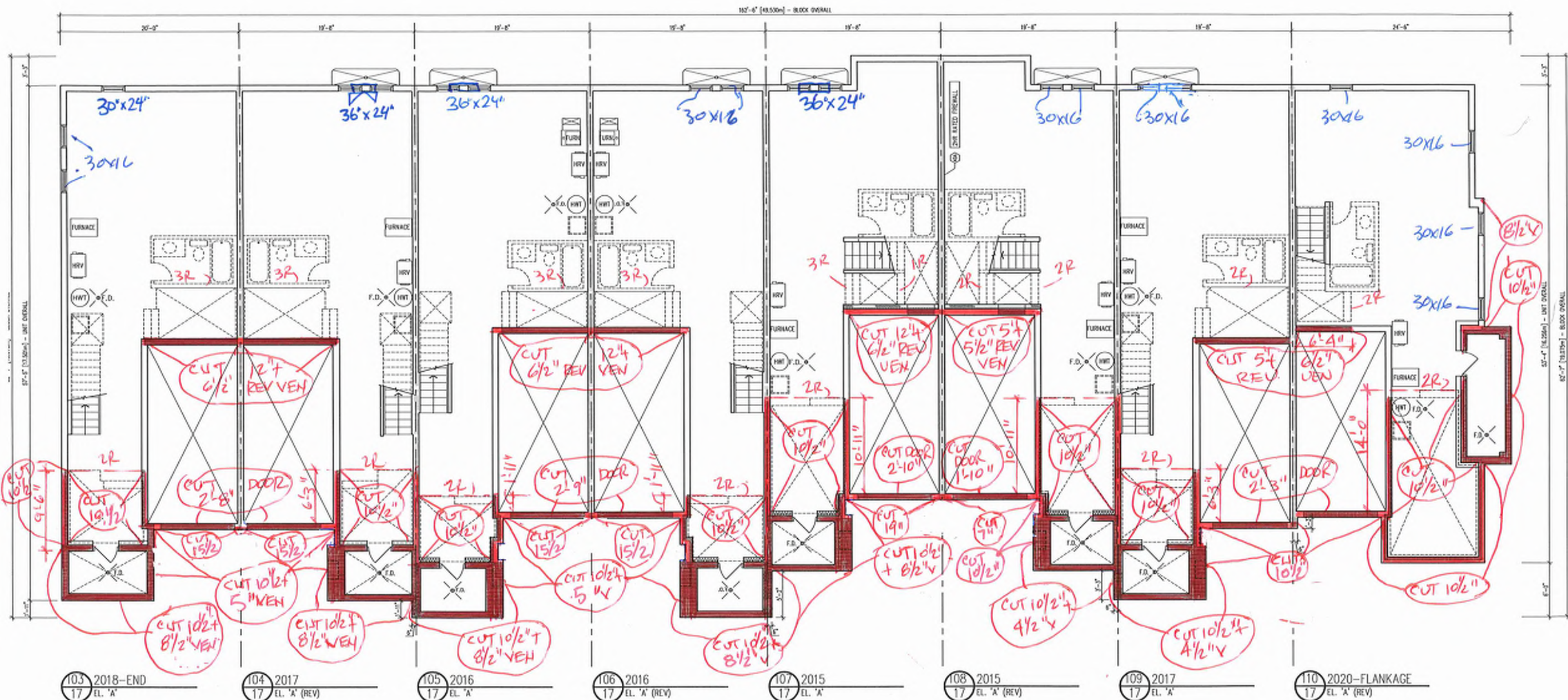
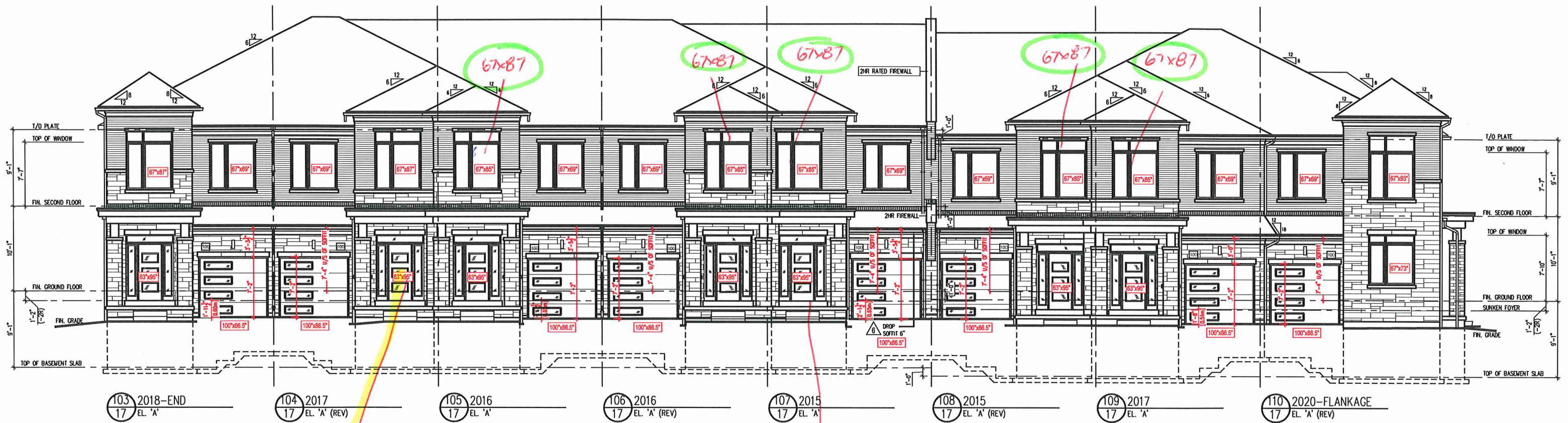


BLOCK 17



BASEMENT PLAN



FRONT ELEVATION

EXTENDED
HEIGHT
FRONT DOOR
66 X 98 1/2

EXTENDED
HEIGHT
FRONT DOOR
66 X 98 1/2



FRONT ELEVATION



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

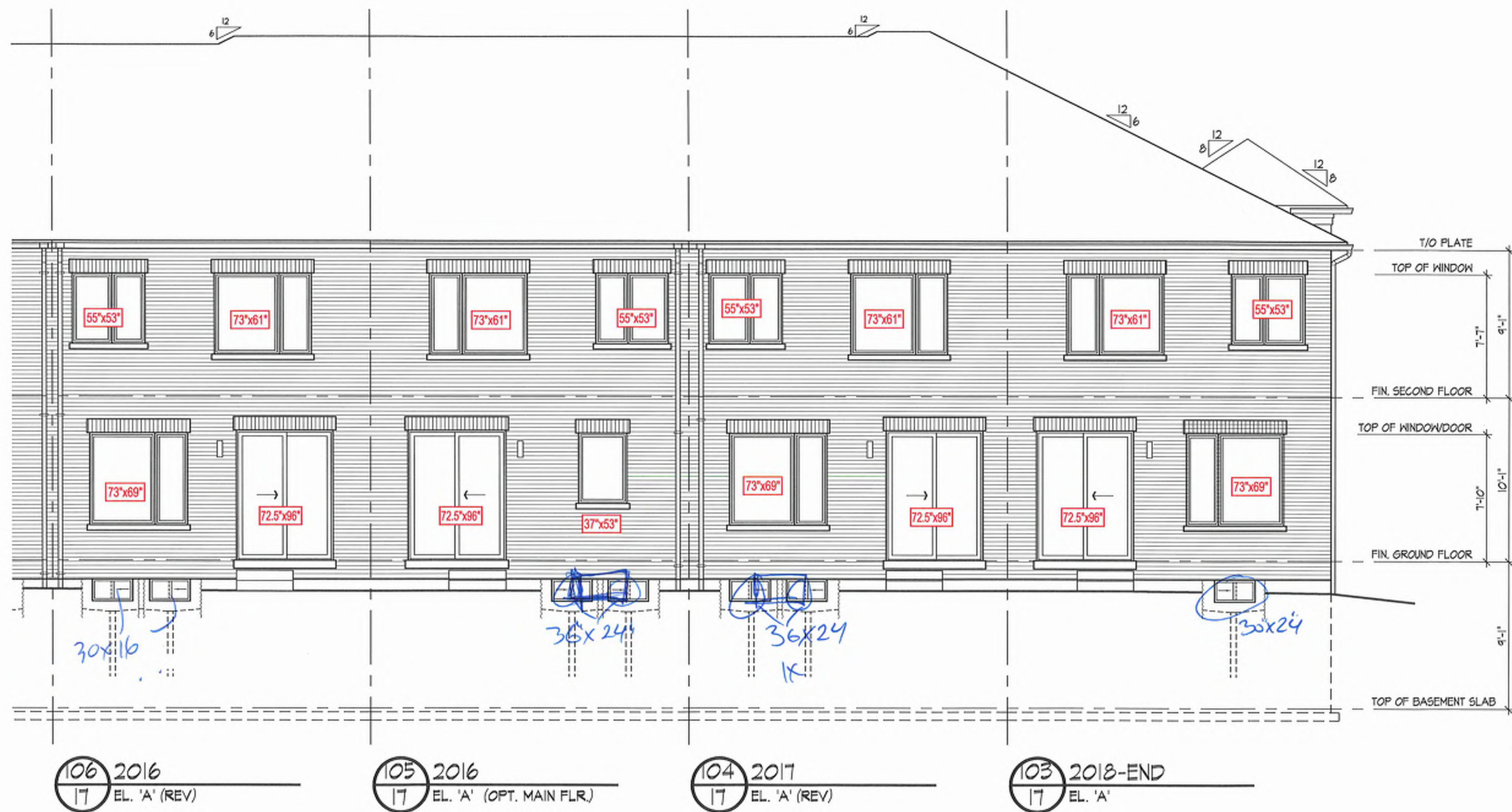
109 2017
17 EL. 'A'

108 2015
17 EL. 'A' (REV)

107 2015
17 EL. 'A'

106 2015
17 EL. 'A'

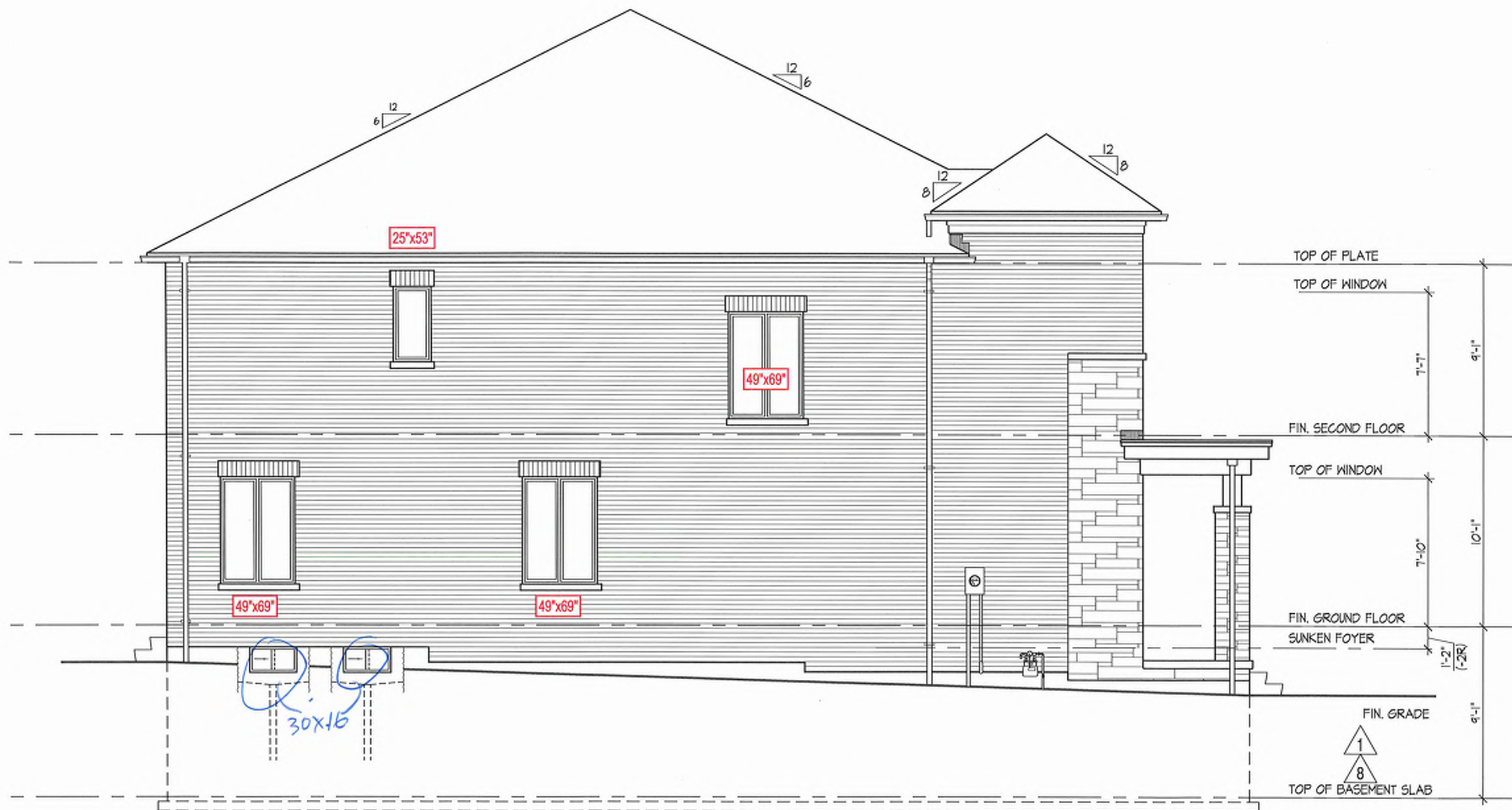
REAR ELEVATION





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

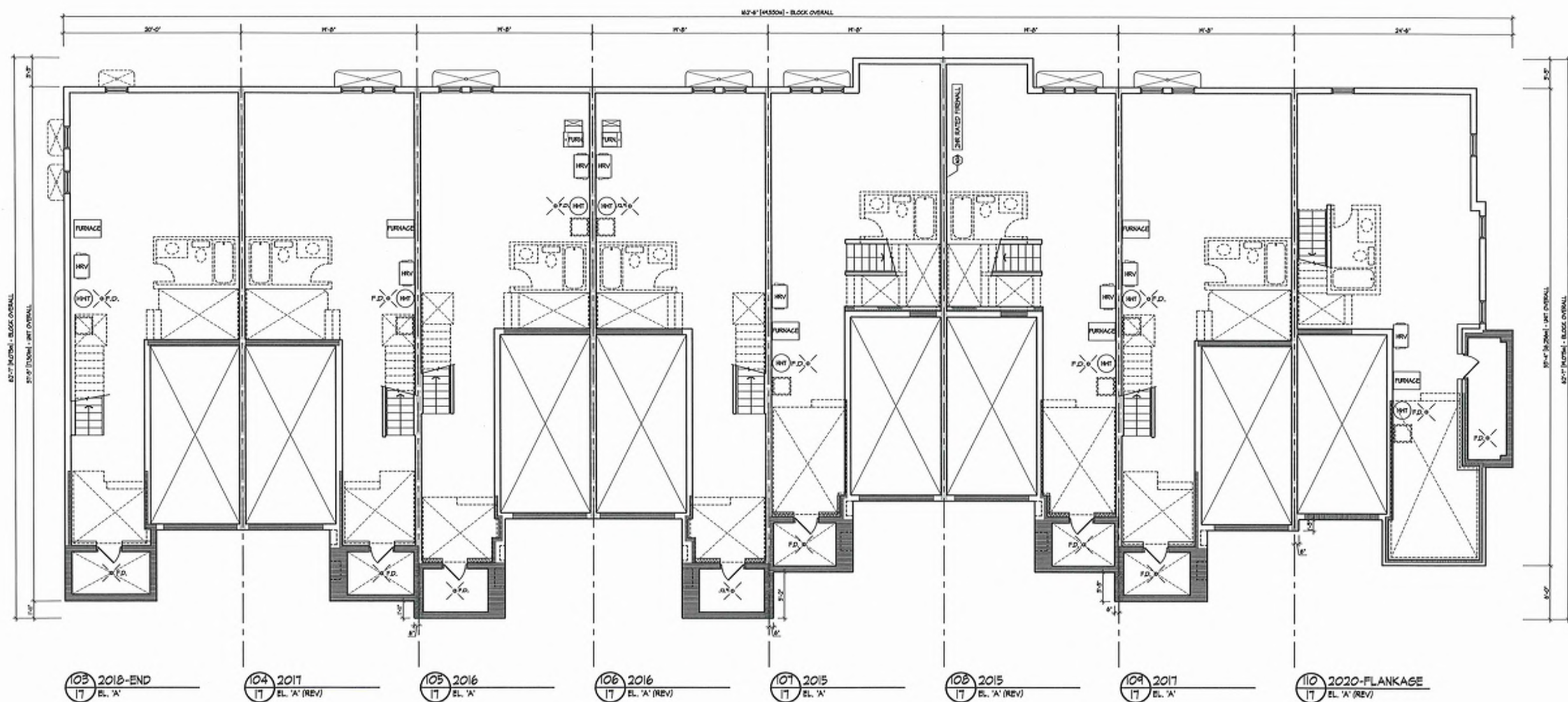
FLANKAGE ELEVATION



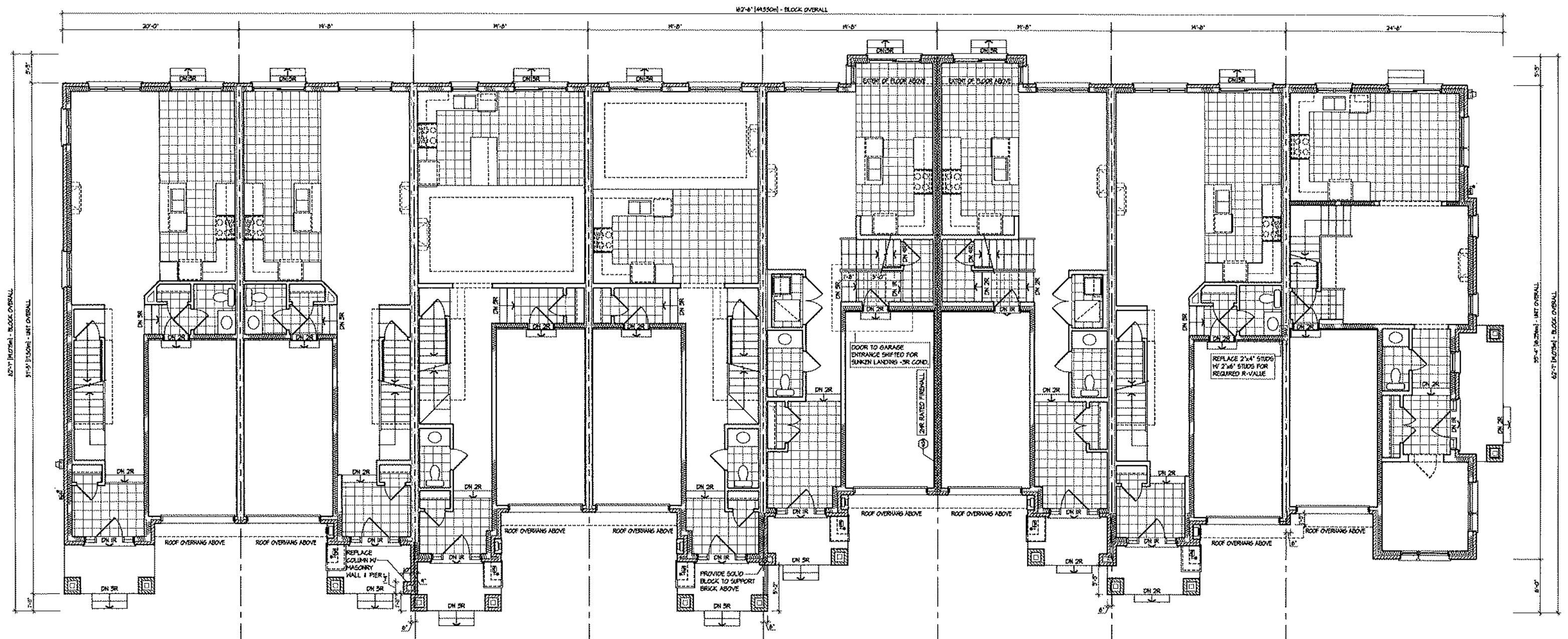
103 2018-END
17 EL. 'A'

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)

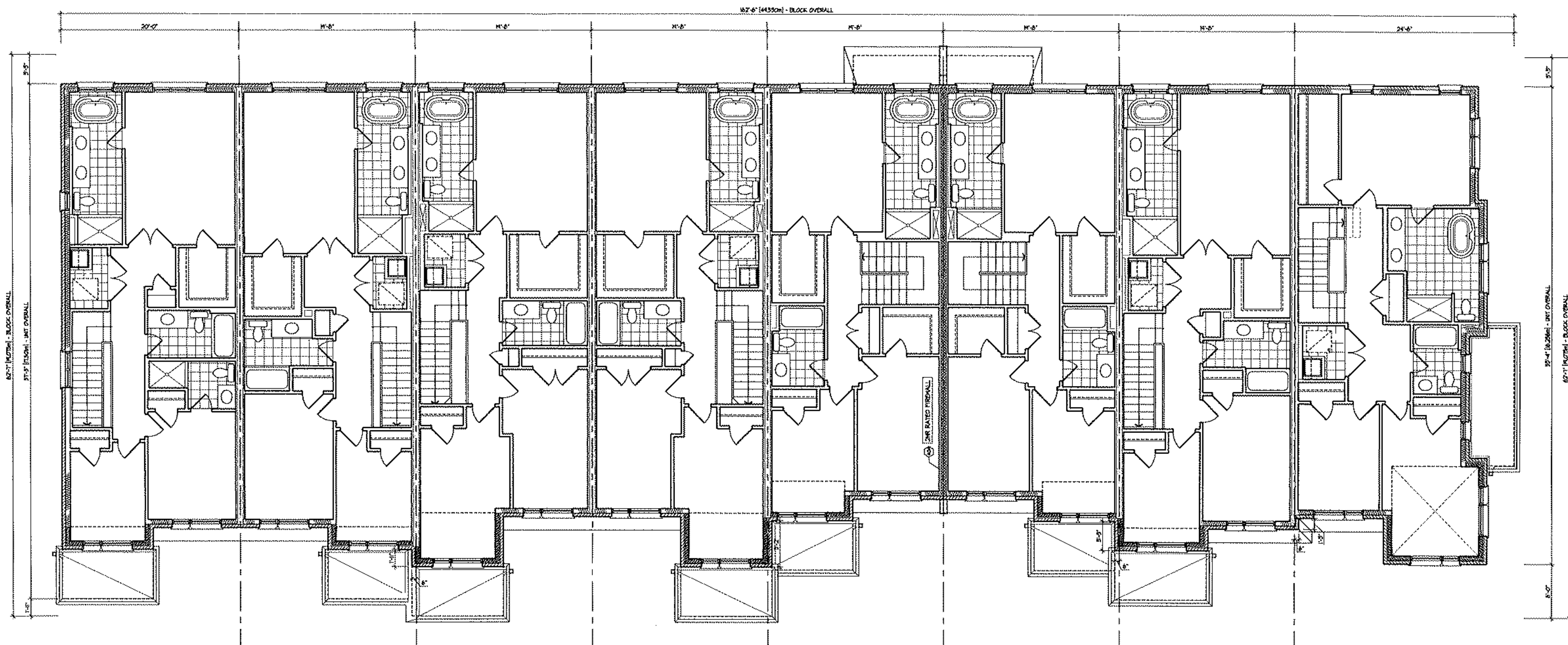
107 2015
17 EL. 'A'

108 2015
17 EL. 'A' (REV)

109 2017
17 EL. 'A'

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

GROUND FLOOR PLAN



103 2018-END
17 EL. 'A' (OPT. 3 BDRM. / 3 BATH)

104 2017
17 EL. 'A' (REV)

105 2016
17 EL. 'A'

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) (OPT. SECOND FLOOR)

SECOND FLOOR PLAN

UNIT2020-FLANKAGE
EL:A(REV)-LOT110
443593

ROOF PLAN

103 2018-END
EL. V. 17

104 2017
EL. V. (REV) 17

105 2016
EL. V. 17

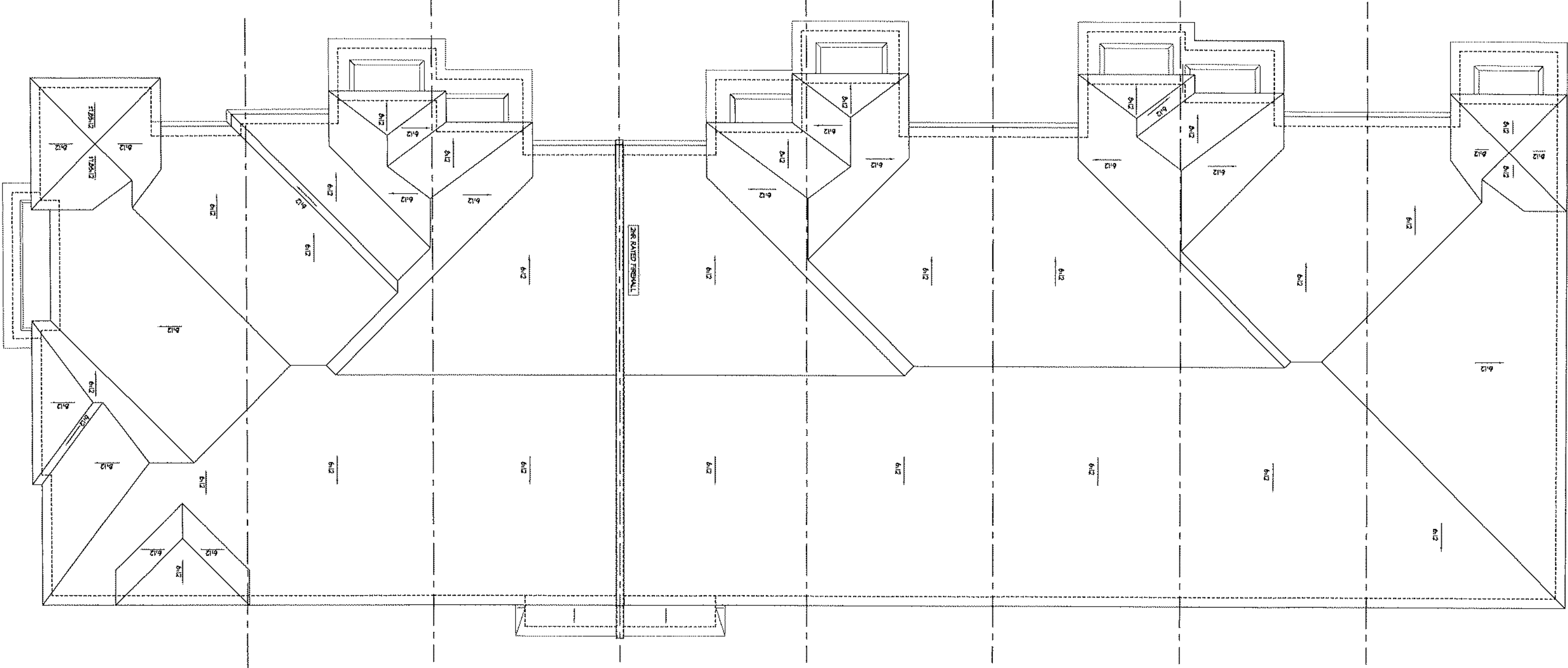
106 2016
EL. V. (REV) 17

107 2015
EL. V. 17

108 2015
EL. V. (REV) 17

109 2017
EL. V. 17

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



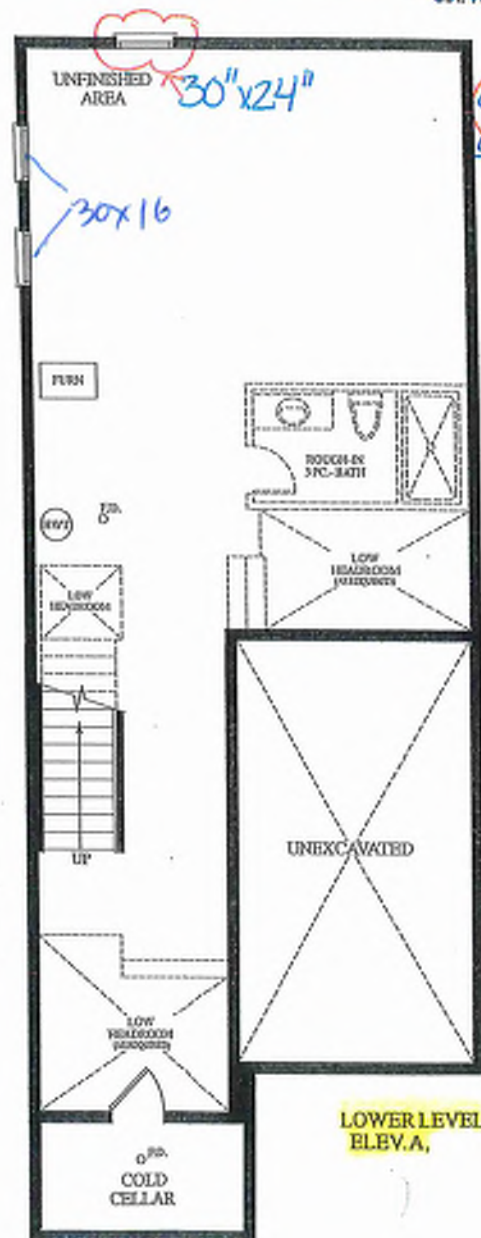


BAYVIEW HEIGHTS

RICHMOND HILL

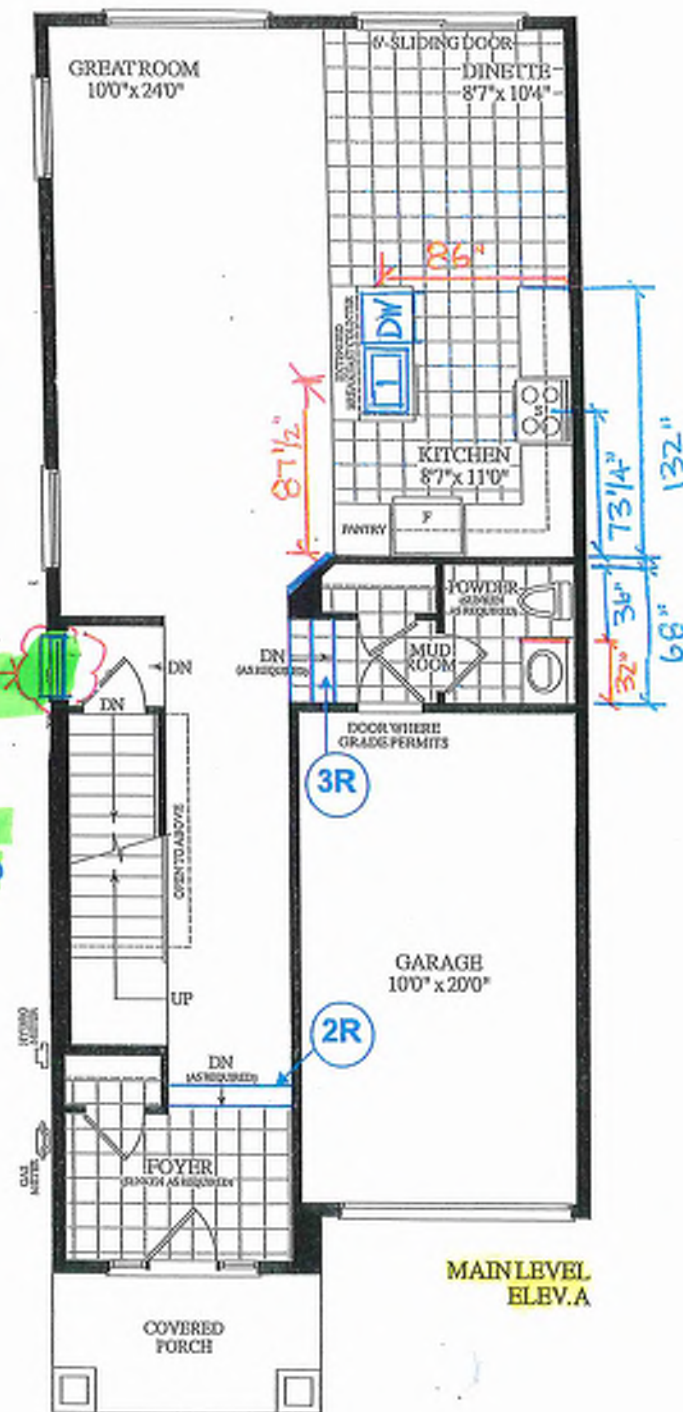


ELEVATION A

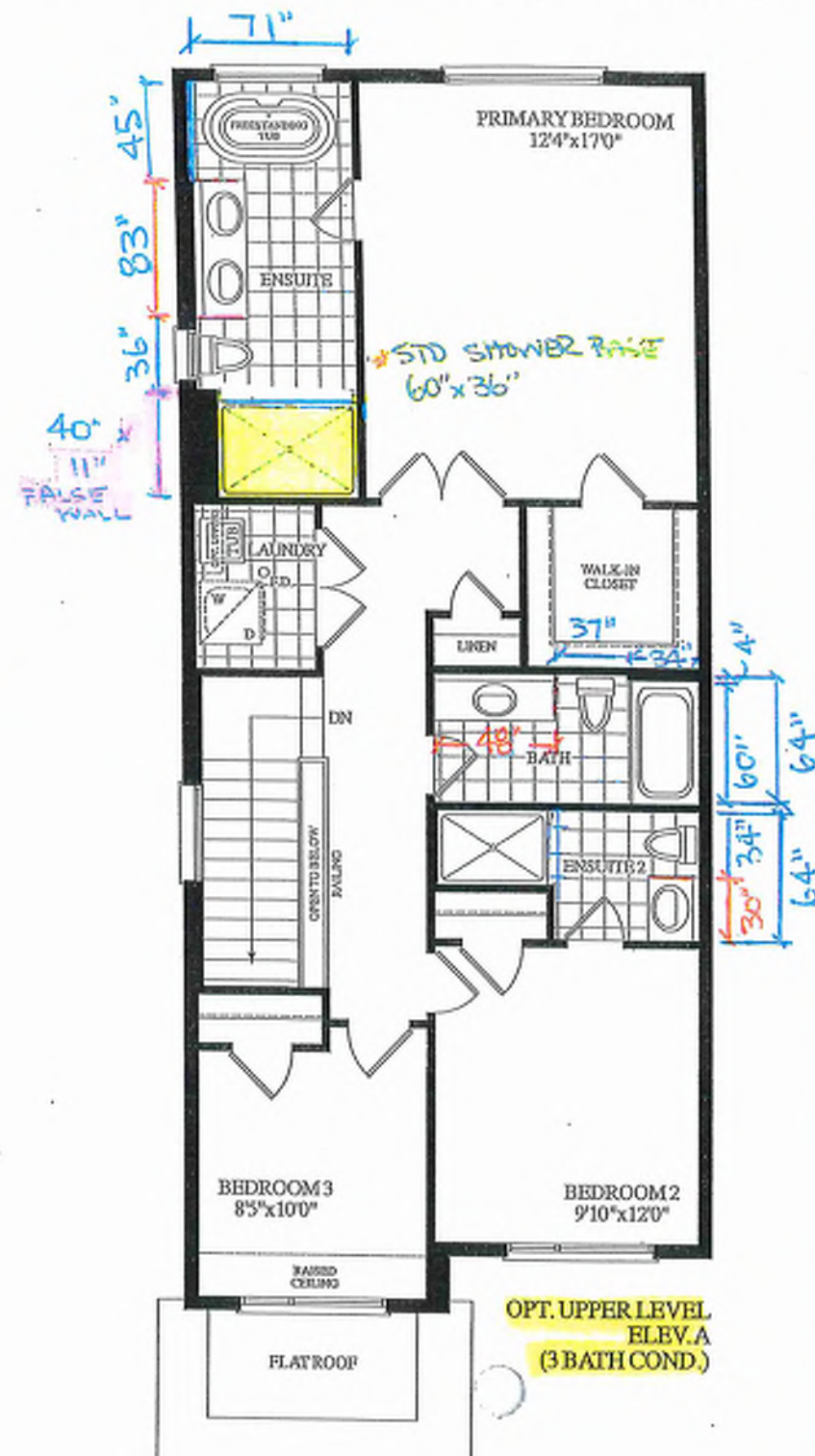


gl 4x
June 19, 2025

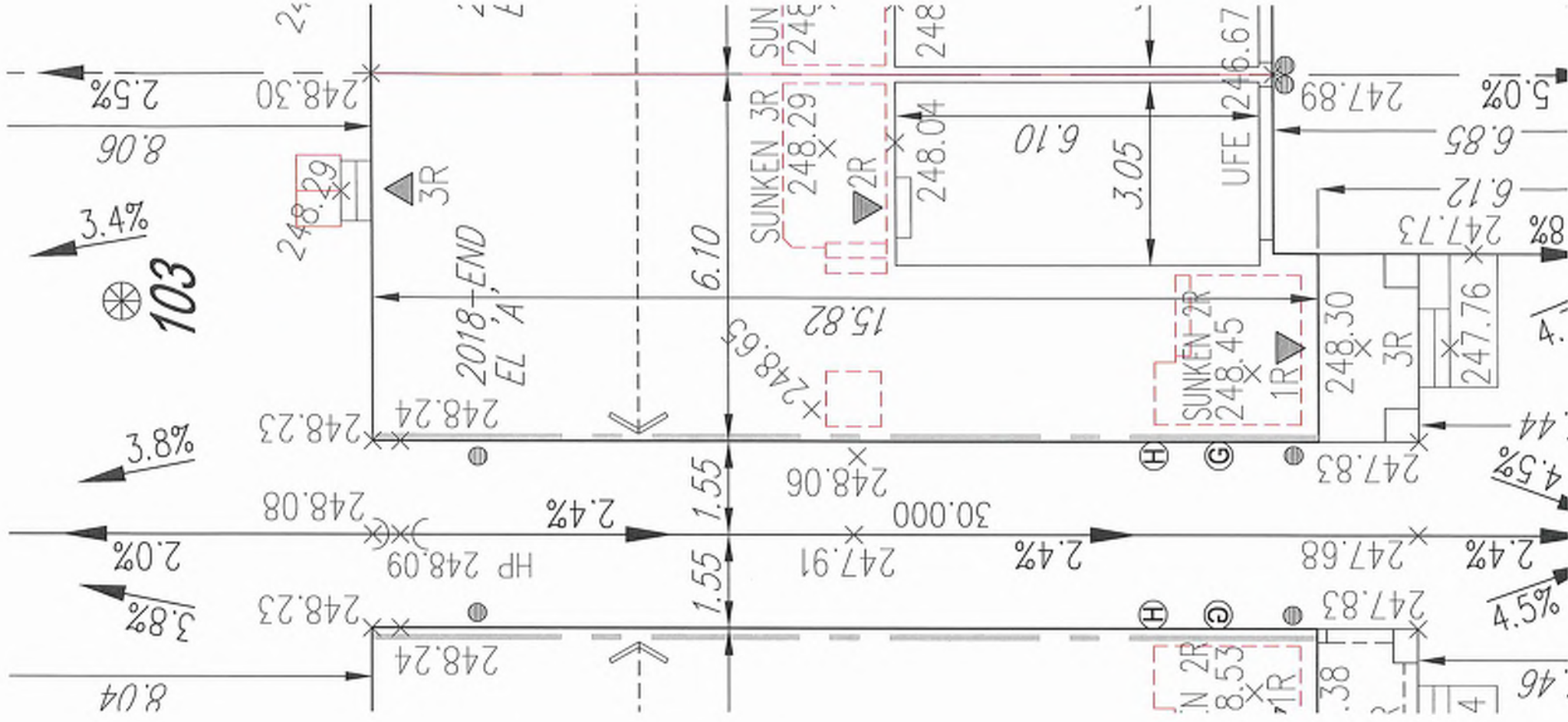
Install
24'x48" Window
CR IN FOR
FUTURE
SIDE DOOR
35'x83"



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.

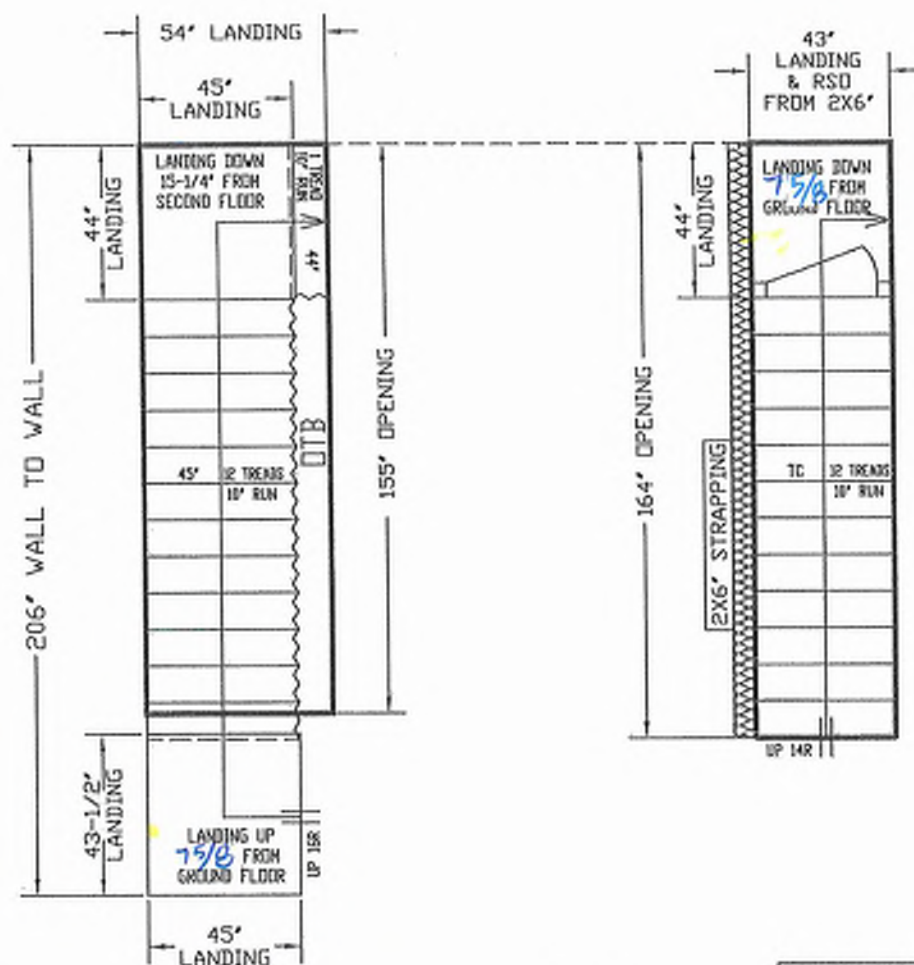


BLK. 17 TH. 103 20-18 THE KATHERINE (END) EL. A 3 BDRM 3 BATH 1815 SQ.FT.



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

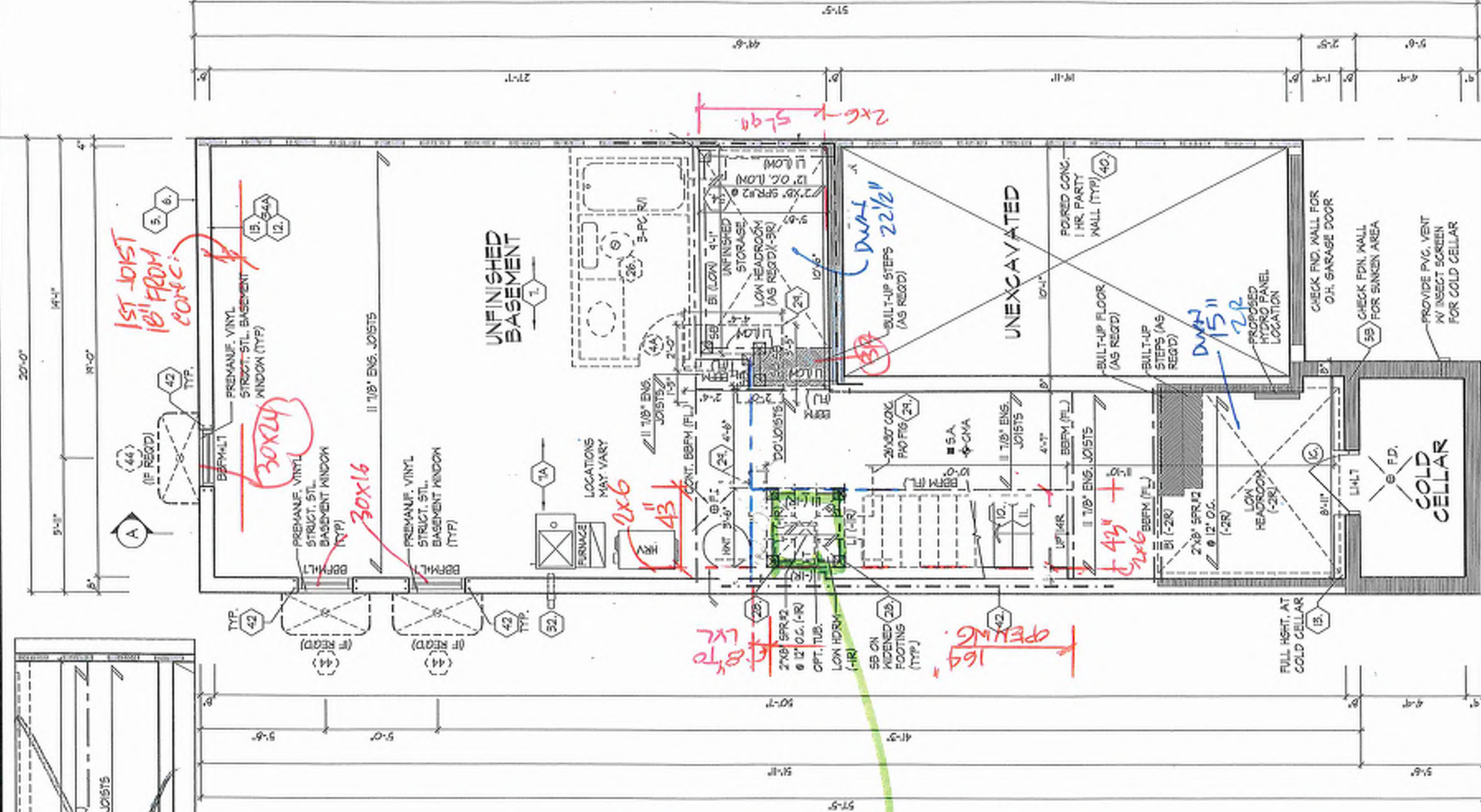
GARAGE RIGHT >



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 WASHBA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M5
TEL: (905) 694-9556 | www.alphastairs.com



SITE BAYVIEW HEIGHTS		DRAWN BY PARAJEET	NAME ROYAL PINE HOMES	DATE MAY 23, 2025
LOT #		CLIENT	ROYAL PINE HOMES	
Model	UNIT 2018 END	LAYOUT #		
		SCALE	1:35	



Hand-drawn sketch of a window frame. The sketch shows a vertical window opening with a frame. Dimensions are labeled: "22 1/2" for the height of the opening and "2x6" for the width of the frame. The text "HIND ROOM" is written vertically to the right of the sketch. The text "2x6" is written vertically below the sketch. The text "2x6" is written vertically to the left of the sketch.

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

HUNT DESIGN ASSOCIATES INC. 19865
www.huntedesign.ca 8668 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.6133 F 905.737.7526

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	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 TO EXTERIOR WALL	

NAME	SIGNATURE	DATE
Domino Mobile		2/27/04
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		
		15695

UNIT 2018-END
REV.2025.03.27

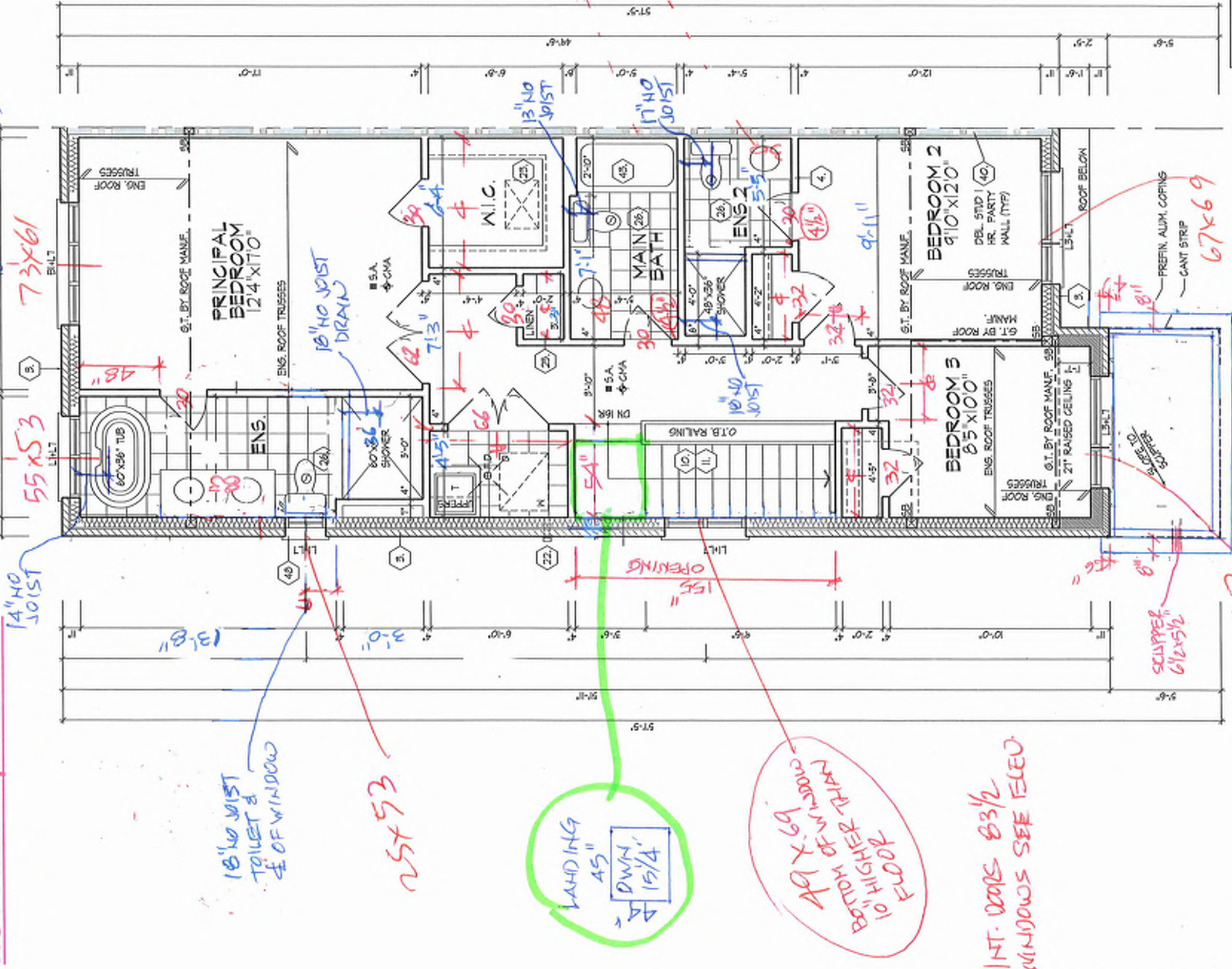
HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

File Number
218094WT2018-END
3 of 31
Page Number
33 F 905.737.7326

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Preliminary

NOT FINAL April 22 2025



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

DENOTES EXTENT OF 11'-4" T/O PLATE

OPT. SECOND FLOOR PLAN, EL. 'A' - 3 BATH COND.

OPT. SECOND FLOOR PLAN, EL. 'A' - 3 BATH COND.

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2018-END

REV. 2025.03.27

218094/WT2018-END

21274

2025

19995

19995

19995

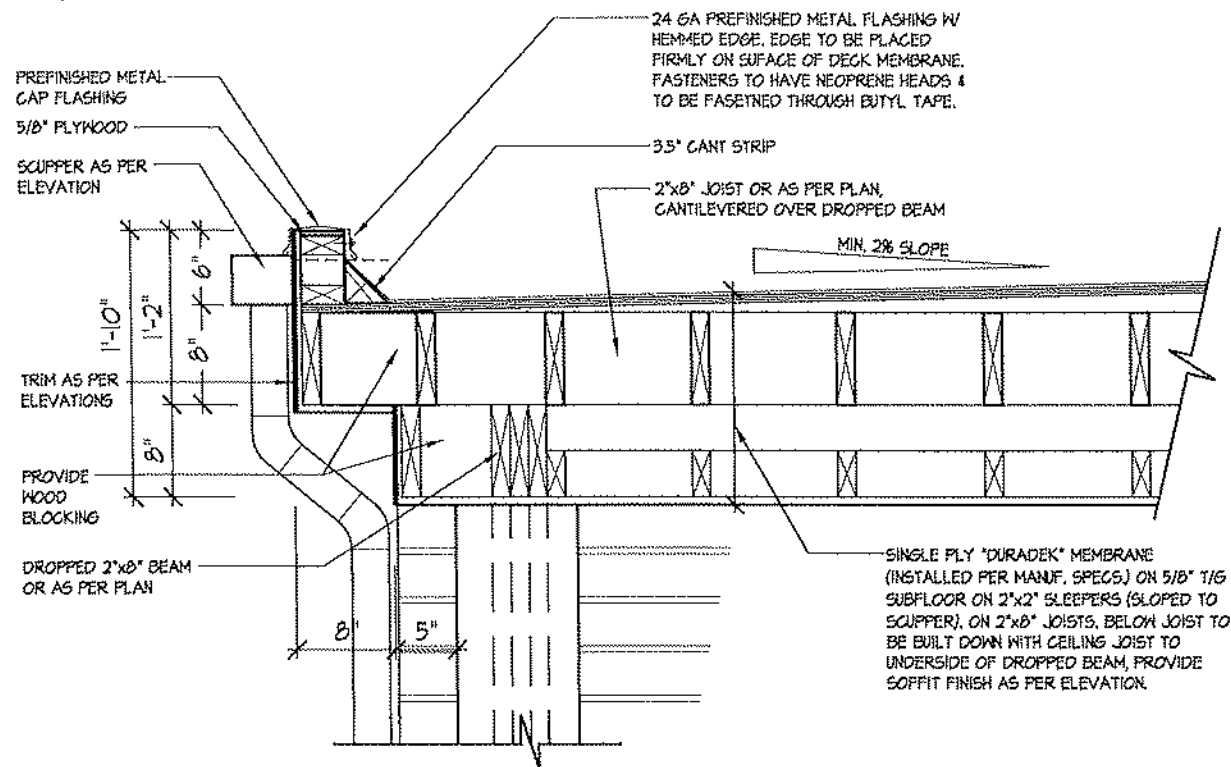
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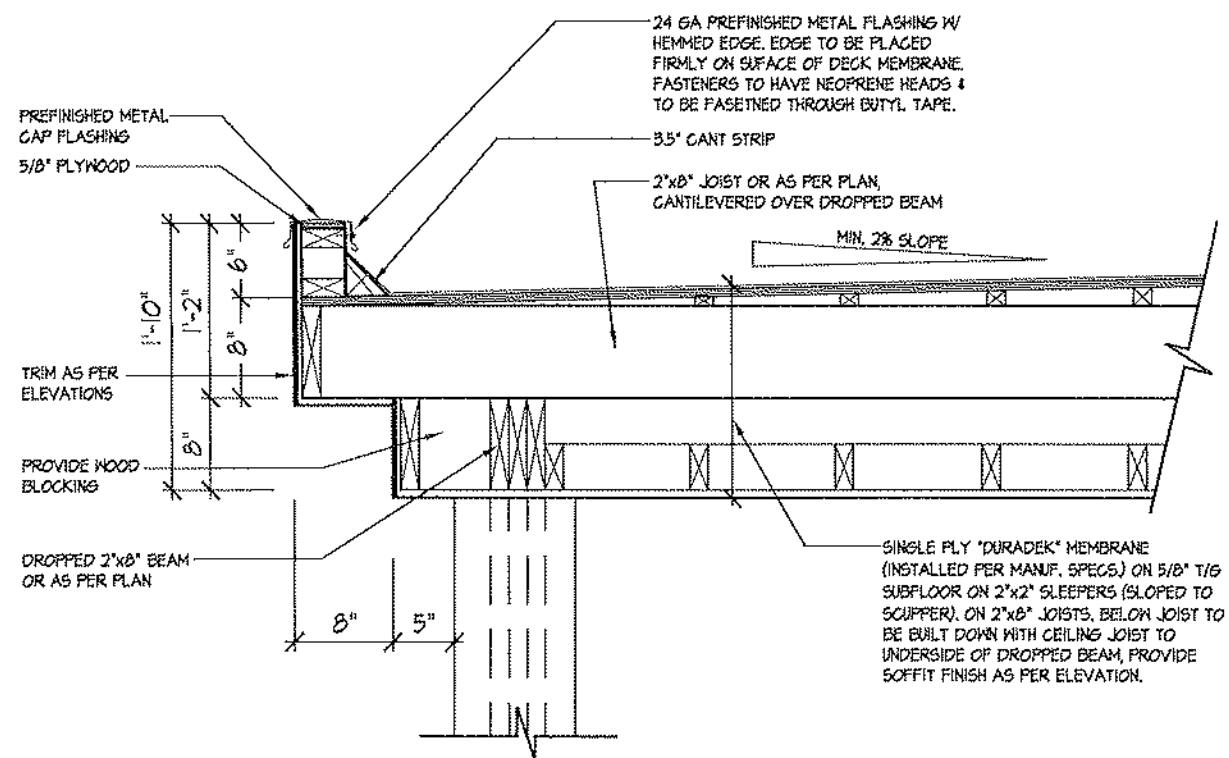
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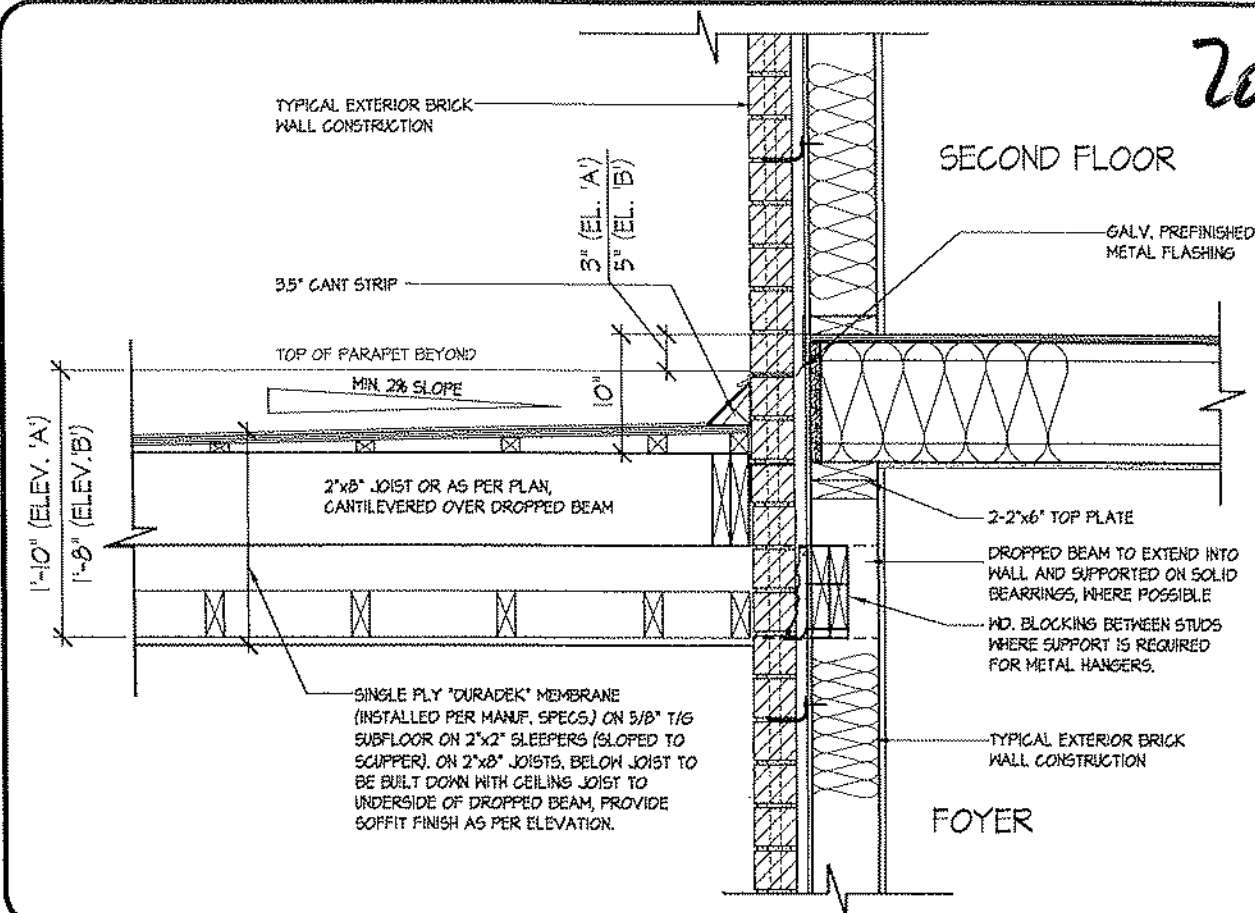
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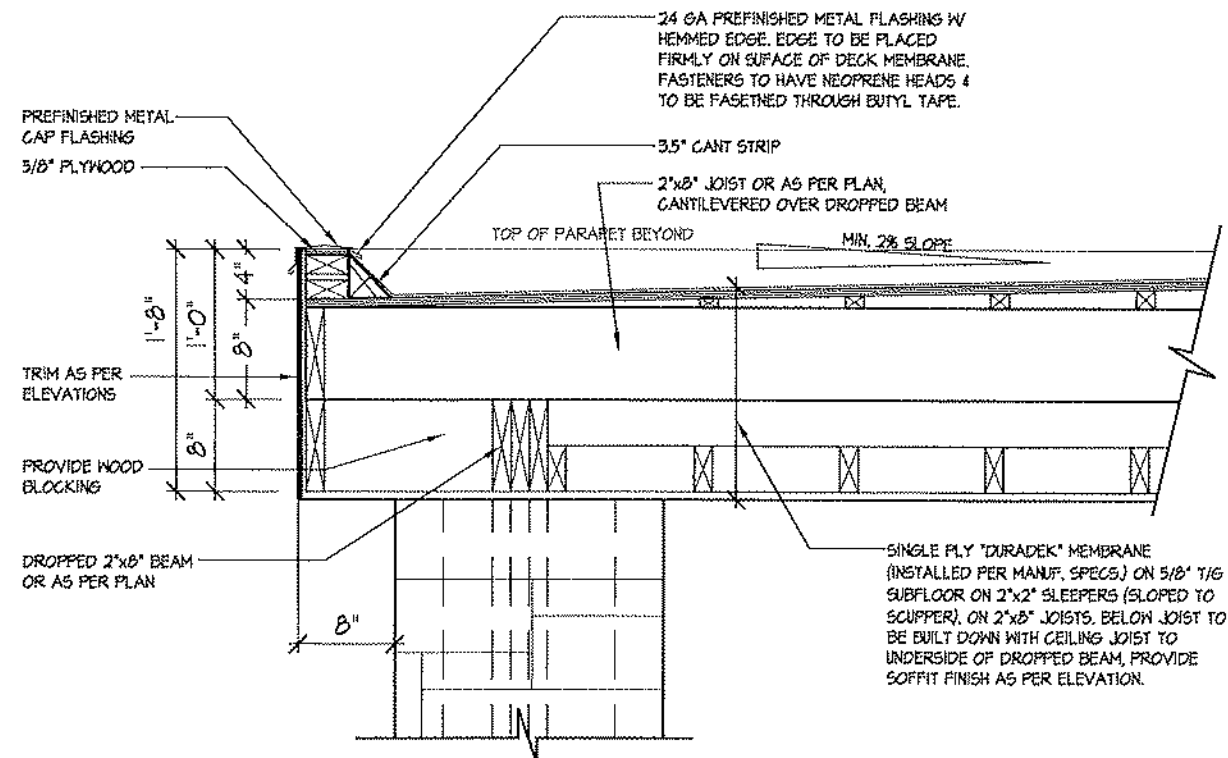
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

2018

BK 17-103

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015
REV. 2025.03.25

HUNT
DESIGN ASSOCIATES INC.
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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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 4" CLIPS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4" (38x89) TRUSS BRACING @ 6'-0" (1829) O.C. AT BOTTOM CHORD. PREFIN. ALUM. SAVESTROUGH, FASCIA, RIM, & 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 RIM. DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. LEAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RIM.

- 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 8" (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 COUNTER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.

- 2 SIDING WALL CONSTRUCTION [2"x6"] [9.23.17.3(1)]
SIDING MATERIALS 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. INSULATION, APPROVED 6 MIL POLYETHYLENE AR/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 [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)

- 2A SIDING WALL CONSTRUCTION [2"x6"] W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS 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 AR/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 [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)

- 2B SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3(1)]
SIDING MATERIALS 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 [9.23.17.3(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" (22x180x0.78) GALV. METAL TIES @ 18" (460) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9.1 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 CONT. 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 @ MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.8] (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" (22x180x0.78) GALV. METAL TIES @ 18" (460) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9.1 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 CONT. 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 @ MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.8] (REFER TO 35 NOTE AS REQUIRED)

- 3B 3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.78) GALV. METAL TIES @ 18" (460) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9.1 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. [9.23.13.8] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING @ MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.8] (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 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREY AND 1" (25) O.C. FOR 3 STOREY NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (600) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2"x12" (2x3800) TOP PLATE, 1/2" (12.7) DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x6" (38x40) 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" (1200) [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"]
APPROVED AIR/WATER BARRIER AS PER O.B.C. [9.27.3] 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 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 18" (460) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4(14)(a) 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 78kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

- REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4].
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1.1]

MINIMUM STRIP FOOTING SIZES [9.15.4.2]	UNSUPPORTED		SUPPORTED AT TOP	
	MAX. HEIGHT FROM FIN. SLAB TO GRADE	MAX. HEIGHT FROM FIN. SLAB TO GRADE	MAX. HEIGHT FROM FIN. SLAB TO GRADE	MAX. HEIGHT FROM FIN. SLAB TO GRADE
1	≤ 2.5m	≤ 2.5m & ≤ 2.5m	≤ 2.5m & ≤ 2.5m	≤ 2.5m & ≤ 2.5m
2	3'-11" (1.20m)	7'-0" (2.13m)	7'-0" (2.13m)	8'-0" (2.44m)
3	10'	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
4	12'	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)
5	14'	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)
6	16'	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
7	18'	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)

- * 8" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION. TO PROVIDE MIN. BEARING FOR SKL. PLATES, BEAMS AND FLOOR JOIST AS PER [9.23.7.2], [9.23.8.1], & [9.23.9.1.1] OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES [9.15.4.2]			
NUMBER FLOOR SUPPORTED	SUPPORTING MASONRY WALLS	SUPPORTING EXTERIOR MASONRY WALLS	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	24" WIDE x 8" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	28" WIDE x 9" THICK	36" WIDE x 14" THICK

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

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REGISTRATION INFORMATION: 21274

STAMP: 19895

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PROJECT: 218094WT2018-END

DATE: 30 of 31

- 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 FINISH, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSIOIN RESISTANT METAL TIES @ 7/8" (200) VERTICAL AND 2'-11" (560) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.7(3)&(3)] & [9.23.9.4(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" (345) HIGH & NOT LESS THAN 3 1/2" (90) THICK [9.15.4.7(1)]

- 6 WEEPING TILE [9.14.3]
4" (100) Ø WEEPING TILE W/ FLTER CLOTH WRAP & 6" (150) CRUSHED STONE COVER

- 7 BASEMENT SLAB OR SLAB ON GRADE [9.16.4], [9.13, 9.13.1.6.(1)]
3" (75) MIN. 20MPa (2800psi) CONC. SLAB ON 6 MIL POLYETHYLENE AIR/SOIL GAS BARRIER [9.13.4] ON 4" (100) CLEAN COARSE GRANULAR FILL. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOTTOM BREAK AT EDGE. WHERE A BASEMENT SLAB IS WITHIN 24" (600) OF THE EXTERIOR GRADE, PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (600) BELOW GRADE. FOR SLAB ON GRADE, COMBINATION RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (JOINTS TAPPED). [5B-12] 3.1.7.1.4(5) & (6)

- 7A SOIL GAS DEPRESSURIZATION ROUGH-IN [9.13.4.3]
PROVIDE A ROUGH-IN FOR SUB-FLOOR 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 1.0m OF PIPE AND CHANGE IN DIRECTION.

- 8 EXPOSED FLOOR TO EXTERIOR [9.10.17.10, & CANULC-S705.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CONT. JOIST AND INSTALL OSB CONFORMING TO [9.26.9], FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CONT. 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 EXT.

- EXPOSED CEILING TO EXTERIOR W/O ATTIC [9.18.1], [9.10.17.10]
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (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 EXT. [CANULC-S705.2, 9.19.1, 9.30.17.10]

- 10 ALL STAIRS/EXTERIOR STAIRS [9.8.1.2, 9.8.2, 9.8.4]
MAX. RISE MIN. RISE MAX. RUN MIN. RUN ALL STAIRS

MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE 7'8" (200)	5' (125)	14' (355)	10' (253)	MAX. NOSING 1" (25)
PUBLIC 7' (178)	5' (125)	NO LIMIT	11' (280)	MAX. NOSING 1" (25)
				MIN. STAIR WIDTH TAPERED TREADS
PRIVATE	2'-10" (560)		MIN. RUN 5'8" (145)	
			MIN. AVG. RUN 10' (253)	
PUBLIC	2'-11" (560)		MAX. RUN 5'8" (145)	
			MIN. AVG. RUN 11' (280)	

- AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm 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" (1980) FOR SINGLE DWELLING UNIT & 6'-6" (1980) FOR EVERYTHING ELSE. [9.8.2.2]
REQUIRED LANDING IN GARAGE - O.B.C. [9.8.2.2.3]
FOR AN EXTERIOR STAIR SERVING A GARAGE W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & 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]
EXTERIOR GUARDS: 2'-11" (560) MIN. (LESS THAN 5'-11" (1600) TO GRADE)
INTERIOR GUARDS: 3'-6" (1070) MIN. (MORE THAN 5'-11" (1600) 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.

- REQUIRED GUARDS [9.8.8.1]
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) AND ADJACENT SURFACE WITHIN 3'-11" (1000) SHALL BE PROTECTED WITH GUARDS.

- HANDRAIL HEIGHTS - O.B.C. [9.8.7] - REQUIRED AS PER [9.8.7.1.(8)]
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (605)
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)
** IF EXTERIOR STAIR/LANDING EXCEEDS 10m ABOVE ADJACENT GRADE, GUARD SHALL NOT BE LESS THAN 4'-11" (1500) [9.8.8.3(3).1]

- 12 SILL PLATES
2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) O.C. ANCHOR BOLTS 3"x200, LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 5'-7" (1700) O.C. WITH NO LESS THAN 2 BOLT'S PER WALL PANEL AND LOCATED WITHIN 0.4m OF THE END OF THE FOUNDATION [9.23.5.1.(3)(b)]. PROVIDE GASKETING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED [9.23.7]

- 13 BASEMENT INSULATION [5B-12(3.1.7)]
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 6" (150) 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]
2"x4" (38x89) STUDS @ 16" (400) O.C. 2"x4" (38x89) SILL PLATE 1/2" (12.7) AS REQUIRED ON DAMP PROOFING MATERIAL OR 2 mil POLYETHYLENE FL.M. 1/2" (12.7) Ø ANCHOR BOLTS 3"x200 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] [9.17.3]
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSS-9.7.2M. AND WITH 5/8"x3/8" (152x152x8) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 78kPa 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.

- SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x18" (870x870x440) CONC. FOOTING [SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1020x1020x480) CONC. FOOTING]

- 16A NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]
3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 5/8"x3/8" (152x152x8) STEEL TOP PLATE & 5/8"x3/8" (152x152x8) BOTTOM PLATE. BASE PLATE 4'-12"x10"x1/2" (120x250x1/2) WITH 2-1/2"x2" (127x50) x 7/16" ANCHORS (2-1/2"x250x5/16). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.

- STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM POCKET OR 8"x8" (203x203) POURED CONC. NB WALLS. MIN. BEARING 3 1/2" (90) CONC. NB WALLS TO HAVE EXTENDED FOOTINGS 1"x3" (25x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- WOOD STRAPPING AT STEEL BEAMS [9.23.8.3(1)]
1"x3" (25x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

- 18 GARAGE SLAB [9.16], [9.35]
4" (100) 32MPa (4640psi) 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 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 UNTAPPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S 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. [9.10.17.10, 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. MAY RISE 7/8" (200) MIN. TREAD 10" (253). FOR THE REQUIRED NUMBER OF STEPS, REFER TO STAIRS AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE [9.8.2.2] 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 0.32m² 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 [RSI-3.52] [(5B-12) 3.1.1.1.1.(1)]

- 24 FIREPLACE CHIMNEYS [9.22]
TOP OF FRIGERACE CHIMNEY SHALL BE 3'-0" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF (AND 24" (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]
12X12X5/8" (300x300x15.9) STEEL PLATE FOR STEEL BEAMS AND 12X12X1/2" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-1/2" (890) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITH-IN 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 [9.17.4.3], [9.15.3.7]
3'-2" (762) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (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 86kPa 3MESH 2 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

- 32 FURNACE VENTING [9.32]
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], [9.23.14]
TAG SUB-FLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.30.8] ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-1" (1700) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (25x64) @ 6'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

- 35 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 BE SEALED TO THE CONCRETE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (150) UP THE EXTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

- EXPOSED BUILDING FACE W/ LIMITING DISTANCE <= 9'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-S705.2 HAVING A MASS OF NOT LESS THAN 1.22 KG/M² OF WALL SURFACE AND 1" (25.4) TYPE X GYPSUM WALLBOARD. FINISHING DISTANCE IS 23 5/8" (600) OR LESS. BE NON-COMBUSTIBLE WHEN FINISHING DISTANCE IS 23 5/8" (600) OR LESS. WALL ASSEMBLY/VELOSITIES HAVING TO BE RESISTANCE RATING OF NOT LESS THAN 100% & CONFORMING TO O.C. [9.10.13.1] OR [9.10.13.15]. REFER TO DETAILS FOR TYPES & SPICES. ** AN OPENING IN AN EXPOSED BUILDING FACE NOT MORE THAN 20 m² (2100cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.6]

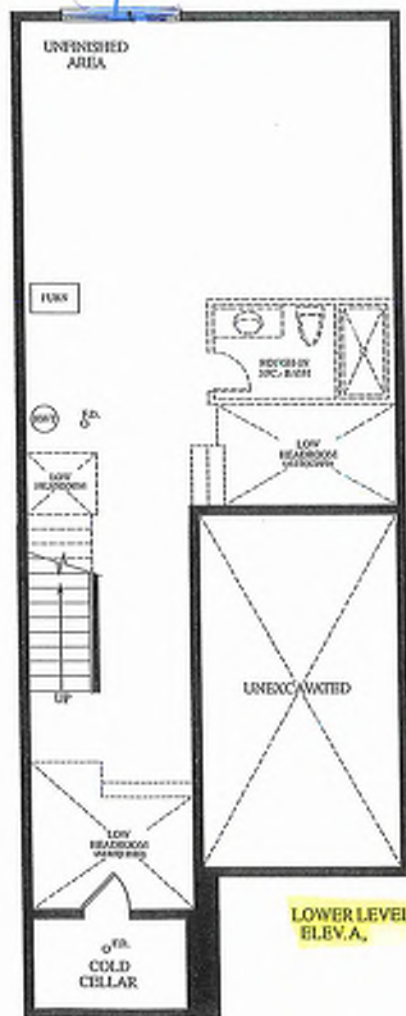
- 36 COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5' (127) 3/2" MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7/8" (200) O.C. EACH DIRECTION. W/ 1" (25) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIRECTION 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND

BAYVIEW HEIGHTS

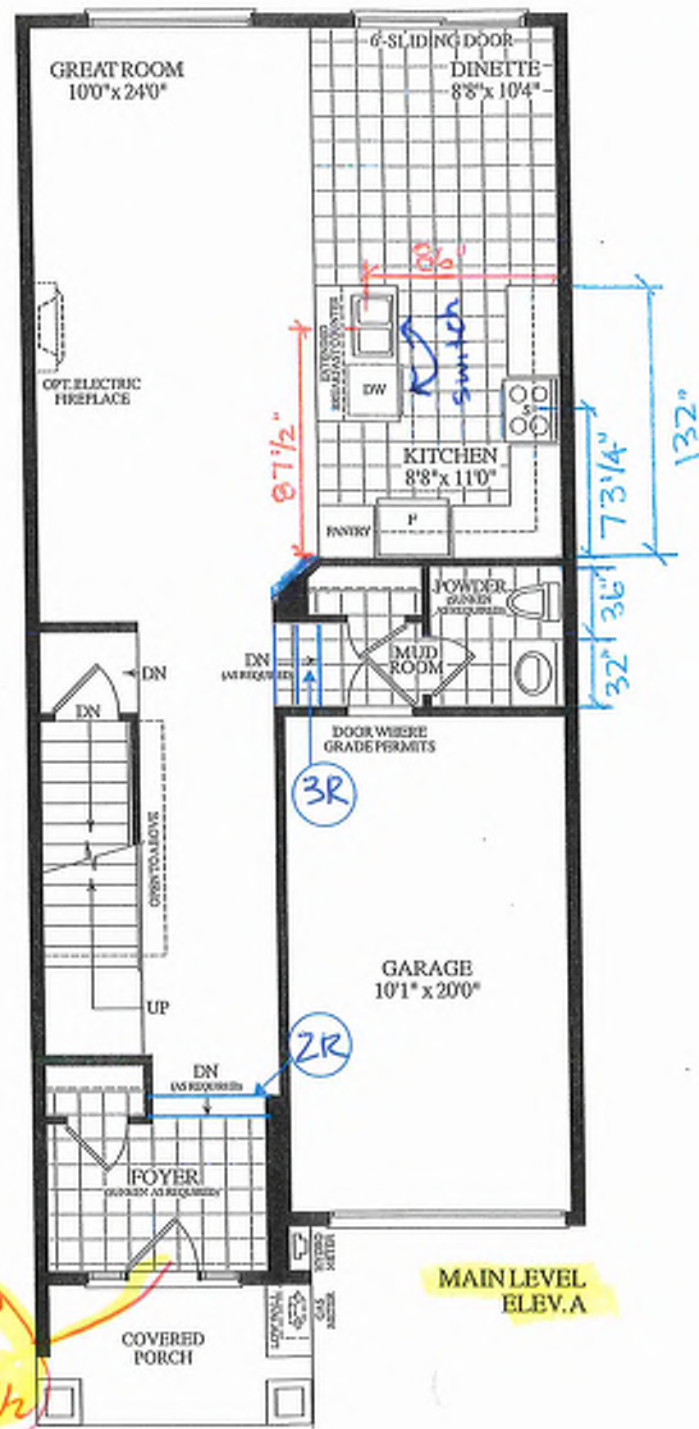
RICHMOND HIL



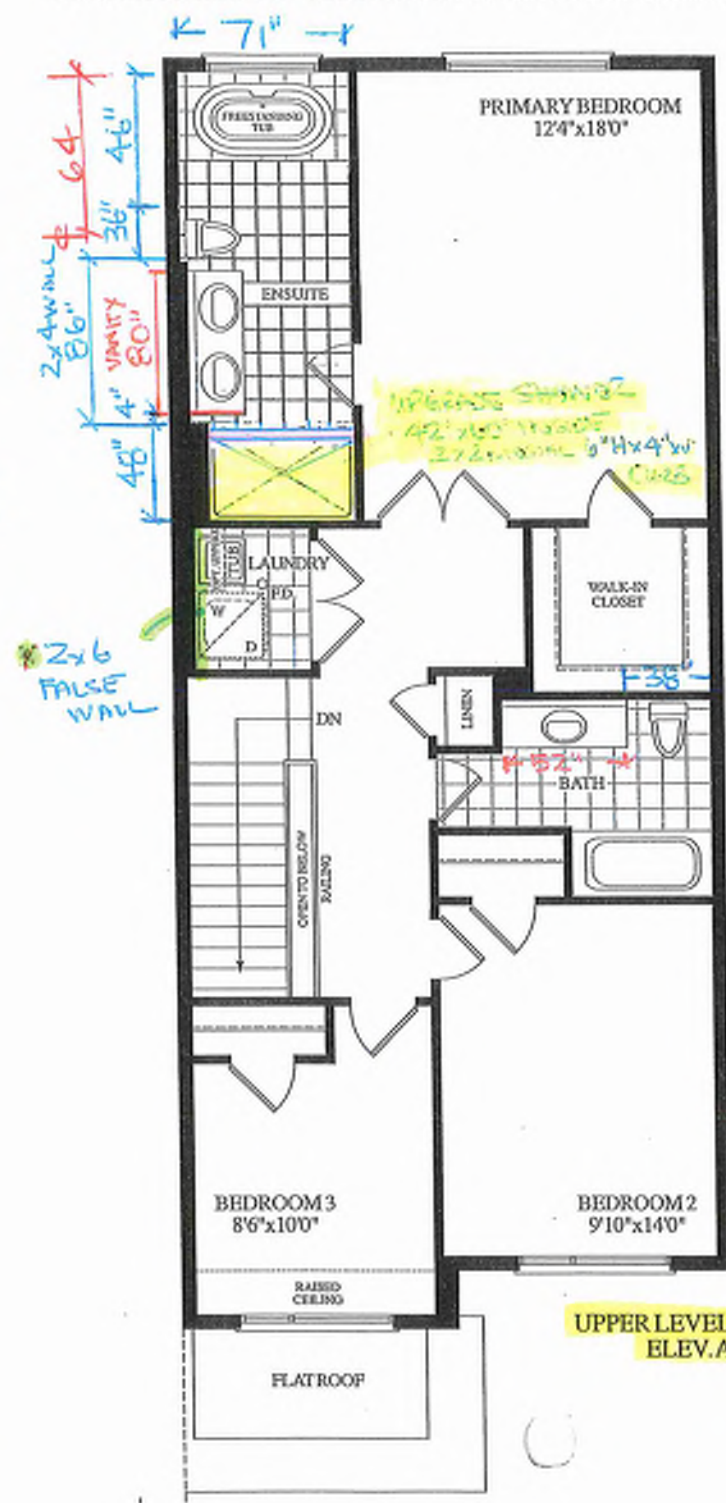
(1x) 36"x24" SLIDER



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.



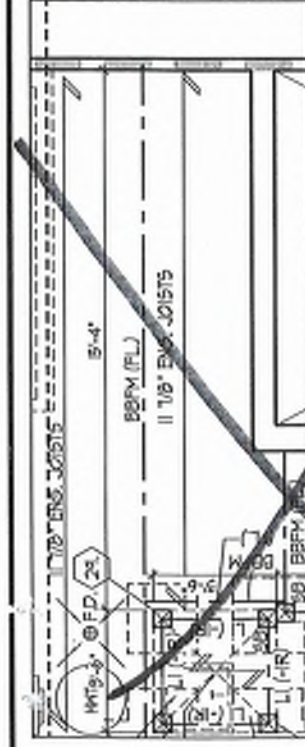
INVENTORY HOUSE

BLK.17 TH. 104

20-17 THE DIANA EL. A

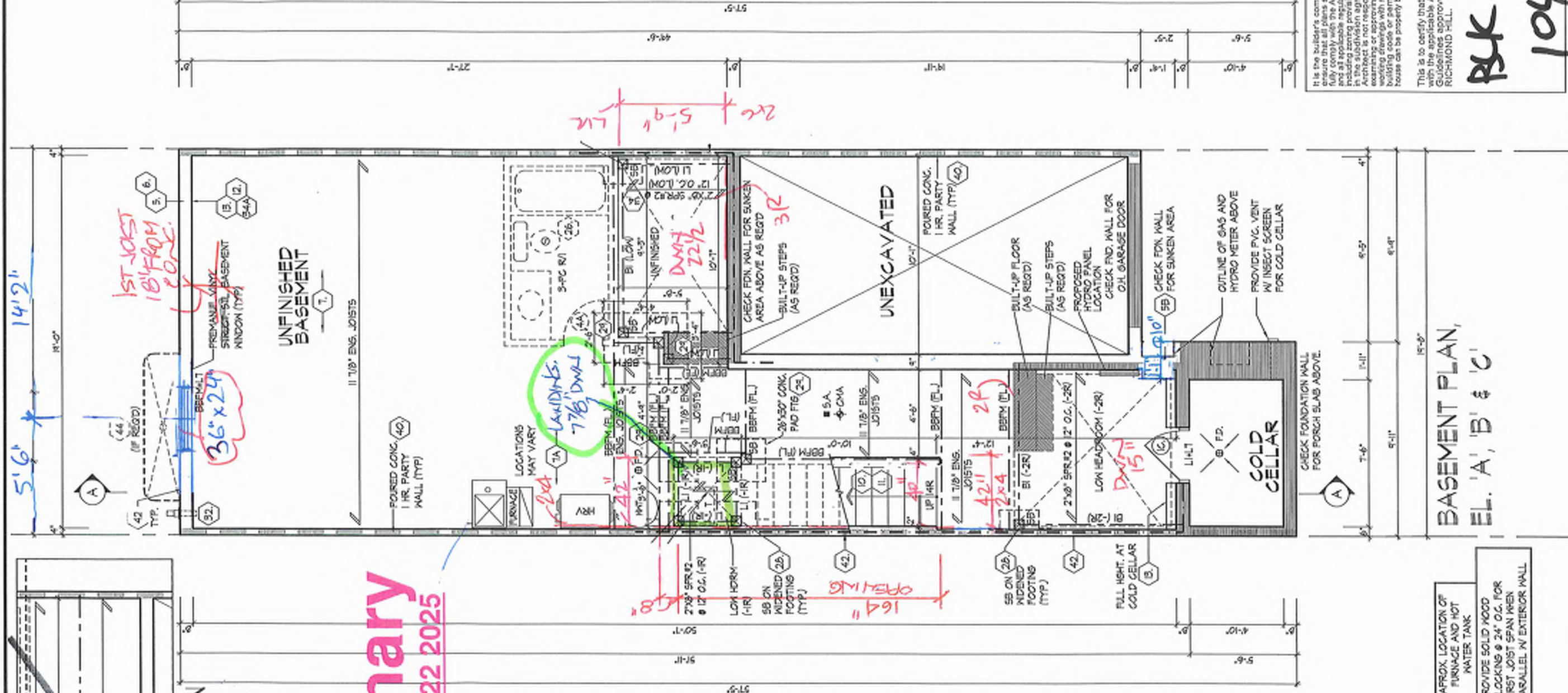
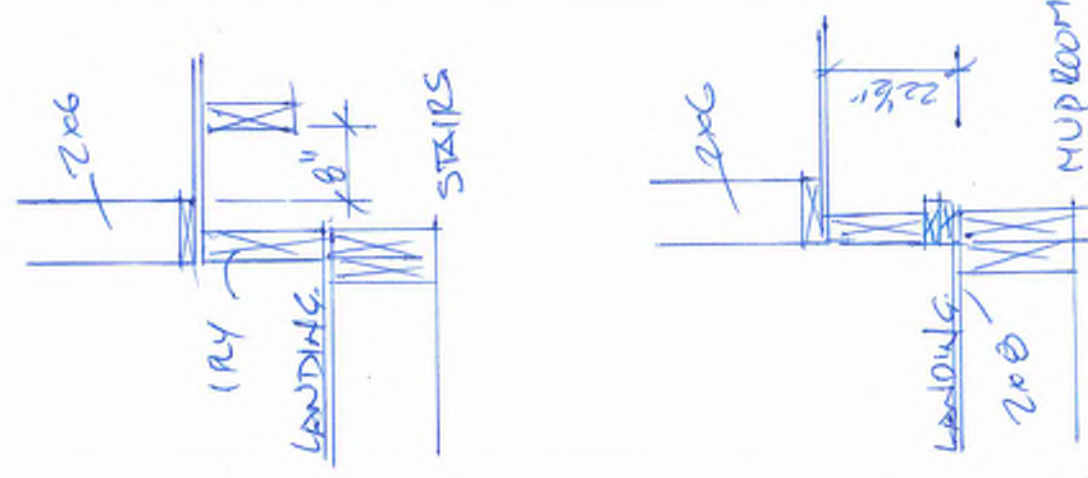
3 BDRM. 2 BATH.

1780 SQ.FT.



**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\"/>

It is the builder's complete responsibility to ensure that all construction is in full compliance 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 existing plans or building codes or for the quality of any work that is done on the property or for the condition 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.

BK 17
104

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

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

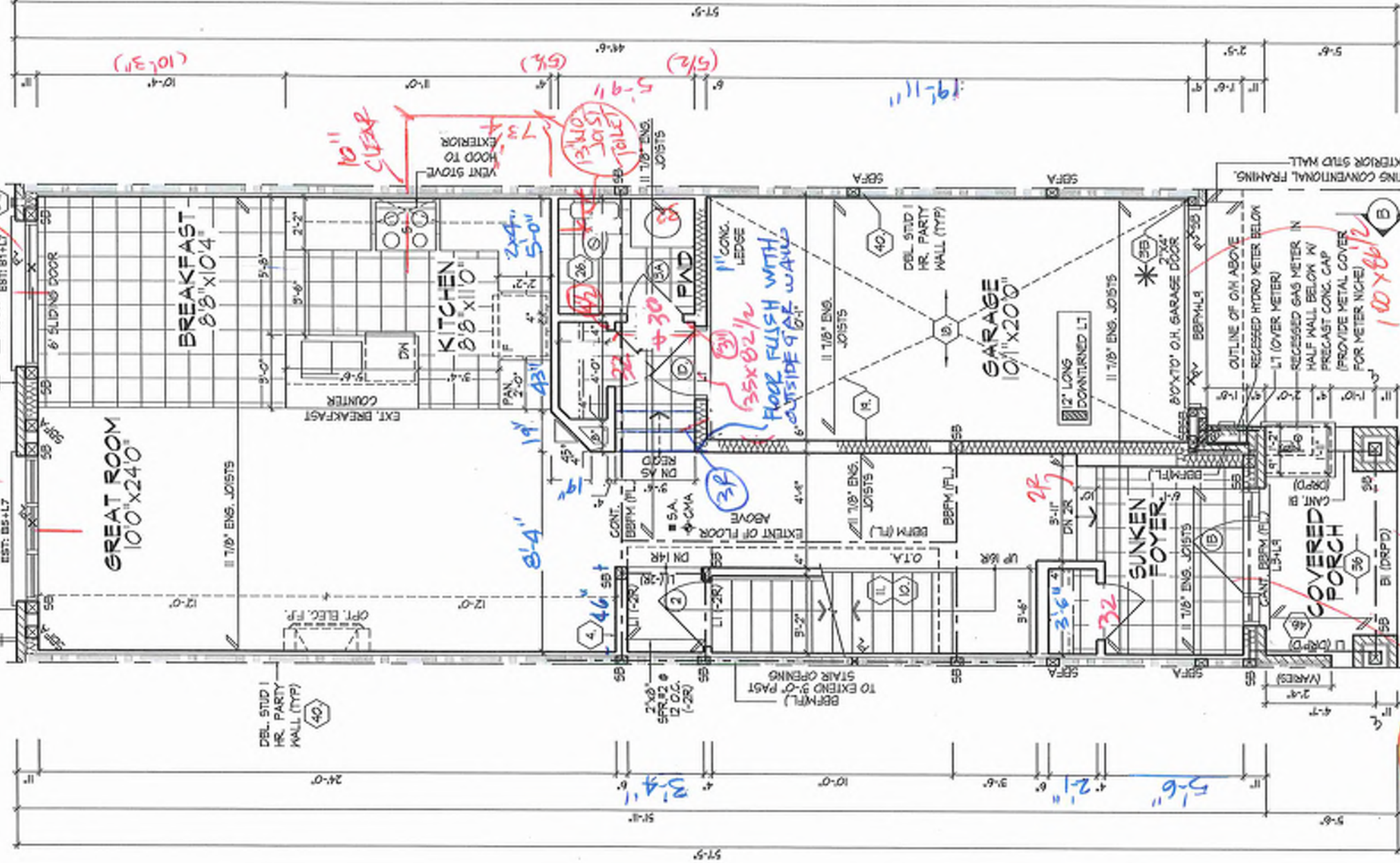
HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE STANDARD BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Dorinda Moffat
21274
18005
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UNIT 2017
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218094WT2017
F 905.737.5133

Preliminary

NOT FINAL April 22 2025



EXTENDED
HEIGHT
SINGLE
DOOR
66'x98'1/2"

INT. DOORS 8'3 1/2"
WINDOWS SEE FLOOR

* 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 plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements 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.

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GROUND FLOOR PLAN, EL. 'A'

UNIT 2017

REV. 2025.03.26

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

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NOT FINAL April 22 2025

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

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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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.

DATE: 21/2/76

NAME: Dominic Molloy

REGISTRATION INFORMATION: SOUV. 202

19845

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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 codes 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 Control Architect can be properly built or located on a lot.

This is to certify that these plans comply with the applicable Architectural Design Ordinance and have been approved by the City of

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

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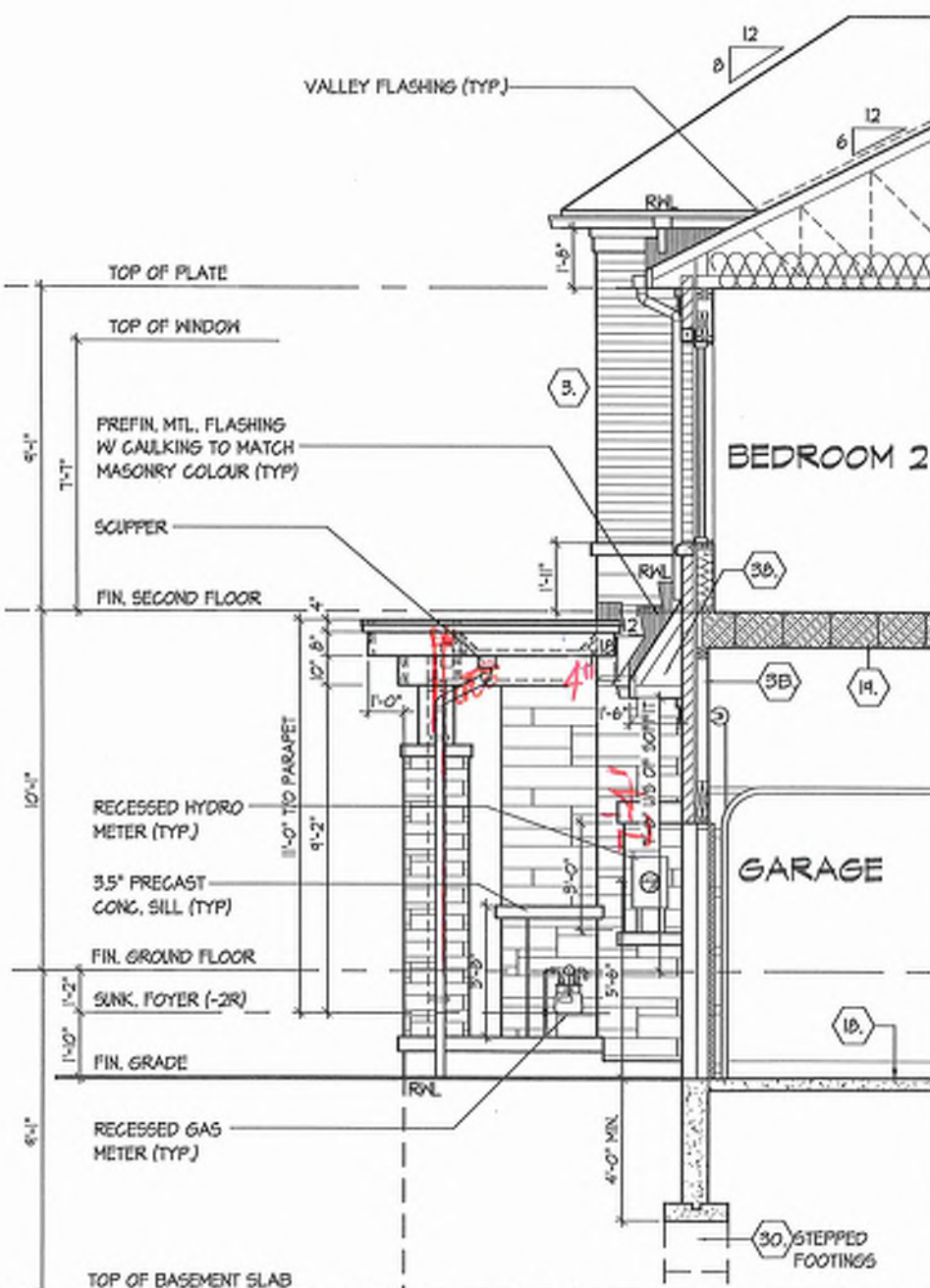
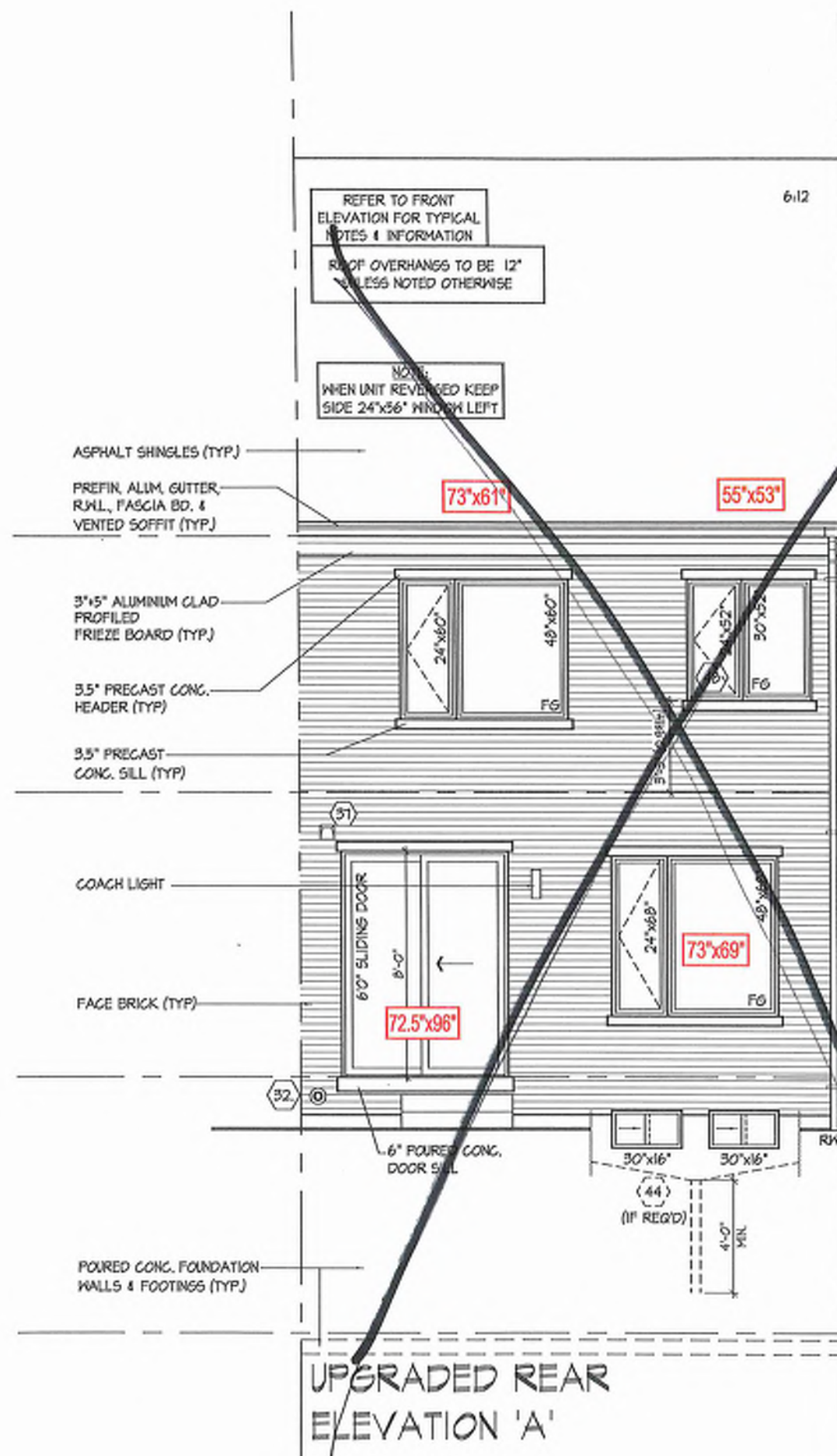
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NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19866
www.huntdesign.ca 8968 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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

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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Power By	Created By	Scale	File Number	Page Number
KW/T	DSMM	3.14159=1"	218094WT2017	15 of 27

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KW/T	DSMM	3.14159=1"	218094WT2017	15 of 27

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KW/T	DSMM	3.14159=1"	218094WT2017	15 of 27

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.

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Dominic Melillo

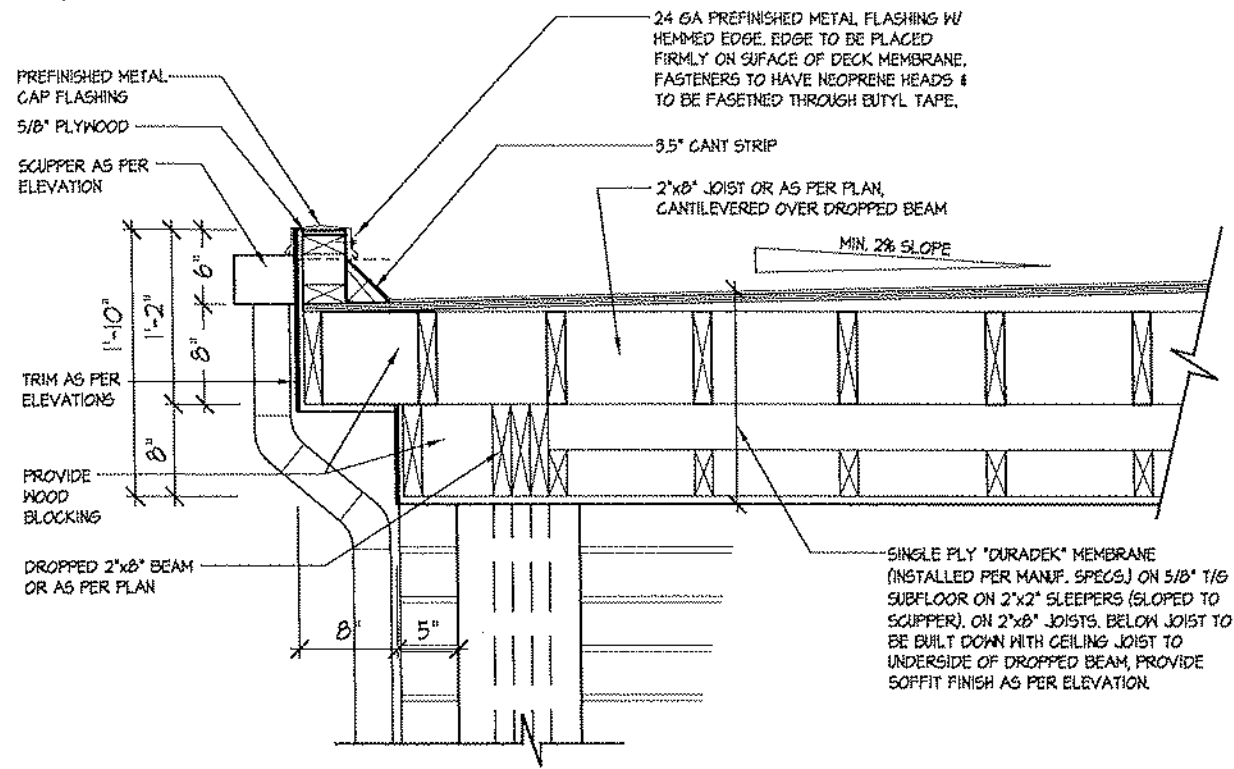
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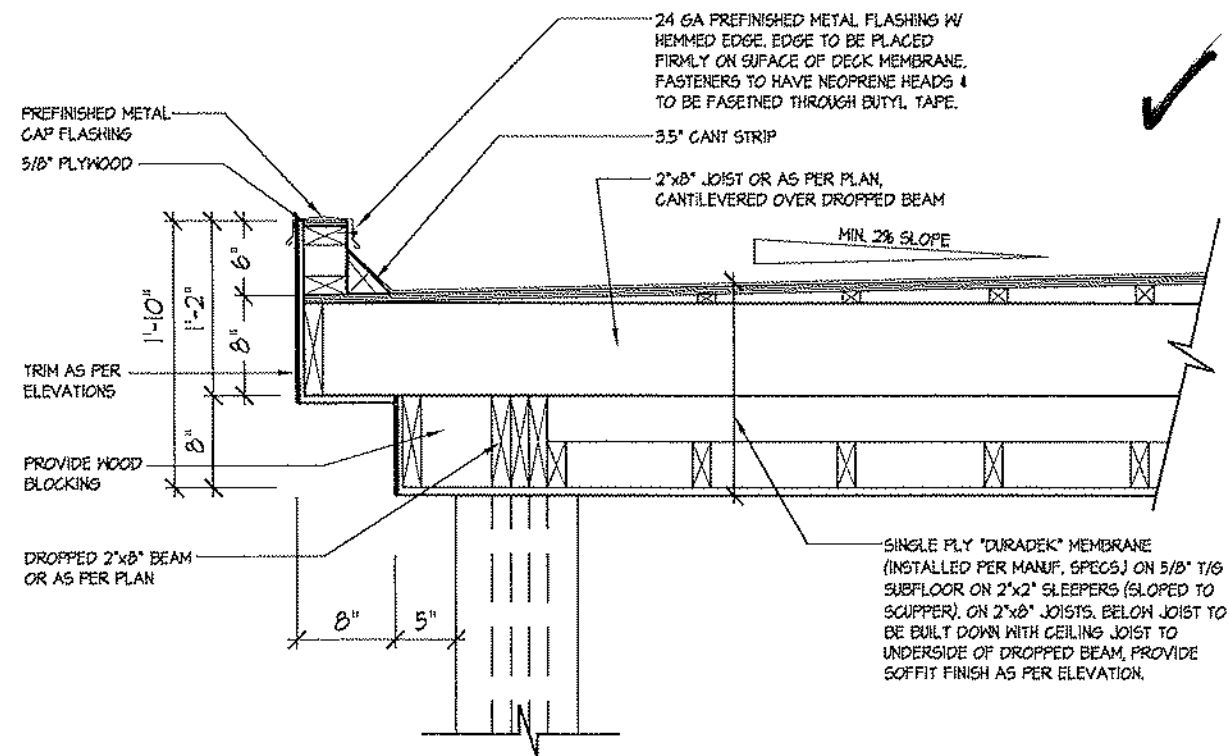
Dominic Melillo

NAME SIGNATURE

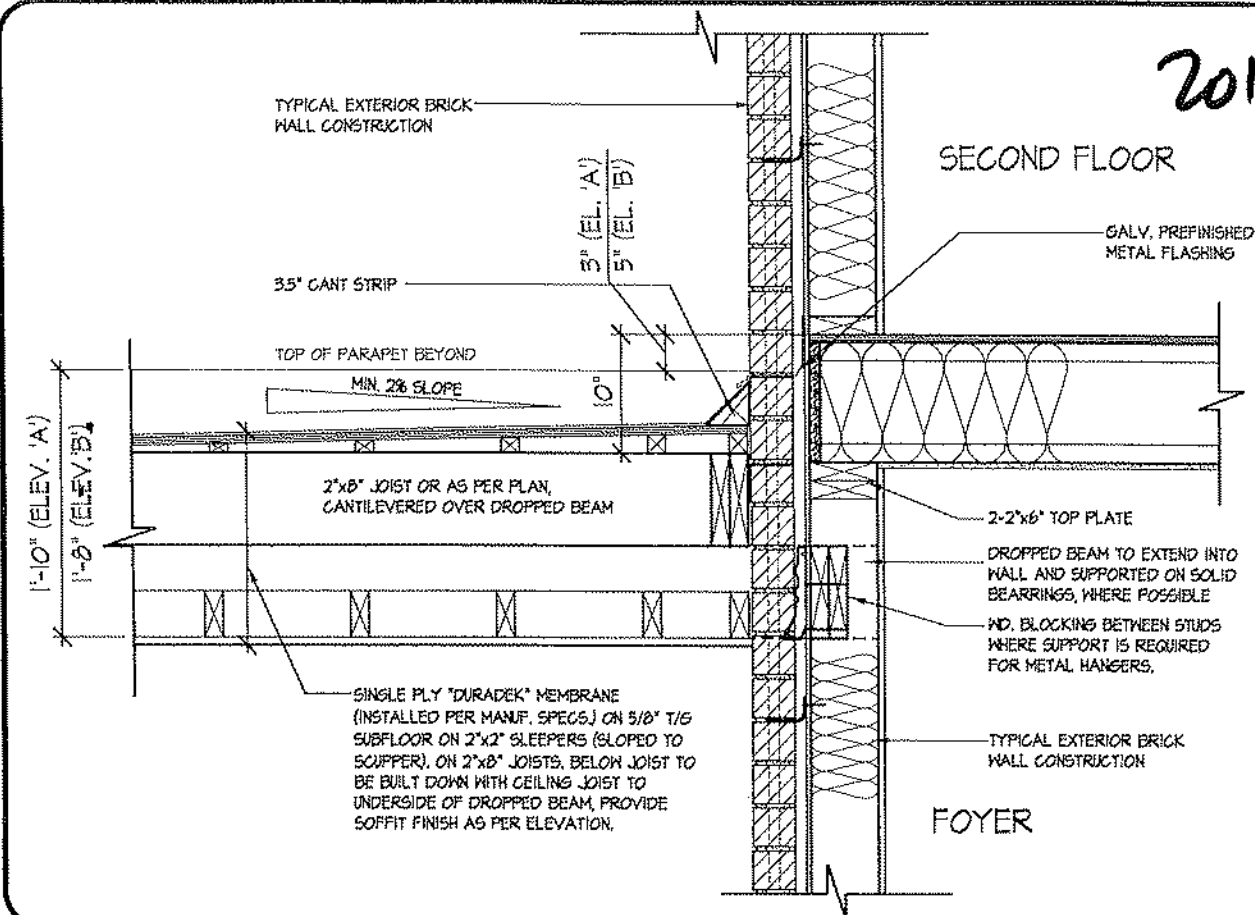
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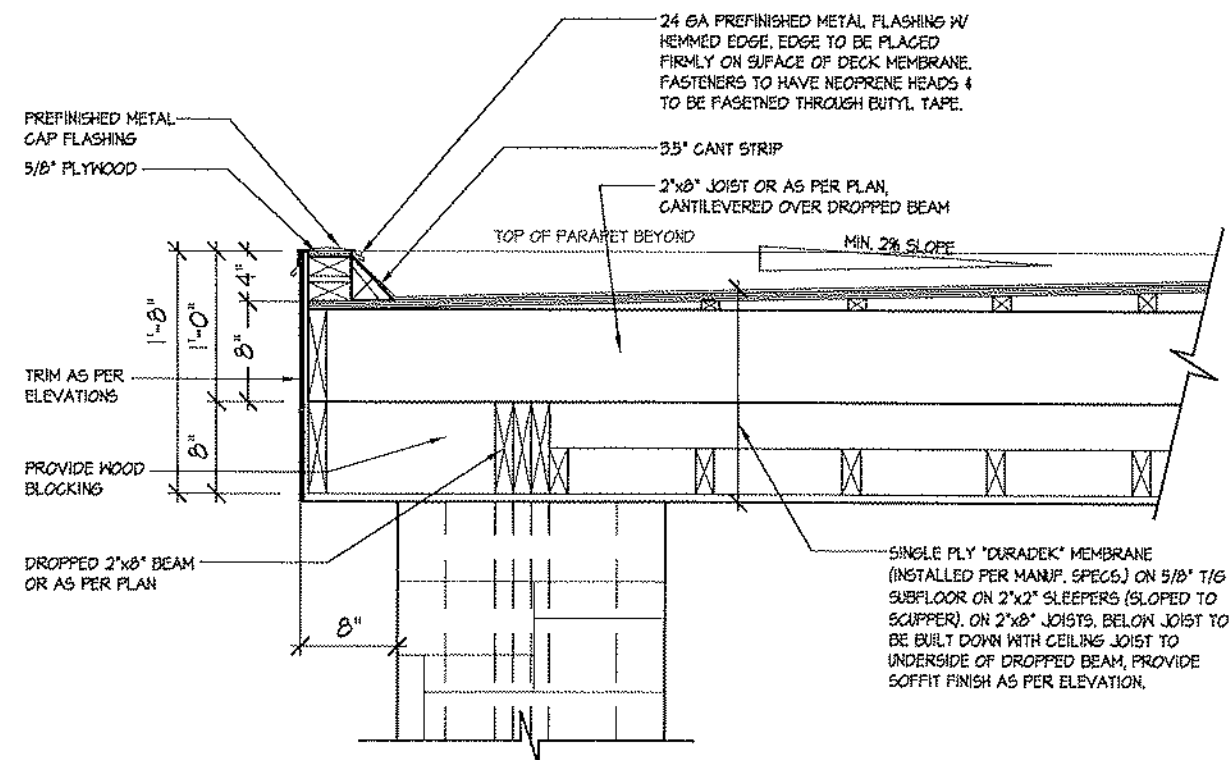
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4\"=1'-0"



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

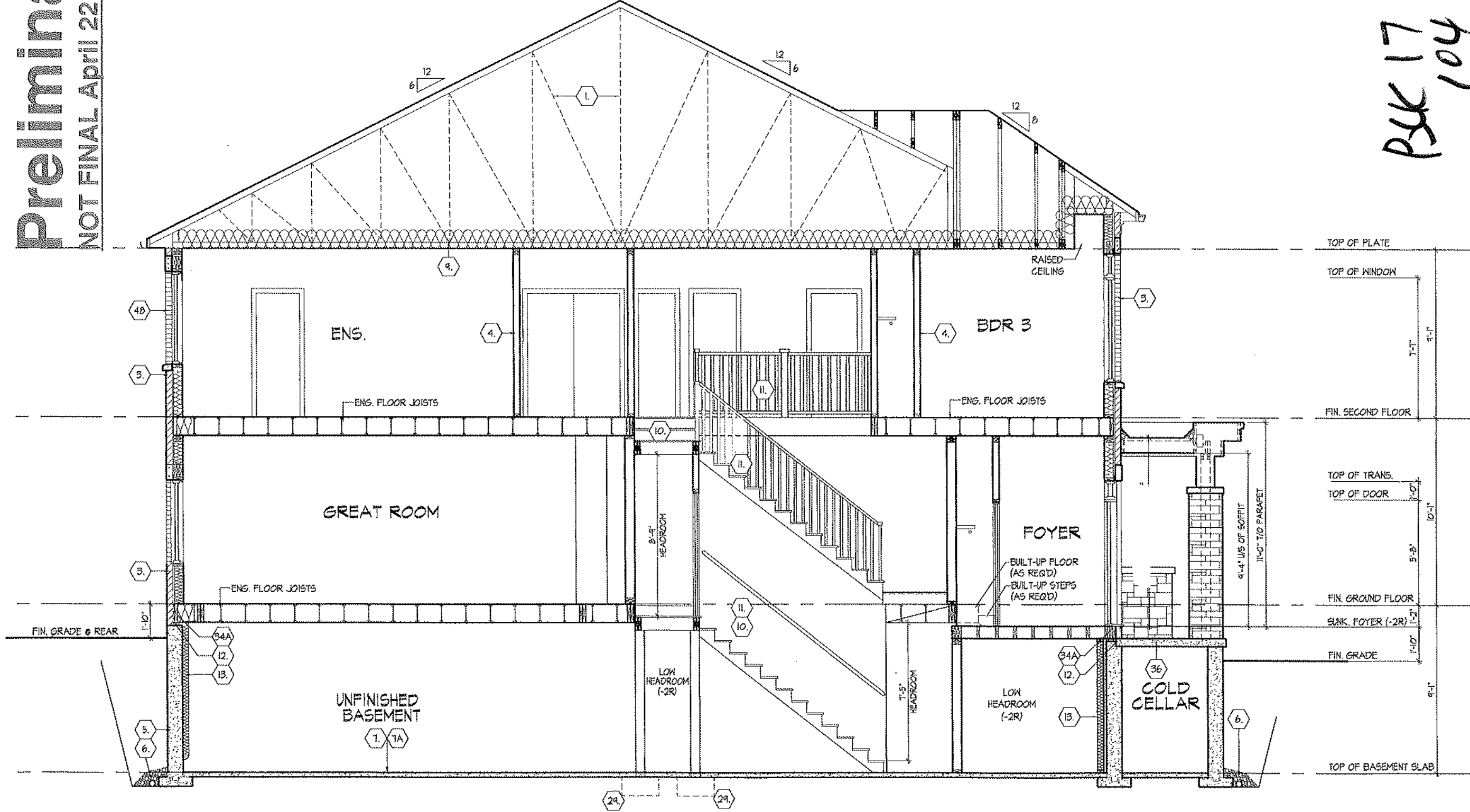
UNIT 2015
REV. 2025.03.25

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

DESIGN ASSOCIATES INC.
www.huntdesign.ca

Drawn by: KMM/MM Checked by: DS/MM Scale: 3/16\"=1'-0\" Date: 218094W12015
F 905.797.7926 T 905.797.5183
8966 Woodbine Ave., Markham, ON L3R 0J7
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Preliminary
NOT FINAL April 22 2025



CROSS SECTION 'A-A'

PK 17
104

CROSS SECTION 'A-A'

UNIT 2017
REV. 2025.03.26

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

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

DATE: 2025.03.26
DESIGN: 218094
PROJECT: 218094
DRAWN: 218094
CHECKED: 218094
APPROVED: 218094
SCALE: 1/8" = 1'-0"

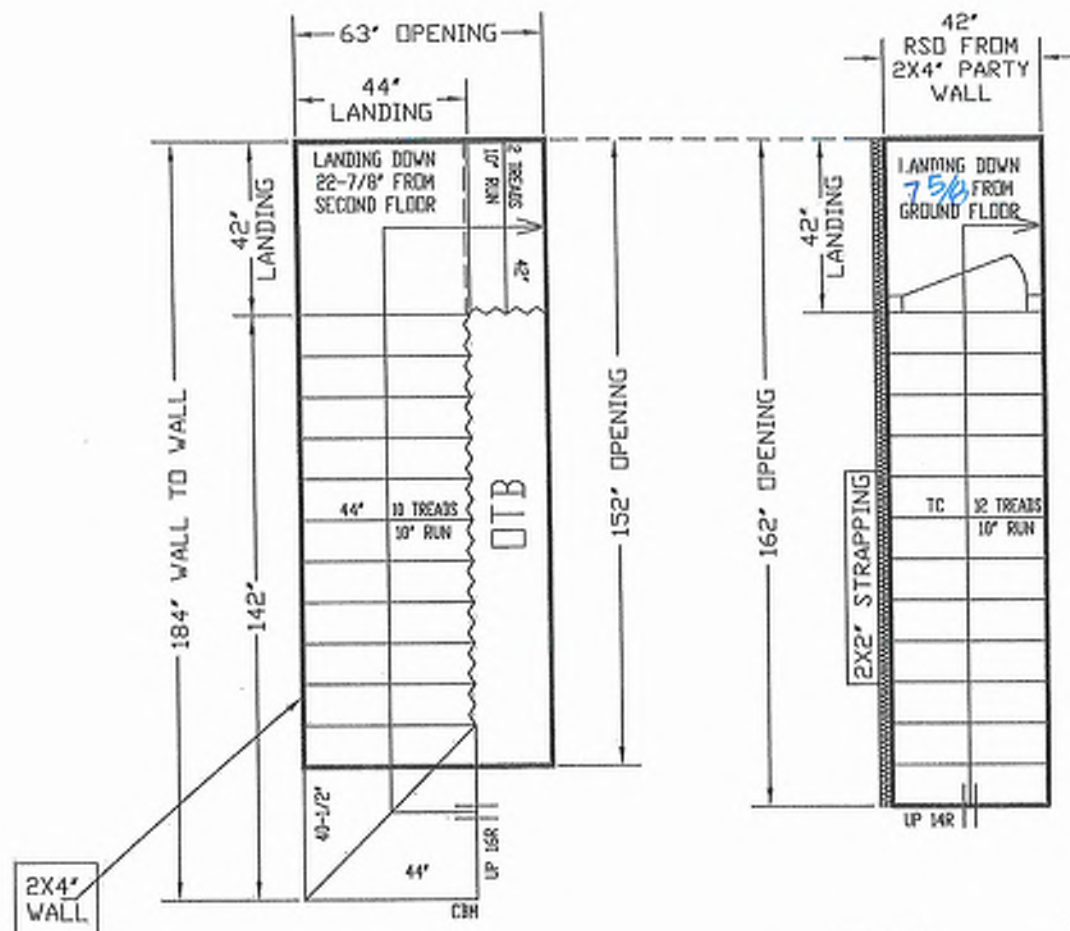
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Checked by: DS/MM, 3/16/25, 1'-0"
Scale: 3/16/25, 1'-0"
Date: 24 of 27

8868 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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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
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN IN LAYOUTS ARE REQUIRED TO
INSTALL OUR STAIRS. ANY PROBLEM WITH DECKING OR STRAPPING ALLOWANCES, ALPHA
STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY
CARPENTERS ON SITE BEFORE TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING
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

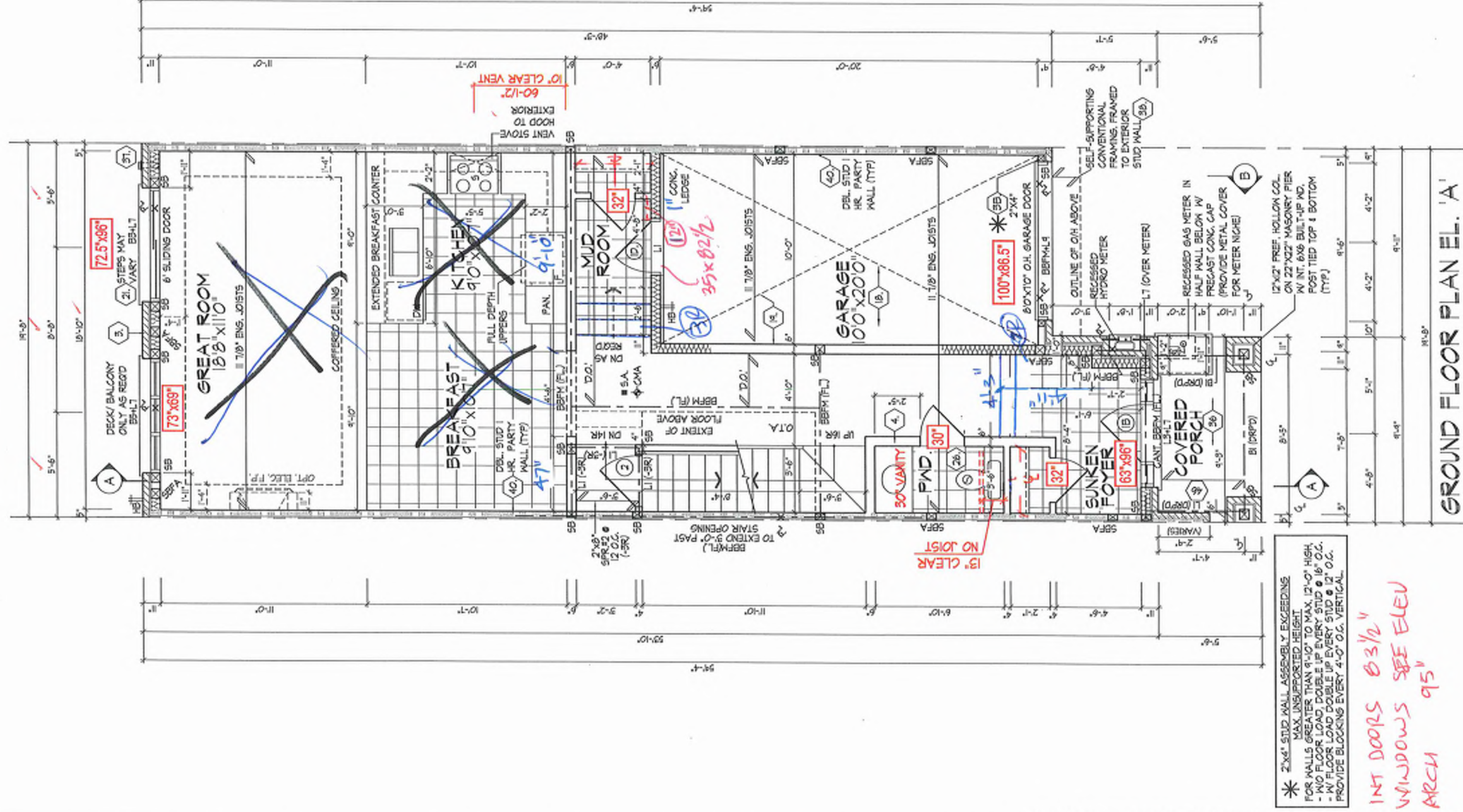
DRAWN BY
PARAMJECT

DATE
MAY 23, 2025

CLIENT
ROYAL PINE HOMES

LAYOUT #
SCALE: 1/32

BK 17-105



use > opt. layout

INT DOORS @ 3 1/2"
WINDOWS SEE ELEV
ARCH 95"

*** 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT**

ALL DOORS ON PLAN ARE 7'-10" HIGH TOP OF FRAME, UNLESS LABELLED OTHERWISE.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL TO 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 Contract 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 can be properly built or located there.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Birmingham, AL.

BK 17
105

GROUND FLOOR PLAN. EL. 'A'

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



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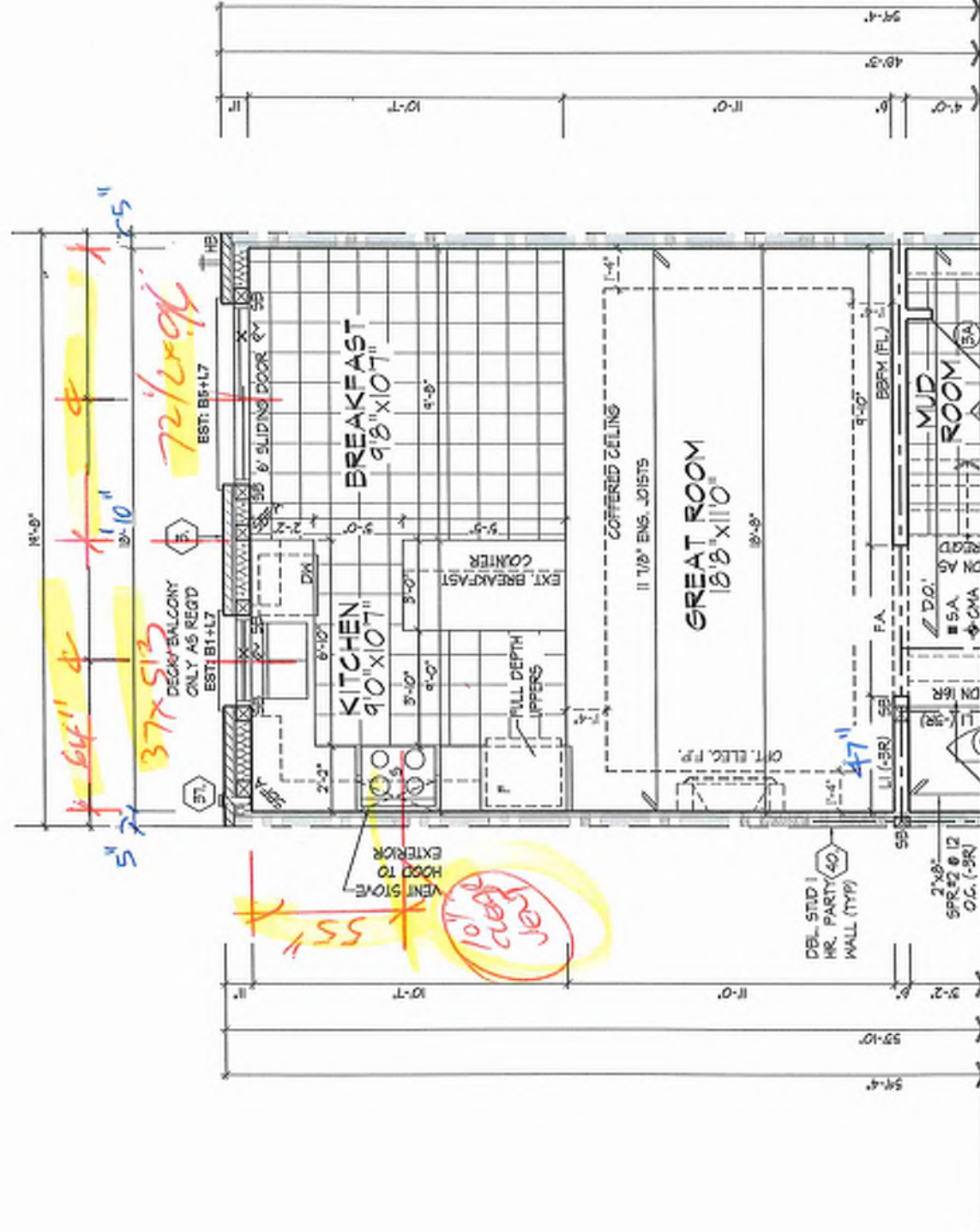
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3 of 25

100

the SON number and official signature.



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

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

PK 17
105

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

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

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QUALIFICATION INFORMATION
Dominic Modolo

NAME SIGNATURE
21274

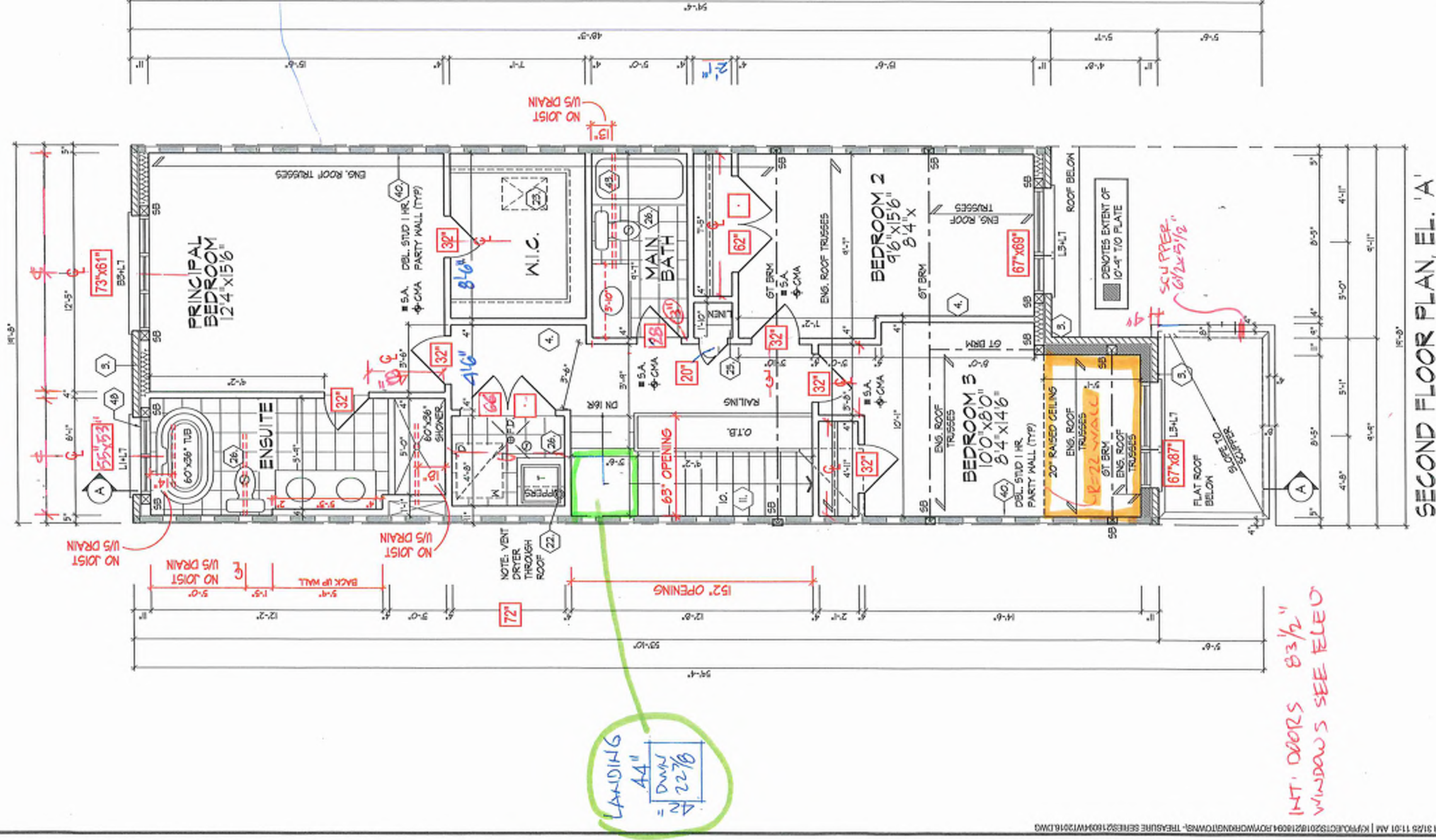
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UNIT 2016
REV. 2025.03.24

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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
109

SECOND FLOOR PLAN, EL. 'A'

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

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Qualification Information
Dominic Mobilia
21274
19655

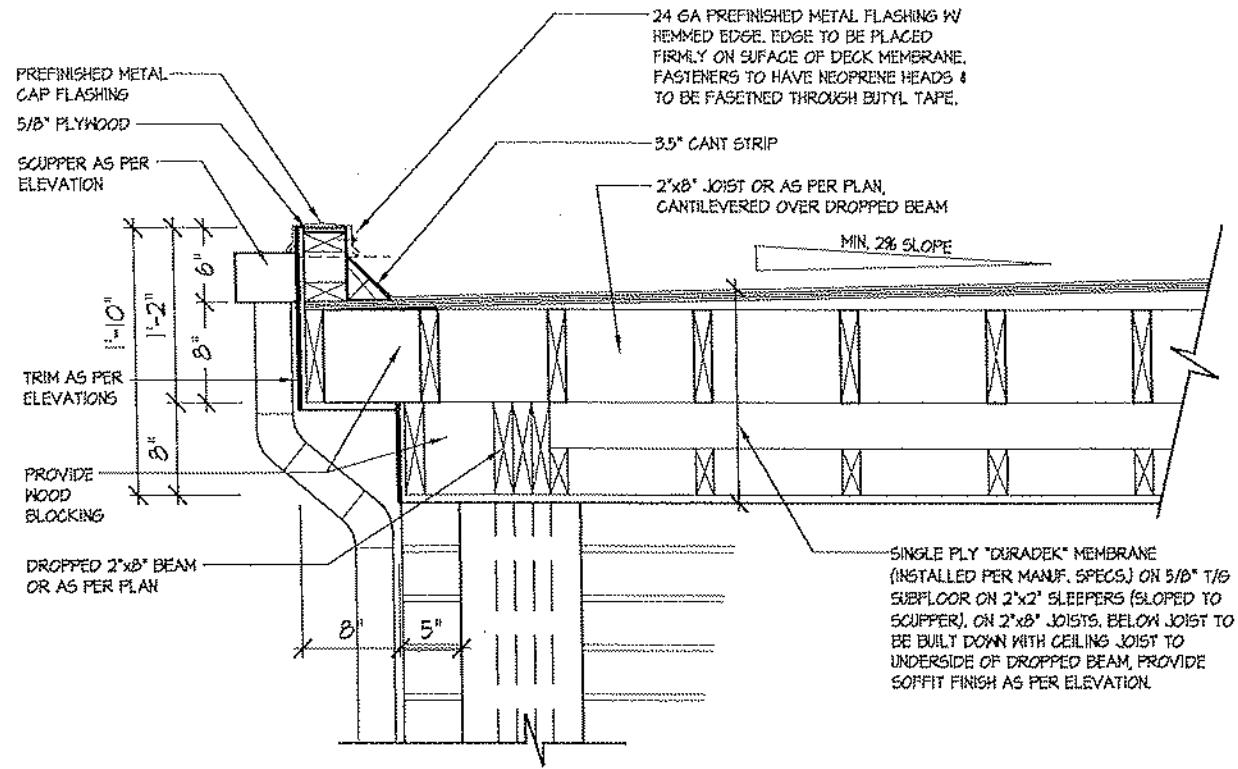
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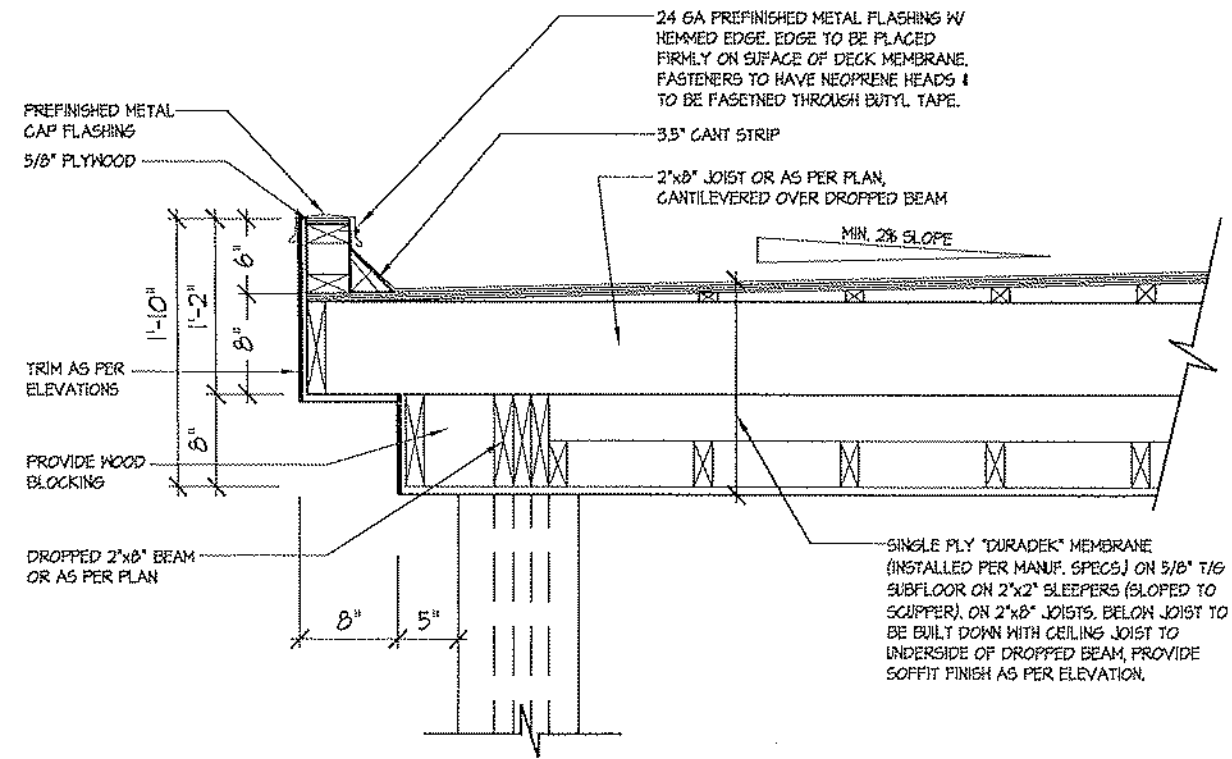
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File Number: 218094WT2016
Page Number: 5 of 25
REV. 2025.03.24

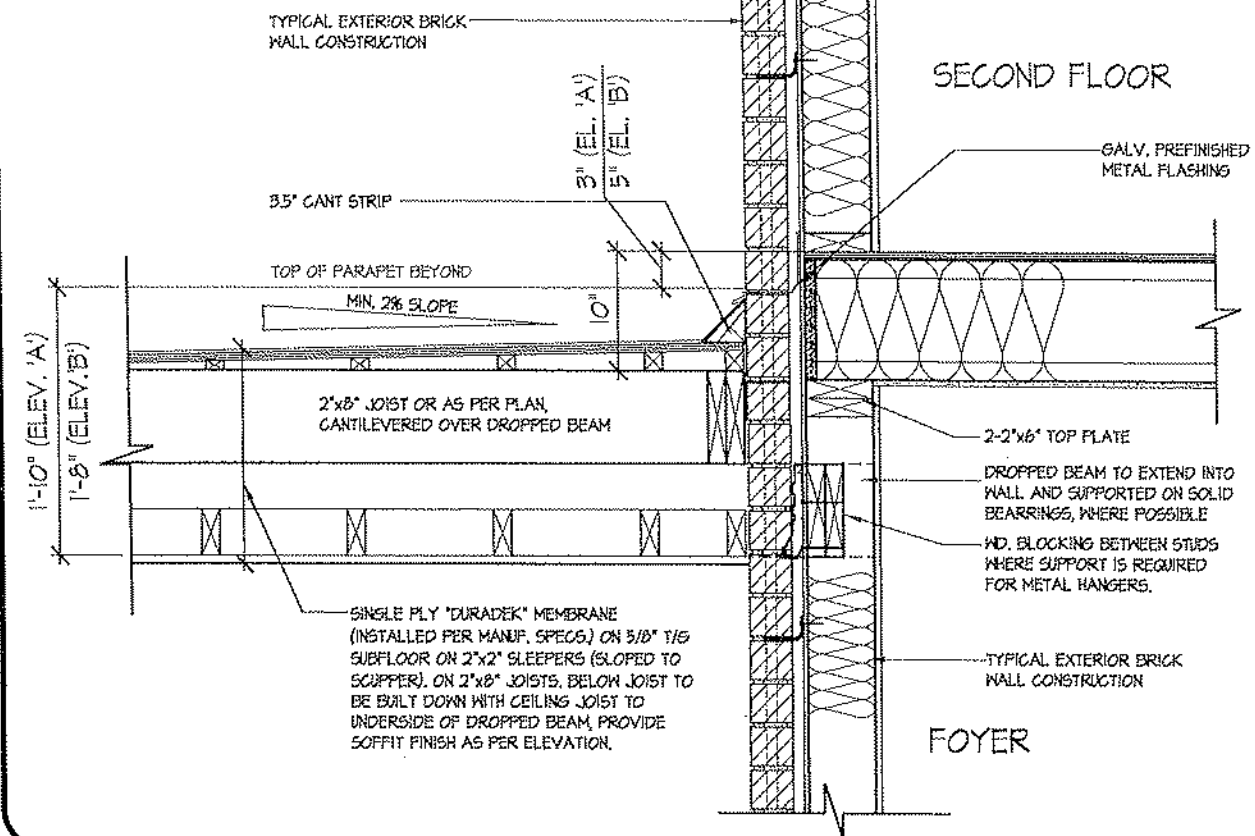
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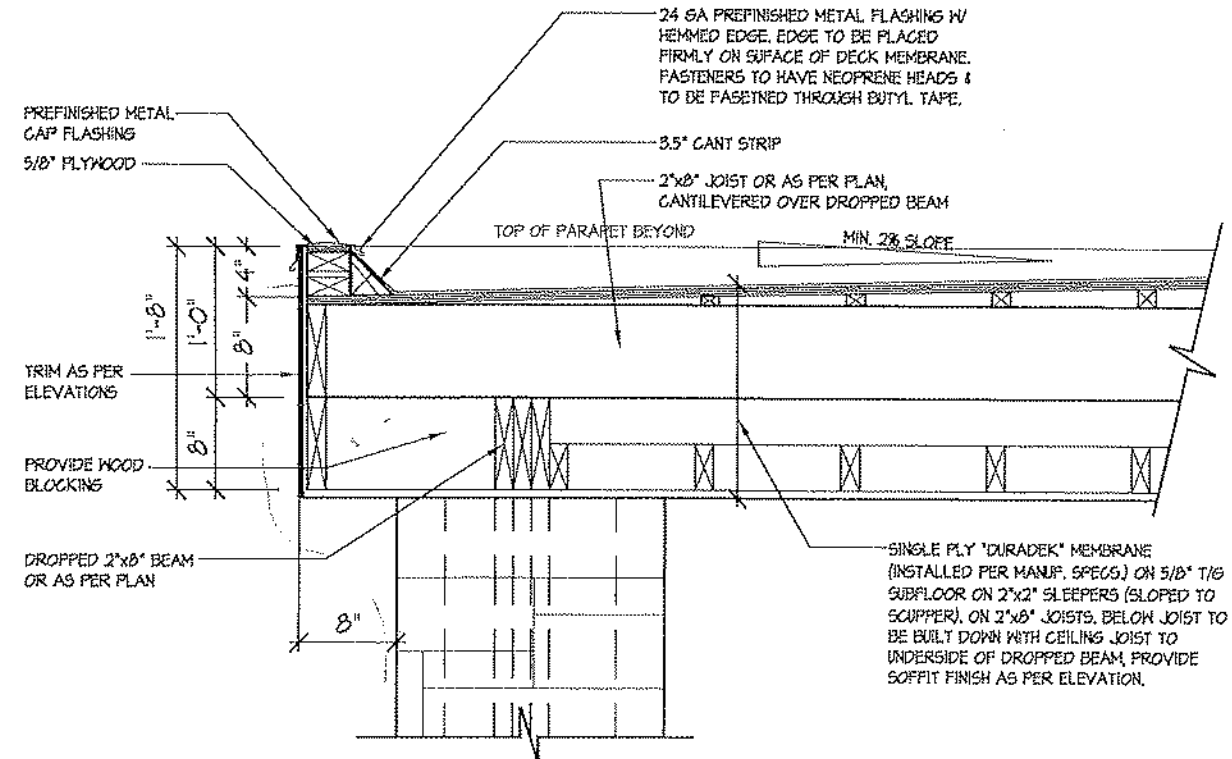
18 **FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)**
3/4"=1'-0"



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

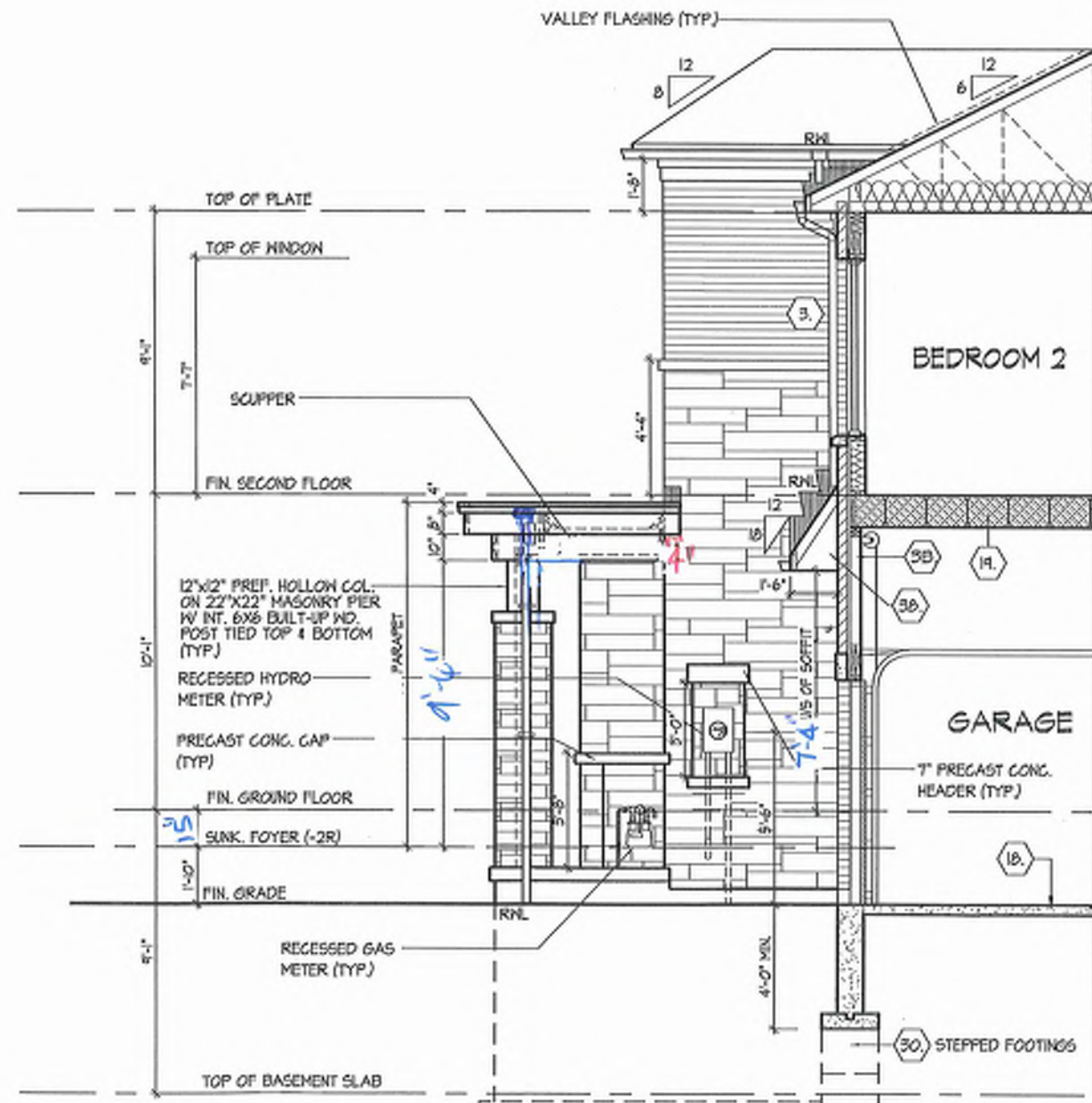


3 **FLAT ROOF DETAIL @ EXTERIOR WALL**
3/4"=1'-0"



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

BUC 17- 105



PARTIAL SECTION 'B', EL. 'A'

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BK17
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PARTIAL SECTION B, EL. 'A'

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

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QUALIFICATION INFORMATION

DATE: 21/2/16

PROJECT INFORMATION

HUNT DESIGN ASSOCIATES INC.

15695

UNIT 2016

REV. 2025.03.24

Page Number

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CROSS SECTION 'A-A'

UNIT 2016
REV. 2025.03.24

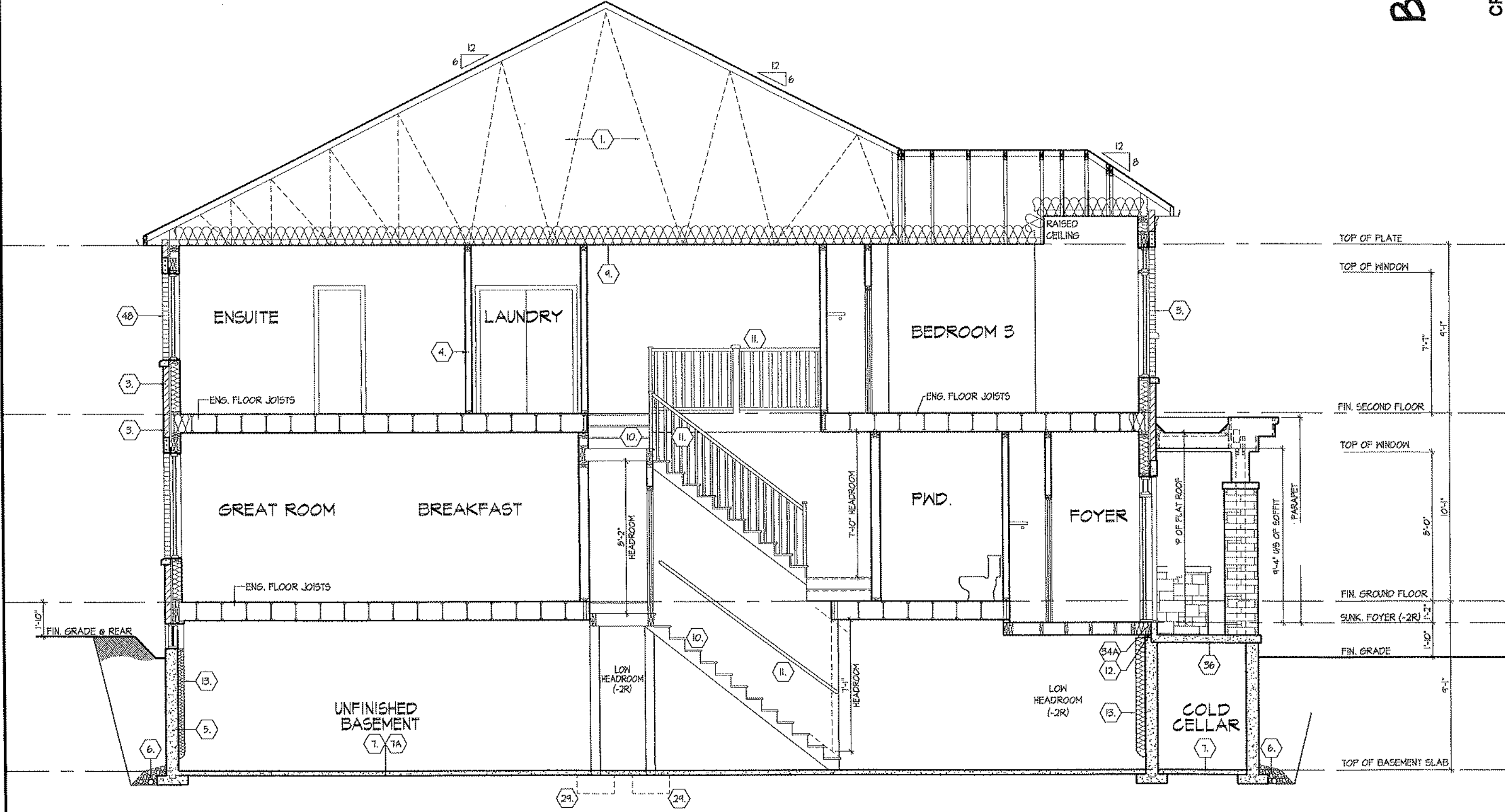
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ROYAL PINE HOMES - 218094
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21274
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CROSS SECTION 'A-A'

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 2X2" (50.8) 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 2X2" (50.8) 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 2X4" (50.8) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2X4" (50.8) SILL PLATES. (2X6" (50.8) 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 2X2" (50.8) 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) DENSE GLASS GOLD GYPSUM BOARD 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)
- 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 8 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) DENSE GLASS GOLD GYPSUM BRD. 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)
- 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 OR 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]
2X12" (50.8) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED W/ 2X2" (50.8) 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 2X2" (50.8) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAND PERPENDICULAR TO 2X8" (50.8) 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 2X4" (50.8) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2X4" (50.8) 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 2X4" (50.8) SPACERS LAID FLAT ON 2X10" (50.8) 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		3.4. ACRONYMS
2.1. WINDOWS		ABV ABOVE AFR ABOVE FINISHED FLOOR HWT HOT WATER TANK BFRM BEAM BY FLOOR MANUFACTURER JST JOIST BFRM BEAM BY ROOF MANUFACTURER LIN LINEN CLOSET BS FIXED GLASS W/ BLACK BACKING LVL LAMINATED VENEER LUMBER BLW BELOW BM BEAM PLT PLATE C/W CONVENTIONAL ROOF FRAMING PT PRESURE TREATED DJT DOUBLE JOIST TRIPLE JOIST PTD PAINTED POW POWDER ROOM RNL RAIN WATER LEADER SB SOLID BEARING WOOD POST ENG ENGINEERED SBF ENERGY RECOVERY VENTILATION UNIT SBF FROM ABOVE EST ESTIMATED SP SPRUCE FA FLAT ARCH FD FLOOR DRAIN STL STEEL FG FIXED GLASS TID TOP OF FL FLUSH TYP TYPICAL UD UNDERSIDE GT GIRDER TRUSS WD WOOD SIPR SISTER TRUSS BY ROOF MANUFACTURER WIC WALK IN CLOSET HB HOSE BB HORM HEADROOM
2.2. CEILING HEIGHTS		MINIMUM HEIGHTS 7'7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'11" AT ANY POINT 7'7" OVER 50% OF REQUIRED FLOOR AREA OR 6'11" OVER ALL OF THE REQUIRED FLOOR AREA 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" 6'11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING 6'11"
2.3. MECHANICAL / PLUMBING [9.23]		MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. [9.91.6] REFER TO TITLE PAGE FOR MAX. UNVALUE REQUIREMENTS REFER TO MECHANICAL DRAWINGS
2.4. LUMBER		ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE. 1) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE 2) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 3) 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. 4) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS. 5) 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. 453B) 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]		STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21, GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21, GRADE 350W CLASS 11. 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
2.6. FLAT ARCHES		FOR 8'X24" CEILINGS, FLAT ARCHES SHALL BE 6'X10" (2000) A.F.F. FOR 9'X27" CEILINGS, FLAT ARCHES SHALL BE 7'X10" (2400) A.F.F. FOR 10'X30" CEILINGS, FLAT ARCHES SHALL BE 8'X6" (2600) A.F.F.
2.7. ROOF OVERHANGS		ALL ROOF OVERHANGS SHALL BE 1'0" (300). UNLESS NOTED OTHERWISE.
2.8. FLASHING [9.20.3]. [9.26.4]. [9.27.3]		FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
2.9. GRADING		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.

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)]. [30]. [9.23.14.8.(2)] [9.38.2.1.(1)]	
2'x8" SPRUCE #2	2'x12" SPRUCE #2
L1 2'x8" (238x184)	L3 2'x12" (238x286)
B1 3'x8" (938x184)	B3 3'x12" (938x286)
B2 4'x8" (438x184)	B4 4'x12" (438x286)
B7 5'x8" (538x184)	B8 5'x12" (538x286)
ENGINEERED LUMBER SCHEDULE	
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL
LVL2 1-1 3/4"x9 1/2"	LVL3 1-1 3/4"x11 7/8"
LVL4 2-1 3/4"x9 1/2"	LVL6 2-1 3/4"x11 7/8"
LVL5 3-1 3/4"x9 1/2"	LVL7 3-1 3/4"x11 7/8"
LVL8 4-1 3/4"x9 1/2"	LVL9 4-1 3/4"x11 7/8"
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2 B.) FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3)	
CODE	SIZE
L7	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)
L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)
L9	5" x 3 1/2" x 5/16" (127 x 89 x 7.9)
L10	5" x 3 1/2" x 7/16" (127 x 89 x 11)
L11	6" x 3 1/2" x 7/16" (152 x 89 x 11)
L12	7" x 4" x 7/16" (178 x 102 x 11)
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 6'8" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR 2'10" x 6'8" x 1-3/4" (655 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR 3'0" x 6'8" x 1-3/4" (615 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 2'6" x 6'8" x 1-3/4" (615 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E	EXTERIOR 3'0" x 6'8" x 1-3/4" (615 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F	EXTERIOR 2'6" x 6'8" x 1-3/4" (615 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR 2'6" x 6'8" x 1-3/4" (615 x 2030 x 45) 20 MIN. FIRE DOORFRAME WITH APP. SELF-CLOSING DEVICE
2	INTERIOR 2'6" x 6'8" x 1-3/8" (615 x 2030 x 35)
2B	INTERIOR 3'0" x 6'8" x 1-3/8" (615 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" (460 x 2030 x 35)

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

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	

CONSTRUCTION NOTES 2	
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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.

BLK 17
105



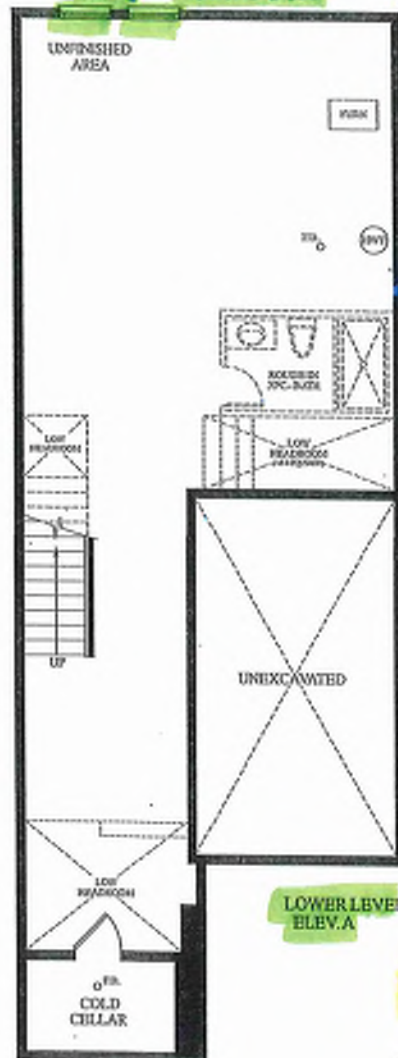
BAYVIEW HEIGHTS
RICHMOND HILL



* KEEP STD (x2)
30x16 Bst
Windows

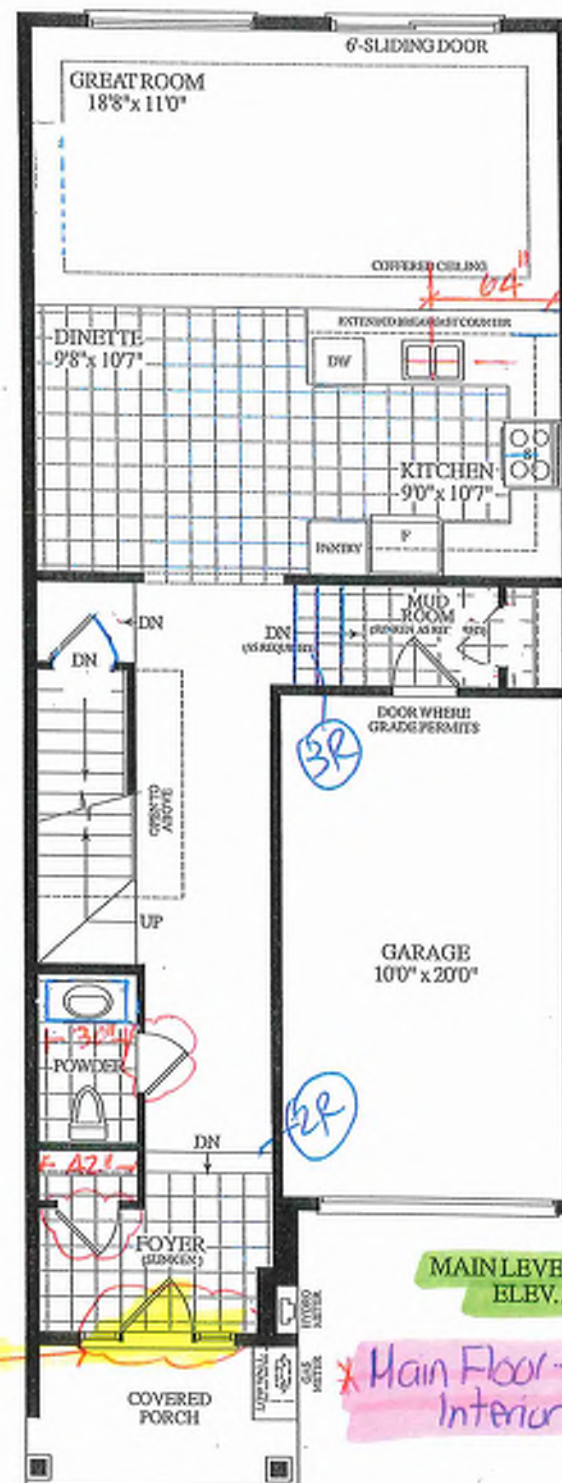
July 3, 2025

21/11



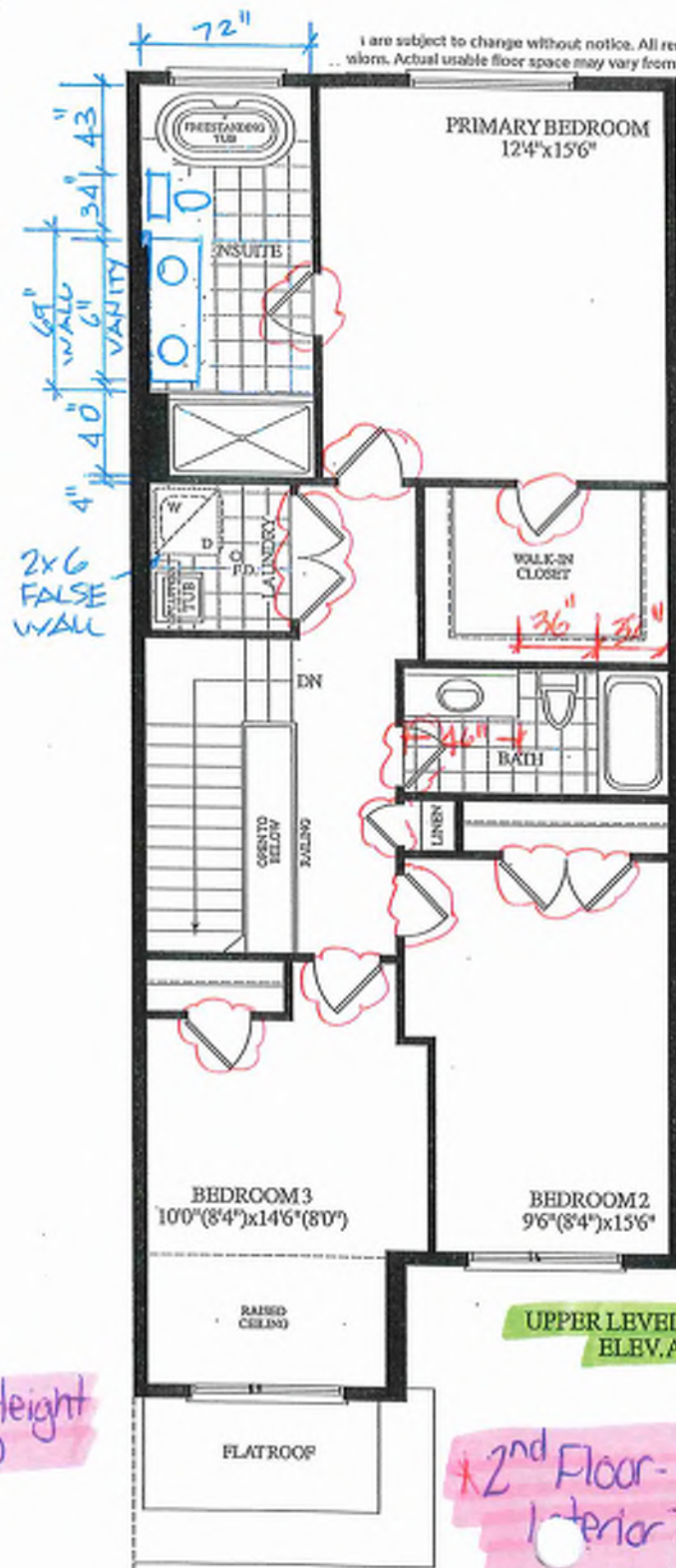
LOWER LEVEL
ELEV. A

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



MAIN LEVEL
ELEV. A

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



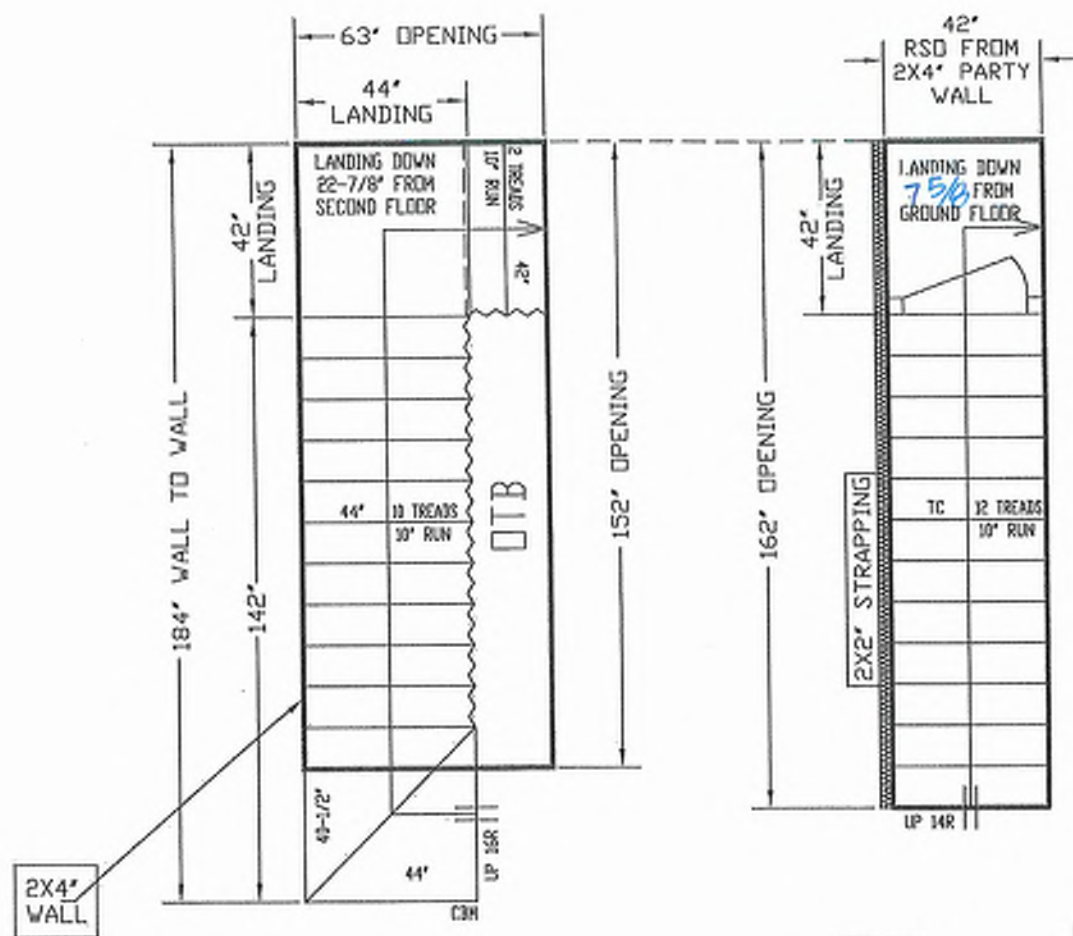
are subject to change without notice. All renderings are artist's concept. Actual usable floor space may vary from the stated floor area. E.A.O.B.

UPPER LEVEL
ELEV. A

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

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 >



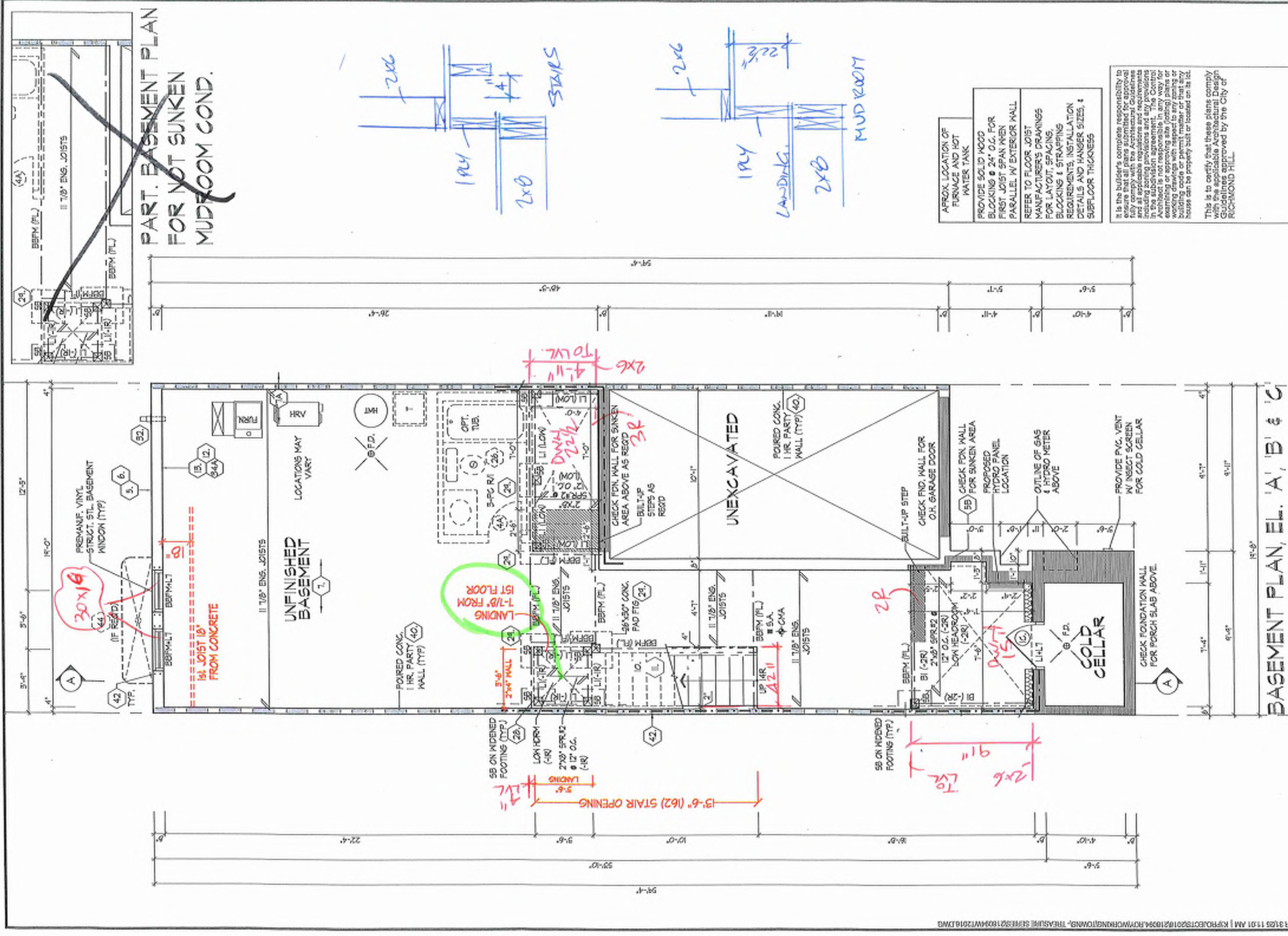
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE.
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS.
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO
INSTALL 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

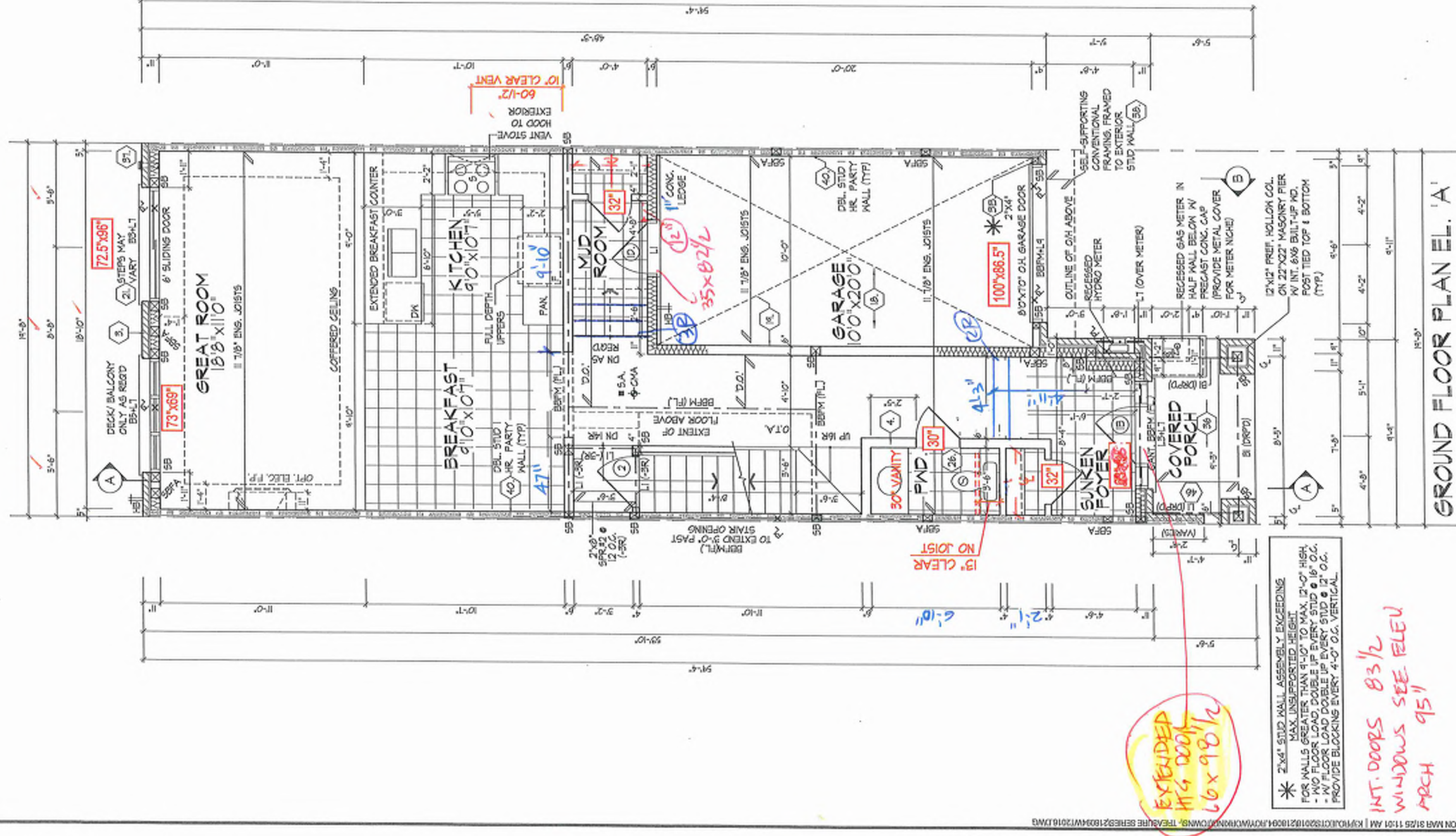
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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106

GROUND FLOOR PLAN, EL. 'A'

UNIT 2016
REV. 2025.03.24

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

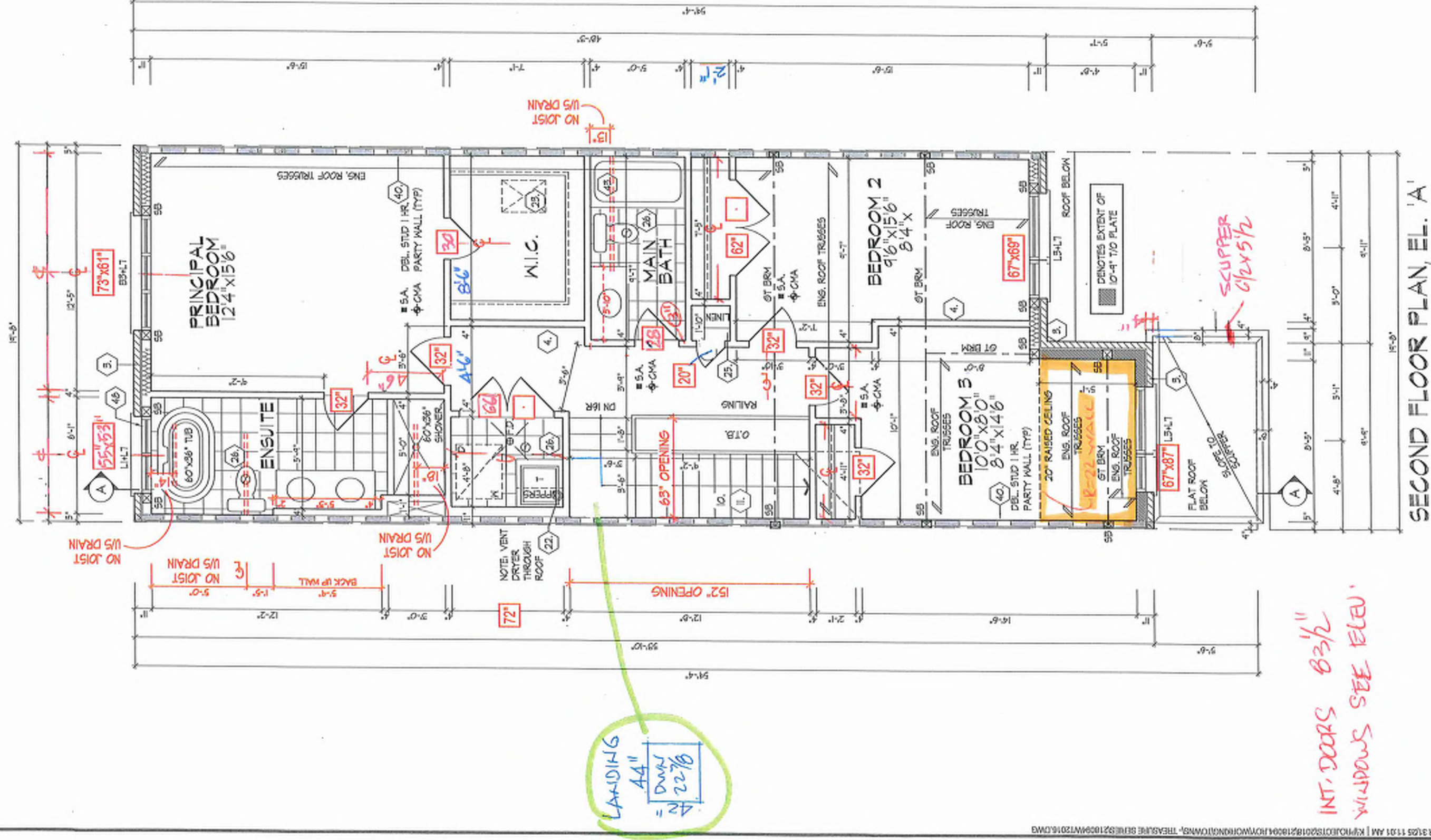
QUALIFICATION INFORMATION
Dorinda Molloy
NAME
SIGNATURE
21274
BOB
19668
HUNT DESIGN ASSOCIATES INC.

Ph Number
218094WT2016
Page Number
3 of 23

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

8908 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5193 F 905.737.7528

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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 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 if any house can be properly built or located in that lot.

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

BK 17
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SECOND FLOOR PLAN. EL. 'A'

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

UNIT 2016

REV. 2025.03.24

File Number: 218094WT2016 Page Number: 5 of 29



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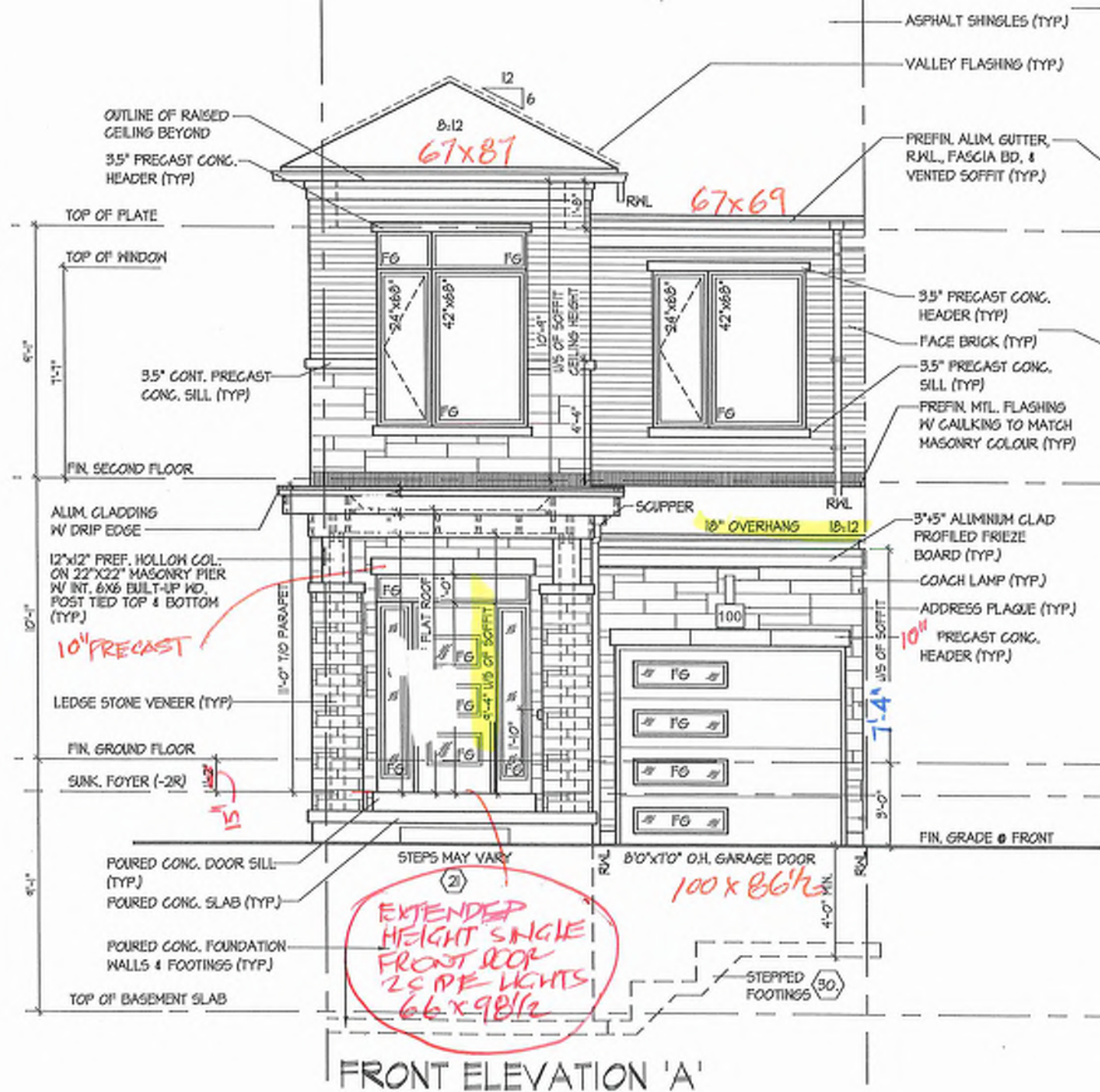
QUALIFICATION INFORMATION	SIGNATURE	ID NO.
Dominic Mobilio		21274
REGISTRATION INFORMATION		BORN

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

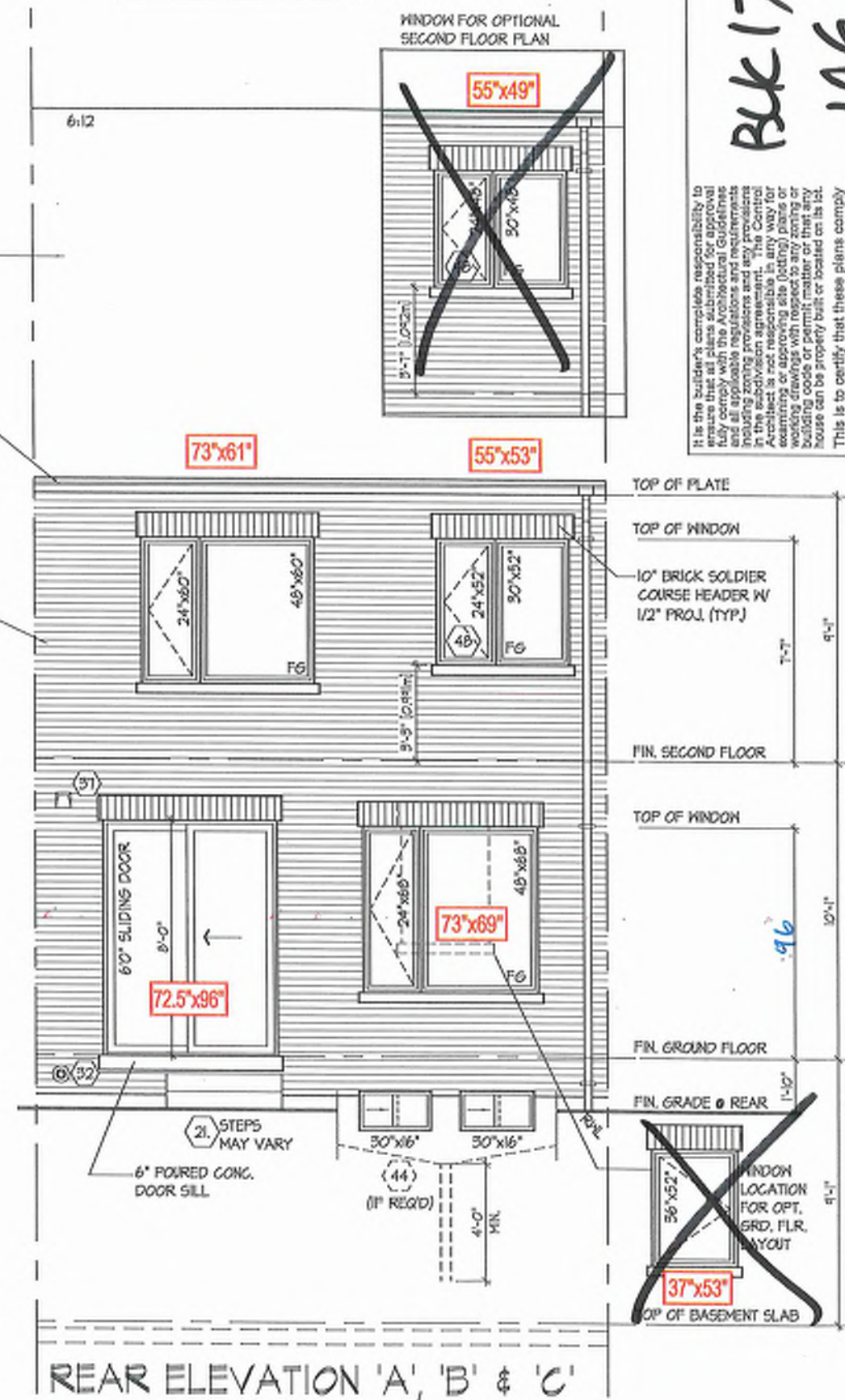
NOTE:
WHEN UNIT REVERSED KEEP
FIXED GLASS GARAGE
DOOR PANES LEFT

NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24'x66" WINDOW LEFT



FRONT ELEVATION 'A'

NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE



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

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 of the City of Richmond Hill is not responsible for any errors or omissions on any drawings 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.

BK17
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FRONT & UPGRADED REAR ELEVATION 'A'
UNIT 2016
REV. 2025.03.24

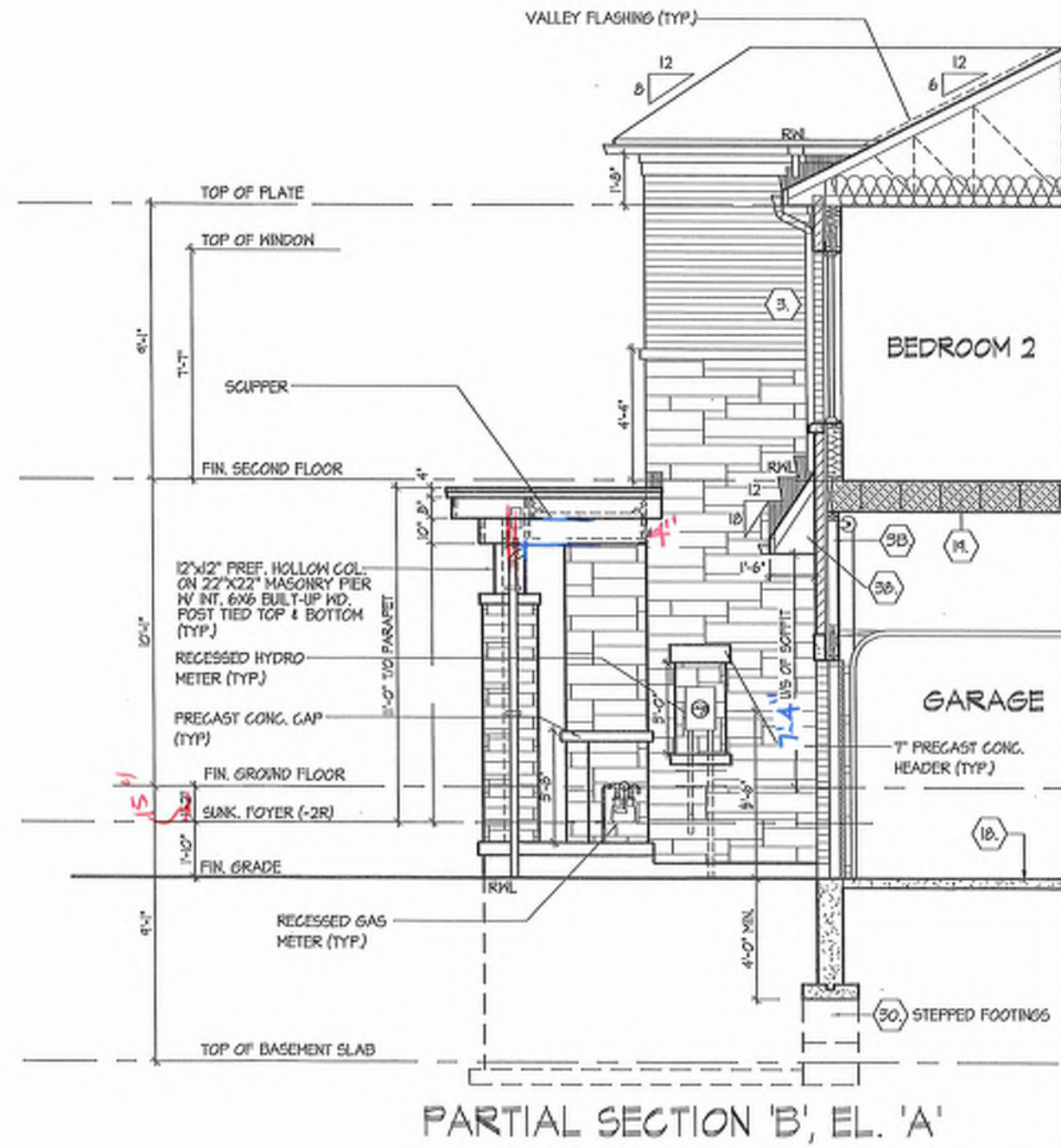
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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

Page Number: 15 of 25
Page Name: 218094WT2016
F 905.737.7926
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8856 Woodbine Ave, Markham, ON L3R 0J7

21274
18955
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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.

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PARTIAL SECTION B, EL. 'A'

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



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THE LACROSSEBOARD 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.

21274
Dominic Modillo

NAME	SIGNATURE	DCN
INFORMATION SUBSTITUTION		

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1993

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218094WT2018

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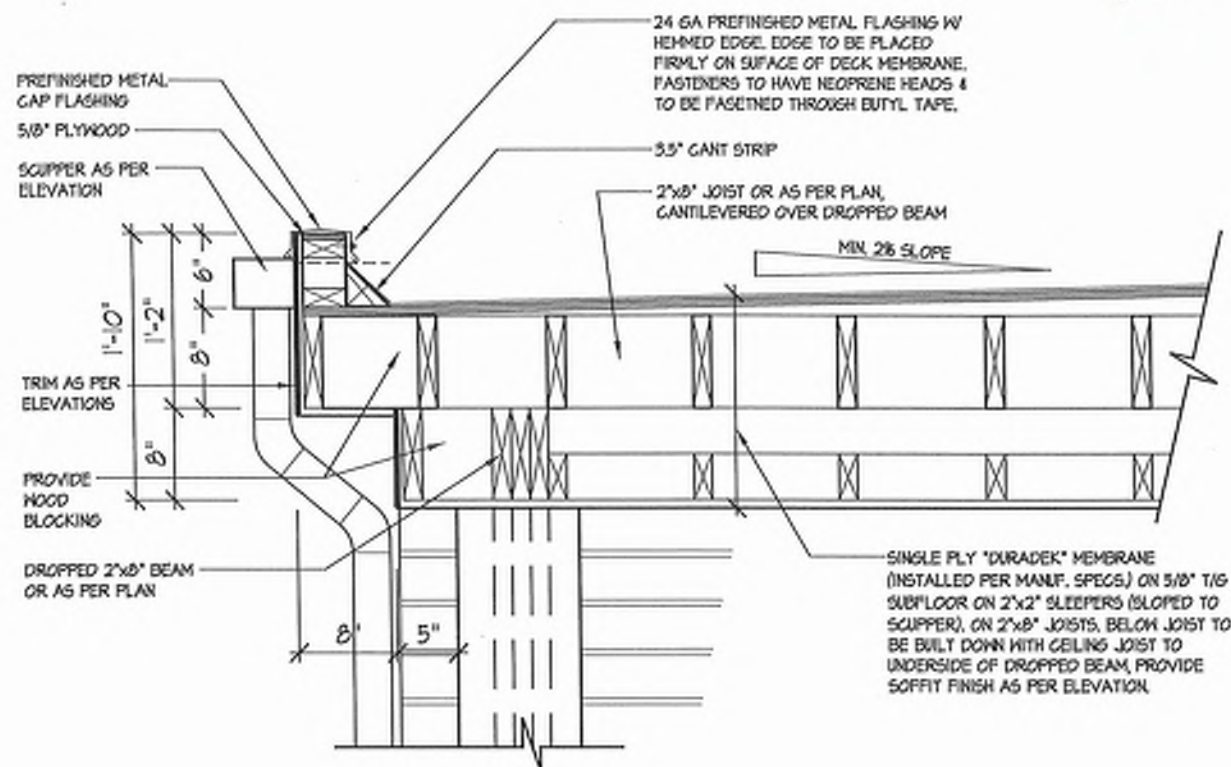
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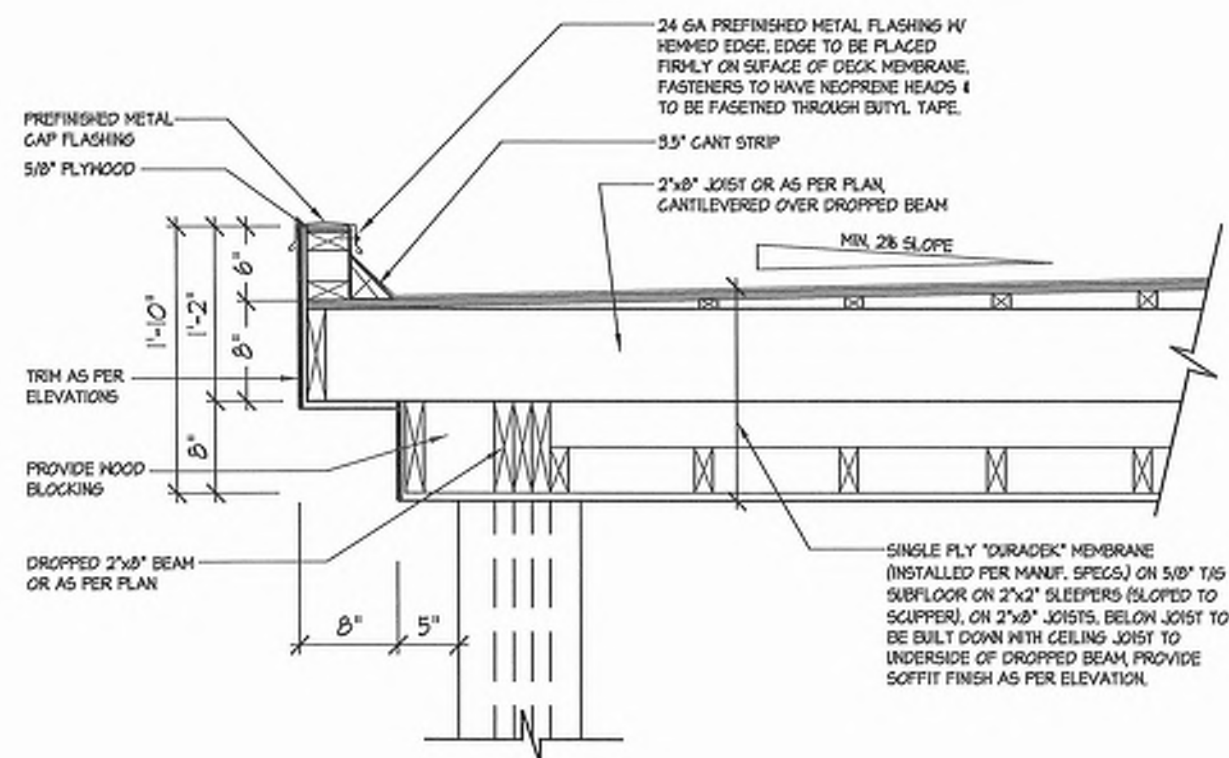
MM $3/16^2=1^1-0^2$

Maricham, ON L3R 0J7

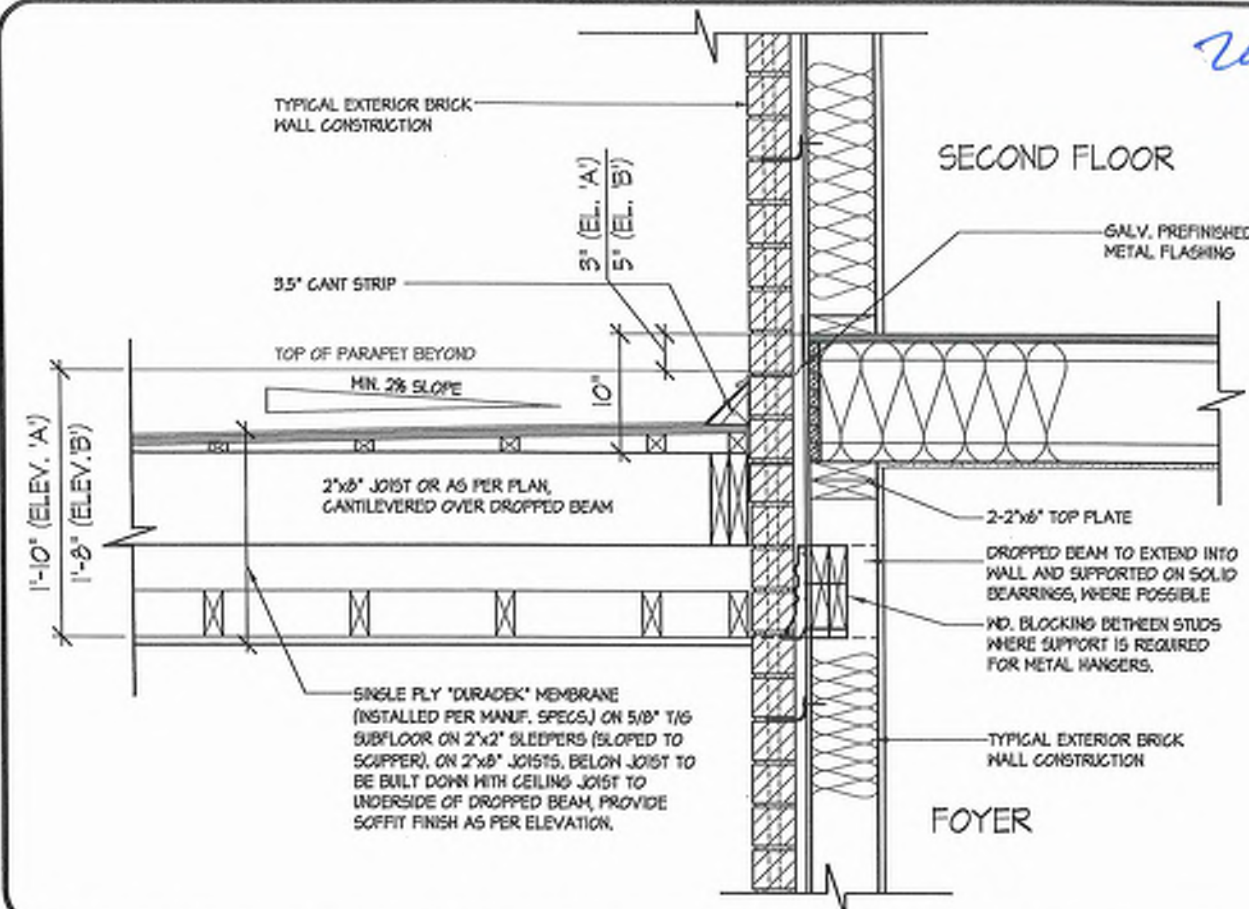
dition M.D.A. assumes no responsibility



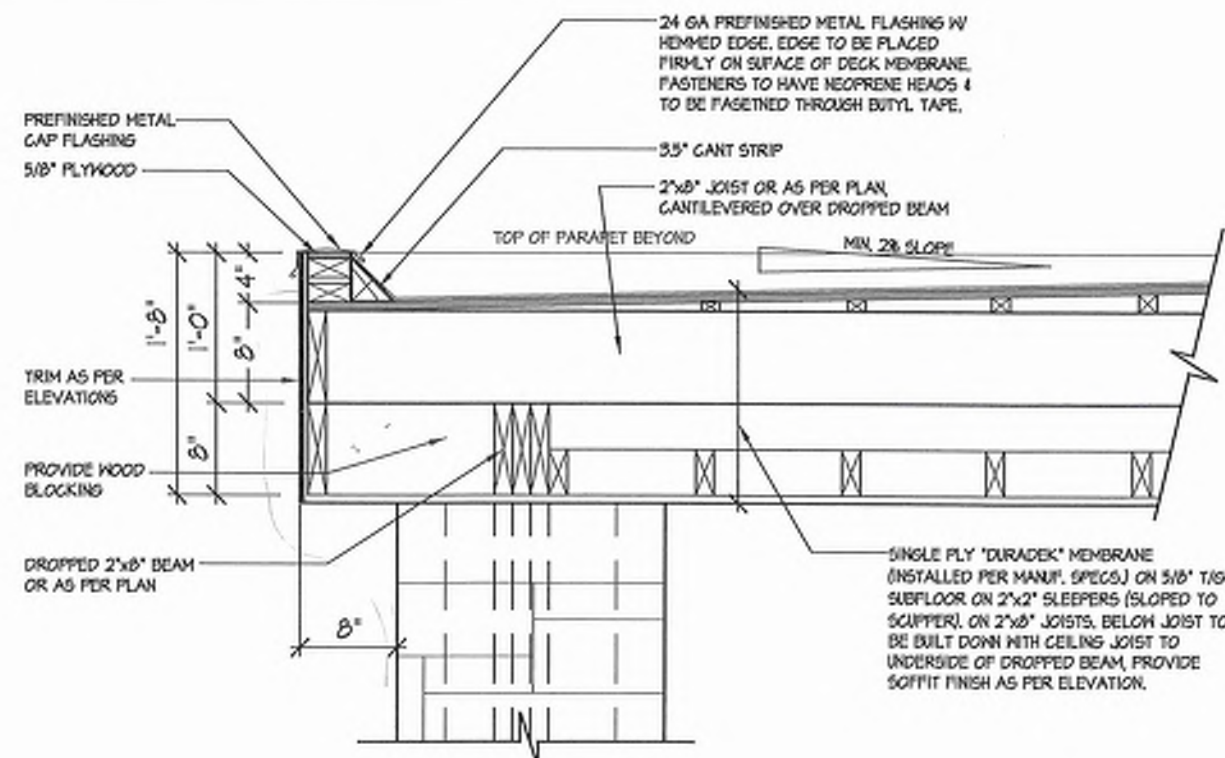
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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

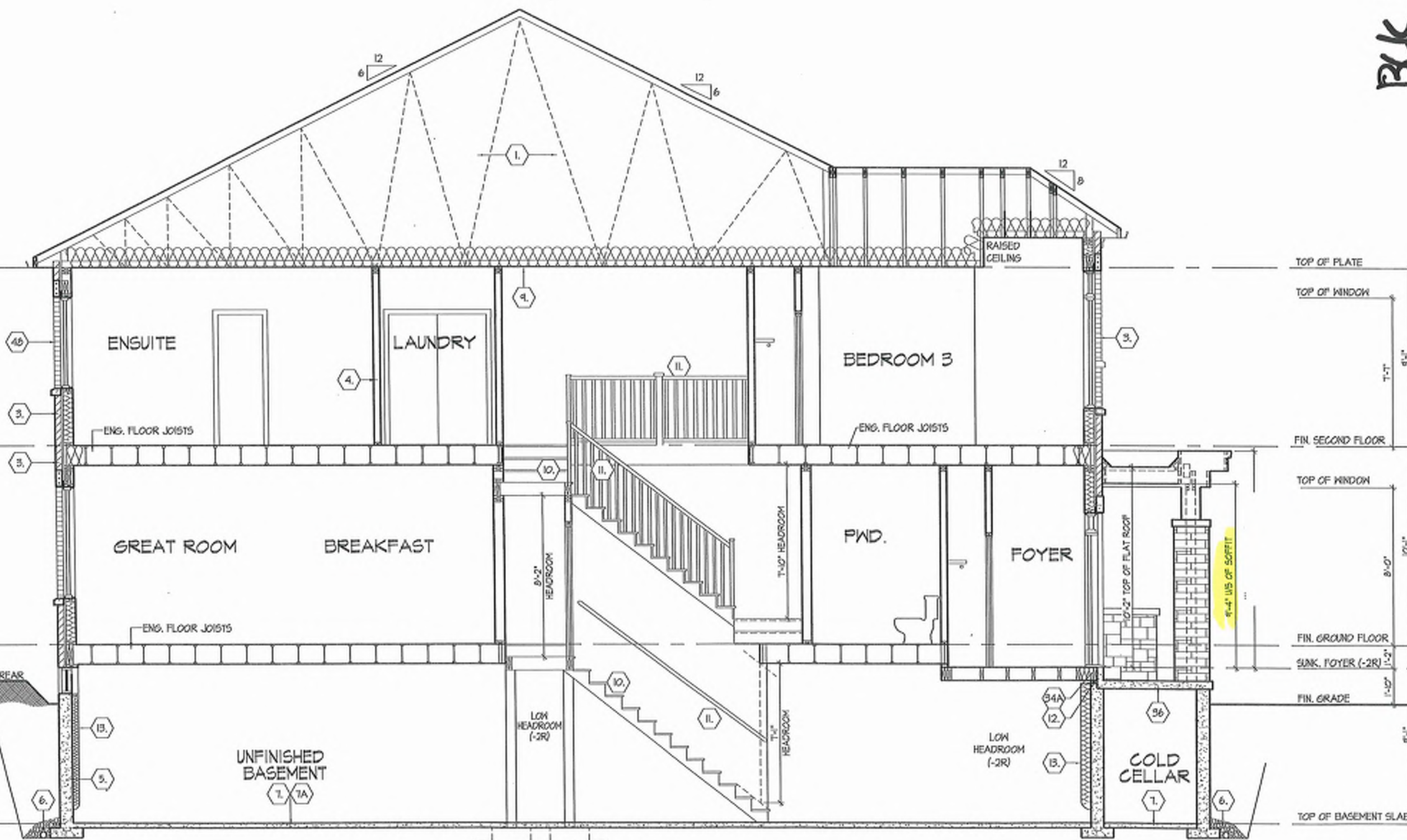
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Page Number: 27 of 26
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21274
16095
HUNT DESIGN ASSOCIATES INC.
REGISTRATION INFORMATION
Domestic Mobility
The undersigned has reviewed and takes responsibility for the design and has the qualifications 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
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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" (609.6) O.C. ON 8" (203.2) 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 FLURED WITH 2"x2" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) (SBR-3) WALL TYPE WIS*
5/8" (15.9) TYPE N GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2"x4" (50.8) SILL PLATES. 1/2" (12.7) (SBR-4) AS REQUIRED FILL ONE 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" (609.6) O.C. ON 8" (203.2) 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" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (SBR-3.1.1) & 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" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. (SBR-3.1) 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-3.1.1) & 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" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (SBR-3.1.1) & 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" (609.6) 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" (25.4) CONC. COVER
- BARS TO EXTEND 2'-0" (609.6) BEYOND BOTH SIDES OF OPENING

43 STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (SBR-3.4.1) (REFER TO DETAILS)

44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 2' (609.6) 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" (101.6) WEEPING TILE ON A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (SBR-3.10.1.1) (SBR-3.4.5.3)

45 SLOPED CEILING CONSTRUCTION (SBR-12) (SBR-12) (SBR-12)
2"x12" (50.8) ROOF JOISTS @ 16" (406.4) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2"x2" (50.8) PLUMBING @ 16" (406.4) O.C. PERPENDICULAR TO ROOF JOIST. (BUT NOT REQ. W/ SPRAY FOAM) W/ INSULATION BETWEEN JOIST. 9 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 (SBR-3.2.2.2)

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) PLUMBING ANGLED TOWARDS SLOPPED @ 2% MINIMUM LAID PERPENDICULAR TO 2"x2" (50.8) FLOOR JOISTS @ 16" (406.4) O.C. UNLESS OTHERWISE NOTED. BUILT UP CLAB TO BE 4" (101.6) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS DRAIN Drip EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (609.6) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SCUPPIT (SBR-3.2.2.2). 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" (304.8) O.C. LAD 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

48 EGRESS WINDOW ABOVE GRADE (SBR-10.1.1) (SBR-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 FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (348.8) WITH NO DIMENSION LESS THAN 15" (381) 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/ATTC & 2 FLOOR/ATTC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609.6)	18" (457.2)	N/A	N/A
(SBR-6.5)	30" (762.0)	24" (609.6)	18" (457.2)	12" (304.8)
2"x6"	24" (609.6)	18" (457.2)	12" (304.8)	12" (304.8)
(SBR-14.0)	30" (762.0)	24" (609.6)	12" (304.8)	12" (304.8)

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/ATTC & 2 FLOOR/ATTC & 3 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft (m)
2"x4"	24" (609.6)	18" (457.2)	N/A	N/A
(SBR-6.5)	30" (762.0)	24" (609.6)	18" (457.2)	12" (304.8)
2"x6"	24" (609.6)	18" (457.2)	12" (304.8)	12" (304.8)
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2"x4"	24" (609.6)	18" (457.2)	N/A	N/A
(SBR-6.5)	30" (762.0)	24" (609.6)	18" (457.2)	12" (304.8)
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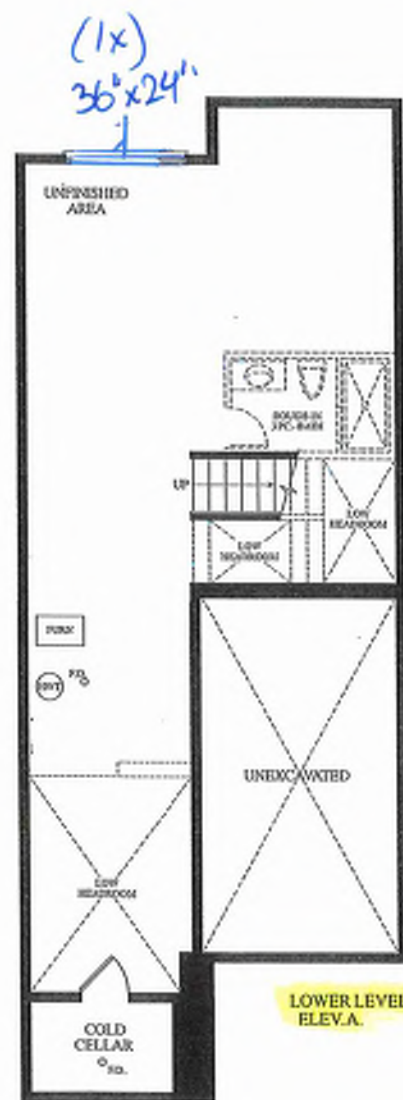
SECTION 1.1. WALL STUDS
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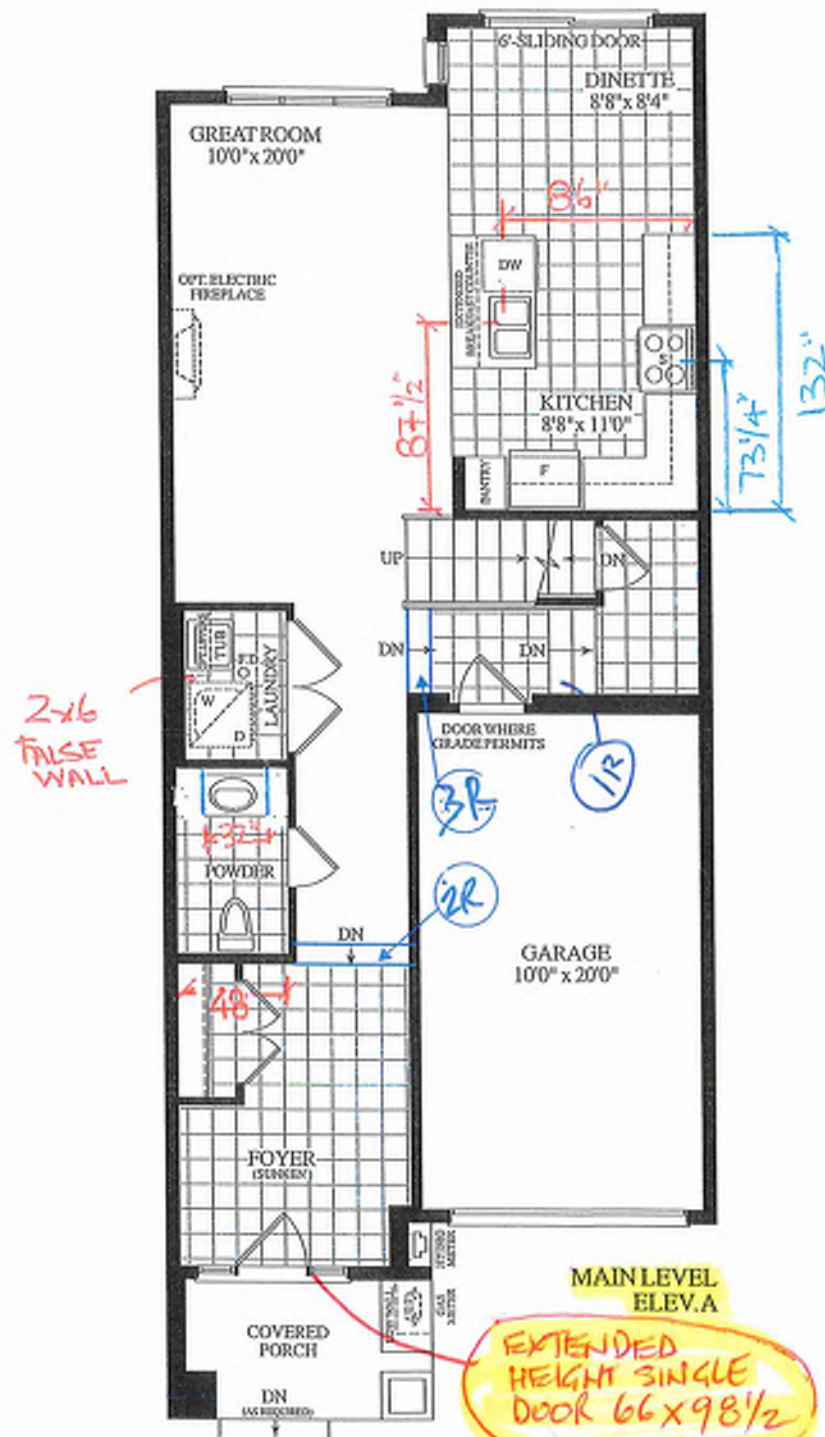
BAYVIEW HEIGHTS
RICHMOND HILL



ELEVATION 4

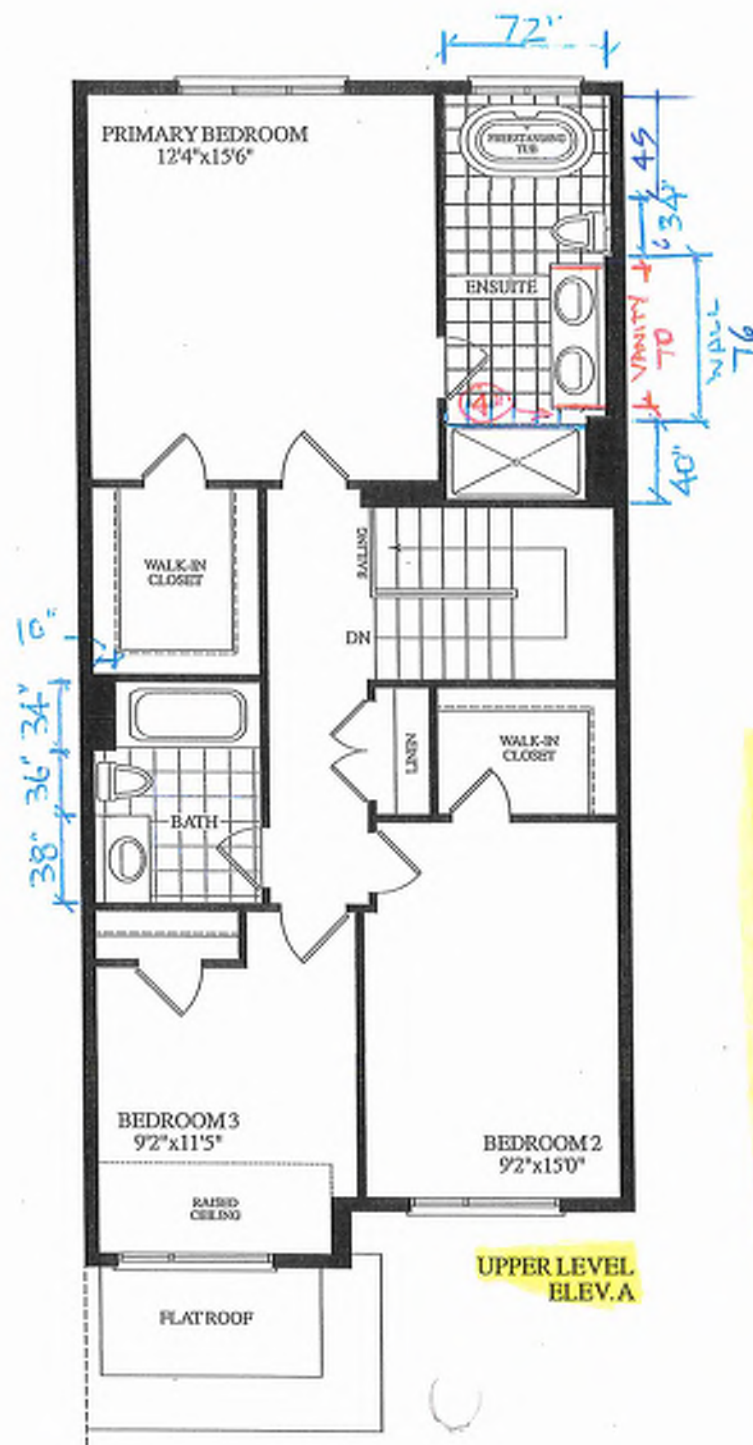


LOWER LEVEL
ELEV.A.



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.S.O.E.

BLK. 17 TH. 107

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

1685 SQ.FT.



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

ALL STAIRS 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.



UNIT 2015

BAYVIEW HEIGHTS

ROYAL PINE HOMES
DRAWN BY: PARAKEET
DATE: MAY 23, 2025

SCALE: 1/32

REVISED
JUNE 5, 2025

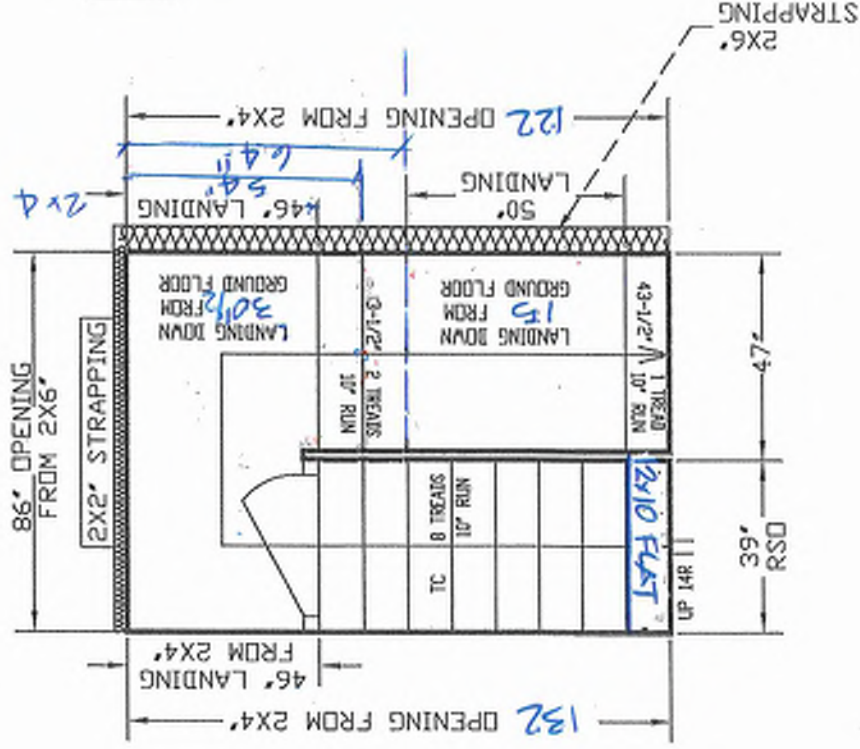
ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL.
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS.

STAIRS LINE UP BY
PARTY WALL & GARAGE WALL

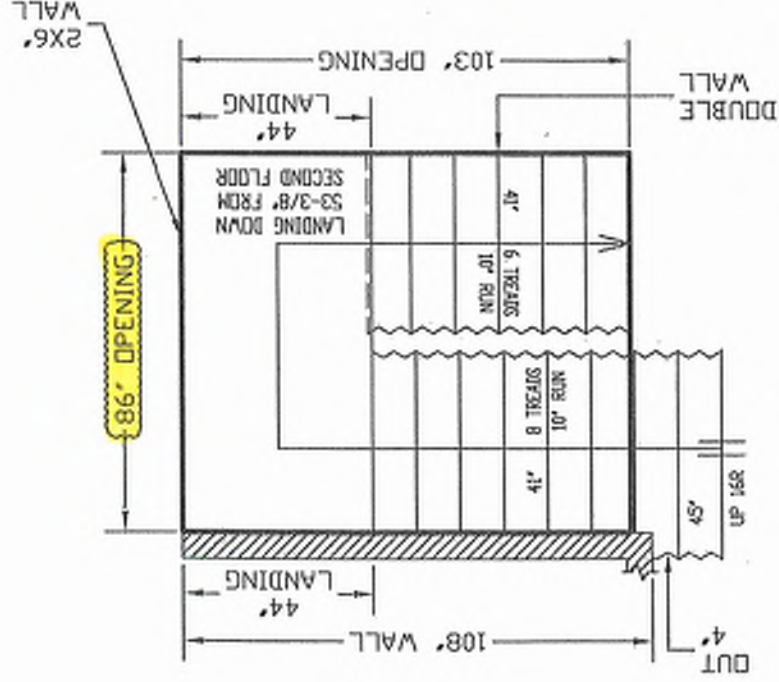
2" CONC. LEDGE
IN GARAGE

GARAGE RIGHT >

NO WALLS UNTIL
STAIRS INSTALLED

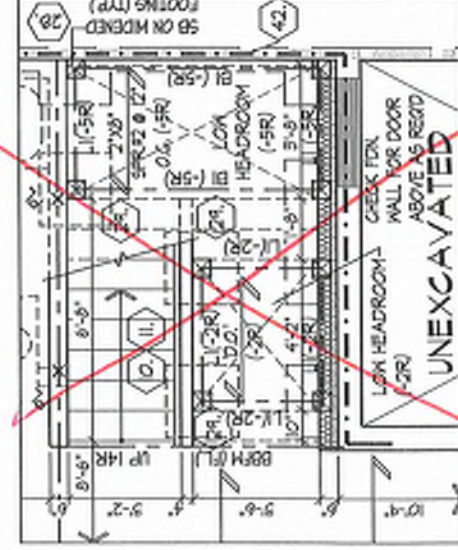
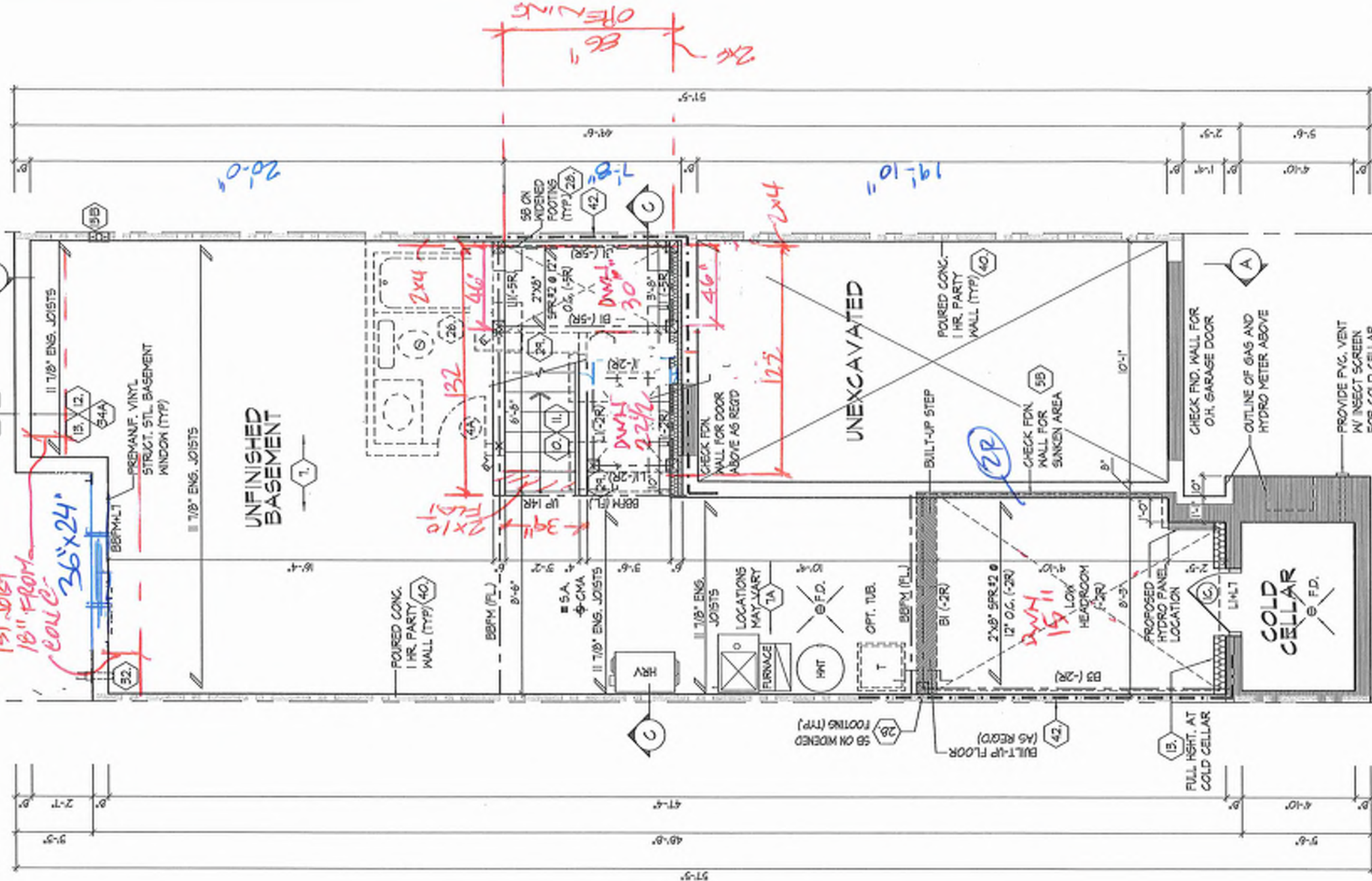


BASEMENT TO GROUND
BSMT 11-7/8\"/>

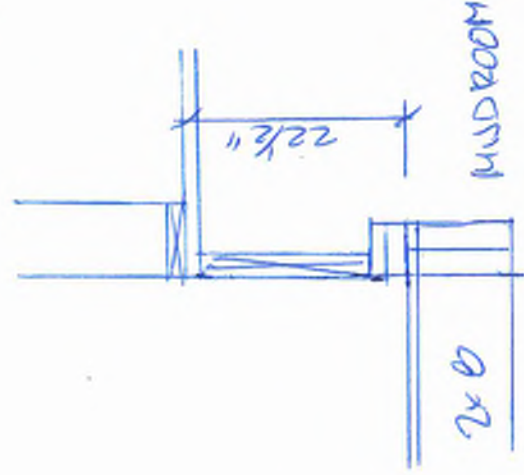


GROUND TO SECOND
122' HT 11-7/8\"/>

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 they comply with applicable codes or regulations or 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'

[illegible]

* 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.	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	

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 conditions of approval. The City of Richmond Hill 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 house can be properly sited or located on its lot.

GROUND FLOOR PLAN, EL. 'A'

BLK 17-107

GROUND FLOOR PLAN, EL. 'A'

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



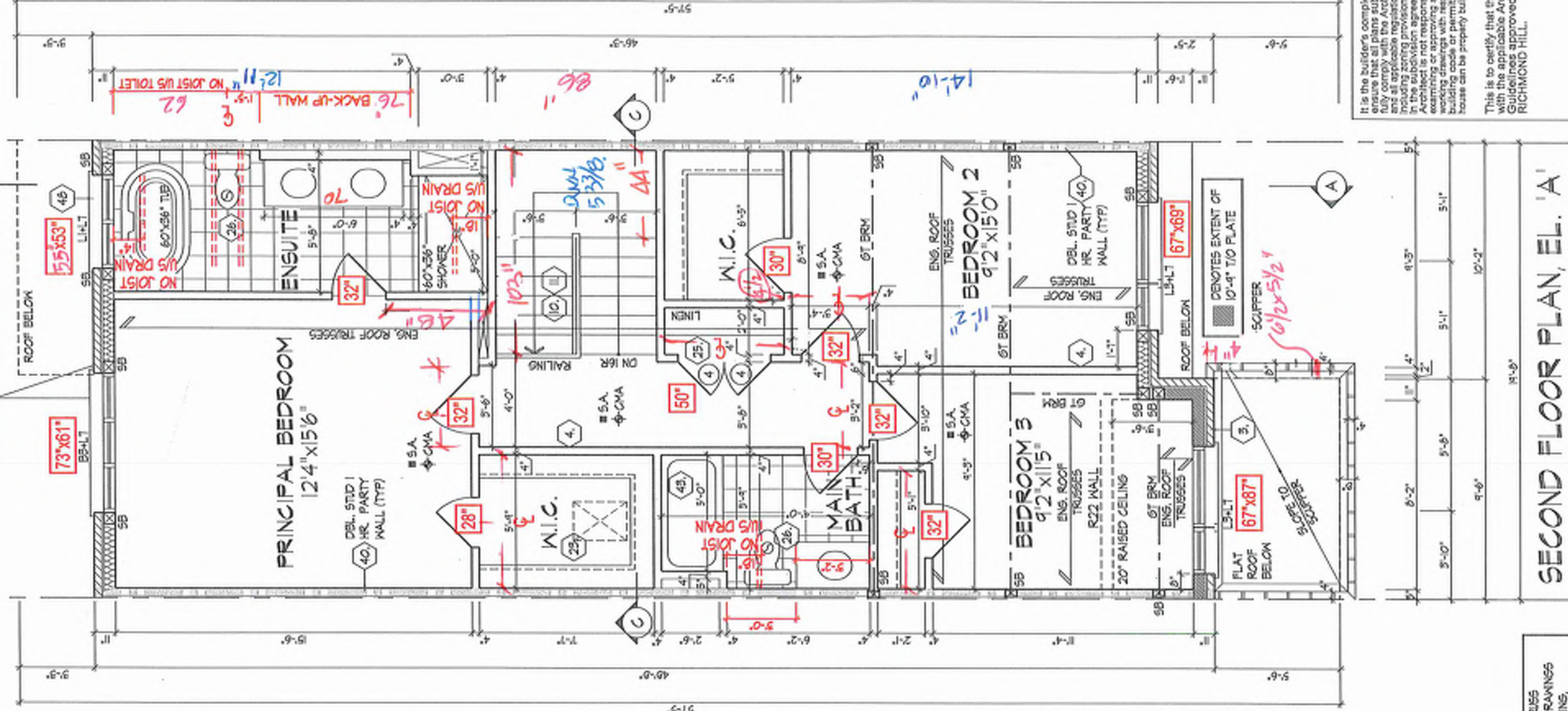
HUNT
DESIGN ASSOCIATES INC.
www.hunt-design.ca

CERTIFIED WOODS	21277	16095	www.huntdesign.ca	8955 Woodbine Ave. Markham, ON L3R 0J7	F 905.737.7328	218094WT2015	3 of 29
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			2528				
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INT. DOORS 8'3 1/2"
WINDOWS SEE ELEV



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

SECOND FLOOR PLAN, EL. 'A'

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 any (posting) 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.

Bk 17-107

SECOND FLOOR PLAN, EL. 'A'

UNIT 2015

REV. 2025.03.25

Page Number 4 of 25

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 QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Domènec Mollà

NAME

21274

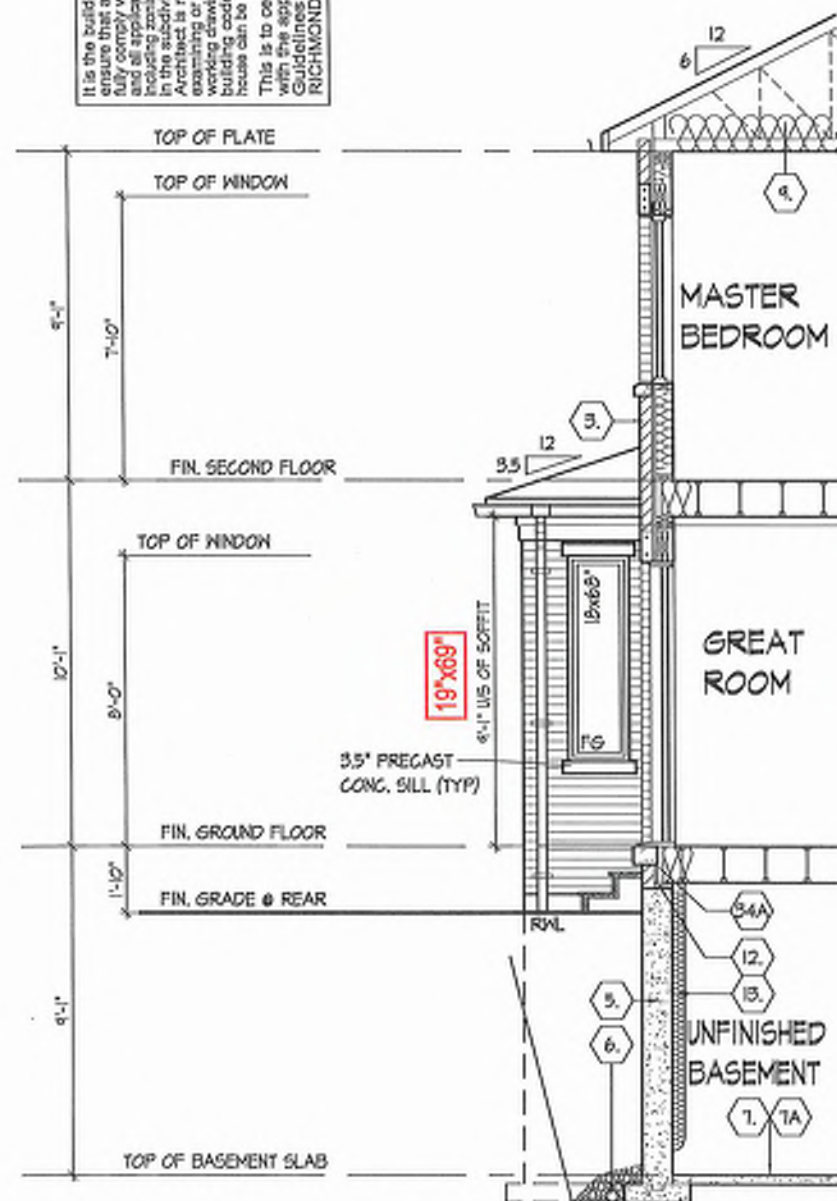
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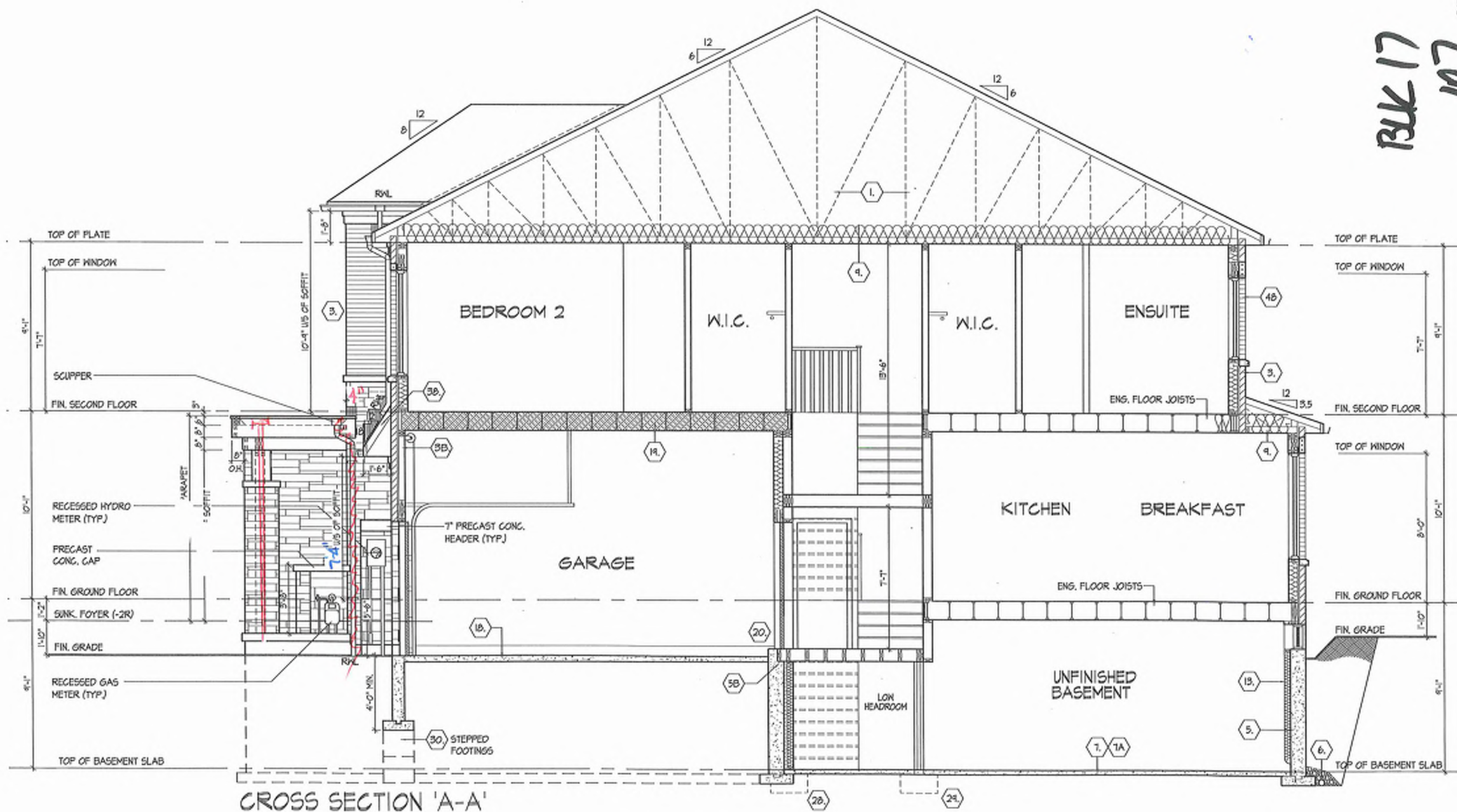
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107
BK 17

CROSS SECTION 'A-A'

UNIT 2015

REV. 2025.03.25

Page Number	Page Number
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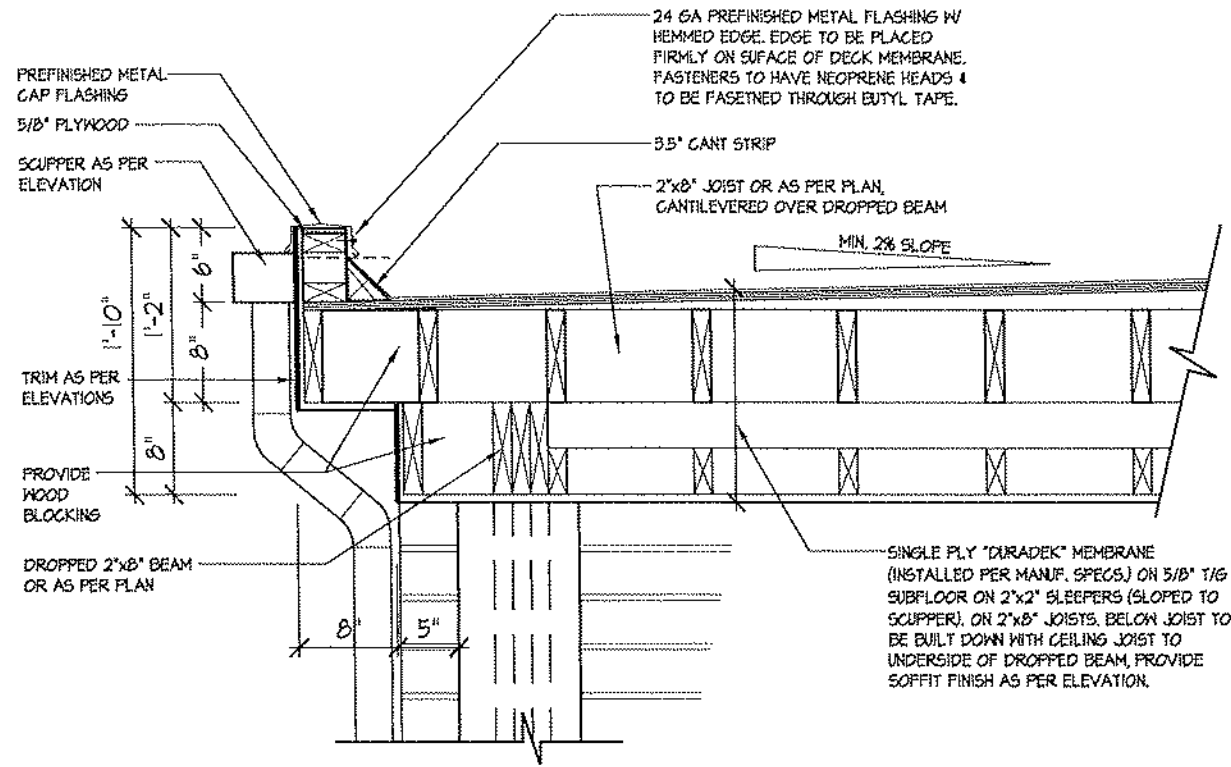
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ROYAL PINE HOMES - 218094
321 BAYVIEW, RICHMOND HILL, ON.

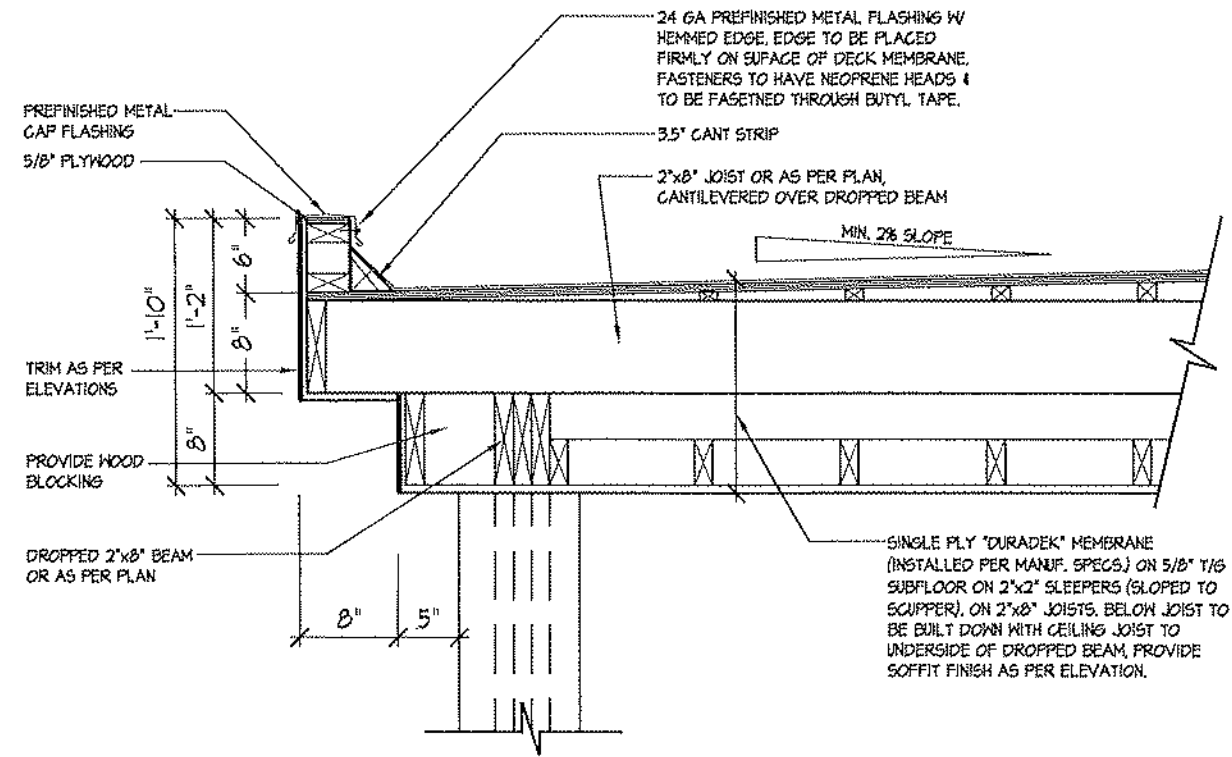


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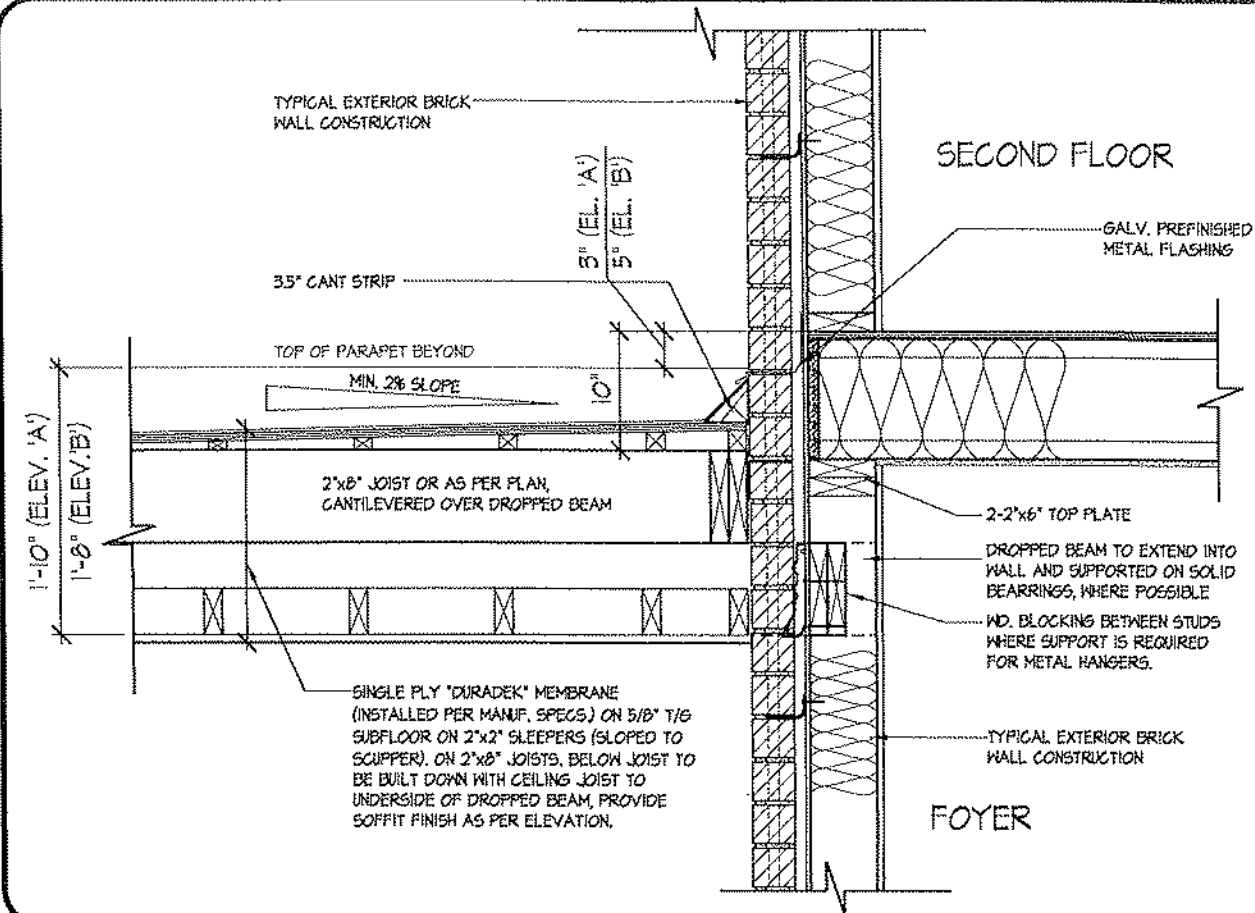
NAME	DATE	SIGNATURE	BOOK
Corinne Mobilia	21274		



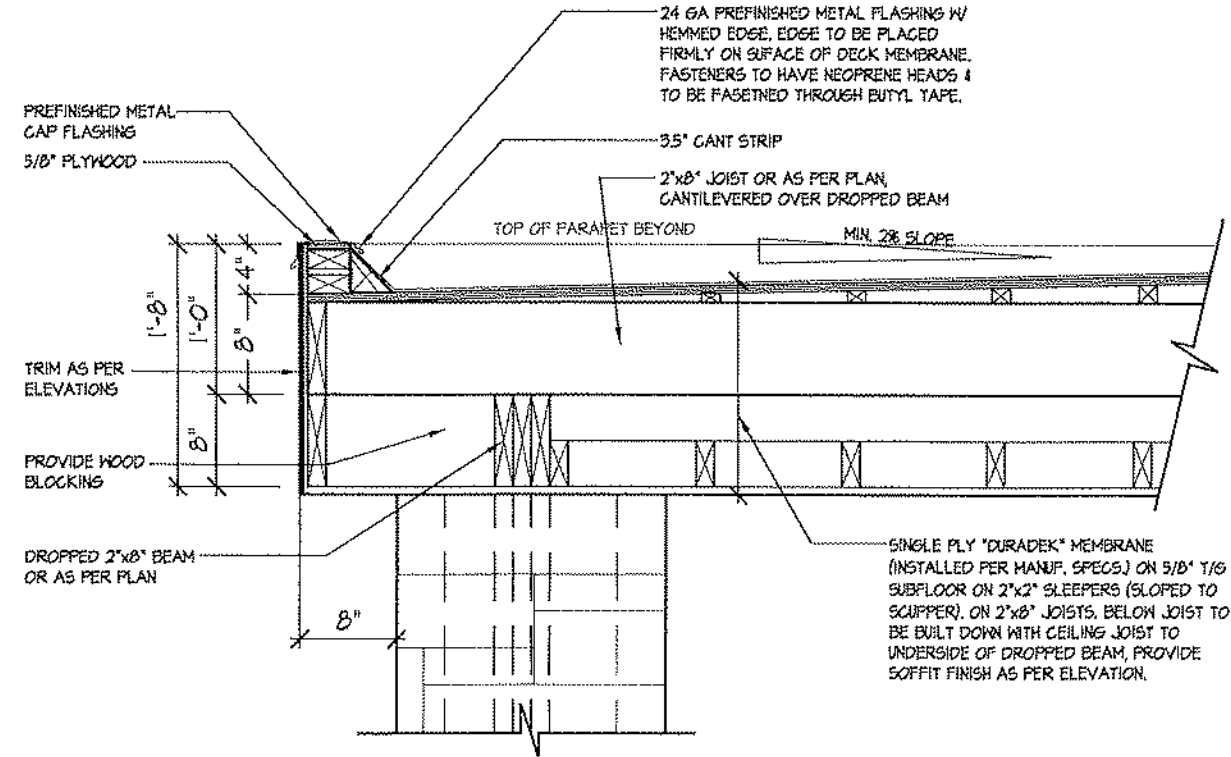
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

Bk 17-107

FLAT ROOF DETAILS OVER COVERED PORCH

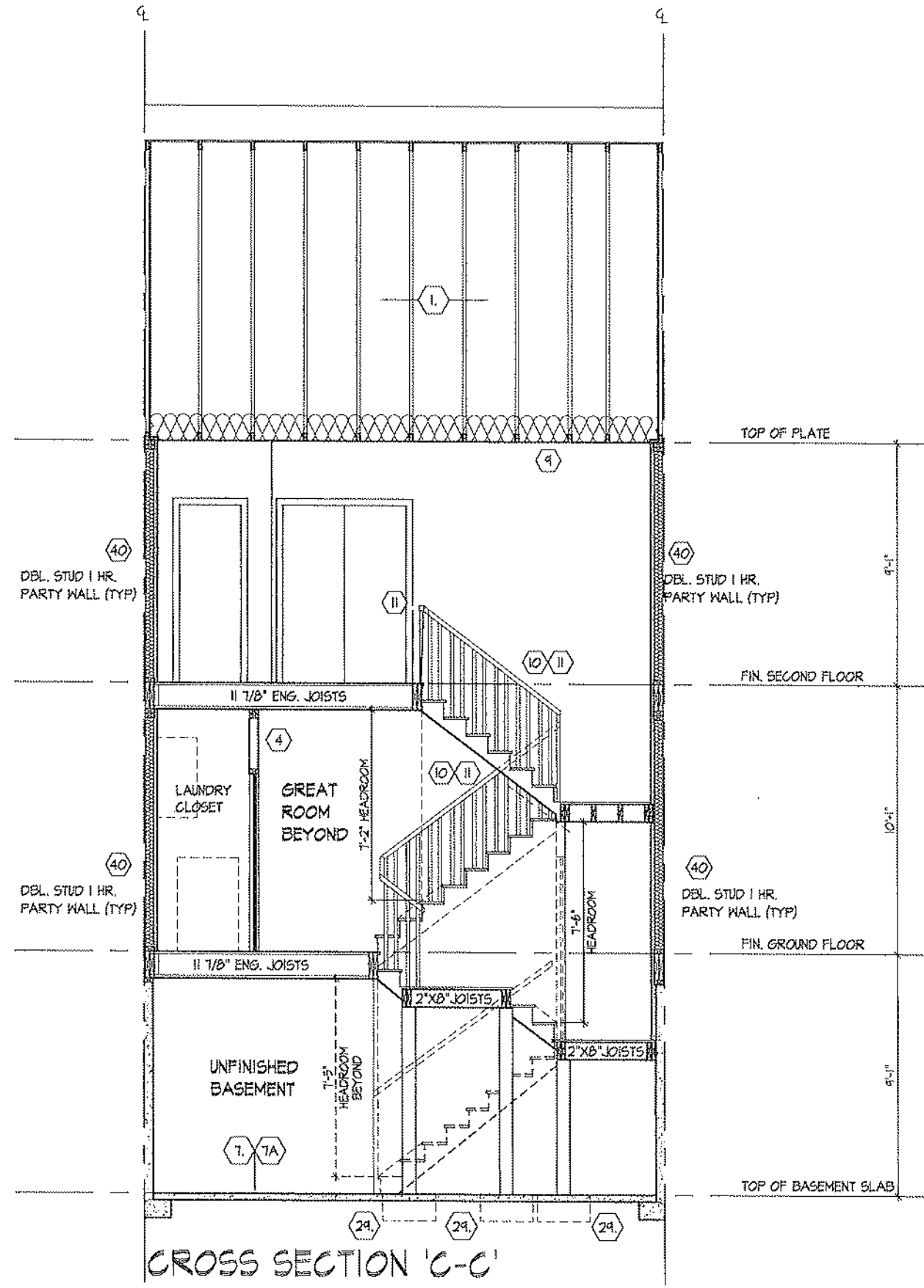
UNIT 2015
REV. 2025.03.25

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

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Drawn By: KM/MM Checked By: DS/MM Scale: 3/16"=1'-0" Plot Number: 218094WT2015 Page Number: 27 of 25
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HUNT ASSOCIATES INC. 19895
21274
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107



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

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

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QUALIFICATION INFORMATION
Dominic Mobilo

Drawn By: KM/MM Checked By: DS/MM Scale: 3/16" = 1'-0" File Number: 218094WT2015 Page Number: 26 of 25
8566 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

UNIT 2015
REV. 2025.03.25
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SECTION 1.0. CONSTRUCTION NOTES

1 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 24" (600) 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, PREPUN, 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 SHIELDING 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' (915) AND END LAPS A MINIMUM 6' (1830), 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) (9.23.17.311) Siding material as per elevation attached to framing members on 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 (9.23.17.311) (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 air/water barrier as per O.B.C. (9.27.31.1) ON EXTERIOR TYPE RIGID INSULATION (JOINTS SPECIFIED) 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 1.1.1. 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 (9.23.17.311) (REFER TO 35 NOTE AS REQ.)

2B SIDING WALL @ GARAGE CONSTRUCTION (9.23.17.311) Siding material as per elevation attached to framing members on 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. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, (GYPSUM SHEATHING, RIGID INSULATION AND FIBER BOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.17.311) (REFER TO 35 NOTE AS REQ.)

3 BRICK VENEER WALL CONSTRUCTION (2x6) Brick veneer 1" (25) air space, 7/8"x7/8"x8" (22x18x40.75) 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 AIR/WATER BARRIER AS PER O.B.C. (9.27.31.1) ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERED) 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 1.1.1. 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" (22x18x40.75) 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 AIR/WATER BARRIER AS PER O.B.C. (9.27.31.1) ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPERED) 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 1.1.1. 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)

3B BRICK VENEER WALL @ GARAGE CONSTRUCTION 3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7/8"x8" (22x18x40.75) 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 1.1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQ.)

4 INTERIOR PART PARTITIONS (9.23.19.9.3) (9.23.19.9.3) 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" (1120) (9.23.9.8) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOAD BEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A EXT. LOFT WALL CONSTRUCTION (2x6) - NO CLADDING (9.23.19.9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.23.10.1.1 & SECTION 1.1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQ.)

4B EXT. LOFT WALL CONSTRUCTION (2x6) (9.23.19.9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.23.10.1.1 & SECTION 1.1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQ.)

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 THE 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 (9.15.4.2.1) (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 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. (9.15.4.2.1.1)

FLOOR LEVEL	MIN. HEIGHT FROM FIN. SLAB TO GRADE	UNSUPPORTED		SUPPORTED AT TOP
		MAX. HEIGHT	AT TOP	
1st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
2nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
3rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
4th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
5th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
6th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
7th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
8th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
9th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
10th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
11th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
12th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
13th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
14th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
15th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
16th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
17th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
18th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
19th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
20th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
21st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
22nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
23rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
24th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
25th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
26th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
27th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
28th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
29th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
30th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
31st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
32nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
33rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
34th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
35th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
36th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
37th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
38th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
39th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
40th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
41st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
42nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
43rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
44th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
45th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
46th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
47th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
48th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
49th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
50th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
51st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
52nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
53rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
54th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
55th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
56th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
57th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
58th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
59th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
60th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
61st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
62nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
63rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
64th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
65th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
66th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
67th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
68th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
69th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
70th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
71st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
72nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
73rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
74th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
75th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
76th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
77th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
78th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
79th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
80th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
81st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
82nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
83rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
84th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
85th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
86th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
87th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
88th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
89th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
90th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
91st Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
92nd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
93rd Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
94th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
95th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
96th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
97th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
98th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
99th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m
100th Floor	< 2.5m	> 2.5m & < 2.75m	> 2.75m & < 3.0m	< 3.0m

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), (

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" (50.8) VERTICAL W.D. STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH 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" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W136"
- 50" (1250) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (50.8) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (50.8) SILL PLATES. (2x6" (150) 40) 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" (50.8) 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. (9-27.3) 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 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
- 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
- 2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE W.N. 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 21.50" (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 4" (100) 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" (50.8) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED W/ 2x12" (50.8) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST. WALLS NOT REQ. W/ SPRAY FOAM. W/ INSULATION BETWEEN JOIST. 5 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 R-5 (3.52 RS).

- 46 FLAT ROOF/BALCONY CONSTRUCTION
- WATERPROOFING MEMBRANE (9-26.11), (9-26.15), (9-26.16) FULLY ADHERED TO 508" (150) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (50.8) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAP PERPENDICULAR TO 2x8" (50.8) 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 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" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 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" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/75 SQ. FT. (0.35M2) WITH NO DIMENSION LESS THAN 1'-0" (300) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

- 49 WATERPROOFING MEMBRANE (9-26.11), (9-26.15), (9-26.16) FULLY ADHERED TO 508" (150) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (50.8) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAP PERPENDICULAR TO 2x8" (50.8) 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.

- 49 FLAT ROOF/BALCONY CONSTRUCTION
- WATERPROOFING MEMBRANE (9-26.11), (9-26.15), (9-26.16) FULLY ADHERED TO 508" (150) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (50.8) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAP PERPENDICULAR TO 2x8" (50.8) 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.

- 49 BALCONY 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

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 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" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/75 SQ. FT. (0.35M2) WITH NO DIMENSION LESS THAN 1'-0" (300) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. 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 FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

- 49 BARREL VAULT CONSTRUCTION
- CANTILEVERED 2x4" (50.8) SPACERS LAID FLAT ON 2x10" (50.8) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (50.8) PT. BTL. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35M2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO (9-9.10)
- 2) WINDOW 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" (1760). (9-8.8.1)
- 3) WINDOWS IN EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (660) (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 (9-8.8.2)
- 4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS
- THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.1.
- 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.)
- 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 UNITS) 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 (4500) 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" (2900) A.F.F.
- 2.7. ROOF OVERHANGS
- 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.
- 2) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 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.

- 2.11. 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 UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - (3.1.1.12) OF THE O.B.C.

- 2.12. 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.)
- STORAGE GARAGE 6'-7" (9-5.3.3.)

- 2.13. 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 UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - (3.1.1.12) OF THE O.B.C.

- 2.14. 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 (4500) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

- 2.15. 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.
- 2.16. 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" (2900) A.F.F.
- 2.17. ROOF OVERHANGS
- 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.
- 2) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.18. FLASHING (9-20.13), (9-28.4), (9-27.3)
- 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.19. 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)
- 2.20. 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.

- 2.21. 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 UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - (3.1.1.12) OF THE O.B.C.

- 2.22. 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.)
- STORAGE GARAGE 6'-7" (9-5.3.3.)

- 2.23. 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 UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - (3.1.1.12) OF THE O.B.C.

- 2.24. 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 (4500) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

- 2.25. 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.
- 2.26. 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" (2900) A.F.F.
- 2.27. ROOF OVERHANGS
- 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (300), UNLESS NOTED OTHERWISE.
- 2) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.28. FLASHING (9-20.13), (9-28.4), (9-27.3)
- 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.29. 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)
- 2.30. 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.

- 2.31. 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 UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - (3.1.1.12) OF THE O.B.C.

- 2.32. 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.)
- STORAGE GARAGE 6'-7" (9-5.3.3.)

- 2.33. 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 UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - (3.1.1.12) OF THE O.B.C.

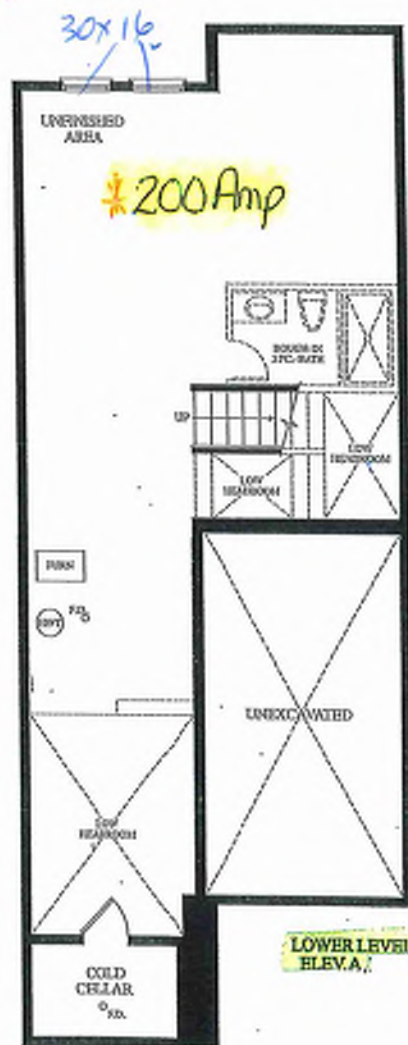
- 2.34. LUMBER
- 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE. PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 4) ALL LAMINATED VENEER LUMBER (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 (4500) ROLL ROOFING



BAYVIEW HEIGHTS
RICHMOND HILL

June 6, 2025

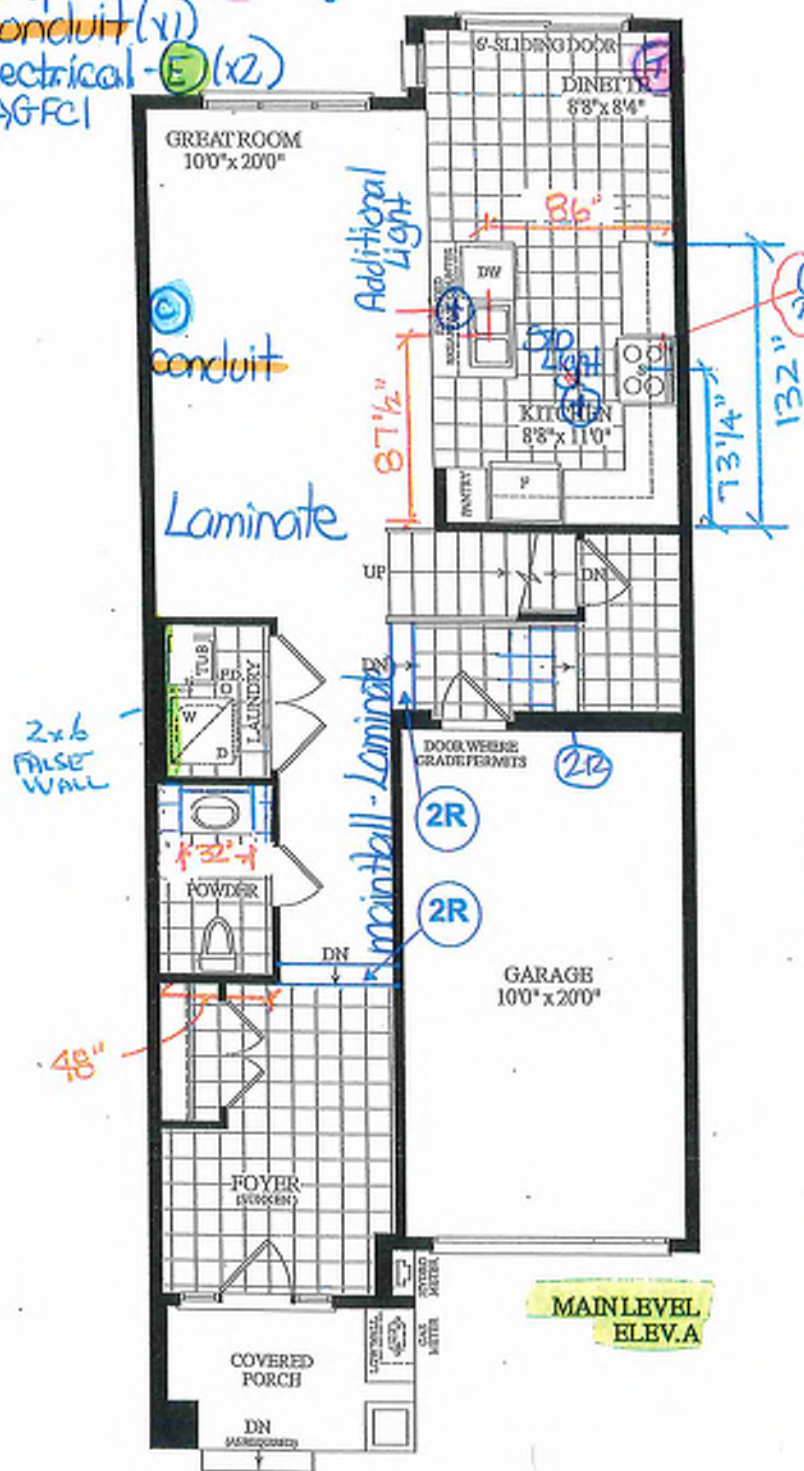
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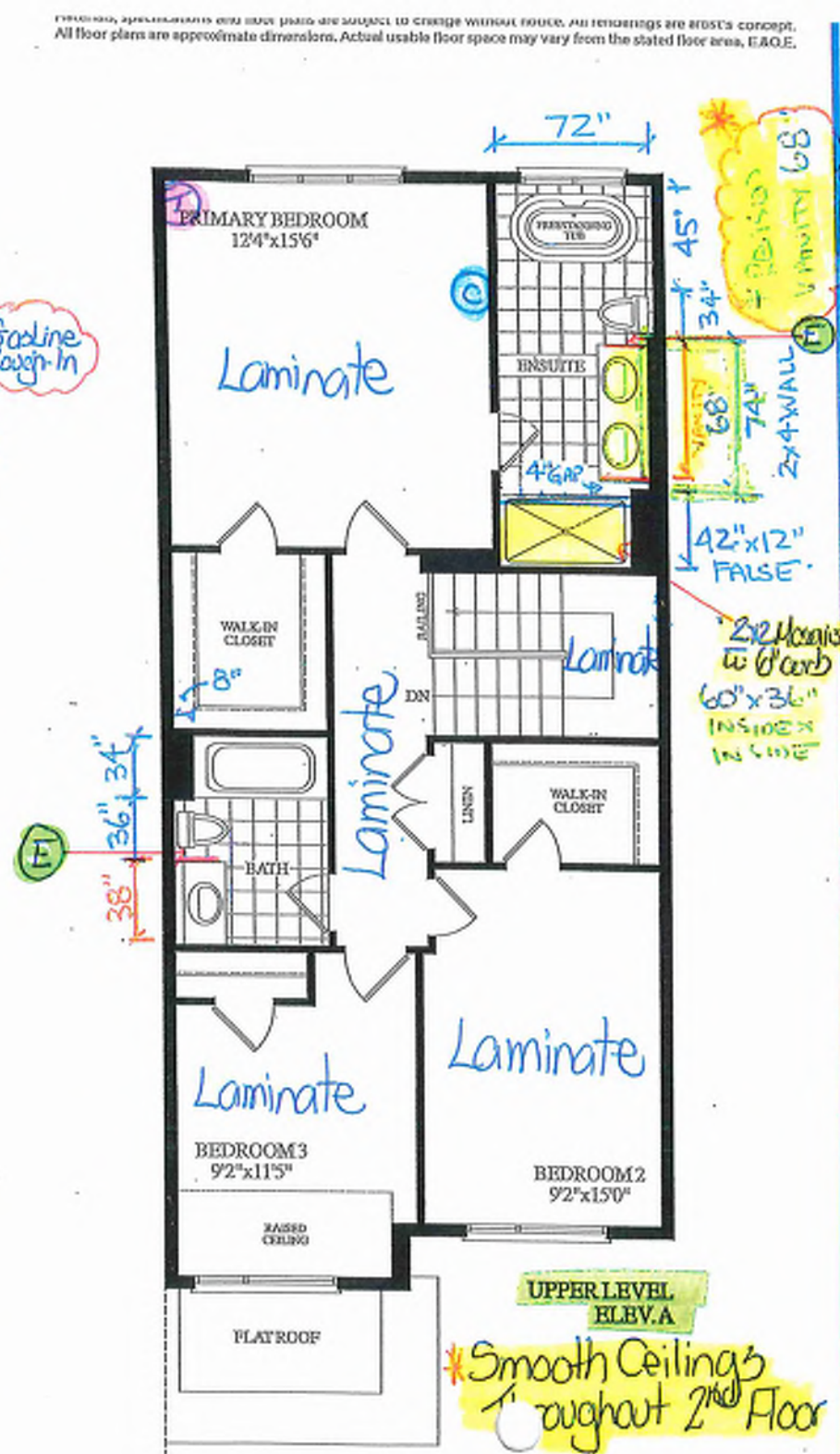
LOWER LEVEL
ELEV. A.



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



MAIN LEVEL
ELEV. A

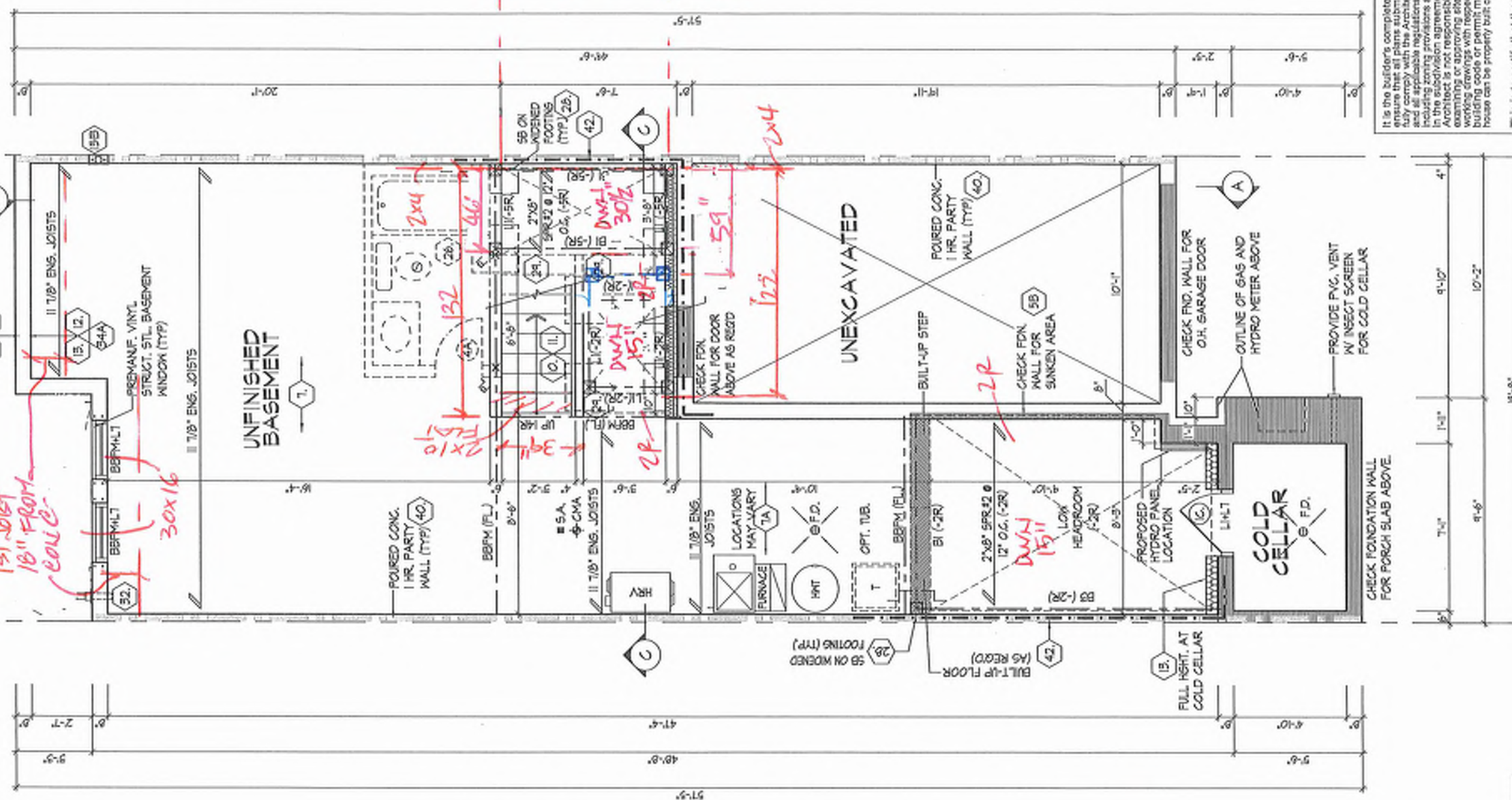
UPPER LEVEL
ELEV. A

- * Smooth Ceilings throughout 2nd Floor

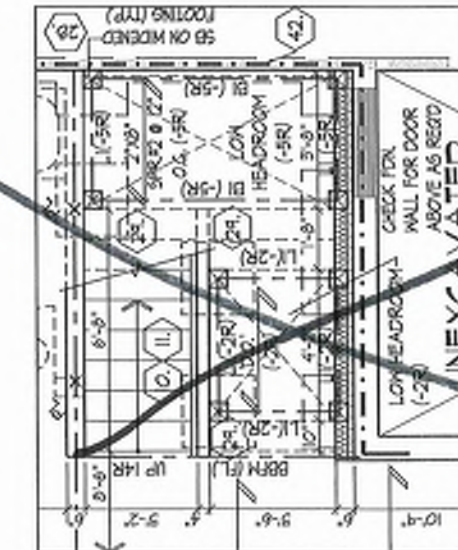
BLK. 17 TH. 108

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

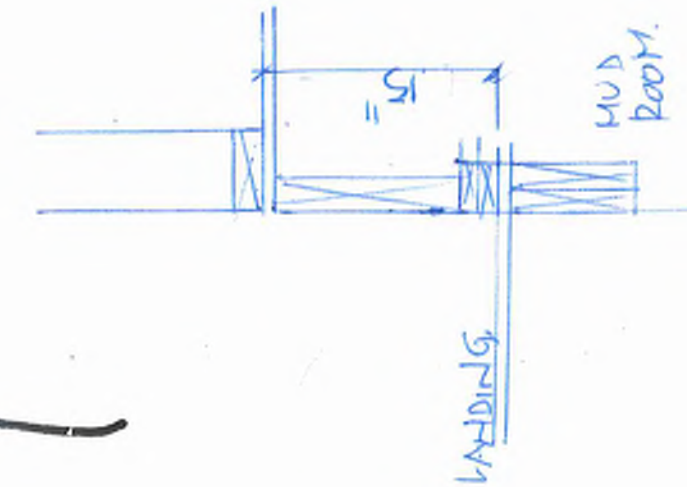
1685 SQ.FT.



Handwritten red notes:
 1st JOIST 18\"/>



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\"/>

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Architectural Guidelines 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 specifications for construction of any structure, building code or permitting 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.

Pk 17-108

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

UNIT 2015
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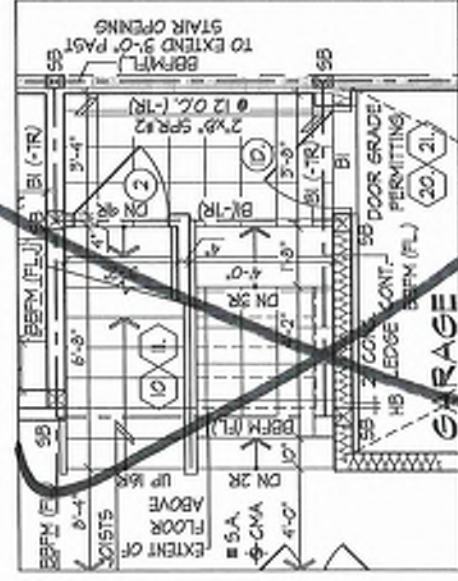
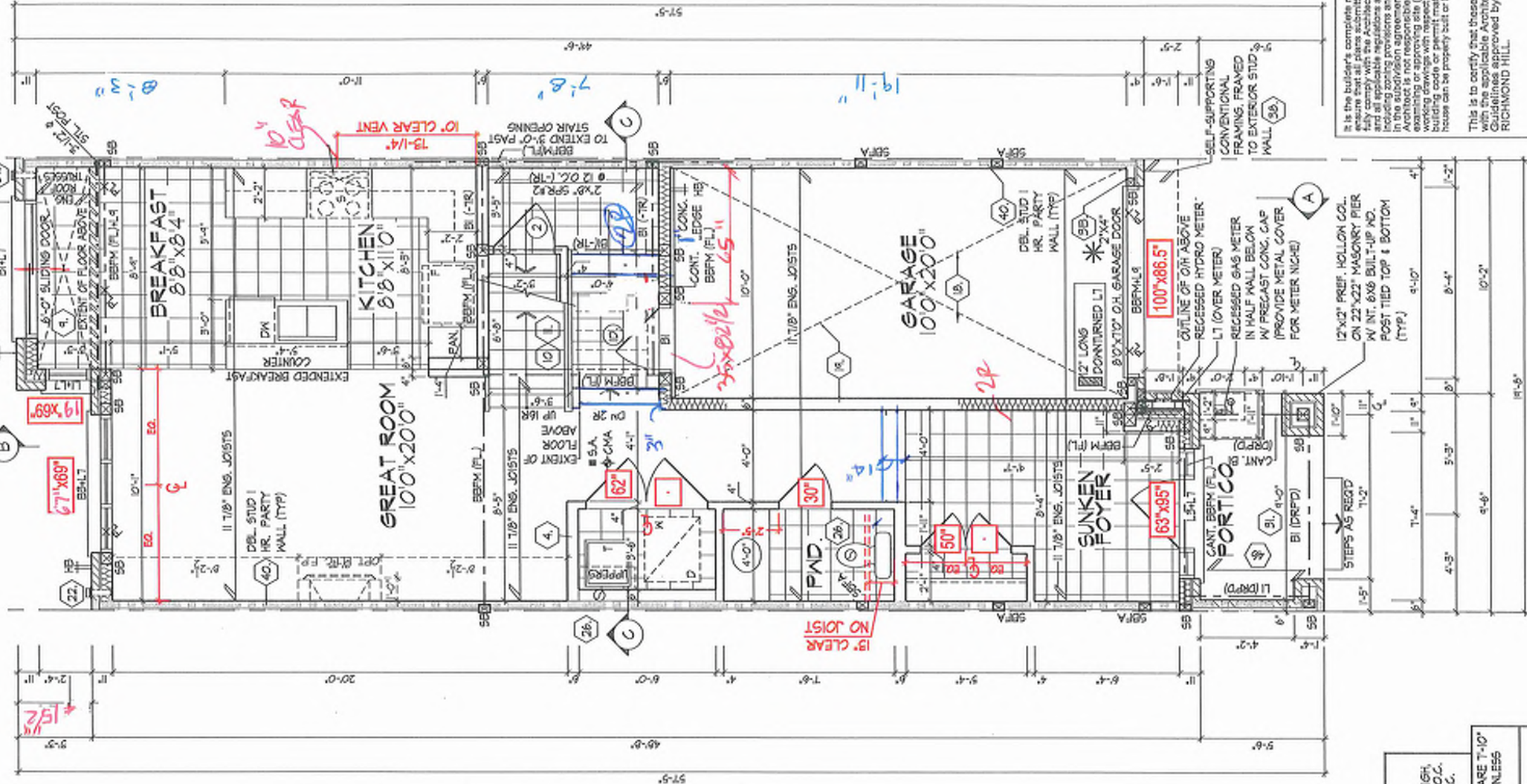
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 Domicile: Mobile 21274
 SIGNATURE
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2 of 25



~~PART. GROUND FLOOR
PLAN, SUNKEN -SR FOR
GARAGE DOOR~~

INT. DOORS 03 1/2"
WINDOWS SEE PLAN

*** 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT**

FOR WALLS GREATER THAN 9'-10" TO MAX. 12'-6"
 - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 12"
 - W/ FLOOR LOAD, DOUBLE UP EVERY STUD @ 12"
 - PROVIDE BRACING 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 TO EXTERIOR WALL.

GROUND FLOOR PLAN, EL. 'A'

Buk 17-108

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QUALIFICATION INFORMATION
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GROUND FLOOR PLAN, EL. 'A'

UNIT 2015

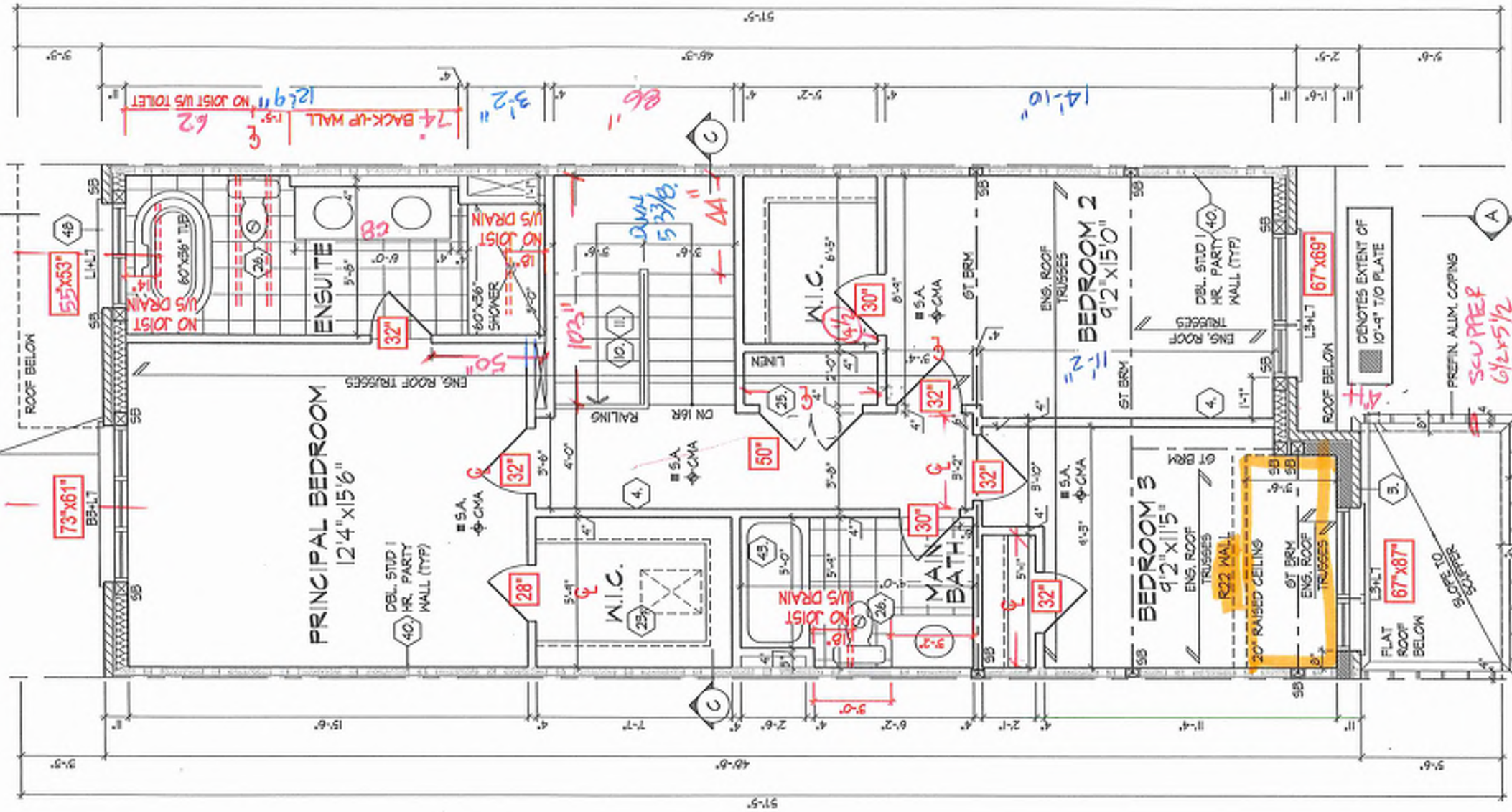
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012010

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



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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.

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

SECOND FLOOR PLAN, EL. 'A'

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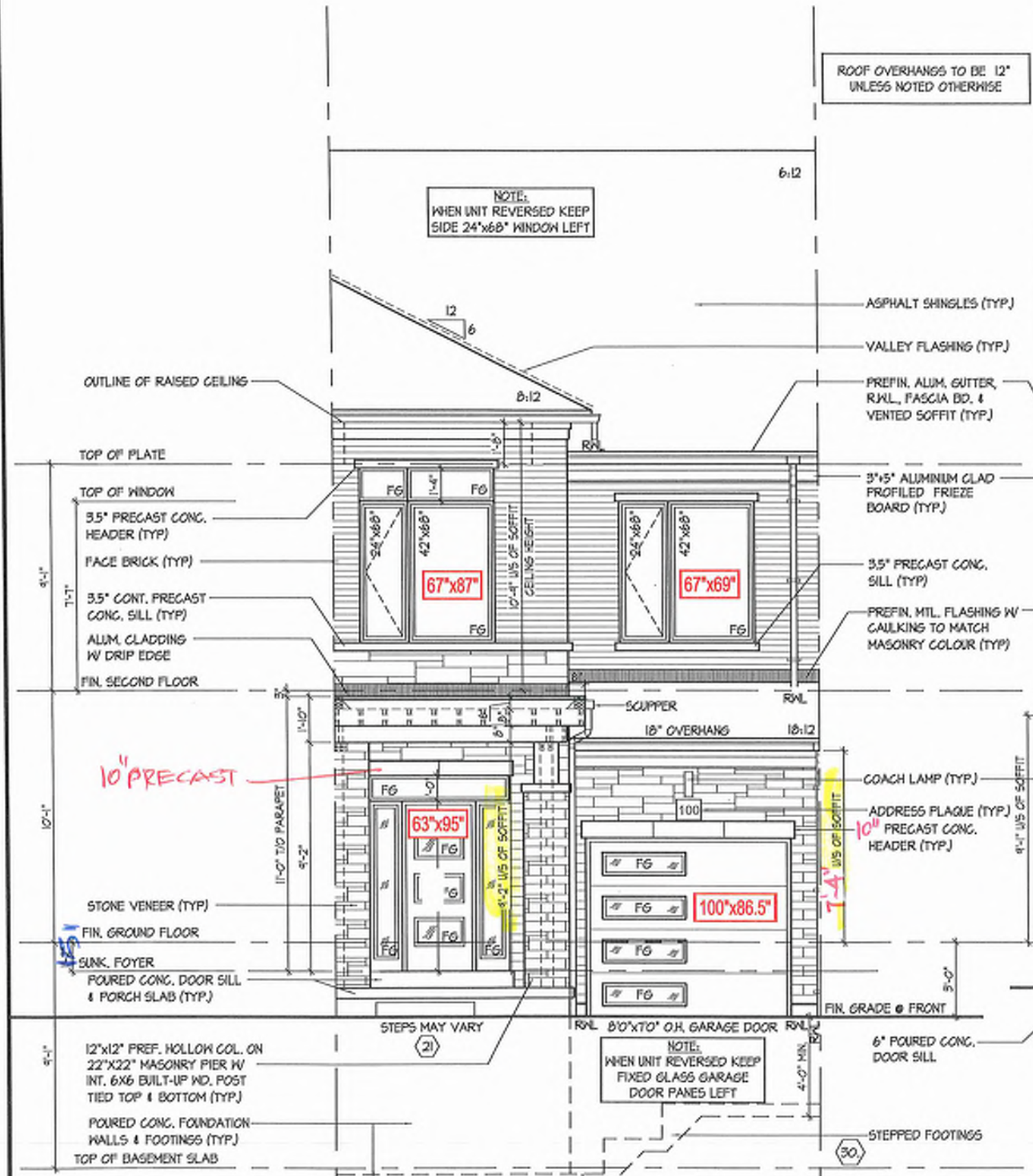
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HUNT DESIGN ASSOCIATES INC.
15595

218094/W/2015
F 905.737.7325

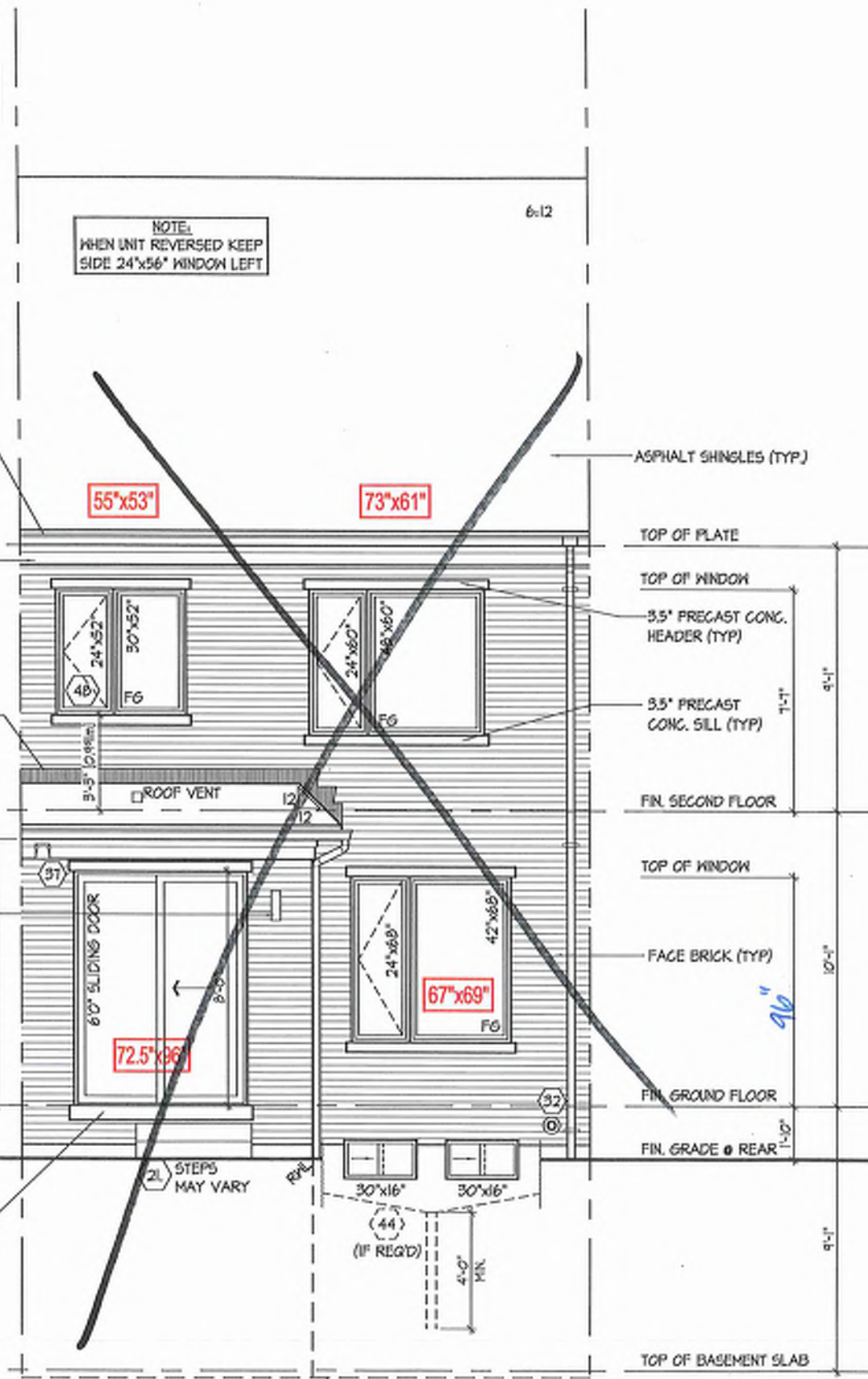
UNIT 2015
REV. 2025.03.25

4 of 25

SECOND FLOOR PLAN, EL. 'A'



FRONT ELEVATION 'A'



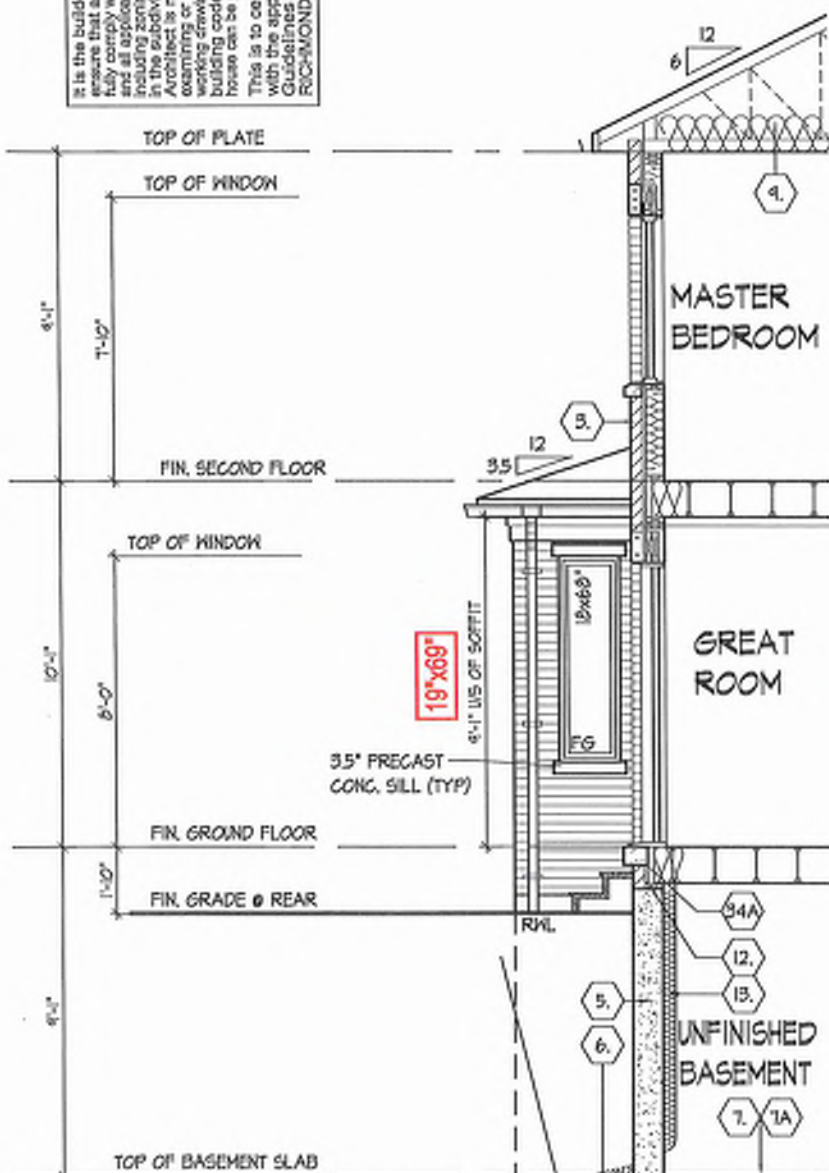
UPGRADED REAR ELEVATION 'A'

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

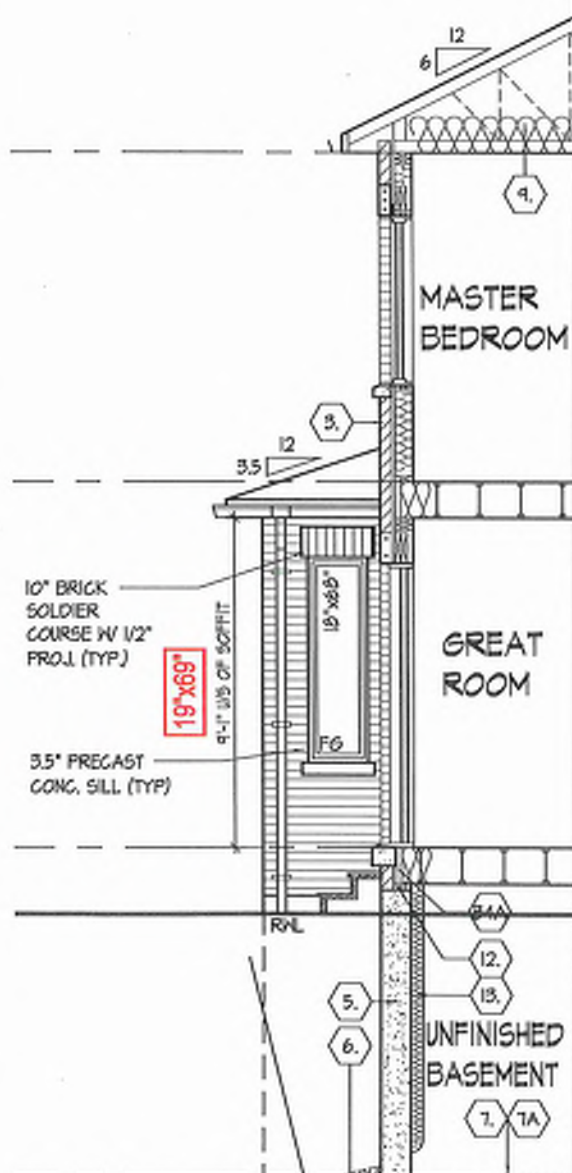
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PART. SECTION 'B'
FOR UPGRADED REAR
FOR ELEV. 'A'



PART.
SECTION 'B'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

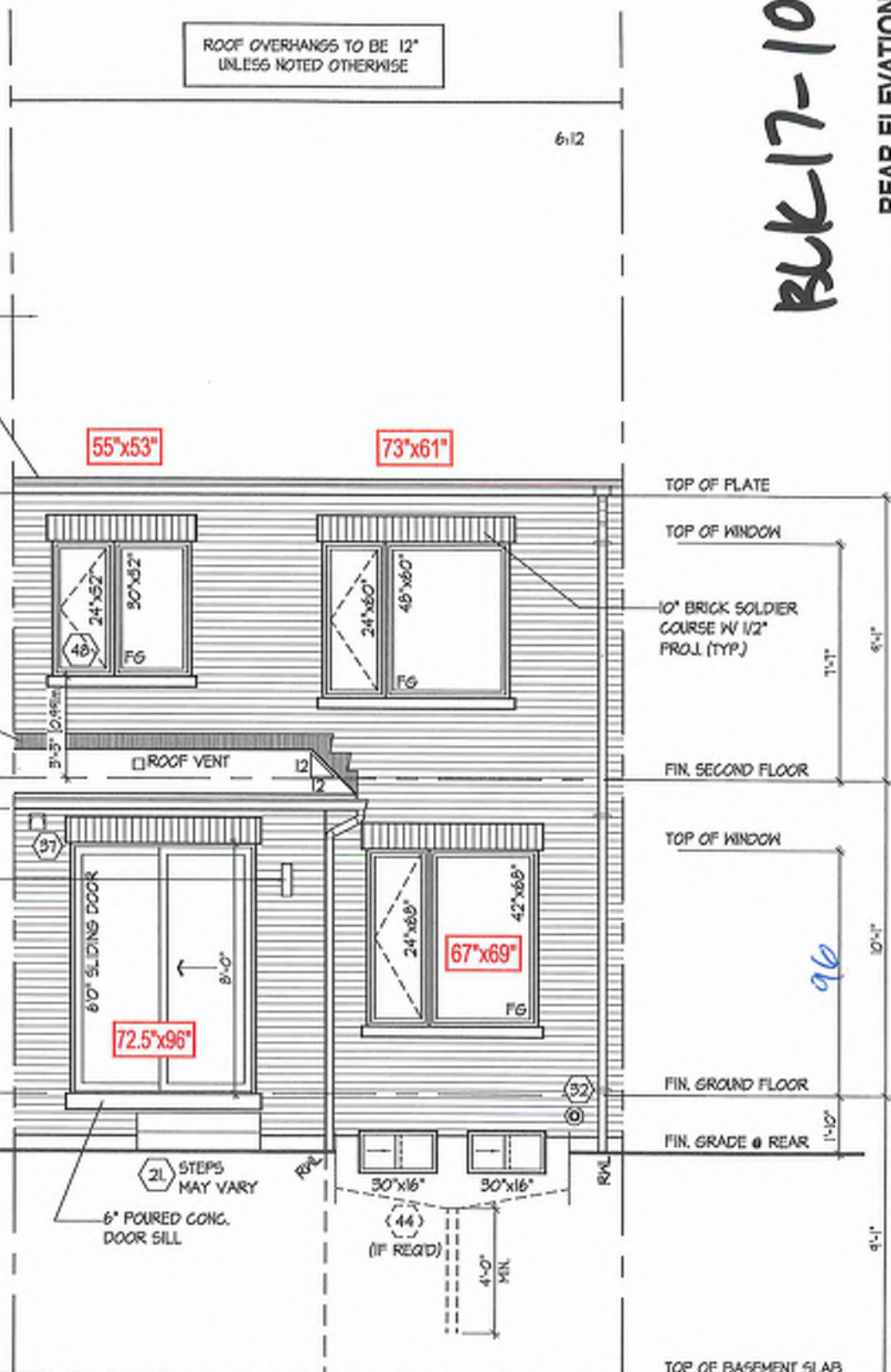
ASPHALT SHINGLES (TYP.)

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'



BLK-17-108

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

UNIT 2015
REV. 2025.03.25

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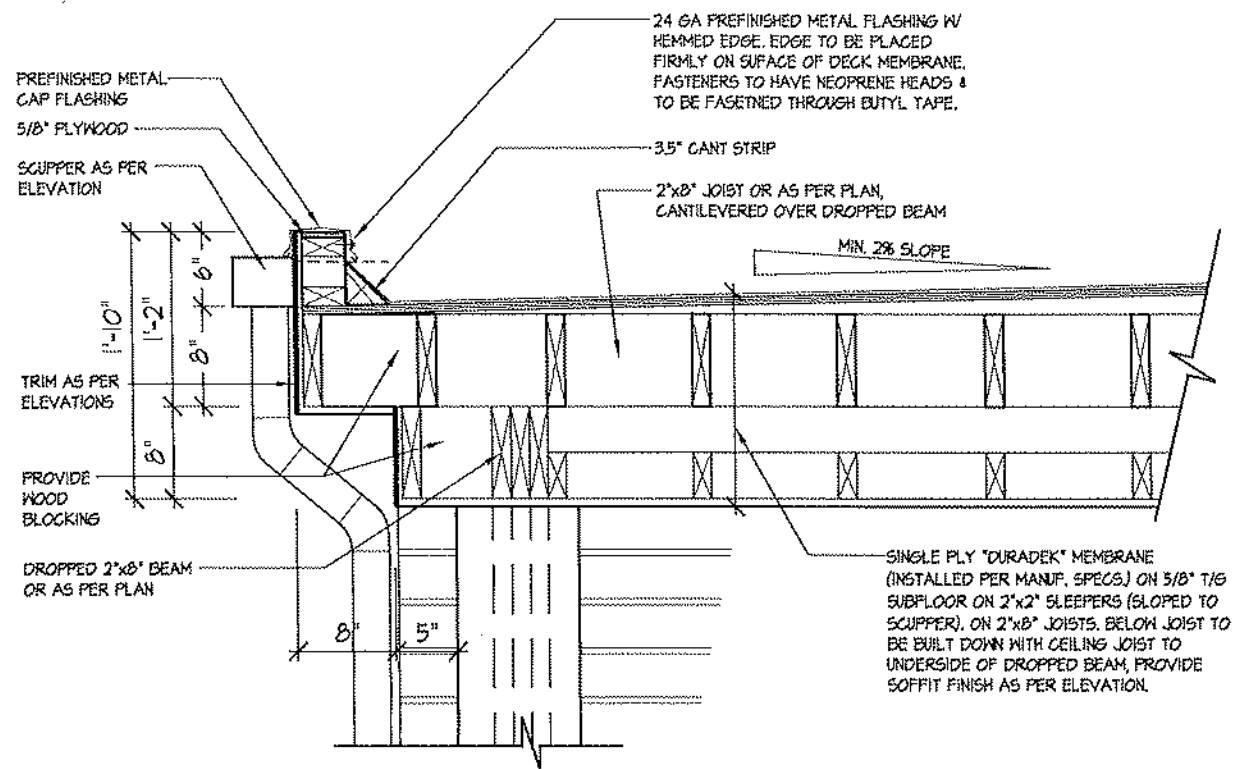
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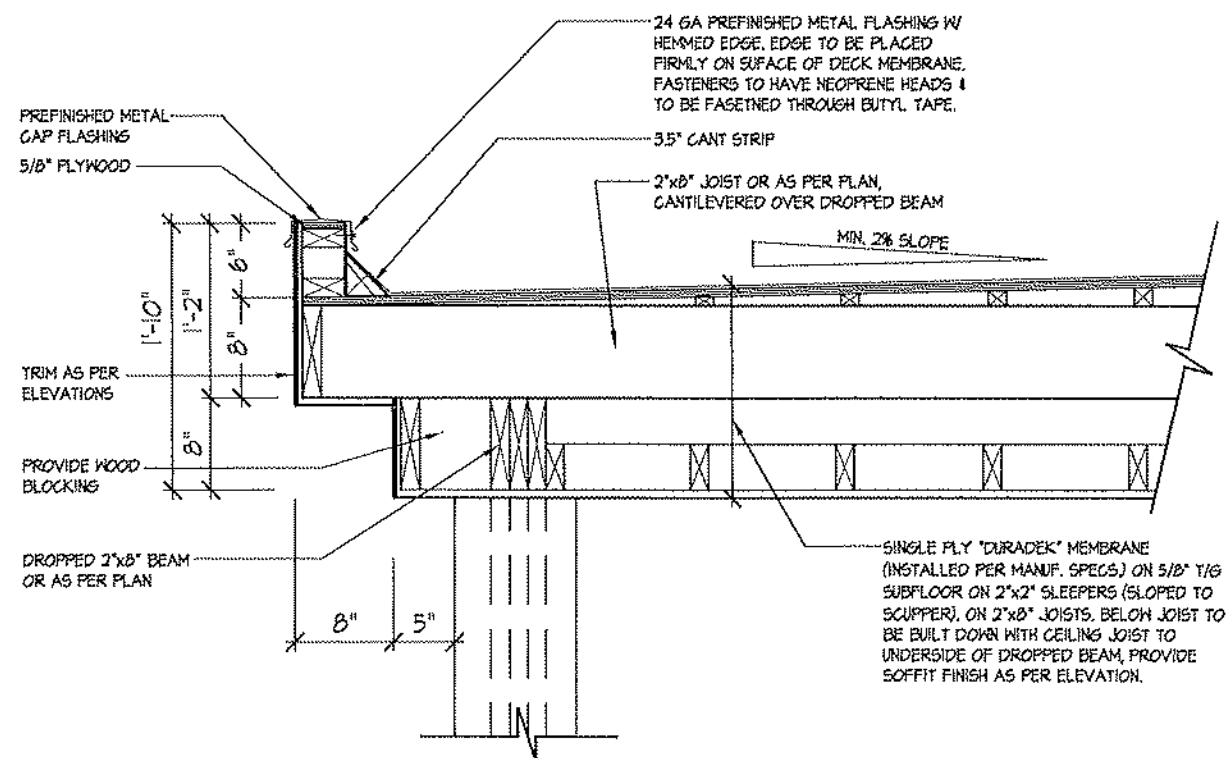
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Drawn by: DSMM
Checked by: KMM
Date: 218094WT2015
F 905.737.5133
F 905.737.7525

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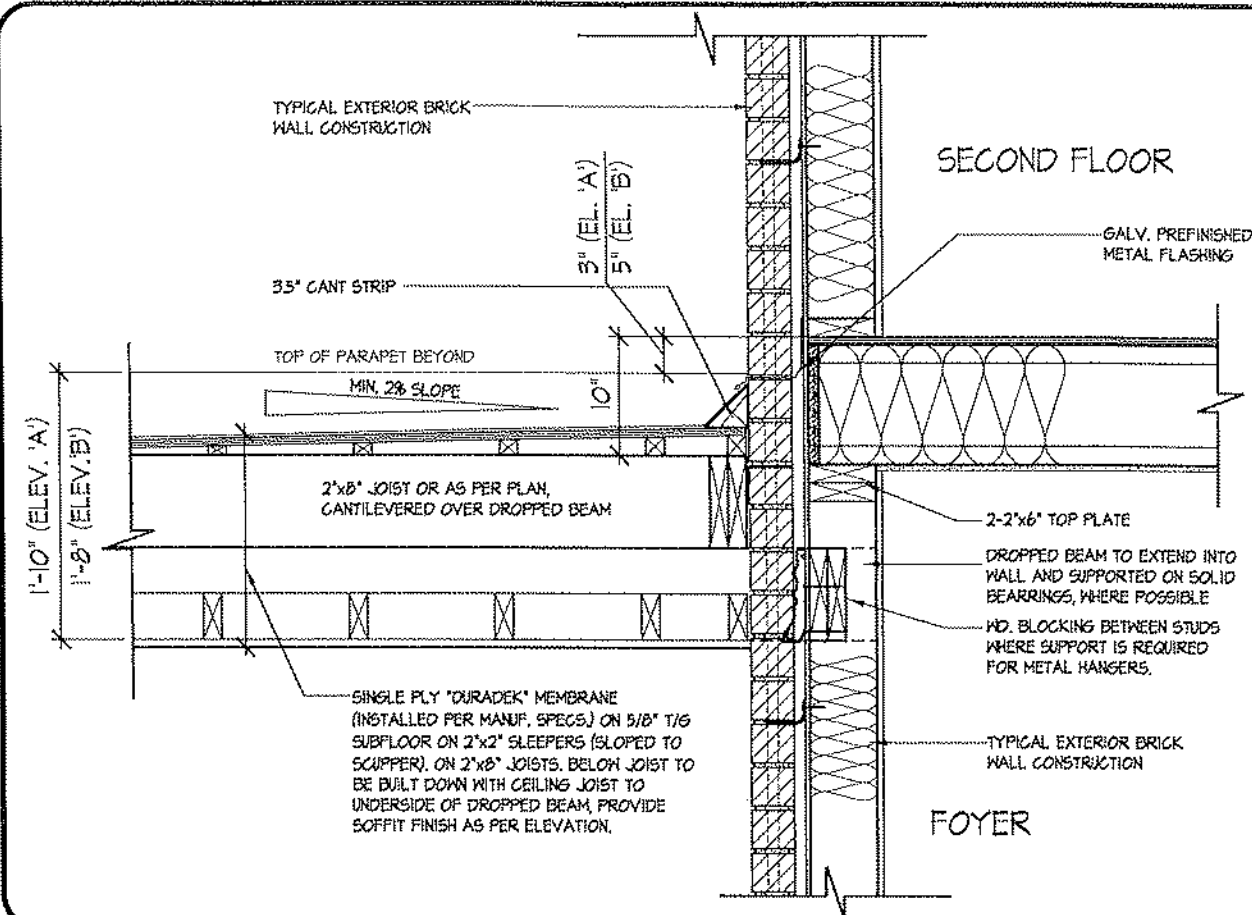
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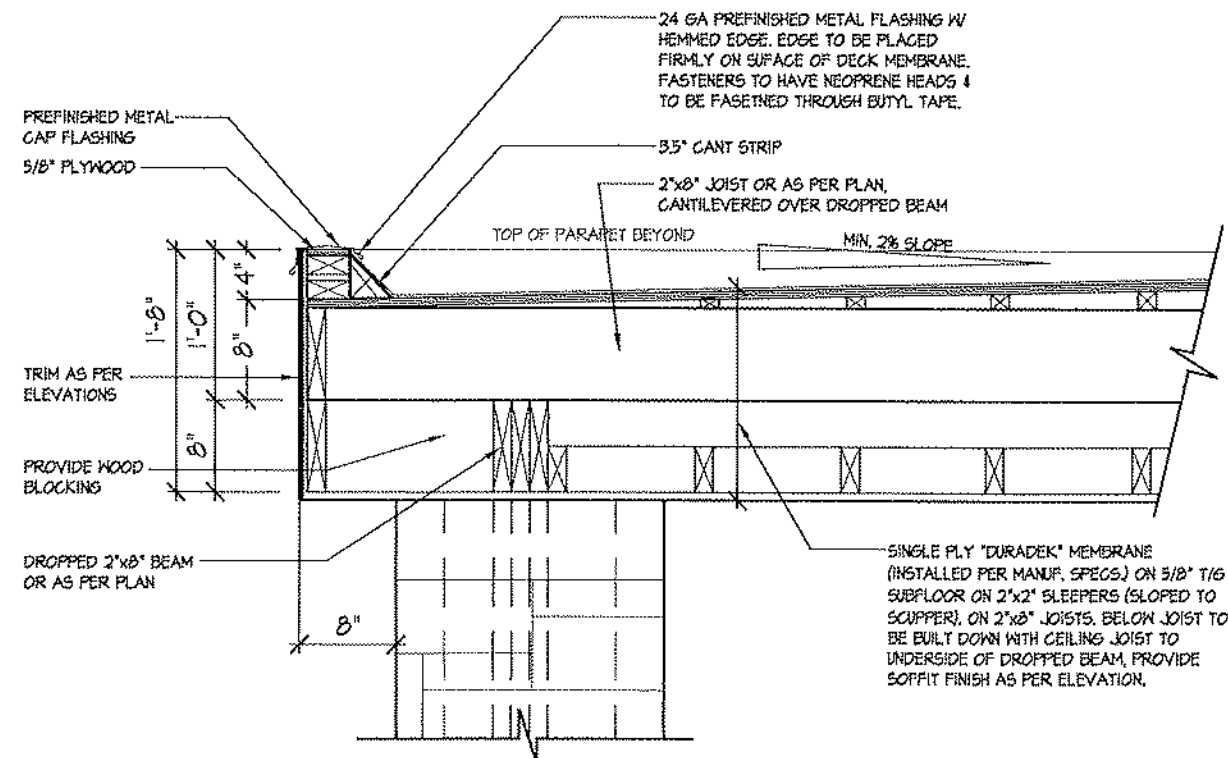
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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

UNIT 2015
REV. 2025.03.25

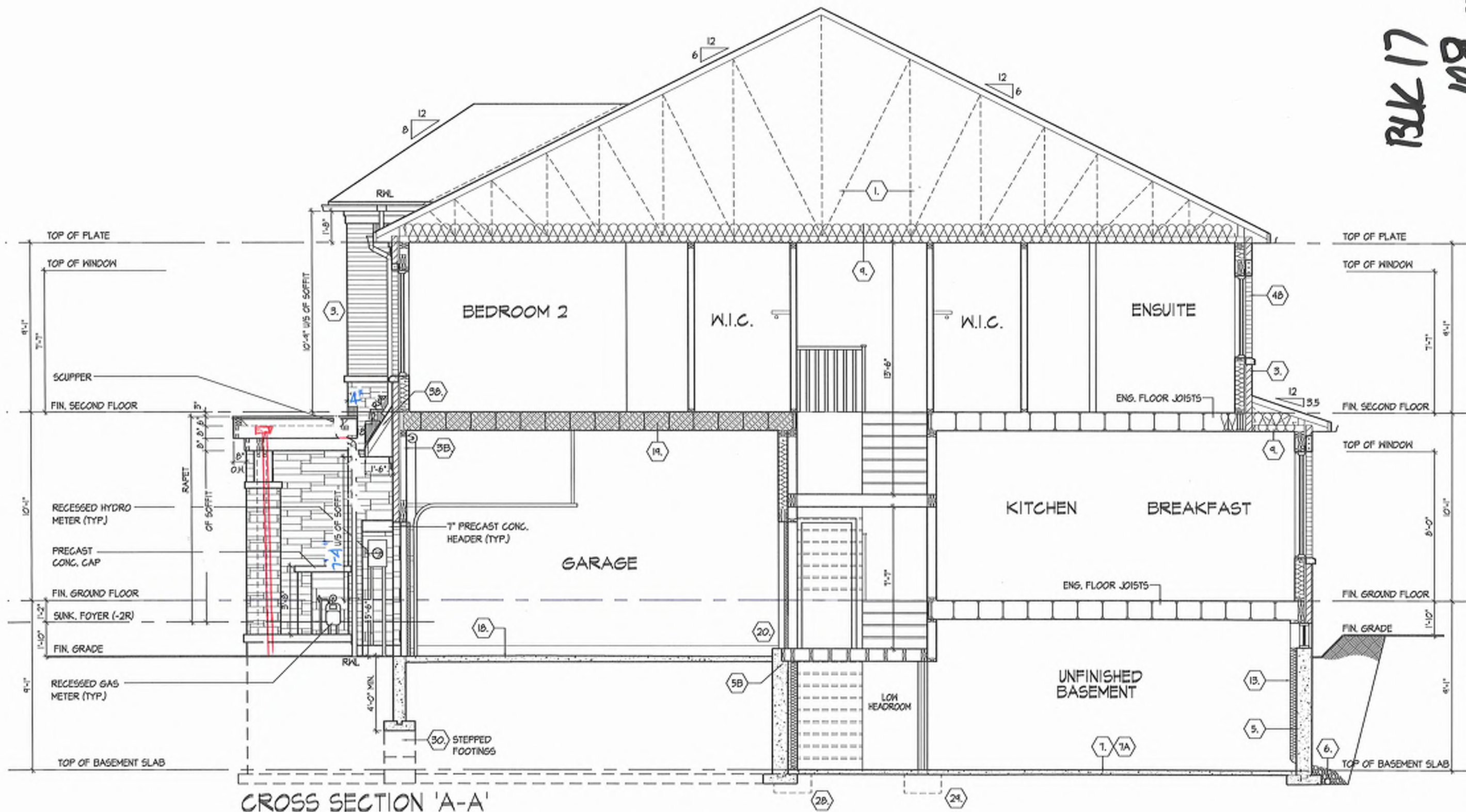
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Checked By: DS/MM
Scale: 3/16"=1'-0"
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T 905.737.5103
LBR 0.7

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CROSS SECTION 'A-A'

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CROSS SECTION 'A-A'
UNIT 2015
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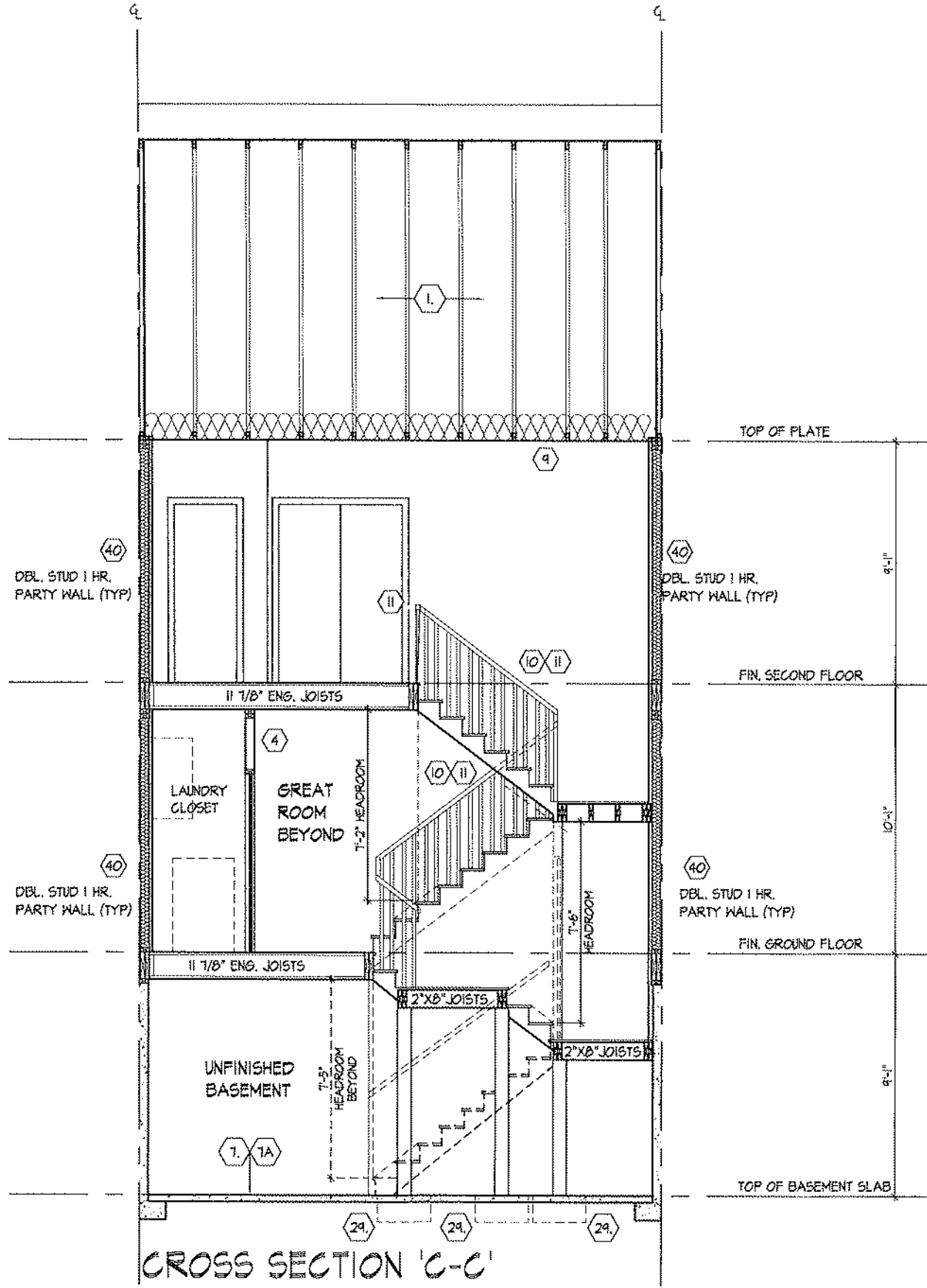
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Dominic Mobilio
SIGNATURE

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CROSS SECTION 'C-C'



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

ROYAL PINE HOMES - 218094
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BY: [Signature]
CHECKED BY: [Signature]
SCALE: 3/16"=1'-0"

UNIT 2015
REV. 2025.03.25

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cont. SECTION 1.0. CONSTRUCTION NOTES

40

1 HR. PARTY WALL (CONC. BLOCK) [S8-3] WALL TYPE S88 & S16]
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) [S8-3; WALL TYPE W13]
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50x25) 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.

40A

1 HR. FIREWALL [S8-3] WALL TYPE S88 & S16]
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") [S-28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [S-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. [S-23.10.1] & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 3E NOTE AS REQUIRED)

41A

STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION [S-28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED 1/2" (38) E.F.S. MINIMUM ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 3E NOTE AS REQUIRED)

41B

STUCCO WALL @ GARAGE CONST. [S-28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [S-28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED 1/2" (38) E.F.S. MINIMUM ON 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 3E NOTE AS REQUIRED)

42

UNSUPPORTED FOUNDATION WALLS [S-15.4.2]
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS
2-20# BARS IN TOP PORTION OF WALL (UP TO 10'0" OPENING)
2-20# 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
2-15# HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15# 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. [S-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. [S-8.10.1.1] (S-14.6.3)

45

SLOPED CEILING CONSTRUCTION [S-8-12] (S-11.8) [S-23.4.2]
2X12 (38x25) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED [W-242] (38x25) 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 EOL. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).

46

FLAT ROOF/FALCONY CONSTRUCTION
WATERPROOFING MEMBRANE [S-28.1.1] [S-28.1.5] [S-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 [S-23.2.3] REMOVE CURB WHERE REQ.

BALCONY CONDITION

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x25) PT. CEILING W/ 1/4" (6.4) GAPS L&D FLAT PARALLEL TO JOISTS ON 2"x4" (38x25) 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 EXTERIOR FINISH

47

BARREL VAULT CONSTRUCTION
CANTILEVERED 2"x4" (38x25) SPACERS L&D FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST VALED TO BUILD UP 3'-0" (914) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

48

EGRESS WINDOW ABOVE GRADE [S-8.10.1.1] [S-8.8.1.1] (S-1)
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 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7 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 SETTING & 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. STUD SIZE	ROOF W/ OR W/O ROOF W/ OR W/O ATTIC		
MIN. STUD SIZE	ATTIC & 1 FLOOR/ATTIC & 2 FLOOR/ATTIC & 3 FLOOR		
MIN. STUD SIZE	MAX STUD SPACING, " (mm) O.C.		
2"x4" (38x25)	18" (450)	12" (300)	N/A
2"x6" (38x40)	9" (225)	9" (225)	N/A
2"x6" (38x40)	16" (400)	12" (300)	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [S-8.10.1]

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'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 9'-11" (1800). [S-8.8.1]

3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (650) [S-8.10.7] 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 [S-1.5.16] OR [S-8.8.2]

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

2.2. CEILING HEIGHTS

THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 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	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".
BATHROOM, LAUNDRY AREA ABOVE GRADE	8'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	8'-11"
MIZZANINES	8'-11" ABOVE & BELOW ROOF ASSEMBLY [S-3.2.1]
STORAGE GARAGE	8'-7" [S-3.3.1]

2.3. MECHANICAL / PLUMBING [S-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. [S-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 (S812) [S-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 (45#) ROLL, ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (150) ABOVE THE GROUND.

2.5. STEEL [S-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" (2400) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2060) A.F.F. 2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F. 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 9'-6" (2860) A.F.F.

2.7. ROOF OVERHANGS

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

2.8. FLASHING [S-20.13] [S-26.4] [S-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 [S-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: [S-23.4.2.1] [S-23.4.2.4] [S-23.12.3 (1)-(3)], [S-23.14.8 (2)] [S-38.3.1.1]

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2"x8" (238x184)	L3 2"x10" (238x235)	L5 2"x12" (238x286)
B1 3"x8" (318x184)	B3 3"x10" (338x235)	B5 3"x12" (338x286)
B2 4"x8" (438x184)	B4 4"x10" (438x235)	B6 4"x12" (438x286)
B7 5"x8" (538x184)	B8 5"x10" (538x235)	B9 5"x12" (538x286)

ENGINEERED LUMBER SCHEDULE

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"
LVL8 4-1 3/4"x8 1/2"	LVL9 4-1 3/4"x11 7/8"	LVL13 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 (2) & 9.20.5.2 (3)

CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 14" (89 x 89 x 6.4)	8-1" (2.03m)	7-6" (2.30m)
L8	4" x 3 1/2" x 14" (102 x 89 x 6.4)	8-9" (2.26m)	8-1" (2.46m)
L9	5" x 3 1/2" x 16" (127 x 89 x 7.9)	10-10" (3.31m)	10-1" (3.08m)
L10	6" x 3 1/2" x 16" (127 x 89 x 11)	11-5" (3.45m)	10-7" (3.24m)
L11	8" x 3 1/2" x 17" (152 x 89 x 11)	12-9" (3.82m)	11-7" (3.54m)
L12	7" x 4" x 17" (178 x 102 x 11)	14-1" (4.30m)	13-1" (3.89m)

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS [S-5.5], [S-4.6], [S-7.2.1], [S-7.5.2], [S-10.13.10]

1	EXTERIOR	2'-5" x 6'-9" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1A	EXTERIOR	2'-10" x 6'-9" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1B	EXTERIOR	3'-0" x 6'-9" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1C	EXTERIOR	2'-6" x 6'-9" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1D	EXTERIOR	2'-5" x 6'-9" x 1-3/4" (815 x 2030 x 45) NS. MIN. R4 (RSI0.7) (SEE HEX NOTE 2)
1E	EXTERIOR	3'-0" x 6'-9" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
1F	EXTERIOR	2'-8" x 6'-9" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
2A	EXTERIOR	2'-8" x 6'-9" x 1-3/4" (815 x 2030 x 45) MIN. R4 (RSI0.7) (SEE HEX NOTE 2)
2	INTERIOR	2'-8" x 6'-9" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR	3'-0" x 6'-9" x 1-3/8" (915 x 2030 x 35)
3	INTERIOR	2'-6" x 6'-9" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR	2'-4" x 6'-9" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR	2'-0" x 6'-9" x 1-3/8" (610 x 2030 x 35)
4A	INTERIOR	2'-2" x 6'-9" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR	1'-5" x 6'-9" x 1-3/8" (450 x 2030 x 35)

3.3. DOOR SCHEDULE	
CONFORMING TO SECTIONS [S-5.5], [S-4.6], [S-7.2.1], [S-7.5.2], [S-10.13.10]	
1	EXTERIOR 2'-5" x 6'-9" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1A	EXTERIOR 2'-10" x 6'-9" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1B	EXTERIOR 3'-0" x 6'-9" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1C	EXTERIOR 2'-6" x 6'-9" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1D	EXTERIOR 2'-5" x 6'-9" x 1-3/4" (815 x 2030 x 45) NS. MIN. R4 (RSI0.7) (SEE HEX NOTE 2)
1E	EXTERIOR 3'-0" x 6'-9" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
1F	EXTERIOR 2'-8" x 6'-9" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
2A	EXTERIOR 2'-8" x 6'-9" x 1-3/4" (815 x 2030 x 45) MIN. R4 (RSI0.7) (SEE HEX NOTE 2)
2	INTERIOR 2'-8" x 6'-9" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR 3'-0" x 6'-9" x 1-3/8" (915 x 2030 x 35)
3	INTERIOR 2'-6" x 6'-9" x 1-3/8" (760 x 2030 x 35)
3A	INTERIOR 2'-4" x 6'-9" x 1-3/8" (710 x 2030 x 35)
4	INTERIOR 2'-0" x 6'-9" x 1-3/8" (610 x 2030 x 35)
4A	INTERIOR 2'-2" x 6'-9" x 1-3/8" (660 x 2030 x 35)
5	INTERIOR 1'-5" x 6'-9" x 1-3/8" (450 x 2030 x 35)

PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 1'0" CEILING CONDITIONS

3.4. ACRONYMS	
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BFFM	BEAM BY FLOOR MANUFACTURER
BFFN	BEAM BY ROOF MANUFACTURER
BG	FIXED GLASS W/ BLACK BACKING
BLW	BELOW
BM	BEAM
CH	CONVENTIONAL ROOF FRAMING
CW	COMPLETE WITH
DJL	DOUBLE JOIST/ TRIPLE JOIST
DO	DO OVER
DPP	DROPPED
ENG	ENGINEERED
EW	ENERGY RECOVERY VENTILATION UNIT
EST	ESTIMATED
FA	FLOOR ARCH
FD	FLOOR DRAIN
FG	FIXED GLASS
FL	FLUSH
FLR	FLOOR
GT	GIRDER TRUSS
HB	HOUSE SB
HDM	HEADROOM

3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.54.	
⊖	CLASS 8 VENT
⊖	EXHAUST VENT
⊖	DUPLX 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

3.6. CARBON MONOXIDE ALARM [S-9.3], [S-32.3.3]	
CHECK LOCAL BY-LAWS FOR REQUIREMENTS. A CARBON MONOXIDE ALARM IS REQUIRED 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.	

3.7. 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 NAIL 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. [S-17.4, S-23.10.7]	

3.8. TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.	
VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD	

3.9. 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	2 HR. FIREWALL
REFER TO HEX NOTE 40.	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
108

CONSTRUCTION NOTES 2

UNIT 2015
REV. 2025.03.25

DESIGN ASSOCIATES INC.

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DESIGN ASSOCIATES INC.

218094 UNIT 2015
REV. 2025.03.25

DESIGN ASSOCIATES INC.

218094 UNIT 2015
REV. 2025.03.25

MON MAR 31/25 10:41 AM [K:\PROJECTS\2025\218094\ROYAL PINE HOMES\2015.DWG] MATH KLO

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

Domestic Mobile

NAME

SIGNATURE

218274

218094

DESIGN ASSOCIATES INC.

13695

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Page Number

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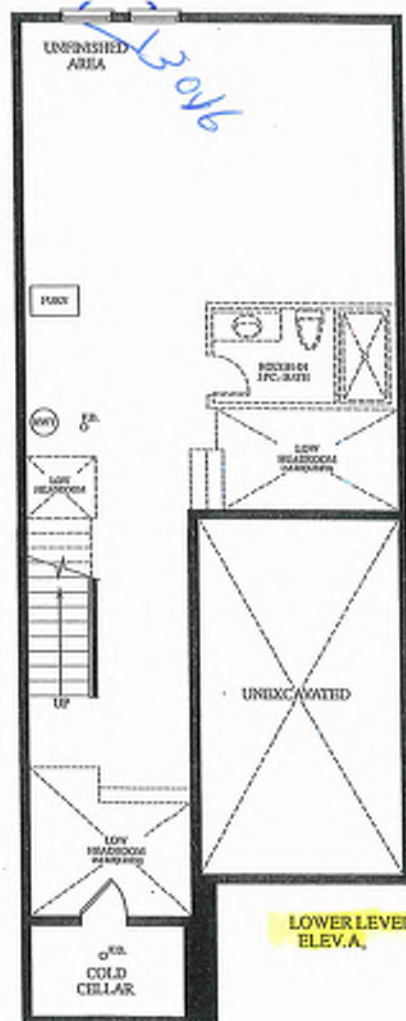
BAYVIEW HEIGHTS

RICHMOND HILL

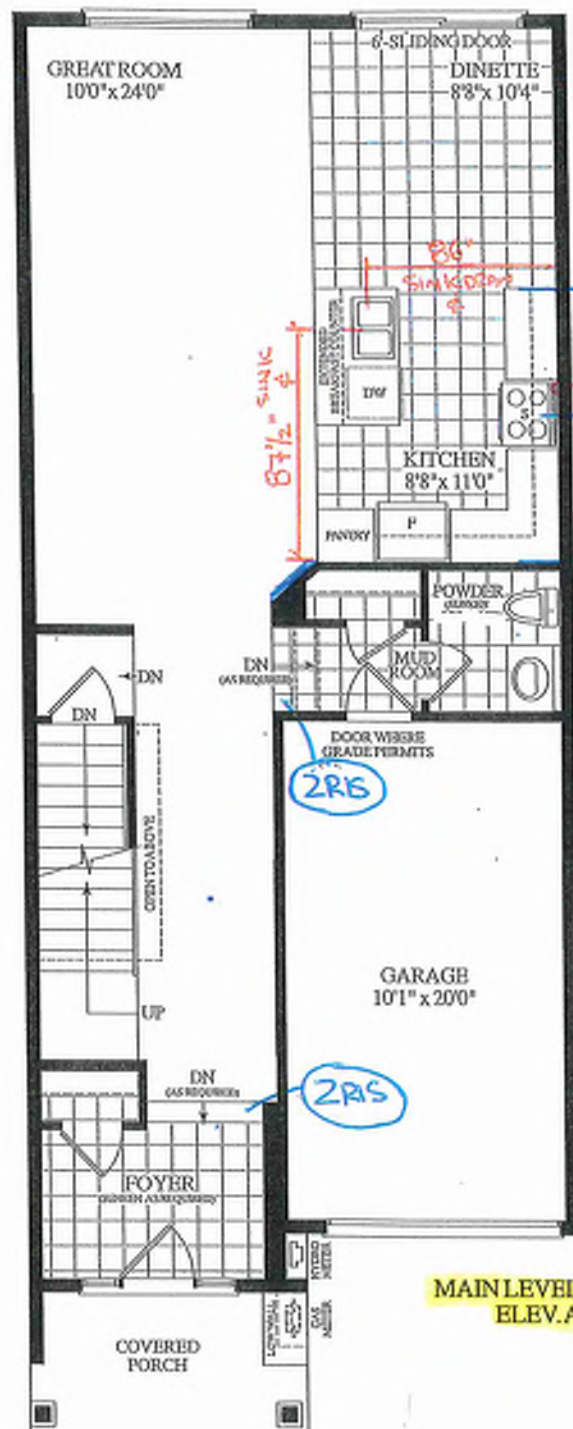
June 5, 2025

KH

SC



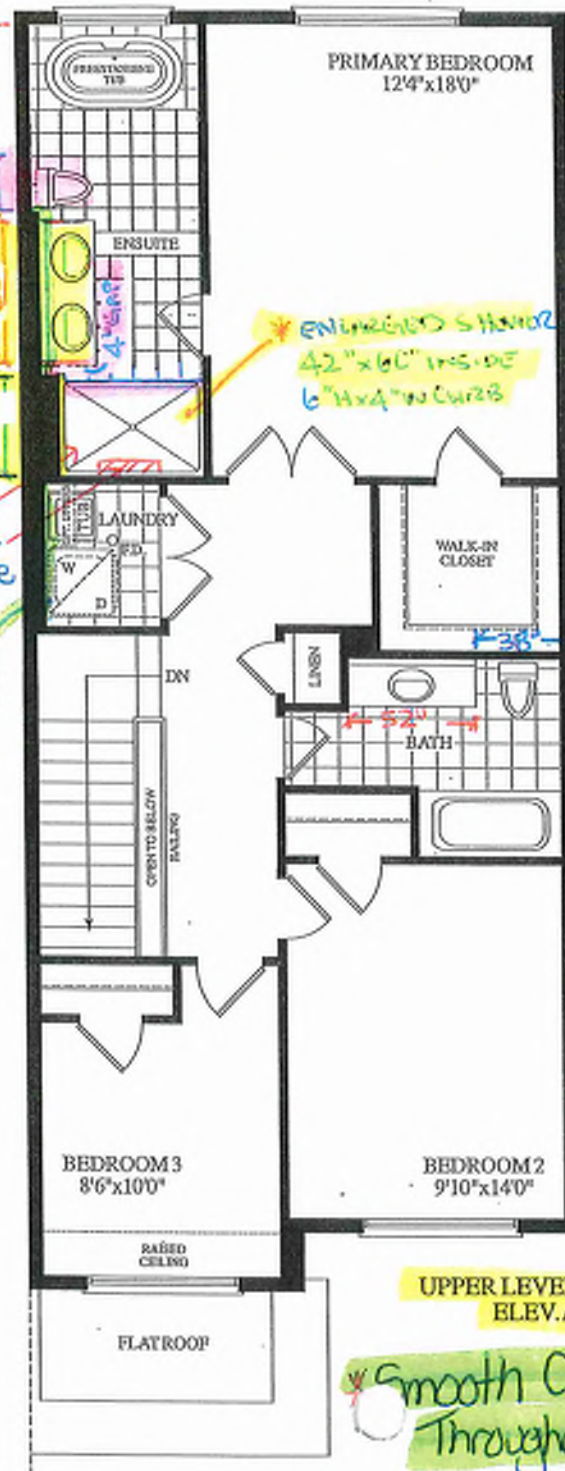
ELEVATION A



8" Duct

2x2 Mosaic
6" curb
Shower Niche

2x6
FALSE
WALL



Smooth Ceilings
Throughout 2nd Floor

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.

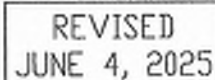
BLK.17 TH. 109

20-17 THE DIANA EL. A

3 BDRM. 2 BATH.

1780 SQ.FT.

BASEMENT TO GROUND
BSMT 11-7/8' JOIST



STAIRS LINE UP BY
PARTY WALL

NO WALLS UNTIL
STAIRS INSTALLED

GARAGE RIGHT >



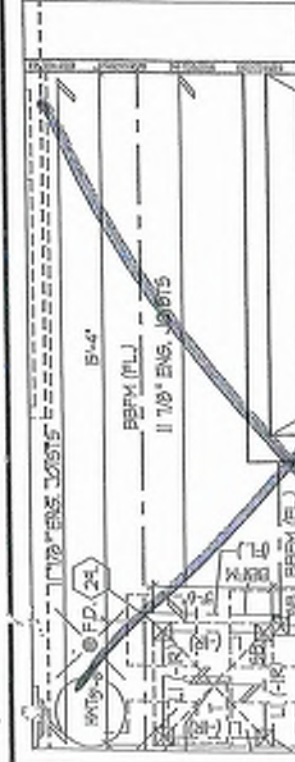
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STREET	BAYVIEW HEIGHTS	
LOT #		
Model	UNIT 2017	

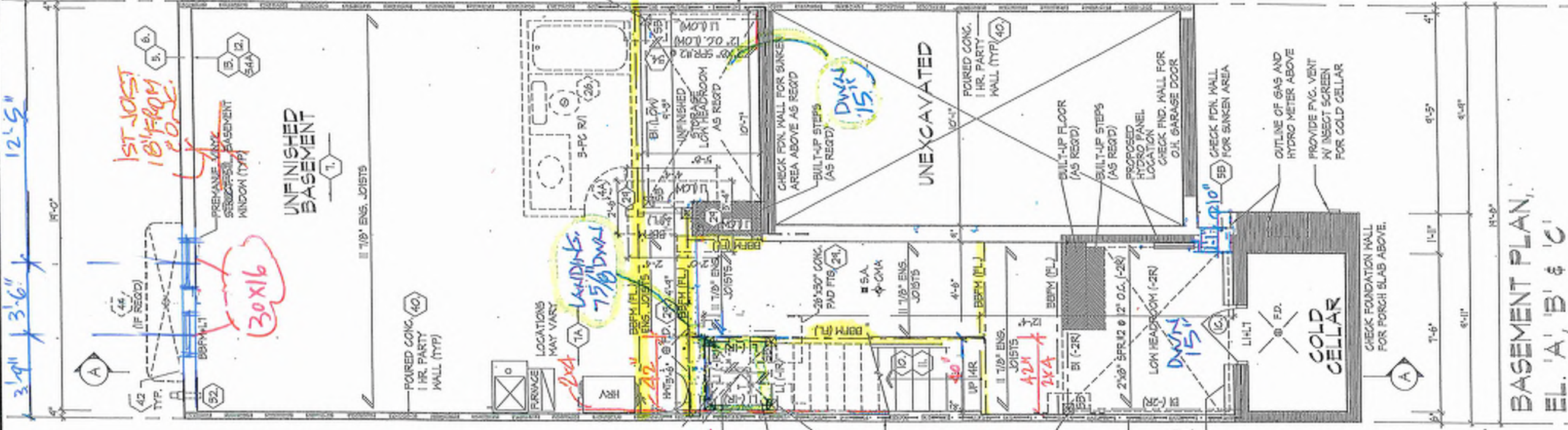
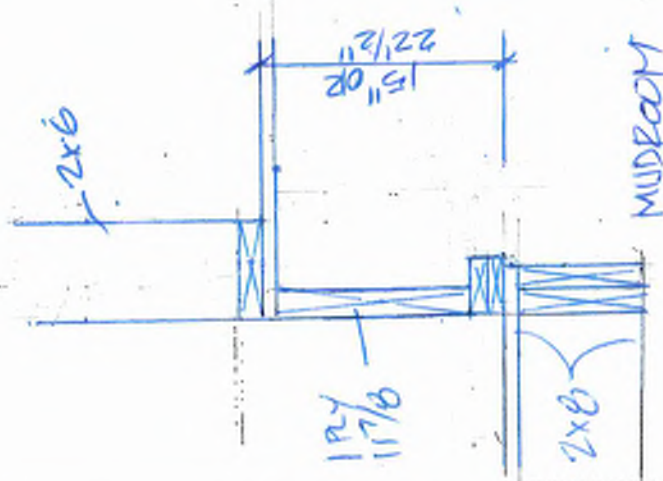
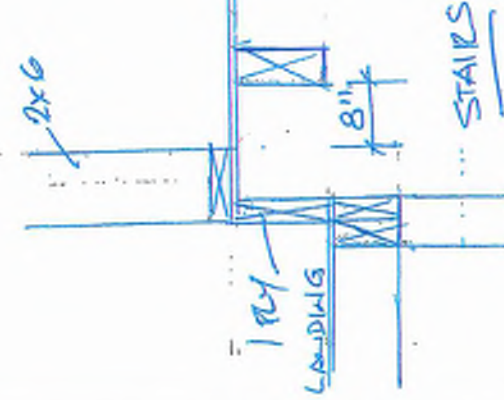
DESIGN BY	SKME	DATE
	PARAMJEET	MAY 23, 2025
PROJECT		
ROYAL PINE HOMES		
LAYOUT #		
SCALE: 1/8" = 1'-0"		

BUC 17-109



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

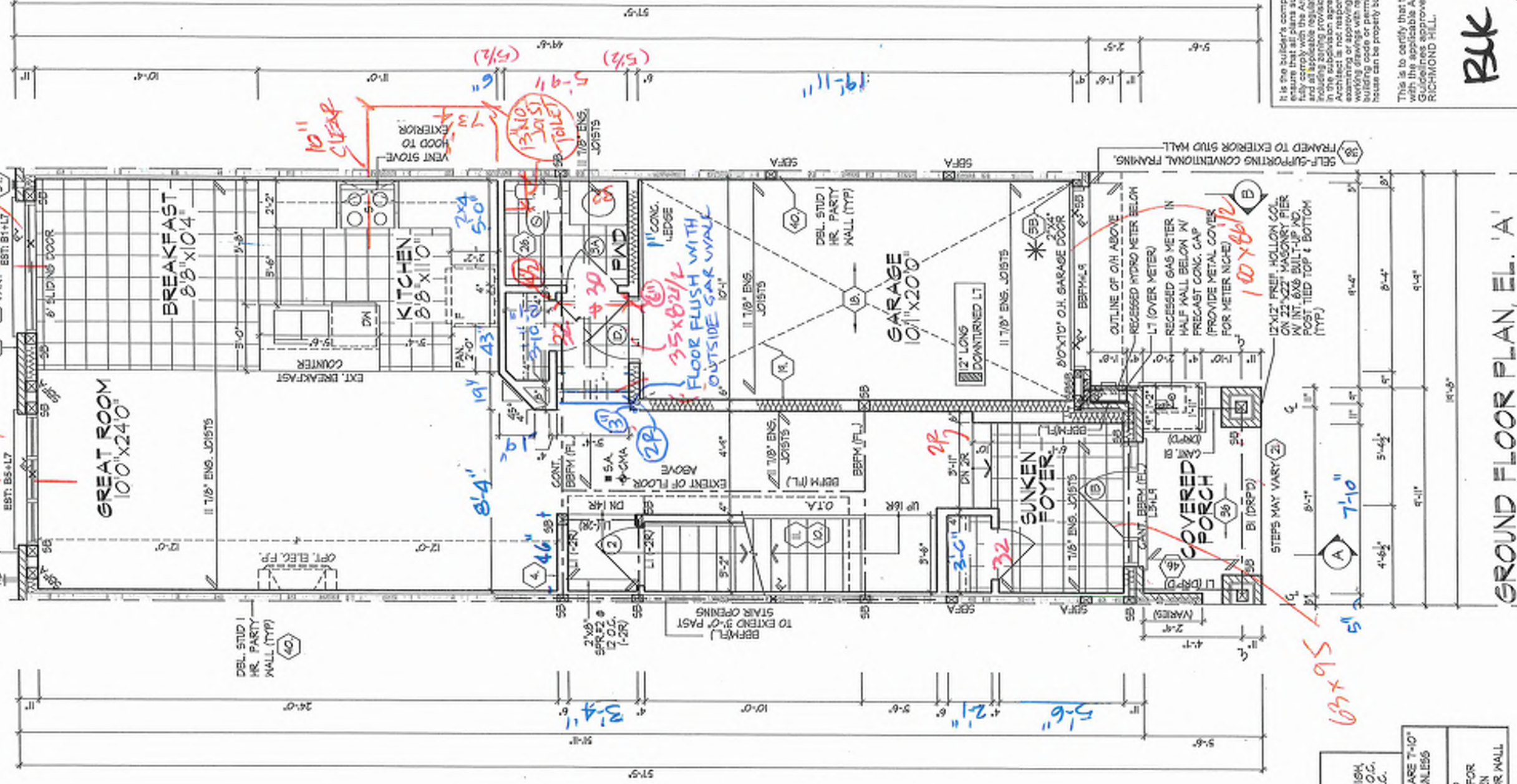
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Drawn by: KMTT
Checked by: DSMM
Scale: 3/16" = 1'-0"

Page Number: 218094W12017
Page Number: 2 of 27

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* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 9'-0" 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'-0" 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 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 site (lotting) plans or building codes or permit matter or that any house can be properly built or located on its lot.

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BK 17
10'9"

GROUND FLOOR PLAN, EL. 'A'

GROUND FLOOR PLAN, EL. 'A'

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

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UNIT 2017
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File Number: 218094VIT2017
Page Number: 3 of 27

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

8955 Woodbine Ave., Markham, ON L3R 0J7
T: 905.737.5133 F: 905.737.7326

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
Domestic: 21274
Signature: 15693
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Preliminary

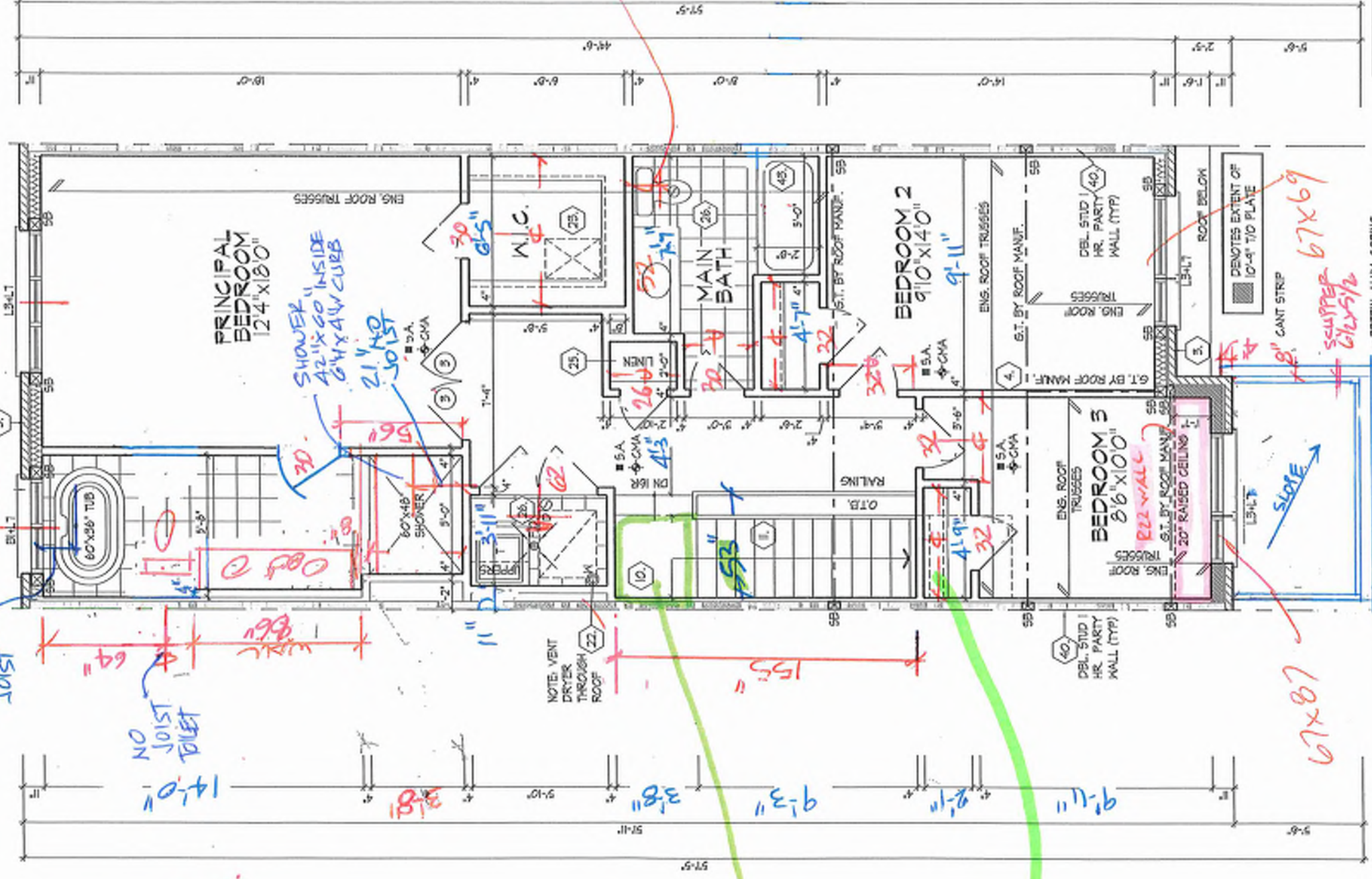
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INT. DOORS 8 3/4"
WINDOWS SEE THEY.

44" $\frac{7}{16}$ "

Landings

A diagram showing a square landing area with dimensions 4' x 4' and 4' x 4'.



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

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SECOND FLOOR PLAN, EL. 'A'

SECOND FLOOR PLAN, EL. 'A'

Buk 17
109

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QUALIFICATION INFORMATION
Dominic Melillo
21274

NAME	SIGNATURE	GCN
REGISTRATION INFORMATION		

HUNT DESIGN ASSOCIATES INC. 19895

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

Drawn By	Checked By	Scale
	MOORE	0.125" = 1'-0"

KIM/H US/NIWI 3/16/15

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2025.03.26

Page Number

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Number and/or of at least one

—

ROOF OVERHANGS TO BE 12
UNLESS NOTED OTHERWISE

ASPHALT SHINGLES (TYP.)

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)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP.)

UPGRADED REAR
ELEVATION 'A'

6:12

73"x61"

55" x 53"

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 HYD

FIN. GROUND FLOOR

DATA, TOTALS AND

RECESSED GAS

TOP OF BASEMENT SLAB

VALLEY FLASHING (TYP)

BEDROOM 2

GARAGE

PARTIAL SECTION 'B', EL. 'A'

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

UNIT 2017
REV 2025.03.26



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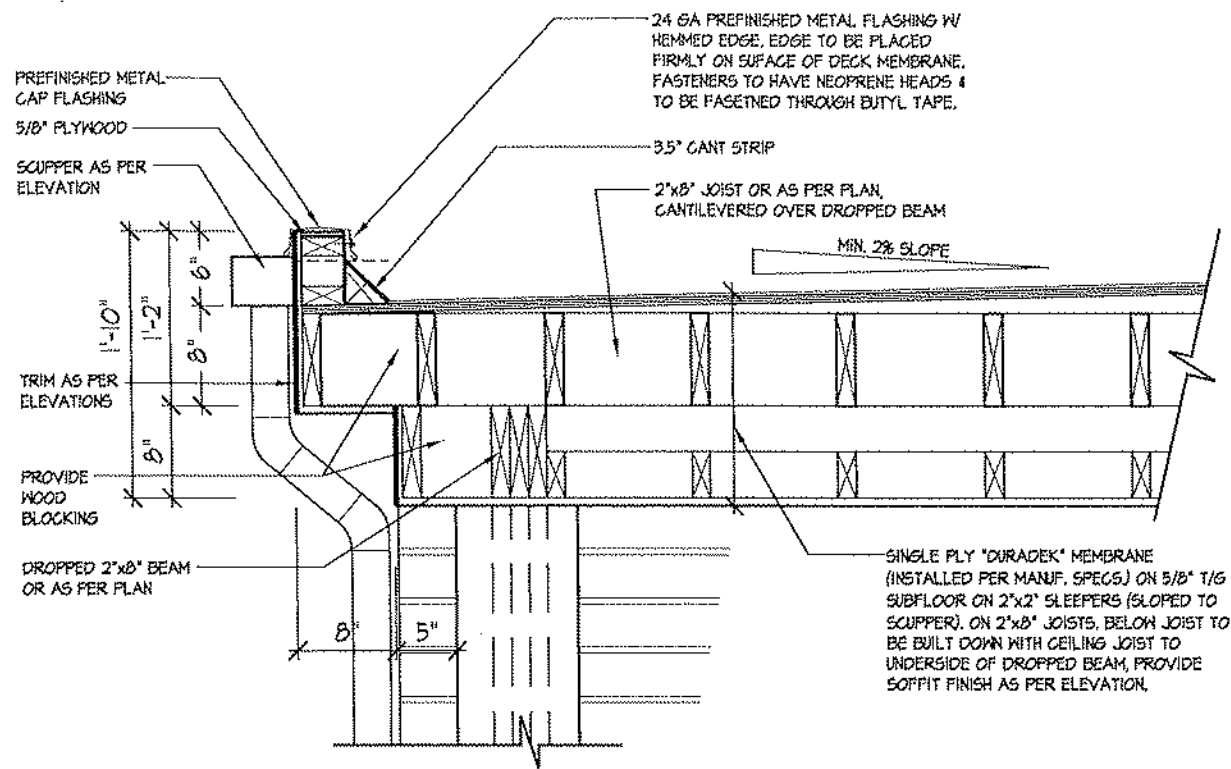
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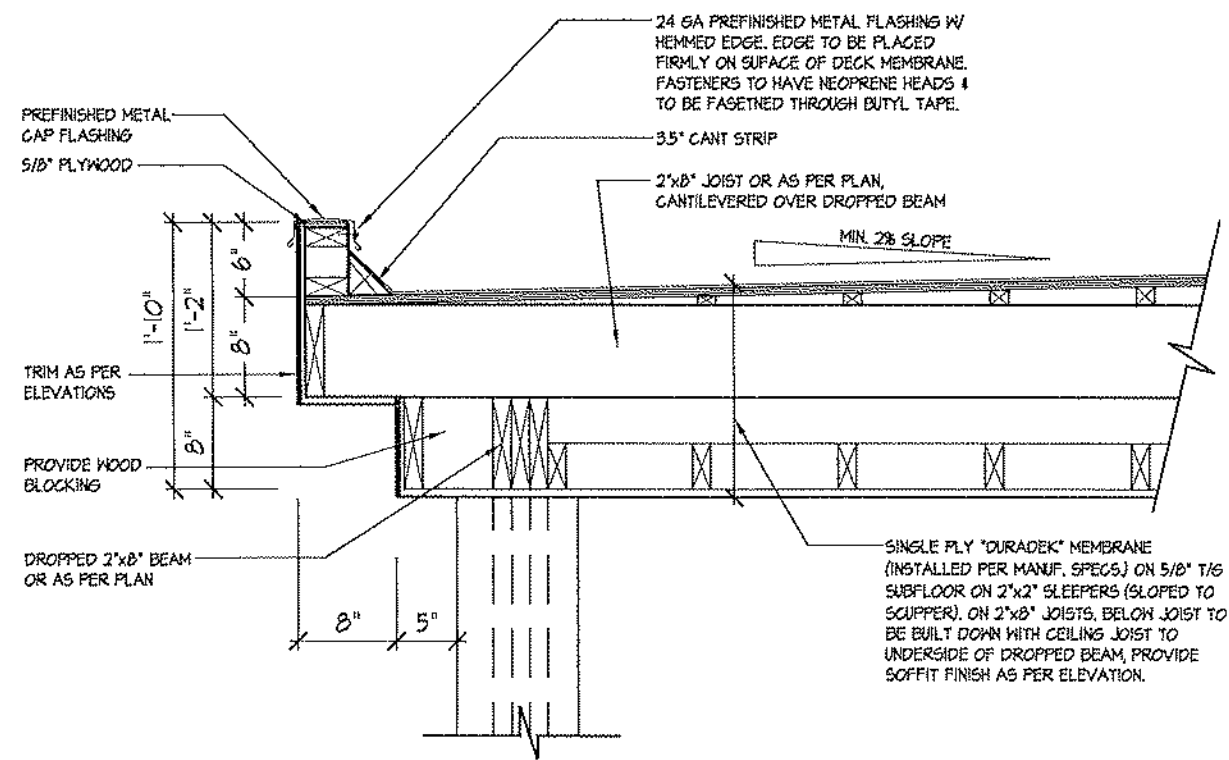
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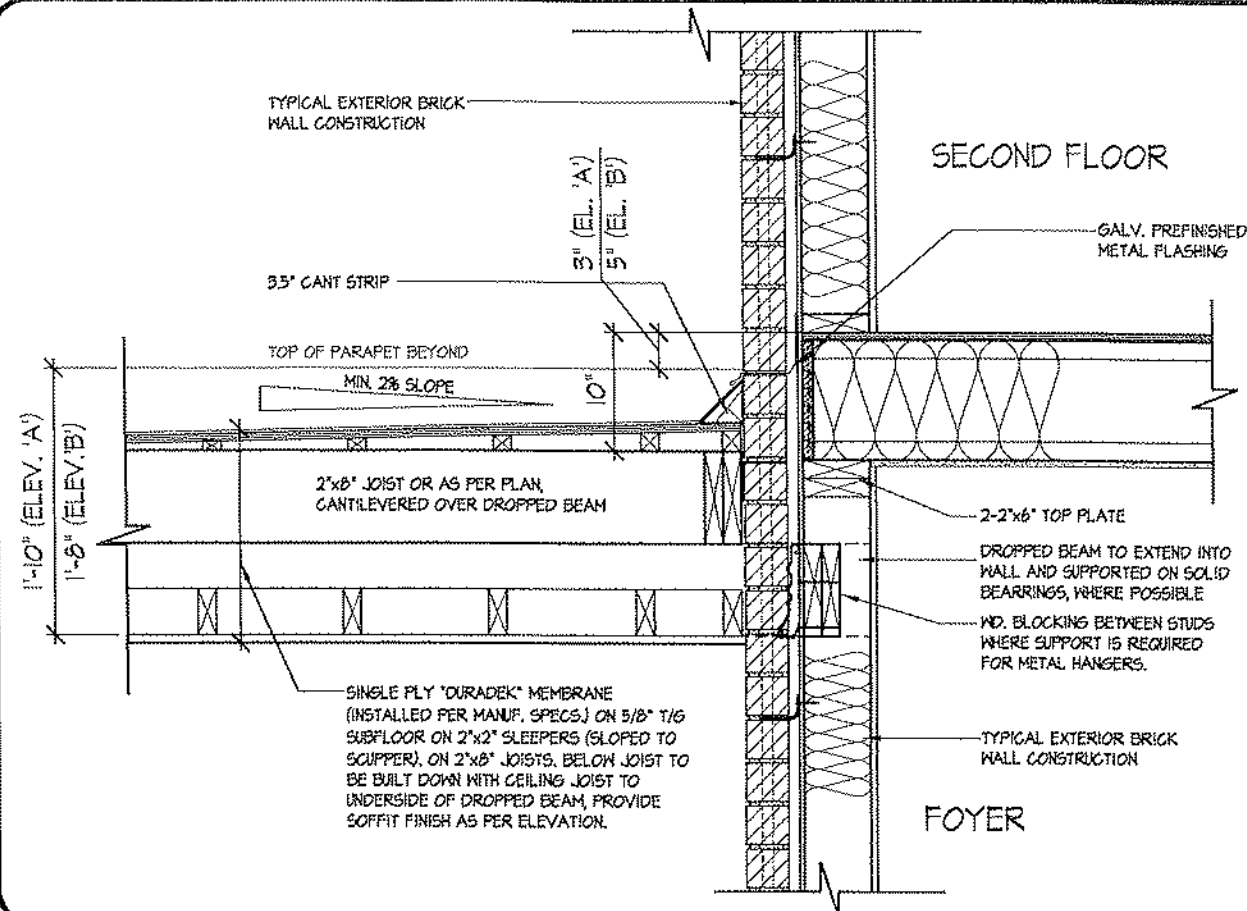
[http://www.scribd.com/doc/78069714/Chapter-1-Marketing-Concepts](#)



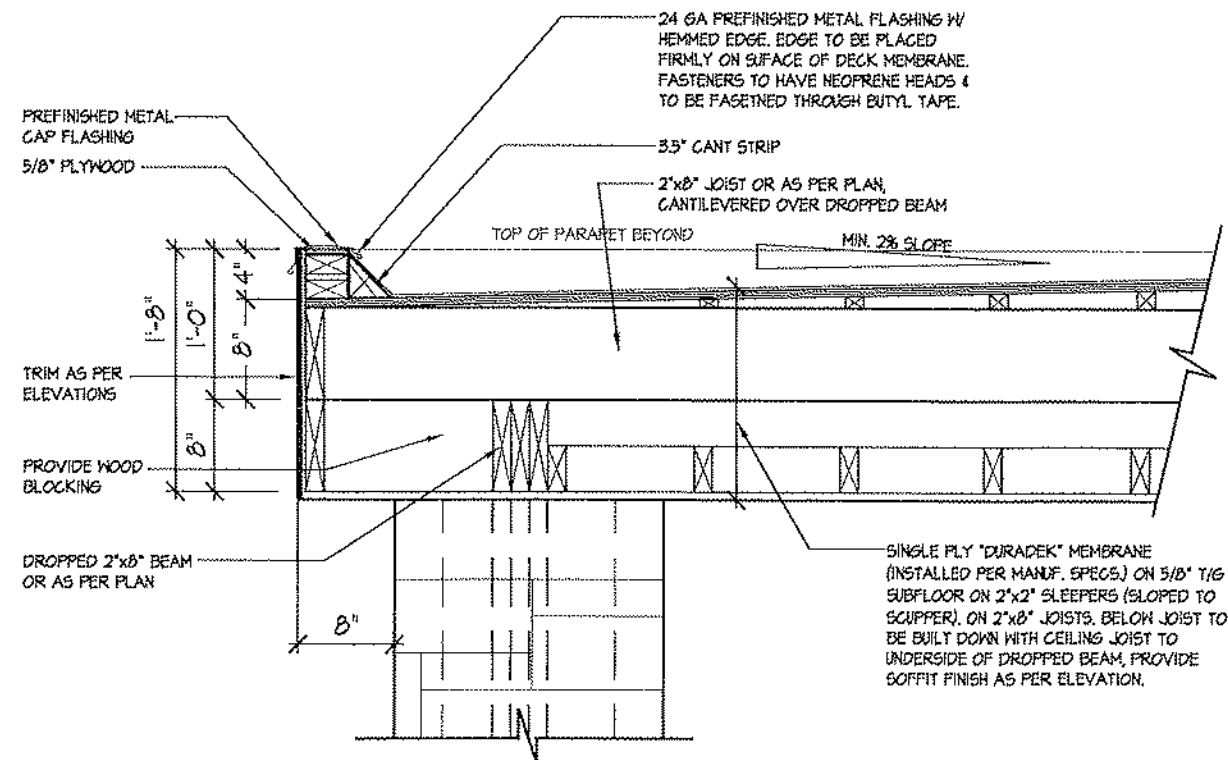
1B **FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)**
3/4"=1'-0"



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

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2015
REV. 2025.03.25

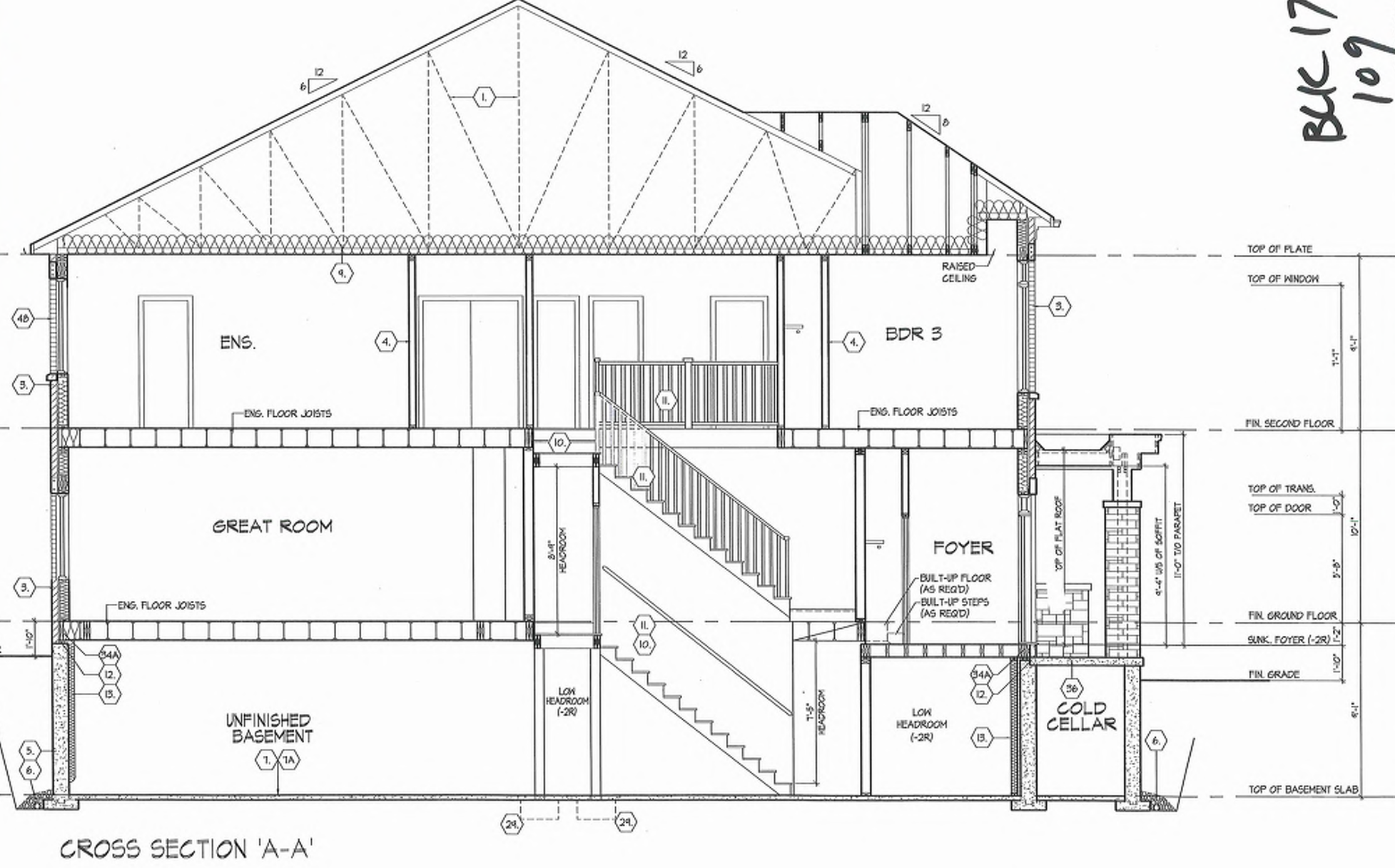
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Dominic Mobilio
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19885
21274
SIGNATURE
19885

Drawn by: KM/MM
Checked by: DS/MM
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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. PREP. 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 SPLASH 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 CEILING. 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 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] & 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 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] & 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 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] & 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 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] & 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 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 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 (11.8.2) 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]
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- 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

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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 CEILING. 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 CEILING. TAPE AND SEAL ALL JOINTS GAS TIGHT. [9.10.3.18], [9.10.17.40], [CANULC-5705.2]
- 20

GARAGE DOOR TO HOUSE [9.10.9.16], [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" (80) 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 [9.8.9.2] 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. [9.33] & 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 FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 [R513.52] [58-12] 3.1.3.1.8.1.1]
- 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"x3/4" (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" (75-38x140) 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, 2" ACED 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" (12100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'11" (12100) O.C. UNLESS A PANEL, TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
PROVIDE CONTINUOUS APPROVED AIRWATER 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 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], [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) 1/2" (120) 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" (1614x16) 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
2-2"x6" (2-38x140)
BRICK
2-2"x8" (2-38x184)
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]
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- 39

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- 39

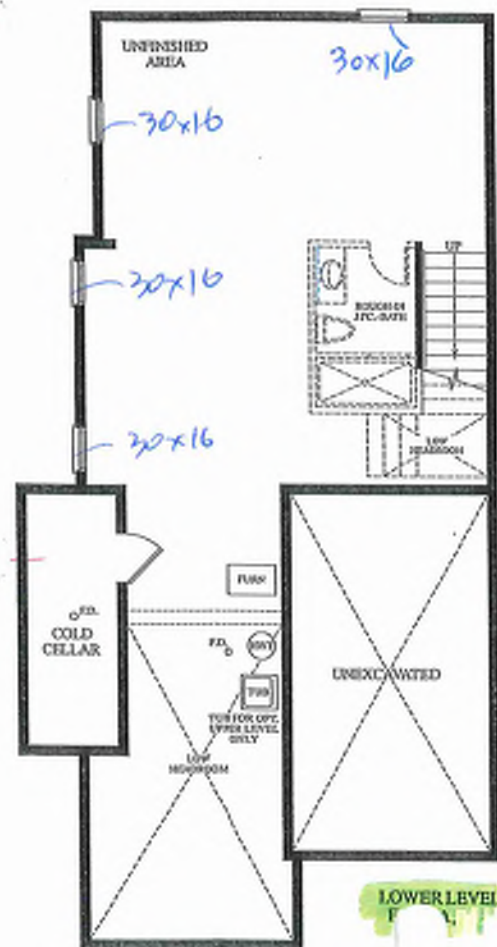
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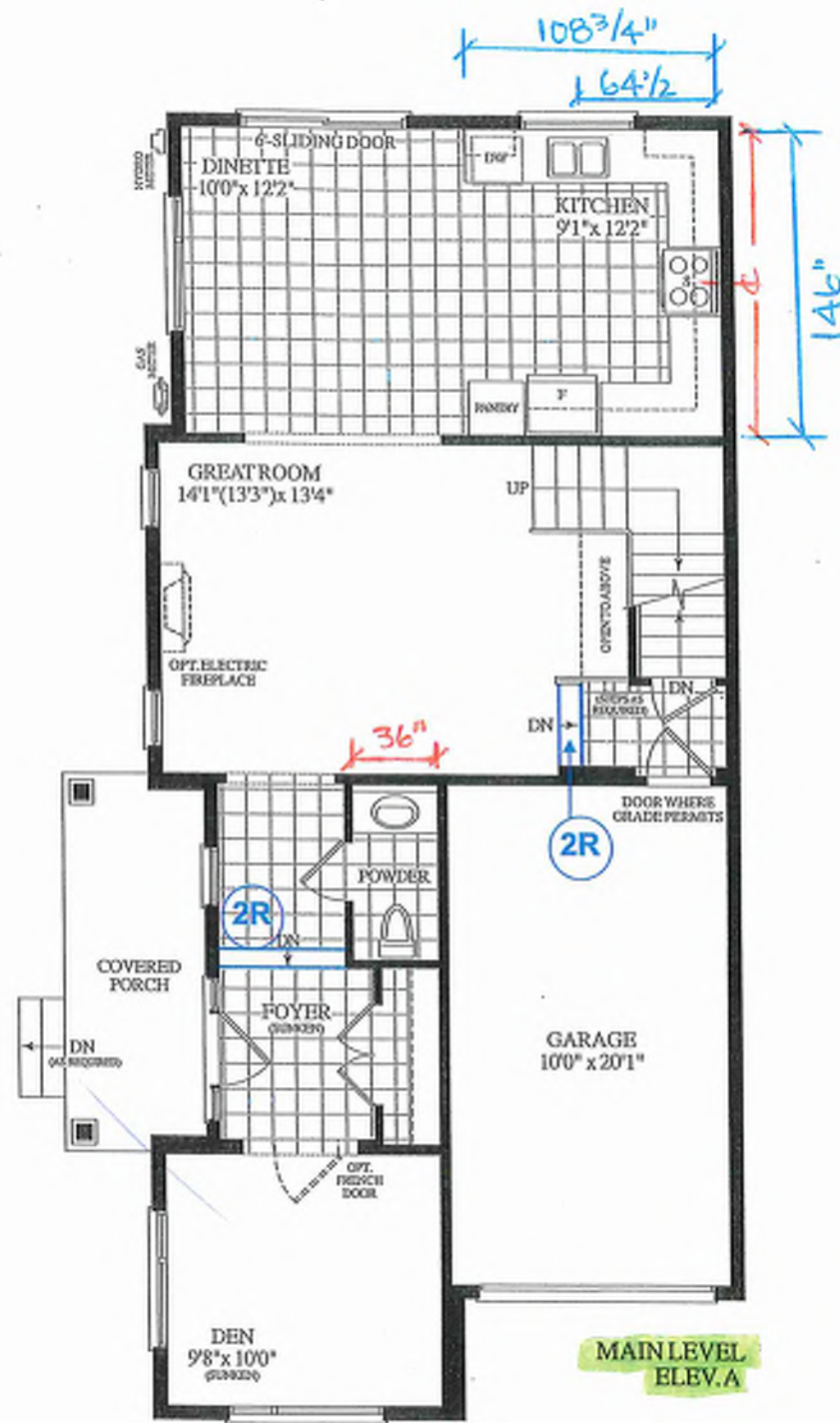
cont. SECTION 1.0. CONSTRUCTION NOTES	
40	1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&A (B16) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (203) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (50x25) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
40	1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W10C 5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50x25) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (50x25) SILL PLATES. 12"x6" (30x140) AS REQUIRED. FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
40A	2 HR. FIREWALL (SB-3) WALL TYPE B&A (B16) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50x25) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON 8" (203) 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 (2"x6") (9.26) STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.26) 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. (9.23.10.1) & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
41A	STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.26) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 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 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 1/2" (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. 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 2-20M 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 2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WAL. 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" (610) BEYOND BOTH SIDES OF OPENING
43	STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.4.2.4(1)) (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) WEEPING TILE ON A FILTER CLOTH WRAP AND FILL WITH CRUSHED STONE. (9.9.10.1.(3)) (9.14.6.3)
45	CLOSED CEILING CONSTRUCTION (SB-12) (9.11.3.1, 9.23.4.2) 2"x12" (50x286) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED. BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" (25) DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SLOPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.
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" (50x25) PURLINS ANGLED TOWARDS SLOPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (50x184) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" (25) DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SLOPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.
47	BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50x25) SPR. #2 DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (50x25) PT. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
48	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
49	BARREL VAULT CONSTRUCTION CANTILEVERED 2"x4" (50x25) SPACERS LAID FLAT ON 2"x10" (50x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
50	EGRESS WINDOW ABOVE GRADE (9.9.10.1.1) (9.9.11.1.15) 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" (910) TO A MAX 3'4" (1020) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35m ²) 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 9.23.10.1.1) SUPPORTED LOADS (EXTERIOR) MIN. STUD SIZE, in (mm) ROOF W/ OR w/o ATTIC JATTC & 1 FLOOR ATTIC & 2 FLOOR MAX. STUD SPACING, in (mm) O.C. MAX. UNSUPPORTED HGT., in (mm) 2"x4" (50x25) 3"x6" (75x150) 4"x8" (100x200) 6"x10" (150x250) 8"x12" (200x300) 10"x14" (250x350) 12"x16" (300x400) 14"x18" (350x450) 16"x20" (400x500) 18"x24" (450x600) 20"x24" (500x600) 24"x24" (600x600) 24"x36" (600x900) 36"x36" (900x900) 36"x48" (900x1200) 48"x48" (1200x1200) 48"x60" (1200x1500) 60"x60" (1500x1500) 60"x72" (1500x1800) 72"x72" (1800x1800) 72"x96" (1800x2400) 96"x96" (2400x2400) 96"x120" (2400x3000) 120"x120" (3000x3000) 120"x144" (3000x3600) 144"x144" (3600x3600) 144"x168" (3600x4200) 168"x168" (4200x4200) 168"x192" (4200x4800) 192"x192" (4800x4800) 192"x240" (4800x6000) 240"x240" (6000x6000) 240"x300" (6000x7500) 300"x300" (7500x7500) 300"x360" (7500x9000) 360"x360" (9000x9000) 360"x480" (9000x12000) 480"x480" (12000x12000) 480"x600" (12000x15000) 600"x600" (15000x15000) 600"x720" (15000x18000) 720"x720" (18000x18000) 720"x960" (18000x24000) 960"x960" (24000x24000) 960"x1200" (24000x30000) 1200"x1200" (30000x30000) 1200"x1440" (30000x36000) 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BAYVIEW HEIGHTS
RICHMOND HILL

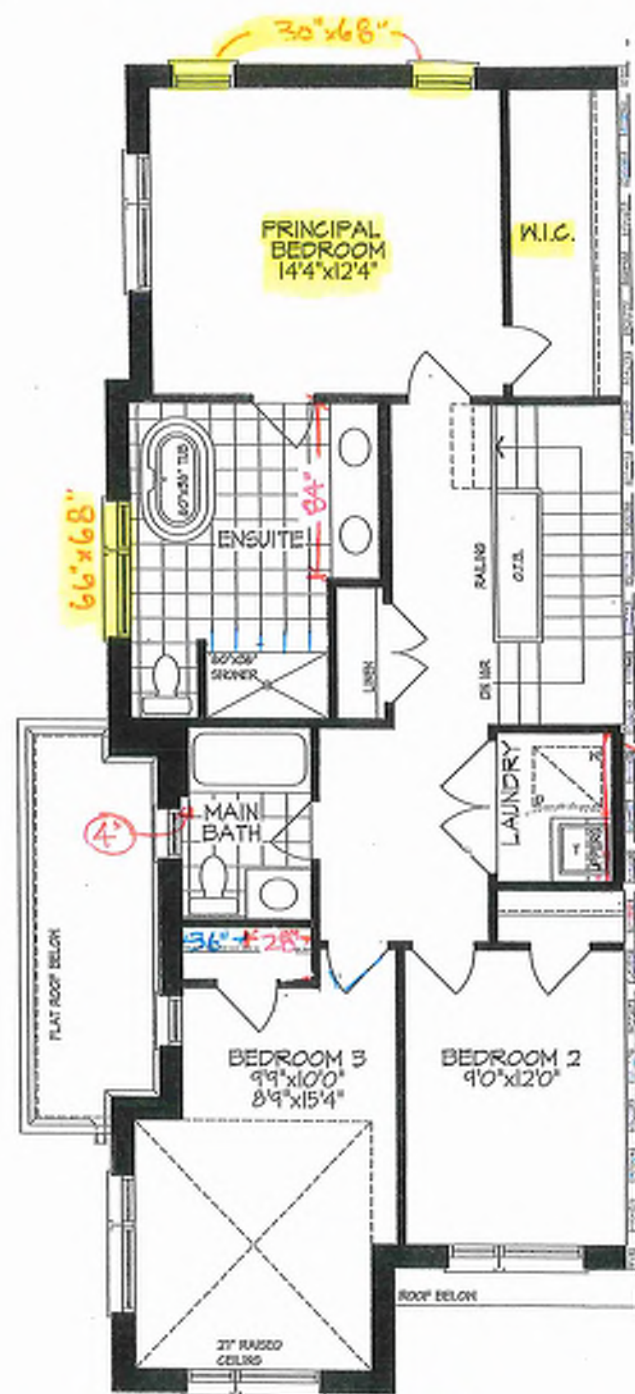


LOWER LEVEL



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.**

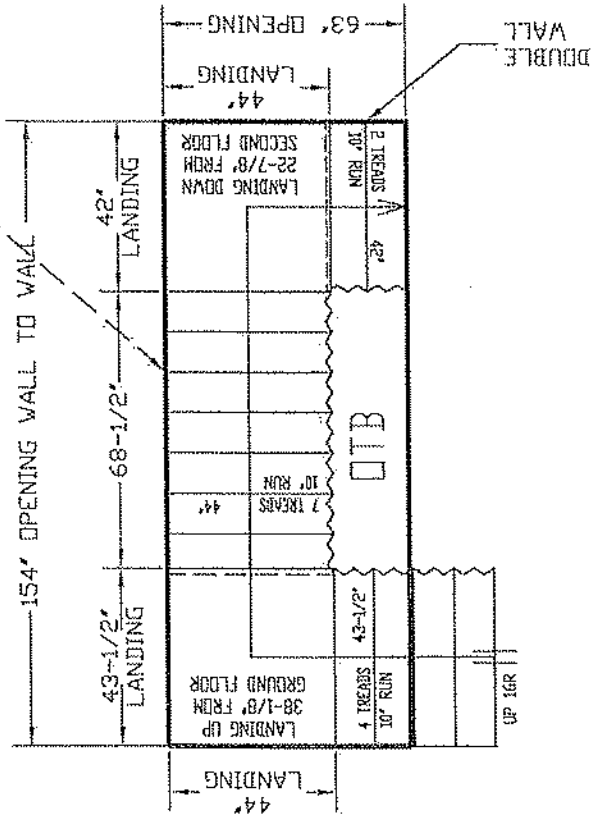
20-20 THE ELIZABETH EL. A CRN

BLK.17 TH. 110

1795 SO.FT.

Bk 17-110

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



REVISED
JUNE 4, 2025

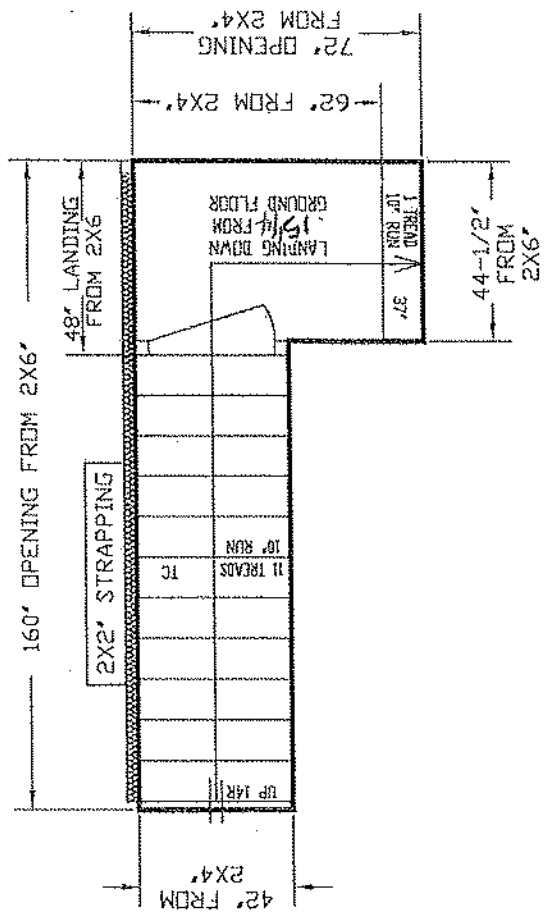
ALL OPENINGS ARE ALLOWED FOR 1 LAYER OF DRY WALL
ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

STAIRS LINE UP BY
PARTY WALL & GARAGE WALL

2" CONC. LEDGE
IN GARAGE

GARAGE RIGHT >

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



NO WALLS UNTIL
STAIRS INSTALLED

2X4" WALL

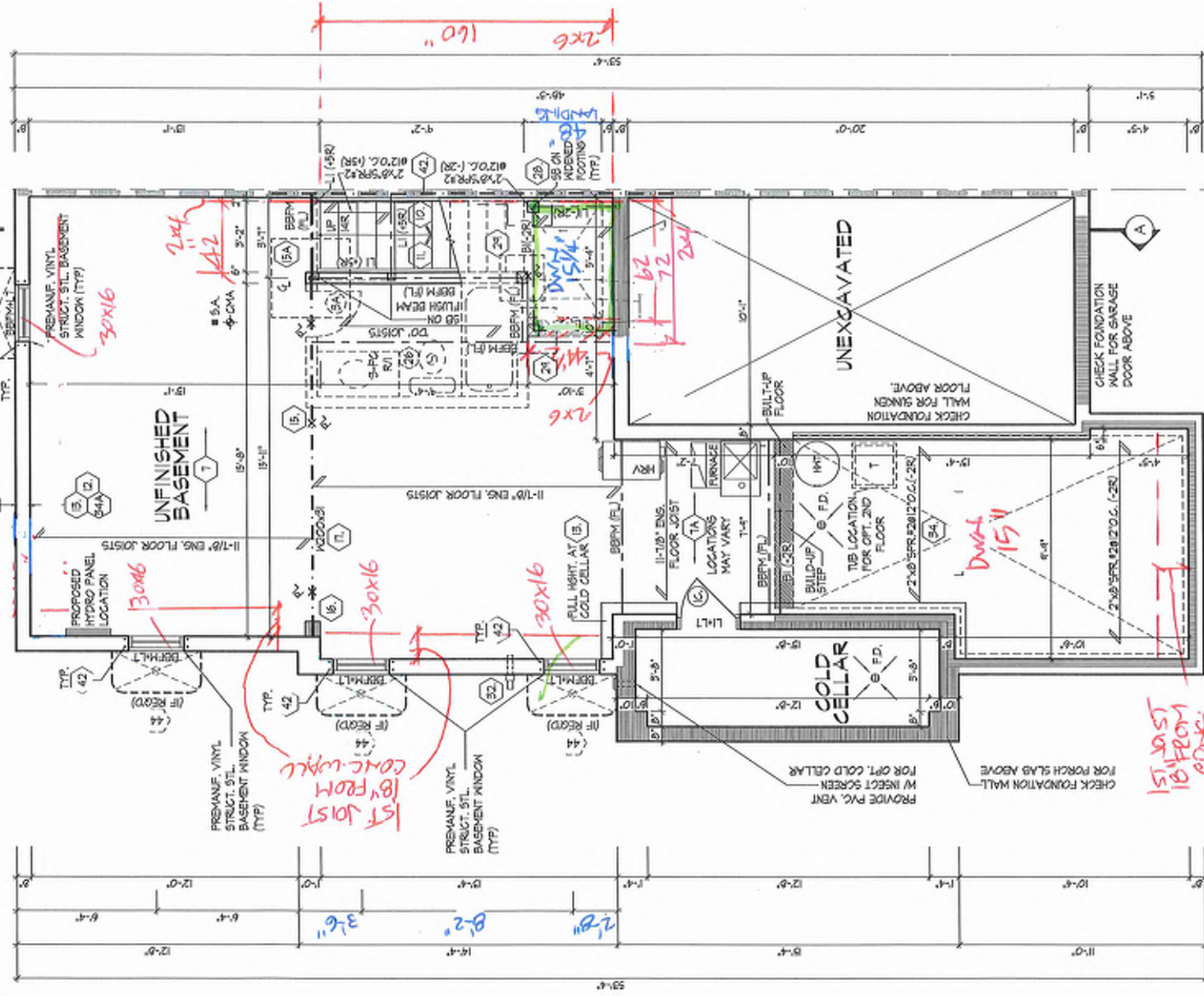


ALPA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6
TEL (905) 694-9556 | www.alpastairs.com

BAYVIEW HEIGHTS		UNIT 2020 FLANKAGE	
SITE		Model	
LIFT #		LIFT #	
DRAWN BY		PARAHOUSE	
NAME		DATE	
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 TO 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 these plans comply with the applicable building codes 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 site (lotting) plans or existing conditions with the exception of those specifically noted on these plans. The location of a house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable building codes 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 site (lotting) plans or existing conditions with the exception of those specifically noted on these plans. The location of a house can be properly built or located on its lot.

Guidelines approved by the City of RICHMOND HILL.

BLK 17-110

BASEMENT PLAN, ELEVATION 'A', 'B' & 'C'

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
REV. 2025.03.28

HUNT
DESIGN ASSOCIATES INC.

21274
SIGNATURE
16005
HUNT DESIGN ASSOCIATES INC.

DESIGNED BY
KMTT
3/16/25
218094/WT2020-CORNER

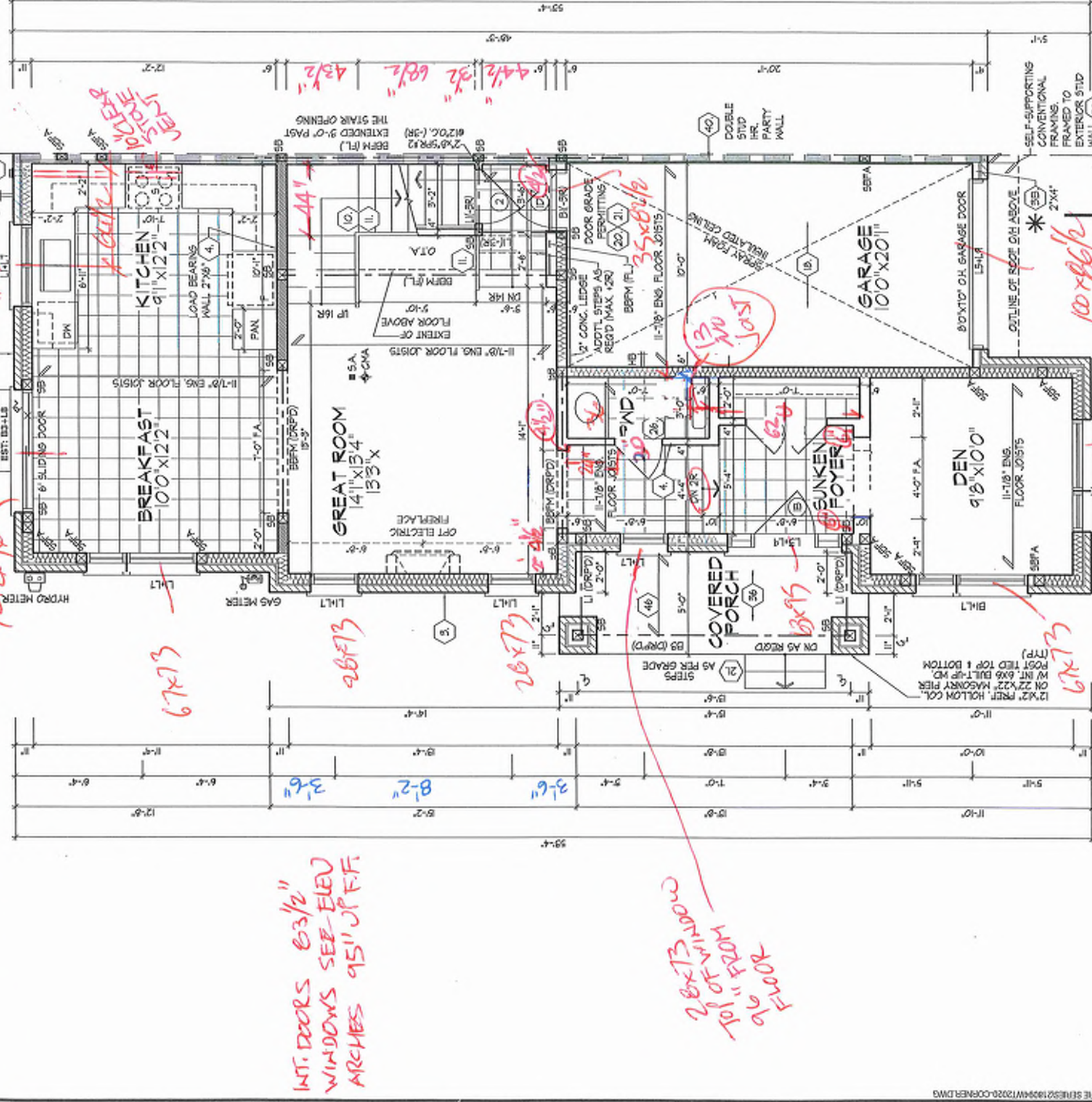
8895 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5193 F 905.737.7335

Page Number
2 of 33

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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 or building components are properly built or installed on the 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"

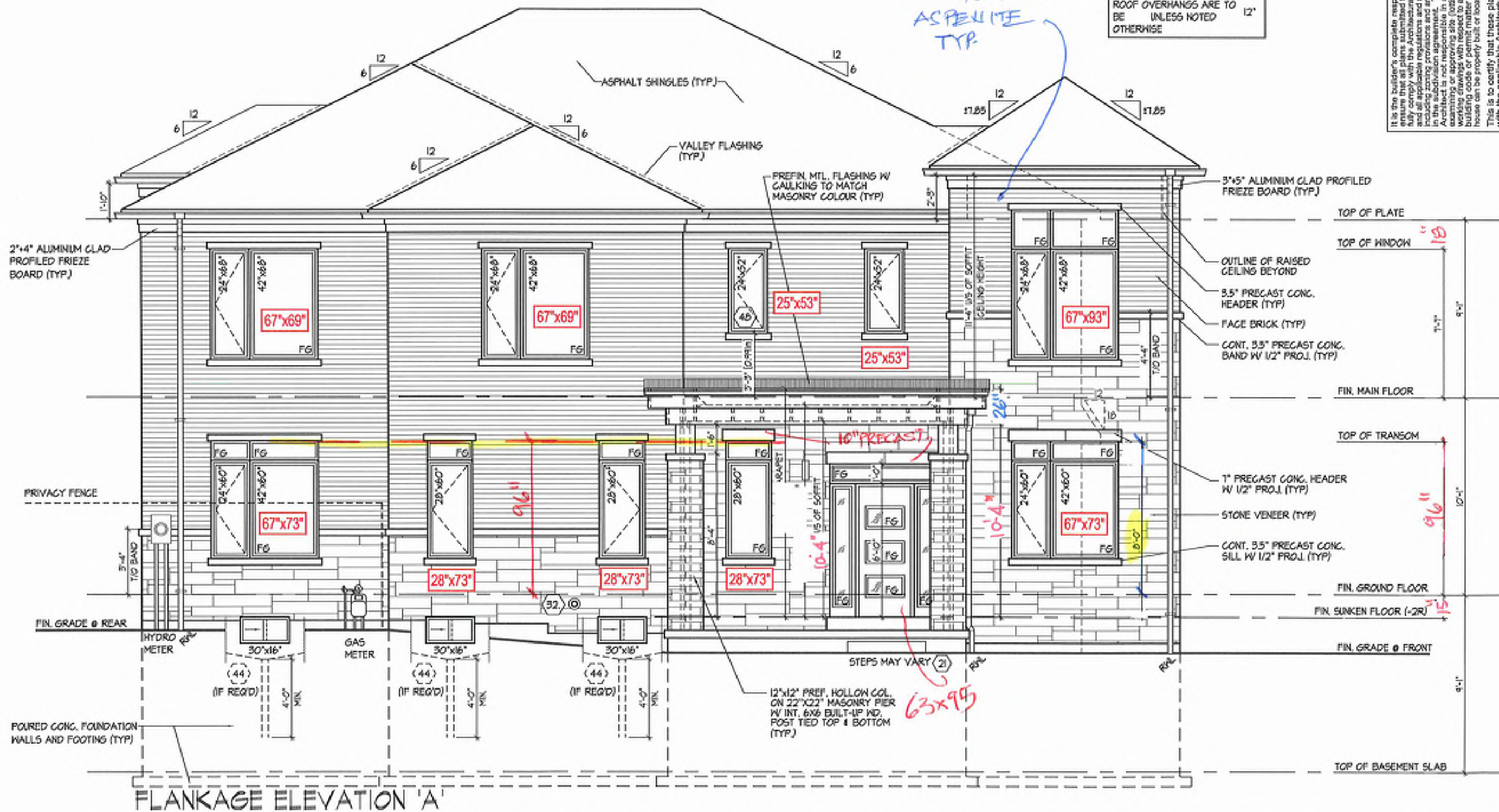
SECOND FLOOR PLAN, EL. 'A'
OPT. PRIMARY BEDROOM LAYOUT

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.



IMBELTO | MON MAR 31/25 02:40 PM | K:\PROJECTS\2018\1804-ROYAL-KING-TOWNS-TRILS\UTL-TRILS\21809-W\2020-COINTEL.DWG

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

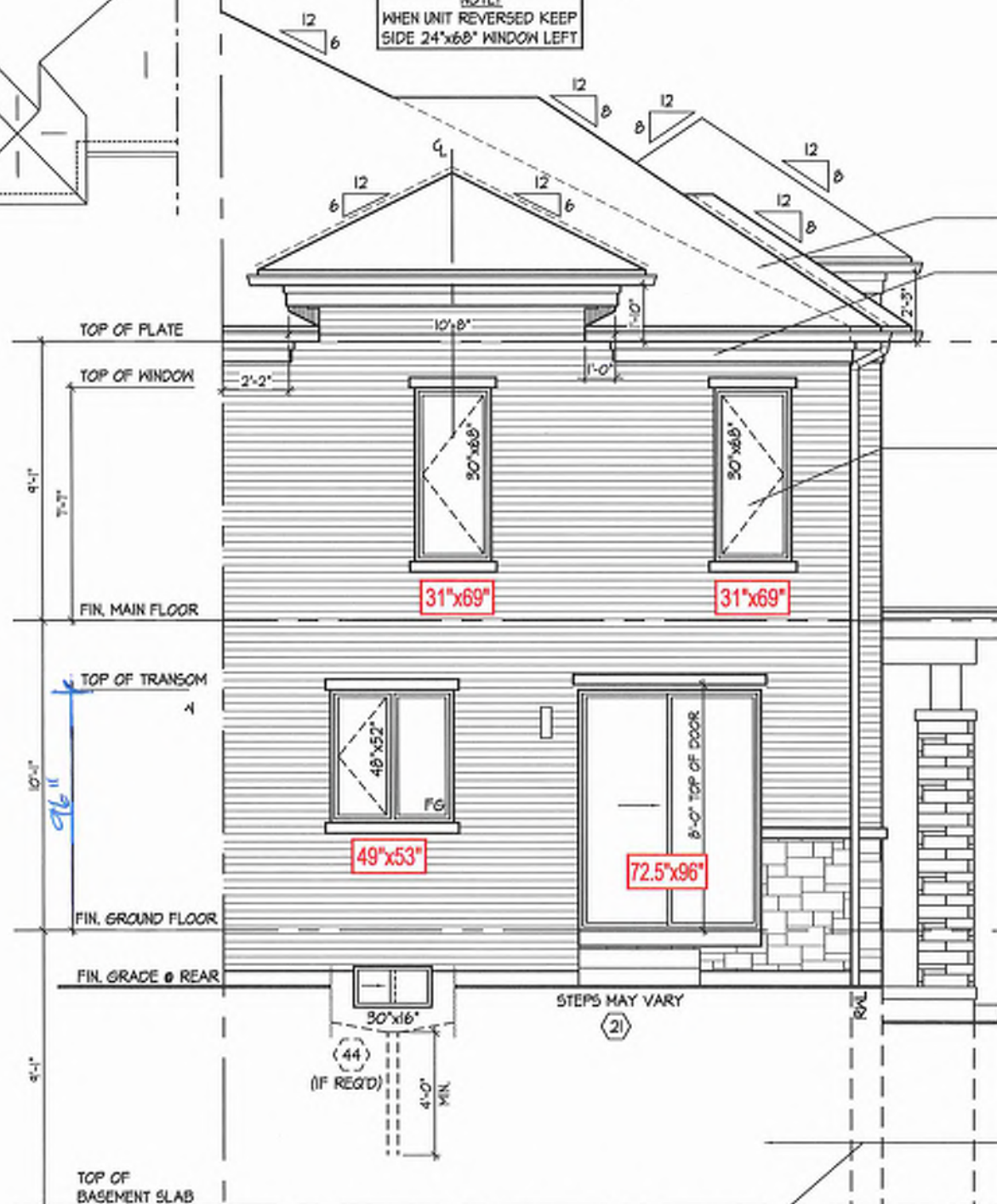
NOTE:
WHEN UNIT REVERSED KEEP
SIDE 24"x68" WINDOW LEFT

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

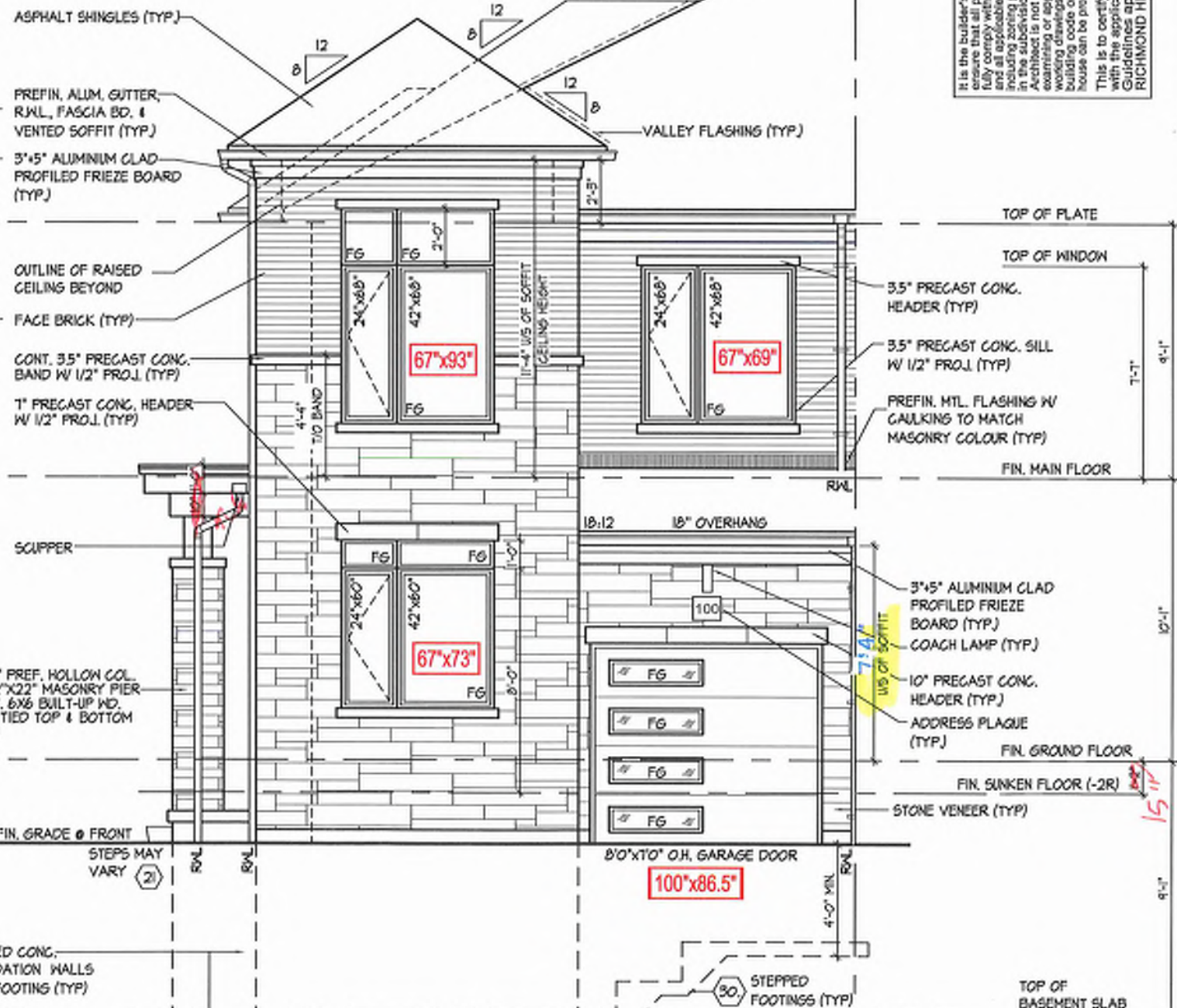
ROOF OVERHANGS ARE TO
BE UNLESS NOTED
OTHERWISE

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

8946 Woodbine Ave, Markham, ON L3R 0J7
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DESIGN ASSOCIATES INC.

HUNT

218094

303N

18095

21274

303N

18095

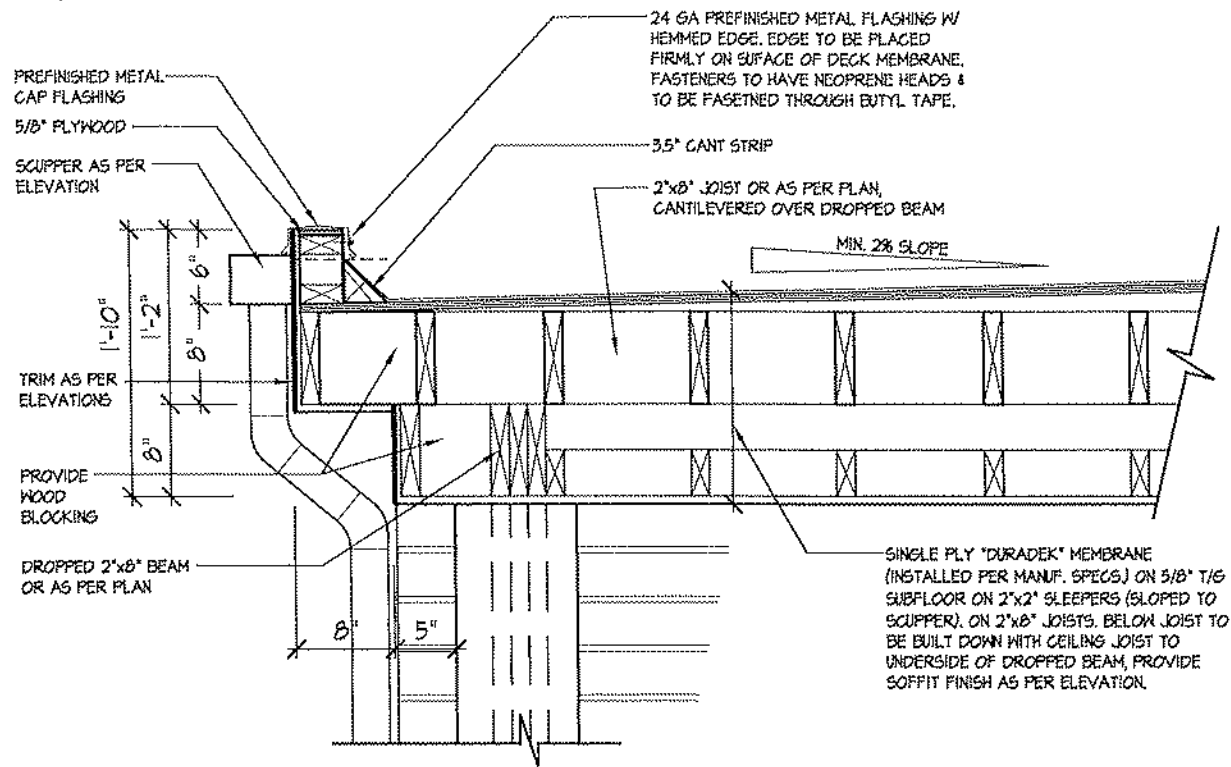
21274

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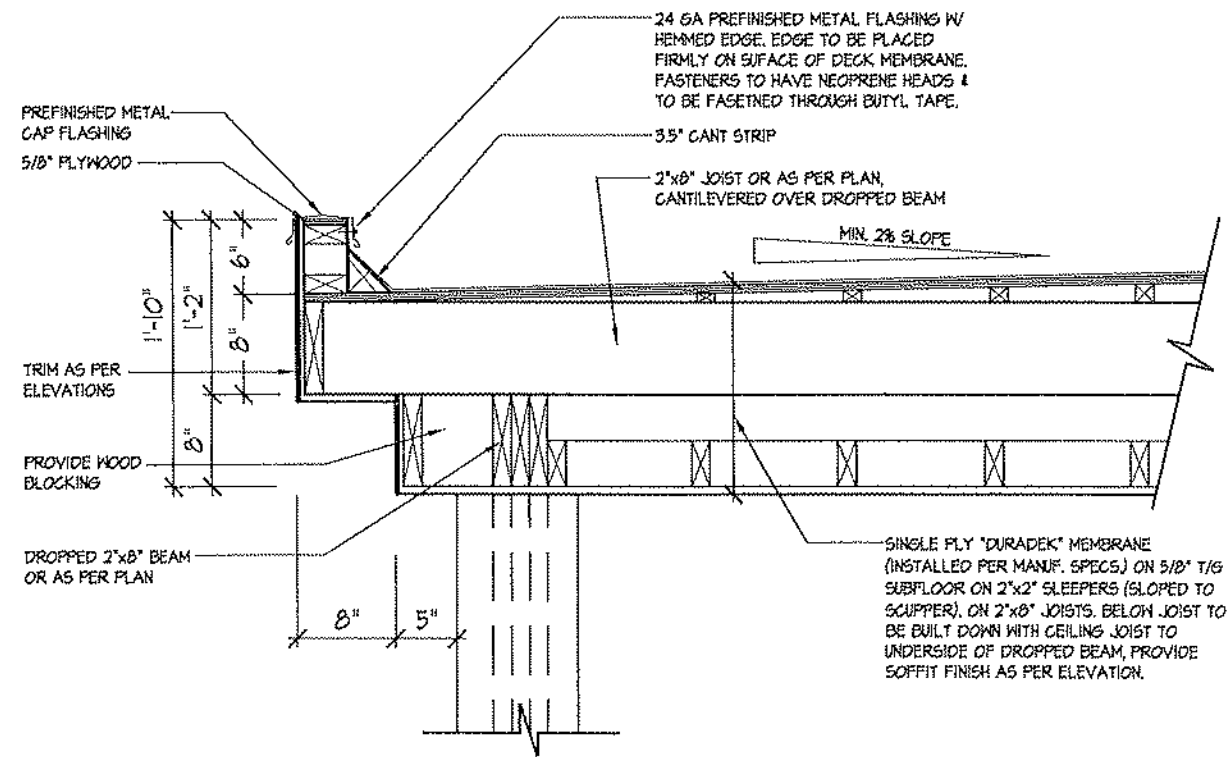
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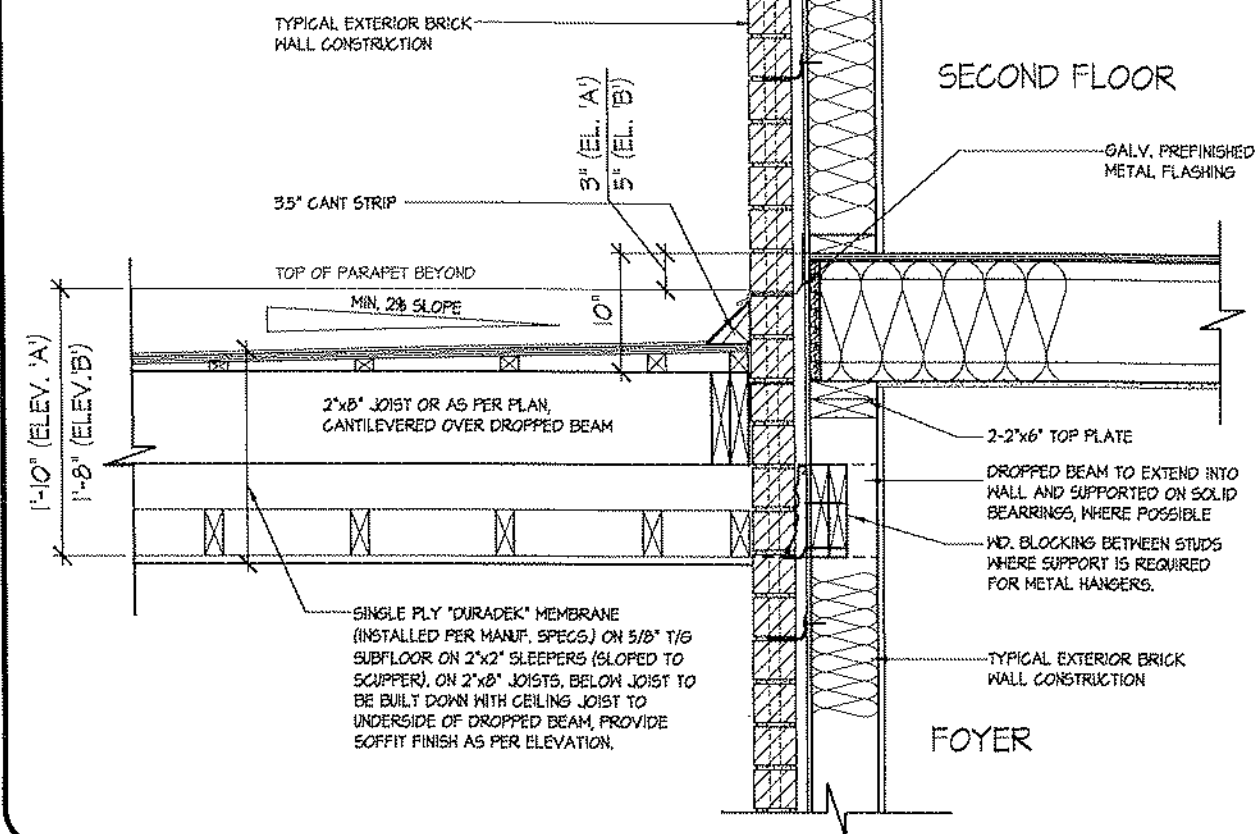
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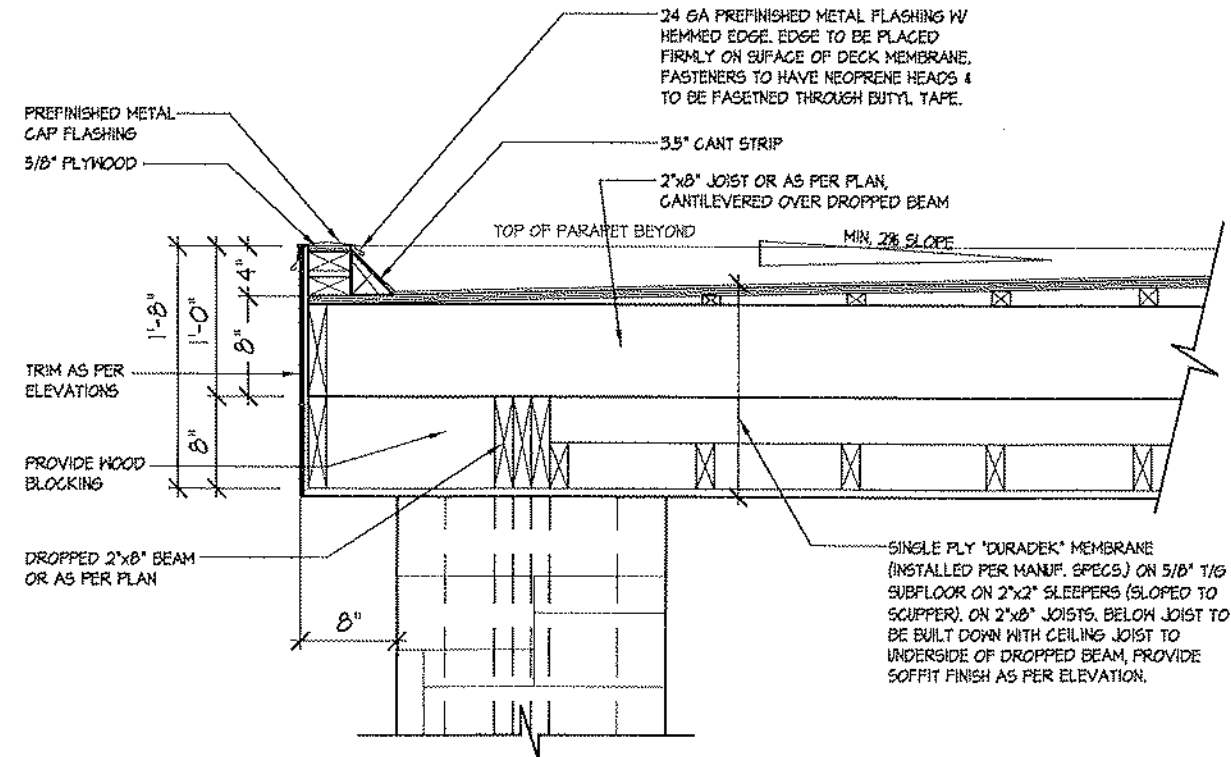
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

BKC 17-110

FLAT ROOF DETAILS OVER COVERED PORCH

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

UNIT 2015
REV. 2025.03.25

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

File Number: 218094WT2015
F 905.737.7326

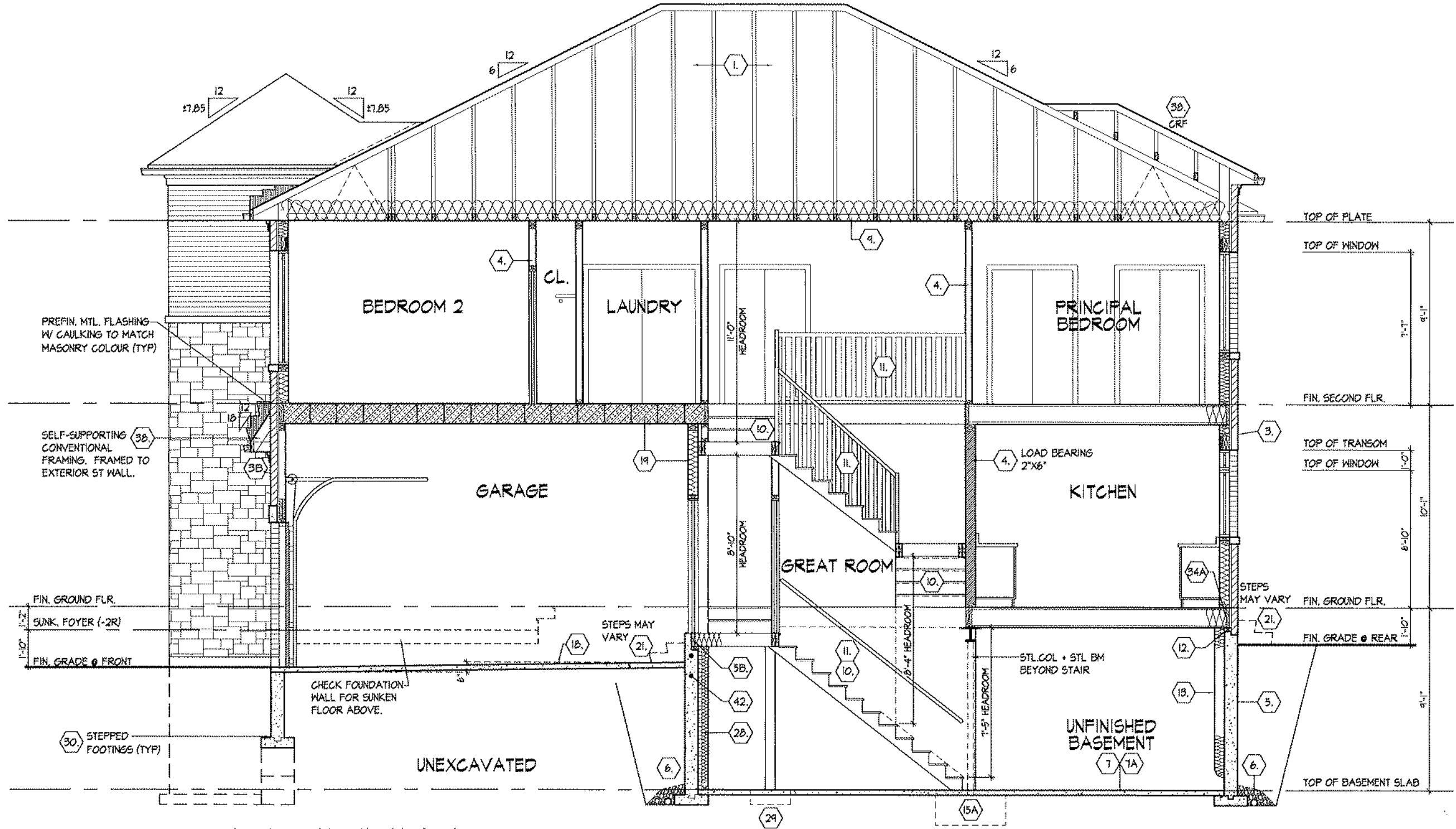
Page Number: 27 of 28

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21274
19985
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Dimitris Mollilo
SIGNATURE
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CROSS SECTION A-A

CROSS SECTION 'A-A'

UNIT 2020-CORNER

REV. 2025.03.28

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

HUNT

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

File Number: 218094WT2020-CORNER
Page Number: 30 of 30

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QUALIFICATION INFORMATION

CONTINUOUS MODULO

NAME: 21274
SIGNATURE: 19695

REGISTRATION INFORMATION

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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. 2"x4" (2x4x95) 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 DORMER 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"] [9.23.17.3(1)]

SIDING MATERIAL AS PER ELEVATION ATTACHED TO THE FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS, ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON CONFORMING TO O.B.C [9.23.10.1] & 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 [9.23.17.3(1)] (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED 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] & 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 [9.23.17.3(1)] (REFER TO 35 NOTE AS REQUIRED)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3(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 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 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(1) ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, POLYETHYLENE VAPOUR 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 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(1) ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, POLYETHYLENE VAPOUR 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 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(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. 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)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.8], [9.23.10]

BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x95) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38x95) @ 24" (600) O.C. PROVIDE 2"x4" (38x95) BOTTOM OF PLATE AND 2-2"x4" (2-38x95) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x6" (38x95) @ 24" (600) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x95) 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] & 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] & 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(16.2)] 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 [9.15.4]
- 5B

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1(1)]
- 6

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2]

MIN. HEIGHT FROM FIN. SLAB TO GRADE	MAX. HEIGHT FROM FIN. SLAB TO GRADE	SUPPORTING AT TOP
UNSUPPORTED	≤2.5m	UNSUPPORTED
AT TOP	>2.5m & ≤2.75m	>2.75m & ≤3.0m
16'-8"	3'-11" (1.20m)	7'-0" (2.15m)
10'	4'-7" (1.40m)	7'-6" (2.30m)
12'	4'-11" (1.50m)	7'-6" (2.30m)
16'-8"	3'-11" (1.20m)	7'-6" (2.30m)
10'	4'-7" (1.40m)	7'-6" (2.30m)
12'	4'-11" (1.50m)	7'-6" (2.30m)
- 6A

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.
- 7

MINIMUM STRIP FOOTING SIZES [9.15.3.4]

NUMBER FLOORS	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
- 7A

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.
- 7B

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'-1/2" (120x250x12.7) WITH 2-1/2"x2" x 12" LONG x 2" THICK ANCHORS (2-12x70x35x60). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.
- 8

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" (15x94) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 8A

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.(3)], [9.23.9.3]

15x3" (15x94) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 9

WEAVING TILE [9.14.3.]

4" (100) 1/8" WEAVING TILE W/ FILTER CLOTH WRAP & 6" (150) CRUSHED STONE COVER
- 9A

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). [(58-12) 3.1.1.7.(5) & (6)]
- 10

ALL STAIRS/EXTERIOR STAIRS [9.8.1.2, 9.8.2, 9.8.4.]

MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE 7'78" (200)	5" (125)	14" (355)	10" (255)	MAX. NOSING 1" (25)
PUBLIC 1' 7" (180)	5" (125)	NO LIMIT	11" (280)	
	MIN. STAIR WIDTH:	TAPERED TREADS		
PRIVATE	2'-10" (600)	MIN. RUN 5'78" (150)	10" (255)	
		MIN. AVG. RUN	10" (255)	
PUBLIC	2'-11" (600)	MIN. RUN 5'78" (150)	11" (280)	
		MIN. AVG. RUN	11" (280)	
- 10A

EXPOSED FLOOR TO EXTERIOR [9.10.17.10, & 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.
- 10B

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.
- 10C

EXPOSED CEILING TO EXTERIOR w/o ATTIC [9.19.1, 9.10.17.10]

JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x95) 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. LESS THAN 5'-11" (1800) TO GRADE/ EXTERIOR GUARDS: 3'-6" (1070) MIN.

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.

REQUIRED GUARDS [9.8.8.1]

BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) AND ADJACENT SURFACE WITHIN 3'-11" (1200) SHALL BE PROTECTED WITH GUARDS.

HANDRAIL HEIGHTS: - O.B.C. [9.8.7] - REQUIRED AS PER [9.8.7.1.(9)]

MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (965)

MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)

*E EXTERIOR STAIRS/LANDING EXCEEDS 10m ABOVE ADJACENT GRADE. GUARD SHALL NOT BE LESS THAN 4'-11" (1600) [9.8.8.3(3). (3)]
- 12

SILL PLATES

2"x4" (38x95) 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]

2"x4" (38x95) STUDS @ 16" (400) O.C. 2"x4" (38x95) SILL PLATE (2"x6" (38x140) REQUIRED) ON DAMP PROOFING MATERIAL. 2" (50) 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.] [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. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa AS PER SOILS REPORT.
- 15A

SUPPORTING 3 STOREY FLR. LOAD PROVIDE 42"x6"x18" (1070x160x460) CONC. FOOTING

SUPPORTING 3 STOREY FLR. LOAD PROVIDE 42"x6"x18" (1070x160x460) CONC. FOOTING
- 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'-1/2" (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" (15x94) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.(3)], [9.23.9.3]

15x3" (15x94) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18

GARAGE SLAB [9.15], [9.35]

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 7'78" (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 [(58-12) 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 [(58-12) 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

UNEN CLOSET

PROVIDE 4 SHELVES MIN. 14" (360) 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) 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 SOLD 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]

3-2"x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24x24x12" (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 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], [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 2"x2" (38x95) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRIPPED WITH 1"x3" (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], [9.10.15]. REFER TO DETAILS FOR TYPE 3 SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 ft² (1800m²) 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 @ 7'78" (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 24"x24" (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)(b)] [9.32]
- 38

CONVENTIONAL ROOF FRAMING [9.23.1.4], [9.23.15]

2"x6" (38x140) RAFTERS @ 16" (400) O.C. 2"x6" (38x184) RIDGE BOARD. 2"x4" (38x95) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x95) @ 16" (400) O.C. FOR MAX. 9'-3" (2800) SPAN & 2"x6" (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 2"x4" (38x95) @ 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	STUDS	SPACING	MAX HEIGHT	SPACING	MAX HEIGHT
EXTERIOR	12" (305) O.C.	16'-4" (5588)	8" (200) O.C.	18'-4" (5588)	
BRICK	2-2"x6" (2-38x140)	16" (406) O.C.	18'-4" (5588)	12" (305) O.C.	18'-4" (5588)
SIDING	SPR #2	12" (305) O.C.	21'-0" (6400)	12" (305) O.C.	21'-0" (6400)
BRICK	2-2"x8" (2-38x184)	16" (406) O.C.	21'-0" (6400)	16" (406) 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.

- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2900) PROVIDE 2"x6" (38x140) STUDS @ 16" (400) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x6" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. JOE-NAILED & GLUED AT TOP. BOTTOM PLATES & HEADERS.
- 39A

CONSTRUCTION NOTES 1
- ROYAL PINE HOMES - 218094 UNIT 2020-CORNER
921 BAYVIEW, RICHMOND HILL, ON. REV.2025.03.28
- HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca
- DATE: 2025.03.28
TIME: 10:00 AM
PROJECT: 218094 UNIT 2020-CORNER
DRAWN BY: KM/TT
CHECKED BY: DS/MM
SCALE: 3/16"=1'-0"
SHEET: 32 OF 35
F 905.737.5133 T 905.737.5133

cont. SECTION 1.0. CONSTRUCTION NOTES

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 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 FLURIED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

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.

2 HR. FIREWALL [SB-3] WALL TYPE 98a & 91b] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) 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 OF GLASS TAPE FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

STUCCO WALL CONSTRUCTION (2"x6") [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)

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)

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. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.) *** FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FLOORING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.

UNSUPPORTED FOUNDATION WALLS [9.15.4.2] REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 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

STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.41]. (REFER TO DETAILS)

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]

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).

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 LAD 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" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAD FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (300) O.C. LAD 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

BARREL VAULT CONSTRUCTION CANTILVERED 2"x4" (38x89) SPACERS LAD 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)

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 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 SIZE	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR/ATLATIC & 2 FLOOR/ATLATIC & 3 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR/ATLATIC & 3 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
in (mm)		MAX. STUD SPACING, 16 (mm) O.C.		
		MAX. UNSUPPORTED HGT., ft-r (m)		
2"x4" (38x89)	2'4" (600)	16' (400)	12' (300)	N/A
2"x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
	-	24' (600)	18' (400)	12' (300)
	-	9'-10" (3.0)	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 OTHERS) 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]

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 AIR 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"-10" (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 INTELS 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 (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)

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

3.2. STEEL INTELS 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	6 x 3 1/2" x 5/16" (127 x 89 x 7.9)	10-10" (3.31m)	10-1" (3.08m)
L10	6 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'-0" x 6'-8" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-8" x 1-3/4" (665 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B EXTERIOR	3'-0" x 6'-8" x 1-3/4" (615 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" (615 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" (615 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F EXTERIOR	2'-8" x 8'-0" x 1-3/4" (615 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-8" x 8" x 1-3/4" (615 x 2030 x 45) 20 MIN. F&R DOORFRAME WITH APP. SELF-CLOSING DEVICE
2 INTERIOR	2'-8" x 6'-8" x 1-3/8" (615 x 2030 x 35)
2B INTERIOR	3'-0" x 6'-8" x 1-3/8" (615 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

3.4. ACRONYMS	
ABV	ABOVE
HRV	HEAT RETURN VENTILATION UNIT
ABV	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
GT	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
⊙	EXHAUST VENT
⊙	DUPLUX OUTLET (12" HIGH)
⊙	HEAVY DUTY OUTLET
⊙	POT LIGHT
⊙	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 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

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.
Qualification Information
Contractor: Mobilio
Registration Number: 21274
Signature: [Signature]
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