BUILDING STANDARDS DEPARTMENT

VAUGHAN

Ontario Building Code (Part 9 - HOUSING) Architectural General Notes

NOTE: REFERENCES ARE TO DIVISION B, 2012 BUILDING CODE UNLESS NOTED OTHERWISE.
THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION GOVERNED BY THE REFERENCED PERMIT AND SHALL FORM PART OF THE DRAWING(S) ATTACHED HERETO:
ALL CONSTRUCTION TO COMPLY WITH THE APPLICABLE REQUIREMENT OF ONTARIO REGULATION 332/12, (AS AMENDED), THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT.

1. Unless specified elsewhere in the Building Code: Minimum Compressive Strength of unreinforced concrete shall be not less than 15MPa (2200 psi) after 28 days. (Article 9.3.1.6.)
2. Unreinforced Concrete used for garage floors, carport floors, porch slabs, exterior ramps & stairs, and all exterior flatwork shall have a Minimum Compressive Strength of not less than 32 MPa (4650 psi) after 28 days and shall have air entrainment of 5 to 8%. (Article 9.3.1.6.)
3. Concrete slabs-on-ground shall be not less than 75mm (3in) thick exclusive of concrete topping. (Article 9.16.4.3.)
4. Minimum Compressive Strength of slabs-on-ground shall be not less than 25 MPa (after 28 days) or 15 MPa (after 28 days), if Dampproofing, per Article 9.13.2.7., is provided. (Article 9.16.4.5.)
5. Types of Glass and Protection of Glass shall comply with Article 9.6.1.4.
6. Window areas shall conform with Articles 9.7.2.3. and 9.9.10.1
7. Doors and windows shall be installed to resist Forced Entry. (Articles 9.7.5.2. & 9.7.6.3.)
8. Stairs shall have a min. headroom of 1.95m; min. width of 860mm; max. rise of 200mm; min. run of 210mm; and min. tread of 235mm min. (Articles 9.8.2.1., 9.8.2.2. & 9.8.4.1.) Curved stairs shall have a min. run of 150mm and a min. average run of 200mm. (Article 9.8.4.3.)
9. Exterior Stairs having more than 3 risers, and interior stairs having more than 2 risers, shall be provided with a Handrail located minimum 865mm (34in) and maximum 965mm (38in) measured above outside edge of nosing and on at least one side. (Articles 9.8.7.1. & 9.8.7.4.)
10. Every walking surface shall be protected by a wall or proper Guard where there is a difference in elevation of more than 600mm from the adjacent surface/grade, or where the adjacent surface/grade within 1.2m (3'-11) from the walking surface has a slope of more than 1 in 2. Guards shall be not less than 900mm (2ft 11in) high measured above the outside edge of nosing (on all open sides of stairs), on interior landings & exterior landings less than 1.8mm (5ft 11in), and a min. 1070mm (3ft 6in) high on all other landings.
    Where an interior stair (including a stair to an unfinished basement) has more than 2 risers, the sides of the stair and the landing or floor level around the stairwell shall be protected by a proper guard on each side that is not protected by a wall. (9.8.8.1. & 9.8.8.3.)
11. A proper Guard is required for any window well where/if the difference in elevation between the top and bottom of the window well exceeds 600mm (23 5/8in.).
12. Loads on Guards shall comply with 9.8.8.2. & Supplementary Standard SB-7
13. Guards shall have openings not greater that 100mm (4in) unless permitted under Article 9.8.8.5. and they shall not facilitate climbing as per Article 9.8.8.6.
14. Glass in Guards shall comply with Article 9.8.8.7. & Supplementary Standard SB-13.
15. Exterior Concrete Stairs with more than 2 risers and 2 treads shall be provided with foundations as required by Article 9.8.9.2. or shall be cantilevered as per Subsection 9.8.10.
16. The construction between the garage and the dwelling unit shall provide an effective barrier to gas and exhaust fumes. A door between a garage and a dwelling unit shall be tight fitting and weather-stripped and shall be fitted with a self-closing device. Such door shall not open into a bedroom. (Article 9.10.13.15.)
17. Fire Block in concealed spaces, including spaces created by furring and ceiling bulkheads shall be provided in accordance with Subsection 9.10.16.
18. Smoke Alarms shall be located and installed in accordance with Subsection 9.10.19.
19. Carbon Monoxide Alarms shall be installed on every floor and adjacent to each sleeping area in accordance with Subsection 9.33.4
20. Dampproofing, Waterproofing & soil Gas Control shall comply with Section 9.13.
21. Foundation wall drainage layer shall be provided as per Article 9.14.2.1
22. Every Window Well shall be drained to the footing level or other suitable location as per Article 9.14.6.3.
23. The building site shall be so graded that discharged water will not accumulate at or near the building and will not adversely affect adjacent properties. (Article 9.14.6.1.)
24. Footings and Foundation Walls not subject to surcharge shall rest on stable soils with an allowable bearing pressure of 75kPa or greater. (Article 9.15.1.1.)
25. Where a foundation is erected on filled ground, peat or sensitive clay, the footing sizes shall be designed in conformance with Section 4.2. A Geotechnical Engineer shall confirm the soil bearing capacity and the its capability of supporting the designed structure.
26. Minimum Footing Sizes shall comply with Article 9.15.3.4.
27. Where Step Footings are used, the vertical rise between horizontal portions shall not exceed 600mm (23 5/8in) and the horizontal distance between risers shall be not less than 600 (23 5/8in). (Article 9.15.3.9.)
28. Max.height of Fin.Ground above basement or crawl space floor shall comply to Table 9.15.4.2.A.
29. Reinforcement for Flat Insulating Concrete Form foundation walls shall comply to 9.15.4.5.
30. Gas Fireplaces shall be ULC labelled and installed with compatible labelled chimneys in accordance with manufacturer's instructions.
31. Beams shall have even and level bearing and shall have not less than 89mm (3 1/2in) length of bearing at end supports. (Article 9.23.8.1.)
32. Continuous barrier to Air Leakage from the interior of the Building into wall, floor, attic and roof spaces shall be provided and installed in accordance with Article 9.25.3.1. Attic Access Hatch shall be sized and provided with minimum insulation in accordance with 9.19.2.1. and SB-12 Article 3.1.1.8.
33. Wall and roof flashings shall conform to 9.20.13., 9.26.4., 9.27.3.7. and 9.27.3.8.
34. For the required number of Exterior Steps, refer to Siting and Grading drawings.
35. The Energy efficiency shall comply with Subsection 3.1.1. (Prescriptive Compliance Packages), Subsection 3.1.2. (Performance Compliance), or Subsection 3.1.3. (Other Acceptable Compliance Methods) of SB-12.
36. Provide Ice and Water Shield to roof/wall sheathings susceptible to snow/ice damage at all roof and wall junctions where a change in elevation occurs, at roof valleys where snow/ice damming may occur, and at all Architectural detail locations where snow/ice accumulation may occur. Extend ice and water shield up side wall a minimum of 2ft and refer to manufacturer for installation instructions.
37. Exterior Insulation Finish System (EIFS) cladding must be applied on approved substrate. EIFS cladding must be installed according to manufacturer's specifications, Ontario Building Code (OBC 9.27.) requirements, Canadian Construction Materials Centre (CCMC) evaluation report with ruling of the Ministry of Municipal Affairs and Housing (MMAH), Building Materials Evaluation Commission report and/or decision authorized by the Building Code Commission (BCC). Evaluation report(s) must be available for submission to the building inspector upon request.
38. Stucco systems shall comply with Section 9.28.
39. Where a dwelling unit is not located above or below another suite, the travel limit from a floor level in the dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level is served by an operable window or door, (a) providing an unobstructed opening of not less than 1000mm in height and 550mm in width, and (b) located so that the sill is not more than, (i) 1000mm above the floor, and (ii) 7000mm above adjacent ground level. Sentence 9.9.9.1.(2)
40. The travel limit from a floor level in a dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level has direct access to a balcony. Sentence 9.9.9.1.(3)
41. First storey means the storey that has its floor closest to grade and its ceiling more than 1.8m above grade, where grade means the average level of proposed or finished ground adjoining a building at all exterior walls & Proposed or finished ground does not include artificial landscape or superficially raised ground, planters or steps.
42. The issuance of this building permit does not include the authority to enter or encroach onto adjacent property, or disturb the ground of the adjacent property, without the authorization of the adjacent owners.
43. Every excavation shall be undertaken in such a manner as to prevent movement which would cause damage to adjacent property, existing structures, utilities, roads and sidewalks, at all stages of construction.
44. The persons to whom this building permit is issued, must govern themselves accordingly to the proper means of excavation and possible shoring as per typical structural/construction standards. Excavations in sandy or poor soil are required to be shored or excavated with a bank slope not to exceed 1 vertical for 3 horizontal. Excavations in clay or good soil that excess 1.2 metres (4 ft.) in depth are required to be shored or cut back at the top so that the angle of the cut does not exceed 1 vertical for 1 horizontal, and the vertical cut at the bottom, if so designed, not to exceed 1.2 metres (4 ft.). Where shoring is required, submit engineered drawings with design parameters clearly stated for approval under a separate standalone shoring permit. A geotechnical report and a Commitment to General Review must be included in your submission.
45. Ventilation shall comply with Section 9.32.
46. Lighting shall conform to Article 9.34.1.4. and Subsection 9.34.2.
47. Electric Vehicle Charging shall conform to Subsection 9.34.4.

Architectural Building Code Plans Examination reviewed ONLY and LIMITED to the Description of the proposed work indicated on the Application for Permit to construct or demolish. These Drawings shall be read in conjunction with ALL PREVIOUS BUILDING PERMITS (IF ANY) for any notes, comments and OBC requirements.

ONTARIO BUILDING CODE PLANS EXAMINATION is not intended to review building design, advice on which should be sought from professional sources. Its primary purpose is a set of minimum provisions respecting the safety of building with reference to public health, fire protection and structural sufficiency.

IT IS THE SOLE RESPONSIBILITY of the applicant for the accuracy of the submitted Drawings and that the information on those drawings representing the up-to-date condition of Lot Survey, existing building footprint, layout, configuration, setbacks, finish floor elevations, finish grades, unprotected opening calculation and construction details.

ARCHITECTURAL PLANS have been cursory reviewed and Approved based on the minimum OBC provisions respecting the safety of building with reference to public health, fire protection and structural sufficiency only, however, on-site inspections may reveal deficiencies not covered in this plans review, which must be brought into compliance with the Requirements of the OBC.

MATERIALS, SYSTEMS and BUILDING DESIGNS must comply with all OBC requirements, approved by Canadian Construction Materials Centre and/or Building Code Commission Decision. Evaluation report must be available for submission to Building Inspector upon request. This Building permit must be read in conjunction with all other approved documents.

The design and construction of new or extension of existing building systems shall comply with all applicable parts of 2012 Ontario Building Code (Ontario Regulation 332/12) made under the Building Code Act S.O. 1992, c.23.

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'A'	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = 335.13 m^2 or _____ ft^2	W, S & G % = 11.46%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit
Area of W, S & G = 38.41 m^2 or _____ ft^2	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required:	Permitted Substitution:
	□ Table 3.1.1.4.C Required:	Permitted Substitution:
	Required:	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip (AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbarn	20201	

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, AS AMENDED, UNDER THE BUILDING CODE ACT

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For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'A' WOD	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = 341.22 m² or _____ ft²	W, S & G % = 11.35%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit
Area of W, S & G = 38.72 m² or _____ ft²	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required: _____	Permitted Substitution: _____
	□ Table 3.1.1.4.C Required: _____	Permitted Substitution: _____
	Required:	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip.(AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0° C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbarn	20201	

CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
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For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'A' LOD	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance (indicate the building code compliance package being employed in this house design)

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = 346.12 m² or _____ ft²	W, S & G % = 11.45%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit
Area of W, S & G = 39.64 m² or _____ ft²	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

D. Building Specifications (provide values and ratings of the energy efficiency components proposed)

Energy Efficiency Substitutions		
□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))		
□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))		
□ Airtightness substitution(s)	□ Table 3.1.1.4.B Required:	Permitted Substitution:
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.C Required:	Permitted Substitution:
	Required:	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value(1)		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value(1) or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip (AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0° C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) (name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code)

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.		
Name	BCIN	Signature
Orin Fairbarn	20201	

VALID FOR CITY OF VAUGHAN BUILDING PERMIT DRAWINGS
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Form authorized by OHBA, OBOA, LMCBO; Revised December 1, 2016

7/12

Energy Efficiency Design Summary: Prescriptive Method

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For use by Principal Authority	
Application No:	Model/Certification Number:

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'A' WOB	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		**Other Building Characteristics**		
Area of walls = 364.92 m² or _____ ft²	W, S & G % = 12.44%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement		
Area of W, S & G = 45.38 m² or _____ ft²	Utilize window averaging: □Yes ■No	□ Slab-on-ground □ Walkout Basement		
		□ Air Conditioning □ Combo Unit		
		□ Air Sourced Heat Pump (ASHP)		
		□ Ground Sourced Heat Pump (GSHP)		

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required:	Permitted Substitution:
	□ Table 3.1.1.4.C Required:	Permitted Substitution:
	Required:	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip.(AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

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Name	BCIN	Signature
Orin Fairbarn	20201	

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For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'B'	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

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■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = 335.13 m² or _____ ft²	W, S & G % = 11.42%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit
Area of W, S & G = 38.29 m² or _____ ft²	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required: _____	Permitted Substitution: _____
	□ Table 3.1.1.4.C Required: _____	Permitted Substitution: _____
	Required: _____	Permitted Substitution: _____

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip (AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0° C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbarn	20201	

REVIEWED FOR CITY OF VAUGHAN BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 (AS AMENDED) THE ONTARIO BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

Form authorized by OHBA, OBCA, LMCBO. Revised December 1, 2015

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 B WOOD	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = 358.28 m² or _____ ft²	W, S & G % = 10.77%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit
Area of W, S & G = 38.60 m² or _____ ft²	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required: _____	Permitted Substitution:
	□ Table 3.1.1.4.C Required: _____	Permitted Substitution:
	Required:	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip.(AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0° C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work

Name	BCIN	Signature
Orin Fairbarn	20201	

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 (AS AMENDED), THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

10/12

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number:

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'B' LOD	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		**Other Building Characteristics**		
Area of walls = 363.18 m² or ____ ft²	W, S & G % = 10.88 %	□ Log/Post&Beam	□ ICF Above Grade	□ ICF Basement
		□ Slab-on-ground	□ Walkout Basement	
		□ Air Conditioning	□ Combo Unit	
Area of W, S & G = 39.52 m² or ____ ft²	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP)		
		□ Ground Sourced Heat Pump (GSHP)		

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions		
□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))		
□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))		
□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required:	Permitted Substitution:
	□ Table 3.1.1.4.C Required:	Permitted Substitution:
	Required:	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value[1]		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value[1] or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip.(AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.		
Name	BCIN	Signature
Orin Fairbarn	20201	

CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 (AS AMENDED), THE BUILDING CODE MADE UNDER THE BUILDING CODE ACT

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number:

A. Project Information

Building number, street name		Unit number	Lot/Con
		4002 'B' WOB	
Municipality	**Postal code**	**Reg. Plan number / other description**	
Vaughan		M4647	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source		
■ Zone 1 (< 5000 degree days)	■ ≥ 92% AFUE	■ Gas	□ Propane	□ Solid Fuel
□ Zone 2 (≥ 5000 degree days)	□ ≥ 84% < 92% AFUE	□ Oil	□ Electric	□ Earth Energy

Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = 381.98 m² or _____ ft²	W, S & G % = 11.85%	□ Log/Post&Beam □ ICF Above Grade □ ICF Basement □ Slab-on-ground □ Walkout Basement □ Air Conditioning □ Combo Unit
Area of W, S & G = 45.26 m² or _____ ft²	Utilize window averaging: □Yes ■No	□ Air Sourced Heat Pump (ASHP) □ Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions

□ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

□ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

□ Airtightness substitution(s)		
Airtightness test required (Refer to Design Guide Attached)	□ Table 3.1.1.4.B Required: _____	Permitted Substitution:
	□ Table 3.1.1.4.C Required: _____	Permitted Substitution:
	Required: _____	Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value(1)		Building Component	Efficiency Ratings	
Thermal Insulation	Nominal	Effective	**Windows & Doors** Provide U-Value(1) or ER rating		
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U	
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U	
Exposed Floor	R31	R31	**Mechanicals**		
Walls Above Grade	R22	R22	Heating Equip. (AFUE)	96%	
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)	75%	
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF	
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42%	# Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbarn	20201	

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 (AS AMENDED), THE ONTARIO BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

Form authorized by OHBA, OBCA, LMCBO. Revised December 1, 2018

12/12

VAUGHAN

Application for a Certified Model

Pursuant to the City of Vaughan Building By-law

Note: This Application for a Certified Model is a form prescribed by the Chief Building Official pursuant to the City of Vaughan Building By-law and must be completed for each model. A certified model is NOT in itself a building permit. A Certified Model can only be used by the Builder in Section "C".

For use by City of Vaughan	
Certified Model Number: 20-120002-GLD-00-CM	Date received: FEB 26/20

RECEIVED FEB 27 2020 FOR DATA ENTRY

A. Project and Model Information

Builders Model Name: The Valleyview	Building Code Edition:	Latest O. Reg amendment #:

Type of Dwelling: Detached Dwelling ☑ Semi-Detached Dwelling ☐ Townhouse (Stacked TH not applicable) ☐

Office use:	001 ☒			005 ☐			010 ☐			015 ☐
Elevation: A & B	Elevation: A			Elevation: B			Elevation:			
Options: (3 per Elevation)	STD			STD						
# of Bedrooms	4			4						
GFA (m^2)	269.14			275.74						
Alt. Floor Layout(s)	Y			Y						
Basement Walk Out (Y/N)	Y			Y						
Basement Walk Up (Y/N)	N			N						
Basement Look Out (Y/N)	Y			Y						
Basement (Finished) (Y/N)	N			N						
Secondary Suite (Y/N)	N			N						
Garage Option (Type)	ø 2			ø 2						
Special Feature:										
Deck (Y/N)	Y			Y						
Side door entry (Y/N)	N			N						
Other Details (OPT LOGGIA)	Y			Y						
Other Details (_____)										
Other Details (_____)										
Other Details (_____)										
Limiting Distance (Left)	1.2			1.2						
Limiting Distance (Right)	1.2			1.2						
Limiting Distance (Rear)	7.5			7.5						
Energy Efficiency (Pkg)	A1			A1						

Work Description and Certified Model name previously assigned (if applicable): MODEL TYPE 4002- THE VALLEYVIEW

ELEV: A & B

B. Applicant

Applicant is: ☐ Owner or ☑ Authorized agent of owner
(if the Applicant is a corporation or partnership, name the person applying on its behalf)

Last Name Previte	First Name Louis	Corporation or partnership Goldpark (PINEVALLEY) INC.	
Street address 3300 Highway 7			Unit number Suite 400
Municipality Concord	Postal code L4K 4M3	Email lprevite@goldparkhomes.com	
Telephone number 905-760-9595 ext 226	Fax 905-760-9598	Cell	

C. Builder

Registered Name of Builder Goldpark ~~Homes~~ (PINEVALLEY) INC.		Contact Michael Ciproano	TARION Reg. No. 46735
Street address 3300 Highway 7			Unit number
Municipality Concord	Postal code L4K 4M3	E-mail mcipriano@goldparkhomes.com	
Telephone number 905-760-9595 ext 225	Fax 905-760-9598	Cell number	

D. Declaration of Applicant

Louis Previte certify that:
(print name)

The information contained in this application, attached drawings and other documentation is true to the best of my knowledge.

1. Applicant is responsible for separate application of Repeats under the latest Ontario Regulation/amendments.

FEB 26/20
Date

Signature of Applicant

HUNT

DESIGN ASSOCIATES INC.

RECEIVED
MAR 03 2020
CITY OF VAUGHAN
BUILDING STANDARDS

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, (AS AMENDED), THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

March 3, 2020

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON
L6A 1T1
Attn: Building Standards Dept

Re: Certified models 4001, 4002, 4003, 4201, 4204, 5001, 5002, 5006

We provide the following spatial separation calculations for the rear elevation WOB conditions with a limiting distance of 7.5m, resulting in a max. allowable opening of 50%. OR 25% WHERE EBF EXCEEDS 120 m².

4001-EL. A
EBF wall area = 1008.7 sf
Open. Allowed = 504.4 sf
Open. Provided = 202.7 sf

4001-EL. B
EBF wall area = 1005.4 sf
Open. Allowed = 502.7 sf
Open. Provided = 202.7 sf

4002-EL. A&B
EBF well area = 964.3 sf
Open. Allowed = 482.2 sf
Open. Provided = 178.8 sf

4003-EL. A&B
EBF wall area = 957.6 sf
Open. Allowed = 478.8 sf
Open. Provided = 192.8 sf

4201-EL. A&B
EBF wall area = 1035.3 sf
Open. Allowed = ~~522.6 sf~~ 517.7 ft² (50%)
Open. Provided = 105.4 sf

4204-EL. A
EBF wall area = 1053.3 sf
Open. Allowed = ~~474.0 sf~~ 526.7 ft² (50%)
Open. Provided = 247.7 sf

STEPHEN HUNT
Principal
JOHN CAO
Partner
TONY DICARLO
Partner
MARGARITA SIMARD
Associate
DOMINIC MOBILIO
Associate
VIJAY SHIVPAUL
Associate
BRIAN SHERRER
Associate
JERMAINE LAWRENCE
Associate

6956 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7 • T 905.737.5133 • F 905.737.7326

HUNT
DESIGN ASSOCIATES INC.

4204-EL. B
EBF wall area = 1053.3 sf
Open. Allowed = ~~474.0 sf~~ 526.7 ft² (50%)
Open. Provided = 249.1 sf

5001-EL. A&B
EBF wall area = 1281.3 sf
Open. Allowed = ~~640.7 sf~~ 320.3 ft² (25%)
Open. Provided = 231.4 sf

5002-EL. A&B
EBF wall area = 1274.0 sf
Open. Allowed = ~~637.0 sf~~ 318.5 ft² (25%)
Open. Provided = 219.7 sf

5006-EL. A&B
EBF wall area = 1286.1 sf
Open. Allowed = ~~643.1 sf~~ 321.5 ft² (25%)
Open. Provided = 282.1 sf

Allan Whiting
Project Manager
awhiting@huntdesign.ca
Hunt Design Associates Inc
8966 Woodbine Avenue // Suite 200, Markham, ON L3R 0J7
Tel: 905-737-5133 ext: 227

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, (AS AMENDED), 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

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	AW	23177
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION:

HUNT DESIGN ASSOCIATES INC.	19695
FIRM NAME	BCIN

STEPHEN HUNT
Principal

JOHN CAO
Partner

TONY DICARLO
Partner

MARK-ANDRÉ SIMARD
Associate

DOMINIC MODILIO
Associate

VIJAY SHIVPAUL
Associate

BRIAN SHERRER
Associate

JERMAINE LAWRENCE
Associate

FOR OFFICE USE ONLY
CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION
RECEIVED FEB 2 0 2020

	DATE REVIEWED	INITIAL
ZONING	march 2,20	C.T.
GRADING		
BUILDING CODE	sep-04/20	JK
MECHANICAL		

TRUSS DRAWINGS CONSIDERED SYSTEM ... NOT REVIEWED

THIS PERMIT HAS BEEN REVIEWED AS A SINGLE FAMILY DWELLING.

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

ELEVATION 'A'

ELEVATION 'B'

SEE ATTACHED PAGES 1 TO 12

UNIT 4002 - THE VALLEYVIEW

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PERSCRIPTIVE COMPLIANCE	SB-12 (SECTION 3.1.1)	SPACE HEATING FUEL	
PACKAGE A1		■ GAS	☐ OIL
		☐ ELECTRIC	☐ PROPANE
		☐ EARTH	☐ 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 * PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11 + 1.76ci (R12 + R10ci)	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *
BELOW GRADE SLAB ENTIRE SURFACE >600mm BELOW GRADE	-	-
EDGE OF BELOW GRADE SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS SLIDING GLASS DOORS (MAX U-VALUE / MIN. ER)	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'	EL. 'B'
GROUND FLOOR AREA	1299.08 sq ft	1321.84 sq ft
SECOND FLOOR AREA	1608.31 sq ft	1656.64 sq ft
SUBTOTAL	2907.39 sq ft	2978.48 sq ft
DEDUCT ALL OPEN AREAS	10.42 sq ft	10.42 sq ft
TOTAL NET AREA	2896.97 sq ft (269.14 sq m)	2968.06 sq ft (275.74 sq m)
FINISHED BSMT. AREA	80.65 sq ft	80.65 sq ft
COVERAGE W.OUT PORCH	1749.06 sq ft (162.49 sq m)	1760.56 sq ft (163.56 sq m)
COVERAGE W.PORCH	1825 sq ft (169.55 sq m)	1826 sq ft (169.64 sq m)
COVERAGE W.LOGGIA	1924.34 sq ft (178.78 sq m)	1925.22 sq ft (178.86 sq m)

WINDOW/WALL AREA CALCULATIONS	EL. 'A'	EL. 'B'
GROSS WALL AREA	3607.31 sq ft (335.13 sq m)	3607.31 sq ft (335.13 sq m)
GROSS WINDOW AREA	413.4 sq ft (38.41 sq m)	412.1 sq ft (38.29 sq m)
TOTAL NET AREA	11.46 %	11.42 %

WINDOW/WALL AREA CALCULATIONS	EL. 'A' WOD STD PLAN	EL. 'A' LOD STD PLAN	EL. 'A'-WOB STD PLAN	EL. 'B'-WOD STD PLAN	EL.'B'-LOD STD PLAN	EL.'B'-WOB STD PLAN
GROSS WALL AREA	3672.86 sq ft (341.22 sq m)	3725.6 sq ft (346.12 sq m)	3927.95 sq ft (364.92 sq m)	3856.48 sq ft (358.28 sq m)	3909.28 sq ft (363.18 sq m)	4111.56 sq ft (381.96 sq m)
GROSS WINDOW AREA	416.73 sq ft (38.72 sq m)	426.73 sq ft (39.64 sq m)	488.45 sq ft (45.38 sq m)	415.44 sq ft (38.60 sq m)	425.44 sq ft (39.52 sq m)	487.16 sq ft (45.26 sq m)
TOTAL NET AREA	11.35 %	11.45 %	12.44 %	10.77 %	10.88 %	11.85 %

1 TITLEPAGE
2 BASEMENT PLAN, ELEV. A
3 GROUND FLOOR PLAN, ELEV. 'A'
4 SECOND FLOOR PLAN, ELEV. 'A'
5 PART.BASEMENT & GROUND FLOOR PLAN ELEV. 'B'
6 PART. SEC FLR PLAN EL.'B' & PART. BSMT.PLAN FOR SUNK. LAUND.
7 PART.FLOOR PLANS FOR LOGGIA COND.EL.A.(EL.'B' SIMILAR)
8 FRONT ELEVATION 'A'
9 LEFT SIDE ELEVATION 'A'
10 RIGHT SIDE ELEVATION 'A'
11 REAR ELEVATION A/B
12 FRONT ELEVATION 'B'
13 LEFT ELEVATION 'B'
14 RIGHT SIDE ELEVATION 'B'
15 REAR & PART LEFT ELEVATION FOR OPT.LOGGIA CONDITION
16 CROSS SECTION 'A-A'
17 CONSTRUCTION NOTES 1
18 CONSTRUCTION NOTES 2
W1 WALK-OUT DECK CONDITION
W2 LOOK-OUT DECK CONDITION
W3 WALK-OUT BASEMENT CONDITION

20-120002-GLD-00-CM

CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 (AS AMENDED), THE 2012 BUILDING CODE MADE UNDER THE BUILDING CODE ACT

GOLDPARK WORTH MORE
PINE VALLEY FOREVERGREEN

REVISIONS	DATE (YYYY/MM/DD)	BY
7. REVISED AS PER STRUCT. ENG. & REISSUED FOR FINAL	2018/10/24	OF
6. REVISED AS PER ENG. COMMENTS	2018/05/31	MC
5. REVISED AS PER CLIENT COMMENTS	2018/05/16	MC
4. REVISED AS PER ENG. COMMENTS	2018/04/17	MC
3. REVISED AS PER FLOOR MANUF. COMMENTS	2017/11/27	MC
2. REVISED AS PER CLIENT COMMENTS	2017/11/06	MC
1. ISSUE FOR CLIENT REVIEW	2017/10/13	JLL

TITLEPAGE

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

QUALIFICATION INFORMATION		
Orin Fairbarn		20201
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN, ONTARIO

UNIT 4002 - THE VALLEYVIEW
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	1 of 18

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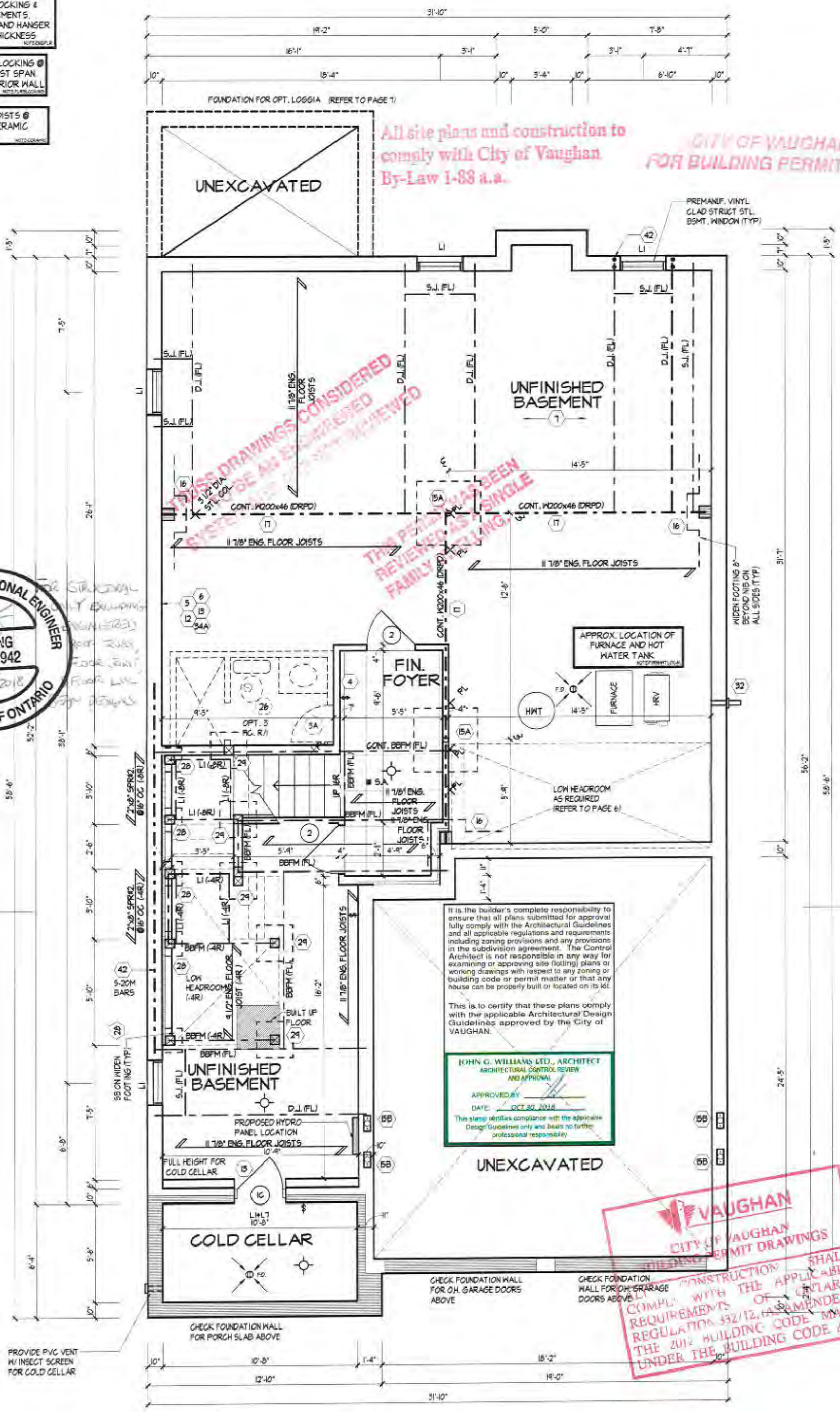
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

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

SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS



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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN FOR BUILDING PERMIT ONLY

THESE DRAWINGS CONSIDERED SYSTEMS BUILDING AN ENGINEERED ... NOT REVIEWED

THIS PLAN HAS BEEN REVIEWED AS A SINGLE FAMILY DWELLING

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 29/2018
PROVINCE OF ONTARIO

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, (AS AMENDED), THE 2012 BUILDING CODE MADE UNDER THE BUILDING CODE ACT

BASEMENT PLAN. ELEV. 'A'

BASEMENT PLAN, ELEV. A

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 FOR A DESIGNER.

QUALIFICATION INFORMATION		
Orin Fairbairn		20201
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19895

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www.huntdesign.ca

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	2 of 18

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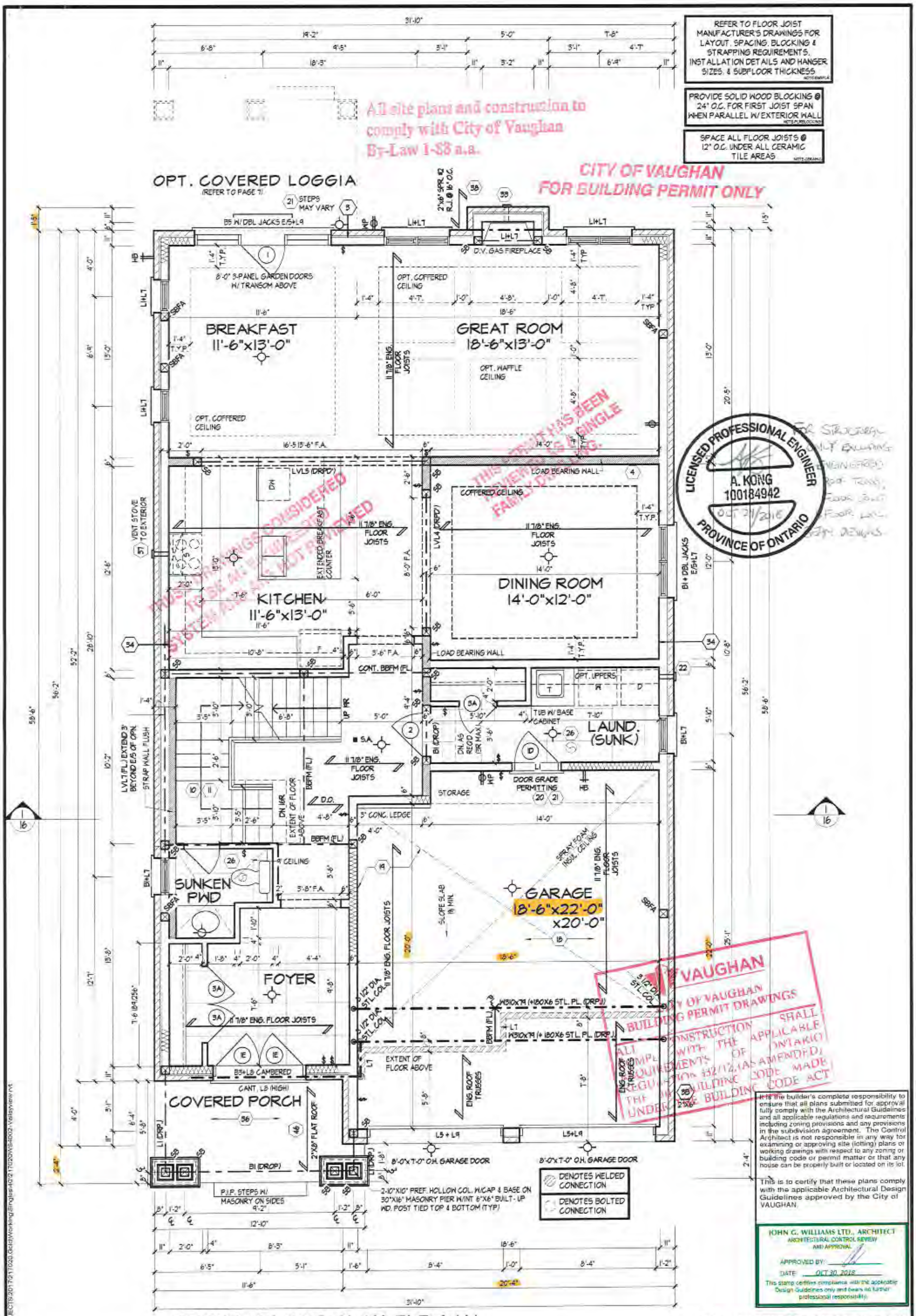
K:\PROJECTS\2017\217020.Gold\Working\Singles\40'\217020WS4002-Valleyview.rvt



GROUND FLOOR PLAN. ELEV. 'A'

GROUND FLOOR PLAN, ELEV. 'A'

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 FOR THE DESIGNER.

QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
Orin Fairbairn		20201

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.	19696

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN, ONTARIO

UNIT 4002 - THE VALLEYVIEW

REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	3 of 18

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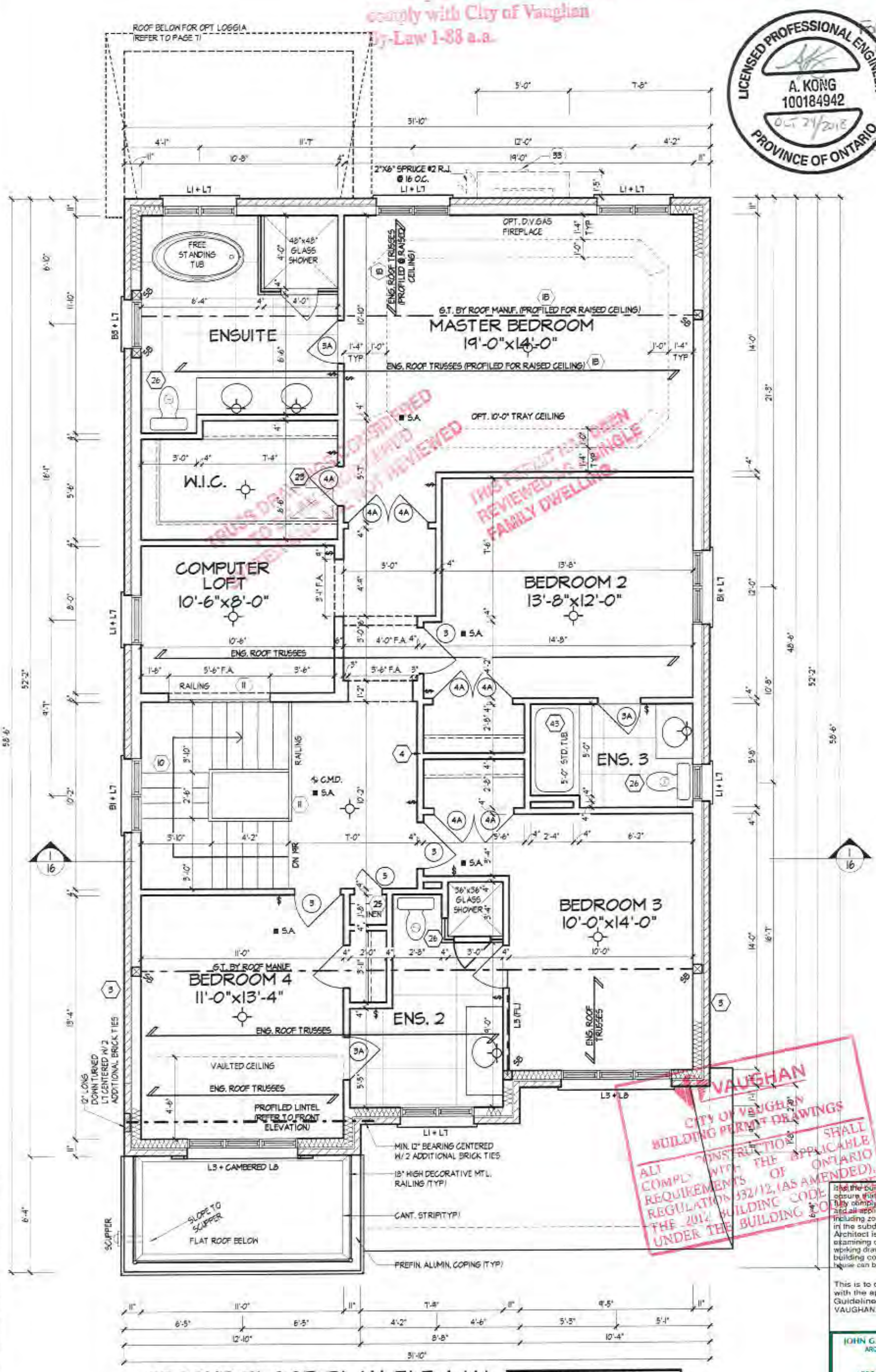
CITY OF VAUGHAN FOR BUILDING PERMIT ONLY

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 24/2018
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY
ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LAYOUT DESIGN DETAILS



SECOND FLOOR PLAN. ELEV. 'A'

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

THIS PLAN HAS BEEN REVIEWED AS A SINGLE FAMILY DWELLING

THIS DRAWING HAS BEEN CONSIDERED TO BE REVIEWED AND NOT REVIEWED

CITY OF VAUGHAN BUILDING PERMIT DRAWINGS

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

SECOND FLOOR PLAN, ELEV. 'A'

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 FOR A DESIGNER.
QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
Orin Fairbairn		20201
HUNT DESIGN ASSOCIATES INC.		19695

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	4 of 18

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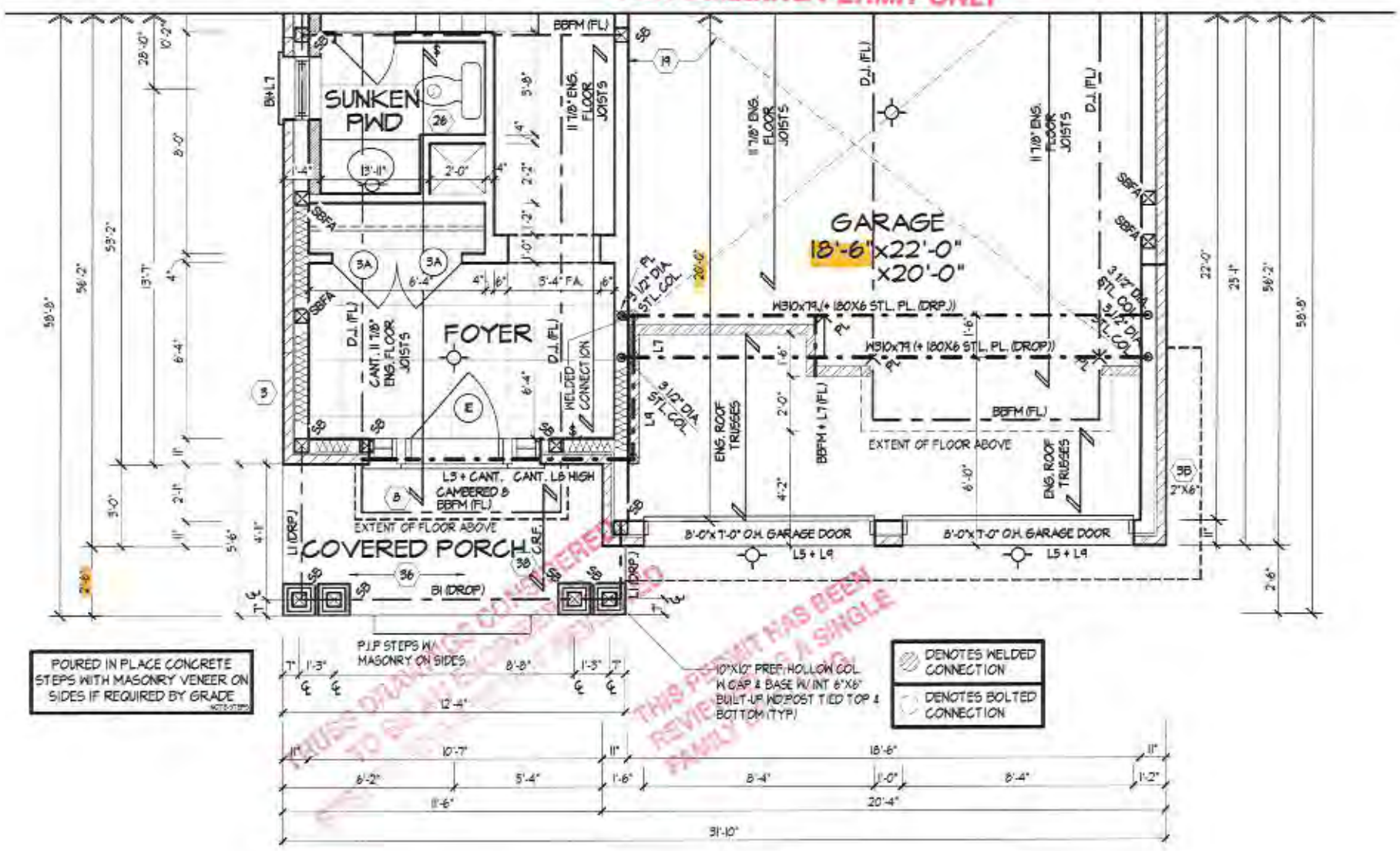
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

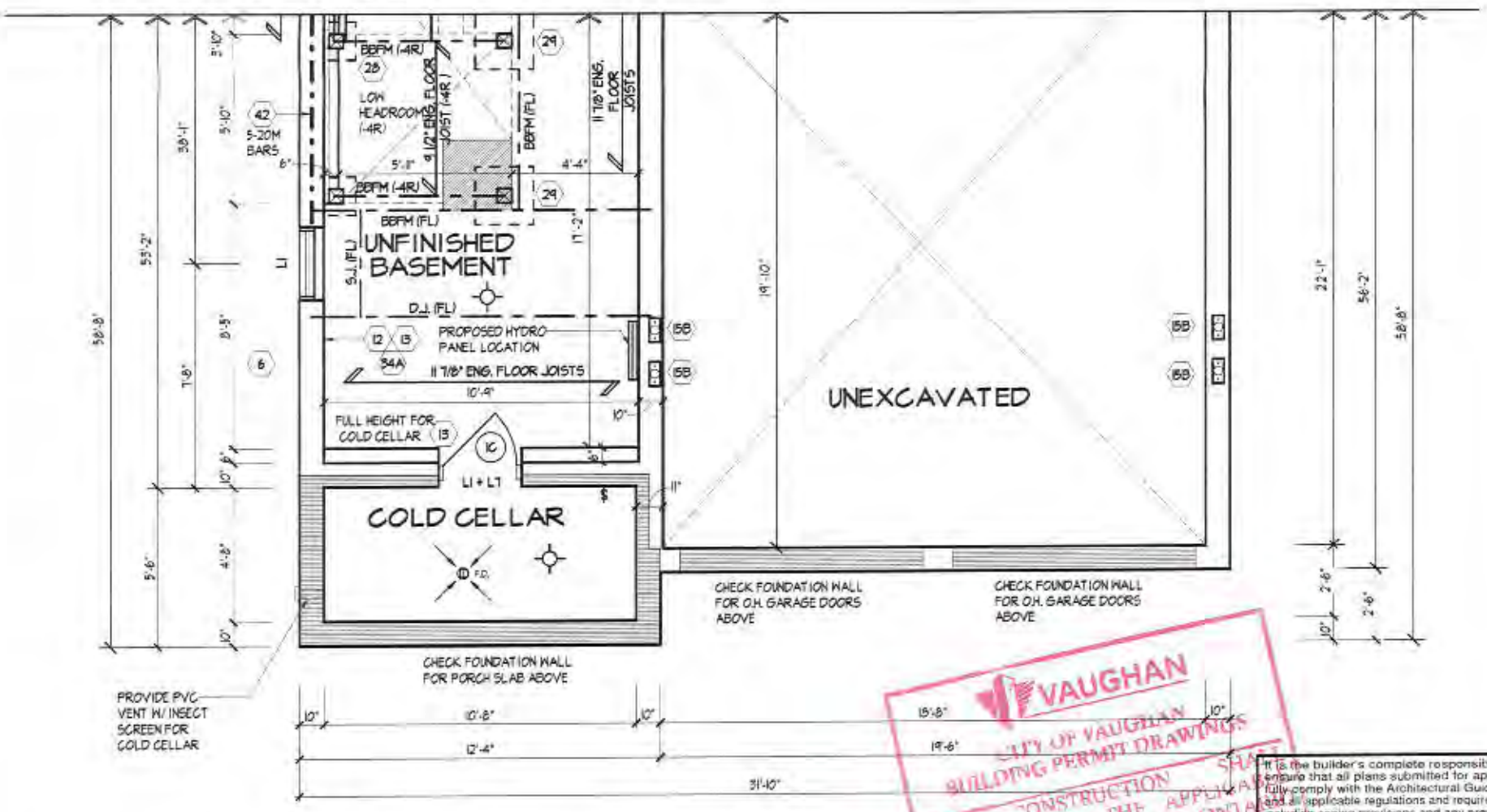
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY



PART. GROUND FLOOR PLAN. ELEV. 'B'



PART. BASEMENT PLAN ELEV. 'B'

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

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

SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 29/2018
PROVINCE OF ONTARIO

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: OCT 30, 2018
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PART.BASEMENT & GROUND FLOOR PLAN ELEV. 'B'

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 AS A DESIGNER.

QUALIFICATION INFORMATION		
Orlin Falbam		20201
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19685

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www.huntdesign.ca

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	5 of 18

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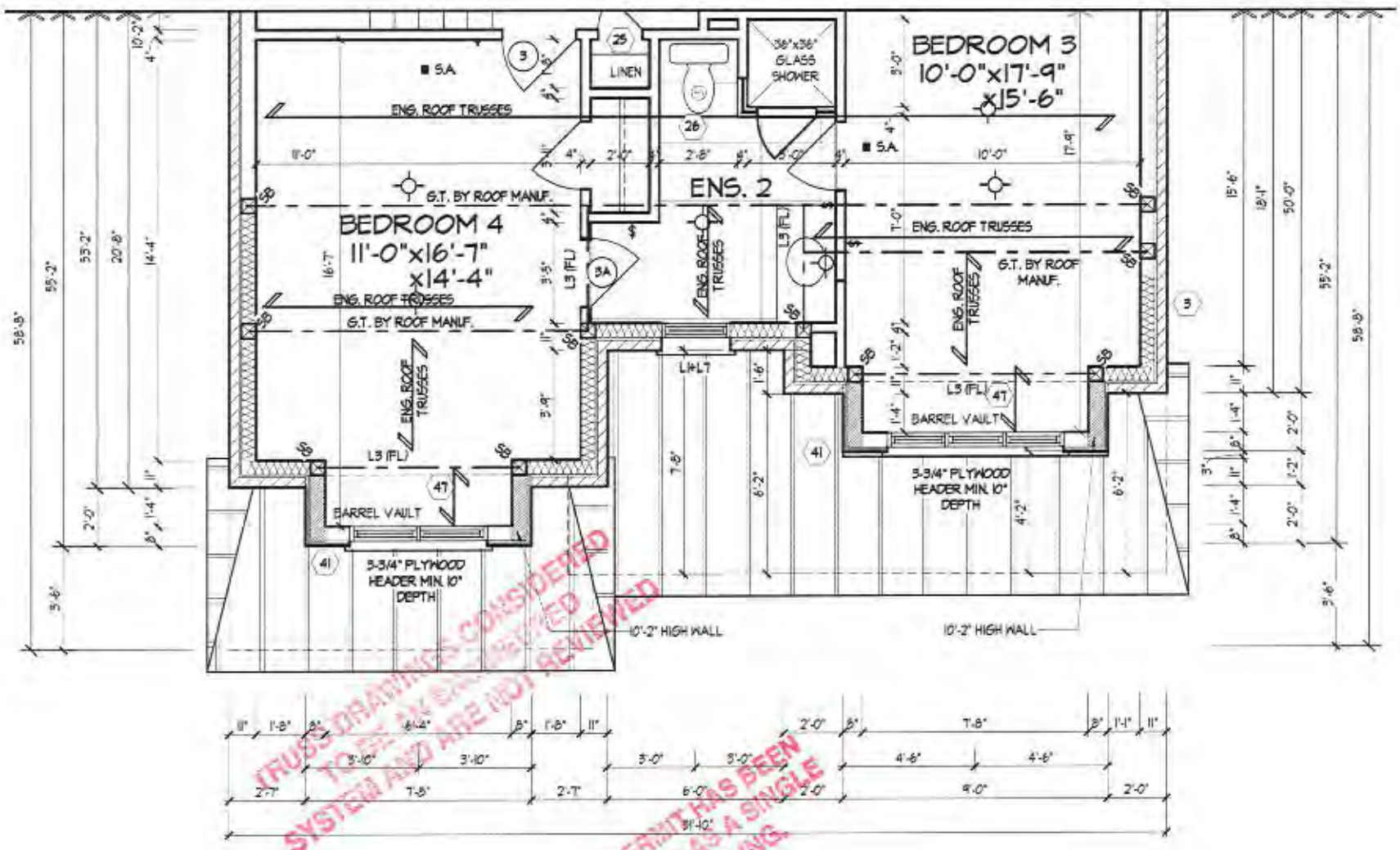
FOR BUILDING PERMIT ONLY



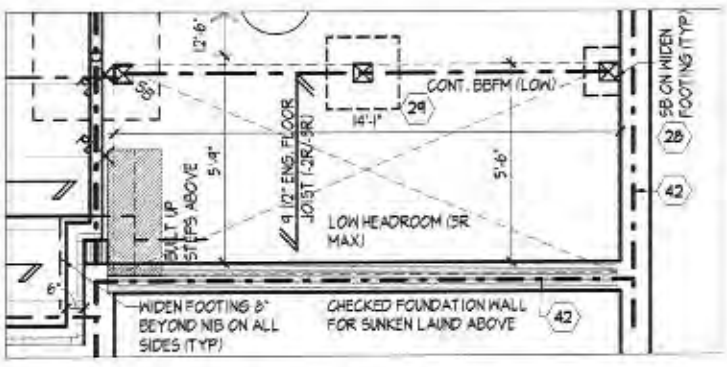
TRUSS DRAWINGS CONSIDERED TO BE AN INTEGRAL SYSTEM AND ARE NOT REVIEWED

THIS PERMIT HAS BEEN REVIEWED AS A SINGLE FAMILY DWELLING

PART. SECOND FLOOR PLAN. ELEV. 'B'

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

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



PART BASEMENT PLAN ELEV. A SUNKEN LAUNDRY CONDITION (ELEV. B SIMILAR)

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 29/2018
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY EXCLUDING ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR WALL FRAMING DETAILS

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: OCT 30, 2018
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PART. SEC FLR PLAN EL.'B' & PART. BSMT.PLAN FOR SUNK. LAUND.

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

QUALIFICATION INFORMATION

NAME	SIGNATURE	BCIN
Orin Fairbairn		20201

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	6 of 18

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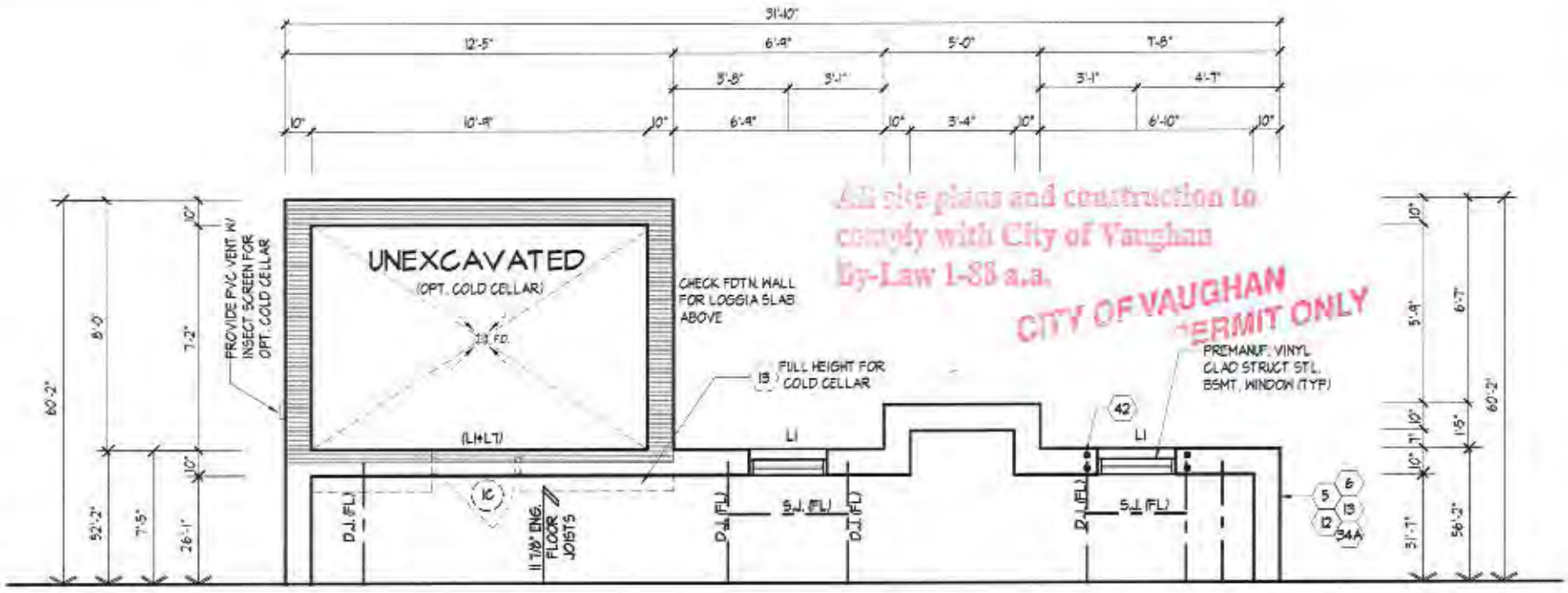
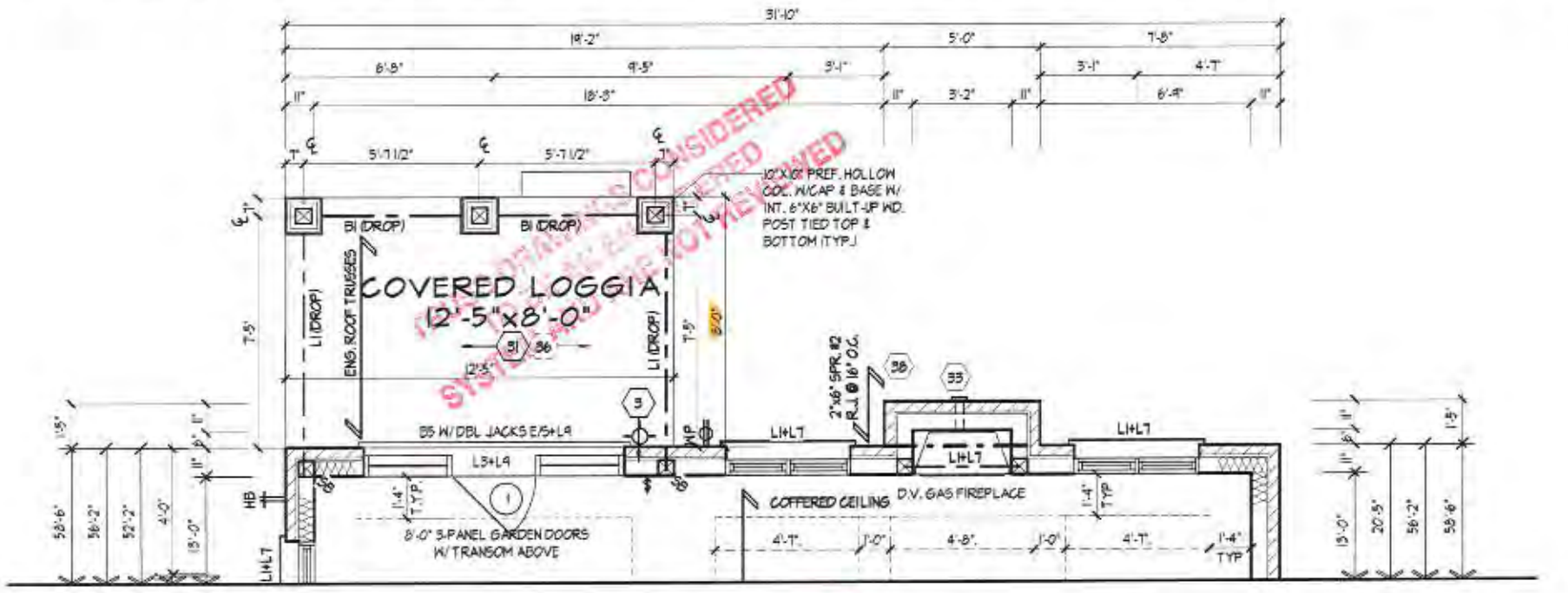


All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN PERMIT ONLY

PART BASEMENT PLAN. ELEV.A. OPT. LOGGIA (EL. B SIMILAR)

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

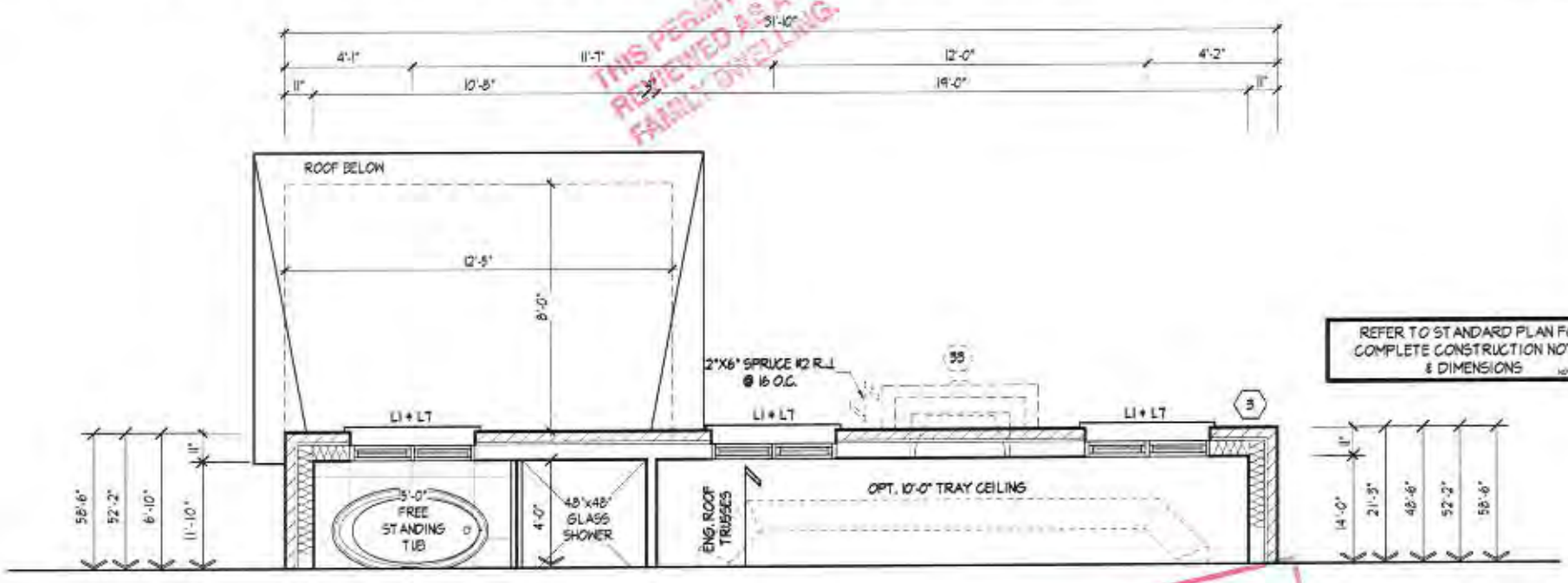


THIS PLAN HAS BE CONSIDERED SYSTEM AND HAS NOT BE REVIEWED

PART GROUND FLOOR PLAN. ELEV. A OPT. LOGGIA (EL. B SIMILAR)

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

THIS PERMIT HAS BEEN REVIEWED AS A SINGLE FAMILY DWELLING.



REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

PART SECOND FLOOR PLAN. ELEV. A. OPT. LOGGIA (EL. B SIMILAR)

CITY OF VAUGHAN BUILDING PERMIT DRAWINGS

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, AS AMENDED THE 2012 BUILDING CODE MADE UNDER THE BUILDING CODE ACT

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 29/2018
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY EXCLUDING ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LAYOUT PER DESIGNS

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE OCT 30 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

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PART.FLOOR PLANS FOR LOGGIA COND.EL.A.(EL.'B' SIMILAR)

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 AS A DESIGNER.

QUALIFICATION INFORMATION		
NAME: Orin Fairbarn	SIGNATURE	BCIN 20201
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19696

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	7 of 18

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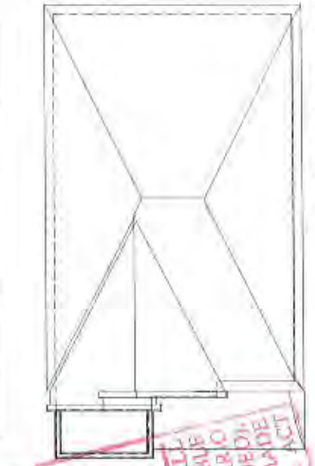
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

ROOF OVERHANGS TO BE 15" UNLESS NOTED OTHERWISE

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 31/2018
PROVINCE OF ONTARIO

FRONT ELEVATION 'A'



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

CITY OF VAUGHAN BUILDING PERMIT DRAWING
ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE ACT AND ALL APPLICABLE LAW
FOR BUILDING PERMIT ONLY
All plan review and construction to comply with City of Vaughan By-Law 1-88

FRONT ELEVATION 'A'
UNIT 4002 - THE VALLEYVIEW
REV.2018.10.24

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN, ONTARIO

File Number	Page Number
217020WS4002.rvt	8 of 18

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JLL	OF	3/16"=1'-0"

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I HAVE READ AND UNDERSTOOD THE REPORT AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE.
QUALIFICATION INFORMATION
Orm Fairbairn
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

20201	
BCIN	
19995	

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WINDOW SUMMARY
PER O.B.C. TABLE 9.10.15.4

LEFT SIDE ELEVATION A - STANDARD PLAN

WT WT	WIDTH	HEIGHT	WINDOW/ DOOR FRAME SIZE (SF)
1	30"	16"	2.17 SF
1	27"	40"	5.75 SF
2	24"	68"	17.78 SF
1	32"	52"	9.33 SF
1	32"	60"	10.89 SF
1	48"	52"	14.67 SF
			60.58 SF

SPATIAL CALCULATION

EXPOSING BUILDING FACE AREA	1196.79	S.F.
	111.19	S.M.
PORTION WALL AREA	1196.79	S.F.
	111.19	S.M.
LIMITING DISTANCE		1.2 m
MAX % OPENINGS		7 %
OPENINGS ALLOWED		83.78 SF
OPENINGS PROVIDED		60.58 SF

ADDITIONAL NOTES

GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER

ROOF OVERHANGS TO BE 15" UNLESS NOTED OTHERWISE NOTE OVERHANG

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION NOTE FRONT

LEFT SIDE ELEVATION 'A'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect reserves the right to refuse to review any 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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:-
DATE: OCT.30, 2018
The stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

VAUGHAN
CITY OF VAUGHAN BUILDING PERMITS DEPT.
THIS PERMIT SHALL NOT BE ISSUED UNLESS ALL APPLICABLE PROVISIONS OF THE ONTARIO BUILDING CODE ACT AND ALL OTHER APPLICABLE LAWS HAVE BEEN COMPLIED WITH. ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE, MADE PURSUANT TO THE BUILDING CODE ACT

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

All site plan and construction to comply with City of Vaughan By-Law 1-88 e.g.

LEFT SIDE ELEVATION 'A'

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	9 of 18

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca
8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7325

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

QUALIFICATION INFORMATION		
Olin Fairbairn	20201	
NAME	BCIN	SIGNATURE
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.	19695	

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WINDOW SUMMARY

PER O.B.C. TABLE 9.10.15.4

RIGHT SIDE ELEVATION A - STANDARD PLAN

WT	WIDTH	HEIGHT	WINDOW/ DOOR FRAME SIZE (SF)
1	24"	48"	6.11 SF
1	28"	52"	8.00 SF
1	48"	52"	14.67 SF
1	54"	68"	22.22 SF
			51.00 SF

SPATIAL CALCULATION

EXPOSING BUILDING FACE AREA	1196.79	S.F.
	111.19	S.M.
PORTION WALL AREA	1196.79	S.F.
	111.19	S.M.
LIMITING DISTANCE		1.2 m
MAX. % OPENINGS		7 %
OPENINGS ALLOWED		83.78 SF
OPENINGS PROVIDED		51.00 SF

ADDITIONAL NOTES

GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ROOF OVERHANGS TO BE 15" UNLESS NOTED OTHERWISE

RIGHT SIDE ELEVATION, 'A'

Revise plans and construction to comply with City of Vaughan By-Law 1-83 n.n.b.

CITY OF VAUGHAN FOR BUILDING PERMIT ONLY

It is the builder's complete responsibility to ensure that all construction is authorized to 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 prior to the purchase of a lot, whether or not such lot complies with 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.

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

VAUGHAN
CITY OF VAUGHAN BUILDING PERMIT DRAWINGS
CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ONTARIO BUILDING CODE AS AMENDED, ALL 2012 WITH THE ONTARIO BUILDING CODE ACT COMPLIANCE WITH THE REGULATIONS MADE UNDER THE BUILDING CODE ACT

RIGHT SIDE ELEVATION 'A'

UNIT 4002 - THE VALLEYVIEW

REV.2018.10.24

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN, ONTARIO

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	10 of 18

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca 8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19866

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NOMADIC CTS 2017 \ 217020 Goldpark Morning Sing\ 4002 \ 217020WS4002 - Valleyview.rvt

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
REAR EL. A & B - STANDARD PLAN			
QUANT.	WIDTH	HEIGHT	WINDOW/ DOOR FRAME SIZE (SF)
2	30"	16"	4.33 SF
1	100"	20"	10.67 SF
2	48"	52"	29.33 SF
1	48"	60"	17.11 SF
2	48"	68"	39.11 SF
1	100"	82"	32.36 SF
		132.93 SF	

SPATIAL CALCULATION		
EXPOSING BUILDING FACE AREA	701.67	S.F.
	65.19	S.M.
PORTION WALL AREA	701.67	S.F.
	65.19	S.M.
LIMITING DISTANCE		7.5 m
MAX. % OPENINGS		50 %
OPENINGS ALLOWED		350.84 SF
OPENINGS PROVIDED		132.93 SF

ADDITIONAL NOTES

GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER

ROOF OVERHANGS TO BE 15" UNLESS NOTED OTHERWISE
NOTE OVERHANG

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION
NOTE GRDN

REAR ELEVATION, 'A/B'

It is the builder's complete responsibility to ensure that all plans submitted for approval are fully compliant 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 (zoning) plans or working drawings with respect to zoning or any building code or other regulation 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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE OCT.30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further architectural responsibility

CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 AS AMENDED MADE UNDER THE BUILDING CODE ACT

Include plans and construction to comply with City of Vaughan Dy-Law 1-88 a.a.

REAR ELEVATION A/B

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN, ONTARIO

UNIT 4002 - THE VALLEYVIEW
REV.2018.10.24

File Number: 217020WS4002.rvt
Page Number: 11 of 18

Drawn By: JLL
Checked By: OF
Scale: 3/16"=1'-0"

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Orin Fairbairn
NAME
REGISTRATION INFORMATION
2020/1
BCIN
19995

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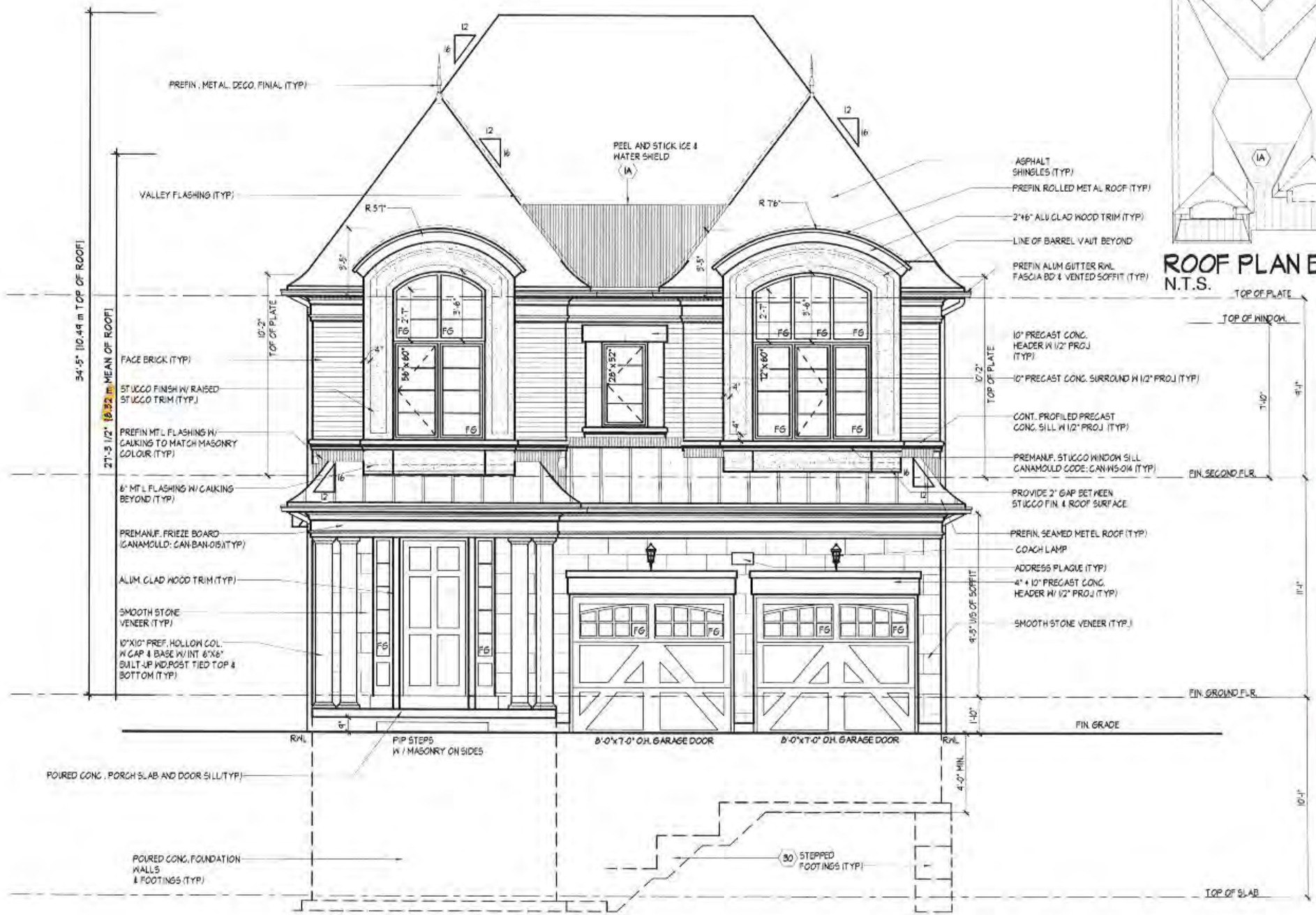
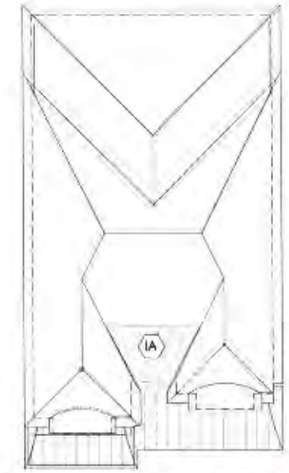
ROOF OVERHANGS TO BE 15" UNLESS NOTED OTHERWISE
NOTE: GYPSUM



FRONT ELEVATION 'B'



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

It is the builder's complete responsibility to ensure that all plans submitted for approval and/or construction comply with the Ontario Building Code and applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for overlooking or approving site (lotting) plans or working drawings with respect to any zoning or other applicable regulations that may affect a house to be properly built or located on its lot.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE: OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

FRONT ELEVATION 'B'

GOLDPARK HOMES - 217020 UNIT 4002 - THE VALLEYVIEW REV.2018.10.24
PINE VALLEY, VAUGHAN, ONTARIO

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	12 of 18

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS SUFFICIENT EXPERIENCE AND QUALIFICATIONS TO BE ACCEPTED AS A DESIGNER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE REQUIREMENTS

QUALIFICATION INFORMATION		
Orin Fairbairn		20201
NAME	SIGNATURE	
REGISTRATION INFORMATION		90241
HUNT DESIGN ASSOCIATES INC.		19695

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VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS AND THE CITY OF VAUGHAN BUILDING CODE
FOR BUILDING PERMIT ONLY

Approved construction to comply with City of Vaughan By-Law 1-88 s.a.

WINDOW SUMMARY

PER O.B.C. TABLE 9.10.15.4

LEFT SIDE ELEVATION B - STANDARD PLAN

WT WT	WIDTH	HEIGHT	WINDOW/ DOOR FRAME SIZE (SF)
1	30"	16"	2.17 SF
1	27"	40"	5.75 SF
2	24"	68"	17.78 SF
1	32"	52"	9.33 SF
1	32"	60"	10.89 SF
1	48"	52"	14.67 SF
			60.58 SF

SPATIAL CALCULATION

EXPOSING BUILDING FACE AREA	1215.39	S.F.
	112.91	S.M.
PORTION WALL AREA	1215.39	S.F.
	112.91	S.M.
LIMITING DISTANCE		1.2 m
MAX. % OPENINGS		7 %
OPENINGS ALLOWED		85.08 SF
OPENINGS PROVIDED		60.42 SF

ADDITIONAL NOTES

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

EXTENTS OF SPATIAL CALCULATIONS
REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

LEFT SIDE ELEVATION 'B'

All plans and construction to comply with City of Vaughan Dr-Law 1-88 a.a.
CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

It is the builder's complete responsibility to develop and provide working drawings that 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.

JOHN C. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL ARCHITECT
AND APPROVAL

APPROVED BY _____

DATE: OCT 30, 2018

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility

VAUGHAN
CITY OF VAUGHAN
BUILDING STANDARDS
SHALL BE ENTITLED TO RELY UPON THE APPLICATION OF THE PERSON OR PERSONS OF ONTARIO
CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE ACT AS AMENDED
ALL COMPLY WITH THE ONTARIO BUILDING CODE REGULATION 332/12 AS AMENDED
REGULATION BUILDING CODE ACT
UNDER THE

LEFT ELEVATION 'B'

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	13 of 18

T 905.737.5133 F 905.737.7326

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8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7
www.huntdesign.ca

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

QUALIFICATION INFORMATION	SIGNATURE	
Cyril Fairbairn		20201
NAME		BCIN
HUNT DESIGN ASSOCIATES INC.		19695
REGISTRATION INFORMATION		

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WINDOW SUMMARY

PER O.B.C. TABLE 9.10.15.4

RIGHT SIDE ELEVATION B - STANDARD PLAN

WT	WIDTH	HEIGHT	WINDOW/ DOOR FRAME SIZE (SF)
1	24"	48"	6.11 SF
1	28"	52"	8.00 SF
1	48"	52"	14.67 SF
1	54"	68"	22.22 SF
		51.00 SF	

SPATIAL CALCULATION

EXPOSING BUILDING FACE AREA	1215.39 112.91	S.F. S.M.
PORTION WALL AREA	1215.39 112.91	S.F. S.M.
LIMITING DISTANCE	1.2 m	
MAX. % OPENINGS	7 %	
OPENINGS ALLOWED	85.08 SF	
OPENINGS PROVIDED	51.00 SF	

ADDITIONAL NOTES

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

EXTENTS OF SPATIAL CALCULATIONS
REFER TO WINDOW SUMMARY FOR ADDITIONAL INFORMATION

RIGHT SIDE ELEVATION, 'B'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Ontario Building Code and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code which may make a dwelling or house can be properly built on its lot.

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

As-built plans and construction to comply with City of Vaughan By-Law 1-83 a.a.
CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

VAUGHAN
CITY OF VAUGHAN
BUILDING STANDARDS
APPLICABLE LAW
THIS PLAN CONFORMS TO THE ONTARIO BUILDING CODE AS AMENDED
ALL 11-4 WITH ONTARIO BUILDING CODE AS AMENDED
REGULATIONS AND THE ONTARIO BUILDING CODE
THE BUILDER IS RESPONSIBLE FOR ALL CONSTRUCTION

RIGHT SIDE ELEVATION 'B'

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

File Number: 217020WS4002.rvt
Page Number: 14 of 18
Drawn By: JLL
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Scale: 3/16"=1'-0"

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www.huntdesign.ca

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION: 2/2013
NAME: Orin Fairclem
REGISTRATION INFORMATION: 19895
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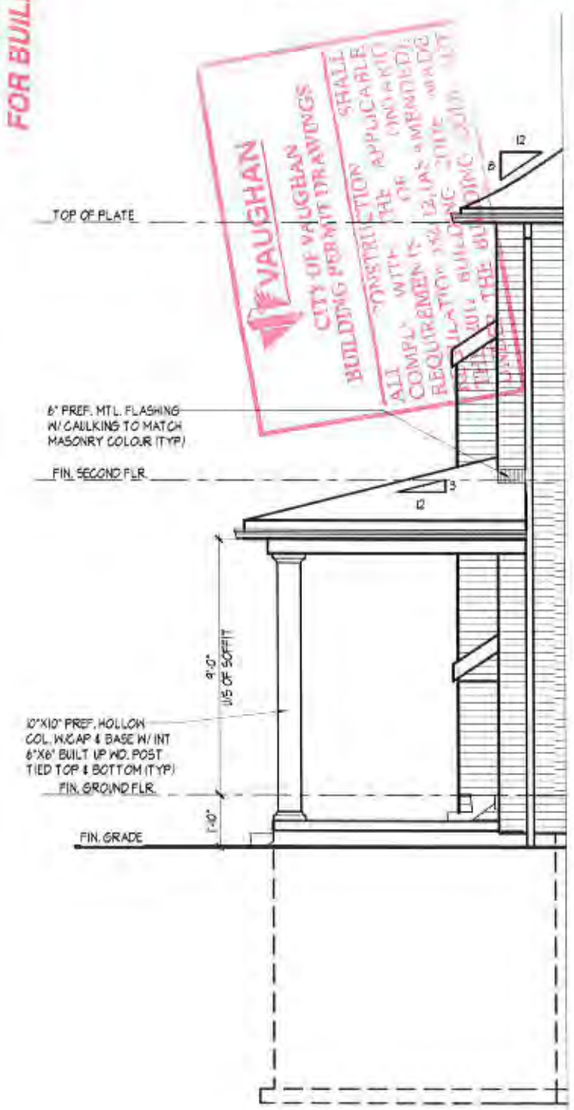
REAR ELEVATION FOR OPT. LOGGIA. ELEA. 'A' (EL. B SIMILAR)



LEFT SIDE ELEVATION FOR OPT. LOGIA

All plans to be constructed to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 12/13 AMENDED BUILDING CODE ACT

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

REAR & PART LEFT ELEVATION FOR OPT.LOGGIA CONDITION

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**

PINE VALLEY, VAUGHAN, ONTARIO

REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	15 of 18

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

QUALIFICATION INFORMATION		
Orin Fenstern		20231
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		15695

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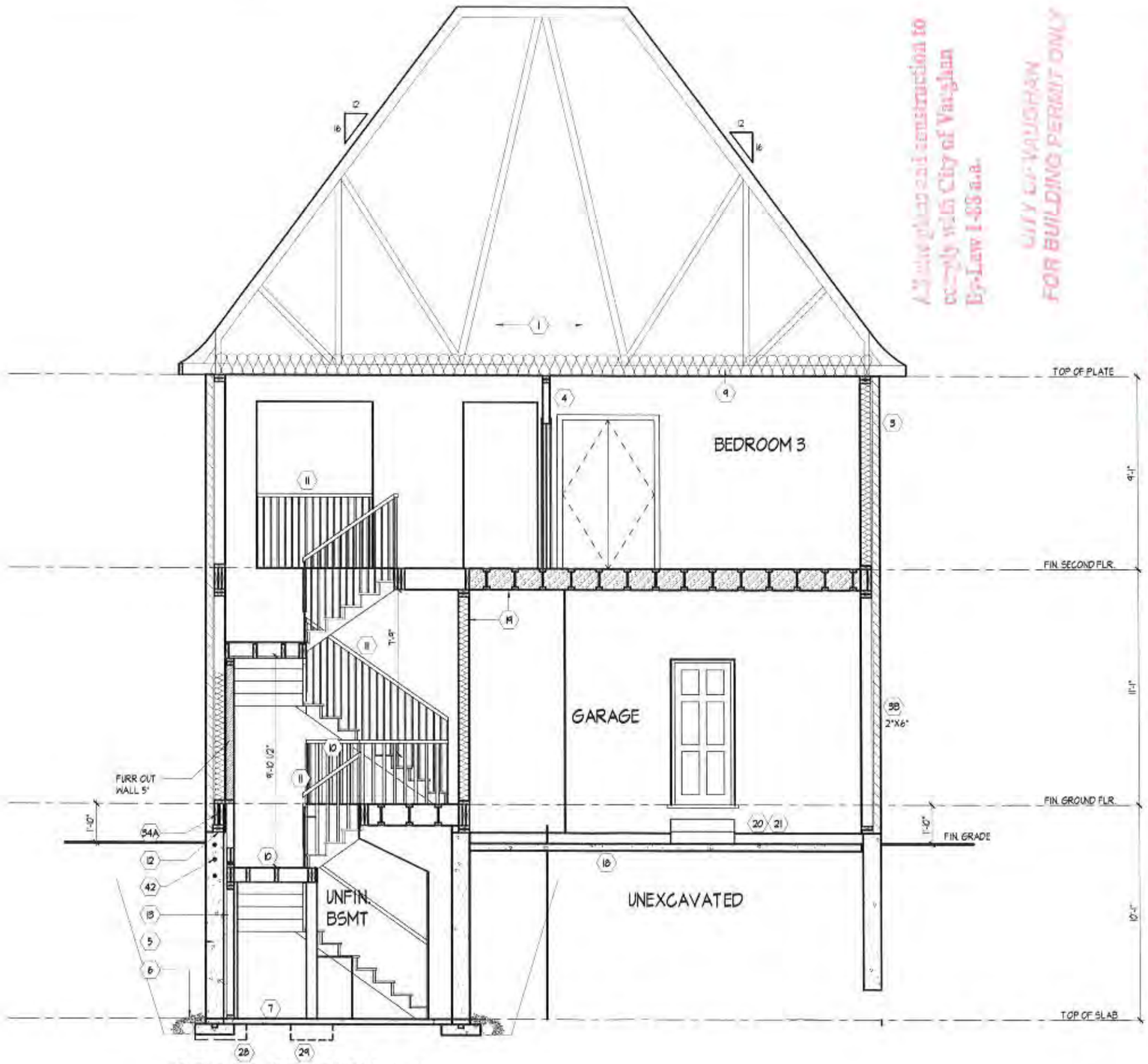

CROSS SECTION A-A

All plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN FOR BUILDING PERMIT ONLY

* SEE "PENDING" CERTIFIED DRAWINGS ATTACHED.

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWING
NOT VALID UNTIL SEALED
CONSTRUCTION MAY NOT PROCEED
ALL WORK MUST COMPLY WITH ONTARIO BUILDING CODE
REGULATIONS AS AMENDED
THE 2011 BUILDING CODE
UNDER THE BUILDING CODE ACT

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 FOR A DESIGNER.

QUALIFICATION INFORMATION		
XX		XX
NAME	SIGNATURE	DATE
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		19695

CROSS SECTION 'A-A'

UNIT 4002 - THE VALLEYVIEW

REV.2018.10.24

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN, ONTARIO

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	2XXXXX.rvt	16 of 18

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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" (890) 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 50% AT EAVES. EAVESTROUGH TO BE 4" MIN. WITH RWL CONNECTED TO STORM SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL REQUIREMENTS. TOWNHOUSES TO HAVE 5" (127) 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 2"x6" (38x140) STUDS @ 16" (406) O.C., 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.)) (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 2"x6" (38x140) STUDS @ 16" (406) O.C., 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.)) (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.)) (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, 2"x6" (38x140) STUDS @ 16" (406) O.C., 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, 2"x6" (38x140) STUDS @ 16" (406) O.C. 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, 2"x6" (38x140) STUDS @ 16" (406) O.C. 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 2"x6" (38x140) STUDS @ 16" (406) O.C. 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. 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))

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
15 MPa	★ 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)
20 MPa	★ 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)

★ 8" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION. TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.20.7.2., 9.20.8.1., & 9.23.8.1. OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3.)

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
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
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)

10 ALL STAIRS/EXTERIOR STAIRS (9.8.1.3., 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) WIDE: 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" (1200) 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 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" (2380) 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/CGSB-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 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 42"x42"x18" (1070x1070x460) CONC. FOOTING
SUPPORTING 3 STOREY FLR. LOAD PROVIDE 48"x48"x24" (1220x1220x610) CONC. FOOTING

15B NON-ADJUSTABLE STL. COLUMN AT FOUNDATION WALL
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.

16 STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1.)
BEAM POCKET OR 8"x8" (200x200) POURED CONC. N/B WALLS, MIN. BEARING 3 1/2" (90)

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

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

19 GARAGE TO HOUSE WALLS/CEILING (9.10.9.16.)
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

19A GARAGE TO HOUSE WALLS/CEILING W/ CONTIN. INSULATION
1/2" (12.7) GYPSUM BOARD ON CEILING AND ON WALLS INSTALLED OVER EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.9.16.)

20 GARAGE DOOR TO HOUSE (9.10.9.16., 9.10.12.10., 9.10.13.15.)
GAS-PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING

21 EXTERIOR AND GARAGE STEPS
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER, MAX RISE 7 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 2.8

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 WD. 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. 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 9.10.14.8

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 9.32.3.8. & 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: EXTERIOR	STUDS	WIND LOADS <= 0.5 kPA (q50): SPACING	MAX HEIGHT	> 0.5 kPa (q50): SPACING	MAX HEIGHT
BRICK	2-2"x6" (2-38x140) SPF #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" (2-38x140) SPF #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)

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

STAMP

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
PROVINCE OF ONTARIO

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 | SIGNATURE | 20201 BCIN
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GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN, ONTARIO
UNIT 4002 - THE VALLEYVIEW
REV.2018.10.24

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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. 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 2"x6" (38x140) SPRUCE STUDS @ 16" (406) O.C., 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 2"x6" (38x140) SPRUCE STUDS @ 16" (406) O.C., 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
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 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 (9.29.2.3). 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'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA.
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-5".
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	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.

3.3. DOOR SCHEDULE
CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1. & 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)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
TV CABLE T.V. JACK	TELEPHONE JACK
VAC CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

■ 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 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

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),(2), 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 OTHERWISE NOTED

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 1/4" (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)

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

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 29/2018
PROVINCE OF ONTARIO

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 AND ARE THE PROPERTY OF H.D.A.I.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

CONSTRUCTION NOTE REVISION DATE: **January 1, 2017 - UPDATED to 2017 OBC**

CONSTRUCTION NOTES 2

K:\PROJECTS\2017\217020 Goldpark\Working\Singles40'\217020WS4002- Valleyview.rvt

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 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	217020WS4002.rvt	18 of 18

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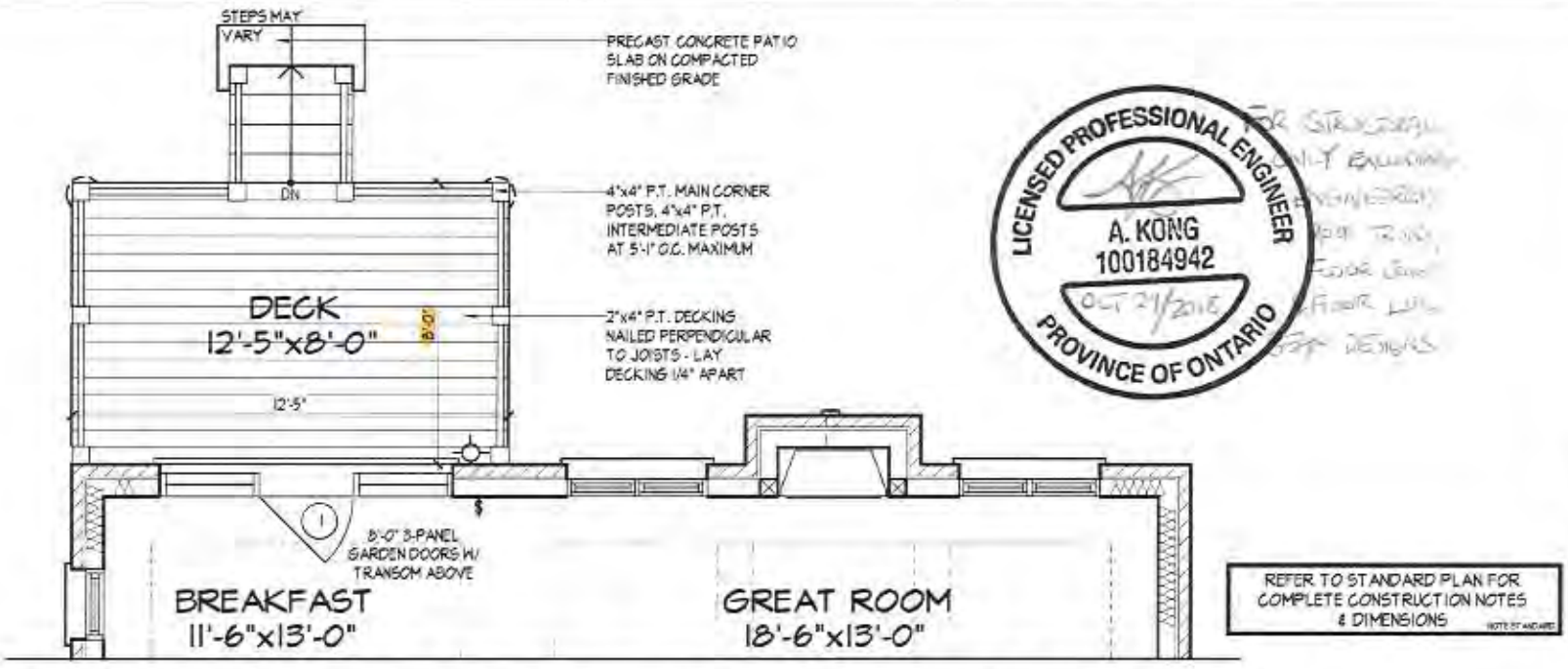
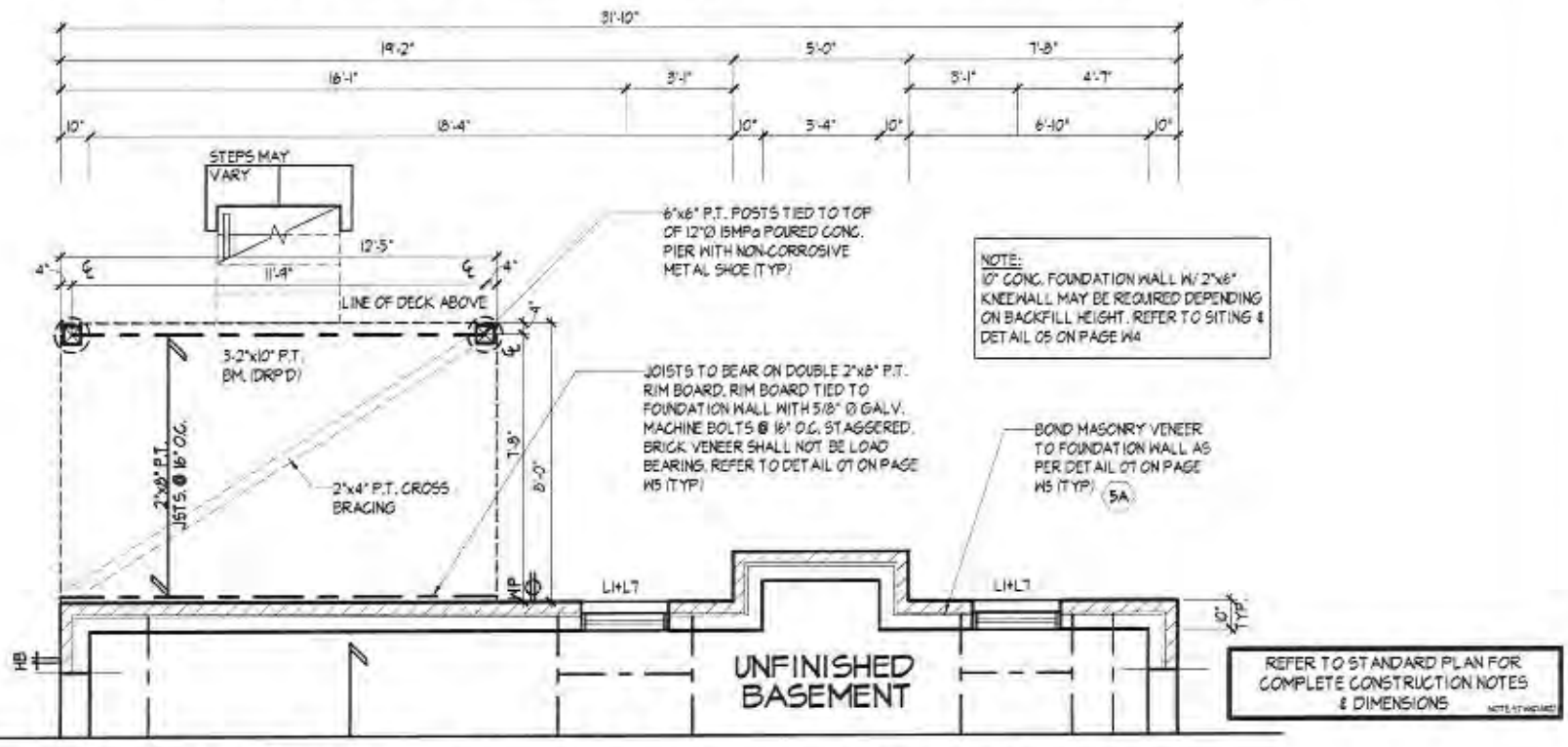


LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 21/2016
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY EXCLUDING FOUNDATION, TOP OF ROOF, FLOOR LOAD, FLOOR LAYOUT, TRUSS DESIGNS

PART. GROUND FLOOR PLAN, ELEV. 'A'&'B' - W.O.D. CONDITION



PART. BASEMENT PLAN, ELEV. 'A'&'B' - W.O.D. CONDITION

WINDOW SIZES FOR W.O.D. CONDITIONS:
WINDOWS TO BE LOCATED WITHIN JOIST SPACE. IF GRADE PERMITS, TOP OF WINDOW TO BE 7'-10" A.F.F.

PART. REAR ELEVATION, 'A'&'B' - W.O.D. CONDITION

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

VAUGHAN
CITY OF VAUGHAN BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12 (AS AMENDED) THE 2012 BUILDING CODE MADE UNDER THE BUILDING CODE ACT

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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY: _____
DATE: OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

These plans and specifications to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

WALK-OUT DECK 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 FOR 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, ONTARIO

UNIT 4002 - THE VALLEYVIEW
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
YY	OF	3/16"=1'-0"	217020WS4002.rvt	W1 of W7

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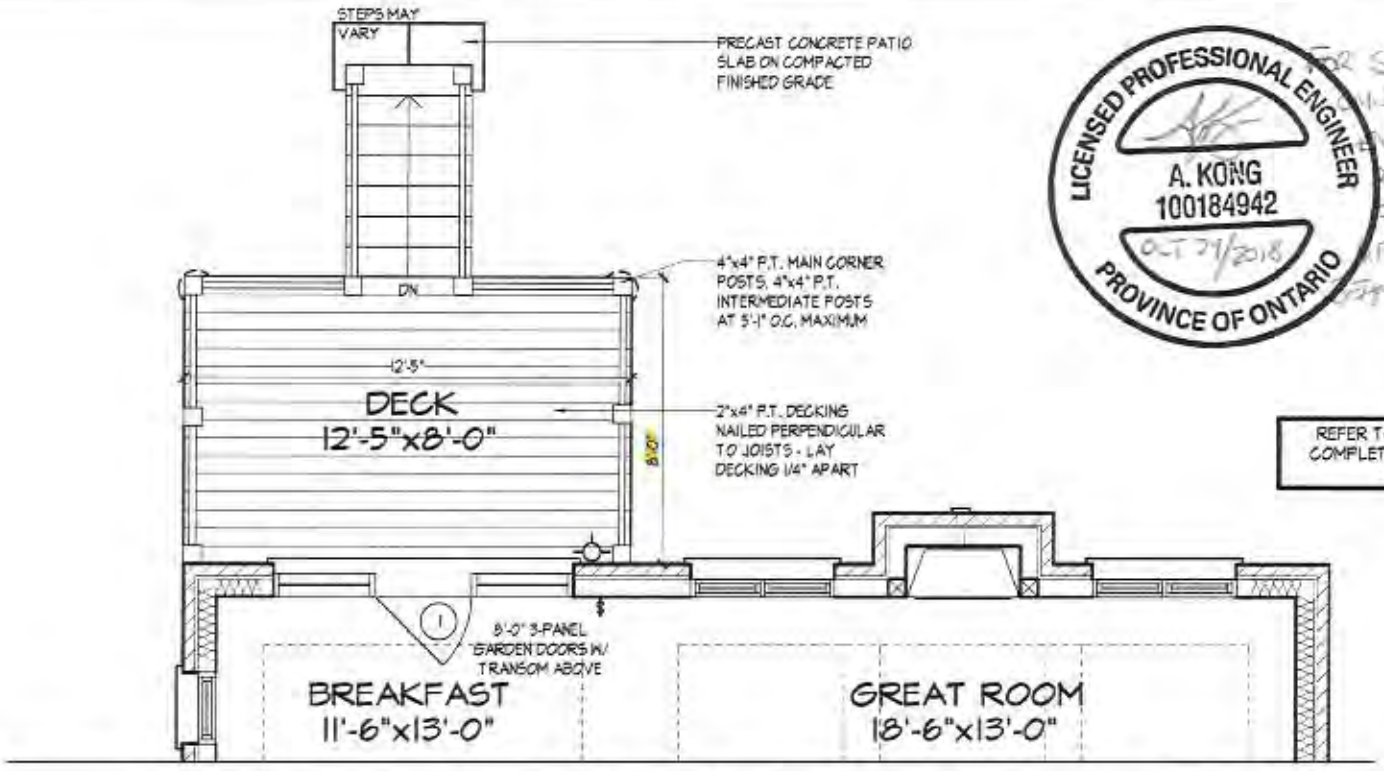
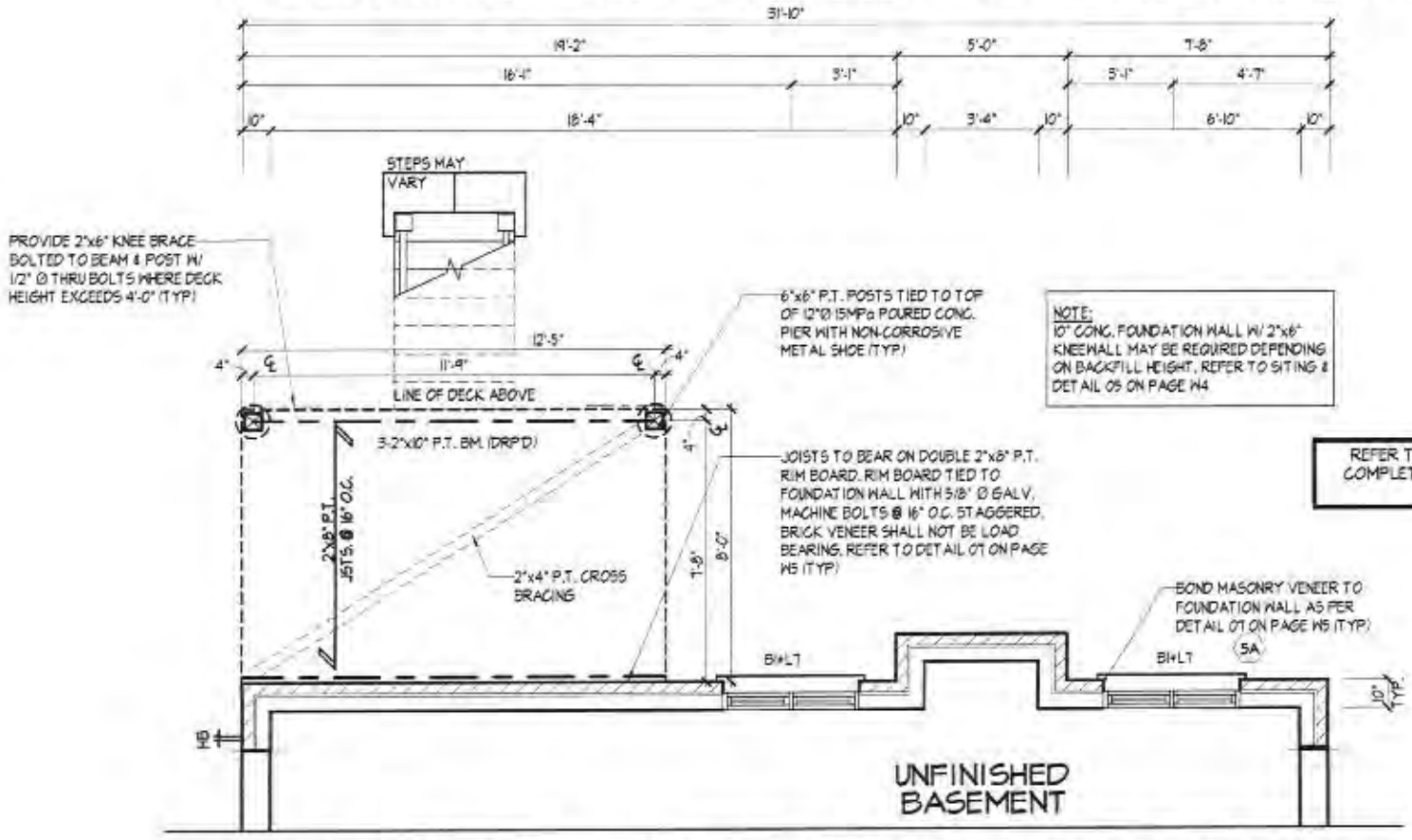


REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 29/2018
PROVINCE OF ONTARIO

PART. GROUND FLOOR PLAN, ELEV. 'A'&'B' - L.O.D. CONDITION



NOTE:
10" CONC. FOUNDATION WALL W/ 2"x6" KNEEWALL MAY BE REQUIRED DEPENDING ON BACKFILL HEIGHT. REFER TO SITING & DETAIL 05 ON PAGE W4

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

PART. BASEMENT PLAN, ELEV. 'A'&'B' - L.O.D. CONDITION

WINDOW SIZES FOR L.O.D. CONDITIONS: MATCH WIDTH OF WINDOW ABOVE AND WINDOWS TO BE 30" DEEP. WINDOWS TO BE LOCATED WITHIN JOIST SPACE. IF GRADE PERMITS, TOP OF WINDOW TO BE 8'-0" A.F.F.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

PART. REAR ELEVATION, 'A'&'B' - L.O.D. CONDITION

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, AS AMENDED, THE 2012 BUILDING CODE MADE UNDER THE BUILDING CODE ACT

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.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY:
DATE: OCT 30, 2018
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

All site plans and construction to comply with City of Vaughan By-Law 1-83 a.a.

VAUGHAN
FOR BUILDING PERMIT ONLY

LOOK-OUT DECK 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 AS 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, ONTARIO

UNIT 4002 - THE VALLEYVIEW
REV.2018.10.24

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YY	OF	3/16"=1'-0"	217020WS4002.rvt	W2 of W7

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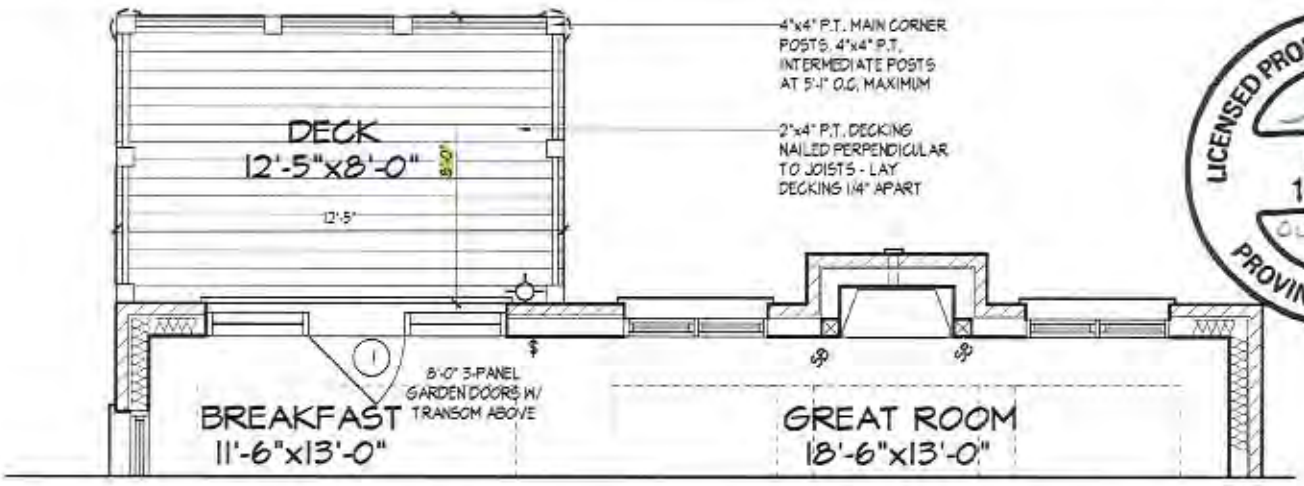
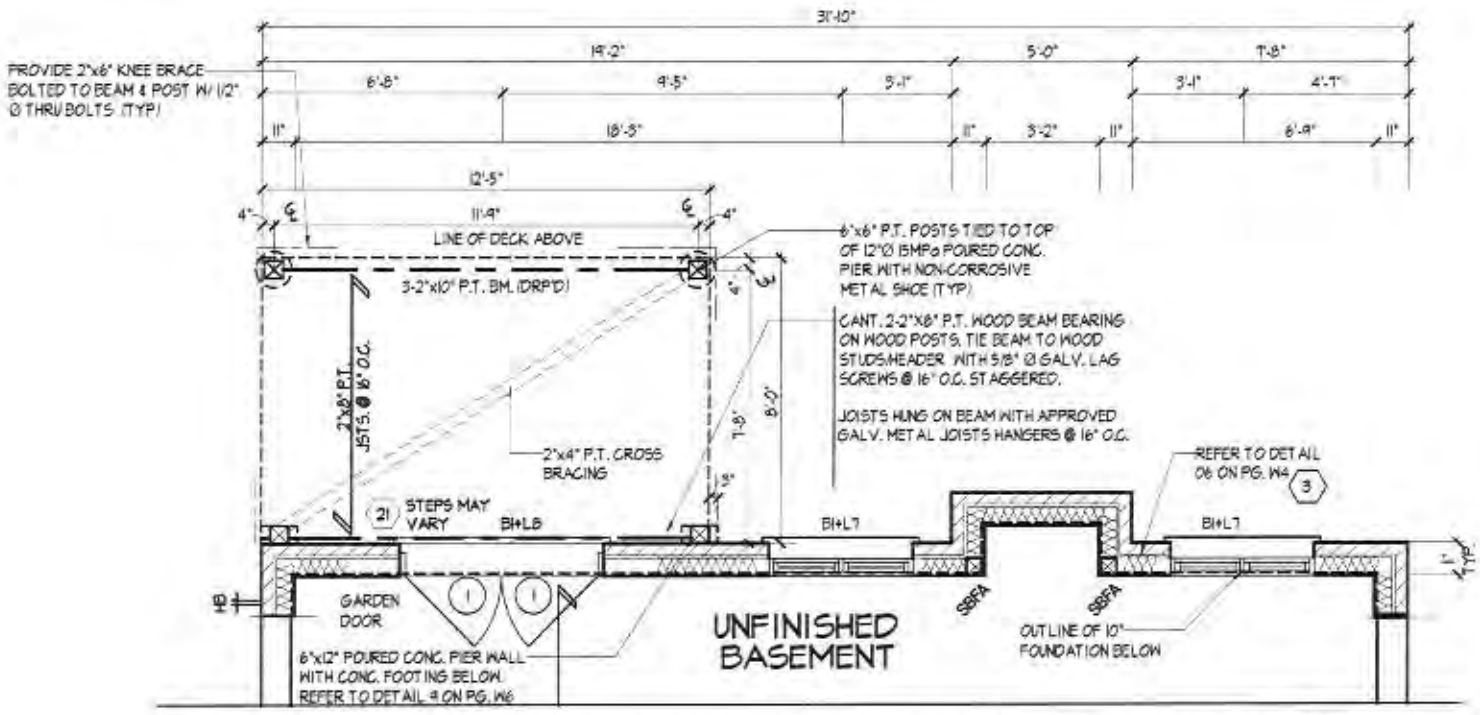


LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 21/2018
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY EXCLUDING ENGINEERED ROOF TRUSS, FLOOR TRUSS, FLOOR LAYOUT, FOOTING DETAILS

PART. GROUND FLOOR PLAN, ELEV. 'A'& 'B' - W.O.B. CONDITION

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS



REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS

PART. BASEMENT PLAN, ELEV. 'A'& 'B' - W.O.B. CONDITION

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.

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

PART. REAR ELEVATION, 'A'& 'B' - W.O.B. CONDITION

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.

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JOHN G. WILLIAMS LTD., ARCHITECT
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APPROVED BY:
DATE: OCT 30, 2018
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CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, AS AMENDED, THE 2012 BUILDING CODE MADE UNDER THE BUILDING CODE ACT

Construction to comply with City of Vaughan Fy-Law 1-88 a.n.

CITY OF VAUGHAN
FOR BUILDING PERMIT ONLY

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.

QUALIFICATION INFORMATION		
Orin Fairbairn		20201
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19695

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GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
YY	OF	3/16"=1'-0"	217020WS4002.rvt	W3 of W7

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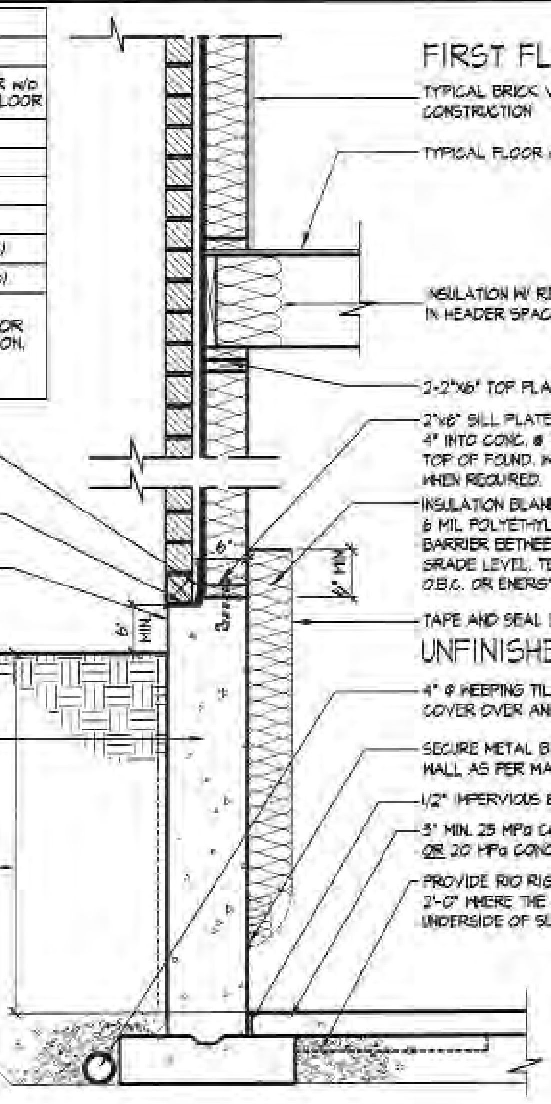
SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1.)				
MIN. STUD SIZE in (mm)	SUPPORTED LOADS (EXTERIOR)			
	ROOF w/ OR w/o ATTIC	ROOF w/ OR w/o ATTIC & 1 FLOOR	ROOF w/ OR w/o ATTIC & 2 FLOOR	ROOF w/ OR w/o ATTIC & 3 FLOOR
	MAX. STUD SPACING in (mm) O.C.			
	MAX. UNSUPPORTED HGT. Ft-In (m)			
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.

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 125kPa (SLS) OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa (SLS). 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.



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
15 MPa	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)
20 MPa	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 PARTYWALL
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:
WHERE REDUCED GRADE CONDITION REQUIRES THE USE OF A FULL HEIGHT BONDED WALL, REBAR SHALL BE PROVIDED AS PER DETAIL 07 ON PG. W8

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.

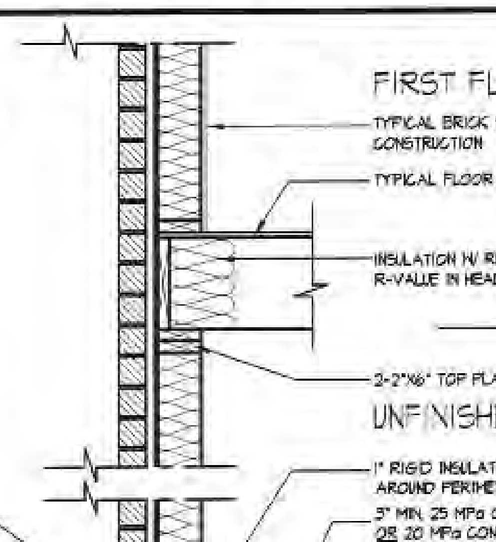
05 MASONRY VENEER, 2"x6" STUDS, 10" FOUNDATION WALL LATERALLY UNSUPPORTED

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.

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 125kPa (SLS) OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa (SLS). 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.



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
15 MPa	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)
20 MPa	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 PARTYWALL
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:
WHERE REDUCED GRADE CONDITION REQUIRES THE USE OF A FULL HEIGHT BONDED WALL, REBAR SHALL BE PROVIDED AS PER DETAIL 07 ON PG. W8

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"

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 2/2018
PROVINCE OF ONTARIO

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT

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 — 30201
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. — 19635

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

DECK DETAILS 1

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

UNIT 4002 - THE VALLEYVIEW
REV. 2018/09/18

Drawn By	Checked By	Scale	File Number	Page Number
HDAI	HDAI	3/16"=1'-0"	4002-DECK_DETAILS	W4 of W7

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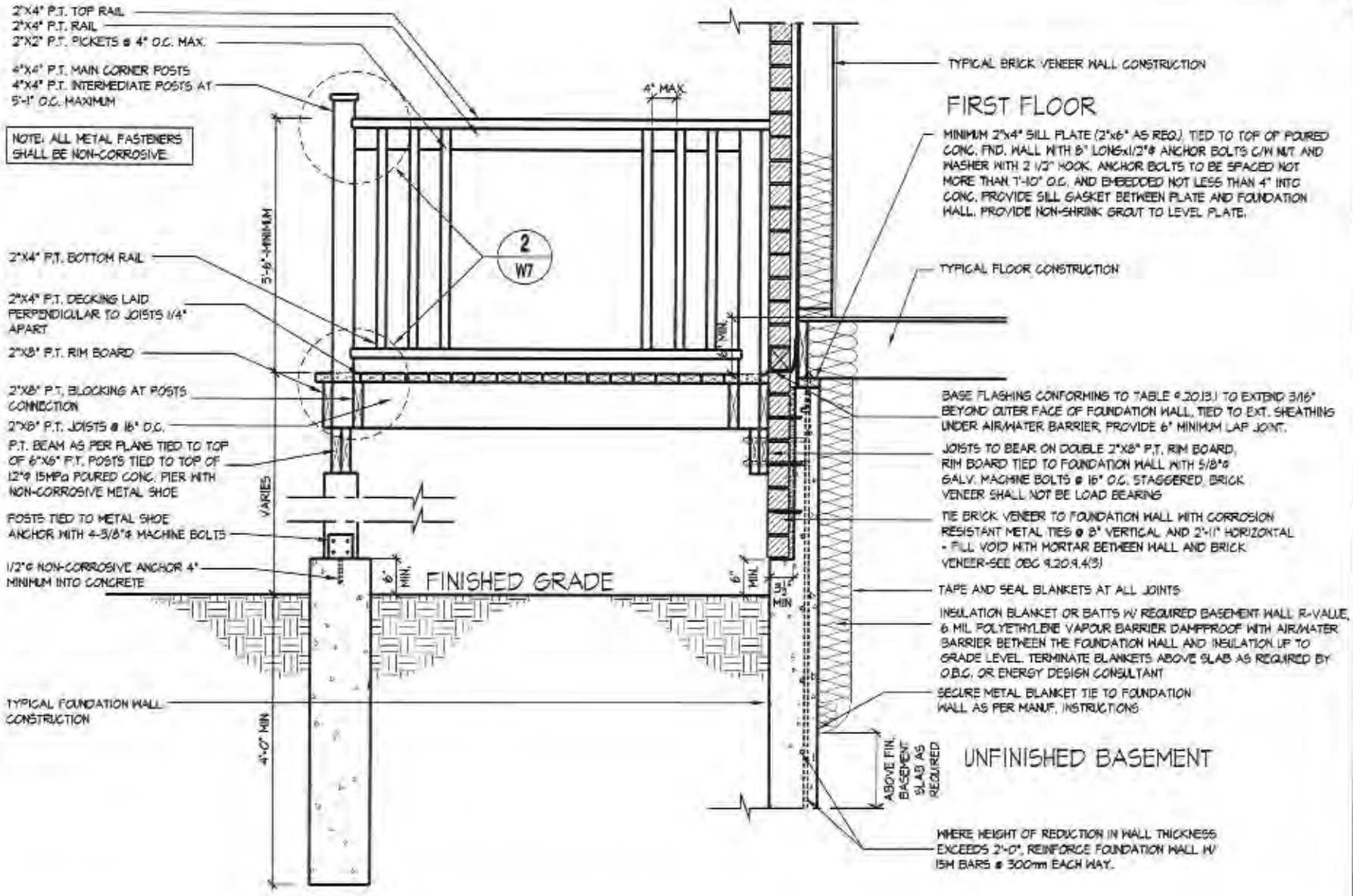
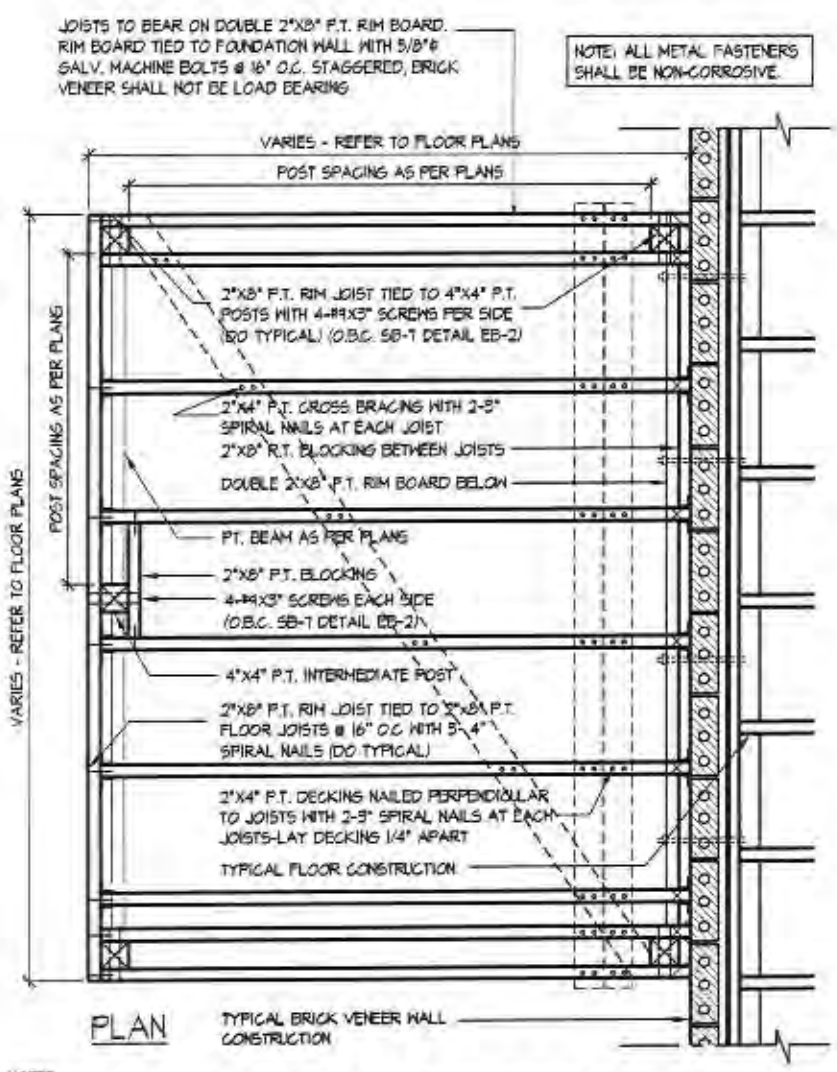


07 MASONRY VENEER, TYPICAL WALK/LOOK OUT WOOD DECK, SOLID MASONRY

1/2" = 1'-0"



GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.B.C AND SB-1 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"

CITY OF VAUGHAN BUILDING PERMIT DRAWING

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 24/2018
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY EXCLUDING FOUNDATION

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

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

UNIT 4002 - THE VALLEYVIEW
REV. 2018/09/18

Drawn By	Checked By	Scale	File Number	Page Number
HDAI	HDAI	3/16"=1'-0"	4002-DECK_DETAILS	W5 of W7

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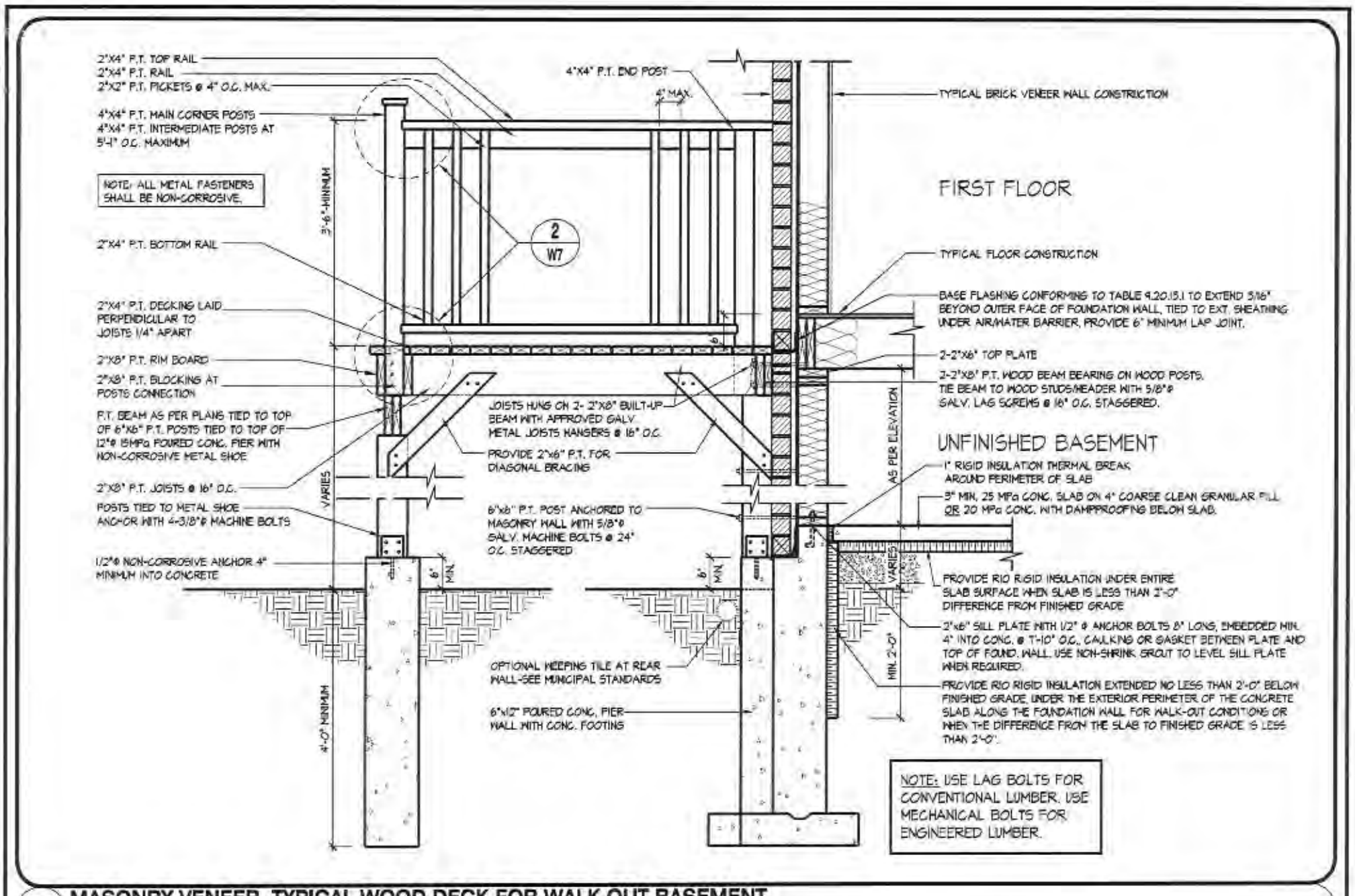
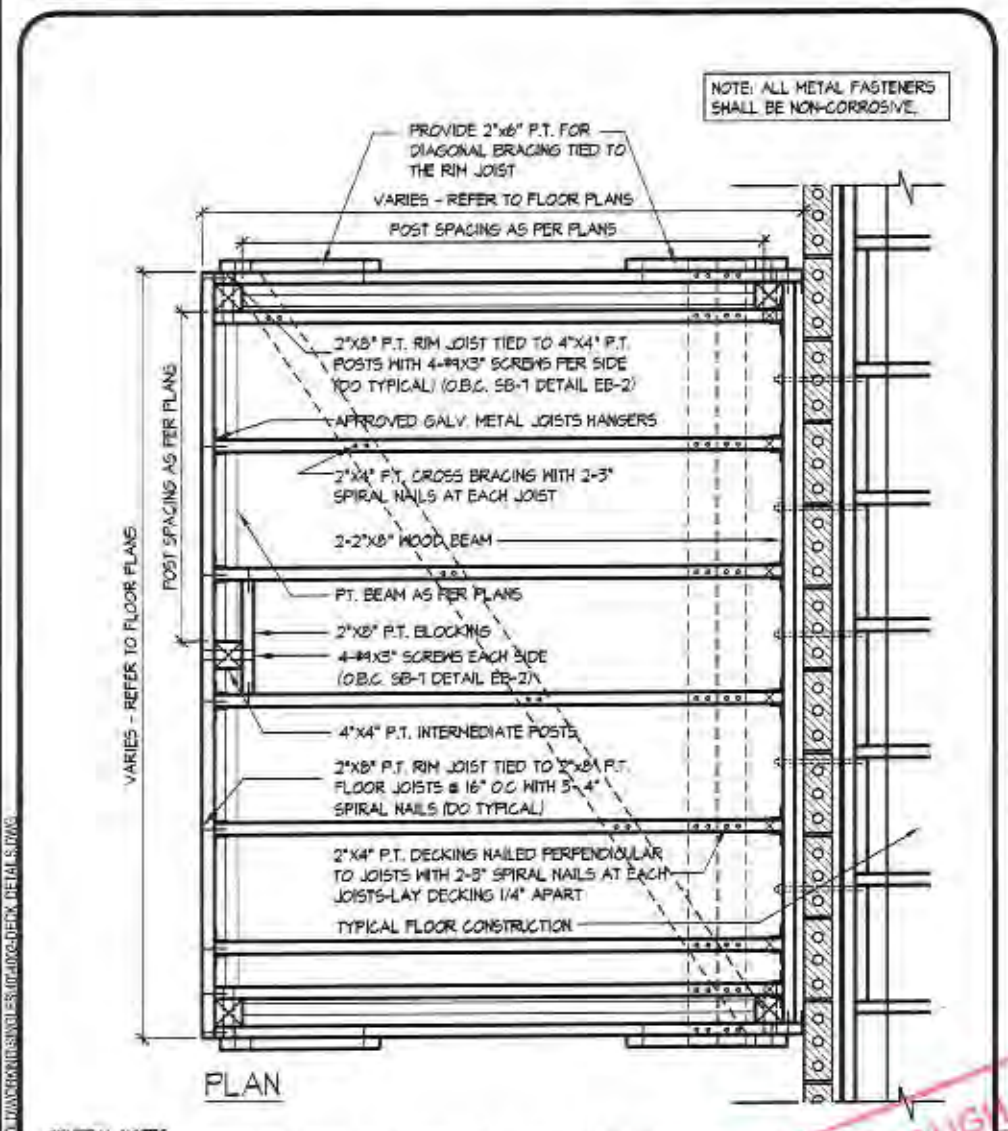


09 MASONRY VENEER, TYPICAL WOOD DECK FOR WALK OUT BASEMENT

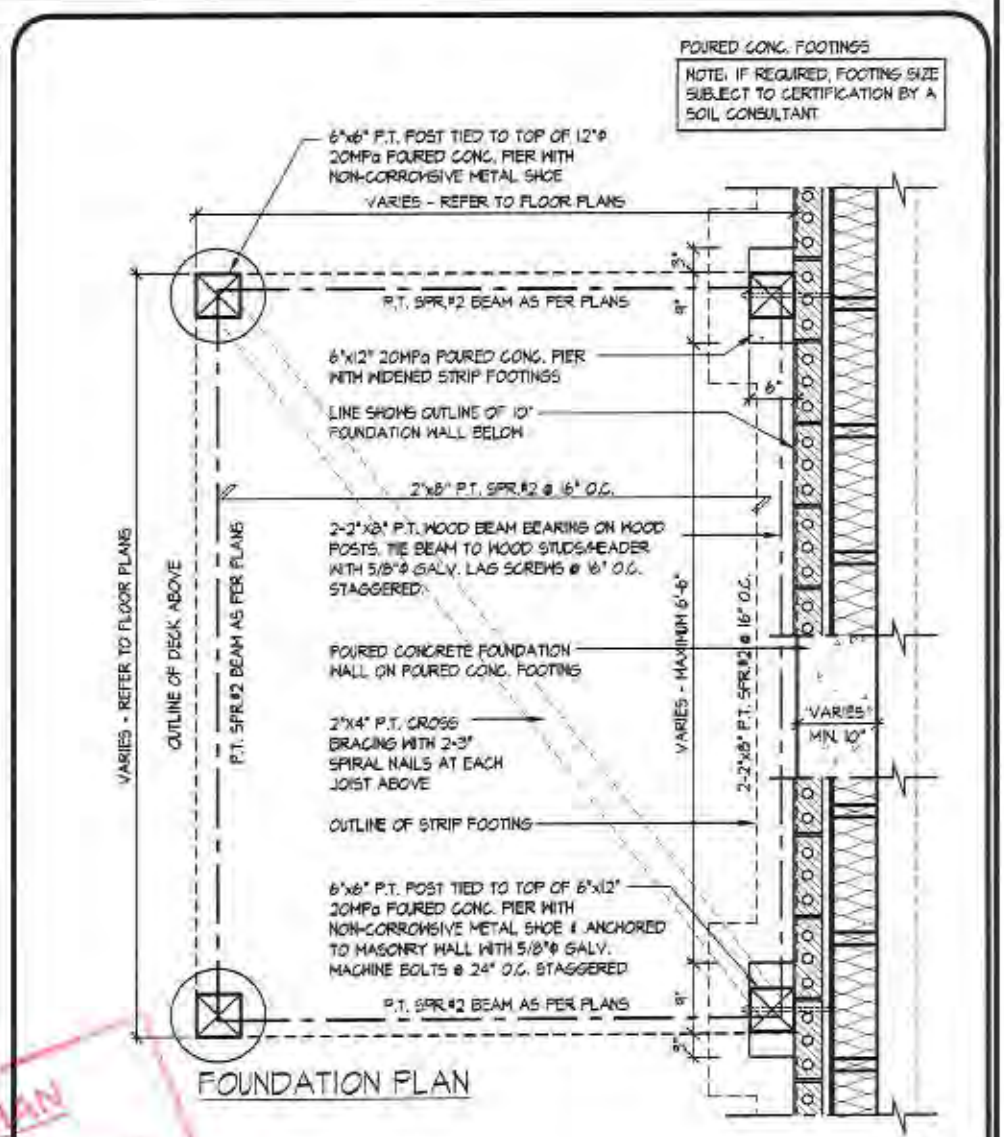
1/2" = 1'-0"



GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.B.C AND SB-1 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

10 MASONRY VENEER, TYPICAL DECK FRAMING PLAN

1/2" = 1'-0"



11 MASONRY VENEER, TYPICAL DECK FOUNDATION PLAN

1/2" = 1'-0"

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A. KONG
100184942
OCT 24/2018
PROVINCE OF ONTARIO

CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
CONSTRUCTION
APPROVED

DECK DETAILS 3

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.	19696

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

UNIT 4002 - THE VALLEYVIEW
REV. 2018/09/18

Drawn By	Checked By	Scale	File Number	Page Number
HDAI	HDAI	3/16"=1'-0"	4002-DECK_DETAILS	W8 of W7

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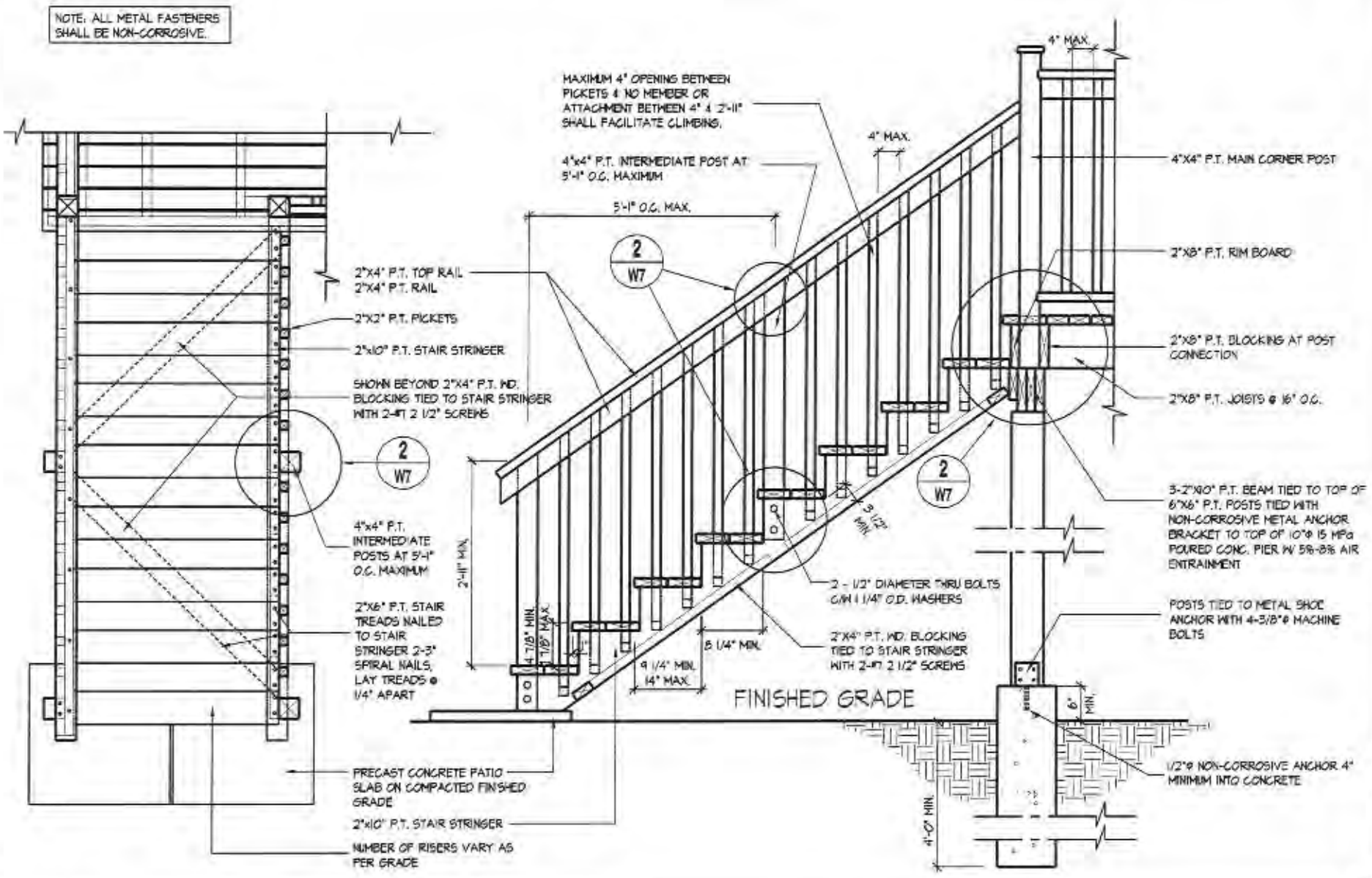
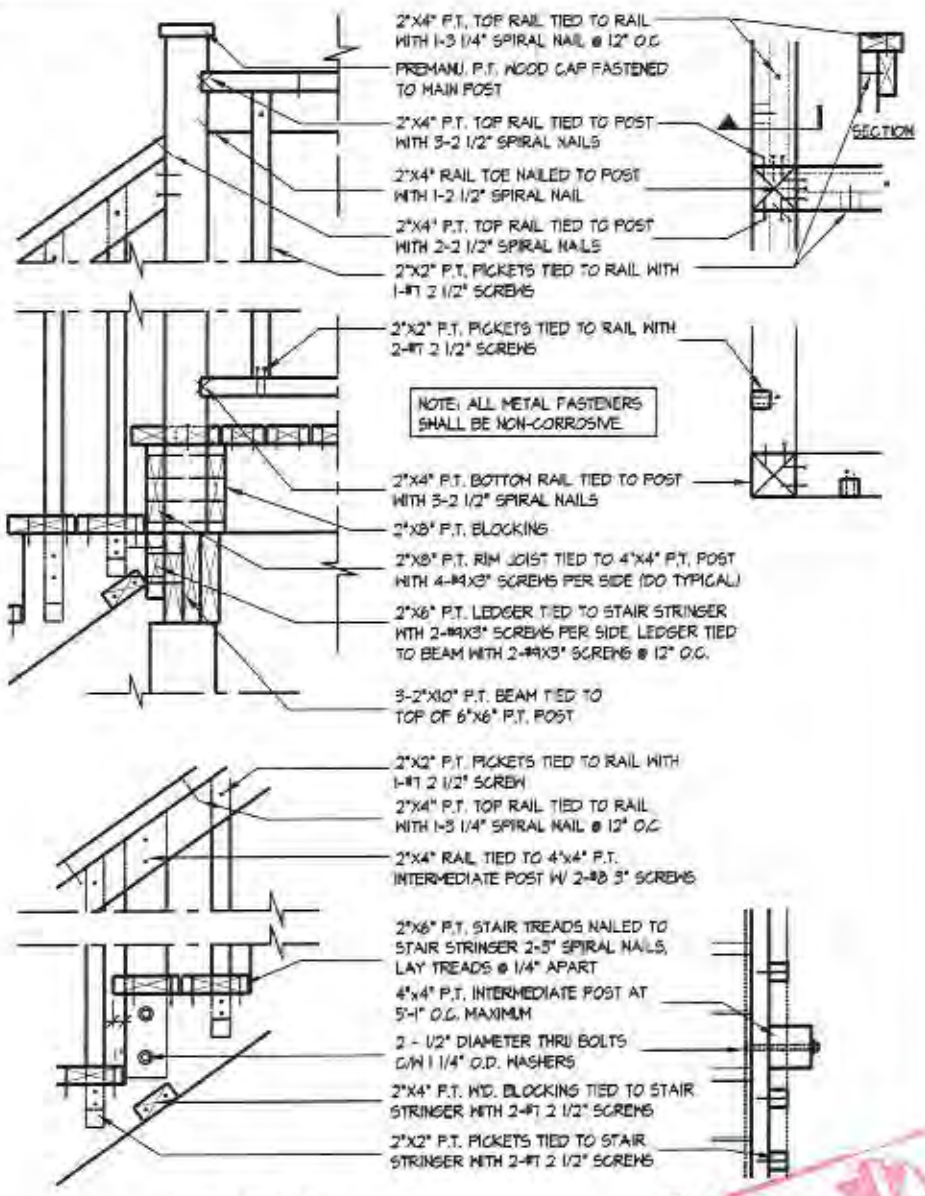
NOTE: ALL METAL FASTENERS SHALL BE NON-CORROSIVE.



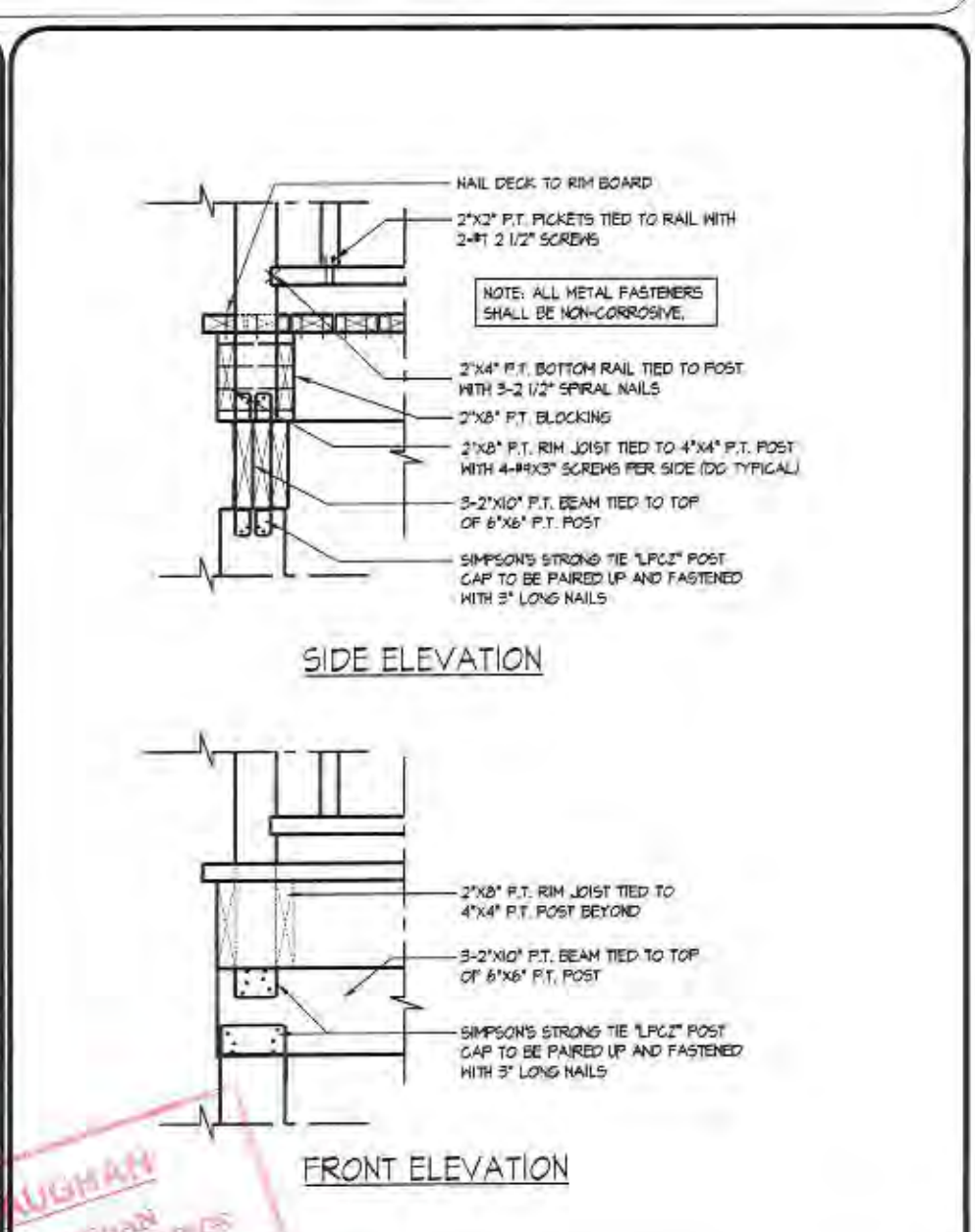
01 TYPICAL WOOD DECK STAIR

1/2" = 1'-0"



02 TYP. MAIN AND INTERMEDIATE POST ANCHORAGE

3/4" = 1'-0"



03 TYP. POST & BEAM CONNECTION

3/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 24/2018
PROVINCE OF ONTARIO

VAUGHAN
VAUGHAN BUILDING DEPARTMENT
REVIEWED FOR CODE COMPLIANCE
REGULATIONS COMPLIANCE
THE APPROVED PLANS AND SPECIFICATIONS MUST BE ON THE JOB SITE AVAILABLE TO INSPECTORS UNDER THIS BUILDING PERMIT

DECK DETAILS 4

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 Fairbarn — 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 4002 - THE VALLEYVIEW
REV. 2018/09/18

Drawn By	Checked By	Scale	File Number	Page Number
HDAI	HDAI	3/16"=1'-0"	4002-DECK_DETAILS	W7 of W7

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CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

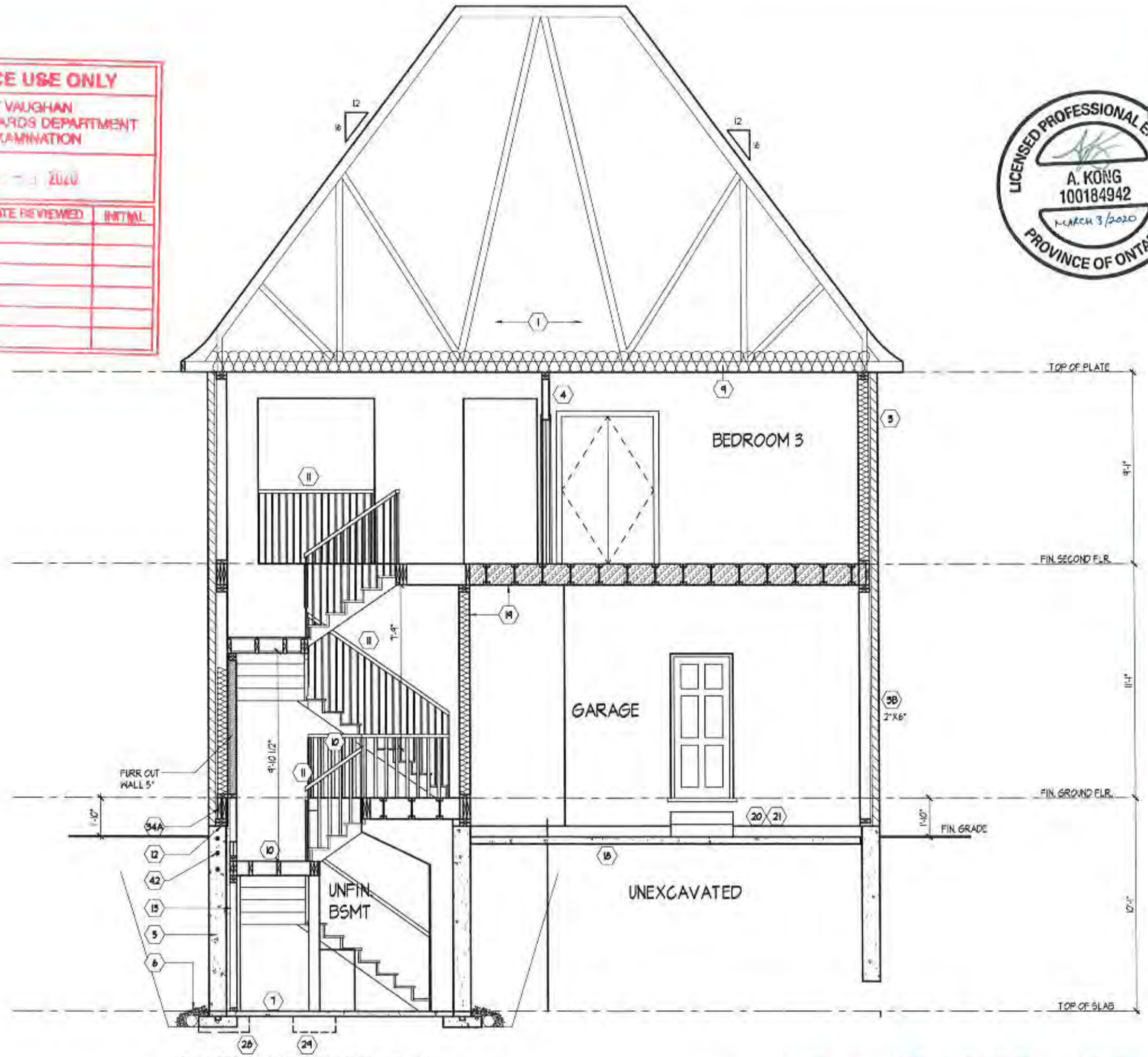
RECEIVED MAR - 3 2020

	DATE REVIEWED	INITIAL
ZONING		
GRADING		
BUILDING CODE		
MECHANICAL		
PLUMBING		
FIRE		

REVISED

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
MARCH 3/2020
PROVINCE OF ONTARIO

FOR STRUCTURAL ONLY EXCLUDING FOUNDATIONS, ROOF TRUSS, FLOOR JOIST, FLOOR LINE, ENTRY RETAINS



CROSS SECTION A-A

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF ONTARIO REGULATION 332/12, (AS AMENDED), THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

20-120002-GLD-00-CM

CROSS SECTION 'A-A'

GOLDPARK HOMES - 217020 **UNIT 4002 - THE VALLEYVIEW**
PINE VALLEY, VAUGHAN, ONTARIO
REV.2018.10.24

Drawn By	Checked By	Scale	File Number	Page Number
JLL	OF	3/16"=1'-0"	2XXXXX.rvt	16 of 18

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9966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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QUALIFICATION INFORMATION

XX	XX	XX	
NAME	SIGNATURE	DATE	
REGISTRATION INFORMATION			
HUNT DESIGN ASSOCIATES INC.		19695	

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