



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'

UNIT 4000 - THE BRIARWOOD

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE

SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A

PACKAGE A1

SPACE HEATING FUEL

- ☒ 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	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *
* PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)		
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96%	96%
HRV EFFICIENCY (%)	75%	75%
DHW HEATER (EF)	0.8	0.8

AREA CALCULATIONS	EL. 'A'	EL. 'B'	EL. 'C'
	STD. PLAN	STD. PLAN	STD. PLAN
GROUND FLOOR AREA	1746 sq. ft. (162.21 sq. m.)	1746 sq. ft. (162.21 sq. m.)	1746 sq. ft. (162.21 sq. m.)
SECOND FLOOR AREA	1206 sq. ft. (112.04 sq. m.)	1196 sq. ft. (111.11 sq. m.)	1231 sq. ft. (114.36 sq. m.)
SUBTOTAL	2952 sq. ft. (274.25 sq. m.)	2942 sq. ft. (273.32 sq. m.)	2977 sq. ft. (276.57 sq. m.)
DEDUCT ALL OPEN AREAS	125 sq. ft. (11.61 sq. m.)	125 sq. ft. (11.61 sq. m.)	125 sq. ft. (11.61 sq. m.)
TOTAL NET AREA	2827 sq. ft. (262.64 sq. m.)	2817 sq. ft. (261.71 sq. m.)	2852 sq. ft. (264.96 sq. m.)
FINISHED BASEMENT AREA	155 sq. ft. (14.40 sq. m.)	155 sq. ft. (14.40 sq. m.)	155 sq. ft. (14.40 sq. m.)
COVERAGE W/OUT PORCH	2146 sq. ft. (199.37 sq. m.)	2146 sq. ft. (199.37 sq. m.)	2146 sq. ft. (199.37 sq. m.)
COVERAGE W/ PORCH	2218 sq. ft. (206.06 sq. m.)	2218 sq. ft. (206.06 sq. m.)	2218 sq. ft. (206.06 sq. m.)
WINDOW / WALL AREA CALCULATIONS			
	EL. 'A'	EL. 'B'	EL. 'C'
	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN
GROSS WALL AREA	4337.49 sq. ft. (402.97 sq. m.)	4270.40 sq. ft. (396.73 sq. m.)	4234.27 sq. ft. (393.38 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	373.01 sq. ft. (34.65 sq. m.)	377.28 sq. ft. (35.05 sq. m.)	385.71 sq. ft. (35.83 sq. m.)
TOTAL WINDOW %	8.60 %	8.83 %	9.11 %

GOLDPARK
WORTH MORE™



- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, ELEVATION 'A', 'B' & 'C'

- 4 - GROUND FLOOR PLAN, EL. 'A'
- 5 - PART. OPT. GROUND FLOOR PLAN, EL. 'A' (ELEV. 'B' SIMILAR)
- 6 - LOFT FLOOR PLAN, EL. 'A'
- 7 - PARTIAL GROUND FLOOR PLAN, EL. 'B'
- 8 - PARTIAL LOFT FLOOR PLAN, EL. 'B'
- 9 - PARTIAL GROUND FLOOR PLAN, EL. 'C'
- 10 - PARTIAL LOFT FLOOR PLAN, EL. 'C'
- 11 - FRONT ELEVATION - 'A'
- 12 - LEFT SIDE ELEVATION - 'A'
- 13 - RIGHT SIDE ELEVATION - 'A'
- 14 - REAR ELEVATION 'A' & 'B'
- 15 - UPGRADED REAR ELEVATION 'A'
- 16 - FRONT ELEVATION - 'B'
- 17 - LEFT SIDE ELEVATION - 'B'
- 18 - RIGHT SIDE ELEVATION - 'B'
- 19 - FRONT ELEVATION - 'C'
- 20 - LEFT SIDE ELEVATION - 'C'
- 21 - RIGHT SIDE ELEVATION - 'C'
- 22 - CROSS SECTION 'A-A'
- 23 - CONSTRUCTION NOTES 1
- 24 - CONSTRUCTION NOTES 2
- W1 - WALK OUT DECK CONDITION
- W2 - LOOK OUT DECK CONDITION
- W3 - WALK OUT BASEMENT CONDITION

EL. 'A' - WOD	EL. 'A' - LOD	EL. 'A' - WOB	EL. 'B' - WOD	EL. 'B' - LOD	EL. 'B' - WOB	EL. 'C' - WOD	EL. 'C' - LOD	EL. 'C' - WOB
STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN	STD./OPT. PLAN
4360.82 sq. ft. (405.13 sq. m.)	4426.45 sq. ft. (411.23 sq. m.)	4643.74 sq. ft. (431.42 sq. m.)	4293.73 sq. ft. (398.90 sq. m.)	4359.36 sq. ft. (405.00 sq. m.)	4542.89 sq. ft. (422.05 sq. m.)	4257.60 sq. ft. (395.54 sq. m.)	4323.23 sq. ft. (401.64 sq. m.)	4506.75 sq. ft. (418.69 sq. m.)
376.34 sq. ft. (34.96 sq. m.)	396.34 sq. ft. (36.82 sq. m.)	466.73 sq. ft. (43.36 sq. m.)	380.61 sq. ft. (35.36 sq. m.)	400.61 sq. ft. (37.22 sq. m.)	471 sq. ft. (43.76 sq. m.)	389.05 sq. ft. (36.14 sq. m.)	409.05 sq. ft. (38.00 sq. m.)	479.44 sq. ft. (44.54 sq. m.)
8.63 %	8.95 %	10.05 %	8.86 %	9.19 %	10.37 %	9.14 %	9.46 %	10.64 %

11. -	-	-
10. -	-	-
9. -	-	-
8. -	-	-
7. -	-	-
6. -	-	-
5. ISSUED FOR PERMIT	-	-
4. REVISED AS PER STRUCT. ENG. COMMENTS	2022.08.05	WT
3. CO-ORD. W/ TRUSS LAYOUTS	2022.06.17	AW
2. CO-ORD. W/ FLOOR LAYOUTS	2022.06.06	AW
1. ADDED ELEVATION 'C' & STD. 9'0" BASEMENT	2022.02.18	WT
REVISIONS	DATE (YYYY/MM/DD)	BY

TITLE PAGE

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

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

QUALIFICATION INFORMATION
Allan Whiting 23177
NAME SIGNATURE BCIN

HUNT DESIGN ASSOCIATES INC. 19695

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WT AW 3/16"=1'-0" 221081WS4000.dwg 1 of 24
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BASEMENT PLAN, ELEVATION 'A', 'B' & 'C'

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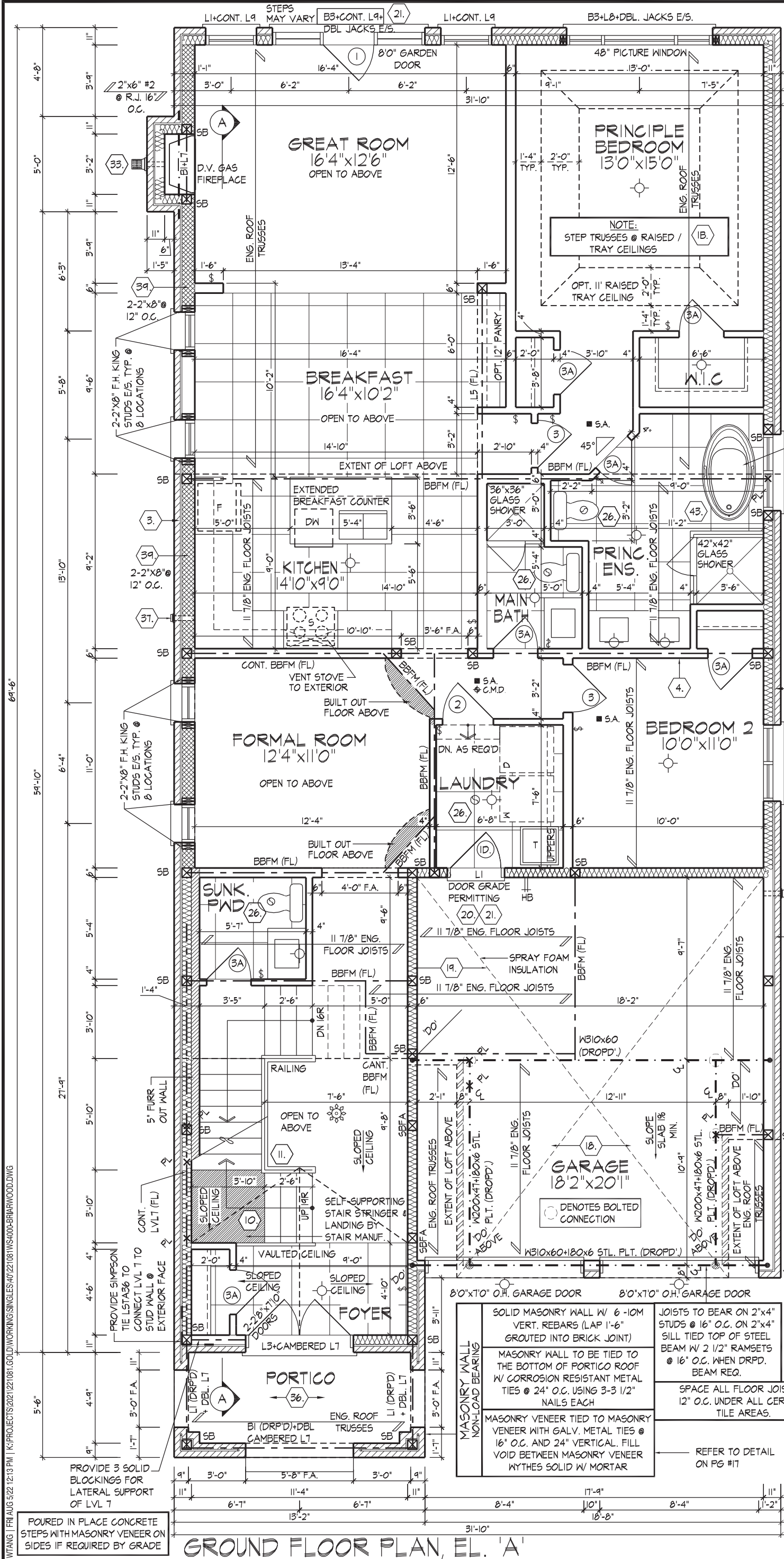
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APPROVED BY: 

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GROUND FLOOR PLAN, EL. 'A'

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Alvan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

23177

BCIN

19695

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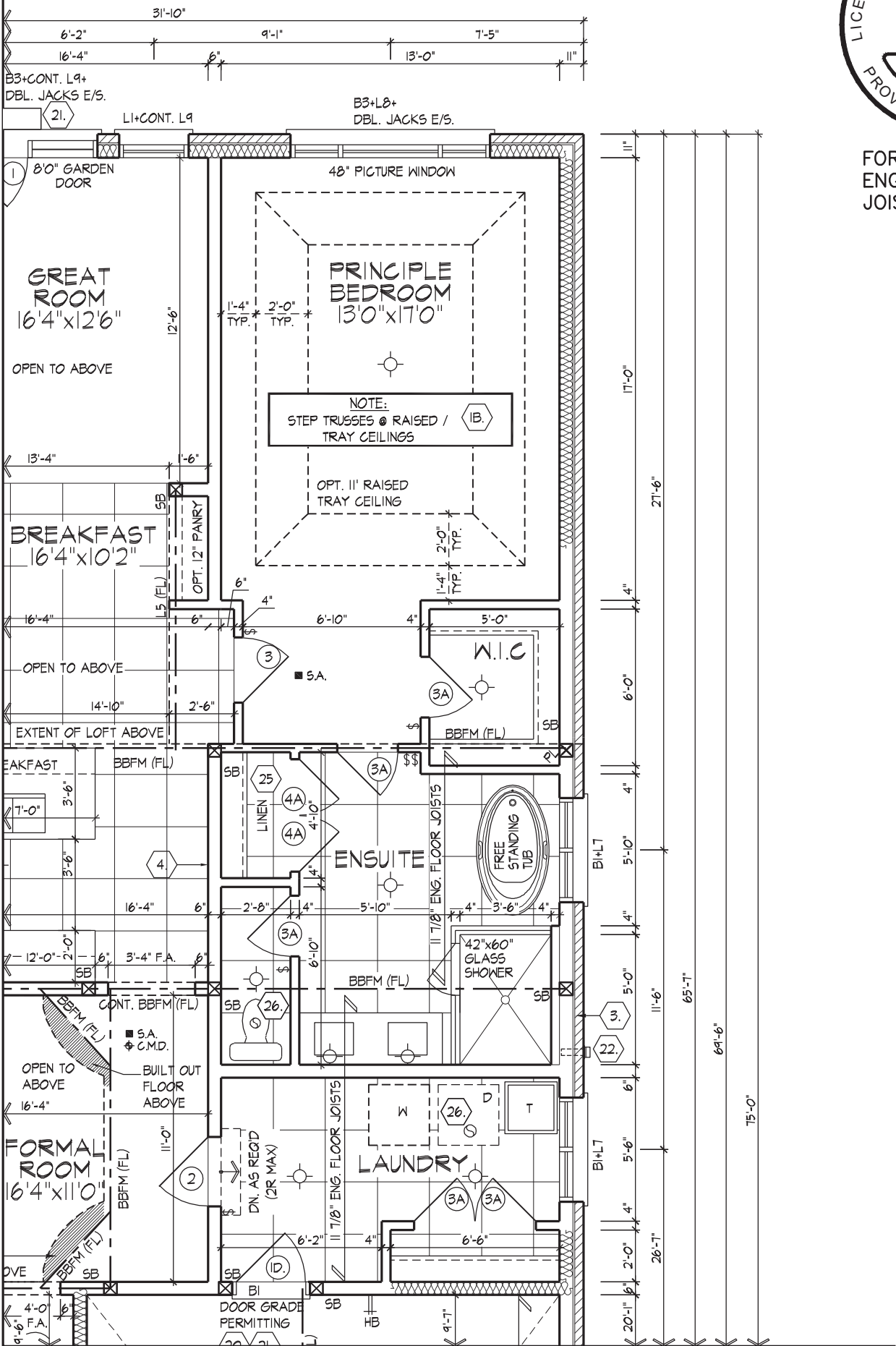
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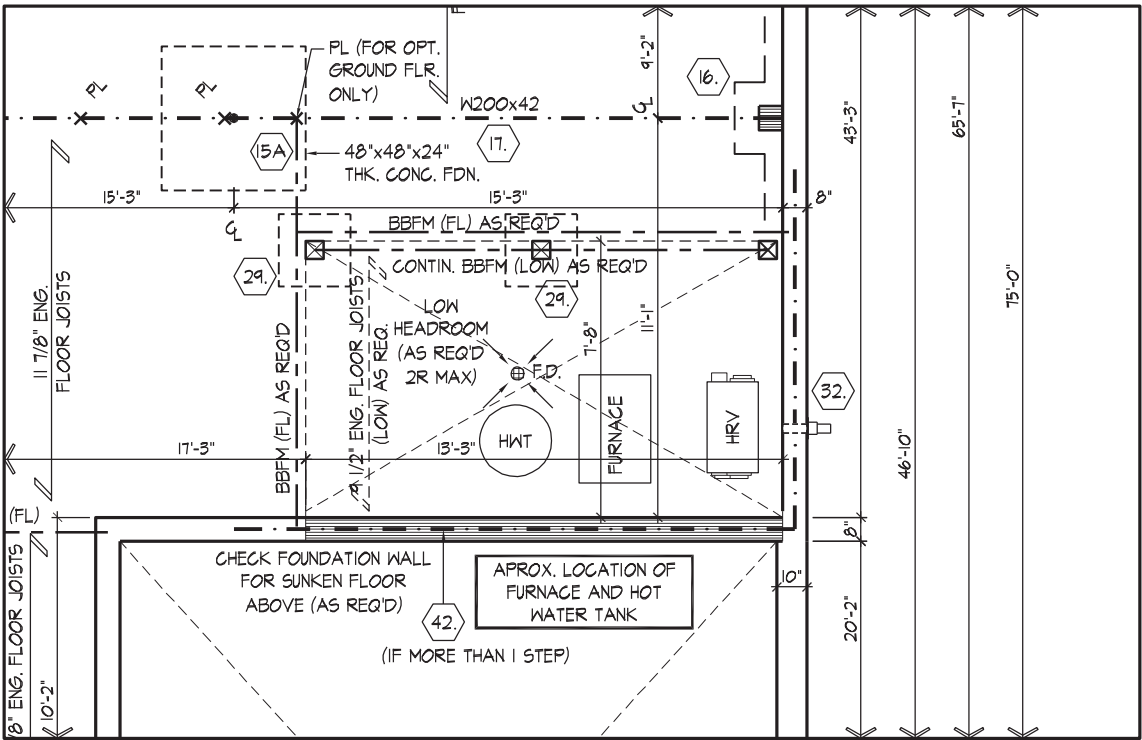


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REFER TO STANDARD PLAN FOR
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QUALIFICATION INFORMATION

Alan Whiting

NAME

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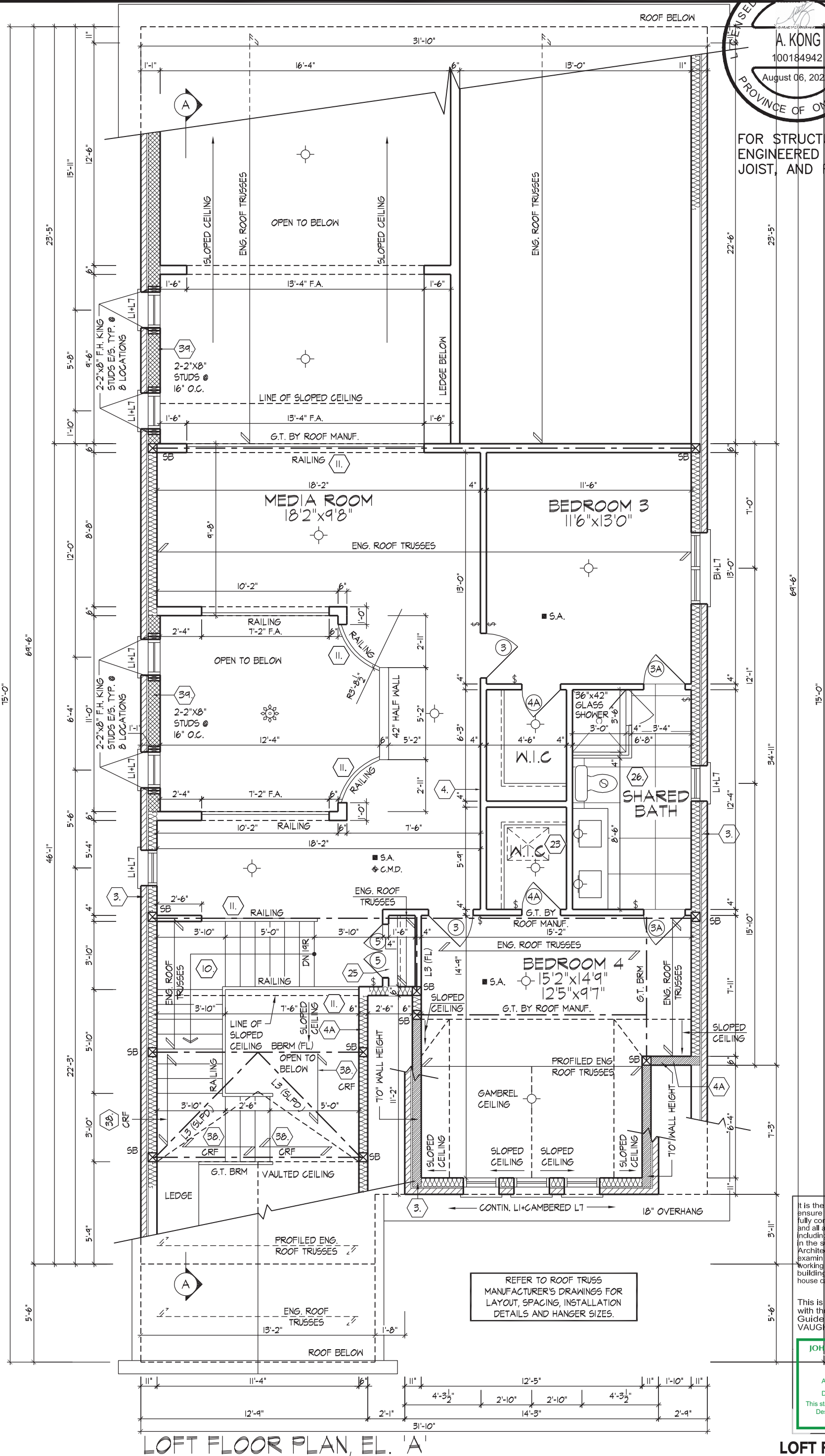
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LOFT FLOOR PLAN, EL. 'A'

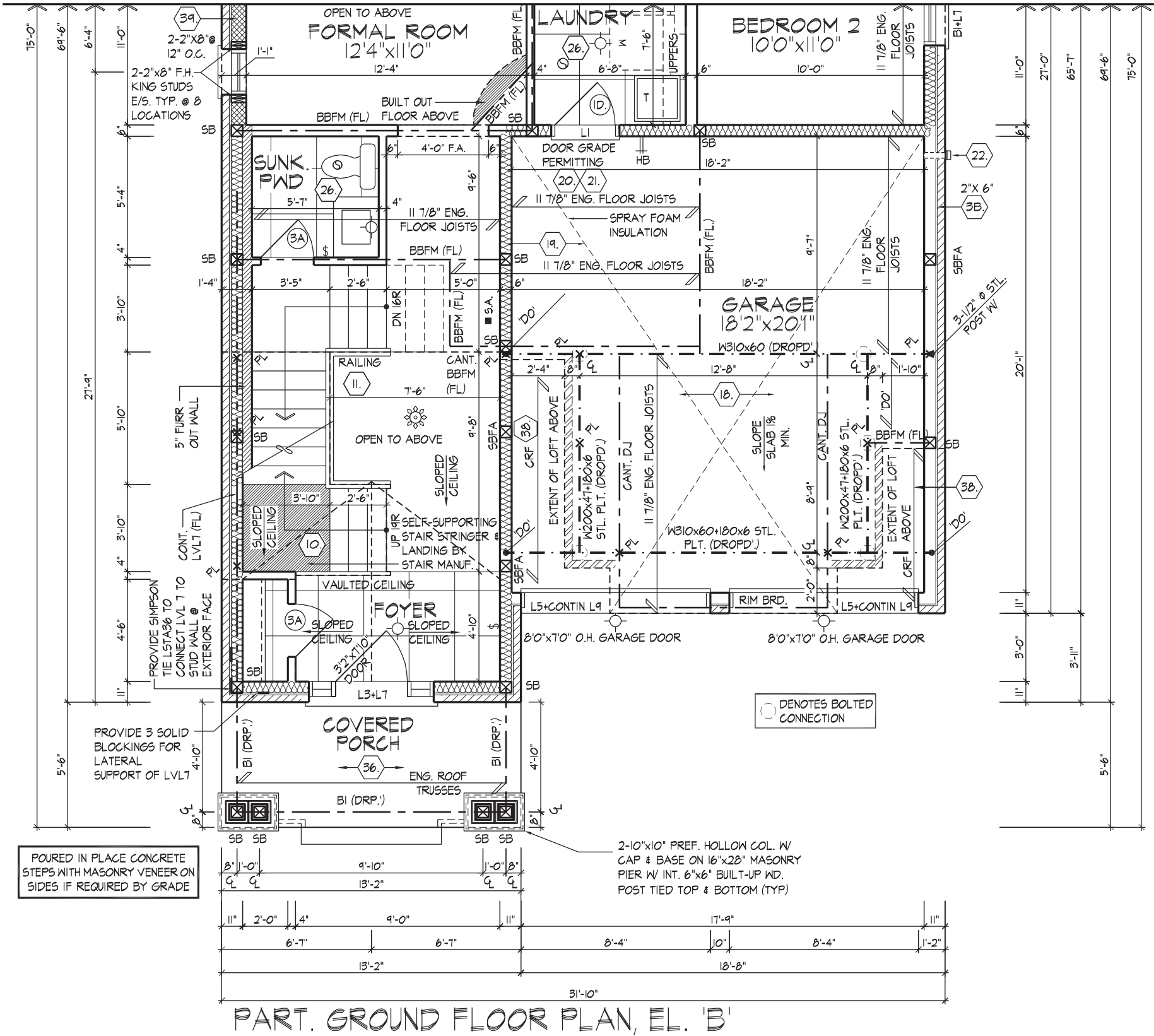
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PARTIAL GROUND FLOOR PLAN, EL. 'B'

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NAME: **Alan Whiting** SIGNATURE: _____ BCIN: **23177**

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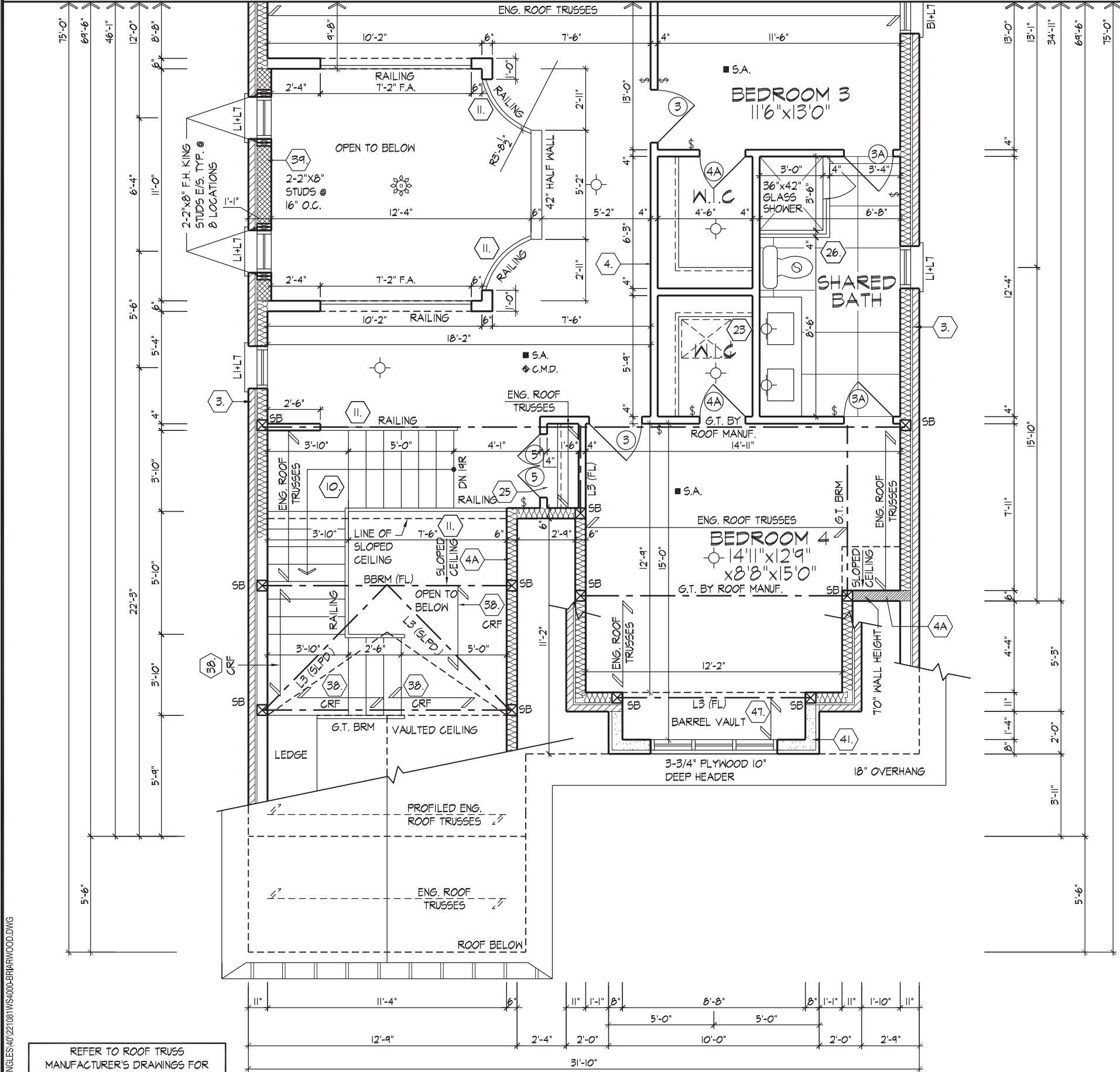
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PART. LOFT FLOOR PLAN, EL. 'B'

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QUALIFICATION INFORMATION

NAME: Allan Whiting

REGISTRATION INFORMATION

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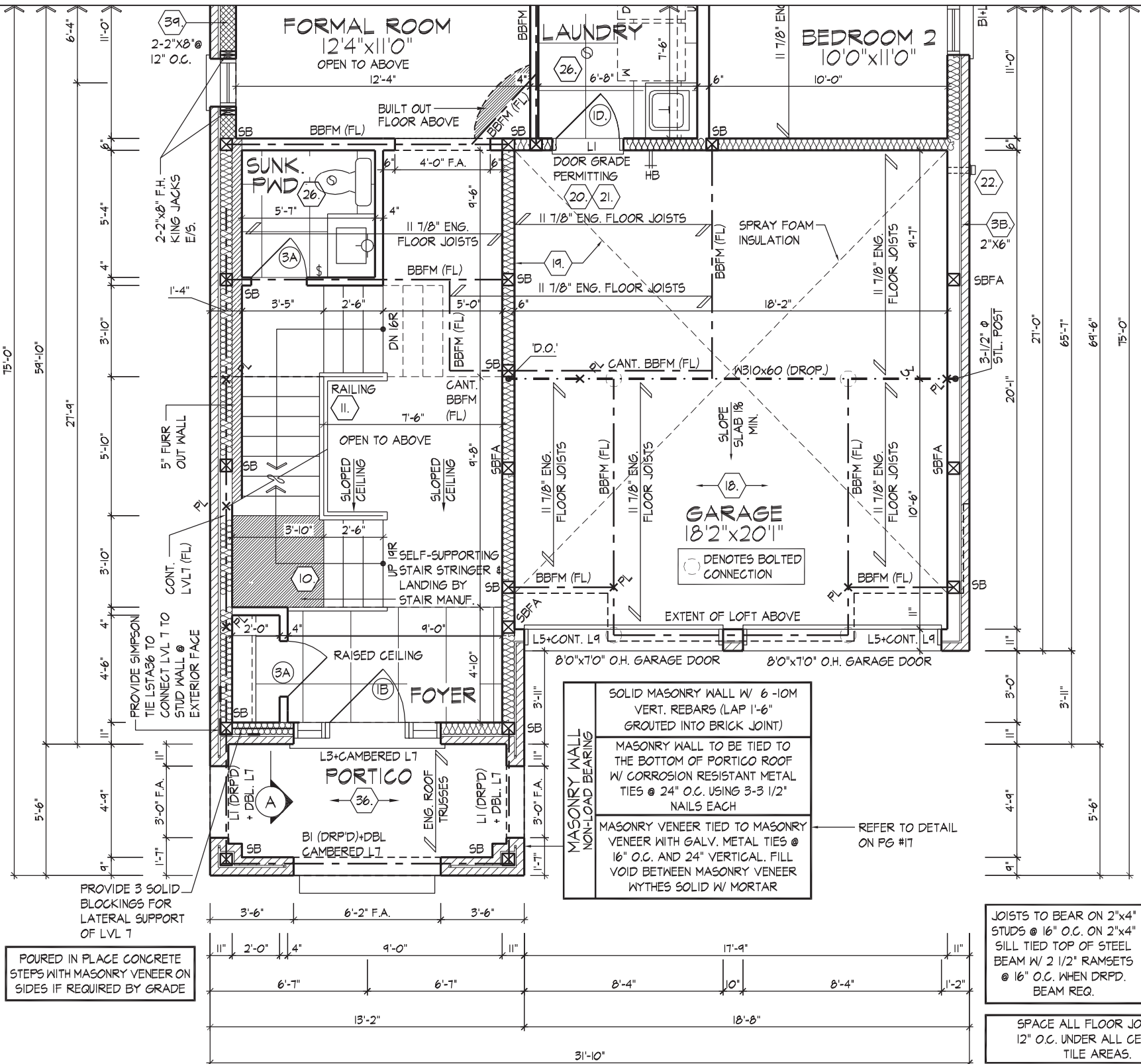
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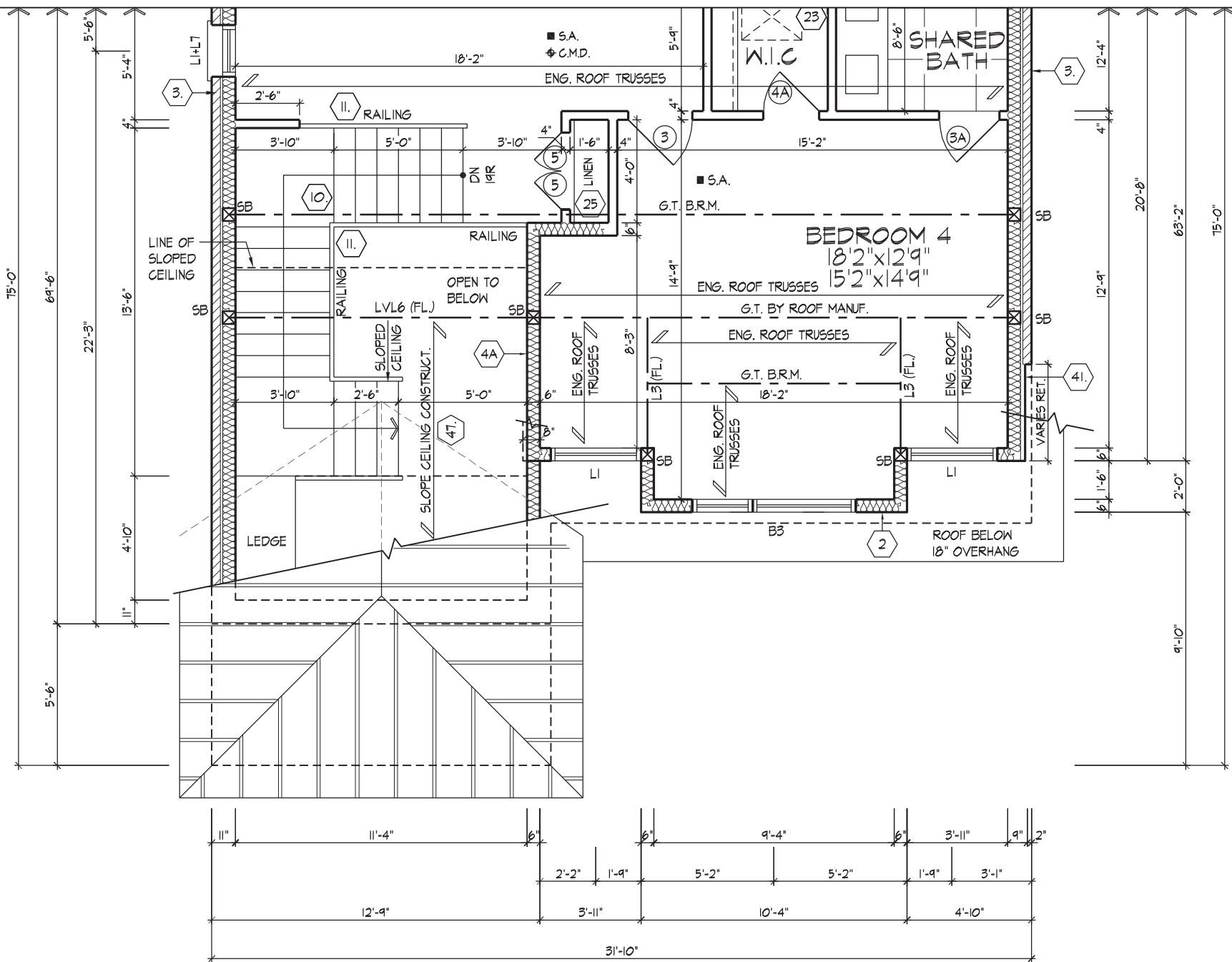
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100 COMMERCE VALLEY Dr. W.
THORNHILL, ONTARIO CANADA L3T 0A1
TEL: 1-905-882-4211 FAX: 1-905-822-0055 WWW.WSP



FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.



PART. LOFT FLOOR PLAN, EL. 'C'

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: AUG 08, 2022

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

PARTIAL LOFT FLOOR PLAN, EL. 'C'

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

QUALIFICATION INFORMATION
Allan Whiting 23177 BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695



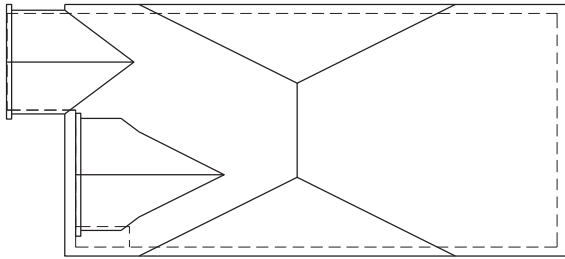
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GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

Drawn By WT Checked By AW Scale 3/16"=1'-0" File Number 221081WS4000.dwg Page Number 10 of 24
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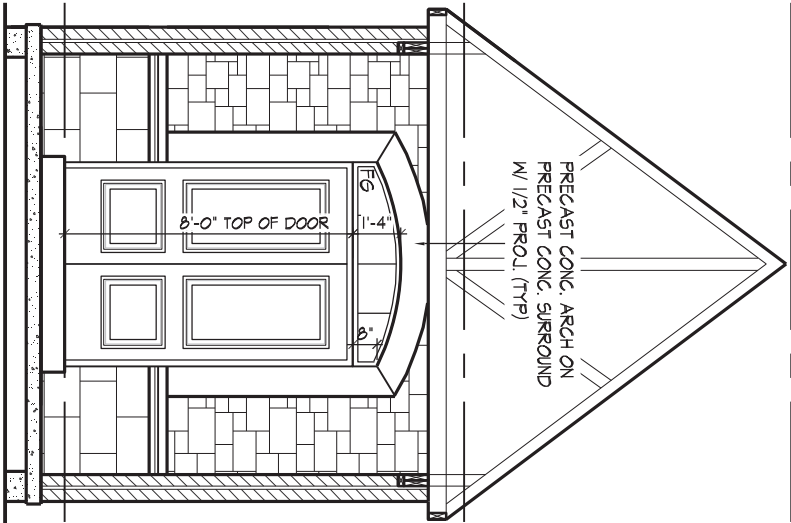


ROOF PLAN 'A'

N.T.S.

ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

INTERIOR PORTICO
EL. 'A'



POURED CONC. DOOR SILL
& PORCH SLAB (TYP)

POURED CONC. FOUNDATION
WALLS & FOOTINGS (TYP)

24"x10" PRECAST CONC.
IMPOST ON 12"x21" PRECAST
CONC. ACCELT (TYP)

PRECAST CONC.
HEADER & SURROUND
W/ 1/2" PROJ. (TYP)
CONT. 6" PROFILED
PRECAST CONC. SILL W/ 1/2"
PROJ. (TYP)

PRECAST CONC.
GABLE ACCENT (TYP)

6" PROFILED PRECAST CONC.
SILL W/ 1/2" PROJ. (TYP)

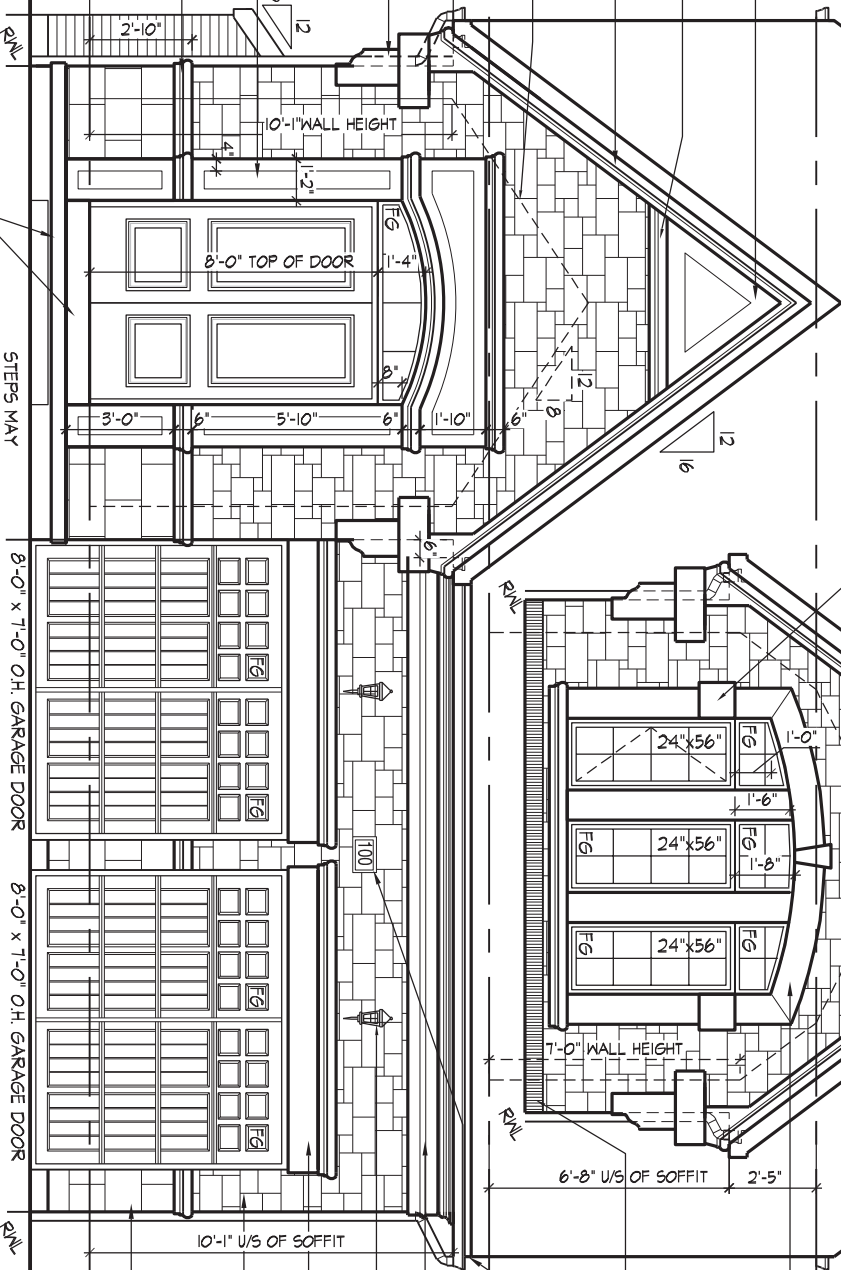
PREMANUF. FRIEZE BRD.
CANAMOULD CODE:
CAN-MS-014 (TYP)
OUTLINE OF VAULTED
CEILING BEYOND

12"x12" PRECAST CONC.
IMPOST W/ 1/2" PROJ. (TYP)

ASPHALT SHINGLES (TYP)

FRONT ELEVATION - 'A'

STEPS MAY
VARY
P.I.P. STEPS W/
MASONRY ON SIDES
AS REQ'D



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

TOP OF PLATE

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

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

FIN. LOFT FLR.

ADDRESS PLAQUE

PREMANUF. FRIEZE BOARD
(CANAMOULD: CAN-BAN-015) (TYP)
COACH LAMP (TYP)

PROFILED PRECAST CONC. SILL
ON 10" PRECAST CONC. HEADER
W/ 1/2" PROJ. (TYP)
STONE VENEER (TYP)

SMOOTH STONE VENEER (TYP)

FIN. GROUND FLR.

FIN. GRADE

U/S OF FOOTING

4'-0" MIN.

10'-1"

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: AUG 08, 2022

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

FRONT ELEVATION - 'A'

WTWANG | FRI AUG 5 22 12:13 PM | I:\PROJECTS\2021\221081\GOLD\WORKING\SHINGLES\407221081\WS4000-BRIARWOOD.DWG

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

QUALIFICATION INFORMATION
Alan Whiting 23177
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19895

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

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

File Number
221081WS4000.dwg
Page Number
11 of 24

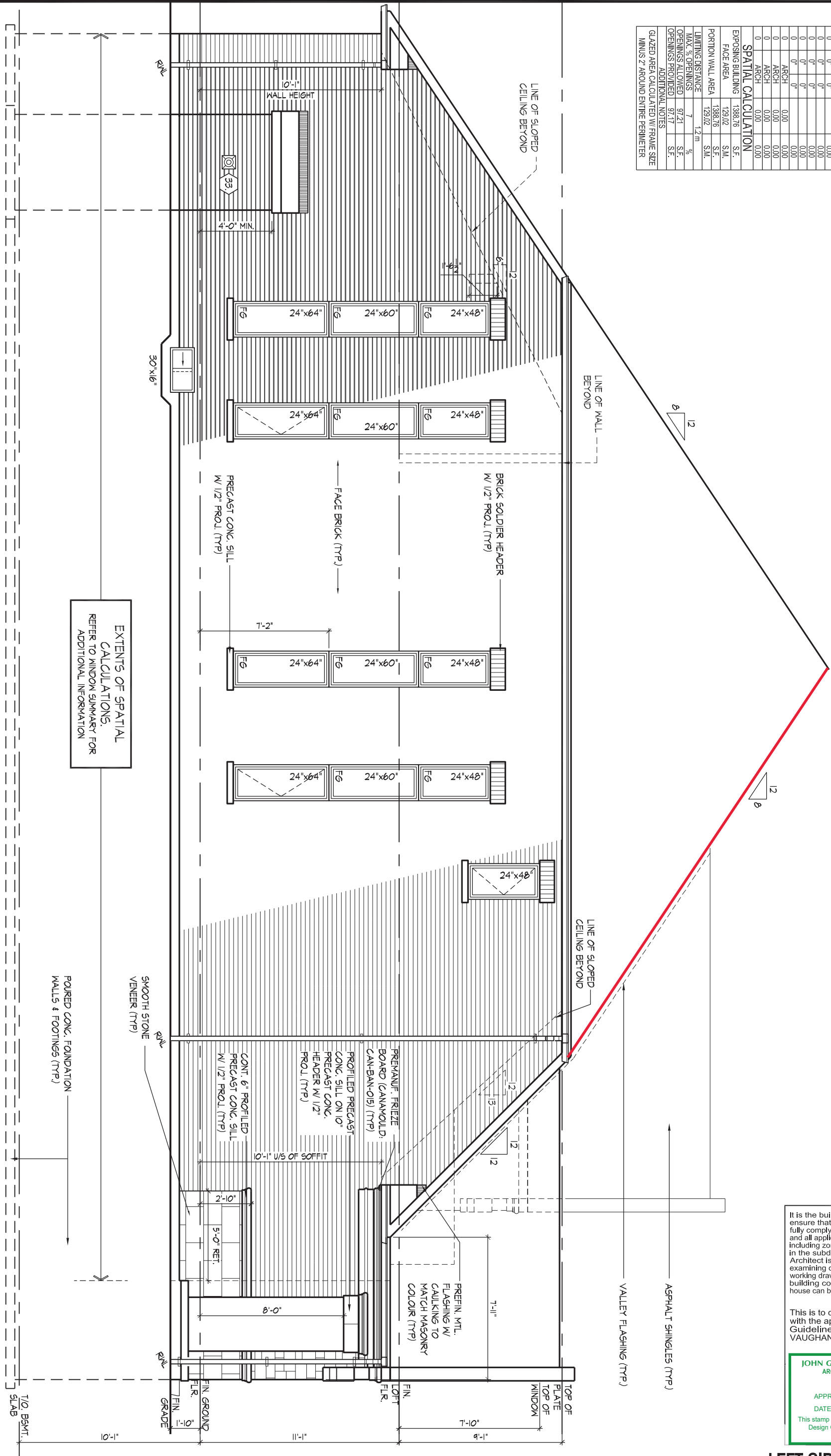
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WINDOW SUMMARY			
PER O.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION A			
QUAN.	WIDTH	HT. DEPT.	WINDOW / DOOR FRAME SIZE (S.F.)
5	24"	48"	30.56
1	30"	16"	2.17
4	24"	60"	31.11
4	24"	64"	33.33
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING		1388.76	S.F.
FACE AREA		129.02	S.F.
PORTION WALL AREA		1388.76	S.F.
		129.02	S.M.
LIMITING DISTANCE		7	1.2m
MAX. % OPENINGS		97.21	%
OPENINGS ALLOWED		97.21	S.F.
OPENINGS PROVIDED		97.17	S.F.
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



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]

DATE: AUG.08.2022

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

LEFT SIDE ELEVATION - '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 TO BE A DESIGNER.

QUALIFICATION INFORMATION
Alan Whiting 23177
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By WT Checked By AW Scale 3/16"=1'-0"

File Number 221081WS4000.dwg

Page Number 12 of 24

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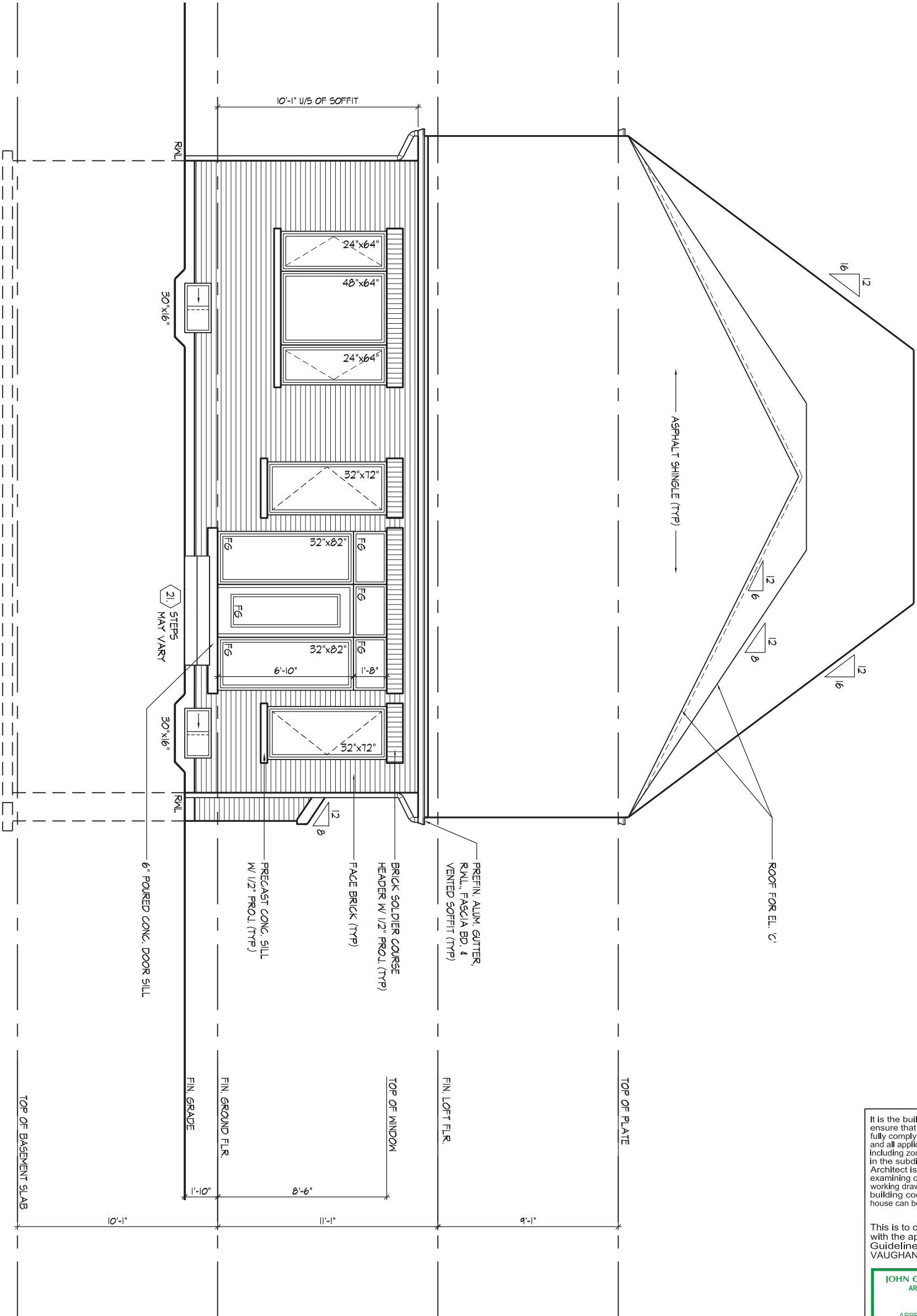
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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
REAR ELEVATION A			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	64"	16.67
1	48"	64"	18.33
2	32"	72"	26.44
2	32"	82"	30.33
1	96"	20"	10.22
2	30"	16"	4.33
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
1	DOOR	7.43	7.43
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	705.72	S.F.	
FACE AREA	65.56	S.M.	
PORTION WALL AREA	65.56	S.M.	
LIMITING DISTANCE	7.5 m		
MAX. % OPENINGS	50	%	
OPENINGS ALLOWED	352.86	S.F.	
OPENINGS PROVIDED	113.76	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
REAR ELEVATION B			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	64"	16.67
1	48"	64"	18.33
2	32"	72"	26.44
2	32"	82"	30.33
1	96"	20"	10.22
2	30"	16"	4.33
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
1	DOOR	7.43	7.43
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	705.06	S.F.	
FACE AREA	65.50	S.M.	
PORTION WALL AREA	65.50	S.M.	
LIMITING DISTANCE	7.5 m		
MAX. % OPENINGS	50	%	
OPENINGS ALLOWED	352.53	S.F.	
OPENINGS PROVIDED	113.76	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: AUG 08, 2022

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REAR ELEVATION 'A' & 'B'

UNIT 4000 - THE BRIARWOOD

REV.2022.08.05

GOLDPARK HOMES - 221081

PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By: WT Checked By: AW Scale: 3/16"=1'-0" File Number: 221081WS4000.dwg Page Number: 14 of 24

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QUALIFICATION INFORMATION

Allan Whiting 23177

NAME: Allan Whiting SIGNATURE: BCIN REGISTRATION INFORMATION: 19695

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ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION B		WINDOW / DOOR		
QUAN.	WIDTH	DEPTH	FRAME SIZE (S.F.)	
2	24"	64"	16.67	
1	48"	64"	18.33	
2	32"	72"	26.44	
2	32"	82"	30.33	
1	96"	20"	10.22	
2	30"	16"	4.33	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
1	DOOR	7.43	7.43	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING		705.06	S.F.	
FACE AREA		65.50	S.M.	
PORTION WALL AREA		705.06	S.F.	
LIMITING DISTANCE		7.5 m	%	
MAX. % OPENINGS		50	%	
OPENINGS ALLOWED		352.53	S.F.	
OPENINGS PROVIDED		113.76	S.F.	
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE				
MINUS 2" AROUND ENTIRE PERIMETER				



UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

Drawn By
WT

Checked By
AW

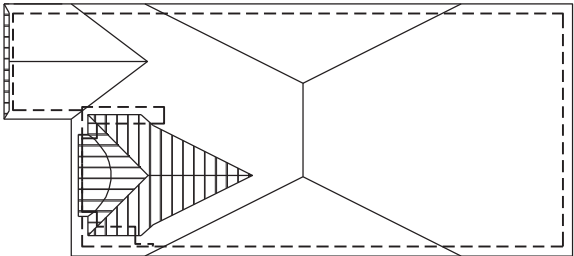
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3/16" = 1'-0"

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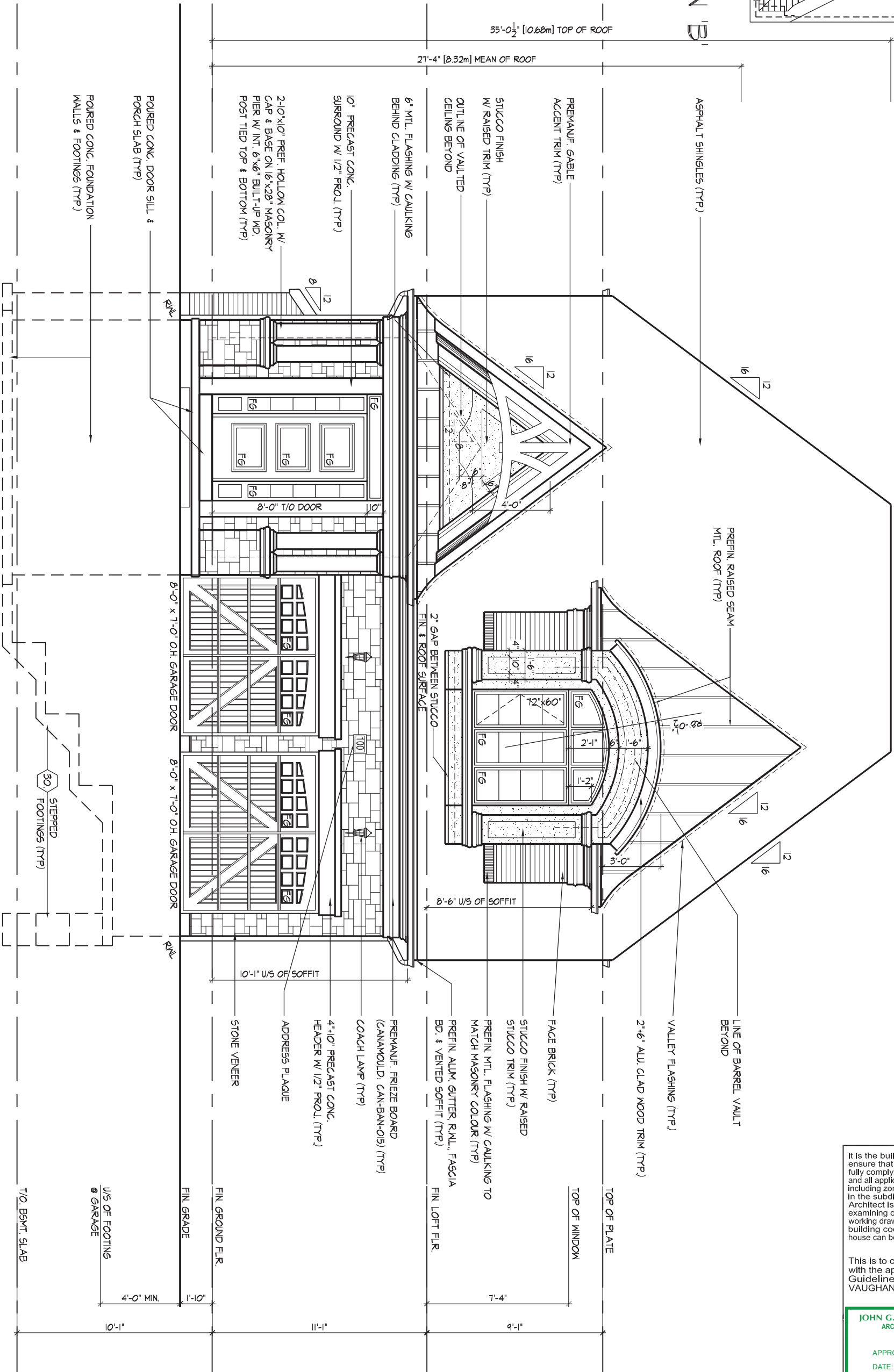
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ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE



ROOF PLAN 'B'
N.T.S.



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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: AUG 08, 2022
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FRONT ELEVATION - 'B'

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

Qualification Information
Allan Whiting 23177

NAME SIGNATURE BCIN
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT
DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By
WT

Checked By
AW

Scale
3/16"=1'-0"

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UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

File Number
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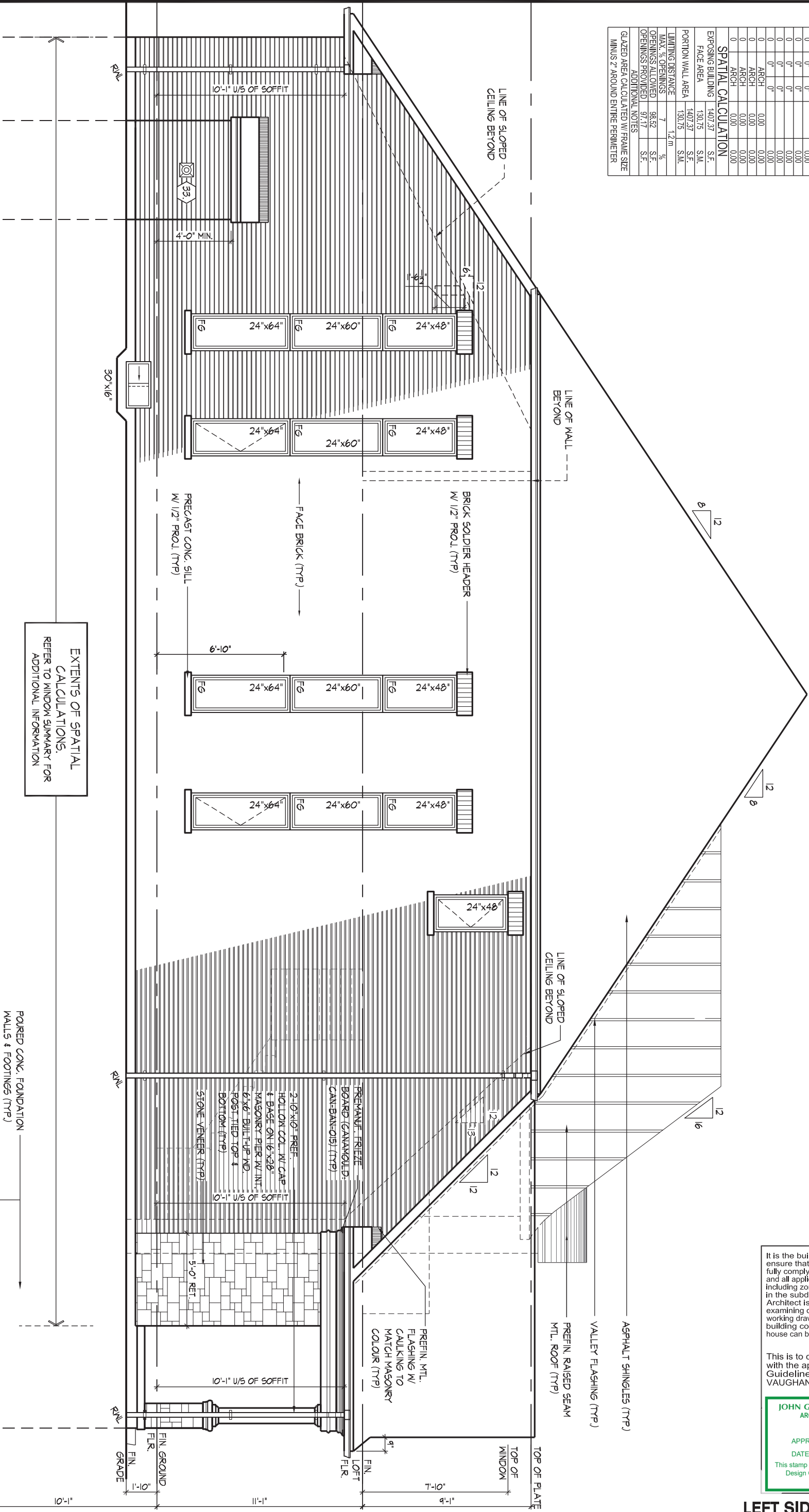
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION B			
QUAN.	WIDTH	HEIGHT	WINDOW / DOOR FRAME SIZE (S.F.)
5	24"	48"	30.56
1	30"	16"	2.17
4	24"	60"	31.11
4	24"	64"	33.33
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING		1407.37	S.F.
FACE AREA		130.75	S.F.
PORTION WALL AREA		1407.37	S.F.
		130.75	S.M.
LIMITING DISTANCE		7	1.2m
MAX. % OPENINGS		98.52	%
OPENINGS ALLOWED		97.17	S.F.
OPENINGS PROVIDED		97.17	S.F.
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



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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: AUG.08.2022

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LEFT SIDE ELEVATION - 'B'

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By WT
Checked By AW
Scale 3/16"=1'-0"

File Number
221081WS4000.dwg

Page Number
17 of 24

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QUALIFICATION INFORMATION
Allan Whiting 23177
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

ASPHALT SHINGLES (TYP.)

PREFIN. RAISED SEAM MTL. ROOF (TYP.)

16/12

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

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: 
DATE: AUG 08, 2022

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Design Guidelines only and bears no further
professional responsibility.

RIGHT SIDE ELEVATION - 'B'
UNIT 4000 - THE BRIARWOOD
 REV.2022.08.05

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

UNIT 4000 - THE BRIARWOOD
REV.2022.08.05



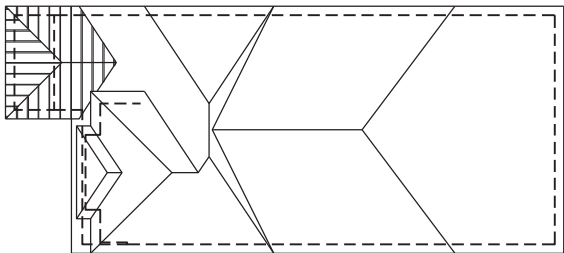
HUNT
DESIGN ASSOCIATES INC.

Drawn By	Checked By	Scale	File Number	Page Number
WT	AW	3/16"=1'-0"	221081WS4000.dwg	18 of 24
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326				

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QUALIFICATION INFORMATION		
Alan Whiting		2317
NAME	SIGNATURE	BC
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		1968

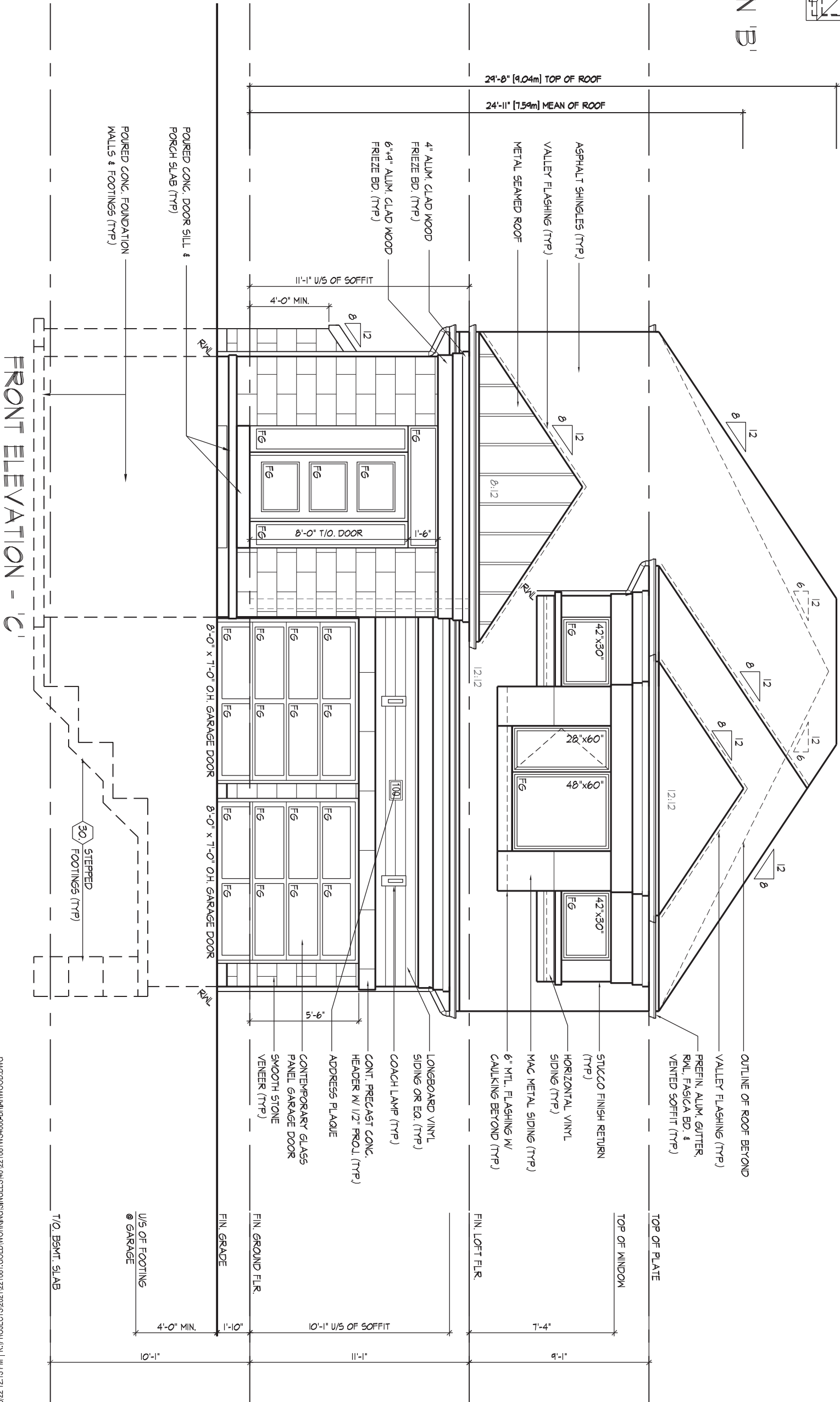
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ROOF PLAN 'B'

N.T.S.

ROOF OVERHANGS TO BE 15'
UNLESS NOTED OTHERWISE



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable 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: AUG.08, 2022

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

FRONT ELEVATION - 'C'

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

QUALIFICATION INFORMATION
Allan Whiting 23177
NAME SIGNATURE BCIN
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

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GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

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

File Number
221081WS4000.dwg

Page Number
19 of 24

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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

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GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

Drawn By	Checked By	Scale	File Number	Page Number
WT	AW	3/16"=1'-0"	221081WS4000.dwg	20 of 24
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ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

SPATIAL CALCULATION			
EXPOSING BUILDING	1367.00	S.F.	
FACE AREA	127.00	S.W.	
PORTION WALL AREA	1367.00	S.F.	
	127.00	S.W.	
LIMITING DISTANCE	1.2 m		
MAX. % OPENINGS	7	%	
OPENINGS ALLOWED	96.89	S.F.	
OPENINGS PROVIDED	60.17	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



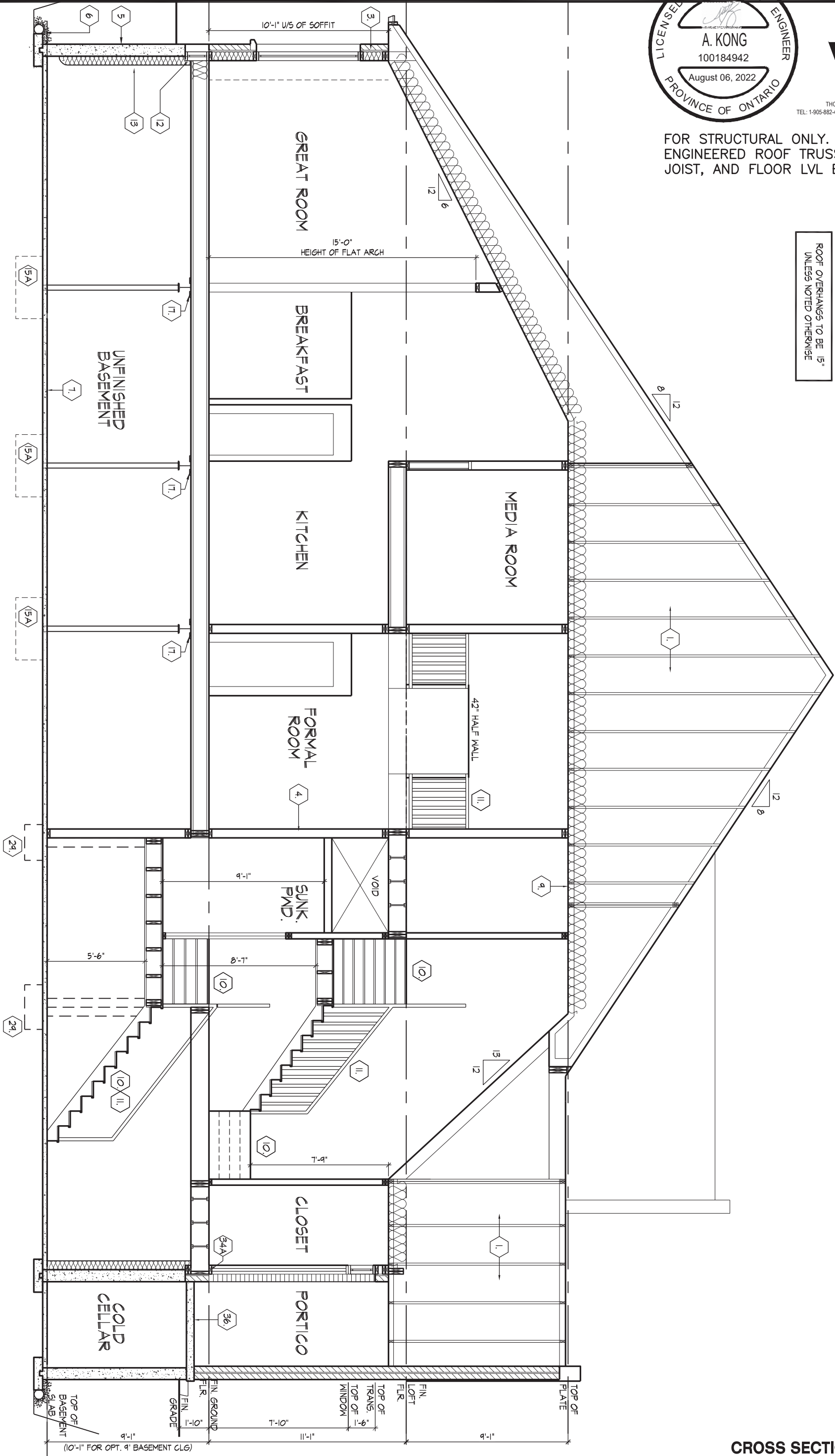


100 COMMERCE VALLEY Dr. W.
THORNHILL, ONTARIO CANADA L3T 0A1
TEL: 1-905-882-4211 FAX: 1-905-822-0055 WWW.WSP

FOR STRUCTURAL ONLY. EXCLUDING
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JOIST, AND FLOOR LVL BEAM DESIGN.

REFER TO FRONT
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NOTES & INFORMATION

ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE



CROSS SECTION 'A-A'

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

QUALIFICATION INFORMATION
NAME: Allan Whiting
REGISTRATION INFORMATION: SIGNATURE: BCIN: 23177

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GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By: WT
Checked By: AW
Scale: 3/16"=1'-0"

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UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

File Number: 221081WS4000.dwg

Page Number: 22 of 24

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cont. SECTION 1.0. CONSTRUCTION NOTES

39

TWO STOREY VOLUME SPACES

(9.23.10.1., 9.23.11., 9.23.16.)

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

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

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

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

DBL. STUD

1 HR. PARTY WALL (DOUBLE STUD)

((SB-3] WALL TYPE 'W13c')

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

40A

2 HR. FIREWALL

((SB-3] WALL TYPE 'B6e' & 'B1b')

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

41

STUCCO WALL CONSTRUCTION (2"x6")

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

41A

STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.

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

41B

STUCCO WALL @ GARAGE CONST.

STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.I.S (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)

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

42

UNSUPPORTED FOUNDATION WALLS

(9.15.4.2.)

REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)

3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)

4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)

- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL @ 6" O.C.

REINFORCING AT BASEMENT WINDOWS

2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL. EXTEND BARS 24" (610) BEYOND THE OPENING. 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING.

- BARS TO HAVE MIN. 1" (25) 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)) (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] 3.1.1.8., 9.23.4.2.)

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

46

FLAT ROOF/BALCONY CONSTRUCTION

WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x8" (38x184) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 'L' TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ.

BALCONY CONDITION

SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE. INCLUDE 2"x4" (38x89) PT. DECKING W/ 1/4" (6.4) GAPS LAID FLAT PARALLEL TO JOISTS ON 2"x4" (38x89) PT. SLEEPERS @ 12" (305) O.C. LAID FLAT PERPENDICULAR TO JOISTS

BALCONY OVER HEATED SPACE CONDITION

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

47

BARREL VAULT CONSTRUCTION

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

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

SECTION 1.1. WALL STUDS

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

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

SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS**
- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.
- 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800). (9.8.8.1.)
- 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) [3'-6" (1070) FOR ALL OTHER BUILDINGS] SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2
- 4) REFER TO TITLE PAGE FOR MAX. U-VALUE REQUIREMENTS
- 2.2. CEILING HEIGHTS**
- THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.

ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-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 SB12 - 3.1.1.12. OF THE O.B.C.
- 2.4. LUMBER**
- 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
- 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
- 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH FLUSH BUILT-UP WOOD MEMBERS.
- 6) WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE 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 350W. HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- 2.6. FLAT ARCHES**
- 1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.
- 2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.
- 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

- 2.7. ROOF OVERHANGS**
- 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305). UNLESS NOTED OTHERWISE.
- 2.8. FLASHING** (9.20.13., 9.26.4. & 9.27.3.)
- 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.
- 2.9. GRADING**
- 1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. CONFORM TO 9.14.6.
- 2.10. ULC SPECIFIED ASSEMBLIES**
- ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY 'ULC LISTED ASSEMBLY'. SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT 'SPECIFIED ULC LISTING'. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY 'ULC LISTED ASSEMBLY' IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLE A8 TO A10 AND A12, A15 & A16) FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.3.1.(1)					
2"x8" SPRUCE #2		2"x10" SPRUCE #2		2"x12" SPRUCE #2	
L1	2/2"x8" (2/38x184)	L3	2/2"x10" (2/38x235)	L5	2/2"x12" (2/38x286)
B1	3/2"x8" (3/38x184)	B3	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)
B2	4/2"x8" (4/38x184)	B4	4/2"x10" (4/38x235)	B6	4/2"x12" (4/38x286)
B7	5/2"x8" (5/38x184)	B8	5/2"x10" (5/38x235)	B9	5/2"x12" (5/38x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E (UNLESS NOTE OTHERWISE)					
1 3/4" x 9 1/2" LVL		1 3/4" x 11 7/8" LVL		1 3/4" x 14" LVL	
LVL2	1-1 3/4"x9 1/2"	LVL3	1-1 3/4"x11 7/8"	LVL10	1-1 3/4"x14"
LVL4	2-1 3/4"x9 1/2"	LVL6	2-1 3/4"x11 7/8"	LVL11	2-1 3/4"x14"
LVL5	3-1 3/4"x9 1/2"	LVL7	3-1 3/4"x11 7/8"	LVL12	3-1 3/4"x14"
LVL8	4-1 3/4"x9 1/2"	LVL9	4-1 3/4"x11 7/8"	LVL13	4-1 3/4"x14"
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9. TABLE 9.20.5.2.B.) FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)					
CODE	SIZE	BRICK		STONE	
L7	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)		7'-6" (2.30m)	
L8	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)		8'-1" (2.48m)	
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)		10'-1" (3.03m)	
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-5" (3.48m)		10'-7" (3.24m)	
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-6" (3.82m)		11'-7" (3.54m)	
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)		13'-1" (3.99m)	

3.3. DOOR SCHEDULE					
CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10					
1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)		
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)		
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)		
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)		
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)		
1E	EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)		
1F	EXTERIOR	2'-8" x 8'-0" x 1-3/4" (815 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)		
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. 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)			

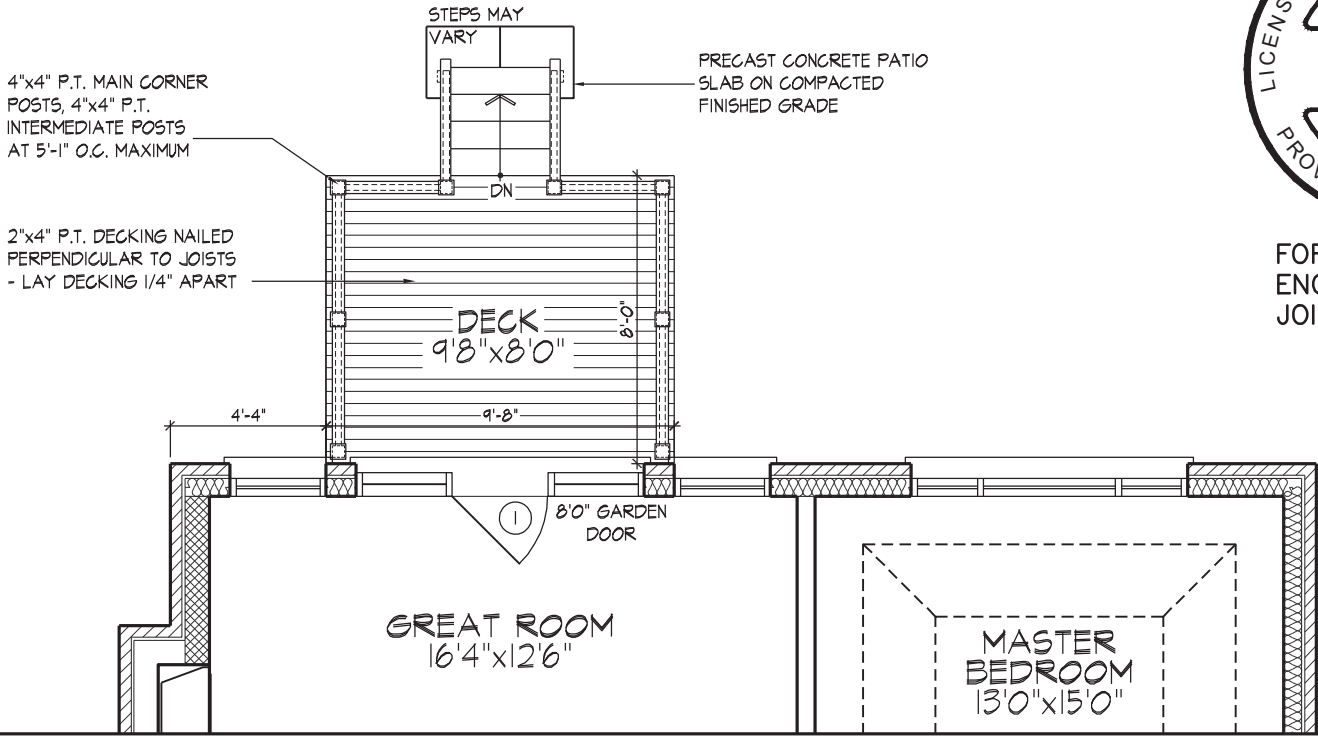
3.4. ACRONYMS			
AFF	ABOVE FINISHED FLOOR	JST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTB/A	OPEN TO BELOW/ABOVE
BBRM	BEAM BY ROOF MANUFACTURER	PL	POINT LOAD
CRF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
C/W	COMPLETE WITH	PT	PRESSURE TREATED
DJ/TJ	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	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)
	CABLE T.V. JACK		TELEPHONE JACK
	CENTRAL VACUUM OUTLET		CHANDELIER (CEILING MOUNTED)

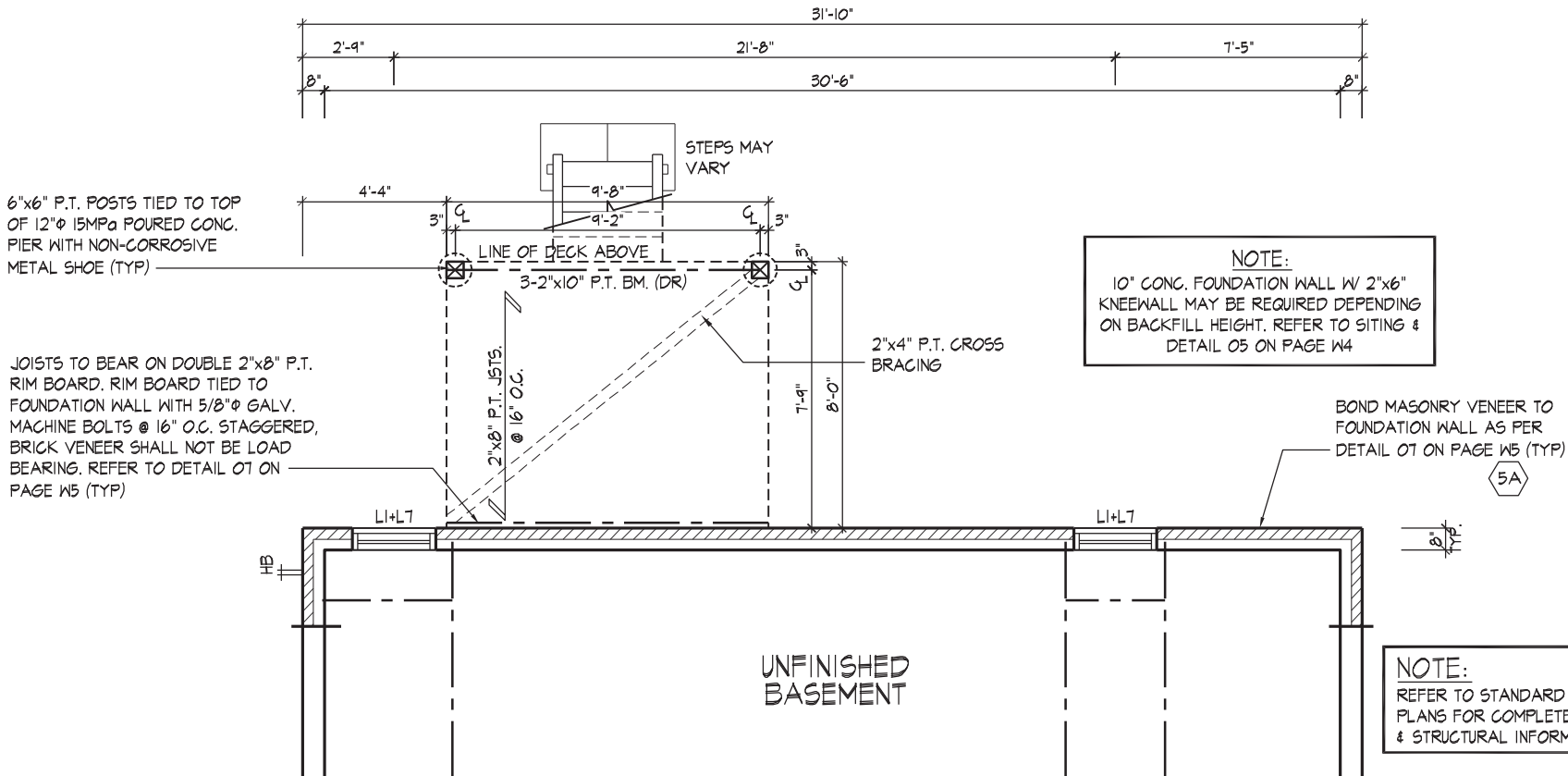
■ SA	SMOKE ALARM (9.10.19.)
PROVIDE ONE PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED 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.	



FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.



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



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



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

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A & B - W.O.D.				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
2	24"	64"		16.67
1	48"	64"		18.33
2	32"	72"		26.44
2	32"	82"		30.33
1	96"	20"		10.22
2	30"	24"		7.22
0	0"	0"		0.00
0	0"	0"		0.00
0	0"	0"		0.00
0	0"	0"		0.00
1	DOOR	7.43	7.43	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING	769.39	S.F.		
FACE AREA	71.48	S.M.		
PORTION WALL AREA	769.39	S.F.		
	71.48	S.M.		
LIMITING DISTANCE	7.5 m			
MAX. % OPENINGS	50	%		
OPENINGS ALLOWED	384.70	S.F.		
OPENINGS PROVIDED	116.65	S.F.		
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

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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: AUG 08, 2022

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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 TO BE A DESIGNER.

NAME: Allan Whiting
REGISTRATION INFORMATION: 23177
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By: WT
Checked By: AW
Scale: 3/16"=1'-0"

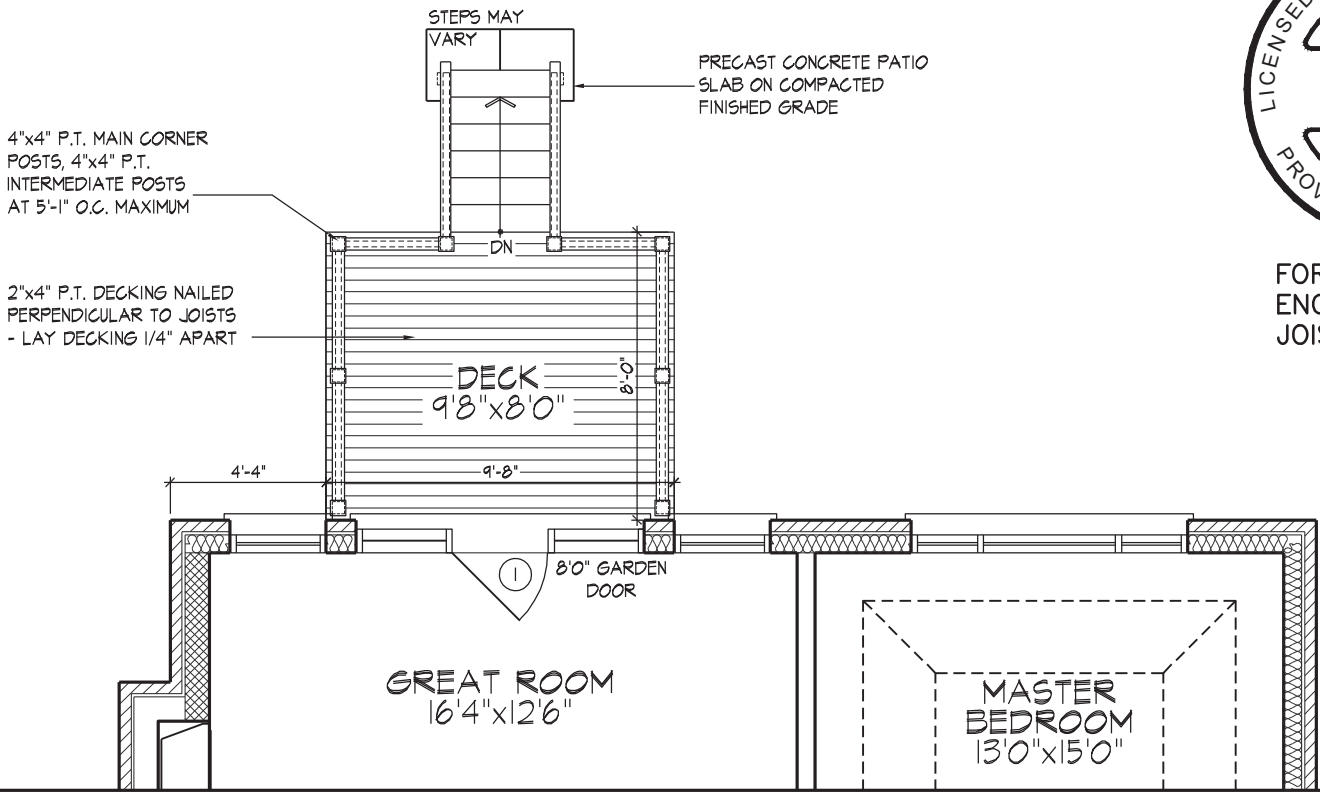
UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

File Number: 221081WS4000.dwg
Page Number: W1 of W3

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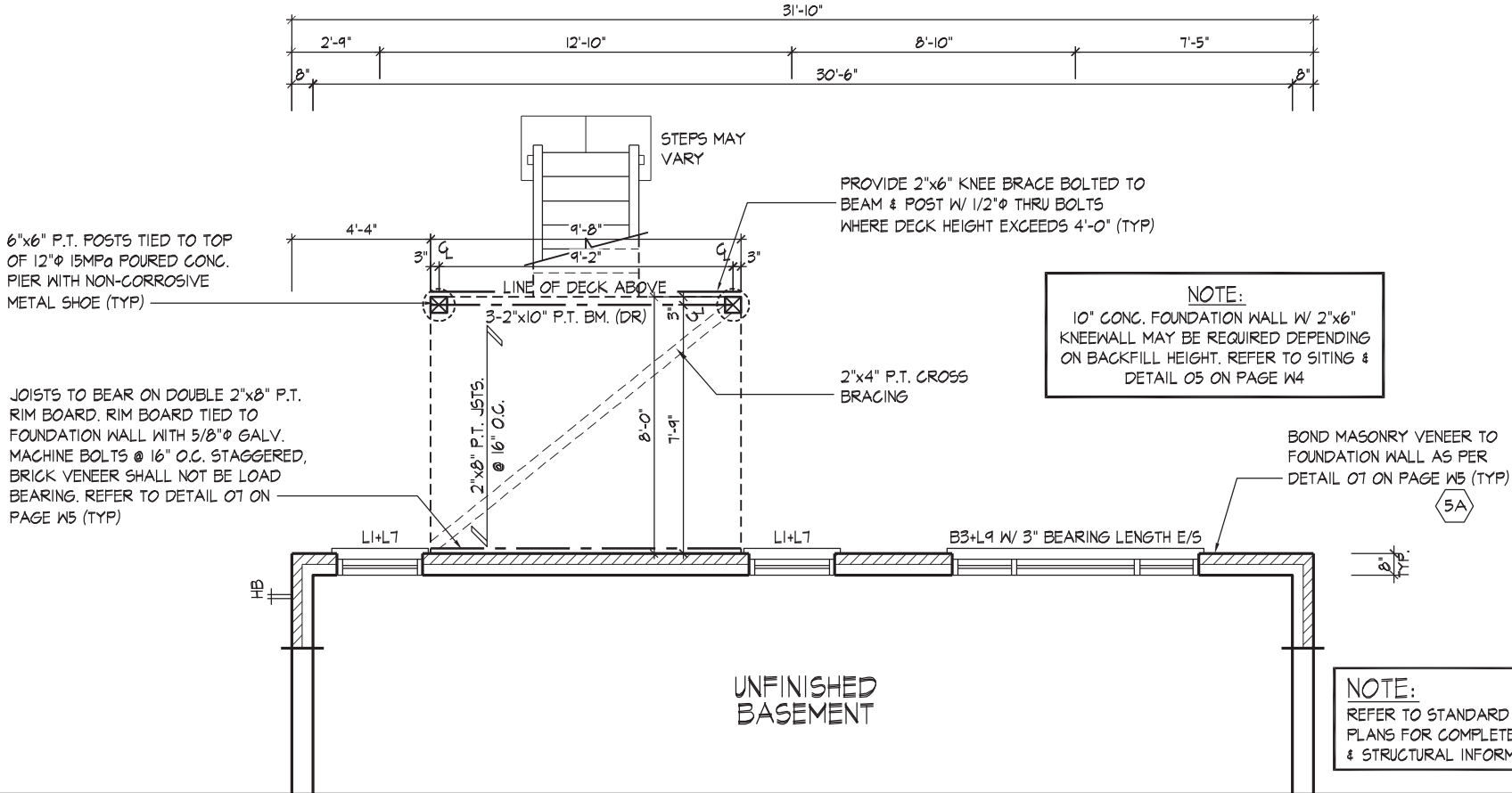


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JOIST, AND FLOOR LVL BEAM DESIGN.



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

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



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

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

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A & B - L.O.D.				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR	FRAME SIZE (S.F.)
2	24"	64"		16.67
1	48"	64"		18.33
2	32"	72"		26.44
2	32"	82"		30.33
1	96"	20"		10.22
4	24"	30"		14.44
1	48"	30"		7.94
0	0"	0"		0.00
0	0"	0"		0.00
0	0"	0"		0.00
1	DOOR	7.43		7.43
0	ARCH	0.00		0.00
0	ARCH	0.00		0.00
0	ARCH	0.00		0.00
SPATIAL CALCULATION				
EXPOSING BUILDING	814.19	S.F.		
FACE AREA	75.64	S.M.		
PORTION WALL AREA	814.19	S.F.		
	75.64	S.M.		
LIMITING DISTANCE	7.5 m			
MAX. % OPENINGS	50	%		
OPENINGS ALLOWED	407.10	S.F.		
OPENINGS PROVIDED	131.82	S.F.		
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY:
DATE: AUG 08, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

LOOK OUT DECK CONDITION

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

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 7'-0" FOR STD. AND 8'-0" FOR OPT.
9' BSMT A.F.F.

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

QUALIFICATION INFORMATION

NAME: Allan Whiting REGISTRATION INFORMATION: 23177 BCIN

HUNT DESIGN ASSOCIATES INC. 19895

HUNT DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By: WT Checked By: AW Scale: 3/16"=1'-0"

8966 Woodbine Ave, Markham, ON L3R 0J7

221081WS4000.dwg

UNIT 4000 - THE BRIARWOOD
REV.2022.08.05

File Number: 221081WS4000.dwg Page Number: W2 of W3

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FOR STRUCTURAL ONLY. EXCLUDING
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JOIST, AND FLOOR LVL BEAM DESIGN.

4"x4" P.T. MAIN CORNER
POSTS, 4"x4" P.T.
INTERMEDIATE POSTS
AT 5'-1" O.C. MAXIMUM

2"x4" P.T. DECKING NAILED
PERPENDICULAR TO JOISTS
- LAY DECKING 1/4" APART

DECK
9'8"x8'0"

GREAT ROOM
16'4"x12'6"

MASTER
BEDROOM
13'0"x15'0"

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

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

6"x6" P.T. POSTS TIED TO TOP
OF 12"φ 15MPa POURED CONC.
PIER WITH NON-CORROSIVE
METAL SHOE (TYP)

2-2"x8" P.T. WOOD BEAM BEARING ON
WOOD POSTS. TIE BEAM TO WOOD
STUDS/HEADER WITH 5/8"φ GALV. LAG
SCREWS @ 16" O.C. STAGGERED.

JOISTS HUNG ON BEAM WITH APPROVED
GALV. METAL JOISTS HANGERS @ 16" O.C.

PROVIDE 2"x6" KNEE BRACE BOLTED TO
BEAM & POST W/ 1/2"φ THRU BOLTS (TYP)

2"x4" P.T. CROSS
BRACING

3. REFER TO DETAIL
06 ON PG. W4

6"x12" POURED CONC.
PIER WALL WITH CONC.
FOOTING BELOW. REFER
TO DETAIL 9 ON PG. W6

UNFINISHED
BASEMENT

NOTE:
PROVIDE FULL HEIGHT BONDED
WALL WHERE GRADE EXCEEDS
4'-1" FOR 10" FOUNDATION WALL

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

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

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A & B - W.O.B.				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
2	24"	64"		16.67
1	48"	64"		18.33
2	32"	72"		26.44
2	32"	82"		30.33
1	96"	20"		10.22
2	32"	48"		17.11
2	24"	48"		12.22
1	48"	48"		13.44
0	0"	0"		0.00
0	0"	0"		0.00
1	DOOR		7.43	7.43
1	DOOR		22.00	22.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
SPATIAL CALCULATION				
EXPOSING BUILDING	957.73	S.F.		
FACE AREA	88.98	S.M.		
PORTION WALL AREA	957.73	S.F.		
	88.98	S.M.		
LIMITING DISTANCE	7.5 m			
MAX. % OPENINGS	50	%		
OPENINGS ALLOWED	478.87	S.F.		
OPENINGS PROVIDED	174.21	S.F.		
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: AUG 08, 2022

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WALK OUT BASEMENT CONDITION

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

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

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOWS TO BE 56" FOR
STD. AND 60" DEEP FOR OPT. 9' BSMT
TOP OF WINDOW TO BE @ 6'10" FOR STD.
AND 7'10" FOR OPT. 9' BSMT A.F.F.

21. STEPS MAY
VARY

FIN. GRADE

P.T. BEAM AS PER PLANS
TIED TO TOP OF 6"x6" P.T.
POSTS TIED TO TOP OF 12"φ
15MPa POURED CONC. PIER
WITH NON-CORROSIVE METAL
SHOE (TYP)

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

NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

23177
BCIN

HUNT
DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH.2, VAUGHAN, ON.

Drawn By
WT
Checked By
AW
Scale
3/16"=1'-0"

UNIT 4000 - THE BRIARWOOD
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W3 of W3

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