

Refer to attached general notes and drawings.

These drawings have been reviewed under Compliance Option: **PERFORMANCE** of the OBC 2012, SB-12.

Windows, sliding glass doors and skylights shall comply with OBC 2012, SB-12, 3.1.1.9 for maximum U-Value.



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

38-08 Ashtown

Drawing List:

- A0

TITLE SHEET
- A1

BASEMENT FLOOR ELEV. 'A'
- A2

OPT. BASEMENT FLOOR ELEV. 'A', 'B' & 'C'
- A3

GROUND FLOOR ELEV. 'A'
- A4

OPT. GROUND FLOOR ELEV. 'A'
- A5

SECOND FLOOR ELEV. 'A'
- A6

OPT. SECOND FLOOR ELEV. 'A'
- A7

BASEMENT FLOOR ELEV. 'B'
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GROUND FLOOR ELEV. 'B'
- A9

OPT. GROUND FLOOR ELEV. 'B'
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SECOND FLOOR ELEV. 'B'
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GROUND FLOOR ELEV. 'C'
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SECOND FLOOR ELEV. 'C'
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FRONT ELEVATION 'A'
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- A19

REAR ELEVATION 'A', 'B' & 'C'
- A20

LEFT SIDE ELEVATION 'A'
- A21

FRONT ELEVATION 'B'
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RIGHT SIDE ELEVATION 'B'
- A23

LEFT SIDE ELEVATION 'B'
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FRONT ELEVATION 'C'
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RIGHT SIDE ELEVATION 'C'
- A26

LEFT SIDE ELEVATION 'C'
- A27

OPT. LEFT SIDE ELEVATION 'A'
- A28

OPT. LEFT SIDE ELEVATION 'B'
- A29

OPT. LEFT SIDE ELEVATION 'C'
- A30

PARTIAL OPT. FINISHED & OPT. WALK UP BASEMENT FLOOR ELEV 'A', 'B' & 'C'
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PARTIAL GROUND FLOOR ELEV 'A', 'B' & 'C' OPT. WALK UP BASEMENT COND.
- D1

REAR ELEVATION 'A', 'B' & 'C' OPT. WALK UP BASEMENT CONDITION
- D2

CONSTRUCTION NOTES
- D3

CONSTRUCTION NOTES

Richmond Hill

City of Richmond Hill
Building Division

INSPECTION NOTICES - HOUSING

You are required to notify the Inspection Section of the readiness to inspect at the following construction stages:

- Footings (prior to concrete placement)
- Building sewers (laterals)
- Water service pipe (lateral)
- Foundation (prior to backfill)
- Building drains (under slab)
- Plumbing rough-in
- HVAC rough-in
- Air barrier (prior to exterior cladding)
- Structural Framing (exterior cladding completed)
- Insulation (include vapour barrier)
- Solid fuel burning appliances
- Occupancy Permit

Please contact the Inspection Section by one of the following methods:

- E-mail: buildinginspections@richmondhill.ca
- Inspection fax line: 905-771-2528
- Inspection Request Line: 905-771-5465

A minimum of 2 business days is required.

An inspection may be refused if permit documents and a copy of the permit are not present on site.

Please refer to other inspection information on the reverse of the permit card.

Areas:

	ELEVATION 'A'		ELEVATION 'B'		ELEVATION 'C'	
	SF	SM	SF	SM	SF	SM
GROUND FLOOR	1042.7	96.9	1042.7	96.9	1043.5	96.9
SECOND FLOOR	1323.6	123.0	1328.3	123.4	1306.4	121.4
SECOND FLOOR OTB	(11.1)	(1.0)	(11.1)	(1.0)	(11.1)	(1.0)
OPT. GROUND FLOOR	1056.6	98.2	1056.6	98.2	1056.6	98.2
OPT. SECOND FLOOR	1323.6	123.0	1328.3	123.4	1306.4	121.4
OPT. SECOND FLOOR OTB	(11.1)	(1.0)	(11.1)	(1.0)	(11.1)	(1.0)
OPT. FINISHED & OPT. WALK UP BASEMENT FLOOR	741.0	68.8	741.0	68.8	741.0	68.8
TOTAL AREA	5465.3	507.7	5474.7	508.6	5431.7	504.6
COVERAGE INC PORCH	1510.4	140.3	1510.4	140.3	1510.4	140.3
COVERAGE NOT INC PORCH	1446.3	134.4	1446.3	134.4	1446.3	134.4

Royal Pine Homes Ltd.

Centrefield, Ph. 2

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W Architect Inc.

DESIGN CONTROL REVIEW

JUN. 10, 2021

FINAL BY: MMI

This stamp is only for the purposes of design control and carries no other professional obligations.



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NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021

SIGNATURE:

client
Royal Pine Homes Ltd.

location
Richmond Hill

project
Centrefield, Ph. 2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
4	ISSUED FOR CLIENT REVIEW	23-04-20	AD	MSA	8	REV PER ENG COMMENTS	28-Apr-21	MD	CM
5	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA	9	REVISED PER FLOOR/TRUSS COORD	6-May-21	MD	CM
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model
38-8
scale
3/16" = 1'0"
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page

A0

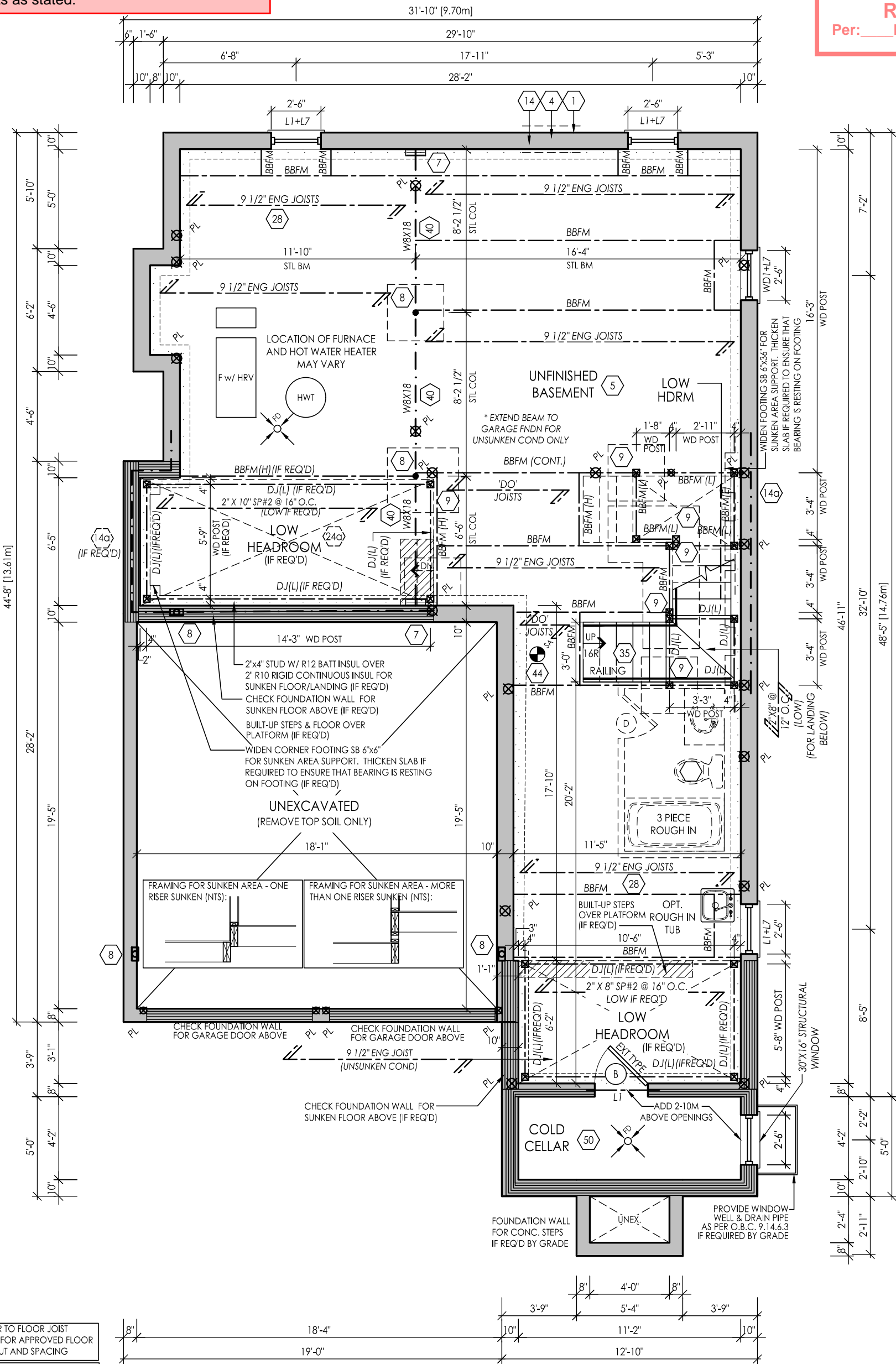
For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

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NOTE: REFER TO FLOOR JOIST
DRAWINGS FOR APPROVED FLOOR
JOIST LAYOUT AND SPACING

NOTE: STEEL BEAM SUPPORTING
FLOOR ABOVE TO BE DROPPED
UNLESS NOTED OTHERWISE

OPT. BASEMENT FLOOR ELEV. 'A', 'B' & 'C'



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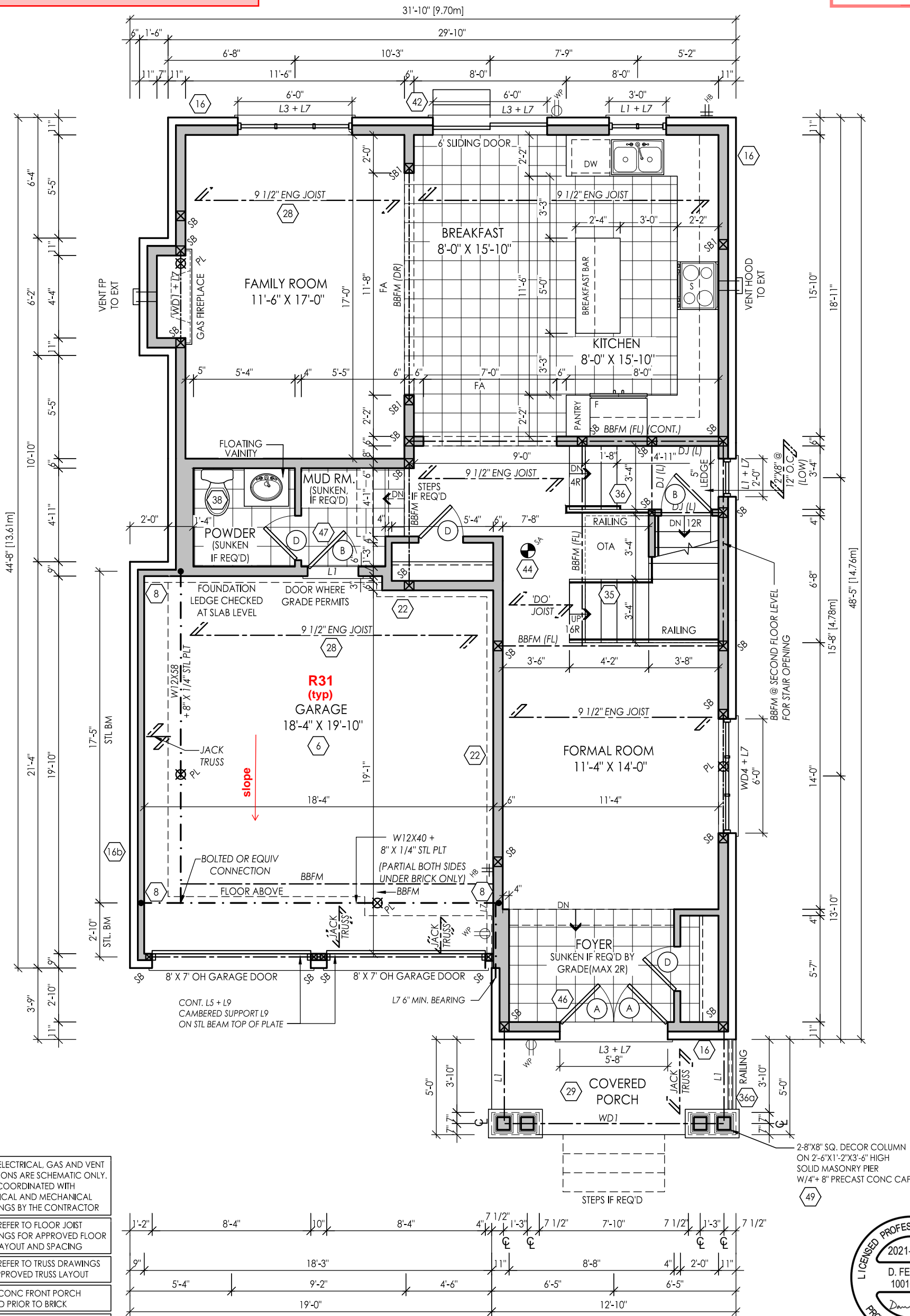
For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

All doors between the garage and living space shall have self-closing devices. If required to have stairs, stairs shall conform to Section 9.8 of the Ontario Building Code.

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NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

NOTE: STEEL BEAM SUPPORTING FLOOR ABOVE TO BE DROPPED UNLESS NOTED OTHERWISE

GROUND FLOOR ELEV. 'A'



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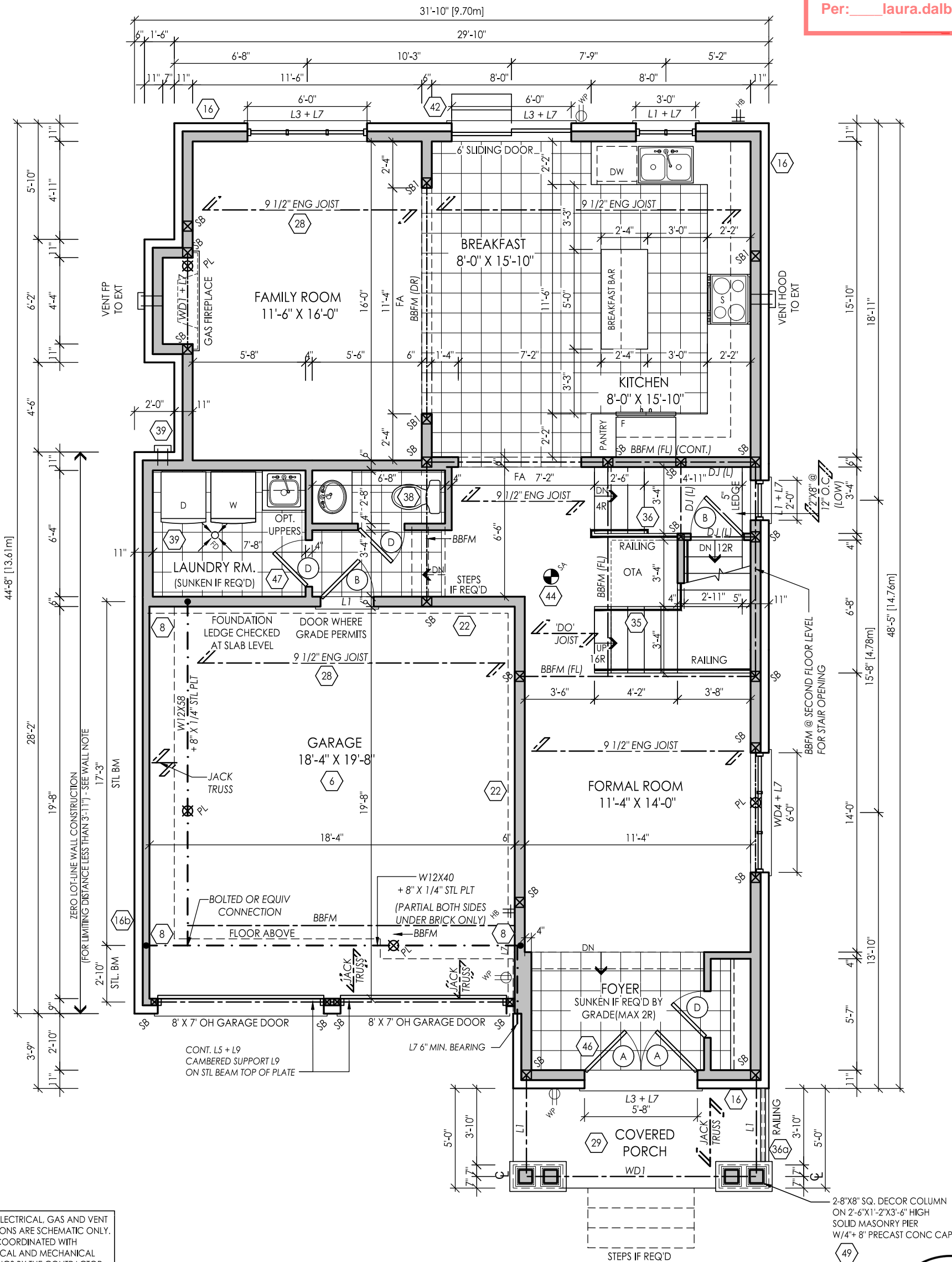
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OPT. GROUND FLOOR ELEV. 'A'



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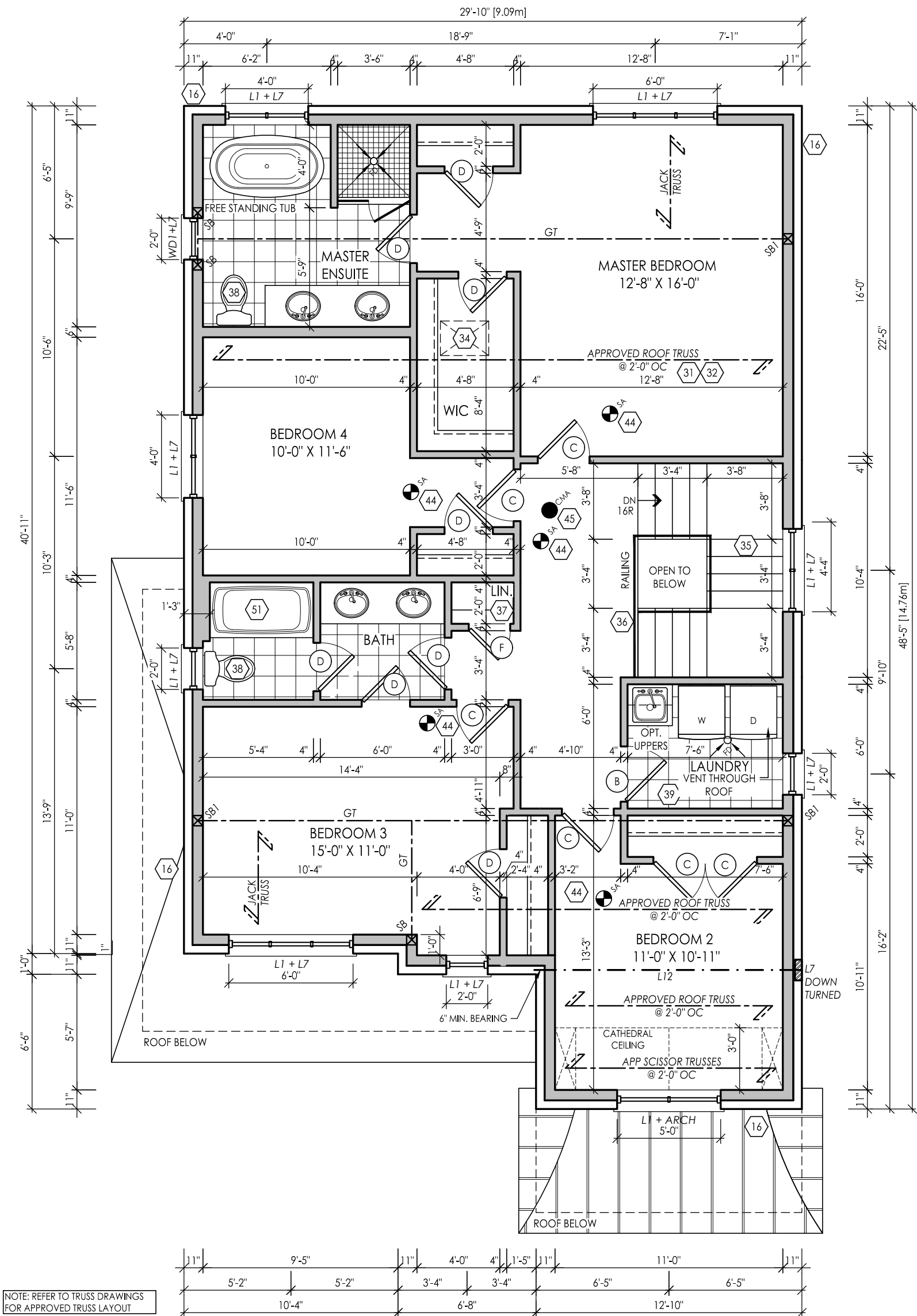
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SECOND FLOOR ELEV. 'A'



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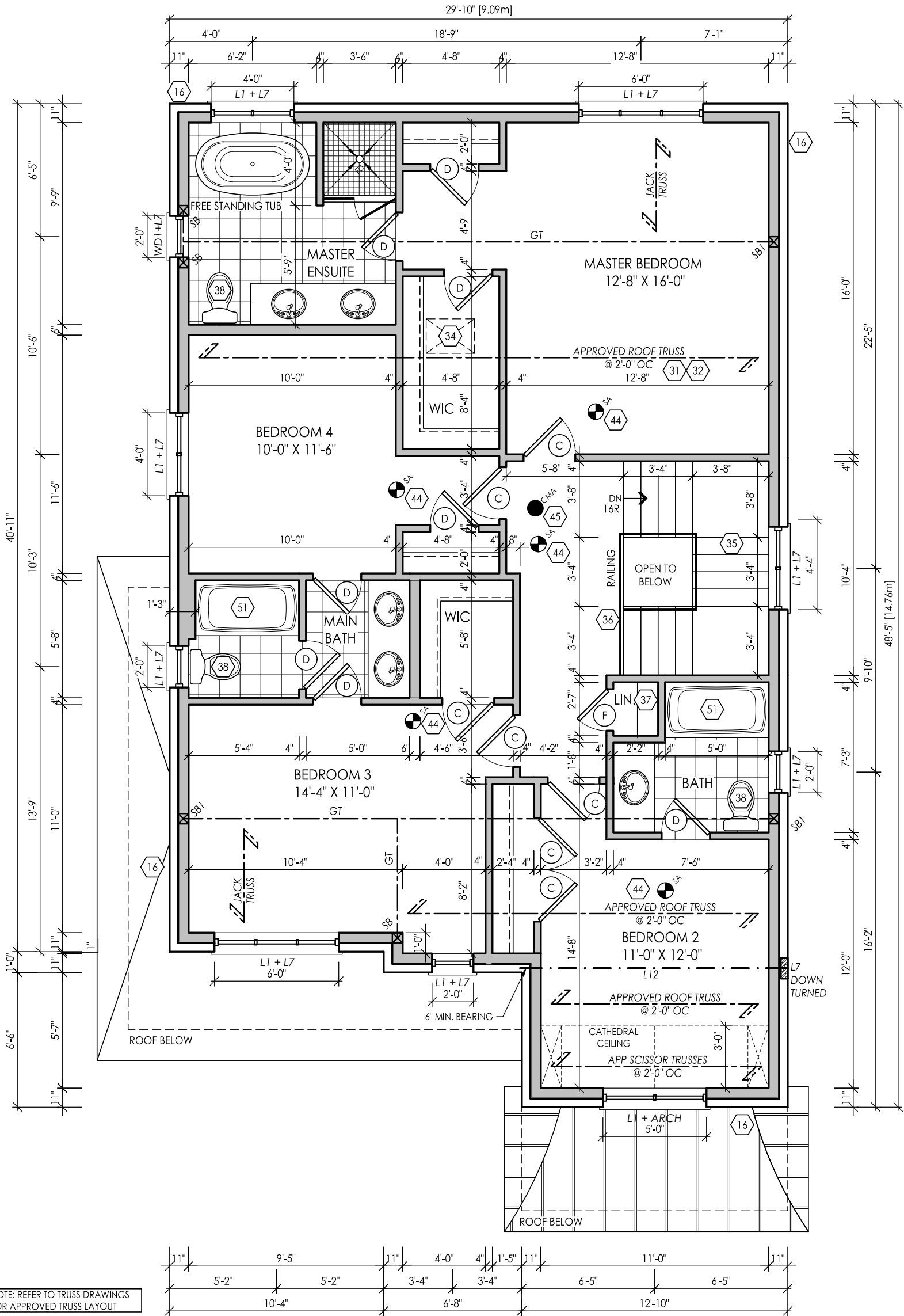
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OPT. SECOND FLOOR ELEV. 'A'



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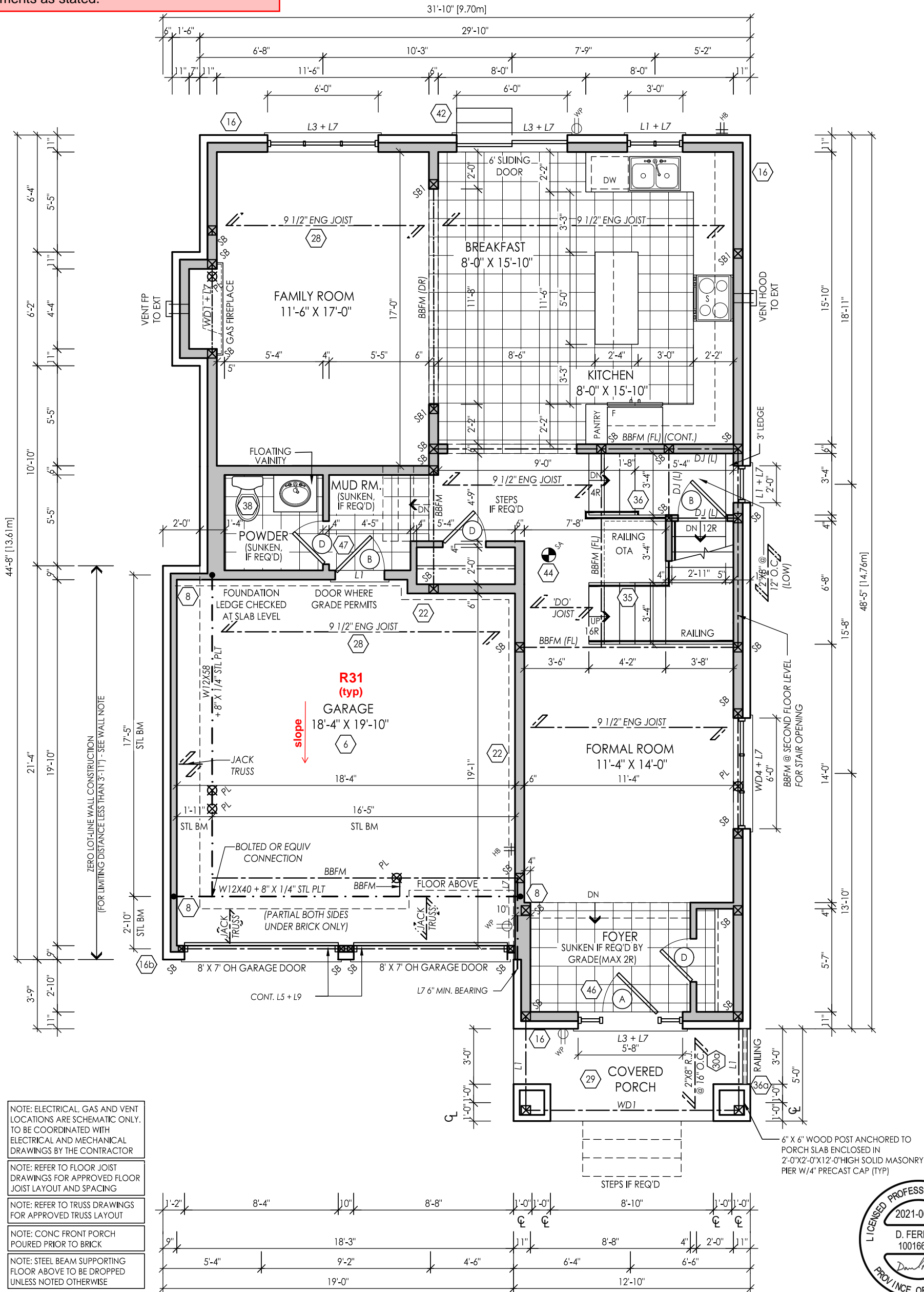
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GROUND FLOOR ELEV. 'B'

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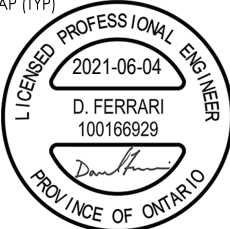
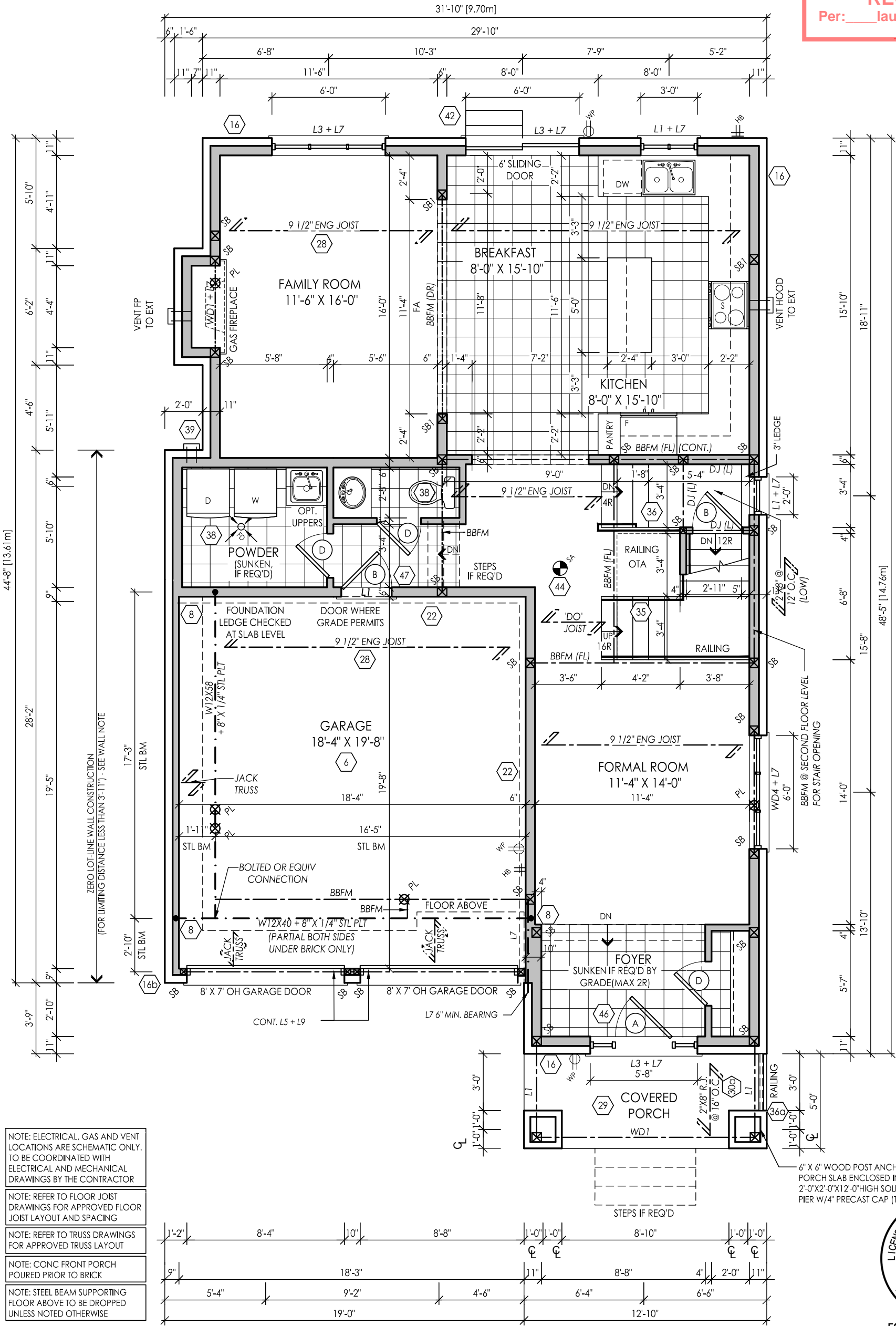
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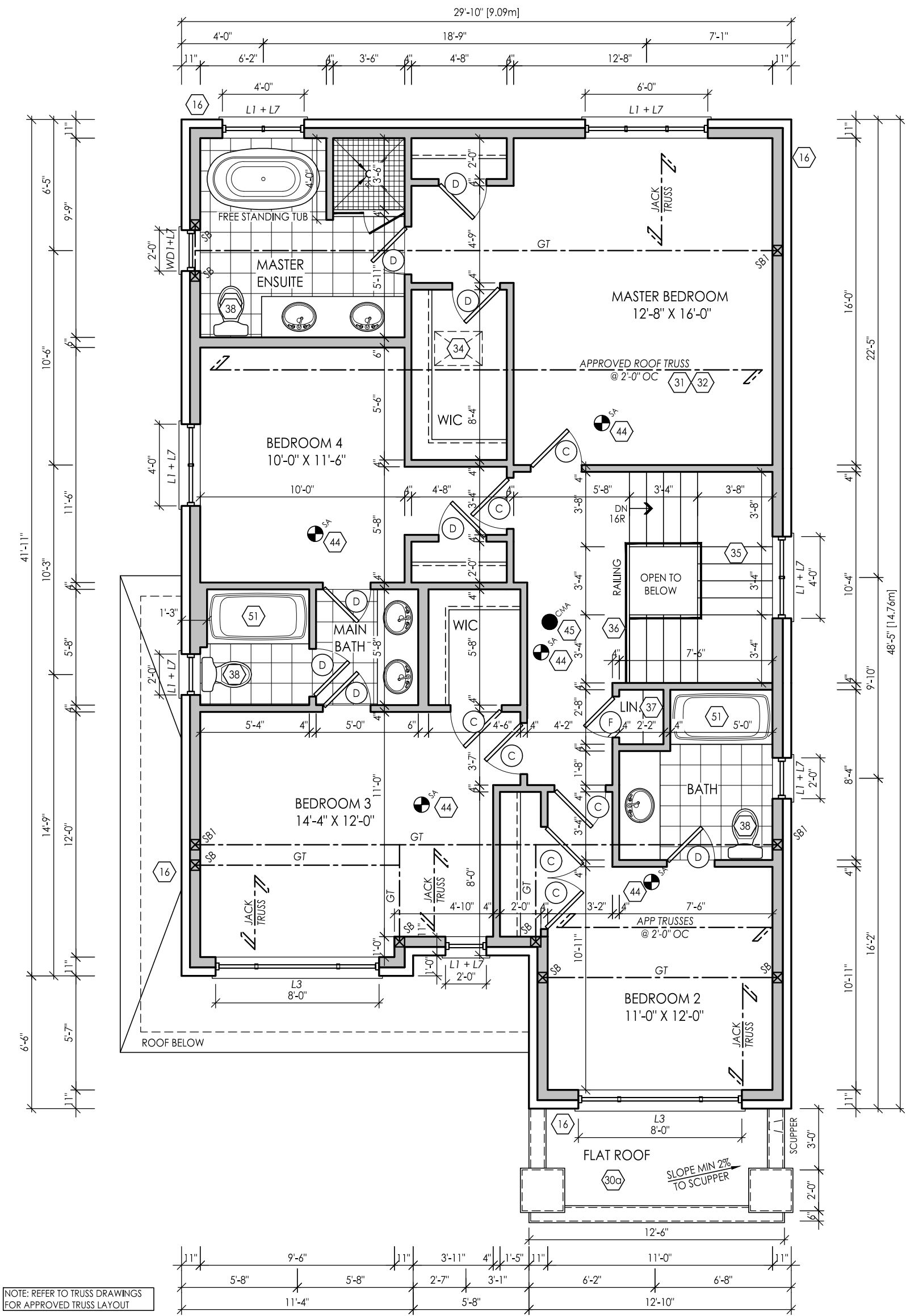
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OPT. SECOND FLOOR ELEV. 'B'



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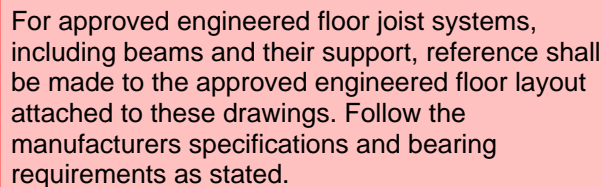
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BASEMENT FLOOR ELEV. 'C'

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A12

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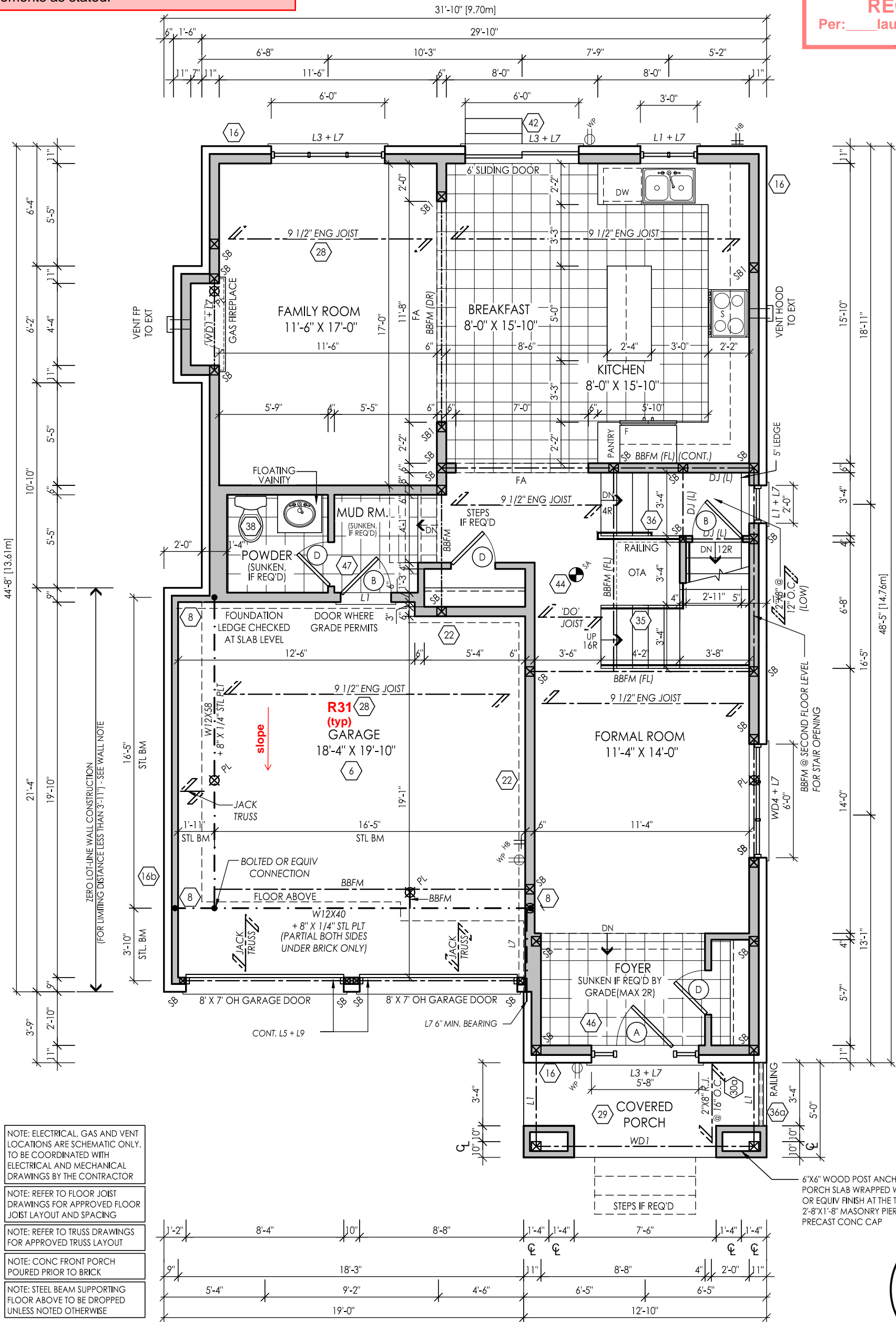
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GROUND FLOOR ELEV. 'C'



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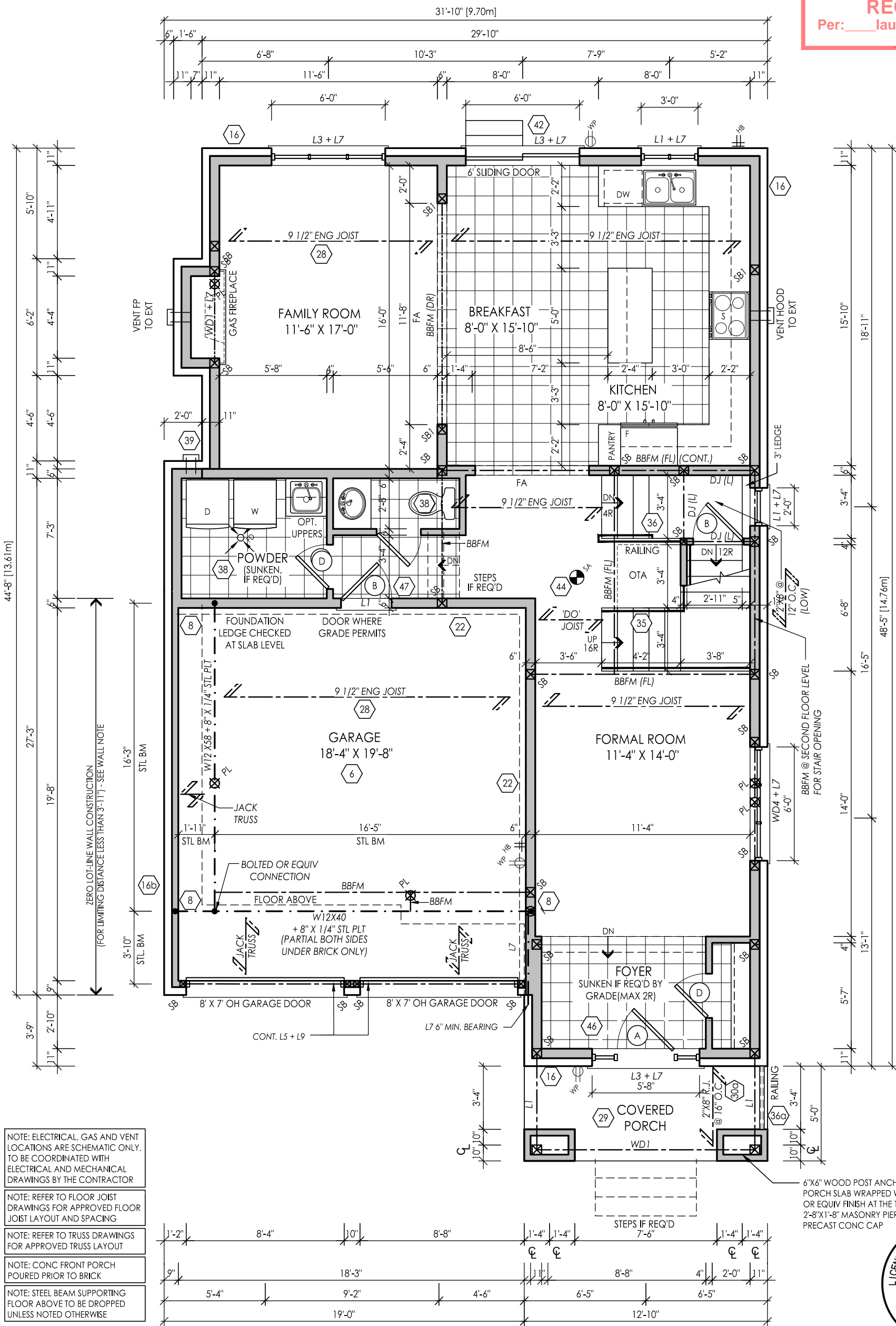
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I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021

SIGNATURE:

client
Royal Pine Homes Ltd.

location
Richmond Hill

project
Centrefield, Ph. 2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM
7	REV PER ENG COMMENTS	28-APR-21	MD	CM					
9	REVISED PER FLOOR/TRUSS COORD	6-MAY-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM					



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model
38-8

scale
3/16" = 1'0"

project #
20005

page

A14



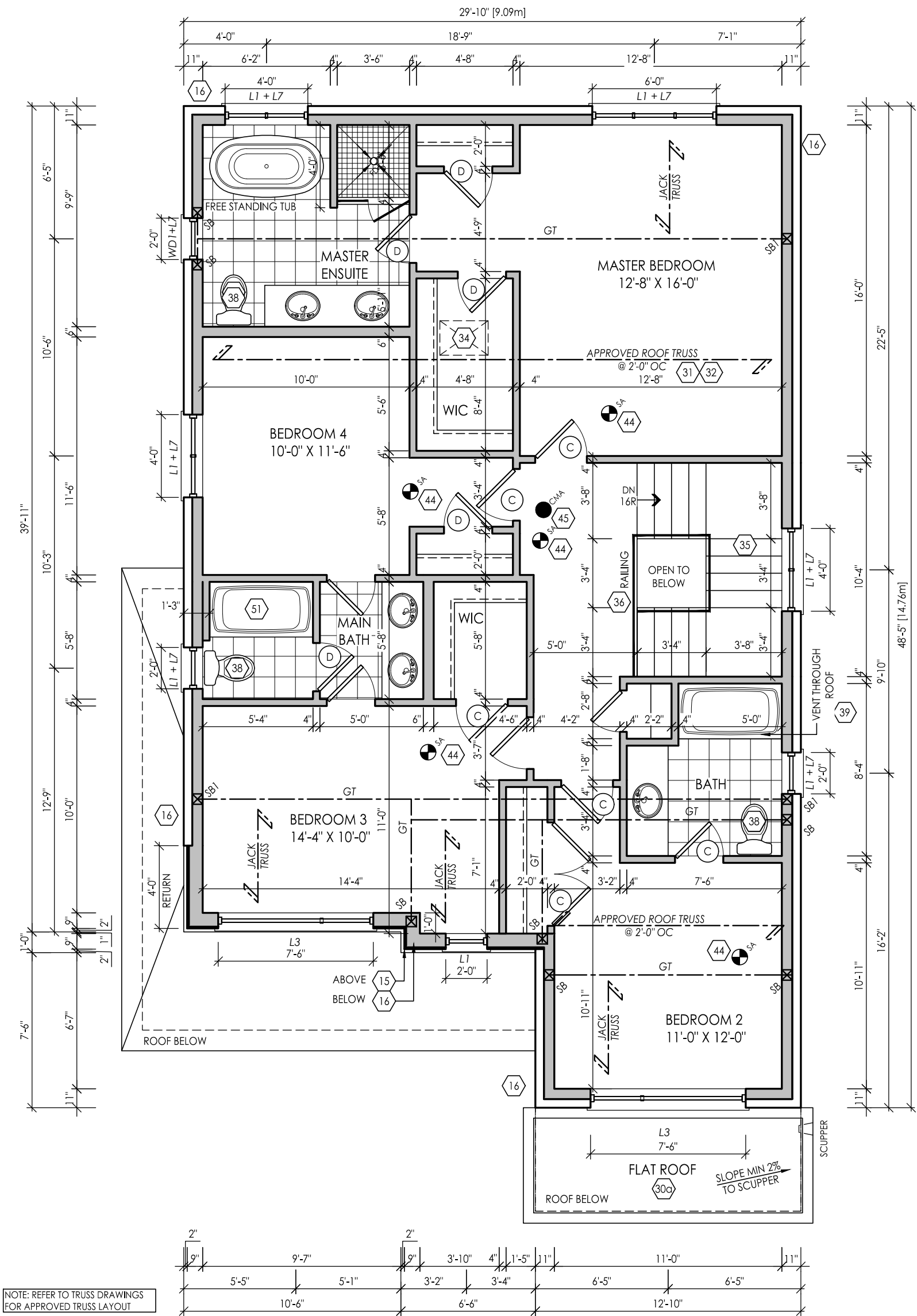
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OPT. SECOND FLOOR ELEV. 'C'



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model
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scale
3/16" = 1'0"

project #
20005

page

A16

Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.

Attic ventilation min. 1 square foot / 300 square foot of ceiling area. Locate 50% of ventilation near ridge.

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced. NOTE: UNLESS OTHERWISE DISTANCE BETWEEN END POINTS, ROOF BRACING DOES NOT EXCEED OVERHANGS ARE 12" STANDARD

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

W Architect Inc.
DESIGN CONTROL REVIEW
JUN. 10, 2021
FINAL BY: MMI
This stamp is only for the purposes of design control and carries no other professional obligations.

GROSS GLAZING AREA-ELEV A-STD

TOTAL PERIPHERAL WALL AREA	3231.09 SF	300.18 m²
FRONT GLAZING AREA	94.14 SF	8.75 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	83.33 SF	7.74 m²
REAR GLAZING AREA	149.33 SF	13.87 m²
TOTAL GLAZING AREA	361.48 SF	33.58 m²
TOTAL GLAZING PERCENTAGE	11.19 %	

PEAK HEIGHT OF ROOF (29'-10")

MID POINT OF ROOF (23'-11")

CATHEDRAL CEILING (6:12 SLOPE)

TOP OF PLATE

TOP OF WINDOW

60" DIA HALF ROUND WINDOW W/ 4" + 8" SELF SUPPORTING PRECAST CONC ARCH W/ CENTER KEYSTONE W/ 14"x8" PRECAST IMPOSTS W/ 8" PRECAST CONC RETURN (TYP)

PREFIN. METAL FLASHING W/ CAULKING TO MATCH (TYP)

BELLED RAISED SEAM METAL ROOF

SECOND FLOOR

U/S OF PORCH & GARAGE SOFFIT

TOP OF TRANSOM

TOP OF DOOR

8" PRECAST CONC. SURROUND (TYP)

2'-6"x1'-2"x3'-6" HIGH SOLID MASONRY PIER W/4" + 8" PRECAST CONC CAP

GROUND FLOOR

FIN. GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

TOP OF SLAB

ROOF PLAN ELEV 'A'

FRONT ELEVATION 'A'

client location Richmond Hill

project Centrefield, Ph. 2

model 38-8

scale 3/16" = 1'0"

project # 20005

page A17

DESIGN

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#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Feb-20	PM	MSA	5	ISSUED FOR CLIENT REVIEW	20-AUG-2028	KC	MSA
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
4	ISSUED FOR CLIENT REVIEW	23-04-20	AD	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM

CITY OF RICHMOND HILL
BUILDING DIVISION
08/12/2021
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Laura Dalbey

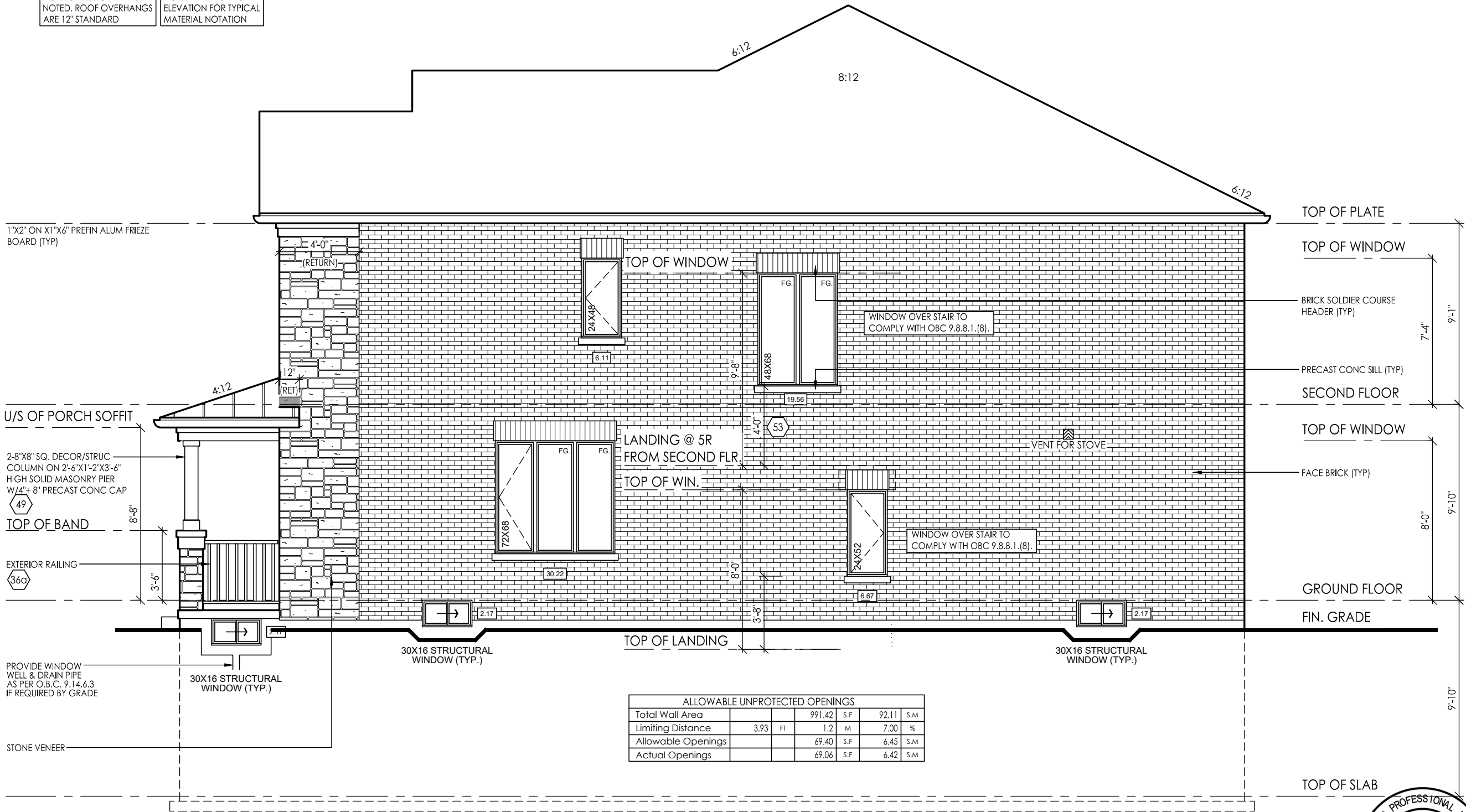
PROFESSIONAL ENGINEER
2021-06-04
D. FERRARI
100166929
PROVINCE OF ONTARIO

I, MARTHA SANDOVAL, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES:
QUALIFIED DESIGNER BCIN: 103017
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DATE: JUNE 3, 2021
SIGNATURE: [Signature]

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NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

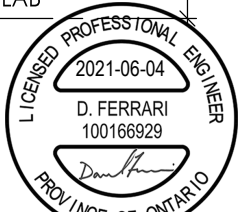
NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION



RIGHT SIDE ELEVATION 'A'

No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/12/2021
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location Richmond Hill

client Royal Pine Homes Ltd.

project Centrefield, Ph. 2

marking name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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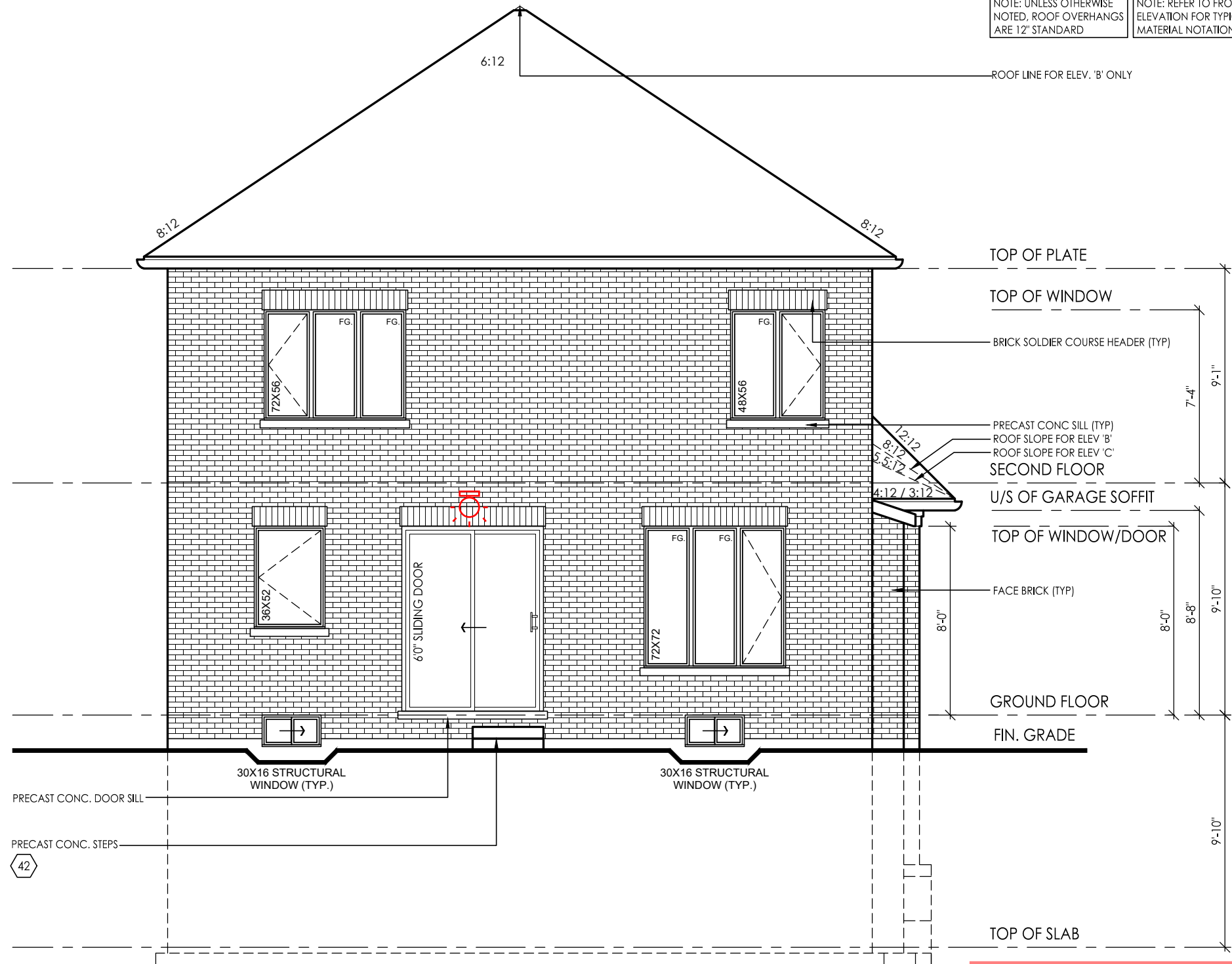
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DATE: JUNE 3, 2021

SIGNATURE:

NOTE: UNLESS OTHERWISE
NOTED, ROOF OVERHANGS
ARE 12" STANDARD

NOTE: REFER TO FRONT
ELEVATION FOR TYPICAL
MATERIAL NOTATION



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

CITY OF RICHMOND HILL
BUILDING DIVISION
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Per: laura.dalberto



client	Royal Pine Homes Ltd.	location	Richmond Hill						
project	Centrefield, Ph. 2	marking name							
#	revisions	date	dwn	chk	date	dwn	chk		
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SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED
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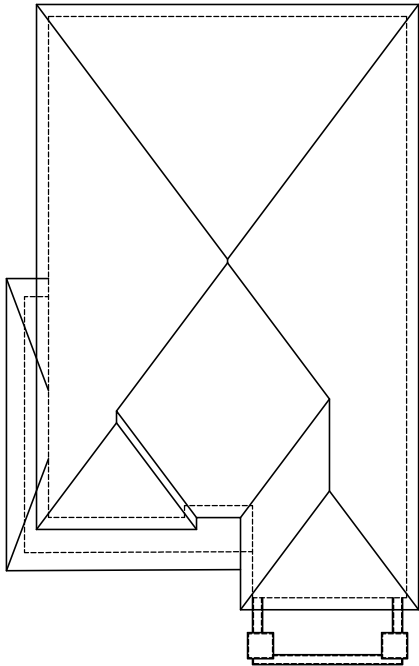
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DATE: JUNE 3, 2021

SIGNATURE: [Signature]



Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.

Attic ventilation min. 1 square foot / 300 square foot of ceiling area. Locate 50% of ventilation near ridge.



ROOF PLAN ELEV 'B'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

ASPHALT SHINGLES
W/ FLASHING AT VALLEYS (TYP)

31

MAC METAL SIDING
W/METAL FLASHING BEHIND (TYP)

4" PRECAST CONC CAP
4" PRECAST CONC SILL

FACE BRICK (TYP)

PAINTED METAL FLASHING
W/ CAULKING TO MATCH

U/S OF GARAGE SOFFIT

10" PRECAST CONC HEADER
(TYP)

STONE VENEER(TYP)

U/S OF FOOTING

STEPPED FOOTING

3

FRONT ELEVATION 'B'

W Architect Inc.
DESIGN CONTROL REVIEW
JUN. 10, 2021
FINAL BY: MMI
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GROSS GLAZING AREA-ELEV B-STD

TOTAL PERIPHERAL WALL AREA	3249.26 SF	301.87 m²
FRONT GLAZING AREA	164.50 SF	15.28 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	82.33 SF	7.65 m²
REAR GLAZING AREA	149.33 SF	13.87 m²
TOTAL GLAZING AREA	430.83 SF	40.03 m²
TOTAL GLAZING PERCENTAGE	13.26 %	

PEAK HEIGHT OF ROOF 30'-0"

MID POINT OF ROOF 24'-0"

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT

TOP OF PLATE

TOP OF WINDOW/BAND

1"x3"ON 1"x8 DECOR ALUM FRIEZE BOARD (TYP)

4" PRECAST CONC HEADER (TYP)

4" PRECAST CONC BAND (TYP)

TOP OF BAND
TOP OF PIER

SECOND FLOOR
U/S OF PORCH SOFFIT

TOP OF TRANSOM

TOP OF DOOR

2"x16" ALUM TRIM CANOPY
W/ MAC METAL SOFFIT
(WOOD GRAIN PATTERN)

7" PRECAST CONC. HEADER

6" X 6" WOOD POST ANCHORED TO PORCH SLAB ENCLOSED IN 2'-0"x2'-0"x11'-10" HIGH SOLID MASONRY PIER W/4" PRECAST CAP (TYP)

GROUND FLOOR

FIN. GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

TOP OF SLAB

1 4 14

2021-06-04

D. FERRARI

100166929

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BUILDING DIVISION

08/12/2021

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Per: laura.dalberto

client location

Richmond Hill

Royal Pine Homes Ltd.

project marketing name

Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CVI					
10	ISSUED FOR CLIENT REVIEW	14-Mar-21	MD	CVI					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CVI					

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QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021
SIGNATURE:

model 38-8

scale 3/16" = 1'0"

page

A21

RN DESIGN

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model
38-8

project #
20005

scale
3/16" = 1'0"

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A22

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location
Richmond Hill

client
Royal Pine Homes Ltd.

project
Centrefield, Ph. 2

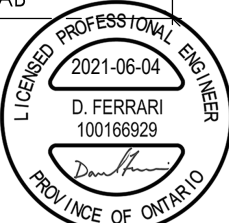
marking name

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CITY OF RICHMOND HILL
BUILDING DIVISION

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Per: laura.dalberto

NOTE: UNLESS OTHERWISE
NOTED, ROOF OVERHANGS
ARE 12" STANDARD

NOTE: REFER TO FRONT
ELEVATION FOR TYPICAL
MATERIAL NOTATION

MAC METAL SIDING
W/METAL FLASHING BEHIND (TYP)

TOP OF BAND

EXTERIOR RAILING
(360)

PROVIDE WINDOW
WELL & DRAIN PIPE
AS PER O.B.C. 9.14.6.3
IF REQUIRED BY GRADE

30X16 STRUCTURAL
WINDOW (TYP.)

30X16 STRUCTURAL
WINDOW (TYP.)

TOP OF LANDING

30X16 STRUCTURAL
WINDOW (TYP.)

FIN. GRADE

GROUND FLOOR

FACE BRICK (TYP)

TOP OF WINDOW

SECOND FLOOR

PRECAST CONC SILL (TYP)

BRICK SOLDIER COURSE
HEADER (TYP)

TOP OF WINDOW

TOP OF PLATE

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area		991.42	S.F.	92.11	S.M.
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings		69.40	S.F.	6.45	S.M.
Actual Openings		69.06	S.F.	6.42	S.M.

RIGHT SIDE ELEVATION 'B'

No unprotected openings permitted within 1.2
meters of the lot line as per article 9.10.14 of the
Ontario Building Code.

JUN. 10, 2021

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model
38-8

project #
20005

scale
3/16" = 1'0"

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location
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client
Royal Pine Homes Ltd.

project
marking name

Centrefield, Ph. 2

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11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CVI					

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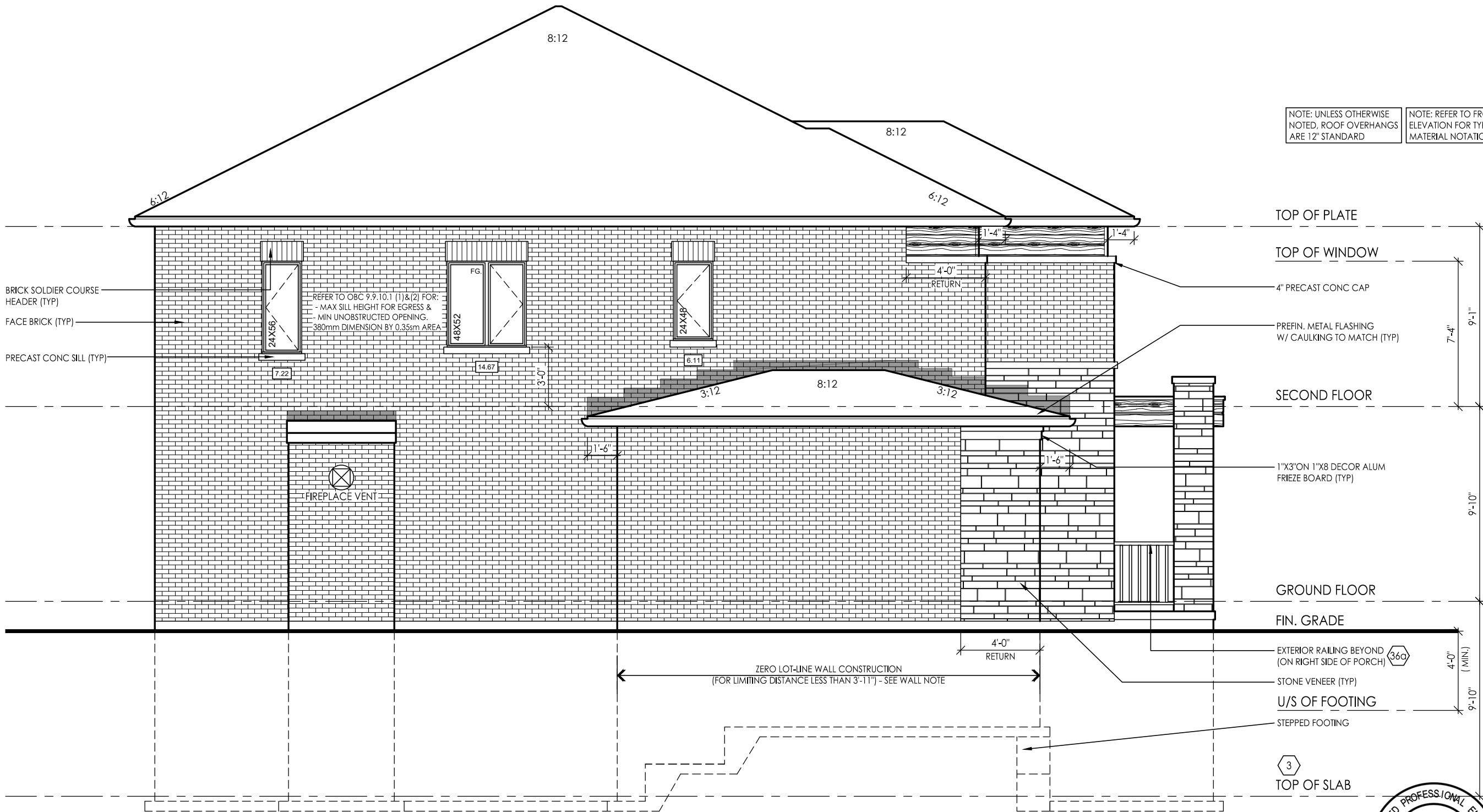
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CITY OF RICHMOND HILL
BUILDING DIVISION

08/12/2021

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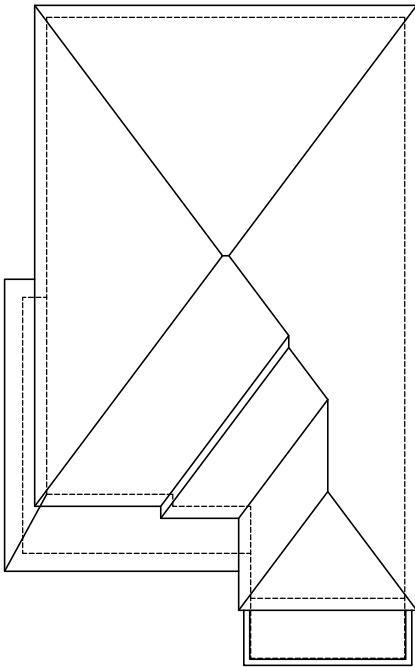
ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			884.22	S.F	82.15
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			61.90	S.F	5.75
Actual Openings			28.00	S.F	2.6

LEFT SIDE ELEVATION 'B'

No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.

Attic ventilation min. 1 square foot / 300 square foot of ceiling area. Locate 50% of ventilation near ridge.



ROOF PLAN ELEV 'C'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT

STUCCO W/ 1" RECESSED SEAMS W/METAL FLASHING BEHIND (TYP)

4" PRECAST CONC BAND (TYP)

PAINTED METAL FLASHING W/ CAULKING TO MATCH

TOP OF BAND

SECOND FLOOR U/S OF GARAGE & PORCH SOFFIT

10" PRECAST CONC HEADER

STONE VENEER (TYP)

U/S OF FOOTING

STEPPED FOOTING

3

FRONT ELEVATION 'C'

W Architect Inc.
DESIGN CONTROL REVIEW
JUN. 10, 2021
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GROSS GLAZING AREA-ELEV C-STD

TOTAL PERIPHERAL WALL AREA	3231.09 SF	300.18 m²
FRONT GLAZING AREA	159.00 SF	14.77 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	82.33 SF	7.65 m²
REAR GLAZING AREA	149.33 SF	13.87 m²
TOTAL GLAZING AREA	425.33 SF	39.51 m²
TOTAL GLAZING PERCENTAGE	13.16 %	

PEAK HEIGHT OF ROOF (29'-10")

MID POINT OF ROOF (23'-11")

ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)

31

TOP OF PLATE

TOP OF WINDOW/BAND

TOP OF BAND

SECOND FLOOR

TOP OF TRANSOM
TOP OF DOOR

2" ALUMINUM COPING CAP ON 24" MAC METAL ROOF

7" PRECAST CONC. HEADER

6"x6" WOOD POST ANCHORED TO PORCH SLAB WRAPPED W/HARDIE BOARD OR EQUIV FINISH AT THE TOP & CLAD W/ 2'-8"x1'-8" MASONRY PIER AT THE BOTTOM W/ 4" PRECAST CONC CAP

GROUND FLOOR

FIN. GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

4 14

TOP OF SLAB

CITY OF RICHMOND HILL
BUILDING DIVISION

08/12/2021

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Per: laura.dalberto



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location
Richmond Hill

client
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project
Centrefield, Ph. 2

marking name

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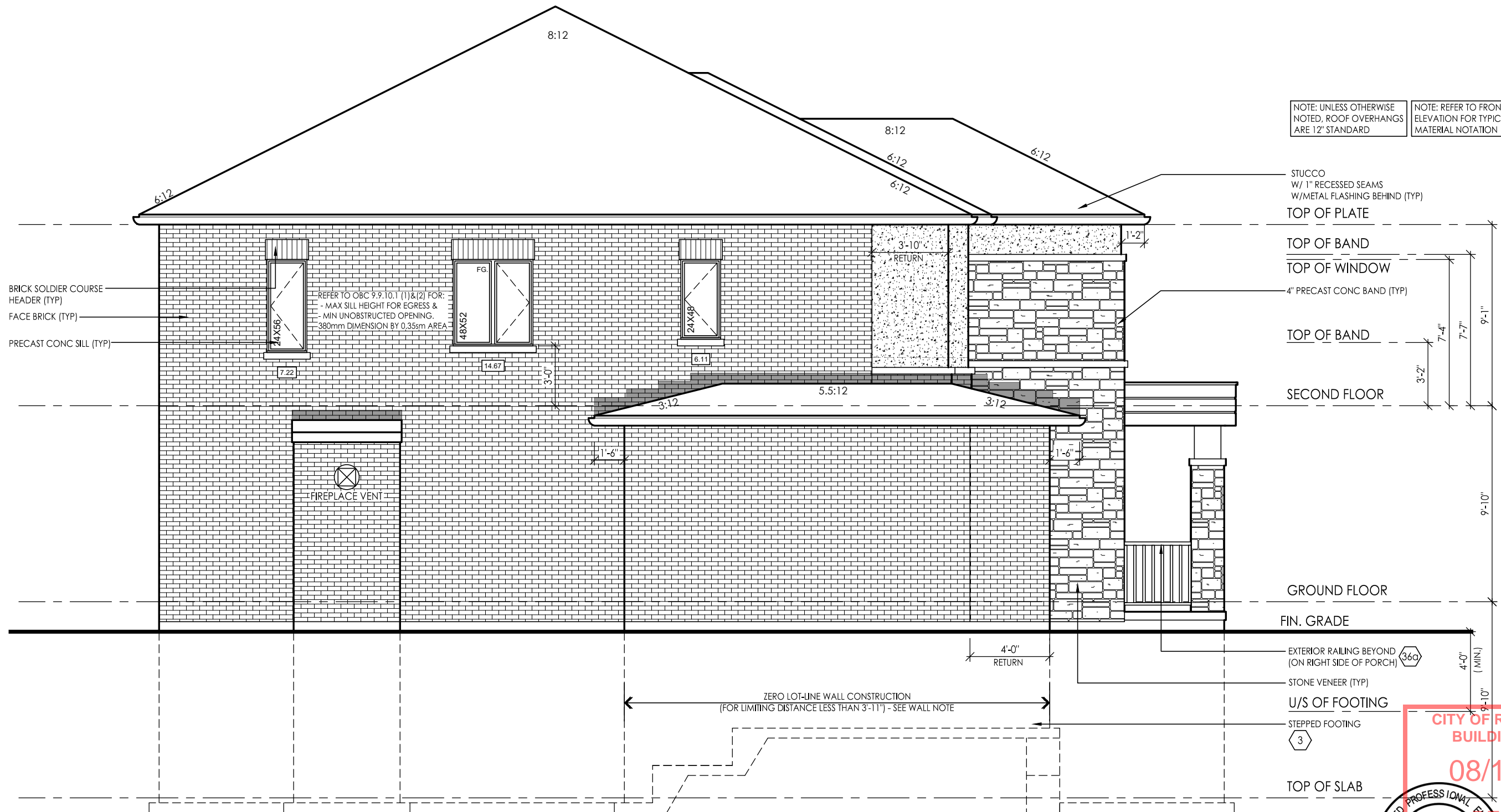
RN DESIGN
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model
38-8

scale
3/16" = 1'0"

page

A24



LEFT SIDE ELEVATION 'C'

No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			861.17	S.F.	80.01
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			60.28	S.F.	5.6
Actual Openings			28.00	S.F.	2.6

STUCCO
W/ 1" RECESSED SEAMS
W/METAL FLASHING BEHIND (TYP)

TOP OF PLATE

TOP OF BAND

TOP OF WINDOW

4" PRECAST CONC BAND (TYP)

TOP OF BAND

SECOND FLOOR

GROUND FLOOR

FIN. GRADE

EXTERIOR RAILING BEYOND
(ON RIGHT SIDE OF PORCH)

STONE VENEER (TYP)

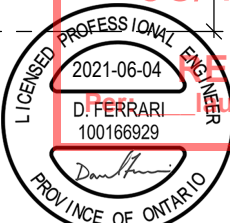
U/S OF FOOTING

STEPPED FOOTING

TOP OF SLAB

ZERO LOT-LINE WALL CONSTRUCTION
(FOR LIMITING DISTANCE LESS THAN 3'-11") - SEE WALL NOTE

CITY OF RICHMOND HILL
BUILDING DIVISION
08/12/2021



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

location
Richmond Hill

client
Royal Pine Homes Ltd.

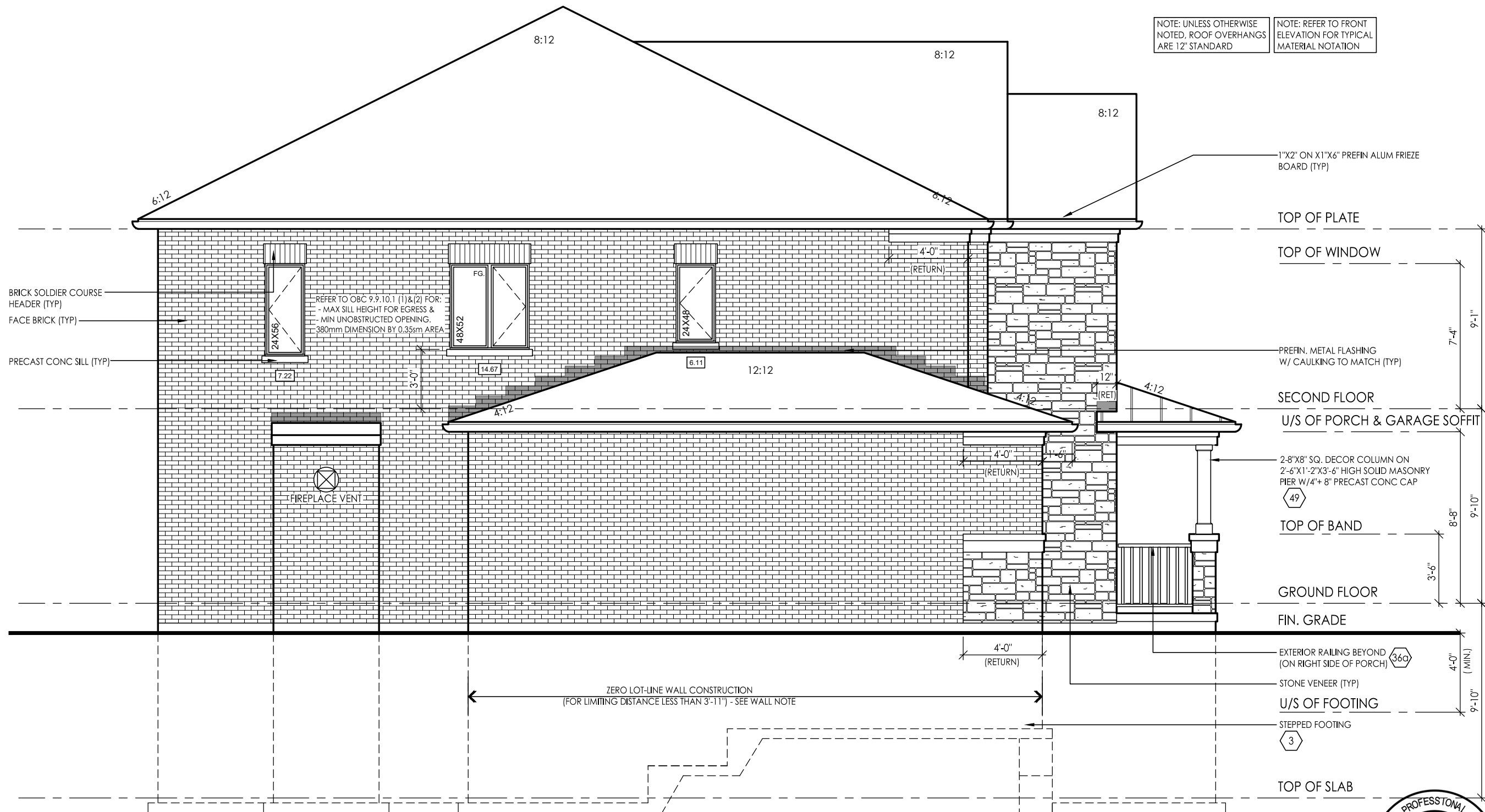
marking name

project
Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-AUG-2021	KC	MSA					
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CVI					
10	ISSUED FOR CLIENT REVIEW	14-Mar-21	MD	CVI					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CVI					

I, MARTHA SANDOVAL, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021

SIGNATURE:



OPT. LEFT SIDE ELEVATION 'A'

No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			873.51	S.F.	81.15
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			61.15	S.F.	5.68
Actual Openings			28.00	S.F.	2.6

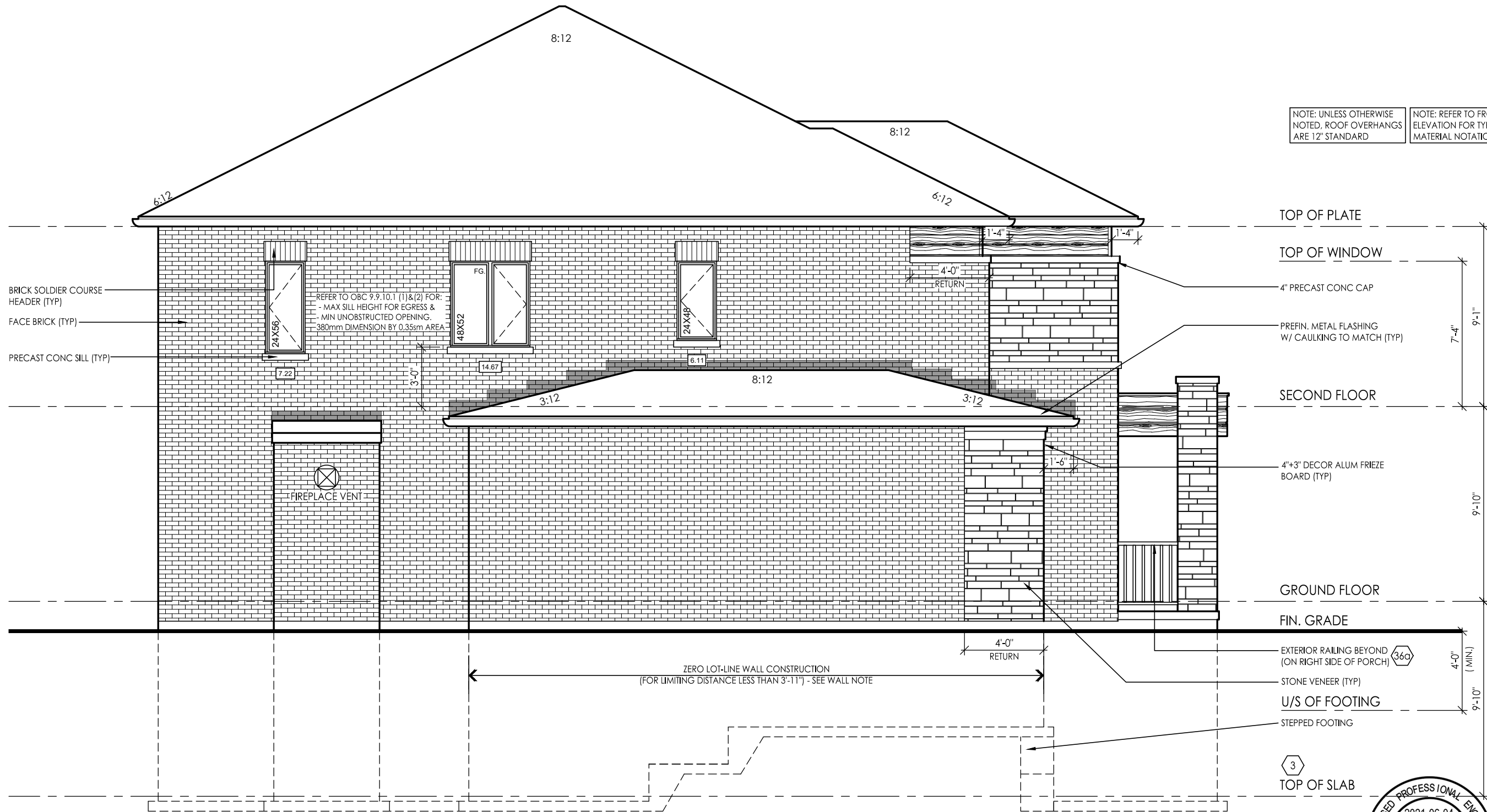
CITY OF RICHMOND HILL
BUILDING DIVISION
08/12/2021
RECEIVED
Per: laura.dalberto



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client		location		project		marking name	
Royal Pine Homes Ltd.		Richmond Hill		Centrefield, Ph. 2			
#	revisions	date	dwn	chk	#	revisions	date
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM			
10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM			
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM			

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QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021
SIGNATURE:



OPT. LEFT SIDE ELEVATION 'B'

No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

ALLOWABLE UNPROTECTED OPENINGS					
Total Wall Area			884.22	S.F.	82.15
Limiting Distance	3.93	FT	1.2	M	7.00
Allowable Openings			61.90	S.F.	5.75
Actual Openings			28.00	S.F.	2.6

CITY OF RICHMOND HILL
BUILDING DIVISION

08/12/2021

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location
Richmond Hill

client
Royal Pine Homes Ltd.

marking name

project
Centrefield, Ph. 2

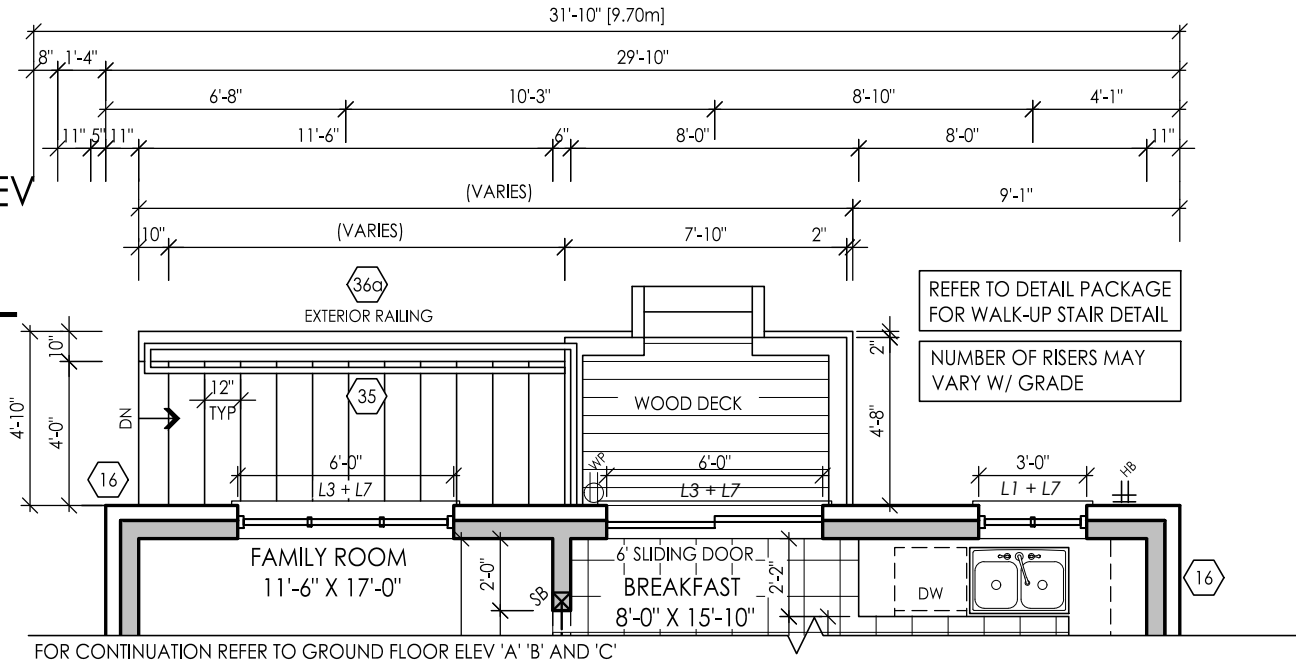
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10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM					

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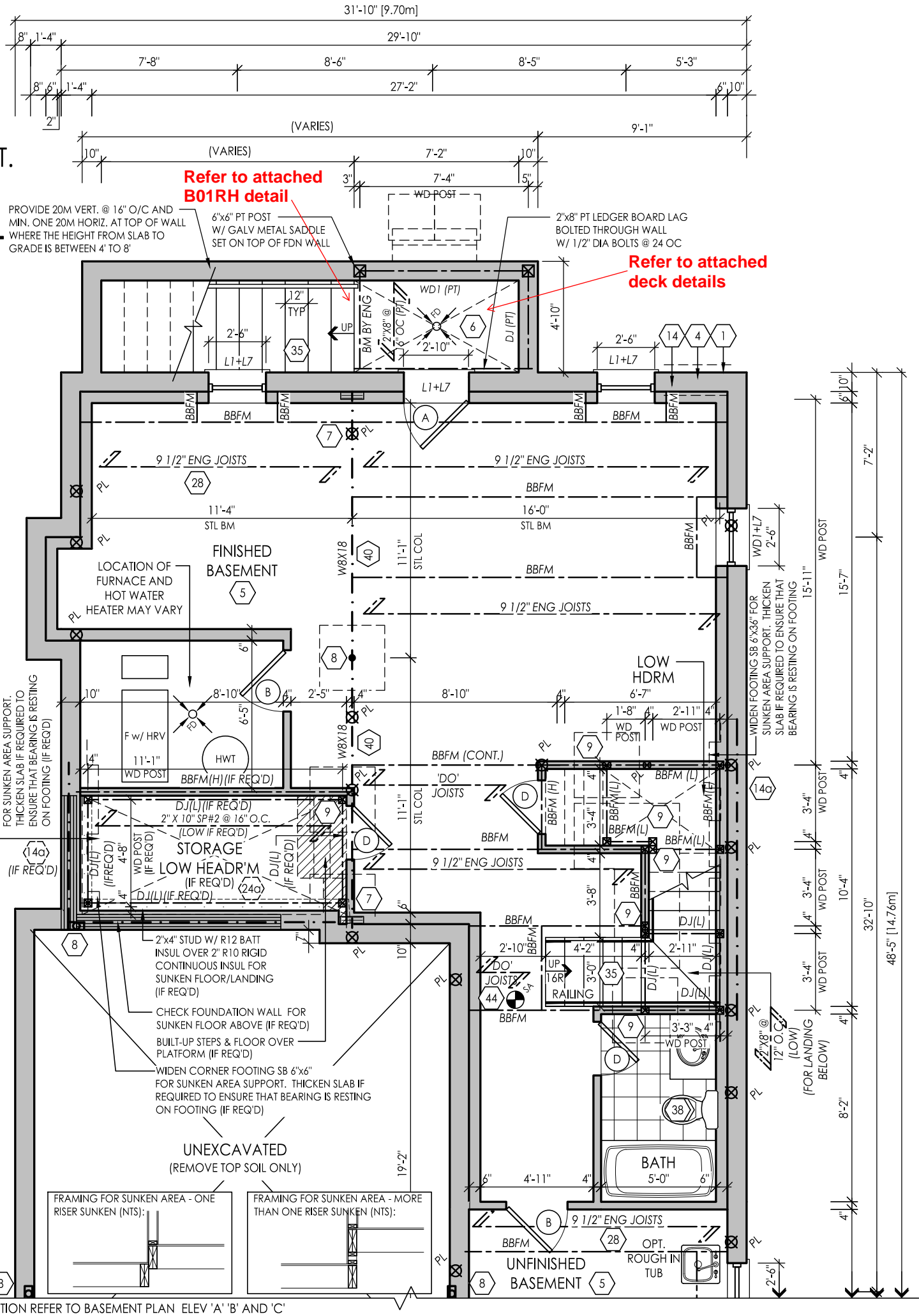
QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021

SIGNATURE:

PARTIAL GROUND FLOOR ELEV
'A', 'B' & 'C' OPT. WALK UP
BASEMENT CONDITION



PARTIAL OPT. FINISHED & OPT.
WALK UP BASEMENT FLOOR
ELEV 'A', 'B' & 'C'



CITY OF RICHMOND HILL
BUILDING DIVISION

08/12/2021

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QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021

SIGNATURE:

client
Royal Pine Homes Ltd.

project
Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
5	ISSUED FOR CLIENT REVIEW	20-AUG-2020	KC	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM
6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM					
8	REV PER ENG COMMENTS	28-Apr-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM					

location
Richmond Hill

marketing name



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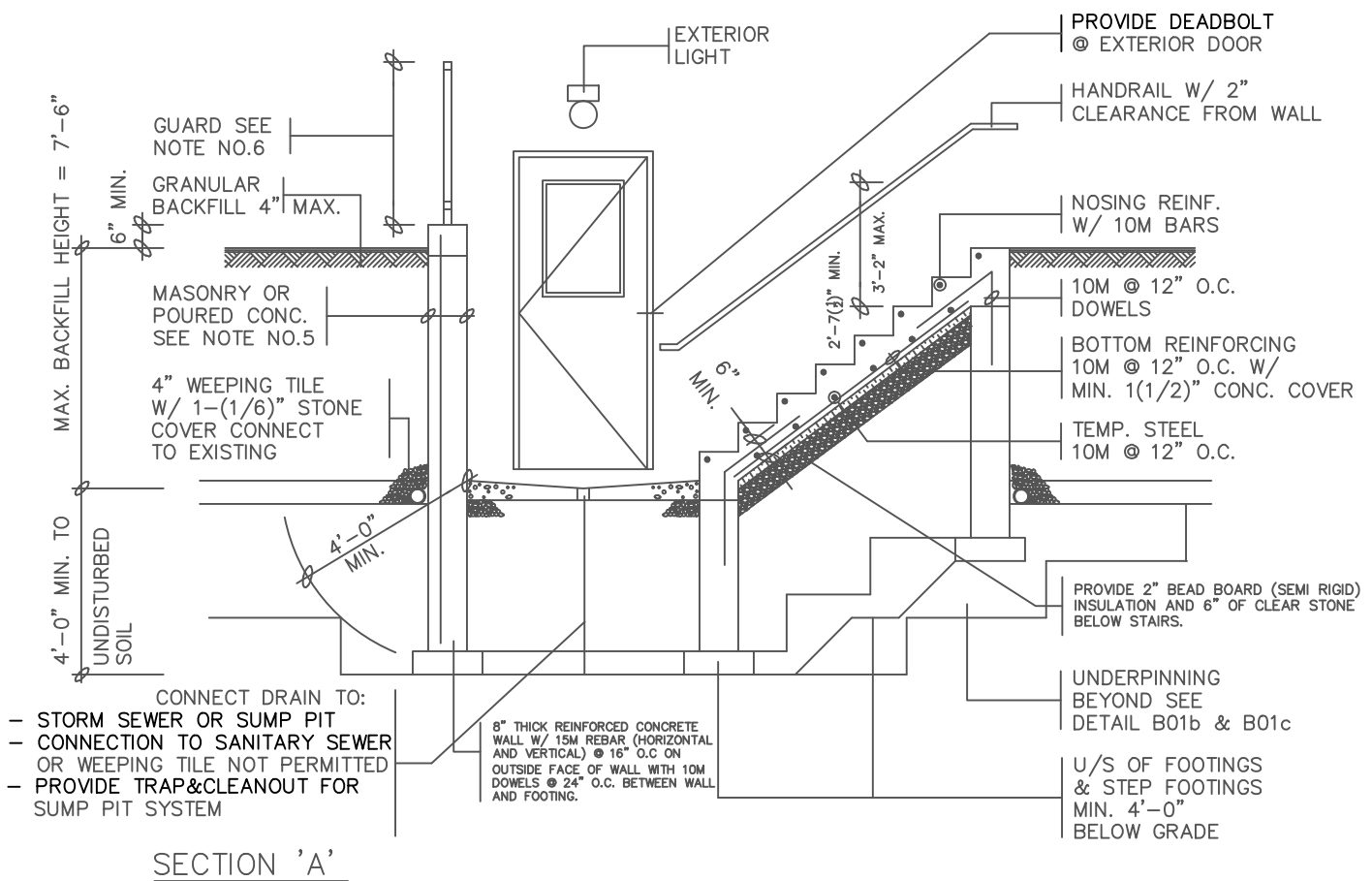
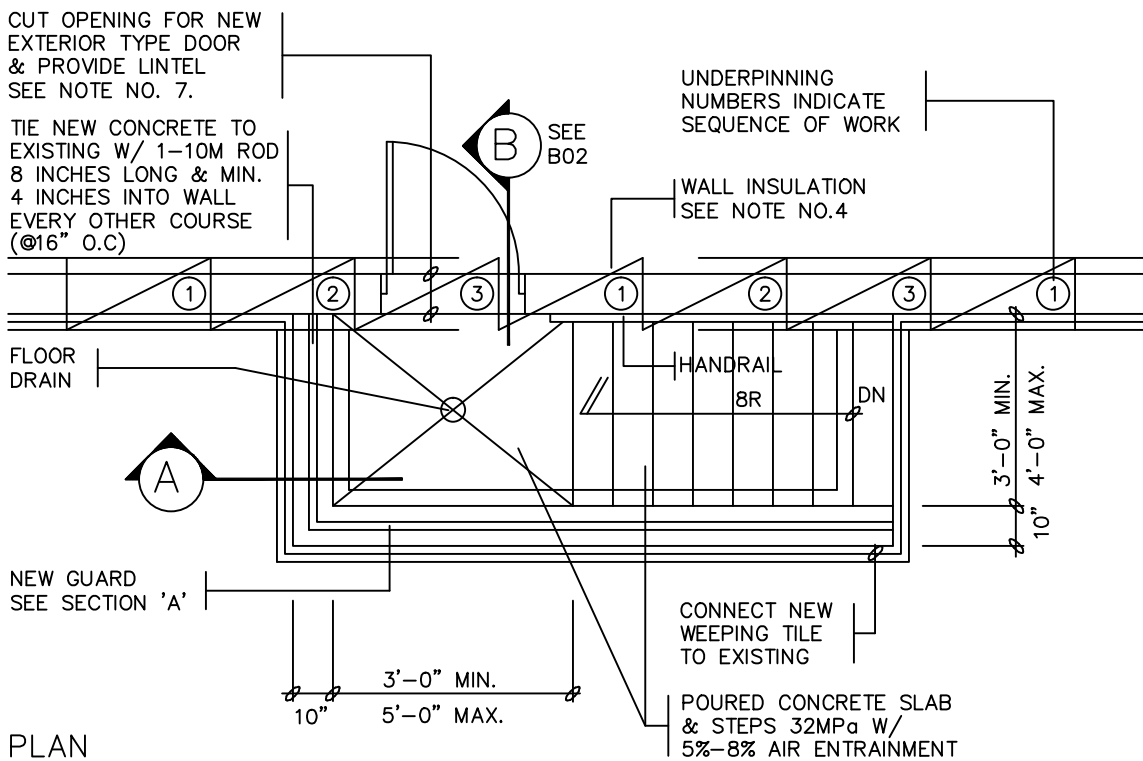
model
38-8

scale
3/16" = 1'0"

project #
20005

page

A30



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 _____ 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:

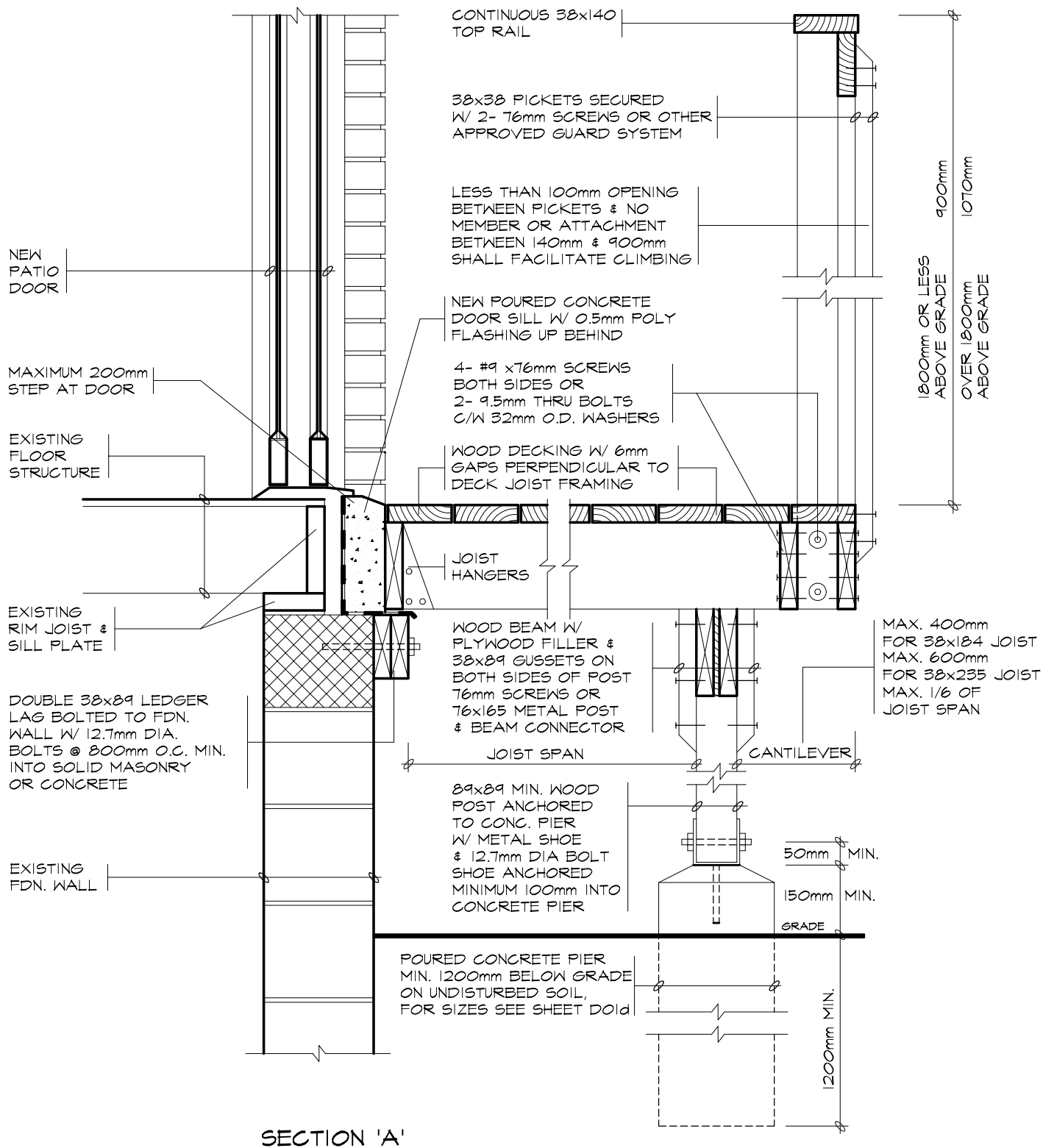
3'-6" HEIGHT WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS. GUARDS SHALL BE NON-CLIMBALE AND IN CONFORMANCE WITH OBC 2012 DIV.B 9.8.8 AND SB-7

7. LINTELS:

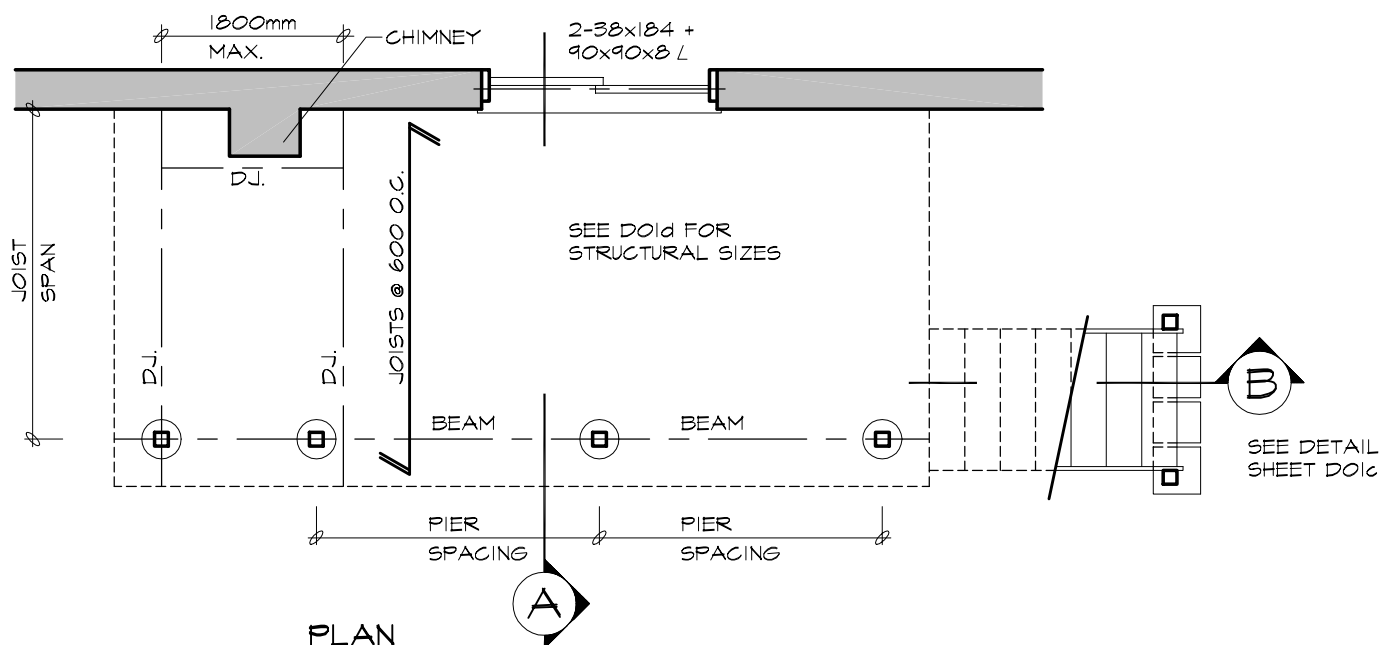
- SOLID MASONRY/CONCRETE: 2-3(1/2)"x3(1/2)"x(1/4)" STEEL ANGLES
- BRICK VENEER: 1-3(1/2)"x3(1/2)"x(1/4)"L + 2-2"x8"
- WOOD FRAME/SIDING: 2-2"x8"

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.



SECTION 'A'



PLAN

**LMCBO
STANDARD
DETAILS**

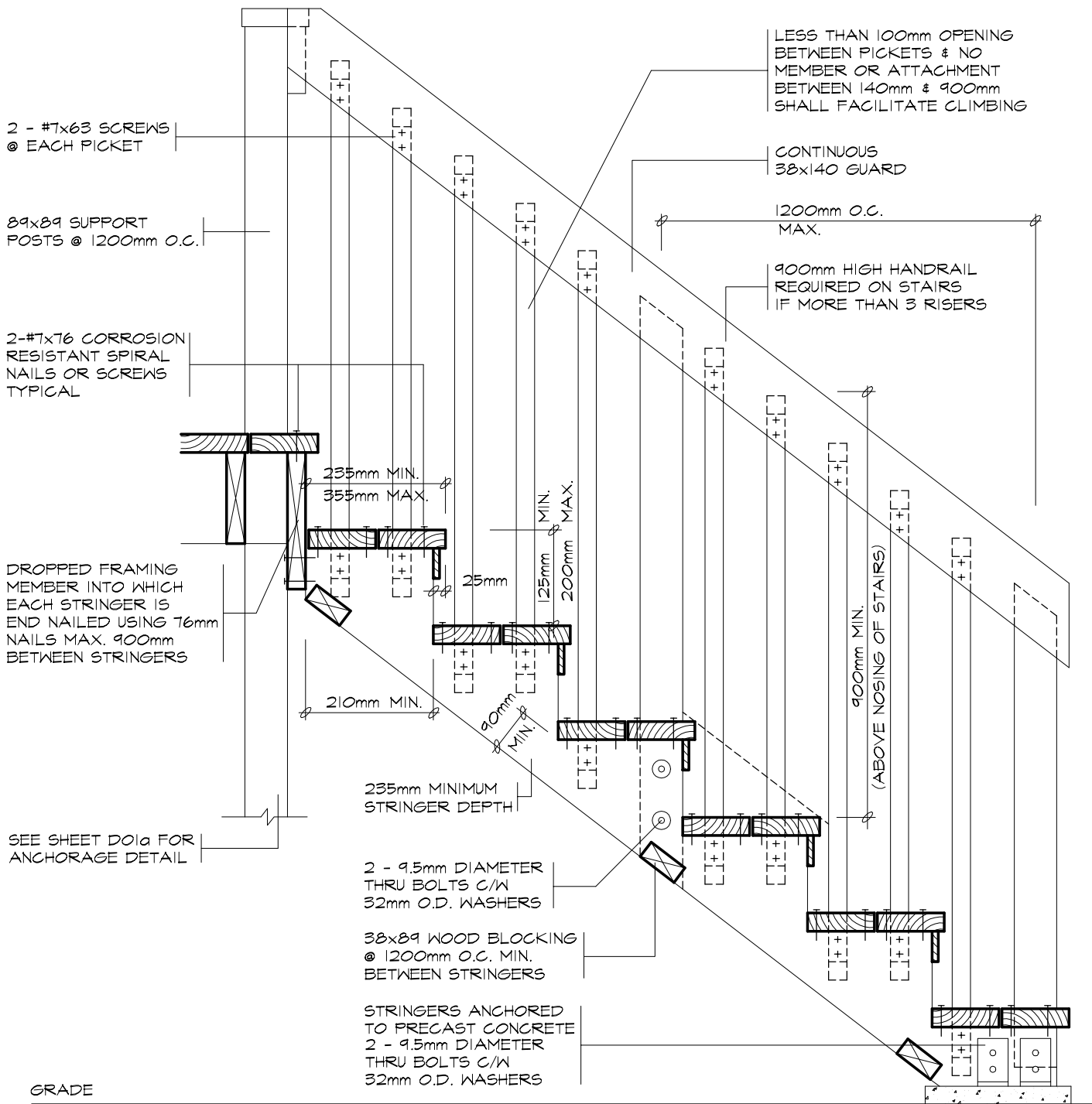
TITLE **WOOD DECK** FIXED TO SOLID MASONRY FOUNDATION WALL
PLAN & SECTION

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND ITS 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.

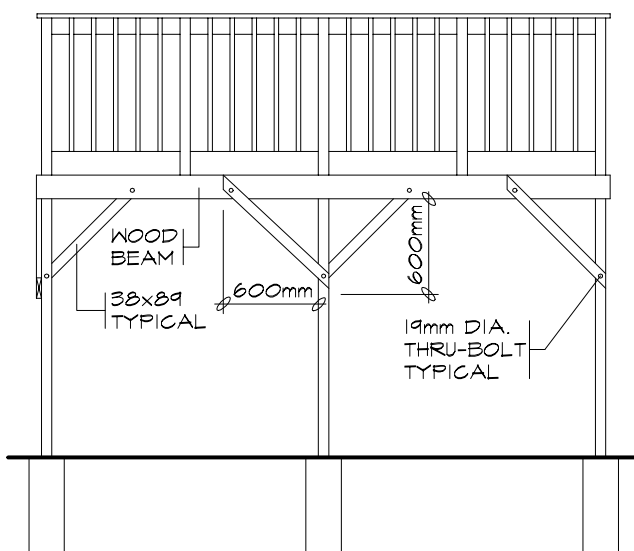
DWG. NO.

D01a

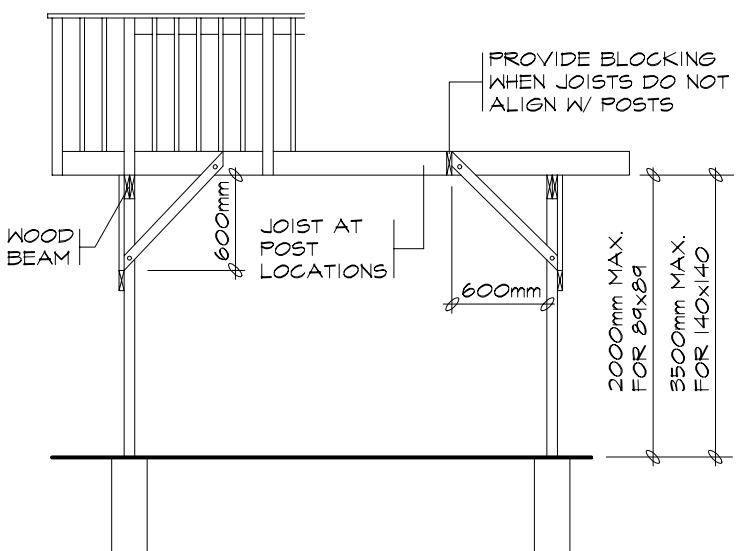
2012



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 D01d

**LMCBO
STANDARD
DETAILS**

TITLE **WOOD DECK**

STAIR SECTION
LATERAL SUPPORT FOR FREE STANDING DECKS

DWG. NO.

NOTE: UNDER THE BUILDING CODE ACT, THE LOCAL MUNICIPALITY IS THE AUTHORITY HAVING JURISDICTION FOR ENFORCING THE ACT AND ITS 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.

D01c

2012

BEAM SIZING TABLE									
SUPPORTED JOIST LENGTH (mm)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	PIER SPACING (mm)			PIER SPACING (mm)			PIER SPACING (mm)		
	2000	3000	4000	2000	3000	4000	2000	3000	4000
1500	2/38x140	2/38x184	3/38x235	2/38x140	3/38x184	3/38x235	3/38x140	2/38x235	2/38x286
2000	2/38x140	3/38x184	3/38x235	2/38x184	2/38x235	3/38x286	2/38x184	2/38x235	3/38x286
2500	2/38x184	2/38x235	3/38x286	2/38x184	3/38x235	3/38x286	2/38x184	3/38x235	4/38x286
3000	2/38x184	2/38x235	3/38x286	2/38x184	3/38x235	4/38x286	2/38x184	3/38x235	4/38x286
3500	2/38x184	3/38x235	3/38x286	2/38x184	3/38x235	4/38x286	3/38x184	3/38x286	N/A
4000	2/38x184	3/38x235	4/38x286	2/38x184	3/38x286	N/A	3/38x184	3/38x286	N/A

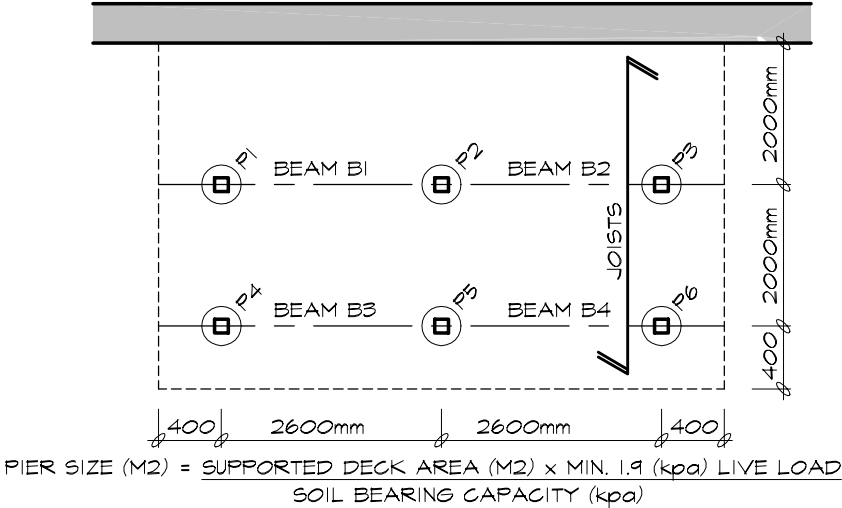
JOIST SIZING TABLE									
JOIST SPAN (mm)	LIVE LOAD 1.9 kPa			LIVE LOAD 2.5 kPa			LIVE LOAD 3.0 kPa		
	JOIST SPACING (mm)			JOIST SPACING (mm)			JOIST SPACING (mm)		
	305	406	610	305	406	610	305	406	610
2000	38x140	38x140	38x140	38x140	38x140	38x140	38x140	38x140	38x140
2500	38x140	38x140	38x184	38x140	38x140	38x184	38x140	38x184	38x184
3000	38x140	38x184	38x184	38x184	38x184	38x235	38x184	38x184	38x235
3500	38x184	38x184	38x235	38x184	38x235	38x235	38x235	38x235	38x235
4000	38x235	38x235	38x286	38x235	38x235	38x286	38x235	38x235	38x286

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)	M ²
200	0.03
250	0.05
300	0.08
350	0.10
400	0.13
500	0.20
600	0.30

POST SIZING TABLE				
POST SIZE (mm)	MAXIMUM HEIGHT (M)	MAX. SUPPORTED DECK AREA (M2)		
		LIVE LOAD (kPa)		
		1.9	2.5	3.0
89x89	1.0	10.86	8.71	7.48
	1.5	5.93	4.76	4.09
	2.0	3.15	2.53	2.17
140x140	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

EXAMPLE PLAN	PIERS	SUPPORTED DECK AREA
	P1	2 x 1.7 = 3.4m ²
	P2	2 x 2.6 = 5.2m ²
	P3	2 x 1.7 = 3.4m ²
	P4	1.4 x 1.7 = 2.4m ²
	P5	1.4 x 2.6 = 3.6m ²
	P6	1.4 x 1.7 = 2.4m ²
	BEAMS	SUPPORTED JOIST LENGTH
	B1	2000mm
	B2	2000mm
	B3	1400mm
	B4	1400mm
	BEAM SPAN = 2600mm	
	JOIST SPAN = 2000mm	



GENERAL NOTES

1. 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 I2 OF TABLE I.2 IN SUPPLEMENTARY GUIDELINE SB-1 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.
7. 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 BY 140x140 POSTS.

10. THE ALLOWABLE SOIL BEARING PRESSURE SHALL BE REDUCED BY 50% WHILE THE WATER IS AT OR NEAR THE BOTTOM OF THE FOOTING EXCAVATION.

11. 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..

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.)

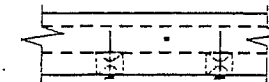
SB-7 Page 1

Table 2.1.2
Minimum Size of Loadbearing Elements

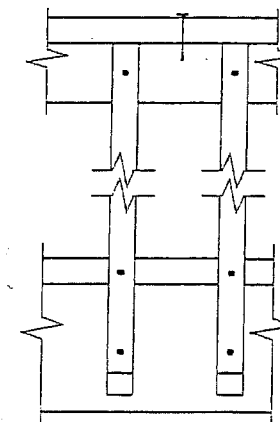
Guard Element	Minimum Size, mm (in)
Post	89 x 89 (4" x 4" nominal)
Top Rail	38 x 89 (2" x 4" nominal)
Bottom Rail	38 x 89 (2" x 4" nominal)
Picket / Baluster	32 x 32 (1 ⁵ / ₃₂ " x 1 ⁵ / ₃₂ " nominal)
Column 1	2

Table 2.1.3
Minimum Size of Floor Elements

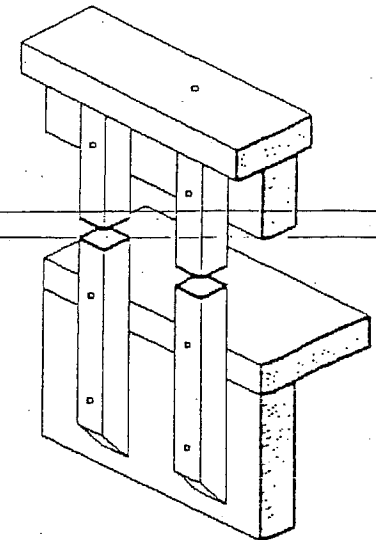
Floor Element	Minimum size, mm (in)
Dimension Lumber Decking	25 x 140 (1" x 6" nominal), when each plank is fastened with 2 - 63 mm (2 ¹ / ₂ ") nails
	38 x 89 (2" x 4" nominal), when each plank is fastened with 2 - 76 mm (3") nails
Dimension Lumber Joists	38 x 184 (2" x 8" nominal)
Column 1	2



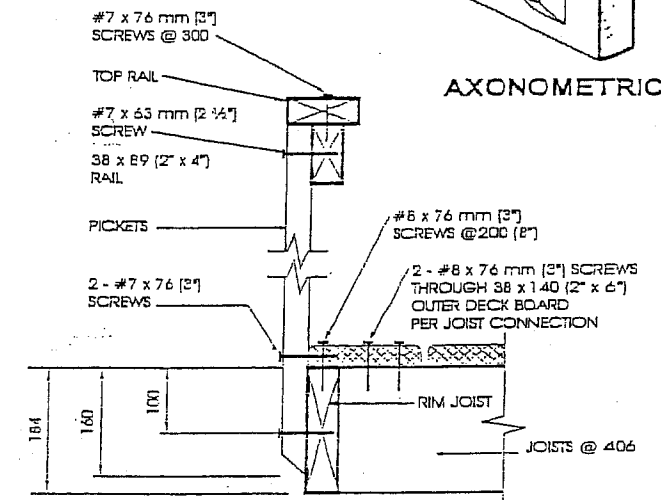
PLAN



FRONT ELEVATION



AXONOMETRIC



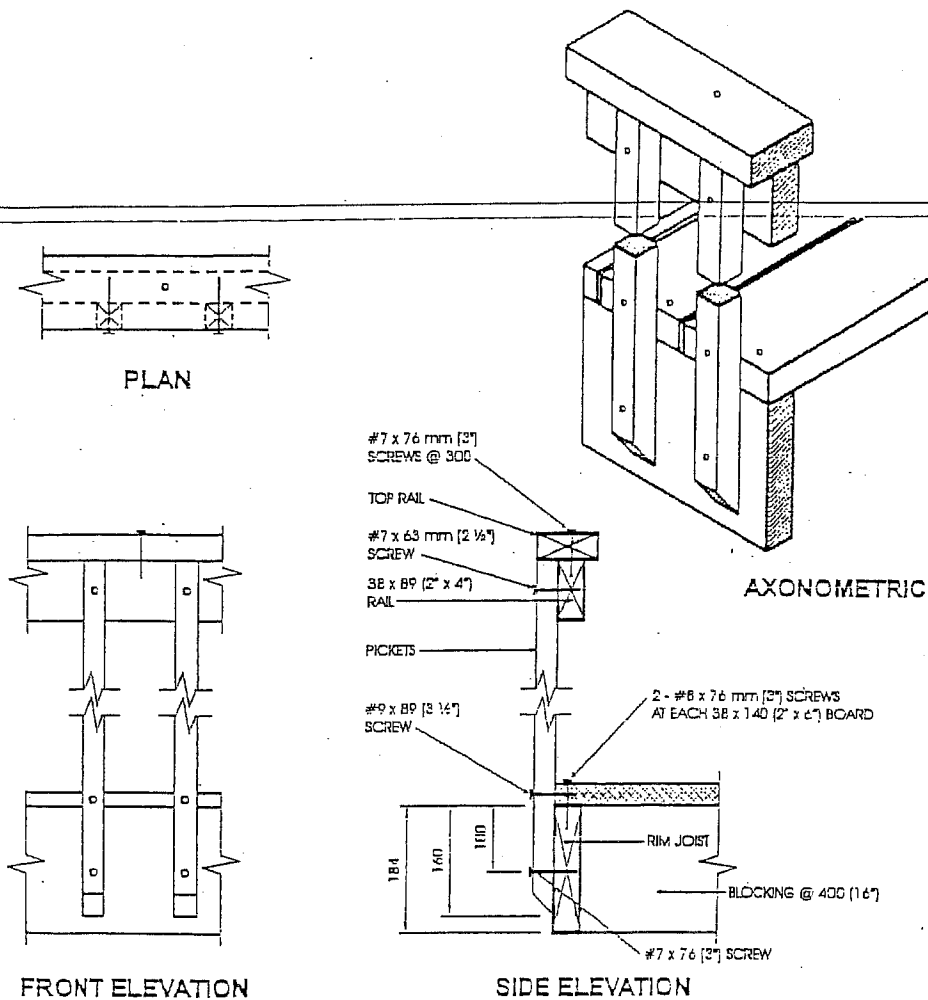
SIDE ELEVATION

Detail ED-3

Exterior Connection: Cantilevered Picket Screwed to Rim Joist and Deck

Notes:

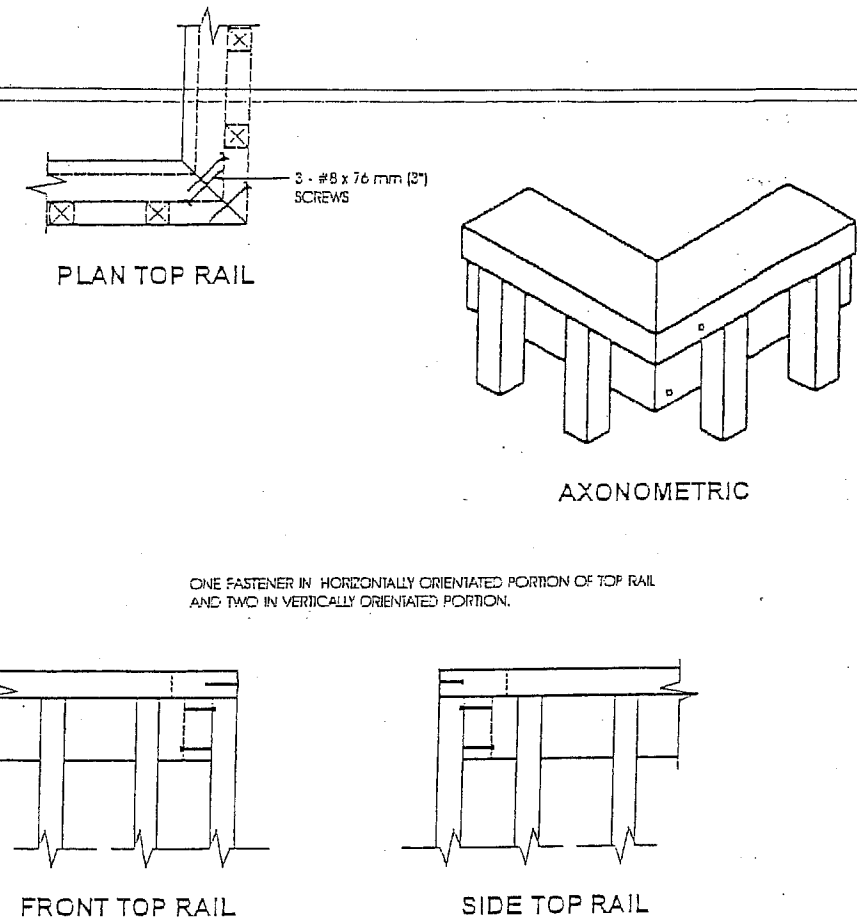
1. Provide a suitable post, return, or solid support at each end of the guard.
2. Wood for cantilevered pickets shall be Northern Species.
3. Fasten rim joist to each floor joist with 3 - 82 mm (3¹/₂") nails.
4. Dimensions shown are in mm unless otherwise specified.

**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 (3 1/4") nails.
4. Dimensions shown are in mm unless otherwise specified.

**Detail ED-5**

Exterior Connection: Corner Joint

Notes:

1. Screws fastening pickets are omitted for clarity.
2. Provide a minimum of 10 pickets beyond the return if end restraint of the guard is provided by this return detail only.

TOTAL PERIPHERAL WALL AREA	3533.35 SF	328.26 m²
FRONT GLAZING AREA	94.14 SF	8.75 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	79.00 SF	7.34 m²
REAR GLAZING AREA	158.92 SF	14.76 m²

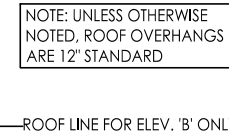
TOTAL GLAZING AREA	366.73 SF	34.07 m ²
TOTAL GLAZING PERCENTAGE	10.38 %	

TOTAL PERIPHERAL WALL AREA	3551.52 SF	329.95 m²
FRONT GLAZING AREA	144.67 SF	13.44 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	79.00 SF	7.34 m²
REAR GLAZING AREA	158.92 SF	14.76 m²

TOTAL GLAZING AREA	417.25 SF	38.76 m²
TOTAL GLAZING PERCENTAGE	11.75 %	

TOTAL PERIPHERAL WALL AREA	3533.35 SF	328.26 m²
FRONT GLAZING AREA	159.00 SF	14.77 m²
LEFT SIDE GLAZING AREA	34.67 SF	3.22 m²
RIGHT SIDE GLAZING AREA	79.00 SF	7.34 m²
REAR GLAZING AREA	158.92 SF	14.76 m²

TOTAL GLAZING AREA	431.58 SF	40.10 m²
TOTAL GLAZING PERCENTAGE	12.21 %	



W Architect Inc.
DESIGN CONTROL REVIEW
JUN. 10, 2021
FINAL BY: MMI
This stamp is only for the purposes of design control and carries no other professional obligations.

CITY OF RICHMOND HILL
BUILDING DIVISION
08/12/2021
RECEIVED
Per: laura.dalberto



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IN
DESIGN

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Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

client		location							
Royal Pine Homes Ltd.		Richmond Hill							
project		marketing name							
Centrefield, Ph. 2									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM					
10	ISSUED FOR CLIENT REVIEW	14-MAY-21	MD	CM					
11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-JUN-21	MD	CM					

I, **MARTHA SANDOVAL** DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

103017
26995
JUNE 3, 2021

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

SIGNATURE:

CONSTRUCTION NOTES:

PERFORMANCE PACKAGE - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.5.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY -13" X 4" (330mm X 100mm)
-2 STOREY -19" X 6" (485mm X 155mm)
-3 STOREY -26" X 9" (660mm X 230mm)

SIDING- -1 STOREY -10" X 4" (255mm X 100mm)
-2 STOREY -14" X 4" (360mm X 100mm)
-3 STOREY -18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY -16" X 4" (410mm X 100mm)
-1 STOREY STUD -12" X 4" (305mm X 100mm)
-2 STOREY MASONRY -26" X 9" (650mmX 230mm)
-2 STOREY STUD -18" X 5" (450mm X 130mm)
-3 STOREY MASONRY -36" X 14" (900mm X 360mm)
-3 STOREY STUD -24" X 8" (600mm X 200mm)

STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMPProof BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPProofing MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23'-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23'-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD [O.B.C. SB-9]

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMPProof BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPProofing MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23'-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD [O.B.C. SB-9]

GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.
-POURED 12" WIDE X 8" DEEP POURED CON. GRADE BEAM BELOW SLAB

PILASTERS:

O.B.C. 9.15.5.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 1/4" (6.35mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/2" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)
-POURED CONC. ON NATURAL UNDISTRUBED SOIL WITH MIN. SERVICE BEARING CAPACITY OF 100kPa
COL. SPACING: FTG SIZE:
2 STOREY
~~-MAX. 9'-10" (2997mm)~~ ~~-34" X 34" X 16"~~
- (860mmX 860mmX 400mm)
-MAX. 16'-0" (4880mm) -44" X 44" X 21"
- (1120mmX 1120mmX 530mm)
3 STOREY
-MAX. 9'-10" (2997mm) -40" X 40" X 19"
- (1010mmX 1010mmX 480mm)
-MAX. 16'-0" (4880mm) -51" X 51" X 24"
- (1295mmX 1295mmX 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS
CLIENT SPECIFIC REVISIONS

WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.
-5 ½" x 5 ½" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.
-WRAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-34"x34"x12" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES)

-2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11
WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH
2- 1/2"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-1 1" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
-ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:
O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-1 1" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPProofing & WATERProofing:

-DAMPProof THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-1 1" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPProofing EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPProofing.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE. APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) @ 16 O.C.+1.5ci INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) @ 16 O.C.+1.5ci INSULATION WITH R22 (RSI 3.87) @ 16 O.C.+1.5ci ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) @ 16 O.C.+1.5ci INSULATION (ZONE 1, OBC SB-12 T.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) @ 16 O.C.+1.5ci INSULATION WITH R22 (RSI 3.87) @ 16 O.C.+1.5ci ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR
-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 139/17 JAN 1, 2018

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 26995
DATE: JUNE 3, 2021

SIGNATURE:

client
Royal Pine Homes Ltd.

project
Centrefield, Ph. 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	8-Nov-19	PH	CM	6	REVISED PER CLIENT COMMENTS	17-MAR-21	MD	CM
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	7	REV PER ENG COMMENTS	28-Apr-21	MD	CM
3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	CM
5	ISSUED FOR CLIENT REVIEW	20-AUG-20	KC	MSA	11	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	3-Jun-21	MD	CM

location
Richmond Hill

marketing name

model
38-8
scale
3/16" = 1'0"
project #
20005

page



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

CITY OF RICHMOND HILL
BUILDING DIVISION
08/12/2021
RECEIVED
Per: laura.dalberto

RN
DESIGN
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

17

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)

FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:

-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

18

INTERIOR STUD WALLS:

O.B.C. T.9.23.10.1.

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

22

BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/

-DBL. 2" X 4" OR 2" X 6" TOP PLATE.

-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.

-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

23

PARTY WALL - BLOCK:

O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK

-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE

-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES

-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES

-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)

-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

24

PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS

-1/2" (12.7mm) GYPSUM BOARD

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (400mm) O.C.

-R22 (RSI 3.52) RIGID INSULATION

-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)

-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE

-TAPE AND SEAL ALL JOINTS GAS TIGHT

25

FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

-ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. T.3.2.2.47.

-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS

-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY

-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING

-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS

-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING

-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)

-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

26

PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2.

-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS

-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

27

PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)

-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK

-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES

-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.

-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

28

GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)

-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE

-TAPE AND SEAL ALL JOINTS GAS TIGHT

-R22 (RSI 3.87) INSULATION IN WALLS,

-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. FOR FLOOR ABOVE.

-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).

-1/2" (12.7mm) GYPSUM BOARD

-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS

-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

29

WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

-R22 (RSI 3.87) INSULATION

-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.

-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

30

DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.

-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING

-REFER TO PLAN FOR STUD SPECIFICATION

-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS

-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.

-SOLID BRIDGING AT 3'-11" (1200mm) O.C.

-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

31

CLIENT SPECIFIC REVISIONS

24

EXPPOSED FLOOR:

-FLOOR AS PER NOTE # 28

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-R31 (RSI 5.46) INSULATION

-VENTED ALUMINUM SOFFIT

24G

SUNKEN FINISHED AREAS:

-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.

- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.

-FLOOR STRUCTURE AS PER NOTE # 28.

25

DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2.

-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER

-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.

SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS

-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.

NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25G

CORBEL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

26

FLOOR ASSEMBLIES:

SILL PLATE:

O.B.C. 9.23.7.

-2" X 4" (38mm X 89mm) PLATE

-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.

-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

BRIDGING & STRAPPING:

O.B.C. 9.23.9.4.

a) STRAPPING

-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.

-FASTENED TO SILL OR HEADER @ ENDS

b) BRIDGING

-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.

c) BRIDGING & STRAPPING

- a) & b) USED TOGETHER OR

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)

d) FURRING OR PANEL TYPE CEILING

-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

28

FLOOR ASSEMBLY:

O.B.C. 9.23.14.3, 9.23.14.4

-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT

-FLOOR JOISTS AS PER FLOOR PLANS

29

PORCH SLAB:

O.B.C. 9.39.1.4.

-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT

-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY

-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB

-3" (75mm) END BEARING ON FOUNDATION WALL

-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

30

EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING

-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

- EXTERIOR GUARD AS PER #36a

- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)

-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

30G

EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON

-2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)

-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS

-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

31

ROOF ASSEMBLIES

TYPICAL ROOF:

O.B.C. 9.26.

-NO. 210 (30, 5KG/m2) ASPHALT SHINGLES

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

-EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.

-STARTER STRIP AS PER O.B.C. 9.26.7.2.

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS

-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)

-TRUSS BRACING AS PER TRUSS MANUFACTURER

-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)

-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

CEILING:

-R60 (RSI 10.56) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR

-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

32

VAULTED OR CATHEDRAL CEILING:

O.B.C. 9.26. & TABLE A4

-NO. 210 (30, 5KG/m2) ASPHALT SHINGLES

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

-EAVES PROTECTION LAID BENEATH STARTER STRIP.

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.

-STARTER STRIP AS PER O.B.C. 9.26.7.2.

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

33

CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)

-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.

-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34

ATTIC ACCESS HATCH:

OBC 9.19.2.1. & SB-12 3.1.1.8.(1)

-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

35

GENERAL:

PRIVATE STAIRS:

O.B.C. 9.8.4.

-MAX. RISE = 7-7/8" (200mm)

-MIN. RUN = 8-1/4" (210mm)

-MIN. TREAD = 9-1/4" (235mm)

-MAX. NOSING = 1" (25mm)

-MIN. HEADROOM = 6'-5" (1950mm)

-MIN. WIDTH = 2'-10" (860mm)

(BETWEEN WALL FACES)

-MIN. WIDTH = 2'-11" (900mm)

(EXIT STAIRS, BETWEEN GUARDS)

ANGLED TREADS:

-MIN. RUN = 5 7/8" (150mm)

-MIN. AVG. RUN = 7 7/8" (200mm)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE

-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)

-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)

-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS

-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

36

HEIGHT:

O.B.C. 9.8.7.4

-2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.

-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS

-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

36G

PROJECTIONS:

O.B.C. 9.8.7.6

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

36G

PUBLIC STAIRS:

O.B.C. 9.8.4.

-MAX. RISE = 7-3/32" (180mm)

-MIN. RUN = 11" (280mm)

-MIN. TREAD = 11" (280mm)

-MAX. NOSING = 1" (25mm)

-MIN. HEADROOM = 6'-9" (2050mm)

-MIN. WIDTH = 2'-11" (900mm)

(EXIT STAIRS, BETWEEN GUARDS)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

36G

HANDRAILS:

O.B.C. 9.8.7

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)

-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)

-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH

-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

36G

HEIGHT:

O.B.C. 9.8.7.4

-2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.

-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)

- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

36G

PROJECTIONS:

O.B.C. 9.8.7.6

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

36G

TERMINATION:

O.B.C. 9.8.7.3

- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

36G

FINISH:

O.B.C. 9.8.9.6

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)

- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCAT THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36G

INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3.

-GUARDS TO BE 3'-6" (1070mm) HIGH

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS

-PICKETS TO HAVE 4" (100mm) MAX. SPACING

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36G

EXTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3.

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).

-GUARDS TO BE 3'-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

-FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.

-PICKETS TO HAVE 4" (100mm) MAX. SPACING

-PROVIDE MID-SPAN POSTS AS PER SB-7.

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36G

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

client

Royal Pine Homes Ltd.

Richmond Hill

project

marketing name

Centrefield, Ph. 2

#

revisions

date

dwn

chk

#

revisions

date

dwn

chk

1

ISSUED FOR CLIENT REVIEW

8-Nov-19

PH

CM

6

REVISED PER CLIENT COMMENTS

17-MAR-21

MD

CM

2

ISSUED FOR CLIENT REVIEW

21-02-20

JD

MSA

7

REV PER ENG COMMENTS

28-Apr-21

MD

CM

3

ISSUED FOR CLIENT REVIEW

17-03-20

HZ

MSA

10

ISSUED FOR CLIENT REVIEW

14-May-21

MD

CM

5

ISSUED FOR CLIENT REVIEW

20-AUG-2020

KC

MSA

11

REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT

3-Jun-21

MD

CM

I, MARTHA SANDOVAL DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN:

103017

FIRM BCIN:

26995

DATE:

JUNE 3, 2021

SIGNATURE:

location

model

project #

20005

scale

3/16" = 1'0"

page

D2

08/12/2021

RECEIVED

Per: Jaura Dalberto

DESIGN

WWW.RNDESIGN.COM

Tel: 905-738-3177

WWW.THEPLUSGROUP.CA



GENERAL NOTES (PART 9 - RESIDENTIAL)

REF PERMIT NO. BP#-2021-50837

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 **must** be incorporated in the final construction:

1. 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 must be protected against freezing during winter construction. Where foundation walls require permanent lateral support, the wall shall be braced or laterally supported before backfilling.
5. 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 1/2") 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 must be designed by an engineer.
9. 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 must 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.
13. 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 in dwelling units 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"); min. run of 210 mm (8 1/4") and min. tread depth of 235 mm (9 1/4"). Curved stairs shall have a min. average run of 200 mm (7 7/8") and a min. run of 150 mm (5 7/8"). The tolerance of stair dimensions to conform to OBC 9.8.4. 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.
21. 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 3/4 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 must 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)