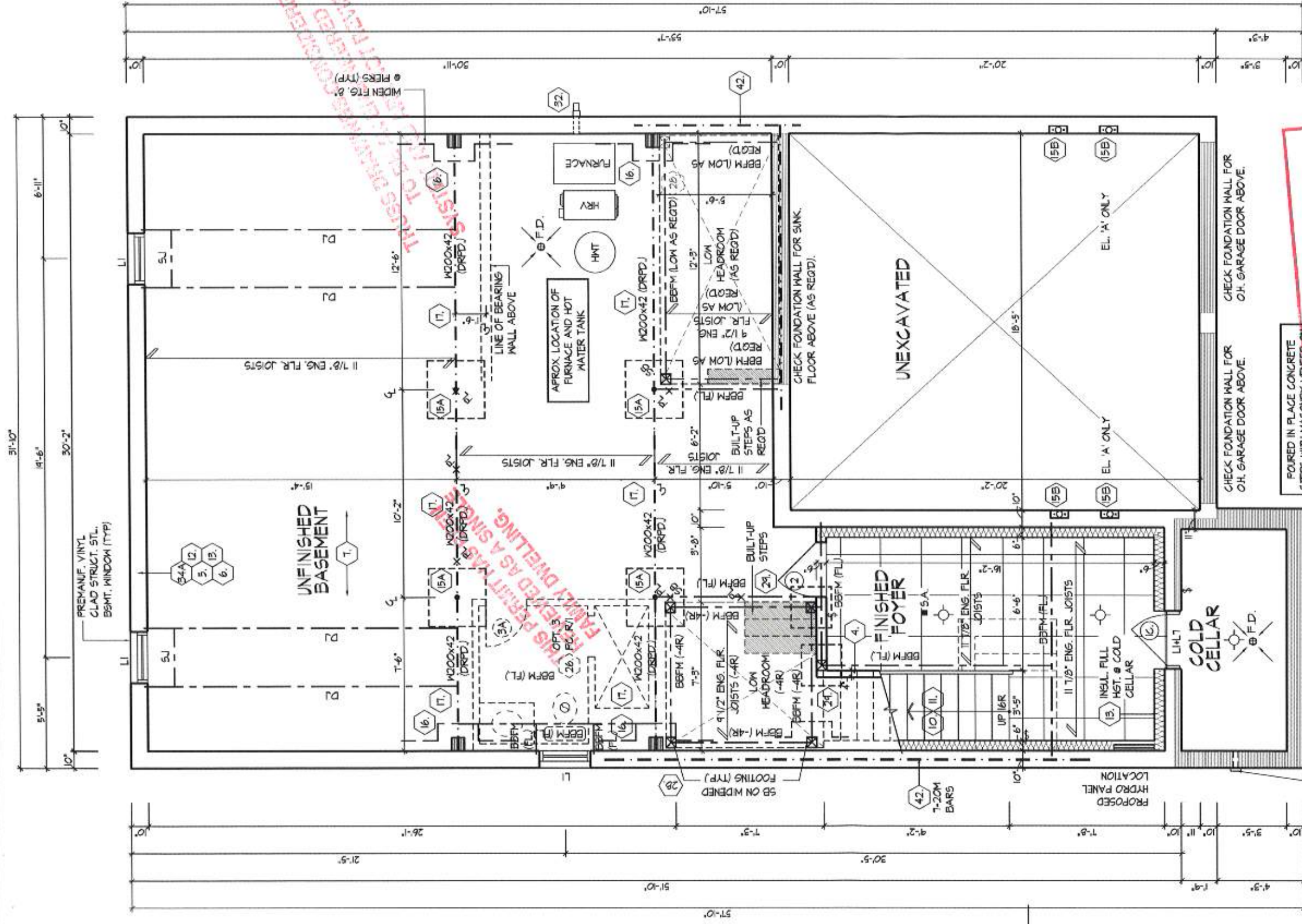




POURED IN PLACE CONCRETE
STEPS WITH MASONRY VENEER ON
SIDES IF REQUIRED BY GRADE.

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE.

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE.

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O.H. GARAGE DOOR ABOVE.

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE.

CHECK FOUNDATION WALL FOR
O.H. GARAGE DOOR ABOVE.

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

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



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

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

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

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

HUNT
DESIGN ASSOCIATES INC.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS
THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE DIVISION BUILDING
CODE TO BE A RESIDENTIAL
QUALIFICATION INFORMATION
Orit Fairman
REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC.
19865
20201
B29

File Number
217020WS4001

Scale
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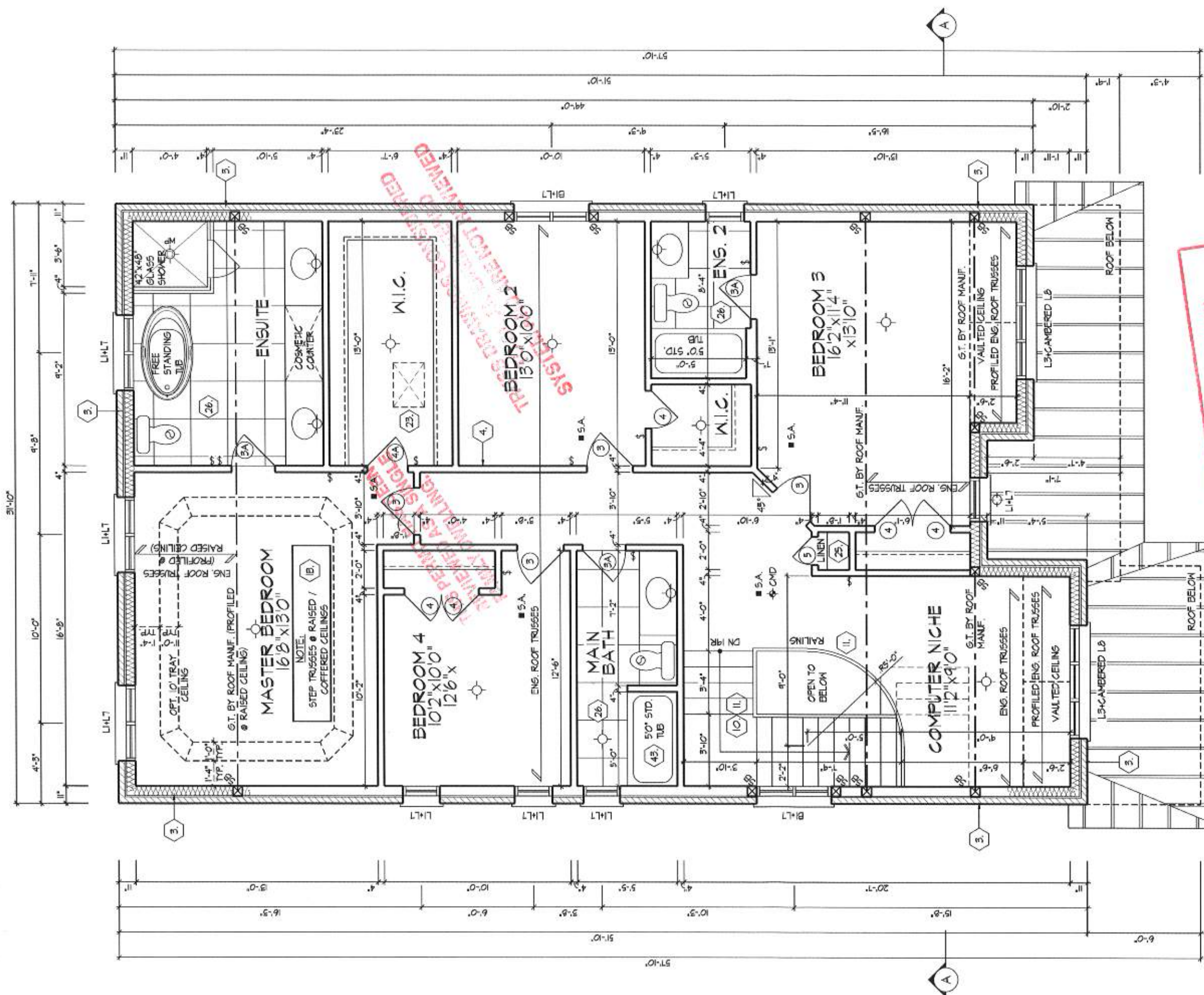
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8866 Woodbine Ave. Markham, ON L3R 0J7
T 905.737.5133 F 905.737.7326
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UNIT 4001 - THE SUMMERDALE
REV. 2018/10/24

Page Number
2 of 17



SECOND FLOOR PLAN, EL. 'A'

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

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
DATE: 01-12-2018
CONSTRUCTION SET
ALL COMPL. WITH THE 1997 BUILDING CODE ACT
REQUIREMENTS OF ONTARIO
REGULATION 332/12, AS AMENDED.
THIS SET OF DRAWINGS IS TO BE USED FOR CONSTRUCTION ONLY.
NOT TO BE USED FOR ANY OTHER PURPOSE.
NOT TO BE USED FOR ANY OTHER PURPOSE.

PROFESSIONAL ENGINEER
A. KONG
100184942
OCT 24/2018
PROVINCE OF ONTARIO

VAUGHAN
CITY OF VAUGHAN
BUILDING PERMIT DRAWINGS
DATE: 01-12-2018
CONSTRUCTION SET
ALL COMPL. WITH THE 1997 BUILDING CODE ACT
REQUIREMENTS OF ONTARIO
REGULATION 332/12, AS AMENDED.
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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: OCT 30, 2018
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SECOND FLOOR PLAN, EL. 'A'

UNIT 4001 - THE SUMMERDALE
REV. 2018/10/24

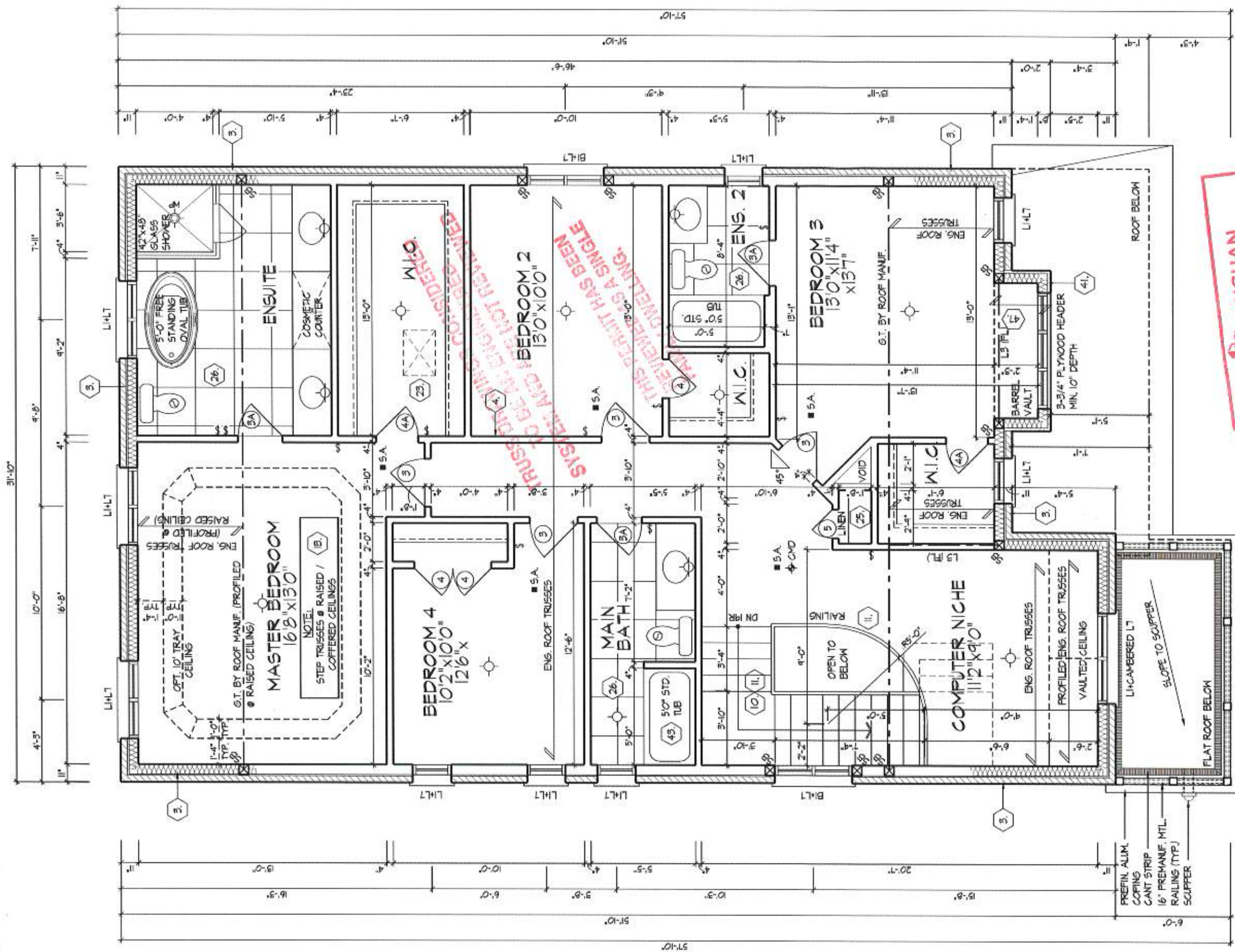
GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.

HUNT
DESIGN ASSOCIATES INC.
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS
THE DESIGN MEETS THE REQUIREMENTS OF THE BUILDING CODE AND THE CITY OF VAUGHAN
CODE TO BE A DESIGN.
QUALIFICATION INFORMATION
Chris Fairbairn
REGISTRATION INFORMATION
10695
HUNT DESIGN ASSOCIATES INC.

Drawn By: NC
Checked By: OF
Scale: 3/16" = 1'-0"
File Number: 217020WS4001
Page Number: 4 of 17
F 905.737.5133 T 905.737.5133

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



SECOND FLOOR PLAN, EL. 'B'

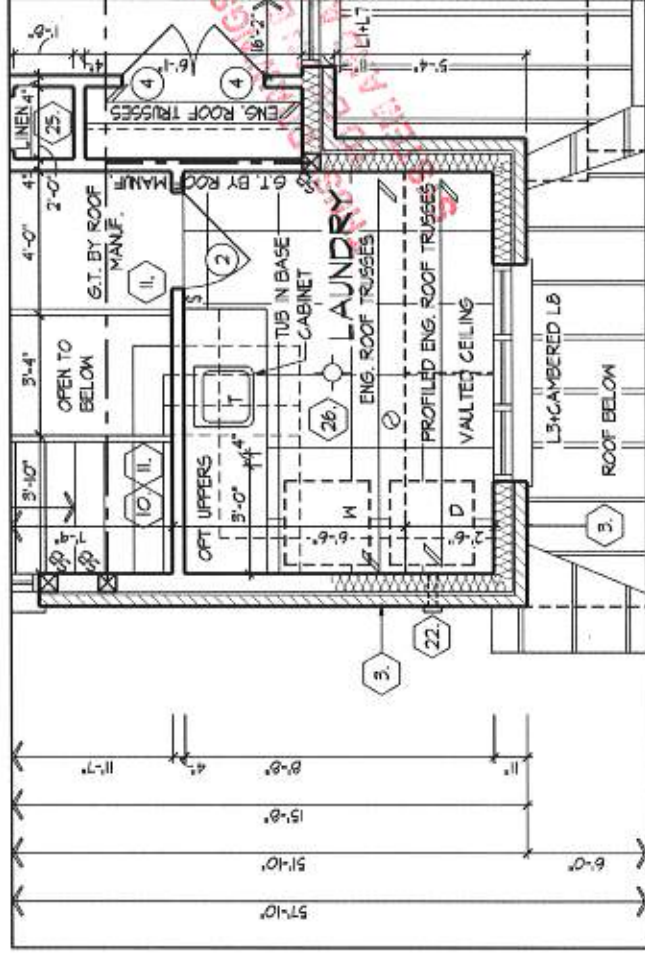
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MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, INSTALLATION
DETAILS AND HANGER SIZES.

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APPROVED BY:
DATE: OCT 30, 2018
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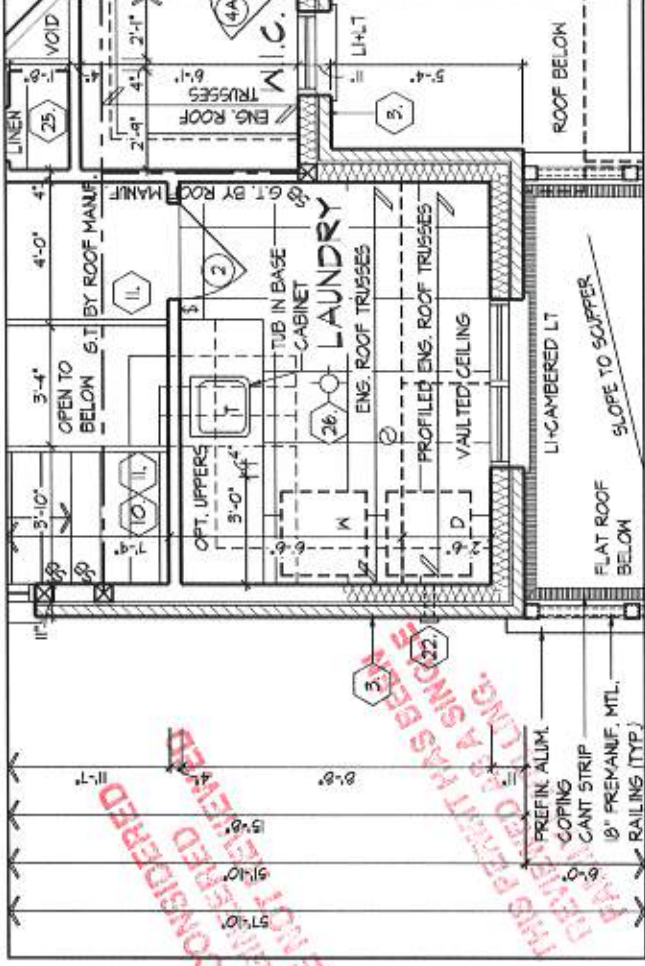
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL



PART. SECOND FLOOR PLAN
W/ OPT. LAUNDRY, EL. 'A'

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

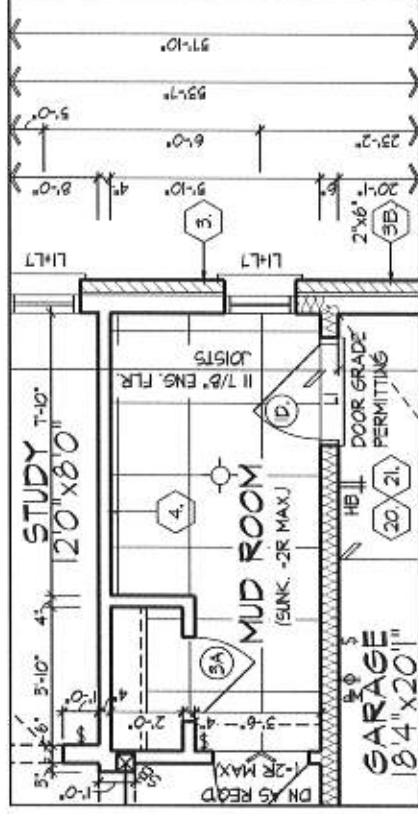
REFER TO ROOF TRUSS
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DETAILS AND HANGER SIZES.



PART. SECOND FLOOR PLAN
W/ OPT. LAUNDRY, EL. 'B'

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

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



PART. GROUND FLOOR MUDROOM FOR
OPT. SECOND FLOOR LAUNDRY, EL. 'A'

REFER TO STANDARD PLAN FOR
COMPLETE CONSTRUCTION NOTES
& DIMENSIONS

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

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

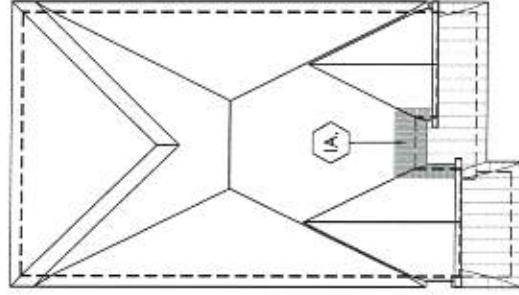
REFER TO FLOOR JOIST
MANUFACTURER'S DRAWINGS FOR
LAYOUT, SPACING, BLOCKING &
STRAPPING REQUIREMENTS,
INSTALLATION DETAILS AND HANGER
SIZES, & SUBFLOOR THICKNESS



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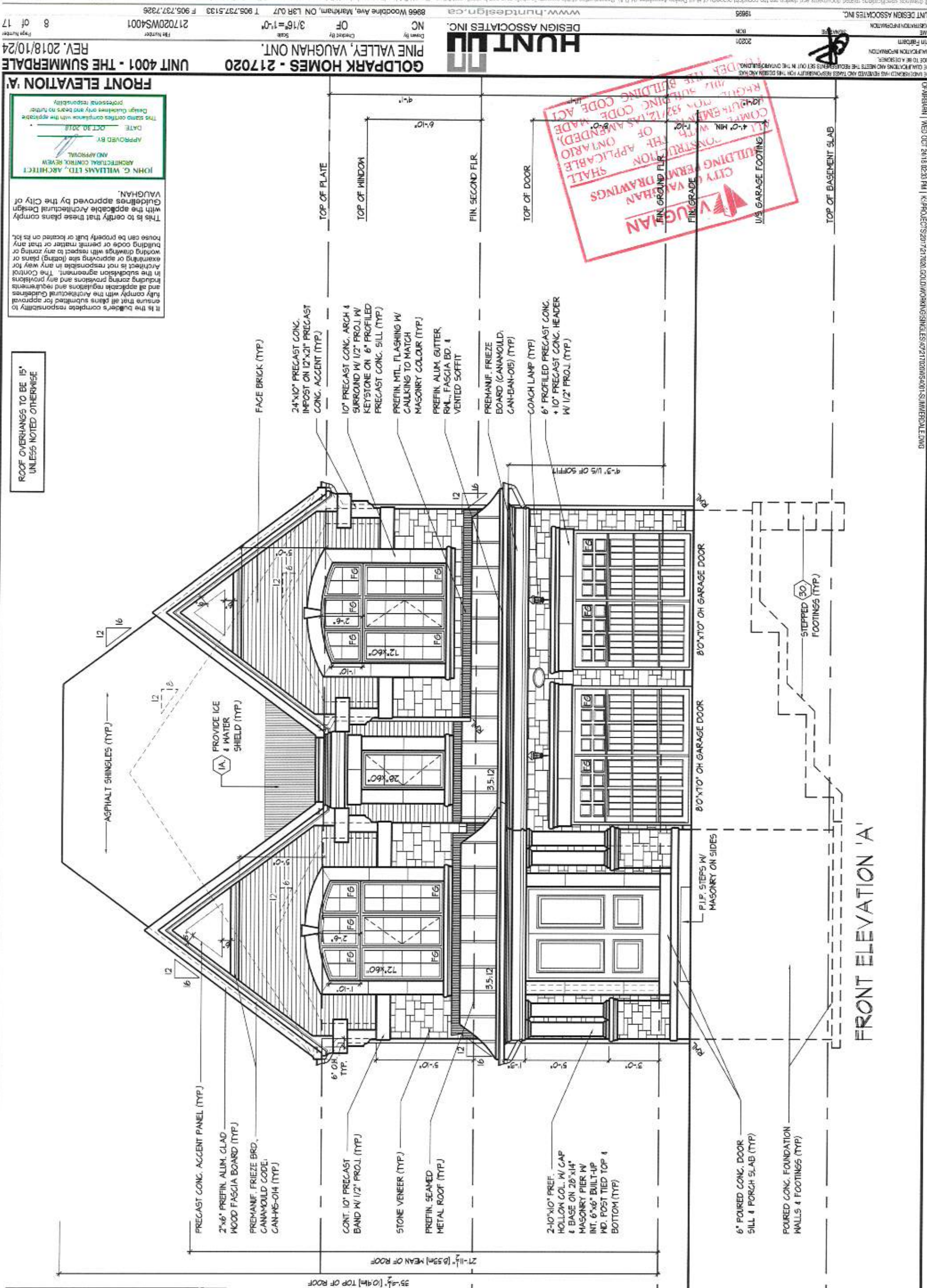
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.





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

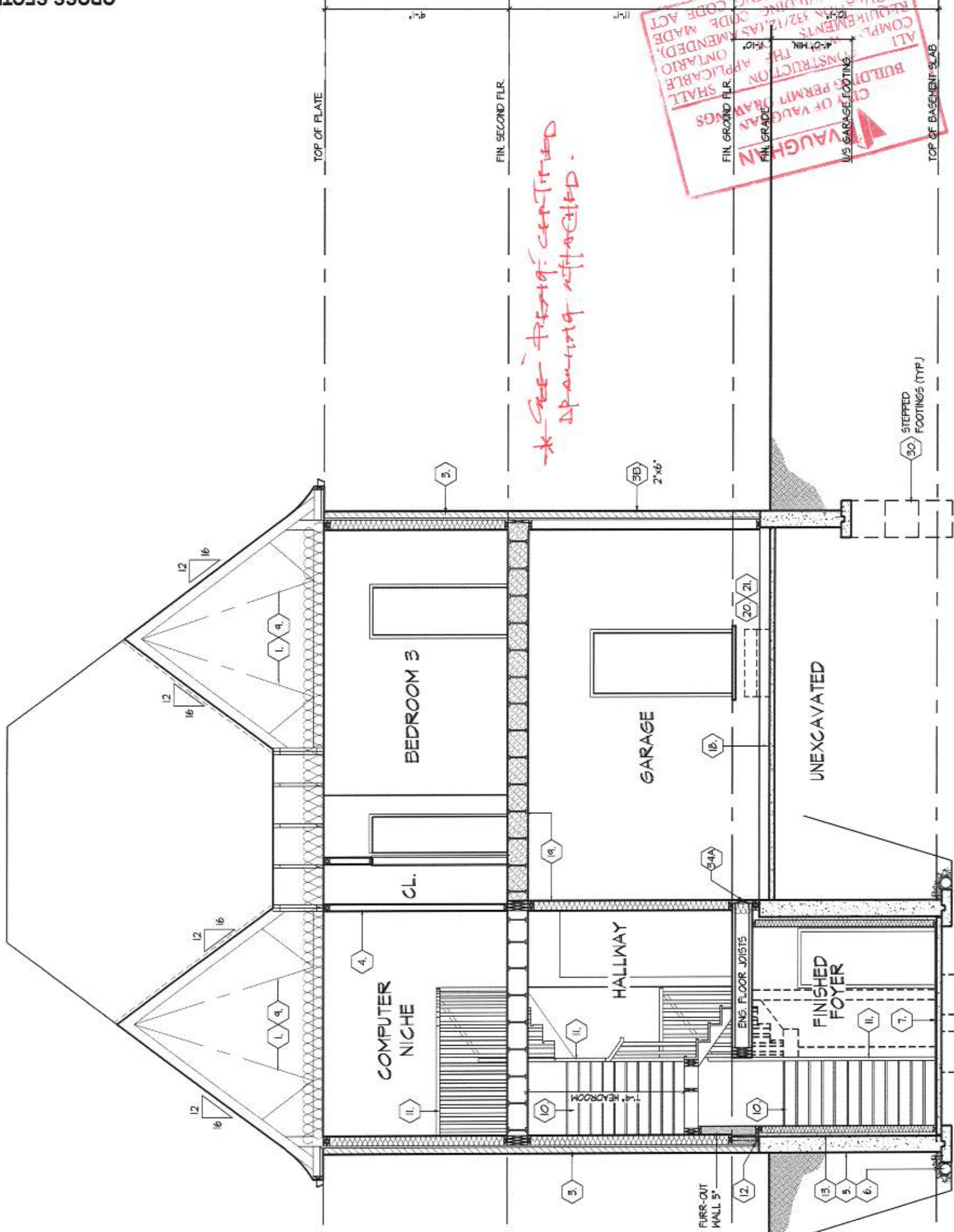
ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE



FRONT ELEVATION 'A'



CROSS-SECTION 'A-A'



ROOF OVERHANGS TO BE 15"
UNLESS NOTED OTHERWISE

cont. SECTION 1.0. CONSTRUCTION NOTES

40 1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 9B&7 5167
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 FULL 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 @ 12" (12.7) GYPSUM SHEATHING.

40 1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W13-1
5/8" (15.9) TYPE 'X' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2"x4" (38x68) STUDS @ 16" (406) O.C. MIN. 1" (25) PART ON SEPARATE 2"x4" (38x68) 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.

40A 2 HR. FIREWALL (SB-3) WALL TYPE 9B&7 5167
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 75% SOLID. FULL 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 DETAILS)

41 STUCCO WALL CONSTRUCTION
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EL.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)

41A STUCCO WALL CONSTRUCTION W/ CONTIN. INSULATION
STUCCO FINISH CONFORMING TO O.B.C. SECTION 9.28. AND APPLIED PER MANUFACTURERS SPECIFICATIONS OVER 1 1/2" (38) EL.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON APPROVED VAPOR BARRIER AS PER O.B.C. 9.27.3. ON EXTERIOR TYPE RIGID INSULATION JOINTS UNTAPED MECHANICALLY FASTENED AS PER MANUFACTURERS SPECIFICATIONS. ON 7/16" EXTERIOR TYPE SHEATHING ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (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) EL.F.S. (MINIMUM) ON APPROVED DRAINAGE MAT ON 1/2" (12.7) DENSGLASS GOLD GYPSUM BRD. ON STUDS CONFORMING TO O.B.C. (9.23.10.1) & SECTION 1.1. INSULATION, APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH. (REFER TO 35 NOTE AS REQUIRED)

42 UNSUPPORTED FOUNDATION WALLS (9.15.4.2)
REINFORCING AT STAMPS 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 @ 8" O.C.
REINFORCING AT BASEMENT CONCRETE

43 STUD WALL REINFORCEMENT
PROVIDE STUD WALL REINFORCEMENT IN MAIN BATHROOM CONFORMING TO O.B.C. (9.5.2.3.1) AND 3.8.3.6.(31) (REFER TO DETAILS)

44 WINDOW WELLS
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21" 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" (103) WEEPING TILE OR A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE. (9.3.10.1.5) 9.14.6.3.)

45 SLOPED CEILING CONSTRUCTION (SB-12) 2.1.7., 9.23.4.2)
NOTED: 1) 2"x2" (38x38) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST (PURLINS NOT REQ. W/ SHAW 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.

46 FLAT ROOF/BALCONY CONSTRUCTION
WATERPROOFING MEMBRANE (9.26.11, 9.26.15, 9.26.16) FULLY ADHERED TO 5/8" (15.9) TAG EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x2" (38x38) PURLINS ANGLED TOWARDS SLOPPER @ 2% MINIMUM AND PERPENDICULAR TO 2"x6" (38x68) FLOOR JOISTS @ 16" (406) O.C. (UNLESS OTHERWISE NOTED). BUILT UP CURB TO BE 4" (103) MIN. ABOVE FINISHED BALCONY FLOOR. CONTINUOUS 1" (25) DRAIN EDGE TO BE PROVIDED ON OUTSIDE FACE OF CURB. SCUPPER DRAIN TO BE LOCATED 24" (610) MIN. AWAY FROM HOUSE. PREFINISHED ALUMINUM OR PANEL FOR UNDERSIDE OF SCUPPER (9.23.23). REMOVE CURB WHERE REQ.

47 BARREL VAULT CONSTRUCTION
CANTILEVERED 2"x4" (38x68) SPACERS LAID FLAT ON 2"x10" (38x235) SPR. #2 ROOF JOIST NAIL TO BUILT-UP 3"x4" (191) PLYWOOD HEADER 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 SILING & 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 REVIEWED AND APPROVED BY ENGINEER.

SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)	
MIN. STUD SIZE	SUPPORTED LOADS (EXTERIOR)
ROOF W/ OR W/O ATTIC	ROOF W/ OR W/O ATTIC & 2 FLOOR/ATLATIC & 3 FLOOR
MAX. STUD SPACING, IN (mm) O.C.	MAX. UNSUPPORTED HGT., IN (mm)
2"x4" (38x68)	16" (406) 12" (305) N/A
2"x6" (38x140)	9'-10" (3.0) 9'-10" (3.0) N/A
	2'-0" (610) 16" (406) 12" (305)
	9'-10" (3.0) 11'-10" (3.6) 9'-11" (3.8)

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. WINDOW GUARDS: A GUARD OR WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (103) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (460) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 3'-11" (983). (9.8.8.1.)
3) WINDOWS IN EXT. STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (600) (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 4.1.5.15 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 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'-0".
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	8'-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 9.32.3.4. 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 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 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" (51) POLYETHYLENE FILM, NO. 10 (48x6) ROLL, ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBERS 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 300W. HOLLOW STRUT, 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 8'-0" (2440) A.E.F.
2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 9'-0" (2740) A.E.F.
3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.E.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 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 LINTELS AND BUILT-UP WOOD
(DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16)
FORMING PART OF SENTENCE 9.23.42.(3), 9.23.42.(4), 9.23.12.3.(1), 9.23.13.8.(2), 9.37.1.1.(7)

2"x6" SPRUCE #2	2"x10" SPRUCE #2	2"x12" SPRUCE #2
L1 2"x6" (38x134)	L3 2"x10" (238x235)	L5 2"x12" (38x286)
B1 3"x2"x8" (38x38x184)	B3 3"x2"x10" (38x38x235)	B5 3"x2"x12" (38x38x286)
B2 4"x2"x8" (48x38x184)	B4 4"x2"x10" (48x38x235)	B6 4"x2"x12" (48x38x286)
B7 5"x2"x8" (58x38x184)	B8 5"x2"x10" (58x38x235)	B9 5"x2"x12" (58x38x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E (UNLESS NOTED OTHERWISE, THE FOLLOWING LUMBER SHALL CONFORM TO CAN/CSA-G10-M GRADE 2.0E)		
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14 1/8" LVL
LW2 1-1 3/4"x9 1/2"	LW3 1-1 3/4"x11 7/8"	LW4 1-1 3/4"x14 1/8"
LW4 2-1 3/4"x9 1/2"	LW5 2-1 3/4"x11 7/8"	LW6 2-1 3/4"x14 1/8"
LW5 3-1 3/4"x9 1/2"	LW7 3-1 3/4"x11 7/8"	LW8 3-1 3/4"x14 1/8"
LW6 4-1 3/4"x9 1/2"	LW9 4-1 3/4"x11 7/8"	LW10 4-1 3/4"x14 1/8"

3.2. STEEL LINTELS 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)	8-0" (2.66m)	8-1" (2.48m)
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-0" (3.31m)	10'-1" (3.03m)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11'-0" (3.46m)	10'-7" (3.24m)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12'-0" (3.62m)	11'-7" (3.54m)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)

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.

3.3. DOOR SCHEDULE

CONFORMING TO SECTIONS 9.5.11, 9.6., 9.7.2.1, 9.7.5.2, & 9.10.13.10	
1 EXTERIOR	2'-6" x 6'-8" x 1'-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1A EXTERIOR	2'-10" x 6'-8" x 1'-3/4" (865 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1B EXTERIOR	3'-0" x 6'-8" x 1'-3/4" (815 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1C EXTERIOR	2'-6" x 6'-8" x 1'-3/4" (760 x 2030 x 45) INSULATED MIN. R4 (RSI 0.7)
1D EXTERIOR	2'-6" x 6'-8" x 1'-3/4" (815 x 2030 x 45) INS. MIN. R4 (RSI 0.7) (SEE HEX NOTE 20)
1E EXTERIOR	3'-0" x 8'-0" x 1'-3/4" (815 x 2440 x 45) INS. MIN. R4 (RSI 0.7)
2A EXTERIOR	2'-2" x 6'-8" x 1'-3/4" (660 x 2030 x 35)
2 INTERIOR	2'-6" x 6'-8" x 1'-3/8" (815 x 2030 x 35)
3 INTERIOR	2'-6" x 6'-8" x 1'-3/8" (760 x 2030 x 35)
3A INTERIOR	2'-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. ACRONYMS

AFF	ABOVE FINISHED FLOOR	JST	JOIST
BFFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTBA	OPEN TO BELOW ABOVE
BBRM	BEAM BY ROOF MANUFACTURER	PL	POINT LOAD
CRF	CONVENTIONAL ROOF FRAMING	PLT	PLATE
CW	COMPLETE WITH	PT	PRESSURE TREATED
DAUTJ	DOUBLE JOIST/ TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	RT	ROOF TRUSS
ELF.S.	EXTERIOR INSULATION FINISH SYSTEM	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
EST	ESTIMATED	SBFA	SB FROM ABOVE
FA	FLAT ARCH	SJ	SINGLE JOIST
FD	FLOOR DRAIN	SPR	SPRUCE
FG	FIXED GLASS	STL	STEEL
FL	FLUSH	T/O	TOP OF
FLR	FLOOR	TYP	TYPICAL
GT	GIRDER TRUSS	UIS	UNDERSIDE
HB	HOSE BIB	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WVC	WALK IN CLOSET
HWT	HOT WATER TANK	WF	WEATHER PROOF

3.5. SYMBOLS

ALL ELECTRICAL FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 9.34.	CLASS 'B' VENT	EXHAUST VENT
DUPLICATE OUTLET (12" HIGH)	HEAVY DUTY OUTLET	ROUGH IN FOR ELECTRIC VEHICLE CHARGING STATION (9.34.4)
ROUGH IN FOR ELECTRIC VEHICLE CHARGING STATION (9.34.4)	POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (WALL MOUNTED)	LIGHT FIXTURE (PULL CHAIN)	TELEPHONE JACK
CABLE TV JACK	CENTRAL VACUUM OUTLET	

SA 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.

CMD CARBON MONOXIDE ALARM (9.33.4)
** CHECK LOCAL BY-LAWS FOR REQUIREMENTS ** A CARBON MONOXIDE ALARM(S) CONFORMING TO CAN/CGA-8.19 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.

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

TWO STOREY VOLUME SPACE. SEE CONSTRUCTION NOTE 36.

VARYING 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.

THE PARTY WALL. REFER TO HEX NOTE 40.

SECTION 4.0. CLIMATIC DATA
DESIGN SNOW LOAD (9.4.2.2.): 1.01 kPa
WIND LOAD (q50) (SB-1.2.): 0.44 kPa



CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO HUNT DESIGN ASSOCIATES INC. (H.D.A.) BEFORE PROCEEDING WITH 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. ONLY. REG. 382/12.

CONSTRUCTION NOTES 2

GOLDPARK HOMES - 217020
PINE VALLEY, VAUGHAN ONT.
UNIT 4001 - THE SUMMERDALE
REV. 2018/10/24

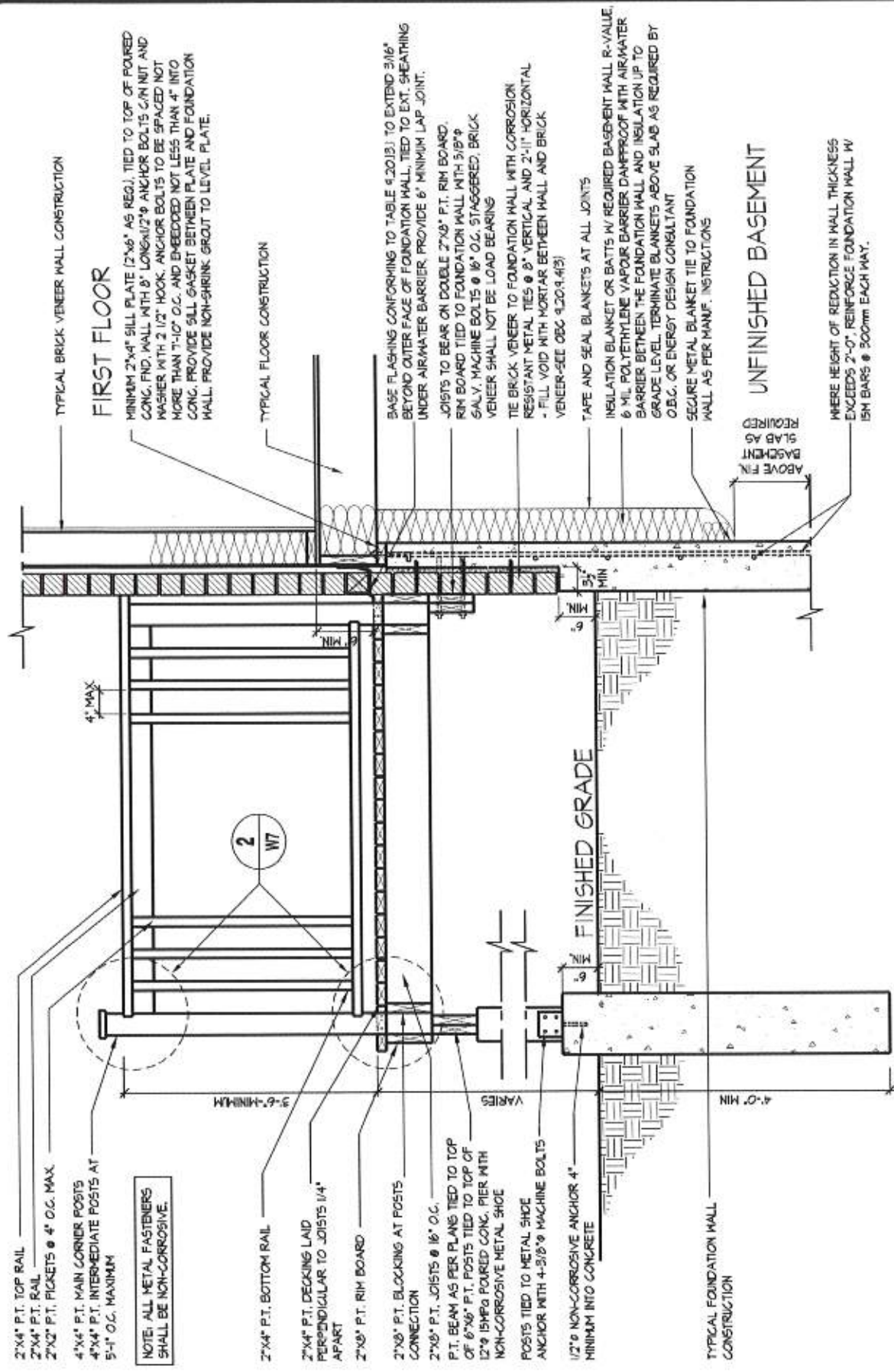
Scale: 3/16" = 1'-0"
Checked By: Mark
Drawn By: NC
File Number: 217020WS4001
Page Number: 17 of 17
T 905.737.5133 F 905.737.5265

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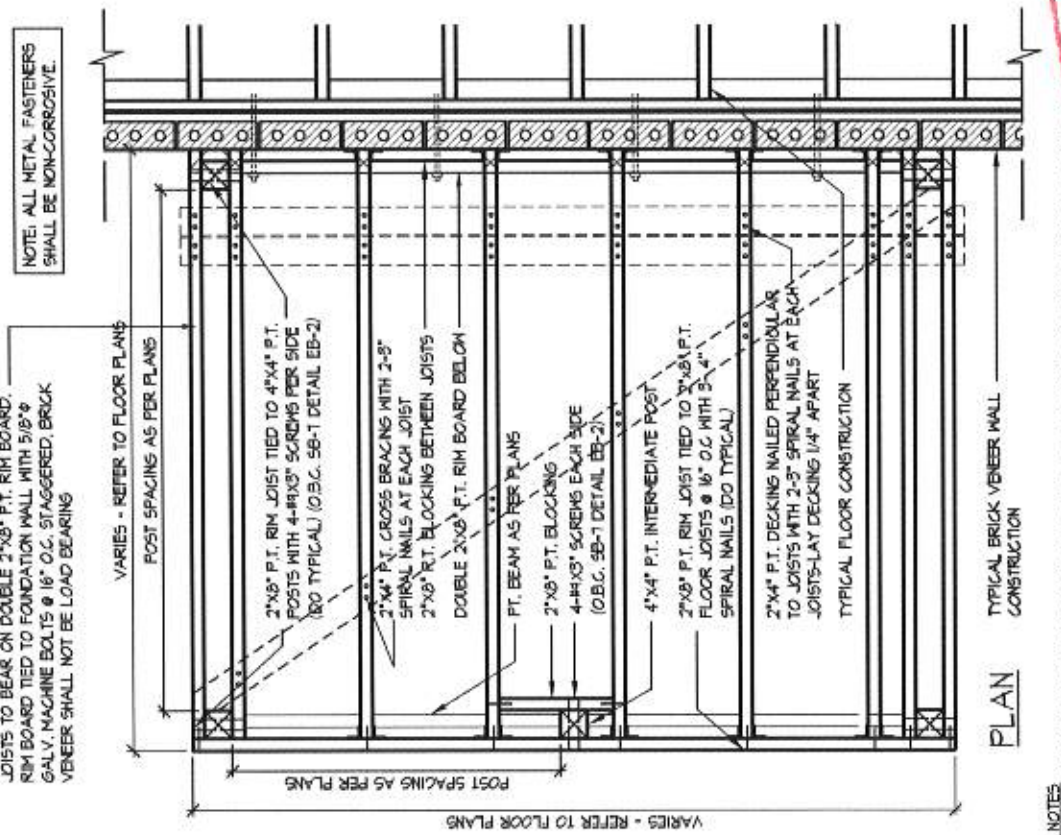
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS TO BE A REGISTERED PROFESSIONAL ENGINEER.
Oath Taken: 2020
NAME: A. KONG
REGISTRATION INFORMATION: 19665



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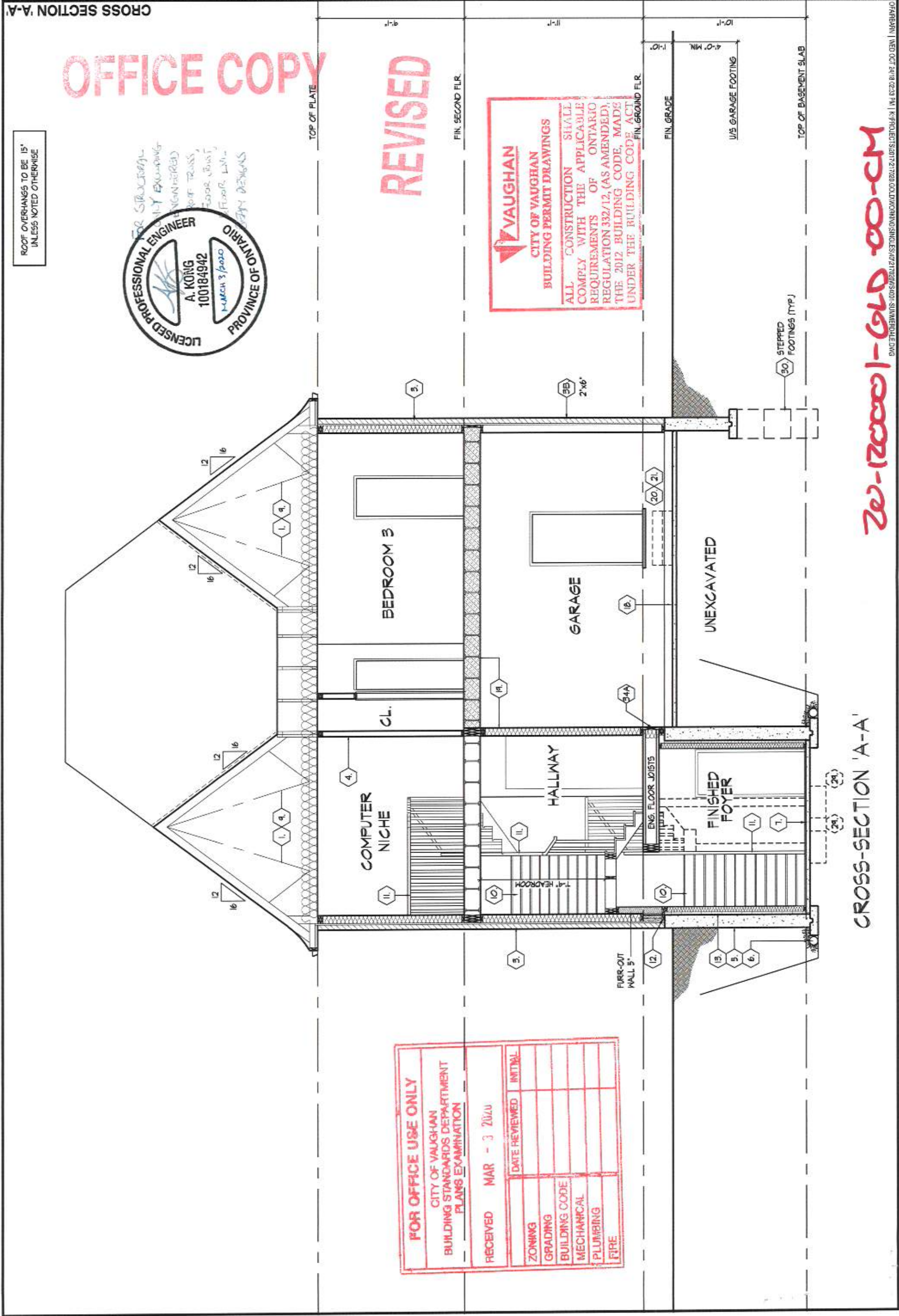
07 MASONRY VENEER, TYPICAL WALK/LOOK OUT WOOD DECK, SOLID MASONRY
1/2" = 1'-0"



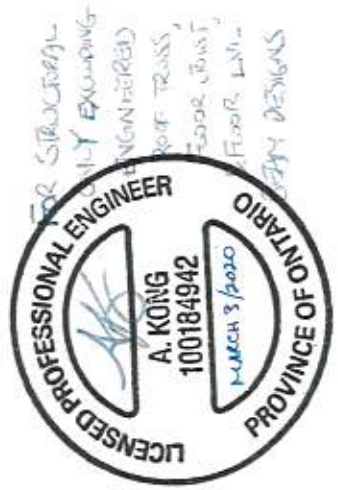
GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.B.C. AND S.B.-1 OF THE SUPPLEMENTARY STANDARD
2. LUMBER GRADES SHALL NOT BE LESS THAN NO. 2 SPF.
3. LUMBER SHALL BE FREE OF LOOSE KNOTS AND
ALL CUT ENDS OF PRESERVATIVE TREATED LUMBER SHALL BE TREATED TO PREVENT DECAY
SPECIES FOR POSTS, PICKETS AND RAILS SHALL BE DOUGLAS FIR-LARCH, HEM-FIR, SPRUCE-PINE-FIR
4. ALL FASTENERS, SCREWS AND NAILS SHALL BE RESISTANT TO CORROSION - NAILS TO BE COMMON SPIRAL

08 TYP. DECK FRAMING ON WOOD LEDGER, BRICK VENEER
1/2" = 1'-0"





FOR OFFICE USE ONLY
 CITY OF VAUGHAN
 BUILDING STANDARDS DEPARTMENT
 PLANS EXAMINATION
 RECEIVED MAR - 3 2020
 ZONING
 GRADING
 BUILDING CODE
 MECHANICAL
 PLUMBING
 FIRE
 DATE REVIEWED
 INITIAL



VAUGHAN
 CITY OF VAUGHAN
 BUILDING PERMIT DRAWINGS
 ALL CONSTRUCTION SHALL
 COMPLY WITH THE APPLICABLE
 REQUIREMENTS OF ONTARIO
 REGULATION 332/12, (AS AMENDED),
 THE 2012 BUILDING CODE, MADE
 UNDER THE BUILDING CODE ACT

OFFICE COPY

REVISED

CROSS-SECTION 'A-A'

20-120001-610-00-CM

NOTE: REFERENCES ARE TO DIVISION B, 2012

BUILDING CODE UNLESS NOTED OTHERWISE.

THE FOLLOWING NOTES APPLY TO THE CONSTRUCTION

GOVERNED BY THE REFERENCED PERMIT AND SHALL

FORM PART OF THE DRAWING(S) ATTACHED HERETO.

ALL CONSTRUCTION TO COMPLY WITH THE APPLICABLE

REQUIREMENT OF ONTARIO REGULATION 332/12, (AS AMENDED),

THE 2012 BUILDING CODE, MADE UNDER THE BUILDING CODE ACT.

33. Wall and roof flashings shall conform to 9.20.13, 9.26.4, 9.27.3.7 and 9.27.3.8.
34. For the required number of Exterior Steps, refer to Siting and Grading drawings.
35. The Energy efficiency shall comply with Subsection 3.1.1. (Prescriptive Compliance Packages), Subsection 3.1.2. (Performance Compliance), or Subsection 3.1.3. (Other Acceptable Compliance Methods) of SB-12.

36. Provide Ice and Water Shield to roofwall sheathings susceptible to snow/ice damage at all roof and wall junctions where a change in elevation occurs, at roof valleys where snow/ice damming may occur, and at all Architectural detail locations where snow/ice accumulation may occur.
37. Extend ice and water shield up side wall a minimum of 2ft and refer to manufacturer for installation instructions.

38. Exterior Insulation Finish System (EIFS) cladding must be applied on approved substrate. EIFS cladding must be installed according to manufacturer's specifications, Ontario Building Code (OBC 9.27) requirements, Canadian Construction Materials Centre (CCMC) evaluation report with ruling of the Ministry of Municipal Affairs and Housing (MMAH), Building Materials Evaluation Commission report and/or decision authorized by the Building Code Commission (BCC).
39. Evaluation reports must be available for submission to the building inspector upon request.

40. Stucco systems shall comply with Section 9.28.
41. Where a dwelling unit is not located above or below another suite, the travel limit from a floor level in the dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level is served by an operable window or door, (a) providing an unobstructed opening of not less than 1000mm in height and 550mm in width, and (b) located so that the sill is not more than, (i) 1000mm above the floor, and (ii) 7000mm above adjacent ground level. Sentence 9.9.1.(2)

42. The travel limit from a floor level in a dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level has direct access to a balcony. Sentence 9.9.1.(3)
43. Above grade means the storey that has its floor closest to grade and its ceiling more than 1.8m from grade, where grade means the average level of proposed or finished ground adjoining a building at all exterior walls. Proposed or finished ground does not include artificial landscape or superficially raised ground, planters or steps.

44. The issuance of this building permit does not include the authority to enter or encroach onto adjacent property, or disturb the ground of the adjacent property, without the authorization of the adjacent owners.
45. Every excavation shall be undertaken in such a manner as to prevent movement which would cause damage to adjacent property, existing structures, utilities, roads and sidewalks, at all stages of construction.

46. The persons to whom this building permit is issued, must govern themselves accordingly to the proper means of excavation and possible shoring as per typical structural construction standards. Excavations in sandy or poor soil are required to be shored or excavated with a bank slope not to exceed 1 vertical for 3 horizontal. Excavations in clay or good soil that exceed 1.2 metres (4 ft.) in depth are required to be shored or cut back at the top so that the angle of the cut does not exceed 1 vertical for 1 horizontal, and the vertical cut at the bottom, if so designed, not exceed 1.2 metres (4 ft.). Where shoring is required, submit engineered drawings with design parameters clearly stated for approval under a separate standalone shoring permit. A Licensed Professional Engineer and a Commitment to General Review must be included in your submission.
47. Excavation shall comply with Section 9.32.
48. Every excavation shall conform to Article 9.34.1.4, and Subsection 9.34.2.
49. Electric Vehicle Charging shall conform to Subsection 9.34.4.

50. Architectural Building Code Plans Examination reviewed ONLY and LIMITED to the description of the proposed work indicated on the Application for Permit to construct or demolish. These Drawings shall be read in conjunction with ALL PREVIOUS BUILDING PERMITS (IF ANY) for any notes, comments and OBC requirements.
51. ONTARIO BUILDING CODE PLANS EXAMINATION is not intended to review building design, advice on which should be sought from professional sources. Its primary purpose is a set of minimum provisions respecting the safety of building with reference to public health, fire protection and structural sufficiency.

52. IT IS THE SOLE RESPONSIBILITY of the applicant for the accuracy of the submitted Drawings and that the information on those drawings representing the up-to-date condition of Lot Survey, existing building footprint, layout, configuration, setbacks, finish floor elevations, finish grades, unprotected opening calculation and construction details.
53. ARCHITECTURAL PLANS have been cursory reviewed and Approved based on the minimum OBC provisions respecting the safety of building with reference to public health, fire protection and structural sufficiency only. However, on-site inspections may reveal deficiencies not covered in this plans review, which must be brought into compliance with the Requirements of the OBC.

54. MATERIALS, SYSTEMS and BUILDING DESIGNS must comply with all OBC requirements, approved by Canadian Construction Materials Centre and/or Building Code Commission Decision. Evaluation report must be available for submission to Building Inspector upon request. This Building permit must be read in conjunction with all other approved documents.
55. The design and construction of new or extension of existing building systems shall comply with all applicable parts of 2012 Ontario Building Code (Ontario Regulation 332/12) made under the Building Code Act S.O. 1992, c.23.

56. Unless specified elsewhere in the Building Code, Minimum Compressive Strength of unreinforced concrete shall be not less than 15MPa (2200 psi) after 28 days (Article 9.3.1.6.)
57. Unreinforced Concrete used for garage floors, carport floors, porch slabs, exterior ramps & stairs, and all exterior balustrade shall have a Minimum Compressive Strength of not less than 32 MPa (4650 psi) after 28 days and shall have an air entrainment of 5 to 8%, (Article 9.3.1.6.)
58. Concrete slabs-on-ground shall be not less than 75mm (3in) thick exclusive of concrete topping. (Article 9.16.4.3.)

59. Minimum Compressive Strength of slabs-on-ground shall be not less than 25 MPa (after 28 days) or 15 MPa (after 28 days), if Dampproofing, per Article 9.13.2.7., is provided. (Article 9.16.4.5.)
60. Types of Glass and Protection of Glass shall comply with Article 9.6.1.4.

61. Window areas shall conform with Articles 9.7.2.3. and 9.9.10.1.
62. Doors and windows shall be installed to resist Forced Entry. (Articles 9.7.5.2. & 9.7.5.3.)
63. Stairs shall have a min. headroom of 1.95m; min. width of 860mm; max. rise of 200mm; min. run of 210mm; and min. tread of 235mm min. (Articles 9.8.2.1., 9.8.2.2. & 9.8.4.1.) Curved stairs shall have a min. run of 150mm, and a min. average run of 200mm. (Article 9.8.4.3.)

64. Exterior Stairs having more than 3 risers, and interior stairs having more than 2 risers, shall be provided with a Handrail located minimum 865mm (34in) and maximum 965mm (38in) measured above outside edge of nosing and on at least one side. (Articles 9.8.7.1. & 9.8.7.4.)
65. Every walking surface shall be protected by a wall or proper Guard where there is a difference in elevation of more than 600mm from the adjacent surface/grade, or where the adjacent surface/grade within 1.2m (3'-11") from the walking surface has a slope of more than 1 in 2.

66. Guards shall be not less than 900mm (2ft 11in) high measured above the outside edge of nosing (on all open sides of stairs), on interior landings & exterior landings less than 1.8m (5ft 11in), and a min. 1070mm (3ft 6in) high on all other landings.
67. Where an interior stair (including a stair to an unfinished basement) has more than 2 risers, the sides of the stair and the landing or floor level around the stairwell shall be protected by a proper guard on each side that is not protected by a wall. (9.8.8.1. & 9.8.8.3.)

68. A proper Guard is required for any window well where the difference in elevation between the top and bottom of the window well exceeds 800mm (23 5/8in).
69. Loads on Guards shall comply with 9.8.8.2. & Supplementary Standard SB-7.
70. Guards shall have openings not greater than 100mm (4in) unless permitted under Article 9.8.5., and they shall not facilitate climbing as per Article 9.8.5.

71. Glass in Guards shall comply with Article 9.8.7. & Supplementary Standard SB-43.
72. As required by Article 9.8.9.2. or shall be cantilevered as per Subsection 9.8.10.
73. The construction between the garage and the dwelling unit shall provide an effective barrier to gas and exhaust fumes. A door between a garage and a dwelling unit shall be self-closing and weather-stripped and shall be fitted with a self-closing device. Such door shall not connect to a bedroom. (Article 9.10.13.15.)

74. Fire Block in concealed spaces, including spaces created by jacking and ceiling, shall be provided in accordance with Subsection 9.10.16.
75. Smoke Alarms shall be located and installed in accordance with Subsection 9.10.15.
76. Carbon Monoxide Alarms shall be installed on every floor above and below the ground level, in accordance with Subsection 9.33.4.

77. Dampproofing, Waterproofing & soil Gas Control shall comply with Section 9.13.
78. Foundation wall drainage layer shall be provided as per Article 9.14.4.2.
79. Every Window Well shall be drained to the footing level or other suitable location as per Article 9.14.6.3.

80. The building site shall be so graded that discharged water will not accumulate at or near the building and will not adversely affect adjacent properties. (Article 9.14.6.1.)
81. Footings and Foundation Walls not subject to surcharge shall rest on stable soils with an allowable bearing pressure of 75kPa or greater. (Article 9.15.1.1.)

82. Where a foundation is erected on filled ground, peat or sensitive clay, the footing sizes shall be designed in conformance with Section 4.2. A Geotechnical Engineer shall confirm the soil bearing capacity and its capability of supporting the designed structure.
83. Minimum Footing Sizes shall comply with Article 9.15.3.4.

84. Where Step Footings are used, the vertical rise between horizontal portions shall not exceed 600mm (23 5/8in) and the horizontal distance between risers shall be not less than 600 (23 5/8in). (Article 9.15.3.9.)
85. Max height of Fin Ground above basement or crawl space floor shall comply to Table 9.15.4.2.A.

86. Reinforcement for Flat Insulating Concrete Form foundation walls shall comply to 9.15.4.5.
87. Gas Fireplaces shall be ULC labelled and installed with compatible labelled chimneys in accordance with manufacturer's instructions.
88. Beams shall have even and level bearing and shall have not less than 86mm (3 1/2 in) length of bearing at end supports. (Article 9.23.8.1.)

89. Continuous barrier to Air Leakage from the interior of the Building into wall, floor, attic and roof spaces shall be provided and installed in accordance with Article 9.25.3.1. Attic Access Hatch shall be sized and provided with minimum insulation in accordance with 9.19.2.1. and SB-12 Article 3.1.1.6.



HUNT

DESIGN ASSOCIATES INC.

March 3, 2020

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON
L6A 1T1

Attn: Building Standards Dept.

Re: Certified models 4001, 4002, 4003, 4201, 4204, 5001, 5002, 5006

We provide the following spatial separation calculations for the rear elevation WOB conditions with a limiting distance of 7.5m, resulting in a max. allowable opening of 50%. *OR 25% WHERE EBF EXCEEDS 100 sq. ft.*

4001-EL. A

EBF wall area = 1008.7 sf
Open. Allowed = 504.4 sf
Open. Provided = 202.7 sf

4001-EL. B

EBF wall area = 1005.4 sf
Open. Allowed = 502.7 sf
Open. Provided = 202.7 sf

4002-EL. A&B

EBF wall area = 964.3 sf
Open. Allowed = 482.2 sf
Open. Provided = 178.8 sf

4003-EL. A&B

EBF wall area = 957.6 sf
Open. Allowed = 478.8 sf
Open. Provided = 192.8 sf

4201-EL. A&B

EBF wall area = 1035.3 sf
Open. Allowed = ~~522.6 sf~~ *517.7 ft² (50%)*
Open. Provided = 105.4 sf

4204-EL. A

EBF wall area = 1053.3 sf
Open. Allowed = ~~474.0 sf~~ *526.7 ft² (50%)*
Open. Provided = 247.7 sf

STEPHEN HUNT
Principal

JOHN CAO
Partner

TONY DICARLO
Partner

MARK-ANDRÉ SIMARD
Associate

DOMINIC MOBILIO
Associate

VIJAY SHIVPAUL
Associate

BRIAN SHERRER
Associate

JERMAINE LAWRENCE
Associate

RECEIVED

MAR 03 2020

CITY OF VAUGHAN
BUILDING STANDARDS

VAUGHAN

CITY OF VAUGHAN

BUILDING PERMIT DRAWINGS
CONSTRUCTION SHALL
COMPLY WITH THE
REGULATIONS 32/12, (AS AMENDED),
REGULATION 32/12, (AS AMENDED),
THE 2012 BUILDING CODE ACT
UNDER THE BUILDING CODE ACT



HUNT

DESIGN ASSOCIATES INC.

4204-EL. B

EBF wall area = 1053.3 sf

Open. Allowed = ~~474.0 sf~~ **526.7 ft² (50%)**

Open. Provided = 249.1 sf

5001-EL. A&B

EBF wall area = 1281.3 sf

Open. Allowed = ~~640.7 sf~~ **320.3 ft² (25%)**

Open. Provided = 231.4 sf

5002-EL. A&B

EBF wall area = 1274.0 sf

Open. Allowed = ~~637.0 sf~~ **318.5 ft² (25%)**

Open. Provided = 219.7 sf

5006-EL. A&B

EBF wall area = 1286.1 sf

Open. Allowed = ~~643.1 sf~~ **321.5 ft² (25%)**

Open. Provided = 282.1 sf

Allan Whiting
Project Manager
awhiting@huntdesign.ca

Hunt Design Associates Inc.

8966 Woodbine Avenue // Suite 200
Tel: 905-737-5133 ext: 227



VAUGHAN
CITY OF VAUGHAN
PERMIT DRAWINGS
Markham, ON // L3R 0J7 SHALL
ALL CONSTRUCTION
COMPLY WITH THE APPLICABLE
REQUIREMENTS OF ONTARIO
REQUIREMENTS 332/12, (AS AMENDED),
REGULATION 332/12, MADE
THE 2012 BUILDING CODE ACT

The undersigned has reviewed and takes responsibility for the design and has the qualifications and meeting the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION:

Allan Whiting 23177
NAME SIGNATURE BCIN

REGISTRATION INFORMATION:

HUNT DESIGN ASSOCIATES INC. 19695
FIRM NAME BCIN

STEPHEN HUNT
Principal

JOHN CAO
Partner

TONY DICARLO
Partner

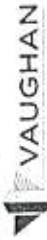
MARK-ANDRÉ SIMARD
Associate

DOMINIC MOBILIO
Associate

VJAY SHIVPAUL
Associate

BRIAN SHERRER
Associate

JEREMINE LAWRENCE
Associate



RECEIVED

FEB 27 2020

FOR DATA ENTRY

Application for a Certified Model

Pursuant to the City of Vaughan Building By-law

Note: This Application for a Certified Model is a form prescribed by the Chief Building Official pursuant to the City of Vaughan Building By-law and must be completed for each model. A certified model is NOT in itself a building permit. A Certified Model can only be used by the Builder in Section "C".

For use by City of Vaughan	
Certified Model Number: 20-120001-GLD-60-CM	Date received: FEB 26/20

A. Project and Model Information		
Builders Model Name: The Summerdale	Building Code Edition:	Latest O. Reg amendment #:

Type of Dwelling:	Detached Dwelling ☒ 001 X	Semi-Detached Dwelling ☐ 005 ☐	Townhouse (Stacked TH not applicable) ☐ 015 ☐
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Office use:		Elevation: A		Elevation: B		Elevation:	
Elevation: A & B		STD	OPT	STD	OPT	STD	OPT
Options: (3 per Elevation)							
# of Bedrooms		4	4	4	4		
GFA (m ²)		263.84	263.29	262.45	261.89		
Alt. Floor Layout(s)		Y	Y	Y	Y		
Basement Walk Out (Y/N)		Y	Y	Y	Y		
Basement Walk Up (Y/N)		N	N	N	N		
Basement Look Out (Y/N)		Y	Y	Y	Y		
Basement (Finished) (Y/N)		N	N	N	N		
Secondary Suite (Y/N)		N	N	N	N		
Garage Option (Type)		Ø Z	Ø Z	Ø Z	Ø Z		
Special Feature:							
Deck (Y/N)		Y	Y	Y	Y		
Side door entry (Y/N)		N	N	N	N		
Other Details ()							
Other Details ()							
Other Details ()							
Other Details ()							
Limiting Distance (Left)		1.2m	1.2	1.2	1.2		
Limiting Distance (Right)		1.2m	1.2	1.2	1.2		
Limiting Distance (Rear)		7.5m	7.5m	7.5	7.5		
Energy Efficiency (Pkg)		A1	A1	A1	A1		

Work Description and Certified Model name previously assigned (if applicable):

MODEL TYPE 4001- THE SUMMERDALE

ELEV: A & B

ry: Prescriptive Method
(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sideights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No:	For use by Principal Authority	
	Model/Certification Number	

A. Project Information

building number, street name	Unit number	Location
	4001 'A'	
Municipality	Reg. plan number/other description	
Vaughan		65M-4647

B. Prescriptive Compliance

SB-12 Prescriptive (input design package): Package: A1

C. Project Design Conditions

Climatic Zone (SB-1): ☒ Zone 1 (< 5000 degree days) ☐ Zone 2 (≥ 5000 degree days)		Heating Equipment Efficiency ☒ ≥ 92% AFUE ☐ ≥ 84% < 92% AFUE		Space Heating Fuel Source ☒ Gas ☐ Propane ☐ Oil ☐ Electric ☐ Solid Fuel ☐ Earth Energy	
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area					
Area of walls = <u>352.23</u> m ² or _____ ft ²		W, S & G % = <u>10.51%</u> Utilize window averaging: ☐ Yes ☒ No			
Area of W, S & G = <u>37.03</u> m ² or _____ ft ²		Other Building Characteristics ☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement ☐ Slab-on-ground ☐ Walkout Basement ☐ Air Conditioning ☒ Combo Unit ☐ Air Sourced Heat Pump (ASHP) ☐ Ground Sourced Heat Pump (GSHP)			

D. Building Specifications [p. 10]

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]		
Energy Efficiency Substitutions		
☐ ICF 3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))		
☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))		
☐ Airtightness substitution(s)	☐ Table 3.1.1.4.B Required: _____ ☐ Table 3.1.1.4.C Required: _____	Permitted Substitution: _____ Permitted Substitution: _____

Building Component	Required:		Permitted Substitution:	
	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Effective	Building Component	Efficiency Ratings
Thermal Insulation	Nominal	Effective	Windows & Doors	Provide U-Value ⁽¹⁾ or ER rating
Ceiling with Attic Space	R60	R30	Windows/Sliding Glass Doors	1.6U
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U
Exposed Floor	R31	R31	Mechanicals	
Walls Above Grade	R22	R22	Heating Equip.(AFUE)	96%
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)	75%
Slab (all >600mm below grade)			DHW Heater (EF)	0.8EF
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (cSA B55.1 (min. 42% efficiency))	42%
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System	# Showers ²

(1) U value to be provided in either $W/(m^2 \cdot K)$ or $Btu/(h \cdot ft^2 \cdot F)$ but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer. Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbairn	20201	

Energy Efficiency Design Summary: Prescriptive Method (Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/side-lights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No:		For use by Principal Authority	
Building Number, Street Name		Model/Certification Number	

A. Project Information

Municipality	Postal Code	Reg. Plan number / Other description	Unit number	Lot/Con
Vaughan			4001 A WOB	65M-4647

B. Prescriptive Compliance [Indicate the building code compliance package being employed in this house design]

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):		Heating Equipment Efficiency		Space Heating Fuel Source	
☒ Zone 1 (< 5000 degree days)		☒ ≥ 92% AFUE		☒ Gas ☐ Propane ☐ Solid Fuel	
☐ Zone 2 (≥ 5000 degree days)		☐ ≥ 84% < 92% AFUE		☐ Oil ☐ Electric ☐ Earth Energy	
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics			
Area of walls = <u>382.98</u> m ² or <u>412</u> ft ²		☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement ☐ Slab-on-ground ☐ Walkout Basement ☐ Air Conditioning ☐ Combo Unit ☐ Air Sourced Heat Pump (ASHP) ☐ Ground Sourced Heat Pump (GSHP)			
Area of W, S & G = <u>45.73</u> m ² or <u>493</u> ft ²		W, S & G % = <u>11.94%</u> Utilize window averaging: ☐ Yes ☒ No			

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions	
☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6)) ☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7)) ☐ Airtightness substitution(s) Airtightness test required (Refer to Design Guide Attached) ☐ Table 3.1.1.4.B Required: ☐ Table 3.1.1.4.C Required: ☐ Required: Required:	

Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Building Component	Efficiency Ratings
Thermal Insulation	Nominal Effective	Windows & Doors	Provide U-Value ⁽¹⁾ or ER rating
Ceiling with Attic Space	R60	Windows/Sliding Glass Doors	1.6U
Ceiling without Attic Space	R31	Skylights/Glazed Roofs	2.8U
Exposed Floor	R31	Mechanicals	
Walls Above Grade	R22	Heating Equip. (AFUE)	96%
Basement Walls	R20ci	HRV Efficiency (SRE% at 0°C)	75%
Slab (all >600mm below grade)		DHW Heater (EF)	0.8EF
Slab (edge only ≤600mm below grade)	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42% # Showers 2
Slab (all ≤600mm below grade, or heated)	R10	Combined Heating System	

(1) U value to be provided in either W/(m²·K) or Btu/(h·ft²·°F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbairn	20201	

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No:	For use by Principal Authority	Model/Certification Number
		SCA-1111

A. Project Information

Building number, street name	Unit number	Loc/Con
	4001 B'	
Municipality	Reg. Plan number / other description	
Vaughan	65M-4647	

B. Prescriptive Compliance (indicate the building code compliance package being employed in this house design)

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
☒ Zone 1 (< 5000 degree days)	☒ ≥ 92% AFUE	☒ Gas ☐ Propane ☐ Solid Fuel
☐ Zone 2 (≥ 5000 degree days)	☐ ≥ 84% < 92% AFUE	☐ Oil ☐ Electric ☐ Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area	Other Building Characteristics	
Area of walls = <u>348.65</u> m ² or <u>3748</u> ft ²	☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement	
Area of W, S & G = <u>38.13</u> m ² or <u>412</u> ft ²	☐ Slab-on-ground ☐ Walkout Basement	
	☐ Air Conditioning ☐ Combustion Unit	
	☐ Air Sourced Heat Pump (ASHP)	
	☐ Ground Sourced Heat Pump (GSHP)	
	☐ Utilize window averaging: ☐ Yes ☒ No	

D. Building Specifications (provide values and ratings of the energy efficiency components proposed)

- Energy Efficiency Substitutions
- ☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))
 - ☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))
 - ☐ Airtightness substitution(s)

Airtightness test required
(Refer to Design Guide Attached)

☐ Table 3.1.1.4.B Required: Permitted Substitution:

☐ Table 3.1.1.4.C Required: Permitted Substitution:

Required: Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Effective	Building Component	Efficiency Ratings
Thermal Insulation	Nominal	Effective	Windows & Doors	Provide U-Value ⁽¹⁾ or ER rating
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors	1.6U
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs	2.8U
Exposed Floor	R31	R31	Mechanicals	
Walls Above Grade	R22	R22	Heating Equip.(AFUE)	96%
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)	75%
Slab (all >600mm below grade)	R10	R10	DHW Heater (EF)	0.8EF
Slab (edge only ≤600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42% # Showers 2
Slab (all ≤600mm below grade, or heated)	R10	R10	Combined Heating System	

(1) U value to be provided in either W/(m².K) or Btu/(h.ft².F) but not both.

E. Designer(s) (name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code)

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbairn	20201	

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sideights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No:	For use by Principal Authority Model/Certification Number
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A. Project Information

Building number, street name	Unit number	Lot/Color
Municipality	Reg. plan number / other description	
Vaughan		

B. Prescriptive Compliance

(Indicate the building code compliance package being employed in this house design)

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):		Heating Equipment Efficiency		Space Heating Fuel Source	
☒ Zone 1 (< 5000 degree days)		☒ ≥ 92% AFUE		☒ Gas ☐ Propane ☐ Solid Fuel	
☐ Zone 2 (≥ 5000 degree days)		☐ ≥ 84% < 92% AFUE		☐ Oil ☐ Electric ☐ Earth Energy	
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics			
Area of walls = <u>350.19</u> m ² or <u>3844</u> ft ²		☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement ☐ Slab-on-ground ☐ Walkout Basement ☐ Air Conditioning ☐ Combo Unit ☐ Air Sourced Heat Pump (ASHP) ☐ Ground Sourced Heat Pump (GSHP)			
Area of W, S & G = <u>3844</u> m ² or <u>4144</u> ft ²		W, S & G % = <u>10.95%</u> Utilize window averaging: ☐ Yes ☒ No			

D. Building Specifications

(provide values and ratings of the energy efficiency components proposed)

- Energy Efficiency Substitutions
- ☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))
 - ☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))
 - ☐ Airtightness substitution(s)
 - ☐ Airtightness test required (Refer to Design Guide Attached)

Table 3.1.1.4.B Required: Permitted Substitution:

Table 3.1.1.4.C Required: Permitted Substitution:

Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾		Building Component		Efficiency Ratings
	Nominal	Effective	Windows & Doors	Provide U-Value ⁽¹⁾ or ER rating	
Thermal Insulation					
Ceiling with Attic Space	R60	R60	Windows/Sliding Glass Doors		1.6U
Ceiling without Attic Space	R31	R31	Skylights/Glazed Roofs		2.8U
Exposed Floor	R31	R31	Mechanicals		
Walls Above Grade	R22	R22	Heating Equip.(AFUE)		96%
Basement Walls	R20ci	R20ci	HRV Efficiency (SRE% at 0°C)		75%
Slab (all >600mm below grade)			DHW Heater (EF)		0.8EF
Slab (edge only <600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))		42% # Showers 2
Slab (all <600mm below grade, or heated)	R10	R10	Combined Heating System		

(1) U value to be provided in either W/(m².K) or Btu/(h.ft².F) but not both.

E. Designer(s)

(Name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code)

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbairn	20201	

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/side-lights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application No. _____		For use by Principal Authority Model/Certification Number _____	
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A. Project Information

Building number, street name		Unit number	Location
Municipality		4001 B WEB	
Vaughan		65M-4647	

B. Prescriptive Compliance

(Indicate the building code compliance package being employed in this house design)

SB-12 Prescriptive (input design package): Package: A1 Table: 3.1.1.2.A (IP)

C. Project Design Conditions

Climatic Zone (SB-1):		Heating Equipment Efficiency		Space Heating Fuel Source	
☒ Zone 1 (< 5000 degree days)		☒ ≥ 92% AFUE		☒ Gas ☐ Propane ☐ Solid Fuel	
☐ Zone 2 (≥ 5000 degree days)		☐ ≥ 84% < 92% AFUE		☐ Oil ☐ Electric ☐ Earth Energy	
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics			
Area of walls = <u>379.40</u> m ² or <u>4083</u> ft ²		☐ Log/Post&Beam ☐ ICF Above Grade ☐ ICF Basement ☐ Slab-on-ground ☐ Walkout Basement ☐ Air Conditioning ☐ Combo Unit ☐ Air Sourced Heat Pump (ASHP) ☐ Ground Sourced Heat Pump (GSHP)			
Area of W, S & G = <u>46.83</u> m ² or <u>504</u> ft ²		W, S & G % = <u>12.34</u> % Utilize window averaging: ☐ Yes ☒ No			

D. Building Specifications

(provide values and ratings of the energy efficiency components proposed)

Energy Efficiency Substitutions

☐ ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))

☐ Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))

☐ Airtightness substitution(s)

Airtightness test required (Refer to Design Guide Attached)

☐ Table 3.1.1.4.B Required: _____ Permitted Substitution: _____

☐ Table 3.1.1.4.C Required: _____ Permitted Substitution: _____

Required: _____ Permitted Substitution: _____

Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Building Component	Efficiency Ratings
Thermal Insulation	Nominal Effective	Windows & Doors	Provide U-Value ⁽¹⁾ or ER rating
Ceiling with Attic Space	R60	Windows/Sliding Glass Doors	1.6U
Ceiling without Attic Space	R31	Skylights/Glazed Roofs	2.8U
Exposed Floor	R31	Mechanicals	
Walls Above Grade	R22	Heating Equip. (AFUE)	96%
Basement Walls	R20ci	HRV Efficiency (SRE% at 0°C)	75%
Slab (all >600mm below grade)		DHW Heater (EF)	0.8EF
Slab (edge only ≤600mm below grade)	R10	DWHR (CSA B55.1 (min. 42% efficiency))	42% # Showers 2
Slab (all ≤600mm below grade, or heated)	R10	Combined Heating System	

(1) U value to be provided in either W/(m².K) or Btu/(h.ft².F) but not both.

E. Designer(s)

[name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.

Name	BCIN	Signature
Orin Fairbairn	20201	