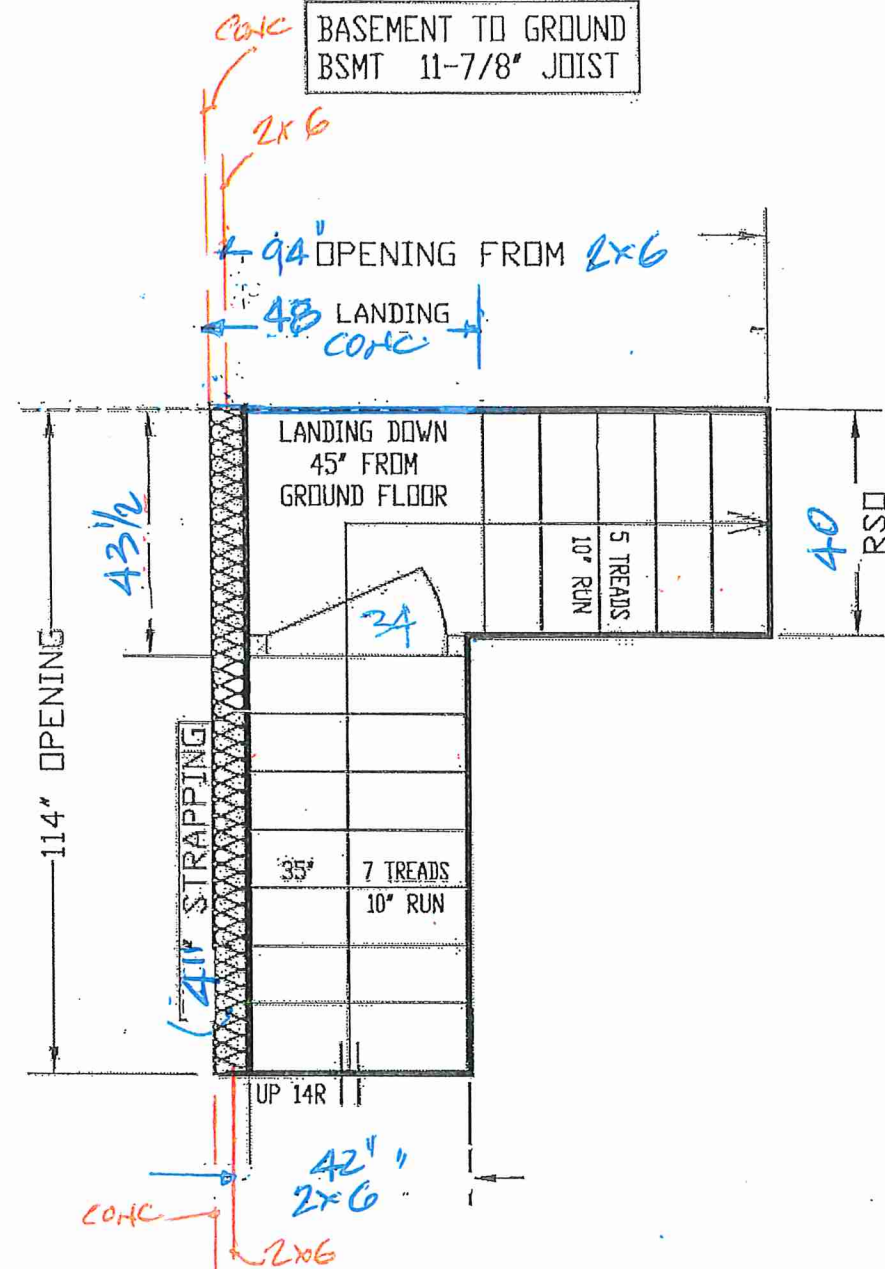
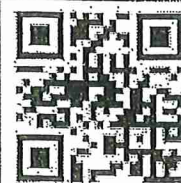
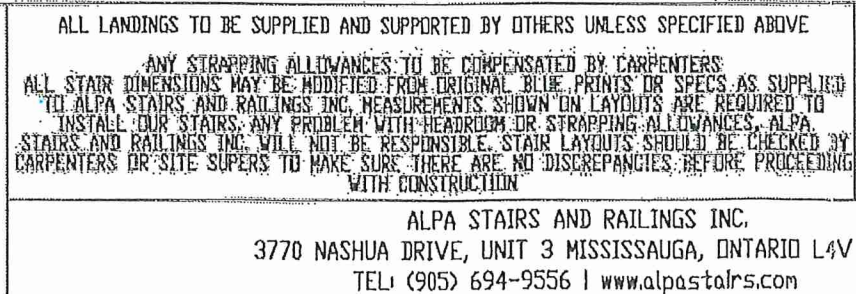


BASEMENT TO GROUND
BSMT 11-7/8" JOIST



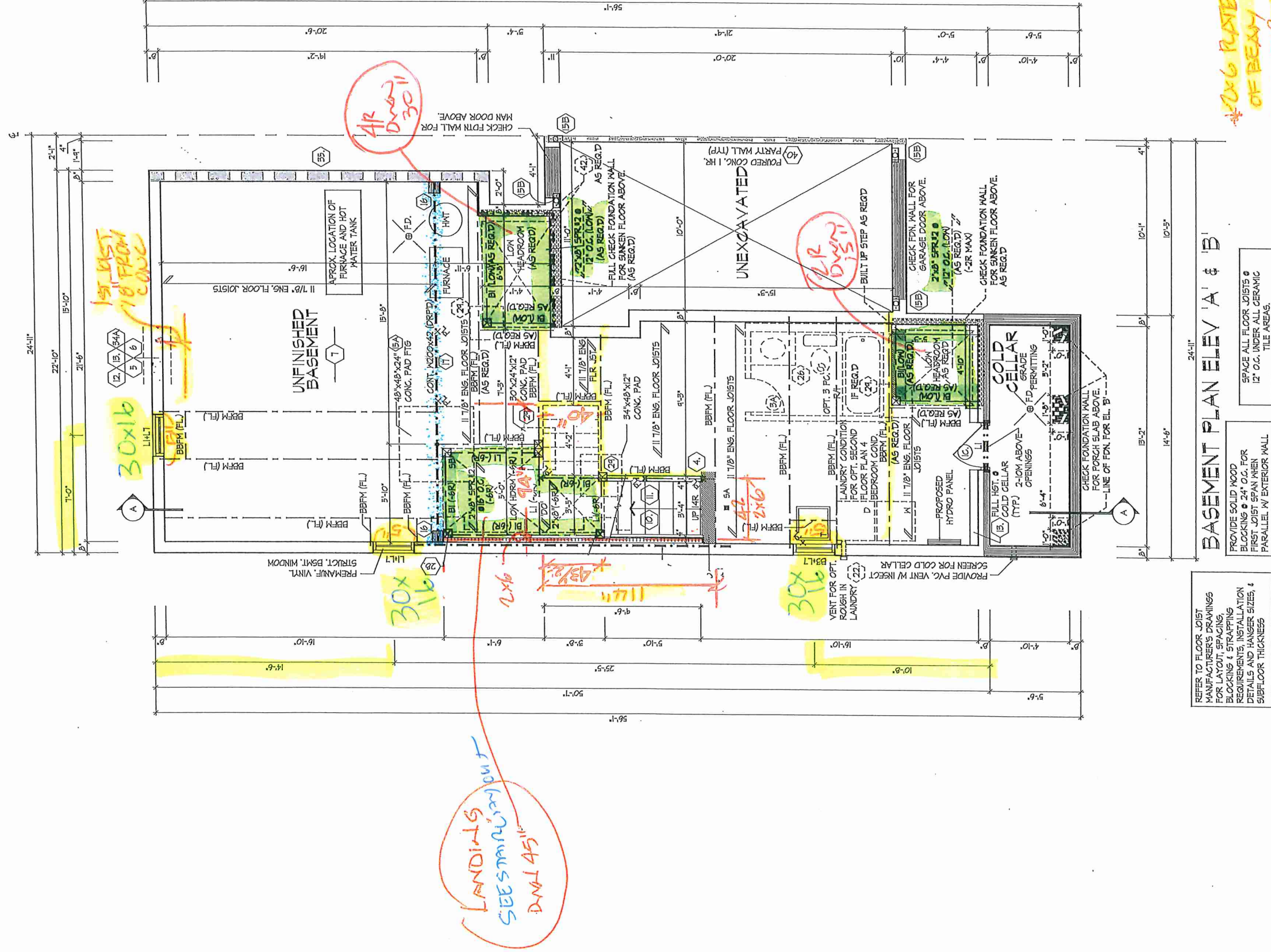
ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

GARAGE RIGHT >



SITE	MAYFIELD VILLAGE	DRAWN BY	NAME	DATE
			PARAMJEET	JULY 10, 2024
LOT #		CLIENT	SUMMER RIDGE EST. INC	
Model	2504 END			
LAYOUT #				
		SCALE: 1/35		

BK 291-20 SITE



- * 2x6 PLATE RAMSET TOP OF BEAM
- * 2x6 PLATE BS NOT WINDOWS CORRECT LOCATIONS.

BASEMENT PLAN ELEV 'A' & 'B'

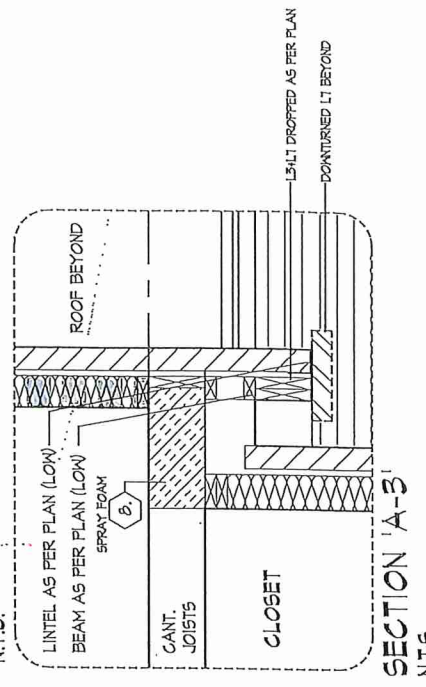
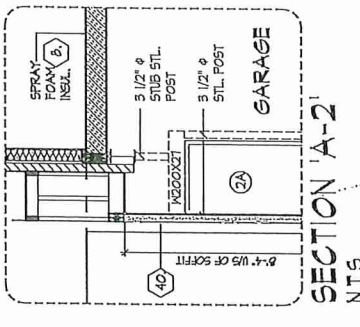
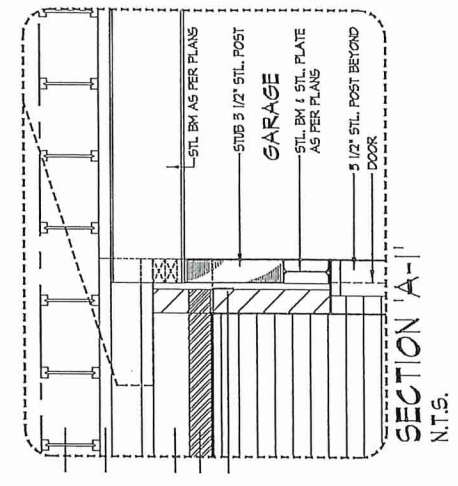
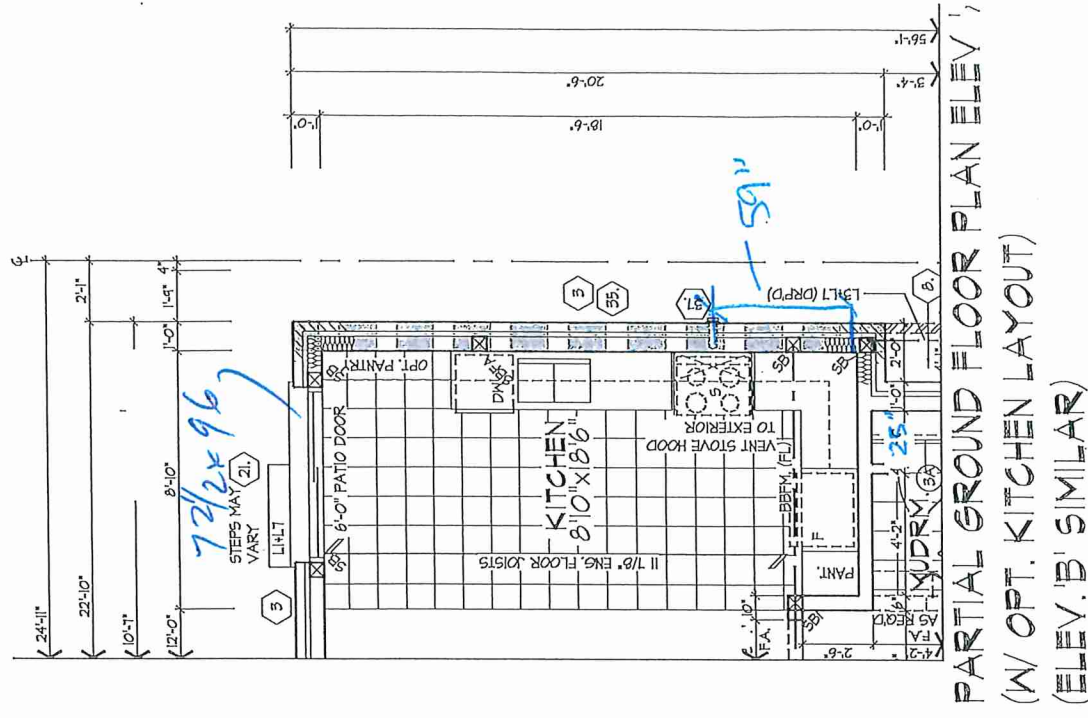
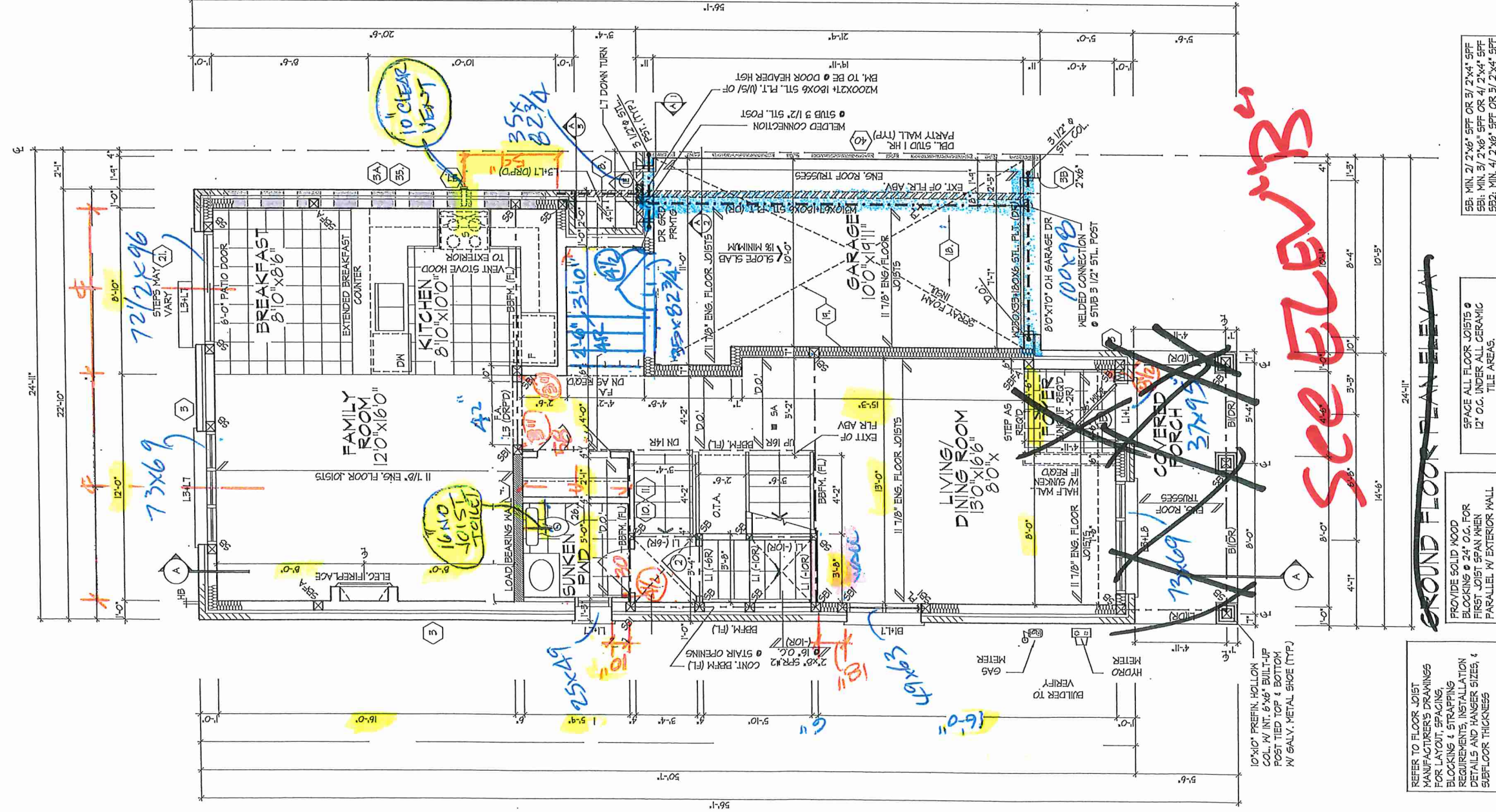
Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON. REV.2024.03.14

Drawn By	Checked By	Scale	File Number	Page Number
WD	DS	3/16"=1'-0"	216051WS2504	2 of 14



BLK 291-20

- 5' 0" WINDOWS 96"
- 1' 0" DOORS 83"
- ARCHES 96"
- FRONT DOOR 95"



REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES & SUBFLOOR THICKNESS

PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

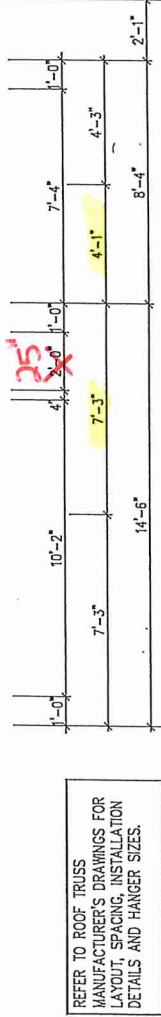
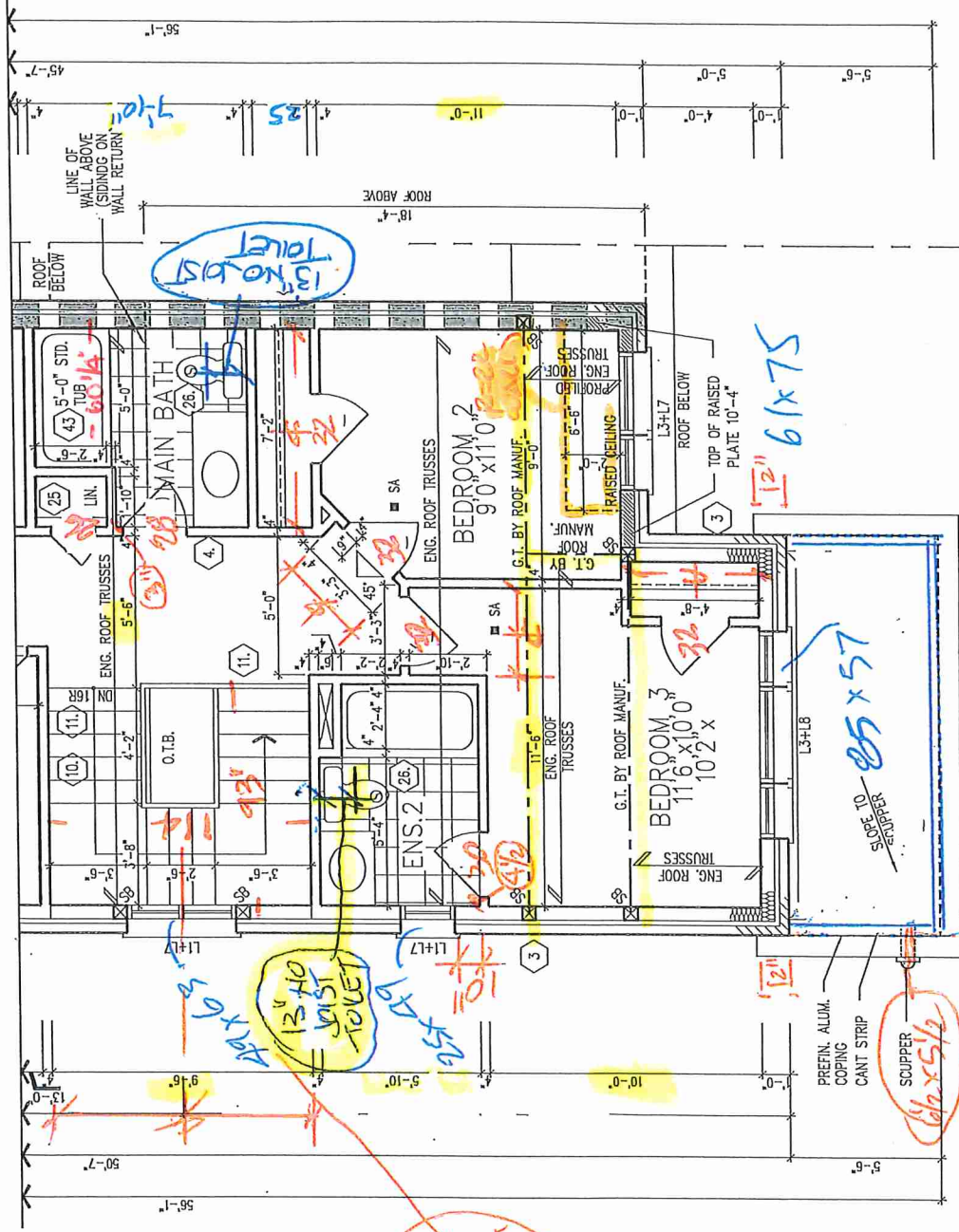
5B: MIN. 2/2"x6" SFF OR 3/2"x4" SFF
5B1: MIN. 3/2"x6" SFF OR 4/2"x4" SFF
5B2: MIN. 4/2"x6" SFF OR 5/2"x4" SFF

GROUND FLOOR PLAN ELEV 'A' WITH PARTIAL GROUND FLOOR PLAN OPT. KITCHEN LAYOUT

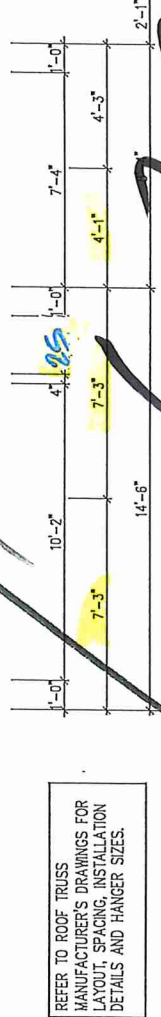
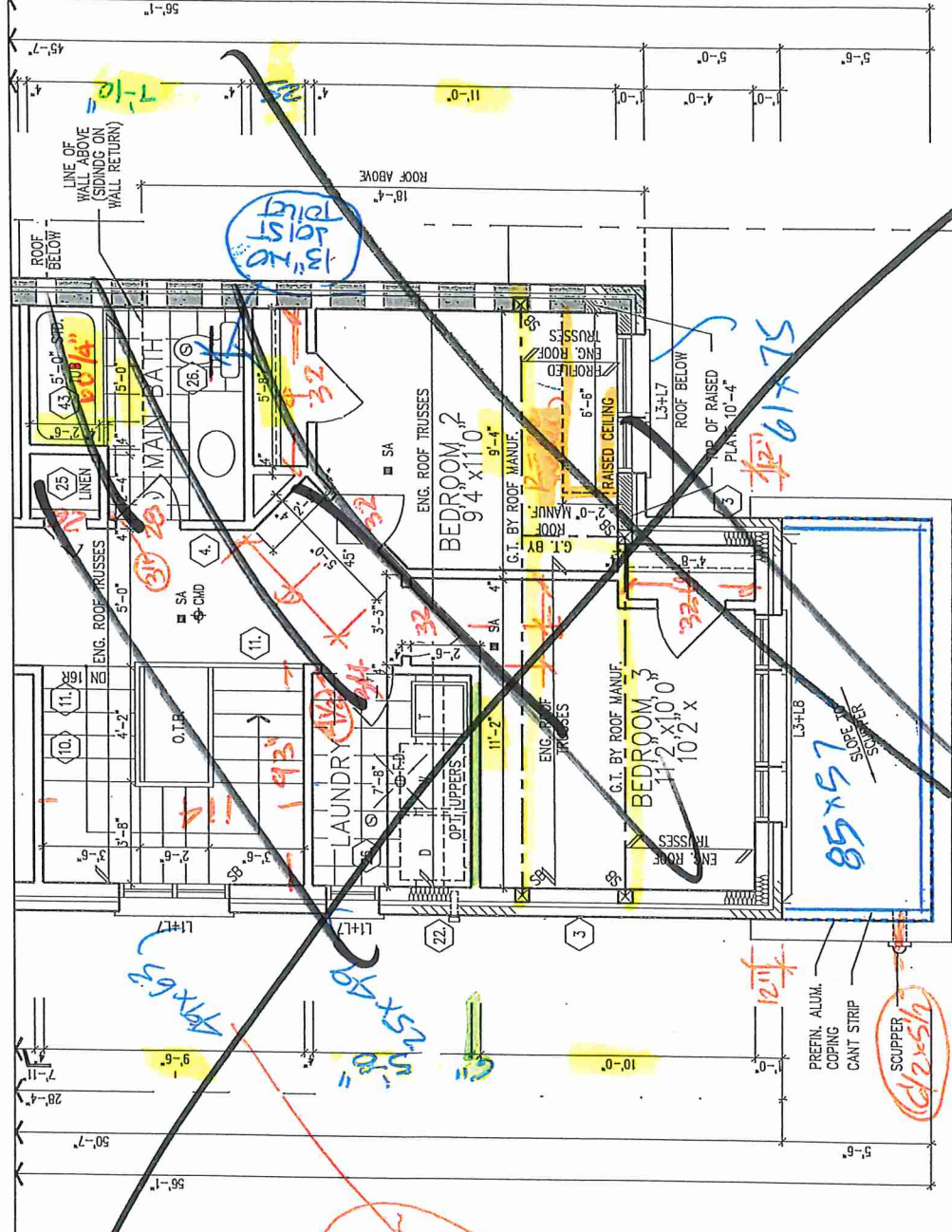
BK 291-20



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PARTIAL OPT. SECOND FLR PLAN, ELEV 'B'
(W/ 4 BEDROOM PLAN)



PARTIAL SECOND FLR PLAN ELEV 'B'

PARTIAL SECOND FLR PLAN, ELEV 'B'/ PARTIAL OPT. SECOND FLR PLAN, ELEV 'B' (W/ 4 BEDROOM PLAN)

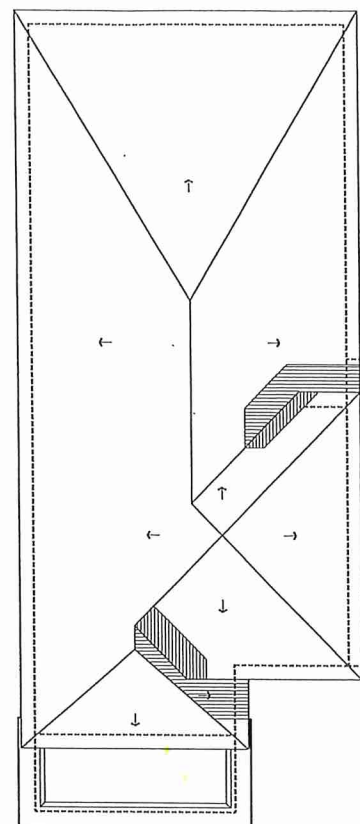


Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV.2024.03.14

BK 291- 20

Drawn By WD
Checked By DS
Scale 3/16"=1'-0"
File Number 216051WS2504
Page Number 7 of 14

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ROOF PLAN
ELEV. 'B'
N.T.S.

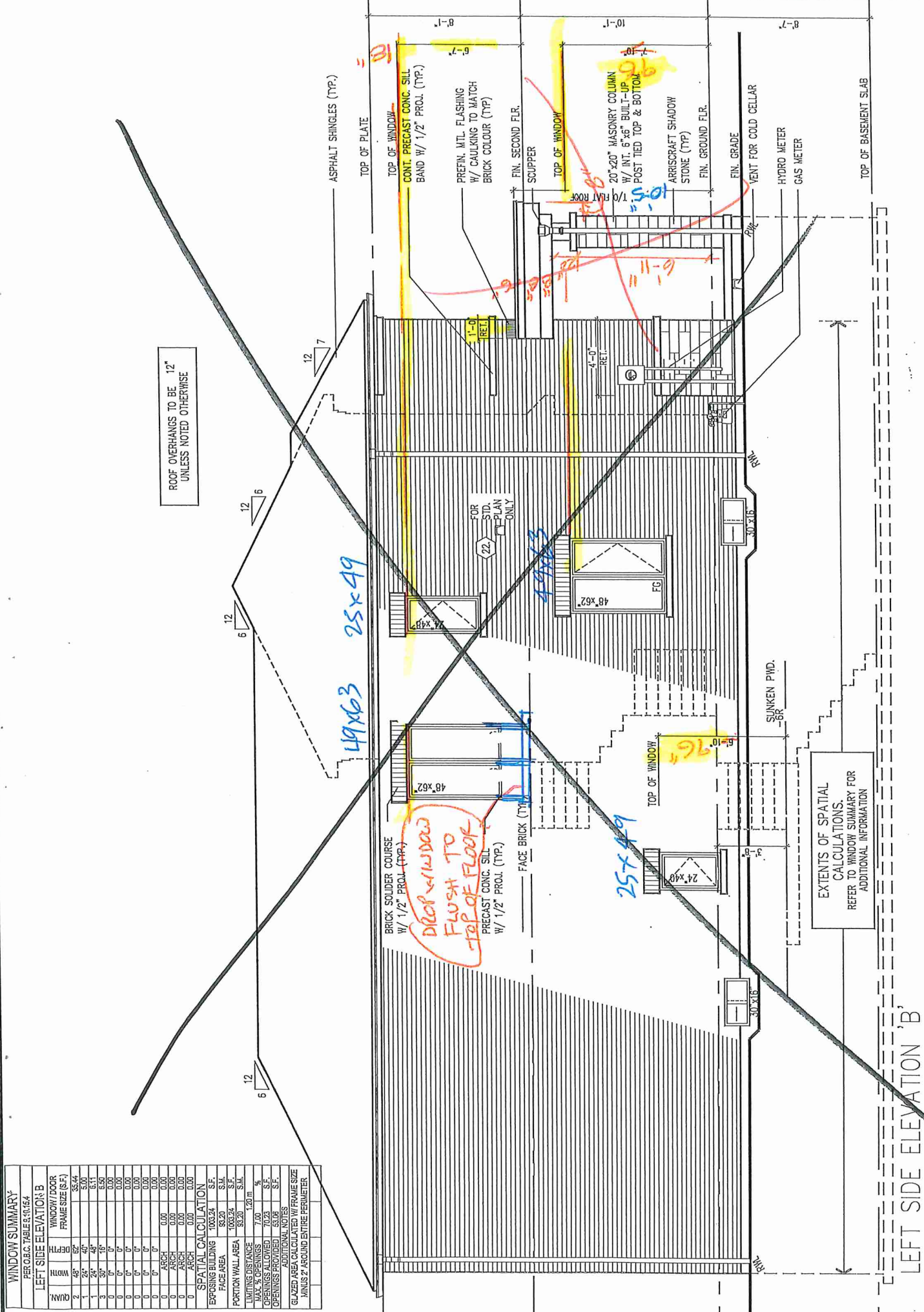
GROUND FLOOR PLAN ELEV 'A' WITH PARTIAL GROUND FLOOR PLAN OPT. KITCHEN LAYOUT

Royal Pine Homes/Summer Ridge Estates Inc.-216051 **UNIT-2504**
"MAYFIELD VILLAGE", BRAMPTON, ON. **REV:2024.03.14**

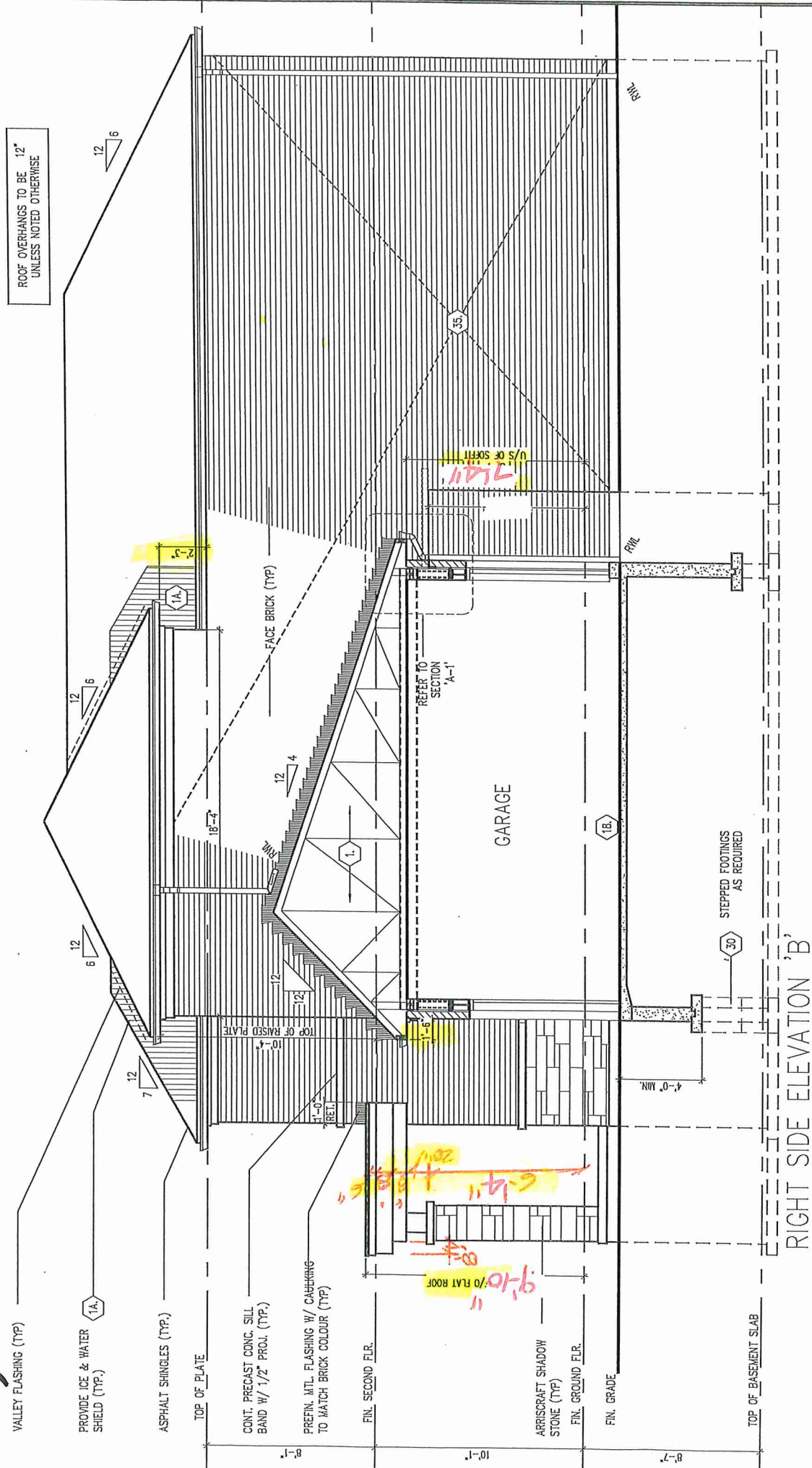


BLK 291-20

WINDOW SUMMARY	
PER O.B.C. TABLE 3.15.15.4	
LEFT SIDE ELEVATION 'B'	
QTY	UNIT
1	24" x 48" W/ 1/2" PROJ. (TYP.)
2	24" x 48" W/ 1/2" PROJ. (TYP.)
3	24" x 48" W/ 1/2" PROJ. (TYP.)
4	24" x 48" W/ 1/2" PROJ. (TYP.)
5	24" x 48" W/ 1/2" PROJ. (TYP.)
6	24" x 48" W/ 1/2" PROJ. (TYP.)
7	24" x 48" W/ 1/2" PROJ. (TYP.)
8	24" x 48" W/ 1/2" PROJ. (TYP.)
9	24" x 48" W/ 1/2" PROJ. (TYP.)
10	24" x 48" W/ 1/2" PROJ. (TYP.)
11	24" x 48" W/ 1/2" PROJ. (TYP.)
12	24" x 48" W/ 1/2" PROJ. (TYP.)
13	24" x 48" W/ 1/2" PROJ. (TYP.)
14	24" x 48" W/ 1/2" PROJ. (TYP.)
15	24" x 48" W/ 1/2" PROJ. (TYP.)
16	24" x 48" W/ 1/2" PROJ. (TYP.)
17	24" x 48" W/ 1/2" PROJ. (TYP.)
18	24" x 48" W/ 1/2" PROJ. (TYP.)
19	24" x 48" W/ 1/2" PROJ. (TYP.)
20	24" x 48" W/ 1/2" PROJ. (TYP.)
21	24" x 48" W/ 1/2" PROJ. (TYP.)
22	24" x 48" W/ 1/2" PROJ. (TYP.)
23	24" x 48" W/ 1/2" PROJ. (TYP.)
24	24" x 48" W/ 1/2" PROJ. (TYP.)
25	24" x 48" W/ 1/2" PROJ. (TYP.)
26	24" x 48" W/ 1/2" PROJ. (TYP.)
27	24" x 48" W/ 1/2" PROJ. (TYP.)
28	24" x 48" W/ 1/2" PROJ. (TYP.)
29	24" x 48" W/ 1/2" PROJ. (TYP.)
30	24" x 48" W/ 1/2" PROJ. (TYP.)
31	24" x 48" W/ 1/2" PROJ. (TYP.)
32	24" x 48" W/ 1/2" PROJ. (TYP.)
33	24" x 48" W/ 1/2" PROJ. (TYP.)
34	24" x 48" W/ 1/2" PROJ. (TYP.)
35	24" x 48" W/ 1/2" PROJ. (TYP.)
36	24" x 48" W/ 1/2" PROJ. (TYP.)
37	24" x 48" W/ 1/2" PROJ. (TYP.)
38	24" x 48" W/ 1/2" PROJ. (TYP.)
39	24" x 48" W/ 1/2" PROJ. (TYP.)
40	24" x 48" W/ 1/2" PROJ. (TYP.)
41	24" x 48" W/ 1/2" PROJ. (TYP.)
42	24" x 48" W/ 1/2" PROJ. (TYP.)
43	24" x 48" W/ 1/2" PROJ. (TYP.)
44	24" x 48" W/ 1/2" PROJ. (TYP.)
45	24" x 48" W/ 1/2" PROJ. (TYP.)
46	24" x 48" W/ 1/2" PROJ. (TYP.)
47	24" x 48" W/ 1/2" PROJ. (TYP.)
48	24" x 48" W/ 1/2" PROJ. (TYP.)
49	24" x 48" W/ 1/2" PROJ. (TYP.)
50	24" x 48" W/ 1/2" PROJ. (TYP.)
51	24" x 48" W/ 1/2" PROJ. (TYP.)
52	24" x 48" W/ 1/2" PROJ. (TYP.)
53	24" x 48" W/ 1/2" PROJ. (TYP.)
54	24" x 48" W/ 1/2" PROJ. (TYP.)
55	24" x 48" W/ 1/2" PROJ. (TYP.)
56	24" x 48" W/ 1/2" PROJ. (TYP.)
57	24" x 48" W/ 1/2" PROJ. (TYP.)
58	24" x 48" W/ 1/2" PROJ. (TYP.)
59	24" x 48" W/ 1/2" PROJ. (TYP.)
60	24" x 48" W/ 1/2" PROJ. (TYP.)
61	24" x 48" W/ 1/2" PROJ. (TYP.)
62	24" x 48" W/ 1/2" PROJ. (TYP.)
63	24" x 48" W/ 1/2" PROJ. (TYP.)
64	24" x 48" W/ 1/2" PROJ. (TYP.)
65	24" x 48" W/ 1/2" PROJ. (TYP.)
66	24" x 48" W/ 1/2" PROJ. (TYP.)
67	24" x 48" W/ 1/2" PROJ. (TYP.)
68	24" x 48" W/ 1/2" PROJ. (TYP.)
69	24" x 48" W/ 1/2" PROJ. (TYP.)
70	24" x 48" W/ 1/2" PROJ. (TYP.)
71	24" x 48" W/ 1/2" PROJ. (TYP.)
72	24" x 48" W/ 1/2" PROJ. (TYP.)
73	24" x 48" W/ 1/2" PROJ. (TYP.)
74	24" x 48" W/ 1/2" PROJ. (TYP.)
75	24" x 48" W/ 1/2" PROJ. (TYP.)
76	24" x 48" W/ 1/2" PROJ. (TYP.)
77	24" x 48" W/ 1/2" PROJ. (TYP.)
78	24" x 48" W/ 1/2" PROJ. (TYP.)
79	24" x 48" W/ 1/2" PROJ. (TYP.)
80	24" x 48" W/ 1/2" PROJ. (TYP.)
81	24" x 48" W/ 1/2" PROJ. (TYP.)
82	24" x 48" W/ 1/2" PROJ. (TYP.)
83	24" x 48" W/ 1/2" PROJ. (TYP.)
84	24" x 48" W/ 1/2" PROJ. (TYP.)
85	24" x 48" W/ 1/2" PROJ. (TYP.)
86	24" x 48" W/ 1/2" PROJ. (TYP.)
87	24" x 48" W/ 1/2" PROJ. (TYP.)
88	24" x 48" W/ 1/2" PROJ. (TYP.)
89	24" x 48" W/ 1/2" PROJ. (TYP.)
90	24" x 48" W/ 1/2" PROJ. (TYP.)
91	24" x 48" W/ 1/2" PROJ. (TYP.)
92	24" x 48" W/ 1/2" PROJ. (TYP.)
93	24" x 48" W/ 1/2" PROJ. (TYP.)
94	24" x 48" W/ 1/2" PROJ. (TYP.)
95	24" x 48" W/ 1/2" PROJ. (TYP.)
96	24" x 48" W/ 1/2" PROJ. (TYP.)
97	24" x 48" W/ 1/2" PROJ. (TYP.)
98	24" x 48" W/ 1/2" PROJ. (TYP.)
99	24" x 48" W/ 1/2" PROJ. (TYP.)
100	24" x 48" W/ 1/2" PROJ. (TYP.)



LEFT SIDE ELEVATION 'B'



RIGHT SIDE ELEVATION 'B'

LEFT AND RIGHT ELEVATION B

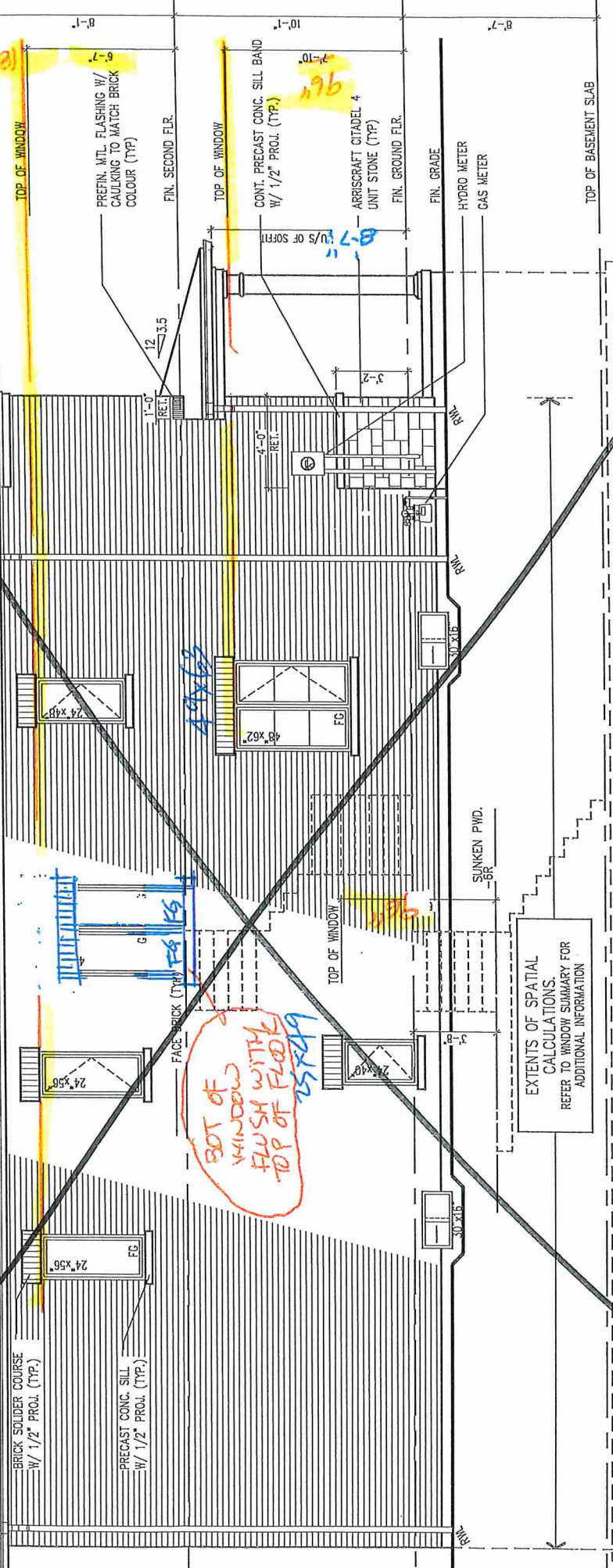
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WINDOW SUMMARY	
PER O.B.C. TABLE 10.1.4.1	
LEFT SIDE ELEVATION 'A' OPT.	
DOOR	1
WINDOW	2
DOOR	3
WINDOW	4
DOOR	5
WINDOW	6
DOOR	7
WINDOW	8
DOOR	9
WINDOW	10
DOOR	11
WINDOW	12
DOOR	13
WINDOW	14
DOOR	15
WINDOW	16
DOOR	17
WINDOW	18
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DOOR	21
WINDOW	22
DOOR	23
WINDOW	24
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DOOR	27
WINDOW	28
DOOR	29
WINDOW	30
DOOR	31
WINDOW	32
DOOR	33
WINDOW	34
DOOR	35
WINDOW	36
DOOR	37
WINDOW	38
DOOR	39
WINDOW	40
DOOR	41
WINDOW	42
DOOR	43
WINDOW	44
DOOR	45
WINDOW	46
DOOR	47
WINDOW	48
DOOR	49
WINDOW	50
DOOR	51
WINDOW	52
DOOR	53
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WINDOW	66
DOOR	67
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DOOR	69
WINDOW	70
DOOR	71
WINDOW	72
DOOR	73
WINDOW	74
DOOR	75
WINDOW	76
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DOOR	79
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DOOR	81
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DOOR	83
WINDOW	84
DOOR	85
WINDOW	86
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WINDOW	88
DOOR	89
WINDOW	90
DOOR	91
WINDOW	92
DOOR	93
WINDOW	94
DOOR	95
WINDOW	96
DOOR	97
WINDOW	98
DOOR	99
WINDOW	100

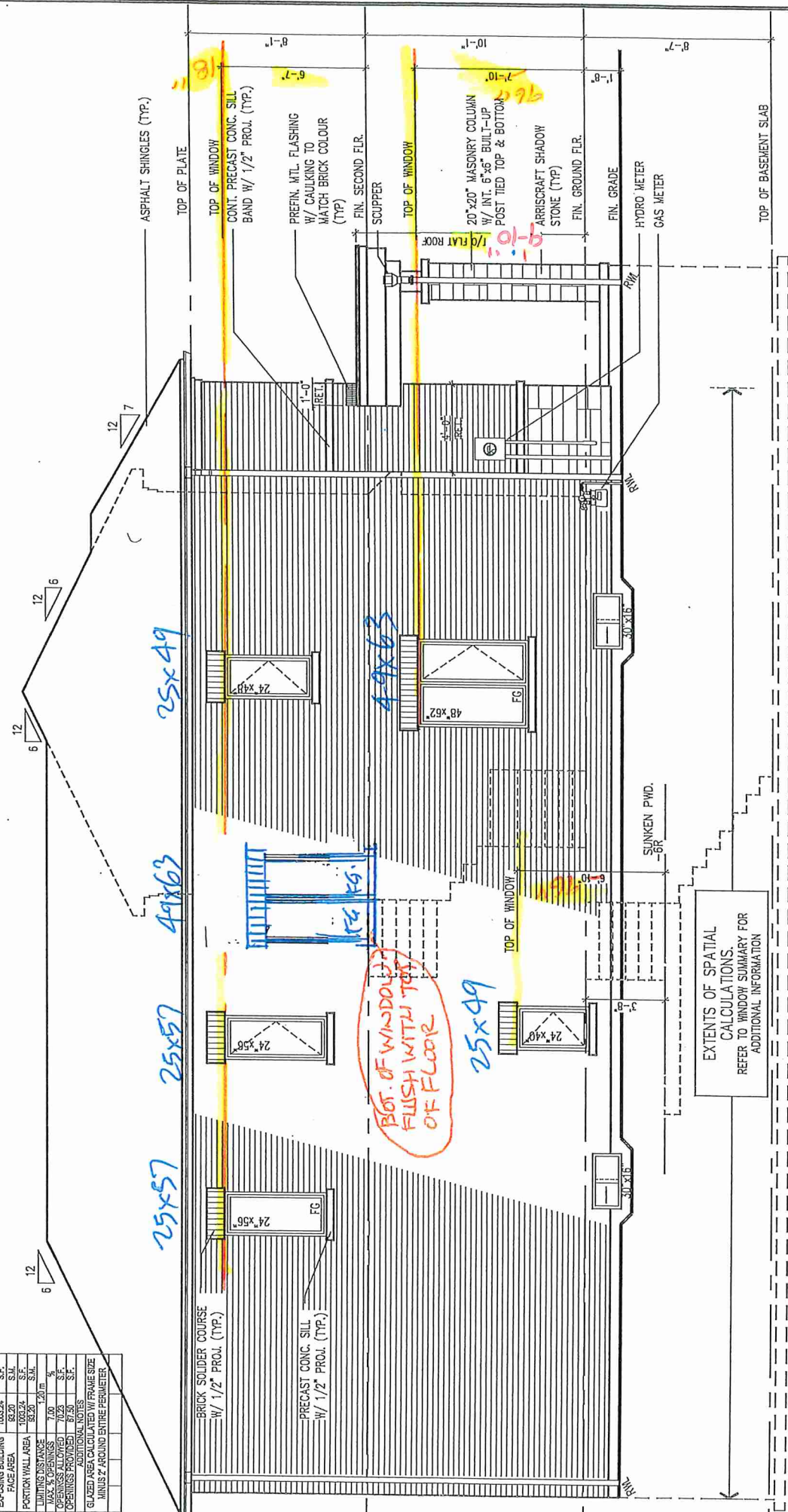
25x57 25x57 49x63 25x49



LEFT SIDE ELEVATION 'A'
(FOR OPT. SECOND FLOOR ONLY)

WINDOW SUMMARY	
PER O.B.C. TABLE 10.1.4.1	
LEFT SIDE ELEVATION 'A' OPT.	
DOOR	1
WINDOW	2
DOOR	3
WINDOW	4
DOOR	5
WINDOW	6
DOOR	7
WINDOW	8
DOOR	9
WINDOW	10
DOOR	11
WINDOW	12
DOOR	13
WINDOW	14
DOOR	15
WINDOW	16
DOOR	17
WINDOW	18
DOOR	19
WINDOW	20
DOOR	21
WINDOW	22
DOOR	23
WINDOW	24
DOOR	25
WINDOW	26
DOOR	27
WINDOW	28
DOOR	29
WINDOW	30
DOOR	31
WINDOW	32
DOOR	33
WINDOW	34
DOOR	35
WINDOW	36
DOOR	37
WINDOW	38
DOOR	39
WINDOW	40
DOOR	41
WINDOW	42
DOOR	43
WINDOW	44
DOOR	45
WINDOW	46
DOOR	47
WINDOW	48
DOOR	49
WINDOW	50
DOOR	51
WINDOW	52
DOOR	53
WINDOW	54
DOOR	55
WINDOW	56
DOOR	57
WINDOW	58
DOOR	59
WINDOW	60
DOOR	61
WINDOW	62
DOOR	63
WINDOW	64
DOOR	65
WINDOW	66
DOOR	67
WINDOW	68
DOOR	69
WINDOW	70
DOOR	71
WINDOW	72
DOOR	73
WINDOW	74
DOOR	75
WINDOW	76
DOOR	77
WINDOW	78
DOOR	79
WINDOW	80
DOOR	81
WINDOW	82
DOOR	83
WINDOW	84
DOOR	85
WINDOW	86
DOOR	87
WINDOW	88
DOOR	89
WINDOW	90
DOOR	91
WINDOW	92
DOOR	93
WINDOW	94
DOOR	95
WINDOW	96
DOOR	97
WINDOW	98
DOOR	99
WINDOW	100

ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

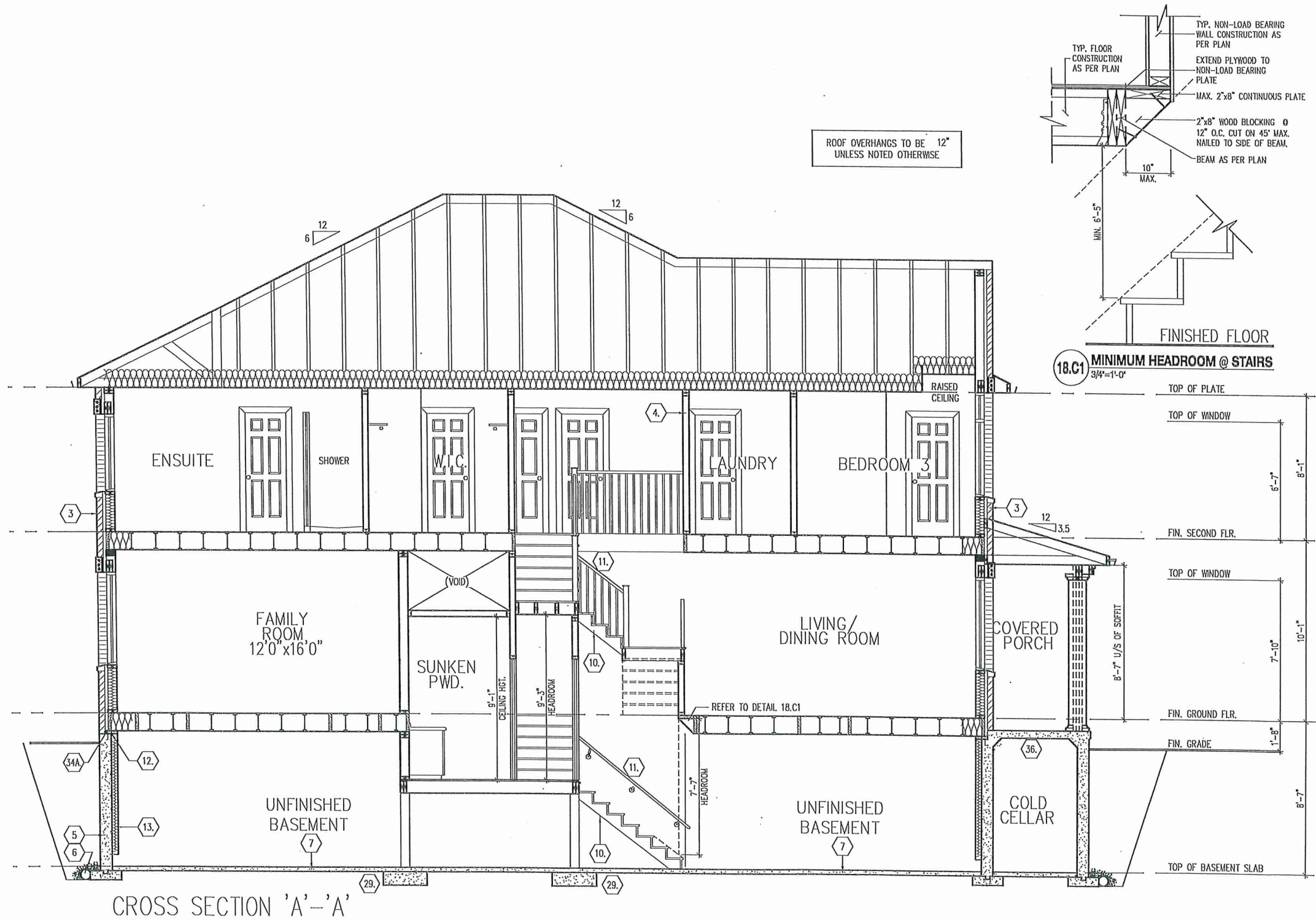


LEFT SIDE ELEVATION 'B'
(FOR OPT. SECOND FLOOR ONLY)



PLK 291-20

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CROSS SECTION 'A'-A'

Royal Pine Homes/Summer Ridge Estates Inc.-216051 UNIT-2504
"MAYFIELD VILLAGE", BRAMPTON, ON.
REV. 2024.03.14



PK 291-20

File Number 216051WS2504
Scale 3/16"=1'-0"
Drawn By WD
Checked By DS
3550 Langstaff Road, Suite 200 Woodbridge, Ontario, L4L 9G3

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cont. SECTION 1.0. CONSTRUCTION NOTES

39	TWO STOREY VOLUME SPACES (9.23.10.1., 9.23.11., 9.23.16.)	
	WALL ASSEMBLY	WIND LOADS
EXTERIOR	STUDS	≤ 0.5 kPa (g50)
BRICK	2"x6" (2-38x140) 1/2" (305) O.C. 18"-4" (5588) 1" (200) O.C. 18"-4" (5588)	SPACING, MAX HEIGHT
SIDING	SPR. #2 1/8" (406) O.C. 18"-4" (5588) 1/2" (305) O.C. 18"-4" (5588)	
BRICK	2"x6" 1/2" (305) O.C. 21"x7" (6400) 1/2" (305) O.C. 21"x7" (6400)	
SIDING	SPR. #2 1/8" (406) O.C. 21"x7" (6400) 1/8" (406) O.C. 21"x7" (6400)	
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **		

STUDS ARE TO BE CONTINUOUS, CW 2x6 (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.

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

40	1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 968 & 9119	
	1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (88x38) VERTICAL WD. STRAPPING @ 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" (88x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.	
40	1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W132	
	5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (88x49) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (88x49) 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 OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.	
40A	2 HR. FIREWALL (SB-3) WALL TYPE 968 & 9119	
	1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (88x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. 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")
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.L.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS 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)

41	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.L.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING 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)	
41A	STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.	
	STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.L.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)	
42	STUD WALL REINFORCEMENT	
	PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.1(1)) (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) WEERING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.3.10.1.6), 9.14.6.3.)	
45	SLOPED CEILING CONSTRUCTION	
	(98-12) 3.1.1.8., 9.23.4.2.) 2"x12 (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) 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 (9.52 RS).	
46	FLAT ROOF/BALCONY CONSTRUCTION	
	WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (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 1" TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ. BALCONY CONDITION	
47	BARREL VAULT CONSTRUCTION	
	CANTILEVERED 2"x4" (38x49) 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)	

Blk 291-20

INDICATED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DRAWING. REVISIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING ACT AND REGULATION 612.

QUAIRATION INFORMATION
Derek R. Santos 37008 BDN

NAME
Derek R. Santos 37008 BDN

REISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19895

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SECTION 1.1. WALL STUDS

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFORMANCE OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)	
SUPPORTED LOADS (EXTERIOR)	
MIN. STUD SIZE, in (mm)	ROOF-W/ OR W/6 W/6 ATTIC & 1 FLOOR/ATLANTIC & 2 FLOOR/ATLANTIC & 3 FLOOR
2"x4" (38x49)	MAX. STUD SPACING, in (mm) O.C.
2"x6" (38x140)	MAX. UNSUPPORTED HGT., in (mm)
2"x4" (38x49)	16" (406) 12" (305) N/A
2"x6" (38x140)	9"-10" (3.0) 9"-10" (3.0) 16" (406) N/A
2"x8" (38x140)	24" (610) 12" (305) 12" (305) 12" (305)
2"x10" (38x140)	9"-10" (3.0) 11"-10" (3.6) 9"-11" (1.8) 9"-11" (1.8)

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m² UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.
2) 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 IS LOCATED LESS THAN 4'-0" (1219) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 9'-1" (1800). (9.8.8.1.)
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (660) (3-5' (914)) 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 4.1.5.15 OR 9.8.8.2

4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
2.2. CEILING HEIGHTS
THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

MINIMUM HEIGHTS	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'-7" (9.5.3.3)

2.3. MECHANICAL / PLUMBING
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 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.
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF SB12 - 3.1.1.12 OF THE O.B.C.

2.4. LUMBER
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 TREATED 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 CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.90 (485b) HOLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBERS IS AT LEAST 6" (152) ABOVE THE GROUND.

2.5. STEEL (9.23.4.3.)
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW STRUT. 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
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE
2.8. FLASHING (9.20.13, 9.26.4, 9.27.3)
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

2.9. GRADING
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 SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LITELS AND BUILT-UP WOOD
(DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16)
FORMING 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 (1)

2"x8" SPRUCE #2	2"x12" SPRUCE #2	2"x12" SPRUCE #2
L1 2"x8" (238x184)	L3 2"x12" (238x235)	L5 2"x12" (238x235)
B1 3"x8" (38x184)	B3 3"x12" (38x235)	B5 3"x12" (38x235)
B2 4"x8" (438x184)	B4 4"x12" (438x235)	B6 4"x12" (438x235)
B7 5"x8" (538x184)	B8 5"x12" (538x235)	B9 5"x12" (538x235)

ENGINEERED LUMBER SCHEDULE	
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL
1-1 3/4"x9 1/2" LVL3	1-1 3/4"x11 7/8" LVL10
1-1 3/4"x9 1/2" LVL6	2-1 3/4"x11 7/8" LVL11
3-1 3/4"x9 1/2" LVL7	3-1 3/4"x11 7/8" LVL12
4-1 3/4"x9 1/2" LVL9	4-1 3/4"x11 7/8" LVL13

3.2. STEEL LITELS SUPPORTING MASONRY VENEER
(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 1/4" (89 x 89 x 6.4)	8"-1" (247mm)	7'-6" (2.30m)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8'-5" (2.56m)	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)

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.

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS 9.5.11, 9.6, 9.7.2.1, 9.7.5.2, & 9.10.13.10	
1	EXTERIOR 2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR 2'-10" x 6'-5" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR 3'-0" x 6'-5" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C	EXTERIOR 2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR 2'-5" x 6'-5" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E	EXTERIOR 3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F	EXTERIOR 2'-5" x 8'-0" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR 2'-5" x 8'-0" x 1-3/4" (815 x 2030 x 45) 20 MIN. F.R.R. DOORFRAME WITH APP. SELF-CLOSING DEVICE
2	INTERIOR 2'-5" x 6'-5" x 1-3/8" (815 x 2030 x 35)
3	INTERIOR 2'-5" x 6'-5" x 1-3/8" (815 x 2030 x 35)
3A	INTERIOR 2'-5" x 6'-5" x 1-3/8" (815 x 2030 x 35)
4	INTERIOR 2'-5" x 6'-5" x 1-3/8" (815 x 2030 x 35)
5	INTERIOR 1'-5" x 6'-5" x 1-3/8" (460 x 2030 x 35)

3.4. ACRONYMS

ACRONYM	MEANING
AFF	ABOVE FINISHED FLOOR
BBFM	BEAM BY FLOOR MANUFACTURER
BG	FIXED GLASS W/ BLACK BACKING
BM	BEAM
BBRM	BEAM BY ROOF MANUFACTURER
CRF	CONVENTIONAL ROOF FRAMING
CW	COMPLETE WITH
DW/J	DOUBLE JOIST / TRIPLE JOIST
DO	DO OVER
DRP	DROPPED
ENG	ENGINEERED
EST	ESTIMATED
FA	FLOOR ARCH
FD	FLOOR DRAIN
FG	FIXED GLASS
FL	FLUSH
FLR	FLOOR
GT	GIRDER TRUSS
HB	HOSE BIB
HRV	HEAT RETURN VENTILATION UNIT
HWT	HOT WATER TANK

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.3.4.	
CLASS 'B' VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/84 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

SA SMOKE ALARM (9.10.18)
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 SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS WITH A MIN. ALARMS SHALL HAVE A VISUAL SIGNALING 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-8.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)
THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76.2) 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 CONFORM TO TABLE A-34 TO A-37. (9.17.4., 9.23.10.1.)

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 98.

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

EXPOSED BUILDING FACE - O.B.C. 9.10.14, OR 9.10.15.
REFER TO HEX NOTE 95 & DETAILS FOR TYPE AND SPECIFICATIONS.

1 HR. PARTY WALL
REFER TO HEX NOTE 40.

SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.12 kPa
WIND PRESSURE (q50) (SB-1.2.): 0.44 kPa

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CONSTRUCTION NOTE REVISION DATE: JUNE 09, 2022

CONSTRUCTION NOTES

ROYAL PINE HOMES - 216051
"LEAFTRAIL HOLDINGS", BRAMPTON ONTARIO
UNIT - 2503
REV. 2023.01.12

Drawn By: JMC
Checked By: VL
Scale: 3/16"=1'-0"
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