

FLANKAGE ELEVATION 'A'

FRONT ELEVATION 'A'

## UNIT 3104-COR

## SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PRESCRIPTIVE COMPLIANCE		SB-12 (SECTION 3.1.1) TABLE 3.1.1.2.A	
PACKAGE A1	SPACE HEATING FUEL		
	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL	
	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE	
	<input type="checkbox"/> EARTH	<input type="checkbox"/> SOLID FUEL	
BUILDING COMPONENT	REQUIRED	PROPOSED	
INSULATION RSI (R) VALUE			
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)	
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)	
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)	
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)	
BASEMENT WALLS	3.52 ci (R20 ci) *	3.52 ci (R20 ci) *	
* PROPOSED VALUES MAY BE SUBSTITUTED W/ 2.11+1.76ci (R12+R10ci)			
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	-	-	
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)	
WINDOWS & DOORS			
WINDOWS/SLIDING GLASS DOORS (MAX U-VALUE)	1.6	1.6	
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8	
APPLIANCE EFFICIENCY			
SPACE HEATING EQUIP. (AFUE%)	96%	96%	
HRV EFFICIENCY (%)	75%	75%	
DHW HEATER (EF)	0.8	0.8	

- 1 - TITLE PAGE
- 2 - BASEMENT PLAN EL. 'A' CORNER
- 3 - GROUND FLOOR PLAN, EL. 'A' CORNER
- 4 - LOFT FLOOR PLAN, EL. 'A' CORNER
- 5 - FLOOR PLANS, EL. 'A' & 'B' CORNER W/ LOGGIA
- 6 - FRONT ELEVATION 'A' CORNER
- 7 - FLANKAGE ELEVATION 'A'
- 7A - FLANKAGE & REAR ELEVATION 'A' CORNER W/ LOGGIA
- 8 - REAR ELEVATION 'A' CORNER
- 9 - CROSS SECTION 'A-A'
- 10 - CONSTRUCTION NOTES
- 11 - CONSTRUCTION NOTES 2
- W1 - PART. FLOOR PLANS 'A' CORNER W/ LOGGIA/W.O.B.
- W2 - PART. REAR EL. 'A' CORNER W/ LOGGIA/W.O.B.
- W3 - PART. FLOOR PLANS & REAR EL. 'A' CORNER W.O.D. CONDITION

REFER TO  
MARKUPS

AREA CALCULATIONS		EL. 'A'-COR
GROUND FLOOR AREA	1124 sq. ft.	STD. PLAN
LOFT FLOOR AREA	892 sq. ft.	
SUBTOTAL	2016 sq. ft.	
DEDUCT ALL OPEN AREAS	82 sq. ft.	
TOTAL NET AREA	1934 sq. ft.	
	(179.67 sq. m.)	
FINISHED BASEMENT AREA	879 sq. ft.	
COVERAGE	1344 sq. ft.	
W/OUT PORCH	(124.86 sq. m.)	
COVERAGE	1426 sq. ft.	
W/PORCH	(132.48 sq. m.)	
WINDOW / WALL AREA	EL. 'A'	
CALCULATIONS	STD. PLAN	
GROSS WALL AREA	3445 sq. ft.	
	(320.05 sq. m.)	
GROSS WINDOW AREA	296.7 sq. ft.	
(INCL. GLASS DOORS & SKYLIGHTS)	(27.56 sq. m.)	
TOTAL WINDOW %	8.61 %	

7. -	-	-
6. ISSUED FOR PERMIT RE-SUBMISSION	2022.07.11	AW
5. ADDED LOGGIA DRAWINGS	2022.06.06	NN
4. ISSUED FOR PERMIT	2022.02.18	WT
3. REVISED AS PER STRUCTURAL ENG. COMMENTS	2021.11.30	NEA
2. REVISED AS PER TRUSS MANUFAC. LAYOUT	2021.09.20	NEA
1. ISSUED FOR CLIENT REVIEW & PRICING	2021.02.02	AW
REVISIONS	DATE (YYYYMMDD)	BY

## TITLE PAGE

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Qualification Information  
Allan Whiting 23177  
BCIN  
HUNT DESIGN ASSOCIATES INC. 19695

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GOLDPARK HOMES - 217014  
PINE VALLEY TOWNS, VAUGHAN ON  
Drawn By: MM  
Checked By: AW  
Scale: 3/16"=1'-0"  
217014W/T3104-TYPE A-BUNGALOW-COR  
8966 Woodbine Ave, Markham, ON L3R 0J7  
T 905.737.5133 F 905.737.7326

UNIT-3104-COR  
REV.2022.07.11

Page Number  
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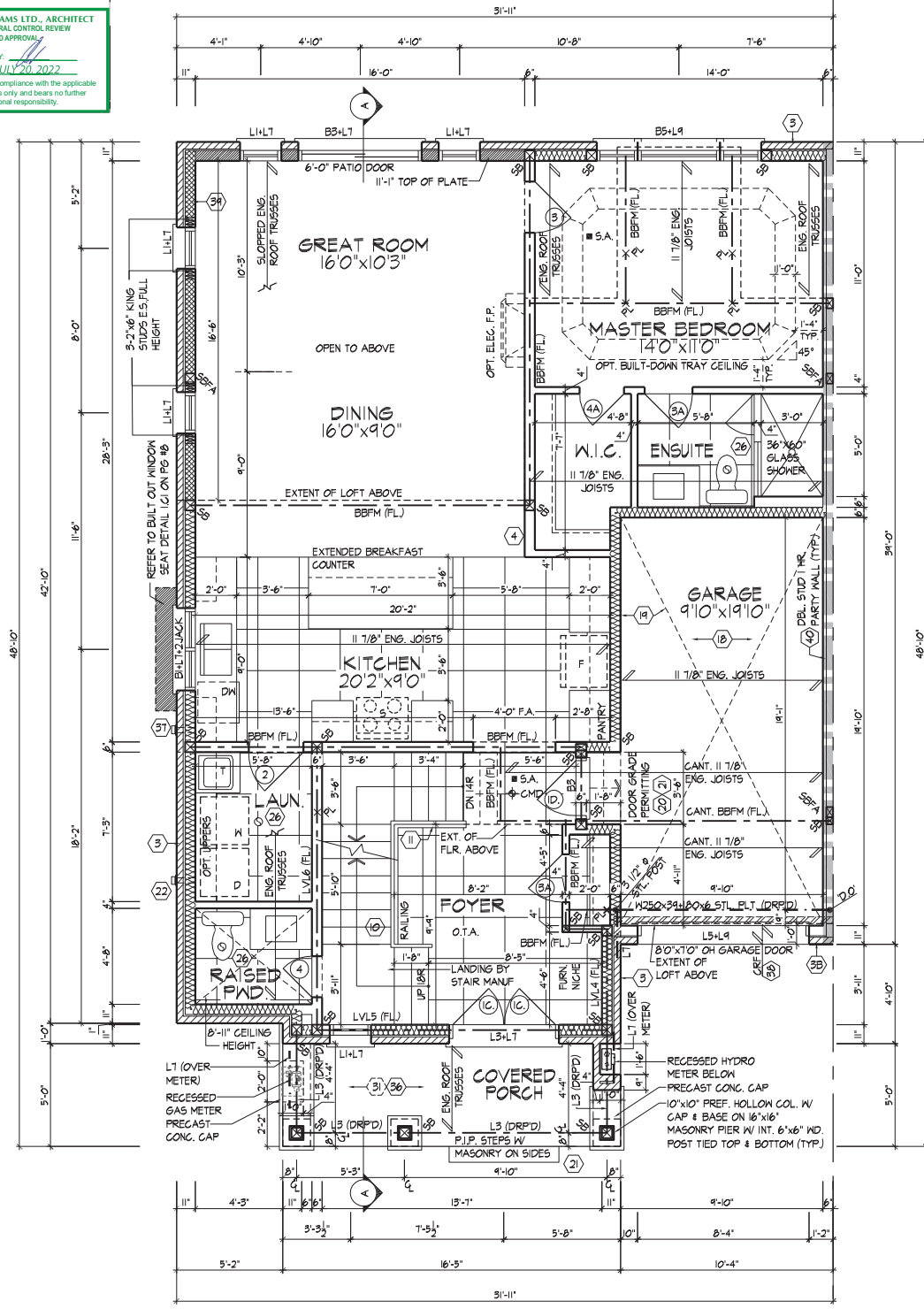
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AND APPROVAL  
APPROVED BY:   
DATE: JULY 20, 2022  
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**wsp**  
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TEL: 1-905-882-4211 FAX: 1-905-882-0855 WWW.WSPGROUP.CA

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



GROUND FLOOR PLAN, EL. 'A' CORNER

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

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

GROUND FLOOR PLAN, EL. 'A' CORNER

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**GOLDPARK HOMES - 217014**  
PINE VALLEY TOWNS, VAUGHAN ON  
Drawn By: MM  
Checked By: AW  
Scale: 3/16"=1'-0"  
8966 Woodbine Ave, Markham, ON L3R 0J7  
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**UNIT-3104-COR**  
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Rev Number  
Page Number  
3 of 11

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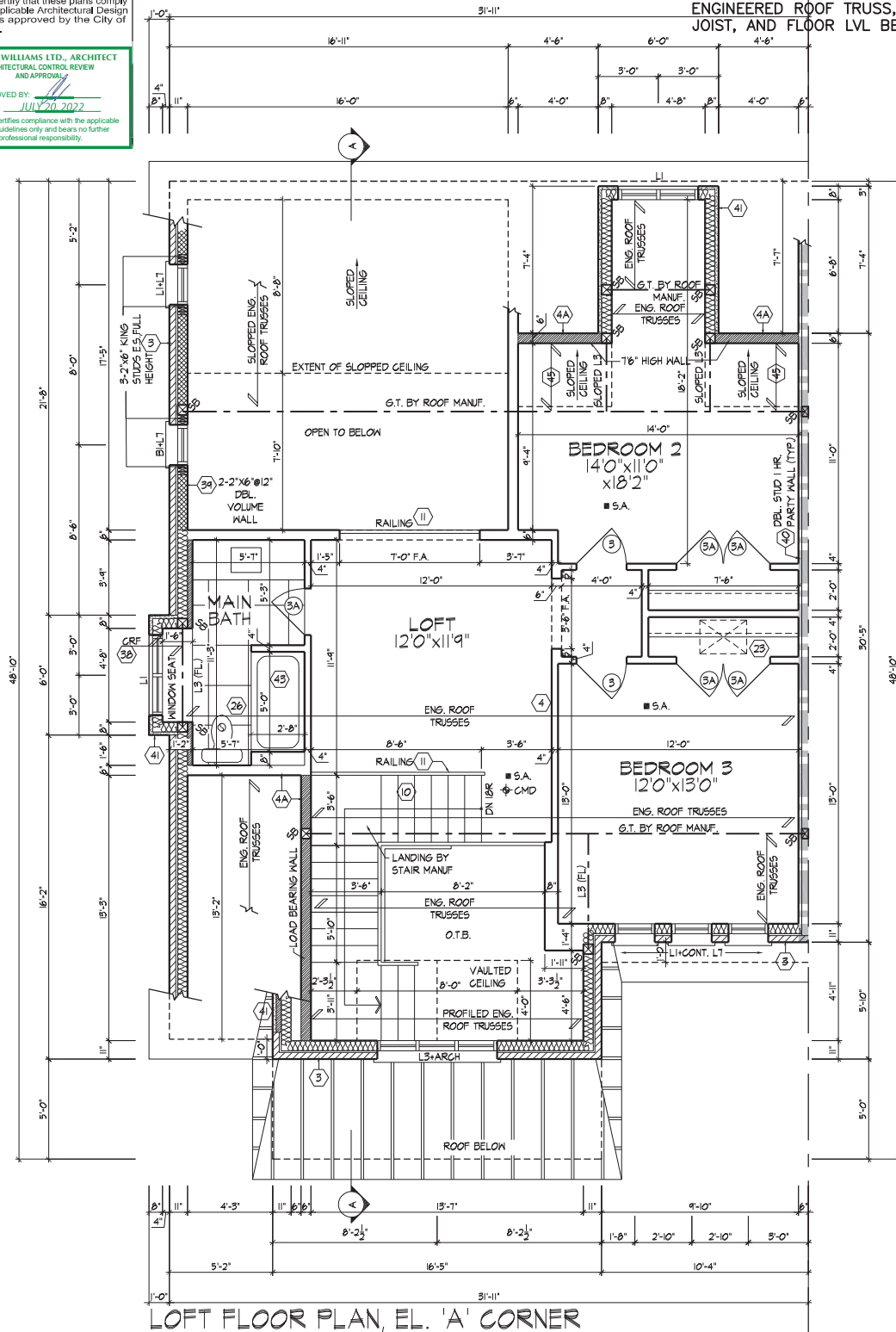
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INSTALLATION DETAILS AND  
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LOFT FLOOR PLAN, EL. 'A' CORNER

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

Drawn By: MM Checked By: AW Scale: 3/16"=1'-0" Plot Number: 217014W/T3104-TYPE A-BUNGALOW-COR 4 of 11  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

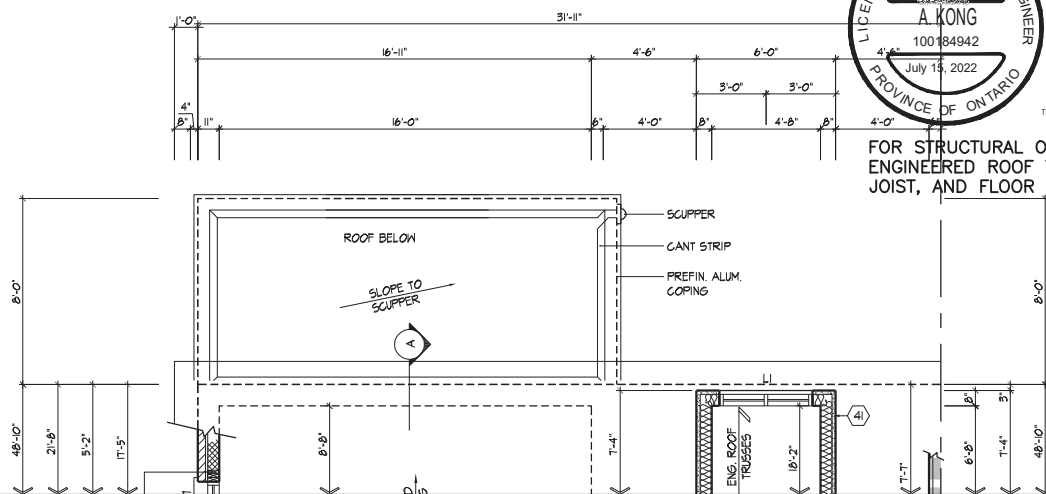
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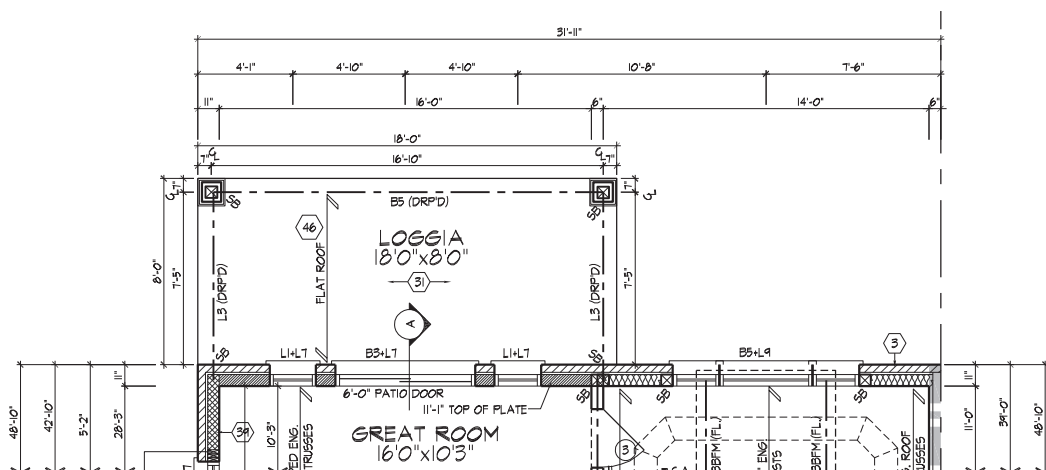


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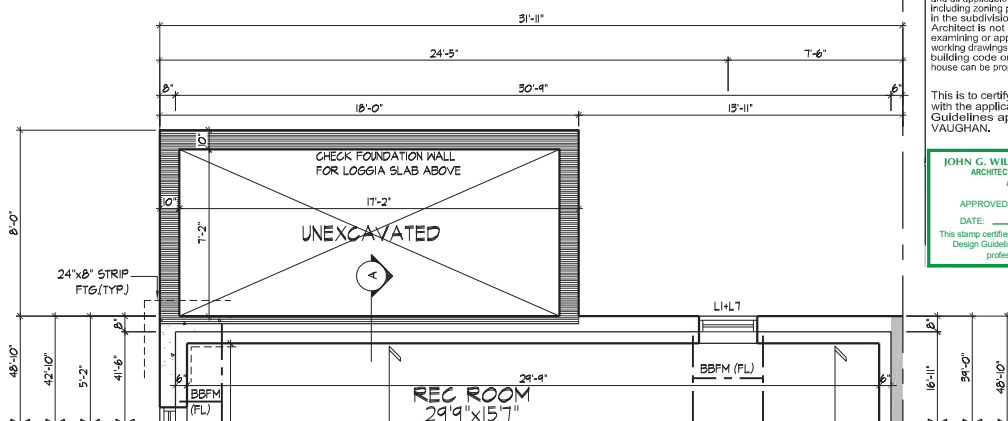
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SECOND FLOOR PLAN EL. 'A' & 'B' CORNER W/ LOGGIA



GROUND FLOOR PLAN EL. 'A' & 'B' CORNER W/ LOGGIA



BASEMENT PLAN EL. 'A' & 'B' CORNER W/ LOGGIA

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FLOOR PLANS, EL. 'A' & 'B' CORNER W/ LOGGIA

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UNIT-3104-COR  
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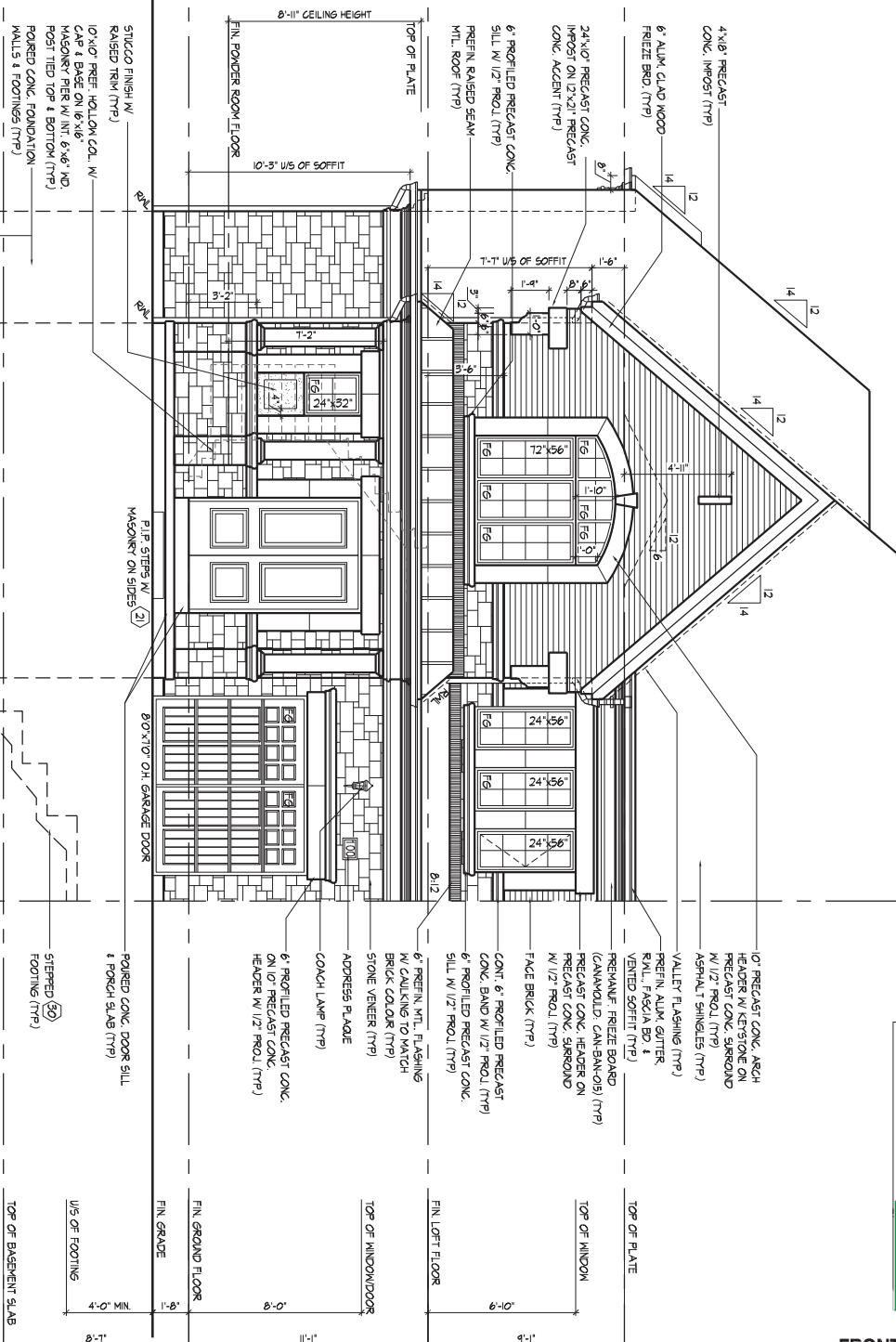
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ROOF PLAN  
EL. 'A'-COR.  
N.T.S.



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**FRONT ELEVATION 'A' CORNER**

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

UNIT-3104-COR  
REV.2022.07.11

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Allan Whiting 23

NAME SIGNATURE

REGISTRATION INFORMATION

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ROOF OVERHANGS TO BE 12"  
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[illegible]

GLAZED ARCH CHLORALATED WITH FRAMING SIZE  
MINUS 2" AROUND ENTIRE PERIMETER

--VALLEY FLASHING (TYP.)

— PREFIN. ALUM. GUTTER. —

RJML, FASCIA BD. 4

VENTED SOFFIT (TYP.)

— STUKKO FINISH (TYP)

-12"x21" PRECAST

CONC. ACCENT (TYP.)

W/ CAULKING TO MATCH

BRICK COLOUR (TYP)  
- PREFIN. RAISED SEAM

MTL. ROOF (TYP)

—

—PREMANUF. FRIEZE BOARD  
—CANTAMOUNT CAN PAN

CHANNEL: CAN-BAN-0

- 6" PER ELL EN PEREC. AST C.

SILL W/ 1/2" PROJ. (TYP)

—STONE VENEER (TYP)

—

6" BORE AGT / ONV HEAD

W 1/2" PROJ. (TYP)

—POURED CONC. FOUNDATION WALLS • FOOTINGS (TYPE

WALLS &amp; FOLLIES (117)

—

FLANKAGE ELEVATION 'A'

UNIT-3104-COR  
REV.2022.07.11

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

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NAME	SIGNATURE	BCIN

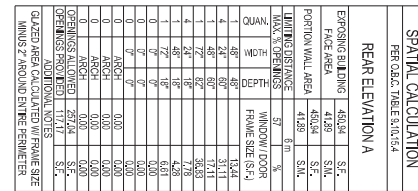
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23177

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

Drawn By	Checked By	Scale
MM	AW	3/16"=1'-0" 217014WT310

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UNIT-3104-COR  
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Page Number  
ALOW-COR 7A of 10



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PER COL. 1, PAGE 10 OF 14			
SPATIAL CALCULATION			
UPG, REAR ELEVATION A			
EXPANSION JAILING	450.44	S.F.	
FACE AREA	41.89	S.F.	
PORCH W/OUT AREA	450.44	S.F.	
	41.89	S.F.	
TOTAL SURFACES			
WIND	34		
DOOR	34		
WINDOW	100		
FRAME SIZE	100		
1	49	49	13.44
2	49	49	13.44
3	49	49	13.44
4	49	49	13.44
5	49	49	13.44
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85	49	49	13.44
86	49	49	13.44
87	49	49	13.44
88	49	49	13.44

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QUALIFICATION INFORMATION

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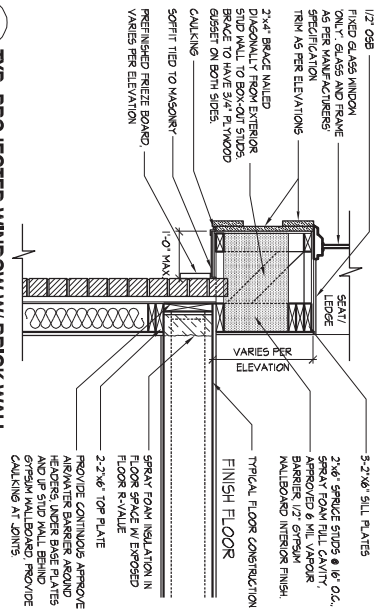




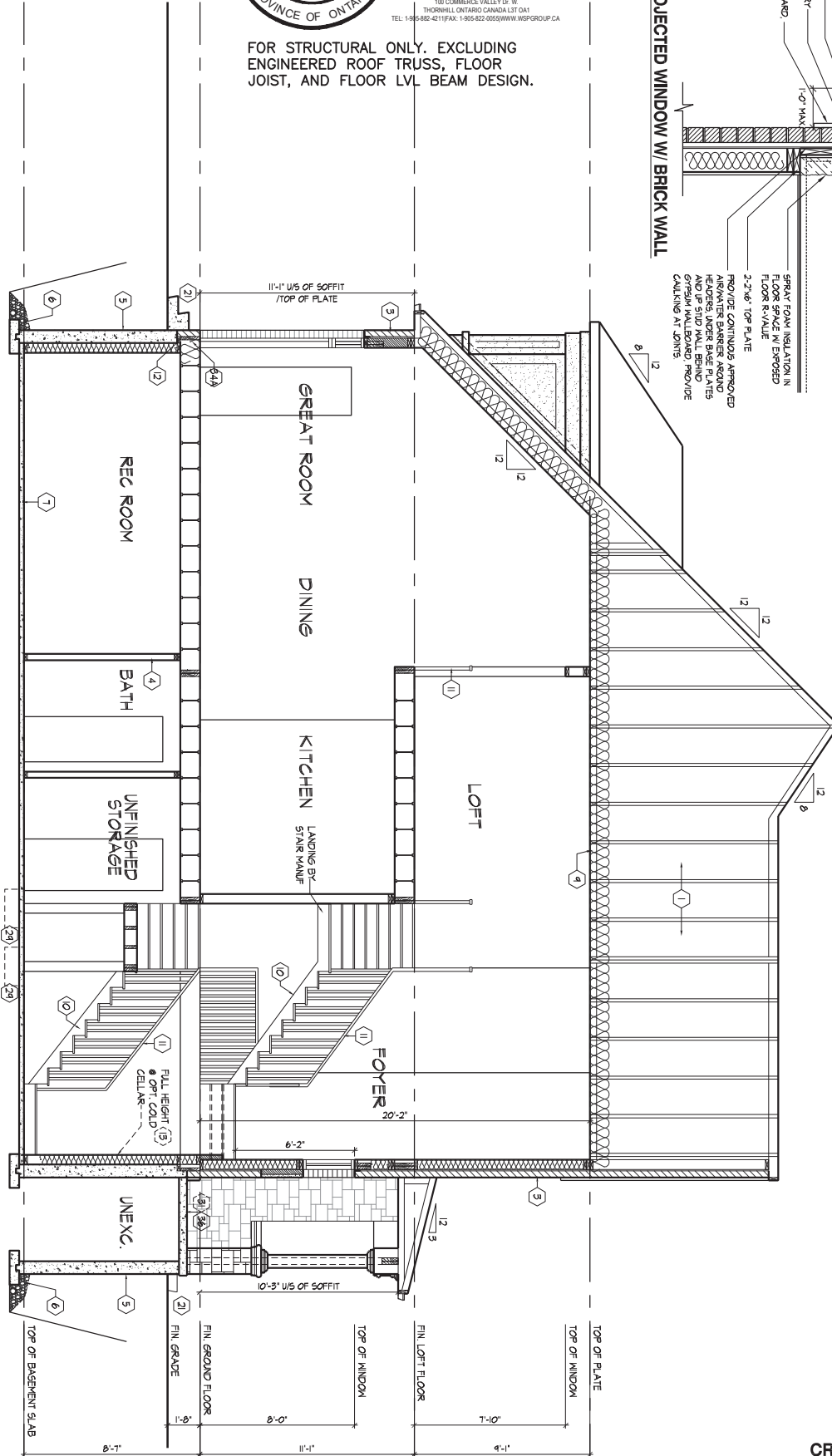
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1.01 TYP. PROJECTED WINDOW W/ BRICK WALL  
1/2" = 1'-0"



CROSS SECTION 'A-A'



CROSS SECTION 'A-A'

AWH/11/11 [TUE JUL 12 22:08:13 AM] K:\PROJECTS\2017\217014\GOLDWORKINGTOWNS\217014WT3104-TYPE A-BUNGALOW-COR.DWG

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

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

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

**UNIT-3104-COR**  
**REV.2022.07.11**  
Fix Number: 9  
Page Number: 11

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

- STAMP

A circular professional engineer stamp. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, there is a rectangular area with a textured background containing the name "A. KONG", the license number "100184942", and the expiration date "July 15, 2022".

180 COMMERCIAL VALLEY DR. W.  
THORNHILL, ONTARIO CANADA L3T 0A1  
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**wsp**

**FOR STRUCTURAL ONLY. EXCLUDING  
ENGINEERED ROOF TRUSS, FLOOR**



# cont. SECTION 1.0. CONSTRUCTION NOTES

TWO STOREY VOLUME SPACES (9.23.10.1, 9.23.11, 9.23.16.)			
WALL ASSEMBLY	WIND LOADS	<= 0.5 kPa (g50)	
		> 0.5 kPa (g50)	
EXTERIOR STUDS	SPACING	MAX HEIGHT	SPACING
BRICK	2'-2 1/2" (584/140)	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (584/140)	12' (305) O.C.	18'-4" (5588)
BRICK	2'-2 1/2" (584/140)	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (584/140)	12' (305) O.C.	18'-4" (5588)
BRICK	2'-2 1/2" (584/140)	12' (305) O.C.	18'-4" (5588)
SIDING	2'-2 1/2" (584/140)	12' (305) O.C.	18'-4" (5588)

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

STUDS ARE TO BE CONTINUOUS, C/W 3/8" (9.5) THICK EXTERIOR PLYWOOD SHEATHING, PROVIDE SOLID WOOD BLOCK BETWEEN STUDS (12" (305) O.C. VERTICAL, 12" (305) O.C. HORIZONTAL).  
 - FOR HORIZ. DISTANCES LESS THAN 9'-4" (2866) PROVIDE 2x6" (38x140) STUDS @ 16" (406) O.C. WITH CONTIN. 2x6" (38x140) TOP PLATE + 1x2x6" (1x38x140) BOTTOM PLATE & MIN. OF 3x2x6" (38x184) CONT. HEADER AT GROUND FLOOR CEILING LEVEL. TOP-NAILED & GLUED AT TOP, BOTTOM PLATES & HEADERS.

1 HR. PARTY WALL (CONC. BLOCK) (SB-3) WALL TYPE 9b9d & 9b1d			
12" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x12" (38x38) VERTICAL WD. STRAPPING @ 24" (610) O.C. ON 8" (203) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, EXPOSED BLOCK MUST BE SEALED W/ COATS OF PAINT OR FURRED WITH 2x2" (38x38) WD. STRAPPING & 1/2" (12.7) GYPSUM SHEATHING.			

1 HR. PARTY WALL (DOUBLE STUD) (SB-3) WALL TYPE W3c3			
5'8" (159) TYPE 'M' GYPSUM SHEATHING ON EXTERIOR SIDE OF 2 ROWS OF 2x12" (38x38) STUDS @ 16" (406) O.C. MIN. 1" (25) APART ON SEPARATE 2x4" (38x89) SILL PLATES, (2x6" (38x140) @ 12" (305) FILL ONE SIDE OF STUD CAVITY WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE FILL AND SAND ALL GYPSUM JOINTS.			

2 HR. FIREWALL (SB-3) WALL TYPE 9b9d & 9b1d			
12" (12.7) GYPSUM SHEATHING ON EACH SIDE ON 2x12" (38x38) VERTICAL WOOD STRAPPING @ 24" (610) O.C. ON 8" (203) CONC. BLOCK FILL STRAPPING CAVITY EACH SIDE WITH AT LEAST 90% OF ABSORPTIVE MATERIAL PROCESSED FROM ROCK, SLAG OR GLASS, TAPE, FILL & SAND ALL GYPSUM JOINTS, AT UNFINISHED AREA, EXTERIOR FACE OF CONC. BLOCK TO BE SEALED WITH 2 COATS OF PAINT, GYPSUM SHEATHING TO BE ATTACHED TO CONC. BLOCK, (REFER TO DETAILS)			

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

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

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

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

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

WINDOW WELLS			
WHERE A WINDOW OPENS INTO A WINDOW WELL, A CLEARANCE OF NOT LESS THAN 21 5/8" (550) SHALL BE PROVIDED IN FRONT OF THE WINDOW. EVERY WINDOW WELL SHALL BE DRAINED TO THE FOOTING LEVEL OR OTHER SUITABLE LOCATION WITH A 4" (100) WEEPING TILE C/W A FILTER CLOTH WRAP AND FILLED WITH CRUSHED STONE, (9.9.10.1.5), 9.14.6.3.)			

SLOPED CEILING CONSTRUCTION (SB-12) 3.1.1.8, 9.23.4.2)			
2x12" (38x286) ROOF JOISTS @ 16" (406) O.C. MAX, (UNLESS OTHERWISE NOTED W/ 2x2" (38x89) PURLINS @ 16" (406) O.C. PERPENDICULAR TO ROOF JOIST PURLINS NOT REQ. W/ SPRAY FOAM), W/ INSULATION BETWEEN JOIST, 6 MIL. POLYETHYLENE VAPOUR BARRIER, 1/2" (12.7) GYPSUM WALLBOARD INT. FINISH OR APPROVED EQ. INSULATION VALUE DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS SHALL NOT BE LESS THAN R20 (3.32 RSI).			

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

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

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

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

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

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

## SECTION 1.1. WALL STUDS

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

MIN. STUD SIZE In (mm)	SIZE & SPACING OF STUDS: (OBC REFERENCE - TABLE 9.23.10.1)			
	SUPPORTED WALLS (EXTERIOR)			
ROOF W/ OR W/O ATTIC	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, In (mm) O.C.	MAX. STUD SPACING, In (mm) O.C.	MAX. STUD SPACING, In (mm) O.C.	MAX. STUD SPACING, In (mm) O.C.	
2x4" (38x89)	24" (610)	16" (406)	12" (305)	N/A
2x6" (38x140)	9'-10" (3.0)	9'-10" (3.0)	9'-10" (3.0)	N/A
2x8" (38x140)	-	9'-10" (3.0)	16" (406)	12" (305)
2x10" (38x140)	-	9'-10" (3.0)	11'-10" (3.6)	5'-11" (1.8)

## SECTION 2.0. GENERAL NOTES

- 1) EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, CONFORMING TO 9.9.10.
- 2) WINDOW GUARDS: A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800), (9.8.8.1).
- 3) WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 2'-11" (800) (3'-4" (1070) FOR ALL OTHER BUILDINGS) SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE #2 (ABOVE), OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN 4.1.5.15 OR 9.8.8.2
- 4) REFER TO TITLE PAGE FOR MAX. L-VALUE REQUIREMENTS

2.2. CEILING HEIGHTS	
ROOM OR SPACE	MINIMUM HEIGHTS
LIVING ROOM, DINING ROOM AND KITCHEN	7'-7" OVER 75% OF REQUIRED FLOOR AREA WITH A CLEAR HEIGHT OF 6'-11" AT ANY POINT
BEDROOM	7'-7" OVER 50% OF REQUIRED FLOOR AREA OR 6'-11" OVER ALL OF THE REQUIRED FLOOR AREA
BASEMENT	6'-11" OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 8'-6"
BATHROOM, LAUNDRY AREA ABOVE GRADE	6'-11" IN ANY AREA WHERE A PERSON WOULD NORMALLY BE STANDING
FINISHED ROOM NOT MENTIONED ABOVE	6'-11"
MEZZANINES	6'-11" ABOVE & BELOW FLOOR ASSEMBLY (9.5.3.2)
STORAGE GARAGE	6'-7" (9.5.3.3)

- 2.3. MECHANICAL / PLUMBING  
 1) MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0.7 AIR CHANGE PER HOUR IF NOT AIR CONDITIONED 1 PER HOUR IF AIR CONDITIONED AVERAGED OVER 24 HOURS, WHEN A VENTILATION FAN (PRINCIPAL EXHAUST) IS REQUIRED, CONFORM TO OBC 9.3.2.4, WHEN A HRV IS REQUIRED, CONFORM TO 9.3.2.3.1, REFER TO MECHANICAL DRAWINGS.
- 2) REFER TO HOT WATER TANK MANUFACTURER SPECS, CONFORM TO OBC 9.31.6.
- 3) REFER TO TITLE PAGE FOR SPACE HEATING EQUIPMENT, HRV AND DOMESTIC HOT WATER HEATER MINIMUM EFFICIENCIES.
- 4) DRAIN WATER HEAT RECOVERY UNIT (S) WILL BE INSTALLED CONFORMING TO THE REQUIREMENTS OF SB12 - 3.1.1.12, OF THE O.B.C.

- 2.4. LUMBER  
 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.  
 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.  
 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.  
 4) ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY FLOOR AND ROOF TRUSS MANUFACTURER.
- 5) JOIST HANGERS: PROVIDE APPROVED METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING WITH L-FLASH BUILT-UP WOOD MEMBERS.  
 6) 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 (4386) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 8" (152) ABOVE THE GROUND.

- 2.5. STEEL (9.23.4.3)  
 1) STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W, HOLLOW STRUCT. SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS 'H'.
- 2) REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
- 2.6. FLAT ARCHES  
 1) FOR 8'-0" (2440) CEILINGS, FLAT ARCHES SHALL BE 6'-10" (2080) A.F.F.  
 2) FOR 9'-0" (2740) CEILINGS, FLAT ARCHES SHALL BE 7'-10" (2400) A.F.F.  
 3) FOR 10'-0" (3040) CEILINGS, FLAT ARCHES SHALL BE 8'-6" (2600) A.F.F.

- 2.7. ROOF OVERHANGS  
 1) ALL ROOF OVERHANGS SHALL BE 1'-0" (305), UNLESS NOTED OTHERWISE.
- 2.8. FLASHING (9.20.13, 9.26.4, 9.27.3)  
 1) FLASHING MATERIALS & INSTALLATION SHALL CONFORM TO O.B.C.

- 2.9. GRADING  
 1) THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THE WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES, CONFORM TO 9.14.6.
- 2.10. ULC SPECIFIED ASSEMBLIES  
 ALL REQUIRED INDIVIDUAL COMPONENTS THAT FORM PART OF ANY ULC LISTED ASSEMBLY SPECIFIED WITHIN THESE DRAWINGS, CANNOT BE ALTERED OR SUBSTITUTED FOR ANY OTHER MATERIALS UNLESS THE SPECIFIED MANUFACTURER IS IDENTIFIED IN THAT SPECIFIED ULC LISTING, THERE SHALL BE NO DEVIATIONS UNDER ANY CIRCUMSTANCES IN ANY ULC LISTED ASSEMBLY IDENTIFIED IN THESE DRAWINGS.

## SECTION 3.0. LEGEND

- 3.1. WOOD LUMBERS AND BUILT-UP MATERIALS  
 (DIVISION B PART 9, TABLES A8 TO A10 AND A12, A15 & A16)  
 FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(1), (3), 9.23.13.8.(2), 9.37.3.1.(1)

2x6" SPRUCE #2	2x10" SPRUCE #2	2x12" SPRUCE #2
L1 2 2x6" (238x184)	L3 2 2x10" (238x235)	L5 2 2x12" (238x286)
B1 3 2x6" (338x184)	B3 3 2x10" (338x235)	B5 3 2x12" (338x286)
B2 4 2x6" (438x184)	B4 4 2x10" (438x235)	B6 4 2x12" (438x286)
B7 5 2x6" (538x184)	B8 5 2x10" (538x235)	B9 5 2x12" (538x286)
ENGINEERED LUMBER SCHEDULE - GRADE 2.0E (UNLESS NOTE OTHERWISE)		
1 3/4" x 9 1/2" LVL	1 3/4" x 11 7/8" LVL	1 3/4" x 14" LVL
LV.2 1-1 3/4"x9 1/2"	LV.3 1-1 3/4"x11 7/8"	LV.10 1-1 3/4"x14"
LV.4 2-1 3/4"x9 1/2"	LV.6 2-1 3/4"x11 7/8"	LV.11 2-1 3/4"x14"
LV.5 3-1 3/4"x9 1/2"	LV.7 3-1 3/4"x11 7/8"	LV.12 3-1 3/4"x14"
LV.8 4-1 3/4"x9 1/2"	LV.9 4-1 3/4"x11 7/8"	LV.13 4-1 3/4"x14"

- 3.2. STEEL LUMBERS SUPPORTING MASONRY VENEER  
 (DIVISION B PART 9, TABLE 9.20.5.2.B)  
 FORMING PART OF SENTENCE 9.20.5.2.(2) & 9.23.5.2.(3)

CODE	SIZE	BRICK	STONE
L7	3 1/2" x 3 1/2" x 1 1/4" (89 x 89 x 6.4)	8-1" (2,47mm)	7-4" (2,30mm)
L8	4" x 3 1/2" x 1 1/4" (102 x 89 x 6.4)	8-0" (2,66mm)	8-1" (2,48mm)
L9	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10-0" (3,31mm)	10-1" (3,03mm)
L10	4 7/8" x 3 1/2" x 3/8" (127 x 89 x 11)	11-5" (3,48mm)	10-7" (3,24mm)
L11	5 7/8" x 3 1/2" x 3/8" (152 x 89 x 11)	12-6" (3,82mm)	11-5" (3,54mm)
L12	7 1/8" x 4" x 3/8" (178 x 102 x 11)	14-1" (4,30mm)	13-1" (3,99mm)

## 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" (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'-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 6'-8" x 1-3/4" (915 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)
1F	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (815 x 2440 x 45)	INSULATED MIN. R4 (RSI 0.7)
2A	EXTERIOR	2'-6" x 6'-8" x 1-3/4" (815 x 2030 x 45)	20 MIN. F.R.P. DOOR FRAME WITH APP. SELF CLOSING DEVICE.
2	INTERIOR	2'-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'-6" x 6'-8" x 1-3/8" (710 x 2030 x 35)	
4	INTERIOR	2'-6" 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)	

INTERIOR DOOR HIGH FOR ALL 1/2" CEILING CONDITIONS

## 3.4. ACRONYMS

ABB	ABOVE FINISHED FLOOR	JUST	JOIST
BBFM	BEAM BY FLOOR MANUFACTURER	LIN	LINEN CLOSET
BG	FIXED GLASS W/ BLACK BACKING	LVL	LAMINATED VENEER LUMBER
BM	BEAM	OTBA	OPEN TO BELOW/ABOVE
BBFM	BEAM BY ROOF MANUFACTURER	PL	PLATE LOAD
CBF	CONVENTIONAL ROOF FRAMING	PLT	POINT
CW	COMPLETE WITH	PT	PRESSURE TREATED
D/D	DOUBLE JOIST / TRIPLE JOIST	PTD	PAINTED
DO	DO OVER	PWD	POWDER ROOM
DRP	DROPPED	RWL	RAIN WATER LEADER
ENG	ENGINEERED	SB	SOLID BEARING WOOD POST
EST	ESTIMATED	SBFA	SB FROM ABOVE
FA	FLAT ARCH	SJ	SINGLE JOIST
FD	FLOOR DRAIN	SPR	SPRUCES
FG	FIXED GLASS	STL	STEEL
FL	FLASH	T/O	TOP OF
FLR	FLOOR	TYP	TYPICAL
GT	GIRDER TRUSS	UD	UNDERSIDE
HB	HOSE BIB	WD	WOOD
HRV	HEAT RETURN VENTILATION UNIT	WIC	WALK IN CLOSET
HWT	HOT WATER TANK	WP	WEATHER PROOF

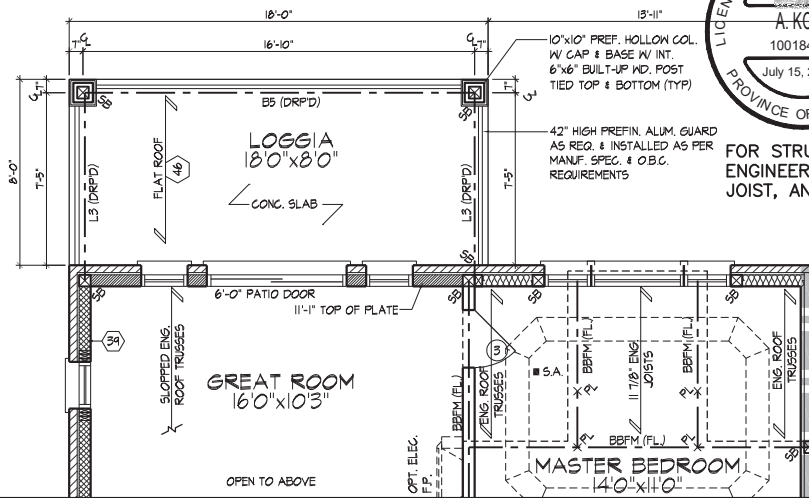
## 3.5. SYMBOLS

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

CLASS 'B' VENT	EXHAUST VENT
DUPLEX OUTLET (12" HIGH)	DUPLEX OUTLET (HEIGHT AS NOTED A.F.F.)
HEAVY DUTY OUTLET	SWITCH (2/3-4 WAY)
POT LIGHT	LIGHT FIXTURE (CEILING MOUNTED)
LIGHT FIXTURE (PULL CHAIN)	LIGHT FIXTURE (WALL MOUNTED)
CABLE T.V. JACK	TELEPHONE JACK
CENTRAL VACUUM OUTLET	CHANDELIER (CEILING MOUNTED)

- SMOKE ALARM (9.10.19)  
 PROVIDE ONE PER FLOOR NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS ARE TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN SLEEPING ROOMS AND CONNECTING HALLWAYS AND WIRED TO BE INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS. ALARMS ARE TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND WITH A BATTERY BACKUP, ALARM SIGNAL SHALL MEET TEMPORAL SOUND PATTERNS MIN. ALARMS SHALL HAVE A VISUAL SIGNALING COMPONENT AS PER THE NATIONAL FIRE ALARM AND SIGNALING CODE 72.



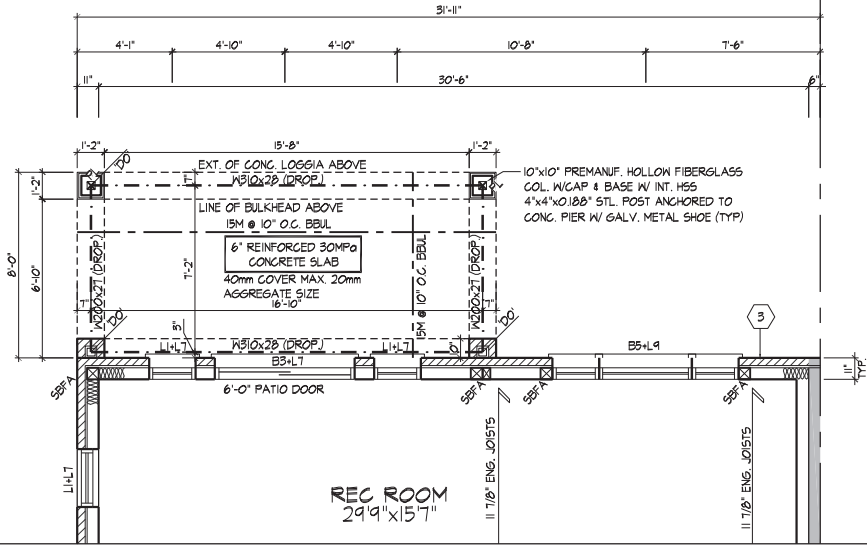


FOR STRUCTURAL ONLY. EXCLUDING  
ENGINEERED ROOF TRUSS, FLOOR  
JOIST, AND FLOOR LVL BEAM DESIGN.

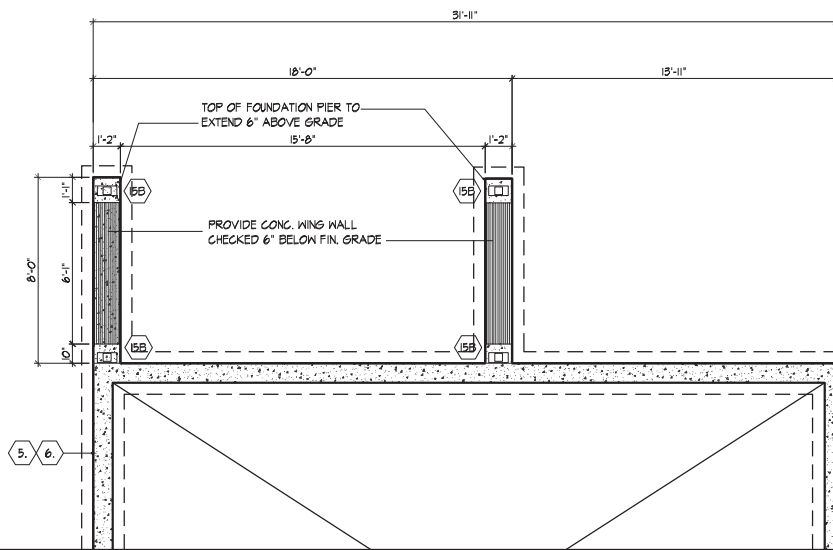
PART. GROUND FLOOR PLAN, EL. 'A' W/ LOGGIA/WOB

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

SPATIAL CALCULATION			
PER O.B.C. TABLE 9.10.15.4			
UPG. REAR ELEVATION 'A'			
W.O.B. CONDITION			
EXPOSING BUILDING	687.66	S.F.	
FACE AREA	63.89	S.M.	
PORTION WALL AREA	687.66	S.F.	
	63.89	S.M.	
LIMITING DISTANCE	5.0 m		
MAX. % OPENINGS	34	%	
QUAN.	WIDTH	DEPTH	WINDOW / DOOR FRAME SIZE (S.F.)
2	48"	48"	25.89
1	48"	12"	2.44
4	24"	60"	35.11
1	48"	60"	17.11
4	24"	18"	7.78
1	48"	18"	4.28
2	72"	82"	73.67
1	72"	18"	6.61
4	24"	48"	24.44
0	0"	0"	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
0	ARCH	0.00	0.00
OPENINGS ALLOWED	233.80	S.F.	
OPENINGS PROVIDED	194.33	S.F.	
ADDITIONAL NOTES			
GLAZED AREA CALCULATED W/ FRAME SIZE MINUS 2" AROUND ENTIRE PERIMETER			



PART. BASEMENT PLAN, EL. 'A' W/ LOGGIA/WOB



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

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

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

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

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

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

PART. FLOOR PLANS 'A' CORNER W/ LOGGIA/W.O.B.

AWH/ING | TUE JUL 12 2022 08:13 AM | K:\PROJECTS\2021\217014\GOLD\WORKING\TOWNS217014W1S104-TYPE A-BUNGALOW-COR.DWG

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

Qualification Information  
Allan Whiting 23177 BCIN

Registration Information  
HUNT DESIGN ASSOCIATES INC. 19695

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

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

Drawn By: MM  
Checked By: AW  
Scale: 3/16"=1'-0"  
217014W1S104-TYPE A-BUNGALOW-COR

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

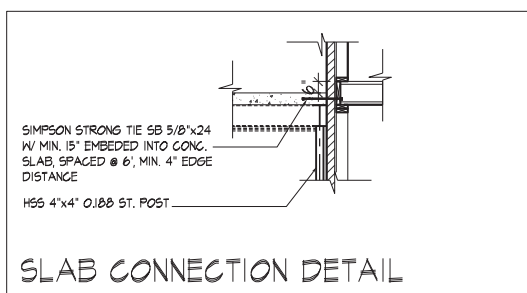
**UNIT-3104-COR**  
REV.2022.07.11

W1 of W3





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



JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY:   
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TUE JUL 12 02:08:13 AM  
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REAR ELEVATION 'A' W/ LOGGIA/WOB

FIN. LOFT FLOOR

TOP OF TRANSOM

TOP OF WINDOW/DOOR

10'-10" PREF. HOLLOW COL. W/ CAP & BASE W/ INT. 6"x6" BUILT-UP WD. POST TIED TOP & BOTTOM (TYP)

42" HIGH PREFIN. ALUM. GUARD INSTALLED AS PER MANUF. SPEC. I.O.B.C. REQUIREMENTS

FIN. GROUND FLOOR

POURED-IN-PLACE SUSPENDED CONC. SLAB W/ STUCCO FINISH ON U/S

STUCCO FINISH BULKHEAD

10'-10" PREMANUF. HOLLOW FIBERGLASS COL. W/ CAP & BASE W/ INT. STL. POST ANCHORED TO CONC. PIER W/ GALV. METAL SHOE (TYP)

TOP OF BASEMENT SLAB

FIN. GRADE

R/R

STEPS MAY VARY (2)

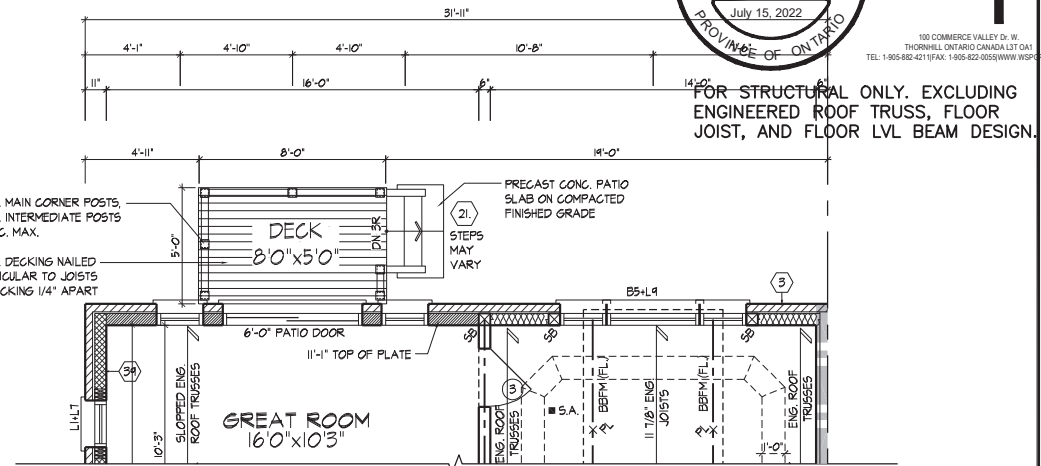
4'-0" MIN.

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



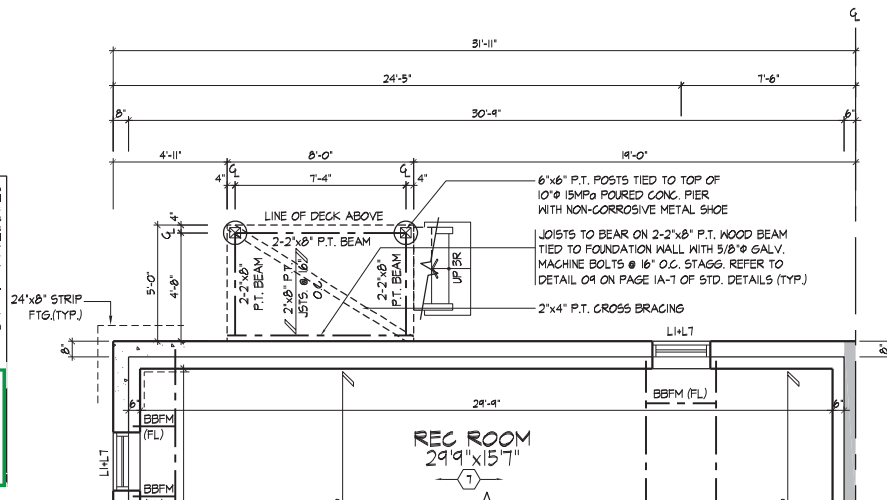


100 COMMERCE VALLEY DR. W.  
THORNHILL, ONTARIO CANADA L3T 0A1  
TEL: 1-800-882-4211 FAX: 1-800-822-0855 WWW.WSPGROUP.CA



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

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



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

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

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& STRUCTURAL INFORMATION.

PARTIAL BASEMENT PLAN, EL. 'A' & 'B'  
W.O.D. CONDITION



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

PART REAR ELEVATION 'A' & 'B'  
W.O.D. CONDITION

PART, FLOOR PLANS & REAR EL. 'A' CORNER W.O.D. CONDITION

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

QUALIFICATION INFORMATION  
Allan Whiting 23177 BCIN

REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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GOLDPARK HOMES - 217014  
PINE VALLEY TOWNS, VAUGHAN ON

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UNIT-3104-COR  
REV.2022.07.11

Page Number  
W3 of W3

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