

SPACE HEATING FUEL

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PERFORMANCE COMPLIANCE	■ GAS	
I LITI OTTIVIAINOL GOIVII LIAINOL	☐ ELECTRIC	☐ PROPANE
	☐ EARTH	☐ SOLID FUE
BUILDING COMPONENT	PROF	OSED
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56	(R60)
CEILING W/O ATTIC SPACE	5.46	(R31)
EXPOSED FLOOR	5.46	(R31)
WALLS ABOVE GRADE	3.87 (R2	2)+1.5ci
BASEMENT WALLS	R20 Blanket	or R12+R10ci
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE		-

EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE 1.76 (R10) HEATED SLAB ≤ 600mm BELOW GRADE 1.76 (R10) CONC. SLAB ≤ 600mm BELOW GRADE 1.76 (R10) WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE or MIN. ER) 1.6 SKYLIGHTS (MAX. U-VALUE) 2.8 SPACE HEATING EQUIP. (AFUE%) 96% AFUE w/ECM HRV EFFICIENCY (%) 75% DOMESTIC HOT WATER HEATER (EF) 0.9 53.3% ON 1 SHOWERS MIN. DWHR UNIT (%) AREA CALCULATIONS EL. 'A' <u>OPT. EL. 'A'</u> GROUND FLOOR AREA SECOND FLOOR AREA

SUBTOTAL 4950 sq ft 4950 sq ft DEDUCT ALL OPEN AREAS 424 sq ft 105 sq ft TOTAL NET AREA 4526 sq ft 4845 sq ft FINISHED BSMT. AREA COVERAGE (265.70 sq m) (265.70 sq m) 2935 sq ft 2935 sq ft (272.67 sq m) (272.67 sq m) COVERAGE W/PORCH EL.'A'-OPT.5 WINDOW/WALL AREA EL. 'A' BDRM <u>CALCULATIONS</u> 4781 sq ft 4781 sq ft (444.17 sq m) GROSS WINDOW AREA 608 sq ft 566 sq ft (56.49 sq m) (52.58 sq m) TOTAL NET AREA 12.72 % 11.84 %

- TITLE PAGE
- BASEMENT PLAN, ELEV. 'A'
 GROUND FLOOR PLAN, ELEV. 'A'
- 4 SECOND FLOOR PLAN, ELEV. 'A'
- PARTIAL OPT. IN-LAW SUITE PLANS
- 6 FRONT ELEVATION 'A'
- 7 LEFT SIDE ELEVATION 'A'
- RIGHT SIDE ELEVATION 'A'
- 9 REAR ELEVATION 'A'
- CROSS SECTION 'A-A'
- CONSTRUCTION NOTES

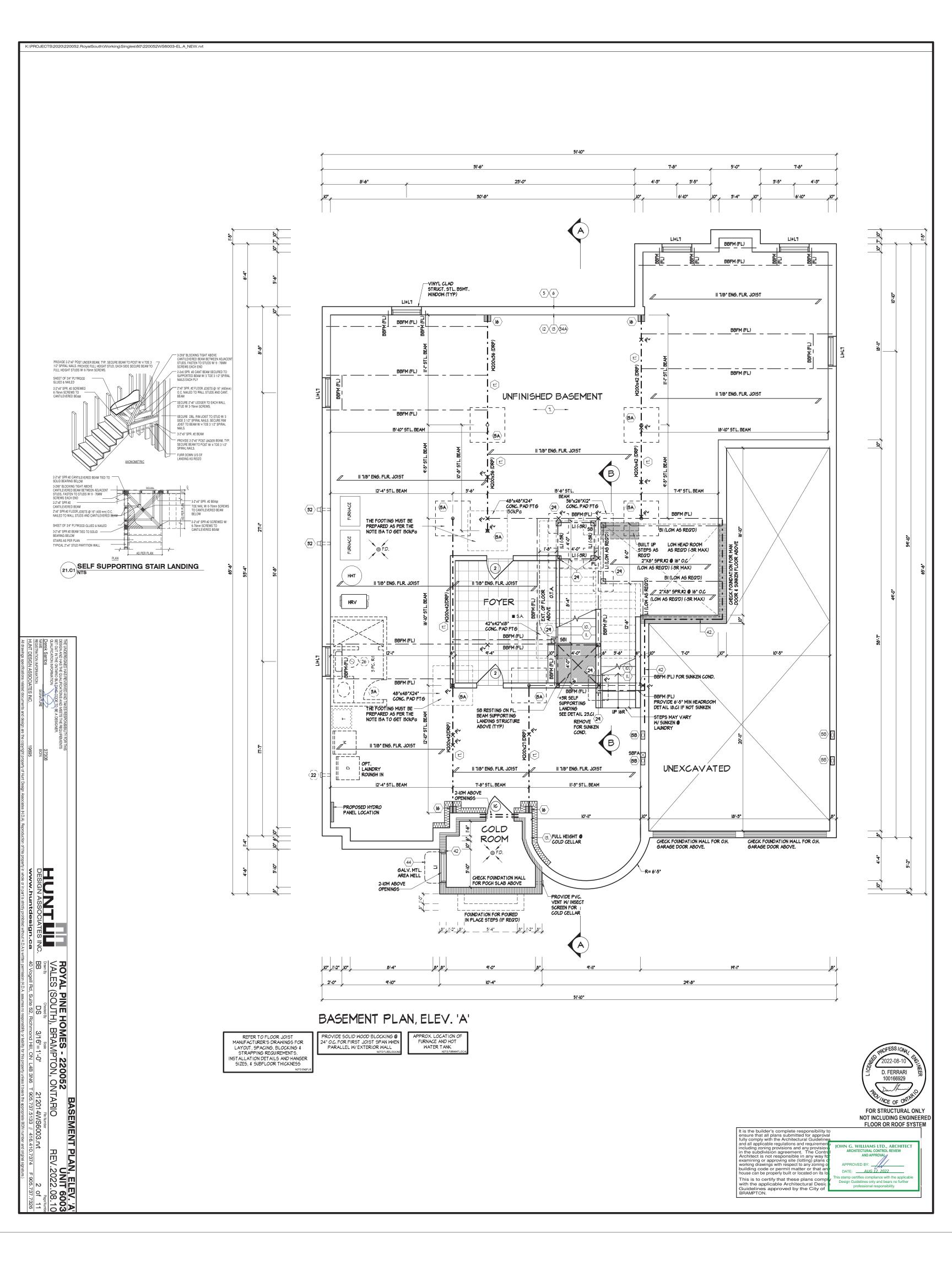
D. FERRARI 100166929

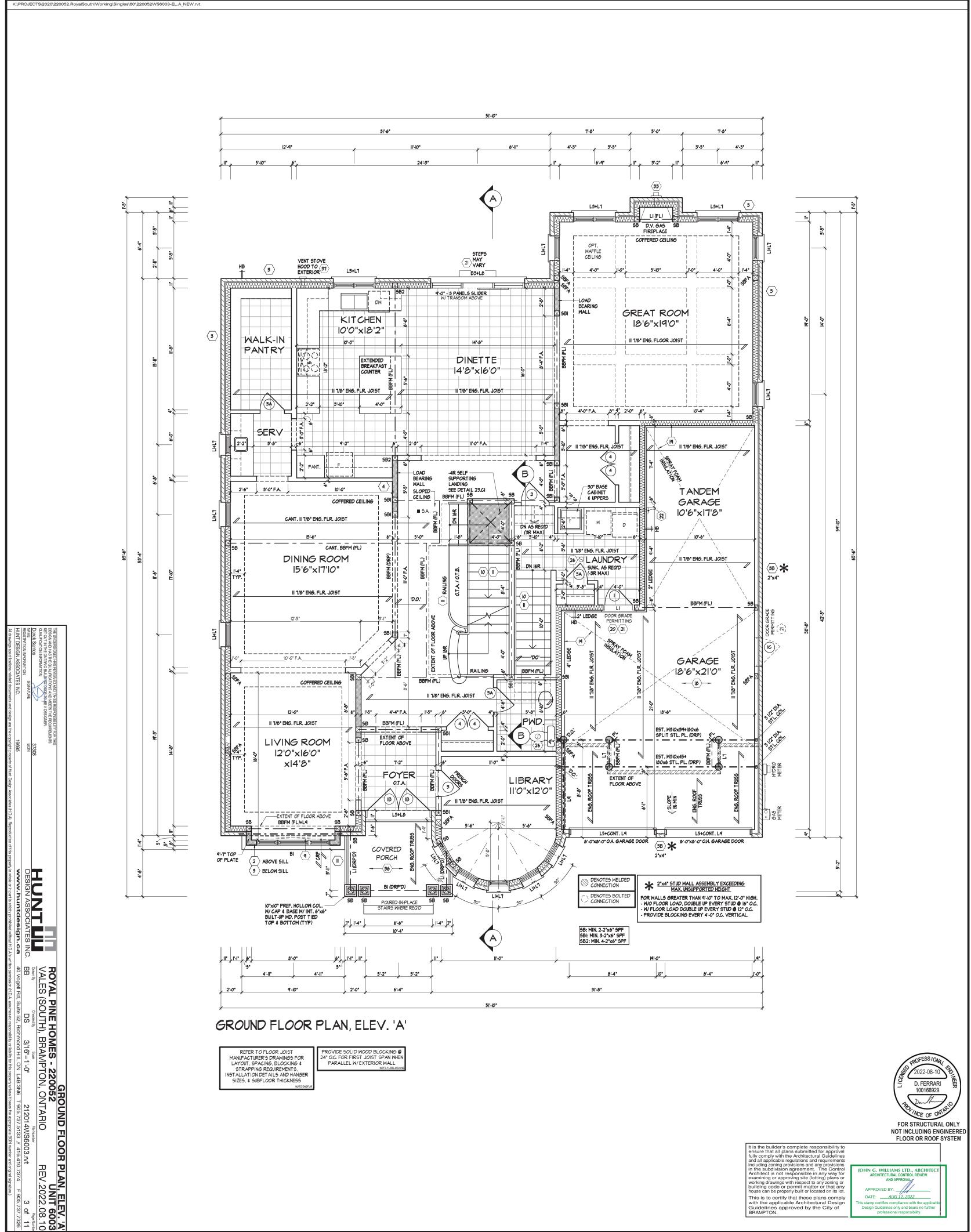
FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM



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ISSUED FOR PERMIT	-	-
ISSUED FOR FINAL APPROVAL	2022/08/10	MM
REVISED AS PER ARCHITECTURAL CONTROL COMMENTS	-	-
REVISED AS PER ENGINEER COMMENTS	2022/05/04	MM
REVISED AS PER ROOF TRUSS & FLOOR MANUFACTURE PLANS	2022/04/28	MM
REVISED AS PER CLIENT'S COMMENTS	2022/01/04	JLT
ISSUED FOR CLIENT REVIEW & PRICING	2021/12/10	JLT
REVISIONS	DATE (YYYY/MM/DD)	BY
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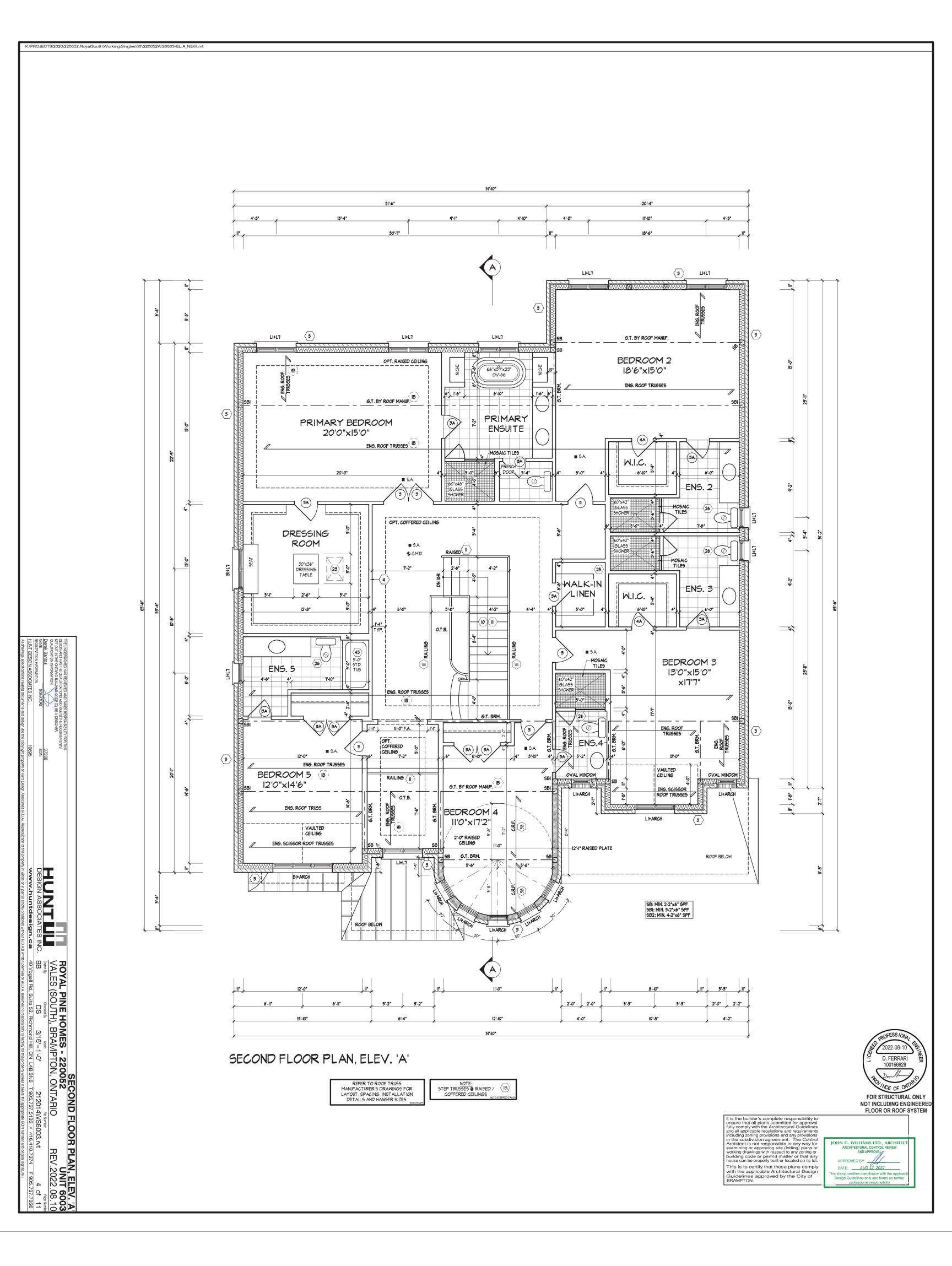
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Derek, R. Santos 37308 NAME SIGNATURE BCIN REGISTRATION INFORMATION	DESIGN ASSOCIATES INC.	BB	Checked By	3/16" = 1'-0"		File Number 2WS6003.rvt		Page Numl
HUNT DESIGN ASSOCIATES INC. 19695	www. huntdesign.ca	8966 Woodbine	Ave, Markha	m, ON L3R 0J7	T905.737.5133	F905.737.7326		

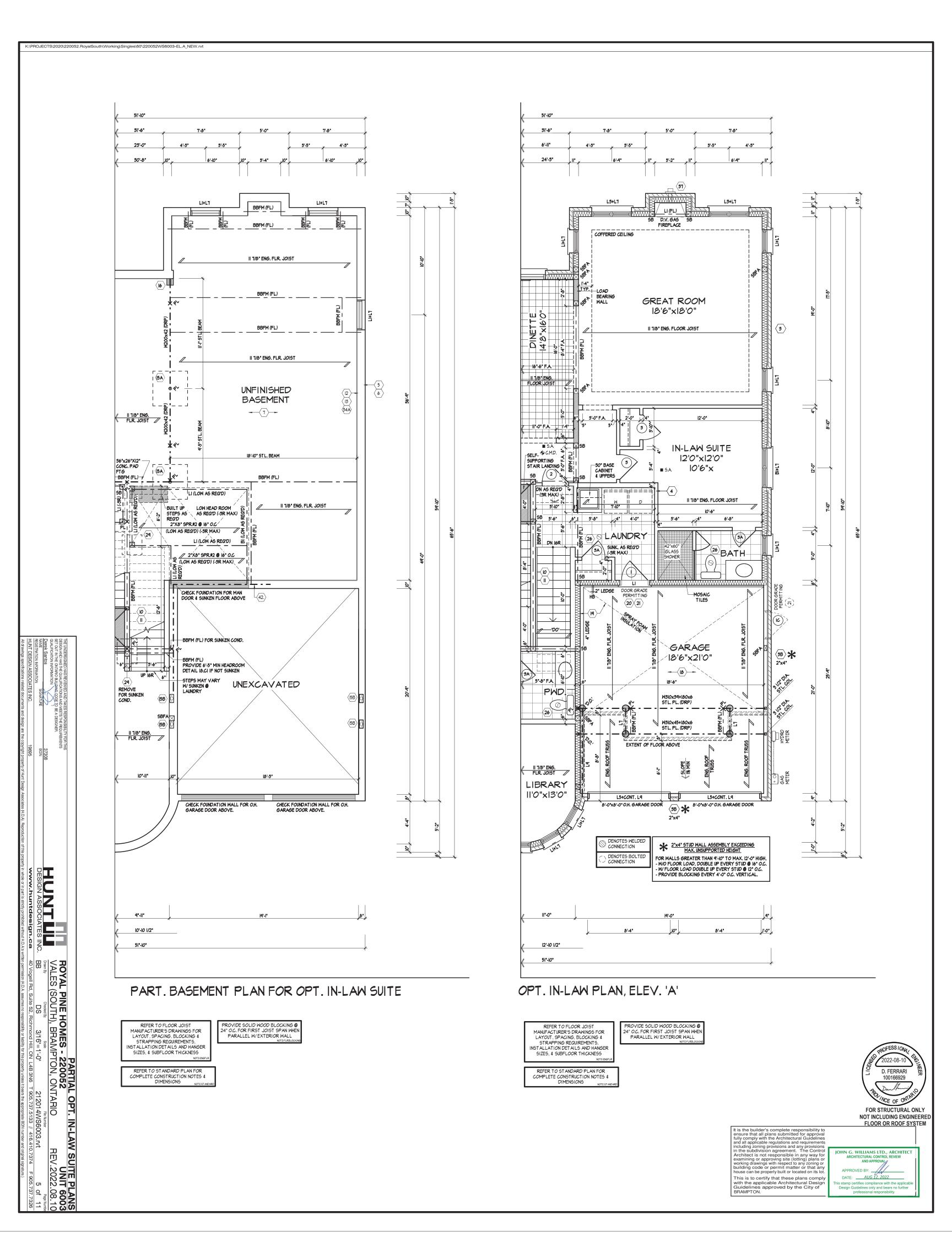


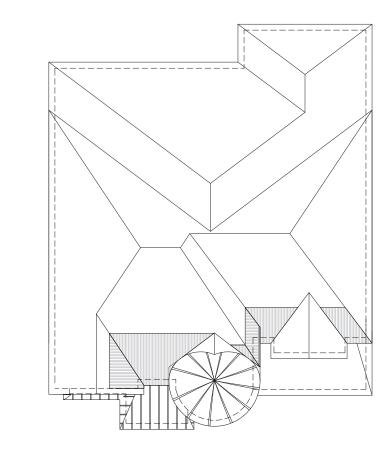


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.









ROOF PLAN ELEV. 'A'



D. FERRARI 100166929 FOR STRUCTURAL ONLY NOT INCLUDING ENGINEERED

FLOOR OR ROOF SYSTEM

UNIT 6003

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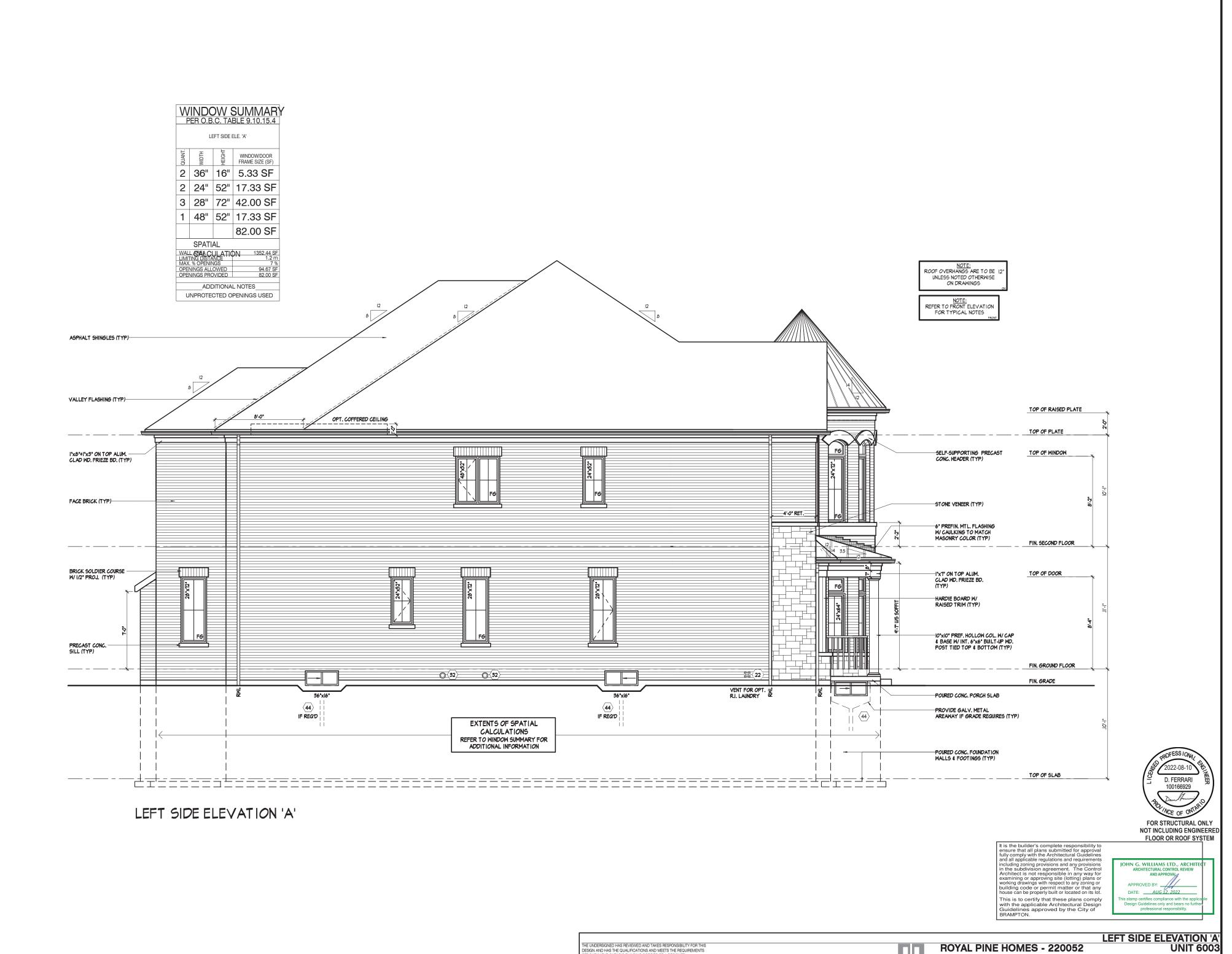
FRONT ELEVATION 'A'

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JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW APPROVED BY:

DATE: AUG 12, 2022 nis stamp certifies compliance with the applica Design Guidelines only and bears no further professional responsibility.

FRONT ELEVATION 'A THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS ROYAL PINE HOMES - 220052 VALES (SOUTH), BRAMPTON, ONTARIO HUNTUL Prawn By
DESIGN ASSOCIATES INC. BB DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. QUALIFICATION INFORMATION REV.2022.08.10 Derek Santos DS 3/16"=1'-0" 212014WS6003.rvt SISTRATION INFORMATION www.huntdesign.ca 40 Vogell Rd, Suite 52, Richmond Hill, ON L4B 3N6 T 905.737.5133 // 416.410.7374 F 905.737.7326 HUNT DESIGN ASSOCIATES INC. 19695 all drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A), Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A, assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.



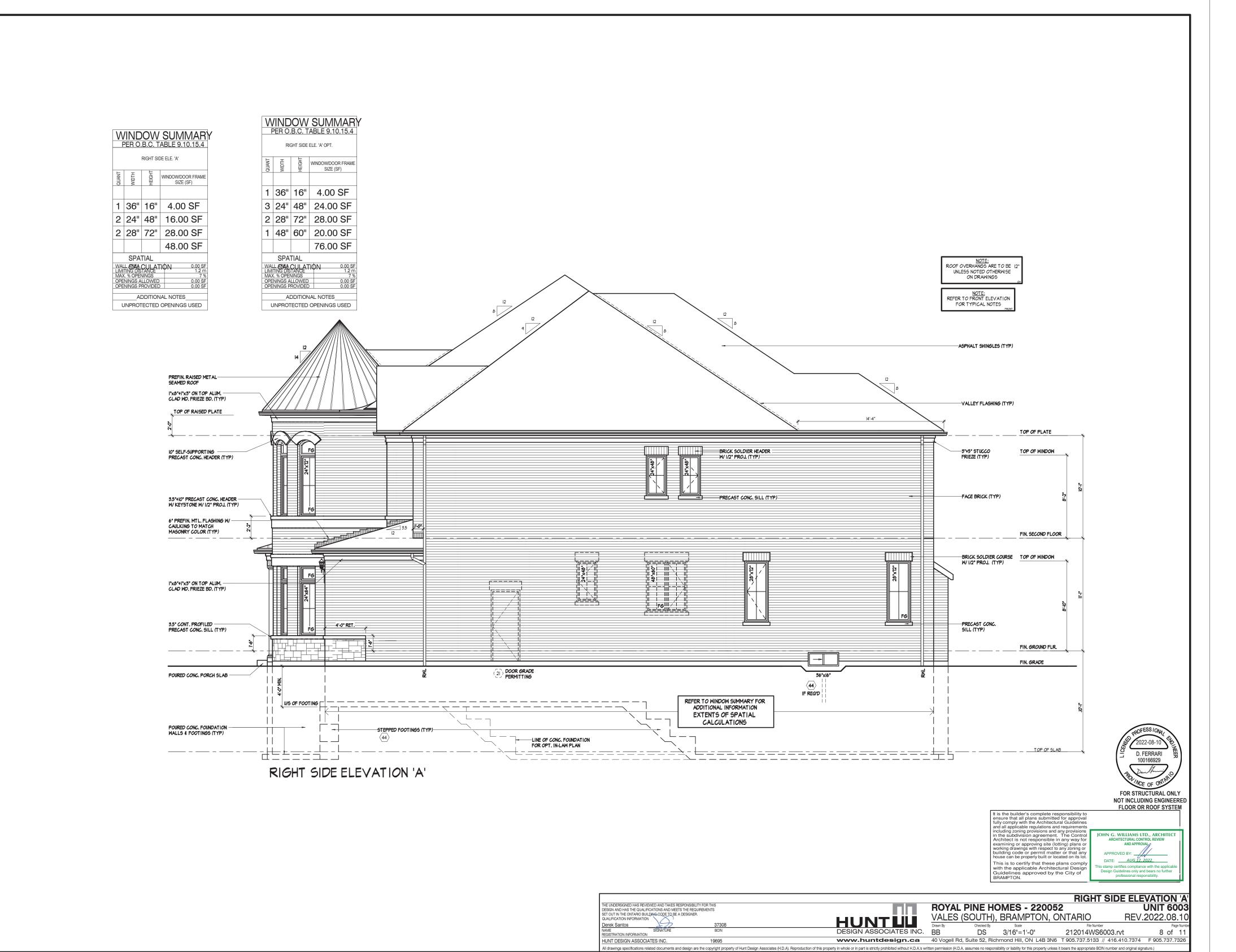
DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING-CODE TO BE A DESIGNER. QUALIFICATION INFORMATION

HUNTUL DESIGN ASSOCIATES INC. BB

ROYAL PINE HOMES - 220052 VALES (SOUTH), BRAMPTON, ONTARIO

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Derek Santos DS 3/16"=1'-0" 212014WS6003.rvt GISTRATION INFORMATION www.huntdesign.ca 40 Vogell Rd, Suite 52, Richmond Hill, ON L4B 3N6 T 905.737.5133 // 416.410.7374 F 905.737.7326 HUNT DESIGN ASSOCIATES INC. 19695 All drawings specifications related documents and design are the copyright property of Hunt Design Associates (H.D.A.). Reproduction of this property in whole or in part is strictly prohibited without H.D.A.'s written permission (H.D.A. assumes no responsibility or liability for this property unless it bears the appropriate BCIN number and original signature.)



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JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:

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DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS
SET OUT IN THE ONTARIO BUILDING ACQUET OB BE A DESIGNER.
QUALIFICATION INFORMATION

Derek Santos

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HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

19695

ROYAL PINE HOMES - 220052

VALES (SOUTH), BRAMPTON, ONTARIO

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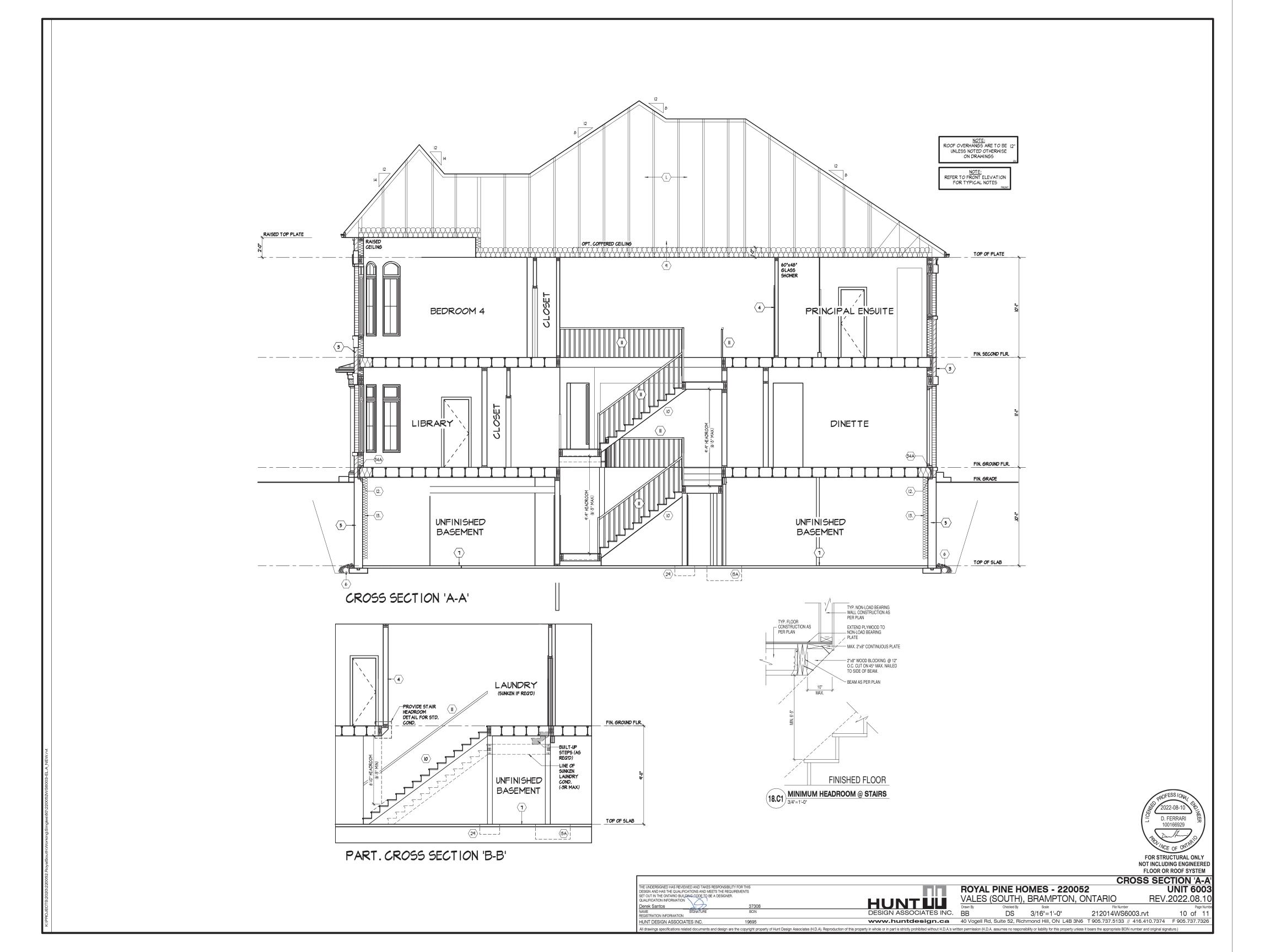
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1A ICE AND WATER SHIELD PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER HIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS UST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152). AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).

1B PROFILED ROOF TRUSSES

EAVESTROUGH AND DOWN RWL

ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8* (9.5) PLYWOOD. SIDING WALL CONSTRUCTION (2"x6")

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS OF APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO 0.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL CONFORMING TO U.B.C (3.23, 10.1.) A SECTION 1.1., INSOCRITION, ATTIVED STILL POLYETHYLENE AIR/APPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FILE (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REQ.)

2A SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER ANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIÉR, ON 1/2" (12.7) GYPSUM WALLBOARD IT. FIN. (GYPSUM SHEATHING. RIGID INSULATION. AND FÍBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REQ.)

2B SIDING WALL @ GARAGE CONSTRUCTION SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON TUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1.,1/2" (12.7) GYPSUN WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIRERROARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.)) (REFER TO 35 NOTE AS REQ.)

BRICK VENEER WALL CONSTRUCTION (2"x6") 3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3A BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL ES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALL' FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING. STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1.. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) D.C. BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP MIN. 6" 150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3B BRICK VENEER WALL @ GARAGE CONSTRUCTION 3 1/2" (90) BRICK VENEER , MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ 24" (600) O.C. VERT BONDING AND FASTENING EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) 8 ECTION 1 1 1/2" (12 7) GYPSUM WALLBOARD INTERIOR FINISH PROVIDE WEEP BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO

4 INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10) BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY, NON-REARING PARTITIONS 2"x4" (38x89) PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2'x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2'x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOP JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS

4A EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

4B EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION APPROVED AIR, WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 RIER WITH APPROVED CONT. AIR BARRIER. 1/2'

5 FOUNDATION WALL/FOOTINGS

POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS EYED CONCRETE FOOTING, FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1),(2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE), BRACE FOUNDATION WALL PRIOR TO 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION

WALL STRENGTH AND THICKNESS AND 9.15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.(1.)]

		UNF	REINFORCED SOL	.ID CONCRETE FO	Dundation Wall	.S (9.15.4.2.)
	TH	SS	MAX	X. HEIGHT FROM	FIN. SLAB TO GRA	ADE
	STRENGTH	THIOKNESS	UNSUPPORTED	S	UPPORTED AT TO	iP.
	STF	II	AT TOP	≤2.5m	>2.5m & ≤2.75m	>2.75m & ≤3.0m
MPa 15 MP	⁵ a	gg ★ 8" 3'	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
	M	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
	7	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
	a	* 8"	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)	
	20	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)

 $\star^{9^{\circ}}$ MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN BEARING FOR SILL PLATES BEAMS AND FLOOR JOIST AS PER 9.23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C

MINIMUM STRIP FOOTING SIZES (9.15.3.)							
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTYWALL				
1	16" WIDE x 6" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK				
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	24" WIDE x 8" THICK				
3	36" WIDE x 14" THICK	26" WIDE x 9" THICK	36" WIDE x 14" THICK				

5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY VHERE 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" (90) THICK. THE BRICK VENEER SHAL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7 7/8" (200) VERTICAL AND 2-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.20.9.4(3))

5B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))

" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3.) 3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20MPa (2900psi) CONC WITH DAMPPROOFING BELOW SLAB, PROVIDE 1/2 BASÉMENT SI AB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL AROUND THE PERIMETER EXTENDING MIN 24" (610) BELOW GRADE FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. ([SB-12] 3.1.1.7.(5) & (6))

EXPOSED FLOOR TO EXTERIOR (9.10.17.10, & CAN/ULC-S705.2) PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSE CONFIRMING TO 9.29.9. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S OF

EXPOSED CEILING TO EXTERIOR w/ ATTIC (9.25.2.4) INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

EXPOSED CEILING TO EXTERIOR W/o ATTIC JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C

PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1. 9.10.17.1)

	MAX. RISE	MIN. F	RISE MAX. RUN N		MIN. RUN	ALL STAIF	L STAIRS	
PRIVATE	7 7/8" (200)	5" (12	25)	14" (355)	10" (255)	MAX. NOSING	1" (25)	
PUBLIC	7" (180)	5" (12	25)	NO LIMIT	11" (280)	IVIAA. INOSING	1 (23)	
	MIN. STAIR	WIDTH	TAPERED TREADS					
PRIVATE	ATE 2'-10" (860)			MIN. RUN	5 7/8" (150)			
FNIVAIL			MIN	N. AVG. RUN	10" (255)			
DUDUO	0 441 (000)			MIN. RUN	5 7/8" (150)			
PUBLIC 2'-11" (900)		JU)	MIN	N. AVG. RUN	11" (280)			

CENTERLINE OF INSIDE HANDRAIL (9.8.4.3.) * HEIGHT OVERSTAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS VIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING O LOWEST POINT ABOVE AND NOT LESS THAN 6'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.) REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(3.)
FOR AN EXTERIOR STAIR SERVING A GARAGE W/ MORE THAN 3 RISERS. GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

GUARDS/HANDRAILS (9.8.7., 9.8.8.) GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9882 GUARD HEIGHTS - O.B.C. 9.8.8.

INTERIOR GUARDS: 2'-11" (900) MIN

EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE) GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN. GUARDS FOR LANDINGS @ EXIT STAÍRS: 3'-6" (1070) MIN. GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS) FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5 1/2" (140) HIGH, AND GUARD

RETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN LEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3 & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11 HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3) MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)

2"x4" (38x89) SILL PLATE WITH 1/2" (12.7)Ø ANCHOR BOLTS 8" (200) LONG EMBEDDED MIN. 4" (100) INTO CONC. @ 7'-10" (2388) O.C., CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

BASEMENT INSULATION ([SB-12] 3.1.1.7.) PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

14 BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1.) 2"x4" (38x89) STUDS @ 16" (406) O.C., 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMPPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2 (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN, INTO CONC.

TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED. ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4.) 9-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90)Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7.2M, AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN.

BEARING CAPACITY OF 150kPa AS PER SOILS REPORT. SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING

SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING NON-ADJUSTABLE STEEL BASEMENT COLUMN
3 1/9 (00)(0) 0 100 / 4 70 NOV 40 100 100

3 1/2" (90)Ø x 0 188" (4 78) NON-AD IUSTABLE STEEL COLUMN WITH 6"x6"x3/8" CONNECTION POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY O SUPPORTING 2 STOREY FLR. LOAD PROVIDE 42"x42"x18" (1070x1070x460) CONC. FOOTING

SUPPORTING 3 STOREY FLB. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING (15B) NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL 1/2" (90)Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8 52x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE, BASE PLATE 4-1/2'x10'x1/2' (120x250x12.7) WTH 2-1/2'0'x 12' LONG x 2' HOOK ANCHORS (2-12.70x305x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.) BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN.
REARING 3 1/2" (90). CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS. **WOOD STRAPPING AT STEEL BEAMS** (9.23.4.3.(3.), 9.23.9.3.)

1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM. **GARAGE SLAB** (9.16., 9.35.) (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR

CÒMPÁCTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN. 19 GARAGE TO HOUSE WALLS/CEILING (9.10.9.16.) 2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGÉ, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10, CAN/ULC-S705.2)

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC. CONT. SECTION 1.0. CONSTRUCTION NOTES

(19A) GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION 12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PERMANUFACTURER'S SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT, (9.10.9.16. (9.10.17.10 . & CAN/ULC-S705.2) **GARAGE DOOR TO HOUSE** (9.10.9.16., 9.10.13.10., 9.10.13.15.) GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING

EXTERIOR AND GARAGE STEPS PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" (200), MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS, EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH

FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10. DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.

ATTIC ACCESS (9.19.2.1.) ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING, HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) ([SB-12] 3.1.1.8.(1))

FIREPLACE CHIMNEYS (9.21.) TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY.

PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

DEVICE AND WEATHER STRIPPING

MECHANICAL VENTILATION (9.32.1.3.) MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.

PARTY WALL BEARING (9.23.8) 12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89)) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL W/ NON-SHRINK GROUT REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WD. STUD PARTY WALL.

WOOD FRAMING IN CONTACT TO CONCRETE WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING

29 BUILT-UP WOOD POST AND FOOTING (9.17.4.1., 9.15.3.7.) 3-2"x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24'x24'x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28

30 STEP FOOTINGS (9.15.3.9.) MIN. HORIZ. STEP = 23.5/8" (600). MAX. VERT. STEP = 23.5/8" (600).

CONC. PORCH SLAB (9.16.4.) MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANLII AR L, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32 FURNACE VENTING (9.32.) DIRECT VENT EURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE

33 FIREPLACE VENTING (9.32.3.) DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE

FLOOR FRAMING (9.23.3.5., 9.23.9.4., 9.23.14.) &G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

HEADER CONSTRUCTION PROVIDE CONTINUOUS APPROVED AIR, VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT, ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11"(1.20m) WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CAN/ULC-S702 & HAVI A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS, WALL MINUTES & CONFORMING TO O.B.C. (9.10.14, OR 9.10.15.), REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAI 20 in² (130cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER

COLD CELLAR PORCH SLAB (9.39.) FOR MAX, 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC, SLAB W/ 5-8% AIR ENTRAINMENT REINE WITH 10M BARS @ 7 7/8" (200) O.C. FACE LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24'x24" (610x610) 10M DOWELS @ 23 5/8" (600) (ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.

RANGE HOODS AND RANGE-TOP FANS COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, CONFORM TO OBC 9.32.3.9. & 9.32.3.10.

CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.) 2"x6" (38x140) RAFTERS @ 16" (406) O.C., 2"x8" (38x184) RIDGE BOARD 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2"x6" (38x140) @ 16" (406)), FOR MAX, SPAN 14'-7" (4450), RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

\rangle		SSEMBLY	UME SPAC		.10.1., 9.23.11	., 9.20.10.)	
_	WALLA	SSEINIBLY		MIND	_OADS		
	EXTERIOR STUDS		<= 0.5	<= 0.5 kPA (q50)		> 0.5 kPa (q50)	
	LATERIOR	31003	SPACING	MAX HEIGHT	SPACING	MAX HEIGHT	
	BRICK	2-2"x6"	12" (305) O.C.	18'-4" (5588)	8" (200) O.C.	18'-4" (5588)	
	SIDING	(2-38x140) SPR.#2	16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18'-4" (5588)	
	BRICK	2-2"x8"	12" (305) O.C.	21'-0" (6400)	12" (305) O.C.	21'-0" (6400)	
	SIDING	(2-38x184) SPR.#2	16" (406) O.C.	21'-0" (6400)	16" (406) O.C.	21'-0" (6400)	

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS

- FOR HORIZ, DISTANCES LESS THAN 9'-6" (2896) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x6" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLÙED AT TÓP. BOTTOM PLATES & HEADERS

40 1 HR. PARTY WALL (CONC. BLOCK) ([SB-3] WALL TYPE B6e' & B1b) /2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. TRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING

40 1 HR. PARTY WALL (DOUBLE STUD) ([SB-3] WALL TYPE W13c) 5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

40A 2 HR. FIREWALL ([SB-3] WALL TYPE 'B6e' & 'B1b') 2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL 1/2 (12.7) GIT-200W 31 LATHING ON EACH SIDE ON 2 AZ (3838) VEHIN WOOD STRAPPING @ 24" (610) O.C ON 8" (200) CONC. BLOCK 75% SOLI FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO

BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

STUCCO WALL CONSTRUCTION (2"x6") TUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) F LES. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM

WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED) STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALL NED AS PER MANUFACTURER'S SPECIFICATIONS, ON 7/16" EXTERIOR TYPI SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1. NSULATION APPROVED 6 MIL POLYETHYLENE VAPOLIB BA GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41B STUCCO WALL @ GARAGE CONST.

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.I.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STLIDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM * FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS <u>IN LIEU</u> OF 1 1/2" (38) E.F.I.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.

UNSUPPORTED FOUNDATION WALLS (9.15.4.2.) REINFORCING AT STAIRS 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) Y ADHERED TO 5/8" 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL REINFORCING AT BASEMENT WINDOWS

2-15M HORIZ REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND HE OPENING, 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING. - BARS TO HAVE MIN. 2" (50) CONC. COVER - BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING

43 STUD WALL REINFORCEMENT

PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(3)) (REFER TO DETAILS)

44 WINDOW WELLS WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C,W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.(5), 9.14.6.3.)

SLOPED CEILING CONSTRUCTION ([SB-12] 2.1.1.7., 9.23.4.2.) 2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM), W/ INSULATION BETWEEN JOIST 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2 "x8" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS L' 'RIM DRIP EDGÈ TÓ BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAII TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINU PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.

BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2'x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89)

PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND

47 BARREL VAULT CONSTRUCTION

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CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3. OF THE OBC.

SECTION 1.1. WALL STUDS - REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION. - IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)

SUPPORTED LOADS (EXTERIOR) | ROOF w/ OR | ROOF w/ OR w/o | ROOF w/ OR w/o | ROOF w/ OR w/o | ATTIC & 1 FLOOR | ATTIC & 2 FLOOR | ATTIC & 3 FLOOR | 24" (610) 24" (610) 16" (406) 12" (305) 9'-10" (3.0) 11'-10" (3.6) 5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS DIRECT ACCESS TO THE EXTERIOR. EVERY FLOOR LEVEL CONTAINING A BEDROOM IS O HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING TH OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10. WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4' (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL I: LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800), (9.8.8.1.) 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN

4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS HE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1. MINIMUM HEIGHT 7" OVER 75% OF REQUIRED FLOOR AREA WITH A ROOM AND KITCHEN CLEAR HEIGHT OF 6'-11" AT ANY POINT 7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11 BEDROOM OVER ALL OF THE REQUIRED FLOOR AREA 1-11" OVER AT LEAST 75% OF THE BASEMENT AREA BASEMENT AREA ABOVE GRADE NORMALLY BE STANDING

2.3. MECHANICAL / PLUMBING

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER H IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 RED TO PROVIDE 0.7 AIR CHANGE PER HOUR HOURS. WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS. 2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.

6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)

HOT WATER HEATER MINIMUM EFFICIENCIES. 4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE RÉQUIREMENTS OF 3.1.1.12. OF THE O.B.C.

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC

2.4. LUMBER

MENTIONED ABOVE

MEZZANINES

STORAGE GARAGE

1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE FREATED OR CEDAR, UNLESS NOTED OTHERWISE

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER. 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS. 6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH

WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND. **2.5. STEEL** (9.23.4.3.)

RUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES 1) FOR 8-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F. 2) FOR 9-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F. 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

2.7. ROOF OVERHANGS) ALL ROOF OVERHANGS SHALL BE 1'-0" (305). UNLESS NOTED OTHERWISE.

2.8. FLASHING (9.20.13., 9.26.4. & 9.27.3.) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO 9.14.6.

2.10. ULC SPECIFIED ASSEMBLIES
ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY 'ULC LISTED ASSEMBLY' SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTI

THER MATERIAL (PRODUCT OR SPECIFIED MANUEACTURER THAT IS IDENTIFIED CIRCUMSTANCES IN ANY 'ULC LISTED ASSEMBLY' IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16) MING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(

3.2. STEEL LINTELS SUPPORTING MASONRY VENEER						
LVL8	4-1 3/4"x9 1/2"	LVL9	4-1 3/4"x11 7/8"	LVL13	4-1 3/4"x14"	
LVL5	3-1 3/4"x9 1/2"	LVL7	3-1 3/4"x11 7/8"	LVL12	3-1 3/4"x14"	
LVL4	2-1 3/4"x9 1/2"	LVL6	2-1 3/4"x11 7/8"	LVL11	2-1 3/4"x14"	
LVL2	1-1 3/4"x9 1/2"	LVL3	1-1 3/4"x11 7/8"	LVL10	1-1 3/4"x14"	
	1 3/4" x 9 1/2" LVL		1 3/4" x 11 7/8" LVL		1 3/4" x 14" LVL	
ENGINEERED LUMBER SCHEDULE						
B7	5/2"x8" (5/38x184)	B8	5/2"x10" (5/38x235)	В9	5/2"x12" (5/38x286)	
B2	4/2"x8" (4/38x184)	B4	4/2"x10" (4/38x235)	B6	4/2"x12" (4/38x286)	
B1	3/2"x8" (3/38x184)	ВЗ	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)	
L1	2/2"x8" (2/38x184)	L3	2/2"x10" (2/38x235)	L5	2/2"x12" (2/38x286)	
2"X8" SPRUCE #2			2"X10" SPRUCE #2		2"X12" SPRUCE #2	

(DIVISION B PART 9. TABLE 9.20.5.2.B.)

FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)							
	CODE	SIZE	BRICK	STONE			
	L7	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)			
	L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.48m)			
	L9	5" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.03m)			
	L10	5" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)			
	L11	6" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)			
	L12	7" x 4" x 7/16" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)			

3.3. DOOR SCHEDULE CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10 EXTERIOR | 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR 2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7 1B | EXTERIOR | 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR | 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7) 1D EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20) EXTERIOR 3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7) EXTERIOR 2'-8" x 8'-0" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7) 2A EXTERIOR | 2-8" x 6-8" x 1-3/4" (815 x 2030 x 45) 20 MIN, F.R.R. DOOR/FRAME WITH APP, SELF CLOSING DEVICE INTERIOR 2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35) INTERIOR 2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35) PROVIDE 8'-0" HIGH 3A INTERIOR 2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35) INTERIOR DOORS 4 INTERIOR 2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35) FOR ALL 10' CEILING CONDITIONS 4A INTERIOR 2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)

JST JOIST

INTERIOR 1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)

AFF ABOVE FINISHED FLOOR

BREM BEAM BY FLOOR MANUFACTURER LIN LINEN CLOSET BG FIXED GLASS W/ BLACK BACKING LVL LAMINATED VENEER LUMBER OTB/A OPEN TO BELOW/ABOVE BM BEAM BRM BEAM BY ROOF MANUFACTURER CRF | CONVENTIONAL ROOF FRAMING PT | PRESSURE TREATED C/W | COMPLETE WITH PTD PAINTED DJ/TJ DOUBLE JOIST/ TRIPLE JOIST DO DO OVER PWD POWDER ROOM DRP DROPPED RWL RAIN WATER LEADER FNG | FNGINFERED SB | SOLID BEARING WOOD POST EST ESTIMATED SBFA SB FROM ABOVE SJ SINGLE JOIST SPR SPRUCE FD FLOOR DRAIN STL STEEL FG FIXED GLASS T/O TOP OF FL FLUSH FLR FLOOR TYP TYPICAL GT GIRDER TRUSS U/S UNDERSIDE HB HOSE BIB WD WOOD HRV HEAT RETURN VENTILATION UNIT WIC WALK IN CLOSET 3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34. CLASS 'B' VENT S EXHAUST VENT

DUPLEX OUTLET (12" HIGH) → 🕉 DUPLEX OUTLET (HEIGHT AS NOTED A.F.F HEAVY DUTY OUTLET → 🕏 SWITCH (2/3/4 WAY) POT LIGHT LIGHT FIXTURE (CEILING MOUNTED) C LIGHT FIXTURE (PULL CHAIN) - LIGHT FIXTURE (WALL MOUNTED)

TELEPHONE JACK

× CENTRAL VACUUM OUTLET CHANDELIER (CEILING MOUNTED) ■ SA <u>SMOKE ALARM</u> (9.10.19.)

CABLE T.V. JACK

PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN LEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED O ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ECTRICAL CIRCUIT AND WITH A BATTERY BACKUP, ALARM SIGNAL SHALL MEET COMPONENT AS PER THE "NATIONAL FIRE ALARM AND SIGNALING CODE 72"

◆ CMD **CARBON MONOXIDE ALARM** (9.33.4.) ** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH OWELLING UNIT ADJACENT TO EACH SLEEPING AREA, CARBON MONOXIDE ALARMIS

AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

 \boxtimes SB **SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)** THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THAN THE WIDTH OF JPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD

1 HR. PARTY WALL REFER TO HEX NOTE 40. 1 2 HR. FIREWALL BEFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA DESIGN SNOW LOAD (9.4.2.2.):

WIND LOAD (q50) (SB-1.2.):

ONFORM TO TABLES A-34 TO A-37. (9.17.4., 9.23.10.7.)

1.06 kPa 0.48 kPa



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HE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS ESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS T OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER IALIFICATION INFORMATION Derek Santos DESIGN ASSOCIATES INC. Author STRATION INFORMATION

19695

CONSTRUCTION NOTES ROYAL PINE HOMES - 220052 UNIT 6003 VALES (SOUTH), BRAMPTON, ONTARIO REV.2022.08.10

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