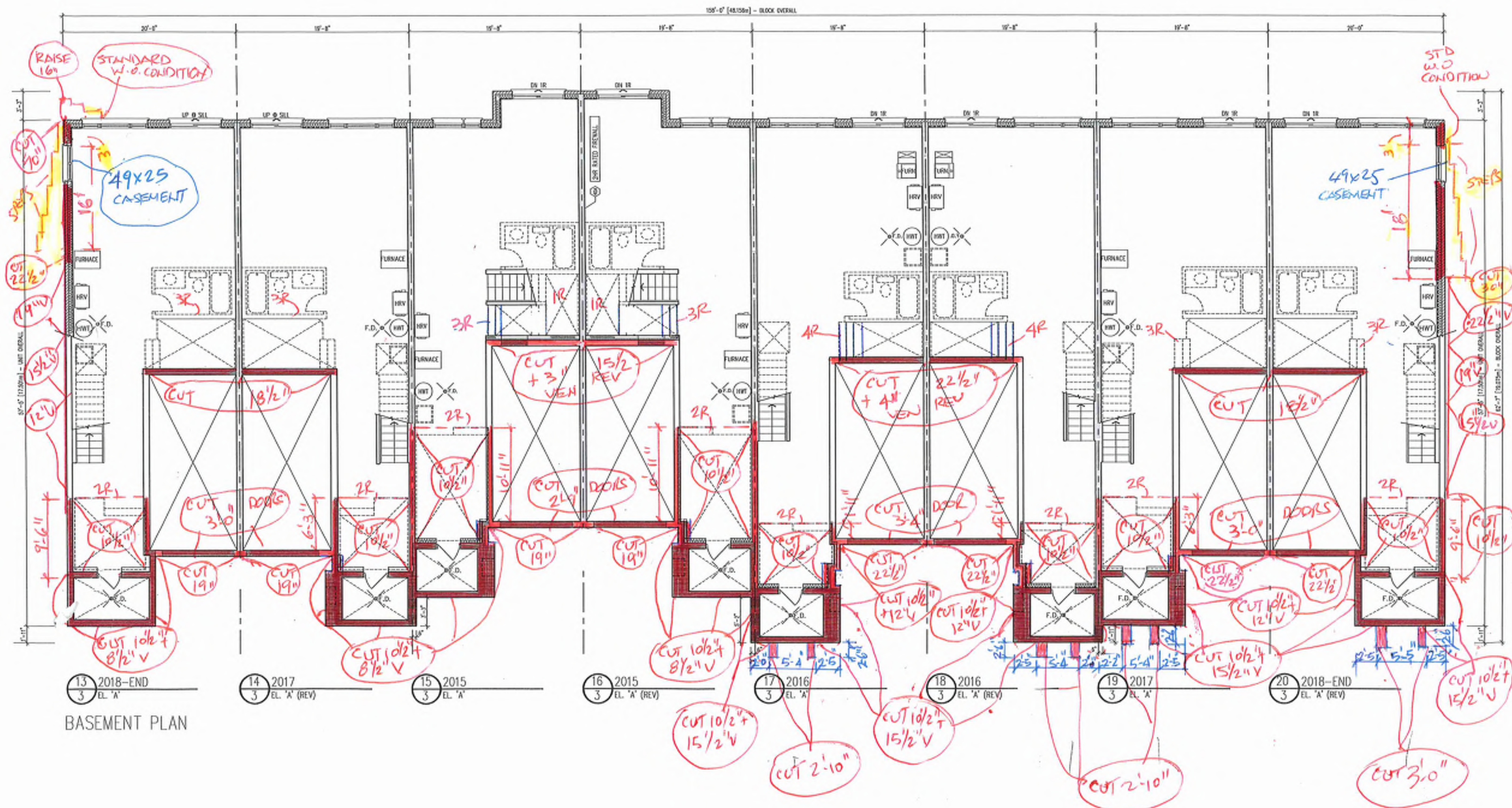
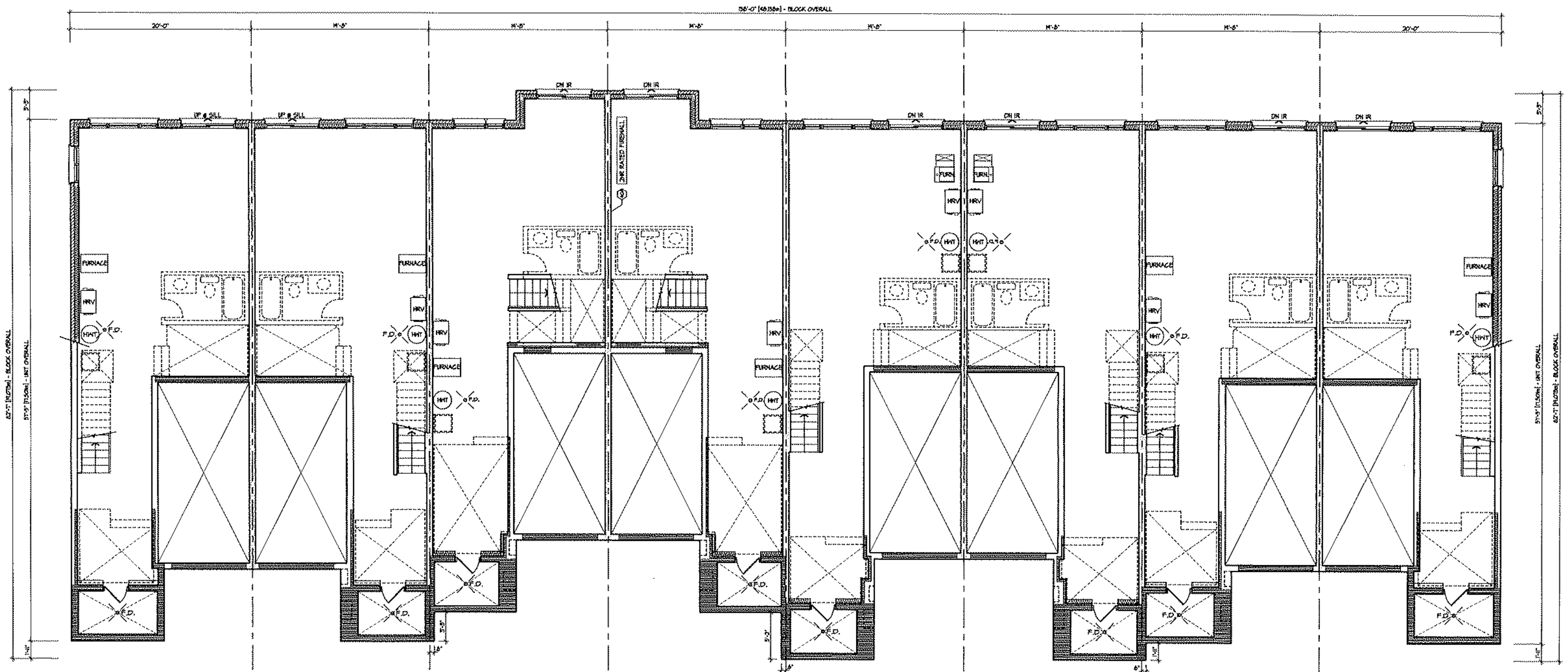


Block 3





13 2018-END
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

16 2015
3 EL. 'A' (REV)

17 2016
3 EL. 'A'

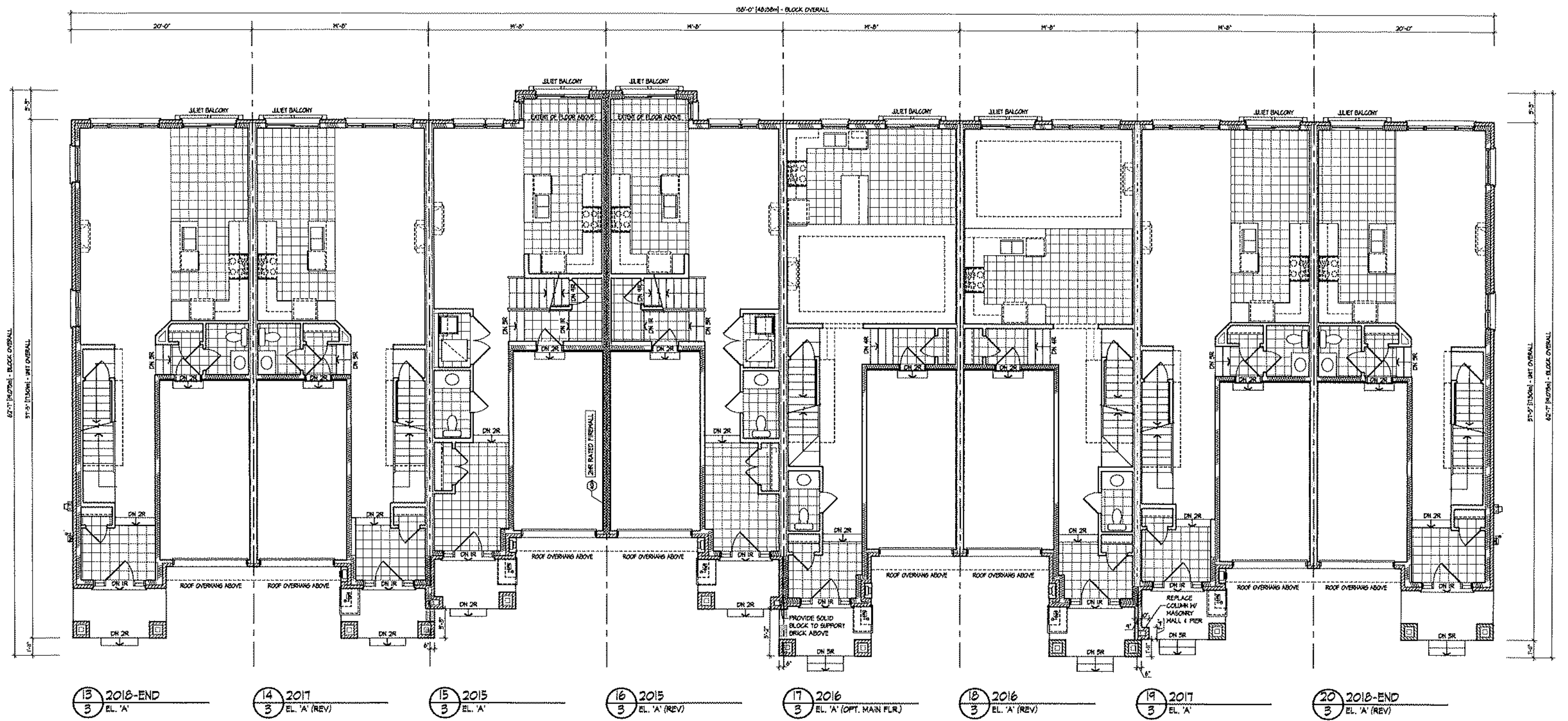
18 2016
3 EL. 'A' (REV)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' (REV)

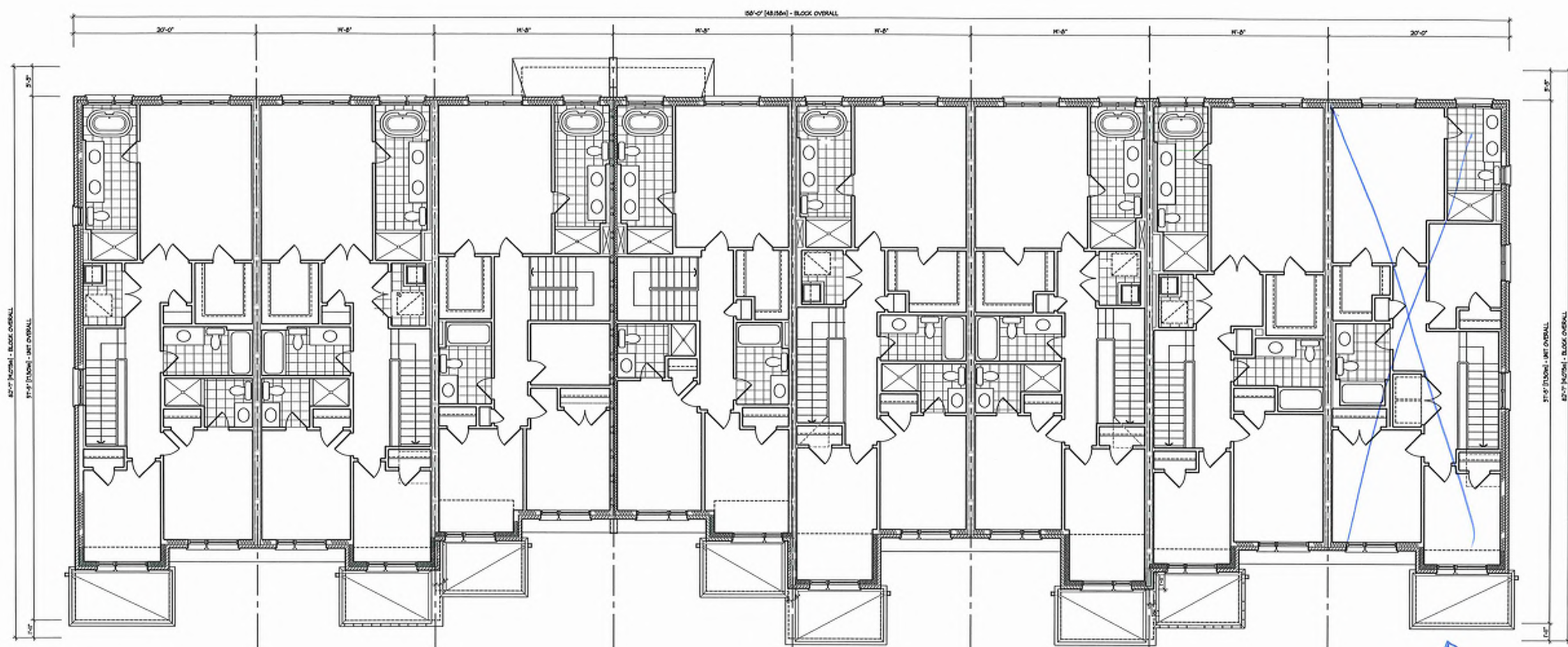
BASEMENT PLAN

Block 3



GROUND FLOOR PLAN

Block 3



13 2018-END
3 EL. 'A' (OPT. 3 BDRM. / 3 BATH)

14 2017
3 EL. 'A' (REV) (OPT. 3 BDRM. / 3 BATH)

15 2015
3 EL. 'A' (OPT. SECOND FLR.)

16 2015
3 EL. 'A' (REV) (OPT. 3 BDRM. / 3 BATH)

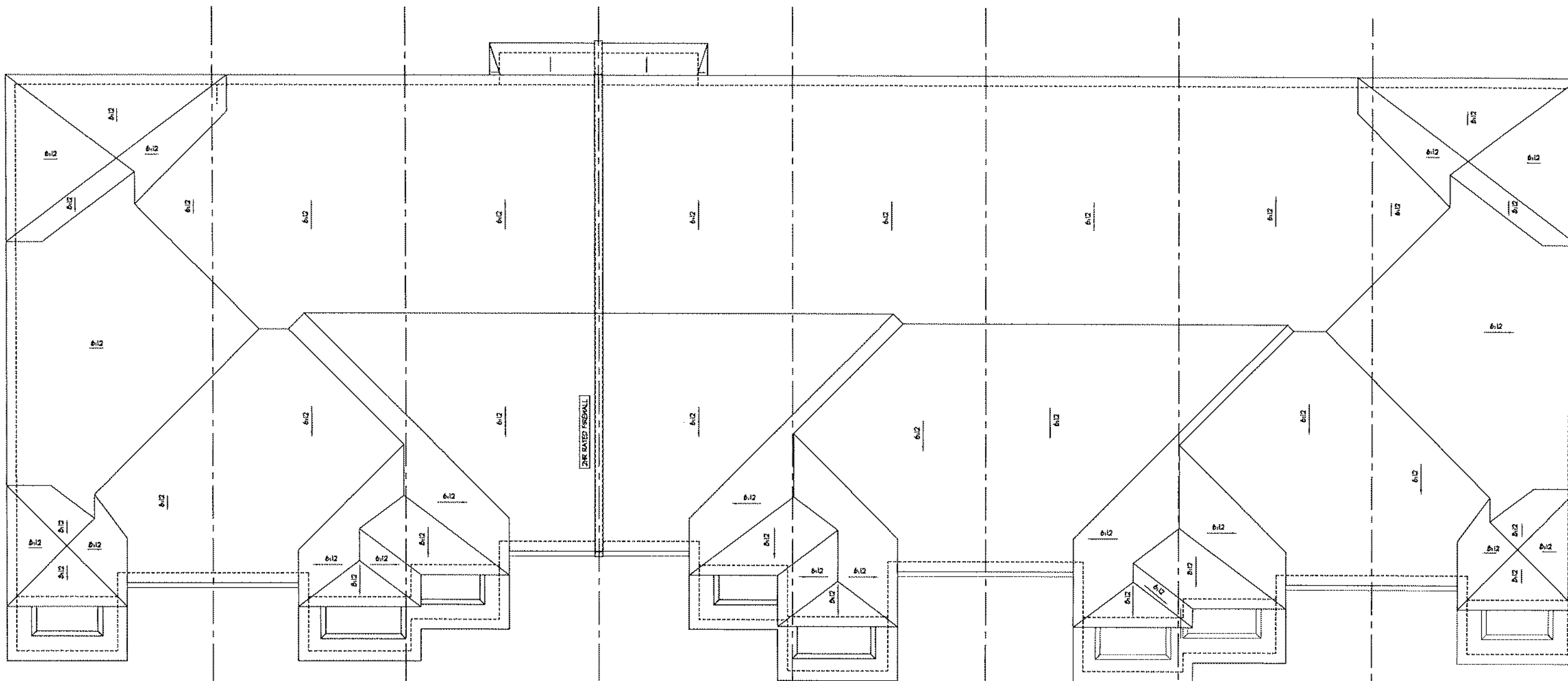
17 2016
3 EL. 'A' (OPT. 3 BDRM. / 3 BATH)

18 2016
3 EL. 'A' (REV) (OPT. 3 BDRM. / 3 BATH)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' OPT. 2ND FLOOR (3 BATH)
PLAN HAS CHANGED
SEE INDIVIDUAL
PLAN FOR LAYOUT

SECOND FLOOR PLAN



13 2018-END
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

16 2015
3 EL. 'A' (REV)

17 2016
3 EL. 'A'

18 2016
3 EL. 'A' (REV)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' (REV)

ROOF PLAN



13 2018-END
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

16 2015
3 EL. 'A' (REV)

FRONT ELEVATION



17 2016
3 EL. 'A'

18 2016
3 EL. 'A' (REV)

19 2017
3 EL. 'A'

20 2018-END
3 EL. 'A' (REV)

EXTENDED
HEIGHT
FRONT
DOORS
69x98 1/2



REAR ELEVATION



20 2018-END
3 EL. 'A' (REV)

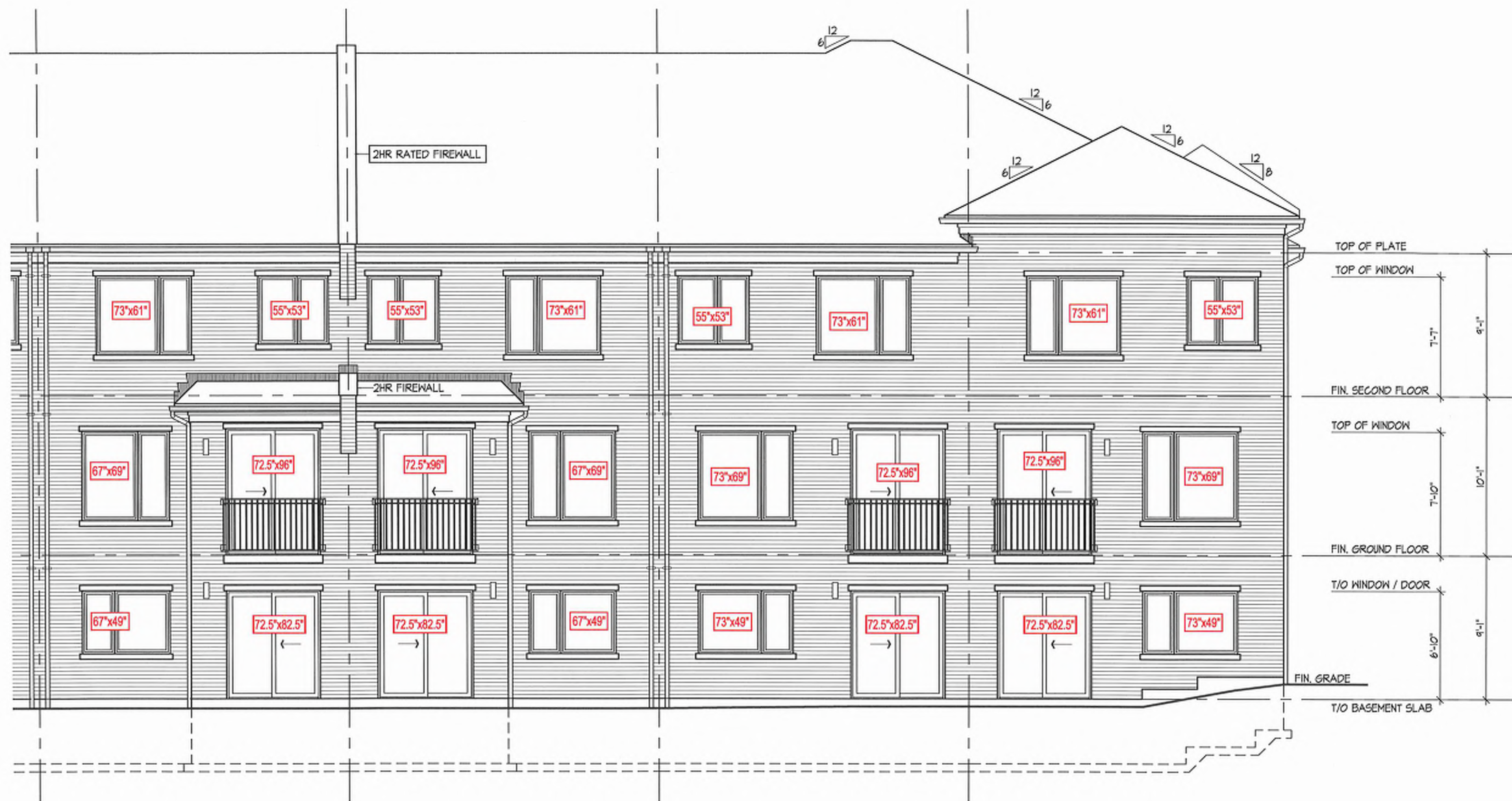
19 2017
3 EL. 'A'

18 2016
3 EL. 'A' (REV)

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

16
3

REAR ELEVATION



16 2015
3 EL. 'A' (REV)

15 2015
3 EL. 'A'

14 2017
3 EL. 'A' (REV)

13 2018-END
3 EL. 'A'



13 2018-END
3 EL. 'A'

LEFT SIDE ELEVATION



2018-END
EL. 'A' (REV) OPT 2ND FLOOR 3 BK + 3 BATH

RIGHT SIDE ELEVATION

ASPHALT SHINGLES
12" FINISH O.H.
R.T.M.C.
2X6 EXTERIOR WALLS
2X6 FASCIA BOARD

6/12 PITCHES (TYP.)
UNLESS NOTED

UNIT2018 - END
EL:A- LOT13
443531

UNIT2017
EL:A(REV)- LOT14
443532

UNIT2015
EL:A- LOT15
443533

2-HRS FIREWALL

UNIT2015
EL:A(REV)- LOT16
443534

UNIT2016
EL:A- LOT17
443535

UNIT2016
EL:A(REV)- LOT18
443536

UNIT2017
EL:A- LOT19
443537

UNIT2018 - END
EL:A(REV)- LOT20
443538

HARDWARE:
HIGUS26-2 -(XX)
LUS26DS -(V)
LUS24 -(O)
H2.5T -(J)

DENOTE:

FR- FLAT ROOF
H- 27" HIGHER PLATE
H1- 20" HIGHER PLATE
HF-22" HIGHER
FASCIA ONLY

All conventional framing to conform with
Part 9 of O.B.C. 2024. Roof rafters that
cross over or meet trusses to be min. 2x4
SPF #2 @ 24" o/c with a vertical post to the
truss at each cross point. Vertical posts
longer than 6' to have lateral bracing so that
the distance between the post end points
and lateral bracing does not exceed 6'.

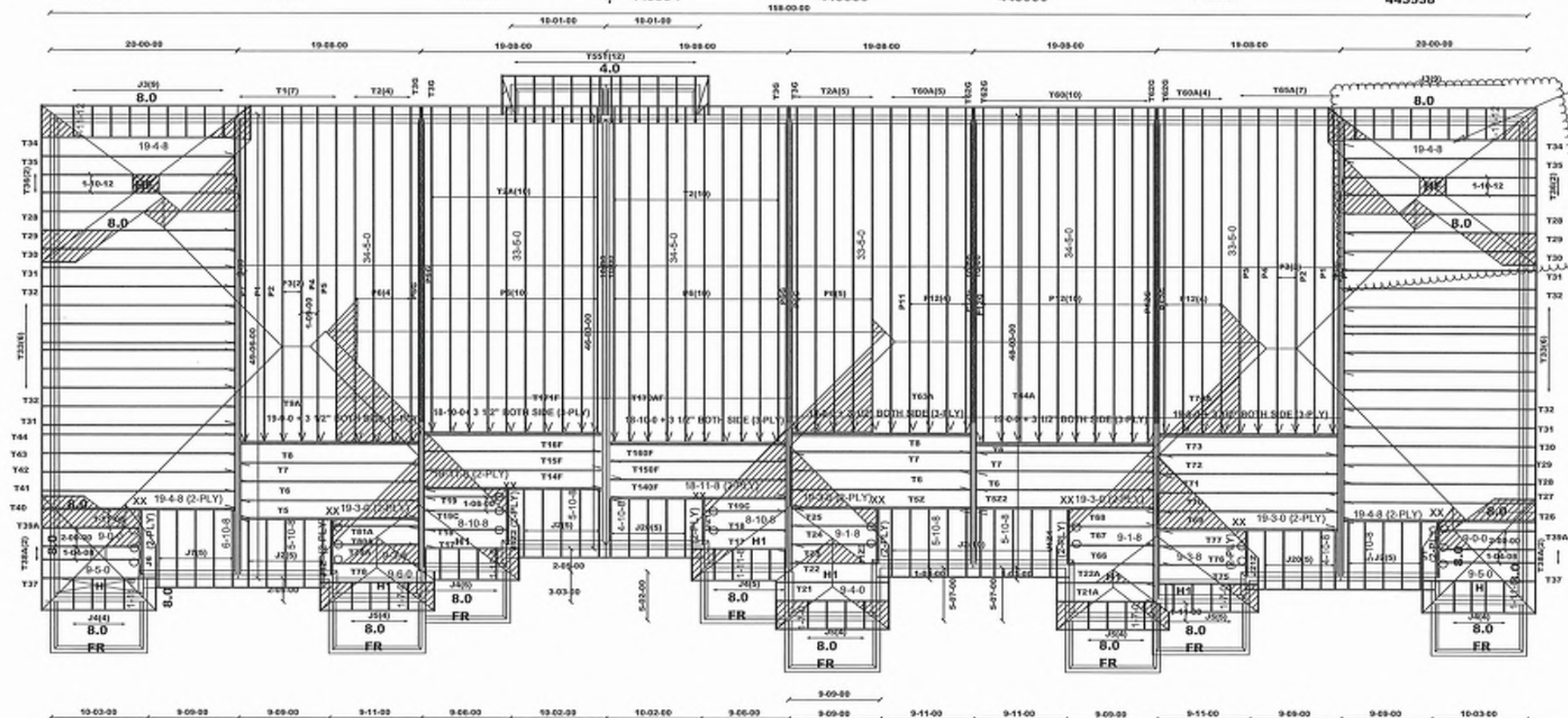
DESIGN CONFORMS WITH OBC 2024
OCCUPANCY: RESIDENTIAL | PART 9
Ss = 31.3 psf | Sr = 6.4 psf

DESIGN LOADS:
TCLL = 25.6 psf
TCDL = 6.0 psf
BCLL = 0.0 psf
BCDL = 7.4 psf

DENOTES
CONVENTIONAL
FRAMING

PLEASE CONFIRM PAGE 3 OF 3.
-REAR ELEVATION
DO NOT MATCH RIGHT SIDE ELEVATION.
CONFIRM NO GABLE FACE OK?

PLEASE
ADVISE?
SEE PLAN.



Job Track: 53945
Plan Log: 209117
Layout ID: 443530

Builder / Location:
ROYAL PINE HOMES / RICHMOND HILL
Project: EARL GLEN
Date: 6/11/2025 Sales: Rick DiCiano Designer:SV

Model / Elevation:
BLOCK3-UNITS13-20

Mike ver 8.8.3.256

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TAMARACK ROOF TRUSSES INC AND WILL BE RETRACTED BY TAMARACK ROOF TRUSSES INC IF UTILIZED FOR ANY OTHER PURPOSE.

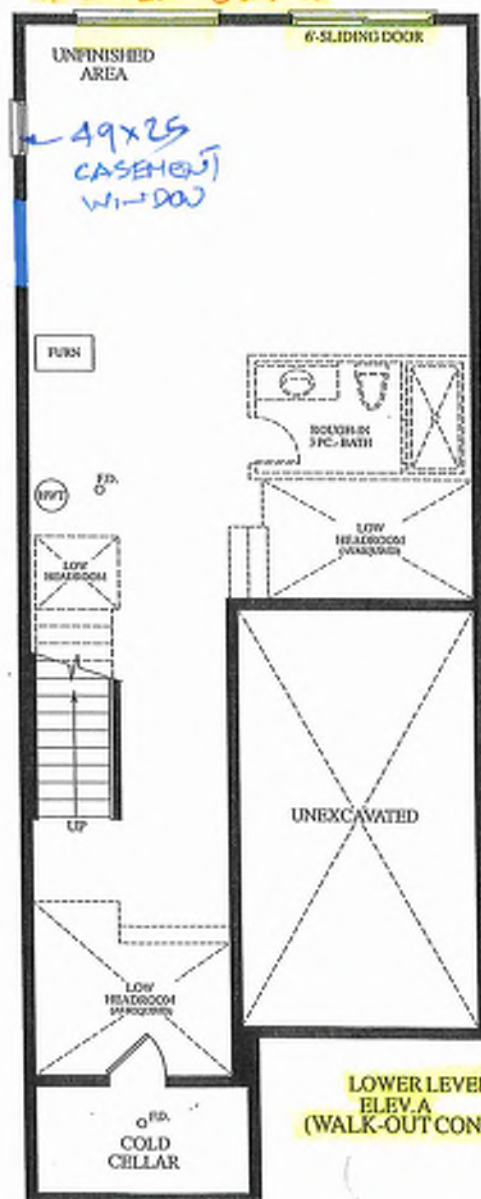


BAYVIEW HEIGHTS
RICHMOND HILL

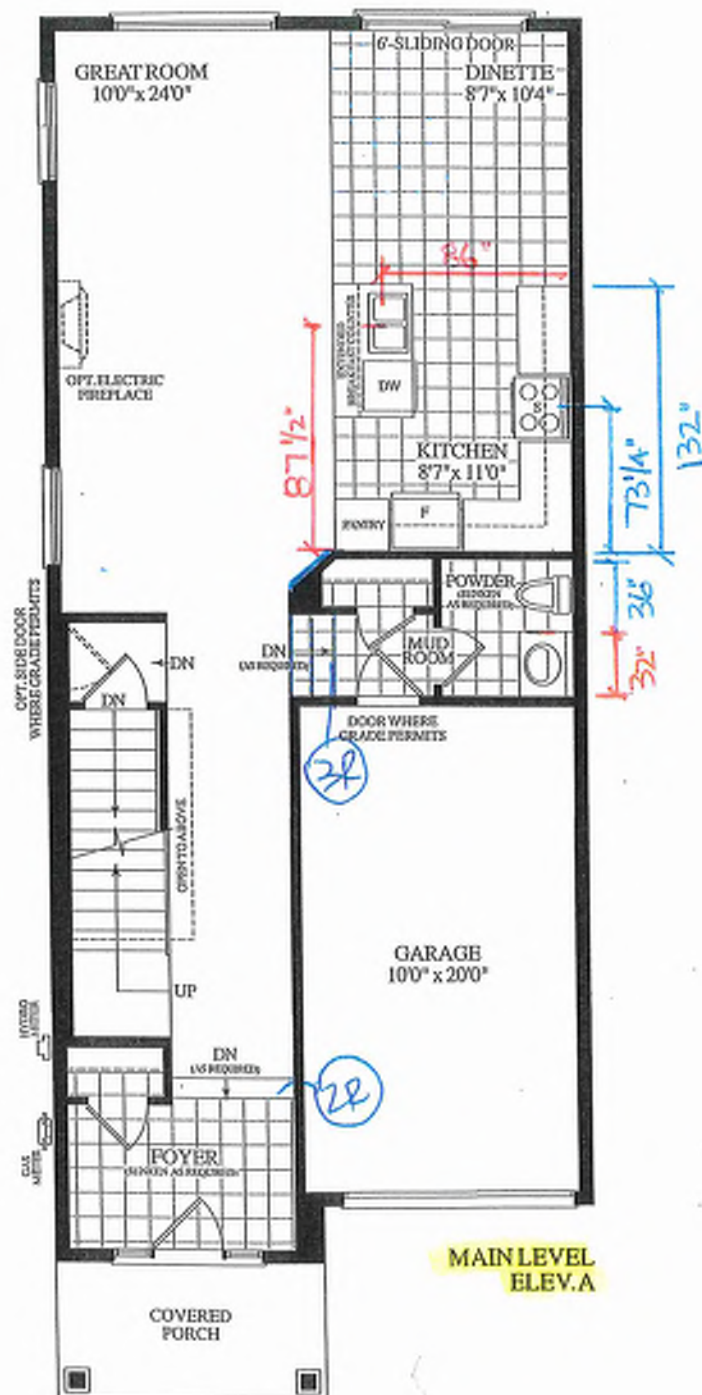


ELEVATION &

* WALK OUT *

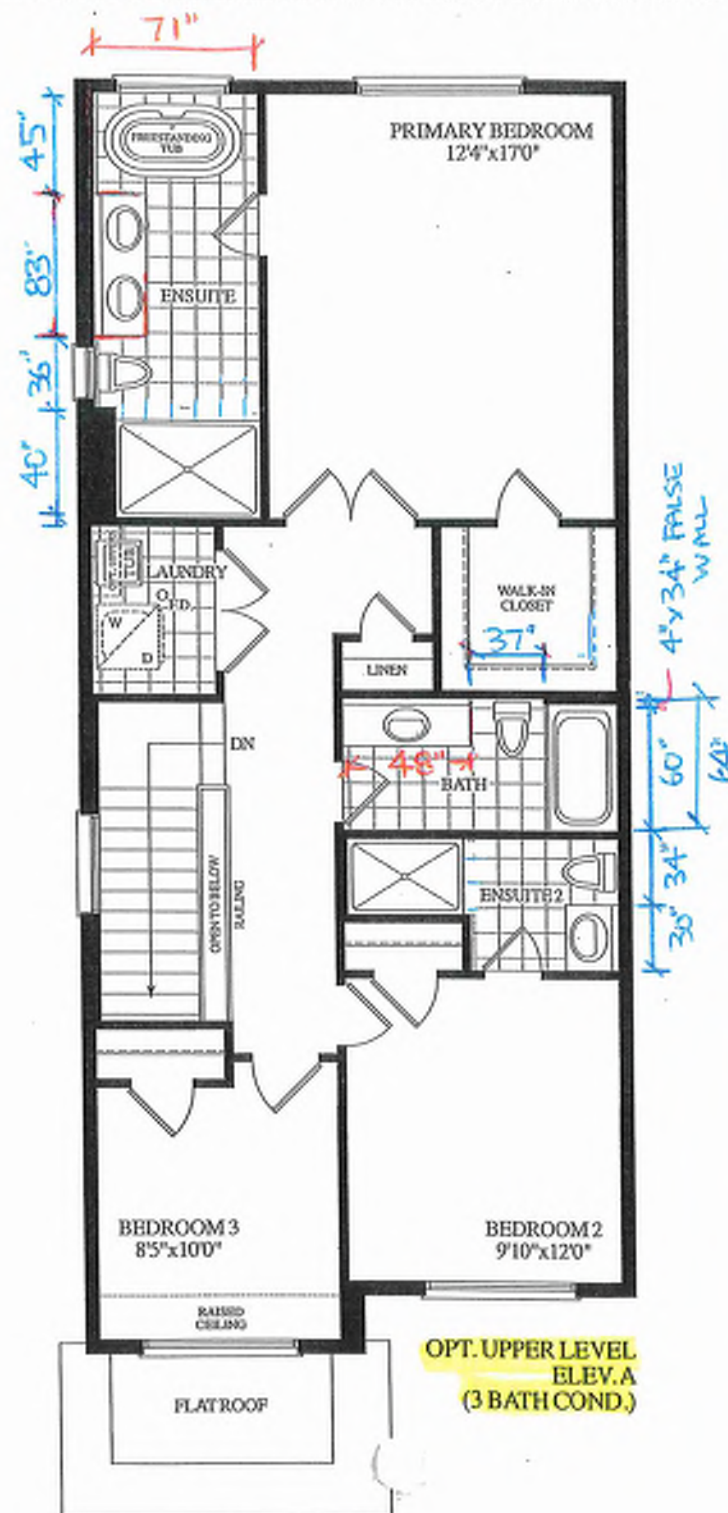


LOWER LEVEL
ELEV. A
(WALK-OUT CONDITION)



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&O.E.



OPT. UPPER LEVEL
ELEV. A
(3 BATH COND.)

BLK. 3 TH. 13 20-18 THE KATHERINE (END) EL. A

**3 BEDS 3 BATHS
WALKOUT**

1815 SQ.FT.



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

ANY ADDITIONAL LAYERS MUST BE ALLOWED BY CARPENTERS

STAIRS LINE UP BY THE EXTERIOR WALL

NO WALLS UNTIL STAIRS INSTALLED

REVISIED JUNE 4, 2025

GARAGE RIGHT >

UNIT 2018

END

SCALD 103

ROYAL PINE HOMES

DATE MAY 23, 2025

PROJECT

OWNER

DESIGNER

SCALE

DATE

PROJECT

OWNER

DESIGNER

SCALE

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DESIGN

WALK-OUT

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

LARDING

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$675''$

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

PK 3-13

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

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

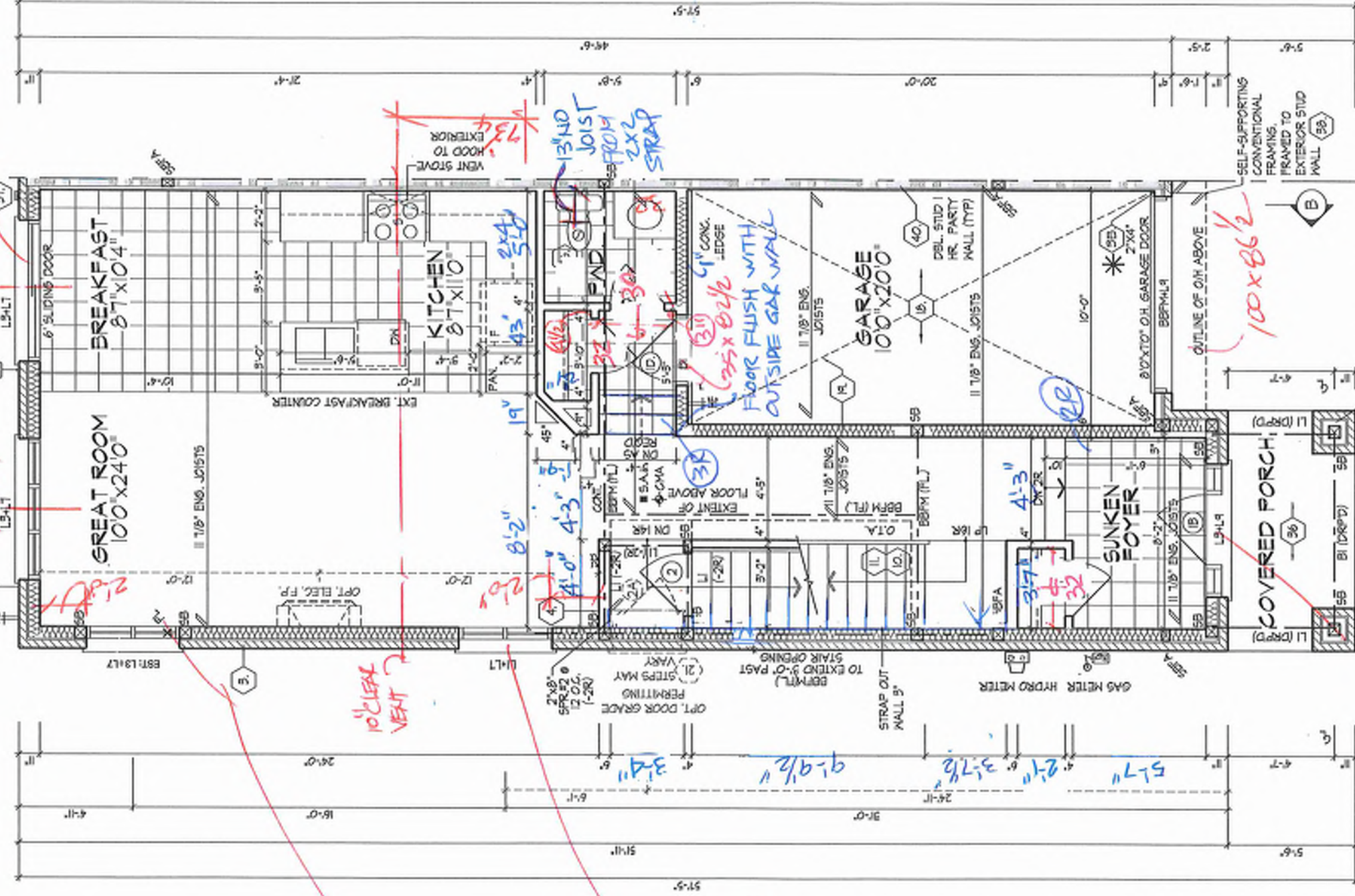


HUNT
DESIGN ASSOCIATES INC.

HUNT DESIGN ASSOCIATES INC.
 1985-1986
 www.huntdesign.ca
 8968 Woodbine Ave., Markham, ON L3R 0J7
 T 905.757.5193 F 905.757.7928

Preliminary

NOT FINAL April 22 2025



* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT	ALL DOORS ON PLAN ARE 7'-0" HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.
- TWO FLOOR LOAD, DOUBLE UP EVERY STUD @ 16" O.C.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL
- 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	

It is the builder's complete responsibility to verify that the construction of the building complies with the applicable building codes and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code provisions or for the manner in which 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.

GROUND FLOOR PLAN, EL. 'A'

PK 3-13

GROUND FLOOR PLAN, EL. 'A'

UNIT 2018-END
REV. 2025.03.27

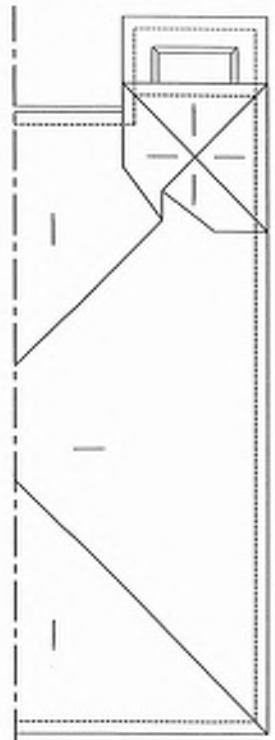
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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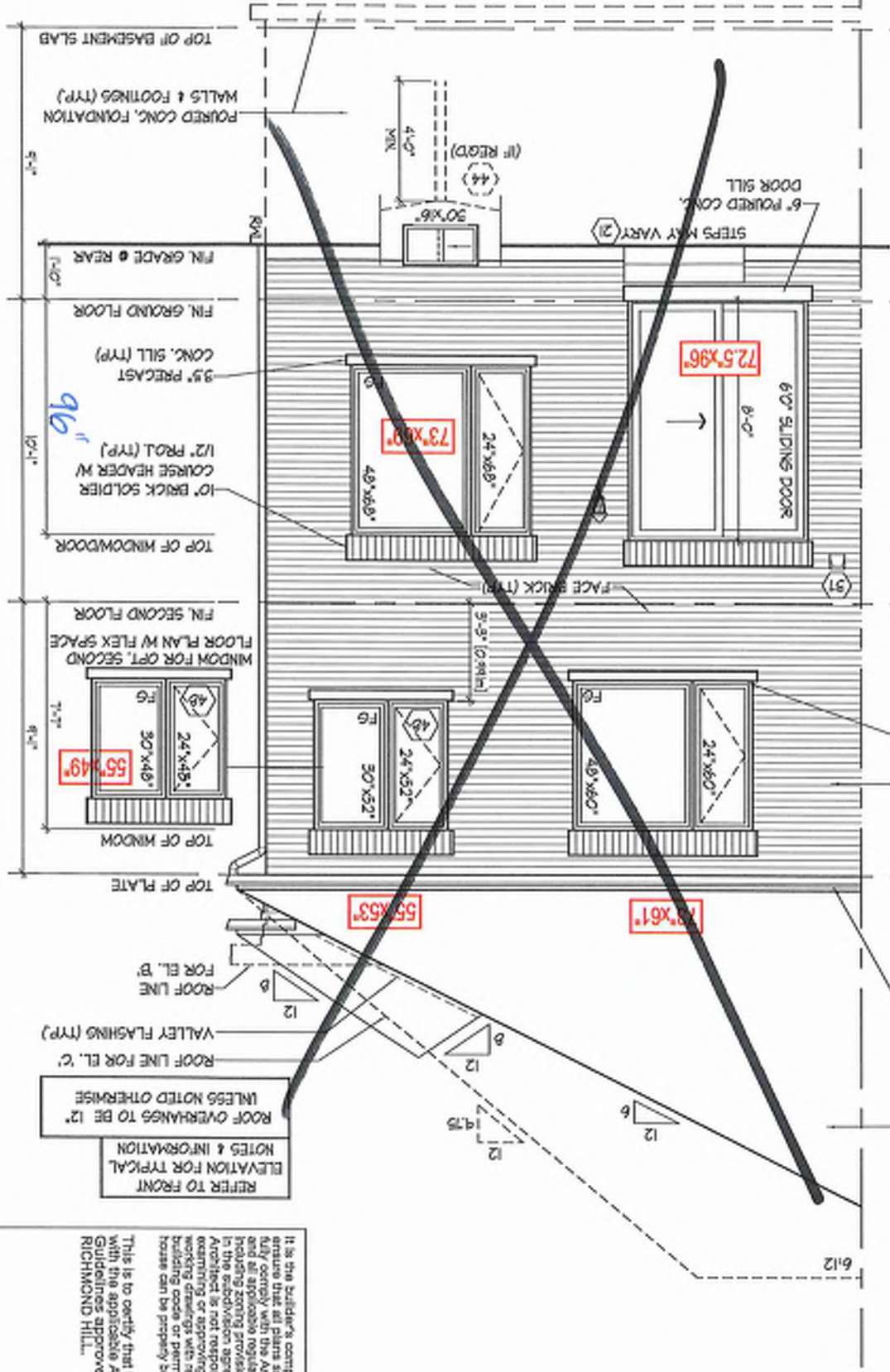
Drawn By: KMTT
Checked By: MMDS
Scale: 3/16" = 1'-0"

File Number: 218094WT2018-END
Page Number: 3 of 31

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



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

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

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

Diagram showing a roof line and a vertical line labeled "FOR EL. B".

TOP OF PLATE

55" x 49"

A diagram of a two-door cabinet. The left door is open, revealing a shelf inside. The right door is closed and has a lock symbol on it. The lock symbol consists of a circle with a diagonal line through it, and the letter 'L' inside the circle.

FLOOR PLAN W/ FLEX SPACE	FIN. SECOND FLOOR
--------------------------	-------------------

TOP OF WINDOW/DOOR

10" BRICK SOLDIER W/
COURSE HEADER W/

96"

(d.u.) 7715 '2NO2

FIN. GRADE @ REAR
10°

127

... ..

[]

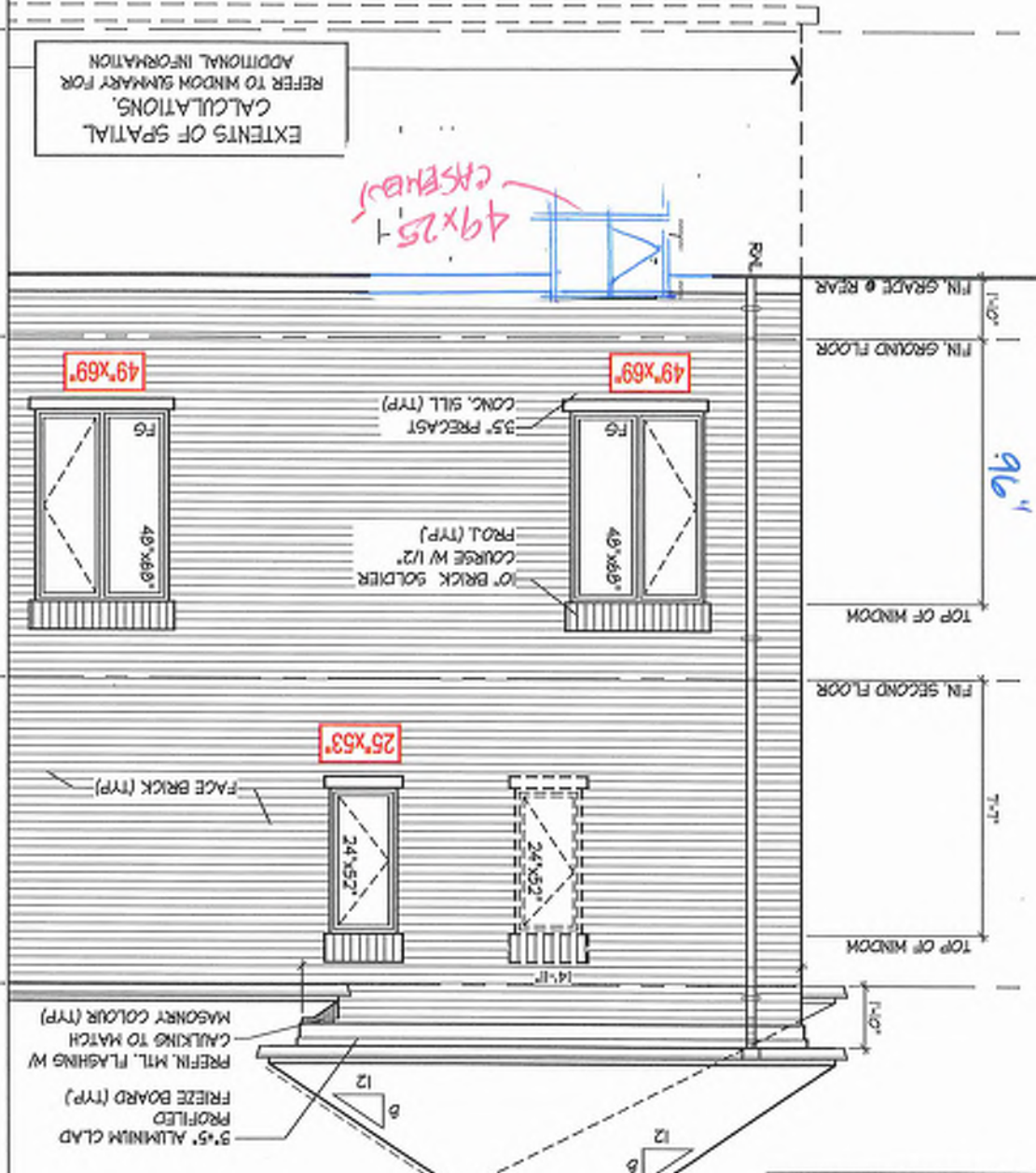
12:10 PM | K:\PROJECTS\2018\218004.LROYW

SPATIAL CALCULATION									
PER O.B.C. TABLE 8.16.15.4									
LEFT SIDE ELEVATION A									
EXPOSING BUILDING	1174.07	S.F.							
FACE AREA	109.07	S.M.							
PORTION WALL AREA	1174.07	S.F.							
LIMITING DISTANCE	12 ft								
MAX % OPENINGS	7	%							
WINDOW / DOOR			CLARK	DEPTH	WIDTH	HEIGHT	FRAME SIZE (S.F.)		
1	24	24	68	68	18.56	6.87			
2	48	30	15	48	38.11	4.33			
3	48	30	15	48	38.11	4.33			
4	0	0	0	0	0.00	0.00			
5	0	0	0	0	0.00	0.00			
6	0	0	0	0	0.00	0.00			
7	0	0	0	0	0.00	0.00			
8	0	0	0	0	0.00	0.00			
9	0	0	0	0	0.00	0.00			
10	0	0	0	0	0.00	0.00			
11	0	0	0	0	0.00	0.00			
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34	0	0	0	0	0.00	0.00			
35	0	0	0	0	0.00	0.00			
36	0	0	0	0	0.00	0.00			
37	0	0	0	0	0.00	0.00			
38	0	0	0	0	0.00	0.00			
39	0	0	0	0	0.00	0.00			
40	0	0	0	0	0.00	0.00			
41	0	0	0	0	0.00	0.00			
42	0	0	0	0	0.00	0.00			
43	0	0	0	0	0.00	0.00			
44	0	0	0	0	0.00	0.00			
45	0	0	0	0	0.00	0.00			
46	0	0	0	0	0.00	0.00			
47	0	0	0	0	0.00	0.00			
48	0	0	0	0	0.00	0.00			
49	0	0	0	0	0.00	0.00			
50	0	0	0	0	0.00	0.00			
51	0	0	0	0	0.00	0.00			
52	0	0	0	0	0.00	0.00			
53	0	0	0	0	0.00	0.00			
54	0	0	0	0	0.00	0.00			
55	0	0	0	0	0.00	0.00			
56	0	0	0	0	0.00	0.00			
57	0	0	0	0	0.00	0.00			
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59	0	0	0	0	0.00	0.00			
60	0	0	0	0	0.00	0.00			
61	0	0	0	0	0.00	0.00			
62	0	0	0	0	0.00	0.00			
63	0	0	0	0	0.00	0.00			
64	0	0	0	0	0.00	0.00			
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69	0	0	0	0	0.00	0.00			
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75	0	0	0	0	0.00	0.00			
76	0	0	0	0	0.00	0.00			
77	0	0	0	0	0.00	0.00			
78	0	0	0	0	0.00	0.00			
79	0	0	0	0	0.00	0.00			
80	0	0	0	0	0.00	0.00			
81	0	0	0	0	0.00	0.00			
82	0	0	0	0	0.00	0.00			
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85	0	0	0	0	0.00	0.00			
86	0	0	0	0	0.00	0.00			
87	0	0	0	0	0.00	0.00			
88	0	0	0	0	0.00	0.00			
89	0	0	0	0	0.00	0.00			
90	0	0	0	0	0.00	0.00			
91	0	0	0	0	0.00	0.00			
92	0	0	0	0	0.00	0.00			
93	0	0	0	0	0.00	0.00			
94	0	0	0	0	0.00	0.00			
95	0	0	0	0	0.00	0.00			
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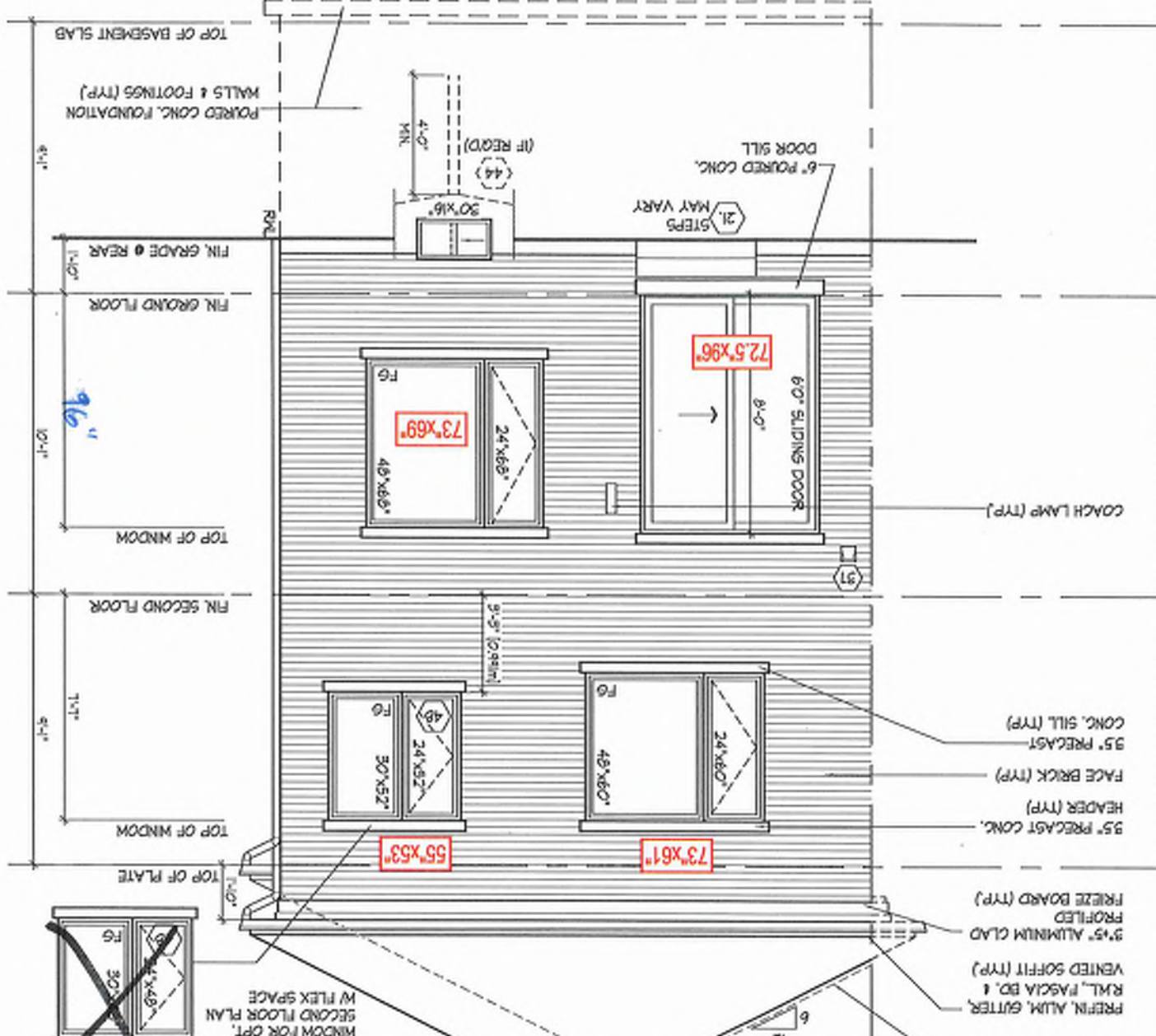
SPATIAL CALCULATION									
PER O.B.C. TABLE 8.16.15.4									
LEFT SIDE ELEVATION A									
EXPOSING BUILDING		FACE AREA		PORTION WALL AREA		LIMITING DISTANCE		MAX % OPENINGS	
1174.07		8.1		1174.07		12 ft		7	
S.F.		S.M.		S.M.				%	
								WINDOW / DOOR	
								FRAME SIZE (S.F.)	
1		1		1		1		24	
2		2		2		2		48	
3		3		3		3		48	
4		4		4		4		0	
5		5		5		5		0	
6		6		6		6		0	
7		7		7		7		0	
8		8		8		8		0	
9		9		9		9		0	
10		10		10		10		0	
11		11		11		11		0	
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13		13		13		13		0	
14		14		14		14		0	
15		15		15		15		0	
16		16		16		16		0	
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18		18		18		18		0	
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23		23		23		23		0	
24		24		24		24		0	
25		25		25		25		0	
26		26		26		26		0	
27		27		27		27		0	
28		28		28		28		0	
29		29		29		29		0	
30		30		30		30		0	
31		31		31		31		0	
32		32		32		32		0	
33		33		33		33		0	
34		34		34		34		0	
35		35		35		35		0	
36		36		36		36		0	
37		37		37		37		0	
38		38		38		38		0	
39		39		39		39		0	
40		40		40		40		0	
41		41		41		41		0	
42		42		42		42		0	
43		43		43		43		0	
44		44		44		44		0	
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60		60		60		60		0	
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216		216		216		216		0	
217		217		217		217		0	
218		218		218		218		0	
219		219		219		219		0	

SPATIAL CALCULATION									
PER O.B.C. TABLE 9.11.5.4									
LEFT SIDE ELEVATION A -									
FOR UPGRADED REAR									
EXPOSURE BUILDING	118.00	S.F.	FACE AREA	108.32	S.M.	PORTION WALL AREA	118.00	S.F.	
MAX % OPENINGS	7	%	LIMITING DISTANCE	12 m					
QUAN.	1	2	3	4	5	6	7	8	9
WIDTH	24"	30"	36"	42"	48"	54"	60"	66"	72"
HEIGHT	60"	72"	84"	96"	108"	120"	132"	144"	156"
GLAZED AREA	19.56	28.11	36.76	45.41	54.06	62.71	71.36	80.01	88.66
OPENINGS ALLOWED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OPENINGS MINUS 2%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GLAZED AREA	19.56	28.11	36.76	45.41	54.06	62.71	71.36	80.01	88.66
ADDITIONAL NOTES									
GLAZED AREA CALCULATED W/ FRAME SIZE									
MINUS 2% AROUND ENTIRE PERIMETER									

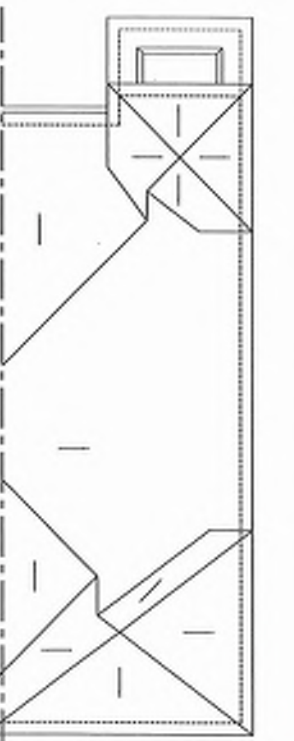
PART. LEFT SIDE EL. 'A' - UPGRADED REAR CONDITION



UPGRADED REAR ELEVATION 'A'



ROOF PLAN UPGRADED REAR EL. 'A'



ROOF OVERHANGS TO BE 12"
NOTES & INFORMATION
REFER TO FRONT
ELEVATION FOR TYPICAL

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

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 reviewing or approving any (planning) plans or building codes or plans or for any other reason that may be required for this project unless it is the house can be properly built or located on its lot.

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

Blk 3
13

UPGRADED REAR ELEVATION 'A' & PART. UPGRADED LEFT SIDE EL. 'A'

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

UNIT 2018-END
REV. 2025.03.27

NOT FINAL April 22 2025

Floor plan of the Great Room and Breakfast area. The Great Room is 100' x 24'0" and the Breakfast area is 8'7" x 10'4". A 6' sliding door connects the two areas. A Juliet balcony is attached to the Great Room.

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

57'-5"
50'-0"
41'-0"
4'-11"
50'-4"
8"

20'-0"
5'-11"
4'-3 1/2"
15'-4"
4'-9 1/2"
4"

UNFINISHED
BASEMENT

6'-0" PATIO SLIDER

73x49

72 1/2 x 82 1/2

REFER TO DETAIL
ON PG. 1-5

DETAIL

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

Architectural elevation drawing of a building facade. The drawing is divided into two main sections by a vertical line. The left section is labeled 'FIN. SECOND FLOOR' and the right section is labeled 'FIN. GROUND FLOOR'. The drawing includes various windows and doors with handwritten dimensions and notes.

Left Section (FIN. SECOND FLOOR):

- Top left: A window with a handwritten dimension of $82\frac{1}{2}$ and a note 'T/O WINDOW / DOOR'.
- Top right: A window with a handwritten dimension of $72\frac{1}{2} \times 82\frac{1}{2}$ and a note '6'0" SLIDING DOOR'.
- Bottom left: A window with a handwritten dimension of 73×69 and a note '24' 48'.
- Bottom right: A window with a handwritten dimension of $12' \times 48'$ and a note '73x49'.

Right Section (FIN. GROUND FLOOR):

- Top left: A window with a handwritten dimension of $10'-1"$ and a note 'TOP OF DOOR/WINDOW'.
- Top right: A window with a handwritten dimension of $10'-1"$ and a note 'PREP. MTL. GUARD, MECHANICALLY FASTENED AS PER MANF. SPECS. OR DETAILS'.
- Bottom left: A window with a handwritten dimension of 49×49 and a note '48'x48'.
- Bottom right: A window with a handwritten dimension of 49×49 and a note '48'x48'.

Other notes and dimensions include:

- 'FIN. GRADE @ REAR' on the far left.
- 'STEPS MAY VARY' on the far left.
- 'FIN. GROUND FLOOR' on the far right.
- 'FIN. SECOND FLOOR' on the far right.
- 'T/O BASMENT SLAB' on the far left.
- 'T/O WINDOW / DOOR' on the far left.
- '6'0" SLIDING DOOR' on the far left.
- '72 1/2 x 82 1/2' on the far left.
- '73 x 69' on the far left.
- '24' 48'' on the far left.
- '12' x 48'' on the far left.
- '73x49' on the far left.
- '10'-1"' on the far right.
- 'TOP OF DOOR/WINDOW' on the far right.
- 'PREP. MTL. GUARD, MECHANICALLY FASTENED AS PER MANF. SPECS. OR DETAILS' on the far right.
- '48'x48'' on the far right.
- '49 x 49' on the far right.

PART. REAR ELEVATION - N.O.B.
COND. W/ JULIET BALCONY

PART. LEFT SIDE ELEV. -
W.O.B. COND. W/ JULIET
BALCONY

3-13

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

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

KW/11 MIN/US 3/16=1-0-
6968 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.8

8550 Woodlands Ave., Westminster, CO 80068
1-800-737-7373

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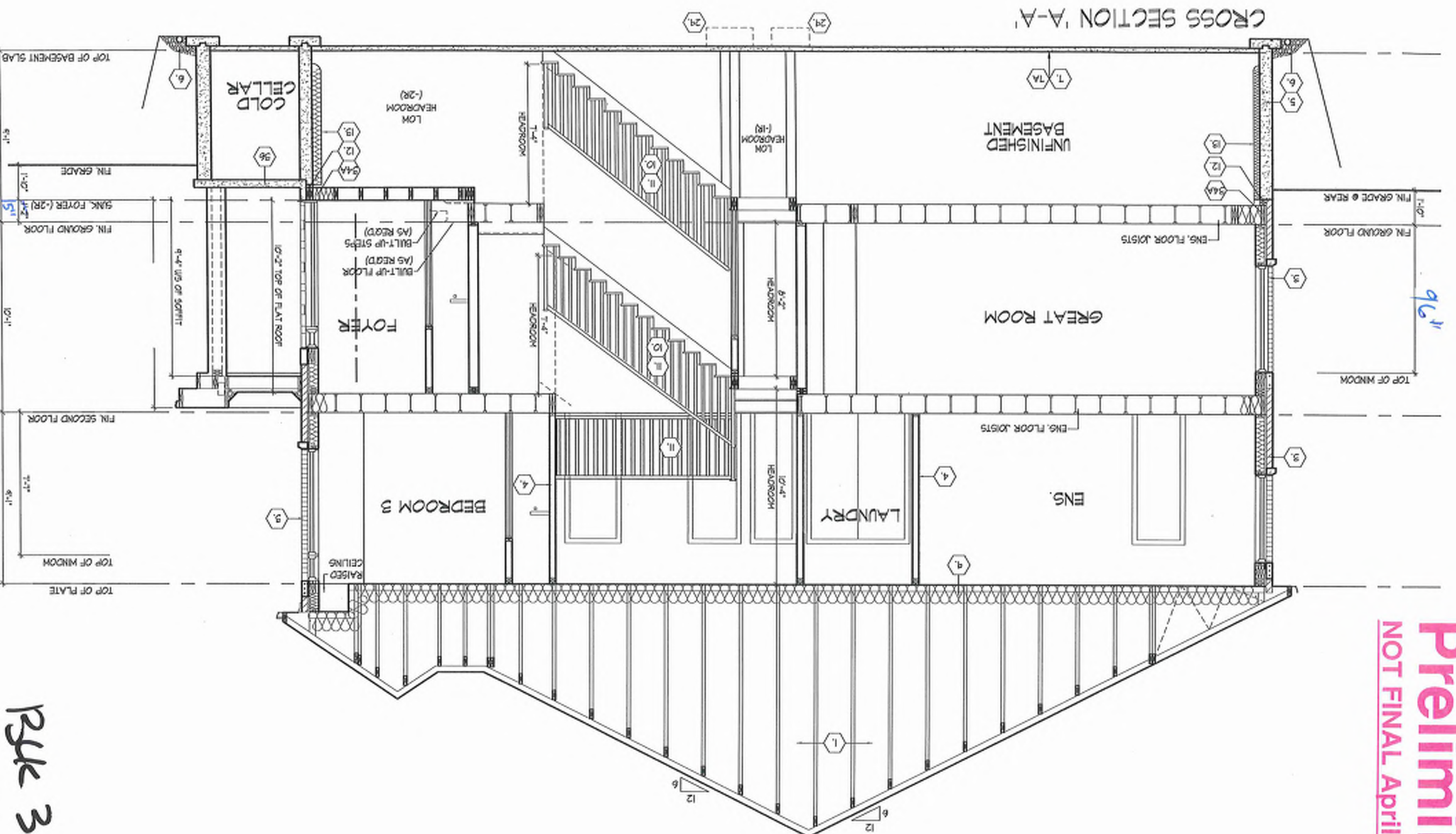
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Preliminary
NOT FINAL April 22 2025



pkc 3-13

CROSS SECTION 'A-A'

CONT. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE SB-3 5'x10' 1/2" (12.2) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLAG OR GLASS TAPE FILL AND ALL GYPSUM JOINTS EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FLOURED WITH 2x2" (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 41 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W/3-1 5/8" (15.9) TYPE "X" GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (50.8) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2x4" (50.8) SILL PLATES. 2x6" (50.8) JOISTS @ 16" (406.4) O.C. UNLESS OTHERWISE NOTED. FILL CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLAG OR GLASS TAPE FILL & SAND ALL GYPSUM JOINTS. AT FINISHED AREAS EXTENSION FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 42 2 HR. FIREWALL (SB-3) WALL TYPE SB-3 5'x10' 1/2" (12.2) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) 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 FINISHED AREAS EXTENSION FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 43 STUCCO WALL CONSTRUCTION (2x6) (SB-3) WALL TYPE SB-3 5'x10' 1/2" (12.2) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) 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 FINISHED AREAS EXTENSION FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 44 STUCCO WALL @ GARAGE CONSL. (SB-3) WALL TYPE SB-3 5'x10' 1/2" (12.2) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) 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 FINISHED AREAS EXTENSION FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)
- 45 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 46 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 47 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 48 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 49 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 50 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 51 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 52 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 53 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 54 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 55 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 56 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
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- 58 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 59 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
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- 61 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
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- 65 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
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- 67 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
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- 69 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 70 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 71 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 72 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 73 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 74 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 75 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 76 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 77 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 78 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 79 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 80 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 81 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 82 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 83 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 84 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 85 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 86 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 87 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 88 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 89 STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) CONCRETE SLAB GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. 19.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
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SECTION 2.0. GENERAL NOTES

2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW WITH MIN. 0.35M UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 13" (330.4) CLEAR E OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT CONFORMING TO 19.5.10) 2) WINDOW GUARDS: A GUARD ON A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (101.6) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-3" (990) ABOVE FIN FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1803.1) 3) WINDOWS IN EXIST STAIRWAYS THAT EXTEND TO LESS THAN 5'-11" (1803.1) FOR ALL OTHER BUILDINGS SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 ABOVE. OR THE WINDOW SHALL BE NON-REMOVABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 14.1.5.1) OR 19.3.2.2) 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
BASMENT	8'-11" OVER AT LEAST 75% OF THE BASMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 8'-6"
BATHROOM, LAUNDRY AREA ABOVE GARAGE	8'-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 19.5.3.2)
STORAGE GARAGE	8'-7" (9.5.3.3)

2.3. MECHANICAL / PLUMBING

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. 19.3.1.6) 3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HWY. AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES. 4) DRAIN WATER HEAT RECOVERY UNITS (DWH) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (SB-12) - 13.1.1.12) 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, GIRDERS, 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" (50.8) VENTILATING FILM NO. 50 (4558) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (203.2) ABOVE THE GROUND. 2.5. STEEL (19.23.4.3) 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW TUBES, SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30.3-18M GRADE 400R. 2.6. FLAT ARCHES 1) FOR 8'-0" (2440) CEILING, FLAT ARCHES SHALL BE 3'-10" (914.4) A.F.E. 2) FOR 9'-0" (2740) CEILING, FLAT ARCHES SHALL BE 3'-10" (914.4) A.F.E. 3) FOR 10'-0" (3040) CEILING, FLAT ARCHES SHALL BE 3'-10" (914.4) A.F.E.

2.7. ROOF OVERHANGS

1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305) UNLESS NOTED OTHERWISE. 2.8. FLASHING (19.20.13) (19.28.4.1) (19.27.3) 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 CONFORMING TO 19.14.9)

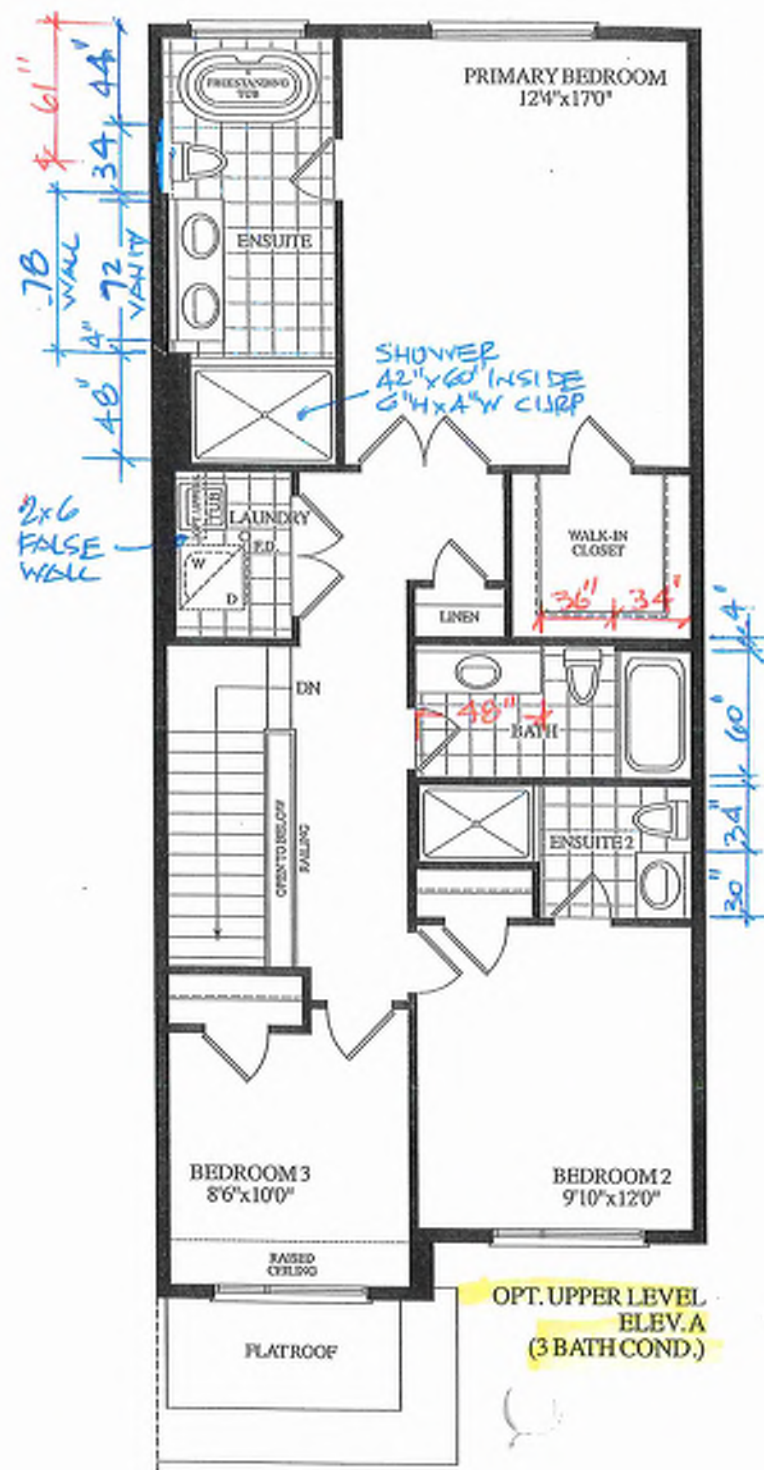
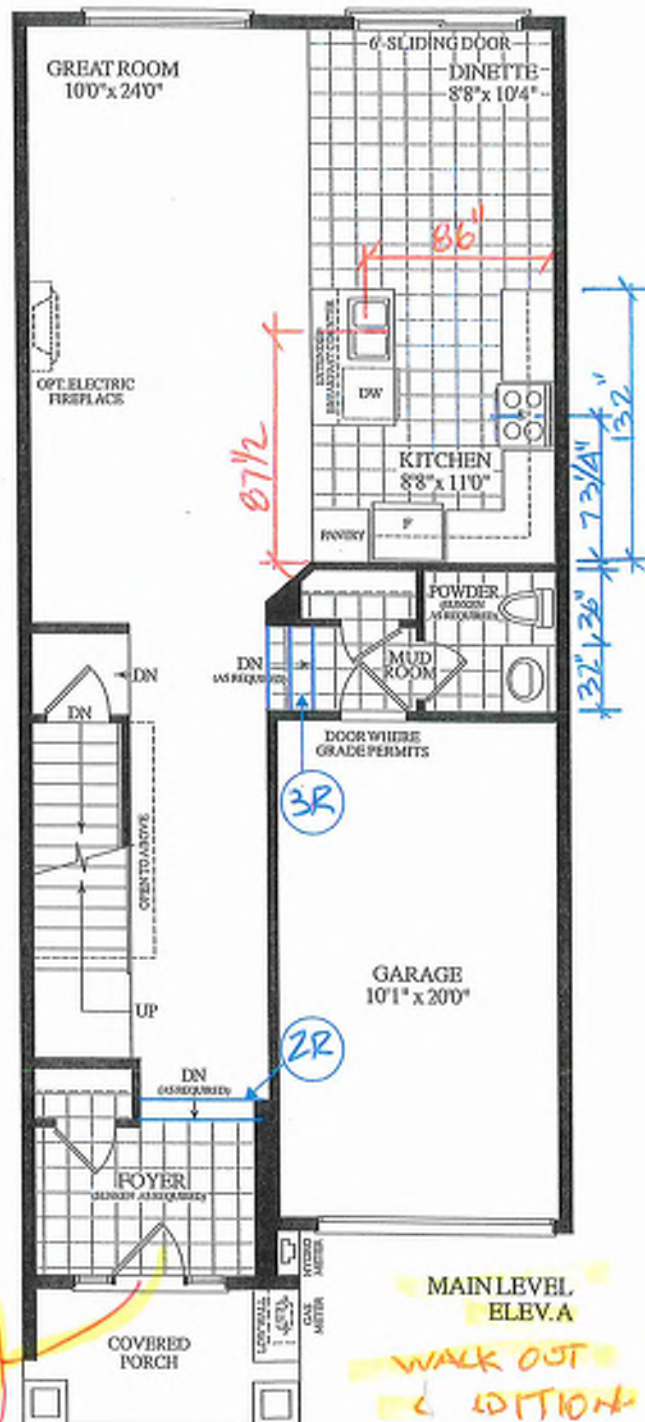
2.10. U.C. SPECIFIED ASSEMBLIES

ALL REQUIRED JOINTS AND COMPONENTS THAT FORM PART OF ANY U.C. 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 U.C. LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U.C. 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)-(I)

FORMING PART OF SENTENCE	19.23.4.2 (B)	19.23.4.2 (C)	19.23.4.2 (D)	19.23.4.2 (E)	19.23.4.2 (F)	19.23.4.2 (G)	19.23.4.2 (H)	19.23.4.2 (I)
2x4" SPRUCE #2	2x10" SPRUCE #2	2x12" SPRUCE #2	2x14" SPRUCE #2	2x16" SPRUCE #2	2x18" SPRUCE #2	2x20" SPRUCE #2	2x22" SPRUCE #2	2x24" SPRUCE #2



INVENTORY HOUSE

BLK.3 TH. 14	20-17 THE DIANA EL. A	WALKOUT	3 BDRM. 2 BATH.	1780 SQ.FT.
--------------	-----------------------	---------	-----------------	-------------

NOT FINAL April 22 2025



EXTENDED
HEIGHT
FRONT
DOOR

BLK 3
14

GROUND FLOOR PLAN, EL. 'A'

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



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tion of this property in whole or in part is strictly prohib-

THE UNDERGROUND HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE

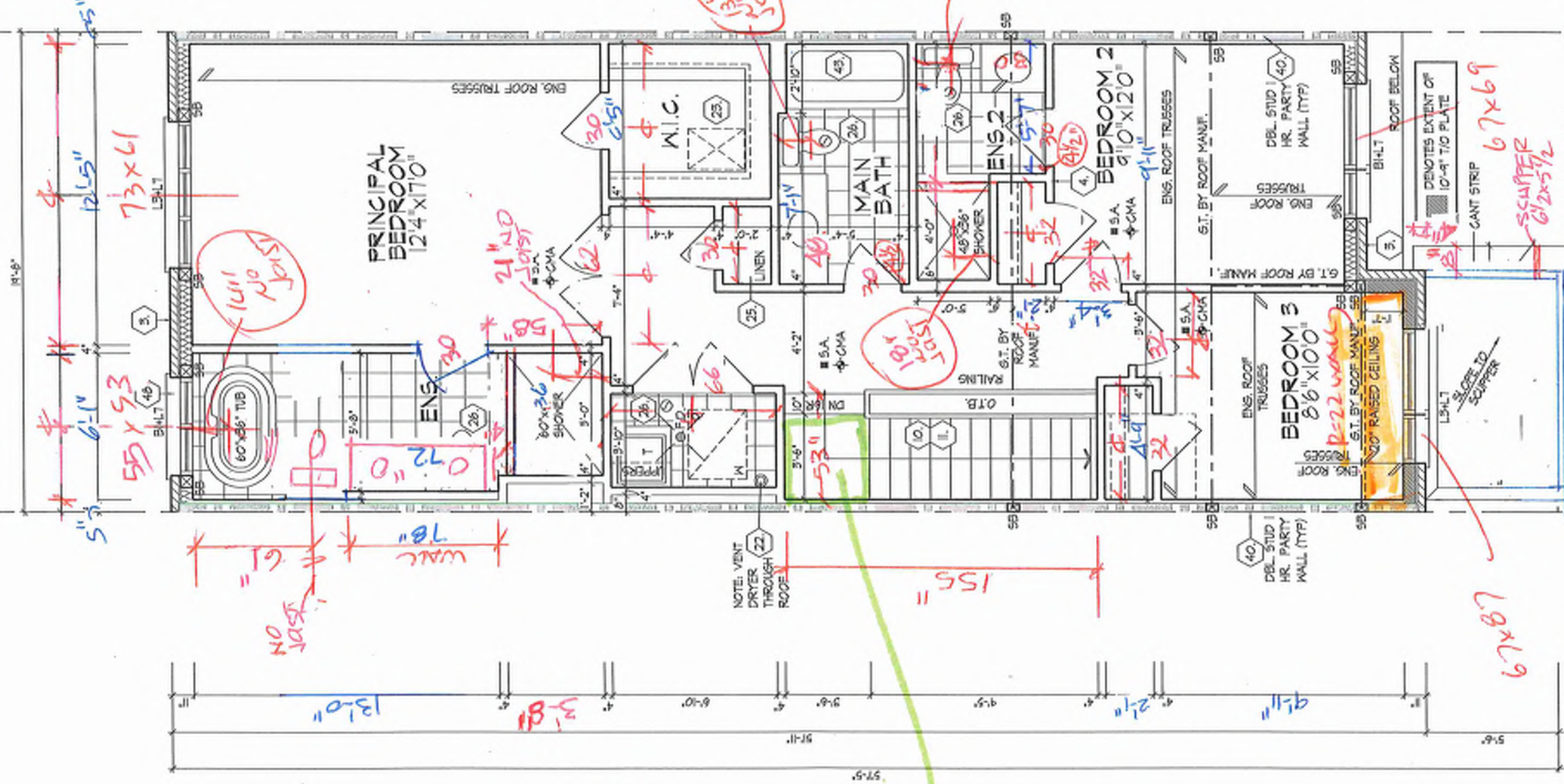
DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
Dominic Moblio

NAME	EDWTYPE	EDW
REGISTRATION INFORMATION		

HUNT DESIGN ASSOCIATES INC. 195

All drawings specifications related documents and designs are the copy



INT. DOORS 03 1/2" WINDERS SEE PLAN

LANDING

44' x 15' 1/4"

LANDING

44' x 7' 9/8"

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

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

It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the applicable building code and any amendments, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lot) plans or working drawings with respect to any zoning or building code or permit 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.

PAC 3
14

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

UNIT 2017
REV. 2025.03.26

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

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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"x68" WINDOW LEFT

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION
ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable zoning and subdivision ordinances, including provisions and any provisions in the subdivision agreement. The Control of the Architect is not responsible in any way for examining or approving site (topical) plans or working drawings with permitted zoning or building code or zoning matter of that any. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of

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

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



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100

218094WT2017

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

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Markham, ON L3R 0J7 T 905.737.5133

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10695

CONSTRUCTION INFORMATION
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11

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

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

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

3"x5" ALUMINUM CLAD
PROFILED
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"

24"x60"	48"x60"
---------	---------

Diagram of a rectangular structure with a triangular section. The triangle has a base of 24'x52' and a height of 30'x52'. The area is labeled F6.

(51)

Diagram of a door with dimensions and a note:

- Door width: 6'0" SLIDING DOOR
- Door height: 8'0"
- Door opening height: 72 55.00"
- Note: An arrow points to the door opening with the text "DOOR OPENING".

Diagram of a cabinet with a door. The door is labeled 24"x69". The cabinet body is labeled 73"x69". The cabinet is labeled FG.

6" POURED CONC.
DOOR SILL

90"x16" 90"x16"

(44)
(5' 0")

TOP OF PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

TOP OF WINDOW

FIN. GROUND FLOOR

FIN. GRADE @ REAR

TOP OF BASEMENT SLAB

TCP G¹⁵ PLATE

TOP OF WINDOW

FIN. SECOND FLOOR

RECESSED HYDRO —
METER (TYP.)

CONC. SILL (TYP)

FIN. GROUND FLOOR

SUNK FOYER (-2R)

RECESSED GAS —
METER (TYP.)

TOP OF BASEMENT SLAB

VALLEY FLASHING (TYP)

BEDROOM 2

GARAGE

PARTIAL SECTION 'B', EL. 'A'

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

14
PK 3

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

ROYAL PINE HOMES - 218094
321 BAYVIEW, RICHMOND HILL, ON.
UNIT 2017
REV 2025.03.26



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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.

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Dominic Mazzillo DATE SHEET NO. REGISTERED INFORMATION	21274 SON SS00 USE	DS/MM		

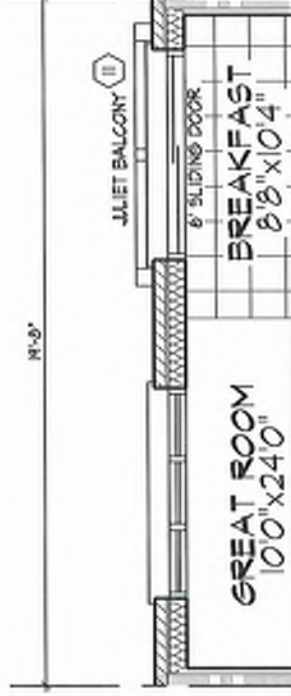
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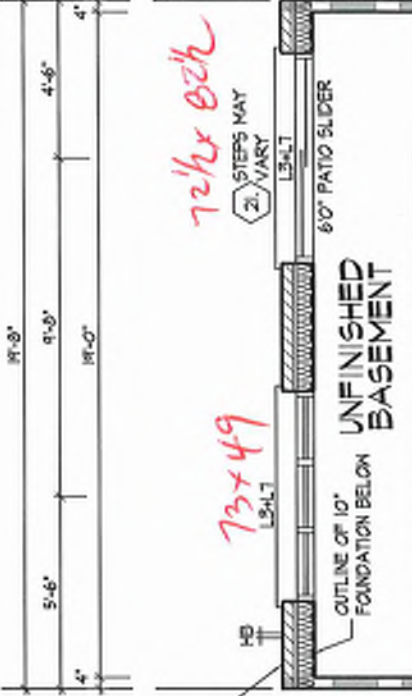
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NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

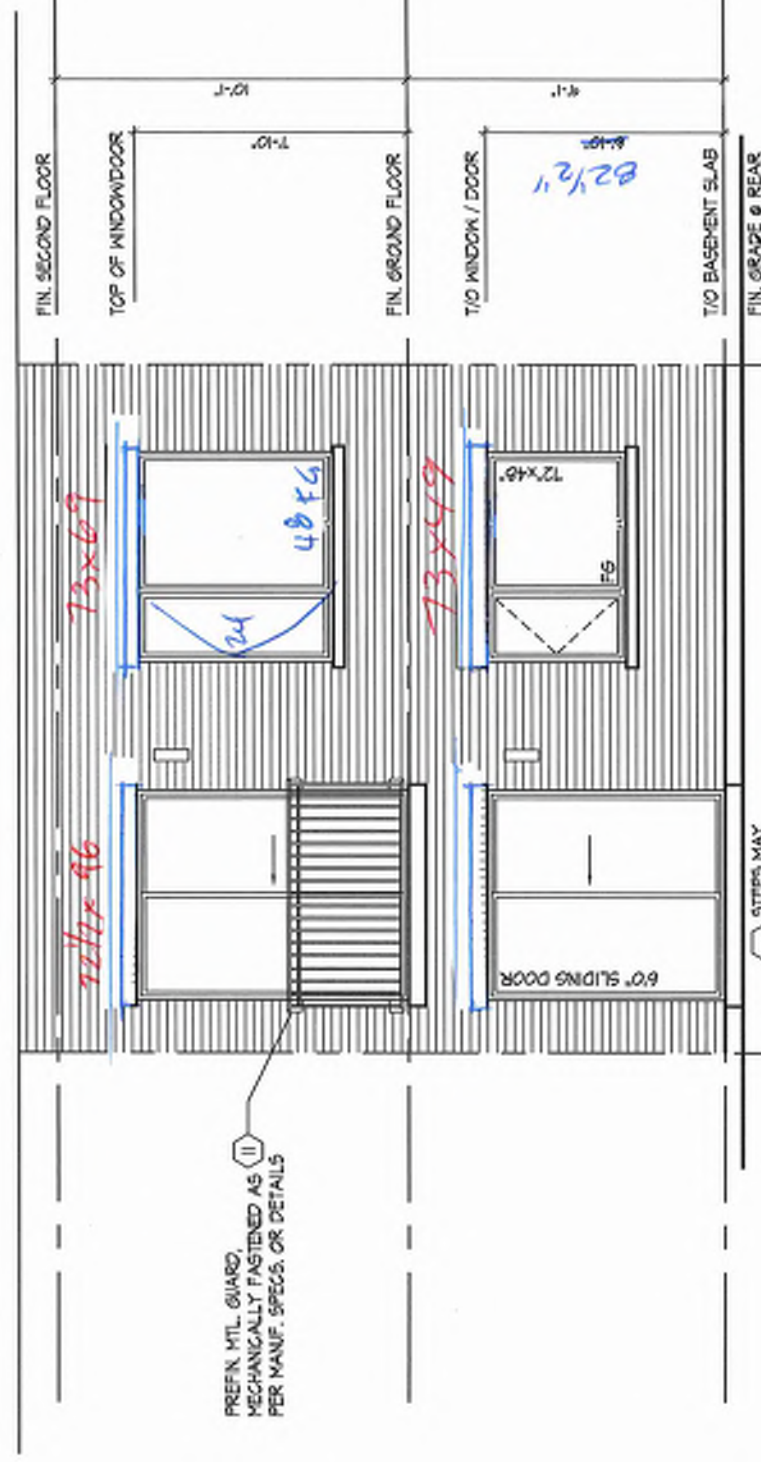


PART. GROUND FLOOR PLAN - W.O.B. COND. W/
JULIET BALCONY

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



PART. BASEMENT PLAN - W.O.B. COND.
W/ JULIET BALCONY



WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 8'-10" AFF.

REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

PART. REAR ELEVATION
- W.O.B. COND. W/ JULIET
BALCONY

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BK 3
14

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

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

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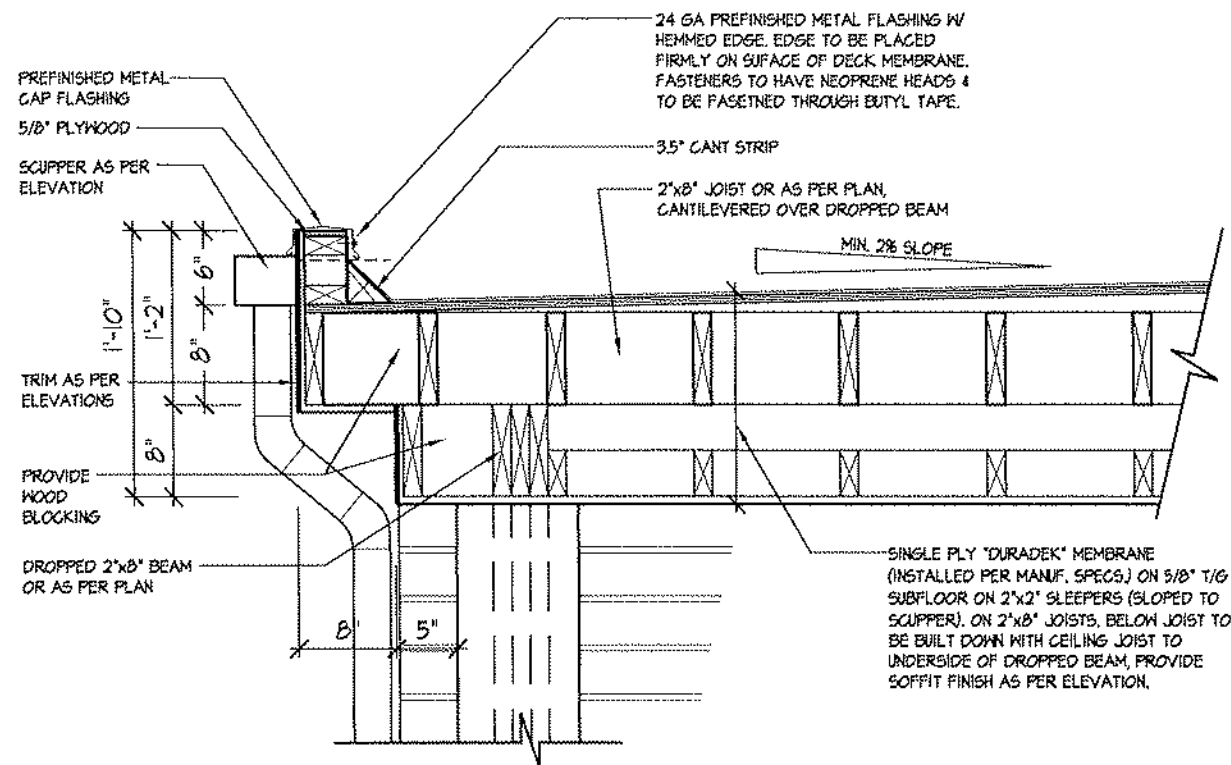
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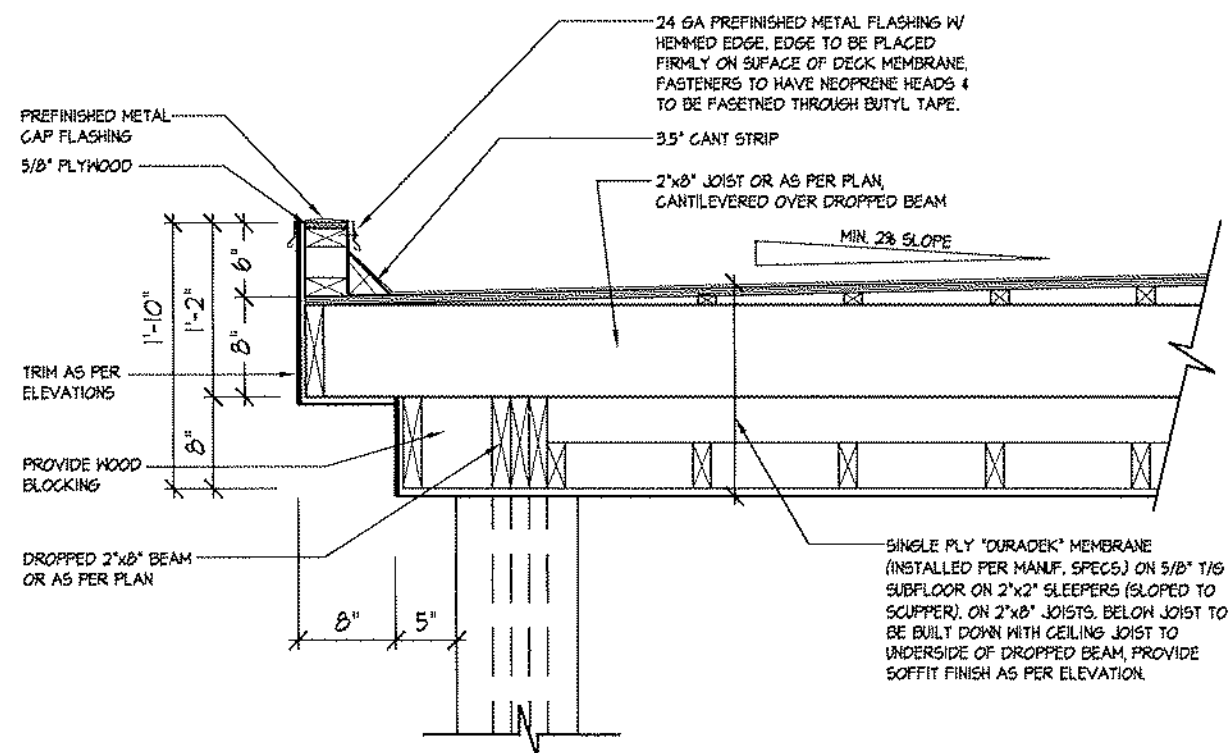
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UNIT 2017 REV. 2025.03.26

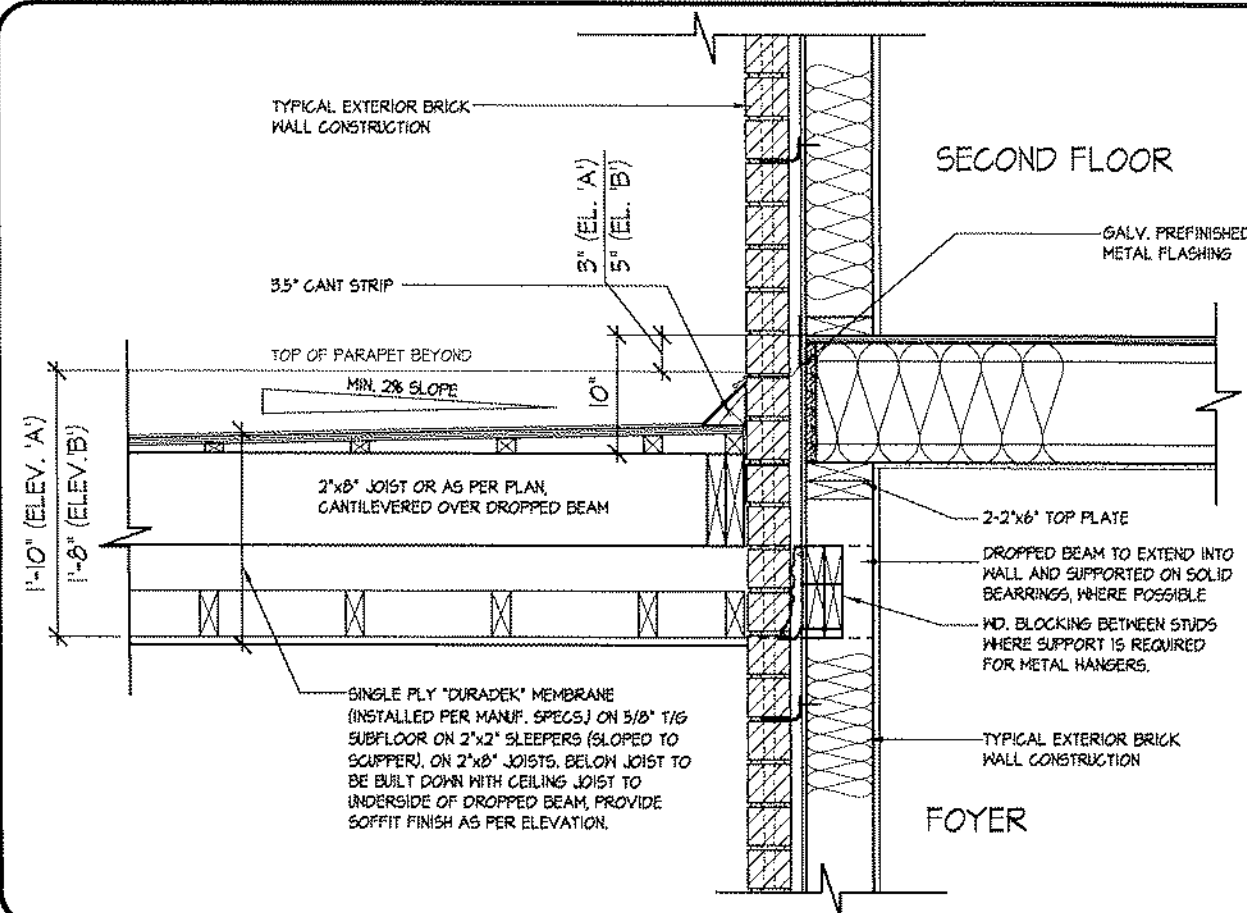
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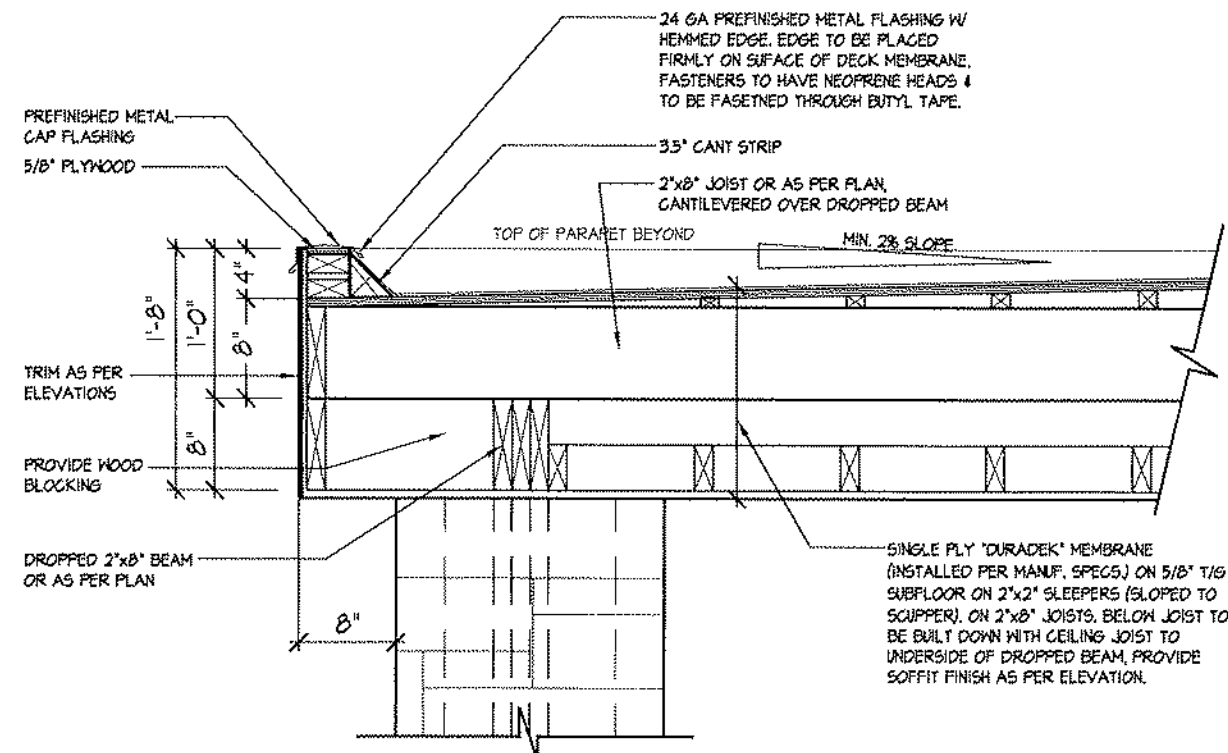
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

Pk 13-14

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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16695
HUNT DESIGN ASSOCIATES INC.
NAME: DOMINIC MODILLO
REGISTRATION INFORMATION: DOMINIC MODILLO
SIGNATURE: [Signature]
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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.19, 9.23.14, 9.23.15]
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 4" C.P.S. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED GAVES PROTECTED TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR CHORD. PREFIN. ALUM. GAVES/ROUGH, FASCOA, R.W.I. & VENTED SOFFIT. ATTIC VENTILATION 1-300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH R.W.I. DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWN-HOUSES TO HAVE 8" 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' (914) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP CORNER WALLS A MINIMUM 12" (305).
- 1B

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RASED CORNER/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]
SOUND MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE ARVAPOUR 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 ARVAPOUR BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON 6 MIL POLYETHYLENE ARVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3/1]) (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3/1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. 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"x10.5" (22x19x26.7) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9]. ON APPROVED ARVAPOUR BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] 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 (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x10.5" (22x19x26.7) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9]. ON APPROVED ARVAPOUR BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND RIGID INSULATION [9.20.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x10.5" (22x19x26.7) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.20.9]. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.20.13.6] AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND SHEATHING PAPER [9.20.13.6] (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.6], [9.23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 18" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY, 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. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x6" (38x40) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (600) O.C. LAUDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1200) [9.23.9.6] O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

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

EXT. LOFT WALL CONSTRUCTION (2"x6") [9.23]
APPROVED ARVAPOUR BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & 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 KEVED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 8" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH [9.15.4/19/21] OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 75kPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 150kPa. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS S FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4]
FOUNDATION WALLS SHALL NOT EXCEED 9'-0" (2.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1.1]
- 5A

FOUNDATION REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FINISHING, THE REDUCED SECTION SHALL BE NOT MORE THAN 12 3/4" (320) HIGH AND NOT LESS THAN 3 1/2" (90) THICK [9.15.4.2.1.1])
- 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 12 3/4" (320) HIGH AND NOT LESS THAN 3 1/2" (90) THICK [9.15.4.2.1.1])
- 6

WEEPING TILE [9.14.3]
4" (100) Ø WEEPING TILE W/ FL TIE CLOTH WRAP & 6" (150) CRUSHED STONE COVER
- 7

BASEMENT SLAB OR SLAB ON GRADE [9.16.4.1, 9.13.1, 9.13.1.5, [1]
3" (80) MIN. 20MPa (2900psi) CONC. SLAB ON 5 MIL POLYETHYLENE AIR/SOIL GAS BARRIER [9.13.4.1] ON 4" (100) CLEAN COARSE GRANULAR FILL. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND 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 CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (JOISTS TAPPED). [15B-12.3.1.1, 17.5] & [6]
- 7A

SOIL GAS DEPRESSURIZATION ROUGH-IN [9.13.4.3]
PROVIDE A ROUGH-IN FOR SUBFLOOR 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 TO THE EXTERIOR LAYER @ APPROX. CENTER OF SLAB. TOP END ABOVE SLAB WITH A TIGHT CAP TO BE LABELLED RADON AT CAP AND EVERY 1.0m OF PIPE AND CHANGE IN DIRECTION.
- 8

EXPPOSED FLOOR TO EXTERIOR [9.10.17.10, & CANUL-SY65.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.29.9]. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO 1/4S OF EXPOSED CANT. JOIST.
- 9

EXPPOSED CEILING TO EXTERIOR W/ ATTIC [9.25.2.4]
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- 10

ALL STAIRS/EXTERIOR STAIRS [9.6.1.2, 9.8.2, 9.8.4]
MAX. RISE MIN. RISE MAX. RUN MIN. RUN ALL STAIRS
PRIVATE 7' 7/8" (200) 5" (125) 14" (355) 10" (250)
PUBLIC 7' 1" (180) 5" (125) NO LIMIT 11" (280) MAX. NOSING 1" (25)
MIN. STAIR WIDTH
TAPERED TREADS
PRIVATE 2'-0" (600) MIN. RUN 5' 7/8" (150)
MAX. AVG. RUN 10" (250)
PUBLIC 2'-11" (600) MIN. RUN 5' 7/8" (150)
MAX. 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 ABOVE WIDTH OF STAIRS FROM A STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2050) FOR EVERYTHING ELSE. [9.8.2.2]
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HEX NOTE 10 & 11.
GUARDS/HANDRAILS [9.8.7, 9.8.8]
GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. [9.8.8.5] & [9.8.8.8] 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)
3'-5" (1070) MIN. MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXT. STAIRS: 3'-5" (1070) MIN.
GUARDS FOR LANDINGS @ EXT. STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/ 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'-0" (910) HIGH.
- 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] & [9.8.8.8] 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)
3'-5" (1070) MIN. MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXT. STAIRS: 3'-5" (1070) MIN.
GUARDS FOR LANDINGS @ EXT. STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/ 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'-0" (910) HIGH.
- 12

SILL PLATES
2"x4" (38x89) SILL PLATE WITH 12"x12" (2x2) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 5'-7" (1700) O.C. WITH NO LESS THAN 2 BOLTS PER WALL PANEL AND LOCATED WITHIN 0.6m OF THE END OF THE FOUNDATION [9.23.6.1.1 (3) (6)]. PROVIDE CALKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED [9.23.7]
BASEMENT INSULATION [15B-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.
- 13

BEARING STUD, PARTITION IN BASEMENT [9.15.3.4], [9.23.10.1]
2"x4" (38x89) STUDS @ 18" (400) O.C., 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMP PROOFING MATERIAL OR 2 MIL POLYETHYLENE FLM, 1/2" (12.7) Ø 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. 40D-HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 14

ADJUSTABLE STEEL BASEMENT COLUMN [9.15.3.4], [9.17.3]
3 1/2" (90) MAX. SPAN BETWEEN COLUMNS, 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/C687-2.M. 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. IF PER SOILS REPORT.
- 15

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 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. IF PER SOILS REPORT.
- 16

STEEL BEAM BEARING AT FOUNDATION WALL [9.23.8.1]
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NEB WALLS, MIN. BEARING 3' (910) CONC. NEB WALLS TO HAVE EXTENDED FOOTINGS
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3 (3)], [9.23.9.3]
1"x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
- 19

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY STUDS SPACING MAX HEIGHT SPACING MAX HEIGHT
EXTERIOR 2'-2 1/2" (635) O.C. 18'-4" (5588) 8" (200) O.C. 19'-4" (5988)
BRICK 2'-2 1/2" (635) O.C. 18'-4" (5588) 12" (305) O.C. 19'-4" (5988)
SLIDING SFR #2 15" (381) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
BRICK 2'-2 1/2" (635) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SLIDING SFR #2 15" (381) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS, C/W 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 @ 18" (400) O.C. WITH CONTR. 2'-0" (600) x 12" (305) CONT. PLY. & 12"x6" (38x140) BOTTOM PLATE & MIN. OF 3/8"x6" (9.5x154) CONT. HEADER AT GROUND FLOOR. CEILING LEVEL TOE-NAILED & GLUED AT TOP. BOTTOM PLATES & HEADERS.
- 20

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
- 21

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
- 22

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
- 23

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
- 24

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
- 25

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2"x6" (38x140) RAFTERS @ 18" (400) O.C., 2"x6" (38x184) ROSE BOARD, 2"x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2"x4" (38x89) O.C. FOR MAX. 9'-0" (2700) SPAN & 2"x6" (38x140) @ 18" (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.
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REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2., 3.1.3., 3.1.3. OF THE O.B.C..

18

GARAGE SLAB [9.16], [9.35]
4" (100) 32MPa (4640

cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 506 & B151
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 50% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13C1
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.
- 40A

2 HR. FIREWALL (SB-3) WALL TYPE 506 & B151
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 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.P.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS GOLD GYPSUM BOARD STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)
- 41A

STUCCO WALL CONSTRUCTION (2"x6") 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.P.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 7/8" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 41B

STUCCO WALL @ GARAGE CONST. [9.28]
STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.P.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLOSS 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
3-20M BARS IN TOP PORTION OF WALL 8'0" TO 10'0" OPENING
4-20M BARS IN TOP PORTION OF WALL 10'0" TO 15'0" OPENING
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- REINFORCING AT BASEMENT WINDOWS
2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.
- BARS TO HAVE MIN. 1' (25) CONC. COVER
- BARS TO EXTEND 2'-0" (600) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. [9.5.2.401] (REFER TO DETAILS)
- 44

WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.5" (558) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEERING TILE CAV. A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. [9.9.10.1 (3)]. [9.14.6.3]
- 45

SLOPED CEILING CONSTRUCTION [SB-12] [9.11.8], [9.23.4.2]
2"x12" (38x26) ROOF JOISTS @ 16" (400) O.C. MAX. UNLESS OTHERWISE NOTED. W/ 2x21" (38x26) PURLINS @ 18" (450) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAK FOAM) W/ INSULATION BETWEEN JOIST. 6 MIL. POLYETHYLENE VAPOUR BARRIER 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EG. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (5.2 RSq).
- 46

FLAT ROOFLBALCONY CONSTRUCTION
WATERPROOFING MEMBRANE [9.26.1.1], [9.26.1.1], [9.26.1.6] FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SLOPPER @ 2% MINIMUM LAP PERPENDICULAR TO 2"x8" (38x184) FLOOR JOISTS @ 16" (400) O.C. UNLESS OTHERWISE NOTED. BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS U-TIRM 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 SCOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.
- 47

BALCONY CONDITION
SEE FLAT ROOFLBALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (300) O.C. LAID FLAT PERPENDICULAR TO JOISTS
BALCONY OVER HEATED SPACE CONDITION
SEE FLAT ROOFLBALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH
- 47

BARREL VAULT CONSTRUCTION
CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOISTS NAILED TO BUILT-UP 3-3/4" (91) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
- 48

EGRESS WINDOW ABOVE GRADE [9.9.10.1], [9.8.6.1 (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 24" (600) TO A MAX. 3-4" (90) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/7" (9.1) SQ. FT. (0.35RSq) WITH NO DIMENSION LESS THAN 13" (330) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES, 2.1 WINDOWS

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 13" (330), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [9.9.10]

2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). [9.8.6.1]

3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (660) (3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN [4.1.5.15] OR [9.8.6.2]

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

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

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

- 2.3. MECHANICAL / PLUMBING [9.32]

1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 ARI CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.

2) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNIT (S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF [9.812] - [9.1.1.12] 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. 60 (48x6) ROLL. ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

- 2.5. STEEL [9.23.4.3]

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 402R.

- 2.6. FLAT ARCHES

1) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 5'-0" (1525) A.F.F.

2) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 7'-0" (2100) A.F.F.

3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2590) A.F.F.

- 2.7. ROOF OVERHANGS

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

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

- 2.9. GRADING

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

- 2.10. ULC SPECIFIED ASSEMBLIES

ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

- 3.1. WOOD LINTELS AND BUILT-UP WOOD
(DIVISION B PART 9, TABLES 9.23.4.2 (A)-(L))

FORMING PART OF SENTENCE: [9.23.4.2 (3)], [9.23.4.2 (4)], [9.23.12.3 (1) (3)], [9.23.14.8 (2)], [9.38.3.1 (1)]

2x6" SPRUCE #2	2x10" SPRUCE #2	2x12" SPRUCE #2
L1 2/2x6" (238x184)	L3 2/2x10" (238x235)	L5 2/2x12" (238x285)
B1 3/2x6" (338x184)	B3 3/2x10" (338x235)	B5 3/2x12" (338x285)
B2 4/2x6" (438x184)	B4 4/2x10" (438x235)	B6 4/2x12" (438x285)
B7 5/2x6" (538x184)	B8 5/2x10" (538x235)	B9 5/2x12" (538x285)

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

- 3.2. STEEL LINTELS SUPPORTING MASONRY VENEER
(DIVISION B PART 9, TABLE 9.20.5.2 B.)

FORMING PART OF SENTENCE 9.20.5.2 (2) & 9.20.5.2 (3)

CODE	SIZE	BRICK	STONE
L7	3-1/2" x 3-1/2" x 1-1/4" (89 x 89 x 6.4)	8-1" (247mm)	7-6" (230mm)
L8	4" x 3-1/2" x 1-1/4" (102 x 89 x 6.4)	8-9" (268mm)	8-1" (248mm)
L9	5" x 3-1/2" x 1-1/4" (127 x 89 x 7.9)	10-1" (331mm)	10-1" (308mm)
L10	5" x 3-1/2" x 1-1/4" (127 x 89 x 11)	11-5" (348mm)	10-7" (324mm)
L11	6" x 3-1/2" x 1-1/4" (152 x 89 x 11)	12-6" (382mm)	11-7" (354mm)
L12	7" x 4" x 7/16" (178 x 102 x 12.3)	14-1" (430mm)	13-1" (399mm)

- 3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS [9.5.5], [9.6.6], [9.7.2.1], [9.7.5.2], [9.10.13.10]

1	EXTERIOR 2'-6" x 6'-8" x 1-3/4" (816 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1A	EXTERIOR 2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1B	EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1C	EXTERIOR 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RS10.7)
1D	EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RS10.7) (SEE HEX NOTE 25)
1E	EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RS10.7)
1F	EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RS10.7)
2A	EXTERIOR 2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45) MIN. FR. DOORFRAME WITH 4P. SELF-CLOSING DEVICE
2	INTERIOR 2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR 3'-0" x 6'-8" x 1-3/8" (915 x 2030 x 35)
3	INTERIOR 2'-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)

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

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

3.4. ACRONYMS	
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BPM	BEAM BY FLOOR MANUFACTURER
BPM	BEAM BY ROOF MANUFACTURER
BG	FIXED GLASS W/ BLACK BACKING
BLW	BELOW
BM	BEAM
CRF	CONVENTIONAL ROOF FRAMING
CW	COMPLETE WITH
CUJ	DOUBLE JOIST/ TRIPLE JOIST
DO	DO OVER
DHP	DROPPED
ENG	ENGINEERED
ERV	ENERGY RECOVERY VENTILATION UNIT
EST	ESTIMATED
FA	FLAT ARCH
FD	FLOOR DRAIN
FG	FIXED GLASS
FL	FLUSH
FLR	FLOOR
GT	GIRDER TRUSS
STRM	GIRDER TRUSS BY ROOF MANUFACTURER
HB	HOUSE BB
HDRM	HEDROOM

- 3.5. SYMBOLS

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

CLASS 8 VENT

DUPLEX OUTLET (12" HIGH)

HEAVY DUTY OUTLET

POT LIGHT

LIGHT FIXTURE (FLOOR CHAIN)

CABLE T.V. JACK

CENTRAL VACUUM OUTLET

ELECTRIC VEHICLE CHARGING STATION ROUGH-IN

- SA SMOKE ALARM [9.10.19]

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

CMA CARBON MONOXIDE ALARM [9.9.3], [9.32.3.9]

*CHECK LOCAL BYLAW FOR REQUIREMENTS. * A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-819 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT, OR 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 FLOOR/CEILING 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 ADJACENT WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALING.

- SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLE A-34 TO A-37, [9.17.4], [9.23.10.7]

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, DE & WATER SHIELD

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

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

1 HR. PARTY WALL

REFER TO HEX NOTE 40.

2 HR. FIREWALL

REFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA

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

STAMP

Bk 3
14

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO 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. ONT. REG. 20824.

CONSTRUCTION NOTES 2

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

UNIT 2017
REV. 2025.03.26

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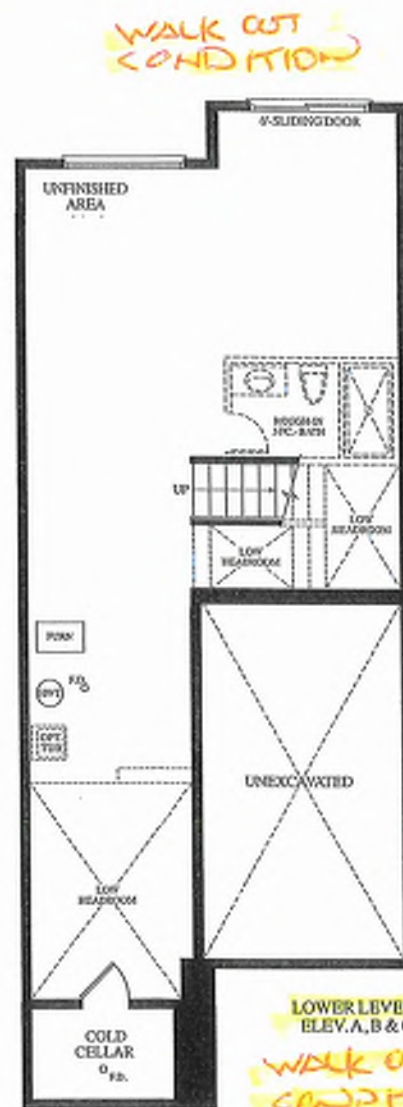


BAYVIEW HEIGHTS

RICHMOND HILL

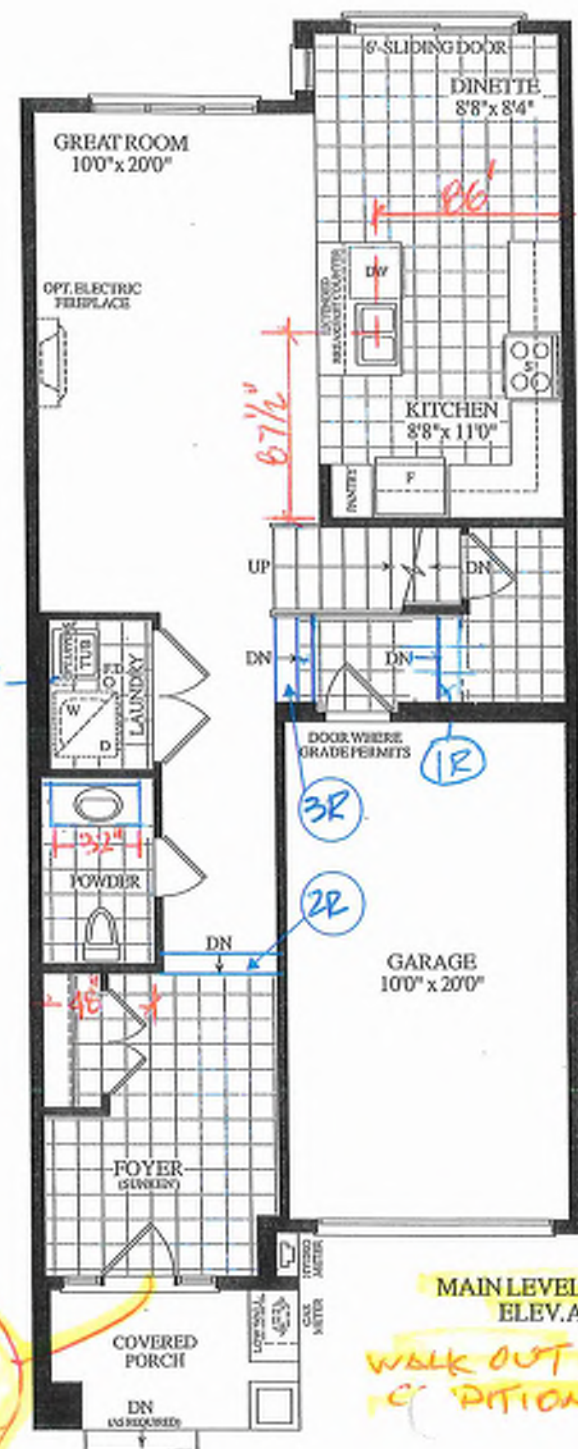


ELEVATION A

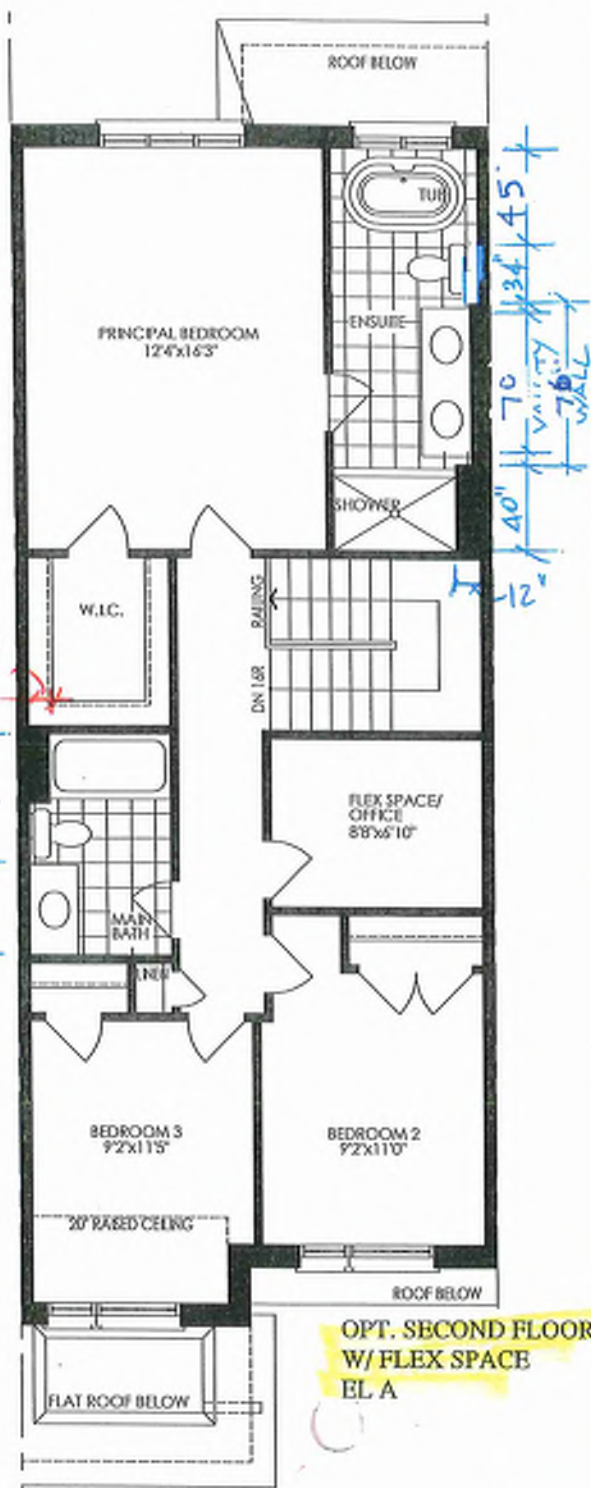


EXTENDED HEIGHT FRONT DOOR 66' x 98 1/2'

2x6 FALSE WALL



35" 36" 34" 6"



OPT. SECOND FLOOR PLAN W/ FLEX SPACE EL. A

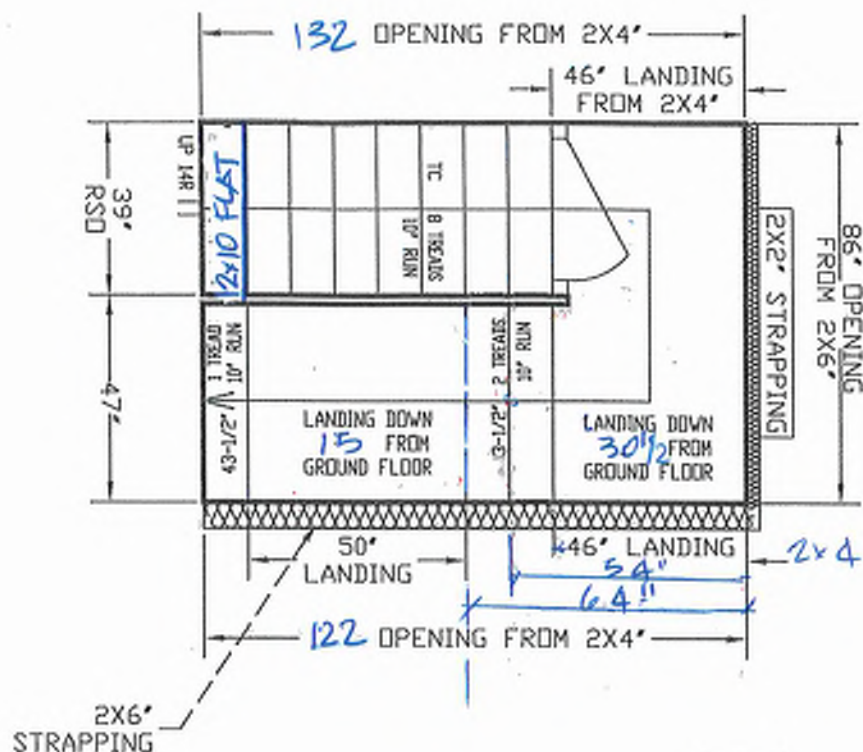
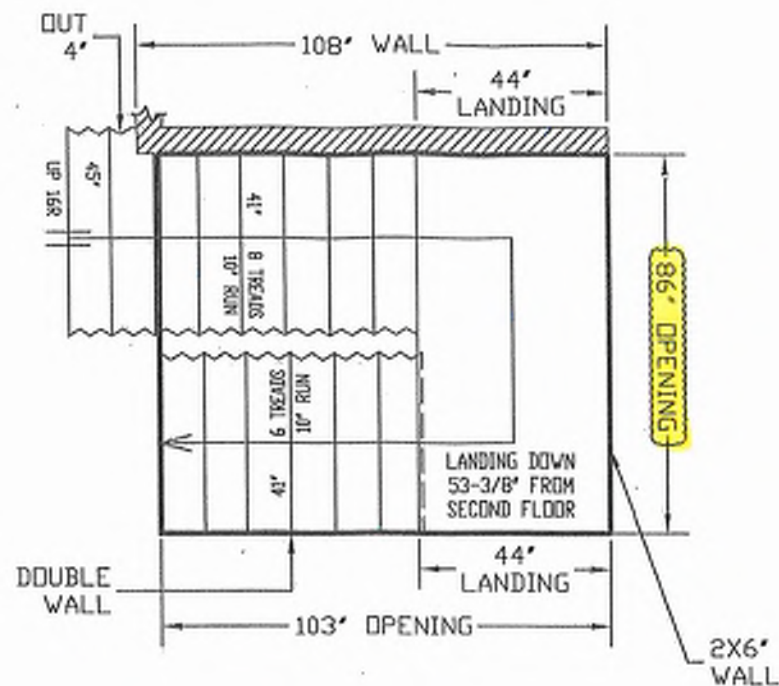
INVENTORY HOUSE

BLK. 3 TH. 15 20-15 THE ANNE EL. A 4 BDRM 2 BATH WALKOUT 1685 SQ. FT.

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.

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

BASEMENT TO GROUND
BSMT 11-7/8' JOIST



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



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 1M5
TEL: (905) 694-9556 | www.alpastairs.com



SITE
BAYVIEW
HEIGHTS

LOT #

Model

UNIT 2015

DRAWN BY
PARAMJEET

CLIENT

ROYAL PINE HOMES

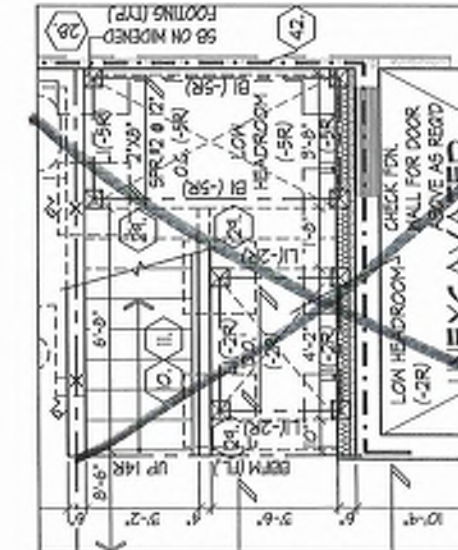
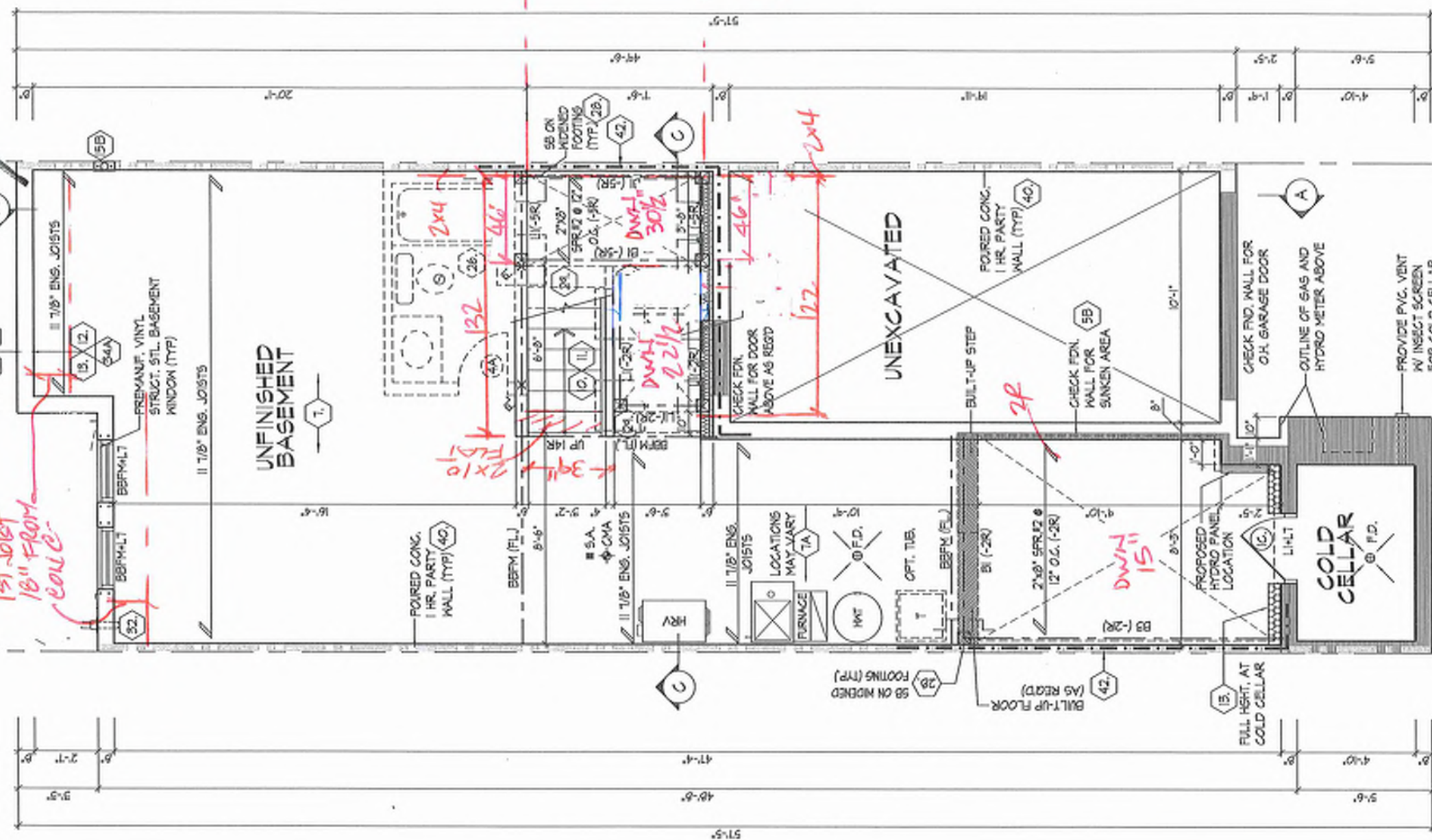
LAYOUT #

SCALE: 1/32

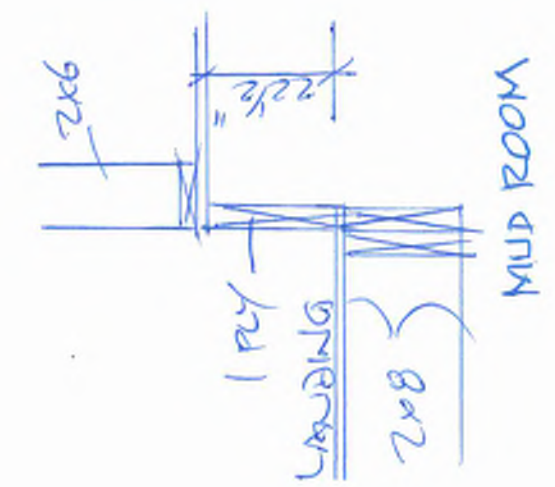
PLK 3-15

WALK
OUT

1ST JOIST
18" FROM
COLL E



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

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

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter for which 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 3 15

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

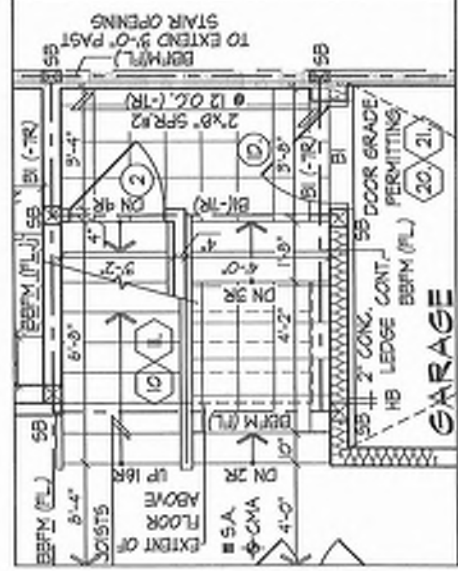
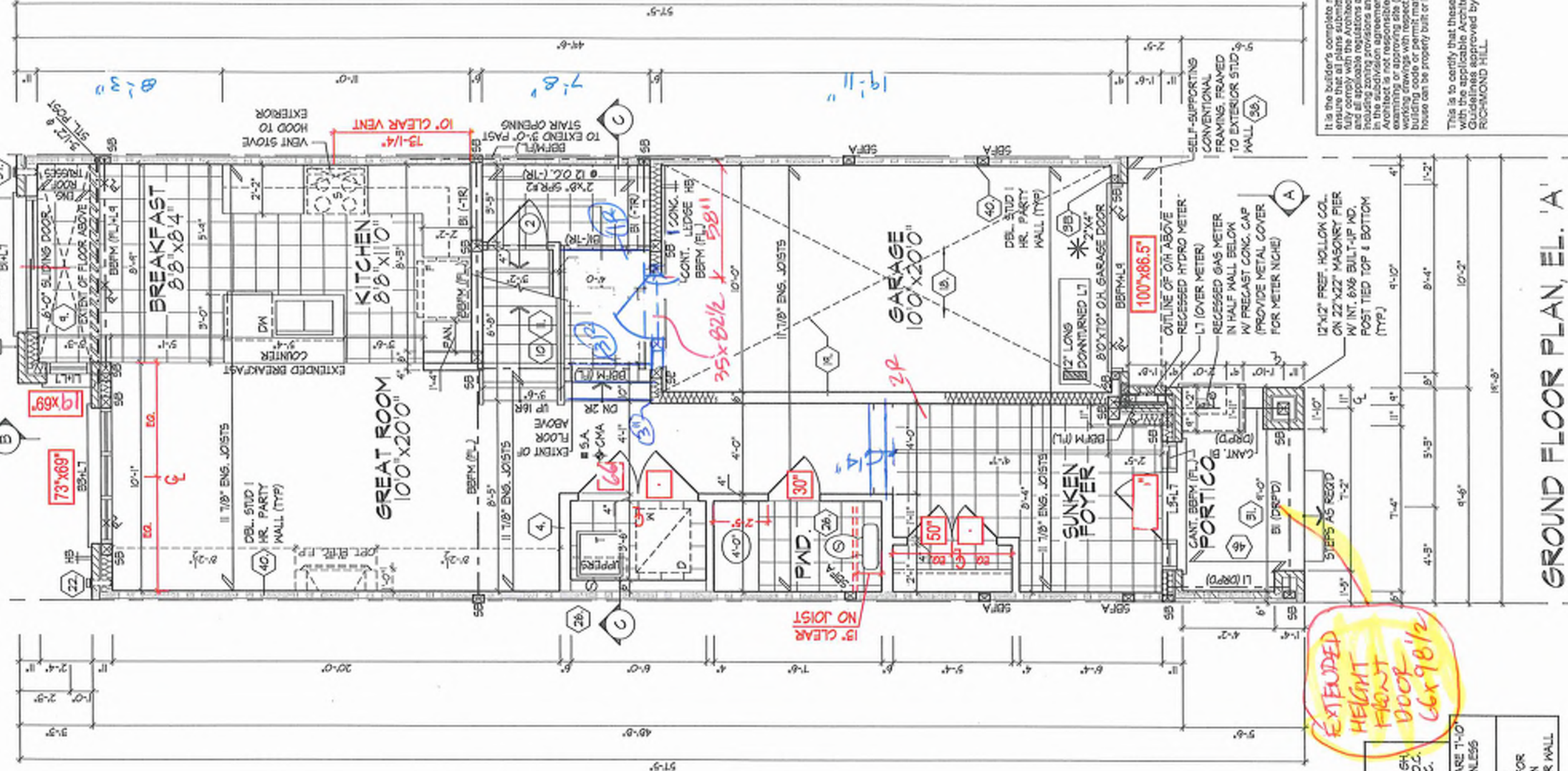
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
UNIT 2015
REV. 2025.03.25

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218094WT2015
2 of 25

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

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

EXTENDED
HEIGHT
HEIGHT
DOOR
66x98 1/2

* 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. - 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 T-10 HIGH TOP OF FRAME UNLESS LABELED OTHERWISE.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

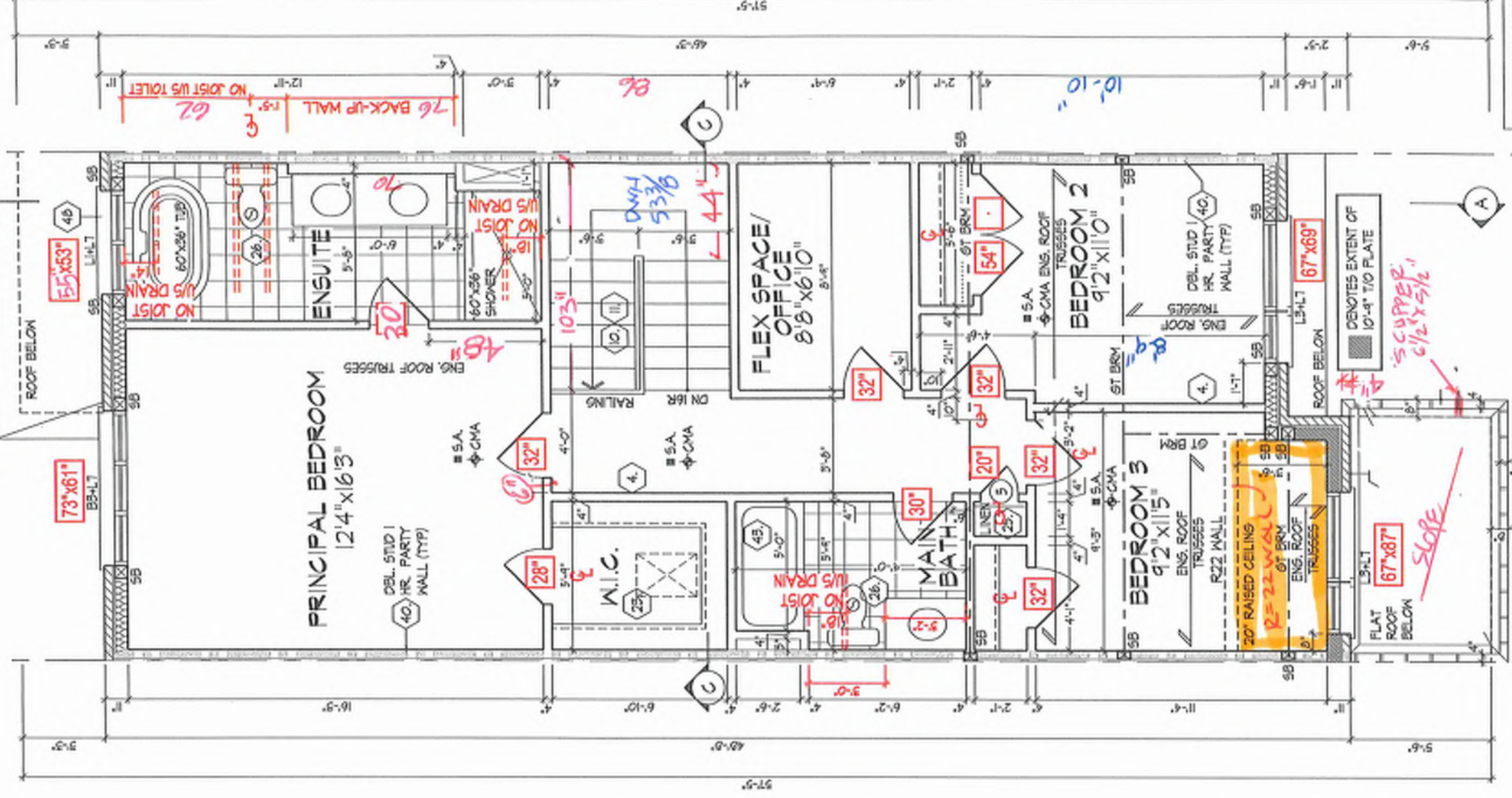
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of RICHMOND HILL.

GROUND FLOOR PLAN, EL. 'A'

BK 3-15

GROUND FLOOR PLAN, EL. 'A'



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

OPT. SECOND FLOOR PLAN,
EL. 'A' W/ FLEX SPACE
(EL. 'B' & 'C' SIMILAR)

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 Council Architect is not responsible in any way for awarding or approving any (pending) plans or whether a building permit is issued 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 3-15

OPT. SECOND FLOOR PLAN, EL. 'A' W/ FLEX SPACE

UNIT 2015
REV. 2025.03.25

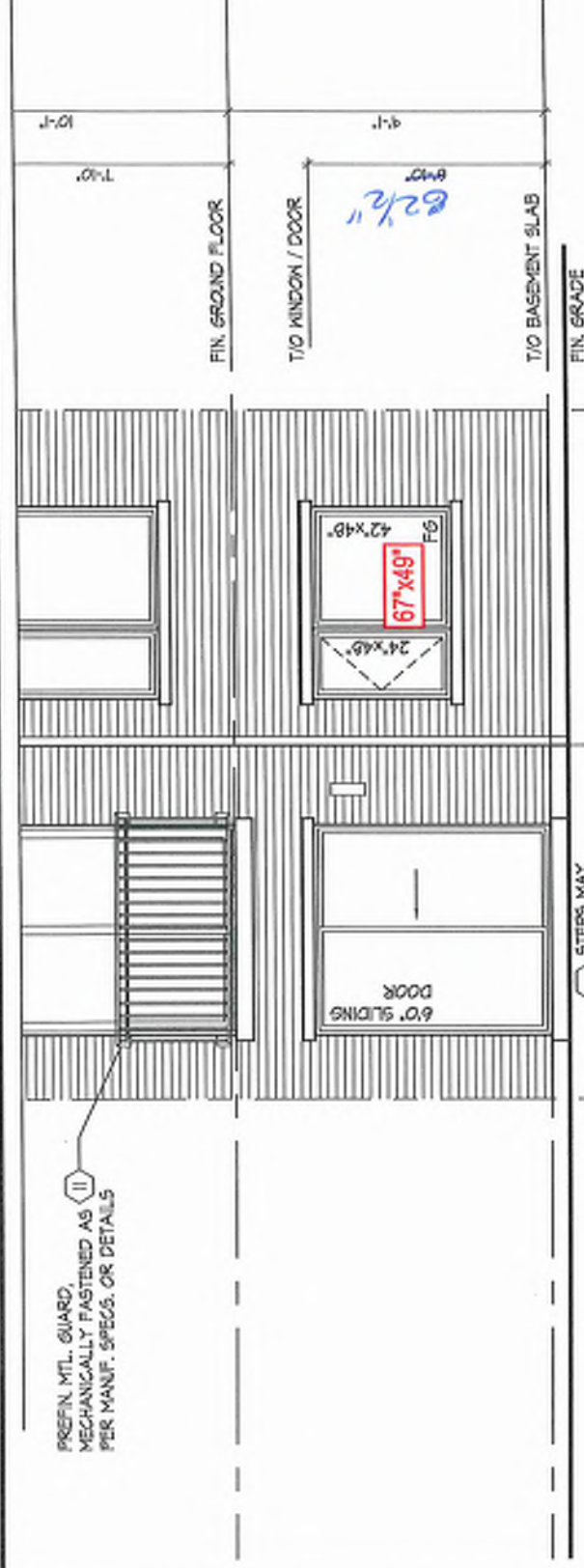
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

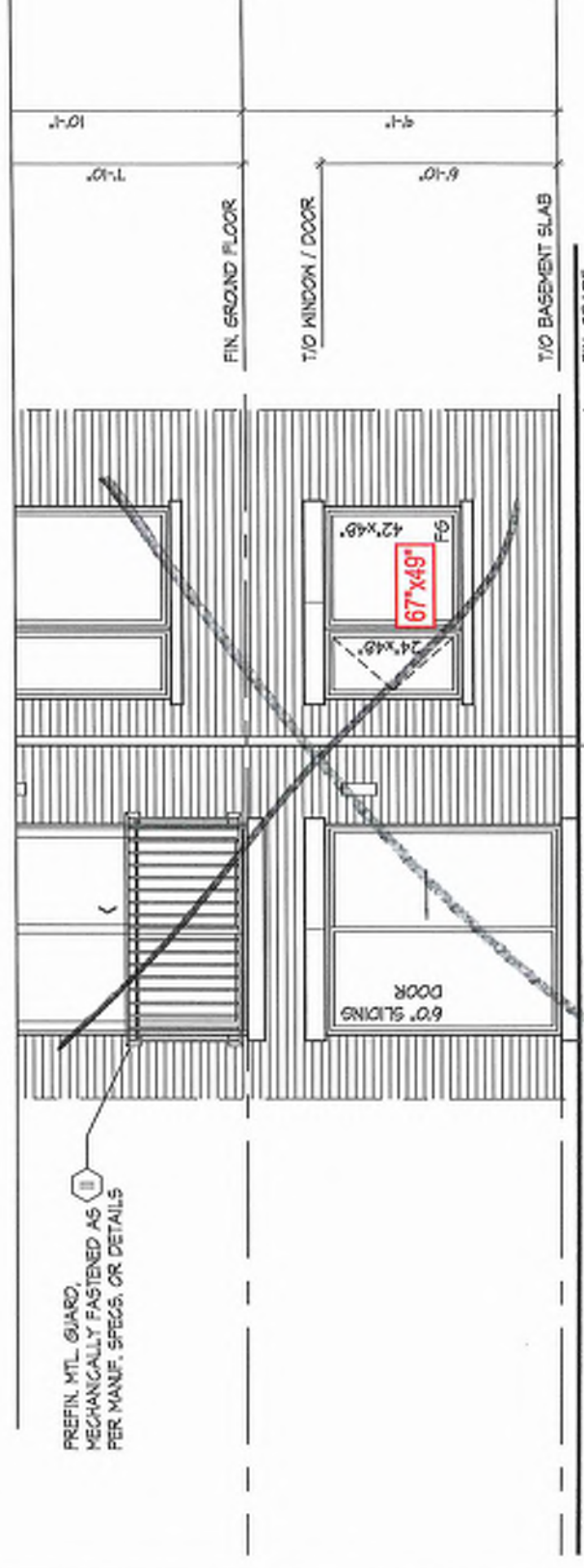
STEPS MAY
VARY

72.5"x82.5"

PART. REAR ELEVATION 'A'

- W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

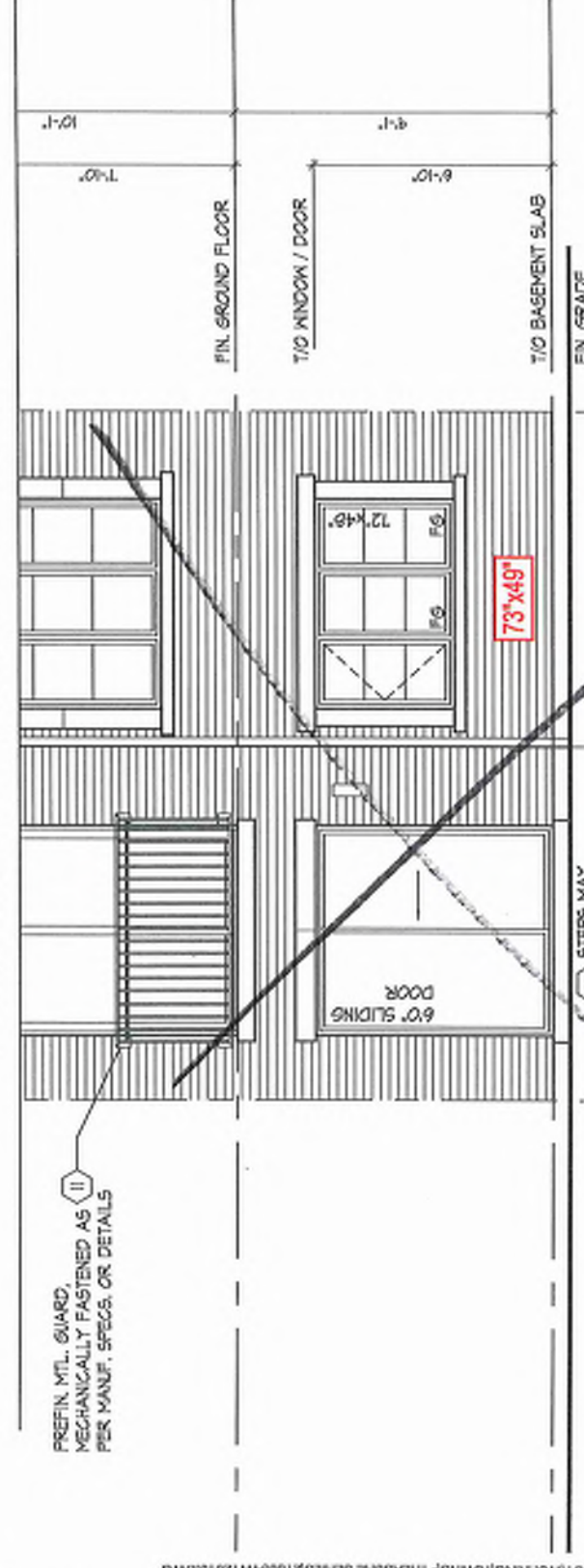
STEPS MAY
VARY

72.5"x82.5"

PART. REAR ELEVATION 'B'

- W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

STEPS MAY
VARY

72.5"x82.5"

PART. REAR ELEVATION 'C'

- W.O.B. COND. W/ JULIET BALCONY

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BLK 3-15

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

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

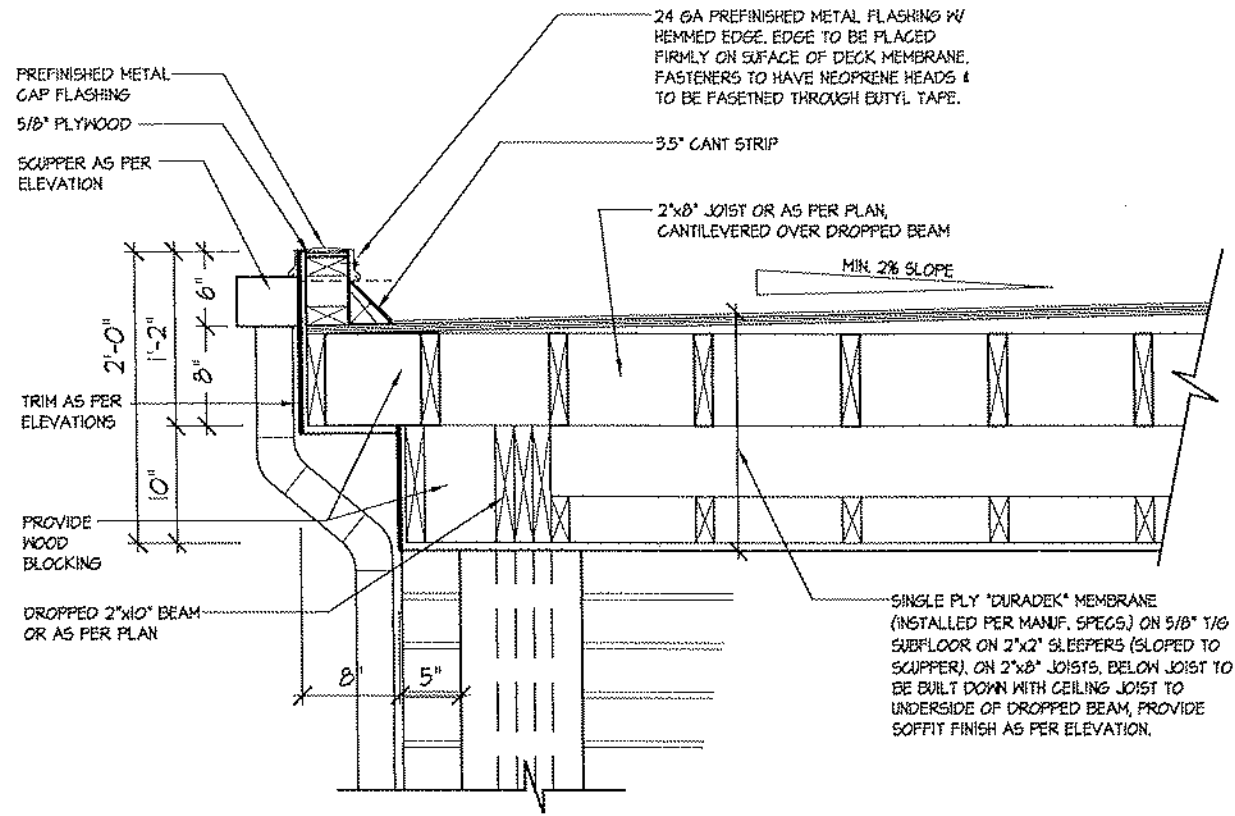
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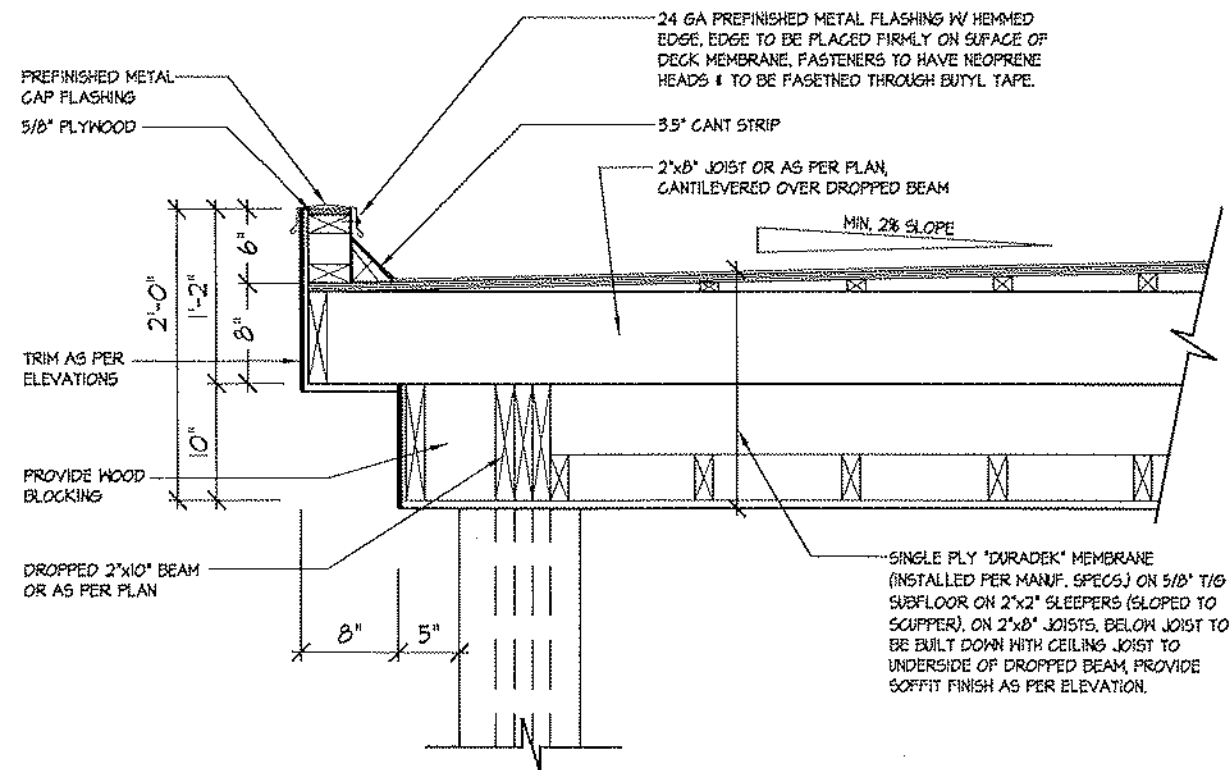
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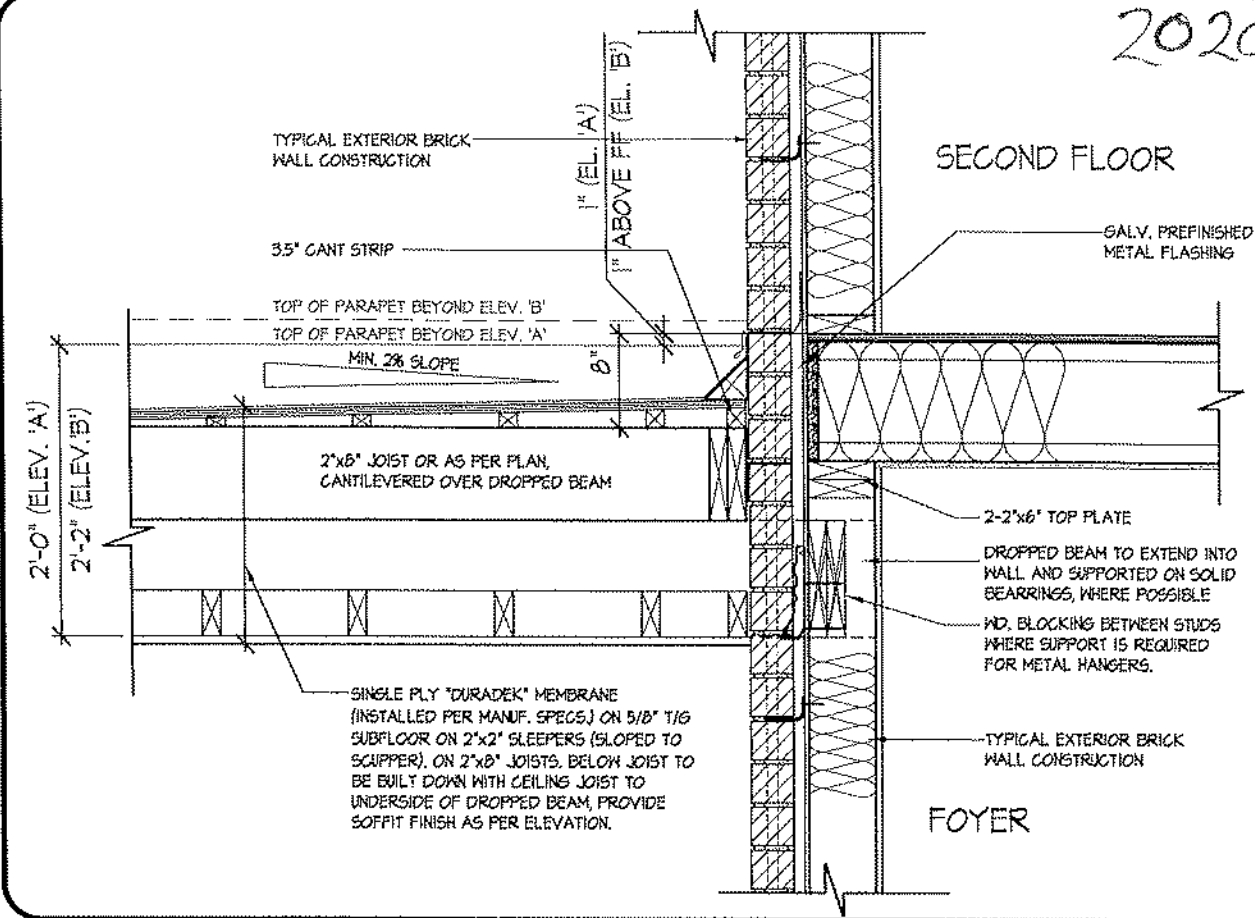
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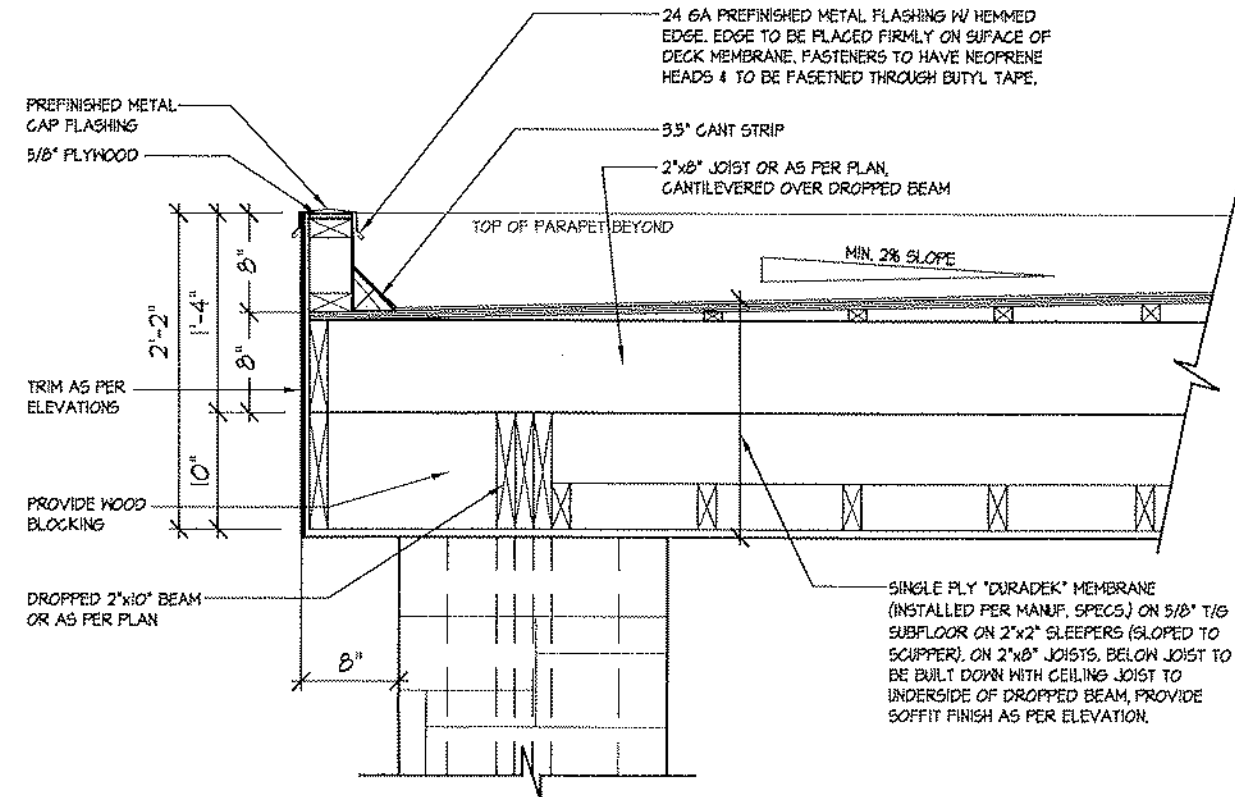
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4\"=1'-0"



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"

2020

BK 3-15

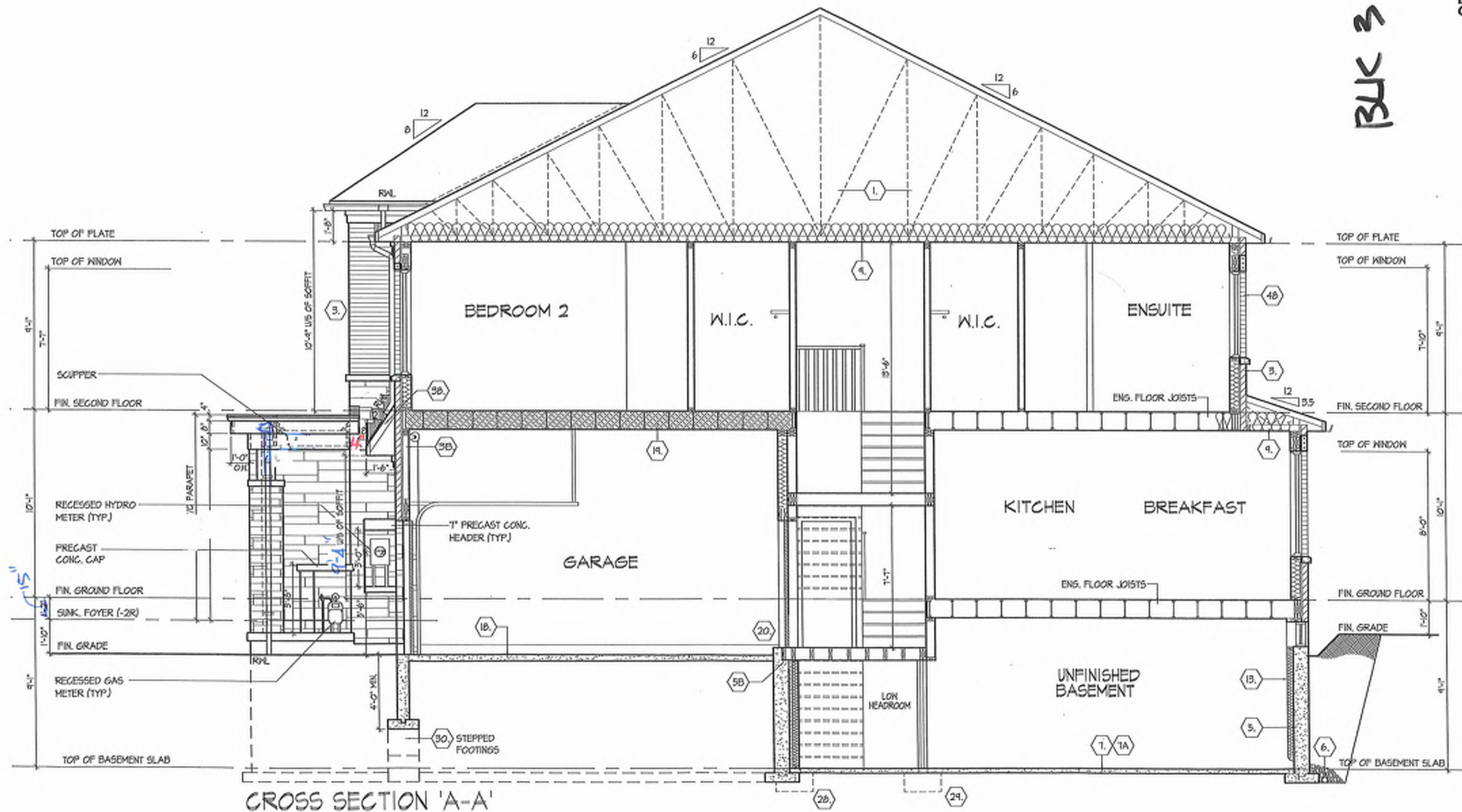
FLAT ROOF DETAILS OVER COVERED PORCH
UNIT 2020
REV. 2025.03.25
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
NAME: DOMINIC MCELLEIGH
SIGNATURE: [Signature]
REGISTRATION INFORMATION: 21274 B.O.N.
HUNT DESIGN ASSOCIATES INC. 19865

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BK 3-15

CROSS SECTION 'A-A'

UNIT 2015
REV. 2025.03.25

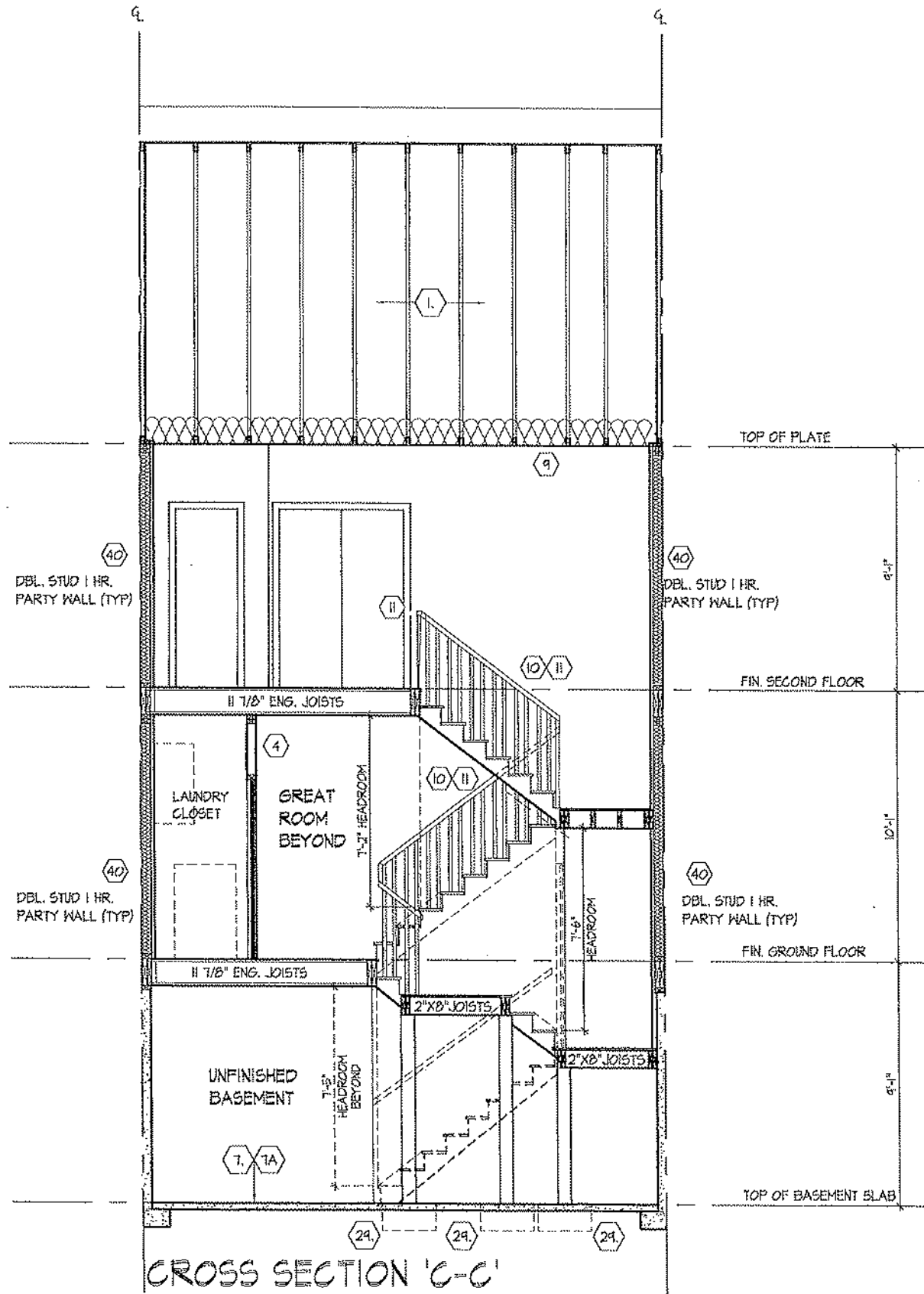
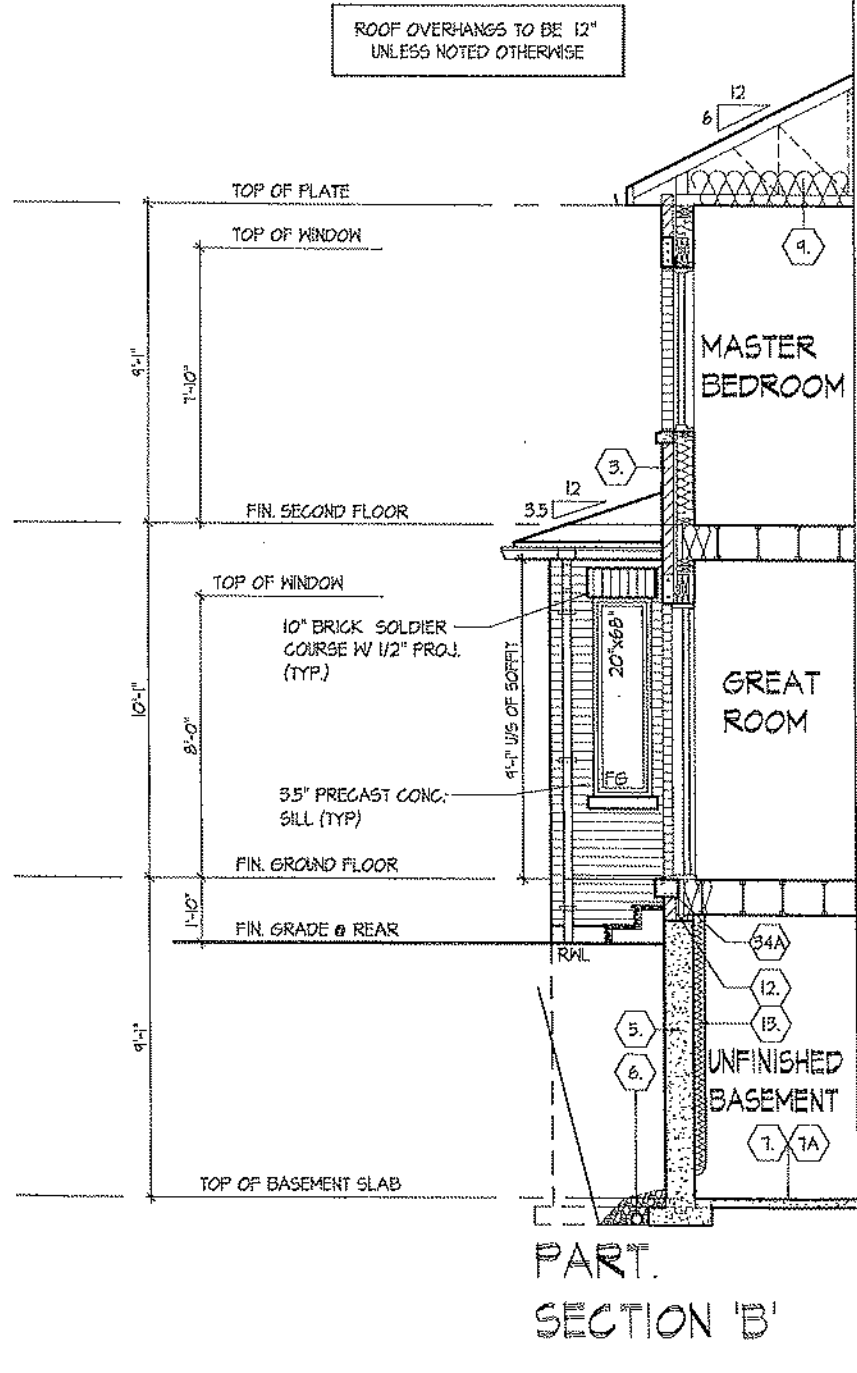
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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BLK 3-15

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

UNIT 2015
REV. 2025.03.25

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

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

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Date: [Date]

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cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE BEE & 816J
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x25.4) VERTICAL W/ STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) 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 FLUORED WITH 2"x2" (50.8x25.4) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3C1
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (50.8x25.4) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2"x4" (50.8x25.4) SILL PLATES (2"x6" (50.8x14) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

40A 1 HR. FIREWALL (SB-3) WALL TYPE BEE & 816J
2"x12" (50.8x25.4) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (50.8x25.4) VERTICAL WOOD STRAPPING @ 24" (609.6) O.C. ON 8" (203.2) 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") (SB-3)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS 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. (9.23.10.1) & SECTION 1.1. INSULATION APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41A STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1/2" (38.1) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. (9.27.3) ON EXTERIOR TYPE PER INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" (11.3) TYPE X GYPSUM 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)
MANUFACTURERS 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. (9.23.10.1) & SECTION 1.1. 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 R.OOR 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 HORZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WSL 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 WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.41) (REFER TO DETAILS)

44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 2'-0" (600) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SURFAGE LOCATION WITH A 4" (100) WEEPING TILE ON A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.68); (9.14.6.8)

45 SLOPED CEILING CONSTRUCTION (9.9-12) (9.1.1.8); (9.23.4.2)
2X12" (50.8x25.4) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (50.8x25.4) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST. 6 MIL POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).
FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.28.11); (9.28.15); (9.26.16) FULLY ADHERED TO 5/8" (15.9) 7/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (50.8x25.4) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAD PERPENDICULAR TO 2"x6" (50.8x25.4) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILD UP CLRB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PAVEL FOR UNDERSIDE OF SOFFIT (9.23.2.3) REMOVE CURB WHERE REQ.

46 BALCONY CONDITION
SEE FLAT ROO/FBALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (50.8x25.4) PT. DECKING W/ 1/4" (6.4) GAPS LAD FLAT PARALLEL TO JOISTS ON 2"x4" (50.8x25.4) PT. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
BALCONY OVER HEATED SPACE CONDITION
SEE FLAT ROO/FBALCONY 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
CAST/EVERED 2"x4" (50.8x25.4) SPACERS LAD FLAT ON 2"x10" (50.8x25.4) SPR. #2 ROOF JOIST N/ALED TO BUILD UP 3-3/4" (91.4) PL WOOD. HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

48 EGRESS WINDOW ABOVE GRADE (9.9.10.1.1); (9.8.8.1.65)
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 4'0" (1200) TO A MAX 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3/77 SQ. FT. (10.36m2) 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

SECTION 1.1. WALL STUDS
- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO STING & 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/ FLOOR/ATTC & 2 R.OOR/ATTC & 3 FLOOR W/ FLOOR/ATTC
h (mm)	MAX. STUD SPACING, h (mm) O.C.
2"x4" (50.8x25.4)	15" (381)
2"x6" (50.8x25.4)	12" (300)
2"x8" (50.8x25.4)	9" (229)
2"x10" (50.8x25.4)	6" (152)
2"x12" (50.8x25.4)	4" (102)

SECTION 2.0. GENERAL NOTES
- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO STING & 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/ FLOOR/ATTC & 2 R.OOR/ATTC & 3 FLOOR W/ FLOOR/ATTC
h (mm)	MAX. STUD SPACING, h (mm) O.C.
2"x4" (50.8x25.4)	15" (381)
2"x6" (50.8x25.4)	12" (300)
2"x8" (50.8x25.4)	9" (229)
2"x10" (50.8x25.4)	6" (152)
2"x12" (50.8x25.4)	4" (102)

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

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO (9.9.10)
2) WINDOW GUARDS-A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (900) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.8.8.1)
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-9" (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.

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 OF 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	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'-7" (9.5.3.3)

2.3. MECHANICAL / PLUMBING (9.23)
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 1 AIR CHANGE PER HOUR REFER TO MECHANICAL DRAWINGS.
2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O.B.C. (9.31.6)
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 (S812) - (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, GRIER 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 BUILD-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.30 (480x) 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 CANCSA-C40-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CANCSA-G40-21 GRADE 350W CLASS "H".
2) REINFORCING STEEL SHALL CONFORM TO CSA-506-18 GRADE 400R.

2.6. FLAT ARCHES
1) FOR 8'0" (2400) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2000) 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'-8" (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); (9.26.4); (9.27.3)
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

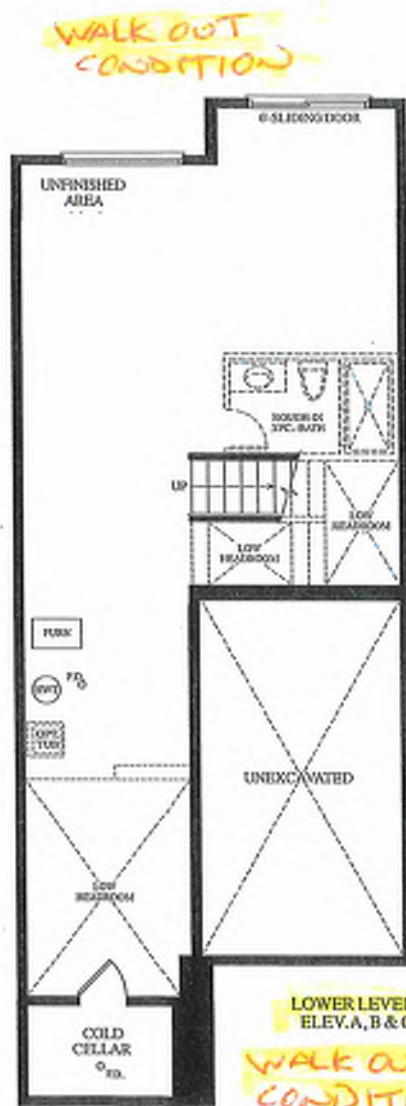
2.9. GRADING
1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO (9.14.6)

2.10. U.L.C. SPECIFIED ASSEMBLIES
1) EXCEPT WHERE INDIVIDUAL COMPONENTS THAT FORM PART OF ANY U.L.C. LISTED ASSEMBLY, SPECIFIED WITH THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED U.L.C. LIST; THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U.L.C. LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

2"x8" SPRUCE #2		2"x10" SPRUCE #2		2"x12" SPRUCE #2	
L1	2'2"x8" (50.8x25.4)	L3	2'2"x10" (50.8x25.4)	L5	2'2"x12" (50.8x25.4)
B1	3'2"x8" (76.2x20.3)	B3	3'2"x10" (76.2x20.3)	B5	3'2"x12" (76.2x20.3)
B2	4'2"x8" (106.7x20.3)	B4	4'2"x10" (106.7x20.3)	B6	4'2"x12" (106.7x20.3)
B7	5'2"x8" (131.5x20.3)	B8	5'2"x10" (131.5x20.3)	B9	5'2"x12" (131.5x20.3)

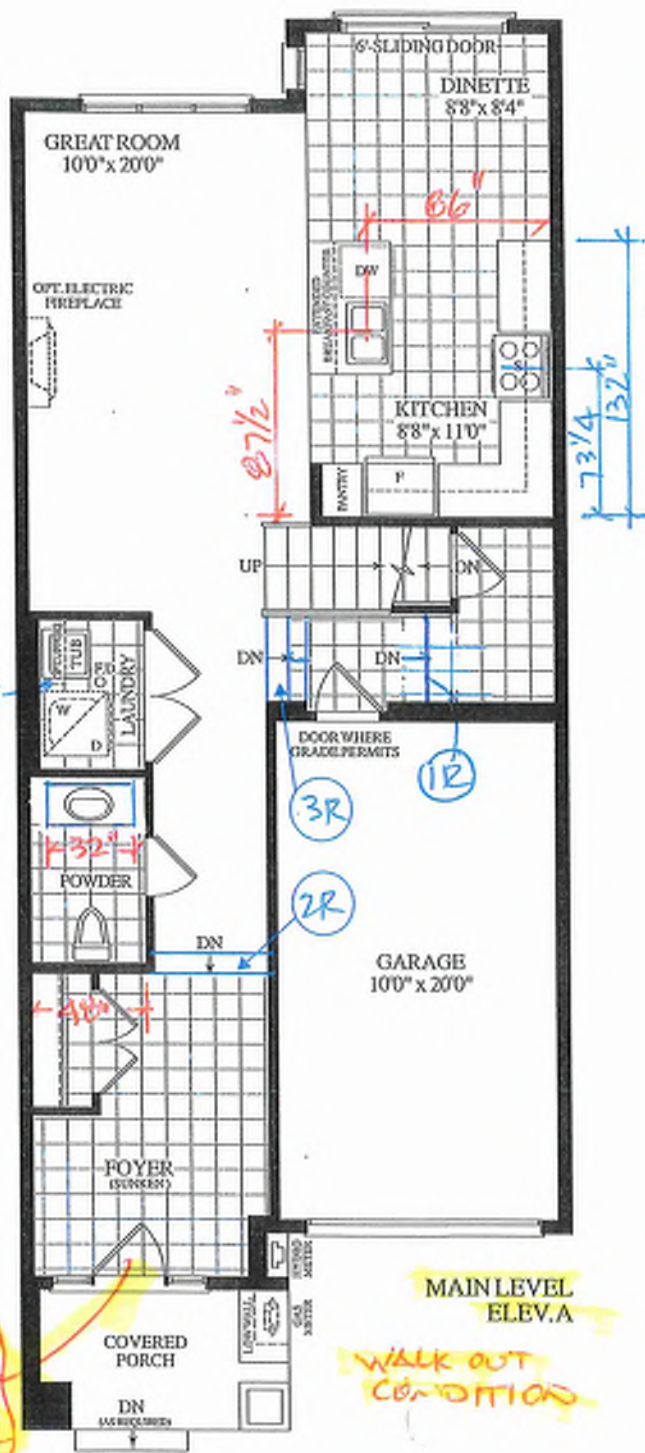
ENGINEERED LUMBER SCHEDULE			
2x8 SPRUCE #2		2x10 SPRUCE #2	2x12 SPRUCE #2
1	2-2"x8" (238x184)	L3	2-2"x10" (238x235)
2	3-2"x8" (238x184)	B3	3-2"x10" (338x235)
3	4-2"x8" (438x184)	B4	4-2"x10" (438x235)
4	5-2"x8" (538x184)	B5	5-2"x10" (538x235)
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BAYVIEW HEIGHTS
RICHMOND HILL

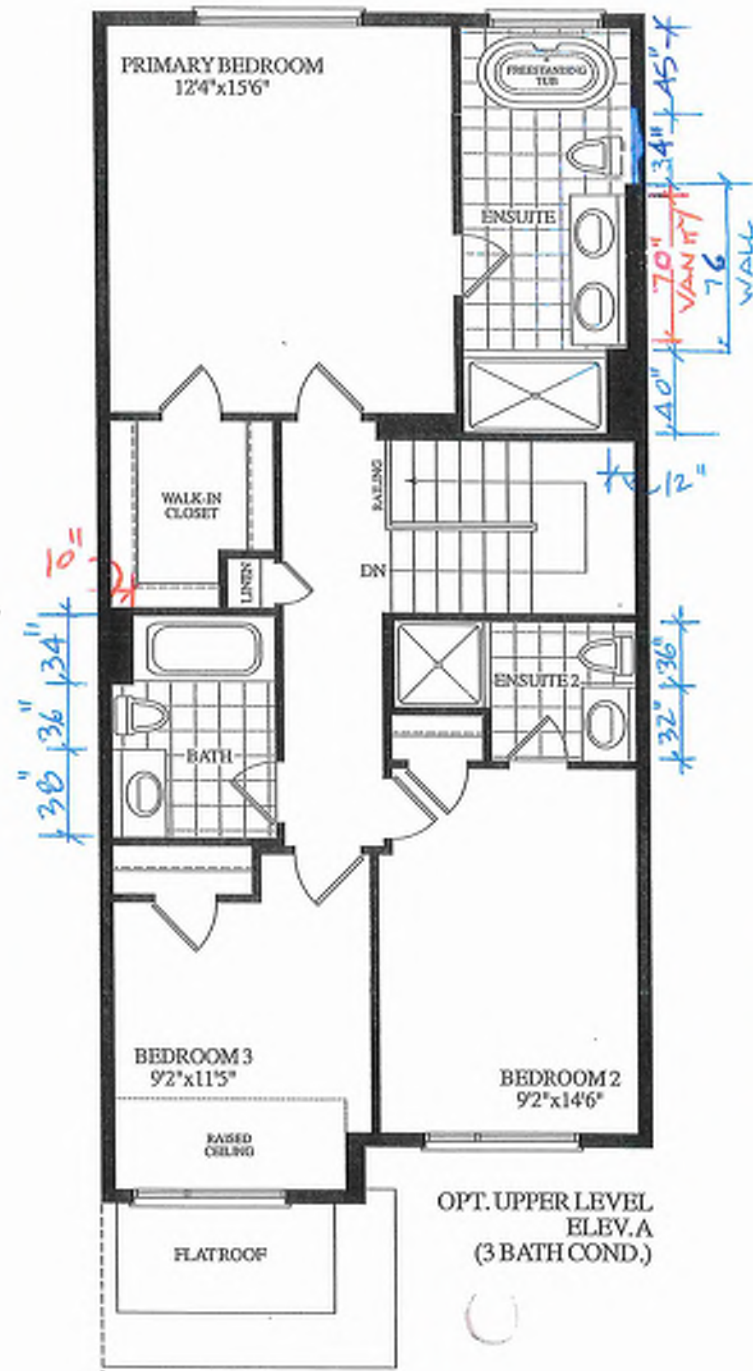


EXTENDED
HEIGHT
FRONT
DOOR
66x98 1/2

2x
FALSE
WALL



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.

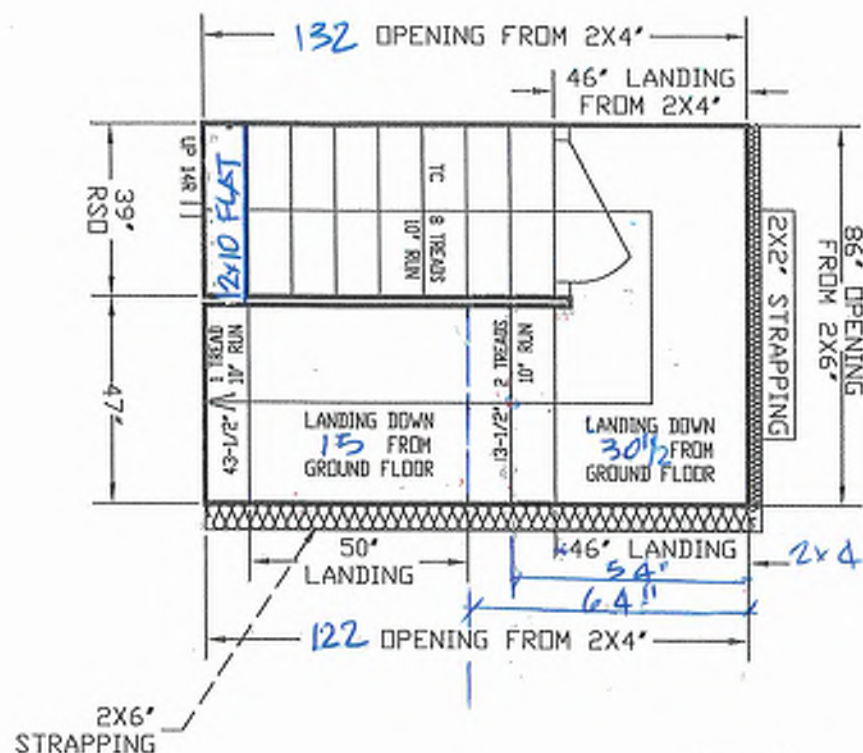
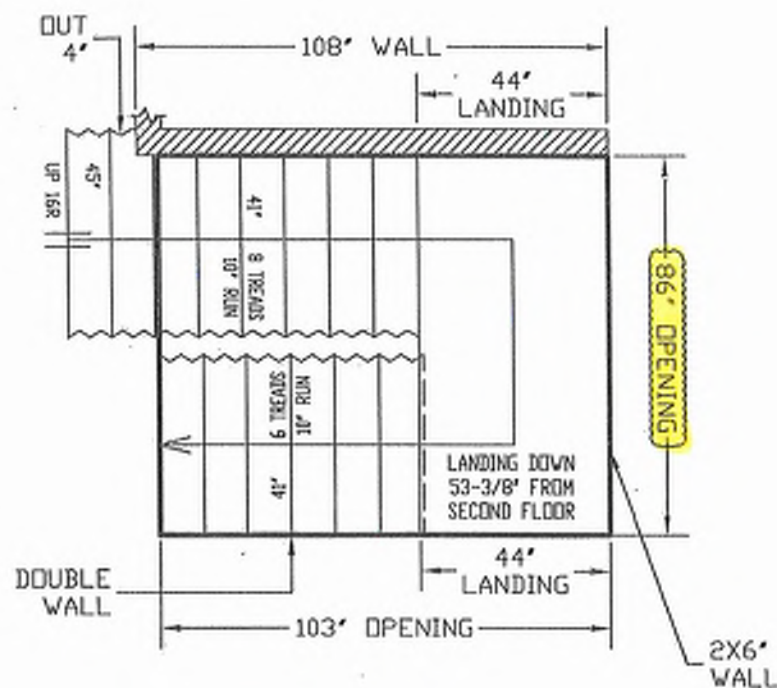


INVENTORY HOUSE

BLK. 3 TH. 16 20-15 THE ANNE EL. A 3 BDRM 3 BATH WALKOUT 1685 SQ. FT.

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

BASEMENT TO GROUND
BSMT 11-7/8' JOIST



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 >



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 ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LAYOUTS ARE REQUIRED TO INSTALL OUR STAIRS. ANY PROBLEM WITH HEADROOM OR STRAPPING ALLOWANCES, ALPA STAIRS AND RAILINGS INC. WILL NOT BE RESPONSIBLE. STAIR LAYOUTS SHOULD BE CHECKED BY CARPENTERS OR SITE SUPERS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION

ALPA STAIRS AND RAILINGS INC.
3770 NASHUA DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6
TEL: (905) 694-9556 | www.alpastairs.com

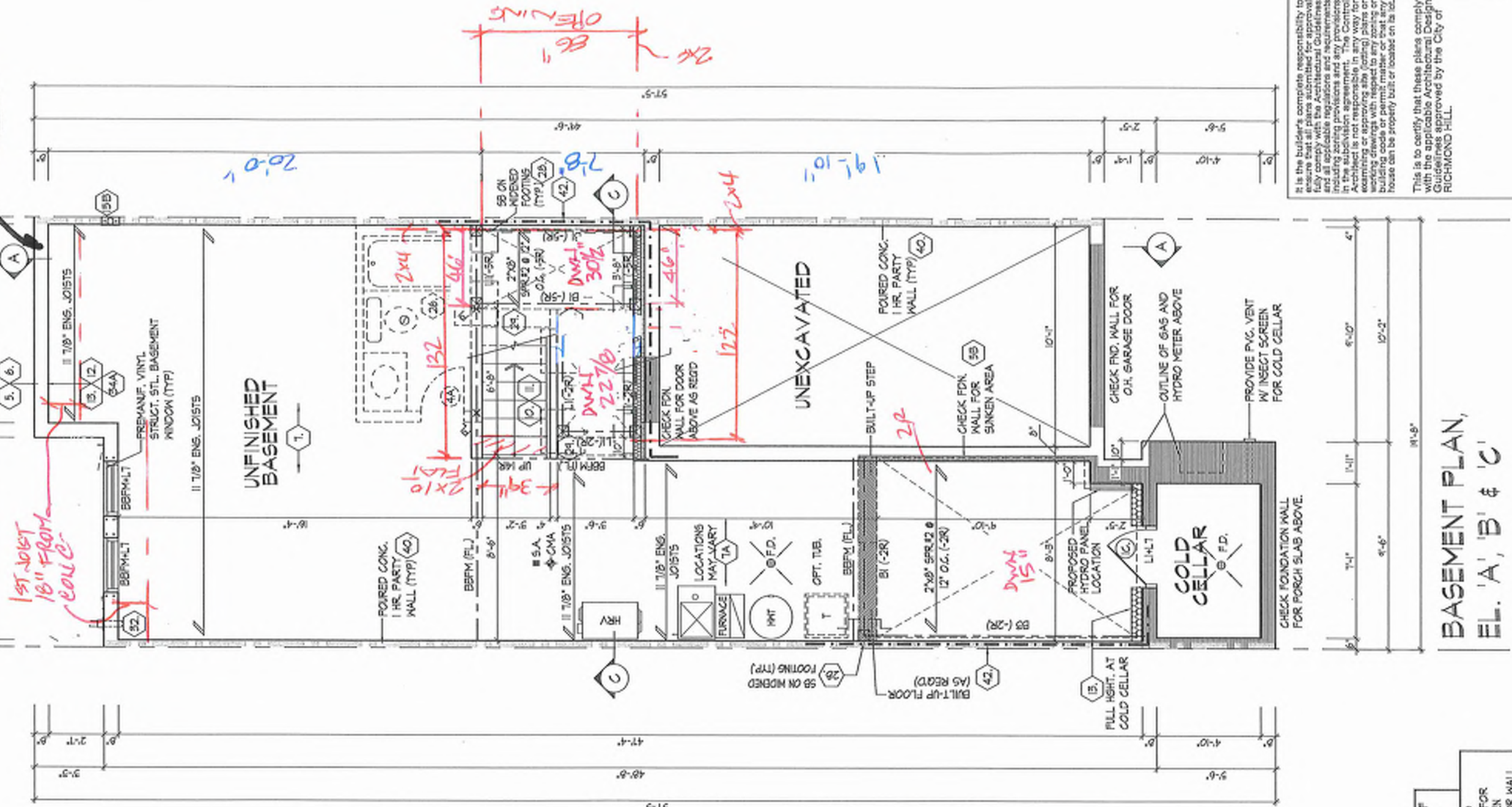


SITE
BAYVIEW
HEIGHTS
LOT #
Model

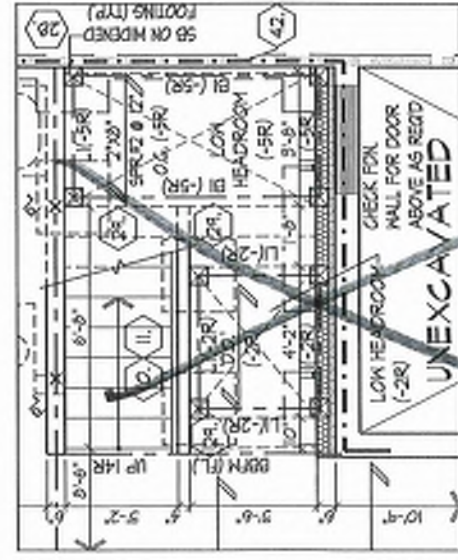
UNIT 2015

NAME	DATE
PARAMJEET	MAY 23, 2025
CLIENT	ROYAL PINE HOMES
LAYOUT #	
SCALE	1:35

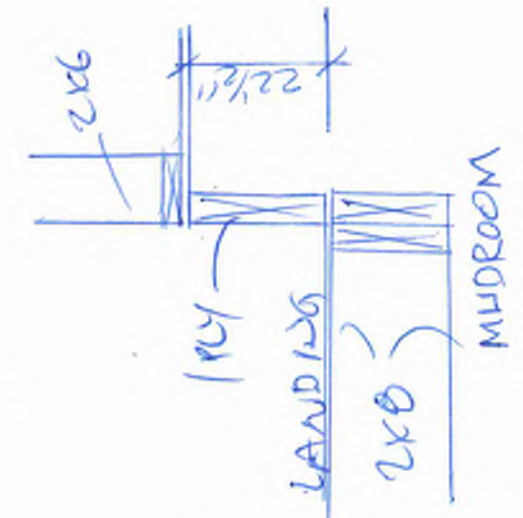
WALK OUT



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



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



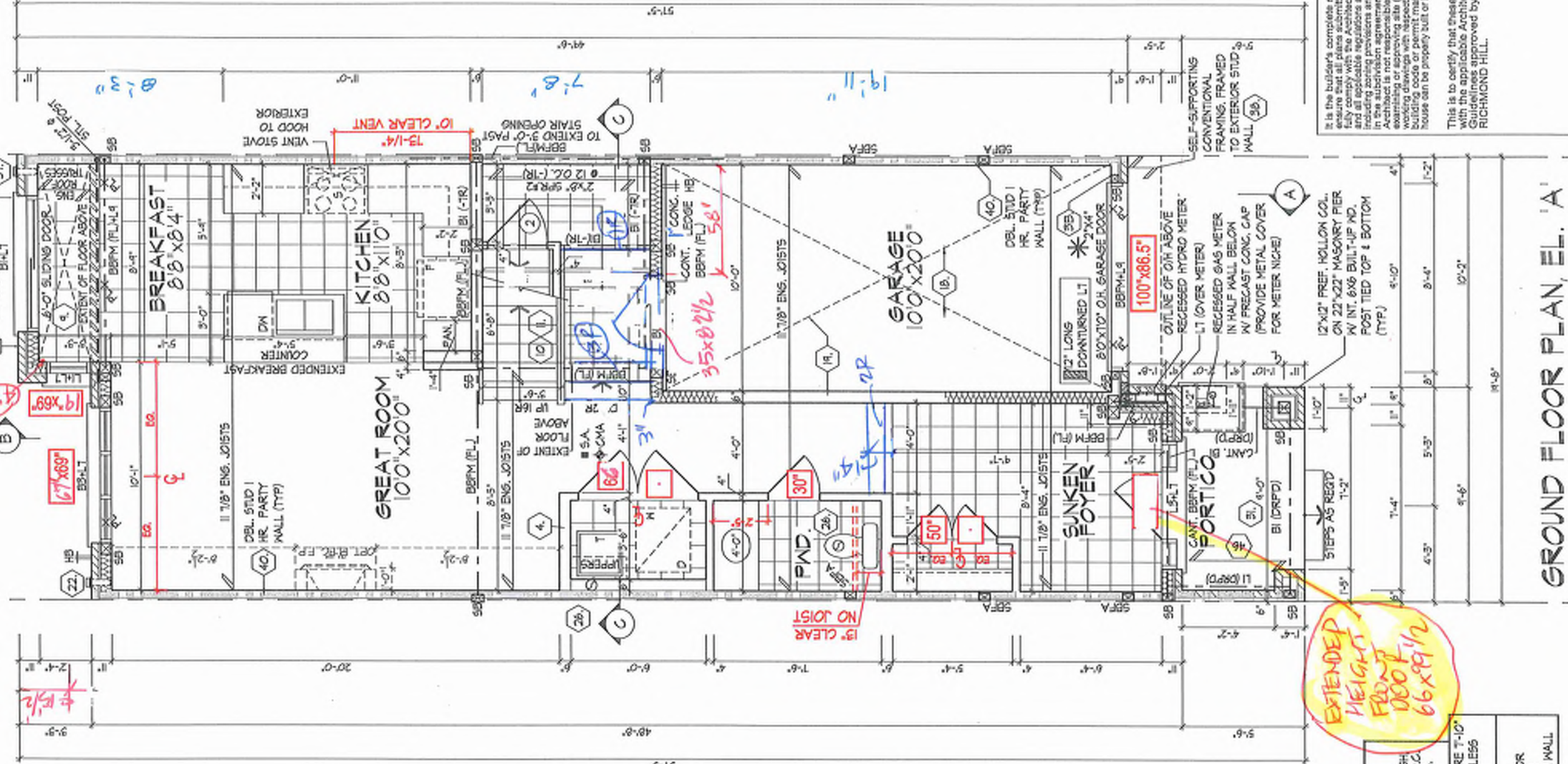
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible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

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

BLK 3-16

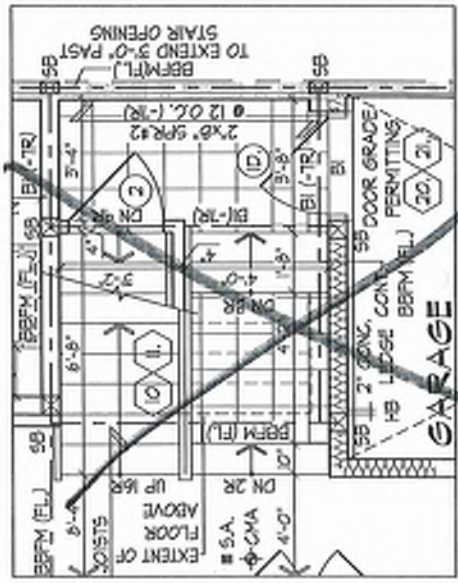
BASEMENT PLAN, ELEV. 'A', 'B' & 'C'



It is the builder's complete responsibility to ensure that all work is done in accordance with the applicable Building Code 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 existing or proposed alterations to the building drawings or any other plans or specifications or for any 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 Building Code and all applicable regulations and requirements approved by the City of RICHMOND HILL.

EXTENDED HEIGHT FRONT DOOR 66'x9'1/2"

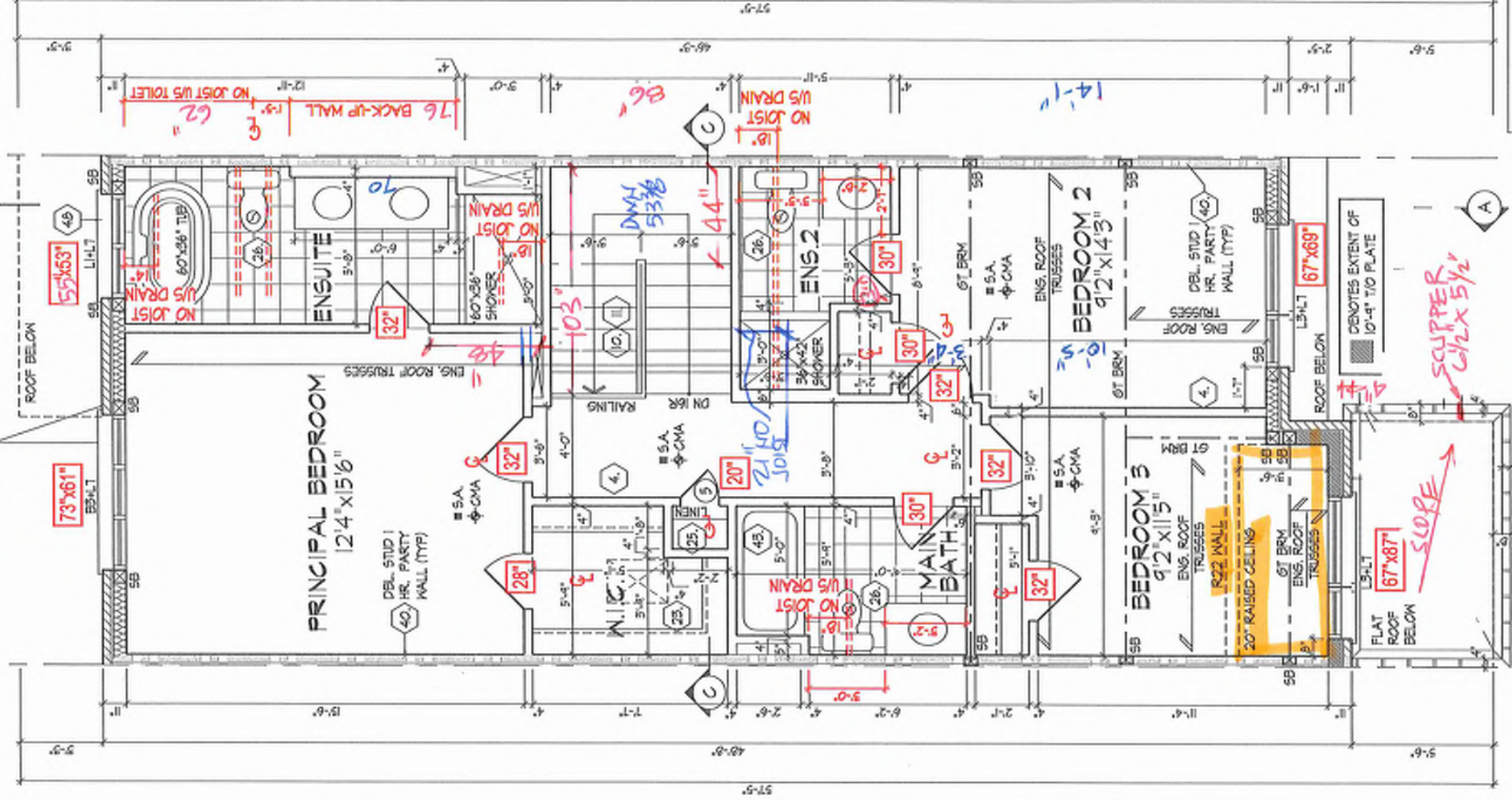


PART. GROUND FLOOR PLAN SUNKEN -5R FOR GARAGE DOOR

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

* 2"x4" STUD WALL ASSEMBLY EXCEEDING MAX. UNSUPPORTED HEIGHT FOR WALLS GREATER THAN 8'-0" TO MAX. 12'-0" HIGH - NO 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 T-10" HIGH TOP OF FRAME, UNLESS LABELED OTHERWISE.	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

BK 3-16



It is the builder's complete responsibility to ensure that the construction of the building complies with the applicable provisions of the Building Code and any amendments, including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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.

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

OPT. SECOND FLOOR PLAN, EL. 'A' W/ 3 BATHS

BLK 3-16

OPT. SECOND FLOOR PLAN, EL. 'A' W/ 3 BATHS

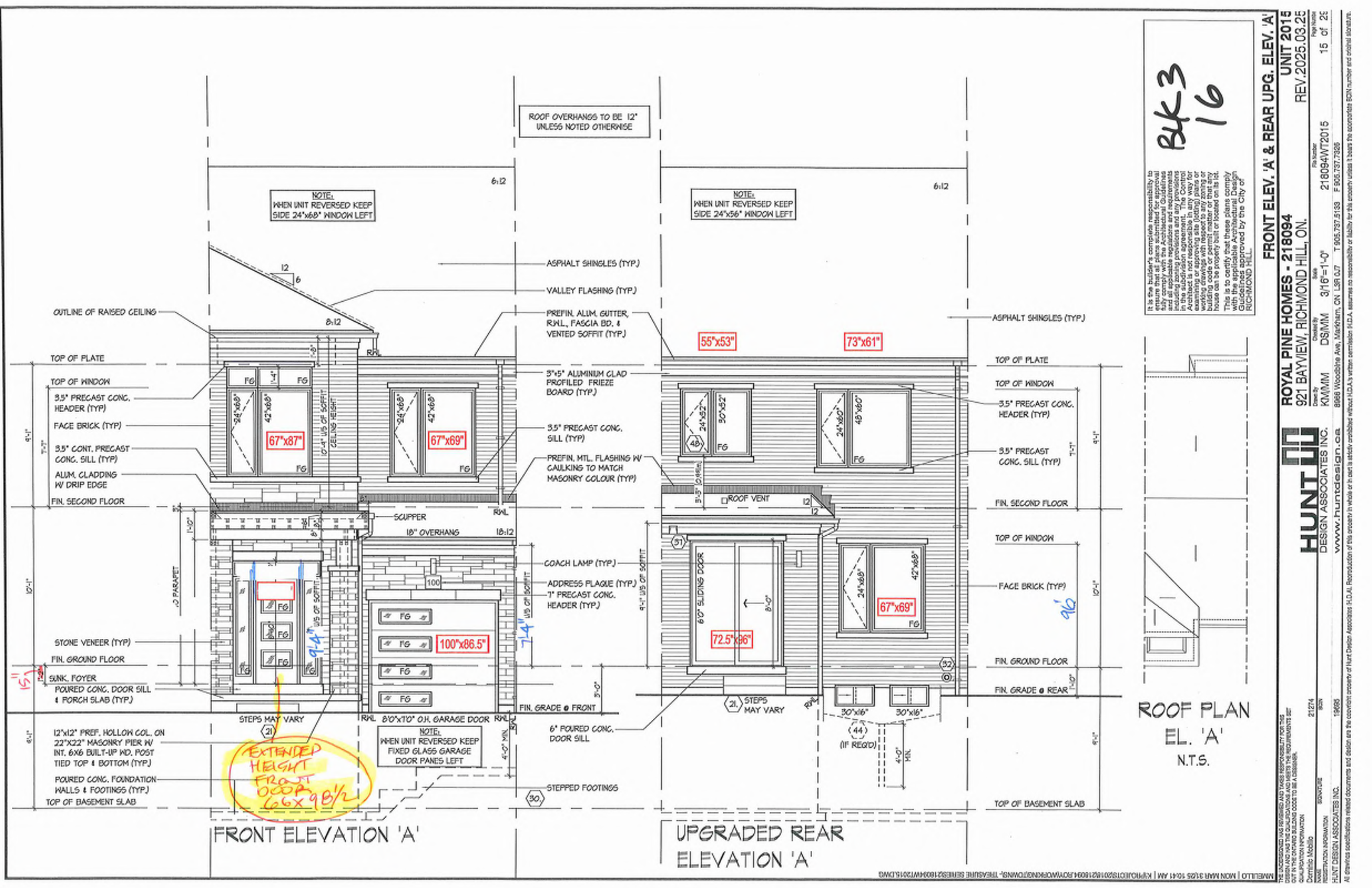
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

UNIT 2015
REV. 2025.03.25

HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.ca

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
Name: Dorelle Mollie
Registration Number: 21274
Signature: [Signature]
HUNT DESIGN ASSOCIATES INC.
15695
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Scale: 3/16" = 1'-0"
File Number: 218094V12015
Page Number: 5 of 25

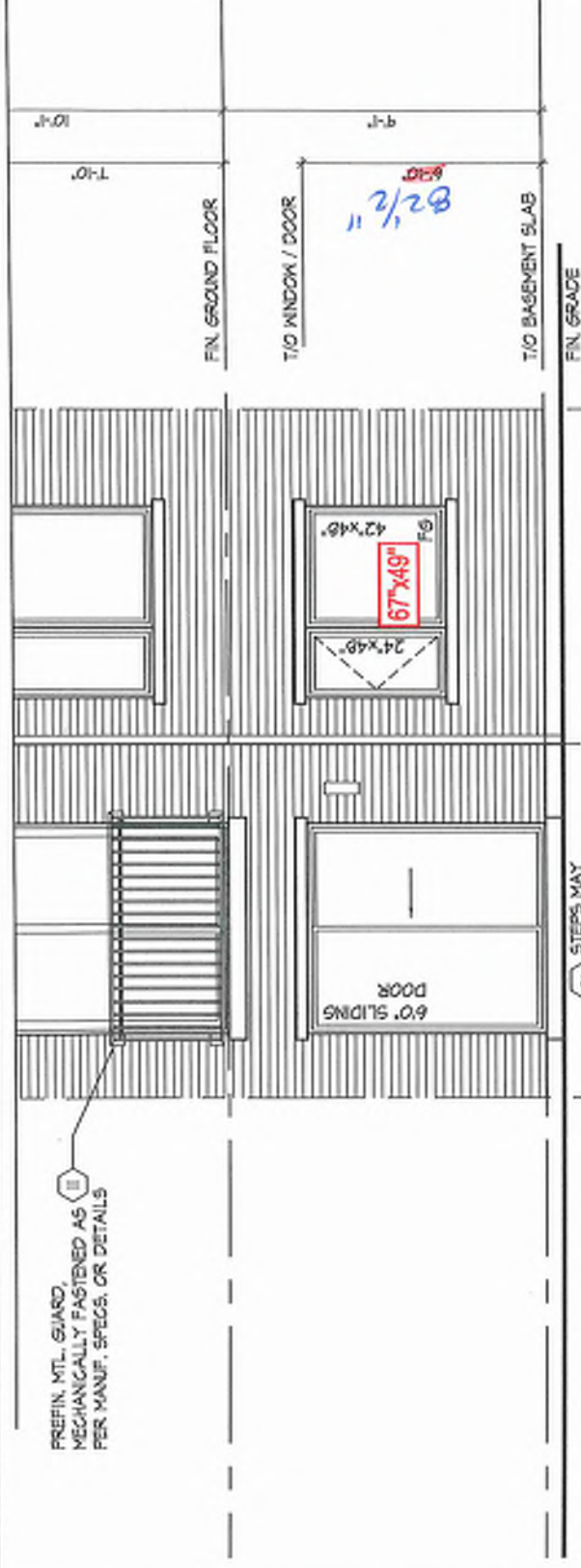


BK 3
16

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 existing or proposed site (including) plans 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.

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

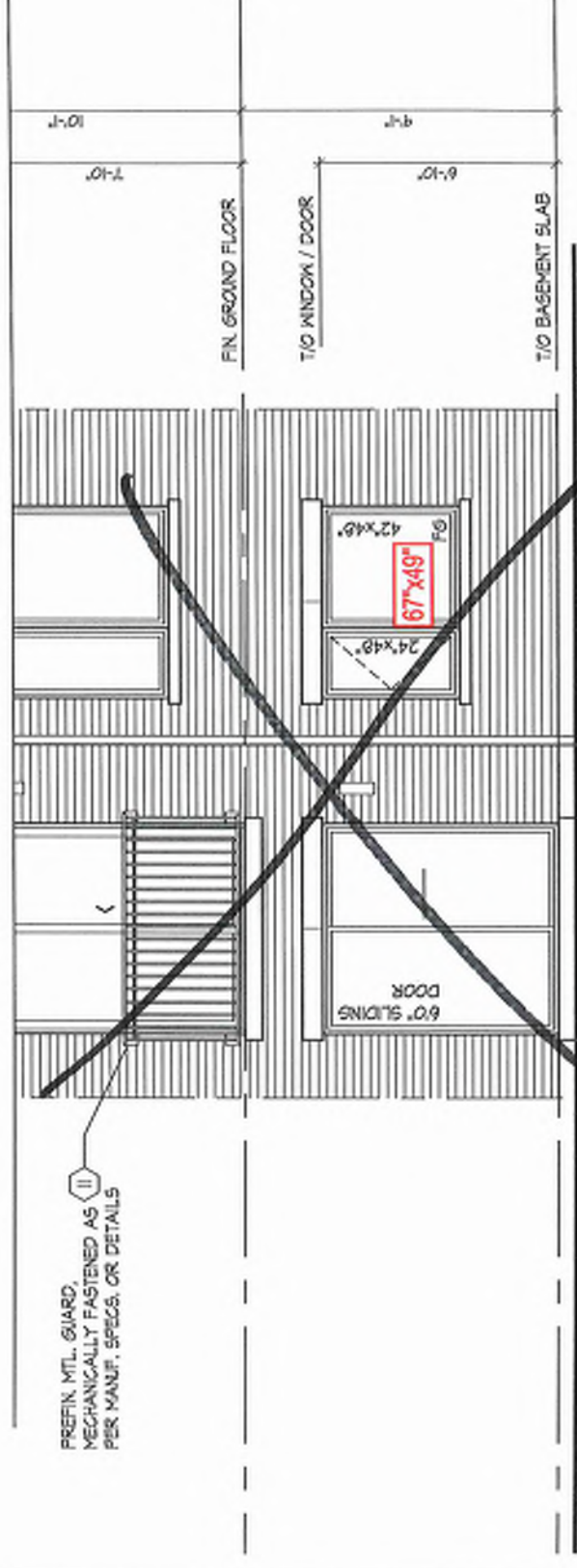
WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48\"/>

STEPS MAY
VARY

72.5\"/>

PART. REAR ELEVATION 'A' - W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

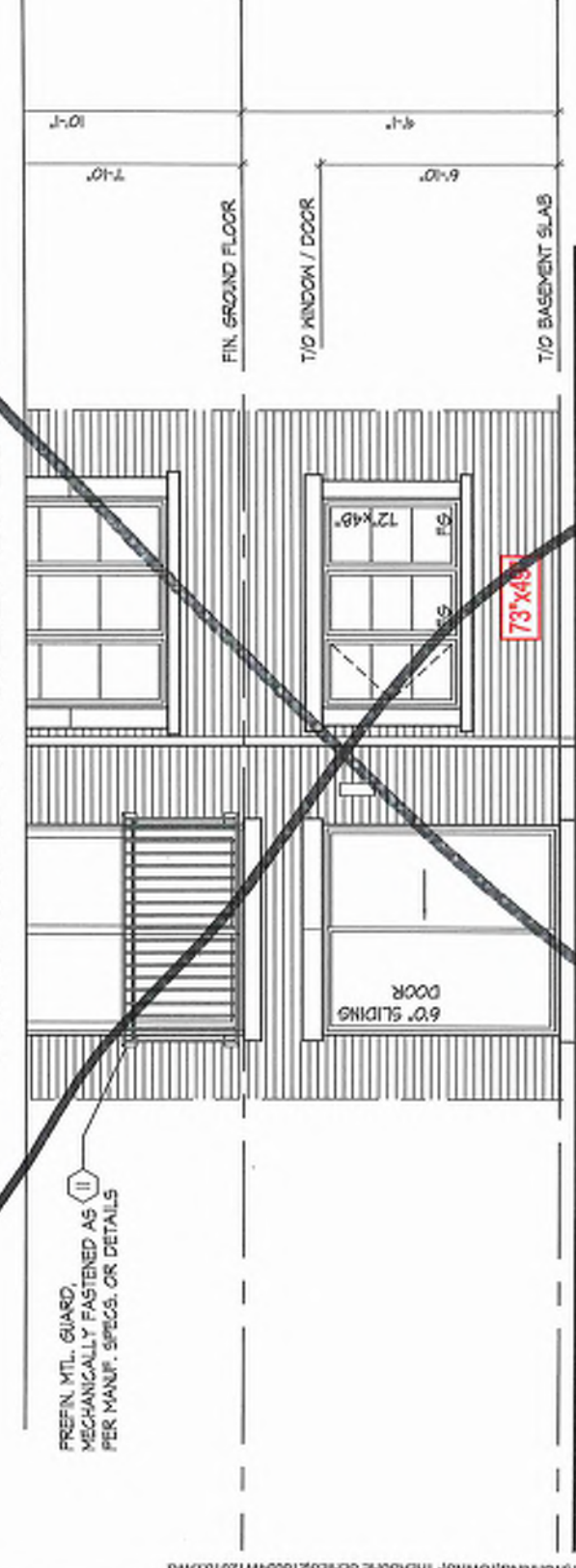
WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48\"/>

STEPS MAY
VARY

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PART. REAR ELEVATION 'B' - W.O.B. COND. W/ JULIET BALCONY

REFIN. MTL. GUARD,
MECHANICALLY FASTENED AS
PER MANUF. SPECS. OR DETAILS



REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48\"/>

STEPS MAY
VARY

72.5\"/>

PART. REAR ELEVATION 'C' - W.O.B. COND. W/ JULIET BALCONY

It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Ontario Building Code and any applicable provisions 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.

PK 3-16

WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

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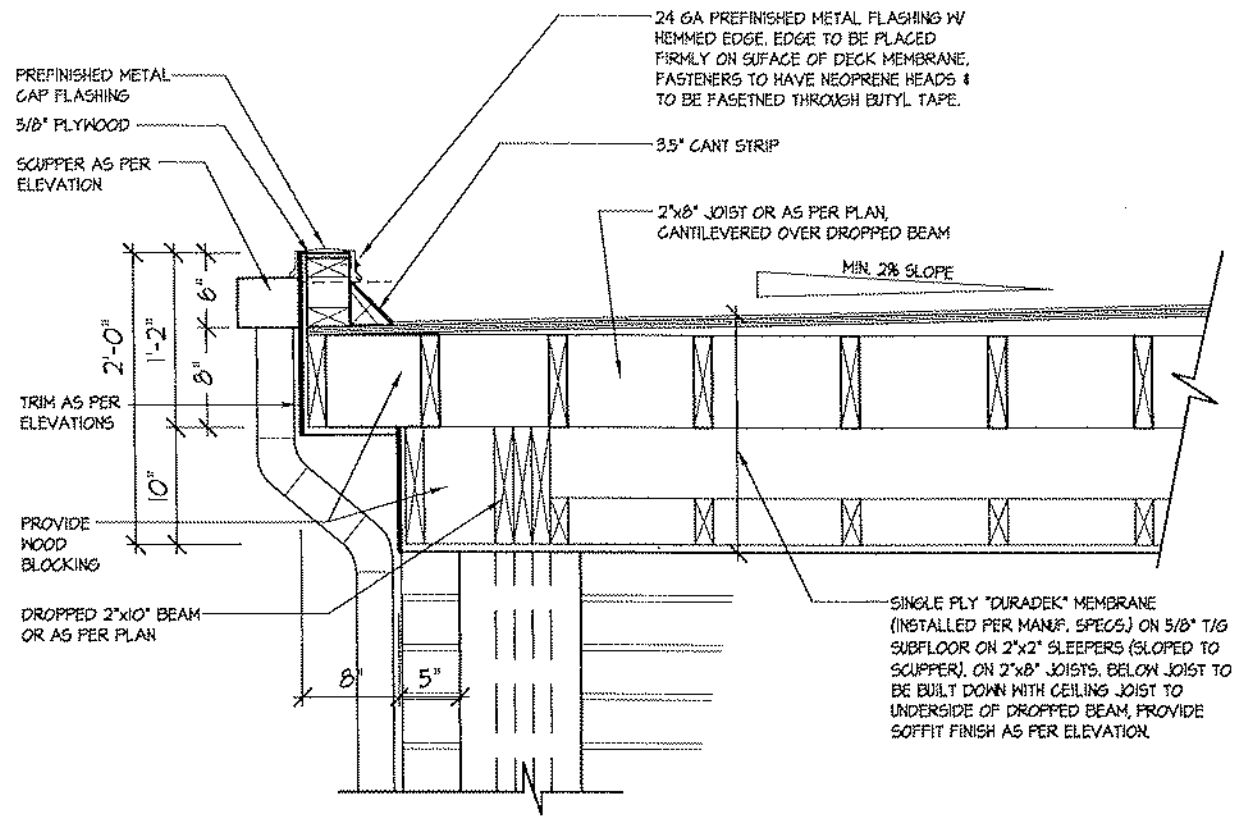
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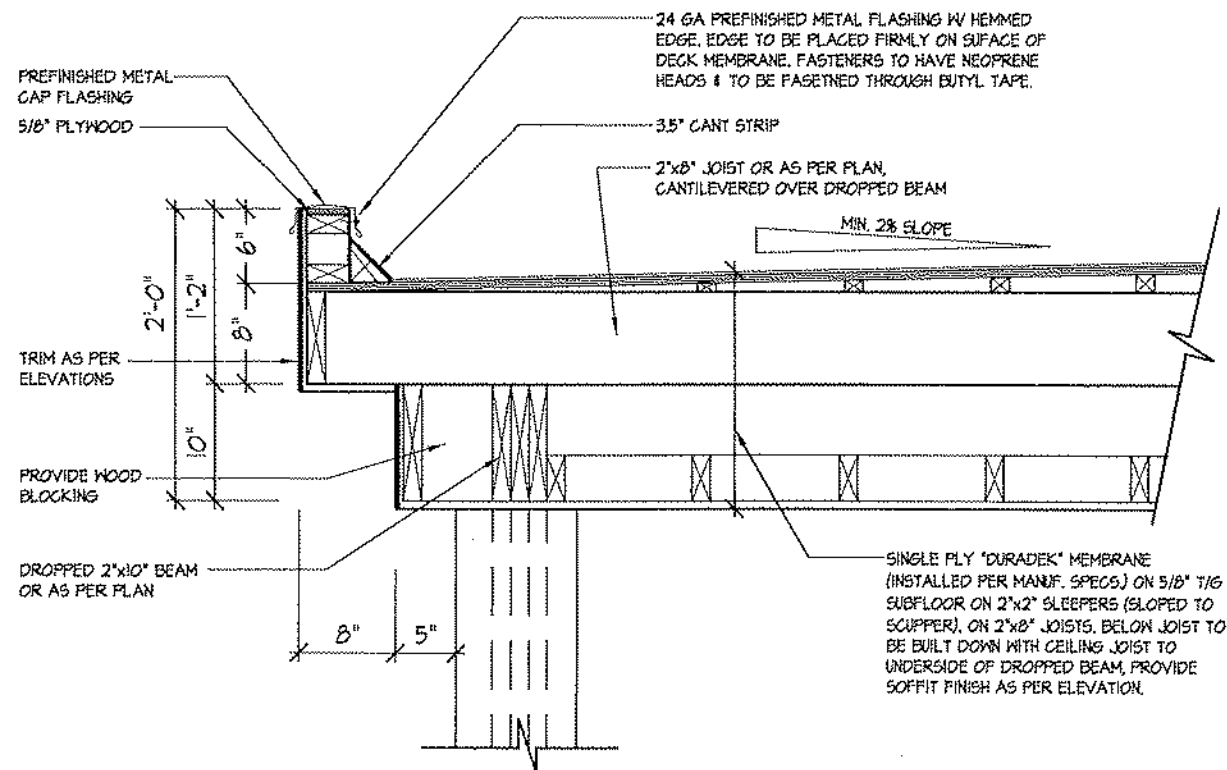
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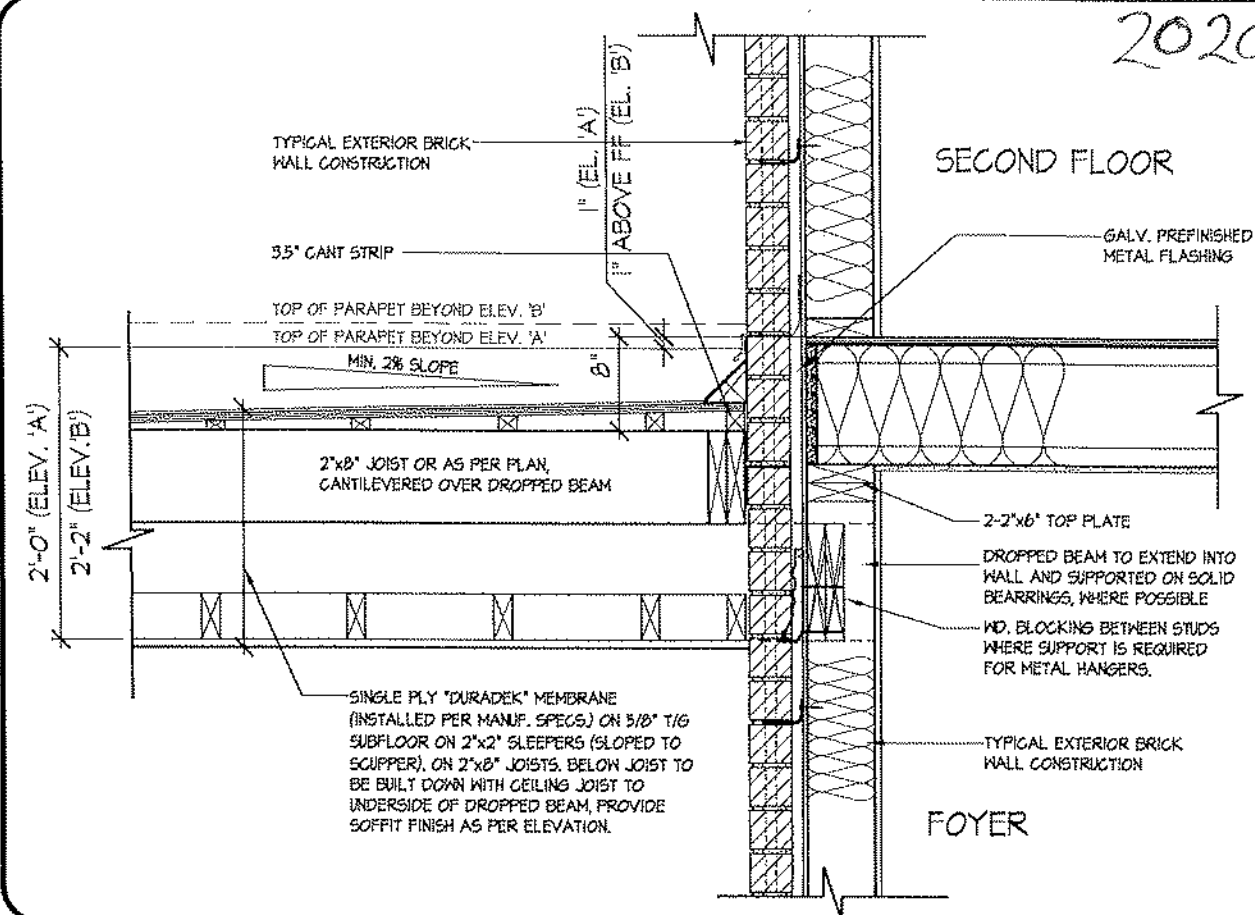
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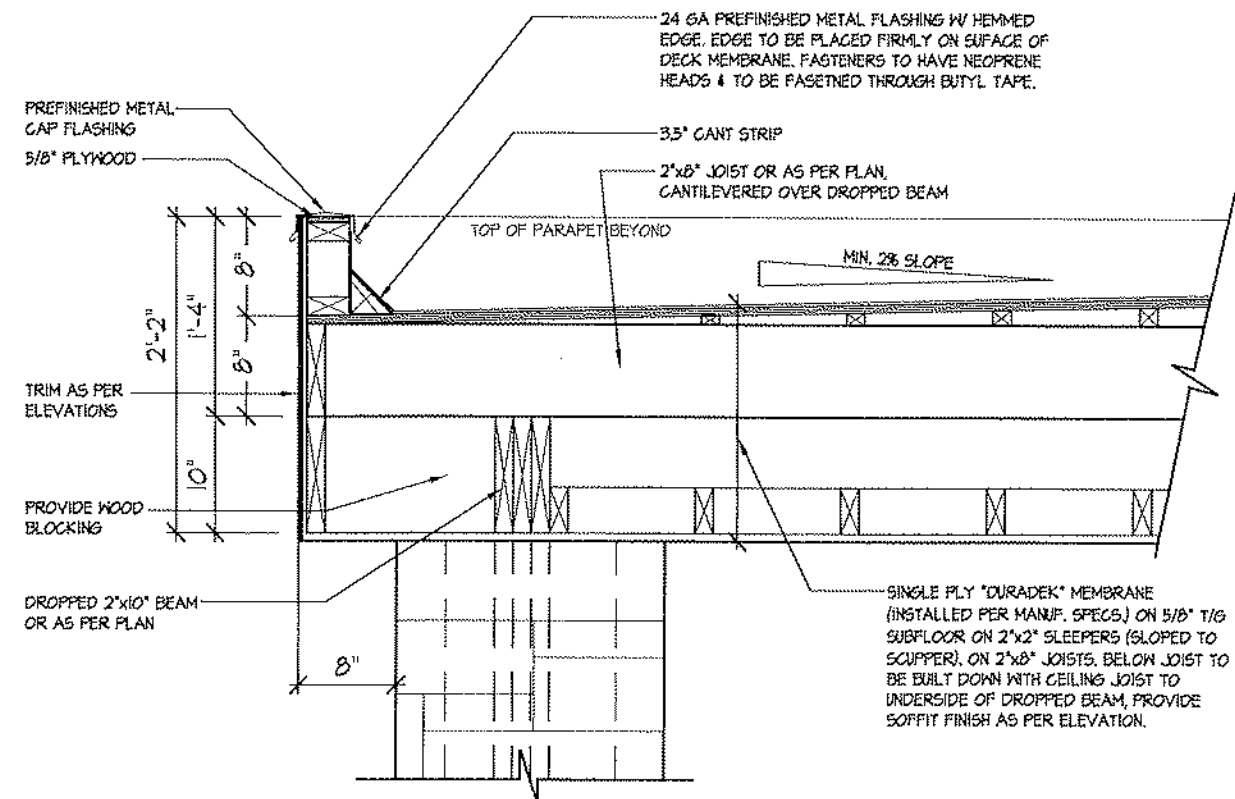
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4\"=1'-0"



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



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



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

2020

PK 3-16

FLAT ROOF DETAILS OVER COVERED PORCH
UNIT 2020
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
REV. 2025.03.25

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T 905.737.7326

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CROSS SECTION 'A-A'

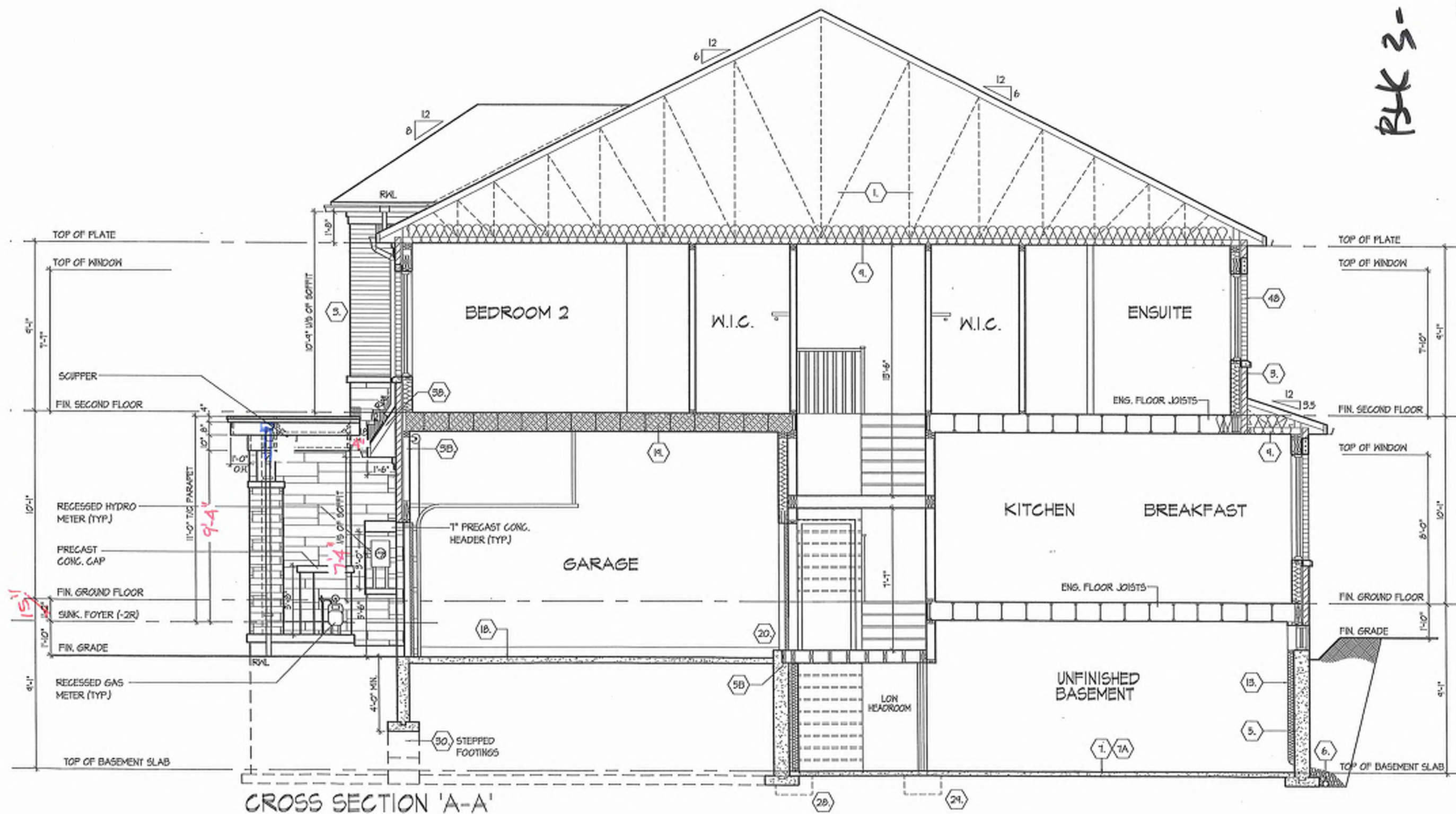
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

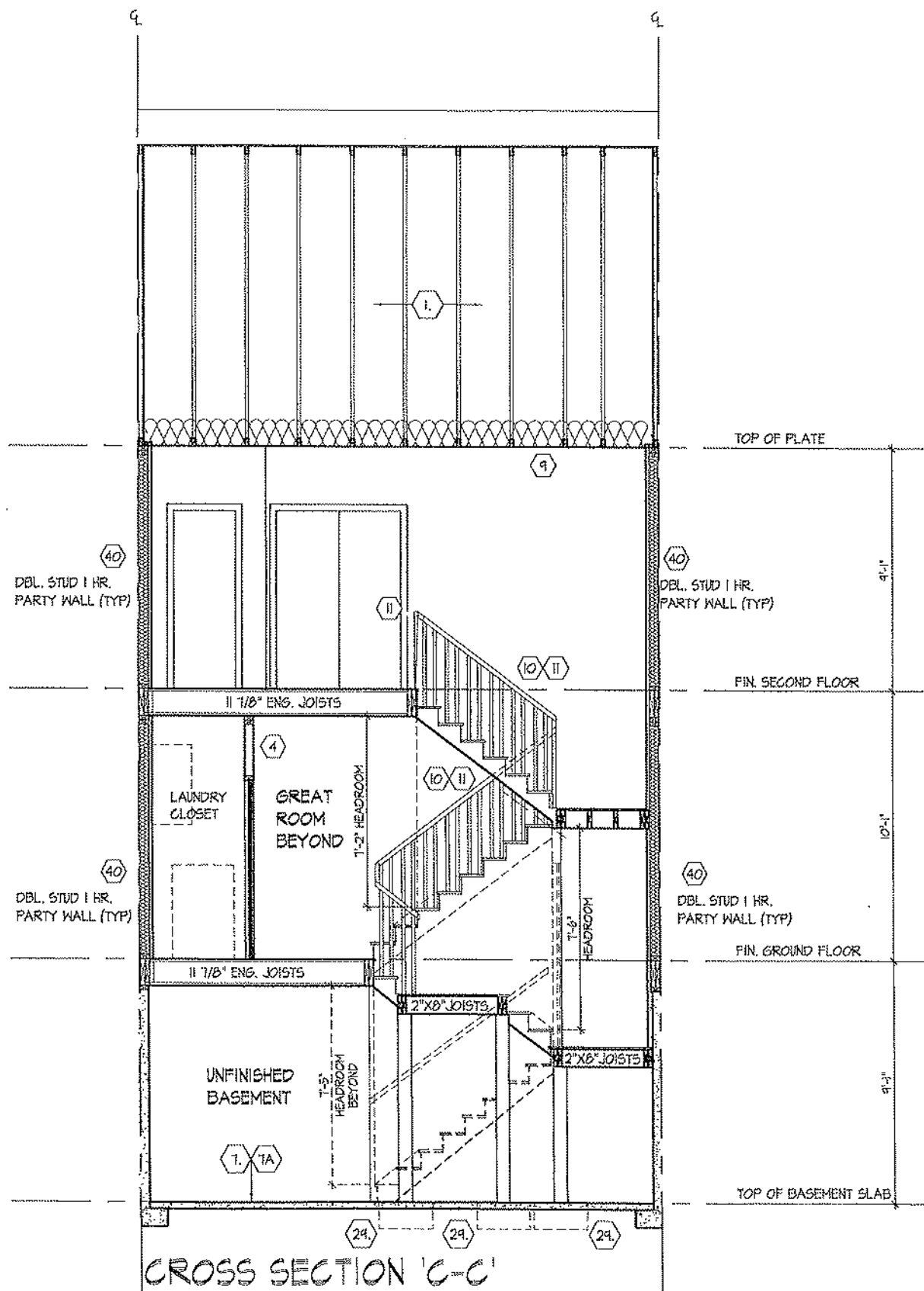
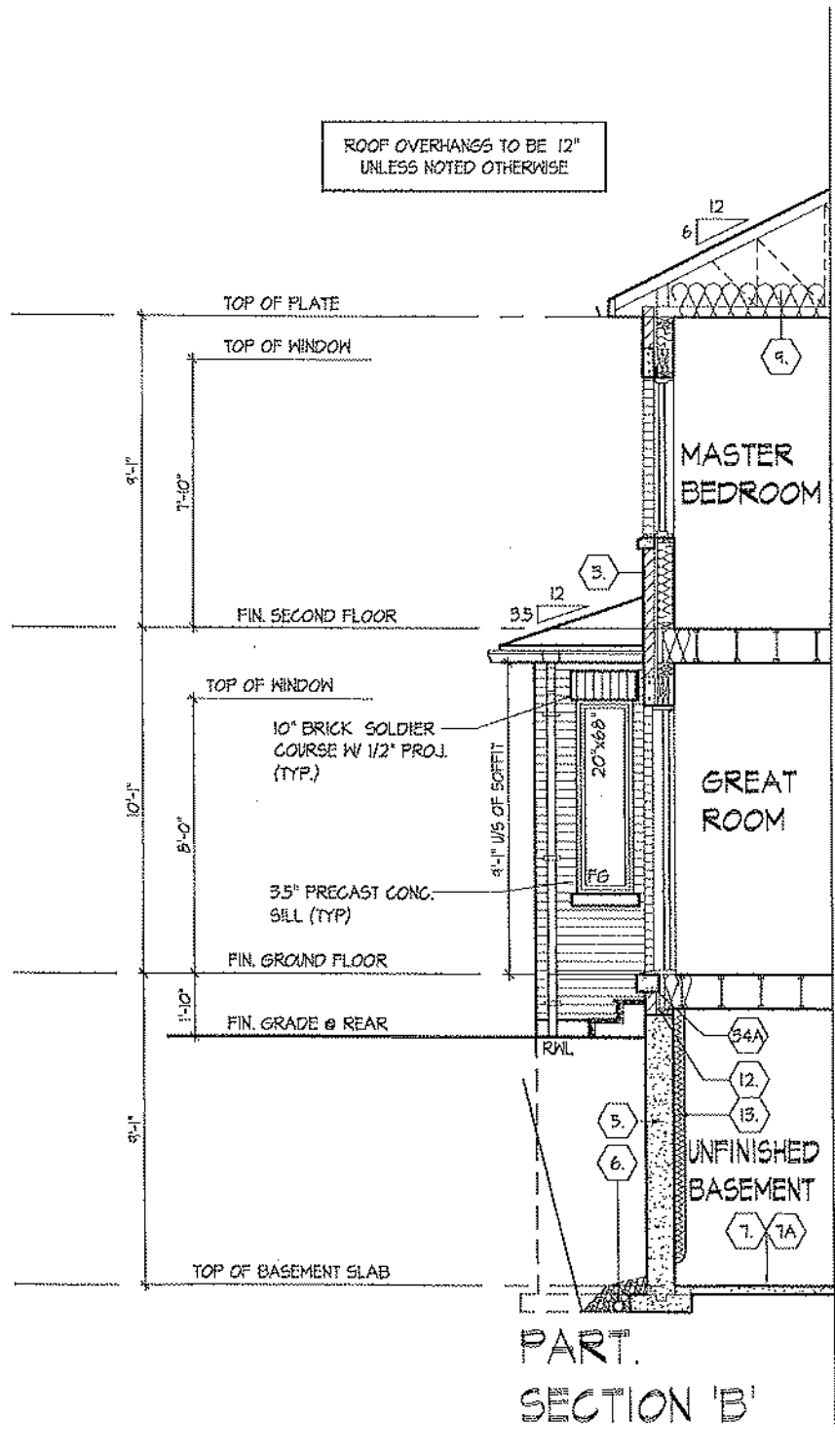
UNIT 2015
REV. 2025.03.25

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DESIGN ASSOCIATES, INC.

File Number	Page Number
218034WT2015	25 of 30

HUNT DESIGN ASSOCIATES INC.
5087 WINTER HAVEN
19445
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3956 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7328
info@huntdesign.com





PLK 3-16

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

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

UNIT 2015
REV. 2025.03.25

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
DRAWING AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET
OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Name: Dominic Mobilia
Registration Number: 21274
Signature: [Signature]
Date: 19895
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Scale: 3/16"=1'-0"
File Number: 218094WT2015
Page Number: 26 of 29

cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) [58-3] WALL TYPE 906 & 816] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x4" (38x38) VERTICAL WD. STRAPPING @ 24" (609) 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 FLURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) [58-3] WALL TYPE W136] 5/8" (15.9) TYPE "X" GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x38) STUDS @ 16" (403) O.C. MIN. 1" (25.4) PART ON SEPARATE 2"x4" (38x38) SILL PLATES (2"x6" (86x40) 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 [58-3] WALL TYPE 906 & 816] 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (609) O.C. ON 8" (203) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY WITH ROCK, SLAG OR GLASS. TAPE FILL & SAND MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FLURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

41 STUCCO WALL CONSTRUCTION [2"x6"] [9.28] STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. [9.23.10.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

41A STUCCO WALL CONSTRUCTION [2"x6"] W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION [9.28] AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOISTS UNTREATED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. 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 CONSI. [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.)

42 UNSUPPORTED FOUNDATION WALLS [9.15.4.2] REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'0" OPENING) 3-20M BARS IN TOP PORTION OF WALL (8'0" TO 10'0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'0" TO 16'0" 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" (609) 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" (533) 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" (102) WEEPING TILE C/W A FILTER CLOTH WRAP AND FIELLED WITH CRUSHED STONE. [9.9.10.1] [9]. [9.14.6.3] SLOPED CEILING CONSTRUCTION [58-12] 33.1.9. [9.23.4.2] 2X12" (38x38) ROOF JOISTS @ 16" (403) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2X2" (38x38) PURLINS @ 18" (460) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RS).

45 FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE [9.26.11], [9.26.15], [9.26.16] FULLY ADHERED TO 3/8" (9.5) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2X2" (38x38) PURLINS ANGLED TOWARDS SLOPPER @ 2% MINIMUM L&D. PERPENDICULAR TO 2X8" (38x184) FLOOR JOISTS @ 16" (403) O.C. LINE ESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (103) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINGUOUS 1" TRIM Drip EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SLOPPER DRAIN TO BE LOCATED 24" (609) MIN. AWAY FROM HOUSE. PRE-FINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT [9.23.2.3]. REMOVE CURB WHERE REQ.

46 BALCONY CONSTRUCTION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x38) PT. DECKING W/ 1/4" (6.4) GAPS L&D FLAT PARALLEL TO JOISTS ON 2"x4" (38x38) PT. SLEEPERS @ 12" (303) O.C. L&D FLAT PERPENDICULAR TO JOISTS

47 BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

48 BARREL VAULT CONSTRUCTION CANTILVERED 2"x4" (38x38) SPACERS L&D FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST ALLOWED TO BUILD UP 3/4" (19) PLYWOOD HEADER PROFILED FOR BARRIER. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

49 EGRESS WINDOW ABOVE GRADE [9.9.10.1], [9.8.8.1] (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" (914) TO A MAX 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.3502) 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 STRING & 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 FLOOR W/ OR W/O FLOOR
P. (mm)	INT'L & I FLOOR AT L&D & FLOOR AT L&D & FLOOR
2"x4" (38x38)	MAX. UNSUPPORTED HGT. (ft) (m)
2"x6" (38x140)	16" (403)
	12" (303)
	9" (10" (3.0)
	24" (609)
	16" (403)
	12" (303)
	5'-11" (1.8)

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P. (mm)	INT'L & I FLOOR AT L&D & FLOOR AT L&D & FLOOR
2"x4" (38x38)	MAX. UNSUPPORTED HGT. (ft) (m)
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	12" (303)
	9" (10" (3.0)
	24" (609)
	16" (403)
	12" (303)
	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. 0.3502 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO [9.8.10] 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (103) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (914) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-1" (1524). [9.8.8.1] 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (660) (3'-6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN [4.1.6.1] (5) 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 9.5.2.1.

ROOM OR SPACE	MAXIMUM 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 6'-8".
BATHROOM, LAUNDRY AREA ABOVE GRADE	8'-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 [9.22] 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] HOT WATER HEATER MINIMUM EFFICIENCIES.

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC DRINK WATER HEAT RECOVERY UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (S812) - [3.1.1.1], [2] OF THE O.B.C.

2.4. LUMBER 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE. 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE. 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE. 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GROSS TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER. 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS. 6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FLM. NO. 40 (4836) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

2.5. STEEL [9.23.4.3] 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES 1) FOR 8'-0" (2400) CEILINGS, FLAT ARCHES SHALL BE 8'-10" (2080) A.F.F. 2) FOR 9'-0" (2730) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F. 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-8" (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], [9.26.4], [9.27.3] 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

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

2.10. U.L.C. SPECIFIED ASSEMBLIES ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY U.L.C. 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 U.L.C. LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY U.L.C. 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)-(I)] FORMING PART OF SENTENCE [9.23.4.2 (3)], [9.23.4.2 (4)], [9.23.14.8 (2)] [9.33.3.1 (f)] 2X8" SPRUCE #2 2X10" SPRUCE #2 2X12" SPRUCE #2 L1 2"x8" (38x184) L3 2"x10" (38x235) L5 2"x12" (38x285) B1 3"x8" (38x184) B3 3"x10" (38x235) B5 3"x12" (38x285) B2 4"x8" (48x184) B4 4"x10" (48x235) B6 4"x12" (48x285) B7 5"x8" (58x184) B8 5"x10" (58x235) B9 5"x12" (58x285) 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 L12 1-1/4" x 8 1/2" L2 1-1/4" x 11 7/8" L3 1-1/4" x 14" L4 1-1/4" x 17" L5 1-1/4" x 20" L6 1-1/4" x 22" L7 1-1/4" x 24" L8 1-1/4" x 26" L9 1-1/4" x 28" L10 1-1/4" x 30" L11 1-1/4" x 32" L12 1-1/4" x 34" L13 1-1/4" x 36" L14 1-1/4" x 38" L15 1-1/4" x 40" L16 1-1/4" x 42" L17 1-1/4" x 44" L18 1-1/4" x 46" L19 1-1/4" x 48" L20 1-1/4" x 50" L21 1-1/4" x 52" L22 1-1/4" x 54" L23 1-1/4" x 56" L24 1-1/4" x 58" L25 1-1/4" x 60" L26 1-1/4" x 62" L27 1-1/4" x 64" L28 1-1/4" x 66" L29 1-1/4" x 68" L30 1-1/4" x 70" L31 1-1/4" x 72" L32 1-1/4" x 74" L33 1-1/4" x 76" L34 1-1/4" x 78" L35 1-1/4" x 80" L36 1-1/4" x 82" L37 1-1/4" x 84" L38 1-1/4" x 86" L39 1-1/4" x 88" L40 1-1/4" x 90" L41 1-1/4" x 92" L42 1-1/4" x 94" L43 1-1/4" x 96" L44 1-1/4" x 98" L45 1-1/4" x 100" L46 1-1/4" x 102" L47 1-1/4" x 104" L48 1-1/4" x 106" L49 1-1/4" x 108" L50 1-1/4" x 110" L51 1-1/4" x 112" L52 1-1/4" x 114" L53 1-1/4" x 116" L54 1-1/4" x 118" L55 1-1/4" x 120" L56 1-1/4" x 122" L57 1-1/4" x 124" L58 1-1/4" x 126" L59 1-1/4" x 128" L60 1-1/4" x 130" L61 1-1/4" x 132" L62 1-1/4" x 134" L63 1-1/4" x 136" L64 1-1/4" x 138" L65 1-1/4" x 140" L66 1-1/4" x 142" L67 1-1/4" x 144" L68 1-1/4" x 146" L69 1-1/4" x 148" L70 1-1/4" x 150" L71 1-1/4" x 152" L72 1-1/4" x 154" L73 1-1/4" x 156" L74 1-1/4" x 158" L75 1-1/4" x 160" L76 1-1/4" x 162" L77 1-1/4" x 164" L78 1-1/4" x 166" L79 1-1/4" x 168" L80 1-1/4" x 170" L81 1-1/4" x 172" L82 1-1/4" x 174" L83 1-1/4" x 176" L84 1-1/4" x 178" L85 1-1/4" x 180" L86 1-1/4" x 182" L87 1-1/4" x 184" L88 1-1/4" x 186" L89 1-1/4" x 188" L90 1-1/4" x 190" L91 1-1/4" x 192" L92 1-1/4" x 194" L93 1-1/4" x 196" L94 1-1/4" x 198" L95 1-1/4" x 200" L96 1-1/4" x 202" L97 1-1/4" x 204" L98 1-1/4" x 206" L99 1-1/4" x 208" L100 1-1/4" x 210" L101 1-1/4" x 212" L102 1-1/4" x 214" L103 1-1/4" x 216" L104 1-1/4" x 218" L105 1-1/4" x 220" L106 1-1/4" x 222" L107 1-1/4" x 224" L108 1-1/4" x 226" L109 1-1/4" x 228" L110 1-1/4" x 230" L111 1-1/4" x 232" L112 1-1/4" x 234" L113 1-1/4" x 236" L114 1-1/4" x 238" L115 1-1/4" x 240" L116 1-1/4" x 242" L117 1-1/4" x 244" L118 1-1/4" x 246" L119 1-1/4" x 248" L120 1-1/4" x 250" L121 1-1/4" x 252" L122 1-1/4" x 254" L123 1-1/4" x 256" L124 1-1/4" x 258" L125 1-1/4" x 260" L126 1-1/4" x 262" L127 1-1/4" x 264" L128 1-1/4" x 266" L129 1-1/4" x 268" L130 1-1/4" x 270" L131 1-1/4" x 272" L132 1-1/4" x 274" L133 1-1/4" x 276" L134 1-1/4" x 278" L135 1-1/4" x 280" L136 1-1/4" x 282" L137 1-1/4" x 284" L138 1-1/4" x 286" L139 1-1/4" x 288" L140 1-1/4" x 290" L141 1-1/4" x 292" L142 1-1/4" x 294" L143 1-1/4" x 296" L144 1-1/4" x 298" L145 1-1/4" x 300" L146 1-1/4" x 302" L147 1-1/4" x 304" L148 1-1/4" x 306" L149 1-1/4" x 308" L150 1-1/4" x 310" L151 1-1/4" x 312" L152 1-1/4" x 314" L153 1-1/4" x 316" L154 1-1/4" x 318" L155 1-1/4" x 320" L156 1-1/4" x 322" L157 1-1/4" x 324" L158 1-1/4" x 326" L159 1-1/4" x 328" L160 1-1/4" x 330" L161 1-1/4" x 332" L162 1-1/4" x 334" L163 1-1/4" x 336" L164 1-1/4" x 338" L165 1-1/4" x 340" L166 1-1/4" x 342" L167 1-1/4" x 344" L168 1-1/4" x 346" L169 1-1/4" x 348" L170 1-1/4" x 350" L171 1-1/4" x 352" L172 1-1/4" x 354" L173 1-1/4" x 356" L174 1-1/4" x 358" L175 1-1/4" x 360" L176 1-1/4" x 362" L177 1-1/4" x 364" L178 1-1/4" x 366" L179 1-1/4" x 368" L180 1-1/4" x 370" L181 1-1/4" x 372" L182 1-1/4" x 374" L183 1-1/4" x 376" L184 1-1/4" x 378" L185 1-1/4" x 380" L186 1-1/4" x 382" L187 1-1/4" x 384" L188 1-1/4" x 386" L189 1-1/4" x 388" L190 1-1/4" x 390" L191 1-1/4" 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1-1/4" x 708" L350 1-1/4" x 710" L351 1-1/4" x 712" L352 1-1/4" x 714" L353 1-1/4" x 716" L354 1-1/4" x 718" L355 1-1/4" x 720" L356 1-1/4" x 722" L357 1-1/4" x 724" L358 1-1/4" x 726" L359 1-1/4" x 728" L360 1-1/4" x 730" L361 1-1/4" x 732" L362 1-1/4" x 734" L363 1-1/4" x 736" L364 1-1/4" x 738" L365 1-1/4" x 740" L366 1-1/4" x 742" L367 1-1/4" x 744" L3

BAYVIEW HEIGHTS
RICHMOND HILL



WALK OUT CONDITION

Pot filler
R II

For Tube
Fireplace

Extended Height:

French Doors - RSD
73" 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.A.O.

2x6
FALSE
WALL

SHOWER 34 1/2" x 71"
* 2x2 Mosaic
* WEB
* Frameless
INSIDE
INSIDE

BUS #2:
* 2x2 MOSAIC +
* CLUBB &
* Frameless
36" x 48"
INSIDE X
INSIDE

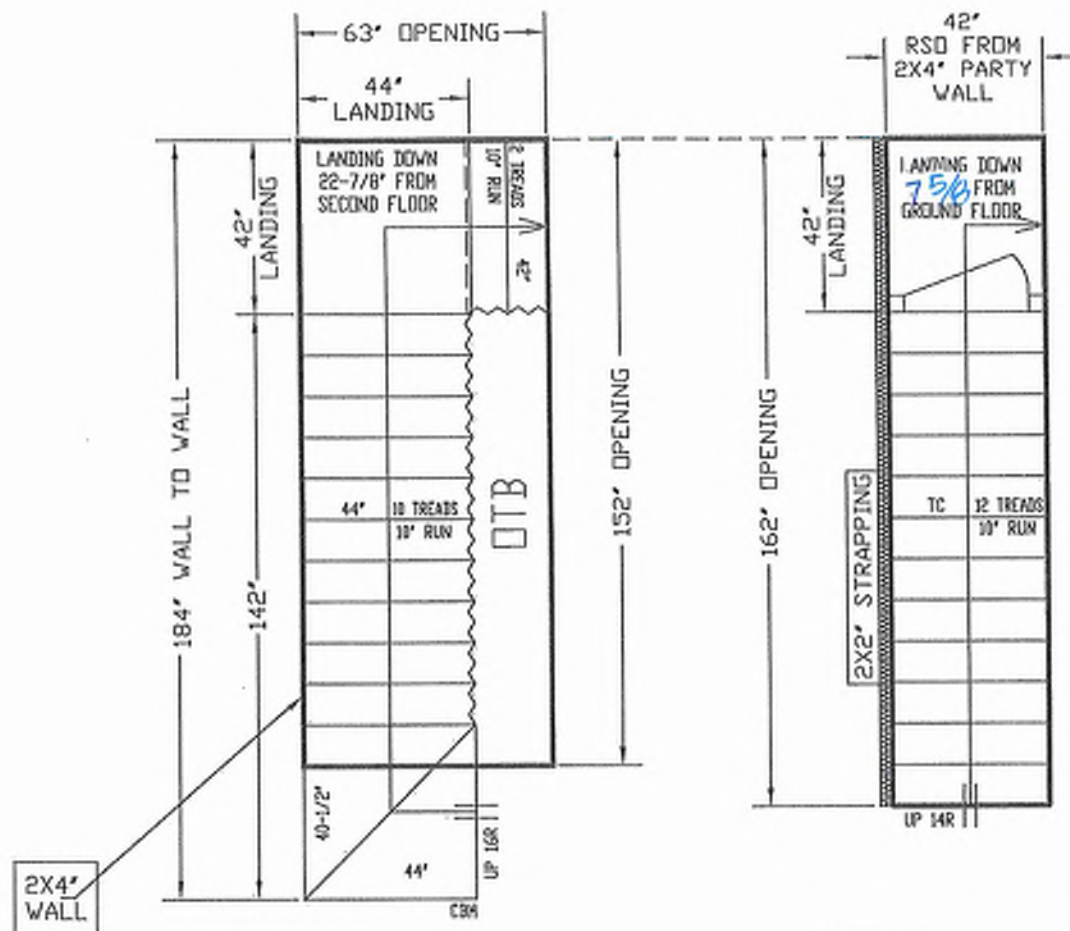
OPT. UPPER LEVEL
ELEV. A
(3 BATH COND.)

* Smooth Ceilings *

BLK.3	TH. 17	20-16 THE CHARLOTTE EL. A OPT. MAIN	3 BDRM. 3 BATH.	1795 SQ.FT.
WALKOUT				

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

BASEMENT TO GROUND
BSMT 11-7/8" JOIST



BK 3-17

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 >



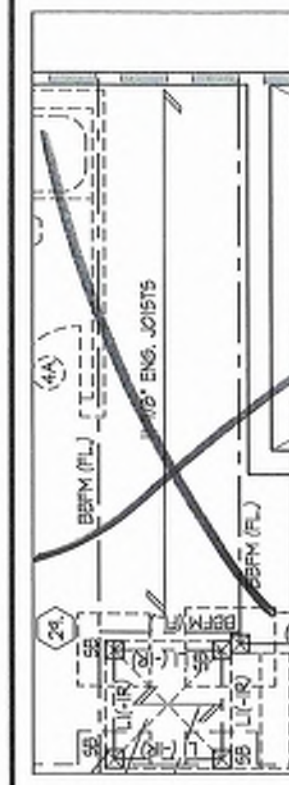
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN IN LAYOUTS ARE REQUIRED TO
INSTALL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

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



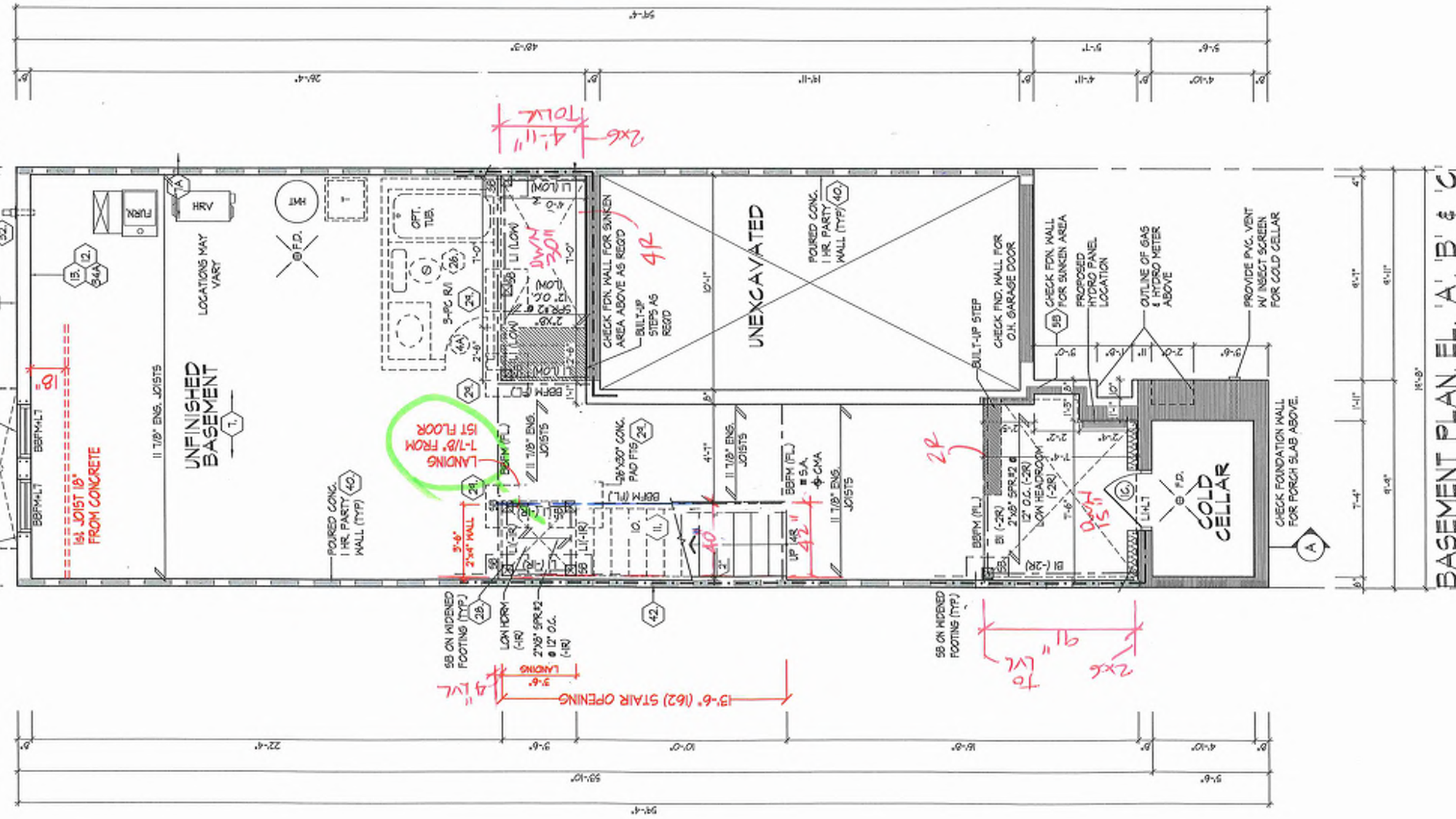
SITE
BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2016

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



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

**WALK
OUT**



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 Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

BLK 3-17

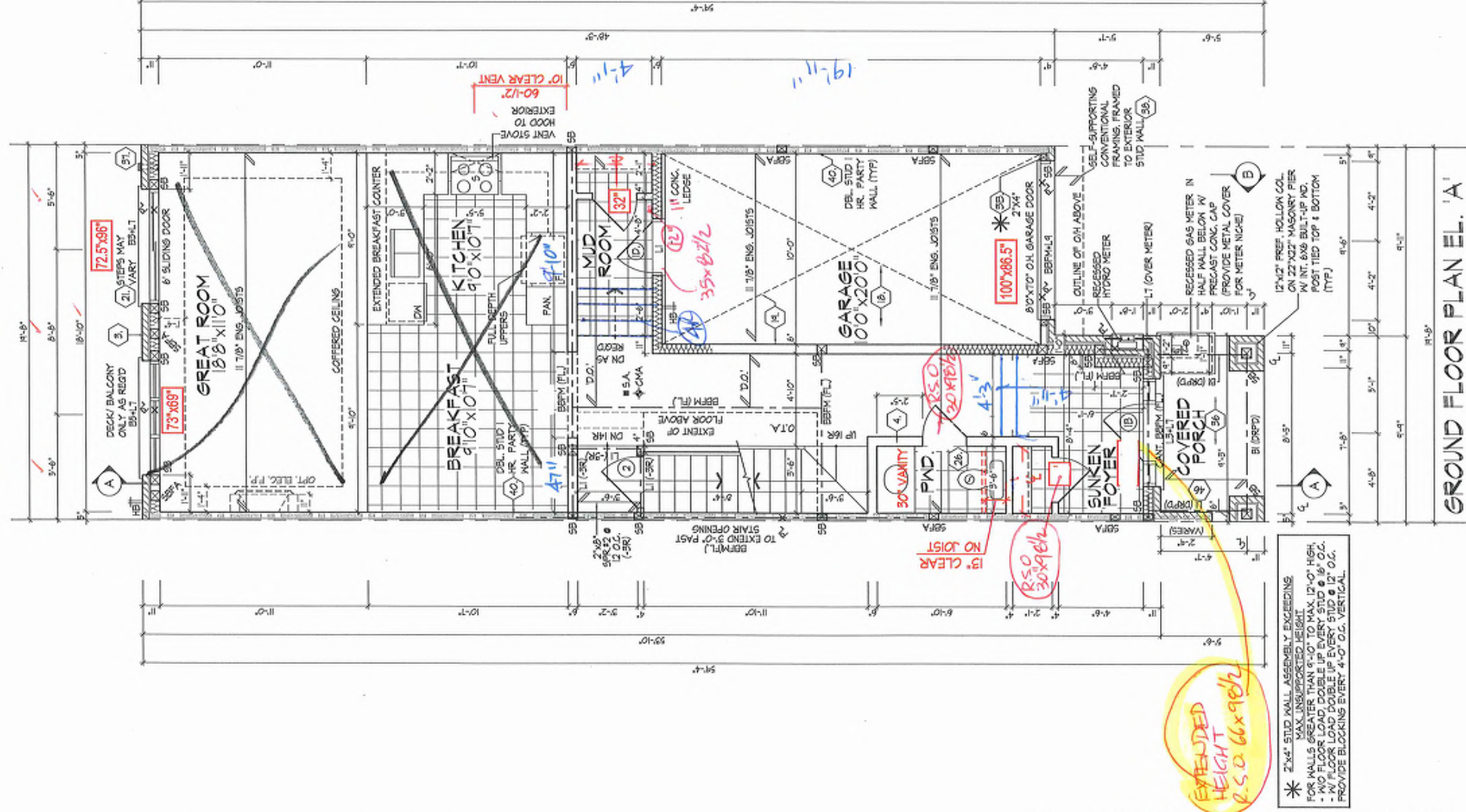
BASEMENT PLAN, EL. 'A', 'B' & 'C'

**UNIT 2016
REV. 2025.03.24**

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

**HUNT
DESIGN ASSOCIATES INC.**

21274
19655
DOMINIC MOLLINO



GROUND FLOOR PLAN EL. 'A'

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.

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 comply with the applicable Ontario Building Code and any applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

PK 3
17

GROUND FLOOR PLAN, EL. 'A'

UNIT 2016

REV. 2025.03.24

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

HUNT
DESIGN ASSOCIATES INC.

www.hunt-design.ca
8088 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7325

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
Dorrie's Mobilo

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
16085

SIGNATURE
21274

Page Number
218094WT2016

Scale
3/16"=1'-0"

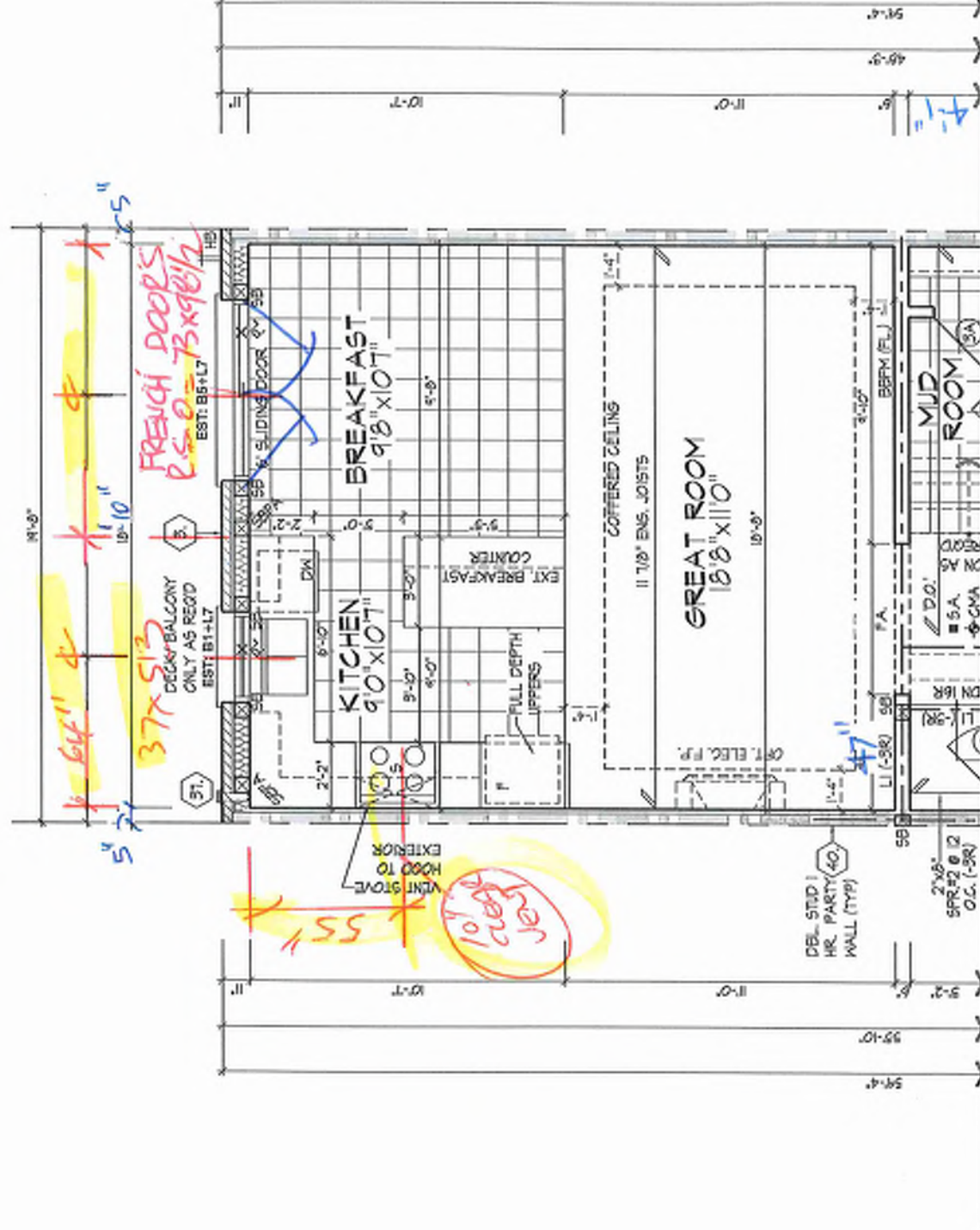
Drawn By
KMTT

Checked By
MM

Date
3/16/25

Page Number
3 of 25

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

It is the builder's complete responsibility to ensure that the building is constructed in accordance with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving any building plans or building codes or zoning regulations or for any building code or zoning matter or for 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 3
17

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

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

HUNT
DESIGN ASSOCIATES INC.
www.huntedesign.ca

UNIT 2016
REV. 2025.03.24

File Number
218094WT2016

Scale
3/16"=1'-0"

Drawn By
KM/T

Checked By
MM

8966 Woodbine Ave., Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

21274

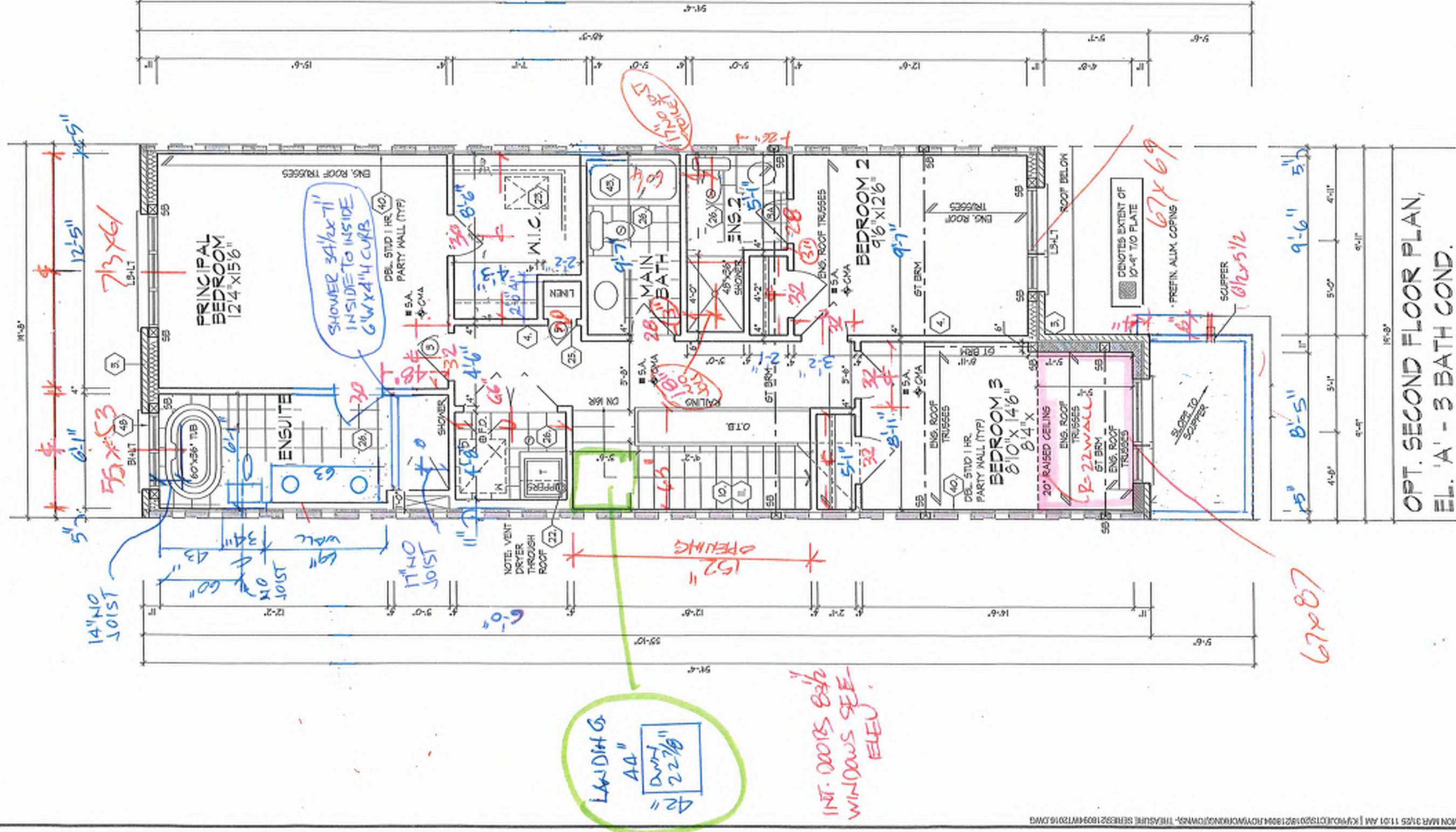
15695

21274

15695

21274

15695



17
BKC 3

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Commission and all applicable regulations and requirements, including zoning regulations and any provisions in the subdivision agreement. The Council 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 built or located as to be

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

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

UNIT 2016
REV 2025.03.24

HUNT
DESIGN ASSOCIATES, INC.

www.huntdesign.co.uk

Count By	Checked By	Scale	File Number	Page Number
KW/T	MM	3H 63=1.0"	218094WJT2016	6 of 29

F 505.737.7325

...ve, Markham, ON L3R 0J7 T 905.737.5133

8105 Woodbine Ave
Unit 11

www.huntedesign.ca

REGISTRATION INFORMATION

NAME	JOHN W. HARRIS	DATE	06-01-97
FIRM	JUNIT DESIGN ASSOCIATES INC.	CITY	CHICAGO
STATE	ILLINOIS	COUNTRY	USA
PHONE	(773) 867-1100	FAX	(773) 867-1100
E-MAIL	JOHN.HARRIS@JUNITDESIGN.COM	WWW	WWW.JUNITDESIGN.COM
EDUCATION	B.S. IN ARCHITECTURE UNIVERSITY OF ILLINOIS AT CHICAGO	DEGREE YEAR	1985
PROFESSIONAL REGISTRATION	ARCHITECT	NO.	00000000
EMPLOYMENT HISTORY	FIRM NAME POSITION FROM TO		
JUNIT DESIGN ASSOCIATES INC.	OWNER	1997	PRESENT
JUNIT DESIGN ASSOCIATES INC.	OWNER	1995	1997
JUNIT DESIGN ASSOCIATES INC.	OWNER	1993	1995
JUNIT DESIGN ASSOCIATES INC.	OWNER	1991	1993
JUNIT DESIGN ASSOCIATES INC.	OWNER	1989	1991
JUNIT DESIGN ASSOCIATES INC.	OWNER	1987	1989
JUNIT DESIGN ASSOCIATES INC.	OWNER	1985	1987
JUNIT DESIGN ASSOCIATES INC.	OWNER	1983	1985
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JUNIT DESIGN ASSOCIATES INC.	OWNER	1951	1953
JUNIT DESIGN ASSOCIATES INC.	OWNER	1949	1951
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JUNIT DESIGN ASSOCIATES INC.	OWNER	1943	1945
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JUNIT DESIGN ASSOCIATES INC.	OWNER	1937	1939
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JUNIT DESIGN ASSOCIATES INC.	OWNER	1825	1827
JUNIT DESIGN ASSOCIATES INC.	OWNER	1823	1825
JUNIT DESIGN ASSOCIATES INC.	OWNER	1821	1823
JUNIT DESIGN ASS			

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FRENCH DOORS
73x98 1/2"

UPGRADED REAR ELEV. 'A' -
OPT. GROUND FLOOR COND.

UPGRADED REAR
ELEVATION 'A'

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

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

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

ASPHALT SHINGLES (TYP.)

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

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

3.5" PRECAST CONG.
HEADER (TYP.)

FACE BRICK (TYP.)

3.5" PRECAST CONG.
SILL (TYP.)

POURED CONG. FOUNDATION
WALLS & FOOTINGS (TYP.)

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 Council Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings with regard to any zoning or building code or permit requirements. The City 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.

UPGRADED REAR ELEVATIONS 'A'

UNIT 2016

REV. 2025.03.24

16 of 25

ROYAL PINE HOMES - 218094

921 BAYVIEW, RICHMOND HILL, ON.

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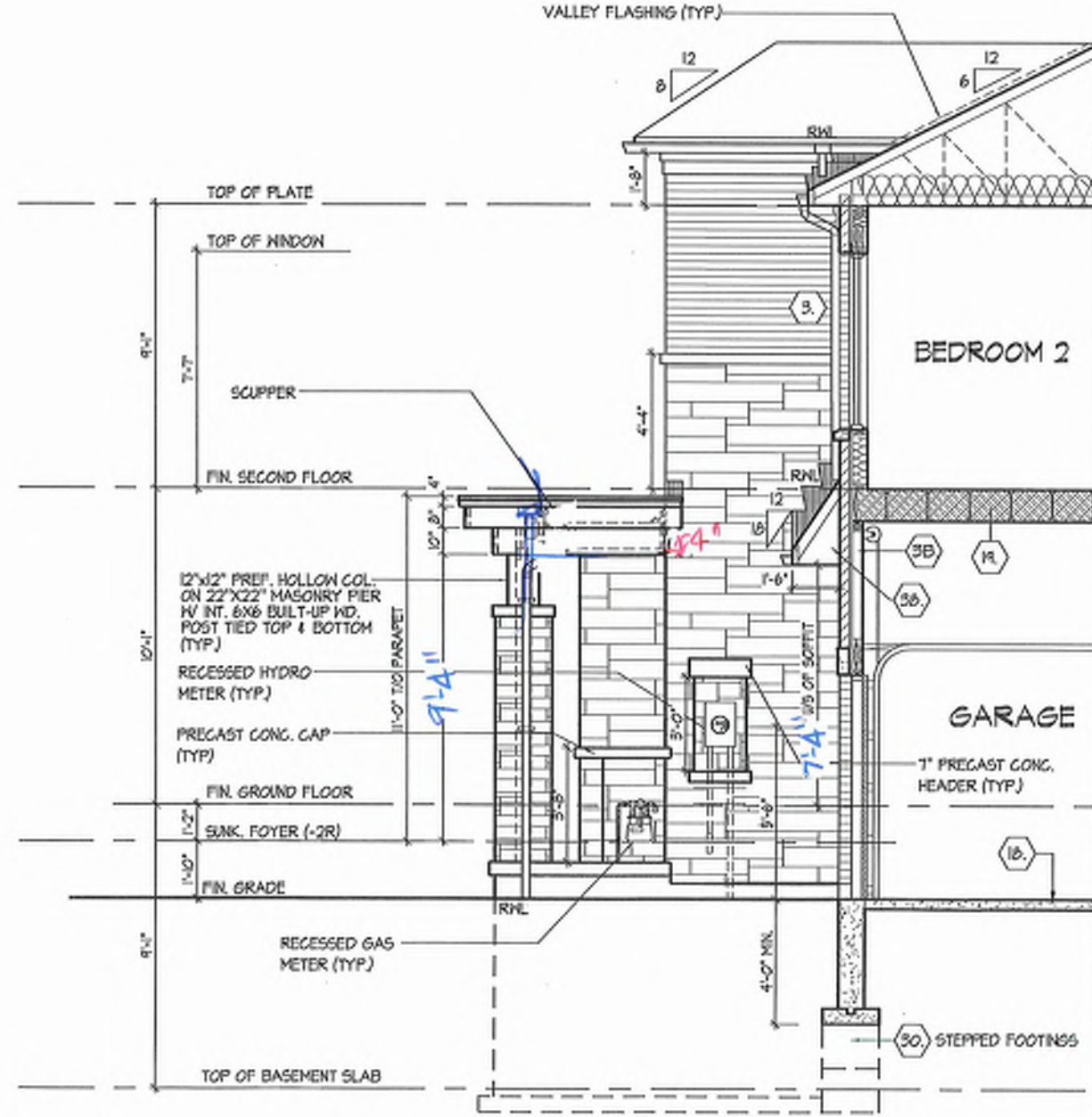
UNDESIGNED HAS REVIEWED AND APPROVED THESE PLANS FOR THE PURPOSES OF THE ARCHITECTURAL GUIDELINES AND THE REQUIREMENTS SET OUT IN THE CITY OF RICHMOND HILL ZONING BY-LAW.

DATE: 21/2/24

19555

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PARTIAL SECTION 'B', EL. 'A'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The City of Richmond Hill is not responsible for any errors or omissions in the drawings or for any 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 3
17

PARTIAL SECTION B, EL. 'A'

UNIT 2016
REV. 2025.03.24

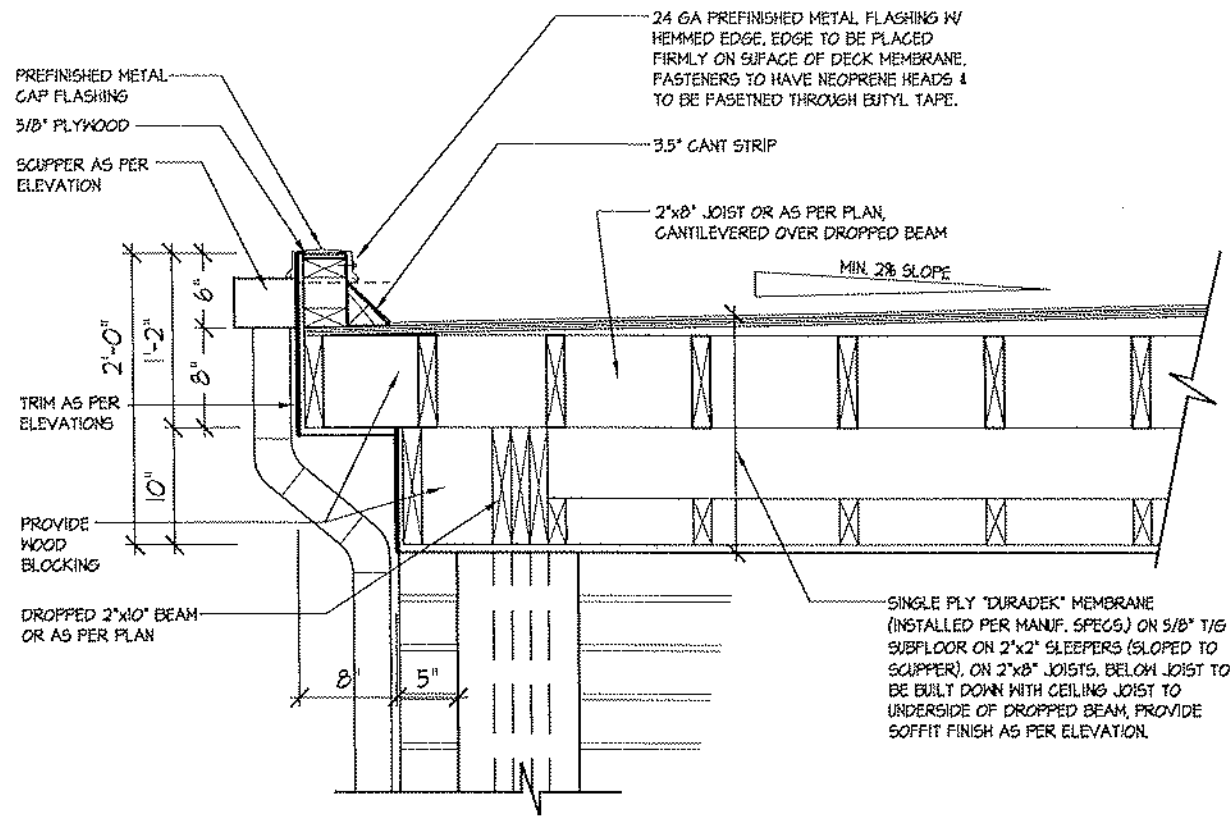
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

HUNT
DESIGN ASSOCIATES INC.
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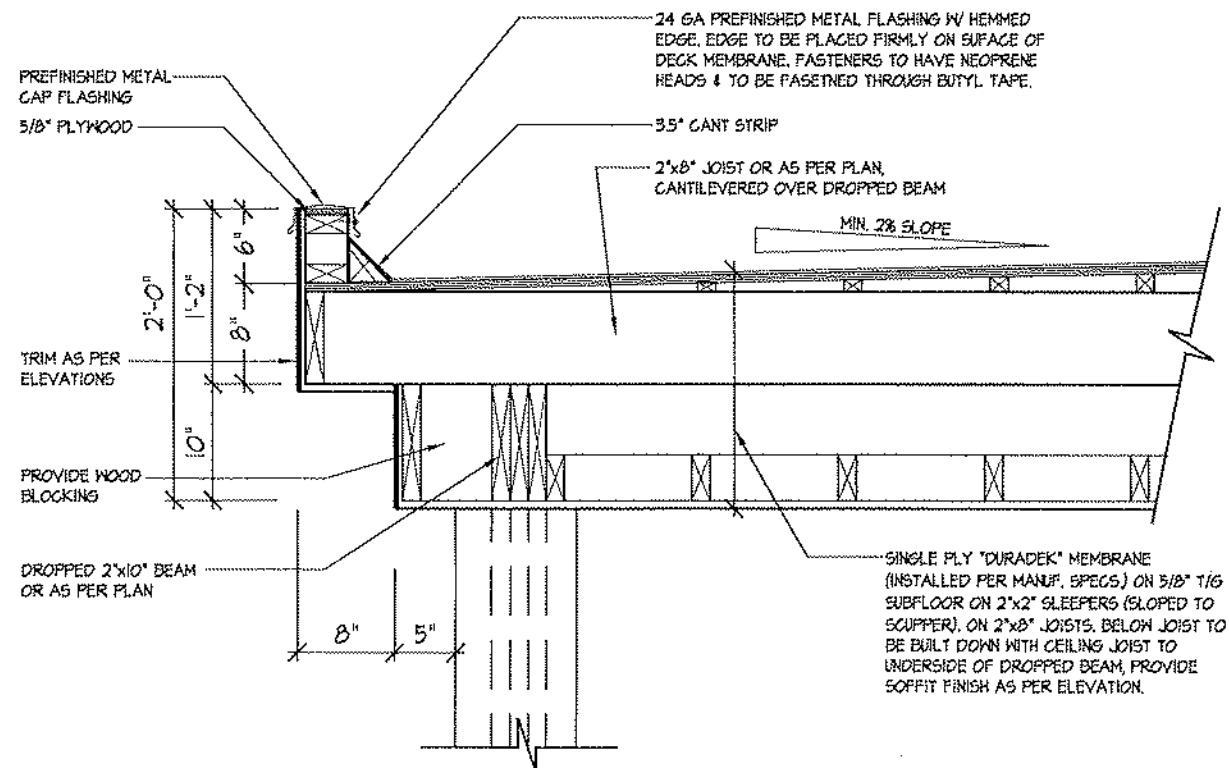
THIS DOCUMENT IS FOR REVIEW AND TAKE RESPONSIBILITY FOR THE DESIGN AND THE QUALITY OF THE WORK. THE REQUIREMENTS SET OUT IN THE DRAWING SHALL BE TO BE A DESIGN.

Drawn By: KMTT, Checked By: MM, Scale: 3/16"=1'-0", Date: 218094/WT2016, File Number: 218094/WT2016, Page Number: 17 of 29, 8868 Woodbine Ave., Markham, ON L3R 0J7, T 905.737.5133, F 905.737.7326

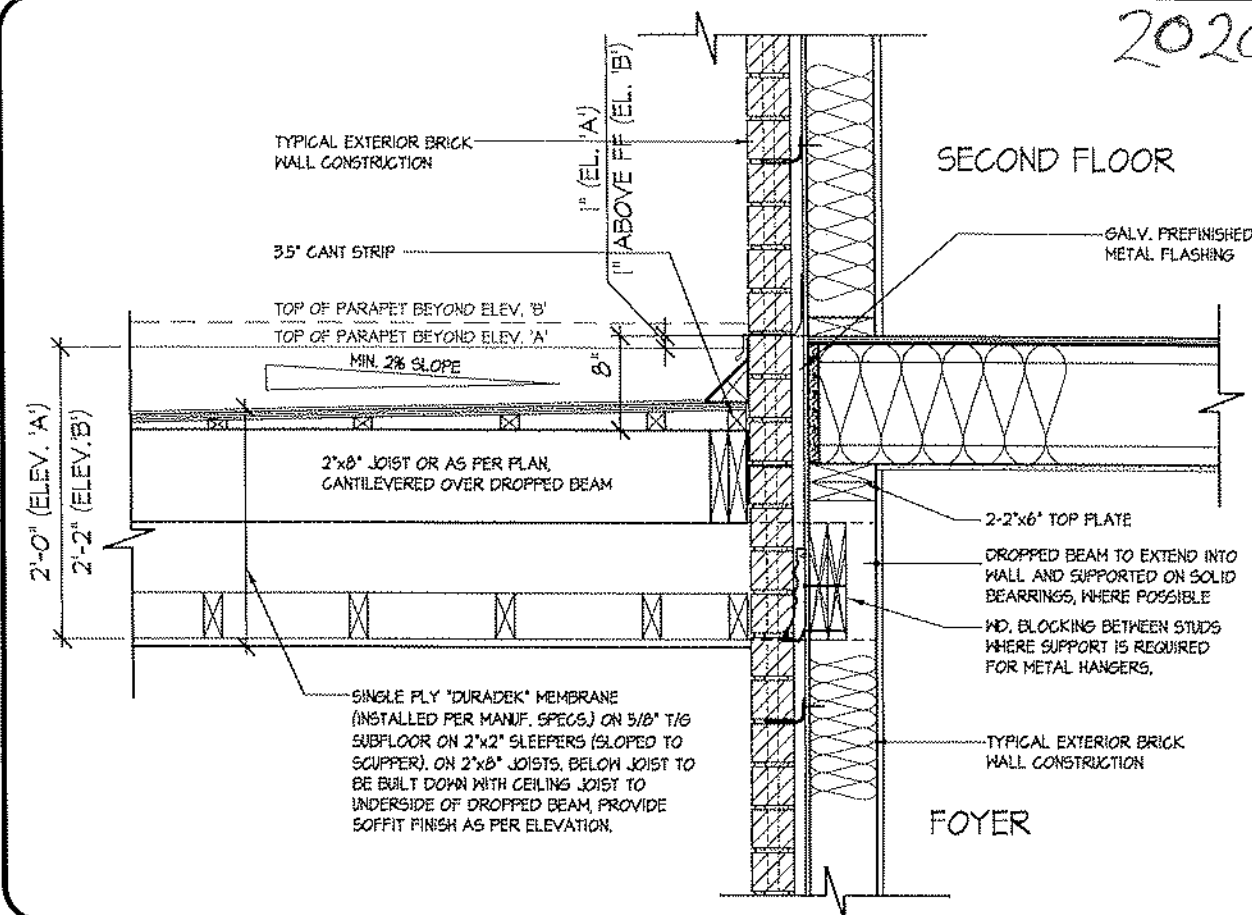
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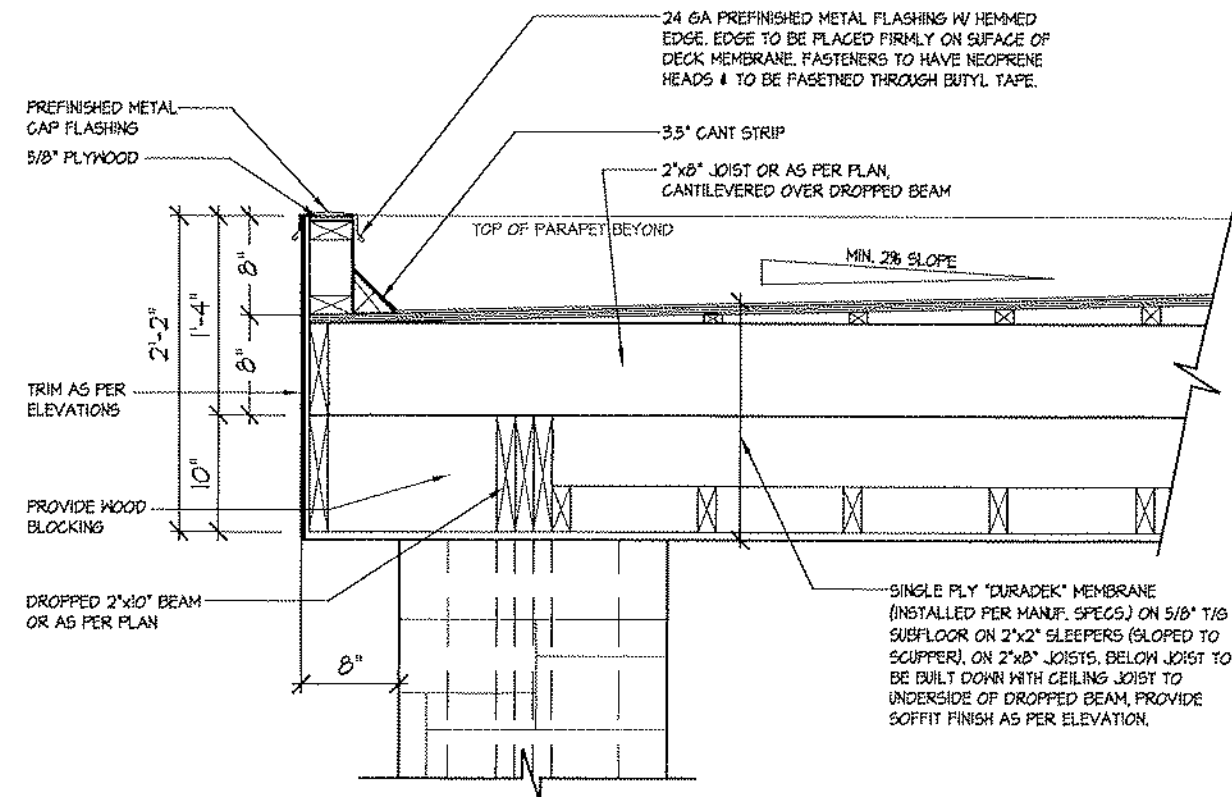
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4\"=1'-0"



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"

2020

BK 3-17

FLAT ROOF DETAILS OVER COVERED PORCH

UNIT 2020
REV. 2025.03.25

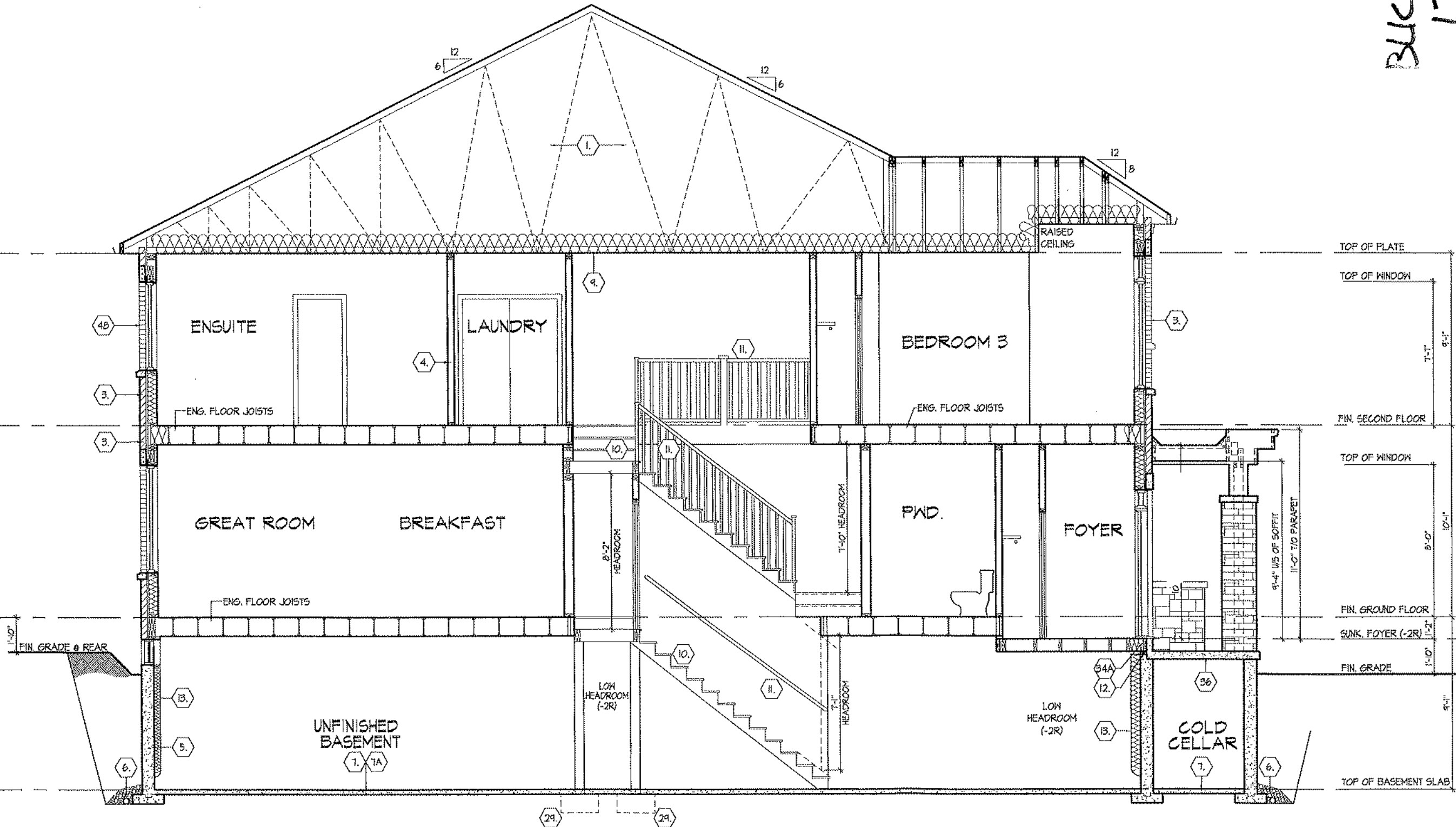
HUNT HILL
DESIGN ASSOCIATES INC.
www.huntdesign.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
NAME: DORIAN MOJIBO
REGISTRATION INFORMATION
REG. NO.: 21274
PROF. DESIGN ASSOCIATES INC.
1999

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
Created By: KMM/MM
Checked By: DSM/MM
Scale: 3/16\"=1'-0"
Sheet: 218094W72015
File Number: 27 of 29
F 905.737.5138
T 905.737.5138

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CROSS SECTION 'A-A'



TOP OF PLATE	
TOP OF WINDOW	9'-1"
FIN. SECOND FLOOR	
TOP OF WINDOW	10'-1"
FIN. GROUND FLOOR	
SUNK. FOYER (-2R)	1'-2"
FIN. GRADE	1'-0"
TOP OF BASEMENT SLAB	9'-1"

34C 3
17

CROSS SECTION 'A-A'

UNIT 2016
REV. 2025.03.24

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

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DATE: 21/274
SIGNATURE: 904

DESIGN ASSOCIATES INC. 8966 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326
Scale: 3/16" = 1'-0"
Checked By: MM
File Number: 218094WT2016
Page Number: 26 of 29

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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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 "H" CLEFS, APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTORS 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" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. FASTENING/CL. FACIA, RVL & 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. EAVES/ROOF TO BE 4" MIN. WITH RVL DISCHARGING ONTO CONCRETE SPLASH-PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVES/ROOF WITH ELEC. TRACED HEATER CABLE ALONG EAVES/ROOF AND DOWN RVL.
- 1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3'-12" (99) 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 CORYENTRAY CEL LINGS. ANGLED TRAY CEL LINGS 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 FRAMING MEMBERS. ON FLURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS. ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. 9.23.10.1.1 & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FRI. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3(1)]. (REFER TO 35 NOTE AS REQ.)
- 2A

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

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3(1)]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FLURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS. ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (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.)
- 3

BRICK VENEER WALL CONSTRUCTION (2"x6")
3-1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x10.3" (22x18x260.76) GALV. METAL TES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.20.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXTERIOR TYPE SHEATHING. STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 3" (76.2) O.C. [9.20.13.8] BOTTOM WALLBOARD AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) BEHIND RIGID INSULATION [9.20.13.6] (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"x10.3" (22x18x260.76) GALV. METAL TES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.20.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXTERIOR TYPE SHEATHING. STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 3" (76.2) O.C. [9.20.13.8] BOTTOM WALLBOARD AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) BEHIND RIGID INSULATION [9.20.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3-1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x10.3" (22x18x260.76) GALV. METAL TES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TES TO CONFORM WITH [9.20.9]. ON APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 3" (76.2) O.C. [9.20.13.8] BOTTOM WALLBOARD AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (152) MIN. BEHIND SHEATHING PAPER [9.20.13.6] (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.9, 9.23.10]
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38X89) @ 16" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY. 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. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x4" (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) @ 20.9.8) 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

NO CLADDING W/ CONTINUOUS INSULATION [9.23]
APPROVED AIRWATER BARRIER AS PER O.B.C. [9.23.2] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1] & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL FOOTINGS
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SEID IN ACCORDANCE WITH [9.15.3.4.11(20.2)] 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 REDUCTION IN THICKNESS FOR MASONRY
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY, EXTERIOR FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3'-12" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TES @ 7'-8" (200) VERTICAL AND 2'-11" (560) HORIZONTAL FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.7(2)&(3)] & [9.20.3.4(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'-9 3/4" (350) HIGH & NOT LESS THAN 3'-12" (90) THICK [9.15.4.7(1)]
- 6

WEEPING TILE [9.14.3]
4" (103) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 8" (150) CRUSHED STONE COVER
- 7

BASEMENT SLAB OR SLAB ON GRADE [9.16.4], [9.16.4], [9.13.1, 9.13.1]
3" (80) MIN. 20MPa (2800psi) CONC. SLAB ON 8 MIL POLYETHYLENE AIR/SOL. GAS BARRIER [9.13.4] ON 4" (100) CLEAN COARSE GRANULAR FILL. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND 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 CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB JOINTS TAPPED). [15B-12] 3.1.1.7.1(5) & (6)]
- 7A

SOIL GAS DEPRESSURIZATION ROUGH-IN [9.13.4.3]
PROVIDE A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION SYSTEM CONSISTING OF 4" (100) CLEAN COARSE GRANULAR FILL, [9.16.2.1.3)] AND A 4" (100) DIAMETER PIPE WITH ITS BOTTOM OPEN INTO GRANULAR LAYER @ APPROX. CENTER OF SLAB. TOP END ABOVE SLAB WITH AIR TIGHT CAP TO BE LABELLED RADON AT CAP AND EVERY 1.8m OF PIPE AND CHANGE IN DIRECTION.
- 8

EXPOSED FLOOR TO EXTERIOR [9.10.17.10 & CANULC-S7C5.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.20.9]. FIN. SOFTI OR CLADDING AS PER ELEVATION TO JOIS OF EXPOSED CANT. JOIST.
- 9

EXPOSED CEILING TO EXTERIOR W/ ATTIC [9.25.2.4]
INSULATION, 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- 10

ALL STAIRS/EXTERIOR STAIRS [9.8.1.2, 9.8.2.1, 9.8.4.1]
MAX. RISE MIN. RISE MAX. RUN MIN. RUN ALL STAIRS
PRIVATE 7'-8" (203) 5" (125) 11" (255) MAX. NOSING 1" (25)
PUBLIC 7'-11" (203) 5" (125) NO LIME 11" (255)
MAX. STAIR WIDTH TAPERED TREADS
MIN. RUN 15'-7" (478) (1150)
MIN. AVG. RUN 10" (255)
PRIVATE 2'-10" (500)
PUBLIC 2'-11" (500)
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" (1950) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2050) FOR EVERYTHING ELSE. [9.8.2.2.1]
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]
INTERIOR GUARDS: 2'-11" (500) MIN.
EXTERIOR GUARDS: 2'-11" (500) MIN. (LESS THAN 5'-11" (1600) TO GRADE)
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 & RAMP INSIDE GARAGES (SEMPVE STAIRS)
GUARDS FOR FLOORS & RAMP INSIDE GARAGES (SEMPVE STAIRS)
ADJACENT SURFACE REQUIRES CONT. CURB MIN. 5'-12" (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 [9.8.7.1.3)]
MIN. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 2'-10" (585)
MAX. HEIGHT AT STAIRS, RAMPS AND LANDINGS: 3'-6" (1070)
** IF EXTERIOR STAIR LANDING EXCEEDS 13m 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) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 5'-7" (1700) O.C., WITH NO LESS THAN 2 BOLTS PER WALL PANEL AND LOCATED WITHIN 0.5% OF THE END OF THE FOUNDATION [9.23.6.1.3(19)]. PROVIDE CALKING 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 [9.15.3.8], [9.23.10.1.1]
2"x4" (38X89) STUDS @ 16" (400) O.C. 2"x4" (38X89) SILL PLATE (2"x6" (38X140) AS REQUIRED) ON DAMP PROOFING MATERIAL OR 2 MIL 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 8. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15

ADJUSTABLE STEEL BASEMENT COLUMN [9.15.3.4], [9.17.3]
9'-0" (3000) MAX. SPAN BETWEEN COLUMNS 3-1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CANULC-S7C1.2M, 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

NON-ADJUSTABLE STEEL BASEMENT COLUMN [9.17.3]
3-1/2" (90) x 10-1/8" (14.78) NON-ADJUSTABLE STEEL COLUMN 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.
- 15B

NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL [9.17.3]
3-1/2" (90) x 10-1/8" (14.78) 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'-12"x10"x1/2" (120x250x12.7) WITH 2-1/2"x12" x 12" LONG x 2" HOOK ANCHORS (2- 12.7x6x5/16x50), 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) POLISHED CONC. NB WALLS. MIN. BEARING 3-1/2" (90). CONC. NB WALLS TO HAVE EXTENDED FOOTINGS
- 17

WOOD STRAPPING AT STEEL BEAMS [9.23.4.3.3], [9.23.9.3]
1"x2" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18

GARAGE SLAB [9.16], [9.35]
4" (100) 32MPa (4500psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19

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

GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS 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. [9.10.9.18], [9.10.17.10], [CANULC-S705.2]
- 20

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

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7'-8" (203) MIN. TREAD 10" (255). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITTING 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. [9.32] & 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] [15B-12] 3.1.1.8.1(1)]
- 24

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

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

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

PARTY WALL BEARING [9.23.8]
12"x12"x16" (300x300x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x12" (300x300x12.7) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-12" (89) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 9'-0" (219) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR VOT. 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]
- 29

BUILT-UP WOOD POST AND FOOTING [9.17.4.1], [9.15.3.7]
3-2"x6" (3-38X140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT, 24"x24"x12" (600x600x300) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 22
- 30

STEP FOOTINGS [9.15.3.8]
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 30Mx2.9MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4540psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32

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

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

FLOOR FRAMING [9.23.9.4], [9.23.14]
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.20.3.6] ALL JOISTS (WHERE REQUIRED) TO BE BRIDGED WITH 2"x2" (38X89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 9'-11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

HEADER CONSTRUCTION
HEADER CONTINUOUS APPROVED AIRVAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (150) BELOW THE TOP OF FOUNDATION WALL AND SHALL 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

EXPPOSED 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 WHEN LIRING DISTANCE IS 23 5/8" (600) OR LESS. WALL ASSEMBLY REQUIRES HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.14], OR [9.10.15]. REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSED BUILDING FACE NOT MORE THAN 20 FT (13mm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.14.5]
- 36

COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 9'-2" (2800) PORCH DEPTH, 5" (127) 32 MPa (4540psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REIN. WITH 10M BARS @ 7'-8" (200) O.C. EACH DIRECTION. W/ 1-1/2" (38) GLASS COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS AND 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-TOP FANS [9.32]
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.B.C. [9.10.22.3(1)&(2)]
- 38

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.15]
2"x6" (38X140) RAFTERS @ 16" (400) O.C. 2"x8" (38X184) RIDGE BOARD. 2"x4" (38X89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38X89) @ 16" (400) O.C. FOR MAX. SPAN 9'-3" (2800) SPAN & 2"x6" (38X140) @ 16" (400) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BLEU UP ROOF OVER PRE-ENGINEERED ROOF TRUSSELS 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 WIND LOADS
EXTERIOR STUDS SPACING MAX HEIGHT SPACING MAX HEIGHT
BRICK 2-2 3/4" (57) 12" (305) O.C. 19'-4" (5588) 6" (200) O.C. 18'-4" (5588)
SIDING SFR. 42 16" (406) O.C. 19'-4" (5588) 12" (305) O.C. 18'-4" (5588)
BRICK 2-2 3/4" (57) 12" (305) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
SIDING SFR. 42 16" (406) O.C. 21'-0" (6400) 12" (305) O.C. 21'-0" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **
STUDS ARE TO BE CONTINUOUS. CAN 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS - 9' 4'-0" (1220) 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" (38X140) TOP PLATE & 1-2"x6" (1-38X140) BOTTOM PLATE & MIN. OF 2-2"x6" (38X184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP. BOTTOM PLATES & HEADERS.

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..



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

UNIT 2016
REV.2025.03.24

Drawn By	MM	3/16"=1'-0"	Scale	218094WT2016	Page Number
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CONT. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&E B141
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2 (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 2" (50.8) CONC. BLOCK FULL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLUG OR GLASS TAPE FIL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR PAINT COAT WITH 2x2 (50.8) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING. 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3-1
5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4 (50.8) STUDS @ 16" (406.4) O.C. MIN. 1" (25.4) APART ON SEPARATE 2x4 (50.8) SEL PLATES (2x4 (50.8) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 50% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLUG OR GLASS TAPE FIL & SAND ALL GYPSUM JOINTS. 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) (9.24) STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.T.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSELASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD MT. FINISH. (REFER TO 35 NOTE AS REQ'D)
- 41A STUCCO WALL CONSTRUCTION (2X6) W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.T.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSELASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. INSULATION, APPROVED 8 MIL POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD MT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 42 2 HR. FIREWALL (SB-3) WALL TYPE B&E B141 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2 (50.8) VERTICAL WD. STRAPPING @ 24" (609.6) O.C. ON 2" (50.8) CONC. BLOCK 75% SOLID FIL STRAPPING CAVITY EACH SIDE WITH AT LEAST 50% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK SLUG OR GLASS TAPE FIL & 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)
- 43 STUCCO WALL CONSTRUCTION (2X6) W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38.1) E.T.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSELASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. INSULATION, APPROVED 8 MIL POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD MT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
- 44 WINDOW WALLS WHERE A WINDOW OPENING INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (533.4) SHALL BE PROVIDED IN FRONT OF THE WINDOW. ENERGY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SINKING LOCATION WITH A 4" (101.6) KEEPING THE LOW A FILTER DRAIN WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1) (9.9.14.3) (9.14.3.3) SLOPED CEILING CONSTRUCTION (9.9.12.1) (9.14.1.1) (9.23.4.2) 2x12 (50.8) ROOF JOISTS @ 16" (406.4) O.C. MAX. (UNLESS OTHERWISE NOTED W/ 2x2 (50.8) PLUMBING @ 16" (406.4) O.C. PERPENDICULAR TO ROOF JOIST PLUMBING NOT REQ'D. W/ SPRAY FOAM W/ INSULATION BETWEEN JOIST. 8 MIL POLYETHYLENE VAPOR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD MT. FINISH ON APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52) R54. (9.23.2.3) REMOVE CURB WHERE REQ'D.
- 45 FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE (9.23.11.1) (9.23.15.1) (9.23.18) FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2 (50.8) PLUMBING ANGLE TOWARDS SCUPPER @ 2% MINIMUM (LAD PERPENDICULAR TO 2x2 (50.8) R4 FLOOR JOISTS @ 16" (406.4) O.C. UNLESS OTHERWISE NOTED. SUE I/P C-488 TO BE 4" (101.6) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS L-TRIM DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (609.6) MIN. AWAY FROM HOUSE. PREPARED AT ALUMINUM OR PAVEMENT FOR UNDERLAYER OF SOFT (9.23.2.3) REMOVE CURB WHERE REQ'D.
- 46 BARREL VAULT CONSTRUCTION CANTILEVERED 2x4 (50.8) SPACERS LAD FLAT ON 2x10 (50.8) SPR. #2 ROOF JOIST NAIL TO BUILT-UP 3x4 (91.4) 101.6 PLYWOOD HEDDER PROTECTED 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) (9.9.14.1) (9.14.1) 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 3'-0" (914.0) TO A MAX. 3'-4" (1040.0) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.77 SQ. FT. (0.35m2) WITH NO DIMENSION LESS THAN 1'-0" (304.8) 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

SIZE & SPACING OF STUDS (O.B.C. REFERENCE - TABLE 9.23.10.1)			
MIN. STUD SIZE	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 2 FLOOR ATTIC & 3 FLOOR	MAX. STUD SPACING, S (mm) O.C.
2x4	36 (914.0)	12 (304.8)	N/A
2x6	24 (609.6)	16 (406.4)	N/A
2x8	16 (406.4)	12 (304.8)	N/A
2x10	12 (304.8)	10 (254.0)	N/A

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 WITH MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-0" (304.8), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT. CONFORMING TO (9.9.10.1) 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (101.6) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS FINISHED LESS THAN 3'-0" (914.0) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1829.0). (9.9.10.1) 3) WINDOWS IN EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'-4" (609.6) (2'-6" (635.0) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 ABOVE. OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.5.15) OR (9.9.14.2)
- 2.2. CEILING HEIGHTS
a) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
b) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 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 MAIN/PLUMBING SPECS. CONFORM TO O.B.C. (9.31.5) 3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT. HWY AND DOMESTIC HOT WATER HEAT RECOVERY UNITS WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (9.31.2) - (9.31.12) 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, GIRDERS, 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" (50.8) POLYETHYLENE FILM. NO.50 (4548) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (203.2) ABOVE THE GROUND.
- 2.5. STEEL (9.23.4.3)
1) STRUCTURAL STEEL SHALL CONFORM TO CANCSA-640-21 GRADE 50WY. ROLL-UP STRUCT. SECTIONS SHALL CONFORM TO CANCSA-640-21 GRADE 50WY CLASS "F".
2) REINFORCING STEEL SHALL CONFORM TO CSA-630-18M GRADE 400R.
2.6. FLAT ARCHES
1) FOR 8'-0" (2440.0) CEILING. FLAT ARCHES SHALL BE 6'-10" (2032.0) A.E.F. 2) FOR 9'-0" (2740.0) CEILING. FLAT ARCHES SHALL BE 7'-10" (2302.0) A.E.F. 3) FOR 10'-0" (3040.0) CEILING. FLAT ARCHES SHALL BE 8'-6" (2603.0) A.E.F.
- 2.7. ROOF OVERHANGS
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (304.8), UNLESS NOTED OTHERWISE.
2.8. FLASHING (9.20.12) (9.26.4) (9.27.2) 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 WITH 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 PARTS AND BUILT-UP WOOD (DIVISION B PART 9, TABLE 9.23.4.2 (A)-(I))			
FORMING PART OF SENTENCE: (9.23.4.2 (A)) (9.23.4.2 (B)) (9.23.4.2 (C)) (9.23.4.2 (D)) (9.23.4.2 (E)) (9.23.4.2 (F)) (9.23.4.2 (G)) (9.23.4.2 (H)) (9.23.4.2 (I))			
2x6 SPRUCE #2	2x10 SPRUCE #2	2x12 SPRUCE #2	
L1 2x2x6 (238x184)	L3 2x2x10 (238x245)	L5 2x2x12 (238x286)	
B1 3x2x6 (93x184)	B3 3x2x10 (93x245)	B5 3x2x12 (93x286)	
B2 4x2x6 (43x184)	B4 4x2x10 (43x245)	B6 4x2x12 (43x286)	
B7 5x2x6 (53x184)	B8 5x2x10 (53x245)	B9 5x2x12 (53x286)	
ENGINEERED LUMBER SCHEDULE			
L1 3x4x9 (12x14)	L3 3x4x11 (12x18)	L5 3x4x14 (12x22)	
L2 1-1 3x4x9 (12x14)	L4 1-1 3x4x11 (12x18)	L6 1-1 3x4x14 (12x22)	
L4 2-1 3x4x9 (12x14)	L6 2-1 3x4x11 (12x18)	L8 2-1 3x4x14 (12x22)	
L5 3-1 3x4x9 (12x14)	L7 3-1 3x4x11 (12x18)	L9 3-1 3x4x14 (12x22)	
L6 4-1 3x4x9 (12x14)	L8 4-1 3x4x11 (12x18)	L10 4-1 3x4x14 (12x22)	
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 (B)) & (9.20.5.2 (C))			
CODE	SIZE	BRICK	STONE
L7	3 1/2"x 3 1/2"x 1 1/4" (89x89x6.4)	L10	7x6 (2.20m)
L8	4"x 3 1/2"x 1 1/4" (102x89x6.4)	L11	8x12 (2.48m)
L9	5"x 3 1/2"x 5/8" (127x89x7.9)	L12	10x12 (3.08m)
L10	5"x 3 1/2"x 7/8" (127x89x11)	L13	10x12 (3.26m)
L11	6"x 3 1/2"x 7/8" (152x89x11)	L14	11x17 (3.54m)
L12	7"x 4"x 7/8" (178x102x11)	L15	13x17 (3.99m)
3.3. DOOR SCHEDULE			
CONFORMING TO SECTIONS (9.5.5), (9.9.6), (9.7.2.1), (9.7.5.2), (9.10.12.10)			
1	EXTENSION 2'-0" x 6'-8" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RS10.7)		
1A	EXTENSION 2'-0" x 6'-8" x 1-3/4" (615 x 2030 x 45) INSULATED MIN. R4 (RS10.7)		
1B	EXTENSION 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RS10.7)		
1C	EXTENSION 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RS10.7)		
1D	EXTENSION 2'-0" x 6'-8" x 1-3/4" (615 x 2030 x 45) INS. MIN. R4 (RS10.7) (SEE HEX NOTE 20)		
1E	EXTENSION 3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RS10.7)		
1F	EXTENSION 2'-6" x 8'-0" x 1-3/4" (760 x 2440 x 45) INSULATED MIN. R4 (RS10.7)		
2A	EXTENSION 2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) FRA. DOORFRAME WITH SPR. SEAT CLOSING DEVICE		
2B	INTERIOR 2'-6" x 6'-8" x 1-3/8" (615 x 2030 x 35)		
2C	INTERIOR 3'-0" x 6'-8" x 1-3/8" (915 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" (680 x 2030 x 35)		
5	INTERIOR 1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)		

3.4. ACRONYMS

ABV	ABOVE	HRV	HIGH RETURN VENTILATION UNIT
ABF	ABOVE FINISHED FLOOR	HWT	HOT WATER TANK
ABFM	BEAM BY FLOOR MANUFACTURER	JST	JOIST
BBM	BEAM BY ROOF MANUFACTURER	LIN	LINEN CLOSET
BGL	FIXED GLASS W/ BLACK BACKING	LMB	LAMINATED VENEER LUMBER
BLW	BELOW	LOBA	OPEN TO BELOW/ABOVE
BSM	BEAM	PL	POINT LOAD
CDF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CN	COMPLETE WITH	PT	PRESSURE TREATED
DUT	DOUBLE JOIST TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DHP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
ENV	ENERGY RECOVERY VENTILATION UNIT	SEB	SB FROM ABOVE
EST	ESTIMATED	SL	SINGLE JOIST
FA	FLAT ARCH	SPR	SPRUE
FD	FLOOR DRAIN	STL	STEEL
FG	FIXED GLASS	TPO	TOP OF
FL	FLUSH	TR	TYPICAL
FLR	FLOOR	US	UNDERSTORY
GT	GIRDER TRUSS	WD	WOOD
GRM	GIRDER TRUSS BY ROOF MANUFACTURER	WIC	WALK IN CLOSET
HIS	HOUSE BIB	WP	WEATHER PROOF
HRD	HEADROOM		

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34	
CLASS BYVENT	EXHAUST VENT
DUPEX OUTLET (12" HIGH)	DUPEX OUTLET (NEED AS NOTED A/F)
HEAVY DUTY OUTLET	SWITCH (230V WAX)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (FULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE TV JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHAMFER (CEILING MOUNTED)
ELECTRIC VEHICLE CHARGING STATION ROUGH-IN	

SMOKE ALARM (9.10.19)

SA 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 WERE 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 ELECTRICAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

CMA CARBON MONOXIDE ALARM (9.9.3) (9.22.3.9)

CMA CARBON MONOXIDE ALARMS (9.9.3) (9.22.3.9) CONFORMING TO CANCSA-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 FLUE, BURNING APPLIANCE, OR FLUE. ALARMS SHALL BE REQUIRED IN ANY SLEEPING ROOM ADJACENT OR ABOVE THE GARAGE. CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED AS WELL AS HAVING VISUAL SIGNALING.

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" (76.2) NAILS SPACED NOT MORE THAN 11 3/4" (300.0) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLE A-94 TO A-97 (9.7.4.1, 9.23.10.7)

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 38.

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

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

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

1 HR. PARTY WALL. REFER TO HEX NOTE 40.

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

SECTION 4.0. CLIMATIC DATA

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

STAMP

BLK-3
17

CONSTRUCTION NOTES 2

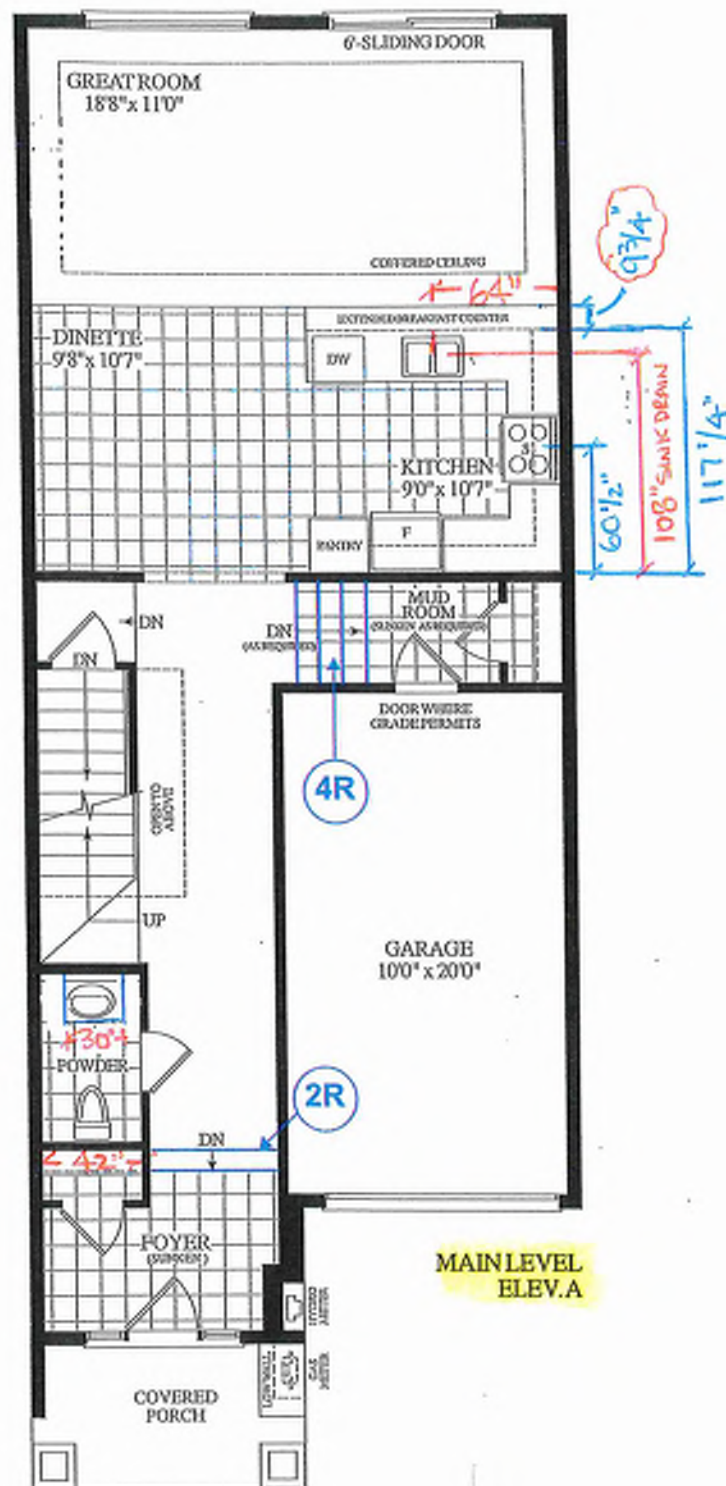
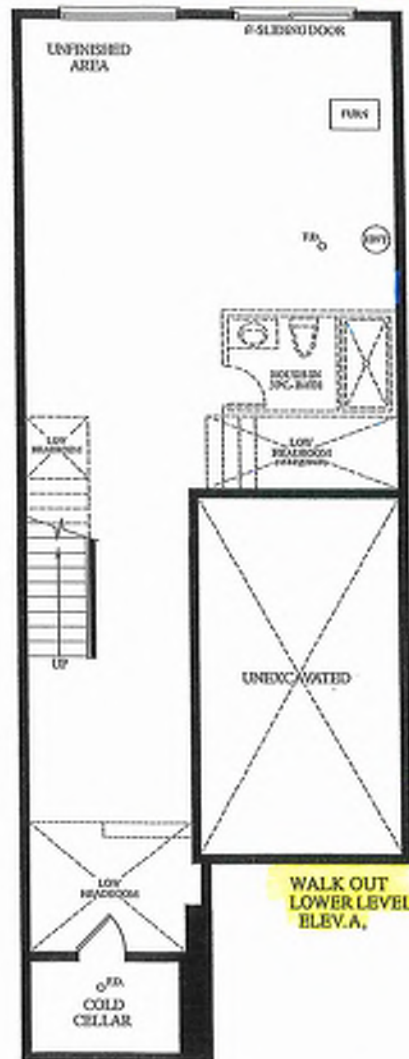


BAYVIEW HEIGHTS

RICHMOND HILL

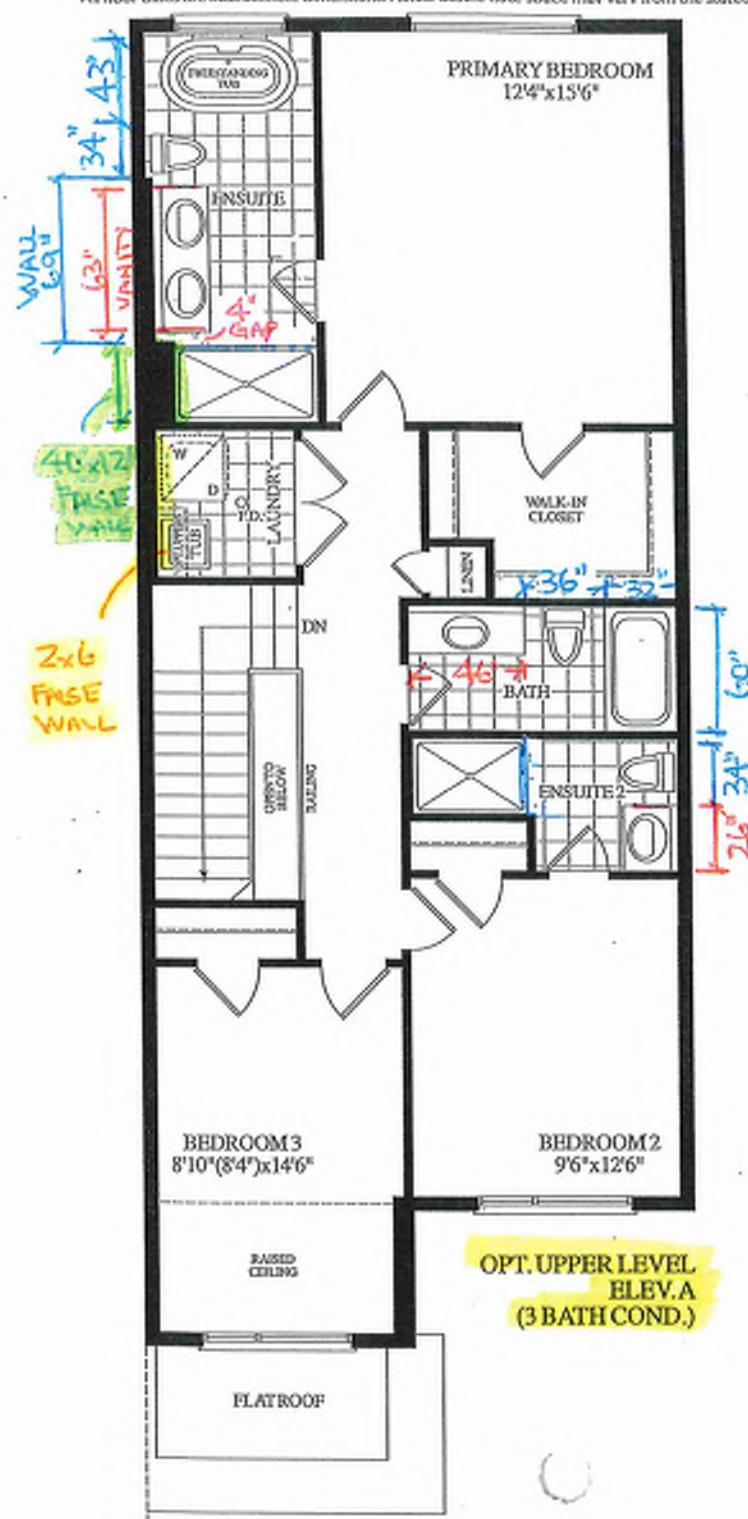


WALK-OUT BSM+

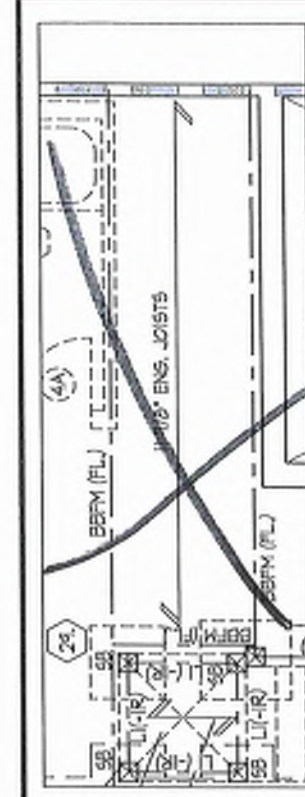


MAIN LEVEL
ELEV. A

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&O.I.

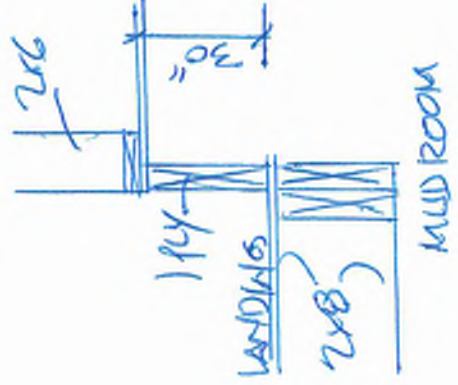
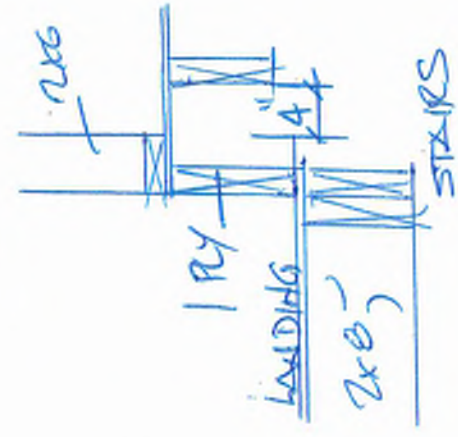


OPT. UPPER LEVEL
ELEV. A
(3 BATH COND.)



PART. BASEMENT PLAN
FOR NOT SUNKEN
MUDROOM COND.

**WALK
OUT**



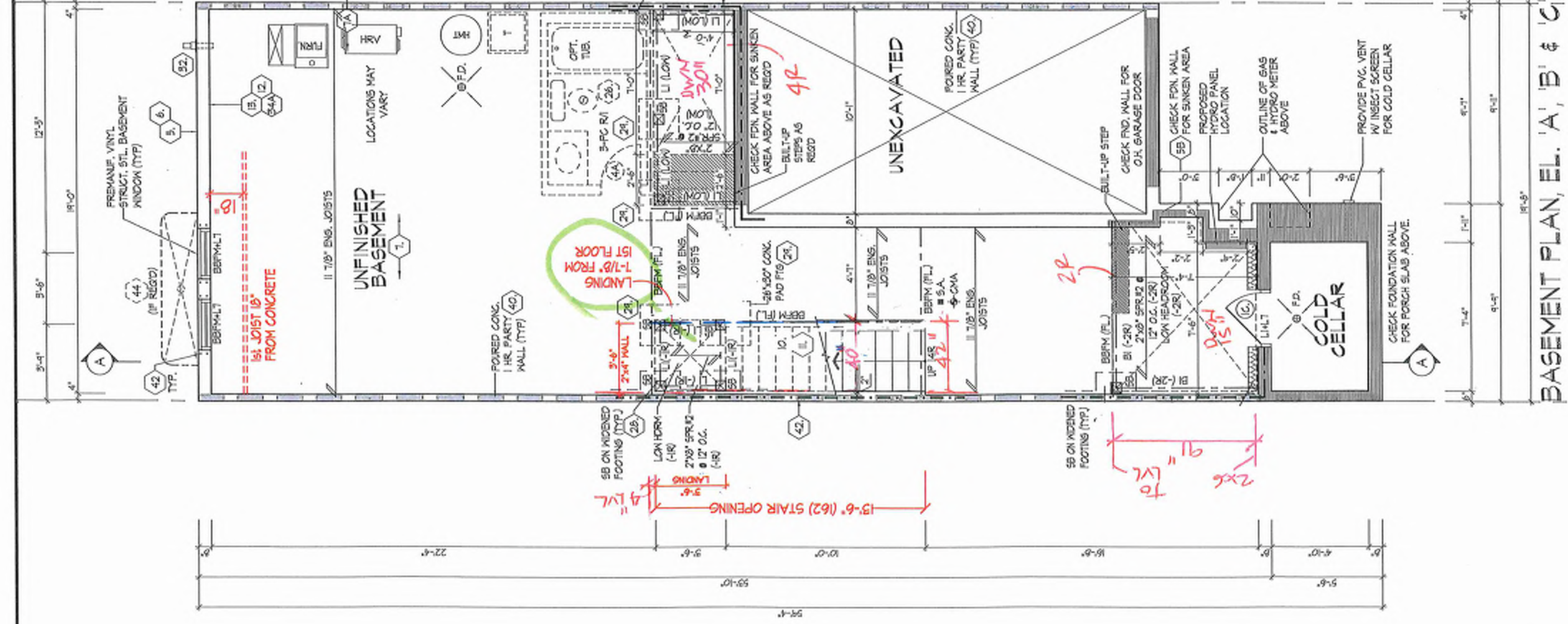
APPROX. LOCATION OF
FURNACE AND HOT
WATER TANK

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 Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The Council
Architect is not responsible for any errors or
omissions in these drawings or for any damage
to property or persons resulting from the use of
these drawings without the approval of the
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'

BLK 3-18

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

UNIT 2016
REV. 2025.03.24

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

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DESIGN ASSOCIATES INC.
www.hunt-design.ca

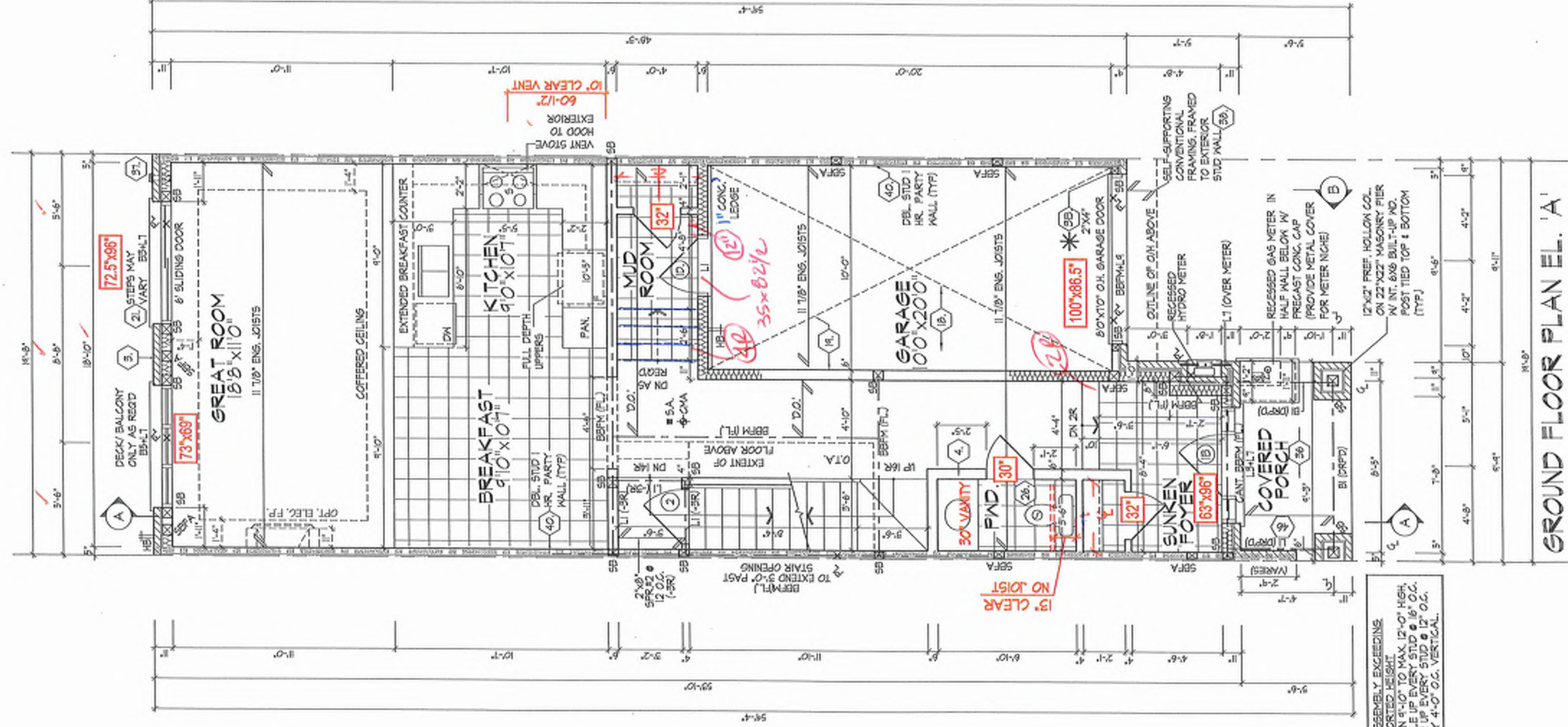
NAME: 21274
SIGNATURE: 15055
DATE: 21/09/2016
F 905.737.7928

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

8866 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133

2 OF 25

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GROUND FLOOR PLAN EL. 'A'

PK 3
18

GROUND FLOOR PLAN, EL. 'A'

UNIT 2016

REV. 2025.03.24

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.

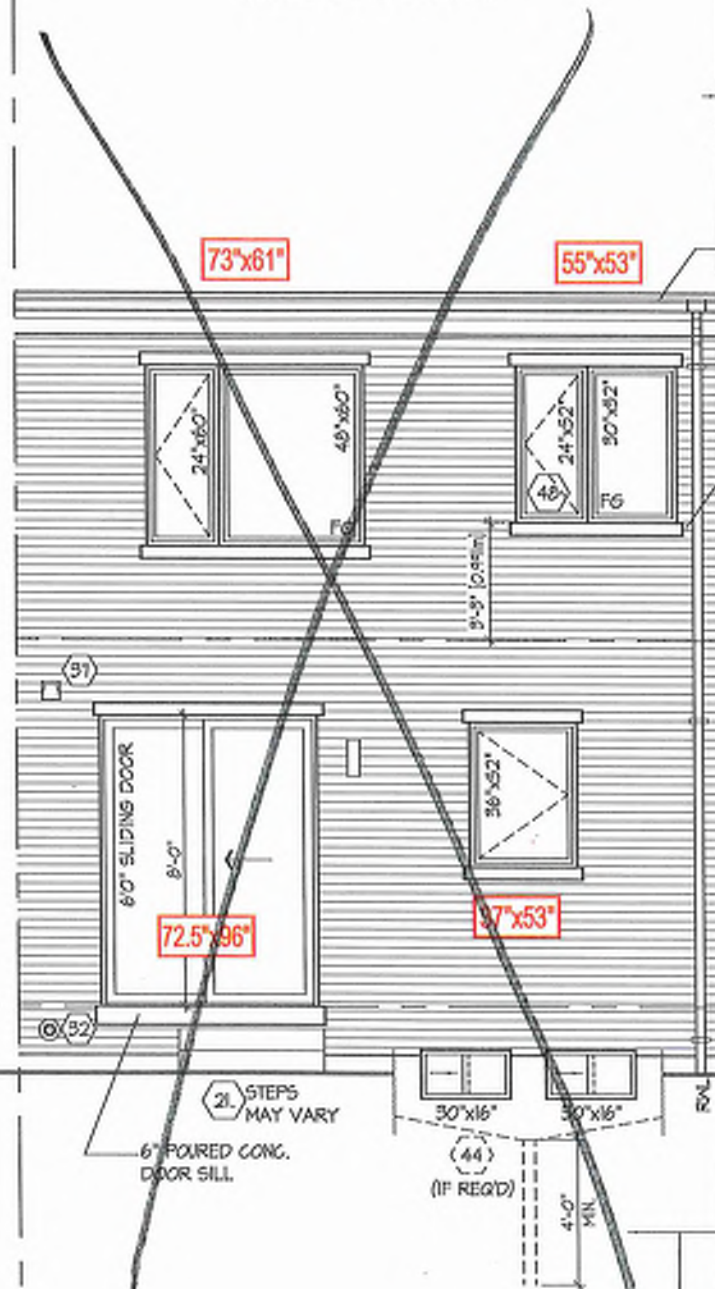
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Checked By: MM
Scale: 3/16" = 1'-0"
File Number: 218094WT2016
Page Number: 3 of 25
F 805.737.7328

8888 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7328
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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

6:12

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

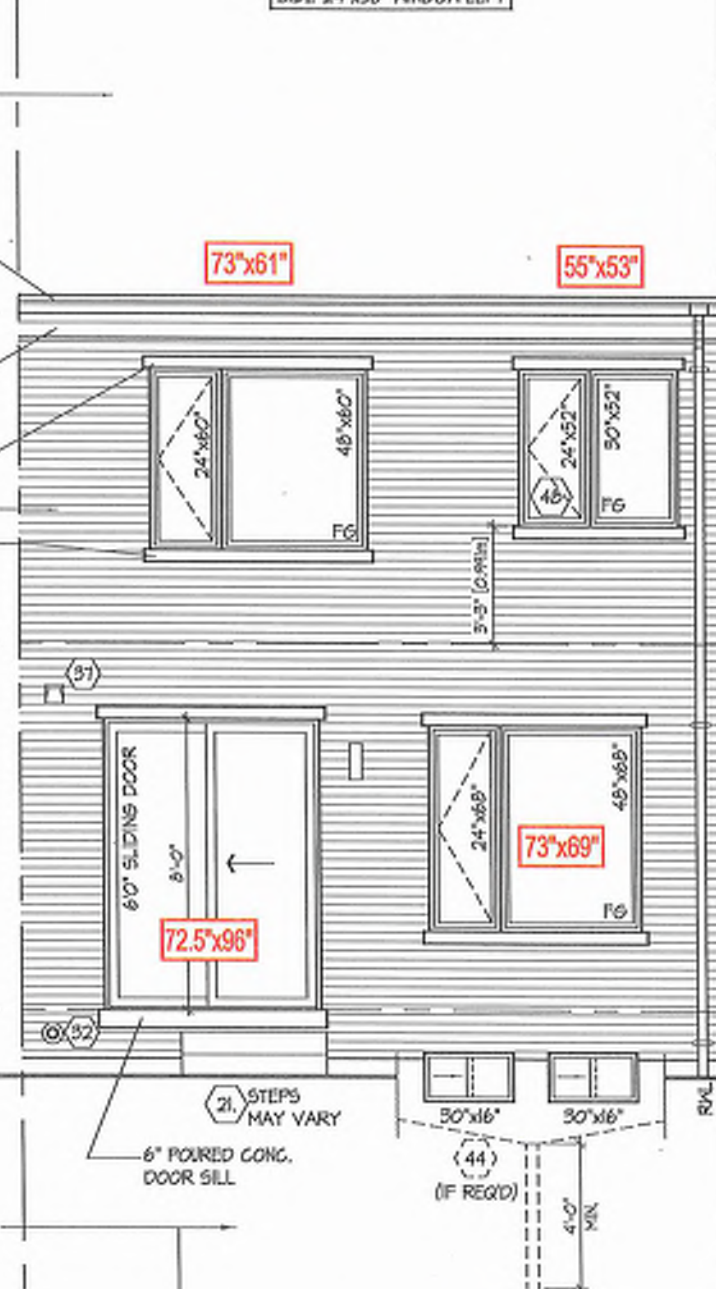


UPGRADED REAR ELEV. 'A' -
OPT. GROUND FLOOR COND.

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

6:12

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



UPGRADED REAR
ELEVATION 'A'

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BK 3
18

TOP OF PLATE
TOP OF WINDOW
FIN. SECOND FLOOR
TOP OF WINDOW
FIN. GROUND FLOOR
FIN. GRADE @ REAR
TOP OF BASEMENT SLAB

UPGRADED REAR ELEVATIONS 'A'

UNIT 2016
REV. 2025.03.24

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

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DESIGN ASSOCIATES INC.

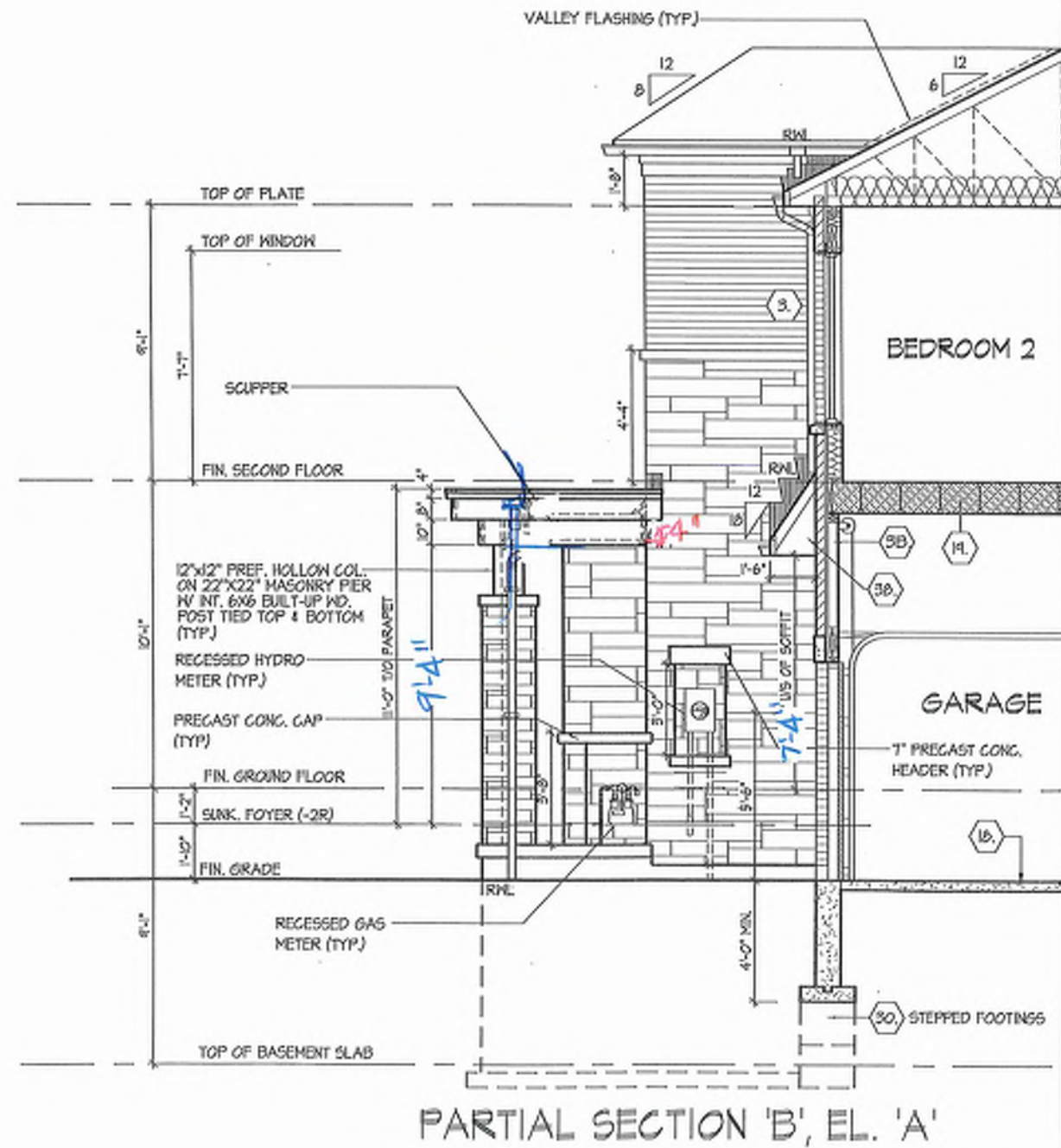
www.hunt-design.ca
8888 Woodbine Ave., Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7365

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

Page Number: 16 of 25
Project Number: 218094WT2016

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

QUALIFICATION INFORMATION
Dorrie M. Mello
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PARTIAL SECTION B, EL. 'A'

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

UNIT 2016
REV.2025.03.24

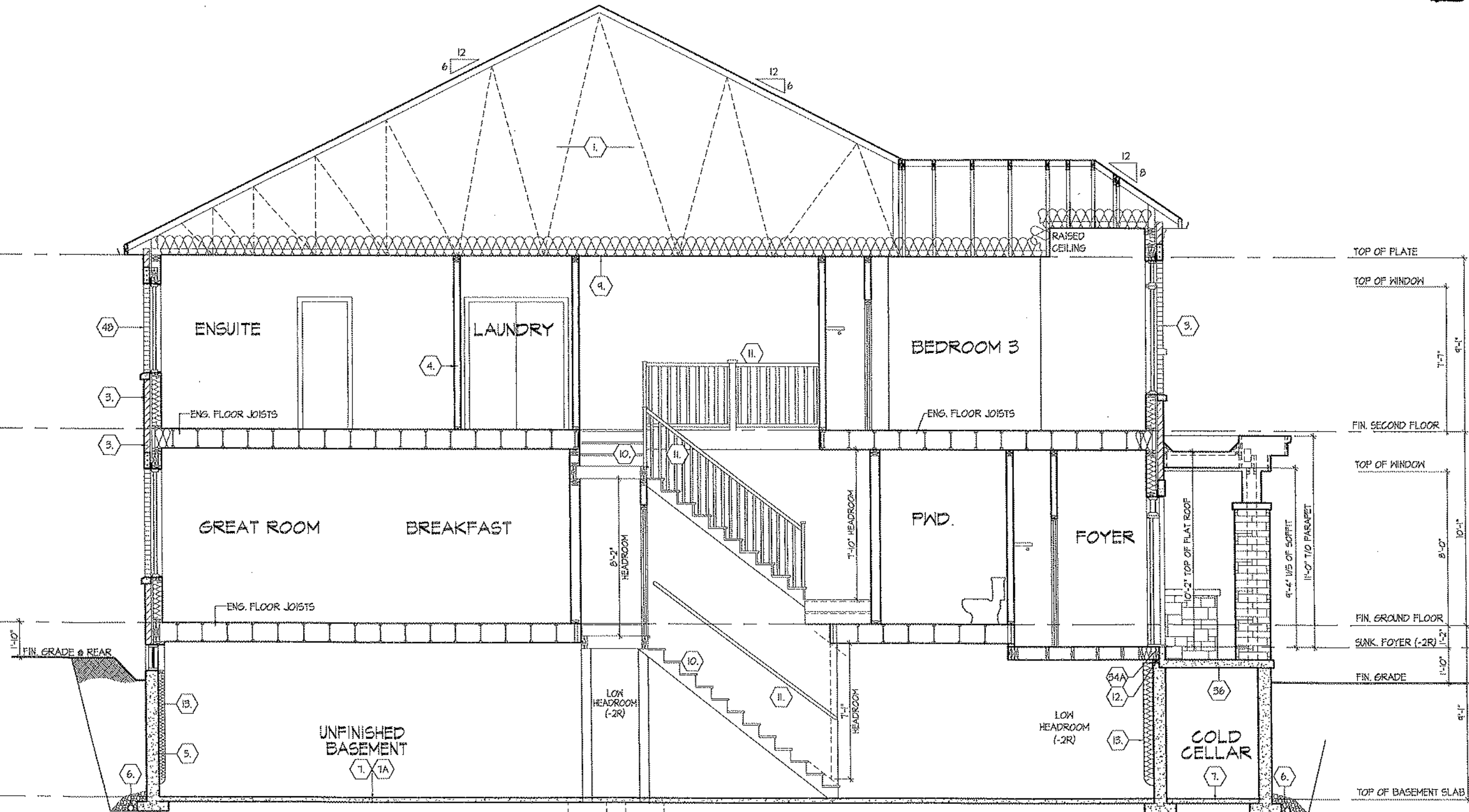
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File Number: 218094WT2016 Page Number: 17 of 29

Checked By	Scale
MM	0.1428571429

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CROSS SECTION 'A-A'



Bk 3
18

CROSS SECTION 'A-A'

UNIT 2016
REV. 2025.03.24

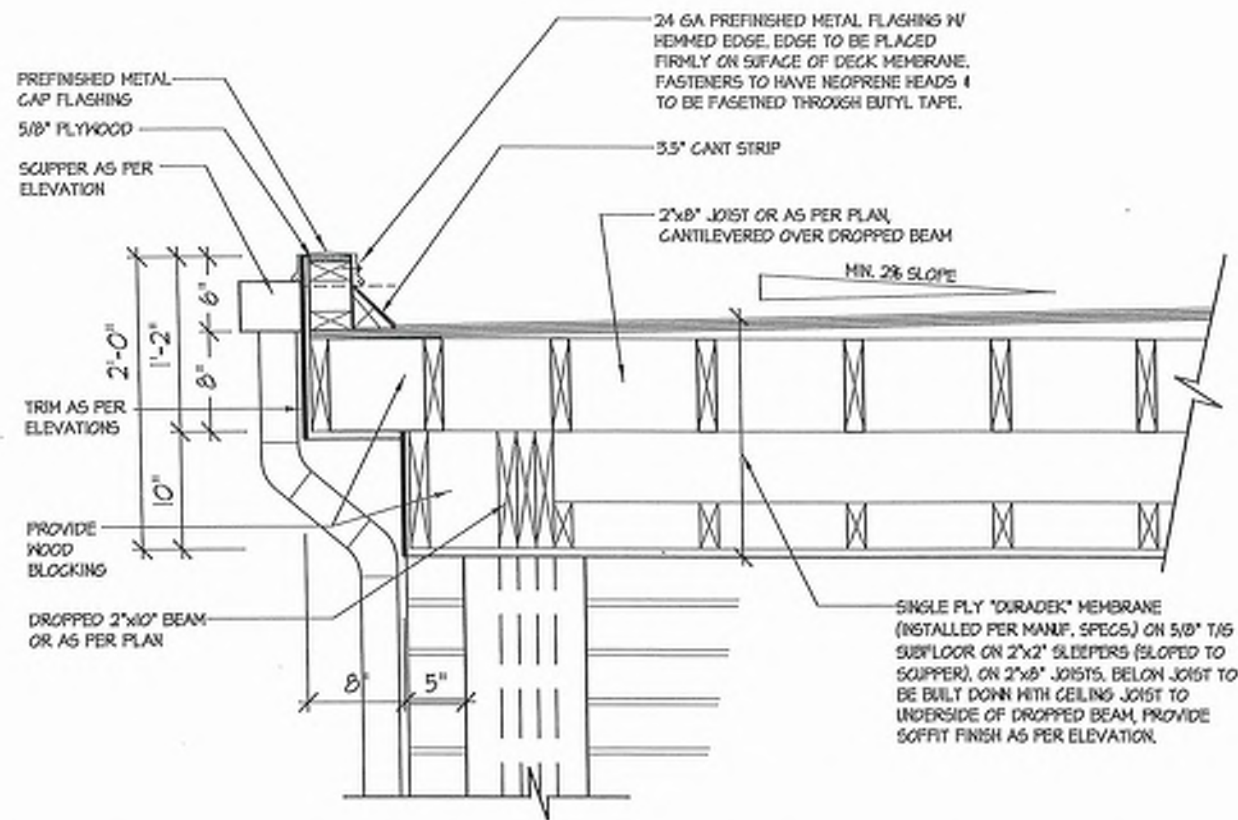
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.

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DESIGN ASSOCIATES INC.
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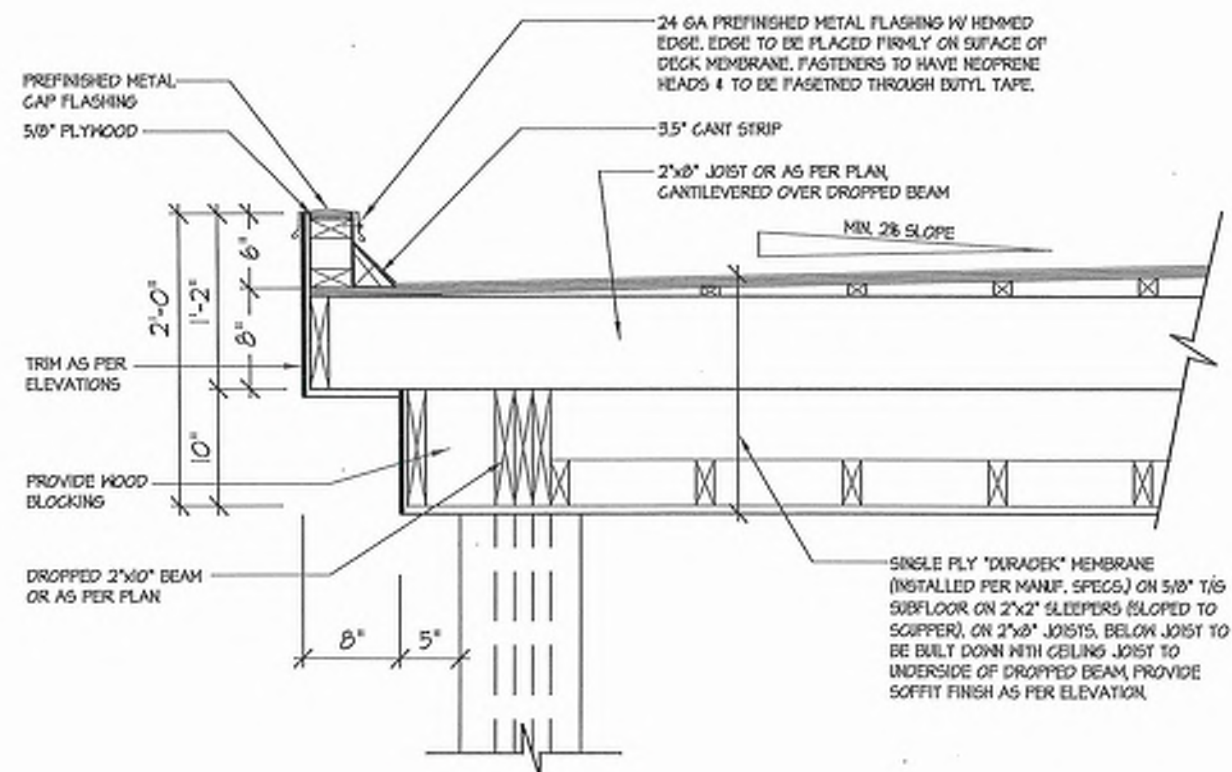
UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWING. THE QUALITY OF THE WORKMANSHIP SHALL BE AS SHOWN ON THE DRAWING. THE QUALITY OF THE WORKMANSHIP SHALL BE AS SHOWN ON THE DRAWING. THE QUALITY OF THE WORKMANSHIP SHALL BE AS SHOWN ON THE DRAWING.

Drawn by: KMM/JT
Checked by: MM
Scale: 3/16" = 1'-0"
File Number: 218094WT2016
Page Number: 26 of 29

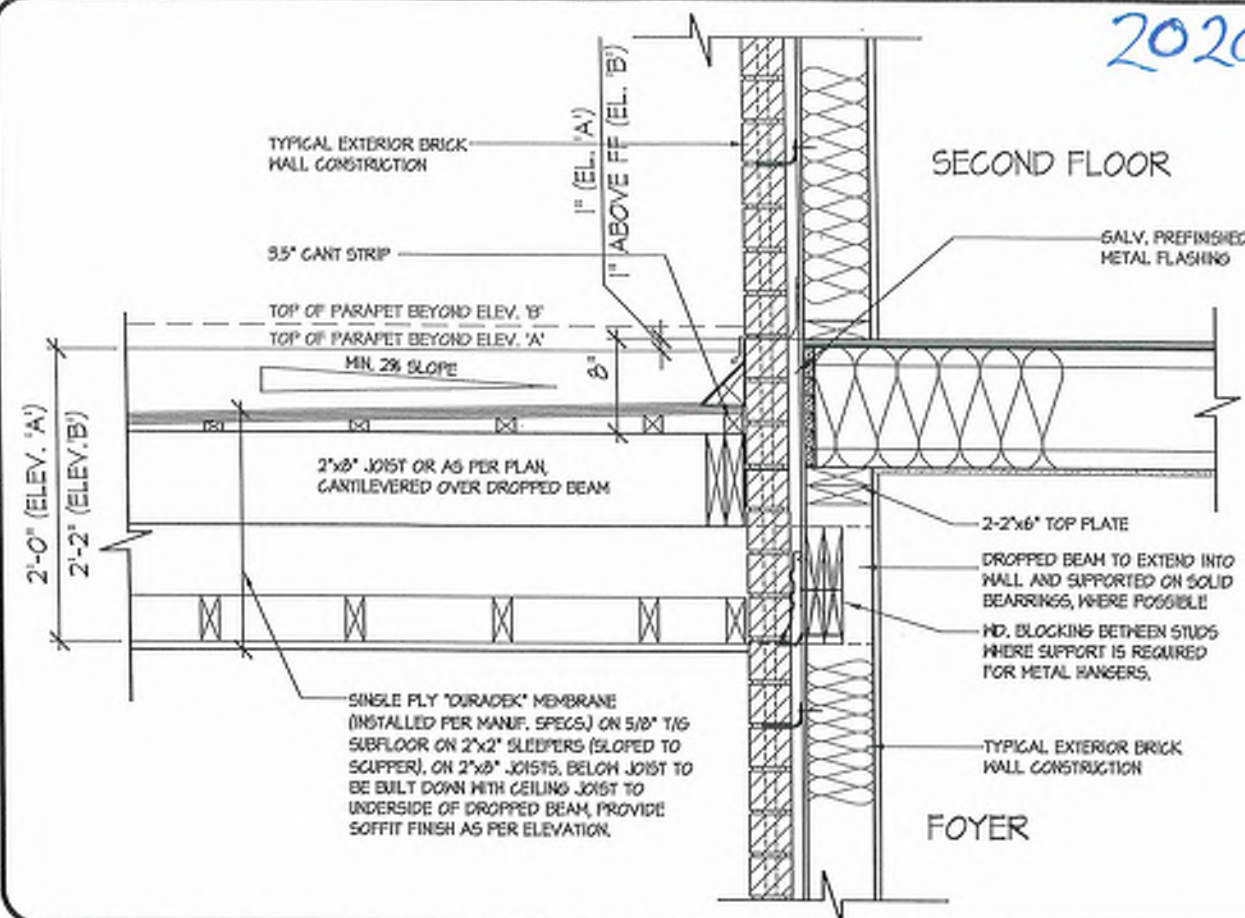
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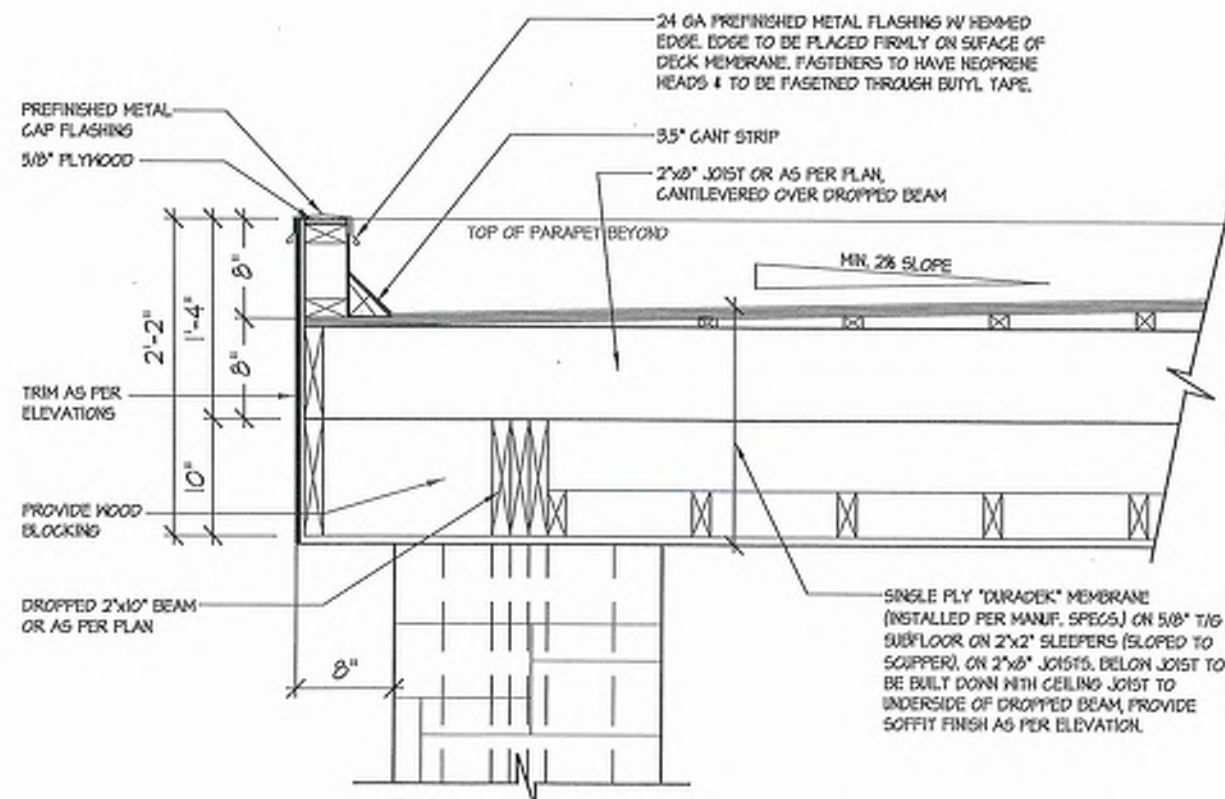
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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"

2020

BK 3-18

FLAT ROOF DETAILS OVER COVERED PORCH
UNIT 2020
REV. 2025.03.25

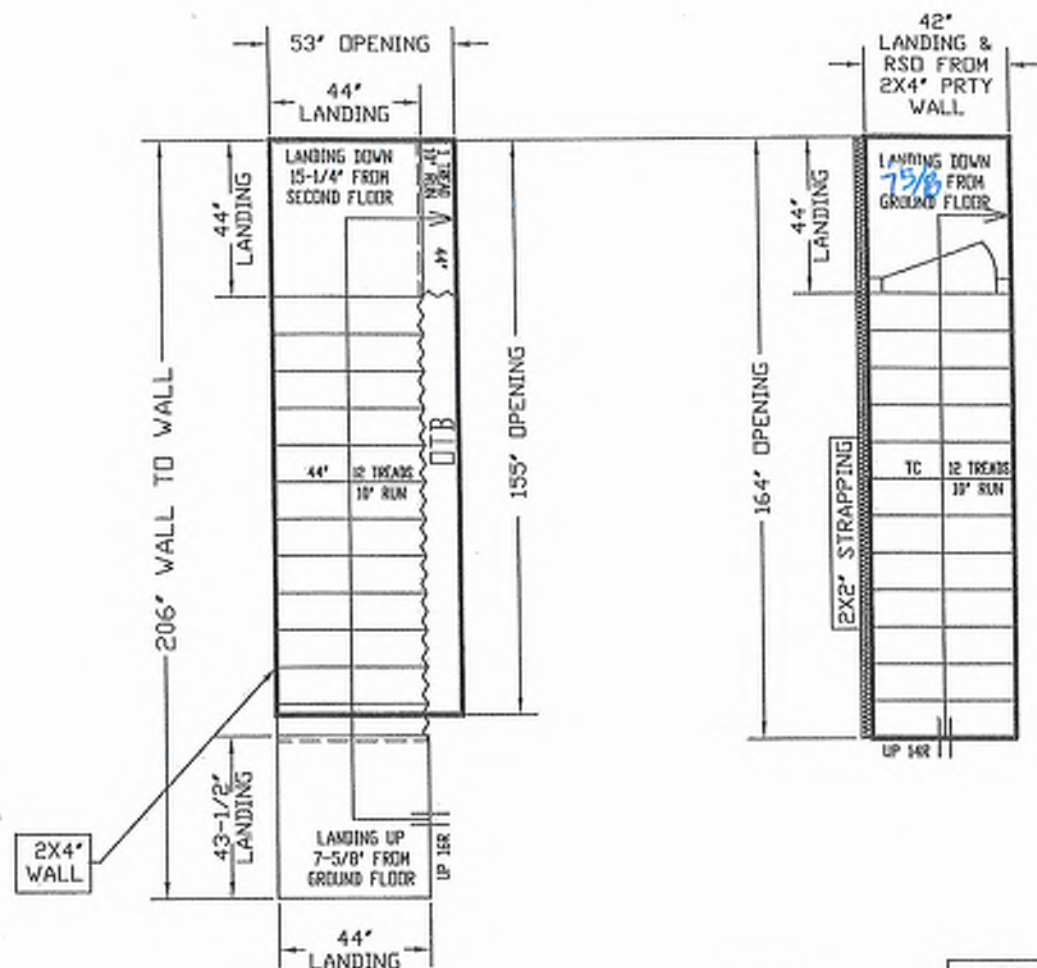
ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
218094WT2015
F 905.737.7326

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21274
19656
HUNT DESIGN ASSOCIATES INC.

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 STOPPING 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 ASSUMED TO
INSTALL THE STAIRS NOT PROVIDE WITH HEADROOM IN STAIRWAYS ALLOWANCES IN A
STAIRS AND RAILINGS INC. WALL NOT BE RESPONSIBLE STAIR LAYOUTS SHOULD BE CHECKED BY
CARPENTERS OR SITE SUPERVISORS TO MAKE SURE THERE ARE NO DISCREPANCIES BEFORE PROCEEDING
WITH CONSTRUCTION

ALPHA STAIRS AND RAILINGS INC.
3770 NATION DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1M6
TEL: (905) 694-5536 1 www.alpastairs.com



SITE
BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2017

DATE	MAY 23, 2025
DRAWN BY	PARAMJEEET
CLIENT	ROYAL PINE HOMES
LAYOUT #	
SCALE	1/32

BK 3-19



BAYVIEW HEIGHTS
RICHMOND HILL



DISCUSSION

WALK OUT CONDITION

HM

New Laundry

WALK OUT
LOWER LEVEL
ELEV. A, B & C

WALK OUT
CONDITION

Extended
Height
Front Door
66" x 98 1/2"
R.S.O.

MAIN LEVEL
ELEV. A

WALK OUT
ADDITION

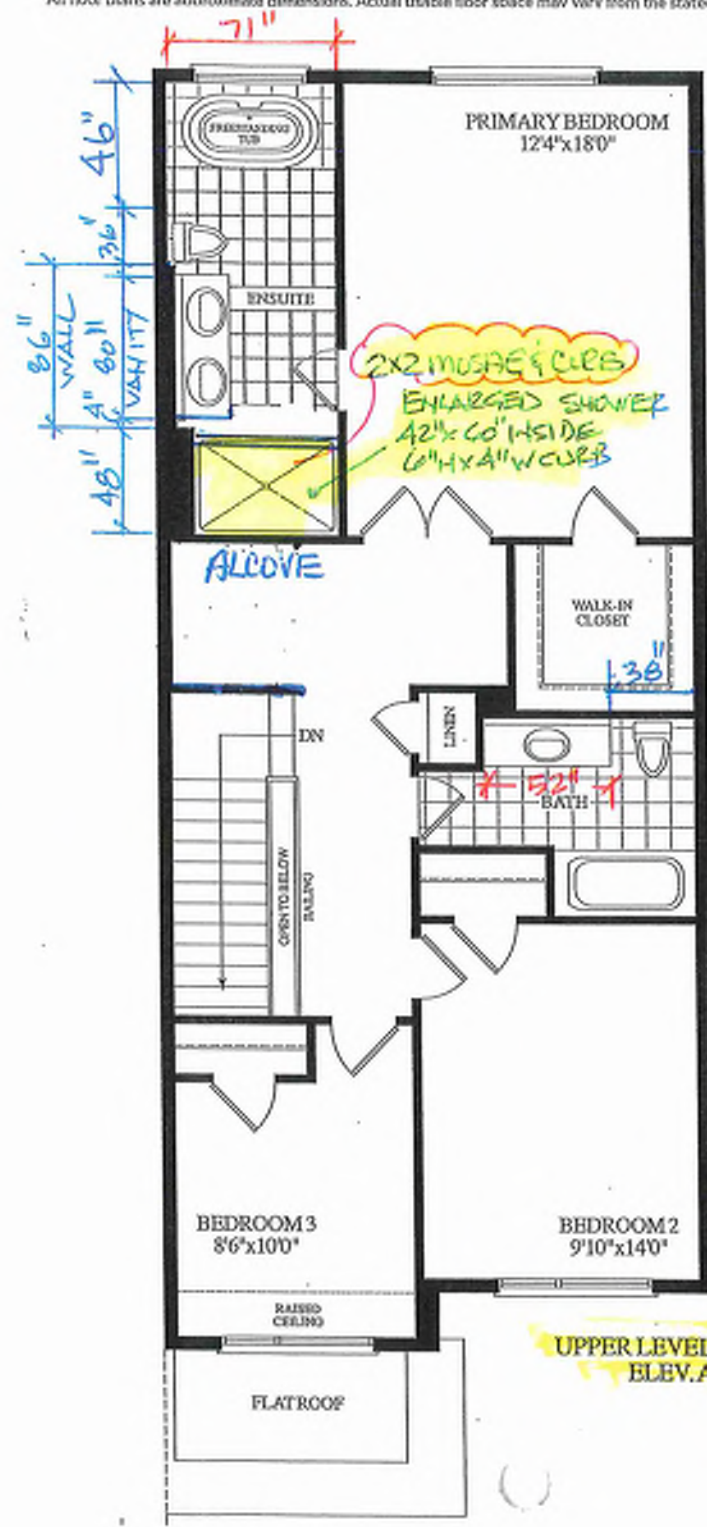
BLK.3 TH.19

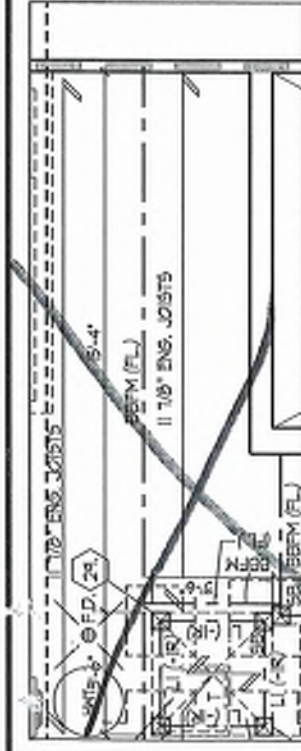
20-17 THE DIANA EL. A

WALKOUT
3 BDRM. 2 BATH.

1780 SQ.FT

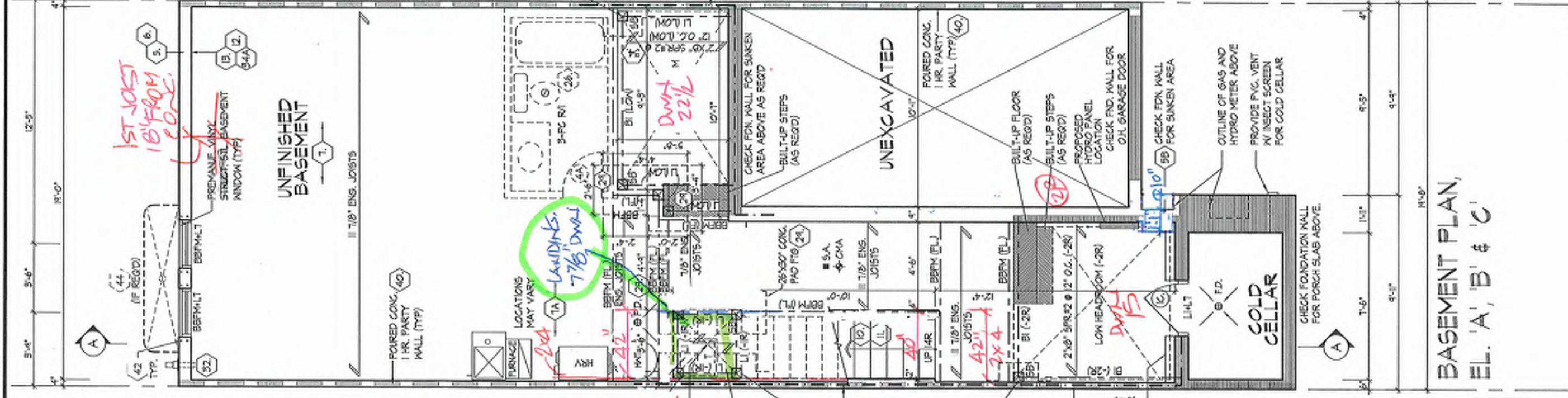
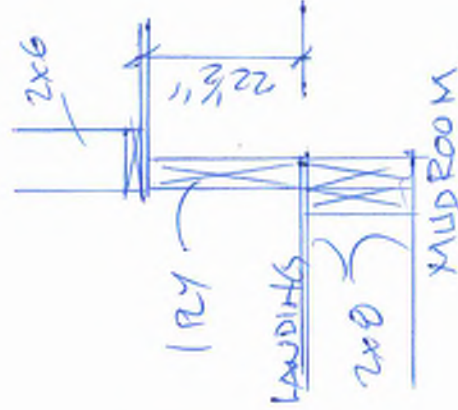
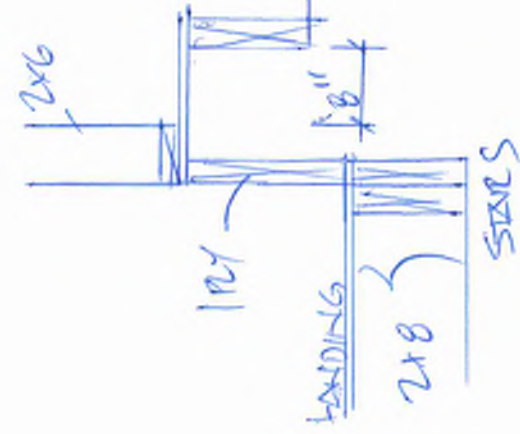
All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E&O.E.





**PART BASEMENT PLAN
FOR NOT SUNKEN
MIDROOM 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

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

**BLK 3
19**

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

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

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QUALIFICATION INFORMATION
Corinne Mobilia

NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

21274
18035

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2 of 27

218094WT2017

REV. 2025.03.26

UNIT 2017

REV. 2025.03.26

2 of 27

218094WT2017

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T 905.737.5133

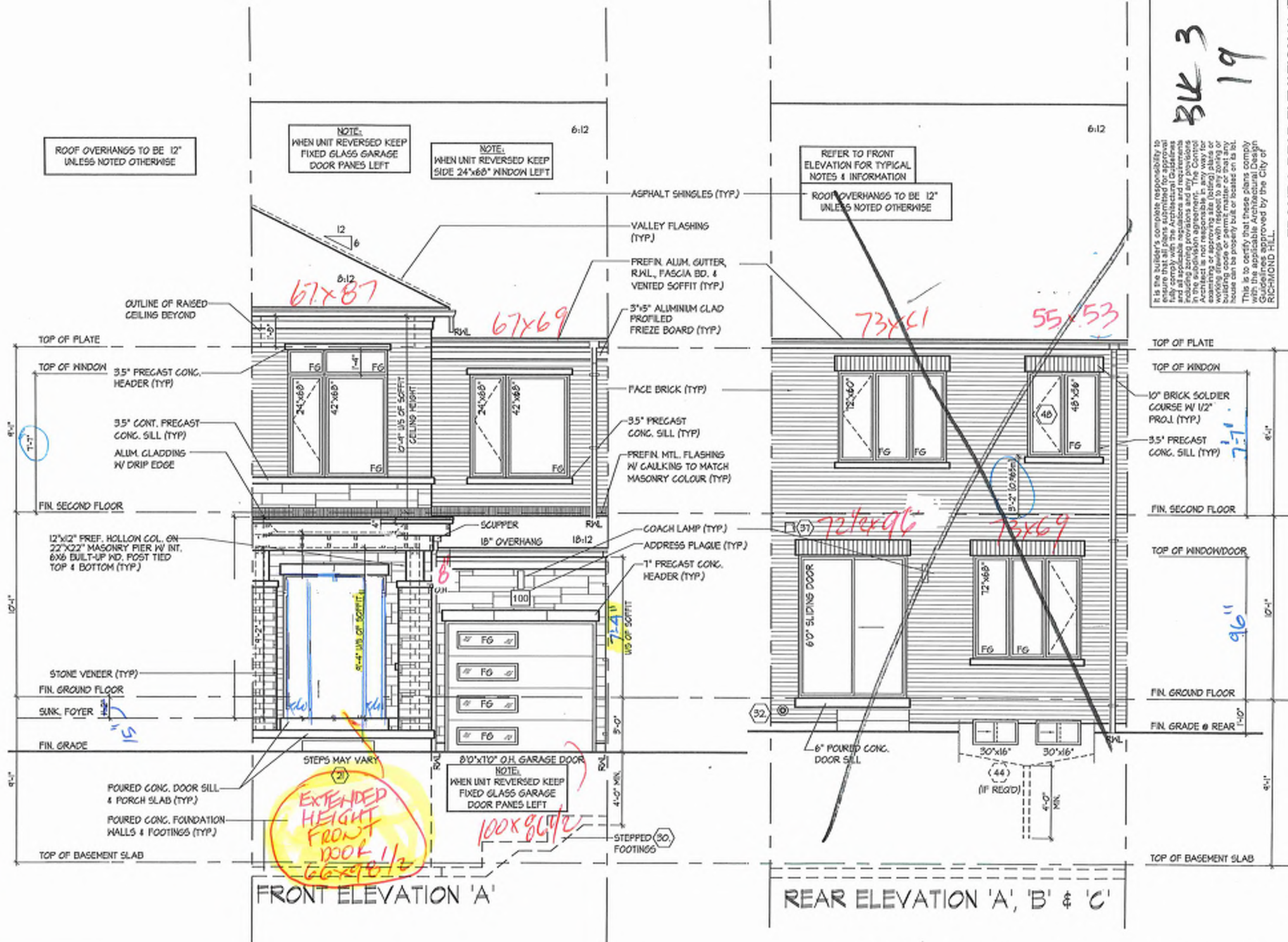
L3R 0J7

8866 Woodbine Ave., Markham, ON

L3R 0J7

Preliminary
NOT FINAL April 22 2025

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



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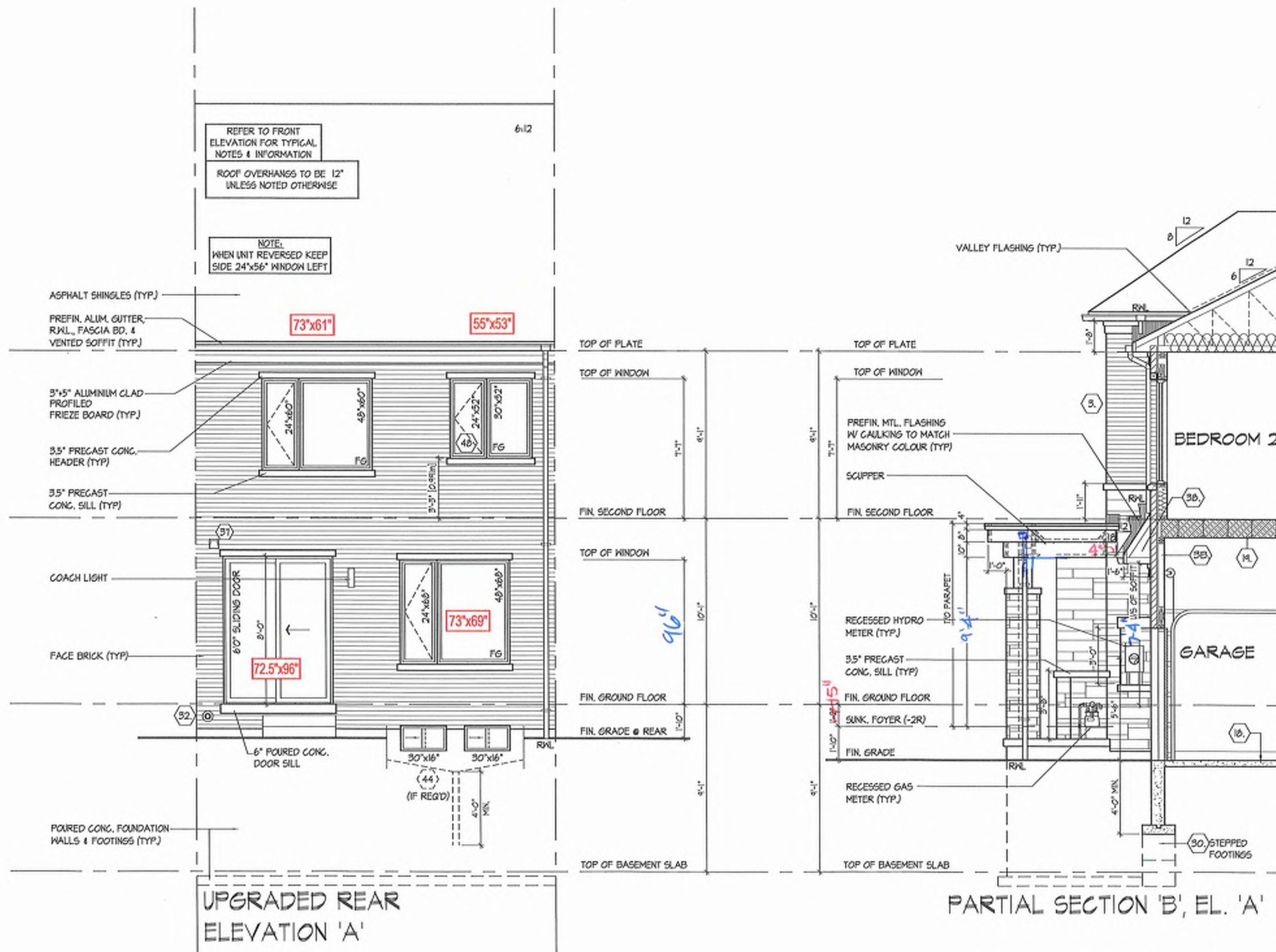
BK 3
19

HUNT
DESIGN ASSOCIATES INC.

21276
Qualification Information
Domestic Mobility

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
198215

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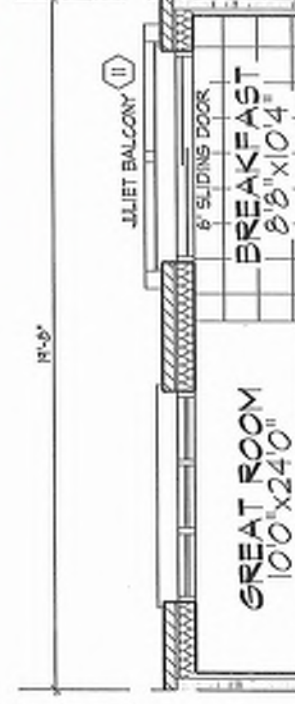


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Preliminary

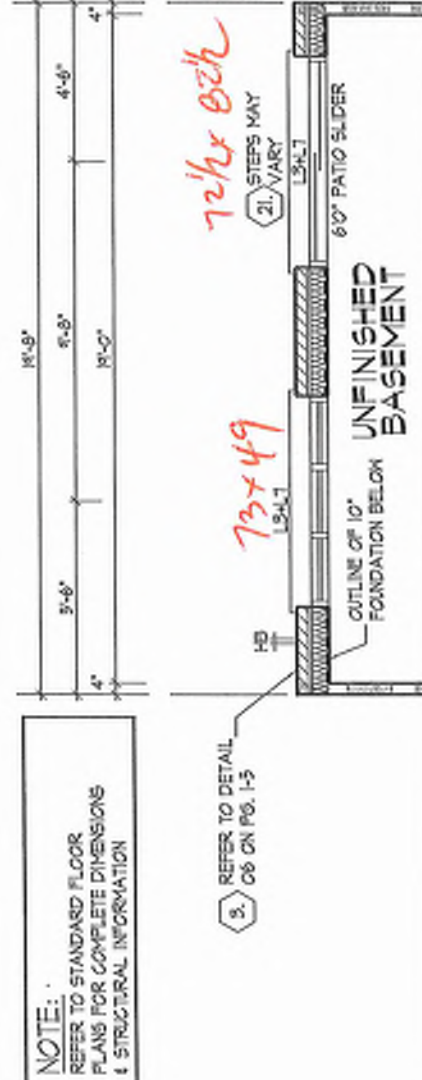
NOT FINAL April 22 2025

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

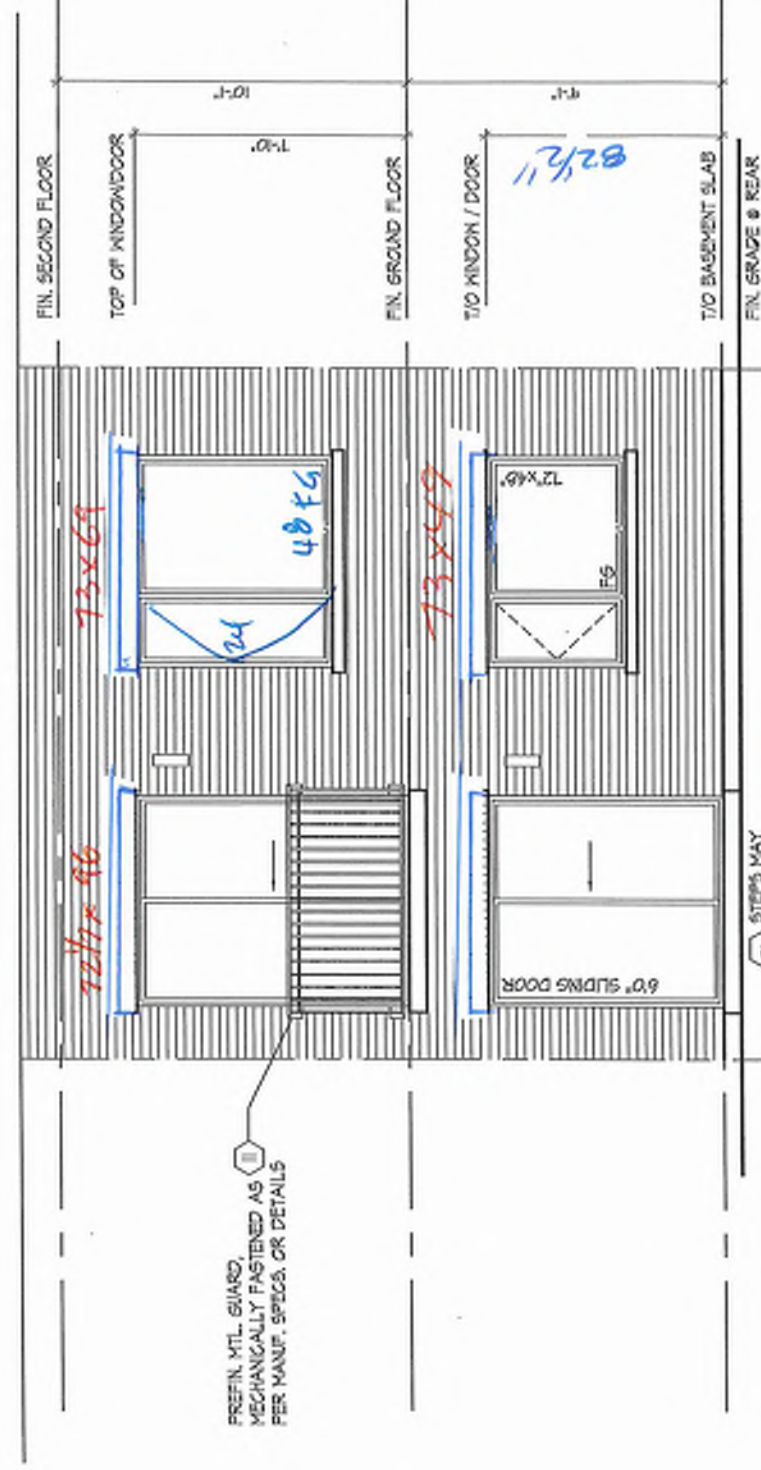


PART. GROUND FLOOR PLAN - W.O.B. COND. W/ JULIET BALCONY

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



PART. BASEMENT PLAN - W.O.B. COND. W/ JULIET BALCONY



WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP,
TOP OF WINDOW TO BE 6'-10" A.F.F.

REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

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BK 3
19

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DESIGN AND CONSTRUCTION OF THE PROJECT AND THE REQUIREMENTS SET
OUT IN THE CITY OF RICHMOND HILL CODE TO BE A DESIGNER.

DESIGNER INFORMATION
NAME: HUNT ASSOCIATES INC.
ADDRESS: 8865 Woodbine Ave., Markham, ON L3R 0J7
PHONE: 905.737.5133
FAX: 905.737.7338

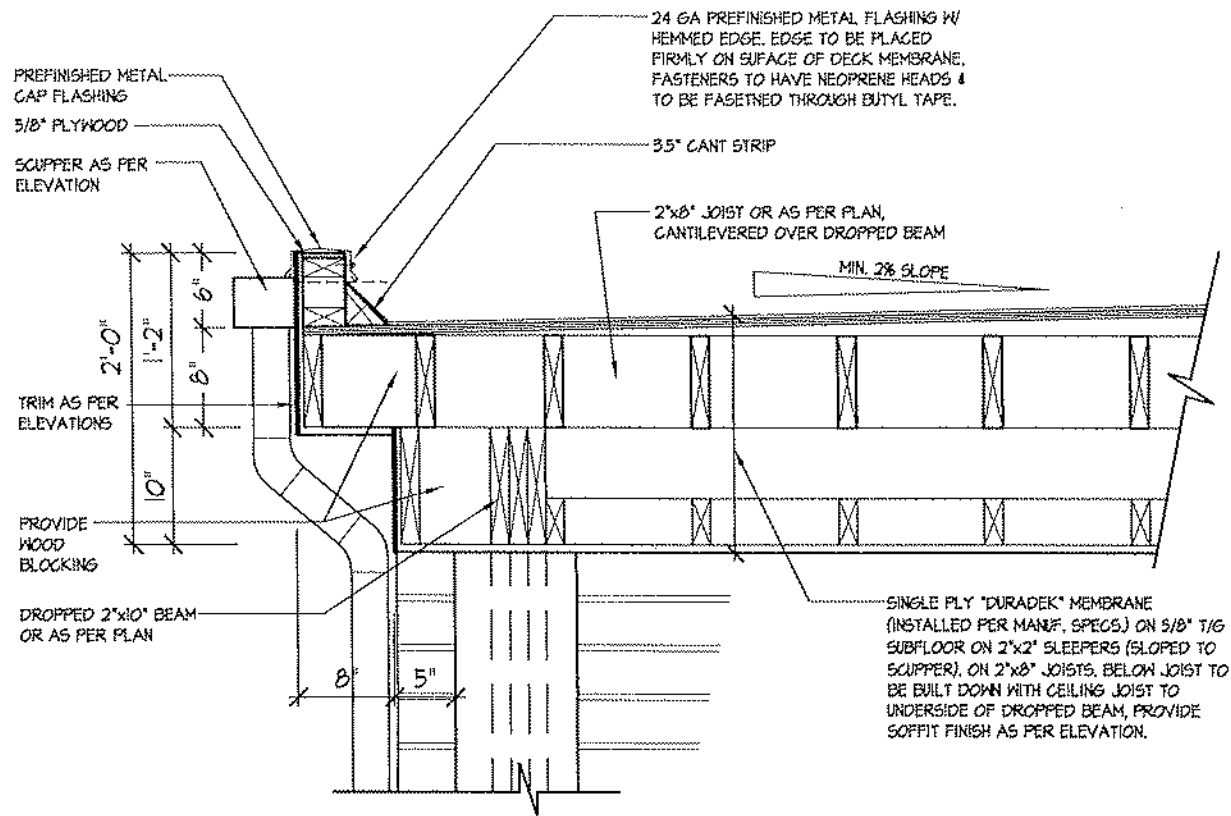
HUNT
DESIGN ASSOCIATES INC.
www.huntassociates.com

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

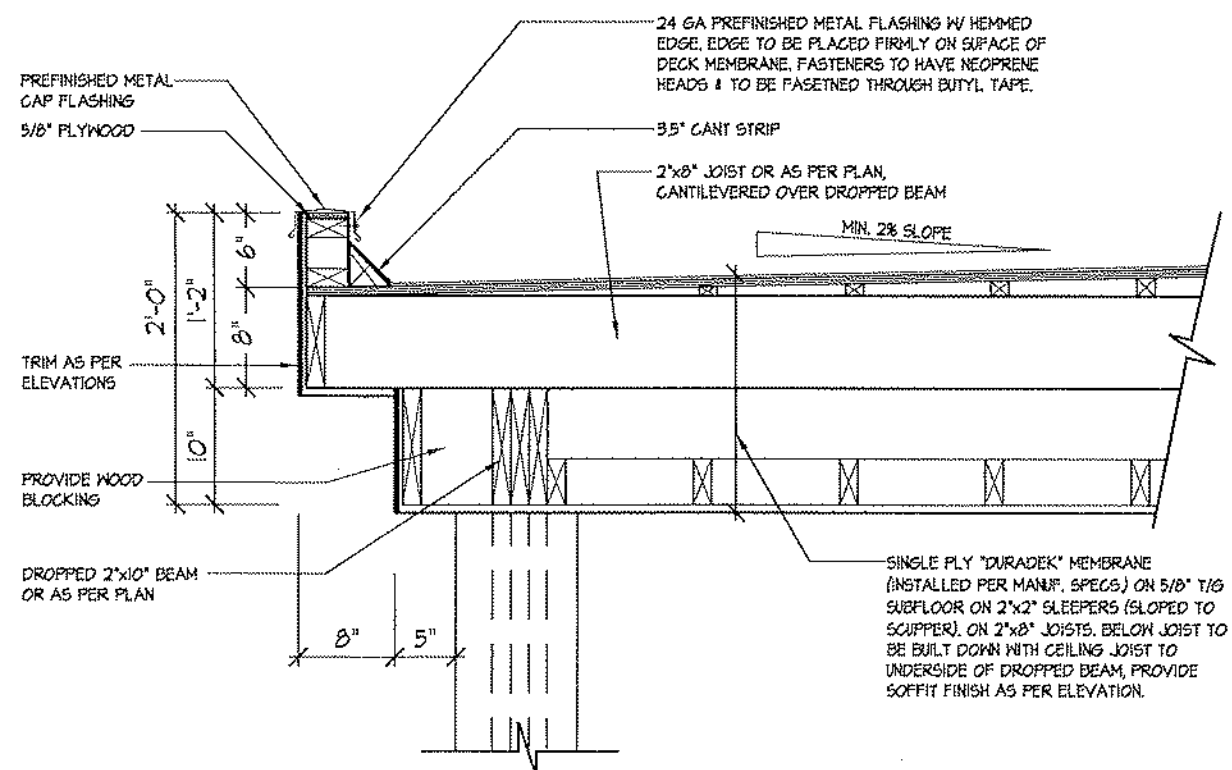
WALK-OUT BASEMENT CONDITION W/ JULIET BALCONY

UNIT 2017
REV. 2025.03.26

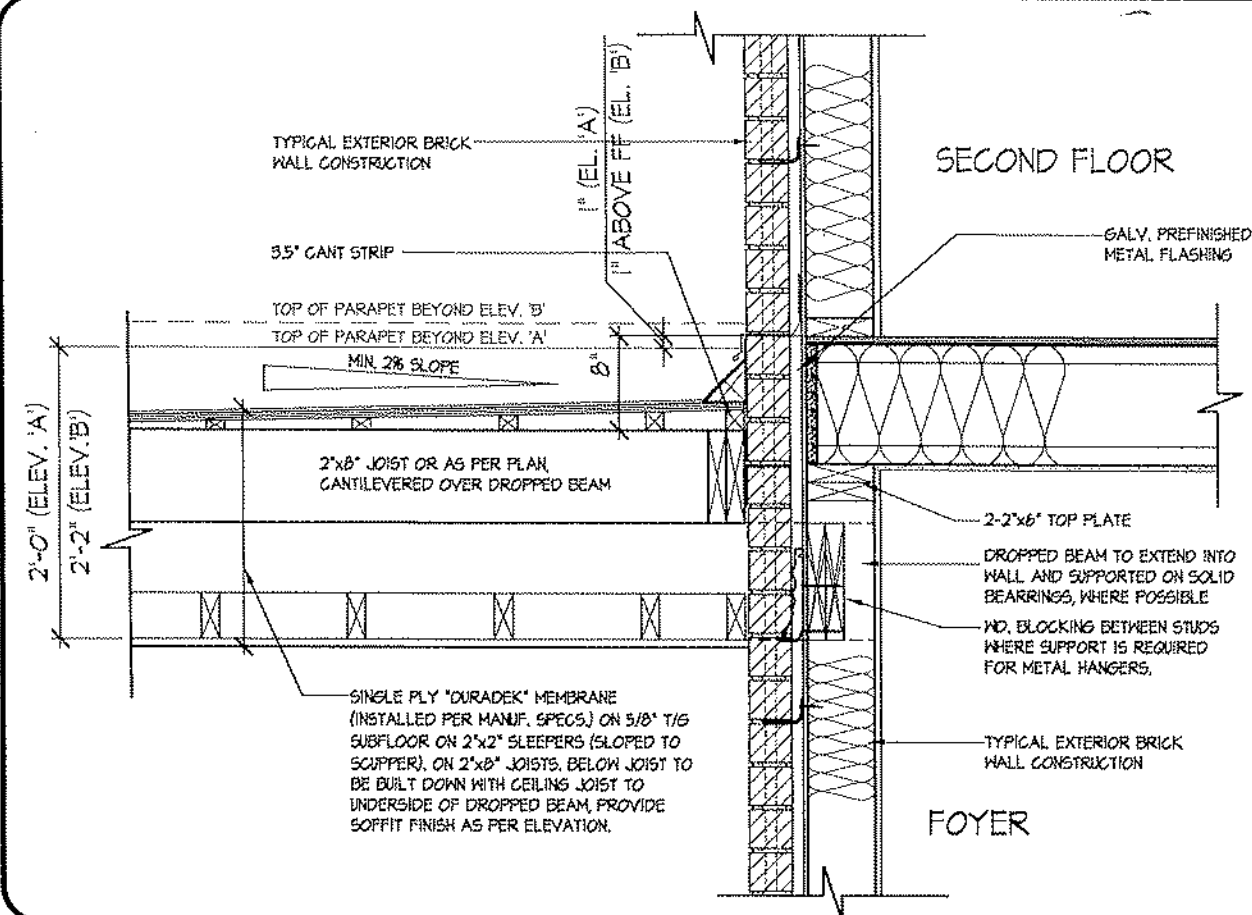
Page Number
22 of 27



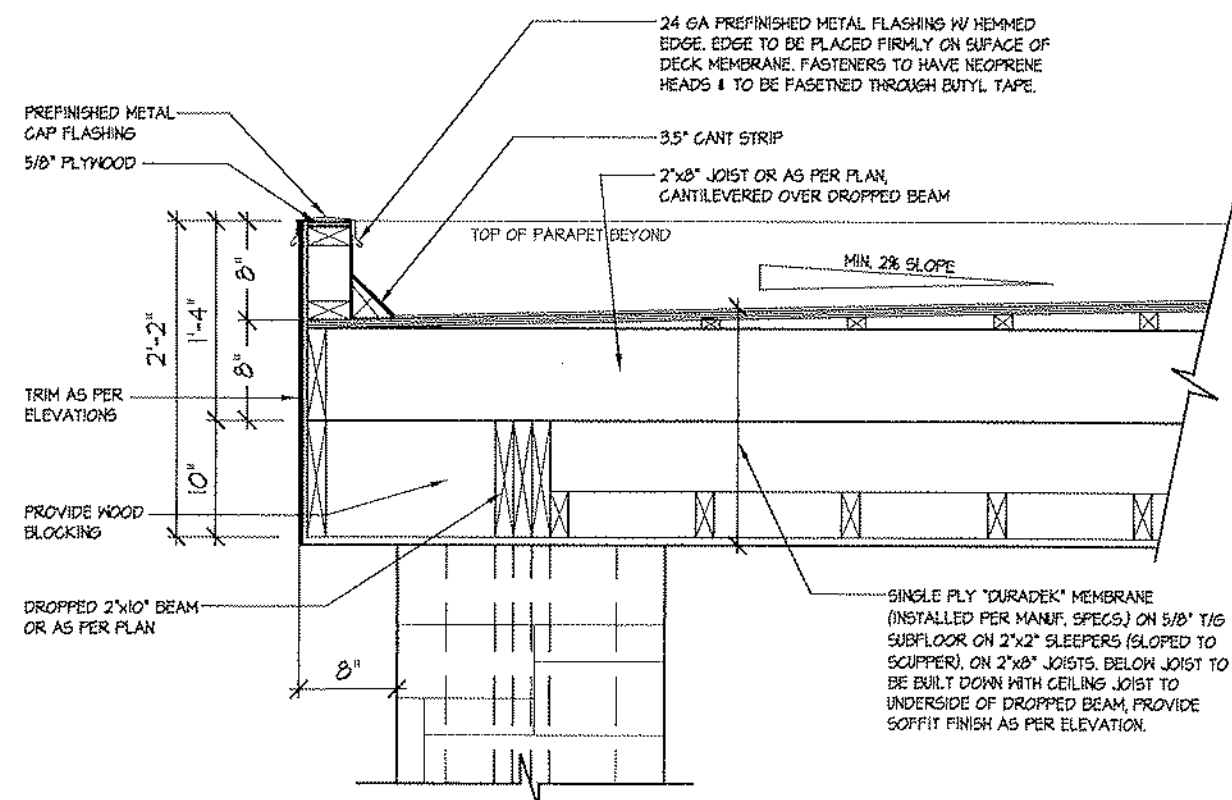
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4\"=1'-0"



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"

BLOCK 3-19

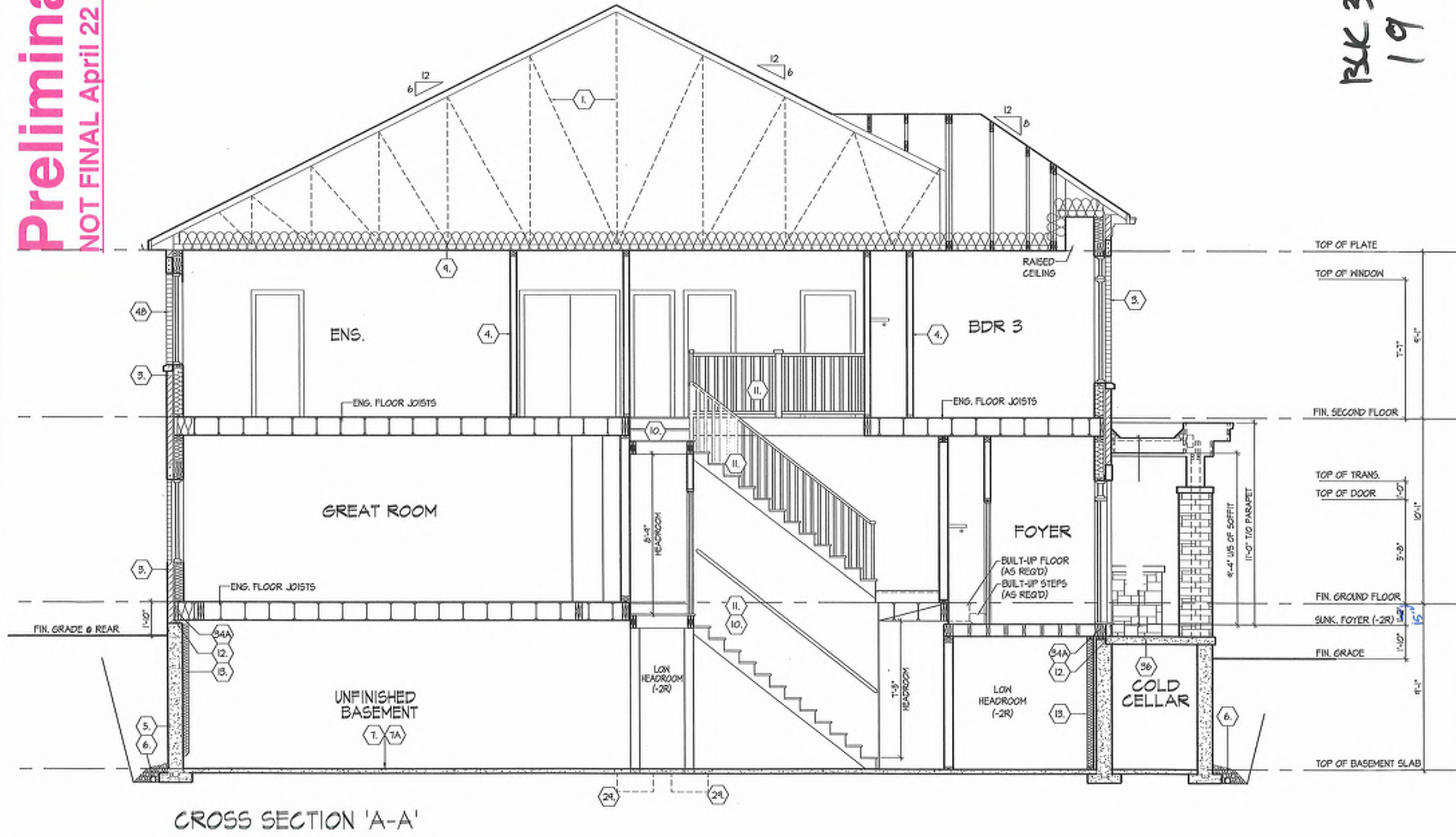
FLAT ROOF DETAILS OVER COVERED PORCH UNIT

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
REV. 2025.03.25
Page Number 27 of 29
File Number 218094WT2015
Drawn By DSMM 3/16\"=1'-0"
Checked By KMM 3/16\"=1'-0"
8966 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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19695
21274
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DATE
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Preliminary
NOT FINAL April 22 2025



CROSS SECTION "A-A"

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

UNIT 2017
REV.2025.03.26

HUNT ASSOCIATES, INC.

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File Number	Page Number
21800241/750017	21 of 23

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cont. SECTION 1.0. CONSTRUCTION NOTES

- 40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B66 & B162
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WD. STRAPPING @ 24" (600) O.C. ON B" (1200) 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 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
- 40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W1362
5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (38x89) SILL PLATES. (2x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

- 40A 2 HR. FIREWALL (SB-3) WALL TYPE B66 & B161
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON B" (1200) CONC. BLOCK 15% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

- 41 STUCCO WALL CONSTRUCTION (2'x6") (9.28)
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (9.23.10.1.3) SECTION 1.1. INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

- 41A STUCCO WALL CONSTRUCTION (2'x6") W/ CONTIN. INSUL.
STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. (9.27.3) ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1.1) 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 MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1.3) 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)
3-20M BARS IN TOP PORTION OF WALL (8'0" TO 10'0" OPENING)
4-20M BARS IN TOP PORTION OF WALL (10'0" TO 15'0" OPENING)
BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
REINFORCING AT BASEMENT WINDOWS
2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.
BARS TO HAVE MIN. 1" (25) CONC. COVER
BARS TO EXTEND 2'0" (600) BEYOND BOTH SIDES OF OPENING

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

- 44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FLUTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.3) (9.14.5.3)

- 45 SLOPED CEILING CONSTRUCTION (SB-12) (3.1.1.81) (9.23.4.2)
2x12" (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2x2" (38x38) PURLINS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST. 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 (9.52.95).

- 46 FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.26.11) (9.26.15) (9.26.16) FULLY ADHERED TO 3/8" (15.9) 18G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAP PERPENDICULAR TO 2x8" (38x140) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED) BUILT-UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTIGUOUS 1" THICK 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" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2x4" (38x89) PT. SLEEPERS @ 12" (300) O.C. LAID 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 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (38x235) 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)

- 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" (910) TO A MAX 3'-4" (1000) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 3.71 SQ. FT. (0.3502) 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 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)
MIN. SUPPORTED LOADS (EXTERIOR)
STUD SIZE, in (mm)
MAX. STUD SPACING, in (mm) O.C.
MAX. UNSUPPORTED HGT., ft (m)
2'x4" (38x89) 16" (400) 12" (300) N/A
2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

- MIN. ROOF W/ OR W/ ATTIC
MAX. STUD SPACING, in (mm) O.C.
MAX. UNSUPPORTED HGT., ft (m)
2'x4" (38x89) 16" (400) 12" (300) N/A
2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

- MIN. ROOF W/ OR W/ ATTIC
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MAX. UNSUPPORTED HGT., ft (m)
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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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MAX. UNSUPPORTED HGT., ft (m)
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2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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MAX. UNSUPPORTED HGT., ft (m)
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MAX. UNSUPPORTED HGT., ft (m)
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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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MAX. UNSUPPORTED HGT., ft (m)
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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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MAX. STUD SPACING, in (mm) O.C.
MAX. UNSUPPORTED HGT., ft (m)
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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
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2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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MAX. UNSUPPORTED HGT., ft (m)
2'x4" (38x89) 16" (400) 12" (300) N/A
2'x6" (38x140) 9'x10" (3.0) 9'x10" (3.0) 12" (300) N/A
2'x8" (38x140) 9'x10" (3.0) 11'x10" (3.3) 5'-11" (1.8)

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

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO (9.9.10)
2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'-0" (900) ABOVE FRA. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.9.8.1.1)
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-8" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.1.5.1.5) OR (9.9.8.2)
4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS

- THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.
ROOM OR SPACE MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN 7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 8'-11" AT ANY POINT
BEDROOM 7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT 6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-6".
BATHROOM, LAUNDRY AREA ABOVE GRADE 6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE 6'-11"
MEZZANINES 6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE 6'-7" (9.5.3.3)

- 2.3. MECHANICAL / PLUMBING (9.22)
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 UNITS 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, GROSS TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM (No.50 (4506)) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (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-G30-10M GRADE 400R.
2.6. FLAT ARCHES
1) FOR 8'0" (2400) CEMENTS FLAT ARCHES SHALL BE 8'x9" (2030) A.F.F.
2) FOR 9'0" (2700) CEMENTS FLAT ARCHES SHALL BE 9'x10" (2400) A.F.F.
3) FOR 10'0" (3000) CEMENTS FLAT ARCHES SHALL BE 8'x8" (2000) 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. GRADING
1) EXCEPT WHERE NOTED OTHERWISE, ALL GRADING SHALL BE LOCATED ON THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO (9.14.6)

- 2.10. ULC SPECIFIED ASSEMBLIES
ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

- 3.1. WOOD LINTELS AND BUILT-UP WOOD DIVISION B PART 9. TABLES 9.23.4.2.(A)-(L)
FORMING PART OF SENTENCE: (9.23.4.2.(3)), (9.23.4.2.(4)), (9.23.14.5.(2)) (9.38.3.1.(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" (308x184) B3 3'x10" (308x235) B5 3'x12" (308x286)
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 9 1/2" LVL 1 3/4" x 11 7/8" LVL 1 3/4" x 14" LVL
LVL2 1-1 3/4"x9 1/2" LVL3 1-1 3/4"x11 7/8" LVL4 1-1 3/4"x14"
LVL5 2-1 3/4"x9 1/2" LVL6 2-1 3/4"x11 7/8" LVL7 2-1 3/4"x14"
LVL8 3-1 3/4"x9 1/2" LVL9 3-1 3/4"x11 7/8" LVL10 3-1 3/4"x14"
LVL11 4-1 3/4"x9 1/2" LVL12 4-1 3/4"x11 7/8" LVL13 4-1 3/4"x14"

- 3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION 5 PART 9. TABLE 9.20.5.2.B.)
FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)
CODE SIZE BRICK STONE
L7 3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4) 8'-1" (2.47m) 7'-6" (2.30m)
L8 4" x 3 1/2" x 1/4" (102 x 89 x 6.4) 8'-9" (2.66m) 8'-1" (2.48m)
L9 5" x 3 1/2" x 5/16" (127 x 89 x 7.9) 10'-10" (3.31m) 10'-1" (3.08m)
L10 5" x 3 1/2" x 7/16" (127 x 89 x 11) 11'-5" (3.49m) 10'-7" (3.24m)
L11 8" x 3 1/2" x 7/16" (152 x 89 x 11) 12'-6" (3.82m) 11'-7" (3.54m)
L12 7" x 4" x 7/16" (178 x 102 x 11) 14'-1" (4.30m) 13'-1" (3.99m)

- CONFORMING TO SECTIONS (9.5.1), (9.9.6), (9.7.2.1), (9.7.5.2), (9.10.13.10)
1 EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR 2'-9" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C EXTERIOR 2'-8" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) NS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E EXTERIOR 3'-0" x 6'-8" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
1F EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A EXTERIOR 2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIN. FRA. DOORFRAME W/ APP. SET CURBING DEVICE
2 EXTERIOR 2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2B INTERIOR 3'-0" x 6'-8" x 1-3/8" (915 x 2030 x 35)
3 INTERIOR 2'-8" x 6'-8" x 1-3/8" (760 x 2030 x 35)
3A INTERIOR 2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)
4 INTERIOR 2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)
4A INTERIOR 2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)
5 INTERIOR 1'-8" x 6'-8" x 1-3/8" (460 x 2030 x 35)

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

- CONTRACTOR MUST VERIFY ALL CONDITIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. PRIOR TO PROCEEDING WITH THE WORK. ALL THE DRAININGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE CANADIAN BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 20324.

- CONSTRUCTION NOTE REVISION DATE: NOV. 21, 2024

- CONSTRUCTION NOTES 2

- UNIT 2017
REV. 2025.03.26

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

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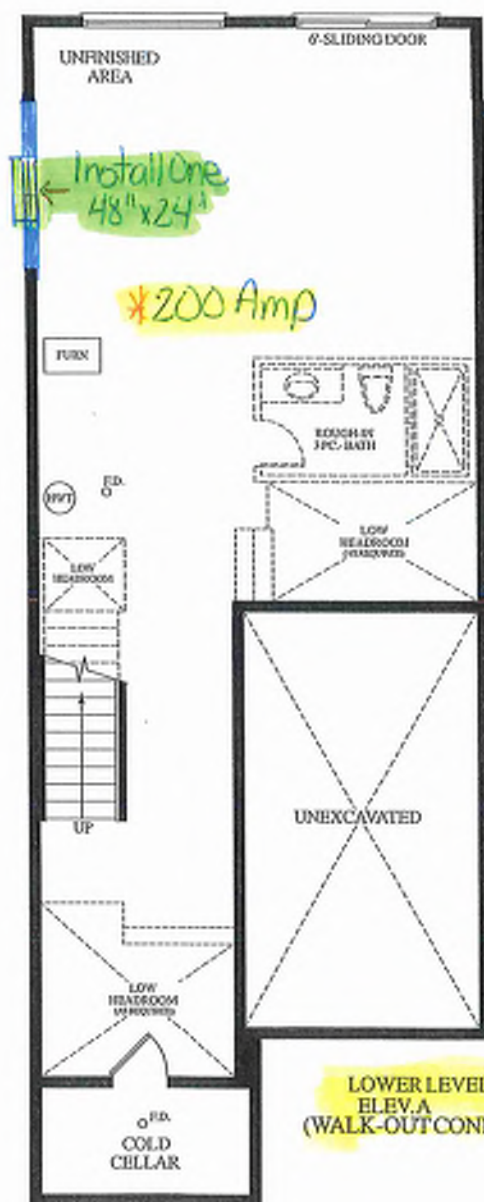
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BAYVIEW HEIGHTS



ELEVATION Δ

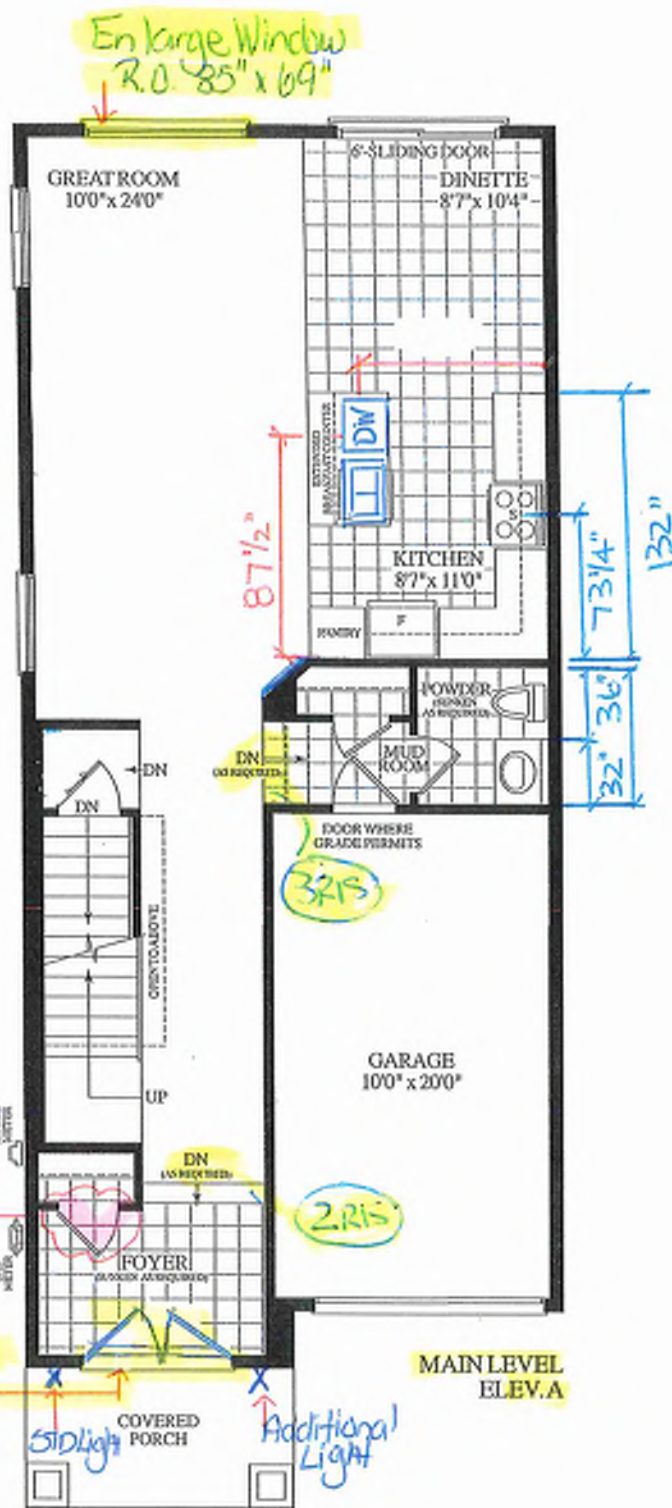


AL
July 28, 2025

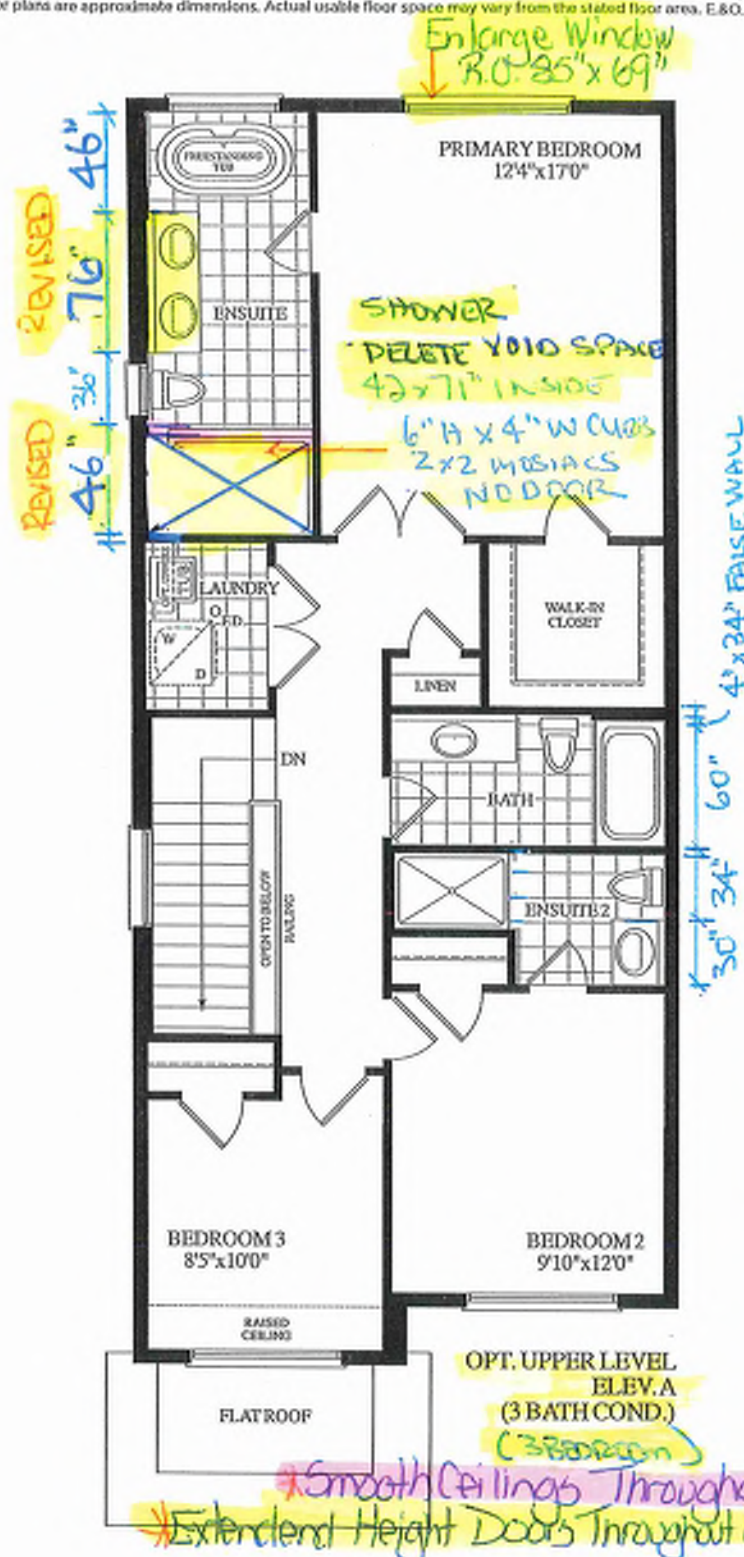
Extended Height Door (x)

Extended Height
Double Doors
N) 69" x 99"
R.50

LOWER LEVEL
ELEV.A
(WALK-OUT CONDITION)



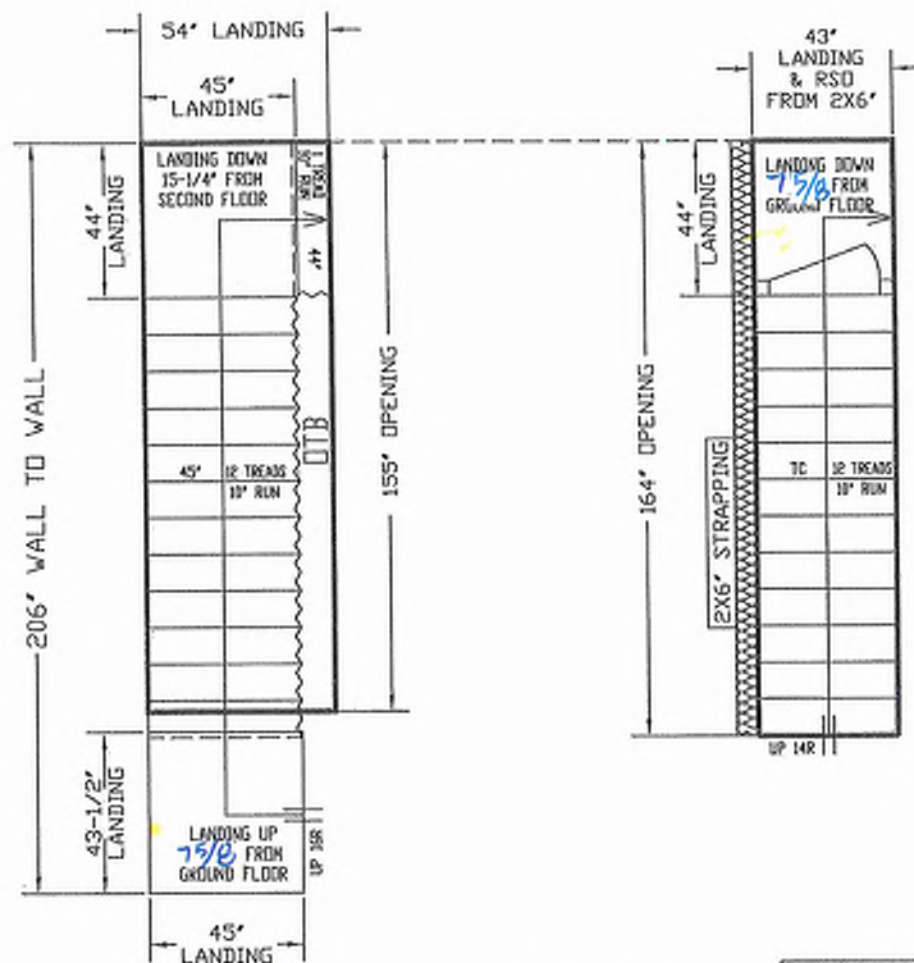
Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.



BLK.	3 TH. 20	20-18 THE KATHERINE (END) EL. A	3 BEDROOM 3 BATH. 1815 SQ.FT. WALKOUT

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
THE EXTERIOR WALL

NO WALLS UNTIL
STAIRS INSTALLED

REVISED
JUNE 4, 2025

GARAGE RIGHT >



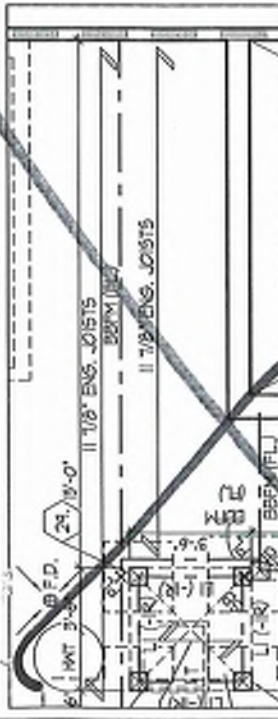
ALL LANDINGS TO BE SUPPLIED AND SUPPORTED BY OTHERS UNLESS SPECIFIED ABOVE
ANY STRAPPING ALLOWANCES TO BE COMPENSATED BY CARPENTERS
ALL STAIR DIMENSIONS MAY BE MODIFIED FROM ORIGINAL BLUE PRINTS OR SPECS AS SUPPLIED
TO ALPHA STAIRS AND RAILINGS INC. MEASUREMENTS SHOWN ON LANDINGS ARE REQUIRED TO
INSTALL OUR STAIRS. ANY PROBLEMS WITH LEAKING 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 HAYHUR DRIVE, UNIT 3 MISSISSAUGA, ONTARIO L4V 1H6
TEL: (905) 694-9556 | www.alpastairs.com



SITE
BAYVIEW
HEIGHTS
LOT #
Model
UNIT 2018
END

DRAWN BY
PARAJEET
CLIENT
ROYAL PINE HOMES
LAYOUT #
SCALE: 1/32

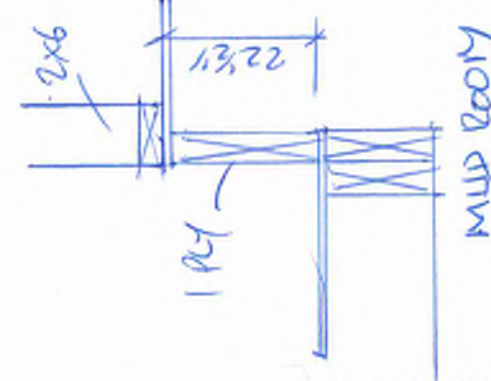
BK 3-20



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



LANDING
43"
DWN 7/8"



Preliminary
NOT FINAL April 22 2025

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

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

QUALIFICATION INFORMATION

DATE: 2/27/24

PROJECT: 21274

DESIGNER: 15605

PROJECT: 21274

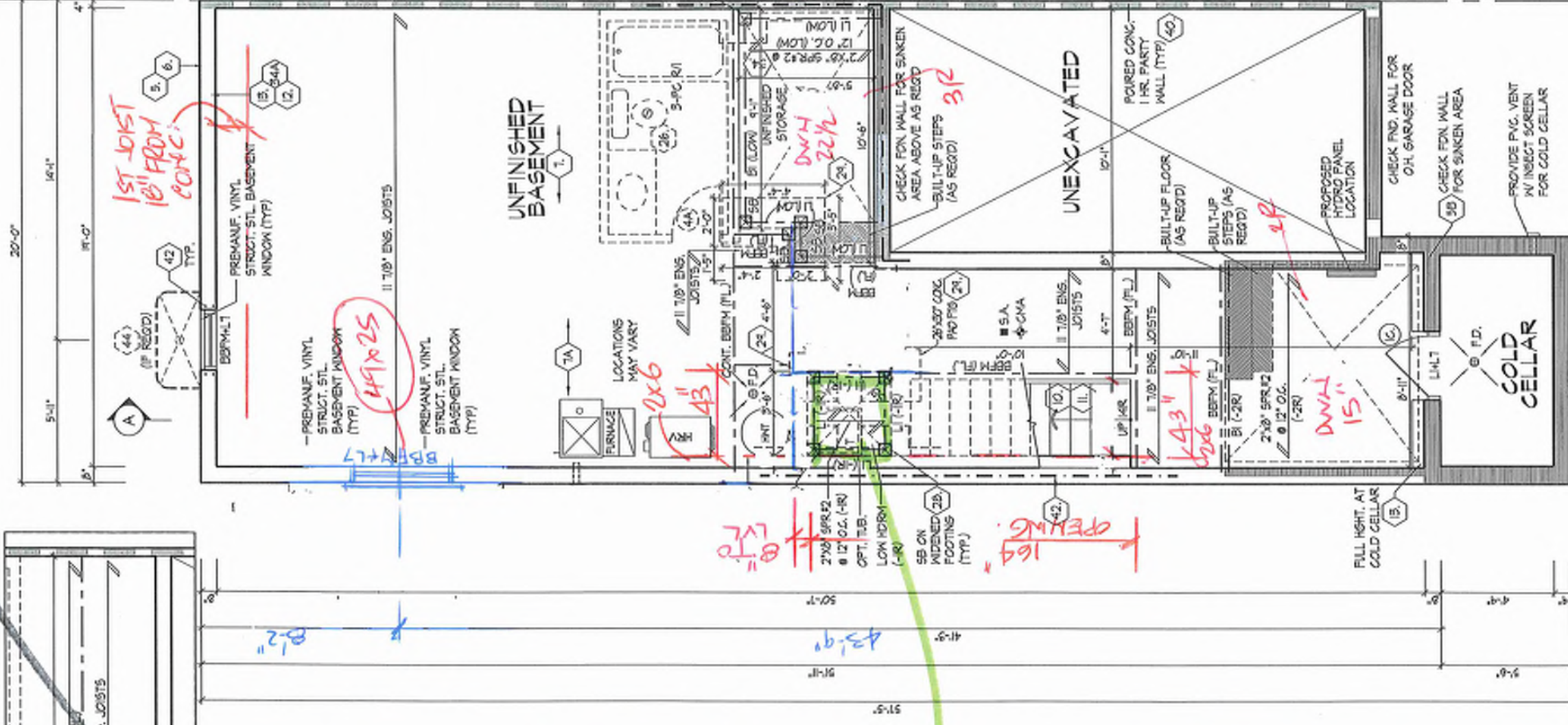
DESIGNER: 15605

PROJECT: 21274

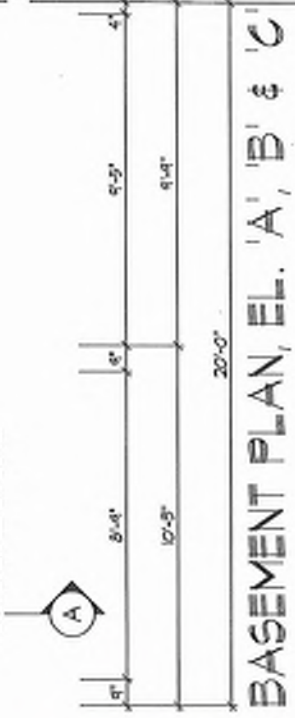
DESIGNER: 15605

PROJECT: 21274

DESIGNER: 15605



CHECK FOUNDATION WALL FOR PORCH SLAB ABOVE.



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 Ordinance 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 building codes 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.

BLK 3 20

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

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

UNIT 2018-END
REV. 2025.03.27

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DESIGN ASSOCIATES INC.

WWW.HUNTDDESIGN.COM

8905 Woodbine Ave., Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7326

Project Number: 21274

Sheet: 2 of 31

Page Number: 2 of 31

Page Number: 2 of 31

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 T-10" HIGH TOP OF FRAME, UNLESS LABELLED OTHERWISE.
	PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL.

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

BLK 3-20

UNIT 2018-END
REV.2025.03.27

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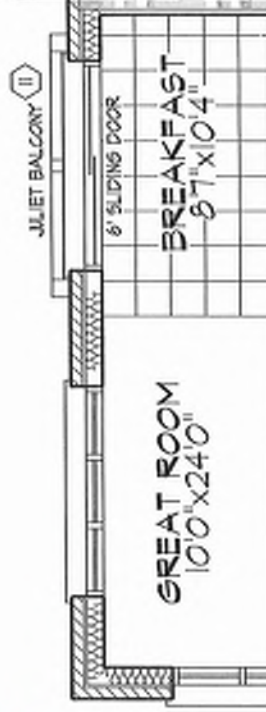
is necessary unless it bears the accession ECU number and original signature.)

Journal of Management Inquiry 20(6) 789–804
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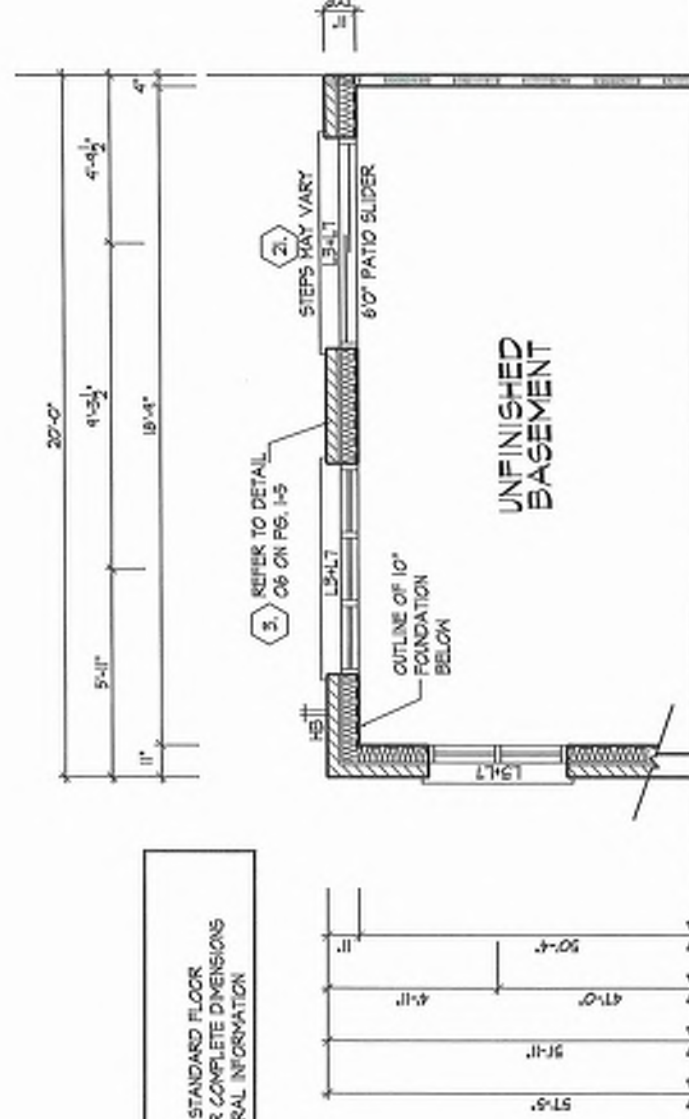
Preliminary

NOT FINAL April 22 2025

NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



PART. GROUND FLOOR PLAN - W.O.B. COND. W/ JULIET BALCONY

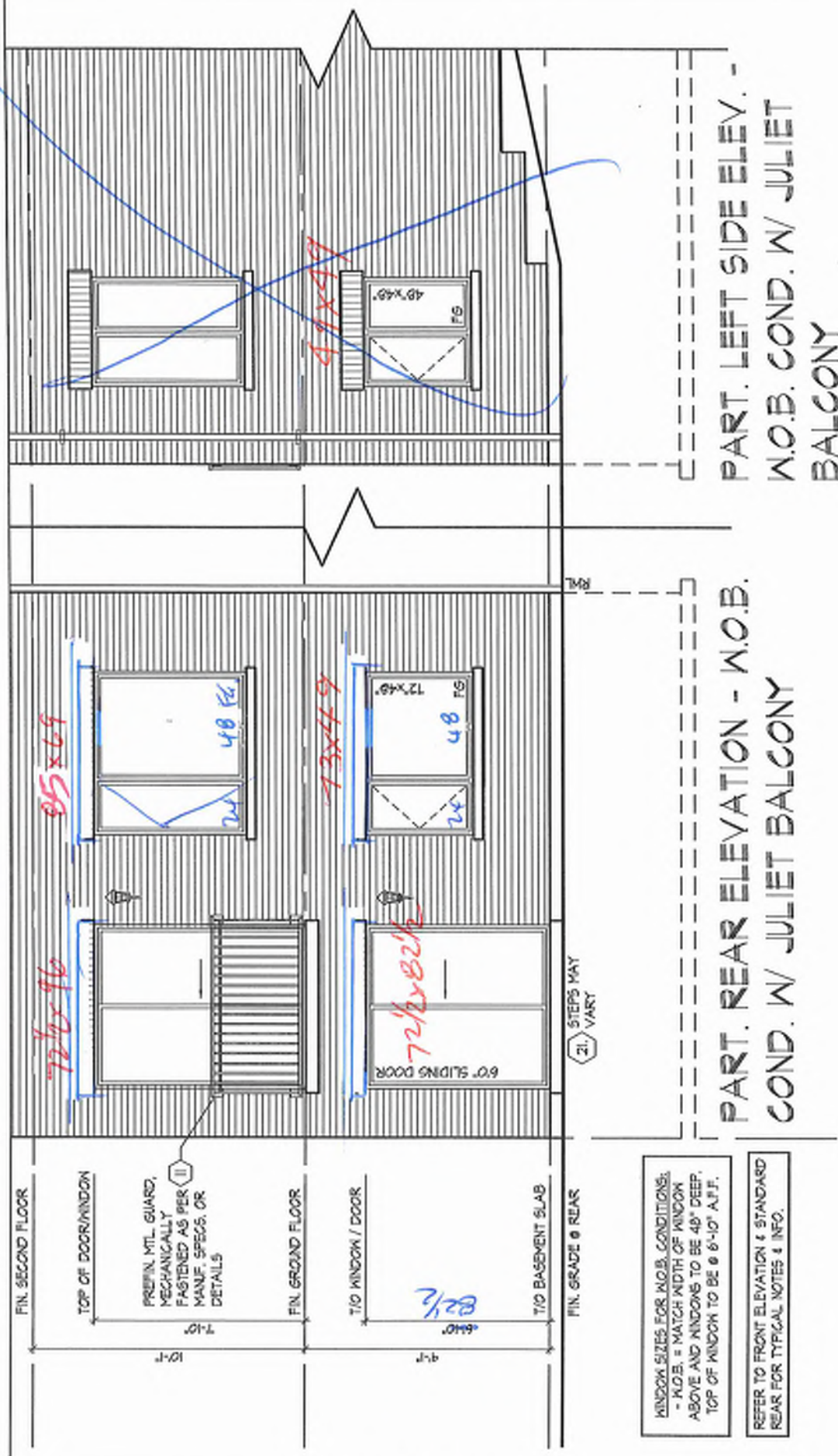


NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

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 regulations and any provisions of the subdivision approval. The builder is responsible for obtaining all necessary permits and ensuring that the plans are in compliance with the applicable zoning and building codes. The builder is responsible for ensuring that the plans are in compliance with the applicable zoning and building codes. The builder is responsible for ensuring that the plans are in compliance with the applicable zoning and building codes.

This is to certify that these plans comply with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning regulations and any provisions of the subdivision approval. The builder is responsible for obtaining all necessary permits and ensuring that the plans are in compliance with the applicable zoning and building codes. The builder is responsible for ensuring that the plans are in compliance with the applicable zoning and building codes. The builder is responsible for ensuring that the plans are in compliance with the applicable zoning and building codes.

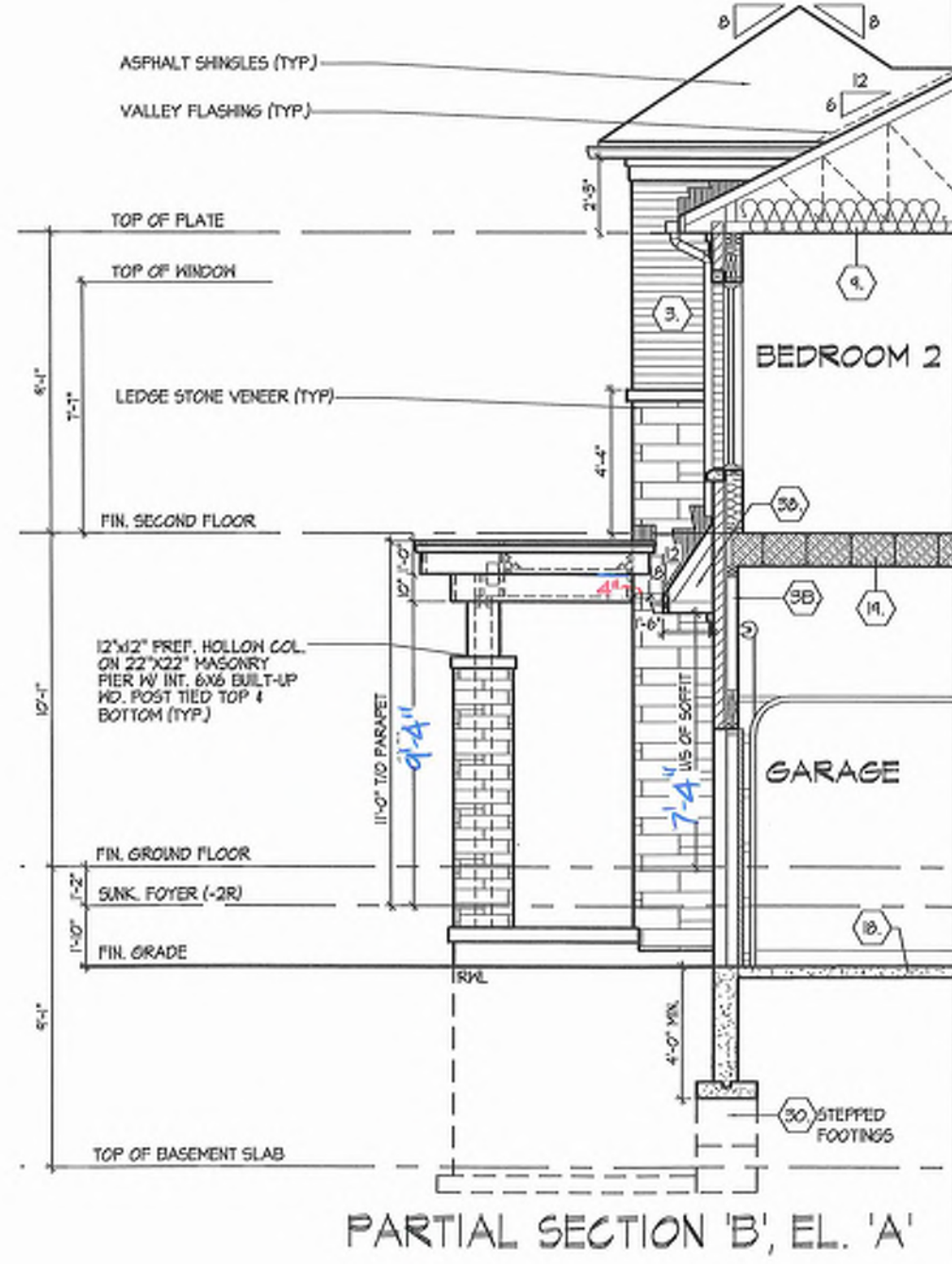
PART. BASEMENT PLAN - W.O.B. COND. W/ JULIET BALCONY



WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

REFER TO FRONT ELEVATION & STANDARD
REAR FOR TYPICAL NOTES & INFO.

PK 3-20



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 existing structures and is not responsible for 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.

PK 3-20

PART. SECTION B ELEVATION 'A'

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

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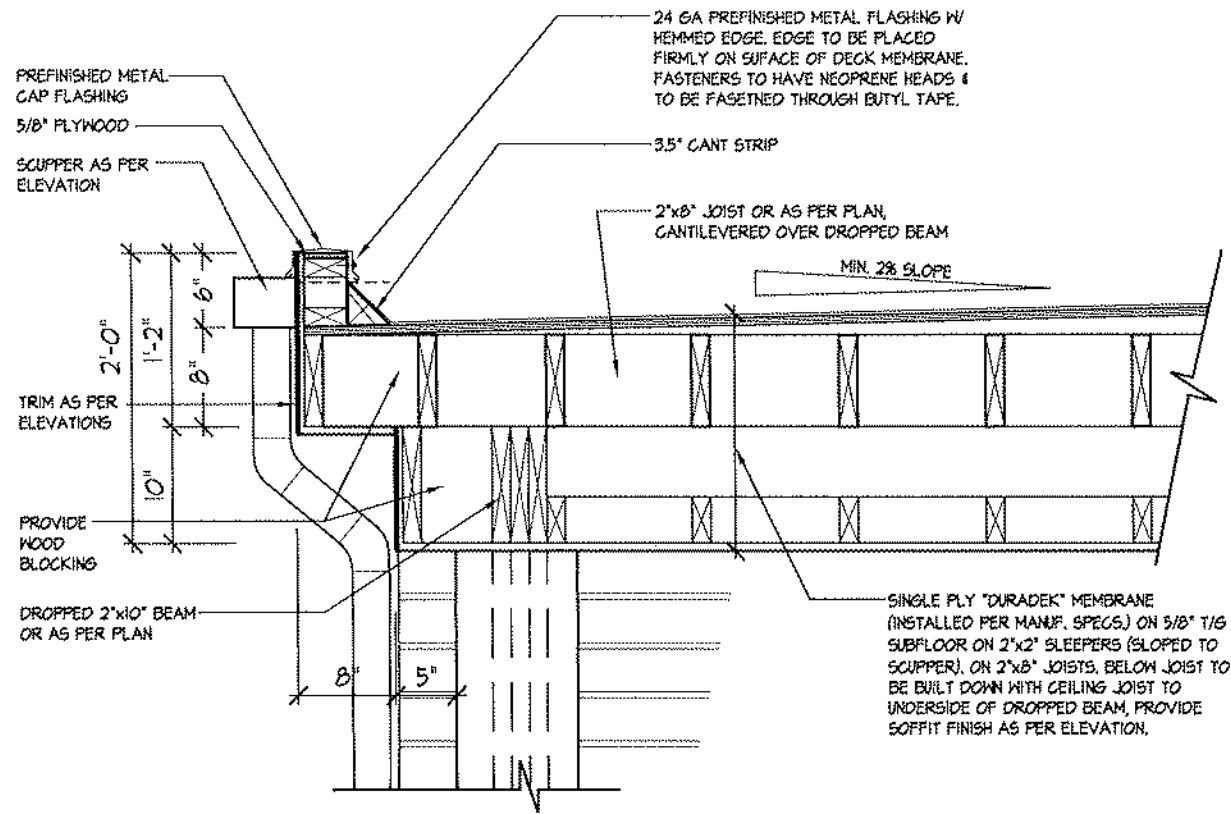
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

DATE: 21/24
SIGNATURE: [Signature]
NAME: [Name]
FIRM: HUNT DESIGN ASSOCIATES INC.
16025

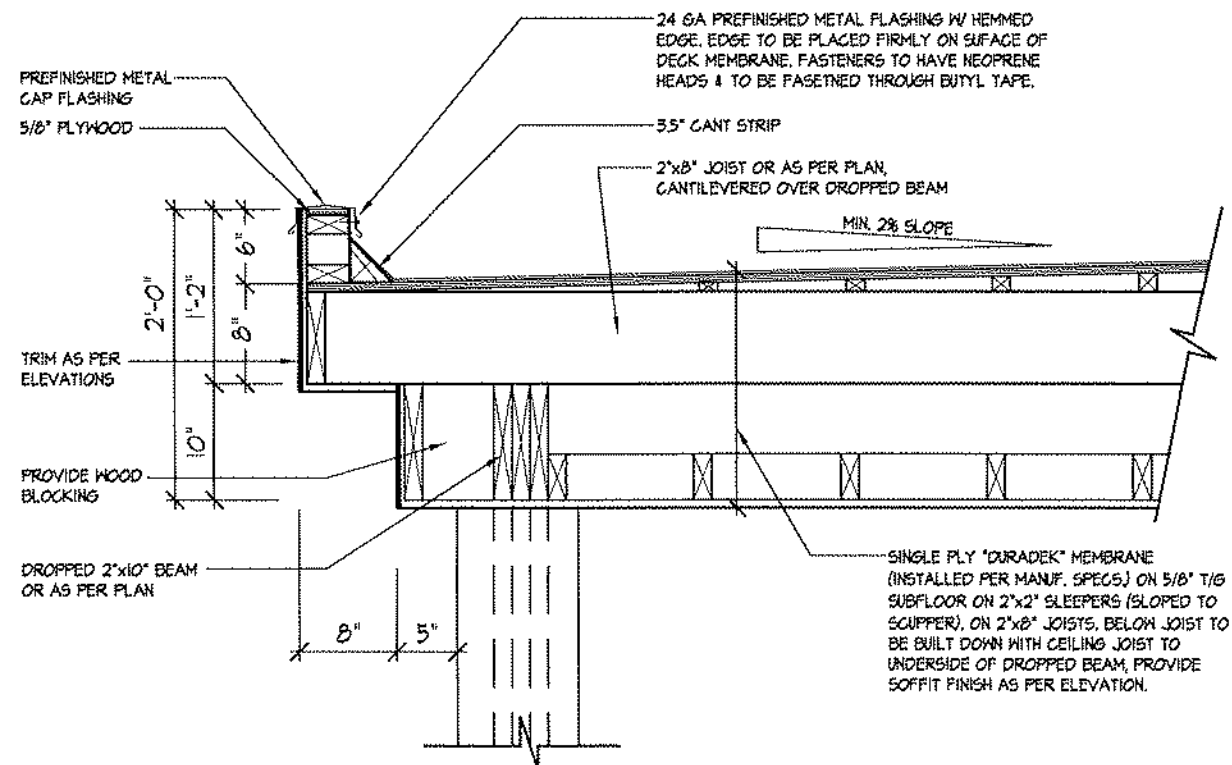
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Drawn By: KMTT
Checked By: MMDS
Scale: 3/16" = 1'-0"
File Number: 218094WT2018-END
Page Number: 17 of 31

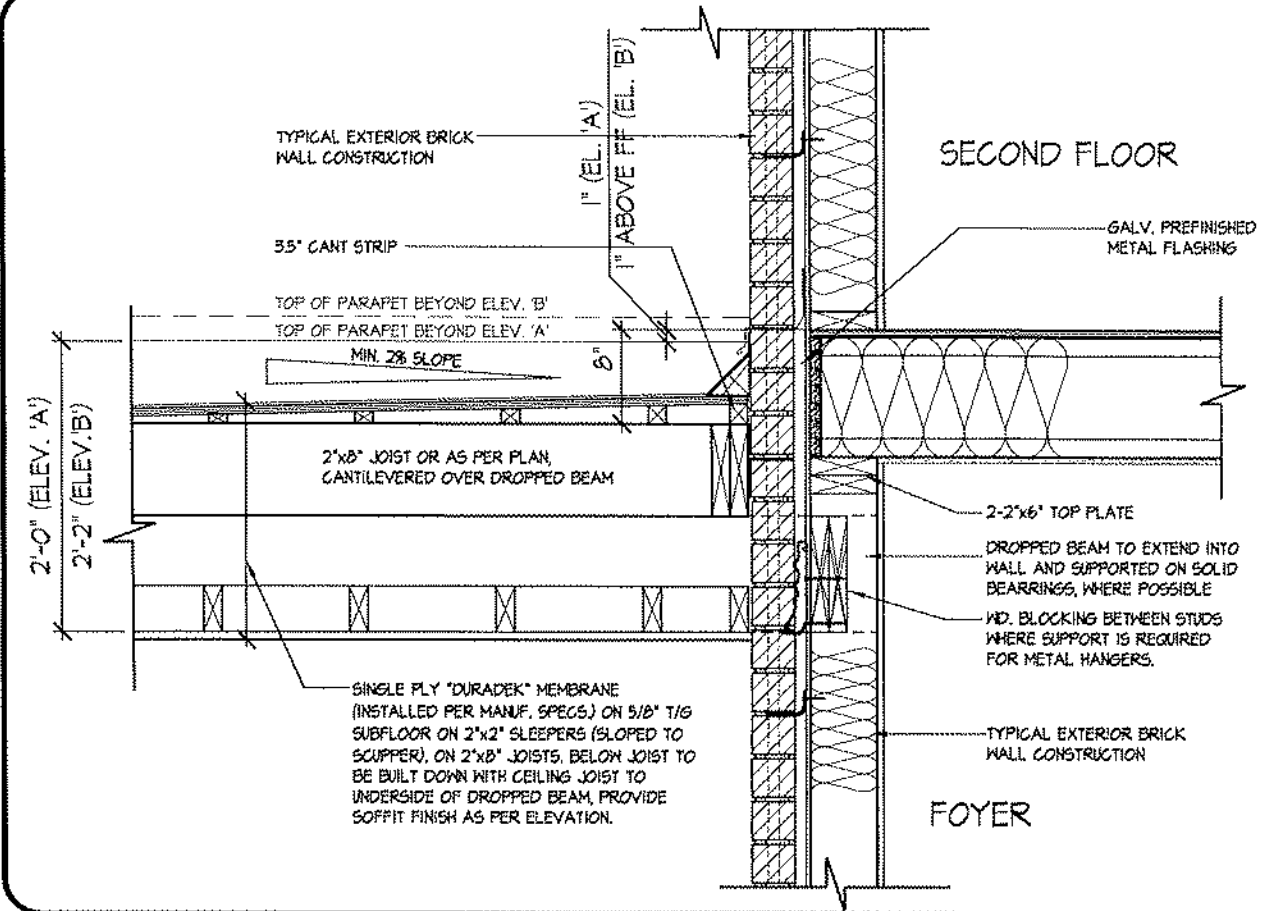
UNIT 2018-END
REV. 2025.03.27



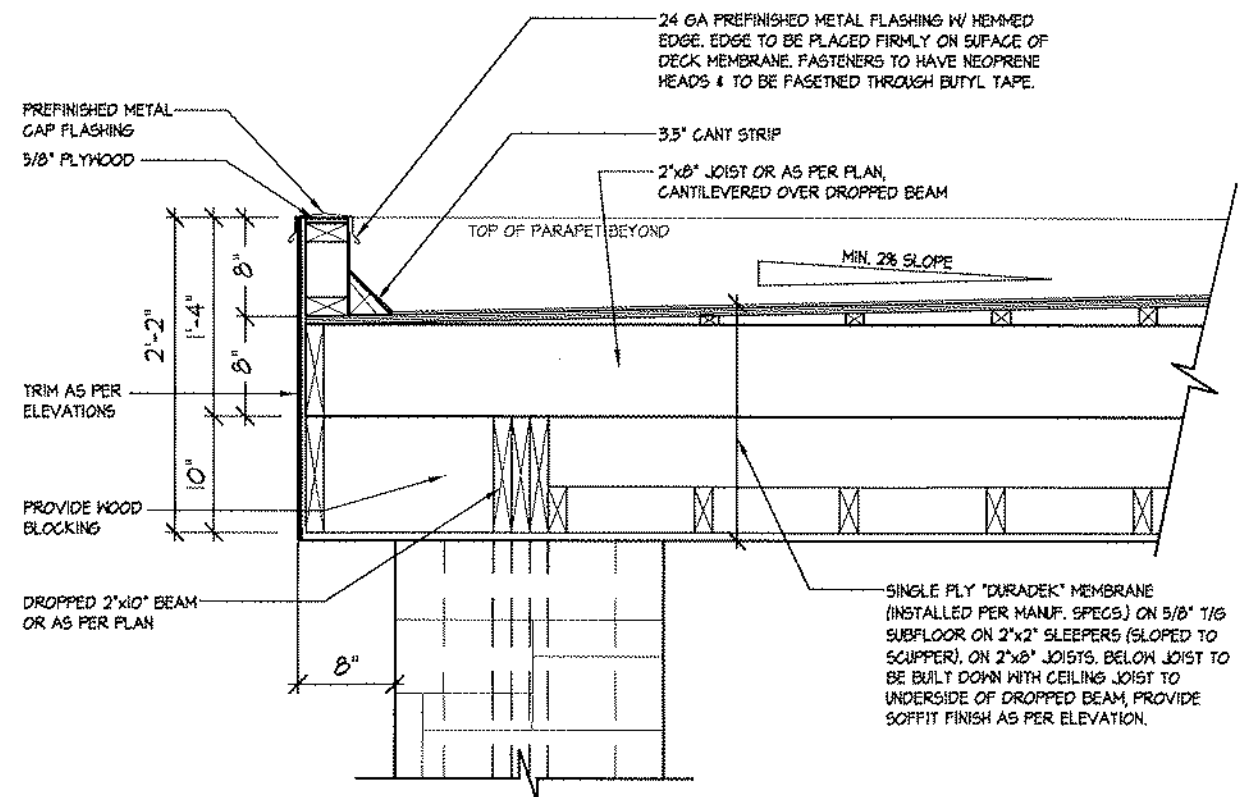
1B FLAT ROOF DETAIL @ SIDE RETURN FOR ELEV. 'A' (ELEV. 'B' SIMILAR)
3/4"=1'-0"



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 3-20

FLAT ROOF DETAILS OVER COVERED PORCH UNIT

ROYAL PINE HOMES - 218094
921 BAYVIEW, RICHMOND HILL, ON.
REV. 2025.03.25

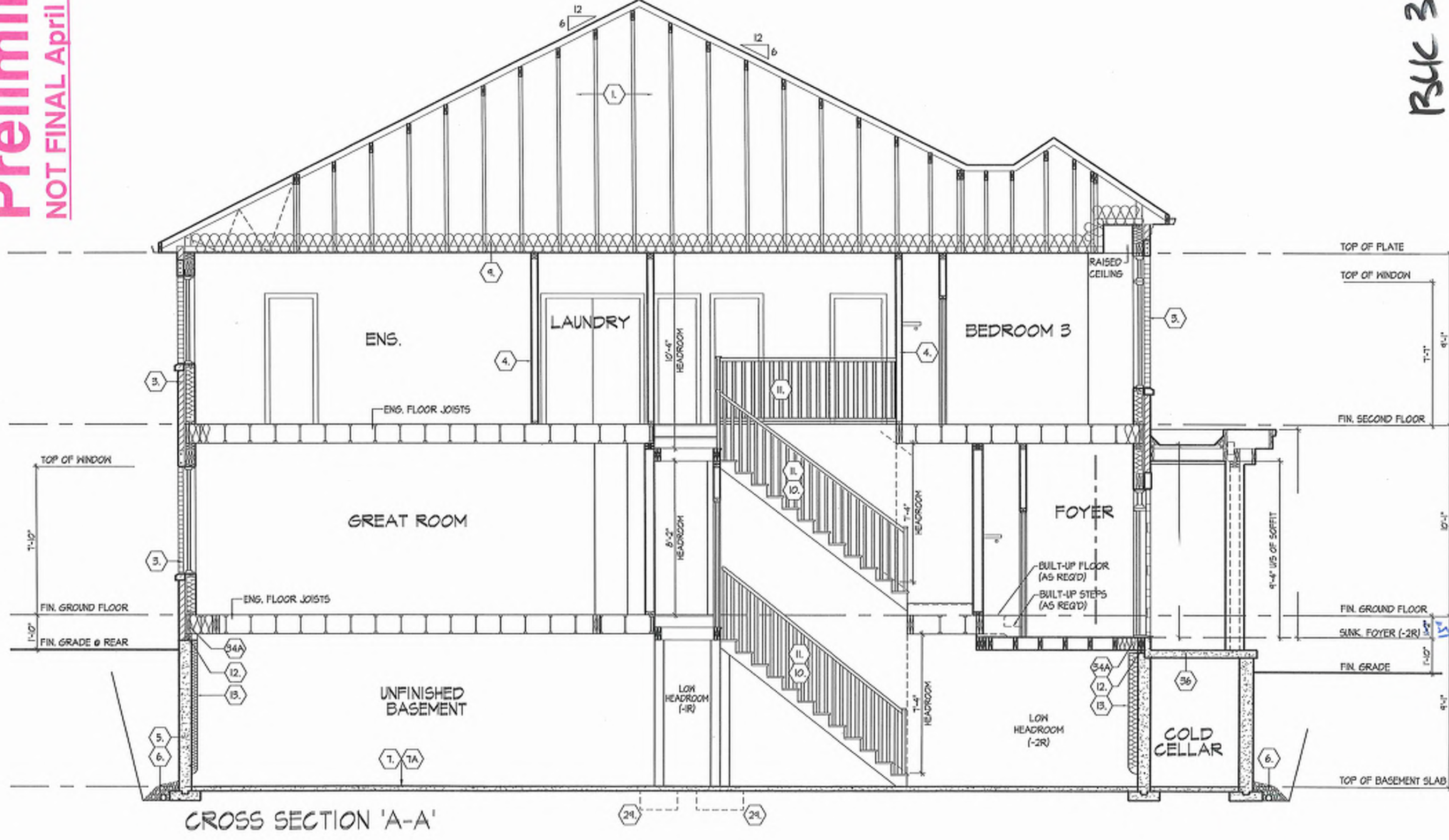
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
NAME: Dominic Mabilio
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
21274 BCN 19895

Drawn By: KM/MM Checked By: DS/MM Scale: 3/16"=1'-0"
Sheet: 27 of 29
File Number: 218094WT2015
Page Name: F 905.737.7326
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133

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CROSS SECTION 'A-A'

UNIT 2018-END
REV:2025.03.27

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921 BAYVIEW, RICHMOND HILL, ON.



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Drawn By: K/W/T Checked By: M/M/D/S Sub: 3/16" x 1'-0" File Number: 218094W/2018-END Page Number: 28 of 31

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Domestic Mobile	21274
NAME	8624
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19856

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SECTION 1.0. CONSTRUCTION NOTES

- 1

ROOF CONSTRUCTION [9.19.1, 9.23.1.4, 9.23.1.6]
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES 38" (9.5) PLYWOOD SHEATHING WITH 4" O.C. APPROVED WOOD TRUSSES @ 24" (600) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 24" (600) MIN. OVER EDGE OF ROOF AND MIN. 12" (300) BEYOND INNER FACE OF EXTERIOR WALL. 2x4 (50x90) TRUSS BRACING @ 8'4" (1800) O.C. AT BOTTOM CHORD. PREPIN, ALUM. BAYESTROUGH, FASCIA, RVL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RVL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RVL.
- 1A

ICE AND WATER SHIELD
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 8" (152), AND TO EXTEND UP DOWNSIDE WALLS A MINIMUM 12" (305).
- 1B

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

SIDING WALL CONSTRUCTION [2x6]
SEING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FLUERING 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 5 MIL POLYETHYLENE ARMAPOUR 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 [2x6] W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED ARMAWATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1.1. INSULATION, APPROVED 5 MIL POLYETHYLENE ARMAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING [9.23.17.3.1]) (REFER TO 35 NOTE AS REQ.)
- 2B

SIDING WALL @ GARAGE CONSTRUCTION [9.23.17.3.1]
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. 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 [9.23.17.3.1]) (REFER TO 35 NOTE AS REQ.)
- 3

BRICK VENEER WALL CONSTRUCTION [2x6]
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x10" (22x180x250) GALV. METAL TIES @ 18" (400) O.C. HORIZ. 2x4 (50x90) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9.1] ON APPROVED ARMAWATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXT. GRADE SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1.1. INSULATION, APPROVED 5 MIL POLYETHYLENE ARMAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND SHEATHING PAPER [9.23.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION [2x6] W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1 1/2" (38) AIR SPACE, 7/8"x7"x10" (22x180x250) GALV. METAL TIES @ 18" (400) O.C. HORIZ. 2x4 (50x90) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9.1] ON APPROVED ARMAWATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXT. GRADE SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1.1. INSULATION, APPROVED 5 MIL POLYETHYLENE ARMAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. [9.23.13.8] BOTTOM COURSE AND OVER OPENINGS. 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"x10" (22x180x250) GALV. METAL TIES @ 18" (400) O.C. HORIZ. 2x4 (50x90) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH [9.23.9.1] ON APPROVED ARMAWATER BARRIER AS PER O.B.C. [9.27.3]. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1.1. INSULATION, APPROVED 5 MIL POLYETHYLENE ARMAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (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 [9.23.13.6] (REFER TO 35 NOTE AS REQUIRED)
- 4

INTERIOR STUD PARTITIONS [9.23, 9.23.9.8, 9.23.10.1]
BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (50x90) @ 18" (400) O.C. FOR 2 STOREY AND 12" (300) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2x4" (50x90) @ 24" (600) O.C. PROVIDE 2x4" (50x90) BOTTOM PLATE AND 2x2x4" (38x40) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2x6" (38x40) STUDS WHERE NOTED. PROVIDE 2x4" (50x90) @ 24" (600) O.C. LADDER BRACKS. WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 2x4" (50x90) WOOD BLOCKING ON FLAT @ 3x11" (1200) [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 GLADDING [9.23]
3/8" (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.
- 4B

EXT. LOFT WALL CONSTRUCTION [2x6] [9.23]
APPROVED ARMAWATER BARRIER AS PER O.B.C. [9.27.3] ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING STUDS CONFORMING TO O.B.C. [9.23.10.1.1 & SECTION 1.1.1. INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH.
- 5

FOUNDATION WALL/FOOTINGS
FOUNDED CONC. 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. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16' (4900) SHALL BE SIZED IN ACCORDANCE WITH [9.15.3.4] (12.7) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). BASE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 7500 PSI COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 15000 PSI. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
- 6

FOUNDATION WALL/FOOTINGS
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND [9.15.4].
- 7

FOUNDATION WALL/FOOTINGS
FOUNDATION WALLS SHALL NOT EXCEED 9'10" (9.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.1.1]
- 8

FOUNDATION WALL/FOOTINGS
UNREINFORCED SOLID CONCRETE FOUNDATION WALLS [9.15.4.2.1]
MIN. THICKNESS
MAX. HEIGHT FROM FIN. SLAB TO GRADE
UNSUPPORTED
AT TOP
4' 0" 3'11" (1.20m) 7'0" (2.15m) 7'0" (2.15m) 6'10" (2.10m)
4' 10" 4'7" (1.40m) 7'5" (2.30m) 8'6" (2.60m) 8'2" (2.50m)
12' 4'11" (1.50m) 7'5" (2.30m) 8'6" (2.60m) 9'3" (2.85m)
4' 0" 3'11" (1.20m) 7'5" (2.30m) 7'5" (2.30m) 7'5" (2.30m)
4' 10" 4'7" (1.40m) 7'5" (2.30m) 8'6" (2.60m) 9'3" (2.85m)
12' 4'11" (1.50m) 7'5" (2.30m) 8'6" (2.60m) 9'3" (2.85m)
- 9

FOUNDATION WALL/FOOTINGS
4" 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 [9.23.1.2.1], [9.23.8.1.1] & [9.23.9.1.1] OF THE O.B.C.
- 10

FOUNDATION WALL/FOOTINGS
MINIMUM STRIP FOOTING SIZES [9.15.3.4]
NUMBER FLOORS SUPPORTED
LOAD BEARING MASONRY WALLS
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 28" WIDE x 9" THICK 36" WIDE x 14" THICK

- 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 7/8" (200) VERTICAL AND 2x11" (500) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER [9.15.4.7.2] (600) & [9.20.9.4] (300)
- 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 10 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK [9.15.4.7.1] (110)
- 6

WEEPING TILE [9.14.3]
4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (150) CRUSHED STONE COVER
- 7

BASEMENT SLAB OR SLAB ON GRADE [9.16.4.1, 9.13.1, 9.13.1.6.1]
3" (80) MIN. 20MPa (2800psi) CONC. SLAB ON 6 MIL POLYETHYLENE ARMOUL GAS BARRIER [9.13.4] ON 4" (100) CLEAN COARSE GRANULAR FILL. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. WHERE A BASEMENT SLAB IS INTERFERED BY THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (600) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB (JOINTS TAPPED), [(SB-12) 3.1.1.7.6] & [6]
- 7A

SOIL GAS DEPRESSURIZATION PRESSURE-IN [9.13.4.3]
PROVIDE A SOLID IN FOR SUB-POOR DEPRESSURIZATION SYSTEM CONSISTING OF 4" (100) CLEAN COARSE GRANULAR FILL [9.13.2.1.1] AND A 4" (100) DIAMETER PIPE WITH ITS BOTTOM OPEN INTO GRANULAR LAYER @ APPROX. CENTER OF SLAB. TOP END ABOVE SLAB WITH AIR TIGHT CAP TO BE LABELLED RADON AT CAP AND EVERY 1.8m OF PIPE AND CHANGE IN DIRECTION.
- 8

EXPOSED FLOOR TO EXTERIOR [9.10.17.10 & CANULC-S705.2]
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFORMING TO [9.23.9.1, FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.
- 9

EXPOSED CEILING TO EXTERIOR w/ ATTIC [9.25.2.4]
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
- 9

EXPOSED CEILING TO EXTERIOR w/o ATTIC [9.19.1, 9.10.17.10]
JOIST STRIP BRACES AS PER PLANS W/ 2x2" (50x40) PURLINS @ 38" (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]
- 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 7/8" (200) 5" (125) 14" (350) 10" (250) MAX. NOSING
PUBLIC 1" (25) 5" (125) 14" (350) 10" (250) MAX. NOSING
MIN. STAIR WIDTH TAPERED HEADS
MAX. RUN 15" (380) 15" (380) 15" (380)
PRIVATE 2'10" (600) MIN. AVG. RUN 15" (380)
PUBLIC 2'11" (600) MIN. AVG. RUN 15" (380)

- 18

GARAGE SLAB [9.16, 9.33]
4" (100) 20MPa (4600psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.
- 19

GARAGE TO HOUSE WALLS/CEILING [9.10.13.18]
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 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. [9.10.9.18], [9.10.17.10], [CANULC-S705.2]
- 20

GAS-PROOF DOOR AND FRAME, DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.
GARAGE DOOR TO HOUSE [9.10.9.18], [9.10.13.18]
- 21

EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7/8" (200) MIN. TREAD 10" (250). FOR THE REQUIRED NUMBER OF STEPS REFER TO SIZING 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. [9.32] & PART 6
- 23

ATTIC ACCESS [9.19.2.1]
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.30m² 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) [SB-12) 3.1.1.6.1(1)]
- 24

FIREPLACE CHIMNEYS [9.23]
TOP OF FIREPLACE CHIMNEY SHALL BE 3'0" (900) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'0" (600) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'0" (3000) FROM THE CHIMNEY.
- 25

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

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

PARTY WALL BEARING [9.23.8]
12x12x8" (300x300x18) STEEL PLATE FOR STEEL BEAMS AND 12x12x1/2" (300x300x12) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3x12" (89) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 3/8"x1" (2x10) L ONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING SECTION 3.0 FOR W.D. STUD PARTY WALL.
- 28

WOOD FRAMING IN CONTACT WITH CONCRETE
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD PORTS 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]
3x2x8" (3x38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT. 2x4x2x1/2" (500x300x300) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28
- 30

STEP FOOTINGS [9.15.3.3]
MIN. HORIZ. STEP = 23.5/8" (500). 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 60x6x2.9x2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 30MPa (4600psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32

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

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

FLOOR FRAMING [9.23.3.5], [9.23.9.4], [9.23.1.4]
TAG SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. [9.33.6] ALL JOISTS (WHERE REQUIRED) TO BE BRIDGED WITH 2x2" (50x90) CROSS BRACING OR SOLID BLOCKING @ 6'11" (2100) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1x2" (1800) @ 6'11" (2100) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A

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

EXPPOSED 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 SYSTEM WALLCORED INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23.5/8" (600) OR LESS. WALL ASSEMBLY REQUIRE HAVING A FREE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. [9.10.1.4], OR [9.10.1.5]. REFER TO DETAILS FOR TYPE & SPEC. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 ft (1830mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER [9.10.1.4]
- 36

COLD CELLAR PORCH SLAB [9.40]
FOR MAX. 8'x2' (500) PORCH DEPTH, 5" (127) 32 MPa (4600psi) CONC. SLAB W/ 50% AIR ENTRAINMENT. REIN. WITH 10# BARS @ 7'6" (200) O.C. EACH DIRECTION. W/ 1/4" (32) 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 2x2x8" (50x90x140) TOP DOMELS @ 23.5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS, SLOPE SLAB 1.0% FROM DOOR.
- 37

RANGE HOODS AND RANGE-TOP FANS [9.32]
COOKING APPLANCE EXHAUST FANS VENTED TO EXTERIOR AS PER MANUFACTURER SPECIFICATIONS AND CONFORMING TO O.B.C. [9.10.22.4.1] (9.16.9.3.2)
- 38

CONVENTIONAL ROOF FRAMING [9.23.14], [9.23.16]
2x4" (38x90) RAFTERS @ 18" (400) O.C. 2x4" (38x90) RIDGE BOARD. 2x4" (38x90) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2x4" (38x90) @ 16" (400) O.C. FOR MAX. 9'3" (2800) SPAN & 2x2x8" (50x90) @ 18" (400) O.C. FOR MAX. SPAN 14'7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED TRUSSES AND/OR CONVENTIONAL FRAMING TO BE 2x4" (38x90) @ 24" (600) O.C. UNLESS OTHERWISE SPECIFIED.
- 39

TWO STOREY VOLUME SPACES [9.23.10.1], [9.23.11], [9.23.16]
WALL ASSEMBLY WIND LOADS
EXTERIOR STUDS SPACING MAX HEIGHT
BRICK 2-2x6" (12x50x0) O.C. 18-4" (5508) 8" (200) O.C. 18-4" (5508)
SIDING SPR #2 16" (406) O.C. 18-4" (5508) 12" (305) O.C. 18-4" (5508)
BRICK 2-2x6" (12x50x0) O.C. 21-10" (6400) 12" (305) O.C. 21-10" (6400)
SIDING SPR #2 16" (406) O.C. 21-10" (6400) 15" (406) O.C. 21-10" (6400)
** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **

- FOR HORIZ. DISTANCES LESS THAN 9'5" (2900) PROVIDE 2x6" (38x40) STUDS @ 16" (400) O.C. WITH CONTIN. 2x2x8" (50x90x140) TOP PLATE & 1x2x6" (1x38x140) BOTTOM PLATE & MIN. OF 3x2x8" (50x90x140) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

CONSTRUCTION NOTES 1
UNIT 2018-END
REV.2025.03.27

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

cont. SECTION 1.0. CONSTRUCTION NOTES	
40	1 HR. PARTY WALL (CONC. BLOCK) (Sb-3) WALL TYPE 98a & 91b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (50x38) VERTICAL WD. CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FLOOR ROCK, SLAG OR GLASS TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2X2" (50x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.
40	1 HR. PARTY WALL (DOUBLE STUD) (Sb-3) WALL TYPE W3c) 5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2X4" (50x69) STUDS @ 16" (400) O.C., MIN. 1" (25) APART ON SEPARATE 2X4" (50x69) SILL PLATES. (2X6" (38x143) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FLOOR ROCK, SLAG OR GLASS TAPE FILL AND SAND ALL GYPSUM JOINTS.
40A	2 HR. FIREWALL (Sb-3) WALL TYPE 98a & 91b) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2X2" (50x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% S.O.D. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL. PROCESSED FLOOR ROCK, SLAG OR GLASS TAPE FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED SLAGS, 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") (Sb-28) STUCCO FINISH CONFORMING TO O.B.C. SECTION (Sb-28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (Sb-3.10.1) & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
41A	STUCCO WALL CONSTRUCTION (2X6") W/ CONTIN. INSUL. STUCCO FINISH CONFORMING TO O.B.C. SECTION (Sb-28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. (Sb-27.3) ON EXTERIOR TYPE REID INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (Sb-3.10.1) & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD AT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
41B	STUCCO WALL @ GARAGE CONST. (Sb-28) STUCCO FINISH CONFORMING TO O.B.C. SECTION (Sb-28) AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.S. MINIMUM ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (Sb-3.10.1) & SECTION 1.1. INSULATION, APPROVED 5 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD AT. FINISH. (REFER TO 35 NOTE AS REQUIRED)
42	UNSUPPORTED FOUNDATION WALLS (Sb-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 WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING. • BARS TO HAVE MIN. 1" (25) CONC. COVER • BARS TO EXTEND 2'0" (600) BEYOND BOTH SIDES OF OPENING
43	STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (Sb-5.2.4.01) (REFER TO DETAILS)
44	WINDOW WELLS WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" (508) 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 TIE ON A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (Sb-10.1.0.3), (Sb-14.6.3)
45	CLOSED CEILING CONSTRUCTION (Sb-12) (Sb-1.1.8), (Sb-23.4.2) 2X12" (50x286) ROOF JOISTS @ 18" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2X2" (50x38) RAFTERS @ 16" (400) O.C. PERPENDICULAR TO ROOF JOIST. PURLINS NOT REQ. W/ SPRAY FOAM. W/ INSULATION TO ROOF JOIST. 6 MIL. POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 HSI).
46	FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE (Sb-26.1.1), (Sb-26.15), (Sb-26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2X2" (50x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2X6" (38x140) FLOOR JOISTS @ 16" (400) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRIF EDGE TO BE LOCATED 24" (600) MIN. AWAY FROM CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (Sb-23.2.3). REMOVE CURB WHERE REQ.
	BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2X4" (50x69) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2X4" (50x69) PT. SLEEPERS @ 12" (300) O.C. LAD FLAT PERPENDICULAR TO JOISTS
	BALCONY OVER HEATED SPACE CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH
47	BARREL VAULT CONSTRUCTION CAST/LEVERED 2X4" (50x69) SPACERS LAID FLAT ON 2X10" (50x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (10) PL YWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)
48	EGRESS WINDOW ABOVE GRADE (Sb-9.10.1), (Sb-8.8.1.05) 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 3'4" (100) TO A MAX. 3'4" (100) FROM FINISHED FLOOR. THIS WINDOW SHALL HAVE AN UNOBSTRUCTED OPEN PORTION OF 2'7" (69) SQ. FT. (3.25m ²) WITH NO DIMENSION LESS THAN 1'3" (80) AND BE FREE OF ANY LIMITING HARDWARE AND USED AS MEANS OF EGRESS. SEE SECTION 2.0 GENERAL NOTES. 21 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, in (mm)	ROOF W/ OR W/O ATTIC & 1 FLOOR SLAB & 2 FLOOR SLAB & 3 FLOOR SLAB
2X4" (50x69)	MAX. STUD SPACING, s _t (mm) O.C.
2X6" (38x140)	MAX. UNSUPPORTED HGT. h _u (m)
2X8" (50x100)	16" (400)
2X10" (50x125)	12" (300)
2X12" (50x150)	9" (100)
2X14" (50x175)	8" (100)
2X16" (50x200)	7" (100)
2X18" (50x225)	6" (100)
2X20" (50x250)	5" (100)

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, 3.1.3. OF THE O.B.C..

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS

1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m² UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'3" (80), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO (Sb-9.10)

2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 3'4" (100) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'11" (1600). (Sb-8.8.1)

3) WINDOWS IN EXIST. STAIRWAYS THAT EXTEND TO LESS THAN 2'11" (500) (3'6" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (Sb-9.15.1) OR (Sb-9.15.2)

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 8'1" AT ANY POINT
BEDROOM	7'7" OVER 50% OF REQUIRED FLOOR AREA OR 8'1" 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 (Sb-5.3.2)
STORAGE GARAGE	6'7" (Sb-5.3.3)

2.3. MECHANICAL / PLUMBING (Sb-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. (Sb-3.1.8)

3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.

4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF (Sb-12) - (Sb-12.1.12) 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 2" 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 (459) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

2.5. STEEL (Sb-23.4.3)

1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350M. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350M CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES

1) FOR 8'0" (2400) CEILINGS, FLAT ARCHES SHALL BE 8'0" (2400) A.F.F.

2) FOR 8'0" (2400) CEILINGS, FLAT ARCHES SHALL BE 7'10" (2400) A.F.F.

3) FOR 10'0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'6" (2600) A.F.F.

2.7. ROOF OVERHANGS

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

2.8. FLASHING (Sb-20.12), (Sb-26.4), (Sb-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 (Sb-14.6)

2.10. ULC SPECIFIED ASSEMBLIES

ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY, SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9, TABLES 9.23.4.2-(A)-(L))

FORMING PART OF SENTENCE (Sb-9.2.3.4.2.1), (Sb-23.4.2.4), (Sb-23.12.3.1), (Sb-23.14.8.21) (Sb-38.3.1.1)

2X8" SPRUCE #2	2X10" SPRUCE #2
L1	L3
L5	L7
L9	L11
L13	L15
L17	L19
L21	L23
L25	L27
L29	L31
L33	L35
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cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&C (9.12) 12"x12.7" 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 80% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3&C 5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (400) O.C. MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. 2"x6" (38x140) AS REQUIRED FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

40A 2 HR. FIREWALL (SB-3) WALL TYPE B&C & B1&D 12"x12.7" GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (600) O.C. ON 8" (200) CONC. BLOCK 75% SOLID FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

41 STUCCO WALL CONSTRUCTION (2"x6") (9.28) STUCCO FINISH CONFORMING TO O.B.C. SECTION (9.28) AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1/2" (38) E.F.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 RT. 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.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 (JOISTS 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 RT. 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.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 RT. FINISH. (REFER TO 35 NOTE AS REQ.)

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

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

44 WINDOW WELLS WHEN A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.5" (540) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SATISFACTORIAL LOCATION WITH A 4" (100) WEEPING TILE OR A FLAT CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.1.1.1) (9.14.6.3)

45 SLOPED CEILING CONSTRUCTION (15B-12) (3.1.1.8) (9.23.4.2) 2"x12" (38x286) ROOF JOISTS @ 16" (400) O.C. MAX. (UNLESS OTHERWISE NOTED) BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" TRIM DRP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (600) MIN. AWAY FROM HOUSE. PREPARED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.

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

47 BARREL VAULT CONSTRUCTION SEE FLAT ROOFBALCONY 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 (9.9.10.1.1) (9.8.8.1.15) 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 5'0" (1500) TO A MAX 3'4" (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 STRING & 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, TO B.C. REFERENCE: TABLE 9.23.10.1				
SUPPORTED LOADS (EXTERIOR)				
MIN. STUD SIZE, ft (mm)	ROOF w/ OR w/o W/ ROOF w/ OR w/o W/ JOIST & 1 FLOORATIC & 2 FLOOR	MAX. STUD SPACING, in (mm) O.C.	MAX. UNSUPPORTED HGT., ft-in (m)	
2"x4" (38x89)	24" (600)	18" (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" (3.0))	5" (1" (1.3))	

SECTION 2.0. GENERAL NOTES

2.1. WINDOWS 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'3" (380). CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT CONFORMING TO (9.9.10) 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4' (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOWER THAN 3'4" (940) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 2'11" (660). (9.8.8.1) 3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'11" (660) (9.8.8.1) WITH NO OTHER BUILDINGS SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN (4.1.5.15) OR (9.8.8.2)

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'-6"
BATHROOM, LAUNDRY AREA ABOVE GRADE MENTIONED ABOVE	8'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
MEZZANINE	8'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
STORAGE GARAGE	6'-7" (9.5.3.3)

2.3. MECHANICAL PLUMBING (9.22) 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 GRADE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.

3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.

4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GROSS TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.

5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS. 6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (4584) ROL. 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 50SW. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 360W CLASS "H".

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

2.6. FLAT ARCHES 1) FOR 8'0" (240) CEILINGS, FLAT ARCHES SHALL BE 6'10" (2060) A.F.F.

2) FOR 8'0" (240) CEILINGS, FLAT ARCHES SHALL BE 7'10" (2400) A.F.F.

3) FOR 10'0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'4" (2600) A.F.F.

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

2.8. FLASHING (9.23.1.3) (9.26.4) (9.27.3) 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

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

2.10. U.L.C. SPECIFIED ASSEMBLIES ALL REQUIRED NOMINAL COMPONENTS THAT FORM PART OF ANY U.L.C. 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 U.L.C. LISTING. THERE SHALL BE NO MODIFICATIONS UNDER ANY CIRCUMSTANCES IN ANY U.L.C. LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD UNTELS AND BUILT-UP WOOD (DIVISION B PART 9, TABLES 9.23.4.2-A)-(L)) FORMING PART OF SENTENCE (9.23.4.2.1) (9.23.12.3.1) (9.23.14.8.2) (9.23.3.1.1) (9.23.3.1.1)

2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2"x8" (38x184)	L3 2"x10" (238x235)	L5 2"x12" (238x286)
B1 3/2"x8" (38x184)	B3 3/2"x10" (38x235)	B5 3/2"x12" (38x286)
B2 4/2"x8" (40x184)	B4 4/2"x10" (40x235)	B6 4/2"x12" (40x286)
B7 5/2"x8" (50x184)	B8 5/2"x10" (50x235)	B9 5/2"x12" (50x286)

ENGINEERED LUMBER SCHEDULE	
1 3/4"x 9 1/2" LVL	1 3/4"x 11 7/8" LVL
1 3/4"x 11 7/8" LVL	1 3/4"x 14" LVL
1 3/4"x 14" LVL	1 3/4"x 16" LVL
2 1/4"x 9 1/2" LVL	2 1/4"x 11 7/8" LVL
2 1/4"x 11 7/8" LVL	2 1/4"x 14" LVL
2 1/4"x 14" LVL	2 1/4"x 16" LVL
3 1/4"x 9 1/2" LVL	3 1/4"x 11 7/8" LVL
3 1/4"x 11 7/8" LVL	3 1/4"x 14" LVL
3 1/4"x 14" LVL	3 1/4"x 16" LVL

3.2. STEEL UNTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.B.) FORMING PART OF SENTENCE 9.20.5.2 (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" (2.07m)	7" (2.07m)
L8	4"x 3 1/2"x 14" (102 x 89 x 6.4)	8" (2.07m)	8" (2.07m)
L9	5"x 3 1/2"x 5'6" (127 x 89 x 7.9)	10" (2.54m)	10" (2.54m)
L10	5"x 3 1/2"x 7'6" (127 x 89 x 11)	11" (2.79m)	10" (2.54m)
L11	6"x 3 1/2"x 7'6" (152 x 89 x 11)	12" (3.05m)	11" (2.79m)
L12	7"x 4"x 7'6" (178 x 102 x 11)	14" (3.56m)	13" (3.30m)

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'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI0.7)
1D	EXTERIOR	2'-8" x 5'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI0.7) (SEE HEX NOTE 20)
1E	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
1F	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2440 x 45) INSULATED MIN. R4 (RSI0.7)
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI0.7)
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
2B	INTERIOR	3'-0" x 6'-8" x 1-3/8" (915 x 2030 x 35)
3	INTERIOR	2'-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)

PROVIDE 8" (203) HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS

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

3.4. ACRONYMS	
ABV	ABOVE
AFB	ABOVE FINISHED FLOOR
BBFM	BEAM BY FLOOR MANUFACTURER
BBRM	BEAM BY ROOF MANUFACTURER
BG	FIXED GLASS W/ BLACK BACKING
BLW	BELOW
BM	BEAM
CWF	CONVENTIONAL ROOF FRAMING
CW	COMPLETE WITH
DJUT	DOUBLE JOIST/ TRIPLE JOIST
DO	DO OVER
DRP	DRAPPED
ENG	ENGINEERED
ERV	ENERGY RECOVERY VENTILATION UNIT
EST	ESTIMATED
FA	FLOOR ARCH
FD	FLOOR DRAIN
FG	FIXED GLASS
FL	FLUSH
FLR	FLOOR
GT	GROSS TRUSS
GTR	GROSS TRUSS BY ROOF MANUFACTURER
HB	HOSE BIB
HDRM	HEADROOM
3.5. SYMBOLS	
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.3.4.	
CLASS B VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (23/4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (FULL CHAM)	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 (9.10.13)	
S SMOKE 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 GROSS TRUSS OR ROOF BEAM SHALL CONFORM TO TABLE A-34 TO A-37. (9.17.4, 9.23.10.3)	
TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 9.	
VARYING PLATES, BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHIELD	
EXPPOSED BUILDING FACE -0.0.0. 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

Pkc 3-20

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