

BASEMENT

SHEET D-Ø4, DETAIL 4

√¬

CONCRETE BOND BREAK

CAULK ALL JOINTS, INTERSECTIONS AND PENETRATION OF SLAB AS PER O.B.C. DIV. B-92533.(15)

SLAB ON GRADE 6 MILL V.B. 4" MIN. CRUSHED STONE

AIR BARRIER SYSTEMS: AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC, DIV, B-925,3

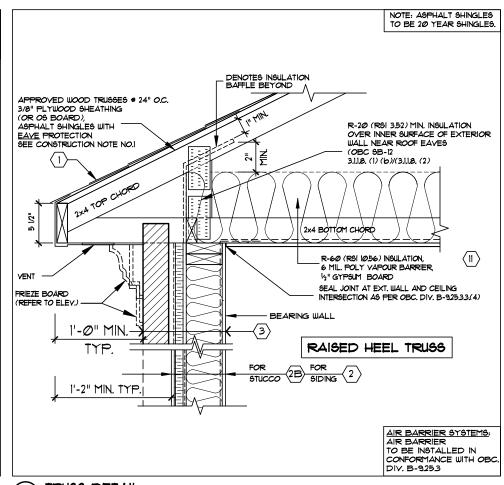
NOTE: FOUNDATION WALL AND FOOTING STRENGTH AND DESIGN CONFORM AS PER SOIL REPORT

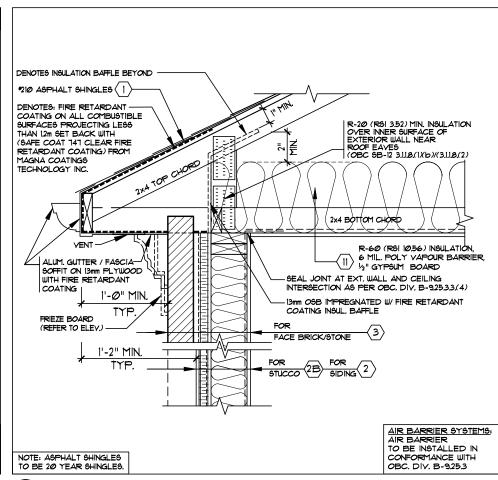
 $\langle 14 \rangle$

| DAMPPROOFING ON 10" POURED | CONC. BASEMENT FOUNDATION WALL

WRAP R-2001 (R\$1 3.52c1) INBUL W/ V.B. SUPPORTS * TOP & BOTTOM DOWN TO 6" (152mm) ABOVE FIN. \$LAB

FOR FINISHED BASEMENT REFER TO





2 TYPICAL GROUND FLOOR CONSTRUCTION

LAYER

PARGING

FILTER

PROTECTO

?- #15 RE-BARS N FOOTING OR AS PER SOIL REPORT

FTG. SIZE REFER TO

OF PIPE W/FILTER FABRIC

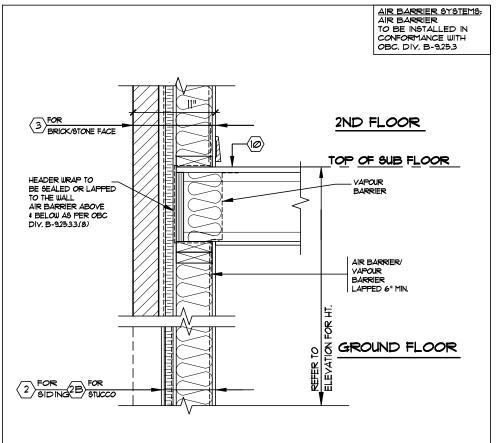
(5)

22" MIN.

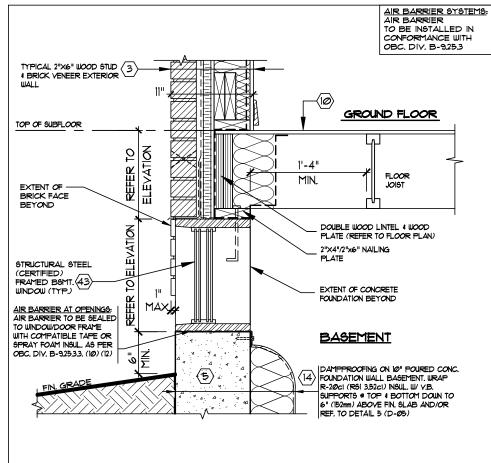
FOR 10" FOUND, WALL,

REFER TO PLAN

4 TRUSS DETAIL



TYP. EAVE PROTECTION LESS THAN 1.2M SETBACK TO PROPERTY LINE



TYPICAL BASEMENT FOOTING:
4 SLAB ON GRADE DETAIL

3 TYPICAL SECOND FLOOR CONSTRUCTION @ EXTERIOR WALL

RE-166UED FOR BUILDING PERMIT NOV. Ø5/21 ISSUED FOR BUILDING PERMIT MS ISSUED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW SEP. 21/21 No: DATE: REVISION/ISSUED:

ROFESSION STRUCTURA slolsc/A 90229592 20-Jan-2022 OHZE

ONTARIO OF ARCHITECTS LICENSED TECHNOLOGIST MICHELE SURIANO LICENCE 6253

SURIANO. ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC. Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

SCALE:

N. T. S.

| SHEET NAME: TYPICAL I | R | | |
|--------------------------|-------------------|----------|---------------|
| DEC .Ø8/21 | DRAWN BY: M.H. | AREA: | |
| DATE: SEP. 20/21 | TYPE: | PAGE No: | PROJECT NAME: |

TYPICAL BASEMENT

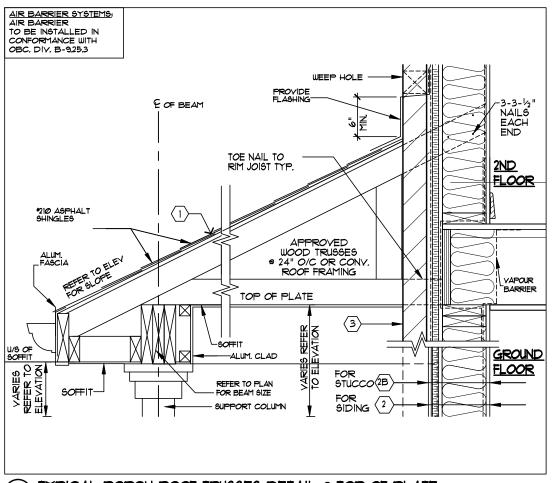
5 TYPICAL BASE! WINDOW DETAIL

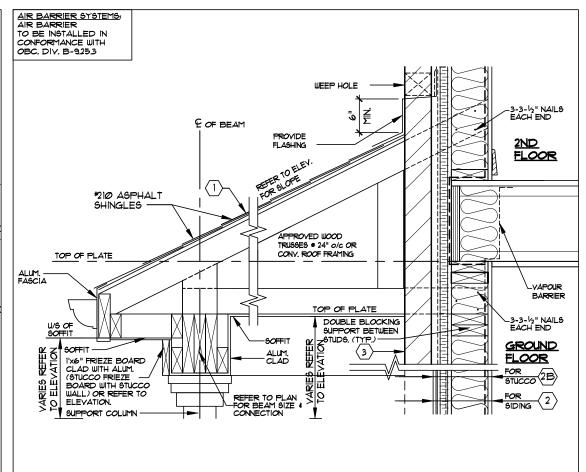
PROJECT No:

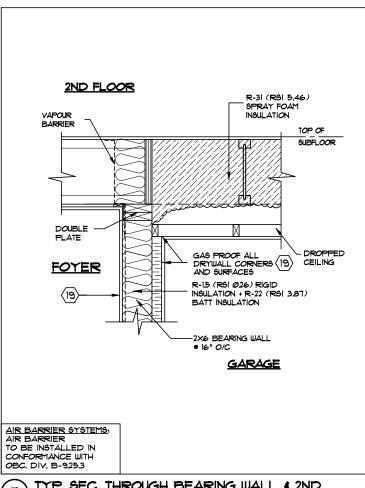
20-101

COYAL PINE HOMES

D-01 MODEL NAME:



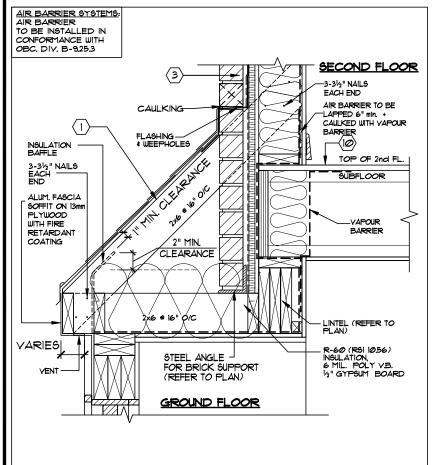


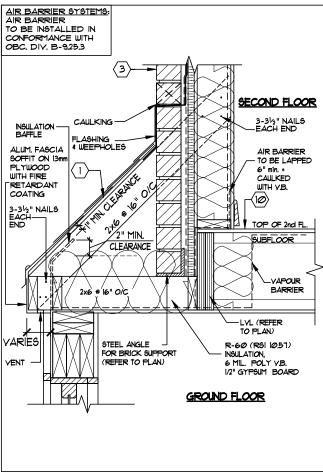


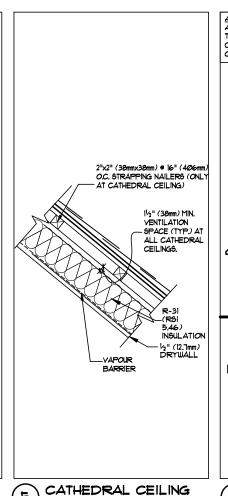
2 TYPICAL PORCH ROOF TRUSSES DETAIL . TOP OF PLATE

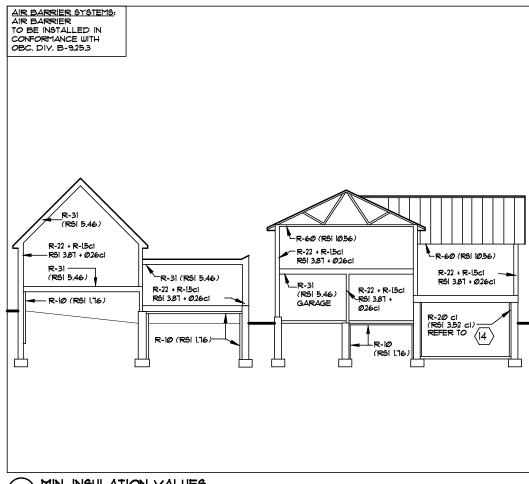
TYPICAL PORCH ROOF TRUSSES DETAIL " # YARYING SOFFIT HT.

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









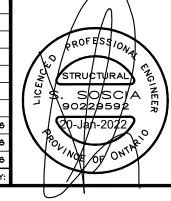
SECTION THROUGH ROOF OF BAY/BOX WINDOW

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

CATHEDRAL CEILING

MIN. INSULATION VALUES 6

| 3. | DEC. Ø8/21 | RE-ISSUED FOR BUILDING PERMIT | MS | \ |
|-----|------------|---|-----|---|
| 2. | NOV. Ø5/21 | ISSUED FOR BUILDING PERMIT | MS | \ |
| 1. | SEP. 21/21 | 199UED TO CLIENT 4 STRUCTURAL ENGINEER FOR REVIEW | MS | |
| No: | DATE: | REVISION/ISSUED: | BY: | |
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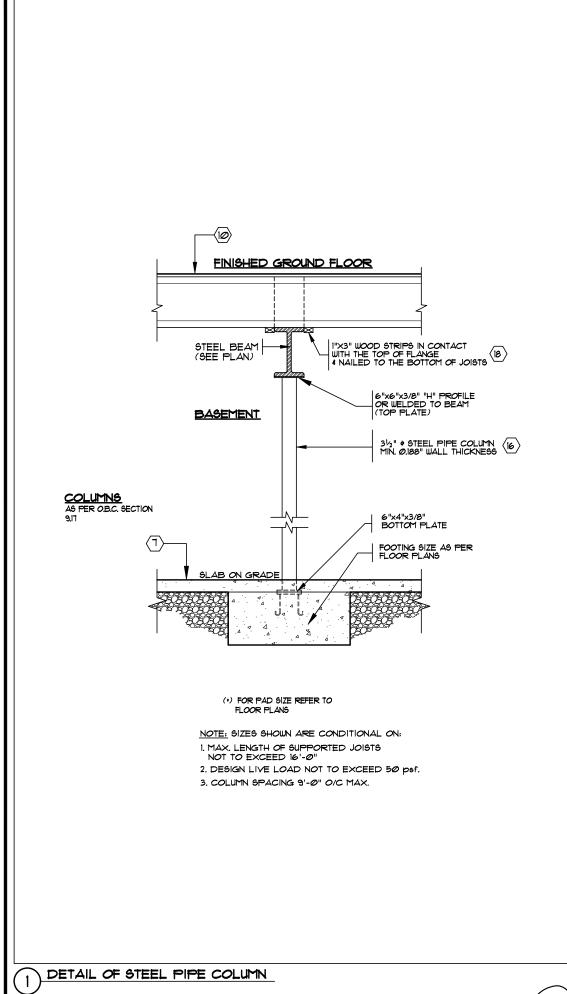




SURIANO.

SURIANO DESIGN CONSULTANTS INC. Vaughan, Ontario L4L 8P9
T. 905-264-0924 F. 905-264-0926

| | SHEET NAME: TYPICAL [| DETAILS | | ROYAL PINE |
|---|-----------------------|--------------------|----------|---------------|
| l | DEC .08/21 | DRAWN BY: | AREA: | HOMES |
| | DATE: SEP. 20/21 | TYPE: | PAGE No: | PROJECT NAME: |
| | SCALE: N. T. S. | PROJECT No: 20-101 | | MODEL NAME: |



RE-199UED FOR BUILDING PERMIT

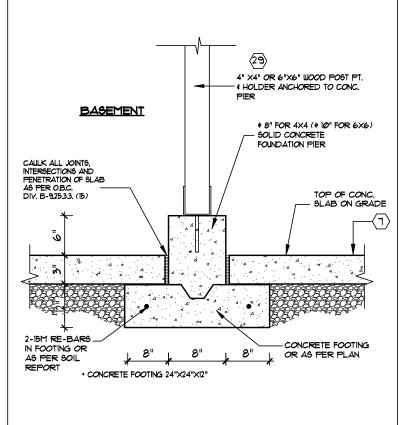
ISSUED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW

ISSUED FOR BUILDING PERMIT

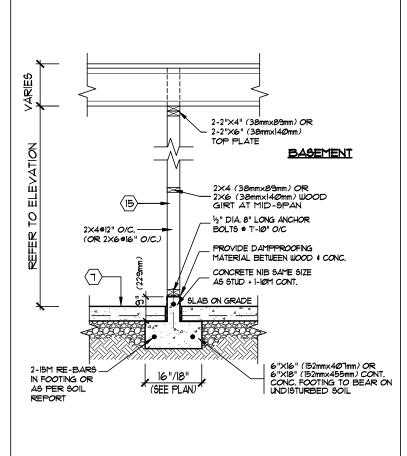
REVISION/ISSUED:

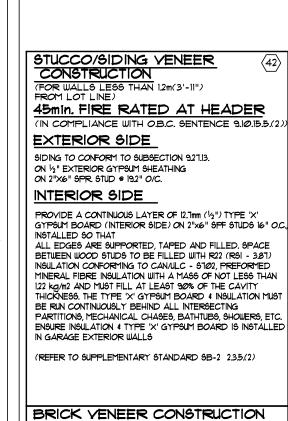
NOV. Ø5/21

SEP. 21/21 No: DATE:



3 TYPICAL COLUMN & FOOTING PROJECTION







45 MINUTE FIRE RATING.

(REFER TO SUPPLEMENTARY STANDARD SB-2 23.

FOR 2B FOR 2 FOR 3 FOR 3 FIN. GROUND FLOOR FINISHED GRADE

ROF ESTION STRUCTURAL . SOSC/A 90229592 MS

2 LOAD-BEARING WALL DETAIL

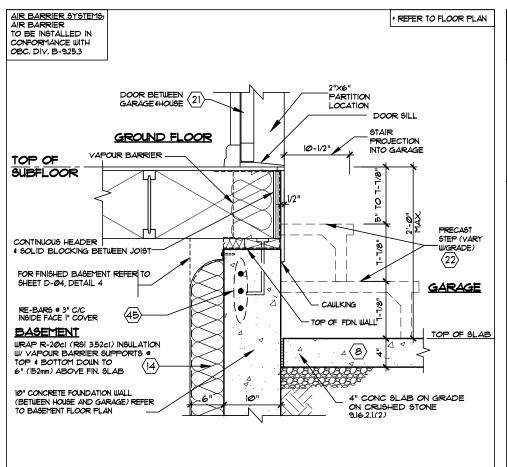
MICHELE SURIANO LICENCE

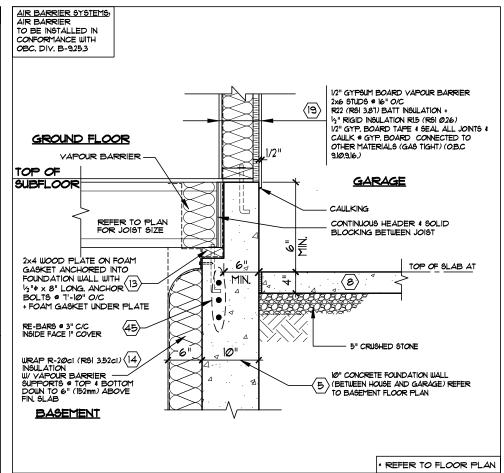
6253

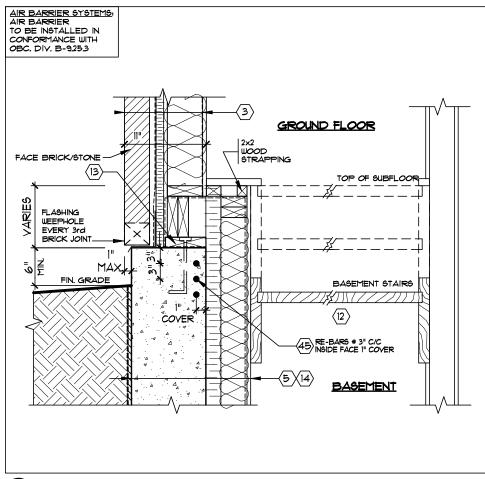
ONTARIO OF ARCHITECTS SURIANO. ARCHITECTURAL DESIGN LICENSED TECHNOLOGIST

(42) EXPOSED BUILDING FACE
(FOR WALLS LESS THAN 12m (3'-11') FROM LOT LINE) (42) EXPOSED BUILDING FACE

| SHEET NAME: TYPICAL | DETAILS | | ROYAL PINE |
|------------------------|--------------------|----------|---------------|
| DEC .Ø8/21 | DRAWN BY: | AREA: | HOMES |
| DATE: SEP. 20/21 | TYPE: | PAGE No: | PROJECT NAME: |
| SCALE: N. T. S. | PROJECT No: 20-101 | D-Ø3 | MODEL NAME: |



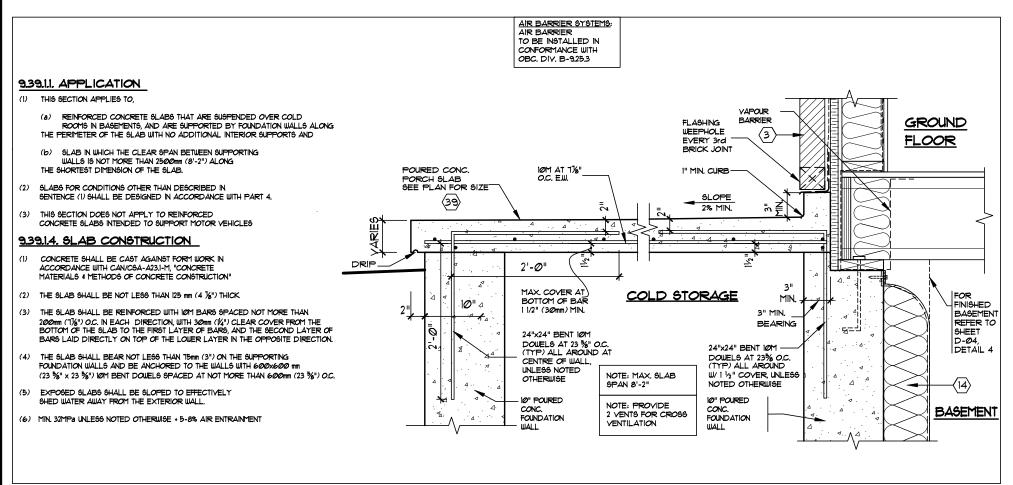


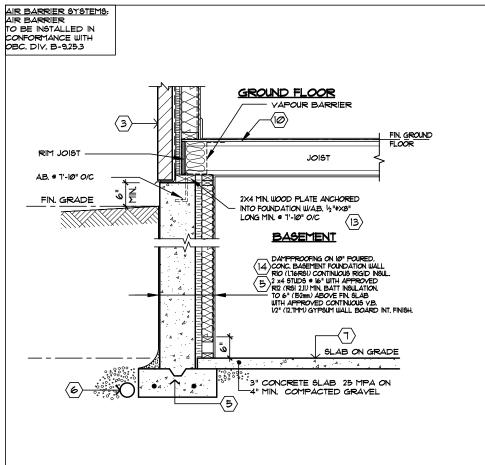


BASEMENT & GARAGE SLAB ON GRADE 2 ENTRANCE STEPS

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

5 TYP. SECTION THROUGH EXT. WALL # STAIR LOCATION





SECTION THROUGH BASEMENT FOUNDATION

TYPICAL SECTION THROUGH PORCH

No: DATE:

REVISION/ISSUED:

WALL FOR FINISHED BASEMENT TYPICAL DETAILS ONTARIO OF ARCHITECTS **SURIANO** STRUCTURAL DATE PLOTTED: AREA:

LICENSED TECHNOLOGIST 20-Ja/n-2022 RE-166UED FOR BUILDING PERMIT MICHELE SURIANO LICENCE OF ONTA SURIANO DESIGN CONSULTANTS INC. NOV. Ø5/21 ISSUED FOR BUILDING PERMIT 6253 MS Vaughan, Ontario L4L 8P9
T. 905-264-0924 F. 905-264-0926 ISSUED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW SEP. 21/21

. SOSC/A 90229592

ARCHITECTURAL DESIGN DATE: TYPE: PAGE No: SEP. 20/21 D-Ø4 PROJECT No: SCALE: N. T. S. 20-101

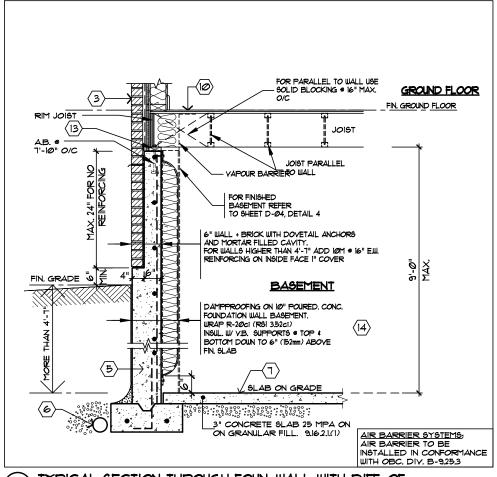
M.H.

DEC 08/21

ROYAL PINE HOMES PROJECT NAME: MODEL NAME:

기top of Plate

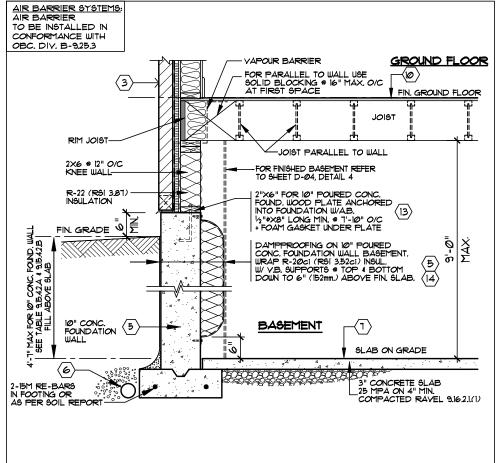
(4) (D-Ø)

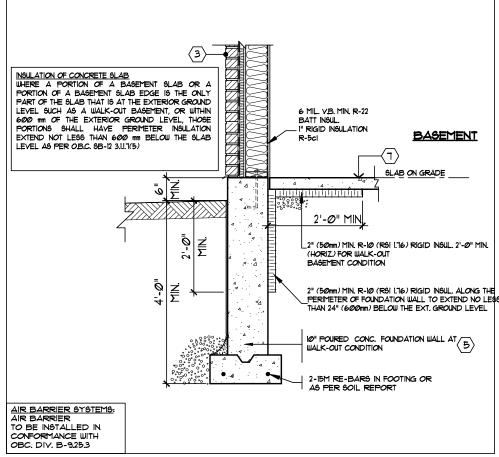


AIR BARRIER SYSTEMS: AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-9,25,3 FOR PARALLEL TO WALL USE SOLID BLOCKING @ 16" MAX. O/C AT FIRST SPACE GROUND FLOOR (D) FIN. GROUND VAPOUR BARRIEI WALL FLASHING WEEPING HOLES PROTECTION REQD. FOR FRAMING MEMBERS FOR FINISHED BASEMENT REFER TO SHEET D-04, DETAIL 4 SOLID MORTAR FILL 6" BACK-UP FOR 10" POURED CONC. FOUND. WALL+ MASONRY TIES & DOVETAIL + MORTAR FILL (9.15.4.7.(2)) FINISHED GRADE DAMPPROOFING ON 10" POURED, CONC. FOUNDATION WALL BASEMENT, WRAP R-20c1 (RSI 352c1) INSUL, WY MS. SUPPORTS @ TOP & BOTTOM DOWN TO 6" (152mm.) 10" ABOVE FIN. SLAB. BASEMENT (14) INSULATION OF ENTIRE WALL AS AN ABOVE GRADE EXTERIOR WALL WHEN BASEMENT (8 EXPOSED MORE THAN 50%, SB-12 3,111(10)Xb)) (5) REFER TO FLOOR PLAN

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

4 DETAIL FOR CONC. VENEER DROPPED GRADE





AIR BARRIERS @ OPENINGS:
AIR BARRIER TO BE SEALED TO WINDOW/DOOR
FRAME WITH COMPATIBLE TAPE OR SPRAY FOAM
INSULATION PER OBC. DIV. B-925.3.3.(11) SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC. DIV. B-925.3.3.(4) (3) (D-ØJ MIN. R22 (RSI 3.81) BATT INSUL. + R-15 (RSI 0.26) | RIGID INSULATION W/ YAPOUR BARRIER FIN. SECOND EXTERIOR BRICK VENEER WALL (TYPICAL)
4" (90mm) FACE BRICK, I" (25mm) AIR \$PACE, 1/8"X1"X003"
(22X180X0.716mm) GALV. METAL TIES • 16" (400mm) O.C.
HORIZONTAL, 24" (600mm) O.C. VERTICAL, APPROVED
SHEATHING, PAPER, 36" (9.5mm) EXTERIOR TYPE SHEATHING, FLOOR SHEATHING PAPER, %" (95mm) EXTERIOR TYPE SHEATHING, 1/2" RIGID INSULATION R-1.5 (RS1 0.26), 2"X6" (38X140mm) WOOD STUDS & 16" (406mm) O.C. R-22 (RS3 3.8.7) INSULATION AND APPROVED VAPOUR BARRIER WITH APPROVED CONTINUOUS AIR BARRIER, 1/2"(15mm) INT. DRITUALL FINISH, PROVIDE WEEP HOLES & 32" (800mm) O.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE II ACLIEVE AND SHIP BUILD IN EARDED. HEADER WRAP TO BE SEALED OR LAPPED TO THE WALL AIR BARRIER ABOVE AND BELOW AS PER OBC. DIV. BASE FLASHING UP 6" (150mm) MIN, BEHIND BUILDING PAPER B-925.3.3(8) SEAL JOINT TO SUB FLOOR AND AROUND FLOOR JOIST AS PER OBC. DIV. B-9.25.33.(4) FIN. GROUND FLOOR 10" POURED CONC. FOUNDATION WALL ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUB FLOOR TO NOT MORE THAN 6" (152mm ABOVE THE FINISHED SLAB OF THE HAN 6" (1971M ABOVE THE FINISHED SLAB OF THE BASEMENT, MINIMUM R-20c1 (RSI 3.52c1) INSULATION WITH VAPOUR BARRIER DAMPPROOF WITH BUILDING PAPER BETWEEN THE POURED CONC. FOUNDATION WALL AND INSULATION UP TO GRADE FIN. GRADE (2 (D-Ø) (5) SEALED JOINT AS PER OBC. DIV. B-92533(1) (D-Ø1) CAULK ALL JOINTS, INTERSECTIONS AND PENETRATION OF SLAB AS PER OBC. DIV. B-925333(15) FIN. BASEMENT SLAB 2-15M RE-BARS IN FOOTING OR AS PER SOIL REPORT AIR BARRIERS SYSTEMS: AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-9.25.3. SCHEMATIC WALL SECTION DETAIL (5) TYPICAL

2" MIN. CLEARANCE BETWEEN BAFFLE AND CEILING INSULATION

R-20 (RSI 3.52) MIN. INSULATION OVER INNER SURFACE OF EXTERIOR WALL NEAR ROOF EAVES

(OBC 5B-12 3.1.18.(1) (b)/(3.1.18. (2)

R-60 (RSI 10.56) INSULATION,

6 MIL. POLY VAPOUR BARRIER, 1/2" GYPSUM BOARD

SEAL JOINT AT EXT. WALL AND CEILING INTERSECTION AS PER OBC DIV. B-925.33. (4)

FOUNDATION WALL WITH KNEE WALL (WITH DIFF.

OF 4'-1" MAX. BETWEEN SLAB AND FIN. GRADE)

3 SECTION THROUGH WALK-OUT BASEMENT LEVEL

3. DEC. @9/21 RE-I68UED FOR BUILDING PERMIT M6
2. NOV. @5/21 I69UED FOR BUILDING PERMIT M5
1. 9EP. 21/21 I69UED TO CLIENT 4 STRUCTURAL ENGINEER FOR REVIEW M5
No: DATE: REVISION/ISSUED: BY:

STRUCTURAL

STRUCTURAL

SOSCIA

90229592

ONTARIO
ASSOCIATION
OF ARCHITECTS

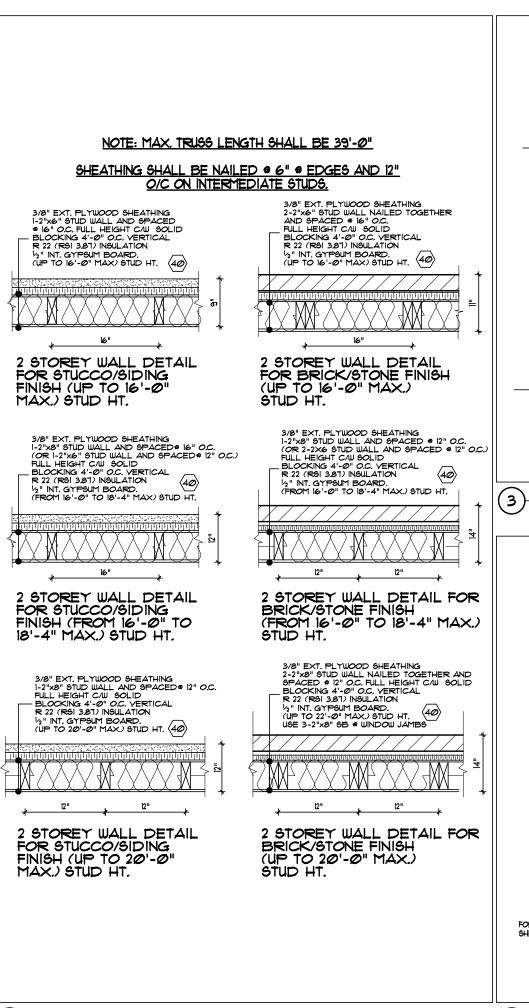
LICENSED TECHNOLOGIST
OAA

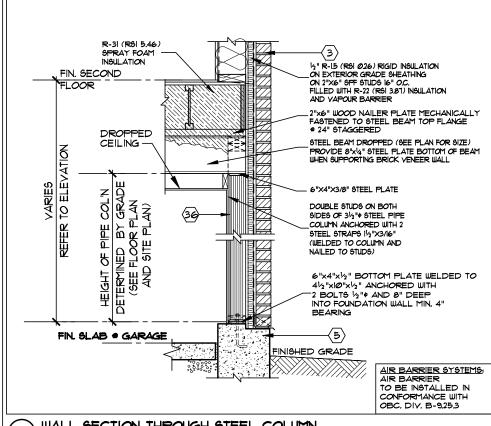
MICHELE SURIANO
LICENCE
6253

SURIANO.

SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

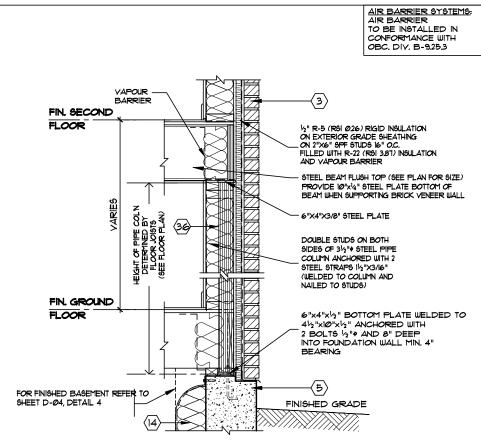
TYPICAL DETAILS ROYAL PINE DATE PLOTTED: HOMES AREA: DEC 08/21 M.H. PROJECT NAME: DATE: PAGE No: TYPE: SEP. 20/21 D-05 PROJECT No: MODEL NAME: SCALE: N. T. S. 20-101





WALL SECTION THROUGH STEEL COLUMN

GARAGE



AIR BARRIER SYSTEMS AIR BARRIER TO BE INSTALLED IN CONFORMANCE WITH OBC. DIV. B-925.3 — WEEPING HOLES % * 0 24" O.C.

AT BOTTOM OF CAVITY 6mm

POLYETHYLENE BASE FLASHING

BENEATH WEEP HOLES AND 6" UP

AND BEHIND WALL SHEATHING PAPER
COUNTER FLASHING EMBEDDED I" MIN.

INTO MASONRY AND NOT LESS THAN

6" DOWN MASONRY COUNTER FLASHING

TO LAP MIN. 4" OVER LOWER FLASHING $^{1}2$ " RIGID INSULATION R-15 2""X6" SPF STUDS 16" O.C. — FILLED WITH R-22 INSULATION AND VAPOUR BARRIER 2"x6" WOOD NAILER PLATE MECHANICALL' FASTENED TO STEEL BEAM TOP FLANGE • 24" STAGGERED $\langle 1 \rangle$ ROOF RAFTER R-31 (RSI 5.46) INSULATION WHEN AREA BELOW IS GARAGE OR EXTERIOR ABOVE IS LIVING AREA / NO INSULATION WHEN AREA BELOW IS LIVING AREA SEE PLAN FOR ROOF SLOPE 8"X'4" STEEL PLATE WELDED TO BOTTOM OF BEAM WHERE SUPPORTING BRICK VENEER WALL TOP OF WOOD PLATE DOUBLE STUDS ON
BOTH SIDES OF 3½"
STEEL PIPE COLUMN
ANCHORED WITH 2
STEEL STRAPS 1½"X3/16" R-60 (RSI 10.57) INSULATION WHEN AREA BELOW IS LIVING AREA / NO INSULATION WHEN $\overline{+}$ AREA BELOW IS GARAGE OR EXTERIOR (WELDED TO COLUMN AND NAILED TO STUDS) 6"X4"X %" STEEL PLATE WOOD BLOCKING # 1/4 POINTS (36) FIN. GROUND FLOOR 6"x4"x1/3" BOTTOM PLATE WELDED TO 4½"xl@"x½" ANCHORED WITH -2 BOLTS ½"4 AND 8" DEEP INTO FOUNDATION WALL FOUNDATION (3) FOAM INSULATION - LINE OF FOUNDATION WALL SECTION A-A

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

WALL SECTION THROUGH STEEL COLUMN
GROUND FLOOR

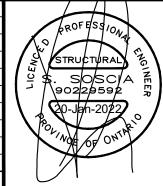
3. DEC. Ø8/21 RE-199UED FOR BUILDING PERMIT

2. NOV. Ø5/21 199UED FOR BUILDING PERMIT

1. 9EP. 21/21 199UED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW

M5

NO: DATE: REVISION/ISSUED: BY:





SURIANO.

SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Vaughan, Onterio L4L 8P9 T. 905-264-0924 F. 905-264-0926 4 STEEL COLUMN
(FRONT ELEVATION & SECTION A-A)

| SHEET NAME: TYPICAL 1 | DETAILS | | ROYAL PINE |
|-----------------------|-------------|----------|---------------|
| DATE PLOTTED: | DRAWN BY: | AREA: | |
| DEC .Ø8/21 | M.H. | | HOMES |
| DATE: | TYPE: | PAGE No: | PROJECT NAME: |
| SEP. 20/21 | | D 06 | |
| SCALE: | PROJECT No: | D-06 | MODEL NAME: |
| N. T. S. | 20-101 | | |

2"x6" FRAMING • 12" O.C. C/W 2"x4" BRACING BELOW ON 45", 4 3/4" PLYWOOD GUSSET \$CREWED USING 2" •8 WOOD \$CREWS ON BOTH \$IDES

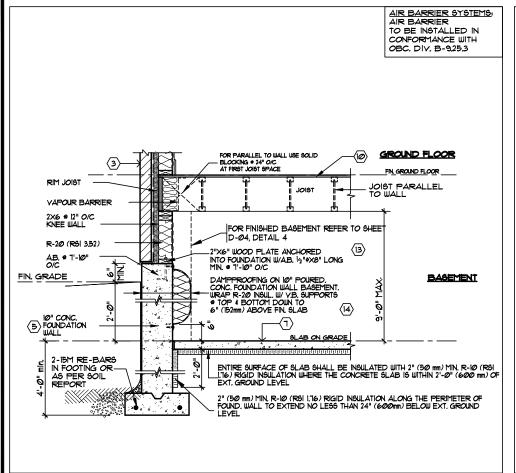
EXTERIOR GRADE PLYWOOD AND TRIM PRIMED AND PAINTED

BARRIER & CONT. AIR BARRIER TO EXPOSED SEAT AREA

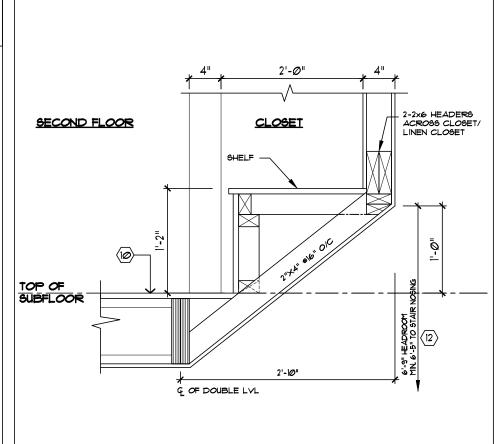
- PAINTED PLYWOOD SOFFIT

—|1" RIGID INSULATION R-1.5 2"x6" FRAMING ● 16" O.C. R-22 |INSULATION 6 MILL VAPOUR BARRIER

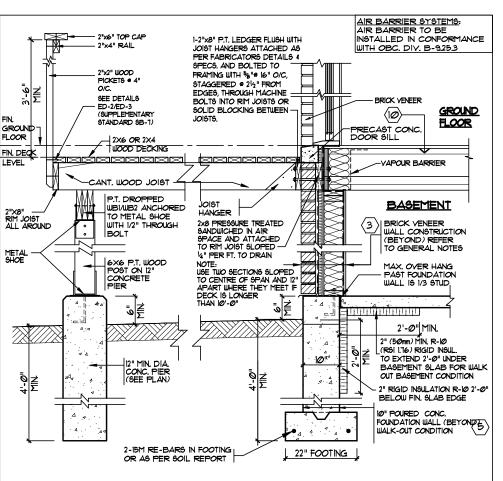
> | 2"x6" FRAMING * 16" Ø.C. C/W 2"x4" DIAGONAL | BRACING BELOW & 3/4" PLYWOOD GUSSET BOTH | SIDES SEE SECTION

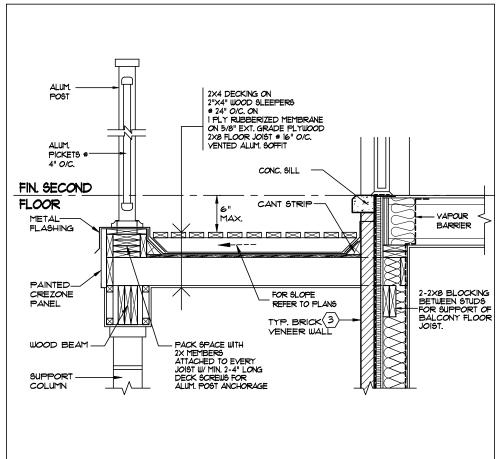


SECTION THROUGH BASEMENT SLAB (WHERE EXTERIOR GRADE IS WITHIN 24" FROM TOP OF BSMT. SLAB)



4 STAIR HEADROOM DETAIL . CLOSET





(6) WINDOW SEAT DETAIL

WINDOW

VAPOUR BARRIER

SECTION A-A THRU WINDOW SEAT SCALE: NT.S.

WINDOW SEAT FRAMING PLAN SCALE: N.T.S.

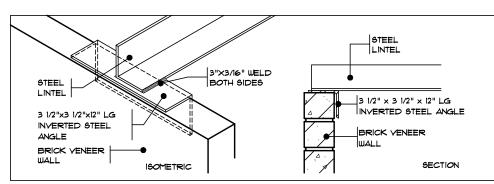
3/4" PLYWOOD FULL HEIGHT SCREWED TO 3-2"X6" STUDS ● 12" STAGGERED

2"x6" HEADER CUT INTO 2"x6" STUD

2-2"x6" TOP PLATE ANCHORED TO JAMB FRAMING

3/4" THICK GUSSET PLATE SCREWED W/ 2" *8 SCREWS STAGGERED 6" APART ON

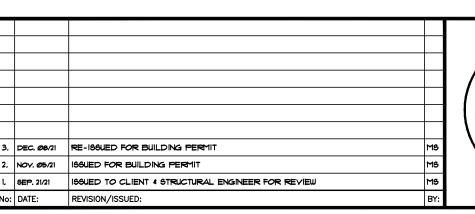
FULL HEIGHT



Aliji | Mij

5 INVERTED STEEL ANGLE DETAIL

SECTION THROUGH WALK-OUT BASEMENT LEVEL
AND DECK LOCATION



STRUCTURAL SOSCIA
SOSCIA
SOJAN-2022
ROLING OF ONTE

(3)

ONTARIO
ASSOCIATION
OF ARCHITECTS

LICENSED TECHNOLOGIST
OAA

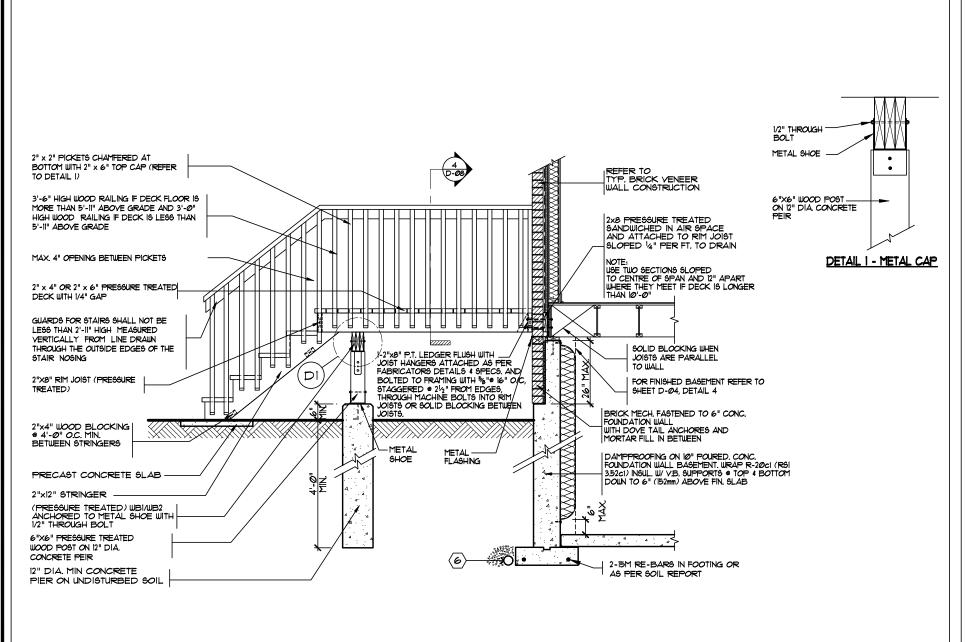
MICHELE SURIANO
LICENCE
6253

BALCONY DETAIL

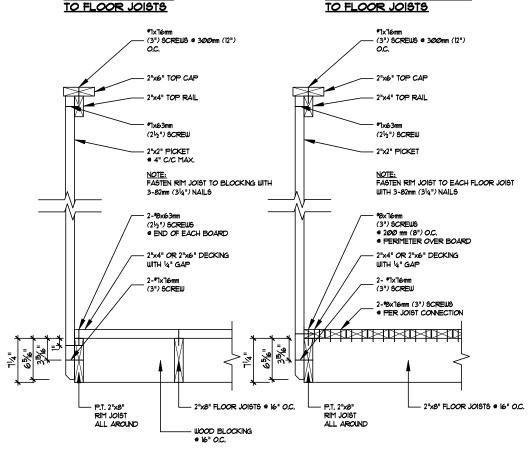
SURIANO.

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| SHEET NAME: | | | |
|---------------|-------------|----------|---------------|
| TYPICAL I | DETAILS | | ROYAL PINE |
| | | | ROYAL PINE |
| DATE PLOTTED: | DRAWN BY: | AREA: | |
| DEC .Ø8/21 | M.H. | | HOMES |
| | | | |
| DATE: | TYPE: | PAGE No: | PROJECT NAME: |
| SEP. 20/21 | | | |
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| SCALE: | PROJECT No: | D-Ø7 | MODEL NAME: |
| N. T. S. | 20-101 | | |
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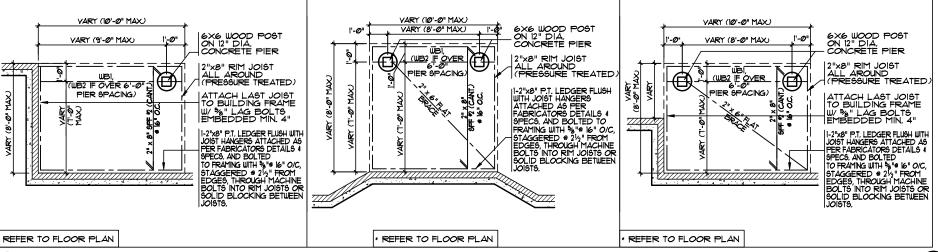


CANTILE VERED PICKET SCREWED TO RIM JOIST AND DECK (REFER TO SUPPLEMENTARY STANDARD SB-1 DETAILS ED-2 AND ED-3) GUARD PARALLEL TO FLOOR JOISTS GUARD FERPENDICULAR TO FLOOR JOISTS



2 DECK ELEVATION WITH SOLID WALL

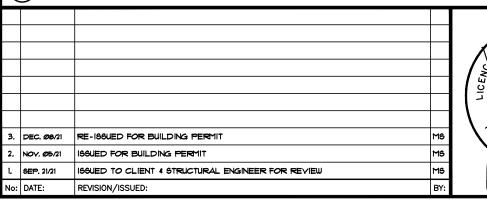
GUARD PARALLEL AND GUARD PERPENDICULAR TO FLOOR JOIST
(REFER TO SUPPLEMENTARY STANDARD SB-T DETAILS ED-2 AND ED-3)

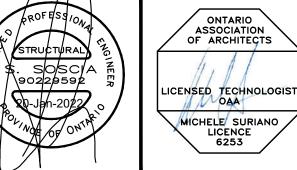


GENERAL NOTES FOR WOOD DECK AND WOOD RAILING

- (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
- 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 ps) MIN, UNIT TO BE LAID WITH FULL HEAD AND BED JOINT
- (5) ALL NAILS AND SCREIJS SHALL BE GALVANIZED
- (6) WBI = 2-2"x8" (PRESSURE TREATED) WB2 = 3-2"x8" (PRESSURE TREATED)
- 1) WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR- LARCH, SPRUCE-PINE-FIR OR HEM-FIR SPECIES,



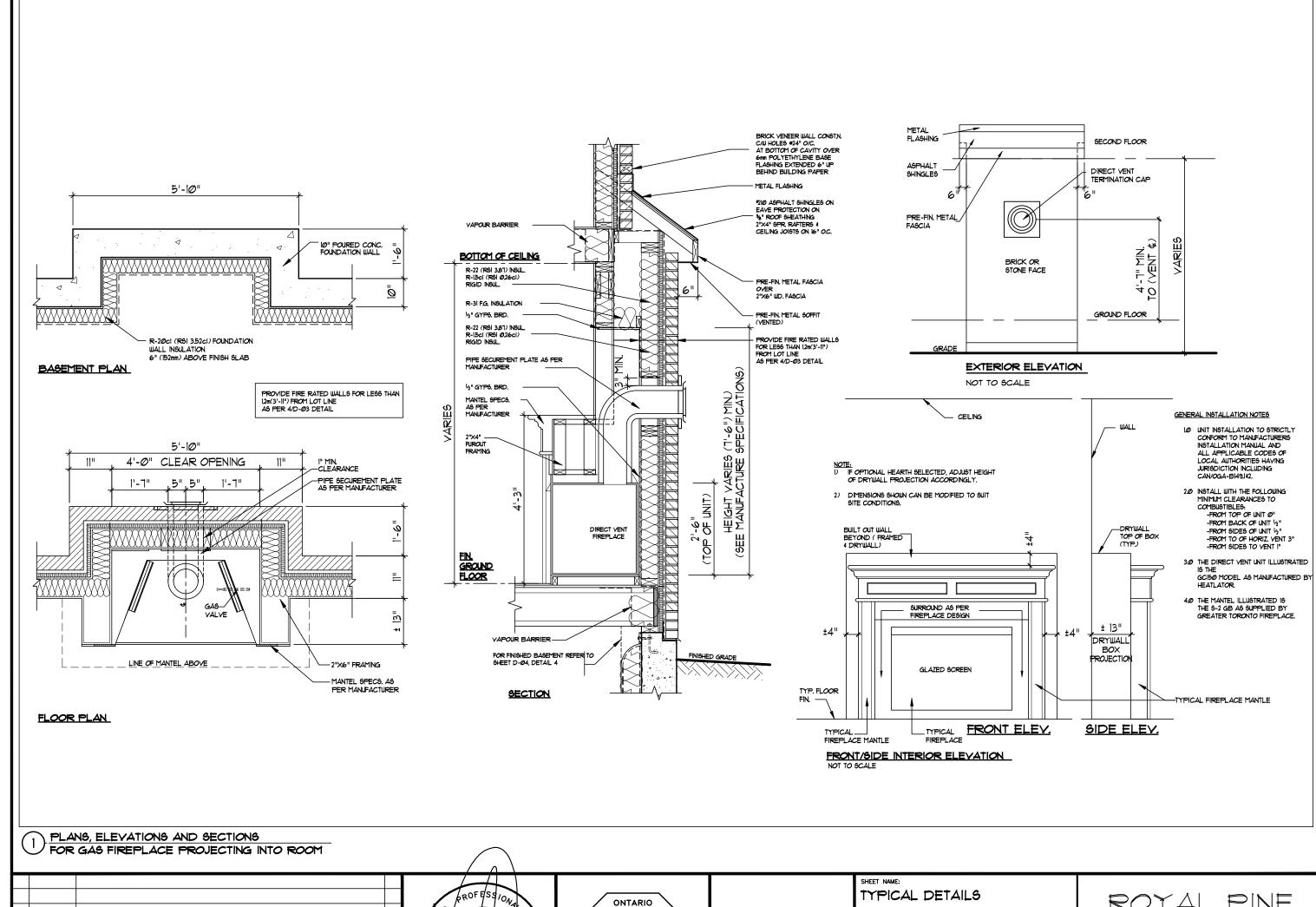




SURIANO.

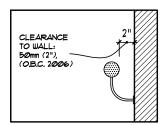
SURIANO DESIGN CONSULTANTS INC 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

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GROF ESSION ROYAL PINE ASSOCIATION OF ARCHITECTS **SURIANO** STRUCTURAL HOMES DATE PLOTTED: AREA: DEC .Ø8/21 . SOSC/A 90229592 M.H. ARCHITECTURAL DESIGN LICENSED TECHNOLOGIST PROJECT NAME: DATE: TYPE: PAGE No: SEP. 20/21 RE-166UED FOR BUILDING PERMIT MICHELE SURIANO LICENCE 6253 D-09 SURIANO DESIGN CONSULTANTS INC. MS NOV. Ø5/21 ISSUED FOR BUILDING PERMIT PROJECT No: MODEL NAME: SCALE: 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926 MS ISSUED TO CLIENT & STRUCTURAL ENGINEER FOR REVIEW N. T. S. SEP. 21/21 20-101 No: DATE: REVISION/ISSUED:

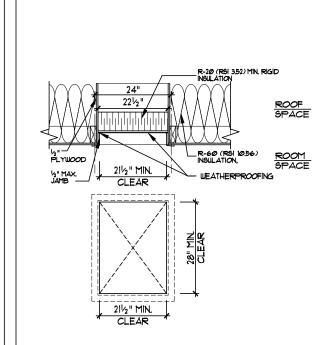
9.8.7.5. ERGONOMIC DESIGN OF HANDRAILS CLEARANCES BETWEEN HANDRAIL & ANY



9.8.7.7. DESIGN & ATTACHMENT OF HANDRAILS

- HANDRAILS & ANY BUILDING ELEMENT THAT COULD BE USED AS HANDRAIL SHALL BE DESIGNED & ATTACHED IN
- SUCH A MANNER TO RESIST,

 (a) A CONCENTRATED LOAD AT ANY POINT OF NOT LESS
 THAN 0.9 kN (202 lb), AND
- (b) FOR HANDRAILS OTHER THAN THOSE SERVING A SINGLE DUELLING UNIT, A UNIFORMLY DISTRIBUTED LOAD OF Ø.1 kN (48lb/ft).
- (2) WHERE A HANDRAIL SERVING A SINGLE DWELLING UNIT IS
 ATTACHED TO WOOD STUDS OR BLOCKING, THE ATTACHMENT
 SHALL BE DEEMED TO COMPLY WITH SENTENCE (I) WHERE,
 (a) THE ATTACHMENT POINT ARE SPACED NOT MORE THAN
 12m (3'-1") APART,
 (b) THE FIRST ATTACHMENT POINT AT EITHER END IS LOCATED
- NOT MORE THAN 300mm (11 ¾") FROM THE END OF THE HANDRAIL, AND
- (C) THE FASTENERS CONSIST OF NO FEWER THAN 2 WOOD SCREWS AT EACH POINT, PENETRATING NOT LESS THAN 32mm (1 $\frac{1}{4}$ ") INTO

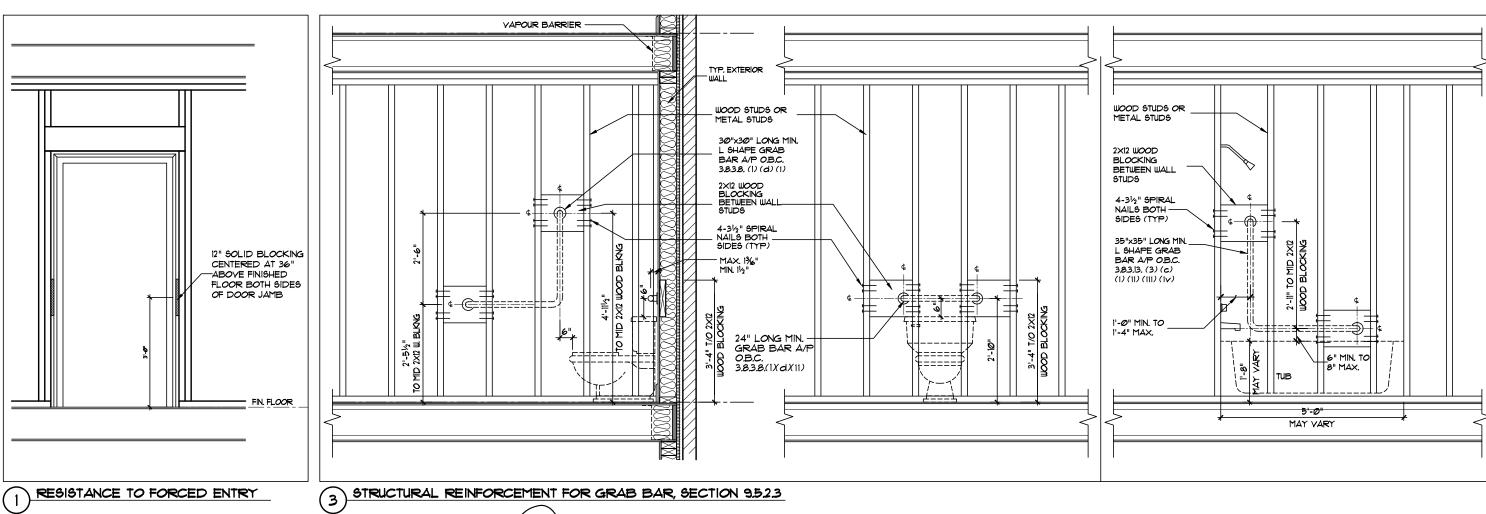


9.19.2.1. ACCESS

- (1) EVERY ATTIC OR ROOF SPACE SHALL
 BE PROVIDED WITH AN ACCESS HATCH
 WHERE THE ATTIC OR ROOF SPACE
 MEASURES NOT LESS THAN,
- (a) 10 m2 (100 sq.ft.) IN AREA,
 (b) 1000mm (3'-3") IN LENGTH OR WIDTH, AND
 (c) 600mm (23 %") IN HEIGHT OVER AT LEAST
 THE AREA DESCRIBED IN CLAUSES (a) 4 (b).
- (2) THE HATCH REQUIRED IN SENTENCE (1) SHALL BE NOT LESS THAN 550mm (21 3/8") BY 900 mm (21-11") EXCEPT THAT, WHERE THE HATCH SERVES A SINGLE DWELLING UNIT, THE HATCH MAY BE REDUCED TO 032 m2 (3.4 sq.ft.) IN AREA WITH NO DIMENSION LESS THAN 545 mm (211/2").
- HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS.

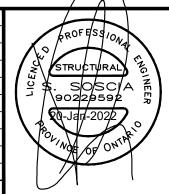


NEW ROOF ACCESS HATCH 211/2 "X28"



RESISTANCE TO FORCED ENTRY

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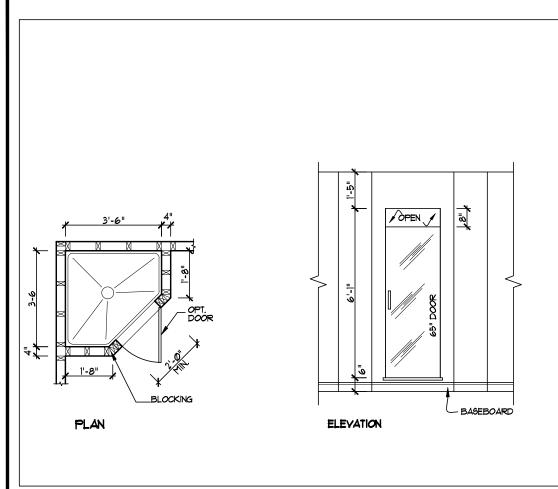




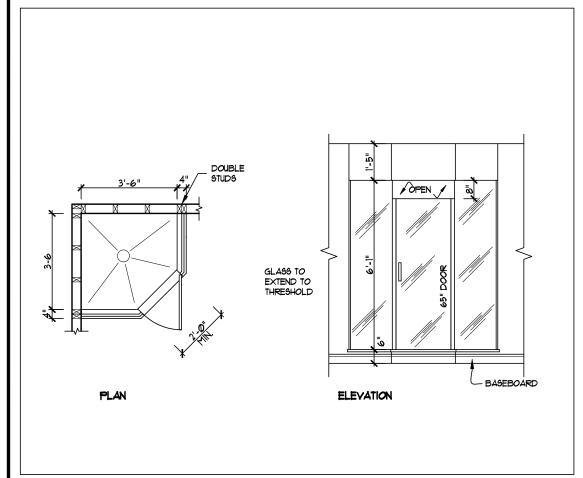
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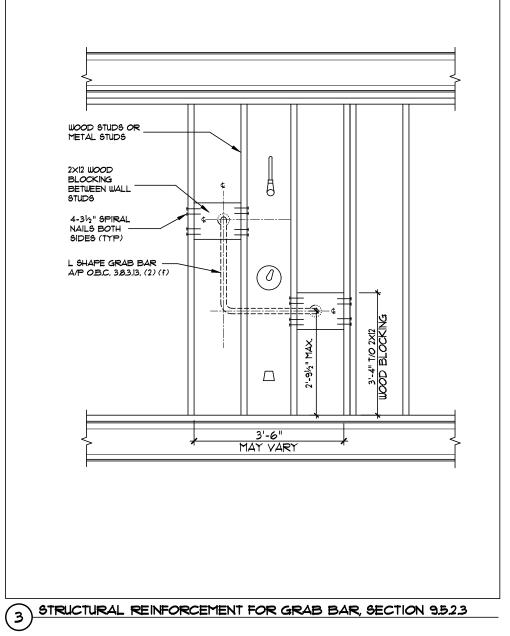
SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

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2 SHOWER FRAMING PLAN AND ELEVATION





SHOWER W/GLASS ENCLOSURE PLAN AND ELEVATION

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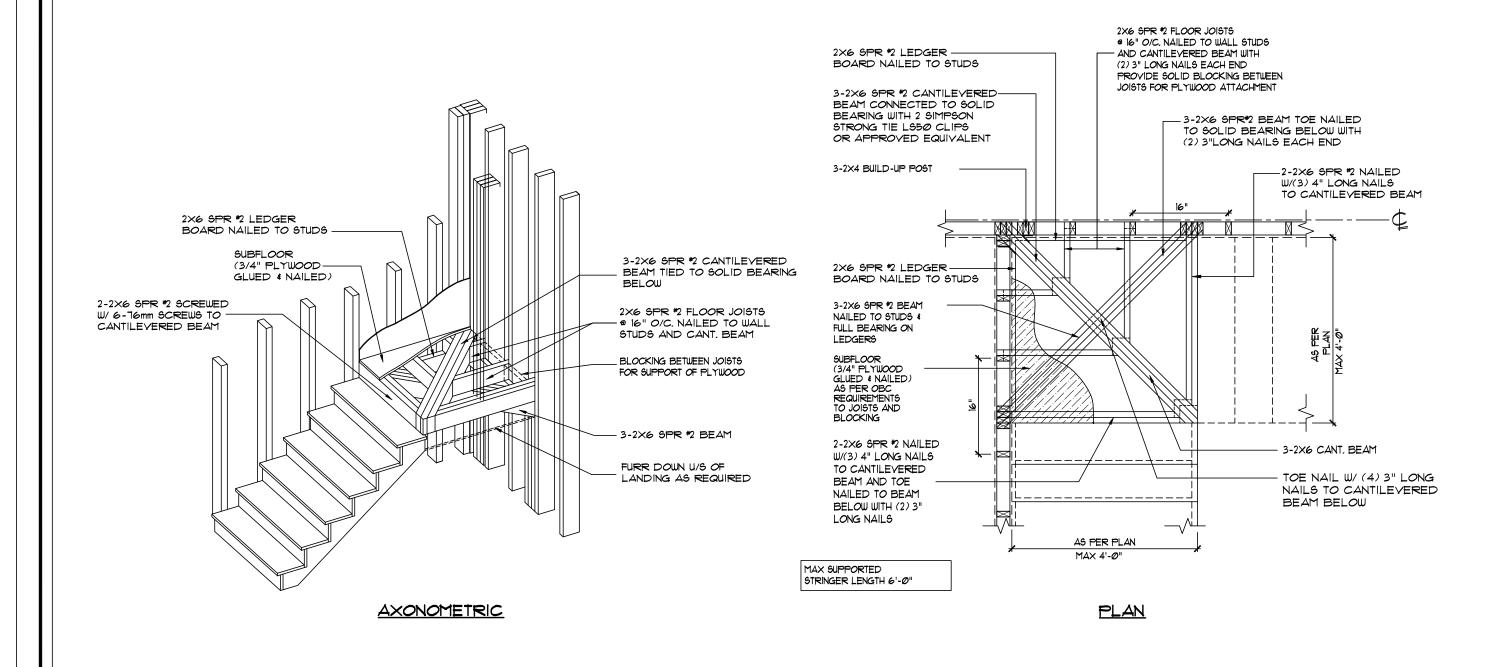
STRUCTURAL

ONTARIO ASSOCIATION OF ARCHITECTS LICENSED TECHNOLOGIST MICHELE SURIANO LICENCE 6253

SURIANO. ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS INC. 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

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TYPICAL SELF SUPPORTING STAIR LANDING DETAILS

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| | | | PROFESS/ONA | ONTARIO ASSOCIATION | | SHEET NAME: TYPICAL D | ETAILS | | ROYAL PINE |
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(UNLESS OTHERWISE NOTED)

(1.)

ROOF CONSTRUCTION

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

- ASPHALT SHINGLES NO. 210 (10.25 KG. /M²). PLYWOOD SHEATHING 3/8" (9.5mm) WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (600mm) O.C. MAX. (REFER TO MANUFACTURERS SHOP DRAWINGS).
- APPROVED EAVES PROTECTION TO EXTEND 3'-0" (915mm) FROM EDGE OF ROOF AND MIN. 12" (305mm) BEYOND INNER FACE OF EXTERIOR WALL. TRUSS BRACING AS PER TRUSS MANUFACTURER.
- PREFIN. ALUM. EAVETROUGH, FASCIA, R.W.L. & VENTED
- ATTIC VENTILATION (ARTICLE 9.19.1.2.)

 ROOF WITH SLOPE MORE THAN 1 IN 6 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

$\langle 2. \rangle$

SIDING WALL CONSTRUCTION (2" X 6") (IN COMPLIANCE WITH O.B.C. SECTION 9.27.) (ZONE 1) SB-12 PERFORMANCE PACKAGE

- SIDING AS PER ELEVATION. (ATTACH SIDING TO FRAMING MEMBERS, FURRING OR BLOCKING BETWEEN FRAMING MEMBERS.)
- APPROVED SHEATHING PAPER ON 1" 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 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.)
- 1/2" (12.7mm) GYPSUM WALLBOARD INT. FINISH. ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3.(1).

(MIN. ASSEMBLY R-23.5 / RSI 4.13)

STUCCO WALL CONSTRUCTION (2" X 6")

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 9.23.16.3.(1).

(MIN. ASSEMBLY R-29.5 / RSI 5.20)



BRICK / STONE VENEER

CONSTRUCTION (2" X 6")
(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. VÉRTICAL (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)

WEEPHOLES AND FLASHING TO CONFORM

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



INTERIOR STUD PARTITION

(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. SINGLÈ TOP PLATE FOR NON-LOAD BEARING WALL).



STUD PARTITION BETWEEN LOFT AND VENTILATED ROOF SPACE

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)



FOOTING AND FOUNDATIONS

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

FOOTINGS:

- 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

COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE: (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.)

TYPICAL STRIP FOOTING **SIZE (O.B.C. ARTICLE 9.15.3.):**

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 (O.B.C. ARTICLE 9.15.3.9.):

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

FOUNDATION WALLS:

(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 LÁTERALLY SUPPORTED AT TOP.
- 10" (250MM) THICKNESS AT MAX. OF 7'-6" (2.3m) BACKFILL FOR WALL I FSS THAN 2.5m
- 8'-6" BACKFILL (2.6m) FOR WALL MORE THAN 2.5m AND LESS THAN 2 75m HEIGHT LATERALLY SUPPORTED AT TOP.

DAMPPROOFING & WATERPROOFING FOUNDATION WALLS DAMPPROOFING UNIT MASONRY:

(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.

FOUNDATION WALL REDUCTION IN THICKNESS: (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).

WATERPROOFING:

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

DRAINAGE LAYER:

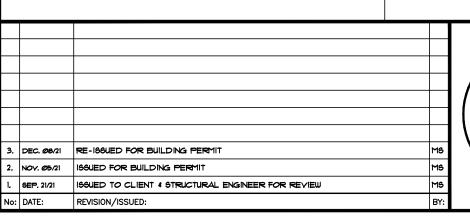
- WHERE INSULATION EXTENDS TO MORE THAN 2' 11" (900mm) BELOW GRADE A DRAINAGE LAYER SHALL BE INSTALLED.
- BASEMENT SHALL HAVE INTERIOR
 DRAINPROOFING EXTENDING FROM SLAB TO GRADE LEVEL AND SHALL CONFORM TO O.B.C. ARTICLE 9.13.2.6

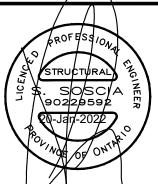


FOUNDATION DRAINAGE TILE & PIPE (WEEPING TILES)

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.







SURIANO

SURIANO DESIGN CONSULTANTS INC. Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

TYPICAL NOTES ROYAL PINE DATE PLOTTED: AREA: DEC 08/21 МЦ PROJECT NAME: PAGE No: DATE: YPE: SEP. 20/21 N-Ø1 PROJECT No: MODEL NAME: SCALE: N. T. S. 20-101

(7.) **BASEMENT (SLAB ON GRADE)**

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4 B-9.25.3.3.(15) AND B-9.25.3.3.(16)) AND SB-12 3.1.1.7.(6)

- 3" (75mm) CONCRETE SLAB. 2200 P.S.I. (15MPA) AFTER 28 DAYS.
- DAMPPROOFING BELOW SLAB WITH MIN. 6 MIL. (0.15mm) POLYETHYLENE AND 12" (300mm) LAPPED JOINTS.
- DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600 PSI (25MPa)COMPRESSIVE STRENGTH AFTER
- 4" (100mm) OF COURSE GRANULAR MATERIAL BELOW SLAB. PROVIDED BOND BREAKING MATERIAL BETWEEN SLAB, FOOTING AND FOUNDATION WALL.
- WHERE SLAB IS REQUIRED TO BE WATERPROOF, IT SHALL CONFIRM TO O.B.C. ARTICLE 9.13.3.6. SOIL GAS CONTROL (UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A HAZARD THE SLAB CONSTRUCTION SHALL CONFORM TO
- O.B.C. ARTICLE 9.13.4.2.)
 WHERE THE CONCRETE SLAB IS WITHIN 2'-0" (600mm) OF THE EXTERIOR GRADE, PROVIDE RIGID INSULATION AROUND THE PERIMETER EXTENDING MIN. 24" (600mm) BELOW GRADE FOR SLAB ON GRADE CONDITIONS RIGID INSULATION (R-10 MIN.) SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (SB-12) 2.1.1.6. (5) & (6).

GARAGE SLAB ON GRADE

(8.)

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10.

- 4" (100mm) MIN. UNREINFORCED CONCRETE SLAB WITH MIN. COMPRESSIVE STRENGTH OF 4650 PSI (32MPA) WITH 5-8% AIR ENTRAINMENT PLUS 6" X 6" (W 2 9 X W 2 9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB.
- 4" (100mm) OF COURSE GRANULAR FILL COMPACTED
- CONCRETE SLAB TO BE SLOPED MIN. 1% TO FRONT OF GARAGE

.....RESERVED.....

FLOOR ASSEMBLIES:

SUB FLOORING (O.B.C. SUBSECTION 9.23.14.)

- SUB-FLOOR MIN. 3/4" (19.05mm) T & G OSB (0-1 GRADE) AND/OR WAFER BOARD (R1 GRADE).
- FOR CERAMIC TILE APPLICATION REFER TO
- O.B.C. SUBSECTION 9.30.6.

FLOOR FRAMING (JOIST)

REFER TO FLOOR PLANS FOR FLOOR JOIST TYPE. SIZE & SPACING.

STRAPPING AND BRIDGING

(O.B.C. ARTICLE 9.23.9.4.)

- ALL CONVENTIONAL LUMBER JOISTS TO BE BRIDGED WITH 2" X 2" (38 X 38) CROSS BRACING OR SOLID BLOCKING
- 6' 11" (2.1m) O.C. MAX. STRAPPING 1" X 3" (19mm X 64mm) NAILED TO U/S OF JOIST @ 6' 11" (2.1m) O.C. MAX.

THERMAL RESISTANCE FOR ROOF & CEILING ASSEMBLIES:

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.25.2. & SB-12)

- R60 (RSI 10.56) MIN BATT INSULATION.
- WITH APPROVED 6 MIL. POLYETHYLENE VAPOUR
 BARRIER AND APPROVED CONTINUOUS AIR BARRIER (O.B.C. SUBSECTIONS 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)

STAIRS, RAMPS, HANDRAILS AND GUARDS: (IN COMPLIANCE WITH O.B.C. SECTION 9.8.)

ALL DIMENSION ARE TO CONFORM WITH O.B.C. SUBSECTION 9.8.2.

STAIRS/ HEADROOM/ LANDING/ RAILING

| | MAX | | MIN | |
|----------------------------|----------------|--------|---------------|----|
| RISE | 7 7/8" (200mm) | 4 7/8" | (125mm) | |
| RUN | 14" (355mm) | 8 1/4" | (210mm) | |
| TREAD | 14" (355mn | n) | 9 1/4" (235mm | 1) |
| NOSING | 1" (25mm) | | | |
| - LIEADBOOM (INTERIOR) | | | 6' E" (10E0m) | |

- 5" (1950mm) HEADROOM (EXTERIOR) 6' - 9" (2050mm) HANDRAILS @ LANDING 2' - 11" (900mm) HANDRAILS @ STAIRS MIN 2' - 7" (865mm) AND
- MAX 3' 2" (965mm) WIDTH OF STAIRS (INTERIOR) 2' - 10" (860mm) (BETWEEN WALL FACE).
 WIDTH OF STAIRS (EXTERIOR) 2' - 11" (900mm)
- (BETWEEN GUARDS).

CURVED STAIRS

- MIN RUN 5 7/8" (150mm).
- MIN. AVG. RUN 7 7/8" (200mm).

WINDER

(O.B.C. ARTICLE 9.8.4.5.)

- WINDER TURN TO NOT MORE THAN 90°
- INDIVIDUAL TREADS TURN THROUGH AN ANGLE OF NOT LESS THAN 30°AND NOT MORE THAN 45°.
- MORE THAN ONE SET WINDERS IN A SINGLE STAIRWAY WINDERS SHALL BE SEPARATED IN PLAN BY MIN. 4' - 0" (1200mm) (O.B.C. SENTENCE 9.8.4.5.(2).

(12.A) HANDRAILS

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.7.1. AND TABLE 9.8.7.1.)

- MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STRAIGHT OR CURVE STAIRS, WITHIN A DWELLING UNIT
- ALL OTHER LOCATIONS, STAIRS WIDTH 3' - 7" (1100MM) OR LESS: STRAIGHT STAIR: 1 HANDRAIL **CURVED STAIR: 2 HANDRAILS**

- ALL OTHER LOCATIONS, STAIRS WIDTH GREATER THAN 3' - 7" (1100MM): STRAIGHT OR CURVED STAIR: 2 HANDRAILS
- PICKETS MAX 4" (100mm) O.C. BETWEEN PICKETS.

(12.B) GUARDS (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.8.)

- INTERIOR GUARDS HEIGHT MIN. 2' 11" (900MM).
 EXTERIOR GUARDS HEIGHT MIN. 2' 11" (900MM) WITH A GRADE DIFFERENCE BETWEEN
- 2'-0"(600MM) AND 6' 0" (1800MM). AND GUARDS HEIGHT MIN. OF 3' 6" (1070MM) WITH A GRADE DIFFERENCE OF MORE THAN 6' 0" (1800MM).
- OPENING IN GUARDS. MAX DIAMETER OF 4" (100MM) OPENING.
- LOADING ON GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 9.8.8.

GUARD DESIGN TO PREVENT CLIMBING

GUARDS SHALL BE DESIGNED SO THAT NO MEMBER ATTACHMENT OR OPENING LOCATED BETWEEN 6" (150MM) AND 2'-11" (900MM) ABOVE THE ADJACENT FLOOR/WALKING SURFACE WILL FACILITATE CLIMBING

(12.C) CANTILEVERED PRECAST CONCRETE

(IN COMPLIANCE WITH SUBSECTION 9 8 10)

(12.D) EXTERIOR CONCRETE STEPS

- FOUNDATION WALL IS REQUIRED WHEN NUMBER OF RISERS EXCEEDS 3.
- FXT_CONC_STEPS 12" (300mm) RUN & 8" (200mm) RISE WITH FOUNDATION WALL TO BE MIN. 4' - 0" (1200mm) BELOW GRADE.

(13.) SILL PLATE AT FOUNDATION WALL

- 2" X 4" (38 X 89mm) MIN. SILL PLATE.
- ANCHOR WITH 1/2" (12.7mm) DIA. ANCHOR BOLTS 8" (200mm) LONG MIN.
- AND 4" (100mm) EMBED INTO CONC. @ 7' 10" (2400mm) O.C. (O.B.C. SUBSECTION 9.23.6.) WITH CONTINUOUS CAULKING OR GASKET BETWEEN
- SILL PLATE. PROVIDED AIR BARRIER AROUND SILL PLATE.

THERMAL RESISTANCE FOR BASEMENTS: (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.25.2.& SB-12)

- R20ci (RSI 3.52ci) (ZONE 1) BATT BLANKET/ RIGID CONTINUOUS INSULATION W/ V.B DOWN TO 6" (152MM) ABOVE SLAB. (MAX 150 FLAME SPREAD RATED)
- IN CASE OF BASEMENT WALL ASSEMBLIES WHERE R20ci REQUIRED R12+10ci (RSI 2.11+1.76ci) IS PERMITTED TO BE USED W/ V.B DOWN TO 6" (152MM) ABOVE SLAB.

(15.) LOADBEARING STUD PARTITION

- 2" X 4" (38mm X 89mm) OR 2" X 6" (38mm X 140mm) STUDS @ 12" (300mm) O.C. REFER TO DRAWINGS.
- WITH DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE TO MATCH STUD WIDTH AT BOTTOM OF PLATE & CONC. CURB PROVIDED DAMPPROOFING MATERIAL. ANCHOR BOTTOM PLATE WITH 1/2" (12.7mm) DIA
- ANCHOR BOLTS 7' 10" (2400mm)O.C. ON 6" (150mm) HIGH CONC. CURB.
- 16" X 6" (407mm X 150mm) CONC. FOOTING. FOR 2" x 4" STUDS
 - 18" X 6" (455mm X 150mm) CONC. FOOTING. FOR 2" x 6"

STEEL COLUMNS ON CONCRETE FOOTING

- 3 1/2" (90mm) DIA. X 0.188" (4.78mm) NON- ADJUSTABLE STEEL COLUMNS TO BE ON
 6" X 6" X 3/8" (150 X 150 X 9.5mm) STEEL CAP PLATE AND
 6" X 6" X 3/8" (150 X 150 X 9.5mm) BOTTOM PLATE.
 BASE PLATE 8" X 8" X1/2" (203x203x12.7mm)
- WITH 2-1/2" Ø X 8" LONG X 2" HOOK ANCHORS (2-12.7 Ø X 200mm X 50mm) AND FIELD WELD COLUMN TO
- BASE PLATE AND BEAM.
 FOR FOOTING SIZES REFER TO BASEMENT FLOOR PLAN.

BARRIER - FREE (MAIN BATHROOM)

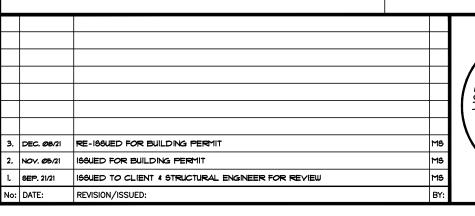
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.5.2, SENTENCE 9.5.2.3. (1) (A) (B), CLAUSE 3.8.3.8.(1), AND CLAUSE 3.8.3.13. (1) (2) (3)).

- PROVISION FOR FUTURE ATTACHMENT OF GRAB BAR IN A MAIN BATHROOM.
- REINFORCEMENT OF BLOCKING IN STUD WALL SHALL BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 kN APPLIED VERTICALLY OR HORIZONTALLY (REFER TO DETAIL 3 /D-10).

STEEL BEAMS LATERAL SUPPORT

- 1"X3" WOOD NAILED TO THE UNDER SIDE OF THE JOISTS
- TIGHT TO BOTH SIDES OF THE STEEL BEAM.

 JOISTS SPACES @ 2'-0" O.C MAX. THE ENTIRE LENGTH
- OF THE STEEL BEAM.





ONTARIO OF ARCHITECTS LICENSED TECHNOLOGIST MICHELE SURIANO LICENCE 6253

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WALL AND CEILING BETWEEN GARAGE

AND HOUSE
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.10.9.16.) (ZONE 1) SB-12 COMPLIANCE PACKAGE "A1"

- 1/2" (12.7mm) GYPSUM BOARD IN CONFORMANCE WITH O.B.C. 9.25.3.2 (1) & (2) ON WALLS AND CEILINGS BETWEEN GARAGE AND HOUSE. ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3.(1).
- ON R-22 (3.87 RSI) BATT INSULATION AND R-1.5 (RSI 0.26) 1/2" CONTINUOUS RIGID INSULATION FOR WALLS.
- R31 (5.46 RSI) FOR CEILING IN ZONE 1. TAPE AND SEAL ALL JOINTS GAS TIGHT WITH 6 MIL. AIR/ VAPOUR BARRIER ON GARAGE SIDE

ATTIC ACCESS

(IN COMPLIANCE WITH O.B.C. ARTICLE 9.19.2.1. & 3.1.1.8.) SB-12 COMPLIANCE PACKAGE "A1"

- ATTIC ACCESS WITH MIN. AREA OF 3.44 SQ.FT. (0.32M²) AND WITH NO DIMENSION LESS THAN 21 1/2" (545mm).
- MIN. SIZE FOR INSULATED ATTIC ACCESS SHALL NOT BE LESS THAN 21 5/8" X 35" (550 X 900mm) WITH WEATHER STRIP AND GLUED DOWN 6" (150mm) RIGID INSULATION OVER HATCH WITH MIN. R-20 (RSI 3.52).

DOOR BETWEEN GARAGE AND HOUSE

DOOR BETWEEN AN ATTACHED GARAGE SHALL BE TIGHT-FITTING WITH WEATHER STRIPPING AND SHALL HAVE A SELF-CLOSING DEVICE.

PRECAST STEPS ⁄22.⟩

- PRECAST CONCRETE STEPS NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.
- PRECAST CONCRETE STEPS MORE THAN 2 RISERS REFER TO GENERAL NOTE NO'S. 12., 12.C & 12.D.

CORBELLING

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.20.12. AND APPENDIX A A-9.20.12.2 (2))

• ALL MASONRY CORBELLING TO CONFORM TO O.B.C.

FIREPLACE CHIMNEY

(IN COMPLIANCE WITH O.B.C. SECTION 6.3., 9.21. AND APPENDIX A A-9.21.4.4 .(1))

- A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN. 2' - 11" (900mm) ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH ROOF.
- AND 23 5/8" (600mm) ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 9' - 10" (3.0M).
- LATERAL STABILITY TO CONFORM WITH O.B.C. ARTICLE 9.21.4.5.

LINEN CLOSET

• LINEN CLOSET 4 SHELVES MIN 1' - 2" (355mm) DEEP (REFER TO PLAN SIZE)

(26.)

.....RESERVED.....

27. REDUCTION IN THICKNESS OF FIRE SEPARATION BY BEAMS AND JOISTS

• WHERE POCKET FOR THE SUPPORT OF JOISTS, BEAMS & TRUSSES ARE FORMED IN A MASONRY WALL (PARTY WALL OF FIREWALL) THE REMAINING TOTAL THICKNESS SHALL NOT LESS THAN 4" (100mm) OF SOLID MASONRY OR GROUT



.....RESERVED.....

29. **WOOD COLUMNS**

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.17.4.)

- 4" X 4" (89 X 89mm) OR 6" X 6" (140 X 140mm) WOOD
- COLUMNS OR BUILT-UP WOOD COLUMN.
 ON METAL BASE SHOE ANCHORS TO FOOTING.
- WOOD COLUMNS SHALL BE EITHER SOLID,
- GLUF-LAMINATED OR BUILT-UP WOOD COLUMN SHALL BE SEPARATED IN CONTACT FROM CONCRETE WITH 6 MIL. (0.05mm)
- POLYETHYLENE FILM CONC. FOOTING 24"X24"X12" (REFER TO DETAIL D-03/3)

30. PILASTERS AND BEAM POCKET

- 12" X 8" (300MM X 200MM) POURED CONCRETE NIB WALLS
- PROVIDE MINIMUM 3 1/2" (90MM) BEARING FOR BEAMS
- SUPPORT OF BEAMS TO CONFORM WITH O.B.C. SUBSECTION 9.20.8.



FIREWALL AND/OR PARTY WALL

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.11.)

(ONE FIREWALL IS REQUIRED FOR EVERY 6460.0 SQ.FT. (600M2))

 CONSTRUCTION OF FIREWALLS SHALL CONFORM TO O.B.C. PART 3 SUBSECTION 3.1.10. (MIN. 2 HR. RATED WALL).

PARTY WALL:

- CONSTRUCTION OF PARTY WALL SHALL CONFORM TO O.B.C. ARTICLE 9.10.11.2 . AND SUPPLEMENTARY STANDARD SR-3
- PARTY WALL SHALL EXTEND TO UNDERSIDE OF ROOF DECK WITH MIN. 1 HR. RATING (REFER TO DETAILS)

32.RESERVED.....

(33.) PROTECTION OF WOOD FRAMING

- WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT ARE LESS THAN 6" (150mm) ABOVE GROUND OR SLAB.
- SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB. (NO.50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

34. **BLOCK VENEER WALL**

- 4" (100mm) CONCRETE BLOCK TO SUPPORT BRICK ABOVE. PROVIDE AIR SPACE, METAL TIES, BLDG. PAPER ETC.
- AS PER NOTE NO. 3.



(36.)

STEEL COLUMN ON FOUNDATION WALL

(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.17.3.)

- 3 1/2" (90mm) DIA, X 0.188" (4.78mm) NON-ADJUSTABLE STEEL COLÚMN.
- WITH 6" X 4" X 3/8" (150mm X 100mm X 9.5MM) STEEL CAP PLATE AND 6" X 4" X 3/8" (150MM X 100MM X 9 5MM) BOTTOM PLATE
- ON BASE PLATE 4 1/2" X 10" X 1/2 " (115mm X 250mm X 12.7mm) WITH 2-1/2" Ø X 8" LONG X 2" (2-12.7mm Ø X 200mm X 50mm) HOOK ANCHORS FOR FIELD WELD OF STEEL COLUMN.
- REFER TO DETAILS (D-06/2, 3 & 4)

LATERAL SUPPORT OF MASONRY WALL (IN COMPLIANCE WITH O.B.C. SUBSECTION 9.20.10

- MASONRY WALLS SHALL BE LATERALLY SUPPORTED AT BOTTOM OF ROOF TRUSSES AND UNDERSIDE OF FLOOR
- TO BE STRAPPED TO PARTY WALL AT MAX INTERVALS OF
- 6' 7" (2000mm) WITH 1 9/16" X 3/16" (40 X 4.76mm) THICK CORROSION RESISTANT STEEL STRAPS.
 FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND
- STRAPS ACROSS BOTTOM OF AT LEAST 3 JOIST

(38.) EXTERIOR GARAGE WALLS

(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)

SAME AS NOTE NO. 2, 2,B AND 3 WITH THE EXCLUSION OF WALL INSULATION AND VAPOUR BARRIER.

EXPOSED BUILDING FACE AT GARAGE WALL WITH LIMITING DISTANCE OF LESS THAN 3' - 11" (1200MM) BUT GREATER THAN 2'-0" (610MM) TO LOT LINE

- SAME AS NOTE NO. 2, 2.B AND 3 WITH THE FOLLOWING SUBSTITUTIONS:

 •• USE 1/2" (12.7 MM) TYPE "X" GYPSUM BOARD

 •• FILL WALL CAVITY WITH MINERAL FIBRE INSULATION
- HAVING MASS OF NOT LESS THAN 1.22 Kg/m2. (IN COMPLIANCE WITH O.B.C. SENTENCE 2.3.5.(2) OF SB-2.)

REINFORCED CONCRETE SLAB (IN COMPLIANCE WITH O.B.C. SECTION 9.39.)

- REINFORCED SLABS IN WHICH THE SPAN BETWEEN
 SUPPORTING WALLS IS NOT MORE THAN 8' 2" (2500mm) ALONG THE SHORTEST DIMENSION OF THE SLAB. REINFORCED SLABS OVER 8' - 2" (2500mm) SHALL BE
- DESIGNED IN ACCORDANCE WITH PART 4. 4 7/8" (125mm) MIN. WITH 10M REINFORCING BARS
- SPACED BY NOT MORE THAN 7 7/8" (200mm) O.C. IN EACH DIRECTION.
- WITH 1 1/2" (38mm) CLEAR COVER FROM BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS.
- THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER IN THE OPPOSITE DIRECTION.
- MIN. 3" (75mm) BEARING SUPPORT ON FOUNDATION WALL AND ANCHORED WITH 23 5/8" X 23 5/8" (600mm X 600mm)

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

 SLOPE SLAB AWAY FROM EXTERIOR WALL.

 MIN. COMPRESSIVE STRENGTH 4650 PSI (32 MPA) WITH
- 5-8% AIR ENTRAINMENT.

⁄40.⟩ **DOUBLE VOLUME WALLS**

(IN COMPLIANCE WITH O.B.C. SENTENCE 9.23.10.1. (2) & TARI F Δ-30 TO Δ-33) SB-12 COMPLIANCE PACKAGE "A1"

UP TO 18'-4" (5.60 M) MAX. HEIGHT WITH

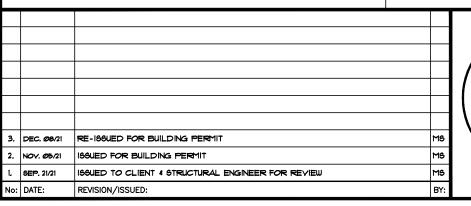
- 2"X8" (38mm X 200mm) SPF, NO. 2 CONTINUOUS STUDS @ 12" (305mm) O/C OR 2-2"X6' (38mm X 150mm) SPF. NO. 2 NAILED TOGETHER
- CONTINUOUS STUDS @ 12" (305mm) O/C FOR BRICK. AND 1 2" X 8" (38mm X 200mm) SPF. NO. 2 CONTINUOUS STUDS @ 16" (400mm) OR 1-2"X6" (38X150 MM) SPF. NO. 2 CONTINUOUS STUDS @ 12" (400 MM) O/C FOR SIDING.
- WITH 3/8" (9.5mm) THICK EXTERIOR PLYWOOD SHEATHING
- AND SOLID WOOD BLOCKING/BRIDING BETWEEN WOOD STUDS @ 4' - 0" (1200mm) O.C.
- INTERIOR 1/2" (12.7mm) GYPSUM BOARD FINISH FACE.

UP TO 22'-0" (6.706 M) MAX. HEIGHT WITH

- 2-2"X8" (38mm X 200mm) SPF. NO. 2 NAILED TOGETHER
- CONTINUOUS STUDS @ 12" (305mm) O/C FOR BRICK. AND 1 2" X 8" (38mm X 200mm) SPF. NO. 2 CONTINUOUS STUDS @ 12" (305mm) O/C FOR SIDING.
- WITH 3/8" (9.5mm) THICK EXTERIOR PLYWOOD SHEATHING
- AND SOLID WOOD BLOCKING/BRIDING BETWEEN WOOD STUDS @ 4' - 0" (1200mm) O.C.

 INTERIOR 1/2" (12.7mm) GYPSUM BOARD FINISH FACE.

(MIN. ASSEMBLY R-23.5 / RSI 4.13)







SURIANO ARCHITECTURAL DESIGN

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(UNLESS OTHERWISE NOTED)

41. FIRE BLOCK MATERIALS WALLS (IN COMPLIANCE WITH O.B.C. ARTICLE 9.10.16.3

IN A BUILDING PERMITTED TO BE COMBUSTIBLE CONSTRUCTION, SEMI-RIGID FIBRE INSULATION BOARD PRODUCED FROM GLASS, ROCK OR SLAG, IS PERMITTED TO BE USED TO BLOCK THE VERTICAL SPACE IN A DOUBLE STUD WALL ASSEMBLY FORMED AT THE INTERSECTION OF THE FLOOR ASSEMBLY AND THE WALLS, PROVIDED THE WIDTH OF THE VERTICAL SPACE IS NOT MORE THAN 25 mm (1 in) AND THE

INSULATION BOARD;
a) HAS A DENSITY OF NOT LESS THAN 45 kg/m3,
b) IS SECURELY FASTENED TO ONE SET OF STUDS,
c) EXTENDS FROM BELOW THE BOTTOM OF THE TOP PLATES IN THE LOWER STOREY TO ABOVE THE TOP OF THE BOTTOM PLATE IN THE UPPER

d) COMPLETELY FILLS THE NOMINAL GAP OF 25 mm (1 in) BETWEEN THE HEADERS AND BETWEEN THE WALL PLATES.

(42.) EXPOSED BUILDING FACE

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

- EXPOSED BUILDING FACE WITH LIMITING DISTANCE OF
- LESS THAN 3' 11" (1200mm) WITH MIN. FIRE RESISTANCE RATING OF NOT LESS
- REFER TO DETAIL (D-03/4)

43. BASEMENT WINDOWS

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

STRUCTURAL STEEL FRAME WINDOW.

..... RE<u>SERVED</u>.....

LATERAL SUPPORT FOUNDATION WALL @ UNSUPPORTED OPENINGS

- AT STAIR OPENING AND SUNKEN FLOOR AREAS.

 2 20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING).

 3 20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING).

 4 20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
- 5 20M BARS IN TOP PORTION OF WALL (15-0" TO 20'-0" OPENING) BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS TO HAVE MIN. 1" (25MM) CONC. COVER.
 BARS TO EXTEND 2'-0" (600MM) BEYOND BOTH SIDES

46.> FOUNDATION DROP

• DROP FOUNDATION WALL MIN 8" (200MM) MAN DOORS AND GARAGE DOOR

⁄47.⟩

45.)

STAIR LANDING

FOR LANDING

MIN. 2" X 6" (38 X 140MM) @ 12" (300MM) O.C. FRAMING

CONVENTIONAL ROOF AND CEILING

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

- 1/2" PLYWOOD OR OSB ON
- MIN. 2" X 6" (38 X 140mm) @ 16" (400mm) O.C. RAFTERS WITH 2" X 8" (38 X 184mm) RIDGE BOARD. AND 2" X 4" (38 X 89mm) COLLAR TIES AT MIDSPANS.
- CEILING JOISTS WITH MAX SPAN OF 9' 8" (2.97M) WITH
- 2" X 4" (38 X 89mm) @ 16" (400mm) O.C. AND 15' 7" (4.67M) WITH 2" X 6" (38 X 140mm) 16" (400mm) O.C. RAFTERS FOR BUILT-UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES SHALL BE MIN. 2" X 4" (38 X 89mm)



EXTERIOR PORCH FLAT ROOF ASSEMBLY

- RUBBERIZED WATERPROOFING MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ON 3/8" (9.5mm) EXTERIOR GRADE WOOD PANEL TYPE
- UNDERLAY TAPPED.
 WITH PURLINS SLOPED MIN. 2% TO ROOF SCUPPER. PURLINS ON 3/8" (9.5mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" (38 X 184mm) ROOF JOIST @ 16" (300mm) O.C.

(50.) EXTERIOR WOOD BALCONY ASSEMBLY

- 2" X 4" (38 X 89mm) PRESSURE TREATED DECKING WITH 2" X 4" (38mm X 89mm) SI FEPERS I AID UNFASTENED ON SINGLE PLY WATERPROOFING MEMBRANE
- ON 5/8" (16mm) EXTERIOR GRADE PLYWOOD SHEATHING

- ON 2" X 8" (38 X 184mm) FLOOR JOIST @ 16" (406mm) O.C. EXTERIOR GUARD REFER GENERAL NOTE NO. 12B. SLOPE ASSEMBLY MIN. 2% TO ROOF SCUPPER/GUTTER.

EGRESS FROM DWELLING UNITS (IN COMPLIANCE WITH O.B.C. SENTENCE 9.9.9.1 (2))

- THE TRAVEL LIMIT FROM FLOOR LEVEL TO EXIT IS PERMITTED TO EXCEED 1 STOREY WHERE THE FLOOR LEVEL SERVED BY BALCONY OPENABLE WINDOW AND
- PROVIDE A MIN. UNOBSTRUCTED OPENING
 3' 3" H X 21 5/8" W (1000 X 550mm) AND LOCATED THAT THE SILL IS NOT MORE THAN 3' - 3" (1000mm) ABOVE THE FLOOR LEVEL
- AND 23' 0" (7.0M) ABOVE ADJACENT GROUND LEVEL

〈52.〉 **BATHROOM OR WATER CLOSET ROOM VENTING**

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

- MECHANICALLY VENTED TO PROVIDE MIN. 2 AIR CHANGES PER HOUR.
- SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM WEATHER AND INSECTS
- SCREENING SHALL BE OF RUST PROOF MATERIAL.

EXHAUST DUCT VENT FOR DRYER AND COOKTOP

(IN COMPLIANCE WITH O.B.C. Clause 6.2.3.8 (7)(a)&(b)&(c) AND SENTENCE 6.2.3.8.(9)

- LAUNDRY DRYING EQUIPMENT SHALL BE INDEPENDENT OF OTHER EXHAUST DUCTS.
 DESIGNED AND INSTALLED SO THAT THE ENTIRE DUCT
- CAN BE CLEANED WITH A SMOOTH NON-CORROSION
- DUCT TO BE PROTECTED FROM THE WEATHER & INSECTS ALL SCREENING SHALL BE OF RUST PROOF MATERIAL.
- EXHAUST DUCT FOR COOKING EQUIPMENT SHALL BE INDEPENDENT OF OTHER DUCTS

SMOKE ALARM & CARBON MONOXIDE DETECTOR

SMOKE ALARM:

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

- PROVIDE ONE ON EACH FLOOR INCLUDING BASEMENTS PROVIDE ONE IN EACH BEDROOM
- PROVIDE ONE IN EACH BEDROOM

 PROVIDE ONE IN EACH HALLWAY SERVICING BEDROOMS.

 ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS
- AT LEAST ONE SMOKE ALARM IS REQUIRED IN BASEMENT/CRAWL SPACE THAT IS 2' 11" (900MM) OR MORE ABOVE OR BELOW AN ADJACENT FLOOR I FVFI
- SMOKE ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS OF NFPA 72), NATIONAL FIRE ALARM AND SIGNALING CODE

CARBON MONOXIDE ALARMS

- REQUIREMENTS TO BE CHECKED AND INSTALLED WITH LOCAL BY-LAW.
 CARBON MONOXIDE ALARMS SHALL BE INSTALLED
- ON OR NEAR THE CEILING IN EACH DWELLING UNITS ADJACENT TO EACH SLEEPING AREA.
- ALL ALARMS SHALL BE PERMANENTLY WIRED
 WITHOUT DISCONNECT SWITCH AND ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED



..... RESERVED.....

GAS FIREPLACE

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

GAS FIREPLACE TO BE A SEALED UNIT AND DIRECTLY VENTED TO THE EXTERIOR, AS PER MANUFACTURER'S SPECIFICATIONS AND SHALL CONFORM TO CAN/ULC-S610-M

〈57.〉 **WINDOWS**

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

- MIN. ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 3.8 SQ.FT. (0.35M²) WITH NO DIMENSION LESS THAN 1' - 3" (380mm) AND UNOBSTRUCTED OPEN PORTIO REQUIRED THERMAL RESISTANCE FOR GLAZING SHALL
- COMPLY WITH O.B.C. SB-12 ARTICLE 9.7.2.

WINDOW GUARDS

(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).

PERFORMANCE

(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)

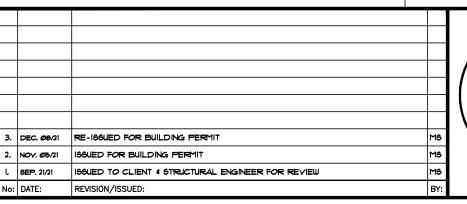
WINDOW OVER STAIRS, RAMPS AND LANDINGS

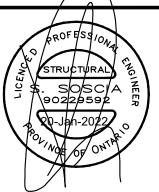
(O.B.C. ARTICLE 9.8.8.1.(7))

- 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

58. MECHANICAL

- 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
- SPACE HEATING EQUIPMENT TO HAVE MIN. 95% AFUE AND HRV 65% MIN. EFFICIENCY. DOMESTIC HOT WATER







SURIANO

SURIANO DESIGN CONSULTANTS INC Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

TYPICAL NOTES ROYAL PINE DATE PLOTTED: AREA: DEC 08/21 MH PROJECT NAME: PAGE No: DATE: YPE: SEP. 20/21 N-Ø4 MODEL NAME: SCALE: PROJECT No: N. T. S. 20-101

PERFORMANCE PACKAGE

DOORS

(IN COMPLIANCE WITH O.B.C. SECTION 9.6.)

- HERMAL RESISTANCE SHALL CONFORM TO O.B.C. SB-12 ARTICLE 3.1.1.10.(1)
- ENSURE THAT ALL PROVISIONS OUTLINED IN O.B.C. SECTION 9.6. ARE CARRIED OUT.
- SOLID BLOCKING (REFER TO SHEET D-10, DETAIL 1 AND O.B.C. ARTICLE 9.7.5.2.(9))

DOOR NO.

(2

1) EXTERIOR DOOR 3' - 0" x 7' - 0" x 1 3/4"

(915MM x 2134MMx 45 MM) INSULATION MIN. R4 (RSI 0.7)

(1a) EXTERIOR DOOR 2' - 10" x 7' - 0" x 1 3/4"

(864MM x 2134MM x 45 MM) INSULATION MIN. R4 (RSI 0.7)

(COLD CELLAR DOOR)

(1b) INTERIOR DOOR 2' - 8" x 7' - 0" x 1 3/4" (813MM x 2134MM x 45 MM) INSULATION MIN. R4 (RSI 0.7)

INTERIOR DOOR 2' - 8" x 7' - 10" x 1 3/4" (COLD STORAGE) (83MM x 2388MM x 45 MM)

3 GARAGE 2' - 8" x 7' - 0" x 1 3/4"
INTERIOR (813MM x 2032MM x 45 MM)
DOOR INSULATION MIN. R4 (RSI 0.7)
DOOR & FRAMING
GAS PROOFED

GAS PROOFED.
DOOR TO BE EQUIPPED WITH
SELF-CLOSING DEVICE AND
WEATHER STRIPPING.

INSULATION MIN. R4 (RSI 0.7)

(3a) EXTERIOR DOOR 2' - 8" x 7' - 0" x 1 3/4" (813MM x 2134MM x 45 MM) INSULATION MIN. R4 (RSI 0.7)

(3b) EXTERIOR 2' - 8" x 7' - 0" x 1 3/4" FRENCH DOOR (813MM x 2134MM x 45 MM) INSULATION MIN. R4 (RSI 0.7)

(4) INTERIOR DOOR 2' - 8" x 7' - 0" x 1 3/8" (813MM x 2134MM x 35 MM)

(4a) INTERIOR DOOR 2' - 8" x 6' - 8" x 1 3/8" (813MM x 2032MM x 35 MM)

(5) INTERIOR DOOR 2' - 6" x 7' - 0" x 1 3/8" (762MM x 2134MM x 35 MM)

(5a) INTERIOR DOOR 2' - 6" x 6' - 8" x 1 3/8" (762MM x 2032MM x 35 MM)

(6) INTERIOR DOOR 2' - 2" x 7' - 0" x 1 3/8" (660MM x 2134MM x 35 MM)

(6a) INTERIOR DOOR 2' - 2" x 6' -8" x 1 3/8" (660MM x 2032MM x 35 MM)

(7) INTERIOR DOOR 2' - 0" x 7' -0" x 1 3/8" (610MM x 2134MM x 35 MM)

(7a) INTERIOR DOOR 2' - 0" x 6' - 8" x 1 3/8" (610MM x 2032MM x 35 MM)

(10) INTERIOR DOOR 1' - 6" x 7' - 0" x 1 3/8" (457MM x 2134MM x 35 MM)

(10a) INTERIOR DOOR 1' - 6" x 6' - 8" x 1 3/8" (457MM x 2032MM x 35 MM)

11) INTERIOR DOOR 1' - 4" x 7' - 0" x 1 3/8" (406MM x 2134MM x 35 MM)

(11a) INTERIOR DOOR 1' - 6" x 6' - 8" x 1 3/8" (406MM x 2032MM x 35 MM)



LEGEND

CLASS 'B' VENT

EXHAUST VENT

DUPLEX OUTLET (300mm HIGH)

DUPLEX OUTLET (HEIGHT AS NOTED)

WEATHERPROOF DUPLEX OUTLET

GROUND FAULT CIRCUIT INTERRUPT

DUPLEX OUTLET

220V HEAVY DUTY OUTLET
 GAS BIBB
 FA FLAT ARCH
 FG FIXED GLASS
 A.F.F. ABOVE FINISHED FLOOR

LIGHT FIXTURE (CEILING)

P.C. LIGHT FIXTURE (PULL CHAIN)

LIGHT FIXTURE (WALL MOUNTED)

LIGHT FIXTURE (POT LIGHT)

\$ SWITCH

FD FLOOR DRAIN
HB HOSE BIBB

⋈ SBSOLID WOOD BEARING∰ SB. AB.SOLID WOOD BEARING ABOVE✔ SASMOKE ALARM (INTERCONNECTED)

PL POINT LOAD ABOVE

C.O.D. CARBON MONOXIDE DETECTOR

G.T. GIRDER TRUSS
D.T. DOUBLE TRUSS
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J TRIPLE JOIST
PT. PRESSURE TREATED LUMBER

L.V.L. LAMINATED VENEER LUMBER

M.C. MEDICINE CABINET

(G) GAS METER

H HYDRO METER

B.G. BLACK GLASS

TV CABLE T.V. JACK

TELEPHONE JACK

CENTRAL VACUUM OUTLET
EXPOSED BUILDING FACE
(REFER TO NO.42)

ELECTRICAL PANEL

HEAT LAMP

R.W.L. RAIN WATER LEADER

A/C AIR CONDITIONER

H.W.T. HOT WATER TANK

FURN. FURNACES

▼ VAC

HEAVY DUTY OUTLET (ELECTRIC VEHICLE CHARGING) THE MINIMAL THERMAL PERFORMANCE OF BUILDING ENVELOPE AND EQUIPMENT SHALL CONFORM TO THE FOLLOWING SB-12 PERFORMANCE PACKAGE

| PERFORMANCE PACKAGE | | | | |
|---|---|--|--|--|
| COMPONENT | PROPOSED PACKAGE | | | |
| CEILING WITH ATTIC | R60 | | | |
| CEILING WITHOUT ATTIC | R31 | | | |
| EXPOSED FLOOR | R31 | | | |
| WALLS ABOVE GRADE | R22 @ 16" O.C.+ R1.5 ci | | | |
| WALLS BELOW GRADE | R20 BLANKET OR R12 + R10 ci | | | |
| INSULATION INSPECTION | YES (GRADE II) | | | |
| WINDOW & SLIDING GLASS DRS. (U) | 1.6 | | | |
| SPACE HEATING (AFUF) | SINGLE - 96% AFUF W/ECM ATTATCED - COMBO 95% AFUF GLOW C140 | | | |
| DOMESTIC HOT WATER HEATER (EF) | SINGLE - EF = 0.90 ATTACHED - COMBO EF = 0.84 | | | |
| HEAT RECOVERY VENTILATOR | SRE=75% | | | |
| AIR TIGHTNESS (ACH) | SINGLES - 2.5 ATTACHED - 3 | | | |
| DRAIN WATER HEAT RECOVERY | (R3-60) 53.3% ON ONE SHOWERS | | | |
| EFFICIENT LIGHTINGS | 100% LED | | | |
| HERS | 47 | | | |
| ANUAL ENERGY CONSUMPTION (KWH) - MODEL 4504 (LOT 18) | 38659.32 | | | |
| ENERGY SAVING (%) | 20.0% | | | |
| DESIGN HEAT LOSS (KBTU/HR) | 41,400 | | | |
| HERS | 48 | | | |
| ANNUAL ENERGY CONSUMPTION (KWH) - MODEL 20-09 END | 23916.95 | | | |
| ENERGY SAVING (%) | 23.0% | | | |
| DESIGN HEAT LOSS (KBTU/HR) | 22,700 | | | |

BRICK VENEER LINTELS

(O.B.C. SUBSECTION 9.20.5.2., ARTICLE 9.23.12.3.)

WL 1 = 3 1/2" x 3 1/2" x 1/4" (89MM x 89MM x 6.4 MM) + 2 - 2" x 8" SPF WL 2 = 4" x 3 1/2" x 1/4" WL 3 = 5" x 3 1/2" x 5/16" (102MM x 89MM x 6.4 MM) + 2 - 2" x 8" SPF (127MM x 89MM x 7.9 MM) + 2 - 2" x 10" SPF WL 4 = 6" x 3 1/2" x 7/16" (152MM x 89MM x 11 MM) + 2 - 2" x 12" SPF 152MM x 102 MMx 13 MM) + 2 - 2" x 12" SPF $WL 5 = 6" \times 4" \times 1/2"$ WL 6 = 5" x 3 1/2" x 5/16" (127MM x 89MM x 7.9 MM) + 2 - 2" x 12" SPF (127MM x 89MM x 7.9 MM) + 3 - 2" x 10" SPF WL 7 = 5" x 3 1/2" x 5/16" WL 8 = 5" x 3 1/2" x 5/16" (127MM x 89MM x 7.9 MM) + 3 - 2" x 12" SPF (152 MMx 102MM x 11MM) + 3 - 2" x 12" SPF $WL 9 = 6" \times 4" \times 7/16"$

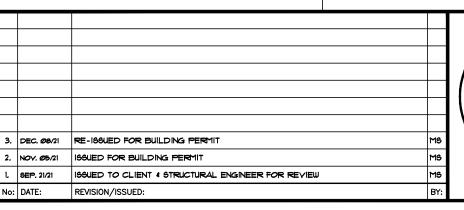
 $L 1 = 3 \frac{1}{2} \times 3 \frac{1}{2} \times 1 / 4$ (89MM x 89MM x 6.4 MM) -MAX. 8'-1" SPAN 102MMx 89MM x 6.4 MM) -MAX. 8'-8" SPAN L 3 = 5" x 3 1/2" x 5/16" (127MM x 89MM x 7 9 MM) -MAX 10'-10" SPAN 152MM x 89MM x 11 MM) L 5 = 6" x 4" x 1/2" (152MM x 102MM x 13 MM) -MAX 13'-6" SPAN L 6 = 7" x 4" x 7/16" (178MM x 102MM x 11 MM) -MAX. 14'-0" SPAN $L7 = 7" \times 4" \times 1/2"$ 78MM x 102MM x 13 MM) -MAX, 15'-0" SPAN

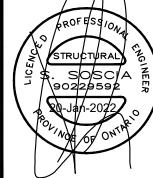
WOOD LINTELS AND BEAMS

WB 1 = 2 - 2" x 8" SPRUCE PINE FIR WB 2 = 3 - 2" x 8" WB 3 = 2 - 2" x 10" SPRUCE PINE FIR SPRUCE PINE FIR WB 4 = 3 - 2" x 10" SPRLICE PINE FIR WB 5 = 2 - 2" x 12" SPRUCE PINE FIR WB 6 = 3 - 2" x 12" SPRUCE PINE FIR WB 7 = 5 - 2" x 12" SPRUCE PINE FIR WB 11= 4 - 2" x 10" SPRUCE PINE FIR WB 12= 4 - 2" x 12" SPRUCE PINE FIR

LAMINATED VENEER LUMBER (LVL) BEAMS

2-1 3/4" x 7 1/4" (2.0E 3100) WEST FRASER LVL 2-1 3/4" x 9 1/2" (2.0E 3100) WEST FRASER LVL 1-1 3/4" x 11 7/8 " (1.8E 3000) WEST FRASER LVL 2-1 3/4" x 11 7/8 " (1.8E 3000) WEST FRASER LVL 3-1 3/4" x 11 7/8 " (1.8E 3000) WEST FRASER LVL







SURIANO ARCHITECTURAL DESIGN

SURIANO DESIGN CONSULTANTS IN: 51 Roysun Road, Unit 1 Vaughan, Ontario L4L 8P9 T. 905-264-0924 F. 905-264-0926

| | SHEET NAME: TYPICAL | NOTES | | ROYAL PINE |
|-----------|------------------------|--------------------|----------|---------------|
|). | DEC .08/21 | DRAWN BY: | AREA: | HOMES |
| | DATE: SEP. 20/21 | TYPE: | PAGE No: | PROJECT NAME: |
| NC. !6 | SCALE: N. T. S. | PROJECT No: 20-101 | N-Ø5 | MODEL NAME: |