 2015
REV. 2025.03.25

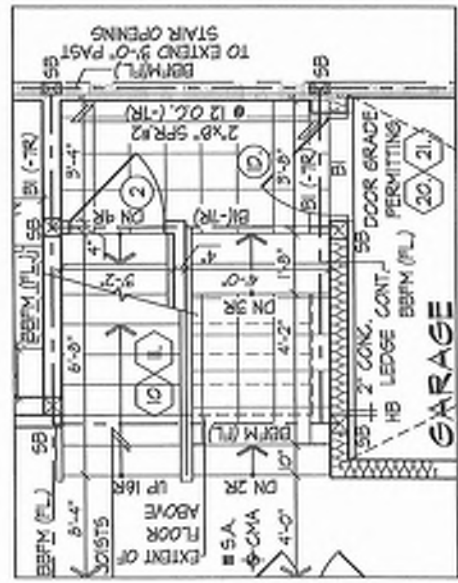
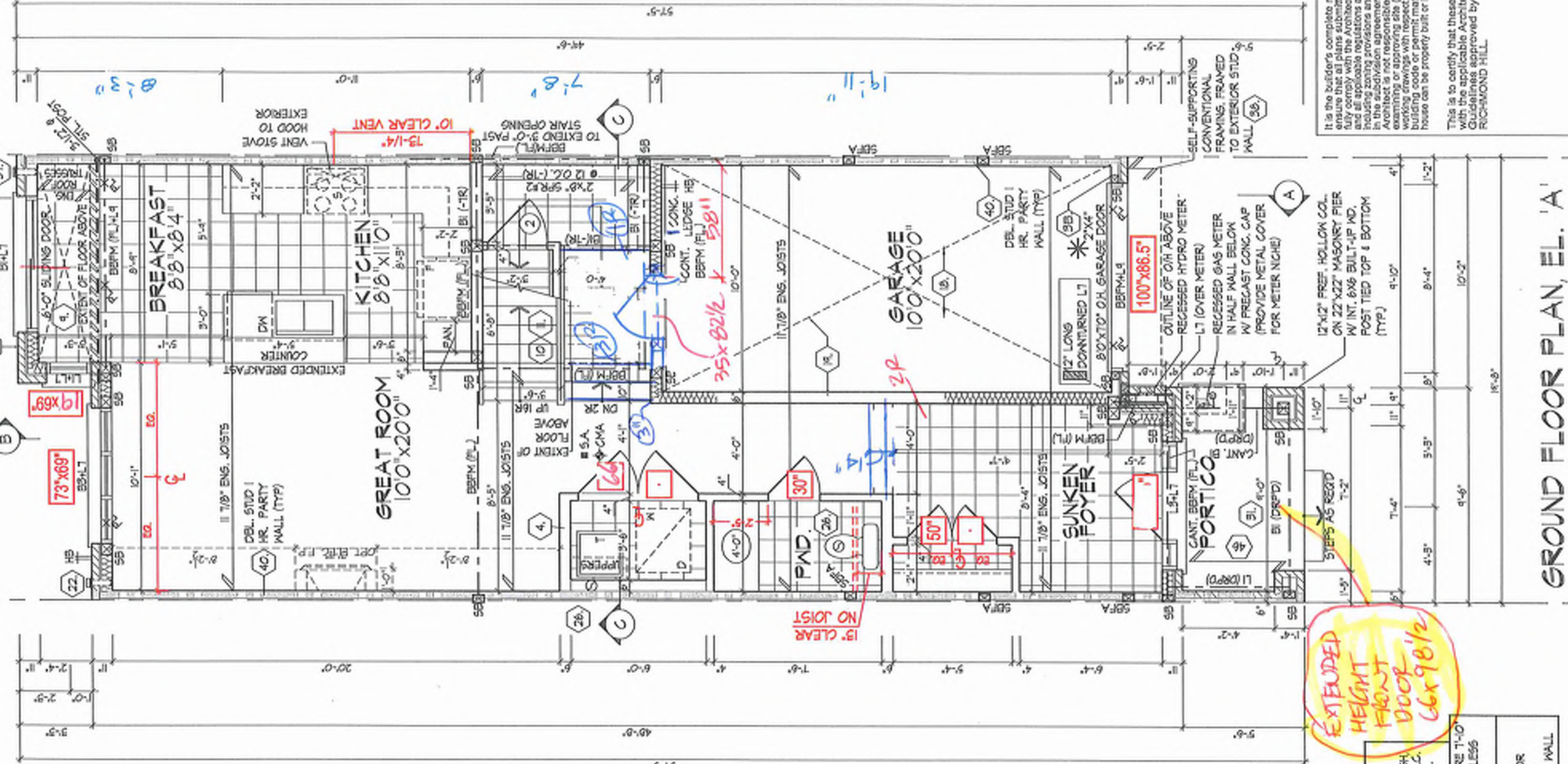
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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21274
SIGNATURE
HUNT DESIGN ASSOCIATES INC.
18895

File Number 218094WT2015 2 of 25
Scale DSMM 3/16"=1'-0"
Drawn By KMMM
Checked By DSMM
Date 2025.03.25
Project 921 BAYVIEW, RICHMOND HILL, ON. LSR 0.7 T 905.737.5133 F 905.737.7326

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PART. GROUND FLOOR
PLAN, SUNKEN -SR FOR
GARAGE DOOR

INT. DOORS 8 3/4"
WINDOWS SEE FLEV.

EXTENDED
HEIGHT
HEIGHT
DOOR
66x98 1/2

* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO MAX. 12'-0" HIGH - NO 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 T-10 HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN SUBFLOOR THICKNESS PARALLEL W/ EXTERIOR WALL

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 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 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.

GROUND FLOOR PLAN, EL. 'A'

BK 3-15

GROUND FLOOR PLAN, EL. 'A'

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

UNIT 2015
REV. 2025.03.25

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Page Number
3 of 25

File Number
218094WT2015

Scale
3/16" = 1'-0"

Drawn By
KMM

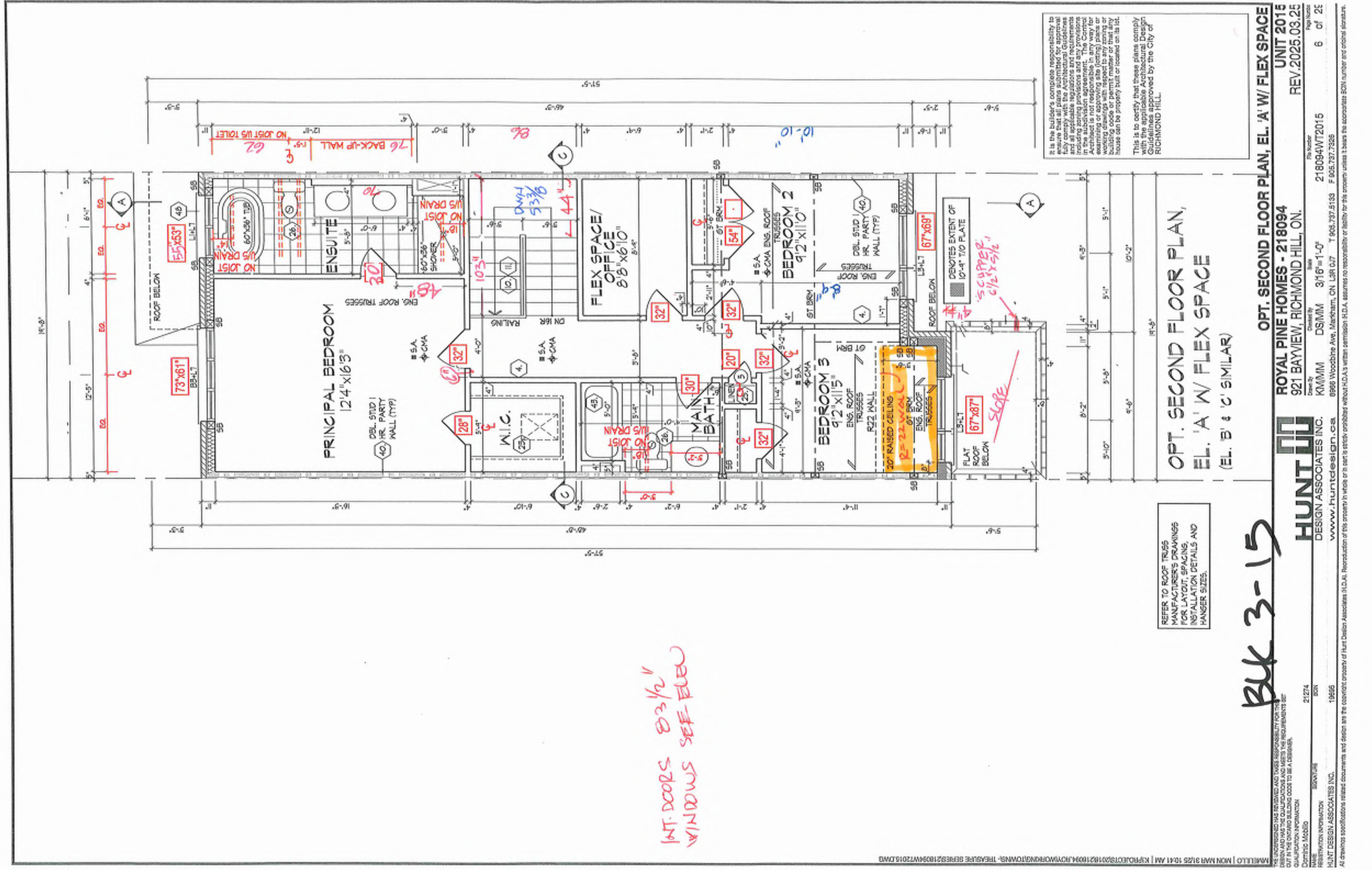
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Dominic Mobilo

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

OPT. SECOND FLOOR PLAN,
EL. 'A' W/ FLEX SPACE
(EL. 'B' & 'C' SIMILAR)

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 awarding or approving any (pending) plans or whether a building permit is issued 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 3-15

OPT. SECOND FLOOR PLAN, EL. 'A' W/ FLEX SPACE

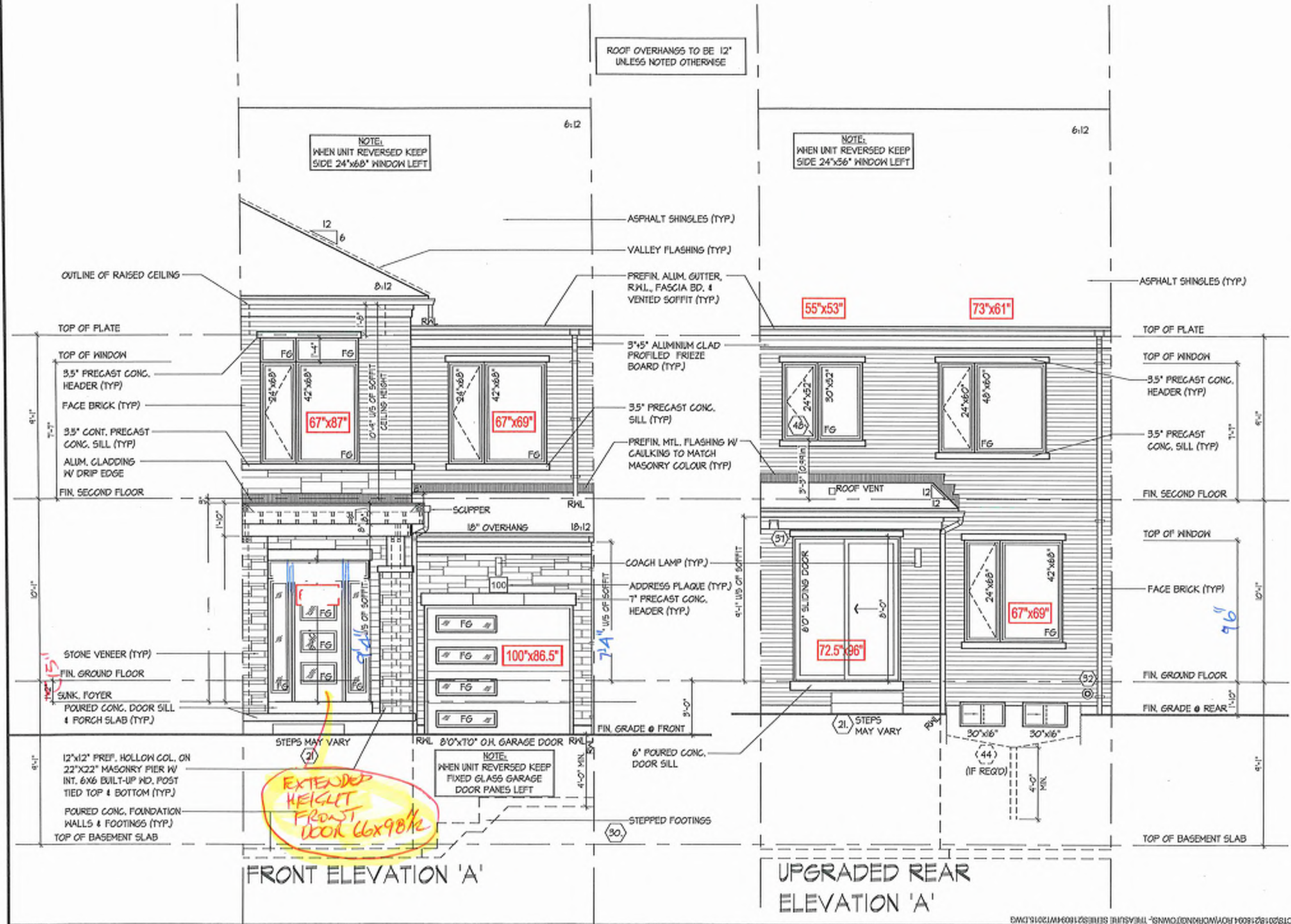
UNIT 2015
REV. 2025.03.25

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

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1955	21274	BOB		

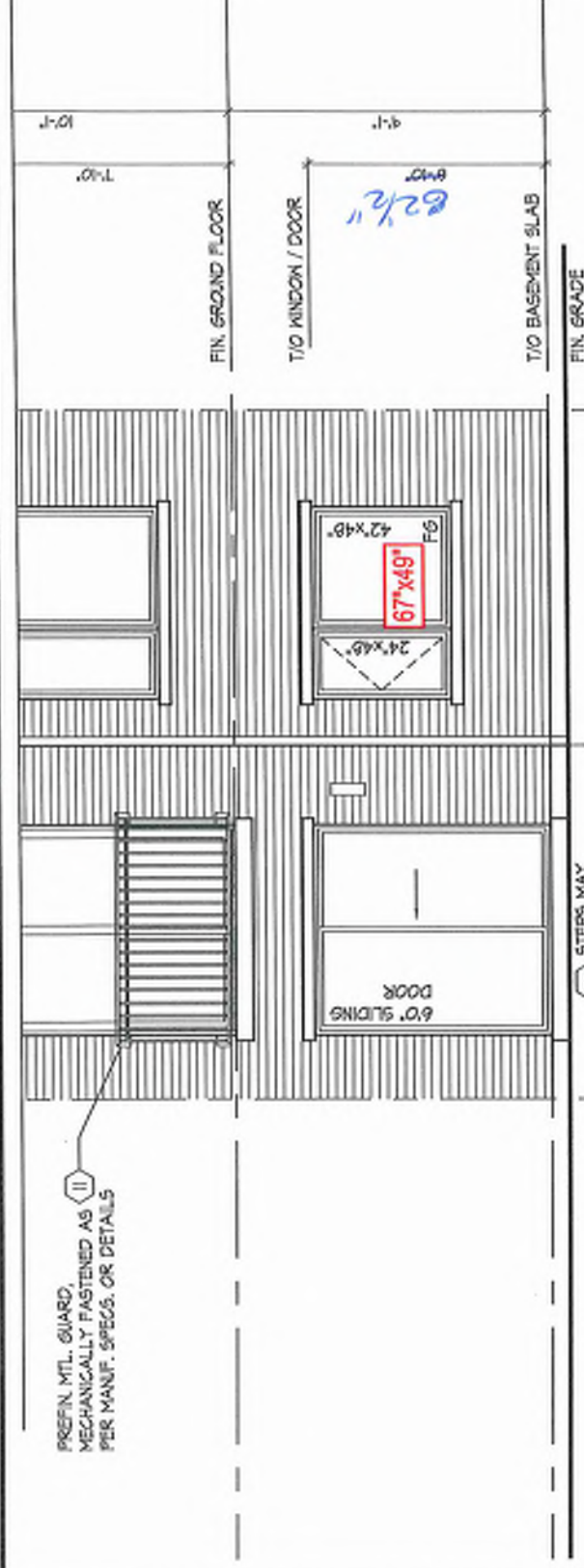
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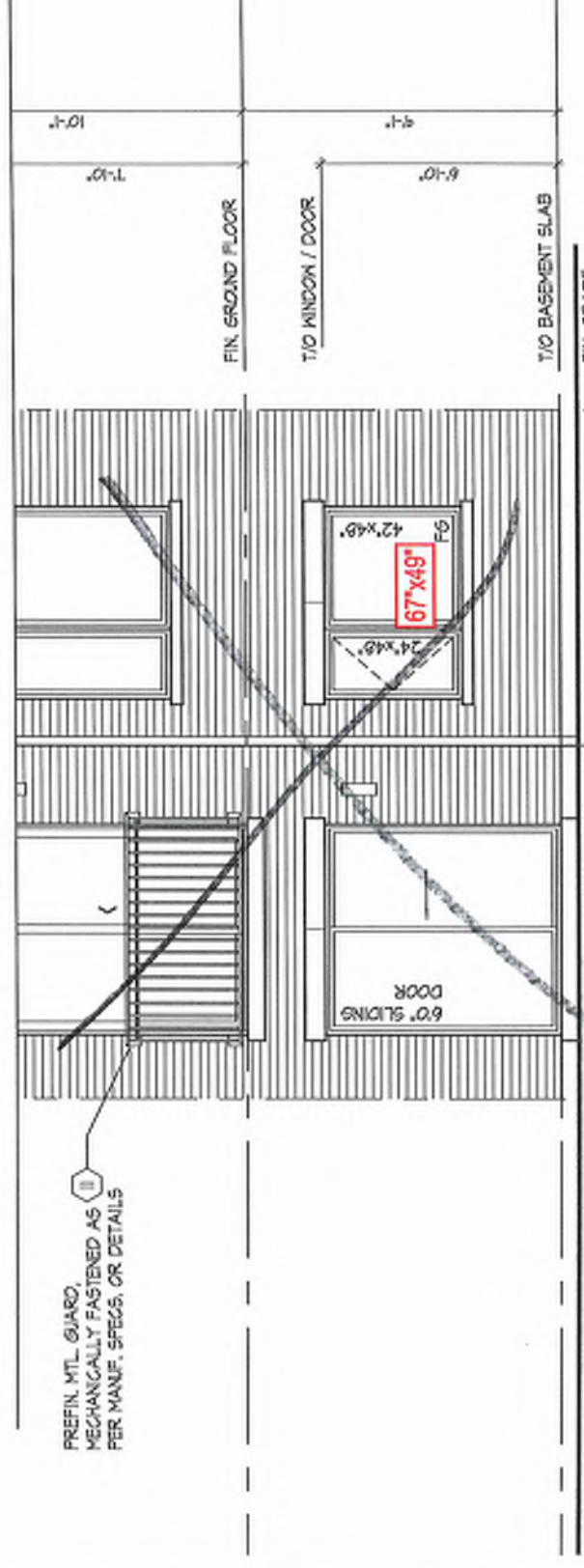
REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

PART. REAR ELEVATION 'A'

- W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
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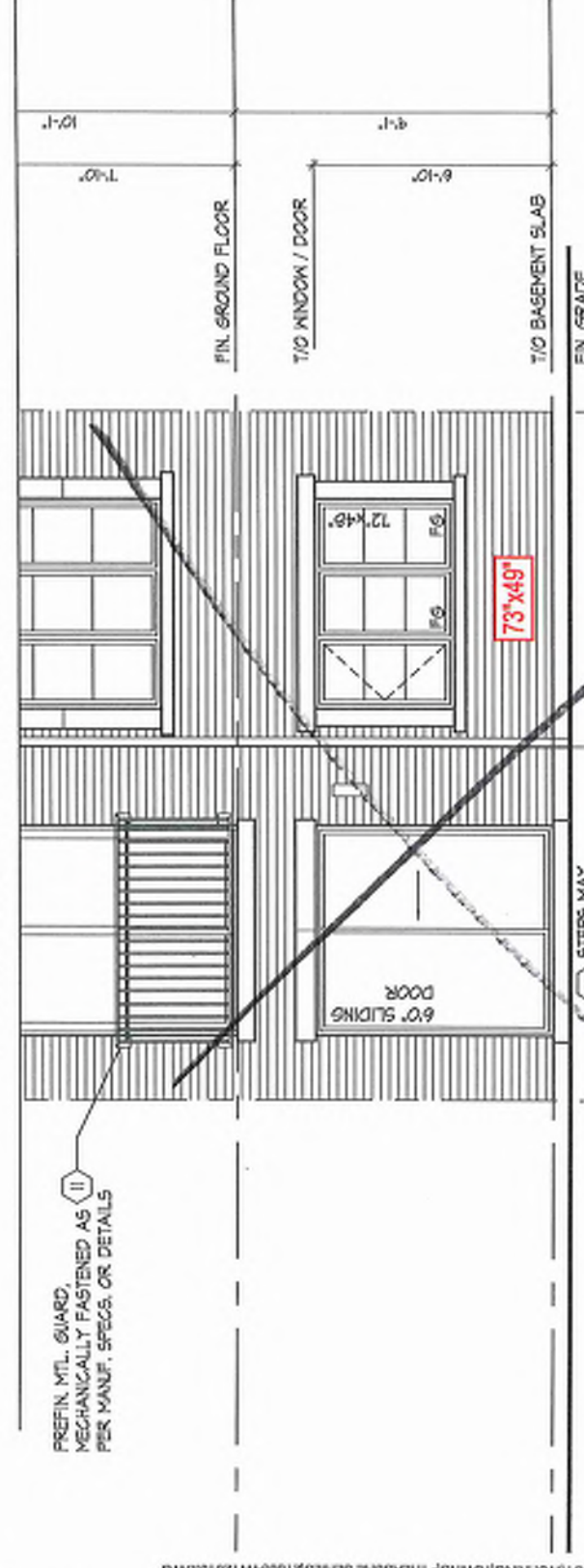
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REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

PART. REAR ELEVATION 'B'

- W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
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PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

PART. REAR ELEVATION 'C'

- W.O.B. COND. W/ JULIET BALCONY

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BLK 3-15

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

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921 BAYVIEW, RICHMOND HILL, ON.

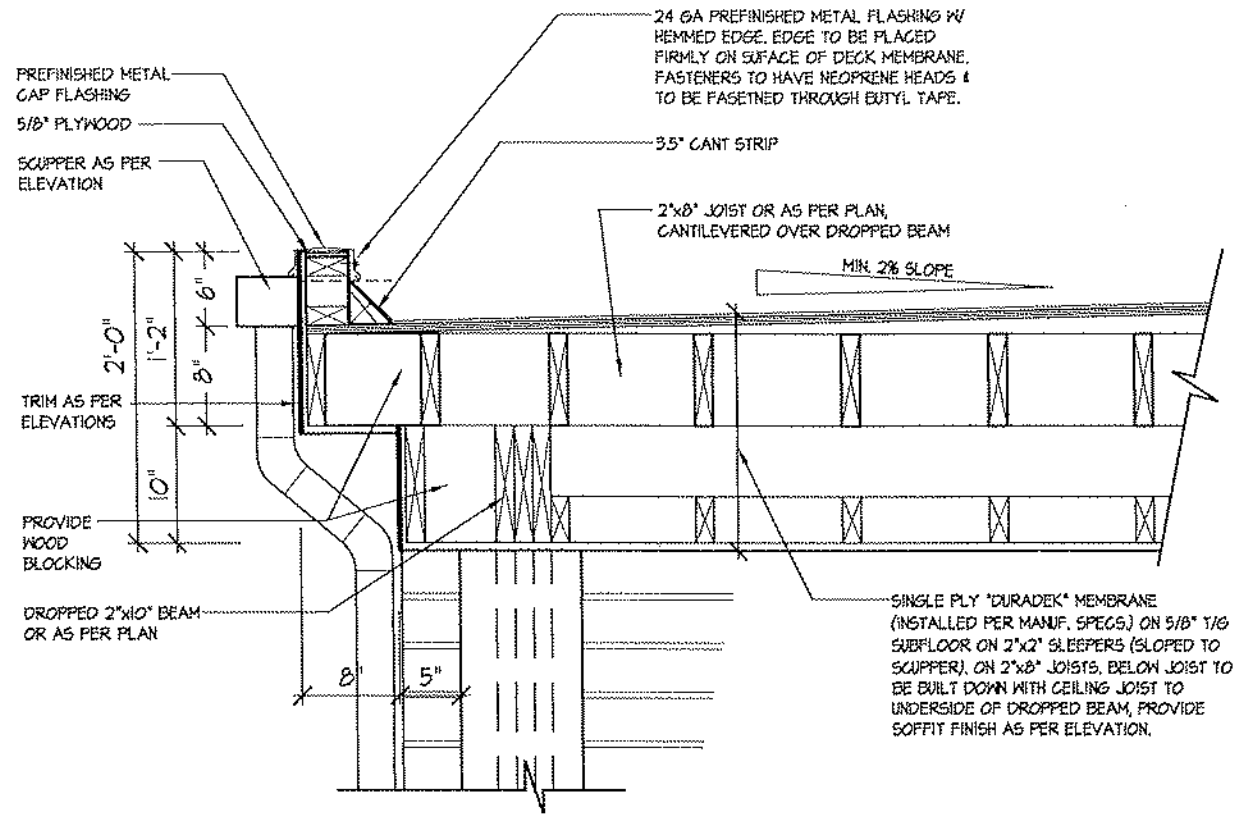
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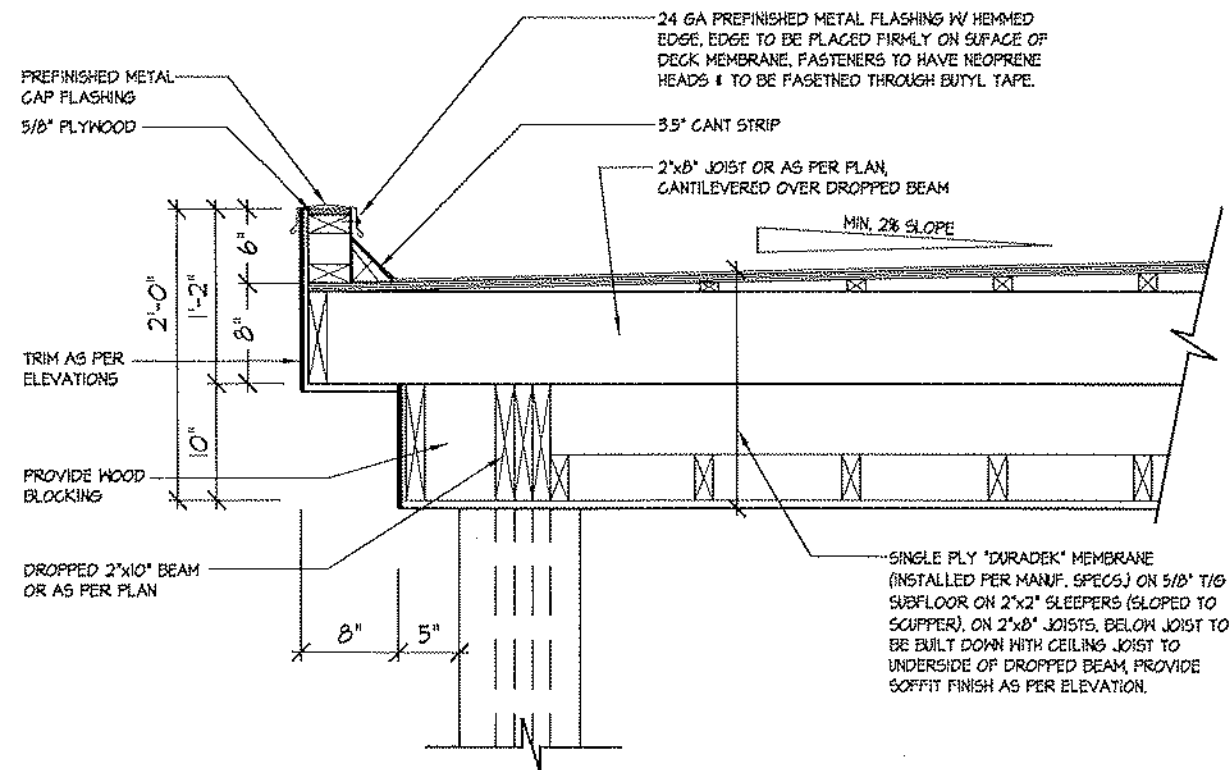
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Page Number: 23 of 23

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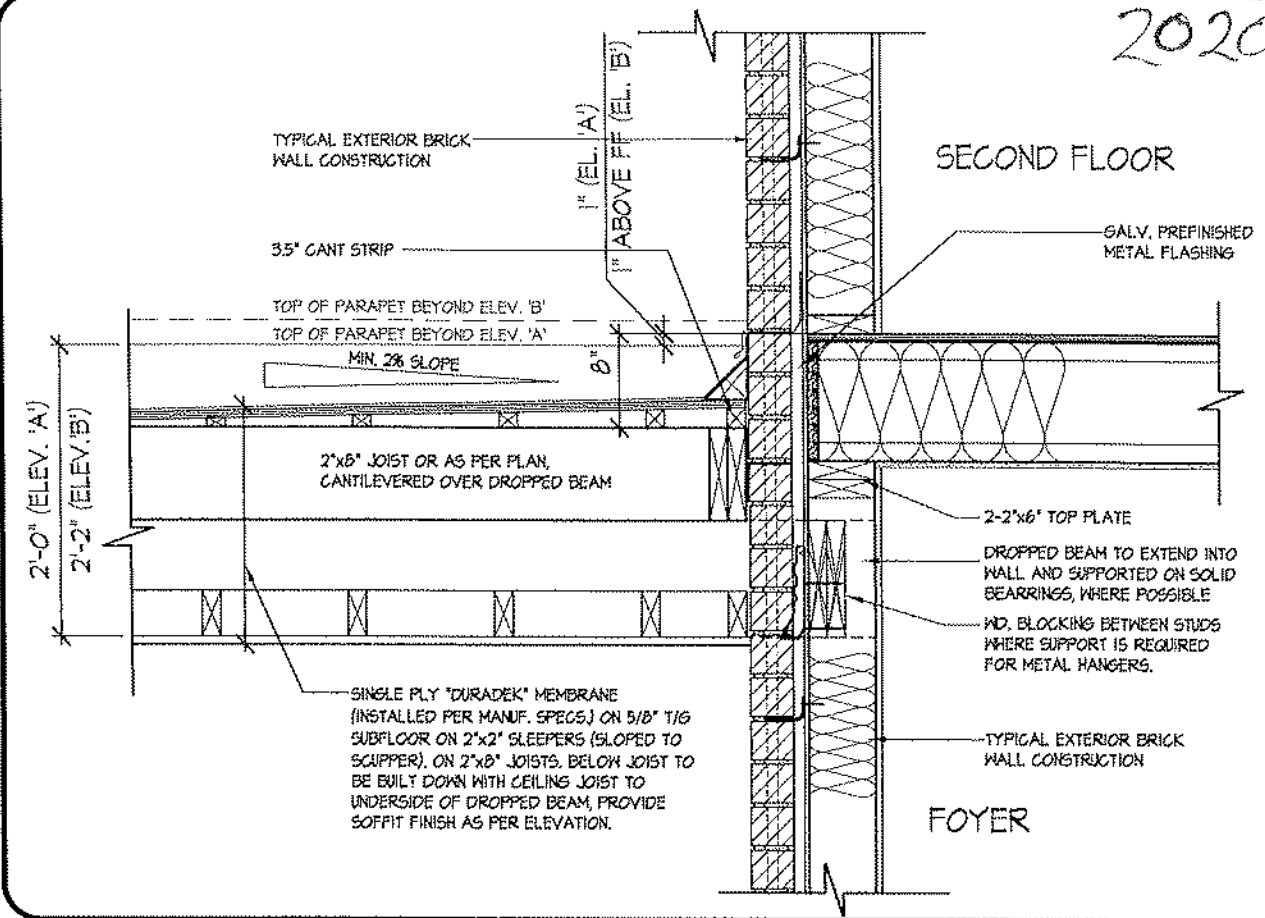
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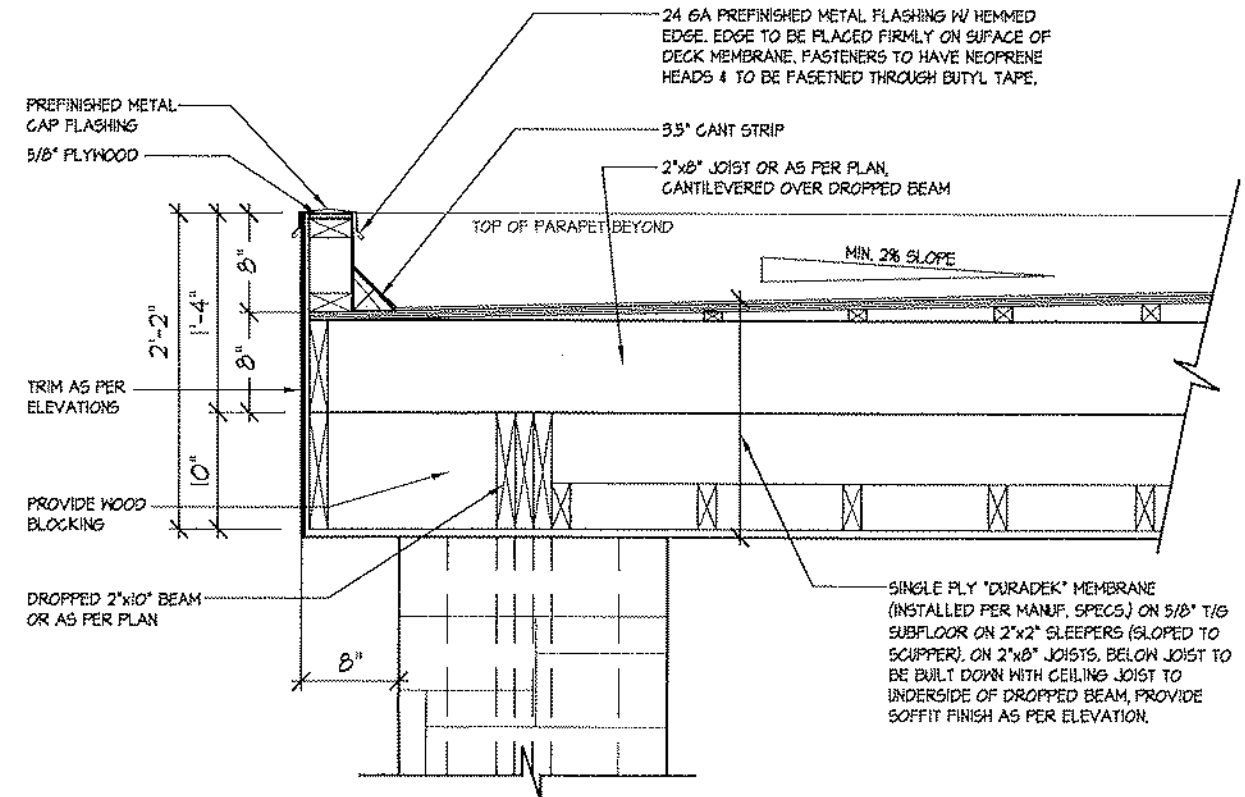
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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



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

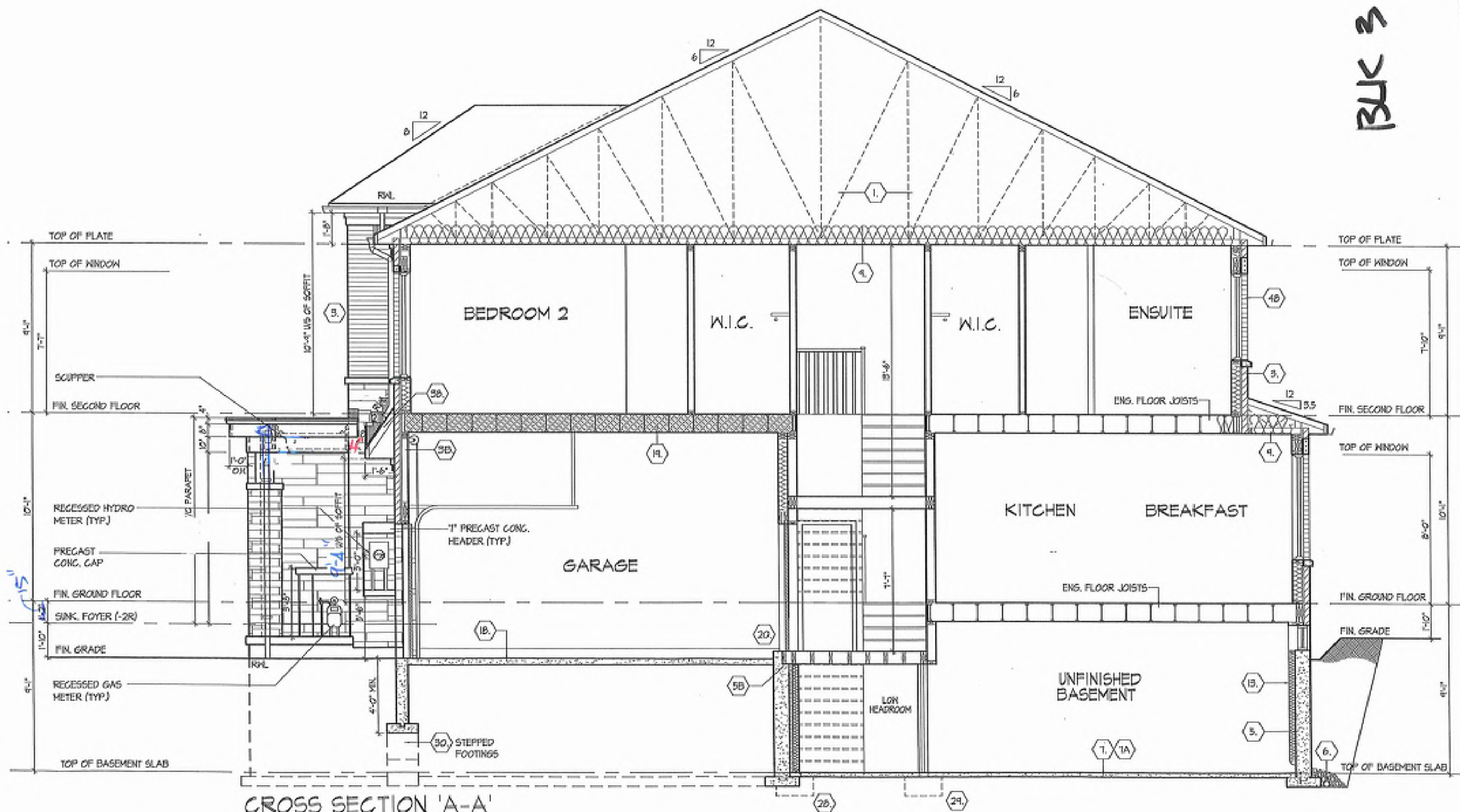


2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

2020

BK 3-15

CROSS SECTION 'A-A'



BULK 3-15

CROSS SECTION 'A-A'

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

UNIT 2015
REV.2025.03.25

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25 of 22

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Prepared By	Date
SAMM	3/4/88-1/2/88

Agencies

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Marketing, ON LAROUT

1565 Woodbine Ave.

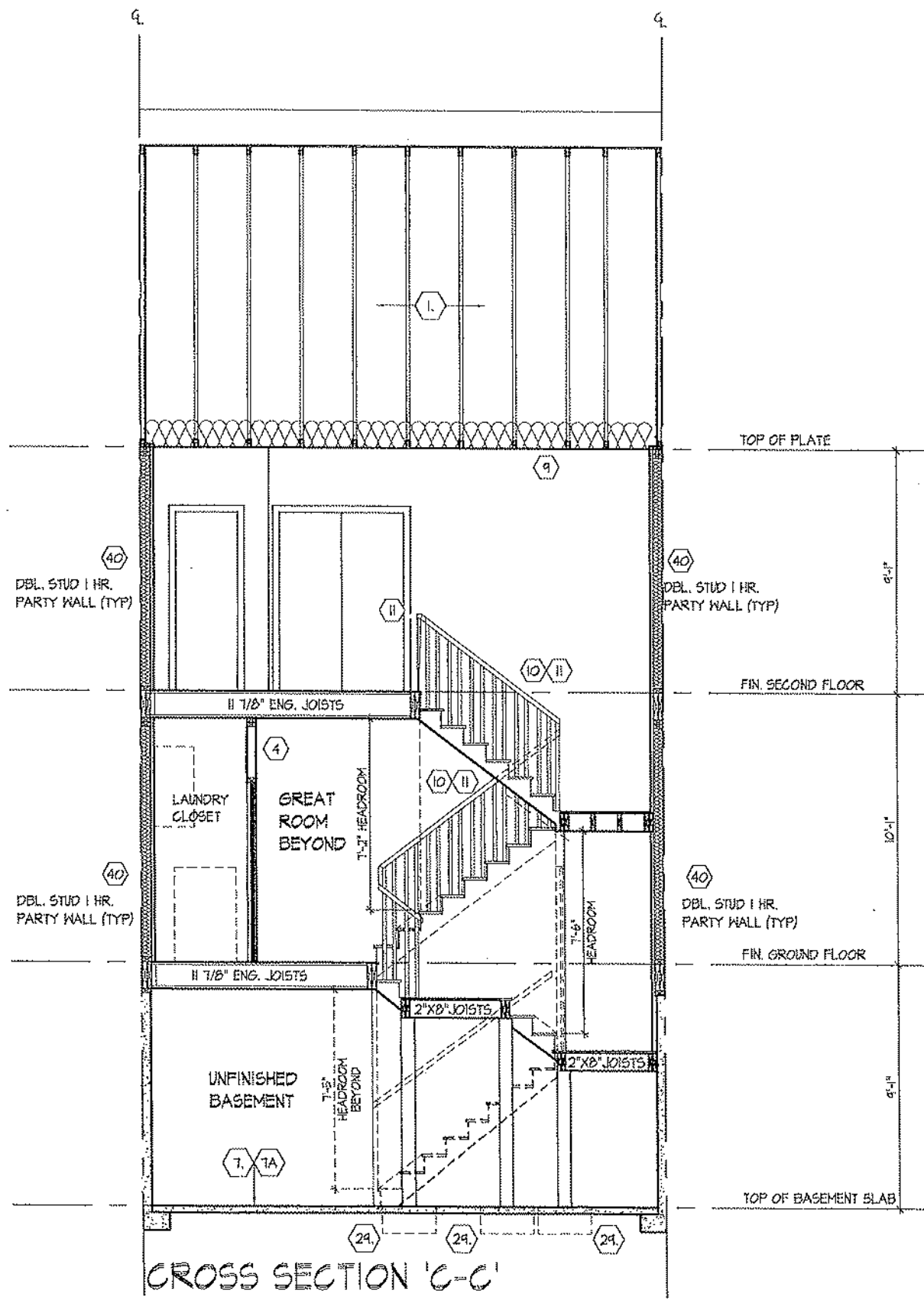
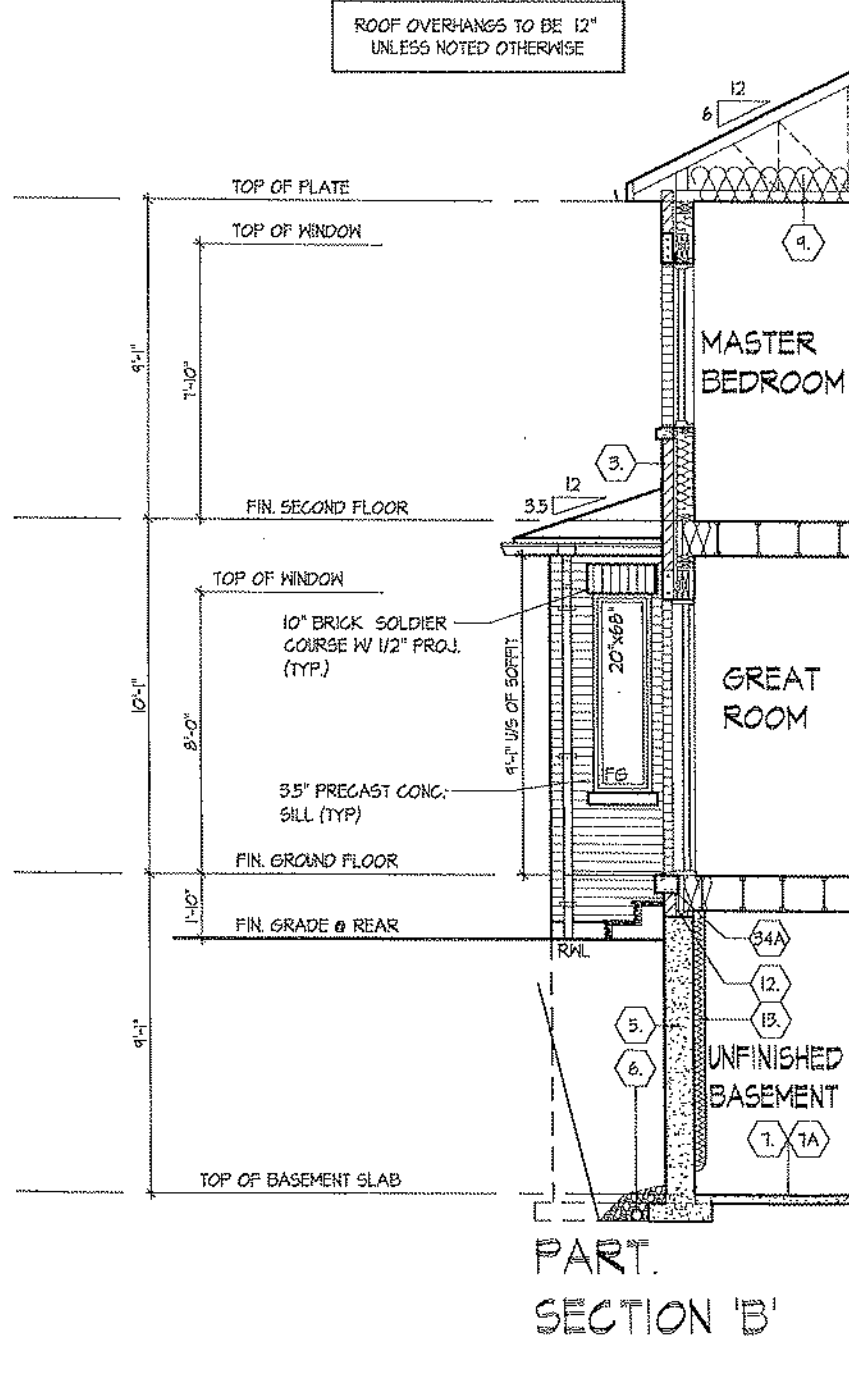
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BLK 3-15

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

ROYAL PINE HOMES - 218094
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UNIT 2015
REV. 2025.03.25

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Scale: 3/16" = 1'-0"
File Number: 218094WT2015
Page Number: 26 of 29

cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE BEE & B16J
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x25.4) VERTICAL W/ STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FLUORED WITH 2"x2" (50.8x25.4) W/ STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13C1
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8x25.4) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2"x4" (50.8x25.4) SILL PLATES (2"x6" (50.8x25.4) 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 1 HR. FIREWALL (SB-3) WALL TYPE BEE & B16J
2"x12" (50.8x25.4) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x25.4) VERTICAL WOOD STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) 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") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. (9.27.3). ON EXTERIOR TYPE PER INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" (21.9) TYPE X GYPSUM 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)

41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. (9.27.3). ON EXTERIOR TYPE PER INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" (21.9) TYPE X GYPSUM 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)
MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (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)

42 UNSUPPORTED FOUNDATION WALLS (9.15.4.2)
REINFORCING AT STAIRS AND SUNKEN R.OOR AREAS
2-20M BARS IN TOP PORTION OF WALL UP TO 8'0" (243.8) OPENING
3-20M BARS IN TOP PORTION OF WALL 8'0" TO 10'0" (243.8) OPENING
4-20M BARS IN TOP PORTION OF WALL 10'0" TO 15'0" (243.8) OPENING
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS
2-15M HORZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WSL SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.
- BARS TO HAVE MIN. 1" (25.4) CONC. COVER
- BARS TO EXTEND 2'0" (610) BEYOND BOTH SIDES OF OPENING

43 STUD WALL WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.4(1)) (REFER TO DETAILS)

44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (533) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SURFAGE LOCATION WITH A 4" (102) WEEPING TILE ON A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.68); (9.14.6.8)

45 SLOPED CEILING CONSTRUCTION (9.9-12) (9.1.1.8); (9.23.4.2)
2X12" (50.8x25.4) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (50.8x25.4) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST, 6 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).

46 FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.28.11); (9.28.15); (9.26.16) FULLY ADHERED TO 5/8" (15.9) 7/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50.8x25.4) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAD PERPENDICULAR TO 2"x6" (50.8x25.4) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILD UP CLRB TO BE 4" (102) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PAVEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.

BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50.8x25.4) PT. DECKING W/ 1/4" (6.4) GAPS LAD FLAT PARALLEL TO JOISTS ON 2"x4" (50.8x25.4) PT. SLEEPERS @ 12" (305) 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
CAST/EVERED 2"x4" (50.8x25.4) SPACERS LAD FLAT ON 2"x10" (50.8x25.4) SPR. #2 ROOF JOIST NAILED TO BUILD-UP 3-3/4" (91.4) PL. WOOD. 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); (9.8.8.1.65)
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 4'0" (1219) TO A MAX 3-4/10" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/77 SQ. FT. (10.36m2) WITH NO DIMENSION LESS THAN 1'-0" (305) 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 STING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

SIZE & SPACING OF STUDS (O.B.C. REFERENCE - TABLE 9.23.10.1)	
SUPPORTED LOADS (EXTERIOR)	
MIN. STUD SIZE	ROOF W/ OR W/ FLOOR/ATTC & 2 R.OOR/ATTC & 3 FLOOR W/ OR W/ FLOOR/ATTC & 2 R.OOR/ATTC & 3 FLOOR
h (mm)	MAX. STUD SPACING, h (mm) O.C.
2"x4" (50.8x25.4)	15" (381)
2"x6" (50.8x25.4)	12" (305)
2"x8" (50.8x25.4)	9" (229)
2"x10" (50.8x25.4)	6" (152)
2"x12" (50.8x25.4)	4" (102)

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

QUALIFICATION INFORMATION
Dimitrie Mobila
212774
EDN
1995

NAME
RESIDENTIAL INFORMATION
HUNT DESIGN ASSOCIATES INC.
1995

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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. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO (9.9.10)
2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (102) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'0" (914) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'11" (1600). (9.8.8.1)
3) WINDOWS IN EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'11" (600) (3'9" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GLAZES IN ACCORDANCE WITH NOTE #2 (ABOVE) OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GLAZES 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 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'11" AT ANY POINT
BEDROOM	7'7" OVER 50% OF REQUIRED FLOOR AREA OF 8'11" OVER ALL OF THE REQUIRED FLOOR AREA
BASMENT	6'11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'11"
MEZZANINES	6'11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'7" (9.5.3.3)

2.3. MECHANICAL / PLUMBING (9.27)
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 TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (S812) - (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, GRIER 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 BUILD-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 (489) 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 CANCSA-C40-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CANCSA-C40-21 GRADE 350W CLASS "H".
2) REINFORCING STEEL SHALL CONFORM TO CSA-S30-18 GRADE 400R.
2.6. FLAT ARCHES
1) FOR 8'0" (243.8) CEILINGS, FLAT ARCHES SHALL BE 6'10" (2000) A.F.F.
2) FOR 9'0" (274.3) CEILINGS, FLAT ARCHES SHALL BE 7'10" (2400) A.F.F.
3) FOR 10'0" (304.8) CEILINGS, FLAT ARCHES SHALL BE 8'8" (2600) A.F.F.
2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE.
2.8. FLASHING (9.20.13); (9.26.4); (9.27.3)
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

2.9. GRADING
1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO (9.14.6)
2.10. U.L.C. SPECIFIED ASSEMBLIES
1) EXCEPT WHERE INDIVIDUAL COMPONENTS THAT FORM PART OF ANY U.L.C. LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED U.L.C. LIST; THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U.L.C. LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9, TABLES 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); (9.23.14.8.2); (9.23.3.1.1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2'2"x8" (50.8x25.4)	L3 2'2"x10" (50.8x25.4)	L5 2'2"x12" (50.8x25.4)
B1 3'2"x8" (76.2x25.4)	B3 3'2"x10" (76.2x25.4)	B5 3'2"x12" (76.2x25.4)
B2 4'2"x8" (106.7x25.4)	B4 4'2"x10" (106.7x25.4)	B6 4'2"x12" (106.7x25.4)
B7 5'2"x8" (131.9x25.4)	B8 5'2"x10" (131.9x25.4)	B9 5'2"x12" (131.9x25.4)

1'3/4" x 9'12" LVL	1'3/4" x 11'7/8" LVL	1'3/4" x 14" LVL
L1 1'3/4" x 9'12" LVL	L3 1'3/4" x 11'7/8" LVL	L5 1'3/4" x 14" LVL
L2 1'3/4" x 9'12" LVL	L4 1'3/4" x 11'7/8" LVL	L6 1'3/4" x 14" LVL
L3 1'3/4" x 9'12" LVL	L5 1'3/4" x 11'7/8" LVL	L7 1'3/4" x 14" LVL
L4 1'3/4" x 9'12" LVL	L6 1'3/4" x 11'7/8" LVL	L8 1'3/4" x 14" LVL
L5 1'3/4" x 9'12" LVL	L7 1'3/4" x 11'7/8" LVL	L9 1'3/4" x 14" LVL
L6 1'3/4" x 9'12" LVL	L8 1'3/4" x 11'7/8" LVL	L10 1'3/4" x 14" LVL
L7 1'3/4" x 9'12" LVL	L9 1'3/4" x 11'7/8" LVL	L11 1'3/4" x 14" LVL
L8 1'3/4" x 9'12" LVL	L10 1'3/4" x 11'7/8" LVL	L12 1'3/4" x 14" LVL

FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3)			
NO.	SIZE	BRICK	STONE
7	3' 12" x 3' 12" x 1/4" (89 x 89 x 6.4)	8" x 1" (2.47m)	7" x 6" (2.30m)
8	4' x 3' 12" x 1/4" (102 x 89 x 6.4)	8" x 1" (2.66m)	8" x 1" (2.48m)
9	5' x 3' 12" x 5/16" (127 x 89 x 7.9)	10" x 1" (3.31m)	10" x 1" (3.08m)
10	5' x 3' 12" x 7/16" (127 x 89 x 11)	11" x 1" (3.48m)	10" x 1" (3.24m)
11	6' x 3' 12" x 7/16" (152 x 89 x 11)	12" x 1" (3.82m)	11" x 1" (3.54m)
12	7' x 4' x 7/16" (178 x 102 x 11)	14" x 1" (4.30m)	13" x 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)	
EXTERIOR	2'-0" x 6'-0" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
EXTERIOR	2'-10" x 6'-0" x 1-3/4" (685 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
EXTERIOR	3'-0" x 6'-0" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
EXTERIOR	3'-0" x 6'-0" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
EXTERIOR	2'-0" x 6'-0" x 1-3/4" (615 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
EXTERIOR	2'-0" x 8'-0" x 1-3/4" (615 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
EXTERIOR	2'-0" x 6'-0" x 1-3/4" (615 x 2030 x 45) 20 MAX. FIBER DOORFRAME W/ E.A.P.F. SELF-CLOSING DEVICE

PROVIDE 8'0" HIGH INTERIOR DOORS FOR ALL 1st FLOOR CONDITIONS

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 PROPERTY OF H.D.A. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF H.D.A. THESE REQUIREMENTS ARE TO BE TAKEN AS HUMAN SPECIFICATIONS. DMT, REG. 2024.

CONSTRUCTION NOTES 2

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

Drawn By: K/M/M

Checked By: D/M/M

Scale: 3/16" = 1'-0"

File Number: 218094W12015

Page Number: 29 of 29

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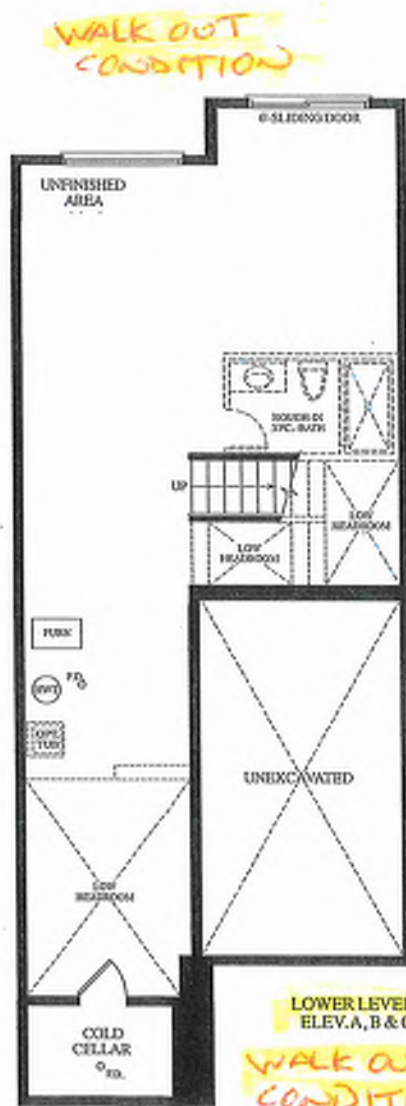
www.hunt-design.ca

8888 Woodbine Ave., Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7936

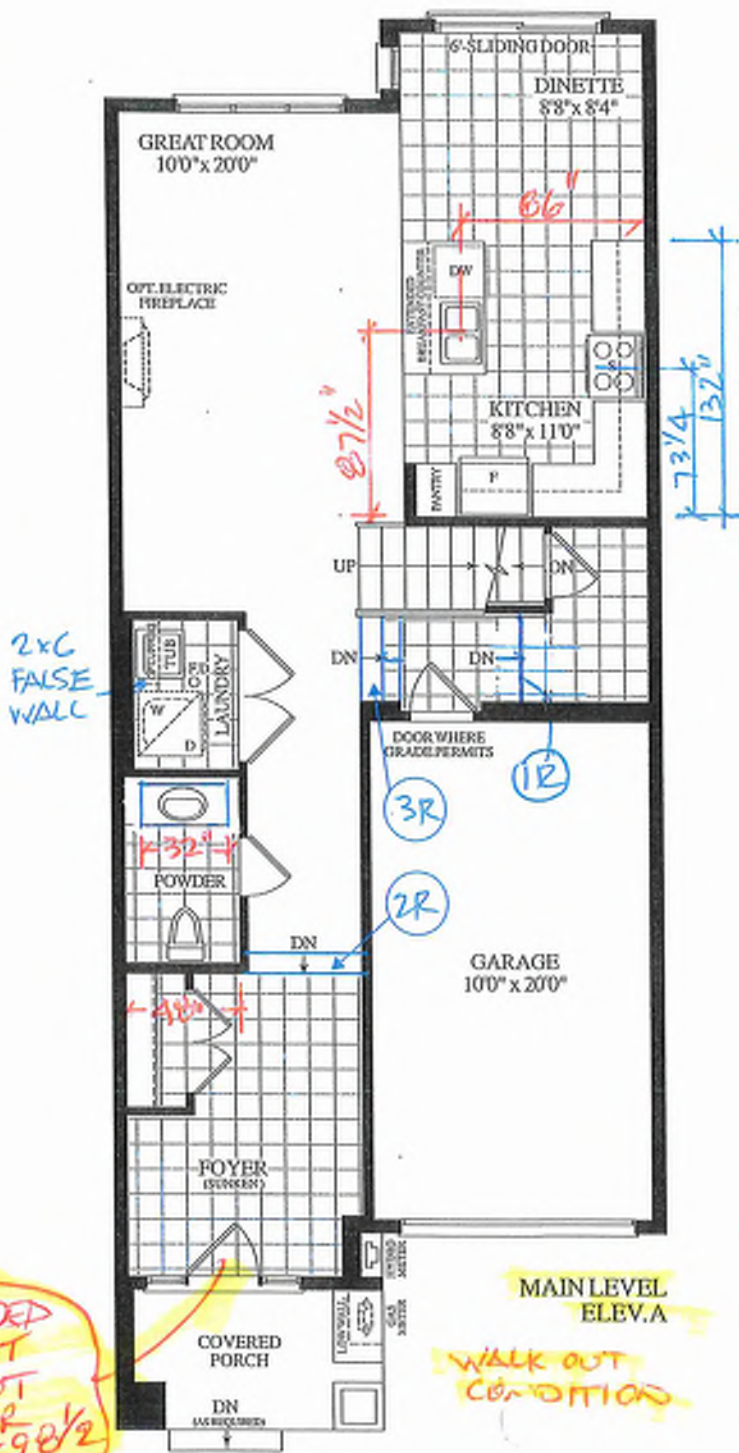
BAYVIEW HEIGHTS

RICHMOND HILL



LOWER LEVEL
ELEV. A, B & C
WALK OUT
CONDITION

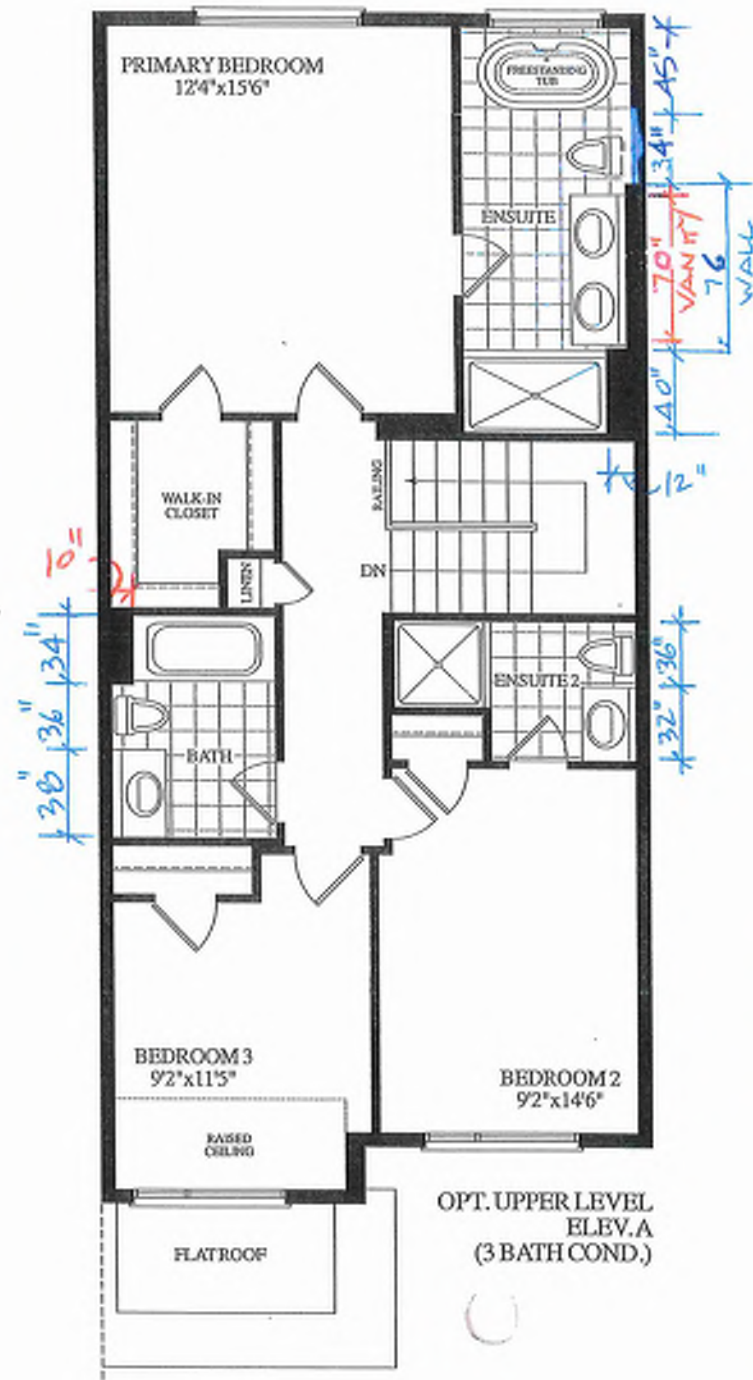
EXTENDED
HEIGHT
FRONT
DOOR
66x98 1/2



MAIN LEVEL
ELEV. A

WALK OUT
CONDITION

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.



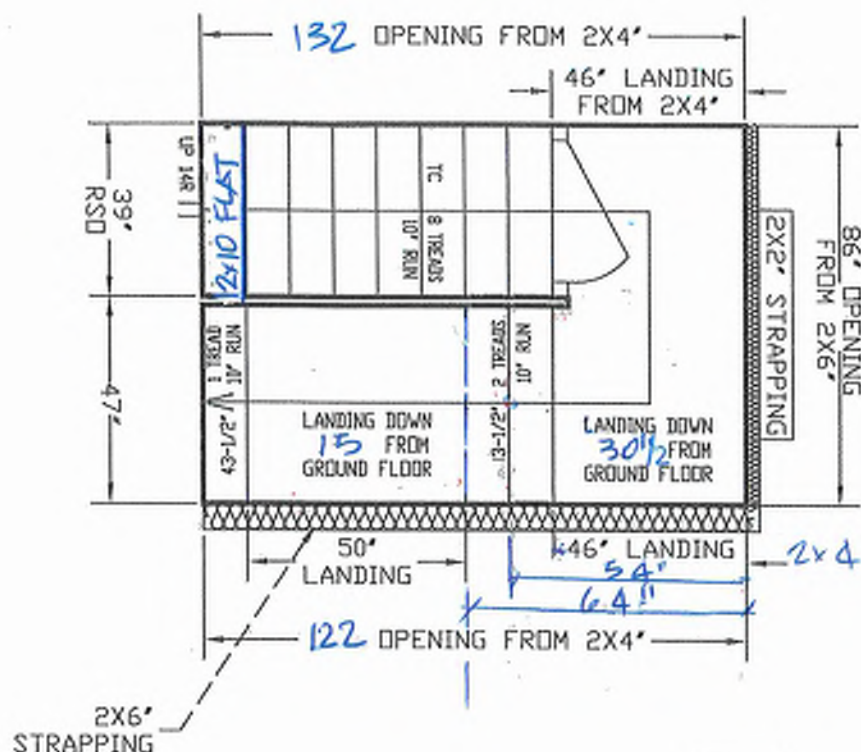
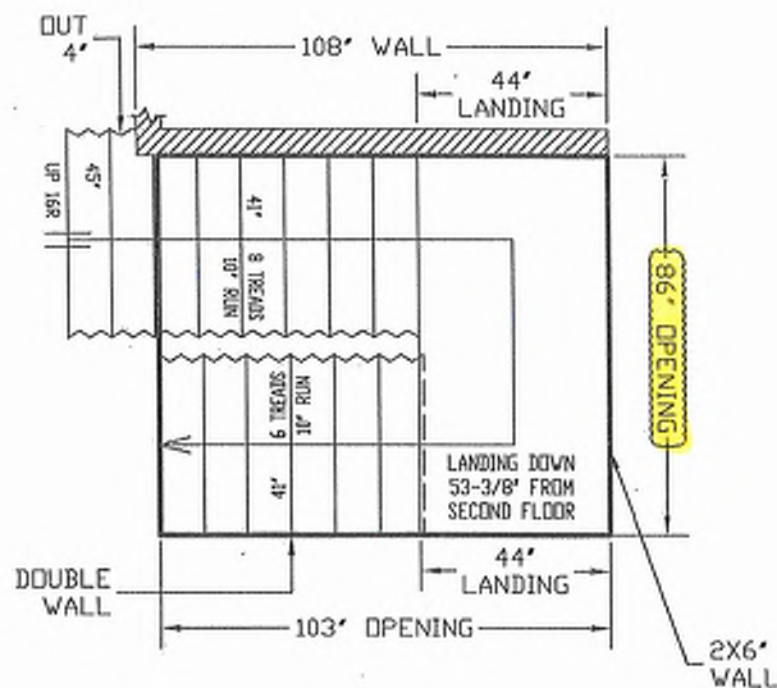
OPT. UPPER LEVEL
ELEV. A
(3 BATH COND.)

INVENTORY HOUSE

BLK. 3 TH. 16 20-15 THE ANNE EL. A 3 BDRM 3 BATH WALKOUT 1685 SQ.FT.

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

BASEMENT TO GROUND
BSMT 11-7/8' JOIST



REVISED
JUNE 5, 2025

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

STAIRS LINE UP BY
PARTY WALL & GARAGE WALL

2" CONC. LEDGE
IN GARAGE

GARAGE RIGHT >

NO WALLS UNTIL
STAIRS INSTALLED



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 SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION

ALPHA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6
TEL: (905) 694-9556 | www.alpastairs.com



SITE
BAYVIEW
HEIGHTS

LOT #

Model

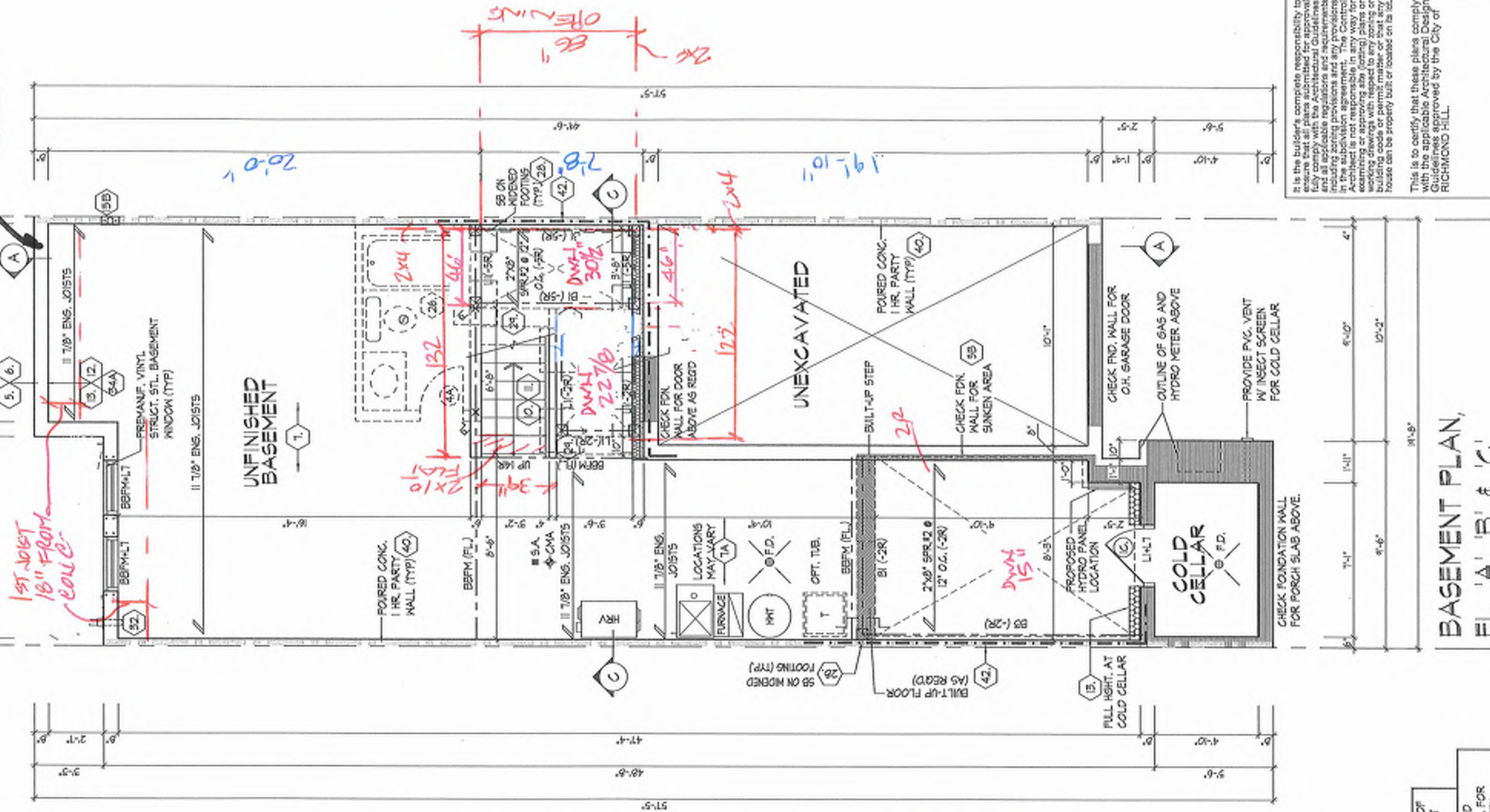
UNIT 2015

DRAWN BY
NAME
PARAMJEET
DATE
MAY 23, 2025

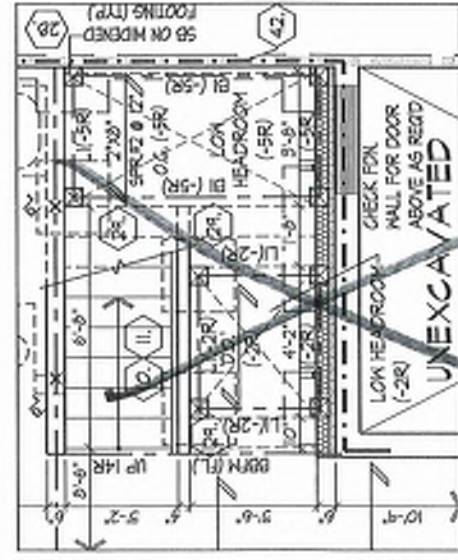
CLIENT
ROYAL PINE HOMES

LAYOUT #
SCALE 1/32

WALK OUT



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

Handwritten notes in blue ink:
 1R4
 2x6
 2x6
 22 1/2"
 MUDROOM

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 (existing) plans or building drawings with respect to any zoning or building code provisions that may apply to 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.

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

BLK 3-16

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

**UNIT 2015
REV. 2025.03.25**

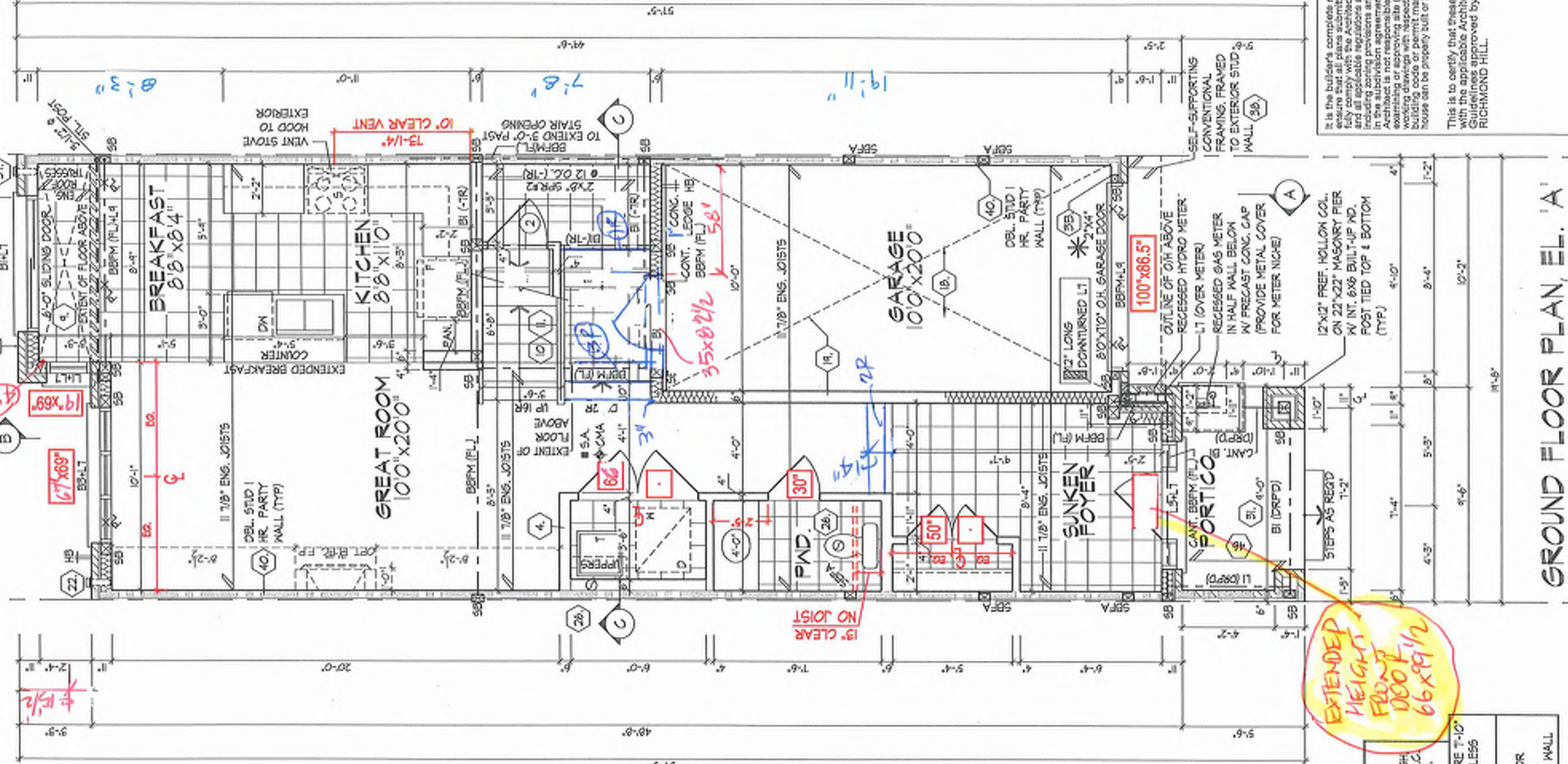
**ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.**

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

UNDESIGNED 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
 Dominic Mello 21274
 NAME SIGNATURE
 REGISTRATION INFORMATION
 HUNT DESIGN ASSOCIATES INC. 19666

File Number 218094WT2015
 Drawn By DS/MM
 Checked By K/MMM
 Date 3/16/21
 Page Number 2 of 25

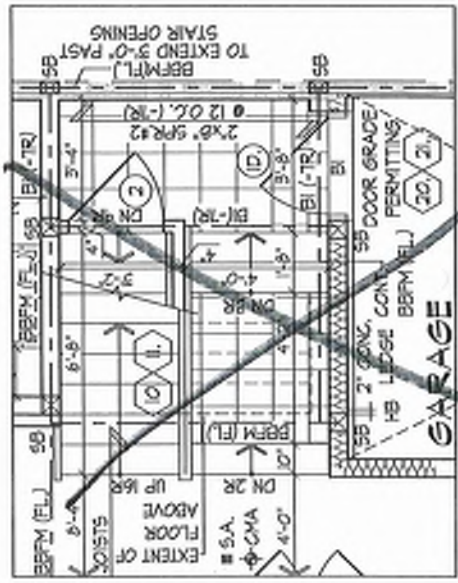
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It is the builder's complete responsibility to ensure that all work is done in accordance with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for existing or proposed alterations to the building drawings or any other plans or specifications 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 Building Code and all applicable regulations and requirements approved by the City of RICHMOND HILL.

EXTENDED HEIGHT FRONT DOOR 66'x9'1/2"

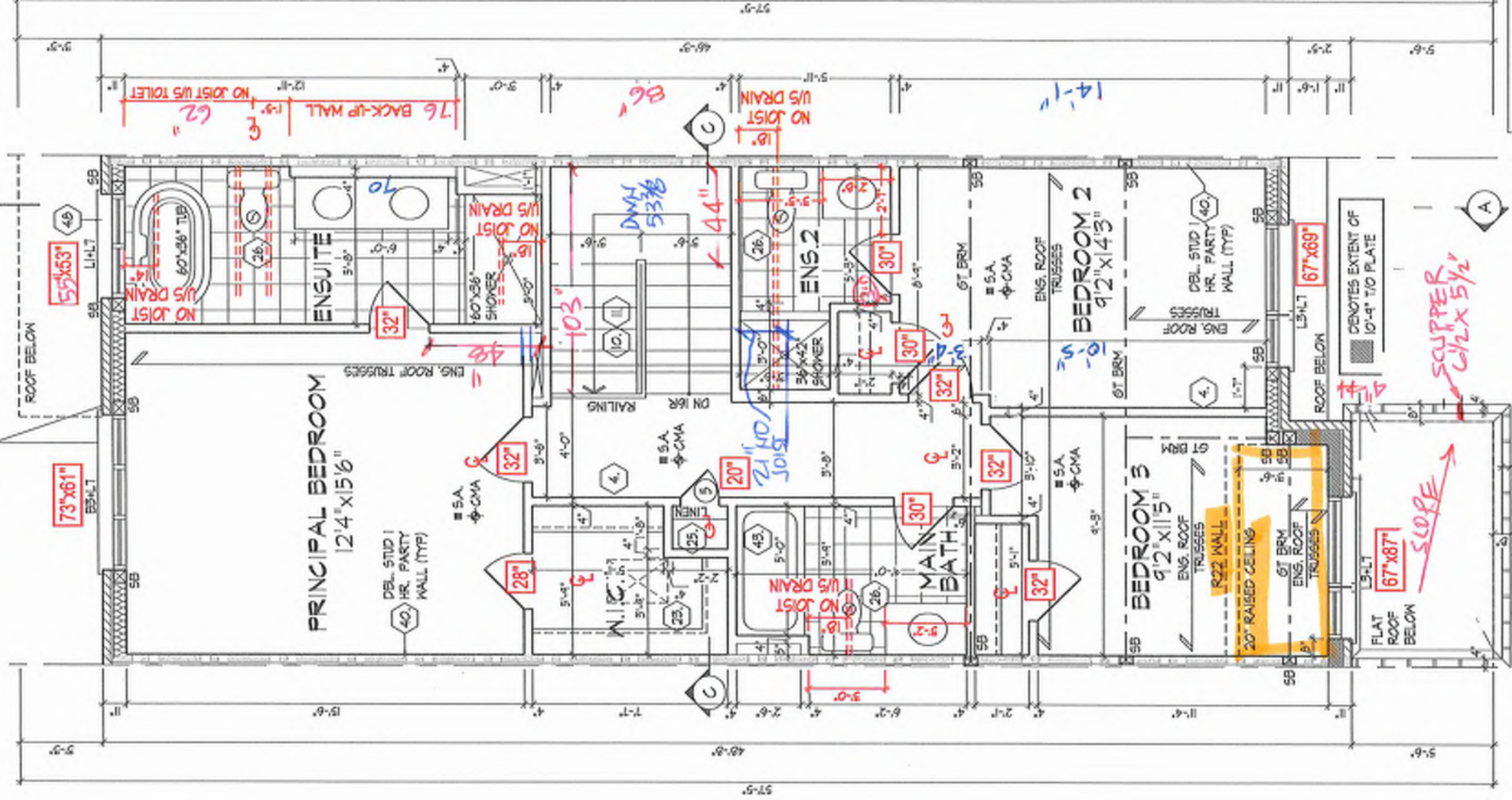


PART. GROUND FLOOR PLAN/SUNKEN -5R FOR GARAGE DOOR

INT'D DOORS 8'3 1/2" WINDOWS SEE ELEV.

* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 8'-0" TO MAX. 12'-0" HIGH - NO 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 T-10" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

BK 3-16



It is the builder's complete responsibility to ensure that the construction of the building complies with the applicable provisions of the Building Code and any amendments, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (posting) 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.

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

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

BLK 3-16

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

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

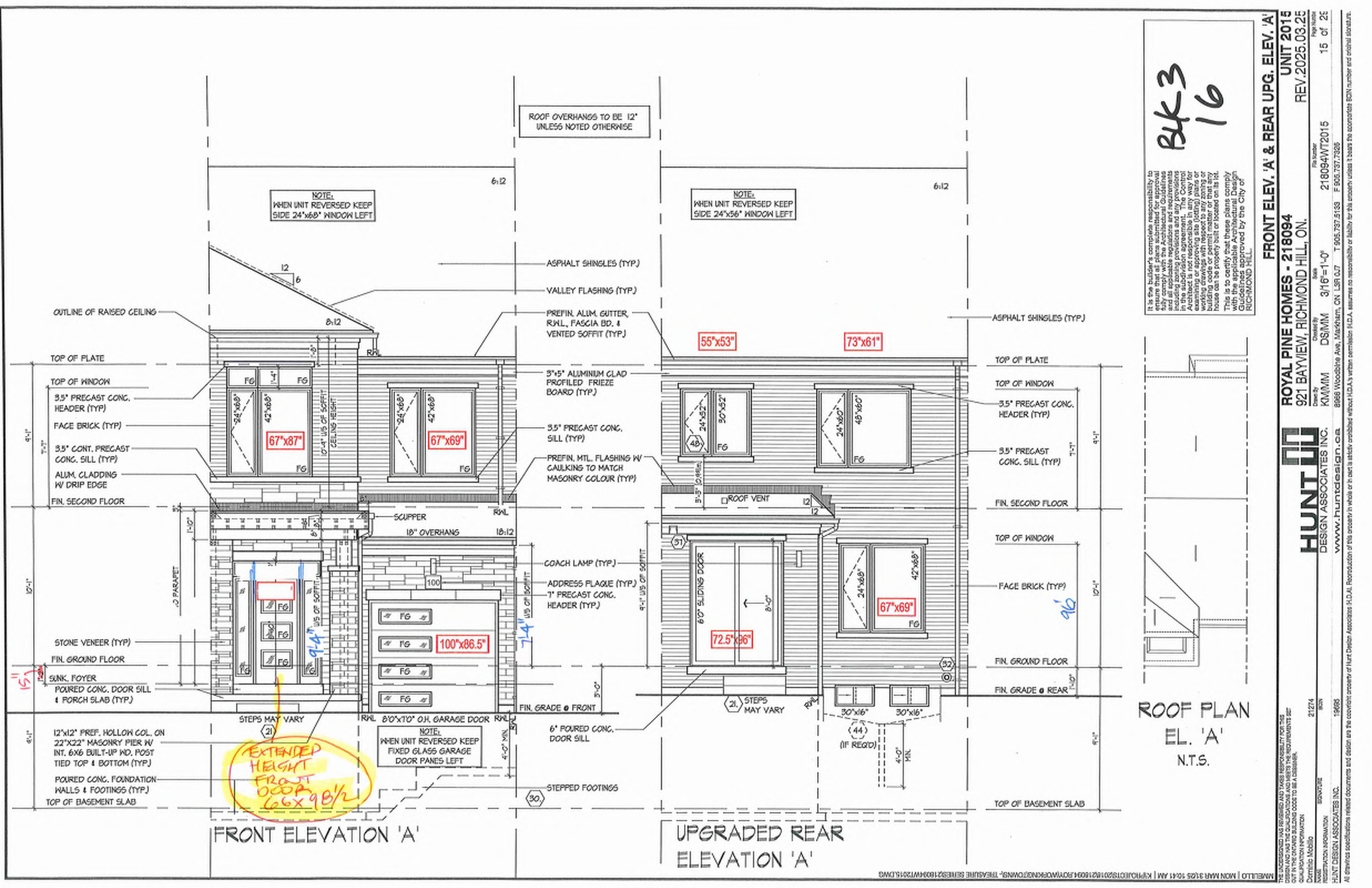
UNIT 2015
REV. 2025.03.25

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
Qualification Information
Name: Dorelle Mollie
Registration Number: 21274
Signature: [Signature]
HUNT DESIGN ASSOCIATES INC.
15665
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Drawn By: KMM
Checked By: DSMM
Scale: 3/16" = 1'-0"

File Number: 218094V12015
Page Number: 5 of 25

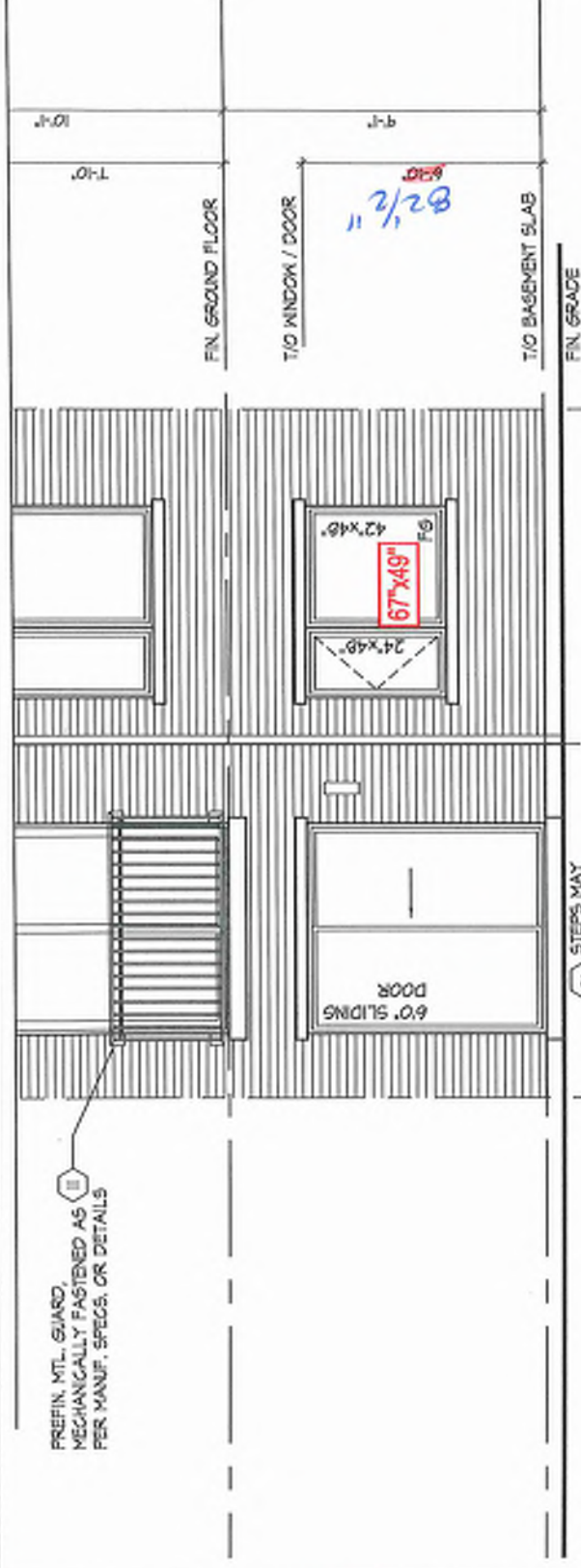


Bk 3
16

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 existing or proposed site (including) 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.

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS

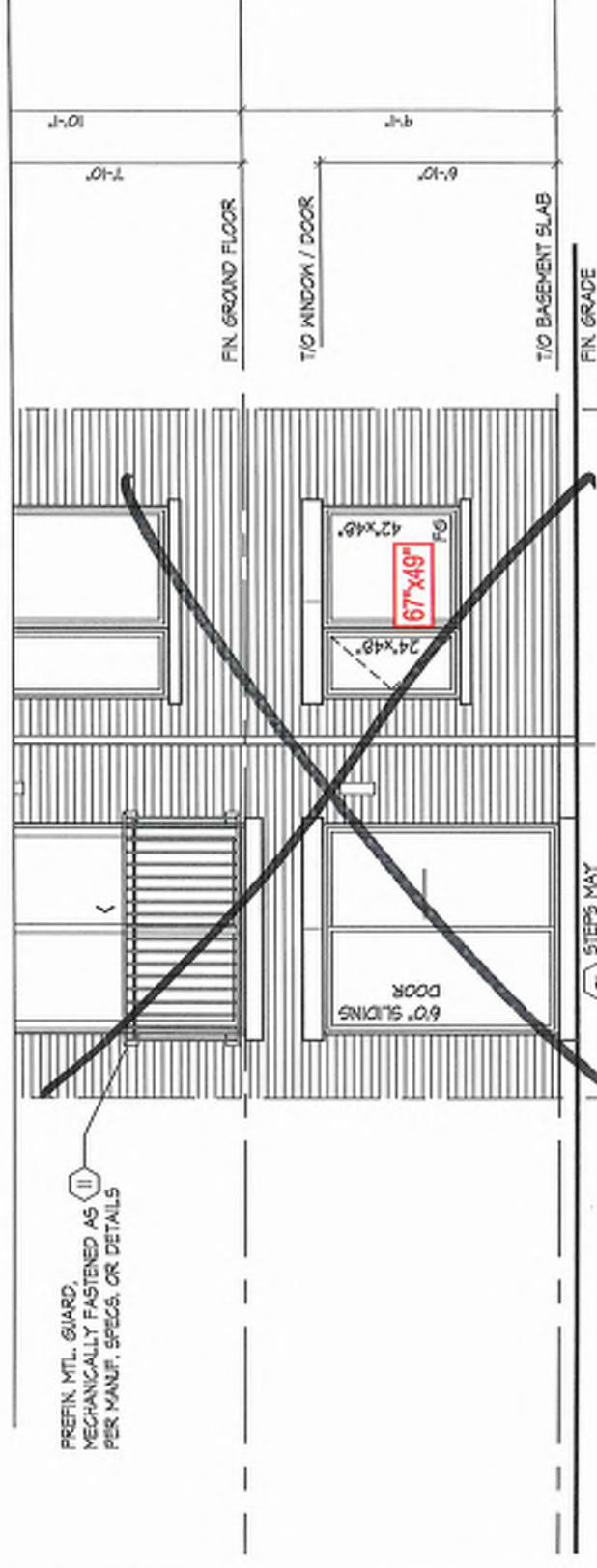


REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE 6'-10" A.F.F.

PART. REAR ELEVATION 'A' - W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS

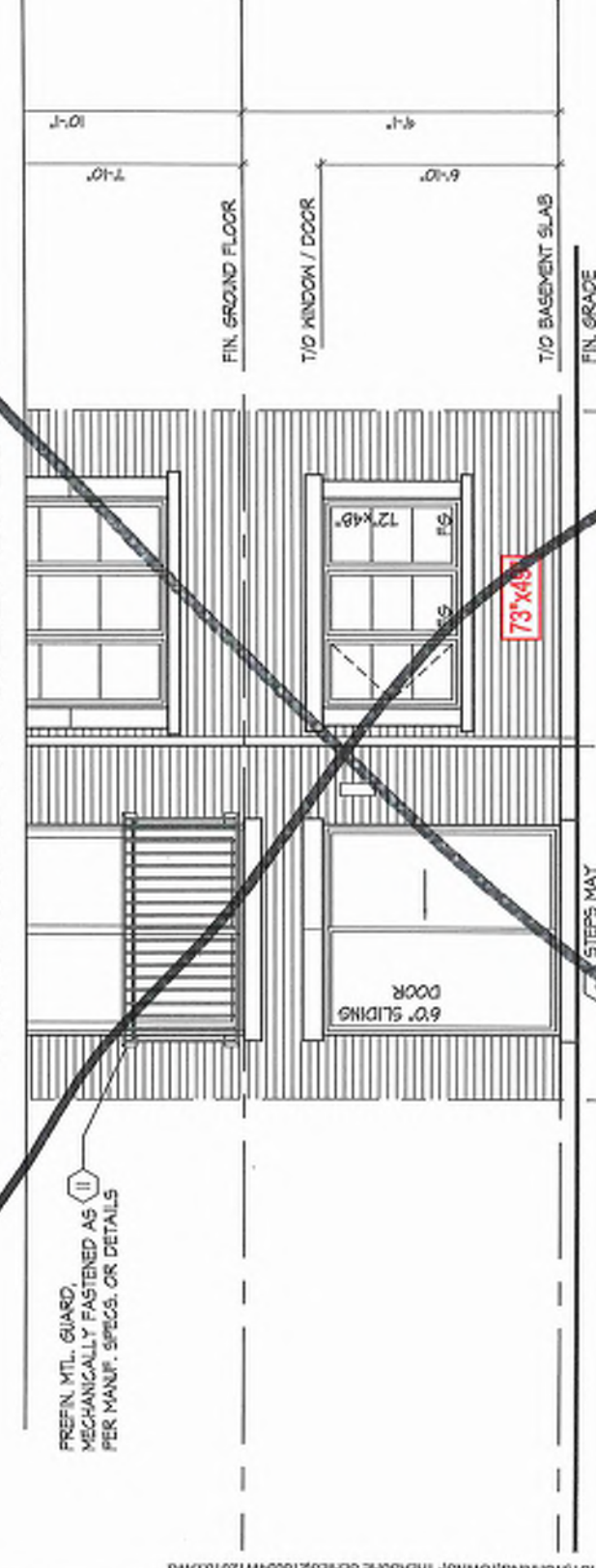


REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE 6'-10" A.F.F.

PART. REAR ELEVATION 'B' - W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE 6'-10" A.F.F.

PART. REAR ELEVATION 'C' - W.O.B. COND. W/ JULIET BALCONY

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Ontario Building Code and all applicable provisions 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 (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.

PK 3-16

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

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

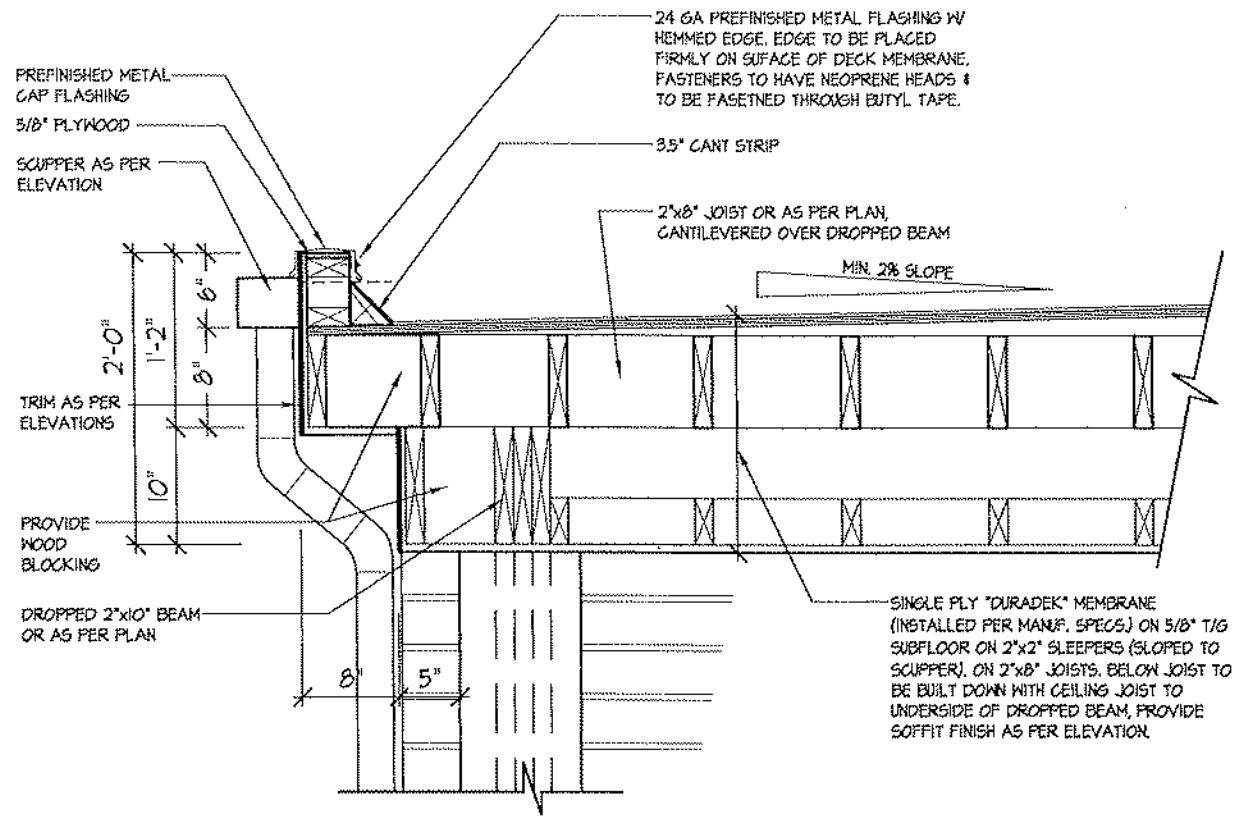
UNIT 2015
REV. 2025.03.25

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DESIGN ASSOCIATES INC.
www.hunt-design.ca

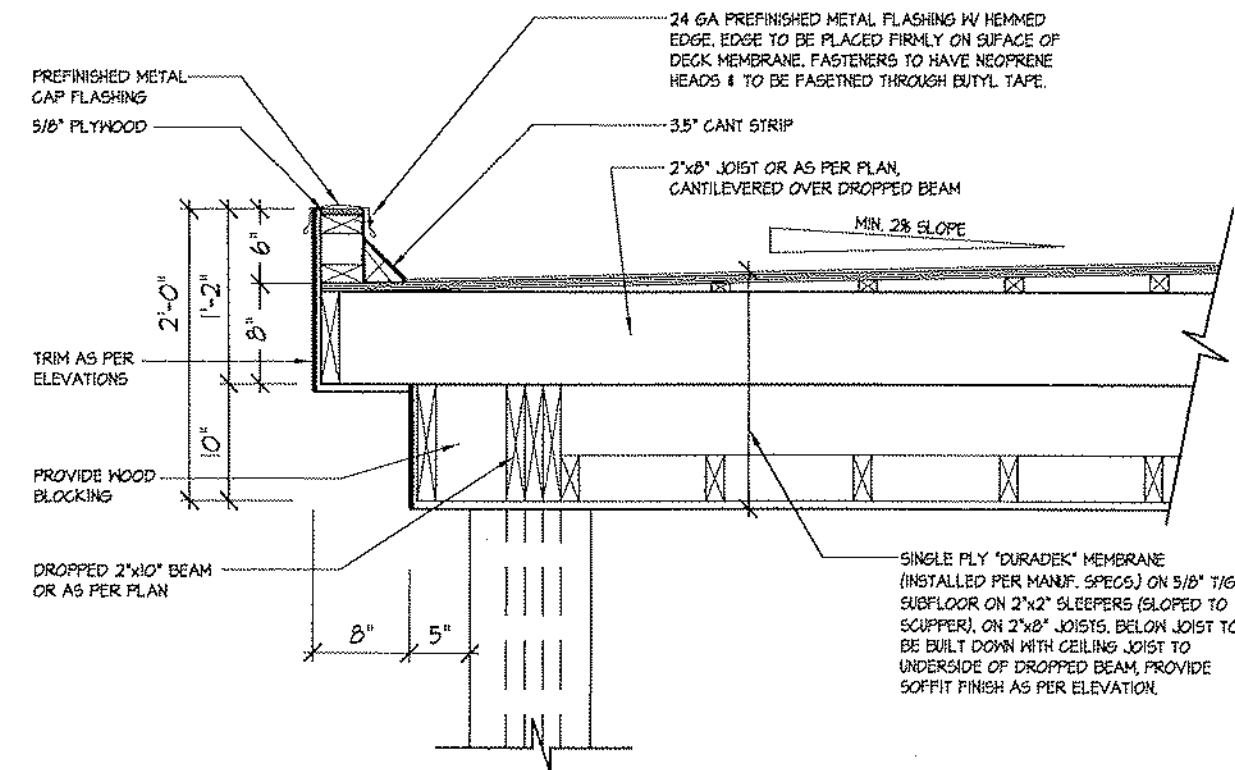
Page Number
218094WT2015
23 of 23

DATE: 21/2/24
BY: BEN
SIGNATURE: [Signature]
HUNT DESIGN ASSOCIATES INC. 10655

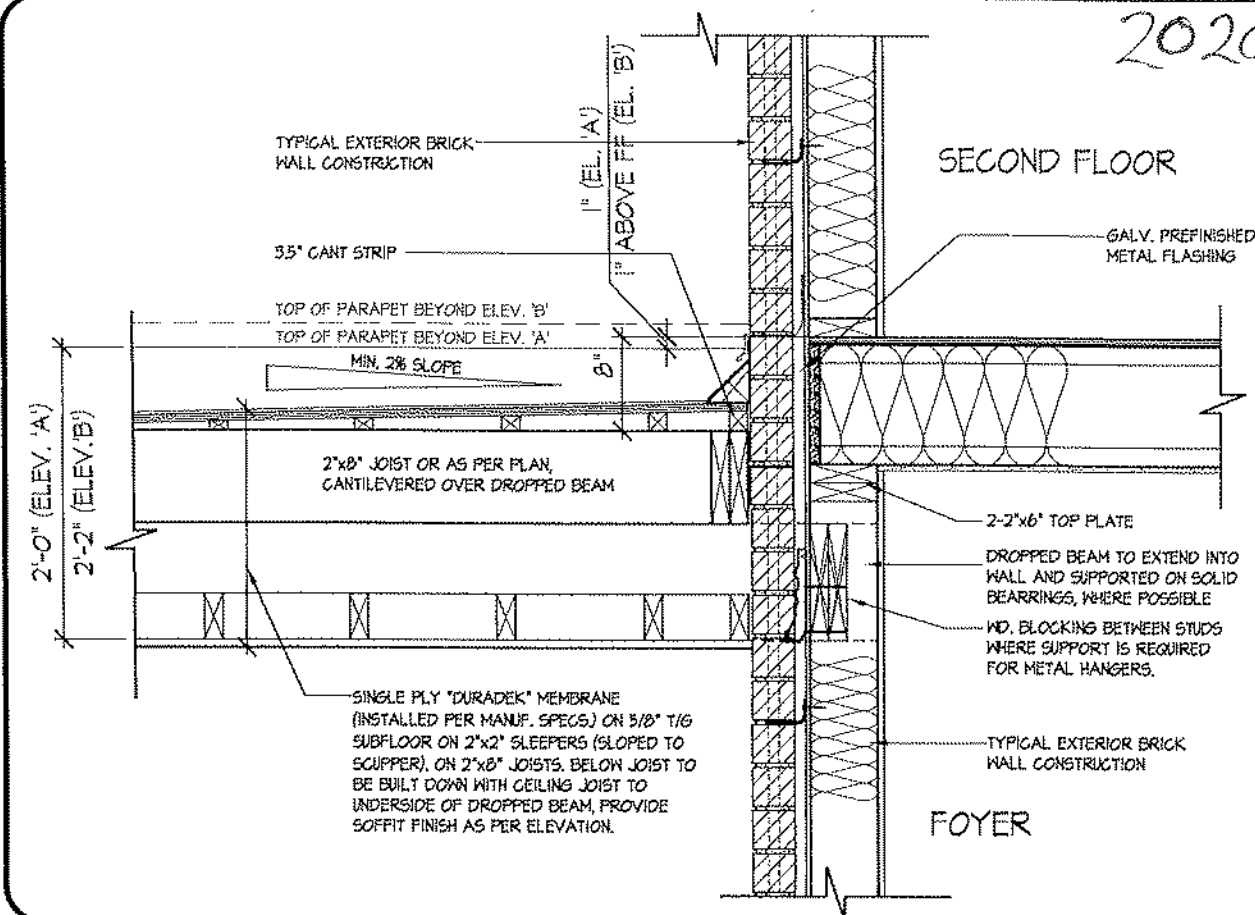
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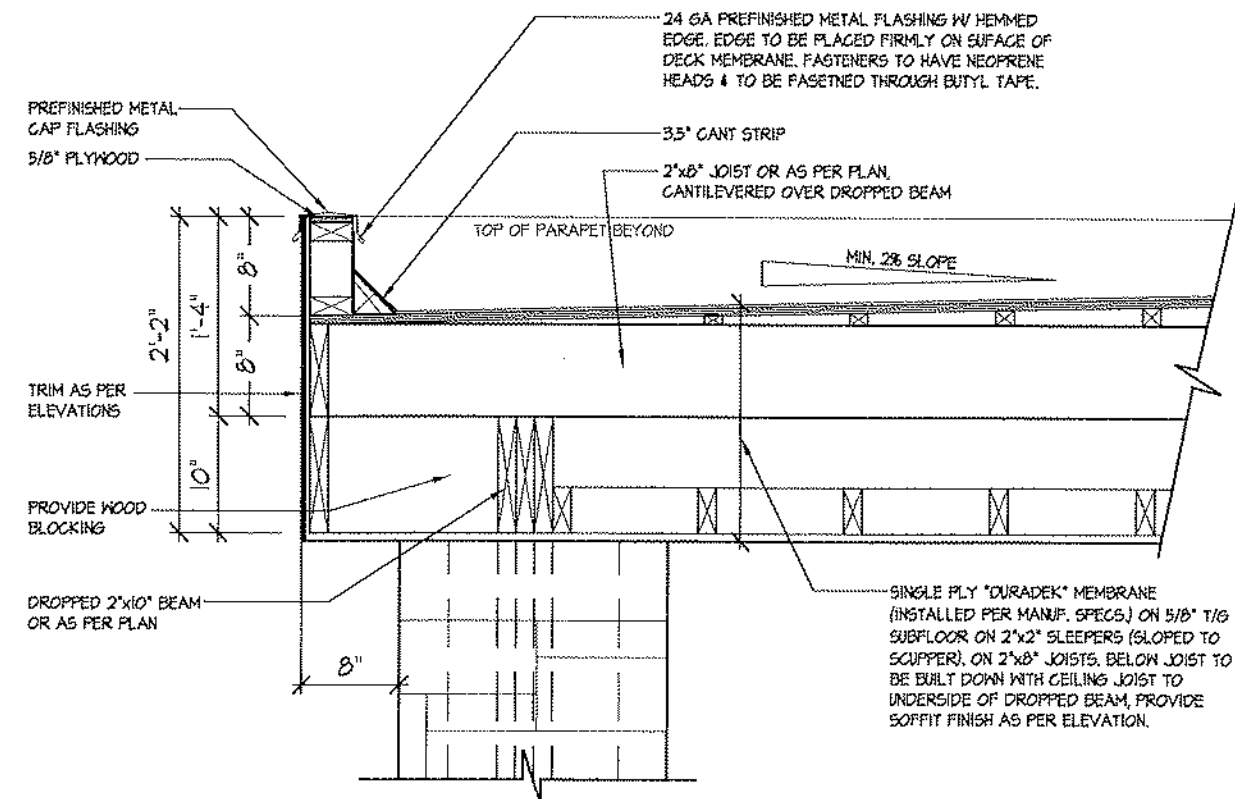
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

PLK 3-16

FLAT ROOF DETAILS OVER COVERED PORCH
UNIT 2020
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
REV. 2025.03.25

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21274
19695
HUNT DESIGN ASSOCIATES INC.

Drawn By: KMM
Checked By: DSMM
Scale: 3/16"=1'-0"
File Number: 218094WT2015
Page Number: 27 of 25
8966 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

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CROSS SECTION 'A-A'

UNIT 2015
REV. 2025.03.25Page Number
25 of 29

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



HUNT
DESIGN ASSOCIATES, INC.

File Number
218094WT20150th

Checked By	Scale
DSMM	3/16" x 1

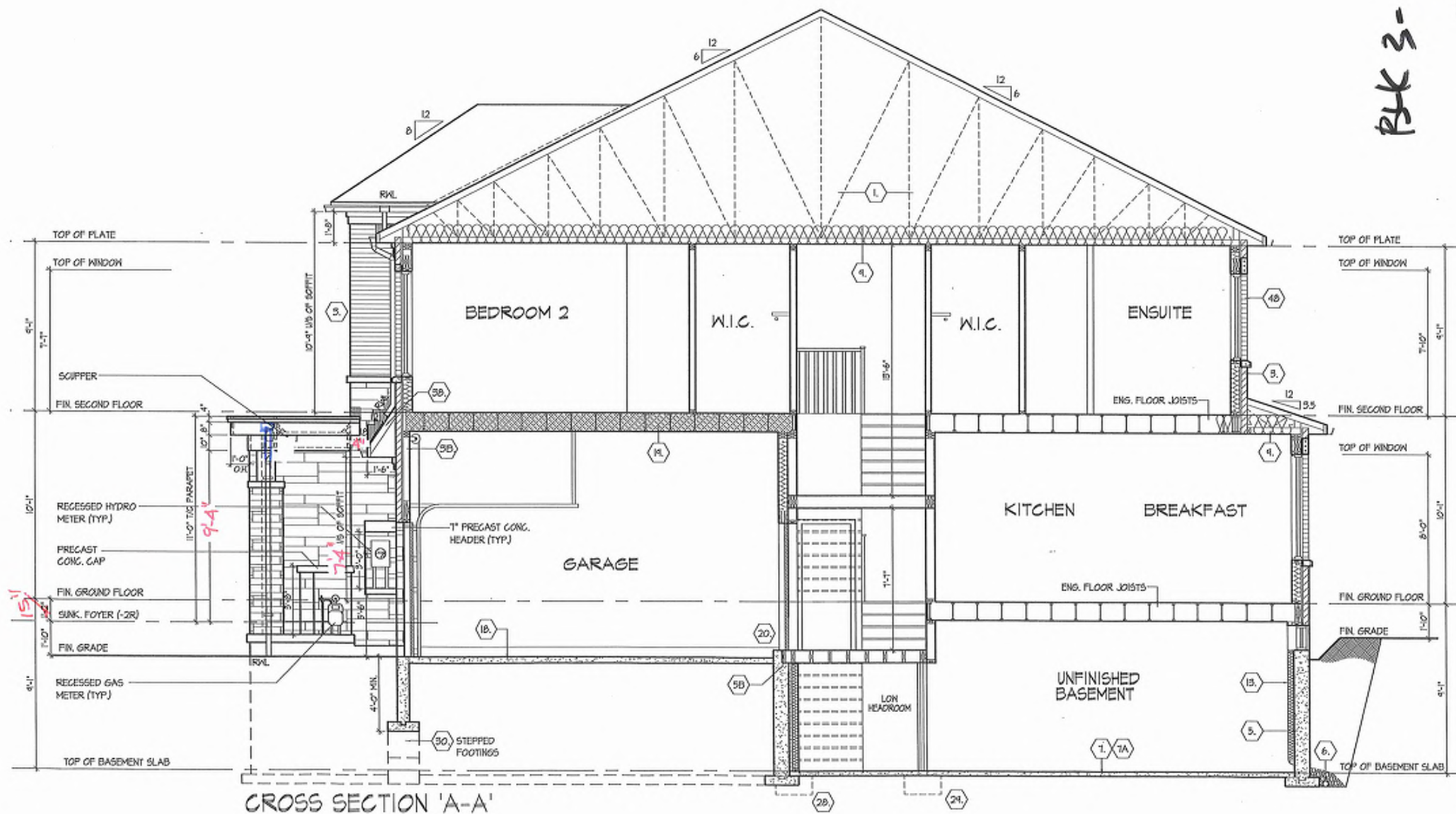
Dream By
 KMM

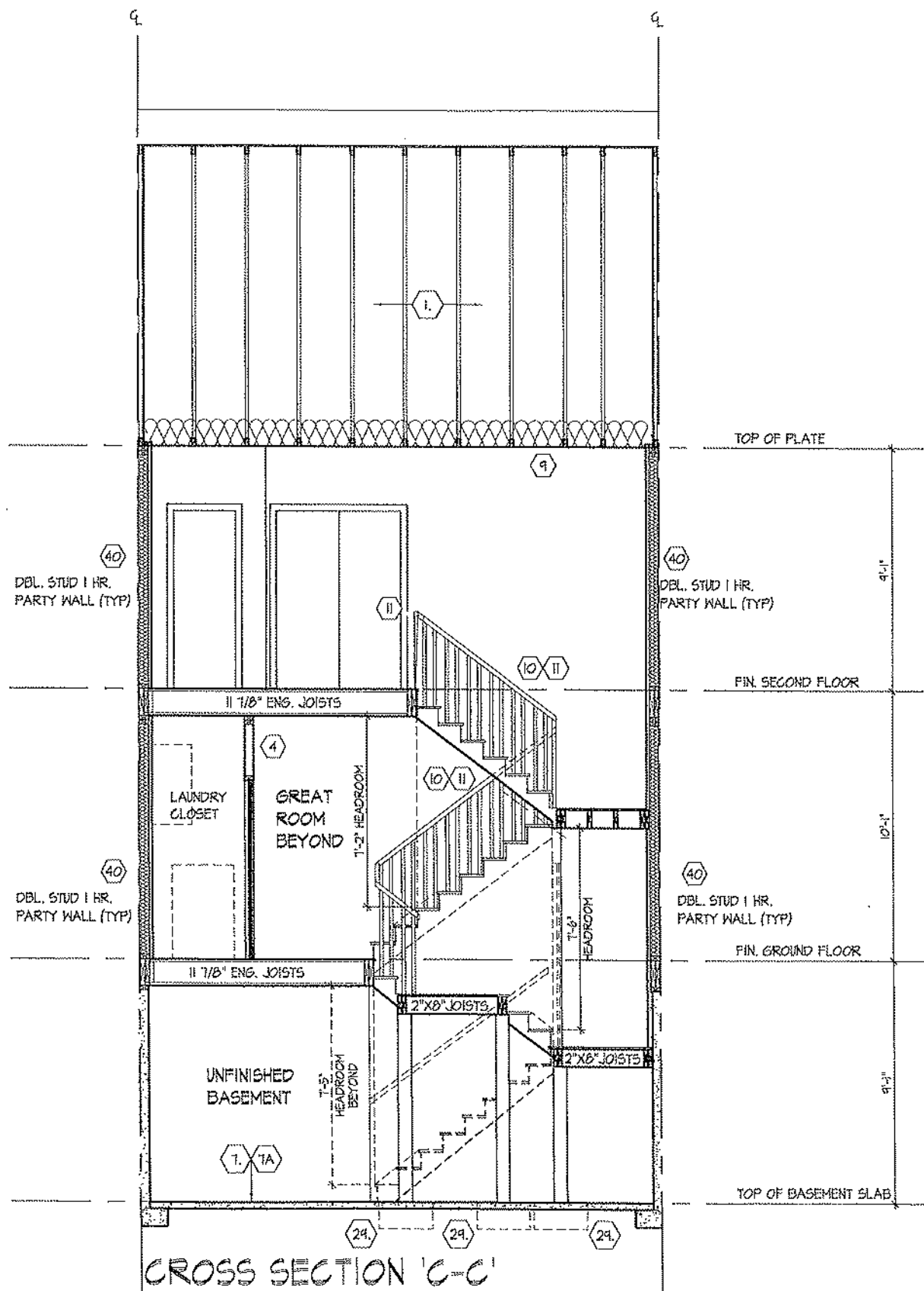
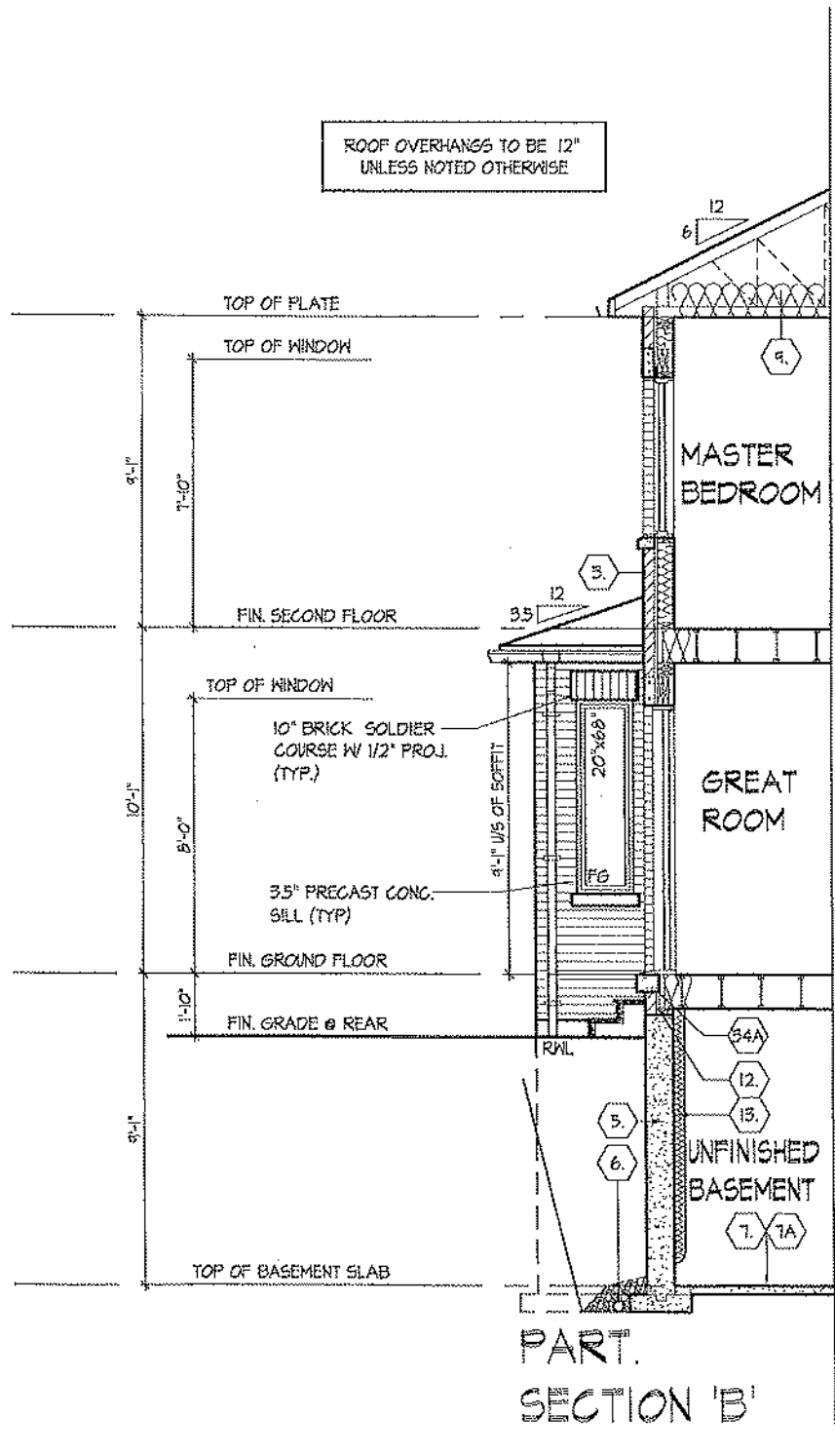
FLUENT
DESIGN ASSOCIATES INC.

21276
DCN

NAME	EDUCATION
Dominic Mobilo	

19885
HUNT DESIGN ASSOCIATES INC.
FOR FURTHER INFORMATION
www.huntdesign.ca
8955 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7308





BLK 3-16

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

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

UNIT 2015
REV. 2025.03.25

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DESIGN ASSOCIATES INC.
www.hunt-design.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.

NAME: DOMINIC MOBILIS
REGISTRATION INFORMATION: 21274
SIGNATURE: [Signature]
DATE: 19895
Firm Name: DS/MM
Firm Address: 8966 Woodbine Ave. Markham, ON L3R 0J7
Firm Phone: 905.737.5133
Firm Fax: 905.737.7325
Firm Email: 218094WT2015

Page Number: 26 of 29

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BAYVIEW HEIGHTS

RICHMOND HILL

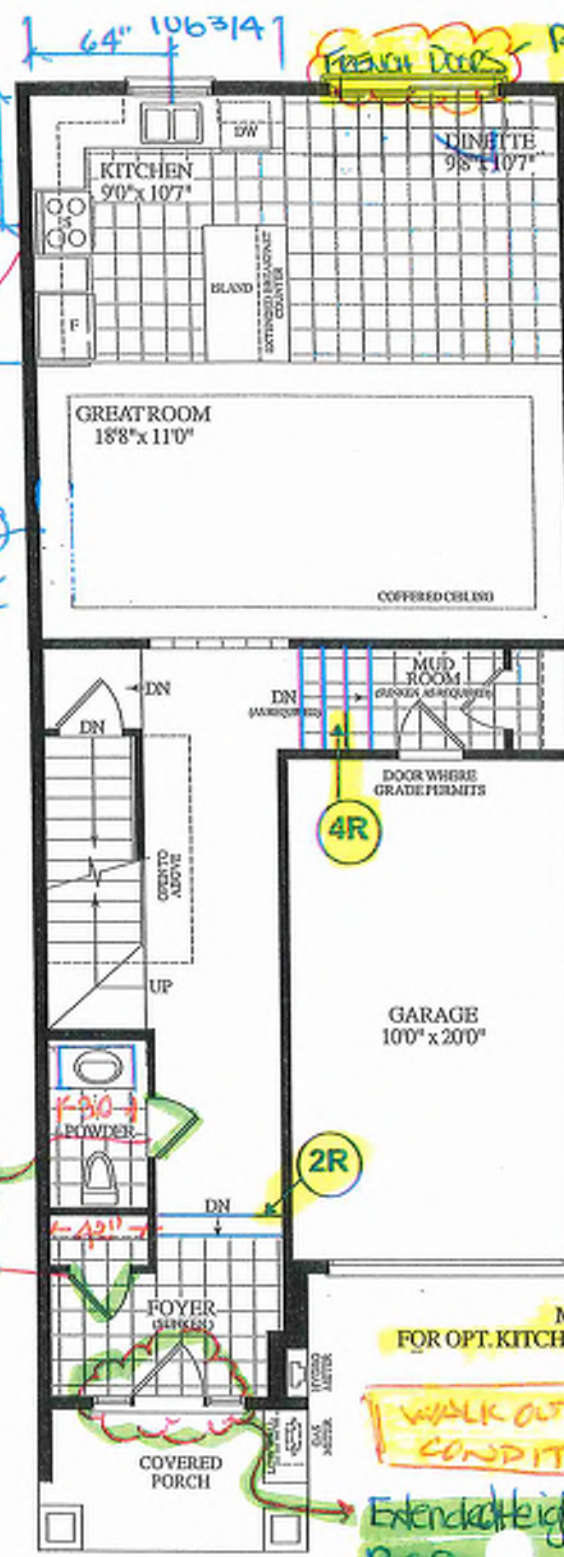
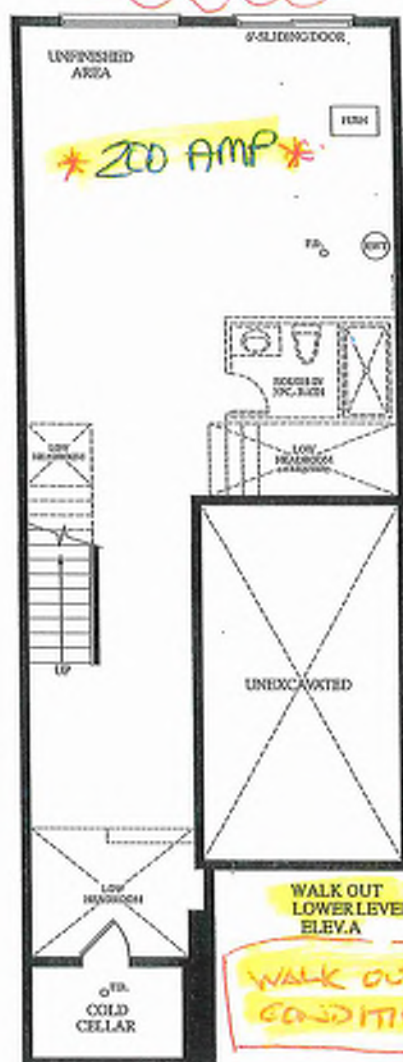


WALK OUT
CONDITION

Pot Filler
R.I.

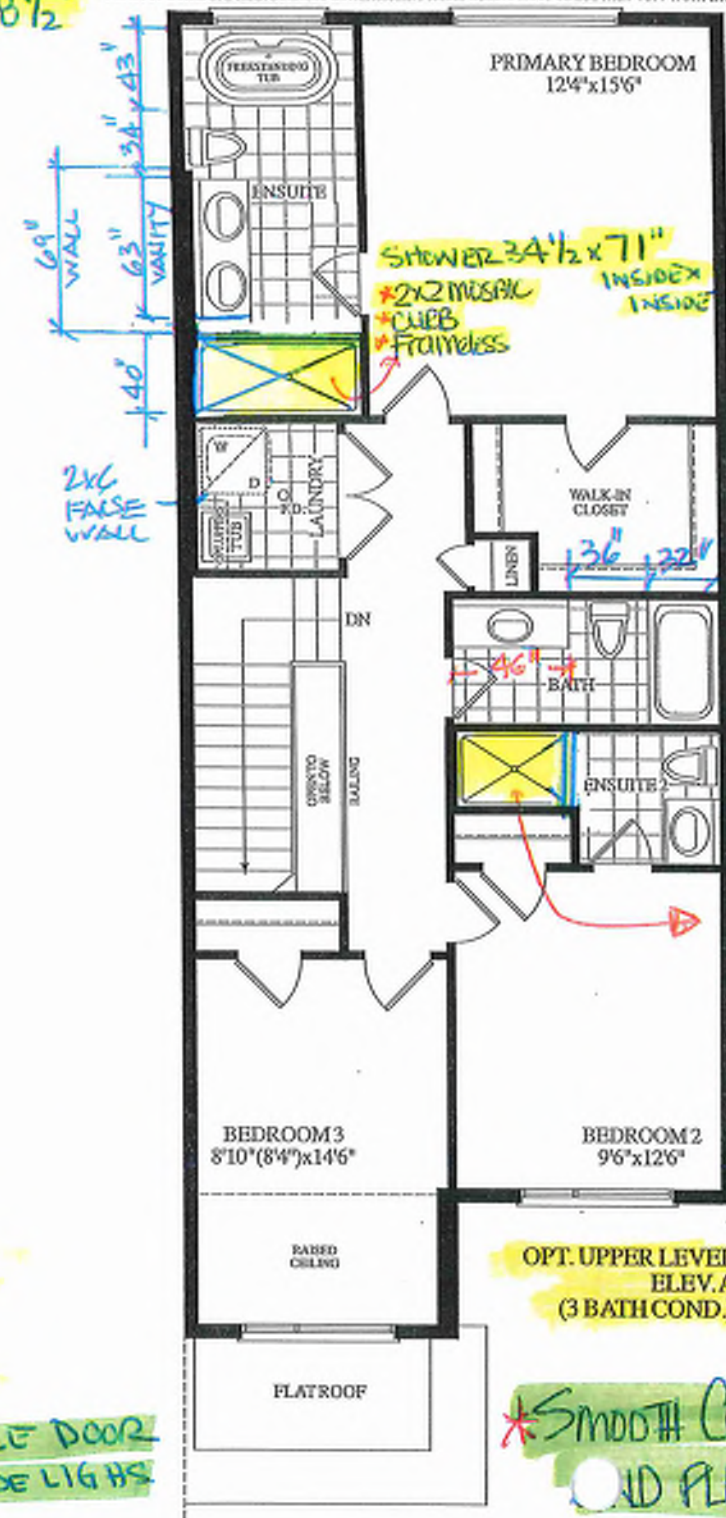
For Future
Fireplace

Extended
Height



FRONT DOOR
RSD
73" x 98 1/2"

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



ENS#2
*2x2 MOSAIC+
*CLUB &
*Frameless
36" x 48"
INSIDE X
INSIDE

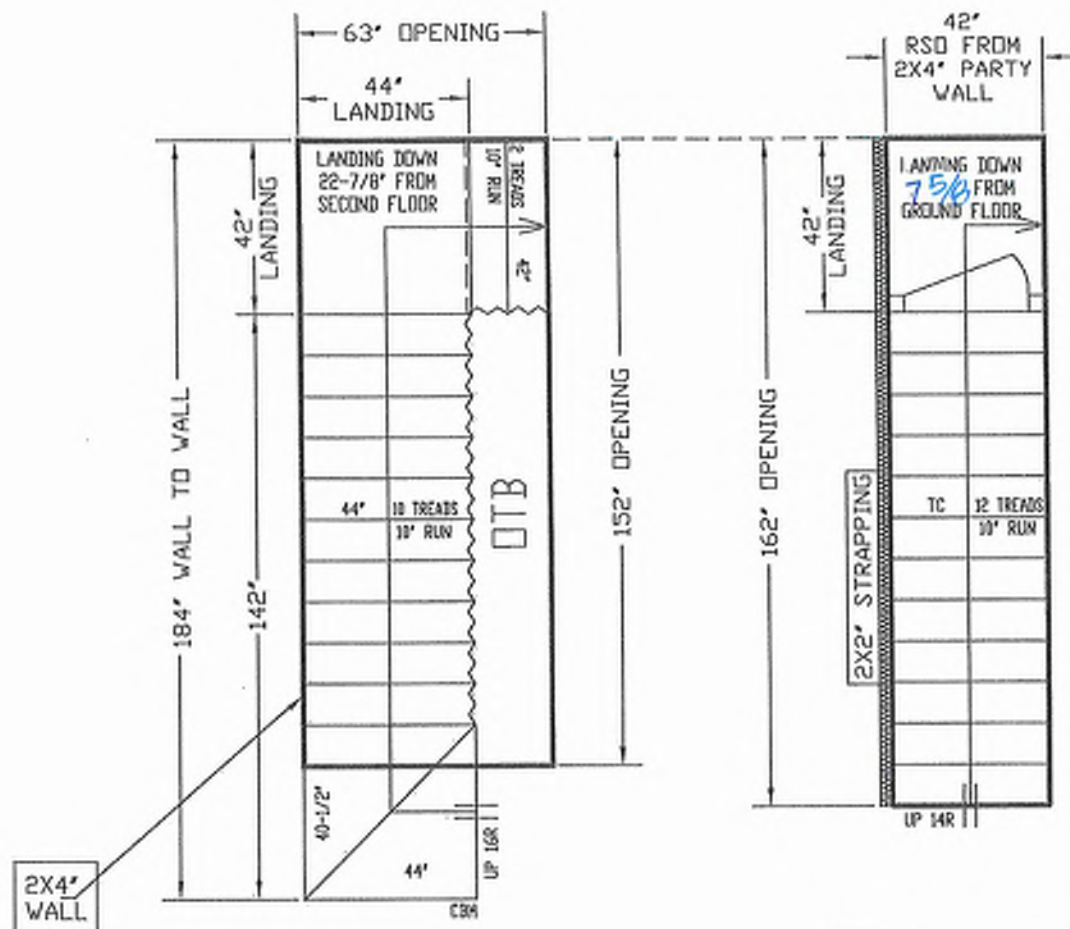
OPT. UPPER LEVEL
ELEV.A
(3 BATH COND.)

SMOOTH CEILING
OLD FLOOR

BLK.3 TH. 17 20-16 THE CHARLOTTE EL. A 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



BK 3-17

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 >



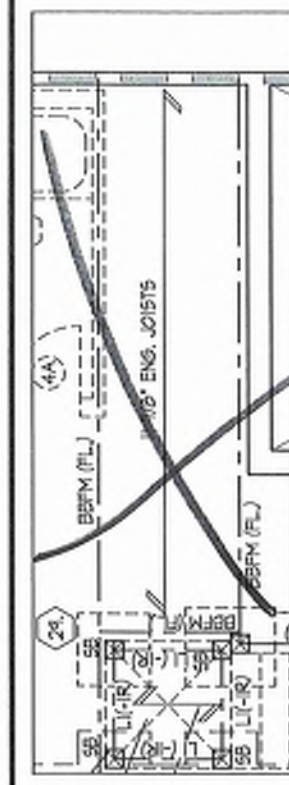
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN IN LAYOUTS ARE REQUIRED TO
INSTALL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

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



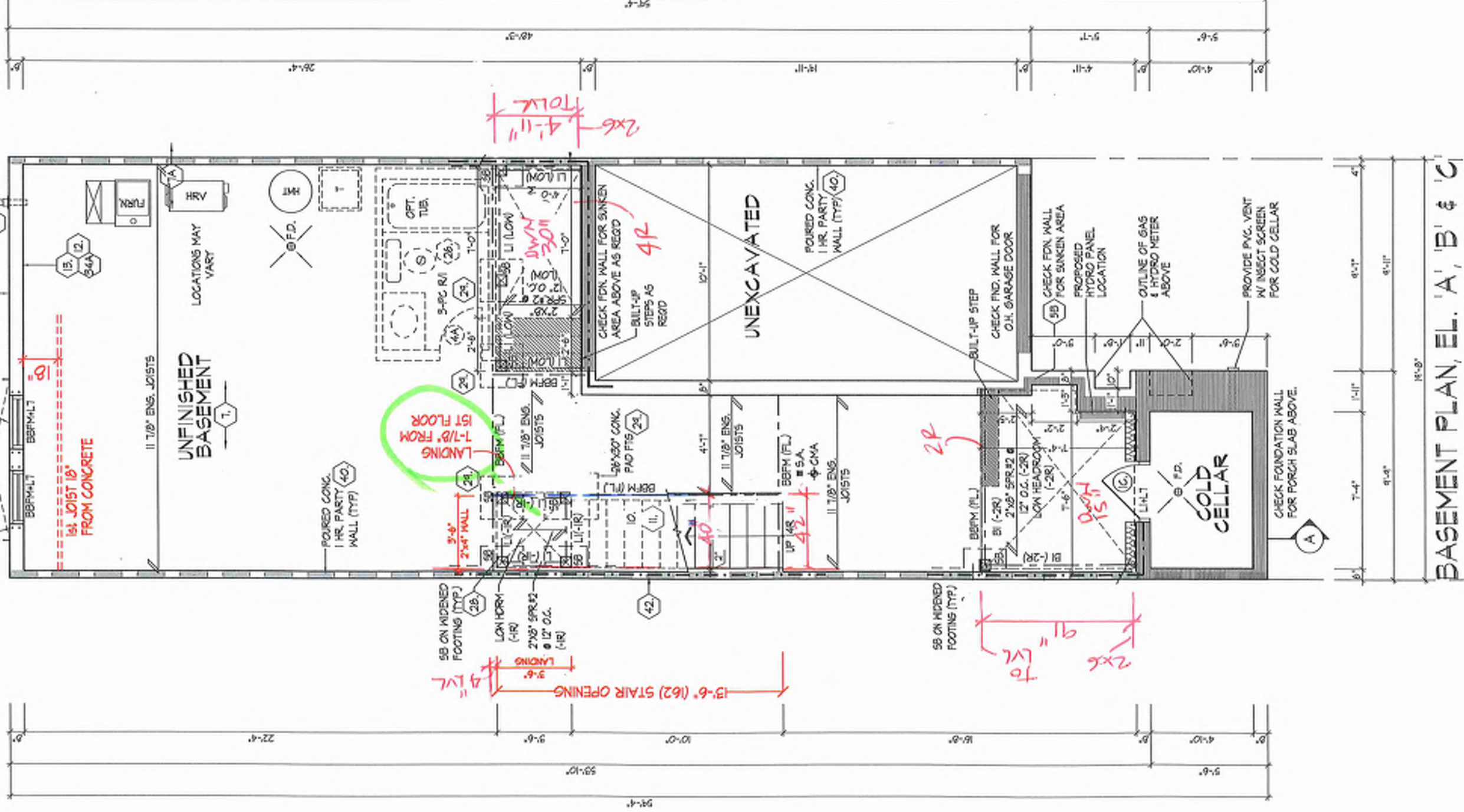
SITE
BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2016

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



**PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.**

**WALK
OUT**



APPROX. LOCATION OF FURNACE AND HOT WATER TANK
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 applicable 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 (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.

BLK 3-17

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

**UNIT 2016
REV. 2025.03.24**

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

**HUNT
DESIGN ASSOCIATES INC.**

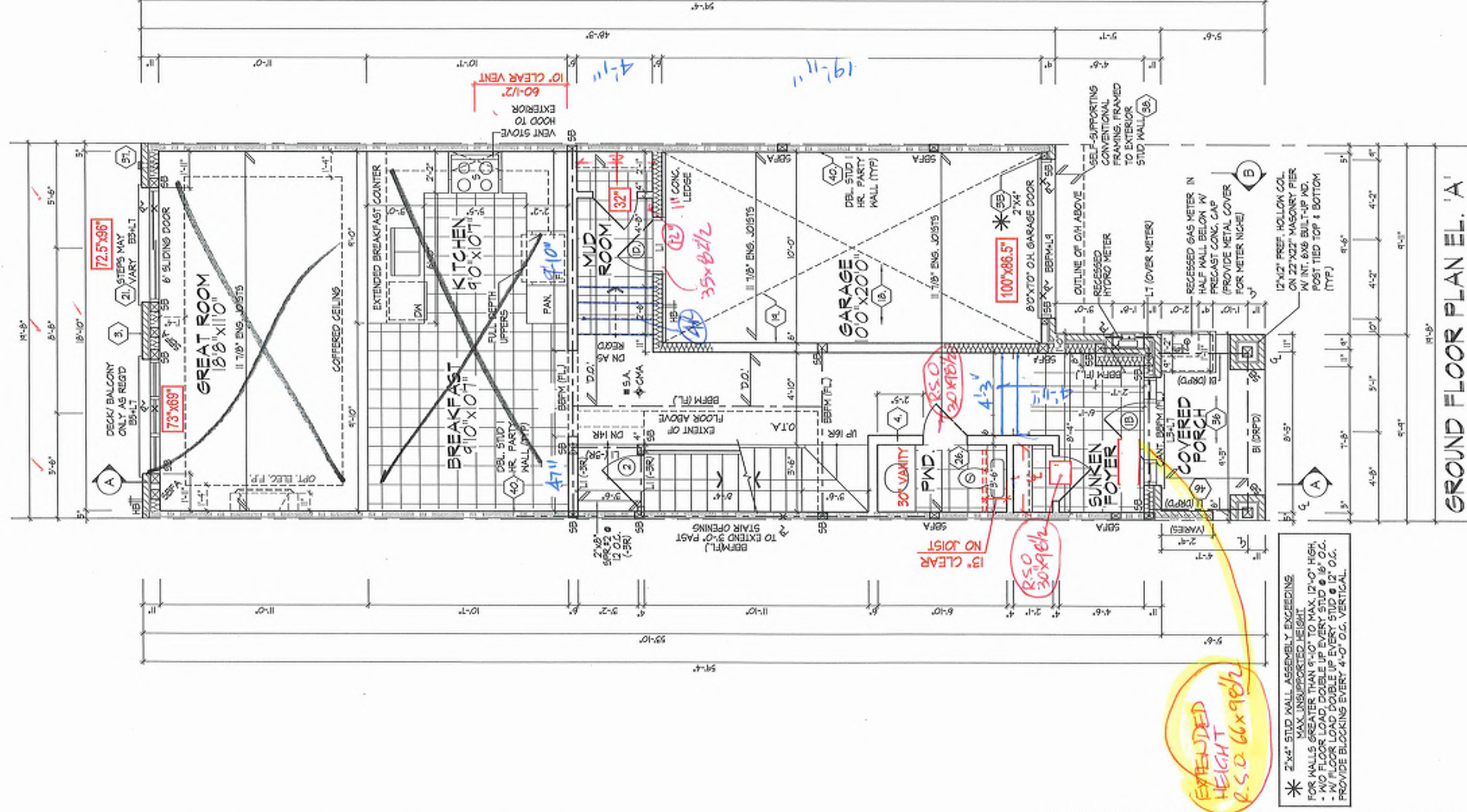
www.hunt-design.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAD THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
Qualification Information
Dominic Modilio
REGISTRATION NUMBER
21274
BCN
19655

File Number
218094WT2016
Page Number
2 of 25

Drawn By
MM
3/16"=1'-0"
Checked By
KMTT
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7338

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GROUND FLOOR PLAN EL. 'A'

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.

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 comply with the applicable Ontario Building Code and any 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 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.

PK 3
17

GROUND FLOOR PLAN, EL. 'A'

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

HUNT
DESIGN ASSOCIATES INC.

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
Dorrie's Mobilo

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
16005

SIGNATURE
21274

UNIT 2016
REV. 2025.03.24

File Number
218094WT2016

Scale
3/16"=1'-0"

Drawn By
KMTT

Created By
MM

Date
3/16/25

Page Number
3 of 25

8088 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7325

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FRENCH DOORS
73x98 1/2"

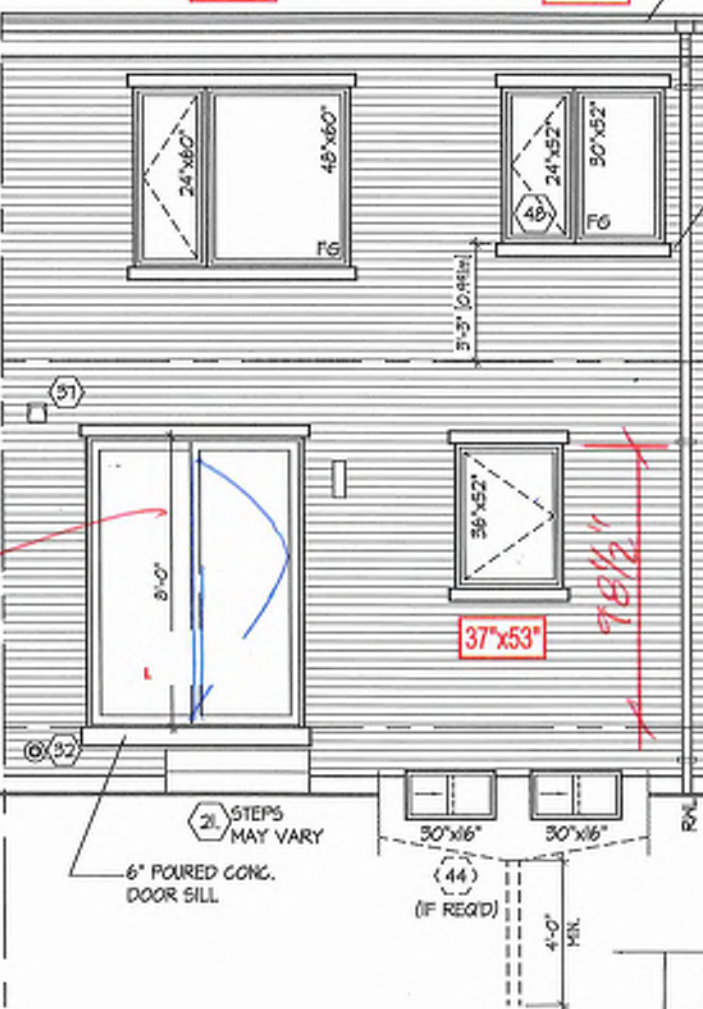
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

6:12

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x56" WINDOW LEFT

73"x61"

55"x53"



UPGRADED REAR ELEV. 'A' -
OPT. GROUND FLOOR COND.

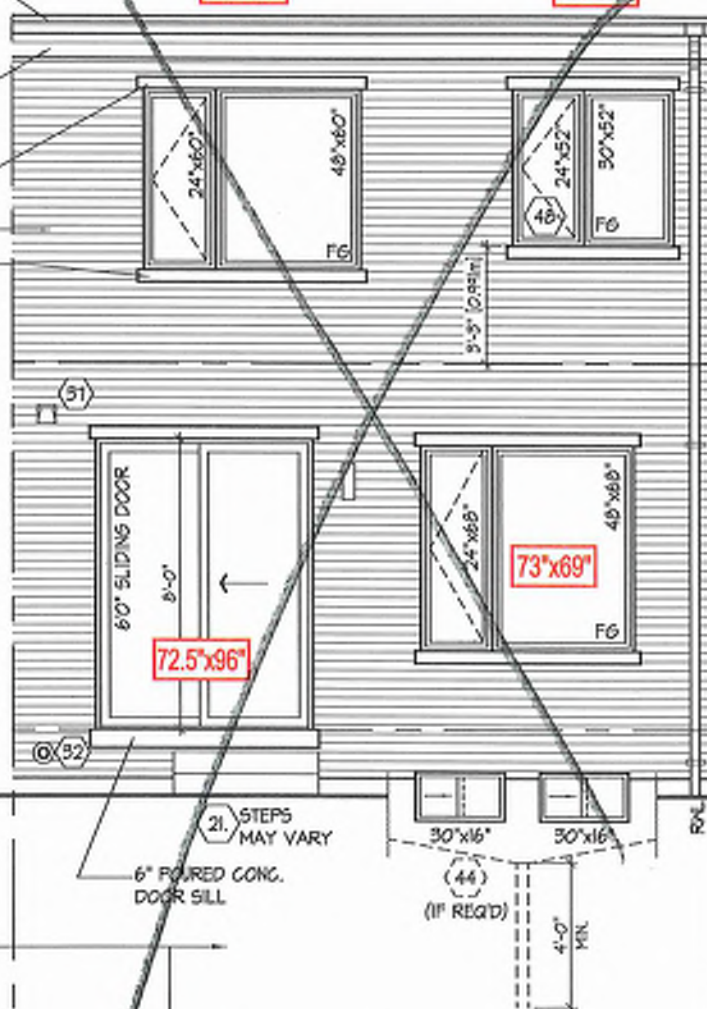
REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

6:12

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x56" WINDOW LEFT

73"x61"

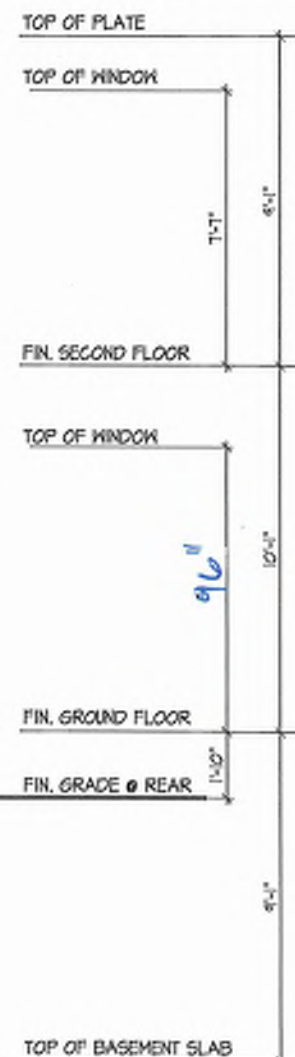
55"x53"



UPGRADED REAR
ELEVATION 'A'

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 provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving any (lotting) plans or building drawings with regard to any zoning or building code or permit requirements. 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.

3K3
17



UPGRADED REAR ELEVATIONS 'A'

UNIT 2016

REV. 2025.03.24

16 of 25

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.

www.hunt-design.ca

DATE: 21/2/24

BY: BOB

19555

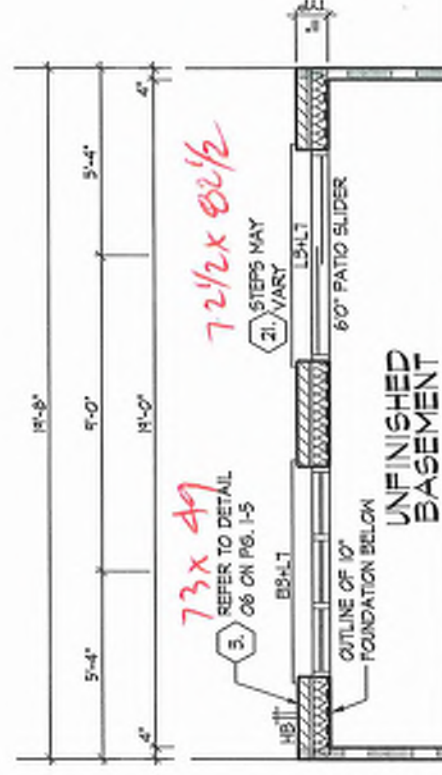
19555

19555

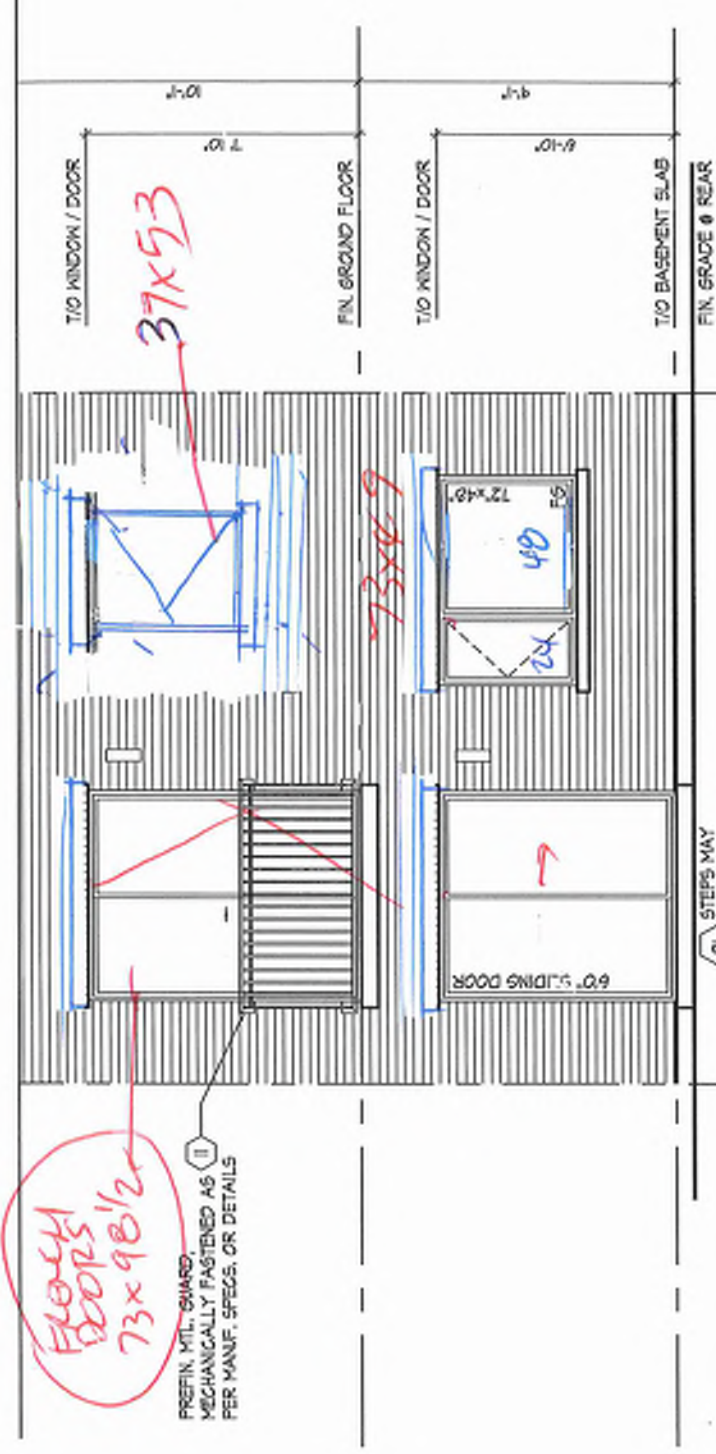
19555

Floor plan of the Great Room. The room is 18' x 10'. A Juliet balcony (labeled II) is attached to the exterior wall. A 6' sliding door is located on the exterior wall. The room dimensions are 18' x 10'.

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



PREFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANE SPECS. OR DETAILS



WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 40" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTING & INFO.

PART. REAR ELEVATION
- W.O.B. COND. W/ JULIET
BALCONY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the current Code provisions. The Architect is not responsible for provisions including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site boring plans or working drawings with respect to any lot, building or structure. The location of the building can be properly laid out located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Ordinance approved by the City of

32k3
17

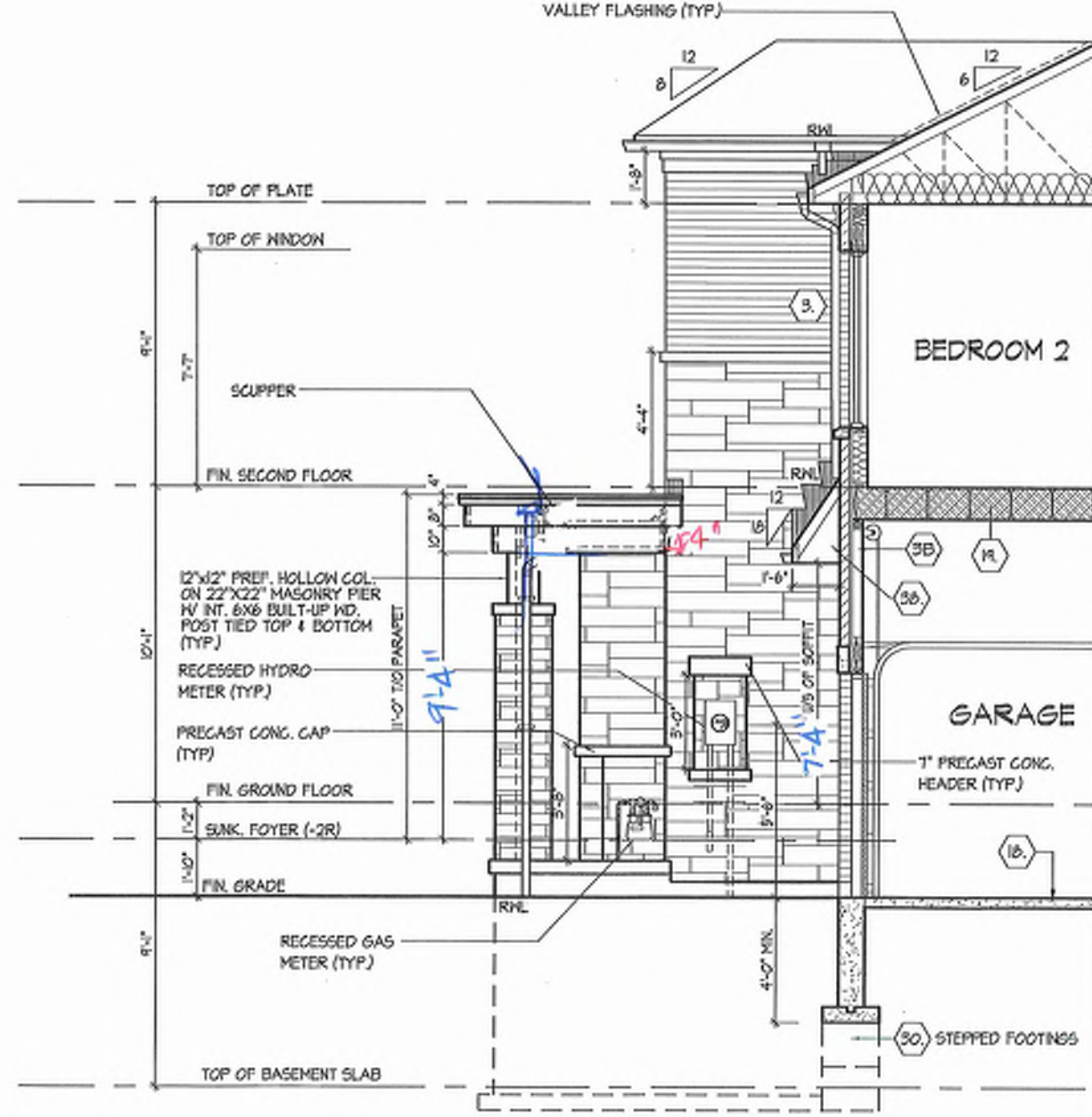
UNIT 2016
REV. 2025.03.24
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.



DESIGN ASSOCIATES INC.
 3/16"=1'-0"
 MM
 218034WT2016
 24 of 29

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PARTIAL SECTION 'B', EL. 'A'

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 subdivision agreement. The City of Richmond Hill 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.

BKC 3
17

PARTIAL SECTION B, EL. 'A'

UNIT 2016
REV. 2025.03.24

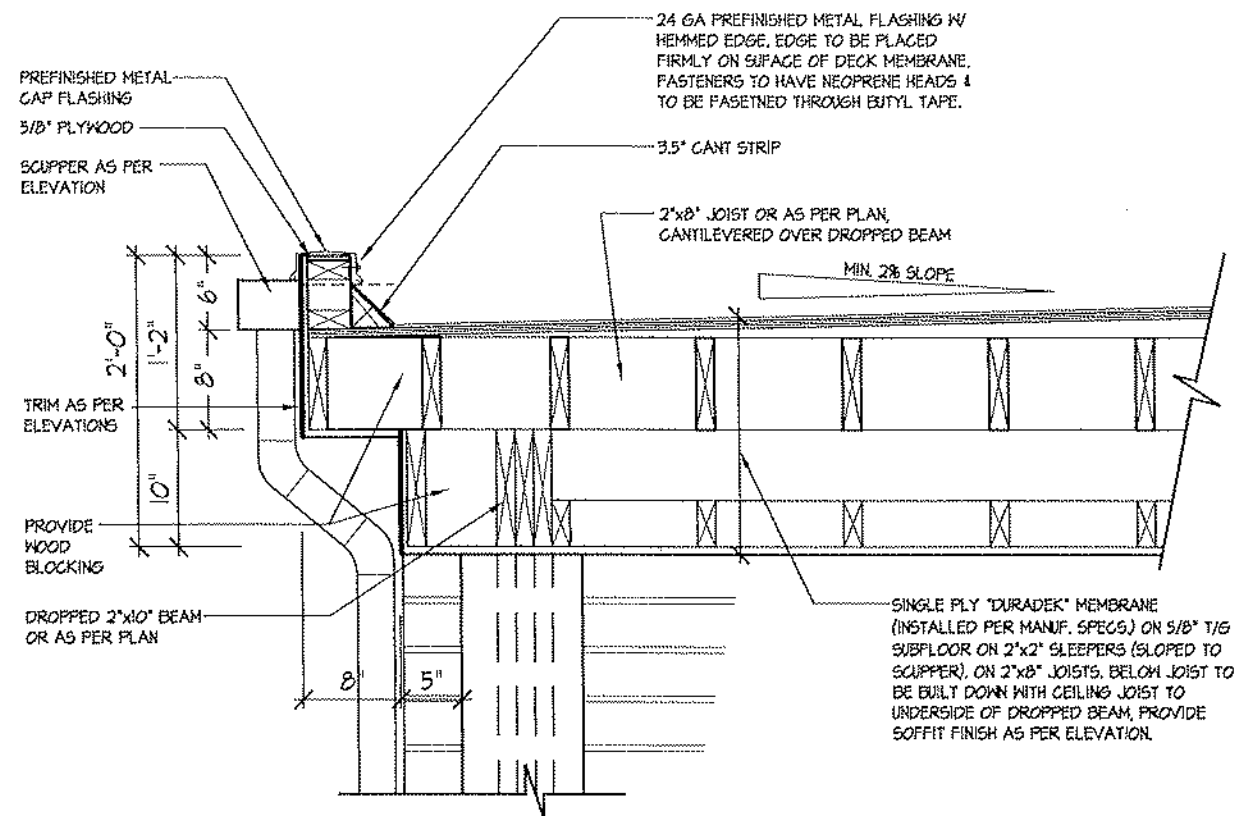
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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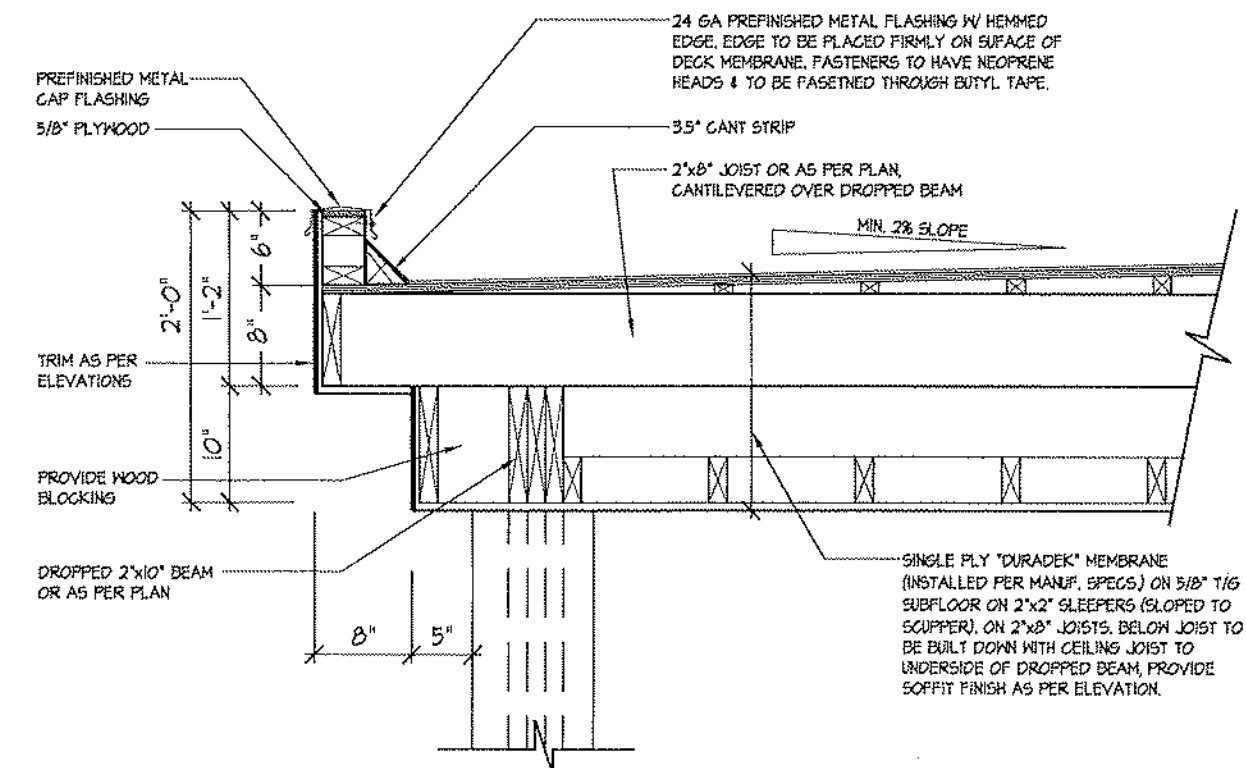
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Drawn By: KMTT, Checked By: MM, Scale: 3/16"=1'-0", Date: 218094/WT2016, File Number: 218094/WT2016, Page Number: 17 of 29, 8868 Woodbine Ave., Markham, ON L3R 0J7, T 905.737.5133, F 905.737.7326

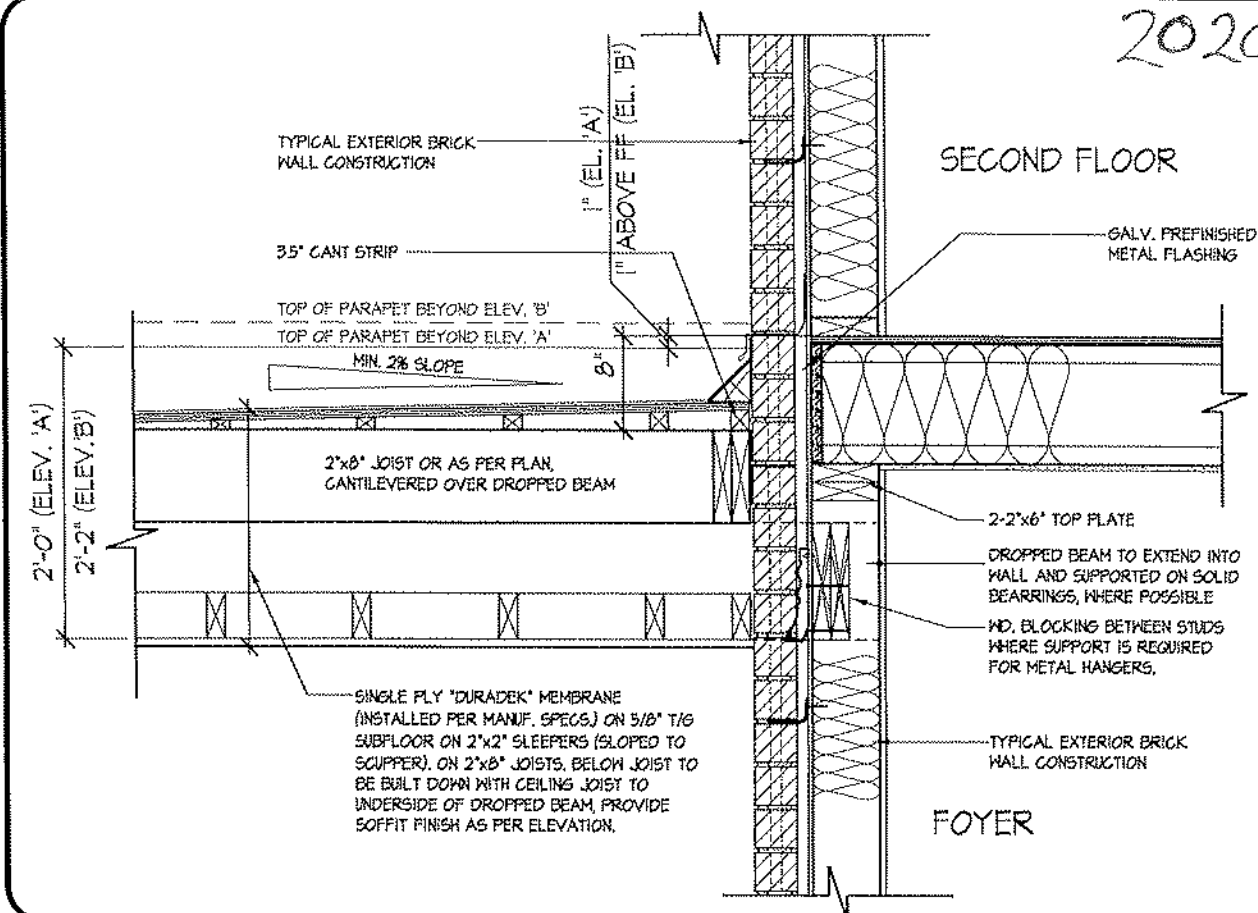
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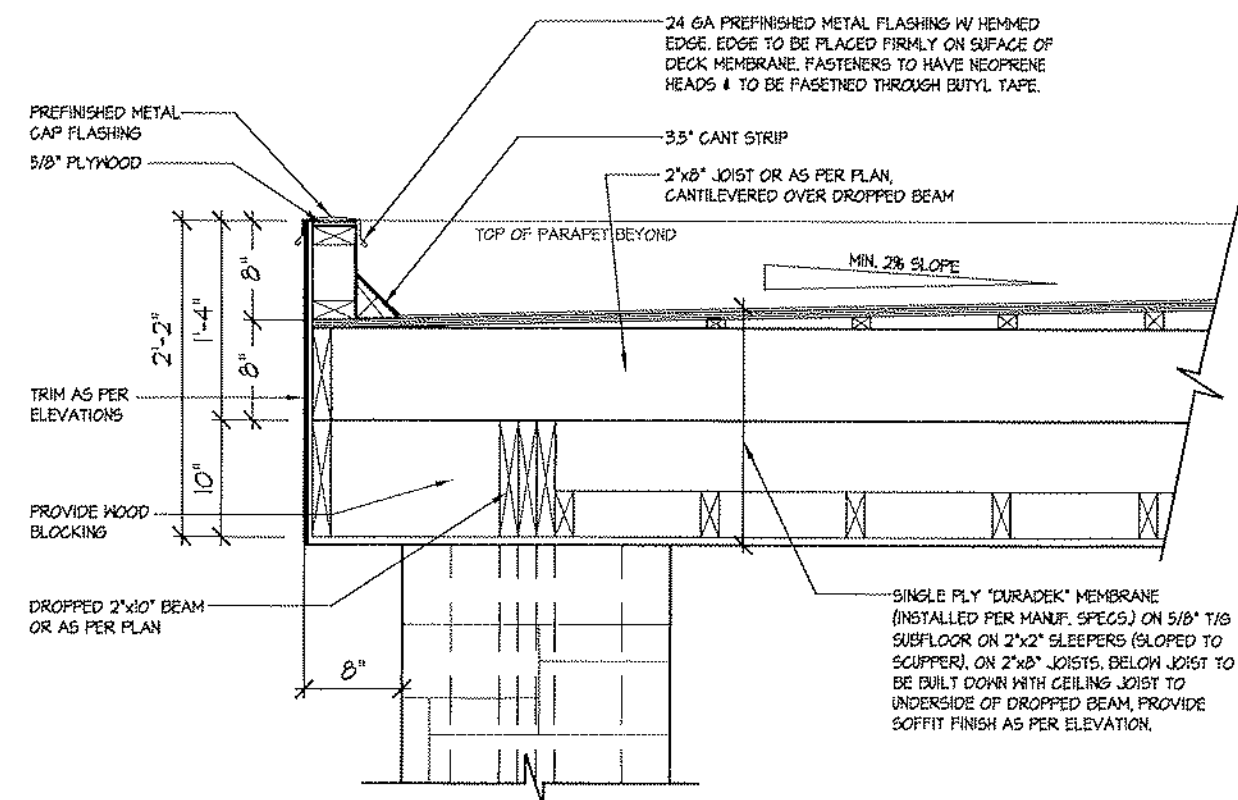
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'



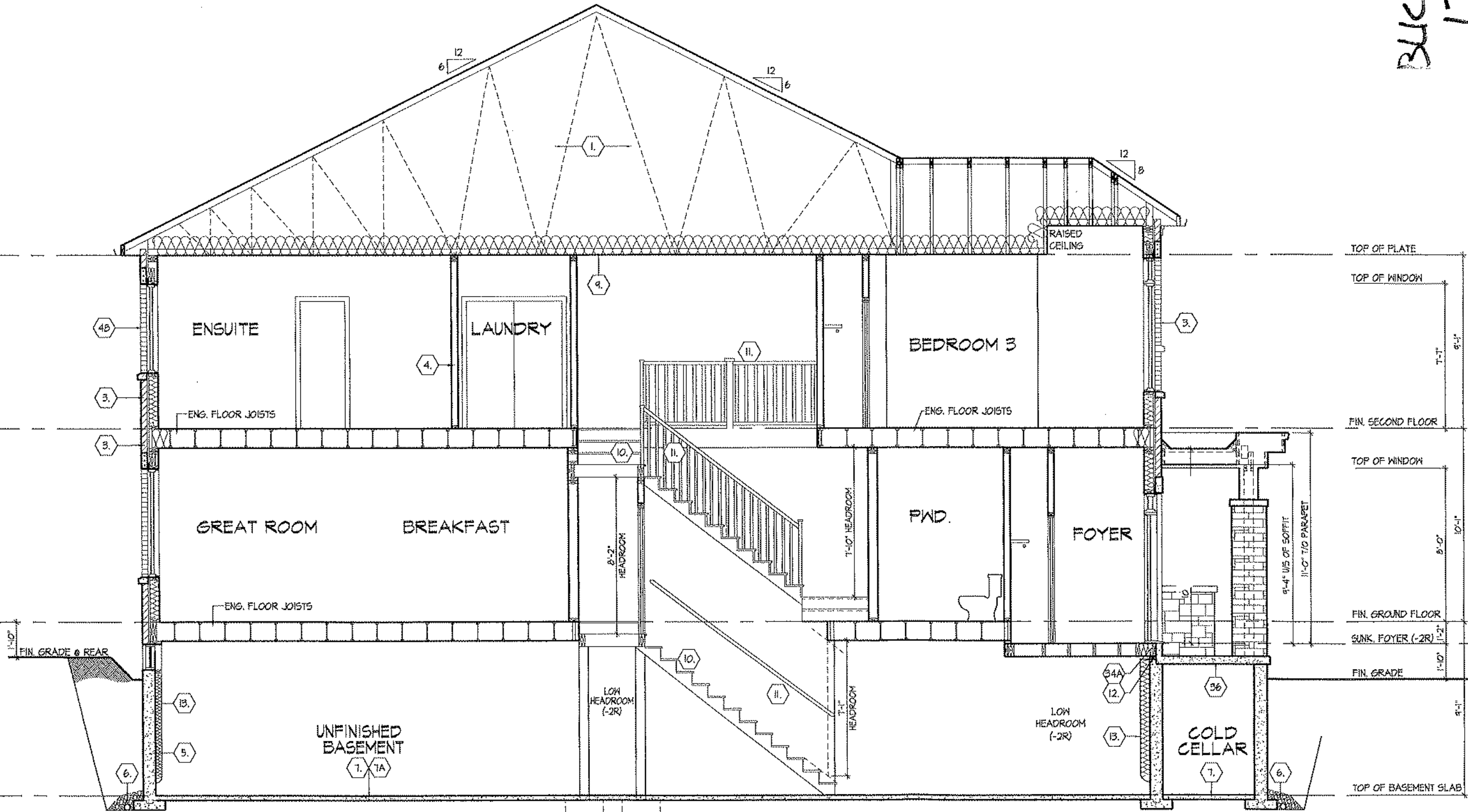
3 FLAT ROOF DETAIL @ EXTERIOR WALL
8/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'

BUC 3-17

CROSS SECTION 'A-A'



TOP OF PLATE	
TOP OF WINDOW	9'-1"
FIN. SECOND FLOOR	
TOP OF WINDOW	10'-1"
FIN. GROUND FLOOR	
SUNK. FOYER (-2R)	1'-2"
FIN. GRADE	1'-0"
TOP OF BASEMENT SLAB	9'-1"

34C 3
17

CROSS SECTION 'A-A'

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

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FILE NUMBER: 218094WT2016
SCALE: 3/16" = 1'-0"
CHECKED BY: MM
DRAWN BY: KM/TT
DATE: 26 OF 29

8966 Woodbine Ave., Markham, ON L3R 0J7
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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 "H" CLEFS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTORS TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (38X89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. FASTENING/CL. FACED, RVL & VENTED SOFFIT, ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVES/ROOF TO BE 4" MIN. WITH RVL DISCHARGING ONTO CONCRETE SPLASH-PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVES/ROOF WITH ELEC. TRACED HEATER CABLE ALONG EAVES/ROOF 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'-12" (99) 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 CORYENTRAY CEL LINGS. ANGLED TRAY CEL LINGS 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. ON FLURRING 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 AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FRI. (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 FLURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. 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 AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FRI. (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. FLURRING 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, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(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"x10.3" (22x180x76) GALV. METAL TES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.20.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. 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, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 3" (76) O.C. [9.20.13.8] BOTTOM WALLBOARD 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"x10.3" (22x180x76) GALV. METAL TES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.20.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. 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, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 3" (76) O.C. [9.20.13.8] BOTTOM WALLBOARD 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"x10.3" (22x180x76) GALV. METAL TES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.20.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 3" (76) O.C. [9.20.13.8] BOTTOM WALLBOARD AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER [9.20.13.6] (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.9, 9.23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38X89) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38X89) @ 24" (600) O.C. PROVIDE 2"x4" (38X89) BOTTOM PLATE AND 2"x4" (38X89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x4" (38X40) STUDS WHERE NOTED. PROVIDE 2"x4" (38X89) @ 24" (600) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38X89) WOOD BLOCKING ON FLAT @ 3'-11" (1200) @ 20.9.8) 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 INT. FINISH.
- 4B

NO CLADDING W/ CONTINUOUS INSULATION [9.23]
APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.2] 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 OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SEID IN ACCORDANCE WITH [9.15.3.4.1(14.2)] 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 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'-12" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TES @ 7'-8" (200) VERTICAL AND 2'-11" (560) HORIZONTAL FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.7(2)&(3)] & [9.20.3.4(3)]
- 5B

FOUNDATION REDUCTION IN THICKNESS FOR JOISTS
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13'-9 3/4" (350) HIGH & NOT LESS THAN 3'-12" (90) THICK [9.15.4.7(1)]
- 6

WEEPING TILE [9.14.3]
4" (103) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 8" (150) CRUSHED STONE COVER
- 7

BASEMENT SLAB OR SLAB ON GRADE [9.16.4], [9.16.4], [9.13.1, 9.13.1.1]
3" (80) MIN. 28MPa (2800psi) CONC. SLAB ON 8 MIL POLYETHYLENE AIRVAPOUR BARRIER [9.13.4] ON 4" (100) CLEAN COARSE GRANULAR FILL. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. WHERE A BASEMENT SLAB IS WITHIN 24" (600) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE 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). [9.23.12.1, 3.1.1.7.1(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, [9.16.2.1.1] 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

EXPOSED FLOOR TO EXTERIOR [9.10.17.10 & CANULC-S765.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.23.9]. FIN. SOFTI OR CLADDING AS PER ELEVATION TO JOIS OF EXPOSED CANT. JOIST.
- 9

EXPOSED CEILING TO EXTERIOR W/ ATTIC [9.25.2.4]
INSULATION, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- 10

ALL STAIRS/EXTERIOR STAIRS [9.8.1.2, 9.8.2.1, 9.8.4.1]
MAX. RISE 7'-8" (230) MIN. RISE 5" (125) MAX. RUN 11" (280) MAX. NOSING 1" (25) PRIVATE 7'-8" (230) 5" (125) NO LIME 11" (280) TAPERED TREADS MAX. STAIR WIDTH MIN. RUN 15'-7" (1130) MIN. AVG. RUN 10" (255) PRIVATE 2'-10" (560) MIN. RUN 15'-7" (1130) MIN. AVG. RUN 11" (280) PUBLIC 2'-11" (560) MIN. RUN 15'-7" (1130) MIN. AVG. RUN 11" (280)
- 11

GUARDS/HANDRAILS [9.8.7], [9.8.8]
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. [9.8.8.5] & [9.8.8.6] AND BE ABLE TO RESIST LOADS AS PER TABLE [9.8.8.2]
GUARD HEIGHTS - O.B.C. [9.8.8]
INTERIOR GUARDS: 2'-11" (600) MIN. (LESS THAN 5'-11" (1600) TO GRADE) 3'-6" (1070) MIN. (MORE THAN 5'-11" (1600) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDINGS & EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMP W/ EXTERIOR WALLS THAT IS 23.5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5'-12" (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 23.5/8" (600) AND ADJACENT SURFACE WITHIN 3'-11" (1200) SHALL BE PROTECTED WITH GUARDS.
HANDRAIL HEIGHTS - O.B.C. [9.8.7] - REQUIRED AS PER [9.8.7.1.1(3)] MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (585) MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)
* IF EXTERIOR STAIR/LANDING EXCEEDS 13m ABOVE ADJACENT GRADE, GUARD SHALL NOT BE LESS THAN 4'-11" (1500) [9.8.8.3(3.1)]
- 12

SILL PLATES
2"x4" (38X89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 5'-7" (1700) O.C., WITH NO LESS THAN 2 BOLTS PER WALL PANEL AND LOCATED WITHIN 0.5% OF THE END OF THE FOUNDATION [9.23.6.1.1(3)(9)]. PROVIDE CALKING 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 [9.8.12.3.1.1]
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 [9.15.3.8], [9.23.10.1.1]
2"x4" (38X89) STUDS @ 16" (400) O.C. 2"x4" (38X89) SILL PLATE (2"x6" (38X140) AS REQUIRED) ON DAMP PROOFING MATERIAL OR 2 MIL POLYETHYLENE FLM, 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 8. ADD HORIZ. BLOCKING AT MID-HEIGHT IF 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" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CANULC-S765.2/M, AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPA AS PER SOILS REPORT.
- 15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]
3-1/2" (90) x 10-1/8" (478) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75KPA OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPA AS PER SOILS REPORT.
- 15B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]
3-1/2" (90) x 10-1/8" (478) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x250x12.7) WITH 2-1/2"x12" x 12" LONG x 2" HOOK ANCHORS (2- 12.70x305x50), FIELD WELD COLUMN TO BASE PLATE & STEEL BM. BEARING CAPACITY OF 150KPA AS PER SOILS REPORT.
- 16

STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM POCKET OR 8"x8" (200x200) POLISHED CONC. NB WALLS, MIN. BEARING 3-1/2" (90). CONC. NB WALLS TO HAVE EXTENDED FOOTINGS SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x24"x16" (870x610x406) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 45"x40"x19" (1060x1020x480) CONC. FOOTING
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.3], [9.23.9.3]
1"x2" (196x4) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18

GARAGE SLAB [9.16], [9.35]
4" (100) 32MPa (4840psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19

GARAGE TO HOUSE WALLS/CEILING [9.10.9.18]
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 & SPRAY FOAM FOR CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.9.18], [9.10.17.10], [CANULC-S705.2]
- 20

GARAGE DOOR TO HOUSE [9.10.13.15]
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- 21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7'-8" (230) MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITTING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE [9.8.9.2] OR SHALL BE CANTILEVERED AS PER SUBSECTION [9.8.10]
- 22

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

ATTIC ACCESS [9.19.2.1.1]
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m² AND NO DIM. 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 [RSI 3.52] [9.23.12.1, 3.1.1.8.1(1)]
- 24

FIREPLACE CHIMNEYS [9.23]
TOP OF FREPLACE CHIMNEY SHALL BE 3'-0" (900) 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"x16" (300x300x415) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x12" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-12" (90) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 9/8" (29.9) 4" (8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR VOT. STUD PARTY WALL.
- 28

WOOD FRAMING IN CONTACT WITH CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SELLS 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"x6" (3-38X140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (600x600x300) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 2.2
- 30

STEP FOOTINGS [9.15.3.8]
MIN. HORIZ. STEP = 23.5/8" (600). MAX. VERT. STEP = 23.5/8" (600).
- 31

CONC. PORCH SLAB [9.16.4]
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 30Mx2.9MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% 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 [9.23.3.5], [9.23.9.4], [9.23.14]
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.23.6.1] ALL JOISTS (WHERE REQUIRED) TO BE BRIDGED WITH 2"x2" (38X89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 9'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
HEADER CONTINUOUS APPROVED AIRVAPOUR BARRIER (HEADER WRAP) 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 SHALL 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

EXPPOSED BUILDING FACE W/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M² OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIRING DISTANCE IS 23.5/8" (600) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.14], OR [9.10.15]. REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSED BUILDING FACE NOT MORE THAN 20 FT (1300mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.5]
- 36

COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 9'-2" (2800) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7'-8" (230) O.C. EACH DIRECTION. W/ 1-1/2" (38) GLASS COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS AND DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 24"x24" (610x610) 10M DOWELS @ 23.5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.
- 37

RANGE HOODS AND RANGE-TOP FANS [9.32]
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.B.C. [9.10.22.3(1)(b)&(3.2)]
- 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 BLEU UP ROOF OVER PRE-ENGINEERED ROOF TRUSSELS AND/OR CONVENTIONAL FRAMING TO BE 2"x4" (38X89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY WIND LOADS
EXTERIOR STUDS SPACING MAX HEIGHT SPACING MAX HEIGHT
BRICK 2-2 3/4" 12" (305) O.C. 19'-4" (5888) 6" (203) O.C. 18'-4" (5588)
SIDING SFR. 42 16" (406) O.C. 19'-4" (5888) 12" (305) O.C. 19'-4" (5588)
BRICK 2-2 3/4" 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SIDING 2-2 3/4" 12" (305) O.C. 21'-0" (6400) 16" (406) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. CAN 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS - 9' 4'-0" (1220) O.C. VERTICALLY.
- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2900) PROVIDE 2"x6" (38X140) STUDS @ 16" (400) O.C. WITH CONTIN. 2-2"x6" (38X140) TOP PLATE & 1-2"x6" (1-38X140) BOTTOM PLATE & MIN. OF 2-2"x6" (38X184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP. BOTTOM PLATES & HEADERS.

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..



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

UNIT 2016
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CONSTRUCTION NOTES 1

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.
Name: Corinne Mobilia
Signature: [Signature]
Registration Information: 19695
Date: 21/2/24

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CONT. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&E B141
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8mm) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 2" (50.8) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLAG OR GLASS TAPE FIL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR PAINT COAT WITH 2x2" (50.8mm) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 41 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3-1
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (50.8mm) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2x4" (50.8mm) SILL PLATES. 2x4" (50.8mm) AS REQUIRED. FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 50% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLAG OR GLASS TAPE FIL & SAND ALL GYPSUM JOINTS. EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 42 2 HR. FIREWALL (SB-3) WALL TYPE B&E B141
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8mm) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLAG OR GLASS TAPE FIL & 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)
- 43 STUCCO WALL CONSTRUCTION (2X6) (9.2.2)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.2.2) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38.1) E.T.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSELASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.2.2.1) & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ'D)
- 44 STUCCO WALL @ GARAGE CONSL. (9.2.2)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.2.2) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38.1) E.T.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSELASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.2.2.1) & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ'D)
- 45 UNSUPPORTED FOUNDATION WALLS (9.15.4.2)
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2x2M BARS IN TOP PORTION OF WALL. (UP TO 80% OPENING)
3x2M BARS IN TOP PORTION OF WALL. (80% TO 100% OPENING)
4x2M BARS IN TOP PORTION OF WALL. (100% TO 150% OPENING)
- BARS STACKED VERTICALLY AT EXTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS
2x4M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2x4M 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 24" (610) BEYOND BOTH SIDES OF OPENING
- 46 STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.2.4.1) (REFER TO DETAILS)
- 47 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (533.4) SHALL BE PROVIDED IN FRONT OF THE WINDOW. ENERGY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SINKING LOCATION WITH A 4" (101.6) KEEPING THE LOW A FILTER CLOTH WARP AND FILLED WITH CRUSHED STONE. (9.9.10.1) (9.12.4.3)
- 48 SLOPED CEILING CONSTRUCTION (9.9.12.1) (9.11.4.1) (9.22.4.2)
2x12" (50.8mm) ROOF JOISTS @ 16" (406.4) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2x2" (50.8mm) PLUMBING @ 16" (406.4) O.C. PERPENDICULAR TO ROOF JOIST PLUMBING NOT REQ'D. W/ SPRAY FOAM W/ INSULATION BETWEEN JOIST. 8 MIL POLYETHYLENE VAPOR 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 RS). (9.23.2.3) (REMOVE CLAIR WHERE REQ'D)
- 49 BALCONY CONSTRUCTION
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
- 50 BARREL VAULT CONSTRUCTION
CANTIL VERRED 2x4" (50.8mm) SPACERS LAD FLAT ON 2x10" (50.8mm) SPR. #2 ROOF JOIST NAIL TO BUILT-UP 3/4" (19.1) PLYWOOD HEDDER PROTECTED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 51 EGRESS WINDOW ABOVE GRADE (9.9.10.1) (9.9.10.1.1)
EGRESS 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 3.77 SQ. FT. (0.35m2) WITH NO DIMENSION LESS THAN 1'6" (380) AND BE FREE OF ANY LIFTING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES. 2.1 WINDOWS

SECTION 1.1. WALL STUDS

SIZE & SPACING OF STUDS (O.B.C. REFERENCE - TABLE 9.2.3.10.1)			
MIN. STUD SIZE	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, S (mm) O.C.
2x4	24" (609.6)	18" (457.2)	12" (304.8)
2x6	24" (609.6)	18" (457.2)	12" (304.8)
2x8	24" (609.6)	18" (457.2)	12" (304.8)
2x10	24" (609.6)	18" (457.2)	12" (304.8)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW WITH MIN. 10% UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'6" (380) CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT. CONFORMING TO (9.9.10.1)
2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (101.6) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS FINISHED LESS THAN 3'6" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'11" (1580). (9.9.2.1)
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'4" (610) 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 (9.9.2.2)
4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS
REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.3. MECHANICAL / PLUMBING (9.3.2)
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.
2) REFER TO HOT WATER MAIN/PLUMBING SPECS. CONFORM TO O.B.C. (9.3.1.5)
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT. HWY AND DOMESTIC HOT WATER HEAT RECOVERY UNITS WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (9.3.1.2) - (9.3.1.12) 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" (50.8mm) FINE FLU. NO.50 (456) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (203.2) ABOVE THE GROUND.
2.5. STEEL (9.23.4.3)
1) STRUCTURAL STEEL SHALL CONFORM TO CANCSA-640-21 GRADE 50WY. ROLLING STRUCT. SECTIONS SHALL CONFORM TO CANCSA-640-21 GRADE 50WY CLASS "F".
2) REINFORCING STEEL SHALL CONFORM TO CSA-630-18M GRADE 400R.
2.6. FLAT ARCHES
1) FOR 8" (203.2) CEILING: FLAT ARCHES SHALL BE 6" (152.4) A.E.
2) FOR 9" (228.6) CEILING: FLAT ARCHES SHALL BE 7" (177.8) A.E.
3) FOR 10" (254.0) CEILING: FLAT ARCHES SHALL BE 8" (203.2) A.E.
2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'6" (380) UNLESS NOTED OTHERWISE.
2.8. FLASHING (9.20.12) (9.26.4) (9.27.2)
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 (9.14.6)
2.10. ULC SPECIFIED ASSEMBLIES
ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY UL 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 PARTS AND BUILT-UP WOOD (DIVISION B PART 9, TABLE 9.2.3.4.2 (A)-(I))

FORMING PART OF SENTENCE: (9.23.4.2.1) (9.23.4.2.2) (9.23.4.2.3) (9.23.4.2.4) (9.23.4.2.5) (9.23.4.2.6) (9.23.4.2.7) (9.23.4.2.8) (9.23.4.2.9) (9.23.4.2.10)	2x6 SPRUCE #2	2x10 SPRUCE #2	2x12 SPRUCE #2
L1	2x2x6 (2/3x18)	L3	2x2x12 (2/3x24)
B1	3x2x6 (4/3x18)	B3	3x2x12 (4/3x24)
B2	4x2x6 (4/3x18)	B4	4x2x12 (4/3x24)
B7	5x2x6 (5/3x18)	B6	5x2x12 (5/3x24)

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.2.0.5.2.B.)

FORMING PART OF SENTENCE (9.20.5.2.1) & (9.20.5.2.2)	1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
L1	1-1 3/4" x 9 1/2"	L3	1-1 3/4" x 11 7/8"
L4	2-1 3/4" x 9 1/2"	L6	2-1 3/4" x 11 7/8"
L5	3-1 3/4" x 9 1/2"	L7	3-1 3/4" x 11 7/8"
L6	4-1 3/4" x 9 1/2"	L8	4-1 3/4" x 11 7/8"
L7	5-1 3/4" x 9 1/2"	L9	5-1 3/4" x 11 7/8"
L8	6-1 3/4" x 9 1/2"	L10	6-1 3/4" x 11 7/8"
L9	7-1 3/4" x 9 1/2"	L11	7-1 3/4" x 11 7/8"
L10	8-1 3/4" x 9 1/2"	L12	8-1 3/4" x 11 7/8"
L11	9-1 3/4" x 9 1/2"	L13	9-1 3/4" x 11 7/8"
L12	10-1 3/4" x 9 1/2"	L14	10-1 3/4" x 11 7/8"

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS (9.5.5), (9.9.6), (9.7.2.1), (9.7.5.2), (9.10.12.10)	1	2	3	4	5
1 EXTERIOR	2x8 x 6x8 x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)
2 EXTERIOR	2x8 x 6x8 x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)
3 EXTERIOR	2x8 x 6x8 x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)
4 EXTERIOR	2x8 x 6x8 x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)
5 EXTERIOR	2x8 x 6x8 x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)	2x8 x 6x8 x 1-3/8" (815 x 2030 x 35)

3.4. ACRONYMS

ABV	ABOVE	HRV	HIGH RETURN VENTILATION UNIT
ABF	ABOVE FINISHED FLOOR	HWT	HOT WATER TANK
ABFM	BEAM BY FLOOR MANUFACTURER	JST	JOIST
BBM	BEAM BY ROOF MANUFACTURER	LIN	LINEN CLOSET
BG	BEAM GLASS W/ BLACK BACKING	LMB	LAMINATED VENEER LUMBER
BLW	BELOW	OTBA	OPEN TO BELOW ABOVE
BSM	BEAM	PL	POINT LOAD
CBF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CM	COMPLETE WITH	PT	PRESSURE TREATED
DLT	DOUBLE JOIST TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DHP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
ENV	ENERGY RECOVERY VENTILATION UNIT	SBFA	SB FROM ABOVE
EST	ESTIMATED	SL	SINGLE JOIST
FA	FLAT ARCH	SPR	SPRUE
FD	FLOOR DRAIN	STL	STEEL
FG	FIXED GLASS	TPO	TOP OF
FL	FLUSH	TR	TYPICAL
FLR	FLOOR	US	UNDERSTORY
GT	GIRDER TRUSS	WD	WOOD
GRM	GIRDER TRUSS BY ROOF MANUFACTURER	WIC	WALK IN CLOSET
HIS	HOUSE BIB	WP	WEATHER PROOF
HRD	HEADROOM	WP	WEATHER PROOF

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34	EXHAUST VENT
CLASS BYVENT	EXHAUST VENT
DUPEX OUTLET (12" HIGH)	DUPEX OUTLET (NEED AS NOTED A/F)
HEAVY DUTY OUTLET	SWITCH (230 VAC)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (FULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE TV JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANGELER (CEILING MOUNTED)
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN	

SMOKE ALARM (9.10.19)

SA 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 WERE 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 ELECTRICAL 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) (9.22.3.9)

CMA CARBON MONOXIDE ALARMS (9.9.3) (9.22.3.9)
CONFORMING TO CANCSA-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 FLOORING WITH A ROOM THAT CONTAINS A FLUE, 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.

SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

SB THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAIL TOGETHER WITH NOT LESS THAN 3" (76.2) NAILS SPACED NOT MORE THAN 11 3/4" (296.7) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLE A-94 TO A-97 (9.7.4, 9.23.10.7)

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 38.

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

BLK-3
17

CONSTRUCTION NOTES 2

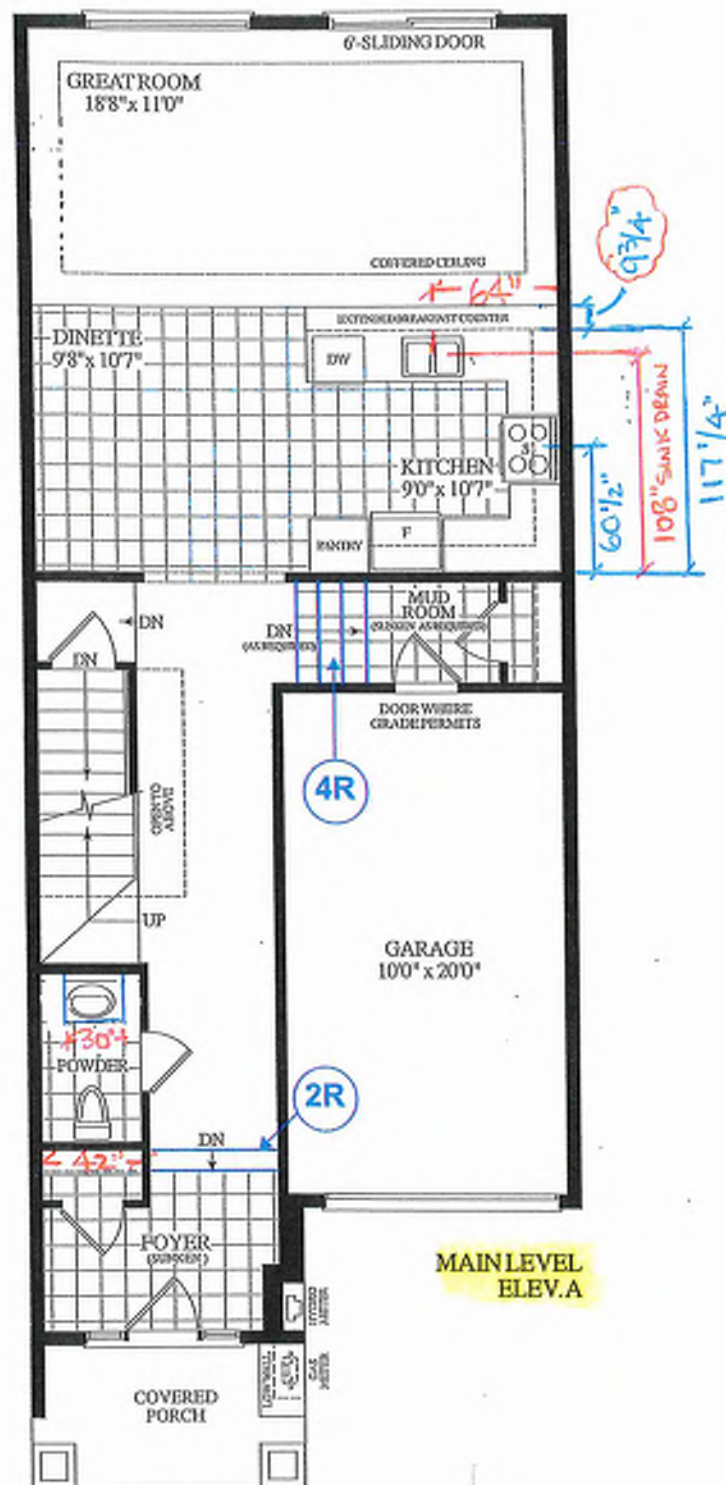
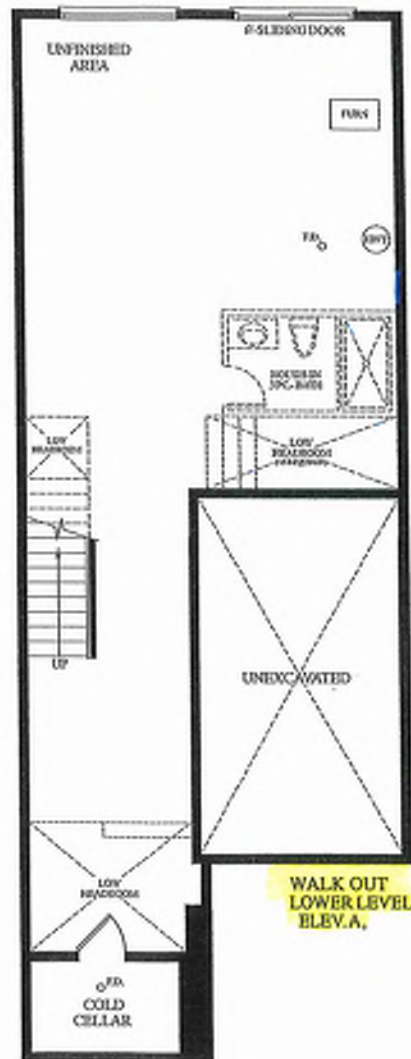


BAYVIEW HEIGHTS

RICHMOND HILL



WALK-OUT BSM+

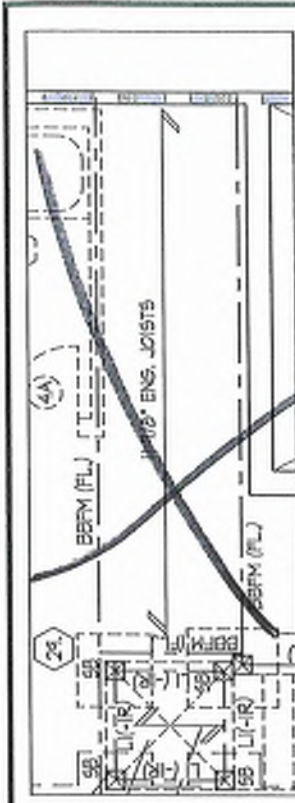


MAIN LEVEL
ELEV. A

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.L.

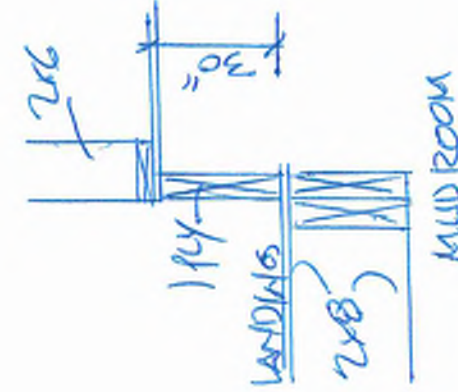
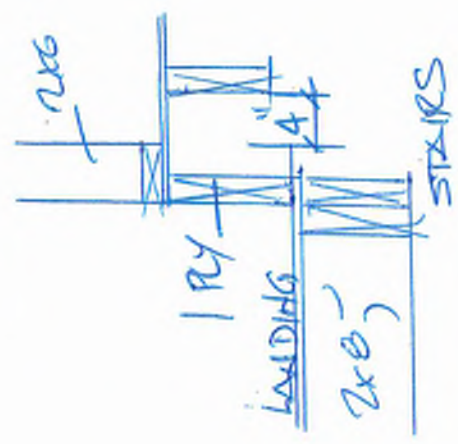


OPT. UPPER LEVEL
ELEV. A
(3 BATH COND.)



**PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.**

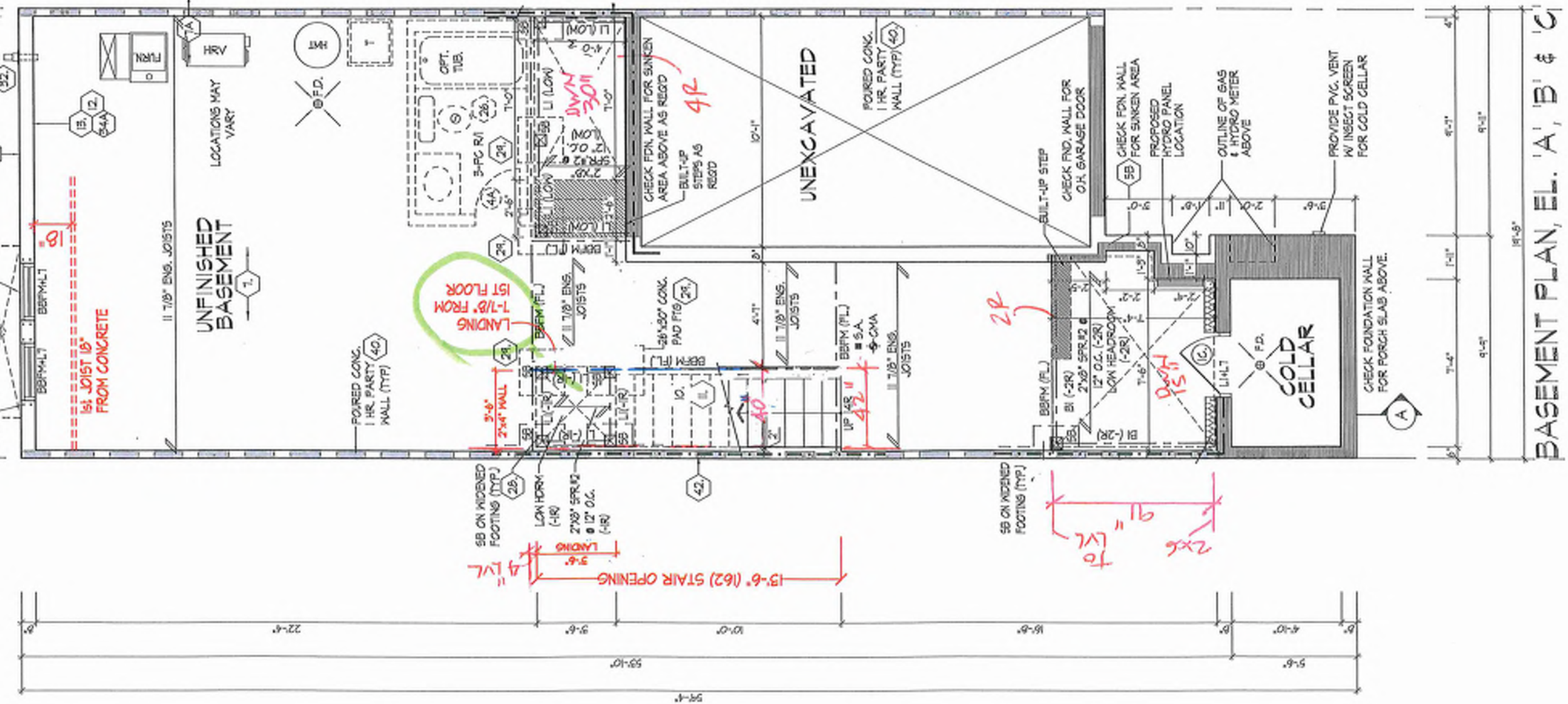
**WALK
OUT**



APPROX. LOCATION OF FURNACE AND HOT WATER TANK
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 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.



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

BLK 3-18

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

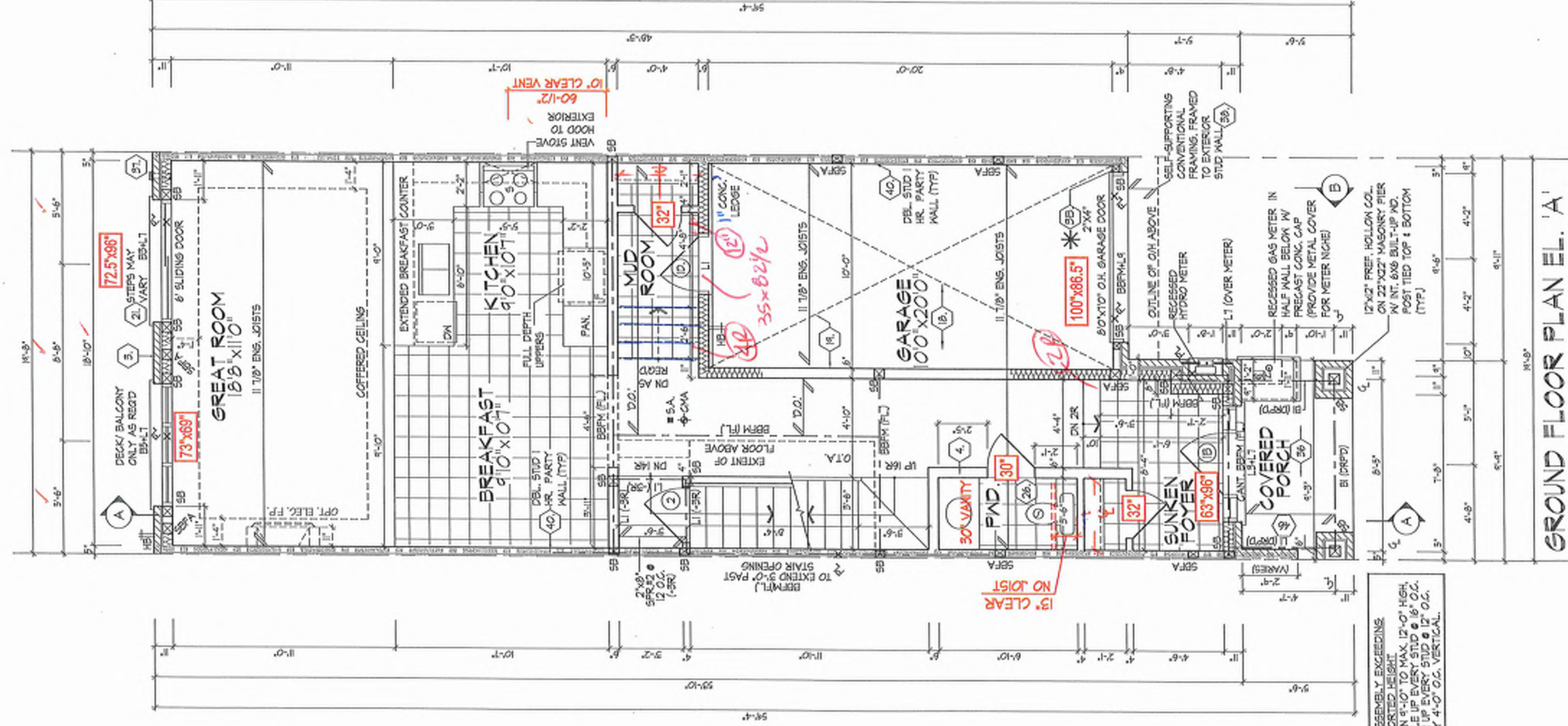
**UNIT 2016
REV. 2025.03.24**

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

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

NAME: 21274
SIGNATURE: 15055
DATE: 218094W72016
F 905.737.7928

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GROUND FLOOR PLAN EL. 'A'

PK 3
18

It is the builder's complete responsibility to ensure that the construction complies with the applicable Ontario Building Code and all applicable regulations and requirements 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 its lot.

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GROUND FLOOR PLAN, EL. 'A'

UNIT 2016

REV. 2025.03.24

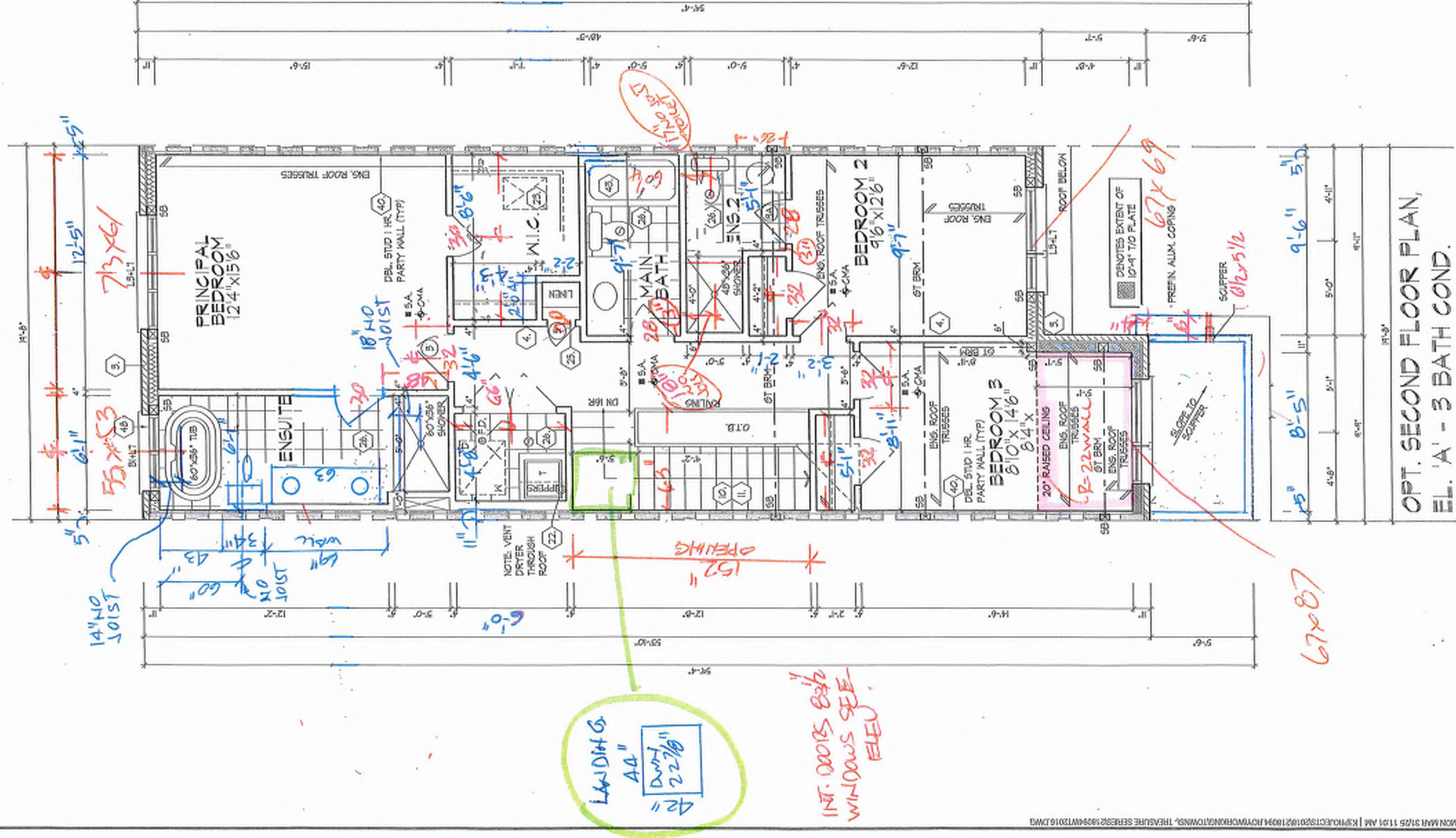
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
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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 ONTARIO BUILDING CODE TO BE A DESIGNER.

Drawn By: KMTT
Checked By: MM
Scale: 3/16" = 1'-0"
File Number: 218094WT2016
Page Number: 3 of 25
F 805.737.7328

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and any applicable regulations and restrictions including zoning regulations and any provisions in the subdivision agreement. The Contractor/Architect is not responsible in any way for examining or approving site layout 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 that lot.

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

BUC 3
18

OPT. SECOND FLOOR PLAN
EL. 'A' - 3 BATH COND.

OPT. SECOND FLOOR PLAN. EL. 'A' - 3 BATH COND.

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

UNIT 2016
REV.2025.03.24

216094WT2016.
P 605.707.7328

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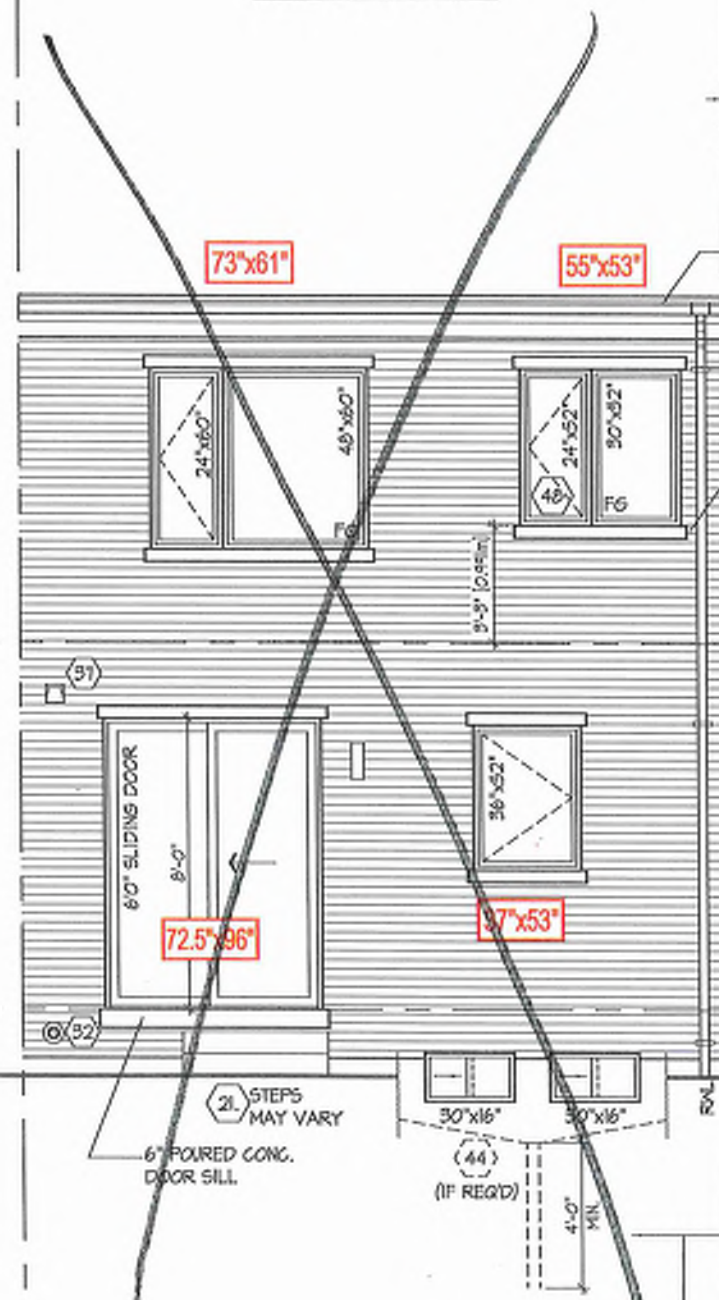
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NAME	STAND/USE	0000
REGISTRATION INFORMATION		
REGISTRATION NUMBER	REGISTRATION DATE	0000
REGISTRATION TYPE	REGISTRATION STATUS	0000

 HUNT DESIGN ASSOCIATES INC.
 199001

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

6:12

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x56" WINDOW LEFT



UPGRADED REAR ELEV. 'A' -
OPT. GROUND FLOOR COND.

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

6:12

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x56" WINDOW LEFT

ASPHALT SHINGLES (TYP.)

PREFIN. ALUM. GUTTER,
RVL, FASCIA BD. &
VENTED SOFFIT (TYP.)
3"x5" ALUMINUM CLAD
PROFILED FRIEZE
BOARD (TYP.)
3.5" PRECAST CONG.
HEADER (TYP.)
FACE BRICK (TYP.)
3.5" PRECAST CONG.
SILL (TYP.)



UPGRADED REAR
ELEVATION 'A'

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 existing plans or building codes 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 3
18

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF WINDOW
FIN. GROUND FLOOR
FIN. GRADE @ REAR
TOP OF BASEMENT SLAB

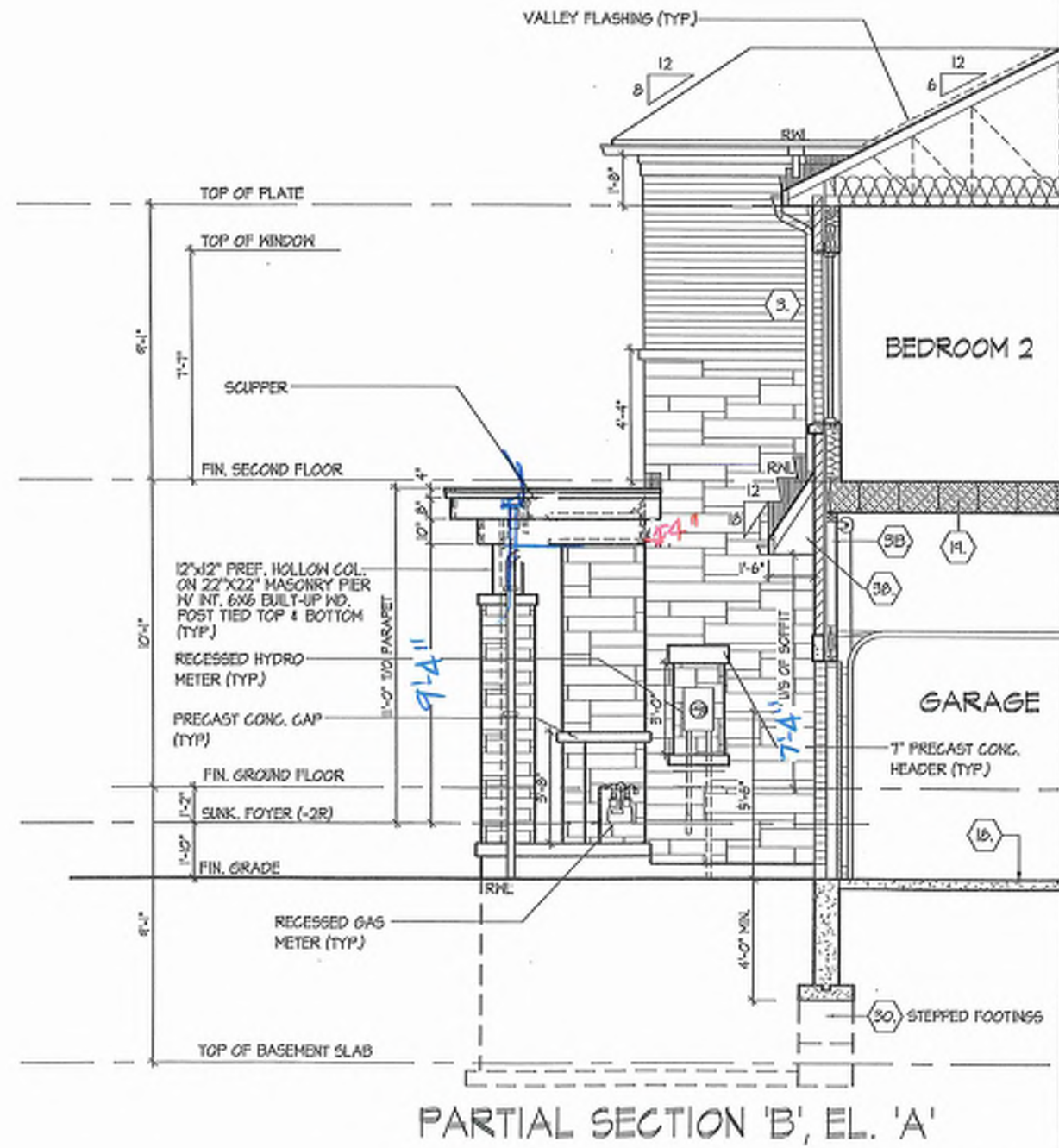
UPGRADED REAR ELEVATIONS 'A'

UNIT 2016
REV. 2025.03.24

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

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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 site (lotting) plans or working drawings with respect to any zoning or building code or permit matter on that any house can be properly built or located on its lot.

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PARTIAL SECTION B, EL. 'A'

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

UNIT 2016
REV.2025.03.24

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File Number: 218094WT2016 Page Number: 17 of 29

Drawn By	Checked By	Scale
KM/TT	MM	3/16"=1'-0"

File Number: 218094WT2016 Page Number: 17 of 29

THE UNDERGROUND WAS REVIEWED AND TOOK RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OGDARD BUILDING CODE TO BE A DESIGNER.

212	212
Deming Mobile	212
NAME	SIGNATURE
REGISTRATION INFORMATION	
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CROSS SECTION 'A-A'

UNIT 2016

UNII 2016
REV 2025.03.24

Page 55 of 55

Page 10 of 10

ROYAL PINE HOMES - 218094

ROYAL PINE HOMES - 218094
921 BAYVIEW RICHMOND HILL ONT

Drawn By	Checked By	Scale

Drawn By	Checked By	Scale
LSB	AKK	2/480-1/0

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ELI HUNT

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equivalent points of view, which is strictly correct.

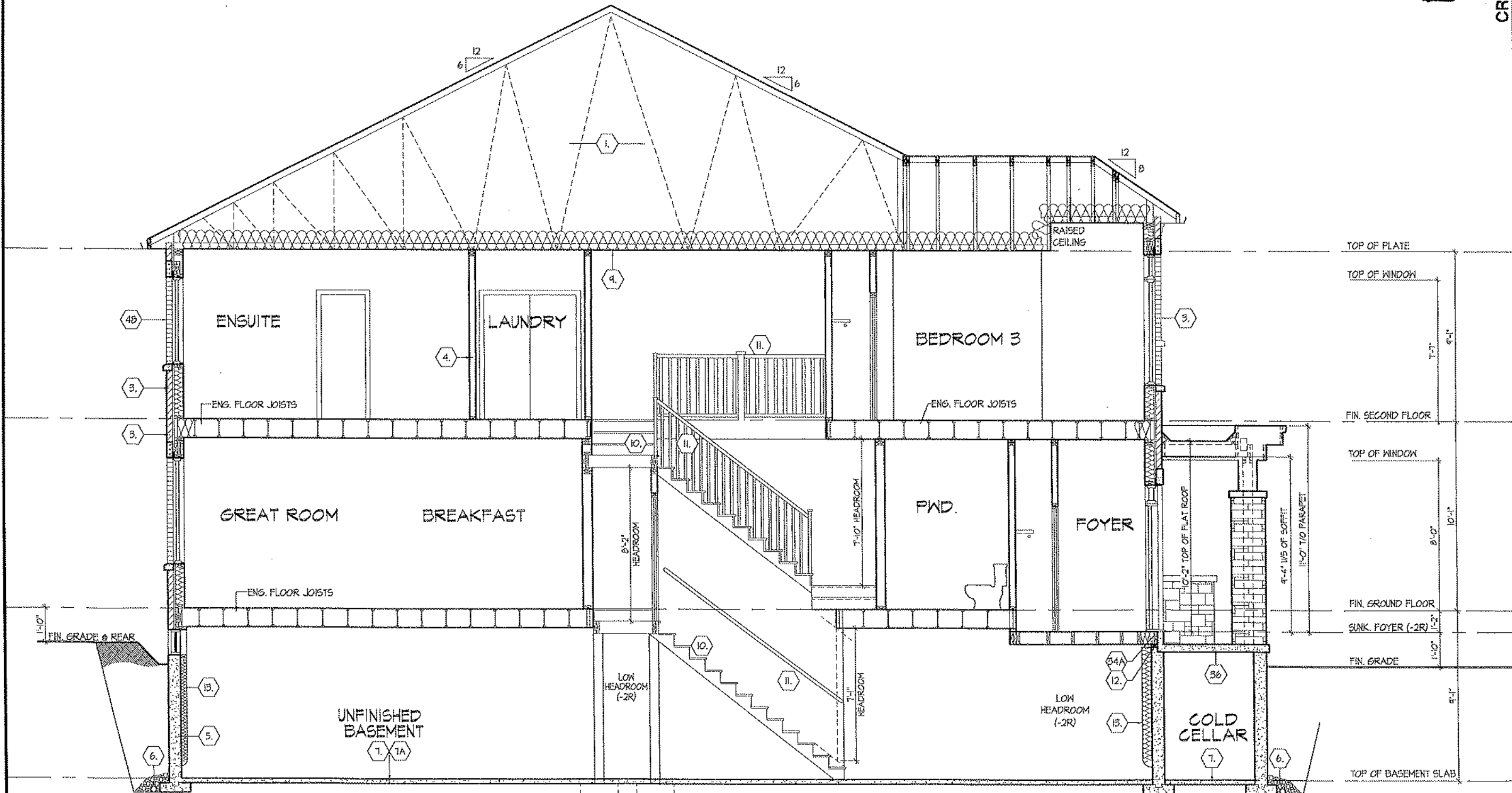
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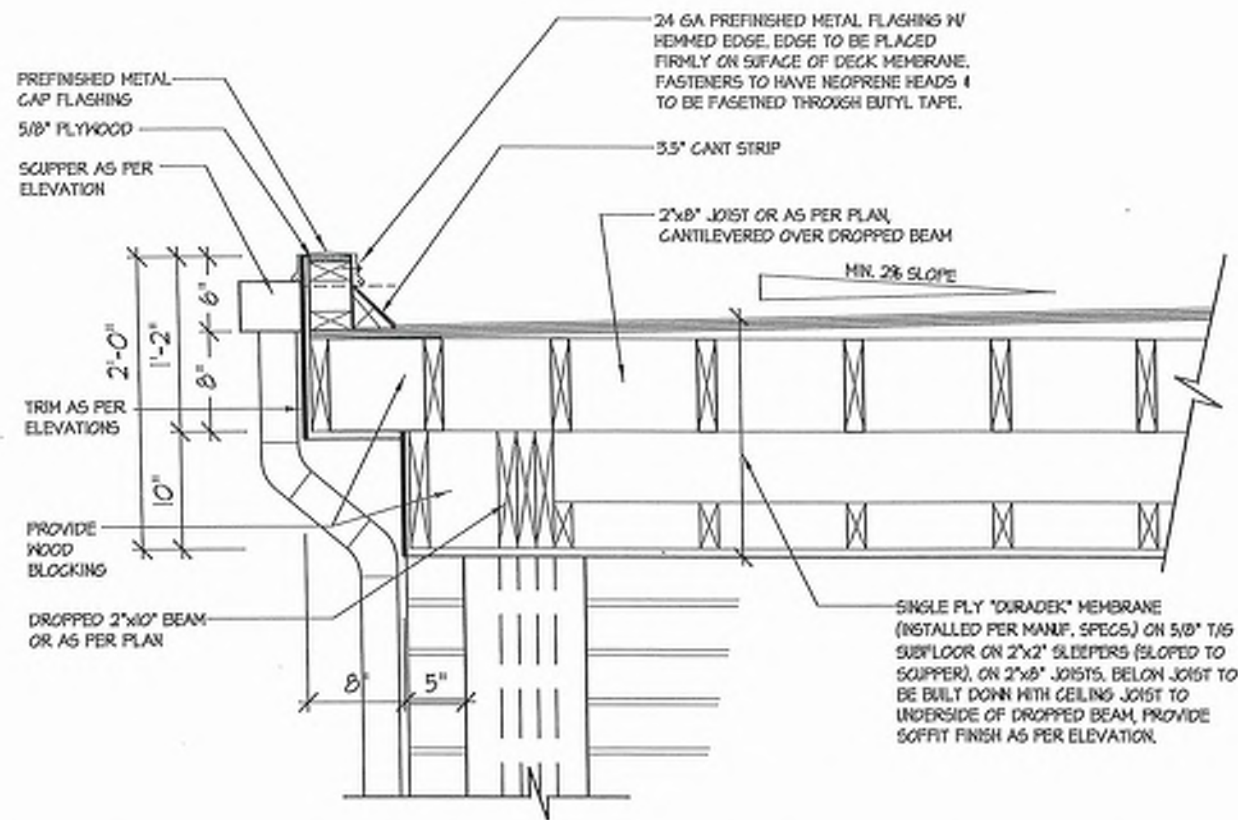
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1. **Introduction**

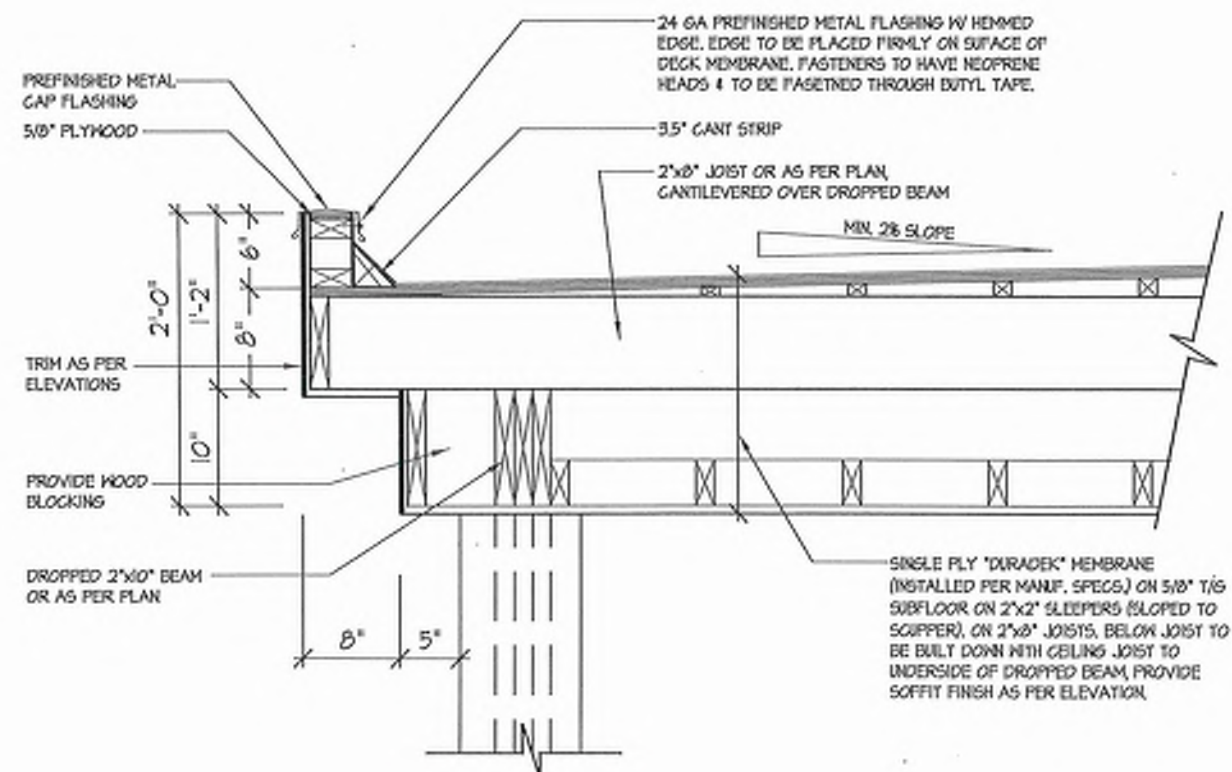


CROSS SECTION 'A-A'

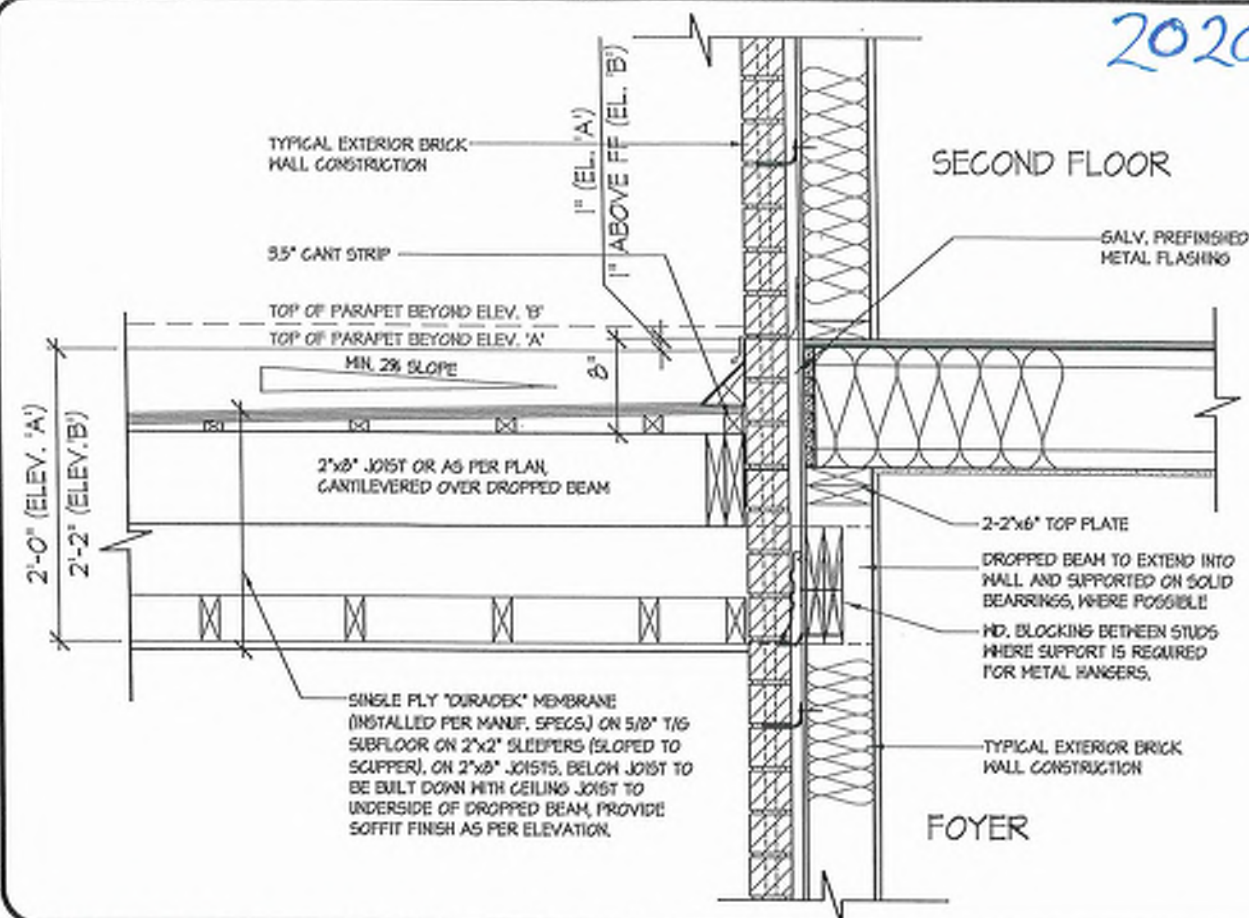
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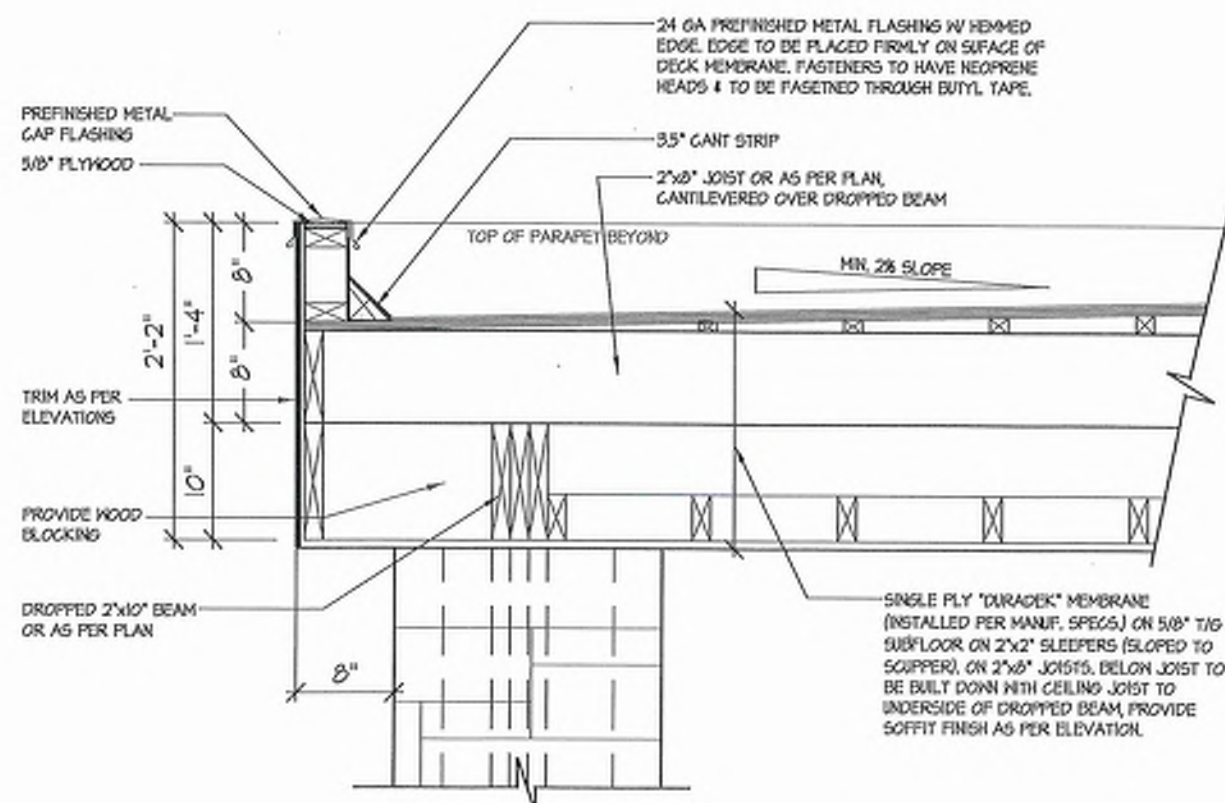
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

2020

BK 3-18

FLAT ROOF DETAILS OVER COVERED PORCH
UNIT 2020
REV. 2025.03.25

ROYAL PINE HOMES - 218094
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218094WT2015
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BAYVIEW HEIGHTS

RICHMOND HILL

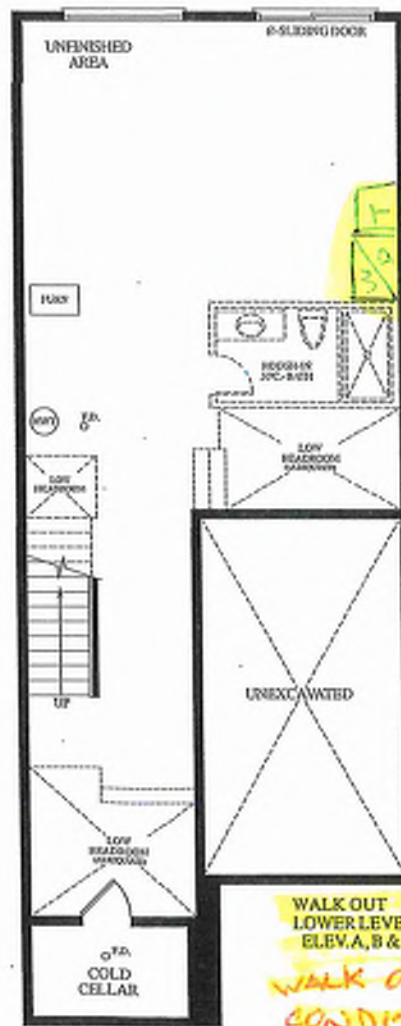


ELEVATION A

WALK OUT
CONDITION

HY

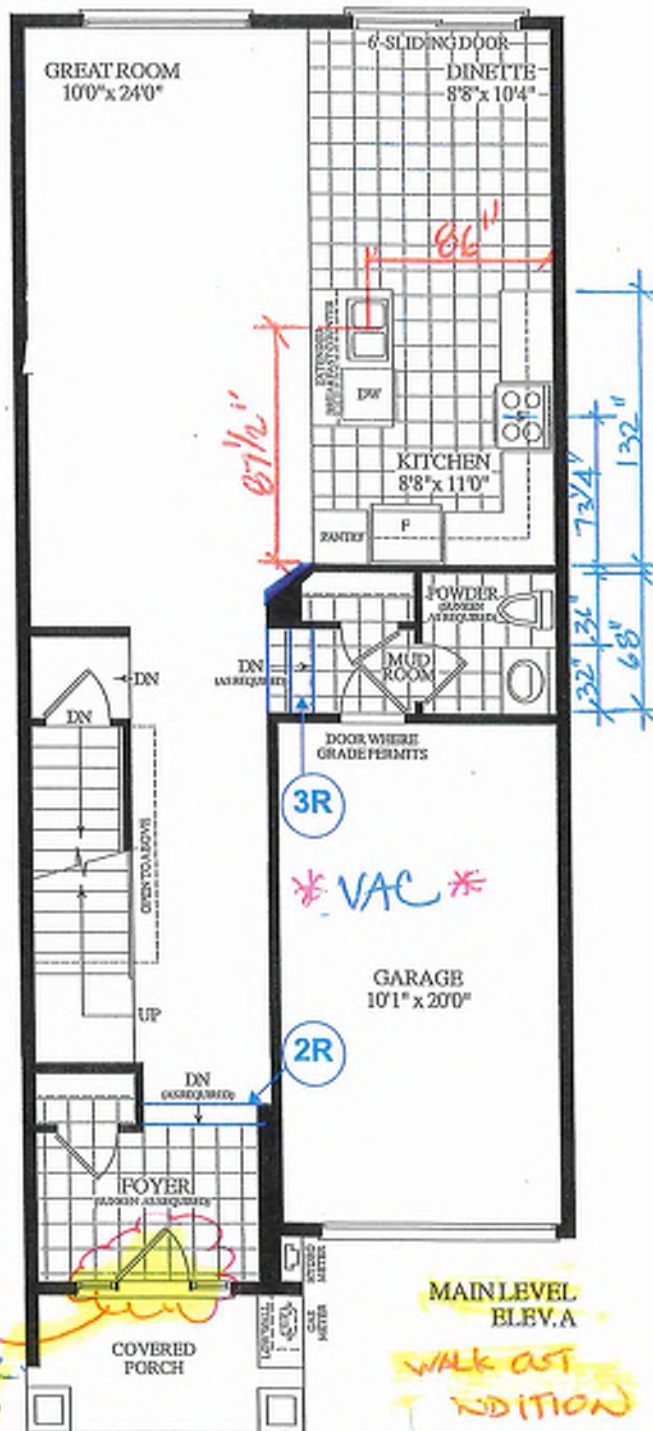
New
Laundry



WALK OUT
LOWER LEVEL
ELEV. A, B & C

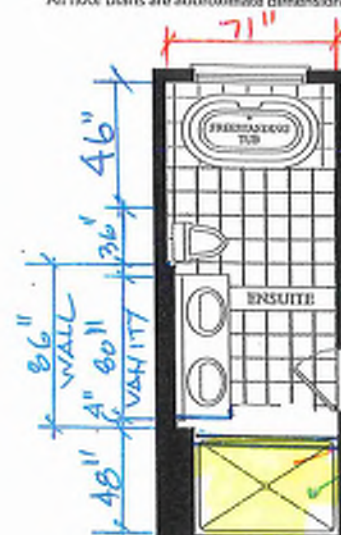
WALK OUT
CONDITION

Extended
Height
FRONT DOOR
66" x 98 1/2"
R.S.O.



MAIN LEVEL
ELEV. A

WALK OUT
CONDITION



2X2 MUSEE'S CURB
ENLARGED SHOWER
42" x 60" INSIDE
6" H x 4" W CURB

ALCOVE

BEDROOM 3
8'6" x 10'0"

BEDROOM 2
9'10" x 14'0"

UPPER LEVEL
ELEV. A

BLK.3 TH. 19

20-17 THE DIANA EL. A

WALKOUT
3 BDRM. 2 BATH.

1780 SQ. FT

NOT FINAL April 22 2025

* 2"x4" STUD WALL, ASSEMBLY EXCEEDING MAX UNSUPPORTED HEIGHT - WALLS GREATER THAN 9'-0" TO MAX 12'-0" HIGH - NO 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'-0" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE. PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL
--	---	---

* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT
FOR WALLS GREATER THAN 9'-0" 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.
- FLOOR BLOCKING EVERY 4'-0" O.C. VERTICAL

DOOR	ALL DOORS ON PLAN ARE 7'-0" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE.
FLOORING	PROVIDE SOLID WOOD FLOORING @ 2" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL TO EXTERIOR WALL.

Bk 3
19

GROUND FLOOR PLAN, EL. 'A'

GROUND FLOOR PLAN, EL. 'A'

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



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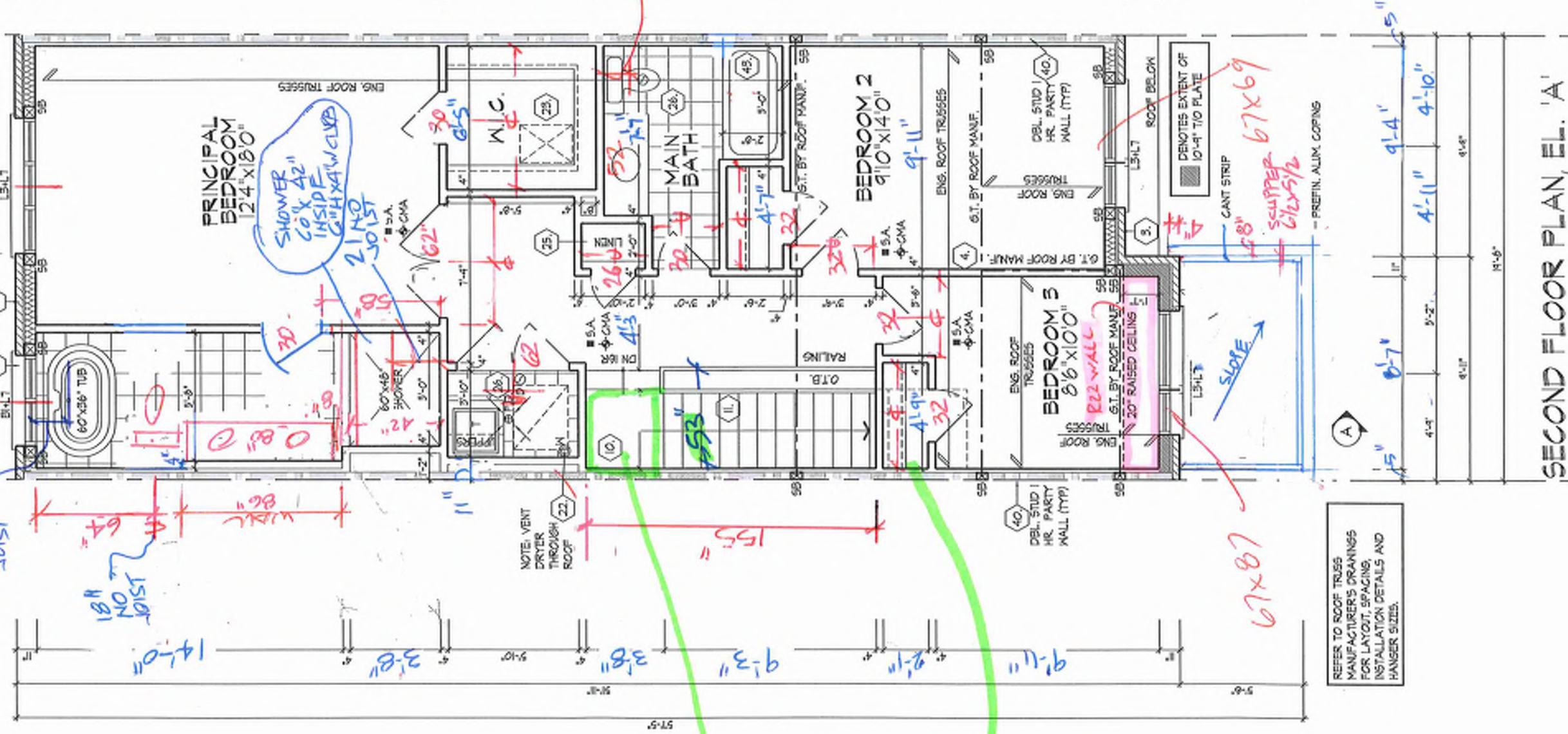
REGISTRATION INFORMATION

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Preliminary

NOT FINAL April 22 2025

WALK
OUT



SECOND FLOOR PLAN, EL. 'A'

UNIT 2017

ROYAL PINE HOMES - 218094

REV. 2025.03.26

921 BAYVIEW, RICHMOND HILL, ON.

REV. 2025.03.26

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218094WT2017

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4 OF 27

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19845

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



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

ROYAL PINE HOMES - 218094



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Page Number
14 of 27

218094WT2017

Checklist By	Scale
OSMM	3/16 ^a =1'-0"

WU

FLUENT
DESIGN ASSOCIATES INC.

1

1

1

1

1

21

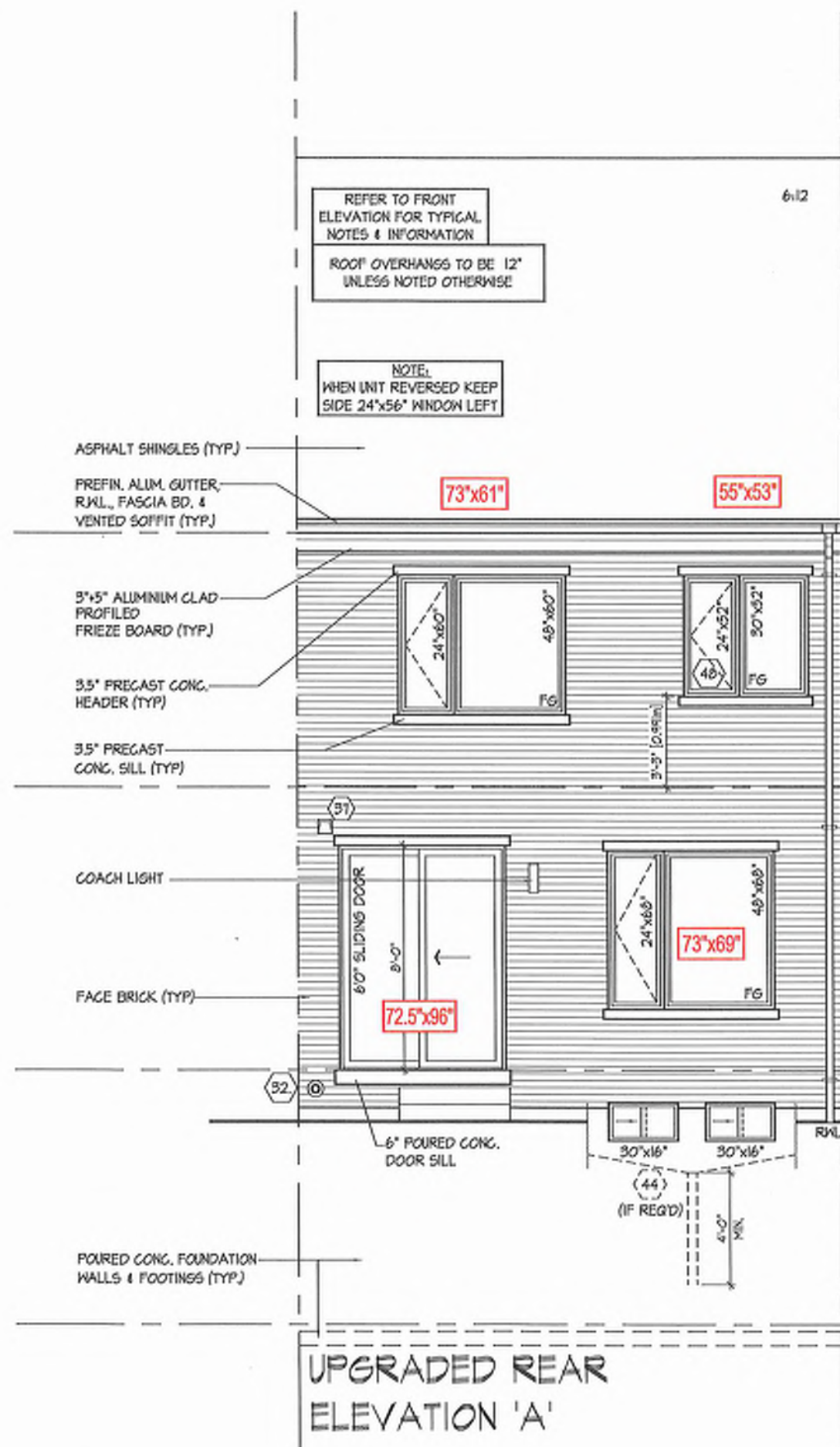
1

2

11

92

1000



TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE @ REAR

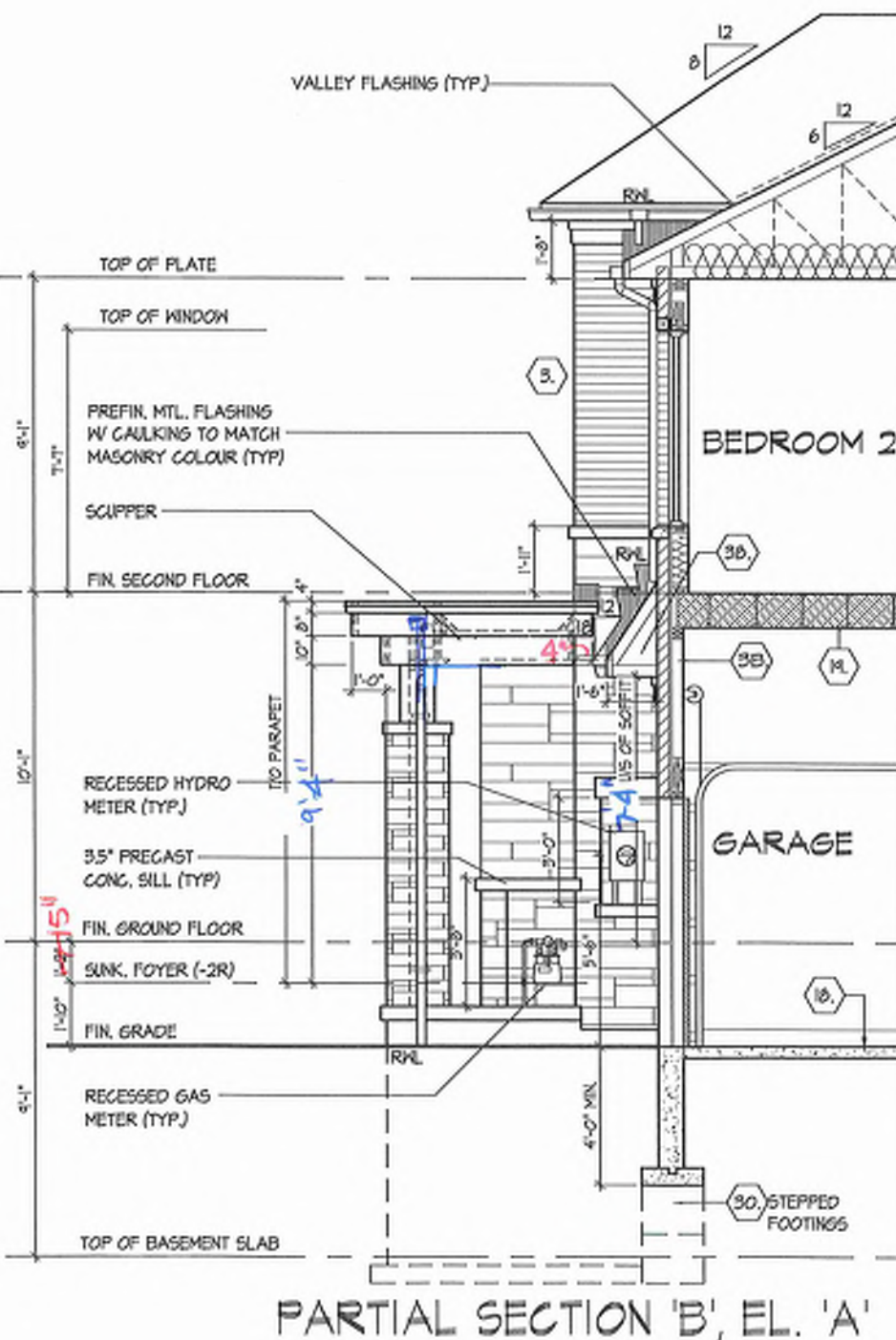
TOP OF BASEMENT SLAB

9'6"

10'-1"

1'-10"

6'-1"



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and Regulations and to obtain all necessary approvals from the appropriate authorities. The Architect is not responsible in any way for examining or approving site (lot) 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.

UPGRADED REAR ELEVATION 'A' & PART. SECTION 'B', EL. 'A'

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2017

REV. 2025.03.26

HUNT

DESIGN ASSOCIATES INC.

www.hunt-design.ca

21274

19995

DOMINIC MABILLIO

REGISTRATION INFORMATION

NAME

DESIGN ASSOCIATES INC.

19995

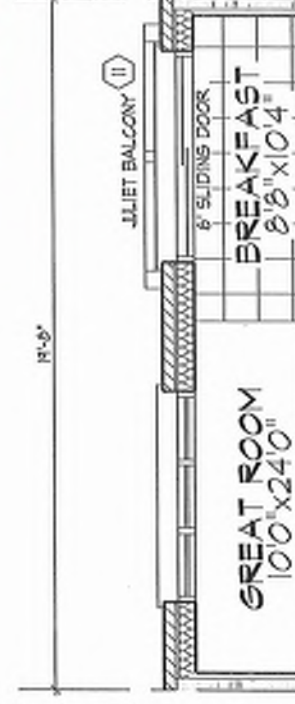
15 of 27

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Preliminary

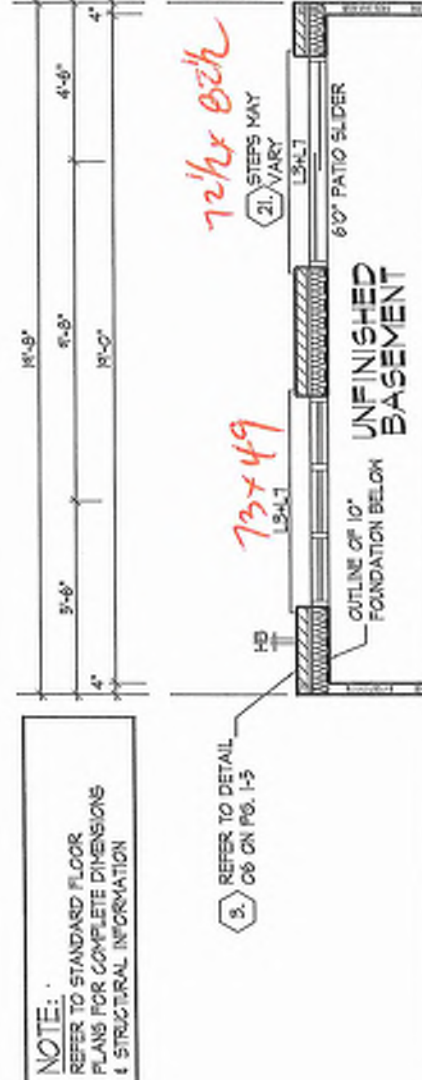
NOT FINAL April 22 2025

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

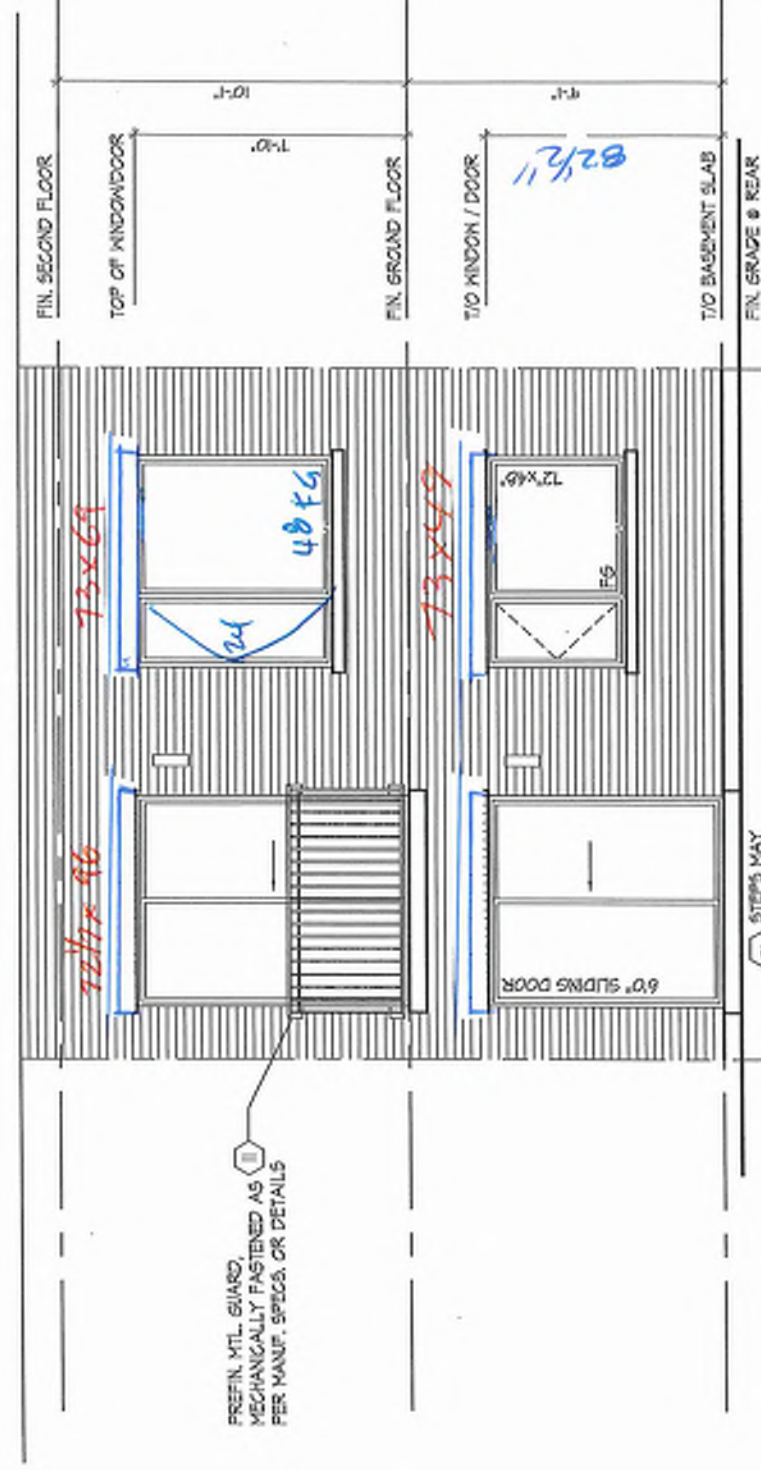


PART. GROUND FLOOR PLAN - W.O.B. COND. W/ JULIET BALCONY

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



PART. BASEMENT PLAN - W.O.B. COND. W/ JULIET BALCONY



WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP,
TOP OF WINDOW TO BE 6'-10" A.F.F.

REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable codes and regulations, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lot) 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 3
19

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
DESIGN AND CONSTRUCTION OF THE PROJECT AND THE REQUIREMENTS SET
OUT IN THE CITY OF RICHMOND HILL CODE TO BE A DESIGNER.

DESIGNER INFORMATION
NAME: HUNT ASSOCIATES INC.
ADDRESS: 8865 Woodbine Ave., Markham, ON L3R 0J7
PHONE: 905.737.5133
FAX: 905.737.7338

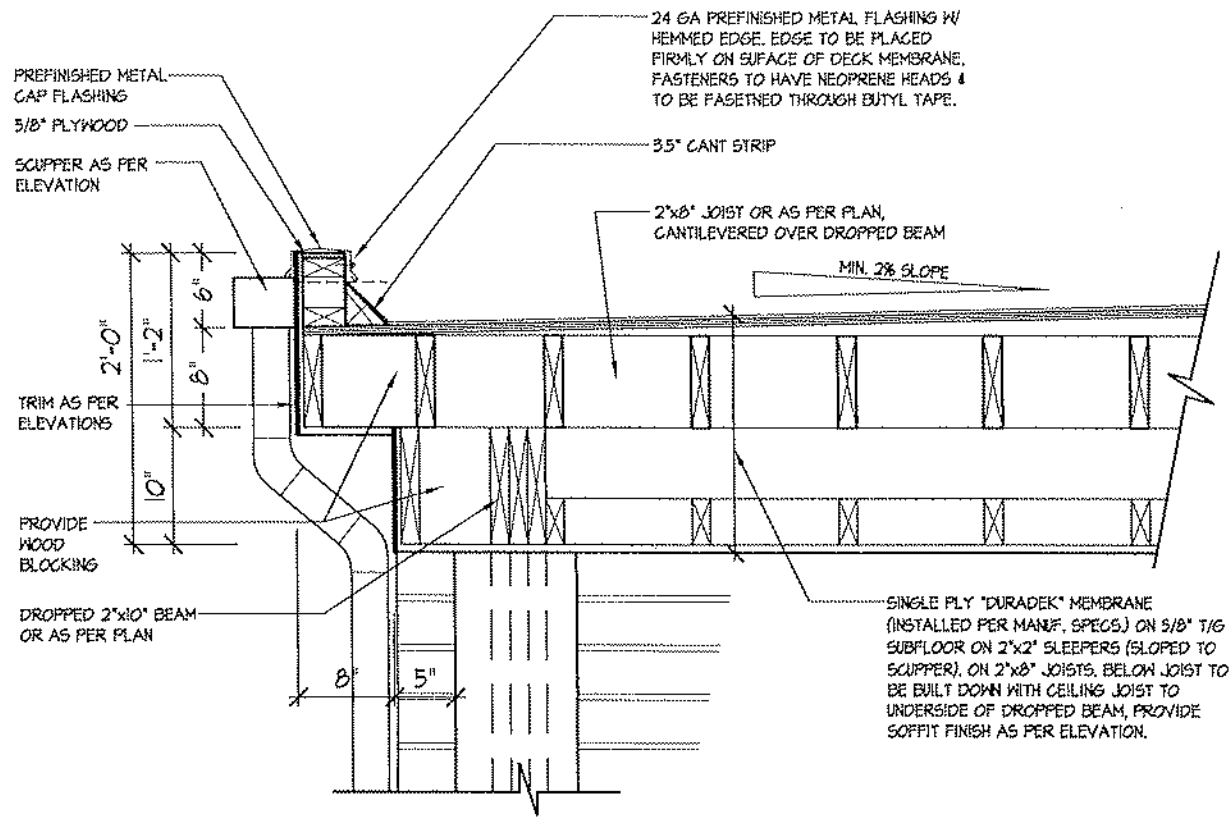
HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.com

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

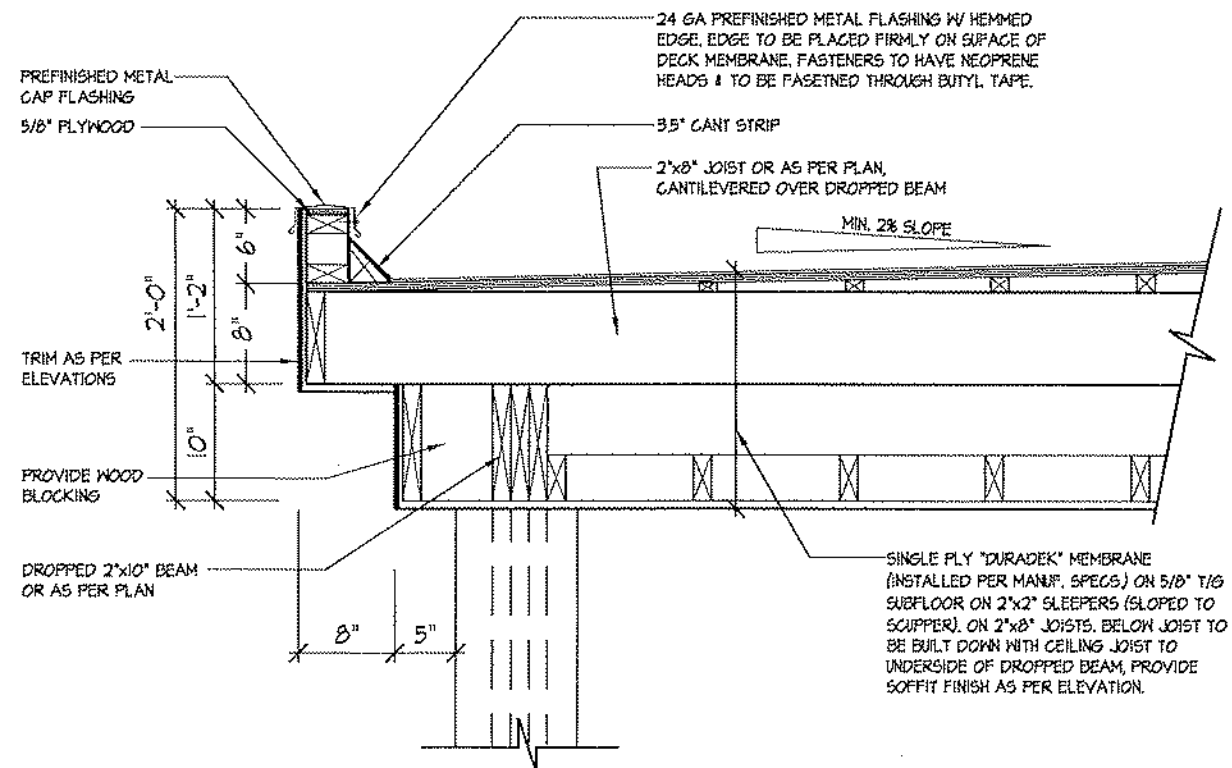
WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

UNIT 2017
REV. 2025.03.26

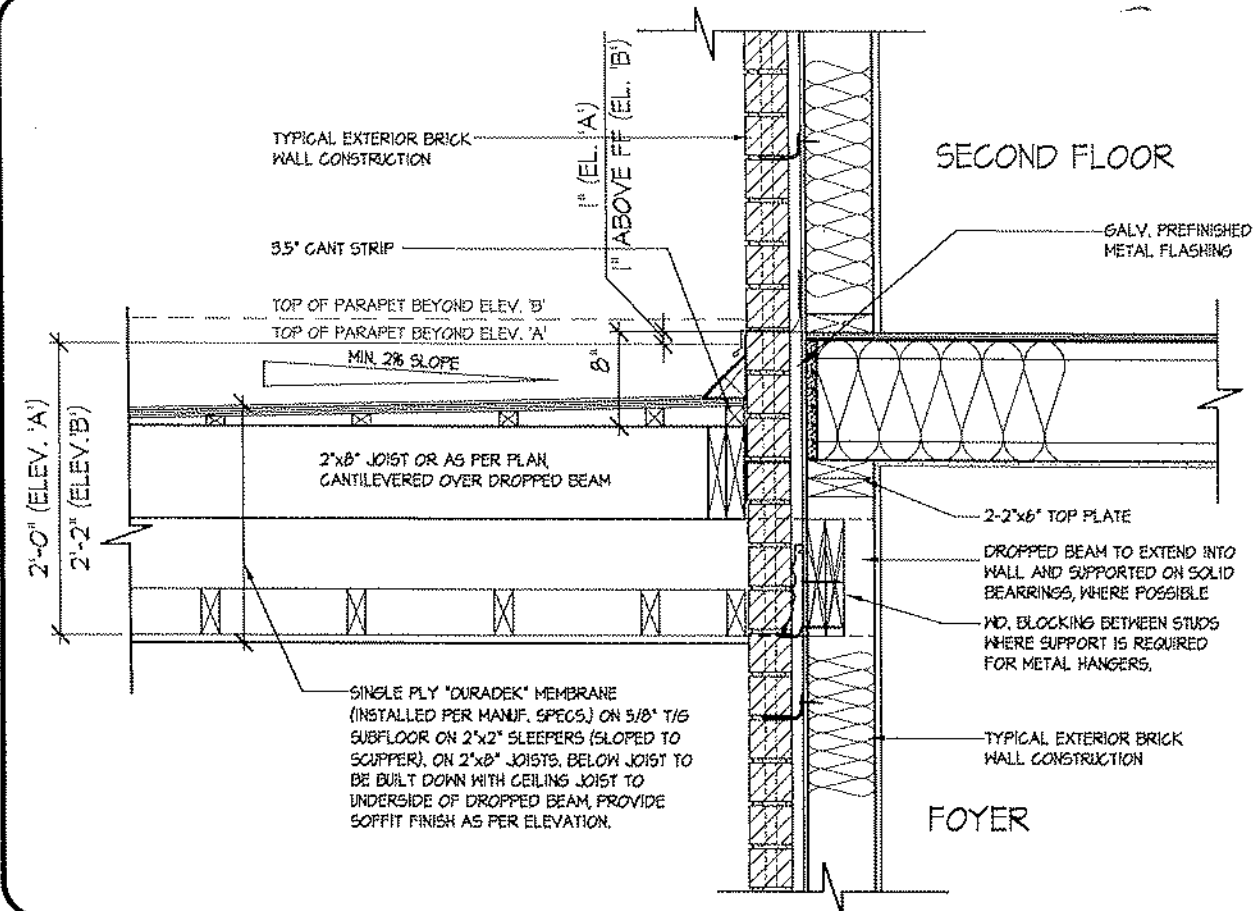
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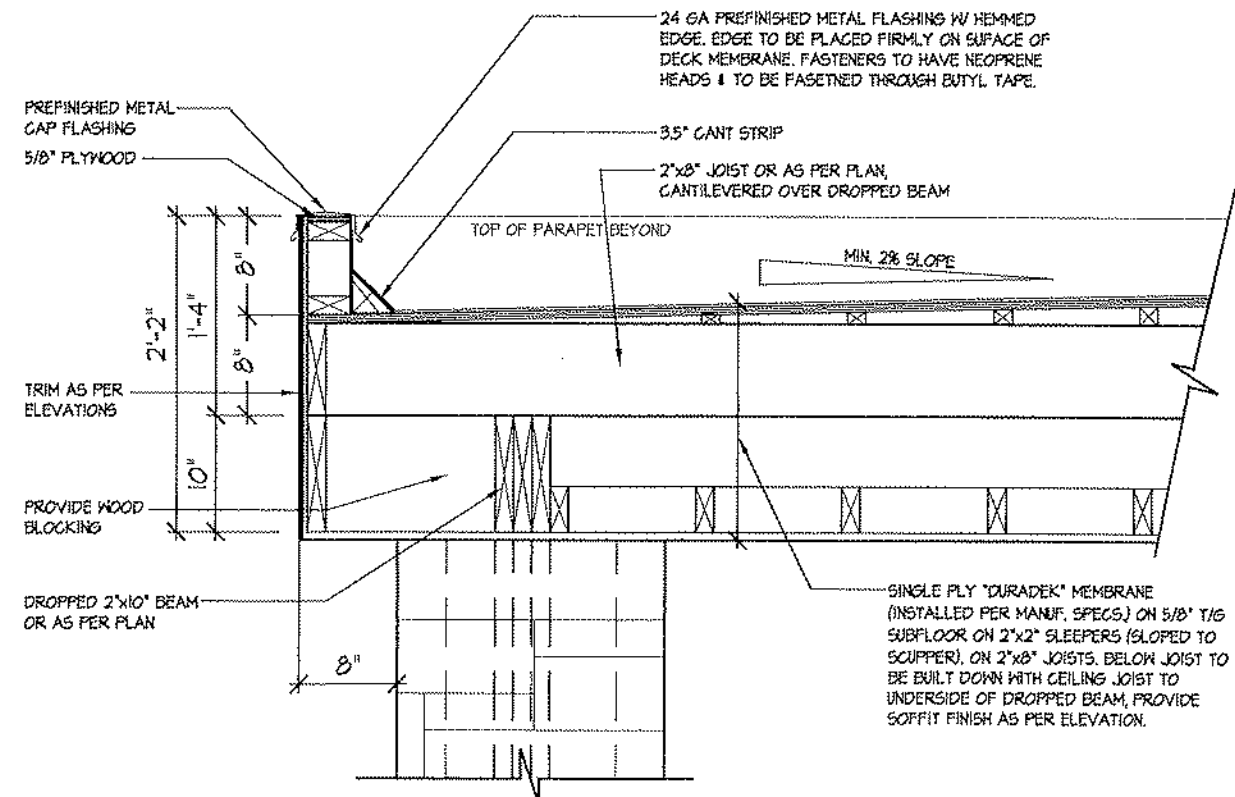
1B **FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)**
3/4"=1'-0"



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



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

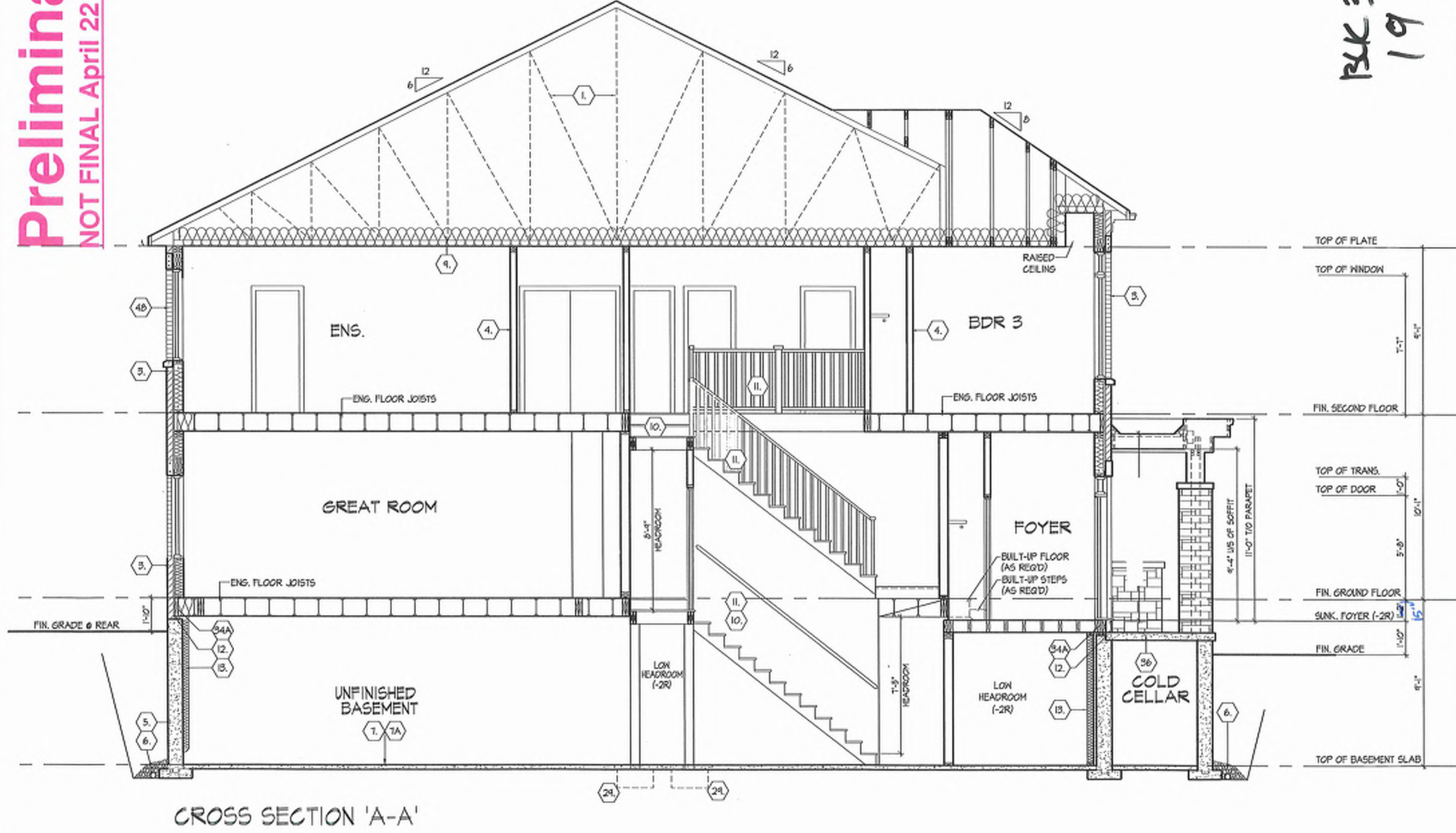


2 **FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'**
3/4"=1'-0"

BLOCK 3-19

Preliminary
NOT FINAL April 22 2025

Blk 3
19



cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B66 & B162
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON B" (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 BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W1362
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (38x89) SILL PLATES. (2x6" (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 (SB-3) WALL TYPE B66 & B161
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON B" (1200) CONC. BLOCK 15% 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") (9.28)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (9.23.10.1.2) SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. (9.27.3) ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.1) 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)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1.2) SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 42 UNSUPPORTED FOUNDATION WALLS (9.15.4.2)
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'0" OPENING)
3-20M BARS IN TOP PORTION OF WALL (8'0" TO 10'0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'0" TO 15'0" OPENING)
BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS
2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.
BARS TO HAVE MIN. 1" (25) CONC. COVER
BARS TO EXTEND 2'0" (600) BEYOND BOTH SIDES OF OPENING

- 43 STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.4.1) (REFER TO DETAILS)
- 44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (508) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FLUTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.03) (9.14.5.3)

- 45 SLOPED CEILING CONSTRUCTION (SB-12) (3.1.1.81) (9.23.4.2)
2x12" (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2x2" (38x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST. PURLINS NOT REQ. W/ SPRAY 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 (9.52.95).

- 46 FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.26.11) (9.26.15) (9.26.16) FULLY ADHERED TO 3/8" (15.9) 18G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAP PERPENDICULAR TO 2x8" (38x140) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED) BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTIGUOUS 1" THICK 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.

- 47 BARREL VAULT CONSTRUCTION
CANTILEVERED 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3/4" (19) 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) (9.9.8.1.15)
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 3'-0" (914) TO A MAX 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.71 SQ. FT. (0.3502) 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

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)	
SUPPORTED LOADS (EXTERIOR)	
MIN. STUD SIZE, in (mm)	MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x89)	16" (400)
2"x6" (38x140)	16" (400)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO (9.9.10)
- 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (914) ABOVE FEA FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-1" (1500). (9.9.8.1.1)
- 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-8" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.1.5.1.15) OR (9.9.8.2)
- 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'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT
BEDROOM	7'-7" OVER 90% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-6".
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)
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 TITLE PAGE FOR SPACE HEATING EQUIPMENT. HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

- 4) DRAIN WATER HEAT RECOVERY UNITS 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, GROSSER 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 (4506) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (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 "H".
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- 2.6. FLAT ARCHES
1) FOR 8'0" (2400) CEILLINGS, FLAT ARCHES SHALL BE 8"x10" (203x254) A.F.F.
2) FOR 9'0" (2730) CEILLINGS, FLAT ARCHES SHALL BE 7"x10" (2400) A.F.F.
3) FOR 10'0" (3040) CEILLINGS, FLAT ARCHES SHALL BE 8"x8" (203x203) A.F.F.

- 2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.
- 2.8. FLASHING (9.20.41) (9.28.4) (9.27.3)
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.9. GRADING
1) EXTERIOR FINISH 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 (9.14.6)

- 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 LITELS 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)), (9.23.14.5 (2)) (9.38.3.1 (1))

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 22"x8" (238x184)	L3 22"x10" (238x235)	L5 22"x12" (238x286)
B1 32"x8" (328x184)	B3 32"x10" (328x235)	B5 32"x12" (328x286)
B2 42"x8" (438x184)	B4 42"x10" (438x235)	B6 42"x12" (438x286)
B7 52"x8" (538x184)	B8 52"x10" (538x235)	B9 52"x12" (538x286)

ENGINEERED LUMBER SCHEDULE	
1 3/4" x 8 1/2" LVL	1 3/4" x 11 7/8" LVL
LVL2 1-1 3/4"x8 1/2"	LVL3 1-1 3/4"x11 7/8"
LVL4 2-1 3/4"x8 1/2"	LVL5 2-1 3/4"x11 7/8"
LVL6 3-1 3/4"x8 1/2"	LVL7 3-1 3/4"x11 7/8"
LVL8 4-1 3/4"x8 1/2"	LVL9 4-1 3/4"x11 7/8"

- 3.2. STEEL LITELS SUPPORTING MASONRY VENEER
(DIVISION 5 PART 9. TABLE 9.20.5.2 B.)
FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3)

CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8-1" (2.47m)	7-6" (2.30m)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8-9" (2.66m)	8-1" (2.48m)
L9	5" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10-10" (3.31m)	10-1" (3.08m)
L10	5" x 3 1/2" x 7/16" (127 x 89 x 11)	11-5" (3.48m)	10-7" (3.24m)
L11	8" x 3 1/2" x 7/16" (152 x 89 x 11)	12-6" (3.82m)	11-7" (3.54m)
L12	7" x 4" x 7/16" (178 x 102 x 11)	14-1" (4.30m)	13-1" (3.99m)

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS (9.5.1), (9.9.6), (9.7.2.1), (9.7.5.2), (9.10.13.10)

1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR	2'-0" x 6'-8" x 1-3/4" (685 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) NS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. FEA DOORFRAME W/ APP. SET CLOSING 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'-8" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR	1'-8" x 6'-8" x 1-3/8" (460 x 2030 x 35)

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

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	HRV	HEAT RETURN VENTILATION UNIT
AFF	ABOVE FINISHED FLOOR	HWT	HOT WATER TANK
BPM	BEAM BY FLOOR MANUFACTURER	JST	JOIST
B8M	BEAM BY ROOF MANUFACTURER	LIN	LINEN CLOSET
BG	FRKED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BLW	BELOW	OSB	OPEN TO BELOW/ABOVE
BM	BEAM	PL	POINT LOAD
CAF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CW	COMPLETE WITH	PT	PRESSURE TREATED
DUTJ	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DHP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
ERV	ENERGY RECOVERY VENTILATION UNIT	SBF	SB FROM ABOVE
EST	ESTIMATED	SJ	SINGLE JOIST
FA	FLAT ARCH	SPR	SPRUDE
FD	FLOOR DRAIN	STL	STEEL
FG	FIXED GLASS	T/O	TOP OF
FL	FLUSH	TYP	TYPICAL
FLR	FLOOR	U/S	UNDERSIDE
GT	GARDER TRUSS	WD	WOOD
GTR	GROSSER TRUSS BY ROOF MANUFACTURER	WIC	WALK IN CLOSET
HS	HOSE BIB	WP	WEATHER PROOF
HORN	HEADROOM		

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.

CLASS 9 VENT	EXHAUST VENT
DUPEX OUTLET (12" HIGH)	DUPEX OUTLET (HEIGHT AS NOTED A.E.F.)
HEAVY DUTY OUTLET	SWITCH (2/34 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE TV JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	C-HANDLER (CEILING MOUNTED)
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN	

- SA SMOKE ALARM (9.10.18)
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) (9.32.3.9)
CHECK LOCAL BYLAWS FOR REQUIREMENTS* A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-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 FLUE. ALARMS 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" (347) (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GROSSER 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 FLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD
- EXPOSED BUILDING FACE - O.B.C. 9.10.14. OR 9.10.15.
REFER TO HEX NOTE 66 & 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

CONSTRUCTION NOTES 2

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

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Page Number: 218094VT2017
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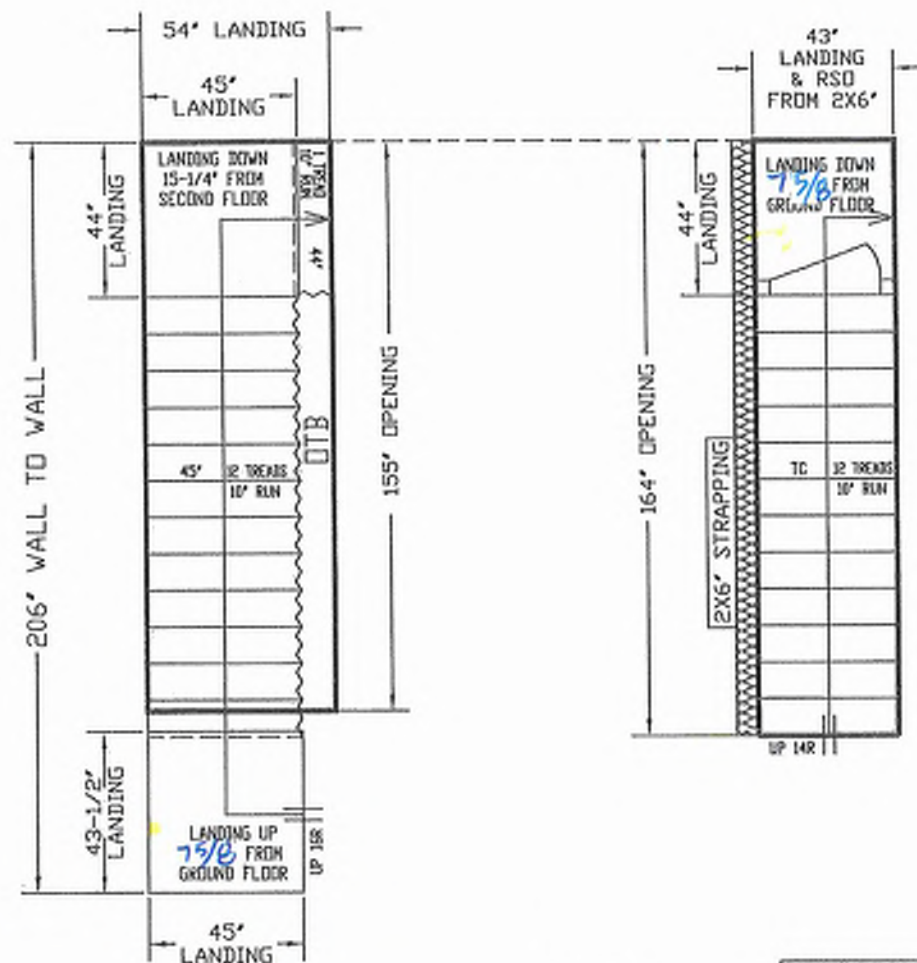
UNIT 2017
REV. 2025.03.26



1815 S.O.F.T.

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
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 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 PROBLEMS WITH MEASUREMENTS 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.
3778 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1N6
TEL: (905) 694-9556 | www.alphastairs.com

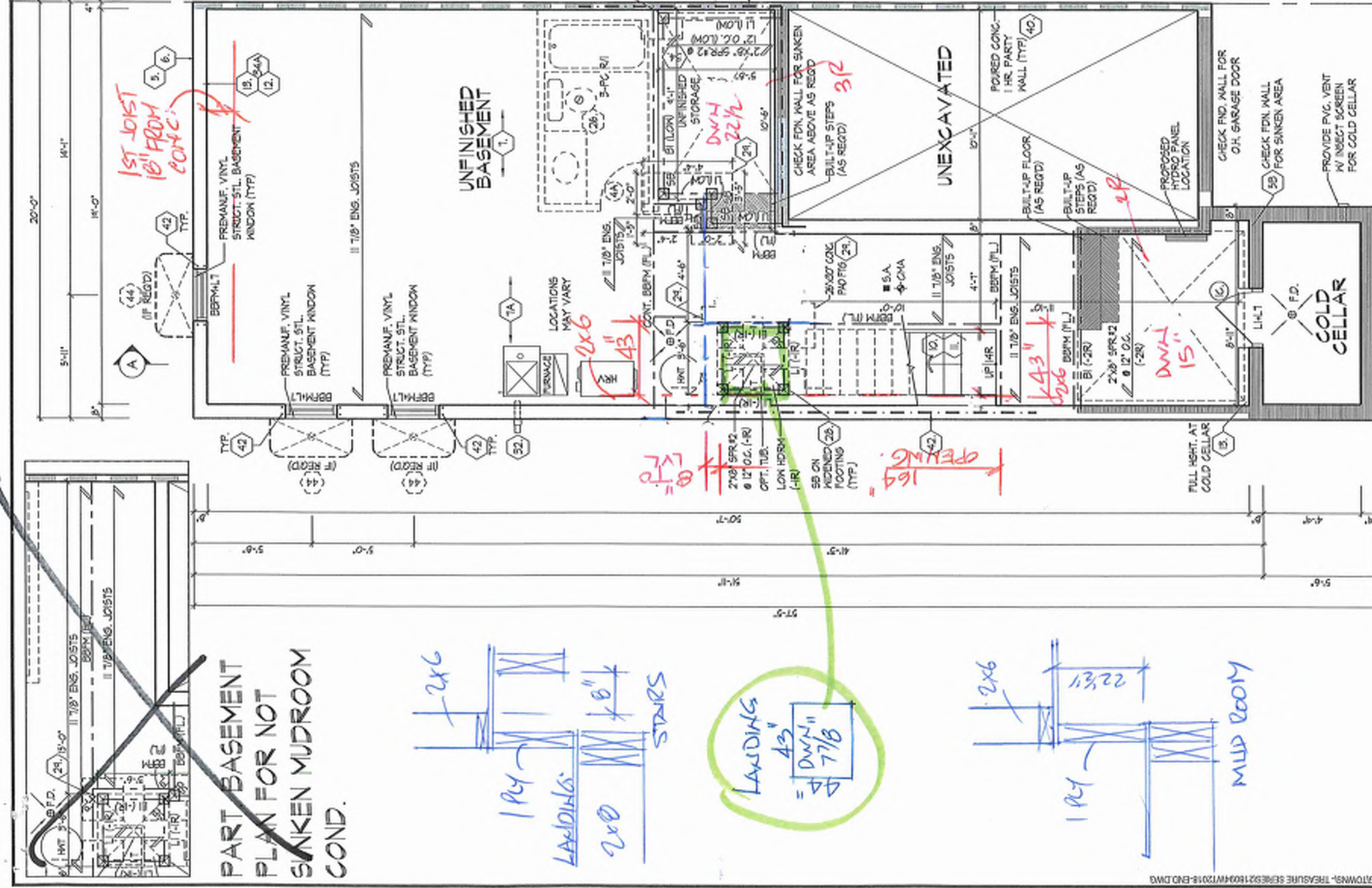


SITE
BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2018
END

DATE	MAY 23, 2025
DRAWN BY	PARAJEET
CLIENT	ROYAL PINE HOMES
LAYOUT #	
SCALE	1/32

BLK 3-20

**WALK
OUT**



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 are in accordance with the applicable zoning 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 code or planning requirements for any house that is 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'

BLK 3 20

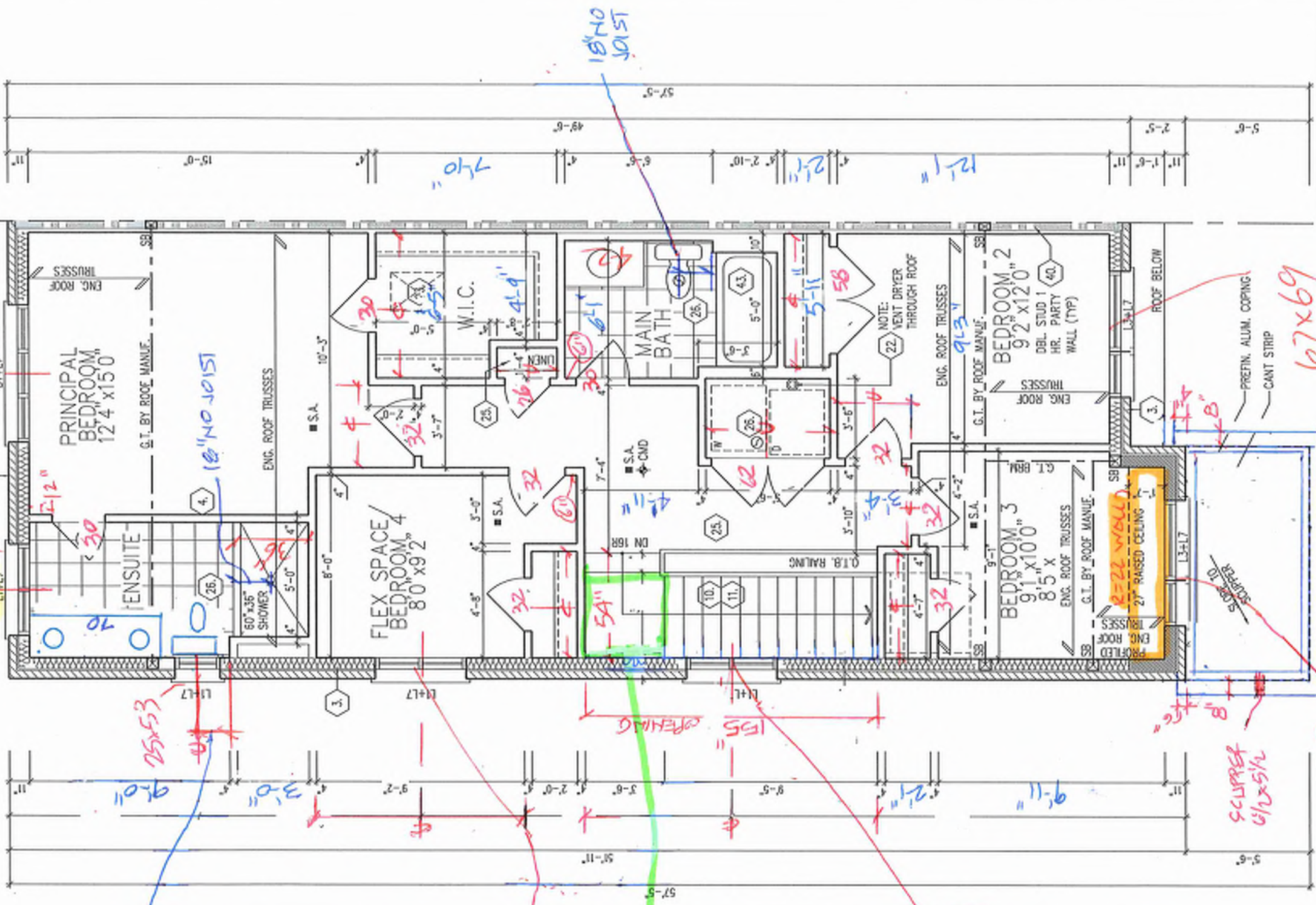
20-18 END
PRELIMINARY
2022 O.B.C.

18" NO JOIST
TOILET &
OF WINDOW

LANDING
45"
= 4" DRY
15 1/4"

49x69
BOTTOM OF
WINDOW
10" HIGHER
FROM FLOOR

INT-DOORS 8 3/2"
WINDOWS SEE ELEV



It is the builder's complete responsibility to ensure that all construction complies with the 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 (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.

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

■ DENOTES EXTENT OF
11'-4" T/O PLATE

OPT. SECOND FLOOR PLAN,
EL. 'A' W/ FLEX SPACE
(EL. 'B' & 'C' SIMILAR)

BK 3-20

2ND FLOOR PLAN OFFICE / FLEX SPACE LAYOUT EL. 'B1', 'B2'
UNIT 2018-ENC
REV. 2024.10.17

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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 OATH BUILDING CODE TO BE A DESIGNER.

NAME: DOMINIC MOELLER
SIGNATURE: [Signature]
DATE: 2/1/24
SCN: 19698

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8896 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7336

Page Number: 6 of 3

SPATIAL CALCULATION

PER O.B.C. TABLE 9.10.15.4

LEFT SIDE ELEVATION A - FOR UPGRADED REAR

EXPOSING BUILDING	1168.00	S.F.
FACE AREA	108.32	S.M.
PORTION WALL AREA	108.00	S.F.
MAX. % OPENINGS	108.32	S.M.
LIMITING DISTANCE	12 m	
MAX. % OPENINGS	7	%
QUAN.	WIDTH	DEPTH
1	24"	32"
1	48"	68"
2	30"	18"
2	48"	68"
0	0"	0"
0	0"	0"
0	ARCH	0.00
0	ARCH	0.00
OPENINGS ALLOWED	61.82	S.F.
OPENINGS PROVIDED	66.87	S.F.

ADDITIONAL NOTES

GLAZED AREA CALCULATED W/ FRAME SIZE

MINUS 2" AROUND ENTIRE PERIMETER

VALLEY FLASHING (TYP.)

ASPHALT SHINGLES (TYP.)

3"x5" ALUMINUM CLAD
PROFILED
FRIEZE BOARD (TYP.)

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

FACE BRICK (TYP.)

25"x53"

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

3.5" PRECAST
CONC. SILL (TYP.)

49"x69"

49"x69"

49x25
CASEMENT
WINDOW

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

PART. LEFT SIDE EL. 'A' -
UPGRADED REAR CONDITION

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x56" WINDOW LEFT

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

PREFIN. ALUM. GUTTER,
RNL, FASCIA BD. &
VENTED SOFFIT (TYP.)

3"x5" ALUMINUM CLAD
PROFILED
FRIEZE BOARD (TYP.)

3.5" PRECAST CONC.
HEADER (TYP.)

FACE BRICK (TYP.)

3.5" PRECAST
CONC. SILL (TYP.)

73"x61"

55"x49"

24"x60"
FG

24"x52"
30"x52"
FG

COACH LAMP (TYP.)

6'0" SLIDING DOOR
8'-0"
72.5"x96"

24"x60"
49"x60"
FG

21 STEPS
MAY VARY

6" POURED CONC.
DOOR SILL

30"x16"
(IF REQ'D)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

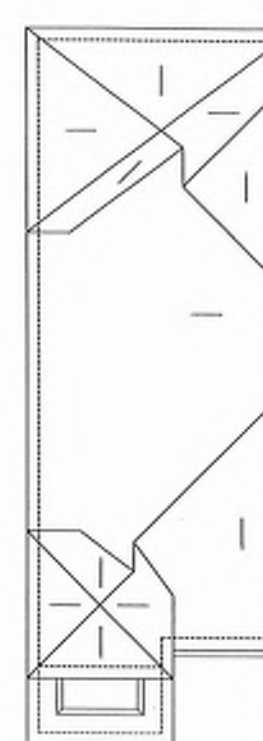
TOP OF BASEMENT SLAB

UPGRADED REAR ELEVATION 'A'

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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
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omissions or for any consequences arising from
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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with the applicable Architectural Design
Guidelines approved by the City of
RICHMOND HILL

Blk 3
20



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

UPGRADED REAR ELEVATION 'A' & PART. UPGRADED LEFT SIDE EL. 'A'

UNIT 2018-END

REV. 2025.03.27

ROYAL PINE HOMES - 218094

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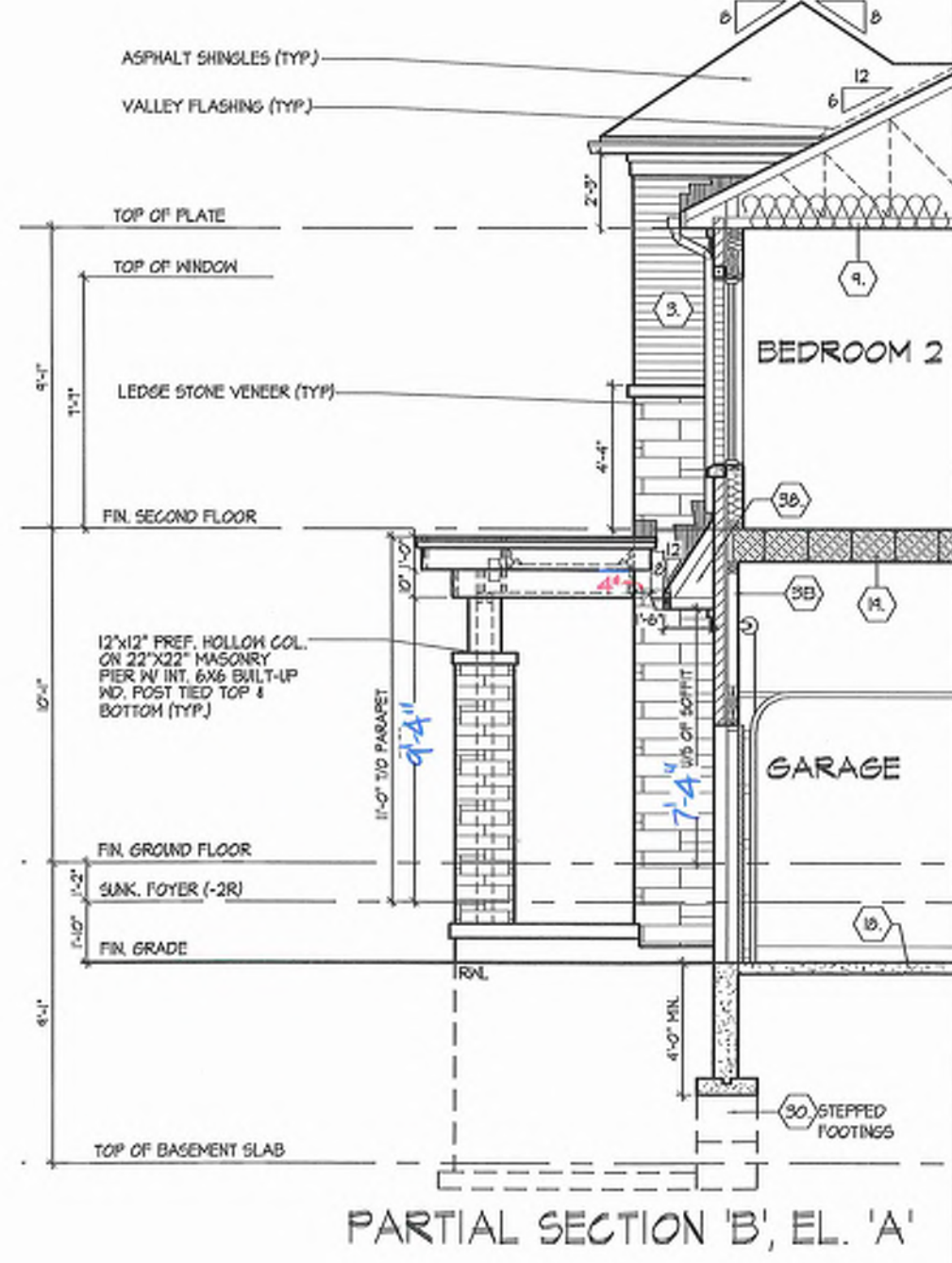
19605

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PK 3-20

PART. SECTION B ELEVATION 'A'

UNIT 2018-END
REV. 2025.03.27

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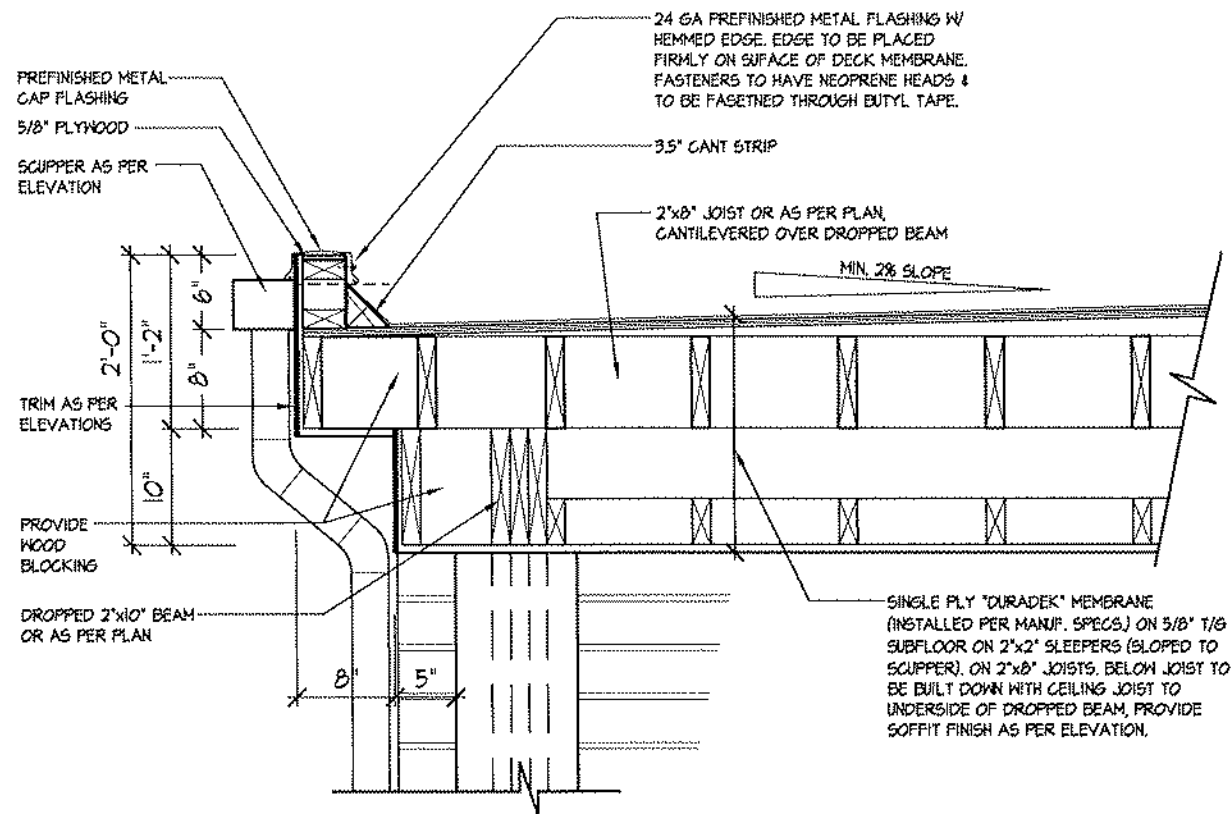
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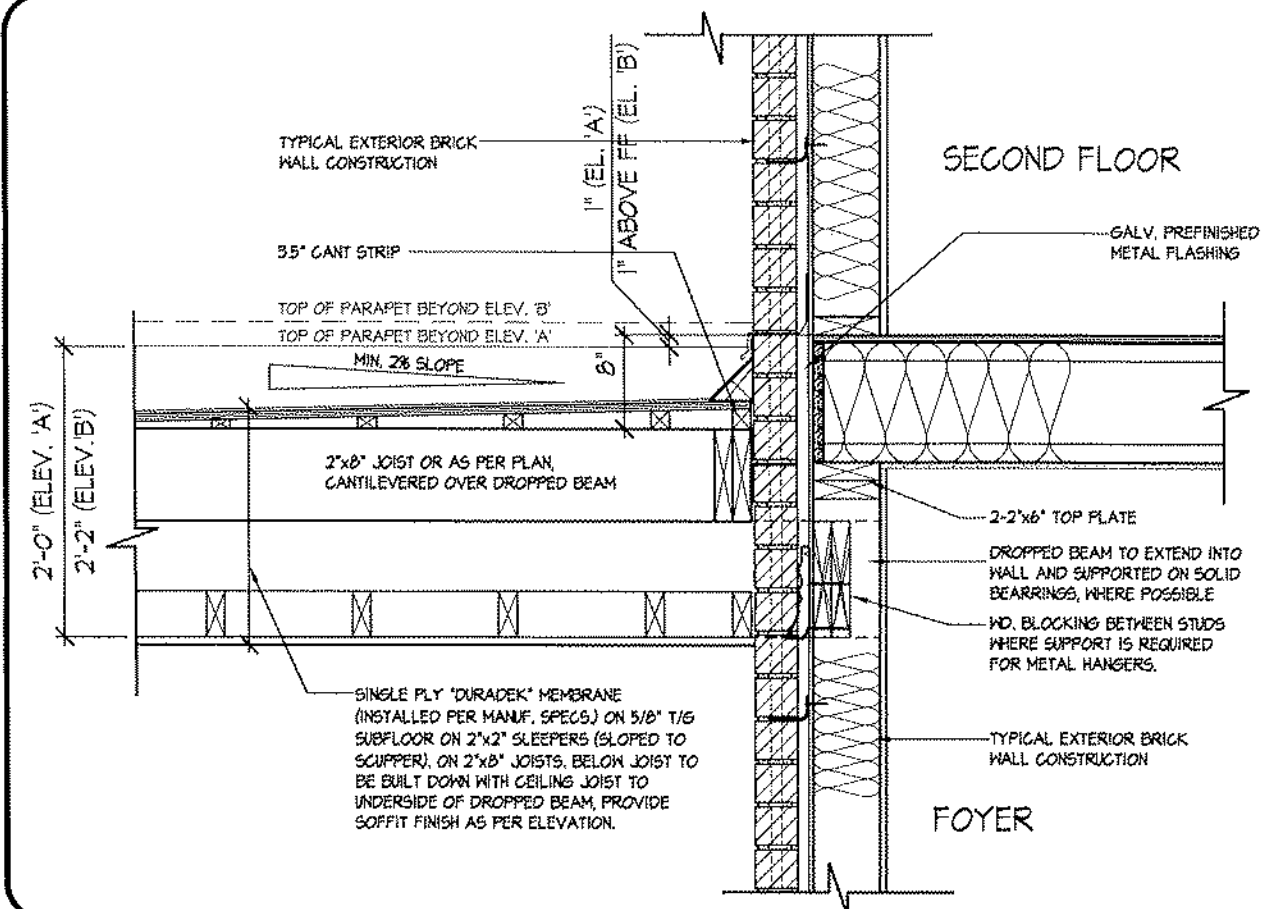
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NAME: [Name]
REGISTRATION NUMBER: 19695

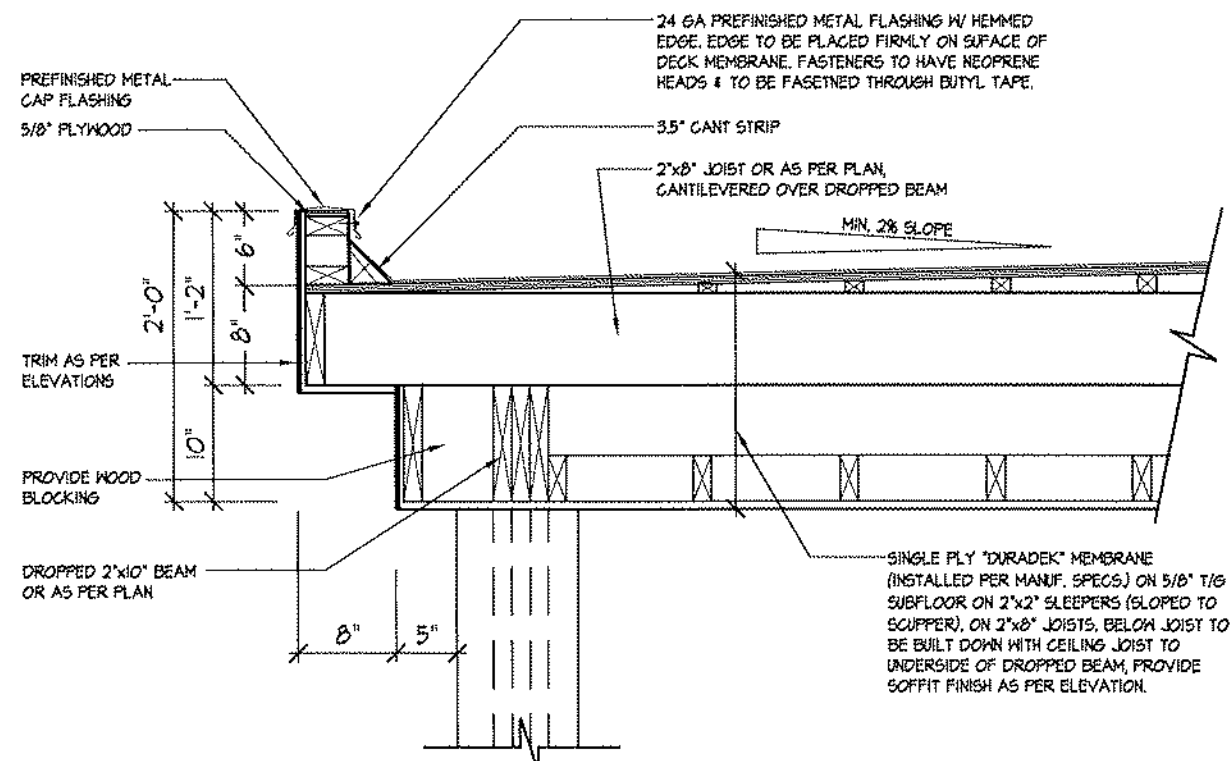
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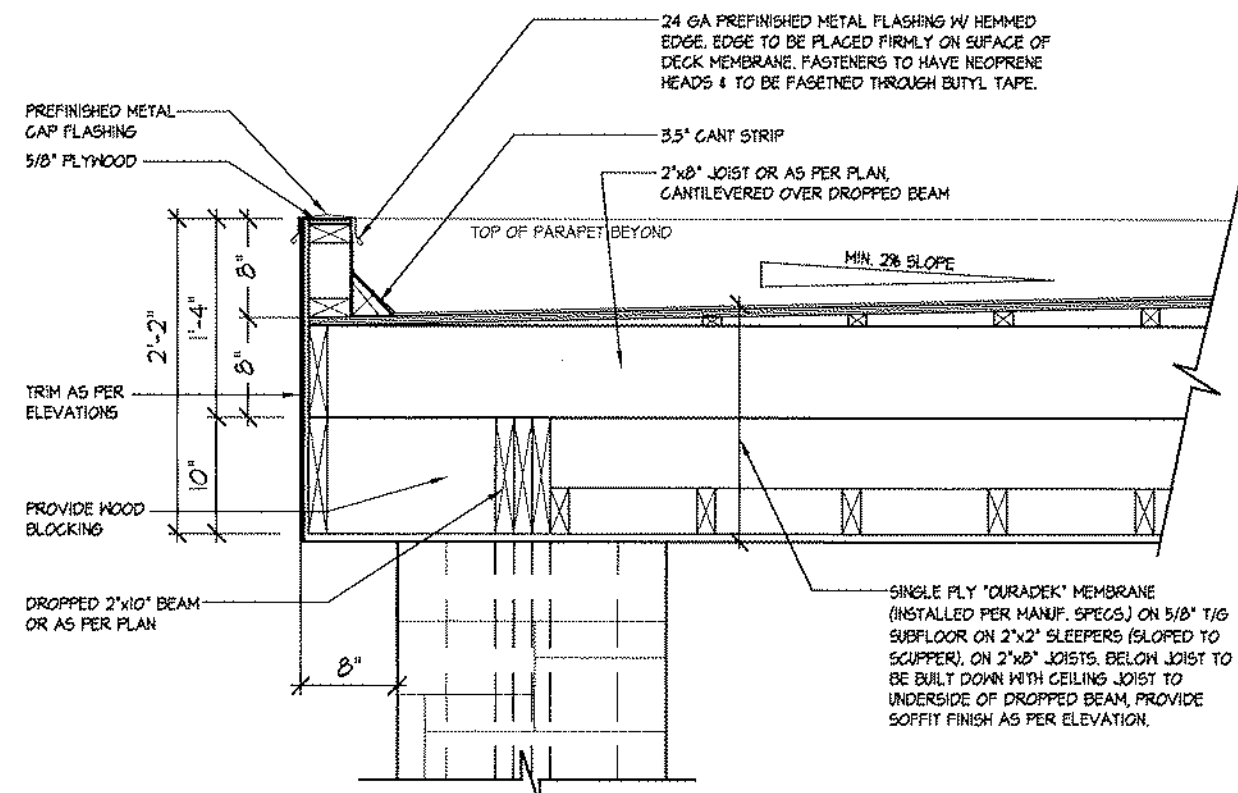
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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



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



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

BK 3-20

FLAT ROOF DETAILS OVER COVERED PORCH UNIT

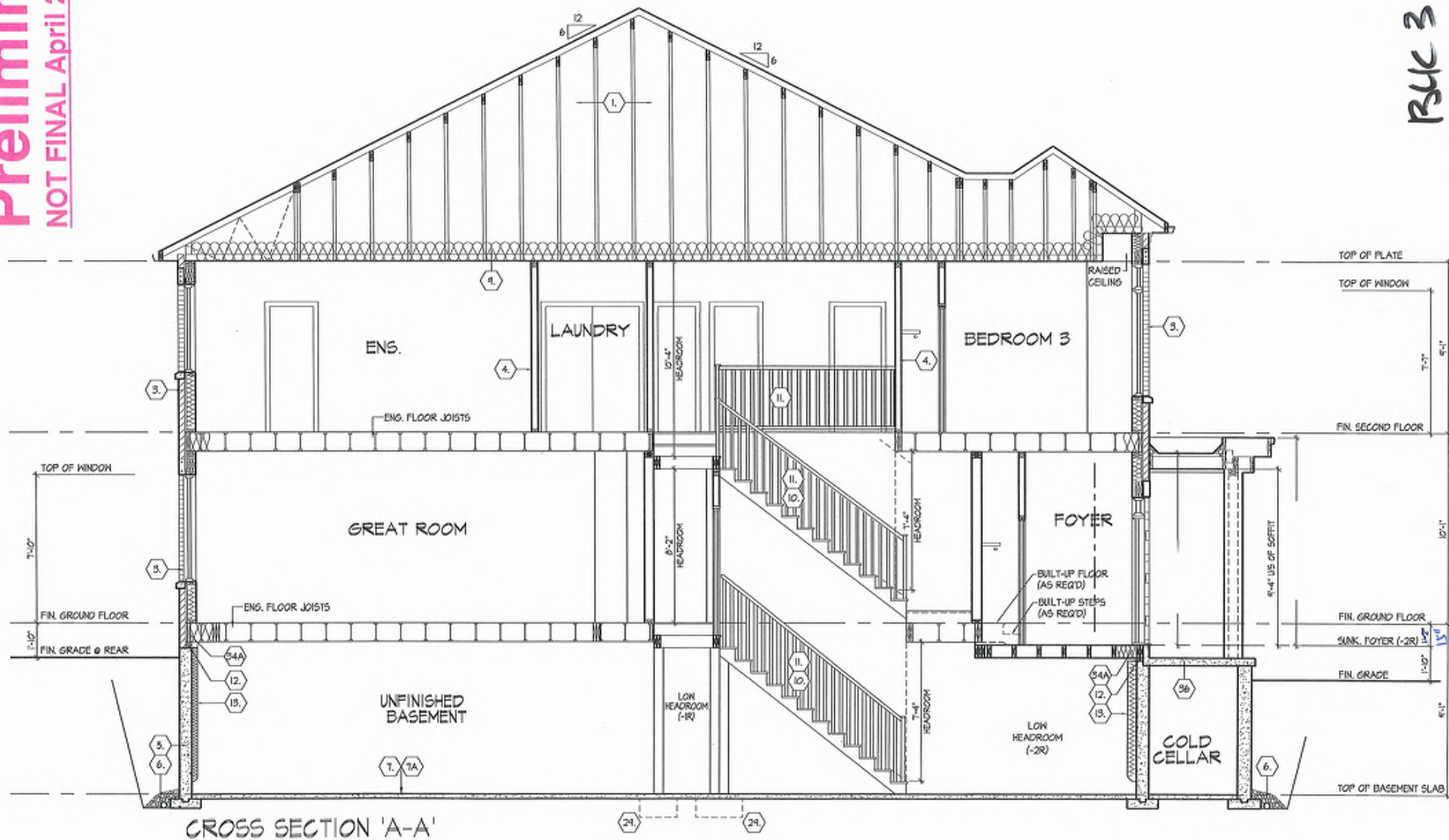
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REV. 2025.03.25

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NAME: DOMINIC MOBILE
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 21274
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Preliminary
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BK 3-20

CROSS SECTION 'A-A'

ROYAL PINE HOMES - 218094
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KMT

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2127
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1969

INC.

06/10

Dominic M. HUNT DES.

[illegible]

cont. Section 1.0. CONSTRUCTION NOTES	
40	1 HR. PARTY WALL (CONC. BLOCK) (5B-3) WALL TYPE 5B-1 & 5B-2 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x50.8) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 1" (25.4) 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 PURSED WITH 2"x2" (50.8x50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING
40	1 HR. PARTY WALL (DOUBLE STUD) (5B-3) WALL TYPE W3-3 5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8x95.3) STUDS @ 16" (400) O.C. MIN. 1" (25.4) PART ON SEPARATE 2"x4" (50.8x95.3) SILL PLATES (2"x6" (50.8x140) 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 5B-1 & 5B-2 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x50.8) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 1" (25.4) CONC. BLOCK 75% SOLED. 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 SLAB OR GLASS. 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") (9.28) STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.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 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)
41A	STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.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 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) STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.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 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)
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 5'0" OPENING) 2-20M BARS IN TOP PORTION OF WALL (9'0" 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 - FOUNDATION WALL BELOW THE WALL SILL. EXTEND BARS 24" (600) BEYOND THE OPENING. 2-18M 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
43	STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.4.1) (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) KEEPING TIE OR A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.3) (9.14.6.3)
45	CLOSED CEILING CONSTRUCTION (9.23.4.2) (9.11.8) (9.23.4.2) 2-1/2" (38.2) ROOF JOISTS @ 18" (450) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (50.8x25.4) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SHAPY FOAM) W/ INSULATION BETWEEN JOIST. 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).
46	FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE (9.26.11) (9.26.15) (9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING OR 2"x2" (50.8x38.9) PURLINS ANGLED TOWARDS SCUPPERS @ 2% MINIMUM L&D PERPENDICULAR TO 2"x6" (50.8x184) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" THIN DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPERS 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.
47	BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50.8x95.3) PT. DECKING W/ 1/4" (6.4) GAPS L&D FLAT PARALLEL TO JOISTS ON 2"x4" (50.8x95.3) PT. SLEEPERS @ 12" (300) O.C. L&D FLAT PERPENDICULAR TO JOISTS
47	BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH
47	BARREL VAULT CONSTRUCTION CANTILEVERED 2"x4" (50.8x95.3) SPACERS L&D FLAT ON 2"x10" (50.8x255) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3/4"x3/4" (19.1x19.1) 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) (9.8.8.1.6) 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 24" (600) TO A MAX. 34" (860) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7" SQ. FT. (0.3662) WITH NO DIMENSION LESS THAN 1/3" (8.0) 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.

SIZE & SPACING OF STUDS (O.B.C. REFERENCE - TABLE 9.23.10.1)	
MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)
	ROOF W/ OR W/O ROOF W/ OR W/O ROOF W/ OR W/O ATTIC & 1 FLOORATIC & 2 FLOORATIC & 3 FLOOR
	MAX. STUD SPACING, in (mm) O.C.
2"x4" (50.8x95.3)	18" (450)
2"x6" (50.8x140)	16" (400)
2"x8" (50.8x190)	14" (350)
2"x10" (50.8x255)	12" (300)
2"x12" (50.8x305)	10" (250)
2"x14" (50.8x355)	8" (200)
2"x16" (50.8x405)	6" (150)
2"x18" (50.8x455)	5" (125)

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" (8.0). 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 FRI. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'11" (1600). (9.8.8.1)

3) WINDOWS IN EXIST 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 42 (ABOVE). IF THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.1.5.15) OR (9.3.6.2)

4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS

THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'11" AT ANY POINT
BEDROOM	7'7" OVER 50% OF REQUIRED FLOOR AREA OR 6'11" 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	6'11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'11"
MEZZANINES	6'11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'7" (9.5.3.3)

2.3. MECHANICAL / PLUMBING (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. (9.31.6)

3) REFER TO TELE PACE FOR SPACE HEATING EQUIPMENT, HWY AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNITS WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (S12) (9.3.1.12) 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 FLM, No.50 (468) 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 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 71.

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES

1) FOR 6" (150) CEILINGS, FLAT ARCHES SHALL BE 6" (150) (2800) 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 1'0" (300), UNLESS NOTED OTHERWISE.

2.8. FLASHING (9.20.13) (9.25.4) (9.27.3)

1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

2.9. GRADING

1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO (9.14.6)

2.10. ULC SPECIFIED ASSEMBLIES

ALL REQUIRED MINIMUM 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)), (9.23.4.2 (1)), (9.23.4.2 (2)) (9.38.3.1) (1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2"x8" (50.8x184)	L3 2"x10" (50.8x255)	L5 2"x12" (50.8x286)
B1 3"x8" (76.2x184)	B3 3"x10" (76.2x255)	B5 3"x12" (76.2x286)
B2 4"x8" (101.6x184)	B4 4"x10" (101.6x255)	B6 4"x12" (101.6x286)
B7 5"x8" (127.0x184)	B8 5"x10" (127.0x255)	B9 5"x12" (127.0x286)

ENGINEERED LUMBER SCHEDULE

1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
U2 1-1 3/4"x9 1/2"	U3 1-1 3/4"x11 7/8"	U5 1-1 3/4"x14"
U4 2-1 3/4"x9 1/2"	U6 2-1 3/4"x11 7/8"	U7 2-1 3/4"x14"
U5 3-1 3/4"x9 1/2"	U7 3-1 3/4"x11 7/8"	U8 3-1 3/4"x14"
U6 4-1 3/4"x9 1/2"	U8 4-1 3/4"x11 7/8"	U9 4-1 3/4"x14"

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.5)

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 14" (89 x 89 x 64)	8" x 1" (2.47m)	7" x 6" (2.30m)
L8	4" x 3 1/2" x 14" (102 x 89 x 64)	8" x 1" (2.66m)	8" x 1" (2.48m)
L9	5" x 3 1/2" x 14" (127 x 89 x 7.9)	10" x 1" (3.31m)	10" x 1" (3.08m)
L10	5" x 3 1/2" x 7 1/8" (127 x 89 x 11)	11" x 1" (3.48m)	10" x 1" (3.24m)
L11	6" x 3 1/2" x 7 1/8" (152 x 89 x 11)	12" x 1" (3.62m)	11" x 1" (3.54m)
L12	7" x 4" x 7 1/8" (178 x 102 x 11)	14" x 1" (4.30m)	13" x 1" (3.99m)

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

SA SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CM CARBON MONOXIDE ALARM (9.31.3) (9.32.3.3)

CHECK LOCAL BYLAWS FOR REQUIREMENTS A CARBON MONOXIDE ALARM(S) CANNOT BE INSTALLED IN A LOCATION 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 A SHARED WALL OR FLOOR/CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FUEL ALARMS 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 SIGNALLING.

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 NUMBERS 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-UP FLOORS, BEARING WALLS, ICE & WATER SHED

EXPOSED BUILDING FACE - O.B.C. 9.10.14, 9.8.9.10.15.

REFER TO HEX NOTE 36 & DETAILS FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL

REFER TO HEX NOTE 40.

2 HR. FIREWALL

REFER TO HEX NOTE 40A.

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	HRV HEAT RETURN VENTILATION UNIT
AFF ABOVE FINISHED FLOOR	HWT HOT WATER TANK
BPM BEAM BY FLOOR MANUFACTURER	JST JOIST
BSM 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 PLATE
CW CONVENTIONAL ROOF FRAMING	PT PRESSURE TREATED
CAF COMPLETE WITH	PTD PAINTED
DUT DOUBLE JOIST/ TRIPLE JOIST	PWD POWDER ROOM
DO DO OVER	RWL RAIN WATER LEADER
DRP DROPPED	SB SOLID BEARING WOOD POST
ENG ENGINEERED	SBFA SOLID BEARING WOOD POST
ERV ENERGY RECOVERY VENTILATION UNIT	SJ SINGLE JOIST
EST ESTIMATED	SPR SPRUCE
FA FLAT ARCH	STL STEEL
FD FLOOR DRAIN	T/O TOP OF
FG FIXED GLASS	TV TYPICAL
FL FLUSH	UD UNDERSIDE
FLR FLOOR	WJ WOOD
GT GIRDER TRUSS	WMC WALK IN CLOSET
ITRM GIRDER TRUSS BY ROOF MANUFACTURER	WP WEATHER PROOF
HB HOSE BB	
HRM HEADROOM	

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS BYENT	EXHAUST VENT
DUPLEX OUTLET (12" H3H4)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3/4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDLER (CEILING MOUNTED)
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN	

SA SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CM CARBON MONOXIDE ALARM (9.31.3) (9.32.3.3)

CHECK LOCAL BYLAWS FOR REQUIREMENTS A CARBON MONOXIDE ALARM(S) CANNOT BE INSTALLED IN A LOCATION 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 A SHARED WALL OR FLOOR/CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FUEL ALARMS 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 SIGNALLING.

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 NUMBERS 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-UP FLOORS, BEARING WALLS, ICE & WATER SHED

EXPOSED BUILDING FACE - O.B.C. 9.10.14, 9.8.9.10.15.

REFER TO HEX NOTE 36 & 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

SA SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CM CARBON MONOXIDE ALARM (9.31.3) (9.32.3.3)

CHECK LOCAL BYLAWS FOR REQUIREMENTS A CARBON MONOXIDE ALARM(S) CANNOT BE INSTALLED IN A LOCATION 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 A SHARED WALL OR FLOOR/CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FUEL ALARMS 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 SIGNALLING.

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TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHED

EXPOSED BUILDING FACE - O.B.C. 9.10.14, 9.8.9.10.15.

REFER TO HEX NOTE 36 & 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

SA SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CM CARBON MONOXIDE ALARM (9.31.3) (9.32.3.3)

CHECK LOCAL BYLAWS FOR REQUIREMENTS A CARBON MONOXIDE ALARM(S) CANNOT BE INSTALLED IN A LOCATION 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 A SHARED WALL OR FLOOR/CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FUEL ALARMS 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 SIGNALLING.

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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 NUMBERS 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-UP FLOORS, BEARING WALLS, ICE & WATER SHED

EXPOSED BUILDING FACE - O.B.C. 9.10.14, 9.8.9.10.15.

REFER TO HEX NOTE 36 & DETAILS FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL

REFER TO HEX NOTE 40.

2 HR. FIREWALL

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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

SA SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CM CARBON MONOXIDE ALARM (9.31.3) (9.32.3.3)

CHECK LOCAL BYLAWS FOR REQUIREMENTS A CARBON MONOXIDE ALARM(S) CANNOT BE INSTALLED IN A LOCATION 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 A SHARED WALL OR FLOOR/CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FUEL ALARMS 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 SIGNALLING.

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 NUMBERS 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-UP FLOORS, BEARING WALLS, ICE & WATER SHED

EXPOSED BUILDING FACE - O.B.C. 9.10.14, 9.8.9.10.15.

REFER TO HEX NOTE 36 & 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

SA SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALL

PJK 3-20



JNIT 2018-END
REV.2025.03.27

