



FRONT ELEVATION 'A'



FRONT ELEVATION 'B' UPG

## UNIT 3104

### 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, EL. 'A' (EL. 'B' UPG SIMILAR)
- 3 - GROUND FLOOR PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)
- 4 - LOFT FLOOR PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)
- 5 - LOFT FLOOR PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)
- 6 - FRONT ELEVATION 'A'
- 7 - LEFT SIDE ELEVATION 'A'
- 7A - REAR ELEVATION 'A'
- 8 - REAR ELEVATION 'A'
- 9 - UPGRADED LEFT SIDE ELEVATION 'A'
- 9A - REAR ELEVATION 'A'
- 10 - UPGRADED REAR ELEVATION 'A'
- 11 - FRONT ELEVATION 'B' UPGRADE- BLOCKS 13B & 15B
- 12 - UPGRADED LEFT SIDE ELEVATION 'B' (BLOCK 13B & 15B)
- 12A - REAR ELEVATION 'A'
- 13 - REAR ELEVATION 'B' UPGRADE
- 14 - PARTIAL PLANS & SECTION - METER ROOM (BLK 15, UNIT 1)
- 15 - PART. ELEVATIONS - METER ROOM (BLK 15, UNIT 1)
- 16 - CROSS SECTION 'A-A'
- 17 - CONSTRUCTION NOTES
- 18 - CONSTRUCTION NOTES 2
- W1 - L.O.D. CONDITION 'A' & 'B'
- W2 - W.O.D. CONDITION 'A' & 'B'
- W3 - PARTIAL PLANS FOR W.O.B. W/ LOGGIA CONDITION, EL. 'A'
- W4 - PART. ELEVATION FOR W.O.B. W/ LOGGIA CONDITION, EL. 'A'

REFER TO  
MARKUPS

AREA CALCULATIONS	EL. 'A'	EL. 'B' UPG
STD. PLAN	STD. PLAN	
GROUND FLOOR AREA	1124 sq. ft.	1124 sq. ft.
LOFT FLOOR AREA	886 sq. ft.	886 sq. ft.
SUBTOTAL	2010 sq. ft.	2010 sq. ft.
DEDUCT ALL OPEN AREAS	82 sq. ft.	82 sq. ft.
TOTAL NET AREA	1928 sq. ft.	1928 sq. ft.
	(179.12 sq. m.)	(179.12 sq. m.)
FINISHED BASEMENT AREA	879 sq. ft.	879 sq. ft.
COVERAGE	1344 sq. ft.	1344 sq. ft.
W/O PORCH	(124.86 sq. m.)	(124.86 sq. m.)
COVERAGE	1426 sq. ft.	1426 sq. ft.
W/ PORCH	(132.48 sq. m.)	(132.48 sq. m.)
WINDOW / WALL AREA CALCULATIONS	EL. 'A'	EL. 'B'
STD. PLAN	STD. PLAN	
GROSS WALL AREA	3445 sq. ft.	3445 sq. ft.
	(320.05 sq. m.)	(320.05 sq. m.)
GROSS WINDOW AREA	296.7 sq. ft.	296.7 sq. ft.
(INCL. GLASS DOORS & SKYLIGHTS)	(27.56 sq. m.)	(27.56 sq. m.)
TOTAL WINDOW %	8.61 %	8.61 %

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	2021.11.30	NEA
3. ADDED EL. 'B' UPGRADE-BLOCKS 13B & 15B	2021.10.28	NEA
2. REVISED AS PER TRUSS MANUF. LAYOUT	2021.09.20	NEA
1. ISSUED FOR CLIENT REVIEW & PRICING	2021.02.26	AW
REVISIONS	DATE (YYYYMMDD)	BY

#### TITLE PAGE

GOLDPARK HOMES - 217014  
PINE VALLEY TOWNS, VAUGHAN ON

UNIT-3104  
REV.2022.07.11

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

QUALIFICATION INFORMATION

Alan Whiting 23177

PROFESSIONAL DESIGNER

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

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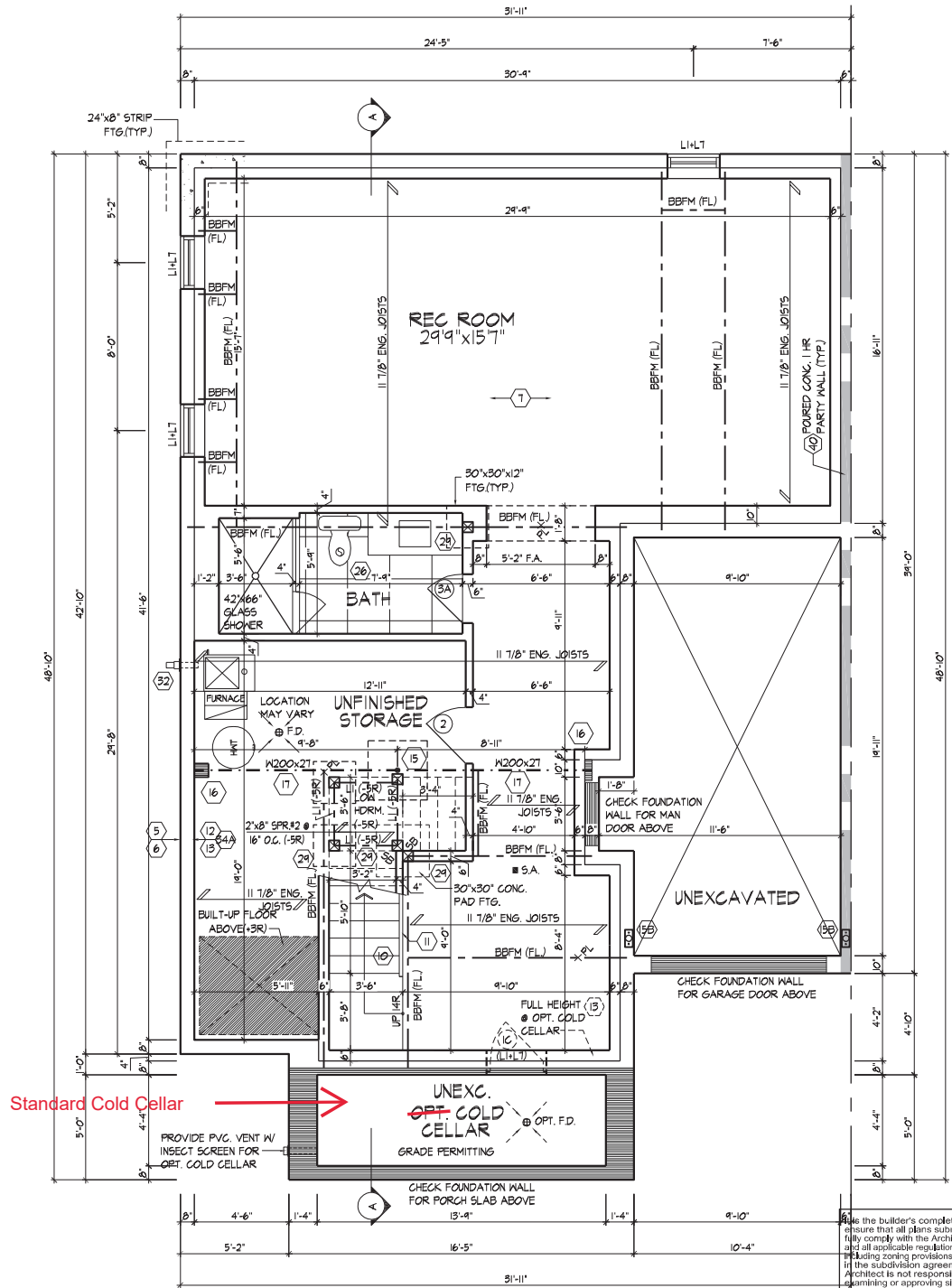
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Scale: 3/16"=1'-0"  
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FOR STRUCTURAL ONLY. EXCLUDING  
ENGINEERED ROOF TRUSS, FLOOR  
JOIST, AND FLOOR LVL BEAM DESIGN.



Standard Cold Cellar

BASEMENT PLAN EL. 'A' (EL. 'B' UPG SIMILAR)

REFER TO FLOOR JOIST MANUFACTURER'S DRAWINGS FOR LAYOUT, SPACING, BLOCKING & STRAPPING REQUIREMENTS, INSTALLATION DETAILS AND HANGER SIZES, & SUBFLOOR THICKNESS	APPROX. LOCATION OF FURNACE AND HOT WATER TANK PROVIDE SOLID WOOD BLOCKING @ 24" O.C. FOR FIRST JOIST SPAN WHEN PARALLEL W/ EXTERIOR WALL
--	--

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 administering 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.

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BASEMENT PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)

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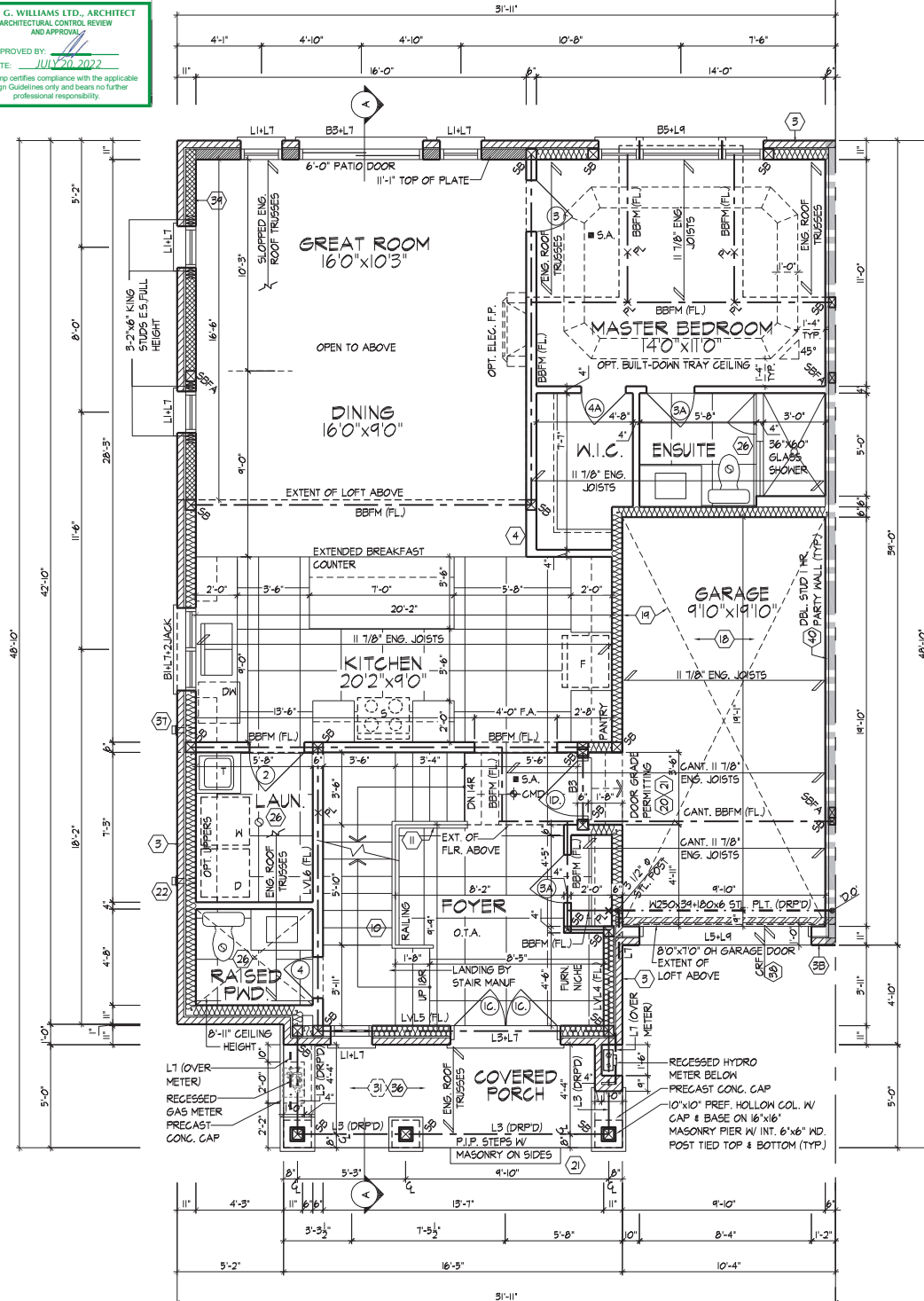
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GROUND FLOOR PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)

REFER TO FLOOR JOIST  
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FOR LAYOUT, SPACING,  
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REQUIREMENTS, INSTALLATION  
DETAILS AND HANGER SIZES, &  
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PROVIDE SOLID WOOD  
BLOCKING @ 24" O.C. FOR  
FIRST JOIST SPAN WHEN  
PARALLEL W/ EXTERIOR WALL

GROUND FLOOR PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)

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TRUE SIGNATURE BCQ  
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**GOLDPARK HOMES - 217014**  
PINE VALLEY TOWNS, VAUGHAN ON

**UNIT-3104**  
REV.2022.07.11

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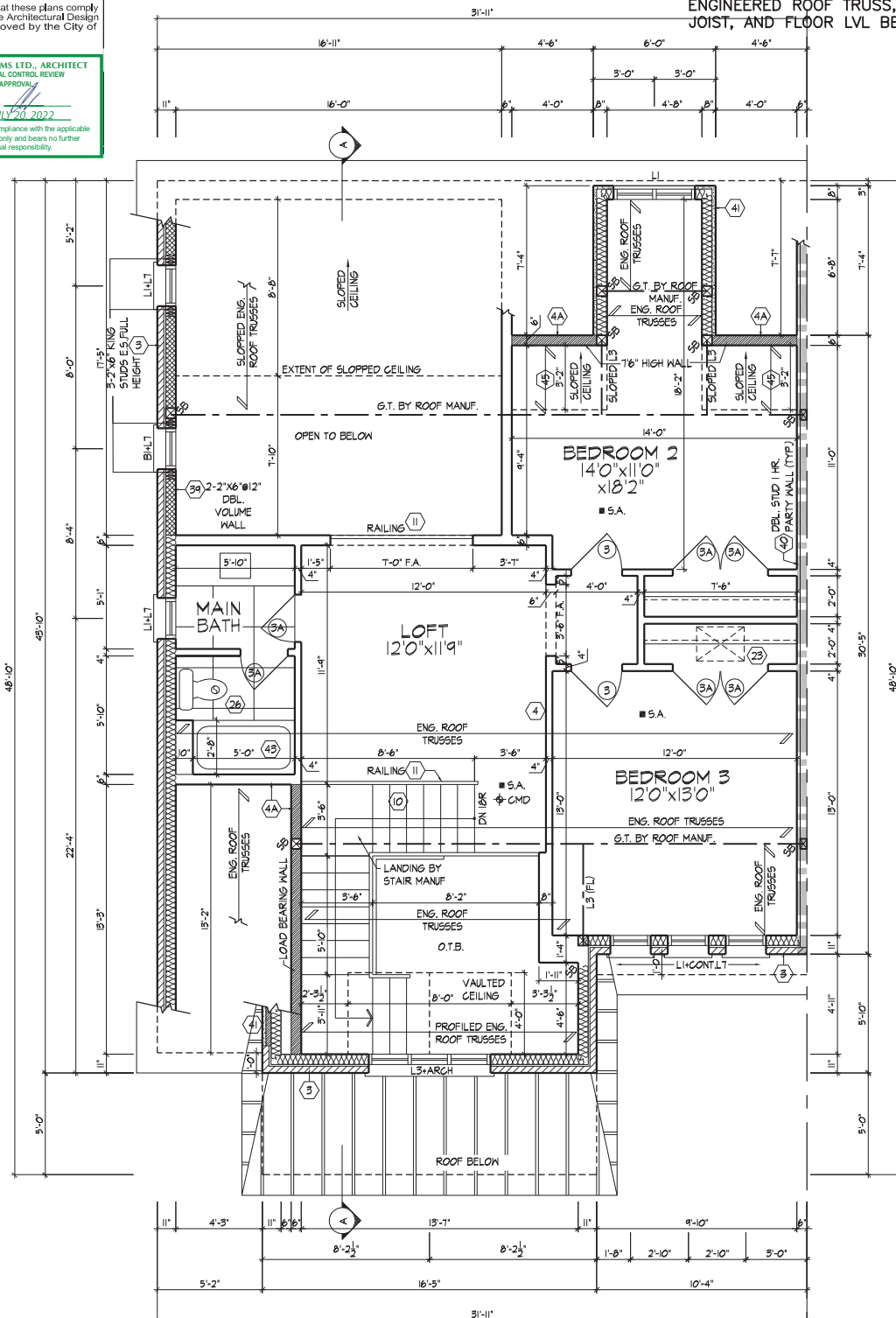
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LOFT FLOOR PLAN, EL. 'A' (EL. 'B' UPG. SIMILAR)

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

LOFT FLOOR PLAN, EL. 'A' (EL. 'B' UPG. SIMILAR)

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PINE VALLEY TOWNS, VAUGHAN ON

**UNIT-3104**  
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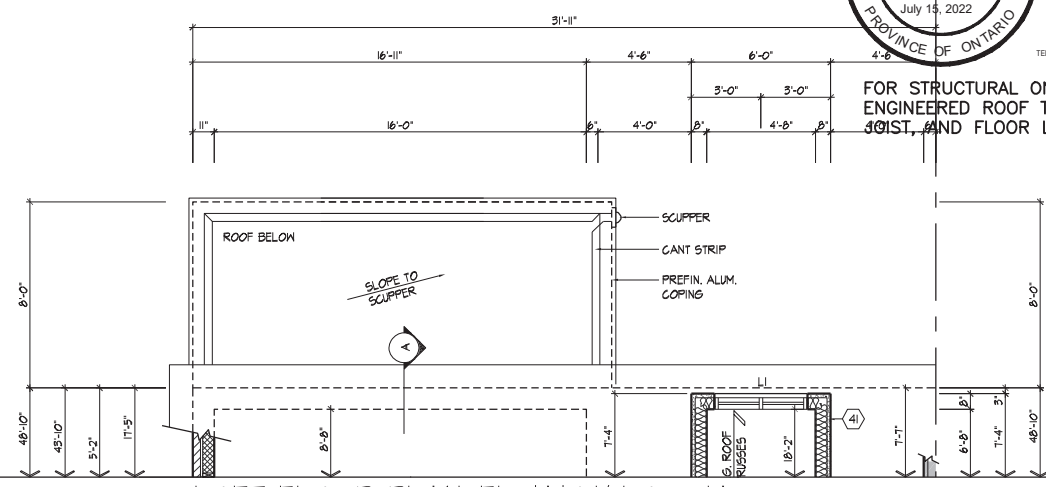
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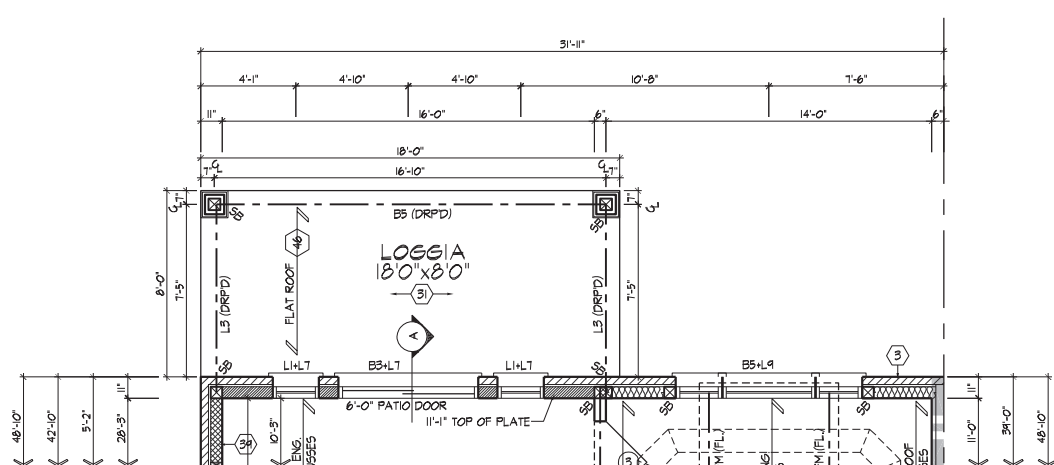


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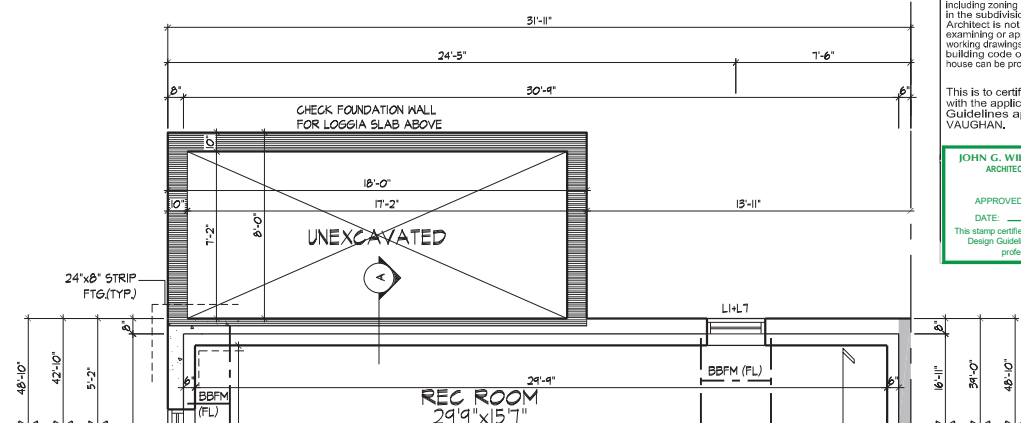
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LOFT FLOOR PLAN, EL. 'A' W/ LOGGIA  
( 'B' UPG. SIMILAR)



GROUND FLOOR PLAN, EL. 'A' W/ LOGGIA  
( 'B' UPG. SIMILAR)



BASEMENT PLAN, EL. 'A' W/ LOGGIA  
( 'B' UPG. SIMILAR)

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LOFT FLOOR PLAN, EL. 'A' (EL. 'B' UPG SIMILAR)

GOLDPARK HOMES - 217014  
PINE VALLEY TOWNS, VAUGHAN ON

UNIT-3104  
REV.2022.07.11

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Roof plan of the building. The plan shows a large rectangular main roof with a smaller rectangular section attached to the left side. A chimney is located on the right side of the main roof. The plan is labeled 'Roof Plan' on the left side.

ROOF PL  
EL. 'A  
N.T.S.

Architectural elevation drawing of a building facade. The drawing shows a central entrance with a door and a transom window, flanked by windows. Above the door is a large transom window. To the right is a large bay window with multiple panes. The roof is gabled. Dimensions are provided for various elements: door height (6'-2"), door width (3'-2"), transom height (4'-0"), transom width (24" x 52"), bay window height (72" x 56"), bay window width (24" x 56"), and bay window depth (8'-11"). The drawing is labeled "P.L.P. STEPS IN MASONRY ON SIDES" and "80" x 10" OH GARAGE DOOR".

FRONT ELEVATION 'A' - 3/04

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**FRONT ELEVATION 'A'**

UNIT-3104  
REV.2022.07.11

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QUALIFICATION INFORMATION

NAME  
REGISTRATION INFORMATION  
HILINT DESIGN ASSOCI

23177

19695

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**GOLDPARK HOMES - 217014**  
PINE VALLEY TOWNS. VAUGHAN ON

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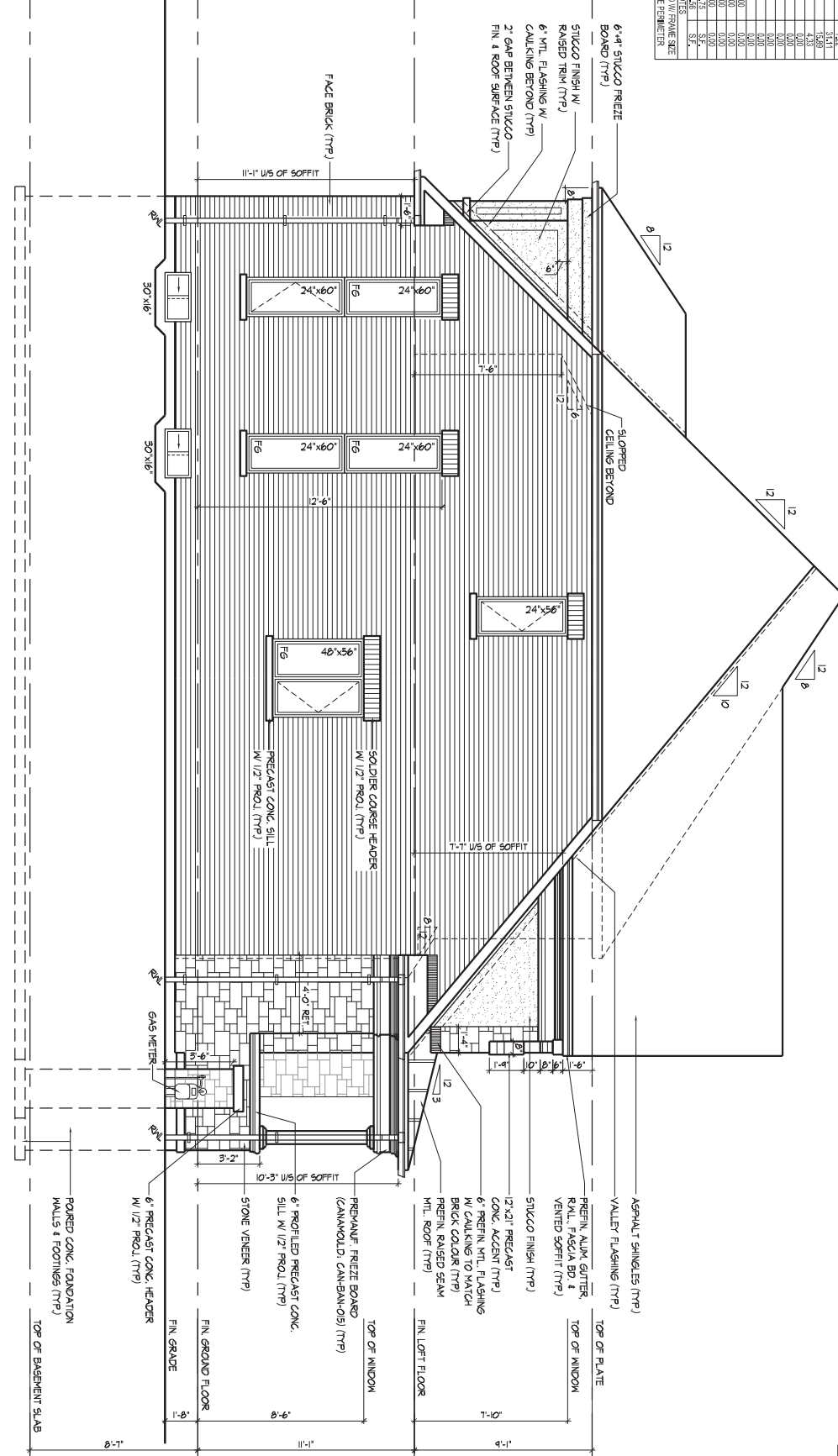
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SPATIAL CALCULATION			
PER O&A, TABLE 5.10.1.5.4			
LEFT SIDE ELEVATION A			
EXISTING BUILDING	907.27	S.F.	
FACE AREA	89.32	S.F.	
PORTION WALL AREA	89.32	S.F.	
EXISTING DISTANCE	7	1/8"	%
MAX. OPENINGS	7	1/8"	%
QUANT.	1	24"	60"
HLAQ	1	24"	60"
WINDOW / DOOR	1	24"	60"
FRAME SIZE (S.F.)	1	24"	60"
GLAZED AREA CALCULATED IN FRAME SIZE	1	24"	60"
MINUS 2" AROUND ENTIRE PERIMETER	1	24"	60"

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ROOF OVERLAP TO BE 12" UNLESS NOTED OTHERWISE

LEFT SIDE ELEVATION 'A' - 3104



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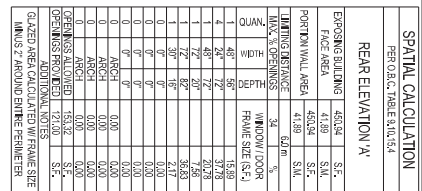
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LEFT SIDE ELEVATION 'A'



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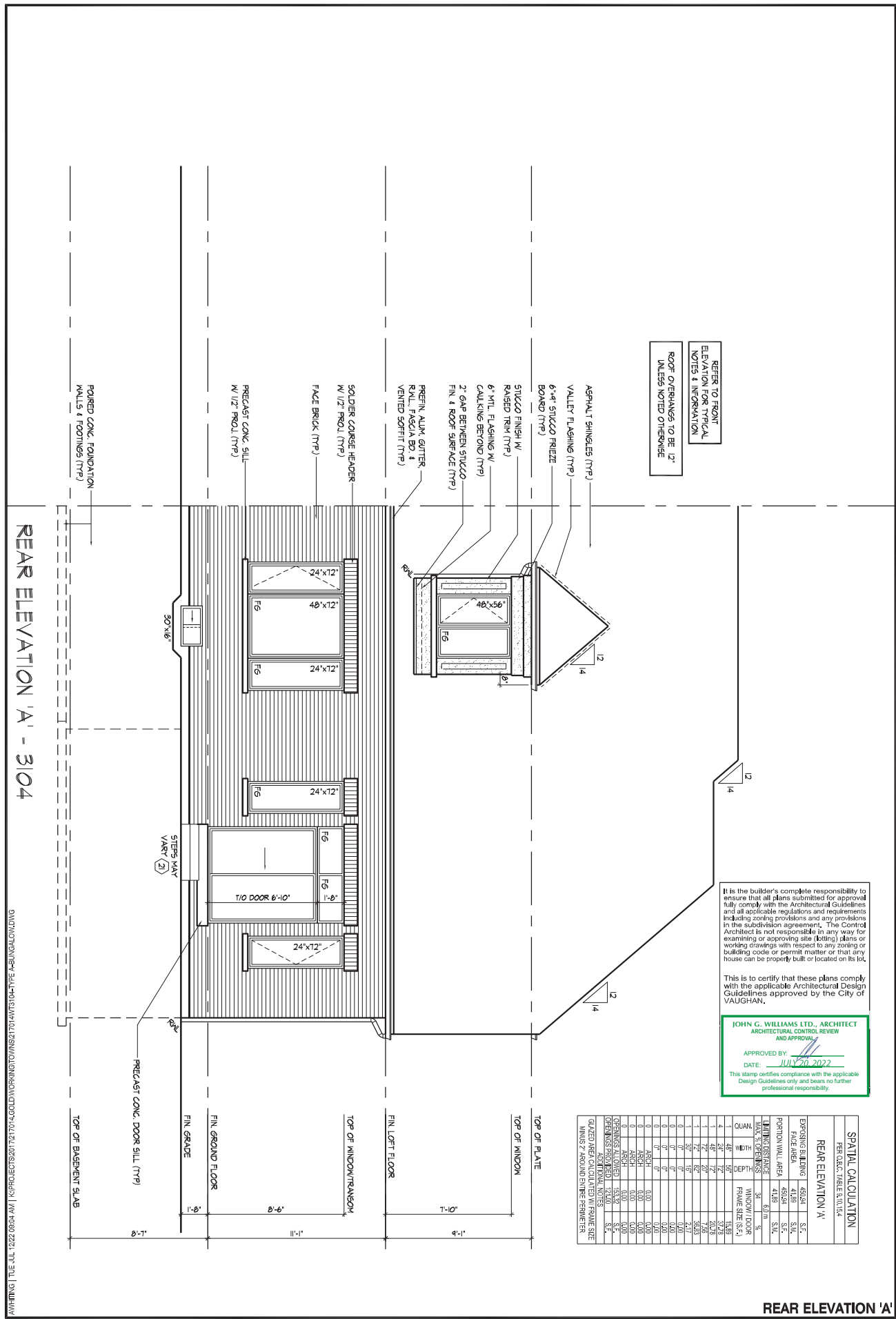
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UNIT-3104  
REV.2022.07.11

19695

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5.737.7326



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SPATIAL CALCULATION			
PER Q.S.C. TABLE 10.15.4			
REAR ELEVATION 'A'			
EXISTING BUILDING	462.04	S.F.	
FACE AREA	462.04	S.F.	
PORTION WALL AREA	41.89	S.F.	
MAX. DISTANCE	30.00	ft.	
MAX. DISTANCE	30.00	ft.	
QUAN.	4		
MDT	48		
DEPT.	72		
PRIME SIZE (S.F.)	20.78		
1	48		
2	72		
3	96		
4	120		
5	144		
6	168		
7	192		
8	216		
9	240		
10	264		
11	288		
12	312		
13	336		
14	360		
15	384		
16	408		
17	432		
18	456		
19	480		
20	504		
21	528		
22	552		
23	576		
24	600		
25	624		
26	648		
27	672		
28	696		
29	720		
30	744		
31	768		
32	792		
33	816		
34	840		
35	864		
36	888		
37	912		
38	936		
39	960		
40	984		
41	1008		
42	1032		
43	1056		
44	1080		
45	1104		
46	1128		
47	1152		
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50	1224		
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52	1272		
53	1296		
54	1320		
55	1344		
56	1368		
57	1392		
58	1416		
59	1440		
60	1464		
61	1488		
62	1512		
63	1536		
64	1560		
65	1584		
66	1608		
67	1632		
68	1656		
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71	1728		
72	1752		
73	1776		
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80	1944		
81	1968		
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83	2016		
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85	2064		
86	2088		
87	2112		
88	2136		
89	2160		
90	2184		
91	2208		
92	2232		
93	2256		
94	2280		
95	2304		
96	2328		
97	2352		
98	2376		
99	2400		
100	2424		
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102	2472		
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104	2520		
105	2544		
106	2568		
107	2592		
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114	2760		
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168	4056		
169	4080		
170	4104		
171	4128		
172	4152		
173	4176		
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175	4224		
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177	4272		
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179	4320		
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197	4752		
198	4776		
199	4800		
200	4824		
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202	4872		
203	4896		
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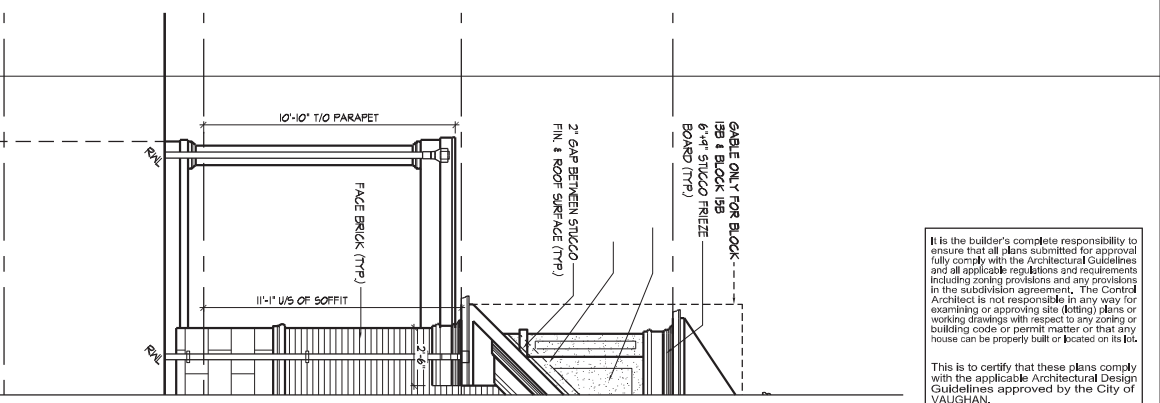
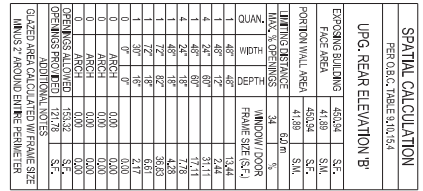


REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION



**UNIT-3104**  
REV.2022.07.11

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

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[www.huntdesign.ca](http://www.huntdesign.ca)

**GOLDPARK HOMES - 217014**  
PINE VALLEY TOWNS. VAUGHAN ON

Drawn By	Checked By	Scale	File Number	Page Number
MM	AW	3/16"=1'-0"	217014WT3104-TYPE A-BUNGALOW	9A of 17
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326				

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE

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

APPROVED BY: \_\_\_\_\_  
DATE: JULY 20, 2022

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SPATIAL CALCULATION			
PER CATCH, TWIN 80, 15.4			
UPR, NEAR ELEVATION A:			
EXPANDED LUNED	450.04	S.E.	
FACE AREA	41.89	S.U.	
PORTION WALL AREA	469.04	S.U.	
PORTION DISTANCE	6.0 m	S.U.	
WALL THICKNESS	34	mm	
QUANTITY	1	UNIT	
1	48	12"	
2	48	12"	
3	48	12"	
4	48	12"	
5	48	12"	
6	48	12"	
7	48	12"	
8	48	12"	
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105	48	12"	</

**UNIT-3104**  
REV.2022.07.11

Drawn By: MM Checked By: AW Scale: 3/16"=1'-0" File Number: 217014WT3104-TYPE A-BUNGALOW  
8966 Woodbine Ave. Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Page Number  
of 18UPGRADED REAR ELEVATION 'A' - 3/04<sup>9</sup>

AWHMMING | TUE JUL 12 22:09:04 AM | K:\PROJECTS\2017\217014\_GOLD\WORKING\TOWNS\217014\NTS\104-TYPE A-BUNGALOW.DWG

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QUALIFICATION INFORMATION

Allan Whiting 231

NAME SIGNATURE B

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 196

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ROOF PLAN  
EL. 'B' UP  
NTS.

4"x8" PRECAST  
CONC. (WFOST) (TFP)

6" ALUM. CLAD WOOD  
FREEZE BRD. (TFP)

CONT. 10" PRECAST CONC.  
BAND W/ 1/2" PROL

12"x21" PRECAST  
CONC. ACCENT (TFP)

6" PORTLAND PRECAST CONC.  
SILL W/ 1/2" PROL (TFP)

PREEN RAISED SEAM  
MFL. ROOF (TFP)

TOP OF SLATE

8'-11" CEILING HEIGHT

FIN. POWDER ROOM FLOOR

10'-3" W/5" OF SOFFIT

STUCCO FINISH W/  
RAISED FLTM (TFP)

10"x10" FREE HOLLOW COL. W-  
16 1/2" DIA. PRECAST CONC.  
MASONRY FINISH 6"x6" NO  
POST TIED TOP & BOTTOM (TFP)

POWERS CONC. FOUNDATION  
WALLS & FOOTINGS (TFP)

10"x10" PREF. HOLLOW COL. W/—  
CAP & BASE ON 16"x16"  
MASONRY PIER W/ INT. 6"x6" WD  
POST TIED TOP & BOTTOM (TYP.)  
POURED CONC. FOUNDATION —  
WALLS & FOOTINGS (TYP.)

FRONT ELEVATION 'B' UPGRADE - 3104  
(BLOCK 13B - LOT 4) (BLOCK 15B - LOT 1 SIMILAR-SEE

AWHITTING | TUE JUL 12 22 09:04 AM | K:\PROJECTS\2017\217014.GOLDWORKING\TOWNS\217014\MT3104-TYPE A-BUILDING\LOW.DWG (55)

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

APPROVED BY: \_\_\_\_\_  
DATE: JULY 20, 2022

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professional responsibility.

**FRONT ELEVATION 'B' UPGRADE- BLOCKS 13B & 15B**

**GOLDPARK HOMES - 217014**  
PINE VALLEY TOWNS. VAUGHAN ON

UNIT-3104  
REV.2022.07.11

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Page Number  
11 of 18

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QUALIFICATION INFORMATION

Allan Whiting	23
NAME	
REGISTRATION INFORMATION	
WILMUT DESIGN ASSOCIATES INC	19

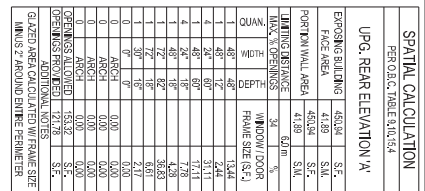
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REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"  
UNLESS NOTED OTHERWISE







[illegible]



TOP OF PLATE

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ENGINEERED ROOF TRUSS, FLOOR  
JOIST, AND FLOOR LVL BEAM DESIGN

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

PART. LOFT FLOOR PLAN,  
EL. 'B' UPG. - METER ROOM

PROVIDE RIGID INSULATION UNDER ENTIRE  
SLAB SURFACE WHEN SLAB IS LESS THAN 2'-0"  
DIFFERENCE FROM FINISHED GRADE

PROVIDE RIGID INSULATION EXTENDED NO LESS THAN 2'-0" BELOW FINISHED GRADE, UNDER THE EXTERIOR PERIMETER OF THE CONCRETE SLAB ALONG THE FOUNDATION WALL FOR WALK-OUT CONDITIONS OR WHEN THE DIFFERENCE FROM THE SLAB TO FINISHED GRADE IS LESS THAN 2'-0".

PART. SECTION 'B'

23177

HUNT DESIGN ASSOCIATES INC. 196

19695

### PARTIAL PLANS & SECTION - METER ROOM (BLK 15, UNIT 1)

**GOLDPARK HOMES - 217014**  
PINE VALLEY TOWNS. VAUGHAN ON

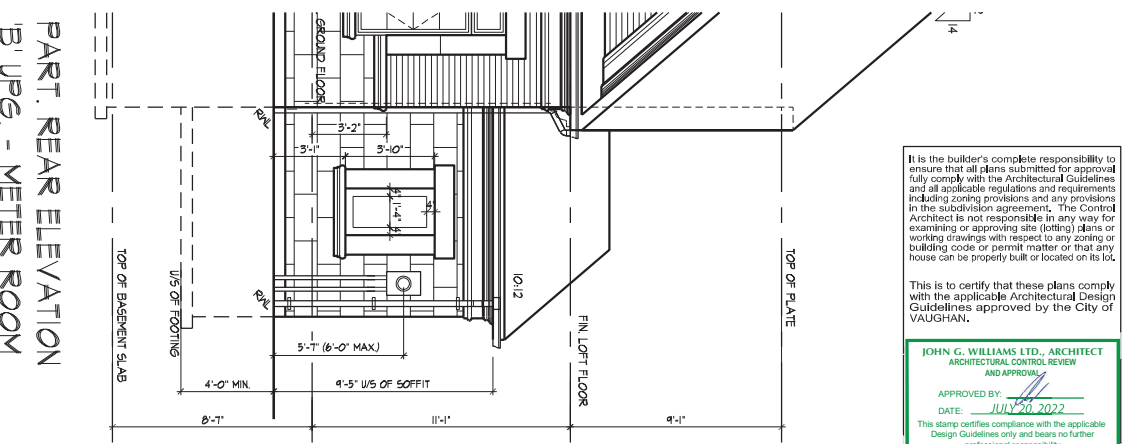
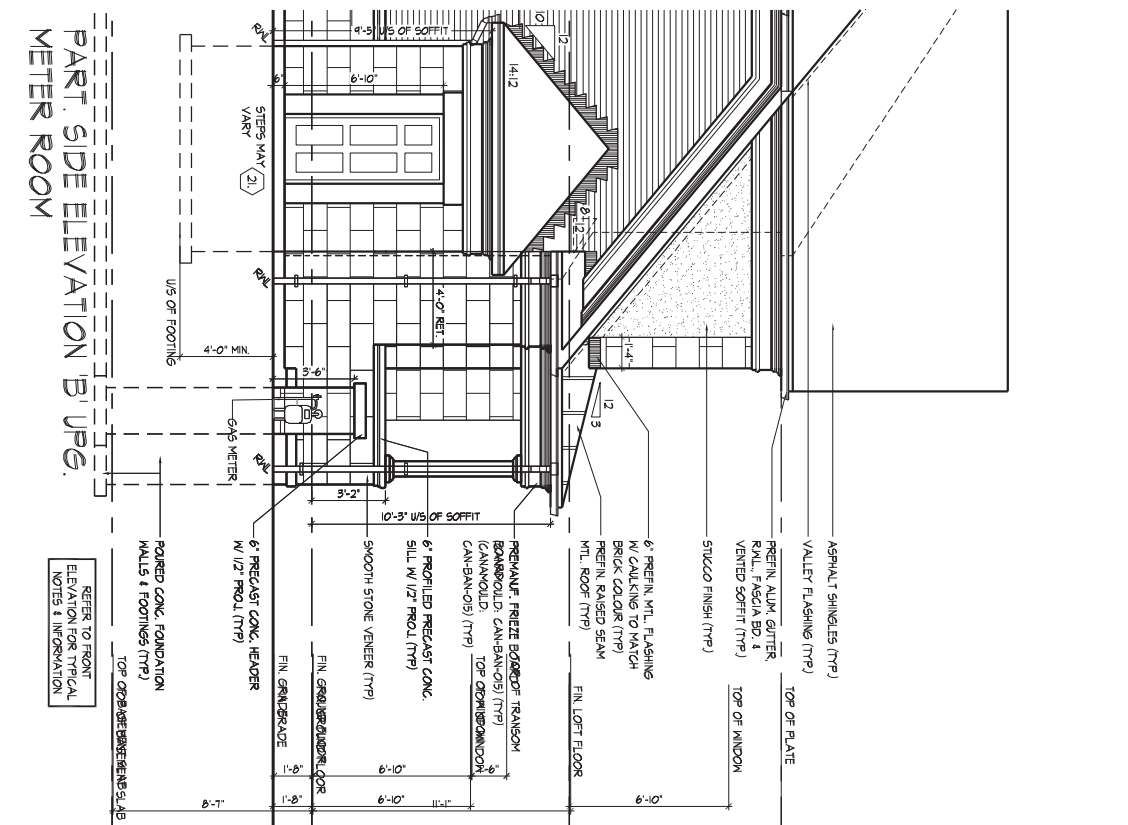
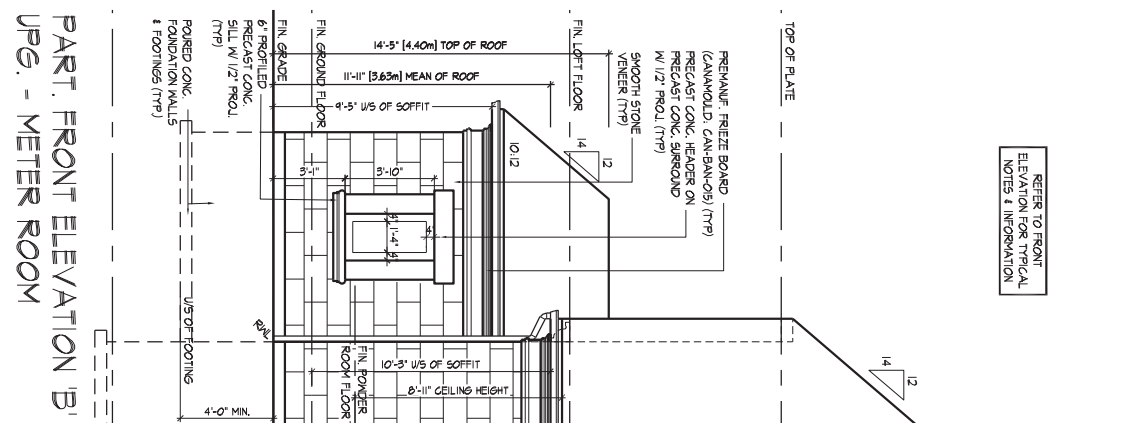
UNIT-3104  
REV.2022.07.11

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DESIGN ASSOCIATES INC.  
[www.hunt-design.ca](http://www.hunt-design.ca)

REFER TO FLOOR JOIST  
MANUFACTURER'S DRAWINGS  
FOR LAYOUT, SPACING,  
BLOCKING & STRAPPING  
REQUIREMENTS, INSTALLATION  
DETAILS AND HANGER SIZES, &  
SUFLOOR THICKNESS

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

PART. GROUND FLOOR  
PLAN, EL. 'B' UPG.  
METER ROOM



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

APPROVED BY:   
DATE: JULY 20, 2022

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**PART. ELEVATIONS - METER ROOM (BLK 15, UNIT 1)**

**GOLDPARK HOMES - 217014**  
**PINE VALLEY TOWNS, VAUGHAN ON**

**UNIT-3104**  
**REV.2022.07.11**

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Qualification Information  
Allan Whiting 23177  
BCLP

THIS REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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Checked By: AW  
Scale: 3/16"=1'-0"  
File Number: 217014WT3104-TYPE A-BUNGALOW  
Page Number: 15 of 18

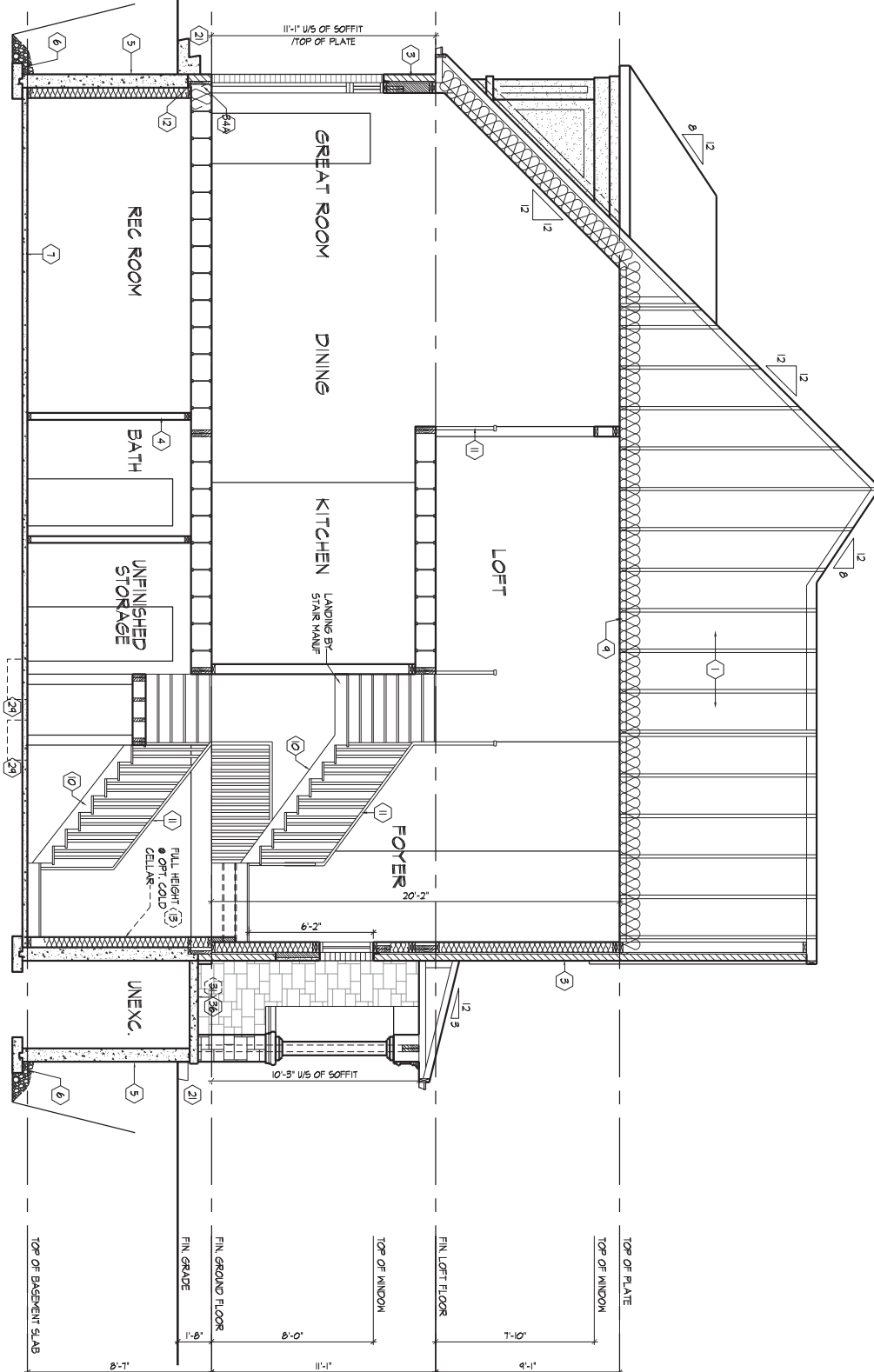
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100 COMMERCE VALLEY DR. W.  
THORNHILL, ONTARIO CANADA L3T 0A1  
TEL: 1-905-882-4211 FAX: 1-905-882-0855 WWW.WSPGROUP.CA

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JOIST, AND FLOOR LVL BEAM DESIGN.

CROSS SECTION 'A-A'



CROSS SECTION 'A-A'

AWH/ING | TUE JUL 12 22:05:04 AM | K:\PROJECTS\2017\217014-GOLDWORKINGTOWNS\217014WT3104-TYPE A-BUNGALOWING

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Allan Whiting 23177  
B.C.N.  
TRUE  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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

Rev Number: 217014WT3104-TYPE A-BUNGALOW  
Page Number: 16 of 18

**UNIT-3104**  
**REV.2022.07.11**



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.

- STAMP
- 
- A. KONG  
100184942  
July 15, 2022  
PROVINCE OF ONTARIO
- wsp**
- 100 COMMERCIAL VALLEY DR. W.  
THORNHILL, ONTARIO CANADA L3T 0A1  
TEL: 1-905-882-4211/FAX: 1-905-822-0555/[WWW.WSPGROUP.CA](http://WWW.WSPGROUP.CA)
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ENGINEERED ROOF TRUSS, FLOOR  
JOIST, AND FLOOR/CEILING DECKING**

# 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" (38x140) SPLY #2	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (38x140) SPLY #2	16' (406) O.C.	18'-4" (5588)
BRICK	2'-2 1/2" (38x140) SPLY #2	12' (305) O.C.	21'-0" (6400)
SIDING	2'-2 1/2" (38x140) SPLY #2	16' (406) O.C.	21'-0" (6400)

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

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCK BETWEEN WOOD 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 + 1-2x6" (1-38x140) BOTTOM PLATE & MIN. OF 3-2x6" (38x140) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 9b&g & 9b1d			
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (203) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, EXPOSED BLOCK MUST BE SEALED W/ COATS OF PAINT OR FURRED WITH 2"x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.			

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3-c			
5/8" (15.9) TYPE 'M' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x2" (38x38) STUDS @ 16" (406) O.C. MIN. 1" (25.4) APART ON SEPARATE 2"x4" (38x89) SILL PLATES, 2"x6" (38x140) AS REQUIRED FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL AND SAND ALL GYPSUM JOINTS.			

2 HR. FIREWALL (SB-3) WALL TYPE 9b&g & 9b1d			
1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (203) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED AREA, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT, GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK, (REFER TO DETAILS)			

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

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

UNSUPPORTED FOUNDATION WALLS (9.15.4.2)			
REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS 2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING) 2-20M BARS IN TOP PORTION OF WALL (8'-0" TO 12'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (12'-0" TO 15'-0" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL @ 6" O.C. REINFORCING AT BASEMENT WINDOWS 2-15M HORIZ. REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL BELOW THE WIN. SILL, EXTEND BARS 24" (610) BEYOND THE OPENING, 2-15M VERTICAL REINFORCING ON THE INSIDE AND OUTSIDE FACE OF THE FOUNDATION WALL ON EACH SIDE OF THE WINDOW OPENING. - BARS TO HAVE MIN. 1" (25) CONC. COVER - BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING			

STUD WALL REINFORCEMENT			
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.11) (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)			
2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX, (UNLESS OTHERWISE NOTED W/ 2x2" (38x89) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST PURLINS NOT REQ. W/ SPRAY FOAM), W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.52 RSI).			

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

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

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

BARREL VAULT CONSTRUCTION			
CANTILEVERED 2x4" (38x89) SPACERS LAID FLAT ON 2x10" (38x235) 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)			

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)			

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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)			

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)			

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)			

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)			

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)			

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)			

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)			

# 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 CONFORMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.  
 - IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVERSED AND APPROVED BY ENGINEER.

MIN. STUD SIZE In (mm)	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)			
	ROOF W/ OR W/O ATTIC	SUPPORT FLOORS (EXTERIOR) ATTIC & 1 FLOOR	ROOF W/ OR W/O ATTIC & 2 FLOOR	ROOF W/ OR W/O ATTIC & 3 FLOOR
		MAX. STUD SPACING, In (mm) O.C.		
2"x4" (38x89)	24" (610)	16" (405)	12" (305)	N/A
2"x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2"x8" (38x184)	-	9'-10" (3.0)	1'-0" (305)	12" (305)
2"x10" (38x235)	-	9'-10" (3.0)	1'-10" (3.6)	5'-11" (1.8)

## SECTION 2.0. GENERAL NOTES

- 2.1. WINDOWS**  
 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.  
 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800), (9.8.8.1).  
 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (3'-4" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2  
 4) REFER TO TITLE PAGE FOR MAX. L-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS	
THE CEILING HEIGHTS OF ROOMS AND SPACES SHALL CONFORM TO TABLE 9.5.3.1.	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 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 L-FLASH BUILT-UP WOOD MEMBERS.  
 6) ROOF FRAMING NOT TREATED WITH A WOOD PRESERVATIVE IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil POLYETHYLENE FILM, No.50 (4386) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 6" (152) ABOVE THE GROUND.

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

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

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

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

- 2.9. GRADING**  
 1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, CONFORM TO 9.14.6.

- 2.10. ULC SPECIFIED ASSEMBLIES**  
 ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIALS UNLESS THE SPECIFIED MANUFACTURER IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

- 2.11. 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.**

- 2.12. 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.**

- 2.13. 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.**

- 2.14. 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.**

- 2.15. 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.**

- 2.16. 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.**

- 2.17. 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.**

- 2.18. 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.**

- 2.19. 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.**

- 2.20. 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.**

- 2.21. 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.**

- 2.22. 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.**

- 2.23. 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.**

- 2.24. 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.**

- 2.25. 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.**

- 2.26. 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.**

- 2.27. 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.**

- 2.28. 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.**

- 2.29. 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.**

- 2.30. 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.**

- 2.31. 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.**

- 2.32. 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.**

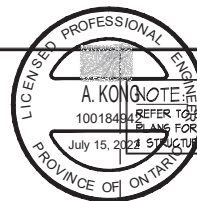
- 2.33. BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, CONFORM TO 9.14.6.**

- 2.34. 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.**

- 2.35. 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.**

- 2.36. BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRA**





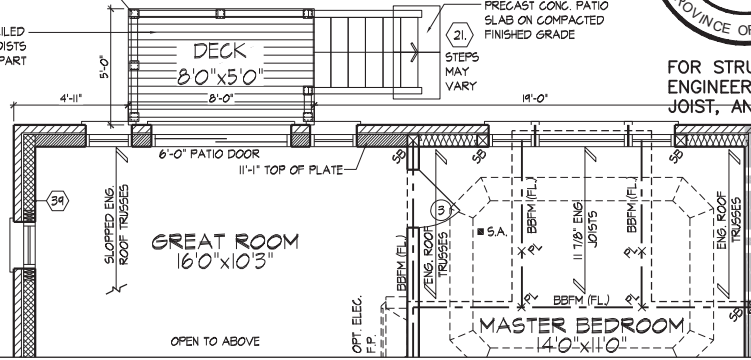
4"x4" P.T. MAIN CORNER POSTS  
4"x4" P.T. INTERMEDIATE POSTS  
@ 5'-1" O.C. MAX.

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

PRECAST CONC. PATIO  
SLAB ON COMPACTED  
FINISHED GRADE

STEPS  
MAY  
VARY

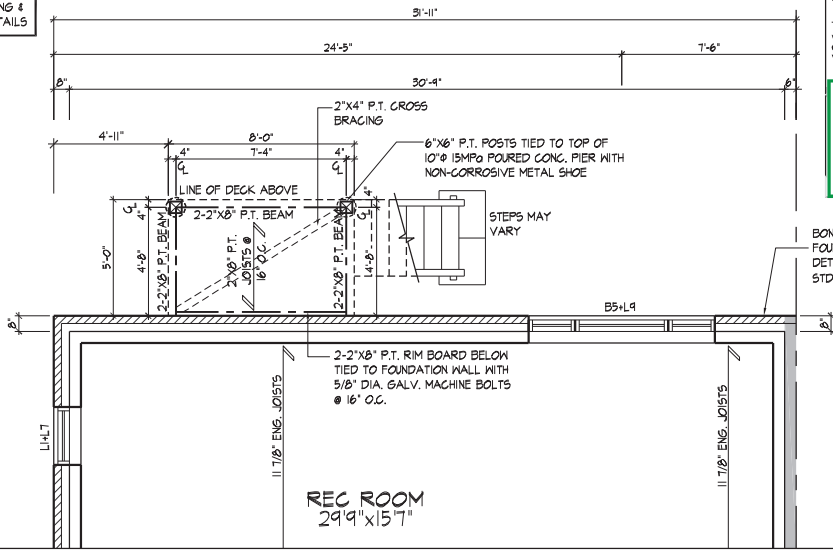
FOR STRUCTURAL ONLY. EXCLUDING  
ENGINEERED ROOF TRUSS, FLOOR  
JOIST, AND FLOOR LVL BEAM DESIGN.



NOTE:  
10" CONC. FOUNDATION WALL W/ 2"x6" KNEEWALL MAY BE REQUIRED DEPENDING ON BACKFILL HEIGHT. REFER TO SITING & DETAIL 05 ON PAGE 1-5 OF STD. DETAILS

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

SPATIAL CALCULATION			
PER O.B.G. TABLE 9.10.15.4			
REAR ELEVATION 'A' L.O.D. CONDITION			
EXPOSING BUILDING FACE AREA	550.99	S.F.	
FACE AREA	52.02	S.M.	
PORTION WALL AREA	550.99	S.F.	
PORTION WALL AREA	52.02	S.M.	
LIMITING DISTANCE	34	%	
MAX. % OPENINGS	34	%	
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
1	48"	56"	15.88
4	24"	72"	32.78
1	48"	72"	26.78
1	72"	20"	7.56
1	72"	82"	36.63
1	30"	16"	2.73
2	24"	32"	7.78
1	48"	32"	6.56
0	0"	0"	0.00
0	0"	0"	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
OPENINGS ALLOWED 130.40 S.F.			
OPENINGS PROVIDED 131.23 S.F.			
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



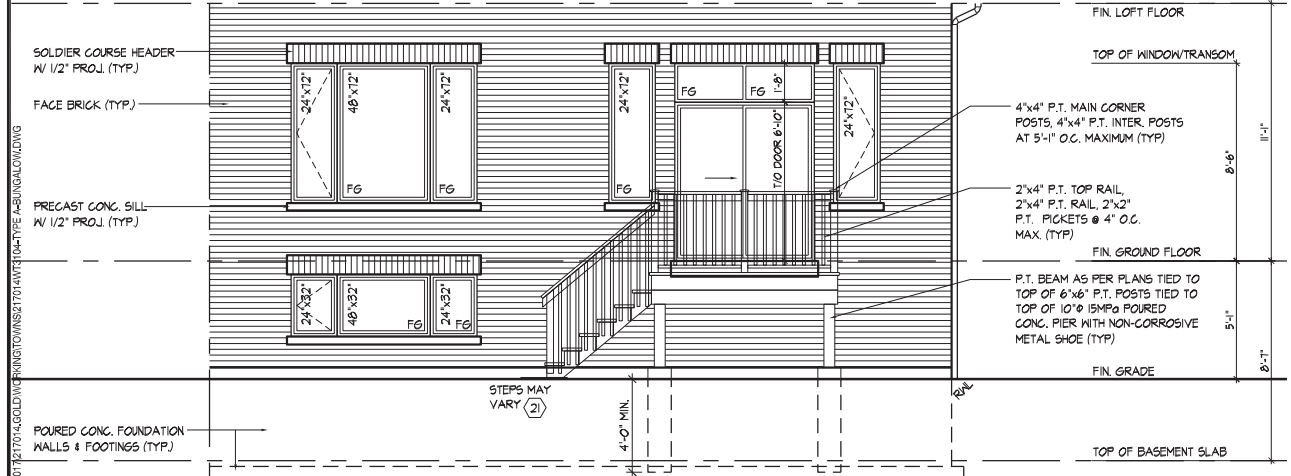
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This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

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.

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

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION



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

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.

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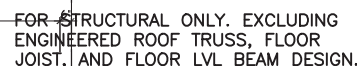
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.  
QUALIFICATION INFORMATION  
Allan Whiting 23177  
BON  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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

GOLDPARK HOMES - 217014  
PINE VALLEY TOWNS, VAUGHAN ON  
Drawn By: DSI  
Checked By: AW  
Scale: 3/16"=1'-0"  
217014WT3104-TYPE A-BUNGALOW  
8966 Woodbine Ave, Markham, ON L3R 0J7  
T 905.737.5133 F 905.737.3266

L.O.D. CONDITION 'A' & 'B'  
UNIT-3104  
REV.2022.07.11  
Page Number: W1 of W4

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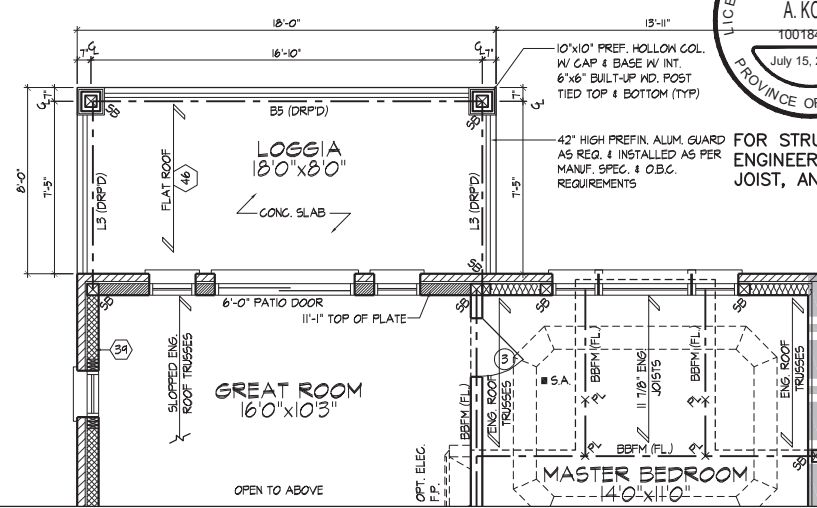


PARTIAL GROUND FLOOR PLAN, EL. 'A' & 'B'  
W.O.P. CONDITION





100 COMMERCE VALLEY DR. W.  
THORNHILL, ONTARIO CANADA L3T 0A1  
TEL: 1-905-882-4211 FAX: 1-905-822-0355 WWW.WSPGROUP.CA

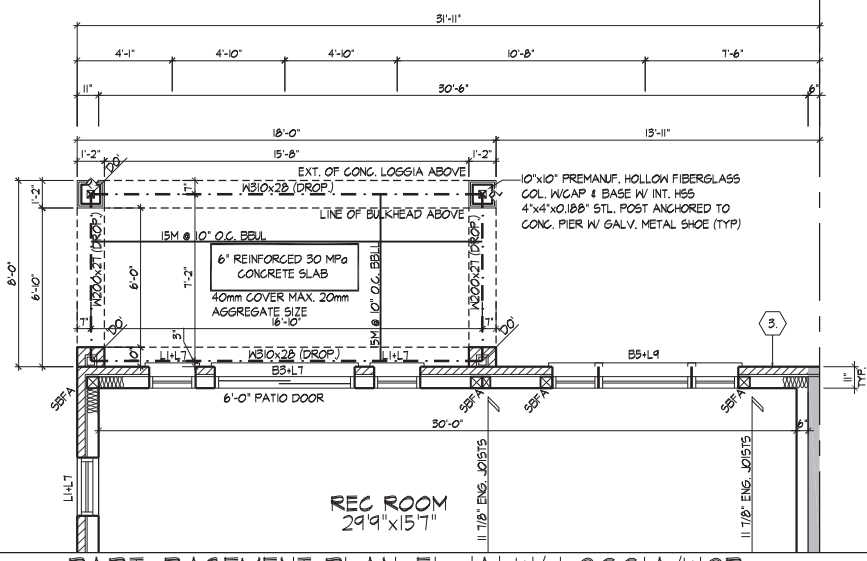


FOR STRUCTURAL ONLY. EXCLUDING  
ENGINEERED ROOF TRUSS, FLOOR  
JOIST, AND FLOOR LVL BEAM DESIGN.

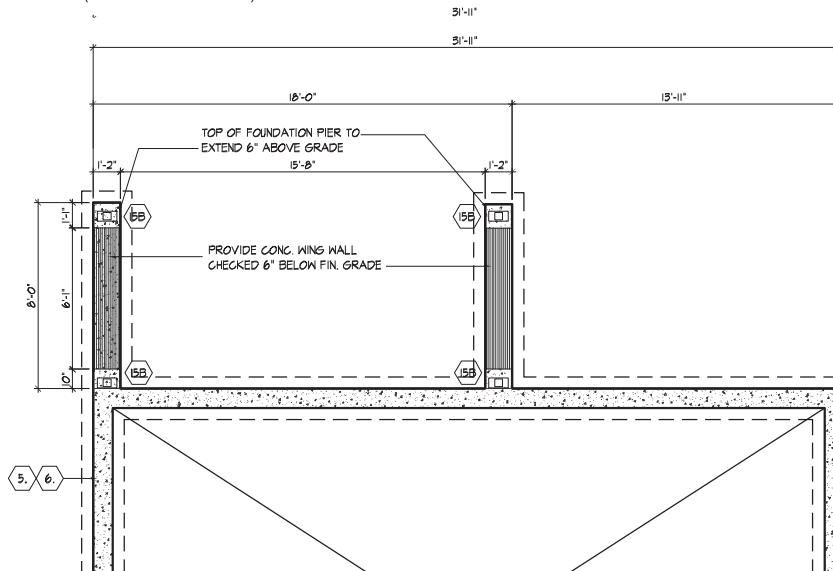
PART. GROUND FLOOR PLAN, EL. 'A' W/ LOGGIA/WOB  
('B' SIMILAR)

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

SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.1.5.4			
REAR ELEVATION 'A'			
W.O.B. CONDITION			
EXPOSING BUILDING	687.66	S.F.	
FACE AREA	63.89	S.M.	
PORTION WALL AREA	687.66	S.F.	
	63.89	S.M.	
LIMITING DISTANCE			
MAX. % OPENINGS	34	%	
MAX. WINDOW / DOOR			
FRAME SIZE (S.F.)			
QUAN.	WIDTH	DEPTH	
1	48"	56"	15.69
4	24"	72"	37.78
1	48"	72"	23.75
1	72"	20"	7.56
2	72"	82"	73.67
4	24"	48"	24.44
4	48"	48"	15.48
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
OPENINGS ALLOWED	233.80	S.F.	
OPENINGS PROVIDED	193.56	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE			
MINUS 2" AROUND ENTIRE PERIMETER			



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



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

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

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

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

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

Qualification Information  
Allan Whiting  
23177  
BCIN

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

**UNIT-3104**  
**REV.2022.07.11**

217014WT3104-TYPE A-BUNGALOW  
W3 of W4

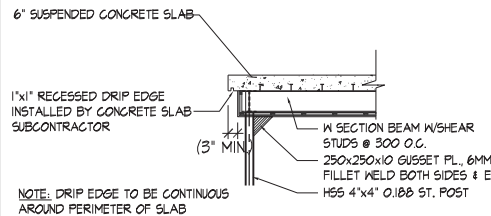
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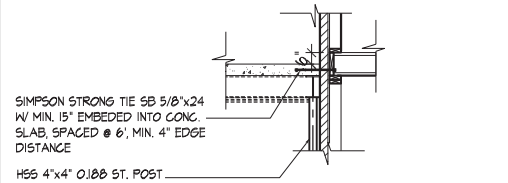


100 COMMERCE VALLEY DR. W.  
THORNHILL, ONTARIO CANADA L3T 0A1  
TEL: 1-800-462-4011 FAX: 1-800-522-0855 WWW.WSPGROUP.CA

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

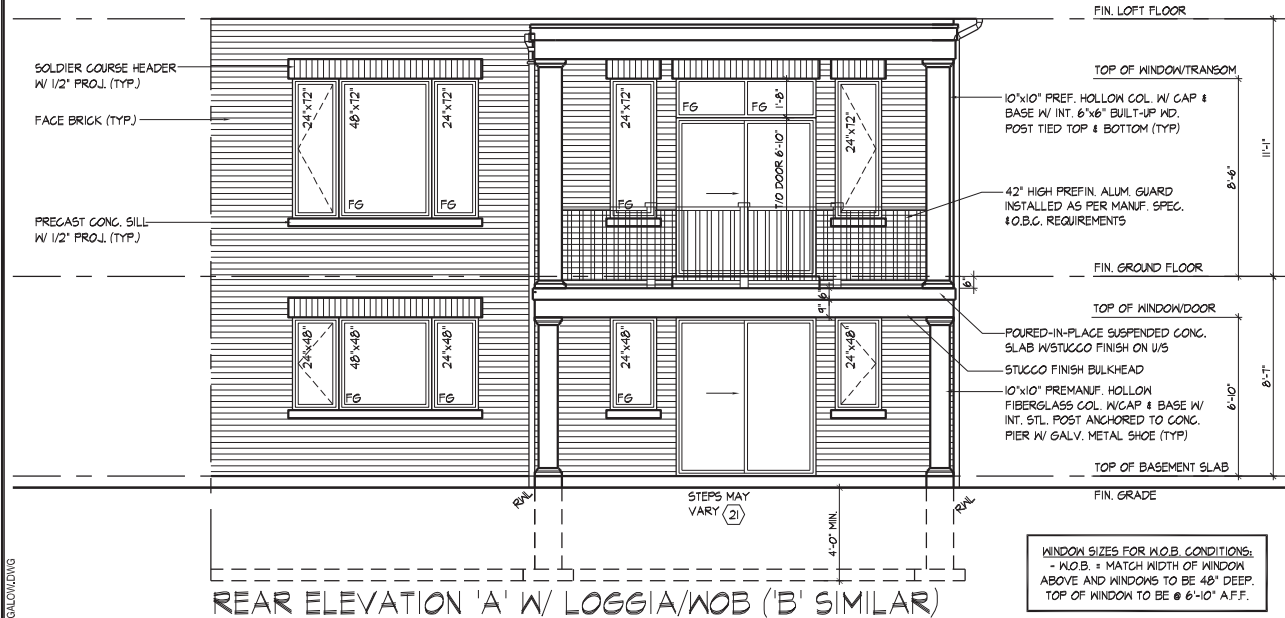


POST & BEAM SLAB DETAIL



SLAB CONNECTION DETAIL

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION



REAR ELEVATION 'A' W/ LOGGIA/WOB ('B' SIMILAR)

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

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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.

PART. ELEVATION FOR W.O.B. W/ LOGGIA CONDITION, EL. 'A'

GOLDPARK HOMES - 217014  
PINE VALLEY TOWNS, VAUGHAN ON

UNIT-3104  
REV.2022.07.11

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

Drawn By: MM Checked By: AW Scale: 3/16"=1'-0" Plot Number: 217014WT3104-TYPE A-BUNGALOW Page Number: W4 of W4  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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QUALIFICATION INFORMATION  
Allan Whiting 23177  
BQP  
TRUE REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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