

FRONT ELEVATION 'A'

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.





38-11 Belvedere

Drawing List:

- Α0 TITLE SHEET
- Α1 BASEMENT FLOOR PLAN ELEV. 'A'
- A2 GROUND FLOOR PLAN ELEV. 'A'
- Α3 SECOND FLOOR PLAN ELEV. 'A'
- A4 BASEMENT FLOOR PLAN ELEV. 'B'
- Α5 GROUND FLOOR PLAN ELEV. 'B'
- Α6 SECOND FLOOR PLAN ELEV. 'B' Α7 BASEMENT FLOOR PLAN ELEV. 'C'
- **8**A GROUND FLOOR PLAN ELEV. 'C'
- Α9 SECOND FLOOR PLAN ELEV. 'C
- A10 FRONT ELEVATION 'A' ROOF PLAN ELEV 'A'
- A11 RIGHT SIDE ELEVATION 'A'
- A12 REAR ELEVATION 'A', 'B' & 'C
- A13 LEFT SIDE ELEVATION 'A'
- A14 FRONT ELEVATION 'B' ROOF PLAN ELEV 'B'
- A15 RIGHT SIDE ELEVATION 'B'
- LEFT SIDE ELEVATION 'B' A16
- A17 ROOF PLAN ELEV 'C' FRONT ELEVATION 'C'
- RIGHT SIDE ELEVATION 'C' A18
- LEFT SIDE ELEVATION 'C' A19
- PARTIAL GROUND FLOOR ELEV 'A', 'B' & 'C OPT. WALK UP BASEMENT CONDITION PARTIAL OPT. FINISHED & OPT. WALK UP BASEMENT FLOOR ELEV 'A', 'B' & 'C
- A21 REAR ELEVATION 'A', 'B' & 'C' - OPT. WALK UP **BASEMENT CONDITION**
- D1 CONSTRUCTION NOTES
- D2 **CONSTRUCTION NOTES**
- D3 CONSTRUCTION NOTES

Areas:

	ELEVAT	ION 'A'	ELEVATION BASEMENT	'A' - OPT, FIN CONDITION	ELEVAT	ION 'B'	ELEVATION BASEMENT	B' - OPT, FIN CONDITION	ELEVAT	ION 'C'	ELEVATION BASEMENT	
	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM
OPT, FINISHED BASEMENT PLAN	0	0	911.6	84.7	0	0	911.6	84.7	0	0	911.6	84.7
GROUND FLOOR PLAN	1153.0	107.1	1153.0	107.1	1153.0	107.1	1153.0	107.1	1153.0	107.1	1153.0	107.1
SECOND FLOOR PLAN	1520.4	141.2	1520.4	141.2	1517.0	140.9	1517.0	140.9	1516.4	140.9	1516.4	140.9
TOTAL AREA	2673.4	248.3	3585	333	2670	248	3581.6	332.7	2669.4	248	3581.0	332.7
COVERAGE INC PORCH	1610.4	149.6	1610.4	149.6	1610.4	149.6	1610.4	149.6	1589.6	147.7	1589.6	147.7
COVERAGE NOT INC PORCH	1546.3	143.7	1546.3	143.7	1546.3	143.7	1546.3	143.7	1546.3	143.7	1546.3	143.7



Royal Pine Homes Ltd.

Centrefield, Ph. 2



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Richmond Hill

INSPECTION NOTICES - HOUSING ou are required to notify the Inspection Section of the re

inspect at the following construction stages

ius. ail: buildinginspections@richmondhill.ca ection fax line: 905-771-2528 ection Request Line: 905-771-5465

the permit are not present on site.

permit card.

Richmond Hill

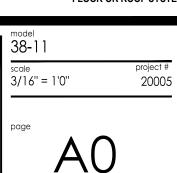
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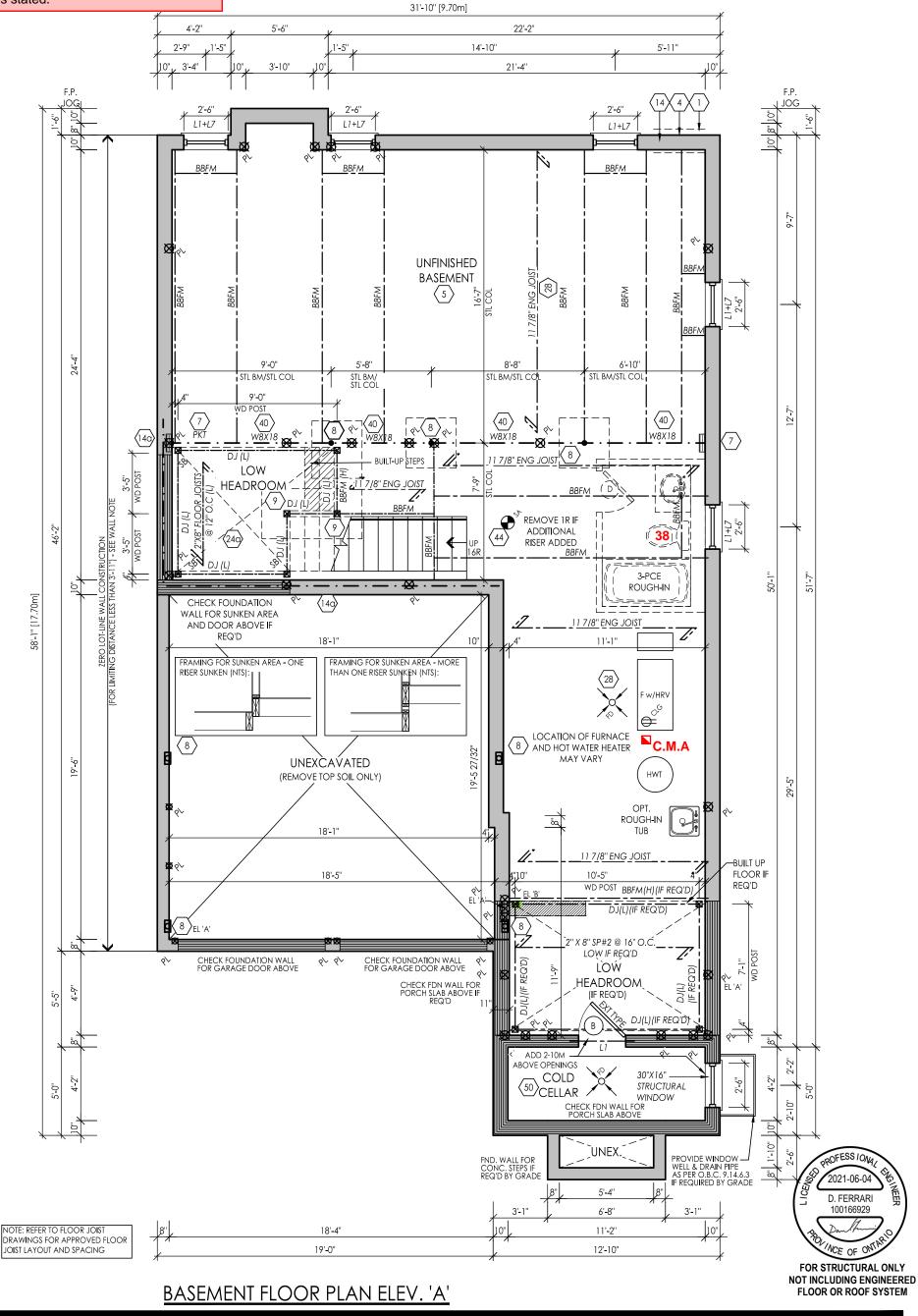
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For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

All interior stairs require a guard on both sides as per sentence 9.8.8.1.(3) of the Ontario Building Code.



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JUNE 3, 2021

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Richmond Hill marketing name Centrefield, Ph. 2

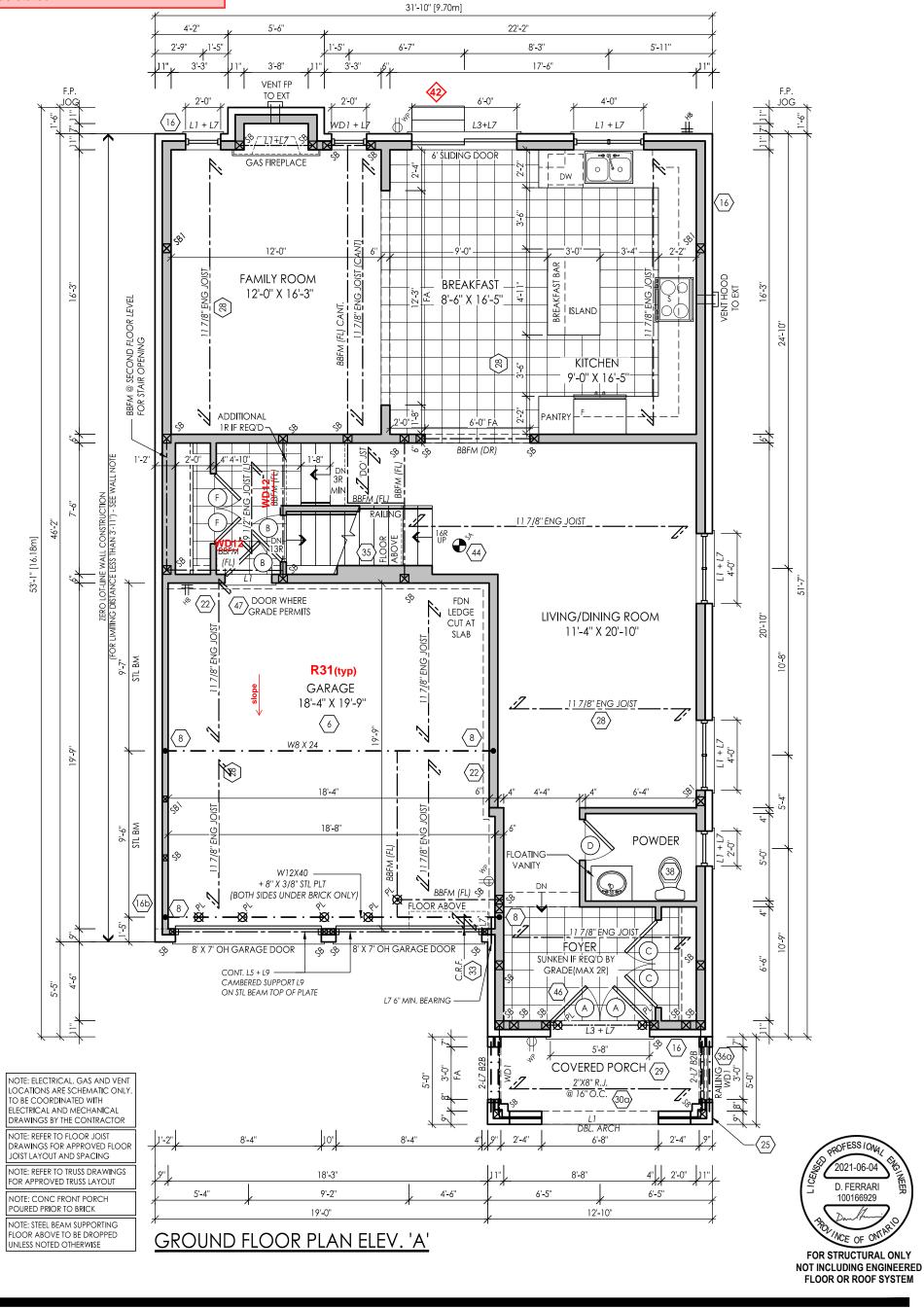
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For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.

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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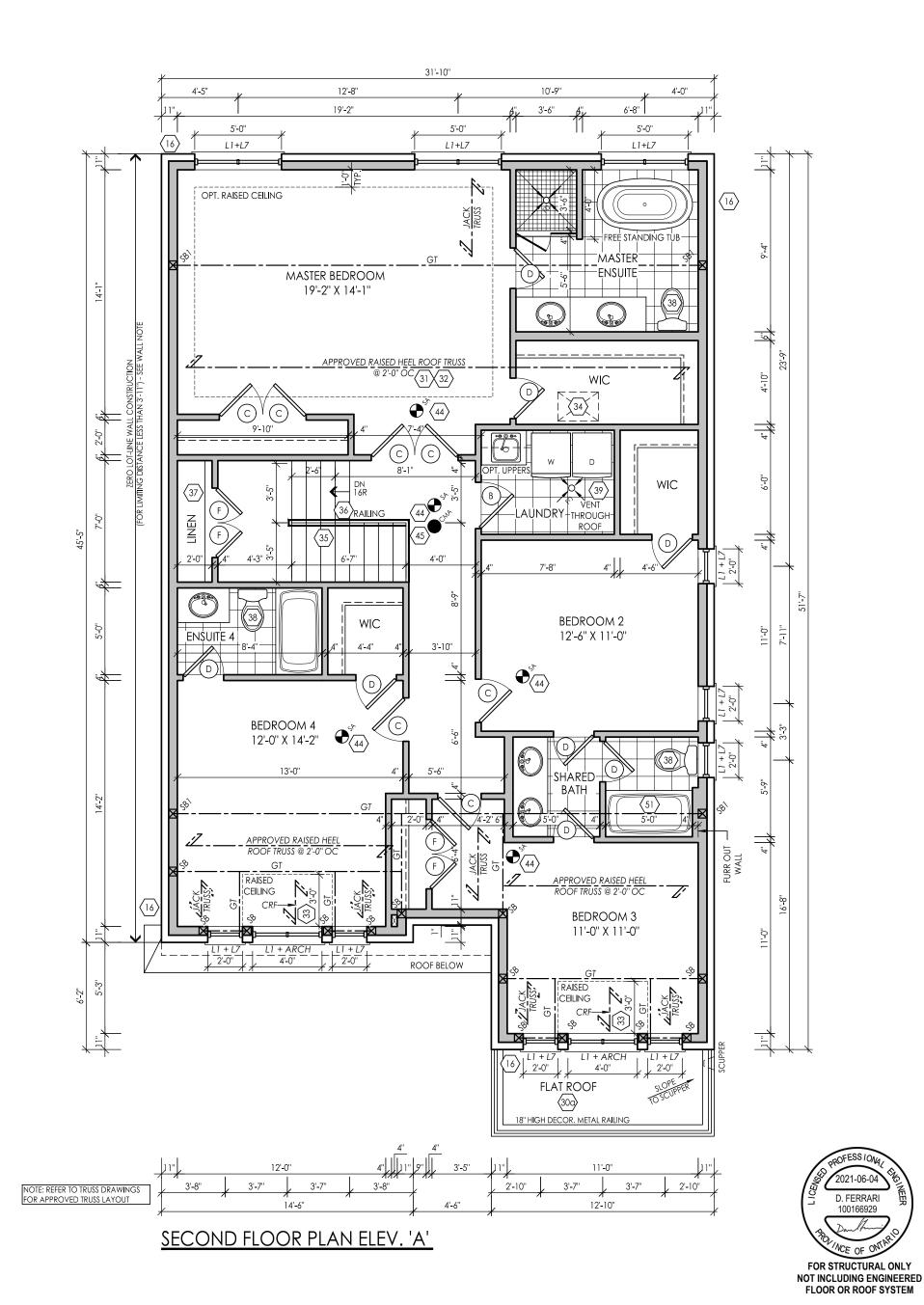
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3/16" = 1'0





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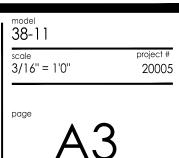
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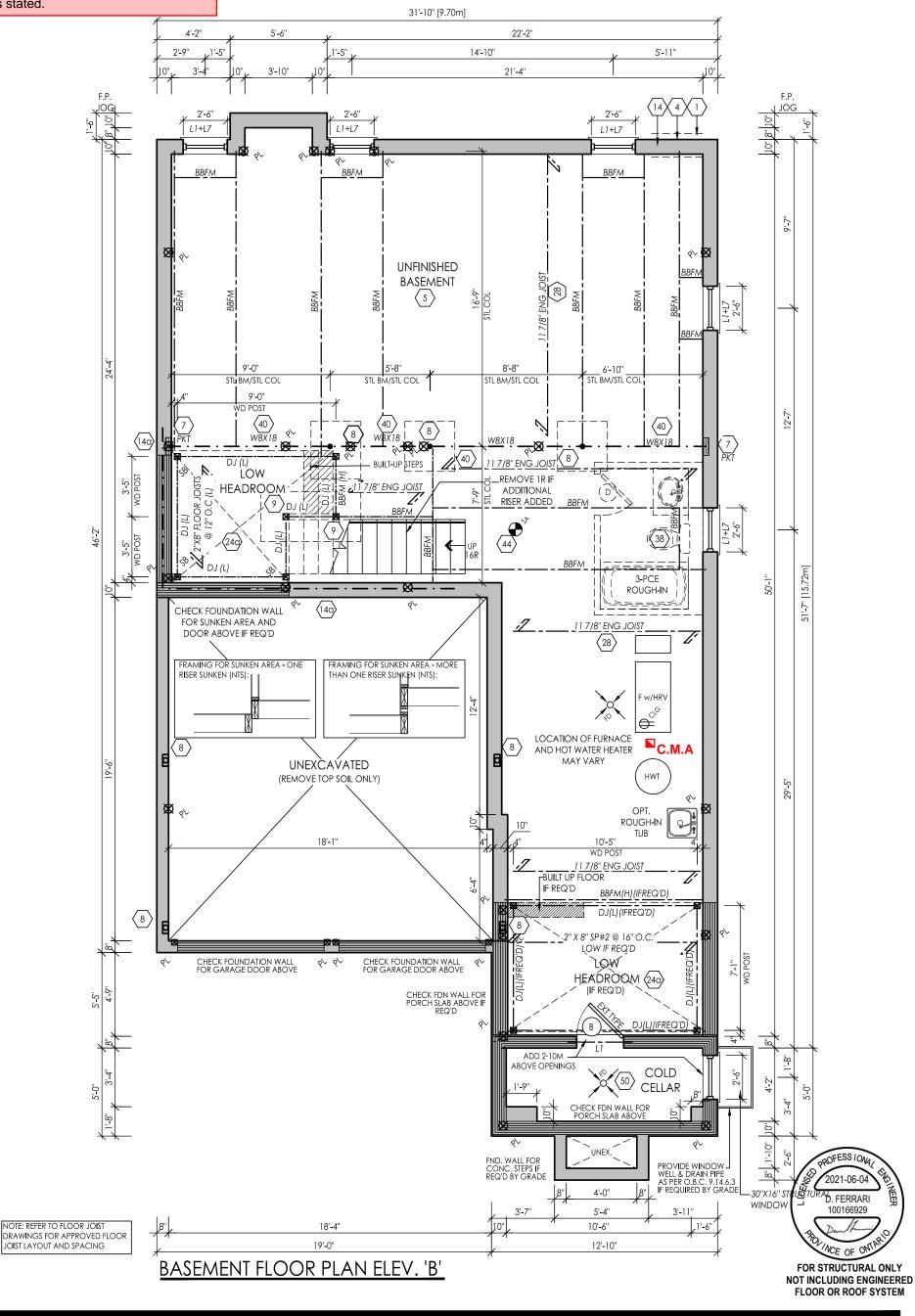


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For approved engineered floor joist systems, including beams and their support, reference shall be made to the approved engineered floor layout attached to these drawings. Follow the manufacturers specifications and bearing requirements as stated.



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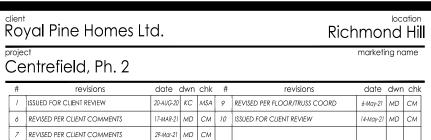
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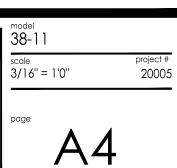


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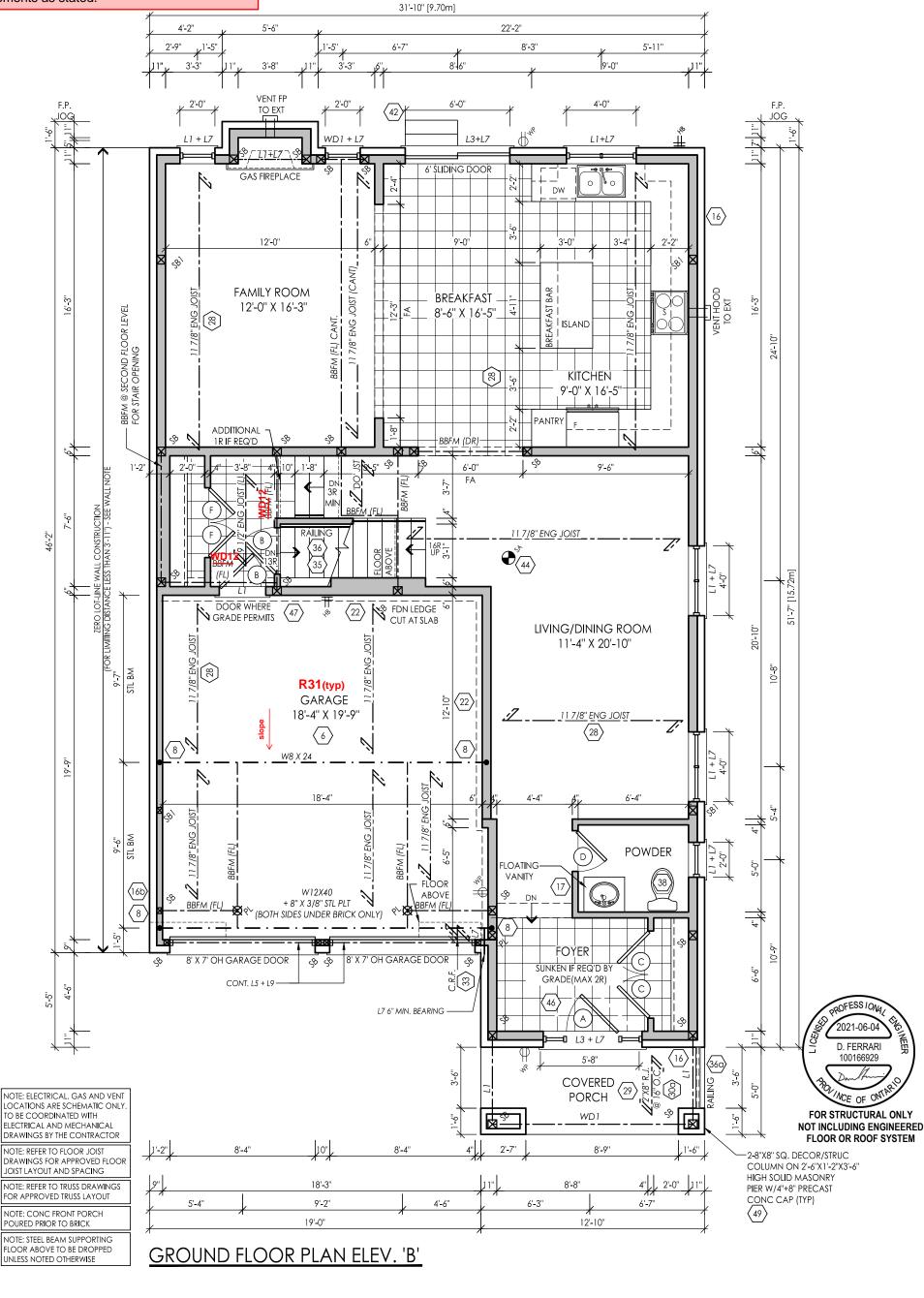


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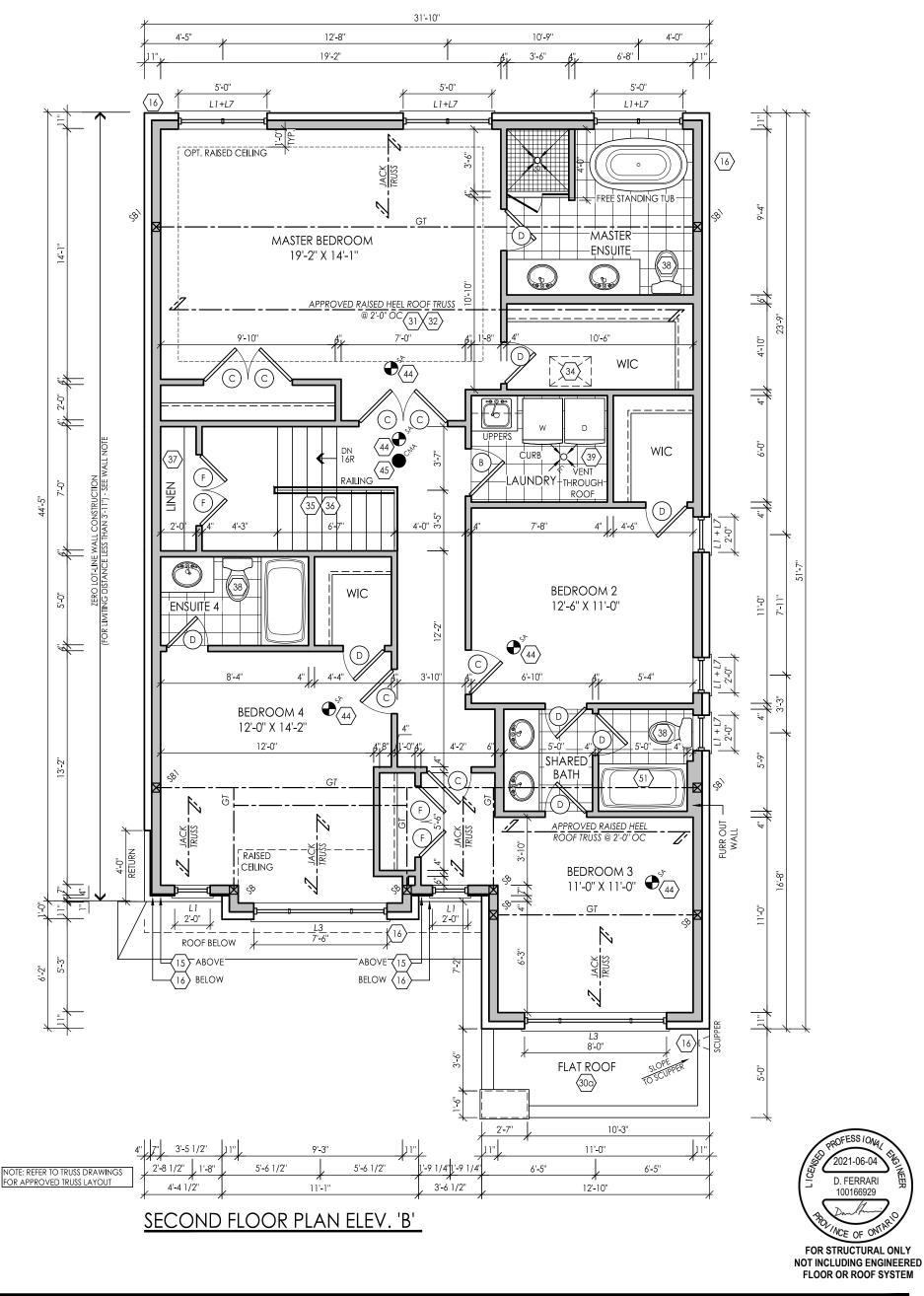
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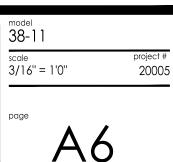
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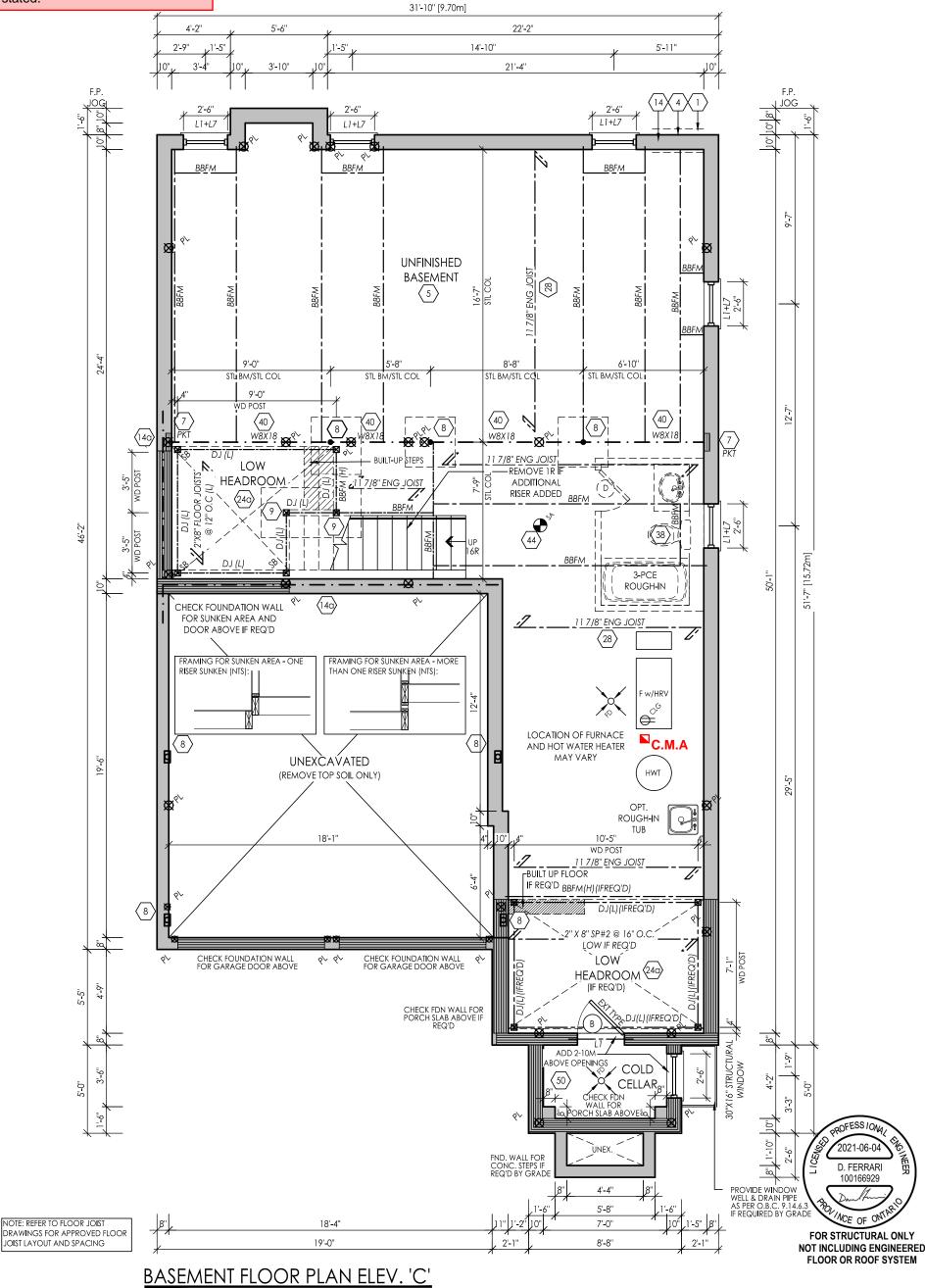
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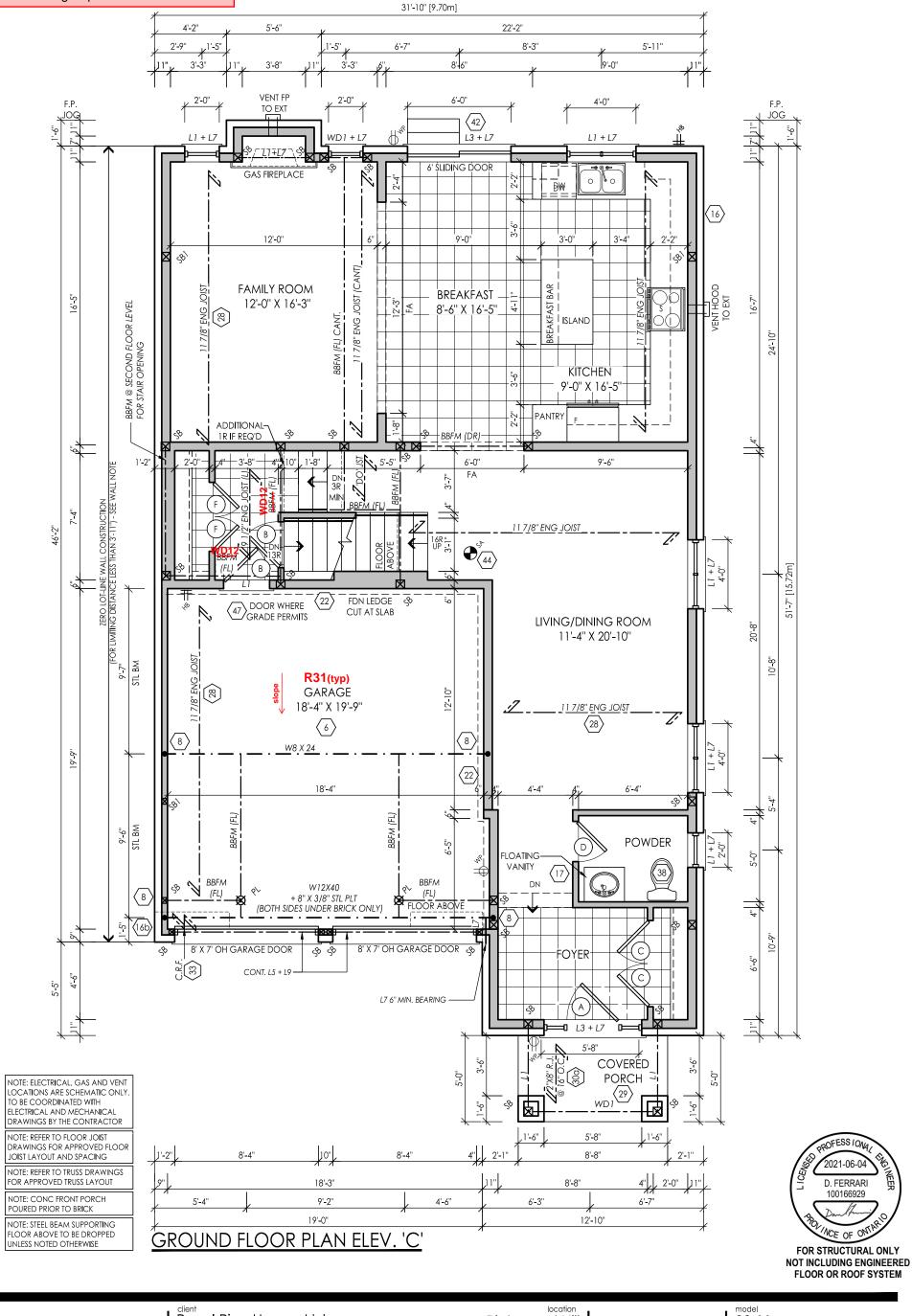
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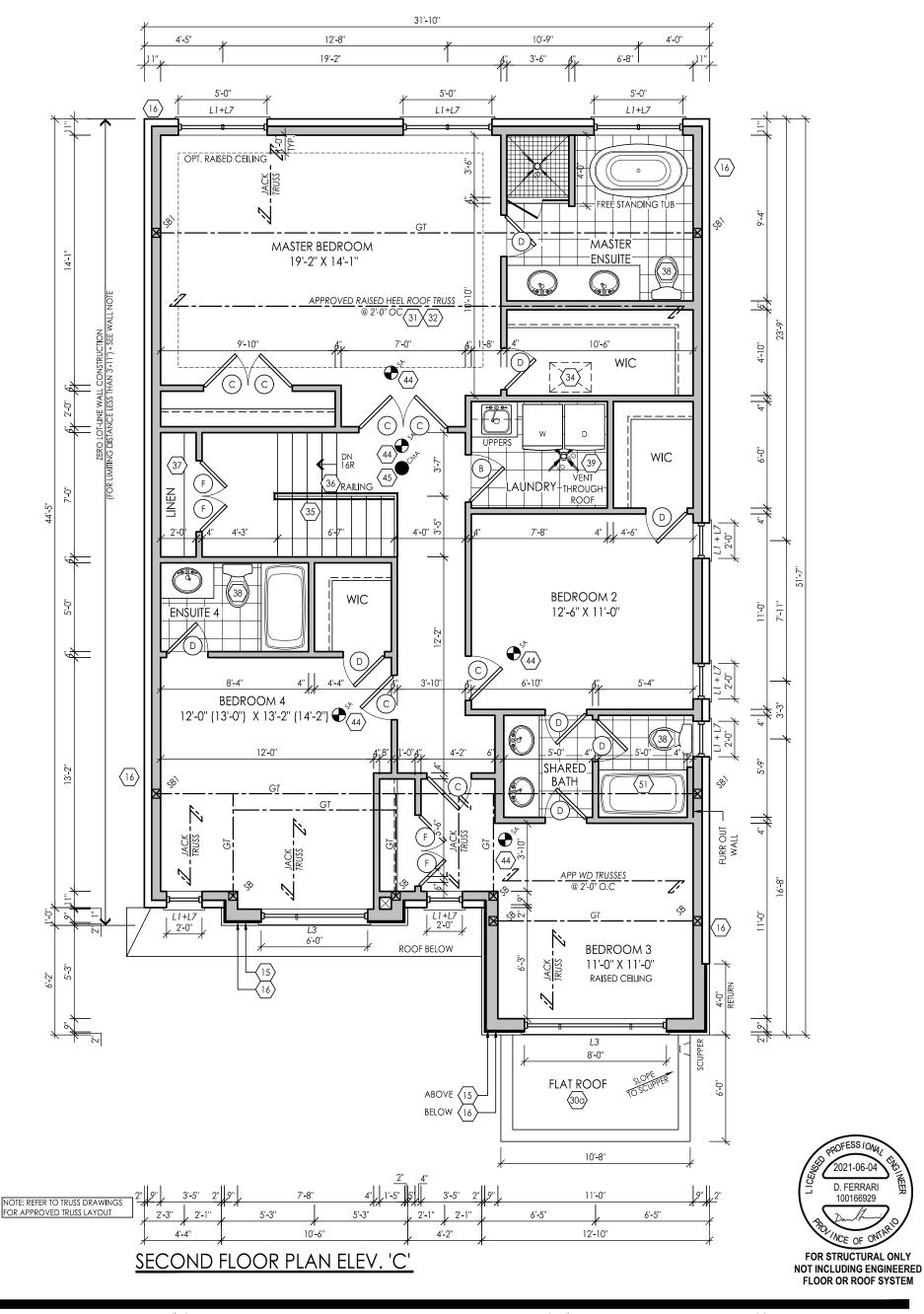


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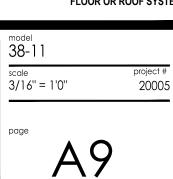
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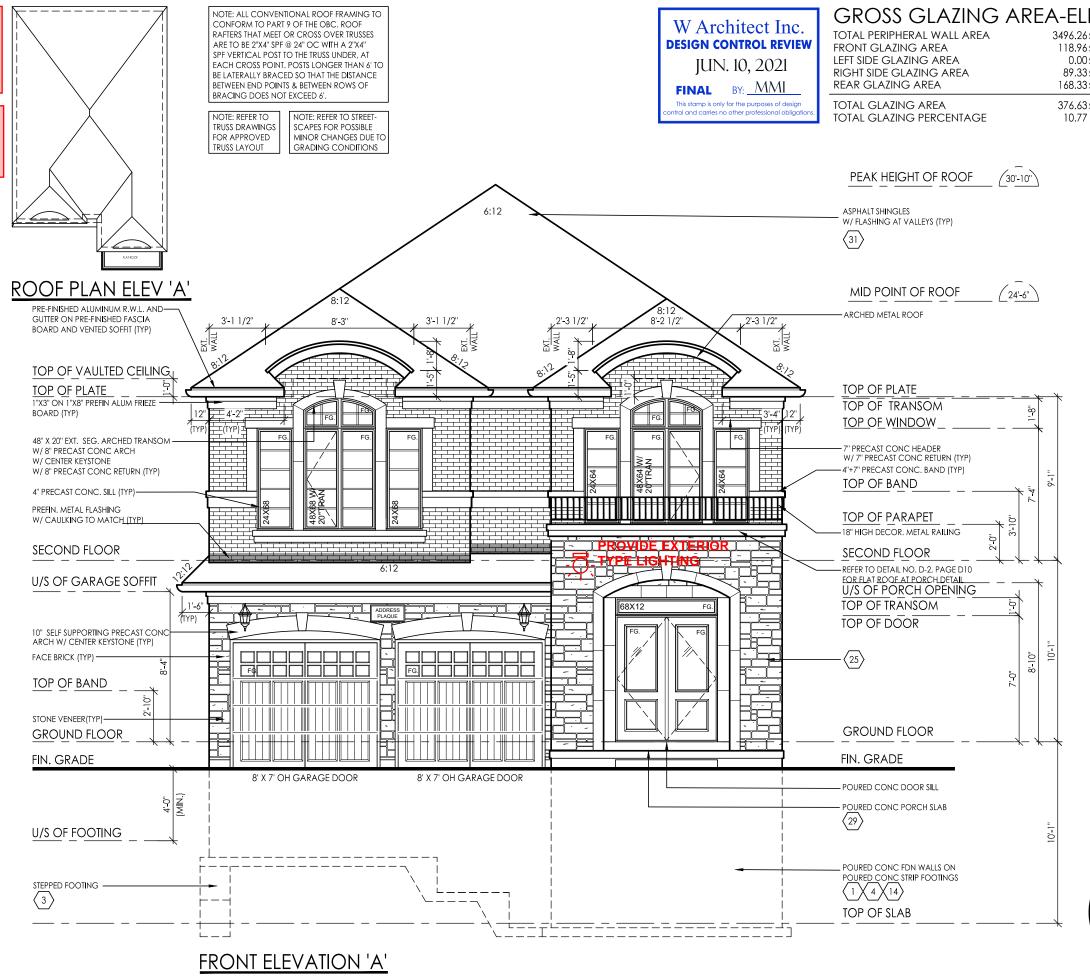


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Refer to approved truss drawings for roof framing layout and specifications for correct bearing, uplift and anchorage.

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



GROSS GLAZING AREA-ELEV A-STD

3496.26 SF 324.81 m² 118.96 SF 11.05 m² 0.00 sf 0.00 m^2 89.33 SF 8.30 m² 168.33 SF 15.64 m² 34.99 m²

376.63 SF 10.77 %

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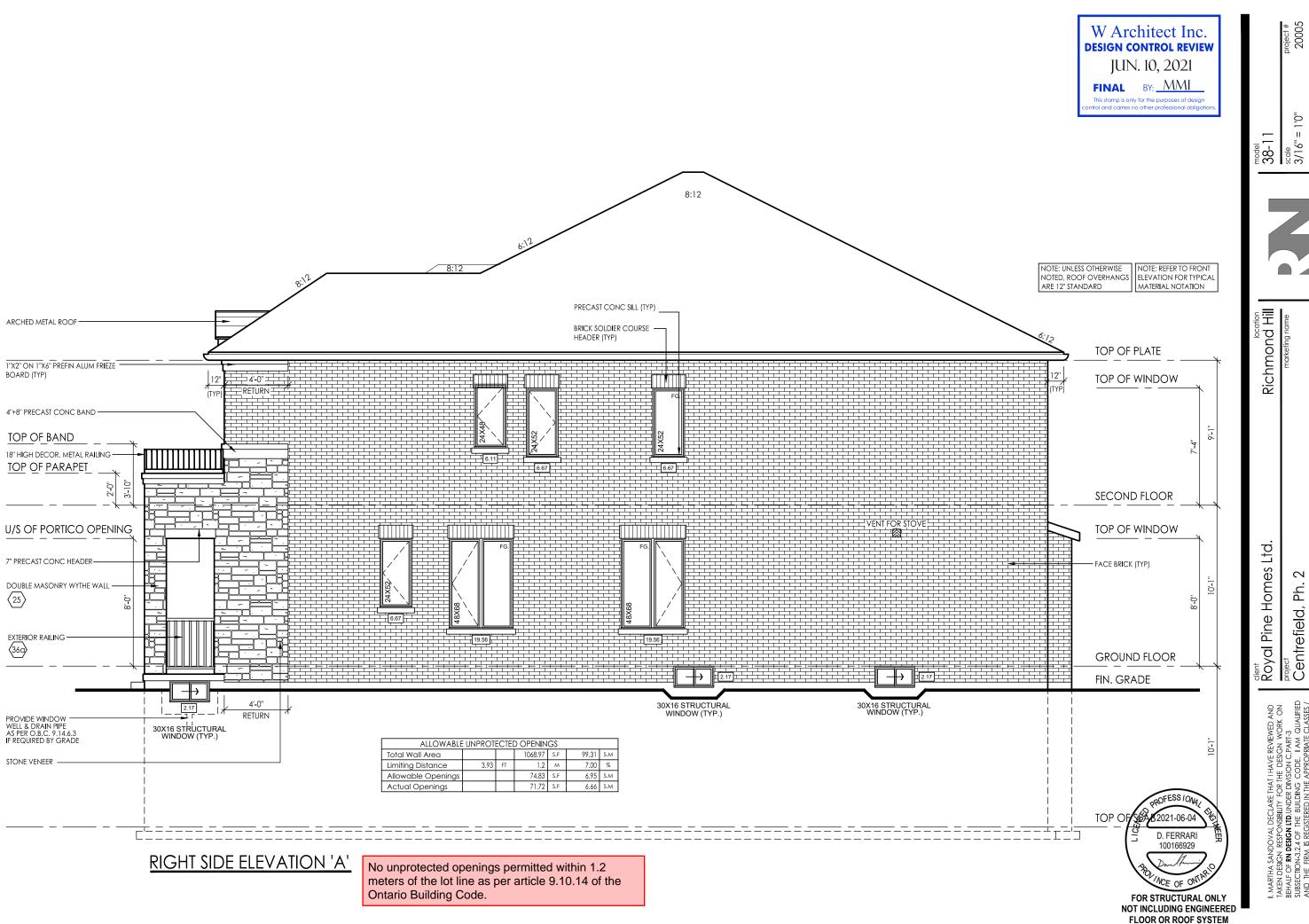
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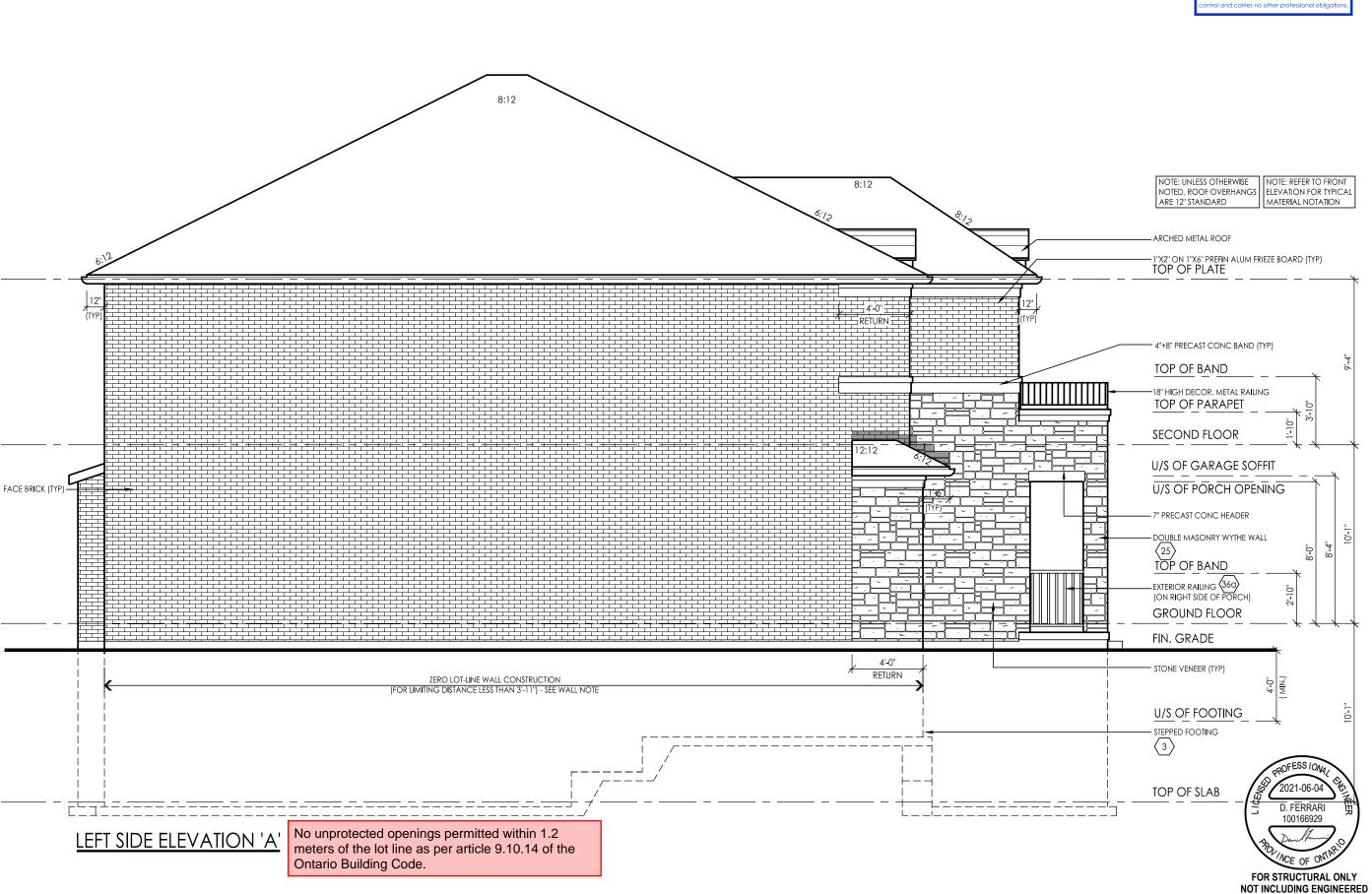
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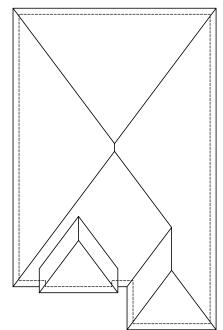
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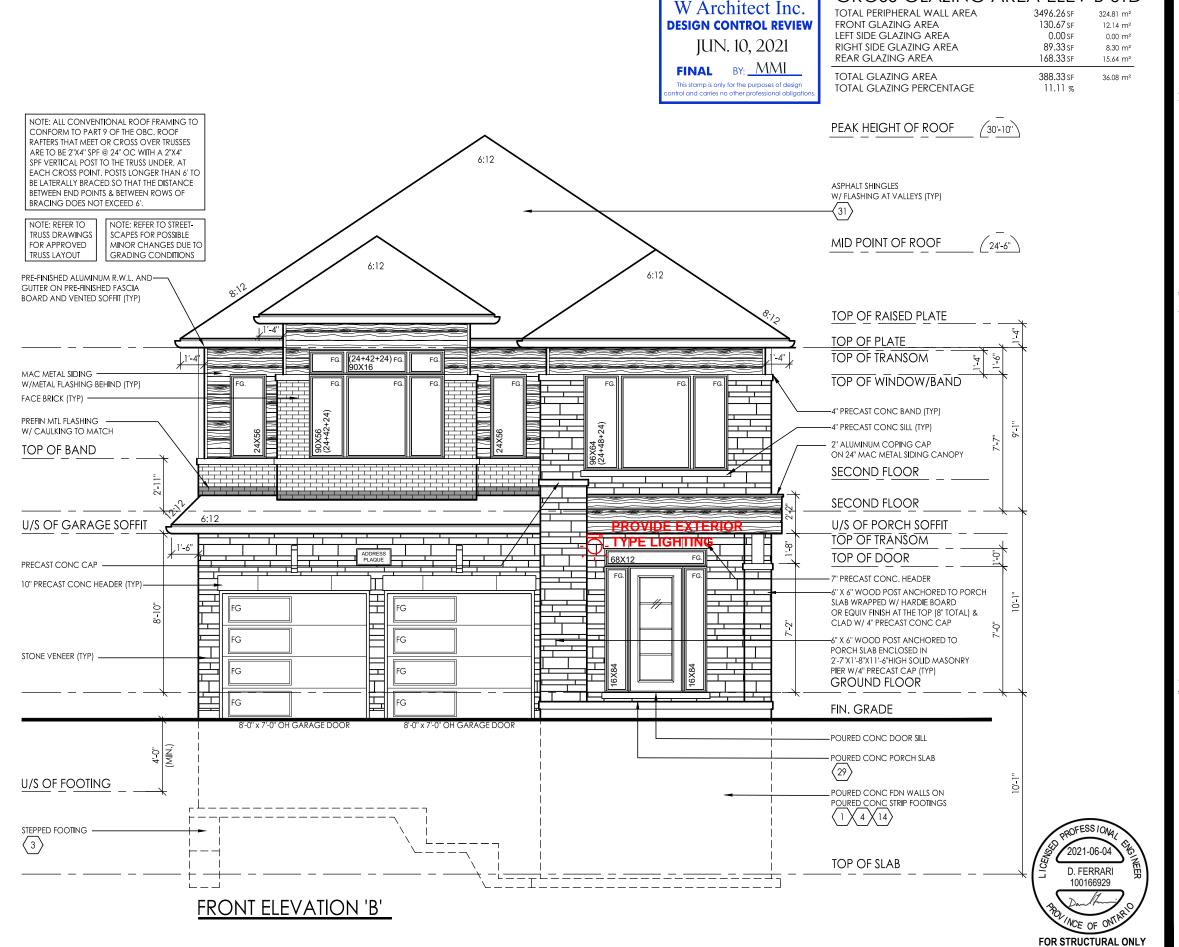
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ROOF PLAN ELEV 'B'



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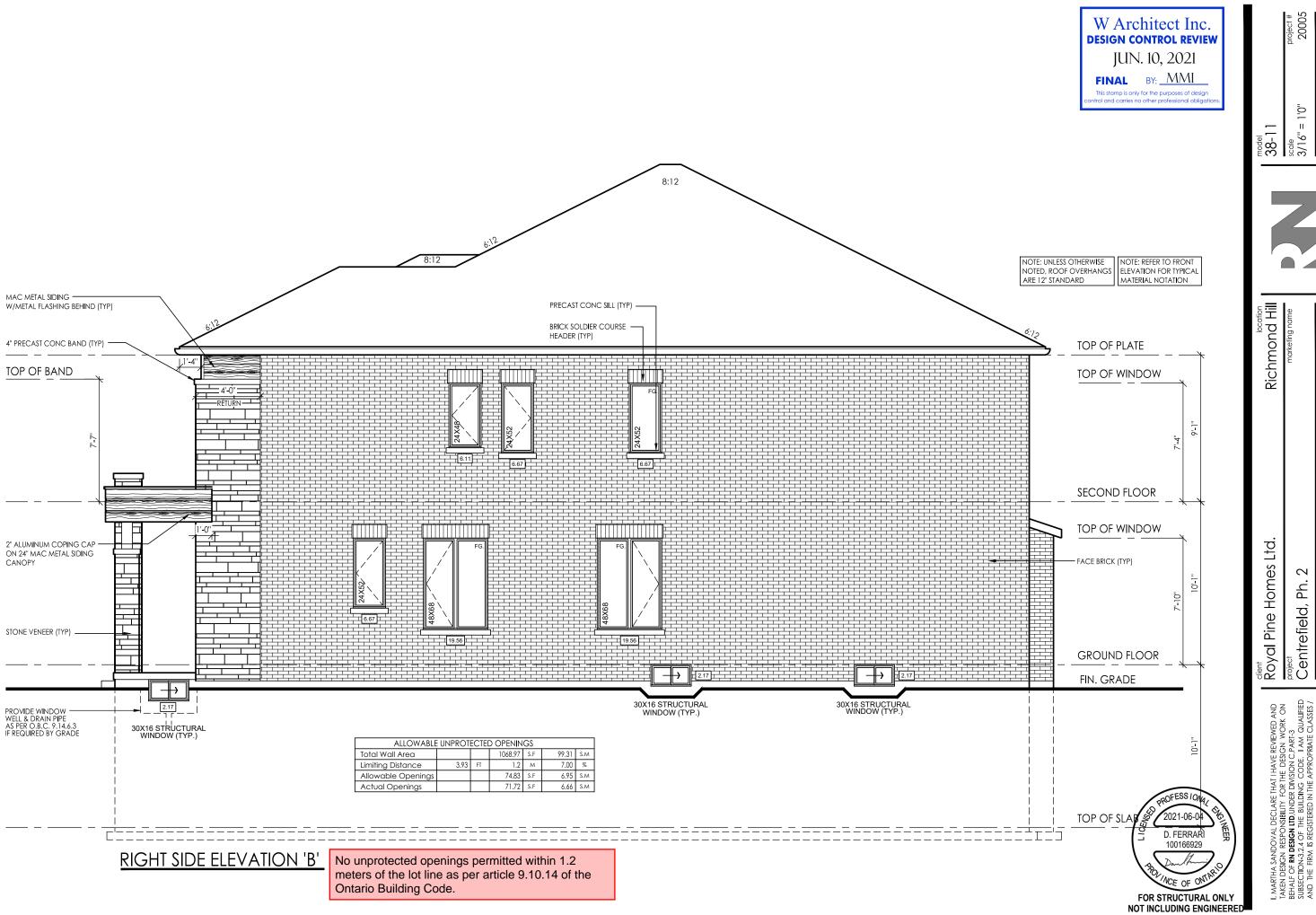
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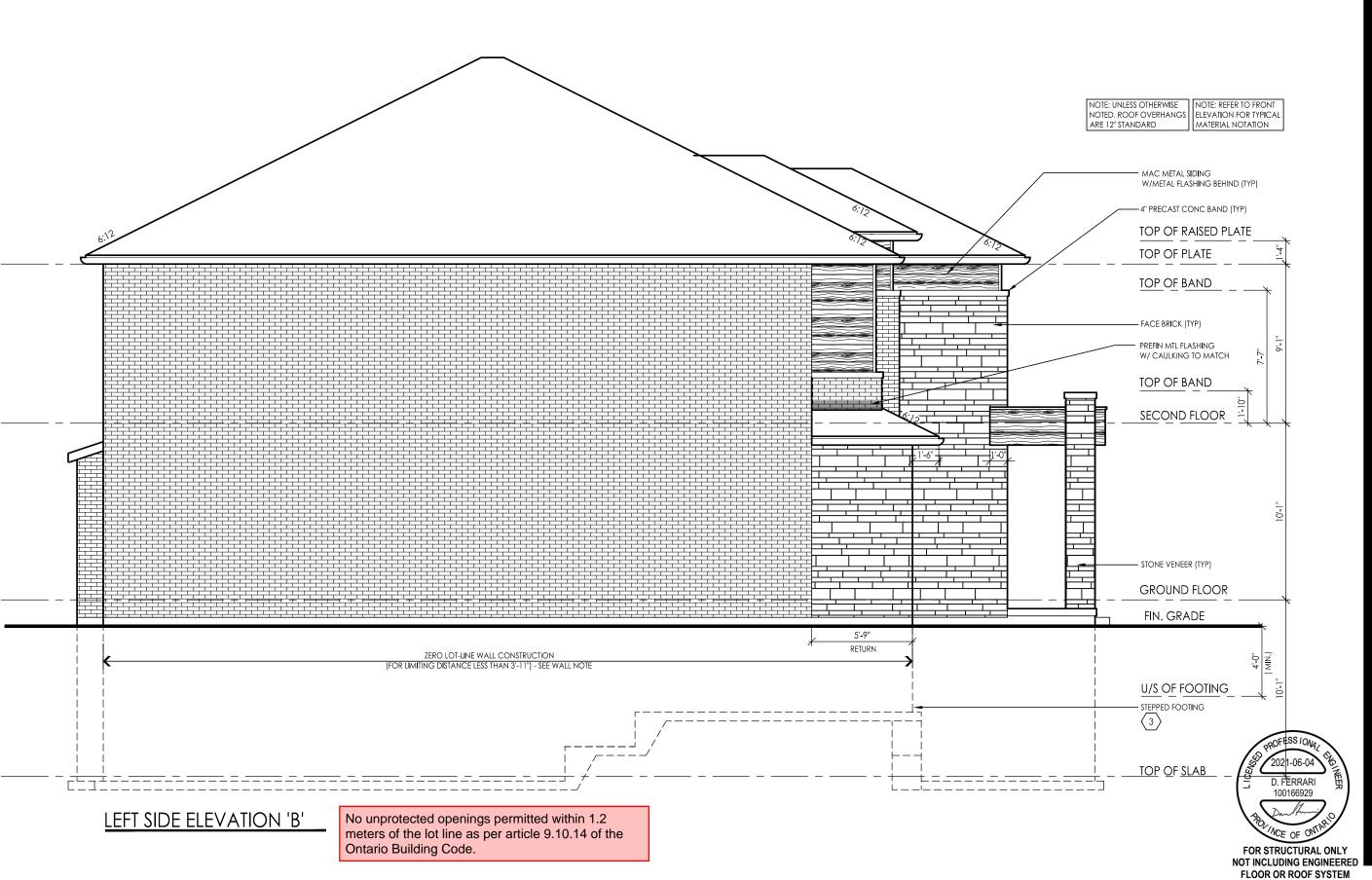
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NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM



FLOOR OR ROOF SYSTEM





3/16" = 1'0"

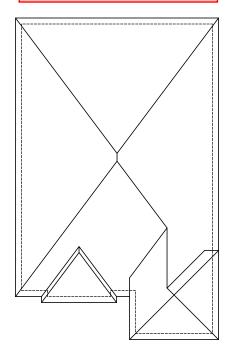
Richmond Hill

Royal Pine Homes Ltd.

project
Centrefield, Ph. 2

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'



GROSS GLAZING AREA-ELEV C-STD

TOTAL PERIPHERAL WALL AREA	3496.26 SF	324.81 m²
FRONT GLAZING AREA	137.00 sf	12.73 m²
LEFT SIDE GLAZING AREA	0.00 sf	0.00 m²
RIGHT SIDE GLAZING AREA	89.33 sf	8.30 m²
REAR GLAZING AREA	168.33sF	15.64 m²
TOTAL GLAZING AREA	394.67 SF	36.67 m²



38-11 scale 3/16" = "

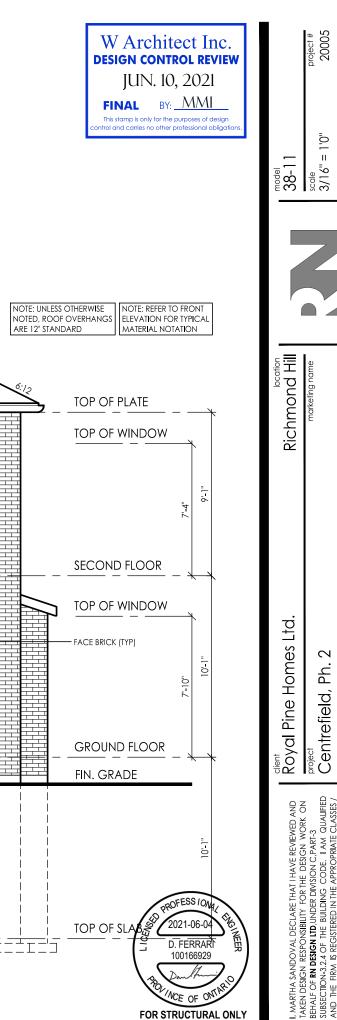


s Ltd.	o;				Richm	Richmond Hill
]					ша	marketing name
	date dwn chk #	dwn	삵	#	revisions d	date dwn chk
	20:AUG-20 KC MSA	ΚC	MSA			
	17-MAR-21 MD CM	MD	Š			
	29-Mar-21 MD CM	MD	Š			
	14-May-21 MD CM	MD	Š			

1.4"	Richmonc	marketing r
9'-1"		
1-0"	Royal Pine Homes Ltd.	project Centrefield, Ph. 2
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NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM





NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM





Royal Pine Homes Ltd.

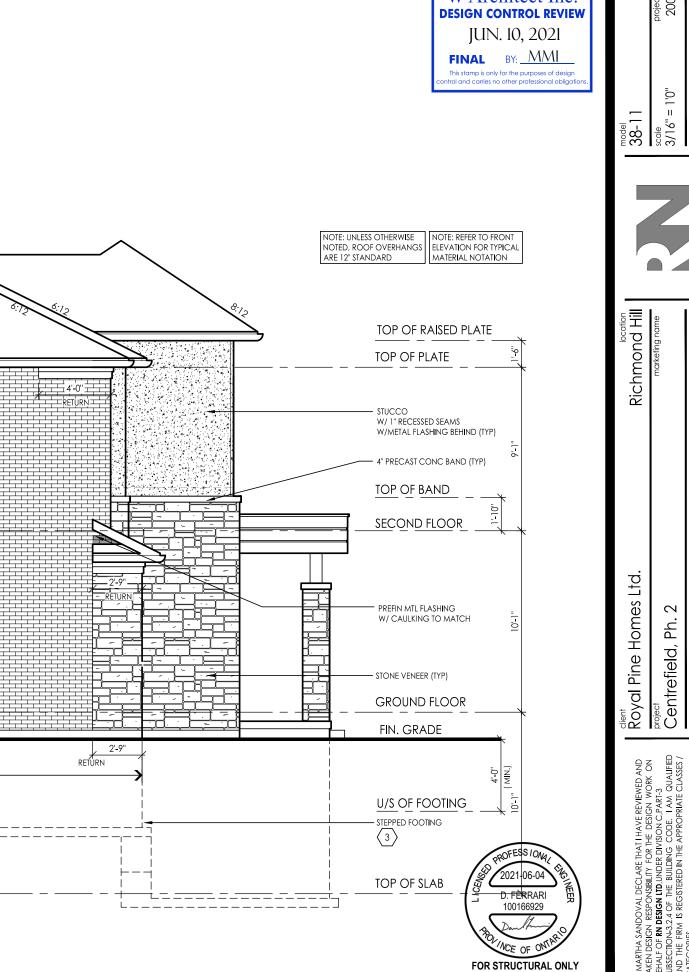
project
Centrefield, Ph. 2 AT I HAVE REVIEWED AND THE DESIGN WORK ON WISION C.PART-3 5 CODE. I AM QUALIFED E APPROPRIATE CLASSES /

20005

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RIGHT 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.





Royal Pine Homes Ltd.

project
Centrefield, Ph. 2

20005

NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM

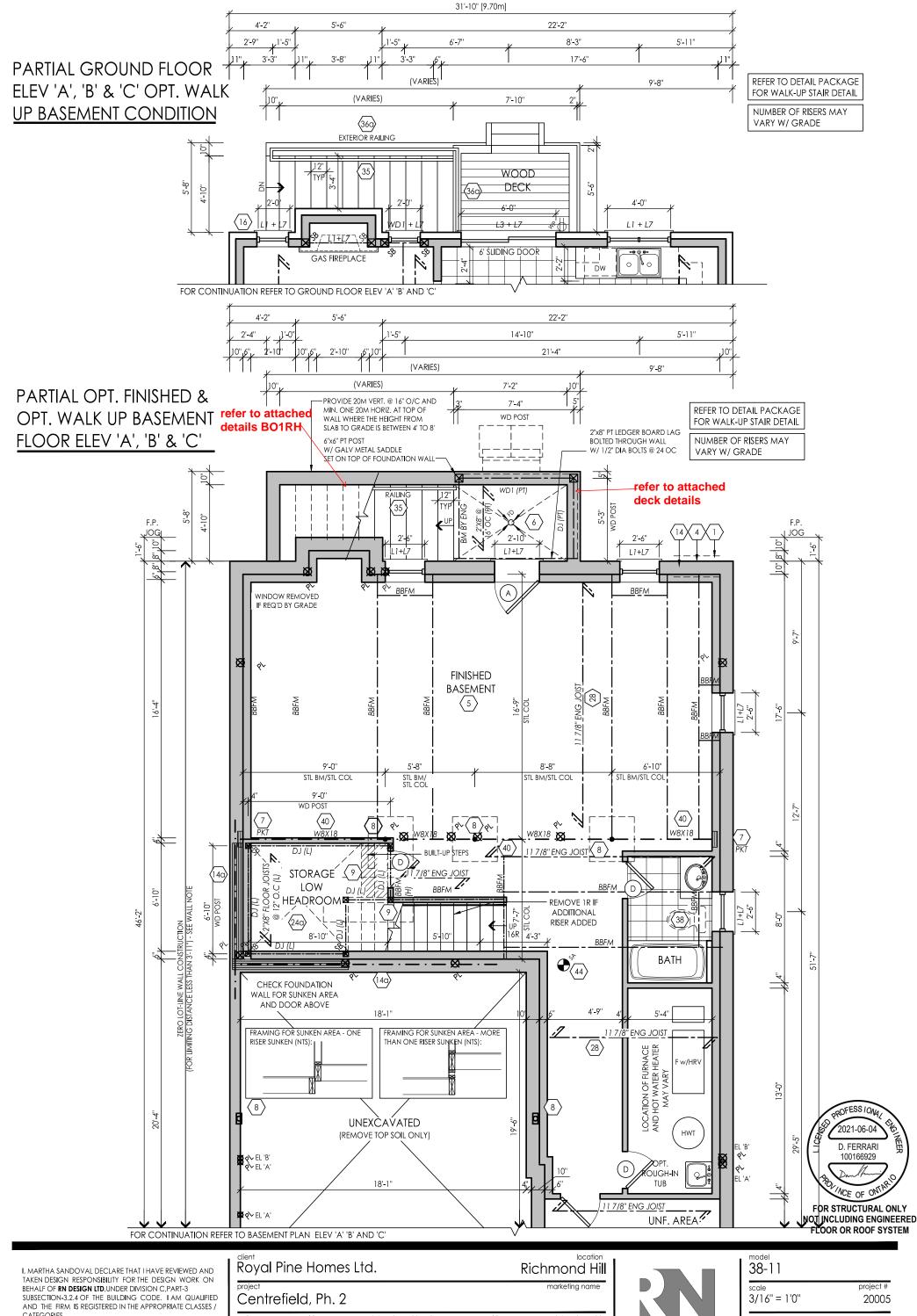
No unprotected openings permitted within 1.2 meters of the lot line as per article 9.10.14 of the Ontario Building Code.

ZERO LOT-LINE WALL CONSTRUCTION

(FOR LIMITING DISTANCE LESS THAN 3'-11") - SEE WALL NOTE

LEFT SIDE ELEVATION 'C'

FACE BRICK (TYP)



CATEGORIES.

QUALIFIED DESIGNER BCIN:

DATE:

SIGNATURE:

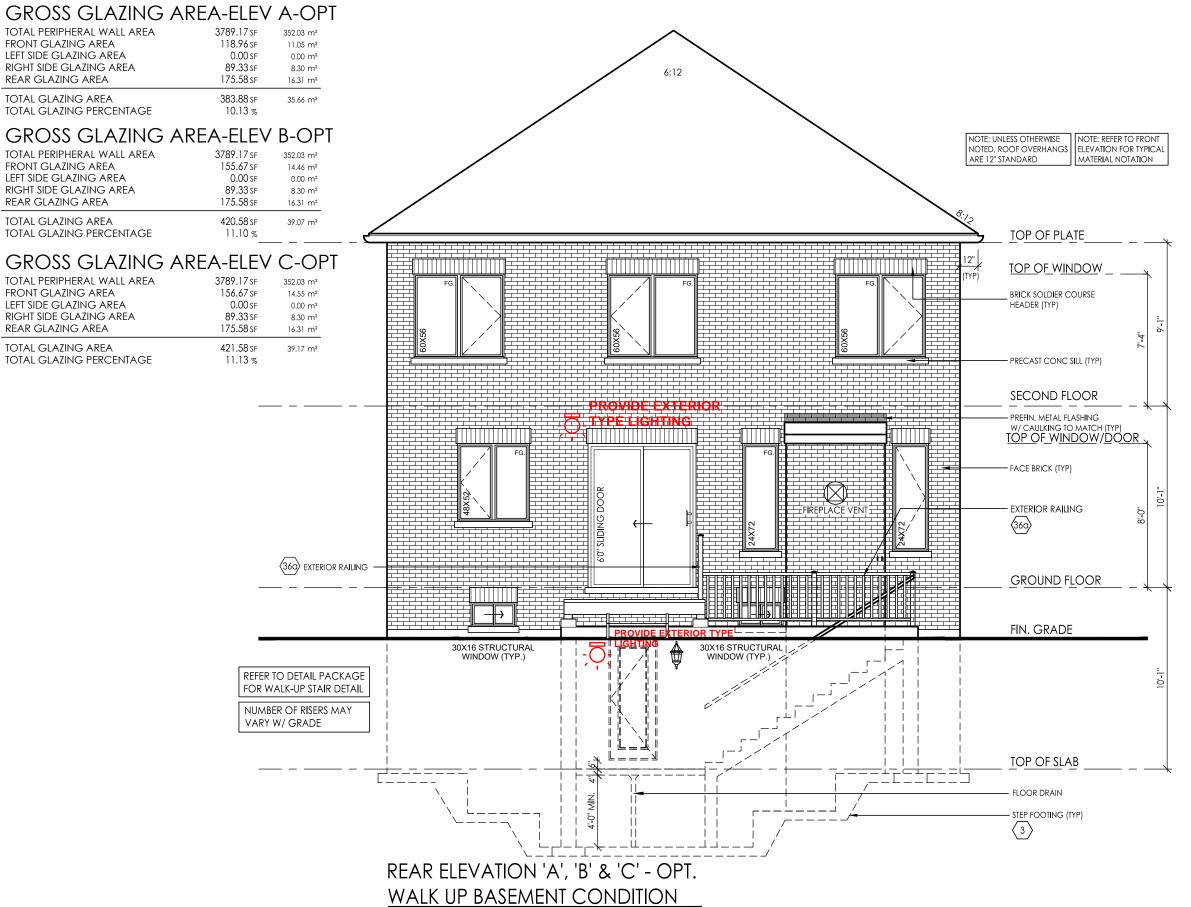
26995 JUNE 3, 2021

revisions date dwn chk # revisions date dwn chk ISSUED FOR CLIENT REVIEW 20-AUG-20 KC MSA REVISED PER CLIENT COMMENTS 7-MAR-21 MD CM MD CM ISSUED FOR CLIENT REVIEW MD CM



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DESIGN CONTROL REVIEW

S 莹

38-11 scale 3/16" =

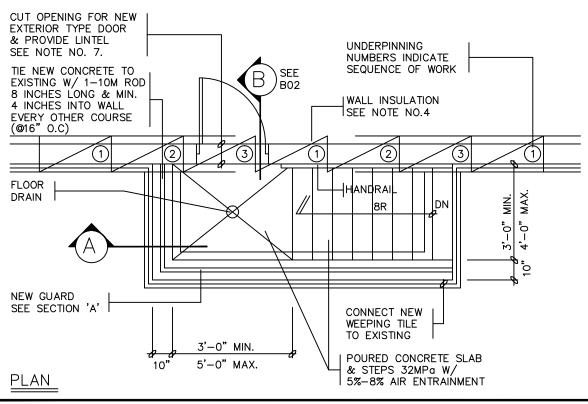
Richmond Hq. Homes | \sim Р. Royal Pine Ho

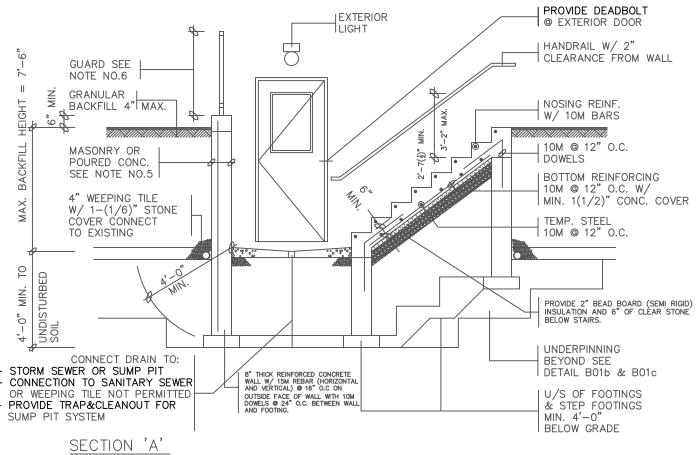
OROFESS 10N

2021-06-04

D. FERRARI 100166929

NCE OF ON FOR STRUCTURAL ONLY NOT INCLUDING ENGINEERED FLOOR OR ROOF SYSTEM





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.

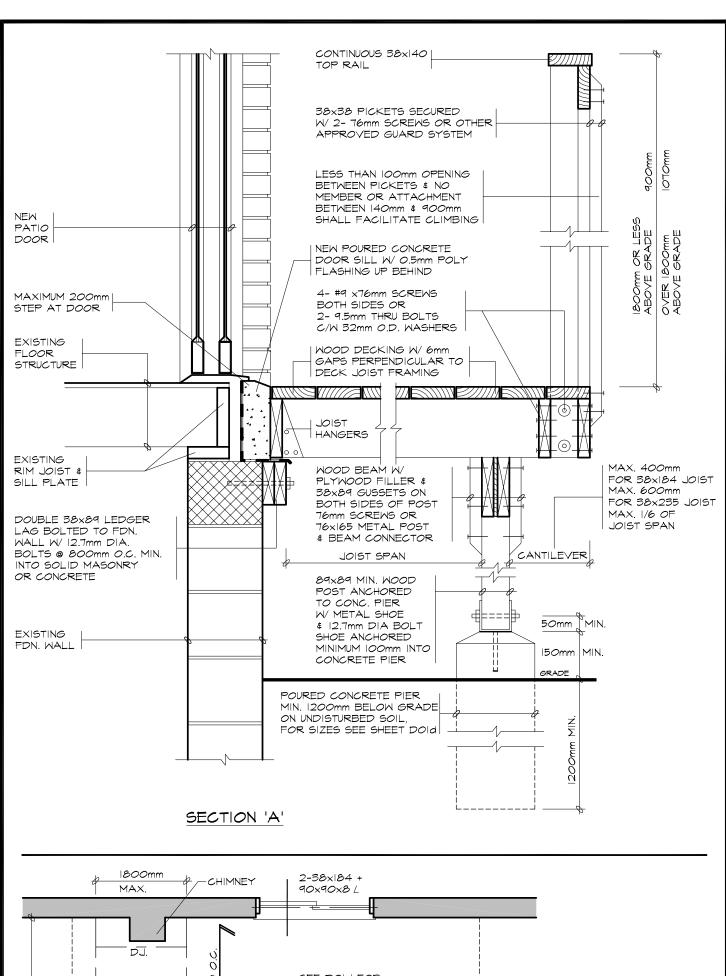


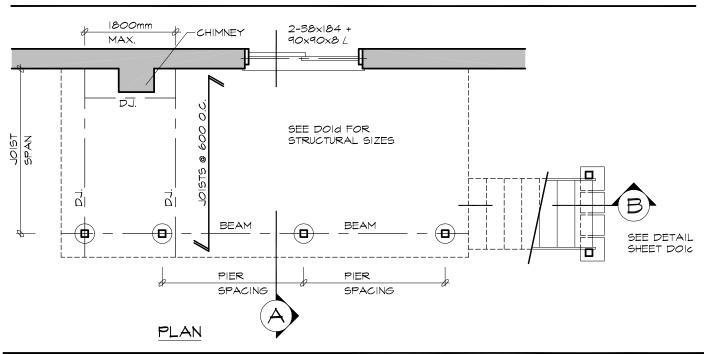
BASEMENT WALKOUT PLAN & SECTIONS

DWG. NO.

B01RH

2020





LMCBO STANDARD DETAILS TITLE WOOD DECK

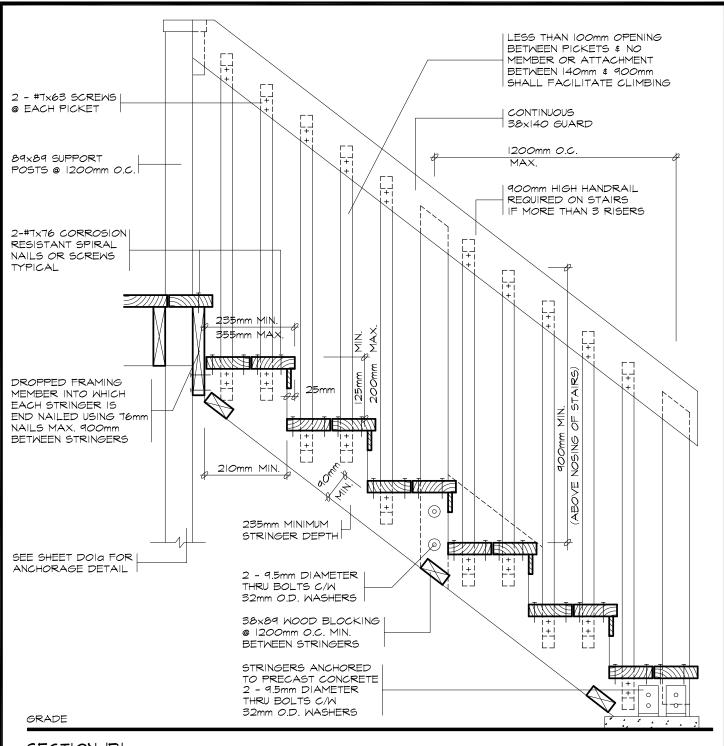
FIXED TO SOLID MASONRY FOUNDATION WALL PLAN & SECTION

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.

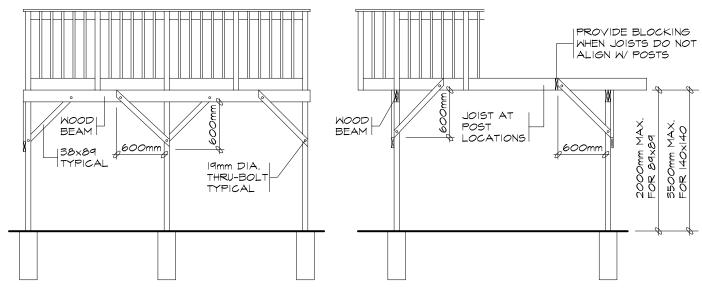
DWG. NO.

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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

DWG. NO.

2012

DOIC

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			LIVE	LOAD 2.5 k	Pa	LIVE	LOAD 3.0 k	.Pa	
JOIST LENGTH	PIER SPACING (mm)		nm)	PIER	SPACING (m	nm)	PIER	SPACING (m	nm)	
(mm)	2000	3000	4000	2000	3000	4000	2000	3000	4000	
1500	2/38×140	2/38x184	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	2/38x184	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	

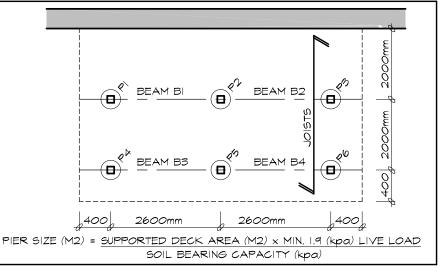
JOIST SIZING TABLE										
	LIVE	LOAD 1.9 KF	Pa	LIVE	LOAD 2.5 k	Pa	LIVE LOAD 3.0 kPa			
JOIST SPAN	J015	T SPACING (r	nm)	JOIST SPACING (mm)			90E	T SPACING (mm)	
(mm)	305	406	610	305	406	610	3 <i>0</i> 5	406	60	
2000	38×140	38×140	38×140	38×140	38×140	38×140	38×140	38×140	38×140	
2500	38×140	38×140	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 CAP	ACITIES (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 S	IZES
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

POST SIZING TABLE MAXIMUM HEIGHT (M) 1.9 1.0 1.0 1.0 1.0 1.0 1.0 1.0		Ð/	DOCT CIZING TABLE									
POST SIZE (mm) MAXIMUM HEIGHT (M) LIVE LOAD (kPa) 1.9 2.5 3.0 1.0 10.86 8.71 7.48 89x89 1.5 5.93 4.76 4.09			OST SIZING TABLE									
SIZE (mm) HEIGHT (M) LIVE LOAD (kPa) 1.9 2.5 3.0 1.0 10.86 8.71 7.48 89x89 1.5 5.93 4.76 4.09		OST MAYIMIM	MAX. SUPPO	ORTED DECK	(AREA (M2)							
1.9 2.5 3.0 1.0 10.86 8.71 7.48 89x89 1.5 5.93 4.76 4.09	SIZE	IZE HEIGHT	LI	LIVE LOAD (kPa)								
89×89 1.5 5.93 4.76 4.09	(mm)	nm) (M)	1.9	2.5	3.0							
		1.0	10.86	8.71	7.48							
2.0 3.15 2.53 2.17	89×89	1×89 1.5	5.93	4.76	4.09							
		2.0	3.15	2.53	2.17							
2.0 13.67 10.98 9.43		2.0	13.67	10.98	9.43							
2.5 9.32 7.48 6.43	40x 40	2.5	9.32	7.48	6.43							
3.0 6.35 5.10 4.38			6.35	5.10	4.38							
3.5 4.41 3.54 3.04		3.5	4.4	3.54	3.04							

	PIERS	SUPPORTED DECK AREA
	<u>1</u>	$2 \times 1.7 = 3.4 \text{m}^2$
7	P2	2 × 2.6 = 5.2m ²
PLAN	P3	$2 \times 1.7 = 3.4 \text{m}^2$
립	P 4	$1.4 \times 1.7 = 2.4 \text{m}^2$
Щ	Þ	$1.4 \times 2.6 = 3.6 \text{m}^2$
₫	P6	$1.4 \times 1.7 = 2.4 \text{m}^2$
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
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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

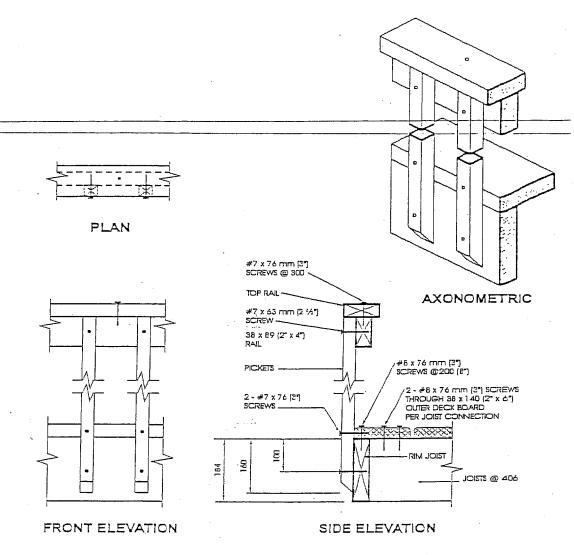
(ছ) Ontario

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") nails
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



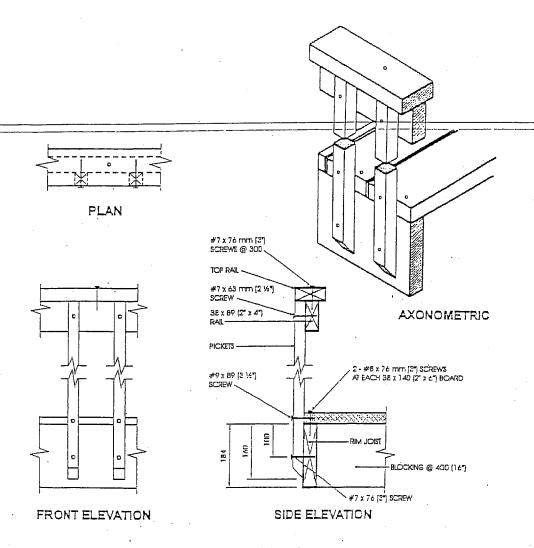
Detail ED-3

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

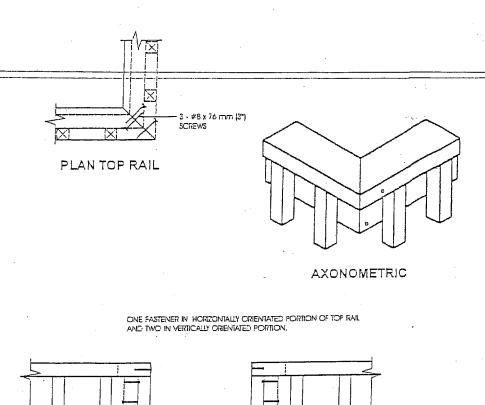


Detail ED-4

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.

PERFORMANCE PACKAGE - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTFO)

-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.

-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

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

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

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

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6. -1 STOREY MASONRY (410mm X 100mm) -1 STOREY STUD - 12" X 4" - 26" X 9" (305mm X 100mm) -2 STOREY MASONRY (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)

$\sqrt{3}$ 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.

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16

-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. O.B.C. 7.13.3. -FLOOR DRAIN PER O.B.C.9.31.4.4. -R10 (RS1 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)

AGRAGE 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 &" (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

7 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.

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

-3/LES BASED ON COLUMN SOFFORTING BEAMS CARK TIME 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).

8 STEEL PIPE COLUMN: O.B.C. 9.15.3.4. & 9.17.3.

-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: 2 STOREY

FTG SIZE: -MAX. 9'-10" (2997mm)

- 34" X 34" X 16" - (860mmX 860mmX 400mm) 1/2 Y "NN Y "NN -MAX. 16'-0" (4880mm)

- (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

AMMENDMENT O. REG. 139/17 JAN 1, 2018

 $\overline{9}$ wood column:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3

 $^{-5}\,\!\!\!/_2" \times 5\,\!\!\!/_2"$ (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"x17" (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. -2 AN ATZ LEDGER BOAND TASTELLE WIZE // 1/2 ANCHION BOLES 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:

14 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'-11" (1200mm) & MAX. SUPPORTED HEIGHT -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.

-TILE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm)
VERTICALLY O.C. & 2-11" (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

-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (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.(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.

140 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 3-0" (600mm) BEYOND BOTH SIDES OF OPENING.

15 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.)

GRADE (U.B.C. 7.28.1.4. 6.7.27.1)

-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/WAPOUR 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 $\overset{\circ}{\rm X}$ 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).

-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. &

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

REQUIRED TO BE SPACED @ 12" (300mm) O.C

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

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.

Royal Pine Homes Ltd.

Richmond Hill

marketing name

(Ce	ntrefield, Ph. 2								
_	#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
	1	ISSUED FOR CLIENT REVIEW	21-Feb-20	РМ	MSA	8	REV PER ENG COMMENTS	28-Apr-21	MD	СМ
	2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	СМ
	3	ISSUED FOR CLIENT REVIEW	17-03-20	HZ	MSA					
	5	ISSUED FOR CLIENT REVIEW	20-AUG-20	кс	MSA					



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

ADD/REPLACE THE FOLLOWING:

INSULATION

MANUFACTURER'S SPECIFICATIONS).

FRAME WALL CONSTRUCTION @ GARAGE:

FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

THE FOLLOWING MATERIALS:

MANUFACTURER'S SPECIFICATIONS).

EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:

-1/2" (12.7mm) GYPSUM BOARD

FOLLOWING MATERIALS:

O.B.C. 9.23.

-1" (25mm) AIR SPACE

9.27.3.4.)

sq.m.

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

ALTERNATE BRICK VENEER CONSTRUCTION:

VERTICAL SPACING

OPENINGS

-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.

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

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

REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND

-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

O.B.C. 9.23. -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

-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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD

-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.

-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

-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

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT

PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.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. &

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

-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/

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

-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

-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C.

-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. &

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

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

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.

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

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

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 '

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-

-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION

STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & O

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

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

OPENINGS -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATH OR STRUCTURAL ONLY MEMBRANE (O.B.C. 9.20.13.6.(2)) NOT INCLUDING ENGINEEREL

MEMBRANE (O.B.C. 9.20.13.6.(2)) NOT INCLUDING ENGINEERE -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDERFLOOR OR ROOF SYSTEM

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.

-1" (25mm) AIR SPACE

-1/2" (12.7mm) GYPSUM BOARD

(O.B.C. 9.20.13.6.(2)) -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-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

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

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

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

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

FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C.

-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

3/16" = 1'0"

38-11

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

PSOFESS 10M

2021-06-04

ACE OF ONTAR

proiect #

20005

D. FERRARI

www.rndesign.com Tel: 905-738-3177 WWW.THEPLUSGROUP.CA page

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 /

QUALIFIED DESIGNER BCIN:

DATE: SIGNATURE:

JUNE 3, 2021

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/

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

17 INTERIOR STUD WALLS:

-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.

$\langle \overline{18} \rangle$ 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

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

-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)

PARTY WALL - BLOCK (AGAINST GARAGE): O.B.C. SB-3 WALL = BSC (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.

-CUNINGUOS AIR/ VAFOUR BARRIER IN CONTRIBUTE 17, 5.5. -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

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

O.B.C., 7.10,97,(1) & TABLE 2.1,136-2 -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)

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

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) STIDS @ 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

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

-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.

$\langle 22 \rangle$ 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 FASTEN

RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

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.

DOUBLE VOLUME WALLS: O.B.C. 9.23.10.1.

-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS

-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) A 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.) +1.5 ci -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

♦ CLIENT SPECIFIC REVISIONS

SIGNATURE:

24 EXPOSED FLOOR:
-FLOOR AS PER NOTE # 28

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

\$\frac{240}{\text{-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

(25a) CORBEL MASONRY VENEER:

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

FLOOR ASSEMBLIES: $\langle 26 \rangle$ 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)

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

$\langle 28 \rangle$ **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

$\langle 29 \rangle$ 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.

-23 376 (BOSTHIN) 2.3 376 (BOSTHIN) 2.3 3.4 (BOSTHIN) 2.3 (BOSTHIN) 2.3 3.4 (BOSTHIN) 2.3 (BOSTHIN) 2.

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. -AJDD 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.)

30a EXTERIOR FLAT ROOF ASSEMBLY: -SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

"INSTALLED FER MANUFACTURER'S 3"FCIFICATIONS.

-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)

Celling Arla), -ADD 83 (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.)

ROOF ASSEMBLIES

$\langle 3\bar{1} \rangle$ TYPICAL ROOF:

O.B.C. 9.26. -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES

-NO. 210 (30). ASYM12) ASYMALI SMINGLES
-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 LAID BENEATH STARTER STRIP.

-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 -, 2 (N., 1 -) 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.

$\left\langle 32\right\rangle \frac{\text{CEILING:}}{2}$

-R60 (RSI 10.56) INSULATION

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

-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.)

(320) VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4

date dwn chk #

HZ MSA

20-AUG-20 KC MSA

21-Feb-20

21-02-20

17-03-20

O.B.C. 7.26. & TABLE 44

-NO. 210 (30. SKG/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.

PM MSA 8 REV PER ENG COMMENTS

JD MSA 10 ISSUED FOR CLIENT REVIEW

revisions

 $\overline{\langle 33 \rangle}$ 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

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13"-3" (4050mm) OR -2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS

-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm) -R31 (RSI 5.46) INSULATION

-1/2" (12.7mm) GYPSUM BOARD

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.

$\left\langle \overline{35}\right\rangle$ PRIVATE STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-7/8' (200mm) -MIN. RUN -MIN. TREAD = 8-1/4" (210mm) (235mm) = 9-1/4" -MAX, NOSING (25mm) -MIN. HEADROOM = 6'-5" (1950mm) = 2'-10" -MIN. WIDTH (860mm) (BETWEEN WALL FACES)

-MIN. WIDTH = 2'-11" (9 (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

-ONF HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -ONE HANDRAIL S REQUIRED WHERE STAIR WIDTH EXCEEDS 3-" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS

-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR

WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

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

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 (350) PUBLIC STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm) -MIN. TREAD = 11" (280mm) -MAX. NOSING (25mm) -MIN. HEADROOM -MIN. WIDTH = 6'-9" = 2'-11" (2050mm) (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

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 DOOR WAYS OR NEWEL POSTS AT CHANGES IN

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

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

TERMINATION:
O.B.C. 9.8.7.3
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH:

O.B.C. 9.8.9.6

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, I

FROM DEFECTS PER OBC 9.8.9.6.(4)

- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREA LANDING AND THE BEGINNING AND END OF A RAMP.

36 INTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3. -GUARDS TO BE 3'-6" (1070mm) HIGH FLOOR OR ROOF SYSTEM -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

(360) 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). -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

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.

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

CATEGORIES QUALIFIED DESIGNER BCIN: DATE:

Royal Pine Homes Ltd.

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SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / JUNE 3, 2021

(36b) EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPANNING MAXIMUM OF 6'-0". PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

-GUARDS TO BE 3-6" (1070mm) -FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C.

-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2. -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.

-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

-LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

-WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE

-CAPPED DRYER VENT

 $\left<40\right>$ -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

-PRECAST CONC. STEP -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

SMOKE ALARM, O.B.C.- 9.10.19.
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

-PROVIDE 1 IN EACH BEDROOM -PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS

- INSTALLED AT OR NEAR CEILING

-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT

-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4 -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.

-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED -GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE

LIMITED TO ONE FLOOR EXCEPT 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY

2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/

TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS

-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP -REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP. -SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
-3/4" AIR SPACE AROUND POST.

MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND

(PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE. 14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST

-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

(49a) EXTERIOR COLUMN:

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

FOR COLD CELLARS PROVIDE THE FOLLOWING:
-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA. -COVER VENT W/ BUG SCREEN

-WALL MOUNTED LIGHT FIXTURE -L1+L7 FOR DOOR OPENING

-2-8" X 6-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. FR20 C11

 $\langle 51 \rangle$ STUD WALL REINFORCEMENT:

O.B.C. 9.5.2.3.

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) &

-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

52 ELECTRICAL VEHICLE CHARGING REQUIREMENTS:

REFER TO OBC 9.34.4.1. FOR REQUIRMENTS (EFFECTIVE JANUARY 2018)

WINDOW GUARDS:

<u>® STAIRS, LANDINGS & RAMPS</u> - OBC 9.8.8.1.(8) WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS @ FLOORS - OBC 9.8.8.1.(6)

WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS

FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE NO.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.

ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND

RAIN LOADS

-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING -DOUBLE STUDS @ OPENINGS

DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7"

(800mm) AND 6-7" (2000mm) -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING

PARALLEL PARTITIONS
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE

PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS

-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS -FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X

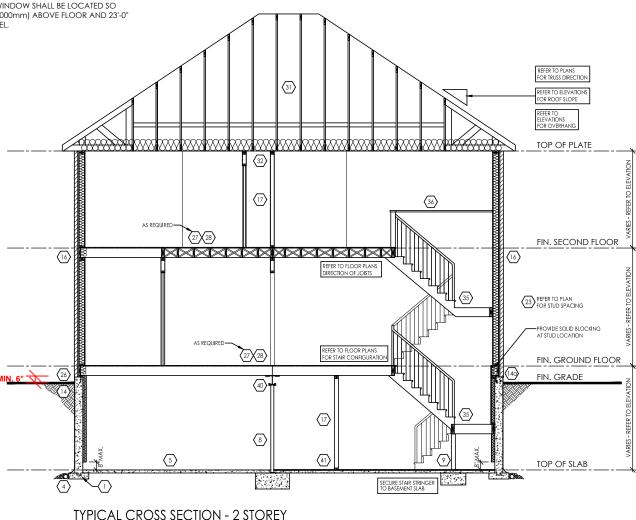
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

-AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING

-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

-FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%



PROFESS 1014 2021-06-04 D. FERRARI 100166929 NCE OF ON FOR STRUCTURAL ONLY NOT INCLUDING ENGINEERED

FLOOR OR ROOF SYSTEM

SOLID BEARING SB: MIN. 2/ 2"X6" SPR

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 SPECIFIC REVISIONS **SCHEDULES** PLAN/ELEVATION LEGEND

A 865x2030x45 (2'10"x6'8"x1-3/4") B 815x2030x35 (2'8"x6'8"x1-3/8") C 760x2030x35 (2'6"x6'8'x1-3/8") D 710x2030x35 (2'4"x6'8"x1-3/8") E 460x2030x35 (1'6"x6'8"x1-3/8") F 610x2030x35 (2'0"x6'8"x1-3/8") G OVER SIZED EXTERIOR DOOR

DOORS 46 \(47 \)

STEEL BEAMS ST1 W 6 X 15 ST2 W 6 X 20 W 8 X 18

2/ 2" X 10" SPR 2/ 2" X 12" SPR W 8 X 21 3-1/2" X 3-1/2" X 1/4" L 5" X 3-1/2" X 1/4" I

WD1 3/2" X 8" SPR WD2 4/ 2" X 8" SPR WD3 5/ 2" X 8" SPR WD4 3/2" X 10" SPR WD5 4/2" X 10" SPR WD6 5/ 2" X 10" SPR WD7 3/ 2" X 12" SPR WD8 4/2" X 12" SPR WD9 5/2" X 12" SPR

(BRICK) N.T.S.

> WOOD BEAMS WD10 2/ 1 3/4" X7 1/4" (2.0E) LVL WD11 3/ 1 3/4" X7 1/4" (2.0E) LVL WD12A 1/ 1 3/4" X9 1/2" (2.0E) LVL WD12 2/ 1 3/4" X9 1/2" (2.0E) LVL WD13 3/ 1 3/4" X9 1/2" (2.0E) LVL WD14A 1/ 1 3/4" X11 7/8" (2.0E) LVL WD14 2/ 1 3/4" X11 7/8" (2.0E) LVL WD15 3/ 1 3/4" X11 7/8" (2.0E) LVL WD16A 1/13/4" X14" (2.0E) LVL WD16 2/13/4" X14" (2.0E) LVL WD17

3/ 1 3/4" X14" (2.0E) LVL ♦ L14 6" X 3-1/∠ ∧ . , ♦ L15 6" X 4" X 1/2" L ♦ L16 7" X 4" X 3/8" L 7" X 4" X 1/2" L SMOKE ALARM (44) WATERPROOF DUPLEX OUTLET

VENTS AND INTAKES HOSE BIB

EXHAUST FAN

 $\langle 38 \rangle$ COLD CELLAR VENT (50)

STOVE VENT FIRE PLACE VENT DRYER VENT

Richmond Hill

marketing name

CARBON MONOXIDE 45 ALARM (CMA) DOUBLE JOIST

PRESSURE TREATED LUMBER GT GIRDER TRUSS ABOVE FINISHED FLOOR

BBFM BEAM BY FLOOR MANUF FLUSH DROPPED REPEAT SAME IOIST SIZE 'DO UNDER SIDE U/S

FIXED GLAZING

GLASS BLOCK

BLACK GLASS

2 STORY WALL EXT. LIGHT FIXTURE (WALL MOUNTED)

FLAT ARCH

FLOOR DRAIN

POINT LOAD

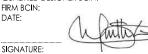
 (\mathbf{H})

HYDRO METER

(**G**) GAS METER

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 /

QUALIFIED DESIGNER BCIN: DATE:



JUNE 3, 2021

Royal Pine Homes Ltd.

LINTELS

5" X 3-1/2" X 1/4" L

5" X 3-1/2" X 3/8" L

6" X 3-1/2" X 5/16" L

◆L10 5" X 3-1/2" X 5/16" L

Centrefield, Ph. 2

♦L12

	1111 011 01 01 01 11 11 2								
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Feb-20	РМ	MSA	8	REV PER ENG COMMENTS	28-Apr-21	MD	СМ
2	ISSUED FOR CLIENT REVIEW	21-02-20	JD	MSA	10	ISSUED FOR CLIENT REVIEW	14-May-21	MD	СМ
3	ISSUED FOR CLIENT REVIEW	17-03-20	ΗZ	MSA					
5	ISSUED FOR CLIENT REVIEW	20-AUG-20	KC	MSA					



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38-11 3/16" = 1'0"

20005 page

project #



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)

REF PERMIT NO. **BP#-2021-50831**

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 <u>must</u> 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 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.
- 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 must 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.
- 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.
- 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
- 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.
- 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 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 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)