

Unit 77

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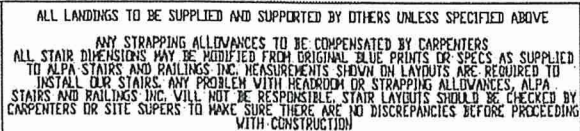
Hand-drawn floor plan of a landing area with stairs and various dimensions. The plan includes the following details:

- Overall Dimensions:**
 - Top: 133" TO CONC.
 - Bottom: 128" FROM CONC.
 - Right: 90" OR BIGGER
 - Left: 40" RSU, 50" +
- Stairs:**
 - Up stairs (UP STR) on the left, labeled "2x10 FLAT" and "42"
 - Down stairs (DOWN) in the center, labeled "8 TREADS", "10" RUN", "37"
 - Dimensions for stairs: 46" (width), 60" (length), 22 1/2" (width of landing area)
- Other Features:**
 - 2x2" STRAPPING at the top right.
 - 84" OPENING FROM STRAP on the right.
 - 2x6" STRAPPING at the bottom right.
 - 110" LANDING at the bottom, with a 35" + " 68" section.
 - 3R and 1R labels in circles near the stairs.

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

2" CONC. LEDGE
IN GARAGE

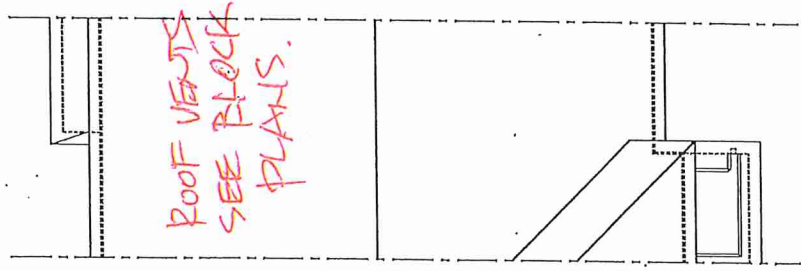
GARAGE RIGHT >



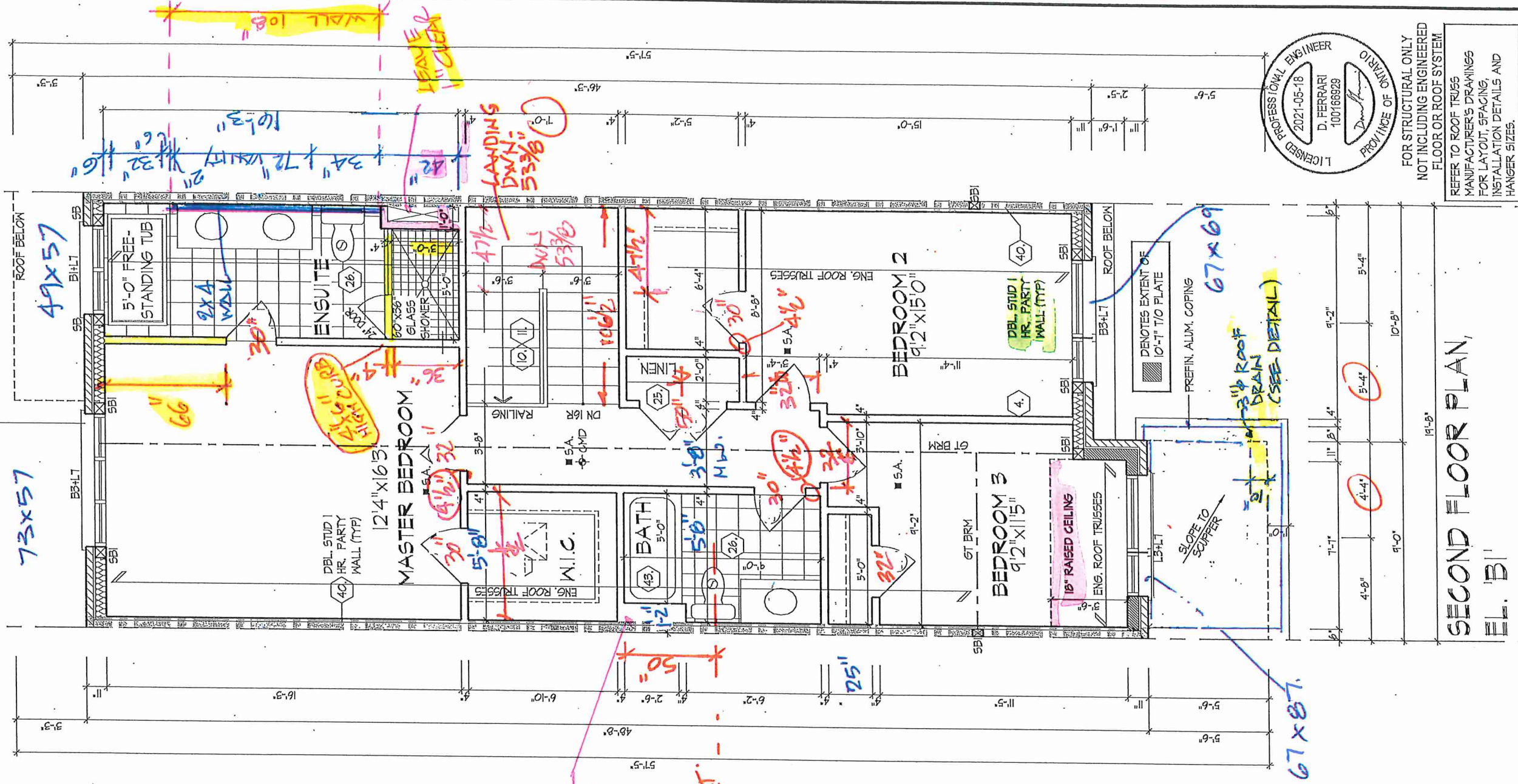
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PORTAL

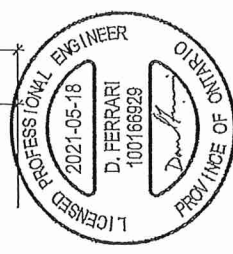
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ROOF PLAN
EL. 'B' & 'B2'
N.T.S.



SECOND FLOOR PLAN,
EL. 'B1'



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS
FOR LAYOUT, SPACING, AND
INSTALLATION DETAILS AND
HANGER SIZES.

BLK 242-77

SECOND FLOOR PLAN, EL. 'B1'

ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV. 2021.05.11



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NAME: Derek R. Santos
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 37308 BCN
QUALIFICATION INFORMATION: 19895

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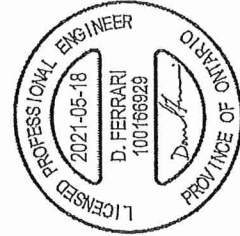
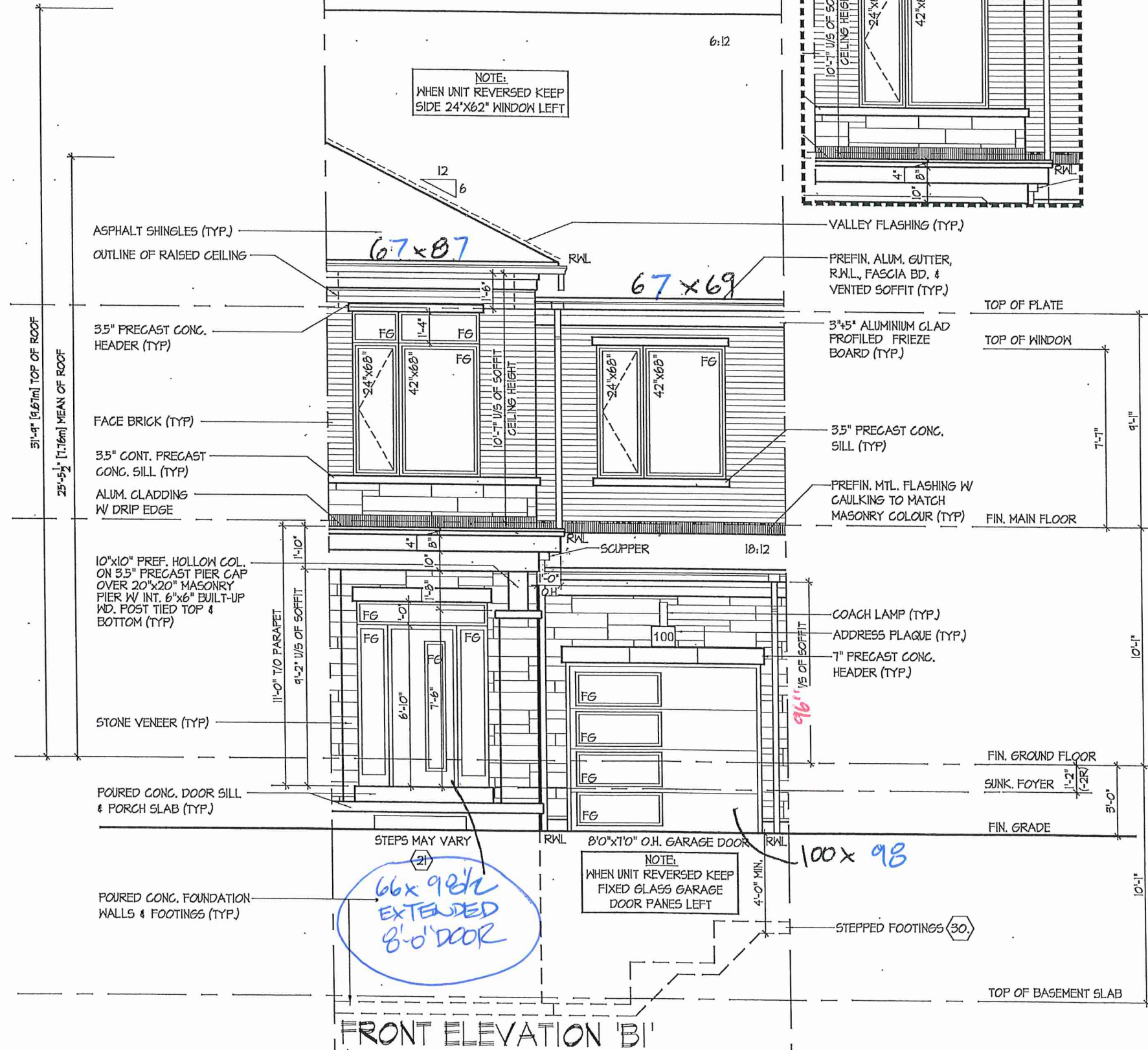
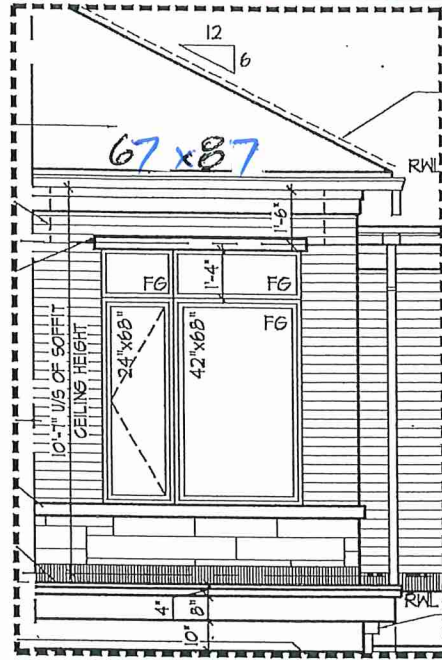
Page Number: 8 of 16
File Number: 216102WT2007
Scale: 3/16" = 1'-0"
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T 905.737.5133 F 905.737.7326

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

GARAGE ROOF
18'0" H + 18 1/2" PITCH

PART. FRONT
ELEVATION 'B2'

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x62" WINDOW LEFT



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FRONT ELEVATION 'B1' & 'B2'

ROYAL PINE HOMES - 216102

UNIT 2007

'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV. 2021.05.11

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REGISTRATION INFORMATION
NAME: Derek R. Santos
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19685
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2021-05-18
D. FERRARI
100166929
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BK 242-77

FRONT ELEV. 'A' & REAR ELEV. 'A' & 'B'

UNIT 2007
REV. 2021.05.11

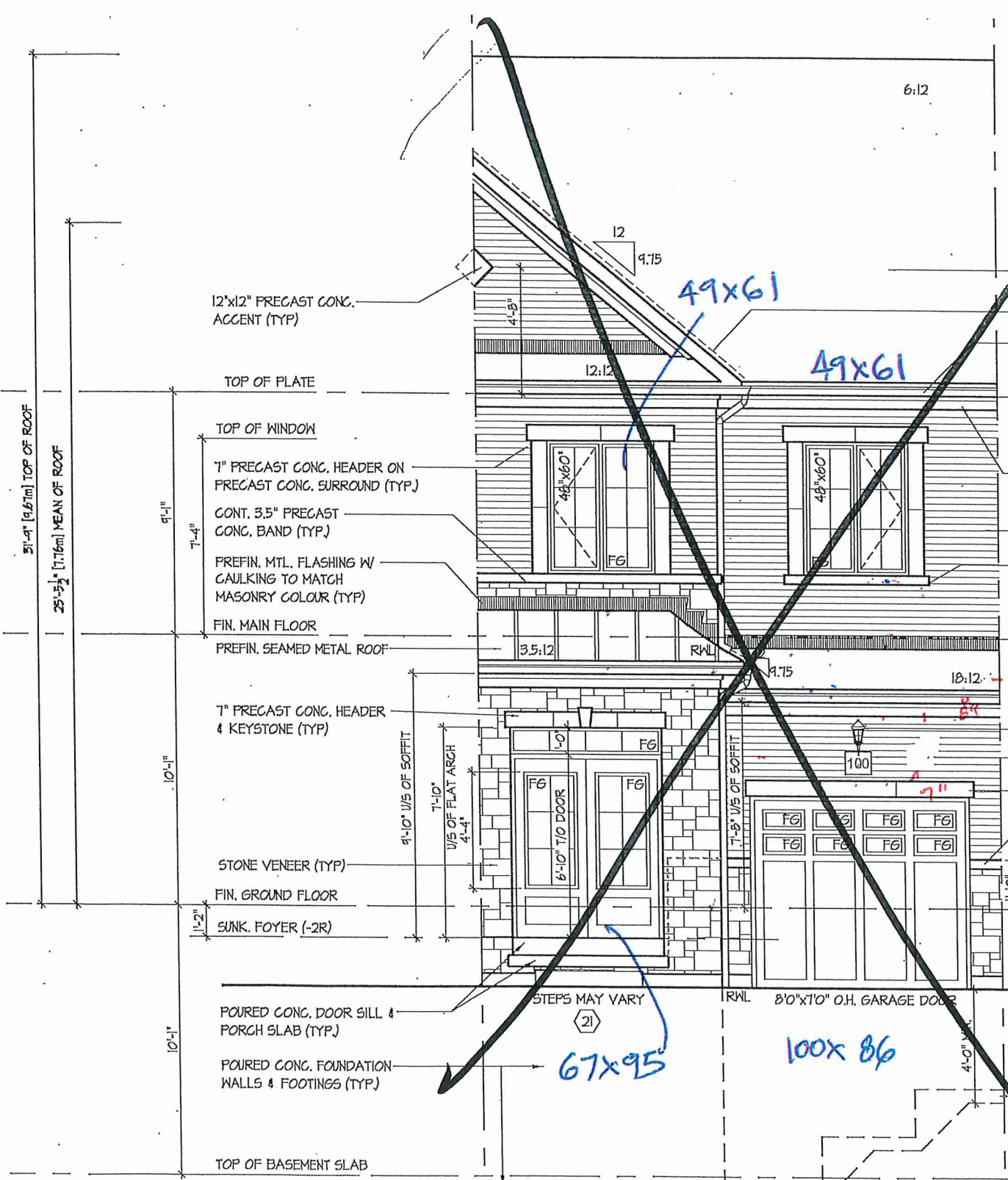
ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON.

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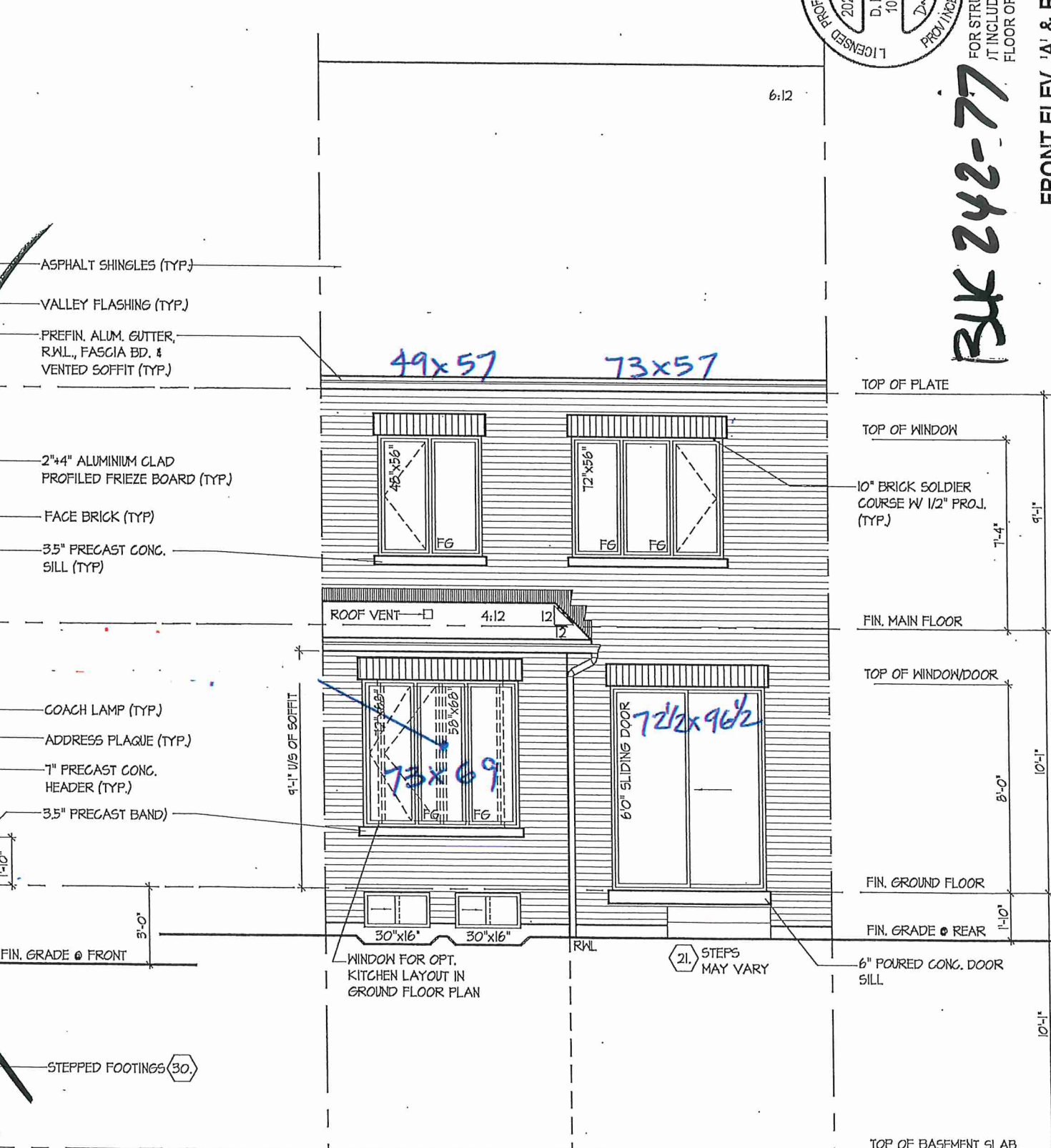
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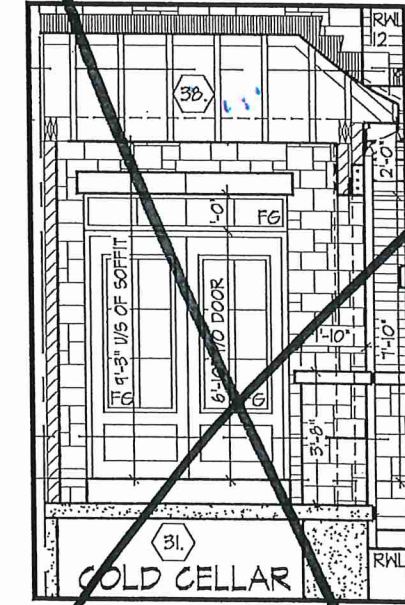
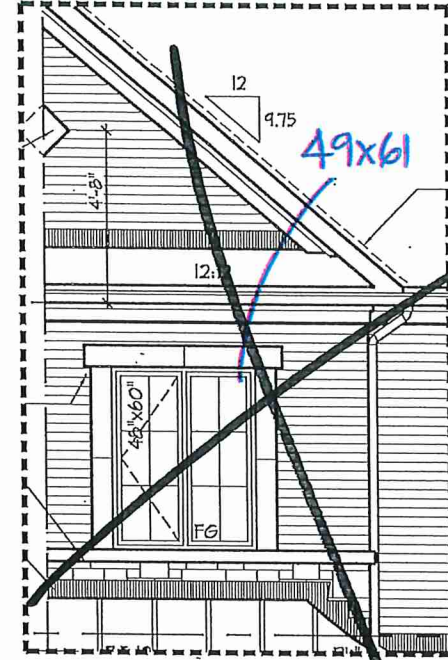
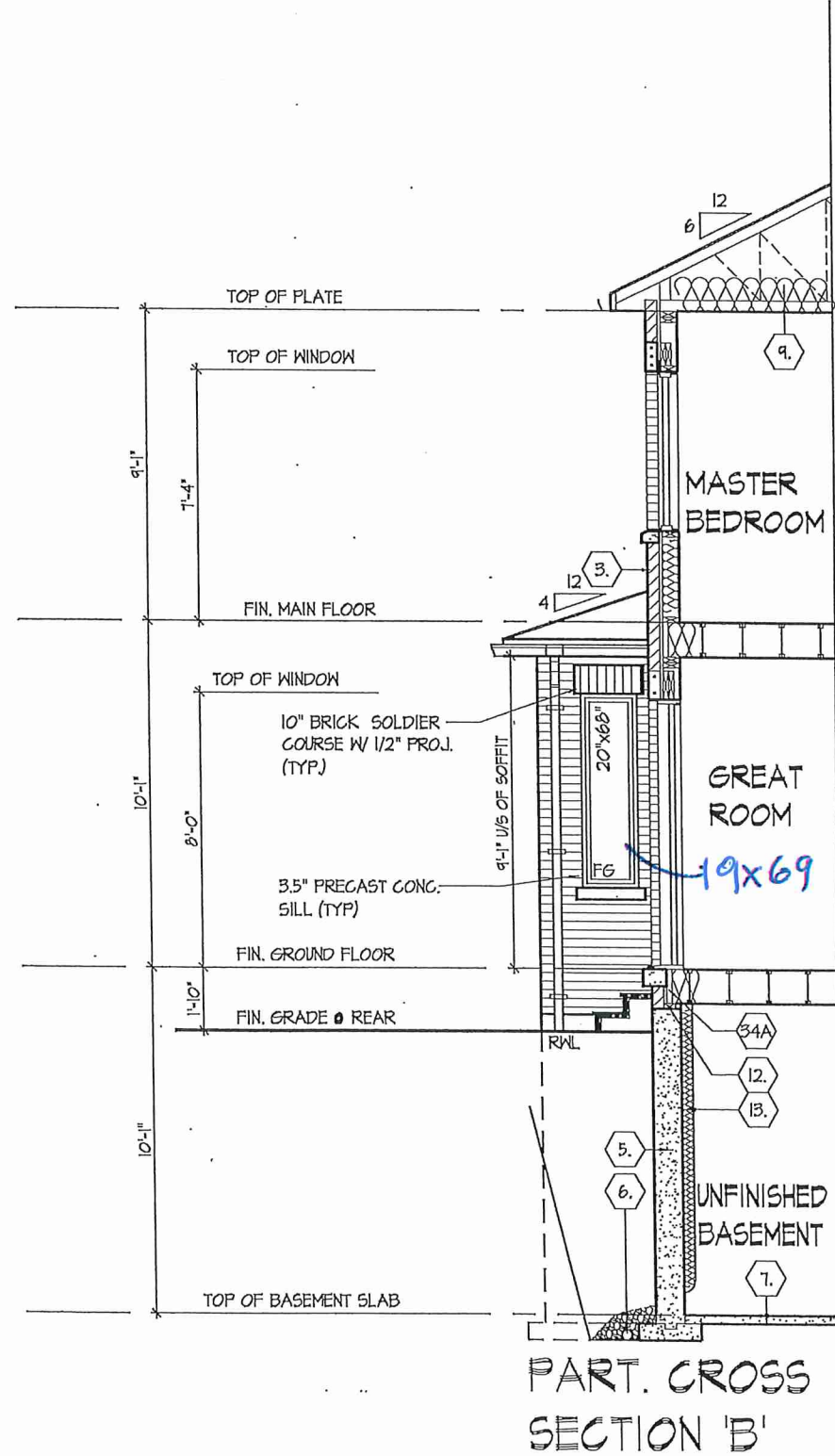
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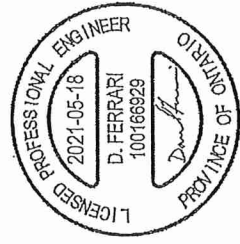
FRONT ELEVATION 'A'



REAR ELEVATION 'A' & 'B'



ROOF OVERHANGS TO BE 12"
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DESIGN CONTROL REVIEW

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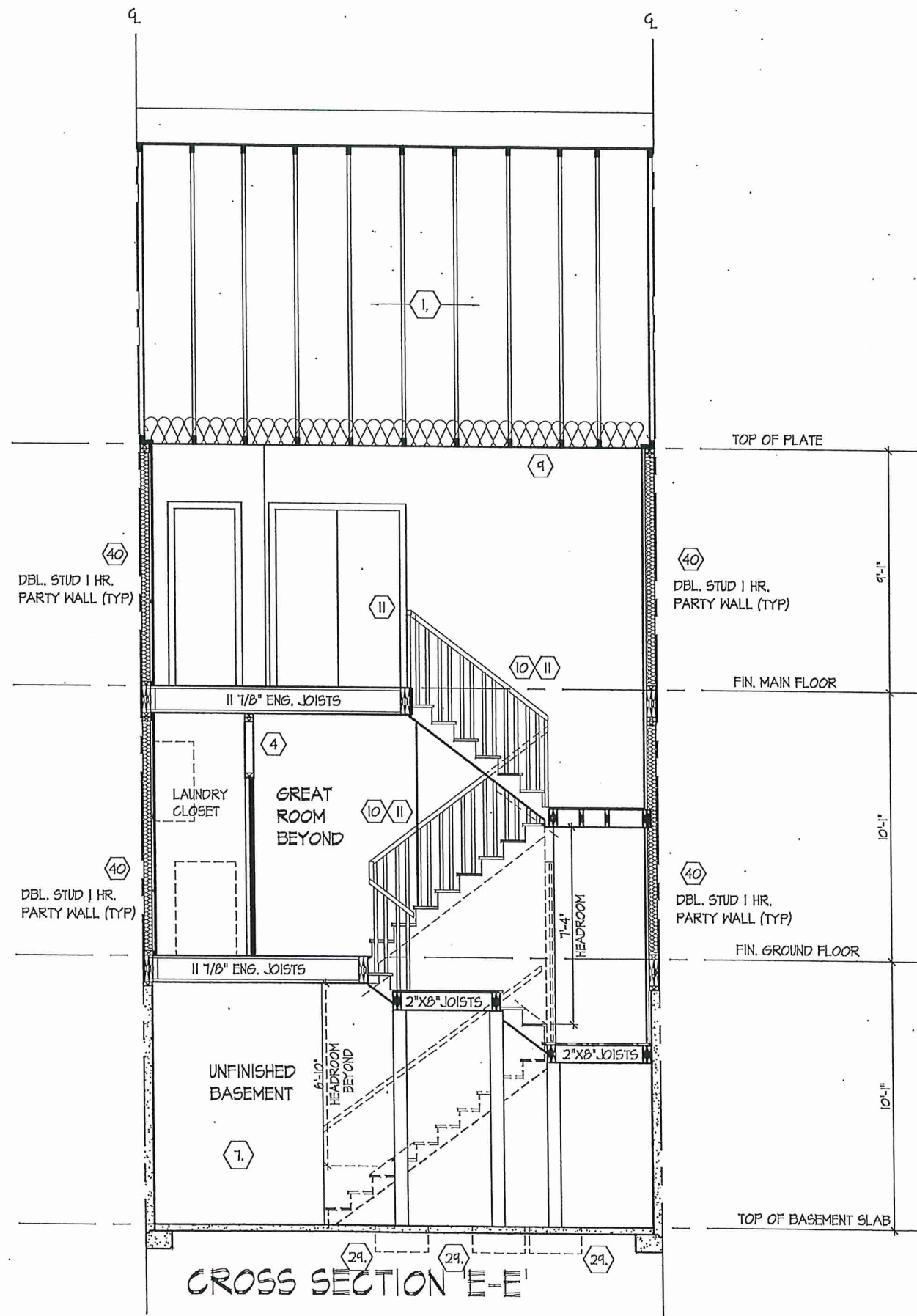
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PART. ELEVATIONS, EL. 'A' & 'A2' & PART CROSS SECTION 'B'
UNIT 2007
ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV. 2021.05.11
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File Number: 216102WT2007
Page Number: 10 of 16
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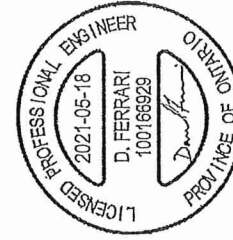
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DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET
OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
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SIGNATURE: *Derek R. Santos*
REGISTRATION INFORMATION
NAME: Derek R. Santos
SIGNATURE: *Derek R. Santos*
REGISTRATION NUMBER: 37308
BORN: 1965

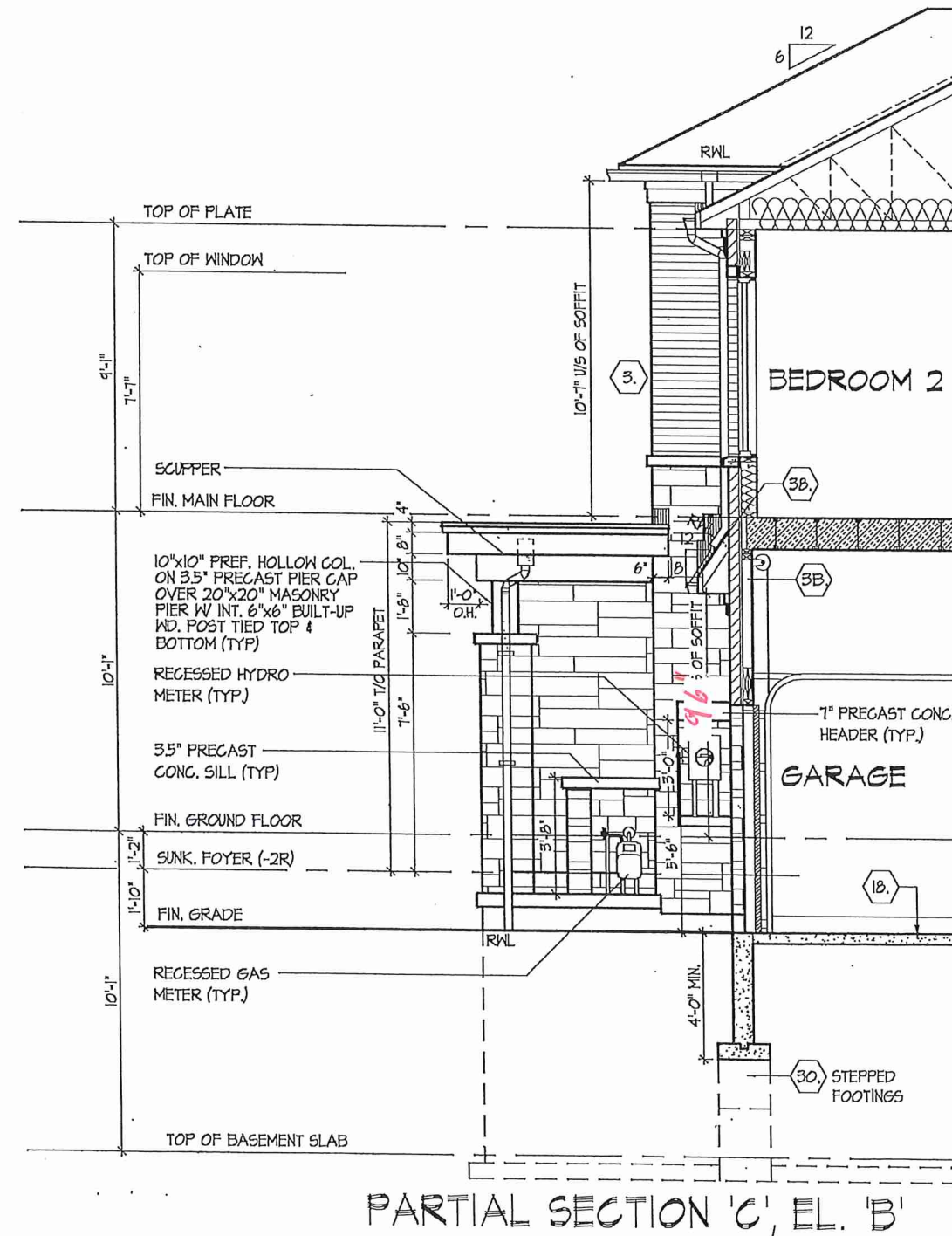
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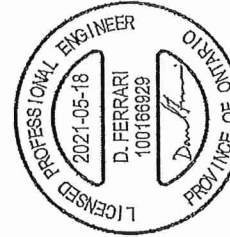
CROSS SECTION 'E-E' & PART. CROSS SECTION 'C', EL. 'B'
UNIT 2007
ROYAL PINE HOMES - 216102
'CENTREFIELD', WEST GORMLEY, RICHMOND HILL, ON. REV.2021.05.11

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	SIGNATURE		
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CROSS SECTION 'A-A'

ROYAL PINE HOMES - 216102

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 QUALIFICATION INFORMATION Derek R. Santos	SIGNATURE REGISTRATION INFORMATION BOIN 37308 19695
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CROSS SECTION 'A-A'

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&e & B1b)
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (203) 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 W13a)
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 B&e & B1b)
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (203) CONC. BLOCK. 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)
- 41

STUCCO WALL CONSTRUCTION (2"x6")
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.2B. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. 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 9.2B. 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.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)
- 41B

STUCCO WALL @ GARAGE CONST.
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.2B. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS 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.)
***FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (1) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS IN LIEU OF 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.
- 42

UNSUPPORTED FOUNDATION WALLS (8'x15.42)
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
3-28M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE 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 THE 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. 1" (25) 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 3.3.3.3.(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.)
- 45

SLOPED CEILING CONSTRUCTION (98-12) 2.1.1.7., 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 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).
- 46

FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.26.1.1, 9.26.1.5, 9.26.1.6) 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 U-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
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1 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 INTERIOR FINISH
- 47

BARREL VAULT CONSTRUCTION
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 WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION 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 ATTIC & 1 FLOOR/ATTC & 2 FLOOR/ATTC & 3 FLOOR
2"x4" (38x89)	ROOF-W/ OR W/6 ROOF-W/ OR W/6 ROOF-W/ OR W/6
2"x6" (38x140)	MAX. UNSUPPORTED HGT., ft.-in (mm)
	12" (305)
	9'-10" (3.0)
	16" (406)
	11'-10" (3.6)
	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
- 1) DIRECT 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 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT FLOOR IS GREATER THAN 5'-11" (1800). (9.8.8.1.)
- 3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-5" (1070)] WITH 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.	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-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'-6".
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 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.50 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER 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 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" (2400) CEILINGS, FLAT ARCHES SHALL BE 8'-10" (2680) 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 LINTELS 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"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2/2"x8" (2/38x184)	L3 2/2"x10" (2/38x235)	L5 2/2"x12" (2/38x286)
B1 3/2"x8" (3/38x184)	B3 3/2"x10" (3/38x235)	B5 3/2"x12" (3/38x286)
B2 4/2"x8" (4/38x184)	B4 4/2"x10" (4/38x235)	B6 4/2"x12" (4/38x286)
B7 5/2"x8" (5/38x184)	B8 5/2"x10" (5/38x235)	B9 5/2"x12" (5/38x286)

ENGINEERED LUMBER SCHEDULE	
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL
LVL2 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"
LVL4 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"
LVL5 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"
LVL8 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"

- 3.2. STEEL LINTELS 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)

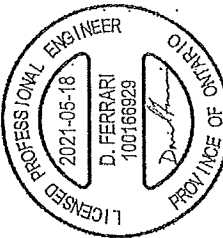
CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8-1" (2.47m)	7'-5" (2.30m)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.46m)
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.03m)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-5" (3.48m)	10'-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-5" (3.82m)	11'-7" (3.54m)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)	19'-1" (5.99m)

CONSTRUCTION NOTES 2

UNIT 2007

REV.2021.05.11

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FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED
FLOOR OR ROOF SYSTEM

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. O.N.T. REG. 33272.

CONSTRUCTION NOTE REVISION DATE: MAY 9, 2019

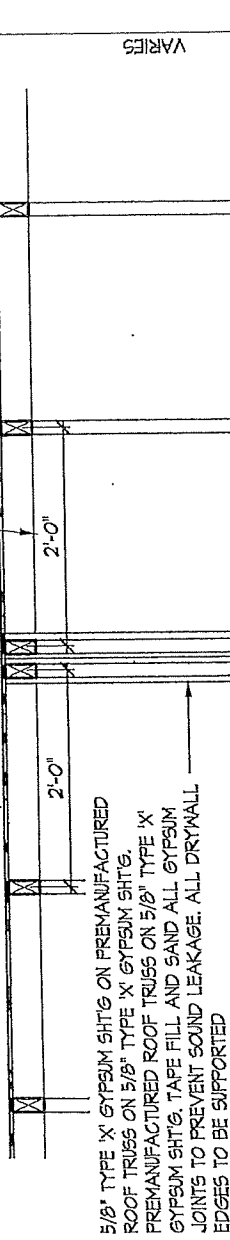
FIRE RATINGS - PARTY WALL TRUSS SPACE (OBC REF. - SB-2.3)		
COMPONENT	FIRE RATING	CODE REFERENCE
5/8" (15.9mm) TYPE X GYPSUM WALL BOARD	40 min.	OBC, SB-2.3.4.(2) (TABLE 2.3.4.A)
WOOD TRUSSES	NO RATING ASSIGNED	
5/8" (15.9mm) TYPE X GYPSUM WALL BOARD	40 min.	OBC, SB-2.3.4.(2) (TABLE 2.3.4.A)
TOTAL FIRE RATING	80 min.	OBC, SB-2.3.4.(1)

FIRE & SOUND RATINGS - PARTY WALL		
WBC	CODE REFERENCE	RATING
	OBC, SB-3	54 STC 10 IIR RFR

FILL ANY VOID TO UNDERSIDE OF ROOF DECK AND TOP OF WALL WITH MINERAL WOOL

WHEN ROOF JOISTS SPACING EXCEEDS 24" O.C. PROVIDE H-CLIPS @ 12" O.C.

TYPICAL ROOF & EAVES CONSTRUCTION



PROVIDE 2 LAYERS 1/2" TYPE "X" GYPSUM BOARD FIRESTOP, (SEPARATELY FASTEN 1 LAYER TO EACH HEADER BEFORE INSTALLATION OF HEADER)

PROVIDE 2 LAYERS 1/2" TYPE "X" GYPSUM BOARD FIRESTOP, (SEPARATELY FASTEN 1 LAYER TO EACH HEADER BEFORE INSTALLATION OF HEADER)

5/8" TYPE "X" GYPSUM SHEATHING ON BLOCKING ON CONTINUOUS HEADER BOARD, EACH SIDE

FURR OUT BOXING FROM FACE OF GYPSUM SHEATHING TO ENCLOSE ANY MECHANICAL'S

PROVIDE 2 LAYERS 1/2" TYPE "X" GYPSUM BOARD FIRESTOP, (SEPARATELY FASTEN 1 LAYER TO EACH HEADER BEFORE INSTALLATION OF HEADER)

5/8" TYPE "X" GYPSUM SHEATHING ON BLOCKING ON CONTINUOUS HEADER BOARD, EACH SIDE

FURR OUT BOXING FROM FACE OF GYPSUM SHEATHING TO ENCLOSE ANY MECHANICAL'S

5/8" TYPE "X" GYPSUM SHEATHING ON APPROVED AIR BARRIER ON EACH EXTERIOR SIDE OF 2 ROWS OF 2"x4" STUDS @ 16" O.C., 1" APART AND ON SEPARATE 2"x4" SILL PLATES TIED TO TOP OF FOUNDATION WALL. FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 40% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE. ALL DRYWALL EDGES TO BE SUPPORTED

NOTE: TO HOLD INSULATION PROVIDE 4" WIDE 1/2" GYPSUM SHEATHING OR 4" WIDE 1/4" PLYWOOD SHEATHING @ 24" O.C. VERT. ON EXTERIOR FACE OF STUD (IN AIR SPACE)

5/8" TYPE "X" GYPSUM SHEATHING ON BLOCKING ON CONTINUOUS HEADER BOARD, EACH SIDE

PROVIDE 2 LAYERS 1/2" TYPE "X" GYPSUM BOARD FIRESTOP, (SEPARATELY FASTEN 1 LAYER TO EACH HEADER BEFORE INSTALLATION OF HEADER)

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.), TIED TO TOP OF POURED CONC. FND. WALL WITH 8" LONG 1/2" ANCHOR BOLTS C/M NUT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 1'-0" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

UNFINISHED BASEMENT

8" POURED 15 MPa CONCRETE FOUNDATION WALL ON POURED CONC. FOOTING

3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPROOFING BELOW SLAB.

CONTINUOUS KEY IN CONCRETE

POURED CONC. FOOTINGS, SEE MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS' CHART

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 15MPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150KPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

MINIMUM STRIP FOOTING SIZES (4.15.3)			
NUMBER FLOORS SUPPORTED	SUPPORTING IN-LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR PARTY WALL	SUPPORTING PARTY WALL
1	16" W x 8" D	16" W x 8" D	16" W x 6" D
2	24" W x 8" D	20" W x 6" D	24" W x 6" D
3	36" W x 14" D	26" W x 9" D	36" W x 14" D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT