



ELEVATION 'A'



ELEVATION 'B'

3103-END-2

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'
- 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' W/ LOGGIA
- 8 - FRONT ELEVATION 'A' & 'B'
- 9 - RIGHT SIDE ELEVATION 'A'
- 10 - RIGHT SIDE ELEVATION 'B'
- 10A - RIGHT SIDE ELEVATION 'A' & 'B' W/ LOGGIA
- 11 - REAR ELEVATION 'A' & 'B'
- 11A - REAR ELEVATION 'A' & 'B' W/ LOGGIA
- 12 - RIGHT SIDE UPGRADE ELEVATION 'A'
- 13 - RIGHT SIDE UPGRADE ELEVATION 'B'
- 14 - REAR UPGRADE ELEVATION 'A'
- 15 - REAR UPGRADE ELEVATION 'B'
- 16 - CROSS SECTION 'A-A'
- 17 - CONSTRUCTION NOTES 1
- 18 - CONSTRUCTION NOTES 2
- W1 - PARTIAL PLANS & REAR ELEV. 'A' & 'B' - L.O.D. CONDITION
- W2 - PARTIAL REAR UPGRADED ELEV. 'A' & 'B' - L.O.D. CONDITION
- W3 - PARTIAL PLANS ELEV. 'A' & 'B' - LOGGIA/W.O.B. CONDITION
- W4 - PARTIAL REAR ELEV. 'A' & 'B' - LOGGIA/W.O.B. CONDITION

AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'B'
GROUND FLOOR AREA	STD-END 899 sq. ft.	OPT. 4 BEDRM 899 sq. ft.	STD W/ LOGGIA 899 sq. ft.	STD-END 899 sq. ft.	OPT. 4 BEDRM 899 sq. ft.	STD W/ LOGGIA 899 sq. ft.
SECOND FLOOR AREA	1364 sq. ft.	1364 sq. ft.	1364 sq. ft.	1352 sq. ft.	1352 sq. ft.	1352 sq. ft.
SUBTOTAL	2263 sq. ft.	2263 sq. ft.	2263 sq. ft.	2251 sq. ft.	2251 sq. ft.	2251 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	2229 sq. ft. (207.08 sq. m.)	2229 sq. ft. (207.08 sq. m.)	2229 sq. ft. (207.08 sq. m.)	2217 sq. ft. (205.97 sq. m.)	2217 sq. ft. (205.97 sq. m.)	2217 sq. ft. (205.97 sq. m.)
FINISHED BASEMENT AREA	580 sq. ft.	580 sq. ft.	580 sq. ft.	580 sq. ft.	580 sq. ft.	580 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.)	1364 sq. ft. (126.72 sq. m.)	1364 sq. ft. (126.72 sq. m.)	1364 sq. ft. (126.72 sq. m.)
COVERAGE W/ PORCH	1445 sq. ft. (134.24 sq. m.)	1445 sq. ft. (134.24 sq. m.)	1445 sq. ft. (134.24 sq. m.)	1436 sq. ft. (133.41 sq. m.)	1436 sq. ft. (133.41 sq. m.)	1436 sq. ft. (133.41 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'B'
STD -INT	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 -INT 3140 sq. ft. (291.72 sq. m.)	STD -INT 3140 sq. ft. (291.72 sq. m.)	STD -INT 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. (29.08 sq. m.)	297 sq. ft. (27.59 sq. m.)
TOTAL WINDOW %	8.95 %	9.46 %	8.95 %	9.46 %	9.97 %	9.46 %

REFER TO
MARKUPS

GOLDPARK
WORTH MORE™


PINE VALLEY
FOREVERGREEN

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DESIGN ASSOCIATES INC.
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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-2
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

TITLE PAGE
3103-END-2
REV.2022.07.11

Page Number
1 of 18

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION
Allan Whitting 23177
BCIN
HUNT DESIGN ASSOCIATES INC. 19695

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

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

APPROVED BY: 
DATE: JUL 15, 2022

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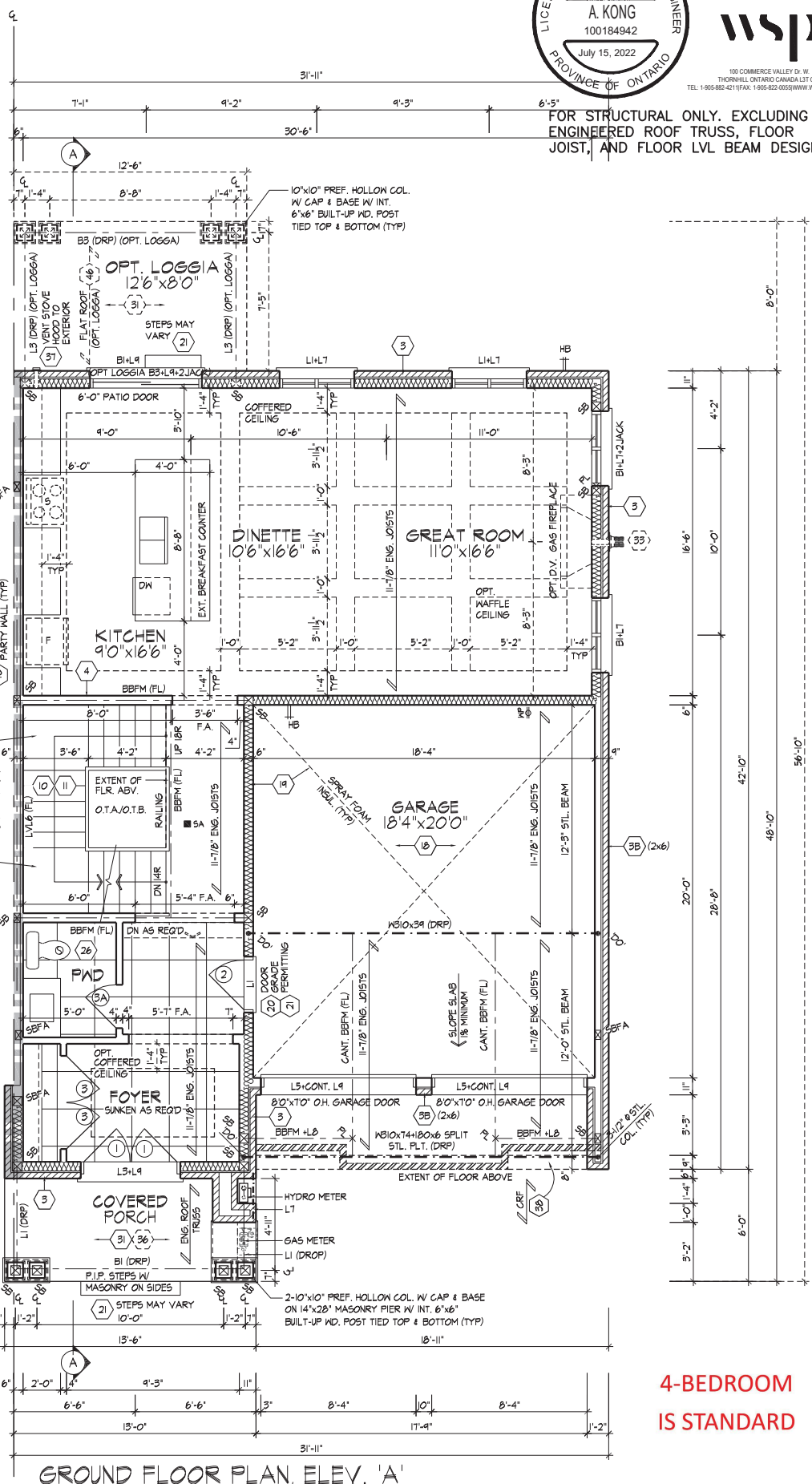
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SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILE AREAS.

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



GROUND FLOOR PLAN, ELEV. 'A'

GROUND FLOOR PLAN, ELEV. 'A'

4-BEDROOM
IS STANDARD

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QUALIFICATION INFORMATION
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GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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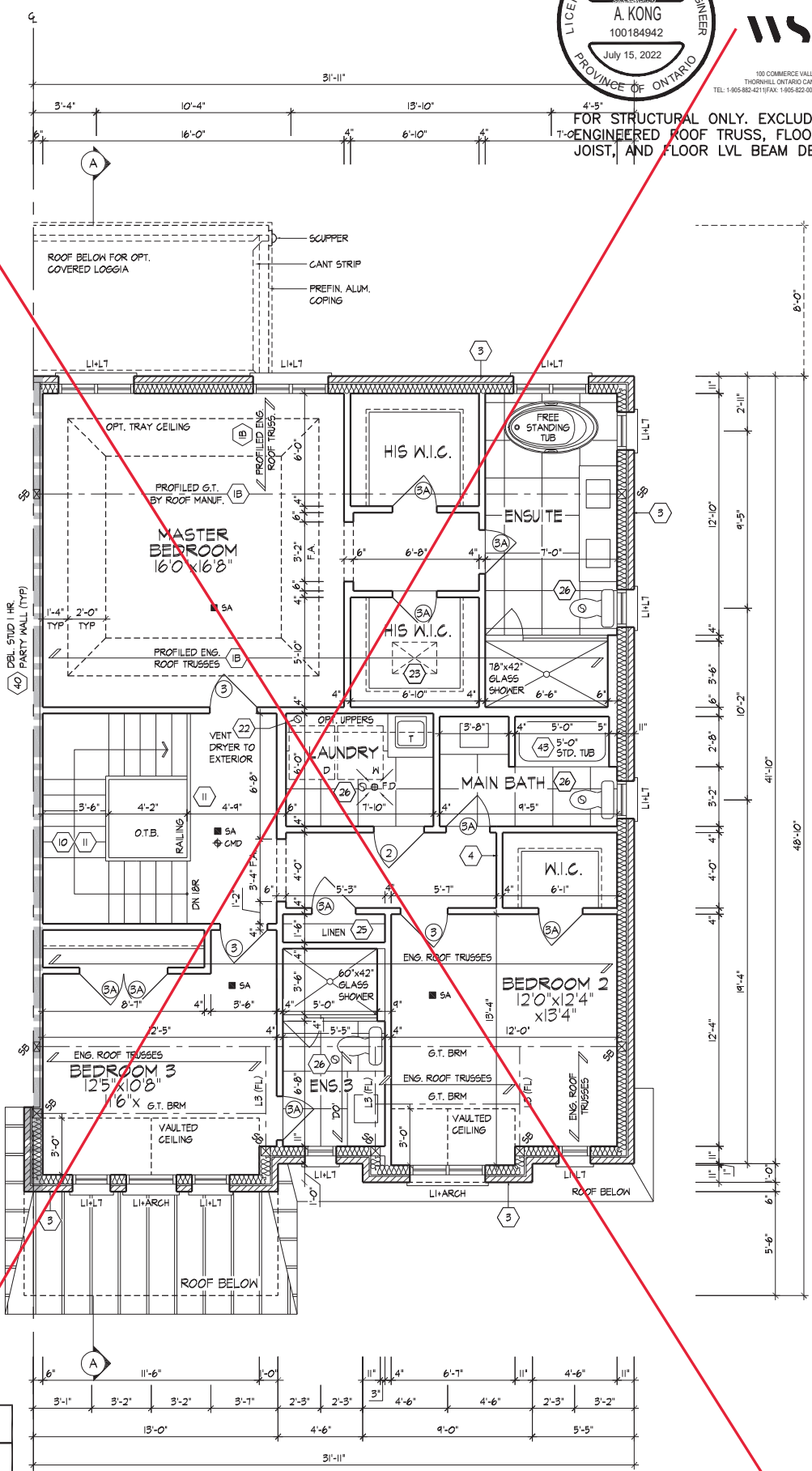
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PROVIDE 6" CURB & RUBBER MAT. MAT TO EXTEND 6" MIN ABOVE FLOOR LEVEL.

NOTE:
STEP TRUSSES RAISED / TRAY CEILING

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'

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

Qualification Information:
Allan Whiting [Signature] 23177
Title: ARCHITECT
Registration Information:
HUNT DESIGN ASSOCIATES INC. 19695

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PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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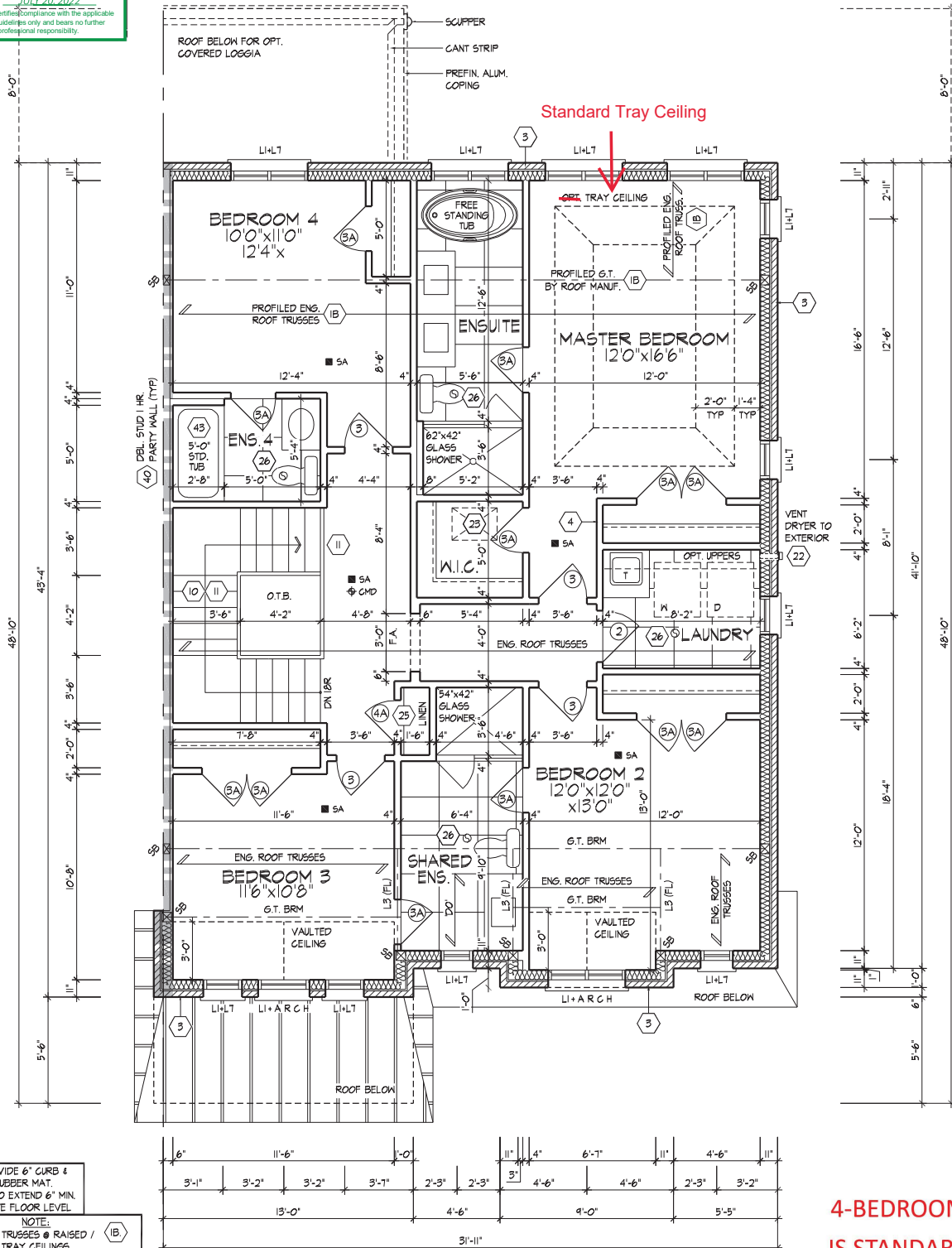
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PROVIDE 6" CURB & RUBBER MAT. MAT TO EXTEND 6" MIN. ABOVE FLOOR LEVEL.

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

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

STANDARD 4 BEDROOM

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

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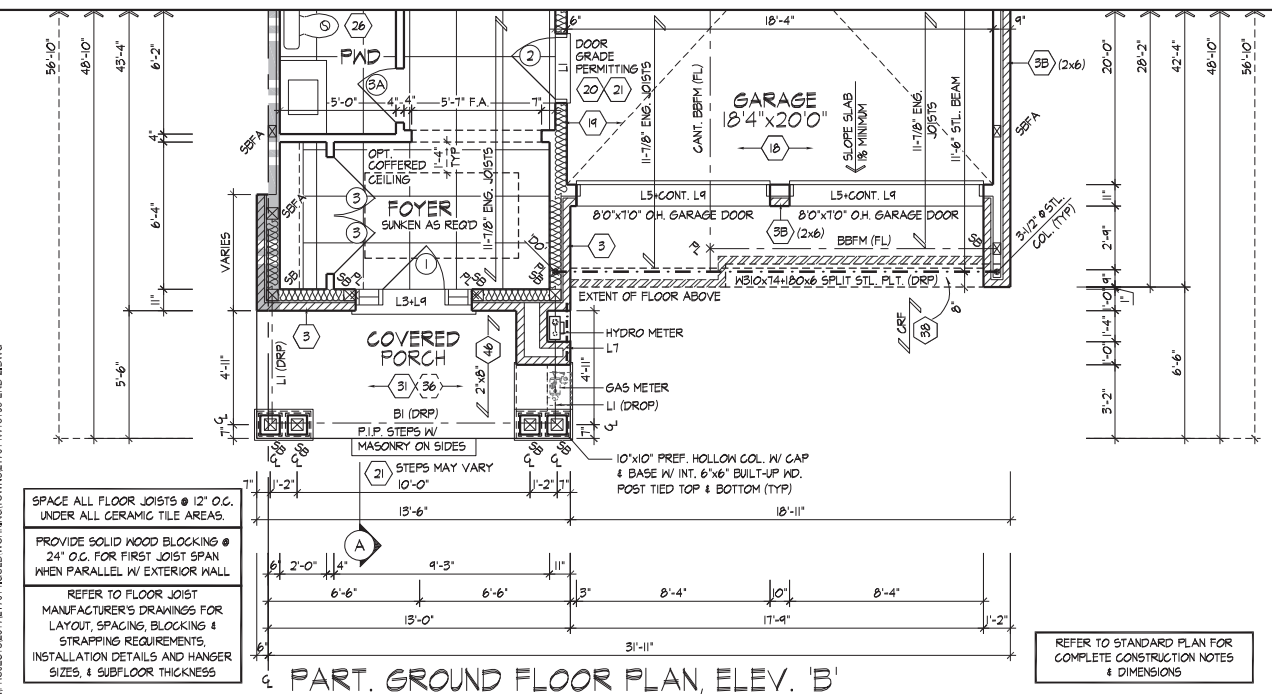
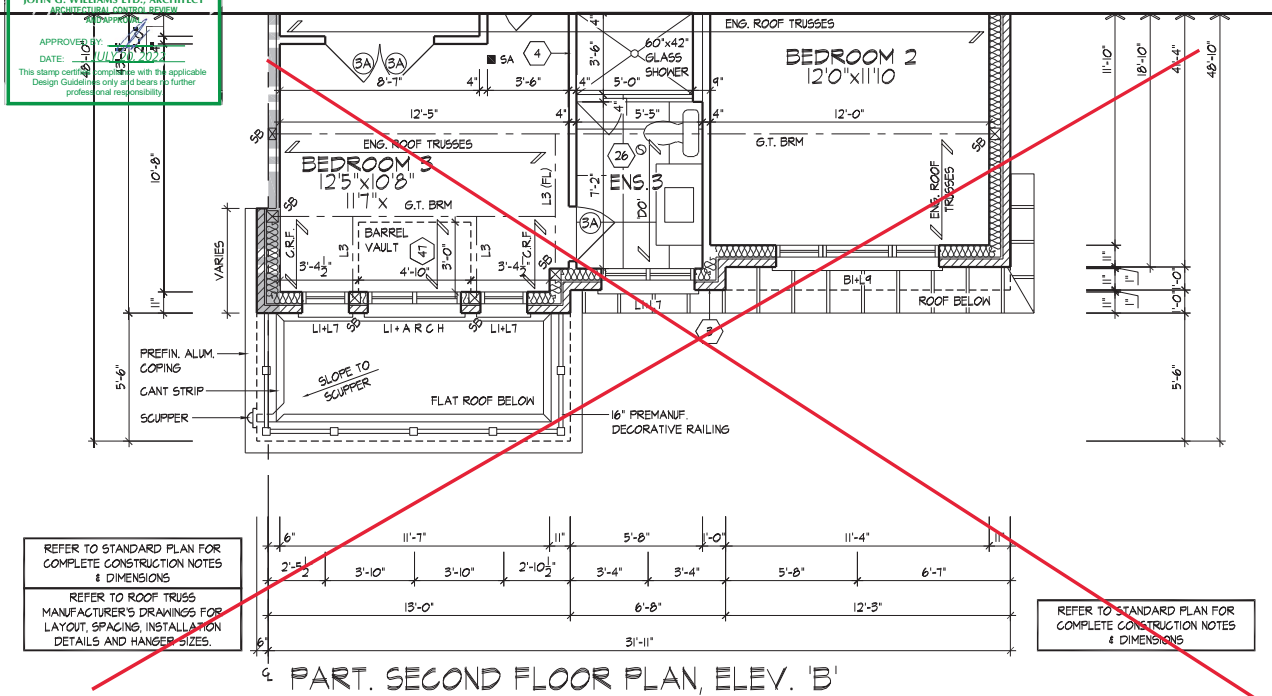
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**4-BEDROOM
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PART. FLOOR PLANS, ELEV. 'B'

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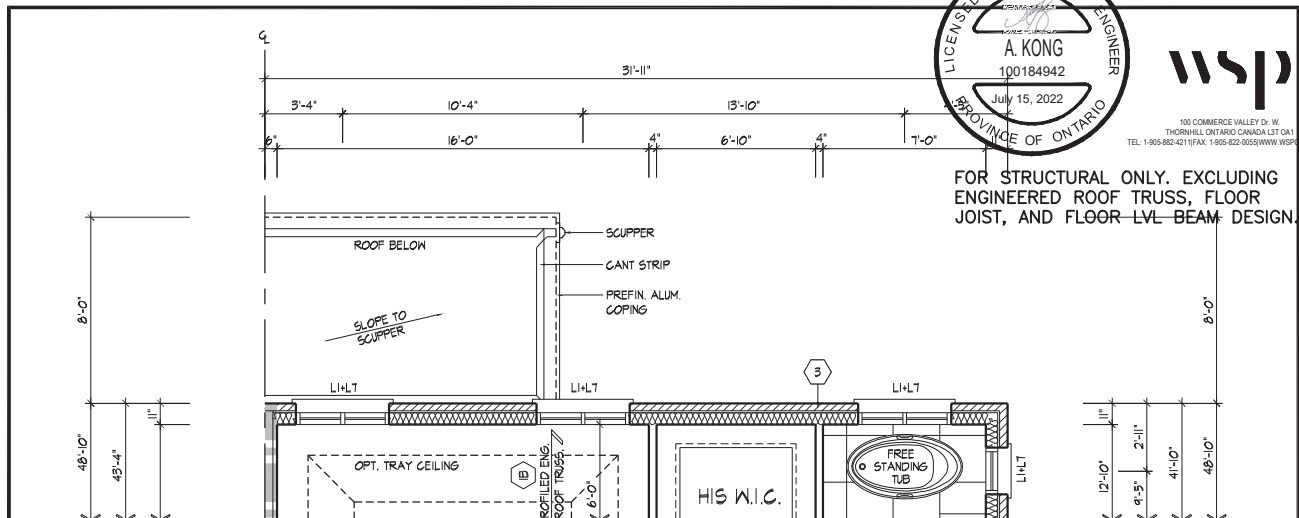
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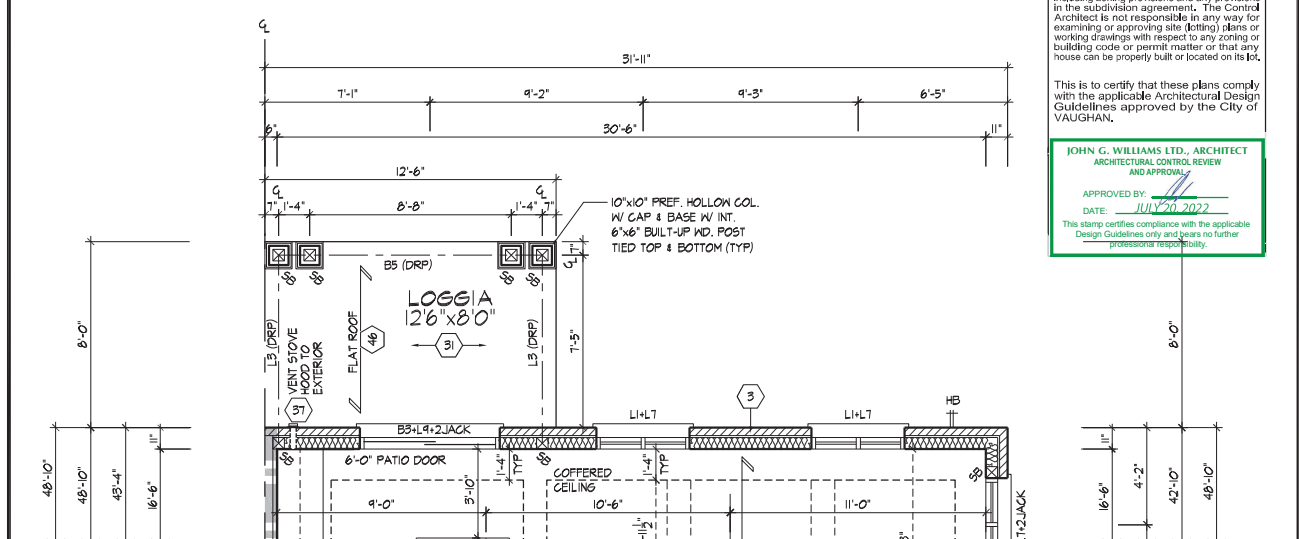


SECOND FLOOR PLAN, ELEV. 'A' W/ LOGGIA

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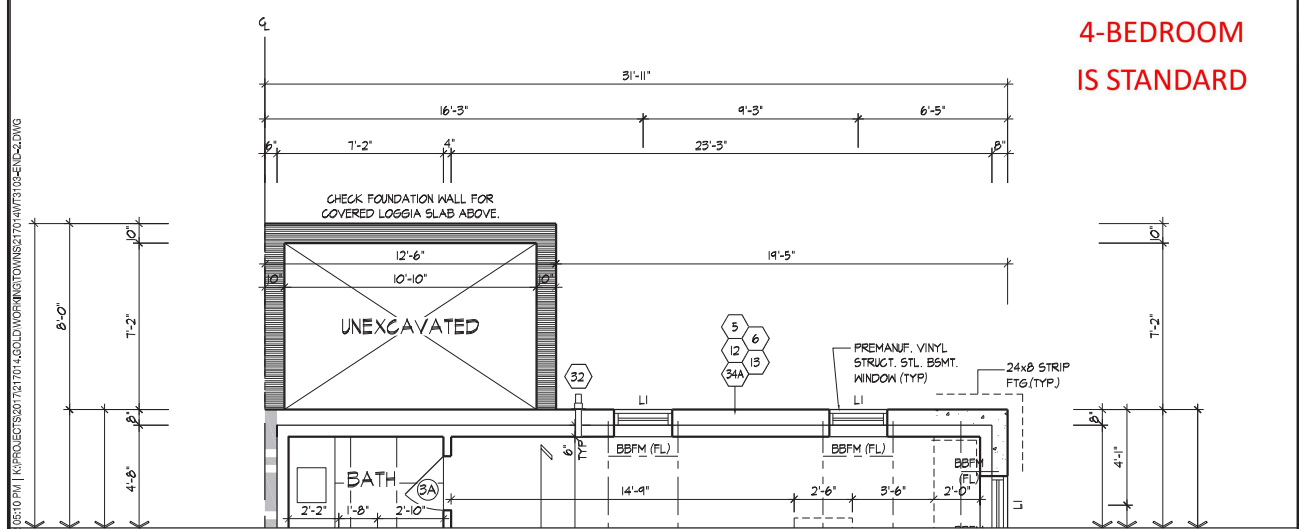
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GROUND FLOOR PLAN, ELEV. 'A' W/ LOGGIA

4-BEDROOM
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BASEMENT PLAN, ELEV. 'A' W/ LOGGIA

FLOOR PLANS, ELEV. 'A' W/ LOGGIA

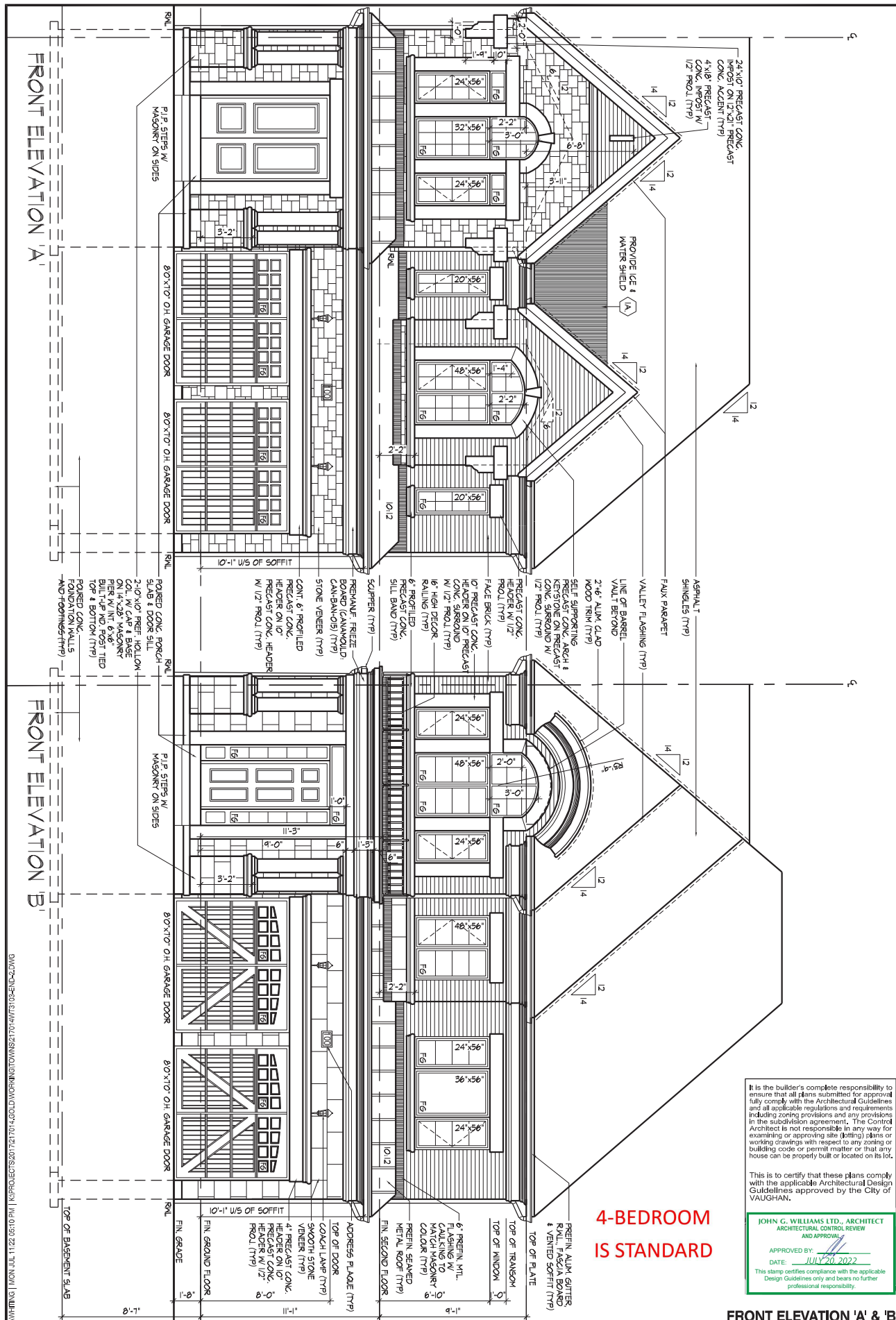
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4-BEDROOM
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FRONT ELEVATION 'A' & 'B'

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

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

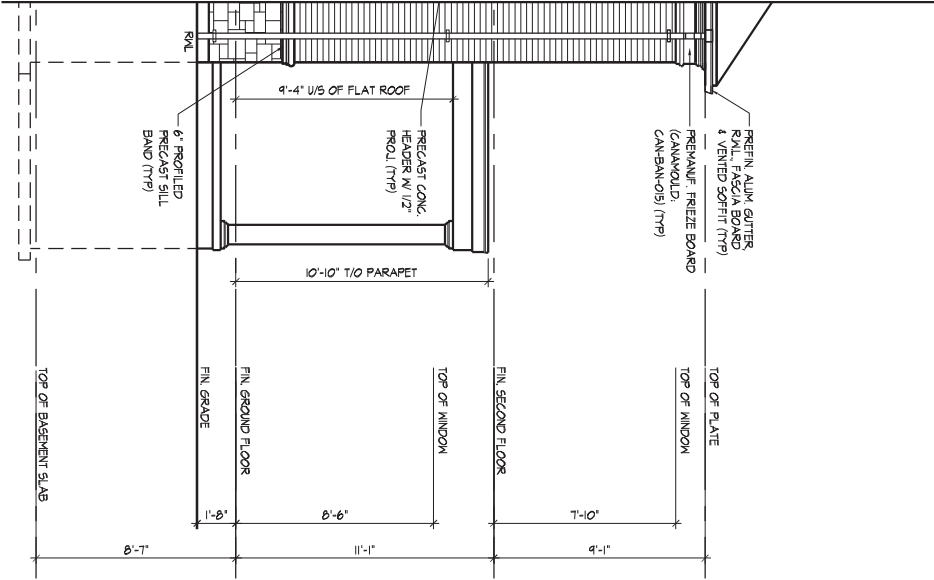
Allan Whiting

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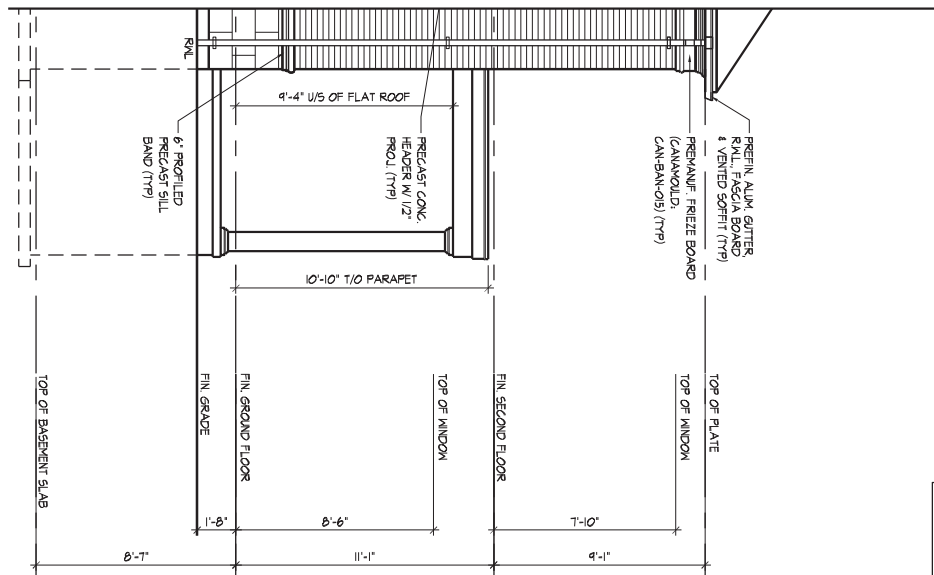
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RIGHT SIDE ELEVATION 'A' W/ LOGGIA
(UPGRADE ELEVATION 'A' SIMILAR)



RIGHT SIDE ELEVATION 'B' W/ LOGGIA
(UPGRADE ELEVATION 'B' SIMILAR)



4-BEDROOM
IS STANDARD

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RIGHT SIDE ELEVATION 'A' & 'B' W/ LOGGIA

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ALLAN WHITING
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BCIN
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19695

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GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

3103-END-2
REV.2022.07.11

Drawn By: BB Checked By: AW Scale: 3/16"=1'-0" File Number: 217014WT3103-END-2 Page Number: 10A of 17

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4-BEDROOM
IS STANDARD

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

APPROVED BY: _____
DATE: JULY 20, 2022

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

[illegible]

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

REV.2022.07.11

Drawn By _____ Checked By _____

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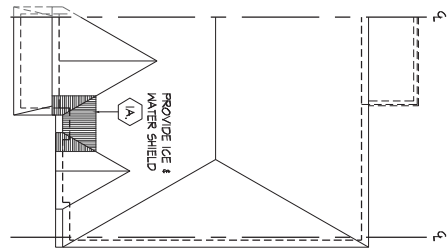
Page Number

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

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NAME	SIGNATURE	DATE
REGISTRATION INFORMATION		
HILINT DESIGN ASSOCIATES INC		199

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REAR ELEVATION A & B OPT. 4									
PERIOD: 1968-1970/4									
BED									
EXPANDED BUILDING	69x365	S.F.							
FACED AREA	64x28	S.F.							
LANDING WITH AREA	64x14	S.F.							
LANDING DISTANCE	6.0 m								
STAIRS	6.0 m								
QUANT. % OF CHANGES									
1	48	48	48	48	48	48	48	48	48
2	48	48	48	48	48	48	48	48	48
3	48	48	48	48	48	48	48	48	48
4	48	48	48	48	48	48	48	48	48
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44	48	48	48	48	48	48	48	48	48
45	48	48	48	48	48	48	48	48	48

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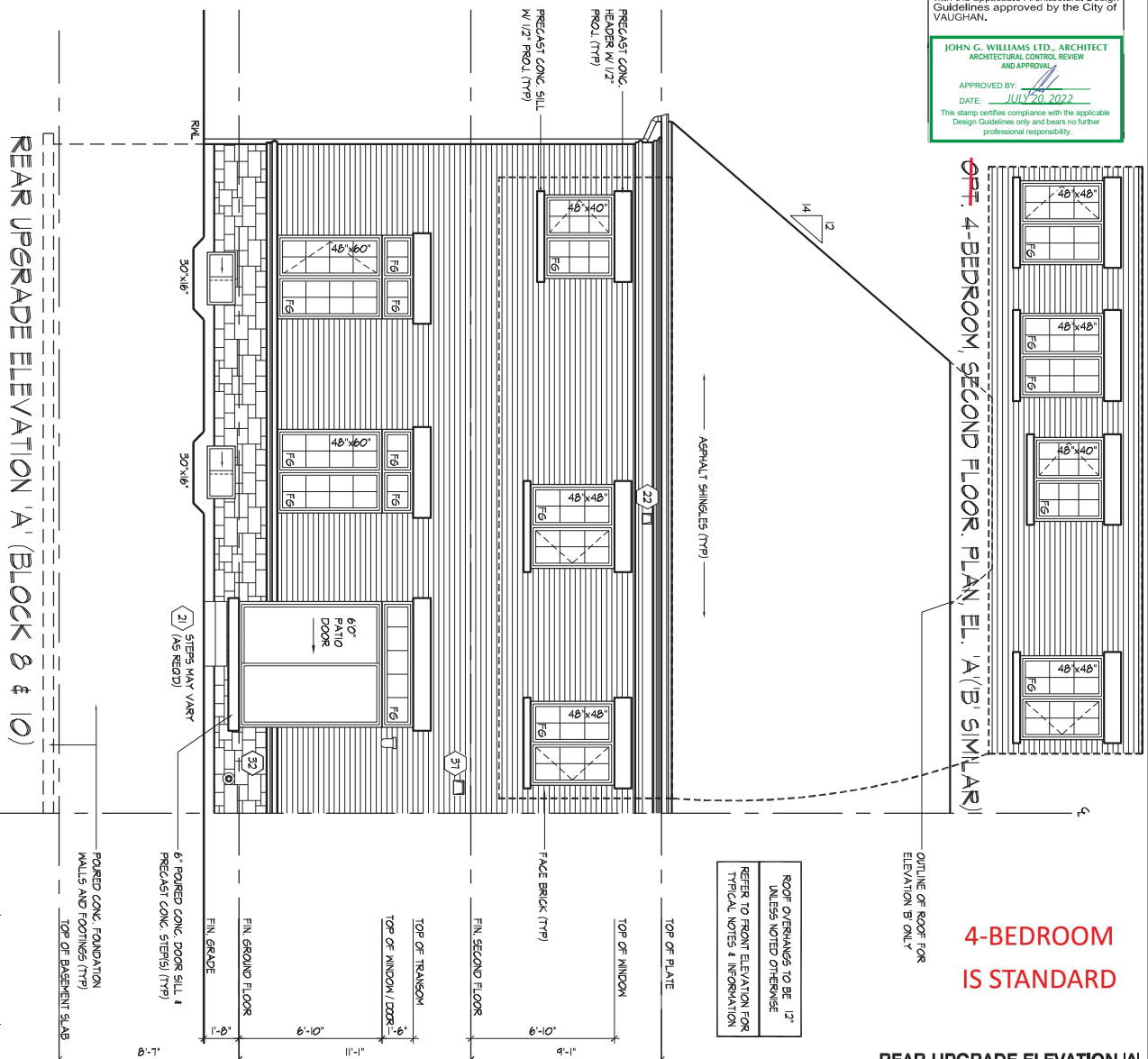
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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: JULY 20, 2022

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

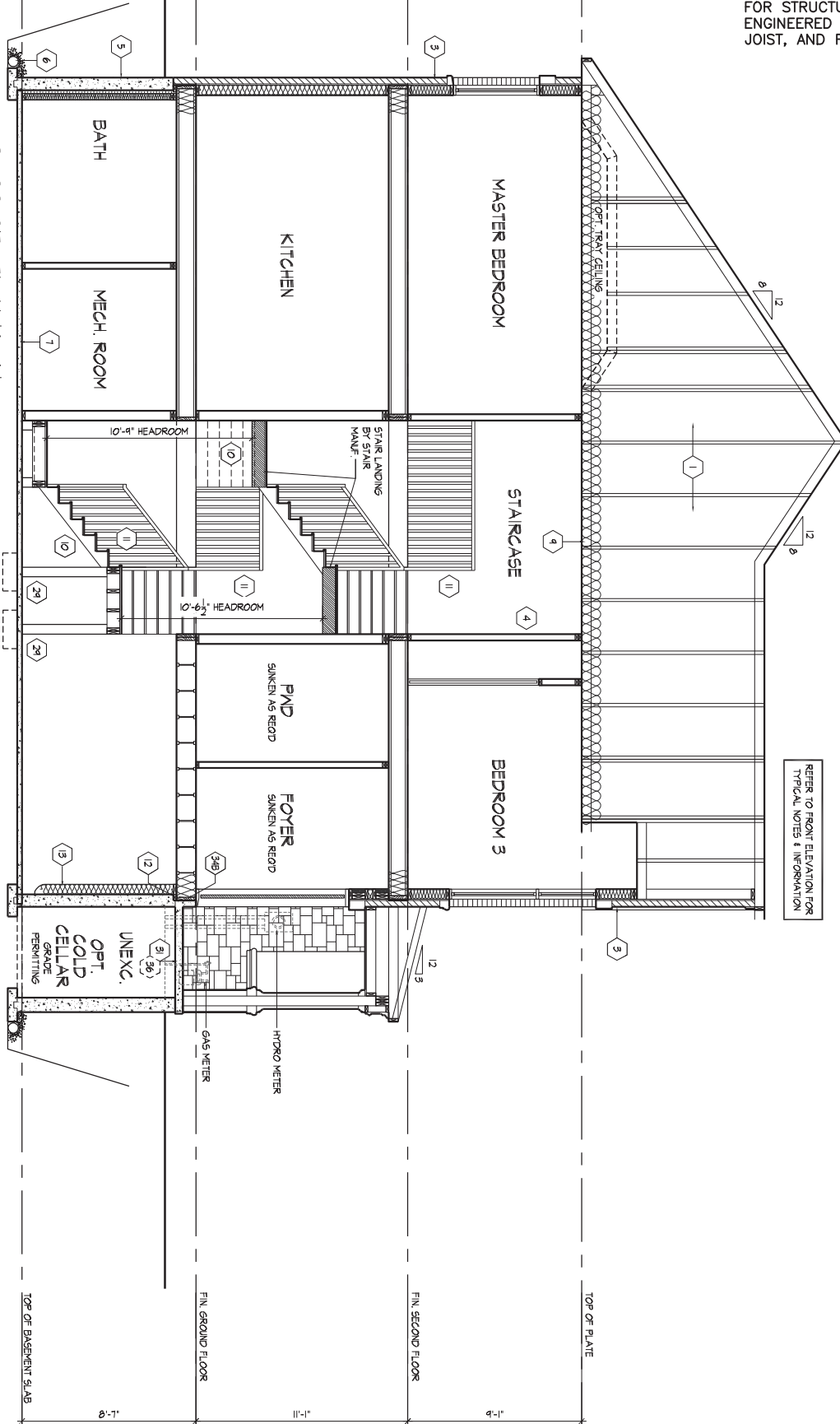




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FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.

CROSS SECTION 'A-A'



4-BEDROOM
IS STANDARD

CROSS SECTION 'A-A'

AW:HHN [MON JUL 11 22 05:10 PM] K:\PROJECTS\2021\21074\GOLDPARKHOMES\21074\01\3103-END-2.DWG

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

Qualification Information
Allan Whiting 23177 BCIN

TRUE
REGISTRATION INFORMATION
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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, & 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 ONTO CONCRETE SPLASH PADS OR PER MUNICIPAL REGULATIONS, 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 SHIELDING 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/OR TRAY CEILINGS SHALL 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 AIRVAPOUR 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 (2x6") W/ CONTIN. INSULATION**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING 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 AIRVAPOUR 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) 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 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 (2x6")**
3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE, 7/8"x7/8"x(22x180x76) 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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. 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 (9.23.16.3.1.1)) (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"x7/8"x(22x180x76) 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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. INSULATION AND 6 MIL POLYETHYLENE AIRVAPOUR BARRIER WITH APPROVED CONT. 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 (9.23.16.3.1.1)) (REFER TO 35 NOTE AS REQ.)
3B **BRICK VENEER WALL @ GARAGE CONSTRUCTION**
3 1/2" (90) BRICK VENEER MIN. 1" (25) AIR SPACE, 7/8"x7/8"x(22x180x76) 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) 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 (9.23.16.3.1.1)) (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 2x4" (38x40) 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" (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. (9.23.16.3.1.1))
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. (9.23.16.3.1.1))
5 **FOUNDATION WALL FOOTINGS**
POURED CONCRETE FOUNDATION WALLS 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 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" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1 (1) (2) OF THE O.B.C. REFER TO CHART BELOW FOR RESPECTIVE SIZE. BRACE FOUNDATION WALL. PREPARE A 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) 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	UN-SUPPORTED AT TOP	SUPPORTED AT TOP
10'-0"	15 MPa	3'-11" (1,200)	4'-0" (1,219)	2'-5" (762)	2'-5" (762)
12'-0"	15 MPa	4'-7" (1,401)	4'-8" (1,430)	3'-0" (914)	3'-0" (914)
14'-0"	15 MPa	5'-3" (1,601)	5'-4" (1,626)	3'-6" (1,067)	3'-6" (1,067)
16'-0"	15 MPa	5'-9" (1,801)	6'-0" (1,829)	4'-2" (1,270)	4'-2" (1,270)
18'-0"	15 MPa	6'-5" (1,981)	6'-6" (2,011)	4'-8" (1,430)	4'-8" (1,430)
20'-0"	15 MPa	7'-1" (2,161)	7'-2" (2,190)	5'-4" (1,626)	5'-4" (1,626)

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	SUPPORTING EXTERIOR PARTIAL WALL
1	16" WIDE x 8" THICK	18" WIDE x 8" THICK	18" WIDE x 8" THICK	18" WIDE x 8" THICK	18" 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	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	36" WIDE x 14" THICK

*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.

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) MIN. THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7/8" (200) VERTICAL AND 2-1" (50) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.23.9.3(4)(5))
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 13/32" (10.5) HIGH AND NOT LESS THAN 3/4" (19) THICK (9.15.4.7(1))
6 **WEEPING TILE** (9.14.3)
4" (100) OF 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 (2500psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL, OR 20MPa (2500psi) 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 EQ.
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 EQ. (CANULC-5705.2, 9.19.1, 9.10.17.10)
10 **ALL STAIRS/EXTERIOR STAIRS** (9.15.2.2, 9.8.2, 9.8.4)

MIN. RISE	MIN. RUN	MIN. HEAD	MIN. TREAD	MIN. RISE	MIN. RUN	MIN. HEAD	MIN. TREAD
7"	11"	6'6"	11"	7"	11"	6'6"	11"
8"	12"	6'6"	12"	8"	12"	6'6"	12"
9"	13"	6'6"	13"	9"	13"	6'6"	13"
10"	14"	6'6"	14"	10"	14"	6'6"	14"
11"	15"	6'6"	15"	11"	15"	6'6"	15"
12"	16"	6'6"	16"	12"	16"	6'6"	16"
13"	17"	6'6"	17"	13"	17"	6'6"	17"
14"	18"	6'6"	18"	14"	18"	6'6"	18"
15"	19"	6'6"	19"	15"	19"	6'6"	19"
16"	20"	6'6"	20"	16"	20"	6'6"	20"
17"	21"	6'6"	21"	17"	21"	6'6"	21"
18"	22"	6'6"	22"	18"	22"	6'6"	22"
19"	23"	6'6"	23"	19"	23"	6'6"	23"
20"	24"	6'6"	24"	20"	24"	6'6"	24"
21"	25"	6'6"	25"	21"	25"	6'6"	25"
22"	26"	6'6"	26"	22"	26"	6'6"	26"
23"	27"	6'6"	27"	23"	27"	6'6"	27"
24"	28"	6'6"	28"	24"	28"	6'6"	28"
25"	29"	6'6"	29"	25"	29"	6'6"	29"
26"	30"	6'6"	30"	26"	30"	6'6"	30"
27"	31"	6'6"	31"	27"	31"	6'6"	31"
28"	32"	6'6"	32"	28"	32"	6'6"	32"
29"	33"	6'6"	33"	29"	33"	6'6"	33"
30"	34"	6'6"	34"	30"	34"	6'6"	34"
31"	35"	6'6"	35"	31"	35"	6'6"	35"
32"	36"	6'6"	36"	32"	36"	6'6"	36"
33"	37"	6'6"	37"	33"	37"	6'6"	37"
34"	38"	6'6"	38"	34"	38"	6'6"	38"
35"	39"	6'6"	39"	35"	39"	6'6"	39"
36"	40"	6'6"	40"	36"	40"	6'6"	40"
37"	41"	6'6"	41"	37"	41"	6'6"	41"
38"	42"	6'6"	42"	38"	42"	6'6"	42"
39"	43"	6'6"	43"	39"	43"	6'6"	43"
40"	44"	6'6"	44"	40"	44"	6'6"	44"
41"	45"	6'6"	45"	41"	45"	6'6"	45"
42"	46"	6'6"	46"	42"	46"	6'6"	46"
43"	47"	6'6"	47"	43"	47"	6'6"	47"
44"	48"	6'6"	48"	44"	48"	6'6"	48"
45"	49"	6'6"	49"	45"	49"	6'6"	49"
46"	50"	6'6"	50"	46"	50"	6'6"	50"
47"	51"	6'6"	51"	47"	51"	6'6"	51"
48"	52"	6'6"	52"	48"	52"	6'6"	52"
49"	53"	6'6"	53"	49"	53"	6'6"	53"
50"	54"	6'6"	54"	50"	54"	6'6"	54"
51"	55"	6'6"	55"	51"	55"	6'6"	55"
52"	56"	6'6"	56"	52"	56"	6'6"	56"
53"	57"	6'6"	57"	53"	57"	6'6"	57"
54"	58"	6'6"	58"	54"	58"	6'6"	58"
55"	59"	6'6"	59"	55"	59"	6'6"	59"
56"	60"	6'6"	60"	56"	60"	6'6"	60"
57"	61"	6'6"	61"	57"	61"	6'6"	61"
58"	62"	6'6"	62"	58"	62"	6'6"	62"
59"	63"	6'6"	63"	59"	63"	6'6"	63"
60"	64"	6'6"	64"	60"	64"	6'6"	64"
61"	65"	6'6"	65"	61"	65"	6'6"	65"
62"	66"	6'6"	66"	62"	66"	6'6"	66"
63"	67"	6'6"	67"	63"	67"	6'6"	67"
64"	68"	6'6"	68"	64"	68"	6'6"	68"
65"	69"	6'6"	69"	65"	69"	6'6"	69"
66"	70"	6'6"	70"	66"	70"	6'6"	70"
67"	71"	6'6"	71"	67"	71"	6'6"	71"
68"	72"	6'6"	72"	68"	72"	6'6"	72"
69"	73"	6'6"	73"	69"	73"	6'6"	73"
70"	74"	6'6"	74"	70"	74"	6'6"	74"
71"	75"	6'6"	75"	71"	75"	6'6"	75"
72"	76"	6'6"	76"	72"	76"	6'6"	76"
73"	77"	6'6"	77"	73"	77"	6'6"	77"
74"	78"	6'6"	78"	74"	78"	6'6"	78"
75"	79"	6'6"	79"	75"	79"	6'6"	79"
76"	80"	6'6"	80"	76"	80"	6'6"	80"
77"	81"	6'6"	81"	77"	81"	6'6"	81"
78"	82"	6'6"	82"	78"	82"	6'6"	82"
79"	83"	6'6"	83"	79"	83"	6'6"	83"
80"	84"	6'6"	84"	80"	84"	6'6"	84"
81"	85"	6'6"	85"	81"	85"	6'6"	85"
82"	86"	6'6"	86"	82"	86"	6'6"	86"
83"	87"	6'6"	87"	83"	87"	6'6"	87"
84"	88"	6'6"	88"	84"	88"	6'6"	88"
85"	89"	6'6"	89"	85"	89"	6'6"	89"
86"	90"	6'6"	90"	86"	90"	6'6"	90"
87"	91"	6'6"	91"	87"	91"	6'6"	91"
88"	92"	6'6"	92"	88"	92"	6'6"	92"
89"	93"	6'6"	93"	89"	93"	6'6"	93"
90"	94"	6'6"	94"	90"	94"	6'6"	94"
91"	95"	6'6"	95"	91"	95"	6'6"	95"
92"	96"	6'6"	96"	92"	96"	6'6"	96"
93"	97"	6'6"	97"	93"	97"	6'6"	97"
94"	98"	6'6"	98"	94"	98"	6'6"	98"
95"	99"	6'6"	99"	95"	99"	6'6"	99"
96"	100"	6'6"	100"	96"	100"	6'6"	100"
97"	101"	6'6"	101"	97"	101"	6'6"	101"
98"	102"	6'6"	102"	98"	102"	6'6"	102"
99"	103"	6'6"	103"	99"	103"	6'6"	103"
100"	104"	6'6"	104"	100"	104"	6'6"	104"
101"	105"	6'6"	105"	101"	105"	6'6"	105"
102"	106"	6'6"	106"	102"	106"	6'6"	106"
103"	107"	6'6"	107"	103"	107"	6'6"	107"
104"	108"	6'6"	108"	104"	108"	6'6"	108"
105"	109"	6'6"	109"	105"	109"	6'6"	109"
106"	110"	6'6"	110"	106"	110"	6'6"	110"
107"	111"	6'6"	111"	107"	111"	6'6"	111"
108"	112"	6'6"	112"	108"	112"	6'6"	112"
109"	113"	6'6"	113"	109"	113"	6'6"	113"
110"	114"	6'6"	114"	110"	114"	6'6"	114"
111"	115"	6'6"	115"	111"	115"	6'6"	115"
112"	116"	6'6"	116"	112"	116"	6'6"	116"
113"	117"	6'6"	117"	113"	117"	6'6"	117"
114"							

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" (508)	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (508)	12' (305) O.C.	18'-4" (5588)
BRICK	2'-2 1/2" (508)	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (508)	12' (305) O.C.	18'-4" (5588)
BRICK	2'-2 1/2" (508)	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (508)	12' (305) O.C.	18'-4" (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" (1229) O.C. VERTICAL.

- FOR HORIZ. DISTANCES LESS THAN 9'-4" (2896) PROVIDE 2x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2x6" (38x140) TOP PLATE + 1x2x6" (1x38x140) BOTTOM PLATE & MIN. OF 2x2x6" (38x184) CONT. 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&g & 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 & 12" (12.7) GYPSUM SHEATHING.			

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3c			
5'8" (159) TYPE 'M' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x2" (38x38) STUDS @ 16" (406) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (38x89) SILL PLATES, 2x6" (38x140) TOP PLATE + 1x2x6" (1x38x140) BOTTOM PLATE 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&g & 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 MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1 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 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 MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1 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 AS PER O.B.C. 9.27.3, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTERPUTED) 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 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 MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, 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.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD.			

UNSUPPORTED FOUNDATION WALLS (9.15.4.2)			
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS			
2x20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)			
2x20M BARS IN TOP PORTION OF WALL (8'-0" TO 12'-0" OPENING)			
2x20M BARS IN TOP PORTION OF WALL (12'-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			

STUD WALL REINFORCEMENT			
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.1) (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 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 RSU).			

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" (38x38) 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' 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 FLAT ROOF 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)			

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 REINFORCED AND APPROVED BY ENGINEER.

MIN. STUD SIZE	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)			
	SUPPORTED WALLS (EXTERIOR)			
MIN. STUD SIZE	ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 1 FLOOR ATTIC	ROOF W/ OR W/O ATTIC & 2 FLOOR ATTIC	ROOF W/ OR W/O ATTIC & 3 FLOOR ATTIC
IN (mm)	MAX. STUD SPACING, IN (mm) (O.C.)	MAX. STUD SPACING, IN (mm) (O.C.)	MAX. STUD SPACING, IN (mm) (O.C.)	MAX. STUD SPACING, IN (mm) (O.C.)
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)	16" (406)	12" (305)
2x10" (38x140)	-	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 LESS THAN 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" (800) (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

4) 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 8'-6"
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 9.3.2.4, WHEN A HRV IS REQUIRED, CONFORM TO 9.3.2.3.1, 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 LUSH 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 (4386) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (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 MATERIALS 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 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" (2'38x184)	L3 2'2"x10" (2'38x235)	L5 2'2"x12" (2'38x286)
B1 3'2"x6" (3'38x184)	B3 3'2"x10" (3'38x235)	B5 3'2"x12" (3'38x286)
B2 4'2"x6" (4'38x184)	B4 4'2"x10" (4'38x235)	B6 4'2"x12" (4'38x286)
B7 5'2"x6" (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
VL2 1-1 3/4"x9 1/2"	VL3 1-1 3/4"x11 7/8"	VL10 1-1 3/4"x14"
VL4 2-1 3/4"x9 1/2"	VL6 2-1 3/4"x11 7/8"	VL11 2-1 3/4"x14"
VL5 3-1 3/4"x9 1/2"	VL7 3-1 3/4"x11 7/8"	VL12 3-1 3/4"x14"
VL6 4-1 3/4"x9 1/2"	VL9 4-1 3/4"x11 7/8"	VL13 4-1 3/4"x14"

3.2. 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 1/4" (89 x 89 x 6.4)	8"-1" (2,47mm)	7"-6" (2,30mm)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8"-6" (2,66mm)	8"-1" (2,48mm)
L9	4 7/8" x 3 1/2" x 5/16" (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" (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)	

INTERIOR DOOR HIGH FOR ALL 1'0" CEILING CONDITIONS

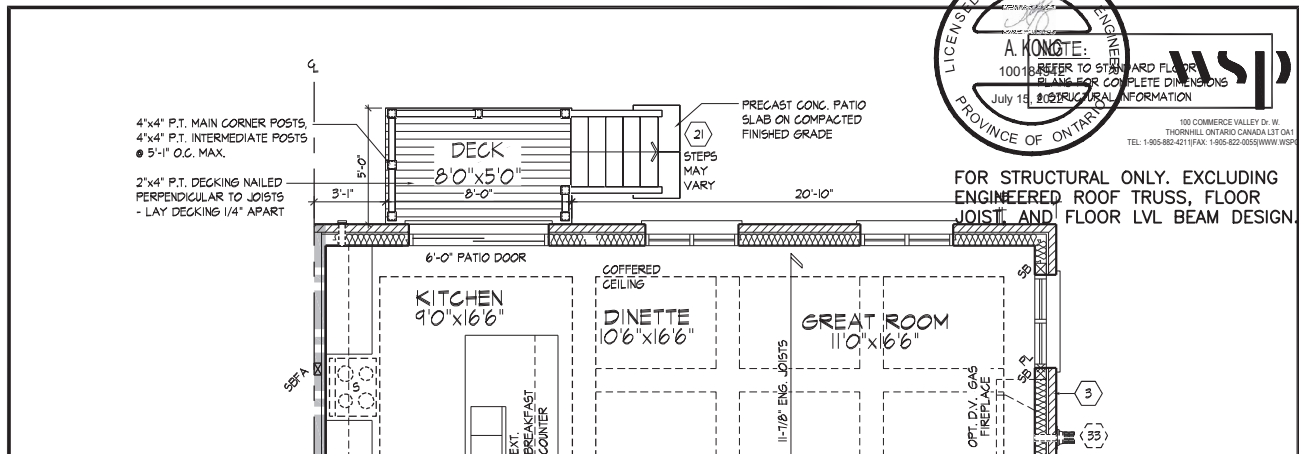
3.4. ACRONYMS

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	UD	UNDERSIDE
HB	HOSE BIB	W	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIC	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

3.5. SYMBOLS

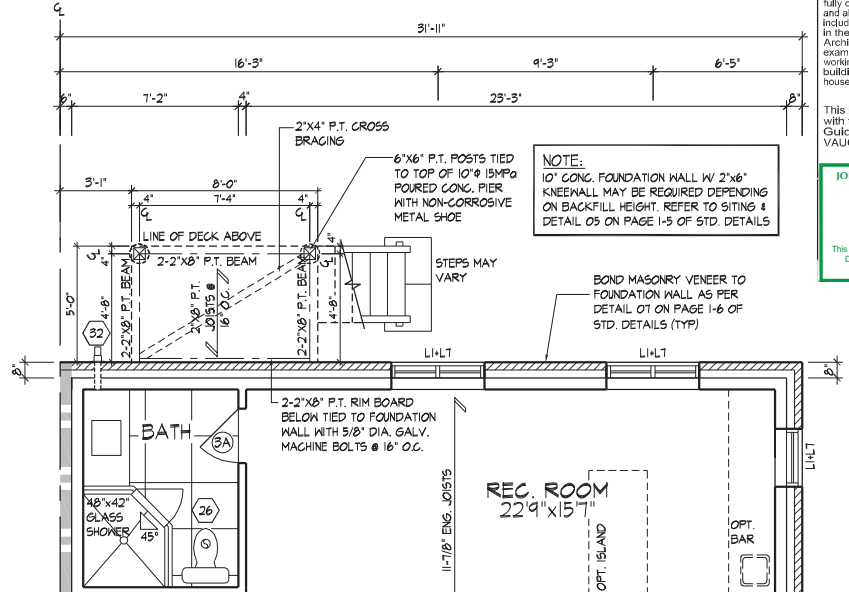
ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	
CLASS 'B' VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3-4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

SMOKE ALARM (9



PART. GROUND PLAN, EL. 'A' & 'B' - L.O.D. COND.

SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.15.4			
REAR ELEVATION 'A' & 'B'			
L.O.D. CONDITION			
EXPOSING BUILDING	805.90	S.F.	
FACE AREA	74.87	S.M.	
PORTION WALL AREA	805.90	S.F.	
	74.87	S.M.	
LIMITING DISTANCE	6.0 m		
MAX. % OPENINGS	34	%	
QUAL.	MECH.	DEPTH	
2	48"	48"	28.28
1	48"	40"	11.00
2	48"	72"	47.56
1	72"	60"	38.53
1	72"	20"	7.56
2	48"	32"	17.11
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
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
OPENINGS ALLOWED	274.91	S.F.	
OPENINGS PROVIDED	140.94	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 agreements. 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.

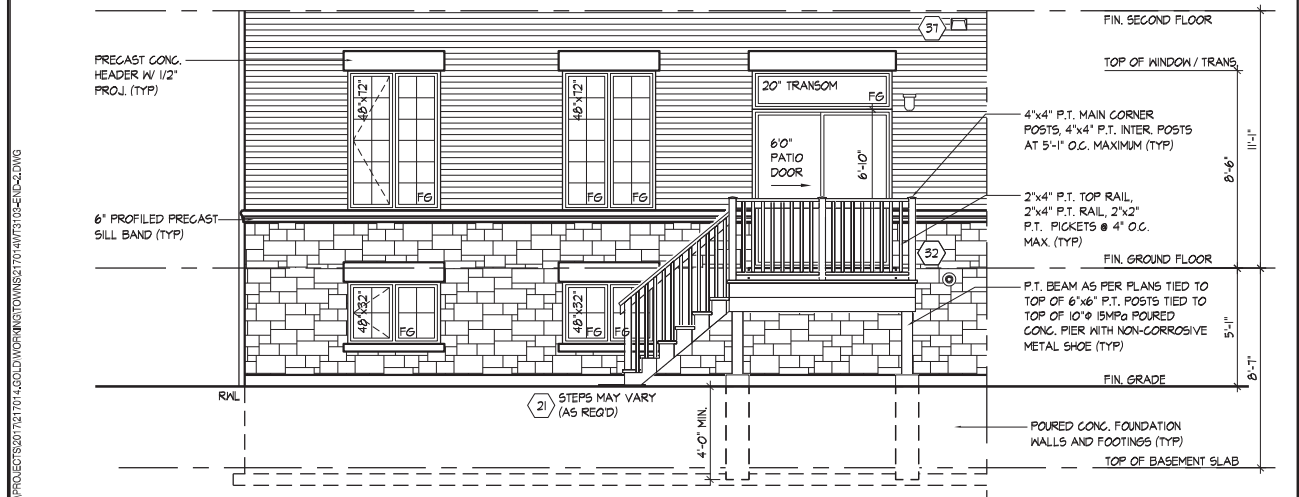
JOHN G. WILLIAMS LTD., ARCHITECT
 ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY: [Signature]
 DATE: JULY 26, 2022

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

REFER TO FRONT ELEVATION FOR
 TYPICAL NOTES & INFORMATION



PART. REAR ELEVATION 'A' ('B' SIMILAR) - L.O.D. COND.

**4-BEDROOM
 IS STANDARD**

WINDOW SIZES FOR L.O.D. CONDITIONS. MATCH WIDTH OF WINDOW ABOVE AND WINDOWS TO BE 32" DEEP. WINDOWS TO BE LOCATED WITHIN JOIST SPACE. IF GRADE PERMITS, TOP OF WINDOW TO BE 8'-0" A.F.F.

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

ALLAN WHITING
 23177

DATE: [Signature]
 REGISTRATION INFORMATION: BCIN

HUNT DESIGN ASSOCIATES INC.
 19695

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 www.hunt-design.ca

PARTIAL PLANS & REAR ELEV. 'A' & 'B' - L.O.D. CONDITION

GOLDPARK HOMES - 217014
 PINE VALLEY DRIVE, VAUGHAN, ONTARIO

3103-END-2
 REV.2022.07.11

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

File Number: 217014W73103-END-2
 F 905.737.5133 F 905.737.7326

Page Number: W1 of W4

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



PART. REAR UPGRADE ELEVATION 'A' (BLOCK 8 & 10)
L.O.D. CONDITION



PART. REAR UPGRADE ELEVATION 'B' (BLOCK 7, 9 & 17)
L.O.D. CONDITION

WINDOW SIZES FOR L.O.D. CONDITIONS.
MATCH WIDTH OF WINDOW ABOVE AND
WINDOWS TO BE 32" DEEP. WINDOWS TO
BE LOCATED WITHIN JOIST SPACE. IF
GRADE PERMITS, TOP OF WINDOW TO BE
8'-0" A.F.F.

4-BEDROOM
IS STANDARD

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

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DATE: JULY 20, 2022

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PARTIAL REAR UPGRADED ELEV. 'A' & 'B' - L.O.D. CONDITION

GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

3103-END-2

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Allan Whiting 23177
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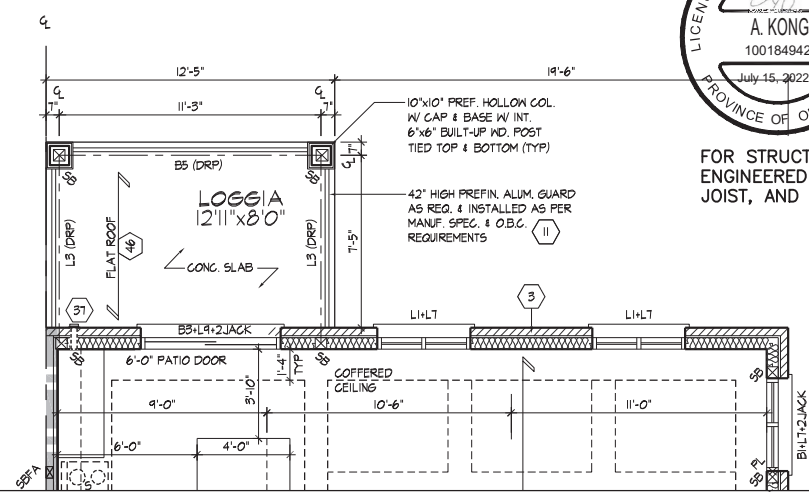
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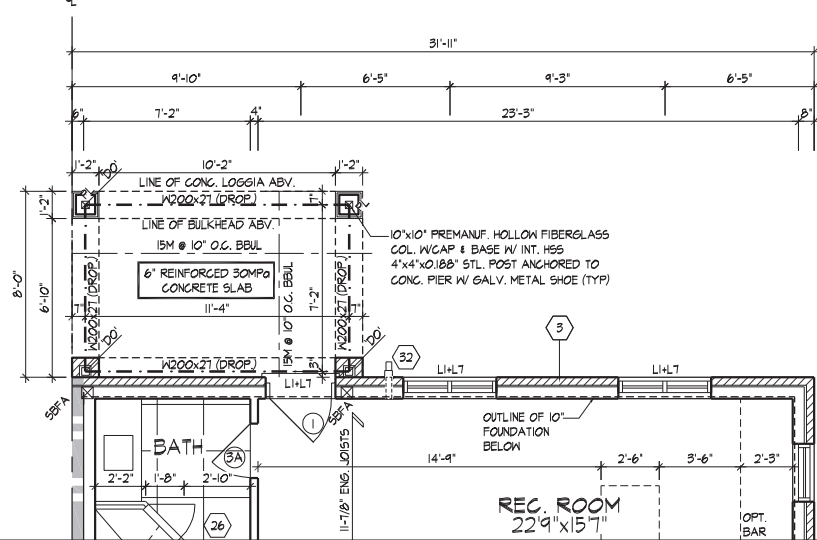


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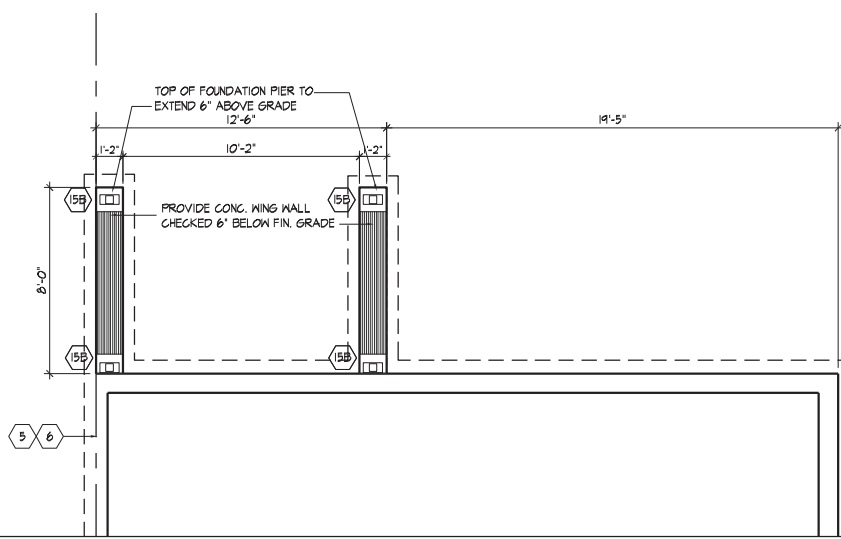
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JOIST, AND FLOOR LVL BEAM DESIGN.



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



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



PART. FOUNDATION PLAN, EL. 'A' W/ LOGGIA/WOB ('B' SIMILAR)

SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.15.4			
REAR ELEVATION 'A' & 'B'			
W.O.B. CONDITION			
EXPOSING BUILDING	217.61	S.F.	
FACE AREA	85.25	S.M.	
PORTION WALL AREA	217.61	S.F.	
	85.25	S.M.	
LIMITING DISTANCE 6.0 m			
MAX. % OPENINGS	34	%	
QUAD	FEET	FEET	%
2	48	48	28.89
1	48	40	11.00
2	48	72	41.36
1	72	82	26.63
1	72	20	7.56
2	48	48	28.89
1	36	62	17.33
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	311.99	S.F.	
OPENINGS PROVIDED	168.06	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2\"/>			

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4-BEDROOM
IS STANDARD

PARTIAL PLANS ELEV. 'A' & 'B' - LOGGIA/W.O.B. CONDITION

GOLDPARK HOMES - 217014
PINE VALLEY DRIVE, VAUGHAN, ONTARIO

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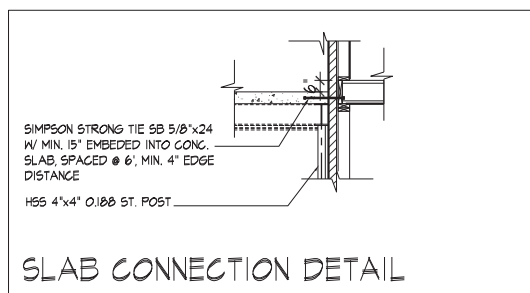
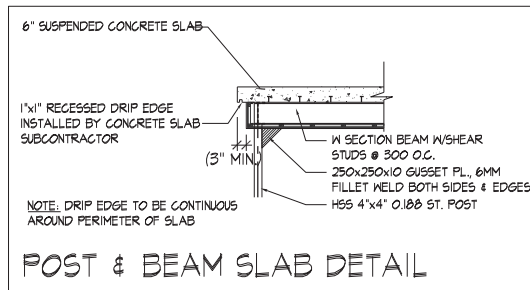
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APPROVED BY:
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PARTIAL REAR ELEV. 'A' & 'B' - LOGGIA/W.O.B. CONDITION

GOLDPARK HOMES - 217014

PINE VALLEY DRIVE, VAUGHAN, ONTARIO

3103-END-2

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ALLAN WHITING 23177

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