

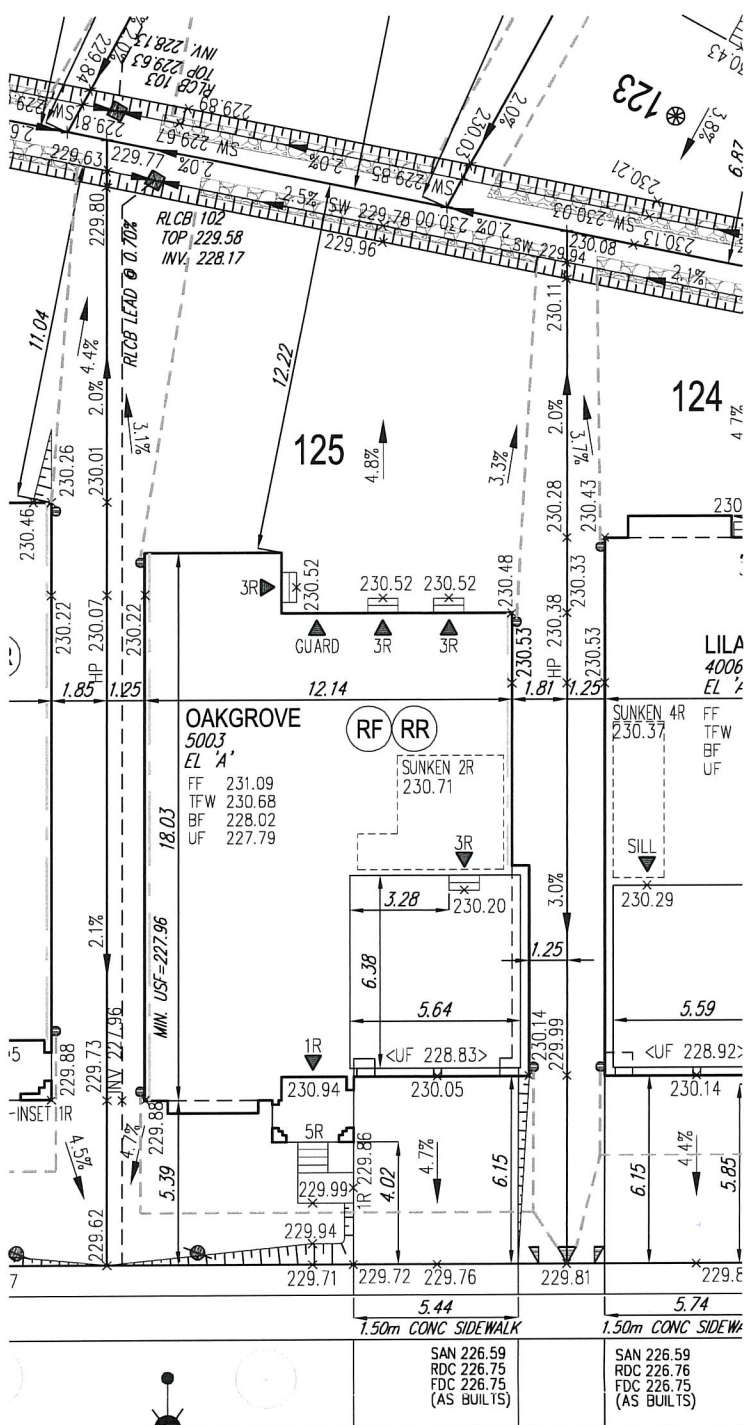
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
2. The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
3. The proposed building is compatible with the proposed grading.
4. The proposed water service curb stop is to be located in the grassed portion of the front yard.
5. The driveway conforms with the City of Vaughan By-Law 1-88 as amended and is a minimum 1.0 metre clear of all street landscape catch basins.
6. The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



Date: March 6/20 Reviewed By: M.R.C.



PURPLE CREEK ROAD

STANDARD AIR
CONDITIONER REQUIRED

EXTERIOR WALLS TO
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	125
LOT AREA :	539.83 m2
BLDG. AREA : (INCL PORCH)	0.00 m2
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.00 m2
LANDSCAPE COV. :	0.00 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.02
F.F. TO TOP OF ROOF:	0.00 m
F.F. TO MEAN OF ROOF:	8.75 m
PROPOSED BLDG. HGT:	9.82 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.08 m2
LANDSCAPE AREA :	39.30 m2
COVERAGE (50% MIN.) :	64.34 %
SOFT LANDSCAPE AREA:	35.60 m2
SOFT COVERAGE (50% MIN.) :	90.59 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	183.82 m2
SOFT LANDSCAPE AREA :	183.82 m2
COVERAGE (60% MIN.):	100.00 %

**CITY OF VAUGHAN
DEVELOPMENT ENGINEERING DEPARTMENT
PLANS EXAMINATION**

RECEIVED MAR 11 2020

DATE REVIEWED: march 27, 20 INITIAL: C.T.
ZONING: 3/16/20 NP
GRADING:

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.

ARCHITECTURAL REVIEW & APPROVAL

~~MAR 10 2020~~

John G. Williams Limited, Architects

GENERAL NOTES

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
ISSUED FOR FINAL APPROVAL	AW	2020.03.03
ISSUED FOR PRELIMINARY APPROVAL	-	-



ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL: H MODIFIED.	CONNECTION TO RDC: LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE STORM WATER LINE	DOWNSPUTS BASEMENT FLOOR	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR TF TOP OF FOUNDATION WALL
STREET TREE			STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	WATERLINE HYDRO LINE	45 MINUTE FIRE RATED WALL SEPARATE DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN ELEVATION	BU BASEMENT FLOOR UD UNDERSIDE OF FOOTING
RETAINING WALL	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL: H MODIFIED.		VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	GAS LINE CABLE LINE	UPGRADE LINK FENCE	FENCE AND GATE	WOD WALKOUT DECK WOB WALKOUT BASEMENT
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	BELL	EXTERIOR DOOR LOCATION	MODIFIED REVERS	ND NO DOOR NDH HIGHLIGHTED GRADE
			HYDRANT	STREET LIGHT	STREET SIGN	EMPAVEMENT / BERM MAX 3:1 SLOPE	HYDRO, GAS, CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACUSTIC FENCE	
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX					

SITING AND GRADING PLAN

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

Allan Whiting 23177

NAME _____ SIGNATURE _____ BCIN _____
REGISTRATION INFORMATION _____

HUNT DESIGN ASSOCIATES INC. 19695

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Coughlan, Moira

From: Allan Whiting <awhiting@huntdesign.ca>
Sent: Monday, April 06, 2020 12:09 PM
To: Coughlan, Moira
Subject: [External] RE: Building Permit Application 20-496
Attachments: MASTER DETAILS.2018.11.06. - 2017 OBC - A1-MODEL-AWHITING-20200406.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Attached as requested.

Allan Whiting
Project Manager



8966 Woodbine Avenue // Suite 200 // Markham, ON // L3R 0J7
Tel: 905-737-5133 ext: 227
Fax: 905-737-7326
awhiting@huntdesign.ca
www.huntdesign.ca

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From: Coughlan, Moira <Moira.Coughlan@vaughan.ca>
Sent: April 6, 2020 12:01 PM
To: Allan Whiting <awhiting@huntdesign.ca>
Subject: Re: Building Permit Application 20-496

thanks Allan,

Could you send me a copy with the BCIN designer's signature please? Thank you.

Moira Coughlan, CBCO
Plans Examiner I (Buildings)
Building Standards Department

Moira Coughlan, CBCO
Plans Examiner I (Buildings)
Building Standards Department
City of Vaughan
905-832-8510 x8454

From: Louis Previte <LPrevite@goldparkhomes.com>
Sent: April 6, 2020 10:35 AM
To: Coughlan, Moira
Cc: Brown, Dean; Sue Harlick; Allan Whiting
Subject: [External] RE: Building Permit Application 20-496

Good morning Moira,

Line item 35 on the Construction Notes page of the architectural plans provides the required description. Is this suffice? Please let me know. Please see below.

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/ 5.6% AIR ENTRAINMENT REIN WITH 10M BARS @ 7 7/8" (200) O.C. EACH

Regards,

Louis Previte
General Manager

Gold Park Homes
3300 Highway #7, Suite 400 | Concord, ON L4K4M3
Tel: 905.760.9595 Ext. 246 | Fax: 905.760.9598
Email: LPrevite@goldparkhomes.com
URL: www.goldparkhomes.com

GOLD PARK
WORTH MORE™

From: Coughlan, Moira <Moira.Coughlan@vaughan.ca>
Sent: Monday, April 06, 2020 9:43 AM
To: Louis Previte <LPrevite@goldparkhomes.com>
Cc: Brown, Dean <Dean.Brown@vaughan.ca>; Sue Harlick <SHarlick@goldparkhomes.com>
Subject: Re: Building Permit Application 20-496

Plans Examiner I (Buildings)
Building Standards Department
City of Vaughan
905-832-8510 x8454

From: Louis Previte <LPrevite@goldparkhomes.com>
Sent: April 6, 2020 6:25 AM
To: Coughlan, Moira
Cc: Brown, Dean; Sue Harlick
Subject: [External] Fwd: Building Permit Application 20-496

Good morning Moira,

Please see my architects comments below for your review and comment. If so, additional limiting distance measures can be applied to these concerned areas. Please let me know.

Kind regards,

Louis Previte

General Manager

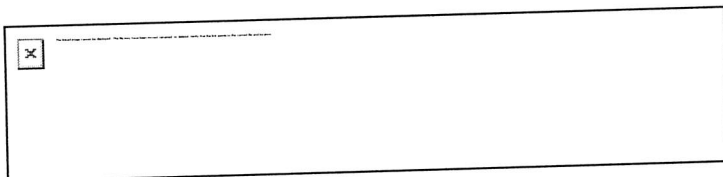
Gold Park Homes

3300 Highway #7, Suite 400 | Concord, ON L4K4M3

Tel: 905.760.9595 Ext. 246 | Fax: 905.760.9598

Email: LPrevite@goldparkhomes.com

URL: www.goldparkhomes.com



Begin forwarded message:

From: Allan Whiting <awhiting@huntdesign.ca>
Date: April 3, 2020 at 2:53:25 PM EDT
To: Louis Previte <LPrevite@goldparkhomes.com>
Subject: Re: Building Permit Application 20-496

9.10.15 of the code refers to exposing building face.
Is the examiner concerned that the bumpout has a limiting distance less than 1.2m and that it should be fire rated to 45 min?

From: Louis Previte <LPrevite@goldparkhomes.com>
Sent: April 3, 2020 1:29 PM
To: Allan Whiting <awhiting@huntdesign.ca>

Dean M. Brown, Ph.D.
Member: CSME, ASHRAE, ASME, CFSA, AEE, OBOA
Manager of Technical Services &
Deputy Chief Building Official
Building Standards Department
E-Mail: Dean.Brown@vaughan.ca
Ph.: (905) 832-8510, Ext. 8422
Fax: (905) 832-8558

From: Coughlan, Moira <Moira.Coughlan@vaughan.ca>
Sent: Thursday, April 02, 2020 4:08 PM
To: Louis Previte <LPrevite@goldparkhomes.com>
Cc: Sue Harlick <SHarlick@goldparkhomes.com>; Brown, Dean
<Dean.Brown@vaughan.ca>
Subject: Re: Building Permit Application 20-496

there is a code infraction with the bump out. You don't comply with OBC, Div. B,
9.10.15.

Moira Coughlan, CBCO
Plans Examiner I (Buildings)
Building Standards Department
City of Vaughan
[905-832-8510](tel:905-832-8510) x8454

From: Louis Previte <LPrevite@goldparkhomes.com>
Sent: April 2, 2020 2:55 PM
To: Coughlan, Moira
Cc: Sue Harlick; Brown, Dean
Subject: [External] FW: Building Permit Application 20-496

Good afternoon Moira,

Hoping all is well. The area of concern refers to a f/p bum-pout that you are correct is not noted on the certified plans, but will be once we reapply. This was a decision that was made after these certified models were processed. I'm hoping that if there is no Code infraction which I don't believe there is, you can provide us with this approval knowing that there will be submissions made shortly on this bump out. Please let us know as this lot will impede my excavation schedule if a permit cannot be issued.

Thank you for your consideration,

Louis Previte
General Manager
Gold Park Homes
3300 Highway #7, Suite 400 | Concord, ON L4K4M3

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GABLE END:
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.08" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" O.C. (PROVIDE 1/2" TYPE 'X' GYPSUM BRD. ON INSIDE WHEN LIMITING DISTANCE IS LESS THAN 3'-11" (1.20m))

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH 1" CLIPS, APPROVED HOOD 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-MANUFACTURED ALUM. FLASHING
AIR Baffle TIED TO UNDERSIDE OF ROOF SHEATHING WITH 2 1/2" MIN. VOID AREA
2"x6" SPRUCE FASCIA BOARD
PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH, PROVIDE ATTIC VENTILATION - 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES
PRE-FINISHED FRIEZE BOARD, VARIES PER ELEVATION

PROVIDE ADEQUATE SPACE FOR INSULATION DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS. INSULATION VALUE SHALL NOT BE LESS THAN R20 (3.52 RSI) AS PER O.B.C. SB-12 3.1.1.8.

1/2" GYPSUM CEILING BOARD INTERIOR FINISH ON 6 MIL POLY VAPOUR BARRIER ON BOTTOM CHORD OF ROOF TRUSSES, INSULATION W/ REQUIRED CEILING W/ ATTIC SPACE R-VALUE

2'-2"x6" TOP PLATE
SECOND FLOOR

2"x6" BASE PLATE
MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.
1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 4.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)
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.

FIRST FLOOR

2"x6" BASE PLATE
MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 4.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.), TIED TO TOP OF POURED CONC. FND. WALL WITH 8" LONG 1/2" ANCHOR BOLTS C/M NUT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 7'-0" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

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

TAPE AND SEAL BLANKETS AT ALL JOINTS

UNFINISHED BASEMENT

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

1/2" IMPERVIOUS BOARD FOR BOND BREAK

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

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)			
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.08" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.			
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR)			
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.08" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPR. AIR/WATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-S102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m ² OF WALL SURFACE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH.			
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) FIRE RATINGS: (OBC REFERENCE - SB-23)			
COMPONENT	FIRE RATING	CODE REFERENCE	
1/2" (12.7mm) TYPE 'X' GYPSUM WALL BOARD	25 min.	O.B.C. SB-23.4(2)	(TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-23.4(3)	(TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-23.4(1)	

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS, AIR/WATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.
BASE FLASHING CONFORMING TO TABLE 4.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

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

FINISHED GRADE

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

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (4.15.4.2)				
SUPPORTING	THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE		
		UNSUPPORTED AT TOP	SUPPORTED AT TOP	
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)
	14"	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)
	14"	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)
MINIMUM STRIP FOOTING SIZES (4.15.3)				
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL	
1	16" x 8" D	16" x 8" D	16" x 8" D	
2	24" x 8" D	20" x 8" D	24" x 8" D	
3	36" x 14" D	26" x 14" D	36" x 14" D	

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (4.15.4.2.1). POURED CONC. FDN. 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. FTGS. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL. CONTINUOUS KEY IN CONCRETE

4" @ KEEPING TILE, 6" CRUSHED STONE COVER OVER AND AROUND KEEPING TILES.
POURED CONC. FOOTINGS. SEE MINIMUM STRIP FOOTING SIZES FOR EXTERIOR WALLS' CHART

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 1500 KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 1500 KPa. 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.

FLOOR & ROOF CONSTRUCTION
REFER TO FLOOR & ROOF TRUSS MANUFACTURERS DRAWINGS FOR SPECIFICATION, DETAILS, LAYOUT, SPACING, INSTALLATION, HANDLING AND HANGER SIZES.

OBC REFERENCES
4.10.3.3(2) - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING
SB 2.3.5(2) - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-S102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m² OF WALL SURFACE.

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.

BUILDING COMPONENT INSULATION VALUE	PROPOSED
CEILING W/ ATTIC SPACE	RXX (RSI X.XX)
CEILING W/O ATTIC SPACE	RXX (RSI X.XX)
EXPOSED FLOOR	RXX (RSI X.XX)
WALLS ABOVE GRADE	RXX (RSI X.XX)
BASEMENT WALLS	RXX (RSI X.XX)
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	RXX (RSI X.XX)
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	RXX (RSI X.XX)
HEATED SLAB OR CONC. SLAB ≤ 600mm BELOW GRADE	RXX (RSI X.XX)

01 **MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION** 1/2" = 1'-0"

FOR PERMIT

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
Tony DiCarlo
NAME
REGISTRATION INFORMATION
19258
BCN

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

Detail Division Number and Title
DIVISION 1
BRICK VENEER WALL DETAILS

Revision
REV. 2016/08/06
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

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