



ELEVATION 'A'



ELEVATION 'B'

3103-END-1

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

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN, ELEV. 'A' & 'B'
- 2A - PARTIAL PLANS - BLOCK 3, UNIT 5
- 3 - GROUND FLOOR PLAN, ELEV. 'A'
- 4 - SECOND FLOOR PLAN, ELEV. 'A'
- 5 - OPT. 4-BEDROOM, SECOND FLOOR PLAN, EL. 'A' (ELEV. 'B' SIMILAR)
- 6 - PART. FLOOR PLANS, ELEV. 'B'
- 7 - FLOOR PLANS, ELEV. 'A' & 'B' W/ LOGGIA
- 8 - FRONT ELEVATION 'A' & 'B'
- 9 - LEFT SIDE ELEVATION 'A'
- 10 - REAR ELEVATION 'A' & 'B'
- 10A - REAR ELEVATION 'A' & 'B'
- 11 - LEFT SIDE ELEVATION 'B'
- 12 - LEFT SIDE UPGRADE ELEVATION 'B'
- 12A - REAR UPGRADE ELEVATION 'B'
- 14 - CROSS SECTION 'A-A'
- 15 - CONSTRUCTION NOTES 1
- 16 - CONSTRUCTION NOTES 2
- W1 - W.O.B. CONDITION
- W2 - PART. FLOOR PLANS ELEV. 'A' & 'B' W/ LOGGIA/WOB
- W3 - PART. FOUNDATION PLAN ELEV. 'A' & 'B' W/ LOGGIA/WOB
- W4 - PART. REAR ELEV. 'A' & 'B' W/ LOGGIA/WOB

AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'B'
GROUND FLOOR AREA	STD-END-1 910 sq. ft.	OPT. 4 BEDRM 910 sq. ft.	STD W/ LOGGIA 910 sq. ft.	STD-END-1 910 sq. ft.	OPT. 4 BEDRM 910 sq. ft.	STD W/ LOGGIA 910 sq. ft.
SECOND FLOOR AREA	1364 sq. ft.	1364 sq. ft.	1364 sq. ft.	1353 sq. ft.	1353 sq. ft.	1353 sq. ft.
SUBTOTAL	2274 sq. ft.	2274 sq. ft.	2274 sq. ft.	2263 sq. ft.	2263 sq. ft.	2263 sq. ft.
DEDUCT ALL OPEN AREAS	34 sq. ft.	34 sq. ft.	34 sq. ft.	34 sq. ft.	34 sq. ft.	34 sq. ft.
TOTAL NET AREA	2240 sq. ft. (208.10 sq. m.)	2240 sq. ft. (208.10 sq. m.)	2240 sq. ft. (208.10 sq. m.)	2229 sq. ft. (207.08 sq. m.)	2229 sq. ft. (207.08 sq. m.)	2229 sq. ft. (207.08 sq. m.)
FINISHED BASEMENT AREA	577 sq. ft.	577 sq. ft.	577 sq. ft.	577 sq. ft.	577 sq. ft.	577 sq. ft.
COVERAGE W/OUT PORCH	1374 sq. ft. (127.65 sq. m.)	1374 sq. ft. (127.65 sq. m.)	1374 sq. ft. (127.65 sq. m.)	1374 sq. ft. (127.65 sq. m.)	1374 sq. ft. (127.65 sq. m.)	1374 sq. ft. (127.65 sq. m.)
COVERAGE W/ PORCH	1448 sq. ft. (134.52 sq. m.)	1448 sq. ft. (134.52 sq. m.)	1551 sq. ft. (144.09 sq. m.)	1448 sq. ft. (134.52 sq. m.)	1448 sq. ft. (134.52 sq. m.)	1551 sq. ft. (144.09 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'B'
GROSS WALL AREA	STD-END-1 3140 sq. ft. (291.72 sq. m.)	OPT. 4 BEDRM 3140 sq. ft. (291.72 sq. m.)	STD W/ LOGGIA 3140 sq. ft. (291.72 sq. m.)	STD-END-1 3140 sq. ft. (291.72 sq. m.)	OPT. 4 BEDRM 3140 sq. ft. (291.72 sq. m.)	STD W/ LOGGIA 3140 sq. ft. (291.72 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	281 sq. ft. (26.11 sq. m.)	297 sq. ft. (27.59 sq. m.)	281 sq. ft. (26.11 sq. m.)	297 sq. ft. (27.59 sq. m.)	313 sq. ft. (28.08 sq. m.)	297 sq. ft. (27.59 sq. m.)
TOTAL WINDOW %	8.95 %	9.46 %	8.95 %	9.46 %	9.97 %	9.46 %

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FOREVERGREEN

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PINE VALLEY DRIVE, VAUGHAN, ONTARIO
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Checked By: AW
Scale: 3/16"=1'-0"
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7. ISSUED FOR PERMIT RE-SUBMISSION	2022.07.11	AW
6. ADDED REDUCED PORCH PLANS FOR BLK 3, UNIT 5	2022.07.06	AW
5. ADDED LOGGIA/WOB DRAWINGS	2022.06.06	NN
4. ISSUED FOR PERMIT	2022.02.18	WT
3. REVISED AS PER STRUCTURAL ENG. COMMENTS	2021.11.29	NEA
2. REVISED AS PER FLOOR & TRUSS MANUF. LAYOUT	2021.09.27	NEA
1. ISSUED FOR CLIENT FOR FLOOR, ROOF & HVAC	2021.02.26	AW
REVISIONS	DATE (YYYYMMDD)	BY

TITLE PAGE

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23177
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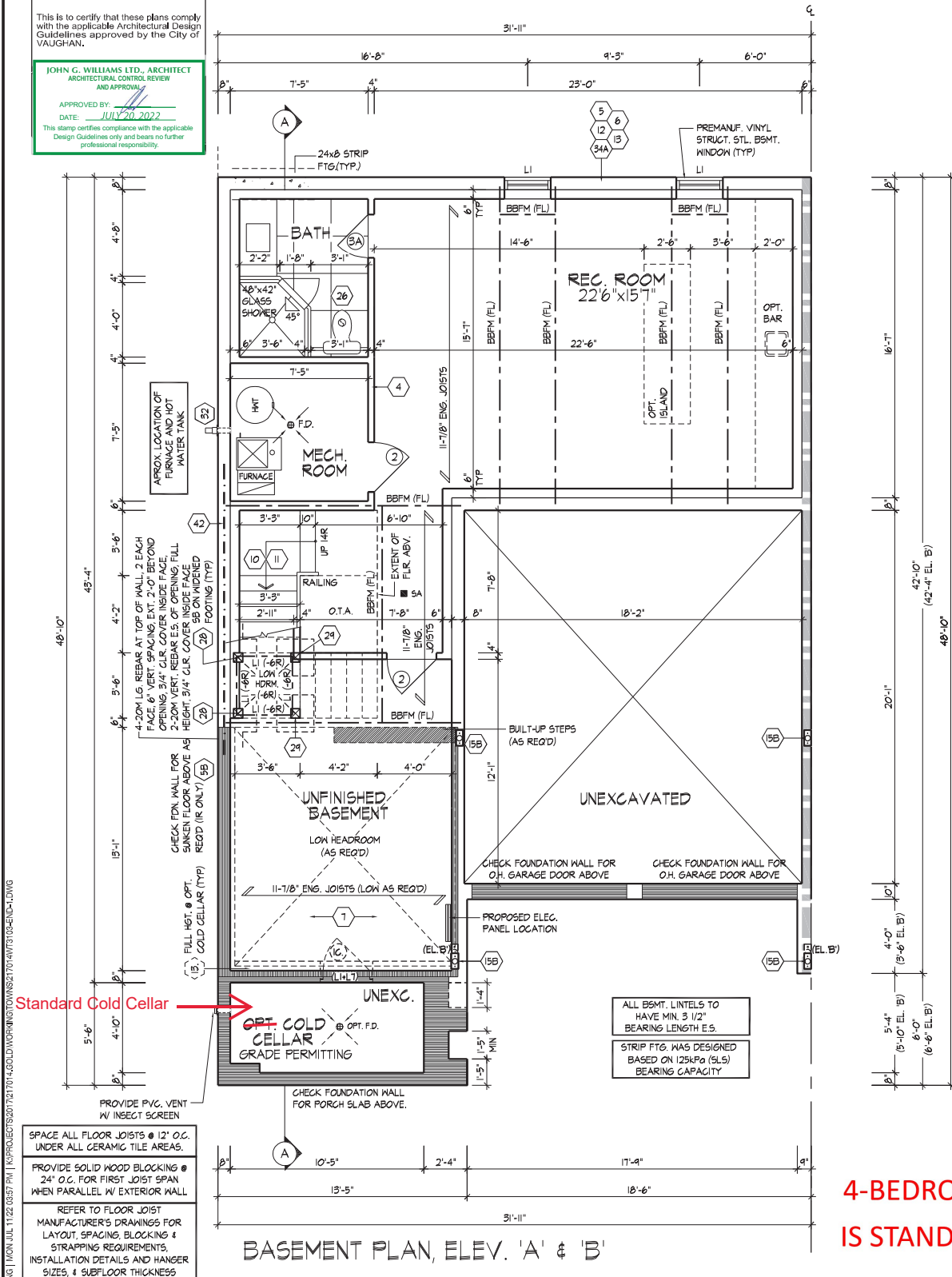
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4-BEDROOM
IS STANDARD

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

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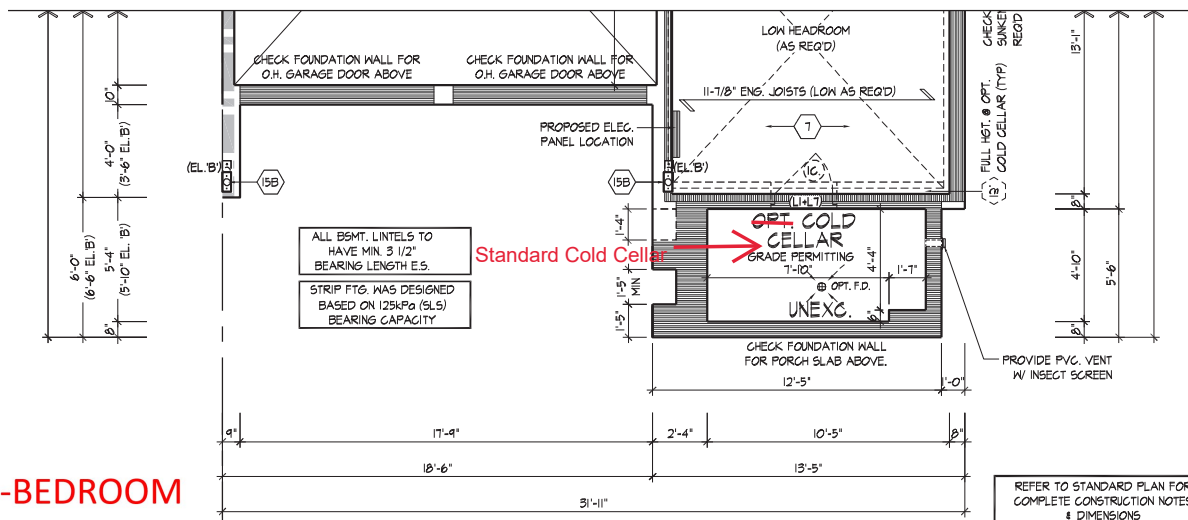
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PARTIAL GROUND FLOOR PLAN, EL. 'B' (REV.) - BLOCK 3, UNIT 5



4-BEDROOM
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PARTIAL BASEMENT PLAN, EL. 'B' (REV.) - BLOCK 3, UNIT 5

PARTIAL PLANS - BLOCK 3, UNIT 5

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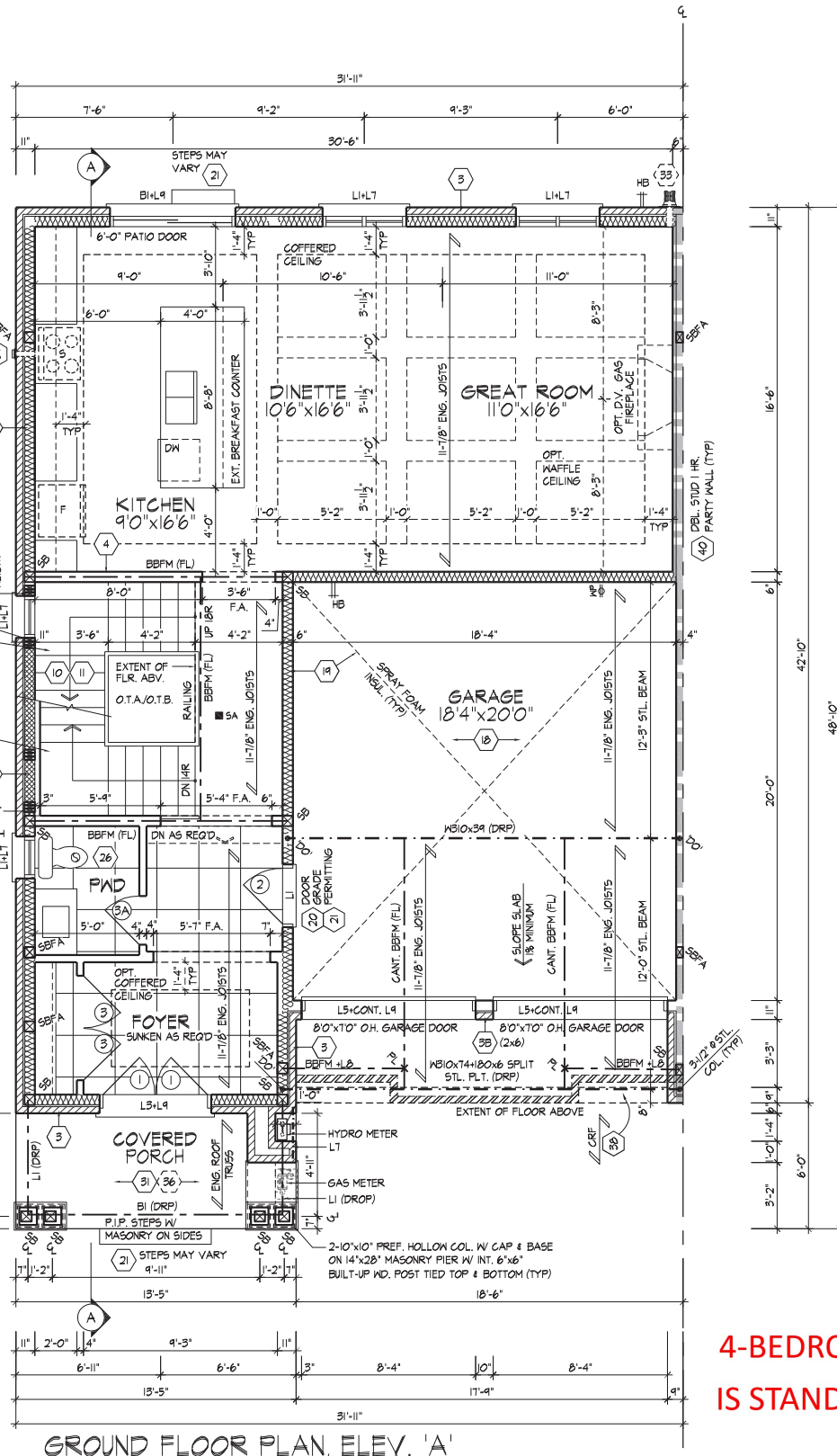


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SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILE AREAS.
PROVIDE SOLID WOOD BLOCKING @
24" O.C. FOR FIRST JOIST SPAN
WHEN PARALLEL W/ EXTERIOR WALL.
REFER TO FLOOR JOIST
MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, BLOCKING &
STRAPPING REQUIREMENTS,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



**4-BEDROOM
IS STANDARD**

GROUND FLOOR PLAN, ELEV. 'A'

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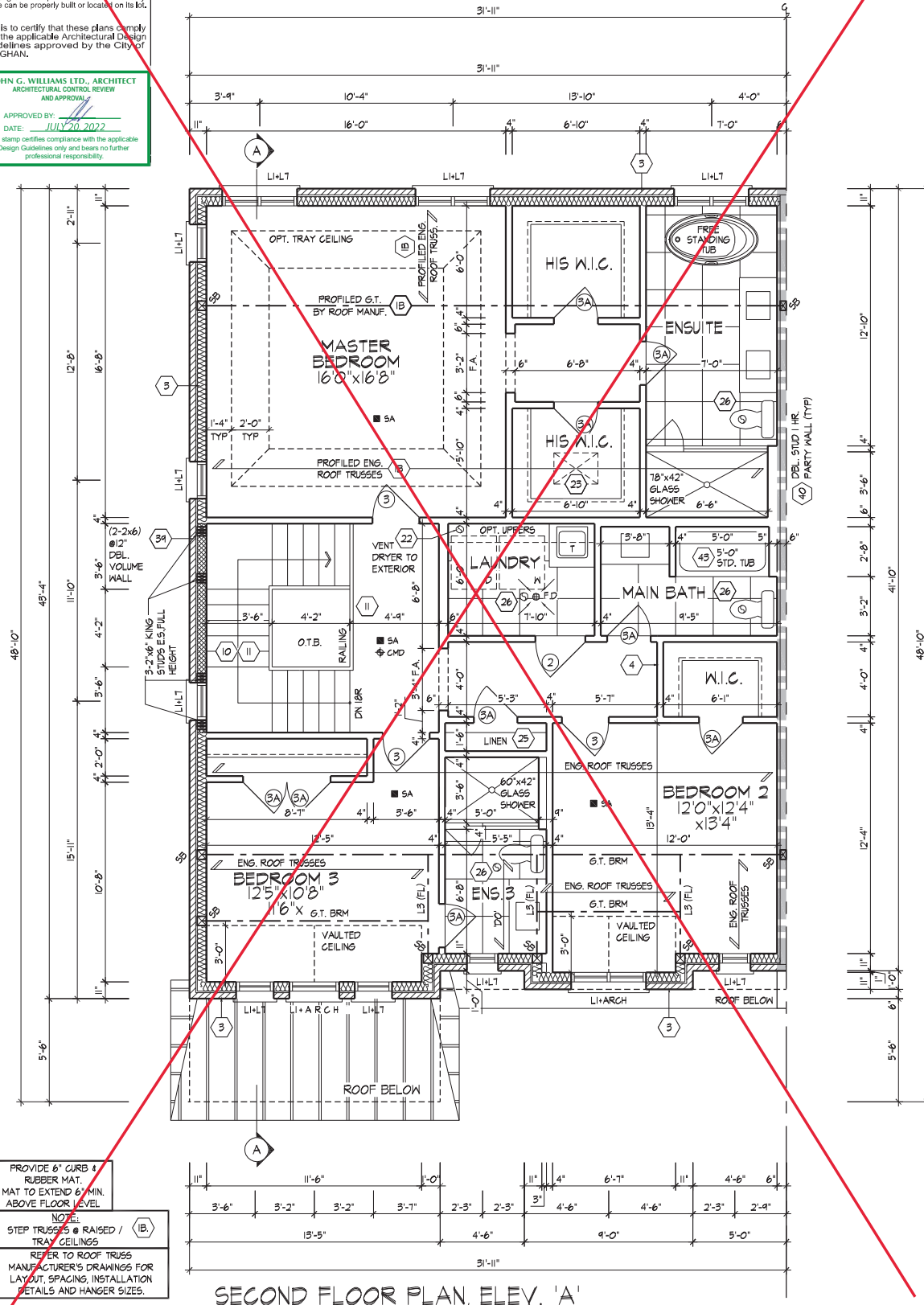
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PROVIDE 6" CURB & RUBBER MAT. MAT TO EXTEND 6" MIN. ABOVE FLOOR LEVEL.

NOTE:
STEP TRUSSES @ RAISED / TRAY CEILINGS
REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.

SECOND FLOOR PLAN, ELEV. 'A'

SECOND FLOOR PLAN, ELEV. 'A'

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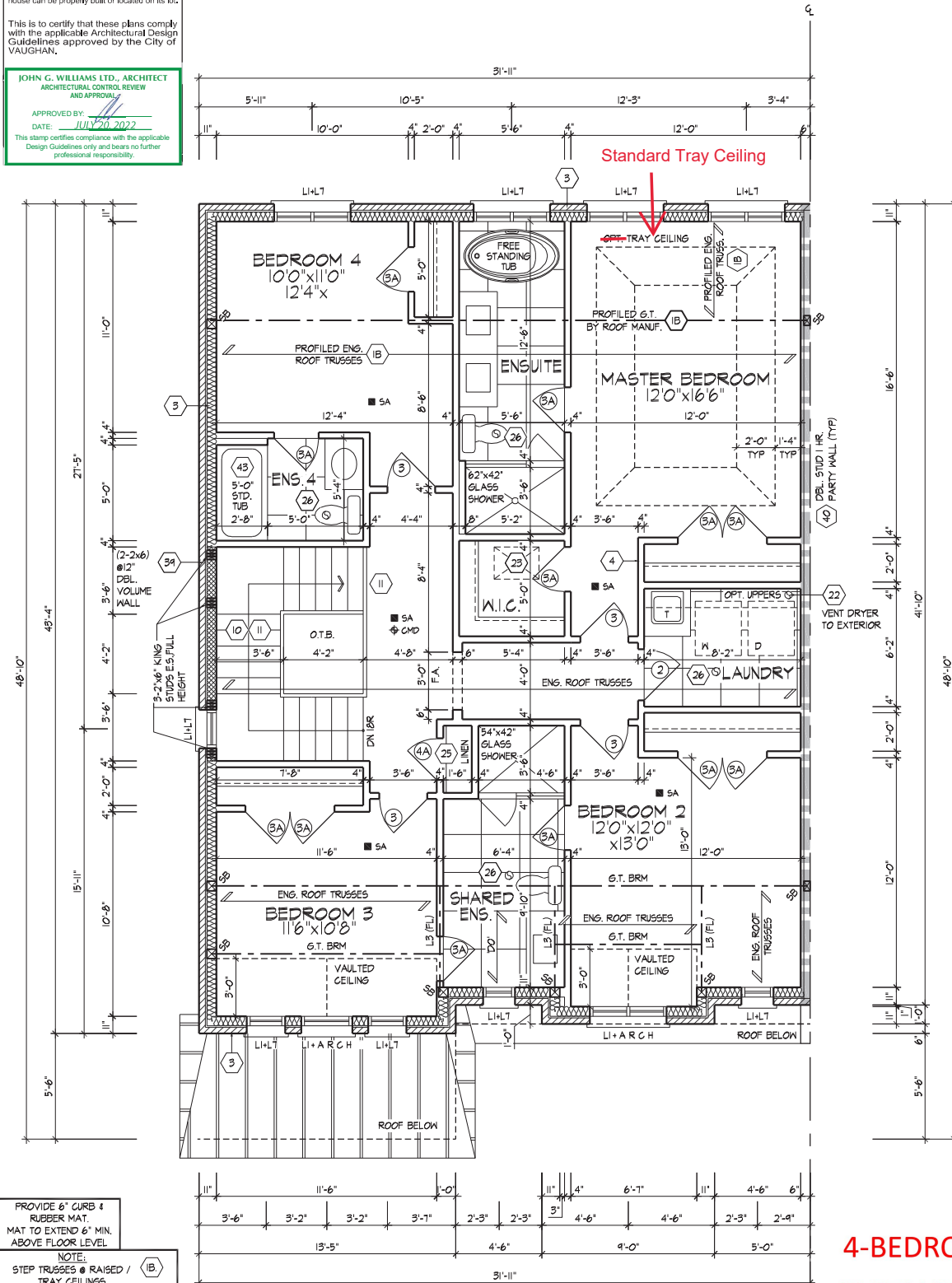
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~~OPT. 4-BEDROOM FLOOR PLAN, ELEV. 'A'~~
(ELEV. 'B' SIMILAR)

4-BEDROOM
IS STANDARD

STANDARD 4-BEDROOM

OPT. 4-BEDROOM, SECOND FLOOR PLAN, EL. 'A' (ELEV. 'B' SIMILAR)

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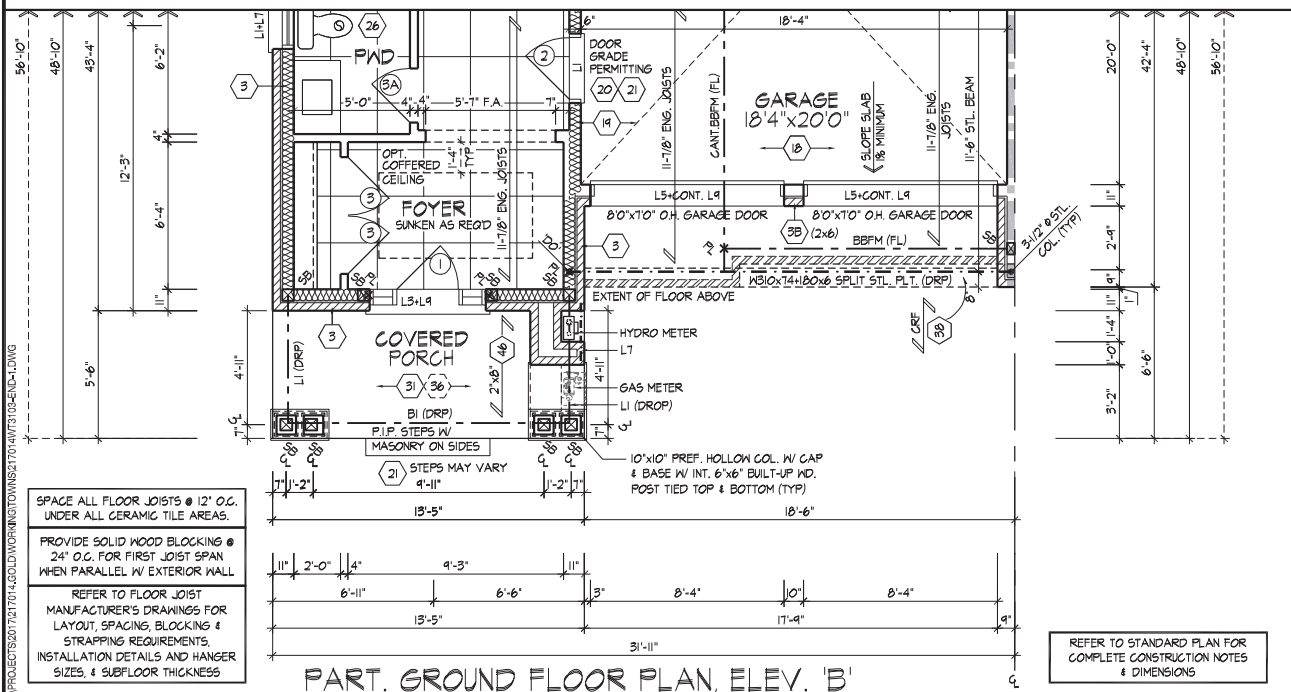
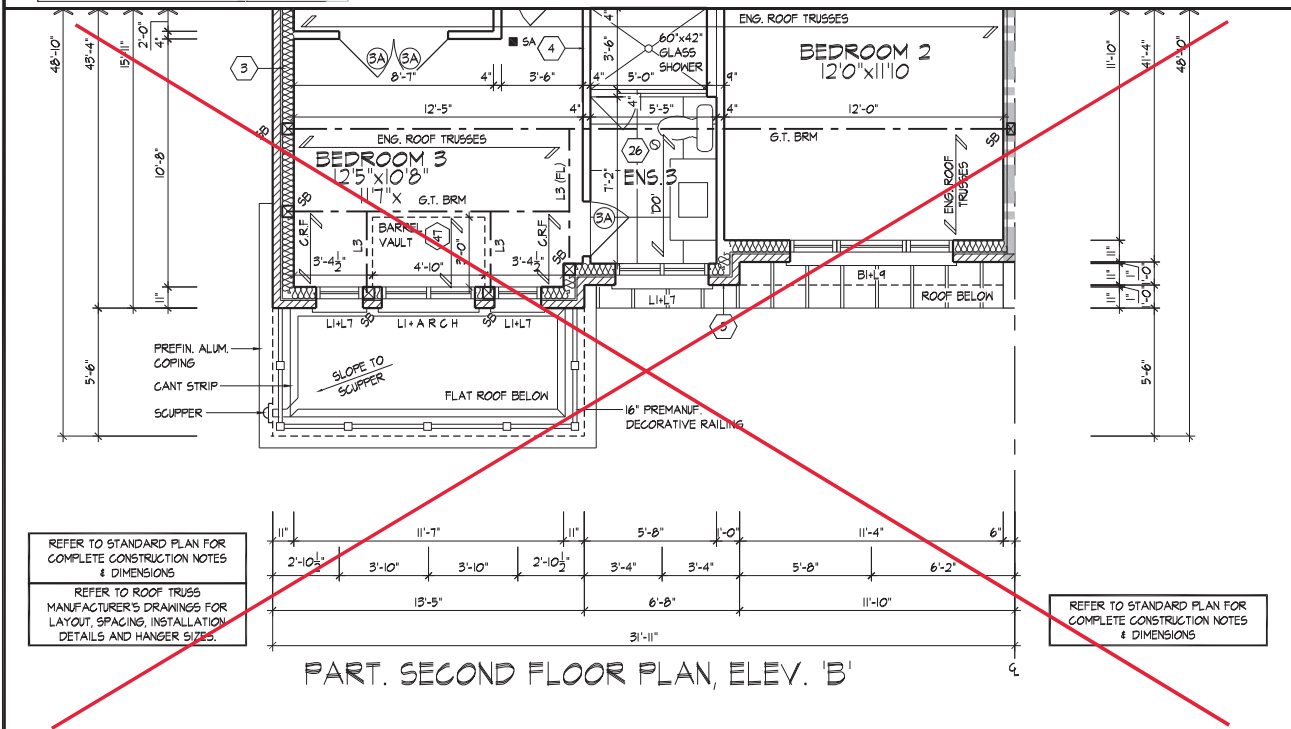
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**4-BEDROOM
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PART. FLOOR PLANS, ELEV. 'B'

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Qualification Information
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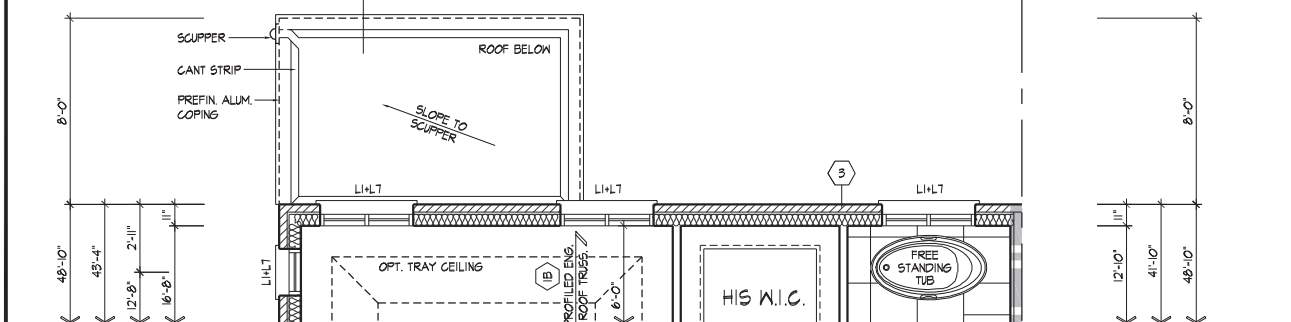
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SECOND FLOOR PLAN, ELEV. 'A' & 'B' W/ LOGGIA

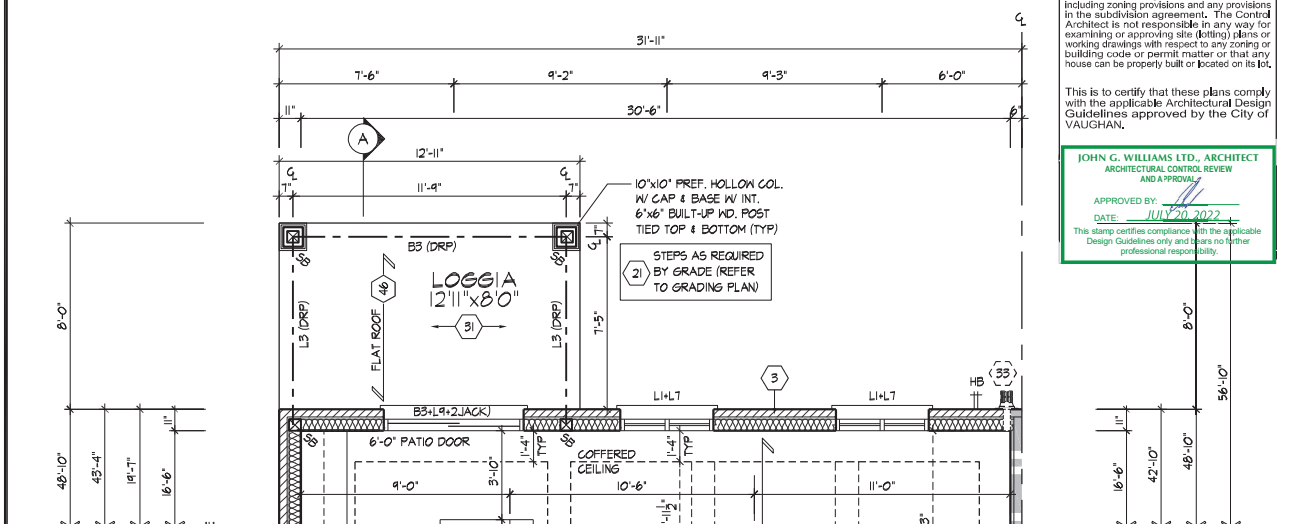
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ARCHITECTURAL CONTROL REVIEW

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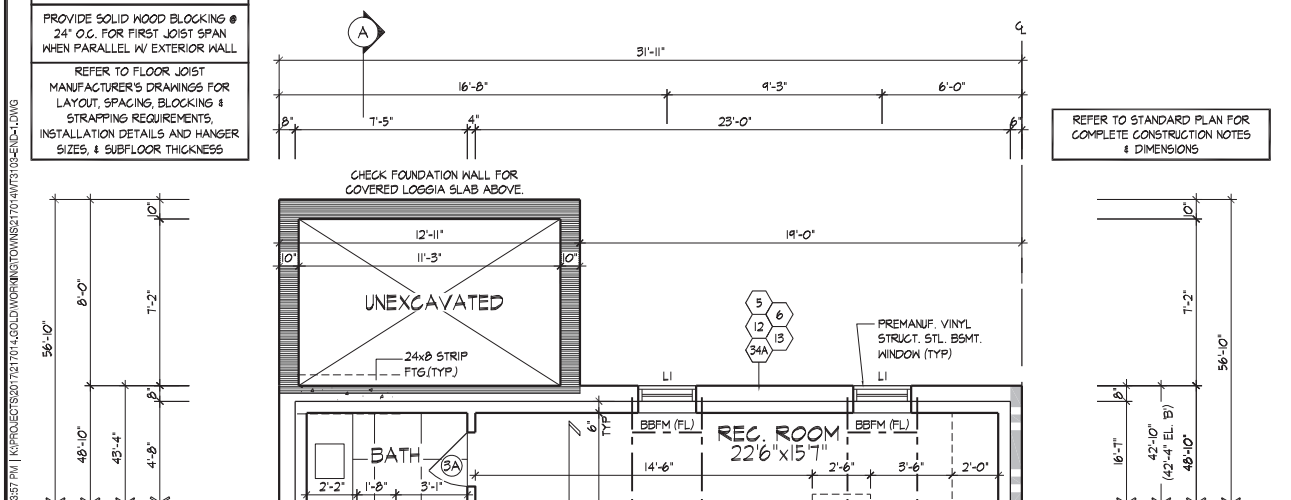


GROUND FLOOR PLAN, ELEV. 'A' & 'B' W/ LOGGIA

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



REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

4-BEDROOM
IS STANDARD

BASEMENT PLAN, ELEV. 'A' & 'B' W/ LOGGIA

FLOOR PLANS, ELEV. 'A' & 'B' W/ LOGGIA

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GOLDFARR HOMES - 217014
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Scale

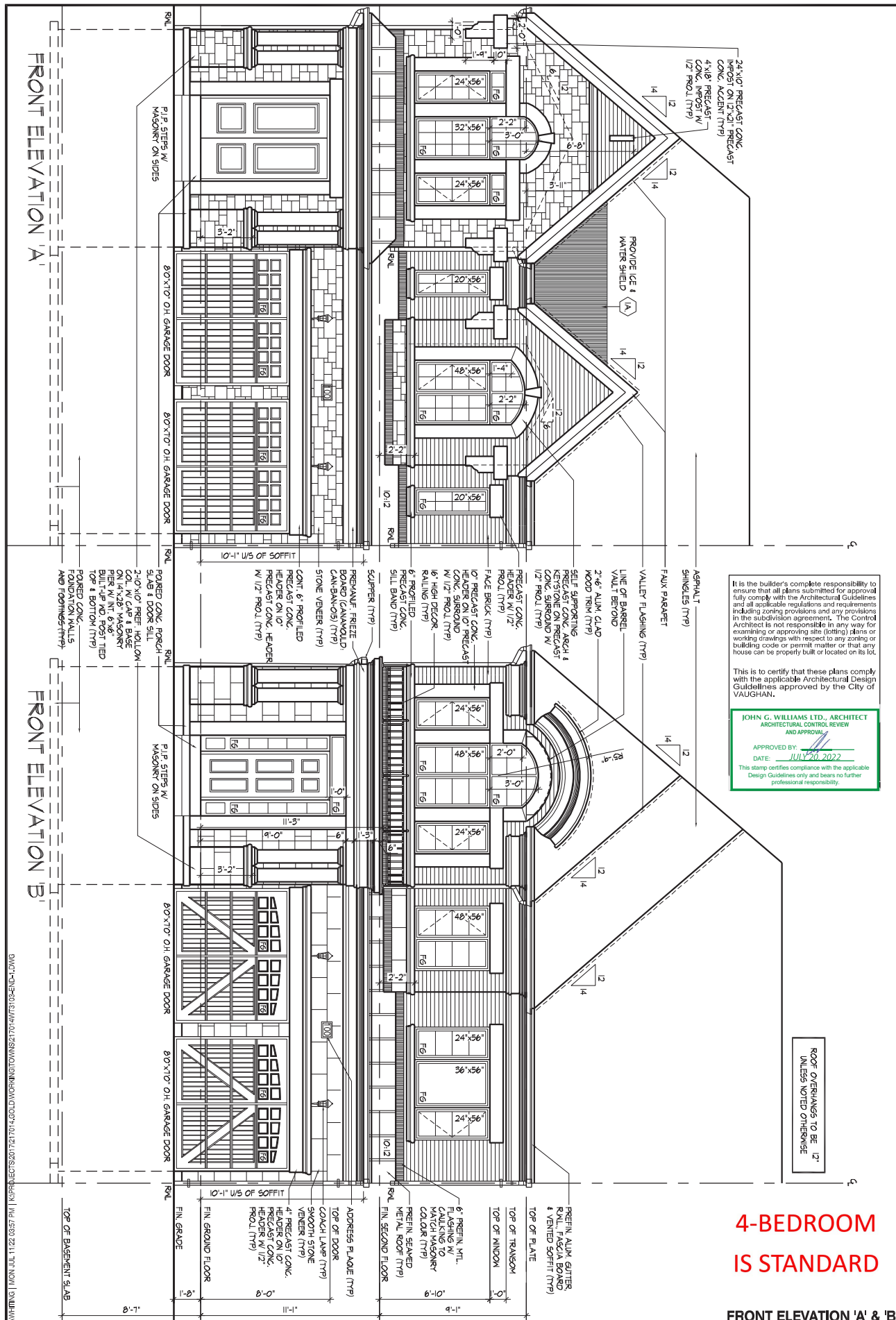
File Number

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QUALIFICATION INFORMATION	
Allan Whiting	23
NAME	SIGNATURE
REGISTRATION INFORMATION	
WILMUT DESIGN ASSOCIATES INC	194

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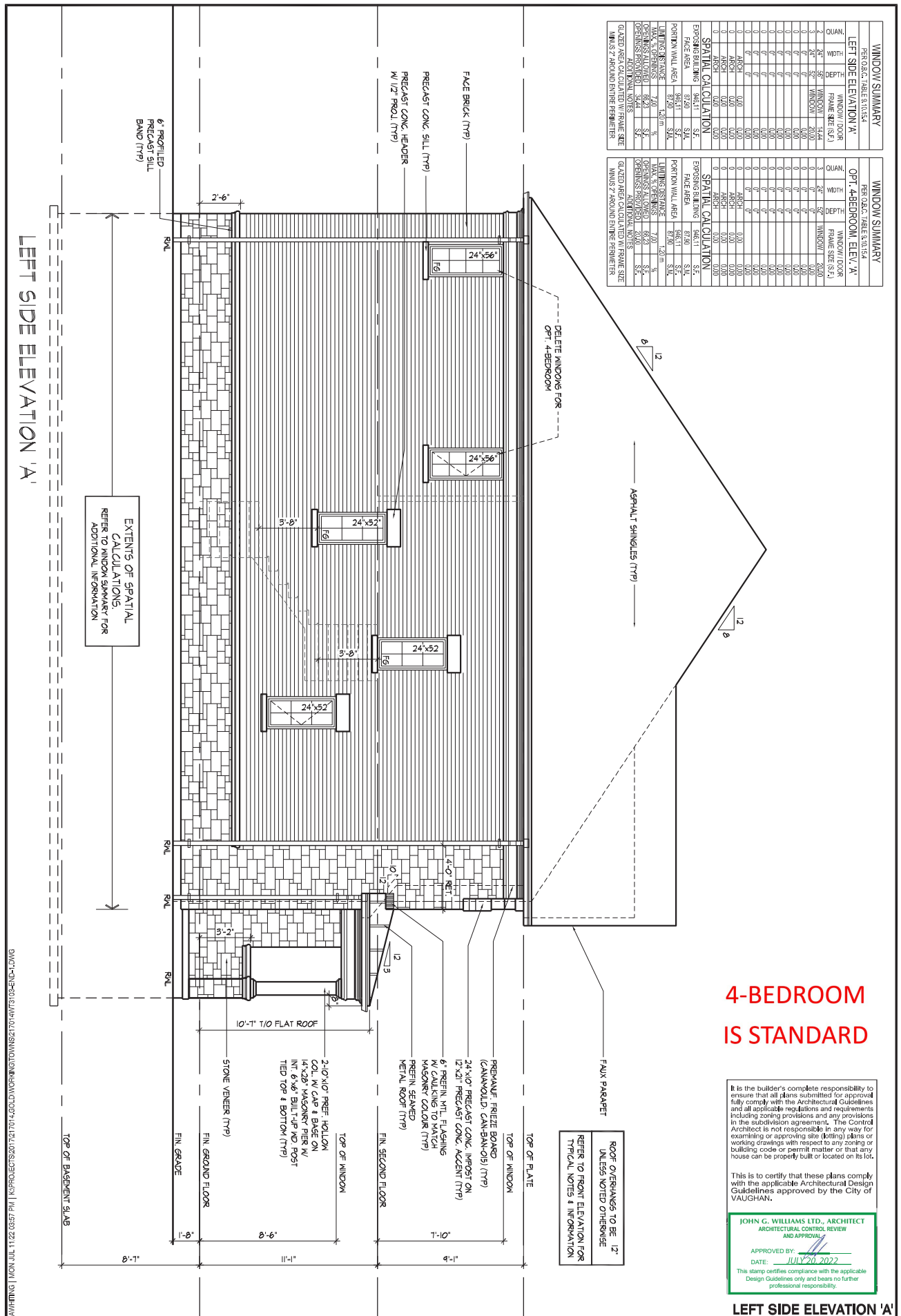
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AND APPROVAL

APPROVED BY: [Signature]
DATE: JULY 20, 2022
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4-BEDROOM
IS STANDARD

FRONT ELEVATION 'A' & 'B'

[illegible]

4-BEDROOM
IS STANDARD

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LEFT SIDE ELEVATION 'A'

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QUALIFICATION INFORMATION		231
NAME	SIGNATURE	B
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		196

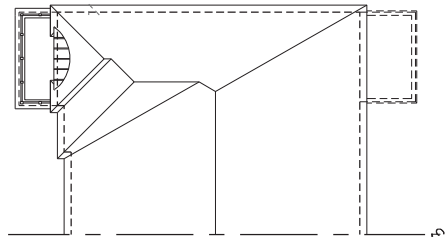
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GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By	Checked By	Scale	File No
BB	AW	3/16"=1'-0"	217014WT3
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7474			

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REV.2022.07.11

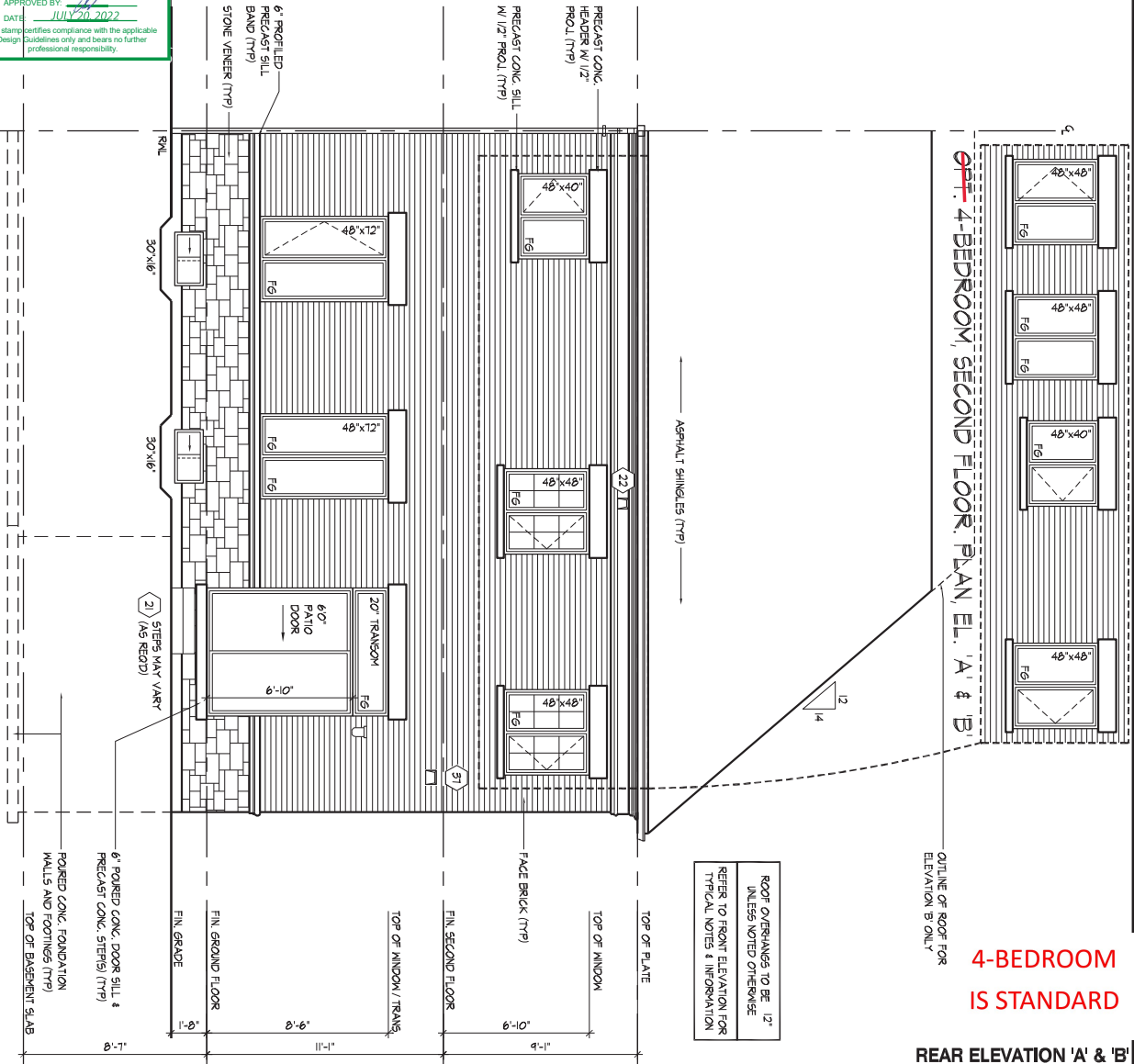
Page Number
9 of 16



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

[illegible]

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REAR ELEVATION 'A' & 'B'

DESIGN BY	CHECKED BY	SCALE	FILE NUMBER
BB	AW	3/16"=1'-0"	217014WT310

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Page Number
10 of 16

23177

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Allan Whiting	23
NAME	SIGNATURE
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	196

[illegible]

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

OPT. 4-BEDROOM

ASPHALT SHINGLES (TYP)

4-BEDROOM
IS STANDARD

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LEFT SIDE ELEVATION 'B'

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

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QUALIFICATION INFORMATION

Allan Whiting 231

SIGNATURE

REGISTRATION INFORMATION

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BCIN

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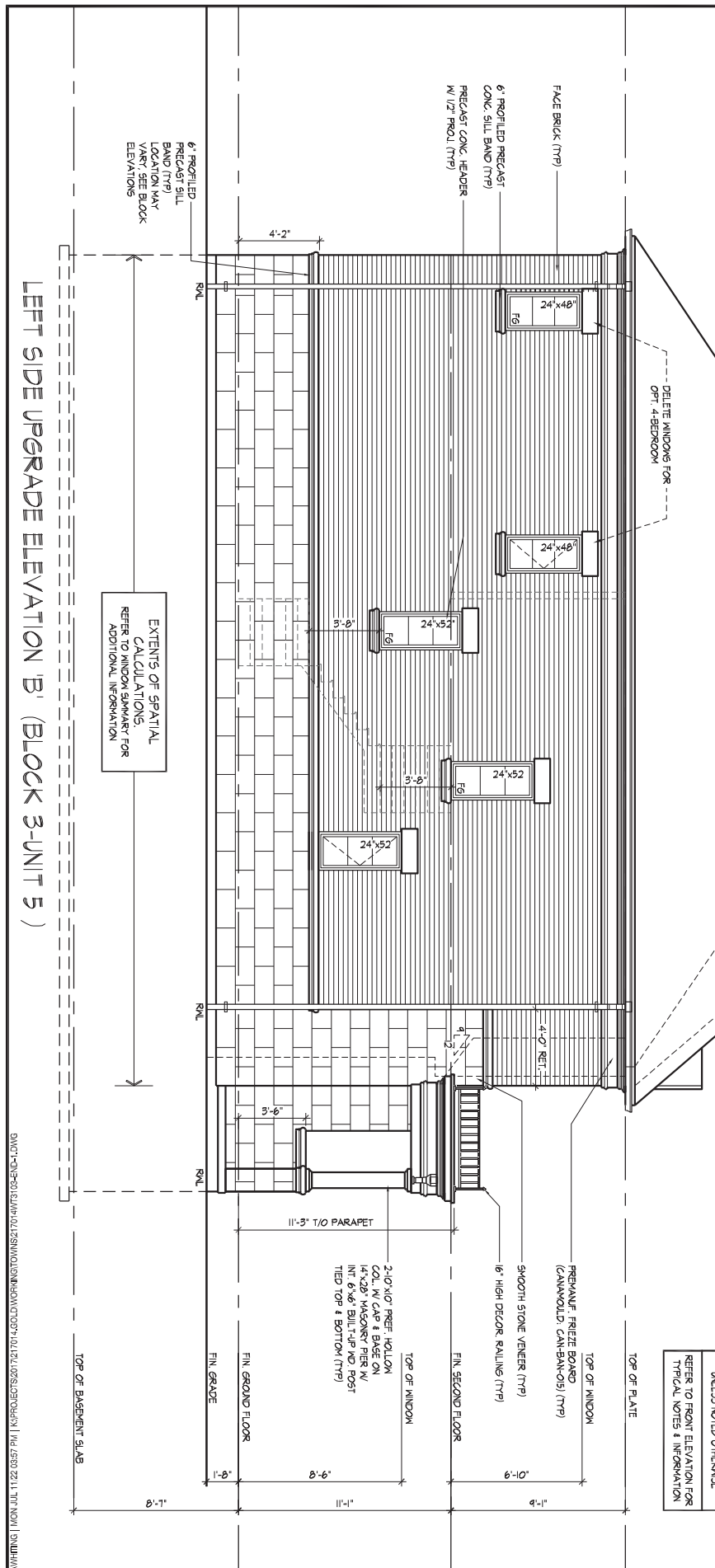
GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

Drawn By	Checked By	Scale	File Number
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8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7321			

3103-END-1
REV.2022.07.11

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11 of 16

WINDOW SUMMARY				WINDOW SUMMARY			
PER O.S.C. TABLE 3.10.1.5.4				PER O.S.C. TABLE 3.10.1.5.4			
LEFT SIDE ELEVATION 'B'				OPT. 4-BEDROOM ELEV. 'B'			
QUAN.	UNIT	DEPTH	FRAME SIZE (S.F.)	QUAN.	UNIT	DEPTH	FRAME SIZE (S.F.)
1	W/DOOR	12'-2"	20'-0"	1	W/DOOR	12'-2"	20'-0"
2	W/DOOR	12'-2"	20'-0"	2	W/DOOR	12'-2"	20'-0"
3	W/DOOR	12'-2"	20'-0"	3	W/DOOR	12'-2"	20'-0"
4	W/DOOR	12'-2"	20'-0"	4	W/DOOR	12'-2"	20'-0"
5	W/DOOR	12'-2"	20'-0"	5	W/DOOR	12'-2"	20'-0"
6	W/DOOR	12'-2"	20'-0"	6	W/DOOR	12'-2"	20'-0"
7	W/DOOR	12'-2"	20'-0"	7	W/DOOR	12'-2"	20'-0"
8	W/DOOR	12'-2"	20'-0"	8	W/DOOR	12'-2"	20'-0"
9	W/DOOR	12'-2"	20'-0"	9	W/DOOR	12'-2"	20'-0"
10	W/DOOR	12'-2"	20'-0"	10	W/DOOR	12'-2"	20'-0"
11	W/DOOR	12'-2"	20'-0"	11	W/DOOR	12'-2"	20'-0"
12	W/DOOR	12'-2"	20'-0"	12	W/DOOR	12'-2"	20'-0"
13	W/DOOR	12'-2"	20'-0"	13	W/DOOR	12'-2"	20'-0"
14	W/DOOR	12'-2"	20'-0"	14	W/DOOR	12'-2"	20'-0"
15	W/DOOR	12'-2"	20'-0"	15	W/DOOR	12'-2"	20'-0"
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**4-BEDROOM
IS STANDARD**

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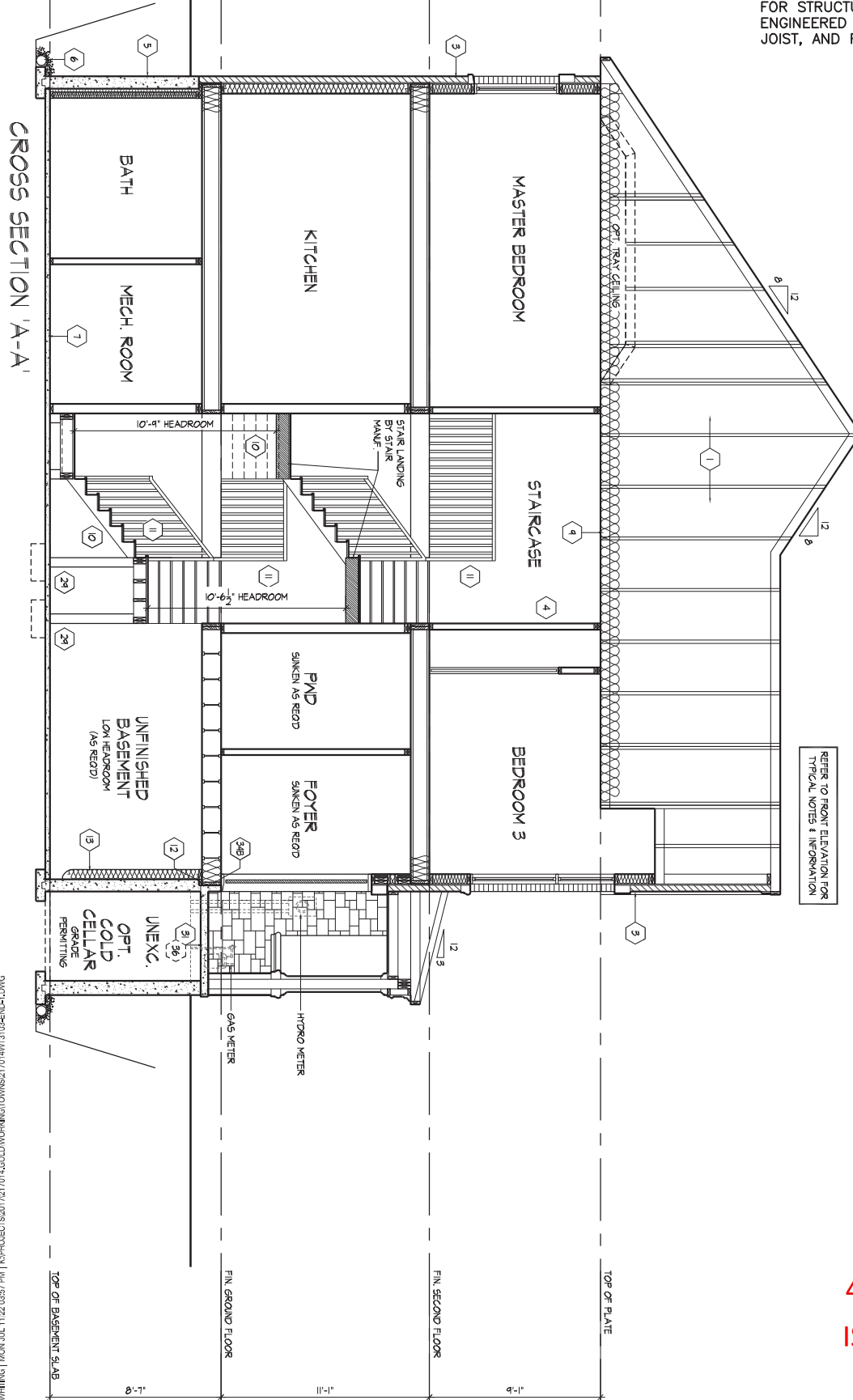
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100 COMMERCE VALLEY DR. W.
THORNHILL, ONTARIO L4M 6C4
TEL: 1-905-882-4211 FAX: 1-905-822-0055 WWW.WSPGROUP.CA

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JOIST, AND FLOOR LVL BEAM DESIGN.

CROSS SECTION 'A-A'



4-BEDROOM
IS STANDARD

CROSS SECTION 'A-A'

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QUALIFICATION INFORMATION
Allan Whiting 23177
REG. NO. BCIN

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GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO
Drawn By BB Checked By AW Scale 3/16"=1'-0" File Number 217014WT3103-END-1
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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SECTION 1.0. CONSTRUCTION NOTES

- 1 ROOF CONSTRUCTION** (9.19, 9.23.13, 9.23.15)
NO. 210 (1025 KG/M2) ASPHALT SHINGLES, 3/8" (9.5) PLYWOOD SHEATHING WITH 1/4" CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 24" (610) BEYOND FACE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL, 2x4x(38x89) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD, PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL, AND VENTED SOFFIT, ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH MIN. 25% OF REQUIRED OPENINGS LOCATED AT TOP OF SPACE & MIN. 25% OF REQUIRED OPENINGS LOCATED AT BOTTOM OF SPACE, EAVESTROUGH TO BE 4" MIN. WITH RAIL DISCHARGING OUT TO CONCRETE SPLASH PADS OR PER MUNICIPAL REQUIREMENTS, TOWNHOUSES TO HAVE 9" MIN. EAVESTROUGH WITH ELEC. TRACED HEATER CABLE ALONG EAVESTROUGH AND DOWN RAIL.
- 1A ICE AND WATER SHIELD**
PROVIDE ICE AND WATER SHIELD IN THE AREAS IDENTIFIED, 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 CORNER WALLS A MINIMUM 12" (305).
- 1B PROFILED ROOF TRUSSES**
ROOF TRUSSES SHALL BE PROVIDED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS, AND 6" (152) TRAY CEILINGS MUST BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2 SIDING WALL CONSTRUCTION (2x6")**
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 FIBERGLASS 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 (2x6") W/ CONTIN. INSULATION**
SIDING MATERIAL, AS PER ELEVATION ATTACHED TO FRAMING MEMBERS ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.23.7, 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. (9.23.10.1), & 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 FIBERGLASS 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) EXT. GRADE 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 FIBERGLASS 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 (2x6")**
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 18" (460) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.23.9 ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXT. GRADE 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 FIBERGLASS SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3,1.1)) (REFER TO 35 NOTE AS REQ.)
- 3A BRICK VENEER WALL CONSTRUCTION (2x6") W/ CONTIN. INSULATION**
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 18" (460) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.23.9 ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXT. GRADE 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 FIBERGLASS SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3,1.1)) (REFER TO 35 NOTE AS REQ.)
- 3B BRICK VENEER WALL @ GARAGE CONSTRUCTION**
3 1/2" (90) BRICK VENEER, 1" (25) AIR SPACE, 7/8"x7"x0.03" (22x180x0.76) GALV. METAL TIES @ 18" (460) O.C. HORIZ. 24" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.23.9 ON APPROVED SHEATHING PAPER, 3/8" (9.5) EXT. GRADE 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 FIBERGLASS SHALL NOT BE USED FOR THE ATTACHMENT OF SIDING (9.23.16.3,1.1)) (REFER TO 35 NOTE AS REQ.)
- 4 INTERIOR STUD PARTITIONS** (9.23.9.8, 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 18" (460) O.C. FOR 2 STOREY AND 1/2" (605) O.C. FOR 3 STOREY, NON-BEARING PARTITIONS 2x4" (38x89) @ 24" (610) O.C. PROVIDE 2x4" (38x89) BOTTOM PLATE AND 2x4" (38x89) TOP PLATE, 1/2" (12.7) INT. DRYWALL BOTH SIDES OF STUDS, PROVIDE 2x6" (38x140) STUDS WHERE NOTED, PROVIDE 2x4" (38x89) @ 24" (610) O.C. LADDER FRAMING WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER, PROVIDE 2x4" (38x89) WOOD BLOCKING ON FLAT @ 31-1/4" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
- 4A EXT. LOFT WALL CONSTRUCTION (2x6") - 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 (2x6") NO CLADDING W/ CONTINUOUS INSULATION**
APPROVED AIRWATER BARRIER AS PER O.B.C. 9.23.7, 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. (9.23.10.1), & 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 CONCRETE FOUNDATION WALLS AS PER CHART BELOW ON CONTINUOUS REINFORCED CONCRETE FOOTING, FOUNDATION WALLS SHALL EXCEED NOT LESS THAN 8" (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 OF 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'-4" (4905) 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" (30m) UN-SUPPORTED HEIGHT UNLESS OTHERWISE NOTED, (9.15.4.2,1.1)

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)				
HEIGHT	THICKNESS	UN-SUPPORTED AT TOP	SUPPORTED AT TOP	MAX. HEIGHT FROM FIN. SLAB TO GRADE
10'-0"	15 MPa	3'-11" (1,200)	7'-4" (2,250)	2'-5" (762)
10'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)
12'-0"	15 MPa	4'-7" (1,401)	7'-4" (2,250)	8'-0" (2,438)

*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 9.23.2.7, 9.23.8.1, & 9.23.9.1 OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3)				
NUMBER FLOORS SUPPORTED	SUPPORTING MASONRY WALLS	SUPPORTING EXTERIOR PARTIAL WALL	SUPPORTING EXTERIOR PARTIAL WALL	SUPPORTING EXTERIOR PARTIAL WALL
1	16" WIDE x 8" THICK	16" WIDE x 8" THICK	16" WIDE x 8" THICK	16" WIDE x 8" THICK
2	24" WIDE x 8" THICK	24" WIDE x 8" THICK	24" WIDE x 8" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	36" WIDE x 14" THICK	36" WIDE x 14" THICK	36" WIDE x 14" THICK

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.

- 6A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY**
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FINISH, 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'-8" (200) VERTICAL AND 2'-11" (889) HORIZONTAL, FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.23.9.4(3))
- 6B 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'-34" (350) HIGH AND NOT LESS THAN 3 1/2" (90) THICK (9.15.4.7(1))
- 6 WEEDING TILE** (9.14.3)
4" (100) OF WEEDING 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 (9000psi) 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. UNDER THE PERIMETER EXTEND 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, & CANULC-5705.2)
PROVIDE SPRAY FOAM INSULATION BETWEEN CANT, JOIST AND INSTALL OSB CONFORMING TO 9.23.9, FIN. SOFT OR CLADDING AS PER ELEVATION TO US 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 ETC.
- 9 EXPOSED CEILING TO EXTERIOR w/ ATTIC**
JOISTS TRUSSES AS PER PLANS W/ 2x2" (38x89) PURLINS @ 16" (400) O.C. PERPENDICULAR TO JOISTS (PURLINS NOTED), 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 ETC. (CANULC-5705.2, 9.19.1, 9.10.17.10)
- 10 ALL STAIRS/EXTERIOR STAIRS** (9.17.12, 9.8.2, 9.8.4)
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 AND LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 8'-0" (1950) FOR SINGLE DWELLING UNIT & 6'-9" (343) (2050) FOR EVERYTHING ELSE, (9.8.2.2)
REQUIRED LANDING IN GARAGE - O.B.C. 9.8.2.2.3
FOR AN EXTERIOR STAIR SERVING A GARAGE, W/ MORE THAN 3 RISERS, GUARDS, HANDRAILS & STEPS AS PER CONSTRUCTION HOOK 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, & BE ABLE TO RESIST LOADS AS PER TABLE 9.8.8.2
GARAGE HEIGHTS - O.B.C. 9.8.8
EXTERIOR GUARDS: 2'-11" (600) MIN.
INTERIOR GUARDS: 2'-11" (600) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 2'-4" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXT. STAIRS: 2'-4" (1070) MIN.
GUARDS FOR LANDINGS @ EXT. STAIRS: 2'-4" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/ EXTERIOR WALLS THAT IS 23'-8" (660) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-4" (1040) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23'-8" (660) OR ADJACENT SURFACE WITHIN 3'-11" (1200) & WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED WITH GUARDS PER 9.8.8.2.3
HANDRAIL HEIGHTS - O.B.C. 9.8.7 - REQUIRED AS PER 9.8.7.1.3
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (665)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)
MAX. HEIGHT AT LANDING: 3'-4" (1070)
STAIRS OR RAMP MIN. 7'-3" (2200) WIDE: 2'-9" (865) MIN. HEIGHT
- 12 SILL PLATES**
2x4" (38x89) SILL PLATE WITH 1/2" (12.7) 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 AT MID-HEIGHT IF WALL IS UNFINISHED, THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.
- 14 BEARING STUD PARTITION IN BASEMENT** (9.15.3.6, 9.23.10.1)
2x4" (38x89) STUDS @ 18" (460) O.C. 2x4" (38x89) SILL PLATE (2x6" (38x140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 MIL POLYETHYLENE FILM, 1/2" (12.7) O.C. ANCHOR BOLTS 8" (200) LONG, EMBEDDED @ 1' (100) MIN. INTO CONC. @ 1'-10" (2900) O.C. @ 1' (100) HIGH CONC. CURB ON CONC. FOOTING, FOR SIZE REFER TO NOTES & 9.10.1 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) 9000 PSI TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CANC058-7.2M, 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" (1000x1000x480) CONC. FOOTING
- 15A NON-ADJUSTABLE STEEL BASEMENT COLUMN**
3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM, BOTTOM PLATE CW 2 1/2"x9"x12" LONG x 2" 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) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6"x6"x3/8" (152x152x9.5) STEEL TOP PLATE & 6"x6"x3/8" (152x100x9.5) BOTTOM PLATE, BASE PLATE 12"x12"x10"x12" (120x120x10x12) WITH 2 1/2"x9"x12" LONG x 2" HOOK ANCHORS (2 1/2"x9"x10"x10), FIELD WELD COLUMN TO BASE PLATE & STEEL BEAM.
- 16 STEEL BEAM BEARING AT FOUNDATION WALL** (9.23.8.1)
BEAM POCKET OR 9x9" (200x200) POURED CONC. NEW WALLS, MIN. BEARING 3.1.2.12, CONC. NEW WALLS TO HAVE EXTENDED FOOTINGS
- 17 WOOD STRAPPING AT STEEL BEAMS** (9.23.4.3.9, 9.23.9.3)
1"3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18 GARAGE SLAB** (9.16.3, 9.35)
4" (100) 32MPa (4600psi) CONC. SLAB WITH 50% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACT SUB-BASE OR COMPACT 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, CANULC-5705.2)
- 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 MANUFACTURERS 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, 3.10.17.10, CANULC-5705.2)

- 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'-8" (200) MIN. TREAD 9'-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 CANCILLERED 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** (9.19.1.2)
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 (R31.5.2) (SB-12) 3.1.1.8.1(1))
- 24 FIREPLACE CHIMNEYS** (9.2.1)
TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (889) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-4" (610) ABOVE THE ROOF SPACE 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"x6" (305x305x153) STEEL PLATE FOR STEEL BEAMS AND 12"x12"x12" (305x305x127) STEEL PLATE FOR WOOD BEAMS BEARING MIN. 3'-12" (890) ON CONC. BLOCK PARTY WALL, ANCHORED WITH 2'-4" (219) x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE, LEVEL W/ NON-SHRINK GROUT, REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR W.D. 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 MINDED @ 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)
3-2x6" (38x140) BUILT-UP WOOD POST UNLESS OTHERWISE NOTED ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) O.C. BOLT, 2x4"x24"x12" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN, REFER TO NOTE 28
- 30 STEP FOOTINGS** (9.15.3.3)
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 6x6xw2.3xw2.3 MESH PLACING REIN MID-DEPTH OF SLAB, CONC. STRENGTH 32MPa (4640psi) WITH 50% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 32 FURNACE VENTING** (9.32.3)
DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST AND INTAKE VENTS, HRV INTAKE TO BE A MIN. OF 6'-0" (1830) FROM ALL EXHAUST TERMINALS, REFER TO GAS UTILIZATION CODE.
- 33 FIREPLACE VENTING** (9.32.3)
DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE, REFER TO GAS UTILIZATION CODE.
- 34 FLOOR FRAMING** (9.23.3.5, 9.23.9.4, 9.23.14)
T&G SUBFLOOR ON WOOD FLOOR JOISTS, FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6, ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2x2" (38x89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1x2" (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 WARP EXTEND 6" (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL, EXTEND HEADER WRAP @ 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 FASTENED.
- 35 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1,20m)**
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-5702 & HAVING A MASS OF NOT LESS THAN 1.2 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'-8" (660) 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 & SPEC'S. ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20'-0" (1300mm) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14
- 36 COLD CELLAR PORCH SLAB** (9.30)
FOR MAX. 9'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 50% AIR ENTRAINMENT, REINF. WITH 10M BARS @ 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, OPPOSITE END, 2x4" (38x140), 10M DOWELS @ 23'-8" (660) O.C., ANCHORED IN PERIMETER END, WALLS, SILL SLAB, 1/8" 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)
2x6" (38x140) RAFTERS @ 18" (460) O.C. 2x6" (38x140) RIDGE BOARD, 2x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2x4" (38x89) @ 18" (460) O.C. FOR MAX. 9'-3" (2819) SPAN & 2x6" (38x140) @ 18" (460) O.C. FOR MAX. SPAN 14'-7" (4450), RAFTERS FOR BUILT UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES OR CONVENTIONAL FRAMING TO BE 2x4" (38x89) @ 24" (610) O.C. UNLESS OTHERWISE SPECIFIED.

4-BEDROOM IS STANDARD



100 COMMERCIAL DRIVE Dr. W.
THORNHILL ONTARIO CANADA L3T 0M1
TEL: 1-855-682-4111 FAX: 1-855-682-0555 WWW.WSPGROUP.CA

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

CONSTRUCTION NOTES 1

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

QUALIFICATION INFORMATION

ALLAN WHITING

DATE

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

23177

BCIN

DESIGN ASSOCIATES INC.

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Drawn By

BB

Checked By

AW

Scale

3/16"=1'-0"

File Number

217014

Page Number

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GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

3103-END-1

REV.2022.07.11

cont. SECTION 1.0. CONSTRUCTION NOTES

TWO STOREY VOLUME SPACES (9.23.10.1, 9.23.11, 9.23.16.)			
WALL ASSEMBLY	WIND LOADS	<= 0.5 kPa (g50)	
		> 0.5 kPa (g50)	
EXTERIOR STUDS	SPACING	MAX HEIGHT	SPACING
BRICK	2'-2 1/2" (635)	12' (305) O.C.	18" (457) (5588)
SIDING	2'-2 1/2" (635)	12' (305) O.C.	18" (457) (5588)
BRICK	2'-2 1/2" (635)	12' (305) O.C.	18" (457) (5588)
SIDING	2'-2 1/2" (635)	12' (305) O.C.	18" (457) (5588)
BRICK	2'-2 1/2" (635)	12' (305) O.C.	18" (457) (5588)
SIDING	2'-2 1/2" (635)	12' (305) O.C.	18" (457) (5588)

** 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 BLOCK BETWEEN WOOD STUDS @ 4'-4" (1220) O.C. VERTICALLY.

- FOR HORIZ. DISTANCES LESS THAN 9'-4" (2866) PROVIDE 2x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2x6" (38x140) TOP PLATE + 2x6" (1-38x140) BOTTOM PLATE & MIN. OF 2x6" (38x184) CONC. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 9b&8 & 9b1d			
12" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (203) 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/ COATS OF PAINT OR FURRED WITH 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.			

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W/3c			
5'8" (159) TYPE 1 GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x4" (38x89) STUDS @ 16" (406) O.C. MIN. 1" (25.4) APART ON SEPARATE 2x4" (38x89) SILL PLATES, 2x6" (38x140) (AS REQUIRED) FLAT 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.			

2 HR. FIREWALL (SB-3) WALL TYPE 9b&8 & 9b1d			
12" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (203) 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, AT UNFINISHED AREA, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT, GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK, (REFER TO DETAILS)			

STUCCO WALL CONSTRUCTION (2"x6")			
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.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)			

STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.			
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.F.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, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (REFER TO 35 NOTE AS REQUIRED)			

STUCCO WALL @ GARAGE CONSOLE			
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.F.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, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (REFER TO 35 NOTE AS REQ.)			

UNSUPPORTED FOUNDATION WALLS (9.15.4.2)			
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS			

STUD WALL REINFORCEMENT			
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.11) (REFER TO DETAILS)			

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.)			

SLOPED CEILING CONSTRUCTION (SB-12) 3.1.1.8, 9.23.4.2)			
2x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX, UNLESS OTHERWISE NOTED W/ 2x2" (38x89) 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).			

FLAT ROOF/BALCONY CONSTRUCTION			
WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) 116G EXTERIOR GRADE PLYWOOD SHEATHING ON 2x2" (38x89) PURLINS ANGLED TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2x6" (38x184) FLOOR JOISTS @ 16" (406) O.C. UNLESS OTHERWISE NOTED, BUILT UP CURB TO BE 4" (100) MIN. ABOVE FINISHED BALCONY FLOOR, CONTINUOUS L'1 TRIM DRIP EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB, SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE, PRE-FINISHED ALUMINUM OR PANEL FLOOR UNDERSIDE OF SOFFIT (9.23.2.3), REMOVE CURB WHERE REQ.			

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

BARREL VAULT CONSTRUCTION			
CANTILEVERED 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (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)			

4-BEDROOM IS STANDARD

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

QUALIFICATION INFORMATION

Alan Whiting 23177

DATE 11/01/2022

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

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.

MIN. STUD SIZE	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)			
	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
2x4" (38x89)	24" (610)	16" (406)	12" (305)	N/A
2x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2x8" (38x140)	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

SECTION 2.0. GENERAL NOTES

- 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.
- 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).
- WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-4" (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
- REFER TO TITLE PAGE FOR MAX. L'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'-8"
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)

- 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 9.3.2.4, WHEN A HRV IS REQUIRED, CONFORM TO 9.3.2.3.1, REFER TO MECHANICAL DRAWINGS.
- REFER TO HOT WATER TANK MANUFACTURER SPECS, CONFORM TO OBC 9.31.6.
- REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
- DRAIN WATER HEAT RECOVERY UNIT (S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF SB12 - 3.1.1.12, OF THE O.B.C.

- LUMBER
- ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
- STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
- LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
- 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.
- JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH LUSH BUILT-UP WOOD MEMBERS.
- 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 (4386) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (152) ABOVE THE GROUND.

- STEEL (9.23.4.3)
- STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 1+.
- REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

- FLAT ARCHES
- FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.
- FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.
- FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

- ROOF OVERHANGS
- ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE.

- FLASHING (9.20.13, 9.26.4, 9.27.3)
- FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

- GRADING
- 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.

- 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 MATERIALS 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

- WOOD LUMBERS AND BUILT-UP LUMBER (DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16)
- FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.4.(3), 9.23.12.3.(1), (3), 9.23.13.2.(2), 9.37.3.1.(1)

2"x6" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2'2"x6" (238x184)	L3 2'2"x10" (238x235)	L5 2'2"x12" (238x286)
B1 3'2"x6" (338x184)	B3 3'2"x10" (338x235)	B5 3'2"x12" (338x286)
B2 4'2"x6" (438x184)	B4 4'2"x10" (438x235)	B6 4'2"x12" (438x286)
B7 5'2"x6" (538x184)	B8 5'2"x10" (538x235)	B9 5'2"x12" (538x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E (UNLESS NOTE OTHERWISE)		
1'3/4" x 9'12" LVL	1'3/4" x 11'7" LVL	1'3/4" x 14' LVL
LVL2 1-1'3/4"x9'12"	LVL3 1-1'3/4"x11'7"	LVL10 1-1'3/4"x14"
LVL4 2-1'3/4"x9'12"	LVL6 2-1'3/4"x11'7"	LVL11 2-1'3/4"x14"
LVL5 3-1'3/4"x9'12"	LVL7 3-1'3/4"x11'7"	LVL12 3-1'3/4"x14"
LVL8 4-1'3/4"x9'12"	LVL9 4-1'3/4"x11'7"	LVL13 4-1'3/4"x14"

- STEEL LUMBERS SUPPORTING MASONRY VENEER (DIVISION B PART 9, TABLE 9.20.5.2.B)
- FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.23.5.2.(3)

CODE	SIZE	BRICK	STONE
L7	3'1/2" x 3'1/2" x 1'4" (89 x 89 x 6.4)	8"-1" (2,47mm)	7"-4" (2,30mm)
L8	4" x 3'1/2" x 1'4" (102 x 89 x 6.4)	8"-9" (2,66mm)	8"-1" (2,48mm)
L9	4'7/8" x 3'1/2" x 5'1/16" (127 x 89 x 7.9)	10"-10" (3,31mm)	10"-1" (3,03mm)
L10	4'7/8" x 3'1/2" x 3'8" (127 x 89 x 11)	11"-8" (3,48mm)	10"-7" (3,24mm)
L11	5'7/8" x 3'1/2" x 3'8" (152 x 89 x 11)	12"-6" (3,82mm)	11"-5" (3,54mm)
L12	7'1/8" x 4" x 3'8" (178 x 102 x 11)	14"-1" (4,30mm)	13"-1" (3,99mm)

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'-6" 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'-6" 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 6'-8" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)
1F	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (815 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. F.R.P. DOOR FRAME WITH APP. SELF CLOSING DEVICE.
2	INTERIOR	2'-6" x 6'-8" x 1-3/8" (815 x 2030 x 35)	
3	INTERIOR	2'-6" x 6'-8" x 1-3/8" (760 x 2030 x 35)	
3A	INTERIOR	2'-6" x 6'-8" x 1-3/8" (710 x 2030 x 35)	
4	INTERIOR	2'-6" x 6'-8" x 1-3/8" (810 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)	

INTERIOR DOOR HIGH FOR ALL 1/2" CEILING CONDITIONS

3.4. ACRONYMS

ABB	ABOVE FINISHED FLOOR	JUST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTBA	OPEN TO BELOW/ABOVE
BBFM	BEAM BY ROOF MANUFACTURER	PL	PLATE LOAD
CBF	CONVENTIONAL ROOF FRAMING	PLT	POINT
CW	COMPLETE WITH	PT	PRESSURE TREATED
D/D	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	SPRUCES
FG	FIXED GLASS	STL	STEEL
FL	FLUSH	T/O	TOP OF
FLR	FLOOR	TYP	TYPICAL
GT	GIRDER TRUSS	US	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 1st 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)

- SMOKE ALARM (9.10.19)
- PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE LOCATED 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 SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.

- CMD CARBON MONOXIDE ALARM (9.33.4)
- CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CSA-6.19 SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA, CARBON MONOXIDE ALARMS SHALL BE PERMANENTLY WIRED WITH NO DISCONNECT SWITCH, WITH AN ALARM THAT IS AUDIBLE WITHIN SLEEPING ROOMS WHEN THE INTERVENING DOORS ARE CLOSED.

- SB SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)
- THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER, BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, (9.17.4, 9.12.3.7.2)



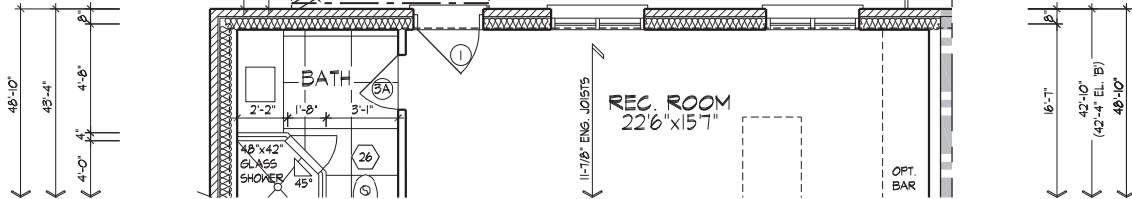
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JOIST, AND FLOOR LVL BEAM DESIGN.

JOISTS TO BEAR ON 2-2"x8" P.T. RIM BOARD. RIM BOARD TIED TO FOUNDATION WALL W/ 5/8" Ø GALV. MACHINE BOLTS @ 16" O.C. STAGGERED. BRICK VENEER SHALL NOT BE LOAD BEARING. REFER TO DETAIL 01 ON PAGE N5 (TYP.)

6"x6" P.T. POSTS TIED TO TOP OF 20" Ø 15MPa POURED CONG. PIER WITH NON-CORROSIVE METAL SHOE (TYP.)

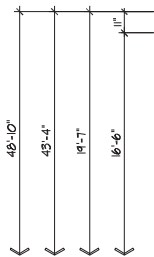
2"x4" P.T. CROSS BRACING



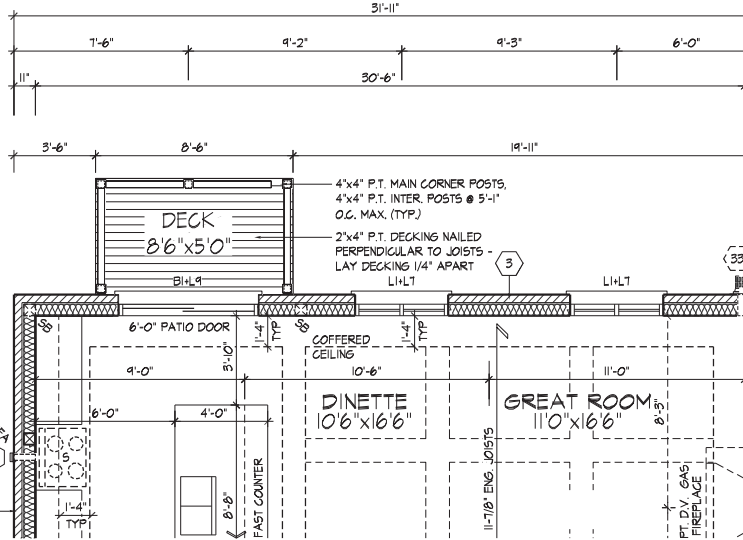
REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

PART. BASEMENT PLAN - W.O.B. CONDITION

4-BEDROOM
IS STANDARD



REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS



PART. GROUND FLOOR PLAN - W.O.B. CONDITION

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

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

APPROVED BY: [Signature]
DATE: JUL 20, 2022

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



REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

WINDOW SIZES FOR W.O.B. CONDITIONS:
W.O.B. = MATCH WIDTH OF WINDOW
ABOVE AND WINDOW TO BE 48" DEEP.
TOP OF WINDOW TO BE AT 6'-10" A.F.F.

PART. REAR ELEVATION - W.O.B. CONDITION

W.O.B. CONDITION

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QUALIFICATION INFORMATION
Allan Whiting 23177
B.C.P.

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GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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

File Number: 217014\W73103-END-1
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3103-END-11

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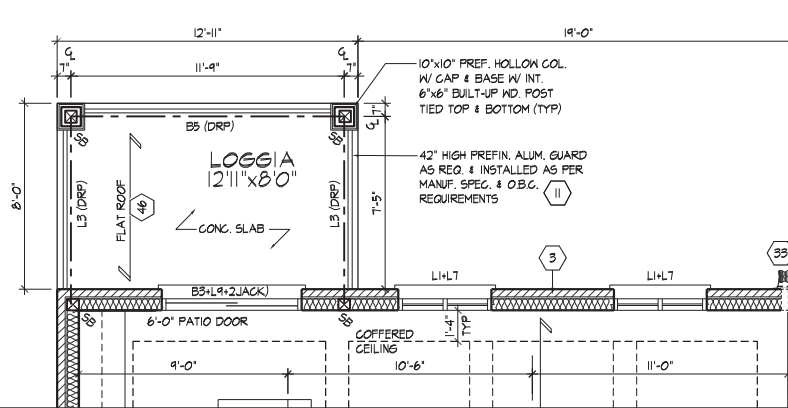
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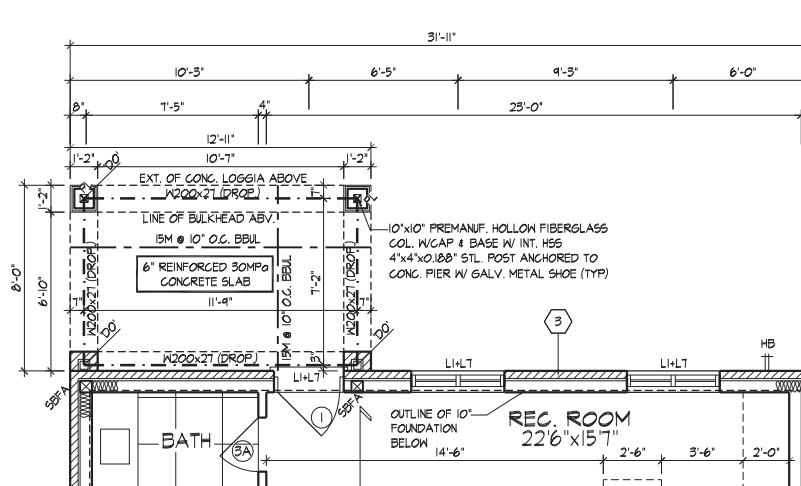


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GROUND FLOOR PLAN, ELEV. 'A' & 'B' W/ LOGGIA/WOB



BASEMENT PLAN, ELEV. 'A' & 'B' W/ LOGGIA/WOB

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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DATE: JULY 20, 2022

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4-BEDROOM
IS STANDARD

PART. FLOOR PLANS ELEV. 'A' & 'B' W/ LOGGIA/WOB

GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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QUALIFICATION INFORMATION
Allan Whiting 23177 BCIN

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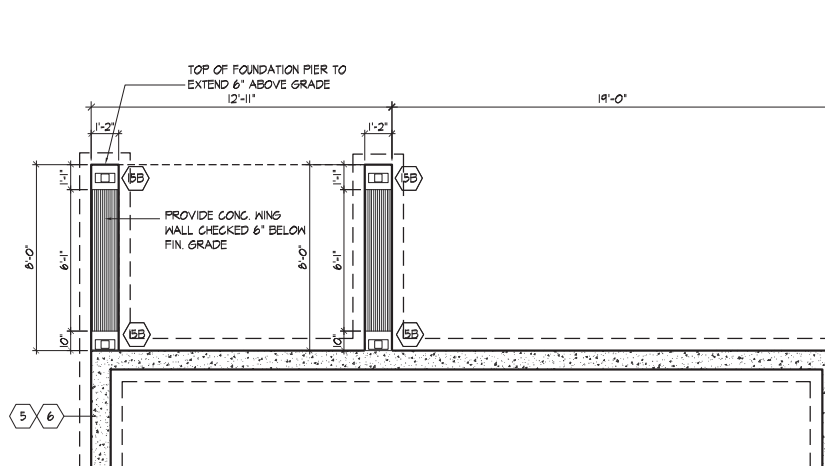
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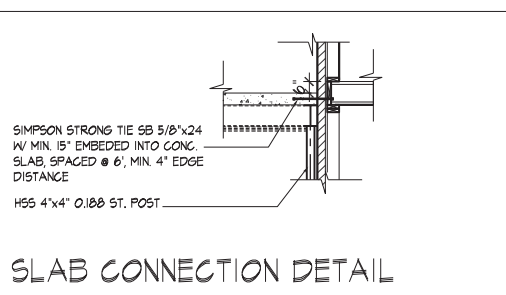
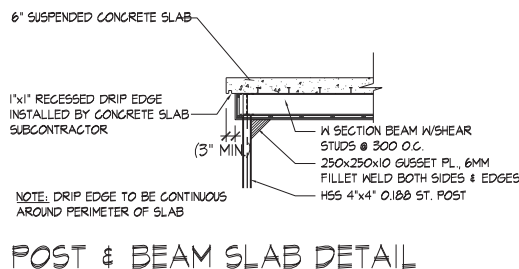
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FOUNDATION PLAN, ELEV. 'A' & 'B' W/ LOGGIA/WOB



4-BEDROOM
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PART. FOUNDATION PLAN ELEV. 'A' & 'B' W/ LOGGIA/WOB

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

3103-END-1

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QUALIFICATION INFORMATION

ALLAN WHITING 23177 BCIN

TRUE REGISTRATION INFORMATION

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REAR ELEVATION 'A' W/ LOGGIA/WOB

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SPATIAL CALCULATION				
PER O.B.G. TABLE 6.10.15.4				
REAR ELEVATION 'A' & 'B' W.O.B. CONDITION				
EXPOSING BUILDING	833.87	S.F.		
FACE AREA	86.74	S.M.		
PORTION WALL AREA	833.87	S.F.		
PORTION WALL AREA	86.74	S.M.		
LIMITING DISTANCE MAX. 6.0 m				
QUAN.	W/O.B.	W/O.B.	W/O.B.	W/O.B.
	W/O.B.	W/O.B.	W/O.B.	W/O.B.
3	48"	48"	40.33	
1	48"	40"	11.90	
2	48"	72"	41.56	
1	72"	82"	36.83	
1	72"	20"	7.68	
2	48"	48"	26.69	
1	36"	82"	17.33	
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	
0	ARCH	0.00	0.00	
OPENINGS ALLOWED 317.45 S.F.				
OPENINGS PROVIDED 187.50 S.F.				
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

4-BEDROOM
IS STANDARD



REAR ELEVATION 'B' W/ LOGGIA/WOB

WINDOW SIZES FOR W.O.B. CONDITIONS:
- W.O.B. = MATCH WIDTH OF WINDOW ABOVE AND WINDOWS TO BE 48" DEEP.
TOP OF WINDOW TO BE @ 6'-10" A.F.F.

PART, REAR ELEV. 'A' & 'B' W/ LOGGIA/WOB

GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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