

**All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.**

# PERSPECTIVE ELEVATION 'B'

## UNIT 5001 - THE HILLSBOROUGH VAUGHAN

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BUILDING PERMIT  
 ALL CONSTRUCTION SHALL  
 COMPLY WITH THE APPLICABLE  
 REQUIREMENTS OF THE  
 REGULATION 33/13 (AS AMENDED  
 THE 2012 BUILDING CODE ACT  
 BUILDING CODE ACT

FOR OFFICE USE ONLY  
 CITY OF VAUGHAN  
 BUILDING STANDARDS DEPARTMENT  
 PLANS EXAMINATION

RECEIVED  
 FEB 26 2020

[illegible]

10. REVISED AS PER STRUCT. ENG. & REISSUED FOR FINAL	2018/10/24	OF
9. REVISED DESIGN AS PER CLIENT COMMENTS	2018/06/14	MC
8. REVISED AS PER ENG. COMMENTS	2018/05/31	MC
7. REVISED AS PER CLIENT COMMENTS	2018/05/17	MC
6. REVISED AS PER ENG. COMMENTS	2018/04/17	MC
5. REVISED AS PER CLIENT/ROOF MANUF. COMMENTS	2017/12/05	MC
4. REVISED AS PER FLOOR MANUF. LAYOUTS	2017/12/01	MC
3. REVISED AS PER ROOF MANUF. LAYOUTS	2017/11/17	MC
2. REVISED AS PER CLIENT COMMENTS	2017/11/06	MC
1. ISSUED FOR CLIENT REVIEW & PRICING	2017/09/21	OF
REVISIONS	DATE (YYYY/MM/DD)	BY

CONFIDENTIAL

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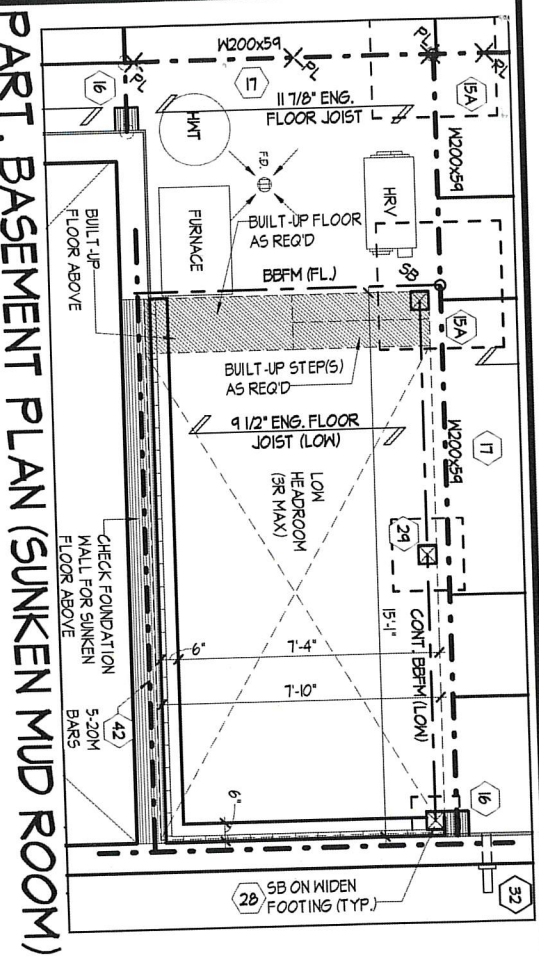
REV.2018.10.24

$$\begin{array}{r} 17 \\ \hline 7326 \end{array}$$

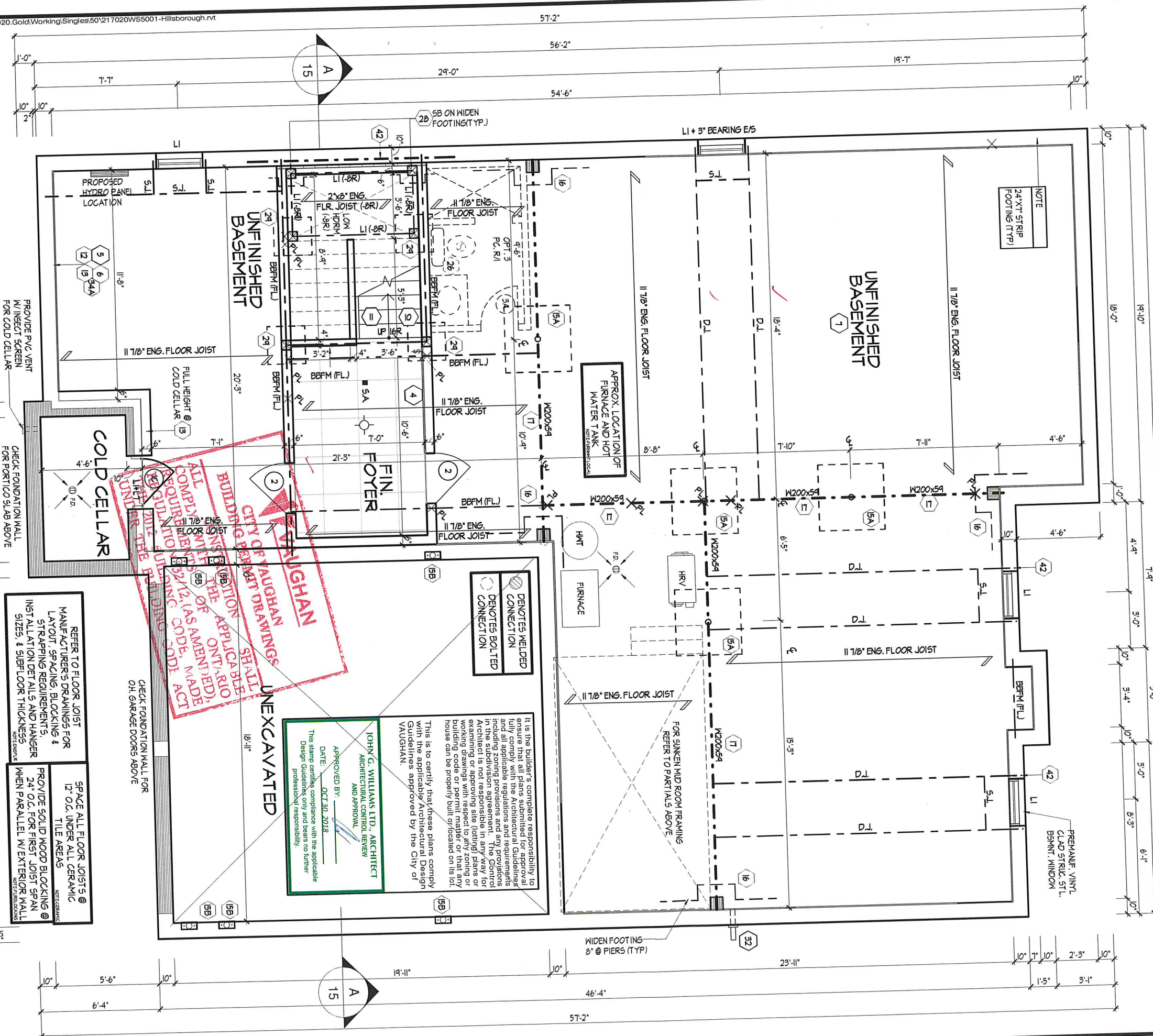
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**CITY OF VAUGHAN**  
**FOR BUILDING PERMIT ONLY**  
**All site plans and construction to**  
**comply with City of Vaughan**  
**By-Law 1-88 a.a.**



**PART. BASEMENT PLAN (SUNKEN MUD ROOM)**



**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: OCT 30, 2018  
This stamp certifies compliance with the applicable Design Guidelines and bears no further professional responsibility.

It is the builder's complete responsibility to ensure that all plans Architectural Guidelines fully comply with applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining drawings with respect to any zoning or building code or permit related to any building house can be properly built or located on its lot.

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

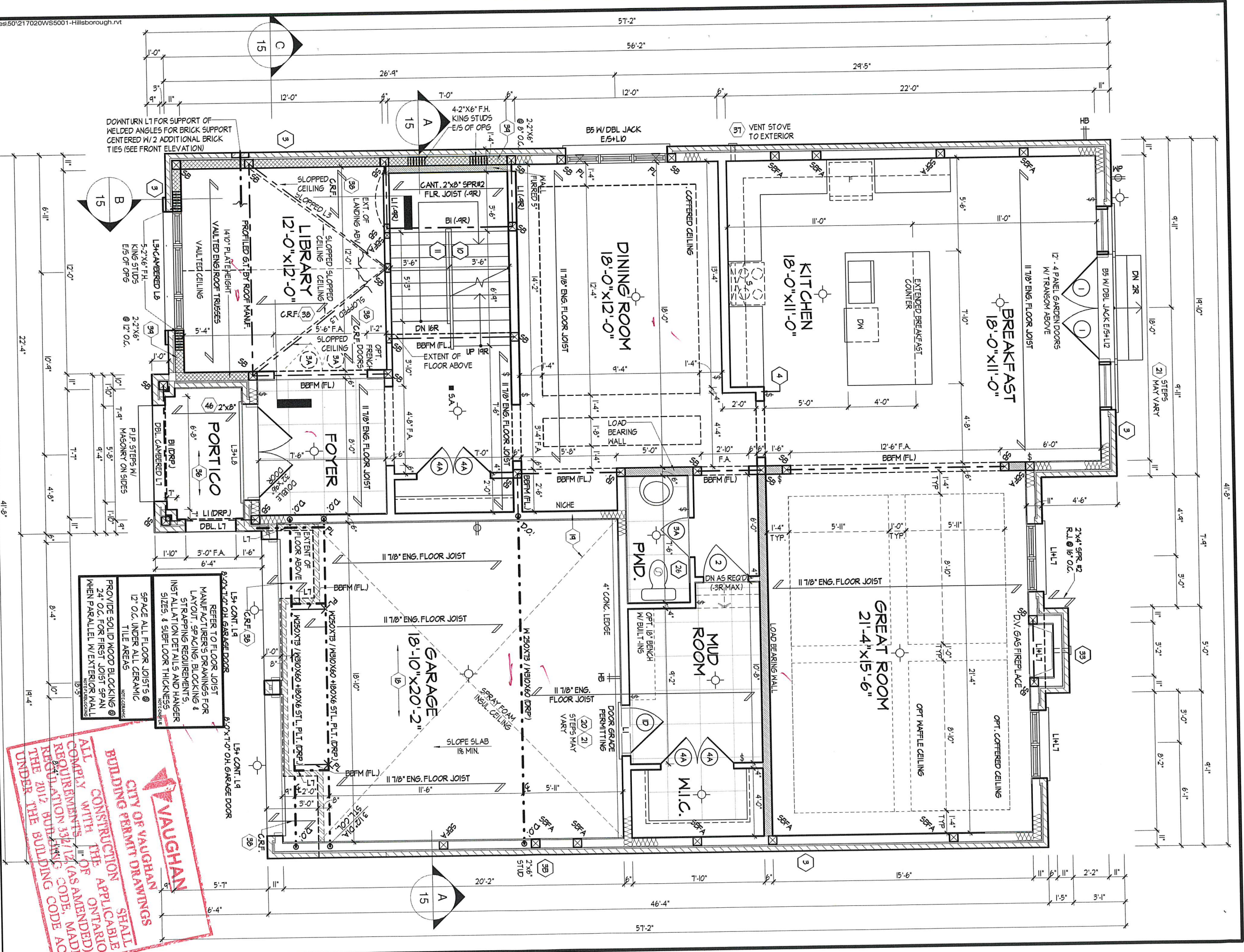
SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

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

**BASEMENT PLAN, ELEV. 'A'**

**BASEMENT PLAN, ELEV. 'A'**

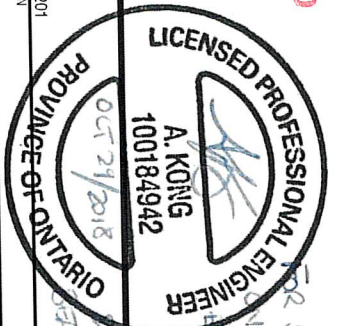




GROUND FLOOR PLAN, ELEV. 'A'

FOR BUILDING PERMIT ONLY

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.



PROJECT: 2017-217020-GoldWorkingSingles501-217020WS5001-Hillsborough.rvt  
DATE: 20201  
DRAWN BY: MH  
CHECKED BY: OF  
SCALE: 3/16"=1'-0"  
PROJECT: 2017-217020-GoldWorkingSingles501-217020WS5001-Hillsborough.rvt  
DATE: 20201  
DRAWN BY: MH  
CHECKED BY: OF  
SCALE: 3/16"=1'-0"  
PROJECT: 2017-217020-GoldWorkingSingles501-217020WS5001-Hillsborough.rvt  
DATE: 20201  
DRAWN BY: MH  
CHECKED BY: OF  
SCALE: 3/16"=1'-0"

VAUGHAN CITY OF VAUGHAN BUILDING PERMIT DRAWINGS SHALL COMPLY WITH THE APPLICABLE CONSTRUCTION REQUIREMENTS OF THE 2012 BUILDING CODE ACT UNDER THE BUILDING CODE ACT

JOHN G. WILLIAMS LTD. ARCHITECT  
APPROVED BY: [Signature]  
DATE: OCT 30, 2018  
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REFER TO FLOOR JOIST  
MANUFACTURER'S DRAWINGS FOR  
LAYOUT, SPACING, BLOCKING &  
STRAPPING REQUIREMENTS.  
INSTALLATION DETAILS AND HANGER  
SIZES, & SUBFLOOR THICKNESS  
NOTES & DIMENSIONS



A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "PROVINCE OF ONTARIO" on the left and "LICENSED PROFESSIONAL ENGINEER" on the right. In the center, the name "A. KONG" and the license number "100184942" are printed. To the right of the text is a stylized signature in blue ink.


STY DESIGNS  
**HUNT**  
DESIGN ASSOCIATES INC.

**www.huntdesign.ca**

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

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

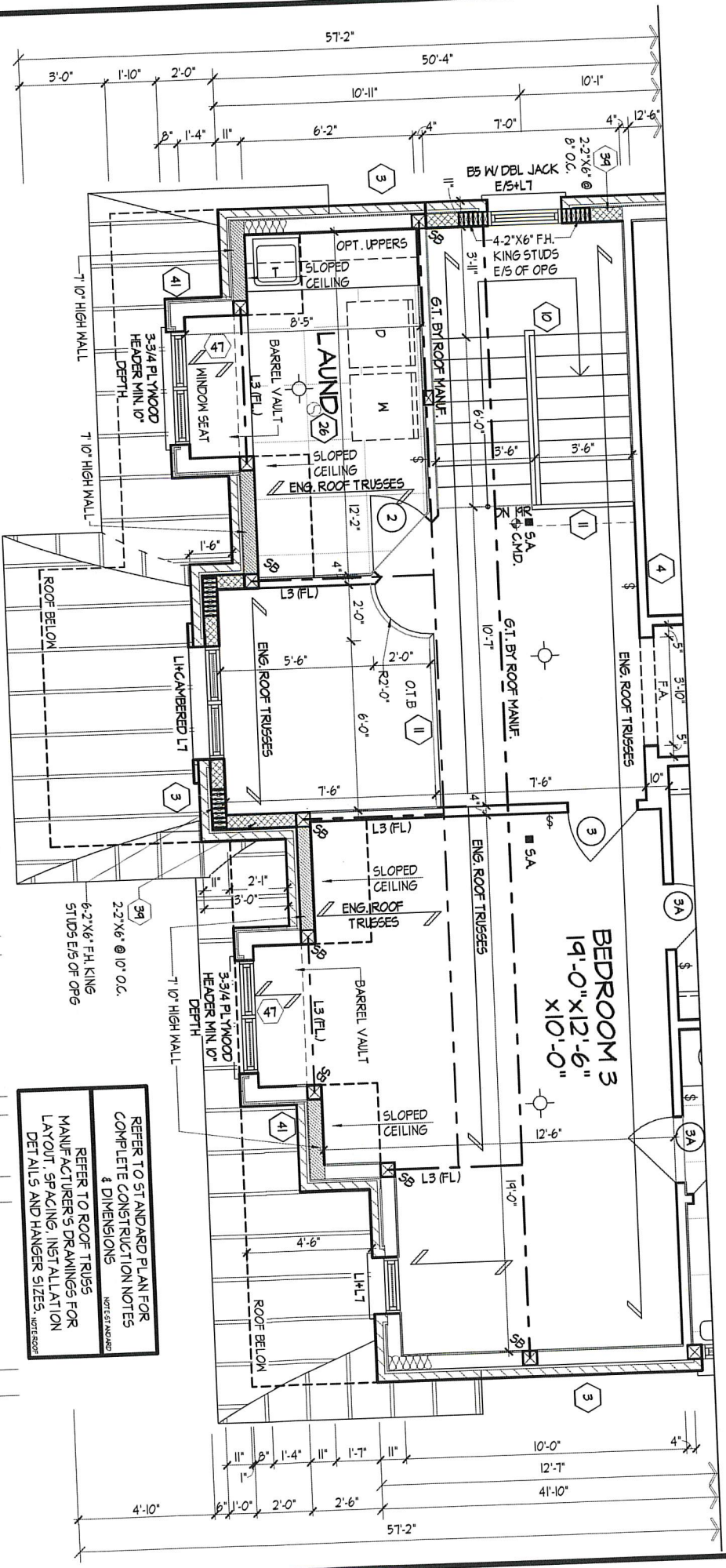
APPROVED BY:   
DATE: OCT 30, 2018

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

10/11 DESIGN PROFESSIONAL'S NOTES

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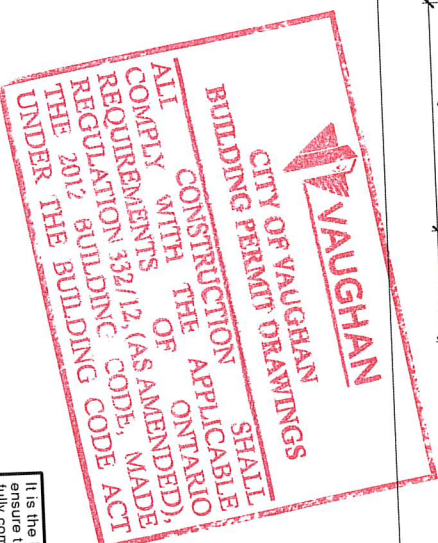




PART. SECOND FLOOR PLAN, ELEV. 'B'

All site plans and construction to  
comply with City of Vaughan  
By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY



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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
DATE: OCT 30, 2018  
APPROVED BY: [Signature]  
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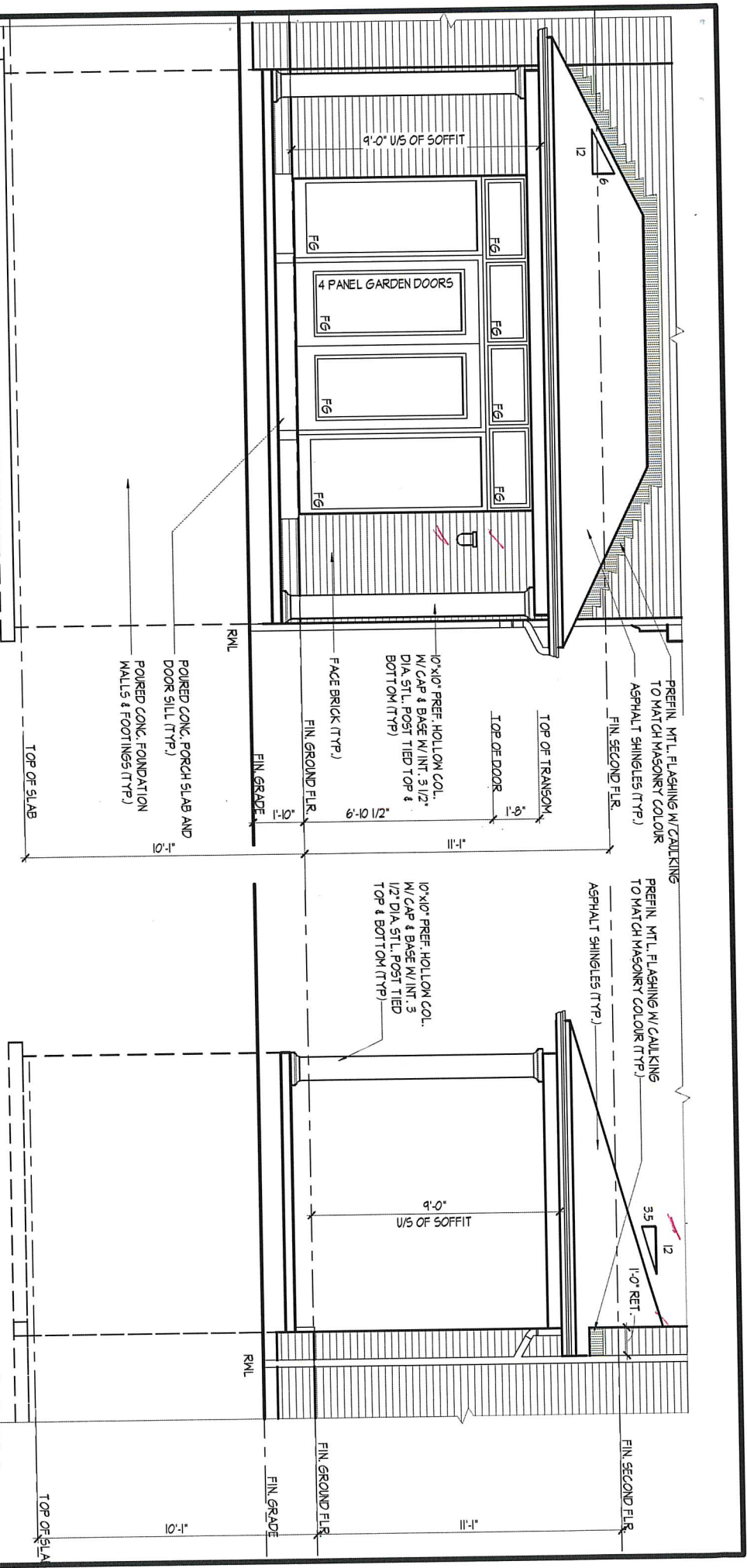
PART. SECOND FLOOR PLAN, ELEV. 'B'

GOLDPARK HOMES - 217020 UNIT 5001 - THE HILLSBOROUGH  
PINE VALLEY, VAUGHAN, ONTARIO  
REV. 2018.10.24



Drawn By: MH  
Created By: OF  
Scale: 3/16" = 1'-0"  
Pine Number: 217020WS5001.rvt  
F 905.737.7326

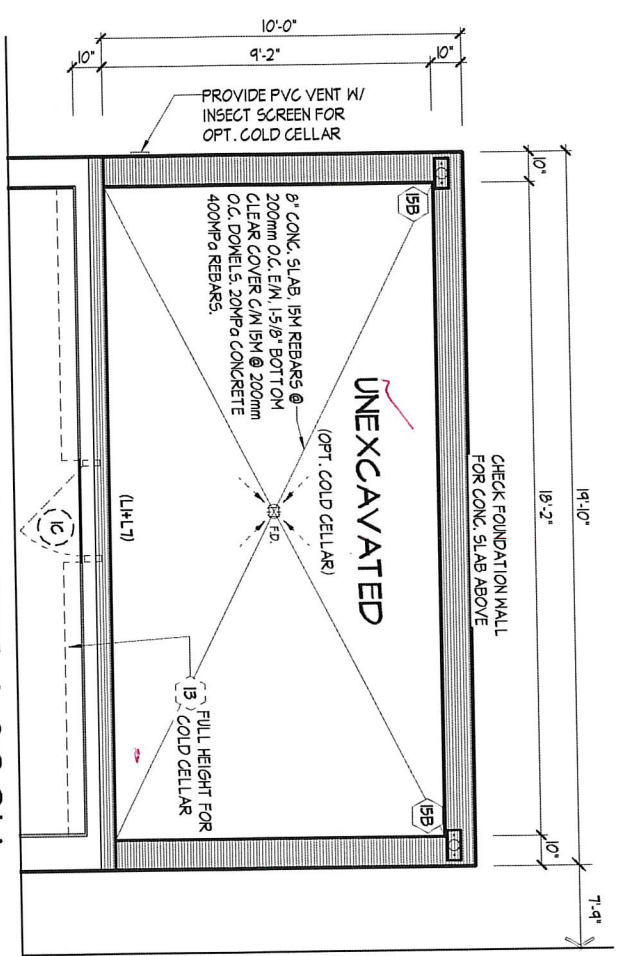




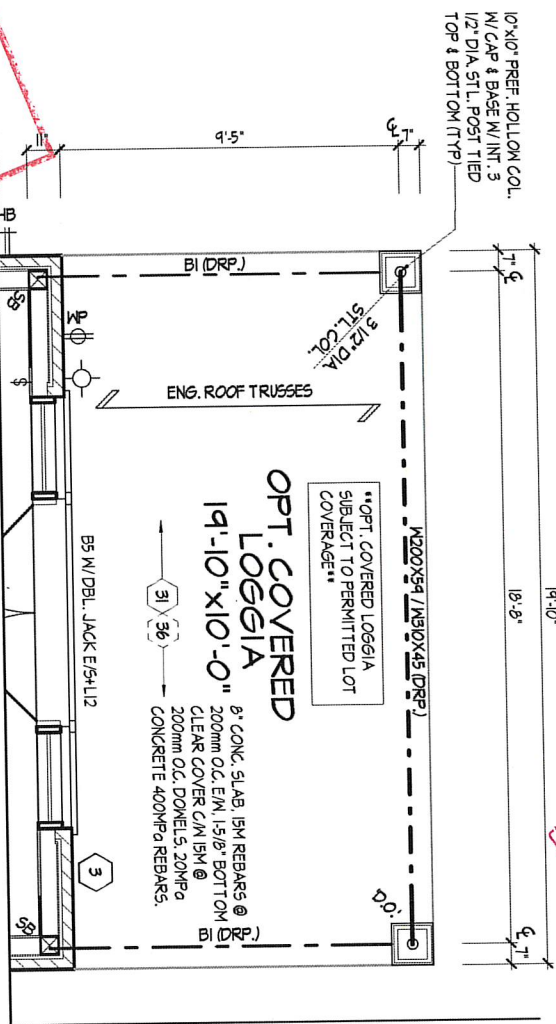
PART. REAR ELEVATION, OPT. LOGGIA

LEFT SIDE ELEVATION, OPT. LOGGIA

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION



PART. BASEMENT PLAN, OPT. LOGGIA



PART. GROUND FLOOR PLAN, OPT. LOGGIA

**VAUGHAN**  
CITY OF VAUGHAN  
BUILDING PERMIT DRAWINGS  
ALL CONSTRUCTION OF THE APPLICABLE  
BUILDING PERMIT DRAWINGS  
COMPLY WITH THE APPLICABLE  
REGULATIONS OF THE CITY OF VAUGHAN  
THE 2012 BUILDING CODE, MADE  
UNDER THE BUILDING CODE ACT

REFER TO STANDARD PLAN FOR  
COMPLETE CONSTRUCTION NOTES  
& DIMENSIONS



**All site plans and construction to  
comply with City of Vaughan  
By-Law 1-88 a.a.**

**CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY**

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible for the design or construction of the building or for the building code or permit matter or that any house can be properly built or located on its lot.

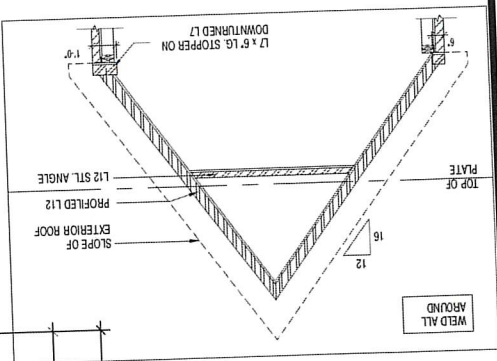
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

**JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
DATE: OCT 30, 2018  
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OPT. LOGGIA PLANS



# A-FRAME DETAIL



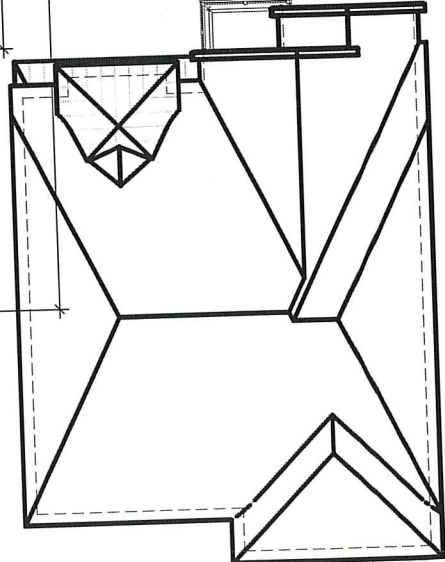
All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN

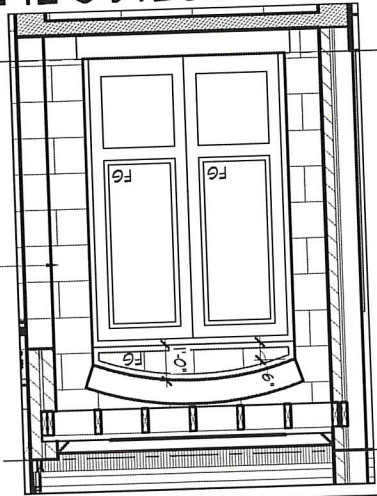
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34'-6" 85/256" (1051 m TOP OF ROOF)  
21'-5" 43/256" (1856 m MEAN OF ROOF)

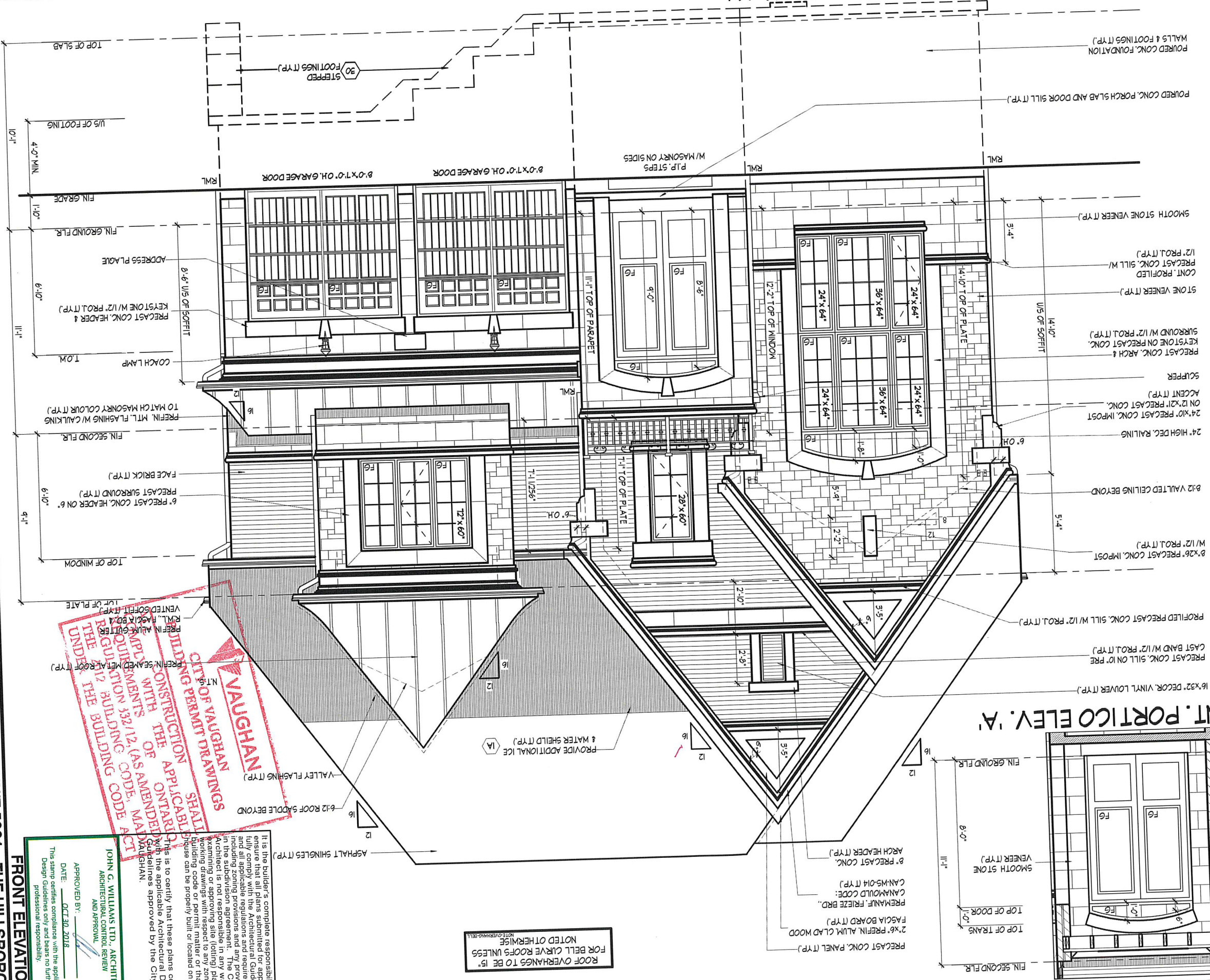
# ROOF PLAN ELEV. 'A'



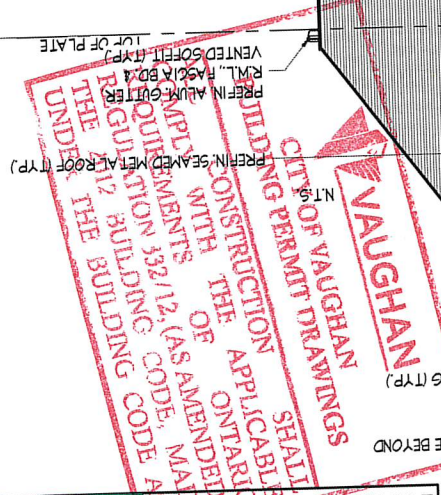
# INT. PORTICO ELEV. 'A'



# FRONT ELEVATION, 'A'



ROOF OVERHANGS TO BE 15\"/>



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APPROVED BY: **JOHN G. WILLIAMS LTD., ARCHITECT**  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
DATE: **OCT 30, 2018**  
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# FRONT ELEVATION 'A'

**GOLDPARK HOMES - 217020 UNIT 5001 - THE HILLSBOROUGH**  
**PINE VALLEY, VAUGHAN, ONTARIO**

Drawn By: **MH** OF **3/16"=1'-0"** Scale  
Checked By: **217020WS001.MT**  
8 of 17

**HUNT**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0J7 T 905.737.5133

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 OF A DESIGNER.  
QUALIFICATION INFORMATION  
Olin Fairbairn  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC.  
19995



WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
LEFT SIDE ELEVATION A - STANDARD PLAN				
QUANT.	WIDTH	HEIGHT	DOOR FRAME SIZE (SF)	WINDOW/
2	30"	16'	4.33 SF	
1	24"	48"	6.11 SF	
1	32"	72"	13.22 SF	
1	48"	52"	14.67 SF	
1	72"	30.22 SF		68.56 SF
SPATIAL CALCULATION				
WALL AREA				
LIMITING DISTANCE				
1.2 m				
MAX. % OPENINGS				
7%				
OPENINGS ALLOWED				
68.56 SF				
OPENINGS PROVIDED				
68.56 SF				
ADDITIONAL NOTES				
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER				

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

LEFT SIDE ELEVATION, 'A'

EXTENTS OF SPATIAL CALCULATIONS  
REFER TO WINDOW SUMMARY FOR  
ADDITIONAL INFORMATION

POURED CONC. FOUNDATION  
WALLS & FOOTINGS (TYP.)

STEPS MAY VARY

FACE BRICK (TYP.)

PREFIN. ALUM. GUTTER,  
R.M.L. FASCIA BD. &  
VENTED SOFFIT (TYP.)

PROFILLED PRECAST  
CONC. SILL W/ 1/2" PROJ.  
(TYP.)

BRICK SOLDIER COURSE  
W/ 1/2" PROJ. (TYP.)

12' x 66"

48' x 52"

24' x 48"

32' x 72"

30" x 16"

R.M.L.

3'-4"

4'-0" RET.

14'-10"

U/S OF SOFFIT

TOP OF SLAB

10'-1"

1'-0"

FIN. GROUND FLR.

SMOOTH STONE VENEER (TYP.)

8'-6"

11'-1"

CONT. PROFILED  
PRECAST CONC. SILL W/  
1/2" PROJ. (TYP.)

STONE VENEER (TYP.)

TOP OF WINDOW

FIN. SECOND FLR.

7'-10"

9'-1"

PREMANUF. FRIEZE BOARD  
(CAN-BAN-015) (TYP.)

2ND FLR. T.O.W.

TOP OF PLATE

VALLEY FLASHING (TYP.)

ASPHALT FLASHING (TYP.)


ROOF OVERHANGS TO BE 15"  
FOR BELL CURVE ROOFS UNLESS  
NOTED OTHERWISE

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

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

APPROVED BY:   
DATE: OCT 30, 2018

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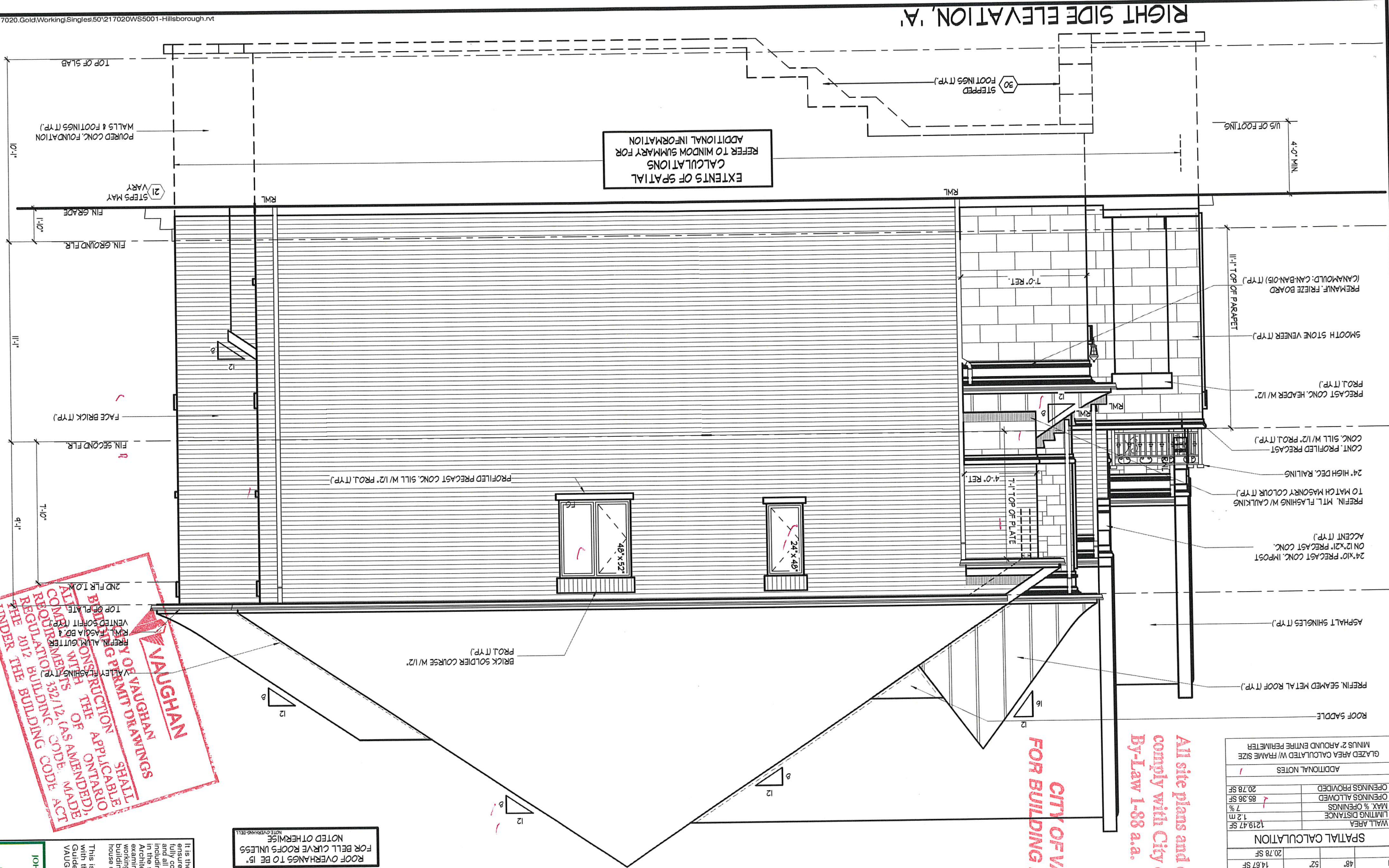
VAUGHAN  
CITY OF VAUGHAN  
BUILDING PERMIT DEPARTMENT  
SHALL CONSIDER ALL  
CONSTRUCTION OF THE APPLICABLE  
REQUIREMENTS 332/12, (AS AMENDED),  
THE 2012 BUILDING CODE, ACT  
UNDER THE BUILDING CODE ACT



WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
RIGHT SIDE ELEVATION A - STANDARD PLAN			
QUANT.	WIDTH	HEIGHT	WINDOW/DOOR FRAME SIZE (SF)
1	24"	48"	6.11 SF
1	48"	52"	14.67 SF
SPATIAL CALCULATION		20.78 SF	
WALL AREA		1219.47 SF	
MAX. % OPENINGS		7 %	
LIMITING DISTANCE		1.2 m	
OPENINGS ALLOWED		85.36 SF	
OPENINGS PROVIDED		20.78 SF	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY



EXTENTS OF SPATIAL  
CALCULATIONS  
REFER TO WINDOW SUMMARY FOR  
ADDITIONAL INFORMATION

REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

ROOF OVERHANGS TO BE 15"  
FOR BELL CURVE ROOFS UNLESS  
NOTED OTHERWISE

VAUGHAN  
CITY OF VAUGHAN  
BUILDING PERMIT  
CONSTRUCTION OF APPLICABLE  
REQUIREMENTS OF THE 2012 BUILDING CODE ACT  
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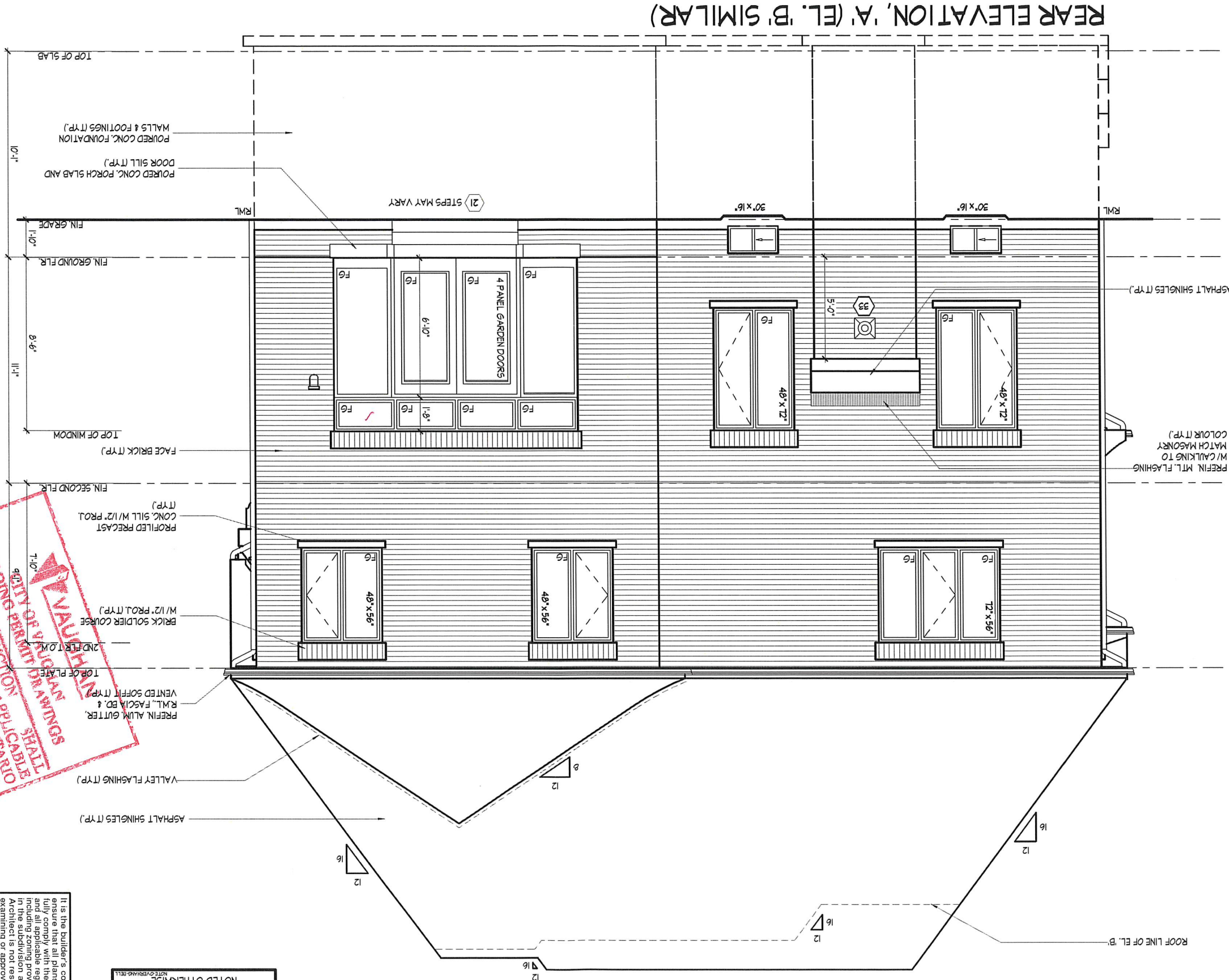
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WINDOW SUMMARY				
PER O.B.C. TABLE 9.10.15.4				
REAR EL. A & B -				
STANDARD PLAN				
QUANT.	WIDTH	HEIGHT	DOOR FRAME SIZE (SF)	WINDOW/DOOR FRAME SIZE (SF)
2	30"	16"	4.33 SF	170.49 SF
2	34"	82"	30.83 SF	
1	14"	20"	15.56 SF	
2	48"	56"	31.78 SF	
2	48"	72"	41.56 SF	
1	76"	82"	21.88 SF	
1	72"	56"	24.56 SF	
SPATIAL CALCULATION				
EXPOSING BUILDING		S.F.	916.67	GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER
FACE AREA		S.M.	85.16	
PORTION WALL AREA		S.F.	916.67	ADDITIONAL NOTES
S.M.		S.F.	85.16	
LIMITING DISTANCE		7.5 m		OPENINGS PROVIDED
MAX. % OPENINGS		50 %		
OPENINGS ALLOWED		458.34 SF		GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER
OPENINGS PROVIDED		170.49 SF		



All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE ONTARIO BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

FOR BELL CURVE ROOFS UNLESS NOTED OTHERWISE

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JOHN G. WILLIAMS LTD., ARCHITECT  
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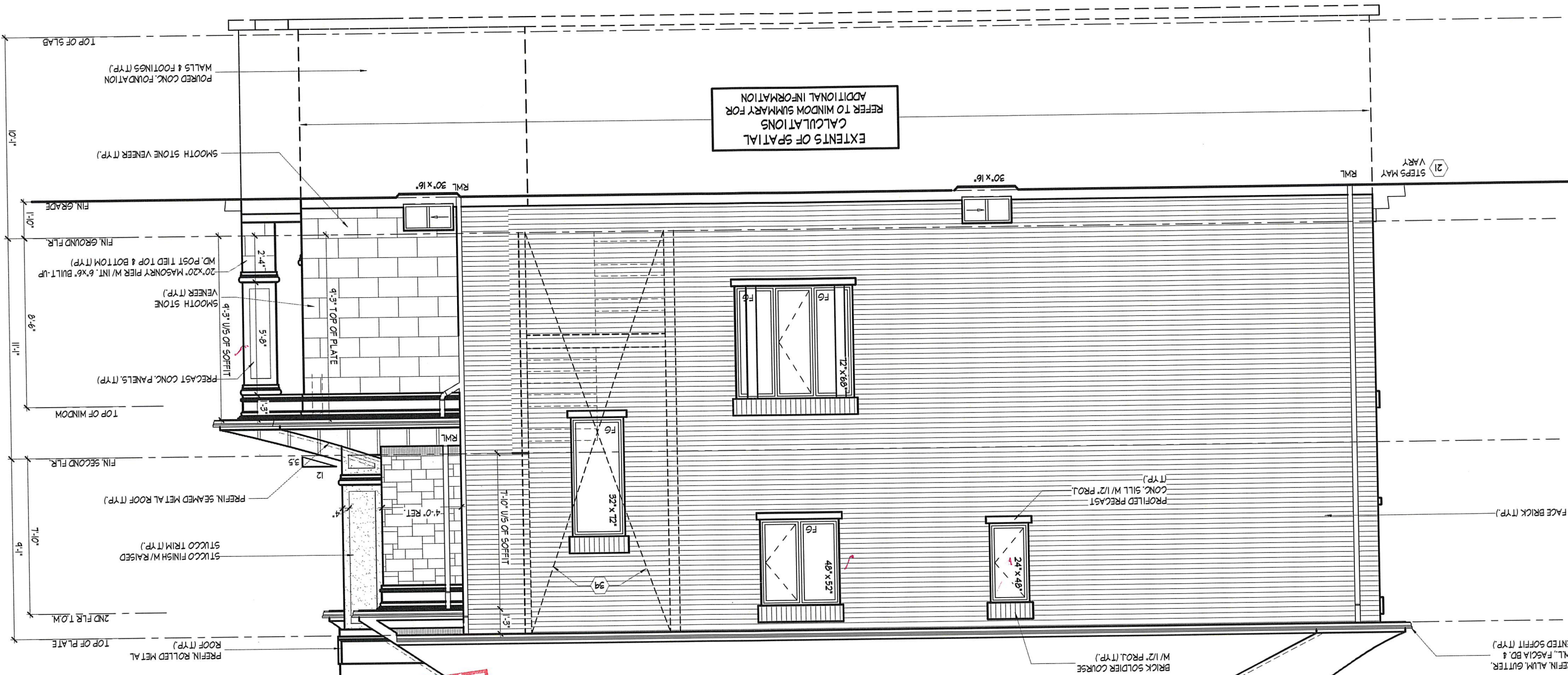


WINDOW SUMMARY			
PER O.B.C. TABLE 9.10.15.4			
LEFT SIDE ELEVATION B -			
STANDARD PLAN			
QUANT.	WIDTH	HEIGHT	WINDOW/DOOR FRAME SIZE (SF)
2	30"	16"	4.33 SF
1	24"	48"	6.11 SF
1	32"	72"	13.22 SF
1	48"	52"	14.67 SF
1	72"	30.22 SF	68.56 SF
SPATIAL CALCULATION			
WALL AREA			
LIMITING DISTANCE			
MAX. % OPENINGS			
OPENINGS ALLOWED			
OPENINGS PROVIDED			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

LEFT SIDE ELEVATION, 'B'



REFER TO FRONT ELEVATION FOR TYPICAL NOTES & INFORMATION

ROOF OVERHANGS TO BE 15" FOR BELL CURVE ROOFS UNLESS NOTED OTHERWISE

**VAUGHAN**  
CITY OF VAUGHAN  
BUILDING PERMIT DRAWINGS  
SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE CITY OF VAUGHAN BUILDING CODE, MADE UNDER THE BUILDING CODE ACT

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Building Code and all applicable provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining drawings 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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APPROVED BY: DATE: OCT 30, 2018

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LEFT SIDE ELEVATION 'B'

GOLDPARK HOMES - 217020 UNIT 5001 - THE HILLSBOROUGH  
PINE VALLEY, VAUGHAN, ONTARIO  
REV.2018.10.24

**HUNT HILL**  
DESIGN ASSOCIATES INC.  
www.huntdesign.ca

NAME: 20201  
SIGNATURE: 19935  
REGISTRATION INFORMATION: 19935

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THEREBY SET THE REQUIREMENTS SET OUT IN THE BUILDING CODE AND SETS THE REQUIREMENTS QUALIFICATION INFORMATION

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SIZE & SPACING OF STUDS, (OBC REFERENCE - TABLE 4.23.10.1)			
MIN. STUD SIZE, h (mm)	SUPPORTED LOADS (EXTERIOR)		
	ROOF W/ OR W/O ATTIC & 1 FLOOR	ROOF W/ OR W/O ATTIC & 2 FLOOR	ROOF W/ OR W/O ATTIC & 3 FLOOR
MAX. STUD SPACING h (mm) O.C.			
2"x4"	24" (610)	16" (405)	12" (305)
(38x89)	4'-10" (3.0)	4'-10" (3.0)	4'-10" (3.0)
2"x6"	-	24" (610)	16" (406)
(38x140)	-	4'-10" (3.0)	11'-10" (3.6)

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.  
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

BASE FLASHING CONFORMING TO TABLE 4.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

KEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE PVC, BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

PROVIDE MASONRY PARGE FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

## FINISHED GRADE

FOUNDATION WALLS SHALL NOT EXCEED 4'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (415.421). POURED CONC. FDN. WALL WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (415.421)

MIN. STUD SIZE, h (mm)	MAX. HEIGHT FROM FIN. SLAB TO GRADE	
	UNSUPPORTED AT TOP	SUPPORTED AT TOP
2"x4"	12.5m	12.5m & 12.5m
(38x89)	4'-1" (1.20m)	4'-1" (1.20m)
2"x6"	12.5m	12.5m & 12.5m
(38x140)	4'-1" (1.20m)	4'-1" (1.20m)

MINIMUM STRIP FOOTING SIZES (415.53)

NUMBER FLOORS SUPPORTED	MINIMUM STRIP FOOTING SIZES (415.53)	
	UNSUPPORTED AT TOP	SUPPORTED AT TOP
1	16" x 6" D	16" x 6" D
2	24" x 8" D	20" x 6" D
3	36" x 14" D	20" x 6" D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

## FIRST FLOOR

TYPICAL BRICK VENEER WALL CONSTRUCTION

TYPICAL FLOOR CONSTRUCTION

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

2'-2"x6" TOP PLATE

2"x6" SILL PLATE WITH 1/2" @ ANCHOR BOLTS @ 1' LONG, EMBEDDED MIN. 4" INTO CONC. @ 7'-10" O.C. CALKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

INSULATION BLANKET OR BATTIS W/ REQUIRED BASEMENT WALL R-VALUE. 6 MIL POLYETHYLENE VAPOUR BARRIER DAMPROOF WITH AIR/WATER BARRIER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. TERMINATE BLANKETS ABOVE SLAB AS REQUIRED BY O.B.C. OR ENERGY DESIGN CONSULTANT

TAPE AND SEAL BLANKETS AT ALL JOINTS

UNFINISHED BASEMENT

4" @ WEETING TILE, 6" CRISHED STONE COVER OVER AND AROUND WEETING TILES.

SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

1/2" INTERVIOUS BOARD FOR BOND BREAK

3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL

OR 20 MPa CONC. WITH DAMPROOFING BELOW SLAB.

PROVIDE RIGID INSULATION BELOW EDGE OF SLAB EXTENDED MIN. 2'-0" WHERE THE GRADE IS LESS THAN 2'-0" DIFFERENCE FROM UNDERSIDE OF SLAB TO FINISHED GRADE.

## NOTE:

WHERE REDUCED GRADE CONDITION REQUIRES THE USE OF A FULL HEIGHT BONDED WALL, REBAR SHALL BE PROVIDED AS PER DETAIL OT ON PG. 15

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.

## 05 MASONRY VENEER, 2"x6" STUDS, 10" FOUNDATION WALL Laterally UNSUPPORTED

1/2" = 1'-0"

SIZE & SPACING OF STUDS, (OBC REFERENCE - TABLE 4.23.10.1)			
MIN. STUD SIZE, h (mm)	SUPPORTED LOADS (EXTERIOR)		
	ROOF W/ OR W/O ATTIC & 1 FLOOR	ROOF W/ OR W/O ATTIC & 2 FLOOR	ROOF W/ OR W/O ATTIC & 3 FLOOR
MAX. STUD SPACING h (mm) O.C.			
2"x4"	24" (610)	16" (405)	12" (305)
(38x89)	4'-10" (3.0)	4'-10" (3.0)	4'-10" (3.0)
2"x6"	-	24" (610)	16" (406)
(38x140)	-	4'-10" (3.0)	11'-10" (3.6)

- REFER TO THIS CHART FOR STUD SIZE & SPACING AS REQUIRED FOR EXTERIOR WALLS ONLY. REFER TO SITING & GRADING PLAN OF THIS UNIT FOR CONFIRMATION OF TOP OF FOUNDATION WALL AND ADDITIONAL INFORMATION.  
- IF STUD WALL HEIGHT EXCEEDS MAX. UNSUPPORTED HEIGHT, WALL NEEDS TO BE REVIEWED AND APPROVED BY ENGINEER.

BASE FLASHING CONFORMING TO TABLE 4.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

KEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE PVC, BRICK VENTILATOR @ ALL WEEP HOLE LOCATIONS.

PROVIDE MASONRY PARGE FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

OPTIONAL WEETING TILE AT REAR WALL-SEE MUNICIPAL STANDARDS

## FINISHED GRADE

FOUNDATION WALLS SHALL NOT EXCEED 4'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (415.421). POURED CONC. FDN. WALL WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (415.421)

MIN. STUD SIZE, h (mm)	MAX. HEIGHT FROM FIN. SLAB TO GRADE	
	UNSUPPORTED AT TOP	SUPPORTED AT TOP
2"x4"	12.5m	12.5m & 12.5m
(38x89)	4'-1" (1.20m)	4'-1" (1.20m)
2"x6"	12.5m	12.5m & 12.5m
(38x140)	4'-1" (1.20m)	4'-1" (1.20m)

MINIMUM STRIP FOOTING SIZES (415.53)

NUMBER FLOORS SUPPORTED	MINIMUM STRIP FOOTING SIZES (415.53)	
	UNSUPPORTED AT TOP	SUPPORTED AT TOP
1	16" x 6" D	16" x 6" D
2	24" x 8" D	20" x 6" D
3	36" x 14" D	20" x 6" D

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

## FIRST FLOOR

TYPICAL BRICK VENEER WALL CONSTRUCTION

TYPICAL FLOOR CONSTRUCTION

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

2'-2"x6" TOP PLATE

UNFINISHED BASEMENT

1" RIGID INSULATION THERMAL BREAK AROUND PERIMETER OF SLAB

3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL

OR 20 MPa CONC. WITH DAMPROOFING BELOW SLAB.

AS PER ELEVATION

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

2"x6" SILL PLATE WITH 1/2" @ ANCHOR BOLTS @ 1' LONG, EMBEDDED MIN. 4" INTO CONC. @ 7'-10" O.C. CALKING OR GASKET BETWEEN PLATE AND TOP OF FOUND. WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED.

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".

## VAUGHAN

CITY OF VAUGHAN  
BUILDING PERMIT DRAWINGS  
SHALL BE APPLICABLE TO ALL CONSTRUCTION OF THIS BUILDING  
ALL COMMENTS ON THE BUILDING CODE, BY-LAW 22, 2012, AND THE BUILDING CODE, BY-LAW 22, 2012, SHALL BE PROVIDED AS PER DETAIL OT ON PG. 15

## NOTE:

WHERE REDUCED GRADE CONDITION REQUIRES THE USE OF A FULL HEIGHT BONDED WALL, REBAR SHALL BE PROVIDED AS PER DETAIL OT ON PG. 15

## 06 MASONRY VENEER, 2"x6" STUDS, SLAB ON GRADE / WALK OUT BASEMENT CONDITION

1/2" = 1'-0"





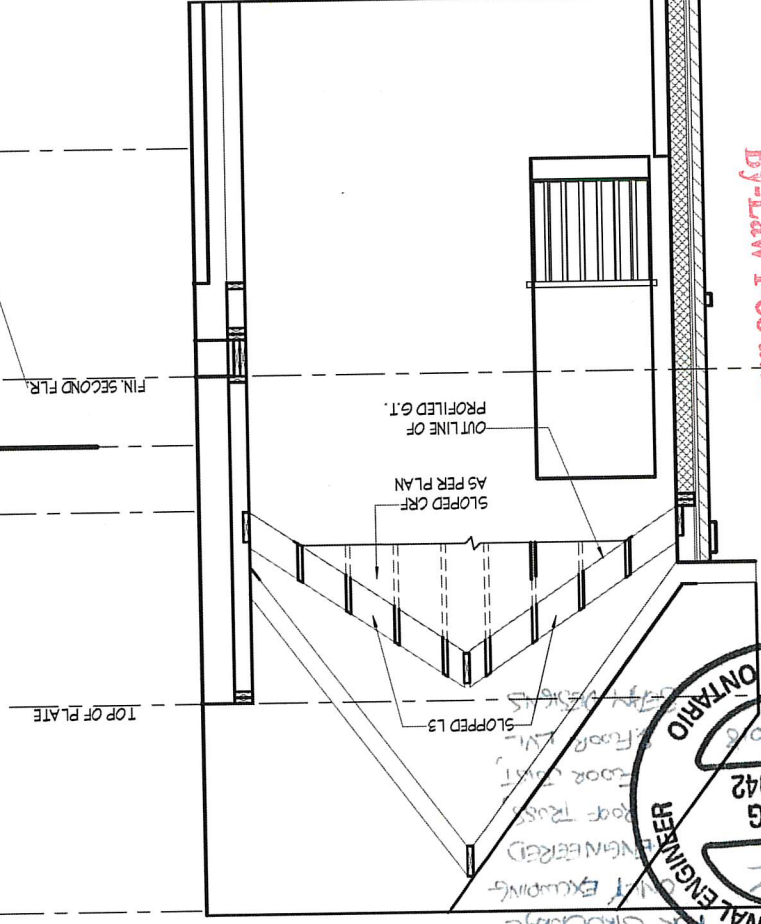


All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

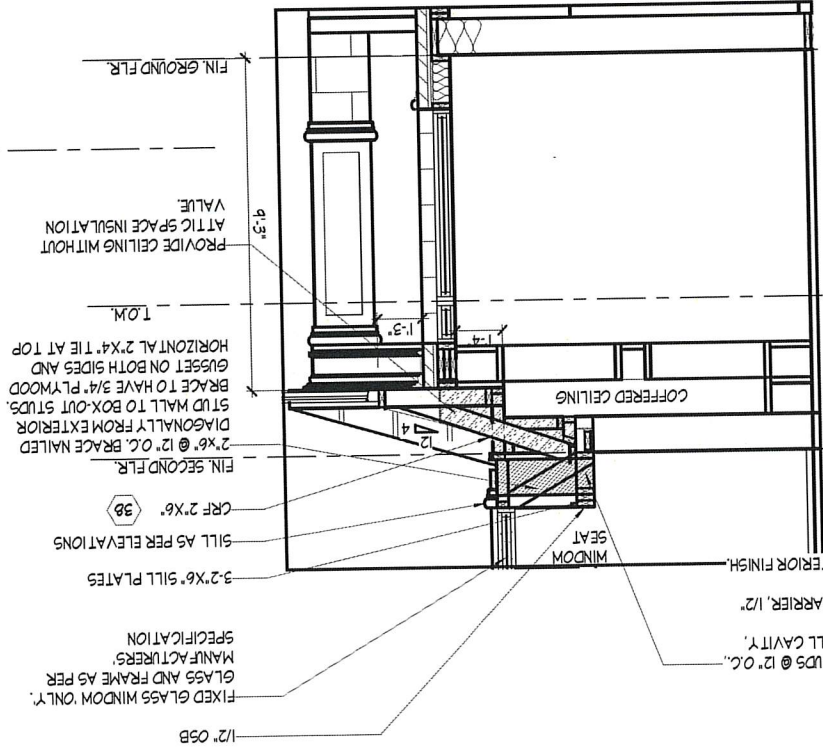


CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

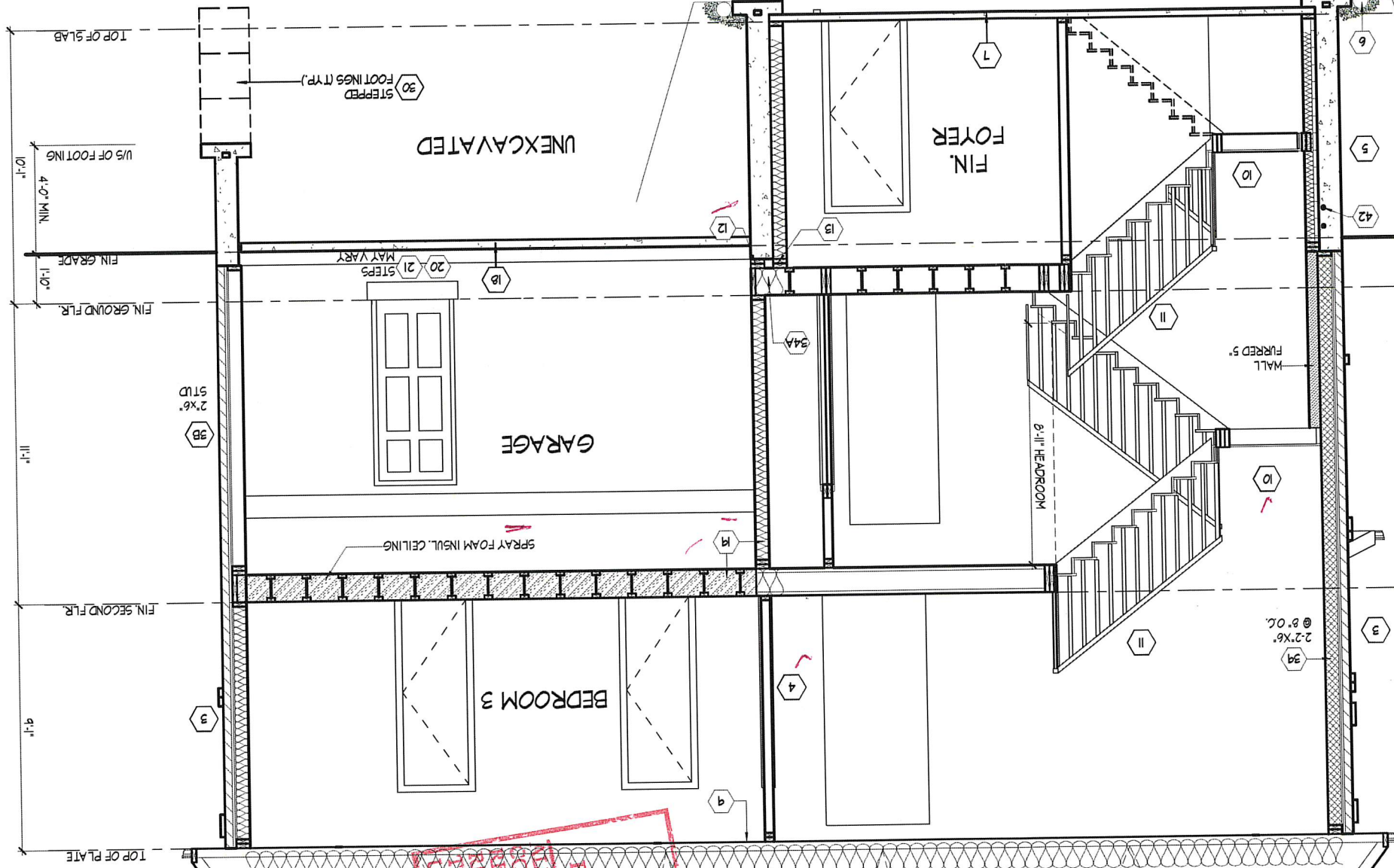
Section C



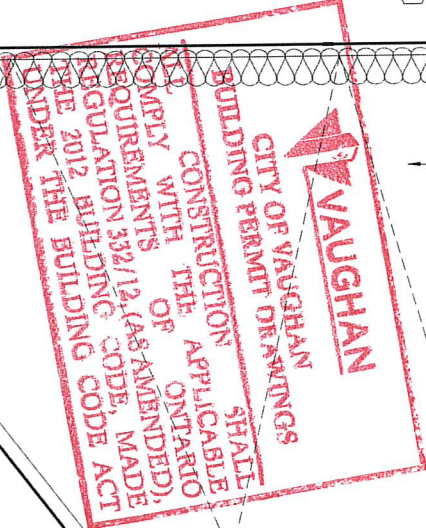
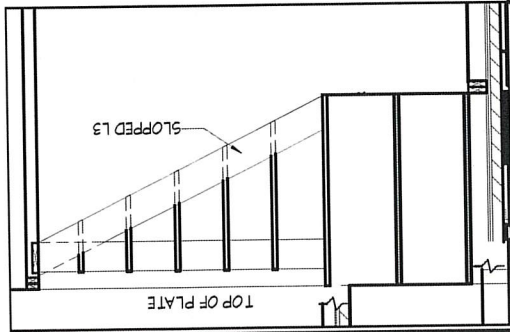
SECTION B



SECTION A-A'



Section D



CROSS SECTION A-A'



SECTION 1.0. CONSTRUCTION NOTES

1 ROOF CONSTRUCTION (9.19, 9.23.13, 9.23.15)

No. 210 (10.25) 1/2" ASPHALT SHINGLES @ 24" (610) O.C. MAX. APPROVED EAVES H-CLIPS, APPROVED WOOD TRUSSES @ 24" (610) O.C. ROOF AND MIN. 12" (305) PROTECTION TO EXTEND 2'-11" (660) FROM EDGE OF ROOF AND MIN. 12" (305) BEYOND INNER FACE OF EXTERIOR WALL. 2'-14" (598) TRUSS BRACING @ 6'-0" (1830) O.C. AT BOTTOM CHORD. PREP'N ALUM. EAVESTROUGH, FASCIA, RM. & VENTED SOFFIT. ATTIC VENTILATION 1'300 OF INSULATED CEILING AREA WITH 50% AT EAVES. EAVESTROUGH TO BE 4" MIN. WITH RAIL CONNECTED TO STORM SEWERS OR TO DISCHARGE ONTO CONCRETE SPLASH PADS AS PER MUNICIPAL REQUIREMENTS. TOWN-HOUSES TO HAVE 6" (152) 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 INDICATED. 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 DORMER WALLS A MINIMUM 12" (305).

1B PROFILED ROOF TRUSSES

ROOF TRUSSES SHALL BE PROFILED AND/OR STEPPED AT RAISED ROOF/TRAPEZOIDAL CEILING. ANGLED TRAY CEILINGS WILL BE SHEATHED W/ 3/8" (9.5) PLW/WOOD.

2 SIDING WALL 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 2x6" (38x140) STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR 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 w/ CONTIN. INSULATION

SIDING MATERIAL AS PER ELEVATION ATTACHED TO FURRING MEMBERS ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED). MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS ON 3/8" (9.5) EXT. GRADE SHEATHING ON 2x6" (38x140) STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE AIR/VAPOUR 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) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. 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

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE. 7/8"x7/8"x0.03" (22x180x.76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED). MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING. 2x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. 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 (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)

3A BRICK VENEER WALL CONSTRUCTION w/ CONTIN. INSULATION

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE. 7/8"x7/8"x0.03" (22x180x.76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED). MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING. 2x6" (38x140) STUDS @ 16" (406) O.C. INSULATION AND 6 MIL POLYETHYLENE VAPOUR BARRIER WITH APPROVED CONTIN. 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 (9.20.13.6) (REFER TO 35 NOTE AS REQUIRED)

3B BRICK VENEER WALL @ GARAGE CONSTRUCTION

3 1/2" (90) BRICK VENEER 1" (25) AIR SPACE. 7/8"x7/8"x0.03" (22x180x.76) GALV. METAL TIES @ 16" (406) O.C. HORIZ. 2x4" (600) O.C. VERT. BONDING AND FASTENING FOR TIES TO CONFORM WITH 9.20.9. ON APPROVED SHEATHING PAPER. 3/8" (9.5) EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. 1/2" (12.7) GYPSUM WALLBOARD INTERIOR FINISH. PROVIDE WEEP HOLES @ 32" (800) O.C. AT BOTTOM COURSE AND OVER OPENINGS. PROVIDE BASE FLASHING UP 6" (150) MIN. BEHIND BUILDING PAPER (9.20.13.6) (REFER TO 35 NOTE AS REQ.)

4 INTERIOR STUD PARTITIONS (9.23.9.5, 9.23.10)

BEARING PARTITIONS SHALL BE A MINIMUM 2x4" (38x89) @ 16" (406) O.C. FOR 2 STOREY AND 1/2" (305) O.C. FOR 3 STOREY. NON-BEARING PARTITIONS 2x4" (38x89) STOREY AND 1/2" (305) O.C. FOR 3 STOREY. BOTTOM PLATE AND 2x2x4" (2.38x60) TOP PLATE. 1/2" (12.7) INT. DRYWALL BOTH SIDES OF PARTITION. PROVIDE 2x6" (38x140) STUDS WHERE NOTED. PROVIDE 2x4" (38x89) @ 24" (610) O.C. LADDER FRAMING STUDS WHERE NOTED. INTERFERED PERPENDICULAR TO ONE ANOTHER. PROVIDE 2x4" (38x89) WOOD BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOADBEARING WALLS ARE PARALLEL TO FLOOR JOISTS.

4A EXT. LOFT WALL CONSTRUCTION - NO CLADDING

3/8" (9.5) EXTERIOR TYPE SHEATHING. 2x6" (38x140) STUDS @ 16" (406) O.C. 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 - NO CLADDING

APPROVED AIR/WATER BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPED). MECHANICALLY FASTENED AS PER MANUFACTURER'S SPECIFICATIONS. ON 3/8" (9.5) EXTERIOR TYPE SHEATHING. 2x6" (38x140) STUDS @ 16" (406) O.C. 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 CONC. FOUNDATION WALL AS PER CHART BELOW ON CONTINUOUS REINFORCED CONCRETE FOOTING. THE OUTSIDE OF THE FOUNDATION SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO FINISHED GRADE AND BRUSH COAT FROM THE TOP TO 2' BELOW GRADE. PROVIDE A DRAINAGE LAYER AT THE TOP. THE TOP OF THE CONC. FOOTING SHALL BE DAMPROOFED. CONCRETE FOOTINGS SUPPORTING JOIST SPANS GREATER THAN 16'-1" (4900) SHALL BE SIZED IN ACCORDANCE WITH 9.15.3.4.1 (2) OF THE O.B.C. (REFER TO CHART BELOW FOR RESPECTIVE SIZE). BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OF 125kPa S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa S.L.S. SOIL BEARING DOES NOT MEET MINIMUM CAPACITY. ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT. REFER TO CONSTRUCTION DRAWINGS AND DETAILS FOR FOUNDATION WALL STRENGTH AND THICKNESS AND 9.15.4. FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (30m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (9.15.4.2.1.1)

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)		
STRENGTH	MAX. HEIGHT FROM FIN. SLAB TO GRADE	SUPOORTED AT TOP
THICKNESS		
8" (203)	≤ 2.5m	≥ 2.5m & ≤ 2.75m
10" (254)	7'-0" (2.15m)	7'-0" (2.15m)
12" (305)	7'-6" (2.30m)	8'-6" (2.60m)
14" (356)	8'-0" (2.44m)	9'-3" (2.85m)
16" (406)	8'-6" (2.60m)	9'-3" (2.85m)
18" (457)	9'-0" (2.74m)	9'-3" (2.85m)
20" (508)	9'-6" (2.90m)	9'-3" (2.85m)
22" (559)	10'-0" (3.05m)	9'-3" (2.85m)

\* 9" MIN. THICK FOUNDATION WALL IS REQUIRED FOR MASONRY VENEER FINISHED EXTERIOR WALLS WITH CONTINUOUS INSULATION CONDITION. TO PROVIDE MIN. BEARING FOR SILL PLATES, BEAMS AND FLOOR JOIST AS PER 9.23.7.2, 9.23.8.1, & 9.23.9.1 OF THE O.B.C.

MINIMUM STRIP FOOTING SIZES (9.15.3)			
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALLS	SUPPORTING EXTERIOR PART WALL	SUPPORTING PART WALL
1	16" WIDE x 8" THICK	16" WIDE x 6" THICK	16" WIDE x 6" THICK
2	24" WIDE x 8" THICK	20" WIDE x 6" THICK	24" WIDE x 8" THICK
3	36" WIDE x 14" THICK	26" 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.

5A FOUNDATION REDUCTION IN THICKNESS FOR MASONRY

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FINISHING, THE REDUCED SECTION SHALL BE NOT LESS THAN 3'1/2" (90) THICK. THE BRICK VENEER SHALL BE TIED TO THE FOUNDATION WALL WITH CORROSION RESISTANT METAL TIES @ 7'8" (200) VERTICAL AND 2'-11" (549) HORIZONTAL. FILL VOID WITH MORTAR BETWEEN WALL AND BRICK VENEER (9.15.4.7(2)(3) & 9.20.9.4(3))

5B FOUNDATION REDUCTION IN THICKNESS FOR JOISTS

WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 13 3/4" (350) HIGH & NOT LESS THAN 3'1/2" (90) THICK (9.15.4.7(1))

6 WEEPING TILE (9.14.3)

4" (100) Ø WEEPING TILE W/ FILTER CLOTH WRAP & 6" (152) CRUSHED STONE COVER

7 BASEMENT SLAB OR SLAB ON GRADE (9.16.4.3)

3" (80) MIN. 25Mpa (3600psi) CONC. SLAB ON 4" (100) COARSE GRANULAR FILL OR 20Mpa (2900psi) CONC. WITH DAMPROOFING BELOW SLAB. PROVIDE 1/2" (12.7) IMPERVIOUS BOARD FOR BOND BREAK AT EDGE (9.13) WHERE A BASEMENT SLAB IS WITHIN 24" (610) OF THE EXTERIOR GRADE. PROVIDE RIGID INSUL. AROUND THE PERIMETER EXTENDING MIN. 24" (610) BELOW GRADE. FOR SLAB ON GRADE CONDITIONS RIGID INSULATION SHALL BE APPLIED TO THE UNDERSIDE OF THE ENTIRE SLAB. (9.16.4.3.1.1, 6) & (6)

8 EXPOSED FLOOR TO EXTERIOR

PROVIDE SPRAY FOAM INSULATION BETWEEN CANT. JOIST AND INSTAL FIN. SOFFIT OR CLADDING AS PER ELEVATION TO US OF EXPOSED CANT. JOIST.

9 EXPOSED CEILING TO EXTERIOR w/ ATTIC

INSULATION. 6 mil POLYETHYLENE VAPOUR BARRIER. 1/2" (12.7) GYPSUM BOARD INTERIOR FINISH OR APPROVED EQ.

10 EXPOSED CEILING TO EXTERIOR w/ ATTIC

MAX. RISE	MIN. RISE	MAX. RUN	MIN. RUN	MAX. TREAD	MIN. TREAD
PRIVATE 7'7" (230)	5' (152)	14' (355)	8'1/4" (210)	14' (355)	9'1/4" (235)
PUBLIC 7'7" (230)	5' (152)	NO LIMIT	11' (280)	NO LIMIT	11' (280)
MIN. STAIR WIDTH		CURVED STAIRS		ALL STAIRS	
PRIVATE 2'-10" (660)	MIN. RUN 5'7" (150)	MAX. NOSING		1" (25)	
PUBLIC 2'-11" (549)	MIN. ANG. RUN 7'7" (200)				

11 GUARDS/RAILINGS (9.6.7., 9.6.8)

GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX. OPENING CONFORMING TO O.B.C. 9.6.8.5. & 9.6.8.6. AND BE ABLE TO RESIST LOADS AS PER TABLE 9.6.8.2.

12 GUARDS/RAILINGS (9.6.7., 9.6.8)

GUARD HEIGHTS - O.B.C. 9.6.8. INTERIOR GUARDS: 2'-11" (549) MIN. EXTERIOR GUARDS: 2'-11" (549) MIN. (LESS THAN 5'-11" (1800) TO GRADE) 3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE) GUARDS FOR EXIT STAIRS: 3'-0" (920) MIN. GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN. GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS) GUARDS FOR FLOORS & RAMPS W/ EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE FLOOR OR RAMP W/ EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE ADJACENT SURFACE REQUIRES CONT. CURB MIN. 6" (150) HIGH, AND GUARD MIN. 3'-6" (1070) HIGH.

13 REQUIRED GUARDS

BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN ELEVATION MORE THAN 23 5/8" (600) OR MORE THAN 1' IN 12 SHALL BE PROTECTED & WALKING SURFACE W/ A SLOPE MORE THAN 1' IN 12 SHALL BE PROTECTED WITH GUARDS PER CONSTRUCTION HEX NOTE 11 HANDRAIL HEIGHTS - O.B.C. 9.6.7. REQUIRED AS PER 9.6.7.1.1(3) MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (665) MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965) MAX. HEIGHT AT LANDING: 3'-6" (1070) STAIRS OR RAMP MIN. 7'-3" (2200) WIDE: 2'-9" (865) MIN. HEIGHT

14 SILL PLATES

2x4" (38x89) SILL PLATE WITH 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED MIN. 4" (100) INTO CONC. @ 4'-0" (1200) O.C. CALCULING OR GASKET BETWEEN PLATE AND TOP OF FOUNDATION WALL USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHEN REQUIRED (9.23.7)

15 BASEMENT INSULATION (9.15.3.1.1.2)

PROVIDE CONTINUOUS BLANKET INSULATION W/ BUILT IN 6 mil POLYETHYLENE VAPOUR BARRIER. INSULATION TO EXTEND NO MORE THAN 8" (200) ABOVE FINISHED BASEMENT FLOOR. DAMPROOFED WITH BUILDING PAPER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL.

16 BEARING STUD PARTITION IN BASEMENT (9.15.3.6, 9.23.10.1)

2x4" (38x89) STUDS @ 16" (406) O.C. 2x4" (38x89) SILL PLATE ON DAMPROOFING MATERIAL OR 2 mil POLYETHYLENE FILM. 1/2" (12.7) ANCHOR BOLTS 8" (200) LONG, EMBEDDED 4" (100) MIN. INTO CONC. @ 7'-0" (2300) O.C. 4" (100) HIGH CONC. CURB ON CONC. FOOTING. FOR SIZE REFER TO HEX NOTE 5. ADD HORZ. BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED.

17 ADJUSTABLE STEEL BASEMENT COLUMN (9.15.3.4)

9'-10" (3000) MAX. SPAN BETWEEN COLUMNS. 3 1/2" (90) SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CSCS 7-2M, AND WITH 6x6x3/8" (152x152x9.5) STEEL PLATE TOP & BOTTOM. FIELD WELD BASEMENT COLUMN CONNECTION. POURED CONCRETE FOOTING ON NATURAL UNDISTURBED SOIL OF 125kPa S.L.S. OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 125kPa S.L.S. AS PER SOILS REPORT. SUPPORTING 2 STOREY FLR. LOAD PROVIDE 2x4x16" (1070x406) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40x40x19" (1000x1000x480) CONC. FOOTING

18 NON-ADJUSTABLE STL. COLUMN AT FOUNDATION (9.15.3.4)

3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6x6x3/8" (152x152x9.5) STEEL TOP PLATE & 6x4x3/8" (152x100x5) BOTTOM PLATE BASE PLATE 4'-1/2" (1270) x 1/2" (12.7) WELD LONG 12" (305) ANCHORS 12-12 70x30x5/16" FIELD WELD COLUMN TO BASE PLATE & STEEL BM. SUPPORTING 2 STOREY FLR. LOAD PROVIDE 2x4x16" (1070x406) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40x40x19" (1000x1000x480) CONC. FOOTING

19 NON-ADJUSTABLE STL. COLUMN AT FOUNDATION (9.15.3.4)

3 1/2" (90) x 0.188" (4.78) NON-ADJUSTABLE STEEL COLUMN WITH 6x6x3/8" (152x152x9.5) STEEL TOP PLATE & 6x4x3/8" (152x100x5) BOTTOM PLATE BASE PLATE 4'-1/2" (1270) x 1/2" (12.7) WELD LONG 12" (305) ANCHORS 12-12 70x30x5/16" FIELD WELD COLUMN TO BASE PLATE & STEEL BM. SUPPORTING 2 STOREY FLR. LOAD PROVIDE 2x4x16" (1070x406) CONC. FOOTING SUPPORTING 3 STOREY FLR. LOAD PROVIDE 40x40x19" (1000x1000x480) CONC. FOOTING

16 STEEL BEAM BEARING AT FOUNDATION WALL (9.23.8.1)

BEAM POCKET OR 8x8" (200x200) POURED CONC. INB WALLS, MIN. BEARING 3 1/2" (90). 1x3" (19x64) CONTIN. WOOD STRAPPING BOTH SIDES OF STEEL BEAM.

17 WOOD STRAPPING AT FOUNDATION WALL (9.23.8.1)

18 GARAGE SLAB (9.16.4.3.5)

4" (100) 32Mpa (4600psi) CONC. SLAB WITH 5-8% AIR ENTRAINMENT ON OPT. COMPACTED NATIVE FILL. SLOPE TO FRONT @ 1% MIN.

19 GARAGE TO HOUSE WALLS/CEILING (9.10.9.16)

1/2" (12.7) GYPSUM BOARD ON WALL AND CEILING BETWEEN HOUSE AND GARAGE. PLUS REQUIRED INSULATION IN WALLS AND SPRAY FOAM FOR CEILINGS, TAPE AND SEAL ALL JOINTS GAS TIGHT. (9.10.9.16)

20 GARAGE DOOR TO HOUSE (9.10.9.16, 9.10.13.10, 9.10.13.15)

GAS PROOF DOOR AND FRAME. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHER STRIPPING.

21 EXTERIOR AND GARAGE STEPS

PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 7'8" (230). MIN. TREAD 9'1/4" (235). FOR THE REQUIRED NUMBER OF STEPS REFER TO SITING AND GRADING DRAWINGS. EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS AND 2 TREADS SHALL BE PROVIDED WITH FOUNDATION AS REQUIRED BY ARTICLE 9.6.8.2 OR SHALL BE CANTILEVERED AS PER SUBSECTION 9.6.10.

22 DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXT. CONFORMING TO PART 6, OBC 9.32

23 ATTIC ACCESS (9.19.2.1)

ATTIC ACCESS HATCH WITH MIN. AREA OF 0.33m<sup>2</sup> AND NO DIM. LESS THAN 21 1/2" (549) WITH WEATHER STRIPPING. HATCHWAYS TO THE ATTIC OR ROOF SPACE WILL BE FITTED WITH DOORS OR COVERS AND WILL BE INSULATED WITH MIN. R20 (R3.52) (9.19.2.1.3.1.1.8(1))

24 FIREPLACE CHIMNEYS (9.21.1)

TOP OF FIREPLACE CHIMNEY SHALL BE 2'-11" (689) ABOVE THE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 2'-0" (610) ABOVE THE ROOF SURFACE WITHIN A HORIZ. DISTANCE OF 10'-0" (3048) FROM THE CHIMNEY WALL AND/OR WOOD POST. (9.17.4.3)

25 LINEN CLOSET

PROVIDE 4 SHELVES MIN. 14" (356) DEEP.

26 MECHANICAL VENTILATION (9.32.1.3)

MECHANICAL EXHAUST FAN, VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEE GENERAL NOTE 2.3.

27 PARTY WALL BEARING (9.23.8)

12x12x5/8" (305x305x15.9) STEEL PLATE FOR STEEL BEAMS AND 12x12x1/2" (305x305x12.7) STEEL PLATE FOR WOOD BEAMS BEARING (MIN. 3'-12" (980) ON CONC. BLOCK PARTY WALL. ANCHORED WITH 2x4" (2x19" x 8" (200) LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL W/ NON-SHRINK GROUT. REFER TO NOTE SOLID BEARING (SECTION 3.0) FOR MD. STUD PARTY WALL.

28 WOOD FRAMING IN CONTACT TO CONCRETE

WOOD BEARING WALLS. THE UNDERSIDE OF BUILT-UP WOOD POSTS AND SILLS SHALL BE WRAPPED WITH 2 mil POLY. STRIP FOOTINGS SUPPORTING THE FOUNDATION WALL SHALL BE WIDENED 6" (152) BELOW THE BEARING WALL AND/OR WOOD POST. (9.17.4.3)

29 BUILT-UP WOOD POST AND FOOTING (9.17.4.1, 9.16.3.7)

3-2x6" (3-38x140) BUILT-UP WOOD POST (UNLESS OTHERWISE NOTED) ON METAL BASE SHOE ANCHORED TO CONC. WITH 1/2" (12.7) Ø BOLT. 2x4x2x1/2" (610x610x305) CONC. FOOTING OR AS PROVIDED ON PLAN. REFER TO NOTE 28

30 STEP FOOTINGS (9.15.3.9)

MIN. HORIZ. STEP = 23 5/8" (600). MAX. VERT. STEP = 23 5/8" (600).

31 CONC. PORCH SLAB (9.16.4)

MIN. 4" (100) CONCRETE SLAB ON GRADE ON 4" (100) COARSE GRANULAR FILL. REINFORCED WITH 6x6x1/2" (152x152x9.5) MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32Mpa (4600psi) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.

32 FURNACE VENTING (9.32)

DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE. BE FROM MIN. OF 6'-0" (1800) FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.

33 FIREPLACE VENTING (9.32.3)

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. 12" (305) FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.

34 FLOOR FRAMING (9.23.3.5, 9.23.9.4, 9.23.14)

1x6 SUB-FLOOR ON WOOD FLOOR JOISTS. FOR CERAMIC TILE APPLICATION SEE O.B.C. 9.30.6. ALL JOISTS WHERE REQUIRED TO BE BRIDGED WITH 2x2" (38x89) CROSS BRACING OR SOLID BLOCKING @ 6'-11" (2108) O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1x3" (19x64) @ 6'-11" (2108) O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

35 HEADER CONSTRUCTION

PROVIDE CONTINUOUS APPROVED AIR/VAPOUR BARRIER (HEADER WRAP) UNDER THE SILL PLATE. AROUND THE RIM BOARD AND UNDER THE BOTTOM PLATE. THE HEADER WRAP SHALL EXTEND 6" (152) BELOW THE TOP OF FOUNDATION WALL AND WILL BE SEALED TO THE CONCRETE FOUNDATION WALL. EXTEND HEADER WRAP 6" (152) UP THE INTERIOR SIDE OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JUNCTIONS MUST BE MECHANICALLY CLAMPED.

36 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11" (1.20m)

WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CANULC-5702 & HAVING A MASS OF NOT LESS THAN 1.22 kg/m<sup>2</sup> OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE. WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.1.4 OR 9.10.1.5). REFER TO DETAILS FOR TYPE 3 SPEC.

37 RANGE HOODS AND RANGE-TOP FANS

COOKING APPLIANCE EXHAUST FANS VENTED TO EXTERIOR MUST CONFORM TO OBC 9.32.3.9 & 9.32.3.10.



cont. SECTION 1.0. CONSTRUCTION NOTES

- 40

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE B&E & B1b ) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (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/ 2 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 W13c)
- 40

5/8" (15.9) TYPE X GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x89) STUDS @ 16" (406) O.C. MIN. 1 (23) APART ON SEPARATE 2"x4" (38x89) SILL PLATES. 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. (REFER TO 35 NOTE AS REQUIRED).
- 40A

2 HR. FIREWALL (SB-3) WALL TYPE B&E & B1b ) 1/2" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2"x2" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (200) CONC. BLOCK 75% SOLID. 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 AREAS, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT. GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK. (REFER TO DETAIL S).
- 41

STUCCO WALL CONSTRUCTION STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28 AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BOARD ON 2"x6" (38x140) SPRUCE STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED).
- 41A

STUCCO WALL CONSTRUCTION W/ CONTN. INSULATION STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28 AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED AIRWATER BARRIER AS PER O.B.C. 9.27.3 ON EXTERIOR TYPE RIGID INSULATION (JOINTS UNTAPE) MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON 2"x6" (38x140) SPRUCE STUDS @ 16" (406) O.C. INSULATION, APPROVED 6 MIL POLYETHYLENE VAPOR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED).
- 41B

STUCCO WALL @ GARAGE CONST. STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28 AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) E.F.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 11.1, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQ.) \*\* FOR DWELLINGS USING CONTN. INSULATION CONSTRUCTION, PROVIDE APPROVED DRAINAGE MAT ON 7/16" (11) EXTERIOR TYPE SHEATHING OVER FLOORING (AS REQ.) AND STUDS NILLED OF 1 1/2" (38) E.F.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. 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) 3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING) - BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL 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. 2' (60) CONC. COVER - BARS TO EXTEND 2'-0" (610) BEYOND BOTH SIDES OF OPENING
- 43

STUD WALL REINFORCEMENT PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.(1) AND 3.8.3.8.(9)) (REFER TO DETAIL S)
- 44

WINDOW WELLS WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21.58" (560) 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) WEERING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.9.10.1.(6), 9.14.6.3)
- 45

SLOPED CEILING CONSTRUCTION (SB-12) 2.1.1.7., 9.23.4.2 ) 2"x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAY (UNLESS OTHERWISE NOTED) W/ 2"x2" (38x38) PLJULINGS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PLJULINGS NOT REQ. W/ SPRAY FOAM). W/ INSULATION BETWEEN JOIST. 6 mil POLYETHYLENE VAPOR 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 HSI).
- 46

FLAT ROOF/BALCONY CONSTRUCTION WATERPROOFING MEMBRANE FULLY ADHERED TO 5/8" (15.9) T&G EXTERIOR GRADE PL/WOOD SHEATHING ON 2"x2" (38x38) PLJULINGS ANGLE LEO TOWARDS SCUPPER @ 2% MINIMUM LAID PERPENDICULAR TO 2"x6" (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. FINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SOFFIT (9.23.2.3). REMOVE CURB WHERE REQ. BALCONY CONDITION SEE FLAT ROOF/BALCONY CONSTRUCTION NOTE FOR ASSEMBLY. REFER TO PLANS FOR FLOOR JOIST SIZE & REFER TO HEX NOTE 9 FOR INSULATION AND INTERIOR FINISH
- 47

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

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

SIZE & SPACING OF STUDS: (O&B REFERENCE - TABLE 9.23.10.1.)	
MIN. STUD SIZE	SUPPORTED LOADS (EXTERIOR)
ROOF w/ OR ATTIC	ROOF w/ OR FLOOR ATTIC & 2 FLOOR
MAX. STUD SPACING, in (mm) O.C.	MAX. STUD SPACING, in (mm) O.C.
2"x4" (38x89)	24" (610) 16" (406) 12" (305)
2"x6" (38x140)	9'-10" (3.0) 9'-10" (3.0) 16" (406) 12" (305)

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. 0.35m<sup>2</sup> 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 8'-11" (1800). (9.8.8.1.) 3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (900) (3'-6" (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 4.1.5.16 OR 9.8.8.2 4) REFER TO TITLE PAGE FOR MAX. U-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 8'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 8'-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'-5". NORMALLY BE STANDING
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD FINISHED ROOM NOT MENTIONED ABOVE
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. AVERAGE OVER 24 HOURS. WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO O&B 9.32.3.4. WHEN A HRV IS REQUIRED, CONFORM TO 9.32.3.11. REFER TO MECHANICAL DRAWINGS.

2) REFER TO HOT WATER TANK MANUFACTURER SPECS. CONFORM TO O&B 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 (UNITS) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF 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 FLUSH 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 (45lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (182) ABOVE THE GROUND.

2.5. STEEL (9.23.4.3)

1) STRUCTURAL STEEL SHALL CONFORM TO CANCSA-G40-21 GRADE 50W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CANCSA-G40-21 GRADE 50W CLASS "H".

2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.

2.6. FLAT ARCHES

1) FOR 8'-0" (240) 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 ON 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 MATERIAL/PRODUCT OR SPECIFIED MANUFACTURER THAT IS IDENTIFIED IN THAT SPECIFIED ULC LISTING. THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

SECTION 3.0. LEGEND

3.1. WOOD LITELS AND BUILT-UP WOOD

(DIVISION B PART 9, TABLE A8 TO A10 AND A12, A15 & A16)

FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1),(3), 9.23.13.8.(2), 9.37.1.(1)

2"x6" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2'2"x6" (238x184)	L3 2'2"x10" (238x235)	L5 2'2"x12" (238x286)
B1 3'2"x6" (338x184)	B3 3'2"x10" (338x235)	B5 3'2"x12" (338x286)
B2 4'2"x6" (438x184)	B4 4'2"x10" (438x235)	B6 4'2"x12" (438x286)
B8 5'2"x6" (538x184)	B8 5'2"x10" (538x235)	B9 5'2"x12" (538x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E UNLESS OTHERWISE NOTED		
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
1-1 3/4"x9 1/2"	LW3 1-1 3/4"x11 7/8"	LW10 1-1 3/4"x14"
2-1 3/4"x9 1/2"	LW6 2-1 3/4"x11 7/8"	LW11 2-1 3/4"x14"
3-1 3/4"x9 1/2"	LW7 3-1 3/4"x11 7/8"	LW12 3-1 3/4"x14"
4-1 3/4"x9 1/2"	LW9 4-1 3/4"x11 7/8"	LW13 4-1 3/4"x14"

3.2. STEEL LITELS SUPPORTING MASONRY VENEER

(DIVISION B PART 9, TABLE 9.20.5.2.B.)

FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.20.5.2.(3)

CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8-1" (2.47m)	7-6" (2.30m)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8-9" (2.66m)	8-1" (2.48m)
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10-10" (3.31m)	10-1" (3.09m)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11-5" (3.48m)	10-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12-6" (3.82m)	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., & 9.10.13.10

1	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A	EXTERIOR	2'-10" x 6'-8" x 1-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B	EXTERIOR	3'-0" x 6'-8" x 1-3/4" (915 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E	EXTERIOR	3'-0" x 8'-0" x 1-3/4" (915 x 2440 x 45) INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR	2'-8" x 6'-8" x 1-3/4" (815 x 2030 x 45) 20 MIL F.R.R. DOOR FRAME WITH APP. SET. CLOSING DEVICE.
2	INTERIOR	2'-8" x 6'-8" x 1-3/8" (815 x 2030 x 35)
3	INTERIOR	2'-6" x 6'-8" x 1-3/8" (780 x 2030 x 35)
3A	INTERIOR	2'-4" 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. ACROBYNUS

AF	ABOVE FINISHED FLOOR	JOIST
BFM	BEAM BY FLOOR MANUFACTURER	LIN
BG	FIXED GLASS W/ BLACK BACKING	LVL
BM	BEAM	OTBA
BBRM	BEAM BY ROOF MANUFACTURER	PL
CRF	CONVENTIONAL ROOF FRAMING	PLT
C/W	COMPLETE WITH	PT
D/UT	DOUBLE JOIST TRIPLE JOIST	PTD
DO	DO OVER	PWD
DRP	DROPPED	RT
E.I.F.S	EXTERIOR INSULATION FINISH SYSTEM	RWL
ENG	ENGINEERED	SB
EST	ESTIMATED	SBFA
FA	FLAT ARCH	SB FROM ABOVE
FD	FLOOR DRAIN	SR
FG	FIXED GLASS	STL
FL	FLUSH	T/O
FLR	FLOOR	TYP
GT	GIRDER TRUSS	US
HB	HOSE BIB	WD
HV	HEAT RETURN VENTILATION UNIT	WIC
HWT	HOT WATER TANK	WP

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	⊕	CHANDLIER (CEILING MOUNTED)

3A 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 72.

⊕ CUID CARBON MONOXIDE ALARM (9.33.4.)

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

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

THE WIDTH OF A WOOD COLUMN SHALL NOT BE LESS THAN THE WIDTH OF SUPPORTED MEMBER. BUILT-UP WOOD COLUMNS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 3" (76) NAILS SPACED NOT MORE THAN 11 3/4" (300) O.C. THE NUMBER OF STUDS IN A WALL DIRECTLY BELOW A GIRDER TRUSS OR ROOF BEAM SHALL CONFORM TO TABLE A-34 TO A-37. (9.17.4., 9.23.10.7.)

⊕ TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 39.

⊕ WARNING PLATES, BUILT-OUT FLOORS, BEARING WALLS, ICE & WATER SHIELD

⊕ EXPOSED BUILDING FACE - O.B.C. 9.10.14. OR 9.10.15.

⊕ REFER TO HEX NOTE 35 & DETAILS FOR TYPE AND SPECIFICATIONS.

⊕ 1 HR. PARTY WALL

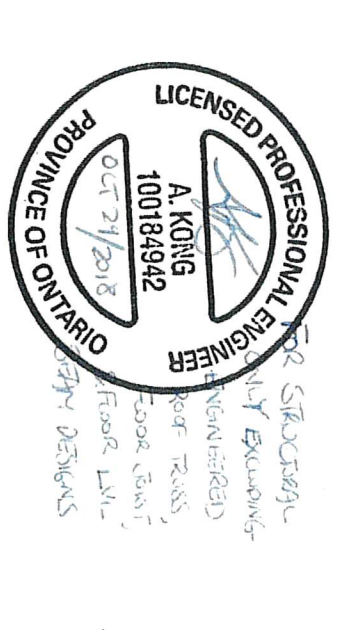
⊕ 2 HR. FIREWALL

⊕ REFER TO HEX NOTE 40A.

SECTION 4.0. CLIMATIC DATA

DESIGN SNOW LOAD (9.4.2.2.): 1.01 kPa  
WIND LOAD (q50) (SB-1.2.): 0.44 kPa

STAMP



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING AND THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF H.D.A. ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. OUT. REG. 382/12. CONSTRUCTION NOTE REVISION DATE: January 1, 2017 - UPDATED TO 2017 OBC

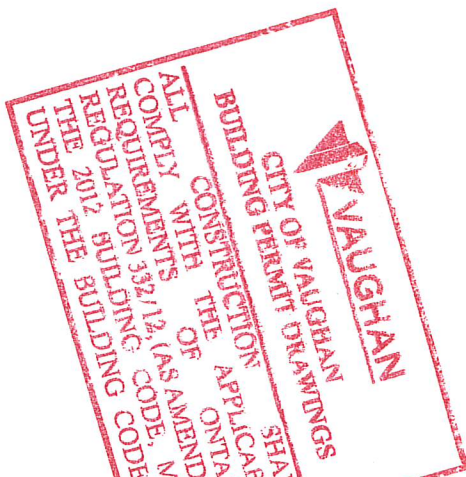
CONSTRUCTION NOTES 2

GOLDPARK HOMES - 217020 UNIT 5001 - THE HILLSBOROUGH  
PINE VALLEY, VAUGHAN, ONTARIO  
REV.2018.10.24

Drawn By: MH  
Checked By: OF  
Scale: 3/16"=1'-0"  
File Number: 217020WS5001.rvt  
Page Number: 17 of 17

HUNT DESIGN ASSOCIATES INC.  
DESIGN ASSOCIATES INC. CA

8966 Woodbine Avenue, Suite 200, Markham, ON L3R 0U7  
T 905.737.5133  
F 905.737.7326





CITY OF KANSAS  
FOR BUILDING PERMIT ONLY



## 41'-8"



JOHN G. WILLIAMS LTD., ARCHITECT  
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AND APPROVAL

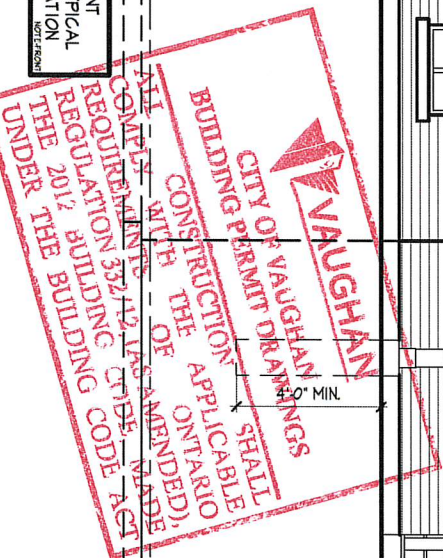
APPROVED BY:  \_\_\_\_\_

DATE: 04.30.2018 \_\_\_\_\_

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

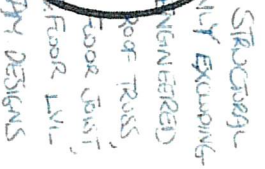
NOTE-5TANDARD

## FIN. SECOND FLR.



REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

## WALK OUT DECK CONDITION



REV.2018.10.24

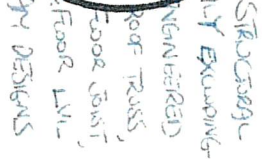
W1 of W7  
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comply with City of Vaughan

CITY OF VAUGHAN



41'-8"



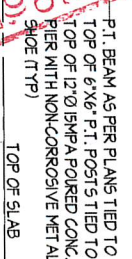
This is to certify that these plans comply with applicable Architectural Design Guidelines approved by the City of VAUGHAN.

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

APPROVED BY: \_\_\_\_\_  
DATE: 01.30.2018

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Design Guidelines only and bears no further  
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FIN. SECOND FLR.



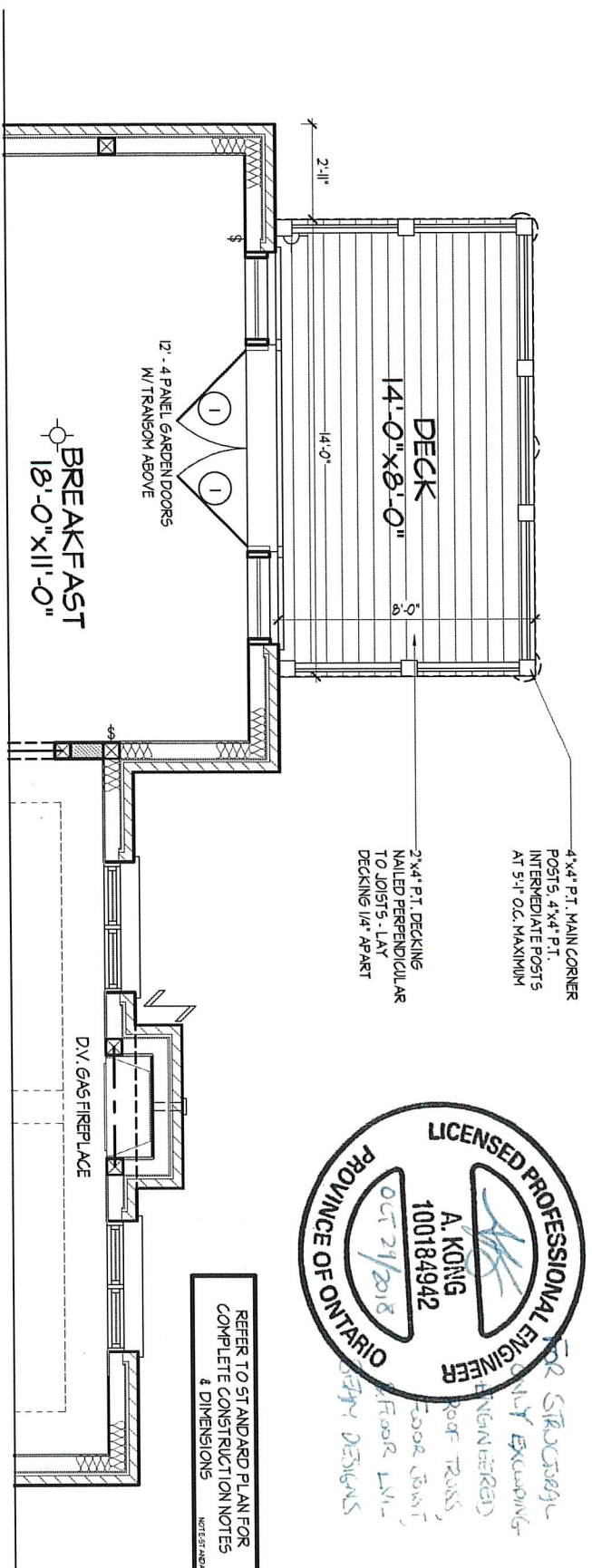
## LOOK OUT DECK CONDITION

**PINE VALLEY, VAUGHAN, ONTARIO**

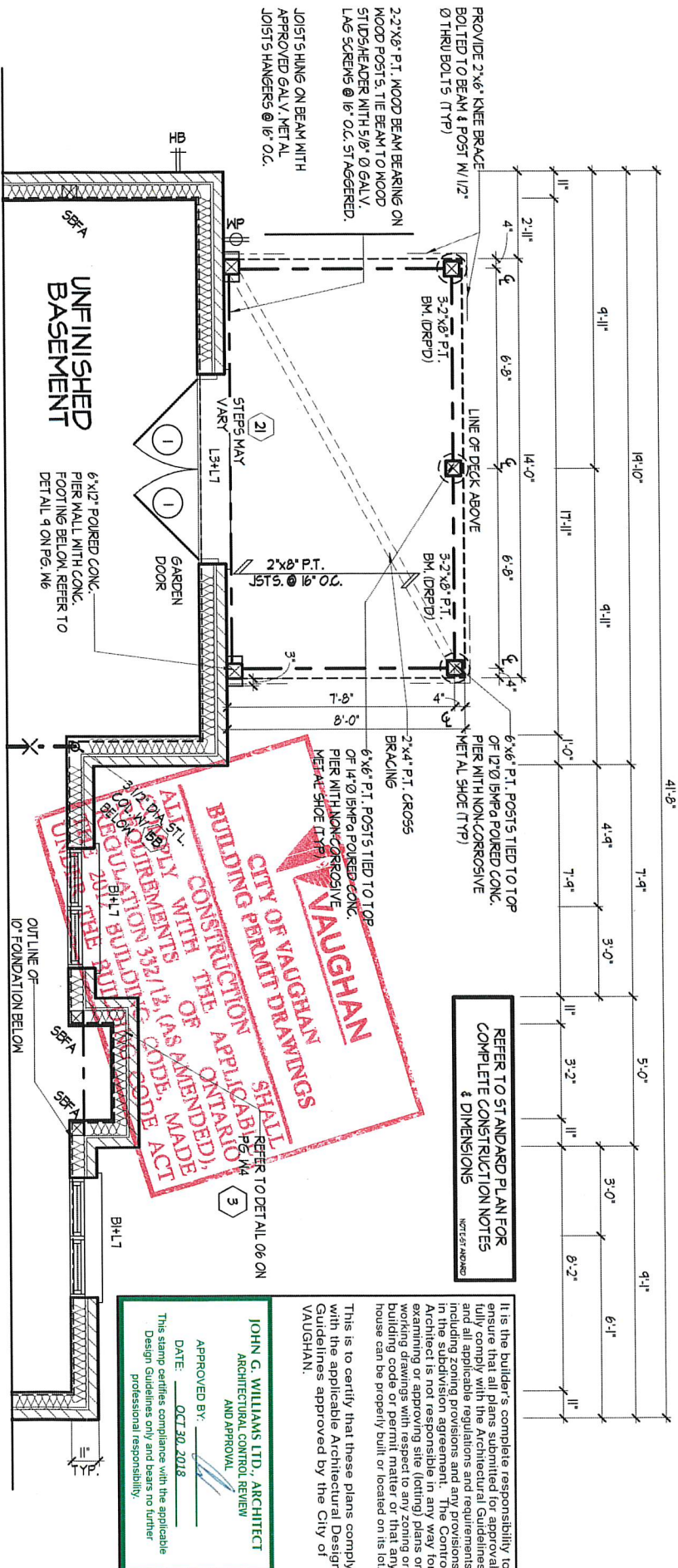
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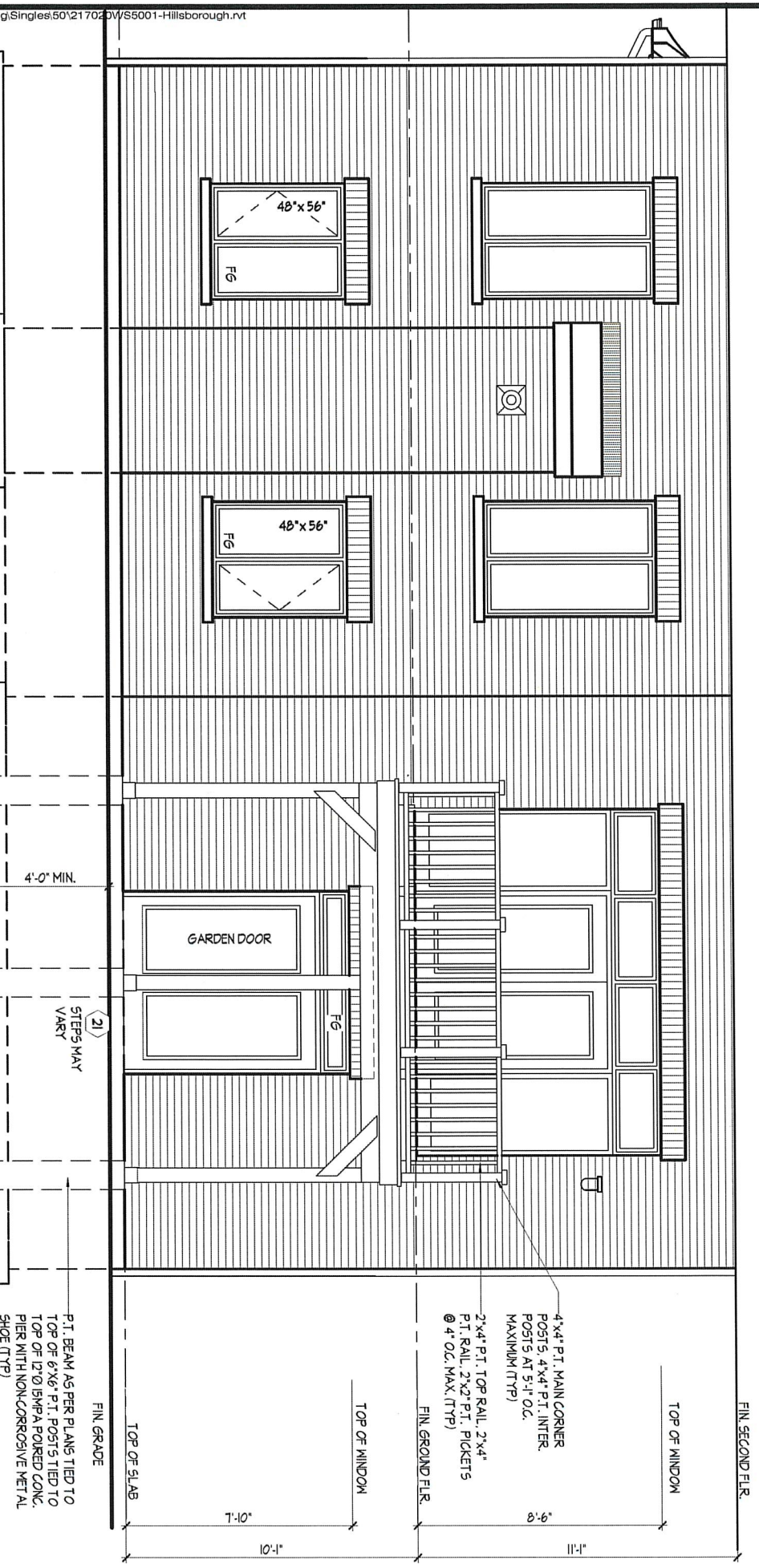




PART. GROUND FLOOR PLAN, ELEV. 'A' & 'B' - W.O.B. COND.



PART. BASEMENT PLAN, ELEV. 'A' & 'B' - W.O.B. CONDITION



WINDOM SIZES FOR W.O.B. CONDITIONS:  
- W.O.B. = MATCH WIDTH OF WINDOM  
ABOVE AND WINDOMS TO BE 56" DEEP,  
TOP OF WINDOM TO BE @ 7'-10" A.F.F.

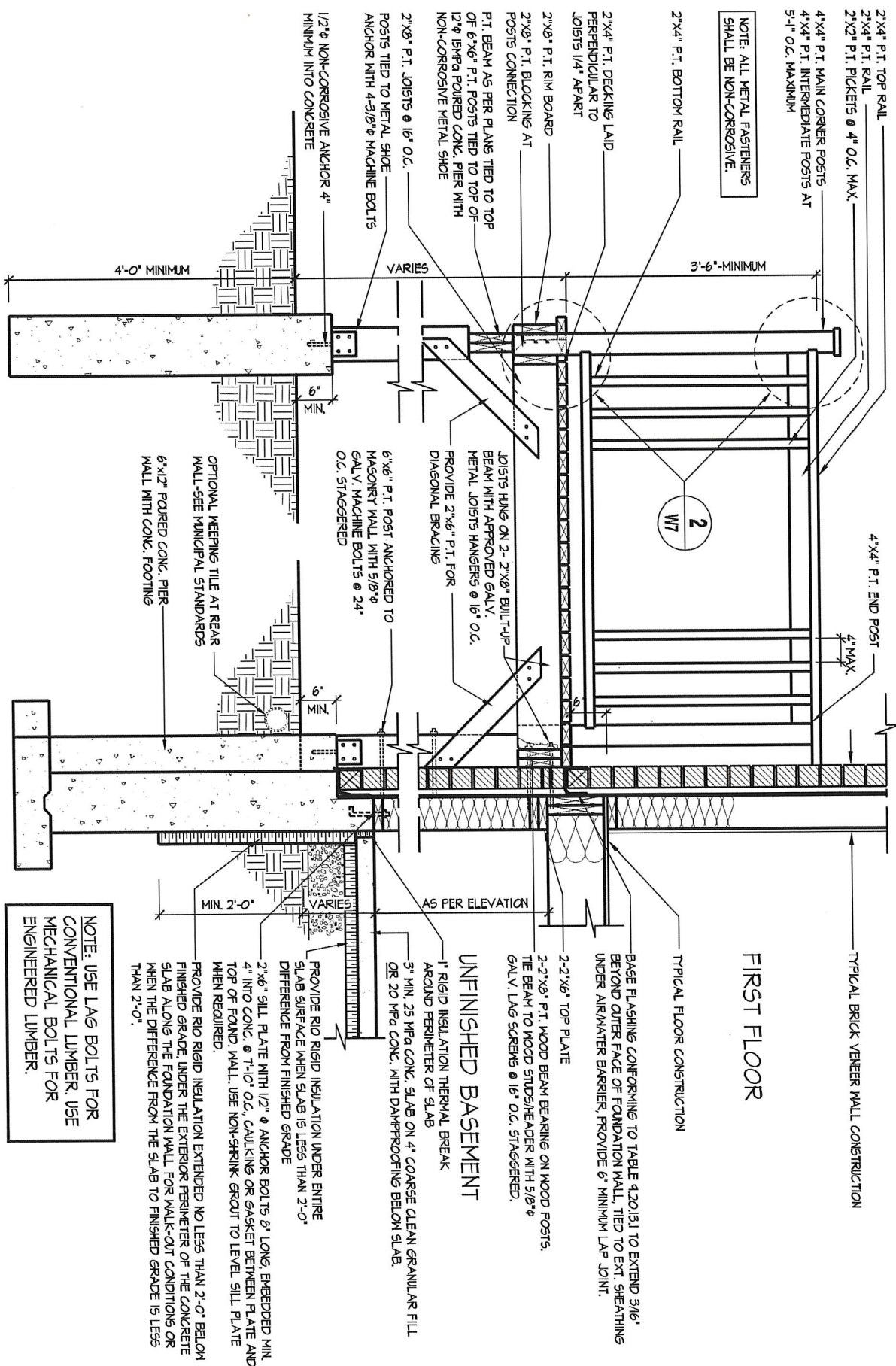
REFER TO FRONT  
ELEVATION FOR TYPICAL  
NOTES & INFORMATION

PART. REAR ELEVATION, 'A' & 'B' - W.O.B. CONDITION



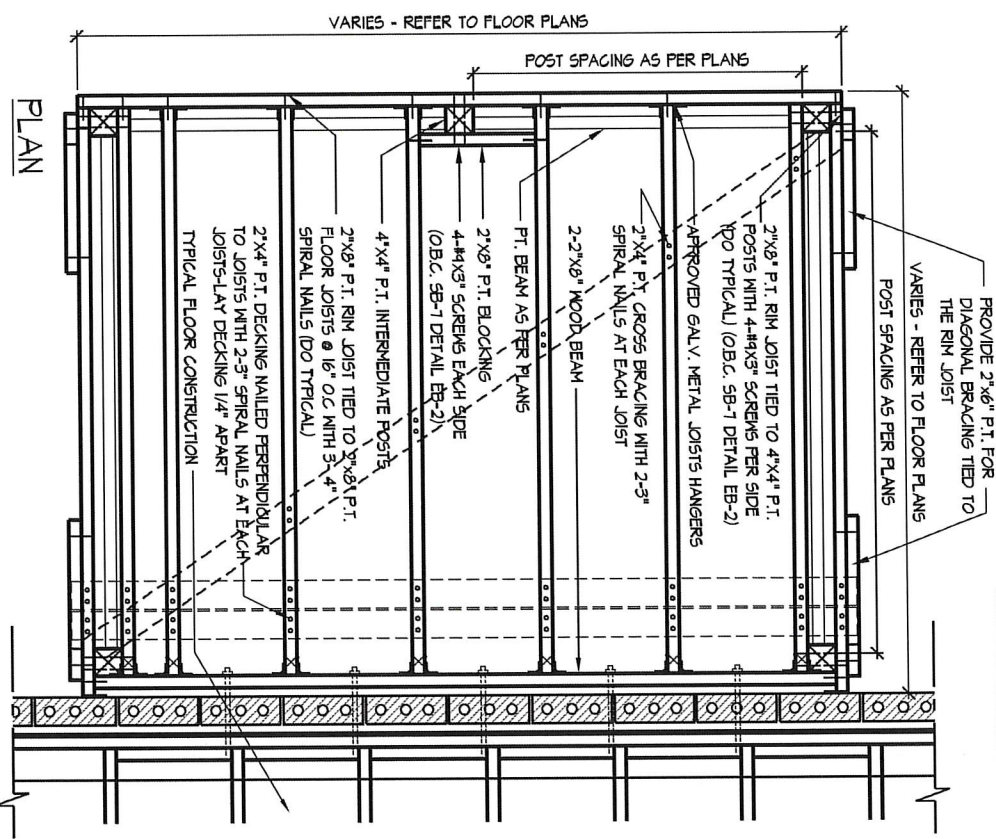






# 09 MASONRY VENEER, TYPICAL WOOD DECK FOR WALK OUT BASEMENT

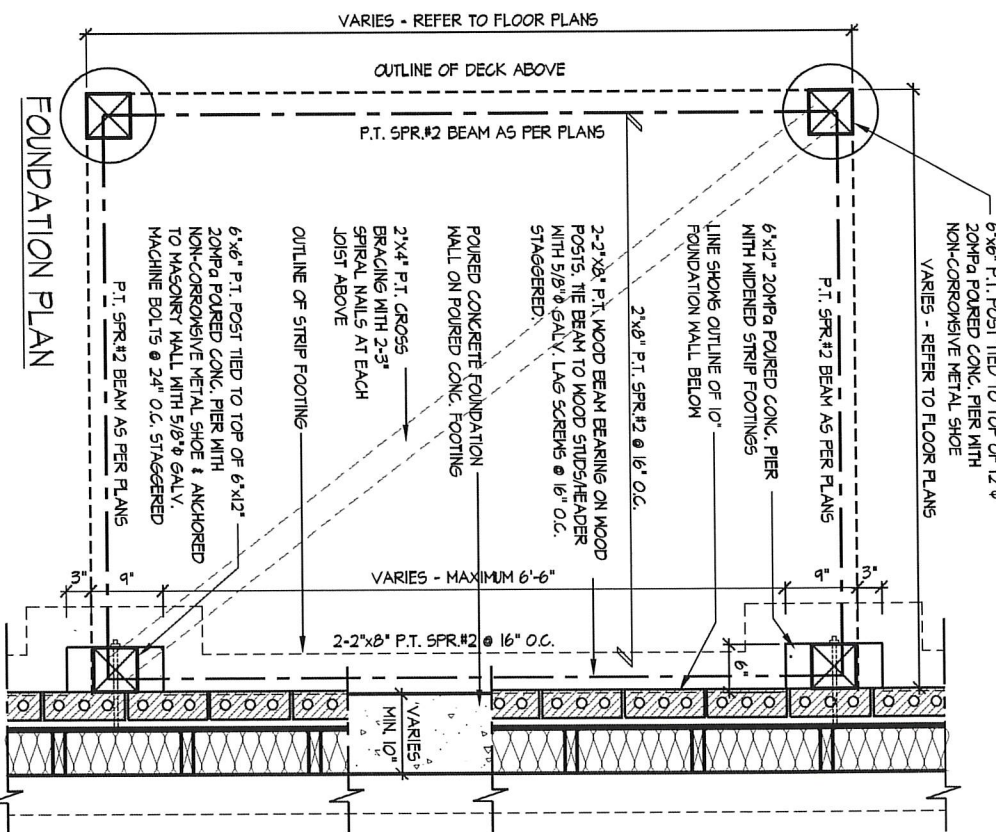
1/2" = 1'-0"



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.B.C. AND SB-1 OF THE SUPPLEMENTARY STANDARD
2. LUMBER GRADES SHALL NOT BE LESS THAN NO. 2 SPF.
3. ALL FASTENERS, SCREENS AND NAILS SHALL BE RESISTANT TO CORROSION - NAILS TO BE COMMON SPIRAL

## 10 MASONRY VENEER, TYPICAL DECK FRAMING PLAN

1/2" = 1'-0"



## 11 MASONRY VENEER, TYPICAL DECK FOUNDATION PLAN

1/2" = 1'-0"



