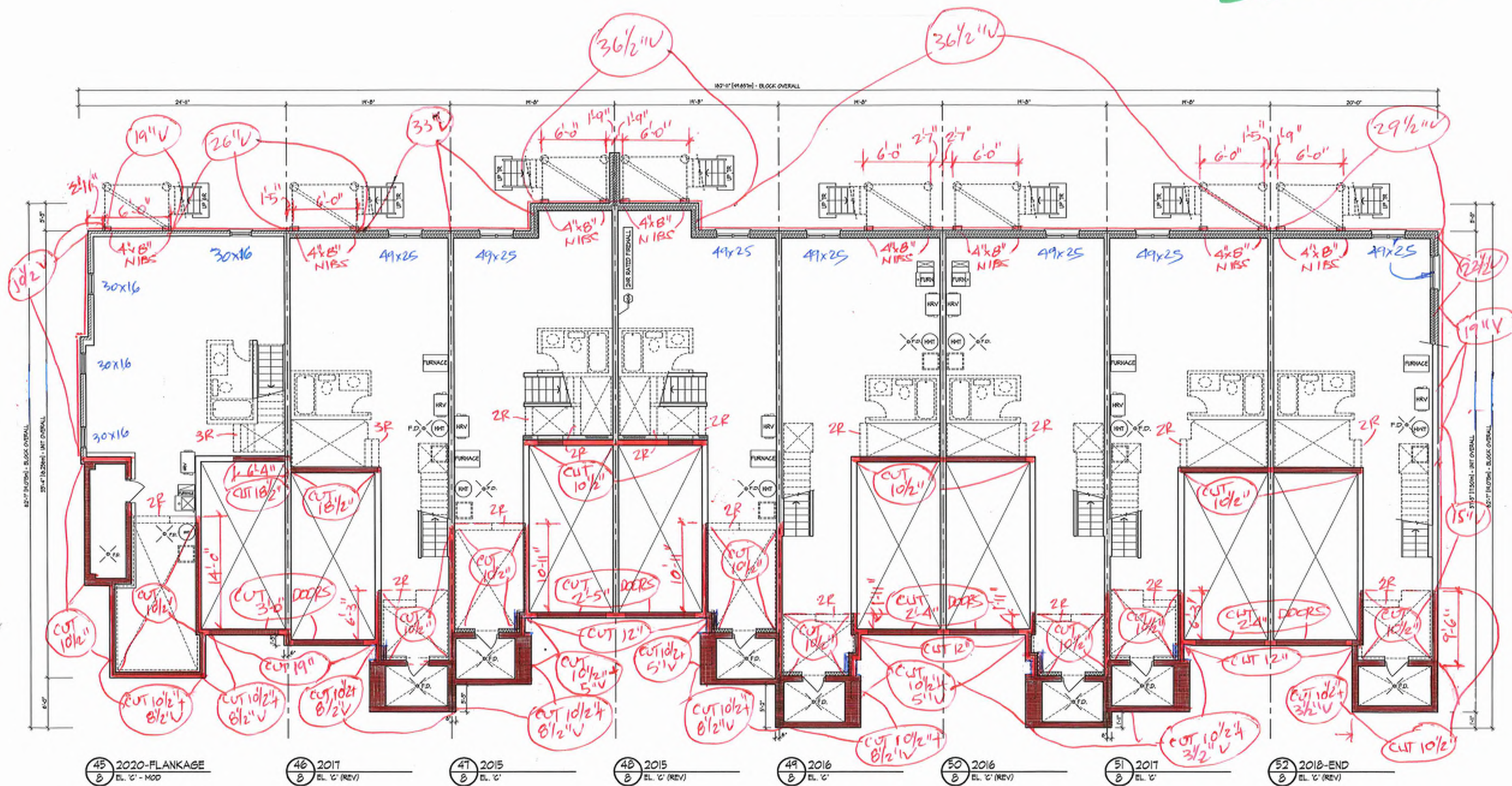


Block 8



45 2020-FLANKAGE
8 EL. 'C' - MOD

46 2017
8 EL 'C' (REV)

47 2015
8 B. C.

48 2015
8 EL. 'C' (REV.)

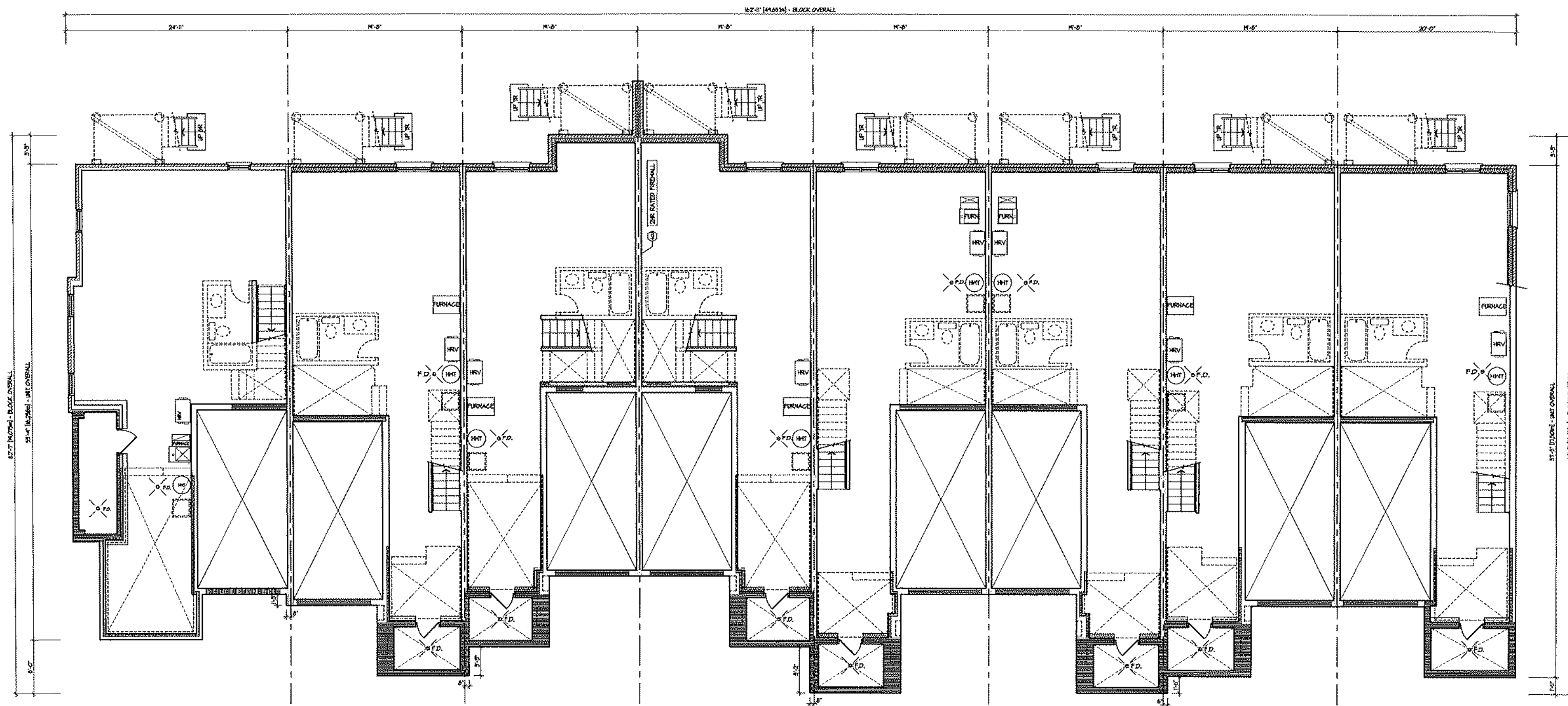
49 2016
8 EL 'C'

50 2016
8 EL. 2' (REV)

51 2017
8 EL. 'C'

52 2018-END
8 EL 'C' (REV)

BASEMENT PLAN



45 2020-FLANKAGE
8 EL. 'C' - MOD

46 2017
8 EL. 'C' (REV)

47 2015
8 EL. 'C'

48 2015
8 EL. 'C' (REV)

49 2016
8 EL. 'C'

50 2016
8 EL. 'C' (REV)

51 2017
8 EL. 'C'

52 2018-END
8 EL. 'C' (REV)

BASEMENT PLAN



45 2020-FLANKAGE
B EL. 'C' - MOD

46 2017
B EL. 'C' (REV)

47 2015
B EL. 'C'

48 2015
B EL. 'C' (REV)

49 2016
B EL. 'C'

50 2016
B EL. 'C' (REV)

51 2017
B EL. 'C'

52 2018-END
B EL. 'C' (REV)

FRONT ELEVATION



45 2020-FLANKAGE
8 EL. 'C' - MOD

46 2017
8 EL. 'C' (REV)

47 2015
8 EL. 'C'

48 2015
8 EL. 'C' (REV)

49
8

FRONT ELEVATION

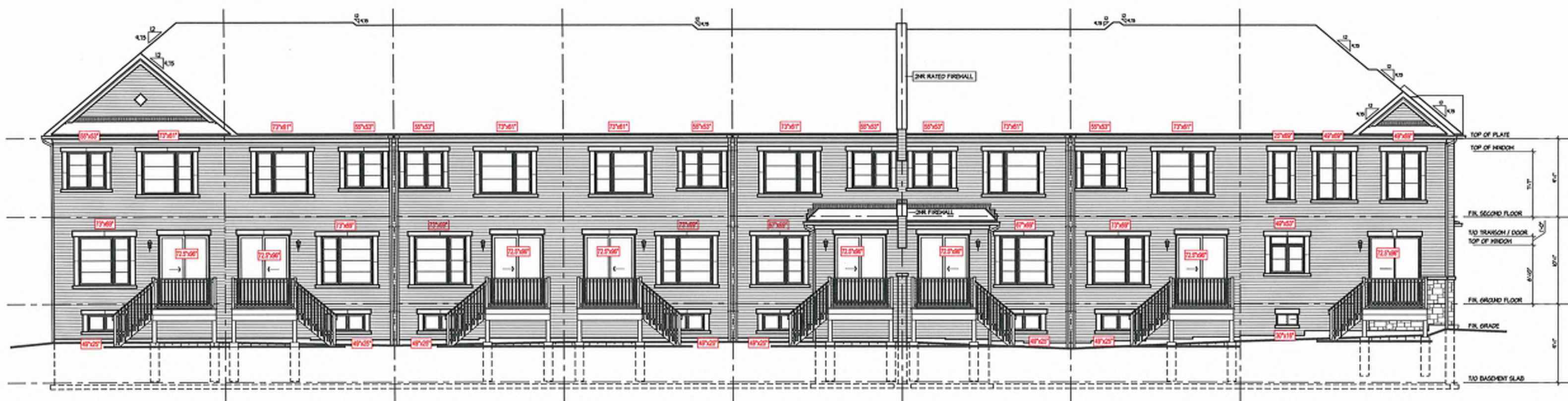


49 2016
8 EL. 'C'

50 2016
8 EL. 'C' (REV)

51 2017
8 EL. 'C'

52 2018-END
8 EL. 'C' (REV)



52 2018-END
8 EL. 'C' (REV)

51 2017
8 EL. 'C'

50 2016
8 EL. 'C' (REV)

49 2016
8 EL. 'C'

48 2015
8 EL. 'C' (REV)

47 2015
8 EL. 'C'

46 2017
8 EL. 'C' (REV)

45 2020-FLANKAGE
8 EL. 'C' - MOD

REAR ELEVATION



52 2018-END
8 EL. 'C' (REV)

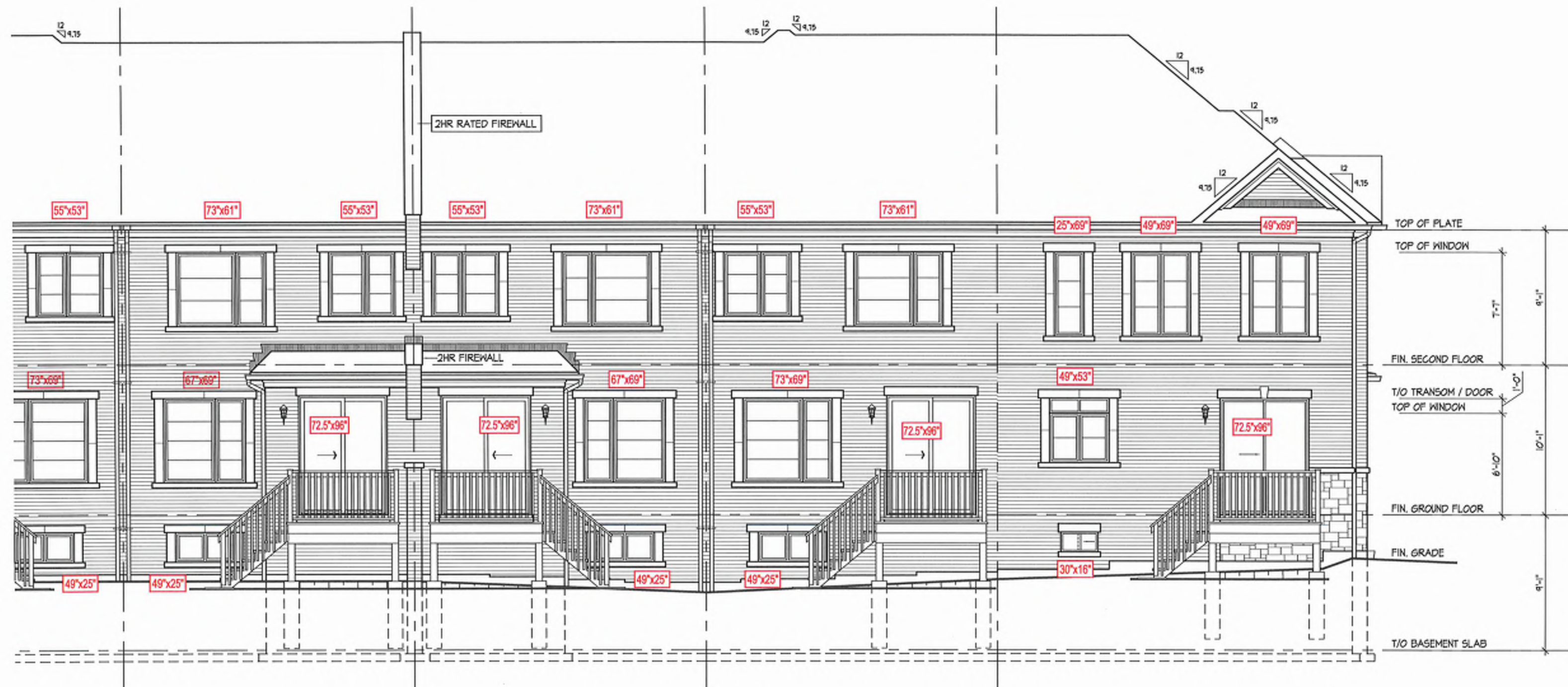
51 2017
8 EL. 'C'

50 2016
8 EL. 'C' (REV)

49 2016
8 EL. 'C'

48 2016
8 EL. 'C'

REAR ELEVATION



48 2015
8 EL. 'C' (REV)

47 2015
8 EL. 'C'

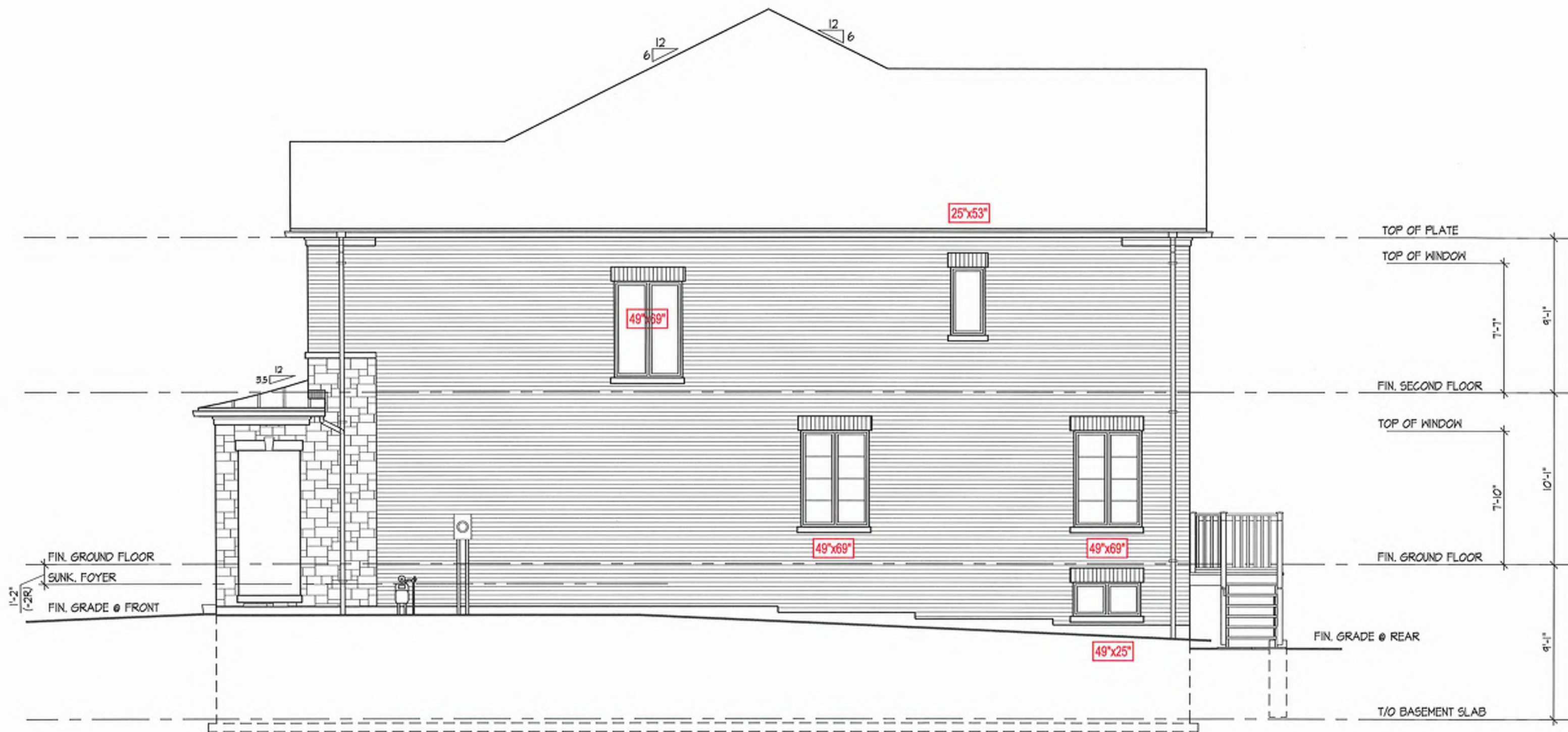
46 2017
8 EL. 'C' (REV)

45 2020-FLANKAGE
8 EL. 'C' - MOD



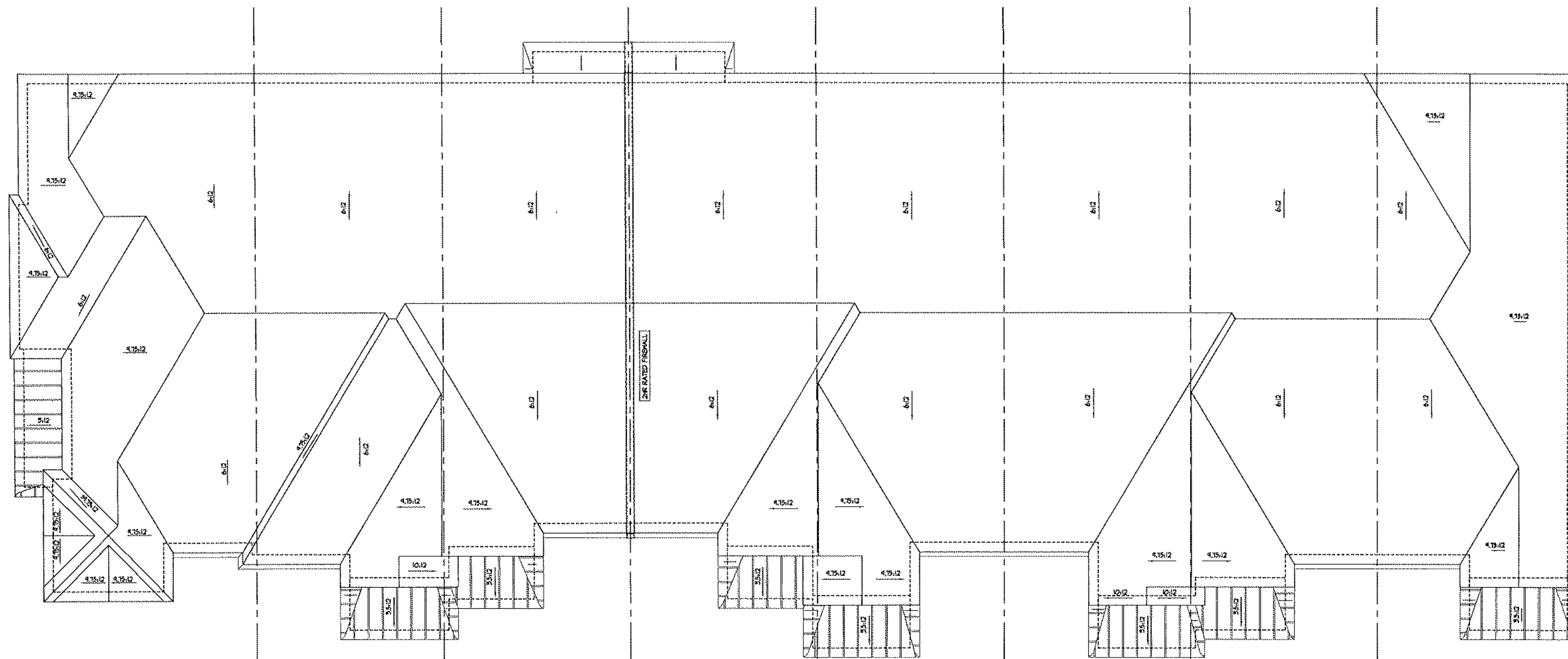
45 2020-FLANKAGE
8 EL. 'C' - MOD

FLANKAGE ELEVATION



52 2018-END
8 EL. 'C' (REV)

RIGHT SIDE ELEVATION



45 2020-FLANKAGE
B EL. 'C' - MOD

46 2017
B EL. 'C' (REV)

47 2015
B EL. 'C'

48 2015
B EL. 'C' (REV)

49 2016
B EL. 'C'

50 2016
B EL. 'C' (REV)

51 2017
B EL. 'C'

52 2018-END
B EL. 'C' (REV)

ROOF PLAN

UNIT2020-FLANKAGE
EL:C-MOD LOT45
441715

UNIT2017
EL:C(REV)- LOT46
441716

UNIT2015
EL:C- LOT47
441717

UNIT2015
EL:C(REV)- LOT48
441718

UNIT2016
EL:C- LOT49
441719

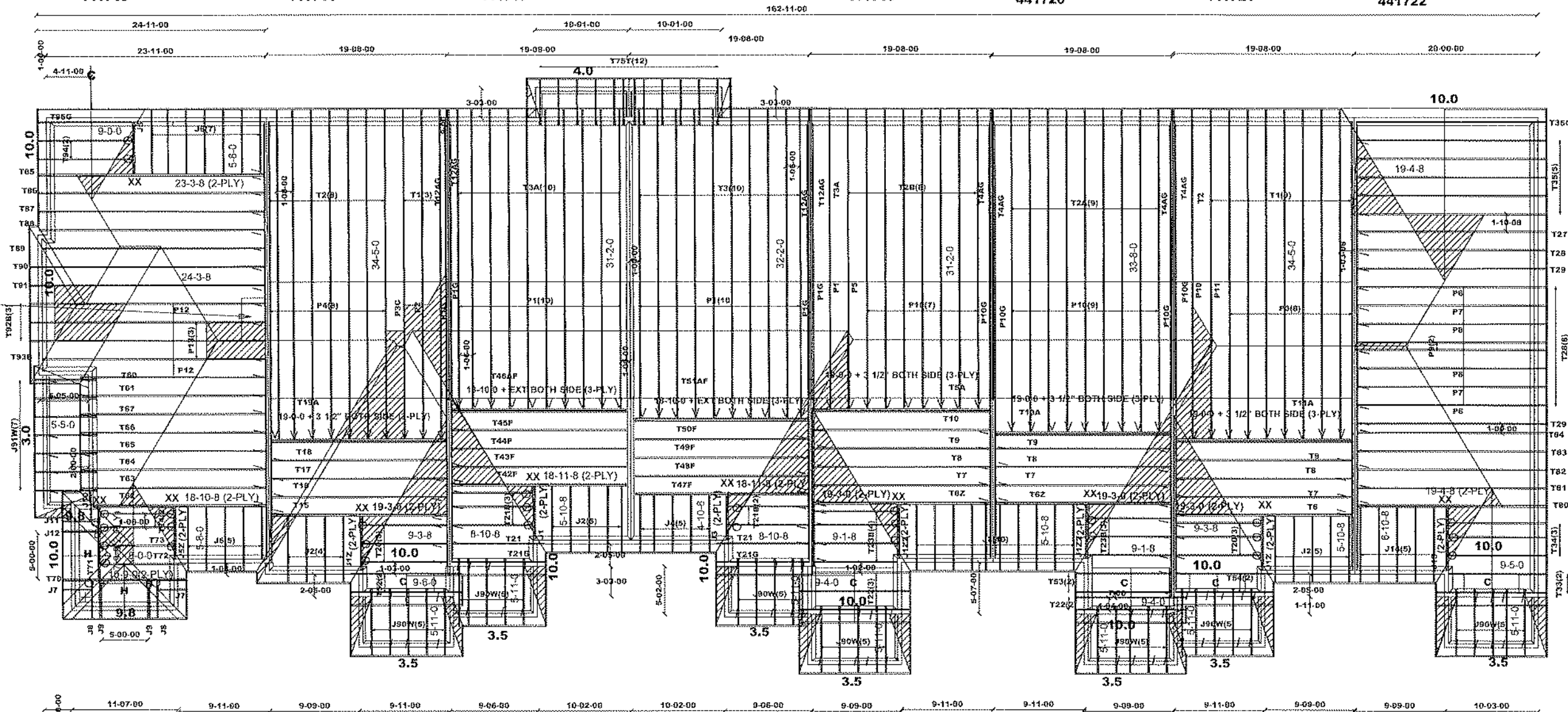
UNIT2016
EL:C(REV)- LOT50
441720

UNIT2017
EL:C- LOT51
441721

UNIT2018 - END
EL:C(REV)- LOT52
441722

2 HRS FIREWALL

T92B & T93B
(REQUIRE
BRACING)



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

HARDWARE:
HGUS26-2 (XX)
LJS26DS (V)
LUS24-2 (B)
LUS24 (O)
H2.5T (I)

DENOTE:

C- 6/12 CATH. CEILING

H-12" RAISED CEILING

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'.

6/12 PITCHES (TYP.)
UNLESS NOTED

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

DESIGN LOADS:
TCSI = 25.6 psf
TCDL = 6.0 psf
BCLL = 0.0 psf
BCDL = 7.4 psf

DENOTES
CONVENTIONAL
FRAMING



Job Track: 53945

Plan Log: 208805

Layout ID: 441714

Builder / Location:

ROYAL PINE HOMES / RICHMOND HILL

Project:

EARL GLEN

Date: 6/12/2025

Sales: Riccardo Guglietti

Designer:SV

Model / Elevation:

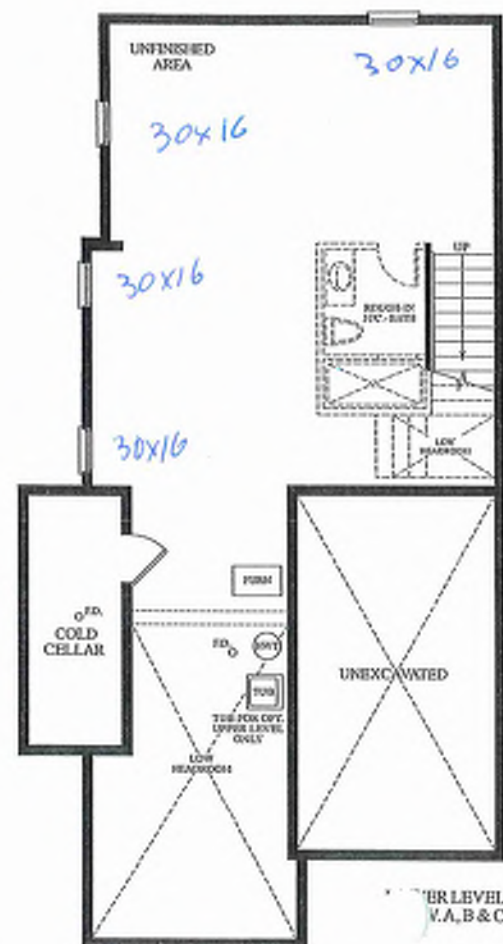
BLOCK8-UNITS45-52

Mikek ver 8.8.3.256

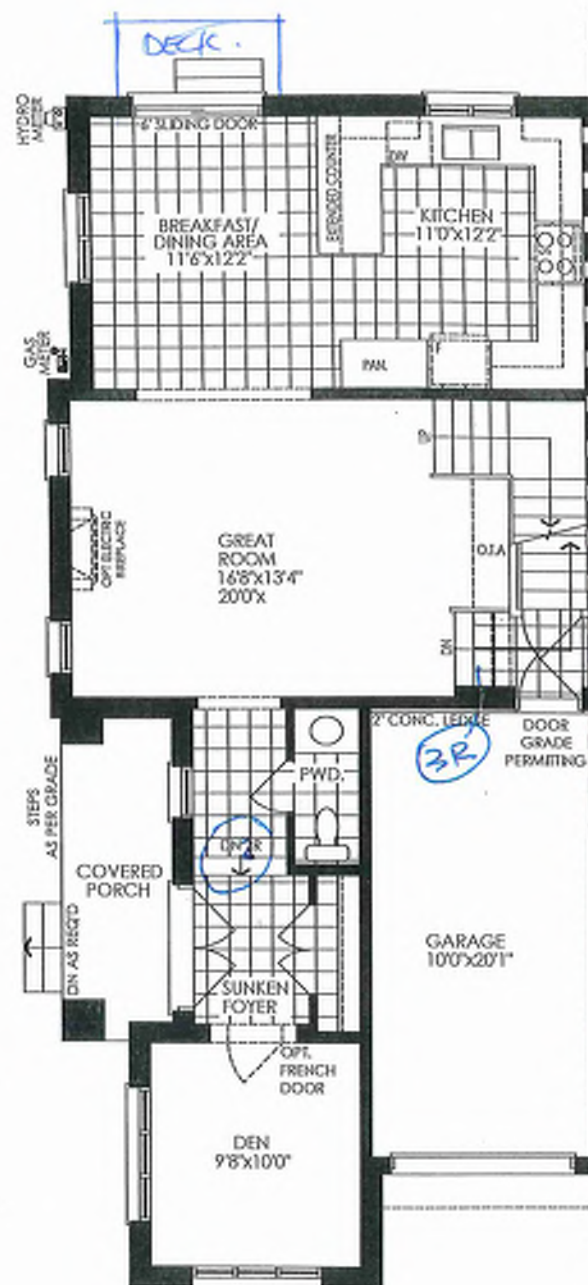
THESE DRAWINGS CONSTITUTE THE PROPERTY OF TAMARACK ROOF TRUSSES INC., SHALL NOT BE REPRODUCED, PUBLISHED, OR
REDISTRIBUTED IN ANY MANNER OR UTILIZED FOR ANY PURPOSE OTHER THAN THE MANUFACTURE OF TRUSSES BY
TAMARACK ROOF TRUSSES INC AND WILL BE RETRACTED BY TAMARACK ROOF TRUSSES INC IF UTILIZED FOR ANY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



BAYVIEW HEIGHTS
RICHMOND HILL

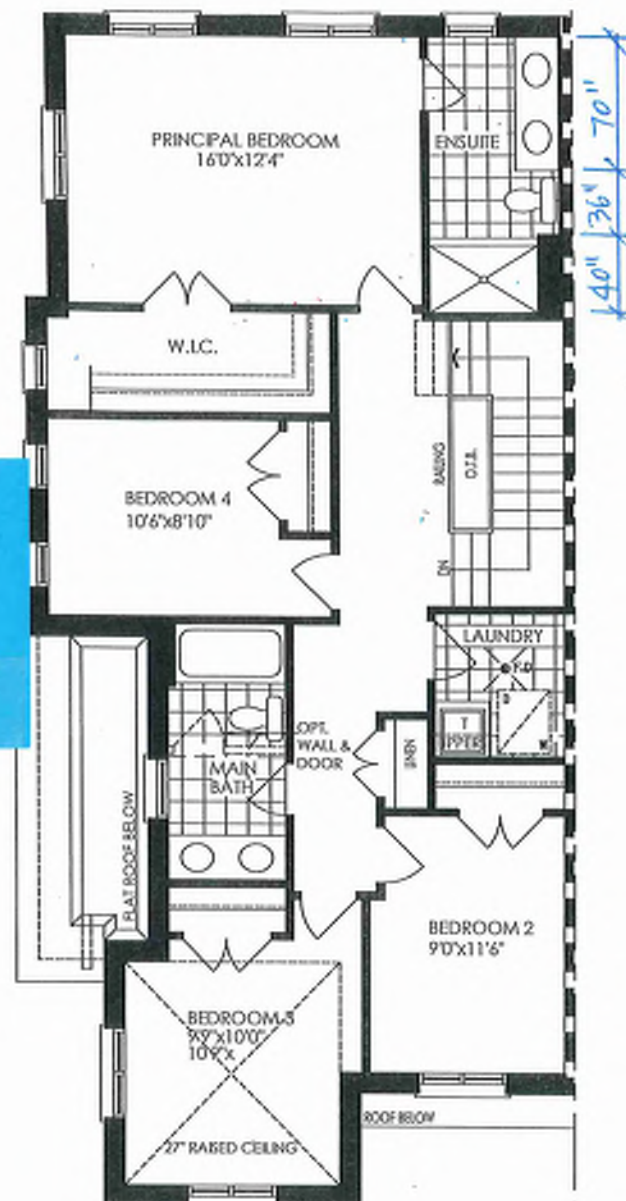


ER LEVEL
V.A.B & C

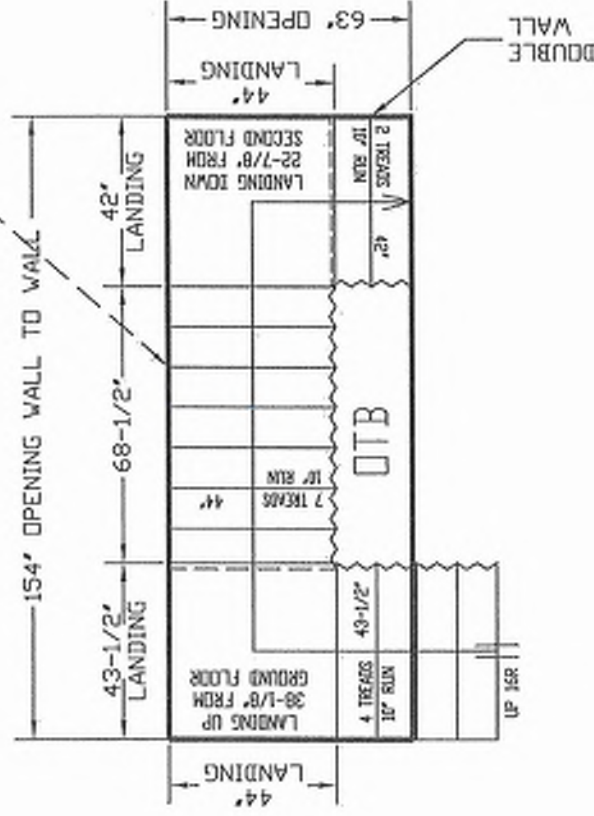
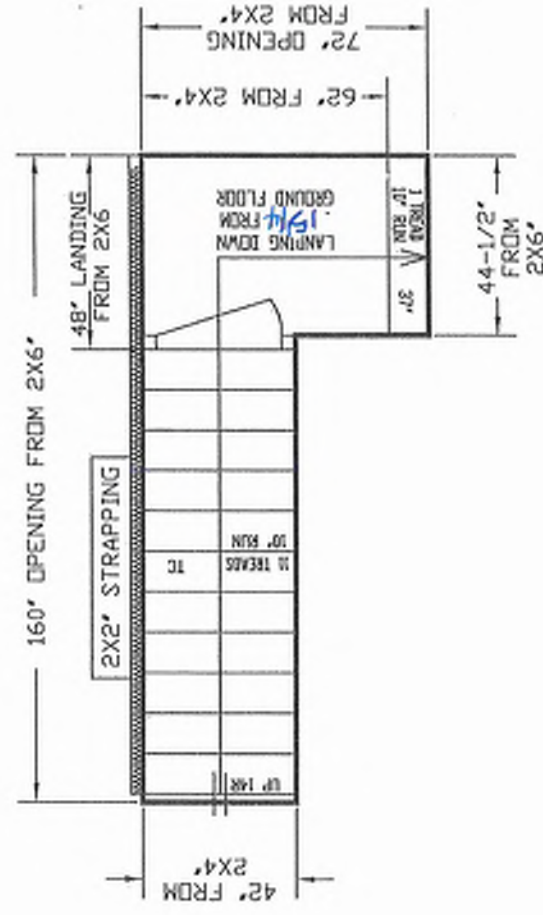


GROUND FLOOR PLAN
EL. 'C'

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



SECOND FLOOR PLAN
EL. 'C'



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

BASEMENT TO GROUND
BSMT 11-7/8' JOIST



REVISÉ
JUNE 4, 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

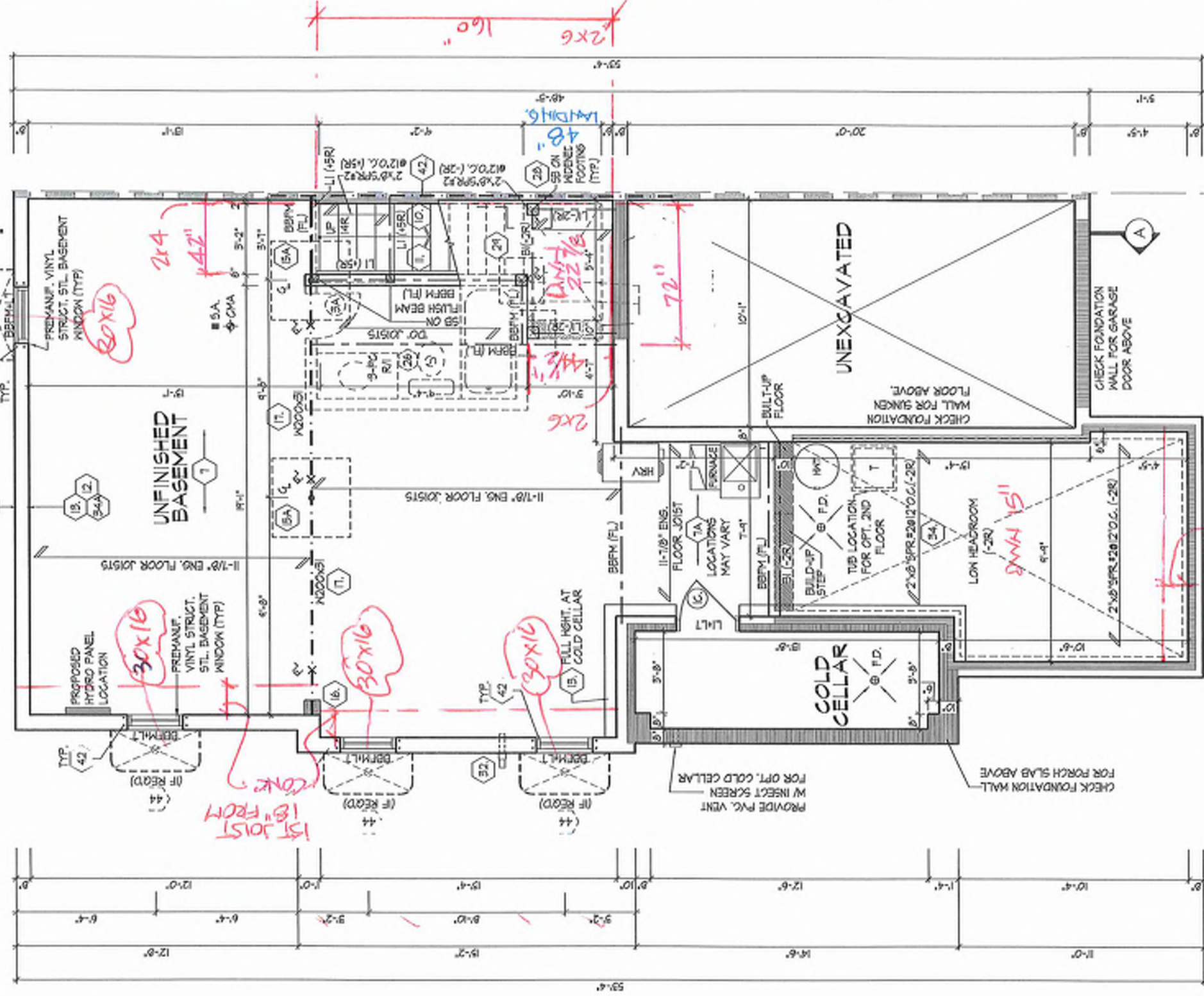
2" CONC. LEDGE IN GARAGE

GARAGE RIGHT >

[illegible]

Preliminary

NOT FINAL April 22 2025



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

APPROX. LOCATION OF FURNACE AND HOT WATER TANK

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

It is the building's complete responsibility to ensure that the construction of the building 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 building documents for compliance with the building code or permit required or that the house can be properly built or located on the lot.

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

BK 8-4



DESIGN ASSOCIATES INC.
www.huntassociates.ca

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

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

UNIT 2020-CORNER(MOD)

2 of 30

218094WT2020-CORNER(MOD)

3/16"=1'-0"

DSMM

KMTT

8565 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7035

21274

21274

15665

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Preliminary
NOT FINAL April 22 2025

WT DOORS 83 1/2"
WINDOWS SEE ELEV
ARCHES 95" UP F.F.

25x73

2573-
WILLIAM
#012042.
1964
F-6000

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

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & JOIST JOG 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 DOORS ARE 7'-0" HIGH.

It is the builder's complete responsibility to ensure that all plans are in accordance with all applicable codes, ordinances, regulations and all applicable regulatory and building codes, including zoning provisions and any provisions in the subdivision agreement. The Council of Architects is not responsible in any way for examining or approving the (letting) plans or for issuing a building permit. The building code or permit master of that jurisdiction in which the house is to be built, 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 9-4



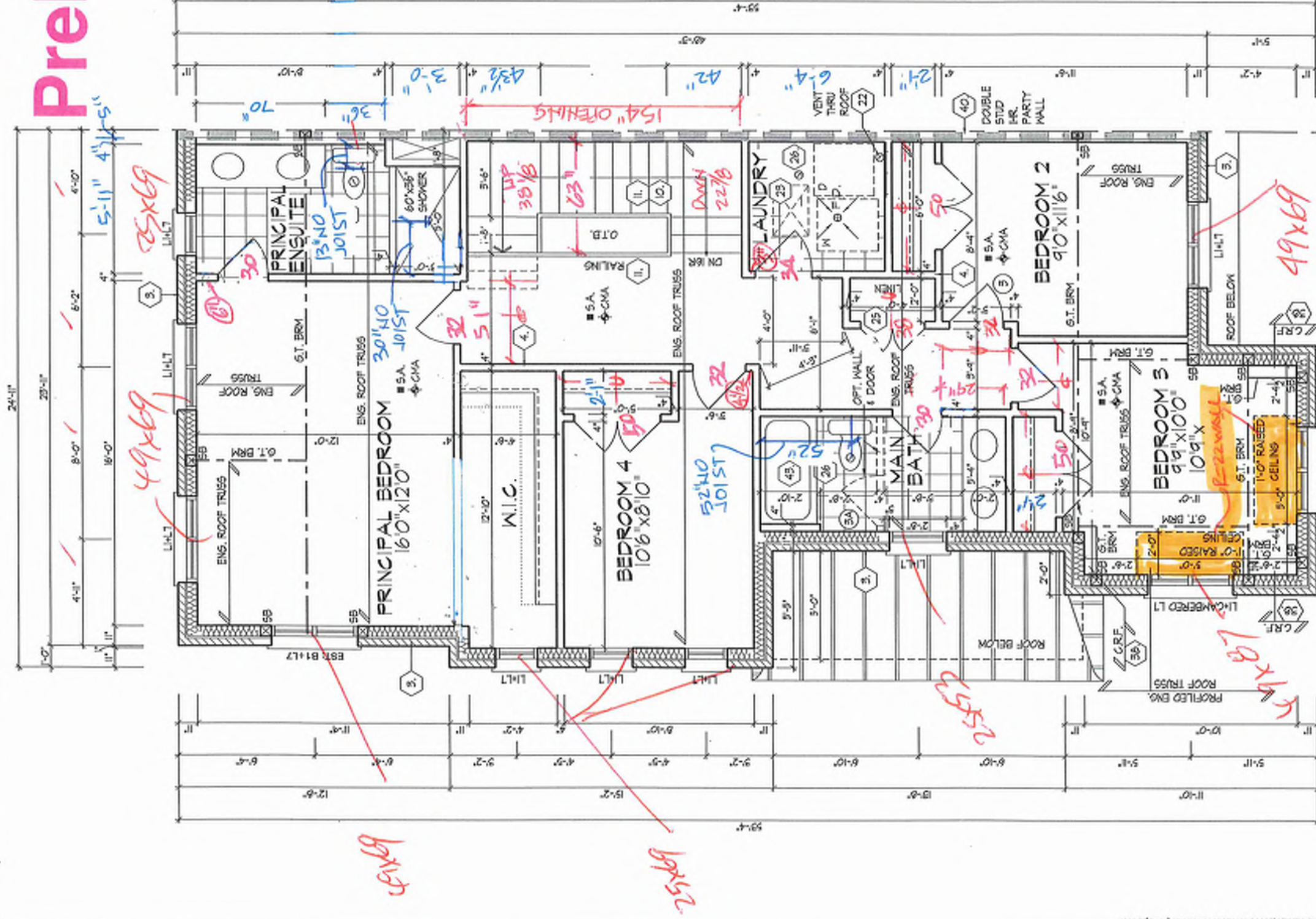
HUNT
DESIGN ASSOCIATES INC.

GROUND FLOOR PLAN, ELEVATION 'C'
ROYAL PINE HOMES - 218094 **UNIT 2020-CORNER(MOD)**
 921 BAYVIEW, RICHMOND HILL, ON. REV.2025.03.22

[illegible]

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Preliminary



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

SECOND FLOOR PLAN, EL. 'C'

It is the builder's complete responsibility to ensure that all construction complies with the applicable regulations and requirements 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 (noting) plans or working drawings with regard to any zoning or building code requirements or for any house can be properly built or located on its lot.

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

BK 8-4

SECOND FLOOR PLAN, ELEVATION 'C'



ROYAL PINE HOMES - 218094 UNIT 2020-CORNER(MOD)
921 BAYVIEW, RICHMOND HILL, ON. REV. 2025.03.24

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www.huntassociates.ca
21274
15695

Quantity: KM/TT 3/16"=1'-0" 218094WT2020-CORNER(MOD) 8 of 30
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ROOF OVERHANGS ARE TO
BE 12" UNLESS NOTED
OTHERWISE
REFER TO FRONT ELEVATION
FOR TYPICAL NOTES & INFO.



FLANKAGE ELEVATION 'C'

BK 8
4

It is the builder's complete responsibility to ensure that these plans are constructed in accordance with the applicable Building Code 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 subdivision requirements. The Control Architect's house can be properly built or located on a lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

FLANKAGE ELEVATION 'C'

UNIT 2020-CORNER(MOD)
REV. 2025.03.24

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

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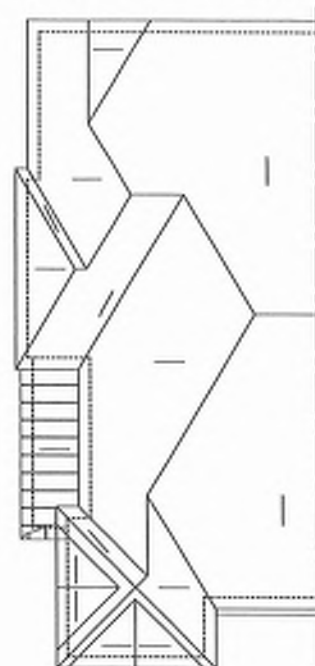
21274
19865
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Drawn by: DS/MM
Checked by: KM/TT
Scale: 3/16"=1'-0"

8865 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7335

21274
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Page Number: 14 of 30

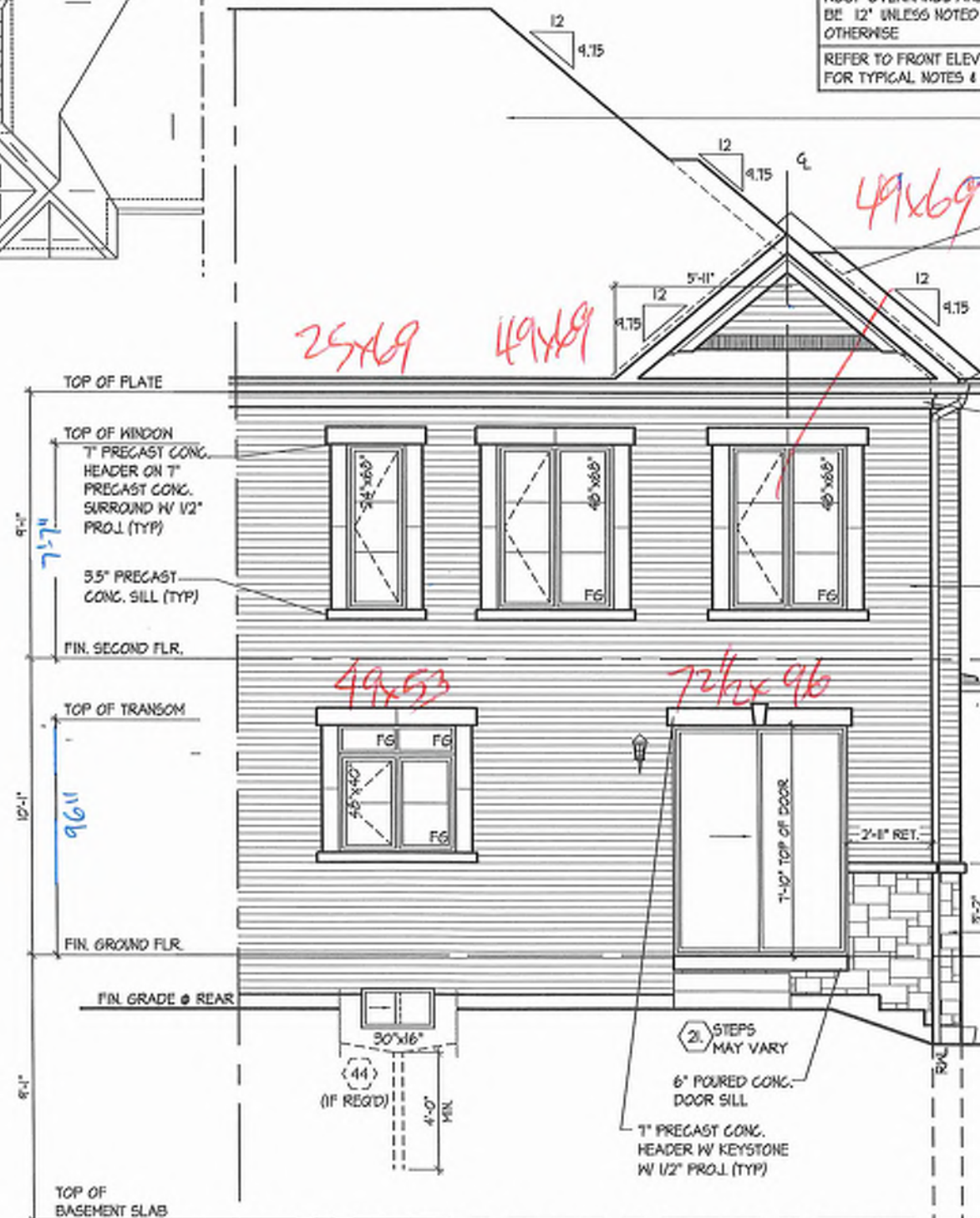


ROOF PLAN
ELEV. 'C'
N.T.S.

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

ROOF OVERHANGS ARE TO
BE 12" UNLESS NOTED
OTHERWISE

PK 8-4



REAR ELEVATION 'C'

ASPHALT SHINGLES (TYP)

VALLEY FLASHING (TYP)

OUTLINE OF RAISED
CEILING BEYOND

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

2'-4" ALUMINUM CLAD
PROFIED FRIEZE
BOARD (TYP)
SELF-SUPPORTING 7"
PRECAST CONC. ARCH W/
KEYSTONE ON 7" PRECAST
CONC. SURROUND W/ 1/2"
PROJ. (TYP)

FACE BRICK (TYP)

PREFIN. SEALED
METAL ROOF

7" PRECAST CONC.
HEADER ON 7" PRECAST
CONC. SURROUND W/ 1/2"
PROJ. (TYP)

3.5" PRECAST CONC.
SILL W/ 1/2" PROJ. (TYP)

STONE VENEER (TYP)

FIN. GRADE @ FRONT

POURED CONC.
FOUNDATION WALLS
AND FOOTING (TYP)

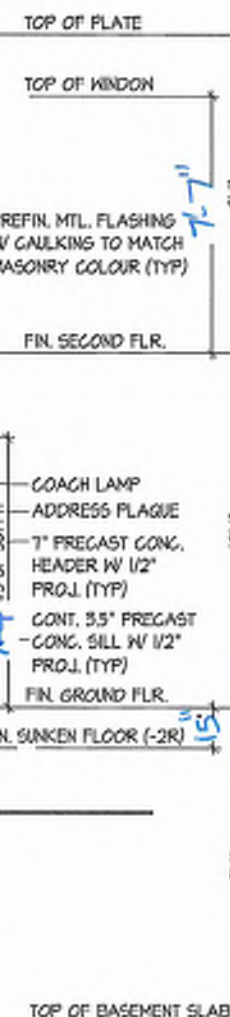
49'x67'

49'x69'

73'x73'

100'x67'

FRONT ELEVATION 'C'



FRONT & REAR ELEVATION 'C'

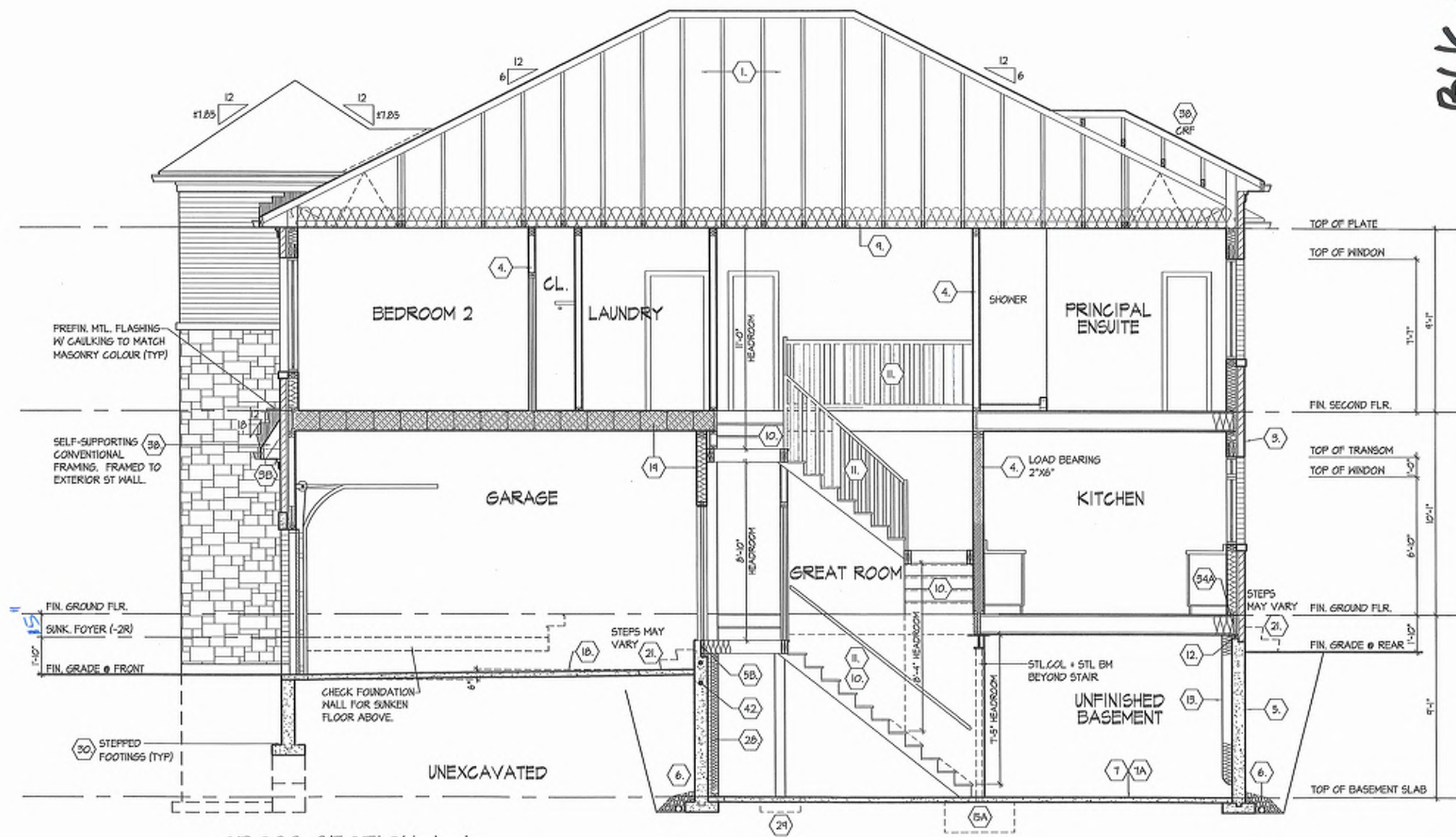
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.

218094WT2020-CORNER(MOD)
3/16"=1'-0"
DS/MM
8885 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326
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13 of 30

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.



CROSS SECTION A-A

BK B-4

CROSS SECTION 'A-A'

UNIT 2020-CORNER(MOD)
REV. 2025.03.24

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

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

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

Qualification Information:
Domestic Mobile 21274

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19655

Scale: DSMM 3/16"=1'-0" 218094WT2020-CORNER(MOD) 27 of 30
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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 1" CLIPS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (50x89) TRUSS BRACING @ 6'0" (1800) O.C. AT BOTTOM CHORD, PREFAB. ALUM. EAVESTROUGH, FASCO, RVL & VENTED SOFFIT, ATTIC VENTILATION 1.300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE. EAVESTROUGH OR PER MIN. WITH RVL DISCHARGING ONTO CONCRETE FLASH PADS OR PER MINIMUM REQUIREMENTS, TOWNHOUSES TO HAVE 6" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.
- 1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELDING IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE, SIDE LAPS MUST BE A MINIMUM 3'1 1/2" (90) AND END LAPS A MINIMUM 6" (150), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (300).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RASER COFFERTRAY CELINGS, ANGLED THAT CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION [2"x6"] [9.23.17.3f(1)]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3f(1)] (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION [2"x6"] W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.31]. 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. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3f(1)] (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3f(1)]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3f(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"x13" (22x180x70) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9] ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, INSULATION, 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.8] BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.6] (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"x13" (22x180x70) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9] ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.3.] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.8] BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.20.13.5] (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"x13" (22x180x70) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.8] AT BOTTOM COURSE 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, 9.23.9.8, 9.23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (50x89) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2"x4" (50x89) @ 24" (600) O.C. PROVIDE 2"x6" (50x89) BOTTOM PLATE AND 2"x2" (50x40) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (50x89) 40 STUDS WHERE NOTED, PROVIDE 2"x4" (50x89) @ 24" (600) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 2"x4" (50x89) WOOD BLOCKING ON FLAT @ 3'-11" (1200) [9.23.9.8] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-CADGEARING 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

EXT. LOFT WALL CONSTRUCTION [2"x6"] [9.23]
APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.3.] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL, SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4800) SHALL BE SIZED IN ACCORDANCE WITH [9.15.4.2] (14.2) OF THE C.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4]
FOUNDATION WALLS SHALL NOT EXCEED 9'-0" (2.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1.1]
- 5A

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2]
TABLE 1: MAX. HEIGHT FROM FIN. SLAB TO GRADE SUPPORTED AT TOP
TABLE 2: MAX. HEIGHT FROM FIN. SLAB TO GRADE UNSUPPORTED AT TOP
TABLE 3: MAX. HEIGHT FROM FIN. SLAB TO GRADE UNSUPPORTED AT TOP
- 5B

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 4: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 5: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5C

NUMBER FLOORS SUPPORTED
TABLE 6: NUMBER FLOORS SUPPORTED
TABLE 7: NUMBER FLOORS SUPPORTED
- 5D

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 8: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 9: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5E

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 10: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 11: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5F

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 12: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 13: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5G

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 14: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 15: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5H

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 16: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 17: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5I

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 18: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 19: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5J

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 20: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 21: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5K

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 22: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 23: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5L

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 24: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 25: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5M

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 26: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 27: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5N

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 28: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 29: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5O

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 30: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 31: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5P

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 32: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 33: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5Q

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 34: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 35: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5R

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 36: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 37: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5S

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 38: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 39: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5T

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 40: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 41: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5U

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 42: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 43: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5V

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 44: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 45: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5W

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 46: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 47: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5X

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 48: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 49: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5Y

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 50: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 51: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5Z

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 52: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 53: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AA

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 54: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 55: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AB

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 56: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 57: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AC

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 58: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 59: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AD

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 60: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 61: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AE

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 62: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 63: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AF

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 64: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 65: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AG

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 66: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 67: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AH

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 68: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 69: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AI

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 70: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 71: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AJ

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 72: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 73: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AK

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 74: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 75: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AL

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 76: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 77: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AM

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 78: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 79: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
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MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 80: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 81: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AO

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 82: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 83: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AP

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 84: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 85: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AQ

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 86: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 87: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AR

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 88: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 89: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AS

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 90: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 91: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AT

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 92: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 93: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AU

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 94: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 95: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AV

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 96: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 97: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AW

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 98: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 99: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AX

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 100: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 101: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AY

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 102: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 103: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5AZ

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 104: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 105: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BA

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 106: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 107: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BB

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 108: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 109: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BC

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 110: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 111: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BD

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 112: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 113: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BE

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 114: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 115: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BF

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 116: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 117: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BG

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 118: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 119: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BH

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 120: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 121: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BI

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 122: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 123: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BJ

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 124: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 125: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BK

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 126: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 127: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BL

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 128: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 129: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BM

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 130: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 131: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BN

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 132: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 133: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BO

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 134: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 135: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BP

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 136: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 137: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BQ

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 138: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 139: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BR

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 140: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 141: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BS

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 142: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 143: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BT

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 144: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 145: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BU

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 146: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 147: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BV

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 148: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 149: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BW

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 150: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 151: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BX

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 152: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 153: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BY

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 154: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 155: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5BZ

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 156: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 157: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5CA

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 158: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 159: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
- 5CB

MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 160: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
TABLE 161: MINIMUM STRIP FOOTING SIZES [9.15.3.4]
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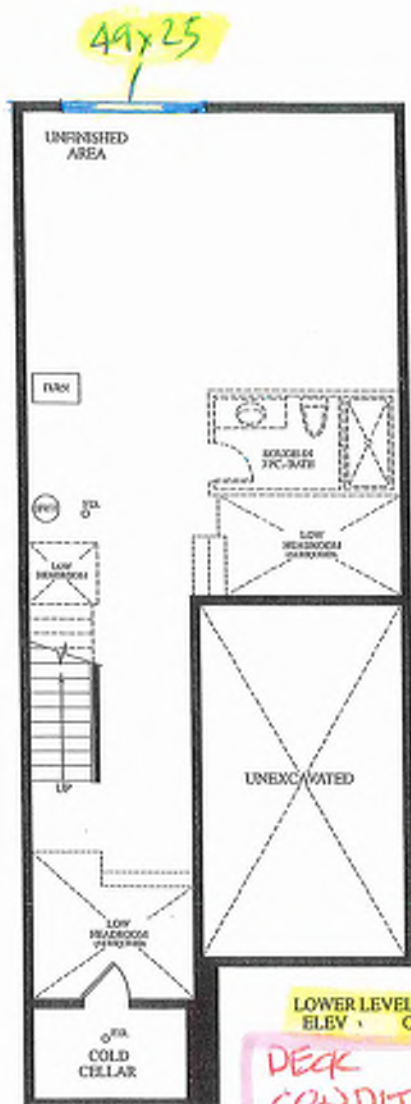
BAYVIEW HEIGHTS

RICHMOND HI

DECK CONDITION



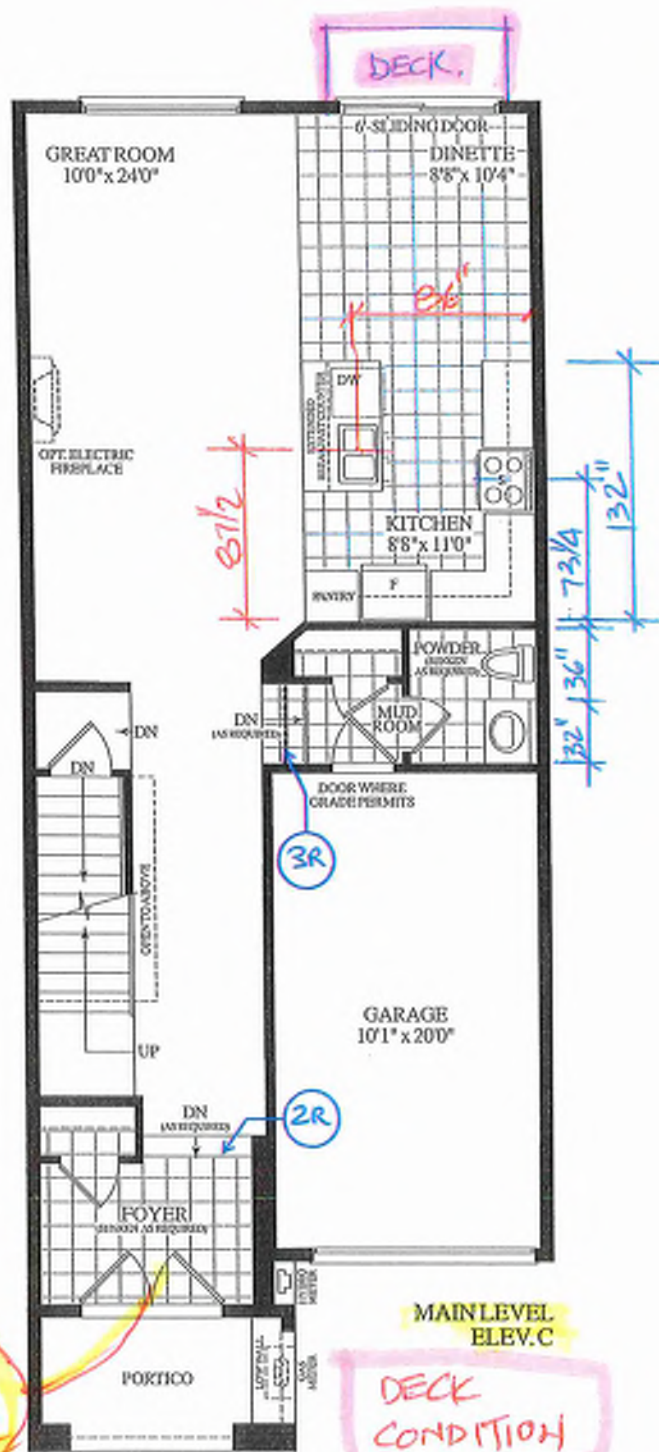
ELEVATION C



LOWER LEVEL
ELEV. = C

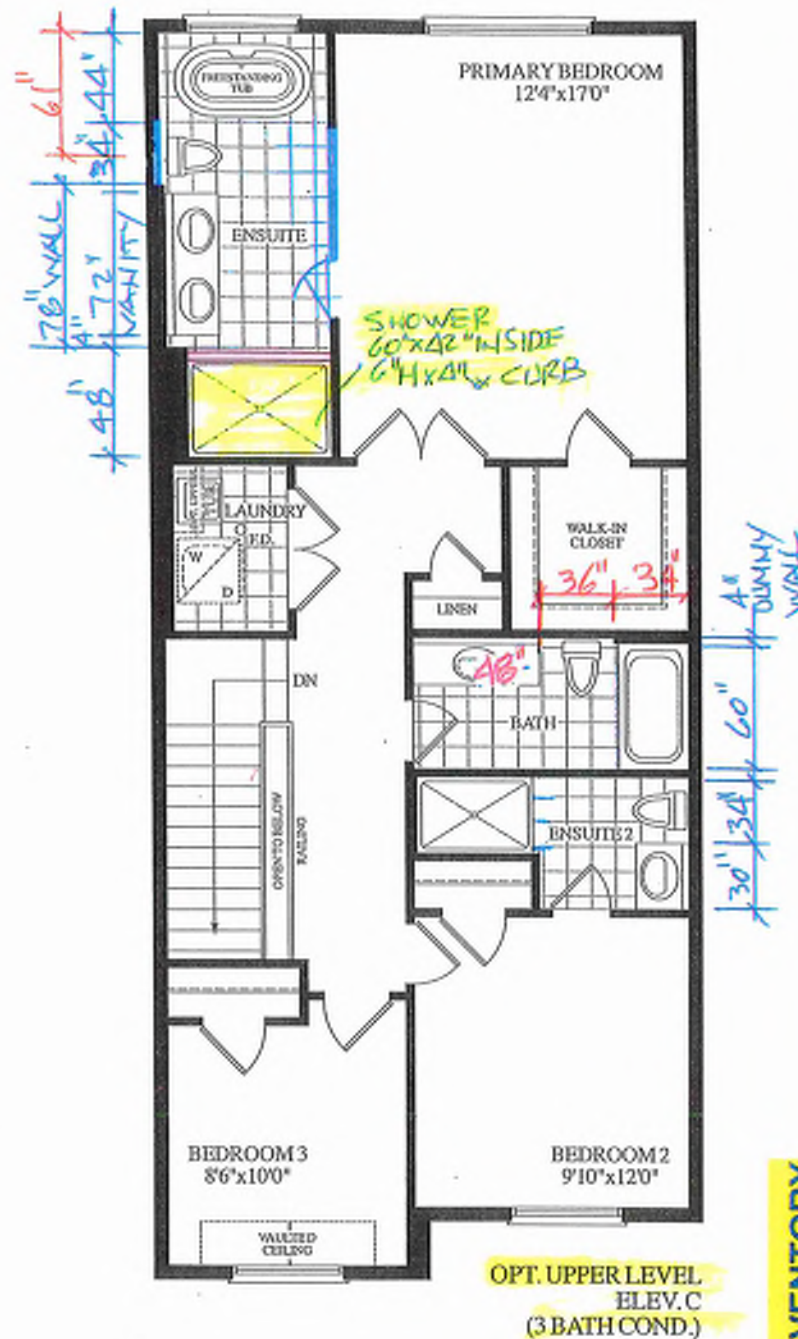
DECK CONDITION

EXTENDED
HEIGHT
FRONT
DOORS
69x98 1/2



MAIN LEVEL
ELEV. C

DECK CONDITION



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

INVENTORY

DECK CONDITION
3 BDRM. 3 BATH.

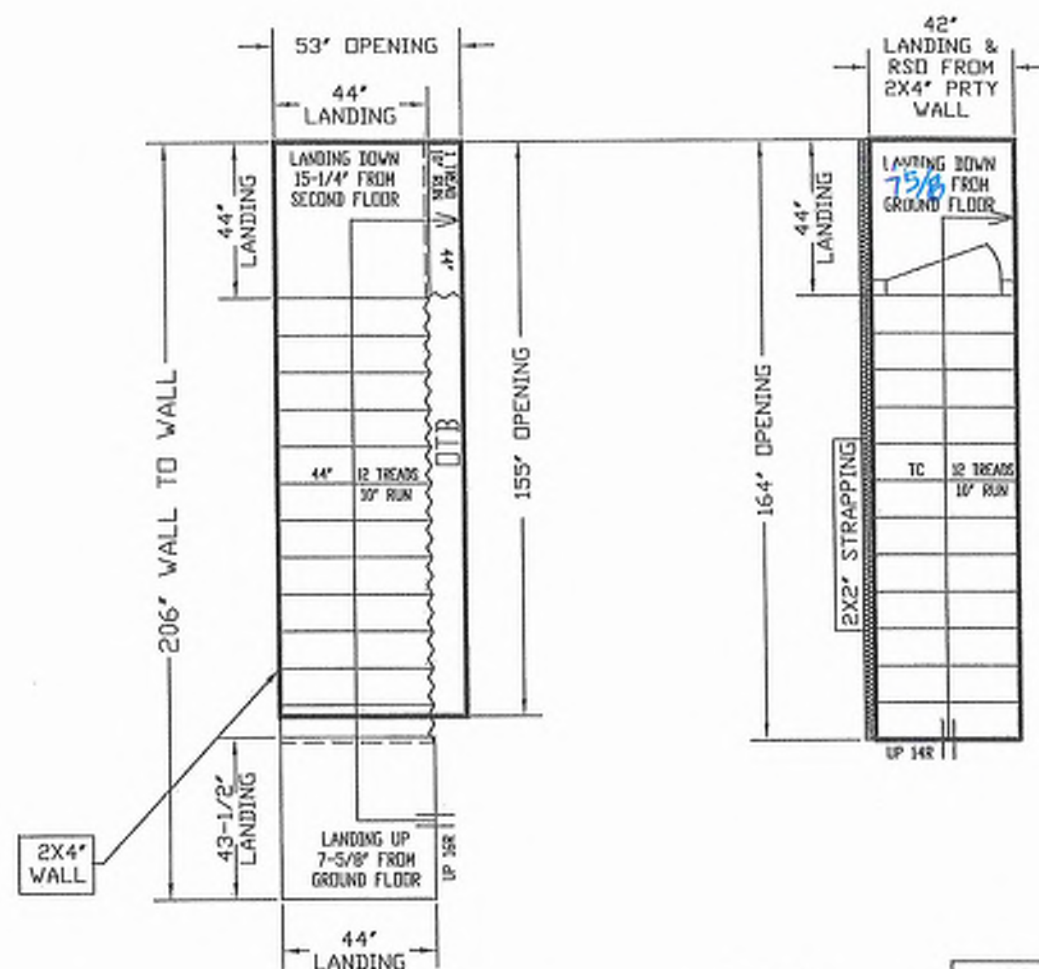
20-17 THE DIANA EL. C

BLK.8 TH.46

1780 SQ.FT.

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

BASEMENT TO GROUND
85MT 11-7/8" JOIST



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

STAIRS LINE UP BY
PARTY WALL

NO WALLS UNTIL
STAIRS INSTALLED

REVISED
JUNE 4, 2025

GARAGE RIGHT >



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS IN SPEC AS SUPPLIED
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO
INSTALL OUR STAIRS AND RAILINGS WITH TOLERANCE OF 1/8" ALLOWANCES. ALPHA
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR DELAYS
CARPENTERS OR SITE SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING
WITH CONSTRUCTION
ALPHA STAIRS AND RAILINGS INC.
3779 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1N6
TEL: (905) 594-5556 | www.alpastairs.com



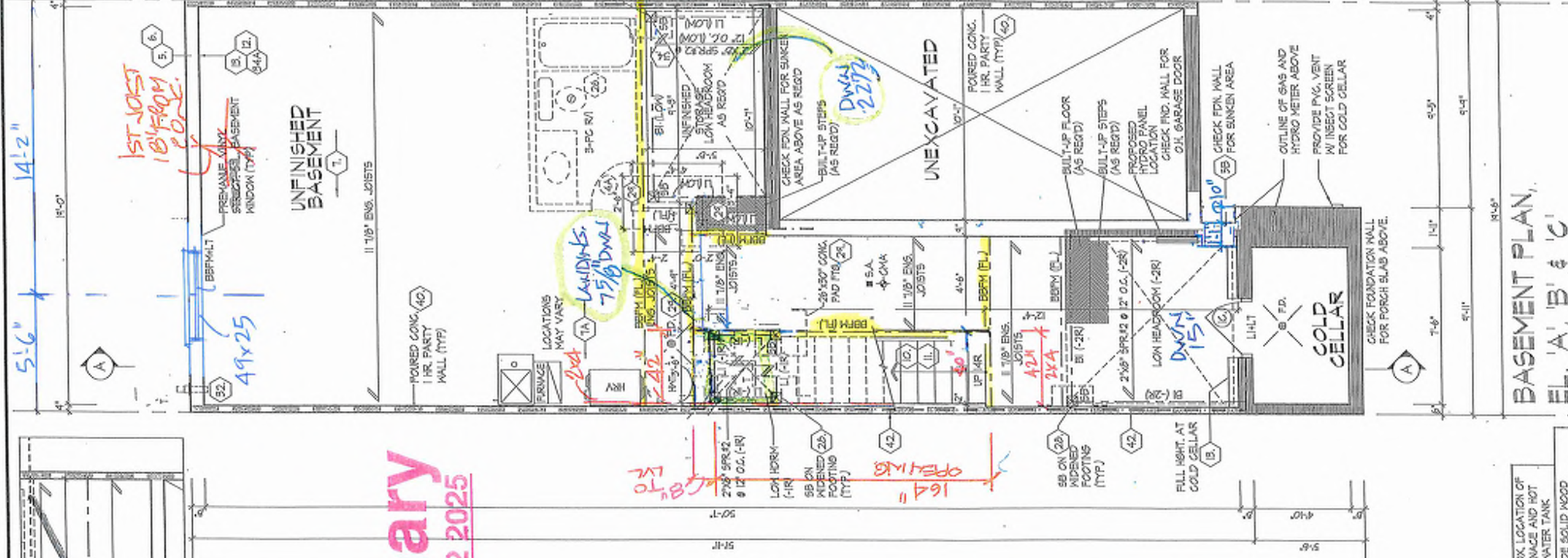
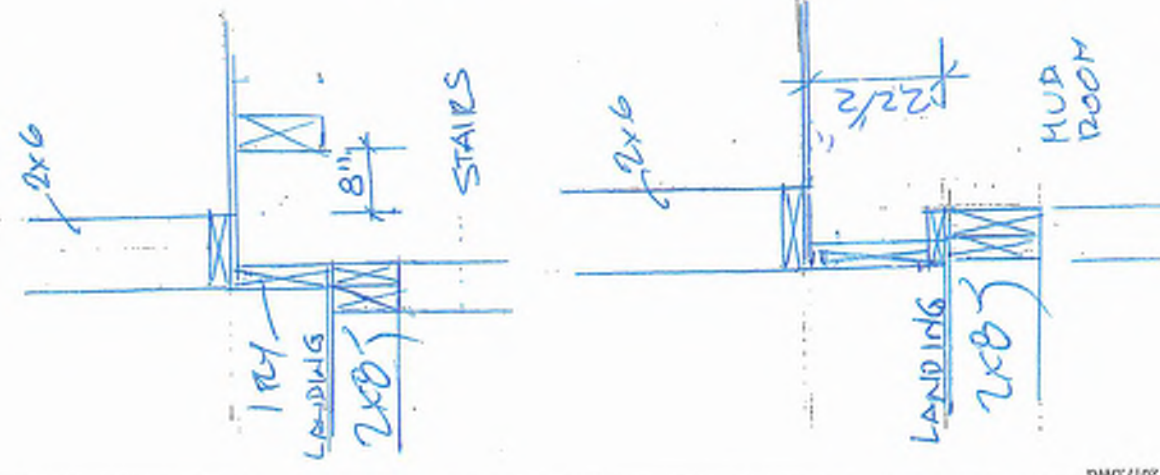
SITE BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2017

NAME	DATE
PARAMJEET	MAY 23, 2025
ROYAL PINE HOMES	
LAYOUT #	SCALE: 1/8"

BK 8-46

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

Preliminary
NOT FINAL April 22 2025



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

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

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

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

UNIT 2017
REV. 2025.03.26

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DESIGN ASSOCIATES INC.

[illegible]

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NOT FINAL April 22 2025

[illegible]

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The owner controls the subdivision agreement, zoning controls, and the applicable zoning ordinance. The owner is responsible for obtaining all necessary permits, including but not limited to, zoning, building, and fire department permits. The owner is responsible for obtaining all necessary approvals, including but not limited to, zoning, building, and fire department approvals. The owner is responsible for obtaining all necessary permits, including but not limited to, zoning, building, and fire department permits. The owner is responsible for obtaining all necessary approvals, including but not limited to, zoning, building, and fire department approvals.

PK 8
46

GROUND FLOOR PLAN, ELEV. 'C'

ROYAL PINE HOMES - 218094
921 BAYVIEW RICHMOND HILL ON



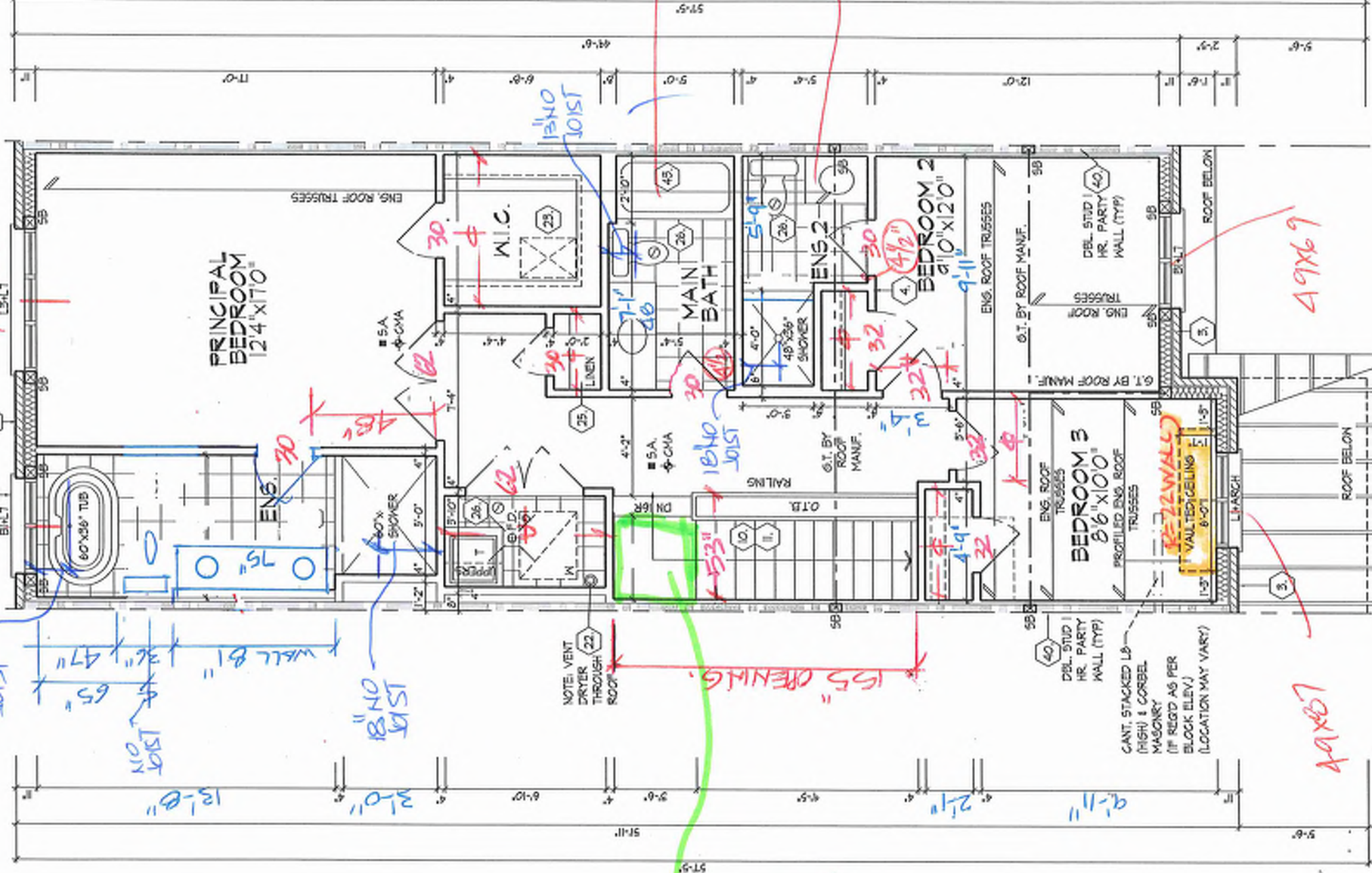
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Preliminary

NOT FINAL April 22 2025



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

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

BK-8
46

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

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

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

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21274
BON

19995

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UNIT 2017

REV. 2025.03.26

Page Number

13 of 27

[illegible]

BLK 8
46

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 site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any structure 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 Salem, Oregon.

UPGRADED REAR EL. 'C' & PART. SECTION 'D', EL. 'C'

UNIT 2017
REV.2025.03.26

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



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File Number
19 of 27

File Number
218094WT2017

Modelled By **SMM** Scale **3/16"=1'-0"**

HUNTER
DESIGN ASSOCIATES INC.

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21274

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1

1

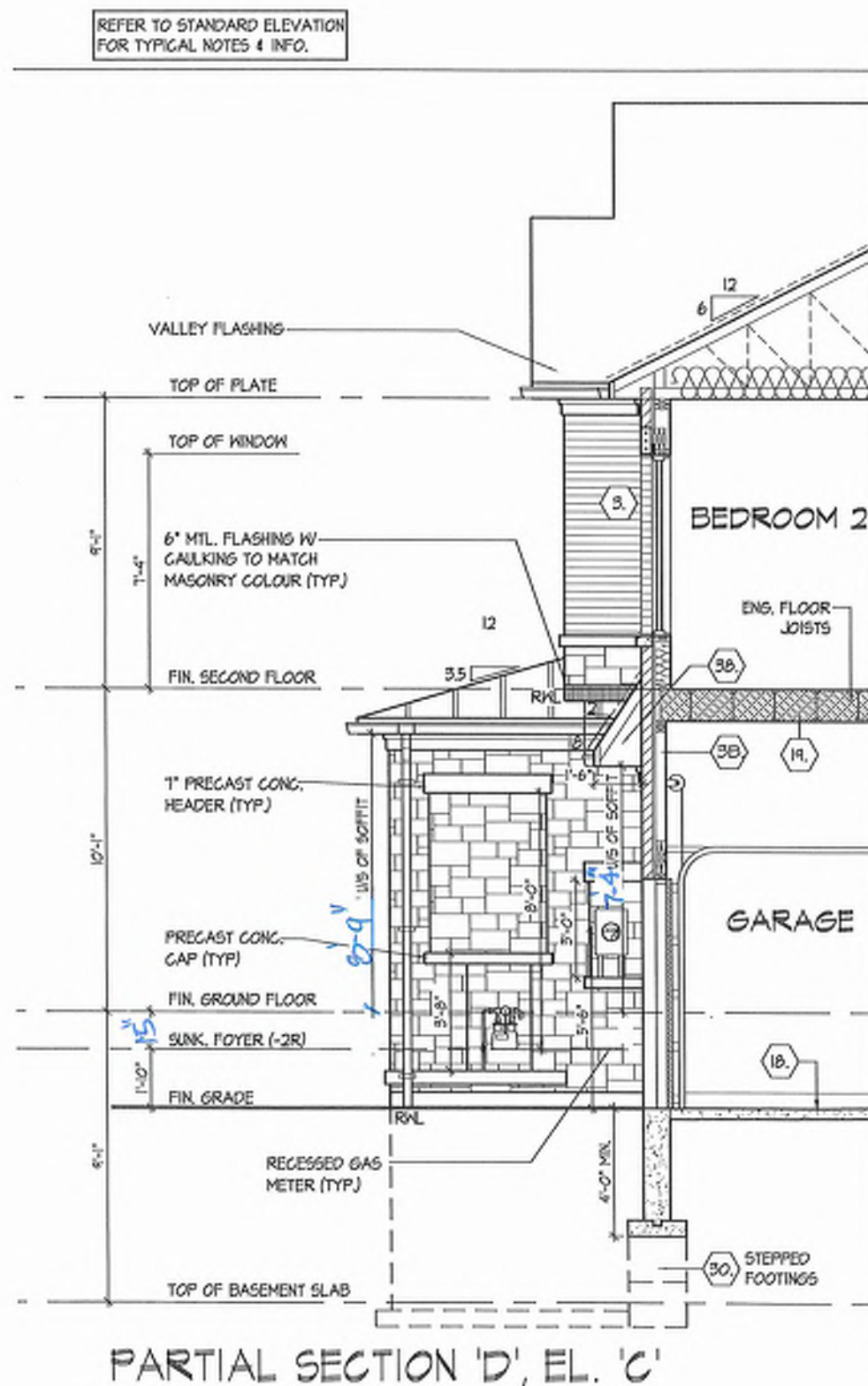
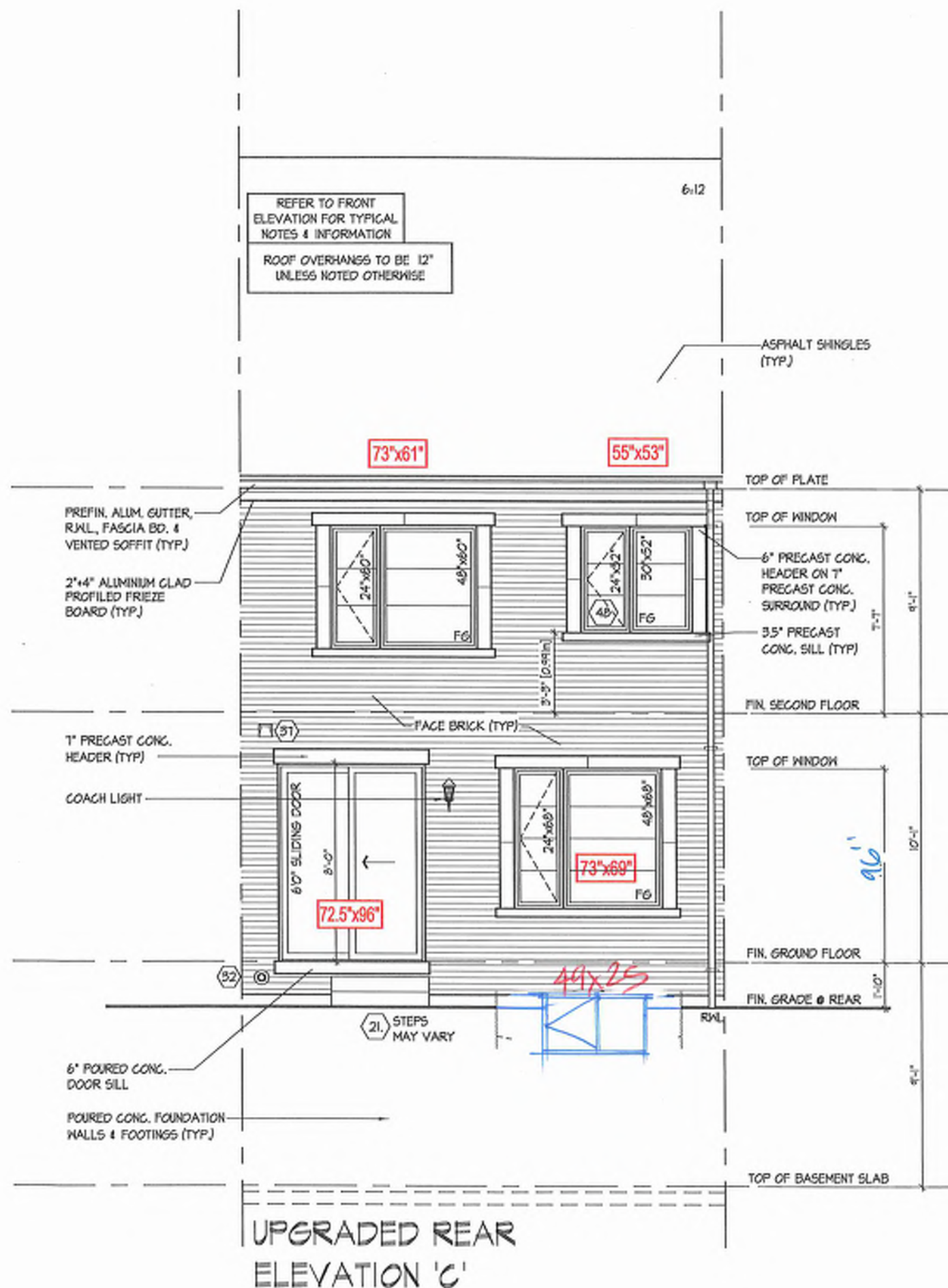
NUMEROUS

[illegible]

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS POSITION AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET

OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	SIGNATURE	DATE
Dominic Mobilia		2/12



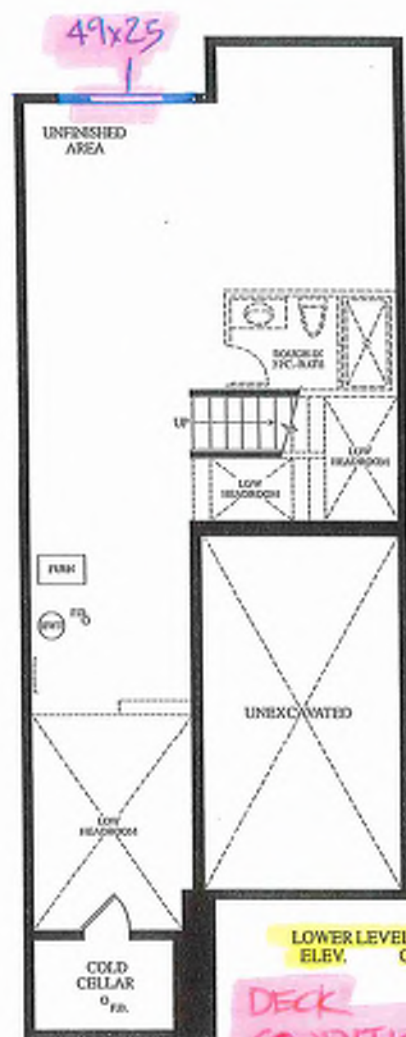


BAYVIEW HEIGHTS
RICHMOND HI

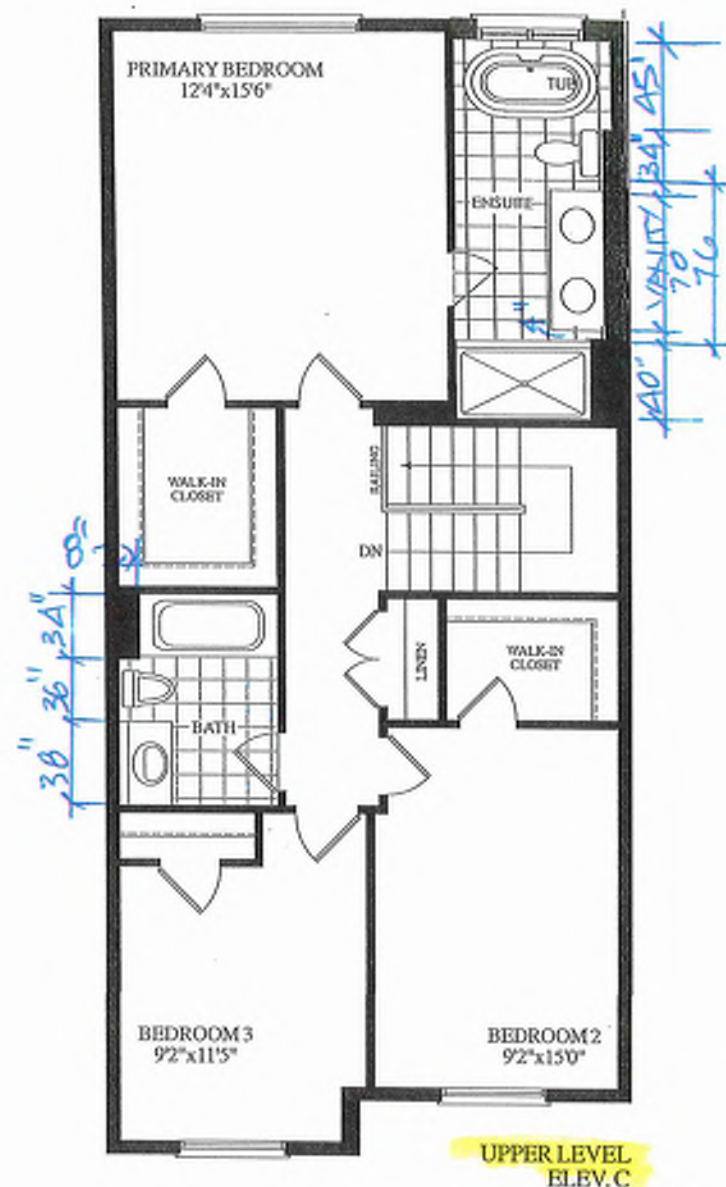
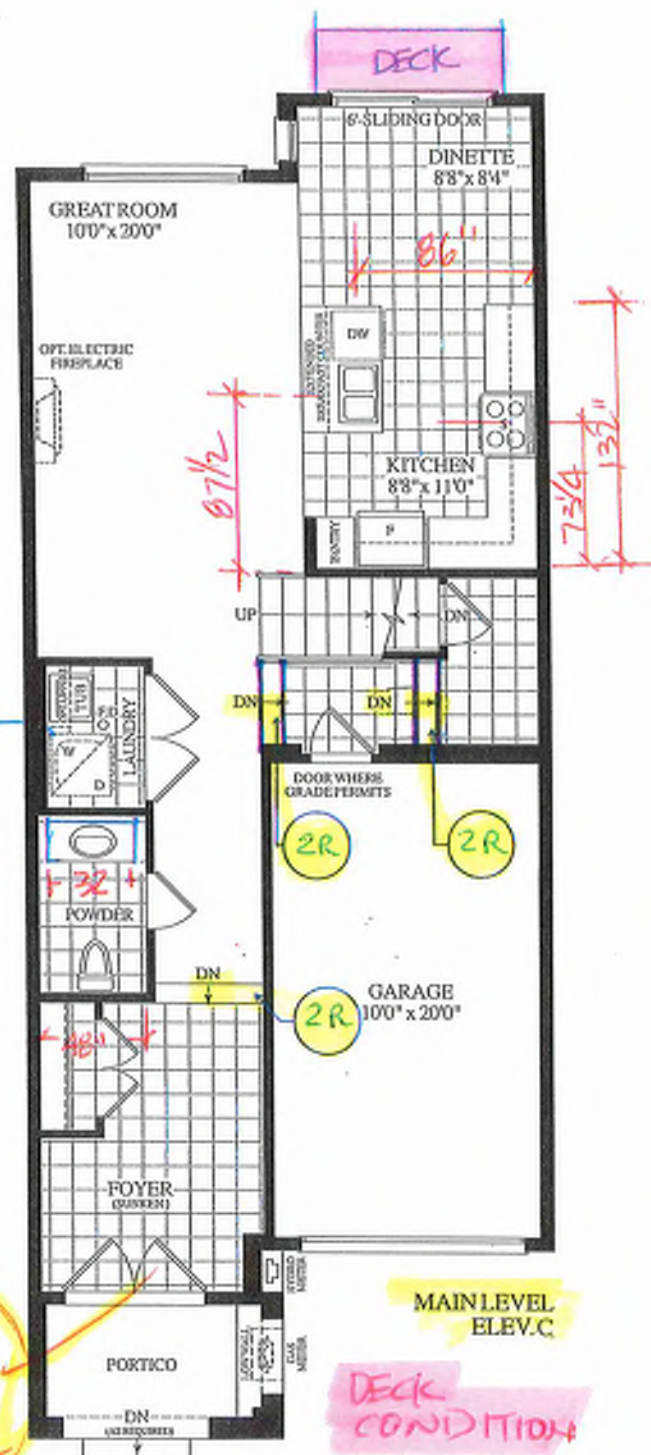
DECK CONDITION



ELEVATION C



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



INVENTORY

BLK. 8 TH. 47

20-15 THE ANNE EL. C

DECK CONDITION
3 BDRM. 2 BATH.

1780 SQ. FT.

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

Blk 8
47

REVISED
JUNE 5, 2025

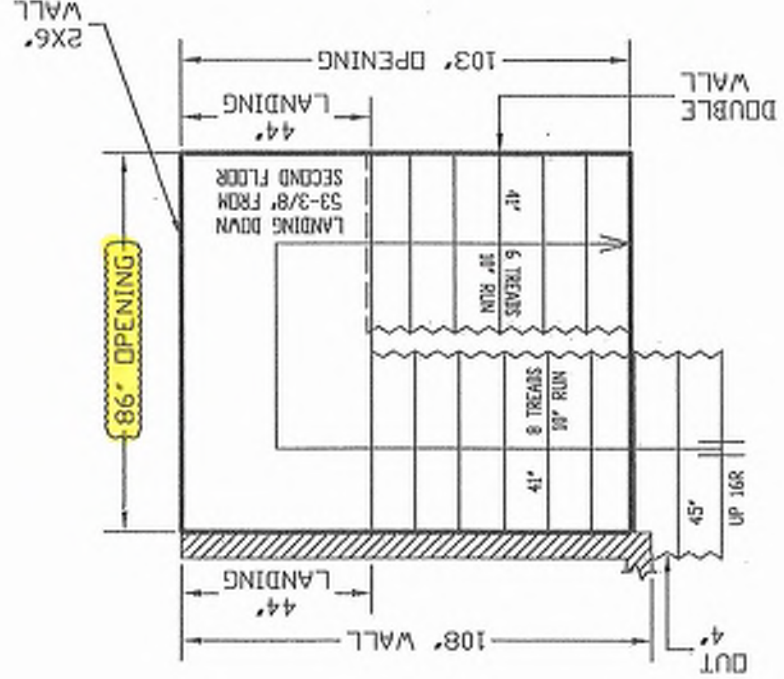
ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL.
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS.

STAIRS LINE UP BY
PARTY WALL & GARAGE WALL

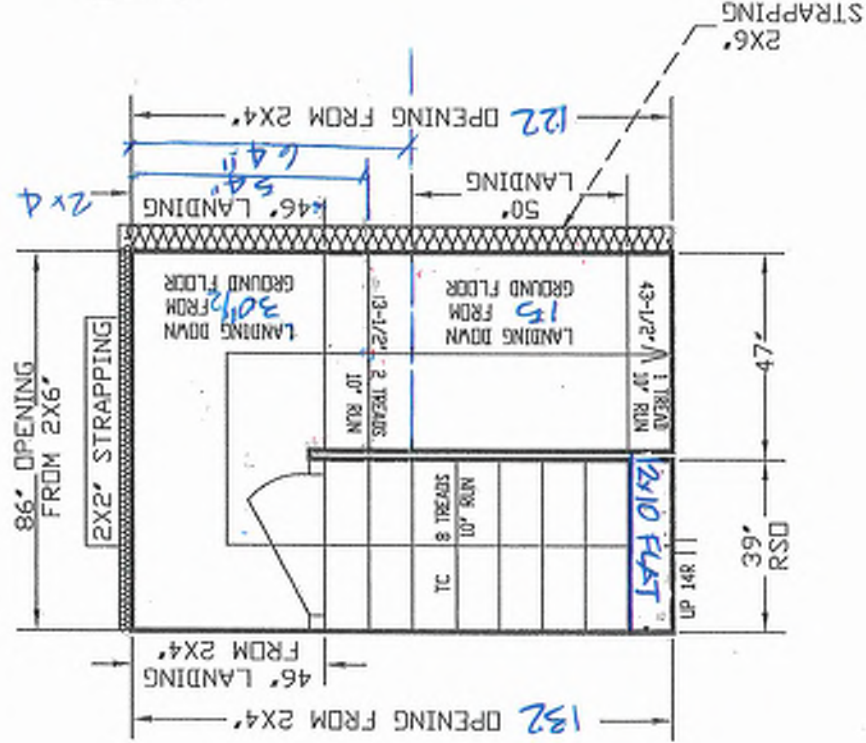
2" CONC. LEDGE
IN GARAGE

NO WALLS UNTIL
STAIRS INSTALLED

GARAGE RIGHT >



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



BASEMENT TO GROUND
BSMT 11-7/8" JOIST



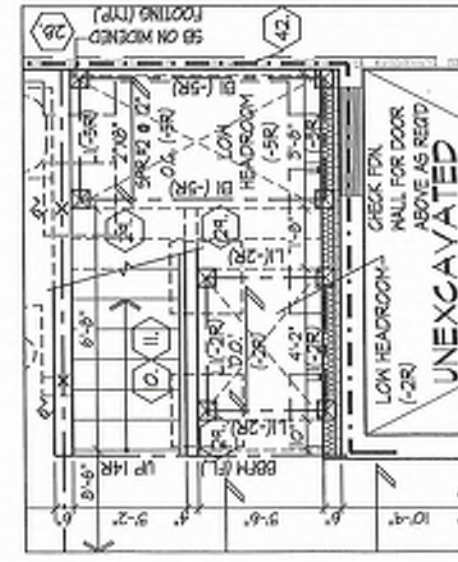
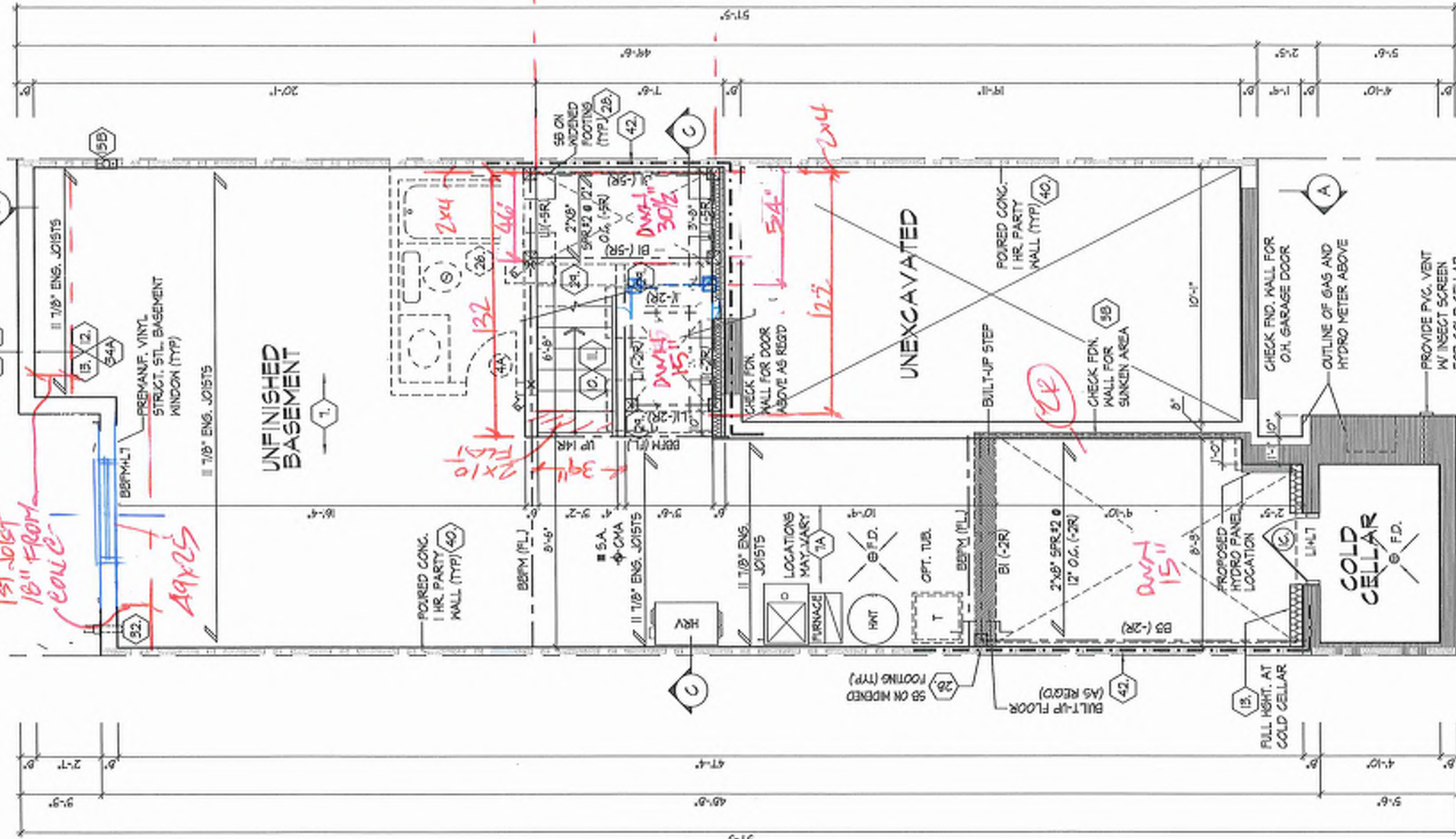
ALL STAIRS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.
ANY STAIRS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.
TO ALPA STAIRS AND RAILINGS INC. FOR STAIRS AND RAILINGS. ALPA
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE FOR STAIRS AND RAILINGS
WITH CONSTRUCTION.



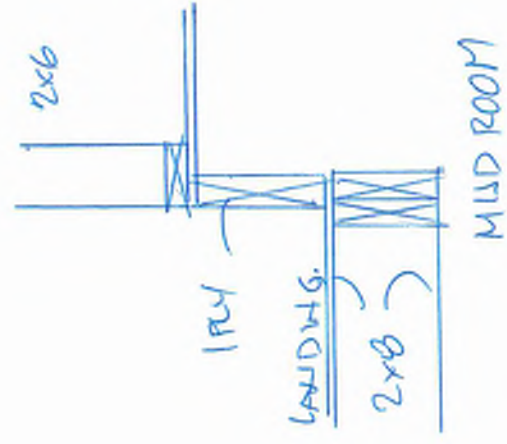
ALPA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1W6
TEL: (905) 694-9556 | WWW.ALPASTAIRS.COM

UNIT 2015

DATE	MAY 23, 2025
NAME	PARAMJEET
DRAWN BY	PARAMJEET
CLIENT	ROYAL PINE HOMES
MODEL	LAYOUT
SITE	SCALE: 1/32



**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 PARALLEL W/ EXTERIOR WALL	

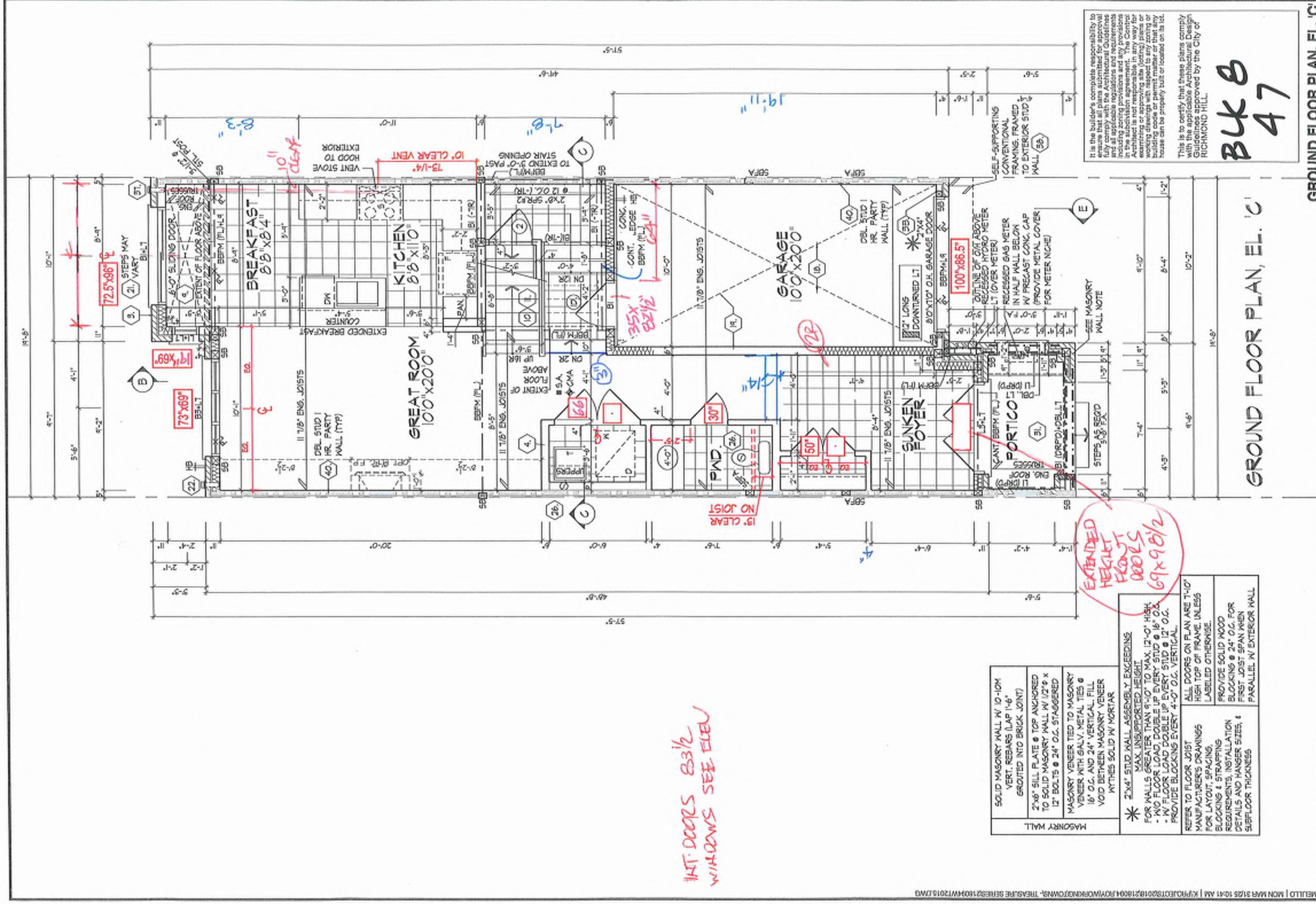
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or 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 8
47**

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

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



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

EXTENDED
HEIGHT
FLOOR
DOORS
6'9" x 9'0 1/2"

SOLID MASONRY WALL W/ 10-10H VERT. REBARS (LAP 1'-6" GROUDED INTO BRICK JOINT) 2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 12"x9 x 12" BOLTS @ 24" O.C. STAGGERED MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITH SOLID W/ MORTAR	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 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
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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 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.

**BK 8
47**

GROUND FLOOR PLAN, EL. 'C'

GROUND FLOOR PLAN, EL. 'C'

UNIT 2015

REV. 2025.03.25

Page Number 11 of 25

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

Drawn By KMM

Scale 3/16" = 1'-0"

218094WT2015

F 905.737.7325

HUNT

DESIGN ASSOCIATES INC.

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8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133

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

Qualification Information

NAME SIGNATURE

21274

800

19995

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47

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

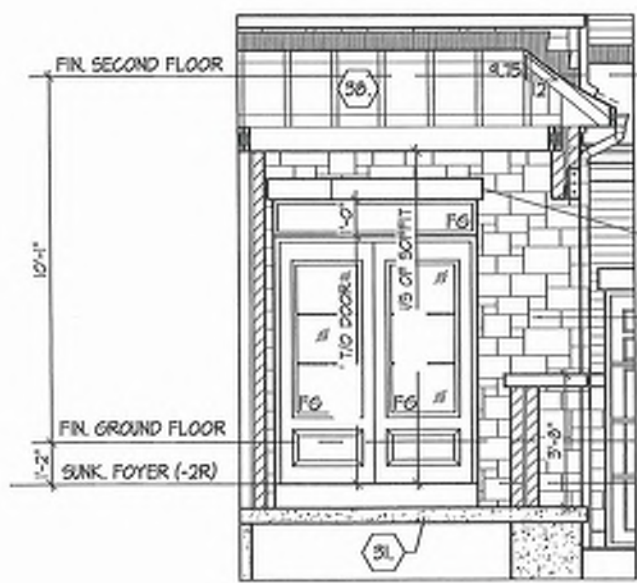
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OPENING BUILDING CODE TO BE A DESIGNER.	
QUALIFICATION INFORMATION	
Dominic Mabeillo	21274
SIGNATURE	SEAL
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19095

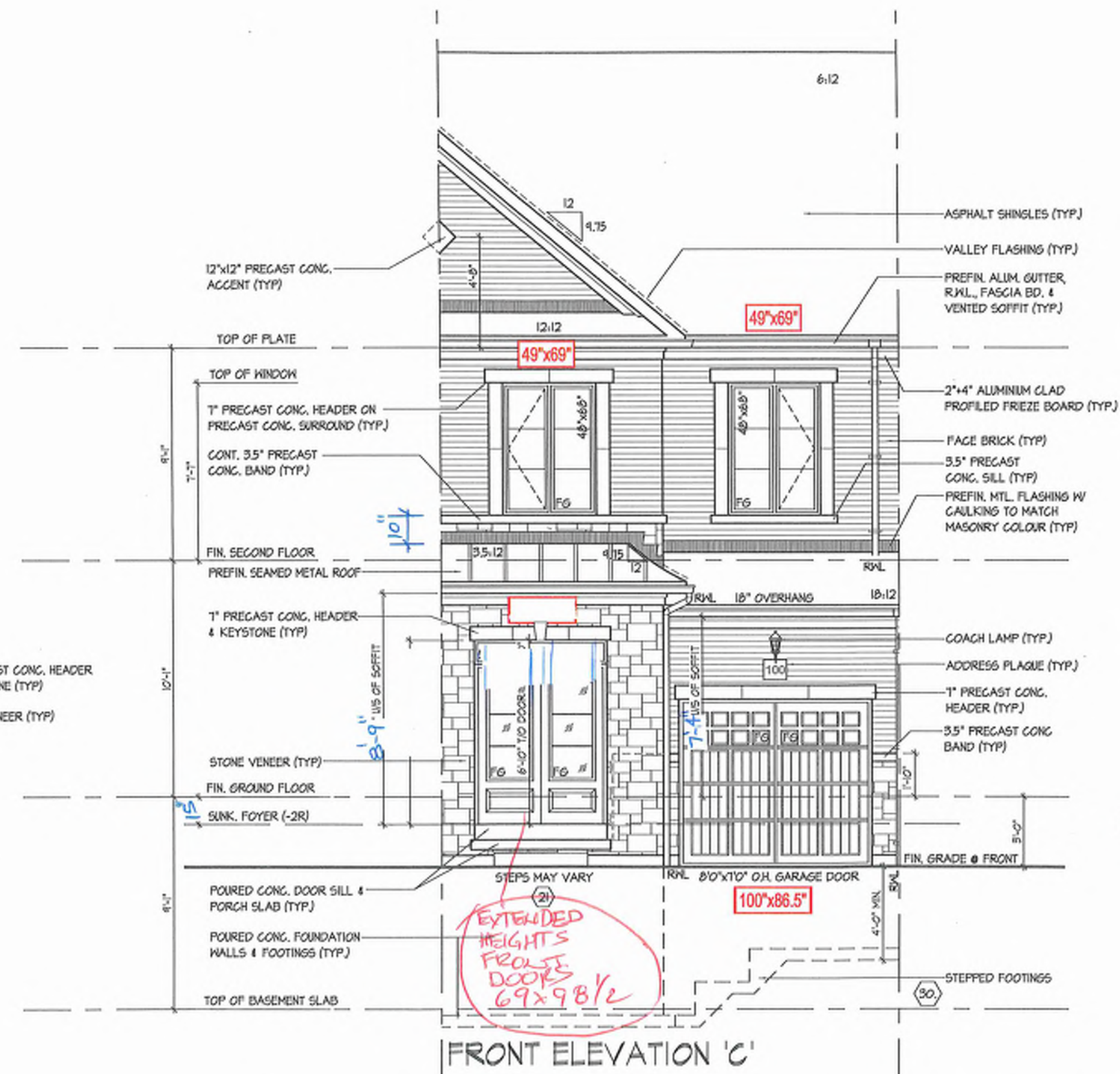
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and Zoning Ordinance, including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining 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 the lot.

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

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



INTERIOR PORCH
SECTION EL. 'C'



FRONT ELEVATION 'C'

AMETLO | MON MAY 31/25 10:41 AM | K:\PROJECTS\2018\1804\HOMWORK\TOWNS-TRAVIS\RE SERIES\21804\HW\2018.DWG

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

478



UPGRADED REAR ELEVATION 'C' & PART. CROSS SECTION 'E', EL. 'C'

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2015

REV.2025.03.25



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BK-B
47

CROSS SECTION 'A-A'

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

UNIT 2015
REV. 2025.03.25

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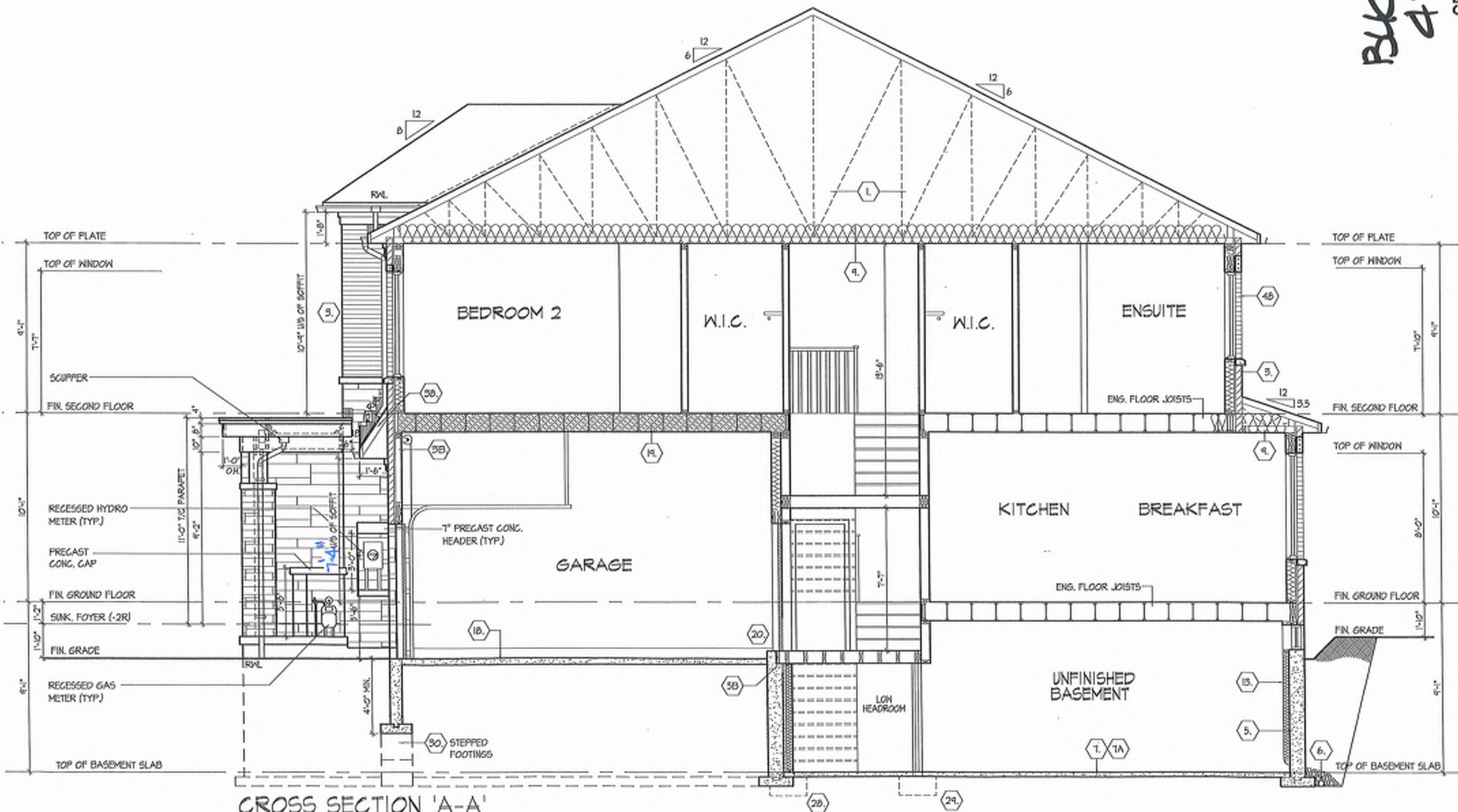
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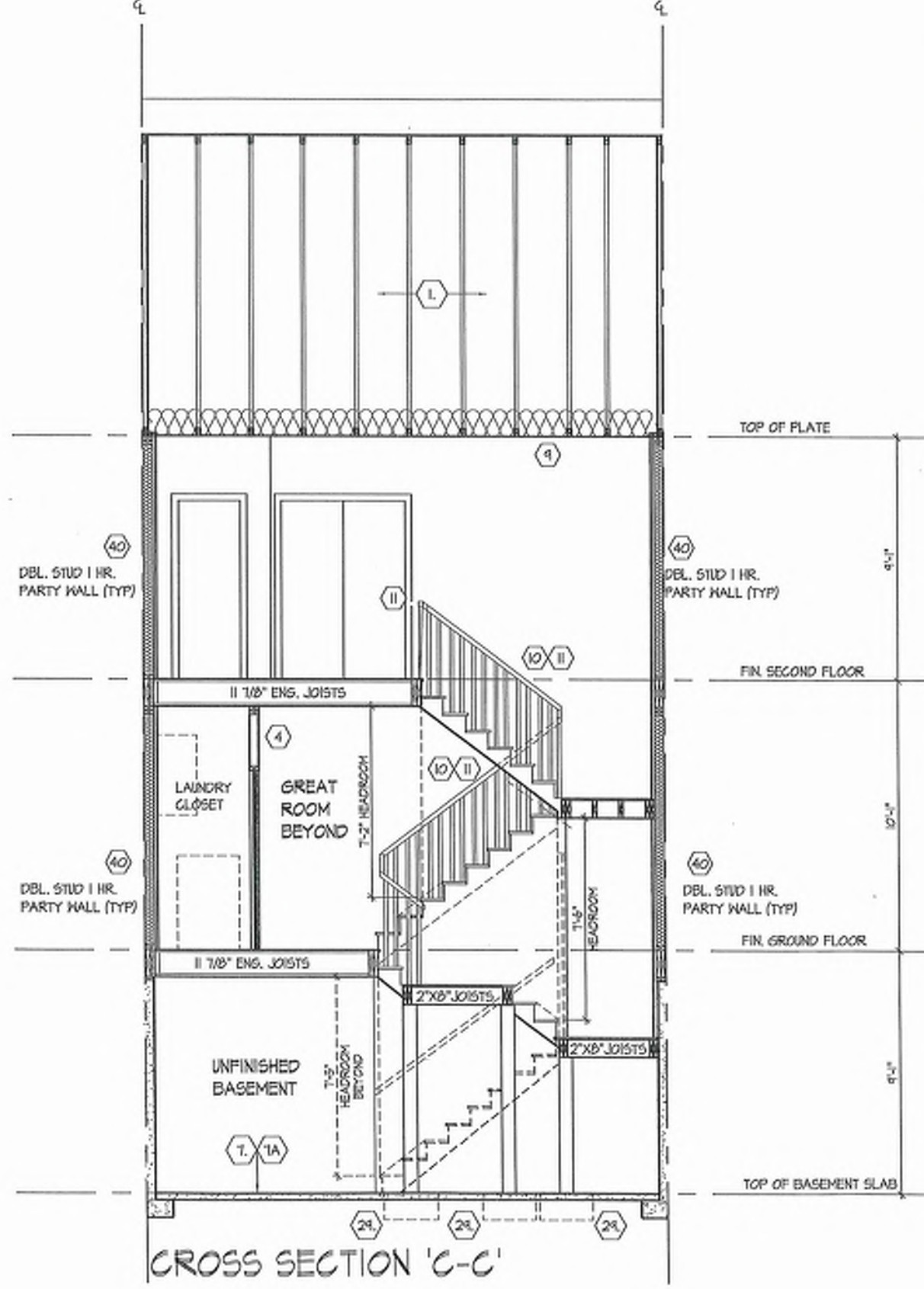
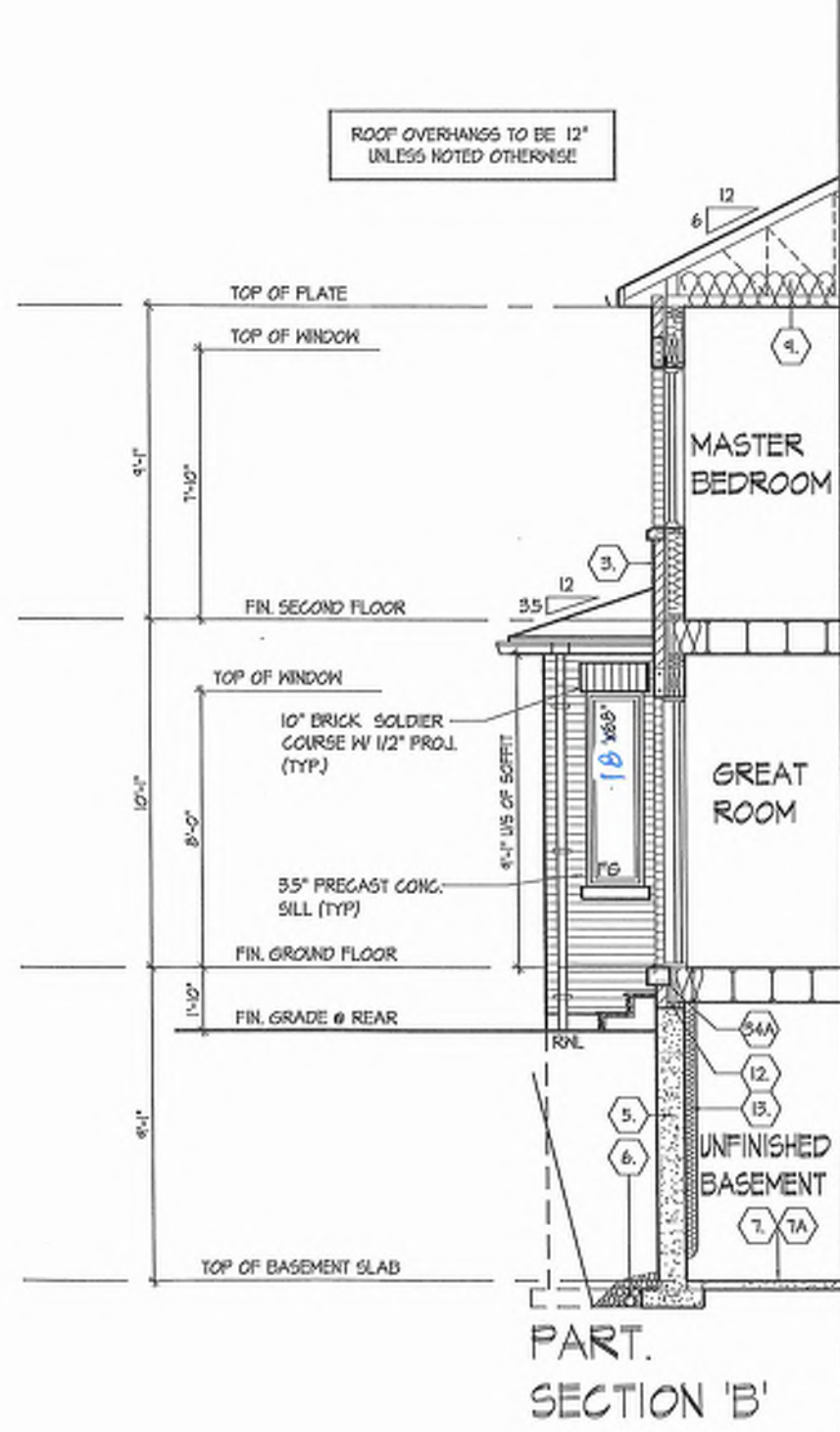
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CROSS SECTION 'A-A'



Bk 8
47

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

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

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DATE: 2025.03.25

REVISION: 1

SCALE: 1/8" = 1'-0"

PROJECT: 218094

DATE: 2025.03.25

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UNIT 2015

REV. 2025.03.25

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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 1" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED GABLE PROJECTION TO EXTEND 24" (600) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2X4 (38x89) TRUSS BRACING @ 8'0" (1880) O.C. AT BOTTOM CHORD, AFFRIC. ALUM. EAVESTROUGH, FASCO, R/C & VENTED OFFRO. HEAD VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH OR PER 4" MIN. WITH R/M. DISCHARGING ONTO CONCRETE FLASHING PADS OR PER MUNICIPAL REQUIREMENTS. TOWN-HOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN R/W.
- 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" (75) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
- 1B

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

SIDING WALL CONSTRUCTION [2'x6"] [9.23.17.21.1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION APPROVED 5 MIL POLYETHYLENE AIR/VAPOUR BARRIER. ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION [2'x6"] W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOISTS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION APPROVED 5 MIL POLYETHYLENE AIR/VAPOUR BARRIER. ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.31.1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (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"x7/8"x13" (12x10x40.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9.1 ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOISTS UNTAPERED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION APPROVED 5 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.8] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.20.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION [2'x6"] W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x13" (12x10x40.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9.1 ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOISTS UNTAPERED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION APPROVED 5 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.8] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.20.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x13" (12x10x40.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9.1 ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION APPROVED 5 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.8] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.20.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.8], [9.23.10.1]
BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 16" (400) O.C. FOR 2 STOREY AND 1/2" (300) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2x4" (38x89) @ 24" (600) O.C. PROVIDE 2x4" (38x89) BOTTOM PLATE AND 2x2" (57x38) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2'x6" (57x89) STUDS WHERE NOTED, PROVIDE 2x4" (38x89) @ 24" (600) O.C. LAUDER FRAMING (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1200) [9.23.9.8] 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 1.1.1. INSULATION AND 5 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 4B

EXT. LOFT WALL CONSTRUCTION [2'x6"] [9.23]
APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOISTS UNTAPERED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION AND 5 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL/FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 18" (450) SHALL BE SIZED IN ACCORDANCE WITH [9.15.3.4.1] (M) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 750kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.6].
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (9.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1.1]
- 15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]
3 1/2" (90) 0.5 x 10.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x106x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x260x1/2) WITH 2-1/2"x2 x 12" LONG x 2" HOOK ANCHORS (2- 12.70x325x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM. SUPPORTING 2 STOREY F.L.R. LOAD PROVIDE 42"x42"x1/8" (1070x1070x460) CONC. FOOTING SUPPORTING 3 STOREY F.L.R. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING
- 15B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]
3 1/2" (90) 0.5 x 10.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x106x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x260x1/2) WITH 2-1/2"x2 x 12" LONG x 2" HOOK ANCHORS (2- 12.70x325x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM. SUPPORTING 2 STOREY F.L.R. LOAD PROVIDE 42"x42"x1/8" (1070x1070x460) CONC. FOOTING SUPPORTING 3 STOREY F.L.R. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING
- 16

STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM PROTECT OR 8"x8" (200x200) POURED CONC. NB WALLS. MIN. BEARING 3 1/2" (90). CONC. NB WALLS TO HAVE EXTENDED FOOTINGS 1'x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.3], [9.23.9.3]
1'x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- 5A

FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7' (210) VERTICAL AND 2' (600) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.72] (M) & [9.20.9.40.1]
- 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" (348) HIGH & NOT LESS THAN 3 1/2" (90) THICK [9.15.4.71] WEERING TILE [9.14.3]
4" (100) Ø WEEPINGS TILE W/ FILTER CLOTH WRAP & 5" (125) CRUSHED STONE COVER
- 6

BASEMENT SLAB OR SLAB ON GRADE [9.16.4.1, 9.13, 9.8.3.1.6, 1.1]
3" (75) MIN. 20Mpa (2800psi) CONC. SLAB ON 5 MIL POLYETHYLENE AIR/SOIL GAS 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 (JOISTS TAPPED); [(Sb-12) 3.1.1.7.5] & [9]
- 7

SOIL GAS DEPRESSURIZATION ROUGH-IN [9.19.4.3]
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

EXPPOSED FLOOR TO EXTERIOR [9.10.17.10, 1. CANULC-S705.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.20.9.1. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST
- 9

EXPPOSED CEILING TO EXTERIOR W/ ATTIC [9.25.2.4]
INSULATION, 5 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- 9

EXPPOSED CEILING TO EXTERIOR W/ ATTIC [9.25.2.4]
INSULATION, 5 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- 10

ALL STAIRS/EXTERIOR STAIRS [9.8.1.2, 9.8.2, 9.8.4]
MAX. RISE: MIN. RISE: MAX. RUN: MIN. RUN: ALL STAIRS
PRIVATE: 7'8" (200) 5" (125) 14" (355) 11" (280) MAX. NOSING 1" (25)
PUBLIC: 7'11" (200) 5" (125) 10" (254) 11" (280) MAX. NOSING 1" (25)
MIN. STAIR WIDTH: TAPERED TREADS
MIN. RUN: 15" (380) 15" (380)
MIN. AVG. RUN: 10" (254) 10" (254)
PRIVATE: 2'10" (500)
PUBLIC: 2'11" (540)
MIN. RUN: 15" (380) 11" (280)
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]
3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDINGS & STAIRS IN GARAGES: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES: 3'-6" (1070) MIN.
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (140) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.
REQUIRED GUARDS [9.8.8.1]
BEHIND 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 [9.8.7.1.3] (M)
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (565)
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)
IF EXTERIOR STAIR/LANDING EXCEEDS 10m ABOVE ADJACENT EXTERIOR GUARD SHALL NOT BE LESS THAN 4'-11" (1500) [9.8.8.3.3.1]
- 12

SILL PLATES
2x4" (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 0.5m OF THE END OF THE FOUNDATION [9.23.6.1.3] (M). PROVIDE GALVANIZED OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED [9.23.7]
- 13

BASEMENT INSULATION [SB-12.3.1.1.7]
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 5 MIL POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMP PROOF WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL
- 14

BEARING STUD PARTITION IN BASEMENT [9.15.3.8], [9.23.10.1]
2x4" (38x89) STUDS @ 16" (400) O.C. 2x4" (38x89) SILL PLATE [2'x6" (57x89) AS REQUIRED] ON DAMP PROOFING MATERIAL OR 2 MIL POLYETHYLENE PLG, 1/2" (12.7) Ø 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 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15

ADJUSTABLE STEEL BASEMENT COLUMN [9.15.3.4.1] [9.17.3]
9'-10" (2800) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) SINGLE TUBE 6"x6"x3/8" (152x152x9.5) STEEL COLUMN CONFORMING TO CAN/CSS-7.2M. AND WITH 6"x4"x3/8" (152x106x9.5) STEEL TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 750kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
SUPPORTING 2 STOREY F.L.R. LOAD PROVIDE 34"x34"x1/8" (870x870x410) CONC. FOOTING SUPPORTING 3 STOREY F.L.R. LOAD PROVIDE 40"x40"x1/8" (1000x1000x460) CONC. FOOTING
- 15A

NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]
3 1/2" (90) 0.5 x 10.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x106x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x260x1/2) WITH 2-1/2"x2 x 12" LONG x 2" HOOK ANCHORS (2- 12.70x325x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM. SUPPORTING 2 STOREY F.L.R. LOAD PROVIDE 42"x42"x1/8" (1070x1070x460) CONC. FOOTING SUPPORTING 3 STOREY F.L.R. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING
- 15B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]
3 1/2" (90) 0.5 x 10.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x106x9.5) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x260x1/2) WITH 2-1/2"x2 x 12" LONG x 2" HOOK ANCHORS (2- 12.70x325x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM. SUPPORTING 2 STOREY F.L.R. LOAD PROVIDE 42"x42"x1/8" (1070x1070x460) CONC. FOOTING SUPPORTING 3 STOREY F.L.R. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING
- 16

STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM PROTECT OR 8"x8" (200x200) POURED CONC. NB WALLS. MIN. BEARING 3 1/2" (90). CONC. NB WALLS TO HAVE EXTENDED FOOTINGS 1'x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.3], [9.23.9.3]
1'x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- 18

GARAGE SLAB [9.16], [9.3]
4" (100) 30Mpa (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 CEILING. 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 WALL AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOISTS UNTAPERED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) 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 [9.10.9.18], [9.10.13.15]
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- 21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7'7/8" (200) MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SIZING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE [9.8.8.2] 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 9.52] [(Sb-12) 3.1.1.8.1(1)]
- 24

FIREPLACE CHIMNEYS [9.22]
TOP OF FIREPLACE CHIMNEY SHALL BE 3'-4" (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.
- 25

MECHANICAL VENTILATION [9.32]
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.
- 27

PARTY WALL BEARING [9.23.8]
12"x12"x5/8" (300x300x5/8) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (300x300x1/2) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-12" (960) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2-3/4" (12.7) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR WD. STUD PARTY WALL.
- 28

WOOD FRAMING IN CONTACT WITH CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 MIL POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 8" (160) 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]
2'x5" (50x89) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24x24x12" (600x600x300) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
- 30

STEP FOOTING [9.15.3.9]
MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).
- 31

CONC. PORCH SLAB [9.16.4]
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 800x2.9MMx9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 30Mpa (4840psi) 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]
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.30.8] ALL JOISTS (WHERE REQUIRED) TO BE BRIDGED WITH 2x2" (38x89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1'x3" (15x84) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (150) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (150) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.
EXPPOSED BUILDING FADE W/ LIMITING DISTANCE <= 3'-11" (1.20m) WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702.1 HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (600) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.1.1] OR [9.10.15]. REFER TO DETAILS FOR TYPE & SPEC'S. AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6100mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.9]
- 36

COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 6'-2" (2500) PORCH DEPTH, 5' (127) 32 Mpa (4840psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7' (2100) O.C. EACH. DIRECTION W/ 1' (300) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER AT 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. [9.10.22.21.10] (M) [9.3.9.32]
- 38

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.15]
2x4" (38x89) RAFTERS @ 16" (400) O.C. 2x40" (38x184) RIDGE 50x90. 2x4" (38x89) C/O LAR TIES AT W/2 SPAN. CEILING JOISTS TO BE 2x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2800) SPAN & 2x6" (57x89) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4460). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND/OR CONVENTIONAL FRAMING TO BE 2x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1.1], [9.23.11], [9.23.16]
WALL ASSEMBLY WIND LOADS
EXTERIOR STUDS SPACING MAX HEIGHT SPACING MAX HEIGHT
BRICK 2'-2x6" (57x89) 12" (300) O.C. 18'-4" (5588) 8" (200) O.C. 18'-4" (5588)
SIDING SPR #2 16" (400) O.C. 18'-4" (5588) 12" (300) O.C. 18'-4" (5588)
BRICK 2'-2x6" (57x89) 12" (300) O.C. 21'-0" (6400) 12" (300) O.C. 21'-0" (6400)
SIDING SPR #2 16" (400) O.C. 21'-0" (6400) 12" (300) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. QW 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2900) PROVIDE 2x6" (57x89) STUDS @ 16" (400) O.C. WITH CONTIN. 2x3x6" (57x89x140) TOP PLATE & 1x2x6" (1x38x140) BOTTOM PLATE & MIN. OF 3x2x6" (3x38x140) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP. BOTTOM PLATES & HEADERS.

CONSTRUCTION NOTES

UNIT 2015
REV.2025.03.25

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

HUNT
DESIGN ASSOCIATES INC.

DESIGN INFORMATION
NAME: Dariusz Mielke
REGISTRATION NUMBER: 21274
DATE: 19695
HUNT DESIGN ASSOCIATES INC.
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cont. SECTION 1.0. CONSTRUCTION NOTES

- 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 58a & 91b1
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL W.O. STRAPPING @ 24" (600) O.C. ON R (200) 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 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13a3
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES (2"x6" (38x149) 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.

- 2 HR. FIREWALL (SB-3) WALL TYPE 58a & 91b3
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON R (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK (REFER TO DETAILS)

- STUCCO WALL CONSTRUCTION (2"x6" (38x25) [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25.4) E.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] & SECTION 1.1. INSULATION APPROVED 8 MIL. POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- STUCCO WALL CONSTRUCTION (2"x6" (38x25) W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25.4) E.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 UNFURRED. 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 8 MIL. POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- STUCCO WALL @ GARAGE CONST. [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1" (25.4) 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 8 MIL. POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- UNSUPPORTED FOUNDATION WALLS [9.15.4.2]
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-20M BARS IN TOP PORTION OF WALL (UP TO 9'-0" OPENING)
3-20M 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
2-16M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE W.N. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-16M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.
- BARS TO HAVE MIN. 1" (25) CONC. COVER
- BARS TO EXTEND 24" (610) BEYOND BOTH SIDES OF OPENING

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

- WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (530) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) SLOPE TO THE OUTSIDE. CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.14.5.3]
SLOPED CEILING CONSTRUCTION (SB-12) [9.1.1.6] [9.23.4.2]
2"x12" (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x4" (38x89) PL. RA. @ 18" (400) O.C. PERPENDICULAR TO ROOF JOIST (PL. RA. NOT REQ. W/ SPAY FOAM). W/ INSULATION BETWEEN JOIST. 6 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 (5.275).

- FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE [9.28.11] [9.28.16] [9.28.18] FULLY ADHERED TO 3/8" (9.5) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x28) BURLINGAM/LEIGH FLOOR SCUPPERS @ 2% MINIMUM SLOPE PERPENDICULAR TO 2"x8" (38x114) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED. BUILT UP CURB TO 36" (910) MIN. AS PER FINISHED BALCONY FLOOR. CONTINUOUS C/ TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SCOFFIT [9.28.23]. REMOVE CURB WHERE REQ.

- BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAD FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
BALCONY OVER HEATED SPACE CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- BARREL VAULT CONSTRUCTION
CANTILEVERED 2"x4" (38x89) SPACERS LAD FLAT ON 2"x10" (38x286) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3/8" (9.5) PLYWOOD HEADER PROFILED FOR BARRIER. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
EGRESS WINDOW ABOVE GRADE [9.5.10.1] [9.5.8.1.6]
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 3'-0" (900) TO A MAX. 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7 SQ. FT. (0.35m²) WITH NO DIMENSION LESS THAN 1'-9" (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 STRING & GRADING PLAN OF THIS UNIT FOR CONFORMANCE 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	ROOF w/ or w/o ATTIC
SIZE, in (mm)	MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x89)	18" (450)
2"x6" (38x140)	24" (600)

- MIN. STUD
SIZE, in (mm)
2"x4" (38x89)
2"x6" (38x140)

- ROOF w/ or w/o ATTIC
MAX. STUD SPACING, in (mm) O.C.
18" (450)
24" (600)

- SECTION 1.1. WALL STUDS
- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO STRING & GRADING PLAN OF THIS UNIT FOR CONFORMANCE 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	ROOF w/ or w/o ATTIC
SIZE, in (mm)	MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x89)	18" (450)
2"x6" (38x140)	24" (600)

- MIN. STUD
SIZE, in (mm)
2"x4" (38x89)
2"x6" (38x140)

- ROOF w/ or w/o ATTIC
MAX. STUD SPACING, in (mm) O.C.
18" (450)
24" (600)

- SECTION 1.1. WALL STUDS
- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO STRING & GRADING PLAN OF THIS UNIT FOR CONFORMANCE 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.

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. 0.35m² 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 ABOVE THE TOP OF THE WINDOW SILL. IS LOCATED LESS THAN 3'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). [9.8.6.1]
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (660) [9.8.10(7)] 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 [4.1.5.16] OR [9.8.8.2]
4) REFER TO TITLE PAGE FOR MAX. UNVALUE REQUIREMENTS

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

MINIMUM HEIGHTS	
ROOM OF SPACE	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BEDROOM	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 [9.32]
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 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 [9.81(2)] - [9.1.1.12] OF THE O.B.C.

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

- 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
5) JOIST HANGERS, PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM. (4500) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.
2.5. STEEL [9.23.4.3]
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 1+.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

- 2.6. FLAT ARCHES
1) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2000) A.F.F.
2) FOR 9'-0" (2700) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.
3) FOR 10'-0" (3000) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.
2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.
2.8. FLASHING [9.23.13] [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 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 ADDITIONAL 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 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 8, TABLES 9.23.4.2 (A)-(L) [1]
FORMING PART OF SENTENCE: [9.23.4.2 (3)], [9.23.4.2 (4)], [9.23.12.3 (1) (3)], [9.23.14.8 (2)] [9.38.3 (1) (1)]

2"x8" SPRUCE #2	
L1	2"x8" (38x184)
B1	3"x2"x10" (38x25x235)
B2	4"x2"x8" (48x25x154)
B7	5"x2"x8" (58x25x154)

2"x12" SPRUCE #2	
L3	2"x12" (2"x12" (38x286))
B3	3"x2"x12" (38x25x235)
B4	4"x2"x12" (48x25x235)
B8	5"x2"x12" (58x25x235)

1 3/4" x 8 1/2" LVL	
LVL2	1-1 3/4"x8 1/2"
LVL4	2-1 3/4"x8 1/2"
LVL5	3-1 3/4"x8 1/2"
LVL6	4-1 3/4"x8 1/2"

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.B.)	
FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3)	
CODE	SIZE
L7	3-1/2" x 3-1/2" x 1/4" (89 x 89 x 6.4)
L8	4" x 3-1/2" x 3/4" (102 x 89 x 6.4)
L9	5" x 3-1/2" x 5/8" (127 x 89 x 7.9)
L10	5" x 3-1/2" x 7/8" (127 x 89 x 11)
L11	6" x 3-1/2" x 7/8" (152 x 89 x 11)
L12	7" x 4" x 7/8" (178 x 102 x 11)

3.3. DOOR SCHEDULE	
CONFORMING TO SECTIONS [9.5.5], [9.9.6], [9.7.2.1], [9.7.5.2], [9.10.13.10]	
1	EXTERIOR 1-2 1/2" x 6-9" x 1-3/4" (615 x 2032 x 40) INSULATED MIN. R4 (RS10.7)
1A	EXTERIOR 2-1 1/2" x 6-9" x 1-3/4" (615 x 2032 x 45) INSULATED MIN. R4 (RS10.7)
1B	EXTERIOR 3-0" x 6-9" x 1-3/4" (762 x 2032 x 45) INSULATED MIN. R4 (RS10.7)
1C	EXTERIOR 2-6" x 6-9" x 1-3/4" (762 x 2032 x 45) INSULATED MIN. R4 (RS10.7)
1D	EXTERIOR 2-3" x 6-9" x 1-3/4" (615 x 2032 x 45) INS. MIN. R4 (RS10.7) (SEE HEX NOTE 20)
1E	EXTERIOR 3-0" x 8-0" x 1-3/4" (762 x 2032 x 45) INSULATED MIN. R4 (RS10.7)
1F	EXTERIOR 2-8" x 8-0" x 1-3/4" (719 x 2032 x 45) INSULATED MIN. R4 (RS10.7)
2A	EXTERIOR 2-8" x 8-0" x 1-3/4" (719 x 2032 x 45) INSULATED MIN. R4 (RS10.7)
2	INTERIOR 2-8" x 6-9" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR 3-0" x 6-9" x 1-3/8" (815 x 2030 x 35)
3	INTERIOR 2-6" x 6-9" x 1-3/8" (762 x 2030 x 35)
3A	INTERIOR 2-4" x 6-9" x 1-3/8" (719 x 2030 x 35)
4	INTERIOR 2-4" x 6-9" x 1-3/8" (619 x 2000 x 35)
4A	INTERIOR 2-2" x 6-9" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR 1-6" x 6-9" 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
AFV	ABOVE FINISHED FLOOR
BBFM	BEAM BY FLOOR MANUFACTURER
BBFM	BEAM BY ROOF MANUFACTURER
BG	FRED GLASS W/ BLACK BACKING
BLW	BELOW
BSM	BEAM
CRF	CONVENTIONAL ROOF FRAMING
CW	COMPLETE WITH
DUTJ	DOUBLE JOIST/ TRIPLE JOIST
DO	DO OVER
DRP	DROPPED
ENG	ENGINEERED
ERV	ENERGY RECOVERY VENTILATION UNIT
EST	ESTIMATED
FA	FLOOR ARCH
FD	FLOOR DRAIN
FG	FINED GLASS
FL	FLUSH
FLR	FLOOR
GT	GIRDER TRUSS
STRM	GIRDER TRUSS BY ROOF MANUFACTURER
HB	HOSE BB
HRM	HEADROOM
3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS 8 VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2504 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDLIER (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 WIRING TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS. ONE SOUNDS ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.
CMA CARBON MONOXIDE ALARM [9.32.3], [9.32.3.9]	CHECK LOCAL BY-LAWS FOR REQUIREMENTS. A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-18 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, ON EACH STOREY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS OR SHARES A WALL OR FLOORING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FLUE. ALARMS SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALING.
SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)	THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37. [9.17.4., 9.23.10.7.]
TWO STOREY VOLUME SPACE	SEE CONSTRUCTION NOTE 38.
VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, DEE & 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	2 HR. FIREWALL
REFER TO HEX NOTE 40.	REFER TO HEX NOTE 40A.

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

STAMP

CONSTRUCTION NOTES 2

UNIT 2015
REV. 2025.03.25

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921 BAYVIEW, RICHMOND HILL, ON.

DESIGN ASSOCIATES INC.
www.huntedesign.ca

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

316"=1'-0"

CONSTRUCTION NOTES 2

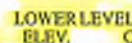
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ON-BOARD BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 20826.

CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024

CONSTRUCTION NOTES 2



ELEVATION C



DECK CONDITION

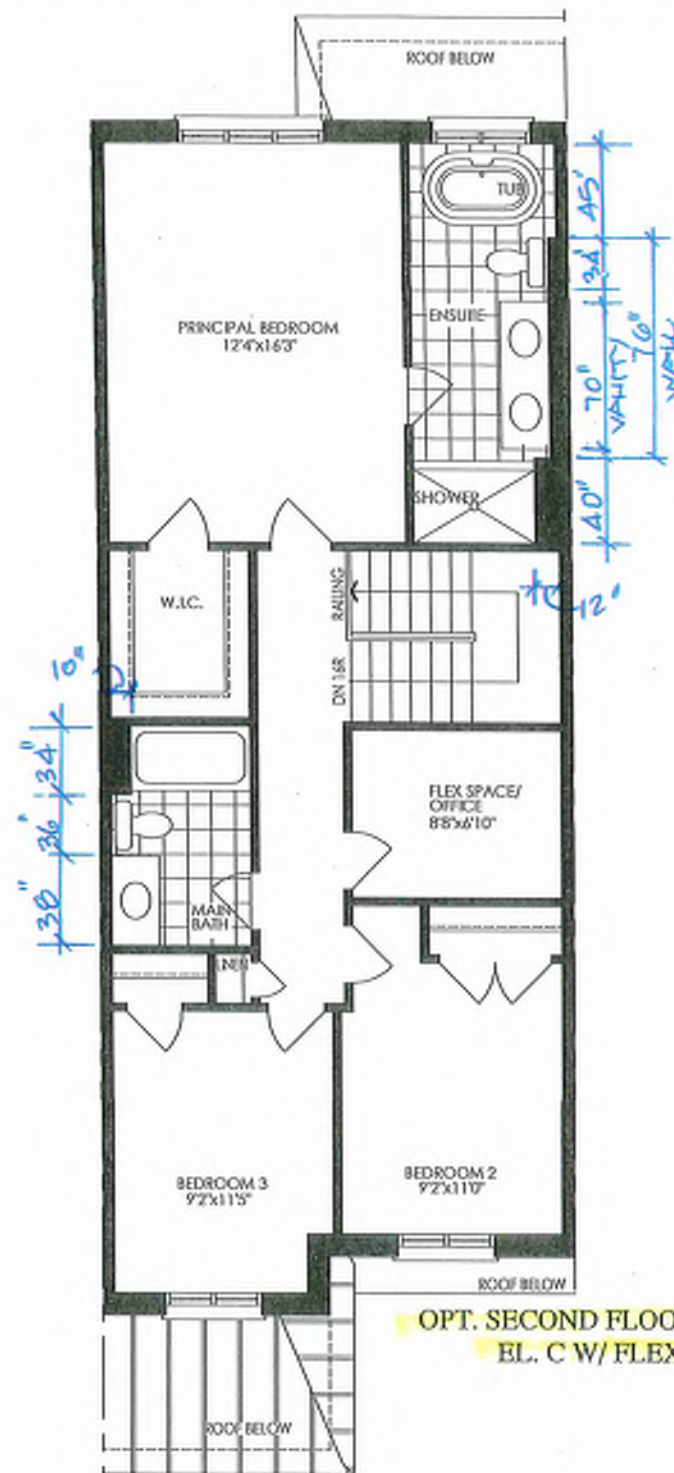
2x6
FALSE
WALL

EXTENDED
HEIGHT
FRONT
DOORS
69x98 1/2



DECK 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. © JCI.



OPT. SECOND FLOOR PLAN
EL. C W/ FLEX SPACE

INVENTORY

DECK CONDITION
4 BDRM. 2 BATH.

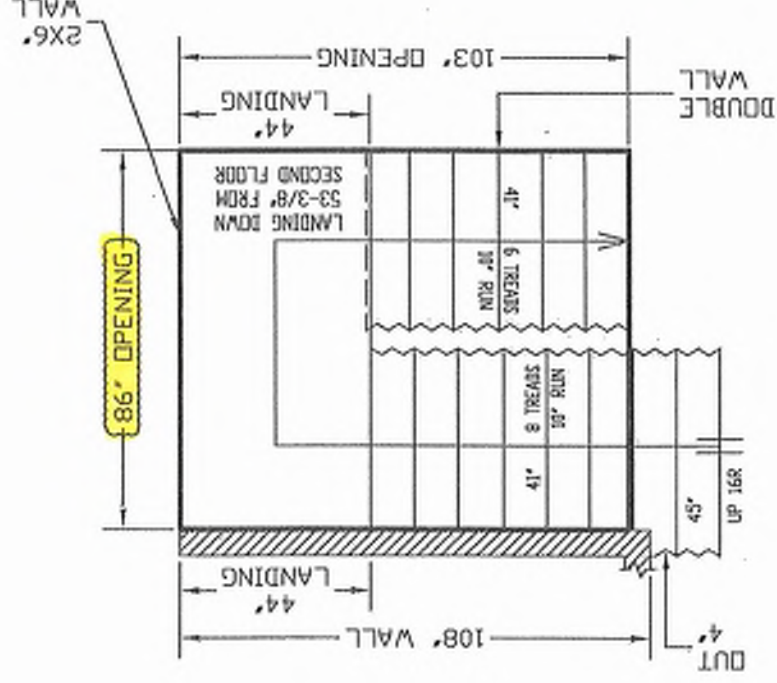
20-15 THE ANNE EL. C

BLK.8 TH. 48

1685 SQ.FT.

BLK B-48

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

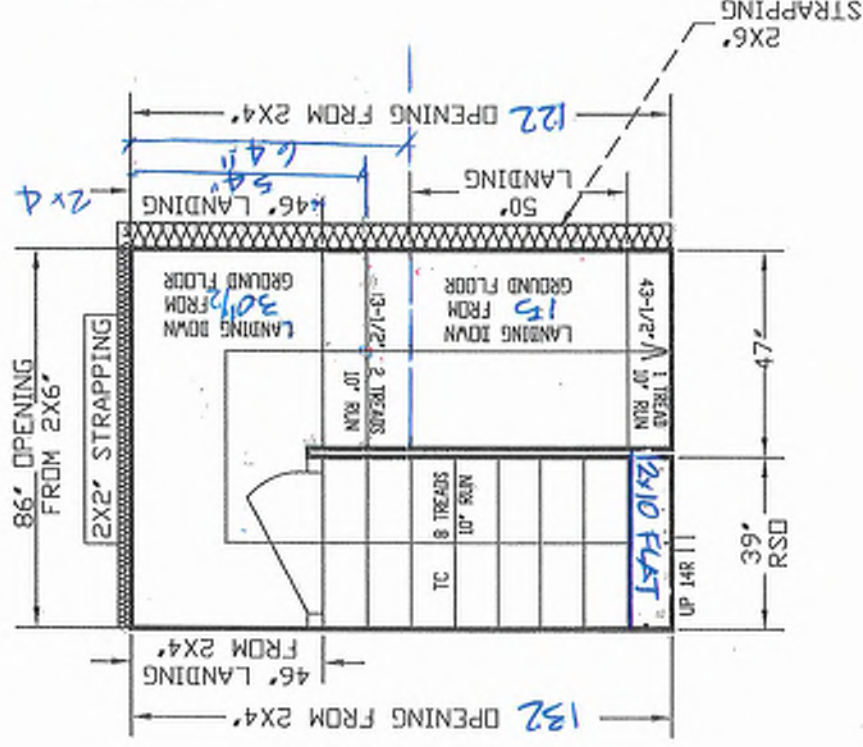


REVISED
JUNE 5, 2025

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



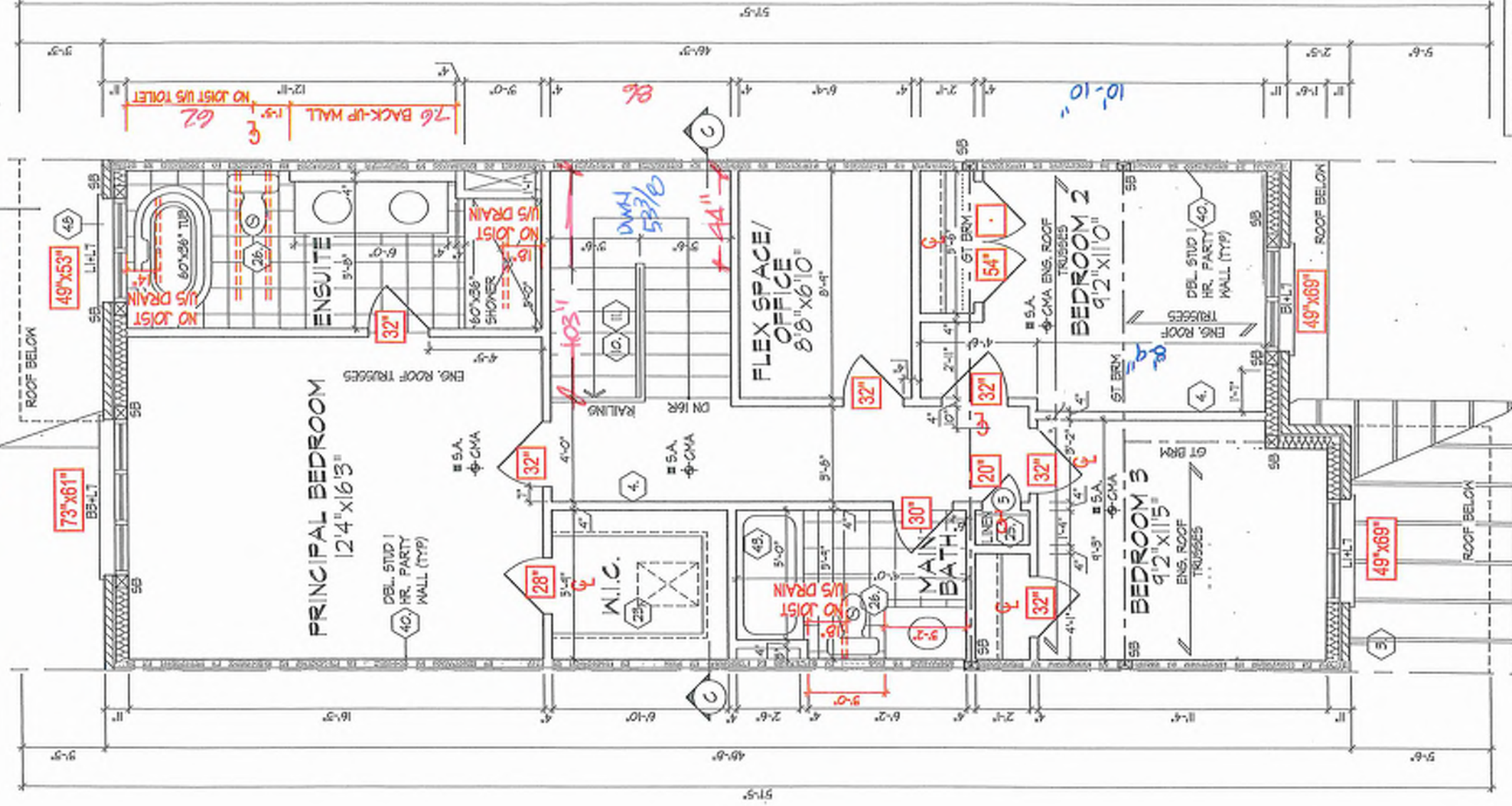
BASEMENT TO GROUND
BSMT 11-7/8' JOIST



ALL STAIRS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ALL STAIRS DIMENSIONS MAY BE MODIFIED FROM DRAWING, BLUE PRINTS OR SITES AS SUPPLIED TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LANDINGS ARE REQUIRED TO BE CHECKED BY CARPENTERS
CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE FOR STAIRS DIMENSIONS CHECKED BY CARPENTERS OR SITE SUPERVISORS



UNIT 2015
BAYVIEW HEIGHTS
ROYAL PINE HOMES
SCALE 1/8" = 1'-0"
DATE MAY 23, 2025
DRAWN BY
PARAPROJECT
NAME
DATE



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

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

BK 48

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements in the applicable jurisdiction and any provisions in the applicable jurisdiction. 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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OPT. SECOND FLOOR PLAN, EL. C W/ FLEX SPACE

UNIT 2015
REV. 2025.03.25

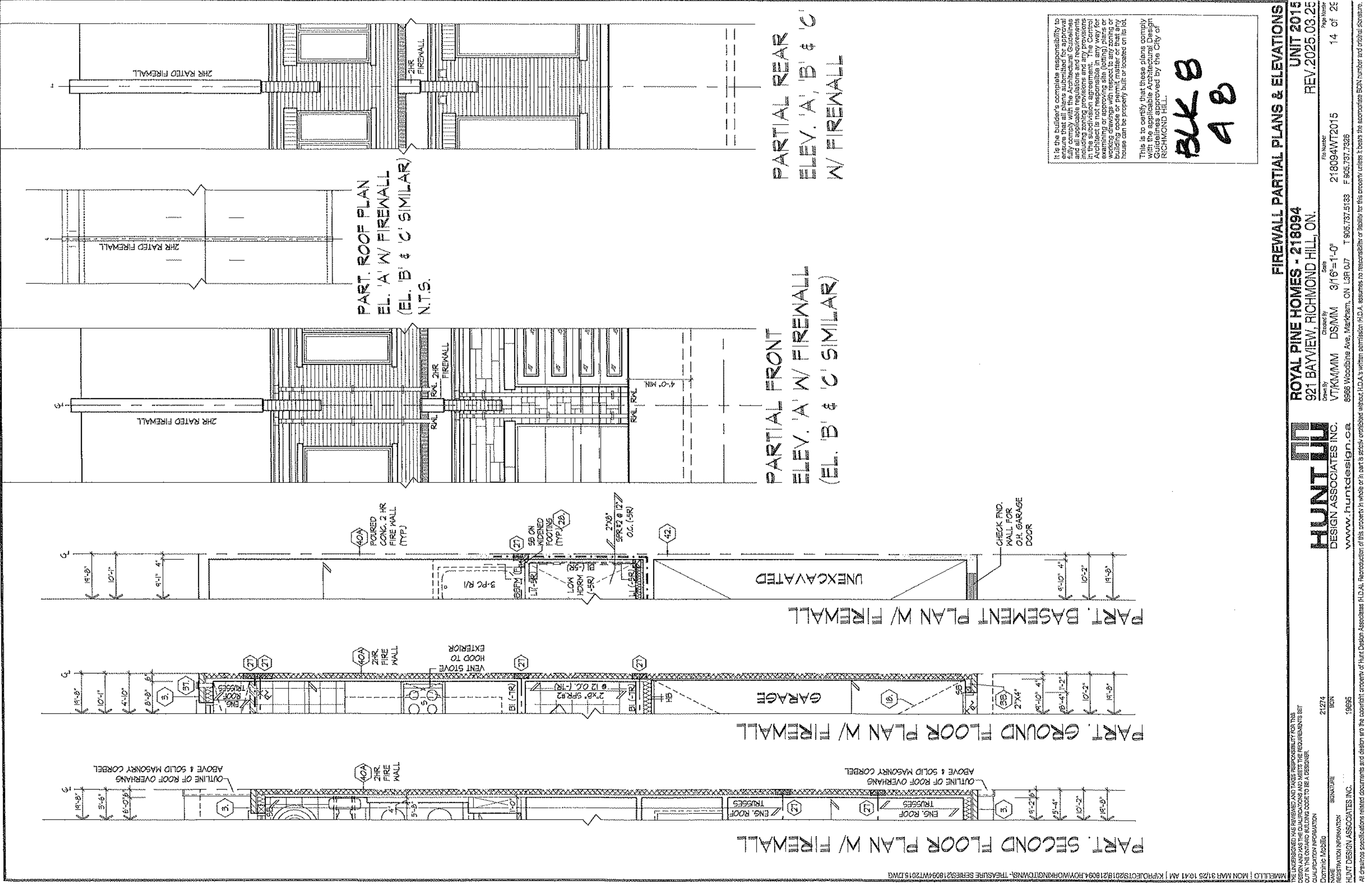
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218094
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**BLK 8
A 8**

FIREWALL PARTIAL PLANS & ELEVATIONS

ROYAL PINE HOMES - 218094
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REV. 2025.03.25

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THE UNDERSIGNED HAS REVIEWED AND TAKEN 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
Dorothée Mabilio
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19995
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Checked By: DS/MM
Scale: 3/16" = 1'-0"
File Number: 218094WT2015
Page Number: 14 of 25

00400

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

Drawn By: KMM

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NAME	SIGNATURE
Dominic Mobilia	

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[illegible]

INTERIOR PORCH
SECTION EL. 'C'

FRONT ELEVATION 'C

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

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

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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.

By: 8/4/23

UPGRADED REAR ELEVATION 'C' & PART. CROSS SECTION 'E', EL. 'C'

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

UNIT 2015
REV. 2025.03.25

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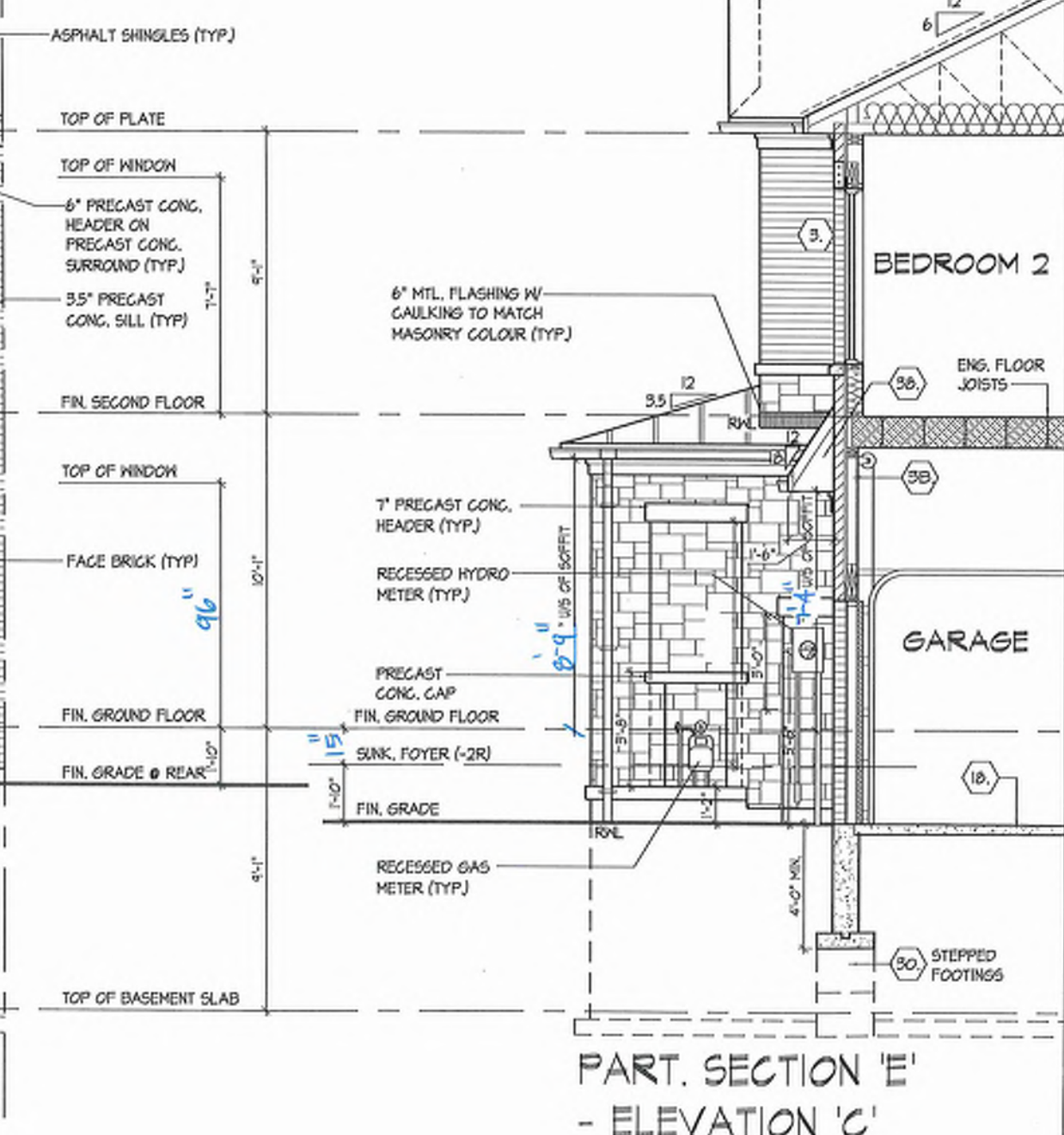
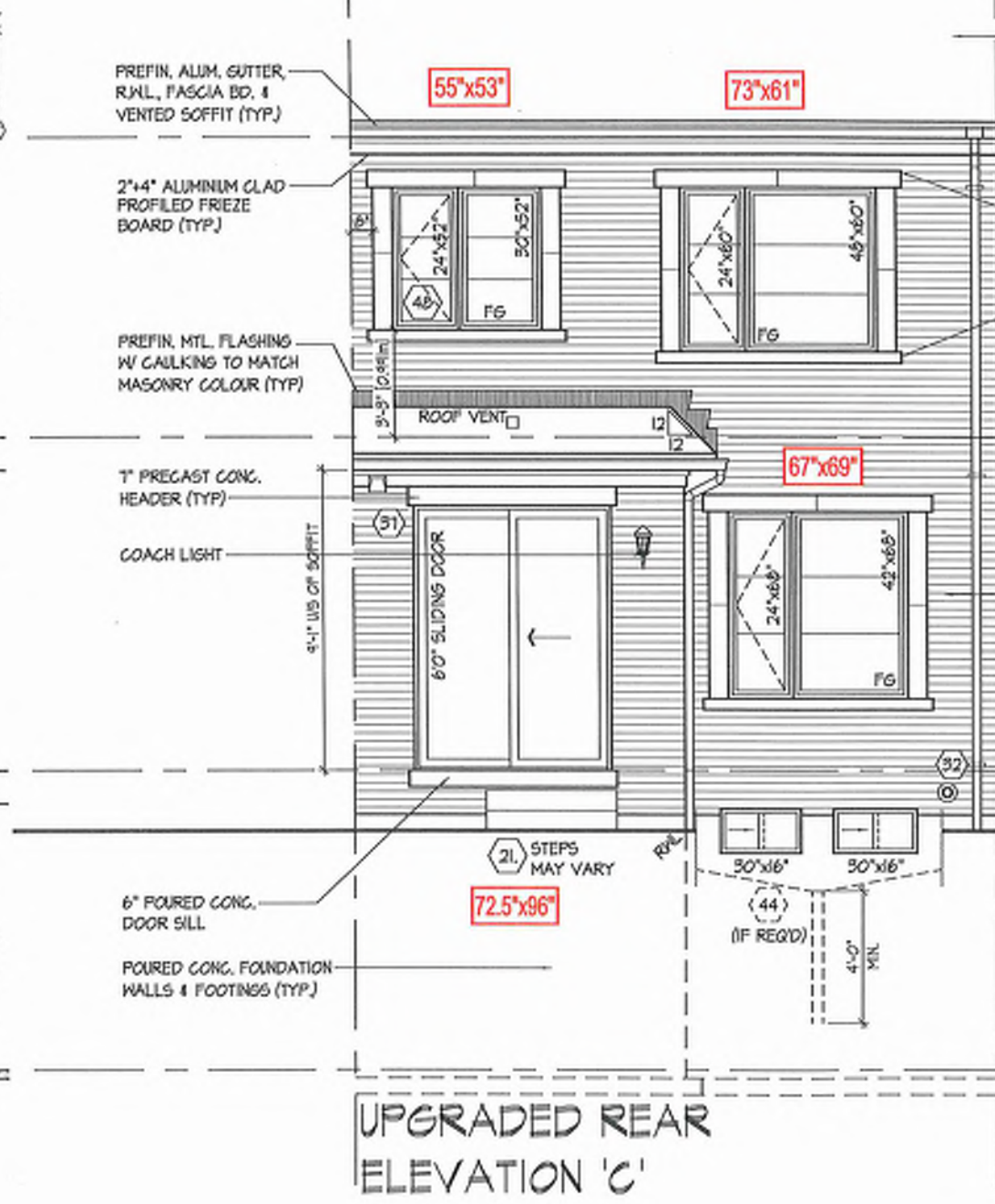
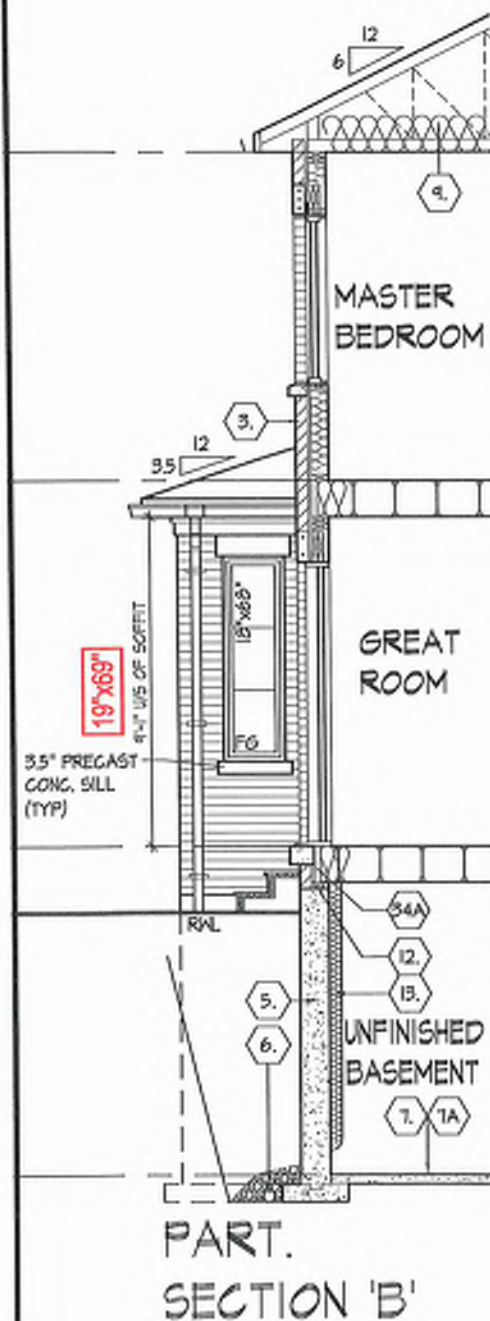
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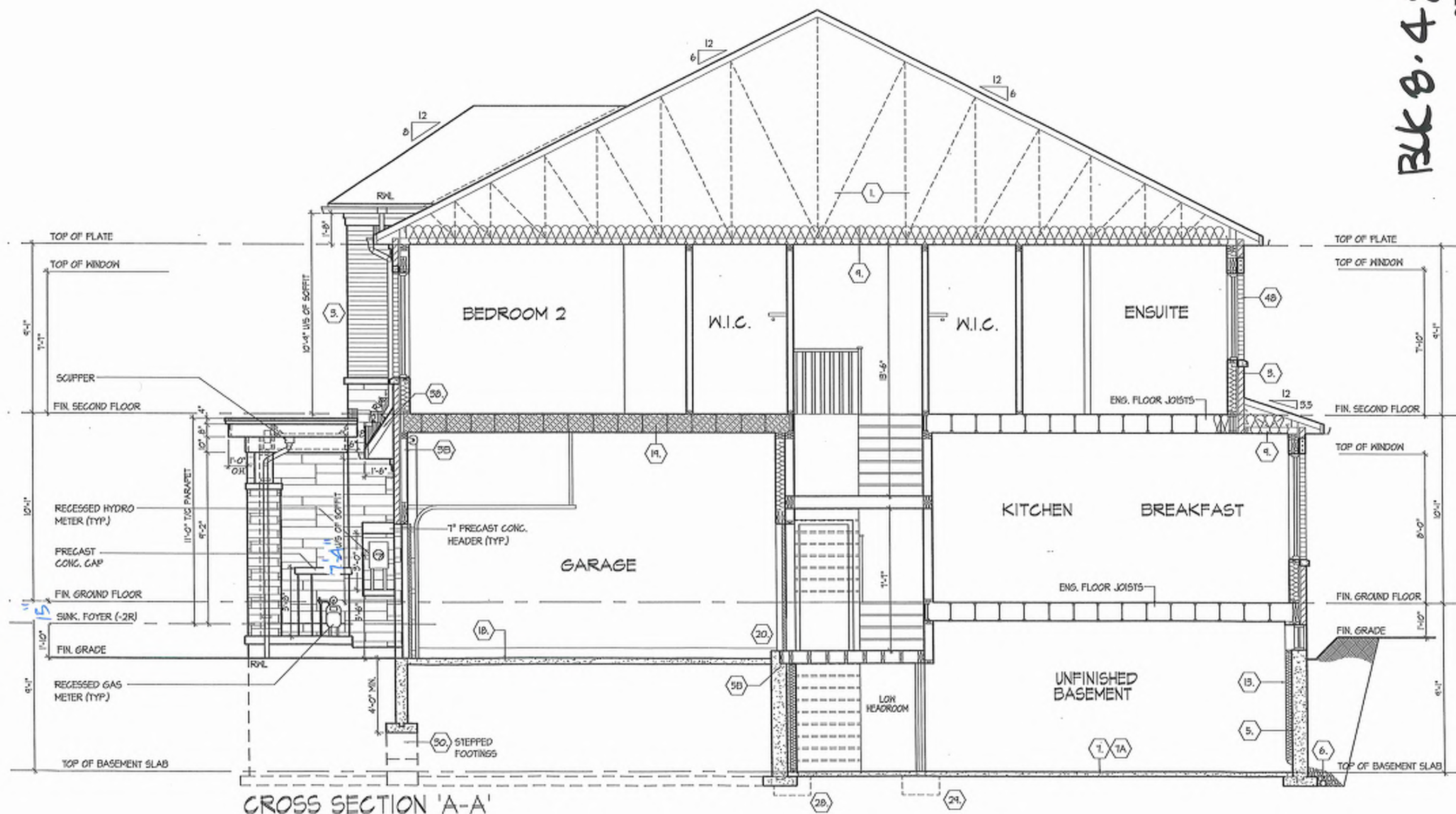
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Buk 8.48

CROSS SECTION 'A-A'

ROYAL PINE HOMES - 218094
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UNIT 2015
REV.2025.03.25

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Page Number
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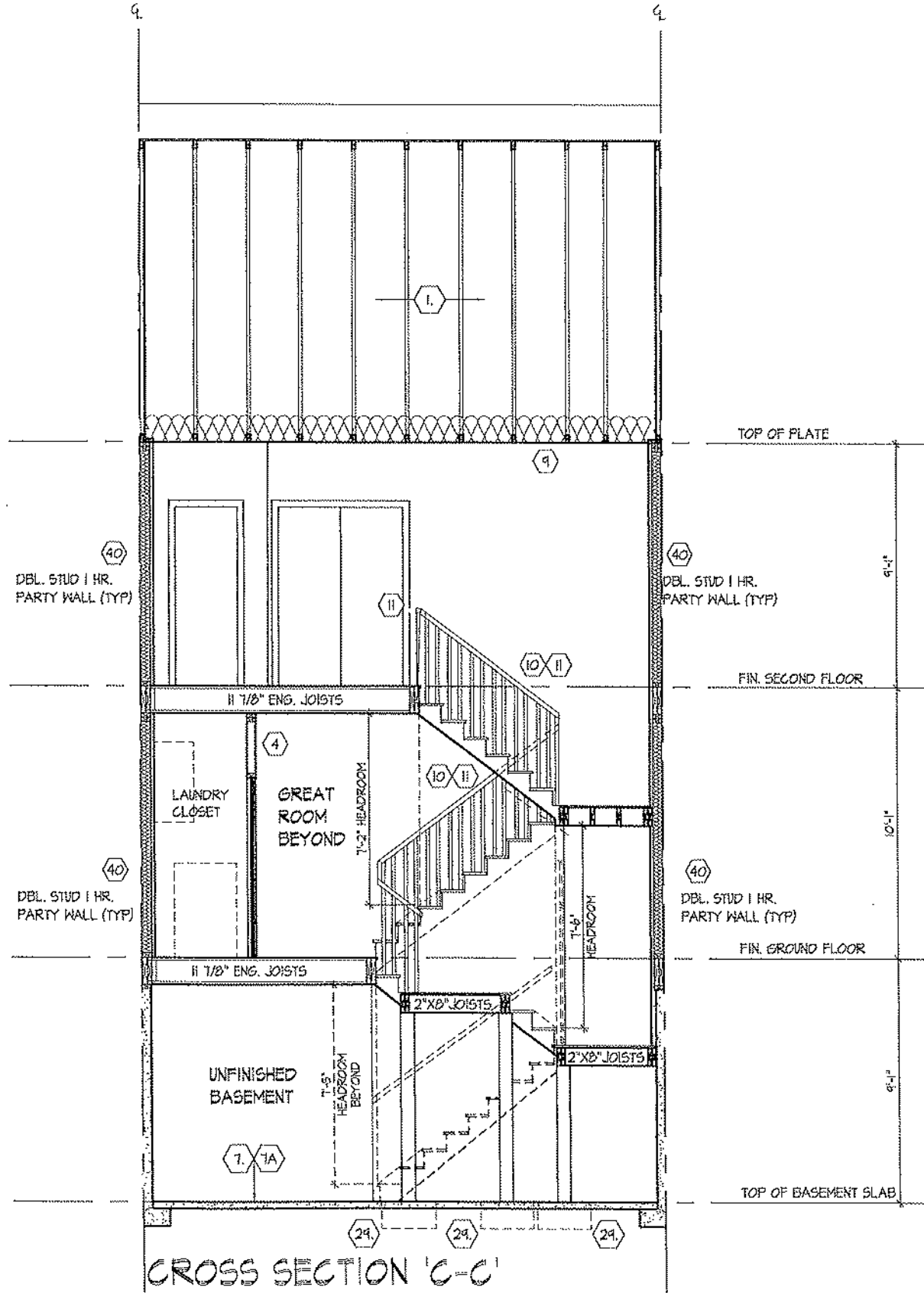
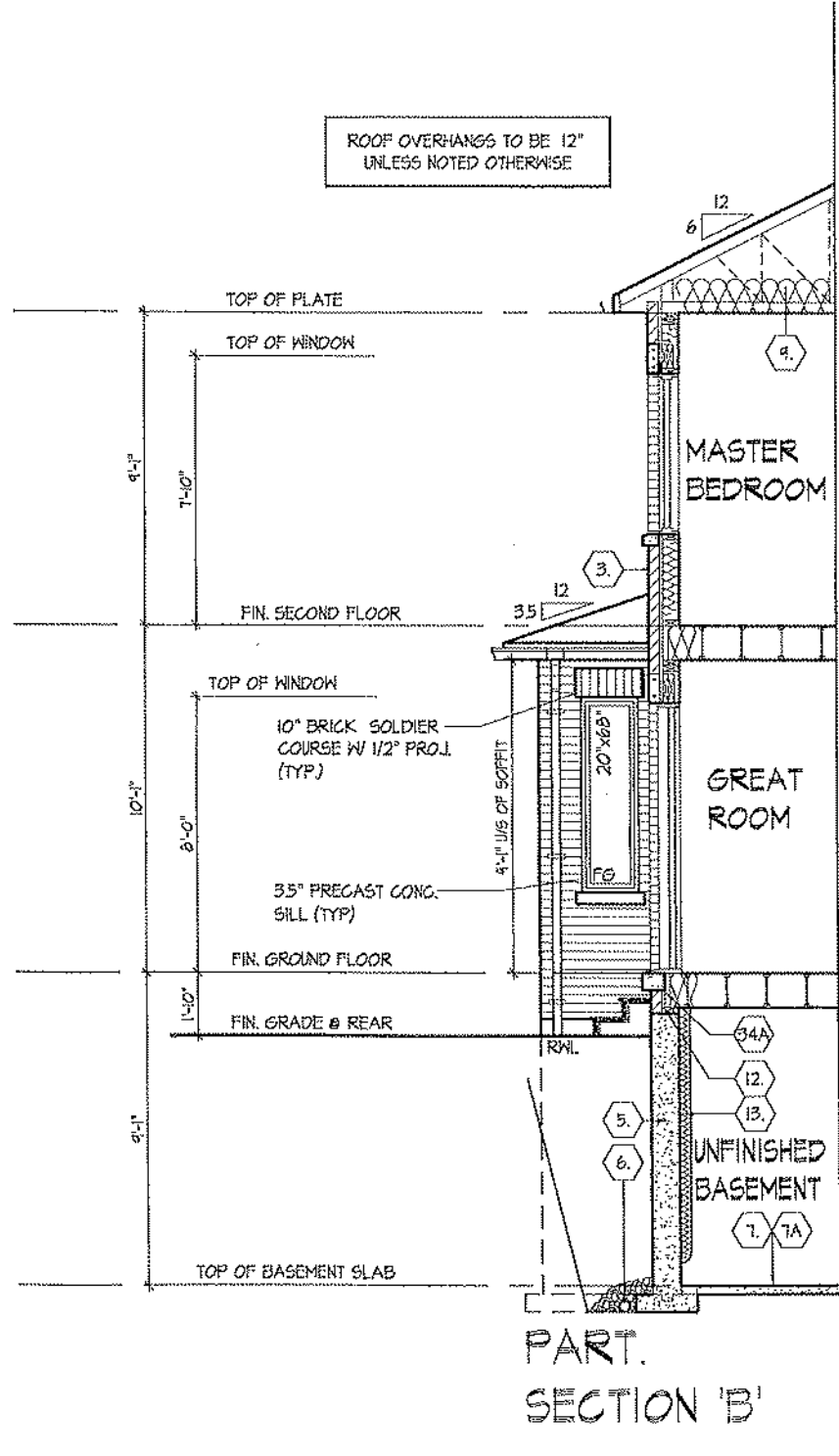
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Drawn By
KAMM

FLUINTEL
DESIGN ASSOCIATES INC.

NAME	SIGNATURE	DATE
Danilo Mello		2/27/2014

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Book 8-48

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

UNIT 2015

REV. 2025.03.25

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26 of 29

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

Drawn By DSMM 3/16/21 T 905.737.5133 F 905.737.7326

Checked By DSMM 3/16/21 T 905.737.5133 F 905.737.7326

Sub 218094WT2015

218094WT2015

F 905.737.7326

HUNT

DESIGN ASSOCIATES INC.

www.huntassociates.ca

21274

19895

21274

19895

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QUALIFICATION INFORMATION

NAME SIGNATURE

REGISTRATION INFORMATION

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) [SB-3] WALL TYPE B&C & 61b] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (38x28) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (203) 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 FINISH. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD) [SB-3] WALL TYPE W130f] 5/8" (15.9) TYPE 1 GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2X4" (38x89) STUDS @ 19" (483) O.C. MIN. 1" (25) APART ON SEPARATE 2X4" (38x89) SILL PLATES (2"x6" (38x146) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
- 40A 2 HR. FIREWALL [SB-3] WALL TYPE B&C & 61b] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (38x28) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (203) CONC. BLOCK 75% SOLID. FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 80% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

- 40A 2 HR. FIREWALL [SB-3] WALL TYPE B&C & 61b] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (38x28) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (203) CONC. BLOCK 75% SOLID. FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 80% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 41 STUCCO WALL CONSTRUCTION (2"x6") [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] & 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 AIR/WATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTERIED). MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- 41B STUCCO WALL @ GARAGE CONST. [9.28] 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] & 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] 2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE W.N. 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

- 42 REMFORCING 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 10'-0" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL REINFORCING AT BASEMENT WINDOWS PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FLOORING (AS REQ.) AND STUDS IN LINED OF 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON APPROVED FRAMING MAT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 42 UNSUPPORTED FOUNDATION WALLS [9:15.4.2] 2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE W.N. 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
- 42 STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.52.4.01] (REFER TO DETAILS)

- 44 WINDOW WELLS WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.58" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL, OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEDING TILE QW A FLTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.03], [9.14.6.3]
- 45 SLOPED CEILING CONSTRUCTION [SB-12] [3.1.1.6], [9.23.4.2] 2X12" (38x288) 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. 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 [9.52.15].

- 46 FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE [9.26.11], [9.26.16], [9.26.18] FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLWOOD SHEATHING ON 2X2" (38x28) PURLINS ANGLED TOWARDS SLOPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2X8" (38x194) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTRAUGUS L TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SLOPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISH ALUMINUM OR PANEL FOR UNDERSIDE OF SCOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.
- BALCONY CONSTRUCTION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2X4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAD FLAT PARALLEL TO JOISTS ON 2X4" (38x89) SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
- BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 47 BARREL VAULT CONSTRUCTION CAST/CLAYED 2X4" (38x89) SPACERS LAD FLAT ON 2X10" (38x288) SPR. #2 ROOF JOIST WALLED TO BUILT UP 3-3/4" (119) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 48 EGRESS WINDOW ABOVE GRADE [9.9.10.1.1], [9.8.8.1.59] EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN SILL HEIGHT OF 3'-0" (900) TO A MAX 3'-4" (1020) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 Sq. Ft. (0.38m2) 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.

MIN. STUD SIZE, in (mm)		SUPPORTED LOADS (EXTERIOR)		
ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTC & 2 FLOOR/ATTC & 3 FLOOR	ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTC & 2 FLOOR/ATTC & 3 FLOOR	ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTC & 2 FLOOR/ATTC & 3 FLOOR	ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTC & 2 FLOOR/ATTC & 3 FLOOR	ROOF W/ OR W/O ATTIC & 1 FLOOR/ATTC & 2 FLOOR/ATTC & 3 FLOOR
2x4 (38x89)	24" (600)	16" (400)	12" (300)	N/A
2x6 (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2x8 (38x200)	9'-10" (3.0)	24" (600)	16" (400)	12" (300)
2x10 (38x280)	-	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)
2x12 (38x360)	-	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)



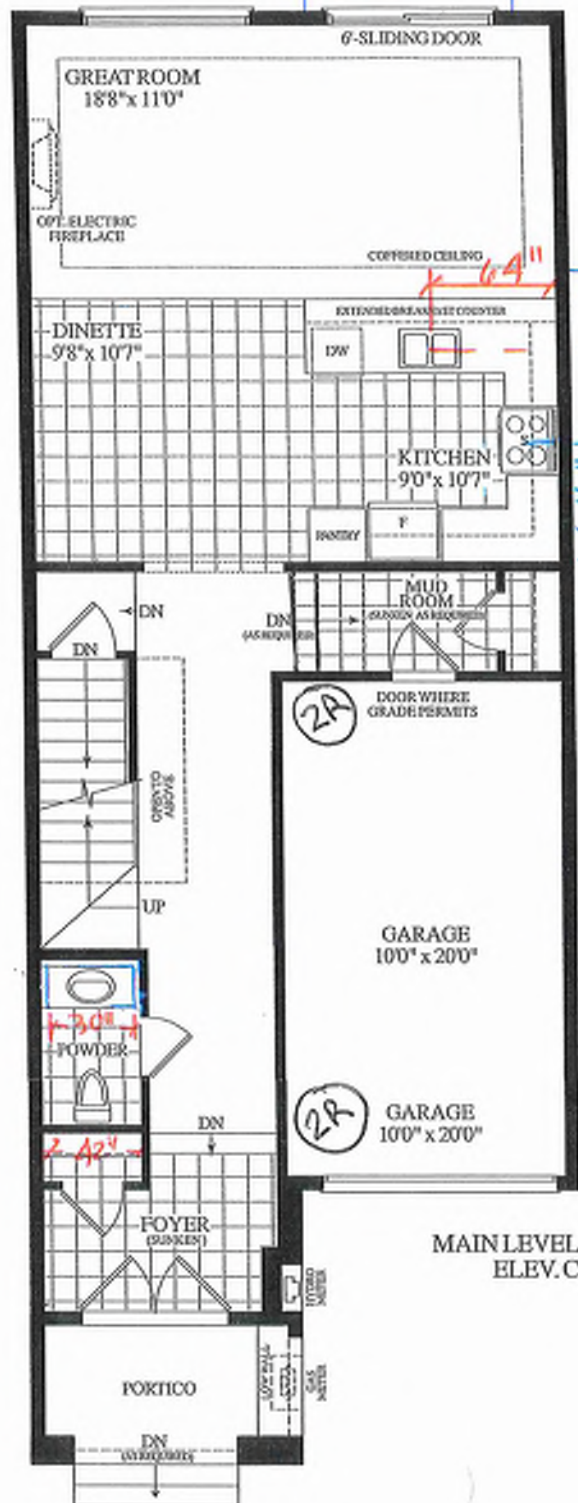
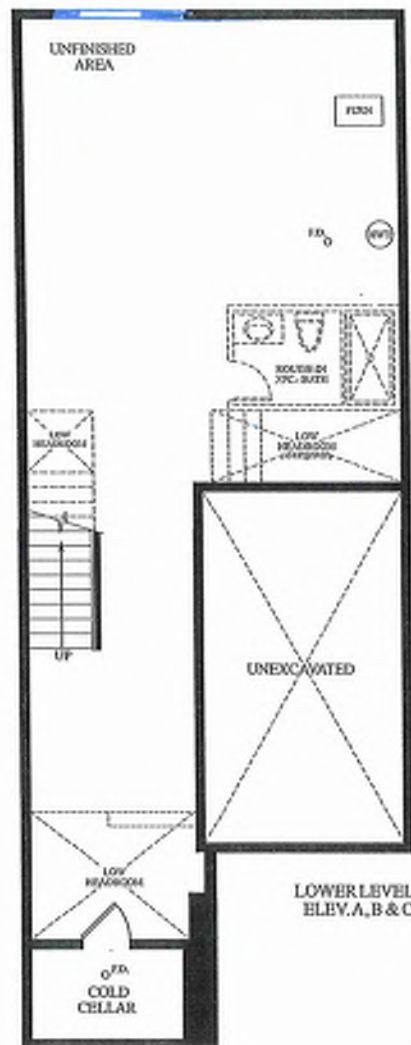
BAYVIEW HEIGHTS

RICHMOND HILL

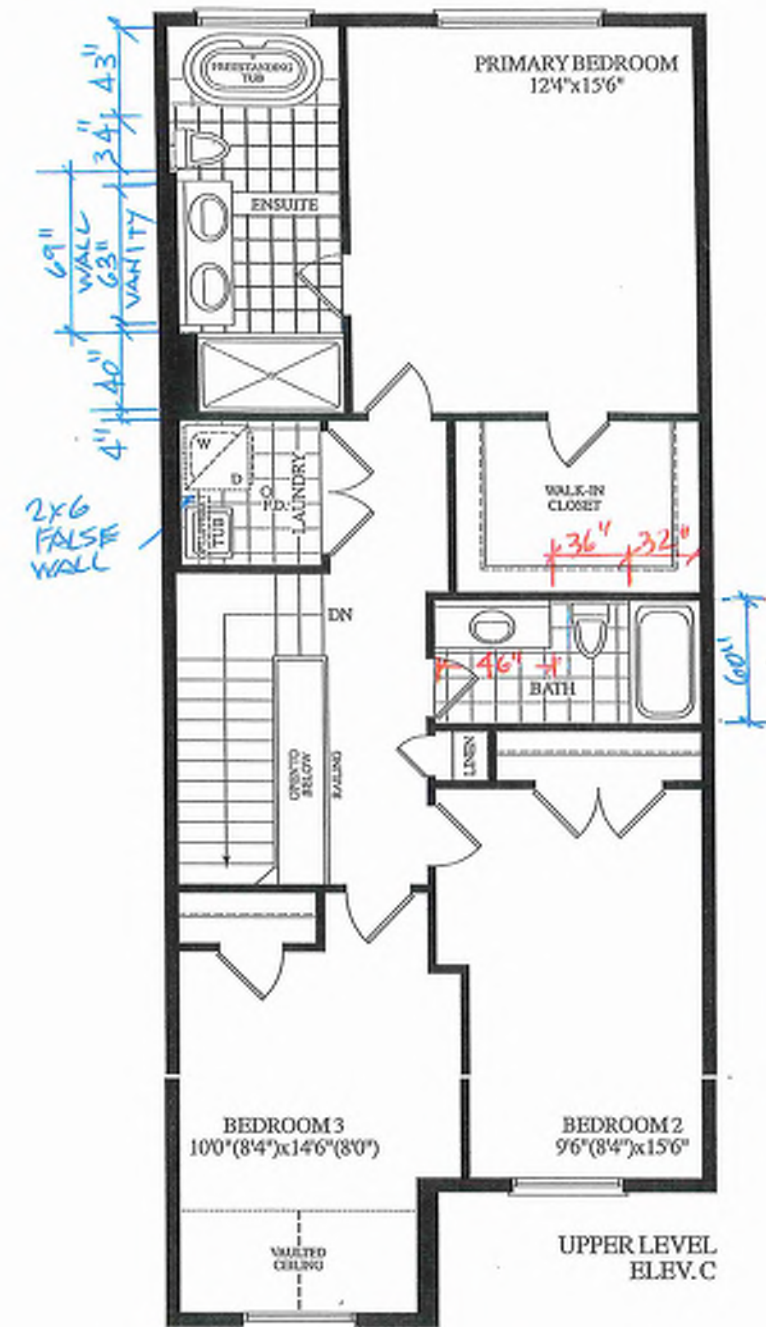


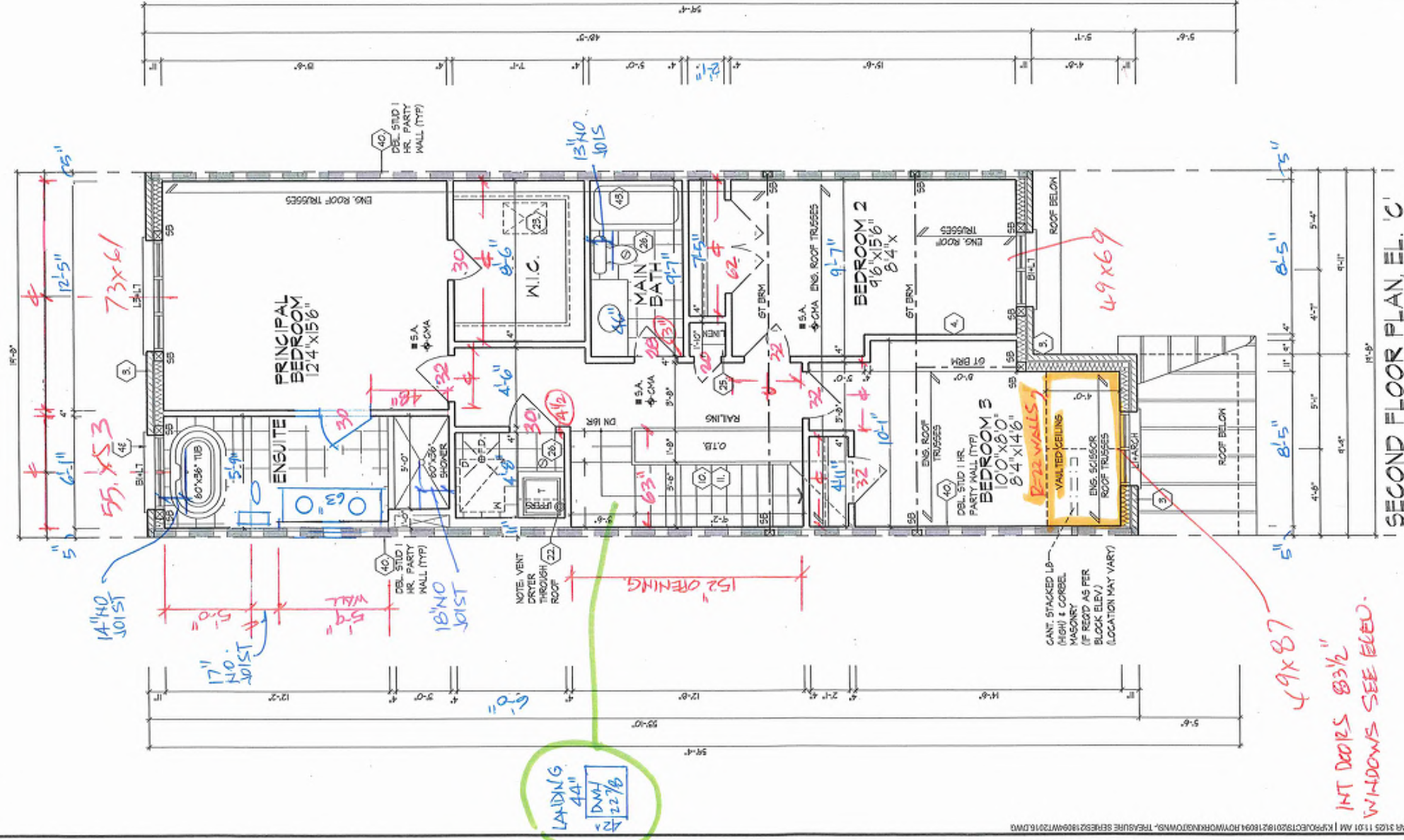
ELEVATION C

49x25



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





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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Ordinance 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 site (setting) 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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BK 8
49

SECOND FLOOR PLAN, E.L. 'C'

SECOND FLOOR PLAN, EL. "C"

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

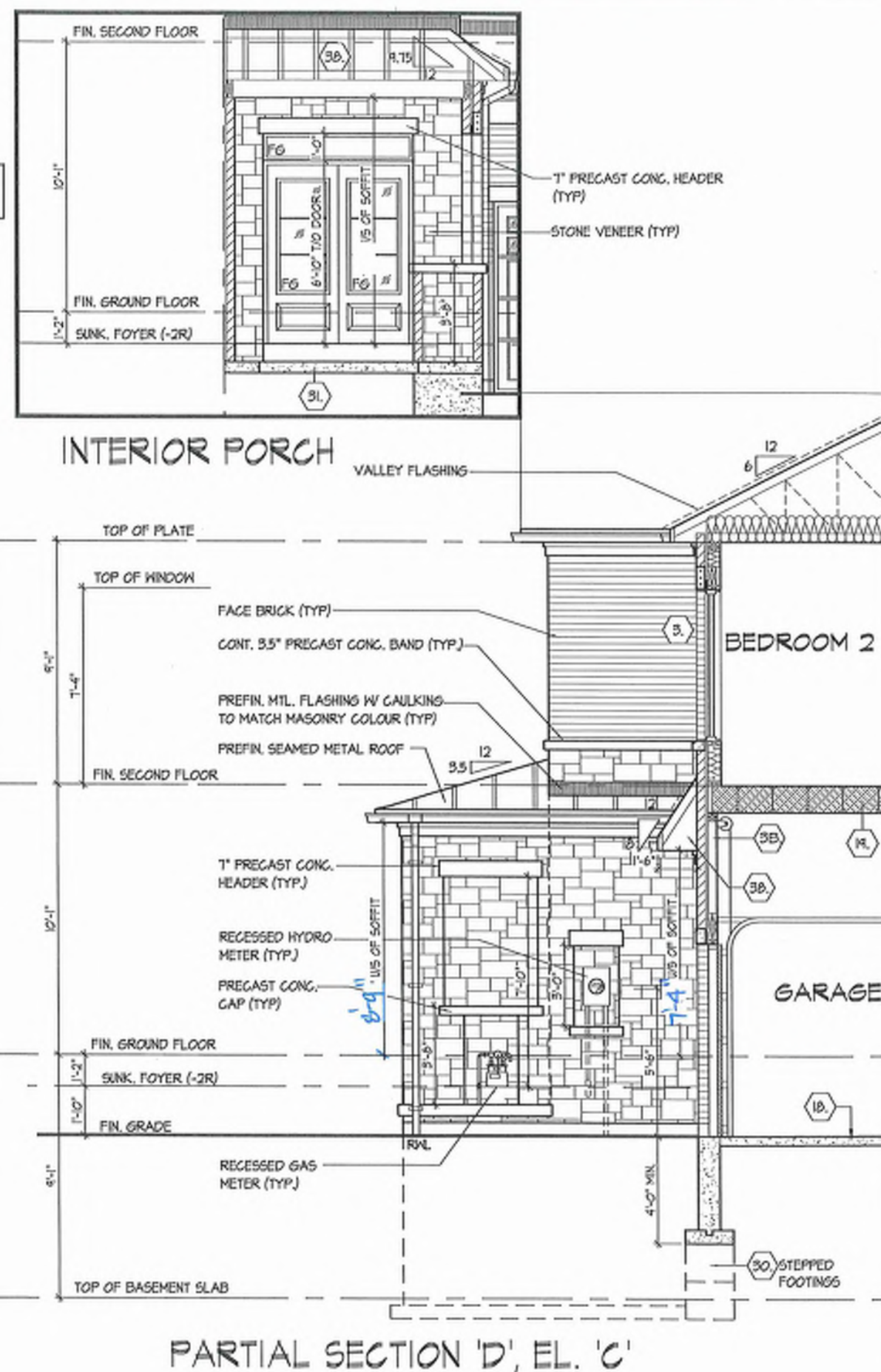
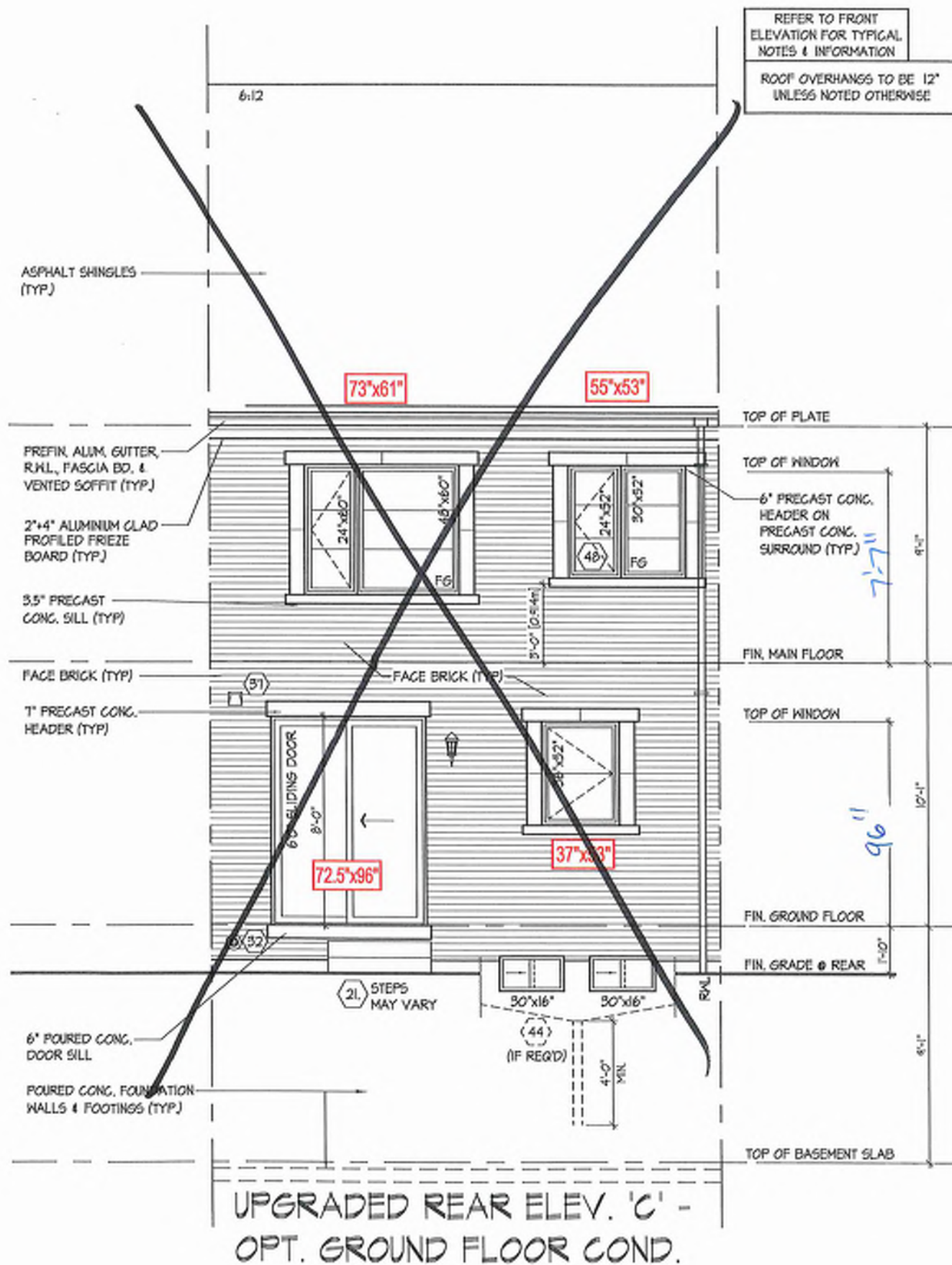


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UNIT 2016
REV. 2025.03.24

File Number: 094WT2016 Page Number: 13 of 29

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19825
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8866 Woodbine Ave., Markham, ON L3R 0V7 T 905.737.3133 F 905.737.3208



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PART. SECTION D, EL. 'C' & OPT. UPGRADED REAR EL. 'C'
AL PINE HOMES - 218094
UNIT 2016
REV 2025.03.24
DAYVIEW, RICHMOND HILL ON.

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

REV. 2025.03.24

Page Number
04 of 06Film Number
DAVIS 046

File Number
04-80417-046

Checked By	Scale
MM	2468-41.08

By _____
S.A. / J.T.



TECH

CIAT



5

THE

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1

1

1

Architectural cross-section drawing of a house showing multiple levels: Unfinished Basement, First Floor, and Second Floor. The drawing includes rooms such as the Great Room, Breakfast, Foyer, PWD., Bed Room 3, Laundry, and Ensuite. It also shows structural elements like roof trusses, floor joists, and stairs. Dimensions and level markers (e.g., Top of Plate, Top of Window, Fin. Second Floor, Fin. Ground Floor, Fin. Grade, Top of Basement Slab) are provided on the right side. Callouts 1 through 15 are used to identify specific components.

BK 8-49

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

UNIT 2016
REV.2025.03.24

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[illegible]
$$16^{\circ}=1'-0''$$

218094WT2016

F 905.737.7326

Drawn By **KM/TT** Checked By **MM** State **3/16th-1-0th**
 5955 Woodbine Ave, Markham, ON L3R 0J7 T 005.737.5133

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50905

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[illegible]

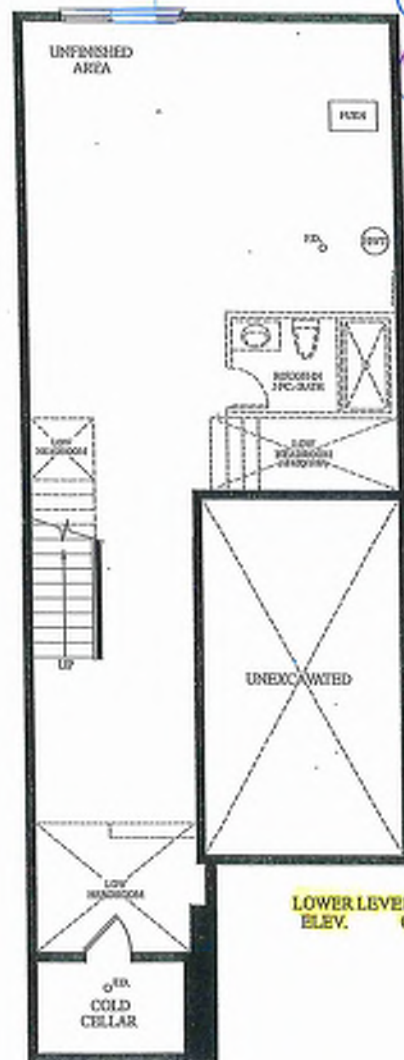


BAYVIEW HEIGHTS
RICHMOND HILL

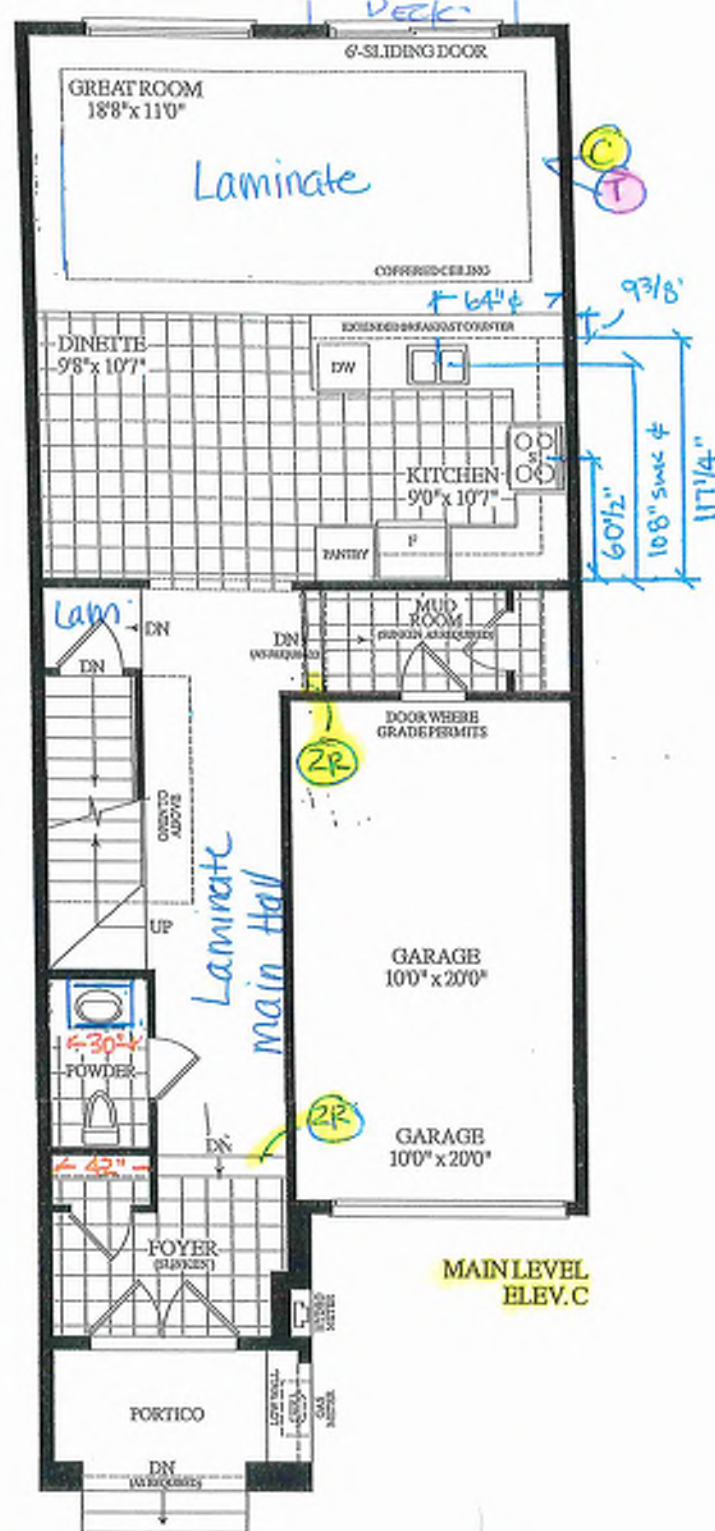


- ELEVATION C

(T) Telephone(x2)

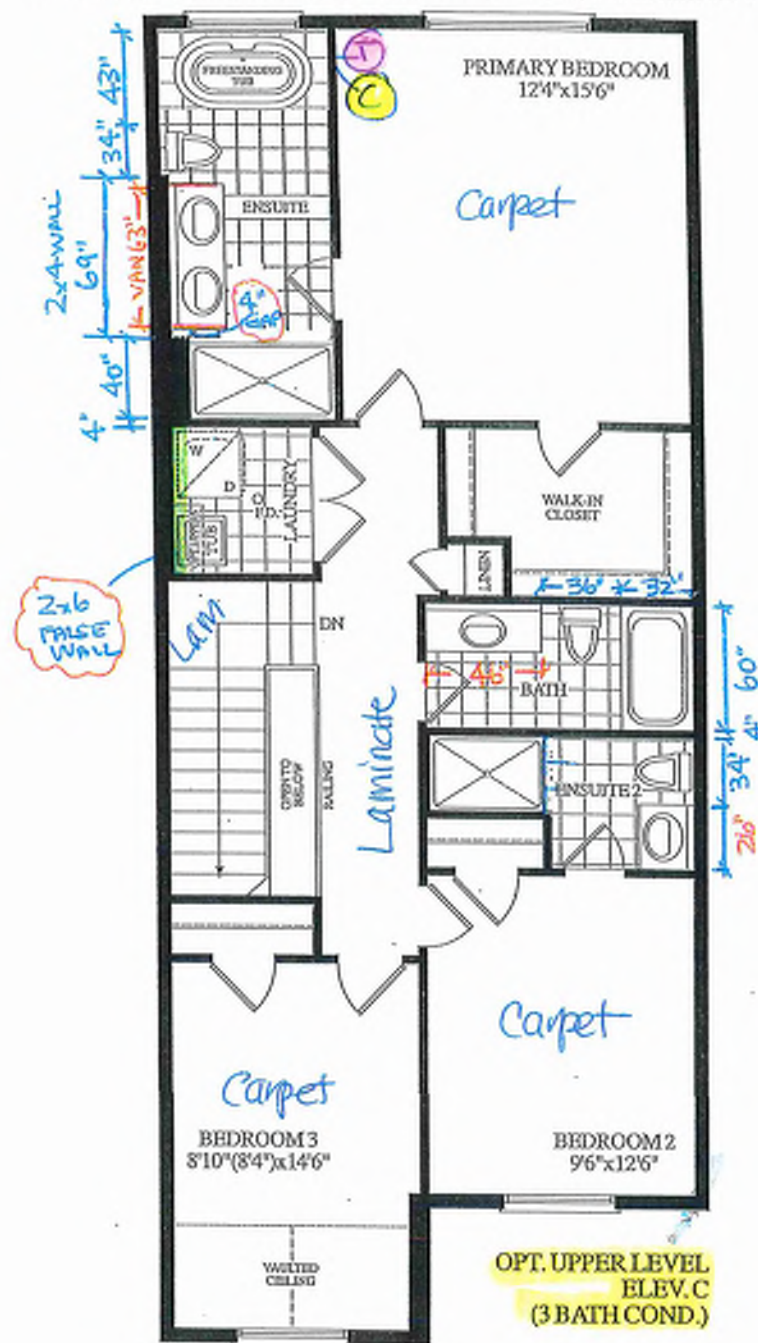
 49×25 

LOWER LEVEL
ELEV. C



MAIN LEVEL
ELEV. C

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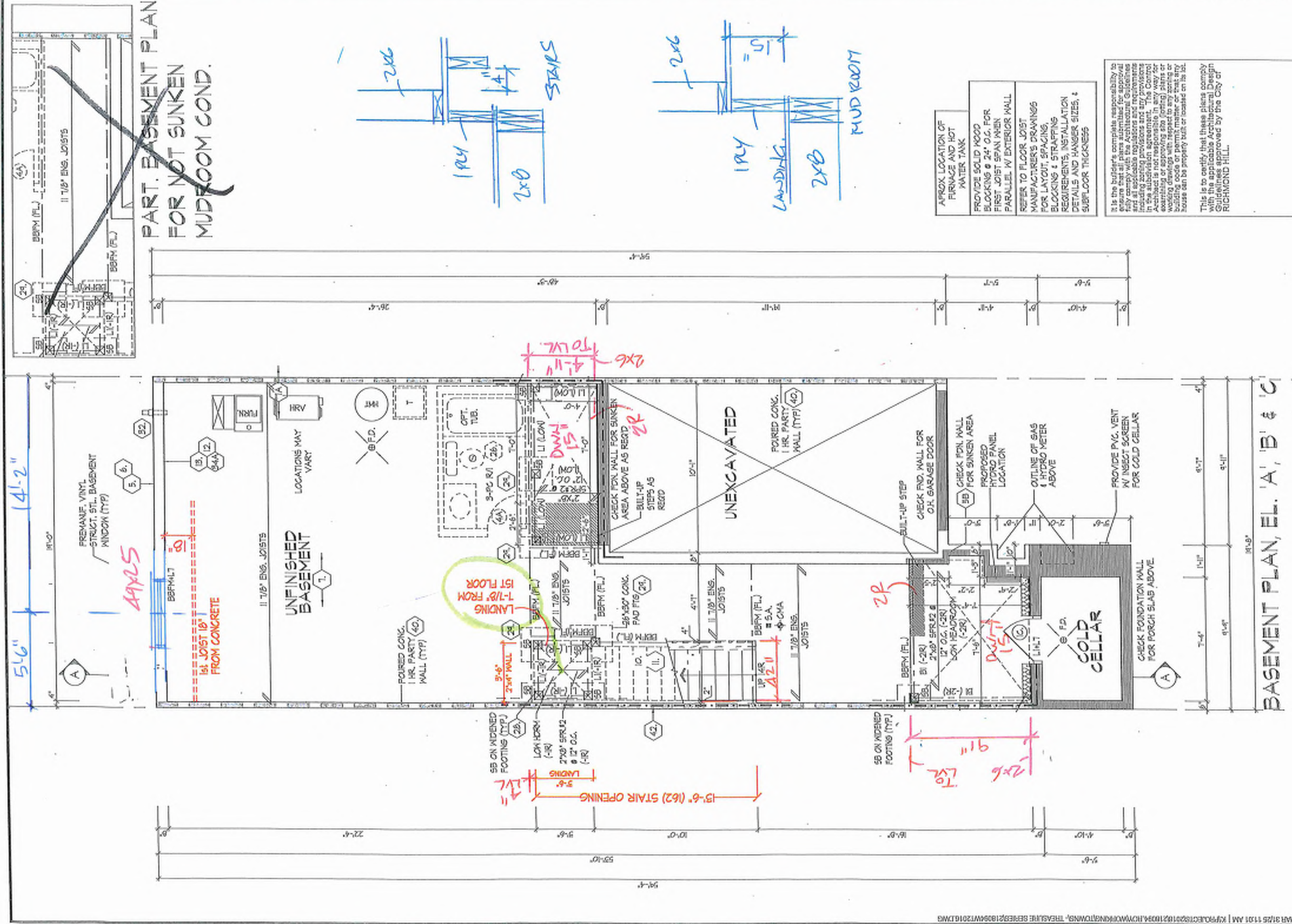


OPT. UPPER LEVEL
ELEV. C
(3 BATH COND.)

BLK. 8 TH. 50

20-16 THE CHARLOTTE EL. C 3 BDRM. 3 BATH.

1795 SQ.FT.



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

- 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 Control Architect is not responsible in any way for existing or proposed 2nd floor joists or existing or proposed 2nd floor walls or existing or proposed 2nd floor floors or that any house can be properly built or located on its lot.

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Bk 8-50

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

UNIT 2016
REV. 2025.03.24

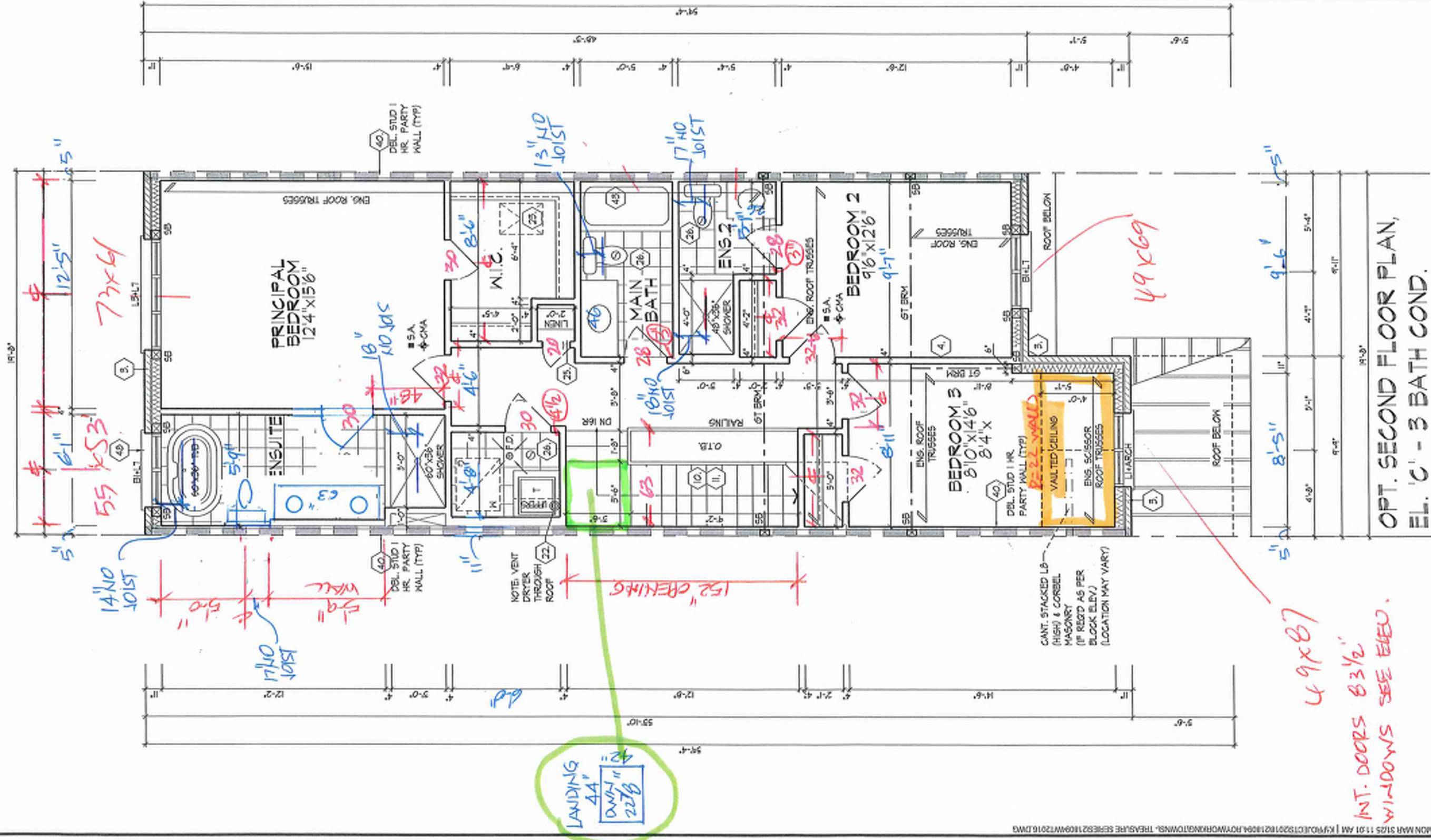
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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21274
16695
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DESIGNATION: [blank]
OCCUPATION: [blank]
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SIGNATURE: [blank]
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REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS
FOR LAYOUT, SPACING,
INSTALLATION DETAILS AND
HANGER SIZES.

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comply with the applicable building codes
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PK 8
50

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

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

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

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET
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REGISTRATION INFORMATION
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Page Number
218094/WT2016
14 of 29

UNIT 2016

REV. 2025.03.24



1" SELF SUPPORTING PRECAST —
CONG. ARCH & KEYSTONE ON 1"
PRECAST CONG. SURROUND W/ 1/2"
FROJ. (TYP)
TOP OF PLATE

FACE BRICK (TYP) —
CONT. 3.5" PRECAST —
CONC. BAND (TYP)

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

PREFIN, SEAMED METAL ROOF

7" PRECAST CONG. _____
HEADER & KEYSTONE (TYP)

FIN. GROUND FLOOR

POURED CONC. DOOR SILL-
4 PORCH SLAB (TYP)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

TOP OF BASEMENT SLAB

49x87

49x69

—ASPHALT SHINGLES (TYP.)

— VALLEY FLASHING (TYP.)

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

2"x4" ALUMINUM CLAD
PROFIED FRIEZE BOARD (TYP.)

—3.5" PRECAST CONC. SILL
(TYP)

7" PRECAST CONG. —
HEADER (TYP)
— COACH LAMP (TYP)
— ADDRESS PLAQUE (TYP)
— 7" PRECAST CONG.
HEADER (TYP)

—CONT. 3.5" PRECAST
CONC. BAND (TYP.)

FIN. GRADE: 0. FROM

6" POURED CONC.-
DOOR SILL

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

73"x61"

55"x53"

FACE BRICK (TYP)

72.5"x96"

73"x69"

49x25

FRONT ELEVATION 'C'

UPGRADED REAR
ELEVATION 'C'

50
Folk 8

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FRONT ELEVATION 'C' & REAR ELEVATION 'A', 'B' & 'C'
 NE HOMES - 218094
 W, RICHMOND HILL, ON.
 UNIT 2016
 REV.2025.03.24



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REGISTRATION INFORMATION		
NAME	DOB	

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POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

37"x53"

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

INTERIOR PORCH

PARTIAL SECTION 'D', EL. 'C'

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Architectural Guidelines, all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Authority is not responsible in any way for reviewing 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

PART. SECTION D. EL. 'C' & OPT. UPGRADED REAR EL. 'C'

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



HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

HE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS

DESIGN AND HAS THE QUALIFICATION TO BE THE MOVEMENT LEADER IN THE CANTO BUILDING CODE TO BE A DESIGNER.

2127
Dominic Moblio

STATE OF TEXAS
COUNTY OF _____

HUNT DESIGN ASSOCIATES INC.

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Architectural section drawing of a house, showing the first floor, basement, and roof structure. The drawing includes the following rooms and features:

- First Floor:**
 - ENSUITE:** Located at the rear left, featuring a door and "ENG. FLOOR JOISTS".
 - LAUNDRY:** Located between the Ensuite and Bedroom 3, featuring a door and "ENG. FLOOR JOISTS".
 - BEDROOM 3:** Located at the rear right, featuring a door and "ENG. FLOOR JOISTS".
 - GREAT ROOM:** Located on the left side of the front floor, featuring "ENG. FLOOR JOISTS".
 - BREAKFAST:** Located between the Great Room and the PWD., featuring "ENG. FLOOR JOISTS".
 - PWD. (Pond View Deck):** Located on the right side of the front floor, featuring a door and "ENG. FLOOR JOISTS".
 - FOYER:** Located at the front right, featuring a door and "ENG. FLOOR JOISTS".
- Basement:**
 - UNFINISHED BASEMENT:** Located below the first floor, featuring a door and "ENG. FLOOR JOISTS".
- Roof:**
 - RAISED CEILING:** Located in the rear right corner of the first floor.
 - TRUSSES:** The roof structure is shown with trusses, with dimensions 12/6 and 12/8 indicated.
- Callouts and Dimensions:**
 - Callouts:** Various callouts are present, including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - Dimensions:**
 - 8'-2" HEADROOM:** Indicated for the stairs leading down to the basement.
 - 7'-10" HEADROOM:** Indicated for the stairs leading up to the first floor.
 - 7'-1" HEADROOM:** Indicated for the stairs leading down to the basement.
 - LOW HEADROOM (-2R):** Indicated for the stairs leading down to the basement.

05-03-2025

UNIT 2016

921 BAYVIEW, RICHMOND HILL, ON.

www.huntdesign.ca

none of this property in whole or in part is strictly prohibited.

F THE UNDERGROUND HAS RETURNED AND TAKES RESPONSIBILITY FOR THE CRIME AND WARE THAT IN THE PAST HAS LOST THE 800 BOUNTY SET

QUALIFICATION INFORMATION

NAME	SIGNATURE	SECN
Dominic Nobilio		21274

REGISTRATION INFORMATION
HLNT DESIGN ASSOCIATES INC. 19805

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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.19, 9.23.1.1, 9.23.16.1]
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 38" (9.5) PLYWOOD SHEATHING WITH "C"CLIPS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4"x38x89" TRUSSES @ 60"x1" (1800) O.C. AT ROOF CHORD, PREFAB. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RAIL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RAIL.
- 1A

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

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

SIDING WALL CONSTRUCTION [2"x6"]
Siding material, as per elevation attached to framing members. Furring members or blocking between the framing members on approved sheathing paper on 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 12" (12.7) GYPSUM WALLBOARD AT FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION [2"x6"] W/ CONTIN. INSULATION
Siding material, as per elevation attached to furring members on approved air/water barrier as per O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 12" (12.7) GYPSUM WALLBOARD AT INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.31.1]
Siding material, as per elevation attached to framing members. Furring members or blocking between the framing members on approved sheathing paper on 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 12" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION [2"x6"]
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.3" (22x180x76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9.1] ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.21.3.1] 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 1.1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.20.13.6.1] (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION [2"x6"] W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.3" (22x180x76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9.1] ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.21.3.1] 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 1.1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND INSULATION [9.20.13.6.1] (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.3" (22x180x76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9.1] ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.21.3.1] 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 1.1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER [9.20.13.6.1] (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.8], [9.23.10.1]
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4"x38x89" @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4"x38x89" @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4"x38x89" TOP PLATE, 1/2" (12.7) INT. DRYWALL, BOTH SIDES OF STUDS. PROVIDE 2"x4" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (600) O.C. LARGER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1100) [9.23.9.8] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-BEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION [2"x6"] - NO CLADDING [9.23]
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 4B

EXT. LOFT WALL CONSTRUCTION [2"x6"]
APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL/FOOTINGS
POURED CONCRETE FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 8" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-11" (4900) SHALL BE SIZED IN ACCORDANCE WITH [9.15.3.4] (10.2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
- 5A

FOUNDATION WALL/FOOTINGS
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4].
- 5B

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (9.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2, (1)]
- 5C

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SIZED AS PER THE FOLLOWING TABLE:
- | HEIGHT (ft) | UNSUPPORTED | | SUPPORTED AT TOP | |
|-------------|------------------|---------------------|------------------|---------------------|
| | MAX. HEIGHT (ft) | MIN. THICKNESS (in) | MAX. HEIGHT (ft) | MIN. THICKNESS (in) |
| 1-4 | 3'-11" (1.20m) | 16" (400) | 3'-11" (1.20m) | 16" (400) |
| 5-8 | 4'-7" (1.40m) | 18" (450) | 4'-7" (1.40m) | 18" (450) |
| 9-12 | 4'-11" (1.50m) | 20" (500) | 4'-11" (1.50m) | 20" (500) |
| 13-16 | 4'-11" (1.50m) | 22" (550) | 4'-11" (1.50m) | 22" (550) |
| 17-20 | 4'-11" (1.50m) | 24" (600) | 4'-11" (1.50m) | 24" (600) |
| 21-24 | 4'-11" (1.50m) | 26" (650) | 4'-11" (1.50m) | 26" (650) |
| 25-28 | 4'-11" (1.50m) | 28" (700) | 4'-11" (1.50m) | 28" (700) |
| 29-32 | 4'-11" (1.50m) | 30" (750) | 4'-11" (1.50m) | 30" (750) |
| 33-36 | 4'-11" (1.50m) | 32" (800) | 4'-11" (1.50m) | 32" (800) |
| 37-40 | 4'-11" (1.50m) | 34" (850) | 4'-11" (1.50m) | 34" (850) |
| 41-44 | 4'-11" (1.50m) | 36" (900) | 4'-11" (1.50m) | 36" (900) |
| 45-48 | 4'-11" (1.50m) | 38" (950) | 4'-11" (1.50m) | 38" (950) |
| 49-52 | 4'-11" (1.50m) | 40" (1000) | 4'-11" (1.50m) | 40" (1000) |
| 53-56 | 4'-11" (1.50m) | 42" (1050) | 4'-11" (1.50m) | 42" (1050) |
| 57-60 | 4'-11" (1.50m) | 44" (1100) | 4'-11" (1.50m) | 44" (1100) |
| 61-64 | 4'-11" (1.50m) | 46" (1150) | 4'-11" (1.50m) | 46" (1150) |
| 65-68 | 4'-11" (1.50m) | 48" (1200) | 4'-11" (1.50m) | 48" (1200) |
| 69-72 | 4'-11" (1.50m) | 50" (1250) | 4'-11" (1.50m) | 50" (1250) |
| 73-76 | 4'-11" (1.50m) | 52" (1300) | 4'-11" (1.50m) | 52" (1300) |
| 77-80 | 4'-11" (1.50m) | 54" (1350) | 4'-11" (1.50m) | 54" (1350) |
| 81-84 | 4'-11" (1.50m) | 56" (1400) | 4'-11" (1.50m) | 56" (1400) |
| 85-88 | 4'-11" (1.50m) | 58" (1450) | 4'-11" (1.50m) | 58" (1450) |
| 89-92 | 4'-11" (1.50m) | 60" (1500) | 4'-11" (1.50m) | 60" (1500) |
| 93-96 | 4'-11" (1.50m) | 62" (1550) | 4'-11" (1.50m) | 62" (1550) |
| 97-100 | 4'-11" (1.50m) | 64" (1600) | 4'-11" (1.50m) | 64" (1600) |
| 101-104 | 4'-11" (1.50m) | 66" (1650) | 4'-11" (1.50m) | 66" (1650) |
| 105-108 | 4'-11" (1.50m) | 68" (1700) | 4'-11" (1.50m) | 68" (1700) |
| 109-112 | 4'-11" (1.50m) | 70" (1750) | 4'-11" (1.50m) | 70" (1750) |
| 113-116 | 4'-11" (1.50m) | 72" (1800) | 4'-11" (1.50m) | 72" (1800) |
| 117-120 | 4'-11" (1.50m) | 74" (1850) | 4'-11" (1.50m) | 74" (1850) |
| 121-124 | 4'-11" (1.50m) | 76" (1900) | 4'-11" (1.50m) | 76" (1900) |
| 125-128 | 4'-11" (1.50m) | 78" (1950) | 4'-11" (1.50m) | 78" (1950) |
| 129-132 | 4'-11" (1.50m) | 80" (2000) | 4'-11" (1.50m) | 80" (2000) |
| 133-136 | 4'-11" (1.50m) | 82" (2050) | 4'-11" (1.50m) | 82" (2050) |
| 137-140 | 4'-11" (1.50m) | 84" (2100) | 4'-11" (1.50m) | 84" (2100) |
| 141-144 | 4'-11" (1.50m) | 86" (2150) | 4'-11" (1.50m) | 86" (2150) |
| 145-148 | 4'-11" (1.50m) | 88" (2200) | 4'-11" (1.50m) | 88" (2200) |
| 149-152 | 4'-11" (1.50m) | 90" (2250) | 4'-11" (1.50m) | 90" (2250) |
| 153-156 | 4'-11" (1.50m) | 92" (2300) | 4'-11" (1.50m) | 92" (2300) |
| 157-160 | 4'-11" (1.50m) | 94" (2350) | 4'-11" (1.50m) | 94" (2350) |
| 161-164 | 4'-11" (1.50m) | 96" (2400) | 4'-11" (1.50m) | 96" (2400) |
| 165-168 | 4'-11" (1.50m) | 98" (2450) | 4'-11" (1.50m) | 98" (2450) |
| 169-172 | 4'-11" (1.50m) | 100" (2500) | 4'-11" (1.50m) | 100" (2500) |
| 173-176 | 4'-11" (1.50m) | 102" (2550) | 4'-11" (1.50m) | 102" (2550) |
| 177-180 | 4'-11" (1.50m) | 104" (2600) | 4'-11" (1.50m) | 104" (2600) |
| 181-184 | 4'-11" (1.50m) | 106" (2650) | 4'-11" (1.50m) | 106" (2650) |
| 185-188 | 4'-11" (1.50m) | 108" (2700) | 4'-11" (1.50m) | 108" (2700) |
| 189-192 | 4'-11" (1.50m) | 110" (2750) | 4'-11" (1.50m) | 110" (2750) |
| 193-196 | 4'-11" (1.50m) | 112" (2800) | 4'-11" (1.50m) | 112" (2800) |
| 197-200 | 4'-11" (1.50m) | 114" (2850) | 4'-11" (1.50m) | 114" (2850) |
| 201-204 | 4'-11" (1.50m) | 116" (2900) | 4'-11" (1.50m) | 116" (2900) |
| 205-208 | 4'-11" (1.50m) | 118" (2950) | 4'-11" (1.50m) | 118" (2950) |
| 209-212 | 4'-11" (1.50m) | 120" (3000) | 4'-11" (1.50m) | 120" (3000) |
| 213-216 | 4'-11" (1.50m) | 122" (3050) | 4'-11" (1.50m) | 122" (3050) |
| 217-220 | 4'-11" (1.50m) | 124" (3100) | 4'-11" (1.50m) | 124" (3100) |
| 221-224 | 4'-11" (1.50m) | 126" (3150) | 4'-11" (1.50m) | 126" (3150) |
| 225-228 | 4'-11" (1.50m) | 128" (3200) | 4'-11" (1.50m) | 128" (3200) |
| 229-232 | 4'-11" (1.50m) | 130" (3250) | 4'-11" (1.50m) | 130" (3250) |
| 233-236 | 4'-11" (1.50m) | 132" (3300) | 4'-11" (1.50m) | 132" (3300) |
| 237-240 | 4'-11" (1.50m) | 134" (3350) | 4'-11" (1.50m) | 134" (3350) |
| 241-244 | 4'-11" (1.50m) | 136" (3400) | 4'-11" (1.50m) | 136" (3400) |
| 245-248 | 4'-11" (1.50m) | 138" (3450) | 4'-11" (1.50m) | 138" (3450) |
| 249-252 | 4'-11" (1.50m) | 140" (3500) | 4'-11" (1.50m) | 140" (3500) |
| 253-256 | 4'-11" (1.50m) | 142" (3550) | 4'-11" (1.50m) | 142" (3550) |
| 257-260 | 4'-11" (1.50m) | 144" (3600) | 4'-11" (1.50m) | 144" (3600) |
| 261-264 | 4'-11" (1.50m) | 146" (3650) | 4'-11" (1.50m) | 146" (3650) |
| 265-268 | 4'-11" (1.50m) | 148" (3700) | 4'-11" (1.50m) | 148" (3700) |
| 269-272 | 4'-11" (1.50m) | 150" (3750) | 4'-11" (1.50m) | 150" (3750) |
| 273-276 | 4'-11" (1.50m) | 152" (3800) | 4'-11" (1.50m) | 152" (3800) |
| 277-280 | 4'-11" (1.50m) | 154" (3850) | 4'-11" (1.50m) | 154" (3850) |
| 281-284 | 4'-11" (1.50m) | 156" (3900) | 4'-11" (1.50m) | 156" (3900) |
| 285-288 | 4'-11" (1.50m) | 158" (3950) | 4'-11" (1.50m) | 158" (3950) |
| 289-292 | 4'-11" (1.50m) | 160" (4000) | 4'-11" (1.50m) | 160" (4000) |
| 293-296 | 4'-11" (1.50m) | 162" (4050) | 4'-11" (1.50m) | 162" (4050) |
| 297-300 | 4'-11" (1.50m) | 164" (4100) | 4'-11" (1.50m) | 164" (4100) |
| 301-304 | 4'-11" (1.50m) | 166" (4150) | 4'-11" (1.50m) | 166" (4150) |
| 305-308 | 4'-11" (1.50m) | 168" (4200) | 4'-11" (1.50m) | 168" (4200) |
| 309-312 | 4'-11" (1.50m) | 170" (4250) | 4'-11" (1.50m) | 170" (4250) |
| 313-316 | 4'-11" (1.50m) | 172" (4300) | 4'-11" (1.50m) | 172" (4300) |
| 317-320 | 4'-11" (1.50m) | 174" (4350) | 4'-11" (1.50m) | 174" (4350) |
| 321-324 | 4'-11" (1.50m) | 176" (4400) | 4'-11" (1.50m) | 176" (4400) |
| 325-328 | 4'-11" (1.50m) | 178" (4450) | 4'-11" (1.50m) | 178" (4450) |
| 329-332 | 4'-11" (1.50m) | 180" (4500) | 4'-11" (1.50m) | 180" (4500) |
| 333-336 | 4'-11" (1.50m) | 182" (4550) | 4'-11" (1.50m) | 182" (4550) |
| 337-340 | 4'-11" (1.50m) | 184" (4600) | 4'-11" (1.50m) | 184" (4600) |
| 341-344 | 4'-11" (1.50m) | 186" (4650) | 4'-11" (1.50m) | 186" (4650) |
| 345-348 | 4'-11" (1.50m) | 188" (4700) | 4'-11" (1.50m) | 188" (4700) |
| 349-352 | 4'-11" (1.50m) | 190" (4750) | 4'-11" (1.50m) | 190" (4750) |
| 353-356 | 4'-11" (1.50m) | 192" (4800) | 4'-11" (1.50m) | 192" (4800) |
| 357-360 | 4'-11" (1.50m) | 194" (4850) | 4'-11" (1.50m) | 194" (4850) |
| 361-364 | 4'-11" (1.50m) | 196" (4900) | 4'-11" (1.50m) | 196" (4900) |
| 365-368 | 4'-11" (1.50m) | 198" (4950) | 4'-11" (1.50m) | 198" (4950) |
| 369-372 | 4'-11" (1.50m) | 200" (5000) | 4'-11" (1.50m) | 200" (5000) |
| 373-376 | 4'-11" (1.50m) | 202" (5050) | 4'-11" (1.50m) | 202" (5050) |
| 377-380 | 4'-11" (1.50m) | 204" (5100) | 4'-11" (1.50m) | 204" (5100) |
| 381-384 | 4'-11" (1.50m) | 206" (5150) | 4'-11" (1.50m) | 206" (5150) |
| 385-388 | 4'-11" (1.50m) | 208" (5200) | 4'-11" (1.50m) | 208" (5200) |
| 389-392 | 4'-11" (1.50m) | 210" (5250) | 4'-11" (1.50m) | 210" (5250) |
| 393-396 | 4'-11" (1.50m) | 212" (5300) | 4'-11" (1.50m) | 212" (5300) |
| 397-400 | 4'-11" (1.50m) | 214" (5350) | 4'-11" (1.50m) | 214" (5350) |
| 401-404 | 4'-11" (1.50m) | 216" (5400) | 4'-11" (1.50m) | 216" (5400) |
| 405-408 | 4'-11" (1.50m) | 218" (5450) | 4'-11" (1.50m) | 218" (5450) |
| 409-412 | 4'-11" (1.50m) | 220" (5500) | 4'-11" (1.50m) | 220" (5500) |
| 413-416 | 4'-11" (1.50m) | 222" (5550) | 4'-11" (1.50m) | 222" (5550) |
| 417-420 | 4'-11" (1.50m) | 224" (5600) | 4'-11" (1.50m) | 224" (5600) |
| 421-424 | 4'-11" (1.50m) | 226" (5650) | 4'-11" (1.50m) | 226" (5650) |
| 425-428 | 4'-11" (1.50m) | 228" (5700) | 4'-11" (1.50m) | 228" (5700) |
| 429-432 | 4'-11" (1.50m) | 230" (5750) | 4'-11" (1.50m) | 230" (5750) |
| 433-436 | 4'-11" (1.50m) | 232" (5800) | 4'-11" (1.50m) | 232" (5800) |
| 437-440 | 4'-11" (1.50m) | 234" (5850) | 4'-11" (1.50m) | 234" (5850) |
| 441-444 | 4'-11" (1.50m) | 236" (5900) | 4'-11" (1.50m) | 236" (5900) |
| 445-448 | 4'-11" (1.50m) | 238" (5950) | 4'-11" (1.50m) | 238" (5950) |
| 449-452 | 4'-11" (1.50m) | 240" (6000) | 4'-11" (1.50m) | 240" (6000) |
| 453-456 | 4'-11" (1.50m) | 242" (6050) | 4'-11" (1.50m) | 242" (6050) |
| 457-460 | 4'-11" (1.50m) | 244" (6100) | 4'-11" (1.50m) | 244" (6100) |
| 461-464 | 4'-11" (1.50m) | 246" (6150) | 4'-11" (1.50m) | 246" (6150) |
| 465-468 | 4'-11" (1.50m) | 248" (6200) | | |

cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) [(SB-3) WALL TYPE 9B& 91C] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 1/8" (20) 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 FINISHED WITH 2"x2" (50x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) [(SB-3) WALL TYPE W13C] 5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50x38) STUDS @ 16" (400) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (50x38) STUD PLATES. (2"x8" (50x140) AS REQUIRED) FULL 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

1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 1/8" (20) CONC. BLOCK 75% SOLID. FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

- 41

STUCCO WALL CONSTRUCTION (2"x6") [9.2B] STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.2B] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38) E.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] & SECTION 1.1. INSULATION APPROVED 8 MIL POLYETHYLENE VAPOUR BARRIER 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 3B NOTE AS REQUIRED)

- 41A

STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.2B] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.2.3] ON EXTERIOR TYPE R3D INSULATION JOINTS UNTAPPED MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 3B NOTE AS REQUIRED)

- 41B

STUCCO WALL @ GARAGE CONST. [9.2B] STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.2B] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38) 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. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 3B 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 80% OPENING) 3-20M BARS IN TOP PORTION OF WALL (80% TO 100% OPENING) 4-20M BARS IN TOP PORTION OF WALL (100% TO 150% OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL REINFORCING AT BASEMENT WINDOWS 2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING. - BARS TO HAVE MIN. 1" (25) CONC. COVER - BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING

- 43

STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.2.3.2.4(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) WEEPING TILE ON A FLTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.(8)], [9.14.6.3] SLOPED CEILING CONSTRUCTION [(SB-12) (3.1.1.B)], [9.23.4.2] 2"x12" (50x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (50x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST (PURLIN NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST, 8 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EOL INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 [9.52 RS].

- 45

FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE [9.26.11], [9.26.15], [9.26.18] FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50x38) PURLINS ANGLED TOWARDS SLOPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x4" (50x194) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINGUOUS 1" TRM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SLOPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFERISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SLOTTED [9.23.2.3]. REMOVE CURB WHERE REQ.

- 46

BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50x38) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (50x38) PT. SLEEPERS @ 12" (300) O.C. LAID 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

- 48

EGRESS WINDOW ABOVE GRADE [9.9.10.1], [9.8.6.1.(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 3'-0" (900) TO A MAX 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35m2) WITH NO DIMENSION LESS THAN 1'-3" (380) AND BE FREE OF ANY LEMING 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 LINE 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/O ROOF W/ OR W/O ROOF W/ OR W/O W/ ATTIC	ATTC & 1 FLOOR ATTC & 2 FLOOR ATTC & 3 FLOOR	MAX STUD SPACING, in (mm) O.C.
h (mm)	MAX UNSUPPORTED HGT. h (mm)		
2"x4" (50x38)	16" (400)	12" (300)	N/A
2"x6" (50x48)	9'-10" (3.0)	9'-10" (3.0)	N/A
(50x140)	-	16" (400)	12" (300)
	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.25m2 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" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). [9.8.8.1]

3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 42 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.3.15) OR [9.8.8.2]

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

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

ROOM OR SPACE

MINIMUM HEIGHTS

LIVING ROOM, DINING ROOM AND KITCHEN

7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT OVER ALL OF THE REQUIRED FLOOR AREA.

BEDROOM

7'-7" OVER 50% OF REQUIRED FLOOR AREA OF 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA.

BASEMENT

8'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-6".

BATHROOM, LAUNDRY AREA ABOVE GRADE MENTIONED ABOVE

8'-11"

MEZZANINES

8'-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. [9.31.8]

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 (SB-12) - [3.1.1.12] OF THE O.B.C.
- 2.4. LUMBER

1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

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

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

6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, Nc.650 (4684) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.
- 2.5. STEEL [9.23.4.3]

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 50SW, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.
- 2.6. FLAT ARCHES

1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 8'-0" (2400) A.F.F.

2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.

3) FOR 10'-0" (3048) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.
- 2.7. ROOF OVERHANGS

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

2) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.8. FLASHING [9.23.13], [9.28.4], [9.27.3]

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

1) THE BUILDING SHALL BE LOCATED 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/LC SPECIFIED ASSEMBLIES

ALL REQUIRED MATERIAL COMPONENTS THAT FORM PART OF ANY U/LC 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/LC LISTING; THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U/LC 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.(9)], [9.23.4.2.(4)], [9.23.12.3.(1),(6)], [9.23.14 & (2)], [9.33.1.1.(1)]

2"x8" SPRUCE #2

2"x10" SPRUCE #2

2"x12" SPRUCE #2

L1 212"x8" (238x184) L3 212"x10" (238x235) L5 212"x12" (238x286)

B1 312"x8" (338x184) B3 312"x10" (338x235) B5 312"x12" (338x286)

B7 412"x8" (438x184) B4 412"x10" (438x235) B6 412"x12" (438x286)

B2 512"x8" (538x184) B8 512"x10" (538x235) B9 512"x12" (538x286)

ENGINEERED LUMBER SCHEDULE

1 3/4" x 9 1/2" LVL

1 3/4" x 11 7/8" LVL

1 3/4" x 14" LVL

LVL2 1-1 3/4"x9 1/2"

LVL3 1-1 3/4"x11 7/8"

LVL4 2-1 3/4"x8 1/2"

LVL5 3-1 3/4"x8 1/2"

LVL6 4-1 3/4"x9 1/2"

LVL7 5-1 3/4"x11 7/8"

LVL8 6-1 3/4"x11 7/8"

LVL9 7-1 3/4"x11 7/8"

LVL10 8-1 3/4"x11 7/8"

LVL11 9-1 3/4"x11 7/8"

LVL12 10-1 3/4"x11 7/8"

LVL13 11-1 3/4"x11 7/8"

LVL14 12-1 3/4"x11 7/8"

LVL15 13-1 3/4"x11 7/8"

LVL16 14-1 3/4"x11 7/8"

LVL17 15-1 3/4"x11 7/8"

LVL18 16-1 3/4"x11 7/8"

LVL19 17-1 3/4"x11 7/8"

LVL20 18-1 3/4"x11 7/8"

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LVL41 39-1 3/4"x11 7/8"

LVL42 40-1 3/4"x11 7/8"

LVL43 41-1 3/4"x11 7/8"

LVL44 42-1 3/4"x11 7/8"

LVL45 43-1 3/4"x11 7/8"

LVL46 44-1 3/4"x11 7/8"

LVL47 45-1 3/4"x11 7/8"

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LVL74 72-1 3/4"x11 7/8"

LVL75 73-1 3/4"x11 7/8"

LVL76 74-1 3/4"x11 7/8"

LVL77 75-1 3/4"x11 7/8"

LVL78 76-1 3/4"x11 7/8"

LVL79 77-1 3/4"x11 7/8"

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LVL255



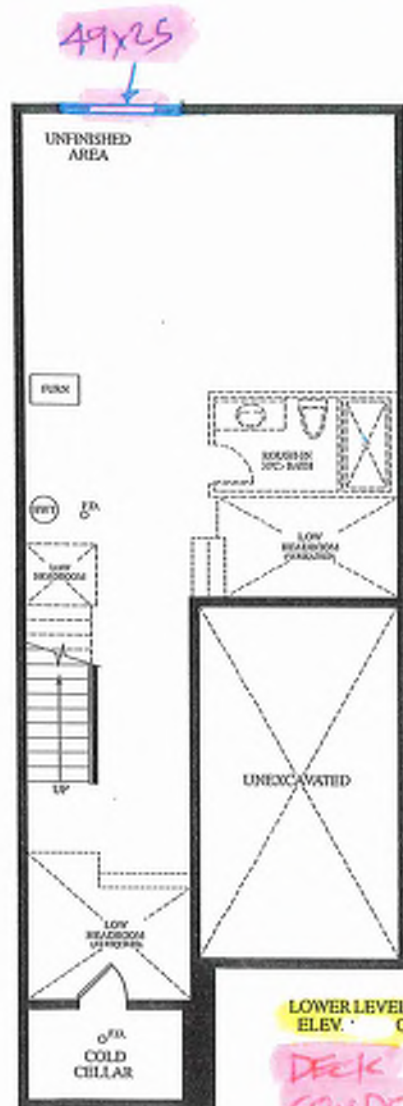
BAYVIEW HEIGHTS

RICHMOND HI

DECK CONDITION



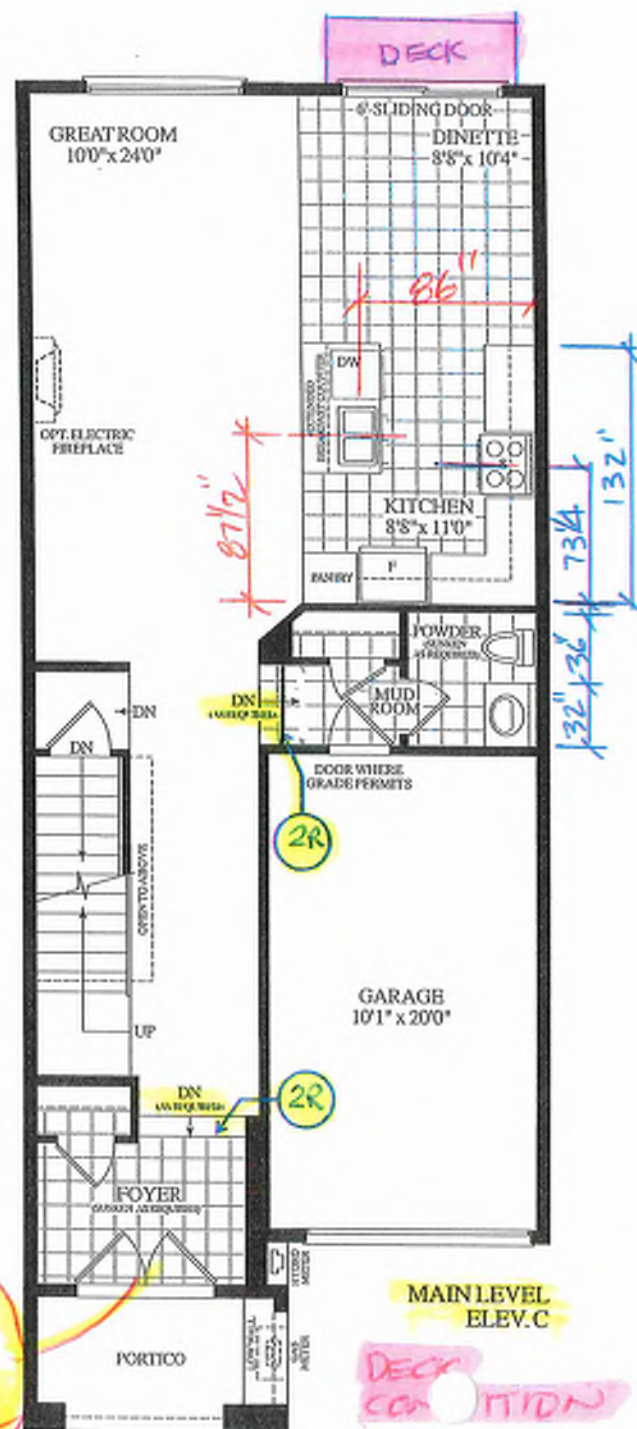
ELEVATION C



LOWER LEVEL
ELEV. * C

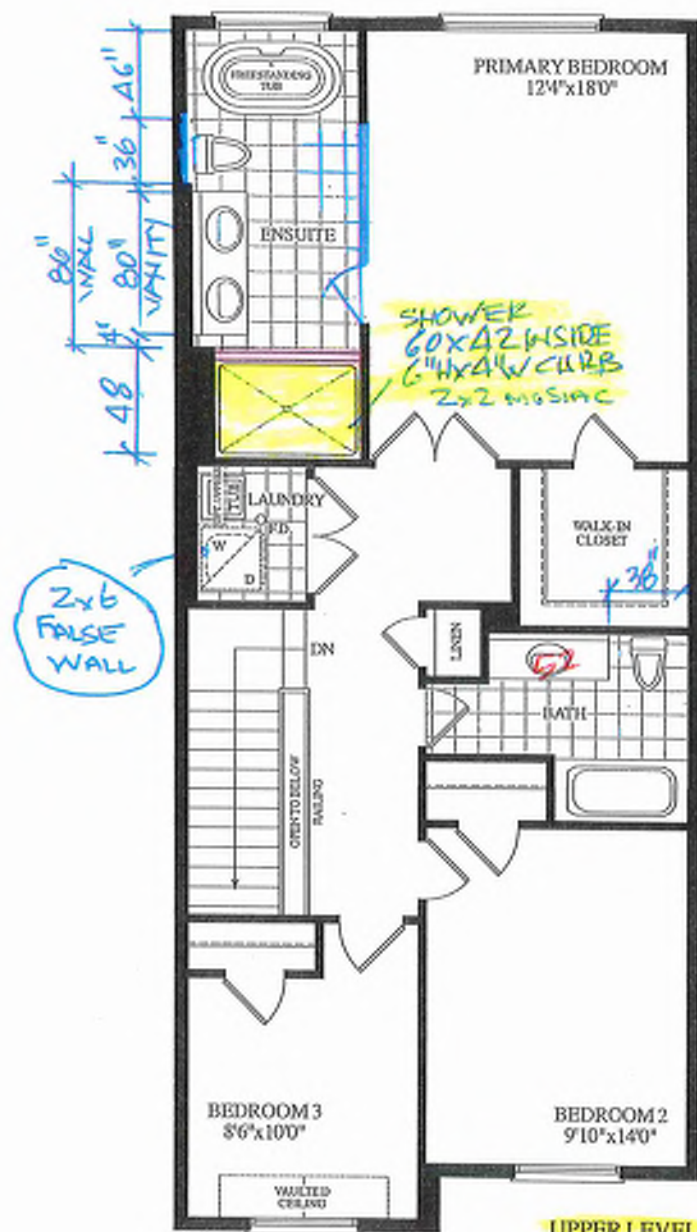
DECK
CONDITION

EXTENDED
HEIGHT
FRONT
DOORS
69x98 1/2



MAIN LEVEL
ELEV. C

DECK CONDITION

UPPER LEVEL
ELEV. C

INVENTORY

BLK.8 TH. 51

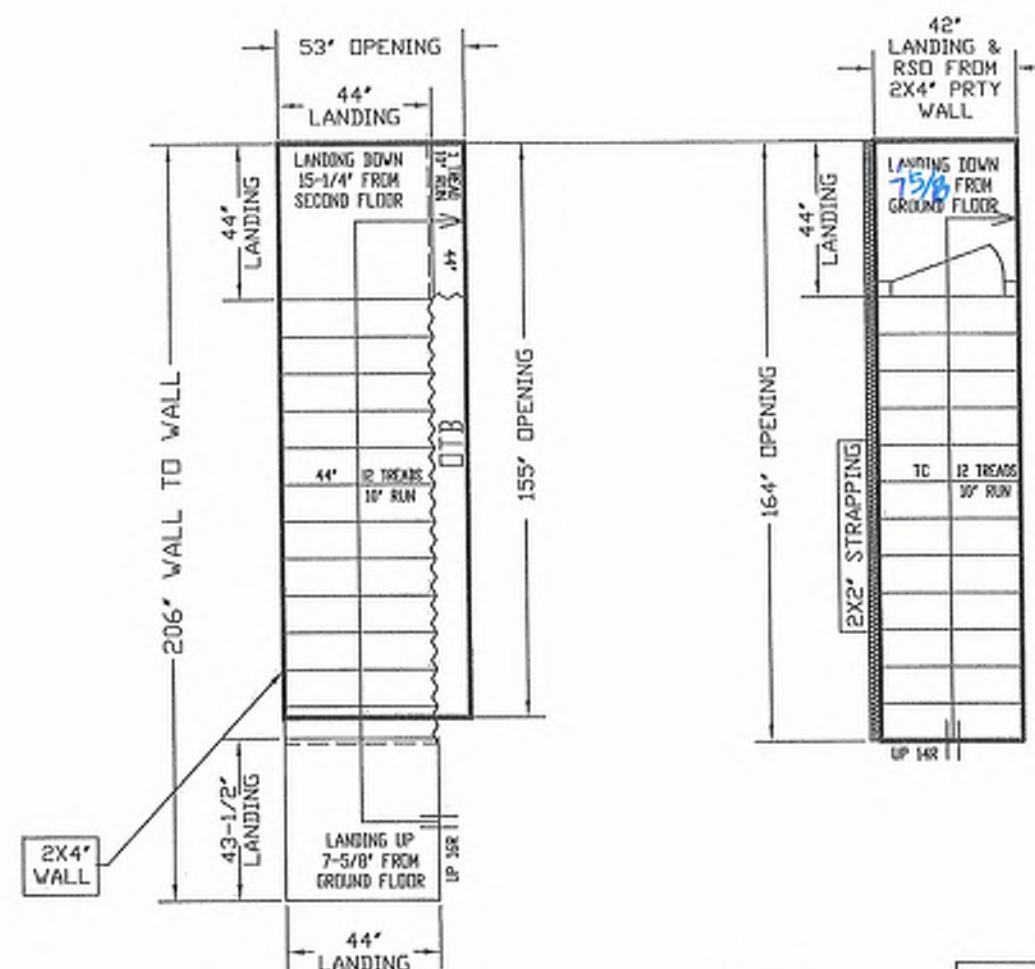
20-17 THE DIANA EL. C

DECK CONDITION
3 BDRM. 2 BATH.

1780 SQ.FT.

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

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



Ryk B-51

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 STOPPING 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 PROBLEMS WITH INTERFERENCE OR STOPPING ALLOWANCES, ALPA
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.
ALPA STAIRS AND RAILINGS INC.
3770 HANSHUR DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6
TEL: (905) 694-5336 | www.alpastairs.com

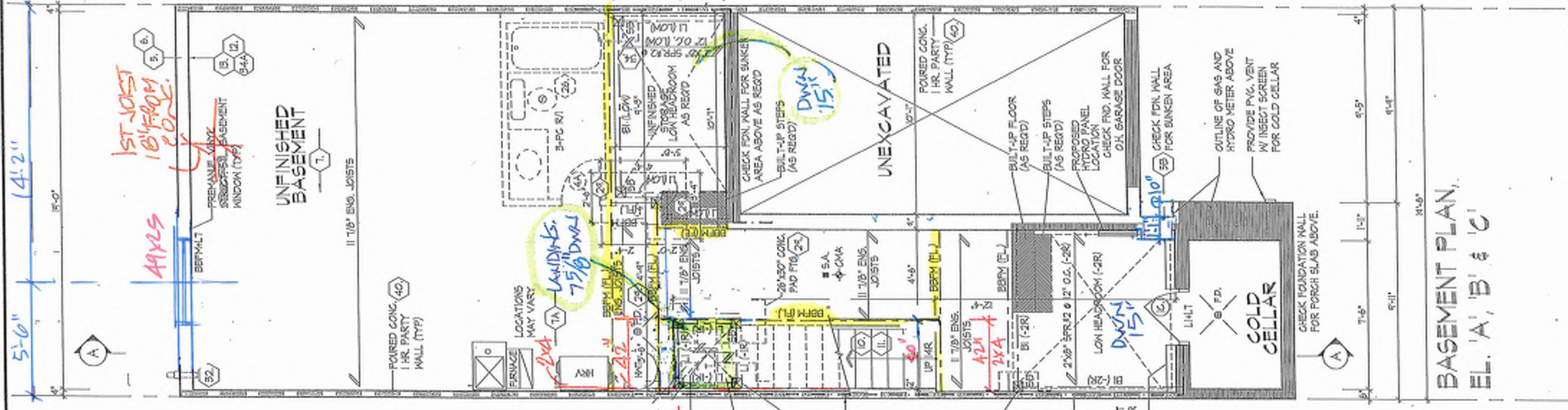
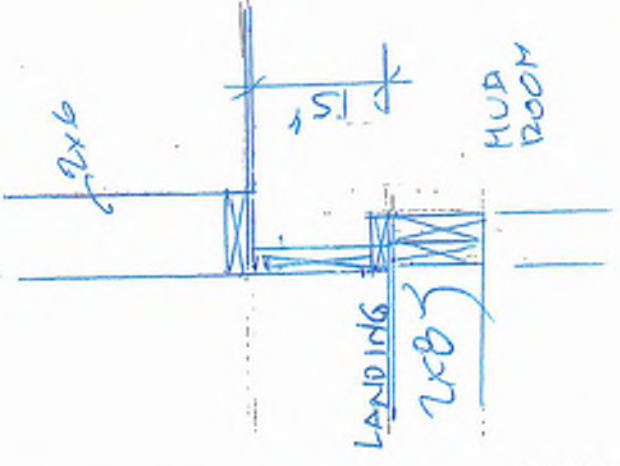
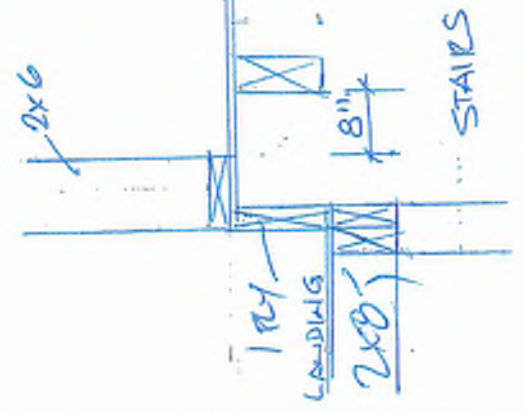


SITE	BAYVIEW HEIGHTS	DATE	MAY 23, 2025
LOT #		DRAWN BY	PARAMJEET
Model	UNIT 2017	CLIENT	ROYAL PINE HOMES
		LAYOUT #	
		SCALE	1:25



PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.

Preliminary
NOT FINAL April 22 2025



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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Guidelines and all applicable regulations and provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (official) 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 51

NOT FINAL April 22 2025

ENTERED
WEIGHT
FRONT
DOORS
69x98 1/2

SOLID MASONRY WALL W/ 10-10M VERT. REBARS (LAP 1'-6" GROUTED INTO BRICK JOINT)	2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"x6 x 12" BOLTS @ 24" O.C. STAGGERED	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR	2"x4" STUD WALL ASSEMBLY EXPOSED MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO 10'-0" - W/ FLOOR LOAD DOUBLE UP EVERY 5' - W/ FLOOR LOAD DOUBLE UP EVERY 5' PROVIDE BLOCKING EVERY 4'-0" O.C. V.	ALL DOORS HIGH TOP Labeled PROVIDE BLOCKING FIRST JOINT PARALLEL
MASONRY WALL	2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"x6 x 12" BOLTS @ 24" O.C. STAGGERED	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR	2"x4" STUD WALL ASSEMBLY EXPOSED MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO 10'-0" - W/ FLOOR LOAD DOUBLE UP EVERY 5' - W/ FLOOR LOAD DOUBLE UP EVERY 5' PROVIDE BLOCKING EVERY 4'-0" O.C. V.	ALL DOORS HIGH TOP Labeled PROVIDE BLOCKING FIRST JOINT PARALLEL
SOLID MASONRY WALL W/ 10-10M VERT. REBARS (LAP 1'-6" GROUTED INTO BRICK JOINT)	2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"x6 x 12" BOLTS @ 24" O.C. STAGGERED	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR	2"x4" STUD WALL ASSEMBLY EXPOSED MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO 10'-0" - W/ FLOOR LOAD DOUBLE UP EVERY 5' - W/ FLOOR LOAD DOUBLE UP EVERY 5' PROVIDE BLOCKING EVERY 4'-0" O.C. V.	ALL DOORS HIGH TOP Labeled PROVIDE BLOCKING FIRST JOINT PARALLEL
MASONRY WALL	2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"x6 x 12" BOLTS @ 24" O.C. STAGGERED	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR	2"x4" STUD WALL ASSEMBLY EXPOSED MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO 10'-0" - W/ FLOOR LOAD DOUBLE UP EVERY 5' - W/ FLOOR LOAD DOUBLE UP EVERY 5' PROVIDE BLOCKING EVERY 4'-0" O.C. V.	ALL DOORS HIGH TOP Labeled PROVIDE BLOCKING FIRST JOINT PARALLEL
SOLID MASONRY WALL W/ 10-10M VERT. REBARS (LAP 1'-6" GROUTED INTO BRICK JOINT)	2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"x6 x 12" BOLTS @ 24" O.C. STAGGERED	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR	2"x4" STUD WALL ASSEMBLY EXPOSED MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO 10'-0" - W/ FLOOR LOAD DOUBLE UP EVERY 5' - W/ FLOOR LOAD DOUBLE UP EVERY 5' PROVIDE BLOCKING EVERY 4'-0" O.C. V.	ALL DOORS HIGH TOP Labeled PROVIDE BLOCKING FIRST JOINT PARALLEL
MASONRY WALL	2"x6" SILL PLATE @ TOP ANCHORED TO SOLID MASONRY WALL W/ 1/2"x6 x 12" BOLTS @ 24" O.C. STAGGERED	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR	2"x4" STUD WALL ASSEMBLY EXPOSED MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO 10'-0" - W/ FLOOR LOAD DOUBLE UP EVERY 5' - W/ FLOOR LOAD DOUBLE UP EVERY 5' PROVIDE BLOCKING EVERY 4'-0" O.C. V.	ALL DOORS HIGH TOP Labeled PROVIDE BLOCKING FIRST JOINT PARALLEL

GROUND FLOOR PLAN, ELEV. 'C'

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



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DESIGN ASSOCIATES INC.

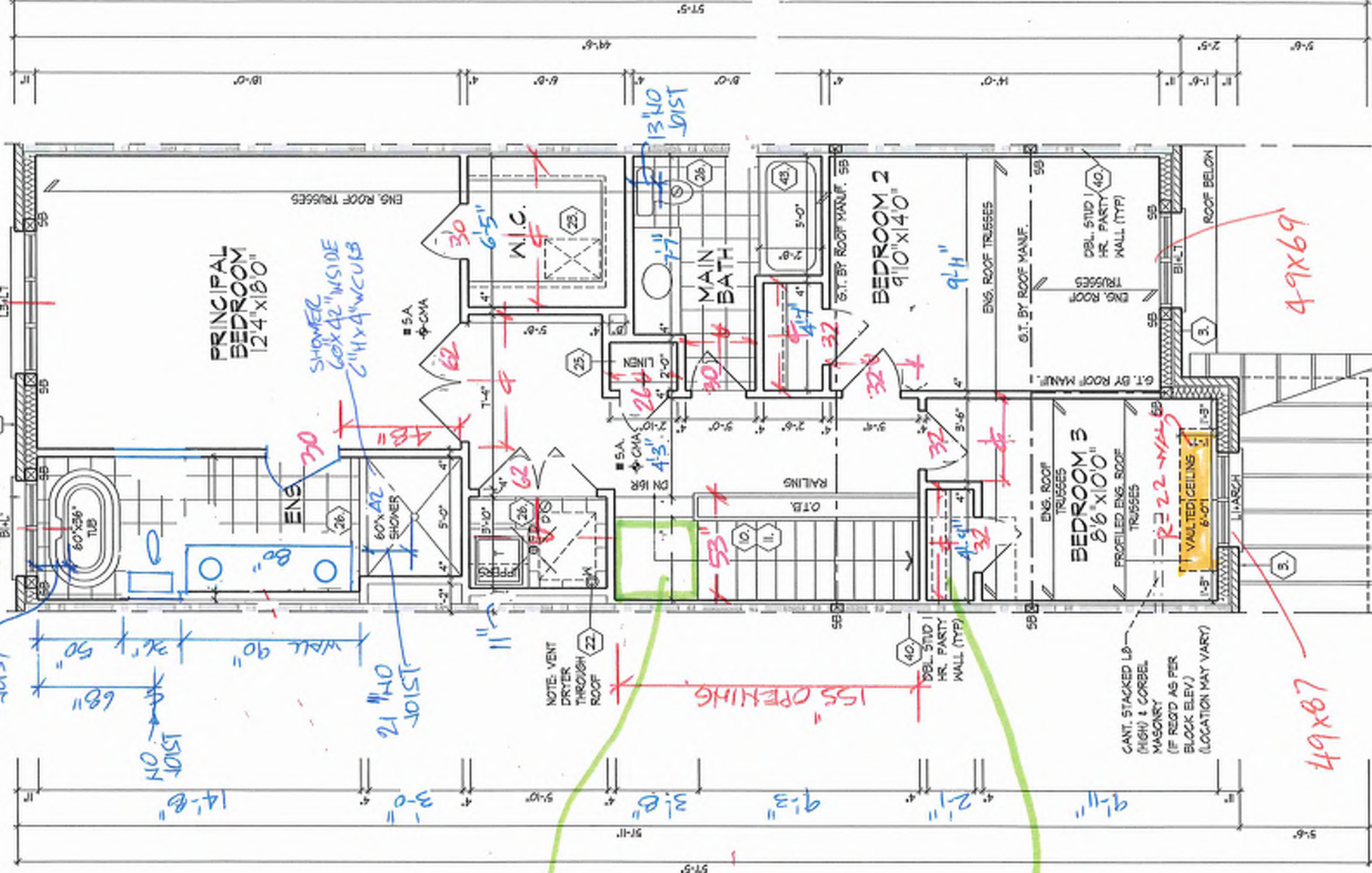
UNIT 2017
REV.2025.03.26

11 of 27

HUNT DESIGN ASSOCIATES INC.
19666
8956 Woodbine Ave., #300, Unit C, Hunt Design Associates Inc.
www.huntedesign.ca | 905.737.5135 | F 905.737.7326

Preliminary

NOT FINAL April 22 2025



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements. The 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.

Pxk 8
51

SECOND FLOOR PLAN, EL. 'C'

SECOND FLOOR PLAN, ELEV. 'C'

UNIT 2017
REV. 2025.03.26

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

HUNT
DESIGN ASSOCIATES INC.

21274 18665 218094WT2017 F 905.737.7326 T 905.737.5133 3/16"=1'-0" DS/MM K/MTT 218094WT2017 12 of 27

www.huntassociatesinc.ca 8966 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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SECTION 1.0. CONSTRUCTION NOTES

- [illegible]

- [illegible]

508

HUNT

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

UNIT 2017
REV.2025.03.26

SIGNATURE
NAME
REGISTRATION INFORMATION
SLINT DESIGN ASSOCIATES INC.

OS/M/M 3/16²=1'-0⁸

218094VT2017

26 of 27

HUNT DESIGN ASSOCIATES INC.
1999S
www.huntdesign.ca
8968 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7226

cont. SECTION 1.0. CONSTRUCTION NOTES	
40	1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&C 51b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) 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 ROCK BLOCK MUST BE SEALED W/2 COATS OF PAINT OR FORTIFIED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
40	1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13c) 5/8" (15.9) STUD X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APON SEPARATE 2"x4" (38x89) SILL PLATES. 2"x6" (38x40) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
40A	2 HR. FIREWALL (SB-3) WALL TYPE B&C 51b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL & SAND ALL GYPSUM JOINTS AT UNFINISHED AREAS. EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
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) EIF-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] & SECTION 1.1. INSULATION APPROVED 8 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
41A	STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EIF-S (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FLOORING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) EIF-S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRO.
42	UNSUPPORTED FOUNDATION WALLS [9.15.4.2] REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 200M 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 FIN. 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' (29) 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. [9.5.2.41] (REFER TO DETAILS)
44	WINDOW WELLS WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEAVANDE OF NOT LESS THAN 21.5" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) SLOPE. THE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.3], [9.14.6.3]
45	SLOPED CEILING CONSTRUCTION [SB-12] [9.1.1.8], [9.23.4.2] 2"x12" (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST. 6 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).
45	FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE [9.26.11], [9.26.15], [9.26.16] FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM L&D PERPENDICULAR TO 2"x6" (38x184) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BL&L UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTRAILOUS L-TRIM D&P EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. CONTRAILOUS 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.
46	BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. S. LEPPERS @ 12" (300) O.C. L&D FLAT PERPENDICULAR TO JOISTS
46	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 CAULF COVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NEEDED TO BUILD UP 3-3/4" (93) 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.B.1.5] EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN. SILL HEIGHT OF 3'0" (900) TO A MAX. 8'4" (2500) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 Sq. Ft. (0.35m2) WITH NO DIMENSION LESS THAN 1'3" (380) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

SECTION 1.1. WALL STUDS	
REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SISING & 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,	ROOF W/ OR W/O ROOF W/ OR W/O ROOF W/ OR W/O
SIZE,	W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR
n (mm)	MAX. STUD SPACING, n (mm) O.C.
2"x4" (38x89)	MAX. UNSUPPORTED HGT. n (mm)
2"x6" (38x146)	16" (400)
2"x8" (38x203)	12" (300)
2"x10" (38x255)	9'-10" (3.0)
2"x12" (38x305)	9'-10" (3.0)
2"x14" (38x355)	16" (400)
2"x16" (38x405)	12" (300)
2"x18" (38x455)	11'-10" (3.6)
2"x20" (38x505)	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'3" (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" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 6'-11" (1800). [9.8.B.1]
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) [3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.1.5.15) OR [9.8.B.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	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'-0"
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZANINES	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 TILE 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 (SB12) - [9.1.1.12] 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, GROSS 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) POLYETHYLENE FILM, No.50 (4589) 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-340-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CANCSA-340-21 GRADE 350W CLASS 1H.

2) REINFORCING STEEL SHALL CONFORM TO CSA-600-08K GRADE 400R.

2.6. FLAT ARCHES

1) FOR 8'0" (2400) CEILINGS, FLAT ARCHES SHALL BE 6'10" (2060) A.F.F.

2) FOR 9'0" (2700) CEILINGS, FLAT ARCHES SHALL BE 7'-0" (2100) A.F.F.

3) FOR 10'-0" (3000) CEILINGS, FLAT ARCHES SHALL BE 8'-0" (2400) A.F.F.

2.7. ROOF OVERHANGS

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

2.8. FLASHING [9.20.3], [9.28.4], [9.27.3]

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

2.9. GRADING

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

2.10. ULC SPECIFIED ASSEMBLIES

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

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD

(DIVISION B PART 9, TABLE 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], [9.23.14.8.1], [9.23.31.1.1]

2"x6" SPRUCE #2		2"x10" SPRUCE #2		2"x12" SPRUCE #2	
L1	2"x6" (238x184)	L3	2"x10" (238x235)	L5	2"x12" (238x286)
B1	3"x6" (338x184)	B3	3"x10" (338x235)	B5	3"x12" (338x286)
S2	4"x6" (438x184)	B4	4"x10" (438x235)	B6	4"x12" (438x286)
S7	5"x6" (538x184)	B8	5"x10" (538x235)	B9	5"x12" (538x286)

ENGINEERED BY: NAWAR SACHS, P.E.

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
LVL3	LVL3	LVL3
LVL4	LVL4	LVL4
LVL5	LVL5	LVL5
LVL6	LVL6	LVL6
LVL7	LVL7	LVL7
LVL8	LVL8	LVL8
LVL9	LVL9	LVL9

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER

(DIVISION B PART 9, TABLE 9.20.5.2-B)

FORMING PART OF SENTENCE: [9.20.5.2.1], [9.20.5.2.2]

CODE	SIZE	BLOCK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-9" (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	6' x 3 1/2" x 5/8" (127 x 89 x 7.9)	10'-0" (3.31m)	10'-1" (3.08m)
L10	6' x 8 1/2" x 7/8" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)
L11	6' x 8 1/2" x 7/8" (127 x 89 x 11)	12'-9" (3.82m)	11'-7" (3.54m)
L12	7' x 4" x 7/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS [9.5.5], [9.9.6], [9.7.2.1], [9.7.5.2], [9.10.13.10]

1	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RS10.7) (SEE HEX NOTE 28)
1E	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RS10.7)
1F	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2446 x 45) INSULATED MIN. R4 (RS10.7)
2A	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) MIN. R4 (RS10.7) (SEE HEX NOTE 28)
2	INTERIOR	2'-6" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR	3'-0" x 6'-8" x 1-3/8" (915 x 2030 x 35)
3	INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR	1'-5" x 6'-8" x 1-3/8" (460 x 2030 x 35)

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

3.4. ACRONYMS

ABV	ABOVE	HRV	HEAT RETURN VENTILATION UNIT
AFF	ABOVE FINISHED FLOOR	HWT	HOT WATER TANK
BBFM	BEAM BY FLOOR MANUFACTURER	JST	JOIST
BBRM	BEAM BY ROOF MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BLW	BELOW	OTB	OPEN TO BELOW ABOVE
BM	BEAM	PL	POINT LOAD
CM	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CW	COMPLETE WITH	PT	PRESSURE TREATED
DAU	DOUBLE JOIST / TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DPP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
ENV	ENERGY RECOVERY VENTILATION UNIT	SBFA	SB FROM ABOVE
EST	ESTIMATED	SJ	SINGLE JOIST
FA	FLAT ARCH	SPR	SPRUCE
FD	FLOOR DRAIN	STL	STEEL
FG	FIXED GLASS	TIC	TOP OF
FL	FLUSH	TYP	TYPICAL
FLR	FLOOR	UIS	UNDERSIDE
GR	GROSS TRUSS	WD	WOOD
GRM	GROSS TRUSS BY ROOF MANUFACTURER	WIC	WALK IN CLOSET
HB	HOSE BB	WP	WEATHER PROOF
HDRM	HEADROOM		

3.5. SYMBOLS

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

CLASS 9 VENT	EXHAUST VENT
DUPLEX OUTLET (2" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (23/4 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 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".

CMA CARBON MONOXIDE ALARM [9.9.3], [9.32.3.9]

CHECK LOCAL BY-LAWS FOR REQUIREMENTS** A CARBON MONOXIDE ALARM CONFORMING TO CANCSA-618 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH SLEEPING ROOM. IN EACH STOREY AND ADJACENT TO EACH SLEEPING ROOM, A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL BURNING APPLIANCE, WALL OR FLOORCEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE, OR FLUE ALARMS) SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. CARBON MONOXIDE ALARMS) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH. WITH AN ALARM THAT IS ADJACENT WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALLING.

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 NAIL TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11" (347) (900) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GROSS 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 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

PK 8-51

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. CHG. REG. 00024.

CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024

CONSTRUCTION NOTES 2

UNIT 2017

REV. 2025.03.26

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

3/16"=1'-0"

218094WT2017

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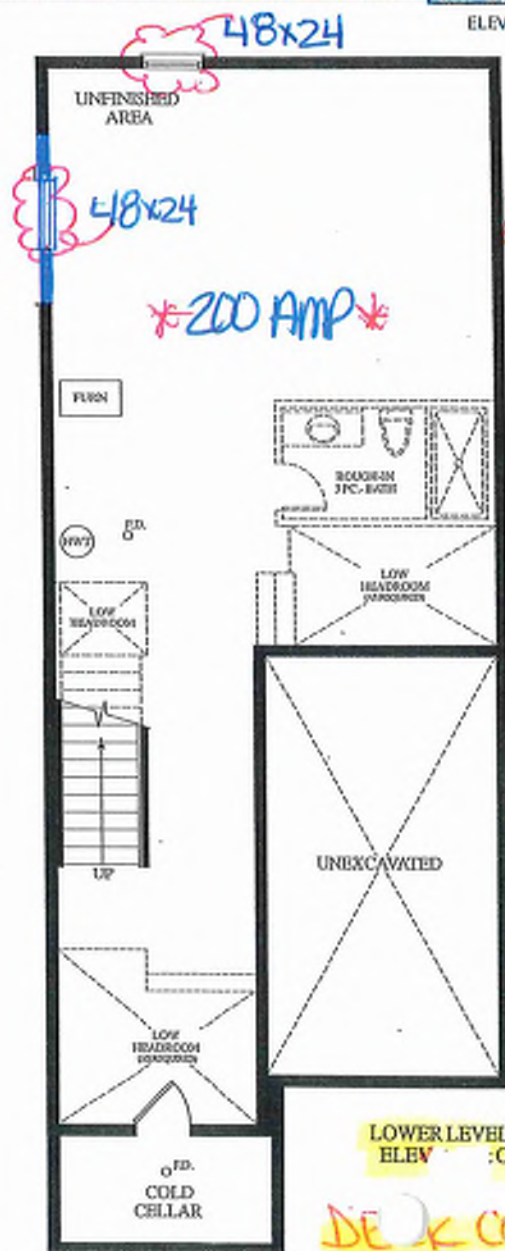
905.737.7326



BAYVIEW HEIGHTS
RICHMOND HILL



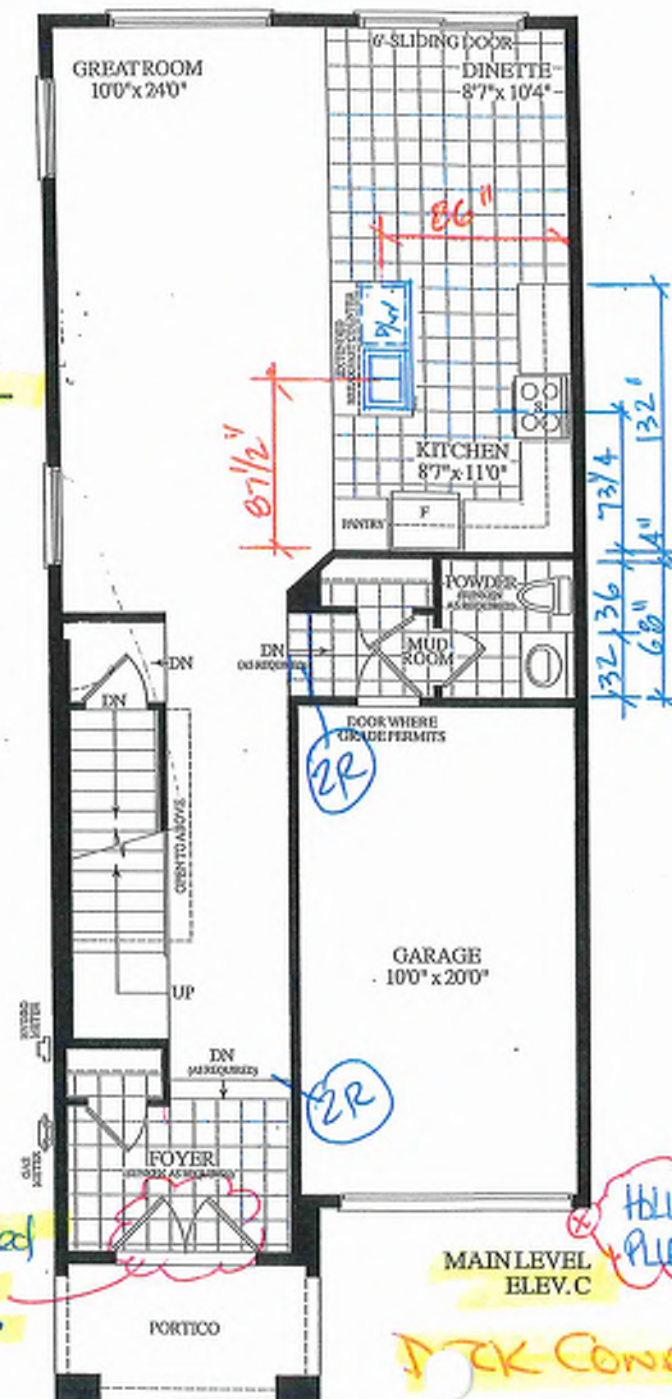
ELEVATION C



LOWER LEVEL
ELEV :C

DEK CONDITION

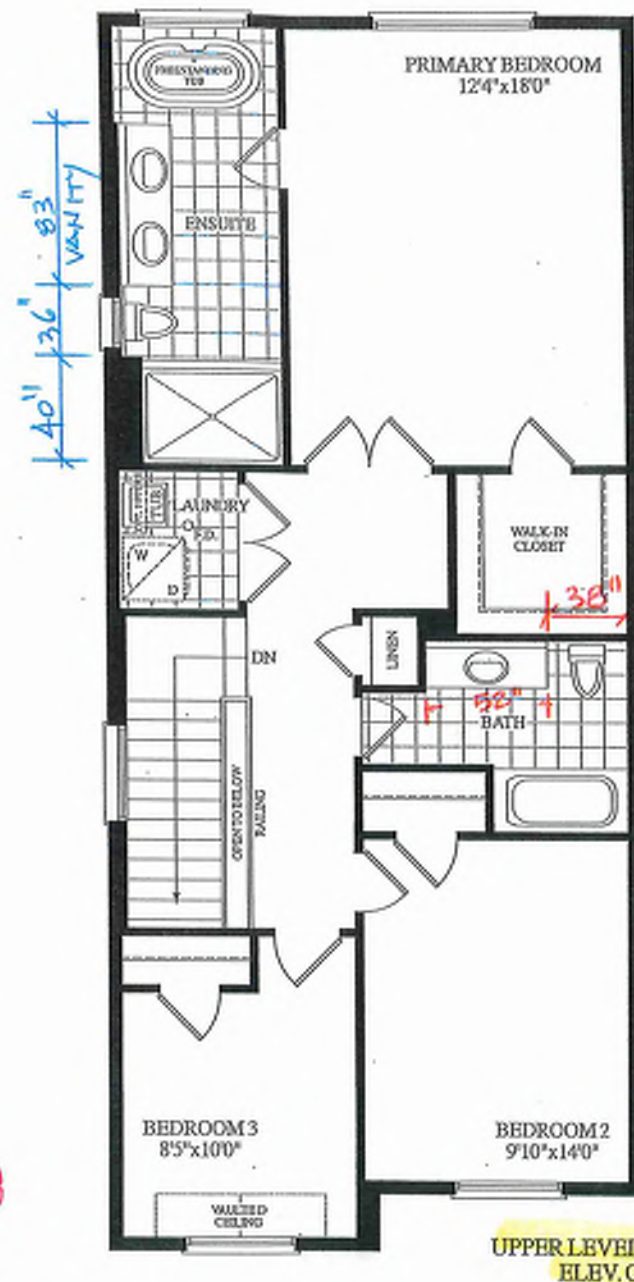
Gasline RIT
Water Line RIT



MAIN LEVEL
ELEV. C

DICK CONDITION

HOLIDAY
PLUG

UPPER LEVEL
ELEV. C

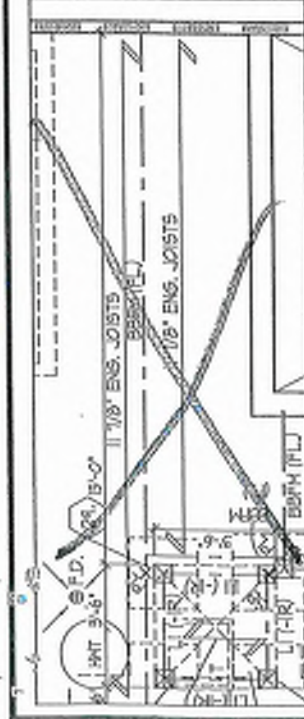
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VANTY

BLK. 8 TH. 52

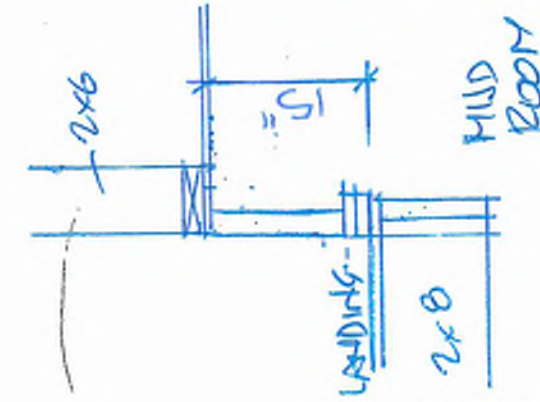
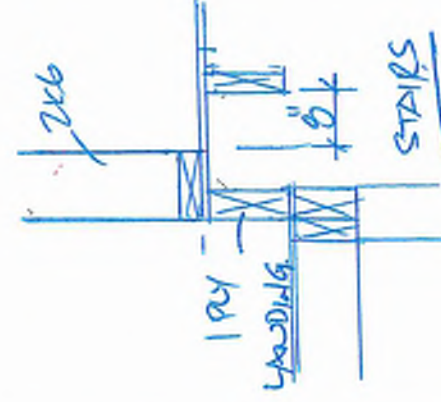
20-18 THE KATHERINE (END) EL. C 3 BDRM 2 BATH

1815 SQ.FT.

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



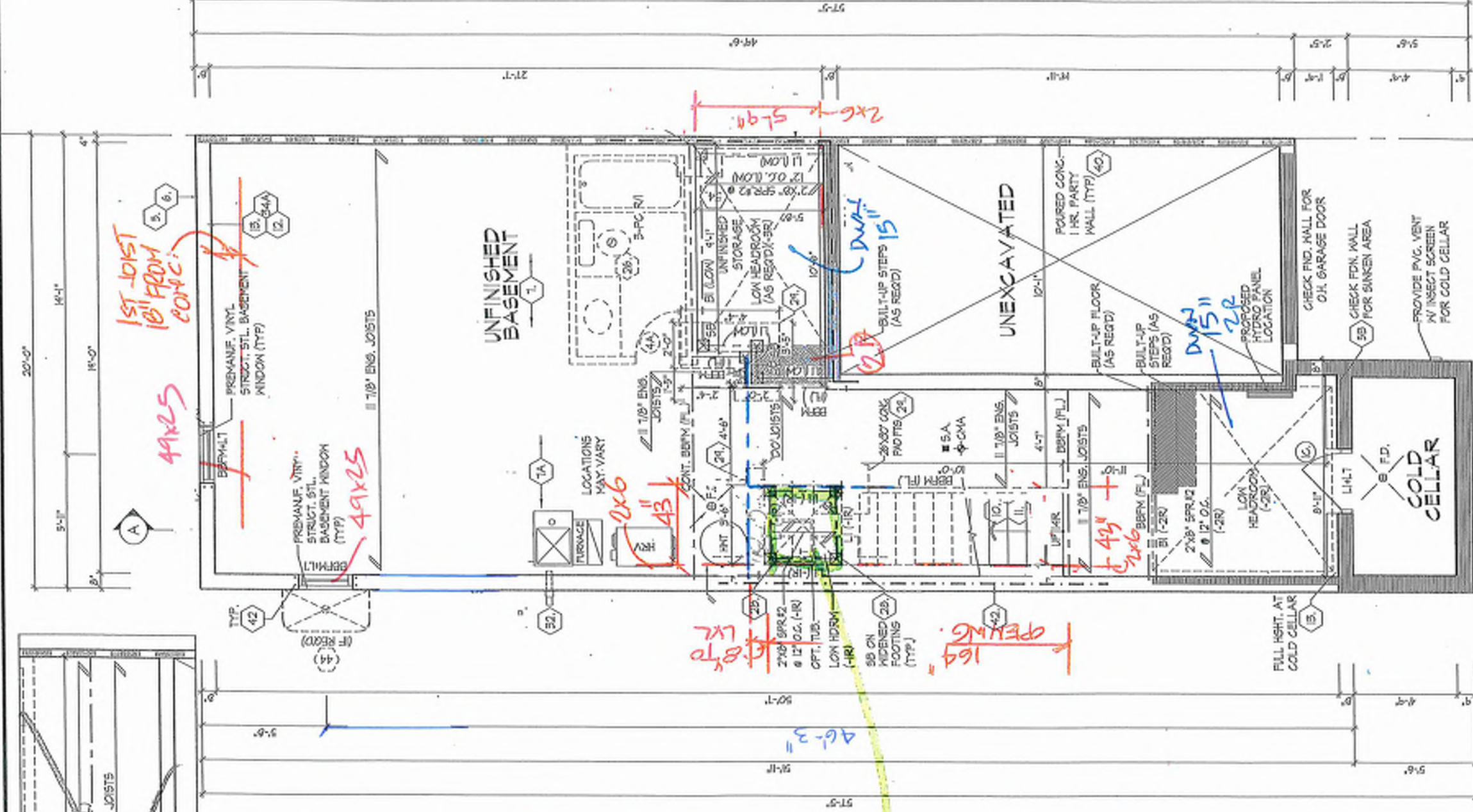
PART. BASEMENT
PLAN FOR NOT
SUNKEN MUDROOM
COND.



Preliminary
NOT FINAL April 22 2025

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

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
DESIGN AND THE QUALITY OF THE WORK AND THE REQUIREMENTS SET
OUT IN THE DRAWING SHALL BE THE RESPONSIBILITY OF THE DESIGNER.
QUALIFICATION INFORMATION
NAME: DOMINIC MESSIO
LICENSE: 21274
BOB
19885
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19885
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BASEMENT PLAN, EL. 'A', 'B' & 'C'

PK 8-52

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921 BAYVIEW, RICHMOND HILL, ON.

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

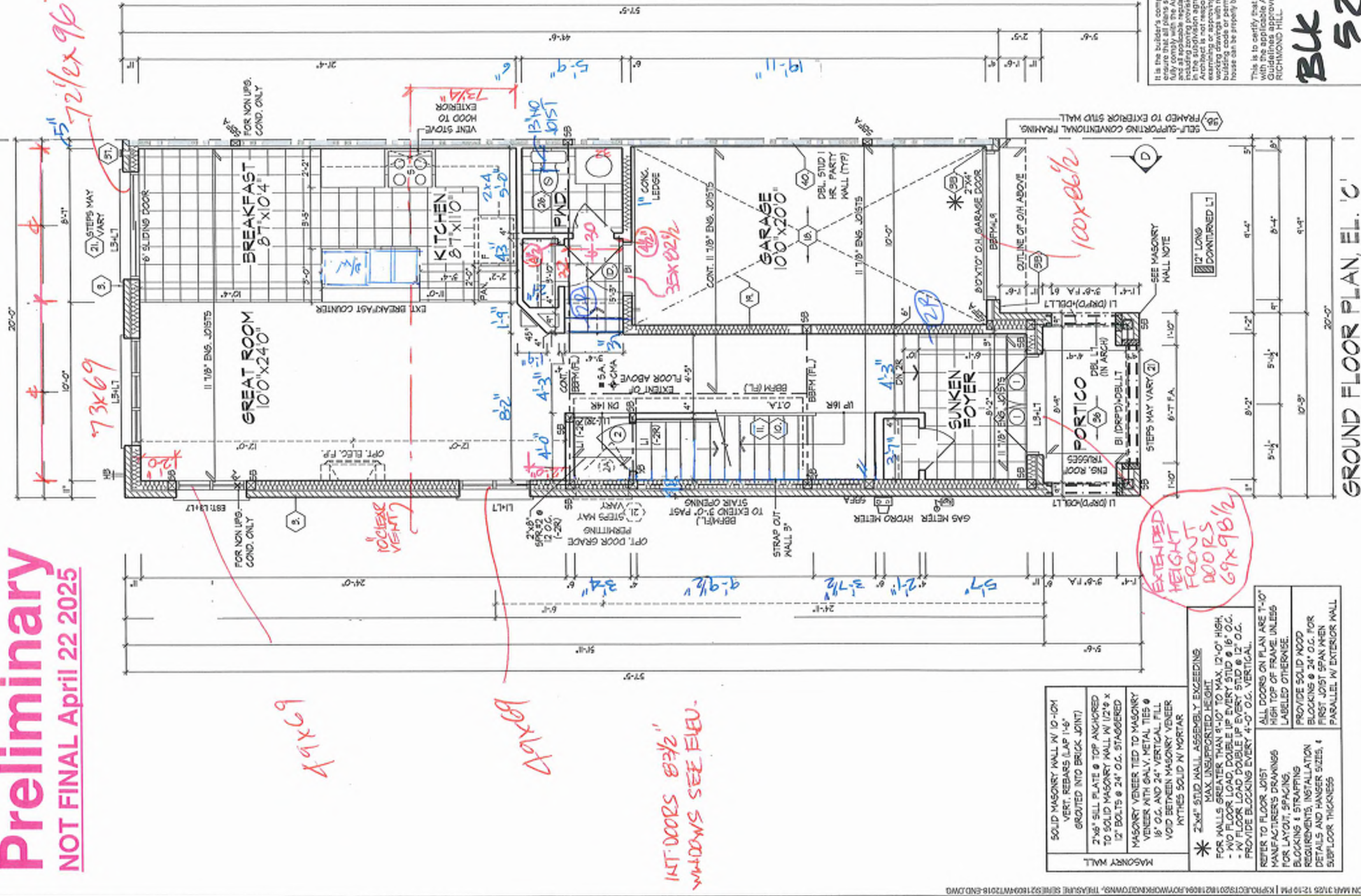
UNIT 2018-END
REV. 2025.03.27

Drawn By: KM/TT
Checked By: MM/DS
Scale: 3/16"=1'-0"
Date: 218094WT2018-END
Page Number: 2 of 31

8866 Woodbine Ave., Markham, ON L3R 0J7
T: 905.737.5133 F: 905.737.7326

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 zoning and regulatory
requirements. The Designer and any provisions
in the subdivision agreement. The Designer
Architect is not responsible in any way for
examining or approving any (other) 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.

Preliminary
NOT FINAL April 22 2025



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and 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 that any building can be legally built or located on as to house can be legally built or located on as to

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

BLK 03
52

GROUND FLOOR PLAN, EL. 'C'

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Page Number
11 of 31

File Number
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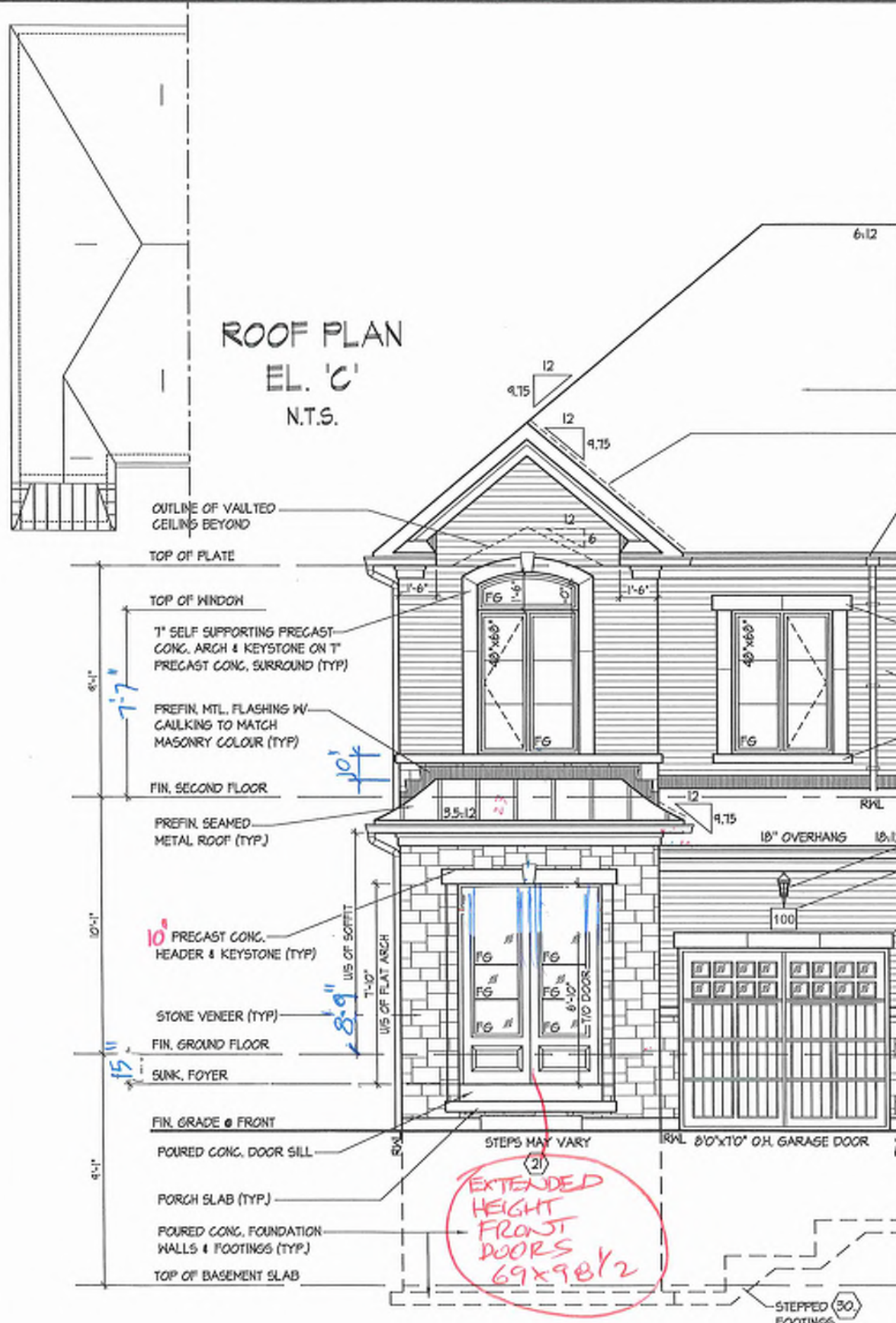
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QUALIFIER INFORMATION	
NAME	SEX/AGE
Dominic Moblio	21274
REGISTRATION INFORMATION	
REGISTRATION NUMBER	2000

[illegible]

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



FRONT ELEVATION 'C'

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

12"x12" PRECAST CONG. ACCENT (TYP.)

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

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

2"x4" ALUMINUM CLAD PROFILED FRIEZE BOARD (TYP.)

1" PRECAST CONG. HEADER ON T" PRECAST CONG. SURROUND (TYP.)

FACE BRICK (TYP.)

3.5" PRECAST CONG. SILL (TYP.)

COACH LAMP (TYP.)

ADDRESS PLAQUE (TYP.)

10" PRECAST CONG. HEADER (TYP.)

CONT. 3.5" PRECAST CONG. BAND (TYP.)

6" POURED CONG. DOOR SILL

POURED CONG. FOUNDATION WALLS & FOOTINGS (TYP.)

ASPHALT SHINGLES (TYP.)

VALLEY FLASHING (TYP.)

12"x12" PRECAST CONG. ACCENT (TYP.)

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

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

2"x4" ALUMINUM CLAD PROFILED FRIEZE BOARD (TYP.)

1" PRECAST CONG. HEADER (TYP.)

FACE BRICK (TYP.)

6" SLIDING DOOR

72.5"x96"

73"x69"

6" POURED CONG. DOOR SILL

POURED CONG. FOUNDATION WALLS & FOOTINGS (TYP.)

POURED CONG. FOUNDATION WALLS & FOOTINGS (TYP.)

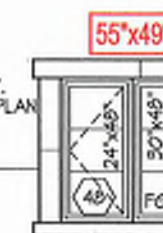
POURED CONG. FOUNDATION WALLS & FOOTINGS (TYP.)

UPGRADED REAR ELEVATION 'C'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable regulations and 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 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 B
52



55"x49"

24"x48"

30"x48"

FG

6" PRECAST CONG. HEADER ON T" PRECAST CONG. SURROUND (TYP.)

3.5" PRECAST CONG. SILL (TYP.)

55"x53"

24"x48"

30"x48"

FG

6" PRECAST CONG. HEADER ON T" PRECAST CONG. SURROUND (TYP.)

3.5" PRECAST CONG. SILL (TYP.)

55"x53"

24"x48"

30"x48"

FG

6" PRECAST CONG. HEADER ON T" PRECAST CONG. SURROUND (TYP.)

3.5" PRECAST CONG. SILL (TYP.)

55"x53"

24"x48"

30"x48"

FG

6" PRECAST CONG. HEADER ON T" PRECAST CONG. SURROUND (TYP.)

3.5" PRECAST CONG. SILL (TYP.)

55"x53"

24"x48"

30"x48"

FG

6" PRECAST CONG. HEADER ON T" PRECAST CONG. SURROUND (TYP.)

3.5" PRECAST CONG. SILL (TYP.)

55"x53"

FRONT & UPGRADED REAR ELEVATION 'C'

UNIT 2018-END
REV. 2025.03.27

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

HUNT
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THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OATH OF A DESIGNER. I AM A DESIGNER IN THE PROVINCE OF ONTARIO. My Designation Number is 21274. My Signature is [Signature]. My Stamp is [Stamp].

Scale: 3/16" = 1'-0"
Drawn By: MMDS
Checked By: KMTT
218094/WT2018-END
F 905.737.5133
T 905.737.5133
F 905.737.7326
21 of 31

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) PLWOOD SHEATHING WITH 4" CLOS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'11" (600) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2X14 (38.9) TRUSS BRACING @ 60" (1500) O.C. AT BOTTOM CHORD. GREEN ALUM. EAVESTROUGH, FASCIA, RVL & VENTED SOFTT. ATTIC VENTILATION 1300 CF INSULATED CEILING & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RVL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.

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

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

2 **SIDING WALL CONSTRUCTION (2"x6")** [9.23.17, 31.1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO 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. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]). (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. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]). (REFER TO 35 NOTE AS REQ.)

2B **SIDING WALL @ GARAGE CONSTRUCTION** [9.23.17.31.1]
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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]). (REFER TO 35 NOTE AS REQ.)

3 **BRICK VENEER WALL CONSTRUCTION (2"x6")**
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.3.1] 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 CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.6] (REFER TO 35 NOTE AS REQUIRED)

3A **BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION**
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.3.1] 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 CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.23.13.6] (REFER TO 35 NOTE AS REQUIRED)

3B **3 1/2" (90) BRICK VENEER WALL** 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9]. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER [9.23.13.6] (REFER TO 35 NOTE AS REQ.)

4 **INTERIOR STUD PARTITIONS** [9.23.9, 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. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9]. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.

4A **EXT. LOFT WALL CONSTRUCTION (2"x6")** [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 **EXT. LOFT WALL CONSTRUCTION (2"x6")** [9.23]
APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & 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" (152) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'1" (4903) SHALL BE SIZED IN ACCORDANCE WITH [9.15.3.1] (16'1" (4903) 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. IF SOIL BEARING ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4]
FOUNDATION WALLS SHALL NOT EXCEED 9'10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2] (1)

STRENGTH	THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE	
		UNSUPPORTED	SUPPORTED AT TOP
15 MPa	6"	3'11" (1.22m)	≤2.5m & ≤2.75m
	8"	4'7" (1.40m)	7'0" (2.15m)
	10"	4'7" (1.40m)	7'6" (2.30m)
	12"	4'11" (1.50m)	8'6" (2.60m)
	14"	3'11" (1.20m)	7'6" (2.30m)
20 MPa	6"	4'7" (1.40m)	8'6" (2.60m)
	8"	4'7" (1.40m)	7'6" (2.30m)
	10"	4'7" (1.40m)	8'6" (2.60m)
	12"	4'11" (1.50m)	7'6" (2.30m)
	14"	3'11" (1.20m)	8'6" (2.60m)

