

IOTES

LOT 25

- DRIVEWAYS ARE TO BE 1.2m CLEAR OF UTILITY STRYCTURES & HYDRANTS
- THE BUILDERS MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITARY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.
- BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN **EXPENSE**
- BUILDER TO VERIFY SERVICE CONNECTION ELEVATION PRIOR TO CONSTRUCTING FOUNDATIONS. THE AS-CONSTRUCTED SEWER INVERTS ARE NOT AVAILABLE AT THE TIME OF THIS APPROVAL. THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITARY SEWER PIPES PRIOR TO THE POURING OF **FOOTINGS**
- BUILDER TO VERIFY ADEQUACY OF FOUNDING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.
- EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER FILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- WHERE SLOPES EXCEED 5%, 3:1 SLOPES SHALL BE USED TO MAKE UP DIFFERENCE. 4:1 SLOPES SHALL BE USED IF HEIGHT DIFFERENCE EXCEEDS 1.0m.
- ALL ROOF DRAINS SHALL DISCHARGE ONTO SPLASH PADS OR GRASSED AREAS WHERE RDC COLLECTOR IS NOT PROVIDED.
- ALL LOTS TO HAVE MINIMUM 200mm TOPSOIL AND SOD.
- SWALE DEPTH TO BE ACCORDING TO FLOW MINIMUM 150mm. MAXIMUM SWALE LENGTH SHALL BE 10.
- MIN. 50% OF ROOF DOWNSPOUTS SHOULD DRAIN TO FRONT YARD ON ALL SPLIT DRAINING LOTS AND WALKOUT LOTS BACKING ONTO ANOTHER LOT.
- RETAINING WALLS TO BE DESIGNED AND SEALED BY A STRUCTURAL ENGINEER. CONSTRUCTION OF THESE WALLS SHALL BE INSPECTED AND CERTIFIED BY A STRUCTURAL ENGINEER AND A GEOTECHNICAL ENGINEER. THE DESIGN OF THE RETAINING WALLS, AND RETAINING WALLS AND FENCE COMBINATION ARE TO BE COORDINATED BY SABOURIN KIMBLE AND ASSOCIATES (SKA). SKA WILL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION, ENSURING THAT PROPER INSPECTIONS ARE CARRIED OUT AND PROVIDING FINAL CERTIFICATION THAT THE WALLS HAVE BEEN CONSTRUCTED AS PER THE DESIGN.
- CLEAR STONE (19mm GRADATION) AT A MINIMUM DEPTH OF 100mm SHALL BE PLACED IN SIDE YARD AREAS BETWEEN HOUSES AND DISTANCE LESS THAN 2.6m INSTEAD OF SOD.
- A TRANSITION RUN-OUT AREA TO DRAIN THE SUB-GRADE SHALL BE PROVIDED AT THE CLEAR STONE/SOD INTERFACE.
- WHERE FENCE IS BETWEEN PRIVATE AND PUBLIC LANDS, 1.8m HIGH CHAIN LINK FENCE WITH 9 GAUGE WIRE AND NO LARGER THAN 37mm OPENING IS REQUIRED. THE POSTS ARE TO BE ON PRIVATE SIDE, INCLUDING THE FOOTINGS, AND THE MESH IS TO BE ON THE PUBLIC SIDE



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSI

BUILDING STATISTICS REG. PLAN No. 65M-ZONE R1A-K3 LOT 24 LOT NUMBER LOT AREA(m)² 608.56 BLDG AREA(m)² 240.18 39.47 LOT COVERAGE(%) No. OF STOREYS 2 MEAN HEIGHT(m) 10.15 PEAK HEIGHT(m) N/A N/A DECK LINE(m)

LEGEND

 \boxtimes

SUMP PUMF

BELL PEDESTAL

CABLE PEDESTAL TOP OF BASEMENT SLAB CATCH BASIN П UNDER SIDE FOOTING DBL. CATCH BASIN USFR UNDER SIDE FOOTING @ ENGINEERED FILL UNDER SIDE FOOTING @ HYDRO CONNECTION TOP OF ENGINEERED FILL † FIRE HYDRANT TEF NUMBER OF RISERS TO GRADE STREET LIGHT WALKOUT DECK WOD V LOOKOUT BASEMENT LOB WOR WALK OUT BASEMENT WALK UP BASEMENT RFV REVERSE PLAN STD STANDARD PLAN Δ DOOR 0 WINDOW Н AC AIR CONDITIONING DOWN SPOUT TO SPLASH PAD • DOWNSPOUT CONNECTED TO STM SWALE DIRECTION -xxx-

FFE FINISHED FLOOR ELEVATION

TFW TOP OF FOUNDATION WALL

MAIL BOX TRANSFORMER SEWER CONNECTIONS 2 LOTS SEWER CONNECTIONS WATER CONNECTION WATER VALVE CHAMBER HYDRANT AND VALVE HYDRO METER

GAS METER MANHOLE - STORM CHAINLINK FENCE PRIVACY FENCE SOUND BARRIER

FOOTING TO BE EXTENDED

FOOTIN

ISSUED OR REVISION COMMENTS DWN CHK DESCRIPTION 21-JULY-23 PP RP ISSUED FOR REVIEW ISSUED FINAL 05-AUG-23 PP NC 3 REVISED PER CITY COMM - FINAL 23-NOV-23 PP NC 4 ISSUED FINAL 05-DEC-23 | PP | NC

MPORTANT FOOTING NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY FROM THE DDITIONAL THICKNESS MAY BE REQUIRED. LOT GRADING PLANS ASSUME A TBS TO USF DISTANCE OF 0.23, BASED N FOOTING THICKNESS UP TO 6"

DN FOOTING THICKNESS UP TO 6".

IF ADDITIONAL FOOTING THICKNESS IS REQUIRED THE USF IS TO BE OWERED BY THE FOLLOWING AMOUNTS:

- UP TO 9" FOOTING, LOWER USF BY 0.10

- 11" FOOTING, LOWER USF BY 0.13

- 12" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.15

- 13" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.18

- 14" FOOTING, LOWER USF BY 0.19

- 14" FOOTING, LOWER USF BY 0.19

DESIGN

WWW.RNDESIGN.COM T:905-738-3177 WWW.THEPLUSGROUP.CA

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD**, UNDER DIVISION C, PART-3 SUBSECTION-3, 2, 4 OF THE BUILDING CODE. LAW QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: DATE:

DEC-5-2023

TREASURE HILL HOMES

SCOULI KING CITY, ONTARIO

SITE PLAN

DRAWN BY	SCALE
PP	1:250
PROJECT No.	LOT NUMBER
19038	LOT 24

SABOURIN KIMBLE

LOT GRADING REVIEW

LOT(S) 24

- REVIEWED
- **REVIEWED AND MODIFIED AS NOTED**
- **REVISE AND RE-SUBMIT FOR REVIEW**

The review of the lot grading design of the above noted lot(s) by the Consulting Engineer is for the sole purpose of ascertaining general conformance of the design with that of the overall lot grading design as prepared by the Consulting Engineer and that proper drainage principles have been observed. The undersigned assumes no responsibility for the correctness of building dimensions and/or conformity to any applicable zoning by-laws. The builder shall utilize the same vertical control datum as noted on the engineering drawings to construct the building units and lot grading.

DATE: December 1, 2023 BY: V aviano

LOT 23

UPGRADE EXPOSED ELEVATION(S) 1.8m CHAINLINK 1.8m CHAINLINK FENCE 290.66 290.66 89 3.92 290.88 24 290.94 36. 290.92 290.90 88 290.71 291.10 3 50 27 wов 6 9 USFR= 289.98 290. 162 60-01 C REV. REAR UPGRADE /LANAI 9 FT BSMT 60-USFR= 289.88 TFW 294.00 USF 291.07 MIN. USF = 290.47 DN 1R 294.25 C 294.15 293.58 293.65 1R 🖂 **★** 1R 293.55 293.62 293 USFG= 292.13 [5 USFG= 294.15 293 7.56 18.90 292.99 293.14 292.86 293.07 STM= TBD STM= 288.59 SAN= TBD SAN= 288.34

SUNNY ACRE CRESCENT

8.84

MUNICIPAL ADDRESS:-88 SUNNY ACRE CRESCENT

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 example and approved the plant of th 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.

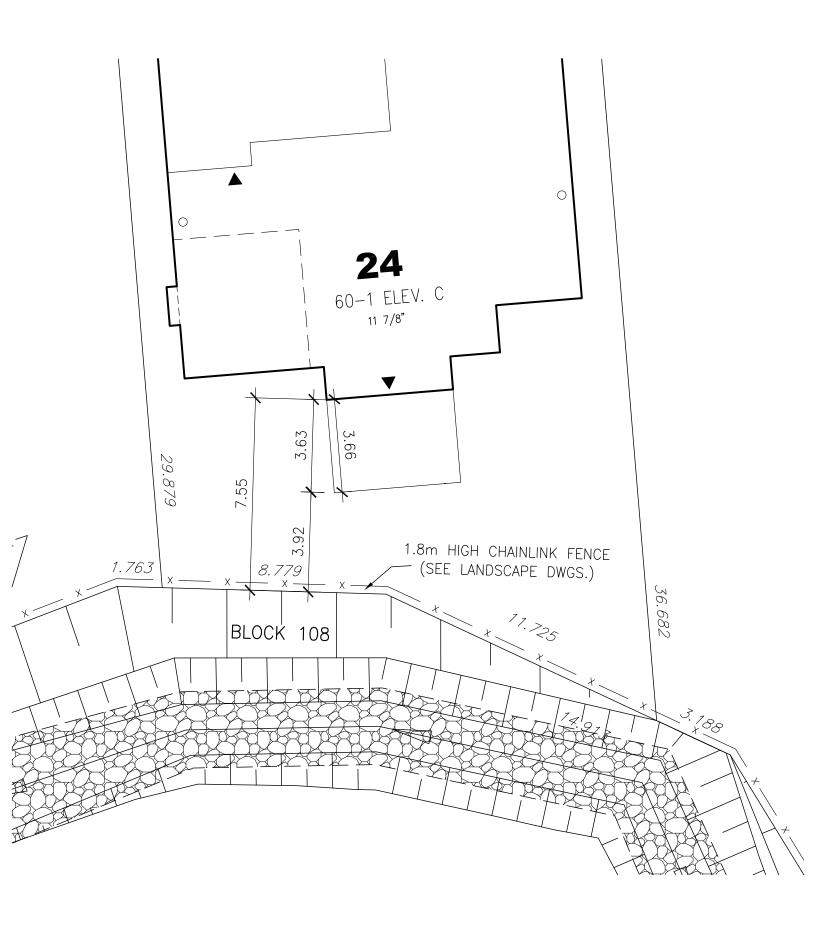
This is to certify that these plans comply with the applicable Architectural Desi Guidelines approved by the Township of KING.

JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL DATE: <u>DEC 05, 2023</u> is stamp certifies compliance with the applical Design Guidelines only and bears no further professional responsibility.

292.73

8.84

∠292.95



CONSTRUCTION NOTES: COMPLIANCE PACKAGE A1 - OBC 2012 - 2022 ENACTMENT

(UNLESS OTHERWISE NOTED) ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. JURISDIC ITON.

-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.

-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS: TYPICAL STRIP FOOTING:

O.B.C. 9.15.3. -BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH -MIN 2200psi (15MPa) CONCRETE AFTER 28 DAYS SHALL REST ON UNDISTURBED SOIL ROCK OR COMPACTED GRANULAR FILL W/ MIN.
10.9pg (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER

SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE -1 STOREY -13" X 4" (330mm X 100mm) -2 STOREY -19" X 6" (485mm X 155mm) -3 STOREY -26" X 9" (660mm X 230mm) BRICK VENEER -1 STOREY - 10" X 4" (255mm X 100mm) -2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm)

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) O.B.C. 9.15.3.6.

-1 STOREY MASONRY -16" X 4" (410mm X 100mm -1 STOREY STUD -12" X 4" (305mm X 100mm) -2 STOREY MASONRY -26" X 9" (650mm X 230mm) -2 STOREY STUD -18" X 5" (450mm X 130mm) -3 STOREY MASONRY -36" X 14" (900mm X 360mm) - 24" X 8" (610mm X 200mm) 3 STEP FOOTING:

O.B.C. 9.15.3.9. -23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3, & 9.16.3, -4" (100mm) MIN, DIA, LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB. COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.

-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB: O.B.C. 9.13. & 9.16

-3" (75mm) CONCRETE SLAB -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -220093 (ISMFG) AFTEK 28 DAYS - 0.B.C., 9.16.4.3.
DAMPPROOF BELOW SLAB W MINL, 0.005" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W / 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3610psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

9.13.3. -FLOOR DRAIN PER O.B.C.9.31.4.4. -R10 (RS1 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5)) UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD

WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C.

5a SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. - 2200psi (15MPc) AFIER 28 DAYS - O.B.C. 9.16.4.5.
- DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE'S' ROUL ROOFING W/4" (100mm) LAPPED JOINTS.
- DAMPPROOFING MAY BE OMITED IF CONCRETE HAS MIN. 3610psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS -R10 (RSI 1,76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-123.1.1.7.(6))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKNO MATERIAL BETWEN SLAB & FIG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C.

-FLOOR DRAIN PER O.B.C.9.31.4.4. - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD

6 SARAGE SLAB / EXTERIOR SLAB: -4"(100mm) CONCRETE SLAB -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED -405USS (32MPG) COMPRESSIVE STRENGTH AFTER 26 DATS FOR UNREINFORC CONC. 8. W/ 5-8% AIR ENTRAINMENT - 0.8.C. 9.3.1.6. -6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL -ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 PILASTERS:

O.B.C. 9.15.5.3.

BEAM POCKET 4" (100mm) INTO FDN, WALL W/ WIDTH TO MATCH BEAM SIZE, -1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.

STRUCTURAL COLUMNS -SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE HAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES 8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
--MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CUPS @ TOP & MIN. 6"X 4" X 1/4" (152mmX 100mmx 6.35mm) -FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN, WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M. WHERE IMPOSED
LOAD DOES NOT EXCEED 36 KN (O. B.C. 9.17.3.4.)
COL. SPACING: FIG SIZE:

-MAX. 9'-10" (2997mm) - 34" X 34" X 16" - (860mmX 860mmX 406mm) -MAX, 16'-0" (4880mm) - 44" X 44" X 21" - (1120mmX 1120mmX 530mm) 3 STOREY

- 40" X 40" X 19" - (1010mmX 1010mmX 480mm) - 51" X 51" X 24" -MAX. 16'-0" (4880mm) - (1295mmX 1295mmX 610mm)

-WHERE COL, SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS (9) WOOD COLUMN:

-5 ½" x 5 ½" (140mm x 140mm) SOLID WOOD COLUMN - OR -3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (305mm) APART OR BOLTED TOGETHER W/ 3/8"(9,52mm) DIA BOLTS SPACED AT 18" (450mm) O.C

-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

11 BLOCK PARTY WALL BEAM END BEARING: (BEAMS & GIRDER TRICESES)

12" X 11" X 1/2" STL. PLATE ON TOP OF CONCRETE BLOCK (FILLED SOLID - 2 COURSES) W/ 2-5/8"Ø x10" ANCHOR BOLTS W/ 2" HOOK, CENTRED ON WAI AIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS WALL ASSEMBLIES:

FOUNDATION WALL: O.B.C. 9.15.4.2.

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT. -8" (200mm) SOUD 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 3"-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7"-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. -FOR WALLS NOT EXCEEDING 9"0" (2750mm) IN LATERALLY SUPPORTED HEIGHT. -10" (250mm) SOLID 2200psi (15MPc) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 4'-7" (1406mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2610mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4 WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO OT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12

REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7. -WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2' 17.50 TITLE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7.7/8" (200mm) VERTICALLY O.C. & 2-1-11 (900mm) HORIZONTALLY,

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK DAMPPROOFING & WATERPROOFING: -DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9,13.2. -WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE. A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.[2] (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB to grade level & shall conform to o.b.c. 9.13.2.5.(2)(b)
-where hydrostatic pressure occurs, fdn. walls shall be waterproofed as

LS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING

$\langle 14 \text{d} \rangle$ FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M HORIZ BARS IN TOP PORTION OF WALL (UP TO 8-0" OPENING)
-3-20M HORIZ BARS IN TOP PORTION OF WALL (8-0" TO 10-0" OPENING)
-4-20M HORIZ BARS IN TOP PORTION OF WALL (10-0" TO 15-0" OPENING) -BARS STACKED VERTICALLY AT INTERIOR FACE, APPROX 4" TO 6" APART -BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER -BARS TO EXTEND 2"-0" (610mm) BEYOND BOTH SIDES OF OPENING.

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7.7/8" (200mm) FROM FINISHED GRADE (O.B.C. -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 1 40mm) WOOD STUDS @ 16" (406mm) O.C.
-4" X 6" (38mm X 1 40mm) WOOD STUDS @ 16" (406mm) O.C.
-4MN. 7.2" (83.387) INSULATION (2001 E. 0. DOS 58-12-13.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.. NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2c (STC = N/A, HRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING -BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m. -REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 5/8" (15.9mm) TYPE'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4"-0" LIMITING DISTANCE AND ADD/REPLACE THE -NON-COMBUSTABLE SIDING OR STUCCO AS PER FLEVATIONS (REFER TO MANUEACTURER'S SPECIFICATIONS).

OK -VINI'L SIDING IS PERMITTED PER O.B.C. 9, 10, 15.5, [3]. OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV. 15a ALTERNATE FRAME WALL CONSTRUCTION:

-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE -1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.) -1" (20mm) KS (KS) (88) KIGID INSULATION WI APED JOINTS (3.8.C. Y.2./.3.4.)
-BRACE W/ CONT. 1.6 GAUGE STEEL. "BRACES FROM TOP PLATE TO BITM. PLATE FOR THE
FULL LENGTH OF WALL. OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @
APPROXIMATELY 45 DEG. FROM TOP PLATE TO BITM. PLATE FOR FULL LENGTH OF WALL.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-MN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC 38-12T.3.1.1.2.A.)
-CONTINUOUS AIR/YAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD. /2 (12.7mm) G1PSUM BOARD.
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" [38mmX 140mm] STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE -ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.

BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m.

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4"-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

MANUFACTURER'S SPECIFICATIONS) -VINYL SIDING IS PERMITTED PER O.B.C. 9.10,15.5.(3). OVER SHEATHING PAPER OVER 1/2" [12.7mm] GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23, -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. -1/4" (5mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (406mm) O.C.

A 4 (SUMINA STIP) MOOD 300 8 18 (AUGINITY O.C.).

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C., T.9.23.10.1. =

OR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE

-ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE 'X' GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND

ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

(1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV. -VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER

16 MASONRY VENEER CONSTRUCTION:

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN, 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL -PROVIDE WEEP HOLES @ 2-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE -WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (406mm) O.C -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)

-1/2" (12 7mm) GYPSIIM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE -BATTINSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE MASONRY VENEER CONSTRUCTION:

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT -MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING -PROVIDE WEEP HOLES @ 2-7" (800mm) O.C. @ BTM, COURSE & OVER OPENINGS

-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (0.8.C. 9.27.3.4.)
-BRACE W/ CONT. 16 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" At "(38mmX 89mm) SOUD WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF

-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C. MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 T.3.1, 1.2, A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW2c (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE OLLOWING MATERIALS: OLLOWING MATERIALS:
ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. SADD 1/4 (GITM) FET WOOD (EXTENDED THE) ON EQUIVALENT AS FER O.S.C. BETYPEEN REGION INSULATION AND WOOD STUD. BATT INSULATION REQUIRES A MASS OF AT LEAST 1.0 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 5/8" (15.9mm) TYPE "X' GYPSUM BD.

8 BRICK VENEER CONSTRUCTION @ GARAGE:

BE SPACED @ 12" (305mm) O.C.

O.B.C. 9.23. -3-1/2" [90mm] FACE BRICK OR 4" [100mm] STONE @ 36'-1" [11m] MAX, HEIGHT -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
-WALL SHEATHNO MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (5mm) PLYWOOD (EXTERIOR TYPE) OR COUVALENT AS PER O.B.C. 9.23.16
-2" X. 4" (38mmX 89mm) WOOD STUDS @ 16" (406mm) O.C.

-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO

DESTACED WELZ (2007/IIII) O.C. +FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =

O.B.C. SB-3 WALL = EW2b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD GLASS FIBRE BATT TO FILL CAVITY WITH A MASS OF AT LEAST 1.0 kg/ sq.m. -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17 INTERIOR STUD WALLS: O.B.C. T.9.23.10.1. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (406mm) O.C. OR -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (406mm) O.C. W/ - DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES. 18 BEARING STUD WALL (BASEMENT):

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (406mm) O.C. OR -2" X = (38mmX 89mm) WOOD \$10US @ 16" (406mm) O.C. OR -2" X = (38mmX 140mm) WOOD \$10US @ 16" (406mm) O.C. W/ -DBL. 2" X 4" OR 2" X 6" TOP PLATE. -2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL. -1/2" (12.7mm) OFFSUM BOARD BOTH SIDES. -1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7"-10" (400mm) O.C. FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURI

19 PARTY WALL - BLOCK: O.B.C. SB-3 WALL = 86e (STC = 57, FIRE = 2 HR)
-MN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE AMIN. HIR THE RESIDIANCE NATING CONTINUOUS TROOP DECK
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL
WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (610mm) O.C. BOTH SIDES ~ A LIGATING SHIFTING WE 24 (BLOWN) U.C. BOTH SIDES ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY. ~7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) —5TAGGER JODTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C.

(19g) PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS -1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & -2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (406mm) O.C. 22. A G. GOTTHIA FAUTHTH WOOD STRAFFING ® 16 (406mm) O.C.

4722 (RSI 3.87) RIGID INSULATION

47.1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)

41/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND

TAPE AND SEAL ALL JOINTS GAS TIGHT (9b) FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = 86e [STC = 57, FIRE = 2 HR]

- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. [610 SQ.M] OF BUILDING AREA, O.B.C. 1.3.2.2.47. r.3.2.2.47.
FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) -1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (610mm) O.C. ON BOTH SIDES OF SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY -SOUND ASSORPHIVE MATERIAL EACH SIDE HILLING YOU OF THE CAVITY -7 1/2" (190mm) CONC. BLOCK, MN. 2 HR. FIRE-RESISTANT RATING -EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C., 9.10,9.9.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1 -ACCUSINAL SEALANN AS PER USE. SEA NOVEL (\$1 OF LABELE)
-PROTRIUDE PAST FASCIA © EAVES W/ BRICK CORBELING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SUBFACES & HAVE ALUMINUM CAP W/
THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10"

(3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

20 PARTY WALL - FOUNDATION:

O.B.C. 9.15.4.2. -7 7/8" (200mm) SOLID CONC, FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS -FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

(21) PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO

THE U/S OF ROOF DECK -FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4) 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES -SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF -5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.

-ACQUISTICAL SEALANT AS PER O.B.C. SB-3 NOTE (4) TO TABLE 1 NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

REQUIRED TO BE SPACED @ 12" (305mm) O.C. - IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C. GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE TAPE AND SEAL ALL JOINTS GAS TIGHT -R22 (RSL3 87) INSULATION IN WALLS -R31 (R315.41) INSULATION IN CELLINGS W/ FLOOR ABOVE -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & -CONTINUOUS AIR VAPOUR BARRIER IN CONTORMANCE WY 0.5.C. 7.23.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).

-1/2" (12.7mm) GYPSUM BOARD -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C. 22a WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3, & -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (406mm) O.C. -R22 (R\$) 3.87) INSULATIÓN -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTI

SIDE. -ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1. 23 DOUBLE VOLUME WALLS: O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING REFER TO PLAN FOR STUD SPECIFICATION

STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) TOE NAILS DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8 (2001111) 0.C. -SOLID BRIDGING AT 3'-11" (1200mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES

MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

EXPOSED FLOOR: LOOR AS PER NOTE # 28 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & 9.25.4.

(24a) SUNKEN FINISHED AREAS:

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (406mm) O.C. MAX. SPAN 12-9" (3890mm)
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (406mm) O.C. UNLESS 240) PUNNEN FINISHED AKEAS:

-USE SOUID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.

- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.

-LOOR STRUCTURE AS PER NOTE # 28.

DOUBLE MASONRY WYTHE WALL:

O.B.C. 9.20.8.2. OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN, 1 1/2" (38mm) THICK. 34 ATTIC ACCESS HATCH:

(33) CONVENTIONAL FRAMING:

GENERAL:

O.B.C. 9.8.4.

-NOSING
-MIN. HEADROOM
-MIN. WIDTH

TAPERED TREADS: (9.8.4.3.)

35 PRIVATE STAIRS:

-MAX, RISE

-MIN, RUN

MIN. TREAD

-MIN, WIDTH

-MIN. RUN

O.B.C. TABLE A6 OR A7

BACKED W/ R20 (RSI 3.52) INSULATION

OBC 9.19.2.1. & SB-12 3.1.1.8.[1]
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING &

(200mm)

= 7-7/8"

= 10" = 11"

OSING = 1" (25mm)
IN. HEADROOM = 6'-5" (1950mm)
IN. WIDTH = 22-10" (860mm)
(BETWEEN WALL FACES)
IN. WIDTH = 22-11" (900mm)
(EXIT STARES, BETWEEN GUARDS)

-MIN. RUN = 5 7/8" (150mm) -MIN. AVG. RUN** = 10" (255mm)

LANDINGS OR POSTS AT CHANGES IN DIRECTION HEIGHT:

- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS -MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

= 7-3/32"

(EXIT STAIRS, BETWEEN GUARDS)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2

FTG. FOR FOUND, WALL TO BE MIN. 4-0" (1220mm) BELOW GRADE

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100mm)
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE

- 2-10" (855mm) MN. 10 3-6" (1070mm) MAX.
 - 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)
 - MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm)

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM

DEFECTS PER OBC 9.8.9.6.(4)

- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL

PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND TH

-PICKETS TO HAVE 4" (100mm) MAX. SPACING -GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8"

-GUARDS TO BE 3-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 3-5" (1070mm) HIGH WHERE WALKING SURFACE IS
MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.

GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CO

-GUARDS TO BE 3-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR "
DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C.

GRADE DIFFERENCE IS 5"-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8 -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING

PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTIO

WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR

♦ CLIENT SPECIFIC REVISIONS ▲ SOILS REPORT SPECIFIC REVISIONS

Areas:

BASEMENT PLAN

GROUND FLOOR PLAN

SECOND FLOOR PLAN

TOTAL AREA (0)

BEDROOMS OTB

TOTAL AREA (1)

COVERAGE INC PORCH

COVERAGE NOT INC PORCH

GROUND FLOOR PLAN OTB

SECOND FLOOR PLAN OTB

OPT. SECOND FLOOR PLAN W/

BEDROOMS OPT. SECOND FLOOR PLAN W/ 5

3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDME

DIFFERENCE IS LESS THAN USE 1, 1988.8.2. OR 9.8.8.2. OR FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO TO TO THE STATE AS PER C

(36) INTERIOR GUARDS:
O.B.C.: SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH

INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS

-PICKETS TO HAVE 4" (100mm) MAX. SPACING -FOR WOOD GUARDS PROVIDE MID-SPAN POSTS AS PER SB-7.

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO

- 2'-10" (865mm) MIN. TO 3'-6" (1070mm) MAX.

D.B.C. 9.8.7.4

350 PUBLIC STAIRS:

-MAX. RISE

-MIN. RUN

HANDRA**I**LS:

O.B.C. 9.8.4.

-MIN. TREAD -NOSING -MIN. HEADROOM

O.B.C. 9.8.7

HEIGHT: O.B.C. 9.8.7.4

PROJECTIONS: O.B.C. 9.8.7.6

TERMINATION: O.B.C. 9.8.7.3

O.B.C. 9.8.9.6

(360) EXTERIOR GUARDS:

BEGINNING AND END OF A RAME

O.B.C. SB-7 & 9.8.8.3

(36b) EXTERIOR GUARDS @ JULIET BALCONY:

O.B.C. APPENDIX A-9.8.8.5.

-FOR RAILING SPANNING MAXIMUM OF 6'-0"

 $\langle 37 \rangle$ -Linen closet 4 shelves min. 1'-2" (350mm) deep

CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

40 -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

39 -CAPPED DRYER VENT

BEYOND THE TOP & BOTTOM OF EACH FLIGHT

-MN. AVG. RUN** = 10" (255mm)

(**MEASURE FROM 300mm FROM MIDPOINT OF INSIDE HANDRAIL)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 11" (280mm) TREAD &
MAX. 7 7/8" (200mm) RISE
-FOUND, WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND, WALL TO BE MIN. 4-0" (1220mm) BELOW GRADE

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)

FOR INTERIOR OR EXTERIOR STARS
-TWO HANDRAILS REQUIRED WHERE STAR WIDTH EXCEEDS 3-7" (1100mm)
-FOR EXTERIOR STARS ONLY
-ONE HANDRAIL IS REQUIRED ON CURVED STARS OF ANY WIDTH WITHIN DWELLING

HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS,

PROJECTIONS:

O.B.C. 9.8.7.6

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO

(280mm) (305mm) (25mm) (2050mm)

PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER -3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER - WYTHES TO BE TIED WI, MEILAL ITES INSTALLED AS PER O. B.C. 9, 20,9,4 SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS -6" SILL WJ, 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4-0" O.C. NOTE: MASONRY TO BE SOLID & MORTAR JOINT HULE SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

(250) CORBEL MASONRY VENEER:

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES:

26 SILL PLATE: O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE -2 A 4 (300000 A 690000) PLATE -1/2" (12.7mm) DIA, ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO

-SILL PLATE TO BE CAULKED. OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING. OR FOAM GASKET, OR PLACED ON FULL BED OF 27) BRIDGING & STRAPPING: a) STRAPPING -1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.

ENED TO SILL OR HEADER @ ENDS b) BRIDGING -1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS_BRIDGING @ MAX. 6-11" - a) & b) USED TOGETHER OF

-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (U) FURRING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS
ATTACHED DIRECTLY TO JOISTS.

28 FLOOR ASSEMBLY: O.B.C. 9.23.14.3, 9.23.14.4

-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT -FLOOR JOISTS AS PER FLOOR PLANS 29 PORCH SLAB:

O.B.C. 9.39.1.4.

-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS © 7 7/8" (200mm) EACH WAY
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB -3" (75mm) END BEARING ON FOUNDATION WALL OF POINTING BOARDING ON POUNDATION WALL -23 5/8" (600mm) 12 35 6/8" (600mm) 10 M DOWELS @ 23 5/8" (600mm) O.C. -F. A.COLD CEILAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS

(30) EXTERIOR BALCONY ASSEMBLY:

-1 | 1/4" X 3 | 1/2" PRESSURE TREATED DECKING W/ | 1/4" SPACING
-2"X4" OR 2"X6" PRUINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED -2 PLY
MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD (2 LAYERS MOUNTED BIUMINOUS MEMBRANE ON 1/8" ROOF BOARD. (2 LAYERS ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER MANUR SPECS. ON 5/8" [15,97mm] SETERFOR GRADE PLYWOOD SHEATHING ON 2"X4" OR 2"X6" PURLINS. (CUT TAPERED). @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS. @ 12" O.C. (OR AS NOTED ON PLAN). MIN 2% TO ROOF SCUPPER. EXTERIOR GLIADD AS GED. #40".

REQUIRED FOR OVER HEATED SPACES:

-ADD 2*x2* (38mm x 38mm) CROSS PURI.INS @ 16* (404mm) O.C. FOR VENTILATION

OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)

-ADD R31 (R31 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.29.4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

30a EXTERIOR FLAT ROOF ASSEMBLY:

-2 PLY MODIFIED BITUMINOUS MEMBRANE ON 1/8" ROOF BOARD. (2 LAYERS ASPHALT-SATURATED GLASS MAT WITH MINERAL-FORTIFIED ASPHALTIC CORE) PER MANUF SPECS.

-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON ON 2"X4" OR 2"X6" PURLINS (CUT TAPERED) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) SLOPED MIN 2% TO ROOF SCUPPER REQUIRED FOR OVER HEATED SPACES:

ADD 27/21 (38mm x 38mm) CROSS PURINS @ 16" (406mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA) -ADD R31 (RS) 5.46) INSULATION BETWEEN JOISTS -ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. 8. 9.25.4. & Y.J.S.4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES 31 TYPICAL ROOF:

-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES
-FOR ROOF SLOPES EQUAL TO AND GREATER THAN 4:12 AND LESS THAN 8:12 PITCH
PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2"-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (305mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVES PROJECTION LAID BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR O.B. (0.2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES © 24" (810mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
-TRUSS BRACING AS PER TRUSS MANUFACTURER

-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)

-ATTIC VENTILATION 1:305 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT FOR ATTIC SPACES > 300m2 FIRE BLOCKING REQUIRED PER 9.10.16.1.(4) 32 CEILING: -R60 (RSI 10.56) INSULATION -ROU (RAI 10.36) INJUDION ARYWAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

SMOKE ALARM (44)

DUPLEX OUTLET

VENTS AND INTAKES

COLD CELLAR VENT (50)

WATERPROOF

HOSE BIB

38 EXHAUST FAN

STOVE VENT

DRYER VENT

SOLID BEARING

1 2/2" X 8" SPR

3 2/2" X 10" SPR

L5 2/2" X 12" SPR

FIRE PLACE VENT

FLOOR DRAIN

L8 4-7/8" X 3-1/2" X 1/4" L L13 5-7/8" X 3-1/2" X 3/8" L

CARBON MONOXIDE 45

320 VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4 -NO. 210 (30, 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP

-FOR ROOFS BEIWEEN 41/2 & 712 PHIGH FROVIDE BAVES PROTECTION TO EXTEN THE ROOF SLOPE MIN, 2°-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (305mm) PAST THE INSIDE FACE OF EXTERIOR WALL, -EAVES PROTECTION LAID BENEATH STARTER STIP). -EAVE PROTECTION NOT BEQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O. B.C. 9.26.5.1. CHAPTER STUDIES AS SED A 6° 9.24.73 -STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) -3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS -2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O C MAX SPAN 13'-3" (4050mm) OP

O.C. MAA. SPAN 19 3 (40001111) OK 224'O.C. MAX. SPAN 17'-0' (5180mm) R31 (RSI 5.46) INSULATION

-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3, & 9.25.4.

GT

'DO'

U/S

FG

LINTELS

(FL) FLUSH

L10 4-7/8" X 3-1/2" X 5/16" L L15 5-7/8" X 4" X 1/2" L

L11 4-7/8" X 3-1/2" X 3/8" L L16 7-1/8" X 4" X 3/8" L

GIRDER TRUSS

RREM BEAM BY FLOOR MANUE

BRRM BEAM BY ROOF MANUE

DROPPED

UNDER SIDE

FIXED GLAZING

GLASS BLOCK

ABOVE FINISHED FLOOR

REPEAT SAME JOIST SIZE

LEGEND

WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE. ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 88/19 JAN 1, 2020 4 865x2030x45 (2'10"x6'8"x1-3/4 FLAT ARCH B 815x2030x35 (2'8"x6'8"x1-3/8' 2 STOREY WALL 760x2030x35 (2'6'x6'8'x1-3/8 710x2030x35 (2'4"x6'8"x1-3/8 EXT. LIGHT FIXTURE E 460x2030x35 (1'6"x6'8"x1-3/8' F 610x2030x35 (2'0''x6'8''x1-3/8'' G OVER SIZED EXTERIOR DOO! (WALL MOUNTED (H) HYDRO METER STEEL BEAMS (G) GAS METER ST1 W 6 X 15 CRF CONVENTIONAL ROOF ST2 W 6 X 20 FRAMING ST3 W 8 X 18 DJ DOUBLE JOIST ST5 W 8 X 24 PRESSURE TREATED PT LUMBER

WOOD BEAMS 4/ 2" X 8" SPR 3/ 2" X 10" SPR 4/ 2" X 10" SPR VD6 5/ 2" X 10" SPR 3/ 2" X 12" SPR WD8 4/ 2" X 12" SPR 5/ 2" X 12" SPR

WD10 2/ 1 3/4" X7 1/4" (2.0E) L VD11 3/13/4" X7 1/4" (2.0E) L VD12A 1/ 1 3/4" X9 1/2" (2.0E) L /D12 2/ 1 3/4" X9 1/2" (2.0F) I VD13 3/ 1 3/4" X9 1/2" (2.0E) L L9 4" X 3-1/2" X 1/4" L L14 5-7/8" X 3-1/2" X 1/2" WD14A 1/1 3/4" X11 7/8" (2.0F) WD14 2/13/4" X117/8" (2.0E) L WD15 3/13/4" X117/8" (2.0F) I 7 3-1/2" X 3-1/2" X 1/4" L L12 5 7/8" X 3-1/2" X 5/16" L L17 7-1/8" X 4" X 1/2" L WD16 2/13/4" X14" (2.0E) LVL

-PRECAST CONC. STEP
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44

SMOKE ALARM. O.B.C.- 9.10.19.

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS - INSTALLED AT OR NEAR CEILING
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT

-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN
POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

45 CARBON MONOXIDE ALARM (CMA), O.B.C. 9.33.4, -WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA,
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

46 -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS
GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT. -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.

-R4 (RS) 0.70)

48 -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT: ONE FLOOR EXCEPT;

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3"-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN

49 EXTERIOR COLUMN W/ MASONRY PIER:

-MIN, 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL -TOP PORTION OF POST CLAD W/ DECOR, SURROUND PER ELEVATION DRAWINGS. MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT. -SURROUND TO BE TIED W/ METAL TIES @ 16" (406mm) O.C. VERT. INSTALLED PER O.B.C.

3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND

-3/4" AIR SPACE AROUND POST.

OR
-MN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
-MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.

EXTERIOR COLUMN:

/ MN, 67%" (140mm x 140mm) WOOD POST CLAD W/ DECOR, SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED
THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.

(50) COLD CELLARS:

FOR COLD CELLARS PROVIDE THE FOLLOWING: VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA. -VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
-COVER VENT W/ BUG SCREEN
-WALL MOUNTED LIGHT FIXTURE
-L1+L7 FOR DOOR OPENING
-22-8° X 6'-8" EXTERIOR TYPE DOOR {MIN.R-4 RSI 0.7}
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ R20 {RSI 3.52} CONTINUOUS
INSULATION (ZONE I OBC 38-12 T.3.1.1.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 {RSI 1.76} [RIGID INSULATION W/

2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION 51 STUD WALL REINFORCEMENT:

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN - WALL STOUS ADJACENT TO WATER CLOSES & SHOWER BAITH TURS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(a) & 3.8.3.13.(2)(g) & 3.8.3.13.(4)(e) -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

53 WINDOW GUARDS:

@ STAIRS, <u>LANDINGS & RAMPS</u> - OBC 9.8.8.1.(8) WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b) @ FLOORS - OBC 9.8.8.1.(6)

OPERABLE WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

FRAME CONSTRUCTION: -ALL FRAMING LUMBER TO BE NO LANDING 2 SPE UNLESS NOTED OTHERWISE

-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS (OR AS PER TRUSS DESIGN). -JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING -DOUBLE STUDS @ OPENINGS

-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm)

DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL -BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE -BEAMS MAY BE A MAX. 24" (610mm) FROM LOADBEARING WALLS WHEN

WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE AN 15.3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm) THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR

PROOF WALLS IN BATHROOMS: PER OBC 9.29.2.1. STRUCTURAL

ELEVATION 'A'

SM

6.1

183.1

 $\{1.4\}$

202.8

(9.7)

380.8

202.8

(1.9)

388.6

254.2

239.6

SF

65.2

1970.9

(15.3)

2182.9

(104.8)

4098.9

2182.9

(20.4)

4183.3

2736.3

2578.6

D BE SEALED TO THE AIR & VAPOR BARRIER HAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN DEFFICIENT OF HEAT TRANSFER OF ,902|2|959|**2**₩INDO∰S 05.07.20 WERALL C Y RATING OF NOT LESS THAN 25 FOR WINDOWS

S SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 -FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.

ELEVATION 'B'

SM

6.1

183.1

(1.4)

205.7

(9.7)

383.8

205.7

(1.9)

391.5

249.2

243.3

SF

65.2

1970.9

(15.3)

2214.3

(104.2)

4130.9

2214.3

(20.4)

4214.7

2682.6

2618.5

PASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL

OTHE DOUBLE GLAZED WITH LOW-E COATING

DRAIN WATER HEAT RECOVERY: - DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. SENTENCES - DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS

ELEVATION 'C'

SM

183.1

(1.4)

201.4

(9.7)

379.4

201.4

(1.9)

387.2

245.4

239.6

SF

65.2

1970.9

(15.3)

2167.8

(104.8)

4083.8

2167.8

(20.4)

4168.2

2642.0

2578.6

client

scale

Treasure Hill Home Corp.

Scouli Developments Inc.

King City

60-1

19038 3/16" = 1'-0"



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21032

DATEOUT

I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN

DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF

OF RN DESIGN LTD, UNDER DIVISION C, PART-3 SUBSECTION-3.2.4

OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES. QUALIFIED DESIGNER BCIN

FIRM BCIN:

SIGNATURE

TITLE SHEET

BASEMENT PLAN ELEV 'A'
GROUND FLOOR PLAN ELEV 'A'
STAR LANDING DETAIL
SECOND FLOOR PLAN ELEV 'A'
PARTIAL BASEMENT PLAN ELEV 'B'
PARTIAL, GROUND FLOOR PLAN ELEV
PARTIAL GROUND FLOOR

PARTIAL BASEMENT PLAN ELEV "C"
PARTIAL GROUDE FLOOR PLAN ELEV "C"
PARTIAL SECOND FLOOR PLAN ELEV "C"
OPT. SECOND FLOOR PLAN W. 5 BEDROOMS ELEV "A"
PARTIAL OPT. SECOND FLOOR PLAN W. 5 BEDROOMS ELEV "C"
PARTIAL OPT. SECOND FLOOR PLAN W. 5 BEDROOMS ELEV "C"
RONT ELEVATION "A"
RIGHT SIDE ELEVATION "A"

EFRONT ELEVATION 'C'
INSIDE PORTICO - ELEV. C'
RIGHT SIDE ELEVATION 'C'
REAR ELEVATION 'C'
LEFT SIDE ELEVATION 'C'
DETAIL

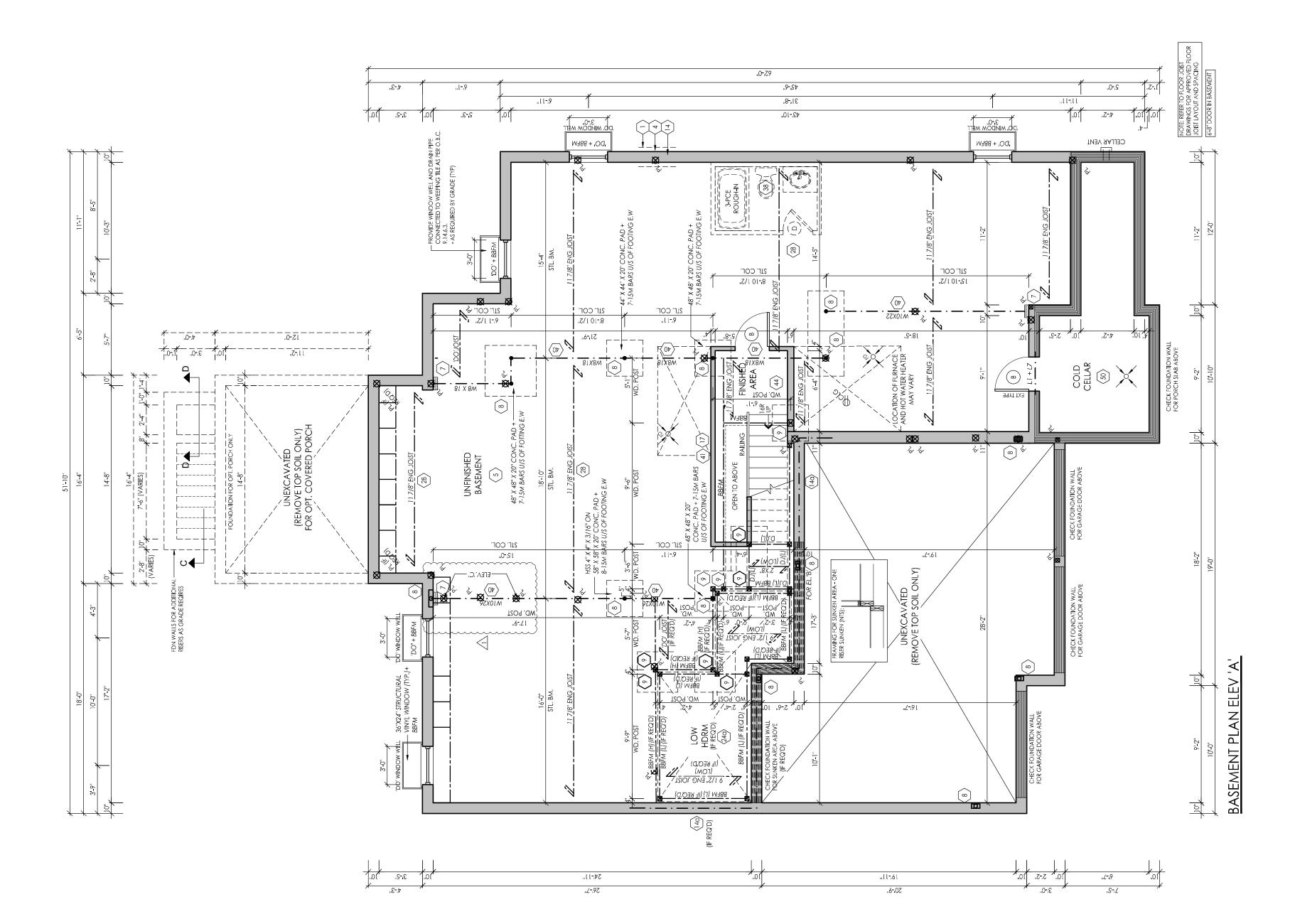
PARIIAL BASEMENT PLAN ELEV'A', 'B' 8' C'-WOB CONDITION PARTIAL GROUND FLOOR ELEV'A', 'B' 8' C'-WOB CONDITION FRAR ELEVATION 'A'-WOB CONDITION EAR ELEVATION 'B'-WOB CONDITION EAR ELEVATION B'-WOB CONDITION EAR ELEVATION B'-WOB CONDITION

REAR ELEVATION '8" - WOB CONDITION
REAR ELEVATION '0" - WOB CONDITION
PARTIAL GROUND FLOOR FLAN W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR - ELV./A', '8" & 'C'
FRONT ELEVATION 'A" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
REAR ELEVATION 'A" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
REAR ELEVATION 'A" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
REAR ELEVATION 'A" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
FRONT ELEVATION 'A" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
FRONT ELEVATION 'A" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
FRONT ELEVATION '8" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
FRONT ELEVATION '8" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR
FRONT ELEVATION '8" - W/1" HIGH GROUND FLOOR & 10" HIGH SECOND FLOOR

revisions

I ISSUED FOR CHENT REVIEW 4-Aug-23 SPB

date dwn chk





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I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN I. NELSON CONTA DECLARE THAT THAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD.UNDER DIVISION C.PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN:

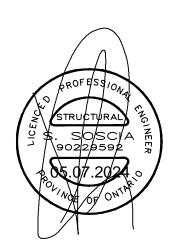
21032 26995 DATEOUT

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.

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

DATE: May 14, 2024



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1	ISSUED FOR CLIENT REVIEW	4-Aug-23	SPB	NC

Treasure Hill

Home Corp.

Scouli Developments Inc.

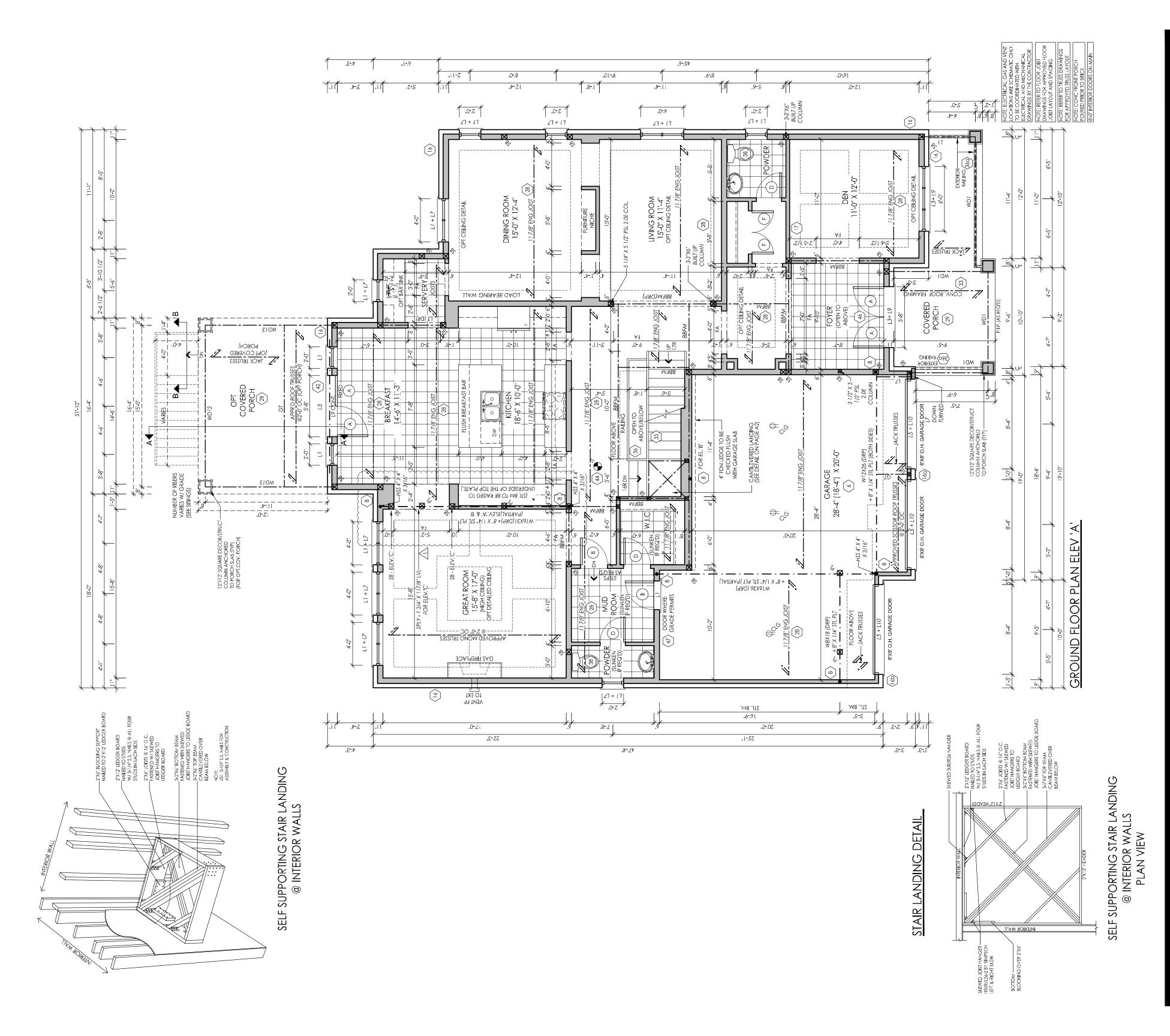
King City

60-1

19038

A1

3/16" = 1'-0"





I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD, UNDER DIVISION C.PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

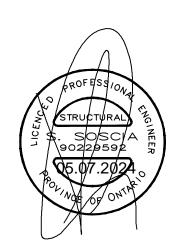
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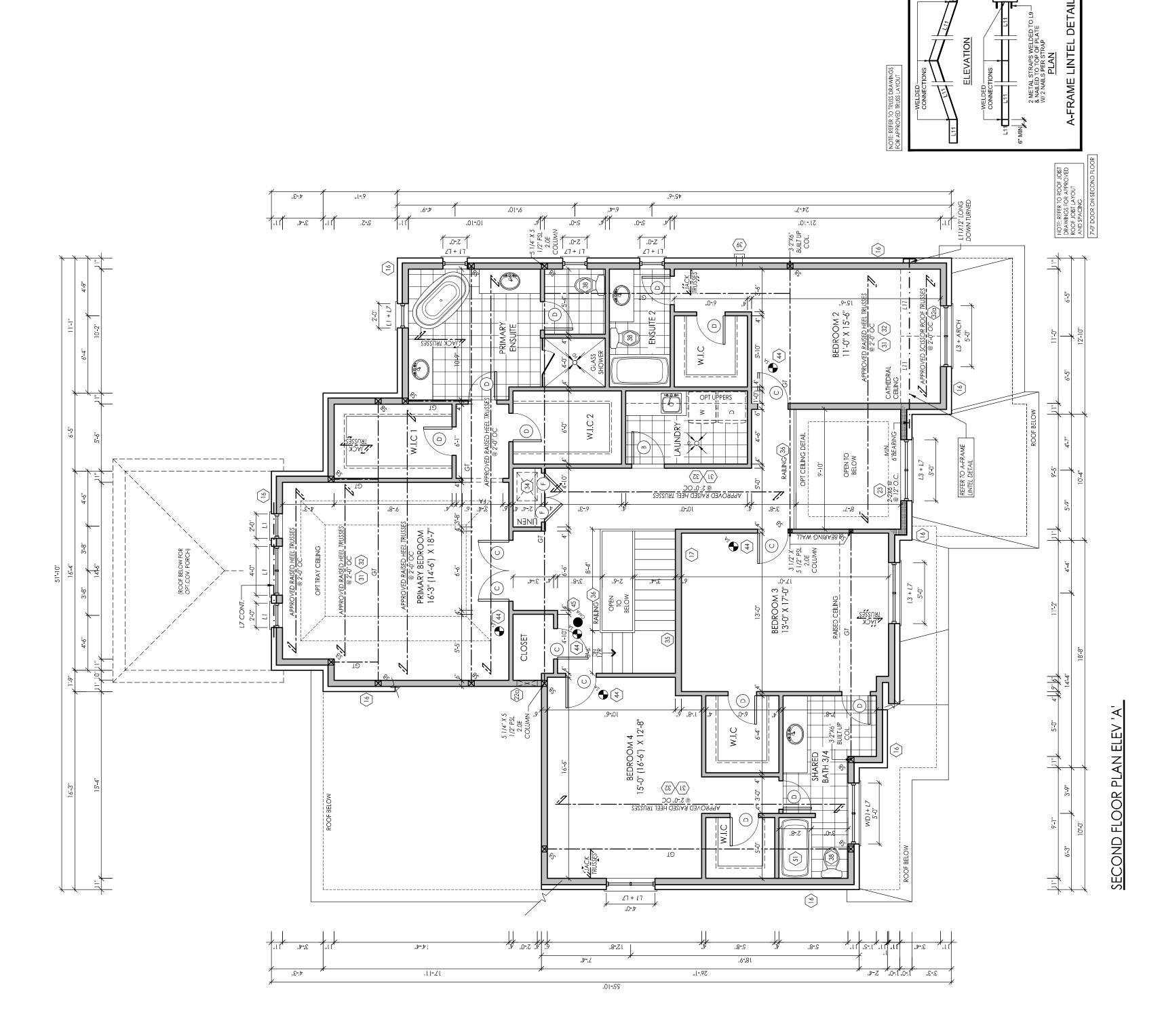
Treasure Hill Home Corp.

Scouli Developments Inc.

King City
60-1

project # 19038 scale 3/16" = 1'-0"

page





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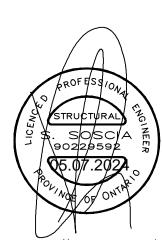
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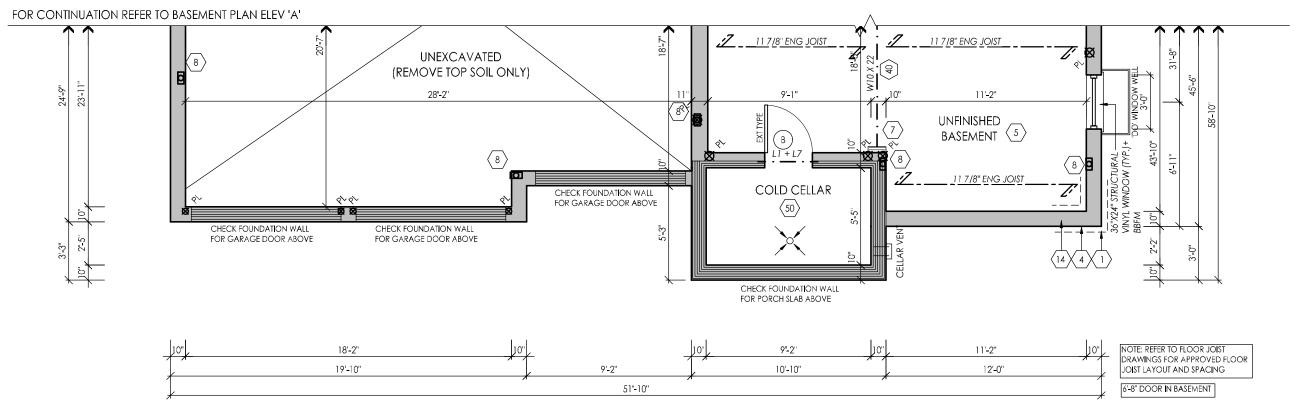
King City

60-1

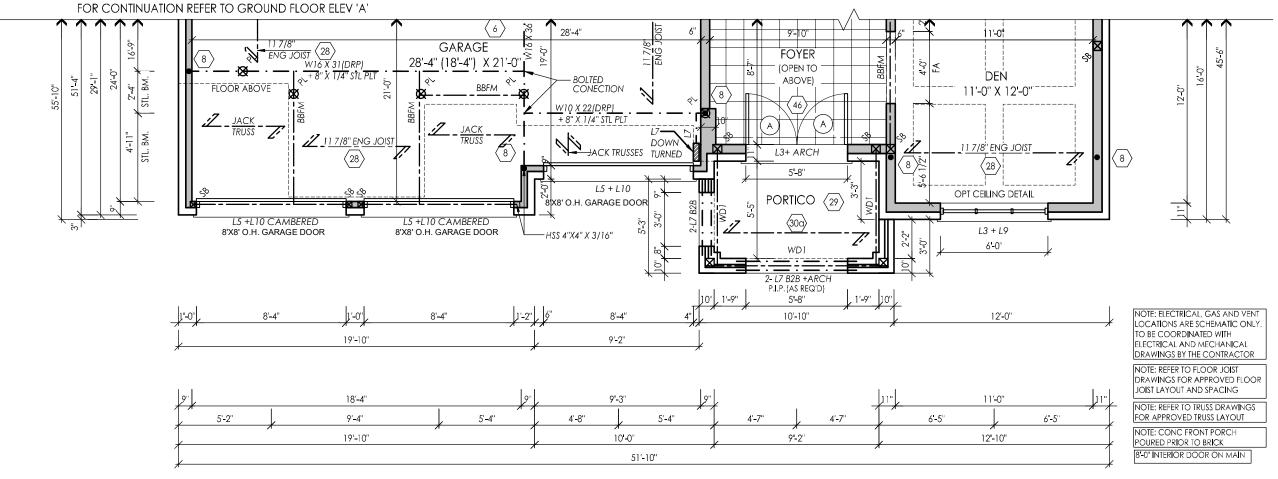
project # 19038 scale

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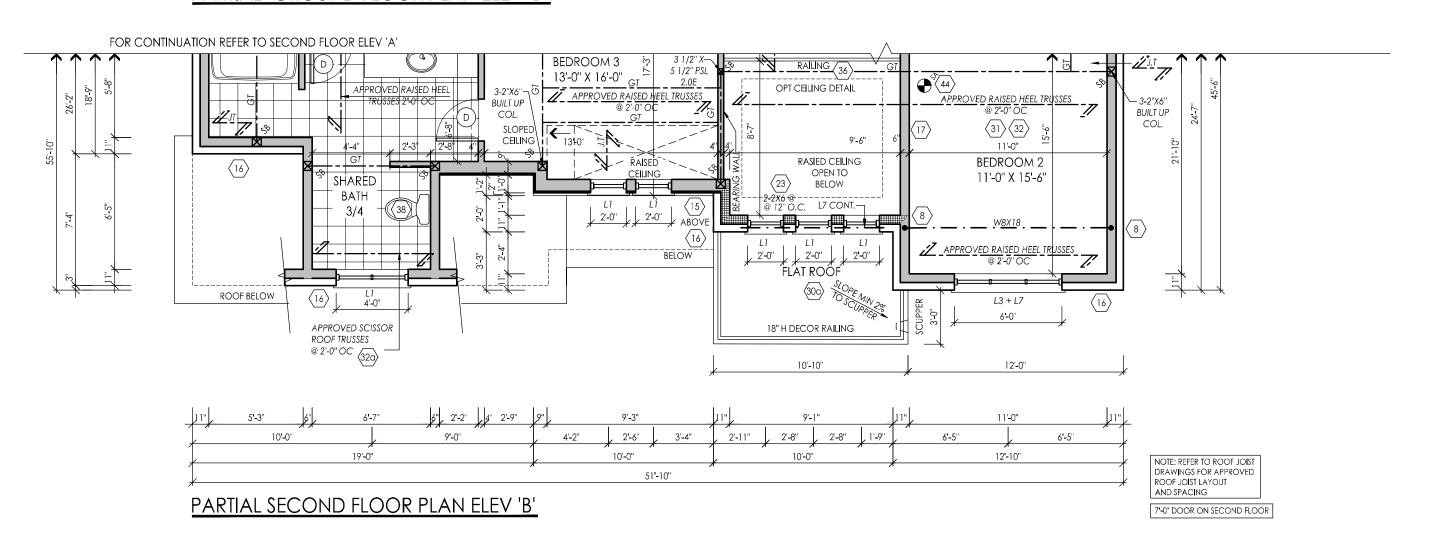
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PARTIAL BASEMENT PLAN ELEV 'B'



PARTIAL GROUND FLOOR PLAN ELEV 'B'





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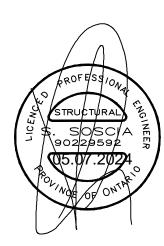
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client Treasure Hill

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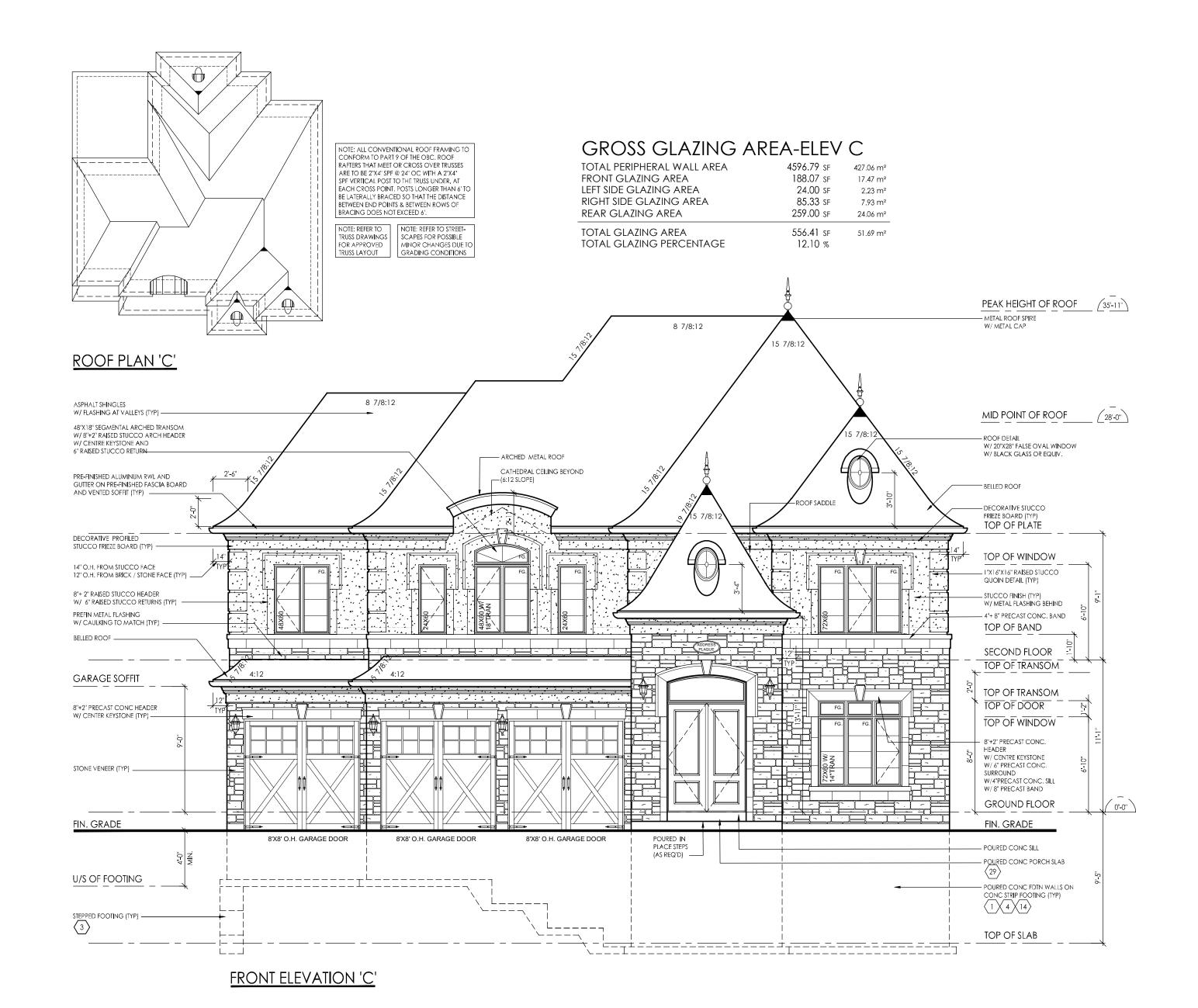
Scouli Developments Inc.

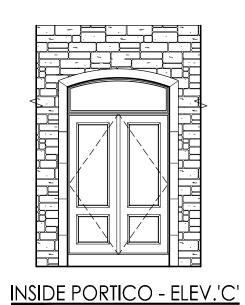
King City 60-1

19038

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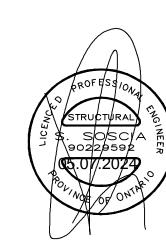
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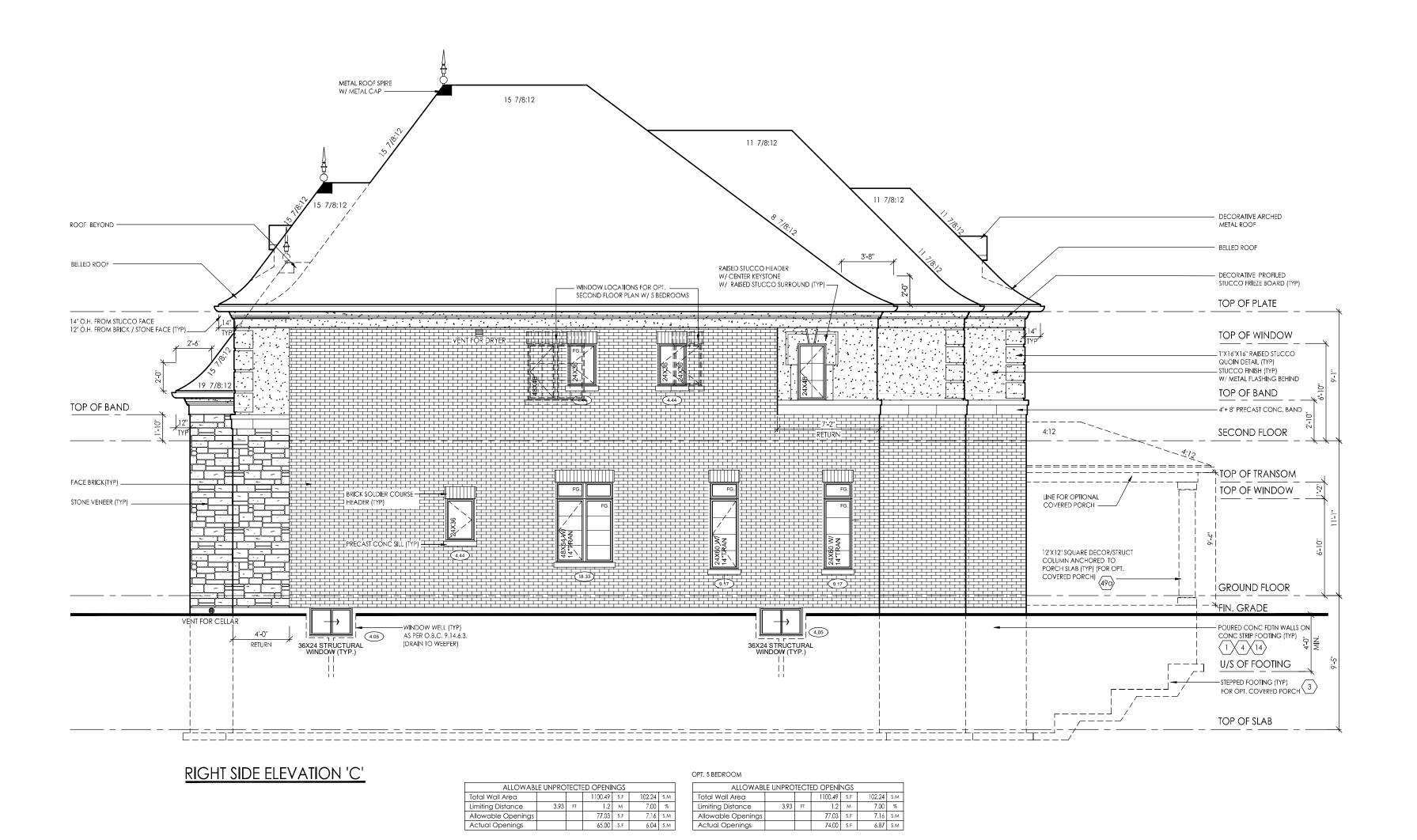
King City

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ot # 19038

3/16" = 1'-0"

A 7



Total Wall Area

Limiting Distance

Allowable Openings
Actual Openings

Total Wall Area

Limiting Distance

Allowable Openings



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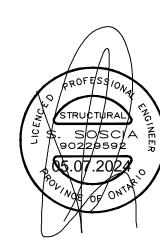
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3/16" = 1'-0"



REAR ELEVATION 'C'



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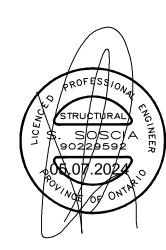
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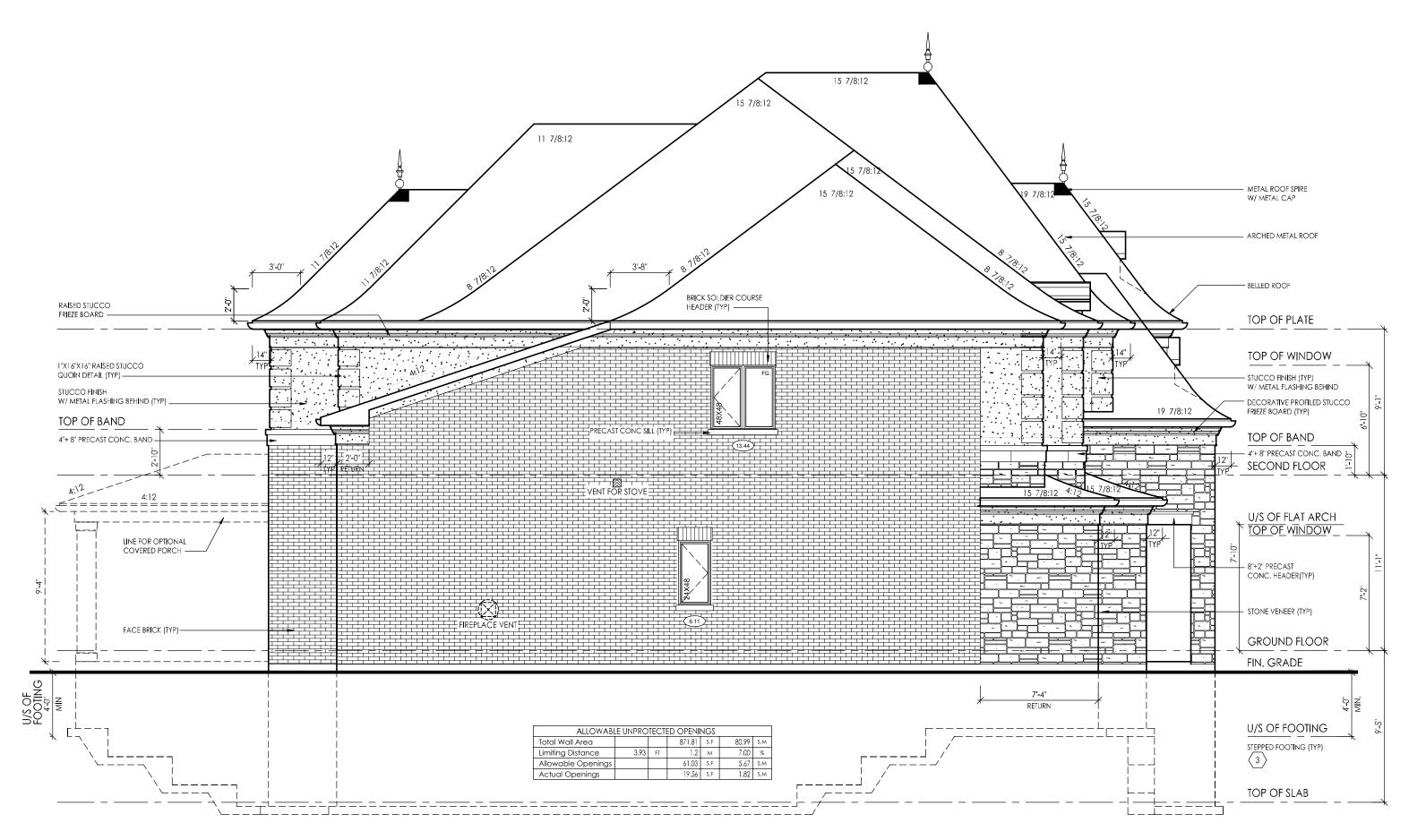
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LEFT SIDE ELEVATION 'C'



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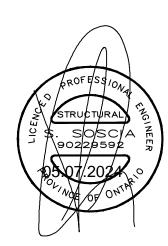
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