



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'

UNIT 4205 - 'THE BROADVIEW'

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 * 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 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

	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'C'	EL. 'C'
	STD. PLAN	OPT. PLAN	STD. PLAN	OPT. PLAN	STD. PLAN	OPT. PLAN
GROUND FLOOR AREA	1547 sq. ft.	1547sq. ft.	1547 sq. ft.	1547 sq. ft.	1547 sq. ft.	1547 sq. ft.
SECOND FLOOR AREA	1844 sq. ft.	1844 sq. ft.	1851 sq. ft.	1851 sq. ft.	1869 sq. ft.	1869 sq. ft.
SUBTOTAL	3391 sq. ft.	3391 sq. ft.	3398 sq. ft.	3398 sq. ft.	3416 sq. ft.	3416 sq. ft.
DEDUCT ALL OPEN AREAS	111 sq. ft.	111 sq. ft.	111 sq. ft.	111 sq. ft.	111 sq. ft.	111 sq. ft.
TOTAL NET AREA	3280 sq. ft. (304.72 sq. m.)	3280 sq. ft. (304.72 sq. m.)	3287 sq. ft. (305.37 sq. m.)	3287 sq. ft. (305.37 sq. m.)	3305 sq. ft. (307.04 sq. m.)	3305 sq. ft. (307.04 sq. m.)
FINISHED BASEMENT AREA	139 sq. ft.	133 sq. ft.	139 sq. ft.	133 sq. ft.	139 sq. ft.	133 sq. ft.
COVERAGE W/OUT PORCH	1953 sq. ft. (181.44 sq. m.)		1953 sq. ft. (181.44 sq. m.)		1953 sq. ft. (181.44 sq. m.)	
COVERAGE W/ PORCH	2016 sq. ft. (187.29 sq. m.)		2016 sq. ft. (187.29 sq. m.)		2016 sq. ft. (187.29 sq. m.)	
WINDOW / WALL AREA CALCULATIONS	EL. 'A' STD. PLAN 4317.05 sq. ft.	EL. 'A' OPT. PLAN 4350.81 sq. ft.	EL. 'B' STD. PLAN 4330.64 sq. ft.	EL. 'B' OPT. PLAN 4330.64 sq. ft.	EL. 'C' STD. PLAN 4300.39 sq. ft.	EL. 'C' OPT. PLAN 4300.39 sq. ft.
GROSS WALL AREA	(401.07 sq. m.)	(404.20 sq. m.)	(402.33 sq. m.)	(402.33 sq. m.)	(399.52 sq. m.)	(399.52 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	474.31 sq. ft. (44.06 sq. m.)	477.65 sq. ft. (44.38 sq. m.)	450.78 sq. ft. (41.88 sq. m.)	454.11 sq. ft. (42.19 sq. m.)	580.45 sq. ft. (53.93 sq. m.)	559.62 sq. ft. (51.99 sq. m.)
TOTAL WINDOW %	10.99 %	10.98 %	10.41 %	10.49 %	13.50 %	13.01 %

- 1 - TITLE PAGE
2 - BASEMENT PLAN, ELEV. 'A' & 'B'
3 - GROUND FLOOR PLAN, ELEV. 'A'
4 - OPT. GROUND FLOOR PLAN, ELEV. 'A'
5 - SECOND FLOOR PLAN, ELEV. 'A'
6 - OPT. SECOND FLOOR PLAN, ELEV. 'A'
7 - PARTIAL FLOOR PLANS, ELEV. 'B'
8 - PARTIAL FLOOR PLANS, ELEV. 'C'
9 - PARTIAL FLOOR PLANS, ELEV. 'C'
10 - FRONT ELEVATION, ELEV 'A'
11 - LEFT SIDE ELEVATION 'A'
12 - LEFT SIDE ELEVATION 'A' - OPT. 5 BEDROOM PLAN
13 - RIGHT SIDE ELEVATION 'A'
14 - REAR ELEVATION 'A', 'B' & 'C'
15 - REAR UPGRADE ELEVATION 'B' & 'C'
16 - FRONT ELEVATION 'B'
17 - LEFT SIDE ELEVATION 'B'
18 - LEFT SIDE ELEVATION 'B' - OPT. 5 BEDROOM PLAN
19 - RIGHT SIDE ELEVATION 'B'
20 - FRONT ELEVATION 'C'
21 - LEFT SIDE ELEVATION 'C'
22 - LEFT SIDE ELEVATION 'C' - OPT. 5 BEDROOM PLAN
23 - RIGHT SIDE ELEVATION 'C'
24 - CROSS SECTION 'A-A'
25 - CONSTRUCTION NOTES
26 - CONSTRUCTION NOTES
W1 - WALK OUT DECK CONDITION
W2 - LOOK OUT DECK CONDITION
W3 - WALK OUT BASEMENT CONDITION

WINDOW / WALL AREA CALCULATIONS	EL. 'A'-W.O.D. STD. PLAN 4382 sq. ft.	EL. 'B'-W.O.D. STD. PLAN 4361.87 sq. ft.	EL. 'C'-W.O.D. STD. PLAN 4331.62 sq. ft.	EL. 'A'-W.O.D. OPT. PLAN 4382.03 sq. ft.	EL. 'B'-W.O.D. OPT. PLAN 4361.87 sq. ft.	EL. 'C'-W.O.D. OPT. PLAN 4331.62 sq. ft.
GROSS WALL AREA	(407.10 sq. m.)	(405.23 sq. m.)	(402.42 sq. m.)	(407.10 sq. m.)	(405.23 sq. m.)	(402.42 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	469.31 sq. ft. (43.60 sq. m.)	445.78 sq. ft. (41.41 sq. m.)	575.45 sq. ft. (53.46 sq. m.)	472.65 sq. ft. (43.91 sq. m.)	449.11 sq. ft. (41.72 sq. m.)	554.62 sq. ft. (51.53 sq. m.)
TOTAL WINDOW %	10.71 %	10.22 %	13.28 %	10.79 %	10.30 %	12.80 %
WINDOW / WALL AREA CALCULATIONS	EL. 'A'-L.O.D. STD. PLAN 4469.85 sq. ft.	EL. 'B'-L.O.D. STD. PLAN 4449.68 sq. ft.	EL. 'C'-L.O.D. STD. PLAN 4419.43 sq. ft.	EL. 'A'-L.O.D. OPT. PLAN 4469.85 sq. ft.	EL. 'B'-L.O.D. OPT. PLAN 4449.68 sq. ft.	EL. 'C'-L.O.D. OPT. PLAN 4419.43 sq. ft.
GROSS WALL AREA	(415.26 sq. m.)	(413.39 sq. m.)	(410.58 sq. m.)	(415.26 sq. m.)	(413.39 sq. m.)	(410.58 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	487.65 sq. ft. (45.30 sq. m.)	464.11 sq. ft. (43.12 sq. m.)	593.78 sq. ft. (55.16 sq. m.)	490.98 sq. ft. (45.61 sq. m.)	467.44 sq. ft. (43.43 sq. m.)	572.95 sq. ft. (53.23 sq. m.)
TOTAL WINDOW %	10.91 %	10.43 %	13.44 %	10.98 %	10.51 %	12.96 %
WINDOW / WALL AREA CALCULATIONS	EL. 'A'-W.O.B. STD. PLAN 4713.8 sq. ft.	EL. 'B'-W.O.B. STD. PLAN 4693.60 sq. ft.	EL. 'C'-W.O.B. STD. PLAN 4663.35 sq. ft.	EL. 'A'-W.O.B. OPT. PLAN 4713.77 sq. ft.	EL. 'B'-W.O.B. OPT. PLAN 4693.6 sq. ft.	EL. 'C'-W.O.B. OPT. PLAN 4663.35 sq. ft.
GROSS WALL AREA	(437.93 sq. m.)	(436.05 sq. m.)	(433.24 sq. m.)	(437.92 sq. m.)	(436.05 sq. m.)	(433.24 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	565.54 sq. ft. (52.54 sq. m.)	542.00 sq. ft. (50.35 sq. m.)	671.68 sq. ft. (62.40 sq. m.)	568.87 sq. ft. (52.85 sq. m.)	545.34 sq. ft. (50.66 sq. m.)	650.84 sq. ft. (60.47 sq. m.)
TOTAL WINDOW %	12.00 %	11.55 %	14.40 %	12.07 %	11.62 %	13.96 %

7. -	-	-
6. -	-	-
5. -	-	-
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3. -	-	-
2. REVISED AS PER STRUCTURAL COMMENTS & ISSUED FOR PERMIT	2022/05/16	WT
1. REVISED TO STANDARD 9FT BSMT & UPDATED CONSTRUCTION NOTES	2022/03/25	WT
REVISIONS	DATE (YYYY/MM/DD)	BY

TITLE PAGE

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QUALIFICATION INFORMATION
Allan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.


SIGNATURE

23177
BCIN


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DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

File Number
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QUALIFICATION INFORMATION

Alan Whiting

NAME
REGISTRATION INFORMATION

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Signature

23177

BCIN

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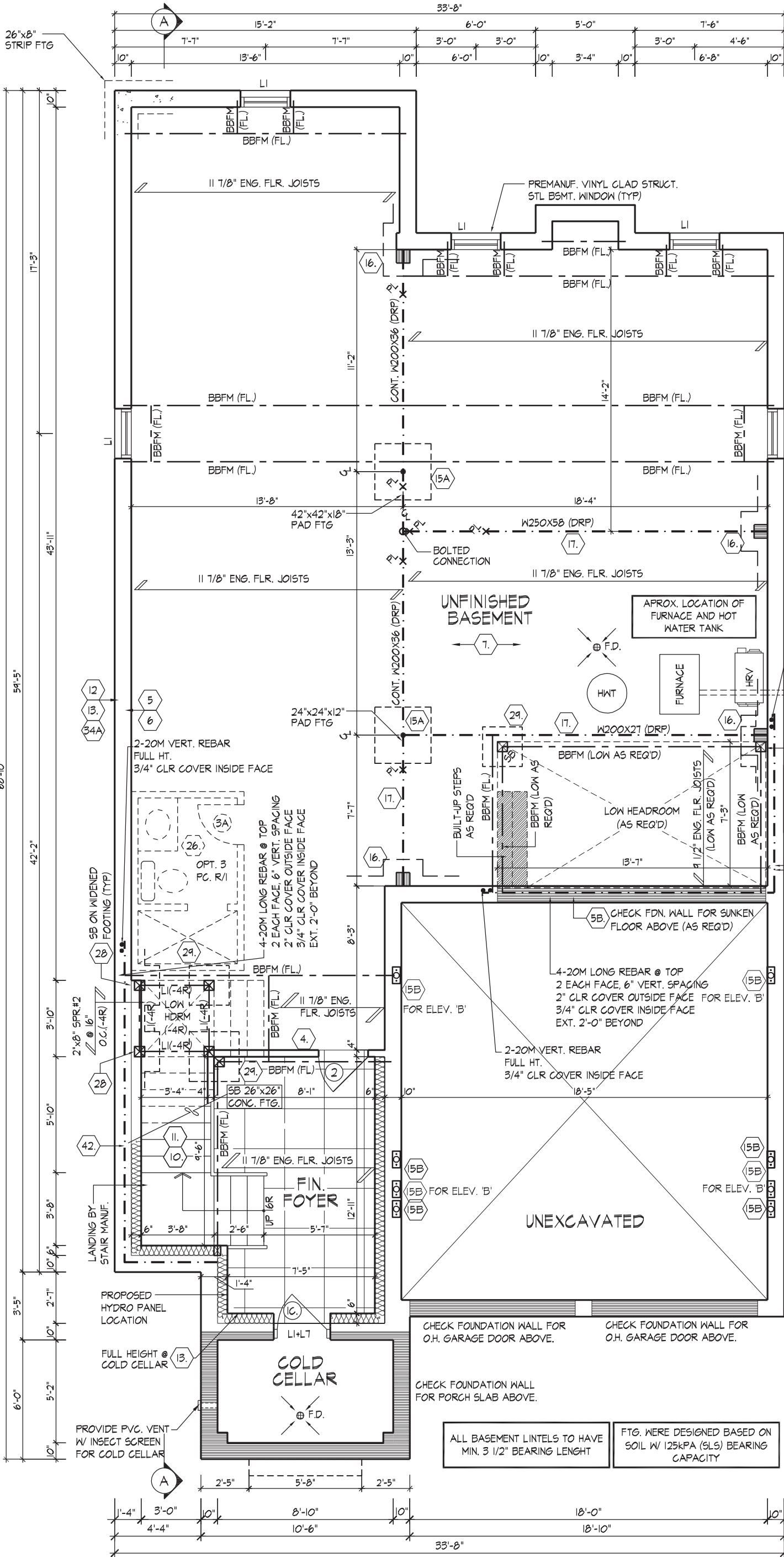
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BASEMENT PLAN, ELEV. 'A' & 'B'

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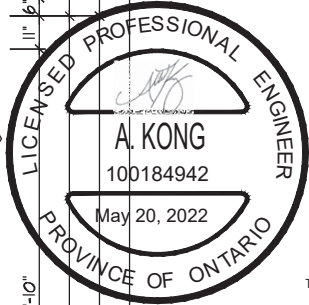
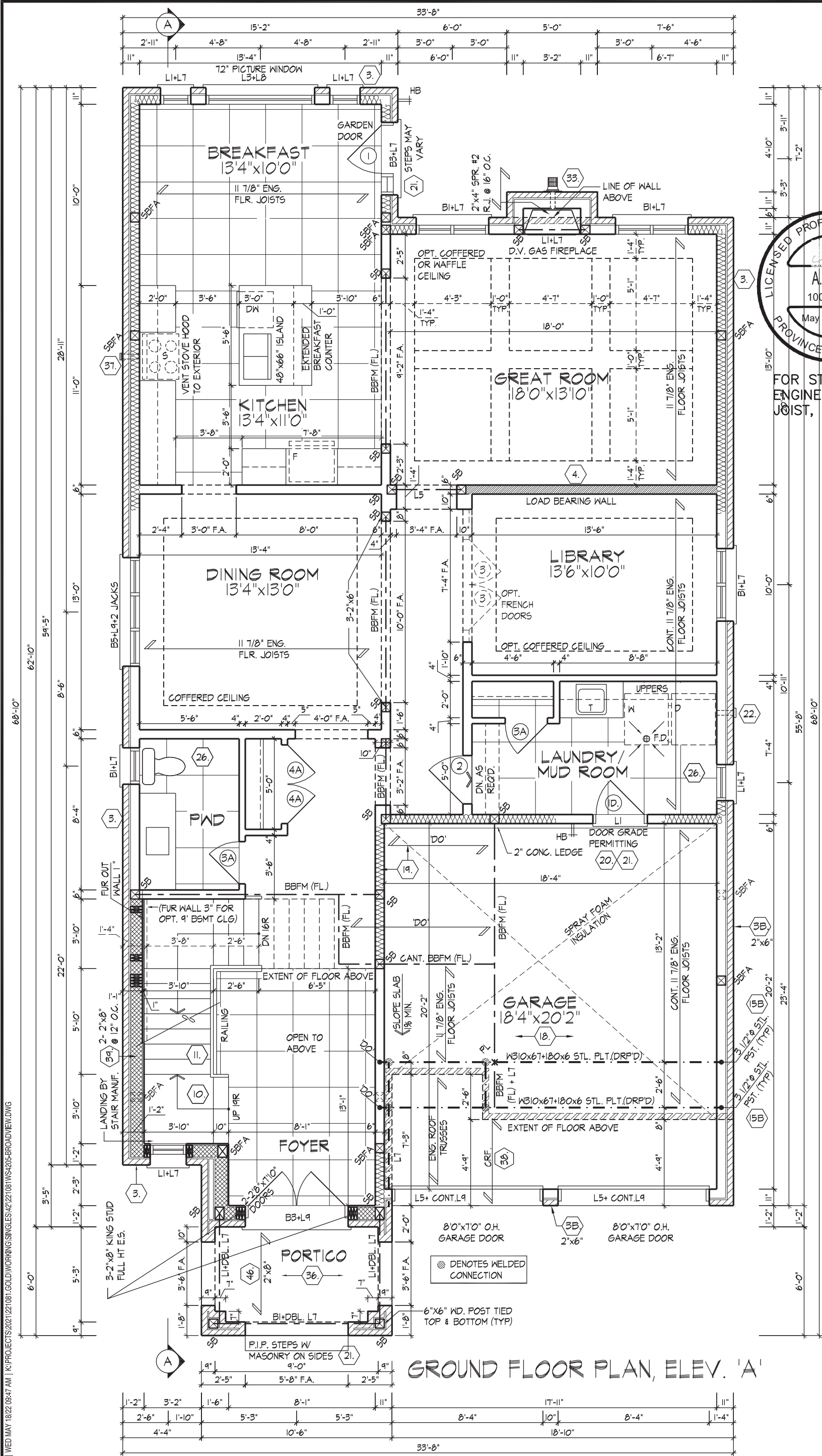
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DATE: MAY 27, 2022
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SPACE ALL FLOOR JOISTS @
12" O.C. UNDER ALL CERAMIC
TILE AREAS.

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

BASEMENT PLAN, ELEV. 'A' & 'B'



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MASONRY WALL NON-LOAD BEARING		
SOLID MASONRY WALL W/ 4'-10M VERT. REBARS (LAP 1'-6") GROUTED INTO BRICK JOINT)	MASONRY WALL TO BE TIED TO THE BOTTOM OF PORTICO ROOF W/ CORROSION RESISTANT METAL TIES @ 24" O.C. USING 3-3/2" NAILS EACH	MASONRY VENEER TIED TO MASONRY VENEER WITH GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL. FILL VOID BETWEEN MASONRY VENEER WITHES SOLID W/ MORTAR

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SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL

GROUND FLOOR PLAN, ELEV. 'A'

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Alan Whiting
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PROVIDE SOLID WOOD BLOCKING @
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WHEN PARALLEL W/ EXTERIOR WALL

OPT. GROUND FLOOR PLAN, ELEV. 'A'

UNIT 4205-THE BROADVIEW
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Signature of Allan Whiting

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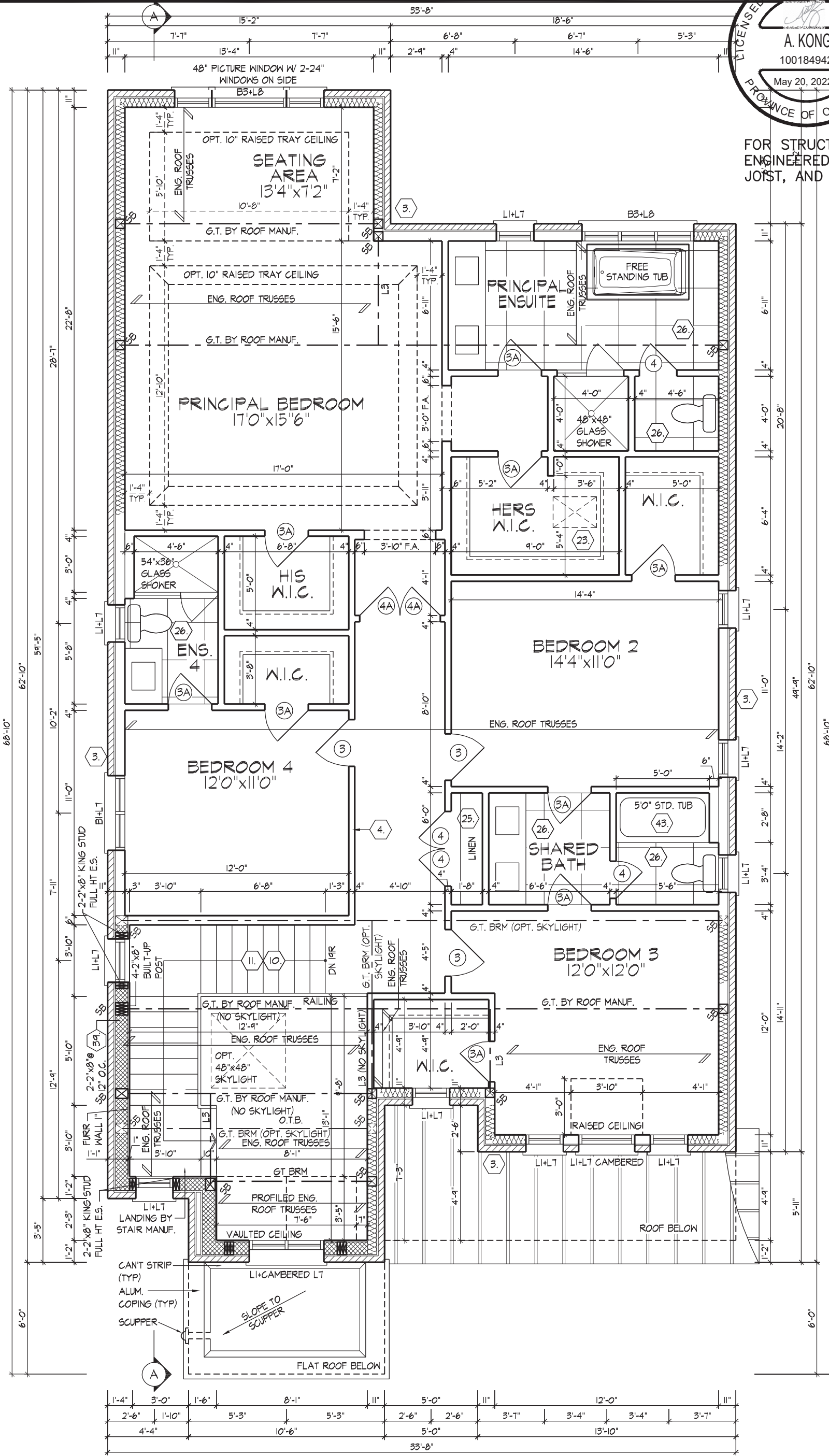
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SECOND FLOOR PLAN, ELEV. 'A'

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NOTE:
STEP TRUSSES @ RAISED / COFFERED CEILINGS

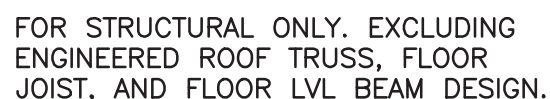
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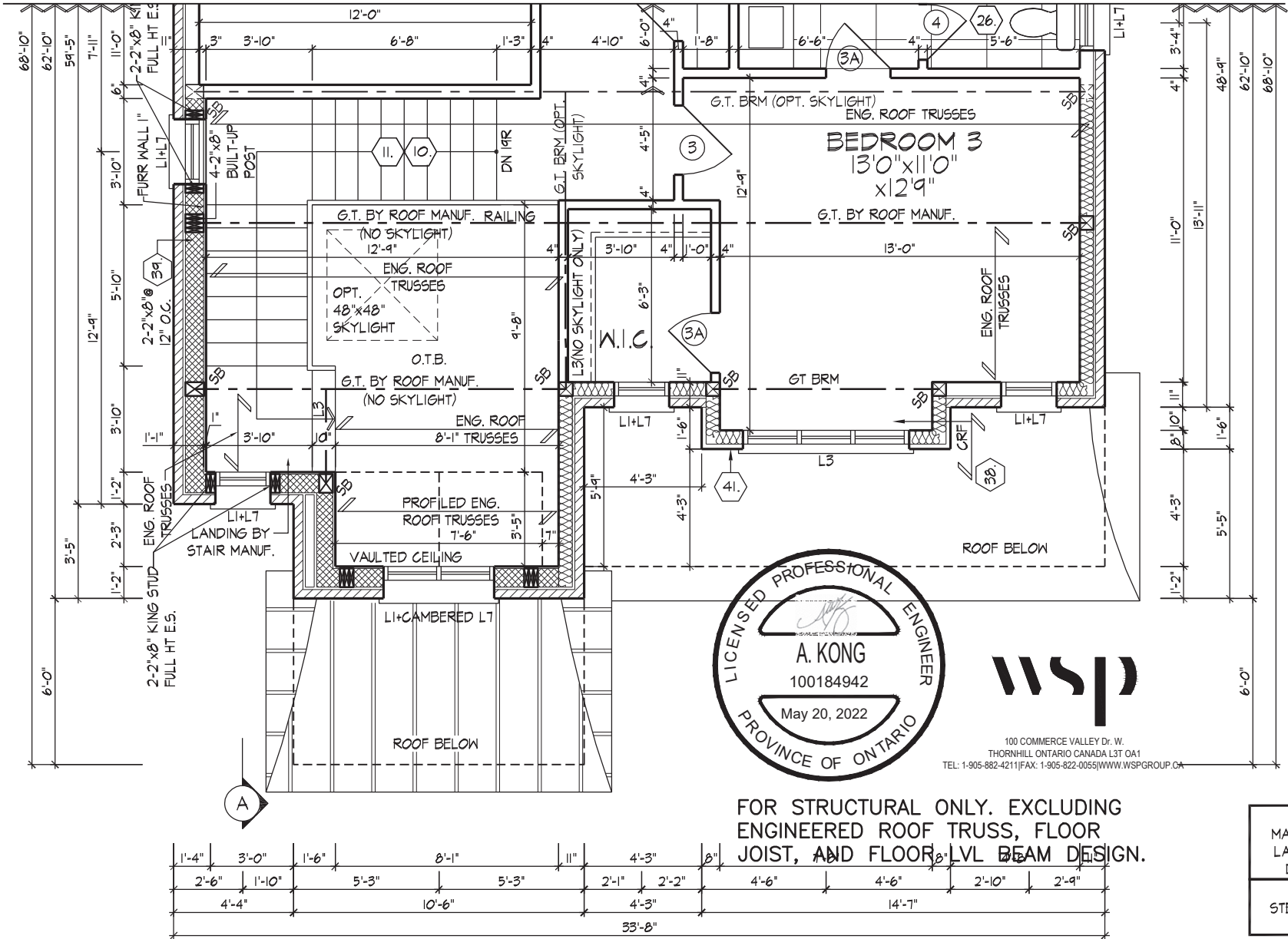
SECOND FLOOR PLAN, ELEV. 'A'



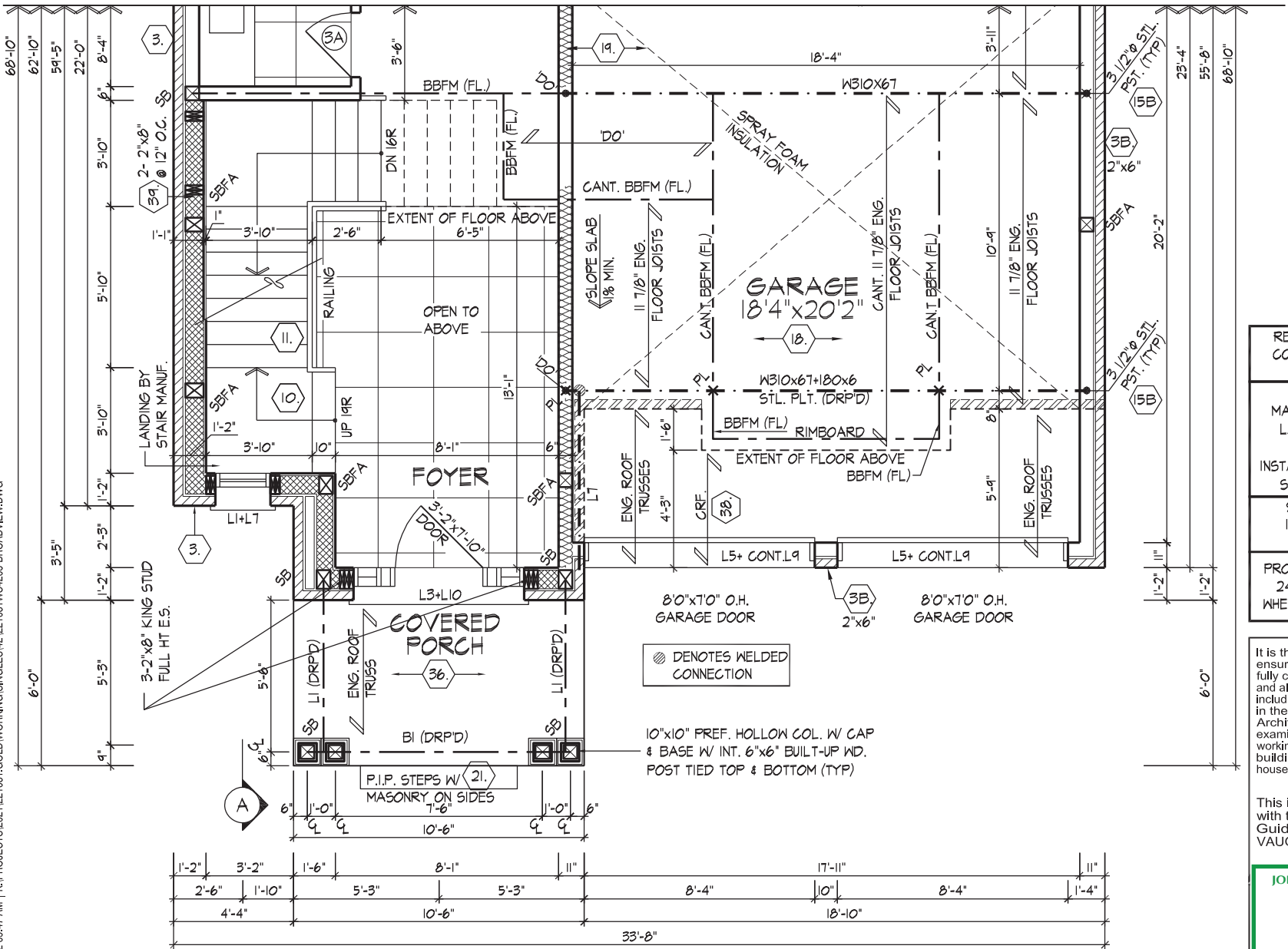
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PART SECOND FLOOR PLAN, ELEV. 'B'



PART GROUND FLOOR PLAN, ELEV. 'B'

PARTIAL FLOOR PLANS, ELEV. 'B'

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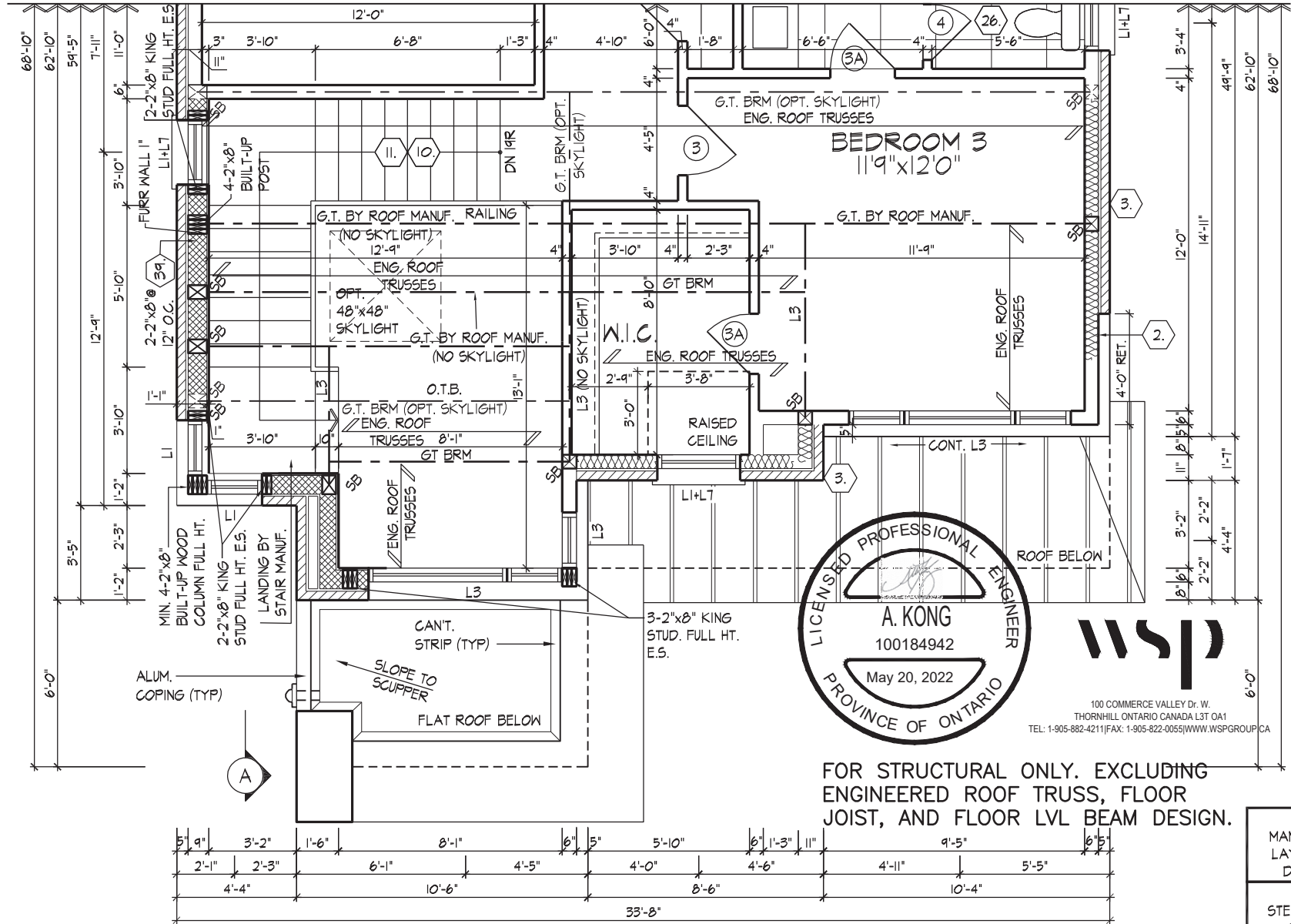


REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.
PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS

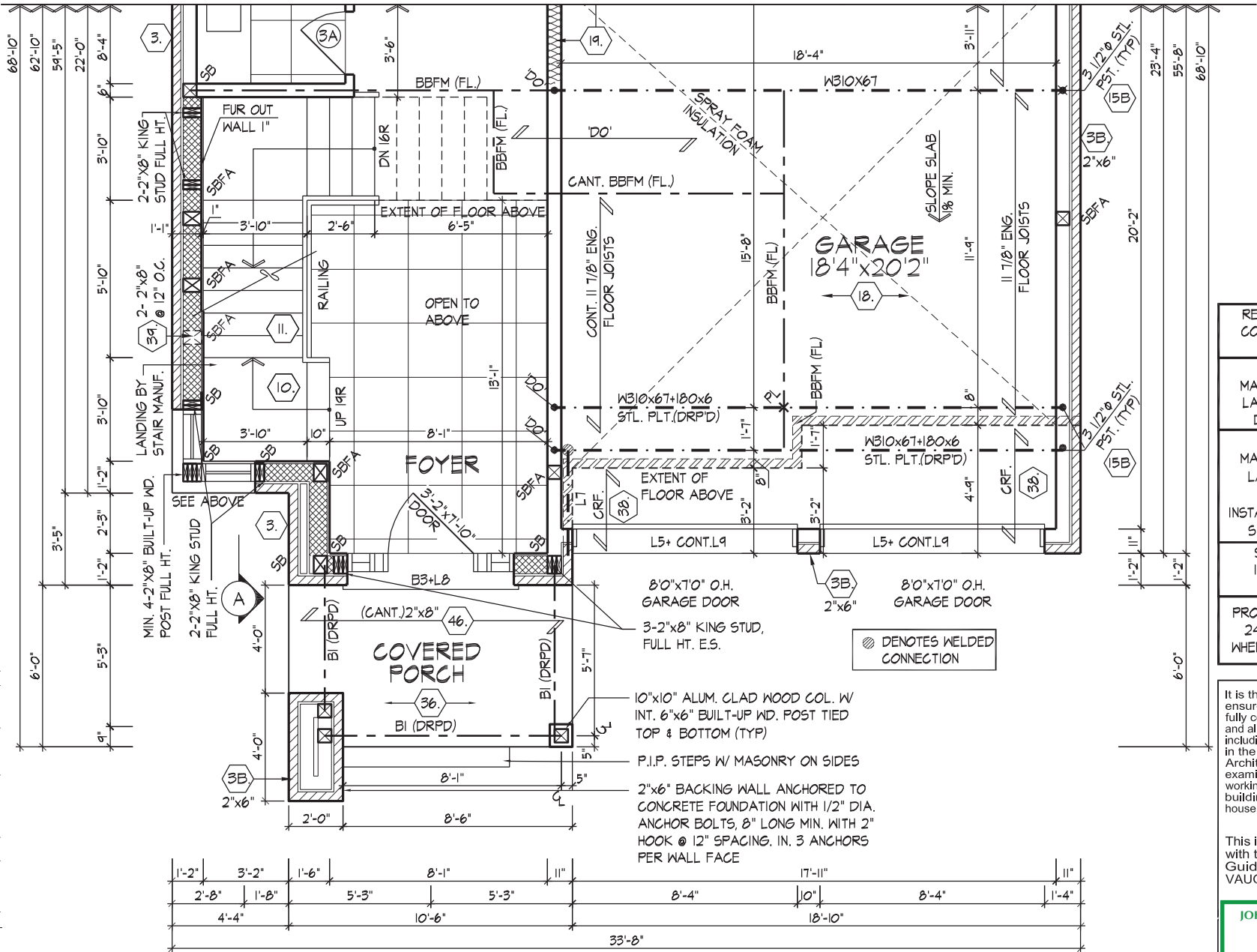
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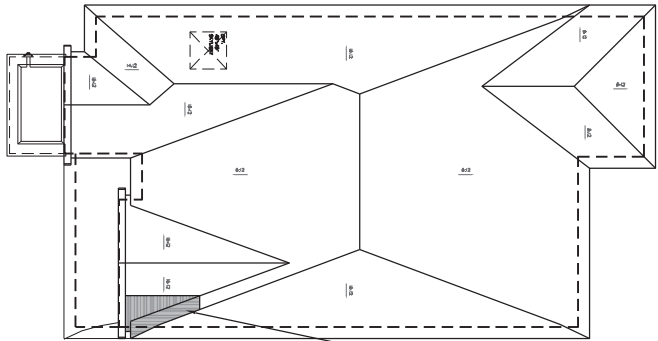


PART. SECOND FLOOR PLAN, ELEV. 'C'



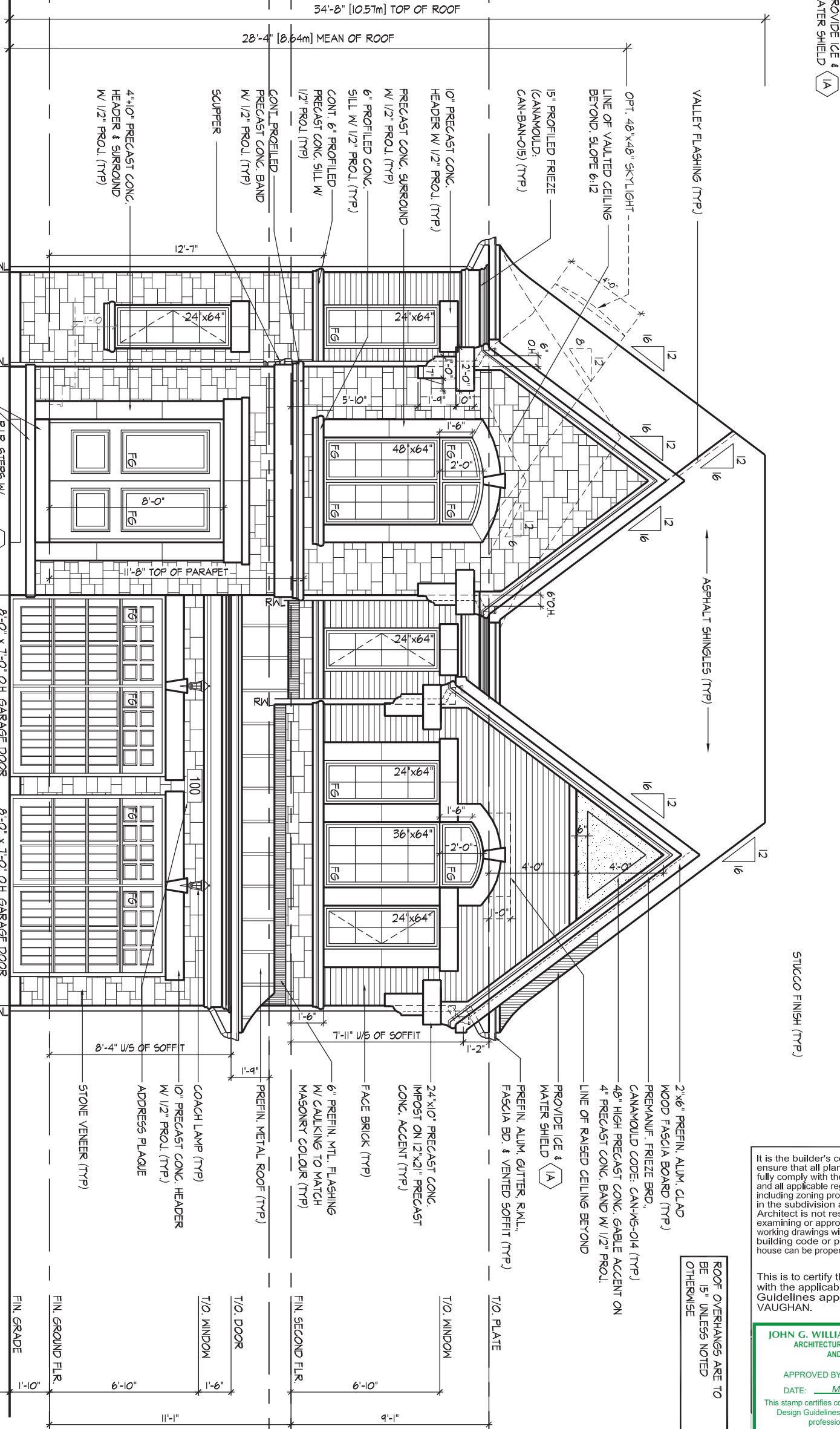
PART. GROUND FLOOR PLAN, ELEV. 'C'

PARTIAL FLOOR PLANS, ELEV. 'C'



ROOF PLAN, EL. 'A'

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
FRONT ELEVATION A		WINDOW / DOOR	
QUAN.	WIDTH	HEIGHT	FRAME SIZE (S.F.)
5	24"	64"	41.87
1	48"	64"	18.33
0	36"	64"	13.33
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
1	ARCH	12.85	12.85
1	DOOR	10.86	10.86
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING		750.32	S.F.
FACE AREA		68.71	S.F.
PORTION WALL AREA		750.32	S.F.
LIMITING DISTANCE		69.71	S.M.
MAX. % OPENINGS		14.00	%
OPENINGS ALLOWED		750.32	S.F.
OPENINGS PROVIDED		96.84	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: MAY 27, 2022

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

FRONT ELEVATION, ELEV 'A'

GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

UNIT 4205-THE BROADVIEW
REV.2022.05.16

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

NAME
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

23177
BCIN

19695

HUNT
DESIGN ASSOCIATES INC.

www.huntdesign.ca

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

File Number
221081WS4205

Page Number
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ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

REFER TO FRONT ELEVATION
FOR TYPICAL NOTES & INFO.

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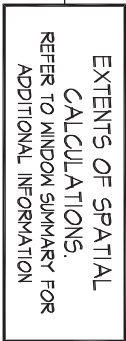
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UNIT 4205-THE BROADVIEW
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LEFT SIDE ELEVATION 'A'

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THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING
CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Alan Whiting 2317

NAME SIGNATURE BC

REGISTRATION INFORMATION

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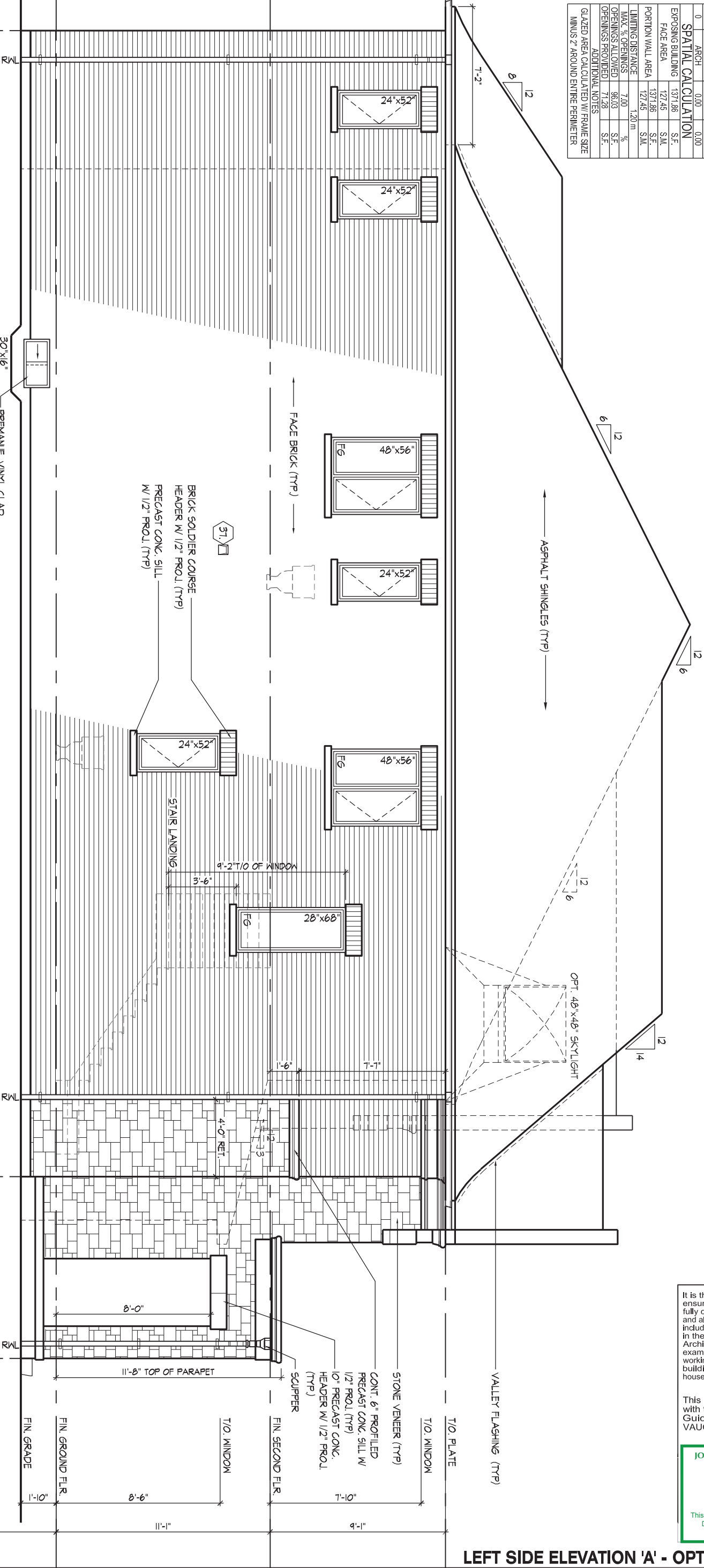
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
OPT. 5 BEDROOM, ELEV. 'A'			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
4	24"	52"	26.67
2	48"	56"	31.78
1	28"	68"	10.67
1	30"	16"	2.17
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1371.86	S.F.	
FACE AREA	127.45	S.M.	
PORTION WALL AREA	1371.86	S.F.	
PORTION WALL AREA	127.45	S.M.	
LIMITING DISTANCE	1.20	m	
MAX. % OPENINGS	7.00	%	
OPENINGS ALLOWED	96.03	S.F.	
OPENINGS PROVIDED	71.28	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.



LEFT SIDE ELEVATION 'A' - OPT. 5 BEDROOM PLAN

LEFT SIDE ELEVATION 'A' - OPT. 5 BEDROOM PLAN

WTWANG | WED MAY 18/22 09:47 AM | K:\PROJECTS\2022\1221081\GOLDPARK HOMES\2025-BROADVIEW.DWG

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QUALIFICATION INFORMATION

Allan Whiting

NAME

REGISTRATION INFORMATION

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23177

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GOLDPARK HOMES - 221081

PINE VALLEY PH2, VAUGHAN ON

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UNIT 4205-THE BROADVIEW

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File Number 221081WS4205

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ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.

PROVIDE ICE & WATER SHIELD (TYP)

VALLEY FLASHING (TYP)

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

STONE VENEER (TYP)

SCUPPER

11'-8" T/O OF PARAPET
8'-0"
8'-4" U/S OF SOFFIT
1'-3"
0.1'

8'-4" RET.

R/L

R/L

4'-0" MIN.

STEPPED FOOTINGS (TYP)

RIGHT SIDE ELEVATION 'A'

ASPHALT SHINGLES (TYP)

LOCATION OF WINDOW FOR ENSUITE 3 (OPT. SECOND FLOOR W/ 5 BEDROOM)

FACE BRICK (TYP)

BRICK SOLDIER COURSE HEADER W/ 1/2" PROJ. (TYP)

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

FIN. SINK, LAUNDRY


PREMANUF. VINYL CLAD STRUCT. STL. BSMT. WINDOW (TYP).

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: MAY 27, 2022

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WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
OPT. 5 BEDROOM, ELEV. 'A'				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
2	24"	52"	13.33	
2	24"	56"	14.44	
1	48"	60"	17.11	
1	30"	16"	2.17	
1	48"	20"	4.89	
1	12"	82"	4.33	
0	DOOR	7.60	7.60	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING				
FACE AREA				
PORTION WALL AREA				
LIMITING DISTANCE				
MAX. % OPENINGS				
OPENINGS ALLOWED				
OPENINGS PROVIDED				
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
RIGHT SIDE ELEV. 'A'				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
2	24"	52"	13.33	
2	24"	56"	14.44	
1	48"	60"	17.11	
1	30"	16"	2.17	
1	48"	20"	4.89	
1	12"	82"	4.33	
0	DOOR	7.60	7.60	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING				
FACE AREA				
PORTION WALL AREA				
LIMITING DISTANCE				
MAX. % OPENINGS				
OPENINGS ALLOWED				
OPENINGS PROVIDED				
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

RIGHT SIDE ELEVATION 'A'

UNIT 4205-THE BROADVIEW
REV.2022.05.16

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QUALIFICATION INFORMATION

Allan Whiting

NAME
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.


SIGNATURE

23177
BCIN

19695

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DESIGN ASSOCIATES INC.
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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

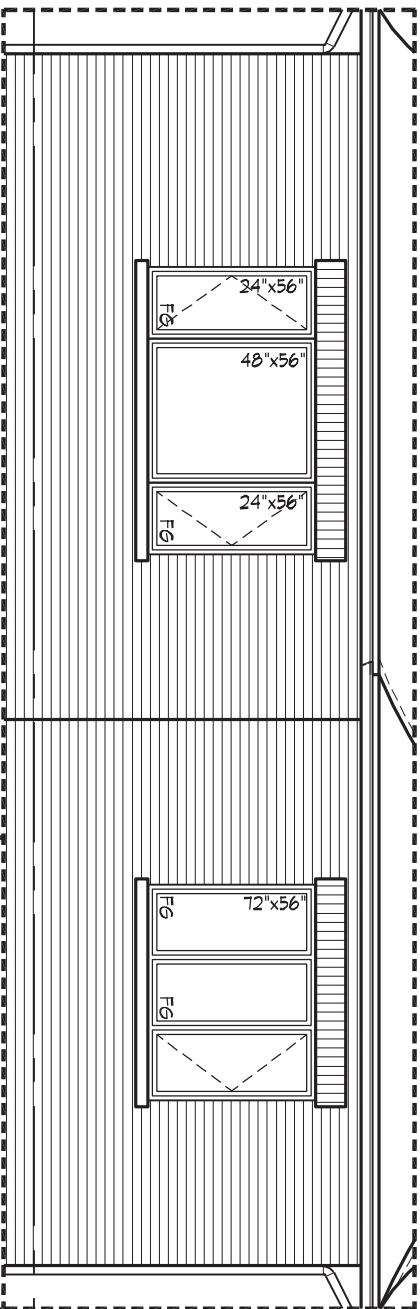
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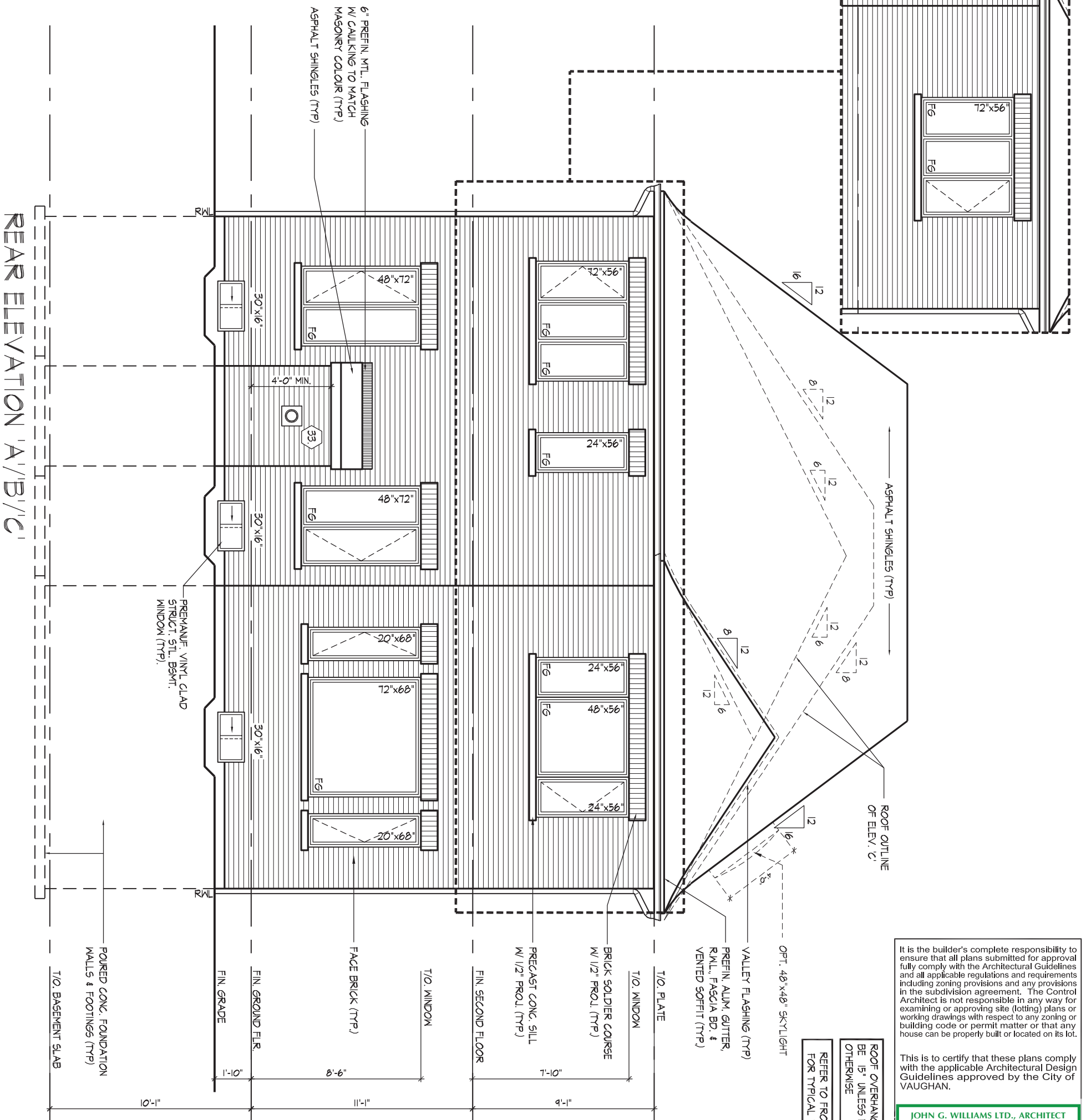
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PART. REAR ELEVATION 'A' -
OPT. 5 BEDRM.

WINDOW SUMMARY				
PER O.B.C. TABLE 9-10:5-54				
REAR ELEVATION A-OPT 5 BED				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	72"	56"	24.56	
2	24"	56"	14.44	
1	48"	56"	15.69	
2	48"	72"	41.85	
1	72"	68"	30.22	
2	20"	68"	14.22	
3	30"	16"	6.50	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	ARCH	0"	0.00	
0	ARCH	0"	0.00	
0	ARCH	0"	0.00	
0	ARCH	0"	0.00	
SPATIAL CALCULATION				
EXPLOSING BUILDING	740.67	S.F.		
FACE AREA	68.81	S.M.		
PORTION WALL AREA	740.67	S.F.		
LIMITING DISTANCE	7.50 m			
MAX. % OPENINGS	50.50	%		
OPENINGS ALLOWED	374.04	S.F.		
OPENINGS PROVIDED	147.39	S.F.		
ADDITIONAL NOTES				
GLAZED AREA: AROUND ENTIRE PERIMETER				
MINUS 2' AROUND ENTIRE PERIMETER				

WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	12"	56"	21.66	
3	24"	56"	24.56	
1	48"	56"	15.89	
2	48"	72"	41.85	
1	72"	68"	30.22	
2	20"	68"	14.22	
3	30"	16"	6.50	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING	740.67	S.F.		
FACE AREA	68.81	S.M.		
PORTION WALL AREA	740.67	S.F.		
LIMITING DISTANCE	7.50 m			
MAX. OPENINGS	50.50	%		
OPENINGS ALLOWED	374.04	S.F.		
OPENINGS PROVIDED	154.61	S.F.		
ADDITIONAL NOTES				
GLAZED AREA CALCULATED ON FRAME SIZE				
MINUS 2" AROUND ENTIRE PERIMETER				



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

APPROVED BY: _____
DATE: MAY 27, 2022

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REAR ELEVATION 'A', 'B' & 'C'

UNIT 4205-THE BROADVIEW
REV.2022.05.16

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QUALIFICATION INFORMATION

Alan Whiting

NAME
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC

23177
BCIN

BCIN

19695

HUNT 
DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

8966 Woodbine Ave, Markham, ON L3R 0J7

Checked By _____

Checked By
AW

, Markham, ON L3R 0J7

Scale

 $2/16^{\circ} - 1^{\circ} 0''$

N L3R 0J7

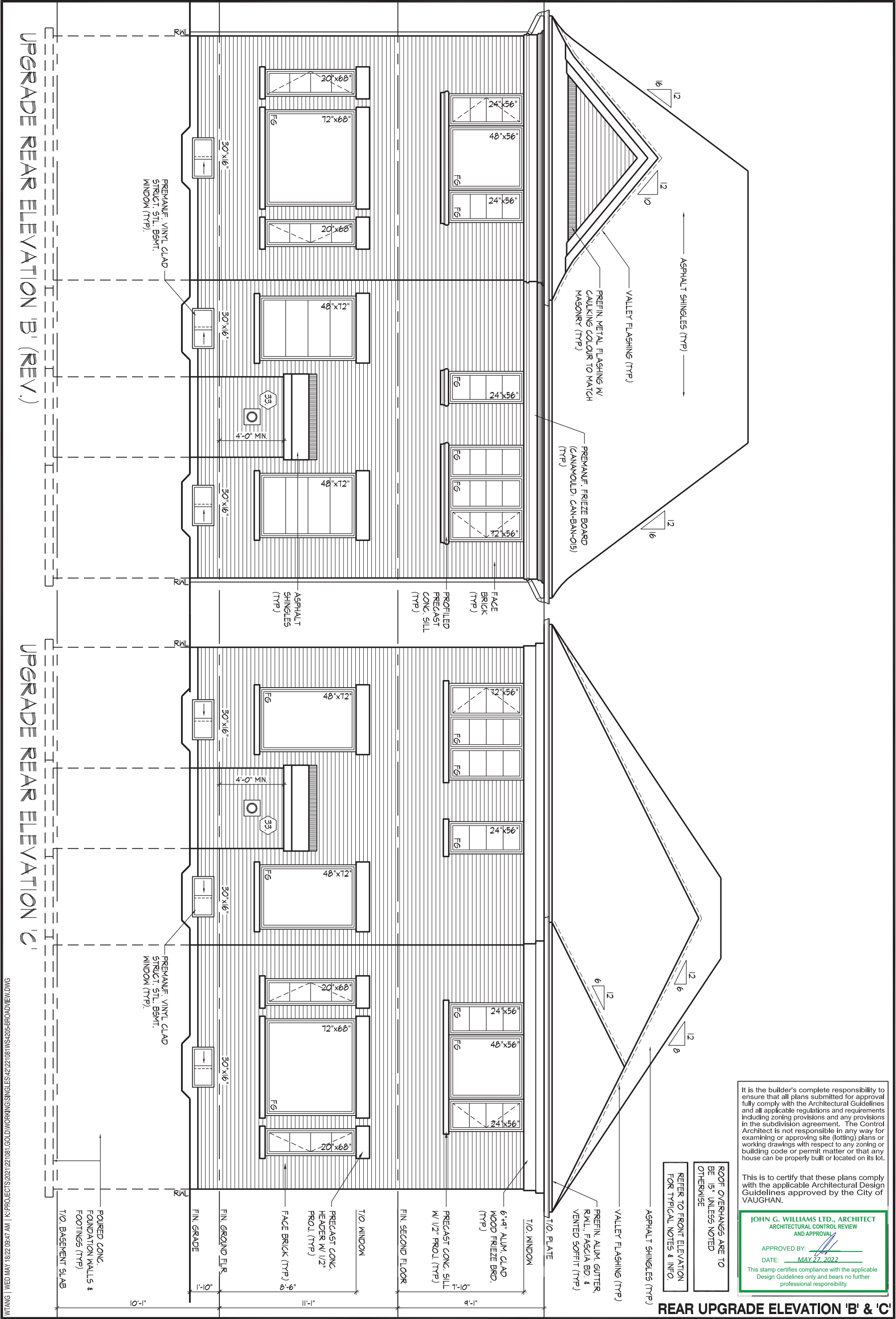
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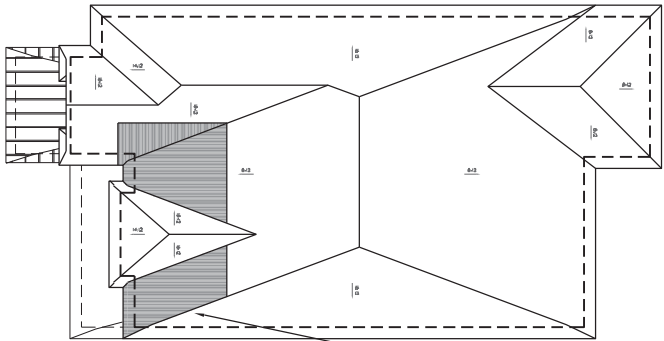
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ROOF PLAN, EL. 'B'

N.T.S.

PROVIDE ICE & WATER SHIELD (1A)

VALLEY FLASHING (TYP)

PREMANUF. GABLE ACCENT TRIM (TYP)

OPT. 48"x48" SKYLIGHT
PREMANUF. FRIEZE BD., CANAMOULD CODE: CAN-BAN-O15 (TYP)

LINE OF VAULTED CEILING BEYOND SLOPE 6:12
ASPHALT SHINGLES RETURN (TYP)

PREMANUF. FRIEZE BD. (CANAMOULD CAN-BAN-O15) (TYP)

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

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

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

PREFIN. METAL ROOF (TYP)

ASPHALT SHINGLES (TYP)

PROVIDE ICE & WATER SHIELD (TYP) (1A)

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

STUCCO FINISH (TYP)

FACE BRICK (TYP)

PREMANUF. WINDOW SILL, CANAMOULD CODE: CAN-W-S-O14 (TYP)

PROVIDE MIN. 6" FLASHING BEHIND STUCCO FINISH (TYP)

PROVIDE 2" GAP BETWEEN STUCCO FINISH & FINISHED ROOF (TYP)

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

COACH LAMP (TYP)

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

ADDRESS PLAQUE

STONE VENEER (TYP)

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

APPROVED BY:
DATE: MAY 27, 2022

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FRONT ELEVATION 'B'

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
FRONT ELEVATION B			
QUAN.	THICKNESS	HEIGHT	WINDOW / DOOR FRAME SIZE (S.F.)
4	24"	64"	33.33
1	48"	64"	18.33
1	72"	64"	28.33
1	24"	48"	6.11
1	72"	12"	3.78
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
1	ARCH	5.82	5.82
1	DOOR	8.48	8.48
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	746.50	S.F.	
FACE AREA	69.35	S.M.	
PORTION WALL AREA	746.50	S.F.	
PORTION WALL AREA	69.35	S.M.	
LIMITING DISTANCE	14.00 m	%	
MAX. % OPENINGS	100.00	S.F.	
OPENINGS ALLOWED	746.50	S.F.	
OPENINGS PROVIDED	704.19	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

35'-0 $\frac{1}{2}$ " [10.69m] TOP OF ROOF
28'-6 $\frac{1}{2}$ " [8.70m] MEAN OF ROOF

POURED CONC. DOOR SILL & PORCH SLAB (TYP)

POURED CONC. FOUNDATION WALLS & FOOTINGS (TYP)

P.I.P. STEPS W/ MASONRY ON SIDES (2I)

8'-0" x 7'-0" O.H. GARAGE DOOR

8'-0" x 7'-0" O.H. GARAGE DOOR

8'-4" U/S OF SOFFIT
FIN. GROUND FLR.
FIN. GRADE
U/S OF FOOTING @ GARAGE
4'-0" MIN.
10'-1"

T/O. TRANSOM
1'-6"

T/O. WINDOW
1'-6"

FIN. SECOND FLR.
6'-10"

T/O. WINDOW
9'-1"

T/O. PLATE

FRONT ELEVATION 'B'

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QUALIFICATION INFORMATION

Allan Whiting

NAME
REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

SIGNATURE

23177
BCIN

19895

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DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

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UNIT 4205-THE BROADVIEW
REV.2022.05.16

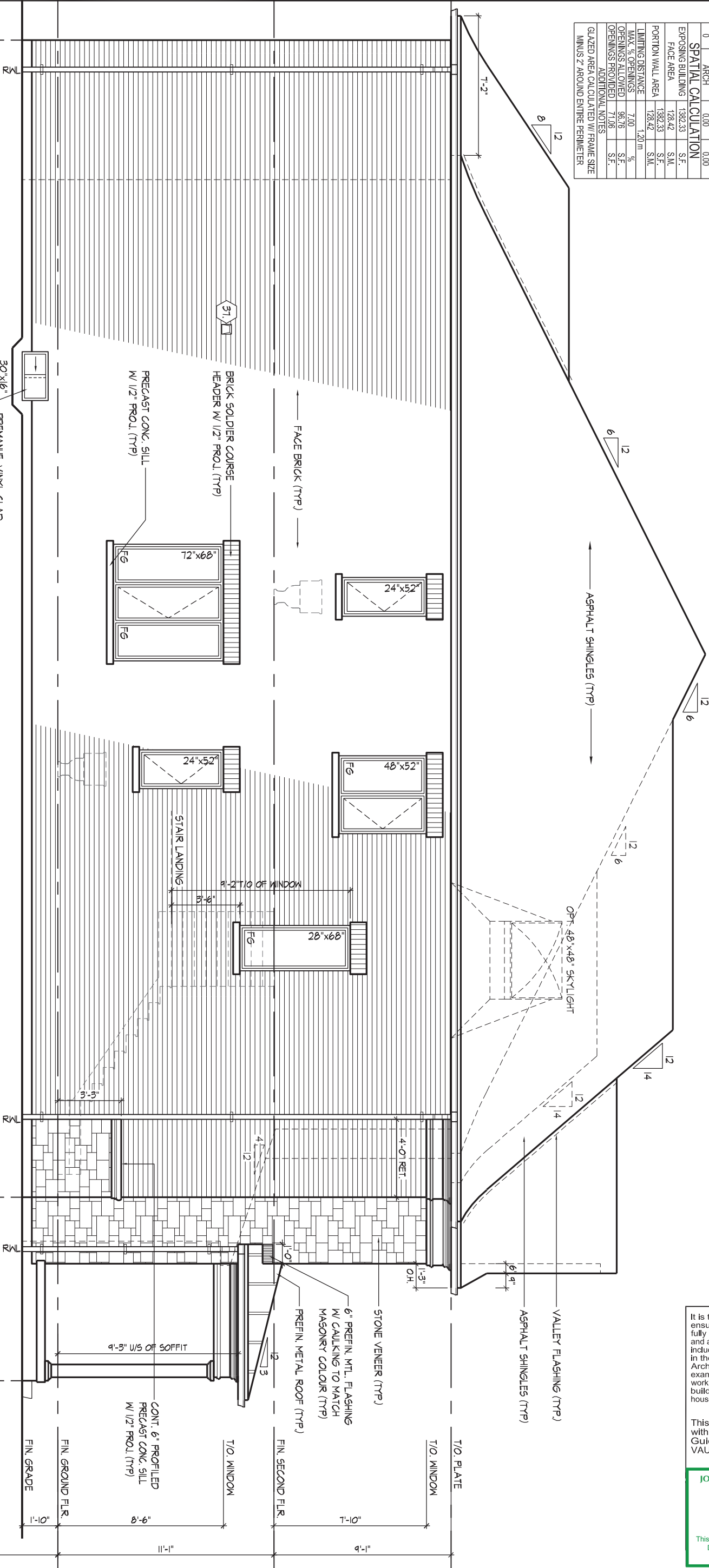
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEV. 'B'			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	52"	13.33
1	48"	52"	14.67
1	28"	68"	10.67
1	72"	68"	30.22
1	30"	16"	2.17
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1382.33	S.F.	
FACE AREA	128.42	S.M.	
PORTION WALL AREA	1382.33	S.F.	
PORTION WALL AREA	128.42	S.M.	
LIMITING DISTANCE	7.00	1.20 m	
MAX. % OPENINGS	96.76	%	
OPENINGS ALLOWED	71.06	S.F.	
OPENINGS PROVIDED	71.06	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

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REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.



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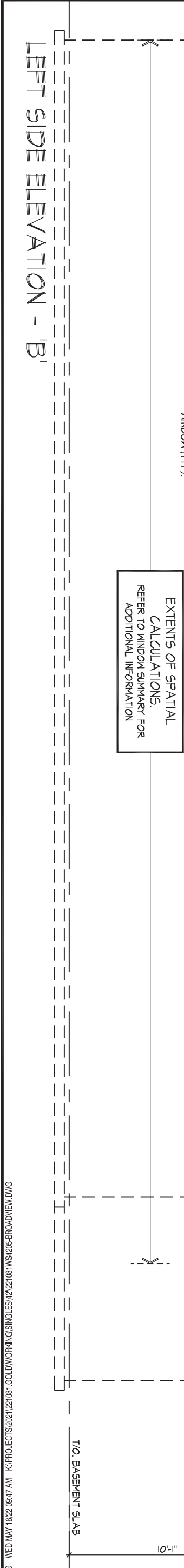
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: MAY 27, 2022

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LEFT SIDE ELEVATION 'B'

UNIT 4205-THE BROADVIEW
REV.2022.05.16



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QUALIFICATION INFORMATION

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

SIGNATURE: [Signature]
BCIN: 23177

HUNT DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

File Number: 221081WS4205

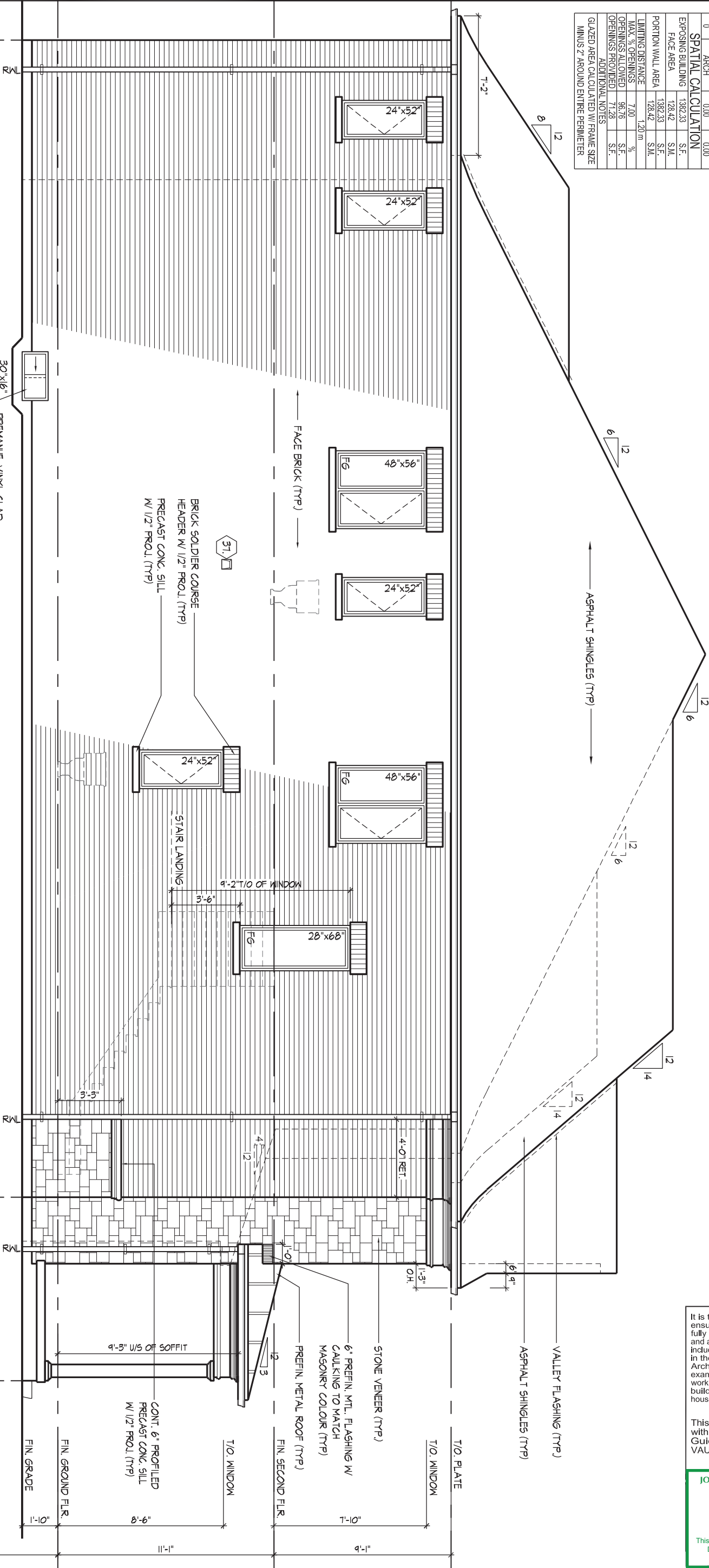
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WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
OPT. 5 BEDROOM, ELEV. 'B'			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
4	24"	52"	26.67
2	48"	56"	31.78
1	28"	68"	10.67
1	30"	16"	2.17
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	1382.33	S.F.	
FACE AREA	128.42	S.M.	
PORTION WALL AREA	1382.33	S.F.	
PORTION WALL AREA	128.42	S.M.	
LIMITING DISTANCE	1.20	m	
MAX. % OPENINGS	7.00	%	
OPENINGS ALLOWED	96.76	S.F.	
OPENINGS PROVIDED	71.28	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.



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:

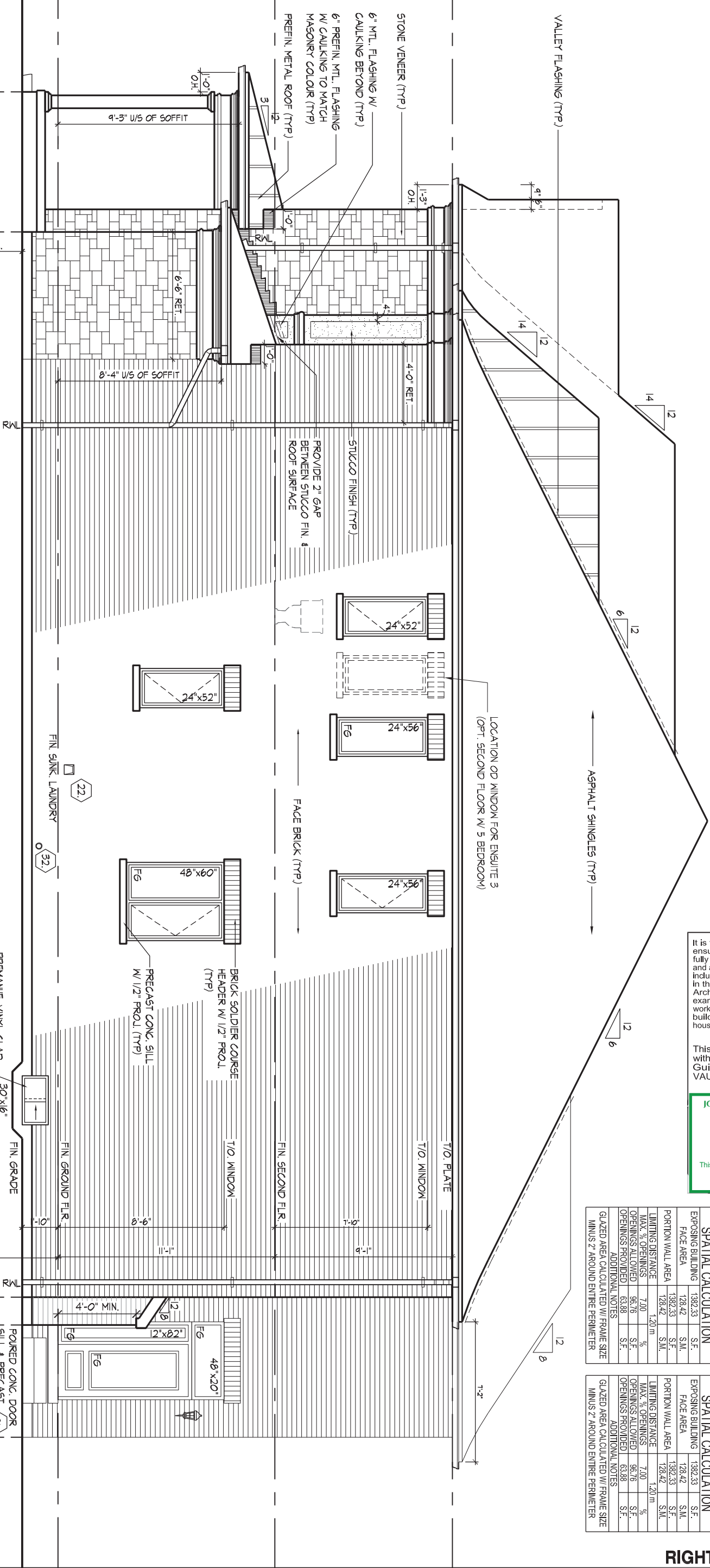
DATE: MAY 27, 2022

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

LEFT SIDE ELEVATION 'B' - OPT. 5 BEDROOM PLAN

ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: MAY 27, 2022

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WINDOW SUMMARY					WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4					PER O.B.C. TABLE 9.10.15.4				
OPT. 5 BEDROOM, ELEV. 'B'					RIGHT SIDE ELEV. 'B'				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)		QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
2	24"	52"	13.33		2	24"	52"	13.33	
2	24"	56"	14.44		2	24"	56"	14.44	
1	48"	60"	17.11		1	48"	60"	17.11	
1	30"	16"	2.17		1	30"	16"	2.17	
1	48"	20"	4.89		1	48"	20"	4.89	
1	12"	82"	4.33		1	12"	82"	4.33	
1	DOOR	7.60	7.60		1	DOOR	7.60	7.60	
0	ARCH	0.00	0.00		0	ARCH	0.00	0.00	
SPATIAL CALCULATION					SPATIAL CALCULATION				
EXPOSING BUILDING	1382.33	S.F.			EXPOSING BUILDING	1382.33	S.F.		
FACE AREA	128.42	S.M.			FACE AREA	128.42	S.M.		
PORTION WALL AREA	128.42	S.M.			PORTION WALL AREA	128.42	S.M.		
LIMITING DISTANCE	7.00	%			LIMITING DISTANCE	7.00	%		
MAX. % OPENINGS	96.76	S.F.			MAX. % OPENINGS	96.76	S.F.		
OPENINGS ALLOWED	63.88	S.F.			OPENINGS ALLOWED	63.88	S.F.		
OPENINGS PROVIDED	63.88	S.F.			OPENINGS PROVIDED	63.88	S.F.		
ADDITIONAL NOTES					ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER					GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

RIGHT SIDE ELEVATION 'B'

UNIT 4205-THE BROADVIEW

REV.2022.05.16

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

NAME
REGISTRATION INFORMATION

SIGNATURE

23177
BCIN

HUNT

DESIGN ASSOCIATES INC.

www.huntdesign.ca

GOLDPARK HOMES - 221081

PINE VALLEY PH2, VAUGHAN ON

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

JK
AW

File Number
221081WS4205

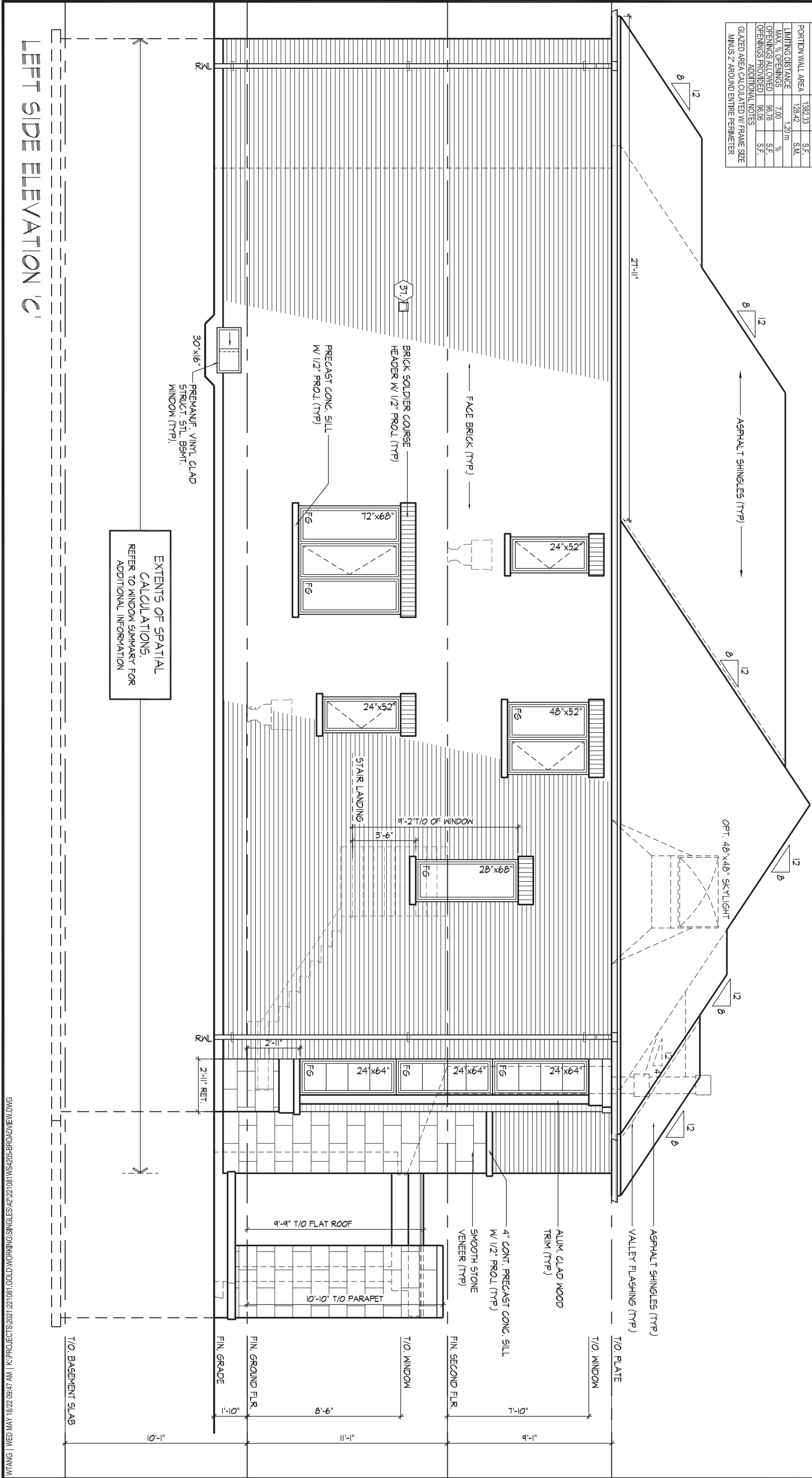
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WINDOW SUMMARY		
PER O.B.C. TABLE 9.10.15.4		
LEFT SIDE ELEV. 'C'		
QUAN.	WIDTH	DEPTH
2	24"	52"
1	48"	52"
1	28"	68"
1	72"	68"
1	30"	16"
3	24"	64"
0	0"	0"
0	0"	0"
0	0"	0"
0	0"	0"
SPATIAL CALCULATION		
EXPOSING BUILDING	1382.33	S.F.
FACE AREA	128.42	S.M.
PORTION WALL AREA	1382.33	S.F.
PORTION WALL AREA	128.42	S.M.
LIMITING DISTANCE	1.20 m	
MAX. % OPENINGS	7.00	%
OPENINGS ALLOWED	96.76	S.F.
OPENINGS PROVIDED	96.06	S.F.
ADDITIONAL NOTES		
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER		

ROOF OVERHANGS ARE TO BE 15" UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFO.



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

APPROVED BY: 
DATE: MAY 27, 2022

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LEFT SIDE ELEVATION 'C'

UNIT 4205-THE BROADVIEW
REV.2022.05.16

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QUALIFICATION INFORMATION
Allan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.


SIGNATURE

23177
BCIN

HUNT
DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

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REFER TO FRONT ELEVATION
FOR TYPICAL NOTES & INFO

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APPROVED BY: _____
DATE: MAY 27, 2022

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEV. 'C'			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	24"	52"	13.33
2	24"	56"	14.44
1	48"	80"	17.11
1	30"	16"	2.17
1	48"	20"	4.89
1	12"	82"	4.33
1	24"	64"	8.33
1	24"	18"	1.64
0	DOOR		7.60
0	ARCH		0.00
SPATIAL CALCULATION			
EXPONING BUILDING FACE AREA		1382.33	S.F.
PORTION WALL AREA		1382.42	S.M.
LIMITING DISTANCE		1.20 m	
MAX. % OPENINGS		7.00	%
OPENINGS ALLOWED		96.76	S.F.
OPENINGS PROVIDED		74.16	S.F.
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

UNIT 4205-THE BROADVIEW
REV.2022.05.16



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Drawn By	Checked By	Scale
JK	AW	3/16"=1'-0"
8966 Woodbine Ave, Markham, ON L3R 0J7		

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ROOF OVERHANGS ARE TO
BE 15" UNLESS NOTED
OTHERWISE

CROSS SECTION 'A-A'

5A

5A

24

24

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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
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

SIGNATURE

23177
BCIN

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DESIGN ASSOCIATES INC.
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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

File Number
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Page Number
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wsp

100 COMMERCE VALLEY DR. W.
THORNHILL, ONTARIO CANADA L3T 0A1
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FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.

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CROSS SECTION 'A-A'

UNIT 4205-THE BROADVIEW
REV.2022.05.16

SECTION 1.0. CONSTRUCTION NOTES

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

- 1

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

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

PROFILED ROOF TRUSSES
ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2

SIDING WALL CONSTRUCTION (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 (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)
- 2A

SIDING WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND FIBERBOARD SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3.(1.1)) (REFER TO 35 NOTE AS REQ.)
- 2B

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

BRICK VENEER WALL CONSTRUCTION (2"x6")
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)
- 3A

BRICK VENEER WALL CONSTRUCTION (2"x6") W/ CONTIN. INSULATION
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION, AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP MIN. 6" (150) OVER RIGID INSULATION (9.20.13.6.) (REFER TO 35 NOTE AS REQUIRED)
- 3B

BRICK VENEER WALL @ GARAGE CONSTRUCTION
3 1/2" (90) BRICK VENEER, MIN. 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 16" (400) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH, PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS, PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6.) (REFER TO 35 NOTE AS REQ.)
- 4

INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 12" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE AND 2-2"x4" (2-38x89) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A

EXT. LOFT WALL CONSTRUCTION (2"x6") - NO CLADDING
3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)
- 4B

EXT. LOFT WALL CONSTRUCTION (2"x6") NO CLADDING W/ CONTINUOUS INSULATION
APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C (9.23.10.1.) & SECTION 1.1., INSULATION AND 6 mil POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)
- 5

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

- 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.) (9.13.)
3" (80) MIN. 25MPa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE. WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. ((SB-12) 3.1.1.7.(5) & (6))
- 8

EXPOSED FLOOR TO EXTERIOR (9.10.17.10. & CAN/ULC-S705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTALL OSB CONFIRMING TO 9.29.9. FIN. SOFFIT OR CLADDING AS PER ELEVATION TO U/S OF EXPOSED CANT. JOIST.
- 9

EXPOSED CEILING TO EXTERIOR w/ ATTIC (9.25.2.4)
INSULATION, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.
EXPOSED CEILING TO EXTERIOR w/o ATTIC
JOISTS/TRUSSES AS PER PLANS W/ 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES), W/ INSULATION BETWEEN JOIST, 6 mil POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (CAN/ULC-S705.2, 9.19.1, 9.10.17.10)
- 10

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

	MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	ALL STAIRS
PRIVATE	7 7/8" (200)	3" (125)	14" (355)	10" (255)	
PUBLIC	7" (180)	3" (125)	NO LIMIT	11" (280)	MAX. NOSING 1" (25)
	MIN. STAIR WIDTH		TAPERED TREADS		
PRIVATE	2'-10" (860)		MIN. RUN	5 7/8" (150)	
			MIN. AVG. RUN	10" (255)	
PUBLIC	2'-11" (900)		MIN. RUN	5 7/8" (150)	
			MIN. AVG. RUN	11" (280)	

AVERAGE RUN OF TAPERED TREAD MEASURED AT A POINT 300mm FROM THE CENTERLINE OF INSIDE HANDRAIL. (9.8.4.3.)
** 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'-6" (1070) 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, RAMP AND LANDINGS: 2'-10" (865)
MAX. HEIGHT AT STAIRS, RAMP AND LANDING: 3'-6" (1070)
- 12

SILL PLATES
2"x4" (38x89) SILL PLATE WITH 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 4'-0" (1220) O.C. CAULKING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7.)
- 13

BASEMENT INSULATION ((SB-12) 3.1.1.7.)
PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
- 14

BEARING STUD PARTITION IN BASEMENT (9.15.3.6., 9.23.10.1.)
2"x4" (38x89) STUDS @ 16" (406) O.C., 2"x4" (38x89) SILL PLATE (2"x6" (38x140) AS REQUIRED) ON DAMPPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM, 1/2" (12.7) Ø ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-10" (2390) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORIZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.
- 15

ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4.)
9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) Ø SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/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 (9.15.3.4.)
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. BOTTOM PLATE C/W 2 1/2" Ø X 12" LONGX2" HOOK ANCHORS. 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. NIB WALLS, MIN. BEARING 3 1/2" (90). CONC. NIB WALLS TO HAVE EXTENDED FOOTINGS
- 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 OPT. 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. (9.10.17.10, CAN/ULC-S705.2)
- 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., 9.10.17.10, CAN/ULC-S705.2)
- 20

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

21

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

22

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

23

ATTIC ACCESS (9.19.2.1.)
ATTIC ACCESS HATCH WITH MIN. AREA OF 0.32m2 AND NO DIM. LESS THAN 21 1/2" (545) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (RSI 3.52) ((SB-12) 3.1.1.8.(1))

24

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

25

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

26

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

27

PARTY WALL BEARING (9.23.8)
12"x12"x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3-1/2" (89)) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2-3/4" (2-19) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR 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 8'-0" (1830) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33

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

34

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

34A

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

35

EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M2 OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS. WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 in² (130cm²) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.

36

COLD CELLAR PORCH SLAB (9.39.)
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 7 7/8" (200) O.C. EACH DIRECTION. W/ 1 1/4" (32) CLEAR COVER FROM BOTTOM OF SLAB TO FIRST LAYER OF BARS & SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER LAYER IN OPPOSITE DIR. 24"x24" (610x610) 10M DOWELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER FND. WALLS. SLOPE SLAB 1.0% FROM DOOR.

37

RANGE HOODS AND RANGE-TOP FANS
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.3.9. & 9.32.3.10.

38

CONVENTIONAL ROOF FRAMING (9.23.13., 9.23.15.)
2"x6" (38x140) RAFTERS @ 16" (406) O.C., 2"x8" (38x184) RIDGE BOARD. 2"x4" (38x89) COLLAR TIES AT MID-SPAN. CEILING JOISTS TO BE 2"x4" (38x89) @ 16" (406) O.C. FOR MAX. 9'-3" (2819) SPAN & 2"x6" (38x140) @ 16" (406) O.C. FOR MAX. SPAN 14'-7" (4450). RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES AND OR CONVENTIONAL FRAMING TO BE 2"x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.
- WYANG | WED MAY 18'22 09:47 AM | K:\PROJECTS\2021\221081-GOLDWORKING\SINGLES\42\2210811WS4205-BROADVIEW.DWG
- | UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.) | | | | |
|--|-----------|-------------------------------------|------------------|---|
| STRENGTH | THICKNESS | MAX. HEIGHT FROM FIN. SLAB TO GRADE | | |
| | | UNSUPPORTED AT TOP | SUPPORTED AT TOP | |
| 15 MPa | ★ 8" | 3'-11" (1.20m) | 7'-0" (2.15m) | ≤2.5m >2.5m & ≤2.75m >2.75m & ≤3.0m |
| | 10" | 4'-7" (1.40m) | 7'-6" (2.30m) | 7'-0" (2.15m) 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) |
- * 9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2., 9.23.8.1., & 9.23.9.1. OF THE O.B.C.
- | MINIMUM STRIP FOOTING SIZES (9.15.3.) UNLESS NOTED OTHERWISE ON PLANS | | | |
|---|--|---------------------|----------------------|
| NUMBER FLOORS SUPPORTED | SUPPORTING INT. LOAD BEARING MASONRY WALLS | EXTERIOR 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 |
- 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
SIGNATURE
- 23177
- BCIN
- REGISTRATION INFORMATION
- HUNT DESIGN ASSOCIATES INC.
- 19695
- HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca
- GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON
- Drawn By
- Checked By
- Scale
- 3/16" = 1'-0"
- File Number</

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

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
2"x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
	-	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 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)		7'-6" (2.30m)	
L8	4" x 3 1/2" x 1 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".

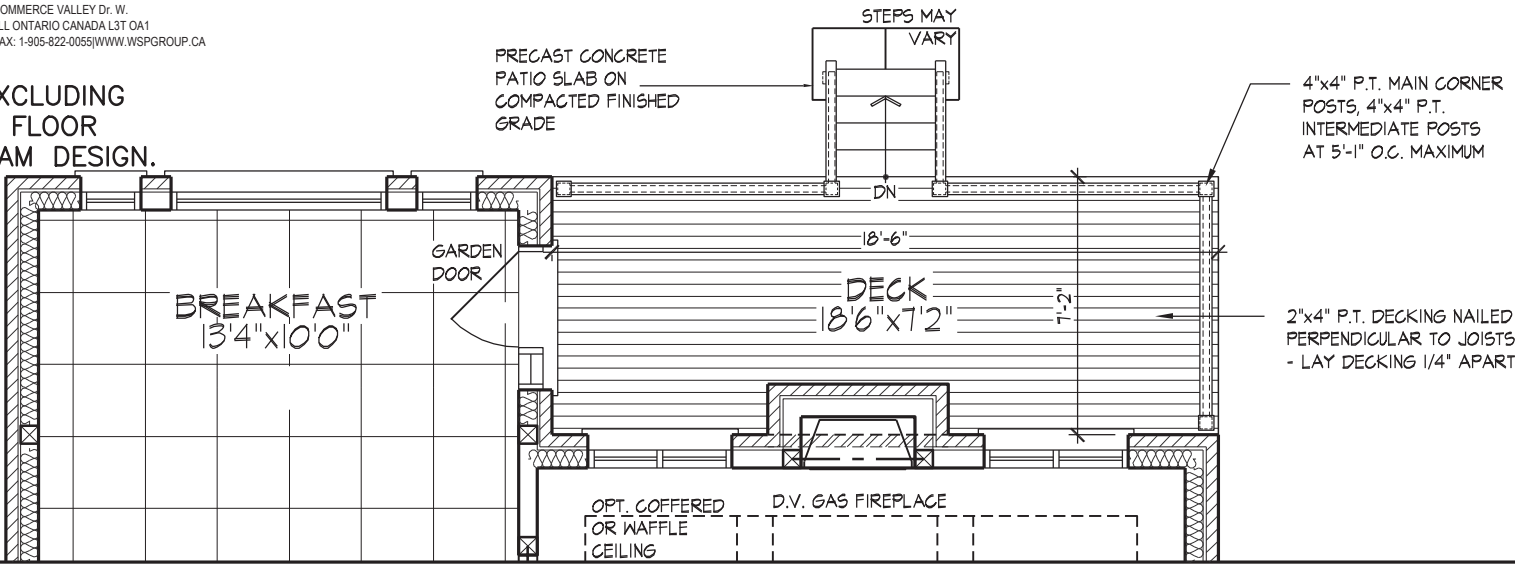
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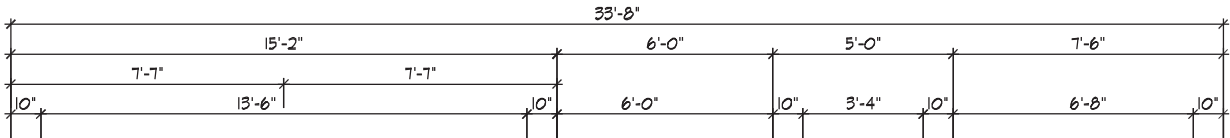
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FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.

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

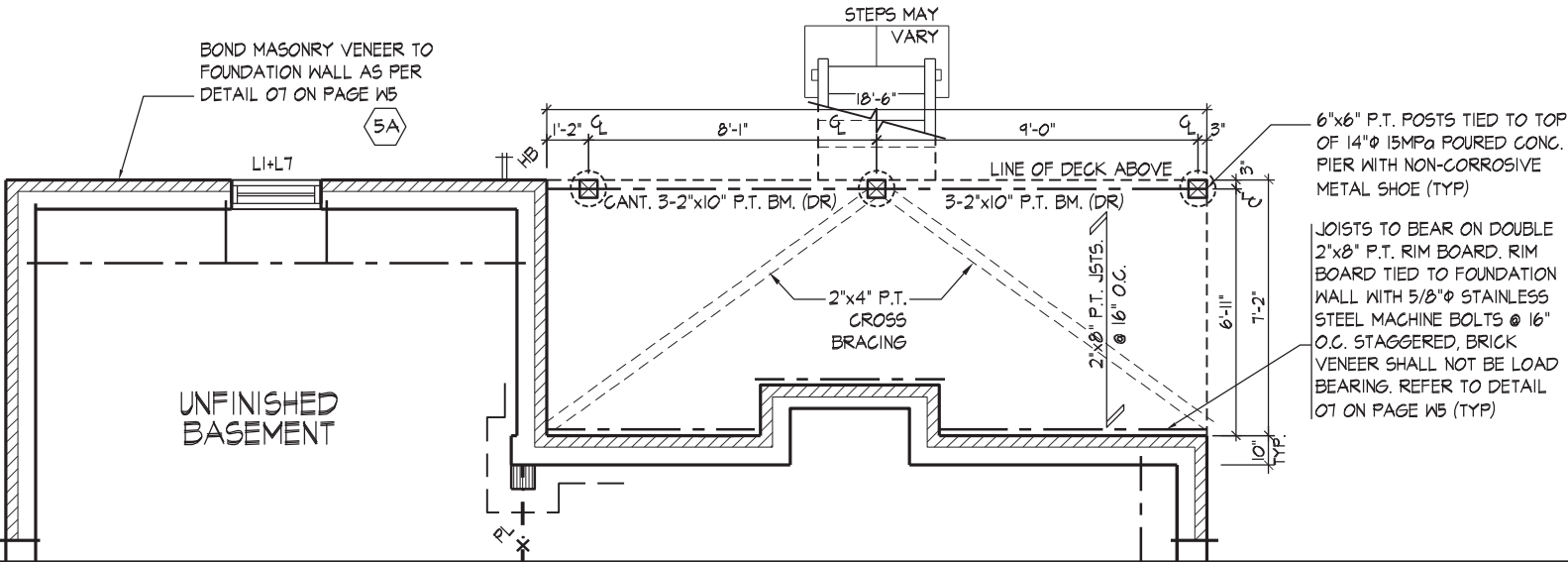


PART. GROUND FLOOR PLAN ELEV. 'A', 'B' & 'C' - W.O.D. COND.

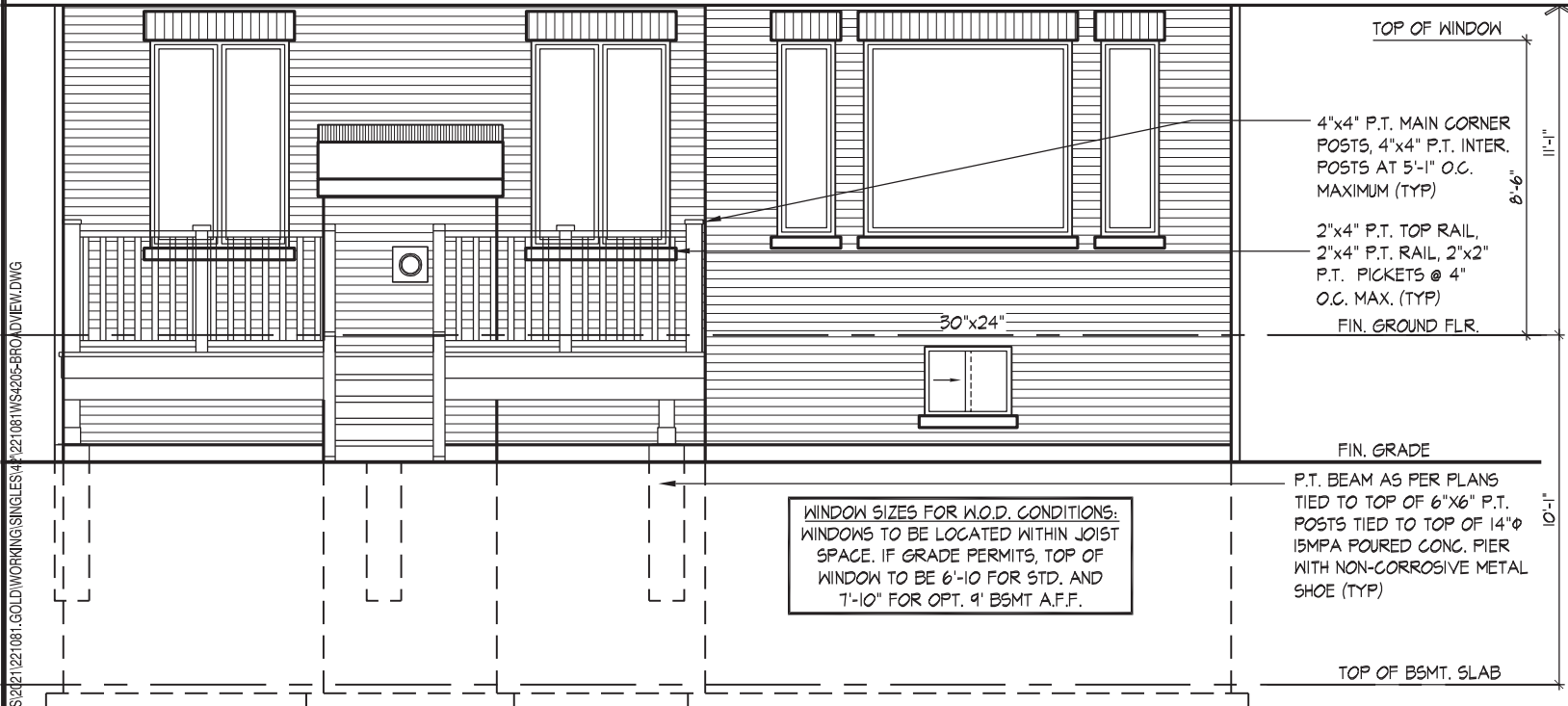


NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION

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



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



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

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

WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
REAR ELEVATION A,B & C -W.O.D			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	72"	56"	24.56
3	24"	56"	21.67
1	48"	56"	15.89
2	48"	72"	41.56
1	72"	68"	30.22
2	20"	68"	14.22
1	30"	24"	3.61
0	0"	0"	0.00
0	0"	0"	0.00
0	0"	0"	0.00
0	ARCH		0.00
0	ARCH		0.00
0	ARCH		0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	802.39	S.F.	
FACE AREA	74.54	S.M.	
PORTION WALL AREA	802.39	S.F.	
	74.54	S.M.	
LIMITING DISTANCE	7.50 m		
MAX. % OPENINGS	50.50	%	
OPENINGS ALLOWED	405.21	S.F.	
OPENINGS PROVIDED	151.72	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

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: MAY 27, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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.

QUALIFICATION INFORMATION
Allan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

SIGNATURE

23177
BCIN

19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

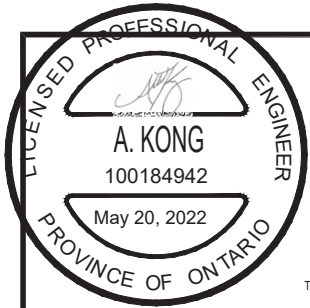
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UNIT 4205-THE BROADVIEW
REV.2022.05.16

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221081WS4205

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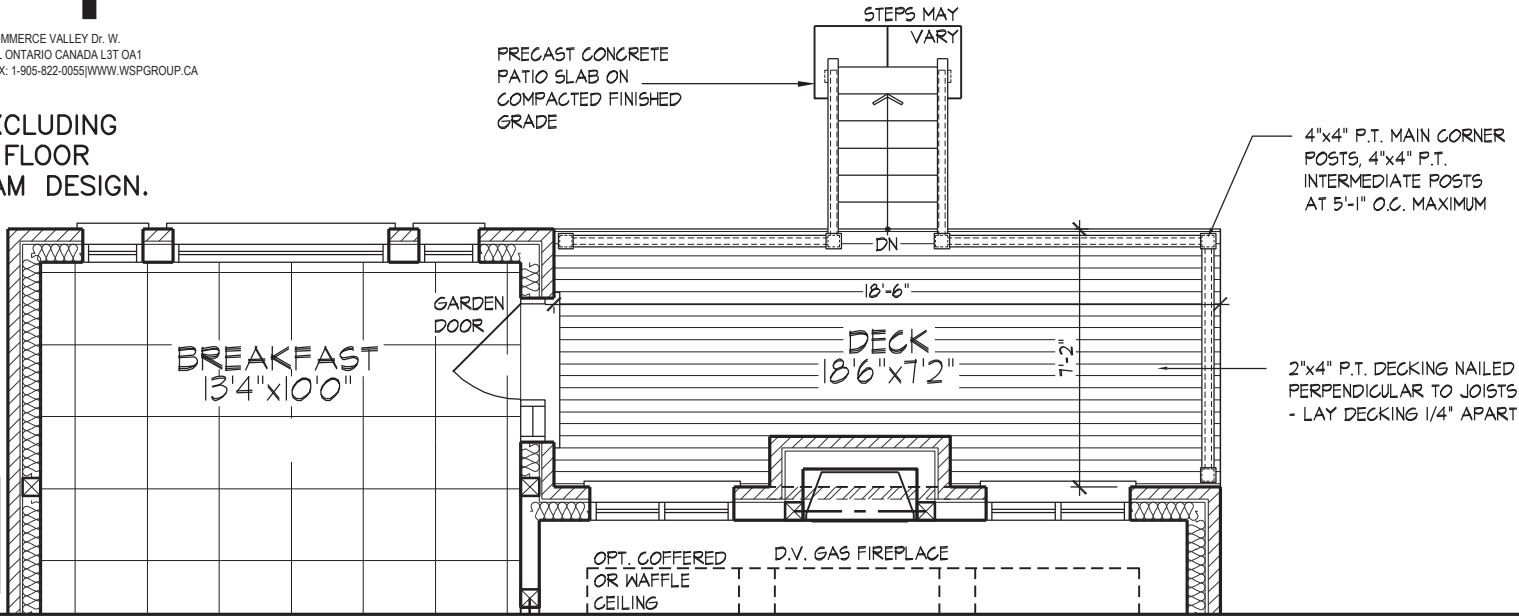
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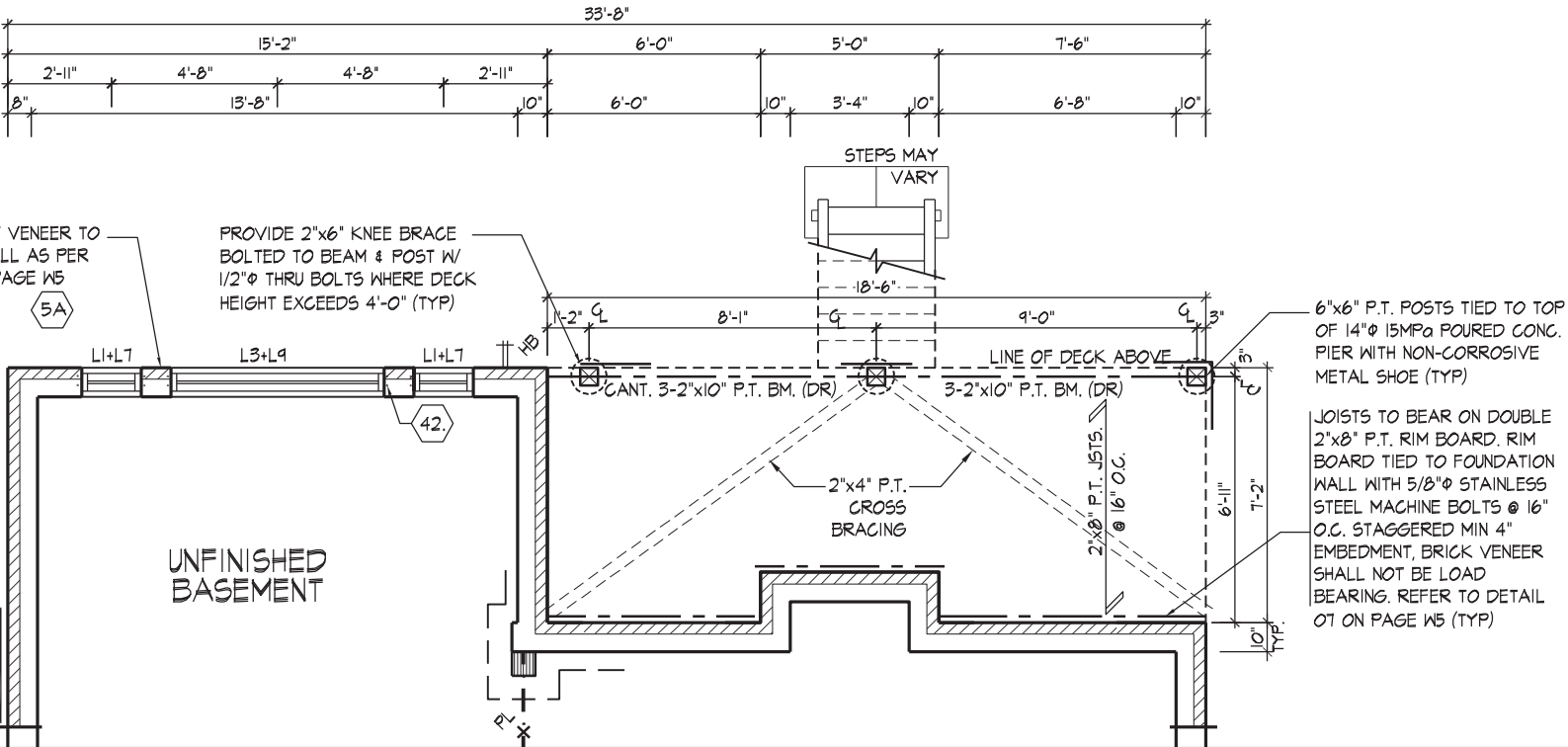
NOTE:
REFER TO STANDARD FLOOR
PLANS FOR COMPLETE DIMENSIONS
& STRUCTURAL INFORMATION



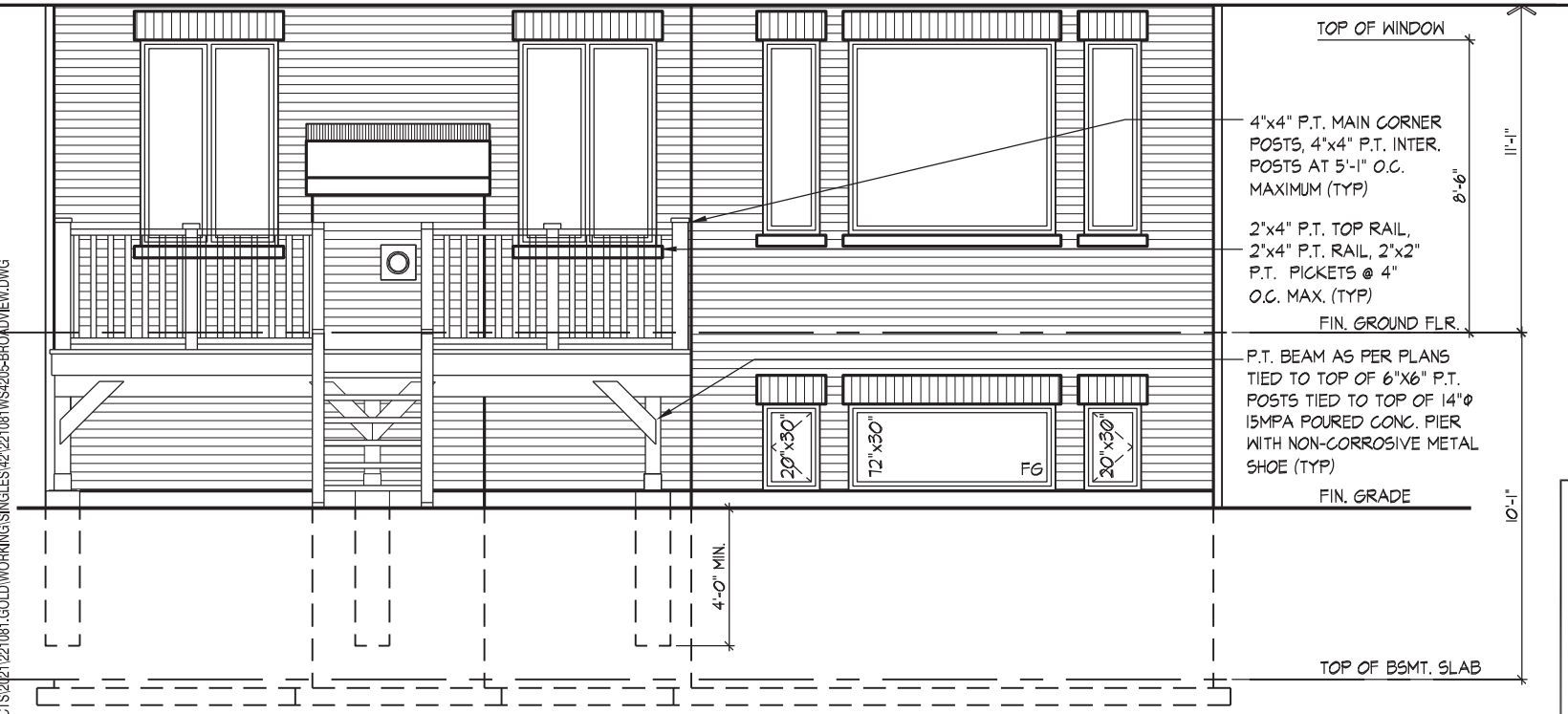
PART. GROUND FLOOR PLAN ELEV. 'A', 'B' & 'C' - L.O.D. COND.

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

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 & C - L.O.D			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	72"	56"	24.56
3	24"	56"	21.67
1	48"	56"	15.89
2	48"	72"	41.56
1	72"	68"	30.22
2	20"	68"	14.22
1	72"	30"	12.28
2	20"	30"	5.78
0	0"	0"	0.00
0	0"	0"	0.00
0	ARCH		0.00 0.00
0	ARCH		0.00 0.00
0	ARCH		0.00 0.00
SPATIAL CALCULATION			
EXPOSING BUILDING	851.17	S.F.	
FACE AREA	79.08	S.M.	
PORTION WALL AREA	851.17	S.F.	
	79.08	S.M.	
LIMITING DISTANCE	7.50 m		
MAX. % OPENINGS	50.50	%	
OPENINGS ALLOWED	429.84	S.F.	
OPENINGS PROVIDED	166.17	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

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: MAY 27, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

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 TO BE A DESIGNER.

QUALIFICATION INFORMATION
Allan Whiting
NAME
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.

[Signature]
SIGNATURE

23177
BCIN

19695

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

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

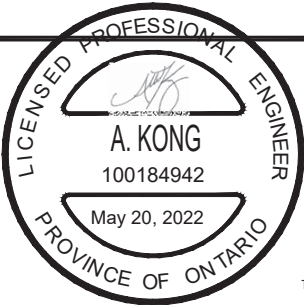
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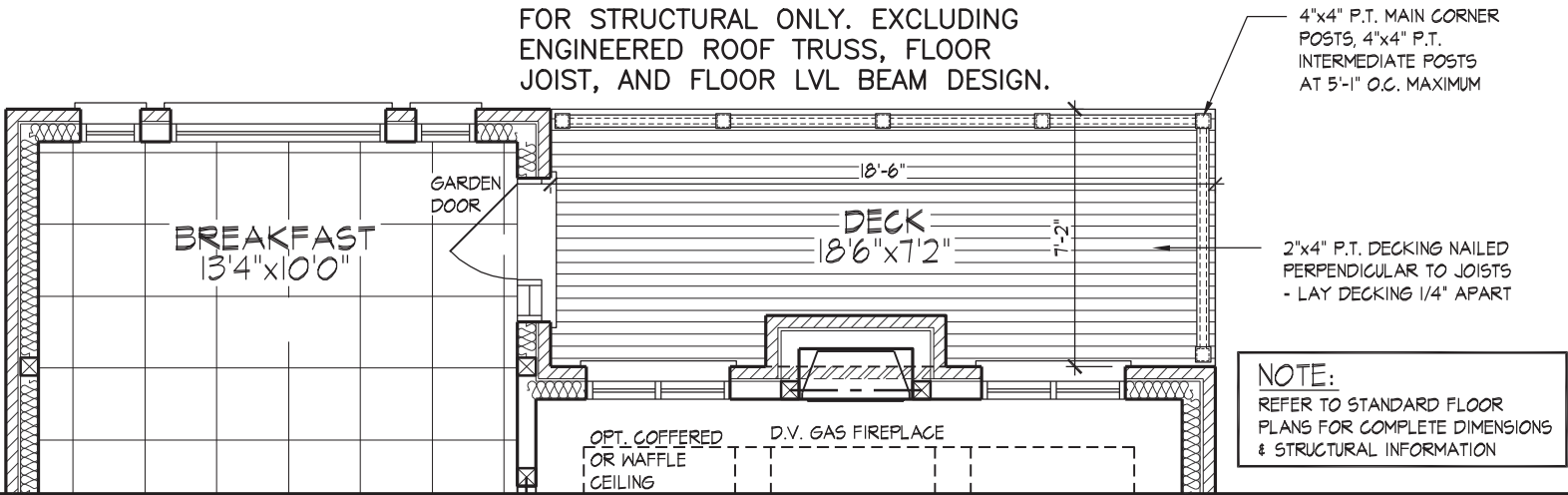
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WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A,B & C - W.O.B				
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	72"	56"		24.56
3	24"	56"		21.67
1	48"	56"		15.89
2	48"	72"		41.56
1	72"	68"		30.22
2	20"	68"		14.22
1	72"	56"		24.56
2	20"	56"		11.56
2	48"	56"		31.78
0	0"	0"		0.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
0	ARCH		0.00	0.00
SPATIAL CALCULATION				
EXPOSING BUILDING		851.17	S.F.	
FACE AREA		79.08	S.M.	
PORTION WALL AREA		851.17	S.F.	
		79.08	S.M.	
LIMITING DISTANCE		7.50 m		
MAX. % OPENINGS		50.50	%	
OPENINGS ALLOWED		429.84	S.F.	
OPENINGS PROVIDED		216.00	S.F.	
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

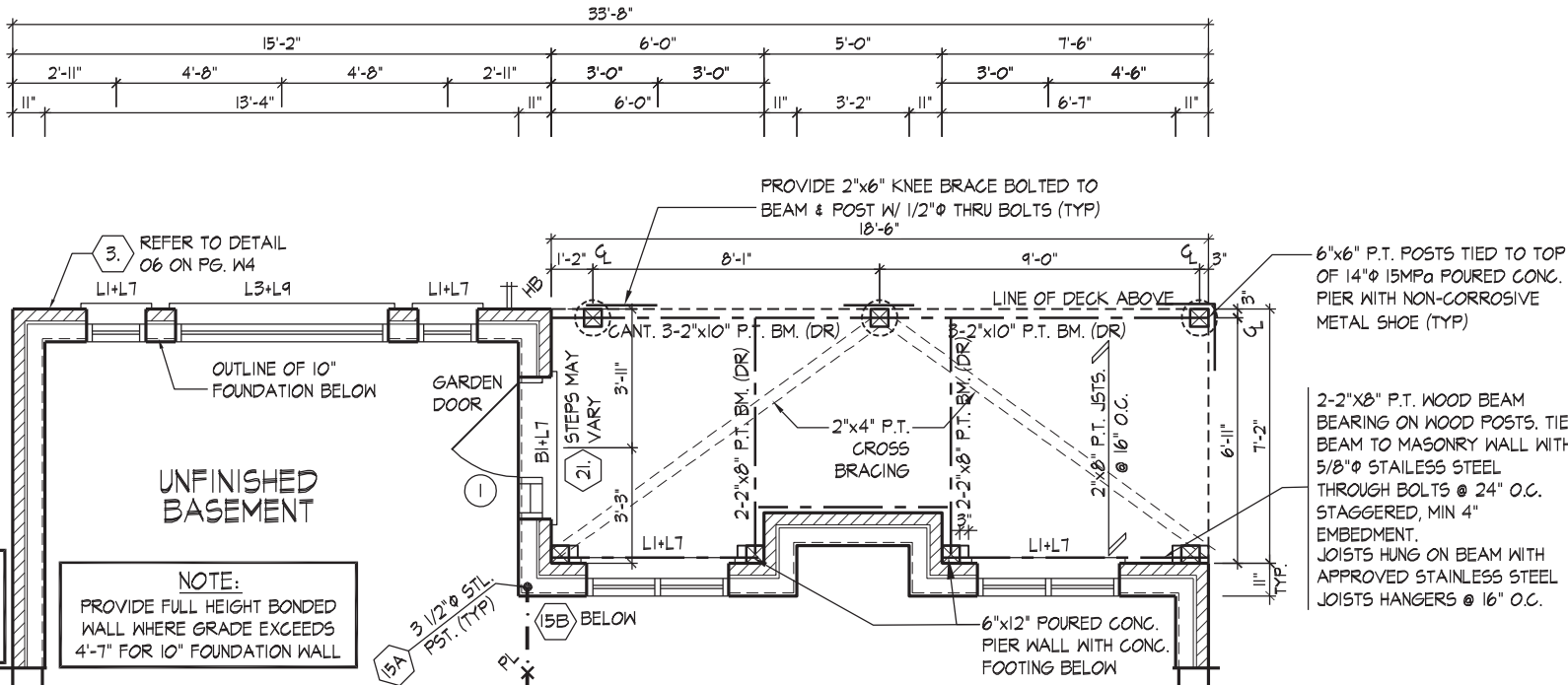


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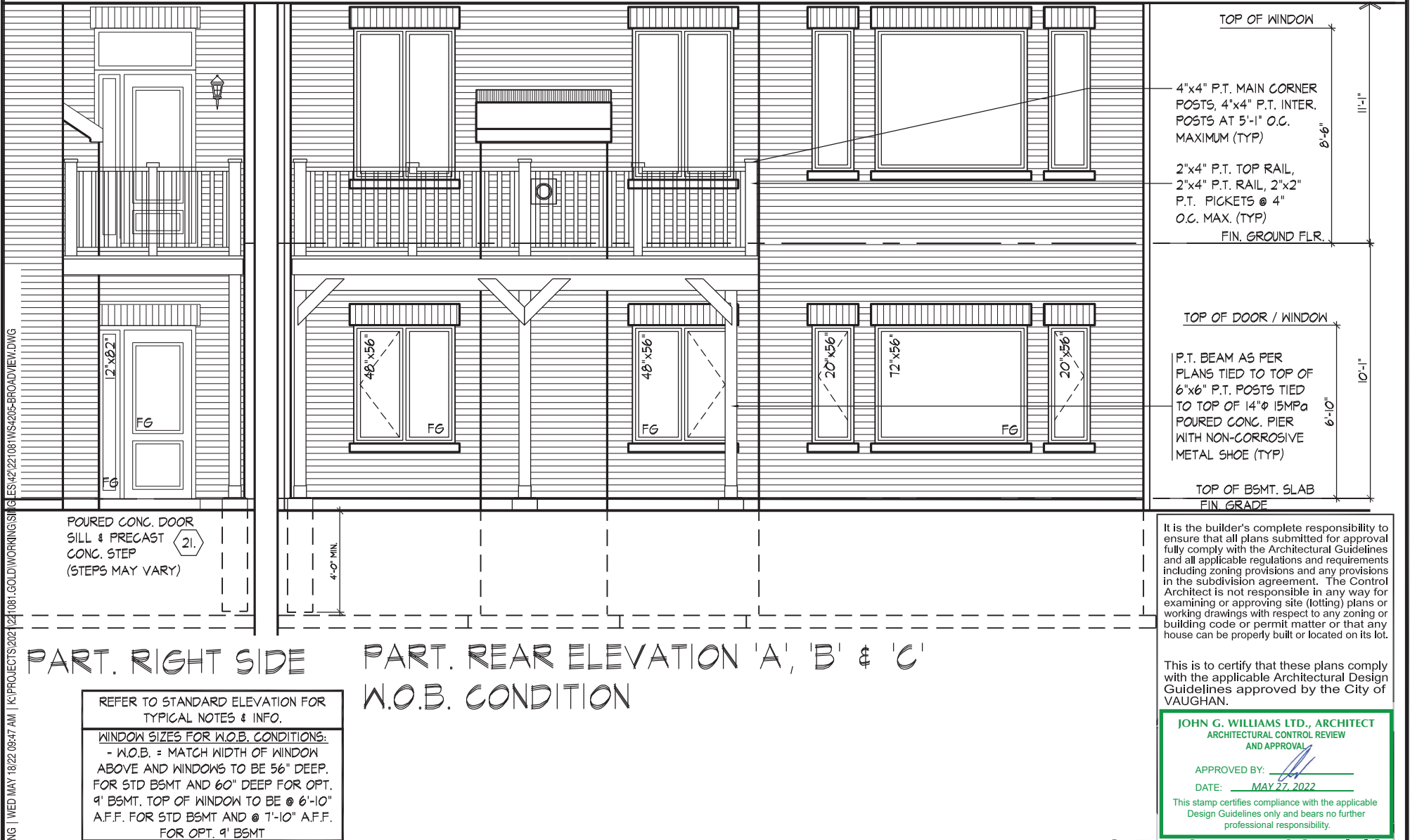
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PART. GROUND FLOOR PLAN ELEV. 'A', 'B' & 'C' - W.O.B. COND.



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



PART. RIGHT SIDE

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

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

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

Signature of Allan Whiting

23177

BCIN

HUNT DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

Drawn By

NEA

Checked By

AW

Scale

3/16"=1'-0"

UNIT 4205-THE BROADVIEW
REV.2022.05.16

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221081WS4205

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ENGINEERED ROOF TRUSS, FLOOR

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

NOTE: ALL METAL FASTENERS
SHALL BE NON-CORROSIVE.

2"x4" P.T. BOTTOM RAIL

2"x4" P.T. DECKING LAID
PERPENDICULAR TO JOISTS 1/4"
APART

2"x8" P.T. RIM BOARD

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

2"x8" P.T. JOISTS @ 16" O.C.
P.T. BEAM AS PER PLANS TIED TO TOP
OF 6"x6" P.T. POSTS TIED TO TOP OF
14"Ø 15MPØ POURED CONC. PIER WITH
NON-CORROSIVE METAL SHOE

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

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

TYPICAL FOUNDATION WALL
CONSTRUCTION

TYPICAL BRICK VENEER WALL CONSTRUCTION

FIRST FLOOR

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

TYPICAL FLOOR CONSTRUCTION

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

JOISTS TO BEAR ON DOUBLE 2"x8" P.T. RIM BOARD.
RIM BOARD TIED TO FOUNDATION WALL WITH 5/8"Ø STAINLESS
STEEL MACHINE BOLTS @ 16" O.C. STAGGERED, MIN 4"
EMBEDMENT, BRICK VENEER SHALL NOT BE LOAD BEARING

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

TAPE AND SEAL BLANKETS AT ALL JOINTS

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

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

UNFINISHED BASEMENT

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

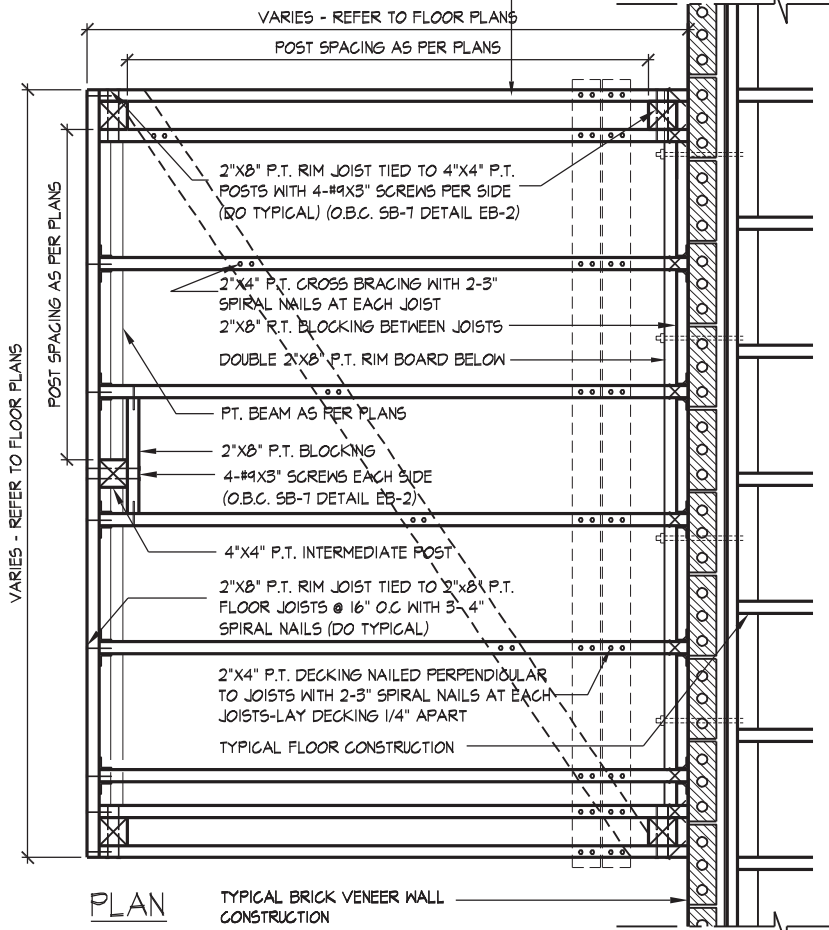
07

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

1/2" = 1'-0"

JOISTS TO BEAR ON DOUBLE 2"x8" P.T. RIM BOARD.
RIM BOARD TIED TO FOUNDATION WALL WITH 5/8"Ø STAINLESS
STEEL MACHINE BOLTS @ 16" O.C. STAGGERED, MIN 4"
EMBEDMENT, BRICK VENEER SHALL NOT BE LOAD BEARING

NOTE: ALL METAL FASTENERS
SHALL BE NON-CORROSIVE.



GENERAL NOTES

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

08

TYP. DECK FRAMING ON WOOD LEDGER, BRICK VENEER

1/2" = 1'-0"



wsp

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DECK DETAILS 2

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QUALIFICATION INFORMATION

NAME
REGISTRATION INFORMATION

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23177
BCIN

HUNT
DESIGN ASSOCIATES INC.

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GOLDPARK HOMES - 221081
PINE VALLEY PH2, VAUGHAN ON

Drawn By
HDAI

Checked By
HDAI

Scale
3/16"=1'-0"

8966 Woodbine Ave., Markham, ON L3R 0J7

File Number
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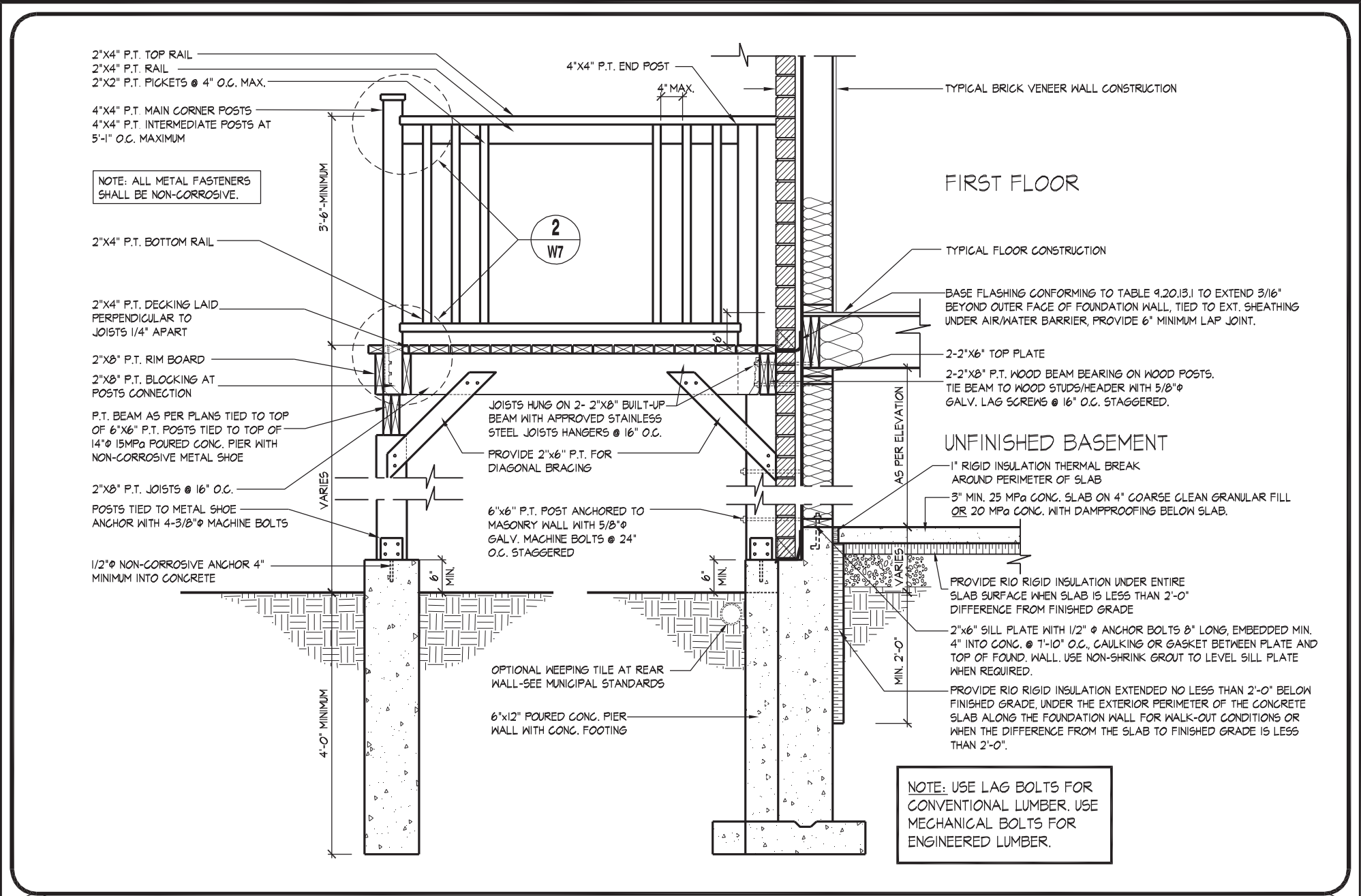
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UNIT 4205-THE BROADVIEW
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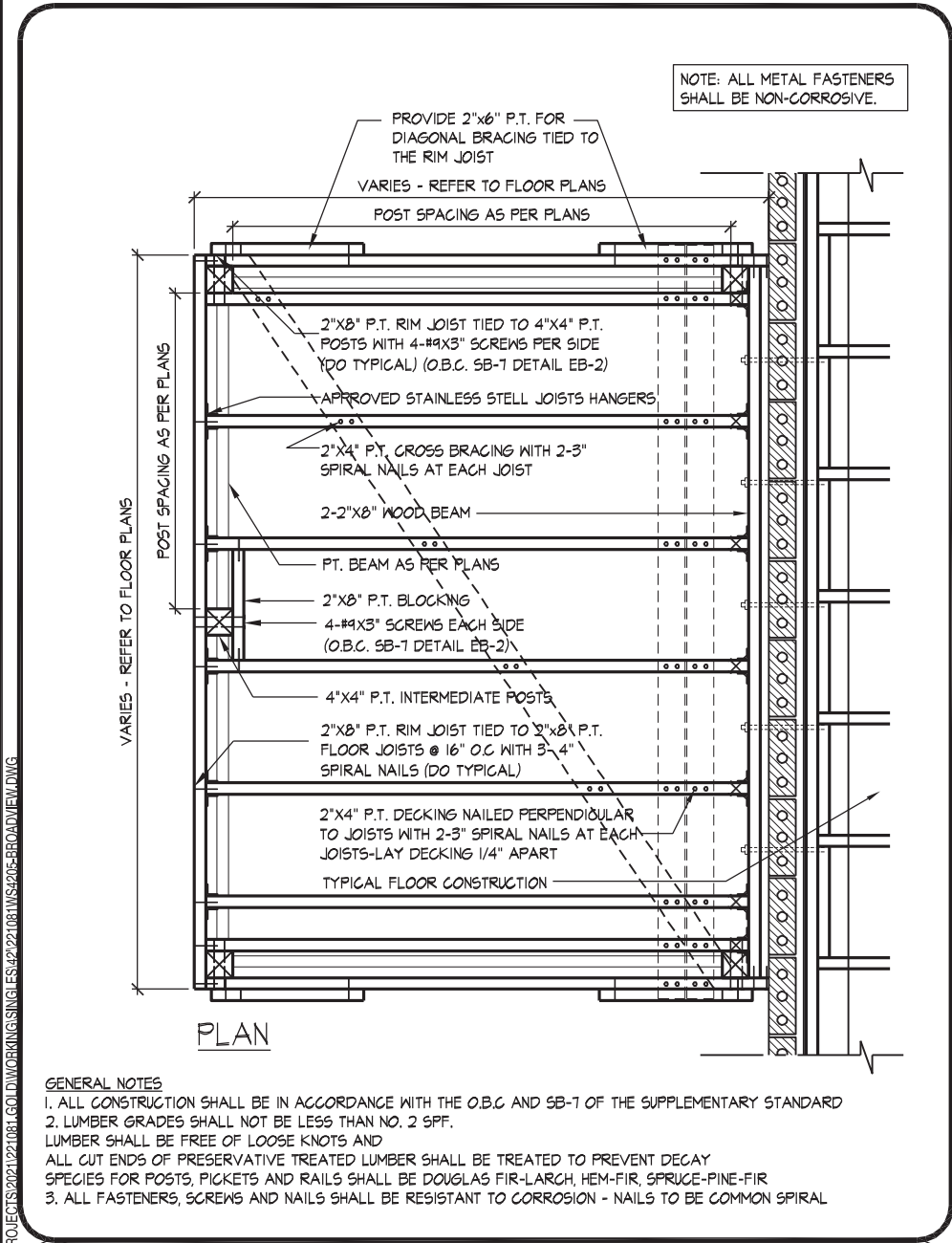
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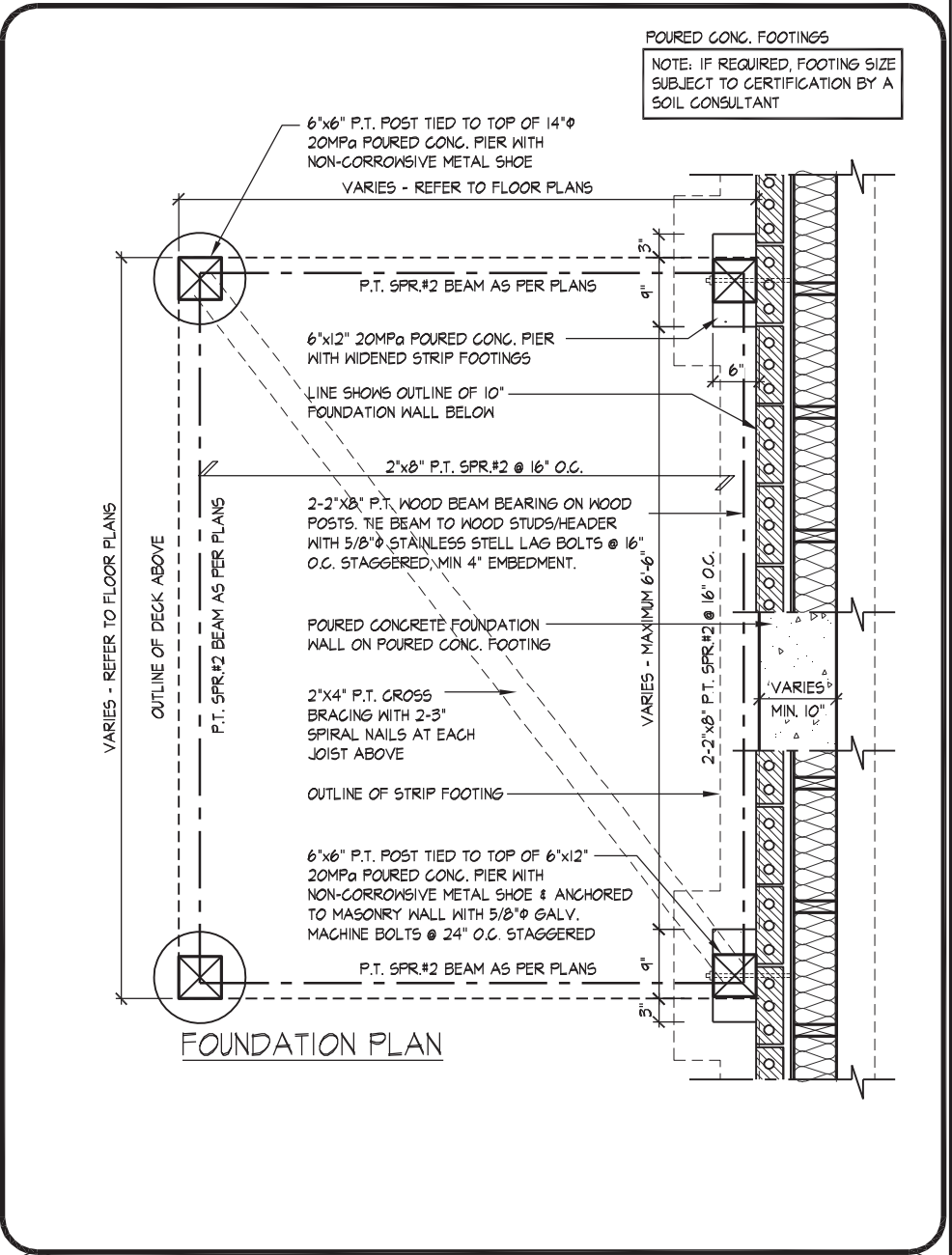
09 MASONRY VENEER, TYPICAL WOOD DECK FOR WALK OUT BASEMENT

1/2" = 1'-0"



10 MASONRY VENEER, TYPICAL DECK FRAMING PLAN

1/2" = 1'-0"



11 MASONRY VENEER, TYPICAL DECK FOUNDATION PLAN

1/2" = 1'-0"

WYANG | WED MAY 18/22 09:47 AM | K:\PROJECTS\2021\221081 GOLDPARK HOMES\221081\221081-5-BROADVIEW.DWG

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THORNHILL, ONTARIO CANADA L3T 0A1
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DECK DETAILS 3

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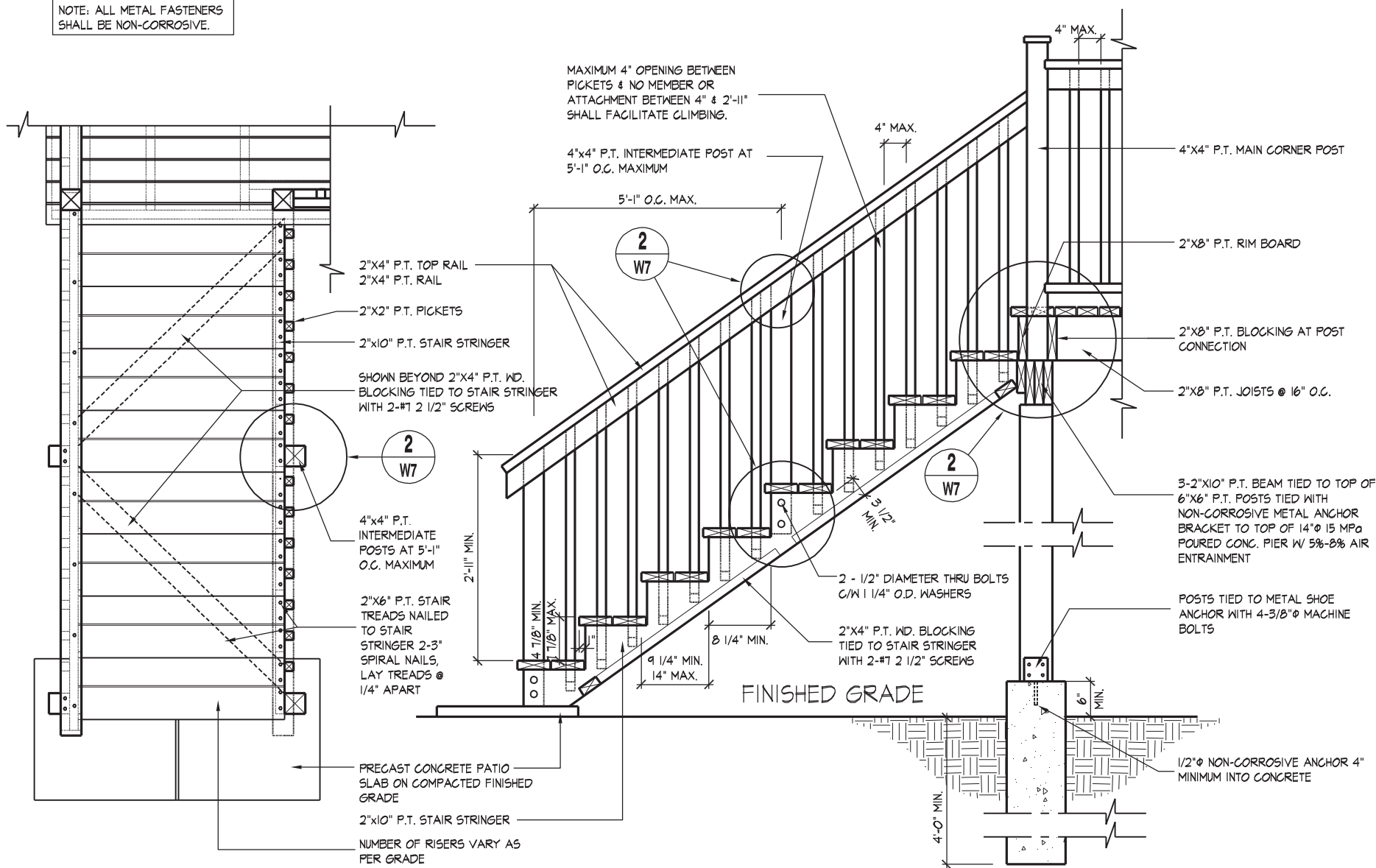
Unit 4205-THE BROADVIEW
REV.2022.05.16

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LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
May 20, 2022
PROVINCE OF ONTARIO

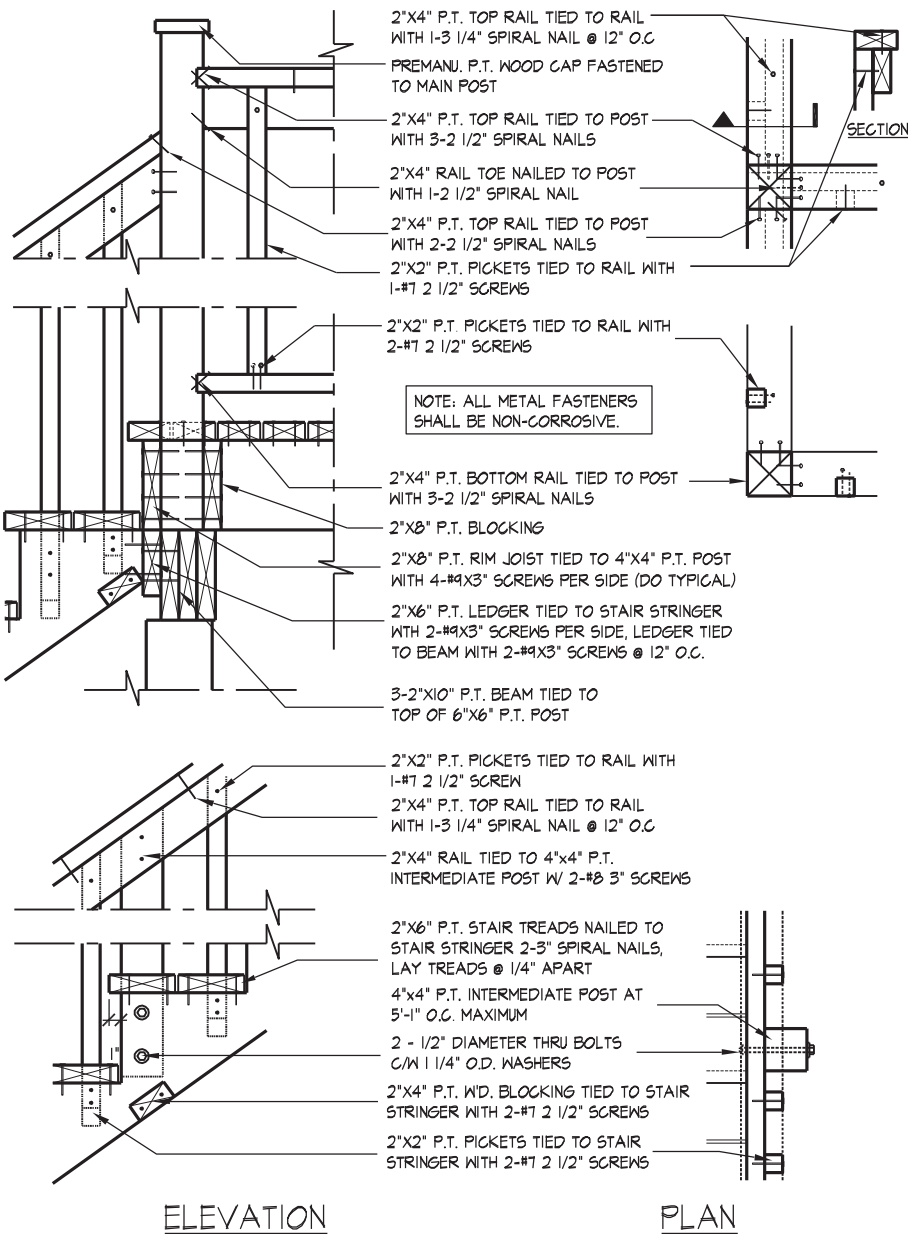
NOTE: ALL METAL FASTENERS SHALL BE NON-CORROSIVE.



01

TYPICAL WOOD DECK STAIR

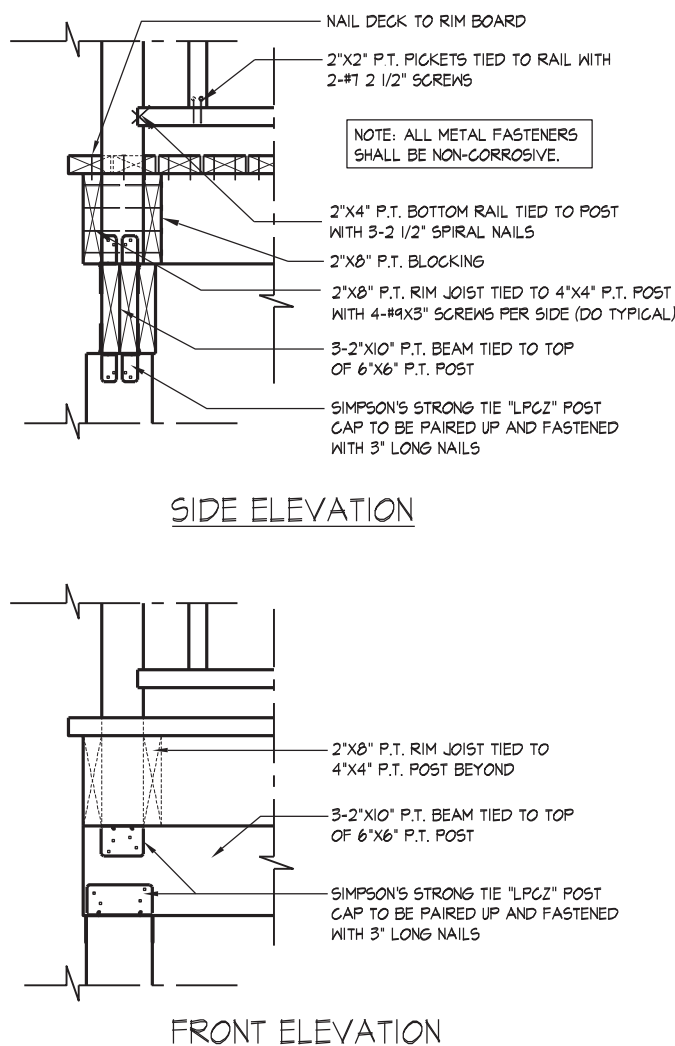
1/2" = 1'-0"



02

TYP. MAIN AND INTERMEDIATE POST ANCHORAGE

3/4" = 1'-0"



03

TYP. POST & BEAM CONNECTION

3/4" = 1'-0"



wsp

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UNIT 4205-THE BROADVIEW
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File Number 221081WS4205 Page Number W7 of W7

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

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