



ELEVATION 'A'



ELEVATION 'B'

3103-INTERIOR

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 - REAR ELEVATION 'A' & 'B'
- 10 - REAR UPGRADE ELEV. 'A' - BLOCKS 8 & 10
- 11 - REAR UPGRADE ELEV 'A' - BLOCKS 4, 6, 16
- 11A - REAR ELEVATION & UPG ELEVATION 'A' W/ LOGGIA
- 12 - REAR UPGRADE ELEV 'B' - BLOCKS 7, 9, 15
- 13 - REAR UPGRADE ELEV 'B' - BLOCKS 3, 17
- 13A - REAR ELEVATION & UPG ELEVATION 'B' W/ LOGGIA
- 14 - CROSS SECTION 'A-A'
- 15 - CONSTRUCTION NOTES 1
- 16 - CONSTRUCTION NOTES 2
- W1 - PARTIAL PLANS & REAR ELEV. 'A' & 'B' - L.O.D. CONDITION
- W2 - PART. FLOOR PLANS ELEV. 'A' W/ LOGGIA/WOB
- W3 - PART. REAR ELEV. 'A' W/ LOGGIA/WOB
- W4 - PART. REAR UPGRADE ELEVATION 'A' & 'B' L.O.D. COND.
- W5 - REAR UPGRADE ELEVATION 'A' - W.O.B. CONDITION

AREA CALCULATIONS	EL. 'A'	EL. 'A'	EL. 'A'	EL. 'B'	EL. 'B'	EL. 'B'
GROUND FLOOR AREA	STD -INT 891 sq. ft.	OPT. 4 BEDRM 891 sq. ft.	STD W/ LOGGIA 891 sq. ft.	STD -INT 891 sq. ft.	OPT. 4 BEDRM 891 sq. ft.	STD W/ LOGGIA 891 sq. ft.
SECOND FLOOR AREA	1346 sq. ft.	1346 sq. ft.	1346 sq. ft.	1335 sq. ft.	1335 sq. ft.	1335 sq. ft.
SUBTOTAL	2237 sq. ft.	2237 sq. ft.	2237 sq. ft.	2226 sq. ft.	2226 sq. ft.	2226 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	2203 sq. ft. (204.67 sq. m.)	2203 sq. ft. (204.67 sq. m.)	2203 sq. ft. (204.67 sq. m.)	2192 sq. ft. (203.64 sq. m.)	2192 sq. ft. (203.64 sq. m.)	2192 sq. ft. (203.64 sq. m.)
FINISHED BASEMENT AREA	573 sq. ft.	573 sq. ft.	573 sq. ft.	573 sq. ft.	573 sq. ft.	573 sq. ft.
COVERAGE W/OUT PORCH	1356 sq. ft. (125.98 sq. m.)	1356 sq. ft. (125.98 sq. m.)	1356 sq. ft. (125.98 sq. m.)	1356 sq. ft. (125.98 sq. m.)	1356 sq. ft. (125.98 sq. m.)	1356 sq. ft. (125.98 sq. m.)
COVERAGE W/ PORCH	1428 sq. ft. (132.67 sq. m.)	1428 sq. ft. (132.67 sq. m.)	1527 sq. ft. (141.86 sq. m.)	1428 sq. ft. (132.67 sq. m.)	1428 sq. ft. (132.67 sq. m.)	1527 sq. ft. (141.86 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.)	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 %

REFER TO
MARKUPS

GOLDPARK
WORTH MORE™

PINE VALLEY
FOREVERGREEN

7. ISSUED FOR PERMIT RE-SUBMISSION	2022.07.11	AW
6. ADDED LOGGIA DRAWINGS	2022.06.06	NN
5. ISSUED FOR PERMIT	2022.02.18	WT
4. REVISED AS PER STRUCTURAL ENG. COMMENTS	2022.01.31	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

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.

ALLAN WHITTING
23177
BCP
HUNT DESIGN ASSOCIATES INC.
19695

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www.huntdesign.ca

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

Drawn By: BB
Checked By: AW
Scale: 3/16"=1'-0"
File Number: 217014WT3103-INT
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

3103-INTERIOR
REV.2022.07.11

Page Number
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JOHN G. WILLIAMS LTD., ARCHITECT
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AND APPROVAL
APPROVED BY:
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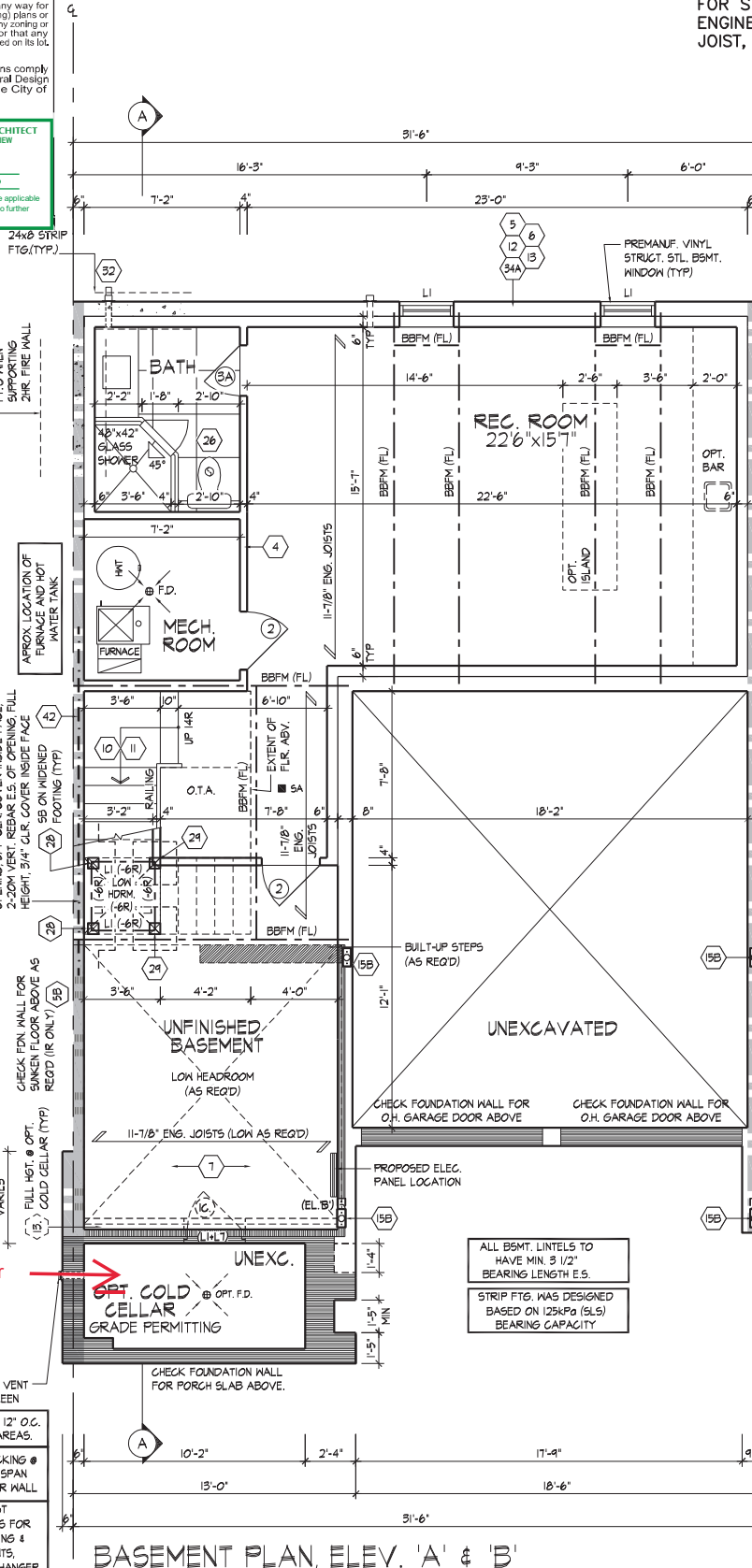
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Standard Cold Cellar

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

PROVIDE SOLID HOOD 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

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

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GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

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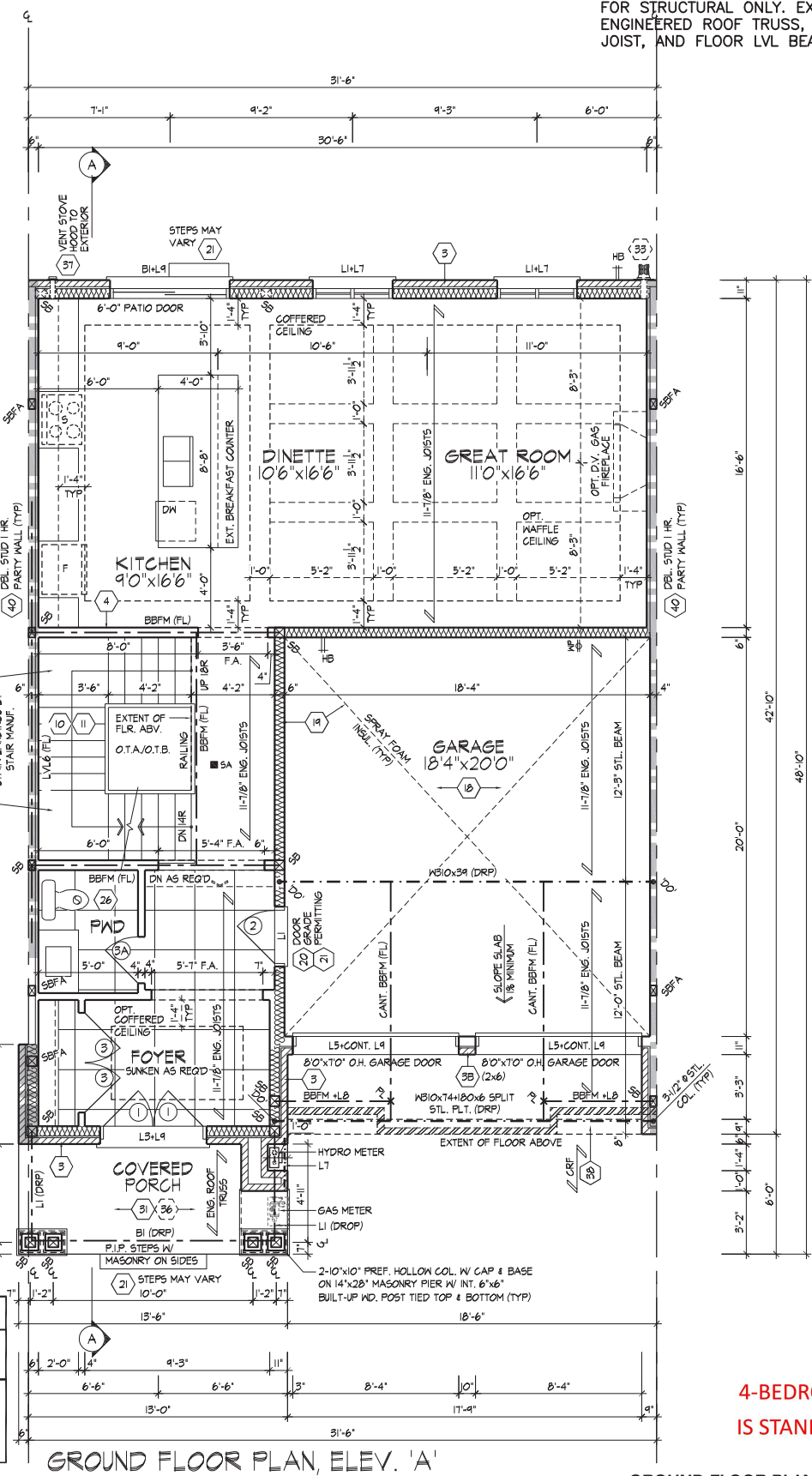
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SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILE AREAS.

PROVIDE SOLID WOOD BLOCKING @
24" O.C. FOR FIRST JOIST SPAN
WHEN PARALLEL W/ EXTERIOR WALL.

REFER TO FLOOR JOIST
MANUFACTURER'S DRAWINGS FOR
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4-BEDROOM
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GROUND FLOOR PLAN, ELEV. 'A'

GROUND FLOOR PLAN, ELEV. 'A'

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Allan Whiting 23177
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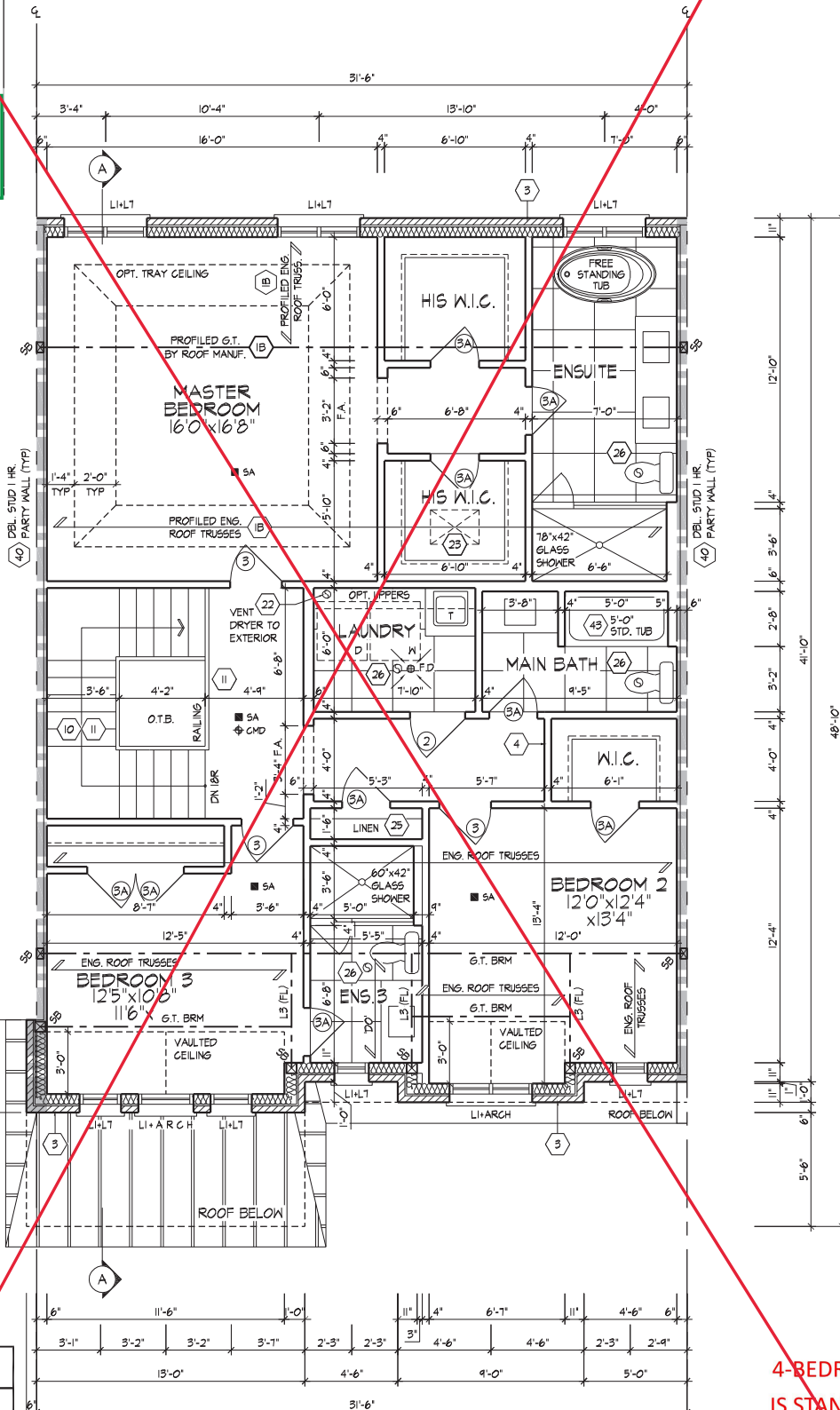
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PROVIDE 6" CURB & RUBBER MAT. MAT TO EXTEND 6" MIN. ABOVE FLOOR LEVEL.
NOTE:
STEP TRUSSES @ RAISED TRAY CEILINGS
REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, INSTALLATION DETAILS AND HANGER SIZES.



SECOND FLOOR PLAN, ELEV. 'A'

SECOND FLOOR PLAN, ELEV. 'A'

4-BEDROOM
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GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

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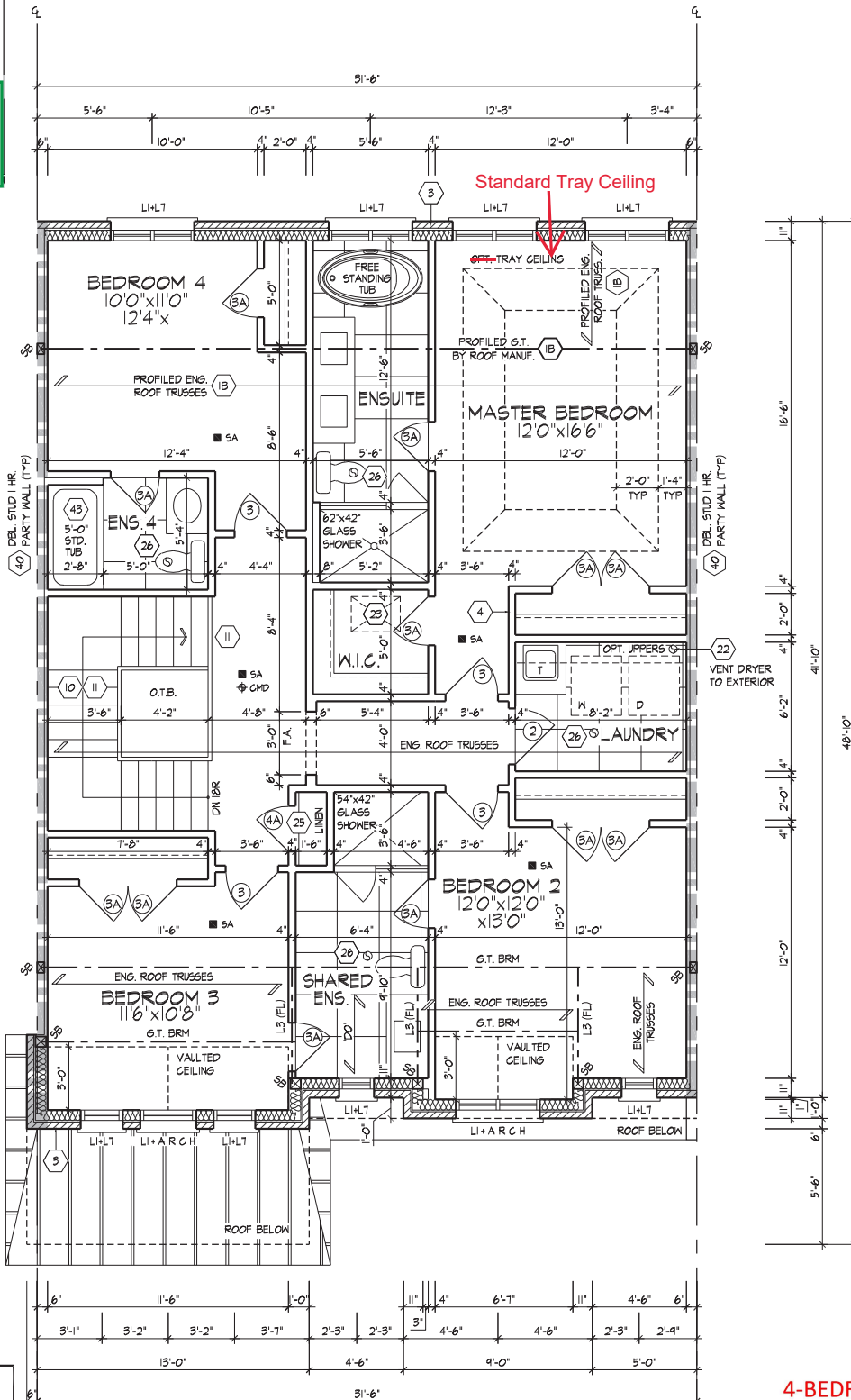


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PROVIDE 6" CURB &
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ABOVE FLOOR LEVEL
NOTE:
STEP TRUSSES & RAISED /
TRAY CEILINGS
REFER TO ROOF TRUSS
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LAYOUT, SPACING, INSTALLATION
DETAILS AND 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
IS STANDARD

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Qualification Information
Allan Whiting 23177
B.C.N.

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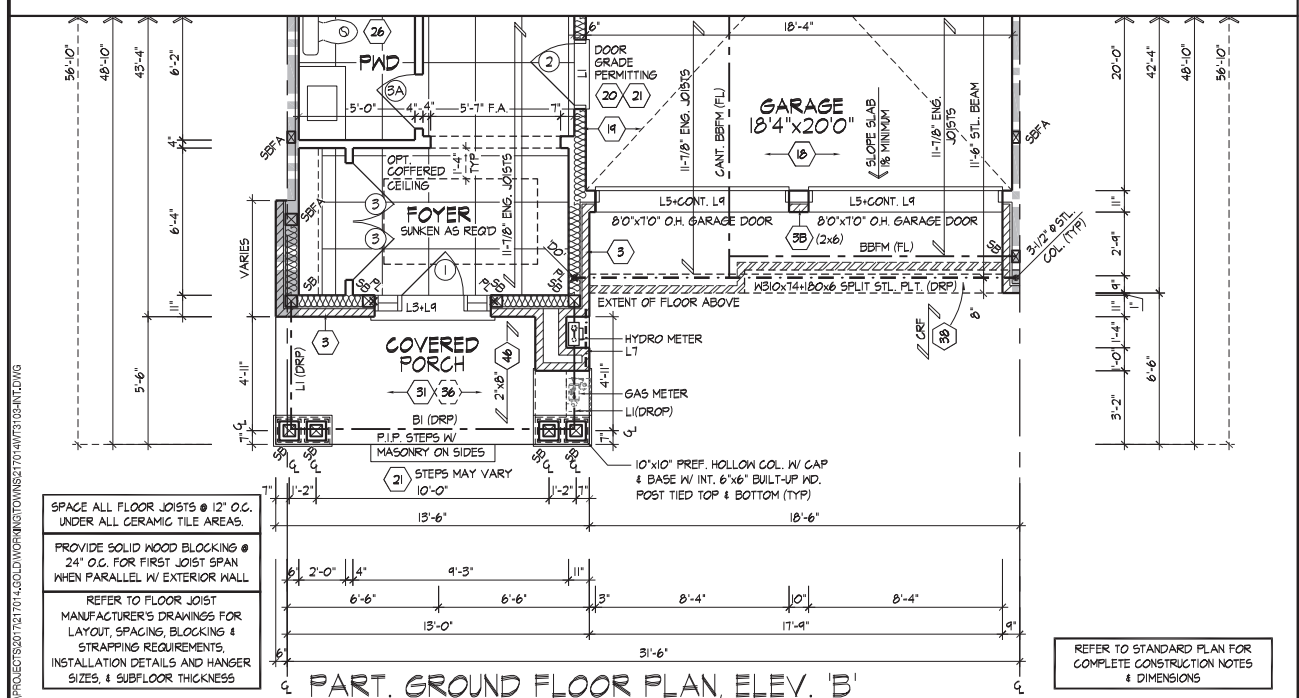
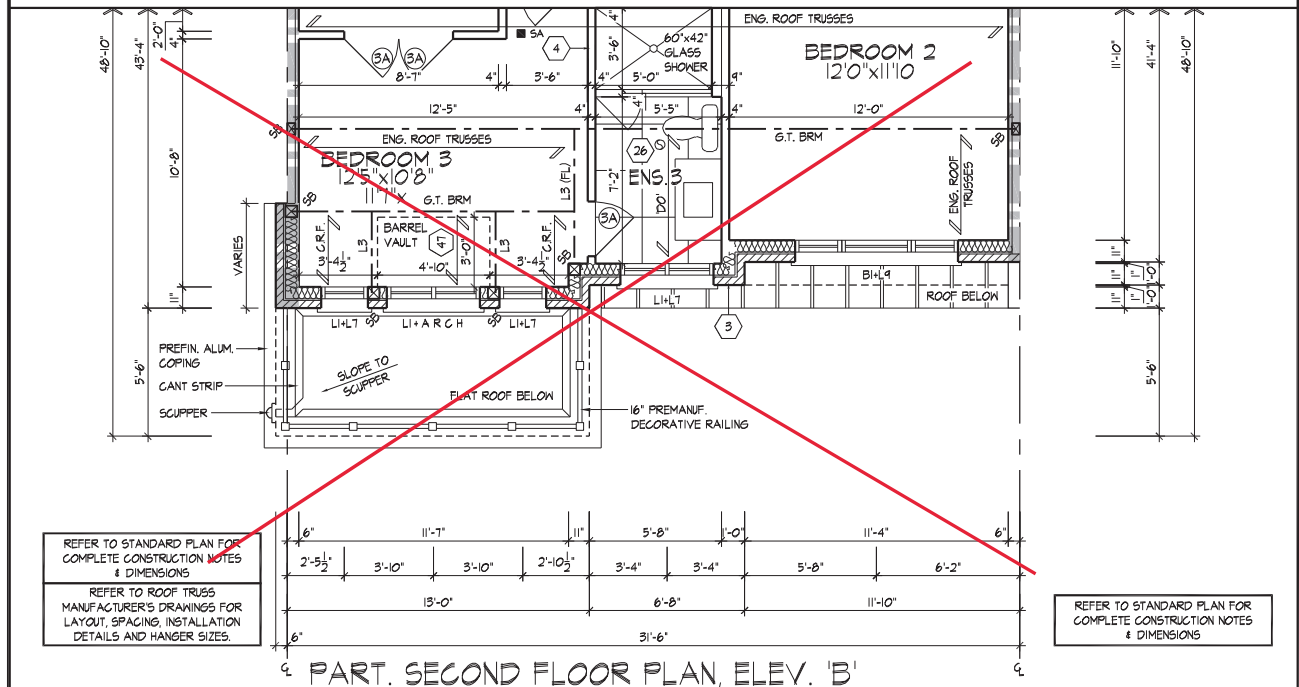
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SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILE AREAS.

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INSTALLATION DETAILS AND HANGER
SIZES, & SUBFLOOR THICKNESS

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

4-BEDROOM
IS STANDARD

PART. FLOOR PLANS, ELEV. 'B'

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Qualification Information:
Allan Whiting 23177
B.C.M.

Registration Information:
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GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

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Scale: 3/16" = 1'-0"

3103-INTERIOR
REV. 2022.07.11

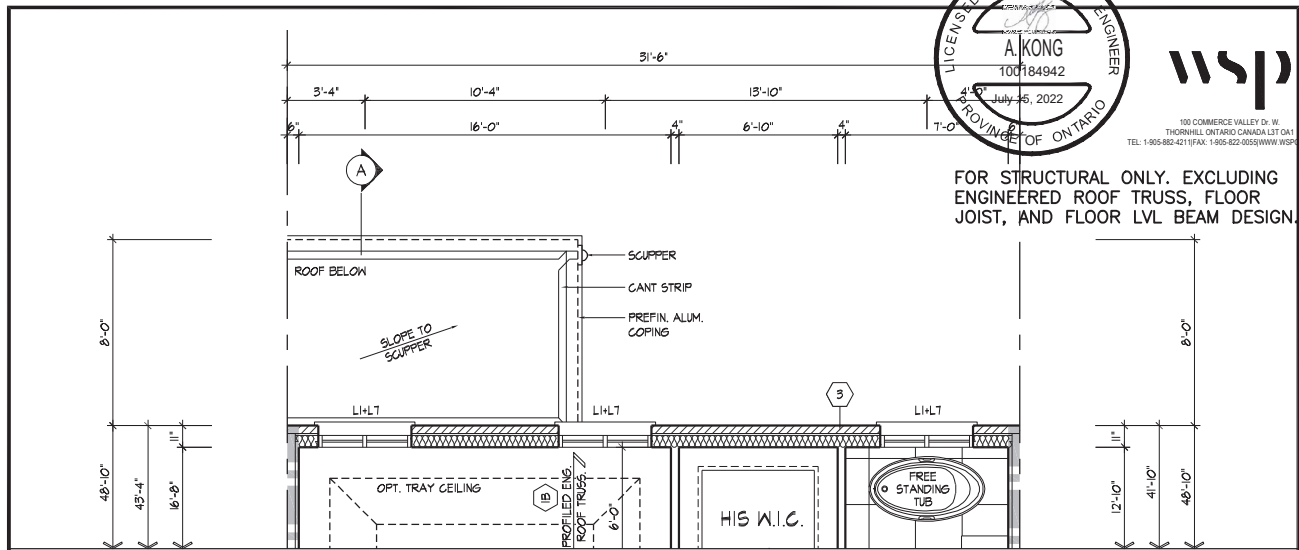
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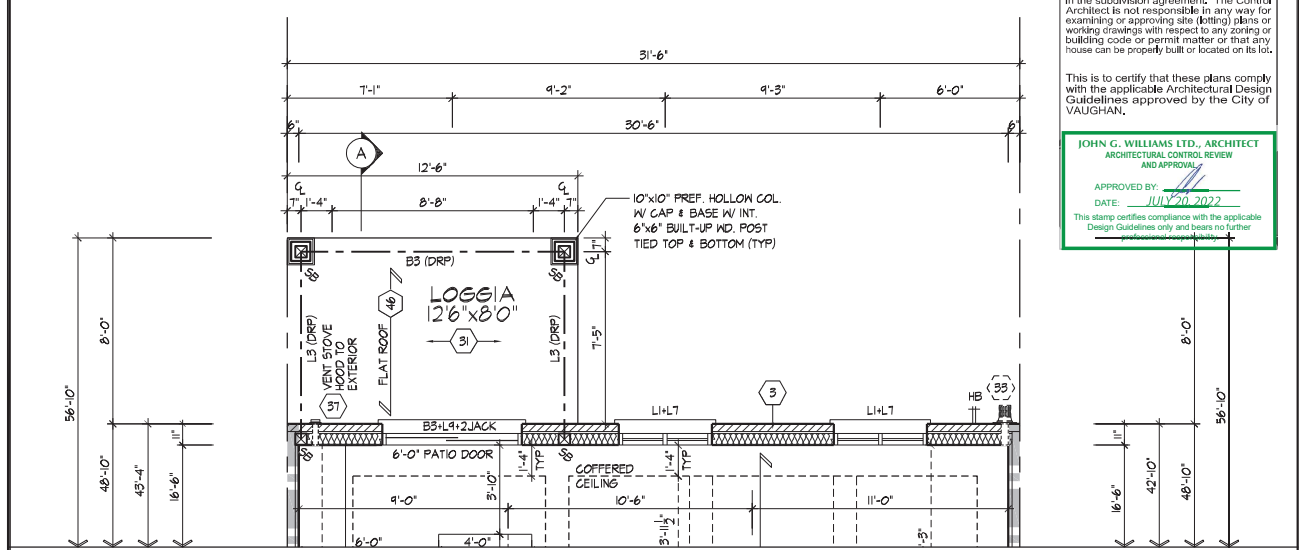


SECOND FLOOR PLAN, ELEV. 'A' W/ LOGGIA
(OPT. PLAN & ELEV. 'B' SIMILAR)

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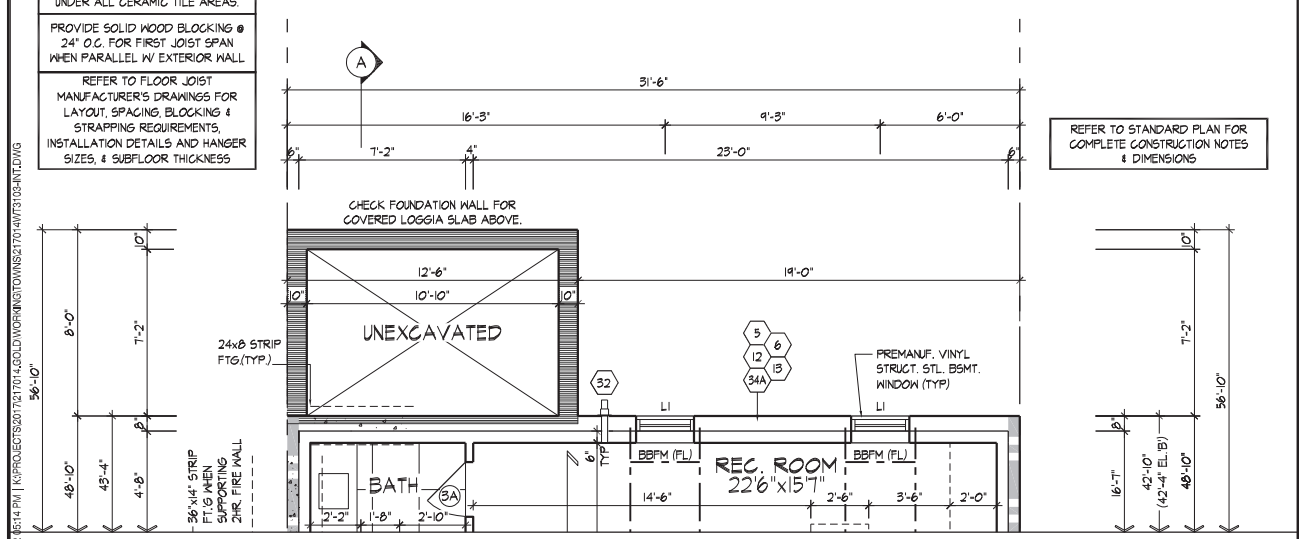
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GROUND FLOOR PLAN, ELEV. 'A' W/ LOGGIA

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



BASEMENT PLAN, ELEV. 'A' W/ LOGGIA

4-BEDROOM
IS STANDARD

FLOOR PLANS, ELEV. 'A' W/ LOGGIA

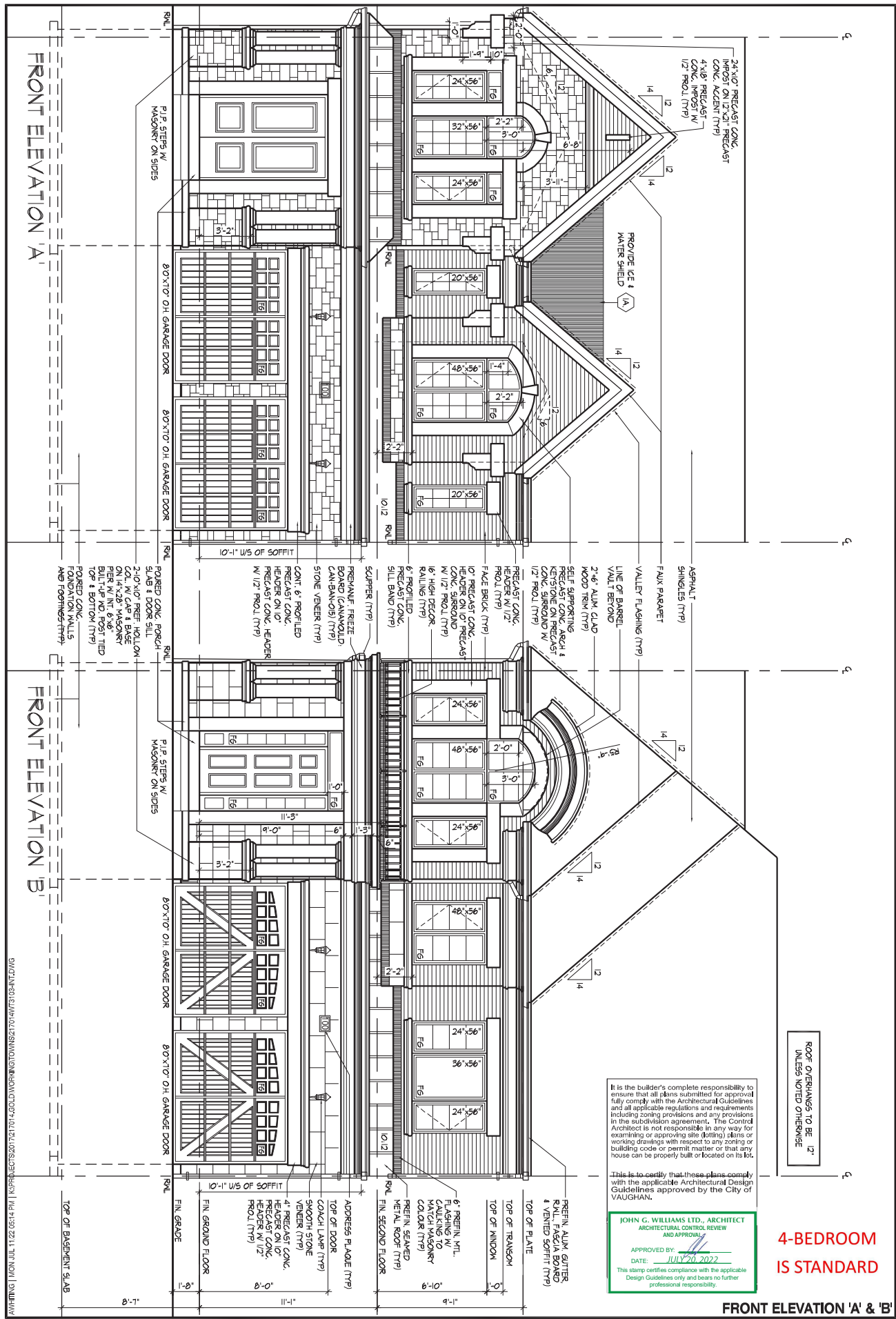
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Drawn By BB
Checked By AW
Scale 3/16"=1'-0"
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

3103-INTERIOR
REV.2022.07.11
217014WT3103-INT
Page Number 7 of 16

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Diagram showing the connection of a roof to a wall. The roof has a gabled end with a vertical section labeled '1A' and a horizontal section labeled '1B'. The wall is shown with a dashed line indicating the connection point. The text "PROVIDE ICE & WATER SHIELD" is written vertically along the wall.

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

4-BEDROOM, SECOND FLOOR, PLAN, E.L. A & B

REAR ELEVATION 'A' & 'B'

WINDOW SUMMARY									
PERIOD: TABLE 10.10.3									
REAR SIDE ELEVATION A & B									
NO.	WIDTH	DEPTH	WINDOW	DOOR	FRAME SIZE (S.F.)				
1	48" x 72"	0	ARCH	0	15.00	0	0	0	0
2	48" x 72"	0	ARCH	0	15.00	0	0	0	0
3	48" x 72"	0	ARCH	0	15.00	0	0	0	0
4	48" x 72"	0	ARCH	0	15.00	0	0	0	0
5	72" x 20"	0	FL	0	7.56	0	0	0	0
6	72" x 20"	0	FL	0	7.56	0	0	0	0
7	72" x 20"	0	FL	0	7.56	0	0	0	0
8	72" x 20"	0	FL	0	7.56	0	0	0	0
9	0	0	0	0	0.00	0	0	0	0
10	0	0	0	0	0.00	0	0	0	0
11	0	0	0	0	0.00	0	0	0	0
12	0	0	0	0	0.00	0	0	0	0
13	0	0	0	0	0.00	0	0	0	0
14	0	0	0	0	0.00	0	0	0	0
15	0	0	0	0	0.00	0	0	0	0
16	0	0	0	0	0.00	0	0	0	0
17	0	0	0	0	0.00	0	0	0	0
18	0	0	0	0	0.00	0	0	0	0
19	0	0	0	0	0.00	0	0	0	0
20	0	0	0	0	0.00	0	0	0	0
21	0	0	0	0	0.00	0	0	0	0
22	0	0	0	0	0.00	0	0	0	0
23	0	0	0	0	0.00	0	0	0	0
24	0	0	0	0	0.00	0	0	0	0
25	0	0	0	0	0.00	0	0	0	0
26	0	0	0	0	0.00	0	0	0	0
27	0	0	0	0	0.00	0	0	0	0
28	0	0	0	0	0.00	0	0	0	0
29	0	0	0	0	0.00	0	0	0	0
30	0	0	0	0	0.00	0	0	0	0
31	0	0	0	0	0.00	0	0	0	0
32	0	0	0	0	0.00	0	0	0	0
33	0	0	0	0	0.00	0	0	0	0
34	0	0	0	0	0.00	0	0	0	0
35	0	0	0	0	0.00	0	0	0	0
36	0	0	0	0	0.00	0	0	0	0
37	0	0	0	0	0.00	0	0	0	0
38	0	0	0	0	0.00	0	0	0	0
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40	0	0	0	0	0.00	0	0	0	0
41	0	0	0	0	0.00	0	0	0	0
42	0	0	0	0	0.00	0	0	0	0
43	0	0	0	0	0.00	0	0	0	0
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45	0	0	0	0	0.00	0	0	0	0
46	0	0	0	0	0.00	0	0	0	0
47	0	0	0	0	0.00	0	0	0	0
48	0	0	0	0	0.00	0	0	0	0
49	0	0	0	0	0.00	0	0	0	0
50	0	0	0	0	0.00	0	0	0	0
51	0	0	0	0	0.00	0	0	0	0
52	0	0	0	0	0.00	0	0	0	0

GLAZED AREA CALCULATED W/FRAME SIZE

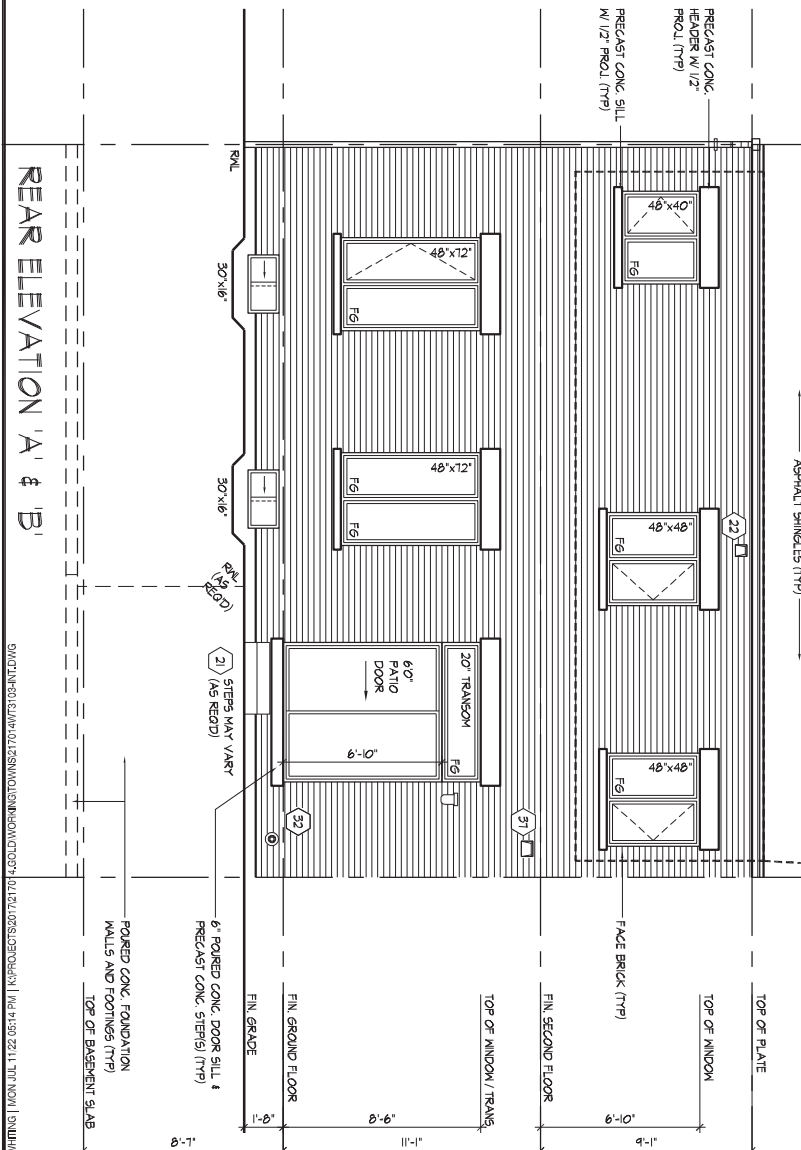
UNGLAZED AREA CALCULATED W/FRAME SIZE

ADDITIONAL NOTES

NO.	WIDTH	DEPTH	WINDOW	DOOR	FRAME SIZE (S.F.)				
1	48" x 72"	0	ARCH	0	15.00	0	0	0	0
2	48" x 72"	0	ARCH	0	15.00	0	0	0	0
3	48" x 72"	0	ARCH	0	15.00	0	0	0	0
4	48" x 72"	0	ARCH	0	15.00	0	0	0	0
5	72" x 20"	0	FL	0	7.56	0	0	0	0
6	72" x 20"	0	FL	0	7.56	0	0	0	0
7	72" x 20"	0	FL	0	7.56	0	0	0	0
8	72" x 20"	0	FL	0	7.56	0	0	0	0
9	0	0	0	0	0.00	0	0	0	0
10	0	0	0	0	0.00	0	0	0	0
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14	0	0	0	0	0.00	0	0	0	0
15	0	0	0	0	0.00	0	0	0	0
16	0	0	0	0	0.00	0	0	0	0
17	0	0	0	0	0.00	0	0	0	0
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21	0	0	0	0	0.00	0	0	0	0
22	0	0	0	0	0.00	0	0	0	0
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27	0	0	0	0	0.00	0	0	0	0
28	0	0	0	0	0.00	0	0	0	0
29	0	0	0	0	0.00	0	0	0	0
30	0	0	0	0	0.00	0	0	0	0
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49	0	0	0	0	0.00	0	0	0	0
50	0	0	0	0	0.00	0	0	0	0
51	0	0	0	0	0.00	0	0	0	0
52	0	0	0	0	0.00	0	0	0	0

WINDOW SUMMARY									
PERIOD: TABLE 10.10.3									
O.P. 4 DEBRN REAR SIDE ELEVATION A & B									
NO.	WIDTH	DEPTH	WINDOW	DOOR	FRAME SIZE (S.F.)				
1	48" x 72"	0	ARCH	0	15.00	0	0	0	0
2	48" x 72"	0	ARCH	0	15.00	0	0	0	0
3	48" x 72"	0	ARCH	0	15.00	0	0	0	0
4	48" x 72"	0	ARCH	0	15.00	0	0	0	0
5	72" x 20"	0	FL	0	7.56	0	0	0	0
6	72" x 20"	0	FL	0	7.56	0	0	0	0
7	72" x 20"	0	FL	0	7.56	0	0	0	0
8	72" x 20"	0	FL	0	7.56	0	0	0	0
9	0	0	0	0	0.00	0	0	0	0
10	0	0	0	0	0.00	0	0	0	0
11	0	0	0	0	0.00	0	0	0	0
12	0	0	0	0	0.00	0	0	0	0
13	0	0	0	0	0.00	0	0	0	0
14	0	0	0	0	0.00	0	0	0	0
15	0	0	0	0	0.00	0	0	0	0
16	0	0	0	0	0.00	0	0	0	0
17	0	0	0	0	0.00	0	0	0	0
18	0	0	0	0	0.00	0	0	0	0
19	0	0	0	0	0.00	0	0	0	0
20	0	0	0	0	0.00	0	0	0	0
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23	0	0	0	0	0.00	0	0	0	0
24	0	0	0	0	0.00	0	0	0	0
25	0	0	0	0	0.00	0	0	0	0
26	0	0	0	0	0.00	0	0	0	0
27	0	0	0	0	0.00	0	0	0	0
28	0	0	0	0	0.00	0	0	0	0
29	0	0	0	0	0.00	0	0	0	0
30	0	0	0	0	0.00	0	0	0	0
31	0	0	0	0	0.00	0	0	0	0
32	0	0	0	0	0.00	0	0	0	0
33	0	0	0	0	0.00	0	0	0	0
34	0	0	0	0	0.00	0	0	0	0
35	0	0	0	0	0.00	0	0	0	0
36	0	0	0	0	0.00	0	0	0	0
37	0	0	0	0	0.00	0	0	0	0
38	0	0	0	0	0.00	0	0	0	0
39	0	0	0	0	0.00	0	0	0	0
40	0	0	0	0	0.00	0	0	0	0
41	0	0	0	0	0.00	0	0	0	0
42	0	0	0	0	0.00	0	0	0	0
43	0	0	0	0	0.00	0	0	0	0
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50	0	0	0	0	0.00	0	0	0	0
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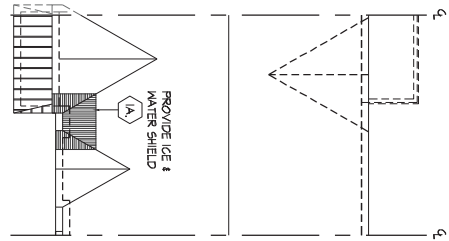
WINDOW SUMMARY									
PERIOD: TABLE 10.10.3									
O.P. 4 DEBRN REAR SIDE ELEVATION A & B									
NO.	WIDTH	DEPTH	WINDOW	DOOR	FRAME SIZE (S.F.)				
1	48" x 72"	0	ARCH	0	15.00	0	0	0	0
2	48" x 72"	0	ARCH	0	15.00	0	0	0	0
3	48" x 72"	0	ARCH	0	15.00	0	0	0	0
4	48" x 72"	0	ARCH	0	15.00	0	0	0	0
5	72" x 20"	0	FL	0	7.56	0	0	0	0
6	72" x 20"	0	FL	0	7.56	0	0	0	0
7	72" x 20"	0	FL	0	7.56	0	0	0	0
8	72" x 20"	0	FL	0	7.56	0	0	0	0
9	0	0	0	0	0.00	0	0	0	0
10	0	0	0	0	0.00	0	0	0	0
11	0	0	0	0	0.00	0	0	0	0
12	0	0	0	0	0.00	0	0	0	0
13	0	0	0	0	0.00	0	0	0	0
14	0	0	0	0	0.00	0	0	0	0
15	0	0	0	0	0.00	0	0	0	0
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17	0	0	0	0	0.00	0</			



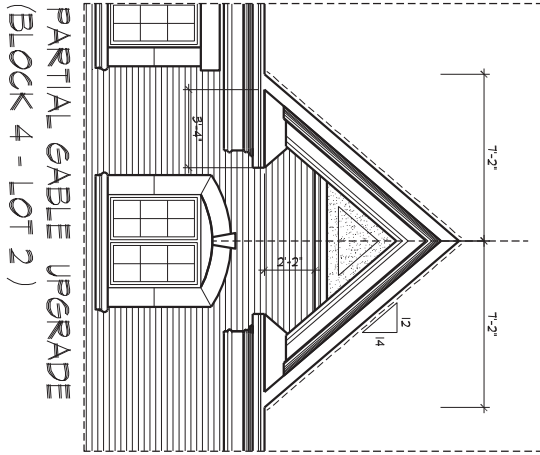
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION





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



PARTIAL GABLE UPGRADE
(BLOCK 4 - LOT 2)

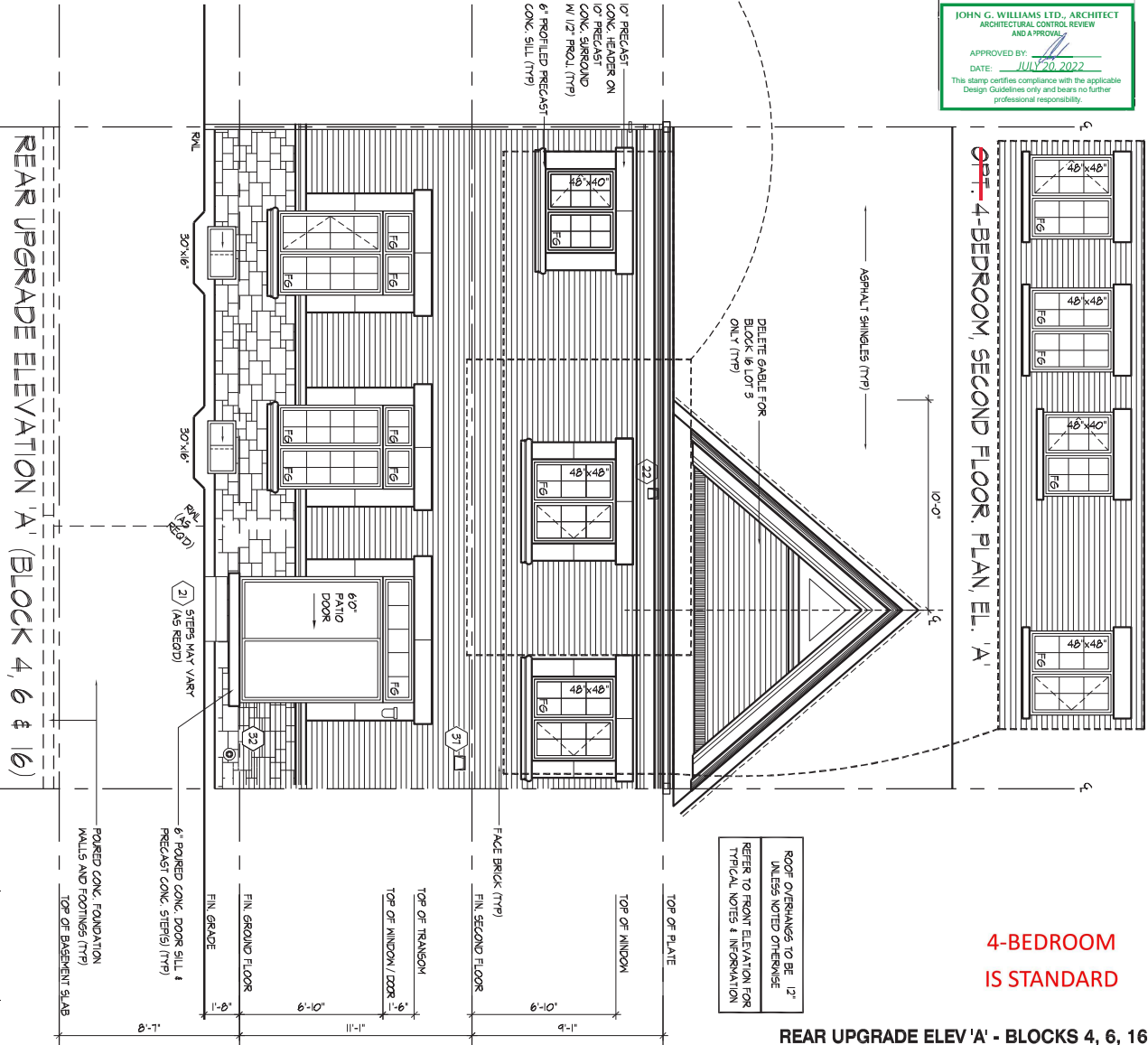
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

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

APPROVED BY:
DATE: JULY 20, 2022

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



REAR UPGRADE ELEVATION 'A' (BLOCK 4, 6 & 16)

4-BEDROOM
IS STANDARD

REAR UPGRADE ELEV 'A' - BLOCKS 4, 6, 16

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFYING ENGINEER'S SIGNATURE SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
Qualification Information
Allan Whiting
23177
BCIN
HUNT DESIGN ASSOCIATES INC.
19695

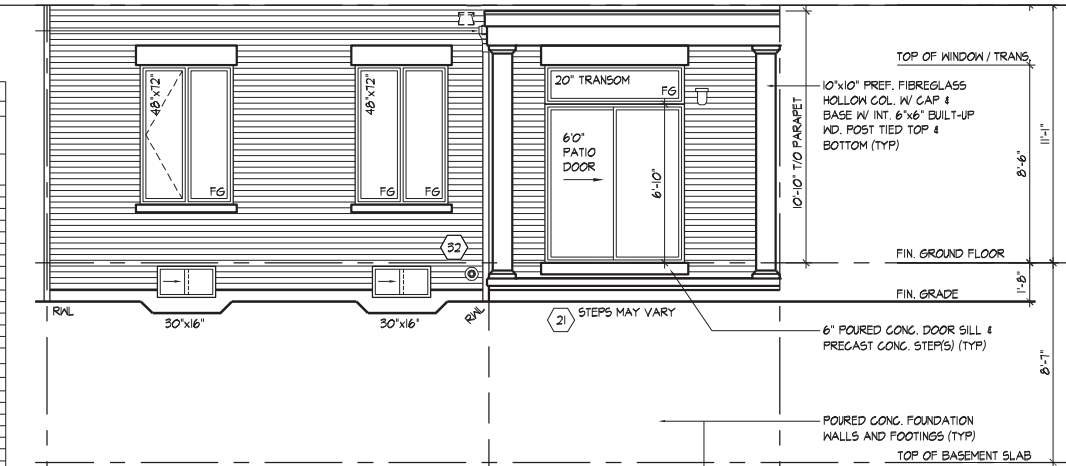
HUNT
DESIGN ASSOCIATES INC.
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GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON
Drawn By: BB
Checked By: AW
Scale: 3/16"=1'-0"
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

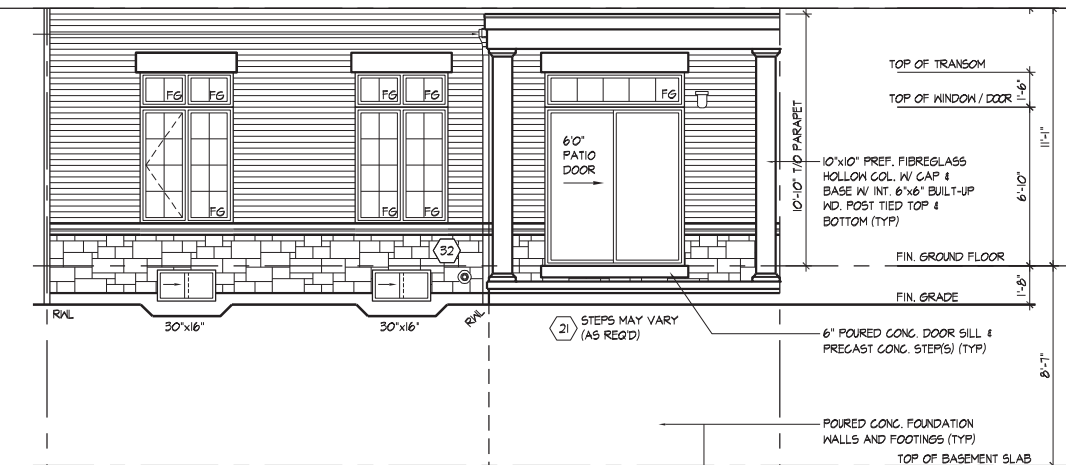
3103-INTERIOR
REV.2022.07.11
Page Number
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WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A & B				
QVAL	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	48"	40"	11.00	
2	48"	48"	23.00	
2	48"	72"	41.56	
1	72"	20"	1.26	
1	72"	82"	36.23	
2	30"	16"	4.33	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	0"	0"	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
0	ARCH	0.00	0.00	
SPATIAL CALCULATION				
EXPOSING BUILDING			887.75	S.F.
FACE AREA			63.88	S.U.L.
PORTION WALL AREA			887.75	S.F.
			63.88	S.U.L.
LIMITING DISTANCE			6.00	m
MAX. % OPENINGS			34.00	%
OPENINGS ALLOWED			233.24	S.F.
OPENINGS PROVIDED			128.17	S.F.
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				



REAR ELEVATION 'A' W/ LOGGIA



REAR UPGRADE ELEVATION 'A' W/ LOGGIA (BLOCK 8 & 10)



REAR UPGRADE ELEVATION 'A' W/ LOGGIA (BLOCK 4, 6 & 16)

**4-BEDROOM
IS STANDARD**

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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: JULY 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

REAR ELEVATION & UPG ELEVATION 'A' W/ LOGGIA

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON
3103-INTERIOR
REV.2022.07.11

Drawn By: BB
Checked By: AW
Scale: 3/16"=1'-0"
File Number: 217014WT3103-INT
Page Number: 11A of 16

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

HUNT DESIGN ASSOCIATES INC.
23177
BCIN
19695

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.

ALLAN WHITING
HUNT DESIGN ASSOCIATES INC.

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This technical drawing shows a cross-section of a building. On the left, there is a window with a semi-circular top and a rectangular base. Above the window, a sloped roof structure is shown, supported by a vertical post. The drawing uses solid lines for the main structure and dashed lines for hidden or auxiliary elements. The overall shape is a trapezoid with a sloped top edge.

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

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REAR UPGRADE ELEV 'B' - BLOCKS 7, 9, 15

3103-INTERIOR
REV.2022.07.11

File Number
217014WT3103-INT
33 F 905.737.7326

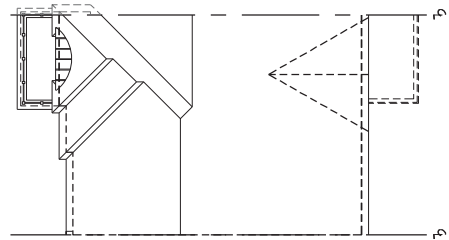
Page Number
12 of 16

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

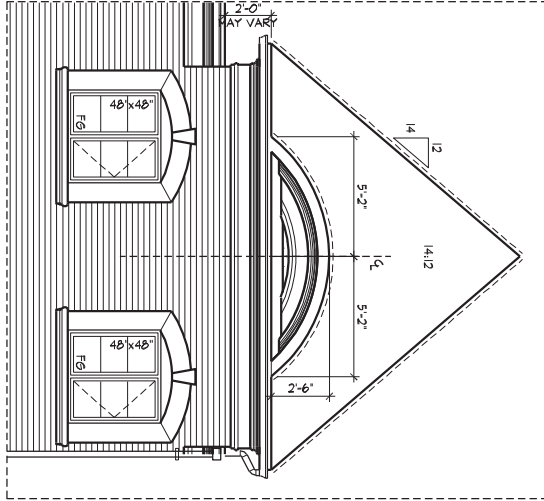
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

23177
BCIN

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ROOF PLAN
ELEV. B
N.T.S.

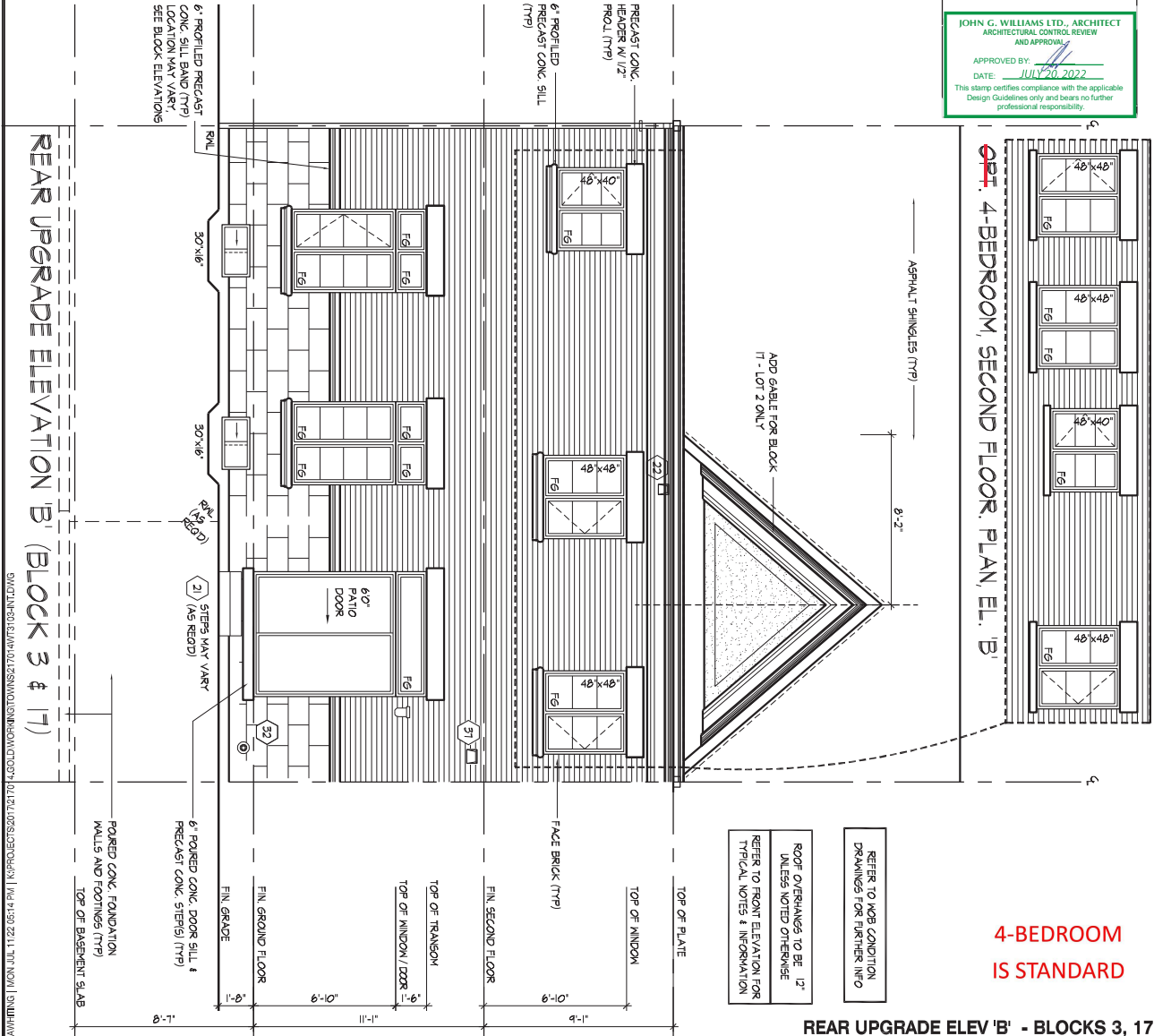


GABLE UPGRADE BLOCK 17 - LOT 3
\$ BLOCK 3 - LOT 3

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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: JULY 20, 2022
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



4-BEDROOM, SECOND FLOOR, PLAN, EL. 'B'

4-BEDROOM
IS STANDARD

REAR UPGRADE ELEV 'B' - BLOCKS 3, 17

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

3103-INTERIOR
REV.2022.07.11

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFYING ENGINEER AND ARCHITECT'S REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
Qualification Information
Allan Whiting
23177
BCIN
HUNT DESIGN ASSOCIATES INC.
19695

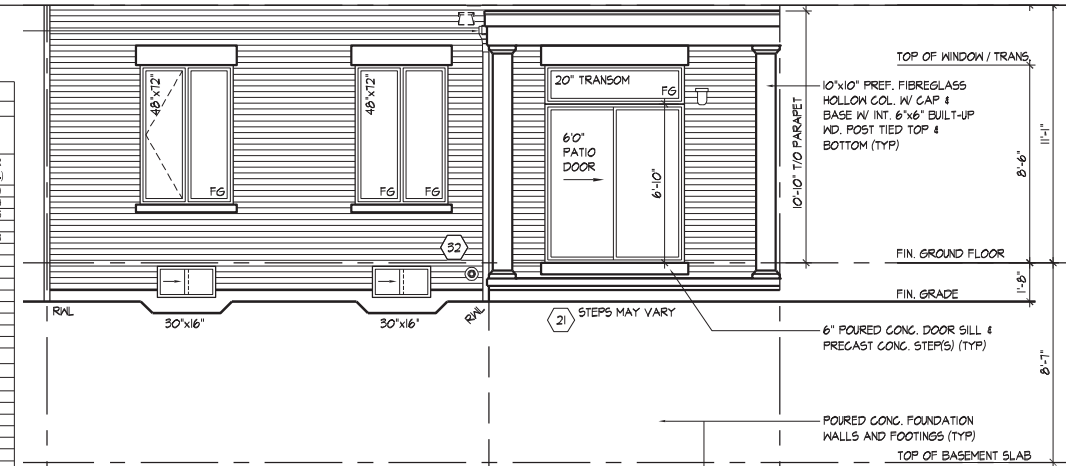
HUNT DESIGN ASSOCIATES INC.
www.hunt-design.ca

Drawn By: BB
Checked By: AW
Scale: 3/16"=1'-0"
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326

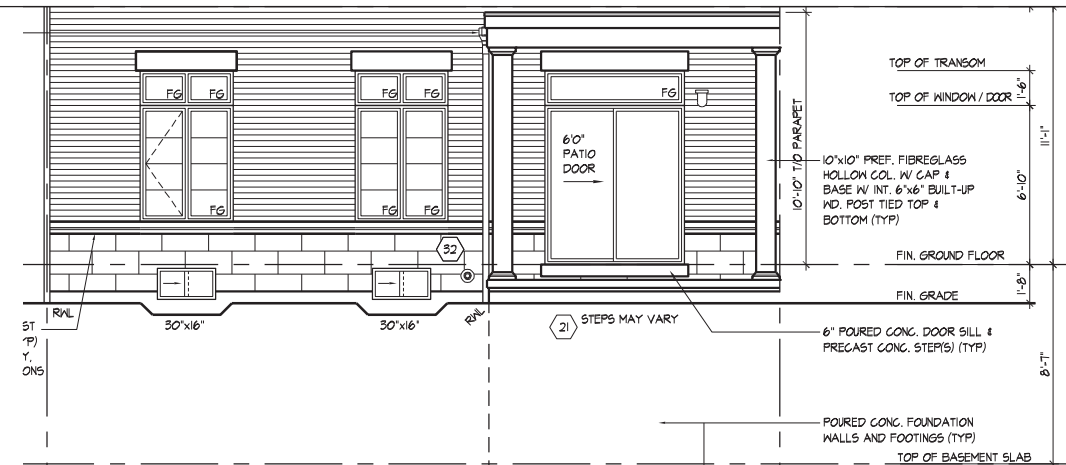
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Rev Number: 217014WT3103-INT

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WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR ELEVATION A & B				
QTY	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)	
1	48"	40"	19.00	
2	48"	48"	23.04	
2	48"	72"	41.56	
1	72"	20"	7.56	
1	72"	82"	36.83	
2	30"	16"	4.33	
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	
SPATIAL CALCULATION				
EXPOSING BUILDING		687.75	S.F.	
FACE AREA		63.89	S.M.	
PORTION WALL AREA		687.75	S.F.	
		63.89	S.M.	
LIMITING DISTANCE		5.00	m	
MAX. % OPENINGS		34.00	%	
OPENINGS ALLOWED		233.34	S.F.	
OPENINGS PROVIDED		128.17	S.F.	
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				



REAR ELEVATION 'B' W/ LOGGIA

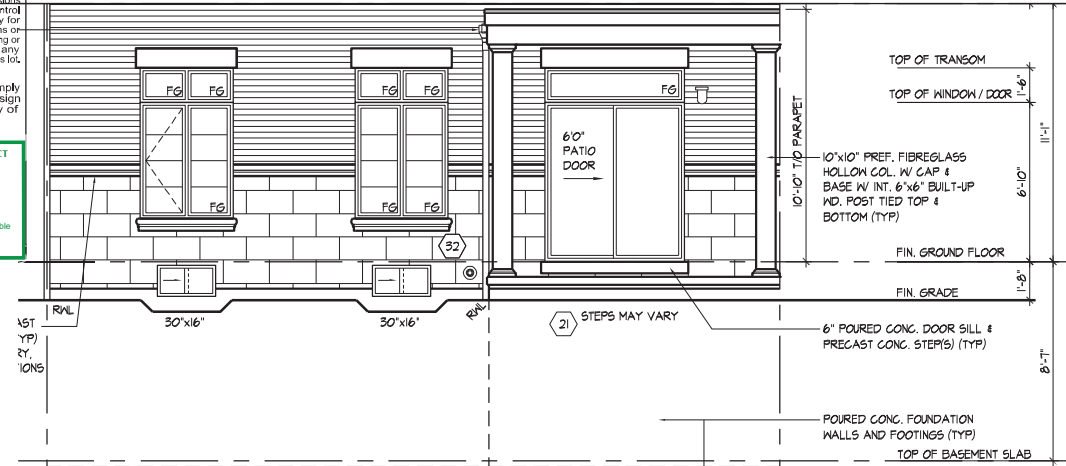


REAR UPGRADE ELEVATION 'B' W/ LOGGIA (BLOCK 7, 9 & 15)

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.



REAR UPGRADE ELEVATION 'B' W/ LOGGIA (BLOCK 3 & 17)

4-BEDROOM
IS STANDARD

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

REAR ELEVATION & UPG ELEVATION 'B' W/ LOGGIA

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 23177
BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

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

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

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

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

3103-INTERIOR
REV.2022.07.11

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13A of 16

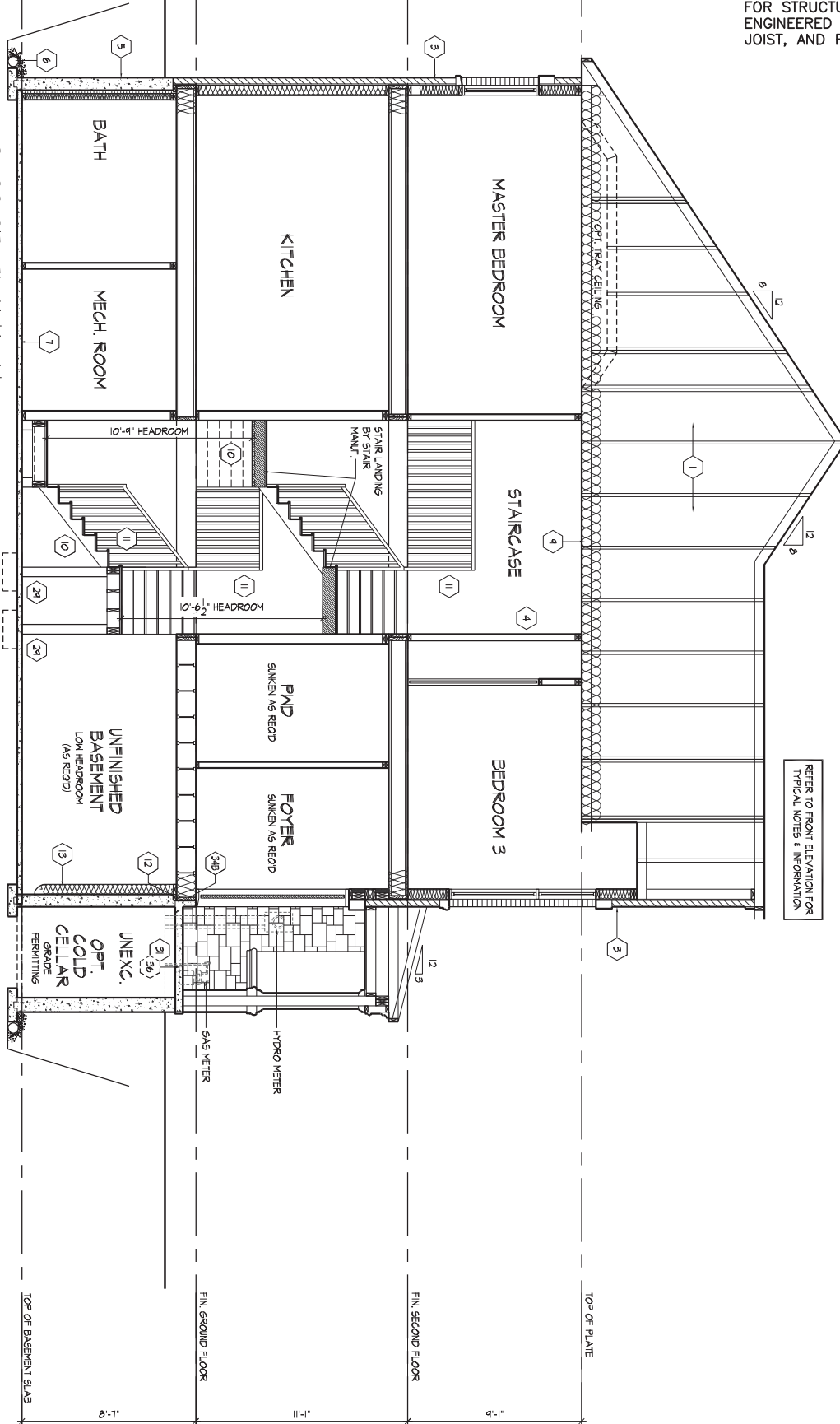
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100 COMMERCE VALLEY DR. W.
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FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.

CROSS SECTION 'A-A'



4-BEDROOM
IS STANDARD

CROSS SECTION 'A-A'

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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.

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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 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 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 END 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 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 AIR/WATER BARRIER AS PER O.B.C. 9.23.7, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1, & SECTION 1.1., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 1/2" (12.7) GYPSUM WALLBOARD INT. FIN. (GYPSUM SHEATHING, RIGID INSULATION, AND 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., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 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 @ 16" (400) 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., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 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 (9.23.13.6), (REFER TO 35 NOTE AS REQUIRED)
- 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 @ 16" (400) 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., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 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 (9.23.13.6), (REFER TO 35 NOTE AS REQUIRED)
- 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 @ 16" (400) 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., INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR BARRIER, ON 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 MIN. 6" (150) MIN. BEHIND BUILDING PAPER (9.23.13.6), (REFER TO 35 NOTE AS REQ.)
- 4 INTERIOR STUD PARTITIONS** (9.23.9.8, 9.23.10)
BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 16" (400) 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 2x2x4" (2x38x89) 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" (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 AIR/WATER BARRIER AS PER O.B.C. 9.23.7, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.23.10.1, & SECTION 1.1., INSULATION, AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH, (9.23.)
- 5 FOUNDATION WALL FOOTINGS**
POURED CONCRETE FOUNDATION WALLS AS PER CHART BELOW ON CONTINUOUS REINFORCED CONCRETE FOOTING, FOUNDATION WALLS SHALL EXCEED NOT LESS THAN 6" (150) ABOVE FINISHED GRADE, THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP TO 2" BELOW GRADE, PROVIDE A DRAINAGE LAYER ON THE OUTSIDE OF THE FOUNDATION WALL, SEAL THE DRAINAGE LAYER AT THE TOP, THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED, CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-4" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4 (1) (2) OF THE O.B.C. REFER TO CHART BELOW FOR RESPECTIVE SIZES, BRACE FOUNDATION WALL, PRIOR TO BACKFILLING, ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 125KPa S.L.S., OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125KPa S.L.S., IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED, ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.
REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4.
FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) UN-SUPPORTED HEIGHT UNLESS OTHERWISE NOTED, (9.15.4.2,1.)

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)				
HEIGHT	THICKNESS	UN-SUPPORTED AT TOP	SUPPORTED AT TOP	
15 MPa	15 MPa	15 MPa	15 MPa	15 MPa
10'	3'-11" (1.20m)	4'-0" (1.21m)	7'-4" (2.25m)	7'-4" (2.25m)
10'	4'-7" (1.40m)	7'-4" (2.25m)	8'-8" (2.60m)	8'-2" (2.50m)
12'	4'-11" (1.50m)	7'-4" (2.25m)	8'-8" (2.60m)	9'-3" (2.85m)
15 MPa	15 MPa	15 MPa	15 MPa	15 MPa
10'	3'-11" (1.20m)	7'-4" (2.25m)	7'-4" (2.25m)	7'-2" (2.20m)
10'	4'-7" (1.40m)	7'-4" (2.25m)	8'-8" (2.60m)	9'-3" (2.85m)
12'	4'-11" (1.50m)	7'-4" (2.25m)	8'-8" (2.60m)	9'-3" (2.85m)

*9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION, TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2, 9.23.8.1, & 9.23.8.1 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 9" 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) & 9.23.9.3(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 & NOT LESS THAN 3'-10" (914) THICK (9.15.4.7)(1))
- 6 WEEPING TILE** (9.14.3)
4" (100) @ 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 (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. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE, FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB, (SB-12) 3.1.1.7.5 & (6)
- 8 EXPOSED FLOOR TO EXTERIOR** (9.10.17.10, & 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.
- 9 EXPOSED CEILING TO EXTERIOR w/ ATTIC**
JOISTS TRUSSES AS PER PLANS W/ 2x2" (38x89) PURLINS @ 16" (400) O.C. PERPENDICULAR TO JOISTS (PURLINS NOT REQ. W/ SPRAY FOAM OR ROOF TRUSSES), W/ INSULATION BETWEEN JOIST & 6 MIL POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM BOARD INT. FINISH OR APPROVED EQ. (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 "APPROX" TRAP 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'-6" (1980) 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.
INTERIOR GUARDS: 2'-11" (600) MIN.
EXTERIOR GUARDS: 2'-11" (600) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 2'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)
GUARDS FOR EXIT STAIRS: 2'-6" (1070) MIN.
GUARDS FOR LANDINGS @ EXIT STAIRS: 2'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/ EXTERIOR WALLS THAT IS 23'-5" (660) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-4" (1016) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23'-5" (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" (1200) 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 6" (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 @ 16" (400) O.C. 2x4" (38x89) SILL PLATE (2x6" (38x140) AS REQUIRED) ON DAMPROOFING MATERIAL OR 2 MIL POLYETHYLENE FILM, 1/2" (12.7) @ 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) 30K LBS/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" (1000x1000x490) 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" x 12" 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" (1200x1200x610) 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 1/2"x12x10x1/2" (120x250x12.7) WITH 2-1/2"x9" x 12" LONG x 2" HOOK ANCHORS (2-12x70x30x50), 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" (90) CONC. NEW WALLS TO HAVE EXTENDED FOOTINGS
- 17 WOOD STRAPPING AT STEEL BEAMS** (9.23.8.3, & 9.23.9.3)
1" (25) (196x4) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.
- 18 GARAGE SLAB** (9.16, 9.35)
4" (100) 32MPa (4600psi) CONC. SLAB WITH 50% AIR ENTRAINMENT ON OPT. 4" (100) COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL SLOPE TO FRONT @ 1% MIN.
- 19 GARAGE TO HOUSE WALLS/CEILING** (9.10.9.16)
1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS, TAPE AND SEAL ALL JOINTS GAS TIGHT, (9.10.17.10, 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 MANUFACTURER'S SPECIFICATIONS ON 3/8" EXTERIOR GRADE SHEATHING ON STUDS BETWEEN HOUSE AND GARAGE, PLUS REQUIRED INSULATION IN WALLS & SPRAY FOAM FOR CEILINGS, TAPE AND SEAL ALL JOINTS GAS TIGHT, (9.10.9.16, 9.10.17.10, 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'-14" (235) FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS, EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.8.9.2, OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.8.10.
- 22 DRYER EXHAUST**
CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32.
- 23 ATTIC ACCESS** (9.19.1.2)
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 (R31.52) (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'-0" (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)
12x12x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12x12x1/2" (305x305x12.7) 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 WD. STUD PARTY WALL.
- 28 WOOD FRAMING IN CONTACT TO CONCRETE**
WOOD BEARING WALLS, THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 MIL POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE MENDED @ 1'-10" (290) BETWEEN THE BEARING WALL AND 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) @ BOLT, 2x4x24x12" (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 6x6xw2x3x2.9 MESH PLACING BAR 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 2x2x2 (68x68) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1x2x (196x4) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 34A HEADER CONSTRUCTION**
PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE, AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE, THE HEADER WRAP SHALL EXTEND 6" (150) 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 CLAMPED.
- 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'-5" (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., ** AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20' (6100) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.
- 36 COLD CELLAR PORCH SLAB** (9.30)
FOR MAX. 9'-2" (2800) 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 DOMELS @ 23 5/8" (600) O.C., ANCHORED IN PERIMETER END, WALLS, SILL SHALL BE 10% FROM DOOR.
- 37 RANGE HOODS AND RANGE-TOP FANS**
COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.10.22, 9.32.9.3, & 9.32.3.10.
- 38 CONVENTIONAL ROOF FRAMING** (9.23.13, 9.23.15)
2x6" (38x140) RAFTERS @ 16" (400) O.C. 2x6" (38x140) RIDGE BOARD, 2x4" (38x89) COLLAR TIES AT MID-SPAN, CEILING JOISTS TO BE 2x4" (38x89) @ 16" (400) O.C. FOR MAX. 9'-3" (2819) SPAN & 2x6" (38x140) @ 16" (400) 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
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TEL: 905-882-4111 FAX: 905-882-0555 WWW.WSPGROUP.CA

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ENGINEERED ROOF TRUSS, FLOOR
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CONSTRUCTION NOTES 1

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON

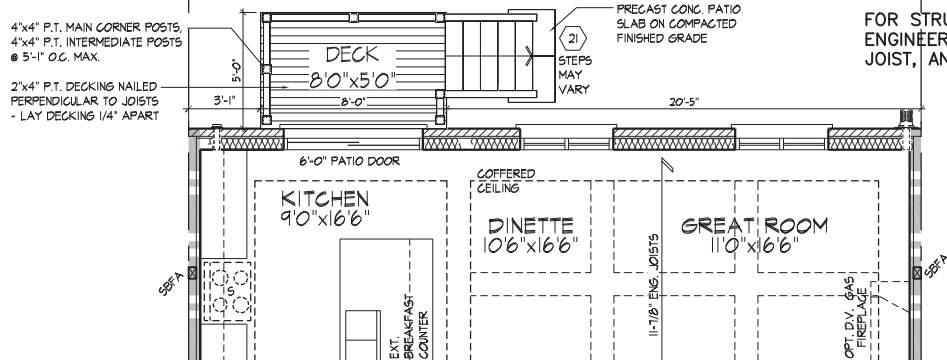
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Drawn By BB Checked By AW Scale 3/16"=1'-0" Plot Number 217014WT3103-INT Page Number 15 of 16
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THORNHILL, ONTARIO L3T 0A1
TEL: 1-800-882-4211 FAX: 1-800-822-0055 WWW.WSPGROUP.CA



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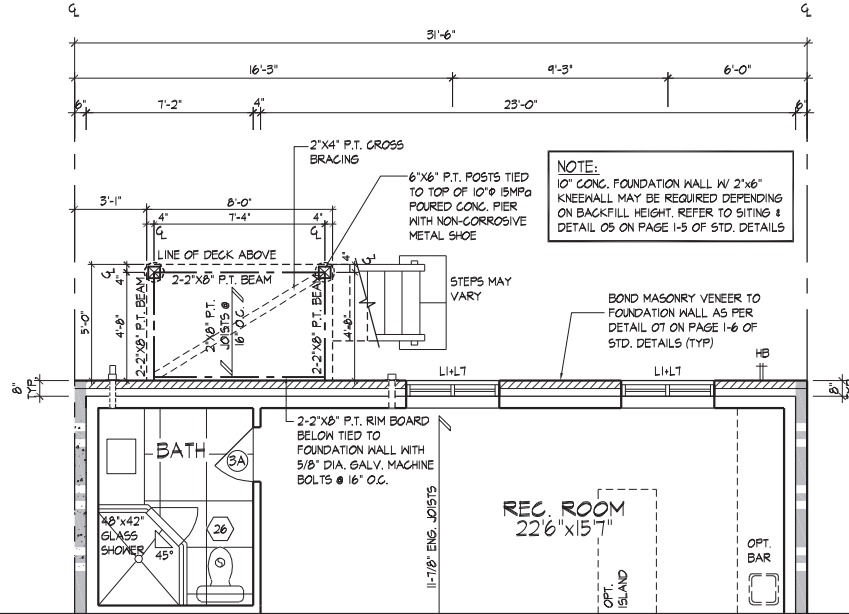
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: 2022-07-15

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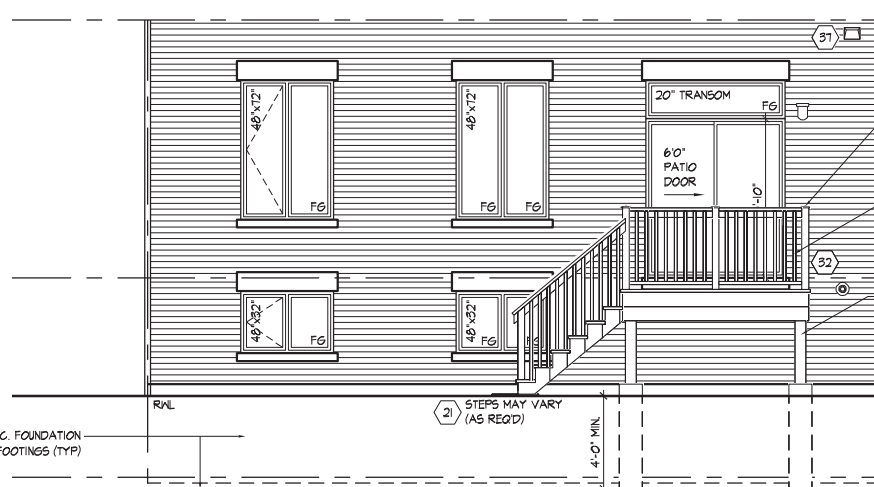
PART. GROUND PLAN, EL. 'A' & 'B' - L.O.D. COND.



WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
REAR SIDE ELEVATION A & B			
L.O.D. CONDITION			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	48"	42"	11.00
2	48"	48"	26.89
2	48"	72"	41.56
1	72"	20"	7.56
1	72"	82"	36.83
2	48"	32"	11.11
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
SPATIAL CALCULATION			
EXPOSING BUILDING	795.38	S.F.	
FACE AREA	73.89	S.M.	
PORTION WALL AREA	795.38	S.F.	
	73.89	S.M.	
LIMITING DISTANCE	6.00 m		
MAX. % OPENINGS	34.00	%	
OPENINGS ALLOWED	270.43	S.F.	
OPENINGS PROVIDED	140.94	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

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

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



FIN. SECOND FLOOR

TOP OF WINDOW / TRANS.

4x4 P.T. MAIN CORNER POSTS, 4x4 P.T. INTER. POSTS AT 5'-1" O.C. MAXIMUM (TYP)

2x4 P.T. TOP RAIL, 2x4 P.T. RAIL, 2x2 P.T. PICKETS @ 4" O.C. MAX. (TYP)

FIN. GROUND FLOOR

P.T. BEAM AS PER PLANS TIED TO TOP OF 6x6 P.T. POSTS TIED TO TOP OF 10" DIA. 15MPa POURED CONG. PIER WITH NON-CORROSIVE METAL SHOE (TYP)

FIN. GRADE

TOP OF BASEMENT SLAB

POURED CONG. FOUNDATION WALLS AND FOOTINGS (TYP)

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.

STEPS MAY VARY (AS REQ'D)

4'-0" MIN.

PART. REAR ELEVATION 'A' & 'B' - L.O.D. COND.

4-BEDROOM IS STANDARD

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

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS, VAUGHAN ON
3103-INTERIOR
REV.2022.07.11

Drawn By: DSI
Checked By: AW
Scale: 3/16"=1'-0"
Pin Number: 217014WT3103-INT
Page Number: W1 of W5

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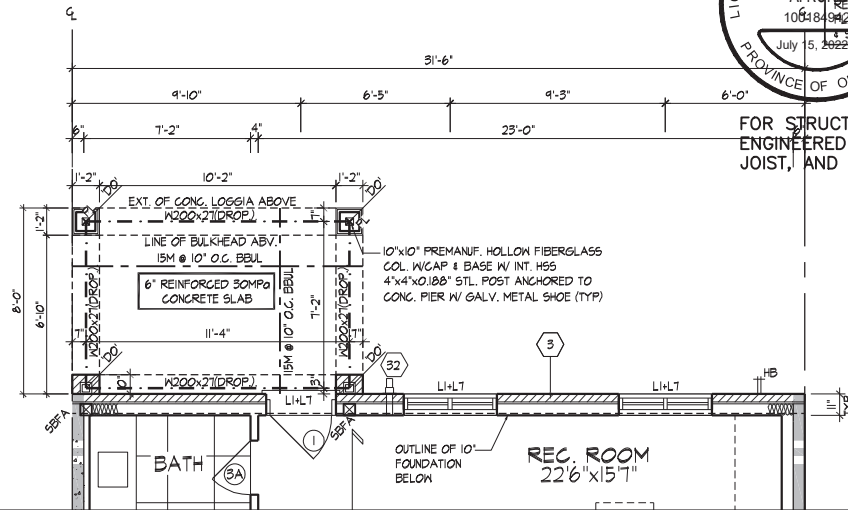
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFYING AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Qualification Information
Allan Whiting 23177
Title: ARCHITECT BCIN
Registration Information
HUNT DESIGN ASSOCIATES INC. 19695

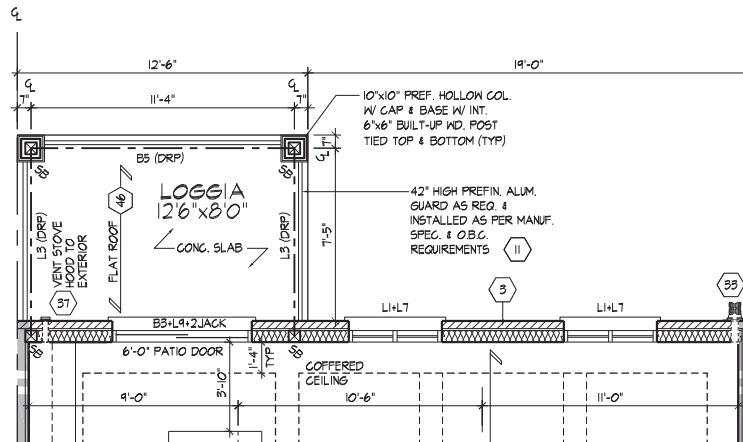
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BASEMENT PLAN, ELEV. 'A' W/ LOGGIA/WOB

WINDOW SUMMARY			
PER O.B.C. TABLE 8.10.15.4			
REAR SIDE ELEVATION A			
W.O.B. CONDITION			
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	48"	48"	11.00
2	48"	48"	20.80
2	48"	72"	41.85
1	72"	20"	7.56
1	72"	82"	36.93
2	48"	48"	20.80
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
SPATIAL CALCULATION			
EXPOSING BUILDING	921.38	S.F.	
FACE AREA	85.00	S.F.	
PORTION WALL AREA	921.38	S.F.	
	85.00	S.F.	
LIMITING DISTANCE	6.00 m		
MAX. % OPENINGS	34.00	%	
OPENINGS ALLOWED	313.27	S.F.	
OPENINGS PROVIDED	168.06	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

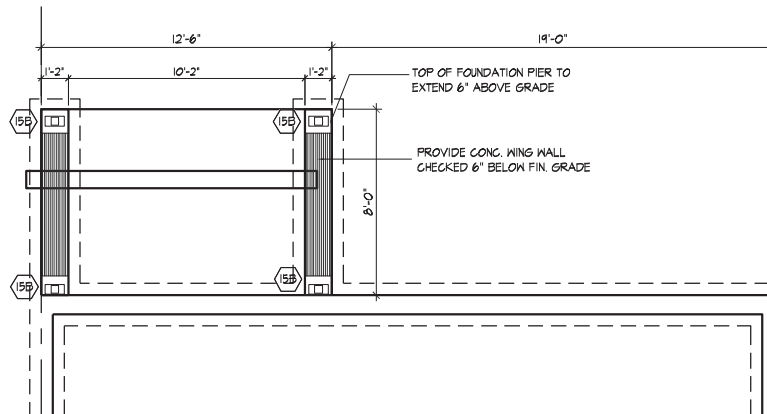


GROUND FLOOR PLAN, ELEV. 'A' W/ LOGGIA/WOB

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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: JULY 20, 2022
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FOUNDATION PLAN, ELEV. 'A' W/ LOGGIA/WOB

**4-BEDROOM
IS STANDARD**

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

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 QUALIFICATION INFORMATION
 Allan Whiting 23177
 REGISTRATION INFORMATION
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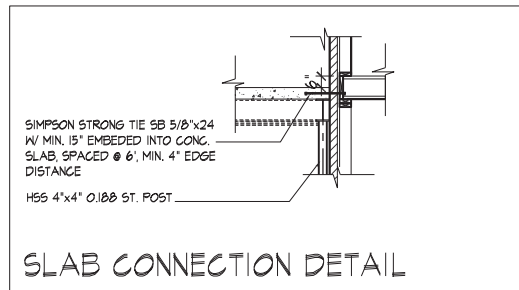
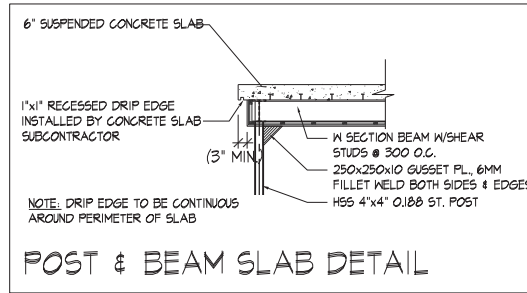
GOLDPARK HOMES - 217014
 PINE VALLEY TOWNS, VAUGHAN ON
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 Scale: 3/16"=1'-0"
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3103-INTERIOR
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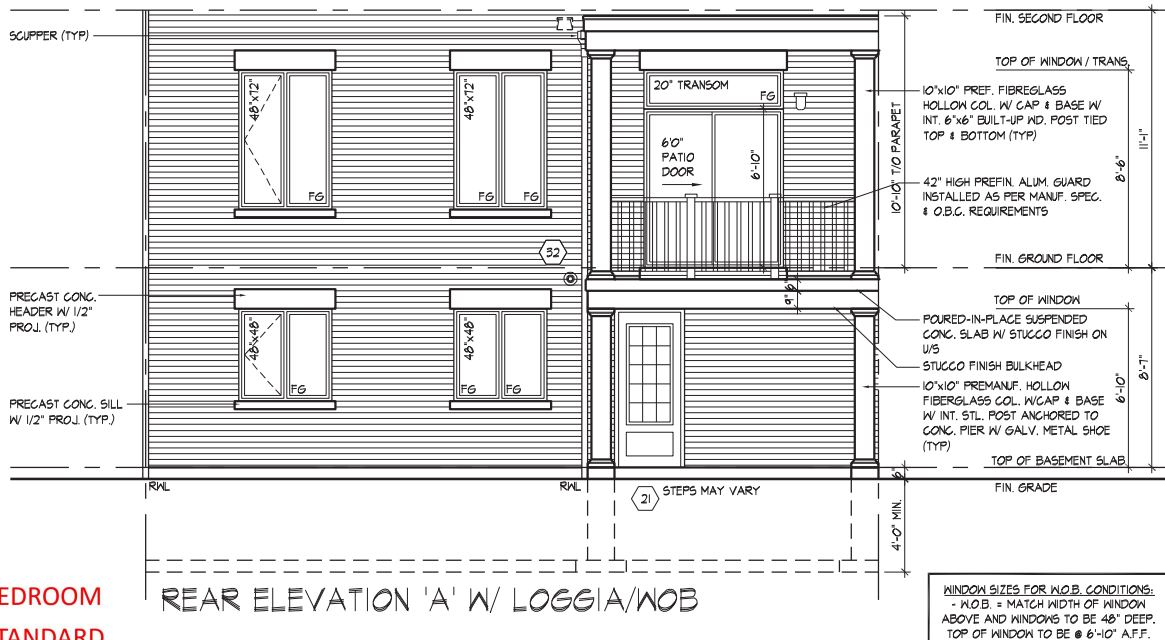


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REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



4-BEDROOM
IS STANDARD

REAR ELEVATION 'A' W/ LOGGIA/WOB

WINDOW SIZES FOR WOB CONDITIONS:
- WOB = 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' W/ LOGGIA/WOB

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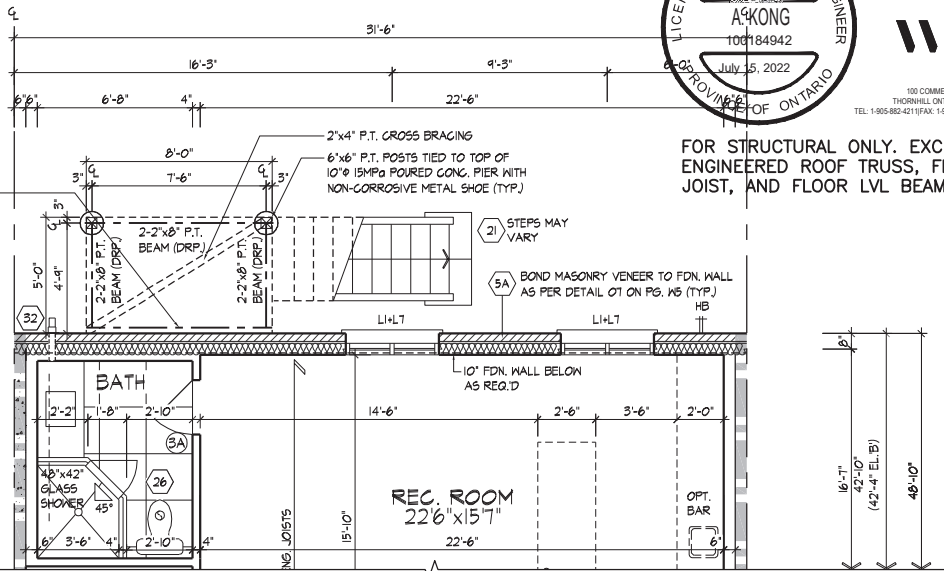
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NOTE:
10" CONC. FOUNDATION WALL W/
2"x6" KNEEWALL MAY BE
REQUIRED DEPENDING ON
BACKFILL HEIGHT. REFER TO
SITING & DETAIL 05 ON PAGE W4

JOISTS TO BEAR ON DBL. 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 W5 (TYP.)

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

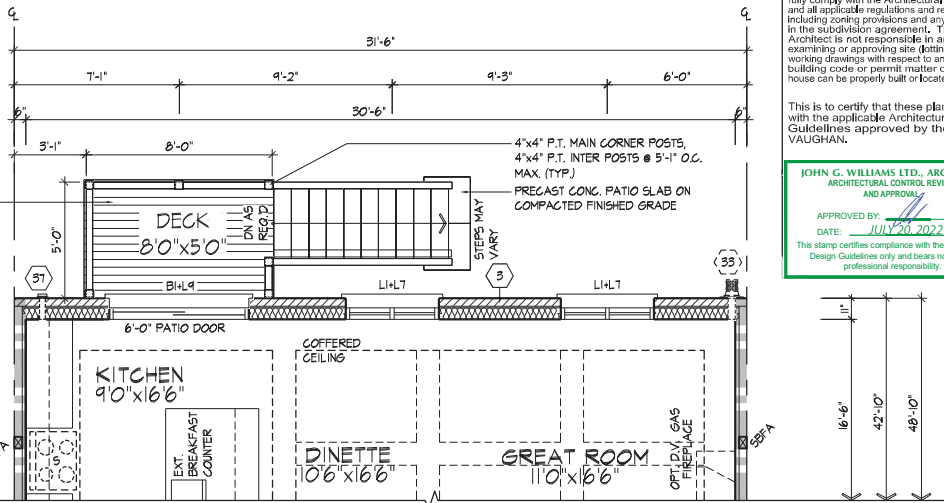


PART. BASEMENT PLAN EL. 'A' & 'B' - L.O.D. CONDITION

4-BEDROOM
IS STANDARD

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

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS



PART. GROUND FLOOR PLAN EL. 'A' & 'B' - L.O.D. CONDITION

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.

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.

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



PART. REAR UPGRADE ELEVATION 'A' & 'B' - L.O.D. CONDITION

PART. REAR UPGRADE ELEVATION 'A' & 'B' L.O.D. COND.

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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 23177
TRUE
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. 19695

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

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

3103-INTERIOR
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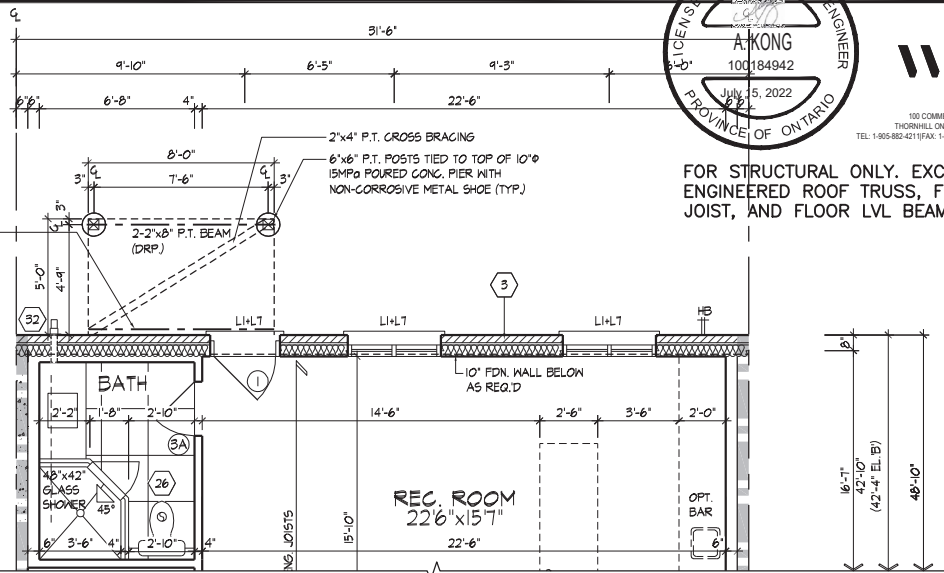
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100 COMMERCE VALLEY DR. W.
THORNHILL, ONTARIO L3T 0A1
TEL: 1-855-882-4211 FAX: 1-855-822-0055 WWW.WSPGROUP.CA

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

JOISTS TO BEAR ON DBL. 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 W5 (TYP.)



REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

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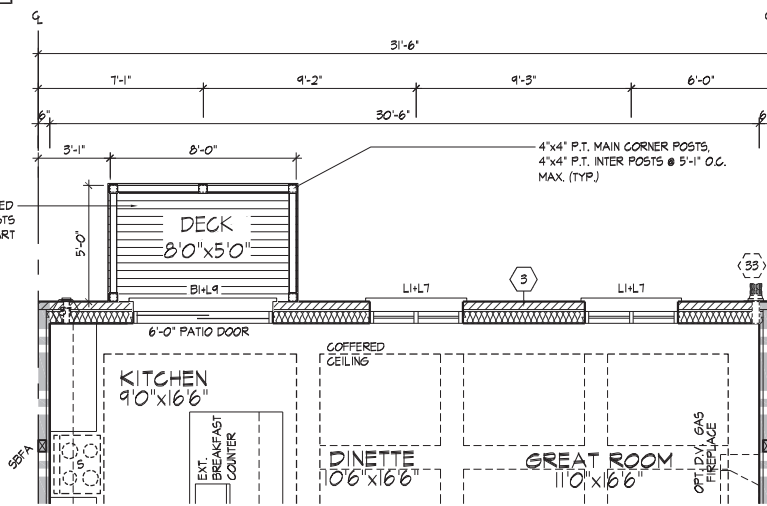
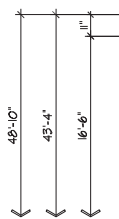
JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: JUL 20 2022

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



REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

PART. GROUND FLOOR PLAN EL. 'A' & 'B' - W.O.B. CONDITION



4-BEDROOM
IS STANDARD

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

REAR UPGRADE ELEVATION 'A' - W.O.B. CONDITION

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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 23177
DATE: 07/20/2022
REGISTRATION INFORMATION: BCIN
HUNT DESIGN ASSOCIATES INC. 19695

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

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Page Number: W5 of W5

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