



ELEVATION 'B'

3103-UPGRADED CORNER

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. 'B'
- 2A - PARTIAL PLANS - BLOCK 7, UNIT 3
- 3 - GROUND FLOOR PLAN, ELEV. 'B'
- 4 - SECOND FLOOR PLAN, ELEV. 'B'
- 5 - OPT. 4-BEDROOM FLOOR PLAN, ELEV. 'B'
- 6 - FLOOR PLANS, ELEV. 'B' W/ LOGGIA
- 7 - FRONT ELEVATION 'B'
- 8 - FLANKAGE ELEVATION 'B'
- 9 - REAR ELEVATION 'B'
- 9A - FLANKAGE & REAR ELEVATION 'B' W/ LOGGIA
- 10 - CROSS SECTION 'A-A'
- 11 - CONSTRUCTION NOTES 1
- 12 - CONSTRUCTION NOTES 2

AREA CALCULATIONS	EL. 'B'	EL. 'B'	EL. 'B'
	STD.	OPT. 4 BEDRM	STD W/ LOGGIA
GROUND FLOOR AREA	923 sq. ft.	891 sq. ft.	891 sq. ft.
SECOND FLOOR AREA	1374 sq. ft.	1335 sq. ft.	1335 sq. ft.
SUBTOTAL	2297 sq. ft.	2226 sq. ft.	2226 sq. ft.
DUCT ALL OPEN AREAS	34 sq. ft.	34 sq. ft.	34 sq. ft.
TOTAL NET AREA	2263 sq. ft.	2192 sq. ft.	2192 sq. ft.
	(210.24 sq. m.)	(203.64 sq. m.)	(203.64 sq. m.)
FINISHED BASEMENT AREA	577 sq. ft.	573 sq. ft.	573 sq. ft.
COVERAGE W/OUT PORCH	1378 sq. ft.	1378 sq. ft.	1378 sq. ft.
	(128.02 sq. m.)	(128.02 sq. m.)	(128.02 sq. m.)
COVERAGE W/PORCH	1452 sq. ft.	1452 sq. ft.	1555 sq. ft.
	(134.90 sq. m.)	(134.90 sq. m.)	(144.46 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'B'	EL. 'B'	EL. 'B'
	STD-END-1	OPT. 4 BEDRM	STD W/ LOGGIA
GROSS WALL AREA	3140 sq. ft.	3140 sq. ft.	3140 sq. ft.
	(291.72 sq. m.)	(291.72 sq. m.)	(291.72 sq. m.)
GROSS WINDOW AREA (INCL. GLASS DOORS & SKYLIGHTS)	297 sq. ft.	313 sq. ft.	297 sq. ft.
	(27.59 sq. m.)	(29.08 sq. m.)	(27.59 sq. m.)
TOTAL WINDOW %	9.46 %	9.97 %	9.46 %

REFER TO
MARKUPS

GOLDPARK
WORTH MORE™


PINE VALLEY
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7. ISSUED FOR PERMIT RE-SUBMISSION	2022.07.11	AW
6. ADDED REDUCED PORCH PLANS FOR BLOCK 7, UNIT 3	2022.07.06	AW
5. ADDED LOGGIA DRAWINGS	2022.06.06	NN
4. ISSUED FOR PERMIT	2022.02.18	WT
3. REVISED AS PER STRUCTURAL ENG. COMMENTS	2021.11.29	NEA
2. REVISED AS PER FLOOR & TRUSS MANUF. LAYOUT	2021.09.27	NEA
1. ISSUED FOR CLIENT FOR FLOOR, ROOF & HVAC	2021.02.26	AW
REVISIONS	DATE (YYYYMMDD)	BY

TITLE PAGE

GOLDPARK HOMES - 217014 **3103-UPGRADED CORNER**
PINE VALLEY TOWNS, VAUGHAN ON **REV.2022.07.11**

Drawn By: BB Checked By: AW Scale: 3/16"=1'-0" File Number: 217014WT3103-UPG-COR Page Number: 1 of 12
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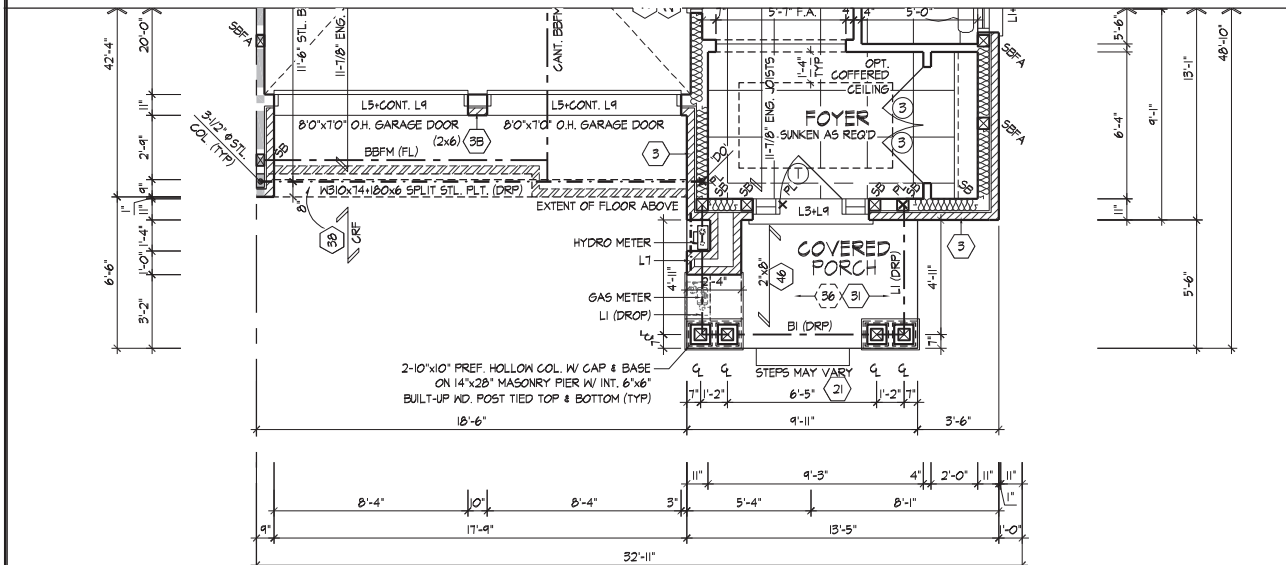
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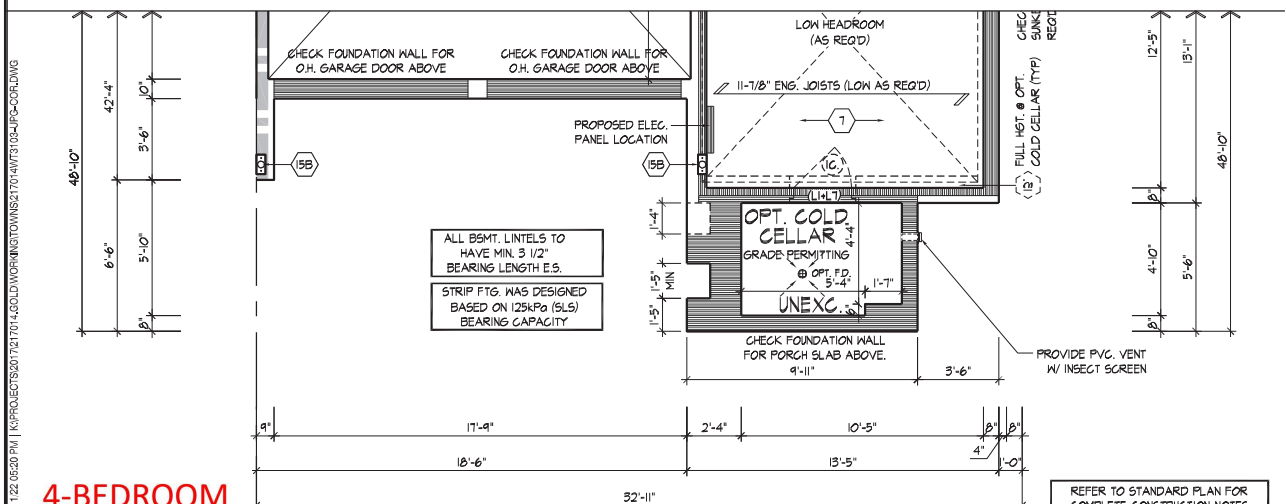
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PART. GROUND FLOOR PLAN, EL. 'B' (REV.) - BLOCK 7, UNIT 3



4-BEDROOM
IS STANDARD

PART. BASEMENT PLAN, EL. 'B' (REV.) - BLOCK 7, UNIT 3

PARTIAL PLANS - BLOCK 7, UNIT 3

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PINE VALLEY TOWNS, VAUGHAN ON

3103-UPGRADED CORNER
REV.2022.07.11

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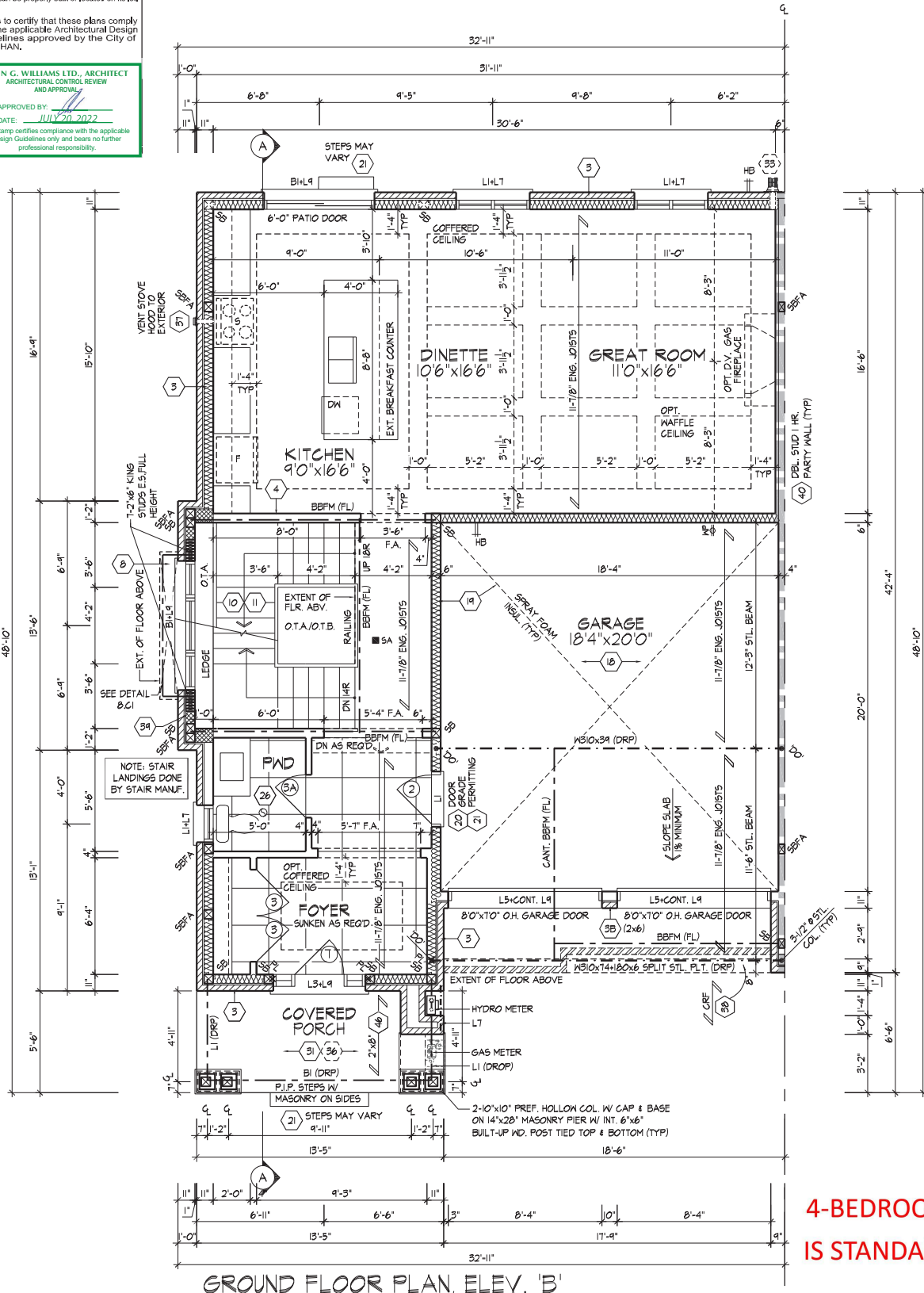
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4-BEDROOM
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GROUND FLOOR PLAN, ELEV. 'B'

GROUND FLOOR PLAN, ELEV. 'B'

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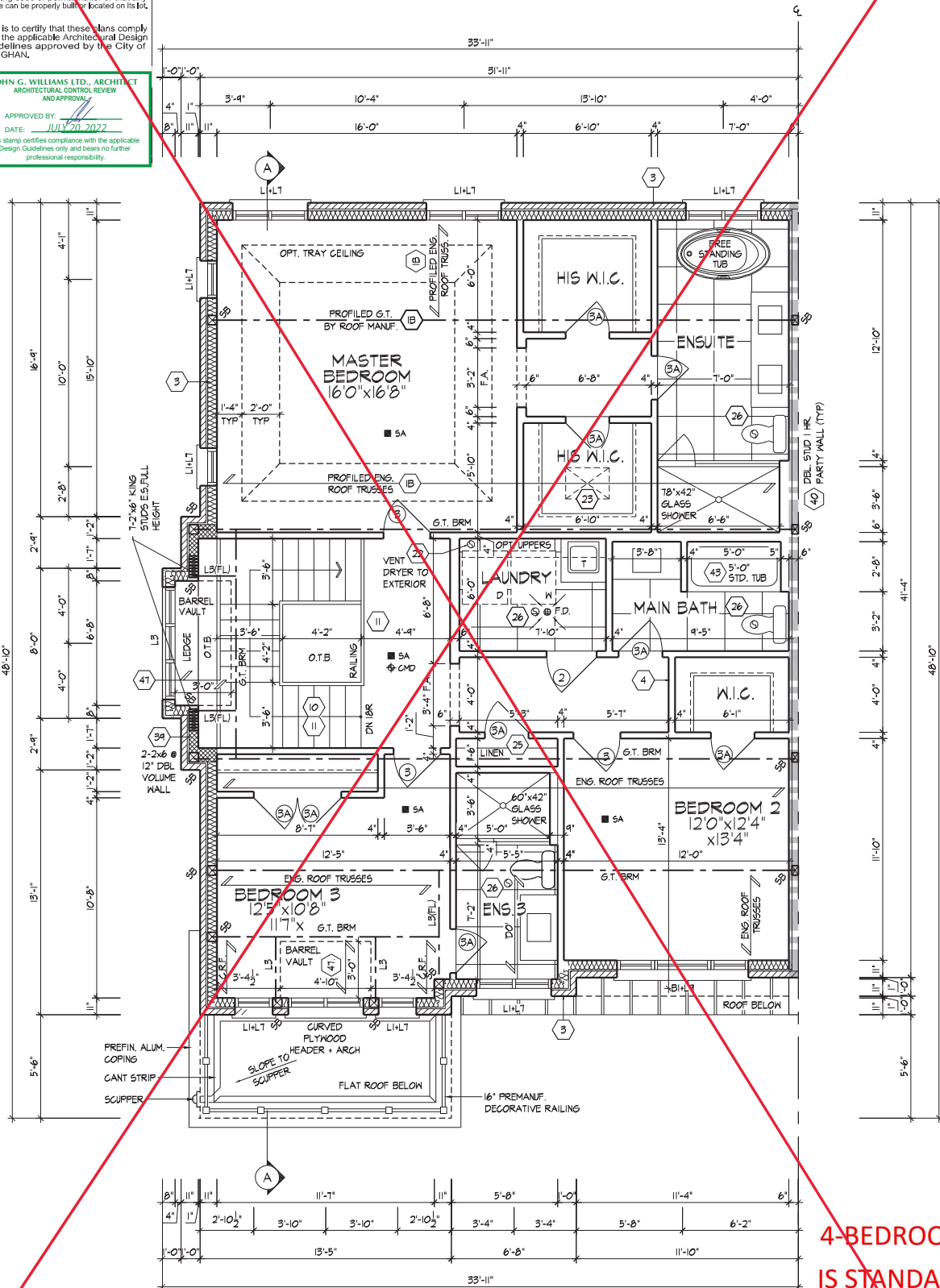
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SECOND FLOOR PLAN, ELEV. 'B'

SECOND FLOOR PLAN, ELEV. 'B'

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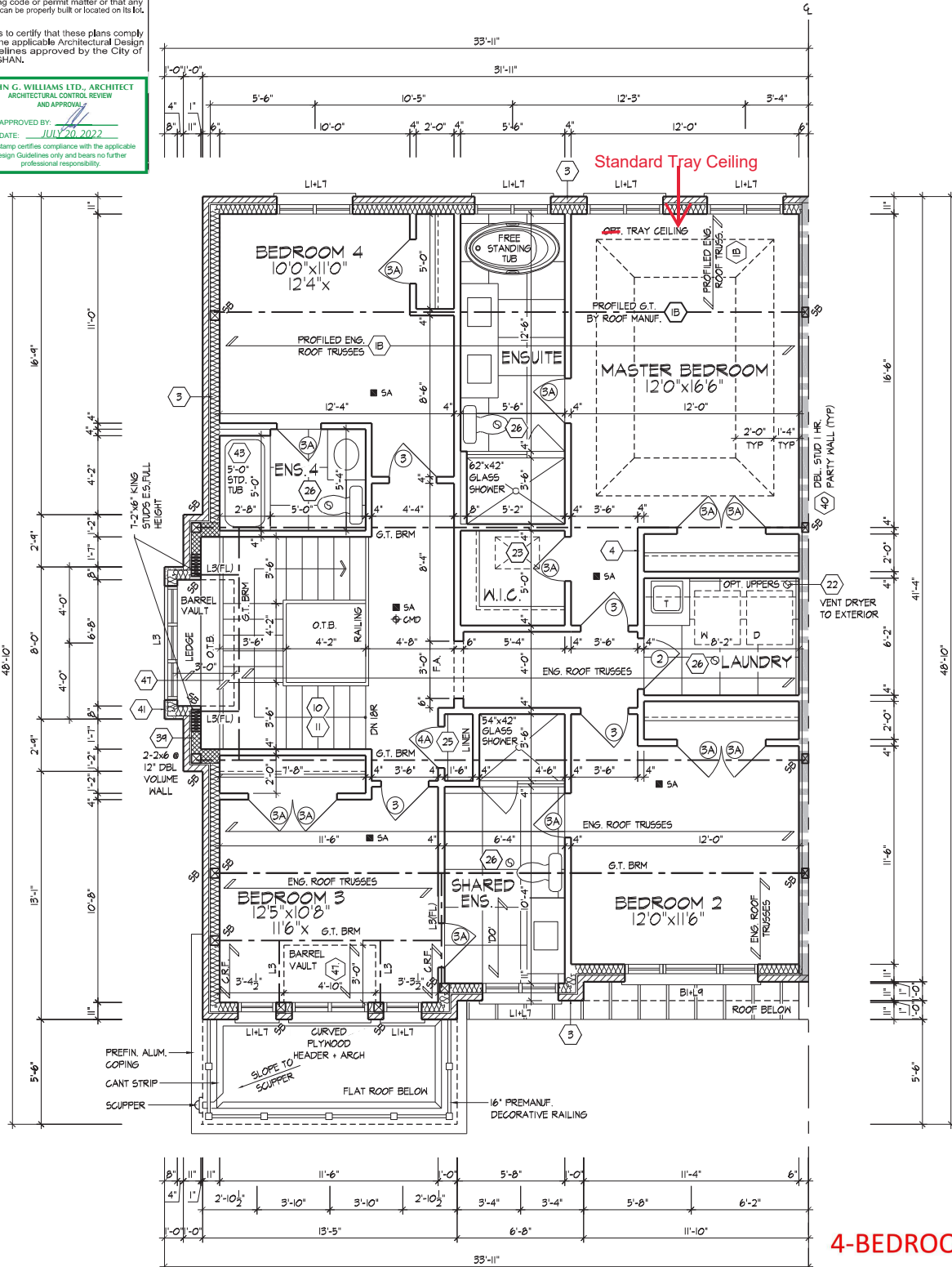
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~~OPT. 4-BEDROOM FLOOR PLAN, ELEV. 'B'~~
STANDARD 4 BEDROOM

4-BEDROOM
IS STANDARD

OPT. 4-BEDROOM FLOOR PLAN, ELEV. 'B'

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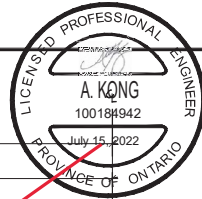
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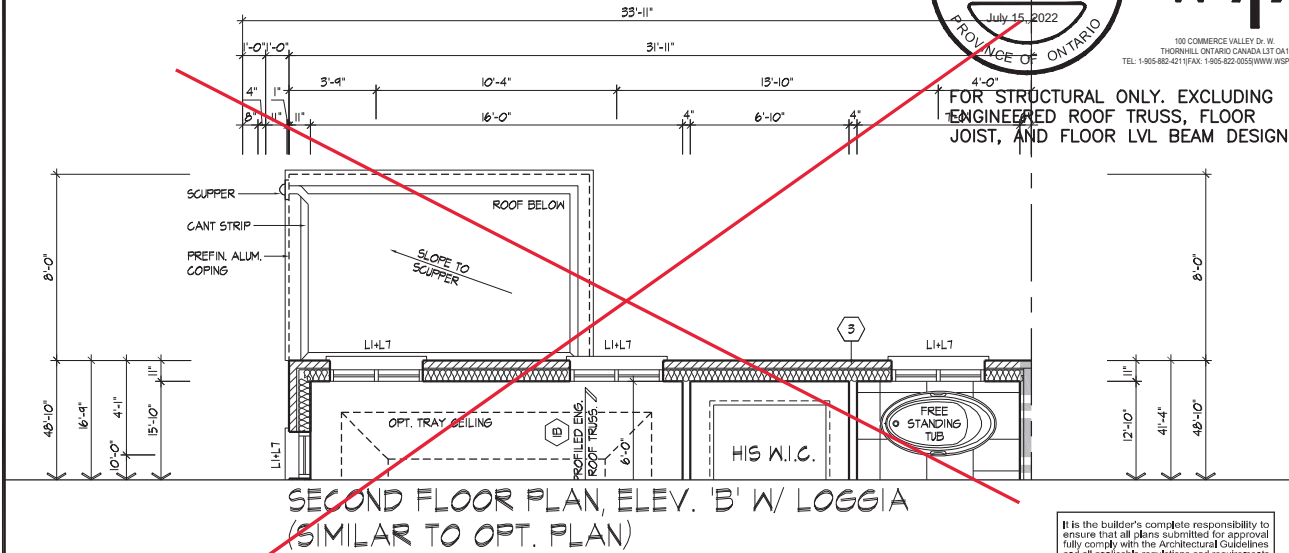
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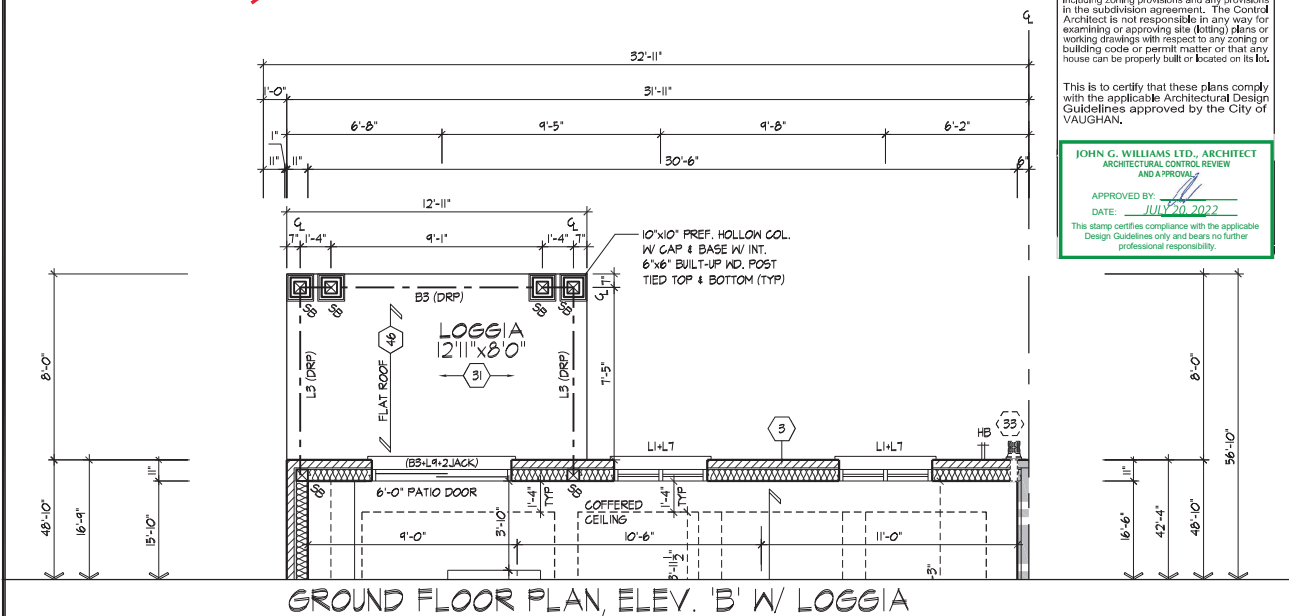
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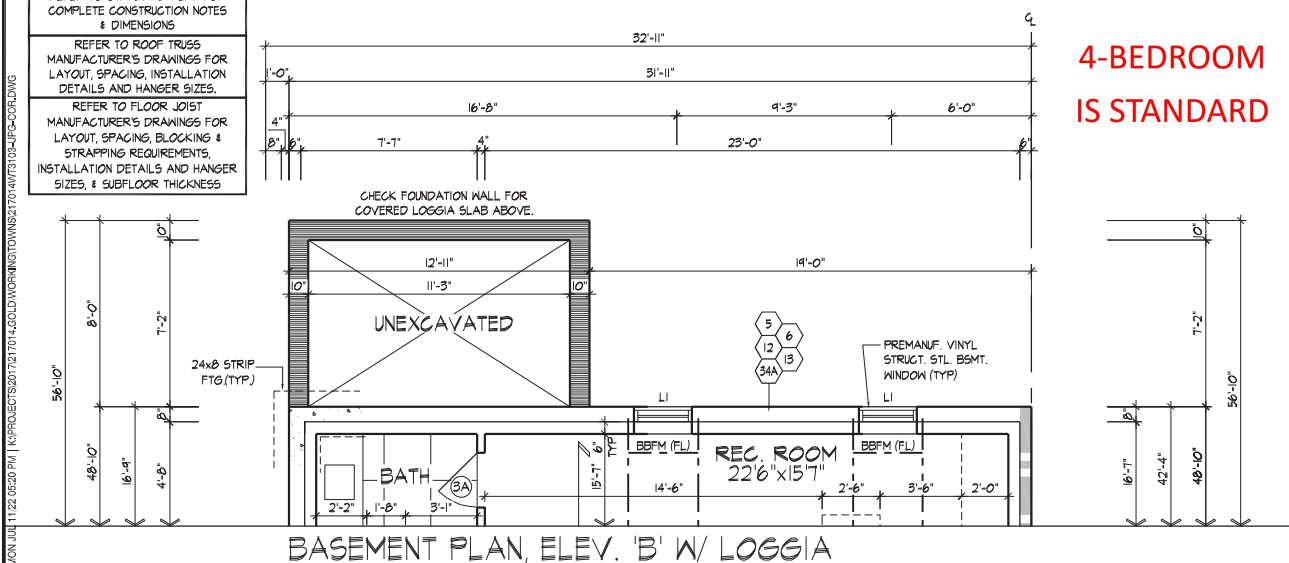
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GROUND FLOOR PLAN, ELEV. 'B' W/ LOGGIA

REFER TO STANDARD PLAN FOR COMPLETE CONSTRUCTION NOTES & DIMENSIONS
REFER TO ROOF TRUSS MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & DETAILS AND HANGER SIZES.
REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS



BASEMENT PLAN, ELEV. 'B' W/ LOGGIA

4-BEDROOM
IS STANDARD

FLOOR PLANS, ELEV. 'B' W/ LOGGIA

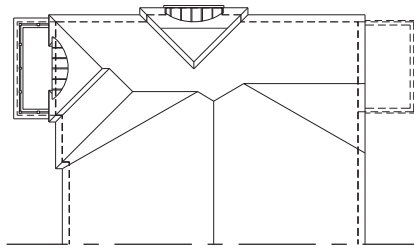
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EXTENTS OF SPATIAL
CALCULATIONS.
REFER TO WINDOW SUMMARY FOR
ADDITIONAL INFORMATION

4-BEDROOM
IS STANDARD

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE

REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION

[illegible][illegible]

FLANKAGE ELEVATION 'B'

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Page Number
8 of 12

22

48'x56"

F6

48'x54"

F5

48'x56"

F6

48'x54"

F5

SPATIAL CALCULATION
PER O.B.C. TABLE 9.10.15.4

EXPOSED BUILDING	FACE AREA	PORTION WALL AREA	LIFTING REFERENCE	LIFTING REFERENCE	
				1/2" / 1000"	6" / 1"
QUARTZ	1.0	1.0	1.0	1.0	1.0
1	4.8 ^a	1.0 ^a	1.0 ^a	1.0 ^a	1.0 ^a
2	4.8 ^b	1.0 ^b	1.0 ^b	1.0 ^b	1.0 ^b
3	4.8 ^c	1.0 ^c	1.0 ^c	1.0 ^c	1.0 ^c
4	4.8 ^d	1.0 ^d	1.0 ^d	1.0 ^d	1.0 ^d
5	4.8 ^e	1.0 ^e	1.0 ^e	1.0 ^e	1.0 ^e
6	4.8 ^f	1.0 ^f	1.0 ^f	1.0 ^f	1.0 ^f
7	4.8 ^g	1.0 ^g	1.0 ^g	1.0 ^g	1.0 ^g
8	4.8 ^h	1.0 ^h	1.0 ^h	1.0 ^h	1.0 ^h
9	4.8 ⁱ	1.0 ⁱ	1.0 ⁱ	1.0 ⁱ	1.0 ⁱ
10	4.8 ^j	1.0 ^j	1.0 ^j	1.0 ^j	1.0 ^j
11	4.8 ^k	1.0 ^k	1.0 ^k	1.0 ^k	1.0 ^k
12	4.8 ^l	1.0 ^l	1.0 ^l	1.0 ^l	1.0 ^l
13	4.8 ^m	1.0 ^m	1.0 ^m	1.0 ^m	1.0 ^m
14	4.8 ⁿ	1.0 ⁿ	1.0 ⁿ	1.0 ⁿ	1.0 ⁿ
15	4.8 ^o	1.0 ^o	1.0 ^o	1.0 ^o	1.0 ^o
16	4.8 ^p	1.0 ^p	1.0 ^p	1.0 ^p	1.0 ^p
17	4.8 ^q	1.0 ^q	1.0 ^q	1.0 ^q	1.0 ^q
18	4.8 ^r	1.0 ^r	1.0 ^r	1.0 ^r	1.0 ^r
19	4.8 ^s	1.0 ^s	1.0 ^s	1.0 ^s	1.0 ^s
20	4.8 ^t	1.0 ^t	1.0 ^t	1.0 ^t	1.0 ^t
21	4.8 ^u	1.0 ^u	1.0 ^u	1.0 ^u	1.0 ^u
22	4.8 ^v	1.0 ^v	1.0 ^v	1.0 ^v	1.0 ^v
23	4.8 ^w	1.0 ^w	1.0 ^w	1.0 ^w	1.0 ^w
24	4.8 ^x	1.0 ^x	1.0 ^x	1.0 ^x	1.0 ^x
25	4.8 ^y	1.0 ^y	1.0 ^y	1.0 ^y	1.0 ^y
26	4.8 ^z	1.0 ^z	1.0 ^z	1.0 ^z	1.0 ^z
27	4.8 ^{aa}	1.0 ^{aa}	1.0 ^{aa}	1.0 ^{aa}	1.0 ^{aa}
28	4.8 ^{ab}	1.0 ^{ab}	1.0 ^{ab}	1.0 ^{ab}	1.0 ^{ab}
29	4.8 ^{ac}	1.0 ^{ac}	1.0 ^{ac}	1.0 ^{ac}	1.0 ^{ac}
30	4.8 ^{ad}	1.0 ^{ad}	1.0 ^{ad}	1.0 ^{ad}	1.0 ^{ad}
31	4.8 ^{ae}	1.0 ^{ae}	1.0 ^{ae}	1.0 ^{ae}	1.0 ^{ae}
32	4.8 ^{af}	1.0 ^{af}	1.0 ^{af}	1.0 ^{af}	1.0 ^{af}
33	4.8 ^{ag}	1.0 ^{ag}	1.0 ^{ag}	1.0 ^{ag}	1.0 ^{ag}
34	4.8 ^{ah}	1.0 ^{ah}	1.0 ^{ah}	1.0 ^{ah}	1.0 ^{ah}
35	4.8 ^{ai}	1.0 ^{ai}	1.0 ^{ai}	1.0 ^{ai}	1.0 ^{ai}
36	4.8 ^{aj}	1.0 ^{aj}	1.0 ^{aj}	1.0 ^{aj}	1.0 ^{aj}
37	4.8 ^{ak}	1.0 ^{ak}	1.0 ^{ak}	1.0 ^{ak}	1.0 ^{ak}
38	4.8 ^{al}	1.0 ^{al}	1.0 ^{al}	1.0 ^{al}	1.0 ^{al}
39	4.8 ^{am}	1.0 ^{am}	1.0 ^{am}	1.0 ^{am}	1.0 ^{am}
40	4.8 ^{an}	1.0 ^{an}	1.0 ^{an}	1.0 ^{an}	1.0 ^{an}
41	4.8 ^{ao}	1.0 ^{ao}	1.0 ^{ao}	1.0 ^{ao}	1.0 ^{ao}
42	4.8 ^{ap}	1.0 ^{ap}	1.0 ^{ap}	1.0 ^{ap}	1.0 ^{ap}
43	4.8 ^{aq}	1.0 ^{aq}	1.0 ^{aq}	1.0 ^{aq}	1.0 ^{aq}
44	4.8 ^{ar}	1.0 ^{ar}	1.0 ^{ar}	1.0 ^{ar}	1.0 ^{ar}
45	4.8 ^{as}	1.0 ^{as}	1.0 ^{as}	1.0 ^{as}	1.0 ^{as}
46	4.8 ^{at}	1.0 ^{at}	1.0 ^{at}	1.0 ^{at}	1.0 ^{at}
47	4.8 ^{au}	1.0 ^{au}	1.0 ^{au}	1.0 ^{au}	1.0 ^{au}
48	4.8 ^{av}	1.0 ^{av}	1.0 ^{av}	1.0 ^{av}	1.0 ^{av}
49	4.8 ^{aw}	1.0 ^{aw}	1.0 ^{aw}	1.0 ^{aw}	1.0 ^{aw}
50	4.8 ^{ax}	1.0 ^{ax}	1.0 ^{ax}	1.0 ^{ax}	1.0 ^{ax}
51	4.8 ^{ay}	1.0 ^{ay}	1.0 ^{ay}	1.0 ^{ay}	1.0 ^{ay}
52	4.8 ^{az}	1.0 ^{az}	1.0 ^{az}	1.0 ^{az}	1.0 ^{az}
53	4.8 ^{ba}	1.0 ^{ba}	1.0 ^{ba}	1.0 ^{ba}	1.0 ^{ba}
54	4.8 ^{bb}	1.0 ^{bb}	1.0 ^{bb}	1.0 ^{bb}	1.0 ^{bb}
55	4.8 ^{bc}	1.0 ^{bc}	1.0 ^{bc}	1.0 ^{bc}	1.0 ^{bc}
56	4.8 ^{bd}	1.0 ^{bd}	1.0 ^{bd}	1.0 ^{bd}	1.0 ^{bd}
57	4.8 ^{be}	1.0 ^{be}	1.0 ^{be}	1.0 ^{be}	1.0 ^{be}
58	4.8 ^{bf}	1.0 ^{bf}	1.0 ^{bf}	1.0 ^{bf}	1.0 ^{bf}
59	4.8 ^{bg}	1.0 ^{bg}	1.0 ^{bg}	1.0 ^{bg}	1.0 ^{bg}
60	4.8 ^{bh}	1.0 ^{bh}	1.0 ^{bh}	1.0 ^{bh}	1.0 ^{bh}
61	4.8 ^{bi}	1.0 ^{bi}	1.0 ^{bi}	1.0 ^{bi}	1.0 ^{bi}
62	4.8 ^{bj}	1.0 ^{bj}	1.0 ^{bj}	1.0 ^{bj}	1.0 ^{bj}
63	4.8 ^{bk}	1.0 ^{bk}	1.0 ^{bk}	1.0 ^{bk}	1.0 ^{bk}
64	4.8 ^{bl}	1.0 ^{bl}	1.0 ^{bl}	1.0 ^{bl}	1.0 ^{bl}
65	4.8 ^{bm}	1.0 ^{bm}	1.0 ^{bm}	1.0 ^{bm}	1.0 ^{bm}
66	4.8 ^{bn}	1.0 ^{bn}	1.0 ^{bn}	1.0 ^{bn}	1.0 ^{bn}
67	4.8 ^{bo}	1.0 ^{bo}	1.0 ^{bo}	1.0 ^{bo}	1.0 ^{bo}
68	4.8 ^{bp}	1.0 ^{bp}	1.0 ^{bp}	1.0 ^{bp}	1.0 ^{bp}
69	4.8 ^{bq}	1.0 ^{bq}	1.0 ^{bq}	1.0 ^{bq}	1.0 ^{bq}
70	4.8 ^{br}	1.0 ^{br}	1.0 ^{br}	1.0 ^{br}	1.0 ^{br}
71	4.8 ^{bs}	1.0 ^{bs}	1.0 ^{bs}	1.0 ^{bs}	1.0 ^{bs}
72	4.8 ^{bt}	1.0 ^{bt}	1.0 ^{bt}	1.0 ^{bt}	1.0 ^{bt}
73	4.8 ^{bu}	1.0 ^{bu}	1.0 ^{bu}	1.0 ^{bu}	1.0 ^{bu}
74	4.8 ^{bv}	1.0 ^{bv}	1.0 ^{bv}	1.0 ^{bv}	1.0 ^{bv}
75	4.8 ^{bw}	1.0 ^{bw}	1.0 ^{bw}	1.0 ^{bw}	1.0 ^{bw}
76	4.8 ^{bx}	1.0 ^{bx}	1.0 ^{bx}	1.0 ^{bx}	1.0 ^{bx}
77	4.8 ^{by}	1.0 ^{by}	1.0 ^{by}	1.0 ^{by}	1.0 ^{by}
78	4.8 ^{bz}	1.0 ^{bz}	1.0 ^{bz}	1.0 ^{bz}	1.0 ^{bz}
79	4.8 ^{ca}	1.0 ^{ca}	1.0 ^{ca}	1.0 ^{ca}	1.0 ^{ca}
80	4.8 ^{cb}	1.0 ^{cb}	1.0 ^{cb}	1.0 ^{cb}	1.0 ^{cb}
81	4.8 ^{cc}	1.0 ^{cc}	1.0 ^{cc}	1.0 ^{cc}	1.0 ^{cc}
82	4.8 ^{cd}	1.0 ^{cd}	1.0 ^{cd}	1.0 ^{cd}	1.0 ^{cd}
83	4.8 ^{ce}	1.0 ^{ce}	1.0 ^{ce}	1.0 ^{ce}	1.0 ^{ce}
84	4.8 ^{cf}	1.0 ^{cf}	1.0 ^{cf}	1.0 ^{cf}	1.0 ^{cf}
85	4.8 ^{cg}	1.0 ^{cg}	1.0 ^{cg}	1.0 ^{cg}	1.0 ^{cg}
86	4.8 ^{ch}	1.0 ^{ch}	1.0 ^{ch}	1.0 ^{ch}	1.0 ^{ch}
87	4.8 ^{ci}	1.0 ^{ci}	1.0 ^{ci}	1.0 ^{ci}	1.0 ^{ci}
88	4.8 ^{cj}	1.0 ^{cj}	1.0 ^{cj}	1.0 ^{cj}	1.0 ^{cj}
89	4.8 ^{ck}	1.0 ^{ck}	1.0 ^{ck}	1.0 ^{ck}	1.0 ^{ck}
90	4.8 ^{cl}	1.0 ^{cl}	1.0 ^{cl}	1.0 ^{cl}	1.0 ^{cl}
91	4.8 ^{cm}	1.0 ^{cm}	1.0 ^{cm}	1.0 ^{cm}	1.0 ^{cm}
92	4.8 ^{cn}	1.0 ^{cn}	1.0 ^{cn}	1.0 ^{cn}	1.0 ^{cn}
93	4.8 ^{co}	1.0 ^{co}	1.0 ^{co}	1.0 ^{co}	1.0 ^{co}
94	4.8 ^{cp}	1.0 ^{cp}	1.0 ^{cp}	1.0 ^{cp}	1.0 ^{cp}
95	4.8 ^{cq}	1.0 ^{cq}	1.0 ^{cq}	1.0 ^{cq}	1.0 ^{cq}
96	4.8 ^{cr}	1.0 ^{cr}	1.0 ^{cr}	1.0 ^{cr}	1.0 ^{cr}
97	4.8 ^{cs}	1.0 ^{cs}	1.0 ^{cs}	1.0 ^{cs}	1.0 ^{cs}
98	4.8 ^{ct}	1.0 ^{ct}	1.0 ^{ct}	1.0 ^{ct}	1.0 ^{ct}
99	4.8 ^{cu}	1.0 ^{cu}	1.0 ^{cu}	1.0 ^{cu}	1.0 ^{cu}
100	4.8 ^{cv}	1.0 ^{cv}	1.0 ^{cv}	1.0 ^{cv}	1.0 ^{cv}
101	4.8 ^{cw}	1.0 ^{cw}	1.0 ^{cw}	1.0 ^{cw}	1.0 ^{cw}
102	4.8 ^{cx}	1.0 ^{cx}	1.0 ^{cx}	1.0 ^{cx}	1.0 ^{cx}
103	4.8 ^{cy}	1.0 ^{cy}	1.0 ^{cy}	1.0 ^{cy}	1.0 ^{cy}
104	4.8 ^{cz}	1.0 ^{cz}	1.0 ^{cz}	1.0 ^{cz}	1.0 ^{cz}
105	4.8 ^{da}	1.0 ^{da}	1.0 ^{da}	1.0 ^{da}	1.0 ^{da}
106	4.8 ^{db}	1.0 ^{db}	1.0 ^{db}	1.0 ^{db}	1.0 ^{db}
107	4.8 ^{dc}	1.0 ^{dc}	1.0 ^{dc}	1.0 ^{dc}	1.0 ^{dc}
108	4.8 ^{dd}	1.0 ^{dd}	1.0 ^{dd}	1.0 ^{dd}	1.0 ^{dd}
109	4.8 ^{de}	1.0 ^{de}	1.0 ^{de}	1.0 ^{de}	1.0 ^{de}
110	4.8 ^{df}	1.0 ^{df}	1.0 ^{df}	1.0 ^{df}	1.0 ^{df}
111	4.8 ^{dg}	1.0 ^{dg}	1.0 ^{dg}	1.0 ^{dg}	1.0 ^{dg}
112	4.8 ^{dh}	1.0 ^{dh}	1.0 ^{dh}	1.0 ^{dh}	1.0 ^{dh}
113	4.8 ^{di}	1.0 ^{di}	1.0 ^{di}	1.0 ^{di}	1.0 ^{di}
114	4.8 ^{dj}	1.0 ^{dj}	1.0 ^{dj}	1.0 ^{dj}	1.0 ^{dj}
115	4.8 ^{dk}	1.0 ^{dk}	1.0 ^{dk}	1.0 ^{dk}	1.0 ^{dk}
116	4.8 ^{dl}	1.0 ^{dl}	1.0 ^{dl}	1.0 ^{dl}	1.0 ^{dl}
117	4.8 ^{dm}	1.0 ^{dm}	1.0 ^{dm}	1.0 ^{dm}	1.0 ^{dm}
118	4.8 ^{dn}	1.0 ^{dn}	1.0 ^{dn}	1.0 ^{dn}	1.0 ^{dn}
119	4.8 ^{do}	1.0 ^{do}	1.0 ^{do}	1.0 ^{do}	1.0 ^{do}
120	4.8 ^{dp}	1.0 ^{dp}	1.0 ^{dp}	1.0 ^{dp}	1.0 ^{dp}
121	4.8 ^{dq}	1.0 ^{dq}	1.0 ^{dq}	1.0 ^{dq}	1.0 ^{dq}
122	4.8 ^{dr}	1.0 ^{dr}	1.0 ^{dr}	1.0 ^{dr}	1.0 ^{dr}
123	4.8 ^{ds}	1.0 ^{ds}	1.0 ^{ds}	1.0 ^{ds}	1.0 ^{ds}
124	4.8 ^{dt}	1.0 ^{dt}	1.0 ^{dt}	1.0 ^{dt}	1.0 ^{dt}
125	4.8 ^{du}	1.0 ^{du}	1.0 ^{du}	1.0 ^{du}	1.0 ^{du}
126	4.8 ^{dv}	1.0 ^{dv}	1.0 ^{dv}	1.0 ^{dv}	1.0 ^{dv}
127	4.8 ^{dw}	1.0 ^{dw}	1.0 ^{dw}	1.0 ^{dw}	1.0 ^{dw}
128	4.8 ^{dx}	1.0 ^{dx}	1.0 ^{dx}	1.0 ^{dx}	1.0 ^{dx}
129	4.8 ^{dy}	1.0 ^{dy}	1.0 ^{dy}	1.0 ^{dy}	1.0 ^{dy}
130	4.8 ^{dz}	1.0 ^{dz}	1.0 ^{dz}	1.0 ^{dz}	1.0 ^{dz}
131	4.8 ^{ea}	1.0 ^{ea}	1.0 ^{ea}	1.0 ^{ea}	1.0 ^{ea}
132	4.8 ^{eb}	1.0 ^{eb}	1.0 ^{eb}	1.0 ^{eb}	1.0 ^{eb}
133	4.8 ^{ec}	1.0 ^{ec}	1.0 ^{ec}	1.0 ^{ec}	1.0 ^{ec}
134	4.8 ^{ed}	1.0 ^{ed}	1.0 ^{ed}	1.0 ^{ed}	1.0 ^{ed}
135	4.8 ^{ee}	1.0 ^{ee}	1.0 ^{ee}	1.0 ^{ee}	1.0 ^{ee}
136	4.8 ^{ef}	1.0 ^{ef}	1.0 ^{ef}	1.0 ^{ef}	1.0 ^{ef}
137	4.8 ^{eg}	1.0 ^{eg}	1.0 ^{eg}	1.0 ^{eg}	1.0 ^{eg}
138	4.8 ^{eh}	1.0 ^{eh}	1.0 ^{eh}	1.0 ^{eh}	1.0 ^{eh}
139	4.8 ^{ei}	1.0 ^{ei}	1.0 ^{ei}	1.0 ^{ei}	1.0 ^{ei}
140	4.8 ^{ej}	1.0 ^{ej}	1.0 ^{ej}	1.0 ^{ej}	1.0 ^{ej}
141	4.8 ^{ek}	1.0 ^{ek}	1.0 ^{ek}	1.0 ^{ek}	1.0 ^{ek}
142	4.8 ^{el}	1.0 ^{el}	1.0 ^{el}	1.0 ^{el}	1.0 ^{el}
143	4.8 ^{em}	1.0 ^{em}	1.0 ^{em}	1.0 ^{em}	1.0 ^{em}
144	4.8 ^{en}	1.0 ^{en}	1.0 ^{en}	1.0 ^{en}	1.0 ^{en}
145	4.8 ^{eo}	1.0 ^{eo}	1.0 ^{eo}	1.0 ^{eo}	1.0 ^{eo}
146	4.8 ^{ep}	1.0 ^{ep}	1.0 ^{ep}	1.0 ^{ep}	1.0 ^{ep}
147	4.8 ^{eq}	1.0 ^{eq}	1.0 ^{eq}	1.0 ^{eq}	1.0 ^{eq}
148	4.8 ^{er}	1.0 ^{er}	1.0 ^{er}	1.0 ^{er}	1.0 ^{er}
149	4.8 ^{es}	1.0 ^{es}	1.0 ^{es}	1.0 ^{es}	1.0 ^{es}
150	4.8 ^{et}	1.0 ^{et}	1.0 ^{et}	1.0 ^{et}	1.0 ^{et}
151	4.8 ^{eu}	1.0 ^{eu}	1.0 ^{eu}	1.0 ^{eu}	1.0 ^{eu}
152	4.8 ^{ev}	1.0 ^{ev}	1.0 ^{ev}	1.0	

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

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

This architectural elevation drawing shows the exterior wall of a building. The drawing includes the following elements and dimensions:

- Top Level:** A horizontal dimension of 8'-1" spans the top section.
- Window Details:**
 - Four windows are shown, each labeled "F6".
 - The leftmost window has a height of 48"x40" and a width of 30"x6".
 - The second window from the left has a height of 48"x60" and a width of 30"x6".
 - The third window from the left has a height of 48"x56" and a width of 30"x6".
 - The rightmost window has a height of 48"x56" and a width of 30"x6".
- Door Details:**
 - A central door is labeled "6'-0\" PLATO DOOR".
 - To the right of the door is a smaller door labeled "6'-0\" PLATO DOOR".
- Structural Elements:**
 - A "10'-10\" T/O PARAPET" is indicated above the main wall section.
 - A "FIN. SECOND FLOOR" line is shown below the parapet.
 - A "TOP OF TRANSOM" line is shown below the second floor.
 - A "TOP OF WINDOW / DOOR" line is shown below the transom.
 - A "FIN. GROUND FLOOR" line is shown at the base of the wall.
 - A "POURED CONC. FOUNDATION WALLS AND FOOTINGS (TYP)" label points to the foundation area.
 - A "TOP OF BASEMENT SLAB" label points to the basement slab.
- Other Labels:**
 - "FACE BRICK (TYP)" is noted near the bottom right corner.
 - "STEPS MAY VARY" is noted near the center of the wall.
 - "(2) (AS REQD)" is noted near the steps.
 - "6' PORTLED PRECAST SILL BAND CONCRETE (TYP)" is noted near the top left corner.
 - "SEE BLOCK ELEVATIONS (TYP)" is noted near the top left corner.

ASPHALT SHINGLES (TYP)	
DELETE GABLE FOR BLOCK 1 ONLY	
VALLEY FLASHING (TYP)	
STUCCO FINISH W/ 6" RAISED STUCCO TRIM (TYP)	
6" MTL. FLASHING W/ CAULKING BEYOND (TYP)	

REAR ELEVATION 'B'

GOLDPARK HOMES - 217014
PINE VALLEY TOWNS. VAUGHAN ON

Drawn By	Checked By	Scale	File Number	Page Number
BB	AW	3/16"=1'-0"	217014WT3103-UPG-COR	9 of 12
8966 Woodbine Ave. Markham, ON L3R 0J7 T 905 737 5133 F 905 737 7326				

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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

NAME	SIGNATURE	23
REGISTRATION INFORMATION		
HIJINT DESIGN ASSOCIATES INC		10

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SPATIAL CALCULATION		
PROB.OCC. TABLE 9.10.15.4		
ALT. REAR ELEVATION A & B		
ELEVATION BUILDING	288.56	S.F.
TRAIL AREA	10.00	S.F.
PERKIN TRAIL AREA	68.26	S.F.
	5.20	S.F.
MAX. CHINNESS	3.00	m.
LIVING DISTANCE	3.00	m.
PLAN 1	4.53	S.F.
PLAN 2	3.07	S.F.
PLAN 3	9.22	S.F.
PLAN 4	6.07	S.F.
PLAN 5	3.35	S.F.
PLAN 6	1.00	S.F.
PLAN 7	4.87	S.F.
PLAN 8	11.50	S.F.
PLAN 9	0.00	S.F.
PLAN 10	0.00	S.F.
PLAN 11	0.00	S.F.
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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, but not limited to, and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for exempting or approving any lot(s), plans or working drawings with respect to any zoning or building code. The permit is made on the basis 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: JULY 20, 2022

This stamp certifies compliance with the applicable Design Guidelines only and does not further professional responsibility.

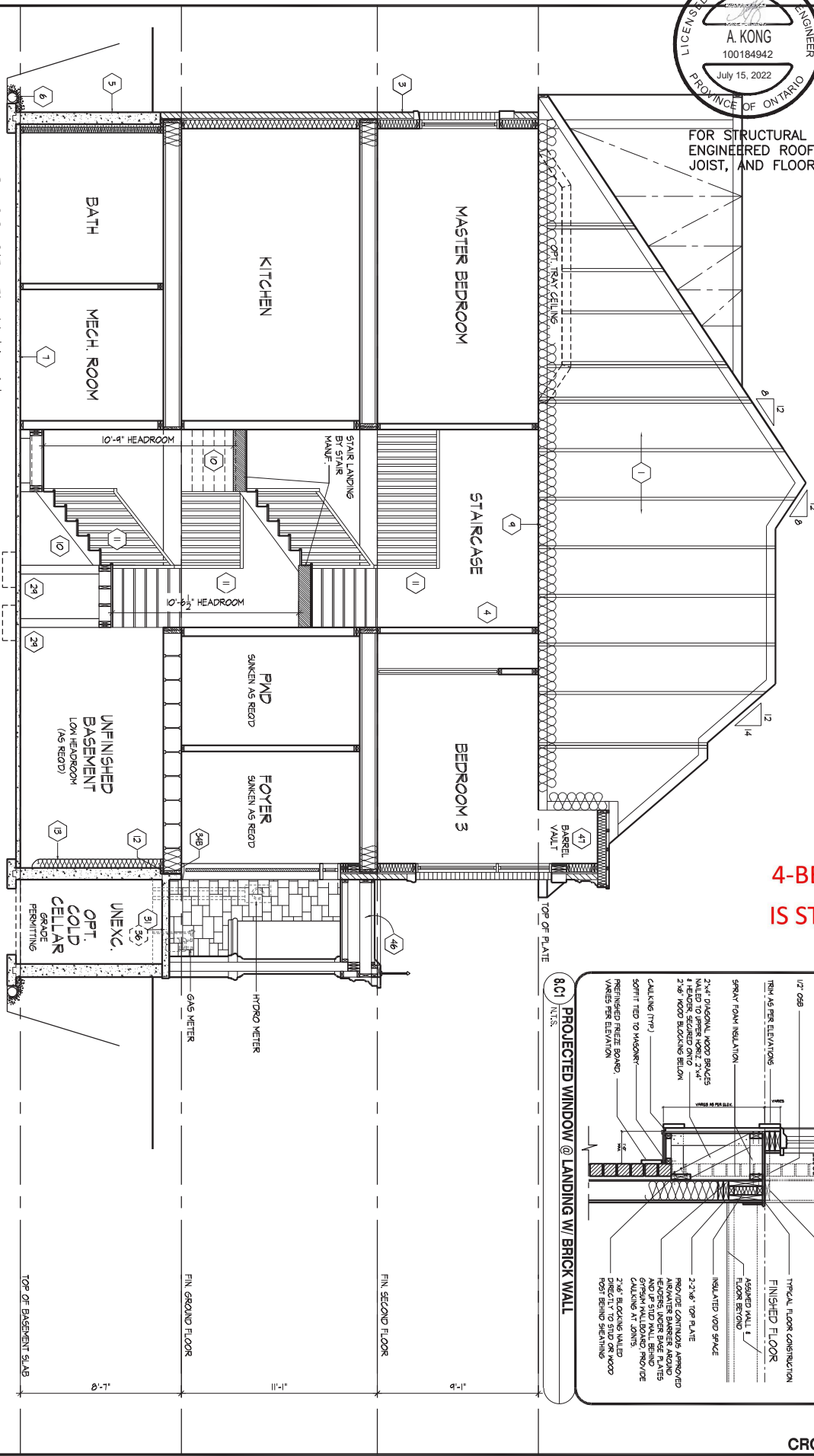
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE
REFER TO FRONT ELEVATION FOR
TYPICAL NOTES & INFORMATION



100 COMMERCE VALLEY DR. W.
THORNHILL, ONTARIO L3R 9V4
TEL: 1-905-882-4211 FAX: 1-905-882-0055 WWW.WSPGROUP.CA

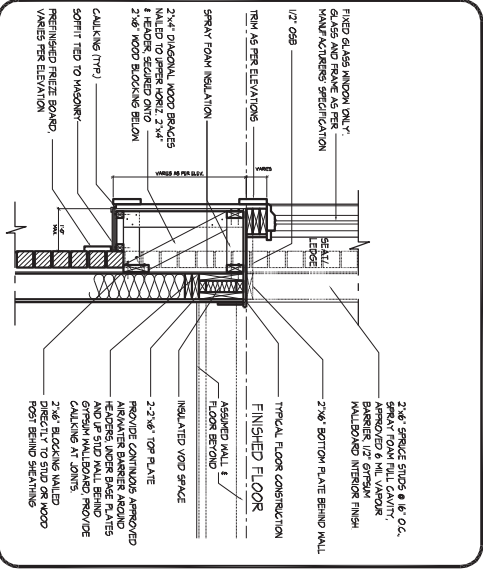
FOR STRUCTURAL ONLY. EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST, AND FLOOR LVL BEAM DESIGN.

CROSS SECTION 'A-A'



4-BEDROOM
IS STANDARD

PROJECTED WINDOW @ LANDING W/ BRICK WALL



CROSS SECTION 'A-A'

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 SHIELD IN THE AREAS IDENTIFIED. THE ICE AND WATER SHIELD SHALL BE A SELF-ADHERING AND SELF SEALING MEMBRANE. SIDE LAPS MUST BE A MINIMUM 3 1/2" (90) AND END LAPS A MINIMUM 6" (152), AND TO EXTEND UP CORNER WALLS A MINIMUM 12" (305).
- 1B PROFILED ROOF TRUSSES**
ROOF TRUSSES SHALL BE PROVIDED AND/OR STEPPED AT RAISED COFFER/TRAY CEILINGS, AND 6" (152) TRAY CEILINGS MUST BE SHEATHED W/ 3/8" (9.5) PLYWOOD.
- 2 SIDING WALL CONSTRUCTION (2x6")**
SIDING MATERIAL AS PER ELEVATION ATTACHED TO FRAMING MEMBERS. FURRING MEMBERS OR BLOCKING BETWEEN THE FRAMING MEMBERS ON APPROVED SHEATHING PAPER ON 3/8" (9.5) EXT. GRADE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 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, 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, 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 MIN. 1" (25) AIR SPACE, 7/8"x7/8"x(22x180x76) 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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 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 MIN. 1" (25) AIR SPACE, 7/8"x7/8"x(22x180x76) 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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 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 @ 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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1, 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) 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) @ 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, 1) & SECTION 1.1., INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONT. AIR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (9.23.)
- 4B EXT. LOFT WALL CONSTRUCTION (2x6") NO CLADDING W/ CONTINUOUS INSULATION**
APPROVED AIRWATER BARRIER AS PER O.B.C. 9.23.7, ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS, ON 3/8" (9.5) EXTERIOR TYPE SHEATHING, STUDS CONFORMING TO O.B.C. (9.23.10.1, 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 KEYED 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 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), (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, 1.1)

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)				
HEIGHT	THICKNESS	MAX. HEIGHT FROM FIN. SLAB TO GRADE	UN-SUPPORTED AT TOP	SUPPORTED AT TOP
10'-0"	15 MPa	10'-0"	3'-11" (1,200)	2'-5" (762)
12'-0"	15 MPa	12'-0"	4'-7" (1,401)	3'-5" (1,067)
14'-0"	15 MPa	14'-0"	5'-11" (1,803)	4'-7" (1,401)
16'-0"	15 MPa	16'-0"	6'-7" (2,007)	5'-11" (1,803)
18'-0"	15 MPa	18'-0"	7'-4" (2,238)	6'-7" (2,007)
20'-0"	15 MPa	20'-0"	8'-1" (2,461)	7'-4" (2,238)
22'-0"	15 MPa	22'-0"	8'-8" (2,668)	8'-1" (2,461)
24'-0"	15 MPa	24'-0"	9'-4" (2,854)	8'-8" (2,668)
26'-0"	15 MPa	26'-0"	10'-0" (3,048)	9'-4" (2,854)
28'-0"	15 MPa	28'-0"	10'-7" (3,228)	10'-0" (3,048)
30'-0"	15 MPa	30'-0"	11'-4" (3,461)	10'-7" (3,228)
32'-0"	15 MPa	32'-0"	12'-0" (3,658)	11'-4" (3,461)
34'-0"	15 MPa	34'-0"	12'-7" (3,854)	12'-0" (3,658)
36'-0"	15 MPa	36'-0"	13'-4" (4,087)	12'-7" (3,854)
38'-0"	15 MPa	38'-0"	14'-0" (4,273)	13'-4" (4,087)
40'-0"	15 MPa	40'-0"	14'-7" (4,479)	14'-0" (4,273)
42'-0"	15 MPa	42'-0"	15'-4" (4,693)	14'-7" (4,479)
44'-0"	15 MPa	44'-0"	16'-0" (4,879)	15'-4" (4,693)
46'-0"	15 MPa	46'-0"	16'-7" (5,093)	16'-0" (4,879)
48'-0"	15 MPa	48'-0"	17'-4" (5,307)	16'-7" (5,093)
50'-0"	15 MPa	50'-0"	18'-0" (5,493)	17'-4" (5,307)
52'-0"	15 MPa	52'-0"	18'-7" (5,707)	18'-0" (5,493)
54'-0"	15 MPa	54'-0"	19'-4" (5,913)	18'-7" (5,707)
56'-0"	15 MPa	56'-0"	20'-0" (6,099)	19'-4" (5,913)
58'-0"	15 MPa	58'-0"	20'-7" (6,305)	20'-0" (6,099)
60'-0"	15 MPa	60'-0"	21'-4" (6,511)	20'-7" (6,305)
62'-0"	15 MPa	62'-0"	22'-0" (6,697)	21'-4" (6,511)
64'-0"	15 MPa	64'-0"	22'-7" (6,903)	22'-0" (6,697)
66'-0"	15 MPa	66'-0"	23'-4" (7,109)	22'-7" (6,903)
68'-0"	15 MPa	68'-0"	24'-0" (7,295)	23'-4" (7,109)
70'-0"	15 MPa	70'-0"	24'-7" (7,501)	24'-0" (7,295)
72'-0"	15 MPa	72'-0"	25'-4" (7,707)	24'-7" (7,501)
74'-0"	15 MPa	74'-0"	26'-0" (7,893)	25'-4" (7,707)
76'-0"	15 MPa	76'-0"	26'-7" (8,109)	26'-0" (7,893)
78'-0"	15 MPa	78'-0"	27'-4" (8,315)	26'-7" (8,109)
80'-0"	15 MPa	80'-0"	28'-0" (8,501)	27'-4" (8,315)
82'-0"	15 MPa	82'-0"	28'-7" (8,707)	28'-0" (8,501)
84'-0"	15 MPa	84'-0"	29'-4" (8,913)	28'-7" (8,707)
86'-0"	15 MPa	86'-0"	30'-0" (9,099)	29'-4" (8,913)
88'-0"	15 MPa	88'-0"	30'-7" (9,305)	30'-0" (9,099)
90'-0"	15 MPa	90'-0"	31'-4" (9,511)	30'-7" (9,305)
92'-0"	15 MPa	92'-0"	32'-0" (9,697)	31'-4" (9,511)
94'-0"	15 MPa	94'-0"	32'-7" (9,903)	32'-0" (9,697)
96'-0"	15 MPa	96'-0"	33'-4" (10,109)	32'-7" (9,903)
98'-0"	15 MPa	98'-0"	34'-0" (10,295)	33'-4" (10,109)
100'-0"	15 MPa	100'-0"	34'-7" (10,501)	34'-0" (10,295)

*9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION. TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.2.7, 9.23.2.8, & 9.23.3.1 OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3.1)
(1) UN-SUPPORTED AT TOP
(2) SUPPORTED AT TOP

NUMBER FLOORS SUPPORTED	SUPPORTING MASONRY WALLS	SUPPORTING EXTERIOR PARTY WALL	SUPPORTING INTERIOR PARTY WALL
1	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
3	36" WIDE x 14" THICK	36" WIDE x 9" 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 2-1" (50) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.23.3.4(3))
- 6B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS**
WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13/32" (10.3) HIGH AND NOT LESS THAN 3 1/2" (90) 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 ETC.
- 9 EXPOSED CEILING TO EXTERIOR w/ ATTIC**
JOISTS TRUSSES AS PER PLANS W/ 2x2" (38x89) PURLINS @ 16" (400) O.C. PERPENDICULAR TO JOISTS (PURLINS 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 ETC. (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. TREAD	MIN. RISE	MIN. RUN	MIN. TREAD	MIN. RISE	MIN. RUN	MIN. TREAD	MIN. RISE	MIN. RUN	MIN. TREAD
10"	11"	11"	10"	11"	11"	10"	11"	11"	10"	11"	11"
11"	12"	12"	11"	12"	12"	11"	12"	12"	11"	12"	12"
12"	13"	13"	12"	13"	13"	12"	13"	13"	12"	13"	13"
13"	14"	14"	13"	14"	14"	13"	14"	14"	13"	14"	14"
14"	15"	15"	14"	15"	15"	14"	15"	15"	14"	15"	15"
15"	16"	16"	15"	16"	16"	15"	16"	16"	15"	16"	16"
16"	17"	17"	16"	17"	17"	16"	17"	17"	16"	17"	17"
17"	18"	18"	17"	18"	18"	17"	18"	18"	17"	18"	18"
18"	19"	19"	18"	19"	19"	18"	19"	19"	18"	19"	19"
19"	20"	20"	19"	20"	20"	19"	20"	20"	19"	20"	20"
20"	21"	21"	20"	21"	21"	20"	21"	21"	20"	21"	21"
21"	22"	22"	21"	22"	22"	21"	22"	22"	21"	22"	22"
22"	23"	23"	22"	23"	23"	22"	23"	23"	22"	23"	23"
23"	24"	24"	23"	24"	24"	23"	24"	24"	23"	24"	24"
24"	25"	25"	24"	25"	25"	24"	25"	25"	24"	25"	25"
25"	26"	26"	25"	26"	26"	25"	26"	26"	25"	26"	26"
26"	27"	27"	26"	27"	27"	26"	27"	27"	26"	27"	27"
27"	28"	28"	27"	28"	28"	27"	28"	28"	27"	28"	28"
28"	29"	29"	28"	29"	29"	28"	29"	29"	28"	29"	29"
29"	30"	30"	29"	30"	30"	29"	30"	30"	29"	30"	30"
30"	31"	31"	30"	31"	31"	30"	31"	31"	30"	31"	31"
31"	32"	32"	31"	32"	32"	31"	32"	32"	31"	32"	32"
32"	33"	33"	32"	33"	33"	32"	33"	33"	32"	33"	33"
33"	34"	34"	33"	34"	34"	33"	34"	34"	33"	34"	34"
34"	35"	35"	34"	35"	35"	34"	35"	35"	34"	35"	35"
35"	36"	36"	35"	36"	36"	35"	36"	36"	35"	36"	36"
36"	37"	37"	36"	37"	37"	36"	37"	37"	36"	37"	37"
37"	38"	38"	37"	38"	38"	37"	38"	38"	37"	38"	38"
38"	39"	39"	38"	39"	39"	38"	39"	39"	38"	39"	39"
39"	40"	40"	39"	40"	40"	39"	40"	40"	39"	40"	40"
40"	41"	41"	40"	41"	41"	40"	41"	41"	40"	41"	41"
41"	42"	42"	41"	42"	42"	41"	42"	42"	41"	42"	42"
42"	43"	43"	42"	43"	43"	42"	43"	43"	42"	43"	43"
43"	44"	44"	43"	44"	44"	43"	44"	44"	43"	44"	44"
44"	45"	45"	44"	45"	45"	44"	45"	45"	44"	45"	45"
45"	46"	46"	45"	46"	46"	45"	46"	46"	45"	46"	46"
46"	47"	47"	46"	47"	47"	46"	47"	47"	46"	47"	47"
47"	48"	48"	47"	48"	48"	47"	48"	48"	47"	48"	48"
48"	49"	49"	48"	49"	49"	48"	49"	49"	48"	49"	49"
49"	50"	50"	49"	50"	50"	49"	50"	50"	49"	50"	50"
50"	51"	51"	50"	51"	51"	50"	51"	51"	50"	51"	51"
51"											

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" (508mm) SPLY #2	12' (305) O.C. 18'-4" (5588)	8' (200) O.C. 18'-4" (5588)
SIDING	2'-2 1/2" (508mm) SPLY #2	12' (305) O.C. 18'-4" (5588)	12' (305) O.C. 18'-4" (5588)
BRICK	2'-2 1/2" (508mm) SPLY #2	12' (305) O.C. 21'-0" (6400)	12' (305) O.C. 21'-0" (6400)
SIDING	2'-2 1/2" (508mm) SPLY #2	12' (305) O.C. 21'-0" (6400)	12' (305) O.C. 21'-0" (6400)

** STUD SIZE & SPACING TO BE VERIFIED BY STRUCTURAL ENGINEER **

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCKING BETWEEN STUDS @ 4'-0" (1220) O.C. VERTICALLY.

- FOR HORIZ. DISTANCES LESS THAN 9'-0" (2696) 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 1968 & 1910			
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS, EXPOSED BLOCK MUST BE SEALED W/ COATS OF PAINT OR FURRED WITH 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHINGS.			

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W/3-C			
5/8" (15.9) 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 1968 & 1910			
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS. TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED AREA, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAILS)			

STUCCO WALL CONSTRUCTION (2"x6")			
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)			

STUCCO WALL CONSTRUCTION (2"x6") W/ CONTIN. INSUL.			
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)			

STUCCO WALL @ GARAGE CONSOLE			
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28, AND APPLIED PER MANUFACTURER'S SPECIFICATIONS OVER 1 1/2" (38) E.I.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1, INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.)			

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

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

WINDOW WELLS			
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.5), 9.14.6.3.2)			

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" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST PURLINS NOT REQ. W/ SPRAY FOAM. W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).			

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 FOR 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 PERPENDICULAR TO JOISTS			

BALCONY OVER HEATED SPACE CONDITION			
SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEXT NOTE 9 FOR INSULATION AND INTERIOR FINISH			

BARREL VAULT CONSTRUCTION			
CANTILEVERED 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (38x235) SPLY. #2 ROOF JOIST NAILED TO BUILT-UP 3-3/4" (19) PLYWOOD HEADER PROFILED FOR BARREL. SPRAY FOAM INSULATION BETWEEN JOISTS W/ GYPSUM BOARD, INTERIOR FIN. (REFER TO DETAILS)			

4-BEDROOM IS STANDARD

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

ALLAN WHITTING
HUNT DESIGN ASSOCIATES INC.
19695

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

SECTION 1.1. WALL STUDS

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.

- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT. WALL NEEDS TO BE REINFORCED AND APPROVED BY ENGINEER.

MIN. STUD SIZE	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)			
	ROOF W/ OR w/o ATTIC	ROOF W/ OR w/o ATTIC & 2 FLOOR ATTIC	ROOF W/ OR w/o ATTIC & 2 FLOOR ATTIC & 3 FLOOR	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)	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	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 6'-8"
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'-7" (9.5.3.3)

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 (438) 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 "F".

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'-8" (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 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 MATERIALS
(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), 9.23.13.8(2), 9.37.3.1(1)

2x6" SPLY #2	2x10" SPLY #2	2x12" SPLY #2
L1 2x2x6" (2x38x184)	L3 2x2x10" (2x38x235)	L5 2x2x12" (2x38x286)
B1 3x2x6" (3x38x184)	B3 3x2x10" (3x38x235)	B5 3x2x12" (3x38x286)
B2 4x2x6" (4x38x184)	B4 4x2x10" (4x38x235)	B6 4x2x12" (4x38x286)
B7 5x2x6" (5x38x184)	B8 5x2x10" (5x38x235)	B9 5x2x12" (5x38x286)

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
LV.2 1-1 3/4"x9 1/2"	LV.3 1-1 3/4"x11 7/8"	LV.10 1-1 3/4"x14"
LV.4 2-1 3/4"x9 1/2"	LV.6 2-1 3/4"x11 7/8"	LV.11 2-1 3/4"x14"
LV.5 3-1 3/4"x9 1/2"	LV.7 3-1 3/4"x11 7/8"	LV.12 3-1 3/4"x14"
LV.8 4-1 3/4"x9 1/2"	LV.9 4-1 3/4"x11 7/8"	LV.13 4-1 3/4"x14"

3.2. STEEL LUMBERS SUPPORTING MASONRY VENEER
(DIVISION B PART 9, TABLE 9.20.5.2.5)
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 14" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-0" (2.30m)
L8	4" x 3 1/2" x 14" (102 x 89 x 6.4)	8'-0" (2.66m)	8'-1" (2.48m)
L9	4 7/8" x 3 1/2" x 5 1/8" (127 x 89 x 7.9)	10'-0" (3.31m)	10'-1" (3.03m)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-0" (3.48m)	10'-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-0" (3.62m)	11'-7" (3.54m)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS 9.5.11, 9.6, 9.7.2.1, 9.7.5.2 & 9.10.13.10			
1	EXTERIOR	2'-0" 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'-0" x 6'-8" x 1-3/4" (760 x 2030 x 45)	INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR	2'-0" x 6'-8" x 1-3/4" (815 x 2030 x 45)	INS. MIN. R4 (RSI 0.7) (SEE HEXT 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'-0" x 6'-8" x 1-3/4" (815 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)
2	EXTERIOR	2'-0" 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'-0" x 6'-8" x 1-3/8" (815 x 2030 x 35)	
3	INTERIOR	2'-0" x 6'-8" x 1-3/8" (760 x 2030 x 35)	
3A	INTERIOR	2'-0" x 6'-8" x 1-3/8" (710 x 2030 x 35)	
4	INTERIOR	2'-0" x 6'-8" x 1-3/8" (610 x 2030 x 35)	
4A	INTERIOR	2'-2" x 6'-8" x 1-3/8" (660 x 2030 x 35)	
5	INTERIOR	1'-6" x 6'-8" x 1-3/8" (460 x 2030 x 35)	

3.4. ACRONYMS

ACF	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	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIC	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.

CLASS "B" VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3-4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

SMOKE ALARM (9.10.19)

PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP. ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE "2".

CMD CARBON MONOXIDE ALARM (9.33.4)

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

SOLID BEARING (BUILT-UP WOOD COLUMNS AND STUD POSTS)

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLES A-34 TO A-37, (9.17.4, 9.13.7.2)

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

VARYING PLATES. BUILT-UP FLOORS, BEARING WALLS, ICE & WATER SHEILD