

Building Services Division (905) 771-8810 Fax. (905) 771-5445

City of Richmond Hill 225 East Beaver Creek Road

Richmond Hill, Ontario Canada, L4B 3P4

GENERAL NOTES (PART 9 - RESIDENTIAL)

PERMIT NO. **RM#-2022-00081**

All construction must comply with the Ontario Building Code (OBC) 2012 as amended, including but not limited to the following. As a minimum, the following requirements **shall** be incorporated in the final construction:

- All footings shall rest on natural undisturbed soil or compacted granular fill with a minimum bearing capacity of 75 KPa (1570 psf) unless known capacity is less and provided for in the foundation design.
- 2. Step footings shall have a maximum rise of 600 mm (23 5/8") for firm soils, 400 mm (15 3/4") for sand or gravel and a minimum horizontal run of 600 mm (23 5/8").
- 3. Concrete for exterior steps, garage and carport floors and all exterior flat work shall have a minimum compressive strength of 32 MPa (4650 psi) at 28 days, with air entrainment of 5 to 8%. Concrete floors with no damp proofing shall have a minimum compressive strength of 25 MPa (3000 psi). All other concrete to be 15MPa (2200 psi).
- 4. Foundations and the soil beneath them shall be protected against freezing during winter construction. Where foundation walls require permanent lateral support, the wall shall be braced or laterally supported before backfilling.
- When the unsupported height of a foundation wall exceeds 3.0 m (9'-10"), the wall shall be designed by an engineer in accordance with OBC Part 4
- 6. Exterior concrete stairs with more than 2 steps shall be supported on unit masonry, concrete walls or piers not less than 150x150 (6"x6") with footings at 1.2 m (4') below grade.
- 7. Where the top of a foundation wall is reduced in thickness to permit the installation of masonry exterior facing, the reduced section shall be not less than 90 mm (3 ½") thick and tied to the facing material with metal ties conforming to Sentence 9.20.9.4. (3), spaced not more than 200 mm (7 7/8") o.c. vertically and 900 mm (2'-11") o.c. horizontally. The space between the wall and masonry veneer shall be filled with mortar.
- 8. Provide continuous lateral support to top flange of all steel beams. Steel beams shall have minimum 90 mm (3 1/2") bearing length. Connections to other steel beams shall have a minimum of 2-M20 (3/4" dia.) A325 steel bolts or a full welded connection (with full shear capacity of beam). Steel beams supported on wood shall be designed by an Engineer.
- Provide solid blocking support under all point loads and continue down to the foundation. Built-up columns shall comply with OBC 9.23.10.7.
 For engineered systems, follow manufacturer's specifications for correct blocking and bearing requirements.
- 10. Refer to the approved engineered layout drawings for engineered floor joist and roof truss systems, including beams and supports. Follow manufacturers specifications for bridging, bracing, bearing and connection requirements for built up beams or joists.
- 11. Tie the lower ends of roof rafters with continuous horizontal ties to the opposing rafters unless lateral thrust is otherwise specifically designed for.
- 12. Guards shall be constructed in accordance with Supplementary Standard 7 of the OBC or in conformance with OBC Part 4 (including design loads on guards). Min. guard height to comply with OBC 9.8.8. All guards to be non-climbable.
- All masonry veneer ties shall be corrosion-resistant, minimum of 0.76 mm (0.03") thick, 22 mm (7/8") wide and be spaced in accordance with Table 9.20.9.5 of the OBC
- 14. Ceramic floor tile and its supporting floor shall be constructed in accordance to OBC 9.30.6.
- 15. For insulation values, window and door U-values and efficiency of appliances refer to SB-12 requirements: Prescriptive or Performance design or values specified by Energy Star requirements.
- 16. Foundation walls enclosing heated spaces shall be insulated to not more than 8" above the basement slab and an approved drainage layer is required on the exterior.
- 17. Exterior Insulated Finished System (EIFS) over wood framed wall and other moisture sensitive substrates shall consist of dual barrier with drained joints (DB/DJ). They shall be constructed in accordance to OBC 9.27.13 and shall conform to CAN/ULC-S716.1. All other exterior applied stucco finishes shall be constructed in accordance with OBC 9.28.
- 18. Stairs serving a house or dwelling unit shall have min. headroom of 1950 mm (6'-5"), min. width of 860 mm (2'-10"), max. rise of 200 mm (7 7/8") & min. 125 mm (4 7/8") and a min. run of 255 mm (10"). Tapered stairs shall have a min. average run of 255 mm (10") at the point of 300mm measured from the center of the handrail. The tolerance of stair dimensions shall conform to OBC 9.8.4.4. Secure stair stringers at top and bottom.

- 19. Basement ceiling height shall be min. 2.1 m. (6'-11") over at least 75% of the area and 1.95 m. (6'-5") under beams and ducts.
- 20. Every floor level containing a bedroom shall be provided with at least 1 outside window with an operable unobstructed opening having a minimum area of 0.35 sq. m. (3.8 sq. ft.), with no dimension less than 380 mm (15"). Every floor level, requiring travel of more than 1 storey to an exit door, shall be provided with an unobstructed escape window opening of not less than 1 m. (3'-3") in height and 0.55 m (21 5/8") in width with the sill not more than 1 m (3'-3") above the floor and 7 m. (23') above adjacent ground level or that floor shall be provided with a balcony. Except for basement locations, all windows shall have a maximum sill height of 1 m. (3'-3") above the floor.
- Provide window protection to minimize the hazard to children in accordance with OBC 9.7.1.6.
- 22. Exterior walls, which are less than 1.2 m (4'-0") from the lot line, shall have no unprotected opening and be constructed with a ¾ hr. fire resistance rating. These walls shall be rated from the interior. Exterior walls, which are less than 0.6 m (2'-0") from the lot line, shall in addition have non-combustible cladding.
- 23. All entrance doors, doors between the dwelling unit and the attached garage, patio doors and windows within 2m (6'-7") of adjacent ground level shall conform to OBC Subsections 9.6.8 & 9.7.6 'Resistance to Forced Entry'.
- 24. Roof vents shall be provided on the basis of 1 sq. ft./300 sq. ft. of insulated ceiling area. Where the roof slope is less than 1 in 6 or in cathedral ceilings, roof vents shall be provided on the basis of 1 sq. ft./150 sq. ft. of insulated ceiling area. Roof vents shall be uniformly distributed to ventilate each roof space with a minimum of 25% of the required vent space to be located at the top and the bottom of the roof.
- 25. Eave protection is required, beneath the start strip, from the edge of the roof to a minimum distance of 900 mm (3'-0") up the roof slope to not less than 300 mm (12") inside the inner face of the exterior wall on shingled, shake or tile roofs except as provided by 9.26.5.1.(2).
- 26. Foamed plastic insulation shall be protected with interior finishes according to OBC 9.10.17.10.
- 27. The wall and ceiling between an attached garage and the dwelling unit shall be constructed and sealed so as to provide an effective barrier to exhaust fumes. Door between the garage and the dwelling unit shall be tight fitting, weather-stripped and equipped with a self closing device.
- 28. Smoke alarms shall be provided on each floor level and be located within each bedroom. Smoke alarms shall be interconnected and hard wired with no disconnect switch. Smoke alarms are required to have a visual signaling component conforming to NFPA 72.
- 29. A carbon monoxide detector conforming to CAN/CGA-6.19 or UL 2034 shall be installed on every building containing a fuel burning appliance or an attached garage in conformance with the OBC 9.33.4.
- 30. In addition to the above carbon monoxide detectors, Town of Richmond Hill By-law No. 245-99 requires that a carbon monoxide detector, equipped with an alarm that is audible within bedrooms when the intervening doors are closed and conforming to CAN/CGA-6.19 or UL 2034, be installed in accordance with the manufacturer's instructions in every dwelling unit. Where the carbon monoxide detector is electrically powered, it must be approved by the Canadian Standards Association and be equipped with a visual indicator indicating that it is in operating condition and have NO switch between the carbon monoxide alarm and the power distribution panel.
- 31. A mechanical ventilation system is required in every dwelling. An exhaust only' ventilation system is permitted only where forced air heating is used, there is no electric heating or fireplace (other than a direct vent gas fireplace), and where a mechanically vented induced draft or direct vented furnace and hot water tank are used. A ventilation system with a heat recovery ventilator or Part 6 design is required in all other cases.
- 32. All exterior doors greater than 600mm above grade which do not exit onto a deck shall be permanently adjusted to prevent opening as per 9.6.4.1(2) of the OBC or be guarded as per 9.8.8 of the OBC
- 33. The main bathroom shall have stud reinforcement to accommodate future installation of grab bars adjacent to water closets and shower or bathtub as per OBC 9.5.2.3.
- 34. Slopes on roof surfaces shall comply with OBC 9.26.3.1.
- 35. Windows shall comply with OBC 9.7
- 36. Exhaust ducts connected to laundry drying equipment shall comply with OBC 6.2.3.8. (7)

ROOF CONSTRUCTION

(*SEE OBC 9.19.)

NO. 210 (10.25kg/m2) ASHPHALT SHINGLES. 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @600mm 24" o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RYL. & VENTED SOETT PROVIDE OF & WATER SHELD TO ALL PROFE VENTED SOFFIT. PROVIDE ICE & WATER SHIELD TO ALL ROOF / WALL SURFACES SUSCEPTIBLE TO DAMMING. ROOF SHEATHING TO BE FASTENED 150 (6") c.c. ALONG EDGES & INTERMEDIATE SUPPORTS WHEN TRUSSES SPACED GREATER THAN 406 (16"). ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.

FRAME WALL CONSTRUCTION (2"x6")

SIDING, HARDIE BOARD, STUCCATO BOARD OR EQUAL AS PER ELEVATION, 19X64 (1"x3") VERTICAL WOOD FURRING, APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING. 38X140 (2"X6") STUDS @ 400MM (16") O.C. W/APPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSULATION AND APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH.

$\sqrt{\mathsf{Brick}\;\mathsf{Veneer}\;\mathsf{Construction}}\;(2^{\mathsf{H}}\mathsf{x6}^{\mathsf{H}})$ (3)

90mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm 790mm (4") FACE BRICK 25mm (1") AIR SPACE, 22x180x0.76mm (7/8"x7"x0.03") GALV. METAL TIES

9 400mm (16") o.c. HORIZONTAL 600mm (24") o.c. HORIZONTAL 600mm (24") o.c. VERTICAL. APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING. 38x140 (2"x6") STUDS

9 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. PROVIDE WEEP HOLES

9 800mm (32") o.c. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 150mm (6") BEHIND BUILDING PAPER.

STUCCO WALL CONSTRUCTION (2"x6")

STUCCO CLADDING SYSTEM CONFIRMING TO OBC9.27.1.1.(2) & 9.28 THAT STUCCO CLADDING SYSTEM CONFIRMING TO OBC9.27.1.1.(2) & 9.28 THAT EMPLOY A MINIMUM 6mm (1/4") DRAINAGE CAVITY BEHIND THE CLADDING WITH POSITIVE DRAINAGE TO THE EXTERIOR AND APPLIED AS PER MANUFACTURERS SPECIFICATION ON 25mm (1") MINIMUM EXTRUDED OR EXPANDED RIGID INSULATION, APPROVED SHEATHING PAPER, 7/16" O.S.B. EXTERIOR SHEATHING, 35x140 (2"x6") STUDS @ 400mm (16") o.c. W/APPROVED DIAGONAL WALL BRACING, RSI 3.87 (R22) INSUL. APPROVED VAPOUR BARRIER AND APPROVED CONT. AIR BARRIER, 13mm (1/2") INT. DRYWALL FINISH. STUCCO TO BE MIN.200mm (8") ABOVE FINISH GRADE.

INTERIOR STUD PARTITIONS

/(*SEE OBC 9.23.10.&9.23.11.)

BEARING PARTITION 38x89 (2"x4") 0 400mm (16") o.c. FOR 2 STOREYS AND 300mm (12") o.c. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") 0 600mm (24") o.c.. PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2-2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") STUDS/PLATES WHERE NOTED.

NON-LOADBEARING WALLS PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY JOIST BENEATH OR ON BLOCKING BETWEEN THE JOISTS, AS PER 9.23.9.8

5 FOUNDATION WALL/FOOTINGS:

(*SEE OBC 9.15.3 & 9.15.4.)

MIN. 200mm (8") POURED CONC. FDTN. WALL 15MPa (2200psi) WITH BITUMENOUS DAMPROOFING AND DRAINAGE LAYER. MIN. 480x155 (19"x6") CONTIN. KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL WITH MINIMUM BEARING CAPACITY OF 120kPa (17.4 psi) OR GREATER.

WEEPING TILE

(* SEE OBC 9.14.3.)

100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.

BASEMENT SLAB

(*SEE OBC 9.16.-)

80mm (3") MIN. 25MPa (3600psi) CONC. SLAB ON 100mm (4") COARSE GRANULAR FILL, OR 15MPa (2200psi) CONC. WITH DAMPROOFING BELOW SLAB.

8 WOOD SUBFLOORS

(*SEE OBC 9.23.14. & 9.30.2.)

19mm (3/4") T&G SUBFLOOR UNDER GROUND FLOOR FINISH FLOOR.
16mm (5/8") T&G SUBFLOOR UNDER SECOND FLOOR FINISH FLOOR.
16mm (5/8") PANEL-TYPE UNDERLAY FOR CERAMIC TILE APPLICATION.
6mm (1/4") PANEL-TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING.

9 ROOF INSULATION

(*SEE SB12 - 2.1.1.2.A & 2.1.1.7) RSI 10.57 (R60) ROOF INSULATION AND APPROVED VAPOUR BARRIER, 16mm (5/8") INT. DRYWALL FINISH OR APPROVED EQUAL.

(*SEE OBC 9.8.-)

(7-//8) (10") REV. (1") (6'-5") (2'-11") TO 965 (3'-2") (2'-10")

FOR CURVED STAIRS MIN. AVG. RUN MIN. RUN

(11)RAILING

(*SEE DBC 9.8.8.)

FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS.

= 200 (8") = 150 (6")

= 900mm (2'-11") MIN = 1070mm (3'-6") MIN.

(12) SILL PLATE

(*SEE OBC 9.23.6 & 9.23.7.)

38x89 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS
200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm
(7'-10") o.c. CAULKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE
AND TOP OF FDTN. WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

13 BASEMENT INSULATION

(*SEE OBC 12.3.)

FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 152mm (6") ABOVE THE FINISHED FLOOR OF THE BASEMENT AND NOT LESS THAN 50mm (2") TO THE SLAB.

FOUNDATION WALL INSULATION SHALL BE WINDHUM RSI. 3.52 (R20) BLANKET INSULATION, APPROVED VAPOUR BARRIER, DAMPROOFING W/BLDG. PAPER BETWEEN THE FDTN. AND INSUL.

BASEMENT BEARING STUD PARTITION (*SEE OBC 9.23.10.)

38x89 (2"x4") STUDS @400mm (16") o.c. 38x89 (2"x4") SILL PLATE ON DAMPROOFING MATERIAL, 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") o.c. (4") HIGH CONC. CURB ON 305x155 (12"x6") CONC. FOOTING. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

STEEL BASEMENT COLUMN (* SEE OBC 9.17.3.) 90mm (3-1/2") DIA. x 4.78mm (.188) STL. COL. WITH 150x150x9.5mm (6"x6"x3/8") STL. TOP & BOTTOM PLATE.

STEEL COLUMN (* SEE OBC 9.17.3.)
90mm (3-1/2") DIA. x 4.78mm (.188) STL. COLUMN WITH
100x100x6.4mm (4"x4"x1/4") STEEL TOP & BOTTOM PLATE. FIELD WELD
BOTTOM PLATE TO 250x100x12.5mm (10"x4"x1/2") BASE PLATE C/W
2-13mm (1/2") DIA. x 300mm (12") LONG x 50mm (2") HOOK
ANCHORS.

(* SEE OBC 9.23.8.)

BEAM POCKET OR 200x200 (8"x8") POURED CONCRETE NIB WALLS. MINIMUM BEARING 90mm (3-1/2")

17 STEEL BEAM STRAPPING

(* SEE OBC 9.23.4.3.(3)(c))

19x38 (1"x2") CONTINUOUS WOOD STRAPPING BOTH SIDES OF STEEL

(18) GARAGE SLAB

(*SEE OBC 9.16.-)

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT 1% MIN.

19 INTERIOR GARAGE WALLS & CEILING (*SEE DBC 9.10.9.16.)

/ 13mm (1/2") GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, RSI 3.87 (R22) IN WALLS, RSI 5.46 (R31) IN CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT.

GARAGE DOOR GASPROOFING (*See 0BC 9.10.13.15.)

DOOR AND FRAME GASPROOFING. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

EXTERIOR STEP (max. 2 risers for precast)

EXTERIUR DIEF (*SEE OBC 9.8.9.2, 9.8.9.3 & 9.8.10.) PRECAST CONCRETE STEP OR WD. STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE 200mm (7-7/8"); MINIMUM TREAD 250mm (9-1/2")

DRYER VENT (*SEE DBC 6.2.3.8.(7)

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. USE 1000mm (4") DIA.
SMOOTH WALL VENT PIPE.

ATTIC ACCESS

(*SEE OBC 9.19.2.)

ATTIC ACCESS HATCH 545x700 (22"x28") WITH WEATHERSTRIPPING. RSI 5.46 (R31) RIGID INSULATION BACKING.

(*OBC 9.21.-)

FIREPLACE CHIMNEYS

(*DBC 9.21.-)

TOP OF FIREPLACE CHIMNEY SHALL BE 915mm (3-0") ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 610mm (2'-0") ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 3050mm (10'-0") FROM THE CHIMNEY.

25 LINEN CLOSET

4 SHELVES MIN. 350mm (14") DEEP.

MECHANICAL EXHAUST

(*SEE OBC 9.32.3.5, 9.32.3.10.) MECHANICAL EXHAUST FAN VENTED TO EXTERIOR.

STEEL BEARING PLATE FOR MASONRY WALLS

STEEL BEARING PLAIE FUR MAGINE MAGENTAL AND 280x280x16 (11"x11"x5/8") STL. PLATE FOR STL BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED W/ 2-19mm (3/4") x200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON-SHRINK GROUT.

CLASS "B" VENT

U.L.C. RATED CLASS "B" VENT 610mm (2'-0") ABOVE THE POINT IN CONTACT WITH THE ROOF FOR SLOPES UP TO 9/12, REFER TO THE ONTARIO GAS UTILIZATION CODE.

WOOD BASEMENT POST 3-38x140 (* 6**

3-38x140 (3-2"x6") BUILT-UP POST ON METAL BASE SHOE ANCHORED TO CONC. WITH 12.7 (1/2") DIA. BOLT ON 406x406x203 (16"x16"x8") CONC. FOOTING.

(*OBC 9.15.3.9.)

(*DBC 9.17.4.)

SLAB ON GRADE (*SEE DBC 9.16.-)

31 SLAB LIN GRADE

100mm (4") 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT
ON OPT. 100 (4") COARSE GRANULAR FILL WITH COMPACTED SUB-BASE
OR COMPACTED NATIVE FILL. REINFORCED W/ 6x6-W2.9xW2.9 MESH
PLACED NEAR MID-DEPTH OF SLAB.

DIRECT VENT FURNACE

DIRECT VENT FURNACE TERMINAL MIN. 900mm (36") FROM A GAS REGULATOR. MIN 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6"-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE. ALL AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM KITCHEN EXHAUST BY 3.0m IN COMPLIANCE WITH O.B.C. DIV.-B TABLE 6.2.3.12..

DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE, VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

(*SEE DBC 23.9.4.)

ALL FLOOR JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @2100mm (6'-11") o.c. WAX. 19x64 (1"x3") @2100mm (6'-11") o.c. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 EXPOSED BUILDING FACE

(* SEE OBC 9.10.15.)

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45min. WHERE LIMITING DISTANCE IS LESS THAN 1.2M (3'-11") WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SHALL BE CLAD IN NON-COMBUSTABLE MATERIAL.

COLD CELLAR PORCH SLAB (* SEE OBC 9.40.)

FOR MAX. 2500mm (8'-2") PORCH DEPTH, 125mm (5") 32Mpa (4640 psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @200mm (8") o.c. EACH WAY IN BOTTOM THIRD OF SLAB, ANCHORED IN PERIMETER FDTN. WALLS W/ 610x610 (24"x24") 10M @600mm (24") o.c. DOWELS. SLOPE SLAB MIN. 1.0% FROM DOOR. SLAB TO HAVE A MIN. 75mm (3") BEARING ON FDTN. WALLS. PROVIDE (WL1) LINTELS OVER CELLAR DOOR.

37) FDTN. WALL REDUCTION IN THICKNESS

(*SEE DBC 9.15.4.7.)

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FDTN. WALL SHALL NOT BE REDUCED TO LESS THAN 90mm (3-1/2") THICK TO A MAX. DEPTH OF 660mm (26") FOR 8" FDTN. WALL. 10" FDTN. WALL WHEN REDUCTION IN THICNESS IS GREATER THAN 26". FDTN. WALL SHALL BE TIED TO THE FACING MATERIAL WITH METAL TIES SPACED 200mm (8")o.c. VERTICALLY AND 900mm (36")o.c. HORIZONTALLY, FILL SPACE BETWEEN WALL AND FACING SOLID WITH

CONVENTIONAL ROOF FRAMING

FOR MAX. 2240mm (7'-4") SPAN, 38x89 (2"x4") RAFTERS @400mm (16") o.c.. FOR MAX. 3530mm (11'-7") SPAN, 38x140 (2"x6") RAFTERS @400mm (16") o.c.. RIDGE BOARD TO BE 51mm (2") DEEPER. 38x39 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @400mm (16") o.c. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") o.c. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @600mm (24") o.c. WITH A 38x89 (2"x4") CENTER POST TO THE TRUSS BELOW, LATERALLY BRACED @1800mm (6'-0") o.c. VERTICALLY.

39 TWO STOREY VOLUME SPACES

FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38x140 (2-2"x6") CONTINUOUS STUDS @300mm (12") o.c. FOR BRICK AND 400mm (16") o.c. FOR SIDING. PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @1220mm (4'-0") o.c. VERT. 7/16" EXT. PLYWOOD.

40 EXPOSED FLOOR TO EXTERIOR

(*SB12 - 2.1.1.2.A)

PROVIDE RSI 5.46 (R31) INSULATION, APPROVED VAPOUR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.

PARTYWALLS

TYPICAL 1 HOUR RATED PARTYWALL. REFER TO DETAILS FOR TYPE AND

42 Exterior Walls For Walk-out Condition

THE EXTERIOR BASEMENT STUD WALL TO BE 38x140mm (2"x6") STUDS @400mm (16") o.c. MATCH FLOOR JOIST SPACING WHEN PARALEL WITH FLOOR JOISTS.

43 SMOKE ALARM •

PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL AND ALSO 1 IN EACH BEDROOM NEAR HALL DOOR. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. BATTERY BACK-UP REQUIRED. SMOKE ALARMS TO INCORPORATE VISUAL SIGNALLING COMPONENT. (9.10.19.3.(3)).

44 CARBON MONOXIDE ALARM

WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A DWELLING UNIT, A BARBON MONOXIDE DETECTOR CONFORMING TO CAN./CGA-6.19, CSA 6.19 OR UL2034 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE DETECTOR(S) SHALL BE PERMANENTLY WRED SO THAT IT IS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS AND BE EQUIPPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED

45 SOIL GAS CONTROL

Per:

(*OBC 9.13.4.)

PROVIDE CONSTRUCTION TO PREVENT LEAKAGE OF SOIL GAS INTO THE BUILDING AS REQUIRED.

CITY OF RICHMOND HILL **BUILDING DIVISION** 09/22/2022

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PROFESSIONAL

2012 CODE

The undersioned has reviewed and takes responsibility or this design and has the qualifications and meets the quirements set out in the Ontario Building Code to be designer OUALIFICATION INFORMATION

Walter Botter 21031
NAME SIGNATURE BCIN

FIRM NAME

REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code jardin design group inc. 27763

DESIGN GROUP INC 64 JARDIN DR. SUITE 3A VAUGHAN ONT, L4K 3P3 EL: 905 660-3377 FAX: 905 660-371 EMAIL: info@jardindesign.ca

GENERAL NOTES

ROUNDEL HOMES INC.

RICHMOND HILL



N.T.S. 20-03

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND NDITIONS ON SITE BEFORE PROCEEDING WI / DISCREPANCIES SHALL BE REPORTED TO . PRIOR TO COMMENCEMENT OF WORK. DIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCU URVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOW

NSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING

RDIN DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OL ENERAL REVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY OF THE FAILURE OF THE CONTRACTOR OR SUE CONTRACTOR TO SARY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT

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MAR 14 2022 O B C UPDATE FOR STAIRS (JAN 1/202 MAY 17, 2021 ADDED TO JOB: ISSUED FOR PERMIT AUG. 17, 2018 PREPARED TO PACKAGE "A1" ISSUED TO CLIENT DATE WORK DESCRIPTION:

WINDOWS . CANADA ZONE C

(1) MINIMUM BEDROOM WINDOW

(*OBC 9.9.10.1.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN, 0,35m2 (3,8 SQ,FT,) UNOBSTRUCTED GLAZED OPENABLE AREA WITH MIN, CLEAR WIDTH OF 380mm (1'-3")

GLASS AREA NOT MORE THAN 17% OF GROSS PERIPHERAL WALL AREA. MAXIMUM U-VALUE 0,28

(2) WINDOW GUARDS

(*DBC 9.8.8.1(6)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1°-6°) ABOVE FIN, FLOOR AND THE DISTANCE FROM THE FIN, FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

GENERAL:

(1) MECHANICAL VENTILATION

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS, SEE MECHANICAL DRAWINGS,

(2) □UTD□□R AIR INTAKE •

ALL OUTDOOR AIR INTAKES SHALL BE LOCATED SO THAT THEY ARE SEPARATED FROM SOURCES OF CONTAMINATION (EXHAUST VENTS) IN COMPLIANCE WITH O.B.C. DIV.—B 6.2.3.12. AND TABLE 6.2.3.12.

(3) RAINFORCEMENT FOR GRAB BARS

(*□BC 9.5.2.3.) ● RAINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM, REFER TO O.B.C. 9.5.2.3, 3.8.3.8.(3)(a), 3.8.3.8.(3)(c), 3.8.3.13.(2)(g) & 3,8,3,13,(4)(e). SEE DETAIL ON PAGE 11,

- 1.) ALL LUMBER SHALL BE SPRUCE-PINE-FIR No.1&2 GRADE, UNLESS NOTED OTHERWISE,
- 2.)LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE-PINE-FIR No.1&2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

ALL BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS 3.)MANUFACTURER.

LVL BEAMS SHALL BE 2.0E (Fb=2800psi Min,), NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. 4.)STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4",9-1/2",11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm

- 5.) PROVIDE TOP MOUNT BEAM HANGERS FOR ALL LYL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
- 6.)PROVIDE METAL JOIST HANGERS FOR ALL JOISTS AND BULIT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
- 7.) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2mil. POLYETHYLENE FILM, No.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.

STRUCTURAL STEEL AND HOLLOW STRUCTURAL SECTIONS SHALL

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

● ONT. REG. 332/12-2012 OBC AMENDMENT O. REG. 88/19 JAN. 01, 2020

CONFORM TO CAN/CSA-G40-21 GRADE 350W

STABILITY OF NARROW (20'-25')

& TALL (±30') Houses

BUILDER TO PROVIDE SUFFICIENT TEMPORARY BRACING TO RESIST WIND LOADING WHEN UNDER CONSTRUCTION. FURTHER RECOMMENDATIONS:

- 1.) REDUCE THE FOUNDATION WALL SILL PLATE ANCHOR BOLT SPACING FROM 2400mm o.c. (7'-10") TO 1220mm o.c. (4'-0") FOR STANDARD CONDITIONS
- . USE 9.5mm (3/8") THICK PLYWOOD OR WAFERBOARD FOR THE EXTERIOR 2.) WALL SHEATHING.
- TO STIFFEN THE STRUCTURE IN TRANSVERSE DIRECTION USE 9.5mm 3.)(3/8") THICK PLYWOOD NAILED TO THE INTERIOR PARTITIONS ON EACH FLOOR FOR A MINIMUM 2 INTERIOR PARTITION WALLS ON BOTH SIDES AND PERPENDICULAR TO THE LONG WALLS,

BRICK VENEER LINTELS

WL4 = 6"x3-1/2"x3/8"L (150x9UxIV.VL/ WL5 = 6"x4"x3/8"L (150x100x10.0L) + 2-2"x12" SPR. No.2 WL6 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 2-2"x12" SPR. No.2 WL7 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x10" SPR. No.2 WL8 = 5"x3-1/2"x5/16"L (125x90x8.0L) + 3-2"x12" SPR. No.2 6"24"v3/8"L (150x100x10.0L) + 3-2"x12" SPR. No.2

WOOD LINTELS AND BEAMS

WB1 = 2-2"x8" SPR, No.2 WB2 = 3-2"x8" SPR, No.2 (3-38x184 SPR, No.2) $WB3 = 3-2 \times 0 \text{ SFR. No.2}$ $WB3 = 2-2 \times 10^{4} \text{ SPR. No.2}$ $WB4 = 3-2 \times 10^{4} \text{ SPR. No.2}$ $WB5 = 2-2 \times 12^{4} \text{ SPR. No.2}$ (2-38x235 SPR, No.2) WB4 = 3-2*x10* SPR. No.2 (2-36x235 SPR, No.2) WB5 = 2-2*x12* SPR. No.2 (3-38x235 SPR, No.2) WB5 = 2-2*x12* SPR. No.2 (2-36x286 SPR, No.2) WB6 = 3-2*x12* SPR. No.2 (3-38x286 SPR, No.2) WB7 = 5-2"x12" SPR. No.2 (5-38x286 SPR. No.2) WB11 = 4-2"x10" SPR. No.2 (4-38x286 SPR. No.2) WB12= 4-2"x12" SPR. No.2 (4-38x286 SPR. No.2)

LOOSE STEEL LINTELS

= 3-1/2"x3-1/2"x1/4"L (90x90x6,0L) = 4"x3-1/2"x5/16"L (100x90x8,0L) = 5"x3-1/2"x5/16"L (125x90x8,0L) = 6"x3-1/2"x3/8"L (150x90x10,0L)= 6"x4"x3/8"L (150x100x10,0L) = 7"x4"x3/8"L (175x100x10,0L)

LAMINATED VENEER LUMBER (LVL) BEAMS

LVL1A = 1-1 3/4" × 7 1/4" (1-45x184) LVL1 = 2-1 3/4" × 7 1/4" (2-45x184) LVL2 = 3-1 3/4" × 7 1/4" (3-45x184) LVL3 = 4-1 3/4" × 7 1/4" (4-45x184) LVL4A = 1-1 3/4" × 9 1/2" (1-45x240) LVL5 = 3-1 3/4" × 9 1/2" (2-45x240) LVL5 = 3-1 3/4" × 9 1/2" (3-45x240) LVL6A = 1-1 3/4" × 9 1/2" (4-45x240) LVL6A = 1-1 3/4" × 11 7/8" (1-45x300) LVL7 = 3-1 3/4" × 11 7/8" (3-45x300) LVL7 = 3-1 3/4" × 11 7/8" (3-45x300) LVL7A = 4-1 3/4" × 11 7/8" (4-45x300) LVL8 = 2-1 3/4" × 14" (3-45x356) LVL9 = 3-1 3/4" × 14" (3-45x356) LVL10 = 2-1 3/4" × 18" (2-45x456)

LEGEND

DJ DOUBLE JOIST TJ TRIPLE JOIST GIRDER TRUSS GT POINT LOAD

SOLID WOOD BEARING. SOLID BEARING TO BE WIDE AT LEAST AS SUPPORTED MEMBER. MIN. 3 PIECES.

///// LOAD-BEARING WALL

TWO-STOREY WALL, SEE NOTE

FAISED WOOD PLATE

FLAT ARCH

FLOOR DRAIN

SMOKE ALARM, SEE NOTE SMOKE ALARM & CARBON MONOXIDE ALARM, SEE NOTE

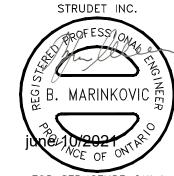
(44)

(43)

EXTERIOR LIGHTING OUTLET WITH A FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO THE BUILDING OF RESIDENTIAL OCCUPANCY AS PER 9.34.2.1.(1)

Door Schedule

NO.	WIDTH	HEIGHT 8' TO 9' CEILINGS		HEIGHT 10' OR MORE CEILINGS		TYPE
1	2'-10'	6'-8"	(865x2033)	8'-0"	(865×2439)	INSULATED ENTRANCE DOOR
1a	2'-8"	6'-8"	(815x2033)	8'-0"	(815x2439)	INSULATED FRONT DOORS
2	2'-8"	6'-8"	(815x2033)	8'-0"	(815x2439)	WOOD & GLASS DOOR
3	2'-8"	6'-8 x 1-3/4"	(815x2033x45)	8'-0" x 1-3/4"	(815x2439x45)	EXTERIOR SLAB DOOR
4	2'-8"	6'-8" x 1-3/8"	(815x2033x35)	8'-0" x 1-3/8"	(815x2439x35)	INTERIOR SLAB DOOR
5	2'-6"	6'-8" x 1-3/8"	(760x2033x35)	8'-0" x 1-3/8"	(760x2439x35)	INTERIOR SLAB DOOR
6	2'-2"	6'-8" x 1-3/8"	(660x2033x35)	8'-0" x 1-3/8"	(660x2439x35)	INTERIOR SLAB DOOR
7	1'-6"	6'-8" x 1-3/8"	(460×2033×35)	8'-0" x 1-3/8"	(460x2439x35)	INTERIOR SLAB DOOR
8	3'-0"	6'-8" x 1-3/8"	(915x2033x35)	8'-0" x 1-3/8"	(915x2439x35)	INTERIOR SLAB DOOR



FOR STRUCTURE ONLY

2012 CODE

IE CONTRACTOR STALL CEEC AND VEHIFY ALL LIMENSIONS AND OVIDITIONS ON SITE BETORE "PROCEEDING WITH LOONSTRUCTION. NY DISCREPANCES SHALL BE TURNET TO JURIDIN DESIGN GROUI C. "PIOR TO COMMENCE VENT OF WORK.

STEEL

REVISION:

IADDIN DESIGNA GOMENTALE AND TRESPONSIBLE FOR THE ACCUPAC OF SURVEY STRUCTURAL OR ENCINEERING INFORMATION SHOWN O HIFFS PEARWINGS OR FOR CONSTRUCTION STAFTED PRIOR TO THE SSLANCE OF A BUILDING FERMIT. REFER TO THE AFPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH MORK CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING

JARDIN DESIGN GROLP INC. HAS NOT BEEN BETAINED TO CARD A IDIN DESIGNA GOUPING, APARAN DESENTA MINED COMMUNICATION OF THE BUTTON COUMENTS

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MAY 17, 2021 ADDED TO JOB; ISSUED FOR PERMIT AUG. 17, 2018 | PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT WORK DESCRIPTION

CITY OF RICHMOND HILL BUILDING DIVISION 09/22/2022 **RECEIVED** Per:____joshua.nabua

for this design and has the qualifications and meets the quirements set out in the Ontario Building Code to be a designer OUALIFICATION INFORMATION

QUALIFICATION INFORMATION
Required unless design is even under Division C, Subsection
3.2.5 of the building con

Walter Botter
SIGNATURE
BCIN

REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code jardin design group inc.

DESIGN GROUP INC 64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3

EL: 905 660-3377 FAX: 905 660-3713

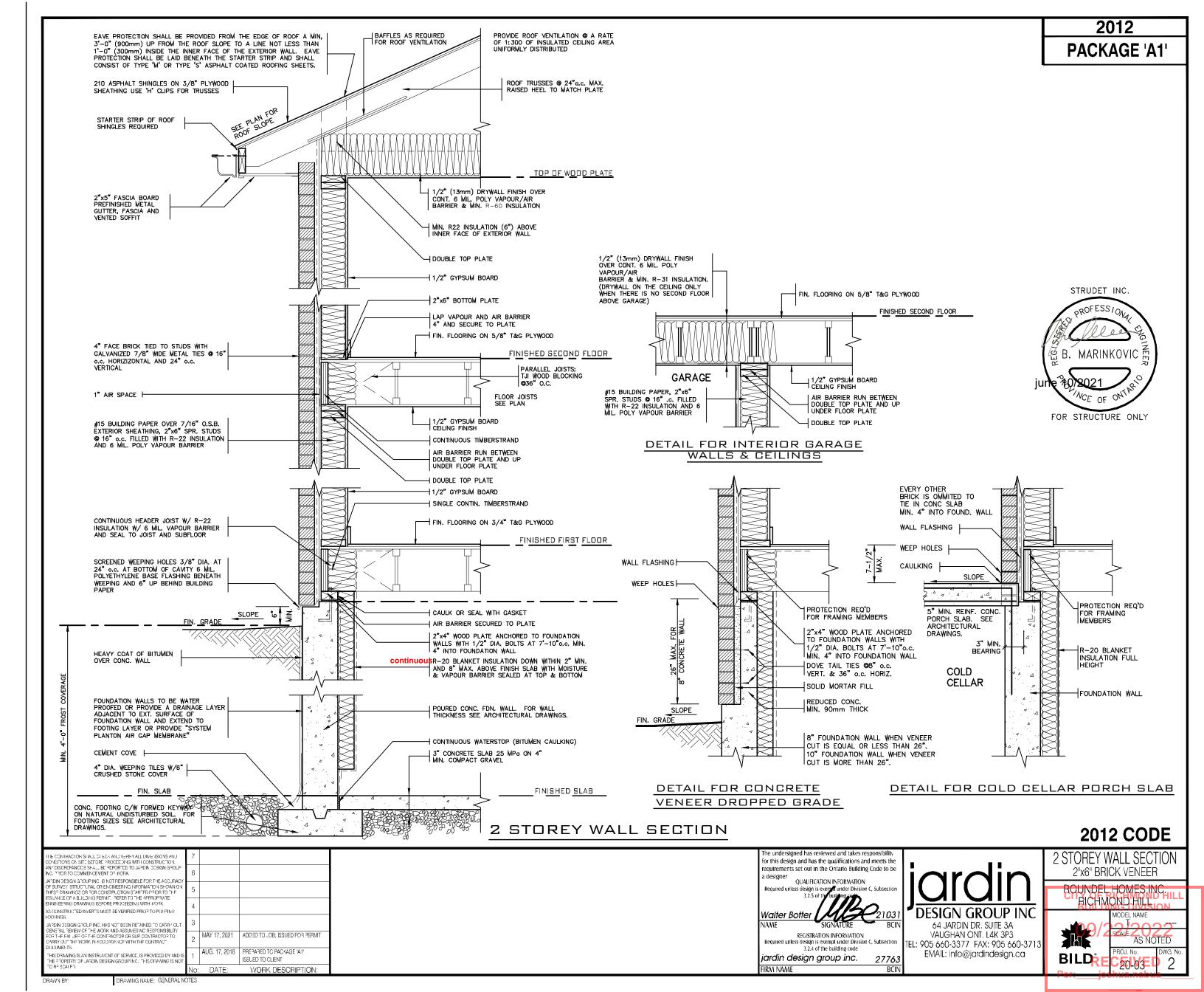
EMAIL: info@jardindesign.ca

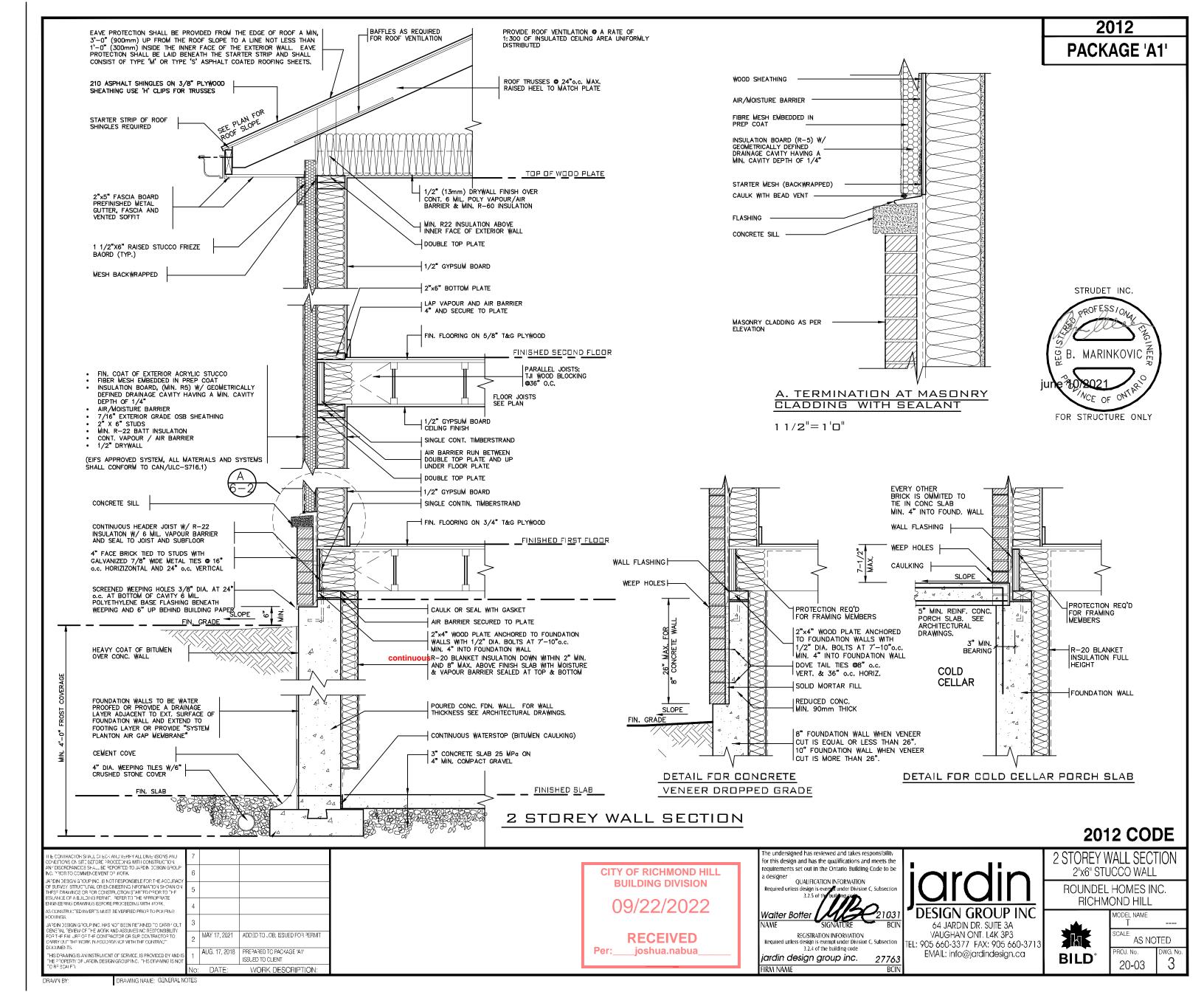
GENERAL NOTES

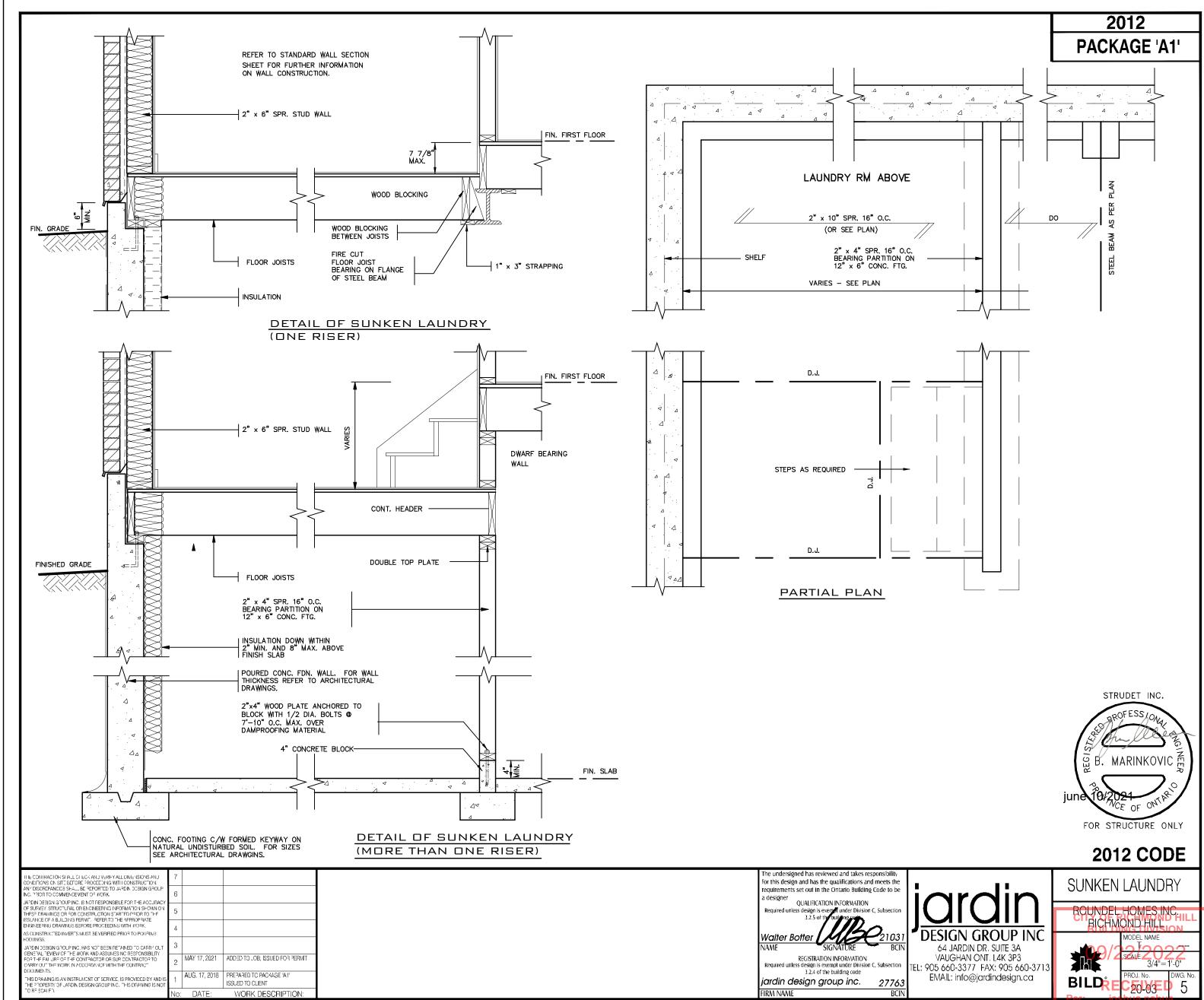
ROUNDEL HOMES INC. RICHMOND HILL



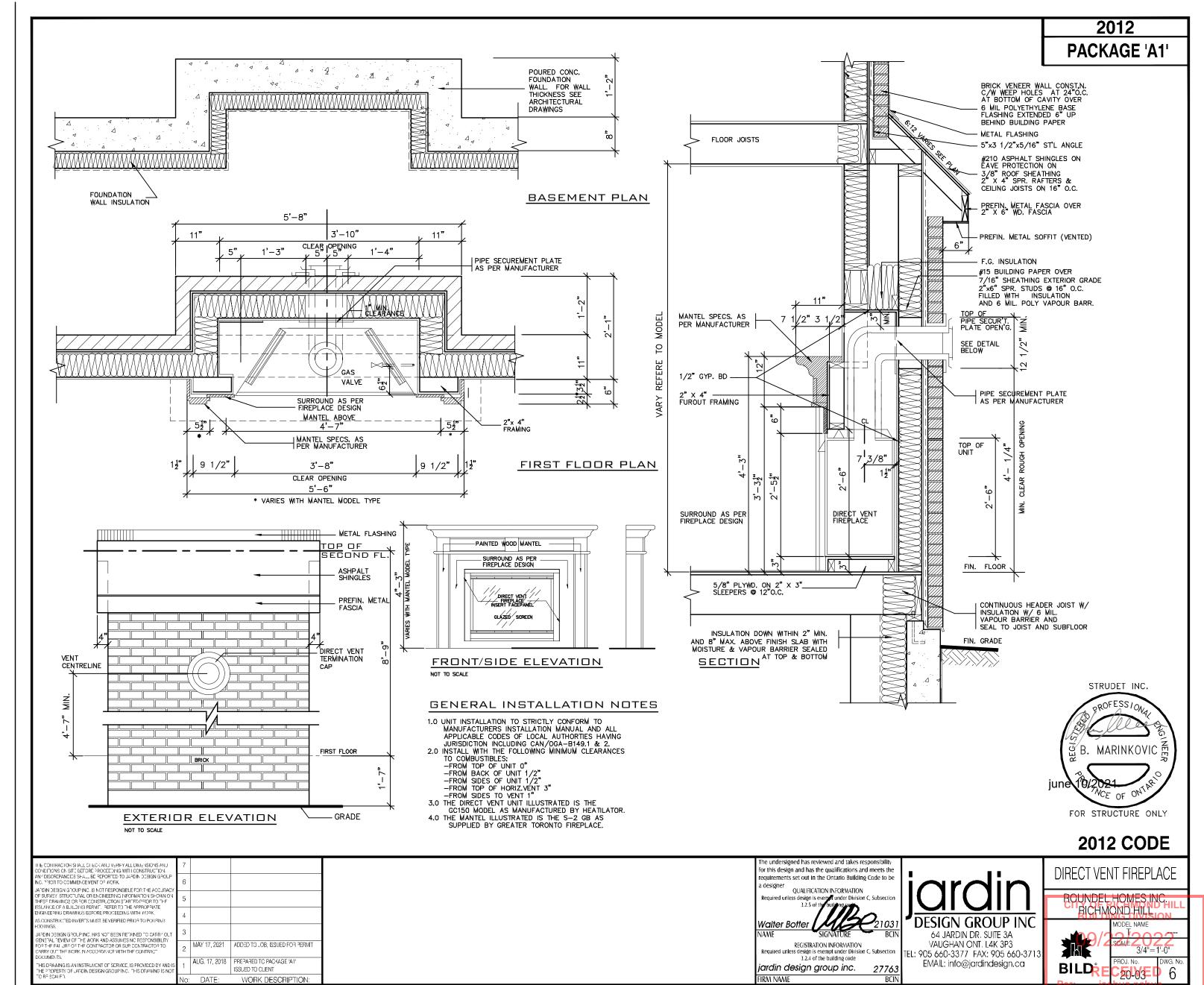
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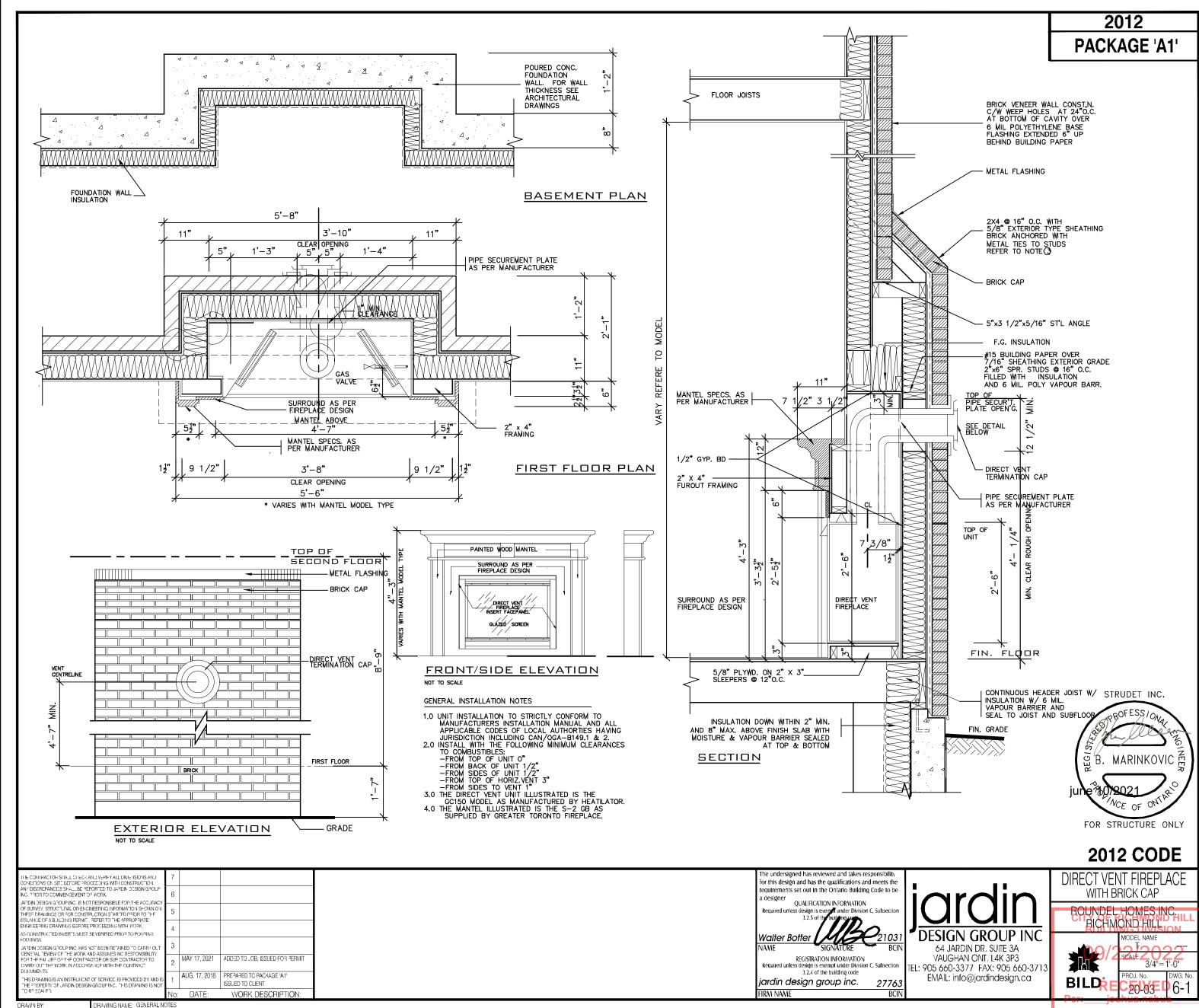


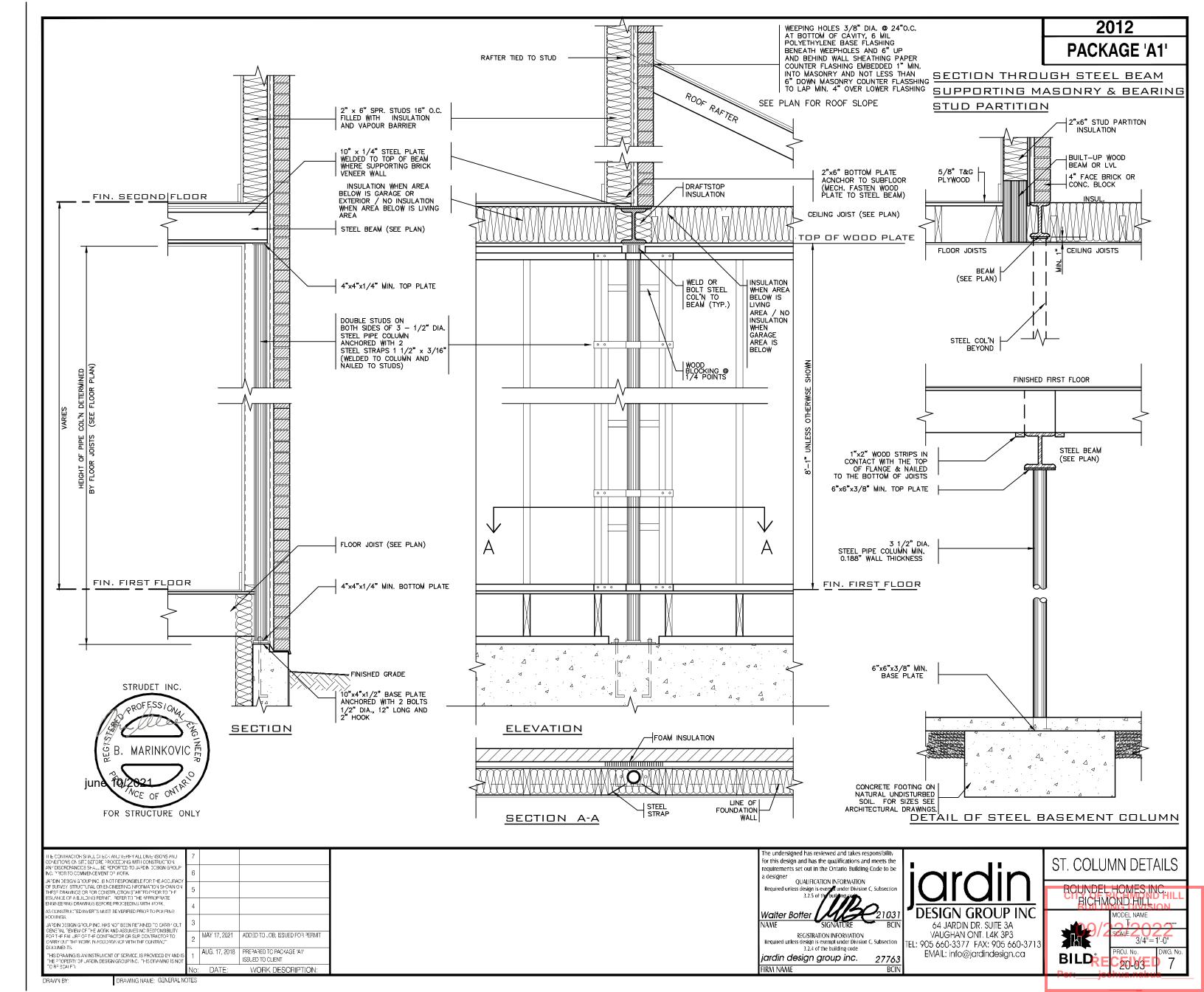
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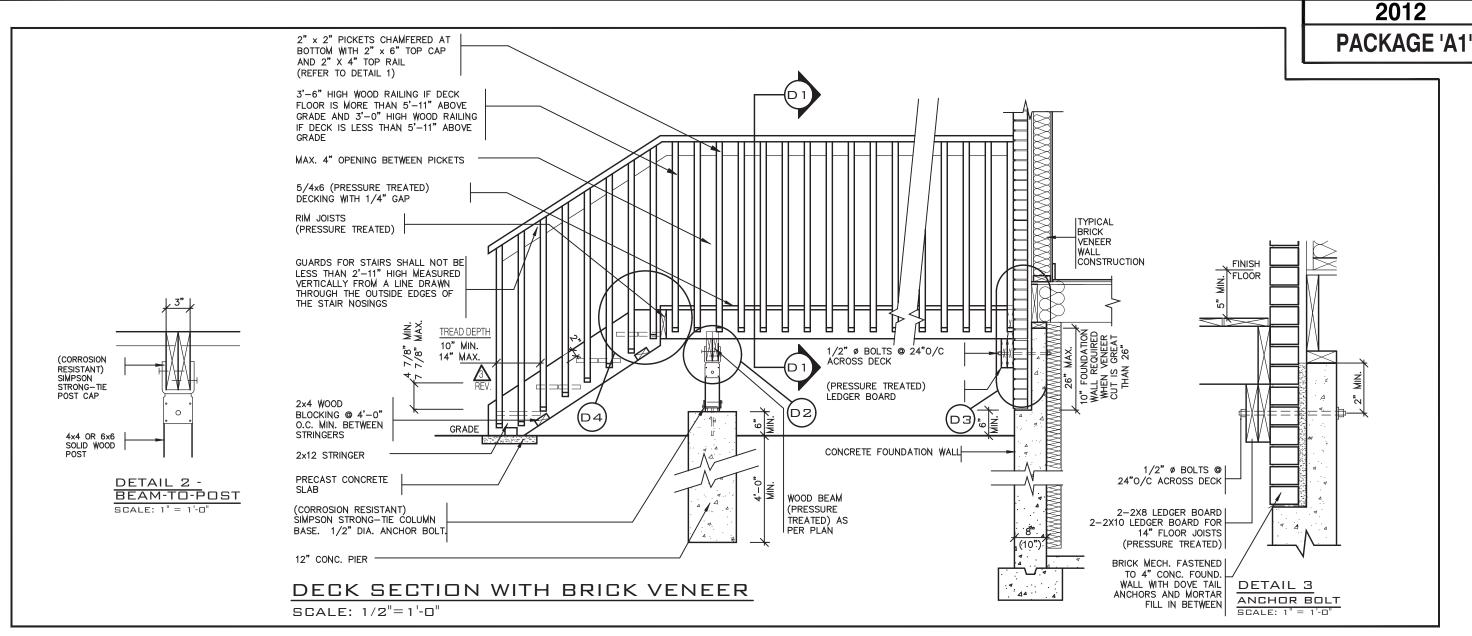


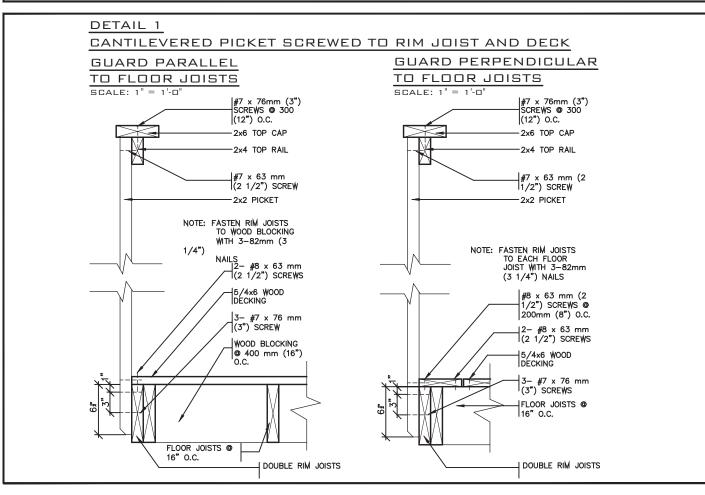
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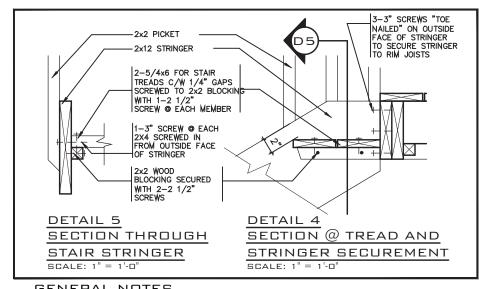
DRAWING NAME: GENERAL NOTES











GENERAL NOTES

1. BRICK TO BE COMPRESSIVE STRENGTH OF 15mPa (2200 p.s.i.) MIN. UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.

MORTAR TO BE TYPE S WITH JOINT THICKNESS OF 10mm (3 /8") MIN. AND 20mm (3 /4") MAX.

ALL NAILS AND SCREWS TO BE GALVANIZED.

4. WOOD FOR CANTILEVERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.

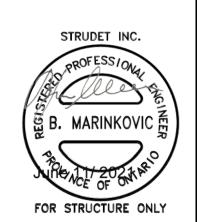
THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF

6. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8% AIR ENTRAINED.

7. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN, BEARING PRESSURE OF 150kPa [3130psf].

designer

FIRM NAME



2012 CODE

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND IDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROU PRIOR TO COMMENCEMENT OF WORK. RUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING MAR 14 2022 O B C UPDATE FOR STAIRS (JAN 1/20

MAY 17, 2021

ADDED TO JOB: ISSUED FOR PERMIT

WORK DESCRIPTION:

ISSUED TO CLIENT

Walter Botter 🛭 NAME REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code jardin design group inc.

ne undersjøned has reviewed and takes responsibilit

quirements set out in the Ontario Building Code to be

QUALIFICATION INFORMATION

DESIGN GROUP INC

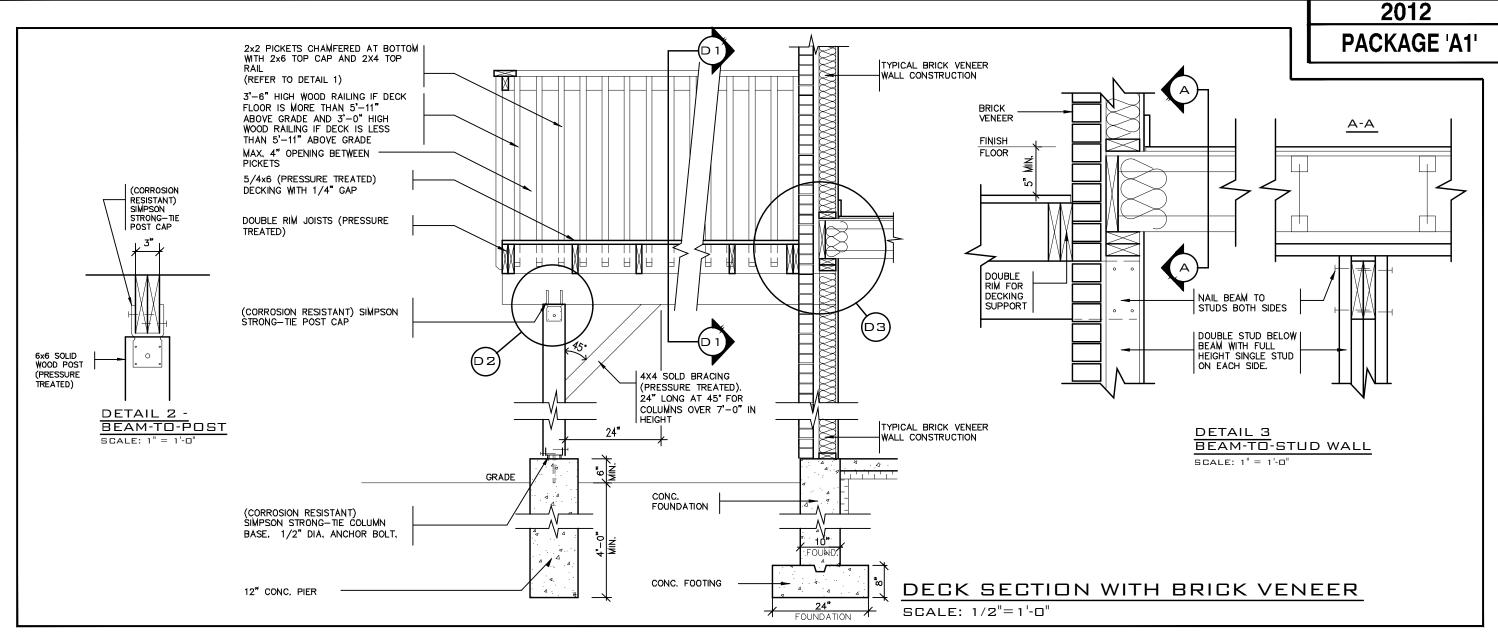
64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 TEL: 905 660-3377 FAX: 905 660-371 EMAIL: info@jardindesign.ca

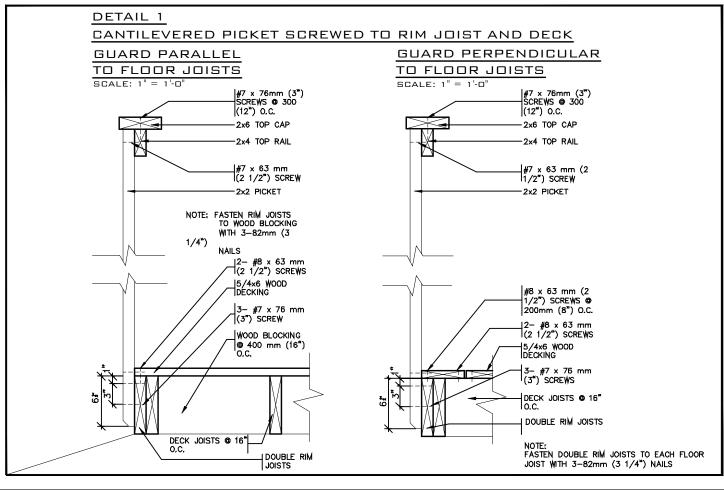
WOOD DECK DETAIL

ROUNDEL HOMES INC RICHMOND HILL



HILL AS SHOWN 8 20-03





GENERAL NOTES

- 1, THE DECK HAS BEEN DESIGNED TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 1,9kPa [40psf].
- 2. ALL NAILS AND SCREWS TO BE GALVANIZED.
- 3. WOOD FOR CANTILEYERED PICKETS PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
- 4. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 20MPa AT 28 DAYS AND 5-8%% AIR ENTRAINED.
- 5. FOOTING TO BE PLACED ON UNDISTURBED SOIL WITH MIN, BEARING PRESSURE OF 150kPa [3130psf].



2012 CODE

III.E CONTRACTOR STALL CLECKAND VERRYALL LIMENSIONS AND ZONDTONS ON SITE BETORE PROCEDING WITH CONSTRUCTION. INVENSERPANCES SHALL BE SEPORTED TO JAPOIN DESIGN GPOLI NG. PYOR TO COMMENCEVENT OF WORK.

INC. 730R TO COMMENCEVENT OF WORK.

JAPON DESIGN 3 YOUR PIO. S. NOT RESPONSIBLE FOR THE ACCURACY
OF SURVEY STRUCT LAIL OF ENCINEERING INFORMATION SHOWN ON
THESE DRAWINGS OR FOR CONSTRUCTION STAFTED PRIGHT TO THE
ISSUANCE OF A BUILDING FERMIT. SEPER TO THE APPROPRIATE
ENGINEERING ORAWINGS SEPONS PROCEEDING WITH MORK.
AS CONSTRUCTED INVERTS MUST BY EXPERIED PRIGHT OF OUTSTING

AAZAIMSSE, IN A POLP INC. HAS NOT BEEN RETAINED TO CARRY OL GENETAL TEVIEW OF THE WORK AND ASSUMES NO RESPONSIBILITY FOR THE FAIL JRE OF THE CONTRACTOR OR SUR CONTRACTOR TO CARRY OUT THE VOIDER IN ACCOMPONANCE WITH THE CONTRACTOR

CHARTY OF THE MORK IN PLOCH SUMMER WITH THE CONTRIVE COCKMENTS. "HIS DEALING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS "THE PROPERTY OF JATORIA DESIGN GROUP INC." THIS DITAWING IS NOT "O RESCALED."

requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

Required unless design is even if under Division C, Subsection

3.2.5 of the building cod

Walter Botter

NAME

SIGNATURE

BCIN

for this design and has the qualifications and meets the

REGISTATION INFORMATION
Required unless design is exempt under Division C, Subsection
3.2.4 of the building code
jardin design group inc. 27763

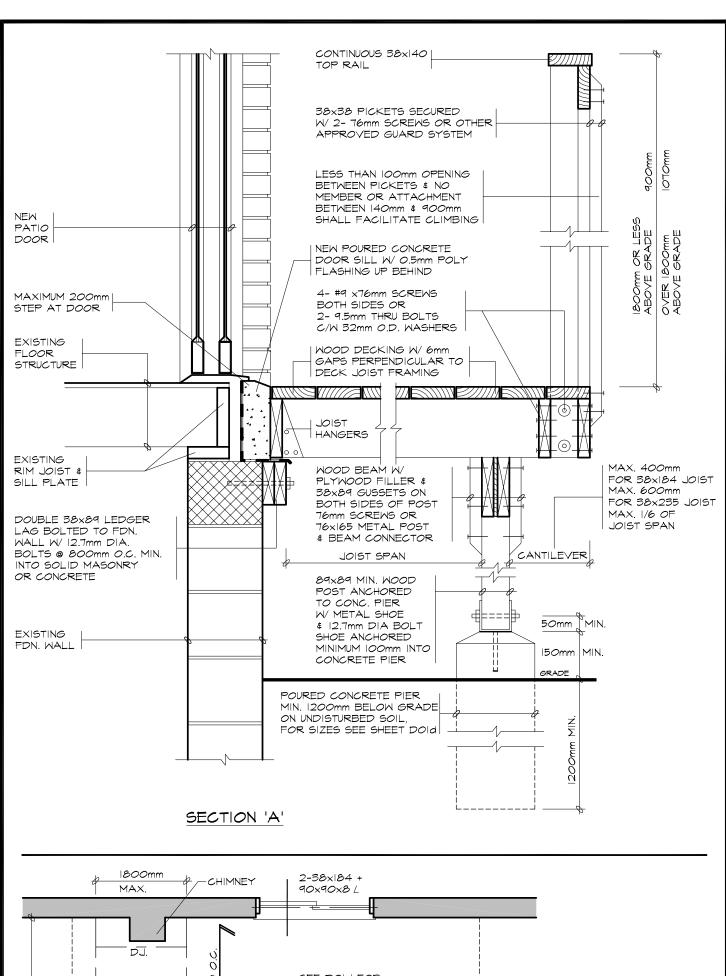
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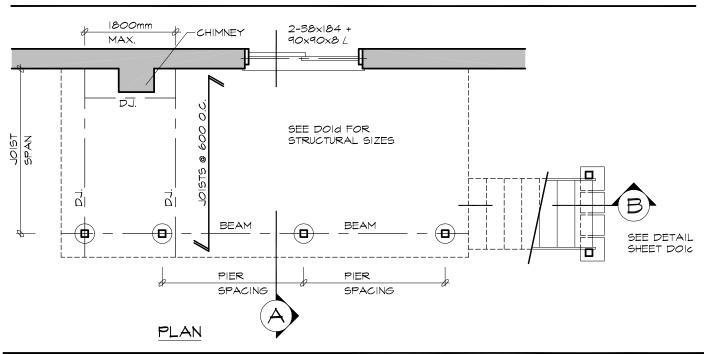
Jardin DESIGN GROUP INC 64 JARDIN DR. SUITE 3A

64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 (EL: 905 660-3377 FAX: 905 660-3713 EMAIL: info@jardindesign.ca

WALK-OUT DECK DETAIL







LMCBO STANDARD DETAILS TITLE WOOD DECK

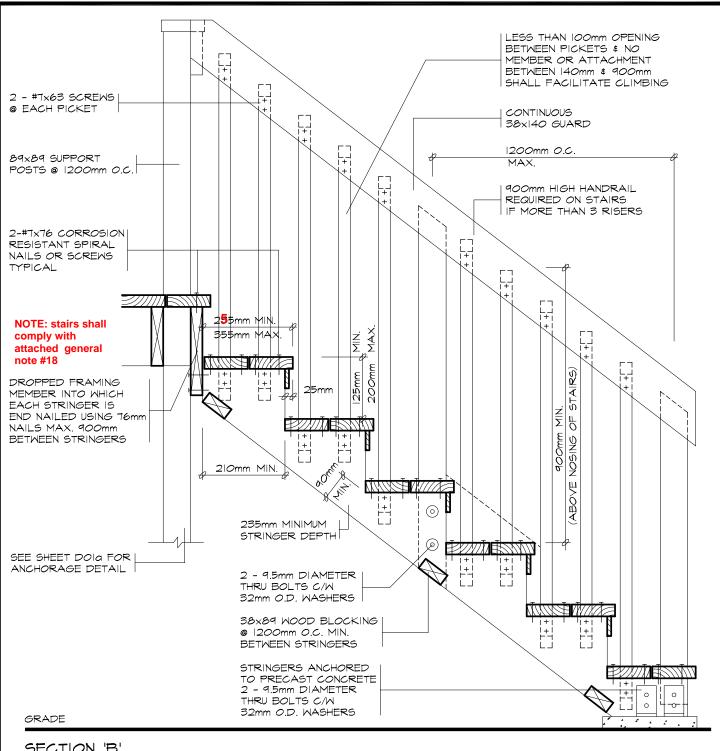
FIXED TO SOLID MASONRY FOUNDATION WALL PLAN & SECTION

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING
JURISDICTION FOR ENFORCING THE ACT AND IT'S REGULATIONS. IT IS THE RESPONSIBILITY
OF THE OWNER/DESIGNER TO ENSURE THAT ALL DESIGNS SUBMITTED FOR A PERMIT ARE IN
ACCORDANCE WITH THE BUILDING CODE ACT, BUILDING CODE AND ANY OTHER APPLICABLE LAW.

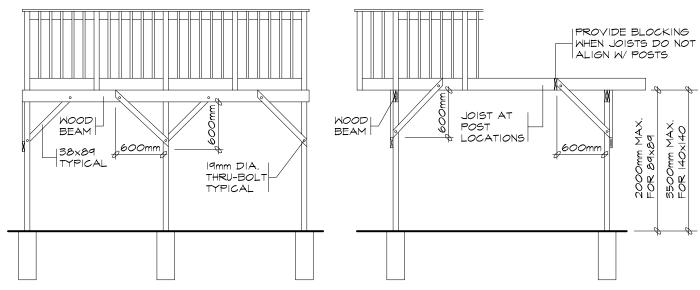
DWG. NO.

DOla

2012



SECTION 'B'



BRACING PARALLEL TO BEAM

BRACING PERPENDICULAR TO BEAM

FREE STANDING DECKS GREATER THAN 600mm ABOVE GRADE SHALL RESIST LATERAL LOADING & MOVEMENT. ALL POSTS MUST BE BRACED WHERE THE SUPPORTED AREA EXCEEDS THOSE LISTED IN THE TABLE ON DOID

LMCBO STANDARD DETAILS

TITLE WOOD DECK

STAIR SECTION

LATERAL SUPPORT FOR FREE STANDING DECKS

DOIC

2012

DWG. NO.

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND IT'S REGULATIONS. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER TO ENSURE THAT ALL DESIGNS SUBMITTED FOR A PERMIT ARE IN ACCORDANCE WITH THE BUILDING CODE ACT, BUILDING CODE AND ANY OTHER APPLICABLE LAW.

	BEAM SIZING TABLE								
SUPPORTED	LIVE LOAD 1.9 kPa PIER SPACING (mm)			LIVE LOAD 2.5 kPa PIER SPACING (mm)			LIVE LOAD 3.0 kPa PIER SPACING (mm)		
JOIST LENGTH									
(mm)	2000	3000	4000	2000	3000	4000	2000	3000	4000
1500	2/38×140	2/38×184	3/38×235	2/38×140	3/38×184	3/38×235	3/38×140	2/38×235	2/38×286
2000	2/38×140	3/38×184	3/38×235	2/38×184	2/38×235	3/38×286	2/38×184	2/38×235	3/38×286
2500	2/38×184	2/38×235	3/38×286	2/38×184	3/38×235	3/38×286	2/38×184	3/38×235	4/38×286
3000	2/38×184	2/38×235	3/38×286	2/38×184	3/38×235	4/38×286	2/38×184	3/38×235	4/38×286
3500	2/38×184	3/38×235	3/38×286	2/38×184	3/38×235	4/38×286	3/38×184	3/38×286	N/A
4000	2/38×184	3/38×235	4/38×286	2/38×184	3/38×286	N/A	3/38×184	3/38×286	N/A

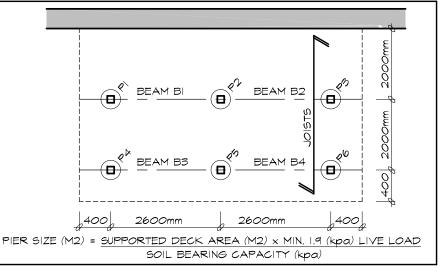
	JOIST SIZING TABLE									
	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa			
JOIST SPAN	JOIST SPACING (mm)			JOIST SPACING (mm)			JOIST SPACING (mm)			
(mm)	305	406	610	305	406	610	3 <i>0</i> 5	406	60	
2000	38×140	38×140	38×140	38×140	38×140	38×140	38×140	38×140	38×140	
2500	38x140	38×140	38×184	38×140	38×140	38×184	38×140	38x184	38×184	
3000	38×140	38×184	38×184	38×184	38×184	38×235	38×184	38×184	38×235	
3500	38×184	38×184	38×235	38×184	38×235	38×235	38×235	38×235	38×235	
4000	38×235	38×235	38×286	38×235	38×235	38×286	38×235	38×235	38×286	

FOOTING SIZES					
SOIL BEARING CAPACITIES (kPa)					
SOIL TYPE	BEARING PRESSURE (kPa)				
SOFT CLAY	40				
LOOSE SAND OR GRAVEL	50				
FIRM CLAY	75				
DENSE OR COMPACT SILT	100				
STIFF CLAY	150				
DENSE COMPACT SAND OR GRAVEL	150				
TILL	200				
CLAY SHALE	300				
SOUND ROCK	500				

PIER SIZES				
DIAMETER (mm)	n Y			
200	0.03			
25 <i>0</i>	0.05			
300	0.08			
350	0.10			
400	0.13			
500	0.20			
600	0.30			

	PC	ユニ ニコフトハ								
		POST SIZING TABLE								
POST	MAXIMUM	MAX. SUPPORTED DECK AREA (M2)								
SIZE	HEIGHT	LIVE LOAD (kPa)								
(mm)	(M)	1.9	2.5	3.0						
	1.0	10.86	8.71	7.48						
89×89	1.5	5.93	4.76	4.09						
	2.0	3.15	2.53	2.17						
	2.0	13.67	10.98	9.43						
	2.5	9.32	7.48	6.43						
	3.0	6.35	5.10	4.38						
	3.5	4.41	3.54	3.04						

	PIERS	SUPPORTED DECK AREA				
Z	<u>1</u>	$2 \times 1.7 = 3.4$ m ²				
	P2	2 × 2.6 = 5.2m ²				
PLAN	P3	$2 \times 1.7 = 3.4 \text{m}^2$				
ם	P4	$1.4 \times 1.7 = 2.4 \text{m}^2$				
Щ	Þ	$1.4 \times 2.6 = 3.6 \text{m}^2$				
₫	P6	$1.4 \times 1.7 = 2.4$ m ²				
EXAMPL	BEAMS	SUPPORTED JOIST LENGTH				
X	m	2000mm				
	B2	2000mm				
	B3	14 <i>00</i> mm				
	B4	14 <i>00</i> mm				
	BEAM	SPAN = 2600mm				
	JOIST	SPAN = 2000mm				
		·				



GENERAL NOTES

- I. A MINIMUM LIVE LOAD OF 1.9 (kPa) SHALL BE APPLIED IN ALL LOCATIONS.
- 2. THE PRESCRIBED SNOW LOAD FOR 225 SELECTED ONTARIO LOCATIONS IS INDICATED IN COLUMN 12 OF TABLE 1.2 IN SUPPLEMENTARY GUIDELINE SB-I OF THE ONTARIO BUILDING CODE. THE SNOW LOAD SHALL BE APPLIED AS THE MINIMUM LIVE LOAD WHERE IT IS GREATER THAN 1.9 (kPa)
- 3. A SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS, SIZE & LOCATION OF ALL EXISTING BUILDINGS & DECKS.
- 4. LUMBER NO. 2 SPF OR BETTER WOOD POSTS MIN. 89x89 (SOLID).
 USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
- 5. A DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
- 6. CANTILEVERED JOISTS AND BEAMS ARE LIMITED TO 1/6 THE MEMBERS LENGTH.
- CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL. THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
- 8. MAXIMUM HEIGHT REFERS TO THE HEIGHT OF THE POST FROM THE TOP OF THE PIER TO THE DECK SURFACE.
- 9. BEAMS WITH MORE THAN 2 MEMBERS MUST BE SUPPORTED
- IO. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.
- II. CONTACT YOUR LOCAL BUILDING DEPARTMENT FOR FURTHER INFORMATION ABOUT LOCAL SOIL BEARING CAPACITIES.
- 12. JOISTS SPANNING MORE THAN 2100mm ARE TO HAVE BRIDGING AT LEAST EVERY 2100mm O.C.,

LMCBO STANDARD DETAILS TITLE

WOOD DECK STRUCTURAL SIZING TABLES

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING
JURISDICTION FOR ENFORCING THE ACT AND IT'S REGULATIONS, IT IS THE RESPONSIBILITY
OF THE OWNER/DESIGNER TO ENSURE THAT ALL DESIGNS SUBMITTED FOR A PERMIT ARE IN
ACCORDANCE WITH THE BUILDING CODE ACT, BUILDING CODE AND ANY OTHER APPLICABLE LAW.

DWG. NO.

DOId

2012

SB-7 Guards for Housing and Small Buildings

2.1. Materials

2.1.1. Lumber Grades

- (1) The minimum grade of softwood dimension lumber for posts, rails and joists shall be Northern Species, No. 2.
- (2) The minimum grade of softwood dimension lumber for pickets shall be Northern Species, No. 2 Picket grade.
- (3) Wood for pickets shall be free of loose knots. (See Appendix A_{\star})

SB-7 Page 1

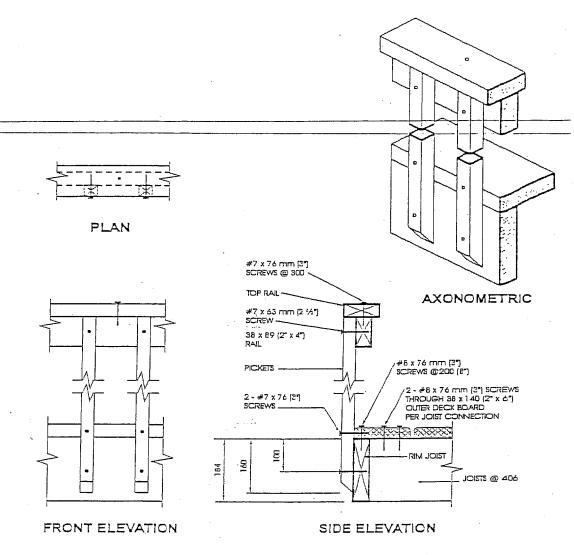
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Table 2.1.2.
Minimum Size of Loadbearing Elements

Guard Element	Minimum Size, mm (in)		
Post	89 x 89 (4" x 4" nominal)		
Top Rail	38 x 89 (2" x 4" nominal)		
Bottom Rail	38 x 89 (2" x 4" nominal)		
Pickel / Baluster	32 x 32 (1 ⁹ /32" x 1 ⁹ /32")		
Column 1	2		

Table 2.1.3.
Minimum Size of Floor Elements

Floor Sternent	Minimum size, mm (in)	
Observing London	25 x 140 (⁵ /4" x 6" nominal), when each is plank fastened with 2 - 63 mm (2½") naiis	
Dimension Lumber Decking	38 x 89 (2" x 4" nominal), when each plank is fastened with 2 - 75 mm (3") nails	
Dimension Lumber Joists	38 x 184 (2" x 8" nominal)	
Calumn 1	2	



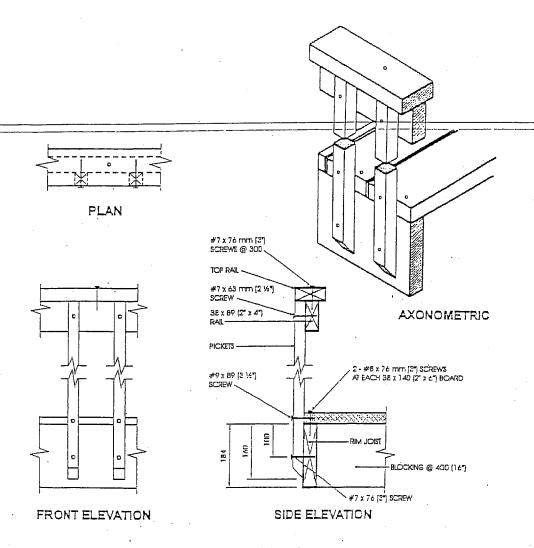
Detail ED-3

Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck

Notes

- 1. Provide a suitable post, return, or solid support at each end of the guard.
- 2. Wood for cantilevered pickers shall be Northern Species.
- Fasien rim joist to each floor joist with 3 82 mm (3½") nails.
- 4. Dimensions shown are in mm unless otherwise specified.

2006

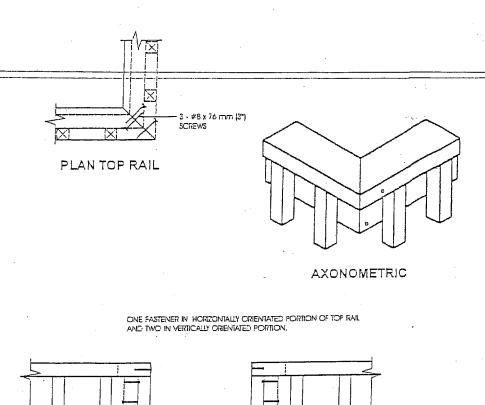


Detail ED-4

Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck,
Guard Parallel to Floor Joists

Notes:

- 1. Provide a suitable post, return, or solid support at each end of the guard.
- 2. Wood for cantilevered pickets shall be Northern Species.
- 3. Fasten rim joist to blocking with 3 82 mm (31/2") nails.
- 4. Dimensions shown are in mm unless otherwise specified.



Detail ED-5 Exterior Connection: Corner Joint

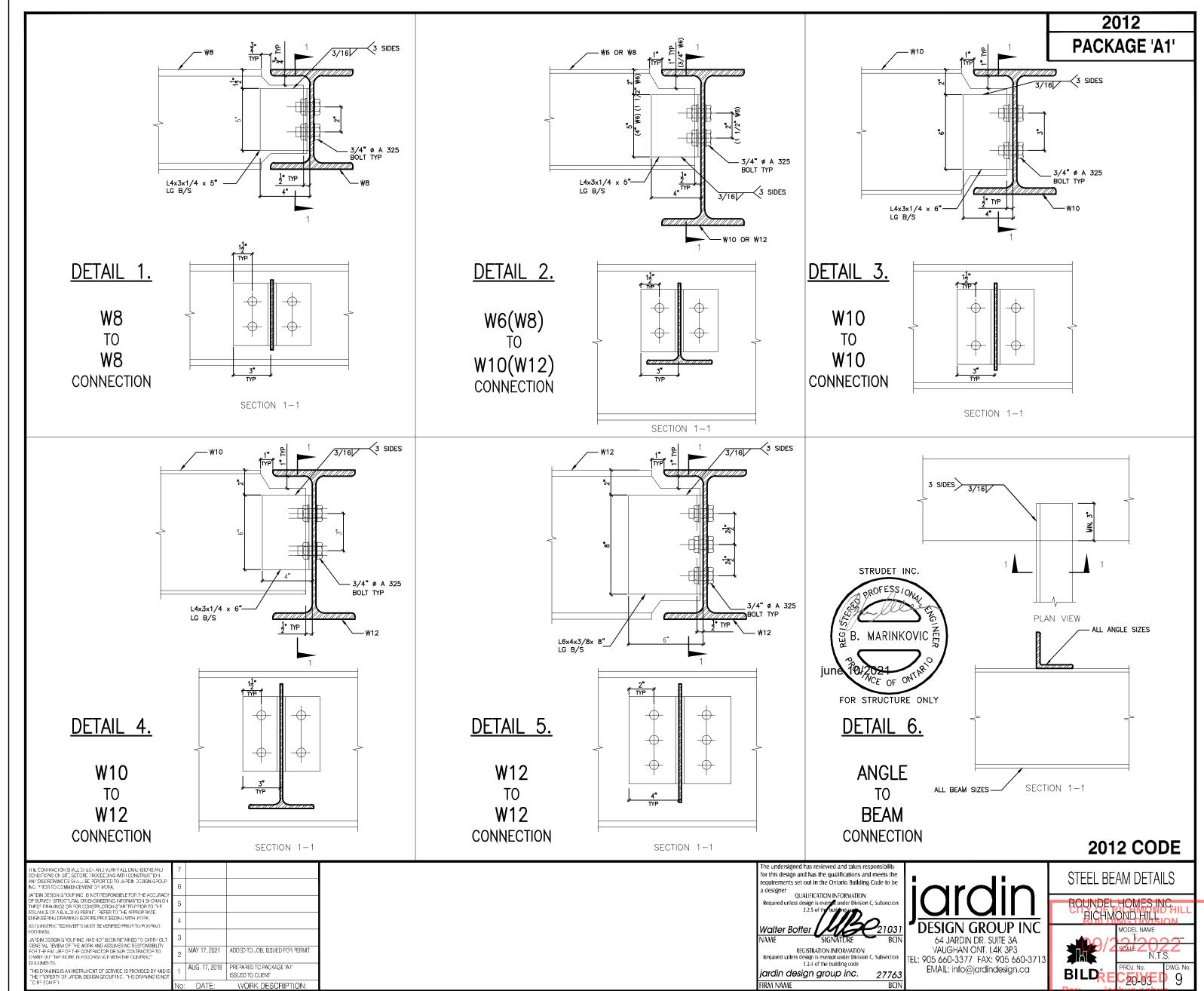
SIDE TOP RAIL

Notes

1. Screws fastening pickets are omitted for clarity.

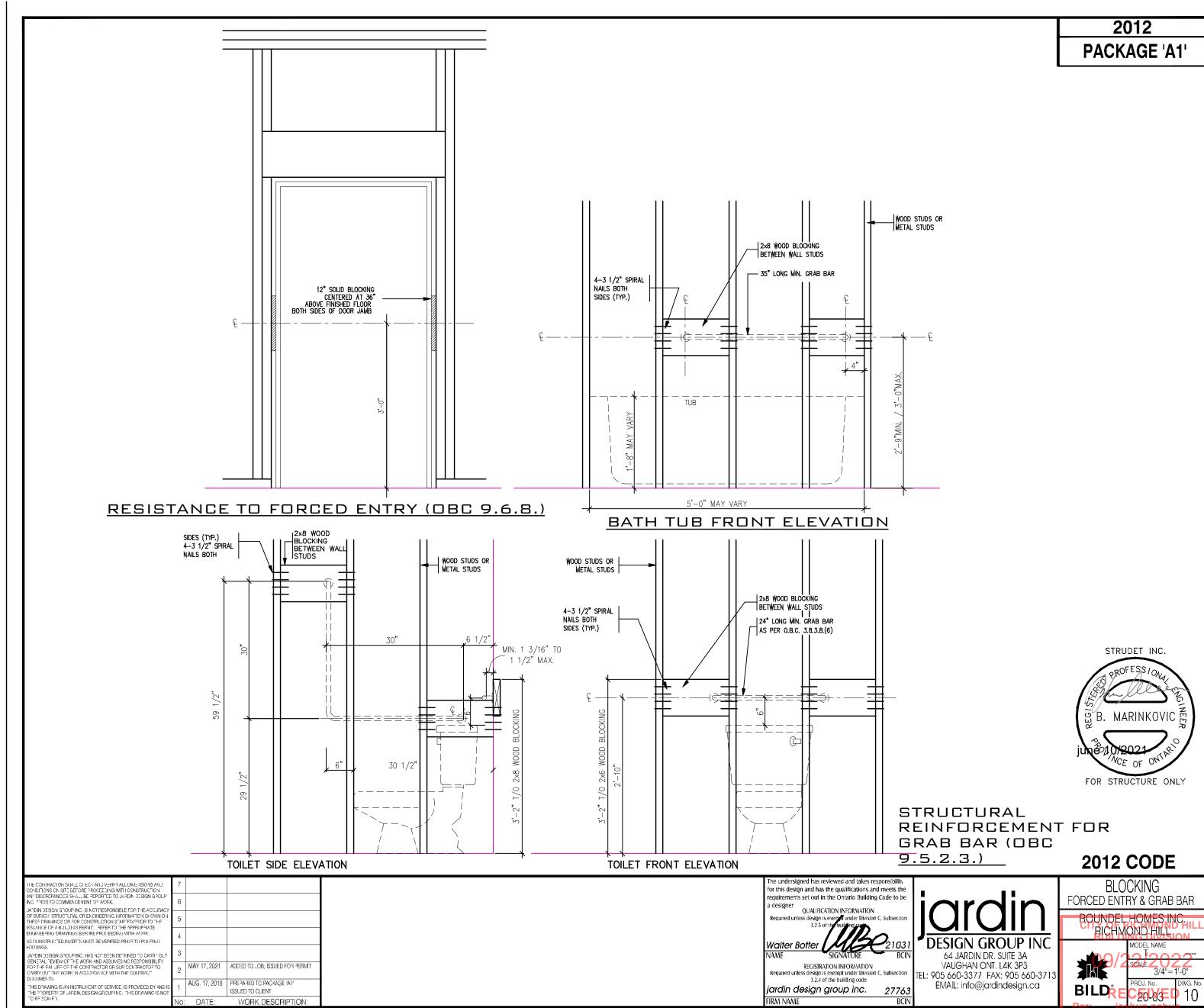
FRONT TOP RAIL

2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.

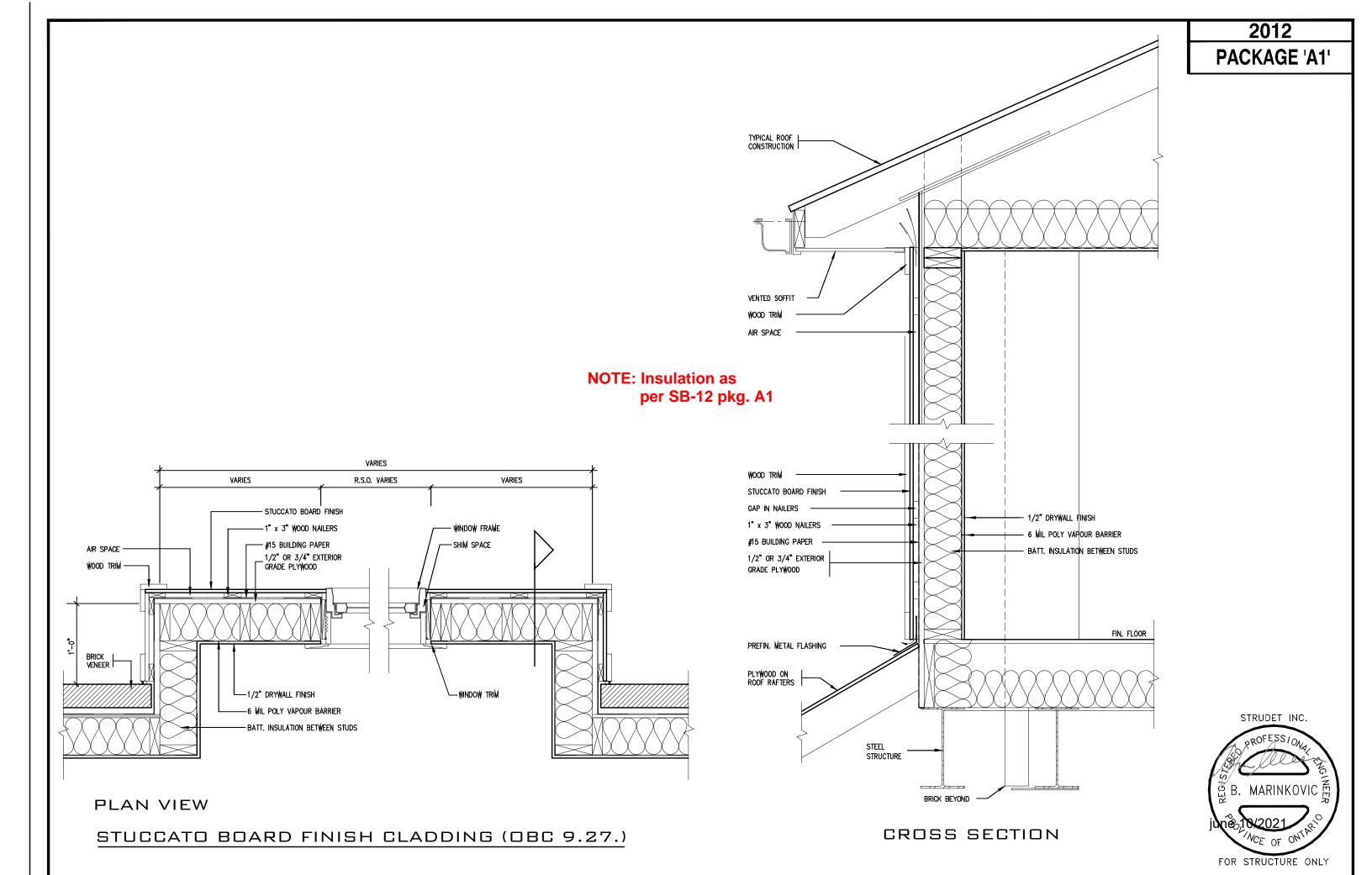


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WING NAME: GENERAL NOTES



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2012 CODE

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SSLAWLE OF A BULLING FERMIT. "REPER TO THE APPROPRIATE
ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. CONSTRUCTED INVERTS MUST BE VERIFIED PRIOR TO POURING

MAY 17, 2021 ADDED TO JOB; ISSUED FOR PERMIT PREPARED TO PACKAGE 'A1' ISSUED TO CLIENT WORK DESCRIPTION:

equirements set out in the Ontario Building Code to be QUALIFICATION INFORMATION REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code jardin design group inc.

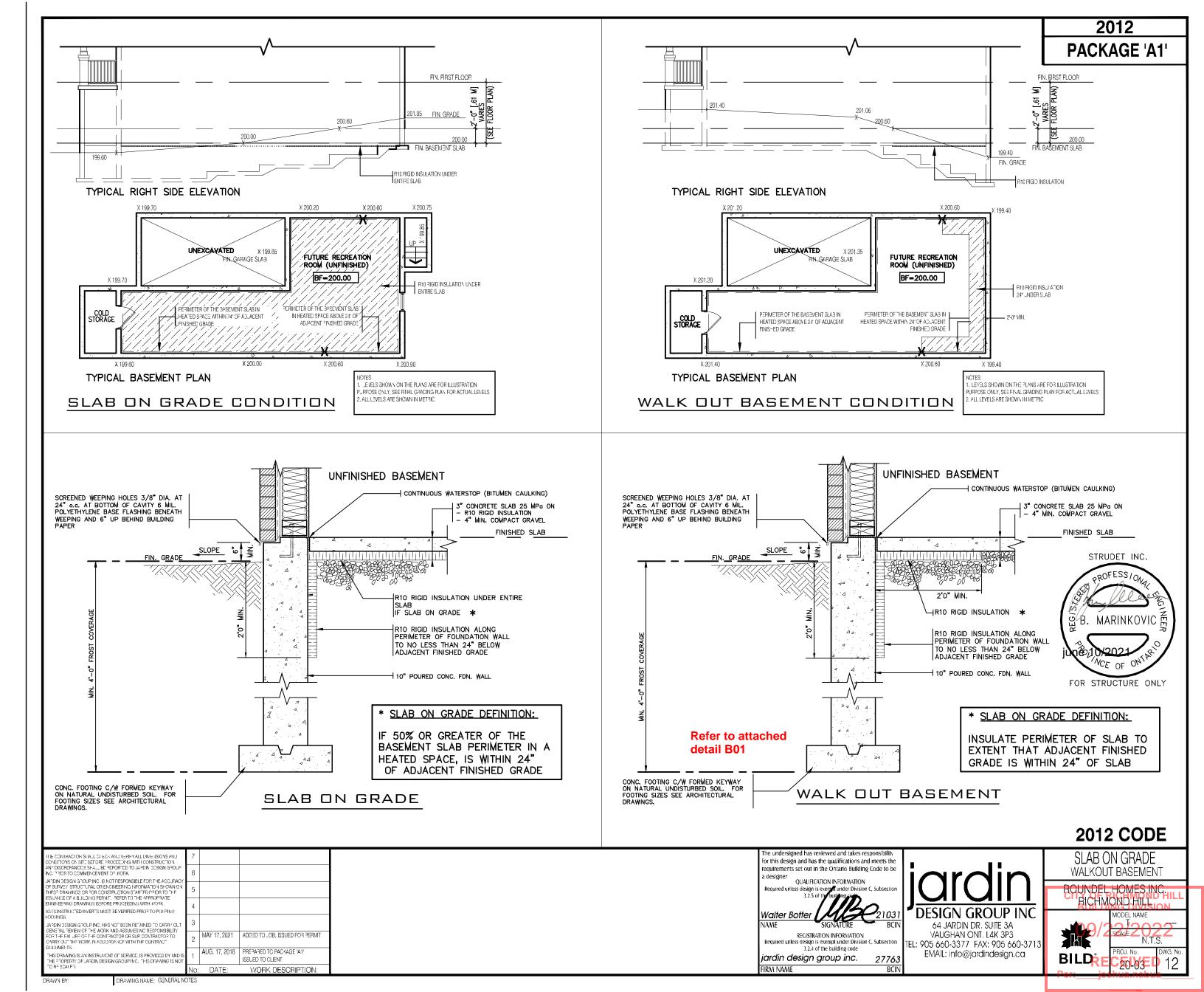
for this design and has the qualifications and meets the

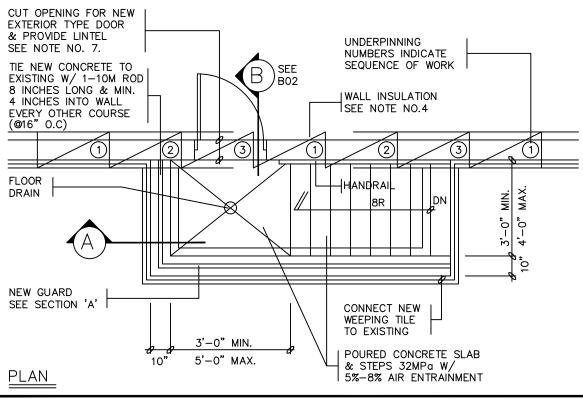
DESIGN GROUP INC 64 JARDIN DR. SUITE 3A

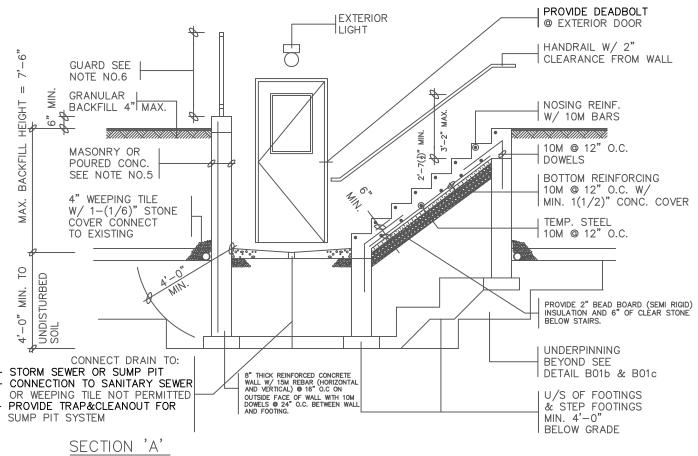
VAUGHAN ONT. L4K 3P3 [EL: 905 660-3377 FAX: 905 660-3713 EMAIL: info@jardindesign.ca

STUCCATO BOARD FINISH CLADDING

BICHMOND HILL BILD







GENERAL NOTES:

1. FOOTINGS:

16"x6" POURED CONC. FOOTING ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL.

2. CONCRETE:

MINIMUM COMPRESSIVE STRENGTH OF 32 MPA @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT.

3. EXTERIOR STAIRS:

RISER: 4(7/8)"MIN. | 7(7/8)"MAX. RUN: 8(1/4)"MIN. | 14"MAX. TREAD: 9(1/4)"MIN. | 14"MAX.

4. INSULATION:

MINIMUM R20c.i. INSULATION W/ VAPOUR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL.

5. RETAINING WALL:

REINFORCING STEEL IN SIDE WALLS TO BE LOCATED ON OUTSIDE FACE OF WALLS WITH 1(1/2)" CONCRETE COVER.

6. GUARDS:

3'-6" HEIGHT WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS. GUARDS SHALL BE NON-CLIMBALE AND IN CONFORMANCE WITH OBC 2012 DIV.B 9.8.8 AND SB-7

7. LINTELS:

- SOLID MASONRY/CONCRETE: 2-3(1/2)"x3(1/2)"x(1/4)" STEEL ANGLES

 BRICK VENEER: 1-3(1/2)"x3(1/2)"x(1/4)"L + 2-2"x8"

 WOOD FRAME/SIDING: 2-2"x8"

8. UNDERPINNING:

UNDERPINNING, OR EXTRA DEPTH FOOTING TO A LEVEL 4 FT. BELOW THE WALKOUT SLAB, IS REQUIRED FOR ALL FOOTINGS WITHIN A 4 FT. RADIUS OF ANY POINT OF THE WALKOUT SLAB.

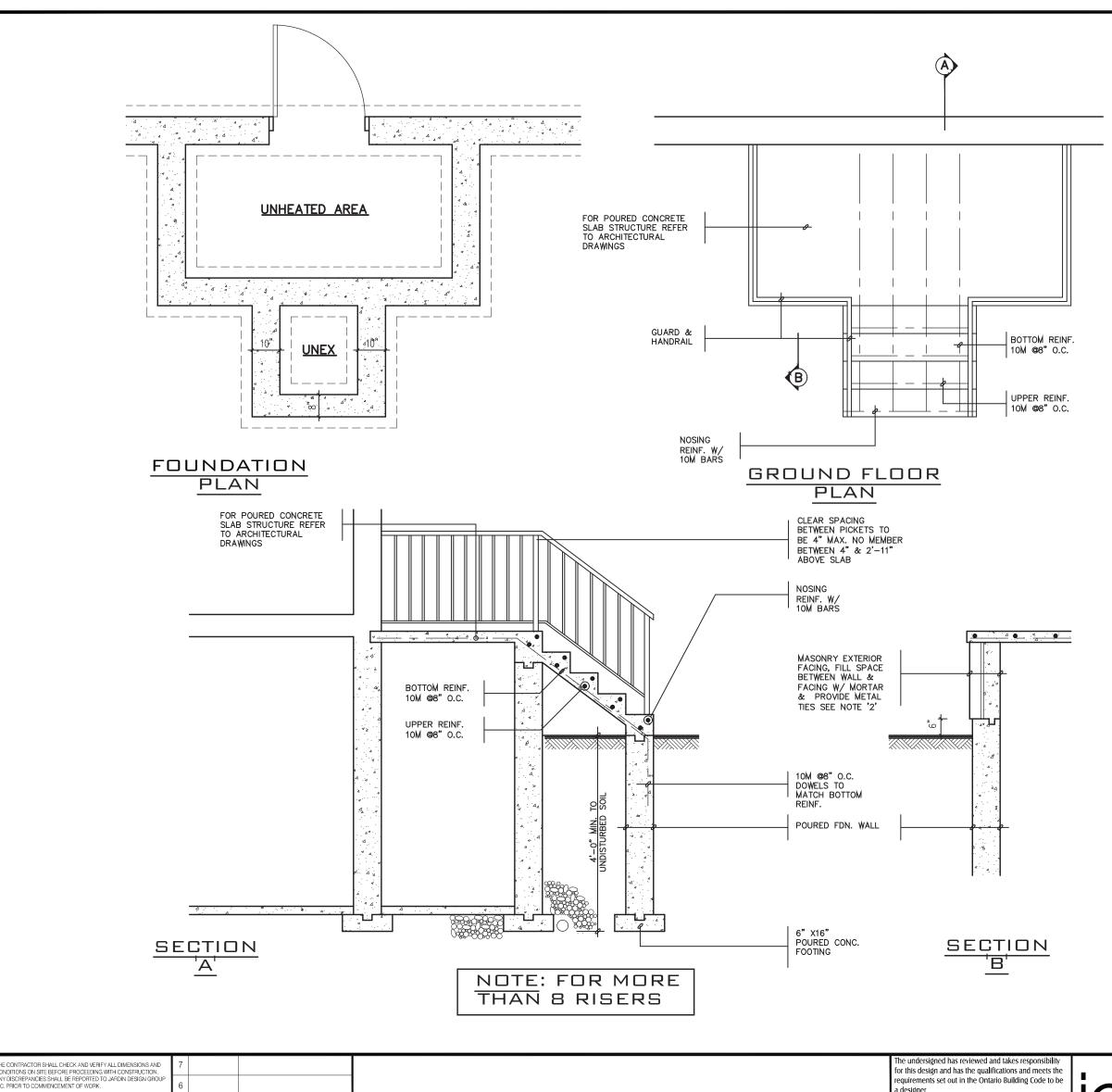


BASEMENT WALKOUT PLAN & SECTIONS

DWG. NO.

B01RH

2020



2012 PACKAGE 'A1'

GENERAL NOTES

1. EXTERIOR STAIRS

7 7/8" RISE MAXIMUM RUN MINIMUM 1'-2" RUN MAXIMUM



2. MASONRY TIES

WHEN BRICK FACING IS USED ABOVE GROUND LEVEL, PROVIDE 3/16" DIA. CORROSION RESISTANT METAL TIES @ 36" HORIZONTAL & 8" VERTICAL

3. GUARDS

ARE REQUIRED AROUND CONCRETE SLAB IF MORE THAN 2'-0" ABOVE GRADE & ON BOTH SIDES OF STAIRS CONTAINING MORE THAN 6 RISERS. MINIMUM 31" HIGH FOR STAIRS MINIMUM 35" HIGH FOR PORCHES UP TO 5'-11" ABOVE GRADE. MINIMUM 42" HIGH FOR GREATER HTS.

4. HANDRAIL

ARE REQUIRED WHERE STEPS HAVE MORE THAN 3 RISERS . HANDRAIL HEIGHT 31" -

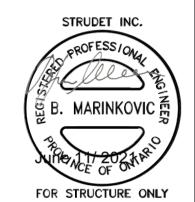
5. FOUNDATION WALLS

THICKNESS OF FOUNDATION WALLS IS DEPENDANT UPON VENEER CUT 8" FOR UP TO 26" VENEER CUT HEIGHT 10" FOR VENEER CUT OVER 26" HIGH

MINIMUM CONCRETE STRENGTH SHALL BE 4650 PSI [32MPa] W/ 5%-8% AIR ENTRAINMENT MINIMUM CONCRETE SLAB

7. CONCRETE COVER

PROVIDE MINIMUM 3/4" CLEAR CONCRETE COVER TO REINFORCING BARS



2012 CODE

The undersioned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer QUALIFICATION INFORMATION

Walter Botter 21031
NAME SIGNATURE BCIN

FIRM NAME

REGISTRATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.4 of the building code jardin design group inc.

DESIGN GROUP INC 64 JARDIN DR. SUITE 3A VAUGHAN ONT. L4K 3P3 TEL: 905 660-3377 FAX: 905 660-3713 EMAIL: info@jardindesign.ca

POURED CONCRETE STAIRS

ROUNDEL HOMES INC RICHMOND HILL



HILL 3/8"=1'-0" 13 20-03

PRICH ID COMMINICATION OF WORDS

SURVEY, STRUCTURAL OR ENGINEERING INFORMATION SHOWN

SE DRAWINGS OR FOR CONSTRUCTION STARTED PRIOR TO THE

ANACE OF A BUILDING PERMIT. REFERT OTHEL APPROPRIATE

SINCERING DRAWINGS BEFORE PROCEEDING WITH WORK.

STRUCTED INVERTS MUST BE VERIEIED PRIOR TO POURING

MAR 14 2022 O B C UPDATE FOR STAIRS (JAN 1/202

ISSUED TO CLIENT

AUG. 17, 2018 PREPARED TO PACKAGE "A1"

ADDED TO JOB: ISSUED FOR PERMIT

WORK DESCRIPTION:

MAY 17, 2021

DATE