



FRONT ELEVATION 'A'



RIGHT SIDE ELEVATION 'A'

UNIT 5004-UPG-LOT 23-THE BEAUMONT

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

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

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

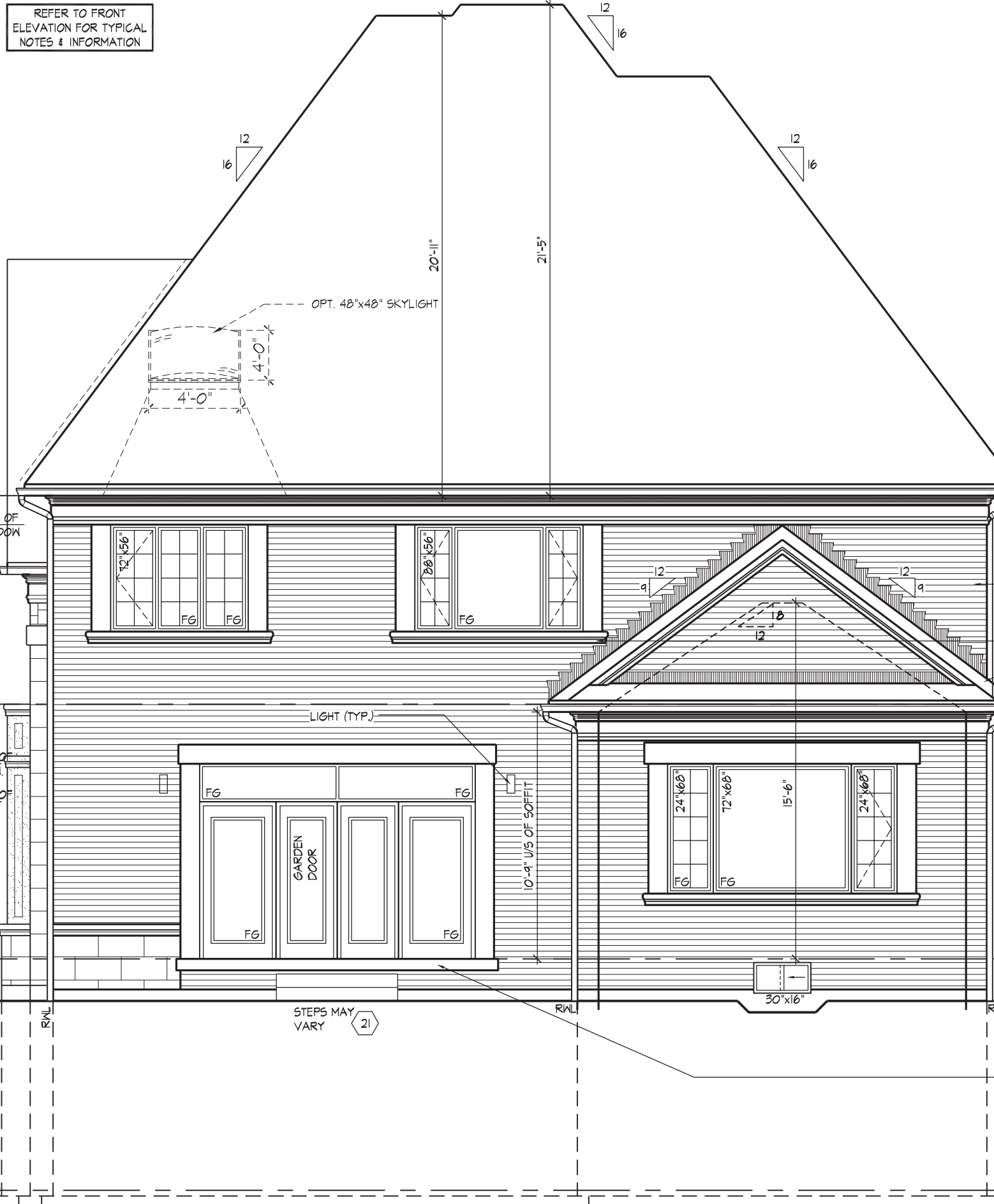
AREA CALCULATIONS	EL. 'A'
	STD. PLAN
GROUND FLOOR AREA	1964.28 sq. ft. (182.49 sq. m.)
SECOND FLOOR AREA	2170.86 sq. ft. (201.68 sq. m.)
SUBTOTAL	4135 sq. ft. (384.17 sq. m.)
DEDUCT ALL OPEN AREAS	95.58 sq. ft. (8.88 sq. m.)
TOTAL NET AREA	4040 sq. ft. (375.29 sq. m.)
FINISHED BASEMENT AREA	168.56 sq. ft. (15.66 sq. m.)
COVERAGE W/OUT PORCH	2529.52 sq. ft. (235.00 sq. m.)
COVERAGE W/ PORCH	2578.69 sq. ft. (239.57 sq. m.)
COVERAGE W/ OPT. LOGGIA	0 (0.00 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'
	STD. PLAN
GROSS WALL AREA	4752 sq. ft. (441.48 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	667.74 sq. ft. (62.04 sq. m.)
TOTAL WINDOW %	14.05 %

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, ELEV. 'A'
- 3 - GROUND FLOOR PLAN, ELEV. 'A'
- 4 - SECOND FLOOR PLAN, ELEV. 'A'
- 5 - FRONT & REAR ELEVATION 'A'
- 6 - LEFT SIDE ELEVATION 'A'
- 7 - RIGHT SIDE ELEVATION 'A'
- 8 - OPTIONAL COVERED LOGGIA
- 9 - CROSS SECTION 'A-A'
- 10 - CONSTRUCTION NOTES

8. -	-	-
7. -	-	-
6. -	-	-
5. -	-	-
4. ISSUED FOR PERMIT	-	-
3. REVISED PER STRUCT. ENG. COMMENTS	2022.08.18	WT
2. COORDINATED & REVISED AS PER TRUSS LAYOUT	2022.07.28	WT
1. ISSUED FOR CLIENT REVIEW	2022.05.13	AW
REVISIONS		DATE (YYYYMMDD) BY

REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEV. A LOT 23				
QTY	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	30"	16"	2.17	
1	72"	96"	24.56	
1	88"	68"	30.33	
2	24"	68"	17.78	
1	72"	68"	30.22	
1	30"	16"	2.17	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
1	DOOR/TRAN	110.50	110.50	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING	894.67	S.F.		
FACE AREA	83.12	S.M.		
PORTION WALL AREA	894.67	S.F.		
	83.12	S.M.		
LIMITING DISTANCE	8.0m			
MAX. % OPENINGS	56	%		
OPENINGS ALLOWED	507.02	S.F.		
OPENINGS PROVIDED	217.72	S.F.		
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

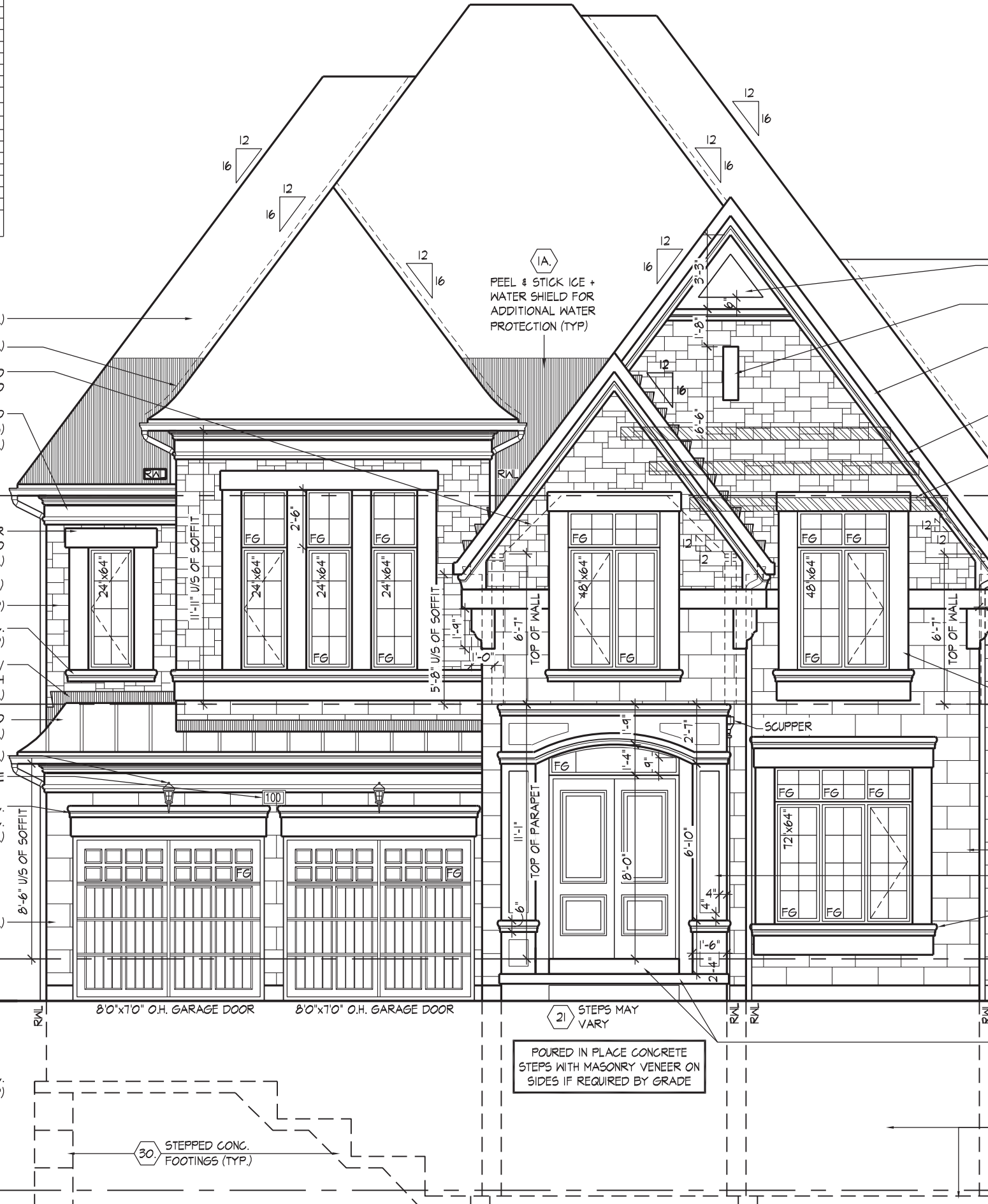


REAR ELEVATION 'A'

- ASPHALT SHINGLES (TYP)
- VALLEY FLASHING (TYP)
- OUTLINE FOR SLOPED
CEILING BEYOND
- PREMANUF. FRIEZE BOARD
(CANAMOULD, CAN-BAN-OIS)
(TYP)

- 10' PRECAST CONC. HEADER
ON PRECAST CONC. SURROUND
W/ 1/2" PROJ. (TYP)
- FACE BRICK (TYP)
- STONE VENEER (TYP)
- PROFIED PRECAST CONC.
SILL W/ 1/2" PROJ. (TYP)
- PREFIN. MTL. FLASHING W/
CAULKING TO MATCH
MASONRY COLOUR (TYP)
- PREFIN. SEAMED
METAL ROOF (TYP)
- COACH LAMP (TYP)
- ADDRESS PLAQUE

- PROFIED PRECAST CONC.
BAND ON 10' PRECAST CONC.
HEADER W/ 1/2" PROJ. (TYP)
- SMOOTH STONE VENEER (TYP)
- 6" POURED CONC.
DOOR SILL (TYP)



FRONT ELEVATION 'A'

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

- PROFIED PRECAST
CONC. ACCENT (TYP)
- 8"x28" PRECAST CONC.
IMPOST W/ 1/2" PROJ. (TYP)
- 2"x6" PREFIN. ALUM. GLAD
WOOD FASCIA BOARD (TYP)
- PREMANUF. FRIEZE BRD.
CANAMOULD CODE:
CAN-HS-014 (TYP)
- PROVIDE CANT. L12 EVERY
12" TO SUPPORT STONE
OVER SLOPED CEILING

- T/O. PLATE
T/O. TRANSOM
- PREFIN. ALUM. GUTTER,
RNL, FASCIA BOARD & T/O. WINDOW
VENTED SOFFIT (TYP)
- 10' CONT. PRECAST CONC. BAND
W/ 1/2" PROJ. (TYP)
- 10' PRECAST CONC. BAND ON
12"x21" PRECAST CONC. ACCENT
(TYP)

- 10' PRECAST CONC. HEADER
ON PRECAST CONC. SURROUND
W/ 1/2" PROJ. (TYP)
- T/O. TRANSOM
- T/O. WINDOW
- FIN. SECOND FLR.
- FIN. GROUND FLR.
- FIN. GRADE

- STUCCO FINISH (TYP)
- SMOOTH STONE VENEER (TYP)
- PRECAST CONC. PANEL (TYP)
- PROFIED PRECAST CONC. SILL ON
10' PRECAST CONC. BAND W/ 1/2"
PROJ. (TYP)
- POURED CONC.
PORCH SLAB AND
DOOR SILL (TYP)
- POURED CONC. FOUNDATION
WALL AND FOOTING (TYP)
- T/O. BASEMENT SLAB

4'-6 1/2" (126mm) TOP OF ROOF
30'-0 1/2" (914mm) MEAN OF ROOF

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: [Signature]
DATE: AUG 25, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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
Alban Whiting
NAME
SIGNATURE
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19995

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

GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ONT.
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326
Drawn By JMc
Checked By AW
Scale 3/16"=1'-0"
File Number 221081WS5004UPGLot23
Page Number 5 of 10

FRONT & REAR ELEVATION 'A'

5004-LOT 23-BEAUMONT
REV.2022.08.18



WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
UPGRADED RIGHT SIDE ELEV A				
QTY	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
4	28"	18"	9.33	
1	84"	18"	7.78	
2	28"	84"	20.00	
1	96"	18"	8.94	
1	96"	84"	38.33	
2	28"	40"	12.00	
2	28"	68"	21.33	
3	30"	16"	6.50	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	ARCH		0.00	
0	ARCH		0.00	
0	ARCH		0.00	
0	ARCH		0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING	1466.65	S.F.		
FACE AREA	136.26	S.M.		
PORTION WALL AREA	1466.65	S.F.		
PORTION WALL AREA	136.26	S.M.		
LIMITING DISTANCE	7.5	m		
MAX. % OPENINGS	50	%		
OPENINGS ALLOWED	733.33	S.F.		
OPENINGS PROVIDED	124.22	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

T/O PLATE
T/O WINDOW
9'-1"
1'-10"
FIN SECOND FLOOR
TOP OF WINDOW
11'-1"
8'-6"
STUCCO FINISH (TYP.)
10" PRECAST CONG. HEADER ON PRECAST CONG. SURROUND W/ 1/2" PROJ. (TYP.)
FACE BRICK (TYP.)
CONT. PROFILED PRECAST CONG. SILL BAND W/ 1/2" PROJ. (TYP.)
FIN GROUND FLOOR
FIN GRADE
10'-1"
T/O BASEMENT SLAB

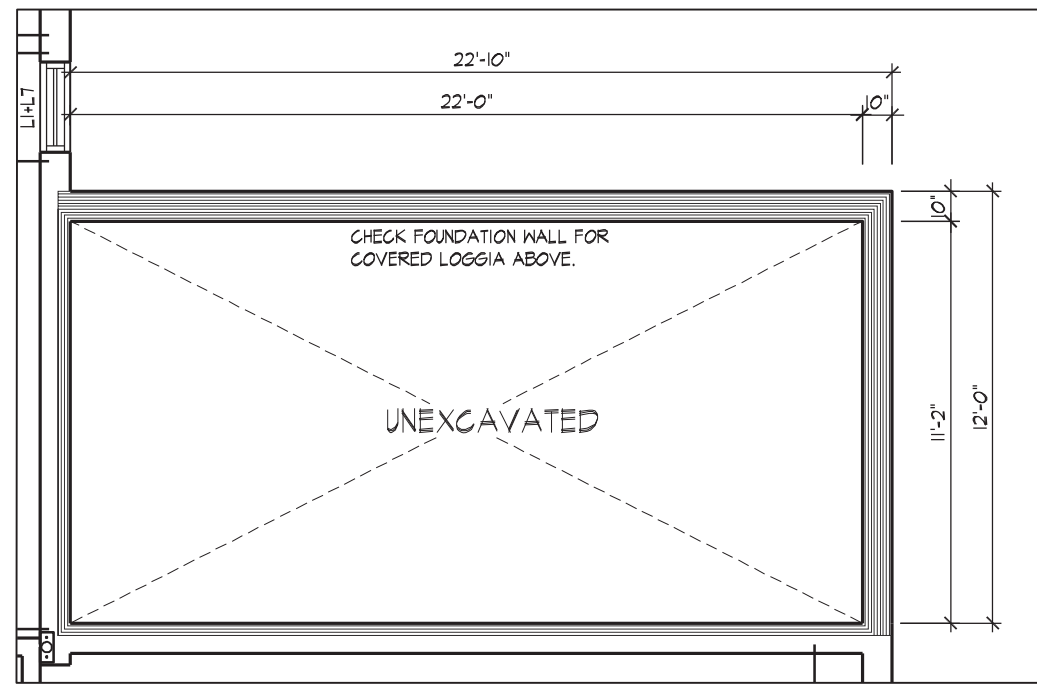
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JOHN G. WILLIAMS LTD., ARCHITECT
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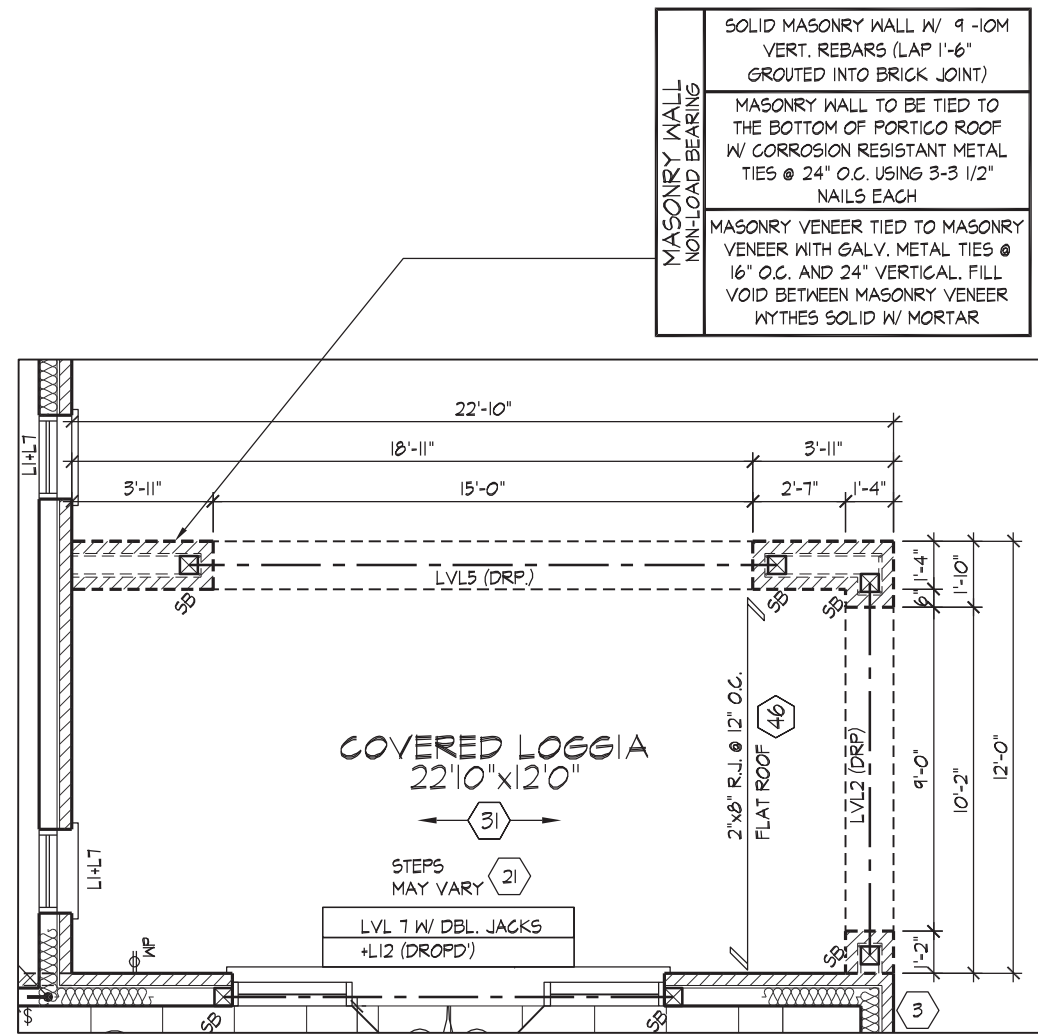
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Alvin Whiting
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SIGNATURE
BCN
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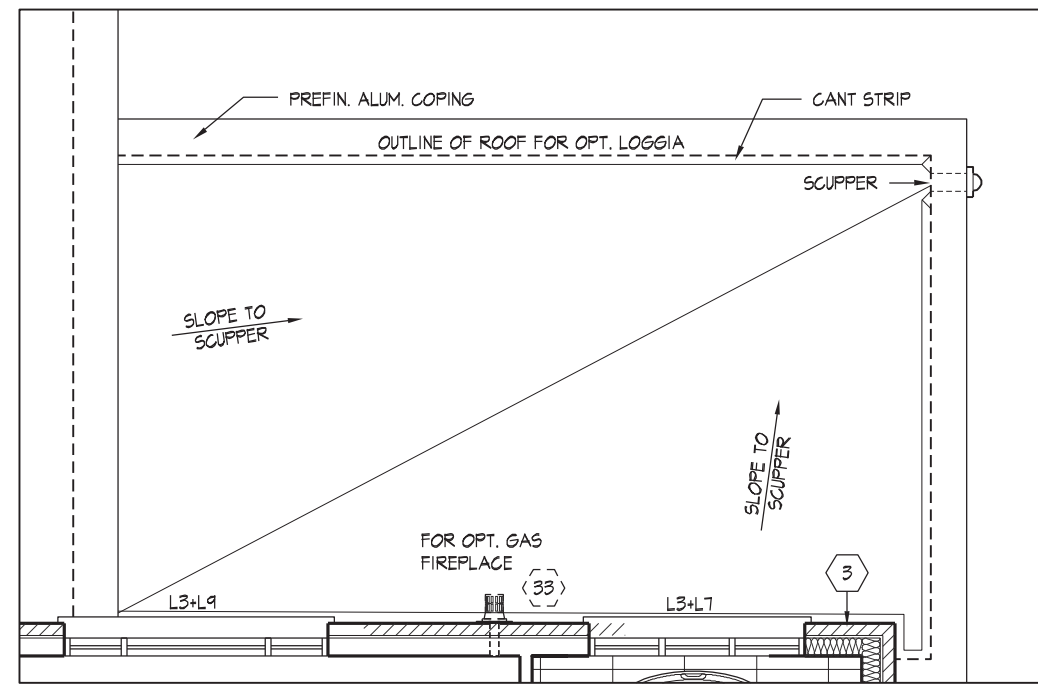
GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ONT.
5004-LOT 23-BEAUMONT
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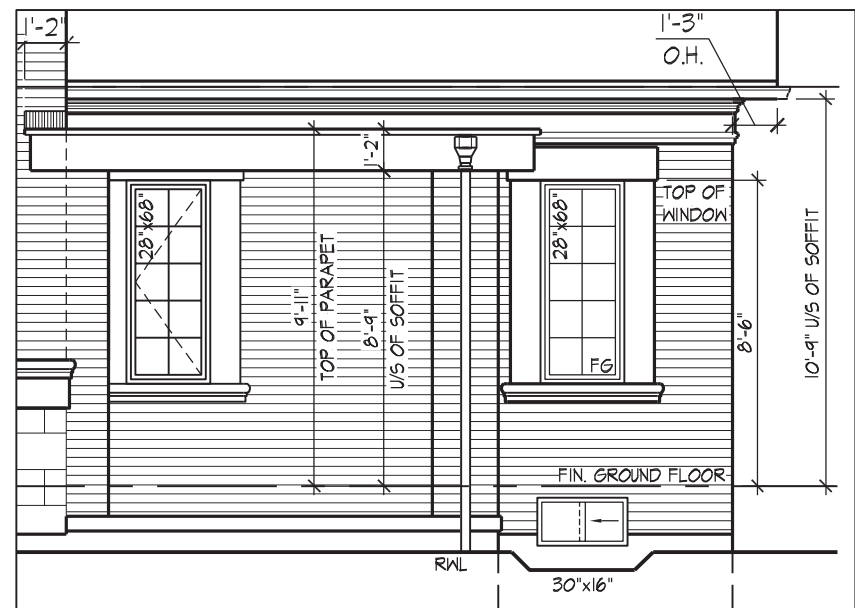
PARTIAL BASEMENT PLAN ELEV. 'A'
(OPT. COVERED LOGGIA)



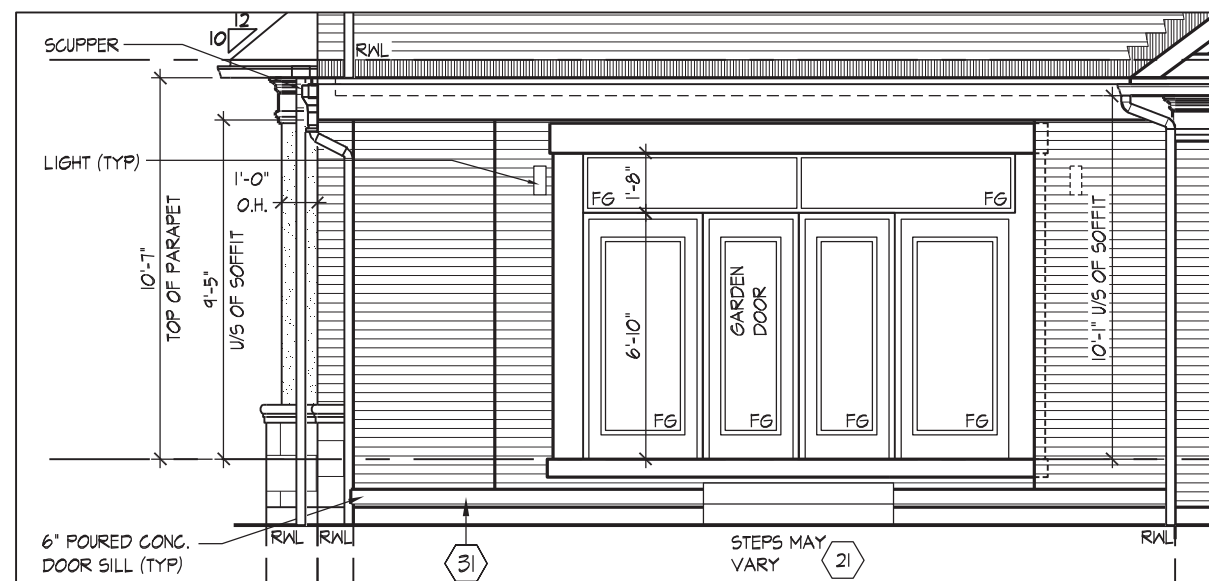
PARTIAL GROUND FLOOR PLAN ELEV. 'A'
(OPT. COVERED LOGGIA)



PARTIAL SECOND FLOOR PLAN ELEV. 'A'
(OPT. COVERED LOGGIA)



PARTIAL RIGHT SIDE ELEVATION 'A'
(OPT. COVERED LOGGIA)



PARTIAL REAR ELEVATION 'A'
(OPT. COVERED LOGGIA)

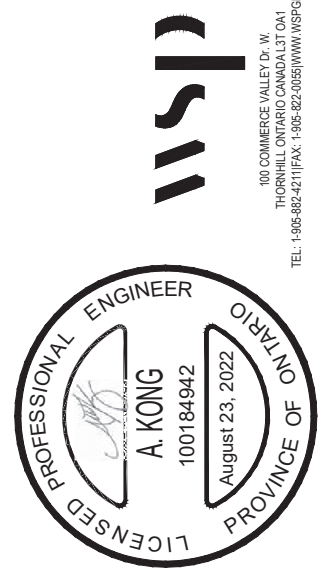
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: AUG 25, 2022

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



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

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
Name:
Registration Number: 23177

NAME: ALLEN WHITING
REGISTRATION INFORMATION: BCIN
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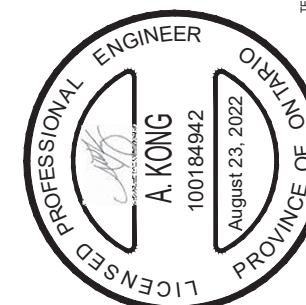
GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ONT.

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

8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

OPTIONAL COVERED LOGGIA
5004-LOT 23-BEAUMONT
REV.2022.08.18

File Number: 221081WS004UPGLot23
Page Number: 8 of 10



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JOIST, AND FLOOR LVL BEAM DESIGN.

HUNT
REGION ASSOCIATES INC.

GOLDPARK HOMES - 221081 5004-LOT 23-BEAUMONT
PINE VALLEY PH2, VAUGHAN ONT. REV.2022.08.18

081 5004-LOT 23-BEAUMONT
T. REV.2022.08.18

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JMc	AW	3/16"=1'-0"	221081WS5004UPGLot23	9 of 10
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326				

SECTION 1.0. CONSTRUCTION NOTES

- 1** **ROOF CONSTRUCTION** (9.1.9, 9.2.3.1.3, 9.2.3.1.5)
NO. 210 (1025 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH NAIL CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 2'-1" (610) 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, RAIL, & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OR REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE. EAVESTROUGH TO BE 4" MIN. WITH RIM, DISCHARGING ONTO CONCRETE SPLASH PROOF OR POND. INS. 3/8" (9.5) GRADE SHEATHING ON EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RWL.
- 1A** **ICE AND WATER SHEILD**
PROVIDE ICE AND WATER SHEILD IN THE AREAS INDICATED. THE ICE AND WATER SHEILD SHALL BE A SELF-ADHERING AND SELF-SEALING MEMBRANE. SIZE 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** **PROFILLED ROOF TRUSSES**
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFERTRAY CEILINGS, ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2** **SIDING WALL CONSTRUCTION (2"x6")**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (2"x6") GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.2.3.1.6.3.1.1) (REFER TO 35 NOTE AS REQ.)
- 2A** **SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.2.7.3. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL POLYETHYLENE AIRVAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (2"x6") GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.2.3.1.6.3.1.1) (REFER TO 35 NOTE AS REQ.)
- 2B** **SIDING WALL @ GARAGE CONSTRUCTION**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.2.3.1.6.3.1.1) (REFER TO 35 NOTE AS REQ.)
- 3** **BRICK VENEER WALL CONSTRUCTION (2"x6")**
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x3/32" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2"x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, INSULATION, AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) BEHIND BUILDING PAPER (9.2.0.13.6) (REFER TO 35 NOTE AS REQUIRED)
- 3A** **BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION**
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x3/32" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2"x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, INSULATION, AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (152) OVER RIGID INSULATION (9.2.0.13.6) (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"x7/8"x3/32" (22x180x.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 2"x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & 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 (9.2.0.13.6) (REFER TO 35 NOTE AS REQ.)
- 4** **INTERIOR STUD PARTITIONS** (9.2.3.9.8, 9.2.3.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (400) O.C. FOR 2 STOREY AND 1/2" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. HORIZ. 2"x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.2.0.3. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, 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 @ 9'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS. GUARDS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A** **EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING**
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.2.3.1)
- 4B** **EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION**
APPROVED AIRWATER BARRIER AS PER O.B.C. 9.2.7.3. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.2.3.1.0.1) & SECTION 1.1, INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.2.3.1)
- 5** **FOUNDATION WALL/FOOTINGS**
POURED CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS KEYED CONCRETE FOOTING. FOUNDATION WALLS SHALL EXTEND NOT LESS THAN 6" (150) ABOVE FINISHED GRADE, THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2" BELOW GRADE. PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL. SEAL THE DRAINAGE LAYER AT THE TOP, THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 14' (4000) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1) (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZES). BASE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 125KPA S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125KPA S.L.S. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT. REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4. FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1)
- UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.1)
- | MAX. HEIGHT FROM FIN. SLAB TO GRADE | AT TOP | | SUPPORTED AT TOP | |
|-------------------------------------|-----------------|-----------------|------------------|-----------------|
| | UNSUPPORTED | SUPPORTED | UNSUPPORTED | SUPPORTED |
| 0'-0" to 2'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 2'-0" to 3'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 3'-0" to 4'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 4'-0" to 5'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 5'-0" to 6'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 6'-0" to 7'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 7'-0" to 8'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 8'-0" to 9'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 9'-0" to 10'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 10'-0" to 11'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 11'-0" to 12'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 12'-0" to 13'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 13'-0" to 14'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 14'-0" to 15'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 15'-0" to 16'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 16'-0" to 17'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 17'-0" to 18'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 18'-0" to 19'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 19'-0" to 20'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 20'-0" to 21'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 21'-0" to 22'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 22'-0" to 23'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 23'-0" to 24'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 24'-0" to 25'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 25'-0" to 26'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 26'-0" to 27'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 27'-0" to 28'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 28'-0" to 29'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 29'-0" to 30'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 30'-0" to 31'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 31'-0" to 32'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 32'-0" to 33'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 33'-0" to 34'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 34'-0" to 35'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 35'-0" to 36'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 36'-0" to 37'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 37'-0" to 38'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 38'-0" to 39'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 39'-0" to 40'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 40'-0" to 41'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 41'-0" to 42'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 42'-0" to 43'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 43'-0" to 44'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 44'-0" to 45'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 45'-0" to 46'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 46'-0" to 47'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 47'-0" to 48'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 48'-0" to 49'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 49'-0" to 50'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 50'-0" to 51'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 51'-0" to 52'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 52'-0" to 53'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 53'-0" to 54'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 54'-0" to 55'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 55'-0" to 56'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 56'-0" to 57'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 57'-0" to 58'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 58'-0" to 59'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 59'-0" to 60'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 60'-0" to 61'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 61'-0" to 62'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 62'-0" to 63'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 63'-0" to 64'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 64'-0" to 65'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 65'-0" to 66'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 66'-0" to 67'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 67'-0" to 68'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 68'-0" to 69'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 69'-0" to 70'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 70'-0" to 71'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 71'-0" to 72'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 72'-0" to 73'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 73'-0" to 74'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 74'-0" to 75'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 75'-0" to 76'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 76'-0" to 77'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 77'-0" to 78'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 78'-0" to 79'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 79'-0" to 80'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 80'-0" to 81'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 81'-0" to 82'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 82'-0" to 83'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 83'-0" to 84'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 84'-0" to 85'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 85'-0" to 86'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 86'-0" to 87'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 87'-0" to 88'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 88'-0" to 89'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 89'-0" to 90'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 90'-0" to 91'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 91'-0" to 92'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 92'-0" to 93'-0" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" | 12" x 12" x 12" |
| 93'-0" | | | | |