



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

# UNIT 4204 - 'THE BROOKVALLEY'

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE	SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A
PACKAGE A1	SPACE HEATING FUEL
	<input checked="" type="checkbox"/> GAS <input type="checkbox"/> OIL
	<input type="checkbox"/> ELECTRIC <input type="checkbox"/> PROPANE
	<input type="checkbox"/> EARTH <input type="checkbox"/> SOLID FUEL

BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)
BASEMENT WALLS	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *
* PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)		
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96%	96%
HRV EFFICIENCY (%)	75%	75%
DHW HEATER (EF)	0.8	0.8

AREA CALCULATIONS		
	EL. 'A' STD. & OPT. 2ND PLAN	EL. 'B' STD. & OPT. 2ND PLAN
GROUND FLOOR AREA	1655 sq. ft. (153.75 sq. m.)	1673 sq. ft. (155.43 sq. m.)
SECOND FLOOR AREA	2020 sq. ft. (187.66 sq. m.)	2047 sq. ft. (190.17 sq. m.)
SUBTOTAL	3675 sq. ft. (341.42 sq. m.)	3720 sq. ft. (345.60 sq. m.)
DEDUCT ALL OPEN AREAS	67 sq. ft. (6.22 sq. m.)	74 sq. ft. (6.87 sq. m.)
TOTAL NET AREA	3608 sq. ft. (335.19 sq. m.)	3646 sq. ft. (338.72 sq. m.)
FINISHED BASEMENT AREA	35 sq. ft. (3.25 sq. m.)	35 sq. ft. (3.25 sq. m.)
COVERAGE W/OUT PORCH	2067 sq. ft. (192.03 sq. m.)	2085 sq. ft. (193.70 sq. m.)
COVERAGE W/ PORCH	2144 sq. ft. (199.18 sq. m.)	2153 sq. ft. (200.02 sq. m.)

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, EL. 'A'
- 3 - GROUND FLOOR PLAN, EL. 'A'
- 4 - SECOND FLOOR PLAN, EL. 'A'
- 5 - OPT. 5 BED. SECOND FLOOR PLAN, EL. 'A'
- 6 - PART. BASEMENT PLAN, EL. 'B'
- 7 - PART. GROUND FLOOR PLAN, EL. 'B'
- 8 - PART. SECOND FLOOR PLAN, EL. 'B'
- 9 - PART. OPT. 5 BED. SECOND FLOOR PLAN, EL. 'B'
- 10 - PART. BSMT. & GRND. FLR. PLAN, EL. 'A' FOR SUNK. MUDROOM (EL. 'B' SIMILAR)
- 11 - FRONT ELEVATION 'A' & INTERIOR PORTICO EL.
- 12 - FLANKAGE ELEVATION 'A'
- 13 - RIGHT SIDE ELEVATION 'A'
- 14 - UPGRADED & PART. FOR OPT. 5 BED. REAR ELEVATION 'A'
- 15 - FRONT ELEVATION 'B'
- 16 - FLANKAGE ELEVATION 'B'
- 17 - RIGHT SIDE ELEVATION & PART. FOR OPT. SECOND FLR. EL. 'B'
- 18 - UPGRADED & PART. FOR OPT. 5 BED. REAR ELEVATION 'B'
- 19 - CROSS SECTION 'A-A'
- 20 - DETAILS
- 21 - CONSTRUCTION NOTES 1
- 22 - CONSTRUCTION NOTES 2
- W1 - WALK OUT DECK CONDITION
- W2 - LOOK OUT DECK CONDITION
- W3 - WALK OUT BASEMENT CONDITION
- W4 - DECK DETAILS 1
- W5 - DECK DETAILS 2
- W6 - DECK DETAILS 3
- W7 - DECK DETAILS 4

WINDOW / WALL AREA CALCULATIONS	EL. 'A' STD. PLAN	EL. 'A' - WOD STD. PLAN	EL. 'A' - LOD STD. PLAN	EL. 'A' - WOB STD. PLAN
GROSS WALL AREA	4567.57 sq. ft. (424.34 sq. m.)	4596.68 sq. ft. (427.05 sq. m.)	4678.55 sq. ft. (434.65 sq. m.)	4949.65 sq. ft. (459.84 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	588.09 sq. ft. (54.64 sq. m.)	591.43 sq. ft. (54.95 sq. m.)	604.76 sq. ft. (56.18 sq. m.)	690.26 sq. ft. (64.13 sq. m.)
TOTAL WINDOW %	12.88 %	12.87 %	12.93 %	13.95 %
	EL. 'A' OPT. SEC. FLR.	EL. 'A' - WOD OPT. SEC. FLR.	EL. 'A' - LOD OPT. SEC. FLR.	EL. 'A' - WOB OPT. SEC. FLR.
GROSS WALL AREA	4567.57 sq. ft. (424.34 sq. m.)	4596.68 sq. ft. (427.05 sq. m.)	4678.55 sq. ft. (434.65 sq. m.)	4949.65 sq. ft. (459.84 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	616.09 sq. ft. (57.24 sq. m.)	619.43 sq. ft. (57.55 sq. m.)	632.76 sq. ft. (58.79 sq. m.)	718.26 sq. ft. (66.73 sq. m.)
TOTAL WINDOW %	13.49 %	13.48 %	13.52 %	14.51 %
	EL. 'B' STD. PLAN	EL. 'B' - WOD STD. PLAN	EL. 'B' - LOD STD. PLAN	EL. 'B' - WOB STD. PLAN
GROSS WALL AREA	4652.24 sq. ft. (432.21 sq. m.)	4681.35 sq. ft. (434.91 sq. m.)	4763.22 sq. ft. (442.52 sq. m.)	5034.32 sq. ft. (467.70 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	662.21 sq. ft. (61.52 sq. m.)	665.54 sq. ft. (61.83 sq. m.)	678.87 sq. ft. (63.07 sq. m.)	764.37 sq. ft. (71.01 sq. m.)
TOTAL WINDOW %	14.23 %	14.22 %	14.25 %	15.18 %
	EL. 'B' OPT. SEC. FLR.	EL. 'B' - WOD OPT. SEC. FLR.	EL. 'B' - LOD OPT. SEC. FLR.	EL. 'B' - WOB OPT. SEC. FLR.
GROSS WALL AREA	4652.24 sq. ft. (432.21 sq. m.)	4681.35 sq. ft. (434.91 sq. m.)	4763.22 sq. ft. (442.52 sq. m.)	5034.32 sq. ft. (467.70 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	689.54 sq. ft. (64.06 sq. m.)	692.87 sq. ft. (64.37 sq. m.)	706.21 sq. ft. (65.61 sq. m.)	791.71 sq. ft. (73.55 sq. m.)
TOTAL WINDOW %	14.82 %	14.80 %	14.83 %	15.73 %

8. REVISED DESIGN AS PER CLIENT COMMENTS	2018/06/14	MC
7. REVISED AS PER ENG. COMMENTS	2018/05/31	MC
6. REVISED AS PER CLIENT COMMENTS	2018/05/14	OF
5. REVISED AS PER ENG. COMMENTS	2018/04/17	MC
4. REVISED AS PER FLOOR MANUF. LAYOUTS	2017/11/29	OF
3. REVISED AS PER ROOF MANUF. LAYOUTS	2017/11/17	MC
2. REVISED AS PER CLIENT COMMENTS	2017/11/03	OF
1. ISSUED FOR CLIENT REVIEW	2017/09/21	MC
REVISIONS	DATE (YYYY/MM/DD)	BY

### TITLE PAGE

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Orin Fairbairn 20201  
NAME SIGNATURE BCIN

HUNT DESIGN ASSOCIATES INC. 19695



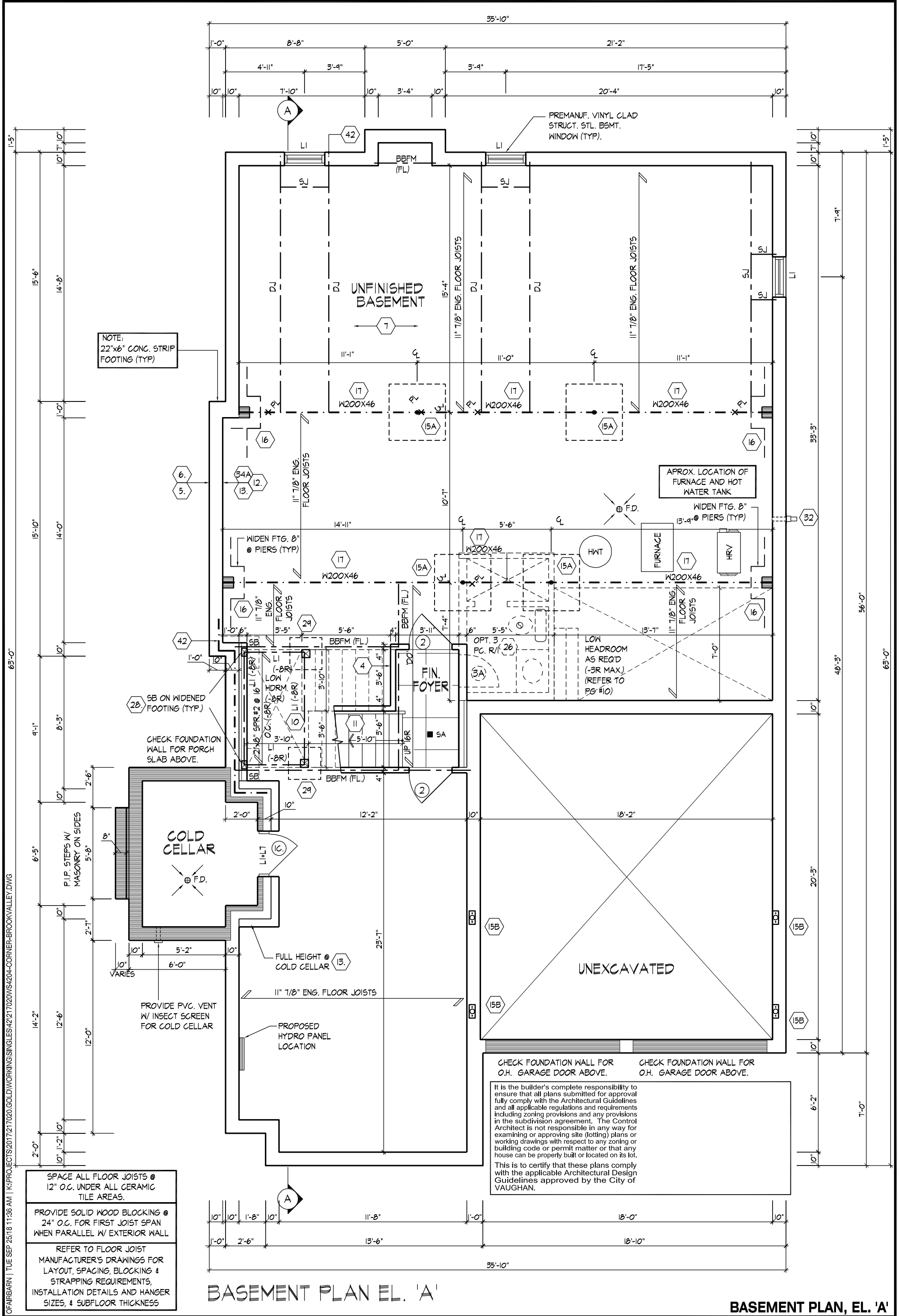
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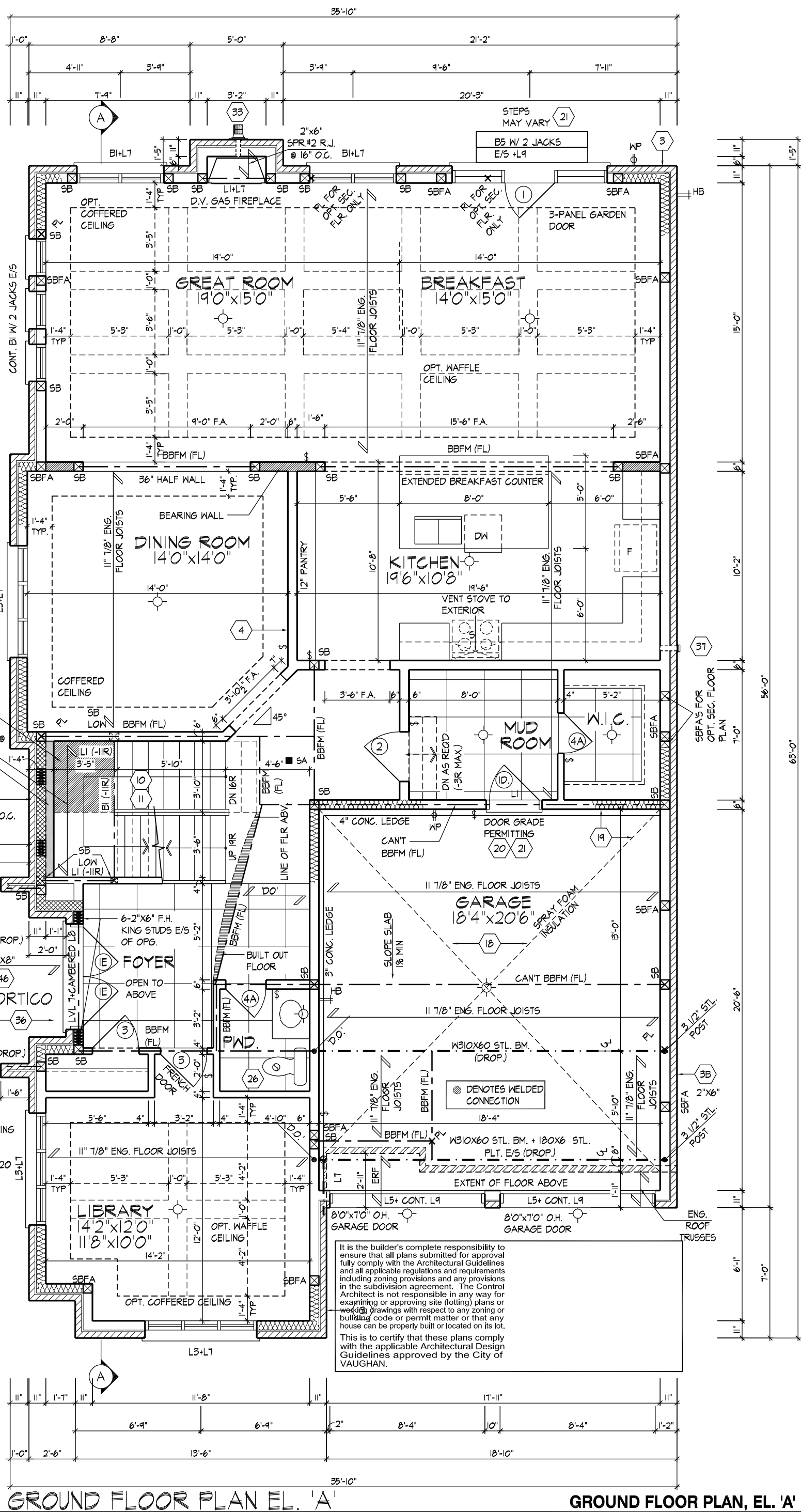
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**UNIT 4204 - THE BROOKVALLEY**  
**REV.2018/06/14**

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



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**MASONRY WALL  
NON-LOAD BEARING**

SOLID MASONRY WALL W/ 6-10M  
VERT. REBARS (LAP 1'-6"  
GROUTED INTO BRICK JOINT)

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MASONRY WALL TO BE TIED TO  
THE BOTTOM OF PORTICO ROOF  
W/ CORROSION RESISTANT METAL  
TIES @ 24" O.C. USING 3-3 1/2"  
NAILS EACH

---

MASONRY VENEER TIED TO MASONRY  
VENEER WITH GALV. METAL TIES @  
16" O.C. AND 24" VERTICAL. FILL  
VOID BETWEEN MASONRY VENEER  
W/THES SOLID W/ MORTAR

NAME \_\_\_\_\_

#### LIMIT REGION: 100001

BCIM

BCII

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Drawn By 3-10 Checked By CE Scale 3/4" = 1'-0"

MC OF  $3/16'' = 1'-0''$ 

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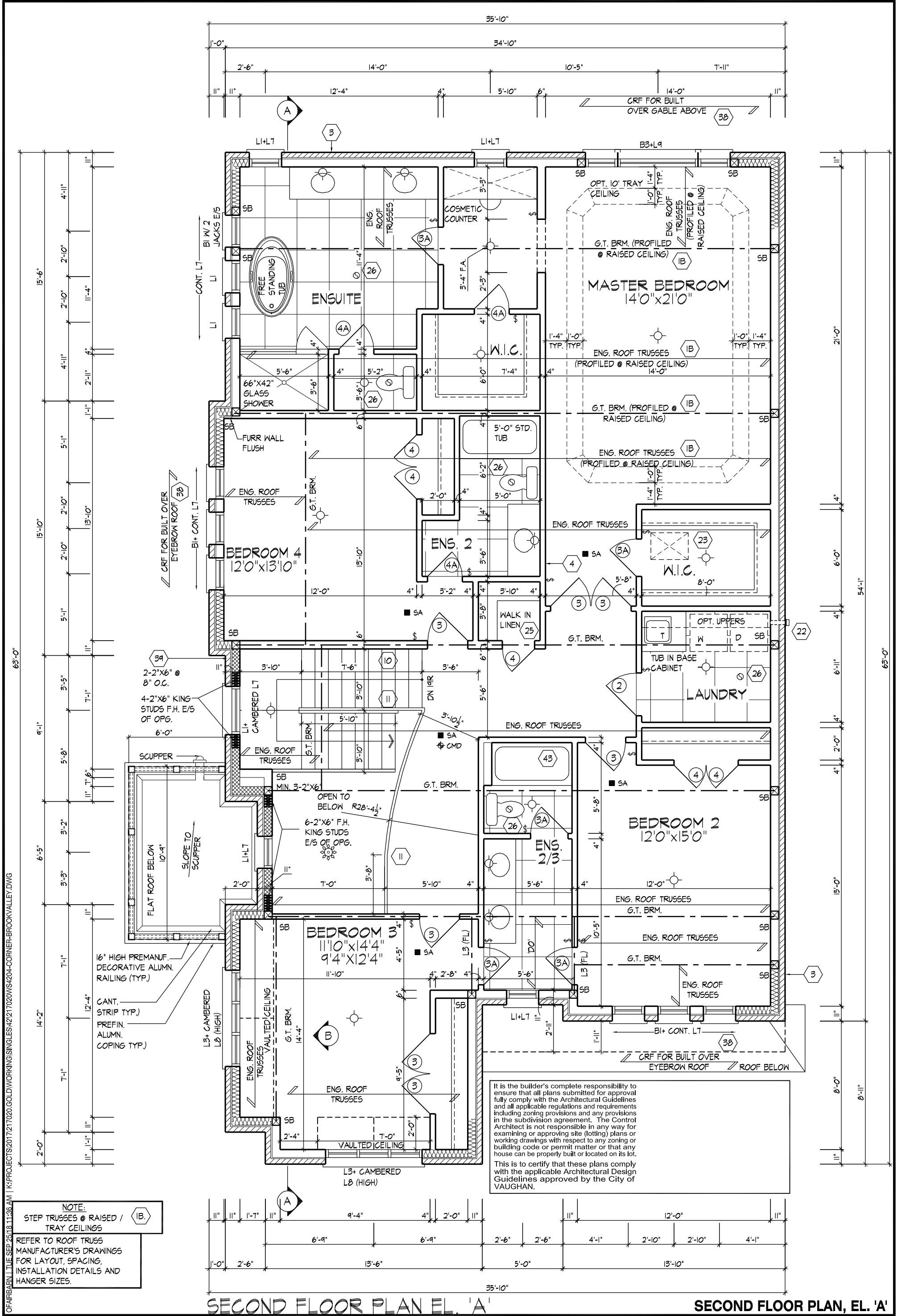
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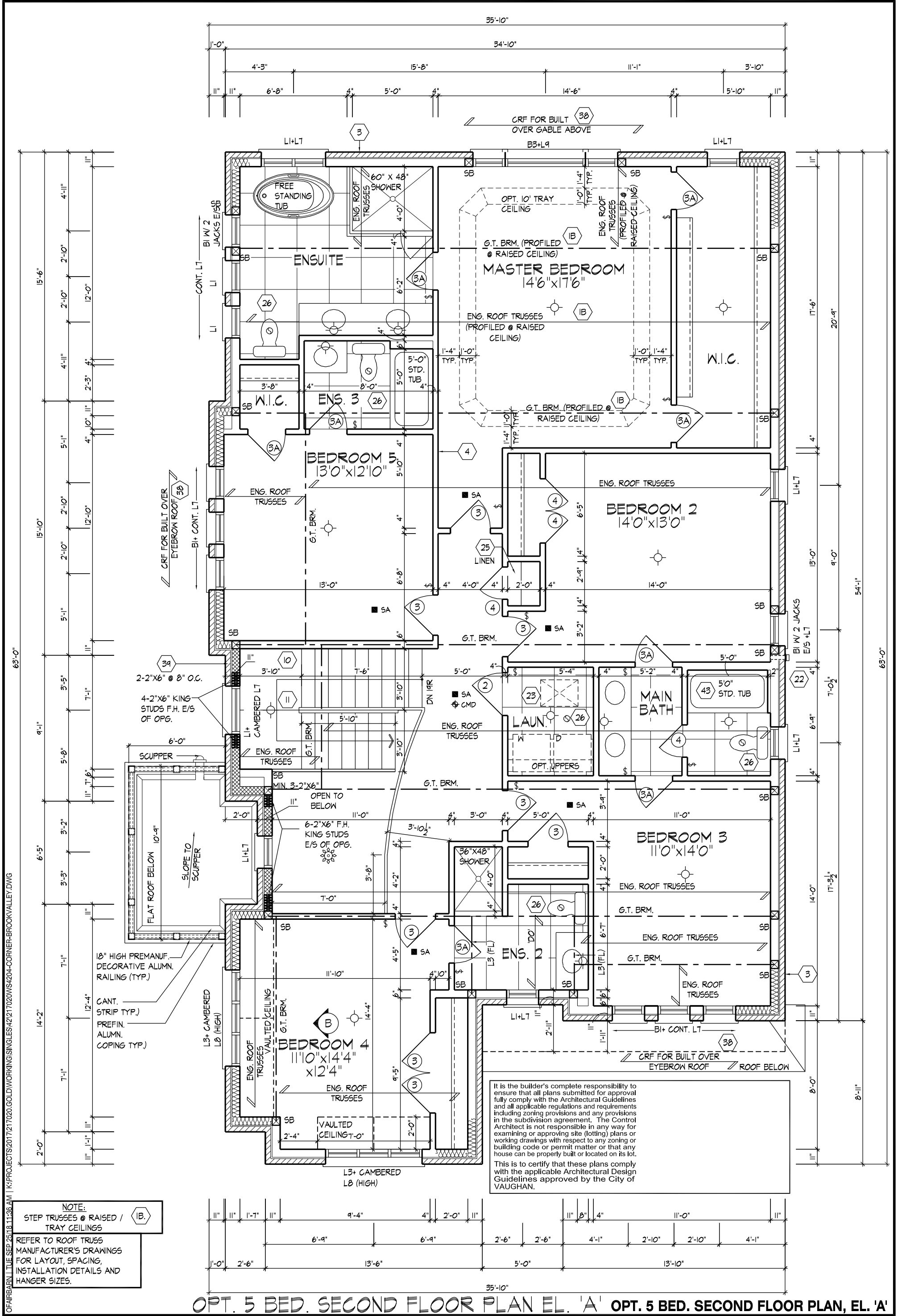
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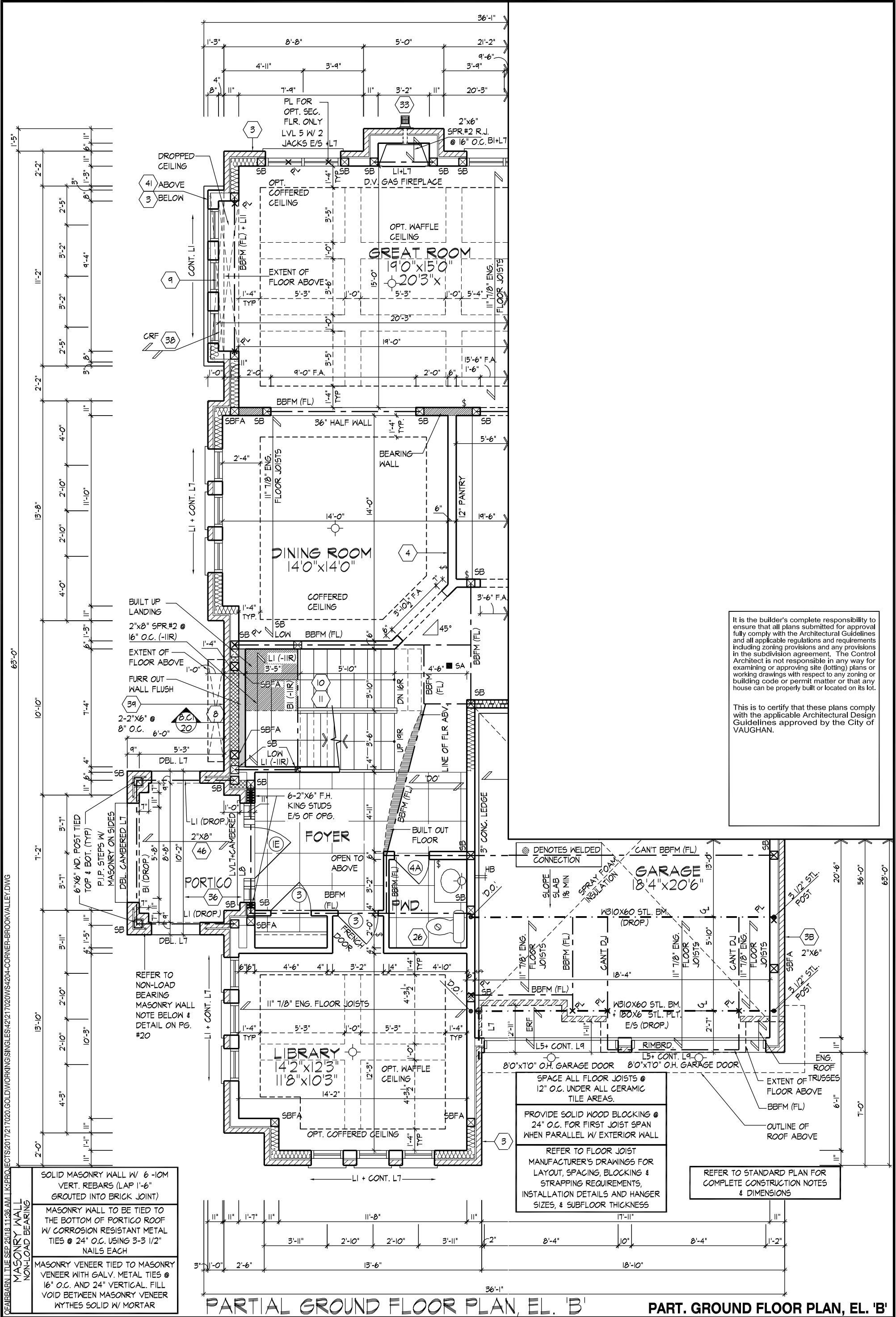






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QUALIFICATION INFORMATION  
Orin Fairbairn 20201 BCIN

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**PINE VALLEY, VAUGHAN ONT. REV.2018/06/14**

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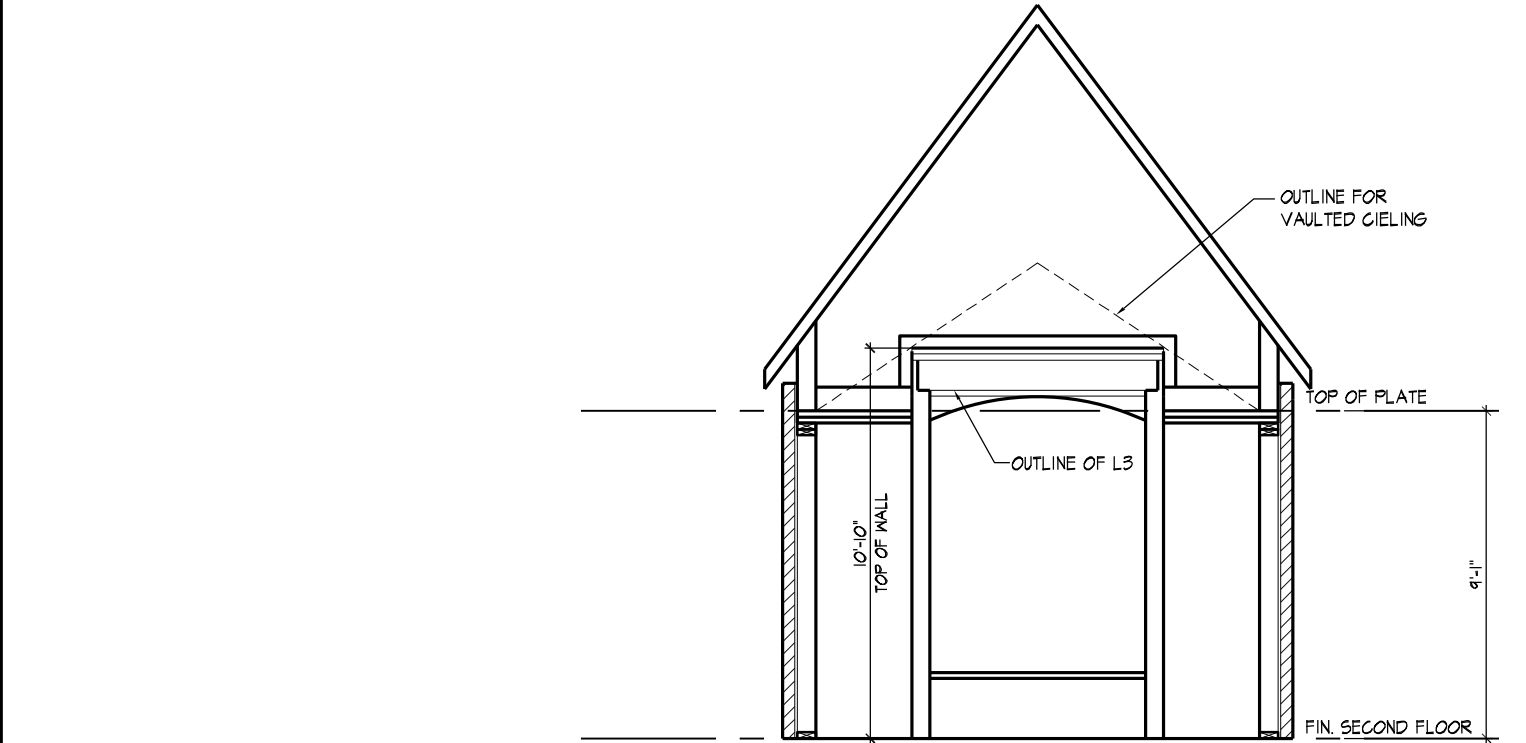
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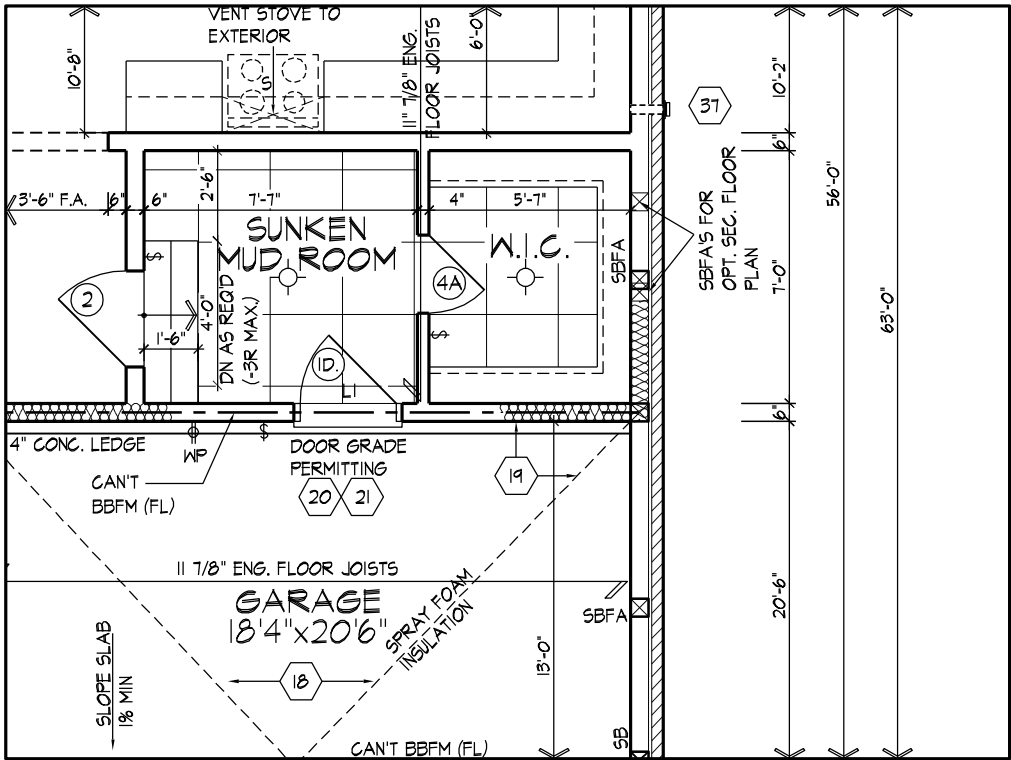
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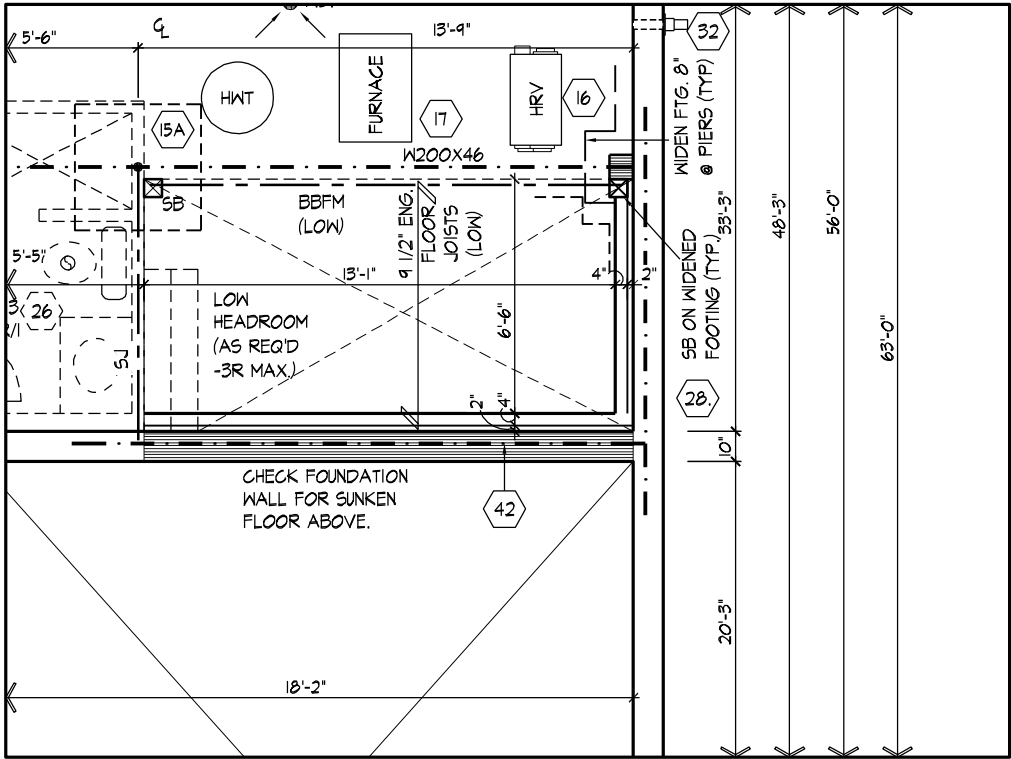
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INTERIOR ELEVATION 'B'



PART. GROUND FLOOR PLAN EL. 'A'  
FOR SUNKEN MUDROOM  
(EL. 'B' SIMILAR)



PART. BASEMENT PLAN EL. 'A'  
FOR SUNKEN MUDROOM  
(EL. 'B' SIMILAR)

PART. BSMT. & GRND. FLR. PLAN, EL. 'A' FOR SUNK. MUDROOM (EL. 'B' 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 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 VAUGHAN.





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ROOF OVERHANGS TO BE 15"  
UNLESS NOTED OTHERWISE

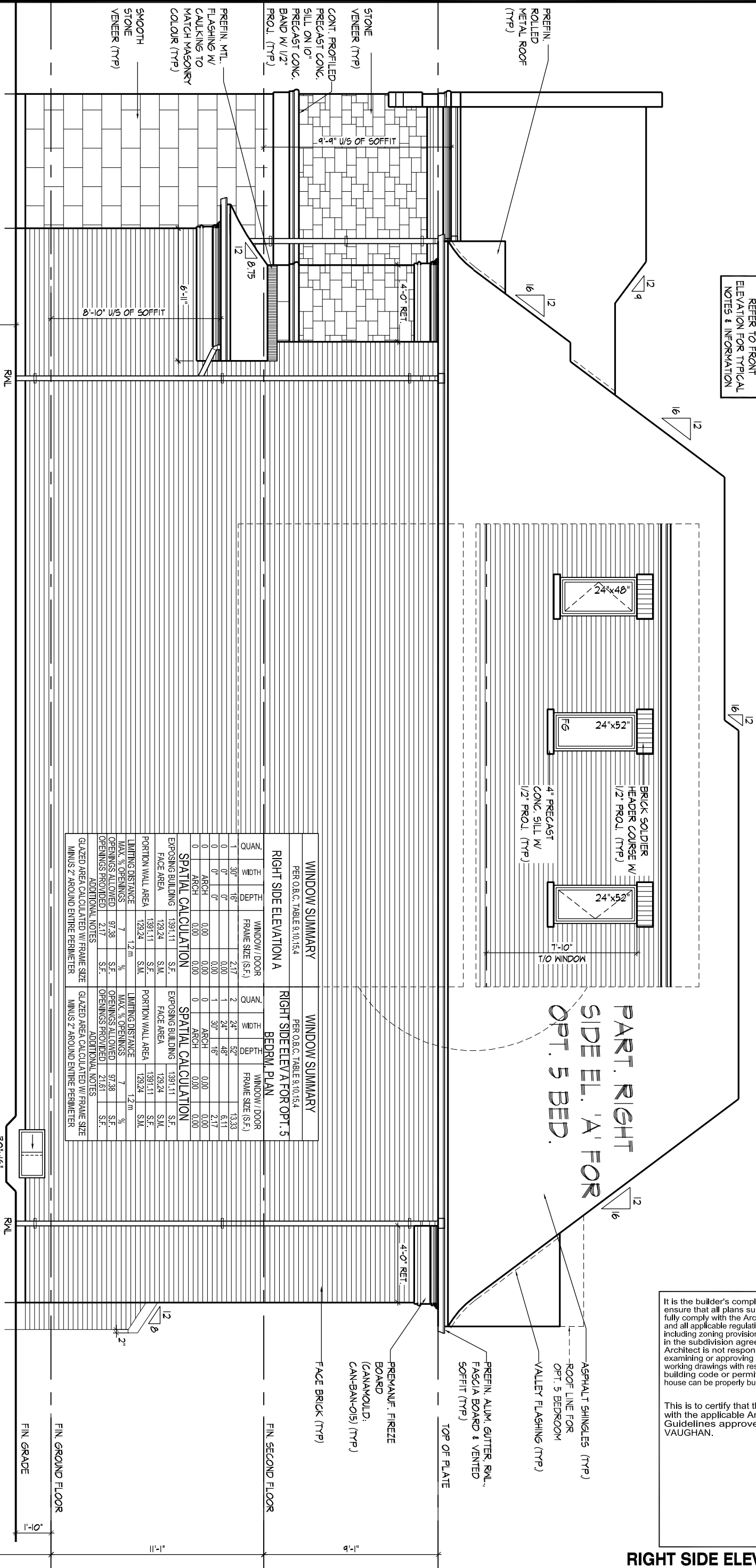
REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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## RIGHT SIDE ELEVATION 'A'

PART. RIGHT  
SIDE EL. 'A' FOR  
OPT. 5 BED.



RIGHT SIDE ELEVATION 'A'

EXTENTS OF SPATIAL  
CALCULATIONS.  
REFER TO WINDOW SUMMARY FOR  
ADDITIONAL INFORMATION

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### QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
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20201  
BCIN

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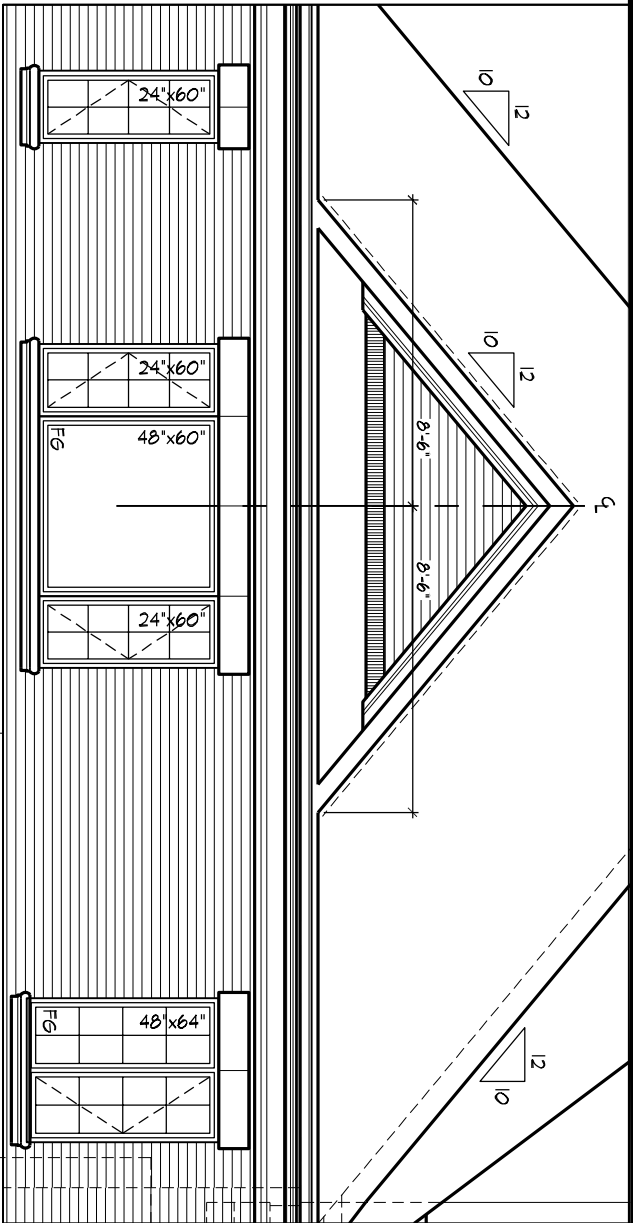
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**UNIT 4204 - THE BROOKVALLEY**  
REV.2018/06/14

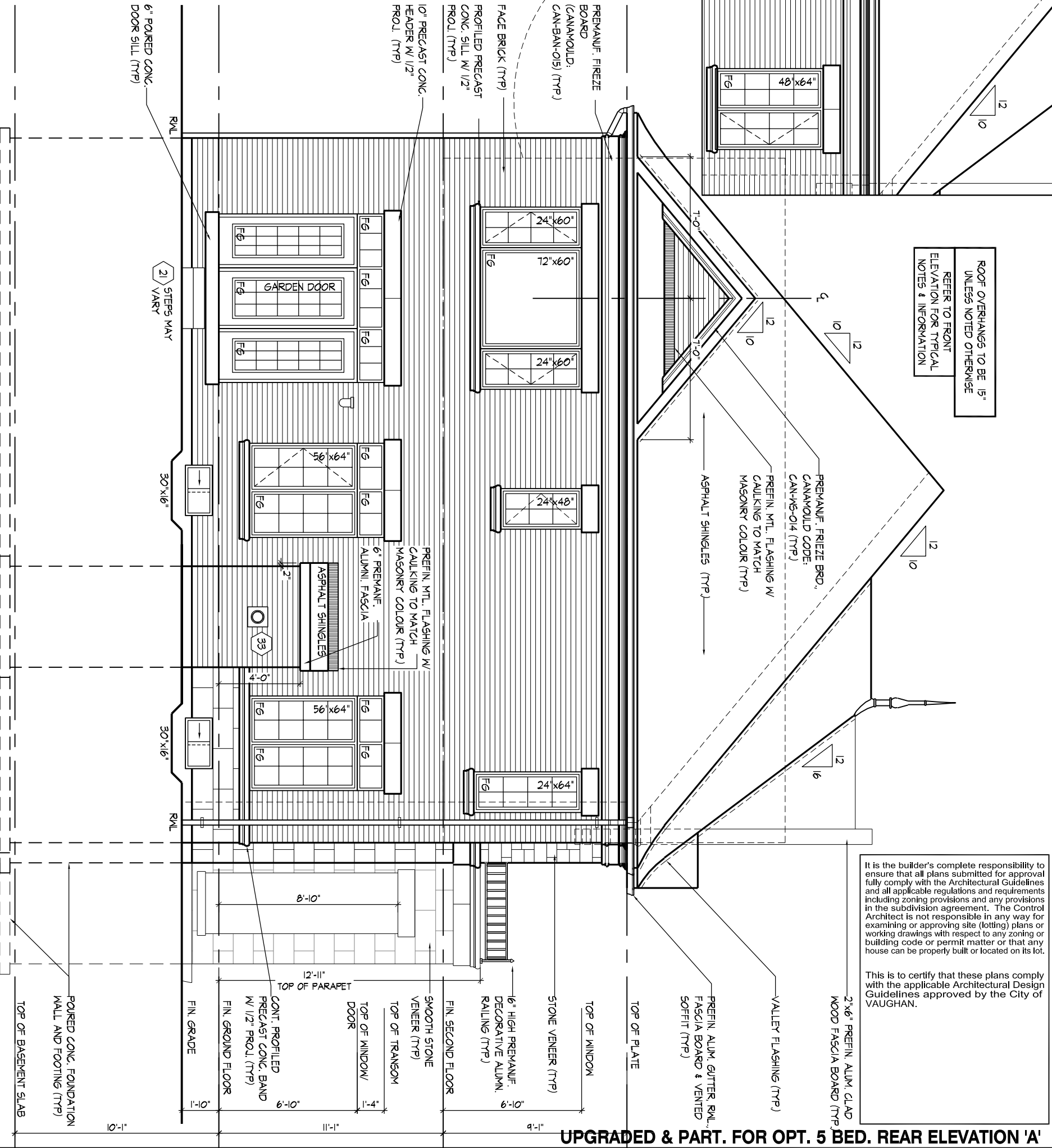
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PART. UPG. REAR ELEVATION 'A'  
FOR OPT. 5 BEDROOM

WINDOW SUMMARY				WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4				PER O.B.C. TABLE 9.10.15.4			
REAR ELEV. A				REAR ELEV. A - 5 BDRM			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	60"	15.56	2	24"	60"	15.56
1	72"	60"	26.44	1	48"	60"	17.11
1	24"	48"	6.11	1	24"	60"	7.78
1	24"	64"	8.33	1	48"	64"	18.33
2	56"	64"	43.33	2	56"	64"	43.33
2	56"	18"	10.11	2	56"	18"	10.11
1	100"	98"	62.67	1	100"	98"	62.67
2	30"	16"	4.33	2	30"	16"	4.33
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
SPATIAL CALCULATION				SPATIAL CALCULATION			
EXPOSING BUILDING				EXPOSING BUILDING			
FACE AREA				FACE AREA			
808.83 S.F.				808.83 S.F.			
PORTION WALL AREA				PORTION WALL AREA			
75.14 S.M.				75.14 S.M.			
LIMITING DISTANCE				LIMITING DISTANCE			
50.50 m				50.50 m			
MAX. % OPENINGS				MAX. % OPENINGS			
408.46 S.F.				408.46 S.F.			
OPENINGS ALLOWED				OPENINGS ALLOWED			
176.89 S.F.				176.89 S.F.			
ADDITIONAL NOTES				ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE				GLAZED AREA CALCULATED W/ FRAME SIZE			
MINUS 2' AROUND ENTIRE PERIMETER				MINUS 2' AROUND ENTIRE PERIMETER			



UPGRADED & PART. FOR OPT. 5 BED. REAR ELEVATION 'A'

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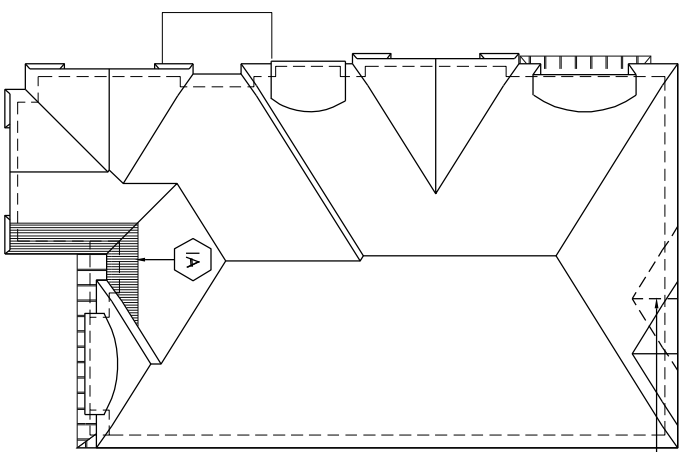
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REV.2018/06/14

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GABLE LOCATION FOR OPT.  
5 BEDRM. PLAN

PREMANUF. GABLE  
ACCENT TRIM (TYP)

ASPHALT SHINGLES (TYP)

OUTLINE FOR VAULTED  
CEILING BEYOND.

PREFIN. ROLLED METAL  
ROOF (TYP)

PREMANUF. FIREZE  
BOARD (CANAMOULD,  
CAN-BAN-015) (TYP)

PEEL & STICK ICE +  
WATER SHIELD FOR  
ADDITIONAL WATER  
PROTECTION (TYP)

PREFIN. METAL  
DECO. FINAL (TYP)

PREFIN. SEAMED METAL  
ROOF (TYP)

LINE OF BARREL ROOF  
BEYOND

VALLEY FLASHING (TYP)

2"x6" ALU. CLAD WOOD  
TRIM (TYP)

PREFIN. ALUM. GUTTER,  
RVL., FASCIA BOARD &  
VENIED SOFFIT (TYP)

STUCCO FINISH (TYP)

4" RAISED STUCCO  
TRIM (TYP)

STONE VENEER (TYP)

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

6" MTL. FLASHING W/  
CAULKING BEYOND (TYP)

2" GAP BETWEEN STUCCO  
& ROOF SURFACE (TYP)

ADDRESS PLAQUE  
COACH LAMP (TYP)

10" PRECAST CONC.  
HEADER W/ 1/2"  
PROJ. (TYP)

SMOOTH STONE  
VENEER (TYP)

8'-4" W/S OF SOFFIT

8'x10' O.H. GARAGE DOOR

8'x10' O.H. GARAGE DOOR

FIN. GRADE

FIN. GROUND FLOOR

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

TOP OF PLATE

TOP OF WINDOW

TOP OF ROOF

28'-0" [8.53m] MEAN OF ROOF

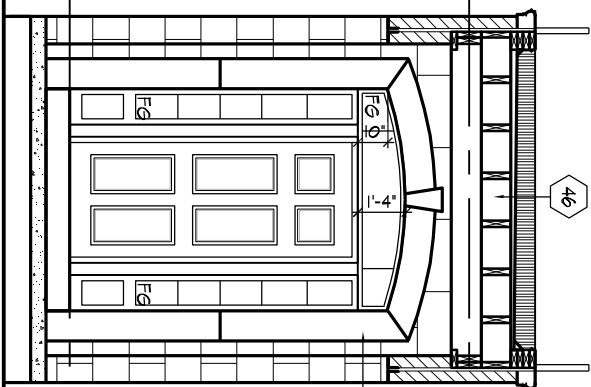
35'-4 1/2" [10.91m] TOP OF ROOF

ROOF OVERHANGS TO BE 15"  
UNLESS NOTED OTHERWISE

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



2'x8"  
BAND  
W/ 1/2" PROJ. (TYP)

16" HIGH PREMANUF.  
DECORATIVE ALUM.  
RAILING (TYP)

CONT. PROFILED  
PRECAST CONC. BAND  
W/ 1/2" PROJ. (TYP)

SCUPPER

10" PRECAST  
CONC. HEADER &  
KEYSTONE W/ 1/2"  
PROJ. (TYP)

PRECAST CONC.  
ARCH & KEYSTONE  
ON PRECAST CONC.  
SURROUND W/ 1/2"  
PROJ. (TYP)

PRECAST CONC.  
HEADER & KEYSTONE  
ON PRECAST CONC.  
SURROUND W/ 1/2"  
PROJ. (TYP)

PROFILED PRECAST  
CONC. SILL (TYP)

TOP OF PARAPET

8'-10"

12'-1"

INTERIOR  
PORTICO  
ELEVATION 'B'

P.I.P. STEPS W/  
MASONRY ON  
SIDES (TYP)

POURED CONC. FOUNDATION  
WALL AND FOOTING (TYP)

FRONT ELEVATION 'B'

STEPPED  
FOOTINGS (TYP)

30

TOP OF BASEMENT SLAB

W/S OF GARAGE FOOTING

FIN. GRADE

FIN. GROUND FLOOR

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

TOP OF PLATE

TOP OF WINDOW

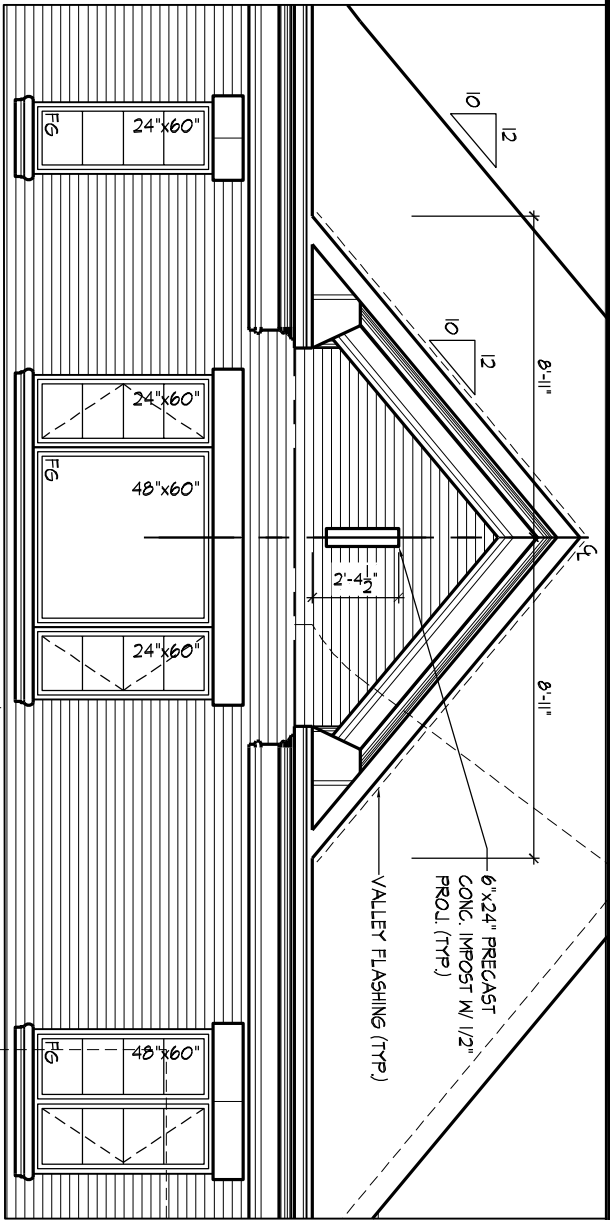
TOP OF ROOF

28'-0" [8.53m] MEAN OF ROOF

35'-4 1/2" [10.91m] TOP OF ROOF







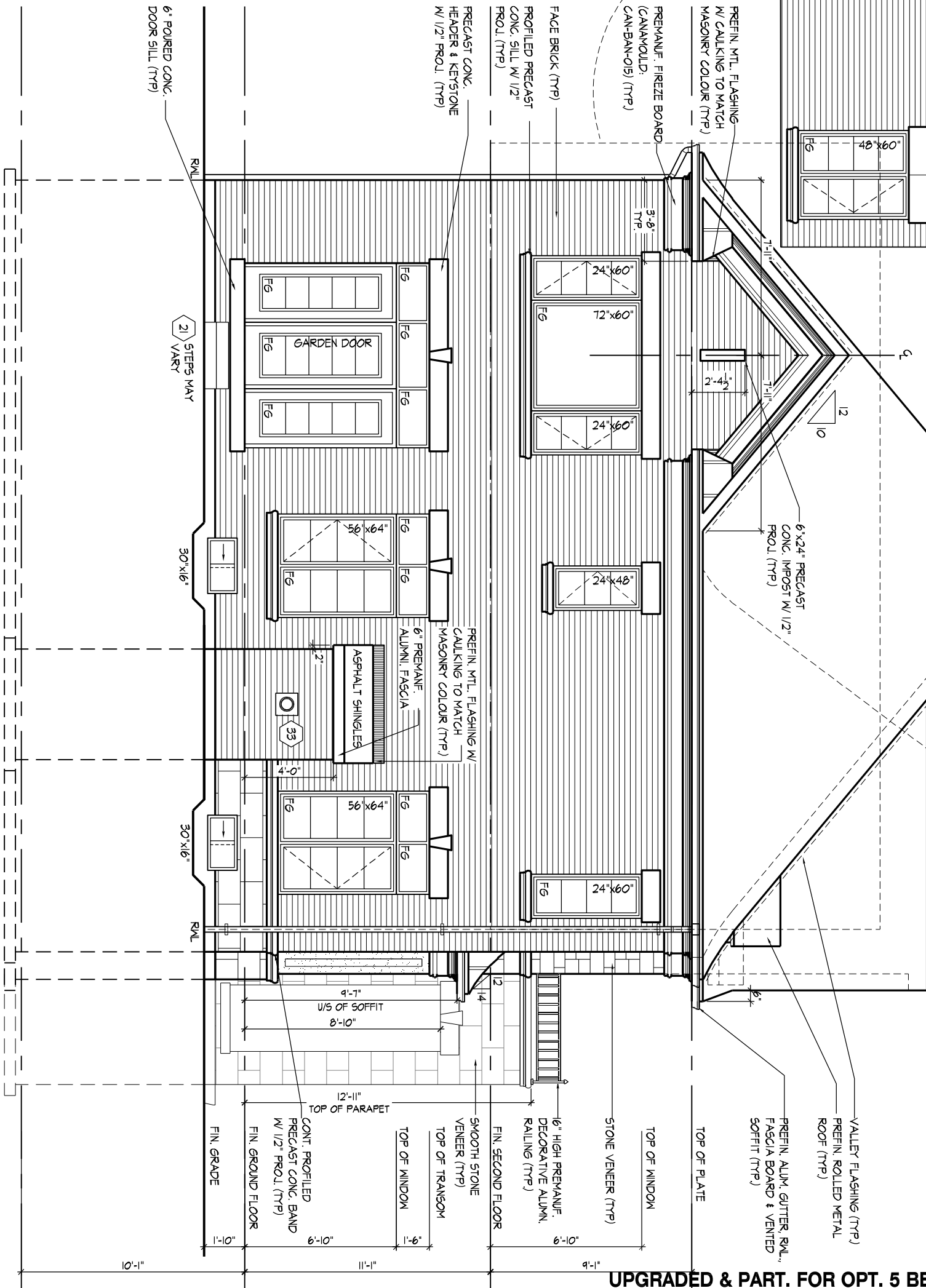
PART. UPG. REAR ELEVATION 'B'  
FOR OPT. 5 BEDROOM

WINDOW SUMMARY				WINDOW SUMMARY			
PER O.B.C. TABLE 8.10.15.4				PER O.B.C. TABLE 8.10.15.4			
REAR ELEV. B				REAR ELEV. B - 5 BDRM			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	60"	15.56	2	24"	60"	15.56
1	72"	60"	26.44	1	48"	60"	17.71
1	24"	48"	6.11	1	24"	60"	7.78
1	24"	60"	7.78	1	48"	60"	17.71
2	36"	64"	43.33	2	36"	64"	43.33
2	36"	16"	10.11	2	36"	16"	10.11
1	100"	96"	62.87	1	100"	96"	62.87
2	30"	16"	4.33	2	30"	16"	4.33
0	0"	0"	0.00	0	0"	0"	0.00
0	0"	0"	0.00	0	0"	0"	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
0	ARCH	0.00	0.00	0	ARCH	0.00	0.00
SPATIAL CALCULATION				SPATIAL CALCULATION			
EXPOSING BUILDING				EXPOSING BUILDING			
FACE AREA				FACE AREA			
808.83 S.F.				808.83 S.F.			
PORTION WALL AREA				PORTION WALL AREA			
75.14 S.F.				75.14 S.F.			
LIMITING DISTANCE				LIMITING DISTANCE			
7.50 m				7.50 m			
MAX. % OPENINGS				MAX. % OPENINGS			
50.50 %				50.50 %			
OPENINGS ALLOWED				OPENINGS ALLOWED			
408.46 S.F.				408.46 S.F.			
OPENINGS PROVIDED				OPENINGS PROVIDED			
178.33 S.F.				178.33 S.F.			
ADDITIONAL NOTES				ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

ROOF OVERHANGS TO BE 15"  
UNLESS NOTED OTHERWISE  
REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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UPGRADED & PART. FOR OPT. 5 BED. REAR ELEVATION 'B'

GOLDPARK HOMES - 217020 UNIT 4204 - THE BROOKVALLEY  
PINE VALLEY, VAUGHAN ONT. REV.2018/06/14

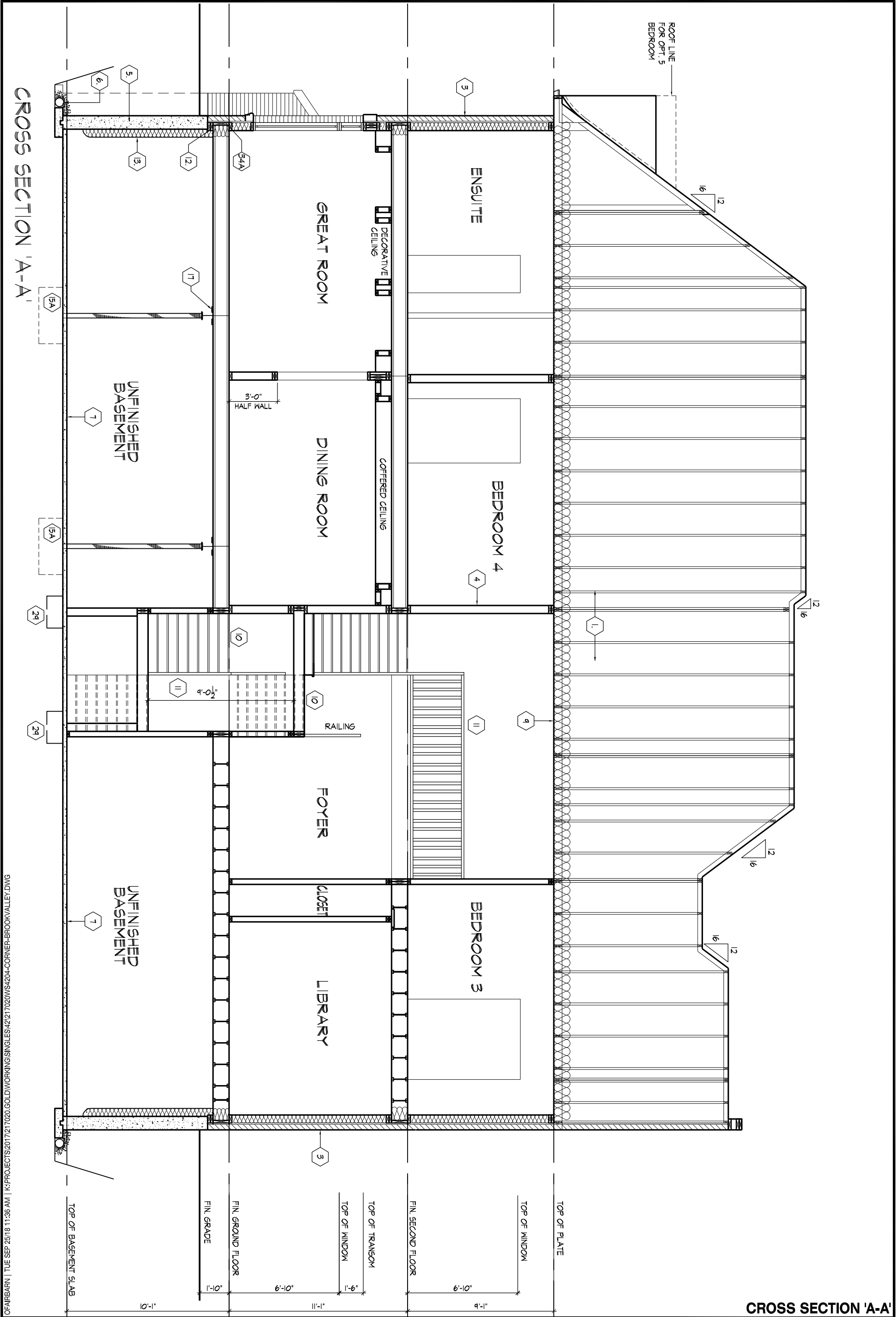
OP:FAIRBARN | TUE SEP 25/18 11:36 AM | K:\PROJECTS\2017\217020.GOLDWORKING\ISINGLES\42\217020WS4204-CORNER-BROOKVALLEY.DWG

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  
Orin Fairbairn 20201 BCIN  
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.  
www.huntdesign.ca

Drawn By MC Checked By OF Scale 3/16"=1'-0" File Number 217020WS4204- CORNER Page Number 18 of 22  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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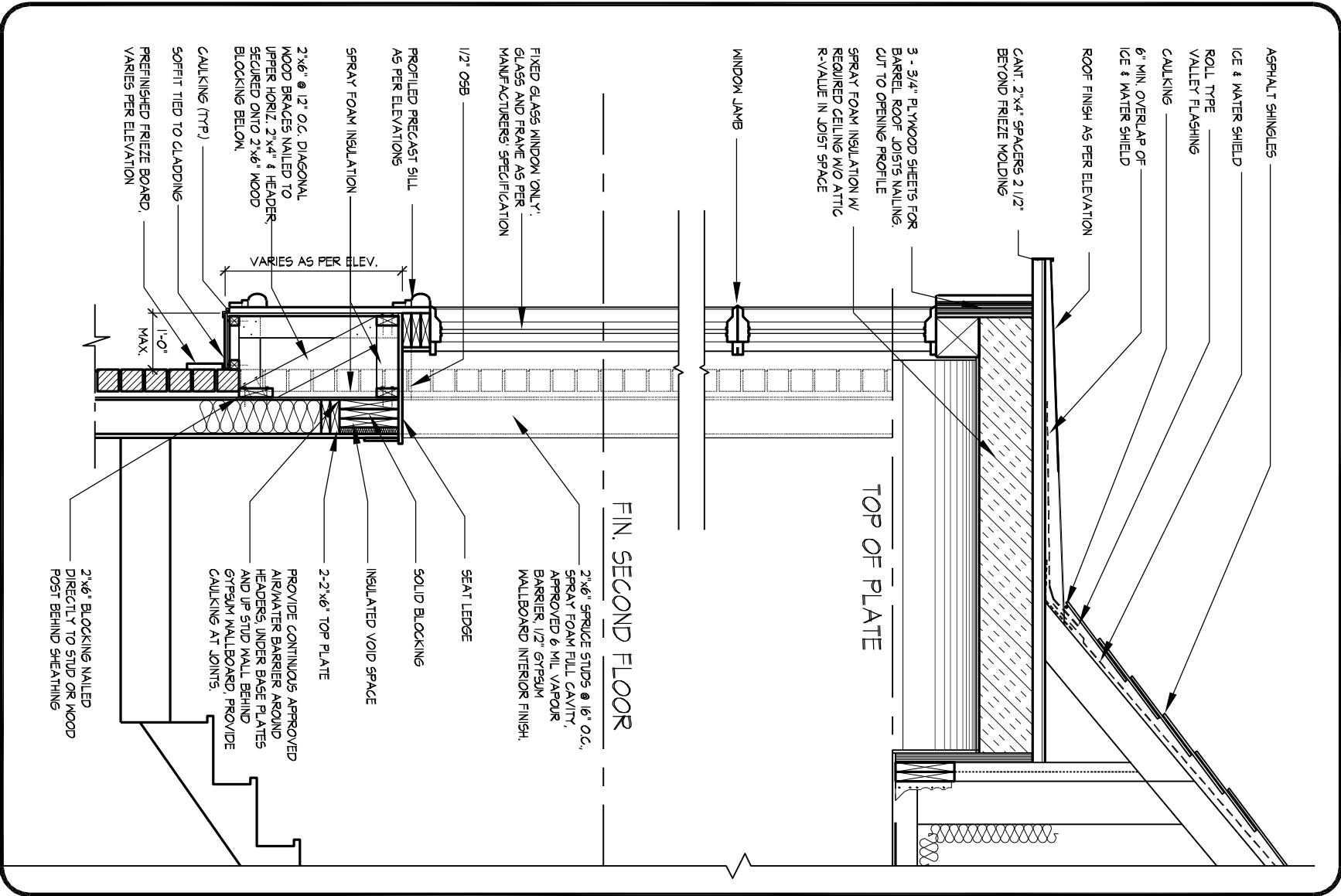




8C1

PROJECTED WINDOW @ LANDING W/ BRICK WALL

1/2" = 1'-0"



No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO BRICK VENEER, PROVIDE ATTIC VENTILATION - 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES

2"x6" FASCIA BOARD

PRE-FINISHED FRIEZE BOARD, VARIES PER ELEVATION

3 1/2" MASONRY VENEER TIED TO 3 1/2" MASONRY VENEER WITH 1/8"x1"x.03" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. PROVIDE VOID 1" AIR SPACE BETWEEN BRICK VENEER WYTHES (TYP.)

EXTERIOR

SOLDIER HEADER WITH 1/2" PROJECTION

WEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

HIDDEN LINE INDICATES 3 1/2" Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" STEEL PLATE TOP & BOTTOM. PROVIDE 3"x6"x3/8" ANCHOR PLATE FIELD WELDED TO TOP OF STEEL PLATE AT EDGE OF WOOD BEAM. ANCHOR WOOD BEAM TO PLATE WITH 3-3" LONG SCREWS

GRADE

TYPICAL FOUNDATION WALL CONSTRUCTION

UNEXCAVATED / GOLD CELLAR

TYPICAL PORCH SLAB

VENTED SOFFIT TIED TO CEILING JOISTS

DOUBLE STEEL ANGLE AS PER PLAN, LENGTH VARIES AS PER ELEVATION.

BRICK WYTHE BEYOND OUTLINE OF OPENING BEYOND

BEAM AS PER PLAN

2"x4" CEILING JOISTS @ 16" O.C.

KNEE WALL AS REQUIRED. 2"x4" STUDS @ 16" O.C.

INSULATED VOID SPACE

2-2"x6" TOP PLATE

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BASE PLATES AND UP STUD WALL BEHIND GYPSUM WALLBOARD. PROVIDE CAULKING AT JOINTS.

2"x6" BLOCKING NAILED DIRECTLY TO STUD OR WOOD POST BEHIND SHEATHING

SEAT LEDGE

SOLID BLOCKING

2"x6" SPRUCE STUDS @ 16" O.C. SPRAY FOAM FILL CAVITY, APPROVED 6 MIL VAPOR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.

FIN. SECOND FLOOR

FIXED GLASS WINDOW ONLY. GLASS AND FRAME AS PER MANUFACTURERS' SPECIFICATION

1/2" OSB

PROFIED PRECAST SILL AS PER ELEVATIONS

SPRAY FOAM INSULATION

2"x6" @ 12" O.C. DIAGONAL WOOD BRACES NAILED TO UPPER HORIZ. 2"x4" & HEADER SECURED ONTO 2"x6" WOOD BLOCKING BELOW

CAULKING (TYP.) SOFFIT TIED TO GLADDING

PRE-FINISHED FRIEZE BOARD, VARIES PER ELEVATION

MAX.

2"x4" PT. DECKING W 1/4" GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" PT. SLEEPERS @ 12" O.C. LAID FLAT PERP TO JOISTS ON A TWO PLY BITUMOUS (OR ONE PLY RUBBER) MEMBRANE ADHERED TO EXT. TYPE 5/8" EXT. SHEATHING ON 2"x2" SLEEPERS (SLOPED TO SCUPPER) ON 2"x8" SPR. #2 FLOOR JOISTS @ 16" O.C. W/ ALUM. SOFFIT ON U/S.

24 GA PRE-FINISHED METAL FLASHING W/ HEMMED EDGE EDGE TO BE PLACED FIRMLY ON SURFACE OF DECK MEMBRANE. FASTENERS TO HAVE NEOPRENE HEADS & TO BE FASTENED THROUGH BUTYL TAPE.

TRIM AS PER ELEVATIONS

FURR OUT BEAM AS REQUIRED

SELF SUPPORTED BRICK AND PRECAST CONC. ARCH

BUILT UP WOOD PARAPET TO SUPPORT RAILING

PROVIDE METAL HANGERS IF SPAN EXCEEDS 4'-0". HANGERS TO BE SECURED TO STUDS OR BUILT-UP WOOD BLOCKING INSTALLED IN BETWEEN STUD SPACING AS REQUIRED PER LOCATION OF METAL HANGERS.

HIDDEN LINE INDICATES 3 1/2" Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" STEEL PLATE TOP & BOTTOM. PROVIDE 3"x6"x3/8" ANCHOR PLATE FIELD WELDED TO TOP OF STEEL PLATE AT EDGE OF WOOD BEAM. ANCHOR WOOD BEAM TO PLATE WITH 3-3" LONG SCREWS

INSULATE MIN. 12" BEYOND BEAM

GALV. PREFIN. METAL FLASHING

RUBBERIZED MEMBRANE UNDER DOOR SILL BY METAL FLASHING

PRECAST CONC. SILL

1'-4"

PORTICO WALL W/ FLAT ROOF ABOVE

1/2" = 1'-0"

TYPICAL BRICK VENEER WALL CONSTRUCTION

FLUSH WOOD BEAM AS PER CONSTRUCTION DRAWINGS

SPRAY FOAM INSULATION W/ REQUIRED CEILING WITHOUT ATTIC R-VALUE

SELF SUPPORTED BRICK AND PRECAST CONC. ARCH

HIDDEN LINE INDICATES 3 1/2" Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" STEEL PLATE TOP & BOTTOM. PROVIDE 3"x6"x3/8" ANCHOR PLATE FIELD WELDED TO TOP OF STEEL PLATE AT EDGE OF WOOD BEAM. ANCHOR WOOD BEAM TO PLATE WITH 3-3" LONG SCREWS

INSULATE MIN. 12" BEYOND BEAM

2"x6" BASE PLATE

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BASE PLATES AND UP STUD WALL BEHIND GYPSUM WALLBOARD. PROVIDE CAULKING AT JOINTS.

TYPICAL FLOOR CONSTRUCTION

PREFIN. ALUM. SOFFIT TIED TO U/S OF JOISTS.

VENTED SOFFIT

FLUSH WOOD BEAM AS PER CONSTRUCTION DRAWINGS

SECOND FLOOR

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TYPICAL FLOOR CONSTRUCTION

PREFIN. ALUM. SOFFIT TIED TO U/S OF JOISTS.

SECTION 1.0. CONSTRUCTION NOTES

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

1

**ROOF CONSTRUCTION** (9.19., 9.23.13., 9.23.15.)  
NO. 210 (10.25 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-11" (900) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2"x4"(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RWL DISCHARGING ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.

1A

**ICE AND WATER SHIELD**  
PROVIDE ICE AND WATER SHIELD IN THE AREAS INDICATED. THE ICE AND WATER SHIELD SHALL BE A SELF ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152). AND TO EXTEND UP DORMER WALLS A MINIMUM 12" (305).

1B

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

2

**SIDING WALL CONSTRUCTION**  
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)

2A

**SIDING WALL CONSTRUCTION W/ CONTIN. INSULATION**  
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)

2B

**SIDING WALL @ GARAGE CONSTRUCTION**  
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS, FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. (GYPSUM SHEATHING, RIGID INSULATION AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)

3

**BRICK VENEER WALL CONSTRUCTION**  
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3A

**BRICK VENEER WALL CONSTRUCTION W/ CONTIN. INSULATION**  
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)

3B

**BRICK VENEER WALL @ GARAGE CONSTRUCTION**  
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQ.)

4

**INTERIOR STUD PARTITIONS** (9.23.9.8., 9.23.10)  
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2-2"x4" (2-38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A

**EXT. LOFT WALL CONSTRUCTION - NO CLADDING**  
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

4B

**EXT. LOFT WALL CONSTRUCTION - NO CLADDING W/ CONTINUOUS INSULATION**  
APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)

5

**FOUNDATION WALL/FOOTINGS**  
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1),(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 125kPa S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa S.L.S.. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.  
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.  
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. [9.15.4.2.(1.1)]

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.)				
STRENGTH	THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE		
		UNSUPPORTED AT TOP	SUPPORTED AT TOP	
			≤2.5m	>2.5m & ≤2.75m
15 MPa	★ 8"	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)
	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)
20 MPa	★ 8"	3'-11" (1.20m)	7'-6" (2.30m)	7'-2" (2.20m)
	10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)
	12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)

★ 9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3.) UNLESS NOTED OTHERWISE ON PLANS			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR	SUPPORTING PARTYWALL
1	16" WIDE x 6" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	26" 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 FACING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7 7/8" (200) VERTICAL AND 2'-11" (889) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.20.9.4(3))

5B

**FOUNDATION REDUCTION IN THICKNESS FOR JOISTS**  
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))

6

**WEEPING TILE** (9.14.3.)  
4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

7

**BASEMENT SLAB OR SLAB ON GRADE** (9.16.4.3.)  
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. (9.13.) WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. ([SB-12] 3.1.1.7.(5) & (6))

8

**EXPOSED FLOOR TO EXTERIOR** (9.10.17.10., & CAN/ULC-S705.2)  
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S 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.  
**EXPOSED CEILING TO EXTERIOR w/o ATTIC**  
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) 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. (CAN/ULC-S705.2, 9.19.1., 9.10.17.1)

10

**ALL STAIRS/EXTERIOR STAIRS** (9.8.1.2., 9.8.2., 9.8.4.)

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	MAX. TREAD	MIN. TREAD
PRIVATE	7 7/8" (200)	5" (125)	14" (355)	8 1/4" (210)	14" (355)	9 1/4" (235)
PUBLIC	7" (180)	5" (125)	NO LIMIT	11" (280)	NO LIMIT	11" (280)
	MIN. STAIR WIDTH	CURVED STAIRS		ALL STAIRS		
PRIVATE	2'-10" (860)	MIN. RUN	5 7/8" (150)	MAX. NOSING	1" (25)	
PUBLIC	2'-11" (900)	MIN. AVG. RUN	7 7/8" (200)			

\*\* 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'-5" (1950) FOR SINGLE DWELLING UNIT & 6'-8 3/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.)  
REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(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/RAILINGS** (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" (900) MIN.  
EXTERIOR GUARDS: 2'-11" (900) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)  
GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN.  
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.  
GUARDS FOR FLOORS & RAMPS IN GARAGES. (SERVICE STAIRS)  
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.  
REQUIRED GUARDS  
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11.  
HANDRAIL HEIGHTS - O.B.C. 9.8.7., - REQUIRED AS PER 9.8.7.1.(3.)  
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (865)  
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)  
MAX. HEIGHT AT LANDING: 3'-6" (1070)  
STAIRS OR RAMP MIN. 7'-3" (2200) MIN. HEIGHT: 2'-9" (865) MIN. HEIGHT

12

**SILL PLATES**  
2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 4'-0" (1220) O.C.. CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)

13

**BASEMENT INSULATION** ([SB-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. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

14

**BEARING STUD PARTITION IN BASEMENT** (9.15.3.6., 9.23.10.1.)  
2"x4" (38x89) STUDS @ 16" (406) O.C., 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMPPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2390) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

15

**ADJUSTABLE STEEL BASEMENT COLUMN** (9.15.3.4.)  
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSB-7.2M. AND WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 125kPa S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa S.L.S. AS PER SOILS REPORT.  
SUPPORTING 2 STOREY FLR. LOAD PROVIDE 34"x34"x16" (870x870x410) CONC. FOOTING  
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40"x40"x19" (1060x1060x480) CONC. FOOTING

15A

**NON-ADJUSTABLE STEEL BASEMENT COLUMN**  
3 1/2" (90) Ø x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x4"x3/8" (152x100x9.5) BOTTOM PLATE. BASE PLATE 4-1/2"x10"x1/2" (120x250x12.7) WITH 2- 1/2"Ø x 12" LONG x 2" HOOK ANCHORS (2- 12.7Øx305x50). FIELD WELD COLUMN TO BASE PLATE & STEEL BM.  
**STEEL BEAM BEARING AT FOUNDATION WALL** (9.23.8.1.)  
BEAM POCKET OR 8"x8" (200x200) POURED CONC. NIB WALLS, MIN. BEARING 3 1/2" (90).  
**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.

16

**GARAGE SLAB** (9.16., 9.35.)  
4" (100) 32MPa (4640psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

17

**GARAGE TO HOUSE WALLS/CEILING** (9.10.9.16.)  
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.17.10, CAN/ULC-S705.2)

18

**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. (9.10.9.16., 9.10.17.10, CAN/ULC-S705.2)

19

**GARAGE DOOR TO HOUSE** (9.10.9.16., 9.10.13.10., 9.10.13.15.)  
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

19A

20

21

**EXTERIOR AND GARAGE STEPS**  
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX RISE 7 7/8" (200). MIN. TREAD 9 1/4" (235). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2. OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.

22

**DRYER EXHAUST**  
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.

23

**ATTIC ACCESS** (9.19.2.1.)  
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) 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) ([SB-12] 3.1.1.8.(1))

24

**FIREPLACE CHIMNEYS** (9.21.)  
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY.

25

**LINEN CLOSET**  
PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

26

**MECHANICAL VENTILATION** (9.32.1.3.)  
MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.

27

**PARTY WALL BEARING** (9.23.8)  
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89)) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR WUD. STUD PARTY WALL.

28

**WOOD FRAMING IN CONTACT TO CONCRETE**  
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) 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" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28

30

**STEP FOOTINGS** (9.15.3.9.)  
MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).

31

**CONC. PORCH SLAB** (9.16.4.)  
MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 6x6xW2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32MPa (4640psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32

**FURNACE VENTING** (9.32.)  
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR. MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33

**FIREPLACE VENTING** (9.32.3.)  
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34

**FLOOR FRAMING** (9.23.3.5., 9.23.9.4., 9.23.14.)  
T&G SUBFLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2"x2" (38x38) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

34A

**HEADER CONSTRUCTION**  
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

35

**EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)**  
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS. WALL ASSEMBLY REQUIRES TO HAVE 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 EXPOSING BUILDING FACE NOT MORE THAN 20 in² (130cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.

36

**COLD CELLAR PORCH SLAB** (9.39.)  
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 7 7/8" (200) O.C. EACH DIRECTION. W/ 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 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**  
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.3.9. & 9.32.3.10.

38

**CONVENTIONAL ROOF FRAMING** (9.23.13., 9.23.15.)  
2"x6" (38x140) RAFTERS @ 16" (406) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2"x6" (38x140) @ 16" (406) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

39

**TWO STOREY VOLUME SPACES** (9.23.10.1., 9.23.11., 9.23.16.)

WALL ASSEMBLY		WIND LOADS	
		<= 0.5 kPa (q50)	> 0.5 kPa (q50)
EXTERIOR	STUDS	SPACING	MAX HEIGHT
		SPACING	MAX HEIGHT
BRICK	2-2"x6" (2-38x140) SPR.#2	12" (305) O.C. 18'-4" (5588)	8" (200) O.C. 18'-4" (5588)
SIDING	16" (406) O.C. 18'-4" (5588)	12" (305) O.C. 18'-4" (5588)	
BRICK	2-2"x8" (2-38x184) SPR.#2	12" (305) O.C. 21'-0" (6400)	12" (305) O.C. 21'-0" (6400)
SIDING	16" (406) O.C. 21'-0" (6400)	16" (406) O.C. 21'-0" (6400)	

\*\* STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER \*\*

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 4'-0" (1220) O.C. VERTICALLY.

- FOR HORIZ. DISTANCES LESS THAN 9'-6" (2896) PROVIDE 2"x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2-2"x6" (2-38x140) TOP PLATE + 1-2"x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2"x8" (3-38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

CONSTRUCTION NOTES 1

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  
Orin Fairbairn | TUE SEP 25/18 11:36 AM | K:\PROJECTS\2017\217020.GOLDWORKING\SINGLES\42\217020WS\4204-CORNER-BROOKVALLEY.DWG

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UNIT 4204 - THE BROOKVALLEY  
REV.2018/06/14

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Scale  
3/16"=1'-0"

File Number  
217020WS4204- CORNER

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cont. SECTION 1.0. CONSTRUCTION NOTES

**40** **1 HR. PARTY WALL (CONC. BLOCK)** ((SB-3] WALL TYPE 'B6e' & 'B1b')  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. EXPOSED BLOCK MUST BE SEALED W/ 2 COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.

**40** **1 HR. PARTY WALL (DOUBLE STUD)** ((SB-3] WALL TYPE 'W13c')  
5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C., MIN. 1" (25) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. (2"x6" (38x140) AS REQUIRED) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE FILL AND SAND ALL GYPSUM JOINTS.

**40A** **2 HR. FIREWALL** ((SB-3] WALL TYPE 'B6e' & 'B1b')  
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C ON 8" (200) CONC. BLOCK 75% SOLID. FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS. AT UNFINISHED AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)

**41** **STUCCO WALL CONSTRUCTION**  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM 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 W/ CONTIN. INSULATION**  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

**41B** **STUCCO WALL @ GARAGE CONST.**  
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.I.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)  
\*\*\* FOR DWELLINGS USING CONTIN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FURRING (AS REQ.) AND STUDS IN LIEU OF 1 1/2" (38) E.F.I.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2"(12.7) DENSGLASS GOLD GYPSUM BRD.

**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 @ 6" O.C.  
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. 2" (50) CONC. COVER  
- BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING

**43** **STUD WALL REINFORCEMENT**  
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(3)) (REFER TO DETAILS)

**44** **WINDOW WELLS**  
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.(5), 9.14.6.3.)

**45** **SLOPED CEILING CONSTRUCTION** ((SB-12] 2.1.1.7., 9.23.4.2.)  
2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX. (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SPRAY FOAM), W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).

**46** **FLAT ROOF/BALCONY CONSTRUCTION**  
WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 'L' TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.  
**BALCONY CONDITION**  
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS  
**BALCONY OVER HEATED SPACE CONDITION**  
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH

**47** **BARREL VAULT CONSTRUCTION**  
CANTILEVERED 2"x4" (38x89) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD. INTERIOR FIN. (REFER TO DETAILS)

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

SECTION 1.1. WALL STUDS

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

SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)					
MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)				
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR	
	MAX. STUD SPACING, in (mm) O.C.				
	MAX. UNSUPPORTED HGT., ft-in (m)				
2"x4" (38x89)	24" (610)	16" (405)	12" (305)		N/A
	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)		N/A
2"x6" (38x140)	-	24" (610)	16" (406)	12" (305)	
	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)	

SECTION 2.0. GENERAL NOTES

**2.1. WINDOWS**  
1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.  
2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.8.8.1.)  
3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2  
4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS	
THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-1" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2.)
STORAGE GARAGE	6'-7" (9.5.3.3.)

**2.3. MECHANICAL / PLUMBING**  
1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS, WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.  
2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO OBC 9.31.6.  
3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.  
4) DRAIN WATER HEAT RECOVERY UNIT(S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF 3.1.1.12. OF THE O.B.C.  
**2.4. LUMBER**  
1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.  
2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.  
5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.  
6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM. No.50 (45lbs) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.  
**2.5. STEEL** (9.23.4.3.)  
1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".  
2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

**2.6. FLAT ARCHES**  
1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.  
2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.  
3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

**2.7. ROOF OVERHANGS**  
1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305). UNLESS NOTED OTHERWISE.

**2.8. FLASHING** (9.20.13., 9.26.4. & 9.27.3.)  
1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

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
















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

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES A8 TO A10 AND A12, A15 & A16)					
FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)					
	2"x8" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2		
L1	2/2"x8" (2/38x184)	L3	2/2"x10" (2/38x235)	L5	2/2"x12" (2/38x286)
B1	3/2"x8" (3/38x184)	B3	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)
B2	4/2"x8" (4/38x184)	B4	4/2"x10" (4/38x235)	B6	4/2"x12" (4/38x286)
B7	5/2"x8" (5/38x184)	B8	5/2"x10" (5/38x235)	B9	5/2"x12" (5/38x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E (UNLESS NOTED OTHERWISE)					
	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"	LVL10	1-1 3/4"x14"
LVL4	2-1 3/4"x9 1/2"	LVL6	2-1 3/4"x11 7/8"	LVL11	2-1 3/4"x14"
LVL5	3-1 3/4"x9 1/2"	LVL7	3-1 3/4"x11 7/8"	LVL12	3-1 3/4"x14"
LVL8	4-1 3/4"x9 1/2"	LVL9	4-1 3/4"x11 7/8"	LVL13	4-1 3/4"x14"
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9. TABLE 9.20.5.2.B.)					
FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)					
CODE	SIZE	BRICK		STONE	
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8'-1" (2,47m)		7'-6" (2,30m)	
L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2,66m)		8'-1" (2,48m)	
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3,31m)		10'-1" (3,03m)	
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-5" (3,48m)		10'-7" (3,24m)	
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-6" (3,82m)		11'-7" (3,54m)	
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4,30m)		13'-1" (3,99m)	

3.3. DOOR SCHEDULE				
CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10				
1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (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'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)	
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)	
1E	EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)	
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. F.R.R. DOOR/FRAME WITH APP. SELF CLOSING DEVICE.	
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)	PROVIDE 8'-0" HIGH INTERIOR DOORS FOR ALL 10' CEILING CONDITIONS	
3	INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)		
3A	INTERIOR	2'-4" x 6'-8" x 1-3/8" (710 x 2030 x 35)		
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)		
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)		
5	INTERIOR	1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)		

3.4. ACRONYMS			
AFF	ABOVE FINISHED FLOOR	JST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTB/A	OPEN TO BELOW/ABOVE
BBRM	BEAM BY ROOF MANUFACTURER	PL	POINT LOAD
CRF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
C/W	COMPLETE WITH	PT	PRESSURE TREATED
DJ/TJ	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	RT	ROOF TRUSS
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
EST	ESTIMATED	SBFA	SB FROM ABOVE
FA	FLAT ARCH	SJ	SINGLE JOIST
FD	FLOOR DRAIN	SPR	SPRUCE
FG	FIXED GLASS	STL	STEEL
FL	FLUSH	T/O	TOP OF
FLR	FLOOR	TYP	TYPICAL
GT	GIRDER TRUSS	U/S	UNDERSIDE
HB	HOSE BIB	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIC	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

3.5. SYMBOLS		
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.		
	CLASS 'B' VENT	 EXHAUST VENT
	DUPLEX OUTLET (12" HIGH)	 DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
	HEAVY DUTY OUTLET	 SWITCH (2/3/4 WAY)
	ROUGH IN FOR ELECTRIC VEHICLE CHARGING STATION (9.34.4)	 LIGHT FIXTURE (CEILING MOUNTED)
	POT LIGHT	 LIGHT FIXTURE (WALL MOUNTED)
	LIGHT FIXTURE (PULL CHAIN)	 TELEPHONE JACK
	CABLE T.V. JACK	 CHANDELIER (CEILING MOUNTED)
	CENTRAL VACUUM OUTLET	

■ SA **SMOKE ALARM** (9.10.19.)  
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT AS PER THE "NATIONAL FIRE ALARM AND SIGNALING CODE 72".

⬢ CMD **CARBON MONOXIDE ALARM** (9.33.4.)  
\*\* CHECK LOCAL BY-LAWS FOR REQUIREMENTS \*\* A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA. CARBON MONOXIDE ALARM(S) SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

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

	TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.
	VARYING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD
	EXPOSED BUILDING FACE -O.B.C. 9.10.14, OR 9.10.15. REFER TO HEX NOTE 35. & DETAILS FOR TYPE AND SPECIFICATIONS.

 1 HR. PARTY WALL REFER TO HEX NOTE 40.	 2 HR. FIREWALL REFER TO HEX NOTE 40A.
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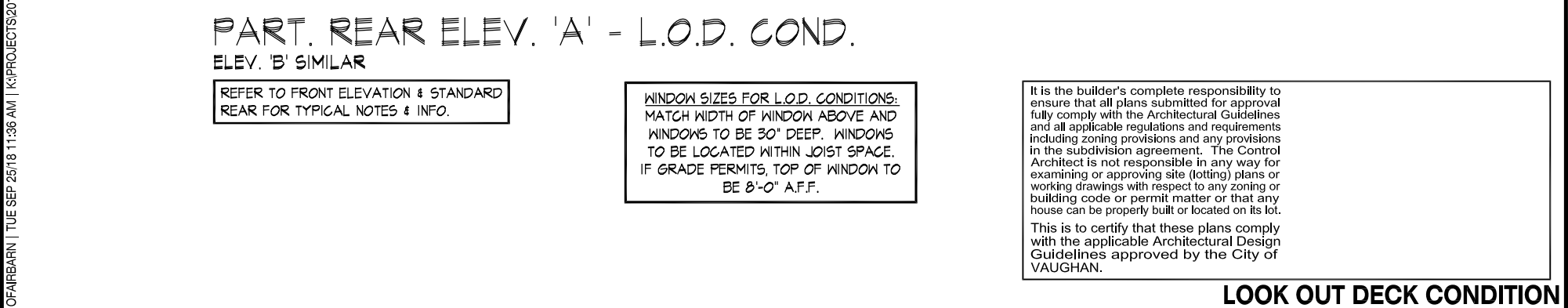
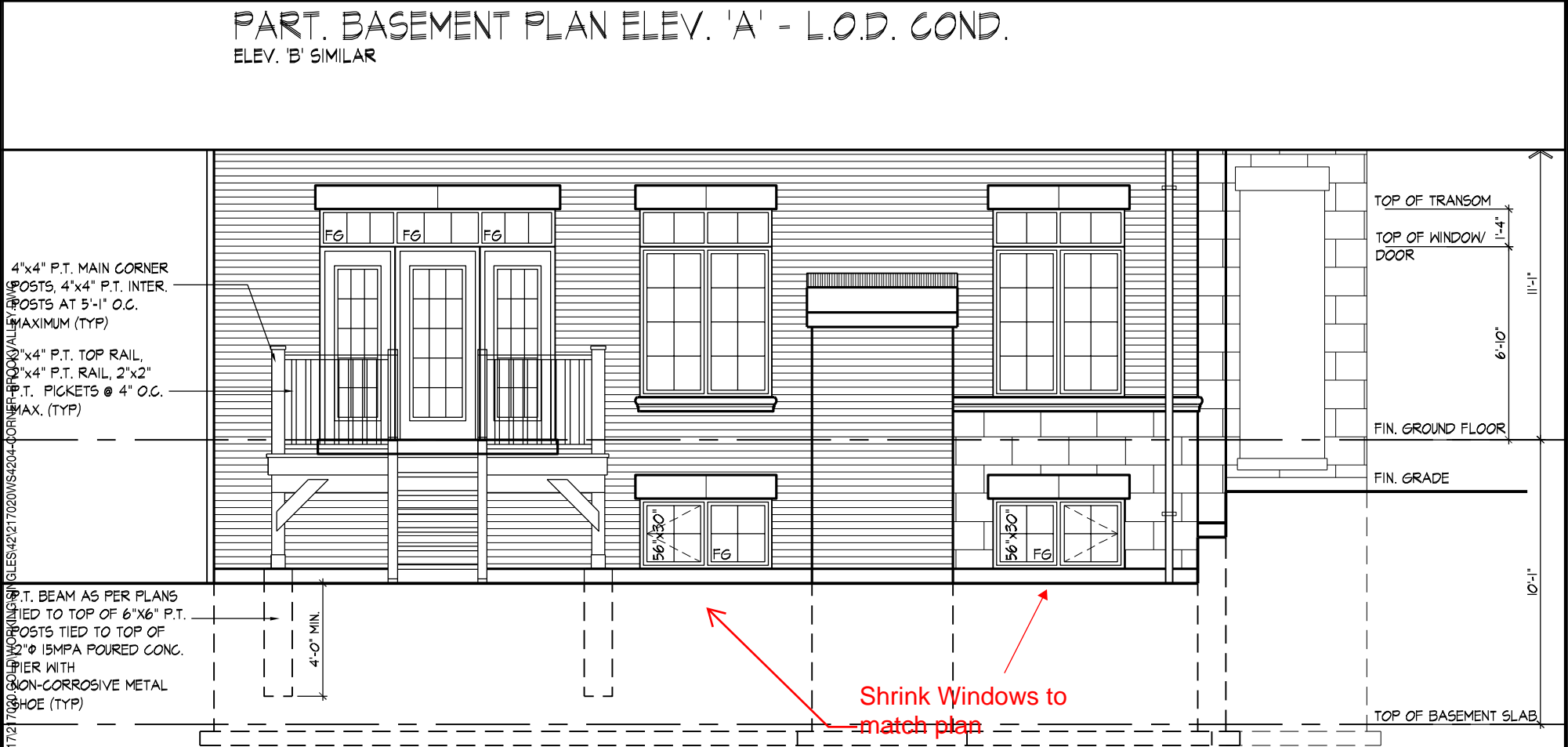
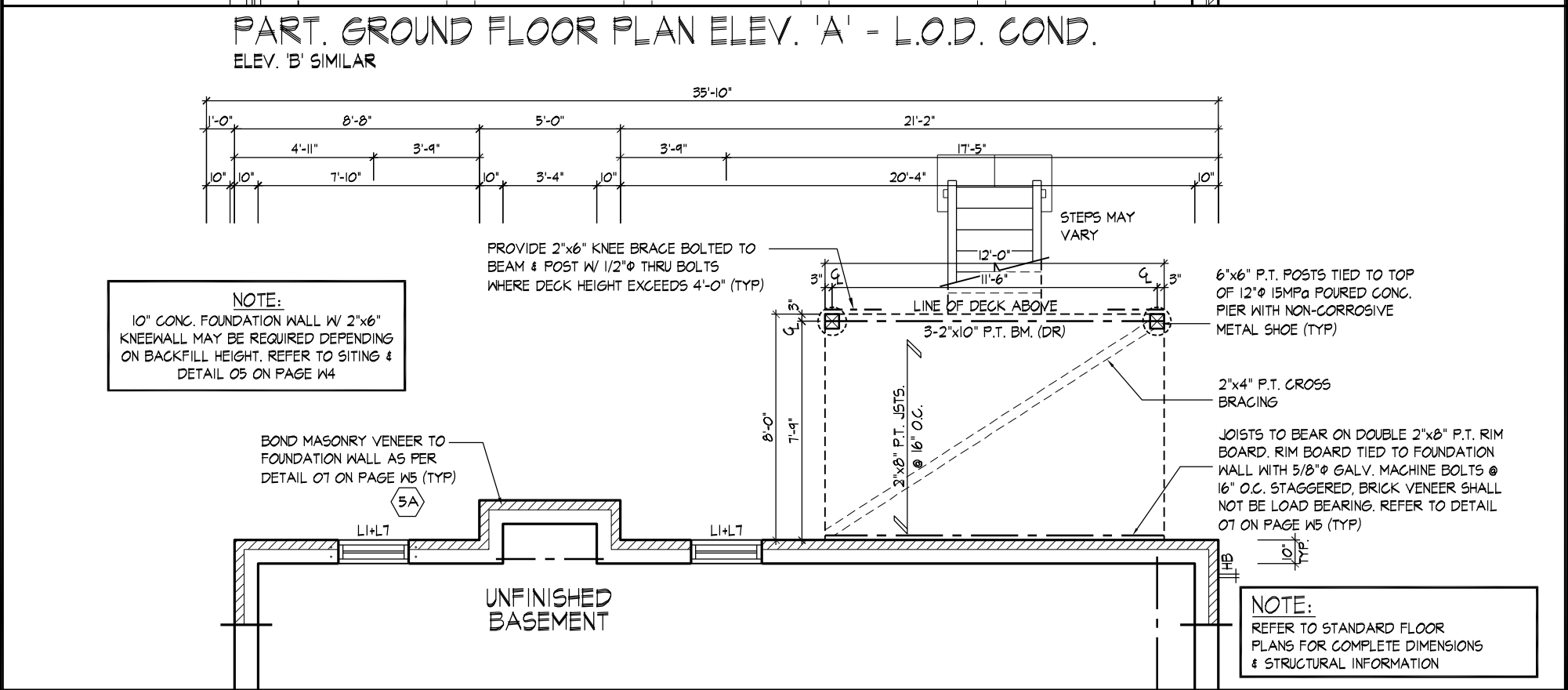
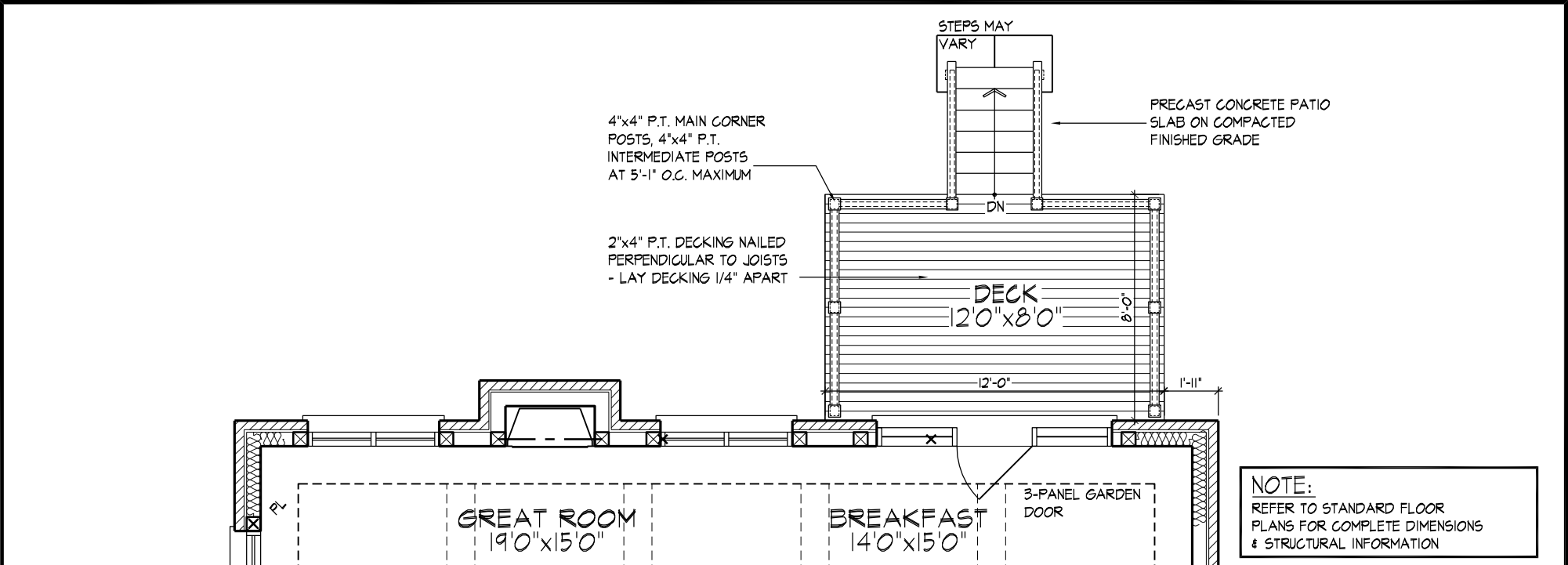
SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.01 kPa  
WIND LOAD (q50) (SB-1.2.): 0.44 kPa

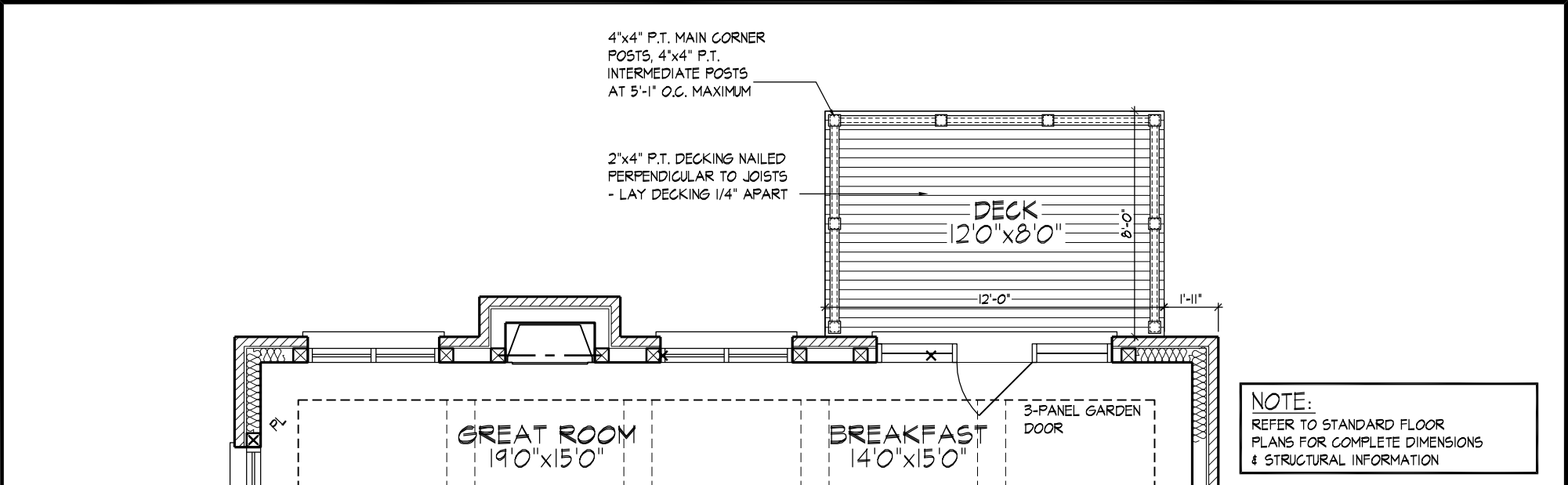
STAMP
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.I.) BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE



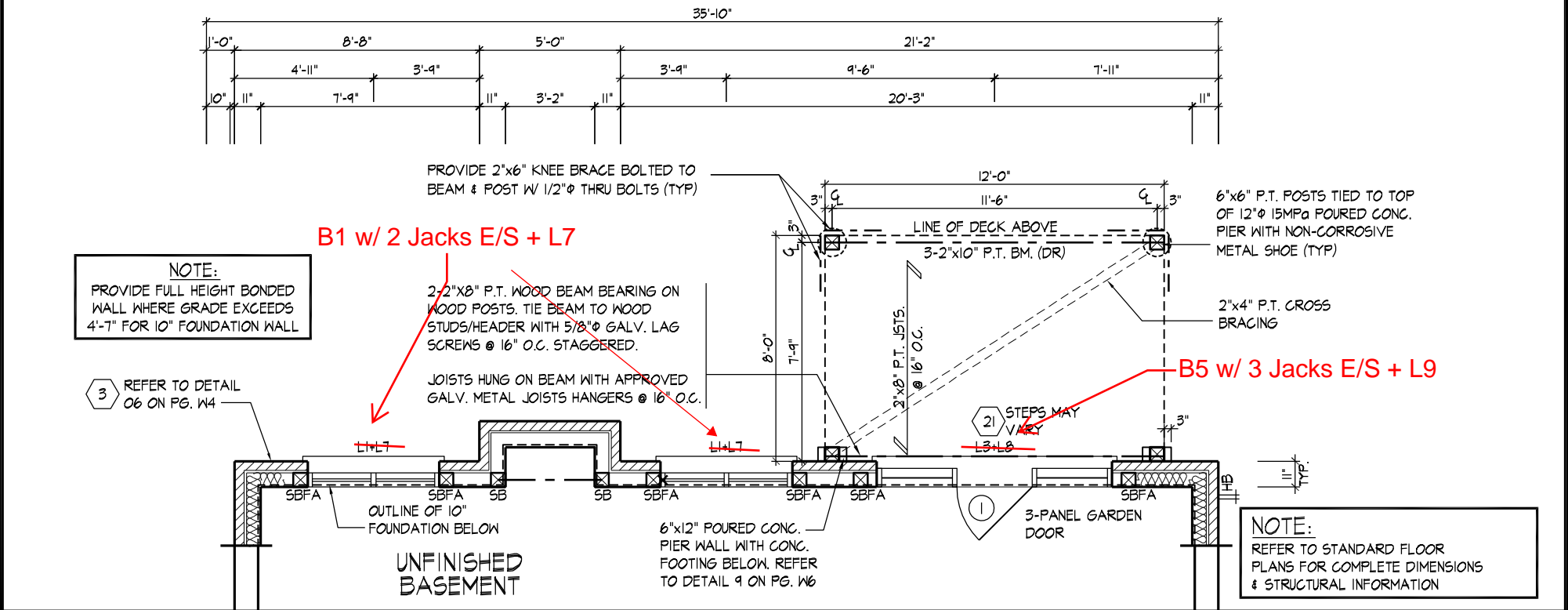








PART. GROUND FLOOR PLAN ELEV. 'A' - W.O.B. COND.  
ELEV. 'B' SIMILAR



PART. BASEMENT PLAN ELEV. 'A' - W.O.B. COND.  
ELEV. 'B' SIMILAR



PART. REAR ELEV. 'A' - W.O.B. COND.  
ELEV. 'B' SIMILAR

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 56" DEEP.  
TOP OF WINDOW TO BE @ 7'-10" A.F.F.

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 VAUGHAN.

WALK OUT BASEMENT CONDITION

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.

ORIN FAIRBAM  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.  
www.huntdesign.ca

GOLDPARK HOMES - 217020  
PINE VALLEY, VAUGHAN ONT.

Drawn By MC Checked By OF Scale 3/16"=1'-0" File Number 217020WS4204- CORNER Page Number W3 of W7  
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UNIT 4204 - THE BROOKVALLEY  
REV.2018/06/14

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SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)				
MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)			
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
	MAX. STUD SPACING in (mm) O.C.			
	MAX. UNSUPPORTED HGT. ft-in (m)			
2"x4" (38x89)	24" (610)	16" (405)	12" (305)	N/A
	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2"x6" (38x140)	-	24" (610)	16" (406)	12" (305)
	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

- 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.

BASE FLASHING CONFORMING TO TABLE 9.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

WEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

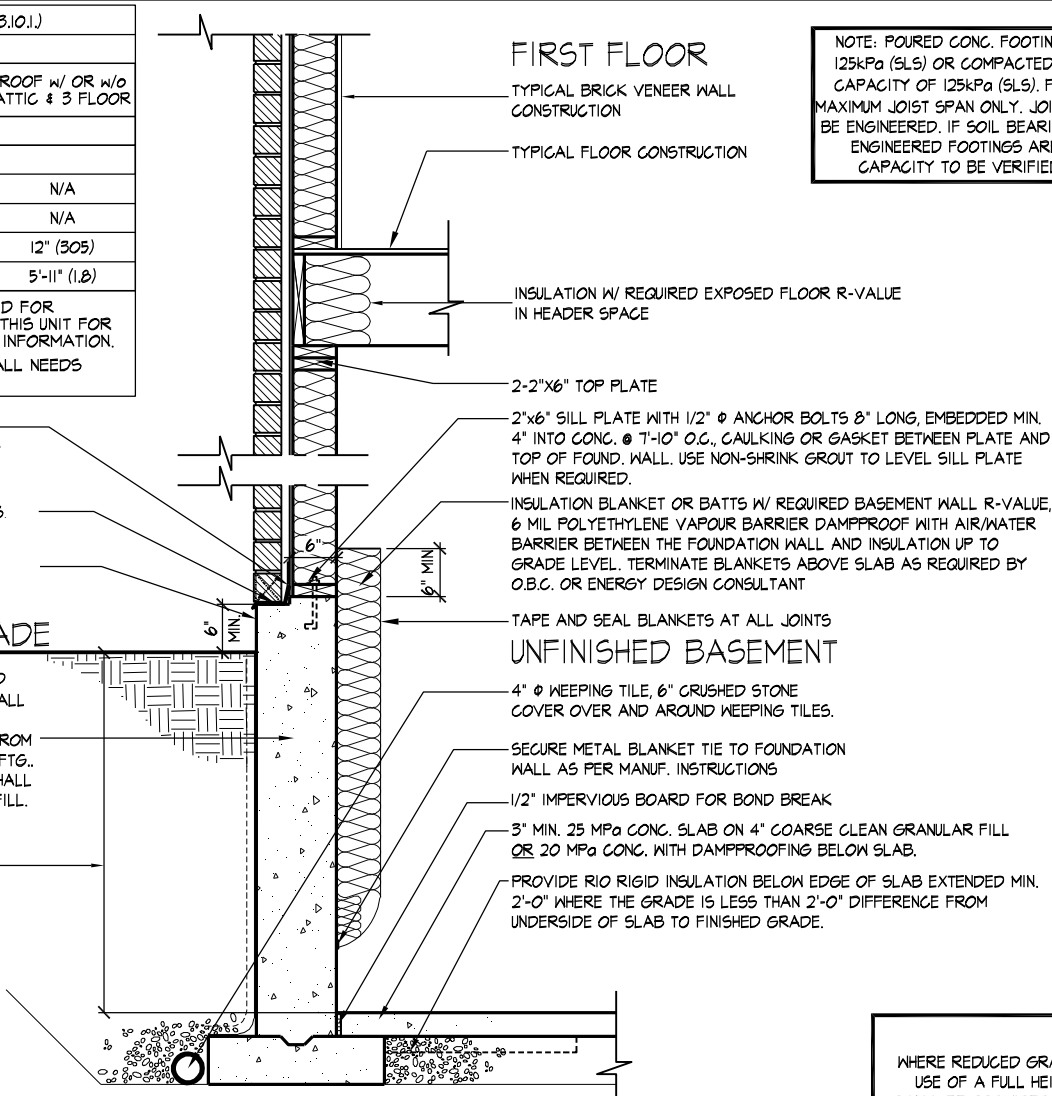
PROVIDE MASONRY PARGING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1). POURED CONC. FDTN. WALL WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG., BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.)				
STRENGTH THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE			
	UNSUPPORTED AT TOP	SUPPORTED AT TOP		
		<2.5m	2.5m & <2.75m	2.75m & <3.0m
8"	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
8"	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)

MINIMUM STRIP FOOTING SIZES (9.15.3.)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	16" W x 6" D	16" W x 6" D	16" W x 6" D
2	24" W x 8" D	20" W x 6" D	24" W x 8" D
3	36" W x 14" D	26" W x 9" D	36" W x 14" D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT



NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 125kPa (SL5) OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa (SL5). FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

NOTE: WHERE REDUCED GRADE CONDITION REQUIRES THE USE OF A FULL HEIGHT BONDED WALL, REBAR SHALL BE PROVIDED AS PER DETAIL 07 ON PG. W5

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

05

## MASONRY VENEER, 2"x6" STUDS, 10" FOUNDATION WALL Laterally UNSUPPORTED

1/2" = 1'-0"

SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)				
MIN. STUD SIZE, in (mm)	SUPPORTED LOADS (EXTERIOR)			
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
	MAX. STUD SPACING in (mm) O.C.			
	MAX. UNSUPPORTED HGT. ft-in (m)			
2"x4" (38x89)	24" (610)	16" (405)	12" (305)	N/A
	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2"x6" (38x140)	-	24" (610)	16" (406)	12" (305)
	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

- 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.

BASE FLASHING CONFORMING TO TABLE 9.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

WEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

PROVIDE MASONRY PARGING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

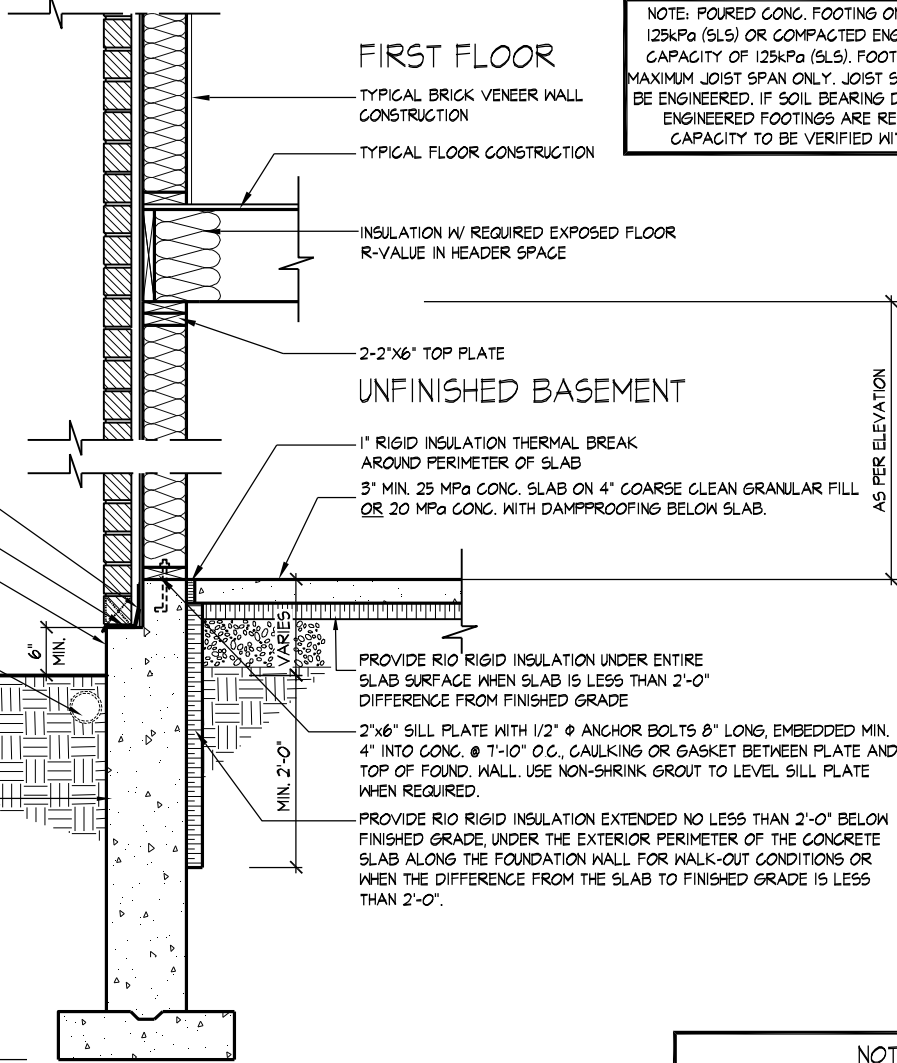
OPTIONAL WEEPING TILE AT REAR WALL-SEE MUNICIPAL STANDARDS

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1). POURED CONC. FDTN. WALL WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG., BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.)				
STRENGTH THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE			
	UNSUPPORTED AT TOP	SUPPORTED AT TOP		
		<2.5m	2.5m & <2.75m	2.75m & <3.0m
8"	3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
8"	3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
10"	4'-7" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
12"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)

MINIMUM STRIP FOOTING SIZES (9.15.3.)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	16" W x 6" D	16" W x 6" D	16" W x 6" D
2	24" W x 8" D	20" W x 6" D	24" W x 8" D
3	36" W x 14" D	26" W x 9" D	36" W x 14" D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT



NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 125kPa (SL5) OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa (SL5). FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

NOTE: WHERE REDUCED GRADE CONDITION REQUIRES THE USE OF A FULL HEIGHT BONDED WALL, REBAR SHALL BE PROVIDED AS PER DETAIL 07 ON PG. W5

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

06

## MASONRY VENEER, 2"x6" STUDS, SLAB ON GRADE / WALK OUT BASEMENT CONDITION

1/2" = 1'-0"

OF FAIRBARN | TUE SEP 26/18 11:58 AM | 15 PROPOSED FOR THE PROJECTS WITHIN THE DESIGNATED ZONE, THE PROJECTS ARE NOT TO BE CONSIDERED AS A DESIGN. THE PROJECTS ARE NOT TO BE CONSIDERED AS A DESIGN. THE PROJECTS ARE NOT TO BE CONSIDERED AS A DESIGN.

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

Orin Fairbairn 20201  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

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

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

**UNIT 4204 - THE BROOKVALLEY**  
REV.2018/06/14

Drawn By MC Checked By OF Scale 3/16"=1'-0" File Number 217020WS4204- CORNER Page Number W4 of W7  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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2"x4" P.T. TOP RAIL  
2"x4" P.T. RAIL  
2"x2" P.T. PICKETS @ 4" O.C. MAX.  
4"x4" P.T. MAIN CORNER POSTS  
4"x4" P.T. INTERMEDIATE POSTS AT  
5'-1" O.C. MAXIMUM

NOTE: ALL METAL FASTENERS  
SHALL BE NON-CORROSIVE.

2"x4" P.T. BOTTOM RAIL  
2"x4" P.T. DECKING LAID  
PERPENDICULAR TO JOISTS 1/4"  
APART  
2"x8" P.T. RIM BOARD

2"x8" P.T. BLOCKING AT POSTS  
CONNECTION

2"x8" P.T. JOISTS @ 16" O.C.

P.T. BEAM AS PER PLANS TIED TO TOP  
OF 6"x6" P.T. POSTS TIED TO TOP OF  
12"Ø ISMPO POURED CONG. PIER WITH  
NON-CORROSIVE METAL SHOE

POSTS TIED TO METAL SHOE  
ANCHOR WITH 4-3/8"Ø MACHINE BOLTS

1/2"Ø NON-CORROSIVE ANCHOR 4"  
MINIMUM INTO CONCRETE

TYPICAL FOUNDATION WALL  
CONSTRUCTION

TYPICAL BRICK VENEER WALL CONSTRUCTION

## FIRST FLOOR

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.), TIED TO TOP OF POURED  
CONG. FND. WALL WITH 8" LONGx1/2"Ø ANCHOR BOLTS C/W NUT AND  
WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT  
MORE THAN 7'-10" O.C. AND EMBEDDED NOT LESS THAN 4" INTO  
CONG. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION  
WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

TYPICAL FLOOR CONSTRUCTION

BASE FLASHING CONFORMING TO TABLE 9.20.13.1 TO EXTEND 3/16"  
BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING  
UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

JOISTS TO BEAR ON DOUBLE 2"x8" P.T. RIM BOARD.  
RIM BOARD TIED TO FOUNDATION WALL WITH 5/8"Ø  
GALV. MACHINE BOLTS @ 16" O.C. STAGGERED, BRICK  
VENEER SHALL NOT BE LOAD BEARING

TIE BRICK VENEER TO FOUNDATION WALL WITH CORROSION  
RESISTANT METAL TIES @ 8" VERTICAL AND 2'-11" HORIZONTAL  
- FILL VOID WITH MORTAR BETWEEN WALL AND BRICK  
VENEER-SEE OBC 9.20.9.4(3)

TAPE AND SEAL BLANKETS AT ALL JOINTS

INSULATION BLANKET OR BATTS W/ REQUIRED BASEMENT WALL R-VALUE,  
6 MIL POLYETHYLENE VAPOUR BARRIER DAMPPROOF WITH AIR/WATER  
BARRIER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO  
GRADE LEVEL. TERMINATE BLANKETS ABOVE SLAB AS REQUIRED BY  
O.B.C. OR ENERGY DESIGN CONSULTANT

SECURE METAL BLANKET TIE TO FOUNDATION  
WALL AS PER MANUF. INSTRUCTIONS

## UNFINISHED BASEMENT

WHERE HEIGHT OF REDUCTION IN WALL THICKNESS  
EXCEEDS 2'-0", REINFORCE FOUNDATION WALL W/  
15M BARS @ 300mm EACH WAY.

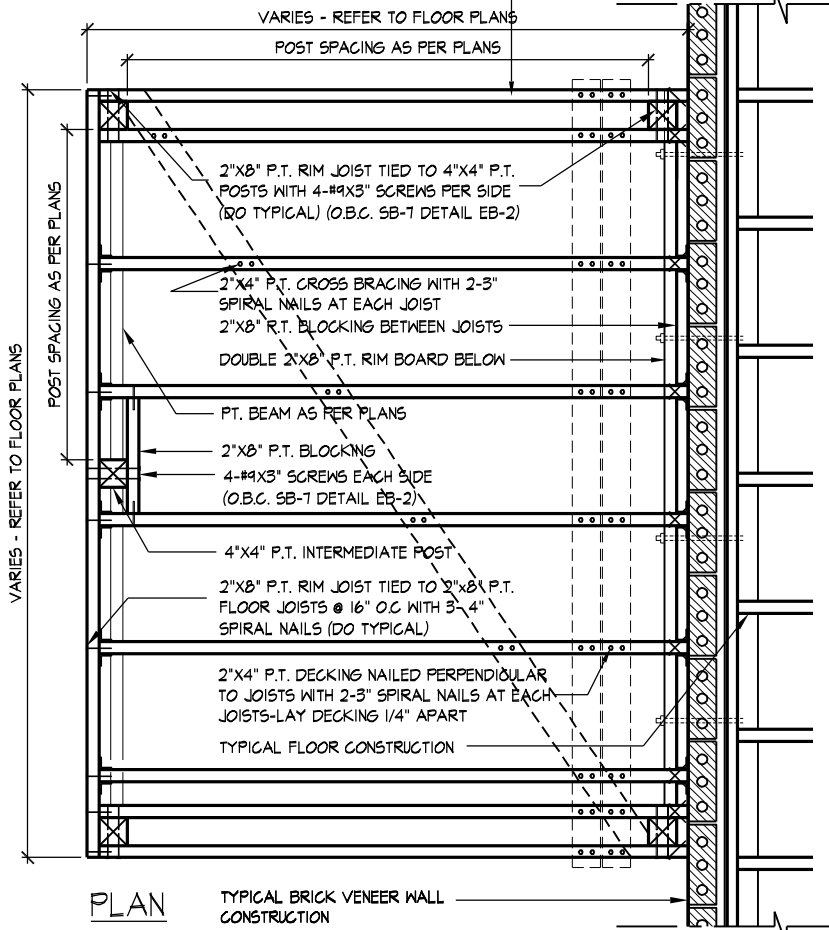
07

## MASONRY VENEER, TYPICAL WALK/LOOK OUT WOOD DECK, SOLID MASONRY

1/2" = 1'-0"

JOISTS TO BEAR ON DOUBLE 2"x8" P.T. RIM BOARD.  
RIM BOARD TIED TO FOUNDATION WALL WITH 5/8"Ø  
GALV. MACHINE BOLTS @ 16" O.C. STAGGERED, BRICK  
VENEER SHALL NOT BE LOAD BEARING

NOTE: ALL METAL FASTENERS  
SHALL BE NON-CORROSIVE.



### GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.B.C. AND SB-7 OF THE SUPPLEMENTARY STANDARD
2. LUMBER GRADES SHALL NOT BE LESS THAN NO. 2 SPF. LUMBER SHALL BE FREE OF LOOSE KNOTS AND ALL CUT ENDS OF PRESERVATIVE TREATED LUMBER SHALL BE TREATED TO PREVENT DECAY SPECIES FOR POSTS, PICKETS AND RAILS SHALL BE DOUGLAS FIR-LARCH, HEM-FIR, SPRUCE-PINE-FIR
3. ALL FASTENERS, SCREWS AND NAILS SHALL BE RESISTANT TO CORROSION - NAILS TO BE COMMON SPIRAL

08

## TYP. DECK FRAMING ON WOOD LEDGER, BRICK VENEER

1/2" = 1'-0"

## DECK DETAILS 2

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

Orin Fairbairn

20201

NAME SIGNATURE

BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

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**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

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Scale

3/16"=1'-0"

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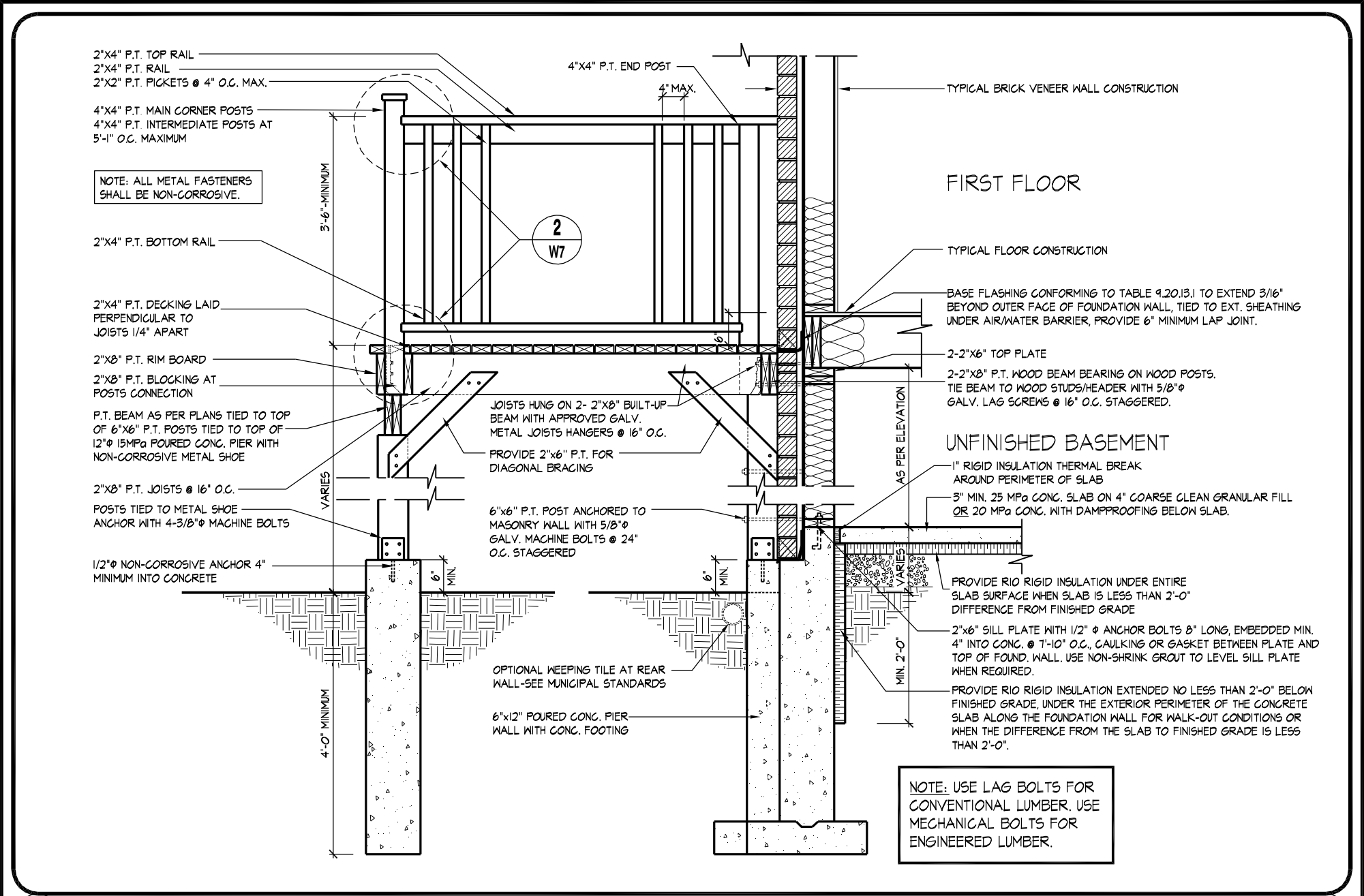
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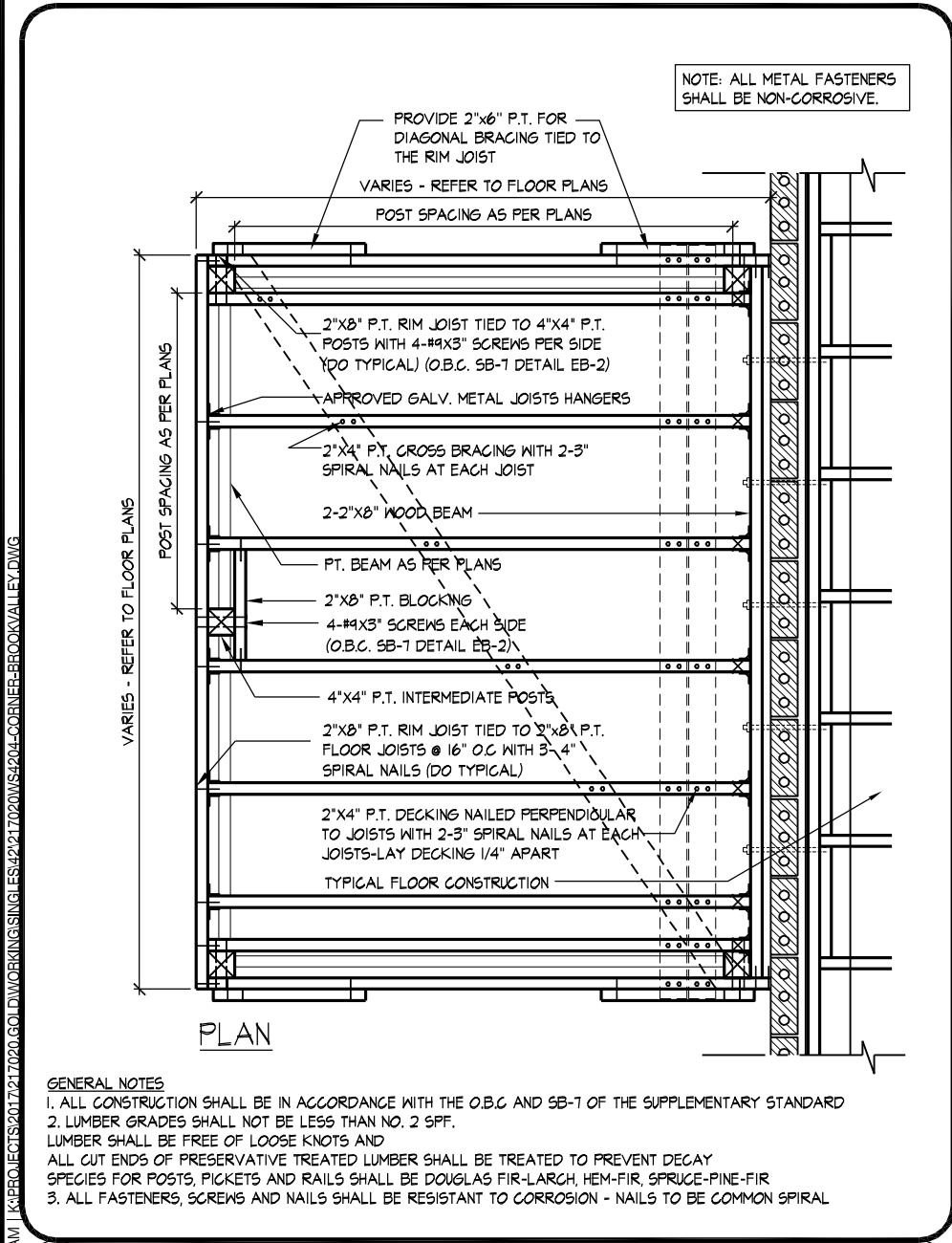
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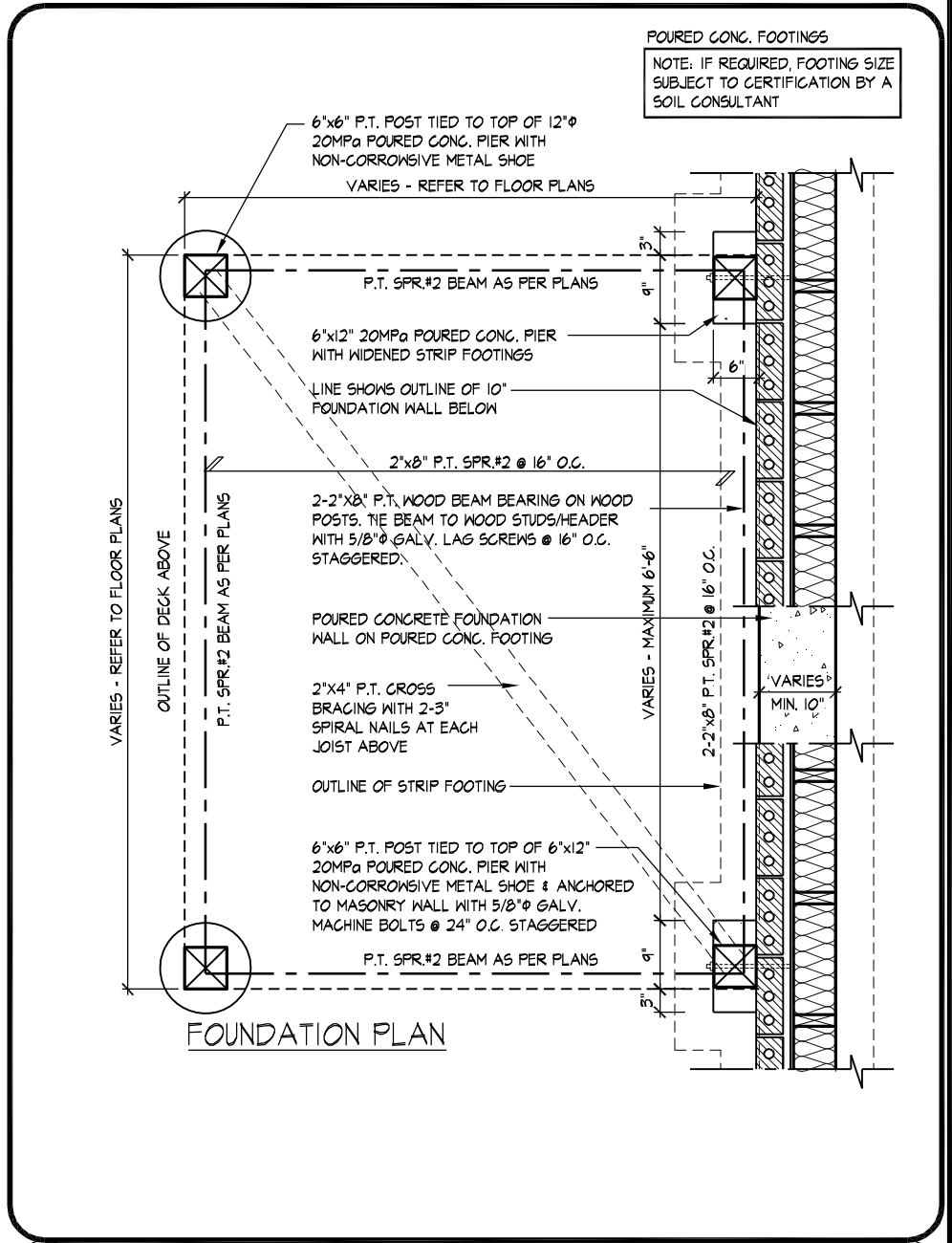
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09 MASONRY VENEER, TYPICAL WOOD DECK FOR WALK OUT BASEMENT  
1/2" = 1'-0"



10 MASONRY VENEER, TYPICAL DECK FRAMING PLAN  
1/2" = 1'-0"



11 MASONRY VENEER, TYPICAL DECK FOUNDATION PLAN  
1/2" = 1'-0"

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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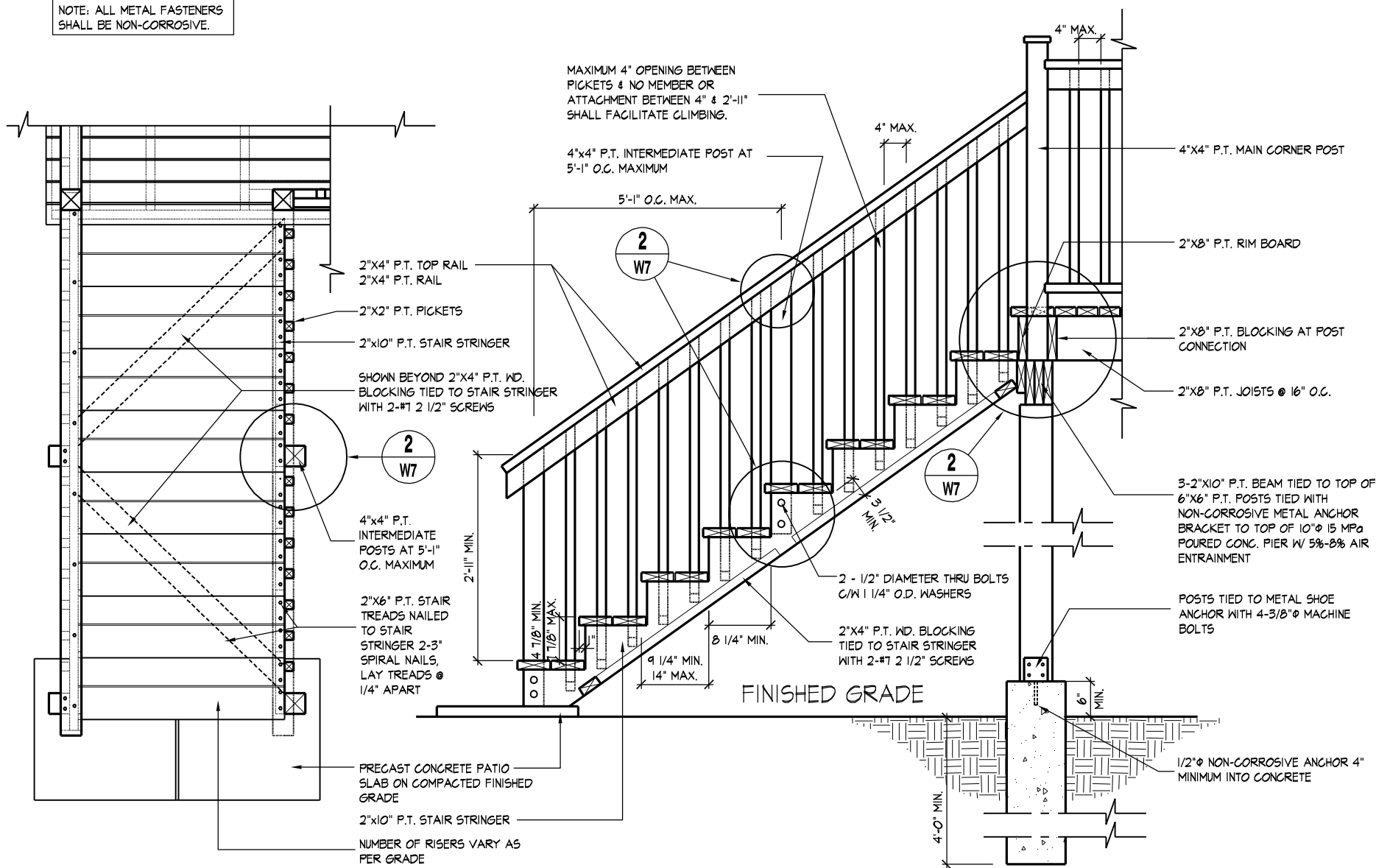
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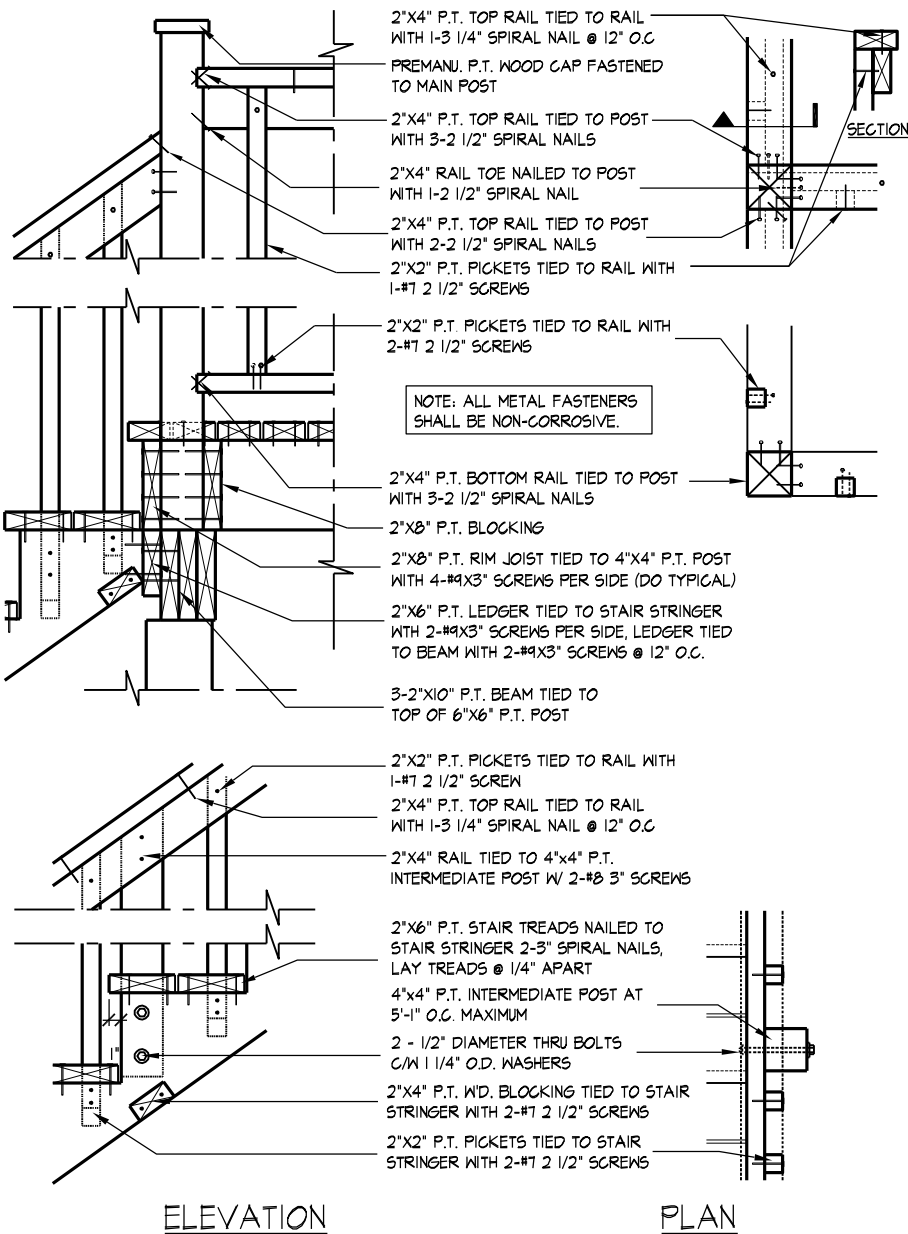
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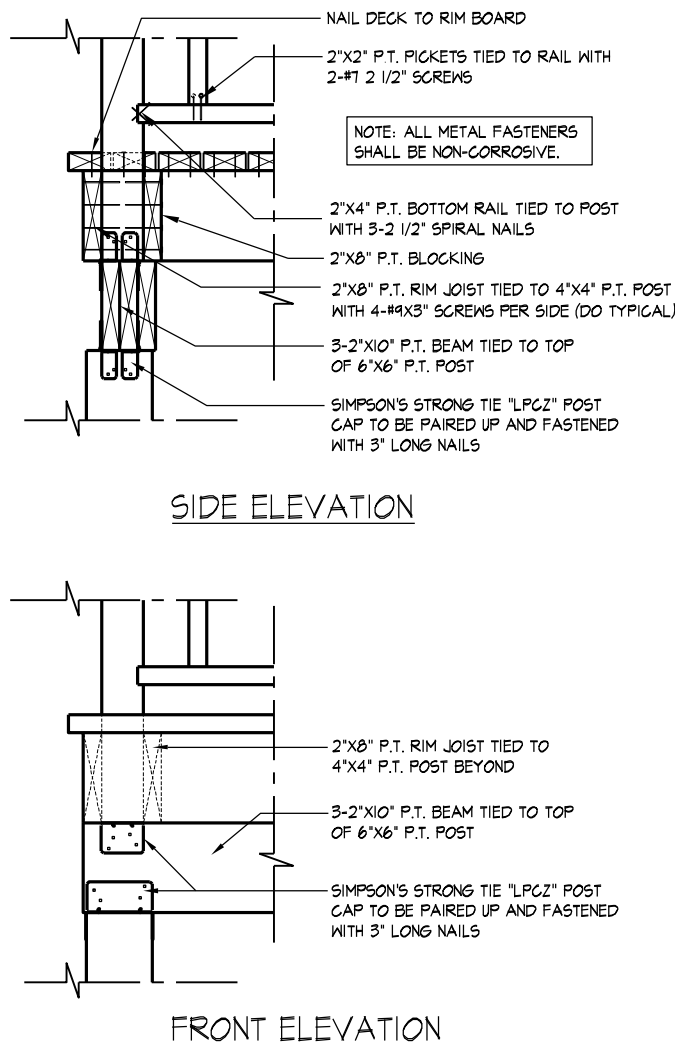
## 01 TYPICAL WOOD DECK STAIR

1/2" = 1'-0"



## 02 TYP. MAIN AND INTERMEDIATE POST ANCHORAGE

3/4" = 1'-0"



## 03 TYP. POST & BEAM CONNECTION

3/4" = 1'-0"

## DECK DETAILS 4

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