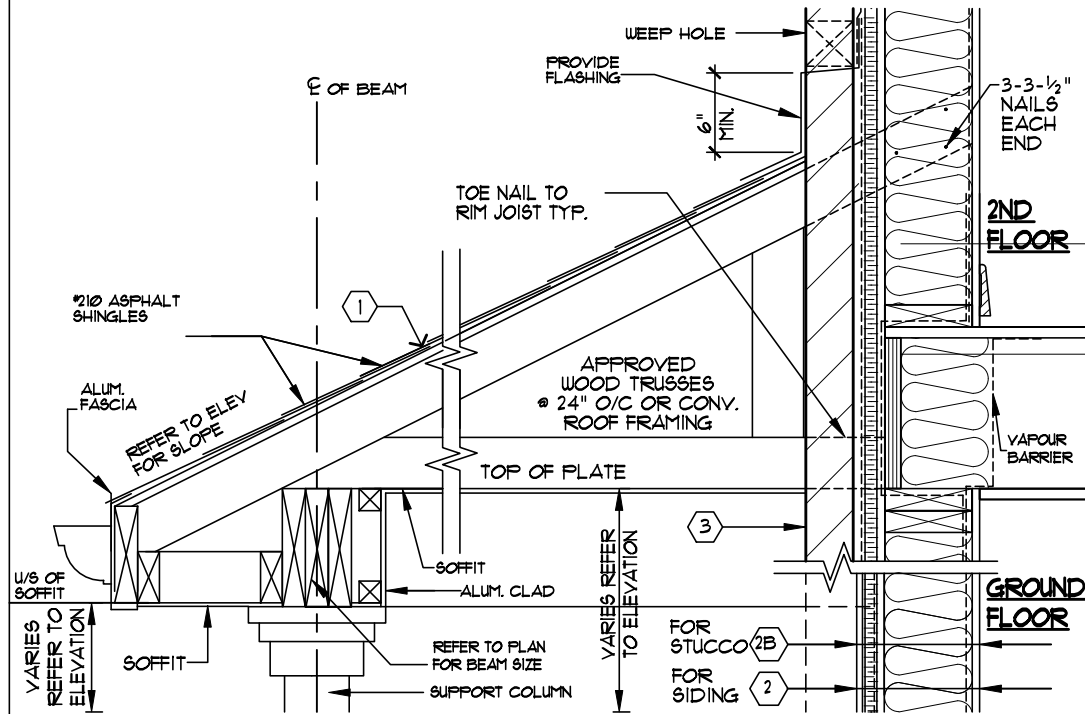




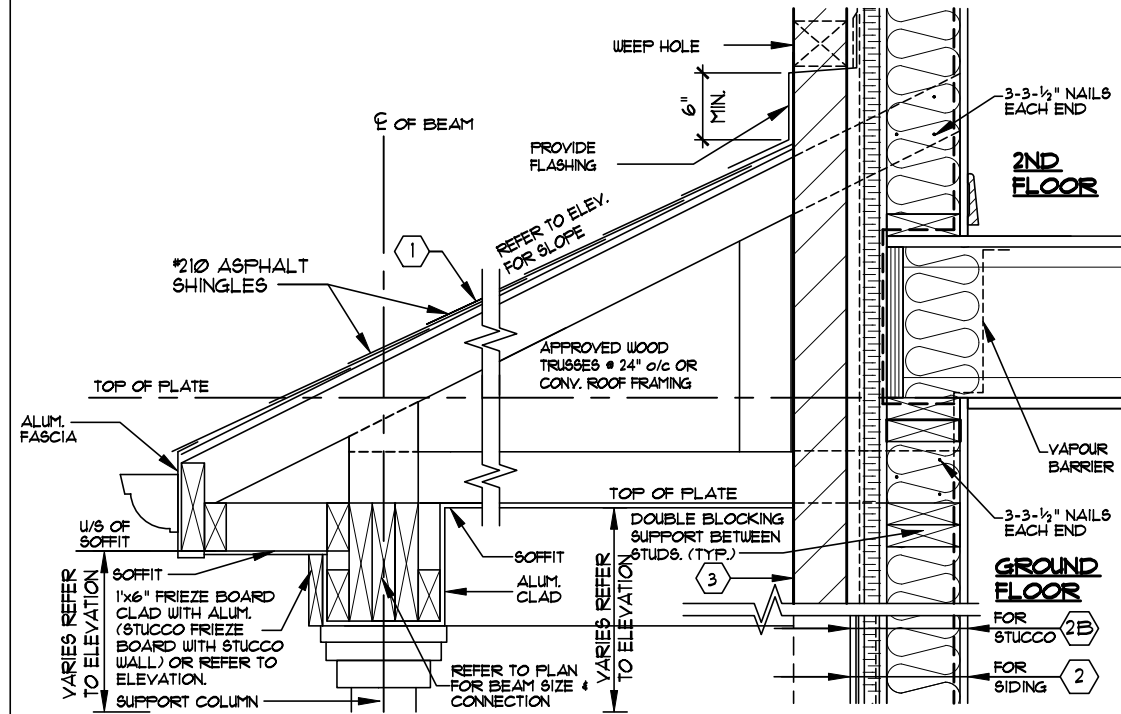


AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-925.3

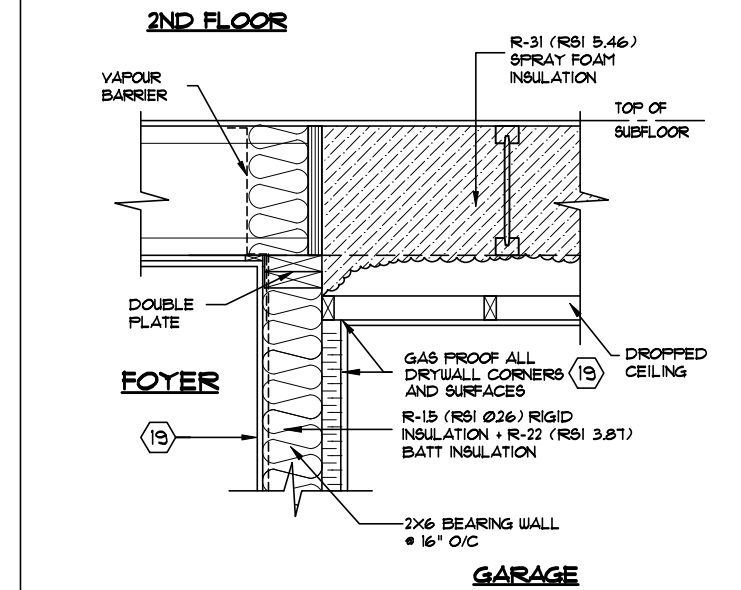


2 TYPICAL PORCH ROOF TRUSSES DETAIL • TOP OF PLATE

AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-925.3



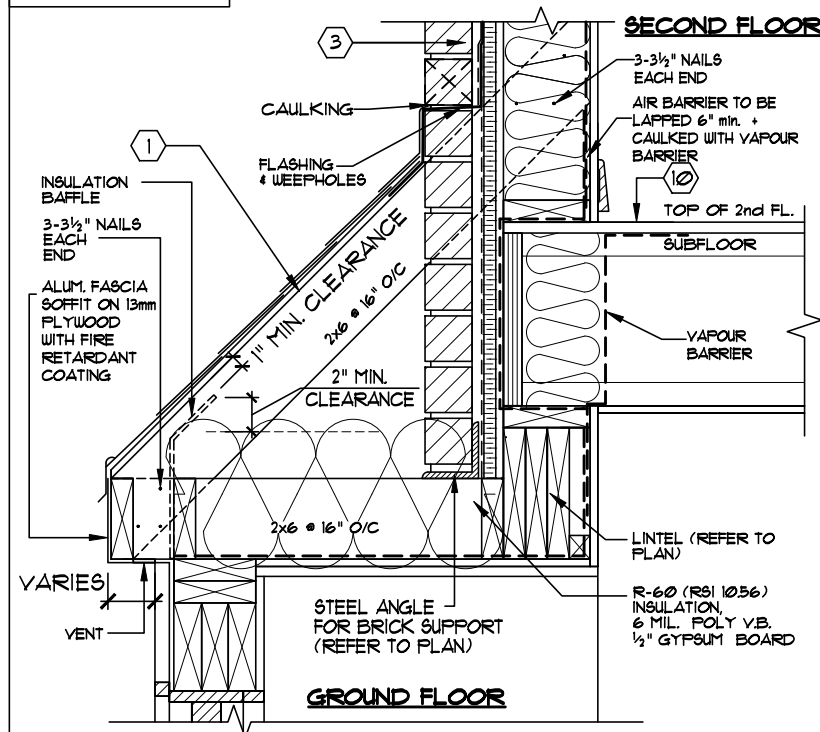
4 TYPICAL PORCH ROOF TRUSSES DETAIL  
• VARYING SOFFIT HT.



AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-925.3

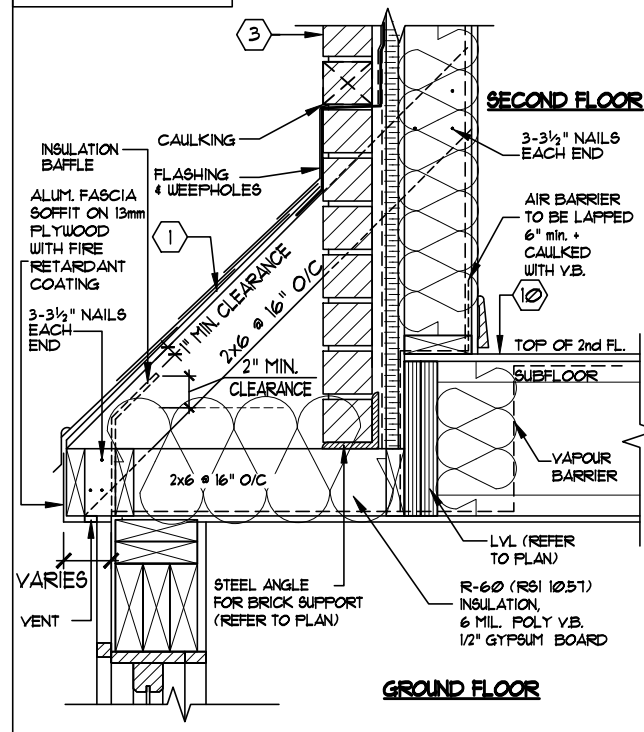
7 TYP. SEC. THROUGH BEARING WALL & 2ND  
FLOOR BETWEEN FOYER & GARAGE

AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-925.3

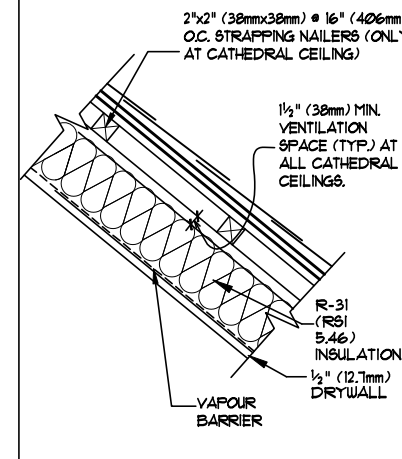


1 SECTION THROUGH ROOF OF  
BAY/BOX WINDOW

AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-925.3

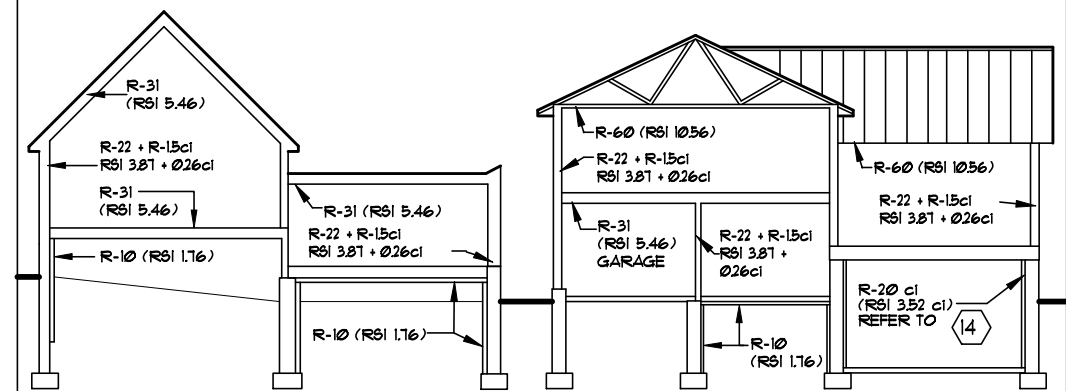


3 SECTION THROUGH ROOF OF BAY/BOX  
WINDOW - FLUSH CEILING



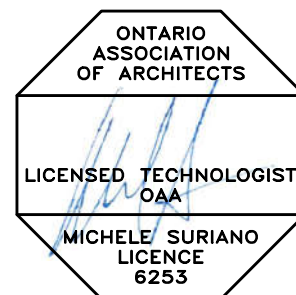
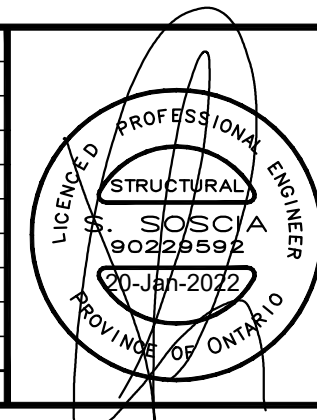
5 CATHEDRAL CEILING

AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-925.3



6 MIN. INSULATION VALUES

3.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
2.	NOV. 08/21	ISSUED FOR BUILDING PERMIT	MS
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No:	DATE:	REVISION/ISSUED:	BY:



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51 Royston Road, Unit 1  
Vaughan, Ontario L4L 8P9  
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SHEET NAME:  
TYPICAL DETAILS

DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA:
DATE: SEP. 20/21	TYPE:	PAGE No:
SCALE: N. T. S.	PROJECT No: 20-101	

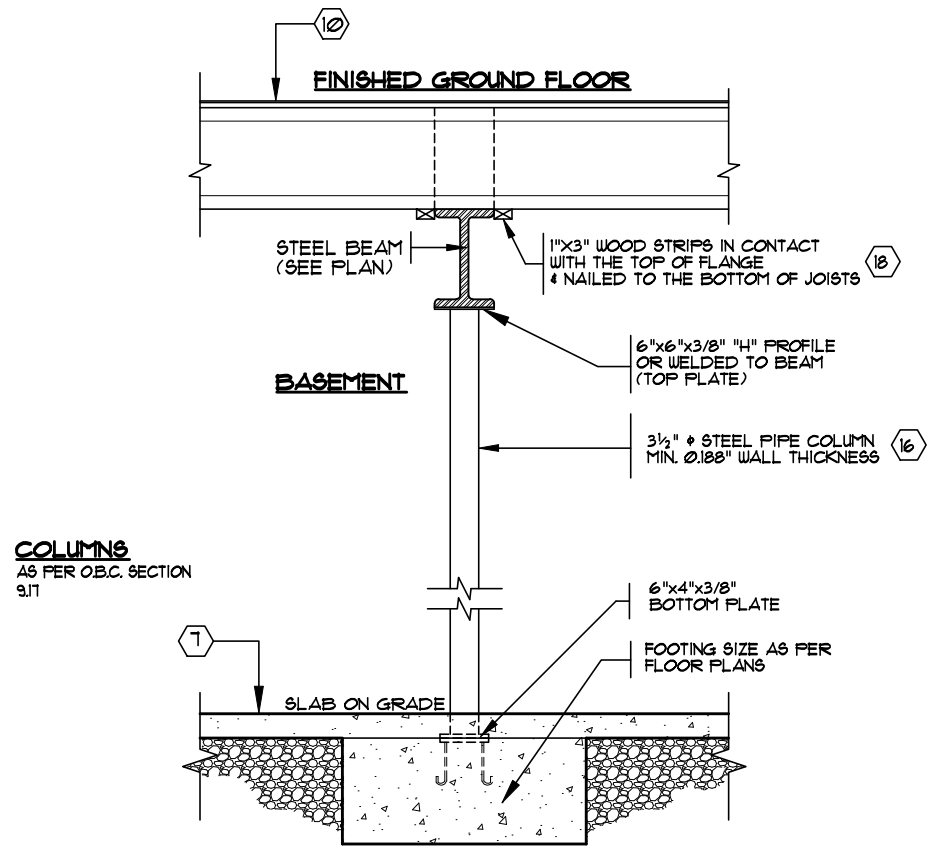
D-02

ROYAL PINE  
HOMES

PROJECT NAME:

MODEL NAME:

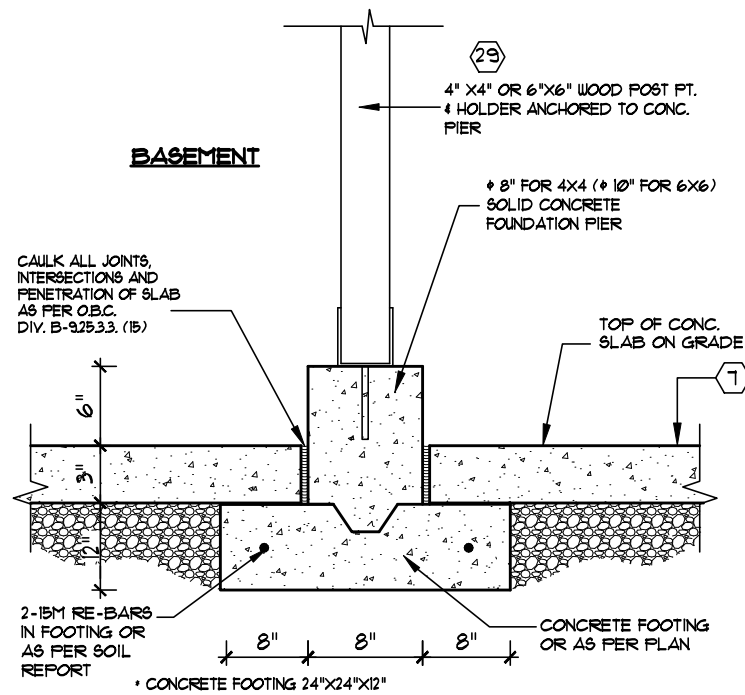




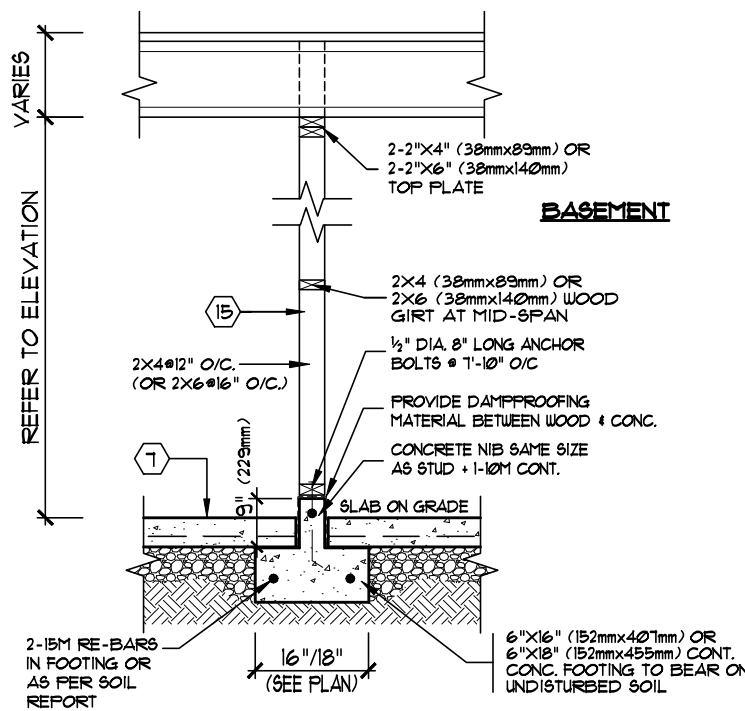
(\*) FOR PAD SIZE REFER TO FLOOR PLANS

- NOTE: SIZES SHOWN ARE CONDITIONAL ON:
1. MAX. LENGTH OF SUPPORTED JOISTS NOT TO EXCEED 16'-0"
  2. DESIGN LIVE LOAD NOT TO EXCEED 50 psf.
  3. COLUMN SPACING 9'-0" O/C MAX.

1 DETAIL OF STEEL PIPE COLUMN



3 TYPICAL COLUMN & FOOTING PROJECTION



2 LOAD-BEARING WALL DETAIL

**STUCCO/SIDING VENEER CONSTRUCTION**  
(FOR WALLS LESS THAN 12m (3'-11") FROM LOT LINE)  
**45min. FIRE RATED AT HEADER**  
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.10.15.5.(2))

**EXTERIOR SIDE**

SIDING TO CONFORM TO SUBSECTION 9.21.13.  
ON 1/2" EXTERIOR GYPSUM SHEATHING  
ON 2"x6" SFR STUD @ 19.2" O/C.

**INTERIOR SIDE**

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) ON 2"x6" SFR STUDS 16" O.C. INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH R22 (R51 - 3.81) INSULATION CONFORMING TO CAN/ULC - 5102, PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 122 kg/m2 AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' GYPSUM BOARD & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' GYPSUM BOARD IS INSTALLED IN GARAGE EXTERIOR WALLS

(REFER TO SUPPLEMENTARY STANDARD SB-2 23.5.(2))

**BRICK VENEER CONSTRUCTION**

(FOR WALLS LESS THAN 12m (3'-11") FROM LOT LINE)

**45min. FIRE RATED WALL**

(IN COMPLIANCE WITH O.B.C. SENTENCE 9.10.15.5.(2))

**INTERIOR SIDE**

PROVIDE A CONTINUOUS LAYER OF 12.7mm (1/2") TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION R22 (R51-3.81) WITH A MASS OF NOT LESS THAN 122 Kg/SQM. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS

(REFER TO SUPPLEMENTARY STANDARD SB-2 23.5.(2))

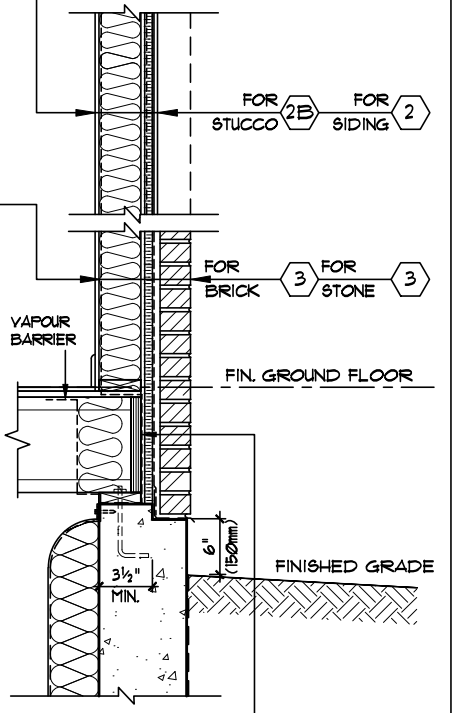
**HEADER/RIM JOIST LEVEL**

(FOR WALLS LESS THAN 12m (3'-11") FROM LOT LINE)

**45min. FIRE RATED AT HEADER**

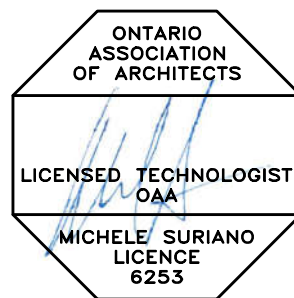
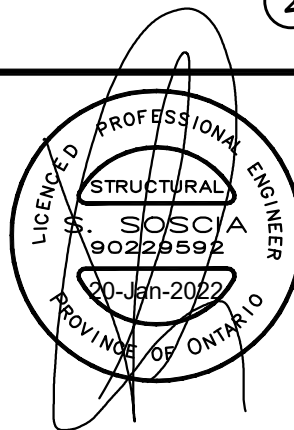
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE FIRE RATING.

(REFER TO SUPPLEMENTARY STANDARD SB-2 23.)



4 EXPOSED BUILDING FACE  
(FOR WALLS LESS THAN 12m (3'-11") FROM LOT LINE)

3.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
2.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
1.	SEP. 21/21	ISSUED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW	MS
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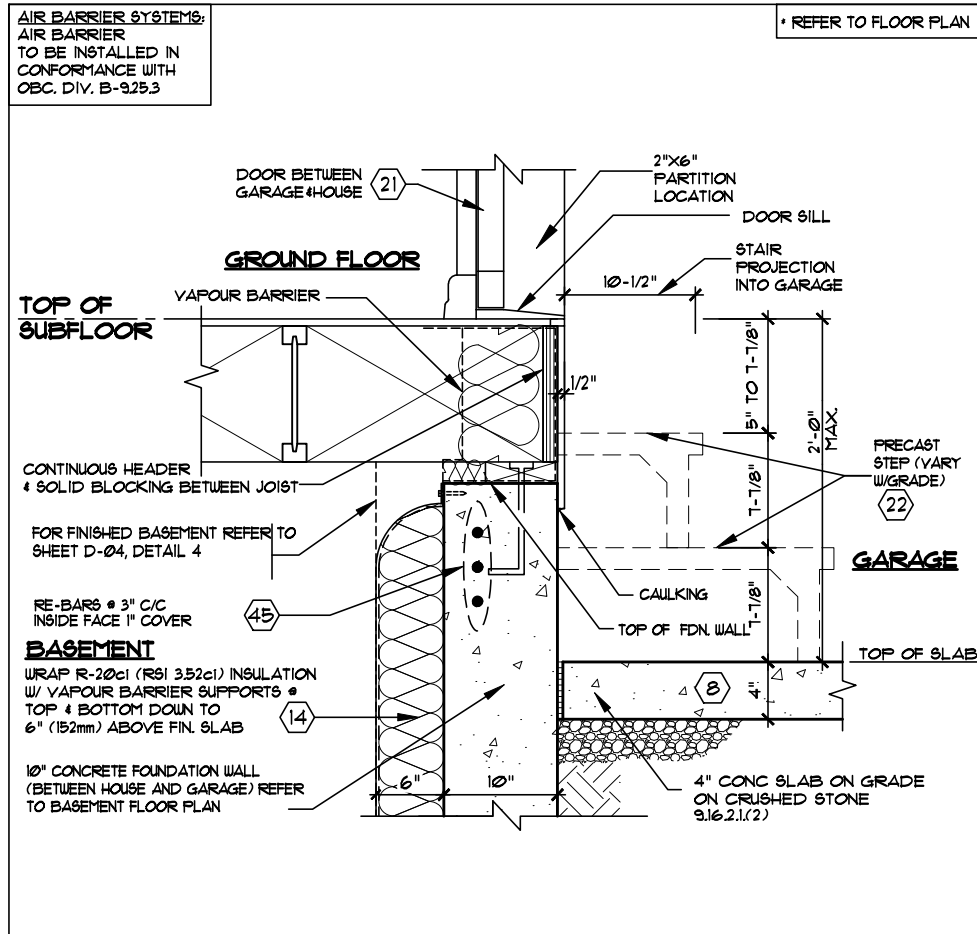
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51 Royson Road, Unit 1  
Vaughan, Ontario L4L 8P9  
T. 905-264-0924 F. 905-264-0926

SHEET NAME: TYPICAL DETAILS		
DATE PLOTTED: DEC 08/21	DRAWN BY: M.H.	AREA:
DATE: SEP. 20/21	TYPE:	PAGE No: D-03
SCALE: N. T. S.	PROJECT No: 20-101	

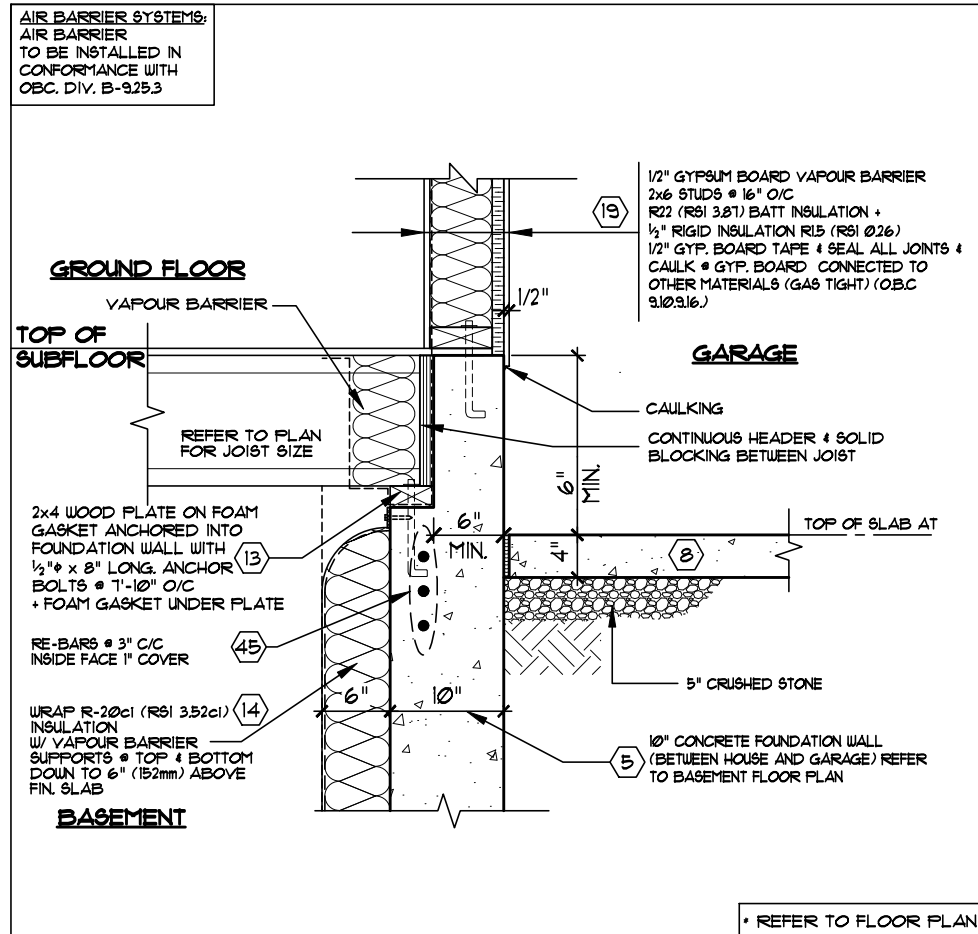
ROYAL PINE  
HOMES

PROJECT NAME:
MODEL NAME:

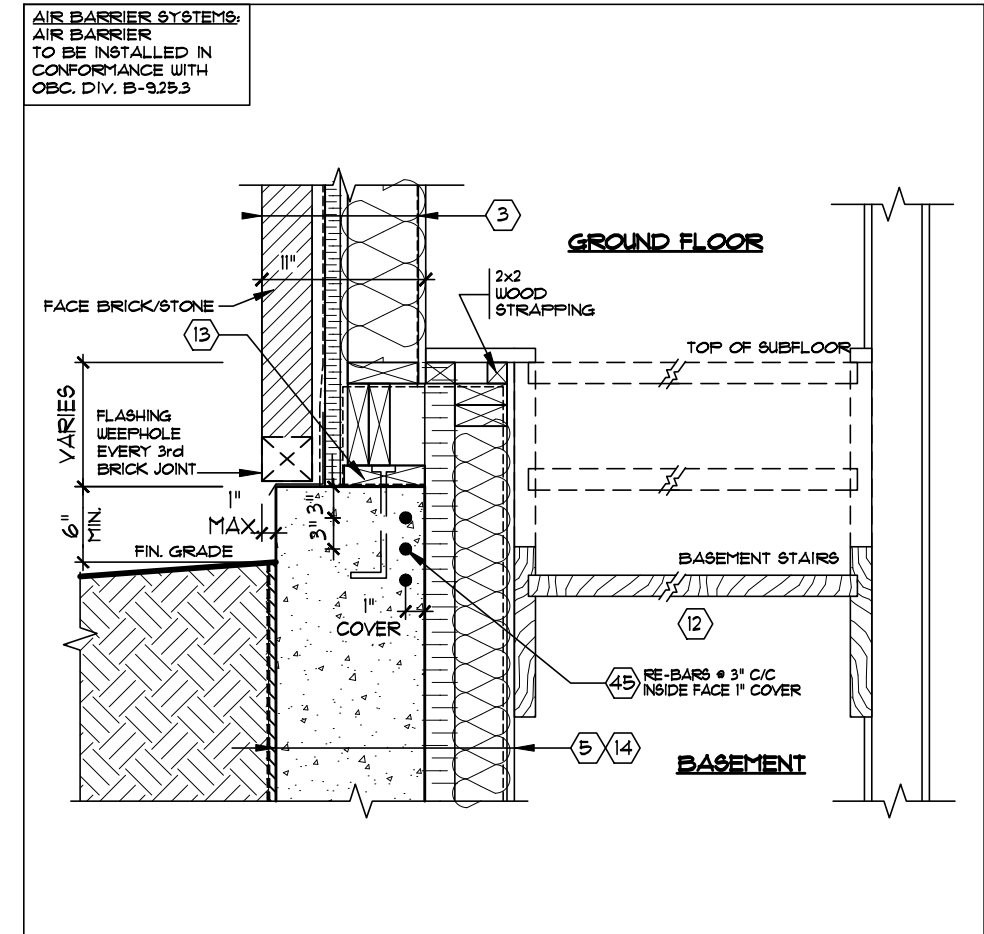




2 BASEMENT & GARAGE SLAB ON GRADE ENTRANCE STEPS



3 TYPICAL WALL SECTION THROUGH WALL BETWEEN BASEMENT & GARAGE SLAB ON GRADE



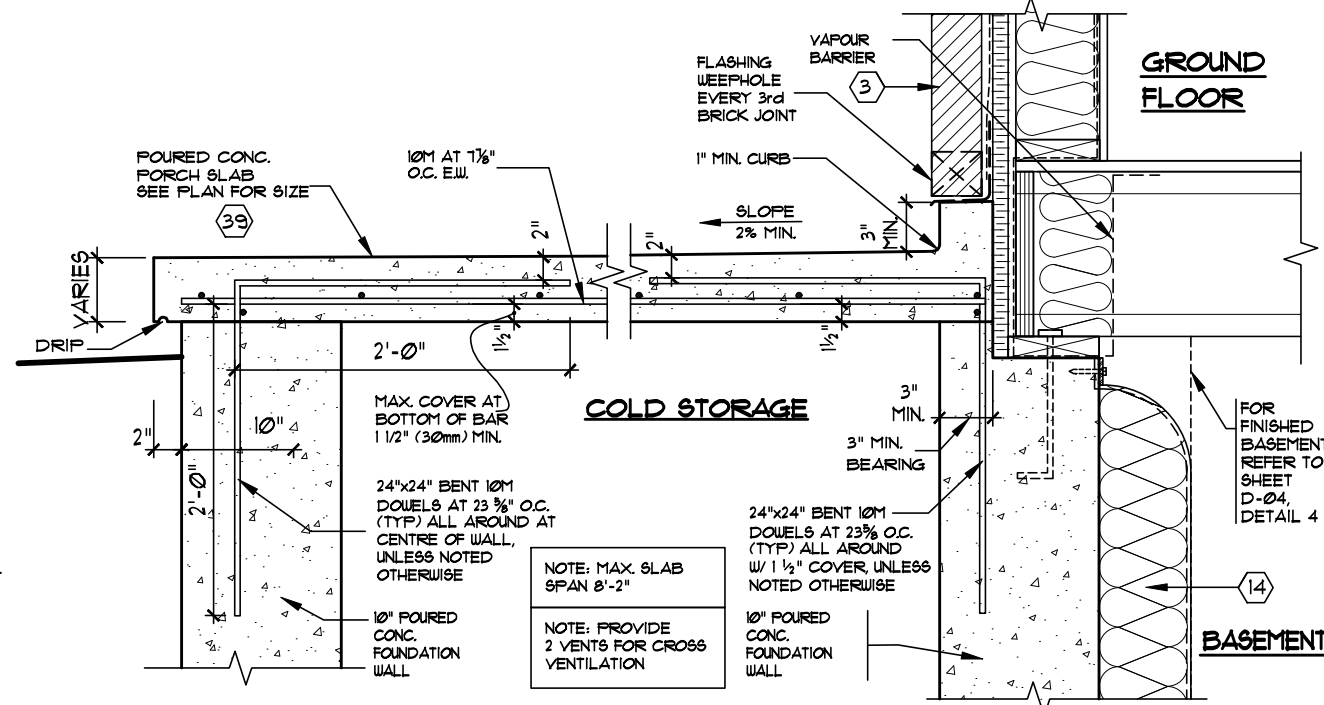
5 TYP. SECTION THROUGH EXT. WALL @ STAIR LOCATION

### 9.39.1.1. APPLICATION

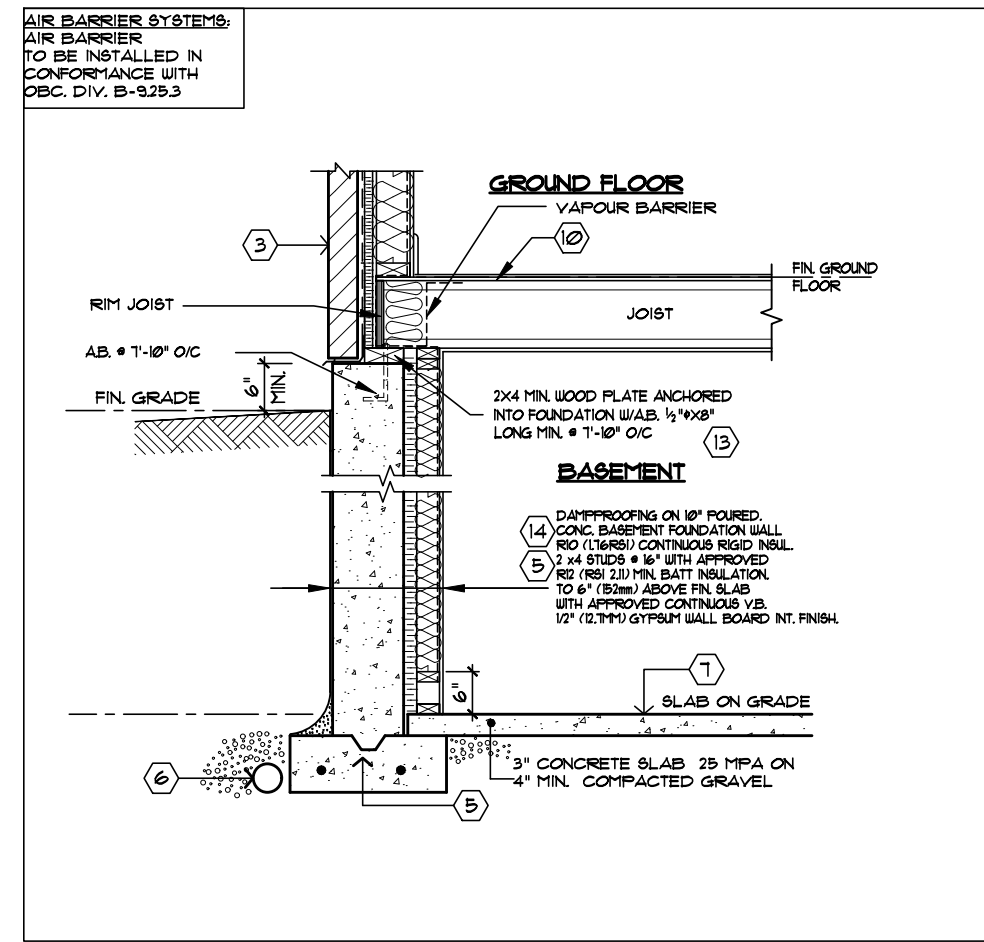
- (1) THIS SECTION APPLIES TO:
  - (a) REINFORCED CONCRETE SLABS THAT ARE SUSPENDED OVER COLD ROOMS IN BASEMENTS, AND ARE SUPPORTED BY FOUNDATION WALLS ALONG THE PERIMETER OF THE SLAB WITH NO ADDITIONAL INTERIOR SUPPORTS AND
  - (b) SLAB IN WHICH THE CLEAR SPAN BETWEEN SUPPORTING WALLS IS NOT MORE THAN 2500mm (8'-2") ALONG THE SHORTEST DIMENSION OF THE SLAB.
- (2) SLABS FOR CONDITIONS OTHER THAN DESCRIBED IN SENTENCE (1) SHALL BE DESIGNED IN ACCORDANCE WITH PART 4.
- (3) THIS SECTION DOES NOT APPLY TO REINFORCED CONCRETE SLABS INTENDED TO SUPPORT MOTOR VEHICLES

### 9.39.1.4. SLAB CONSTRUCTION

- (1) CONCRETE SHALL BE CAST AGAINST FORM WORK IN ACCORDANCE WITH CAN/CSA-A23.1-M, "CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION"
- (2) THE SLAB SHALL BE NOT LESS THAN 125 mm (4 7/8") THICK
- (3) THE SLAB SHALL BE REINFORCED WITH 10M BARS SPACED NOT MORE THAN 200mm (7 7/8") O.C. IN EACH DIRECTION, WITH 30mm (1 1/8") CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION.
- (4) THE SLAB SHALL BEAR NOT LESS THAN 15mm (3/4") ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 600x600 mm (23 5/8" x 23 5/8") 10M BENT DOUELS SPACED AT NOT MORE THAN 600mm (23 5/8") O.C.
- (5) EXPOSED SLABS SHALL BE SLOPED TO EFFECTIVELY SHED WATER AWAY FROM THE EXTERIOR WALL.
- (6) MIN. 32MPa UNLESS NOTED OTHERWISE + 5-8% AIR ENTRAINMENT

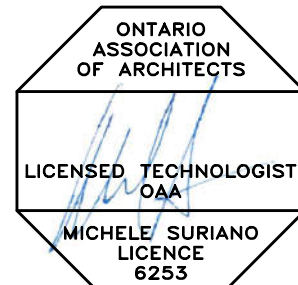
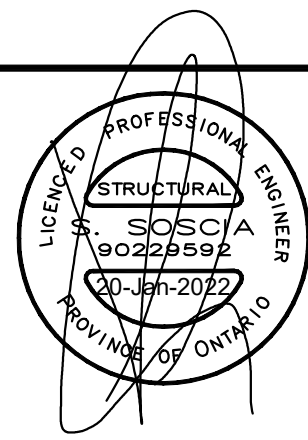


1 TYPICAL SECTION THROUGH PORCH



4 SECTION THROUGH BASEMENT FOUNDATION WALL FOR FINISHED BASEMENT

3.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
2.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
1.	SEP. 21/21	ISSUED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW	MS
No:	DATE:	REVISION/ISSUED:	BY:



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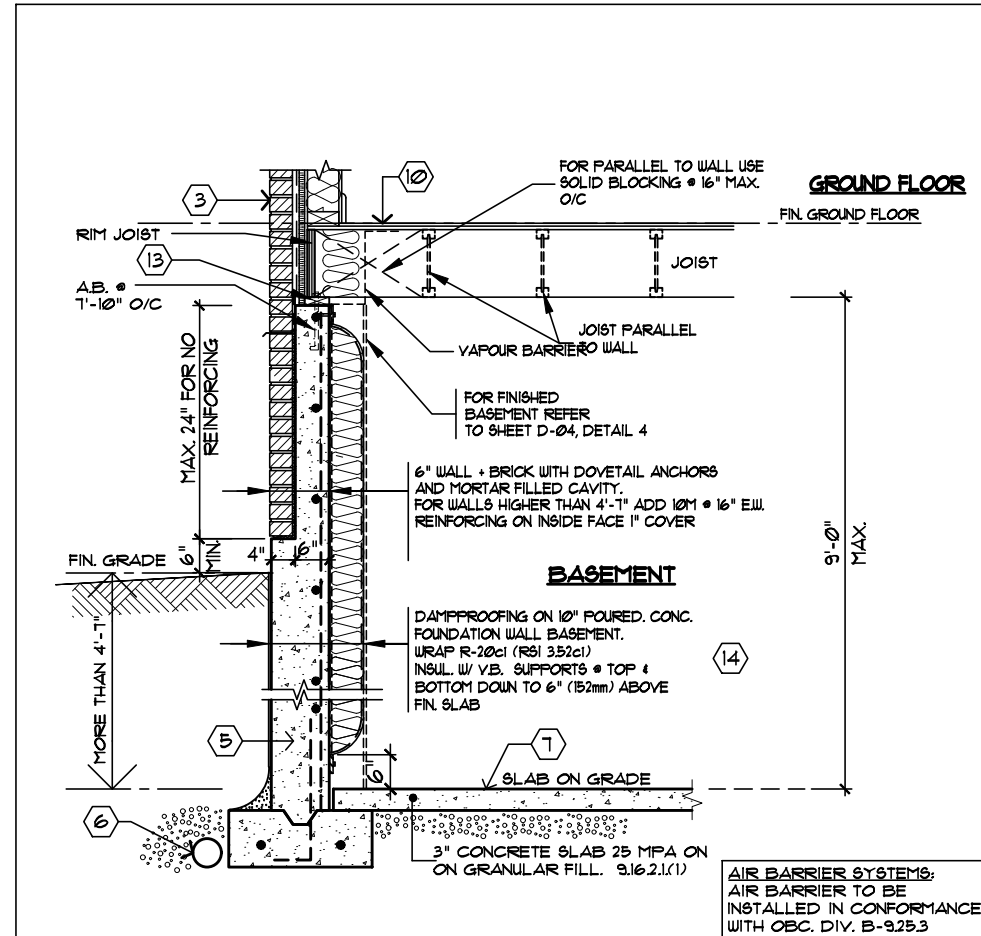
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51 Royson Road, Unit 1  
Vaughan, Ontario L4L 8P9  
T. 905-264-0924 F. 905-264-0926

SHEET NAME: TYPICAL DETAILS		
DATE PLOTTED: DEC 08/21	DRAWN BY: M.H.	AREA:
DATE: SEP. 20/21	TYPE:	PAGE No: D-04
SCALE: N. T. S.	PROJECT No: 20-101	

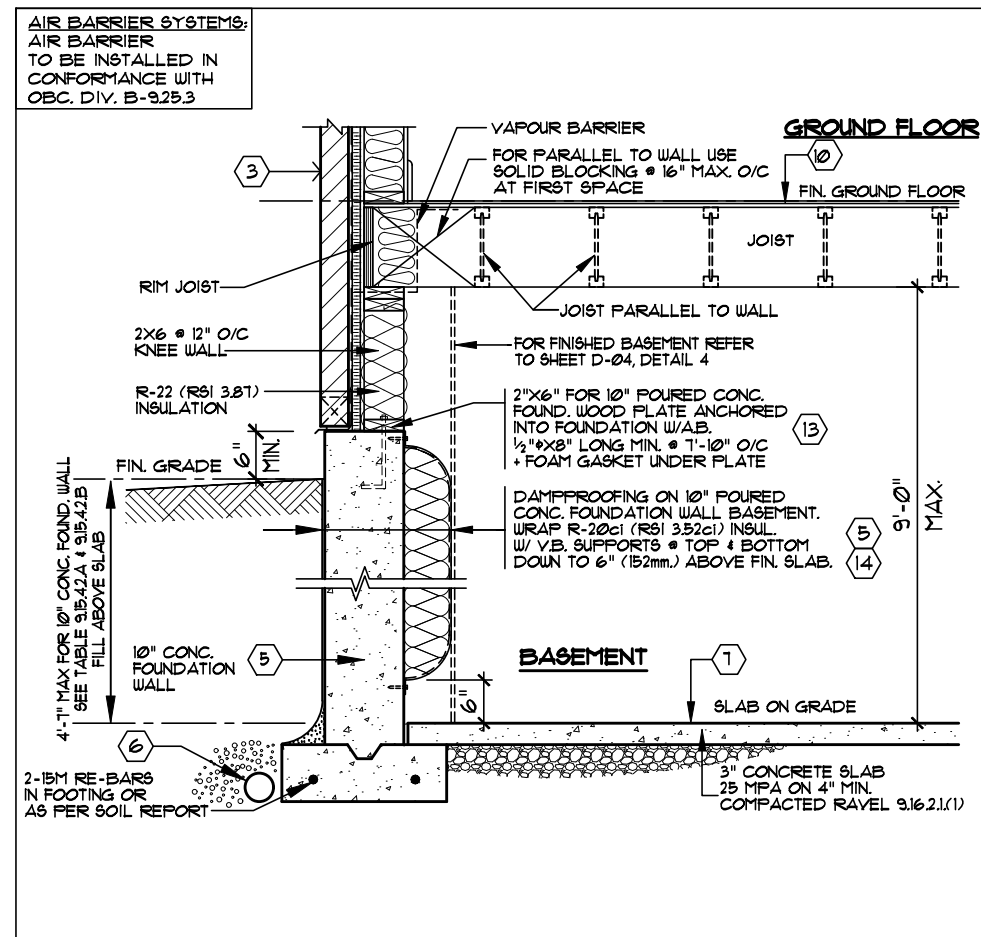
ROYAL PINE  
HOMES

PROJECT NAME:  
MODEL NAME:

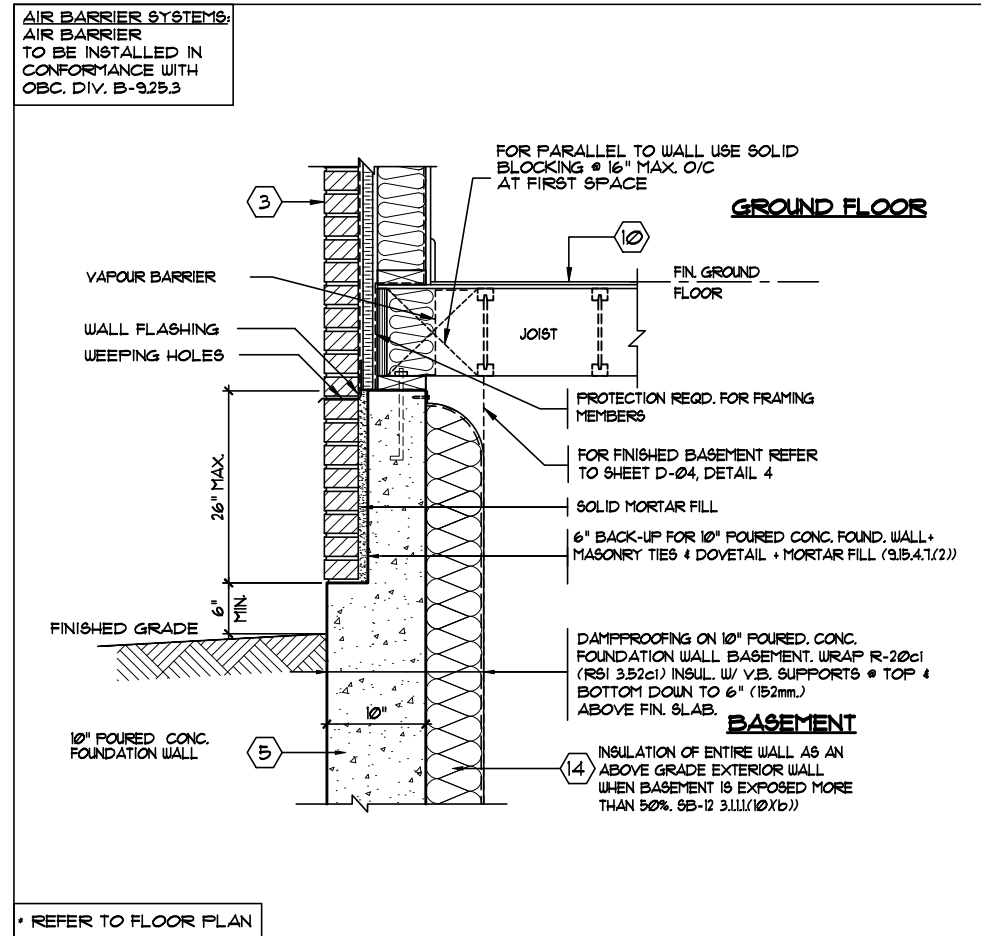




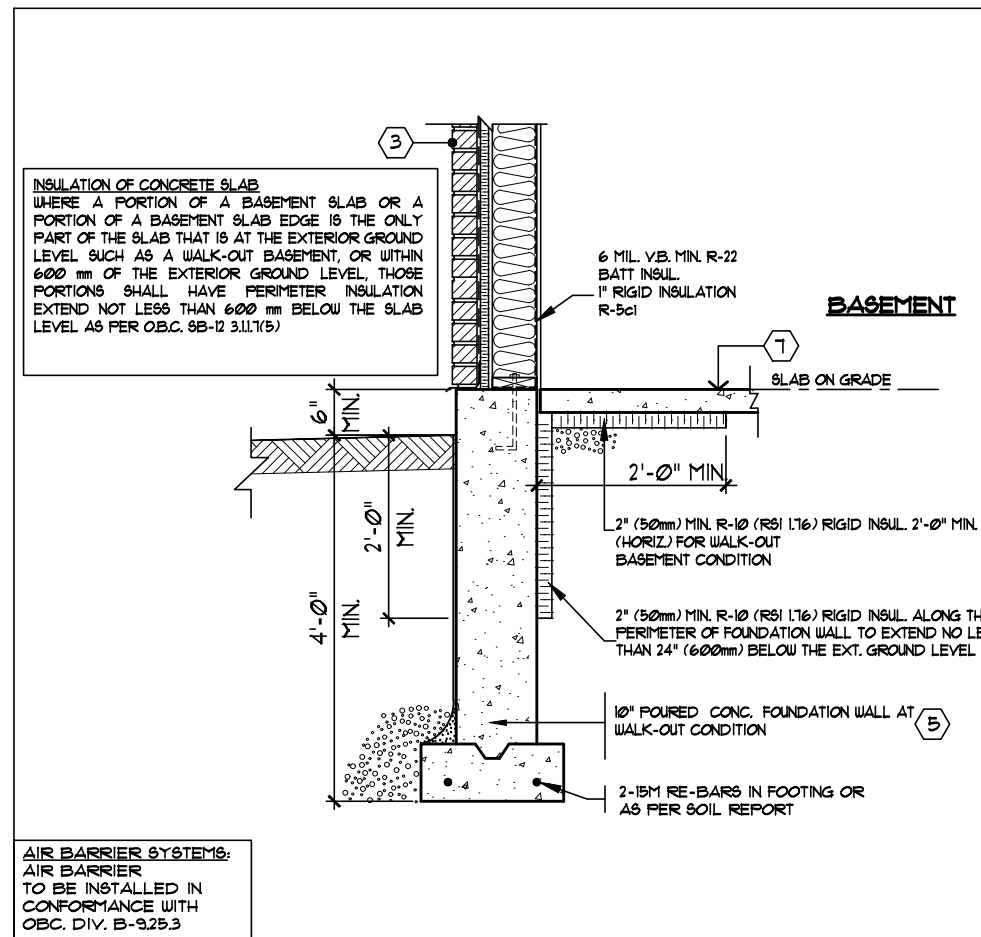
2 TYPICAL SECTION THROUGH FOUN. WALL WITH DIFF. OF MORE THAN 4'-1" BETWEEN SLAB AND FIN. GRADE



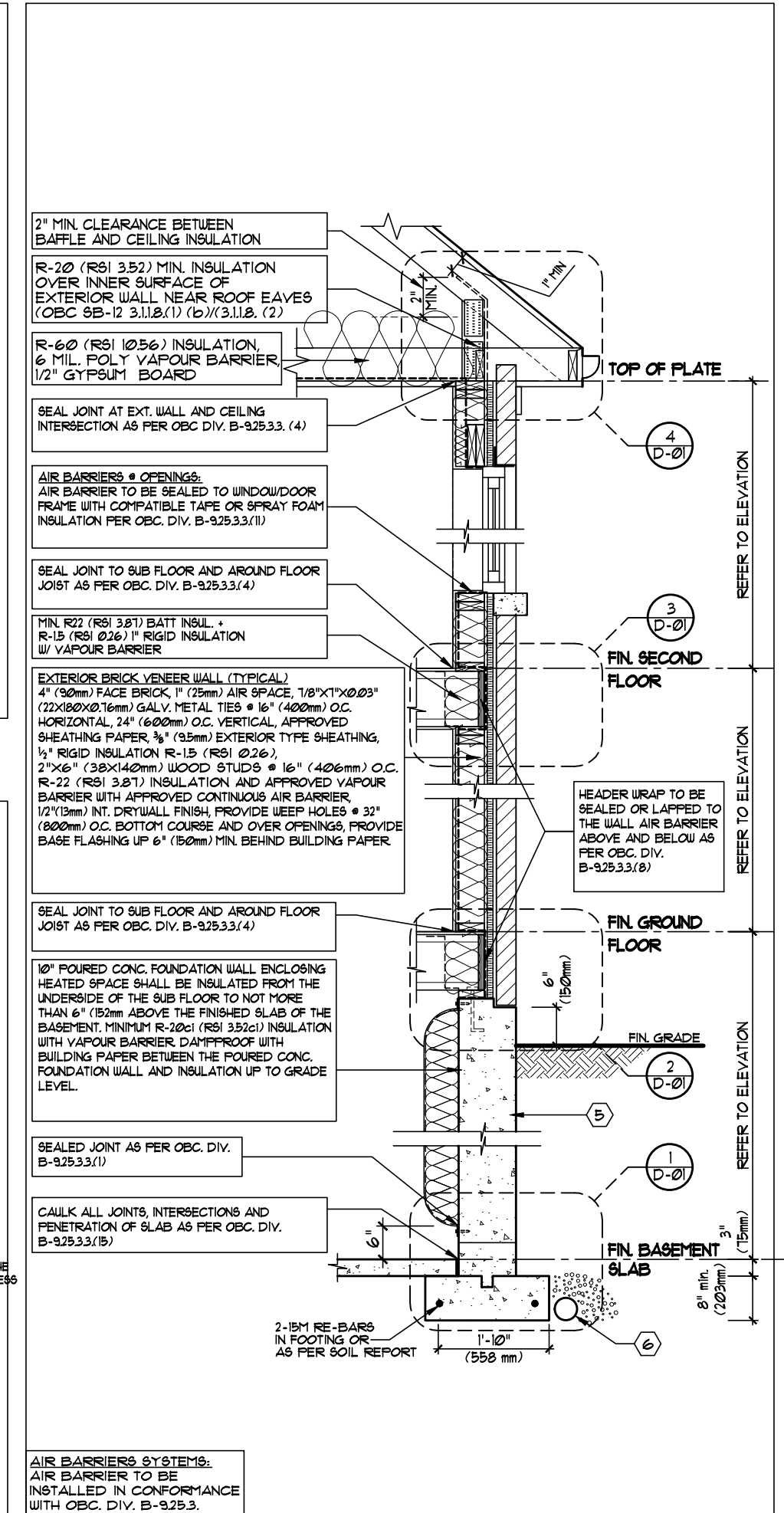
1 FOUNDATION WALL WITH KNEE WALL (WITH DIFF. OF 4'-1" MAX. BETWEEN SLAB AND FIN. GRADE)



4 DETAIL FOR CONC. VENEER DROPPED GRADE

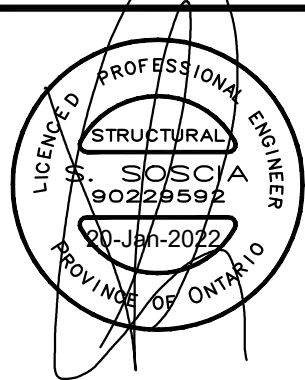


3 SECTION THROUGH WALK-OUT BASEMENT LEVEL



5 SCHEMATIC WALL SECTION DETAIL TYPICAL

3.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
2.	NOV. 05/21	ISSUED FOR BUILDING PERMIT	MS
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SHEET NAME: TYPICAL DETAILS		
DATE PLOTTED: DEC 08/21	DRAWN BY: M.H.	AREA:
DATE: SEP. 20/21	TYPE:	PAGE No: D-05
SCALE: N. T. S.	PROJECT No: 20-101	

**ROYAL PINE HOMES**

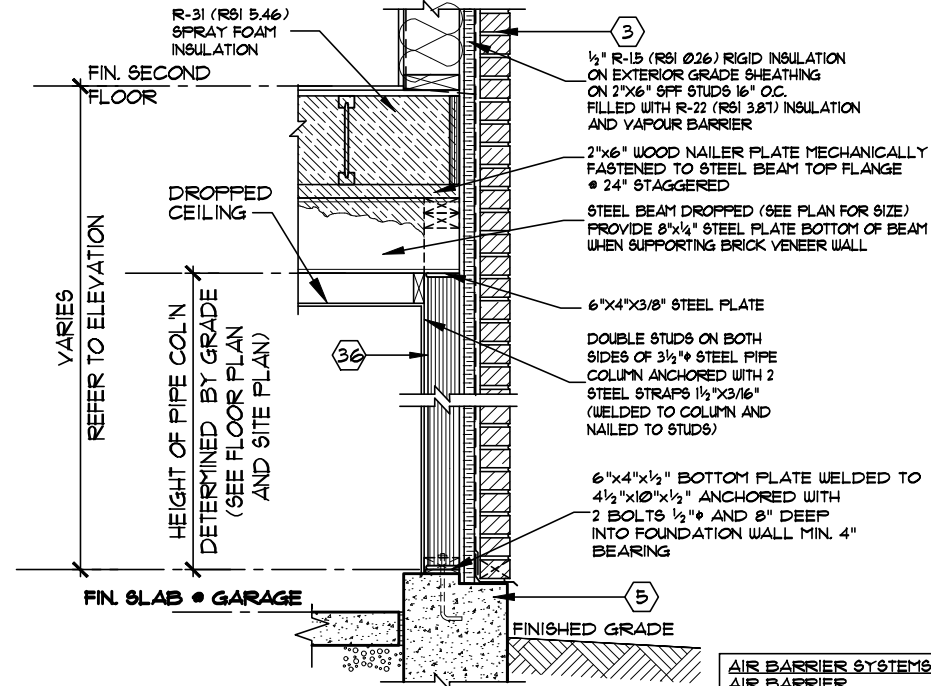
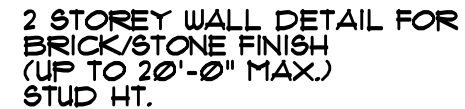
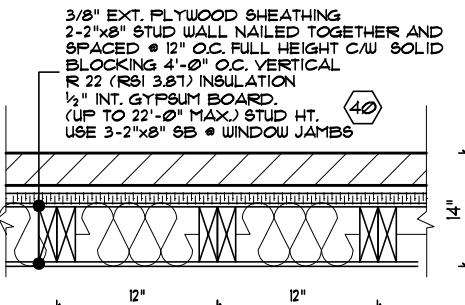
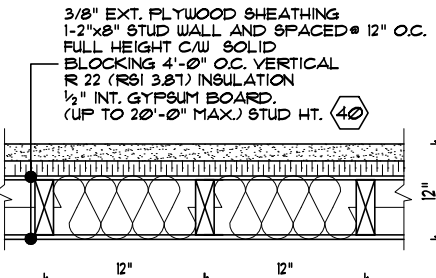
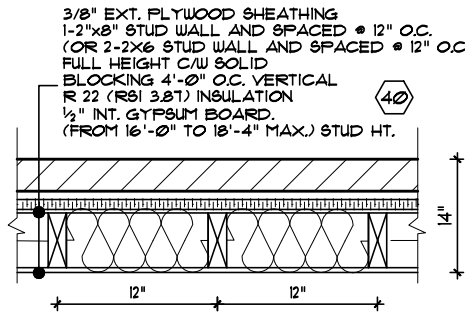
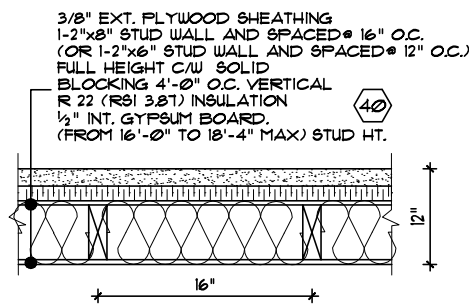
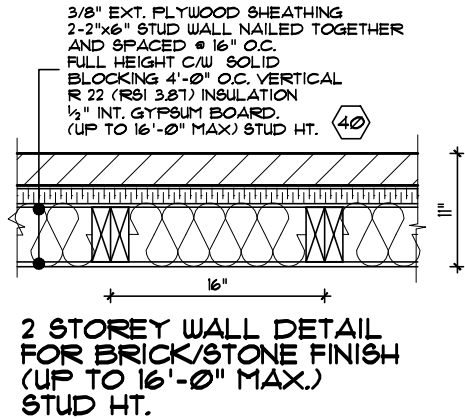
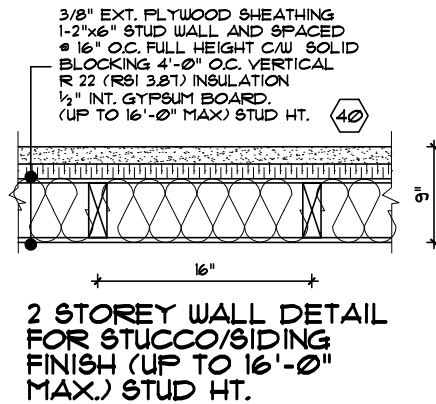
PROJECT NAME:

MODEL NAME:

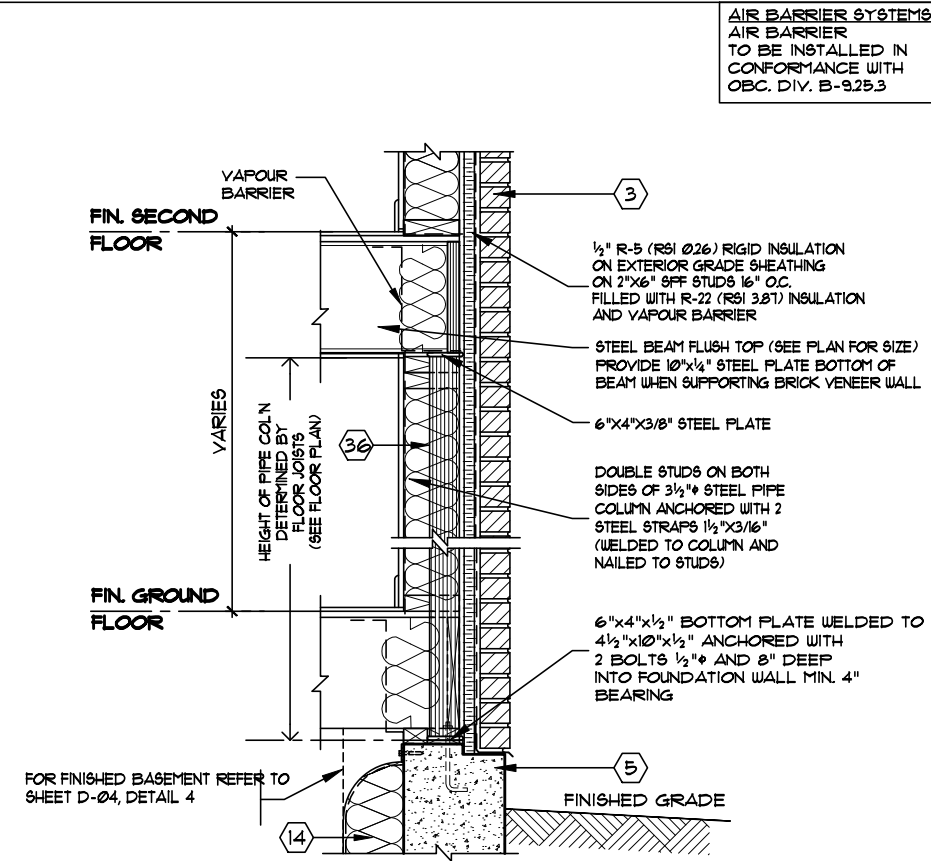


NOTE: MAX. TRUSS LENGTH SHALL BE 39'-0"

SHEATHING SHALL BE NAILED @ 6" @ EDGES AND 12" O/C ON INTERMEDIATE STUDS.

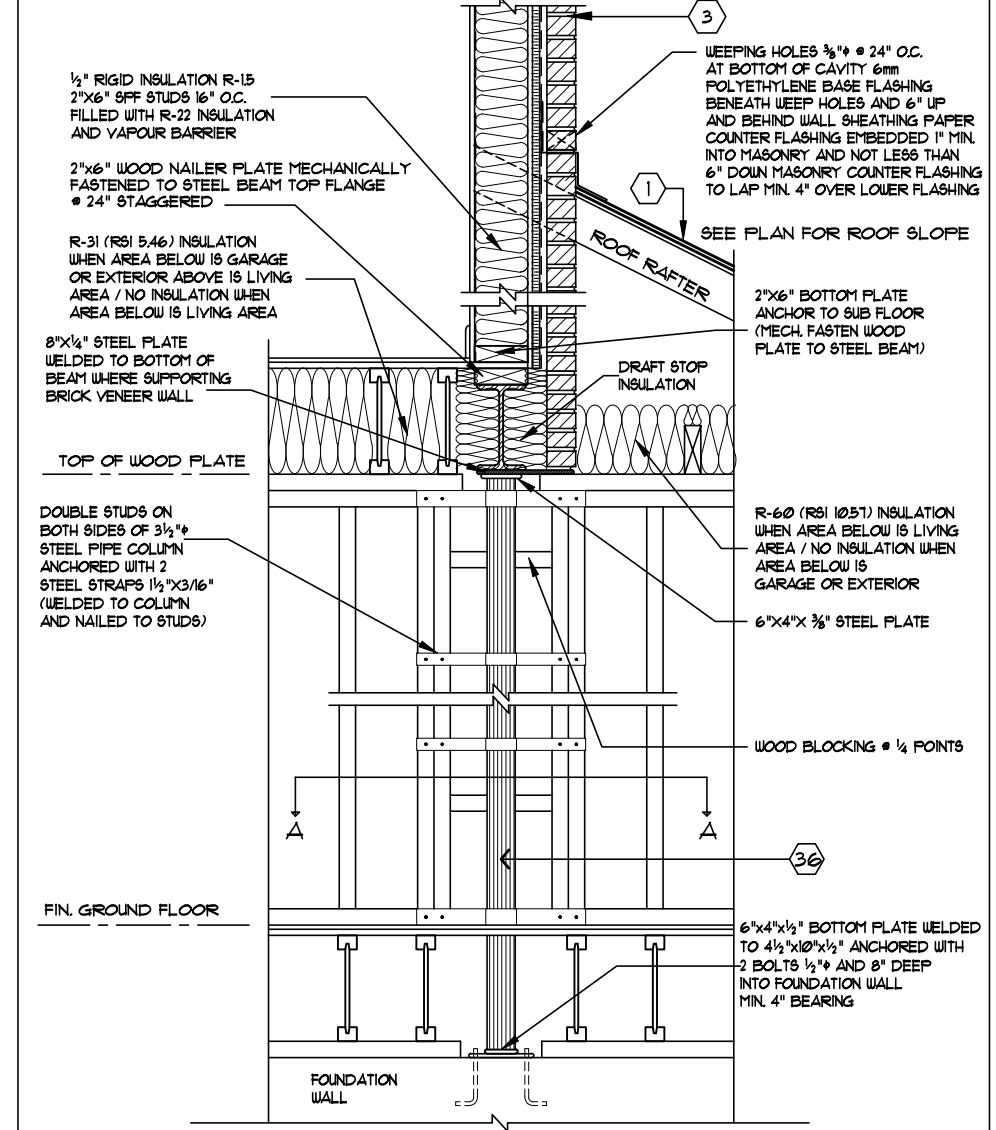


3 WALL SECTION THROUGH STEEL COLUMN @ GARAGE



2 WALL SECTION THROUGH STEEL COLUMN @ GROUND FLOOR

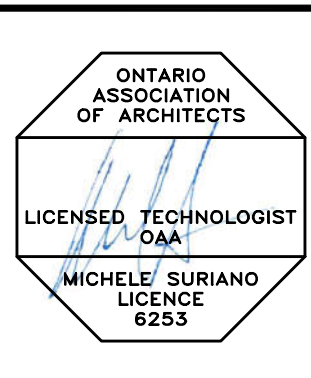
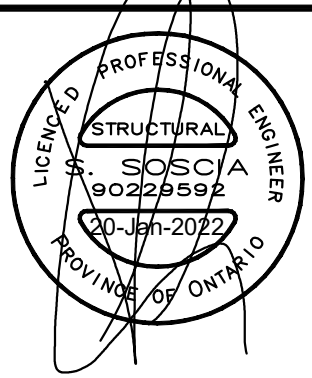
AIR BARRIER SYSTEMS:  
AIR BARRIER  
TO BE INSTALLED IN  
CONFORMANCE WITH  
OBC, DIV. B-9.25.3



4 STEEL COLUMN (FRONT ELEVATION & SECTION A-A)

1 2 STOREY WALL DETAIL FOR BRICK / STONE / STUCCO / SIDING FINISH

3.	DEC. 08/21	RE-ISSUED FOR BUILDING PERMIT	MS
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51 Reysun Road, Unit 1  
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T. 905-264-0924 F. 905-264-0926

SHEET NAME: TYPICAL DETAILS		
DATE PLOTTED: DEC. 08/21	DRAWN BY: M.H.	AREA:
DATE: SEP. 20/21	TYPE:	PAGE No: D-06
SCALE: N. T. S.	PROJECT No: 20-101	

**ROYAL PINE HOMES**  
PROJECT NAME:  
MODEL NAME:







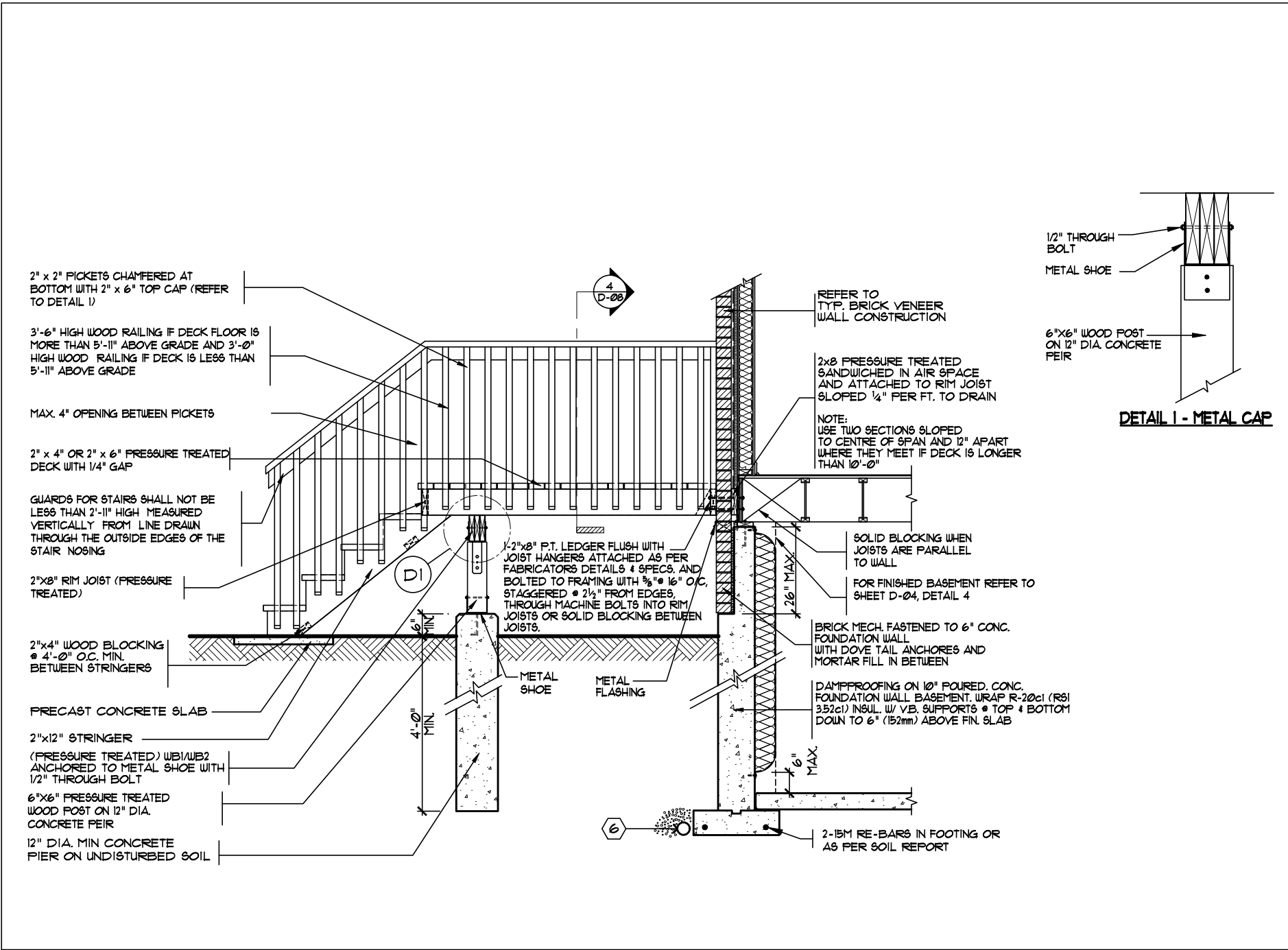
### GENERAL NOTES FOR WOOD DECK AND WOOD RAILING

- (1) SITE PLAN OR SURVEY IS REQ'D SHOWING ALL LOT LINES AND DIMENSIONS, SIZE AND LOCATION OF EXISTING BUILDING, LOCATION AND SIZE OF DECK.
- (2) DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER.
- (3) CONCRETE PIER SHALL BEAR ON UNDISTURBED SOIL, THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION. MINIMUM CAPACITY OF THE SOIL SHALL BE 150 KPa.
- (4) BRICK TO BE COMPRESSIVE STRENGTH OF 15 mPa (2200 psi) MIN. UNIT TO BE LAID WITH FULL HEAD AND BED JOINTS.
- (5) ALL NAILS AND SCREWS SHALL BE GALVANIZED.
- (6) WB1 = 2-2"x8" (PRESSURE TREATED)      WB2 = 3-2"x8" (PRESSURE TREATED)
- (7) WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR- LARCH, SPRUCE-PINE-FIR OR HEM-FIR SPECIES.

SHEET NAME: <b>TYPICAL DETAILS</b>		
DATE PLOTTED: <b>DEC 03/21</b>	DRAWN BY: <b>M.H.</b>	AREA:
DATE: <b>SEP. 20/21</b>	TYPE:	PAGE No:  <b>D-08</b>
SCALE: <b>N. T. S.</b>	PROJECT No: <b>20-101</b>	

PROJECT NAME:

MODEL NAME:



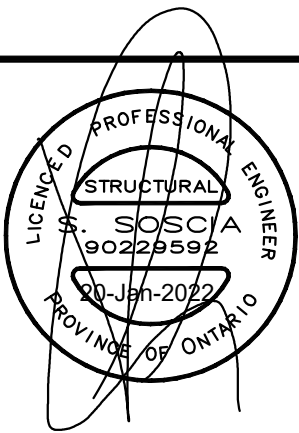
The diagrams illustrate three different foundation configurations for a building, each showing a cross-section of the foundation and the structural elements above it.

**Diagram 1 (Left):** Shows a foundation with a 6x6 wood post on a 12" dia. concrete pier. A 2"x8" rim joist is all around (pressure treated). A 1-2"x8" p.t. ledger is flush with joist hangers, attached as per fabricator's details & specs, and bolted to framing with 3/8" x 16" o/c, staggered @ 2 1/4" from edges, through machine bolts into rim joists or solid blocking between joists. The ledger is attached to the rim joist with 2" x 8" p.f.s. (cant) and 2" x 6" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant).

**Diagram 2 (Middle):** Shows a foundation with a 6x6 wood post on a 12" dia. concrete pier. A 2"x8" rim joist is all around (pressure treated). A 1-2"x8" p.t. ledger is flush with joist hangers, attached as per fabricator's details & specs, and bolted to framing with 3/8" x 16" o/c, staggered @ 2 1/4" from edges, through machine bolts into rim joists or solid blocking between joists. The ledger is attached to the rim joist with 2" x 8" p.f.s. (cant) and 2" x 6" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant).

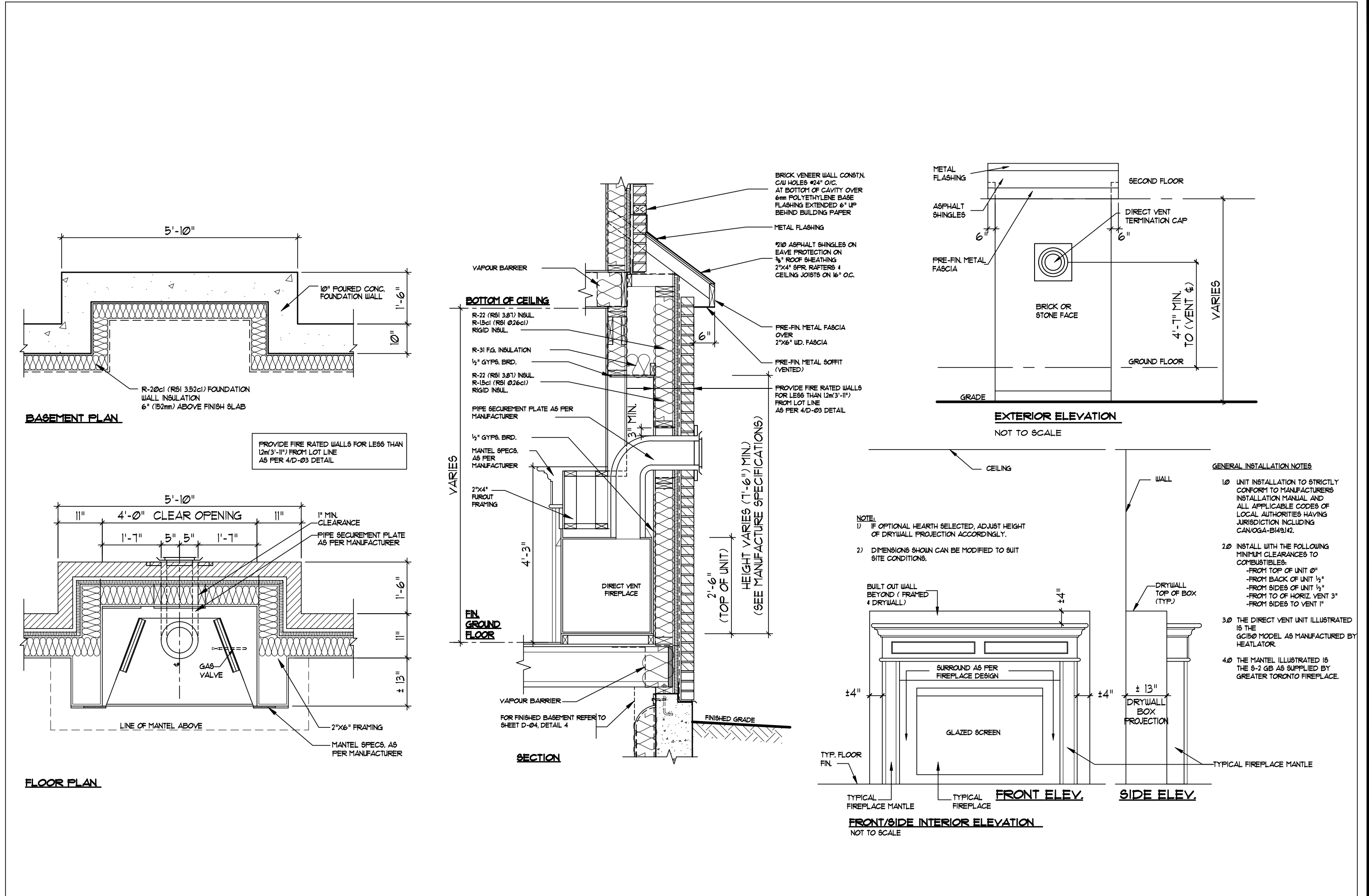
**Diagram 3 (Right):** Shows a foundation with a 6x6 wood post on a 12" dia. concrete pier. A 2"x8" rim joist is all around (pressure treated). A 1-2"x8" p.t. ledger is flush with joist hangers, attached as per fabricator's details & specs, and bolted to framing with 3/8" x 16" o/c, staggered @ 2 1/4" from edges, through machine bolts into rim joists or solid blocking between joists. The ledger is attached to the rim joist with 2" x 8" p.f.s. (cant) and 2" x 6" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant). The foundation is 1'-0" wide and 1'-0" high. The rim joist is 2" x 8" and the ledger is 1-2" x 8". The joist hangers are 2" x 8" p.f.s. (cant).

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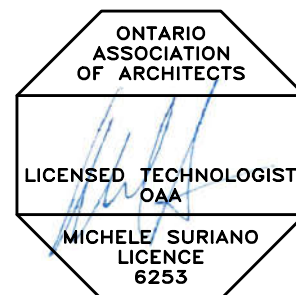
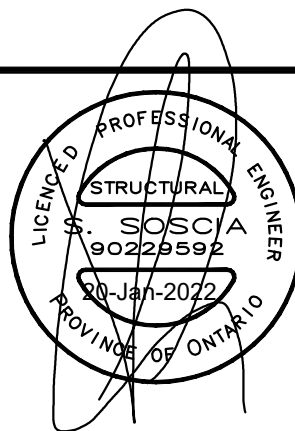
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① PLANS, ELEVATIONS AND SECTIONS  
FOR GAS FIREPLACE PROJECTING INTO ROOM

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# ROYAL PINE HOMES

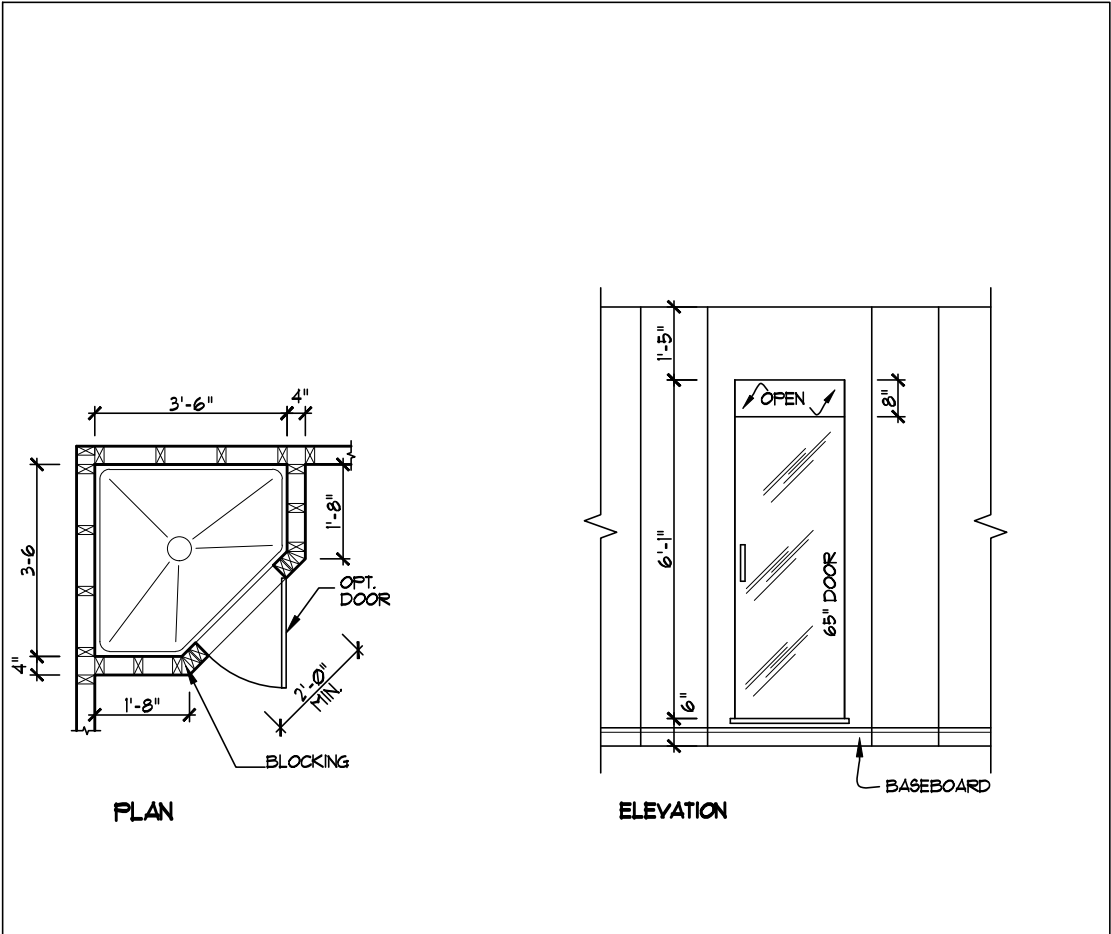
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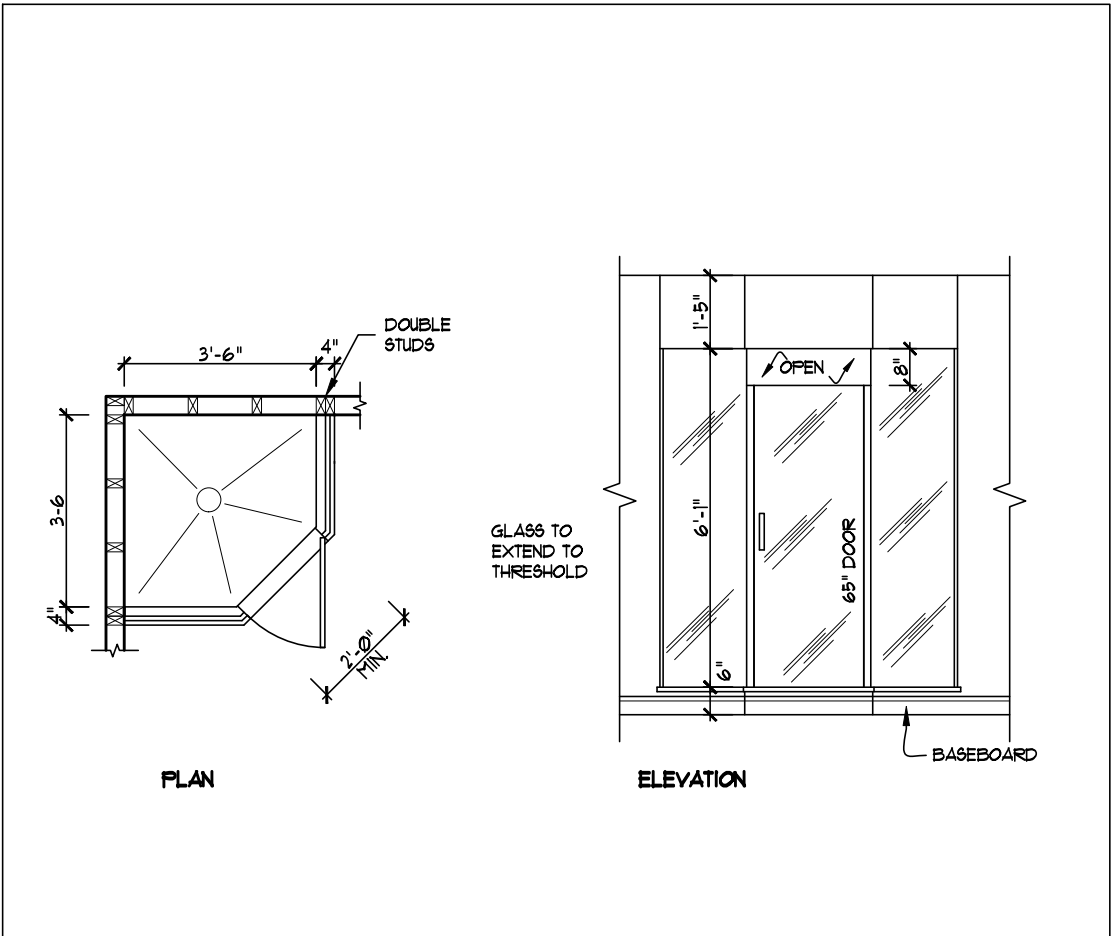




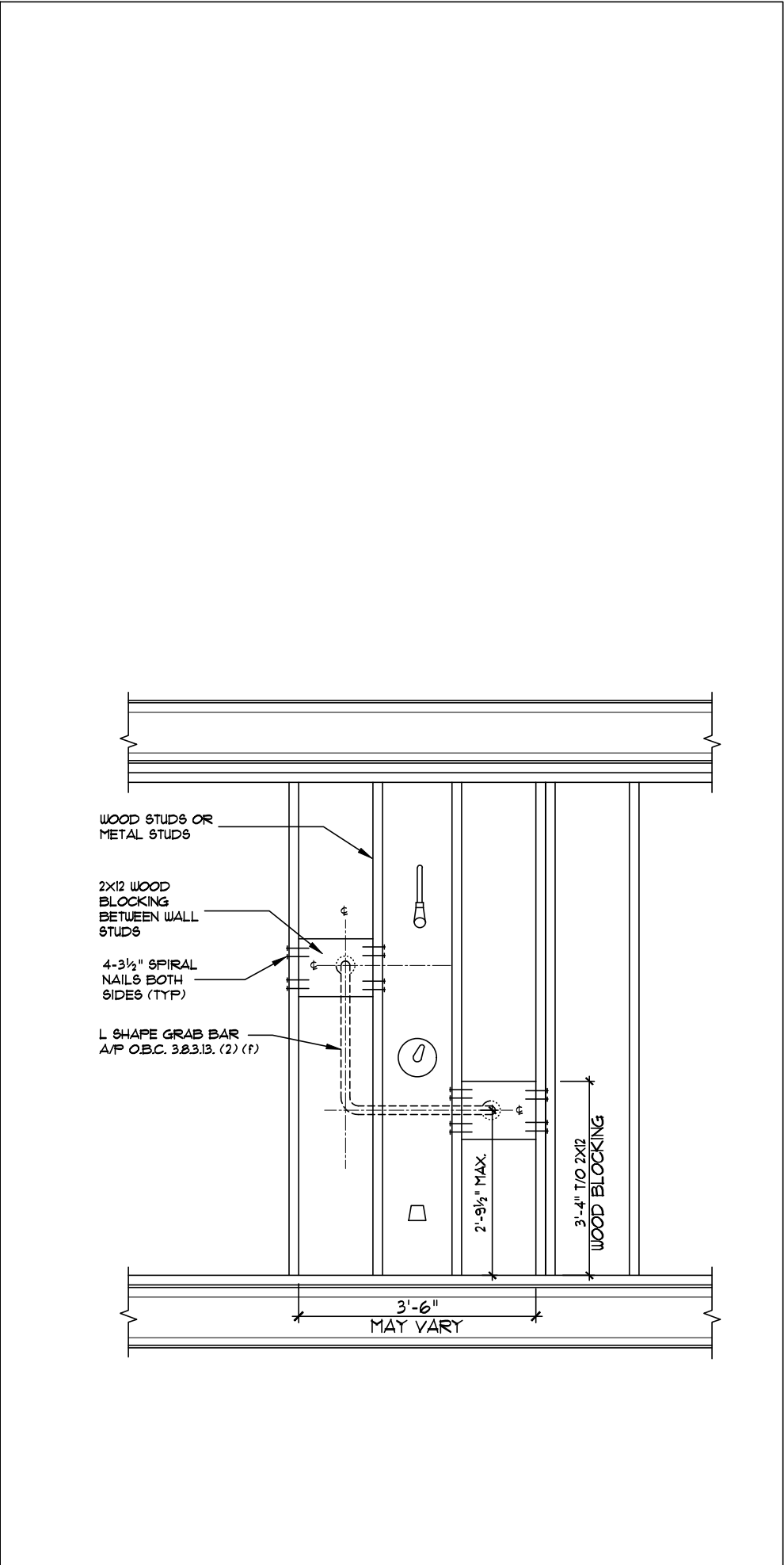




2 SHOWER FRAMING PLAN AND ELEVATION

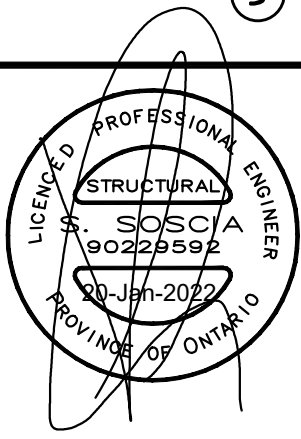


1 SHOWER W/GLASS ENCLOSURE PLAN AND ELEVATION



3 STRUCTURAL REINFORCEMENT FOR GRAB BAR, SECTION 9.5.2.3

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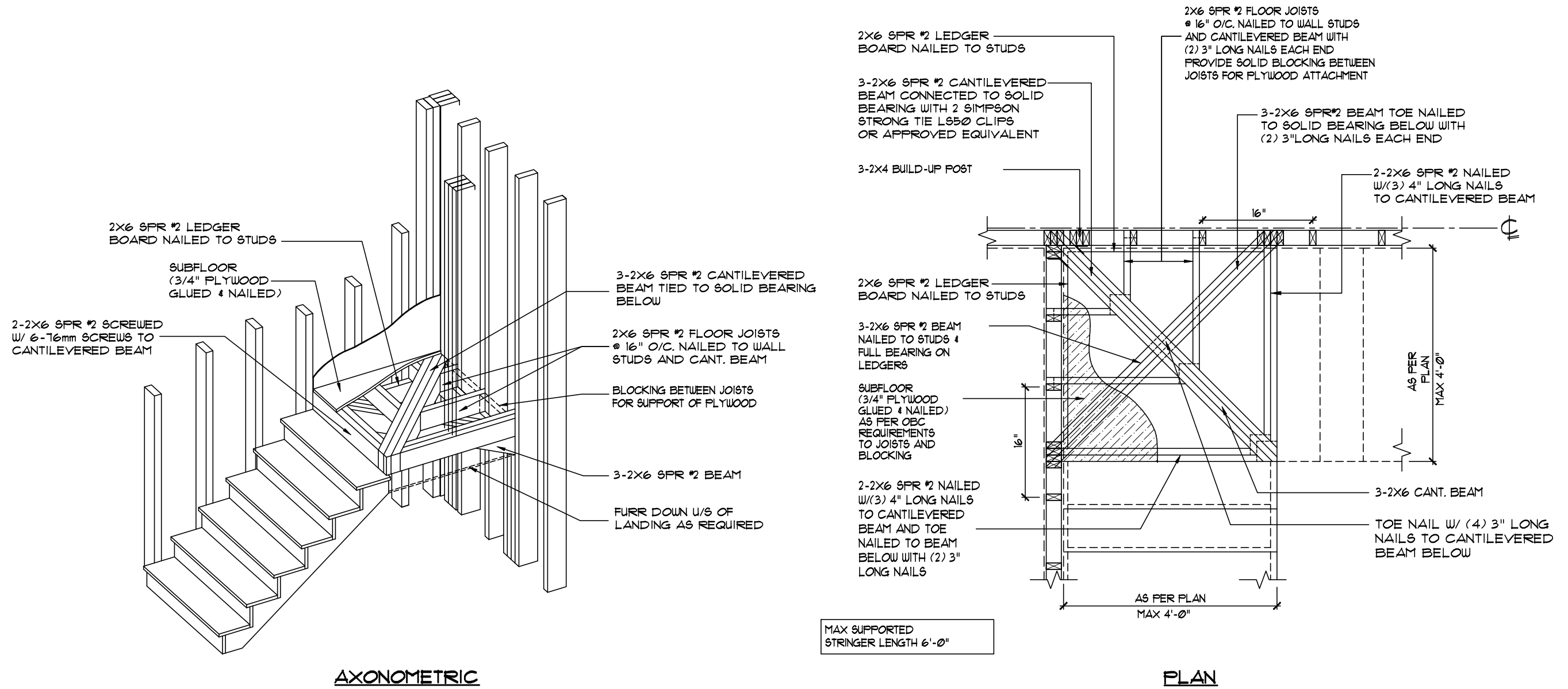
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SCALE: N. T. S.	PROJECT No: 20-101	

ROYAL PINE  
HOMES

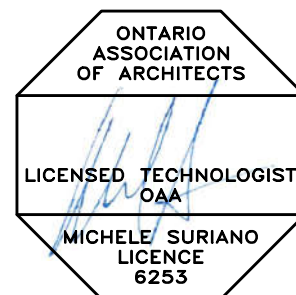
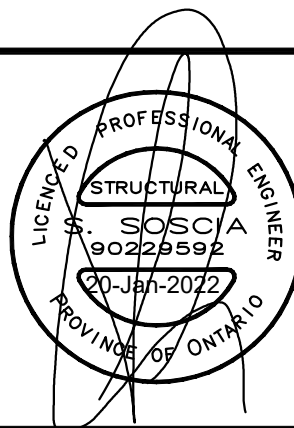
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### 1 TYPICAL SELF SUPPORTING STAIR LANDING DETAILS

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# ROYAL PINE HOMES

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(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)( ZONE 1 )  
SB-12 COMPLIANCE PACKAGE "A1"

- (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) (ZONE 1)  
SB-12 PERFORMANCE PACKAGE

- (MIN. ASSEMBLY R-23.5 / RSI 4.13)

(IN COMPLIANCE WITH O.B.C. SECTION 9.28.) (ZONE 1)  
SB-12 PERFORMANCE PACKAGE

- STUCCO CLADDING CONFORMING TO O.B.C. & PER MANUFACTURER'S SPECIFICATIONS.
- MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.6 (2).
- ON 1 1/2" (38mm) EXTRUDED OR EXPANDED SELF DRAINING RIGID POLYSTYRENE INSULATION BOARD R-7.5 (RSI 1.32).
- ON APPROVED SHEATHING PAPER.
- ON 1/2" (12.7mm) APPROVED EXTERIOR TYPE SHEATHING.
- ON 2" X 6" (38 X 140mm) SPRUCE STUDS @ 16" (406mm) O.C.
- WITH APPROVED R-22 (RSI 3.87) MIN. BATT INSULATION.
- WITH APPROVED CONTINUOUS 6 MIL POLYETHYLENE AIR/ VAPOUR BARRIER (O.B.C. SECTIONS 9.25.3 / 9.25.4).
- ON 1/2" (12.7mm) GYPSUM WALLBOARD INT. FINISH. ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.(1).

(MIN. ASSEMBLY R-29.5 / RSI 5.20)

(IN COMPLIANCE WITH O.B.C. SECTION 9.20.) (ZONE 1)  
SB-12 PERFORMANCE PACKAGE

- 4" (100 mm) OR 3" (76mm) FACE BRICK / STONE.
- WITH 1" (25mm) AIR SPACE AND 7/8" X 7" X 22 GA. (22 X 180 X 0.76mm) METAL TIES @ 16" (406mm) O.C. HORIZ. 24" (610mm) O.C. VERTICAL (REFER TO O.B.C. 9.20.9.5. FOR TIES).
- APPROVED SHEATHING PAPER ON 1/2" RIGID INSULATION R-1.5 (RSI 0.26) ON APPROVED EXTERIOR GRADE SHEATHING ON 2" X 6" (38 X 140mm) SPRUCE STUDS @ 16" (406mm) O.C.
- WITH APPROVED R22 (RSI 3.87) MIN. BATT INSULATION.
- WITH APPROVED CONTINUOUS 6 MIL. POLYETHYLENE AIR/ VAPOUR BARRIER (O.B.C. SECTIONS 9.25.3./9.25.4.)
- 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH. ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3.(1).

(MIN. ASSEMBLY R-23.5 / RSI 4.13)

- PROVIDE WEEPHOLES @ 32" (800mm) HORIZ. @ BOTTOM COURSE ONLY AND OVER OPENINGS, PROVIDED BASE FLASHING UP MIN. 6" (150mm) BEHIND SHEATHING PAPER.

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.10.)

- 2" X 4" (38 X 89mm) WOOD STUDS @ 16" (406mm) O.C.
- 2" X 6" (38 X 140mm) WOOD STUDS @ 16" (406mm) O.C.
- WITH DOUBLE 2" X 4" (38 X 89mm) OR 2" X 6" (38 X 140mm) TOP PLATES AND SINGLE BOTTOM PLATE.
- AND 1/2" (12.7M) INTERIOR GYPSUM BOARD ON BOTH SIDES (NOTE: O.B.C.ARTICLE 9.23.11.3. SINGLE TOP PLATE FOR NON-LOAD BEARING WALL).

## SB-12 PERFORMANCE PACKAGE

- R-1.5 (RSI 0.26) EXTRUDED POLYSTYRENE RIGID INSULATED SHEATHING. (ATTACH RIGID INSULATION TO FRAMING MEMBERS, FURRING OR BLOCKING BETWEEN FRAMING MEMBERS.)
- ON 2" X 6" (38 X 140mm) SPRUCE STUDS @ 16" (406mm)) O.C. WITH R22 (RSI 3.87) MIN. BATT INSULATION IN ZONE 1.
- WITH APPROVED CONTINUOUS 6 MIL POLYETHYLENE AIR/ VAPOUR BARRIER (O.B.C. SECTIONS 9.25.3, 9.25.4.).
- 1/2" (12.7mm) GYPSUM WALL BOARD INT. FINISH.  
ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3.(1)

(MIN. ASSEMBLY R-23.5 / RSI 4.13)

(IN COMPLIANCE WITH O.B.C. SECTION 9.15. AND  
SUBSECTION 9.4.4. AND/OR AS PER SOIL REPORT)

- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH MIN. ALLOWABLE (SLS) BEARING PRESSURE OF 10.9 PSI (75KPA) CAPACITY AND/OR AS PER SOIL REPORT (BASED ON 16'-1" (4.9M)) MAX SPAN OF SUPPORTED JOISTS AND FLOOR LOAD OF MAX 50 PSF (2.4 KPA)).
- MIN. FOOTING DEPTH 4'-0" (1200mm) BELOW FINISHED GRADE.

(FOR FOOTINGS AND FOUNDATION WALLS TABLE 9.15.4.2.A.)

- SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 2200 PSI. (15MPA) AFTER 28 DAYS U.S.O. (O.B.C. ARTICLE 9.3.1.6.)

- **BASED ON 16'-1" (4.9M) OF MAX SPAN SUPPORTED JOIST WITH 8" (200mm) FOUNDATION WALL AND/OR 2" X 8" OR 2" X 10" FLOOR JOIST.**

- STEPPED FOOTINGS 2'-0" MIN. (600mm) HORIZONTAL DISTANCE BETWEEN STEPS AND 2'-0" (600mm) MAXIMUM VERTICAL STEPS.

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.  
AND TABLE 9.15.4.2.A.)

- FOUNDATION WALL THICKNESS SIZE: (SOLID CONCRETE WITH 2200 PSI (15 MPA) MIN. STRENGTH).
- 8" (200mm) THICKNESS AT MAX. OF 7'-1" (2.15m) BACKFILL HEIGHT Laterally SUPPORTED AT TOP.
- 10" (250mm) THICKNESS AT MAX. OF 7'-6" (2.3m) BACKFILL FOR WALL LESS THAN 2.5m
- 8'-6" BACKFILL (2.6m) FOR WALL MORE THAN 2.5m AND LESS THAN 2.75m HEIGHT Laterally SUPPORTED AT TOP.

(IN COMPLIANCE WITH O.B.C. SECTION 9.13.)

- WALLS TO BE DAMPPROOFED AND PARGED BELOW GRADE LEVEL WITH MIN 1/4 " (6mm) MORTAR PARGING AND SHALL BE COVERED OVER FOOTING.

(IN COMPLIANCE WITH O.B.C. ARTICLE 9.15.4.7.)

- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FACING. THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90mm) THICK AND 26" HIGH IF UNREINFORCED, AND TIED TO FACING MATERIAL WITH METAL TIES AT 8" (200mm) VERTICALLY AND 2' - 11" (900mm) HORIZONTALLY.
- FOR METAL TIES REFER TO O.B.C.SENTENCE 9.20.9.4.(3)

- CONCRETE OR UNIT MASONRY WALL TO BE WATERPROOFED WITH NOT LESS THAN 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.

(O.B.C. SUBSECTION 9.14.1.)

- WHERE INSULATION EXTENDS TO MORE THAN 2' - 11" (900mm) BELOW GRADE A DRAINAGE LAYER SHALL BE INSTALLED.
- BASEMENT SHALL HAVE INTERIOR DRAINPROOFING EXTENDING FROM SLAB TO GRADE LEVEL AND SHALL CONFORM TO O.B.C. ARTICLE 9.13.2.6

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.14.3.)

- 4" (100mm) DIA. MIN. DRAIN TILE WITH 6" (150mm) CRUSHED STONE OVER AND AROUND ALL TILE.

[illegible]











(IN COMPLIANCE WITH O.B.C. ARTICLE 9.10.16.3)

- IN COMPLIANCE WITH O.B.C. SENTENCE 9.10.15.5.(2)

- (IN COMPLIANCE WITH O.B.C. SECTION 9.7. & 2.1.1.9.(3) SB-12)

- (IN COMPLIANCE WITH O.B.C.SUBSECTION 9.15.4.)

- (IN COMPLIANCE WITH O.B.C.SUBSECTION 9.23.13.)

- (IN COMPLIANCE WITH O.B.C.SENTENCE 9.9.9.1.(2))

- (IN COMPLIANCE WITH O.B.C. SECTION 9.32. AND PART 6)

- (IN COMPLIANCE WITH O.B.C.Clause

6.2.3.8 (7)(a)&(b)&(c)

AND SENTENCE 6.2.3.8.(9)

- (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.19.)

- (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.33.4.)

- 55. .... RESERVED.....**

- (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.22.8.)

- (IN COMPLIANCE WITH O.B.C. SECTION 9.7. AND SB-12)

- (O.B.C. ARTICLE 9.7.1. AND SUBSECTION 9.8.8.)

- A GUARD OR WINDOW WITH A MAX. RESTRICTED OPENING WIDTH OF 4" (100mm) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1' - 7" (480mm) ABOVE FIN. FLOOR.
- AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5' - 11" (1800mm).

(O.B.C. ARTICLE 9.7.4.)

- WINDOWS SHALL CONFORM TO,
  - a) AAMA/WDMA/CSA 101/1.S.2/A440, NAFS "WINDOWS", DOORS AND SKYLIGHTS.
  - b) CSA A440S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/1.S.2/A440 WINDOWS, DOORS AND SKYLIGHTS
  - c) WINDOW AND SLIDING GLASS DOORS MAX. 1.6 U-VALUE
  - d) SKYLIGHTS MAX. 2.8 U-VALUE

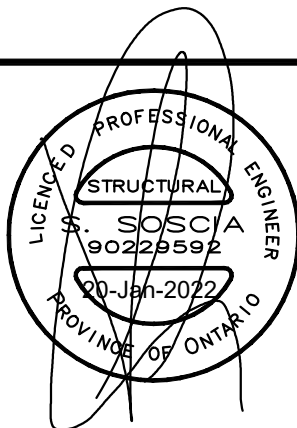
(REFER TO RATIO CALCULATIONS OF WALL/WINDOWS AREA)

(O.B.C. ARTICLE 9.8.8.1.(7))

- WINDOW IN EXIT STAIRWAY THAT EXTENDS TO LESS THAN 3' - 6" (1070mm) ABOVE THE STAIR/ STAIR LANDING SHALL BE PROTECTED BY A GUARD (REFER TO WINDOW GUARD NOTE)
- OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGN TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PER O.B.C. PART 4 ARTICLE 4.1.5.14

- MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED AND 0.5 PER HOUR IF AIR CONDITIONED, AVERAGED OVER 24 HOURS.
- SPACE HEATING EQUIPMENT TO HAVE MIN. 95% AFUE AND HRV 65% MIN. EFFICIENCY. DOMESTIC HOT WATER HEATER TO BE MIN. 0.67 EF.

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# ROYAL PINE HOMES

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