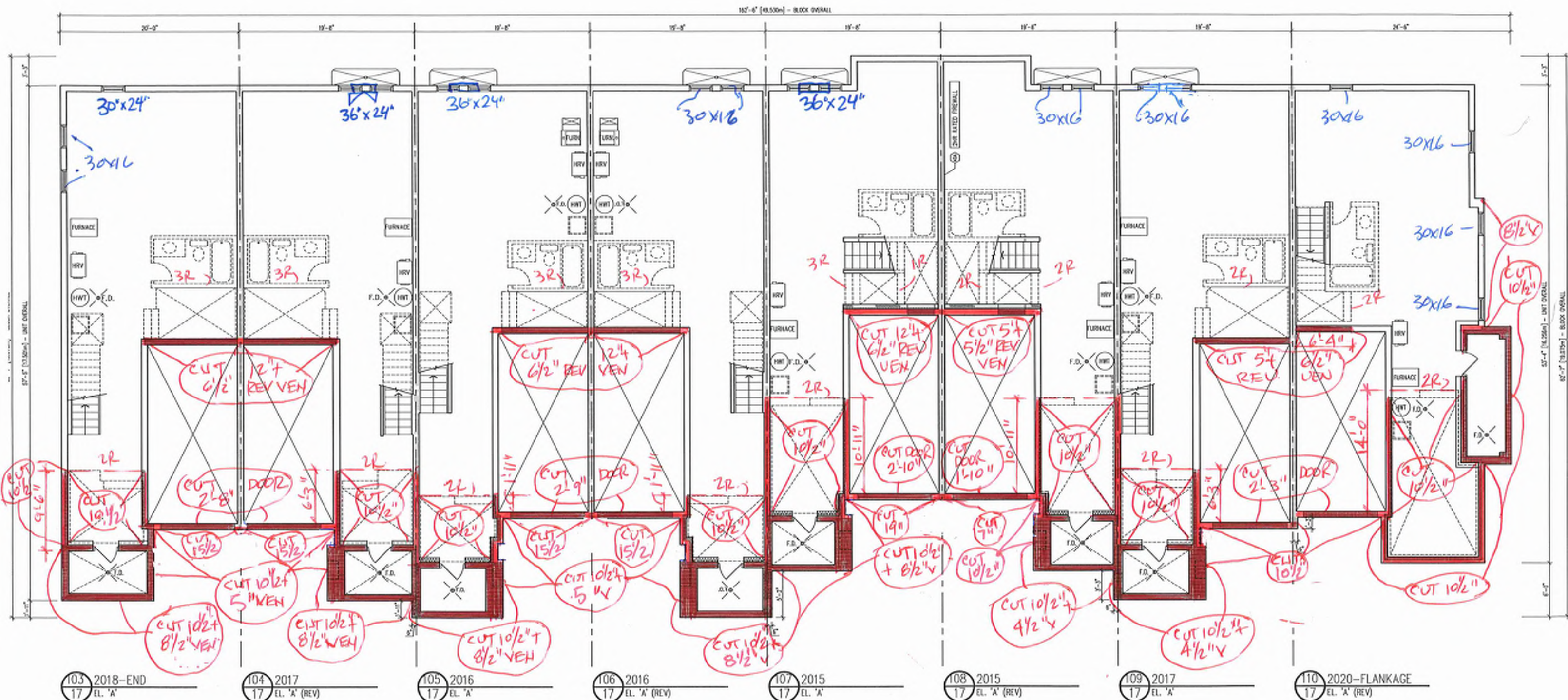
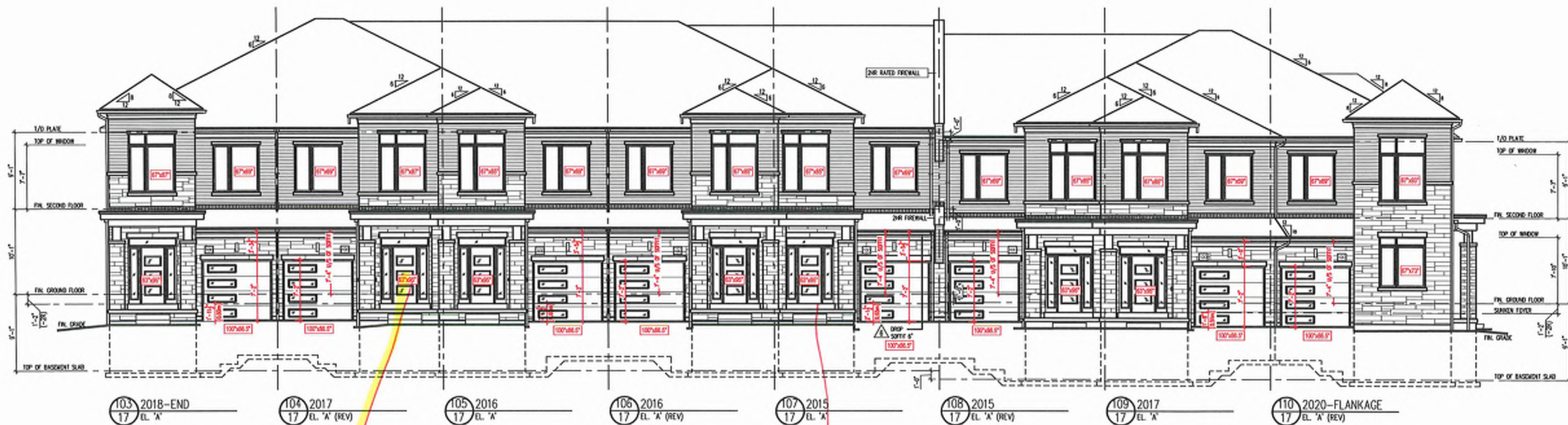


BLOCK 17



BASEMENT PLAN



FRONT ELEVATION

EXTENDED
HEIGHT
FRONT DOOR
66 X 98 1/2

EXTENDED
HEIGHT
FRONT DOOR
66 X 98 1/2





107 2015
17 EL. 'A'

108 2015
17 EL. 'A' (REV)

109 2017
17 EL. 'A'

110 2020-FLANKAGE
17 EL. 'A' (REV)



110 2020-FLANKAGE
17 EL. 'A' (REV)

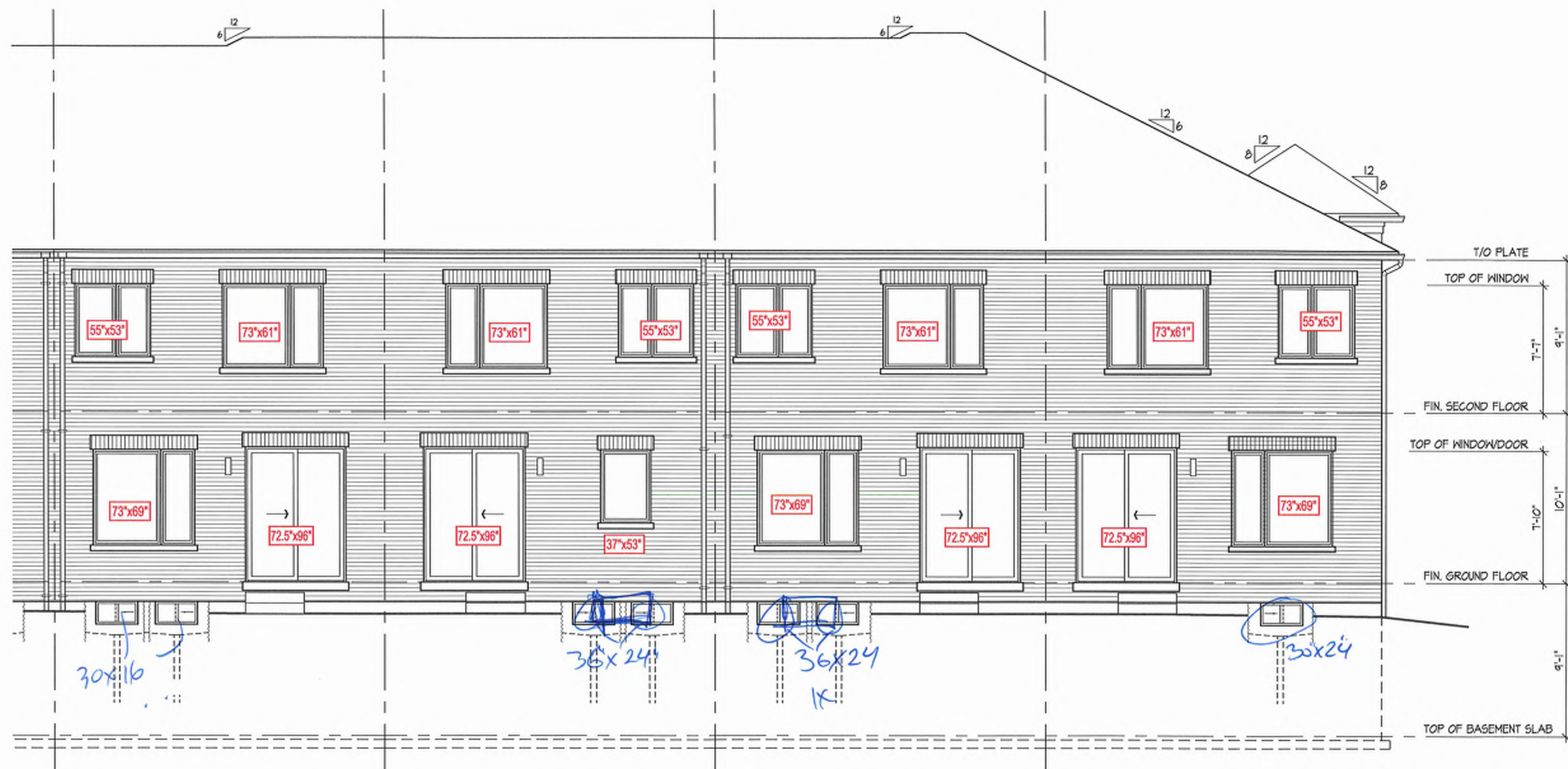
109 2017
17 EL. 'A'

108 2015
17 EL. 'A' (REV)

107 2015
17 EL. 'A'

106 2015
17 EL. 'A'

REAR ELEVATION



106 2016
17 EL. 'A' (REV)

105 2016
17 EL. 'A' (OPT. MAIN FLR.)

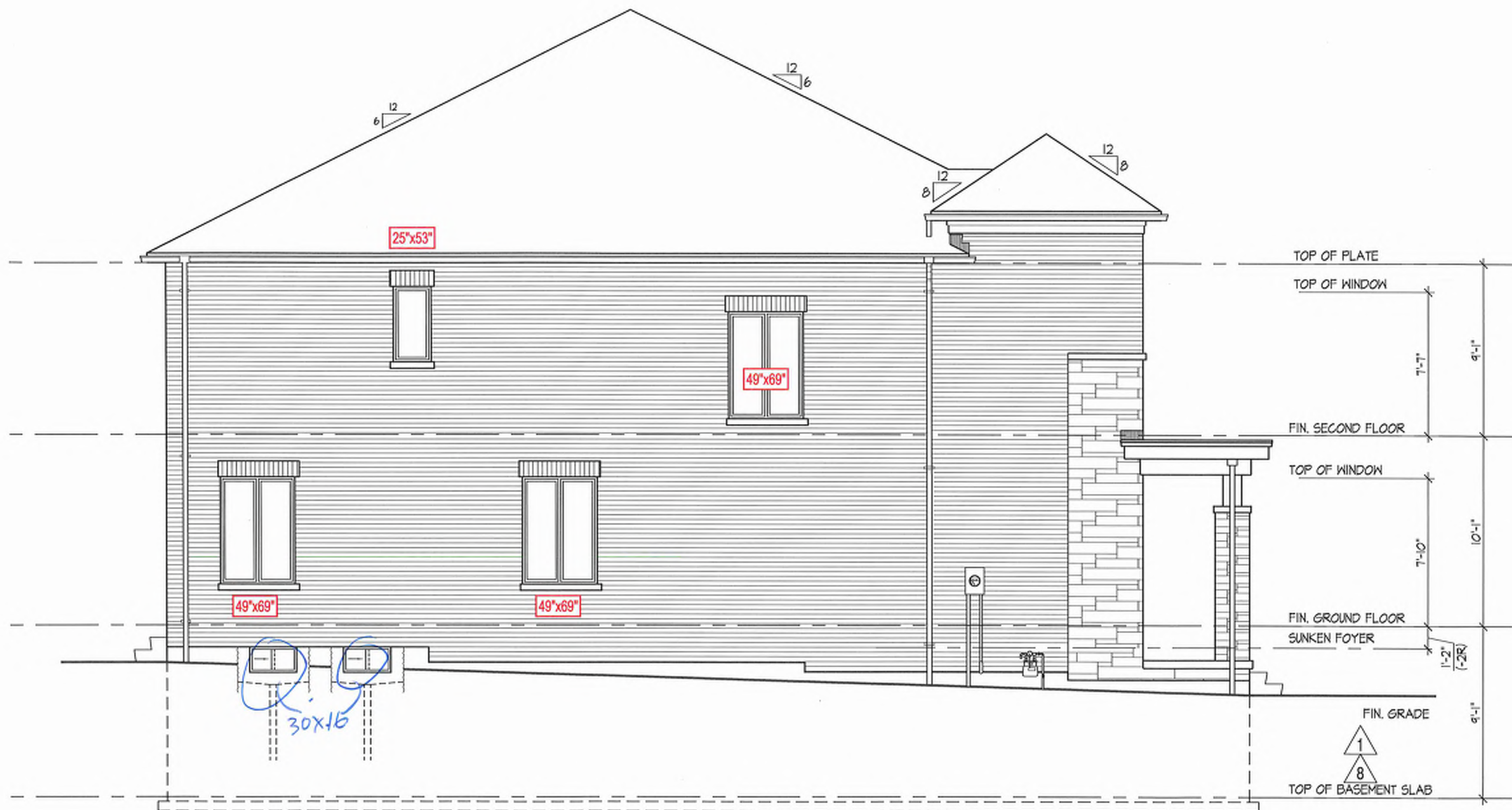
104 2017
17 EL. 'A' (REV)

103 2018-END
17 EL. 'A'



110 2020-FLANKAGE
17 EL. 'A' (REV)

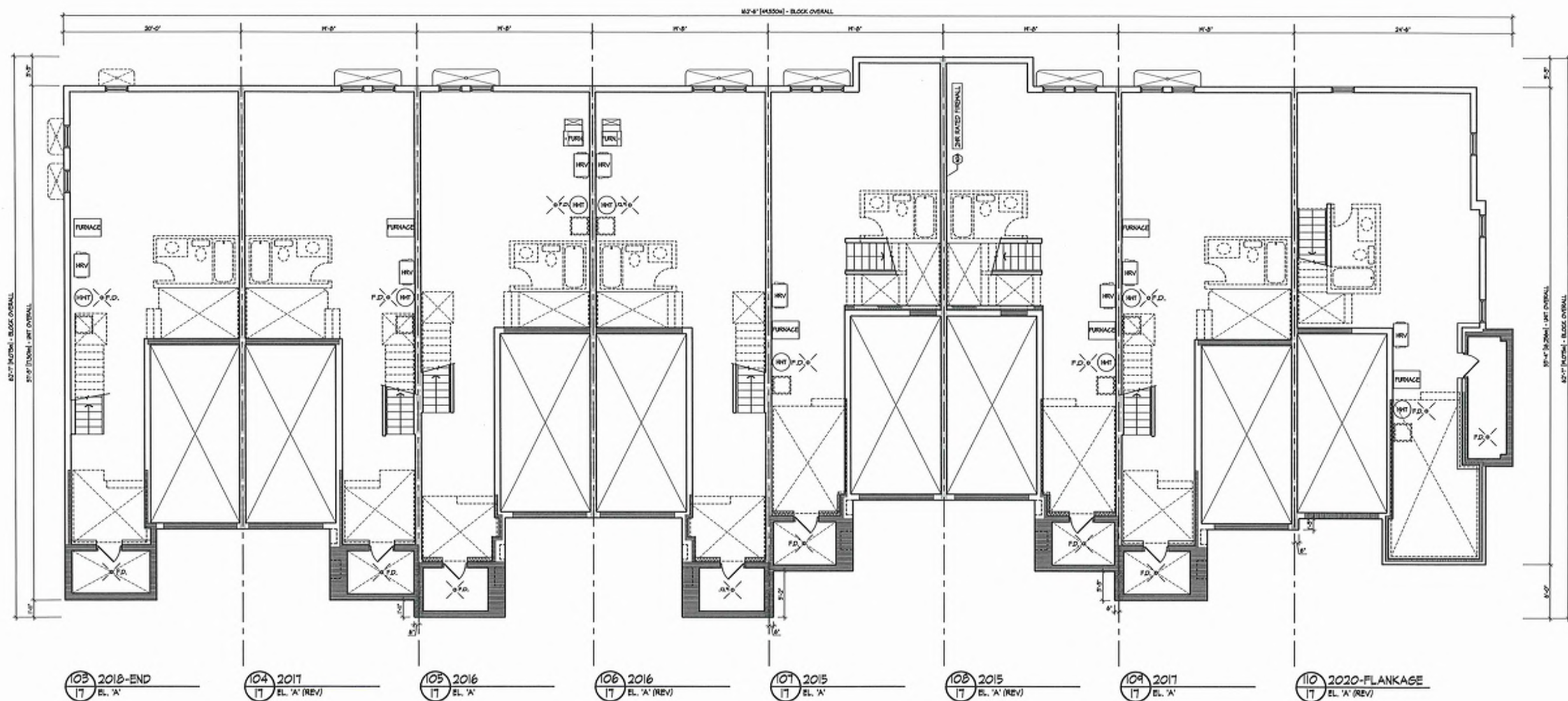
FLANKAGE ELEVATION



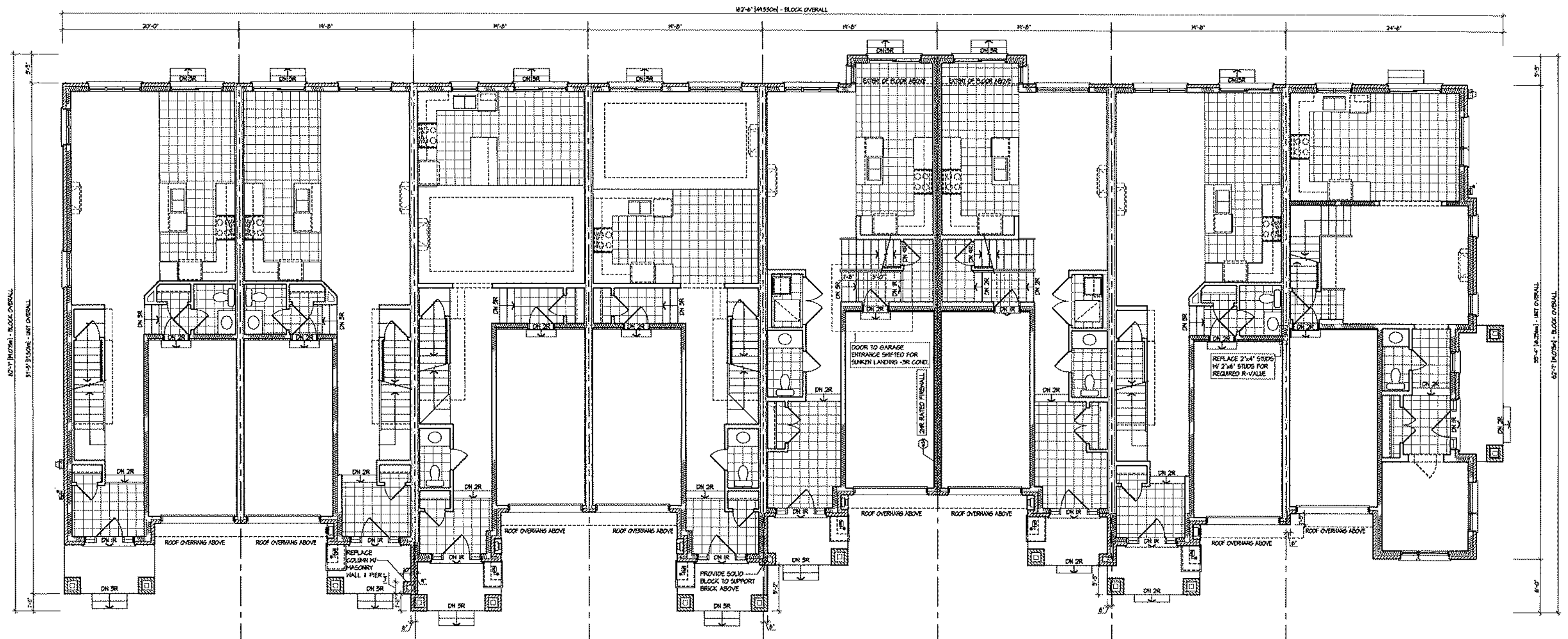
103 2018-END
17 EL. 'A'

LEFT SIDE ELEVATION

Block 17



BASEMENT PLAN



103 2018-END
17 EL. 'A'

104 2017
17 EL. 'A' (REV)

105 2016
17 EL. 'A' (OPT. MAIN FLR.)

106 2016
17 EL. 'A' (REV)

107 2015
17 EL. 'A'

108 2015
17 EL. 'A' (REV)

109 2017
17 EL. 'A'

110 2020-FLANKAGE
17 EL. 'A' (REV)

GROUND FLOOR PLAN

UNLESS NOTED OTHERWISE	UNIT	EL:	LOT	AREA	REMARKS
	UNIT2018 - END	EL:A-	LOT103	443586	
	UNIT2017	EL:(REV)-	LOT104	443587	
	UNIT2016	EL:A-	LOT105	443588	
	UNIT2016	EL:(REV)-	LOT106	443589	
	UNIT2015	EL:A-	LOT107	443590	
	UNIT2015	EL:(REV)-	LOT108	443591	
	UNIT2017	EL:A-	LOT109	443592	
	UNIT2020-FLANKAGE	EL:(REV)-	LOT110	443593	
	-2HRS FIREWALL -12" WALL DIFF.				

(Handwritten notes in red ink are present in the original image, including "NOT CORRECT" near Unit 2017 and "PLAN 2E" near Unit 2020.)

ROOF PLAN

103 2018-END
EL. V. 17

104 2017
EL. V. (REV) 17

105 2016
EL. V. 17

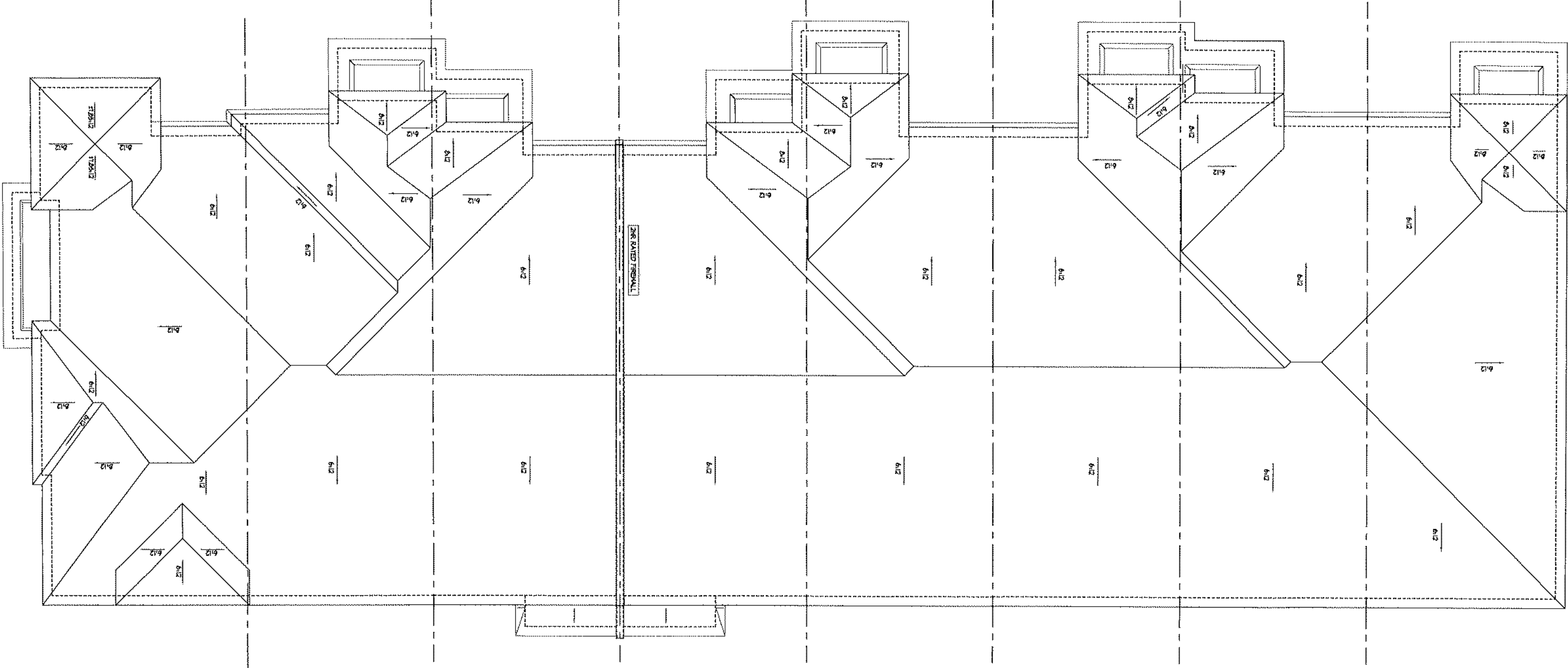
106 2016
EL. V. (REV) 17

107 2015
EL. V. 17

108 2015
EL. V. (REV) 17

109 2017
EL. V. 17

110 2020-FLANKAGE
EL. V. (REV) 17



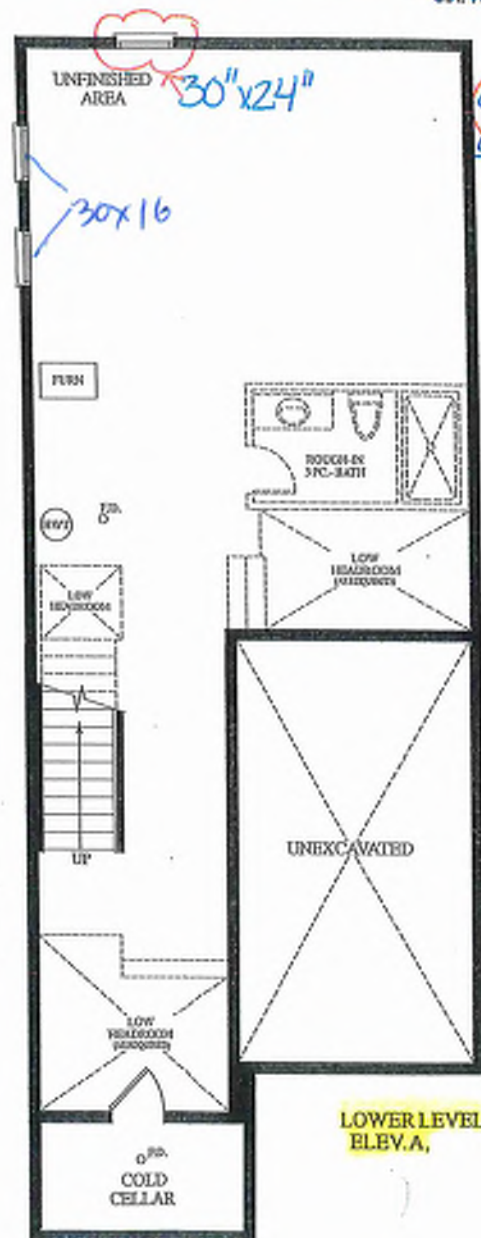


BAYVIEW HEIGHTS

RICHMOND HILL

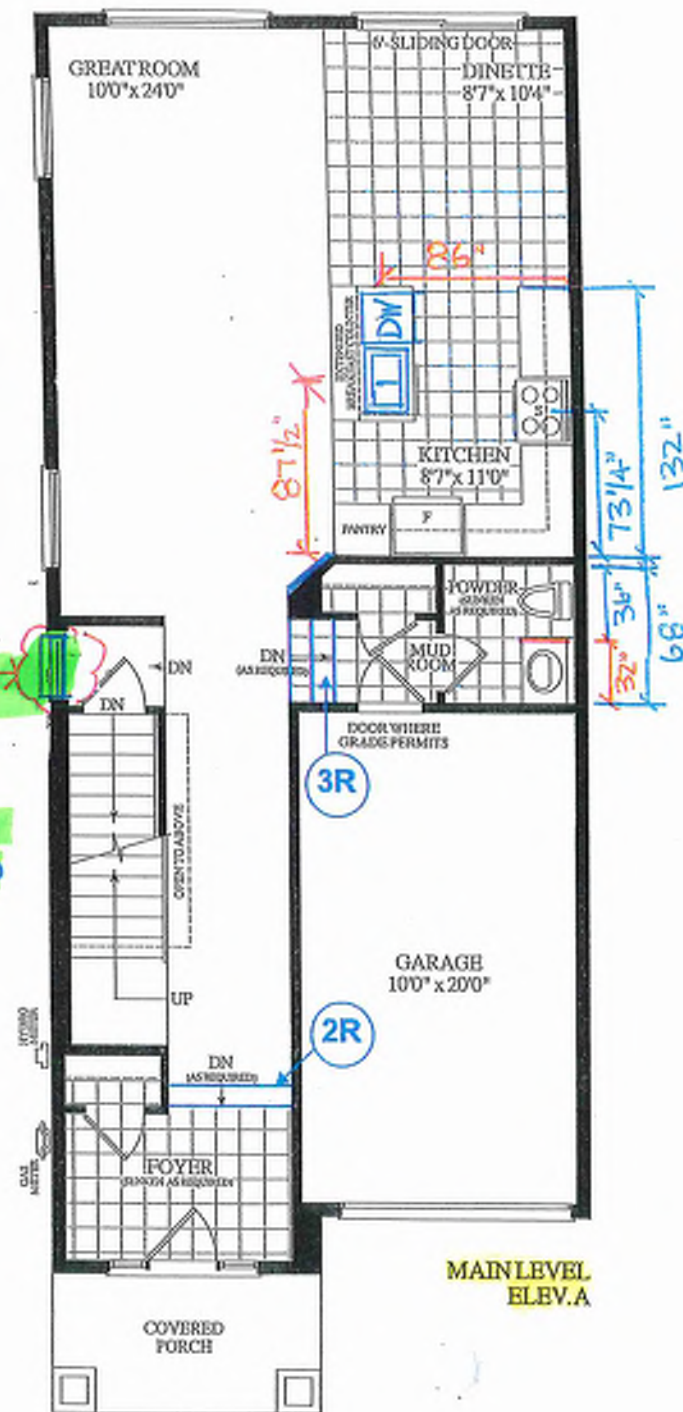


ELEVATION A

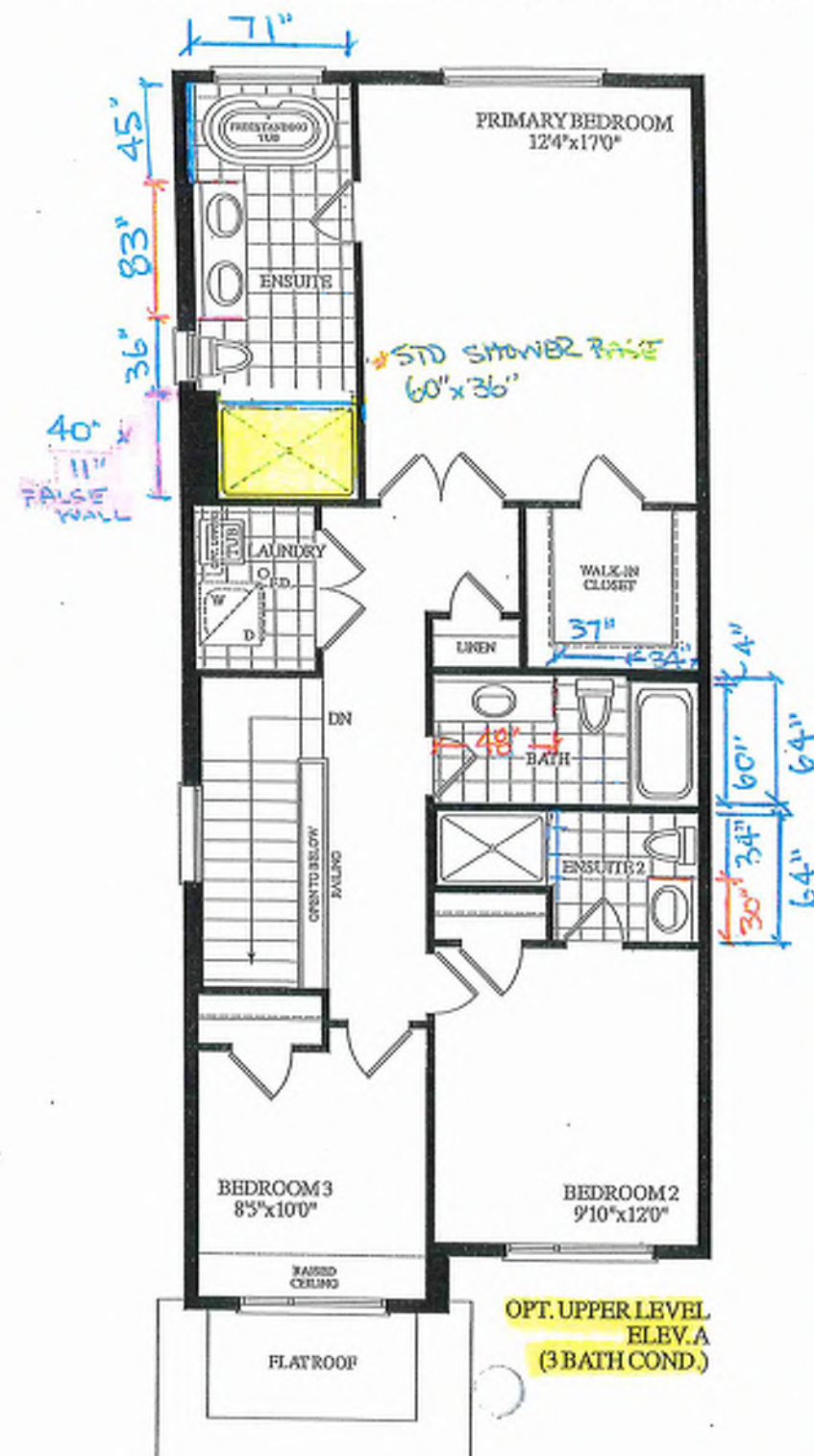


gl 4x
June 19, 2025

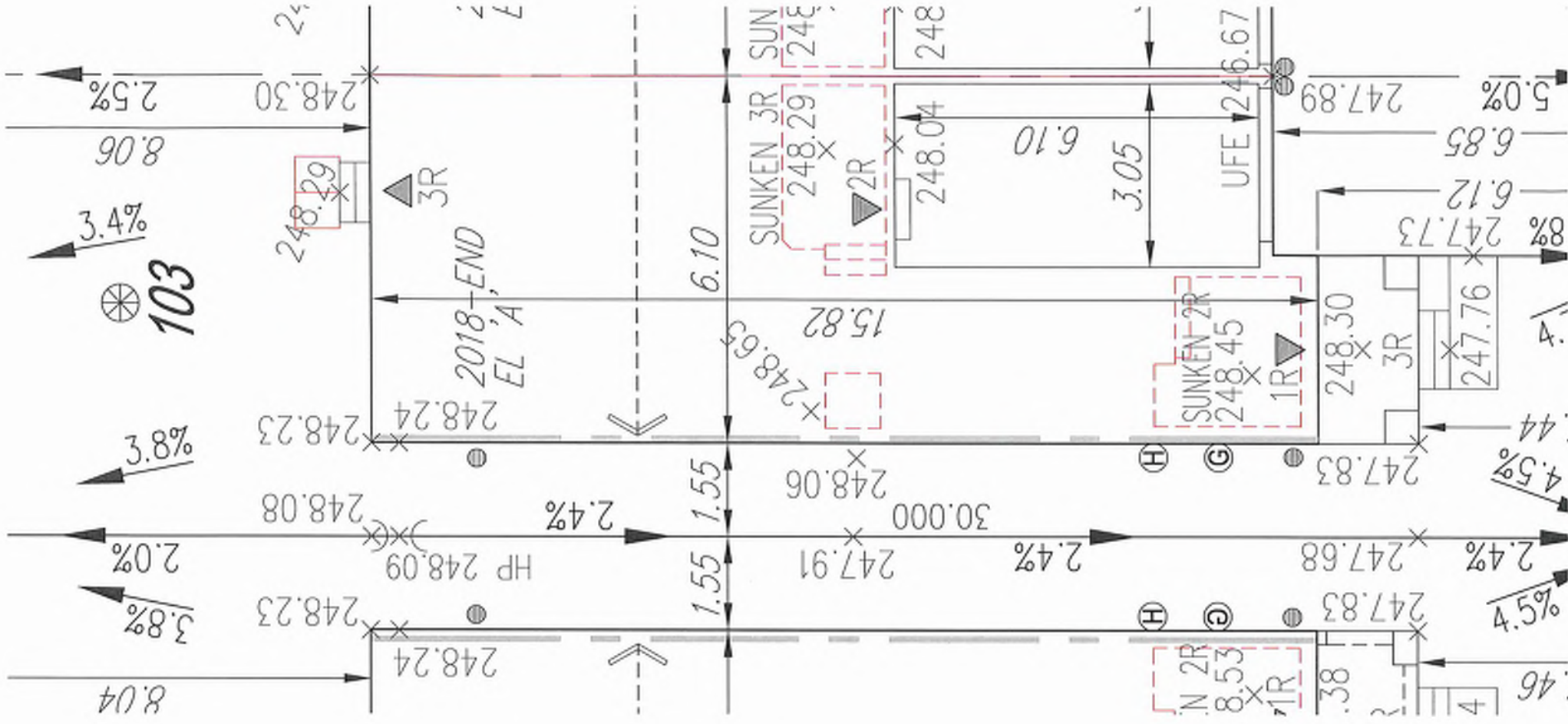
Install
24'x48" Window
CR IN FOR
FUTURE
SIDE DOOR
35'x83"



Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E&O.E.

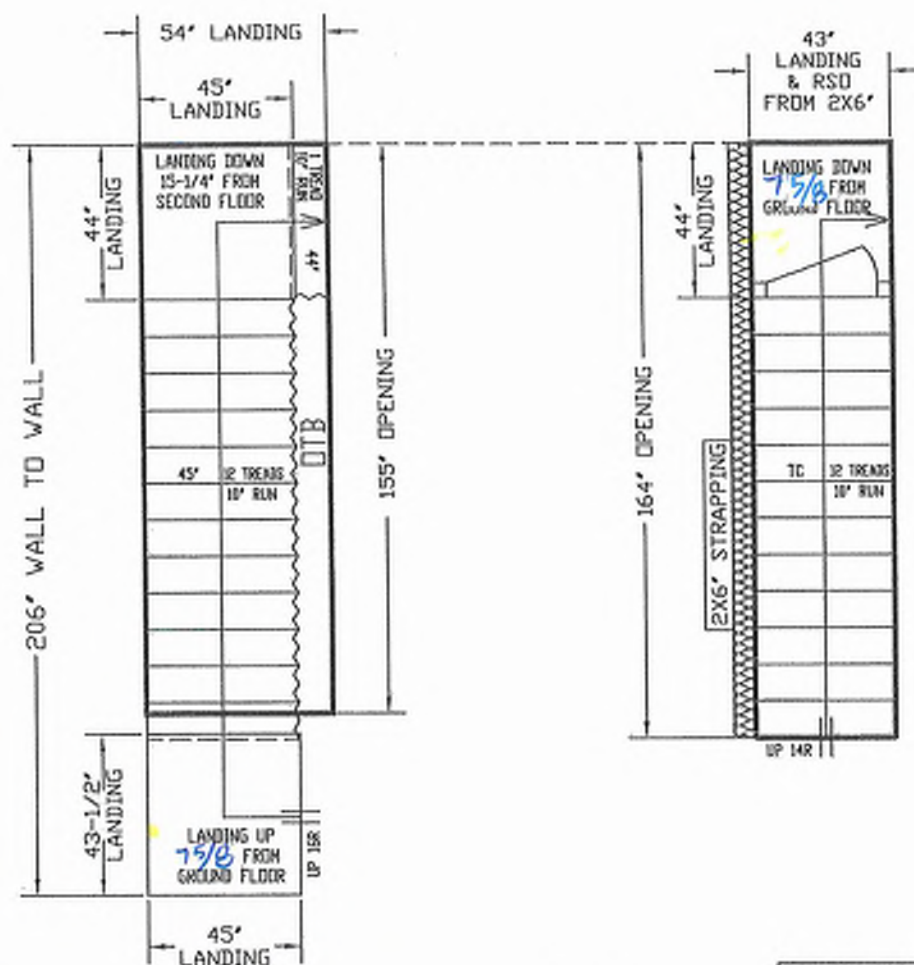


BLK. 17 TH. 103 20-18 THE KATHERINE (END) EL. A 3 BDRM 3 BATH 1815 SQ.FT.



GROUND TO SECOND
122' HT 11-7/8" JOIST

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



BLK 17 - 103

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

STAIRS LINE UP BY
THE EXTERIOR WALL

NO WALLS UNTIL
STAIRS INSTALLED

REVISED
JUNE 4, 2025

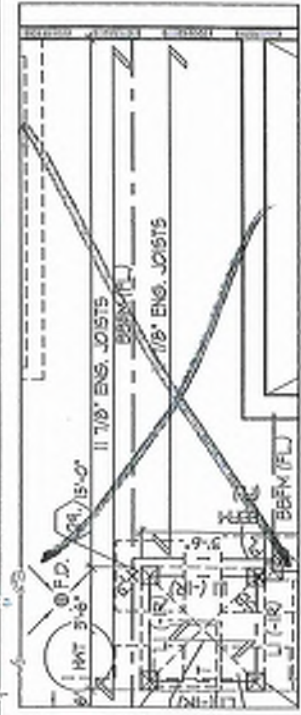
GARAGE RIGHT >



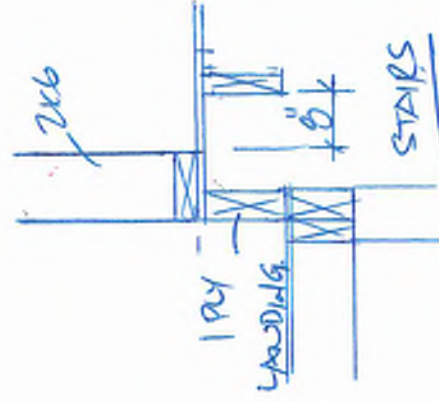
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPLETED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO
INSTALL OUR STAIRS. ANY PROBLEMS WITH HEADROOM OR STRAPPING ALLOWANCES, ALPHA
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHALL BE CHECKED BY
CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO OBSTRUCTIONS BEFORE PROCEEDING
WITH CONSTRUCTION.
ALPHA STAIRS AND RAILINGS INC.
3770 WASHA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M5
TEL: (905) 694-9556 | www.alphastairs.com



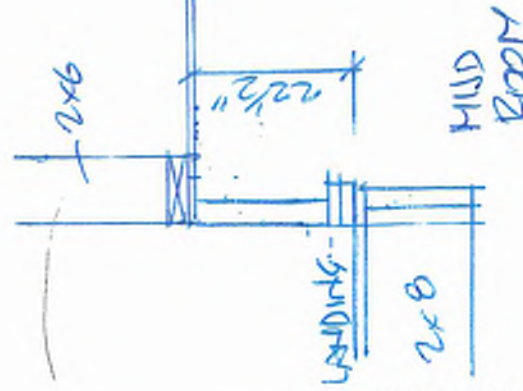
SITE BAYVIEW HEIGHTS		DRAWN BY PARAJEET	NAME PARAJEET	DATE MAY 23, 2025
LOT #		CLIENT ROYAL PINE HOMES		
Model UNIT 2018 END		LAYOUT #		
		SCALE: 3/32		



PART. BASEMENT
PLAN FOR NOT
SUNKEN MUDROOM
COND.



LANDING
43\"/>



Preliminary
NOT FINAL April 22 2025

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET
OUT IN THE OATH AND BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

DOMINIC MOORE

21274

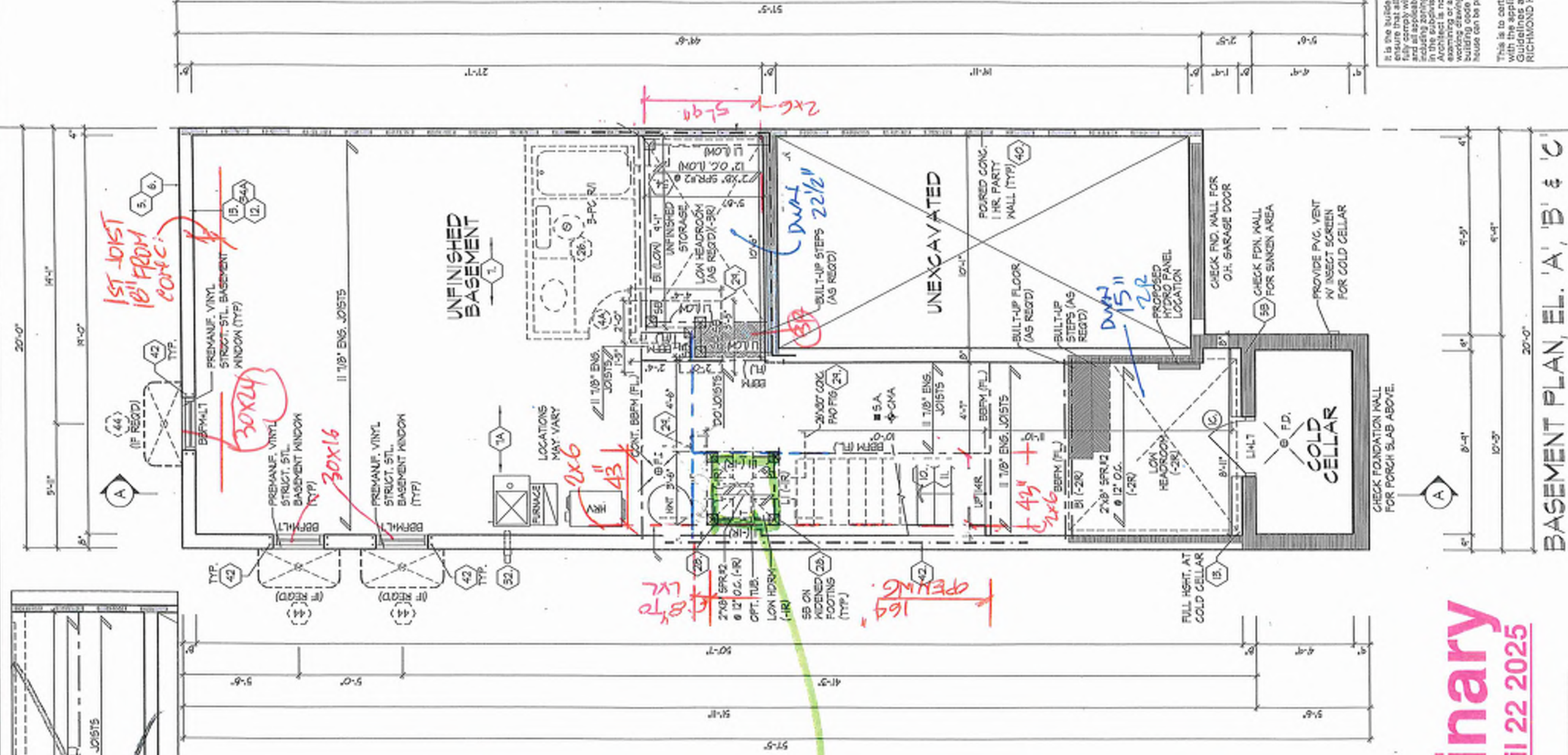
19885

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BUK 17 103

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.

www.hunt-design.com

21274

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BASEMENT PLAN, EL. 'A', 'B' & 'C'

UNIT 2018-END

REV. 2025.03.27

2 of 31

218094WT2018-END

2 of 31

218094WT2018-END

2 of 31

218094WT2018-END

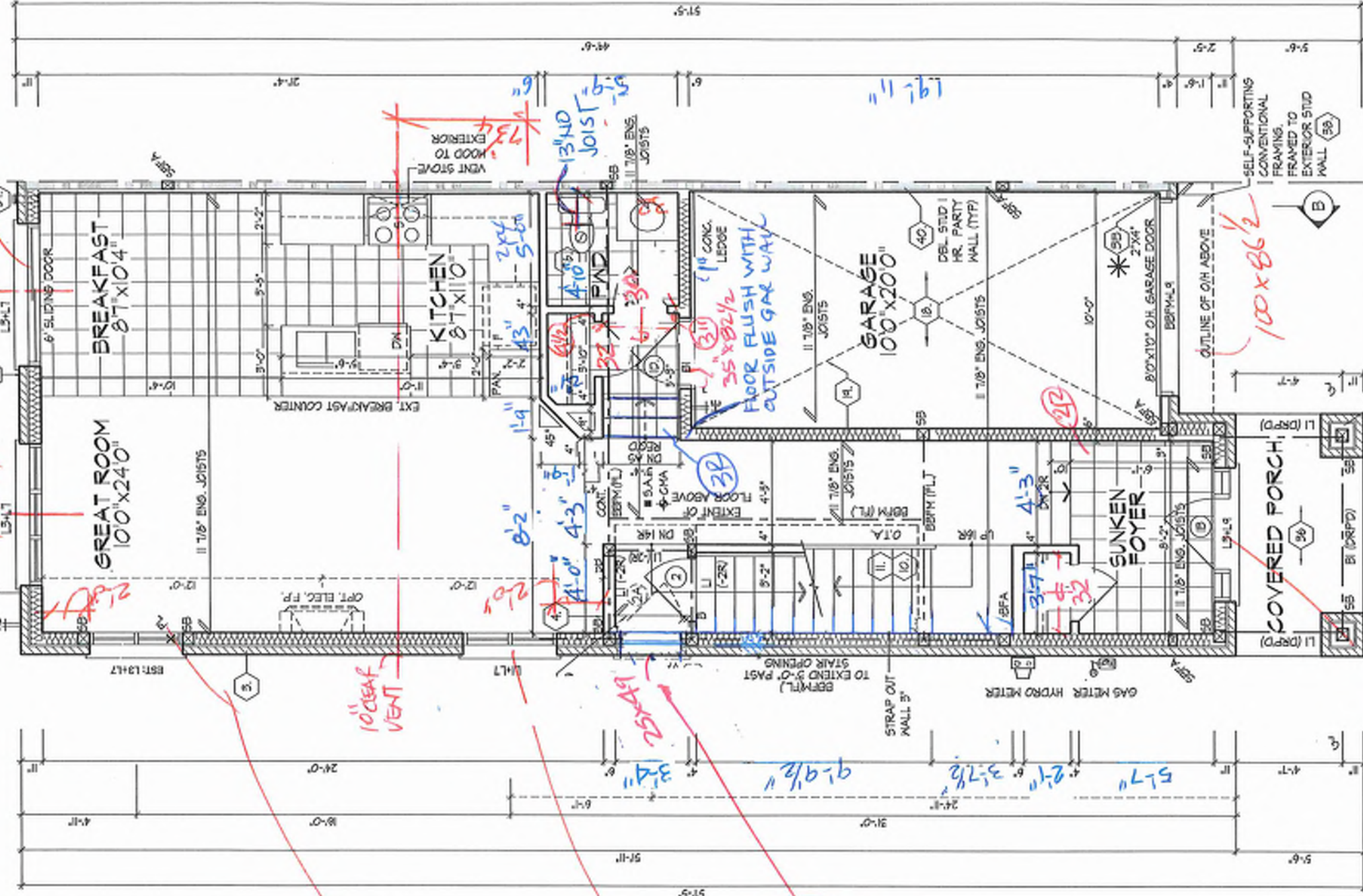
2 of 31

218094WT2018-END

2 of 31

Preliminary

NOT FINAL April 22 2025



* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 6'-10" TO MAX 12'-0" HIGH. NO FLOOR LOAD; DOUBLE UP EVERY STUD @ 16" O.C. NO FLOOR LOAD; DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS. ALL DOORS ON PLAN ARE 7'-10" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE. PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL.

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Architect is not responsible for the accuracy of working drawings with respect to any zoning or building code or permit matter of that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement, and are approved by the City of RICHMOND HILL.

GROUND FLOOR PLAN, EL. 'A'

BK 17-103

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.

www.hunt-design.com

8866 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7328

GROUND FLOOR PLAN, EL. 'A'

UNIT 2018-END
REV. 2025.03.27

218094WT2018-END 3 of 31

218094WT2018-END 3 of 31

218094WT2018-END 3 of 31

218094WT2018-END 3 of 31



—ROOF LINE FOR EL. 'C'
—VALLEY FLASHING (TYP.)

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK 17-103

FRONT ELEVATION 'A' & REAR ELEVATION 'A', 'B' & 'C'

UNIT 2018-END
REV.2025.03.27

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.



HUNT
DESIGN ASSOCIATES INC.

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11-11-03

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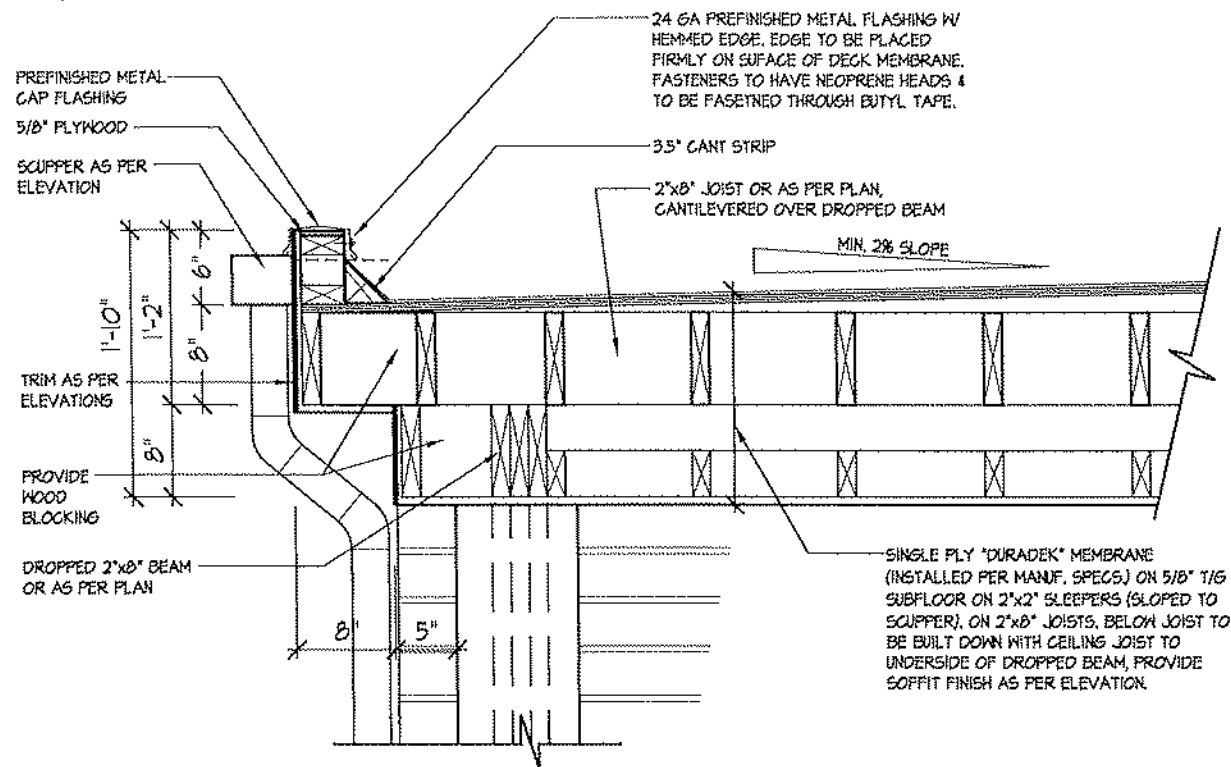
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10

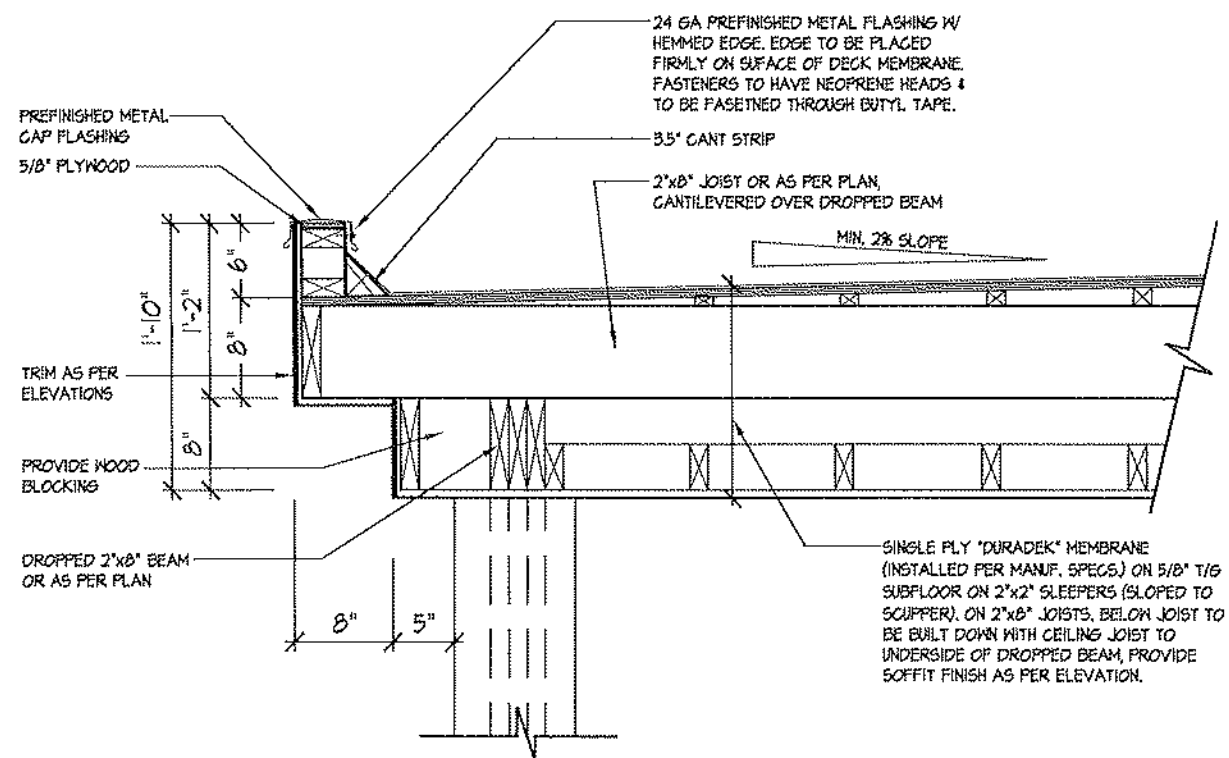
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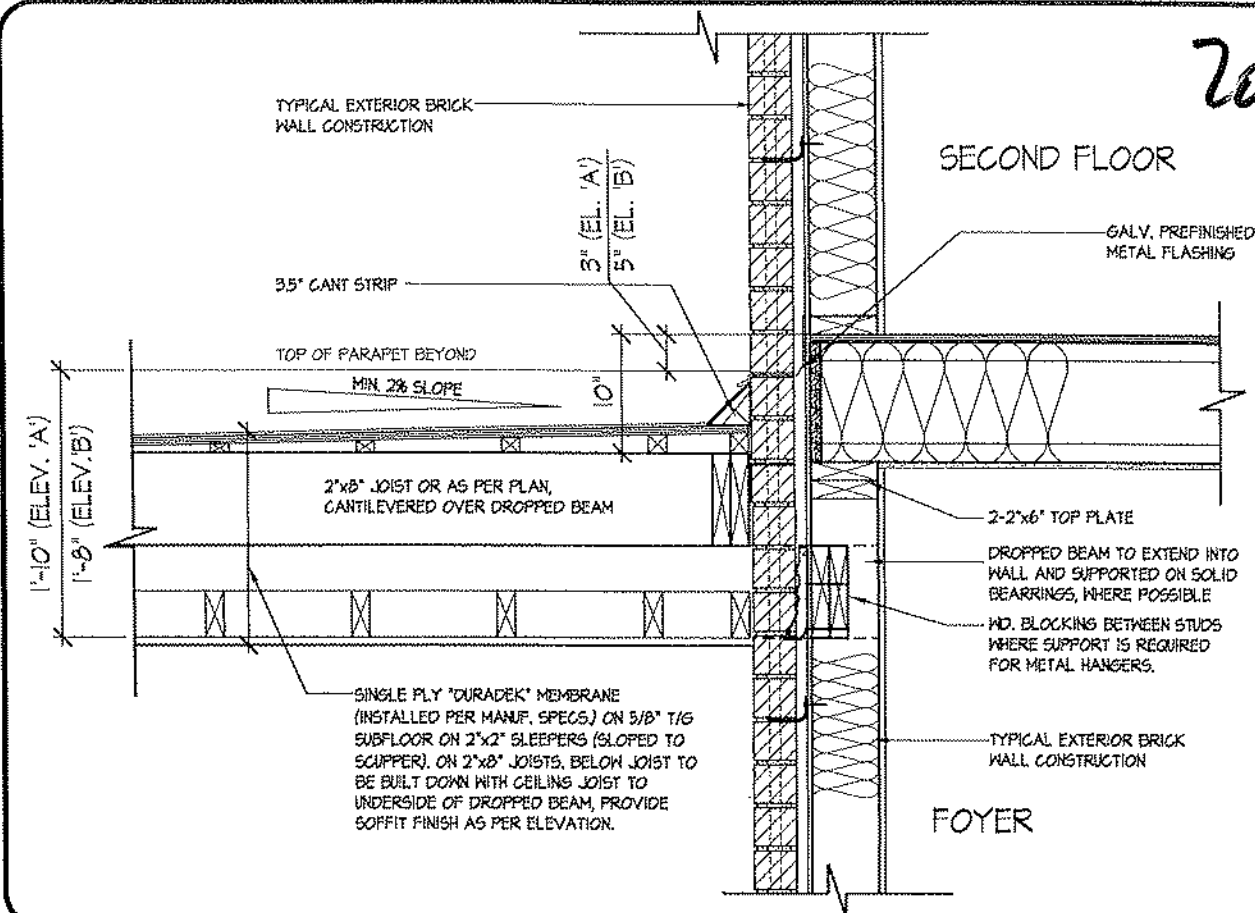
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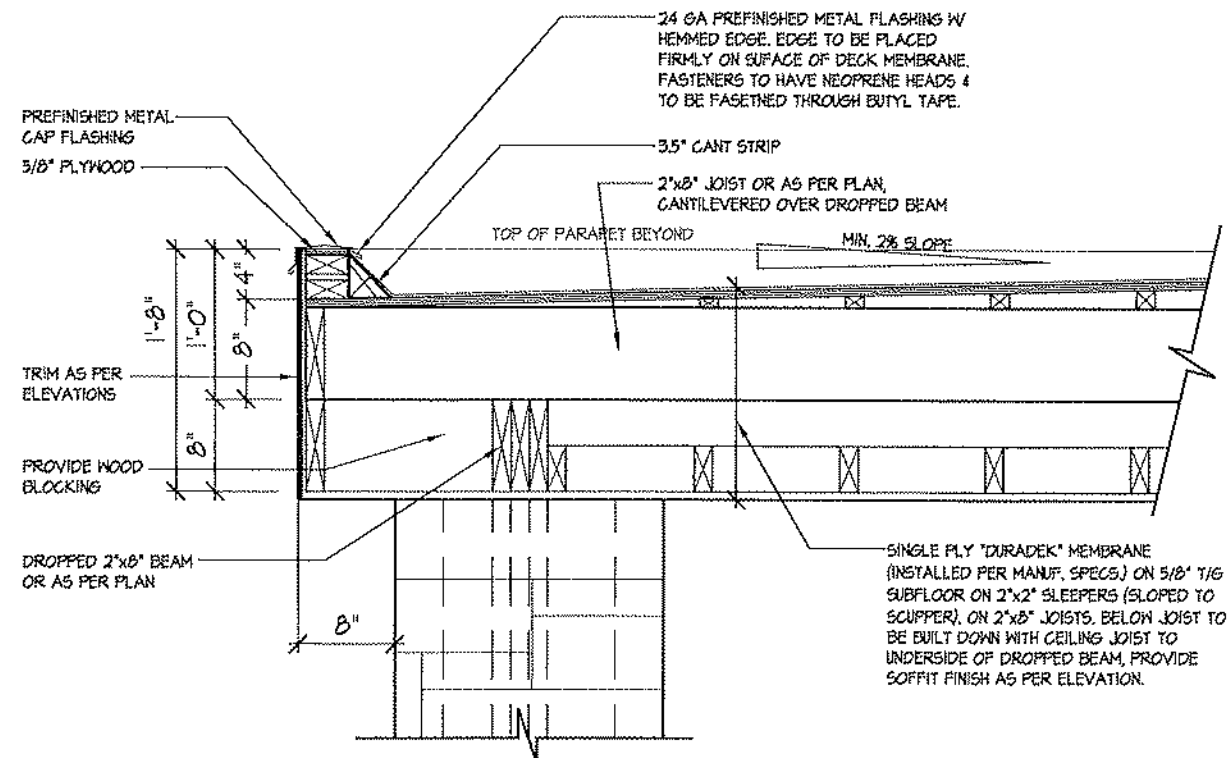
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

2018

BK 17-103

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015
REV. 2025.03.25

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www.huntassociates.com

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CANADIAN BUILDING CODE TO BE A DESIGNER.
NAME: DOMINIC MULLO
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 21274
HUNT DESIGN ASSOCIATES INC. 19885

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
Drawn By: KM/MM
Checked By: DS/MM
Scale: 3/16"=1'-0"
Sheet: 218094WT2015
Page Number: 27 of 25
F 905.737.5163 T 905.737.7926

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 606 & 916] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x38) VERTICAL WD. STRAPPING @ 24" (600) 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 FLURED WITH 2"x2" (50x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13-1 5/8" (15.9) TYPE "X" GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50x100) SILL PLATES (2"x6" (50x140) 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 606 & 916] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ASSORPTIVE 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" (50x25) (9.28) STUCCO FINISH CONFORMING TO O.B.C. SECTION 19.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (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. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)

- 41A

STUCCO WALL CONSTRUCTION (2"x6" (50x25) W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION 19.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. (9.27.3) ON EXTERIOR TYPE REID 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 8 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- 41B

STUCCO WALL CONFORMING TO O.B.C. SECTION 19.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.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.)

- 42

UNSUPPORTED FOUNDATION WALLS (9.15.4.2) REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 3-20M BARS IN TOP PORTION OF WALL (UP TO 8" (200) OPENING) 3-20M BARS IN TOP PORTION OF WALL (8" TO 10" (200) OPENING) 4-20M BARS IN TOP PORTION OF WALL (10" TO 15" (250) OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL REINFORCING AT BASEMENT WINDOWS

- 42

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" (600) BEYOND BOTH SIDES OF OPENING

- 43

STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.4.1). (REFER TO DETAILS)

- 44

WINDOW WELLS WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (530) 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. (9.9.10.1.10). (9.14.6.3)

- 45

SLOPED CEILING CONSTRUCTION (SB-12) (9.1.1.26) (9.23.4.2) 2X12" (38x288) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED] JOISTS 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 (9.52.85).

- 46

FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE (9.28.13) (9.28.15) (9.28.18) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50x38) PURLINS ANGLED TOWARDS SLOPPER @ 24" MINIMUM L&D PERPENDICULAR TO 2"x3" (50x184) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED]. BUILT UP CURB TO BE AT 1' (300) MIN. ABOVE FINISHED BALCONY FLOOR. CONTRIBULOUS U-TRIM DRP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCOPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. FINISH FURNISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SCOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.

- 47

BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS L&D FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (300) O.C. L&D FLAT PERPENDICULAR TO JOISTS

- 47

BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 8 FOR INSULATION AND INTERIOR FINISH

- 47

BALCONY OVER HEATED SPACE CONDITION

- 47

BALCONY OVER HEATED SPACE CONDITION

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BALCONY OVER HEATED SPACE CONDITION

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BALCONY OVER HEATED SPACE CONDITION

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BALCONY OVER HEATED SPACE CONDITION

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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 DIMENSIONS 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 3'-0" (900) 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 EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (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 DESIGNATED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.1.15.15) OR (9.8.8.2)

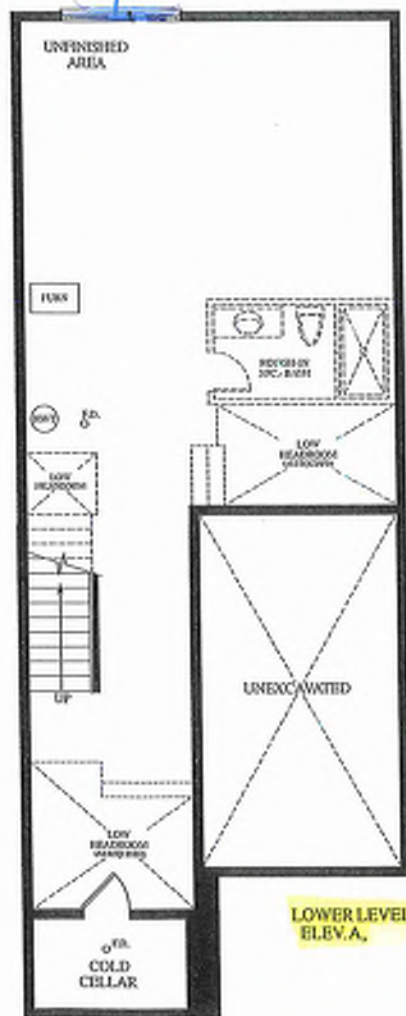
4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

BAYVIEW HEIGHTS

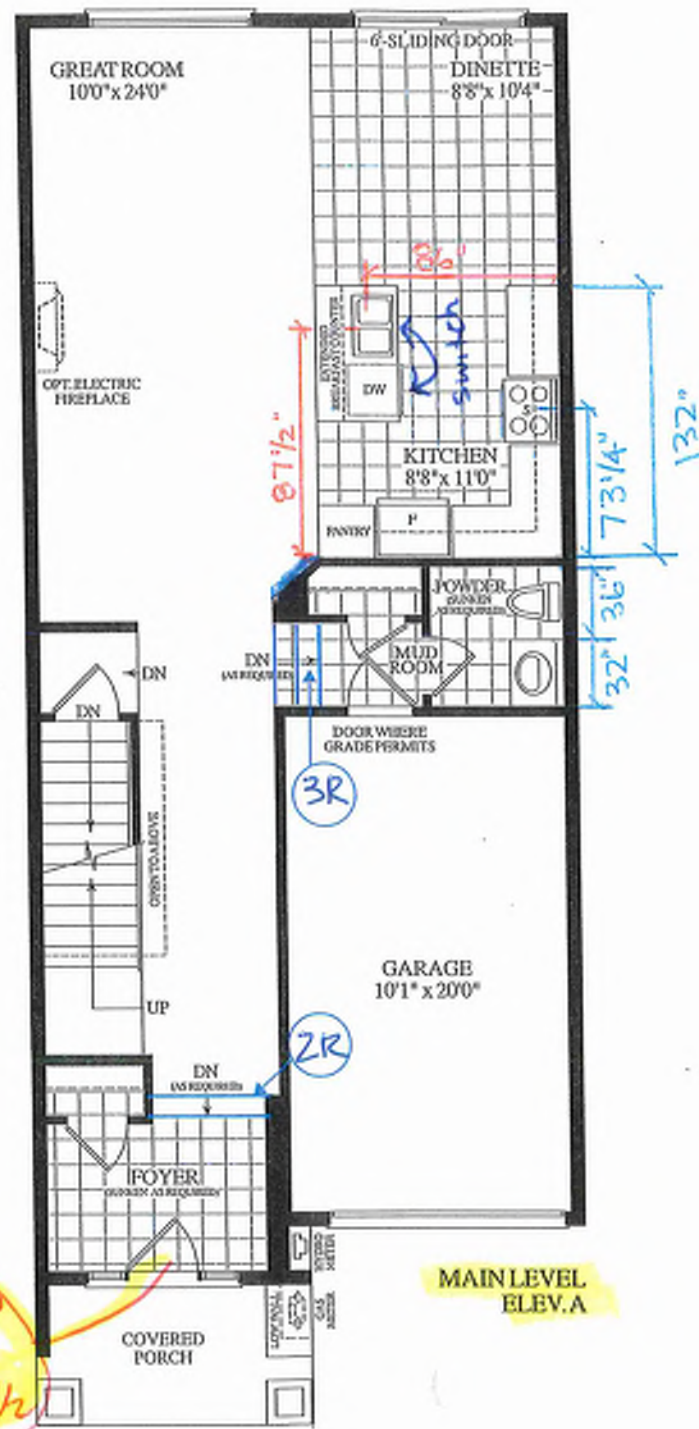
RICHMOND HIL



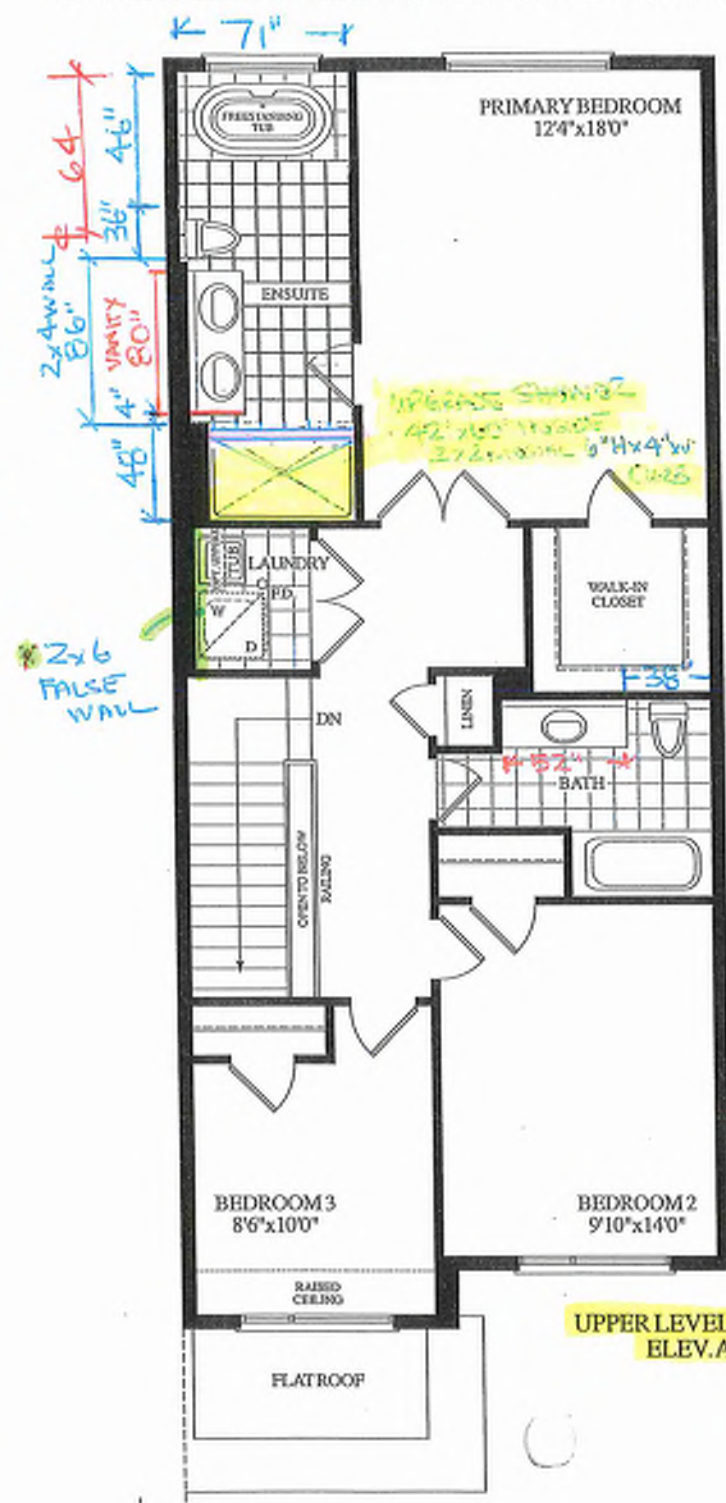
(1x) 36"x24" SLIDER



EXTENDED HEIGHT SINGLE DOOR 66" x 98 1/2"



Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E&O.E.



INVENTORY HOUSE

BLK.17 TH. 104

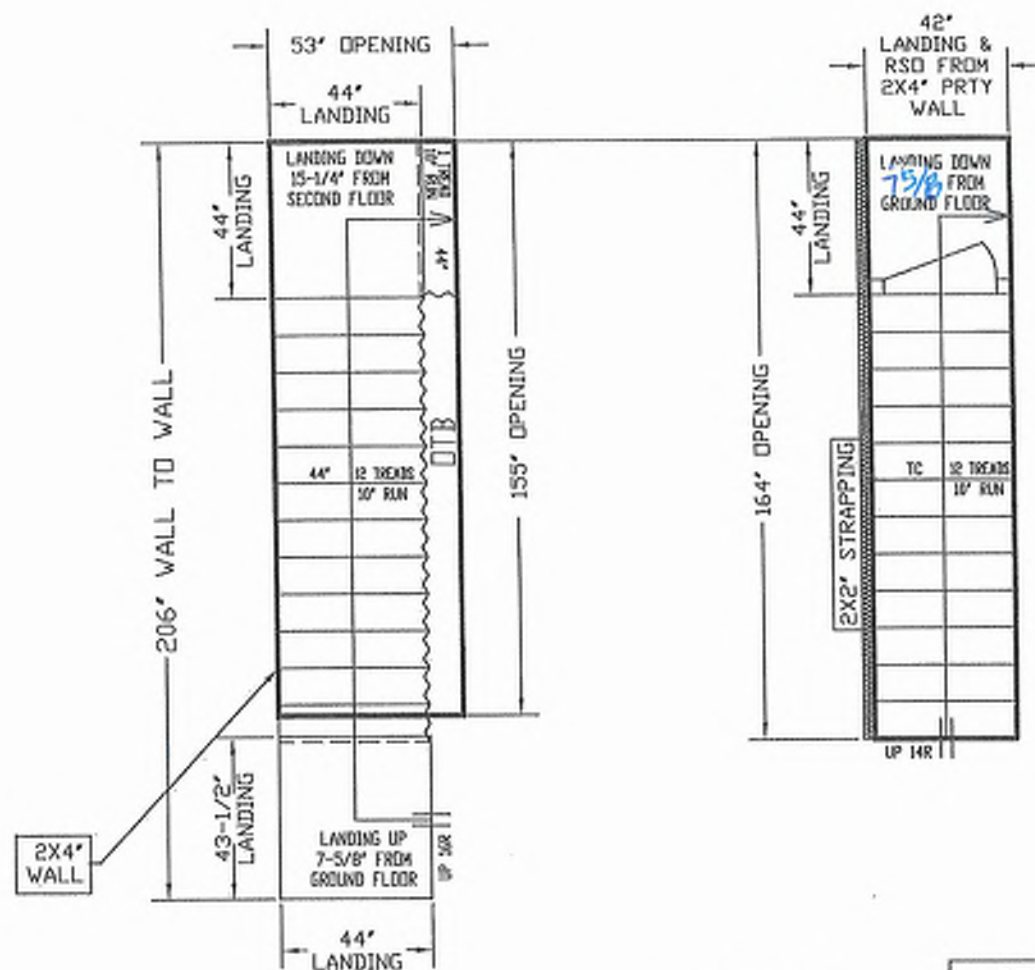
20-17 THE DIANA EL. A

3 BDRM. 2 BATH.

1780 SQ.FT.

GROUND TO SECOND
122' HT 11-7/8' JOIST

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

STAIRS LINE UP BY
PARTY WALL

NO WALLS UNTIL
STAIRS INSTALLED

REVISED
JUNE 4, 2025

GARAGE RIGHT >



ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
NOT STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MUST BE PROVIDED FROM FINISH FLOOR TO FINISH FLOOR OR FINISH FLOOR TO FINISH FLOOR
TO ALPA STAIRS AND RAILINGS INC. HEADQUARTERS DOWN IN LAYOUTS ARE REQUIRED TO
INSTALL OUR STAIRS. ANY PROBLEM WITH HEADROOM OR STRAPPING ALLOWANCES, ALPA
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY
CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING
WITH CONSTRUCTION
ALPA STAIRS AND RAILINGS INC.
3779 KESWICK DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1K6
TEL: (905) 694-5556 | www.alpastairs.com



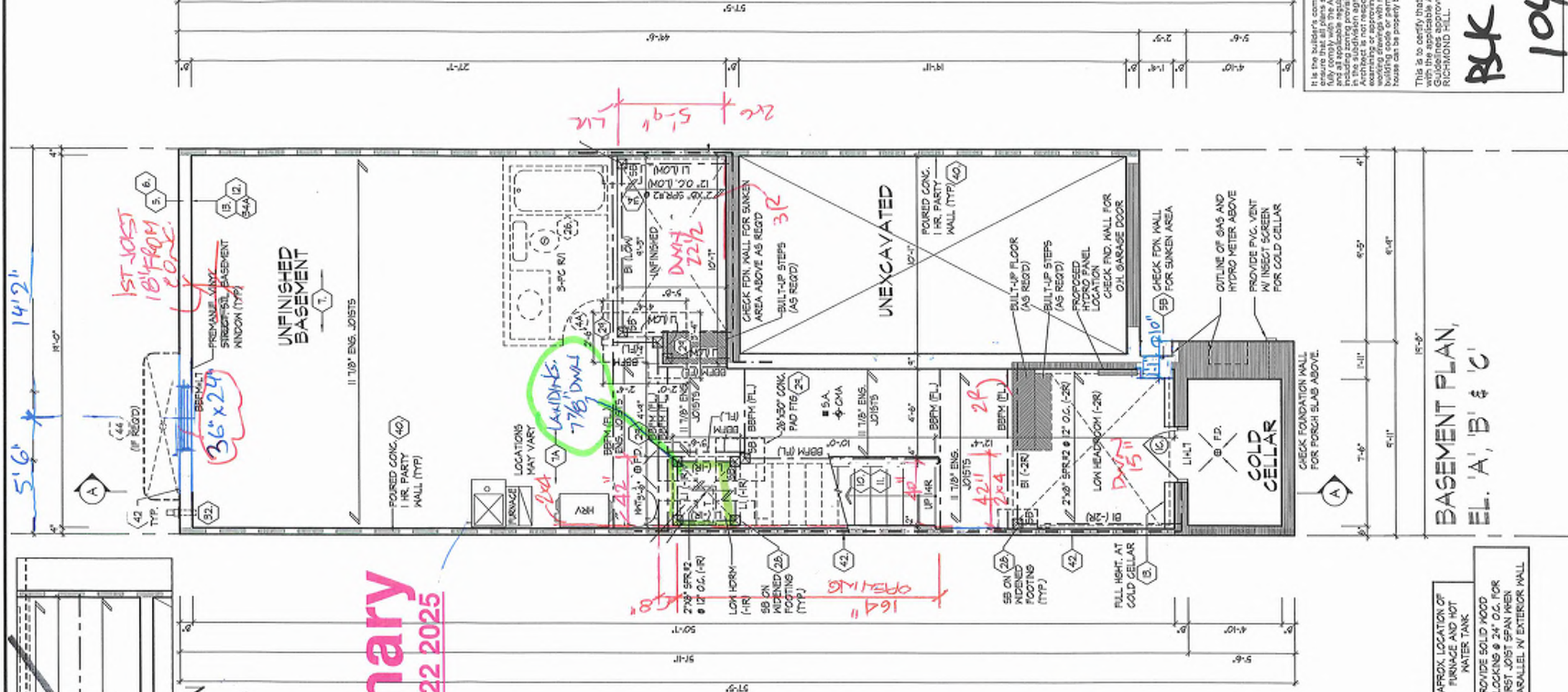
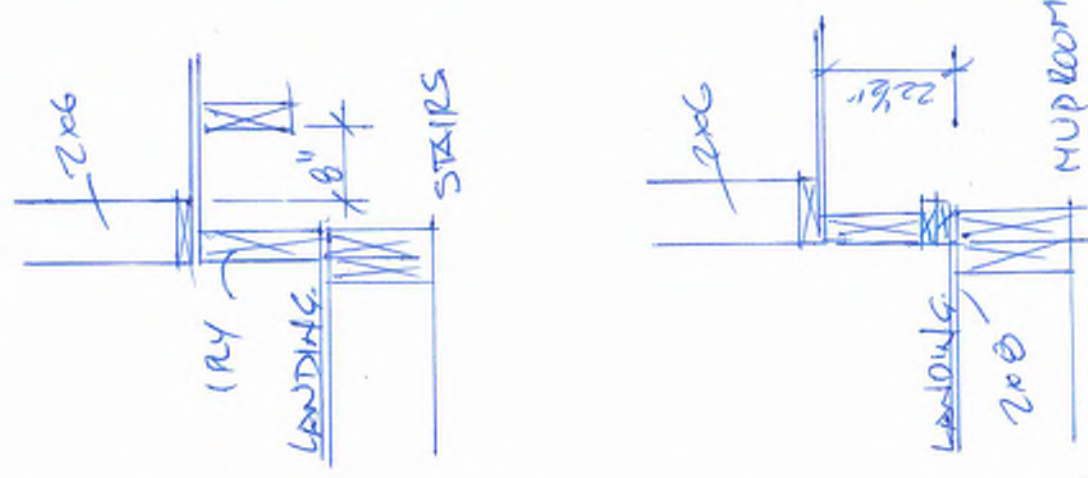
UNIT 2017

NAME	DATE
PARAMJEET	MAY 23, 2025
CLIENT	ROYAL PINE HOMES
LAYOUT #	
SCALE	1/32

PJK 17-104

~~PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.~~

Preliminary
NOT FINAL April 22 2025



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and the City of Richmond's zoning regulations, including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving all building plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or based on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND. H-11

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

第 17 页

701

BASEMENT PLAN,
ELL. 'A', 'B' & 'C'

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, STRAPPING, BLOCKING & BRACING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUPERFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL TO EXTERIOR WALL

BASEMENT PLAN, ELEV. 'A', 'B' & 'C'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.



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www.hunt-design.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS

DESIGN AND HAS THE CAPABILITY AND WISDOM TO MEET THE REQUIREMENTS SET OUT IN THE CAPABLE BUILD CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
Dominic Mobilio 212

NAME	SIGNATURE
REGISTRATION INFORMATION	

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KWTT	DSMM	3/16 =
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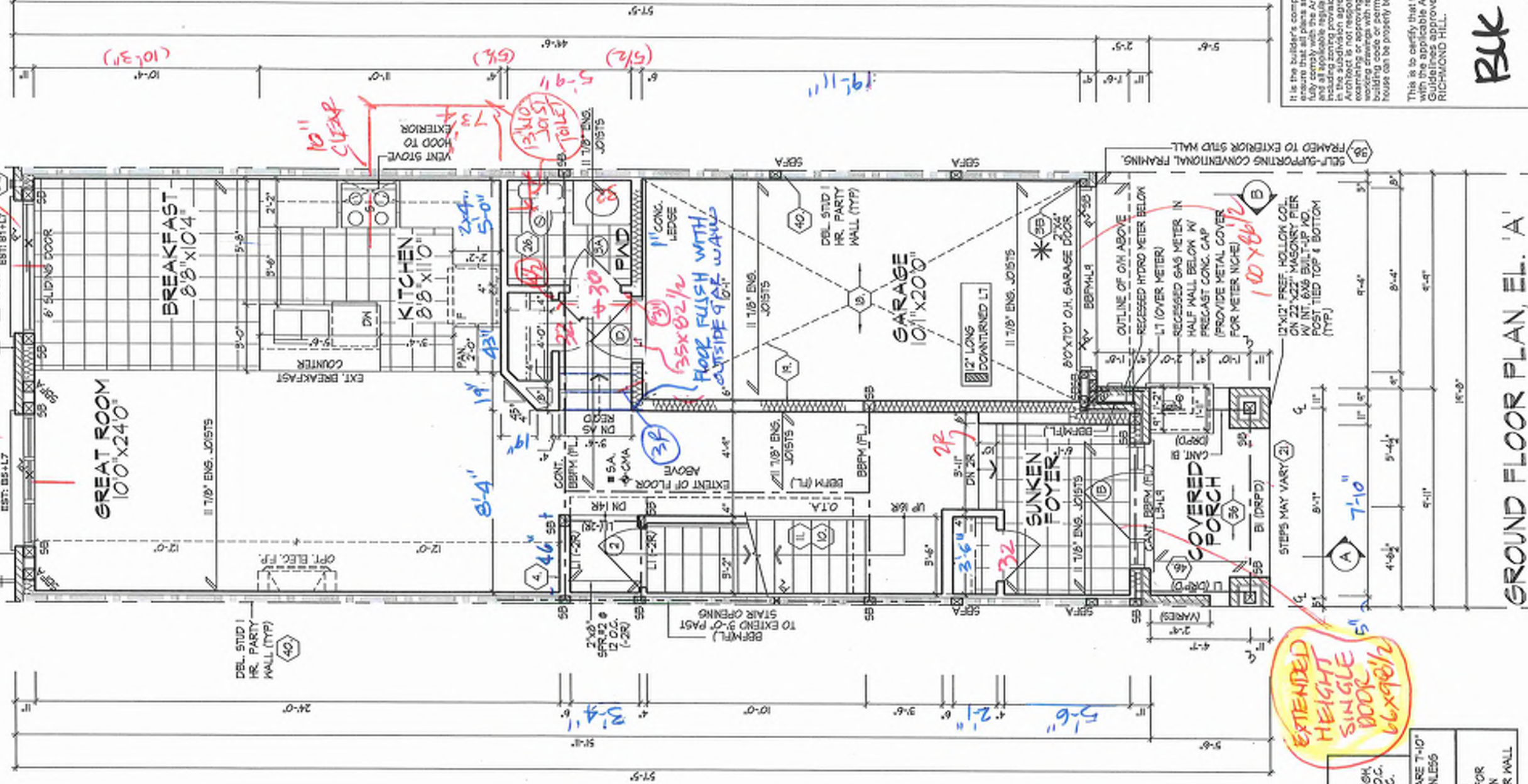
without H.D.A.5 within permission (H.D.A. assumes no responsibility for procedures and materials), can call on

UNIT 2017
REV. 2025.03.26

0606

Preliminary

NOT FINAL April 22 2025



BK 17
104

GROUND FLOOR PLAN, EL. 'A'

UNIT 2017

REV. 2025.03.26

Page Number

3 of 27

ROYAL PINE HOMES - 218094
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21274

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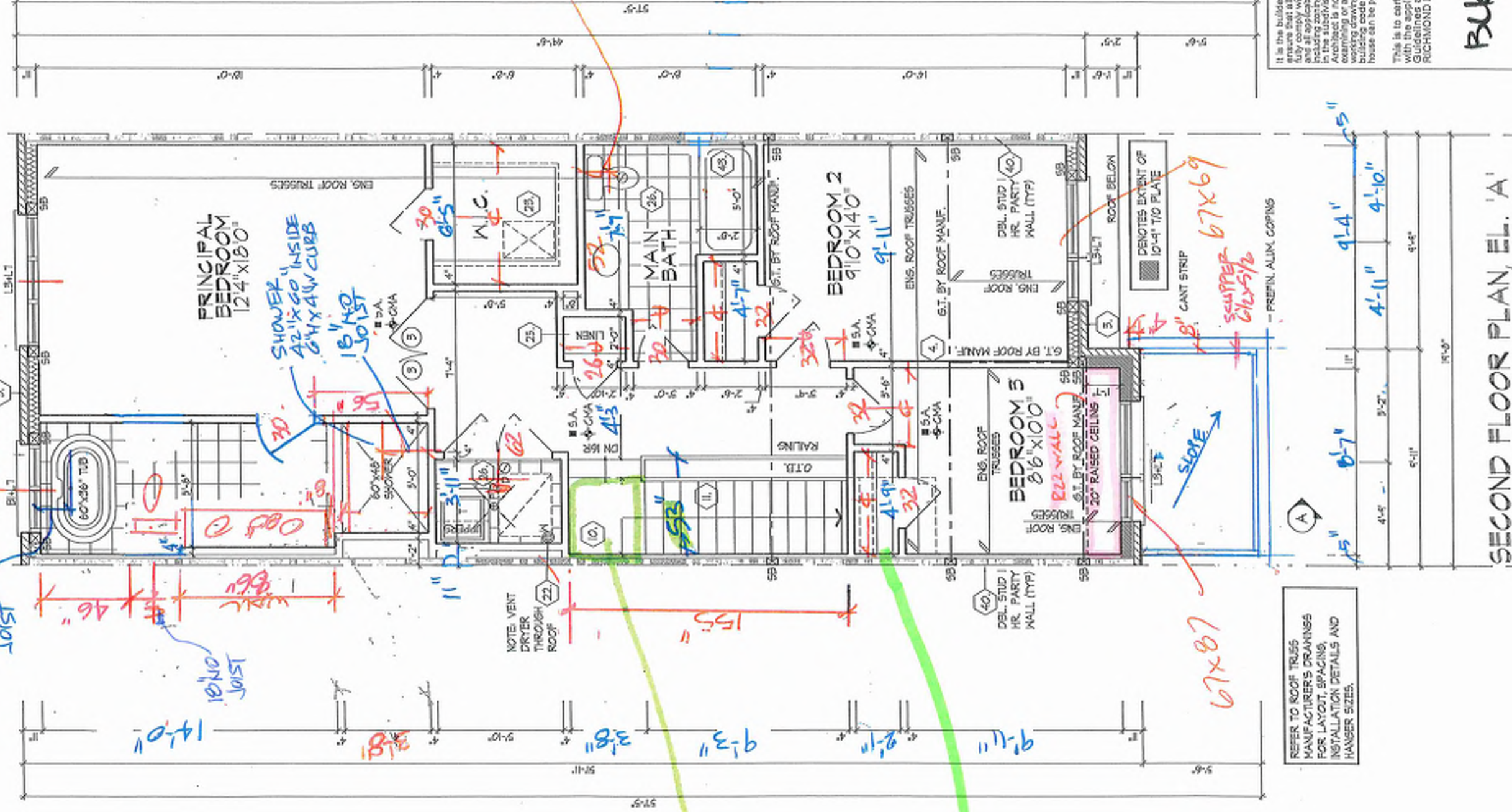
19845

21274

19845

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

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 restrictions 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 building is to be erected on or located on the lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND Hill.

Buk 17
104

SECOND FLOOR PLAN, EL. 'A'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.



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QUALIFICATION INFORMATION

Dominic Mesallo

NAME: _____

REGISTRATION INFORMATION: _____

STATE: _____

21274

19282 HUNT DESIGN ASSOCIATES INC.,
20000 15TH AVE. S.W., SUITE 100,
BURNING WOODS, OHIO 44029
WWW.HUNTDDESIGN.COM

ROOF PLAN
EL. 'A'
N.T.S.

It is the Builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable Code and applicable local, state and federal 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 requirements. The location of buildings can be properly built or located on a lot.

FRONT & REAR ELEVATION 'A', 'B' & 'C'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2017
REV.2025.03.26

File Number: 218094WT2017 Page Number: 14 of 27

218094WT2017

 $\equiv 1'-0''$

3/16"

Drawn By: KMTI
Checked By: DSMN

HUNT
DESIGN ASSOCIATES

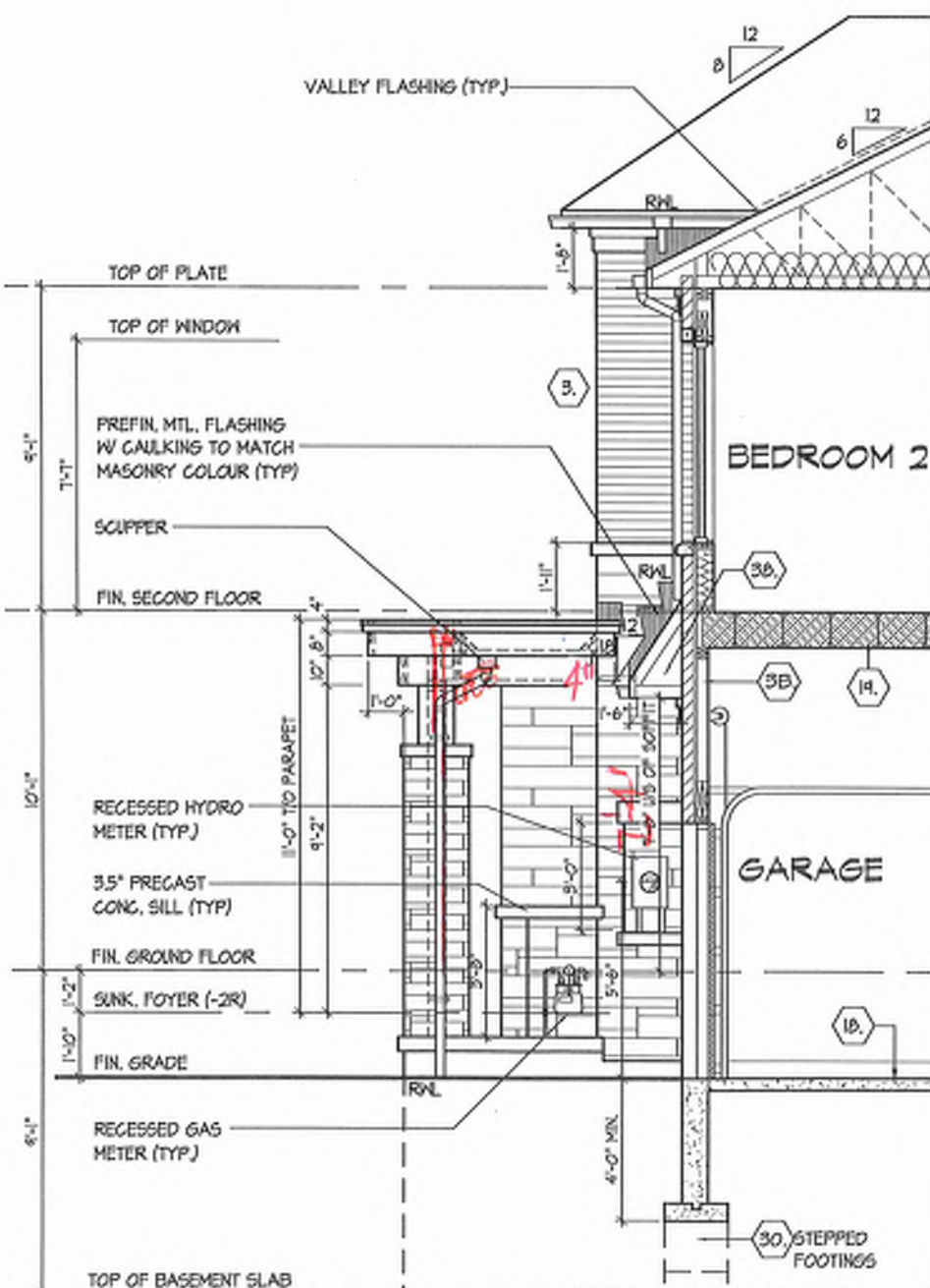
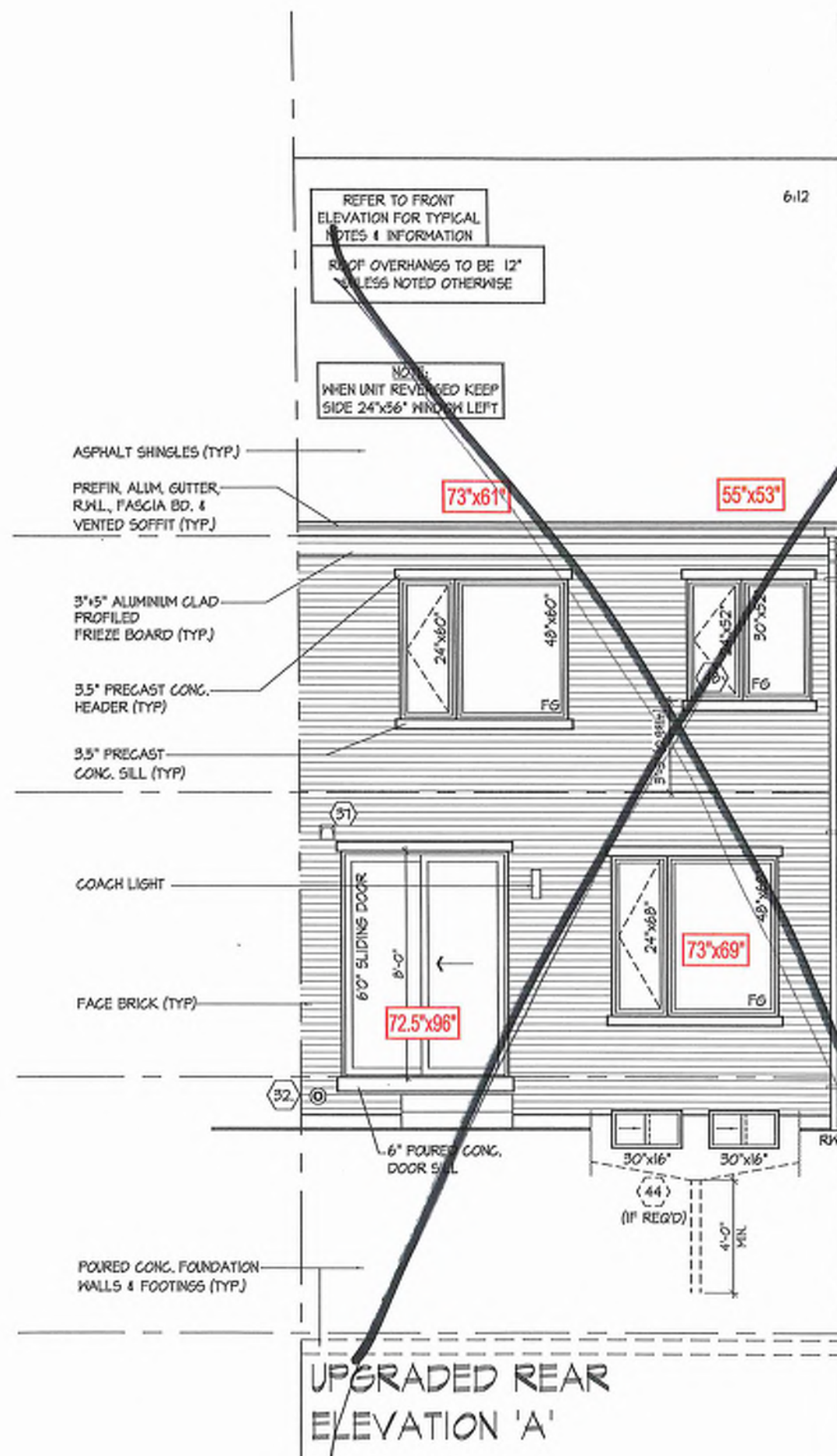
9276

2

Dominic Moblio
AUG

15666
www.huntdesign.ca
8960 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (1) as $\epsilon \rightarrow 0$. It is shown that the solutions of the system (1) converge to the solutions of the system of equations (2) as $\epsilon \rightarrow 0$. The second part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system of equations (1) as $\epsilon \rightarrow 0$. It is shown that the solutions of the system (1) converge to the solutions of the system of equations (2) as $\epsilon \rightarrow 0$.



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 such (noting) plans or working drawings with respect to any zoning or building code or permit number or that any house can be properly built or located on its lot.

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BUC 17- 104

UPGRADED REAR ELEVATION 'A' & PART. SECTION B, EL. 'A'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2017
REV.2025.03.26

REV. 2025.03.26



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KW/MT	DS/MM	3/4" = 1'-0"	218094WT2017	15 of 27

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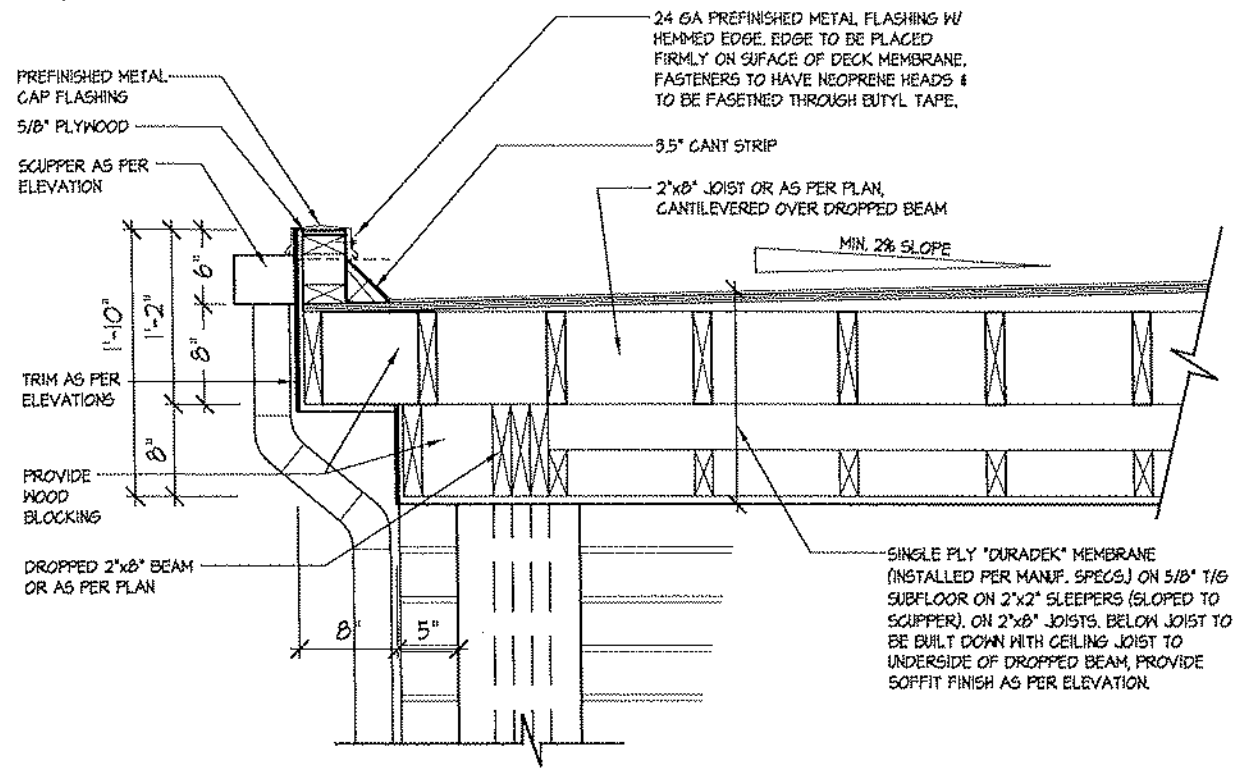
Drawn By	Checked By	Scale	File Number	Page Number
KW/MT	DS/MM	3/4" = 1'-0"	218094WT2017	15 of 27

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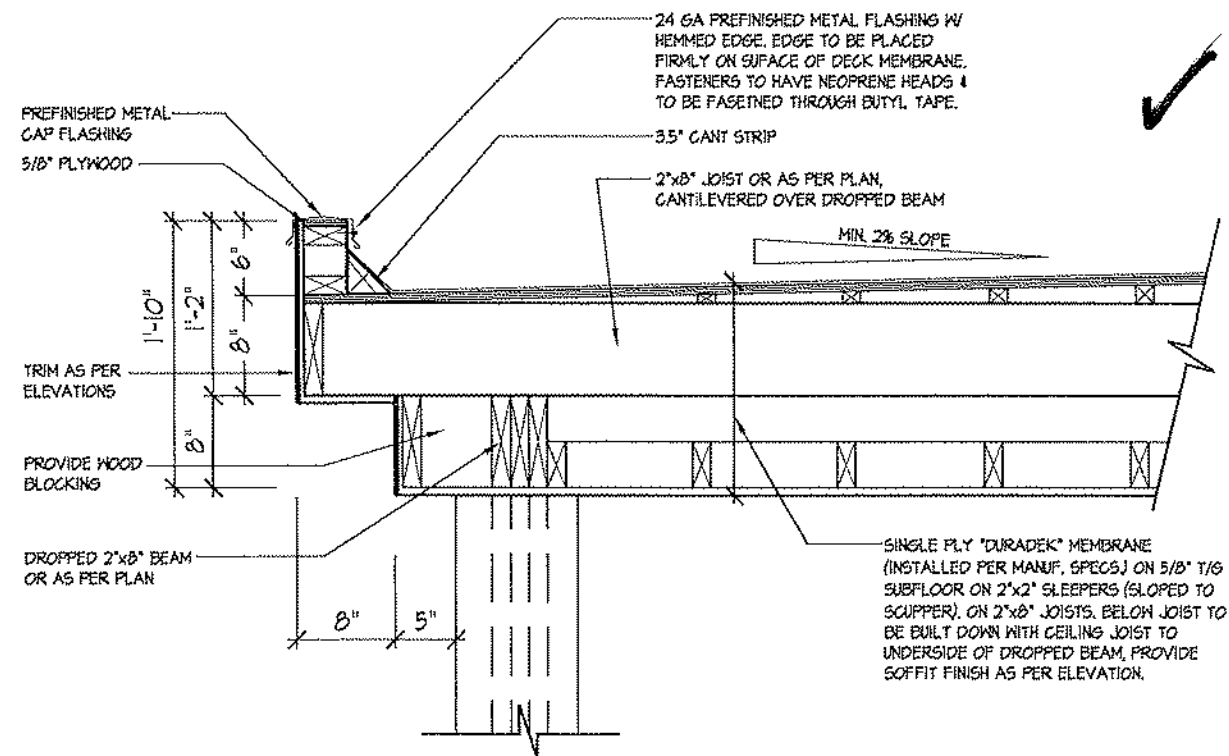
2127
SIGNATURE
Dominic Mobilia

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Dominic Mobilia

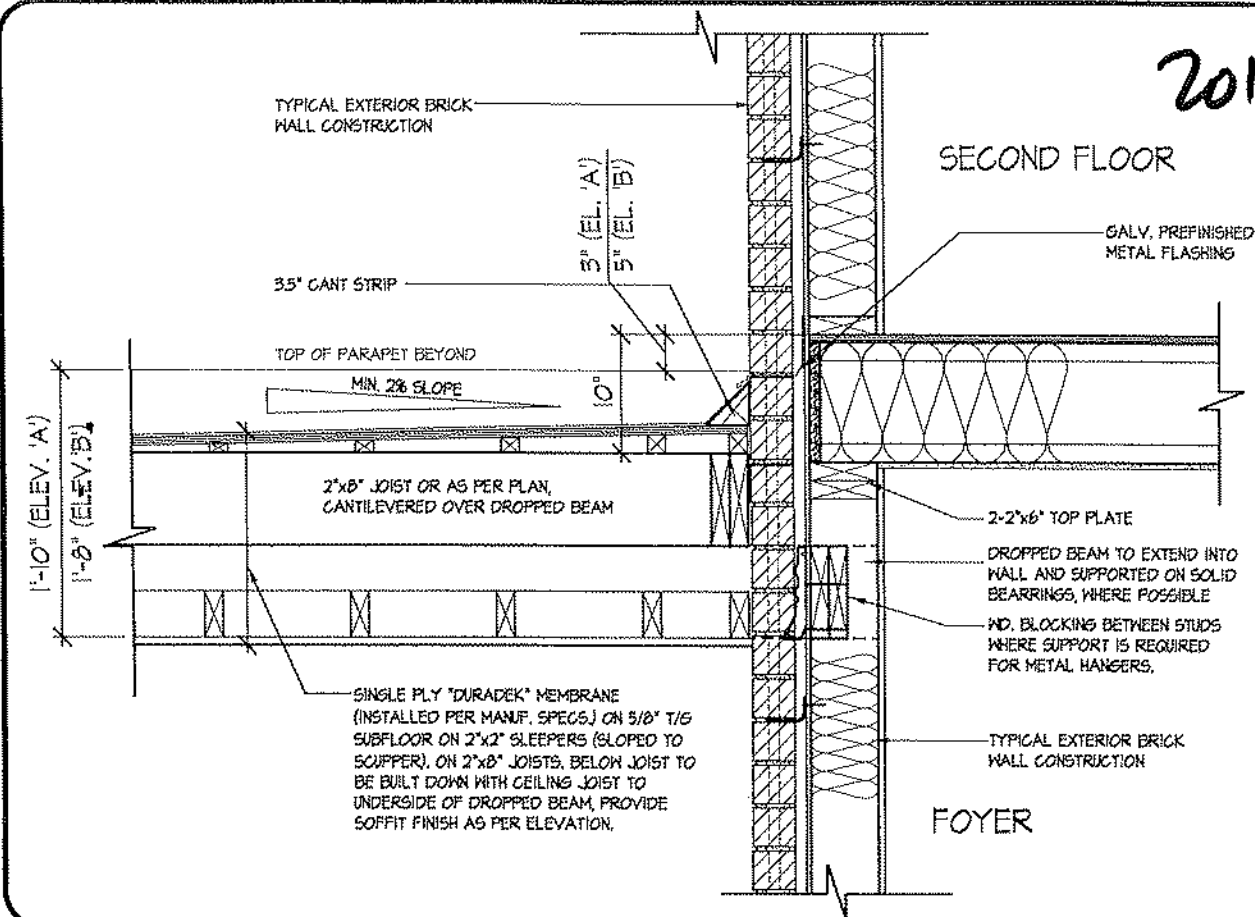
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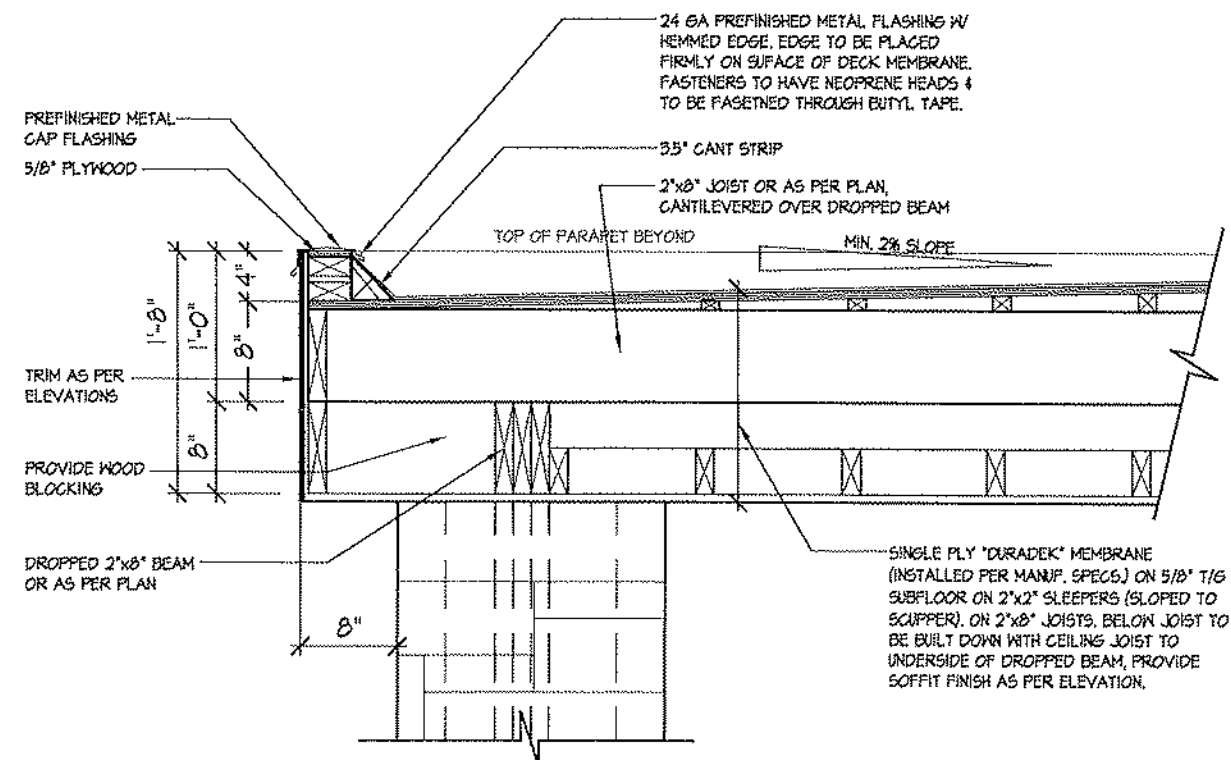
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4\"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4\"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4\"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4\"=1'-0"

2017

BUC 17-104

FLAT ROOF DETAILS OVER COVERED PORCH

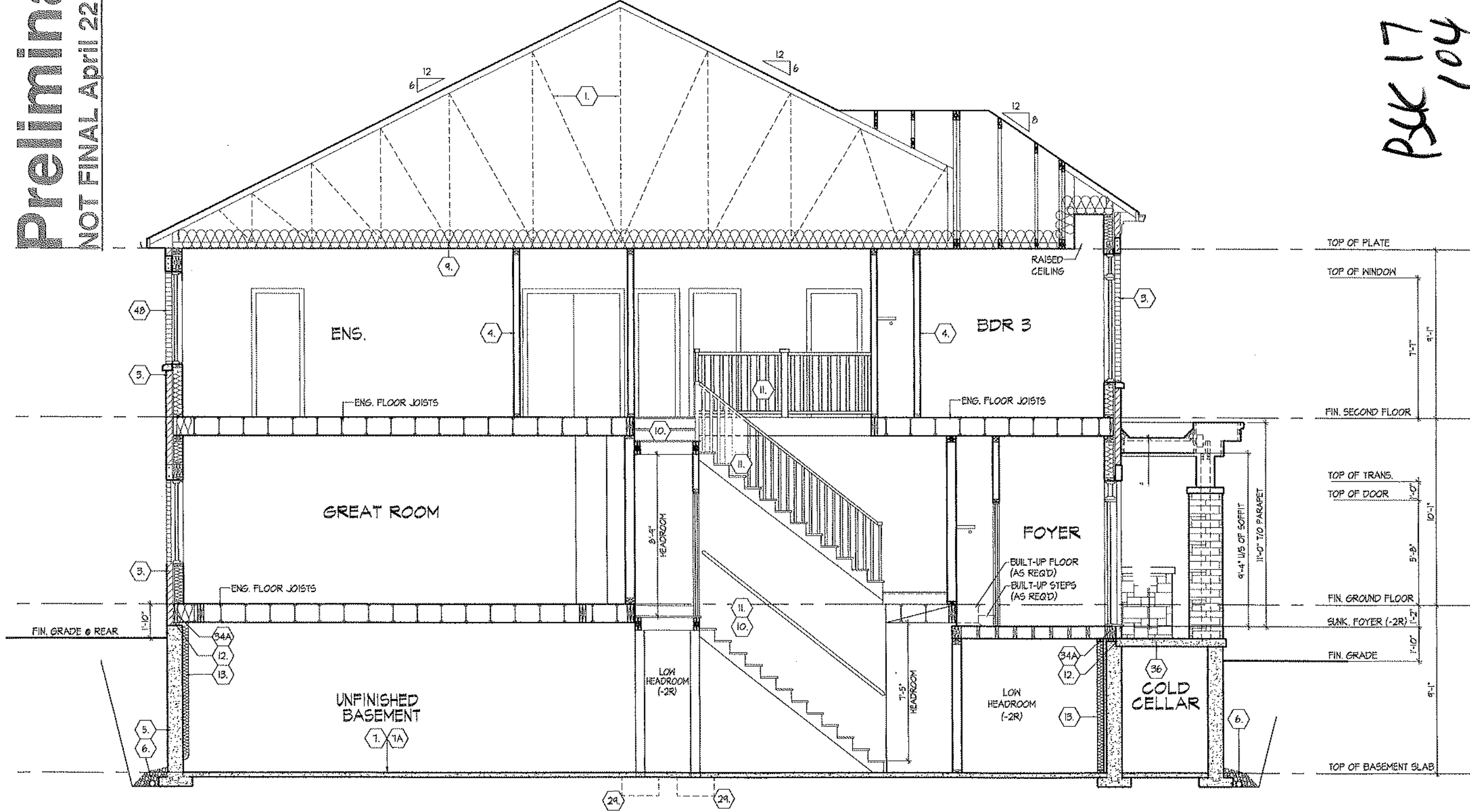
UNIT 2015
REV. 2025.03.25

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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Scale: 3/16\"=1'-0"
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Page Number: 27 of 29
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CROSS SECTION 'A-A'

PSK 17
104

CROSS SECTION 'A-A'

UNIT 2017
REV. 2025.03.26

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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DATE: 2025.03.26
PROJECT: 218094
DRAWING: 218094WT2017
SCALE: 1/8" = 1'-0"

Drawn by: DS/MM
Checked by: KM/TT
Scale: 3/16" = 1'-0"

8868 Woodbine Ave., Markham, ON L3R 0J7
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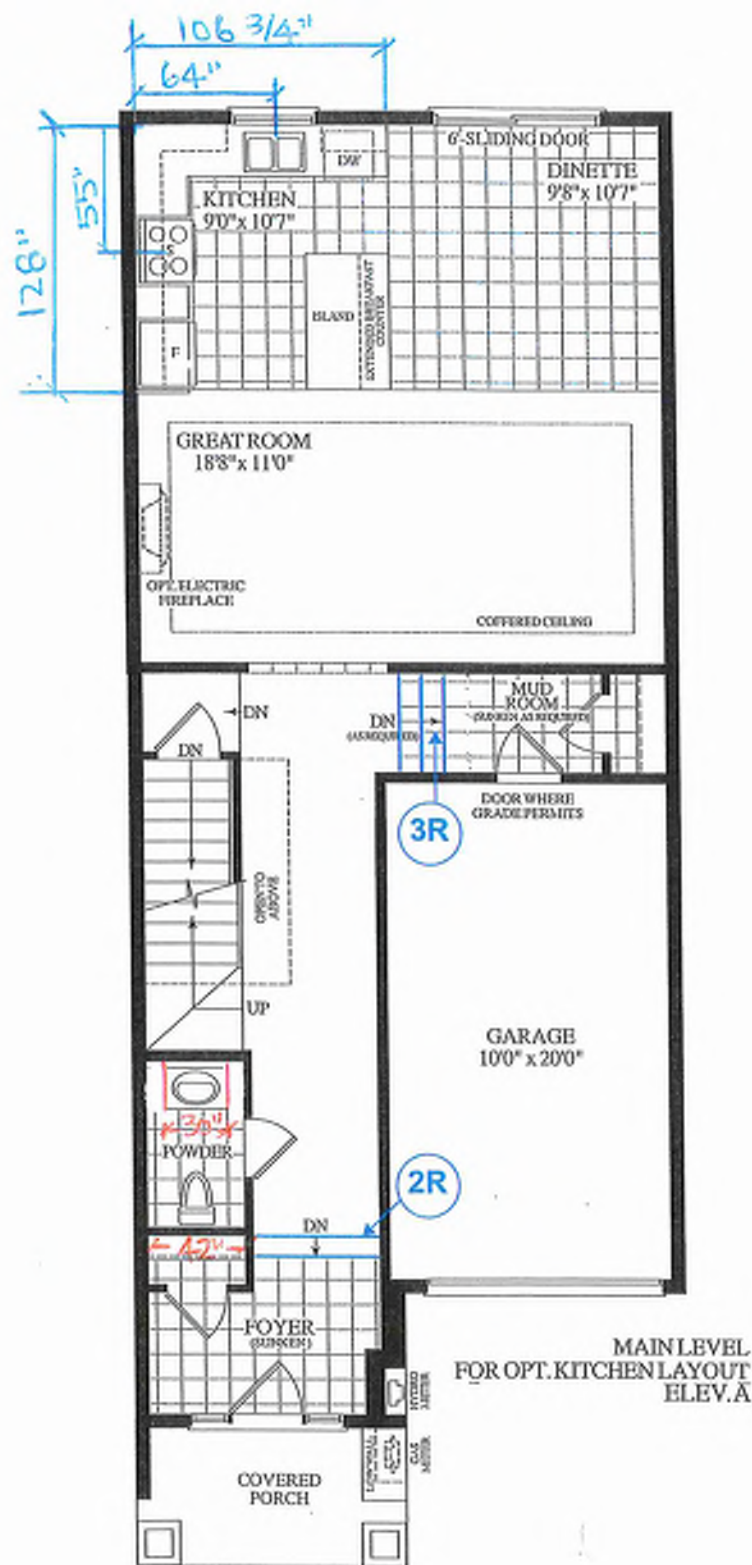
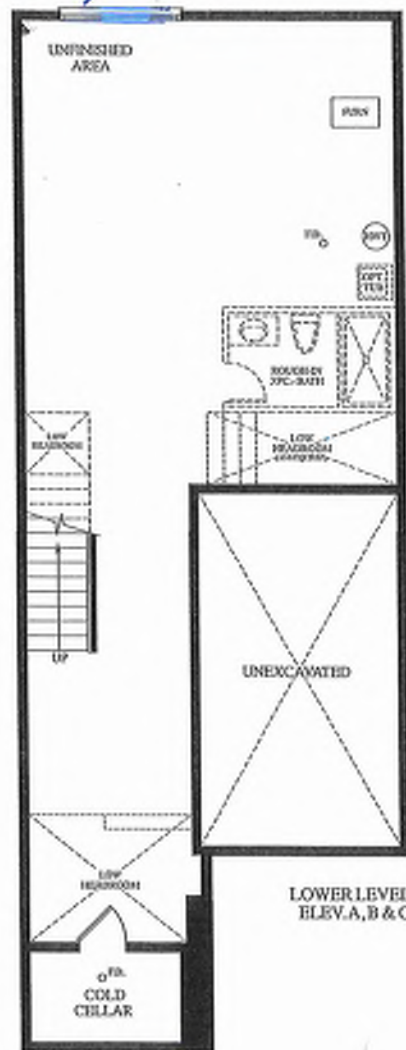


BAYVIEW HEIGHTS

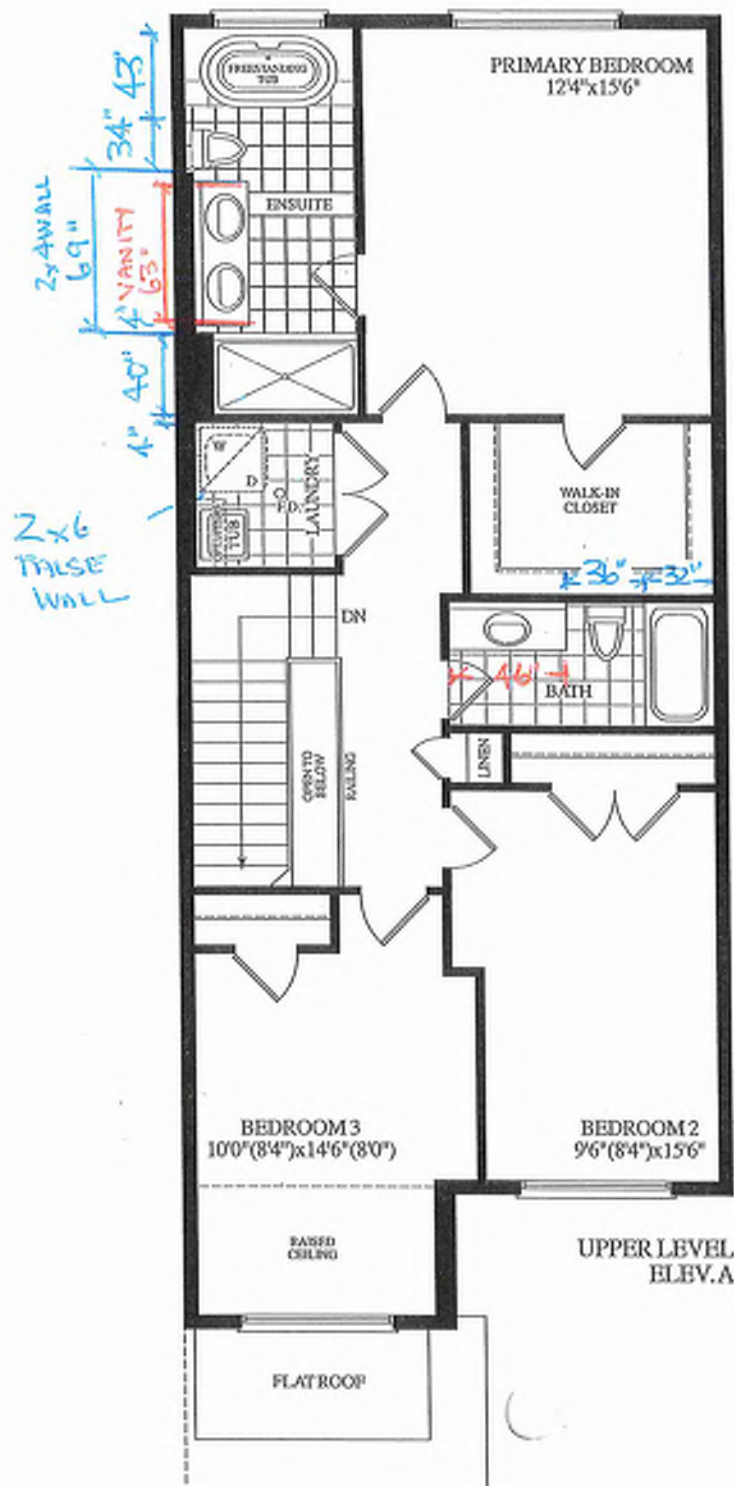
RICHMOND HILL



(1x) 36"x24"



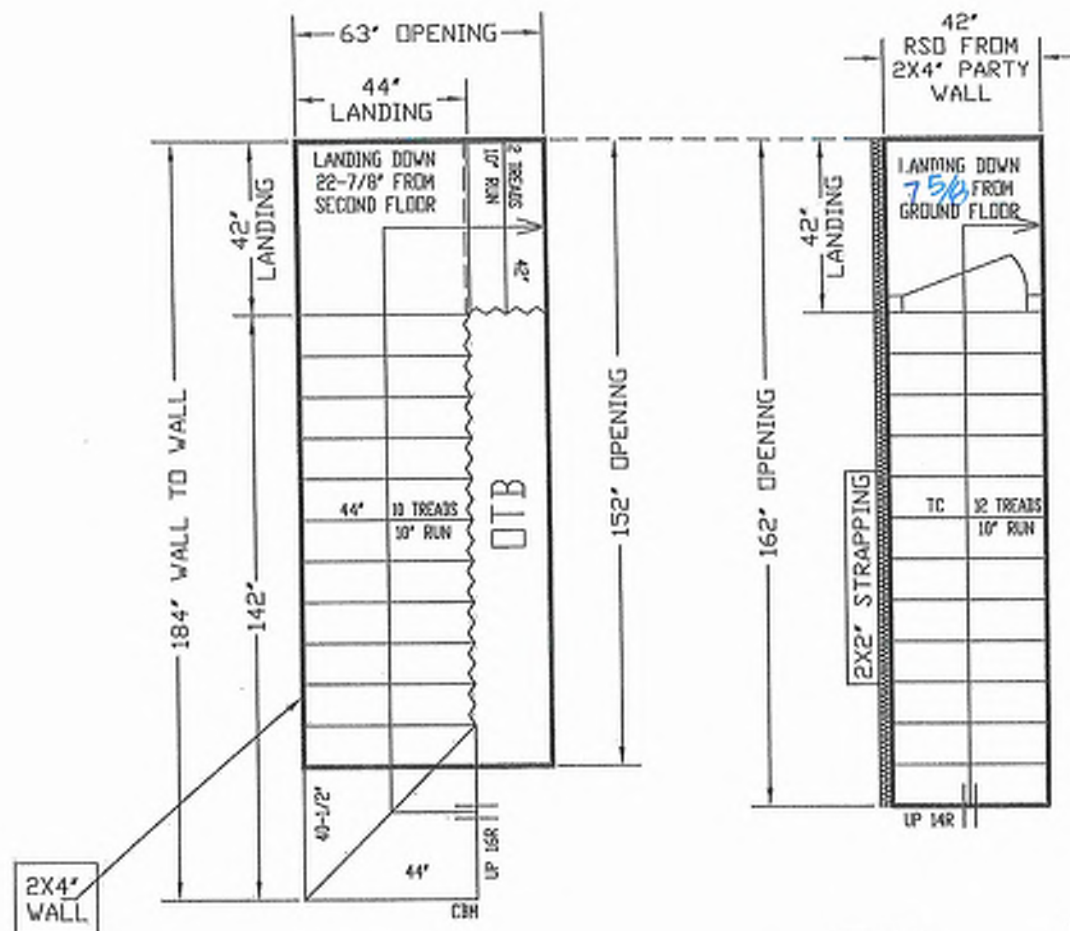
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BLK.17 TH. 105 20-16 THE CHARLOTTE EL. A OPT. MAIN 3 BDRM. 2 BATH. 1795 SQ.F.

GROUND TO SECOND
122' HT 11-7/8" JOIST

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



BK 17-105

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

STAIRS LINE UP BY
PARTY WALL

NO WALLS UNTIL
STAIRS INSTALLED

REVISED
JUNE 4, 2025

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ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
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WITH CONSTRUCTION

ALPHA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6
TEL: (905) 694-9356 | www.alpestairs.com



SITE
BAYVIEW
HEIGHTS

LOT #

Model

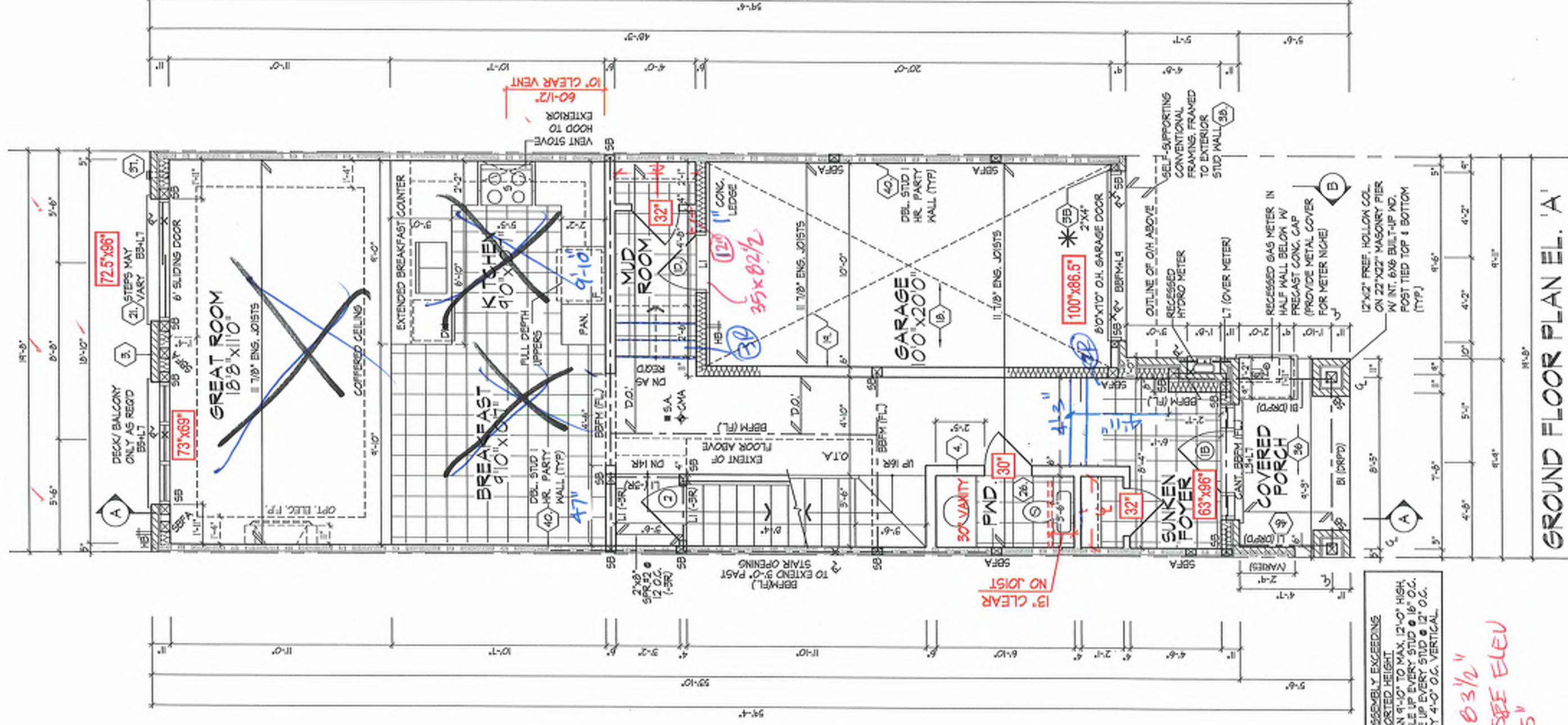
UNIT 2016

DRAWN BY
PARAMJECT

DATE
MAY 23, 2025

CLIENT
ROYAL PINE HOMES

LAYOUT #
SCALE: 1/8"



* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" TO MAX. 12'-0" HIGH - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C. - W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.

INT DOORS 8 3/4"
WINDOWS SEE ELEV
ARCH 95"

ALL DOORS ON PLAN ARE 7'-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.
PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL.
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS.

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 working drawings with respect to any zoning or building code or permit requirements 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 RICHMOND HILL.

BK 17
105

GROUND FLOOR PLAN, EL. 'A'

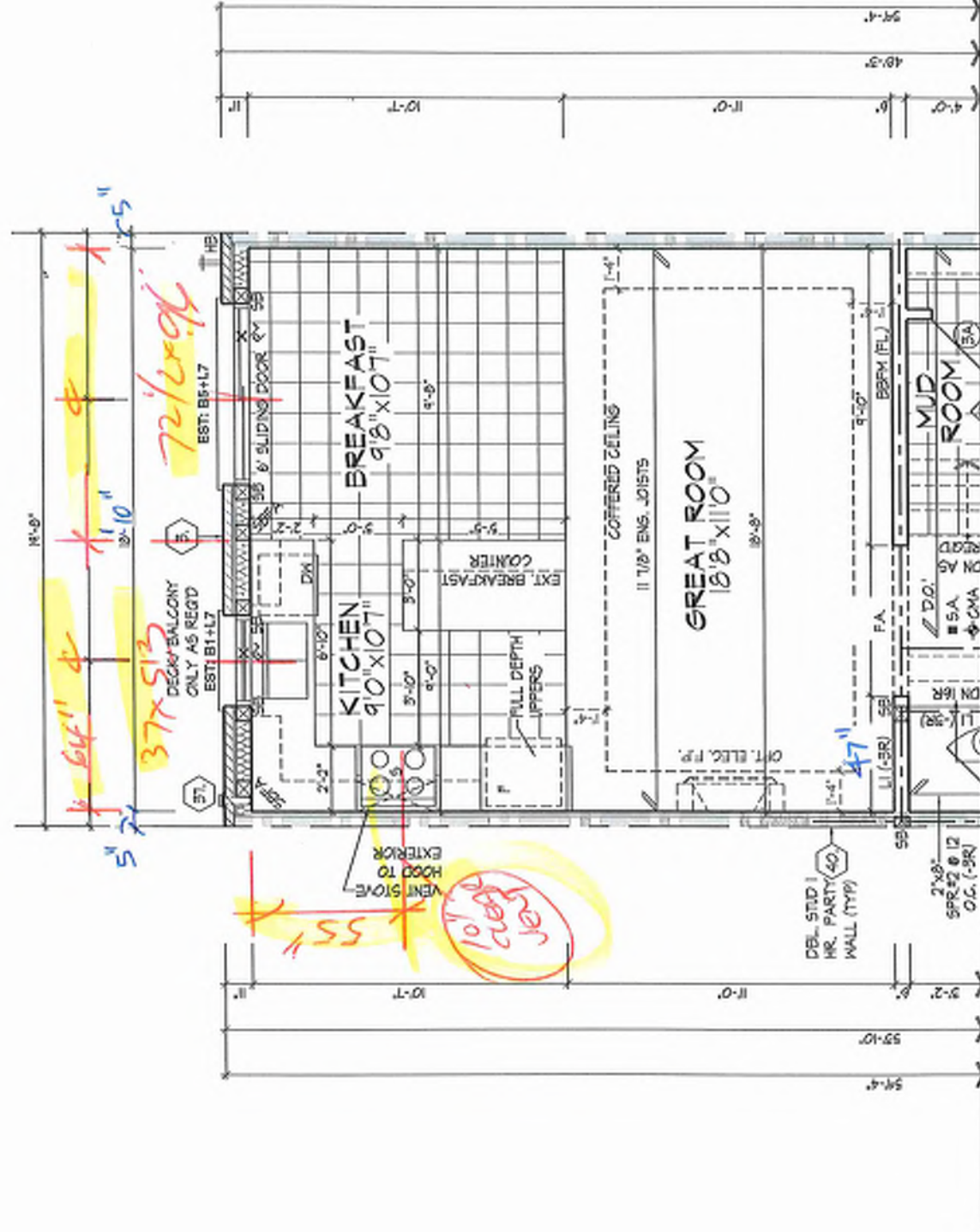
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE CALCULATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE CANADIAN BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Name: Doreen M. M. B.Sc.
Registration Number: 21274
HUNT DESIGN ASSOCIATES INC.
19605

UNIT 2016
REV. 2025.03.24
Page Number: 3 of 25
File Number: 218094WT2016
Scale: 3/16"=1'-0"
Drawn By: KMTT
Checked By: MM
T: 905.737.5133 F: 905.737.7328

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PART. OPT. GROUND FLOOR PLAN ELEV 'A', 'B' & 'C'

It is the builder's complete responsibility to ensure that the construction of this house complies with the applicable 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 (lot) plans or working drawings with respect to any zoning or building code or permit requirements. The house can be properly built or located on its lot.

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OPT. GROUND FLOOR PLAN EL. 'A', 'B' & 'C'

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QUALIFICATION INFORMATION
Dominic Modolo

REGISTRATION INFORMATION
21274

18695

Drawn By: KMTT

Checked By: MM

Scale: 3/16" = 1'-0"

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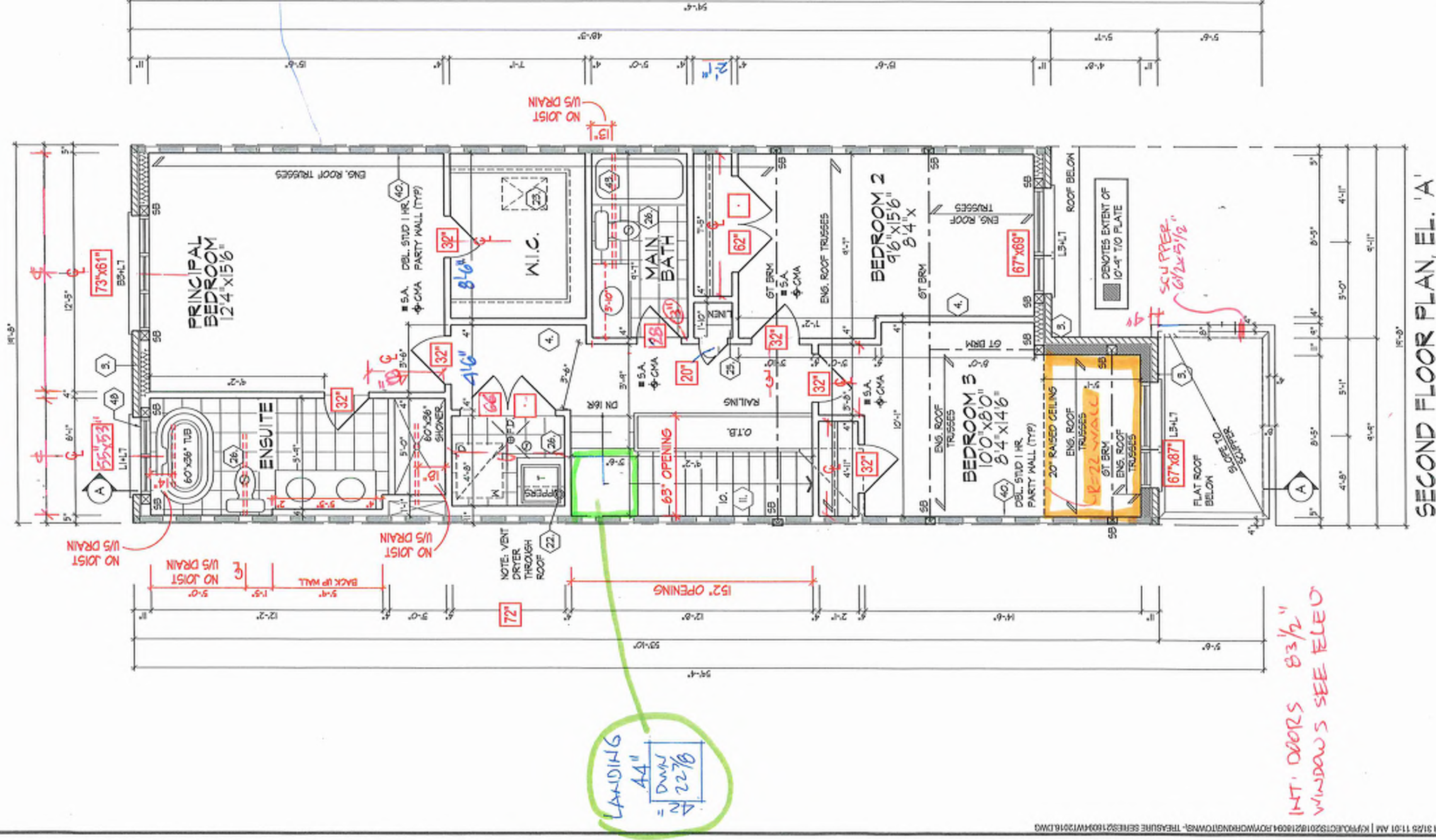
UNIT 2016

REV. 2025.03.24

Page Number

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

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BUC 17
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SECOND FLOOR PLAN, EL. 'A'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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Qualification Information
Dominic Mobilia
21274
19655

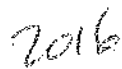
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19655

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Checked By: MM
Scale: 3/16" = 1'-0"

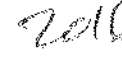
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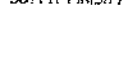


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FLAT ROOF DETAILS OVER COVERED PORCH

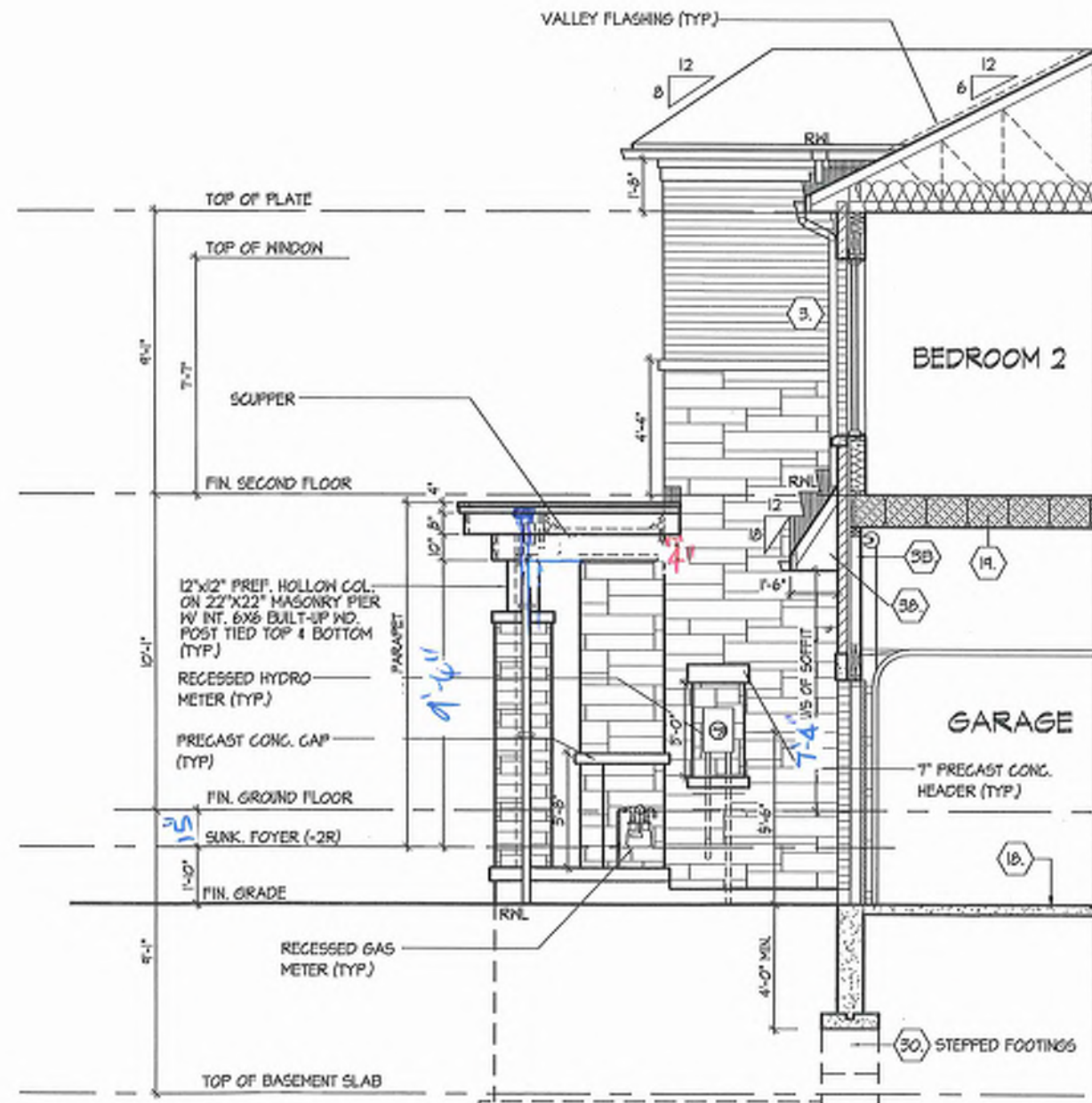
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ONT.

Case Number	27 of 28
Fila Number	218094WT2015
Sold	3/16/10
Disced By	DJMM
Drawn By	KVM
Location	305 Woodbine Ave. Medford NJ 08057
Phone Number	732-305-7326

HUNT
DESIGN ASSOCIATES INC.

NAME	SIGNATURE	SCIN	199905
Cornejo Mobilia		21274	

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PARTIAL SECTION 'B', EL. 'A'

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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

BK17
105

PARTIAL SECTION B, EL. 'A'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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QUALIFICATION INFORMATION
CONTINUED ON 21274

DATE: 21274
SIGNATURE: [Signature]
16695

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UNIT 2016

REV. 2025.03.24

Page Number

17 of 29

File Number

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Scale

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Drawn By

MM

Checked By

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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.19, 9.23.14, 9.23.16]
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 38" (9.5) PLYWOOD SHEATHING WITH 4" (103) APPROVED WOOD TRUSSES @ 24" (603) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2'x4 (38x89) TRUSS BRACING @ 8'-0" (244) O.C. AT BOTTOM CHORD, PREFR. ALUM. EAVES/STROUGH, FASCIA, RAIL & VENTED SOFFIT, ATTIC VENTILATION 1'300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVES/STROUGH TO BE 4" MIN. WITH RAIL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 4" MIN. EAVES/STROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVES/STROUGH AND DOWN RAIL.
- 1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3' (914) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COUNTERYRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION [2'x6]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. ON FLURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS. ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION [2'x6] W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FLURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPPED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3(1)]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. ON FLURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS. ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION [2'x6]
3' (914) BRICK VENEER 1" (25) AIR SPACE, 7/8" (20.3) 2'x4 (38x89) GY. GALV. METAL TES @ 16" (403) O.C. HORIZ. 24" (603) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.23.3]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPPED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (813) O.C. [9.20.13.4] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) BEHIND SHEATHING PAPER [9.20.13.5] (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION [2'x6] W/ CONTIN. INSULATION
3' (914) BRICK VENEER 1" (25) AIR SPACE, 7/8" (20.3) 2'x4 (38x89) GY. GALV. METAL TES @ 16" (403) O.C. HORIZ. 24" (603) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.23.3]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPPED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (813) O.C. [9.20.13.4] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) BEHIND SHEATHING PAPER [9.20.13.5] (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3' (914) BRICK VENEER MIN. 1" (25) AIR SPACE, 7/8" (20.3) 2'x4 (38x89) GY. GALV. METAL TES @ 16" (403) O.C. HORIZ. 24" (603) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.23.3]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPPED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.8], [9.23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2" (51) (38x89) @ 16" (403) O.C. FOR 2 STORY AND 12" (305) O.C. FOR 3 STORY. NON-BEARING PARTITIONS 2" (51) (38x89) @ 24" (603) O.C. PROVIDE 2" (51) (38x89) BOTTOM PLATE AND 2" (51) (38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2" (51) (38x140) STUDS WHERE VENTED. PROVIDE 2" (51) (38x89) @ 24" (603) O.C. LADDER FRAMING WHERE WALLS INTERSECT. PROVIDE 2" (51) (38x140) @ 24" (603) O.C. LADDER FRAMING. (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1206) [9.23.9.8] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION [2'x6] - NO CLADDING [9.23]
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 4B

EXT. LOFT WALL CONSTRUCTION [2'x6] [9.23]
APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3] ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPPED MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE AVAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL/FOOTINGS
POURED CONC. FOUNDATION WALLS AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (152) 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" (4903) SHALL BE SIZED IN ACCORDANCE WITH 15.3.4.1 (A2.3) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 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'-0" (2743) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2(1)]
- 5A

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2]
[9.15.4.2(1)]
[9.15.4.2(2)]
[9.15.4.2(3)]
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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 866 & 816¹
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x50.8) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK FULL 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 FLURRED WITH 2"x2" (50.8x50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W136¹
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8x39) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50.8x39) SILL PLATES. (2"x6" (50.8x40) 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 866 & 816¹
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x50.8) VERTICAL WD. STRAPPING @ 24" (600) 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)
- 41

STUCCO WALL CONSTRUCTION (2"x6") [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENEGLOSS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. 1/2" (12.7) GYPSUM APPROVED 8 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 MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.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 MANUFACTURER'S 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. [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENEGLOSS 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

UNSUPPORTED FOUNDATION WALLS [9.15.4.2]
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-30M BARS IN TOP PORTION OF WALL (UP TO 8'6" OPENING)
3-30M BARS IN TOP PORTION OF WALL (8'6" TO 10'0" OPENING)
4-30M 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 MIN. 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" (600) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.4(1)] (REFER TO DETAILS)
- 44

WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (538) 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" (103) SLOPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.(3)]. [9.14.6.3]
- 45

SLOPED CEILING CONSTRUCTION [9.8-12] [3.1.1.8]. [9.23.4.2]
2"x12" (50.8x25) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED W/ 2"x2" (50.8x39) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM) W/ INSULATION BETWEEN JOIST. 8 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 RSI].
- 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" (50.8x39) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (50.8x19) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED. BUILT-UP CURB TO BE 4" (103) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL. FOR UNDERSIDE OF SOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.
- 47

BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50.8x39) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (50.8x39) PT. SLEEPERS @ 12" (300) O.C. LAID FLAT PERPENDICULAR TO JOISTS
- 47

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" (50.8x39) SPACERS LAID FLAT ON 2"x10" (50.8x25) SPR. #2 ROOF JOIST MAILED TO BUILT-UP 3-3/4" (91.4) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 48

EGRESS WINDOW ABOVE GRADE [9.9.10.1.1]. [9.9.8.1.(6)]
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN SILL HEIGHT OF 40" (1016) TO A MAX. 34" (863) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35m²) WITH NO DIMENSION LESS THAN 13" (330) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

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 O.B.C..

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 EXTERIOR WINDOW W/ MIN. 0.36m² UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 13" (330). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT. CONFORMING TO [9.9.10] WINDOW GLAZES: A GLAZED OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (103) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). [9.9.8.1] 3) WINDOWS IN EXIST STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (660) [9.9.10.10] 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 [4.5.1.15] OR [9.8.8.2]
- 2.2. CEILING HEIGHTS

4) REFER TO TITLE PAGE FOR MAX. UNVALUE REQUIREMENTS
- 2.3. MECHANICAL PLUMBING [9.23]

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.
2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [9.91.6] HOT WATER HEATER MINIMUM EFFICIENCIES.
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 [9.812] & [3.1.112] 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, GROSS 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 (e.g. 450S) 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 350W. 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"x24" CEILINGS, FLAT ARCHES SHALL BE 6"x10" (200x) A.F.F.
2) FOR 9"x27" CEILINGS, FLAT ARCHES SHALL BE 7"x10" (240x) A.F.F.
3) FOR 10"x30" CEILINGS, FLAT ARCHES SHALL BE 8"x6" (200x) A.F.F.
- 2.7. ROOF OVERHANGS

1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300). UNLESS NOTED OTHERWISE.
2.8. FLASHING [9.20.3]. [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 THAT 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 BY THAT SPECIFIED ULC LISTING; THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

3.4. ACRONYMS

ABV	ABOVE	HRV	HEAT RETURN VENTILATION UNIT
AFE	ABOVE FINISHED FLOOR	HWT	HOT WATER TANK
BFM	BEAM BY FLOOR MANUFACTURER	JST	JOIST
BRM	BEAM BY ROOF MANUFACTURER	LIN	LINEN CLOSET
BS	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BLW	BELOW	OTB	OPEN TO BELOW/ABOVE
BM	BEAM	PL	PLATE
CBE	CONVENTIONAL ROOF FRAMING	PT	PRESSURE TREATED
C/W	COMPLETE WITH	PTD	PAINTED
DUTJ	DOUBLE JOIST/ TRIPLE JOIST	PWD	POWDER ROOM
DO	DO OVER	RWL	RAIN WATER LEADER
DRP	DROPPED	SB	SOLID BEARING WOOD POST
ENG	ENGINEERED	SBF	SOLID BEARING WOOD POST
ERV	ENERGY RECOVERY VENTILATION UNIT	SBF4	SB FROM ABOVE
EST	ESTIMATED	SJ	SINGLE JOIST
FA	FLAT ARCH	SPR	SPRUCE
FD	FLOOR DRAIN	STL	STEEL
FG	FIXED GLASS	TID	TOP OF
FL	FLUSH	TYP	TYPICAL
FLR	FLOOR	UD	UNDERSIDE
GT	GROSS TRUSS	W2	WOOD
GRD	GROSS TRUSS BY ROOF MANUFACTURER	WIC	WALK IN CLOSET
HB	HOSE BB	WP	WEATHER PROOF
HORM	HEADROOM		

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS 8 VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	SUPPLY OUTLET (HEAT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/34 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANGELER (CEILING MOUNTED)
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN	

SA SMOKE ALARM [9.10.1.9]
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 MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72".

CMA CARBON MONOXIDE ALARM [9.9.3]. [9.32.3.9]
CHECK LOCAL BY-LAWS FOR REQUIREMENTS A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, ON EACH STORY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL BURNING APPLANCE, WALL OR FLOOR CEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLANCE OR FLUE. ALARMS SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH. WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALING.

SS 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) 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]. [9.23.10.7]

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 38.

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

EXPPOSED BUILDING FACE - O.B.C. 9.10.14, OR 9.10.15.

REFER TO HEX NOTE 35 & DETAILS FOR TYPE AND SPECIFICATIONS.

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

SECTION 4.0. CLIMATIC DATA

REFER TO O.B.C. FOR DESIGN SNOW LOAD [9.4.2.2]

& WIND PRESSURE (SB-1, TABLE 2)

STAMP

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THIS OR REPORT ANY DISCREPANCIES TO PLANT ASSOCIATES INC. PRIOR TO PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.A.A.I. ALL CONSTRUCTION TO ADHERE 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. ENR. REG. 203924.

CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024

CONSTRUCTION NOTES 2

UNIT 2016

REV. 2025.03.24

Page Number

29 of 29

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 866 & 816¹
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x50.8) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK FULL 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 FLURRED WITH 2"x2" (50.8x50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W136¹
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8x39) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50.8x39) SILL PLATES. (2"x6" (50.8x40) 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 866 & 816¹
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x50.8) VERTICAL WD. STRAPPING @ 24" (600) 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)
- 41

STUCCO WALL CONSTRUCTION (2"x6") [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENEGLOSS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. 1/2" (12.7) GYPSUM APPROVED 8 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 MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.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 MANUFACTURER'S 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. [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENEGLOSS 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

UNSUPPORTED FOUNDATION WALLS [9.15.4.2]
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-30M BARS IN TOP PORTION OF WALL (UP TO 8'6" OPENING)
3-30M BARS IN TOP PORTION OF WALL (8'6" TO 10'0" OPENING)
4-30M 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 MIN. 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" (600) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.4(1)] (REFER TO DETAILS)
- 44

WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (538) 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" (103) SLOPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.(3)]. [9.14.6.3]
- 45

SLOPED CEILING CONSTRUCTION [9.8-12] [3.1.1.8]. [9.23.4.2]
2"x12" (50.8x25) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED W/ 2"x2" (50.8x39) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM) W/ INSULATION BETWEEN JOIST. 8 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 RSI].
- 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" (50.8x39) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (50.8x19) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED. BUILT-UP CURB TO BE 4" (103) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL. FOR UNDERSIDE OF SOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.
- 47

BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50.8x39) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (50.8x39) PT. SLEEPERS @ 12" (300) O.C. LAID FLAT PERPENDICULAR TO JOISTS
- 47

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" (50.8x39) SPACERS LAID FLAT ON 2"x10" (50.8x25) SPR. #2 ROOF JOIST MAILED TO BUILT-UP 3-3/4" (91.4) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 48

EGRESS WINDOW ABOVE GRADE [9.9.10.1.1]. [9.9.8.1.(6)]
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN SILL HEIGHT OF 40" (1016) TO A MAX. 34" (863) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35m²) WITH NO DIMENSION LESS THAN 13" (330) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

SECTION 1.1. WALL STUDS

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO STINGS & 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: O.B.C. REFERENCE - TABLE 9.23.10.1

SUPPORTED LOADS (EXTERIOR)

MIN. STUD SIZE, w/o ATIC, w/o ATTIC

MAX. STUD SPACING, in (mm) O.C.

MAX. UNSUPPORTED HGT., in (mm)

2"x4" (50.8x39)

9"x10" (230x254)

2"x6" (50.8x39)

9"x10" (230x254)

2"x8" (50.8x39)

9"x10" (230x254)

2"x10" (50.8x39)

9"x10" (230x254)

2"x12" (50.8x39)

9"x10" (230x254)

2"x14" (50.8x39)

9"x10" (230x254)

2"x16" (50.8x39)

9"x10" (230x254)

2"x18" (50.8x39)

9"x10" (230x254)

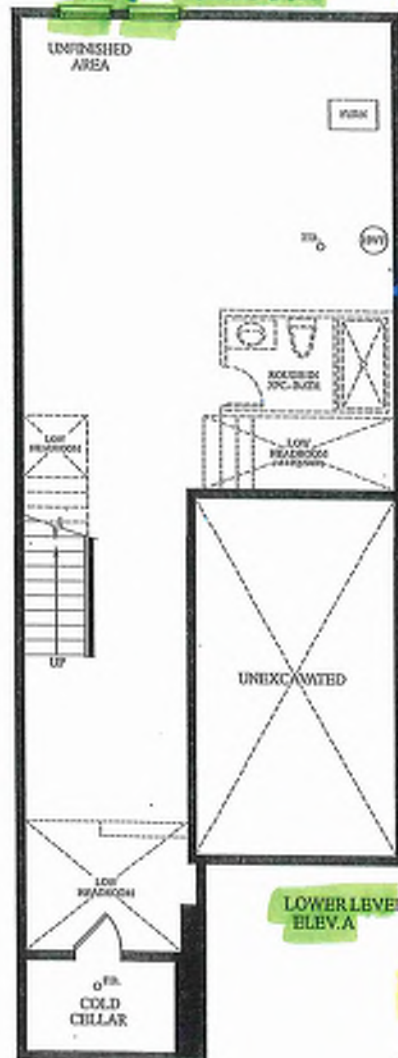
BAYVIEW HEIGHTS
RICHMOND HILL



* KEEP STD (x2)
30x16 BSH +
Windows

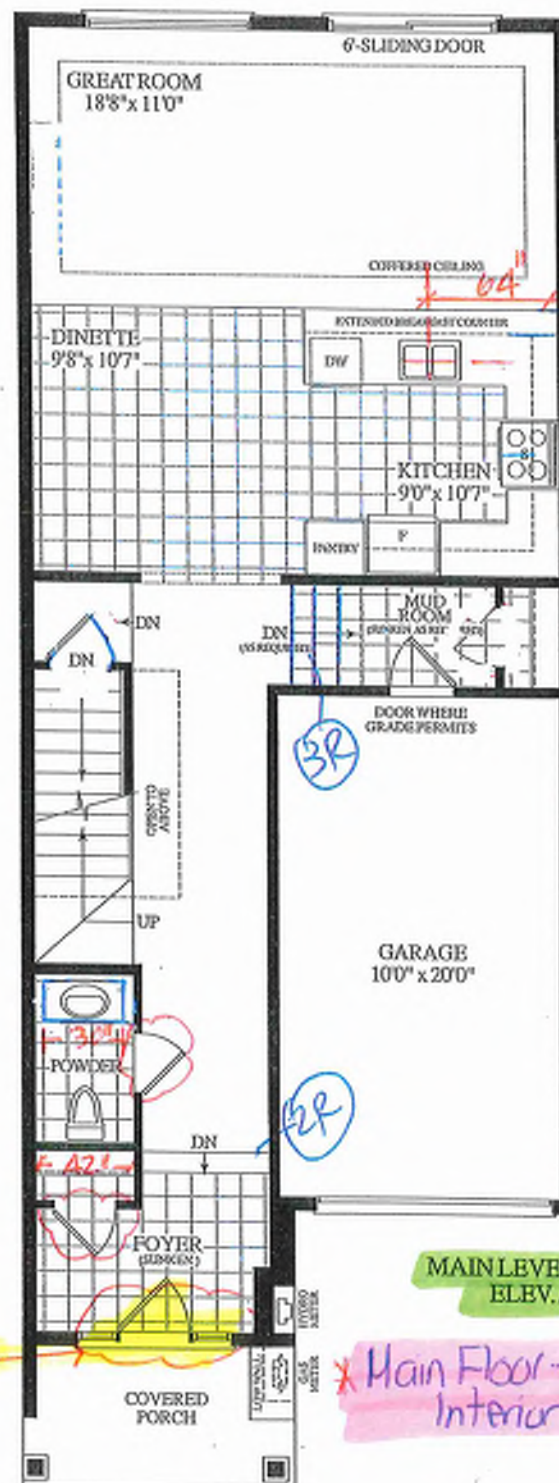
July 3, 2025

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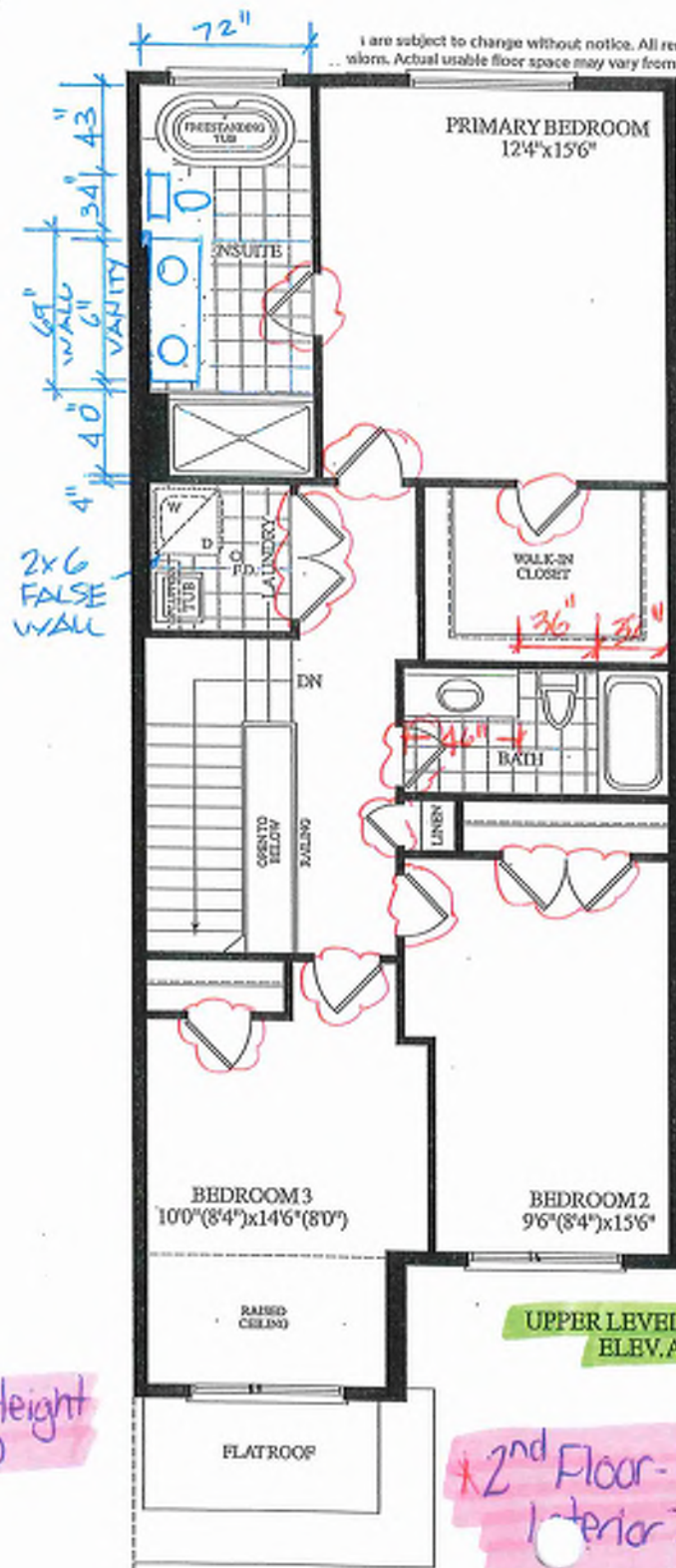
LOWER LEVEL
ELEV. A

Extended Height
Front Door
66" x 98 1/2"



MAIN LEVEL
ELEV. A

- * Main Floor - Extended Height Interior Doors (x2)

UPPER LEVEL
ELEV. A

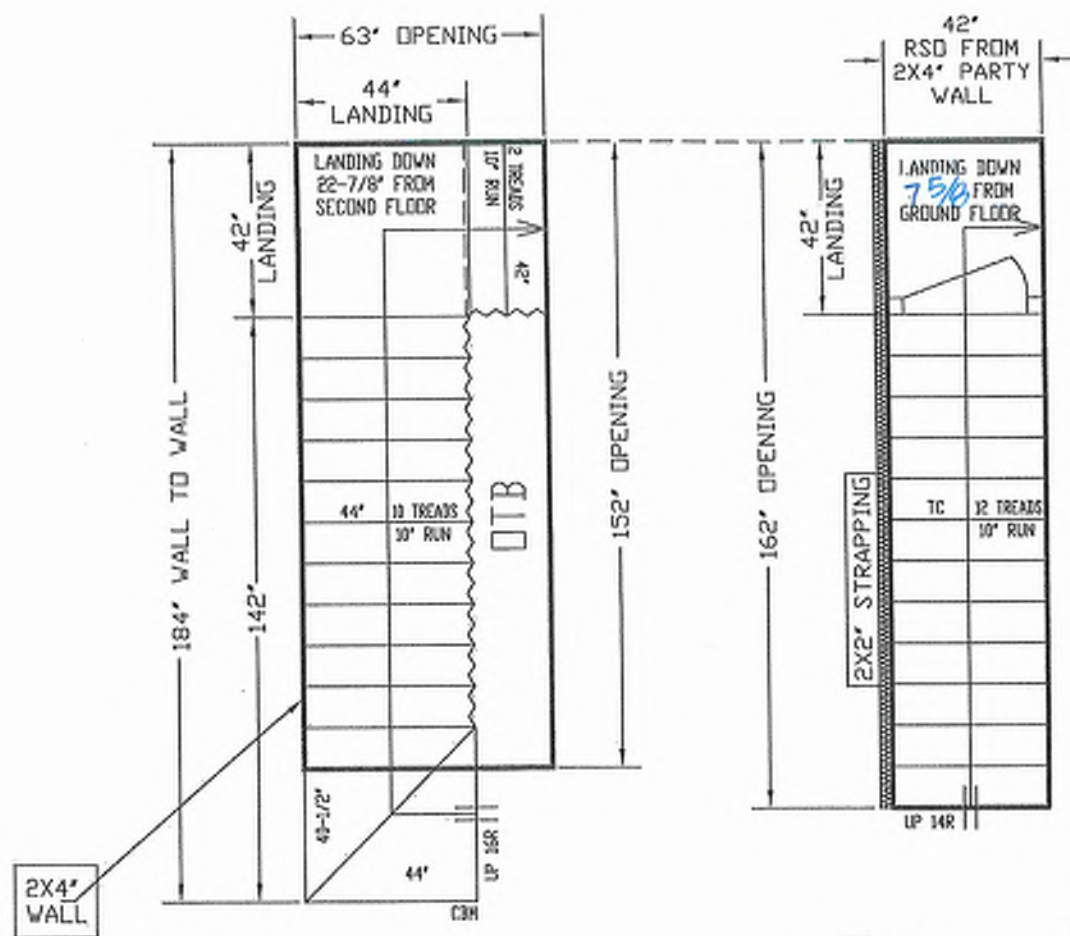
* 2nd Floor - Extended Height
Interior Doors (x12)

I am subject to change without notice. All renderings are artist's concept.
Warning: Actual usable floor space may vary from the stated floor area. E.A.O.B.

BLK. 17 TH. 106 20-16 THE CHARLOTTE EL. A 3 BDRM. 2 BATH. 1795 SQ.FT.

GROUND TO SECOND
122' HT 11-7/8" JOIST

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



BK 17-106

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

STAIRS LINE UP BY
PARTY WALL

NO WALLS UNTIL
STAIRS INSTALLED

REVISED
JUNE 4, 2025

GARAGE RIGHT >



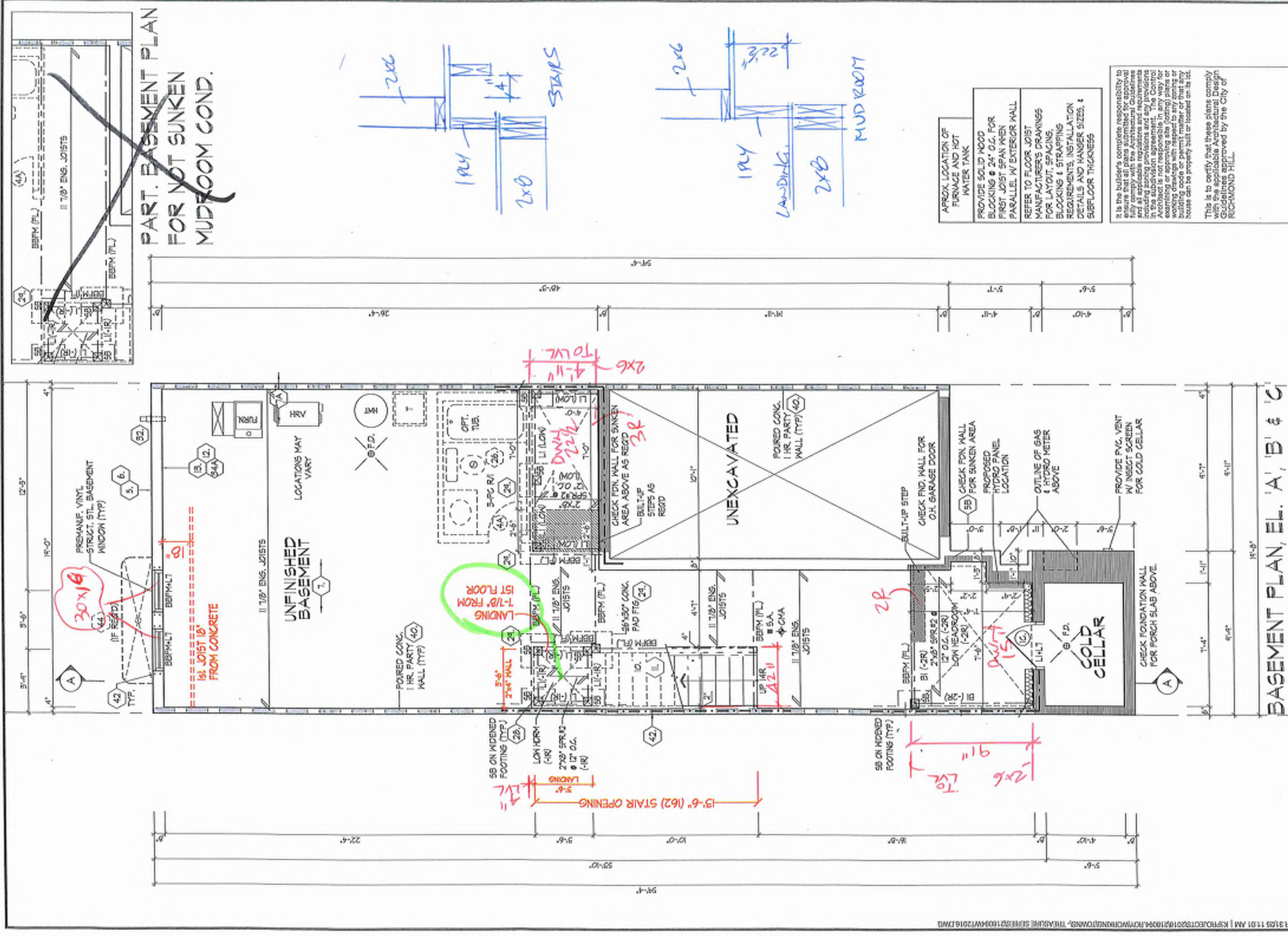
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.
ANY STRAPPING ALLOWANCES TO BE COMPLETED BY CARPENTERS.
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO
INSTALL OUR STAIRS. ANY PROBLEM WITH HEADROOM OR STRAPPING ALLOWANCES, ALPHA
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY
CARPENTERS OR SITE SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING
WITH CONSTRUCTION.

ALPHA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 3N6
TEL: (905) 694-9556 | www.alphastairs.com



SITE
BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2016

NAME	DATE
PARAMJEET	MAY 23, 2025
ROYAL PINE HOMES	
LAYOUT #	
SCALE: 1/8"	



**PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.**

APPROX. LOCATION OF
FURNACE AND HOT
WATER TANK

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

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

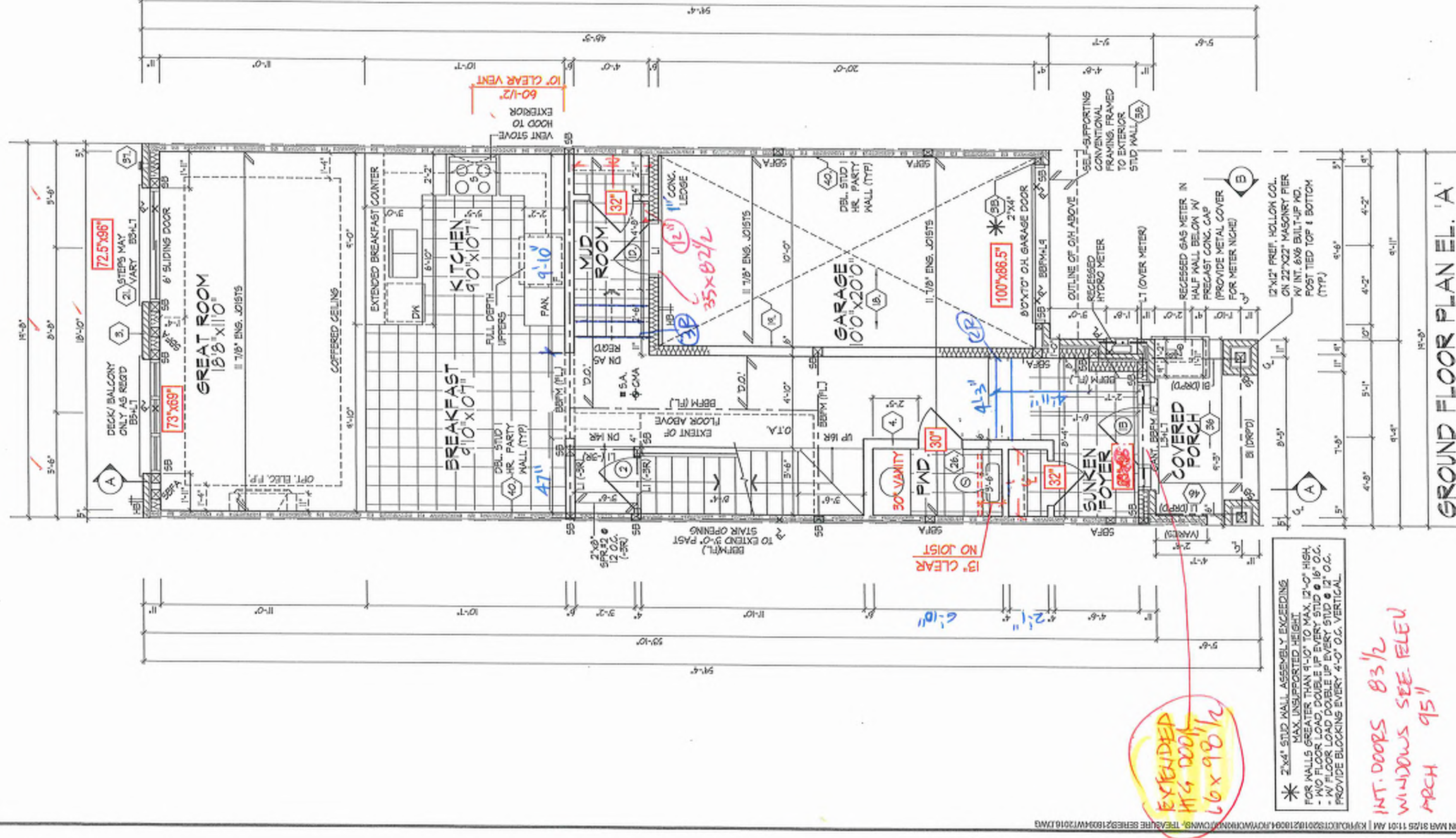
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable regulations and requirements including zoning regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any (existing) 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 RICHMOND HILL.

BASEMENT PLAN, EL. 'A', 'B' & 'C'

BASEMENT PLAN, EL. 'A', 'B' & 'C'

Blk 17-106



MPLELLO | MON MAR 31/25 11:51 AM | K:\PROJECTS\2024\218094\ROYAL PINE HOMES\218094\DWG\218094-01-GROUND FLOOR PLAN-EL. 'A'.DWG

ALL DOORS ON PLAN ARE 1'-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.

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

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable 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 existing or proposed site (lot) plans or building conditions or for any other conditions that may be encountered during the construction of the 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 RICHMOND HILL.

BUC 17
106

GROUND FLOOR PLAN, EL. 'A'

UNIT 2016
REV. 2025.03.24

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

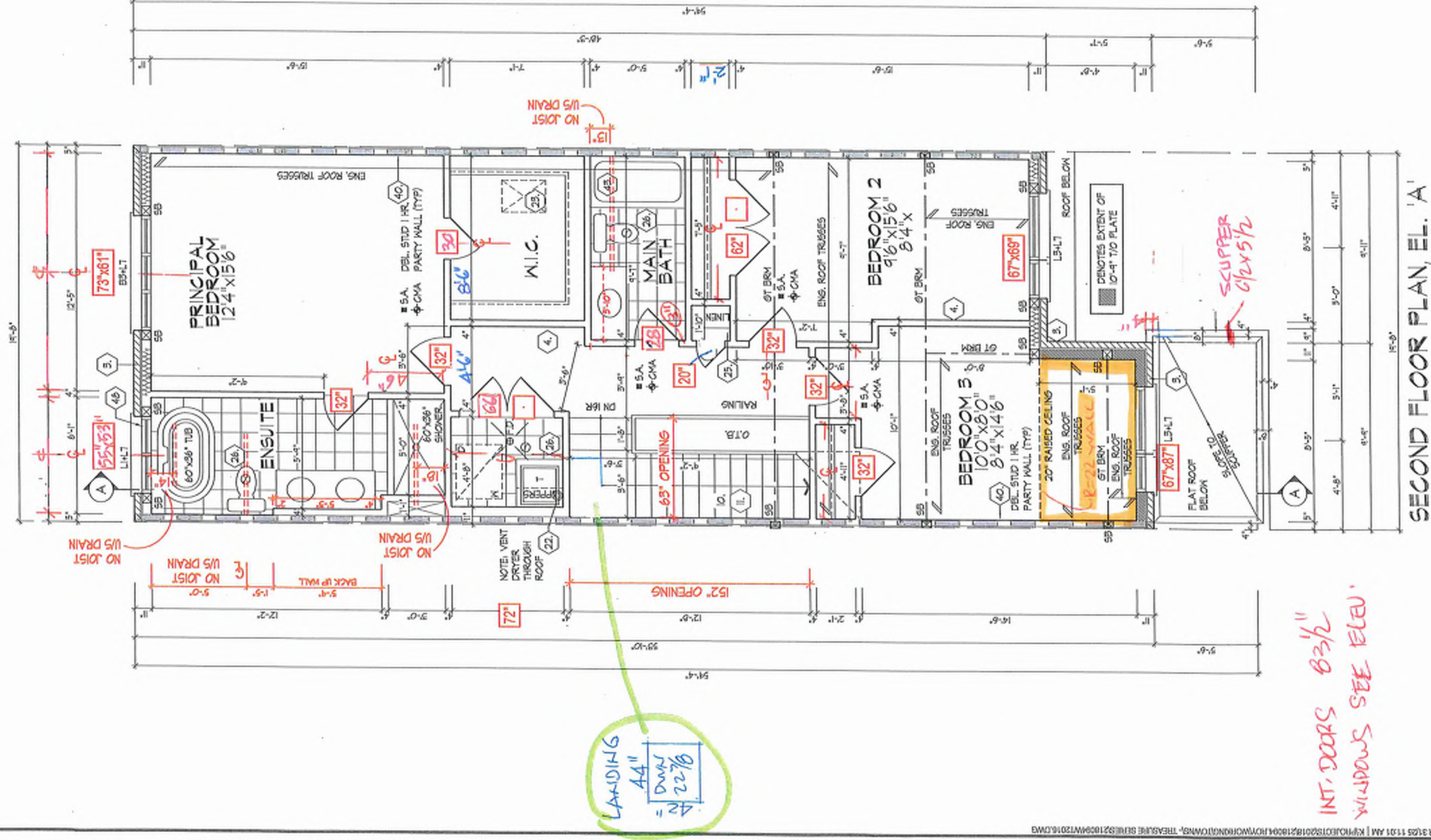
QUALIFICATION INFORMATION
Dorinda Mollilo
NAME
SIGNATURE
21274
BOB
19668
HUNT DESIGN ASSOCIATES INC.

Ph Number
218094WT2016
Page Number
3 of 23

Drawn By
MM
3/16"=1'-0"
Checked by
KW/TT
8968 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5193 F 905.737.7528

Scale
3/16"=1'-0"

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REFER TO ROOF TRUSS
MANUFACTURER'S DRAWINGS
FOR LAYOUT, SPACING,
INSTALLATION DETAILS AND
HANGERS/GUYS.

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 Contract Architect is not responsible in any way for examining or approving site (setting) plans or working drawings with respect to any zoning or building code or permit matter or that any because can be properly built or located in the

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Richmond Hill.

BK 17
106

SECOND FLOOR PLAN. EL. 'A'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2016

REV 2025.03.24

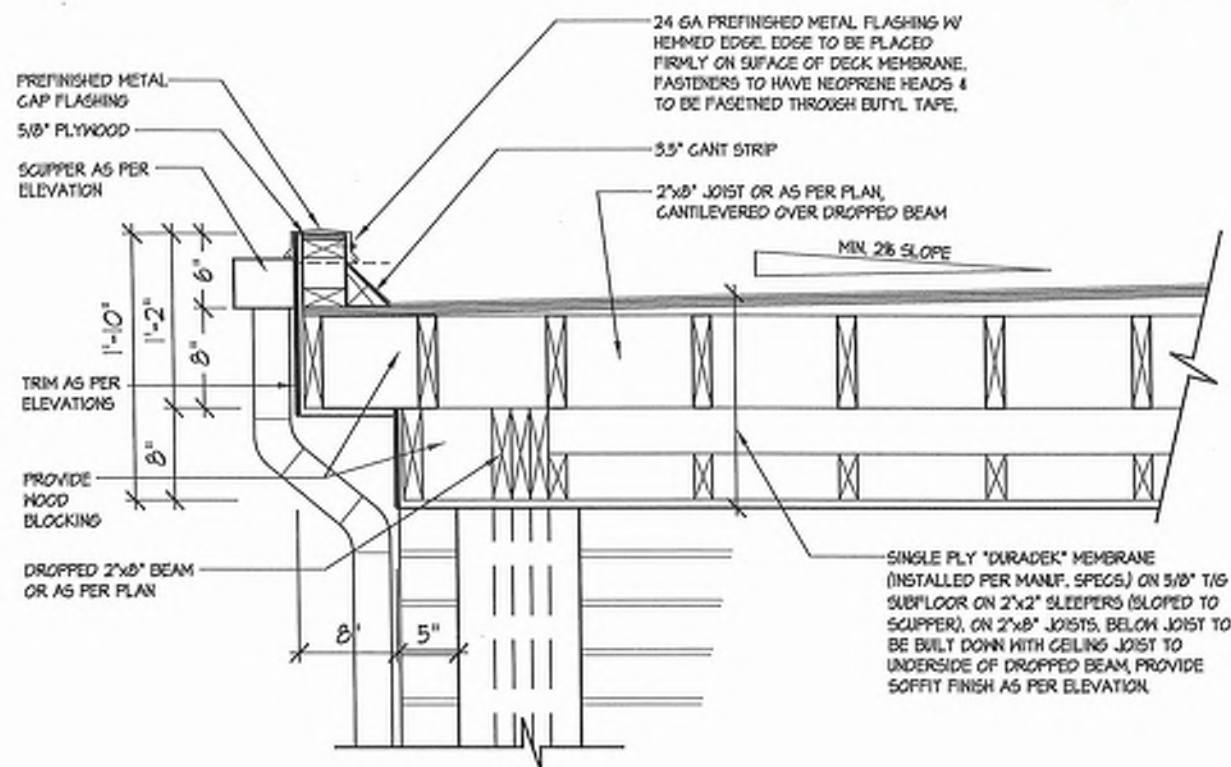
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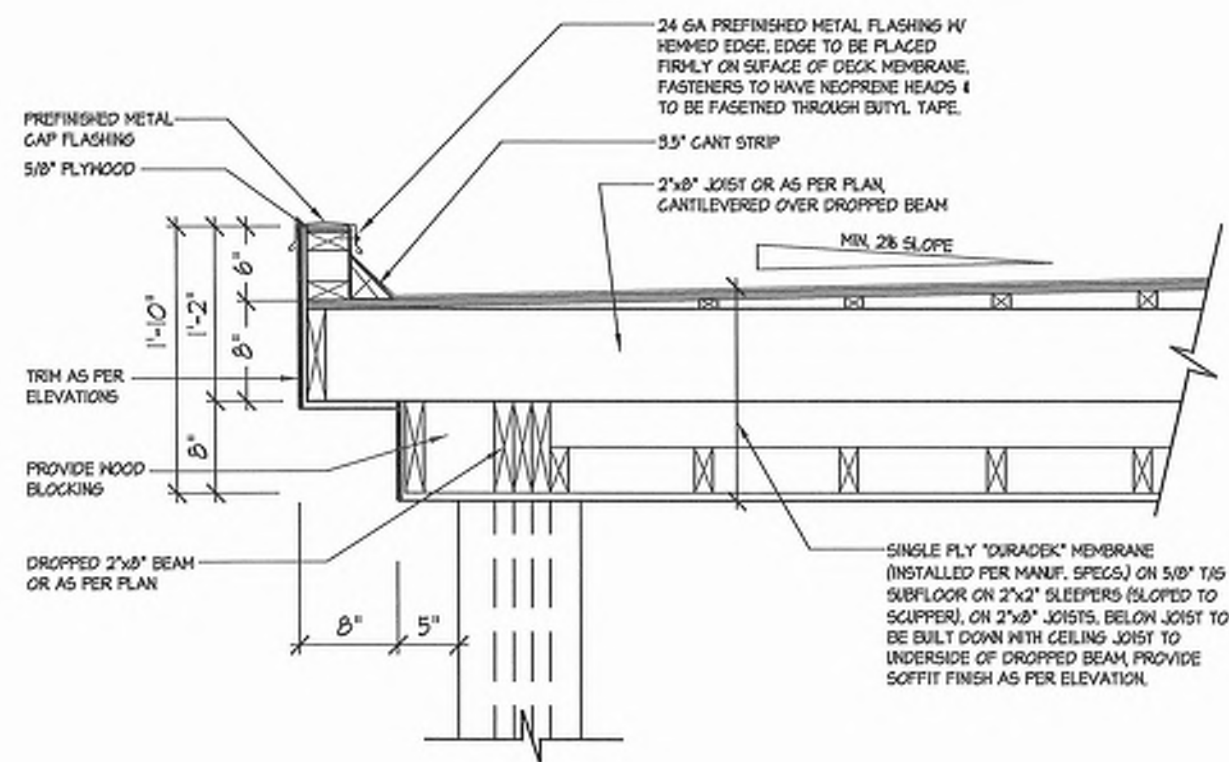
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DESIGN ASSOCIATES INC.
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QUALIFICATION INFORMATION	SIGNATURE	ID NO.
Dominic Mobilio		21274
REGISTRATION INFORMATION		BORN

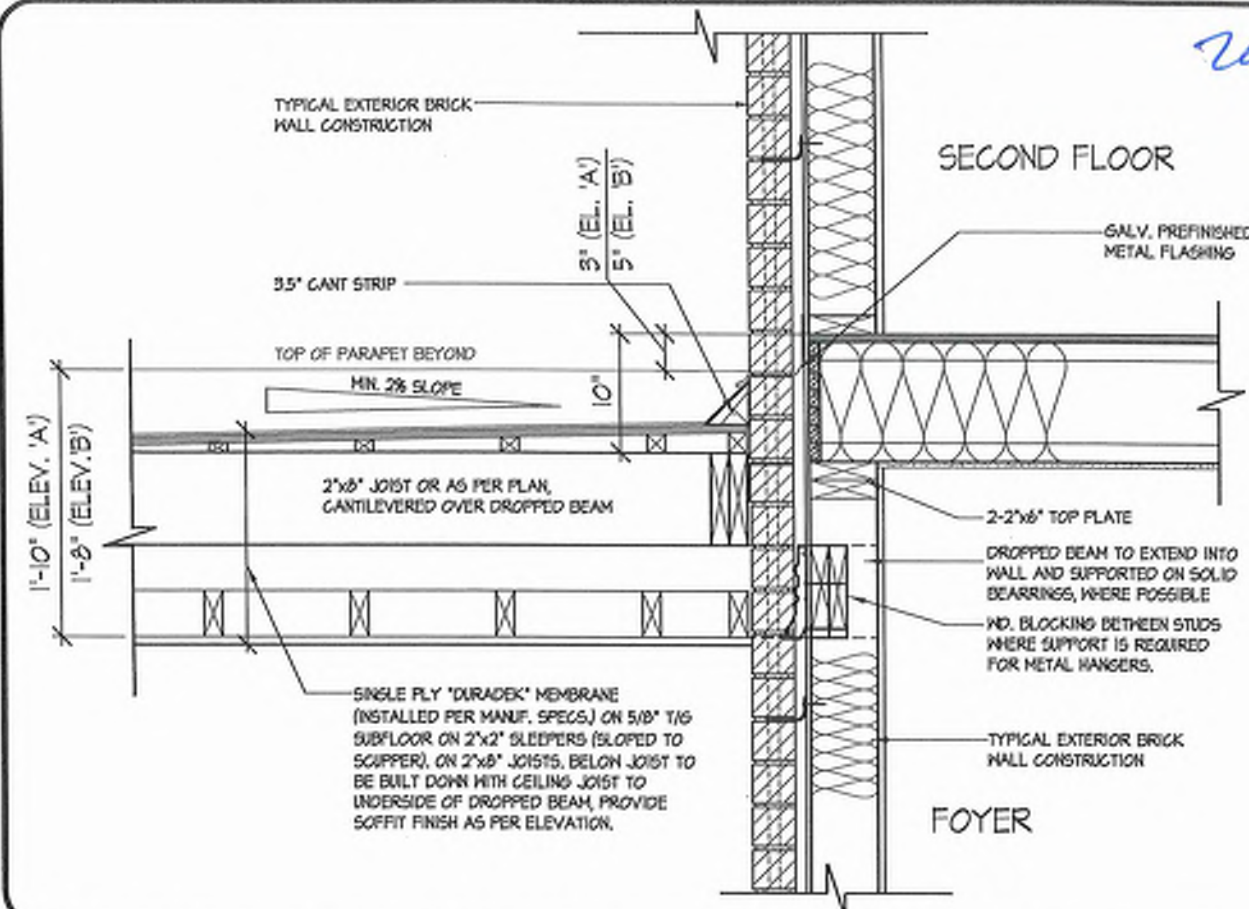
HUNT DESIGN ASSOCIATES INC.
 19850
 11000 130th Avenue, NE
 Redmond, WA 98073-1100
 Tel: 206/881-8800
 Fax: 206/881-8801
 E-mail: info@hunt-design.com
 Web: <http://www.hunt-design.com>



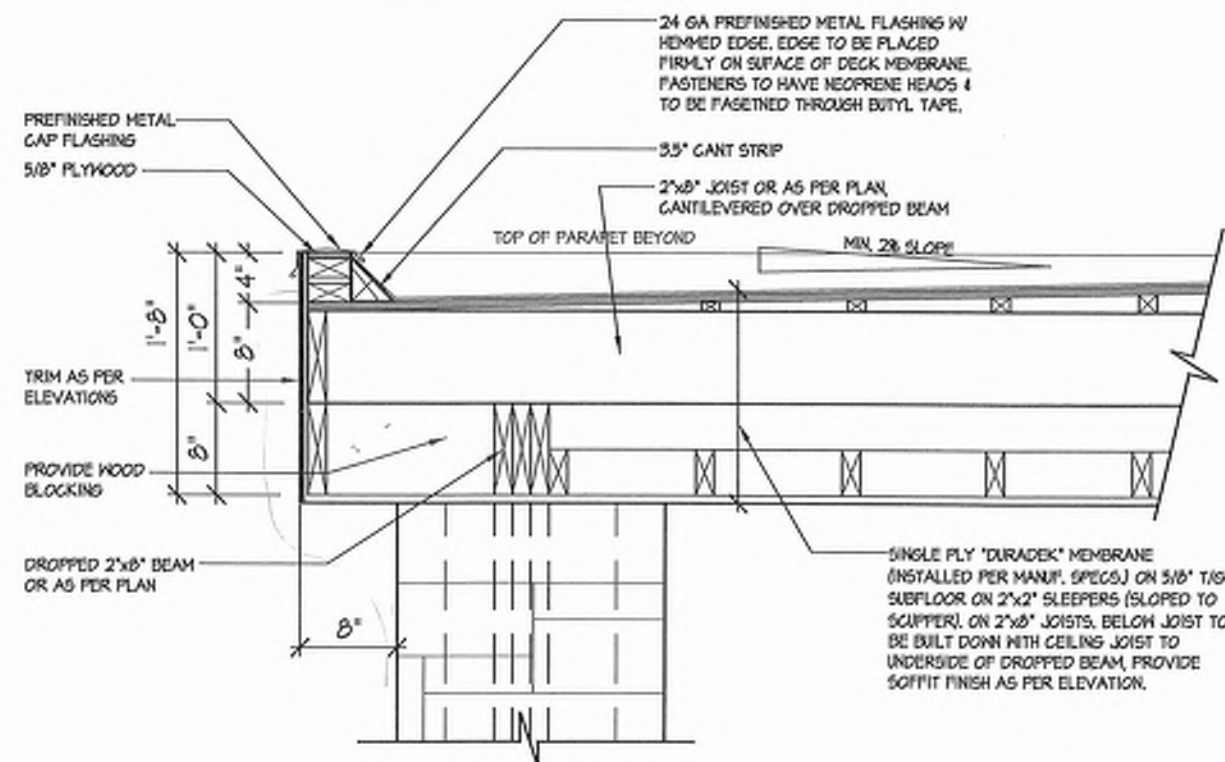
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

BUC 17-106

FLAT ROOF DETAILS OVER COVERED PORCH

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2015
REV. 2025.03.25

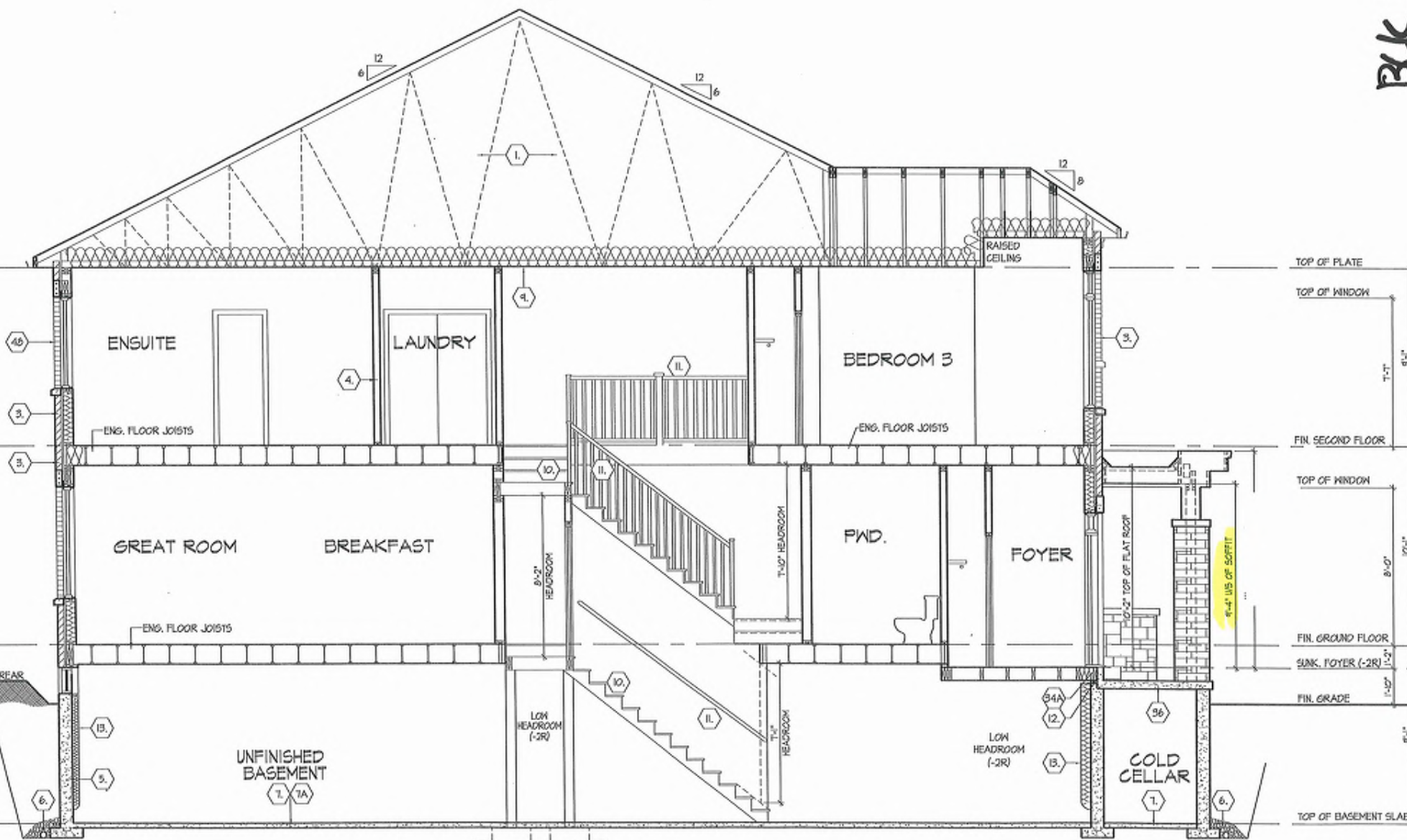
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Checked by: DSJ/MM
Scale: 3/16"=1'-0"

File Number: 218094WT2015
Page Number: 27 of 26
F 608.737.5138 T 608.737.5138

HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.com

21274
16095
HUNT DESIGN ASSOCIATES INC.
REGISTRATION INFORMATION
Domestic Mobility
The undersigned has reviewed and takes responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
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CROSS SECTION 'A-A'



Blk 17
106

CROSS SECTION 'A-A'

40 1 HR. PARTY WALL (CONC. BLOCK) (SBR-3) WALL TYPE 9B* & 91*
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609) O.C. ON 8" (203) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 80% 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" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) (SBR-3) WALL TYPE W15*
5/8" (15.9) TYPE N GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8) STUDS @ 16" (403) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50.8) SILL PLATES. 1/2" (12.7) GYPSUM SHEATHING ON INSIDE SIDE OF STUD CAVITY WITH AT LEAST 80% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL AND SAND ALL GYPSUM JOINTS.

40 2 HR. FIREWALL (SBR-3) WALL TYPE 9B* & 91*
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8) VERTICAL WOOD STRAPPING @ 24" (609) O.C. ON 8" (203) CONC. BLOCK 70% SOLID. FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% 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"x8") (SBR-3) (SBR-3)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (SBR-3) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.F.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (SBR-3.10.1) & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41A STUCCO WALL CONSTRUCTION (2"x8") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION (SBR-3) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.F.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. (SBR-3.10.1) ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPED. MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (SBR-3.10.1) & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41B STUCCO WALL @ GARAGE CONST. (SBR-3)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (SBR-3) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.F.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (SBR-3.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

42 UNSUPPORTED FOUNDATION WALLS (SBR-3.4.2)
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
3/20" BARS IN TOP PORTION OF WALL UP TO 8'0" OPENING
3/20" BARS IN TOP PORTION OF WALL 8'0" TO 10'0" OPENING
4/20" BARS IN TOP PORTION OF WALL 10'0" TO 15'0" OPENING
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS
2-1/4" HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE W.N. SILL. EXTEND BARS 24" (609) BEYOND THE OPENING. 2-1/4" 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" (609) BEYOND BOTH SIDES OF OPENING

43 STUD WALL REINFORCEMENT IN MAIN BATHROOM
CONFORMING TO O.B.C. (SBR-3.4.10) (REFER TO DETAILS)

44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 2' (609) 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 ON A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (SBR-3.10.1.03) (SBR-3.4.5.3)

45 SLOPED CEILING CONSTRUCTION (SBR-12) (SBR-12) (SBR-12)
2"x12" (50.8) ROOF JOISTS @ 16" (403) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2"x2" (50.8) PLYWOOD OR 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD. (SBR-3.10.1.03) (SBR-3.4.5.3)
JOIST (SBR-3) NOT REQ. W/ SPRAY FOAM. W/ INSULATION BETWEEN JOIST, 9 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED E.C. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (SBR-3.4.5.3)

46 FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (SBR-11) (SBR-11) (SBR-11) FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50.8) PLYWOOD ANGLE TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x2" (50.8) FLOOR JOISTS @ 16" (403) O.C. UNLESS OTHERWISE NOTED. BUILT UP CLAB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS DRAIN DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (609) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SCUPPIT (SBR-3.2.2). REMOVE CURB WHERE REQ.

47 BALCONY CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50.8) PT. DECKING W/ 1/4" (6.4) GYPSUM LAD FLAT PARALLEL TO JOISTS ON 2"x4" (50.8) PT. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
BALCONY OVER HEATED SPACE CONDITION
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR BALCONY JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

48 EGRESS WINDOW ABOVE GRADE (SBR-10.1.1) (SBR-10.1.1.03)
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35) WITH NO DIMENSION LESS THAN 15" (380) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

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 CONFORMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REINFORCED AND APPROVED BY ENGINEER.

MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
(SBR-140)	30" (762)	24" (609)	18" (457)	12" (300)

SECTION 2.0. GENERAL NOTES, 2.1 WINDOWS

SECTION 1.1. WALL STUDS
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MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
(SBR-140)	30" (762)	24" (609)	18" (457)	12" (300)

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MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
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MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
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MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
(SBR-140)	30" (762)	24" (609)	18" (457)	12" (300)

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MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
(SBR-140)	30" (762)	24" (609)	18" (457)	12" (300)

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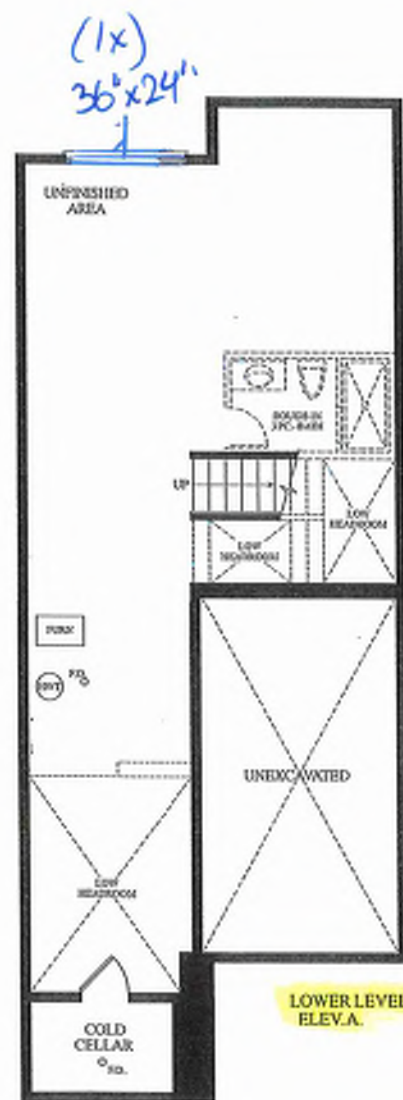
MIN. STUD SIZE, in (mm)	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609)	18" (457)	N/A	N/A
(SBR-650)	30" (762)	24" (609)	18" (457)	12" (300)
2"x6"	24" (609)	18" (457)	18" (457)	12" (300)
(SBR-140)	30" (762)	24" (609)	18" (457)	12" (300)



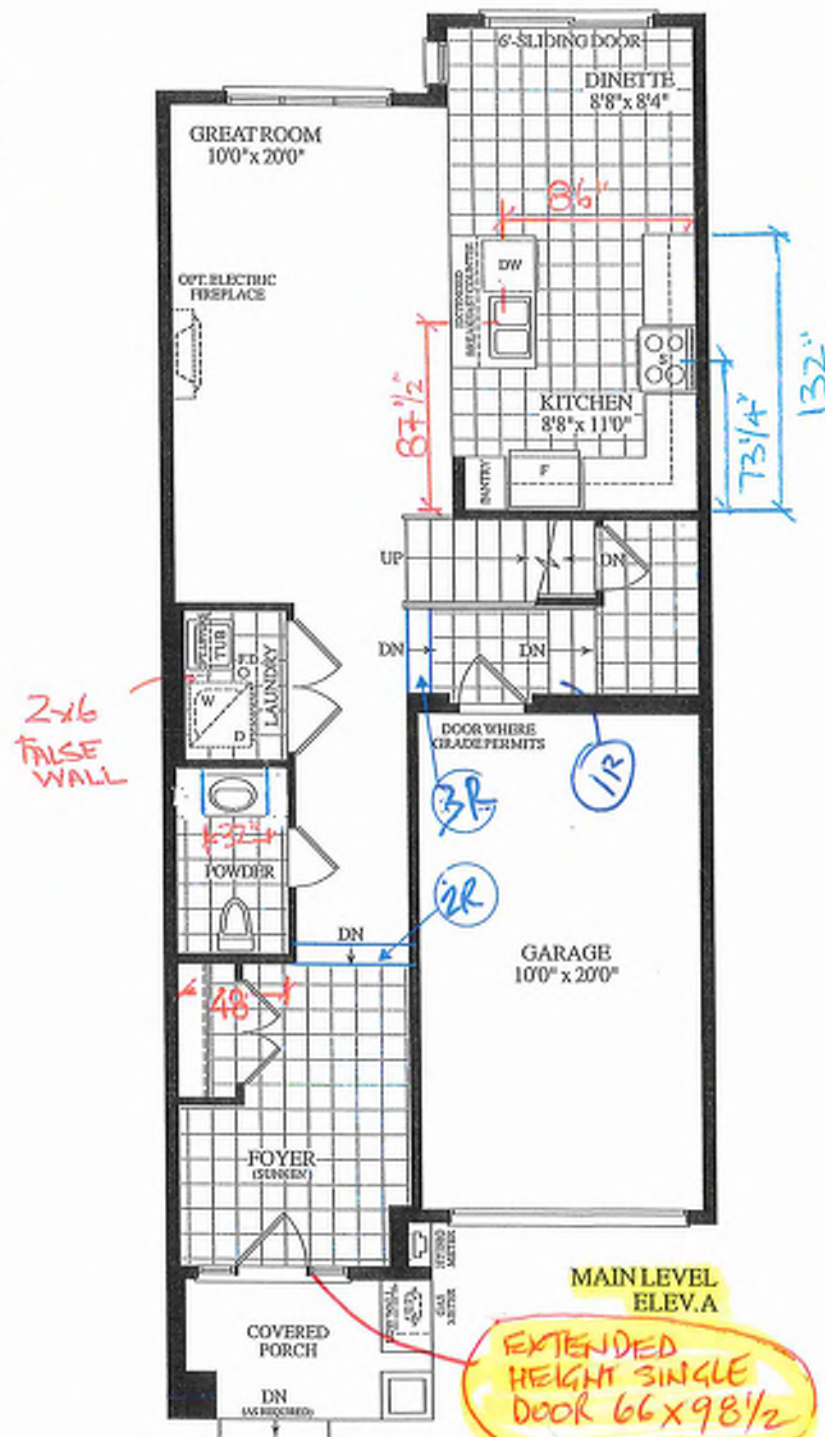
BAYVIEW HEIGHTS
RICHMOND HILL



ELEVATION 4

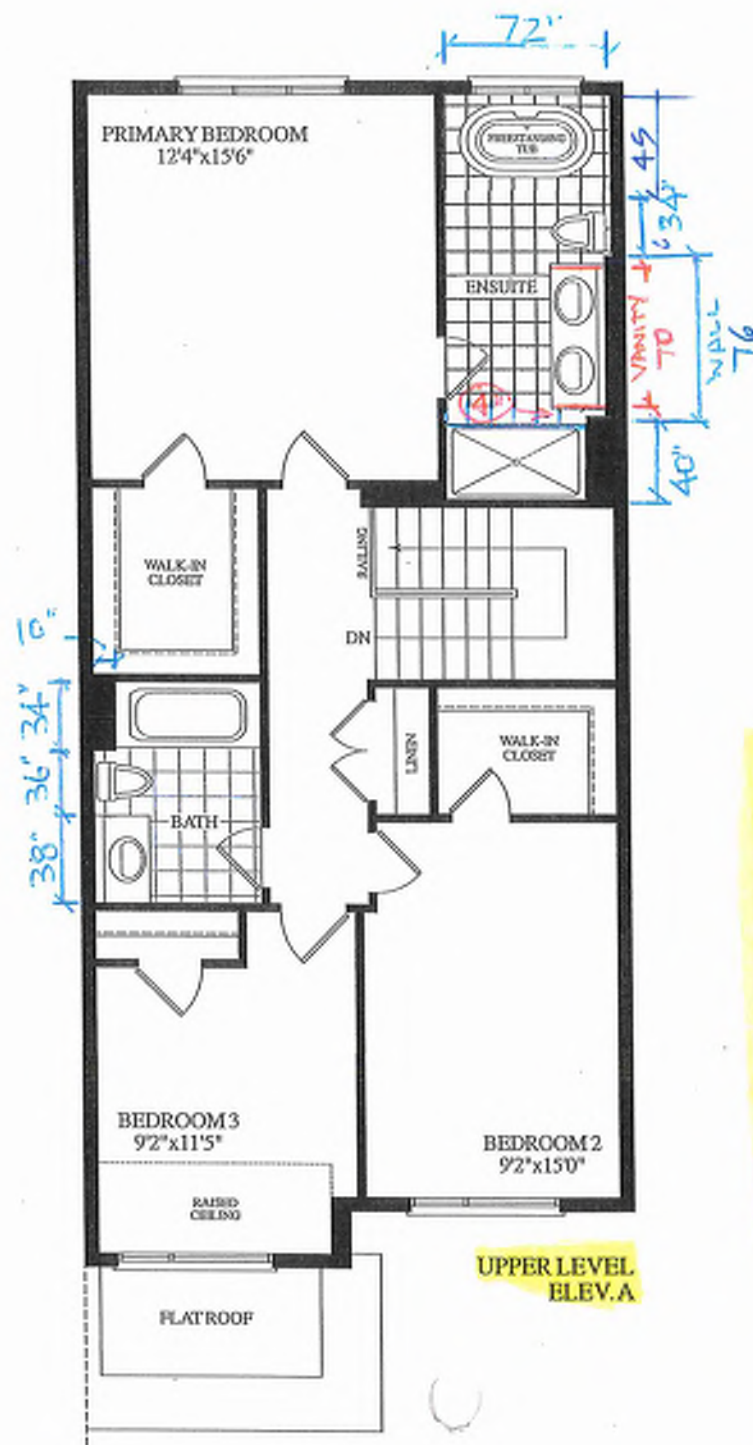


LOWER LEVEL
ELEV.A.



MAIN LEVEL
ELEV. A

EXTENDED
HEIGHT SINGLE
DOOR 66 x 98 1/2

UPPER LEVEL
ELEV.A

INVENTORY HOUSE

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E&O.E.

BLK. 17 TH. 107

20-15 THE ANNE EL. A 3 BDRM 2 BATH

1685 SQ.FT.



ALL STAIRS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.
 ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO ASSIST OUR STAIRS. ANY PROBLEMS WITH HEADROOM OR STAIRWAY ALLOWANCES, ALPA STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY CARPENTERS OR SITE SURVEYS TO MAKE SURE THERE ARE NO INTERFERENCE BEFORE PROCEEDING WITH CONSTRUCTION.

ALPA STAIRS AND RAILINGS INC.
 3770 WASHAW DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6
 TEL: (905) 694-9556 | WWW.ALPASTAIRS.COM



UNIT 2015

BAYVIEW HEIGHTS

SCALE: 1/32
 LAYOUT #
 CLIENT
 DRAWN BY
 PROJECT
 DATE
 MAY 23, 2025

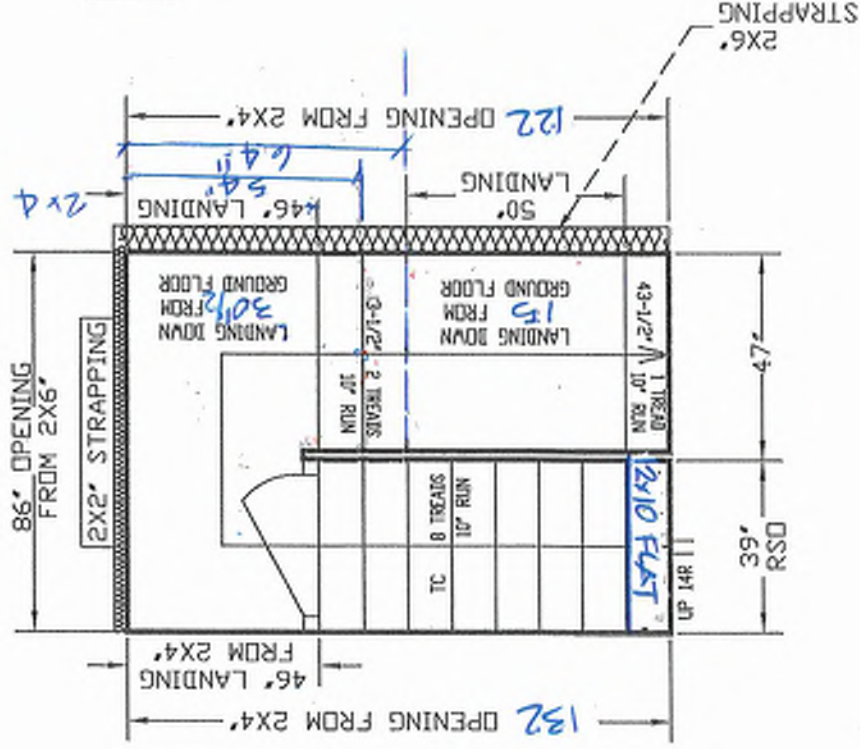
NO WALLS UNTIL STAIRS INSTALLED

2" CONC. LEDGE IN GARAGE

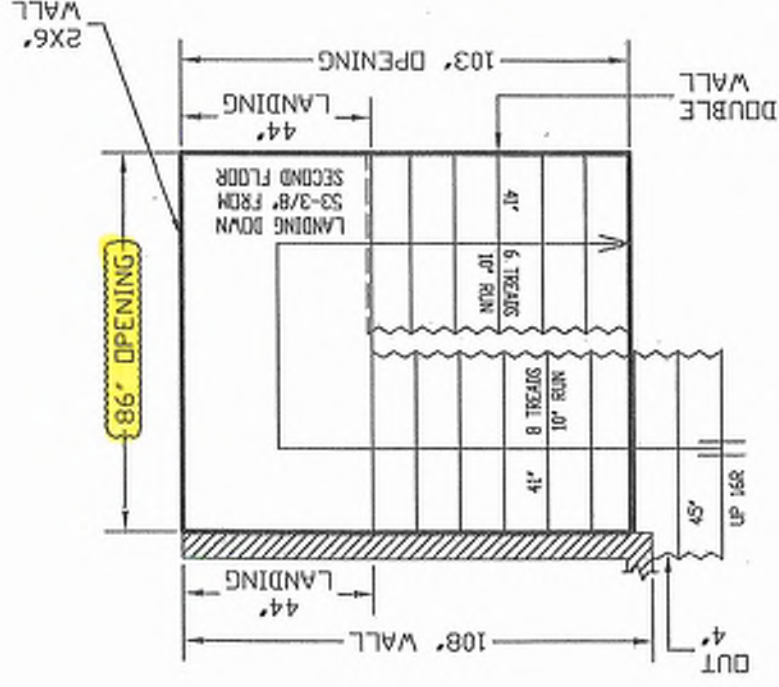
STAIRS LINE UP BY PARTY WALL & GARAGE WALL

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

REVISED
 JUNE 5, 2025

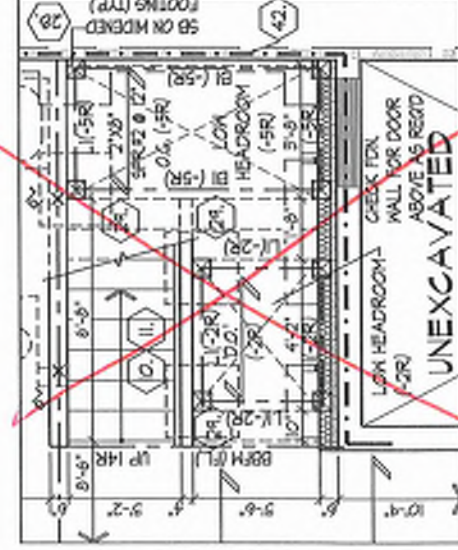
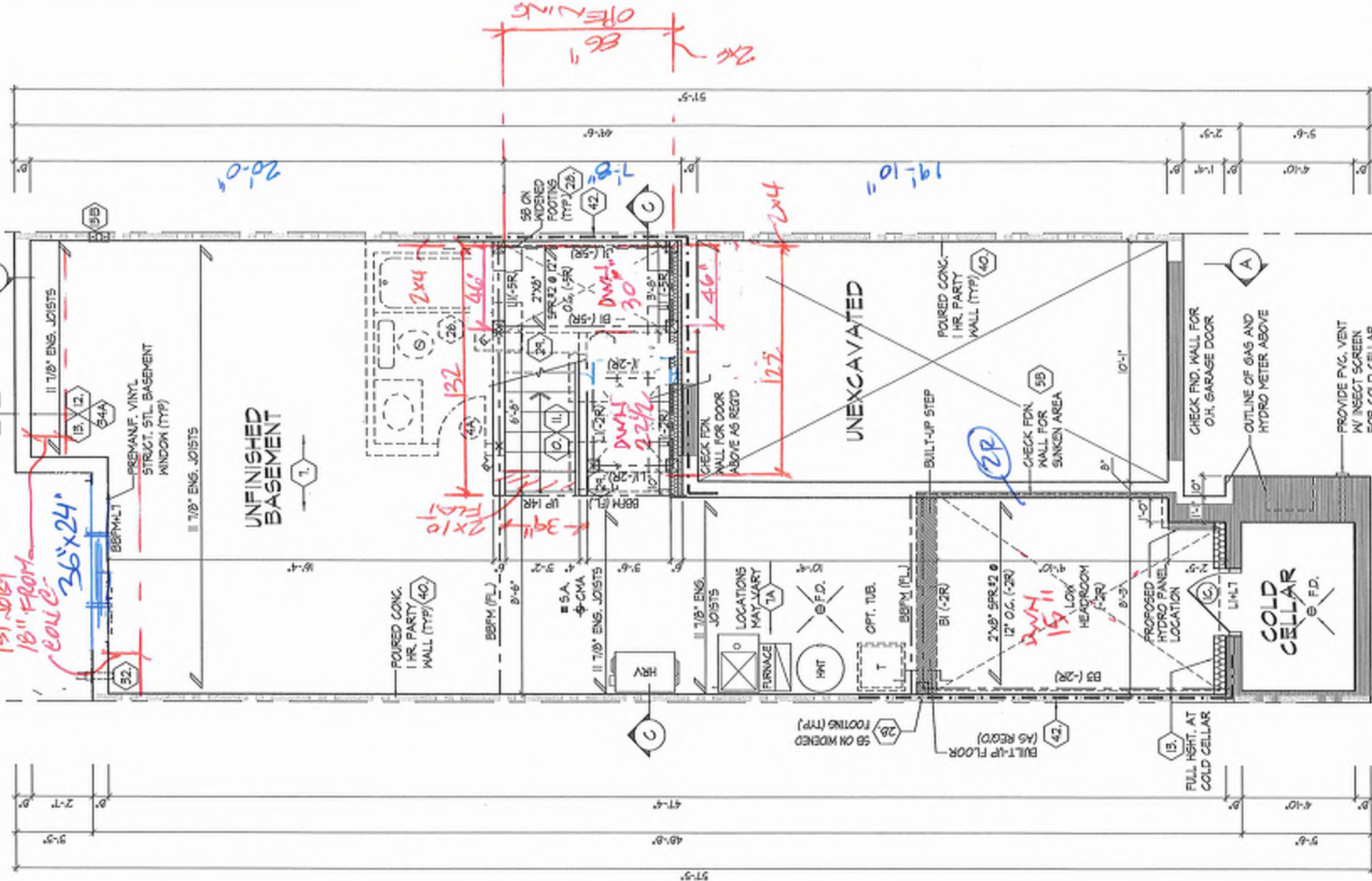


BASEMENT TO GROUND
 BSMT 11-7/8" JOIST

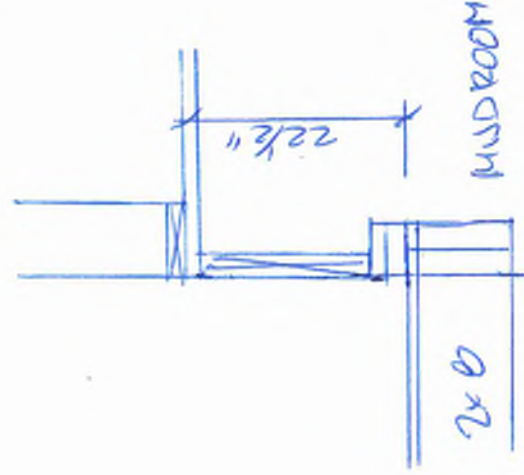


GROUND TO SECOND
 122" HT 11-7/8" JOIST

BK 17-107



**PART. BASEMENT PLAN,
SUNKEN -5R FOR
GARAGE DOOR**



REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

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 any (existing) plans or drawings or for determining whether or not the building code or permit number 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 RICHMOND HILL.

**BASEMENT PLAN,
EL. 'A', 'B' & 'C'**

Bk 17-107

BASEMENT PLAN, ELEV. 'A', 'B' & 'C'

**UNIT 2015
REV. 2025.03.25**

**ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.**

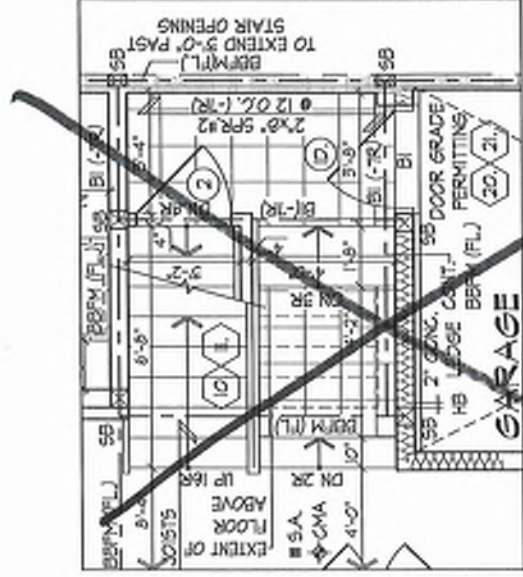
**HUNT
DESIGN ASSOCIATES INC.**
www.huntassociates.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND FOR THE QUALITY OF THE DRAWINGS AND MEETS THE REQUIREMENTS SET OUT IN THE CITY OF RICHMOND HILL'S BUILDING CODE TO BE A LICENSED ARCHITECT.
DATE: 21/07/24
SIGNATURE: [Signature]
NAME: HUNT DESIGN ASSOCIATES INC.
15905

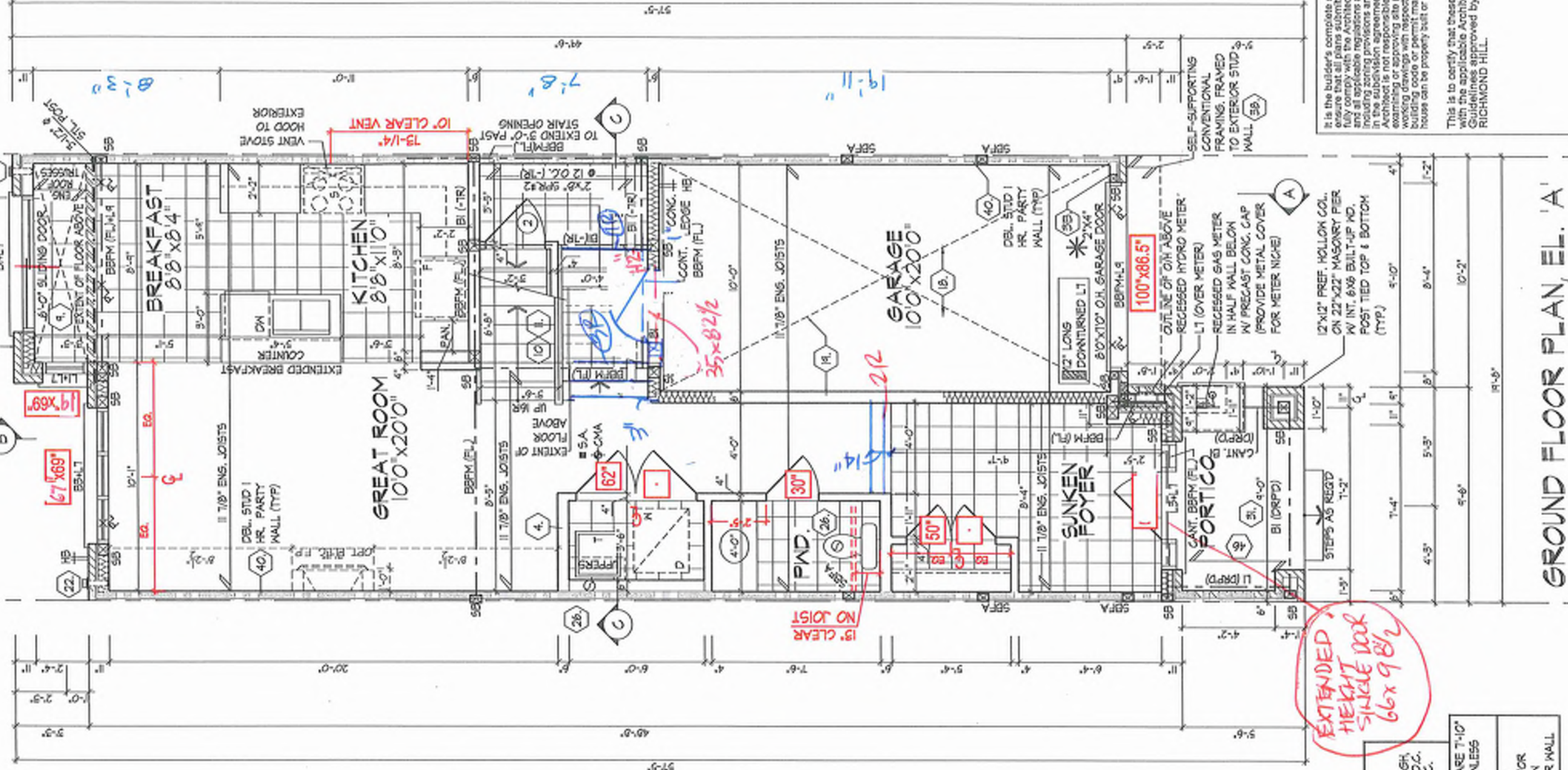
File Number: 218094WT2015
Page Number: 2 of 25
F 905.737.7326

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INT. DOORS 8'3 1/2"
WINDOW SEE FLEV



**PART GROUND FLOOR
PLAN, SUNKEN -5R FOR
GARAGE DOOR**



EXTENDED
HEIGHT
SINGLE DOOR
66x98 1/2

- * 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH.
 - W/O FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C.
 - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 12" O.C.
 - PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL
- REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS
- ALL DOORS ON PLAN ARE 7'-10" HIGH TOP OF FRAME, INLESS LABELED OTHERWISE
- PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable 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 RICHMOND HILL.

GROUND FLOOR PLAN, EL. 'A'

BLK 17-107

It is the builder's complete responsibility to verify that the drawings comply with the applicable zoning regulations and all applicable codes. The architect is not responsible for examining or approving working drawings with respect to building code or permit requirements. The builder is responsible for obtaining all necessary permits for this project.

THIS IS TO CERTIFY THAT THE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE ARCHITECTURAL STANDARDS AND GUIDELINES APPROVED BY THE RICHMOND HILL.

SECOND FLOOR PLAN, EL. 'A'

PLANS DRAWINGS

SECOND FLOOR PLAN, EL. "A"

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

SECOND FLOOR PLAN. EL. 'A'

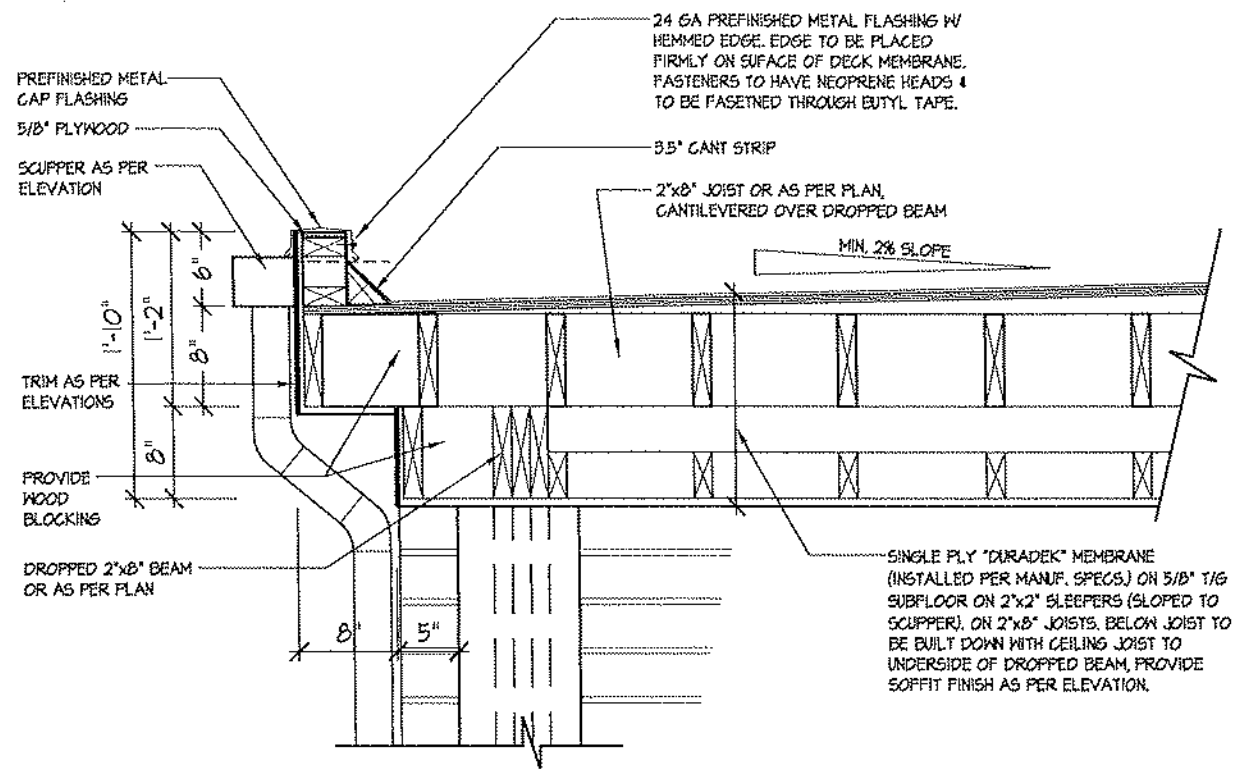
UNIT 2015
REV. 2025.03.25

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

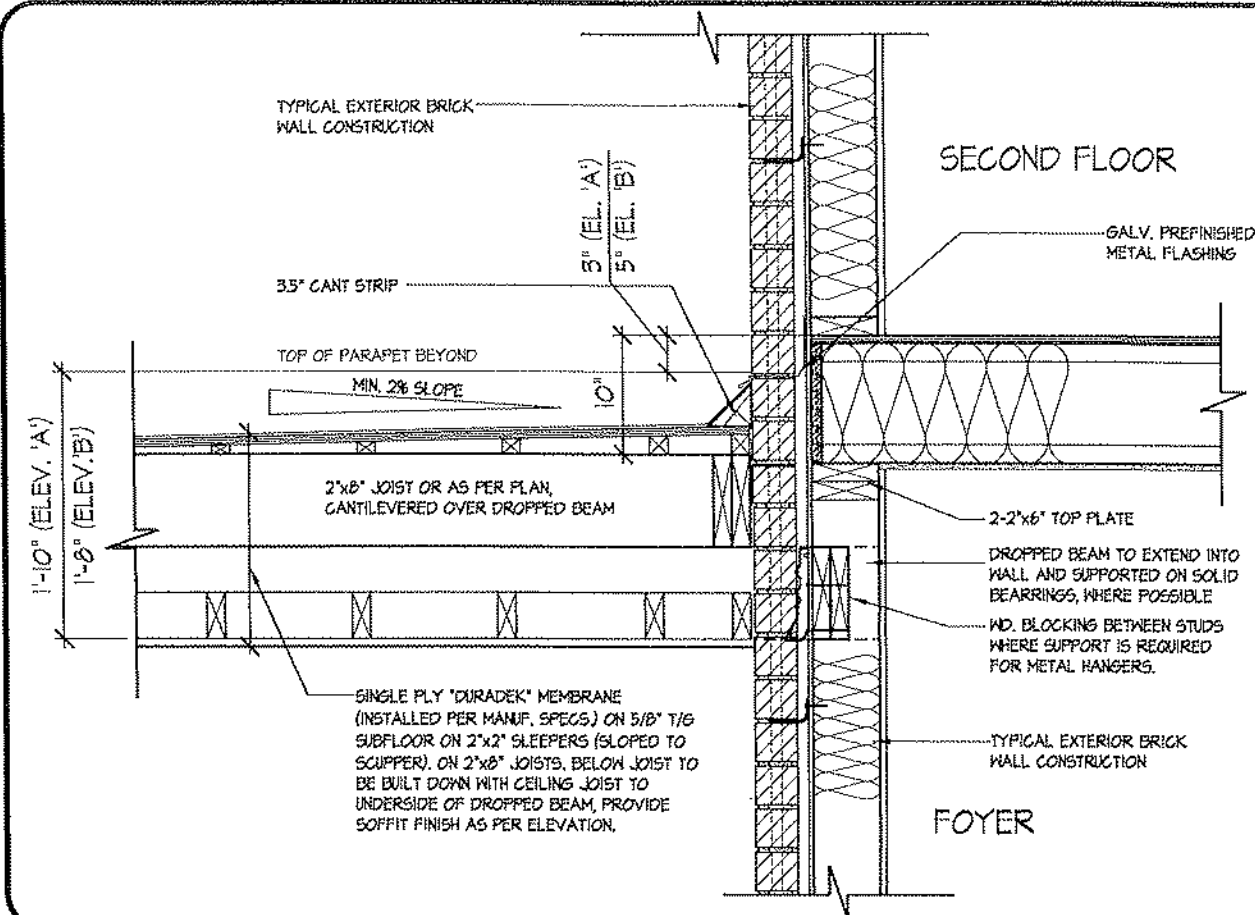


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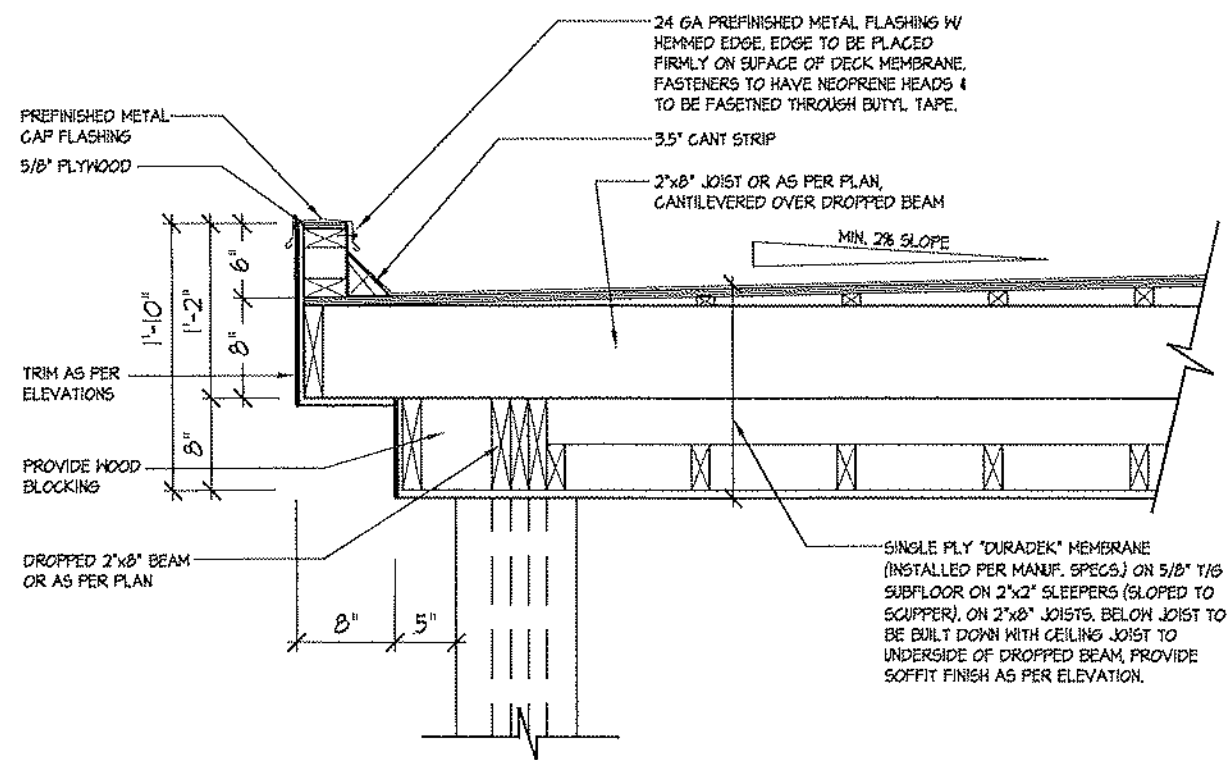
HUNT DESIGN ASSOCIATES INC.
16083
www.huntdesign.ca 8966 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7328
REGISTRATION INFORMATION



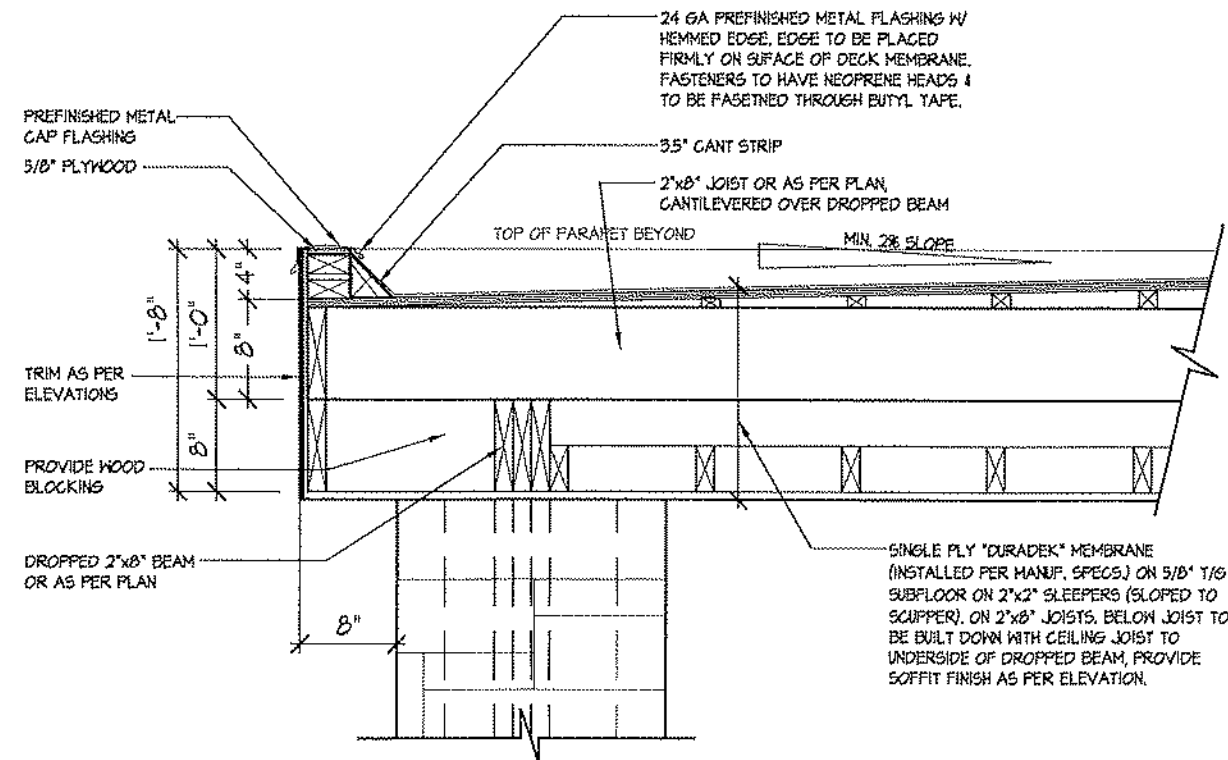
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

Bk 17-107

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015
REV. 2025.03.25

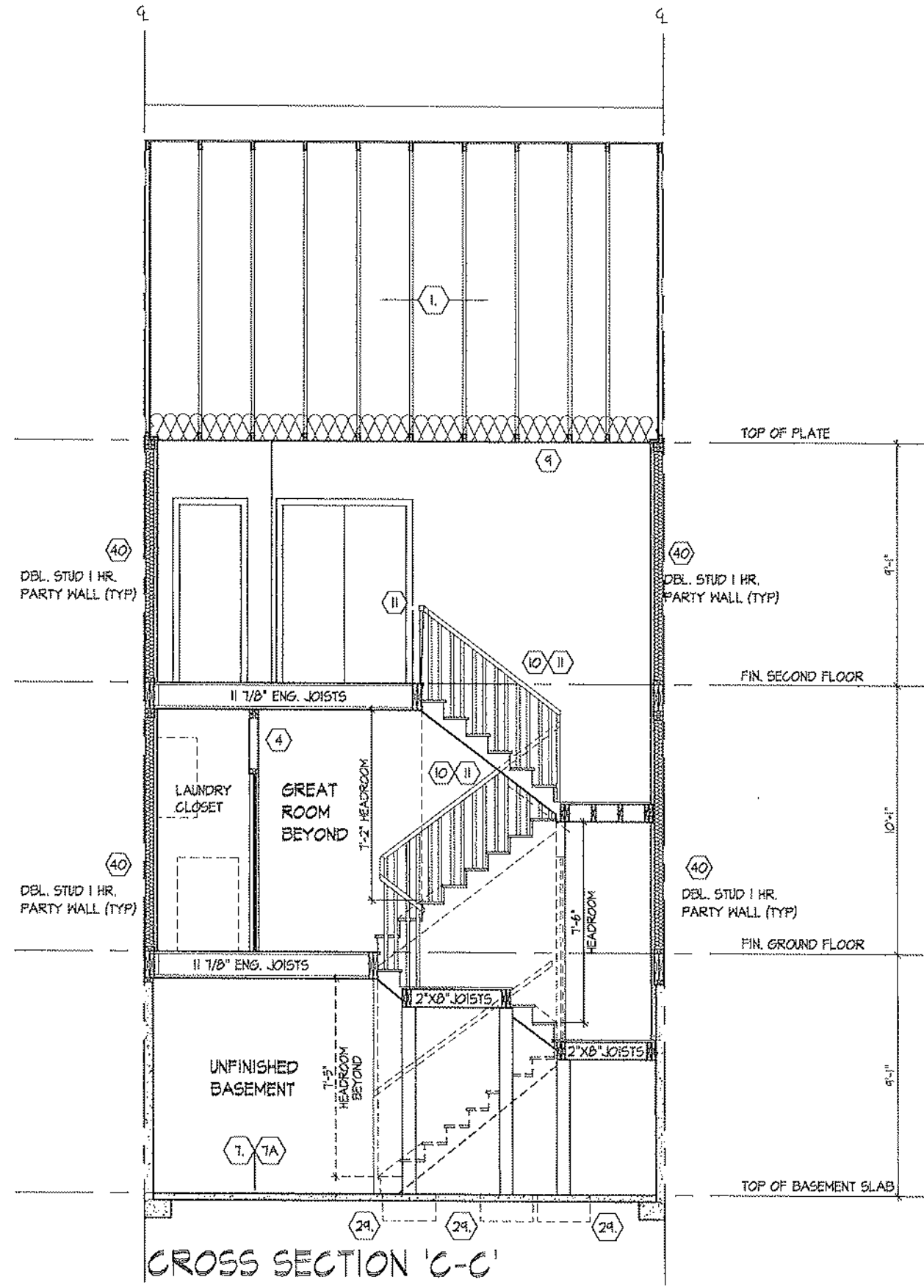
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
NAME: DOMINIC MULLO
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 21274
HUNT DESIGN ASSOCIATES INC. 19695
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Drawn By: KM/MM
Checked By: DS/MM
Scale: 3/16"=1'-0"
Pit Number: 218094WT2015
Page Number: 27 of 25
F 905.737.5183
T 905.737.7925

Buk 17
107



PART CROSS SECTION 'B' & CROSS SECTION 'C-C'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

NAME	DOMINIC MOBILLO	21274	18896	26	25
REGISTRATION INFORMATION	HUNT DESIGN ASSOCIATES INC.				
DESIGNER	DOMINIC MOBILLO	21274	18896		
CHECKED BY	DS/MM	3/16" = 1'-0"	218094WT2015		
DATE	DS/MM	3/16" = 1'-0"	218094WT2015		
FILE NUMBER	DS/MM	3/16" = 1'-0"	218094WT2015		
UNIT	UNIT 2015				
REV	REV. 2025.03.25				

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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.19, 9.23.14., 9.23.16.]
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 21" (530) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2x4" (38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREP. ALUM. EAVESTROUGH, PASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RVL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.
- 1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3" (76) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP DOWNER WALLS A MINIMUM 12" (305).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COPPER TRAY CEILING. ANGLED TRAY CEILING WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION (2x6) [9.23.17.31(1)]
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) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1.1. INSULATION, APPROVED 8 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD AT FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31(1)] (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION (2x6) W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.31. ON EXTERIOR TYPE RIGID INSULATION (JOINTS SPECIFIED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1. INSULATION, APPROVED 8 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD AT FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31(1)] (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.31(1)]
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 STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31(1)] (REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION (2x6)
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x8" (22x18x40.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9] ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.31. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1. INSULATION, APPROVED 8 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.20.13.6.] (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION (2x6) W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x8" (22x18x40.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9] ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.31. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1. INSULATION, APPROVED 8 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND 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"x7/8"x8" (22x18x40.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (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 ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6.] (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR PART PARTITIONS [9.23, 9.23.9.9], [9.23.10.]
BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2x4" (38x89) @ 24" (600) O.C. PROVIDE 2x4" (38x89) BOTTOM PLATE AND 2x2x4" (2x38x89) TOP PLATE, 1/2" (12.7) NT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2x6" (38x140) STUDS WHERE NOTED. PROVIDE 2x4" (38x89) @ 24" (600) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1100) [9.23.9.8] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION (2x6) - NO CLADDING [9.23]
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 4B

EXT. LOFT WALL CONSTRUCTION (2x6) [9.23]
APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.31 ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED 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" (400) SHALL BE SIZED IN ACCORDANCE WITH [9.15.4.2] (16.2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 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 S FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4]
FOUNDATION WALLS SHALL NOT EXCEED 9'-0" (9.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2 (1)]
- 5A

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2]
TABLE 1: MINIMUM STRIP FOOTING SIZES [9.15.4.2]
TABLE 2: MAX. HEIGHT FROM FIN. SLAB TO GRADE SUPPORTED AT TOP
TABLE 3: UNSUPPORTED AT TOP
TABLE 4: MAX. HEIGHT FROM FIN. SLAB TO GRADE SUPPORTED AT TOP
- 6

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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 O.B.C..

- 18

GARAGE SLAB [9.16, 9.35]
4" (100) 32MPa (4600psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19

GARAGE TO HOUSE WALLS/CEILING [9.10.9.18]
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.17.10, CANULC-S705.2]
- 19A

GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.9.18], [9.10.17.10], [CANULC-S705.2]
- 20

GARAGE DOOR TO HOUSE [9.10.9.18], [9.10.13.15]
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- 21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7/8" (200), MIN. TREAD 10" (253). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE FOUNDATION AS REQUIRED BY ARTICLE 9.8.2.1 OR SHALL BE CANTILEVERED AS PER SUBSECTION [9.8.10]
- 22

DRYER EXHAUST [9.32]
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO O.B.C. [9.32] & PART 6
- 23

ATTIC ACCESS [9.19.2.1.1]
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.22m² AND NO DIM. LESS THAN 20" (500) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 [RS3.32] [(SB-12), 3.1.1.1 (1)]
- 24

FIREPLACE CHIMNEYS [9.22]
TOP OF FIREPLACE CHIMNEY SHALL BE 3'-0" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.
- 25

LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (350) DEEP.
- 26

MECHANICAL VENTILATION [9.32]
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.
- 27

PARTY WALL BEARING [9.23.8]
12"x12"x6" (300x300x150) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3'-12" (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.
- 28

WOOD FRAMING IN CONTACT WITH CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILL SHALL BE WRAPPED WITH 2 mil POLY. STRP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WEENED 6" (150) BELOW THE BEARING WALL AND/OR WOOD POST. [9.17.4.3]
- 29

BUILT-UP WOOD POST AND POST FOOTING [9.17.4.1, 9.15.3.7]
2x12" (38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 12" (30.7) Ø SOLT. 2x12x12x12" (600x600x600) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28.
- 30

STEP FOOTINGS [9.15.3.9]
MIN. HORIZ. STEP = 23.58" (600), MAX. VERT. STEP = 23.58" (600).
- 31

CONC. PORCH SLAB [9.16.4]
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL, REINFORCED WITH 86x6x2.9x2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4600psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32

FURNACE VENTING [9.32]
FURNACE VENTING PROVIDED PER SECTION [9.32] AND ALL APPLICABLE UTILITIES AND REGULATIONS. REFER TO GAS UTILIZATION CODE.
- 33

FIREPLACE VENTING [9.32]
FIREPLACE VENTING AS PER MANUFACTURER SPECIFICATIONS. REFER TO GAS UTILIZATION CODE.
- 34

FLOOR FRAMING [9.23.9.5], [9.23.9.4], [9.23.14]
TAG SURFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.30.8] ALL JOISTS (WHERE REQUIRED) TO BE BRIDGED WITH 2x12" (38x89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2'00) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1x2" (19x64) @ 6'-11" (2'00) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIRVAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (150) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (150) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.
EXPOSED BUILDING FACE W/ LIMITING DISTANCE <= 9'-11" (1.20m) WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING 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 23.58" (600) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.14], OR [9.10.15]. REFER TO DETAILS FOR TYPES & SPEC. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6.10m) - 1 SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.0]
- 36

COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4600psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7' (2100) O.C. EACH DIRECTION. W/ 114" (29.1) DEEP COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS Laid DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 24"x24" (606x610) DIM. DOWELS @ 23.58" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.
- 37

RANGE HOODS AND RANGE-TOP FANS [9.32]
COOKING APPLANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.B.C. [9.10.22.31(16)] [9.35.2]
- 38

CONVENTIONAL ROOF FRAMING [9.23.1.14], [9.23.16]
2x6" (38x140) RAFTERS @ 16" (400) O.C. 2x6" (38x140) ROOF BOARD. 2x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x12" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2800) SPAN & 2x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-0" (4460). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND/OR CONVENTIONAL FRAMING TO BE 2x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
TABLE 1: WALL ASSEMBLY
TABLE 2: STUDS
TABLE 3: BRICK
TABLE 4: SIDING
TABLE 5: BRICK
TABLE 6: SIDING
TABLE 7: STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS, CAV 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
* FOR HORIZ. DISTANCES LESS THAN 9'-6" (2900) PROVIDE 2x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTIN. 2x2x6" (2x38x140) TOP PLATE & 1x2x6" (1x38x140) BOTTOM PLATE & MIN. OF 3x4x8" (3x38x164) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 806* & 516*
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8x38) VERTICAL W.D. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK FULL 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 FLUORED WITH 2x2" (50.8x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W136*
50" (1259) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (50.8x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (50.8x89) SILL PLATES. (2x6" (50.8x140) 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 806* & 516*
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. FULL 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 (2x6") [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.L.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 12" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 8 MIL. POLYETHYLENE VAPOUR BARRIER. 12" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- 41A STUCCO WALL CONSTRUCTION (2x6") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.L.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.1] ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 716" 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. [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.L.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 12" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 8 MIL. POLYETHYLENE VAPOUR BARRIER. 12" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)

- 42 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
2-20M BARS IN TOP PORTION OF WALL 8'-0" TO 10'-0" OPENING
4-20M BARS IN TOP PORTION OF WALL 10'-0" TO 15'-0" OPENING
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- REINFORCING AT BASEMENT WINDOWS

- 43 STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.4.1] (REFER TO DETAILS)
- 44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.50" (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 1/4" (10) WEEDING TILE OR A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1.3] [9.14.5.3]
- 45 CLOTH CEILING CONSTRUCTION [9.9-12] [9.11.8], [9.23.4.2]
2x12" (50.8x28) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED W/ 2x12" (50.8x28) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST. WALLS NOT REQ. W/ SPRAY FOAM. W/ INSULATION BETWEEN JOIST, FINISH OR APPROVED EOT. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R-5 (3.52 RSJ).

- 46 FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE [9.26.11], [9.26.15], [9.26.16] FULLY ADHERED TO 50" (1259) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (50.8x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM L&D PERPENDICULAR TO 2x8" (50.8x19) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS U-FORM DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) 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 2x4" (50.8x89) PT. DECKING W/ 1/4" (6.4) GAPS L&D FLAT PARALLEL TO JOISTS ON 2x4" (50.8x89) PT. SLEEPERS @ 12" (300) O.C. L&D 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 2x4" (50.8x89) SPACERS L&D FLAT ON 2x10" (50.8x255) SPR. #2 ROOF JOIST NAILED TO BUILT UP 3-3/4" (93) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

- 48 EGRESS WINDOW ABOVE GRADE [9.9.10.1.1], [9.9.8.1.15]
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN. SILL HEIGHT OF 3'-0" (900) TO A MAX. 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7 SS. FL. (0.35M2) WITH NO DIMENSION LESS THAN 1'-3" (300) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

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 CONFORMATION 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 (O.B.C. REFERENCE - TABLE 9.23.10.1)	
SUPPORTED LOADS (EXTERIOR)	
MIN.	MAX. STUD SPACING, s (mm) O.C.
STUD w/ OR w/o ATTIC	ROOF w/ OR w/o ROOF w/ OR w/o ATTIC & 1 FLOOR ATTIC & 2 FLOOR ATTIC & 3 FLOOR
SIZE, in (mm)	MAX. UNSUPPORTED HGT, h (m)
2x4" (50.8x89)	16" (400) 12" (300) N/A
2x6" (50.8x140)	9'-10" (300) 16" (400) 12" (300)
(38x140)	9'-10" (300) 11'-10" (350) 5'-11" (175)

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" (300), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [9.9.10]
- 2) WINDOW GLAZES: A GLAZED OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4' (1200) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1750). [9.9.8.1.1]
- 3) WINDOWS IN EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GLAZES IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GLAZES AS PROVIDED IN [4.1.5.15] OR [9.9.8.2]
- 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 9.5.3.1.1.

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'-5"
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	8'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY [9.5.3.2.1]
STORAGE GARAGE	6'-7" [9.5.3.3]

- 2.3. MECHANICAL / PLUMBING [9.32]
MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.

- 2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [9.31.8]
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 (SB-12) - [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 (450g) 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 50W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 11.
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

- 2.6. FLAT ARCHES
1) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 8'-0" (2400) A.F.F.
2) FOR 9'-0" (2700) CEILINGS, FLAT ARCHES SHALL BE 9'-0" (2700) A.F.F.
3) FOR 10'-0" (3000) CEILINGS, FLAT ARCHES SHALL BE 9'-6" (2600) A.F.F.

- 2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.

- 2.8. FLASHING [9.20.13], [9.28.4], [9.27.3]
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

- 2.9. GRADING
1) THE BUILDING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT 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 9.23.4.2 (A)-(L))
FORMING PART OF SENTENCE: [9.23.4.2 (3)], [9.23.4.2 (4)], [9.23.12.3 (1)], [9], [9.23.14.8 (2)], [9.38.3.1 (1)]

2x8" SPRUCE #2	2x10" SPRUCE #2	2x12" SPRUCE #2
L1 2'-0" x 8" (238x184)	L3 2'-0" x 10" (238x235)	L5 2'-0" x 12" (238x286)
B1 3'-0" x 8" (238x184)	B3 3'-0" x 10" (238x235)	B5 3'-0" x 12" (238x286)
B2 4'-0" x 8" (238x184)	B4 4'-0" x 10" (238x235)	B6 4'-0" x 12" (238x286)
B7 5'-0" x 8" (238x184)	B8 5'-0" x 10" (238x235)	B9 5'-0" x 12" (238x286)

ENGINEERED LUMBER SCHEDULE	
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL
LVL1 1-1/4" x 5 1/2" LVL	LVL10 1-1/4" x 11 7/8" LVL
LVL4 2-1/4" x 5 1/2" LVL	LVL6 2-1/4" x 11 7/8" LVL
LVL5 3-1/4" x 9 1/2" LVL	LVL7 3-1/4" x 11 7/8" LVL
LVL8 4-1/4" x 9 1/2" LVL	LVL9 4-1/4" x 11 7/8" LVL
LVL11 5-1/4" x 9 1/2" LVL	LVL12 5-1/4" x 11 7/8" LVL

- 3.2. STEEL LINTELS SUPPORTING MASONRY VENEER
(DIVISION B PART 9, TABLE 9.20.5.2 B.1)
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'-3" x 1/2" x 1/4" (102 x 69 x 6.4)	8'-9" (2.69m)	8'-1" (2.48m)
L9	5'-3" x 1/2" x 5/8" (127 x 69 x 7.9)	10'-10" (3.31m)	10'-1" (3.08m)
L10	5'-3" x 1/2" x 7/8" (127 x 69 x 11)	11'-5" (3.48m)	10'-7" (3.26m)
L11	6'-3" x 1/2" x 7/8" (152 x 69 x 11)	12'-5" (3.82m)	11'-7" (3.54m)
L12	7'-3" x 7/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

- 3.3. DOOR SCHEDULE
CONFORMING TO SECTIONS [9.5.5], [9.9.6], [9.7.2.1], [9.7.5.2], [9.10.13.10]

1	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (761 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (685 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RS10.7) (SEE HEX NOTE 20)
1E	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2040 x 45) INSULATED MIN. R4 (RS10.7)
1F	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2040 x 45) INSULATED MIN. R4 (RS10.7)
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. FR. DOORFRAME WITH APP. SELF-CLOSING DEVICE
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR	3'-0" x 6'-8" x 1-3/8" (915 x 2030 x 35)
3	INTERIOR	2'-8" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (650 x 2030 x 35)
5	INTERIOR	1'-5" x 6'-8" x 1-3/8" (450 x 2030 x 35)

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

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 O.B.C..

3.4. ACRONYMS

ABV	ABOVE	HRV	HEAT RETURN VENTILATION UNIT
AFV	ABOVE FINISHED FLOOR	HWT	HOT WATER TANK
BFPM	BEAM BY FLOOR MANUFACTURER	JST	JOIST
BFPM	BEAM BY ROOF MANUFACTURER	LN	LINEN CLOSET
B6	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BLW	BELOW	OTB	OPEN TO BELOW ABOVE
BM	BEAM	PL	POINT LOAD
CM	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CW	COMPLETE WITH	PT	PRESSURE TREATED
DUTU	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
ERV	ENERGY RECOVERY VENTILATION UNIT	SBFA	SB FROM ABOVE
EST	ESTIMATED	SJ	SINGLE JOIST
FA	FLAT ARCH	SPR	SPRUCE
FD	FLOOR DRAIN	STE	STEEL
FG	FIXED GLASS	TO	TOP OF
FL	FLUSH	TP	TYPICAL
FLR	FLOOR	UIS	UNDERSIDE
GRM	GRIDER TRUSS	WD	WOOD
GRM	GRIDER TRUSS BY ROOF MANUFACTURER	WIP	WALK IN CLOSET
HS	HOSE BIB	WP	WEATHER PROOF
HRRM	HEADROOM		

- 3.5. SYMBOLS
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.

CLASS BYVENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2x3/4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDLER (CEILING MOUNTED)
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN	

- SA SMOKE ALARM [9.10.19]
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 WBED TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

- CMA CARBON MONOXIDE ALARM [9.9.3], [9.32.3.9]
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 DWELLING UNIT, ON EACH STOREY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS A FUEL BURNING APPLANCE OR FUEL OR FLOORCEILING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLANCE. THE GARAGE, CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO. 12 DISCONNECT SWITCH WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALING.

- 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) 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 TABLES A-34 TO A-37. [9.17.4], [9.28.10.7]

- TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

- VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHIELD
EXPOSED BUILDING FACE - O.B.C. 9.10.14. OR 9.10.15.
REFER TO HEX NOTE 35 & DETAILS FOR TYPE AND SPECIFICATIONS.

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

SECTION 4.0. CLIMATIC DATA

- REFER TO O.B.C. FOR DESIGN SNOW LOAD [9.4.2.2] & WIND PRESSURE (SB-1, TABLE 2)

STAMP

BK 17
107

CONSTRUCTION NOTES 2

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UNIT 2015
REV. 2025.03.25

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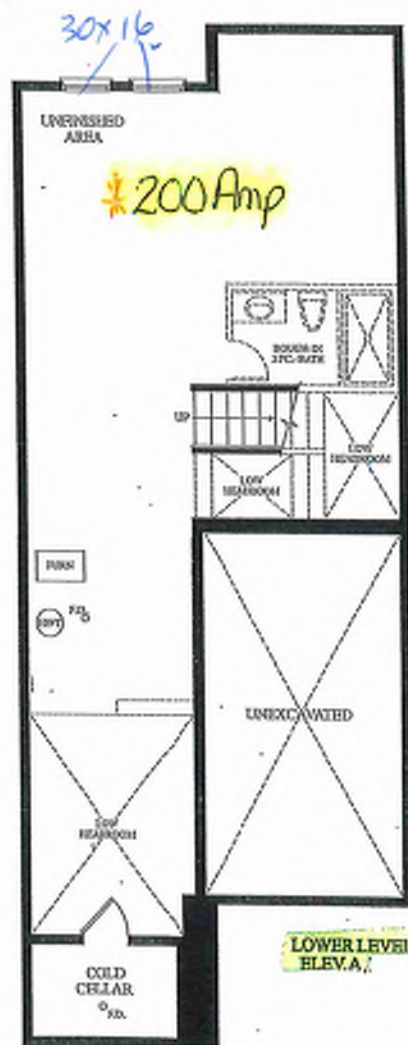
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REGISTRATION INFORMATION: B074
SIGNATURE: [Signature]
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BAYVIEW HEIGHTS
RICHMOND HILL

June 6, 2025

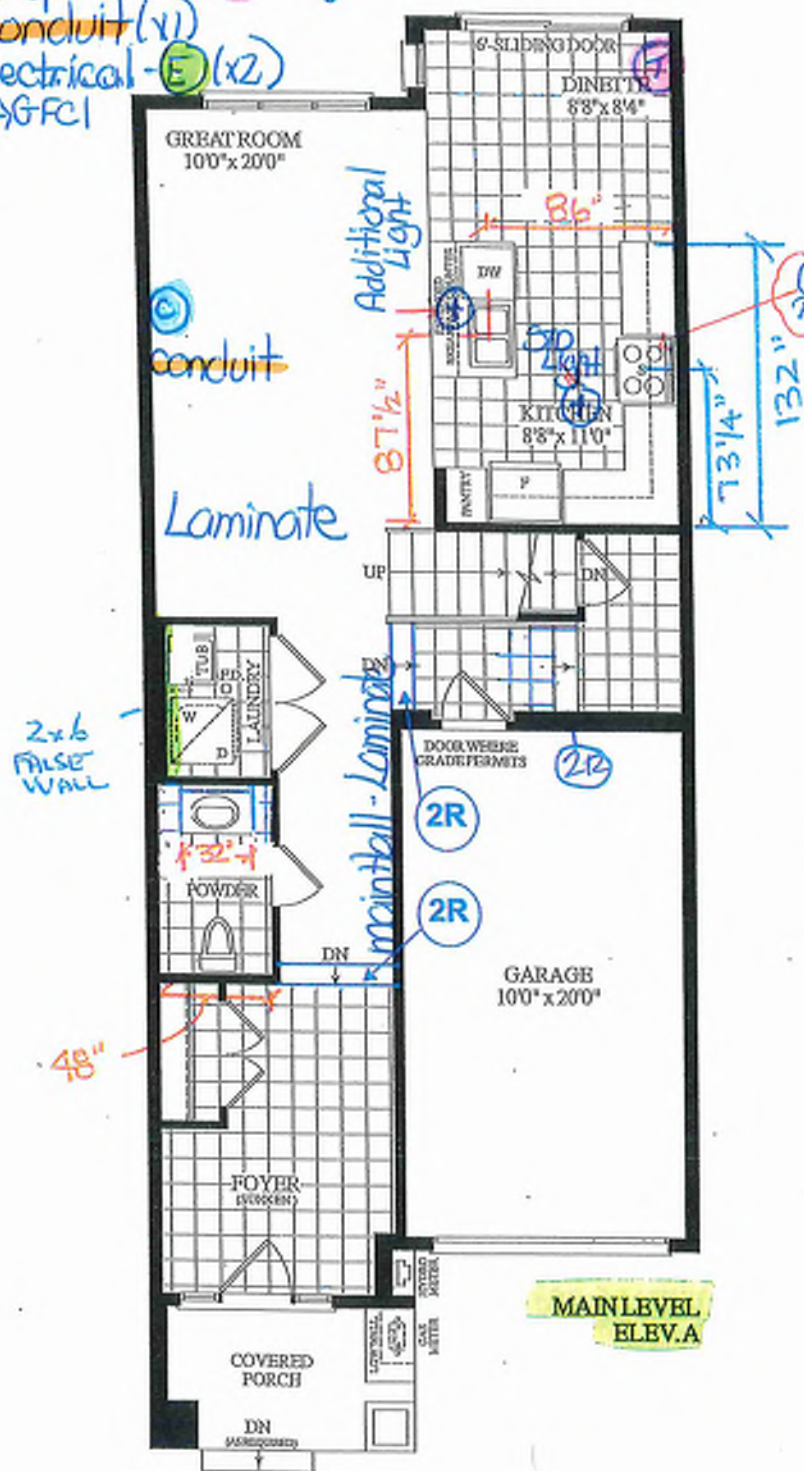
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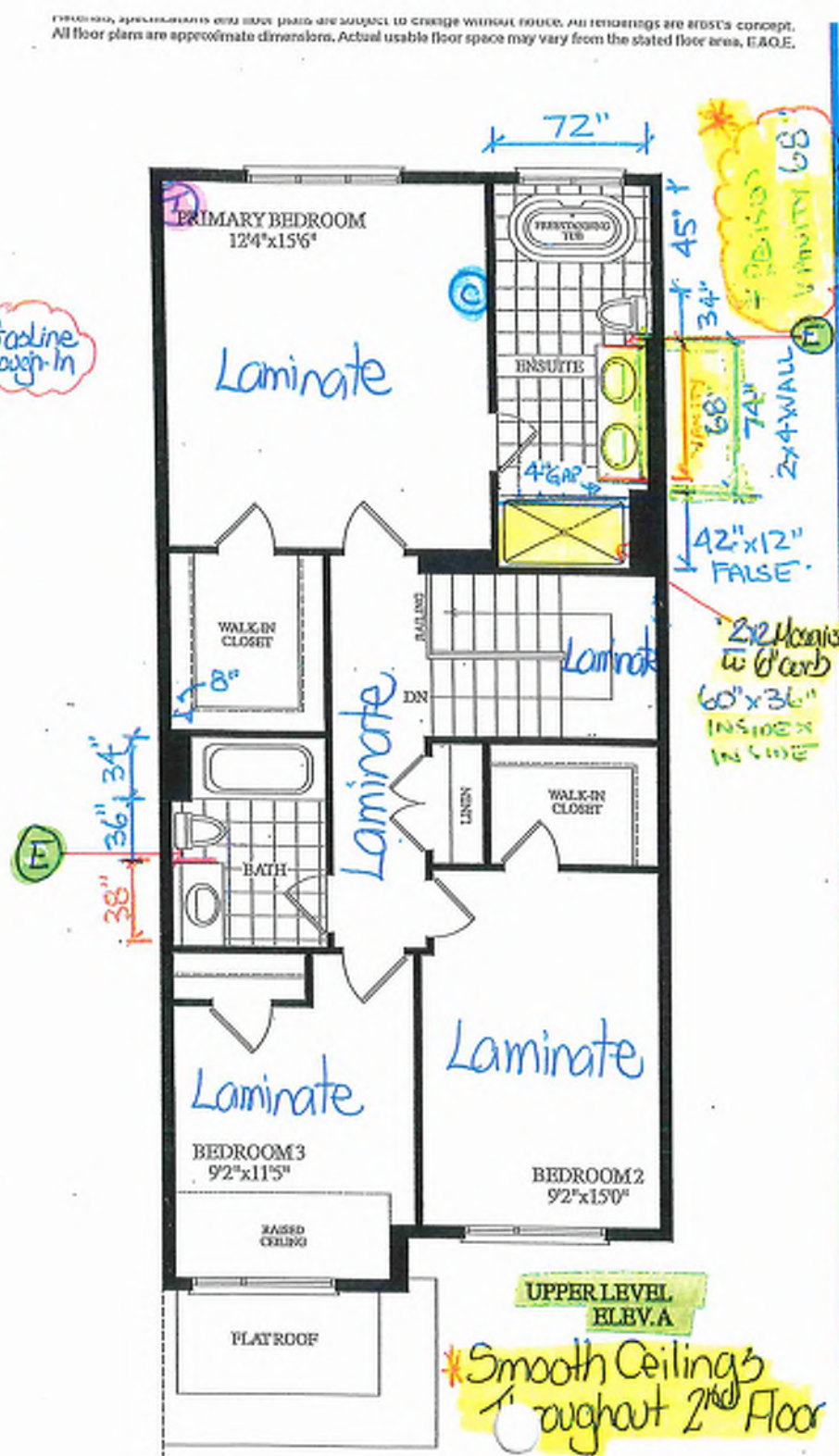
LOWER LEVEL
ELEV. A.



Telephone - (T) (x2)
Conduit (x1)
Electrical - (E) (x2)
4GFCI



MAIN LEVEL
ELEV. A

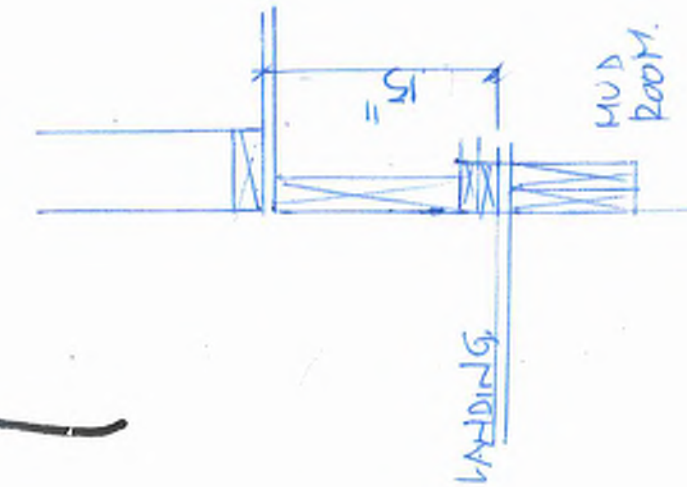
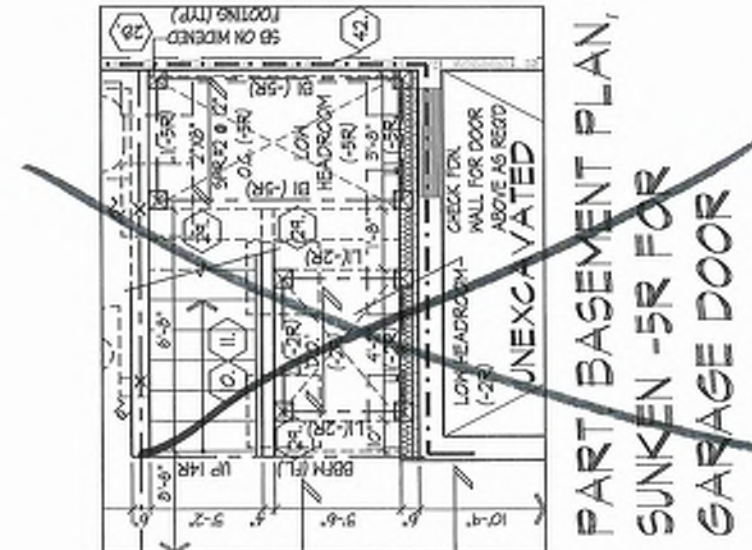
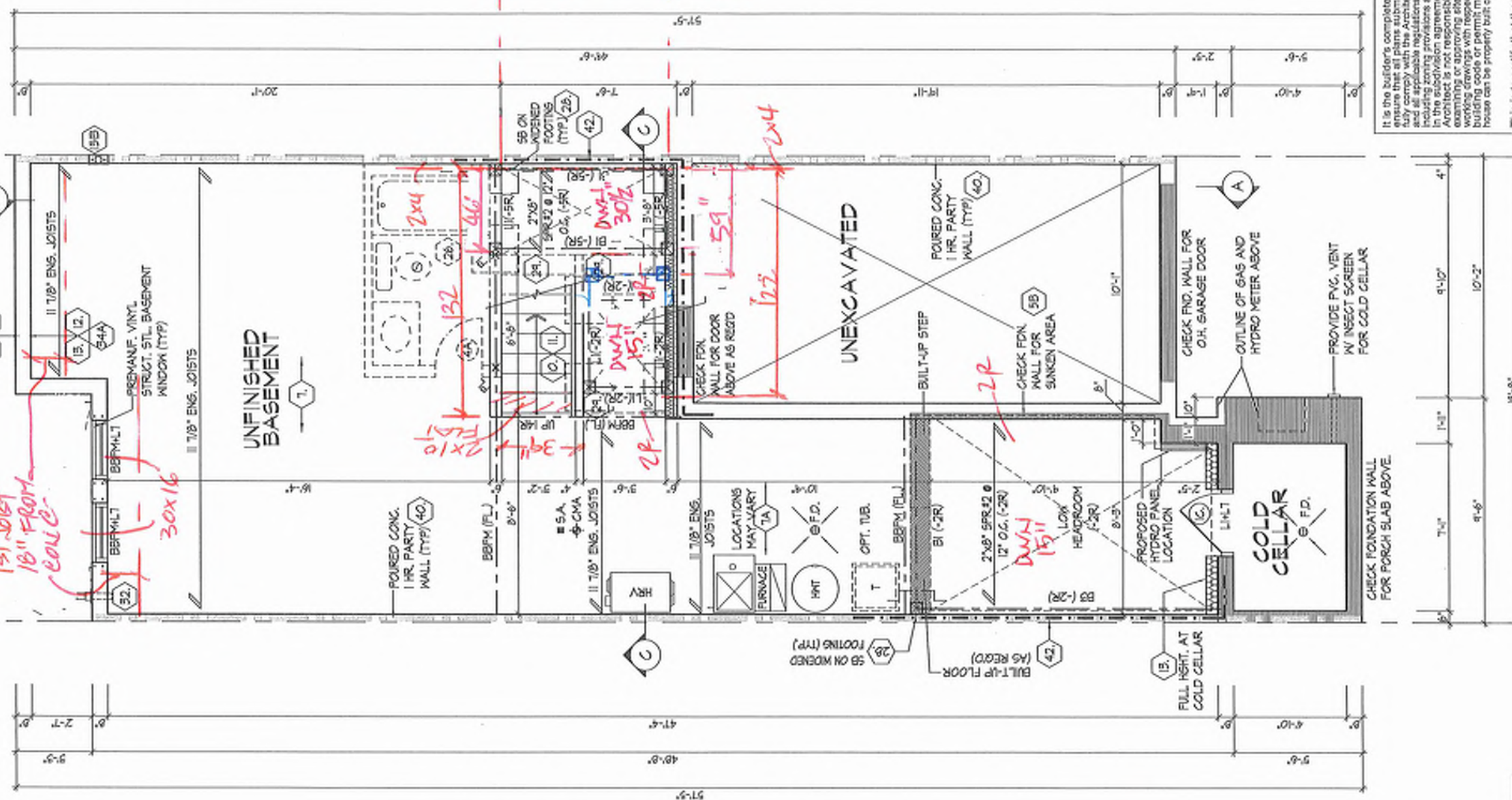
UPPER LEVEL
ELEV. A

- * Smooth Ceilings throughout 2nd Floor

BLK. 17 TH. 108

20-15 THE ANNE EL. A 3 BDRM 2 BATH

1685 SQ.FT.



REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK
	PROVIDE SOLID WOOD BLOCKING @ 24\"/>

BASEMENT PLAN, EL. 'A', 'B' & 'C'

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BASEMENT PLAN, ELEV. 'A', 'B' & 'C'
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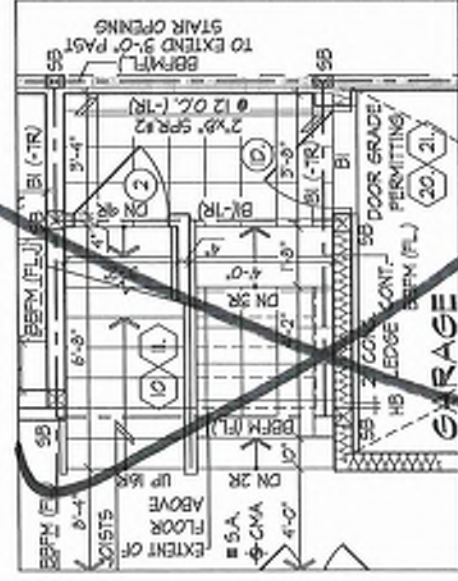
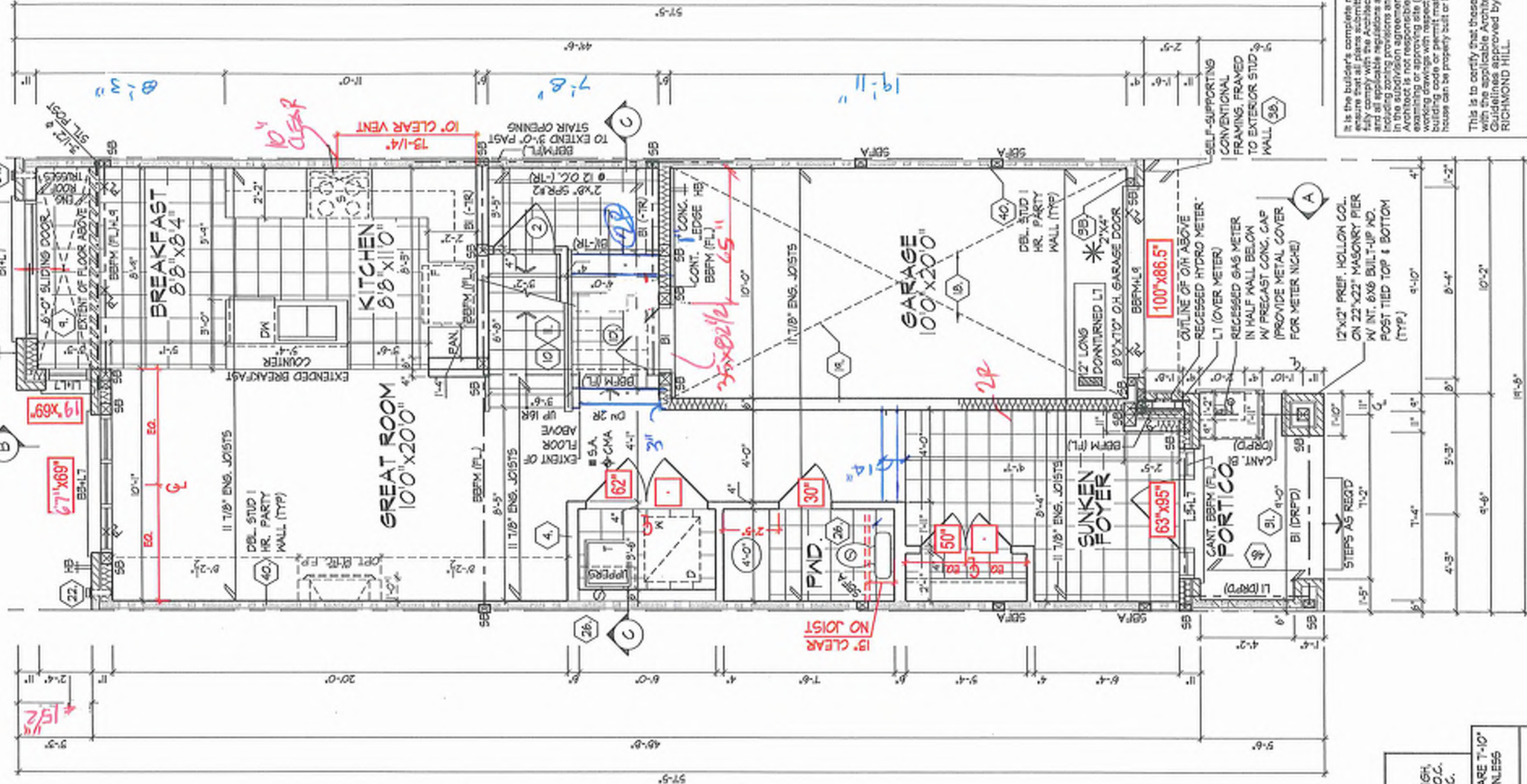
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~~PART. GROUND FLOOR
PLAN, SUNKEN -SR FOR
GARAGE DOOR~~

INT. DOORS 03 1/2"
WINDOWS SEE FLOW.

* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH, - W/0 FLOOR LOAD, DOUBLE UP EVERY STUD @ 18" O.C. - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 12" O.C. - W/ FLOOR LOAD DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.	ALL DOORS ON FLAN ARE 7'-10" HIGH TOP OF FRAME, INLESS LABELED OTHERWISE. PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	

GROUND FLOOR PLAN, EL. 'A'

Plk 17-108

GROUND FLOOR PLAN, EL. 'A'

UNIT 2015

ROYAL PINE HOMES - 218094

2025.03.25

921 BAYVIEW, RICHMOND HILL, ON.

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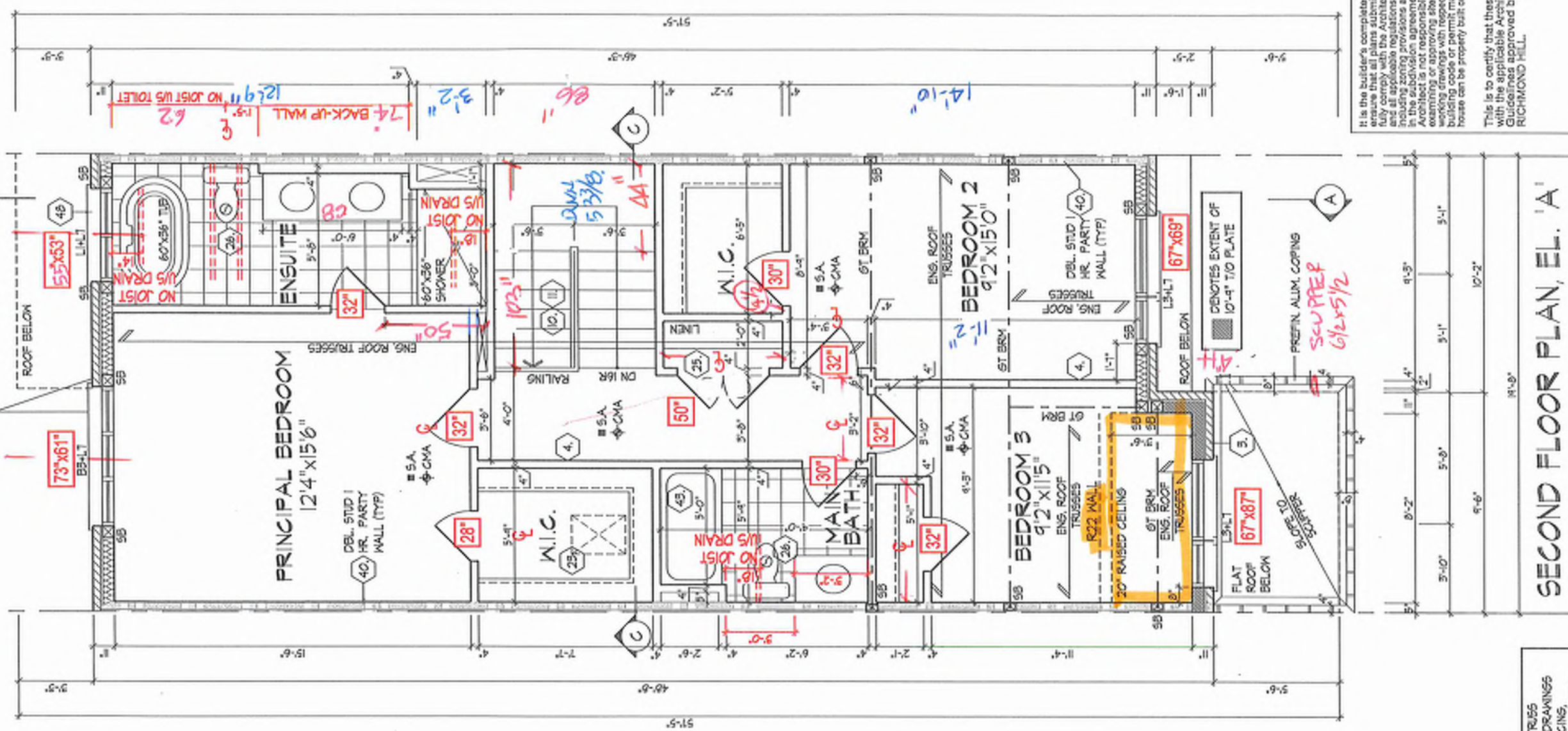
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INT. DOORS 8 3/4"
WINDOWS SEE ELEV.



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

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SECOND FLOOR PLAN, EL. 'A'

BK 17-108

SECOND FLOOR PLAN, EL. 'A'

UNIT 2015
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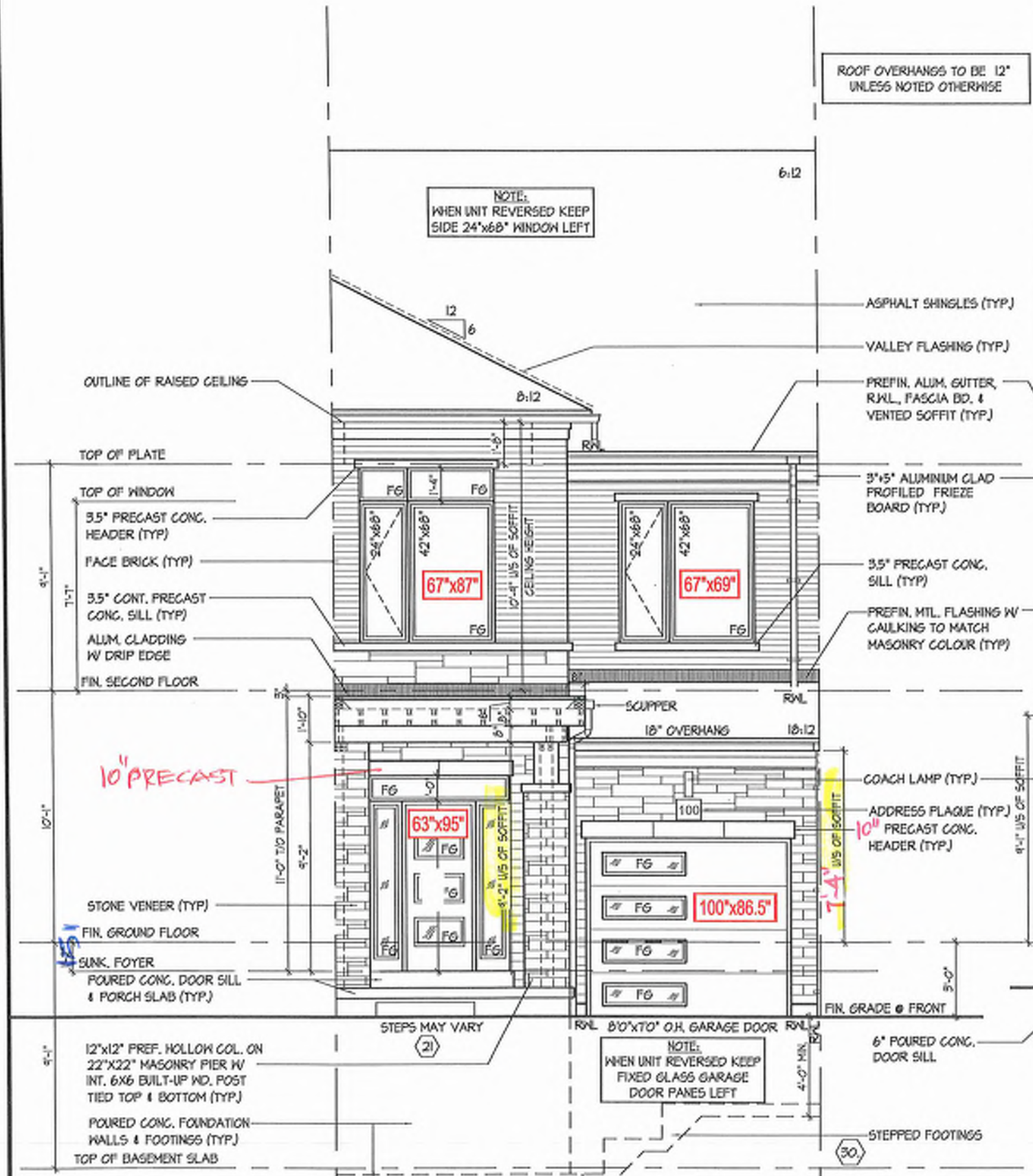
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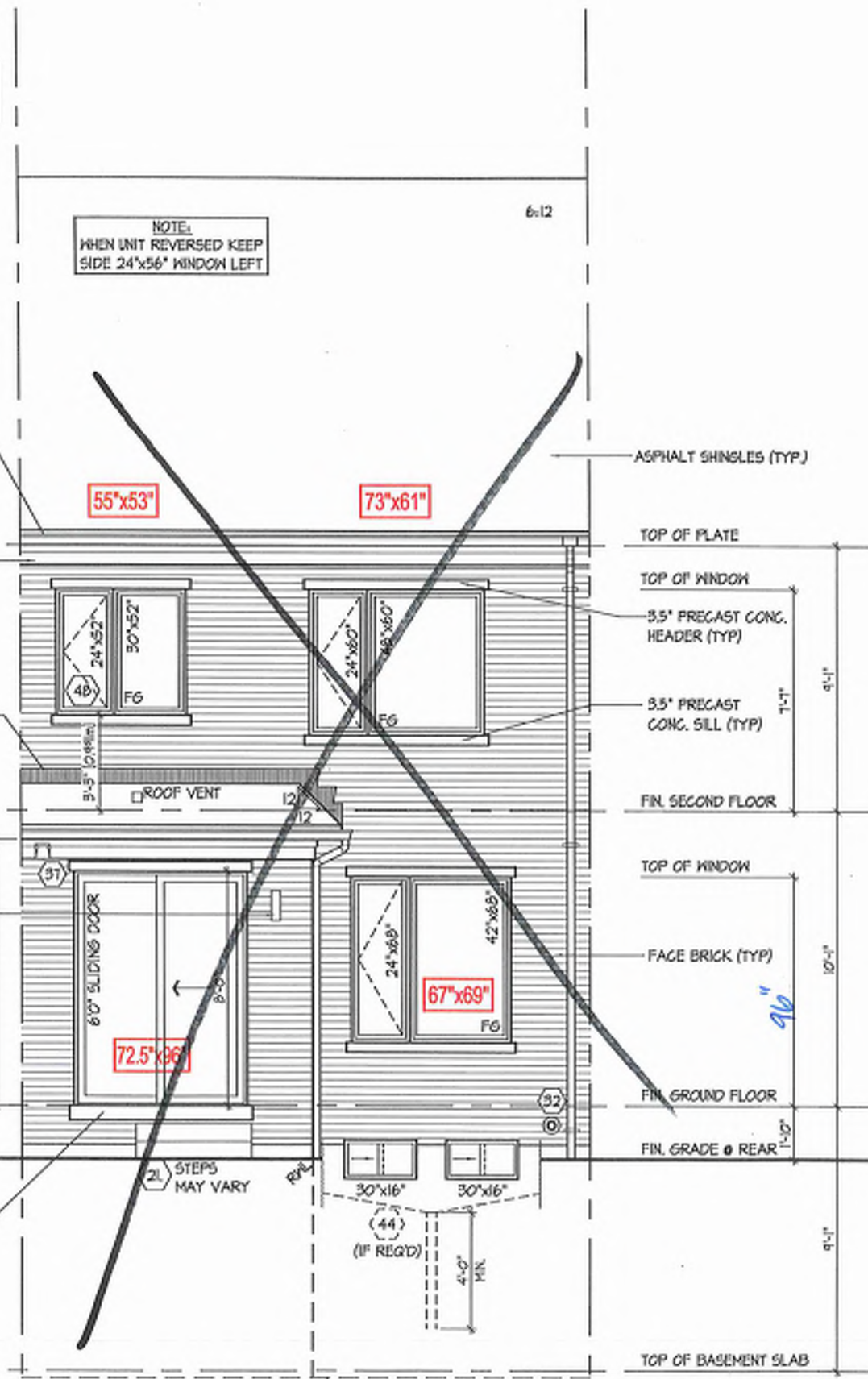
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FRONT ELEVATION 'A'



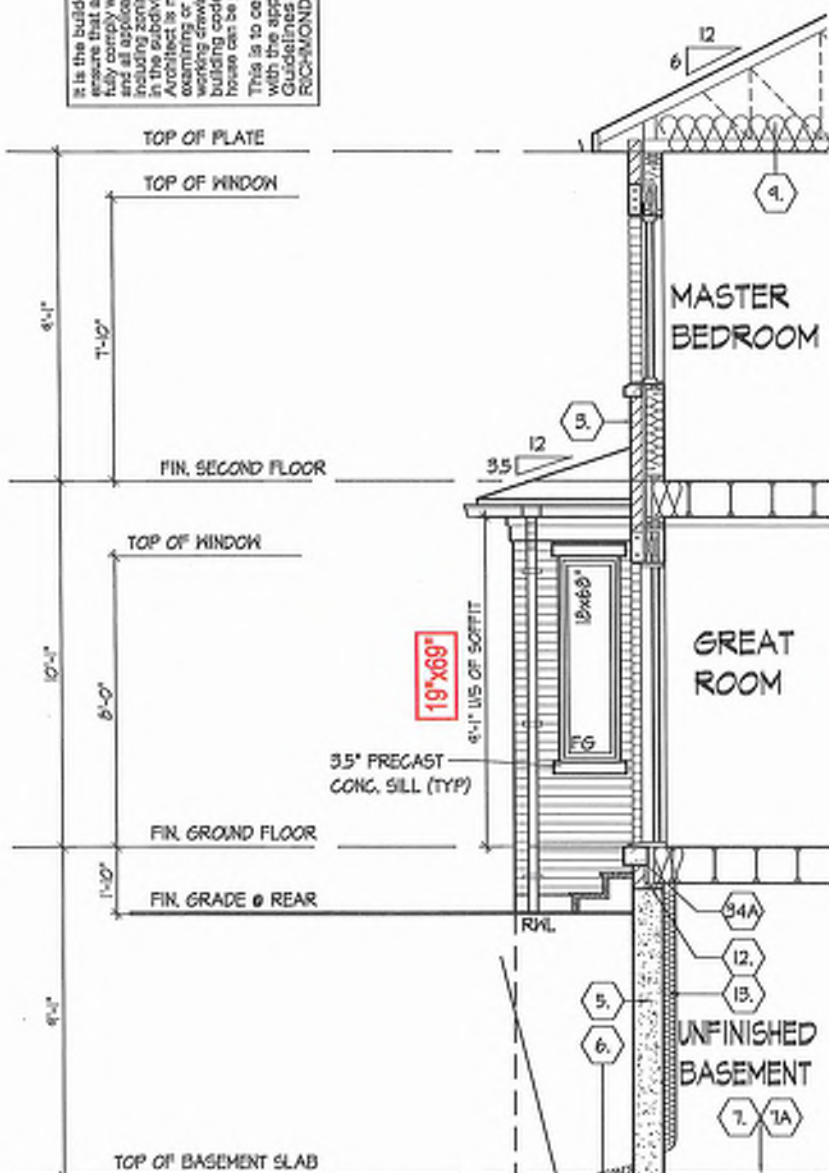
UPGRADED REAR ELEVATION 'A'

ROOF PLAN
EL. 'A'
N.T.S.

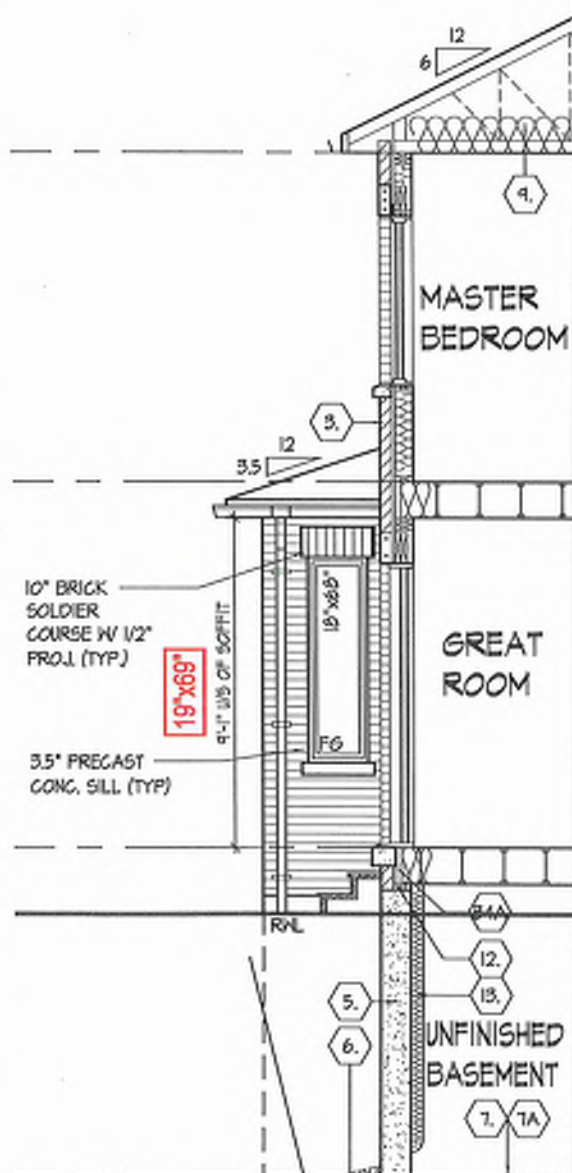
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PART. SECTION 'B'
FOR UPGRADED REAR
FOR ELEV. 'A'



PART.
SECTION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

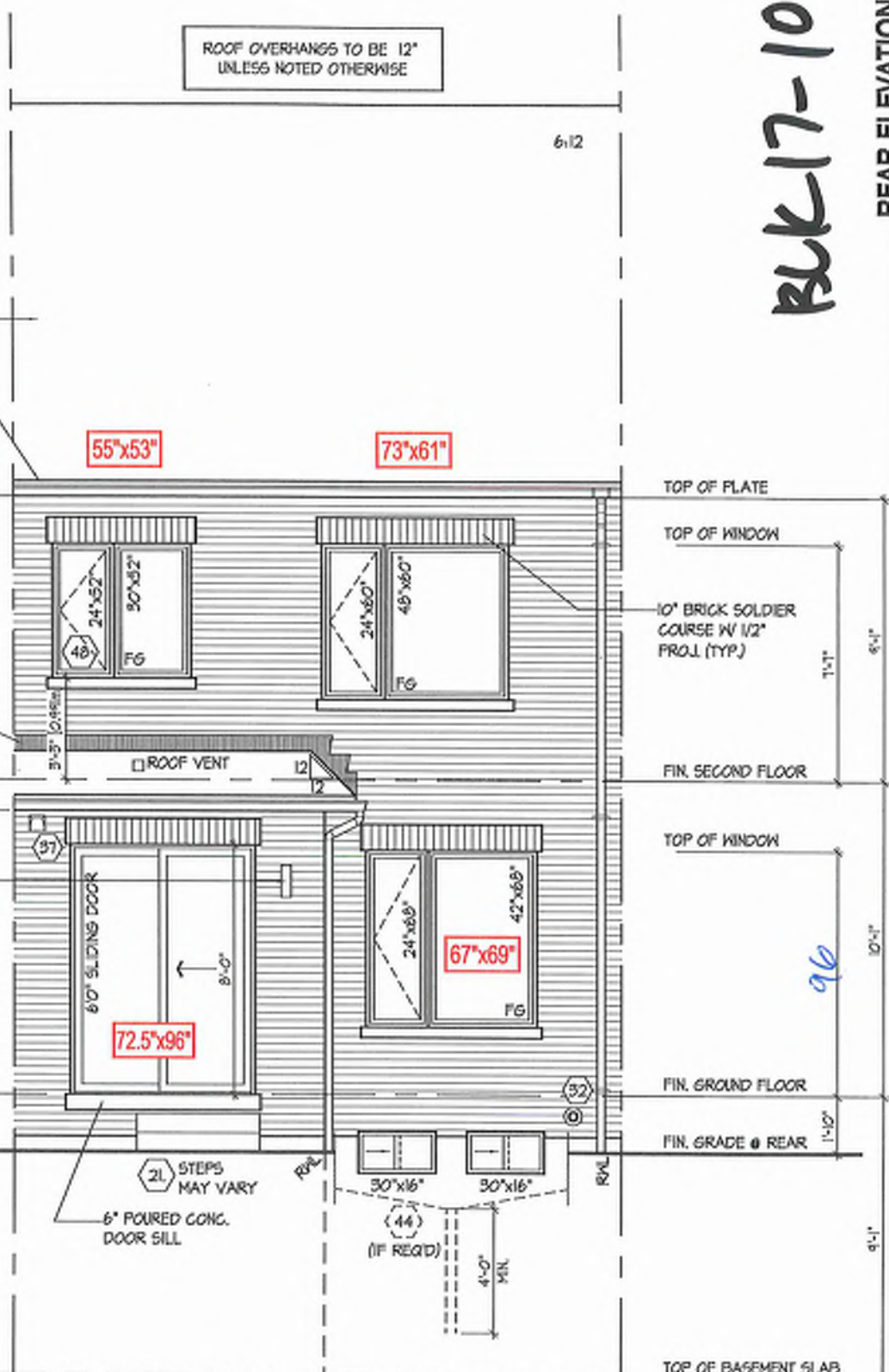
ASPHALT SHINGLES (TYP.)

PREFIN. ALUM. GUTTER,
R.H.L., FASCIA BD. &
VENTED SOFFIT (TYP.)

PREFIN. MTL. FLASHING W/
CAULKING TO MATCH
MASONRY COLOUR (TYP.)

COACH LIGHT

REAR ELEVATION 'A', 'B' & 'C'



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REAR ELEVATION 'A', 'B' & 'C'

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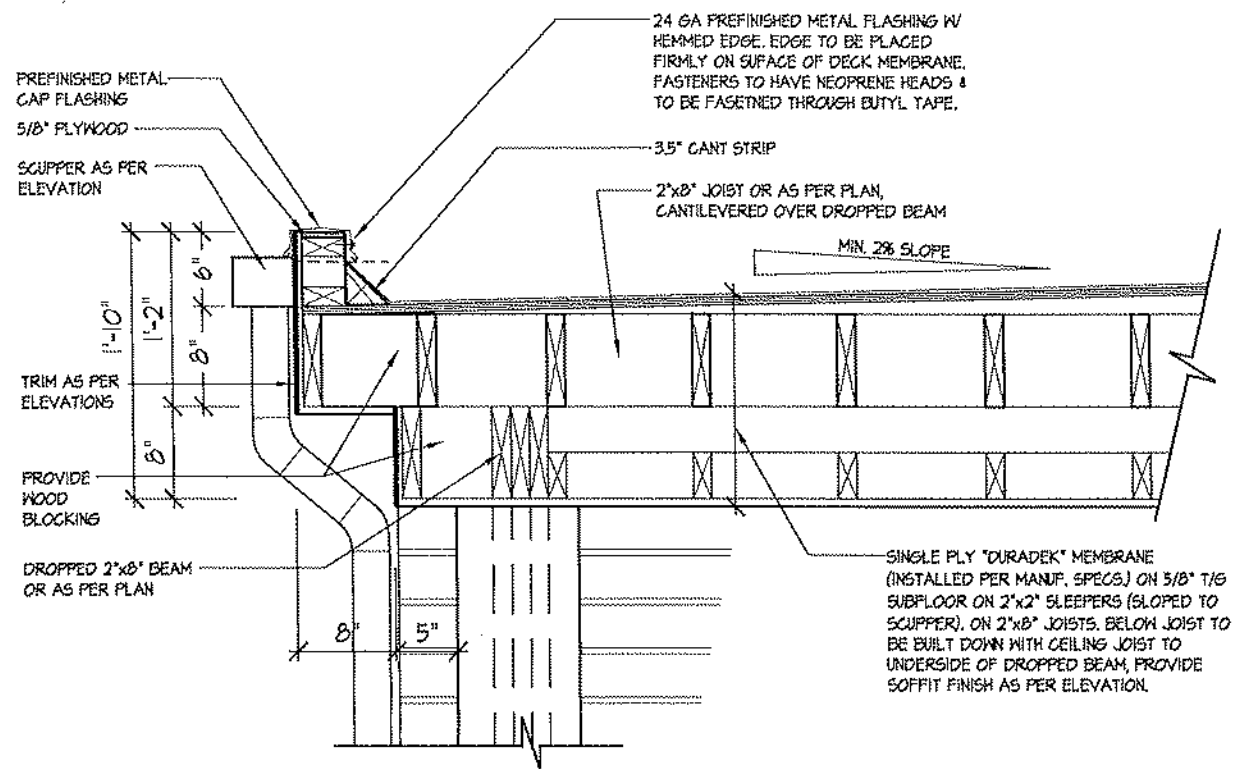
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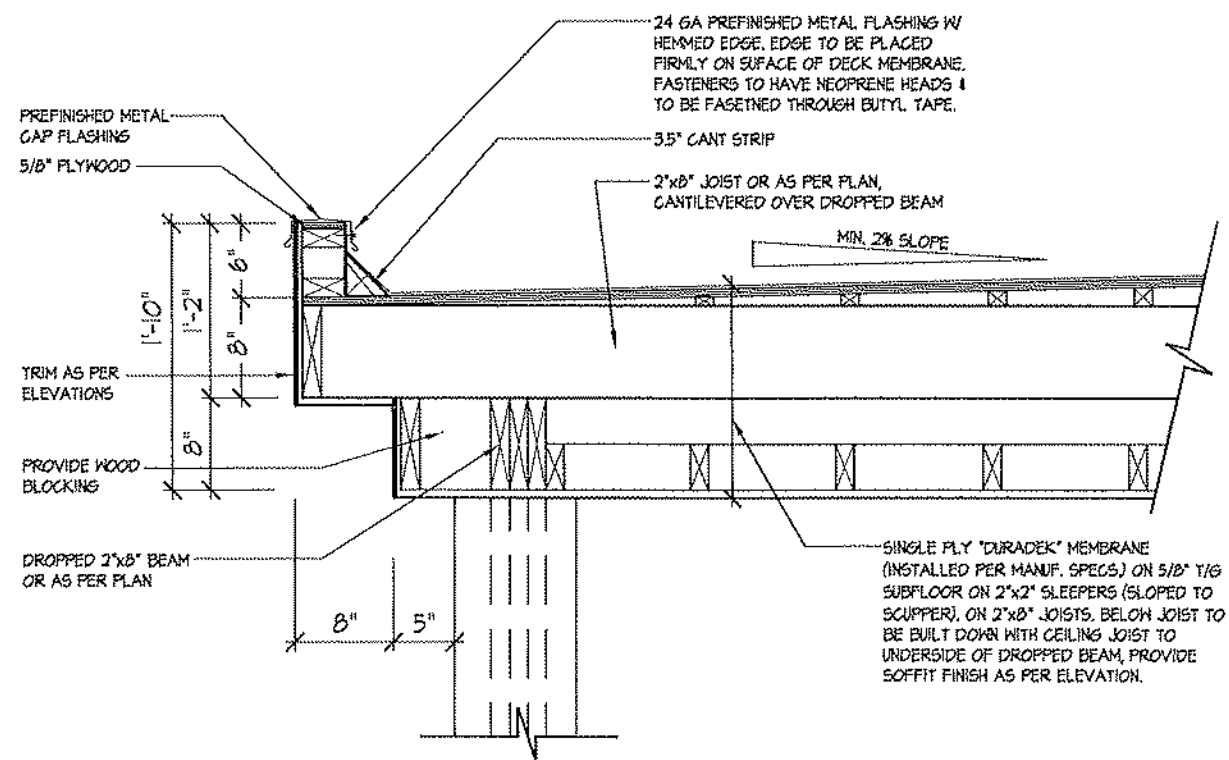
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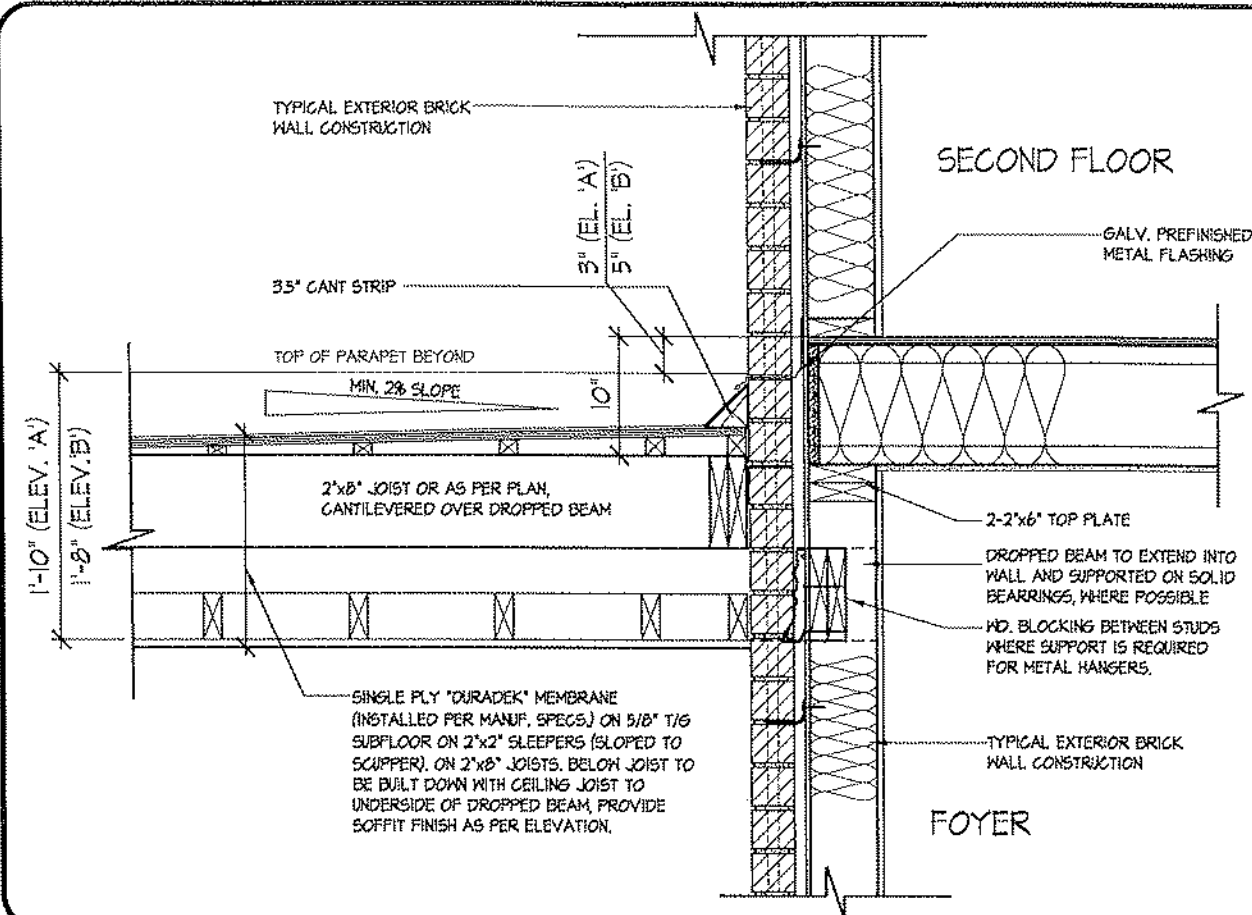
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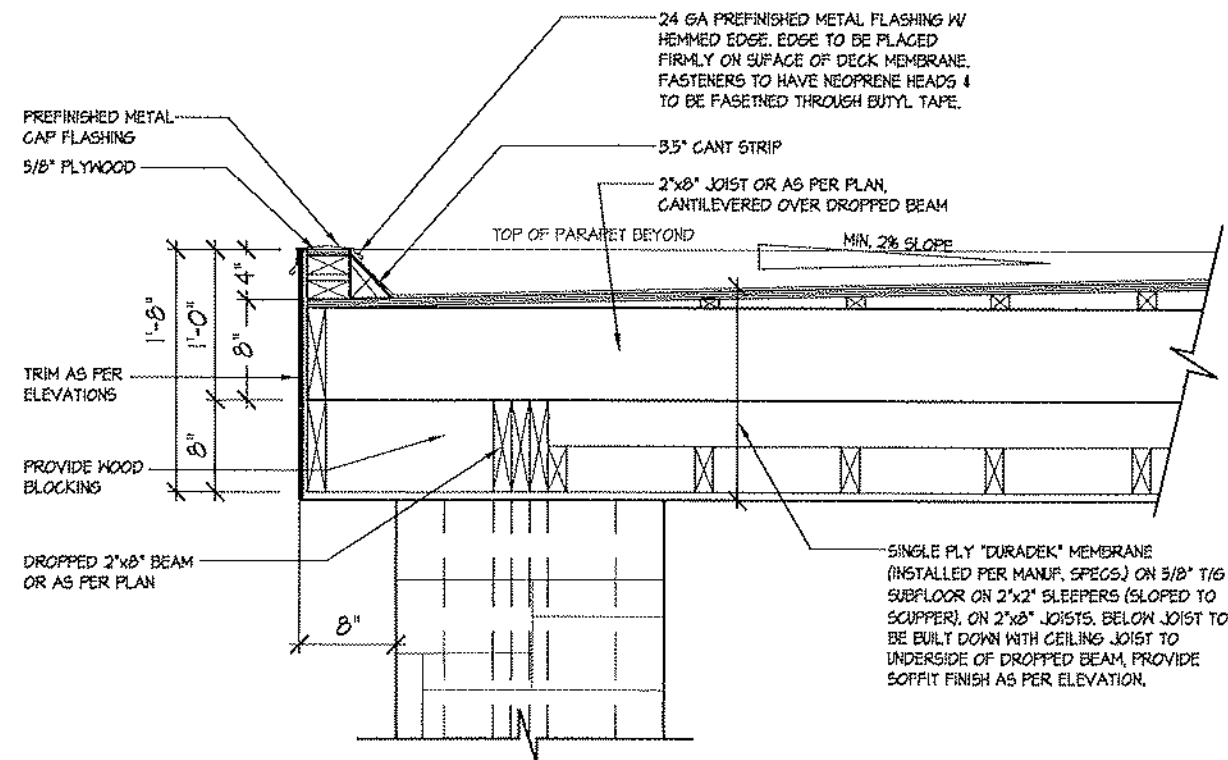
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

32K 17-108

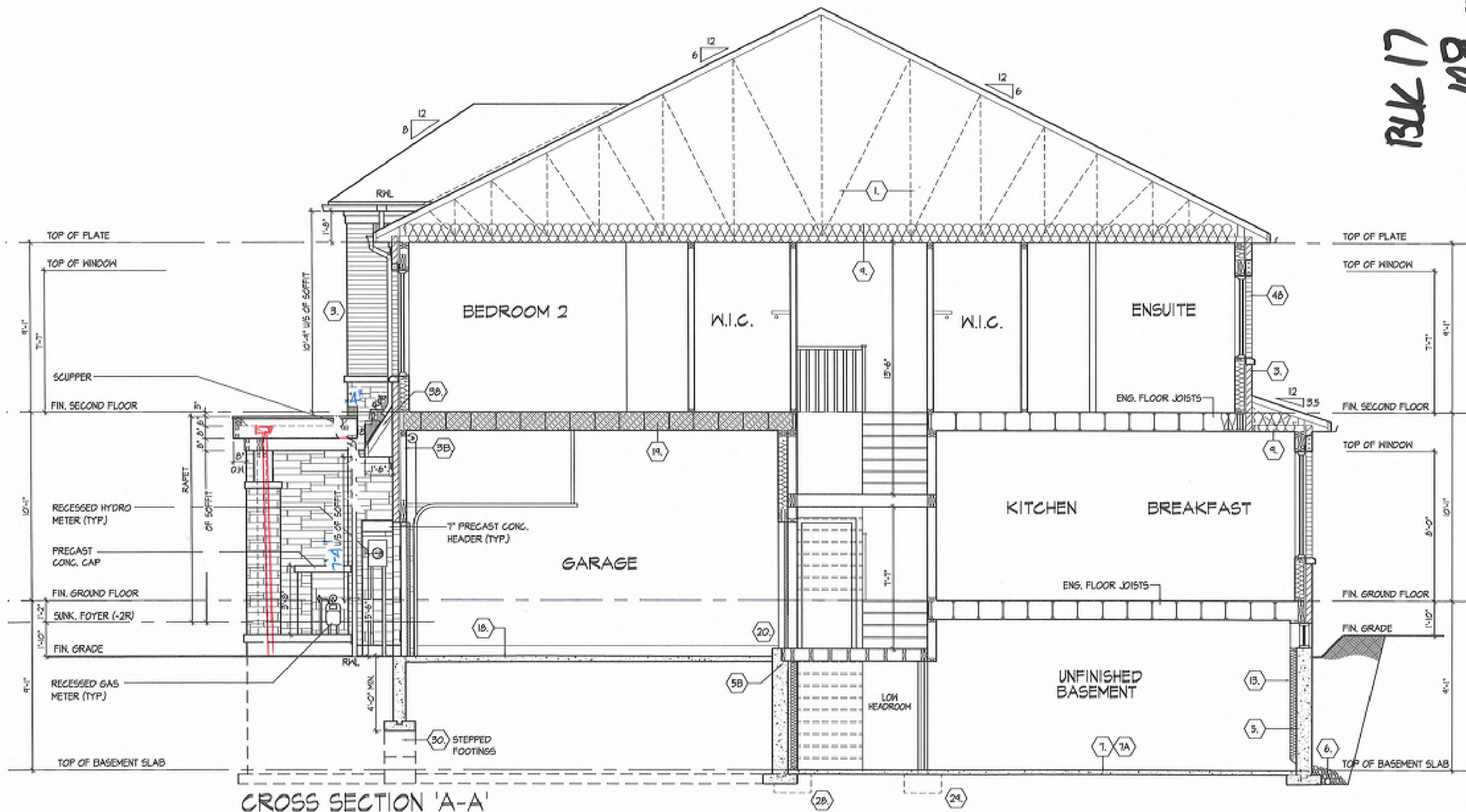
FLAT ROOF DETAILS OVER COVERED PORCH

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NAME
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CROSS SECTION 'A-A'

BLK 17
108

CROSS SECTION 'A-A'
UNIT 2015
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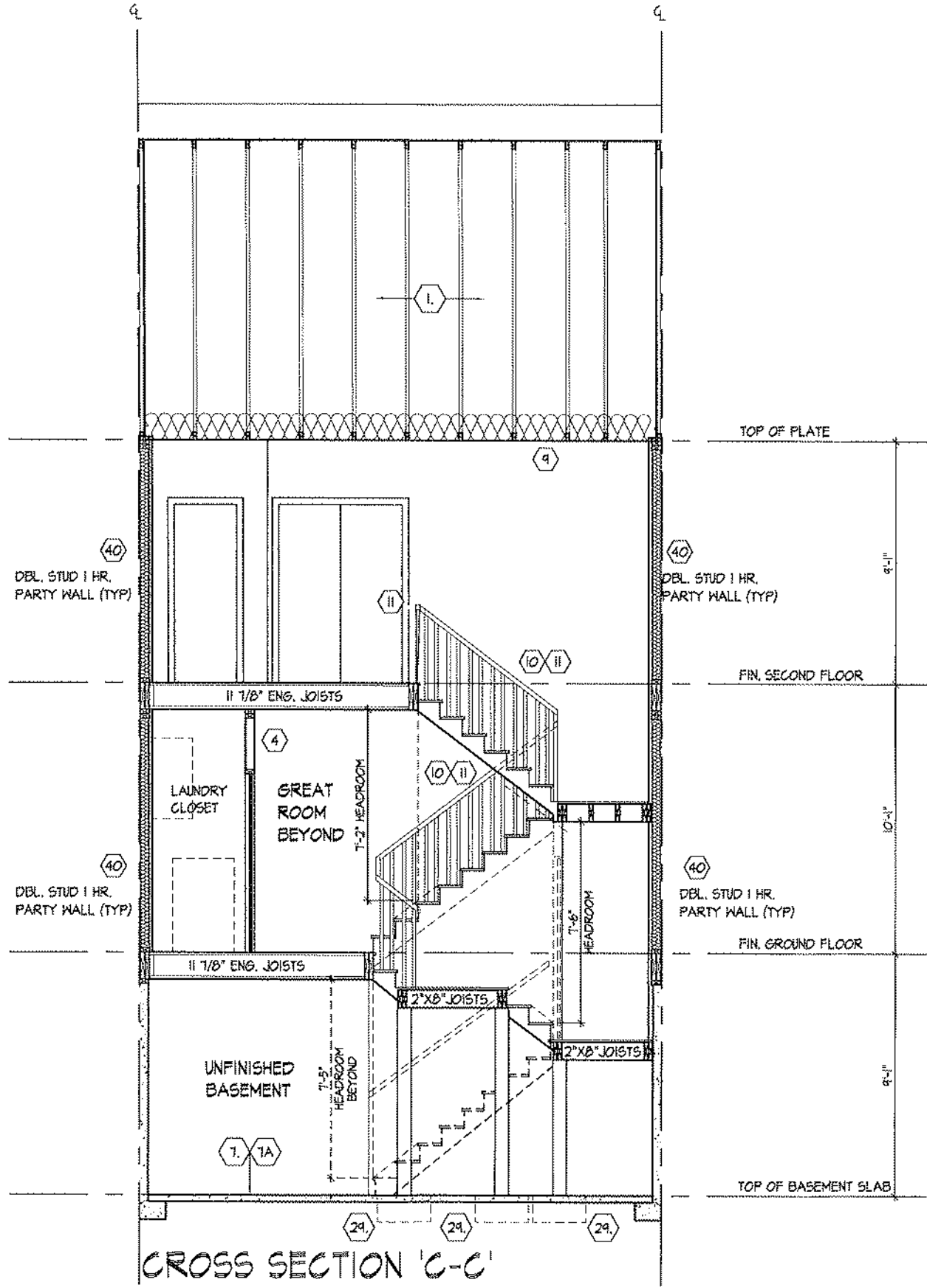
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PART CROSS SECTION 'B' & CROSS SECTION 'C-C'

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cont. SECTION 1.0. CONSTRUCTION NOTES

40

1 HR. PARTY WALL (CONC. BLOCK) [189-3] WALL TYPE 580 & 510]
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WD. STRAPPING @ 24" (600) 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" (50x25) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40

1 HR. PARTY WALL (DOUBLE STUD) [589-3] WALL TYPE W130]
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50x60) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50x60) SILL PLATES. (2"x6" (50x140) 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

1 HR. FIREWALL [589-3] WALL TYPE 580 & 510]
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WD. STRAPPING @ 24" (600) 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).

41

STUCCO WALL CONSTRUCTION (2"x6") [9-28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9-28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.F.S. 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 5 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 MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.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 MANUFACTURER'S SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9-23.10.1] & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41B

STUCCO WALL @ GARAGE CONST. [9-28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9-28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.F.S. 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 5 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

42

UNSUPPORTED FOUNDATION WALLS [9-15.4.2]
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-20M BARS IN TOP PORTION OF WALL (UP TO 100" OPENING)
2-20M BARS IN TOP PORTION OF WALL (80" TO 100" OPENING)
4-20M BARS IN TOP PORTION OF WALL (100" TO 150" 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 24" (600) BEYOND BOTH SIDES OF OPENING

43

STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9-5.2.4.10] (REFER TO DETAILS)

44

WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.5" (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) KEEPING TILE CAN A FILTER CLOTH W/4" AND FILLED WITH CRUSHED STONE. [9-9.10.1.10] [9-14.6.3]
SLOPED CEILING CONSTRUCTION [58-12] [9-11.8] [9-23.4.2]
2x12 (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2"x2" (50x60) PURLINS @ 16" (400) 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. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).
FLAT ROOF/FALCONY CONSTRUCTION
WATERPROOFING MEMBRANE [9-28.1.1] [9-28.1.5] [9-28.1.6] FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50x25) PURLINS ANGLE TOWARDS SCUPPER @ 2% MINIMUM L&D PERPENDICULAR TO 2"x8" (50x180) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED. BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS L TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT [9-23.2.3] REMOVE CURB WHERE REQ.

47

BALCONY VAULT CONSTRUCTION
CANTILEVERED 2"x4" (50x60) SPACERS L&D FLAT ON 2"x10" (50x250) SPR. #2 ROOF JOIST VALED TO BUILT UP 3-3/4" (91.5) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

48

EGRESS WINDOW ABOVE GRADE [9-9.10.1.1] [9-8.8.1.1.5]
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN. SILL HEIGHT OF 30" (760) TO A MAX 34" (860) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7 SQ. FT. (0.35m2) WITH NO DIMENSION LESS THAN 13" (330) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES. 2.1 WINDOWS

cont. SECTION 1.0. CONSTRUCTION NOTES

1 HR. PARTY WALL (CONC. BLOCK) [189-3] WALL TYPE 580 & 510]
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WD. STRAPPING @ 24" (600) 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" (50x25) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

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STUCCO FINISH CONFORMING TO O.B.C. SECTION [9-28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.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 MANUFACTURER'S SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9-23.10.1] & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

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- 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.
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STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9-5.2.4.10] (REFER TO DETAILS)

WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.5" (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) KEEPING TILE CAN A FILTER CLOTH W/4" AND FILLED WITH CRUSHED STONE. [9-9.10.1.10] [9-14.6.3]
SLOPED CEILING CONSTRUCTION [58-12] [9-11.8] [9-23.4.2]
2x12 (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2"x2" (50x60) PURLINS @ 16" (400) 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. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).
FLAT ROOF/FALCONY CONSTRUCTION
WATERPROOFING MEMBRANE [9-28.1.1] [9-28.1.5] [9-28.1.6] FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50x25) PURLINS ANGLE TOWARDS SCUPPER @ 2% MINIMUM L&D PERPENDICULAR TO 2"x8" (50x180) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED. BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS L TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT [9-23.2.3] REMOVE CURB WHERE REQ.

BALCONY VAULT CONSTRUCTION
CANTILEVERED 2"x4" (50x60) SPACERS L&D FLAT ON 2"x10" (50x250) SPR. #2 ROOF JOIST VALED TO BUILT UP 3-3/4" (91.5) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

EGRESS WINDOW ABOVE GRADE [9-9.10.1.1] [9-8.8.1.1.5]
EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN. SILL HEIGHT OF 30" (760) TO A MAX 34" (860) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7 SQ. FT. (0.35m2) WITH NO DIMENSION LESS THAN 13" (330) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES. 2.1 WINDOWS

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 13" (330). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [9-9.10.1]
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 3'6" (1060) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 9'11" (1800). [9-8.8.1]
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 21'11" (650) [9-9.10.7] 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 [9-1.5.16] OR [9.8.9.2]
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
LIVING ROOM, DINING ROOM AND KITCHEN
BEDROOM
BASEMENT
BATHROOM, LAUNDRY AREA ABOVE GRADE
FINISHED ROOM NOT MENTIONED ABOVE
MIXED USES
STORAGE GARAGE
CEILING HEIGHTS
7'7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'11" AT ANY POINT
7'7" OVER 50% OF REQUIRED FLOOR AREA OR 8'11" OVER ALL OF THE REQUIRED FLOOR AREA.
8'11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 8'0".
8'11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
8'11" ABOVE & BELOW ROOF ASSEMBLY [9.5.3.2]
8'7" [9.5.3.3]

2.3. MECHANICAL / PLUMBING [9-23]
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.
2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [9-3.1.6]
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
4) DRAIN WATER HEAT RECOVERY UNITS WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SBI2) [9-11.1.12] 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 FLM. No.50 (45B) 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 350W, 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" (200) CEILINGS, FLAT ARCHES SHALL BE 6"10" (200) A.F.F.
2) FOR 9"0" (240) CEILINGS, FLAT ARCHES SHALL BE 7"10" (240) A.F.F.
3) FOR 10"0" (300) CEILINGS, FLAT ARCHES SHALL BE 9"6" (280) A.F.F.
2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'0" (300), 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 THAT 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, TABLE 9.23.4.2 (A)-(L)
FORMING PART OF SENTENCE [9-23.4.2.10] [9-23.4.2.11] [9-23.12.3.1] [9-23.12.3.2] [9-23.14.8.10] [9-38.3.1.10]
2"x8" SPRUCE #2
2"x10" SPRUCE #2
2"x12" SPRUCE #2
L1 2"x8" (200x184) L3 2"x10" (238x235) L5 2"x12" (238x286)
B1 3/2"x8" (38x184) B3 3/2"x10" (38x235) B5 3/2"x12" (38x286)
B2 4/2"x8" (48x184) B4 4/2"x10" (48x235) B6 4/2"x12" (48x286)
B7 5/2"x8" (58x184) B8 5/2"x10" (58x235) B9 5/2"x12" (58x286)
ENGINEERED LUMBER SCHEDULE
1 3/4"x8 1/2" LVL 1 3/4"x11 7/8" LVL 1 3/4"x14" LVL
LVL2 1-1 3/4"x8 1/2" LVL3 1-1 3/4"x11 7/8" LVL4 1-1 3/4"x14"
LVL4 2-1 3/4"x8 1/2" LVL5 2-1 3/4"x11 7/8" LVL6 2-1 3/4"x14"
LVL5 3-1 3/4"x8 1/2" LVL7 3-1 3/4"x11 7/8" LVL8 3-1 3/4"x14"
LVL6 4-1 3/4"x8 1/2" LVL9 4-1 3/4"x11 7/8" LVL10 4-1 3/4"x14"
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER
DIVISION B PART 9, TABLE 9.20.5.2 (S)
FORMING PART OF SENTENCE [9-20.5.2.10] [9-20.5.2.11] [9-20.5.2.12]
CODE SIZE
L7 3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4) 8-1" (203mm)
L8 4 x 3 1/2" x 1/4" (102 x 89 x 6.4) 8-1" (203mm)
L9 5 x 3 1/2" x 3/16" (127 x 89 x 7.9) 10-1" (254mm)
L10 6 x 3 1/2" x 7/16" (127 x 89 x 11) 11-5" (292mm)
L11 8 x 3 1/2" x 7/16" (152 x 89 x 11) 12-9" (328mm)
L12 7 x 4 x 7/16" (178 x 102 x 11) 14-1" (356mm)
3.3. DOOR SCHEDULE
CONFORMING TO SECTIONS [9-5.5] [9-9.6] [9-7.2.1] [9-7.5.2] [9-10.13.10]
1 EXTERIOR 2-5" x 6-9" x 1-3/4" (85 x 200 x 45) INSULATED MIN. R4 (RSI0.7)
1A EXTERIOR 2-10" x 6-9" x 1-3/4" (85 x 200 x 45) INSULATED MIN. R4 (RSI0.7)
1B EXTERIOR 3-0" x 6-9" x 1-3/4" (91 x 200 x 45) INSULATED MIN. R4 (RSI0.7)
1C EXTERIOR 2-6" x 6-9" x 1-3/4" (760 x 200 x 45) INSULATED MIN. R4 (RSI0.7)
1D EXTERIOR 2-5" x 6-9" x 1-3/4" (815 x 200 x 45) NS. MIN. R4 (RSI0.7) (SEE HEX NOTE 23)
1E EXTERIOR 3-0" x 6-9" x 1-3/4" (915 x 240 x 45) INSULATED MIN. R4 (RSI0.7)
1F EXTERIOR 2-8" x 6-9" x 1-3/4" (815 x 240 x 45) INSULATED MIN. R4 (RSI0.7)
2A EXTERIOR 2-8" x 6-9" x 1-3/4" (815 x 200 x 45) MIN. FIRE DOORFRAME WITH APP. SELF CLOSING DEVICE
2 INTERIOR 2-8" x 6-9" x 1-3/8" (815 x 200 x 35)
2B INTERIOR 3-0" x 6-9" x 1-3/8" (915 x 200 x 35)
3 INTERIOR 2-6" x 6-9" x 1-3/8" (760 x 200 x 35)
3A INTERIOR 2-4" x 6-9" x 1-3/8" (710 x 200 x 35)
4 INTERIOR 2-0" x 6-9" x 1-3/8" (610 x 200 x 35)
4A INTERIOR 2-2" x 6-9" x 1-3/8" (660 x 200 x 35)
5 INTERIOR 1-5" x 6-9" x 1-3/8" (150 x 200 x 35)
PROVIDE 8"0" HIGH INTERIOR DOORS FOR ALL 1'0" CEILING CONDITIONS

SECTION 4.0. CLIMATIC DATA

REFER TO O.B.C. FOR DESIGN SNOW LOAD [9.4.2.2] & WIND PRESSURE (SB-1, TABLE 2)

STAMP

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CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024

CONSTRUCTION NOTES 2

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

Drawn by KMM/KMM
Checked by DS/MM
Scale 3/16"=1'-0"

218094/WT2015
F 905.737.5133
Page Number 29 of 29

8955 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133
F 905.737.7926

DATE: MON MAR 31/25 10:41 AM | K:\PROJECTS\2025\218094\ROYAL PINE HOMES\218094-WT2015.DWG

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
Dominic Mobilia
SIGNATURE
218274
BEN
13995

SUBSCRIPTION INFORMATION
K&N DESIGN ASSOCIATES INC.
13995
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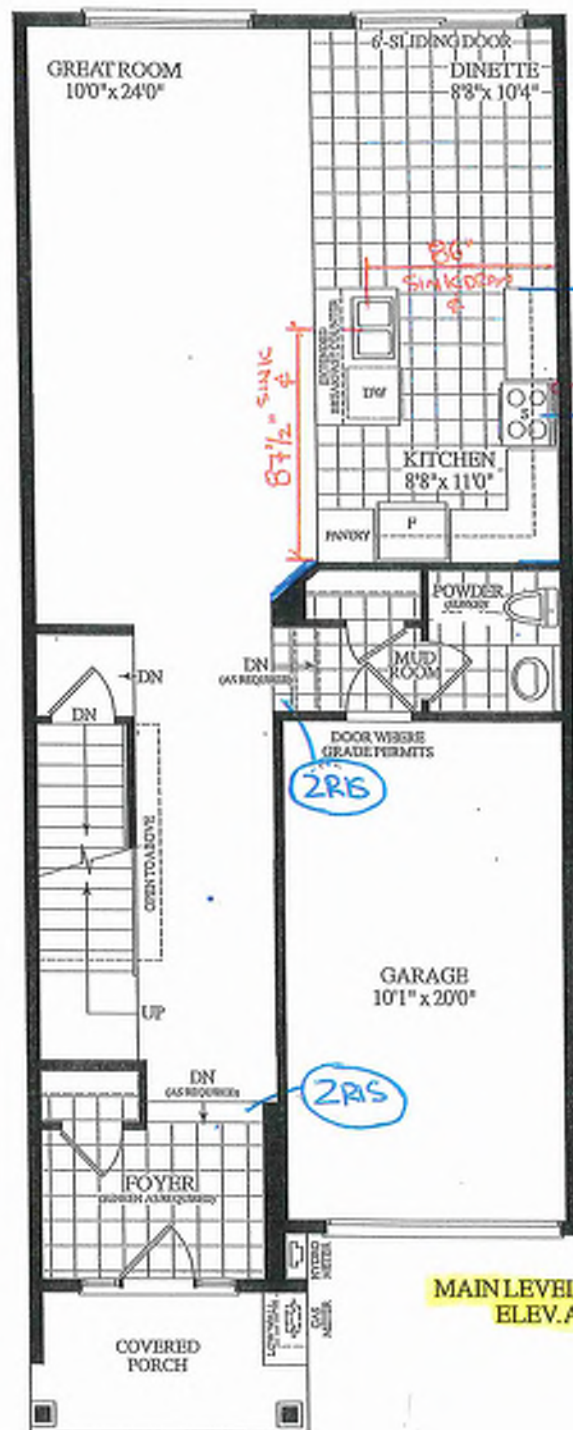
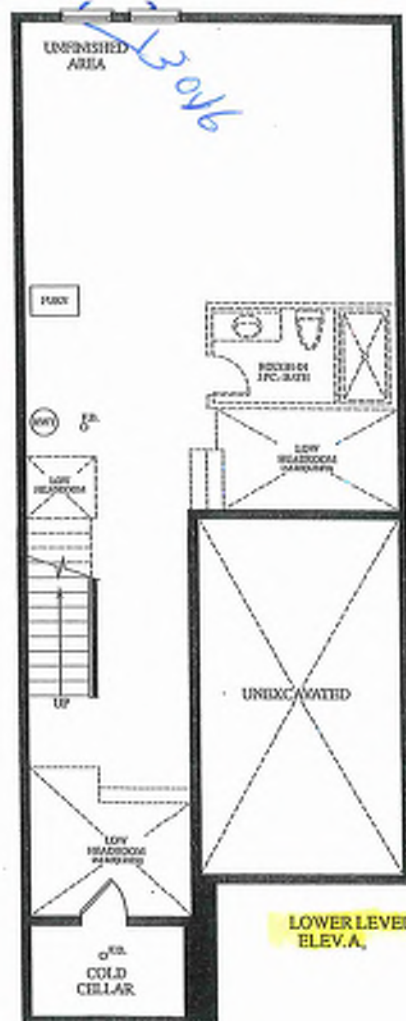
BAYVIEW HEIGHTS

RICHMOND HILL

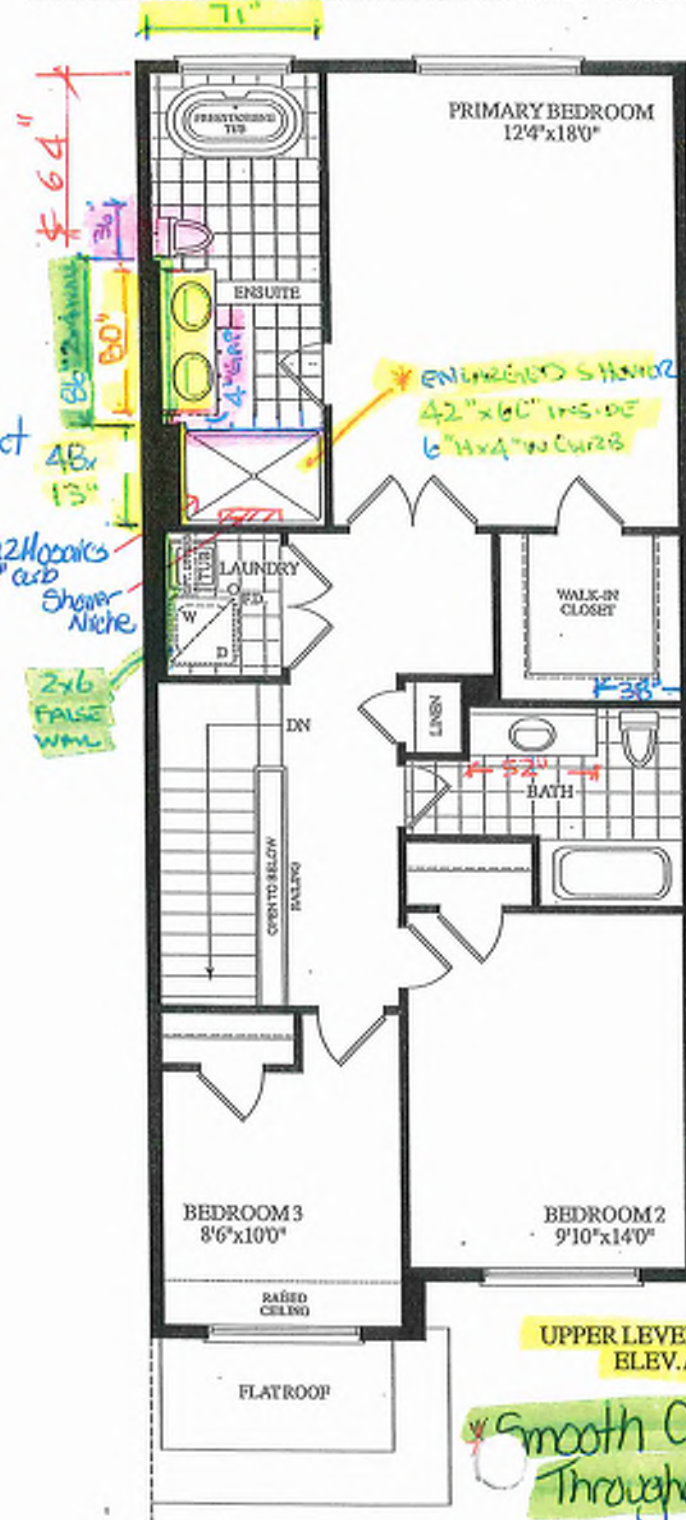
June 5, 2025

KH

SC



Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.A.O.E.



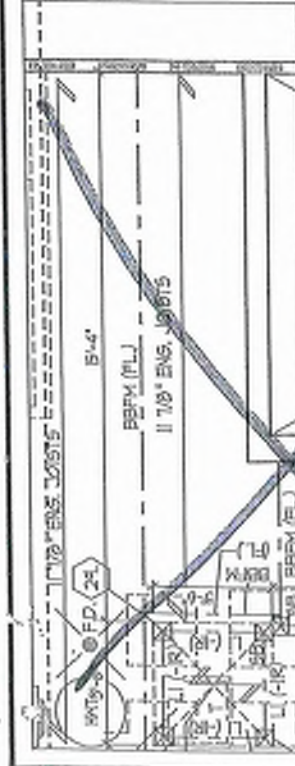
BLK.17 TH. 109

20-17 THE DIANA EL. A

3 BDRM. 2 BATH.

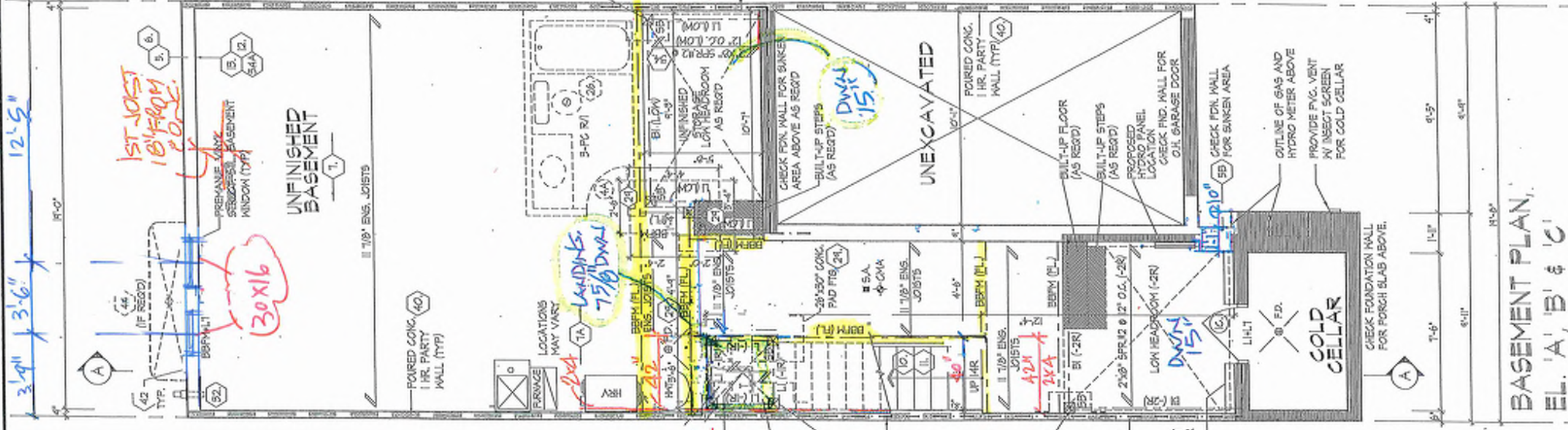
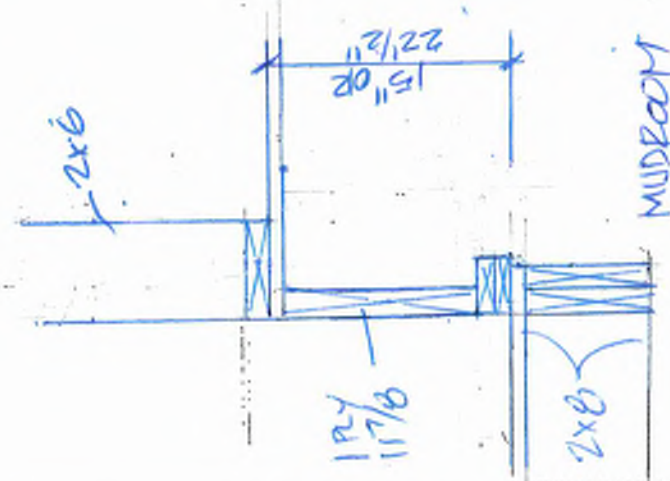
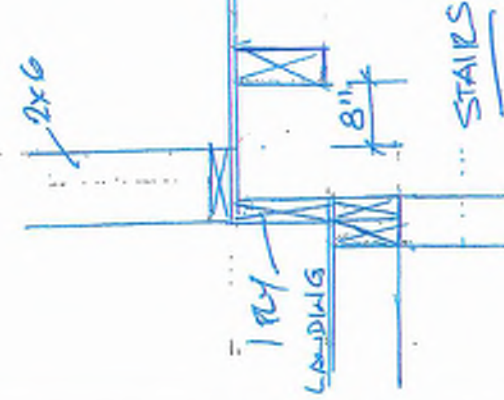
1780 SQ.FT.

Smooth Ceilings
Throughout 2nd Floor



**PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.**

Preliminary
NOT FINAL April 22 2025



REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Architect is not responsible in any way for examining or approving any (existing) plans or working drawings with respect to any zoning or building code or permit requirements. 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 RICHMOND HILL.

BK 17-109

ROYAL PIN HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

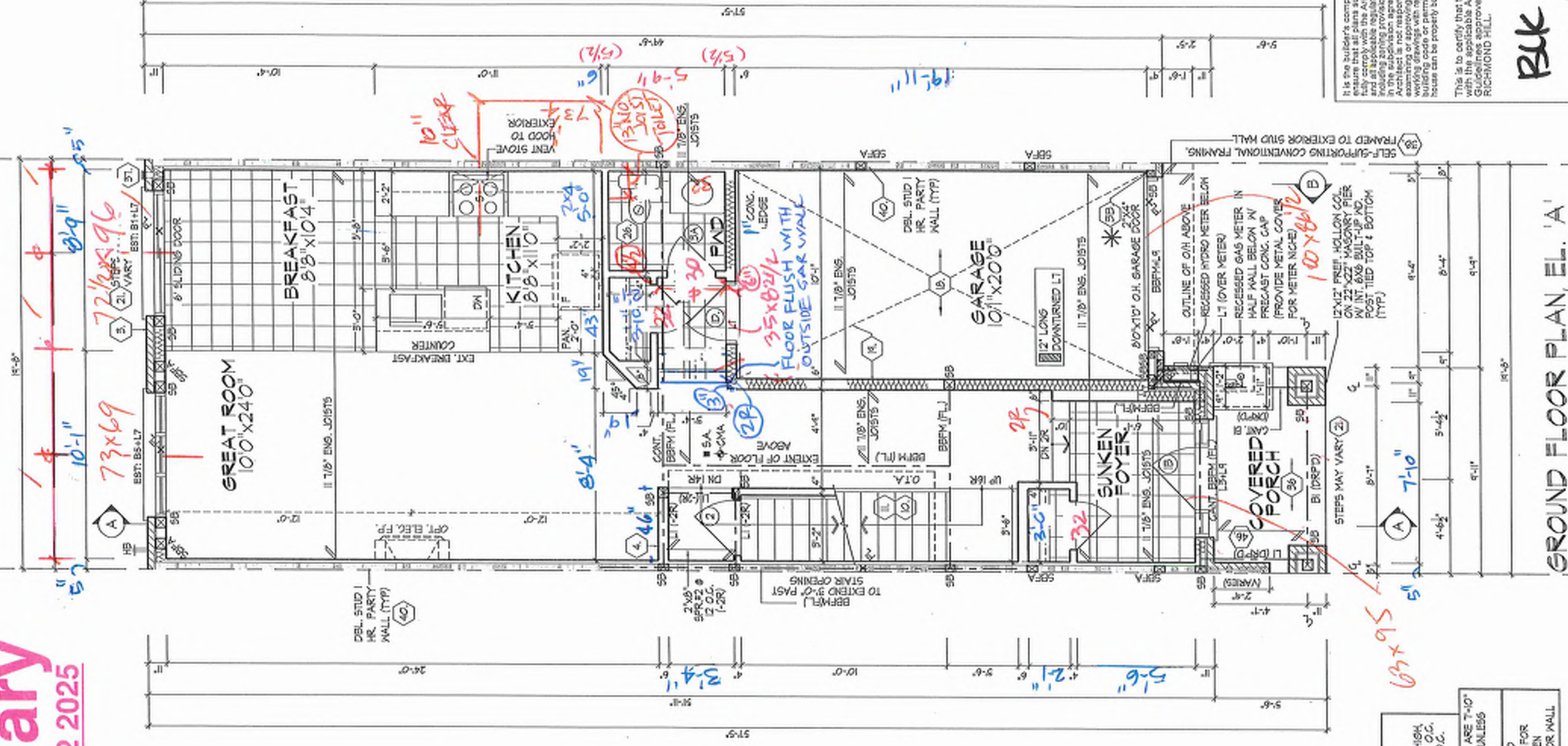
BASEMENT PLAN, ELEV. 'A', 'B' & 'C'
UNIT 2017
REV. 2025.03.26

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Drawn by: KMTT
Checked by: DSMM
Scale: 3/16" = 1'-0"

Page Number: 218094W12017
Page Number: 2 of 27

Preliminary
NOT FINAL April 22 2025



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Blk 17

109

GROUND FLOOR PLAN, EL. 'A'

UNIT 2017
REV.2025.03.28

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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Preliminary

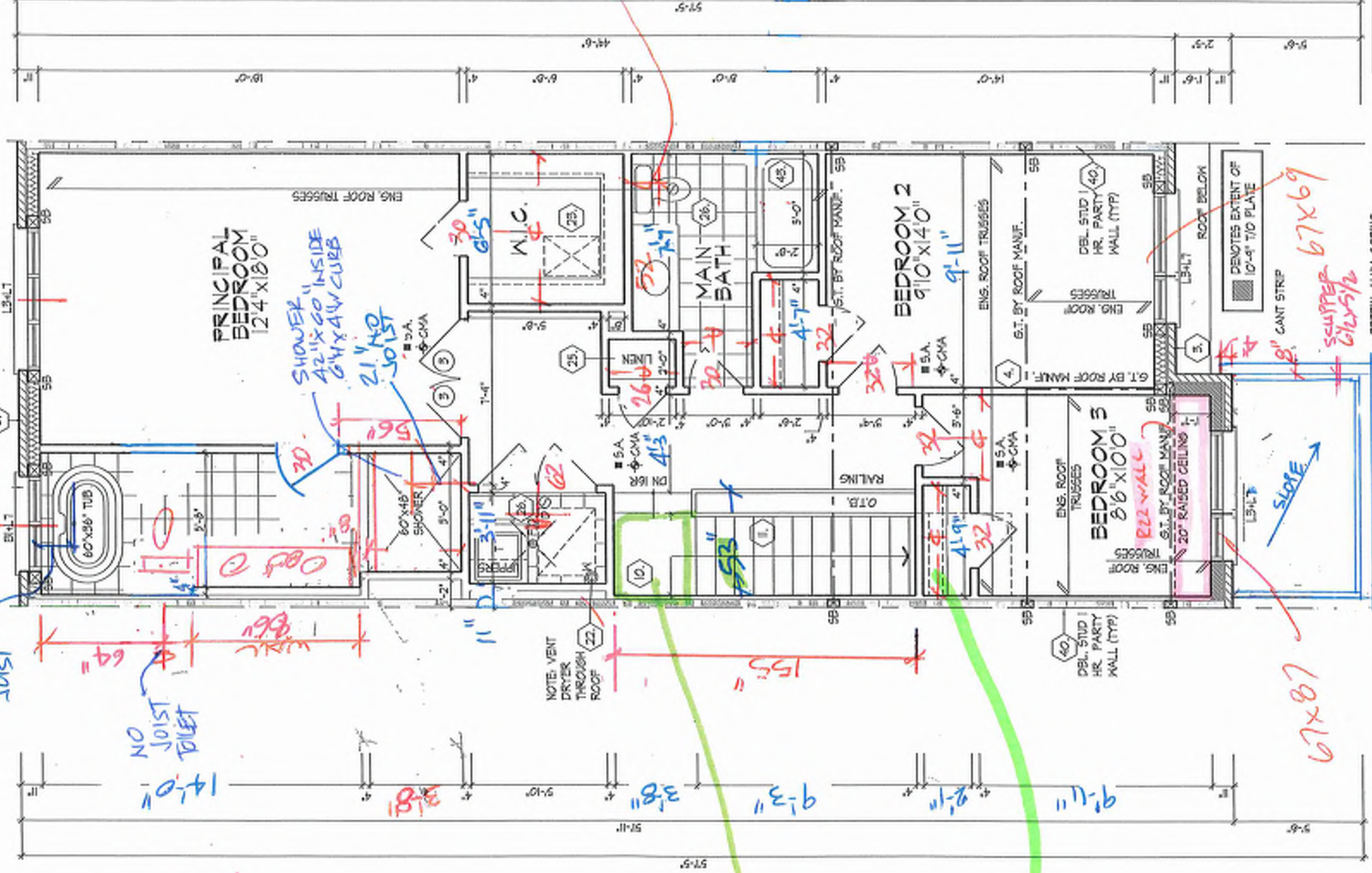
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INT. DOORS 8 3/2"
WINDOWS SEE THEY.

$\frac{7 \times 9}{16}$

Loadings

43 1/2"	UP	8 5/8"
44"		



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

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 of the City of Richmond. The 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.

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SECOND FLOOR PLAN, EL. "A"

SECOND FLOOR PLAN, EL. 'A'

Buk 17
109

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.



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21276
DUAL FLEXIBLE MODULAR
Domestic Mobile

NCB	Refundable	Non-refundable
...	...	...

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21276
DUAL FLEXIBLE MODULAR
Domestic Mobile

NCB	Refundable	Non-refundable
...	...	...

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ROOF PLAN
EL. 'A'
N.T.S.



ROOF OVERHANGS TO BE 12
UNLESS NOTED OTHERWISE

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x56" WINDOW LEFT

PREFIN. ALUM. GUTTER,
RJWL, FASCIA BD. &
VENTED SOFFIT (TYP.)

3"x5" ALUMINUM CLAD
PROFIED
FRIEZE BOARD (TYP.)

3.5' PRECAST CONC.
HEADER (TYP)

3.5" PRECAST—
CONC. SILL (TYP)

COACH LIGHT

FACE BRICK (TYP)

6" POURED CONC.
DOOR SILL

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

UPGRADED REAR
ELEVATION 'A'

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN, GROUND FLOOR

FIN. GRADE @ REAR 12

TOP OF BASEMENT SLAB

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

RECESSED NYC

FIN. GROUND FLOOR

DATE: / /

RECESSED GAS

TOP OF BASEMENT SLAB

VALLEY FLASHING (TYP.)

BEDROOM 2

GARAGE

PARTIAL SECTION 'B', EL. 'A'

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 recommending or approving acts (noting) 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.

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UPGRADED REAR ELEVATION 'A' & PART. SECTION B, EL. 'A'

UNIT 2017

REV. 2025.03.26

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

Case By	Created By	Scale	File Number	Page Number
WMT	DSMM	9454-4101	949004WTT0017	15 of 23

Case By: KMT Created By: DSMM Scale: 3/16/11-0# File Number: 218094WT2017 Page Number: 15 of 27

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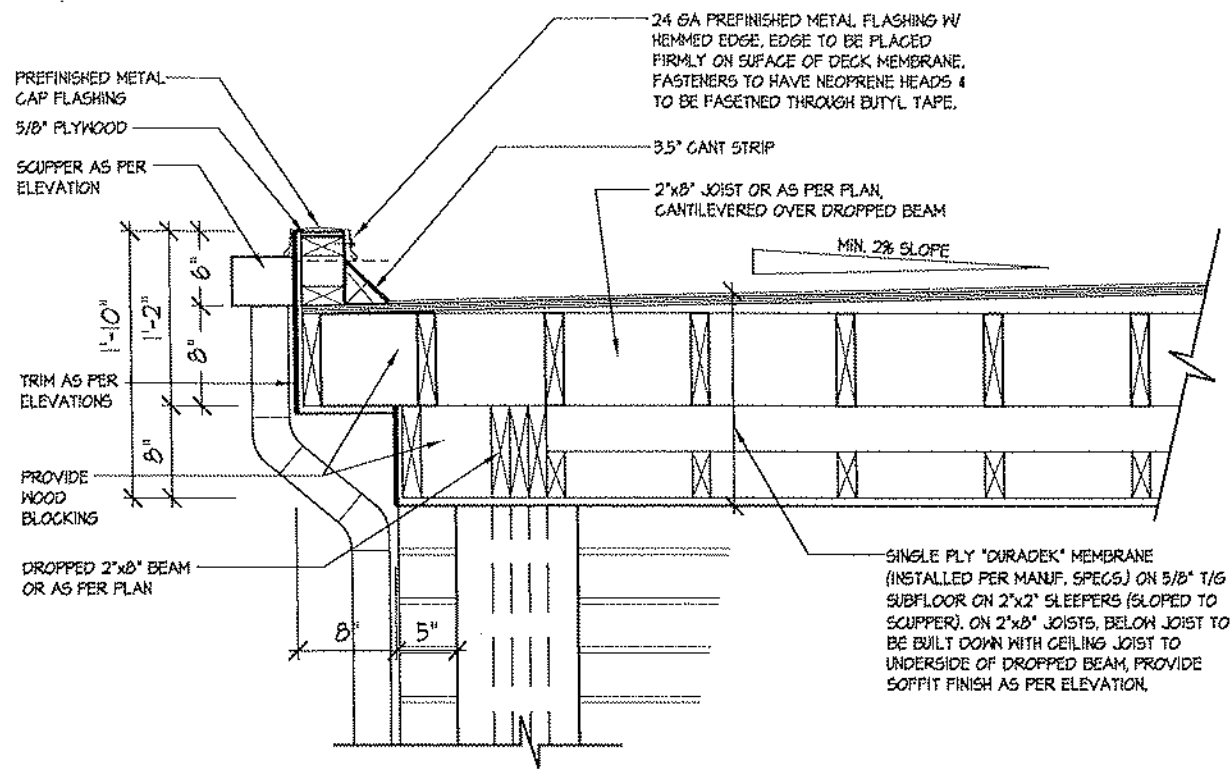
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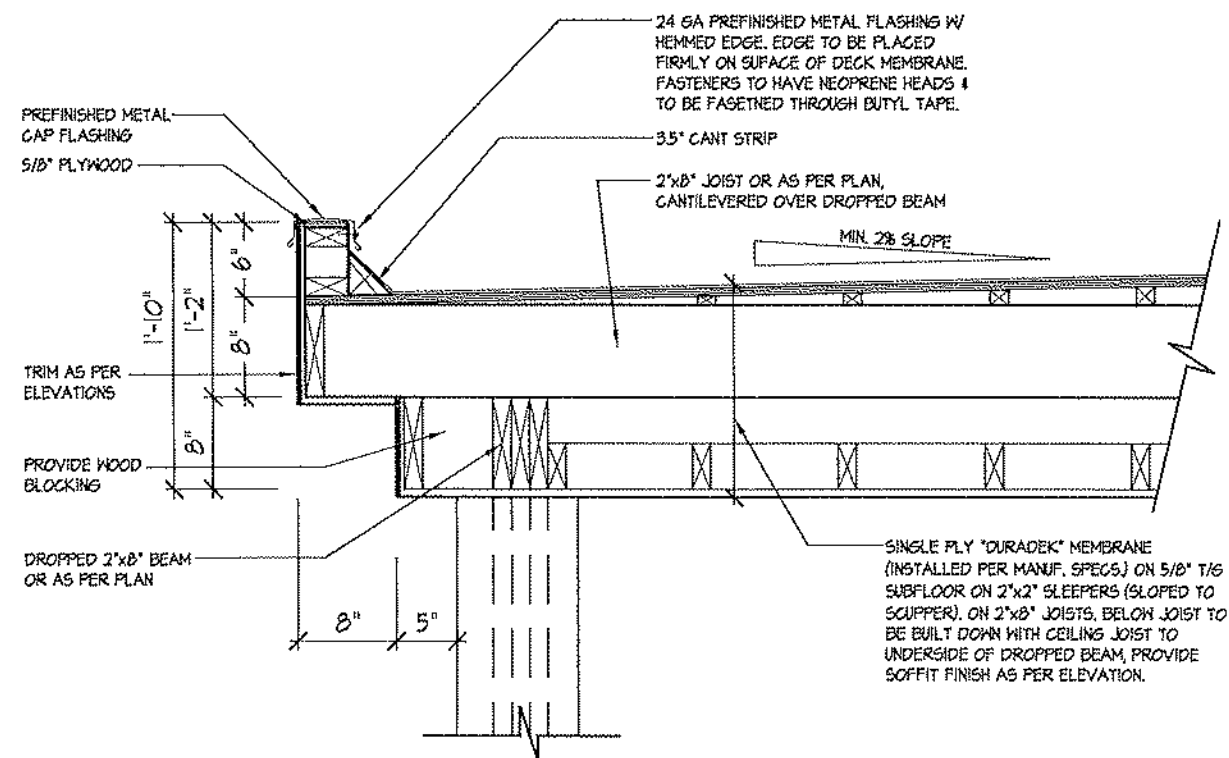
DATE	SIGNATURE	DO	2/27
Dominic Mobilio			

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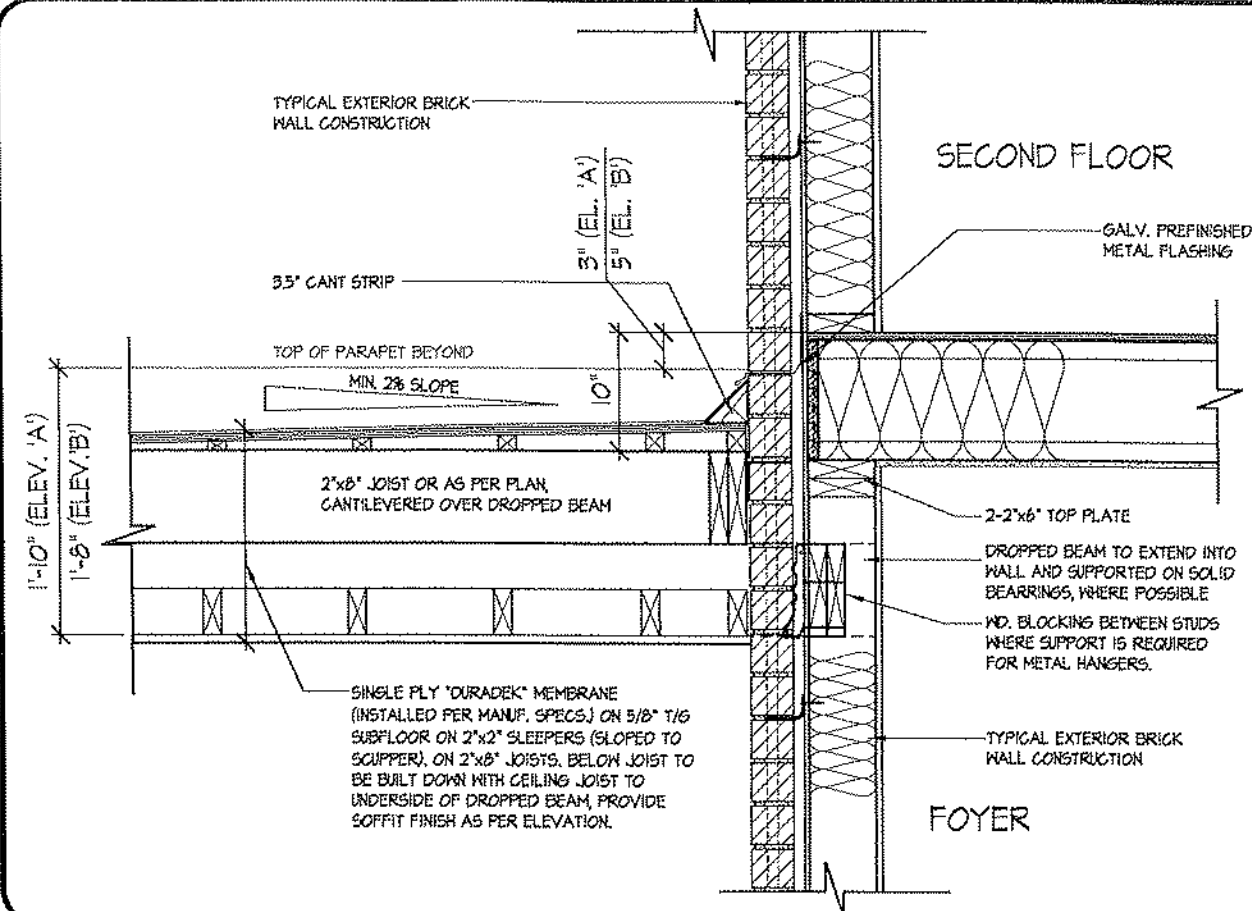
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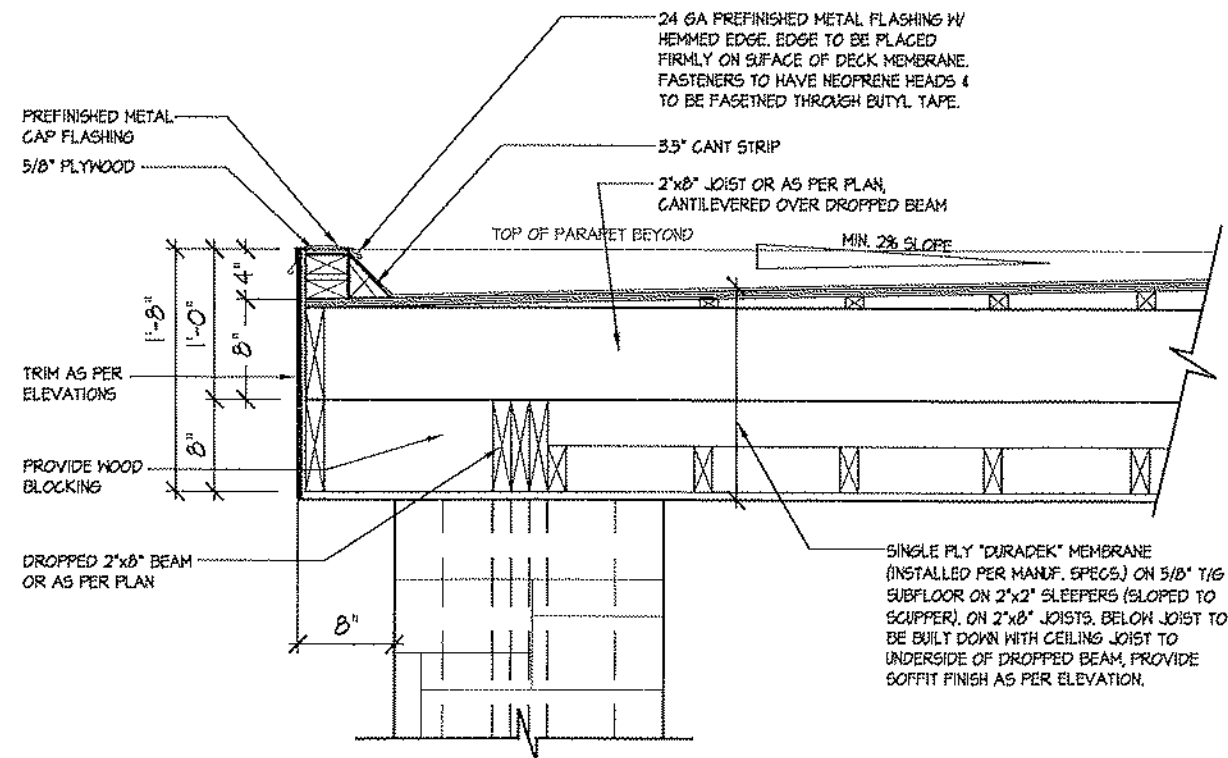
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4"=1'-0"



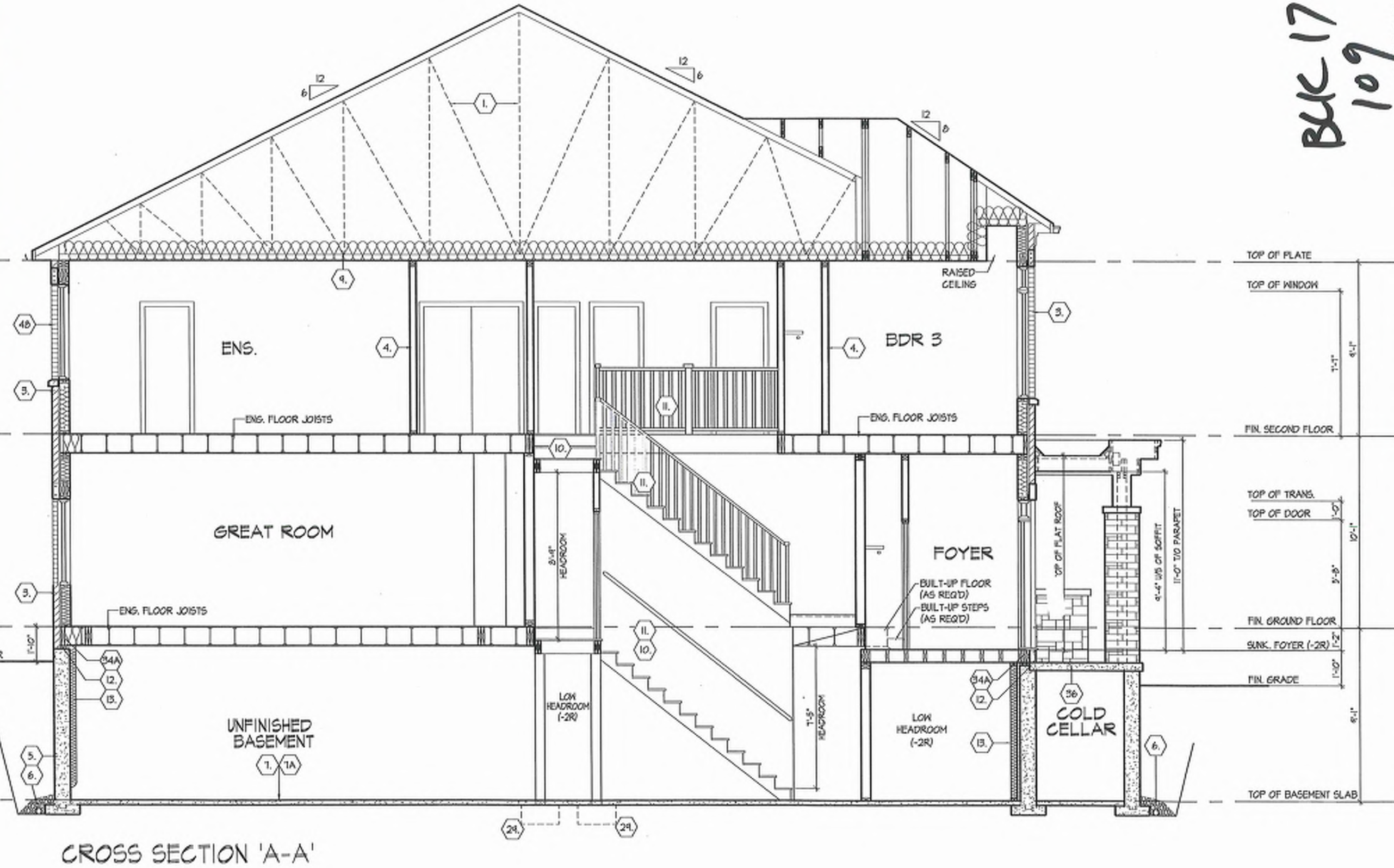
3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

FLK 17-109

Preliminary
NOT FINAL April 22 2025



BK-17
109

CROSS SECTION 'A-A'

UNIT 2017
REV. 2025.03.26

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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Checked by: **KM/TT** 3/16/25 1'-0" Scale: **DSMM** 3/16/25 1'-0" T 905.737.5133 F 905.737.7326

21274 19665 21274 19665

DATE: **2025.03.26** TIME: **11:21 AM** PROJECT: **218094** DRAWING: **218094-01** SHEET: **218094-01** OF **24**

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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.19, 9.23.14, 9.23.16]
NO. 210, 10.26 KG/M2 ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH #1 CLIPS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (600) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1800) O.C. AT BOTTOM CHORD, PREPN. ALLOW. EAVESTROUGH, FASCIA, RAIL, & VENTED SOFFIT. ATTIC VENTILATION: 1300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RAIL DISCHARGING ONTO CONCRETE SPASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RAIL.
- 1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3'-12" (90) AND END LAPS A MINIMUM 6" (150), AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (300).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT BASED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION (2"x6") [9.23.17, 31.1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING ATTACHED TO FRAMING MEMBERS. APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1, INSULATION, APPROVED 5 MIL POLYETHYLENE AIR VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (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 MANUFACTURERS 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 5 MIL POLYETHYLENE AIR VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 2B

USING WALL @ GARAGE CONSTRUCTION [9.23.17.31.1]
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 STUDS CONFORMING TO O.B.C [9.23.10.1] & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD EXTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 19.29.1, 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 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1] & SECTION 1.1, INSULATION, APPROVED 5 MIL POLYETHYLENE AIR VAPOUR BARRIER, WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD EXTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.75) GALV. METAL TIES @ 16" (400) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 19.29.1, 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 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1] & SECTION 1.1, INSULATION, APPROVED 5 MIL POLYETHYLENE AIR VAPOUR BARRIER, WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD EXTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.23.13.6] (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" (22x180x.75) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 19.29.1, ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C [9.23.10.1] & SECTION 1.1, INSULATION, APPROVED 5 MIL POLYETHYLENE AIR VAPOUR BARRIER, WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD EXTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.23.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 4

INTERIOR STUD PARTITIONS [9.23, [9.23.8, 9, 23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STORY AND 12" (300) O.C. FOR 3 STORY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x4" (38x89) TOP PLATE, 1/2" (12.7) INT. GYPSUM WALLBOARD BOTH SIDES OF STUDS. PROVIDE 2"x4" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (600) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1000) [9.23.9.8] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION (2"x6"), NO CLADDING [9.23]
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
- 4B

EXT. LOFT WALL CONSTRUCTION (2"x6") [9.23]
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 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.
- 5

FOUNDATION WALL/FOOTINGS
POURED CONCRETE FOUNDATION WALLS AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 8" (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 OF THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-11" (5000) SHALL BE SIZED IN ACCORDANCE WITH 19.13.3 & 11.13.2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 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.
- 5A

FOUNDATION WALL/FOOTINGS
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.13.4]
FOUNDATION WALLS SHALL NOT EXCEED 9'-0" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.13.4.2, 1.1]
- 5B

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5C

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5D

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5E

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5F

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5G

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5H

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5I

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5J

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5K

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5L

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5M

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5N

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5O

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5P

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5Q

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5R

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5S

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5T

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5U

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5V

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5W

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5X

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5Y

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN
- 5Z

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.13.4.2]
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS SHALL BE SUPPORTED AT TOP AS SHOWN

- 18

GARAGE SLAB [9.16], [9.35]
4" (100) 32MPa (4600psi) CONC. SLAB WITH 5-5% AIR ENTRAINMENT ON OPT. 4" (100) COMPACT GRANULAR FILL WITH COMPACTED SUB-BASE ON COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19

GARAGE TO HOUSE WALLS/CEILING [9.10.3.16]
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.17.10, CANULC-5705.2]
- 19A

GARAGE TO HOUSE WALLS/CEILING W/ CONT. INSULATION [9.10.3.16]
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.3.18], [9.10.17.40], [CANULC-5705.2]
- 20

GARAGE DOOR TO HOUSE [9.10.9.18], [9.10.17.40]
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- 21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7" (180) MIN. TREAD 10" (250). 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 [9.9.3.2] OR SHALL BE CANTILEVERED AS PER SUBSECTION [9.6.10]
- 22

DRYER EXHAUST [9.32]
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO O.B.C. [9.33] & PART 6
- 23

ATTIC ACCESS [9.19.2.1]
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.3m2 AND NO DIM. LESS THAN 20" (500) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE PITCHED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 [R513.52] [1SB-12] 3.1.3.1.8.11)
- 24

FIREPLACE CHIMNEYS [9.32]
TOP OF FIREPLACE CHIMNEY SHALL BE 9'-0" (300) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.
- 25

LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (350) DEEP.
- 26

MECHANICAL VENTILATION [9.32]
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.
- 27

PARTY WALL BEARING [9.23.8]
12"x12"x5/8" (300x300x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-12" (80) CN ANCHORS. BLOCK PARTY WALL AND WOOD WITH 2"x4" (12.19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR WOOD STUD PARTY WALL.
- 28

WOOD FRAMING IN CONTACT WITH CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SELLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL. SHALL BE WIDENED 6" (150) BELOW THE BEARING WALL AND/OR WOOD POST. [9.17.4.3]
- 28

BUILT-UP WOOD POST AND FOOTING [9.17.4.3], [9.15.3.7]
3-2"x6" (13-38x140) BUILT-UP WOOD POST UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24x24x1/2" (600x600x300) 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).
- 31

CONC. PORCH SLAB [9.16.4]
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 6-6Wx2.5x12.9 WESH. PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4600psi) WITH 5-5% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32

FURNACE VENTING [9.32]
FURNACE VENTING PROVIDED PER SECTION [9.32] AND ALL APPLICABLE UTILITIES AND REGULATIONS. REFER TO GAS UTILIZATION CODE.
- 33

FIREPLACE VENTING [9.32]
FIREPLACE VENTING AS PER MANUFACTURER SPECIFICATIONS. REFER TO GAS UTILIZATION CODE.
- 34

FLOOR FRAMING [9.23.3.3], [9.23.9.4], [9.23.14]
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.30.0] ALL JOISTS (WHERE REQUIRED) TO BE BRIDGED WITH 2x2" (38x48) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (1200) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (1200) O.C. UNLESS A PANEL, TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIR VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 8" (150) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (150) 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.
- 35

EXPOSED BUILDING FACE W/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-5702 & HAVING 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" (600) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.14], OR [9.10.15]. REFER TO DETAILS FOR TYPE & SPEC. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6100mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.6]
- 36

COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (120) 32 MPa (4600psi) CONC. SLAB W/ 5-5% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 175" (200) O.C. EACH DIRECTION. W/ 1" (25) 1201 C24 COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS Laid DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1:5% FROM DOOR.
- 37

RANGE HOODS AND RANGE-TOP FANS [9.32]
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.B.C. [9.10.22.31.1]) [9.10.14.6]
- 38

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2x4" (38x140) RAFTERS @ 16" (400) O.C. 2x8" (38x194) RIDGE BOARD. 2x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x4" (38x89) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4460). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF. TRUSSES AND/OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY
STUDS
SPACING
MAX HEIGHT
SPACING
MAX HEIGHT
EXTERIOR
STUDS
2x2x6" (2x38x140)
BRICK
2x2x8" (2x38x184)
SIDING
SPR.#2
BREX
SPR.#2
SIDING
SPR.#2
STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. CW 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY
STUDS
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- 39

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- 39

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- 39

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- 39

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SPR.#2
STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. CW 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY
STUDS
SPACING
MAX HEIGHT
SPACING
MAX HEIGHT
EXTERIOR
STUDS
2x2x6" (2x38x140)
BRICK
2x2x8" (2x38x184)
SIDING
SPR.#2
BREX
SPR.#2
SIDING
SPR.#2
STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. CW 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.
- 39

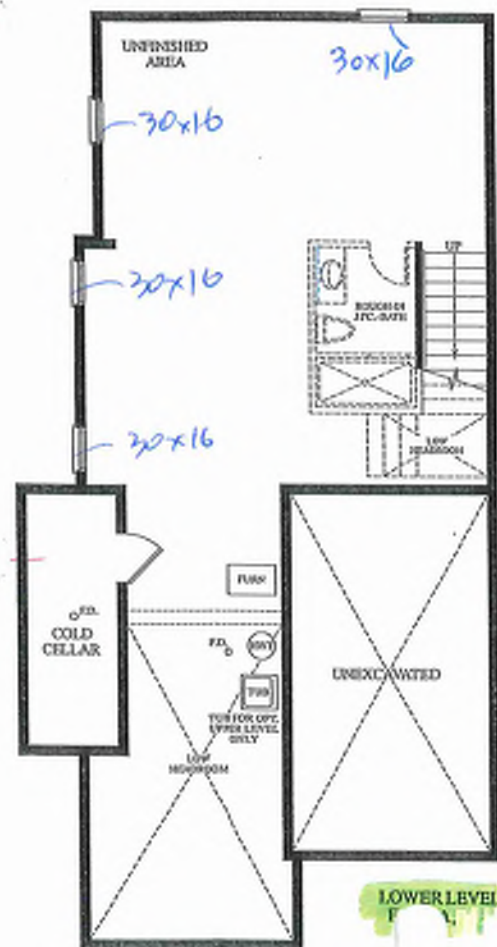
TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY
STUDS
SPACING
MAX HEIGHT
SPACING
MAX HEIGHT
EXTERIOR
STUDS
2x2x6" (2x38x140)
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SPACING
MAX HEIGHT
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STUDS
2x2x6" (2x38x140)
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- 39

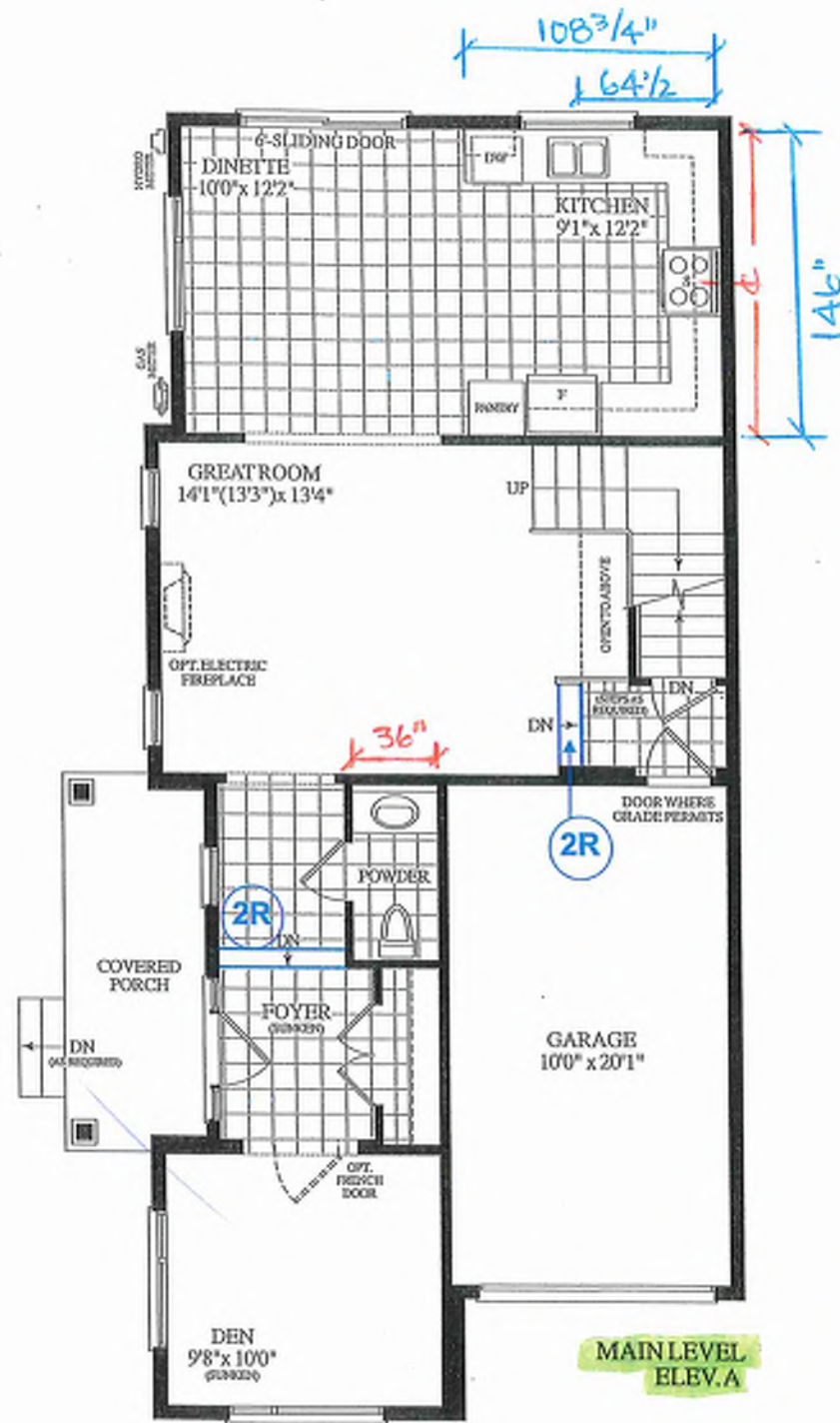
TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY
STUDS
SPACING
MAX HEIGHT
SPACING
MAX HEIGHT
EXTERIOR
STUDS
2x2x6" (2x38x140)
BRICK



BAYVIEW HEIGHTS
RICHMOND HILL

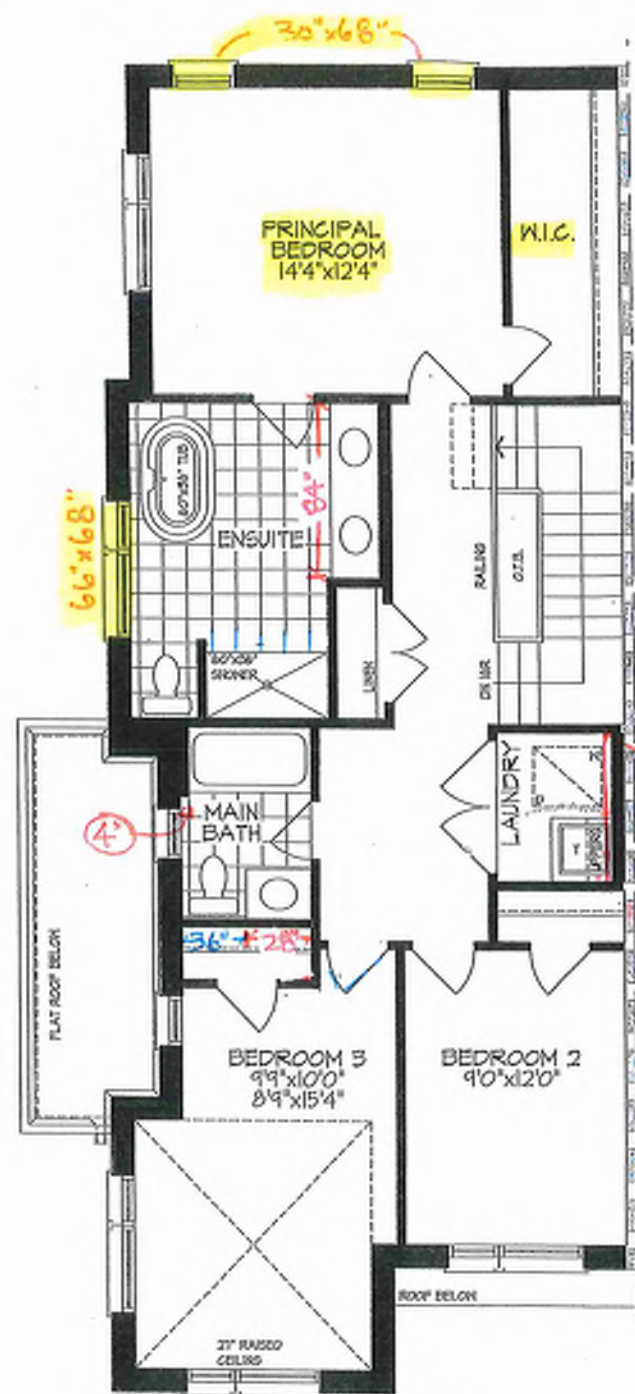


LOWER LEVEL



MAIN LEVEL
ELEV. A

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E&OE.



SECOND FLOOR PLAN 12' x 12' 6"
OPT. PRIMARY BEDROOM LAYOUT

**OPT. PRIMARY BEDROOM
3 BDRM. 2 BATH.**

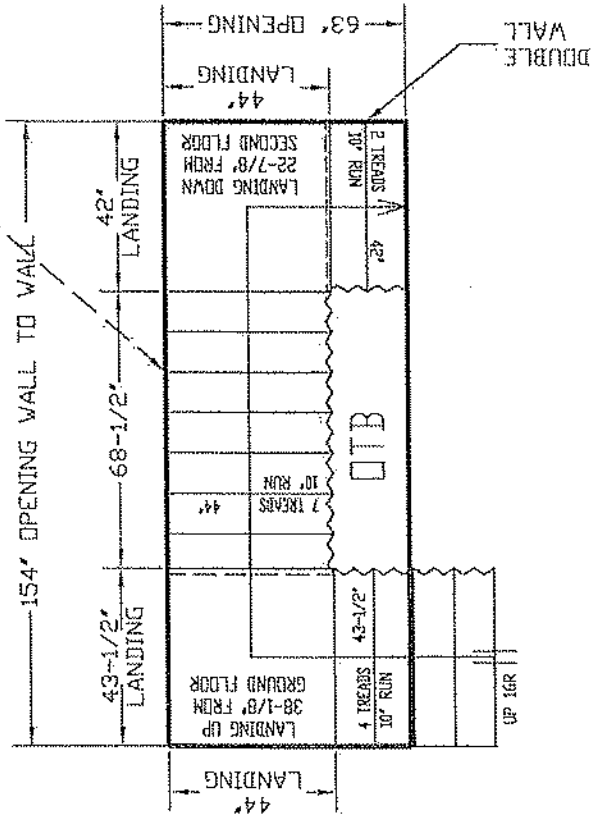
20-20 THE ELIZABETH EL. A CRN

BLK.17 TH. 110

1795 SQ.FT.

Bk 17-110

GROUND TO SECOND
122' HT 11-7/8" JOIST

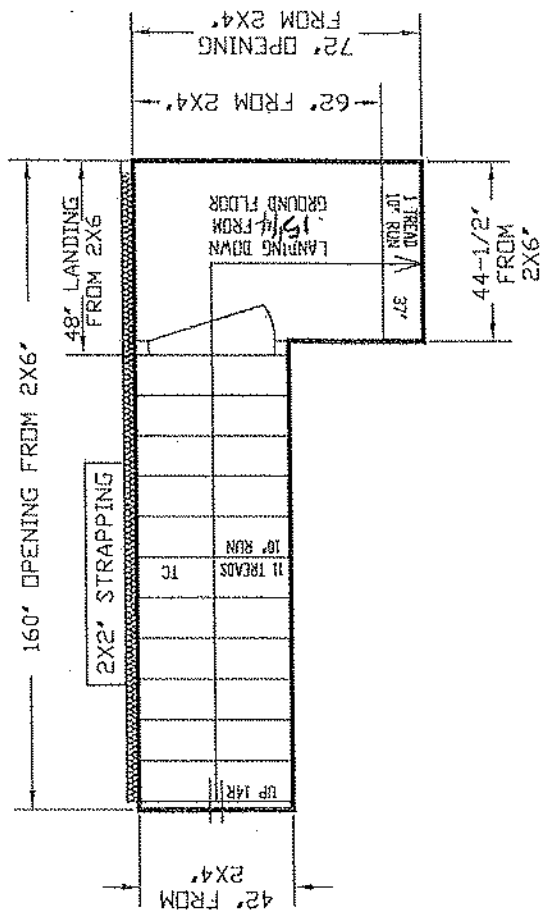


REVISED
JUNE 4, 2025

NO WALLS UNTIL
STAIRS INSTALLED

2X4" WALL

STAIRS LINE UP BY
PARTY WALL & GARAGE WALL
2" CONC. LEDGE
IN GARAGE



BASEMENT TO GROUND
BSMT 11-7/8" JOIST

ALPA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6
TEL (905) 694-9556 | www.alpastairs.com

ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE

ALL STAIRS AND RAILINGS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LANDINGS ARE REQUIRED TO INSTALL OUR STAIRS. ANY PROBLEMS WITH HEADROOM OR STAIRING ALLOWANCES, ALPA STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LANDINGS SHOULD BE CHECKED BY CARPENTERS OR SITE SURVEYS TO MAKE SURE THERE ARE NO OBSTRUCTIONS BEFORE PROCEEDING WITH CONSTRUCTION

ALPA STAIRS AND RAILINGS INC.

UNIT 2020 FLANKAGE

Model #

LIT #

Client

Drawn By

Paraphrased

Date

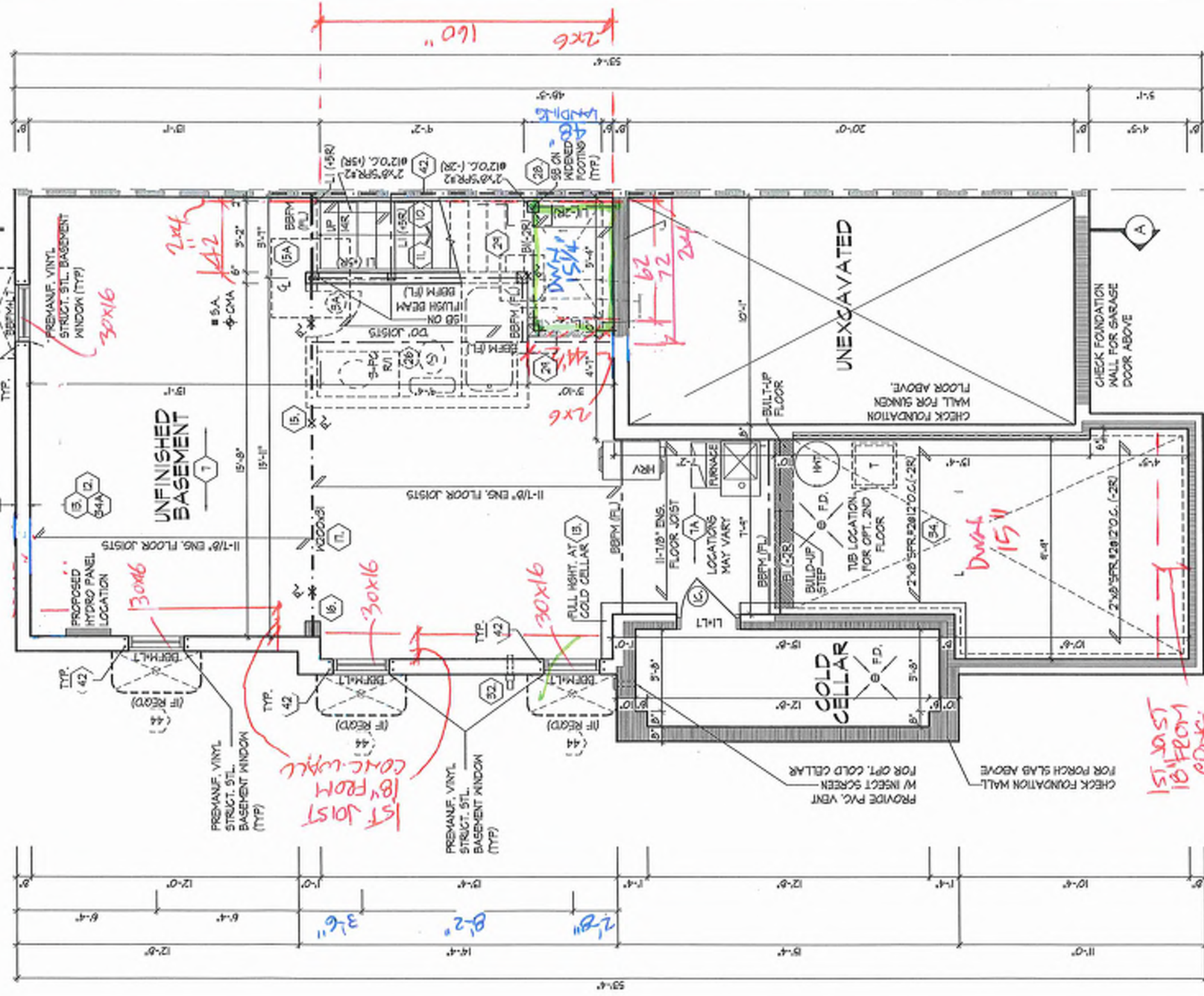
ROYAL PINE HOMES

MAY 23, 2025

SCALE: 1/8"

Preliminary

NOT FINAL April 22 2025



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

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

APPROX. LOCATION OF FURNACE AND HOT WATER TANK

BASEMENT PLAN, EL. 'A', 'B' & 'C'

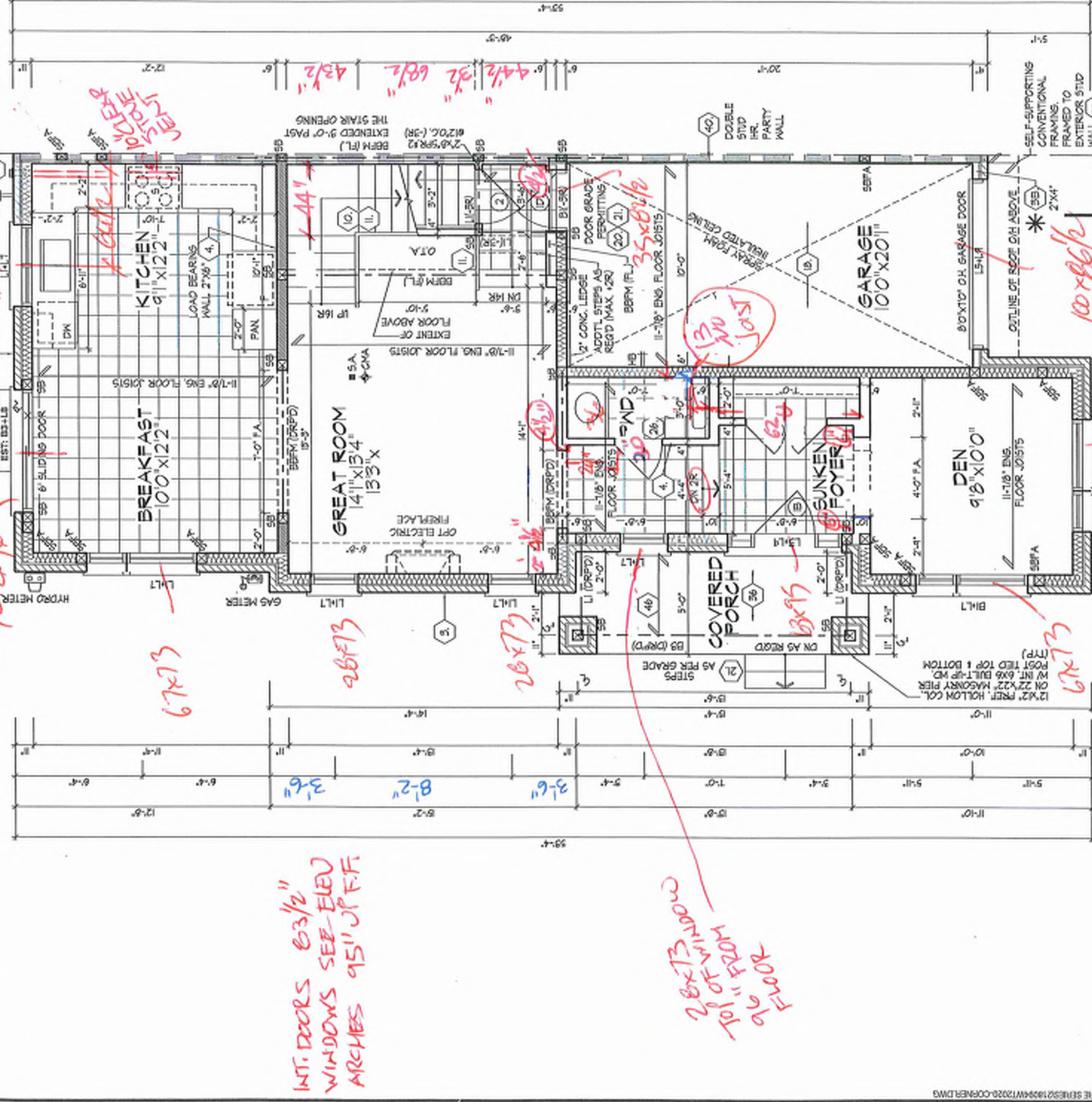
It is the builder's complete responsibility to ensure that the construction of the building complies with the applicable building codes and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or existing conditions on the site. The builder or subcontractor shall be responsible for obtaining all necessary permits and for ensuring that the 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 RICHMOND HILL.

BLK 17-110

Preliminary

NOT FINAL April 22 2025



* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-0" HIGH. - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C. - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 12" O.C. PROVIDE BLOCKING EVERY 4'-0" O.C. VERTICAL.	REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS
ALL DOORS ON PLAN ARE 7'-10" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

It is the builder's complete responsibility to ensure that all construction complies with the applicable building codes and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible in any way for examining or approving any (or any part of) the plans or specifications for the building or building components, or for ensuring that the building is 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 RICHMOND HILL.

GROUND FLOOR PLAN, EL. 'A'

Block 17-110

[illegible]

67' x 83'

11' x 11'

5'-0" x 5'-0"

5'-0" x 5'-0"

24'-6"

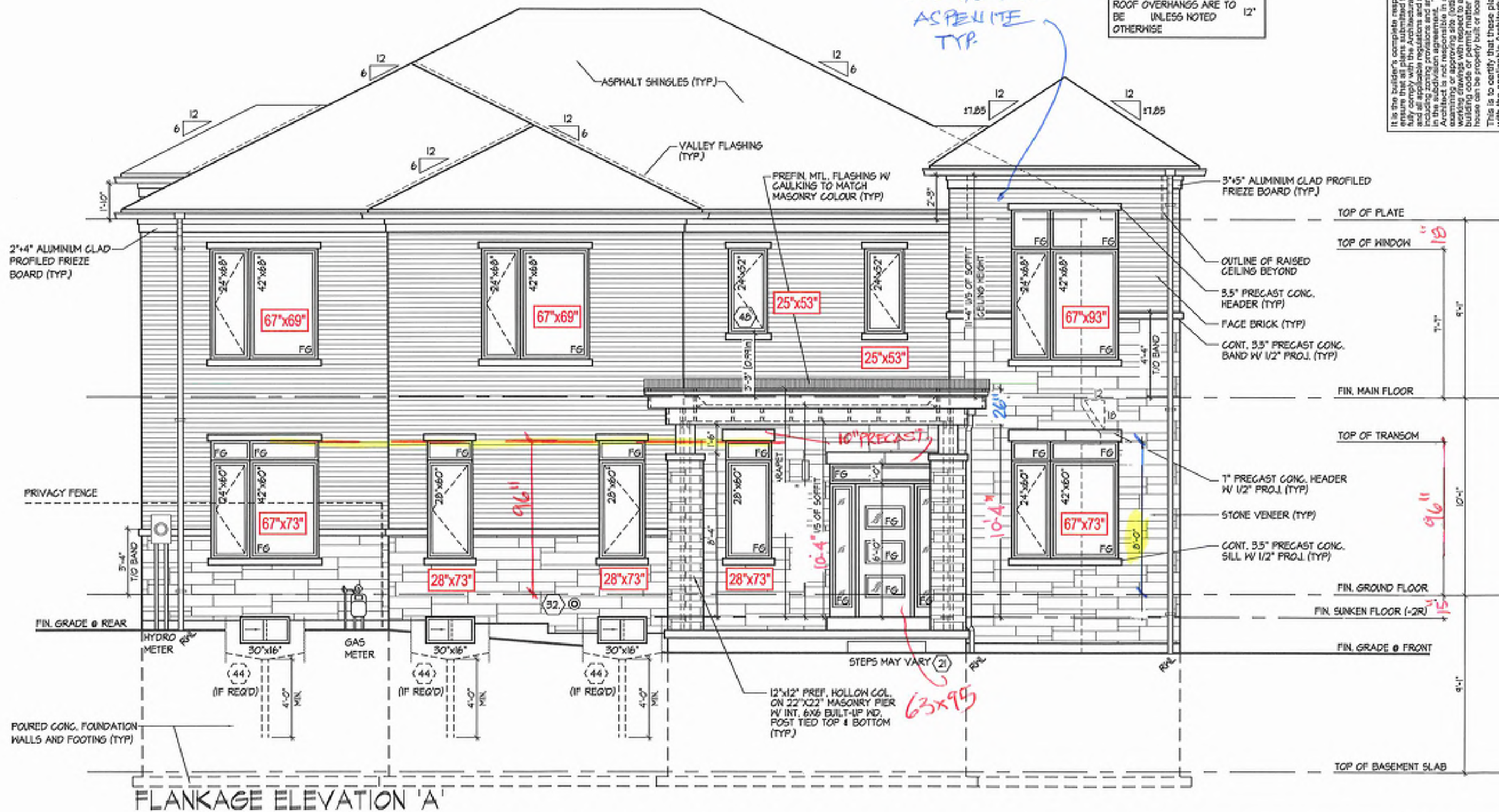
SECOND FLOOR PLAN, EL. 'A'
OPT. PRIMARY BEDROOM LAYOUT

SECOND FLOOR PLAN, EL. 'A'
OPT. PRIMARY BEDROOM LAYOUT

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 in the governing provisions and requirements in the code. The City of Portland does not examine or approve site 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 the lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Portland.

NOTE: WHEN UNIT REVERSED KEEP SIDE 24"x60" WINDOW LEFT	
ROOF OVERHANGS ARE TO BE UNLESS NOTED OTHERWISE	12

LONG BOARD
ADD $1\frac{1}{2}'' + 7/16$
ASPHENITE ~
TYP.



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

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES & INFO.

ROOF OVERHANGS ARE TO
BE UNLESS NOTED
OTHERWISE

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x68" WINDOW LEFT

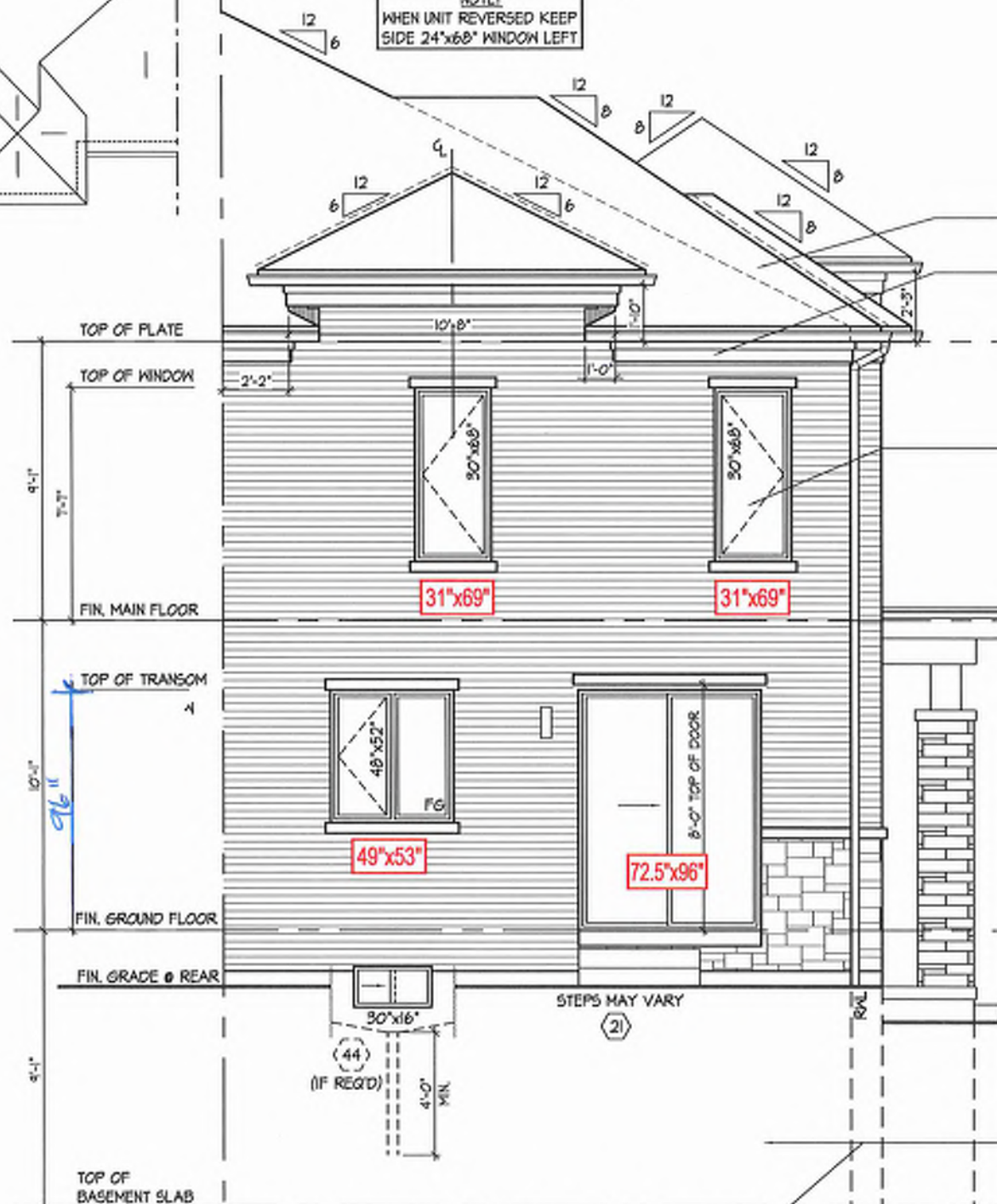
NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x68" WINDOW LEFT

NOTE:
WHEN UNIT REVERSED KEEP
FIXED GLASS GARAGE
DOOR PANES LEFT

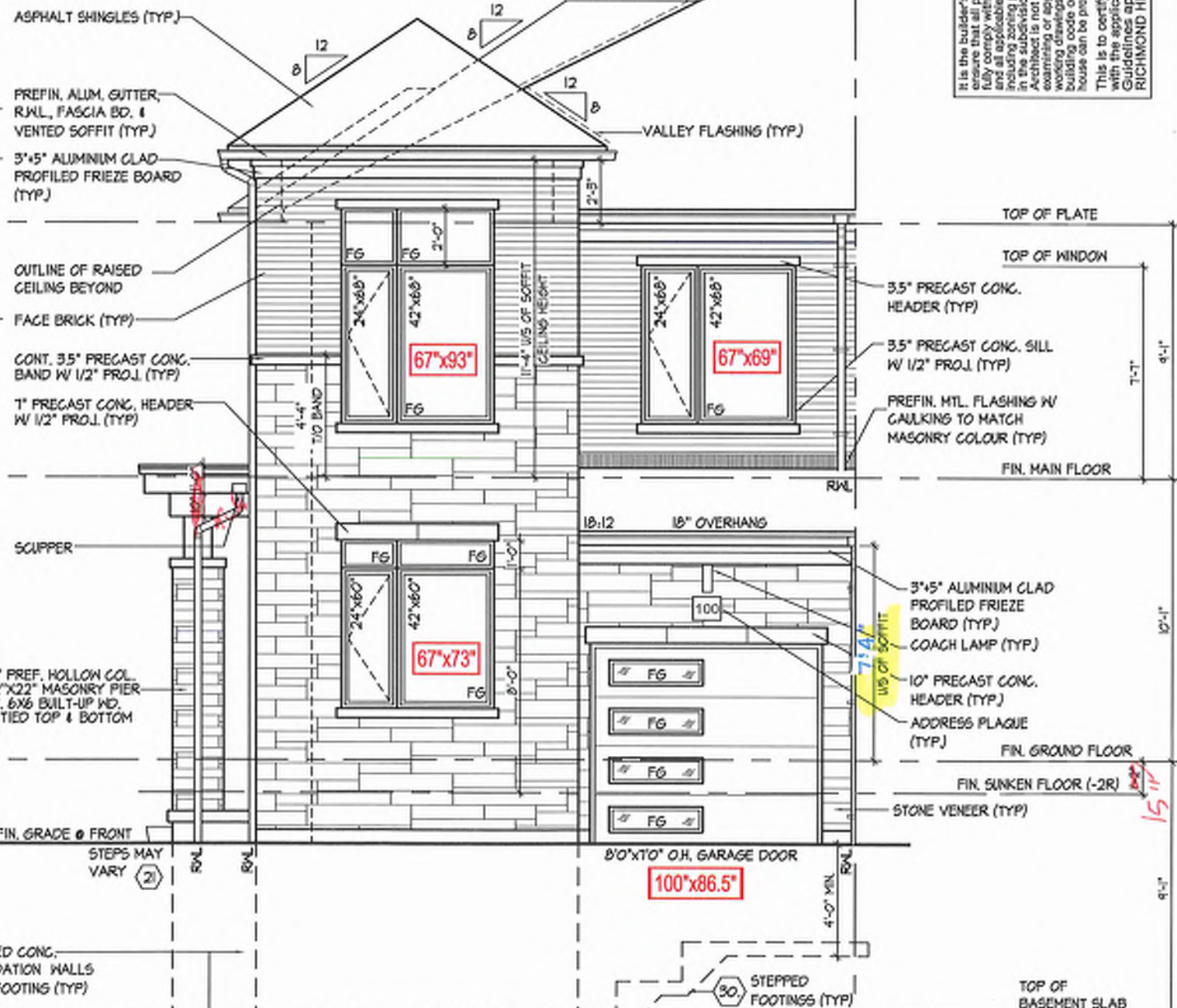
ROOF OVERHANGS ARE TO
BE UNLESS NOTED
OTHERWISE

PLK 17
110

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 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 sited or located on its lot. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.



REAR ELEVATION 'A'



FRONT ELEVATION 'A'

FRONT & REAR ELEVATION 'A'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.

218094WT2020-CORNER
3/16"=1'-0"
DSMM
KMTT
8946 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326
www.huntassociates.ca

UNIT 2020-CORNER
REV. 2025.03.28

Page Number
12 of 32

File Number
218094WT2020-CORNER

Scale
3/16"=1'-0"

Drawn By
KMTT

Checked By
DSMM

Date
3/16/2025

Project
218094WT2020-CORNER

Sheet
12 of 32

Revision
REV. 2025.03.28

Author
KMTT

Checker
DSMM

Date
3/16/2025

Project
218094WT2020-CORNER

Sheet
12 of 32

Revision
REV. 2025.03.28

Author
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Checker
DSMM

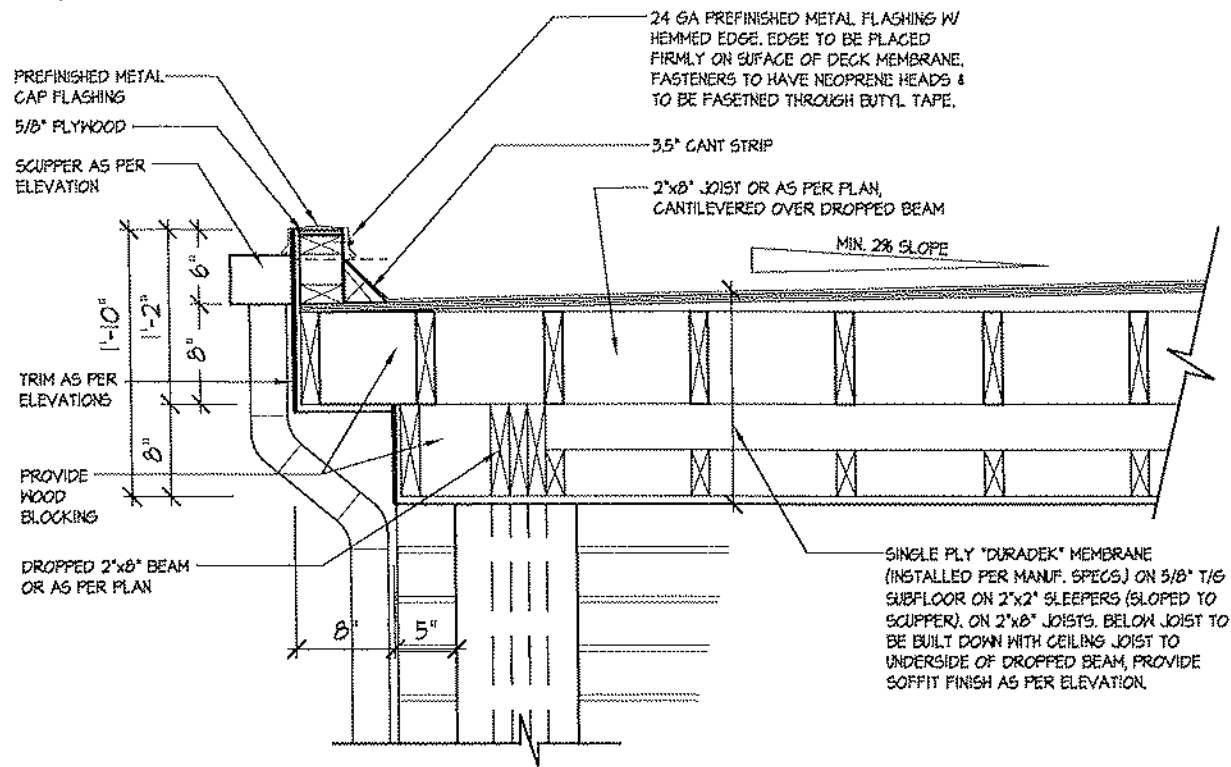
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Project
218094WT2020-CORNER

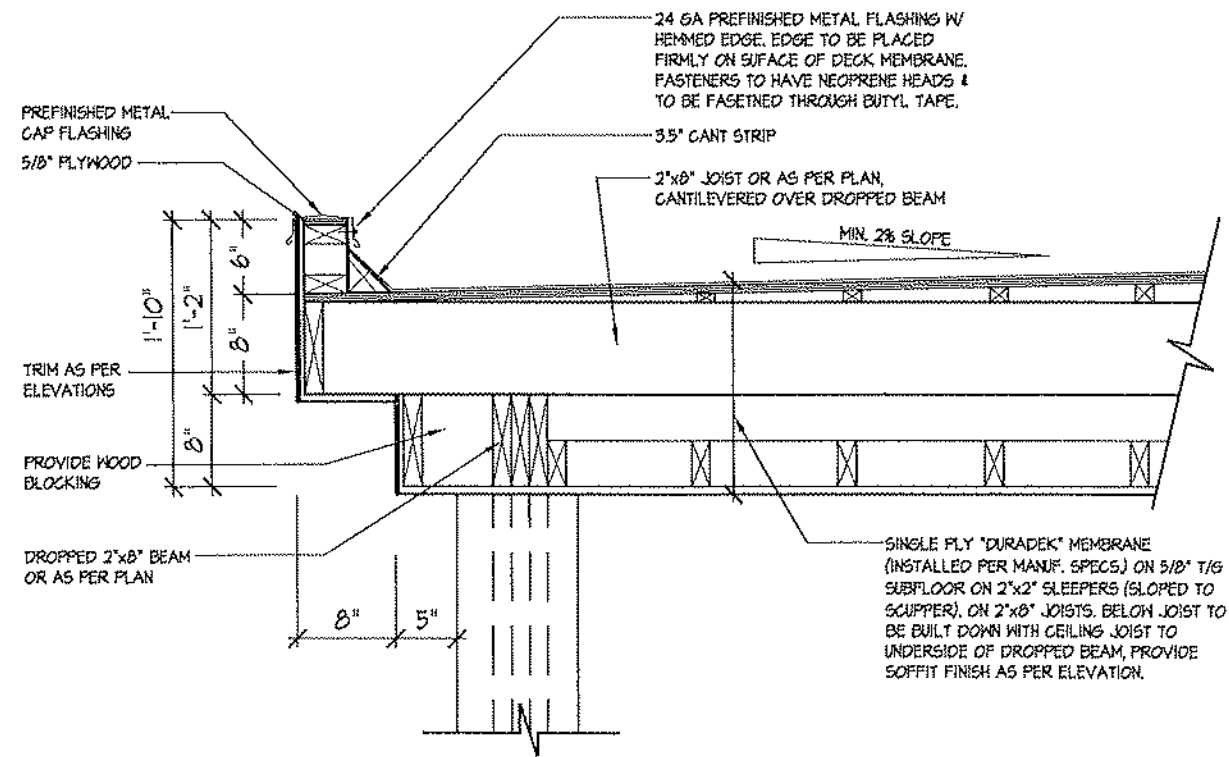
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Revision
REV. 2025.03.28

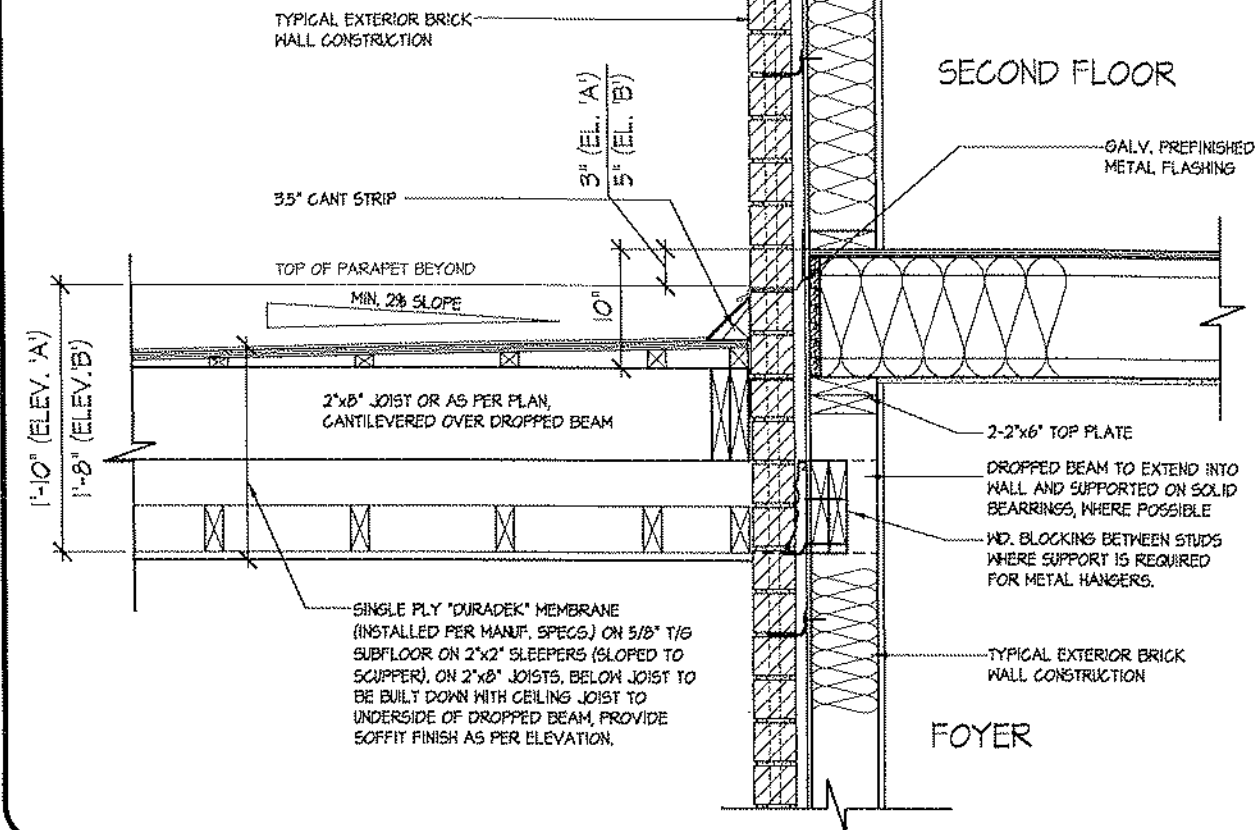
Author
KMTT



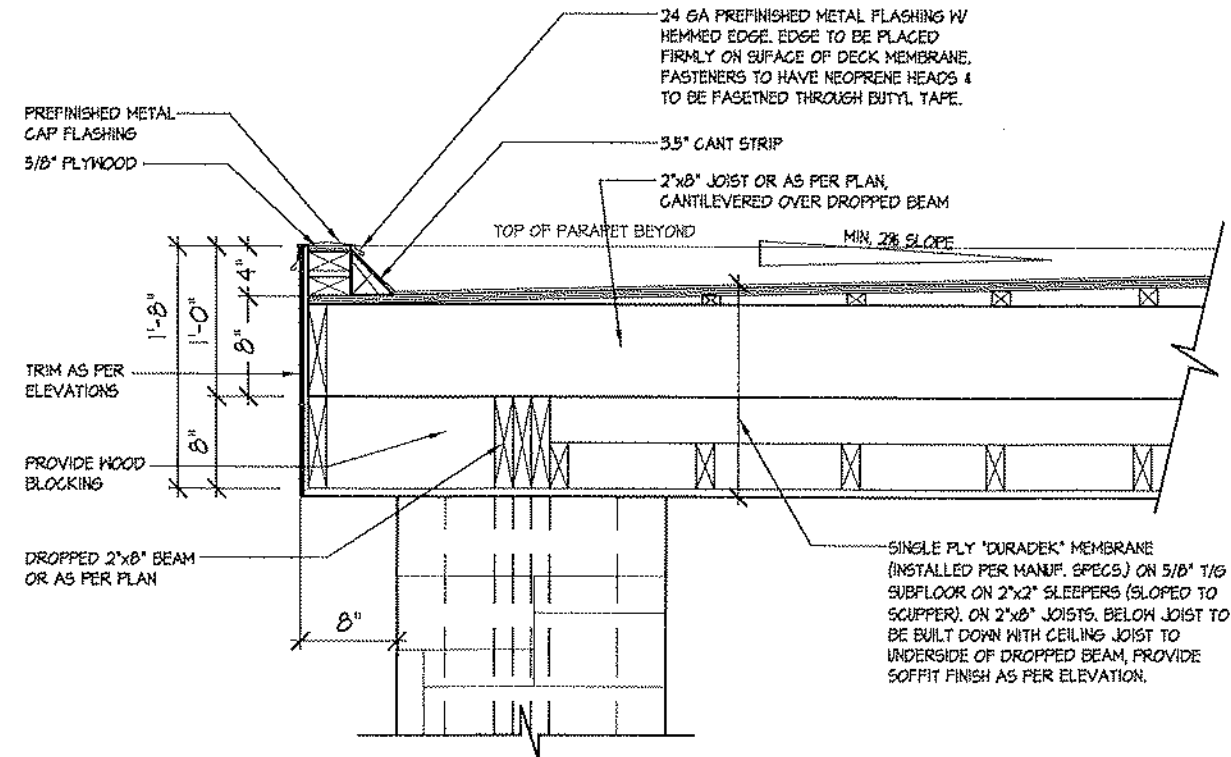
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



1 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'A'
3/4"=1'-0"



3 FLAT ROOF DETAIL @ EXTERIOR WALL
3/4"=1'-0"



2 FLAT ROOF DETAIL @ COVERED PORCH FOR ELEV. 'B'
3/4"=1'-0"

BKC 17-110

FLAT ROOF DETAILS OVER COVERED PORCH

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

Drawn by KMM/KMM Checked by DSMM/DSMM Scale 3/16"=1'-0"

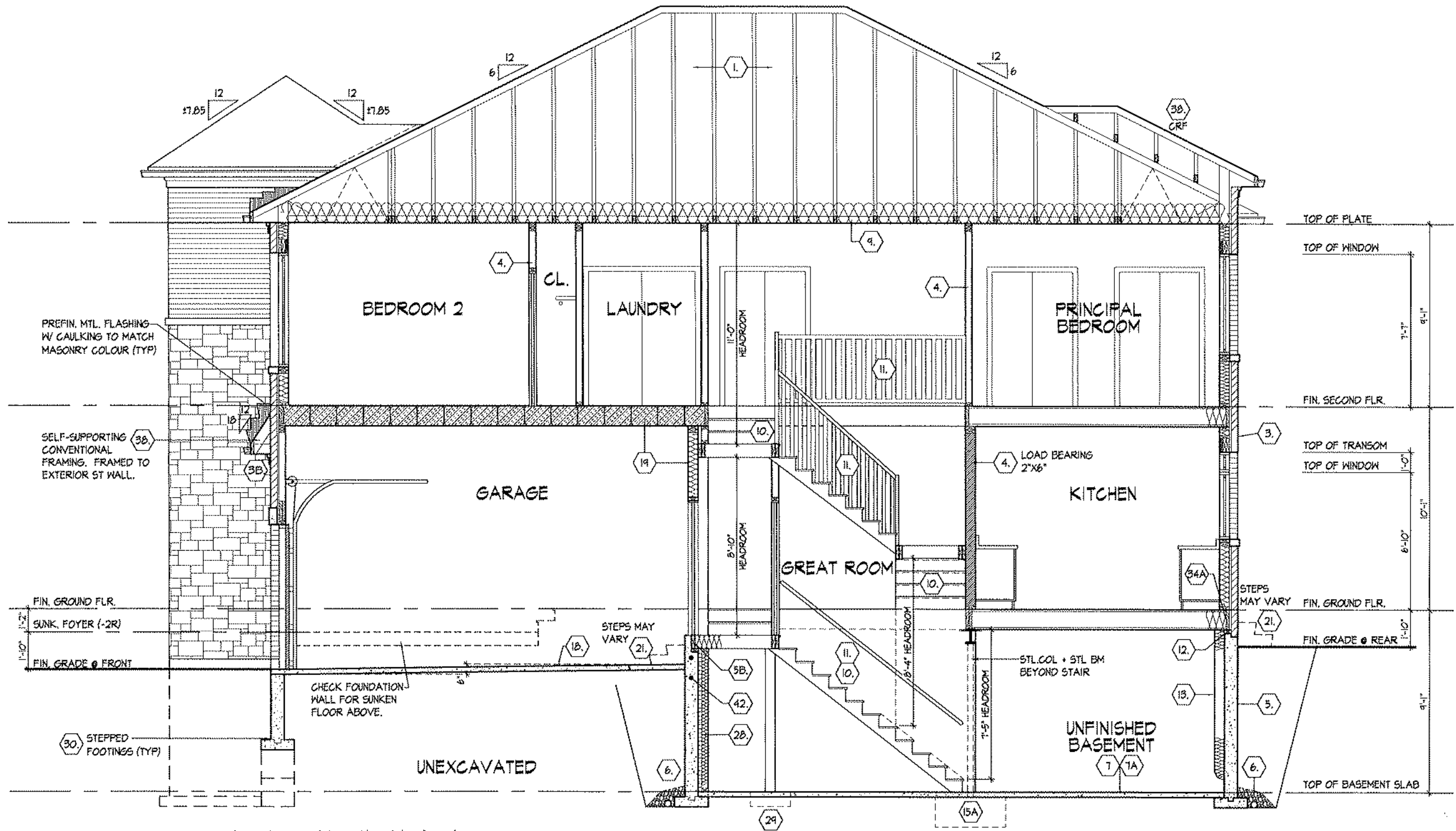
8965 Woodbine Ave. Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

218094WT2015 27 of 28

HUNT DESIGN ASSOCIATES INC. www.huntdesign.ca

21274 19985

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.



CROSS SECTION A-A

Bk 17-110

CROSS SECTION 'A-A'

UNIT 2020-CORNER
REV. 2025.03.28

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.

UNDESIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS
DESIGN. ANY CHANGES TO THE DESIGN MUST BE MADE BY THE
DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE
QUALITY OF THE CONSTRUCTION OR THE PERFORMANCE OF THE
BUILDING. THE DESIGNER IS NOT RESPONSIBLE FOR THE
COMPLETION OF THE PROJECT.

Drawn By: KM/TT
Checked By: DS/MM
Scale: 3/16" = 1'-0"
File Number: 218094WT2020-CORNER
Page Number: 30 of 30
T: 905.737.5133 F: 905.737.7326
8966 Woodbine Ave., Markham, ON L3R 0J7
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SECTION 1.0. CONSTRUCTION NOTES

- 1 ROOF CONSTRUCTION [9.19, 9.23.14, 9.23.16.]
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1/4" CLIPS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED GAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2x4's (2x90) TRUSS BRACING @ 6'-0" (1800) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCOA RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RWL DISCHARGING ONTO CONCRETE SPASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.
- 1A ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152). AND TO EXTEND UP DOWNER WALLS A MINIMUM 12" (305).
- 1B PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED CORYER/TRAY CEILINGS. ANGLED TRY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2 SIDING WALL CONSTRUCTION [2"x6"] [9.23.17.31.1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO THE FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS, APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (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 AIRWATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31.1]) (REFER TO 35 NOTE AS REQUIRED)
- 2B SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.31.1]
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 STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.31(1)] (REFER TO 35 NOTE AS REQ.)
- 3 BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.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 [9.23.10.1.1] & 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) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.6.] (REFER TO 35 NOTE AS REQUIRED)
- 3A BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x.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 ON STUDS CONFORMING TO O.B.C [9.23.10.1.1] & 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) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND 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" (22x180x.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 ON STUDS CONFORMING TO O.B.C [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.20.13.6.] (REFER TO 35 NOTE AS REQ.)
- 4 INTERIOR STUD PARTITIONS [9.23, 9.23.9.8, 9.23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2x4" (38x89) @ 24" (600) O.C. PROVIDE 2x4" (38x89) BOTTOMS OF PLATE AND 2-2x4" (2-38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2x6" (38x140) STUDS WHERE NOTED. PROVIDE 2x4" (38x89) @ 24" (600) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2x4" (38x89) WOOD BLOCKING ON PLAT @ 3'-11" (1000) [9.23.9.8] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING [9.23]
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 4B EXT. LOFT WALL CONSTRUCTION (2"x6") [9.23]
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 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5 FOUNDATION WALL/FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED 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'-11" (4900) SHALL BE SIZED IN ACCORDANCE WITH [9.15.3.4.1] OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 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 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 O.B.C..

- 5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FINISHING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7/8" (200) VERTICAL AND 2'-11" (600) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.7] & [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" (340) HIGH AND NOT LESS THAN 3 1/2" (90) THICK [9.15.4.7(1)]
- 6 WEEPING TILE [9.14.3.]
4" (100) 1/2" WEEPING TILE W/ FILTER CLOTH WRAP & 6" (150) CRUSHED STONE COVER
- 7 BASEMENT SLAB OR SLAB ON GRADE [9.15.4.1, 9.13.1, 9.3.1.6.1(1)]
3" (80) MIN. 20MPa (2900psi) CONC. SLAB ON 6 MIL POLYETHYLENE AIR/SOIL GAS BARRIERIS 13.41 ON 4" (100) CLEAN COARSE GRANULAR FILL. PROVIDE 1/2" (12.7) ASPERVIOUS BOARD FOR BOTTOM BREAK AT EDGE. WHERE A BASEMENT SLAS IS WITHIN 24" (600) OF THE EXTERIOR GRADE, PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (600) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (JOINTS TAPPED). [(SB-12) 3.1.1.7.5) & (6)]
- 7A SOIL GAS DEPRESSURIZATION ROUGH-IN [9.13.4.3]
PROVIDE A ROUGH-IN FOR SUBEQUOR DEPRESSURIZATION SYSTEM CONSISTING OF 4" (100) CLEAN COARSE GRANULAR FILL, 9.16.2.1 (1) AND A 4" (100) DIAMETER PIPE WITH ITS BOTTOM OPEN INTO GRANULAR LAYER @ APPROX. CENTER OF SLAB. TOP END ABOVE SLAB WITH AIR TIGHT CAP TO BE LABELLED RADON AT CAP AND EVERY 1.8m OF PIPE AND CHANGE IN DIRECTION.
- 8 EXPOSED FLOOR TO EXTERIOR [9.10.17.10, 10, & CANULC-S705.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.23.9]. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.
- 9 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.
- 10 EXPOSED CEILING TO EXTERIOR w/o ATTIC [9.19.1, 9.10.17.10]
JOISTS/TRUSSES AS PER PLANS W/ 2x2" (38x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES). W/ INSULATION BETWEEN JOIST, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. [CANULC-S705.2, 9.19.1, 9.10.17.10]
- 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 [9.8.8.2]
GUARD HEIGHTS - O.B.C. [9.8.8]
INTERIOR GUARDS: 2'-11" (600) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 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 MIN. 3'-6" (1070) HIGH.

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE 7/8" (200)	5" (125)	1 1/4" (35)	10" (255)	NO LIMIT	1" (25)
PUBLIC 1" (25)	5" (125)	NO LIMIT	11" (280)		
	MIN. STAIR WIDTH:	TAPERED TREADS			
PRIVATE	2'-10" (600)	MIN. RUN	5' 7/8" (150)		
		MIN. AVG. RUN	10" (255)		
PUBLIC	2'-11" (600)	MIN. RUN	5' 7/8" (150)		
		MIN. AVG. RUN	11" (280)		

AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 900mm FROM THE CENTERLINE OF INSIDE HANDRAIL. [9.8.4.3]
** HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-6" (1960) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2060) FOR EVERYTHING ELSE. [9.8.2.2.] REQUIRED LANDING IN GARAGE - O.B.C. [9.8.6.2] (2.)
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & 6 STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.

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 [9.8.8.2]
GUARD HEIGHTS - O.B.C. [9.8.8]
INTERIOR GUARDS: 2'-11" (600) MIN.
EXTERIOR GUARDS: 3'-6" (1070) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 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 MIN. 3'-6" (1070) HIGH.

- 12 SILL PLATES
2x4" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 5'-7" (1750) O.C., WITH NO LESS THAN 2 BOLTS PER WALL PANEL AND LOCATED WITHIN 0.5m OF THE END OF THE FOUNDATION [9.23.6.1.8] (6). PROVIDE CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED [9.23.7]
- 13 BASEMENT INSULATION [9.8-12.3.1.1.7]
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 MIL POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMP PROOF 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]
2x4" (38x89) STUDS @ 16" (400) O.C. 2x4" (38x89) SILL PLATE (2x6" (38x140) REQUIRED) ON DAMP PROOFING MATERIAL. 2x4" (38x89) POLYETHYLENE FLM, 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2400) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15 ADJUSTABLE STEEL BASEMENT COLUMN [9.15.3.4.1] [9.17.3]
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSSB-7.2M. AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POLYMER COATED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.
- 16 STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NB WALLS, MIN. BEARING 3 1/2" (90). CONC. NB WALLS TO HAVE EXTENDED FOOTINGS 15x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 17 WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.5.1, 9.23.9.3]
15x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- 18 GARAGE SLAB [9.15, 9.33]
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUBBASE OR COMPACTED NATIVE FILL. SLOPE TO CEILING @ 1% MIN.
- 19 GARAGE TO HOUSE WALLS/CEILING [9.10.9.18]
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.17.10, CANULC-S705.2]
- 19A GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.9.18, 9.10.17.10, CANULC-S705.2]
- 20 GARAGE DOOR TO HOUSE [9.10.8.18, 9.10.13.15]
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
- 21 EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7/8" (200). MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 [(SB-12) 3.1.1.6.1(1)]
- 22 DRYER EXHAUST [9.32]
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO O.B.C. [9.32] & PART 6
- 23 ATTIC ACCESS [9.19.2.1]
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 20" (500) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 [(SB-12) 3.1.1.6.1(1)]
- 24 FIREPLACE CHIMNEYS [9.32]
TOP OF FIREPLACE CHIMNEY SHALL BE 3'-0" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3000) FROM THE CHIMNEY.
- 25 LINEN CLOSET
PROVIDE 4 SHELVES MIN. 14" (350) DEEP.
- 26 MECHANICAL VENTILATION [9.32]
MECHANICAL EXHAUST FAN VENTED TO EXTERIOR. TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.
- 27 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 12-3/4" (219) x 8" (200) LONG GALV. CONC. BLOCK PARTY WALL. ANCHORED WITH LEVEL W/ NON-SHRINK GROUT. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR WD. STUD PARTY WALL.
- 28 WOOD FRAMING IN CONTACT WITH 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" (150) BELOW THE BEARING WALL AND/OR WOOD POST. [9.17.4.3]
- 29 BUILT-UP WOOD POST AND FOOTING [9.17.4.1, 9.15.3.7]
3-2x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 2x2x4x12" (60x60x300) 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).
- 31 CONC. PORCH SLAB [9.16.4]
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR SLAB, REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-6% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32 FURNACE VENTING [9.32]
FURNACE VENTING PROVIDED PER SECTION [9.32] AND ALL APPLICABLE UTILITIES AND REGULATIONS. REFER TO GAS UTILIZATION CODE.
- 33 FIREPLACE VENTING [9.32]
FIREPLACE VENTING AS PER MANUFACTURER SPECIFICATIONS. REFER TO GAS UTILIZATION CODE.
- 34 FLOOR FRAMING [9.23.3.5, 9.23.9.4.1, 9.23.14]
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.30.6] ALL JOISTS WHERE REQUIRED) TO BE BRIDGED WITH 2x2" (38x89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRIPPED WITH 1"x5" (19x69) @ 6'-11" (2100) O.C. UNLESS A PANEL. TYPE CEILING FINISH IS APPLIED.
- 34A HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIRVAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (150) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 8" (160) 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.
- 35 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S702 & HAVING 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 WITH LIMITING DISTANCE IS 23 5/8" (600) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.14], OR [9.10.15]. REFER TO DETAILS FOR TYPE 3 SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 ft² (1800cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.6]

- 36 COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7' 7/8" (200) O.C. EACH DIRECTION. W/ 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & CLEAR COVER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 24x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.
- 37 RANGE HOODS AND RANGE-TOOP FANS [9.32]
COOKING APPLANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.B.C. [9.10.22.3.1] (6) [9.32]
- 38 CONVENTIONAL ROOF FRAMING [9.23.1.14, 9.23.15]
2x6" (38x140) RAFTERS @ 16" (400) O.C. 2x6" (38x184) RIDGE BOARD. 2x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2800) SPAN & 2x6" (38x140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4460). RAFTERS FOR BUILT UP ROOF COVER PRE-ENGINEERED ROOF TRUSSES AND/OR CONVENTIONAL FRAMING TO BE 2x4" (38x89) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39 TWO STOREY VOLUME SPACES [9.23.10.1.1, 9.23.11, 9.23.15]
WALL ASSEMBLY WIND LOADS
EXTERIOR STUDS
SPACING MAX HEIGHT
BRICK 2-2x6" (2-38x140) 12" (305) O.C. 16'-4" (5588) 8" (200) O.C. 18'-4" (5588)
SIDING SPR #2 16" (406) O.C. 18'-4" (5588) 12" (305) O.C. 18'-4" (5588)
BRICK 2-2x8" (2-38x184) 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SIDING SPR #2 16" (406) O.C. 21'-0" (6400) 16" (406) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. CW 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1200) O.C. VERTICALLY.

- 15A NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]
3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.
- 15B NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]
3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4'-1/2"x10'-1/4" (120x250x12.7) WITH 2-1/2"x2" x 12" LONG X 2" THICK ANCHORS (2-12x70x35x60). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.
- 16 STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NB WALLS, MIN. BEARING 3 1/2" (90). CONC. NB WALLS TO HAVE EXTENDED FOOTINGS 15x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 17 WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.5.1, 9.23.9.3]
15x3" (15x84) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

MINIMUM STRIP FOOTING SIZES [9.15.3.4]			
NUMBER FLOORS SUPPORTS	SUPPORTING INT. LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	16" WIDE x 8" THICK	16" WIDE x 8" THICK	16" WIDE x 8" THICK
2	24" WIDE x 8" THICK	20" WIDE x 8" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	36" WIDE x 8" THICK	36" WIDE x 14" THICK

* 8" 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, 9.23.8.1.1, & 9.23.9.1.] OF THE O.B.C.

UNDESIGNED HAS BEEN REVIEWED AND APPROVED FOR THE DESIGN AND HAS THE QUALIFICATIONS AND METS THE REQUIREMENTS SET OUT IN THE CANADIAN BUILDING CODE TO BE A DESIGNER.

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UNIT 2020-CORNER
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cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) [SB-3] WALL TYPE 98a & 91b] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL W/D. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK FULL 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 FLURIED WITH 2"x2" (38x38) W/D. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) [SB-9] WALL TYPE W/3c] 5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x48) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x48) SILL PLATES. (2"x6" (38x48) 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 98a & 91b] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL W/D. STRAPPING @ 24" (600) 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)

41 STUCCO WALL CONSTRUCTION (2"x6") [9.28] STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (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 VAPOR 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.F.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 VAPOR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41B STUCCO WALL @ GARAGE CONST. [9.28] STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.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 VAPOR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

42 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) 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" (600) BEYOND BOTH SIDES OF OPENING

43 STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.41]. (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 CW A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1. (3)]. [9.14.6.3]

45 SLOPED CEILING CONSTRUCTION [SB-12] [9.11.8], [9.23.4.2] 2"x12" (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST PURLINS NOT REQ. W/ SPRAY FOAM) W/ INSULATION BETWEEN JOIST. 6 MIL. POLYETHYLENE VAPOR 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 RS).

46 FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE [9.28.11, [9.28.15], [9.28.16] 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"x6" (38x184) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS T-TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.

BALCONY CONDITION SEE FLAT ROOFBALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x48) PT. DECKING W/ 1/4" (6.4) GAPS/LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x48) PT. SLEEPERS @ 12" (300) O.C. LAID FLAT PERPENDICULAR TO JOISTS

BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOFBALCONY 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 CANTILVERED 2"x4" (38x48) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (119) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

48 EGRESS WINDOW ABOVE GRADE [9.9.10.1.], [9.9.8.1.5)] EVERY FLOOR WITH A BEDROOM, EXCEPT WHERE A DOOR IS PROVIDED W/ DIRECT ACCESS TO THE EXTERIOR, SHALL HAVE A MINIMUM OF ONE WINDOW WITH A MIN SILL HEIGHT OF 3'-0" (900) TO A MAX 3'-4 1/2" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 Sq. Ft. (0.35m2) WITH NO DIMENSION LESS THAN 1'-3" (380) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

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: (O.B.C. REFERENCE - TABLE 9.23.10.1.)	
SUPPORTED LOADS (EXTERIOR)	
MIN. STUD W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR/ATLATIC & 2 FLOOR/ATLATIC & 3 FLOOR
SIZE, in (mm)	MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x48)	MAX. UNSUPPORTED HGT., ft-r (m)
2"x6" (38x40)	16" (400)
	12" (300)
	9'-10" (3.0)
	9'-10" (3.0)
	18" (400)
	12" (300)
	11'-10" (3.6)
	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

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] 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'-0" (300) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 6'-11" (1800). [9.9.8.1] 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). OF THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN [9.15.15] OR [9.9.8.2]

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 8'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-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	8'-11"
MEZZANINES	8'-11" ABOVE & BELOW FLOOR ASSEMBLY [9.5.3.2.]
STORAGE GARAGE	8'-7" [9.5.3.3.]

2.3. MECHANICAL / PLUMBING [9.32] 1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 A/F CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [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 LVL No.30 (4868) 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 50W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 40R.

2.6. FLAT ARCHES 1) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 6" (150) (2600) A.F.F. 2) FOR 9'-0" (2700) CEILINGS, FLAT ARCHES SHALL BE 7"-0" (2400) A.F.F. 3) FOR 10'-0" (3000) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

2.7. ROOF OVERHANGS 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300). UNLESS NOTED OTHERWISE.

2.8. FLASHING [9.20.13], [9.28.4], [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 THAT 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 6, TABLES 9.23.4.2 (A)-(L)] FORMING PART OF SENTENCE [9.23.4.2 (3)], [9.23.12.3.1. (3)], [9.23.14.6. (2)] [9.38.3.1. (1)]

2"x6" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2'2"x6" (238x184)	L3 2'2"x10" (238x235)	L5 2'2"x12" (238x286)
B1 3'2"x6" (338x184)	B3 3'2"x10" (338x235)	B5 3'2"x12" (338x286)
B2 4'2"x6" (438x184)	B4 4'2"x10" (438x235)	B6 4'2"x12" (438x286)
B7 5'2"x6" (538x184)	B8 5'2"x10" (538x235)	B9 5'2"x12" (538x286)

1 3/4" x 8' 1/2" LVL	1 3/4" x 11' 7/8" LVL	1 3/4" x 14' LVL
LVL2 1-1 3/4"x8' 1/2"	LVL3 1-1 3/4"x11' 7/8"	LVL10 1-1 3/4"x14"
LVL4 2-1 3/4"x8' 1/2"	LVL6 2-1 3/4"x11' 7/8"	LVL11 2-1 3/4"x14"
LVL5 3-1 3/4"x8' 1/2"	LVL7 3-1 3/4"x11' 7/8"	LVL12 3-1 3/4"x14"
LVL6 4-1 3/4"x8' 1/2"	LVL9 4-1 3/4"x11' 7/8"	LVL13 4-1 3/4"x14"

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" (2.47m)	7'-6" (2.30m)
L8	4' x 3' 1/2" x 1 1/4" (102 x 89 x 6.4)	8'-9" (2.68m)	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" (3.08m)
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" (3.98m)

3.3. DOOR SCHEDULE	
CONFORMING TO SECTIONS [9.5.5], [9.9.6], [9.7.2.1], [9.7.5.2], [9.10.13.10]	
1 EXTERIOR	2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-8" x 1-3/4" (965 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)
1C 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)
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'-8" x 8'-0" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-8" x 8" x 1-3/4" (815 x 2030 x 45) 20 MIN. F.B.R. DOORFRAME WITH APP. SELF-CLOSING DEVICE
2 INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2B INTERIOR	3'-0" x 6'-8" x 1-3/8" (815 x 2030 x 35)
3 INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4 INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5 INTERIOR	1'-6" x 6'-8" x 1-3/8" (480 x 2030 x 35)

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

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 O.B.C..

3.4. ACRONYMS	
ABV	ABOVE
HRV	HEAT RETURN VENTILATION UNIT
ABF	ABOVE FINISHED FLOOR
HWT	HOT WATER TANK
BBFM	BEAM BY FLOOR MANUFACTURER
JST	JOIST
BBRM	BEAM BY ROOF MANUFACTURER
LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING
LVL	LAMINATED VENEER LUMBER
OTBA	OPEN TO BELOW/ABOVE
BLW	BELOW
PL	POINT LOAD
BM	BEAM
PL	PLATE
CRF	CONVENTIONAL ROOF FRAMING
PL	PLATE
CW	COMPLETE WITH
PT	PRESSURE TREATED
DUTL	DOUBLE JOIST/ TRIPLE JOIST
PTD	PAINTED
DO	DO OVER
PWD	POWDER ROOM
DRP	DROPPED
RWL	RAIN WATER LEADER
ENG	ENGINEERED
SB	SOLID BEARING WOOD POST
ERV	ENERGY RECOVERY VENTILATION UNIT
SBFA	SB FROM ABOVE
EST	ESTIMATED
SJ	SINGLE JOIST
FA	FLAT ARCH
SPR	SPRUCE
STL	STEEL
PD	FLOOR DRAIN
FG	FIXED GLASS
T/O	TOP OF
FL	FLUSH
TYP	TYPICAL
US	UNDERSIDE
WD	WOOD
GRTR	GIRDER TRUSS
WD	WOOD
GRTR	GIRDER TRUSS BY ROOF MANUFACTURER
WC	WALK IN CLOSET
HB	HOSE BIB
WP	WEATHER PROOF
HDRM	HEADROOM

3.5. SYMBOLS ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.

○ GLASS B' VENT

⊕ DUPLEX OUTLET (12" HIGH)

⊕ HEAVY DUTY OUTLET

⊕ POT LIGHT

⊕ LIGHT FIXTURE (PULL CHAIN)

⊕ CABLE T.V. JACK

⊕ CENTRAL VACUUM OUTLET

⊕ ELECTRIC VEHICLE CHARGING STATION ROUGH-IN

SA SMOKE ALARM [9.10.19] 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 MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CMA CARBON MONOXIDE ALARM [9.9.3], [9.32.3.3] **CHECK LOCAL BY-LAWS FOR REQUIREMENTS** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, ON EACH STOREY AND ADJACENT TO EACH SLEEPING ROOM. A CARBON MONOXIDE ALARM IS REQUIRED IN ANY SLEEPING ROOM THAT CONTAINS OR SHARES A WALL OR FLOORING WITH A ROOM THAT CONTAINS A FUEL BURNING APPLIANCE OR FLUE. ALARM(S) SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. 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 AS WELL AS HAVING VISUAL SIGNALLING.

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) 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., 9.28.10.7.]

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

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. 2 HR. FIREWALL REFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA REFER TO O.B.C. FOR DESIGN SNOW LOAD[9.4.2.2] & WIND PRESSURE (SB-1, TABLE 2)

STAMP

BLK 17-110

CONSTRUCTION NOTES 2

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON

UNIT 2020-CORNER
REV.2025.03.28

Drawn By
KM/TT

Checked By
DS/MM

Scale
3/16"=1'-0"

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