

INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2

MARCH 2024



EXISTING FRONT VIEW



PROPOSED FRONT VIEW



PROPOSED FRONT LEFT VIEW



PROPOSED FRONT RIGHT VIEW



EXISTING REAR RIGHT VIEW



PROPOSED REAR RIGHT VIEW



EXISTING REAR LEFT VIEW



PROPOSED REAR LEFT VIEW



TYPICAL CONSTRUCTION NOTES
(UNLESS OTHERWISE NOTED)

1 SLOPED ROOF CONSTRUCTION
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- ASPHALT SHINGLES NO. 210 (10.25 KG/M²)
- ICE AND WATER PROTECTION MEMBRANE @ 24" OF ROOF ENDS, REFER TO ROOF PLAN.
- 1/2" PLYWOOD SHEATHING WITH 1" CLIPS.
- APPROVED WOOD RAFTERS OR TRUSSES
- PREFIN. ALUM. EAVESTROUGH, FASCIA, R.W.L. & VENTED SOFFIT
- MIN. R31 BATT. INSULATION FOR ROOFS W/O ATTIC
- MIN. R60 BATT. INSULATION FOR ROOFS W/ ATTIC
- APPROVED CONT. 6 MIL. POLY. VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD INT. FINISH
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES

1B FLAT ROOF CONSTRUCTION
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- RUBBERIZED WATERPROOFING MEMBRANE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPED.
- 2" X 2" PERLINS SLOPED TO MIN. 2%
- 1/2" PLYWOOD SHEATHING WITH 1" CLIPS
- APPROVED WOOD RAFTERS OR TRUSSES
- MIN. R31 BATT. INSULATION FOR ROOFS W/O ATTIC
- MIN. R60 BATT. INSULATION FOR ROOFS W/ ATTIC
- APPROVED CONT. 6 MIL. POLY. VAPOUR BARRIER
- 1/2" GYPSUM WALL BOARD INT. FINISH
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES

2 SIDING WALL CON. (2" X 6")
(IN COMPLIANCE WITH O.B.C. SECTION 9.27.)
- SIDING AS PER ELEVATION
- 1/2" VERTICAL STRAPINGS W/ 1/2" AIR SPACE
- CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3)
- 1/2" EXT. TYPE SHEATHING
- 2" X 6" SPRUCE STUDS @ 16" O/C (ASPENITE @ BUILDING CORNERS FOR SHEAR)
- MIN. R22 BATT INSULATION
- APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4)
- 1/2" GYPSUM WALL BOARD INT. FINISH
- ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)

2B STUCCO WALL CON. (2" X 6")
(IN COMPLIANCE WITH O.B.C. SECTION 9.27.)
- STUCCO CLADDING CONFORMING TO O.B.C. & PER MANUFACTURERS SPECIFICATION.
- MIN. COAT OF STUCCO TO CONFORM TO SENTENCE 9.28.4.(2).
- 2" EXTRUDED / EXPANDED RIGID POLYSTYRENE INSULATION BOARD TO MIN. R10
- CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3)
- 1/2" EXT. TYPE SHEATHING
- 2" X 6" SPRUCE STUDS @ 16" O/C (ASPENITE @ BUILDING CORNERS FOR SHEAR)
- MIN. R22 BATT INSULATION
- APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4)
- 1/2" GYPSUM WALL BOARD INT. FINISH
- ATTACHMENT SHALL CONFORM TO O.B.C. SENTENCE 9.23.16.3(1)

3 BRICK/STONE VENEER CON. (2" X 6")
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- 3 1/2" FACE BRICK W/ 1" AIR SPACE
- 7/8" X 7 1/2" GA. METAL TIES @ 16" O/C HORIZ. 24" O/C VERTICAL (REFER TO O.B.C. 9.20.5. FOR TIES)
- CONTIN. AIR BARRIER (O.B.C. SUBSECTIONS 9.25.3)
- 1/2" EXT. TYPE SHEATHING
- 2" X 6" SPRUCE STUDS @ 16" O/C (ASPENITE @ BUILDING CORNERS FOR SHEAR)
- MIN. R22 BATT INSULATION
- APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4)
- 1/2" GYPSUM WALL BOARD INT. FINISH
WEEPHOLES AND FLASHING TO CONFORM
(TO O.B.C. SECTION 9.20.13.)
- PROVIDE WEEPHOLES @ 32" HORIZ. @ BOTTOM COURSE ONLY & OVER OPENINGS.
- PROVIDED BASE FLASHING UP MIN. 6" BEHIND SHEATHING PAPER.
- BRICK TO BE MIN. 6" ABOVE FINISH GRADE.

4 INTERIOR STUD PARTITION (2" X 4")
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)
- 2" X 4" SPRUCE STUDS @ 16" O/C
- DOUBLE 2" X 4" TOP PLATES & SINGLE BOTTOM PLATE
- 1/2" GYPSUM WALL BOARD ON BOTH SIDES

4B INTERIOR STUD PARTITION (2" X 6")
(IN COMPLIANCE WITH O.B.C. SECTION 9.23.10.)
- 2" X 6" SPRUCE STUDS @ 16" O/C
- DOUBLE 2" X 6" TOP PLATES & SINGLE BOTTOM PLATE
- 1/2" GYPSUM WALL BOARD ON BOTH SIDES

5 FOOTINGS & FOUNDATIONS
(IN COMPLIANCE WITH O.B.C. SECTION 9.15. AND SUBSECTION 9.4.4. AND/OR AS PER SOIL REPORT)
FOOTINGS:
- ALL CONCRETE FOOTINGS SHALL REST ON UNDISTURBED SOIL WITH MIN. ALLOWANCE BEARING PRESSURE OF 10.9 PSI (120KPA) CAPACITY OR GREATER (BASED ON 16"1" MAX SPAN OF SUPPORTED JOISTS AND FLOOR LOAD OF MAX 50 PSF (2.4 KPA))
- MIN. FOOTING DEPTH 4'-0" BELOW FINISHED GRADE.
COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE
(FOR FOOTINGS AND FOUNDATION WALLS)
- SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 15MPA AFTER 28 DAYS U.S.O. (O.B.C. ARTICLE 9.3.1.6.)
STEPPED FOOTINGS (O.B.C. ARTICLE 9.15.3.2.):
- STEPPED FOOTINGS 2'-0" MIN. HORIZONTAL DISTANCE BETWEEN STEPS & 2'-0" MAX. VERTICAL STEPS.

5 FOOTINGS & FOUNDATIONS CONT.
(IN COMPLIANCE WITH O.B.C. SECTION 9.15. AND SUBSECTION 9.4.4. AND/OR AS PER SOIL REPORT)
FOUNDATION WALLS:
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)
- FOUNDATION WALL THICKNESS SIZE:
- SOLID CONCRETE WITH 15 MPa MIN. STRENGTH
- 8" THICKNESS AT MAX. OF 6'11" BACKFILL HEIGHT
- 10" THICKNESS AT MAX. OF 7'-7" BACKFILL HEIGHT
- 12" THICKNESS AT MAX. OF 8'-0" BACKFILL HEIGHT
- LATERALLY SUPPORTED AT TOP.
DAMP PROOFING & WATERPROOFING FOUNDATION WALLS, DAMPROOFING UNIT MASONRY:
(IN COMPLIANCE WITH O.B.C. SECTION 9.1.3.)
- WALLS TO BE DAMPROOFED AND PARGED BELOW GRADE LEVEL WITH MIN 1/4" MORTAR PARGING & SHALL BE COVERED OVER FOOTING.

FOUNDATION WALL REDUCTION IN THICKNESS:
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.15.4.7.)
- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF MASONRY EXTERIOR FINISHES, THE REDUCED SECTION SHALL BE NOT LESS THAN 3 1/2" THICK & TIED TO FACING MATERIAL WITH METAL TIES AT 8" VERTICALLY & 2'-11" HORIZONTALLY.
- FOR METAL TIES REFER TO O.B.C. SENTENCE 9.20.9.4.(3).
WATERPROOFING:
- CONCRETE OR UNIT MASONRY WALL TO BE WATERPROOFED WITH NOT LESS THAN 2 LAYERS OF BITUMEN-SATURATED MEMBRANE WITH EACH LAYER CEMENTED IN PLACE WITH BITUMEN AND COATED OVER ALL WITH HEAVY COATING OF BITUMEN.
DRAINAGE LAYER:
(O.B.C. SECTION 9.14.1.)
- WHERE INSULATION EXTENDS TO MORE THAN 2'-11" BELOW GRADE, A DRAINAGE LAYER SHALL BE INSTALLED.
- FINISH BASEMENT SHALL HAVE INTERIOR DRAINPROOFING EXTENDING FROM THE SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. ARTICLE 9.13.2.6.

6 FOUNDATION DRAINAGE TILE & PIPE (WEEPING TILE)
(IN COMPLIANCE WITH O.B.C. SECTION 9.14.3.)
- 4" Ø MIN. WEEPING TILE, 6" CRUSHED STONE OVER & AROUND ALL TIE.
7 BASEMENT (SLAB ON GRADE)
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.16.4.)
- 4" CONCRETE SLAB
- 6 MIL. POLYETHYLENE VAPOUR BARRIER
- 2" RIGID INSULATION TO MIN. R10
- 4" OF COURSE GRANULAR MATERIAL (COMPACTED)
- PROVIDED BOND BREAKING MATERIAL BETWEEN SLAB AND FOOTING.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED, IT SHALL CONFORM TO O.B.C. ARTICLE 9.13.3.6.
- SOIL GAS CONTROL, THE SLAB CONSTRUCTION SHALL CONFORM TO O.B.C. ARTICLE 9.13.4.2.

8 GARAGE (SLAB ON GRADE)
- 4" CONCRETE SLAB ON GRADE (35MPA)(C2 CLASS)
- 5-8% AIR ENTRAINMENT
- 6" X 6" WIRE MESH LOCATED 1" FROM TOP
- 4" OF COURSE GRANULAR FILL COMPACTED SUB-BASE.
- SOIL TO BE SLOPED MIN. 1% TO FRONT OF GARAGE.
9 RESERVED
10 FLOOR ASSEMBLIES
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.14.)
SUBFLOORING:
- MIN. 3/4" T & G OSB (D-1 GRADE) AND/OR WATERBOARD (R1 GRADE) GLED & SCREWED
- FOR CERAMIC TILE APPLICATION REFER TO O.B.C. SUBSECTION 9.30.6.
FLOOR FRAMING (JOIST)
- REFER TO FLOOR PLANS FOR FLOOR JOIST SIZES.
- FOR CERAMIC TILE FLOOR, JOISTS TO BE INSTALLED @ 12" O/C WITH PANEL - TYPE UNDERLAY SHALL CONFORM TO (O.B.C. ARTICLES 9.30.2.1., 9.30.2.3. & 9.30.2.4.)
- CERAMIC TILES APPLIED TO MORTAR BED REFER TO O.B.C. SUBSECTION 9.30.6.

11 THERMAL RESISTANCE FOR ROOF & CEILING ASSEMBLIES
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.25.2. & SUBSECTION 12.3.2.)
- MIN. R60 BATT INSULATION FOR ROOFS W/ ATTIC SPACE
- MIN. R31 BATT INSULATION FOR ROOFS W/O ATTIC SPACE
- APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3. & 9.25.4.)
- 1/2" GYPSUM WALL BOARD INT. FINISH.
12 STAIRS, HANDRAILS & GUARDS
(IN COMPLIANCE WITH O.B.C. SECTION 9.8.)
- ALL DIMENSION ARE TO CONFORM WITH O.B.C. SUBSECTION 9.8.2.
STAIRS / HEADROOM / LANDINGS / RAILINGS

	MIN	MAX
RISE	4 7/8"	7 7/8"
RUN	8 1/4"	14"
TREAD	9 1/4"	14"
NOSING	N/A	1"

- MIN. WIDTH OF STAIRS (INT.) = 2' - 10"
- MIN. WIDTH OF STAIRS (EXT.) = 2' - 11"
(BETWEEN GUARDS)
- MIN. HEADROOM (INT.) = 6' - 5"
- MIN. HEADROOM (EXT.) = 6' - 9"
- MIN. LANDING WIDTH - WIDTH OF STAIR
- MIN. LANDING LENGTH (INT.) = 2' - 10"
- MIN. LANDING LENGTH (EXT.) = 2' - 11"
- MIN. HANDRAIL HEIGHT @ STAIRS = 2' - 10"
- MIN. HANDRAIL HEIGHT @ STAIRS = 3' - 2"
CURVED STAIRS
(O.B.C. ARTICLE 9.8.4.3.)
- MIN. RUN = 5 7/8"
- MIN. AVERAGE RUN = 7 7/8"
WINDERS
(O.B.C. ARTICLE 9.8.4.5.)
- WINDERS MUST CONVERGE TO A CENTRE POINT & TURN THROUGH AN ANGLE OF NOT MORE THAN 90°
- INDIVIDUAL TREADS TURN THROUGH AN ANGLE OF NOT LESS THAN 30° AND NOT MORE THAN 45°
- ADJACENT WINDERS MUST TURN THROUGH THE SAME ANGLE
- MORE THAN ONE SET OF WINDERS IN A SINGLE STAIRWAY BETWEEN ADJACENT FLOOR LEVELS SHALL BE SEPARATED IN PLAN BY MIN. 4'-0" (O.B.C. SENTENCE 9.8.4.5.(2)).

12A HANDRAILS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.7.)
- MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING LESS THAN 3'-7" IN WIDTH.
- TWO HANDRAIL SHALL BE PROVIDED WITH STAIRS GREATER THAN 3'-7"
- PICKETS - MAX. 4" BETWEEN PICKETS.
12B GUARDS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.8.)
- MIN. INT. GUARD HEIGHT = 2' - 11"
- MIN. EXT. GUARD HEIGHT WITH A GRADE DIFFERENCE OF NOT MORE THAN 6'-0" = 2' - 11"
- MIN. EXT. GUARD HEIGHT WITH A GRADE DIFFERENCE OF MORE THAN 6'-0" = 3'-6"
- OPENING IN GUARDS - MAX. DIAMETER OF 4" OPENING.
GUARD DESIGN TO PREVENT CLIMBING
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.8.8.6.(2))
- GUARDS SHALL BE DESIGNED SO THAT NO MEMBER, ATTACHMENT OR OPENING WILL FACILITATE CLIMBING
- GUARDS SHALL BE DEEMED TO BE IN COMPLIANCE WHEN THE FOLLOWING CRITERIA HAS BEEN MET:
A) ELEMENTS PROTRUDING FROM THE VERTICAL MEMBER WITHIN 5 1/2" AND 2'-11" ABOVE FLOOR OR WALKING SURFACE.
B) LOCATED MORE THAN 1'-6" HORIZONTALLY AND VERTICALLY FROM EACH OTHER.
C) 5/8" HORIZONTAL OFFSET MAXIMUM.
D) NO TOE-SPACE MORE THAN 1 3/4" HORIZONTALLY AND 3/4" VERTICALLY.
E) MORE THAN 4 IN-2 SLOPE ON THE OFFSET.

12C CANTILEVERED PRECAST CONCRETE STEPS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.8.10.)
12D EXTERIOR CONCRETE STEPS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.7.)
- MIN. 2" X 6" SILL PLATE
- ANCHOR WITH 1/2" Ø ANCHOR BOLTS MIN. 8" LONG
- 4" EMBED INTO CONC. @ 7' - 10" O/C (O.B.C. SUBSECTION 9.23.4.)
- CONTINUOUS CAULKING OR GASKET BETWEEN SILL PLATE.
- PROVIDED AIR BARRIER AROUND SILL PLATE.
14 THERMAL RESISTANCE FOR BASEMENTS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.25.2., ARTICLE 12.3.2.1. & ARTICLE 12.3.2.4.)
- 2" EXTRUDED / EXPANDED RIGID POLYSTYRENE INSULATION BOARD TO MIN. R10 (CONT. INSUL.)
- 2" X 4" SPRUCE STUDS @ 16" O/C
- MIN. R12 BATT INSULATION
- APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4). (MAX 150 FLAME SPREAD RATED). (REFER TO DETAILS).

15 LOADBEARING STUD PARTITION
- 2" X 4" OR 2" X 6" SPRUCE STUDS @ 12" O/C (REFER TO DRAWINGS)
- DOUBLE TOP PLATES AND SINGLE BOTTOM PLATE TO MATCH STUD WIDTH AT BOTTOM OF PLATE & CONC. CURB PROVIDED DAMPROOFING MATERIAL.
- ANCHOR BOTTOM PLATE WITH 1/2" Ø ANCHOR BOLTS @ 7' - 10" O/C
- ON 6" HIGH CONC. CURB.
- 16" X 8" CONC. FOOTING FOR 2" X 4" STUDS
- 18" X 8" CONC. FOOTING FOR 2" X 6" STUDS.
16 STEEL COLUMNS ON CONCRETE FOOTING
(IN COMPLIANCE WITH O.B.C. SECTION 9.17.)
- 3 1/2" DIA. X 3/16" NON-ADJUSTABLE STEEL COLUMNS
- WITH 6" X 6" X 1/2" STEEL PLATE & 6" X 4" X 1/2" BOTTOM PLATE.
- ON 4 1/2" X 10" X 1/2" BASE PLATE WITH 2-1/2" Ø X 8" LONG X 2" HOOK ANCHORS
- FIELD WELD COLUMN TO BASE PLATE AND BEAM.
- FOR FOOTING SIZES REFER TO FOOTING SCHEDULE.
17 BARRIER FREE
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.5.2. SENTENCE 9.5.2.3. (1) (A) (B), SENTENCE 9.8.7.7.(2) CLAUSE 3.8.3.8.(1)(c) AND CLAUSE 3.8.3.13. (1)(f) APPENDIX A-9.5.2.3.(2).)
- PROVISION FOR FUTURE ATTACHMENT OF GRAB BAR IN A MAIN BATHROOM.
- REINFORCEMENT OR BLOCKING IN STUD WALL SHALL BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY (REFER TO DETAILS).
18 STEEL BEAMS LATERAL SUPPORT
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.23.4.3.(3).)
- WOOD JOIST SHALL BEAR ON THE TOP FLANGE OF STEEL BEAM THE ENTIRE LENGTH NOT LESS THAN 2'-0" O/C
- AND 1" X 2" WOOD STRIP IN CONTACT WITH TOP FLANGE ARE NAILED ON BOTH SIDE OF THE BEAM TO THE BOTTOM OF THE JOIST SUPPORT.

19 WALL & CEILING BETWEEN GARAGE & HOUSE
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.10.9.1.6.)
- 1/2" GYPSUM BOARD IN CONFORMANCE WITH O.B.C. 9.25.3.2 (1) & (2) ON WALLS & CEILINGS BETWEEN GARAGE AND HOUSE.
- MIN. R24 INSULATION FOR WALLS
- MIN. R31 INSULATION FOR CEILING
- APPROVED 6 MIL. POLYETHYLENE VAPOUR BARRIER (O.B.C. SUBSECTIONS 9.25.3 / 9.25.4) ON WARM SIDE
- TAPE & SEAL ALL JOINTS GAS TIGHT
20 ATTIC ACCESS
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.19.2.1.)
- ATTIC ACCESS WITH MIN. AREA OF 3.44 SQ.FT. & WITH NO DIMENSION LESS THAN 21 1/2"
- MIN. SIZE FOR INSULATED ATTIC ACCESS SHALL NOT BE LESS THAN 22" X 30" WITH WEATHER STRIP AND GLED DOWN 4" RIGID INSULATION OVER HATCH.
21 DOOR BETWEEN GARAGE & HOUSE
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.10.13.1.5.)
- DOOR BETWEEN AN ATTACHED GARAGE SHALL BE TIGHT-FITTING AND WEATHER STRIPPING AND WITH SELF-CLOSING DEVICE.
22 PRECAST STEPS
- PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.
- PRECAST CONCRETE STEP MORE THAN 2 RISERS REFER TO GENERAL NOTES NO. 12, 12C & 12D
23 CORBELLING
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.12. AND APPENDIX A-9.20.12.2.(2).)
- ALL MASONRY CORBELLING TO CONFORM TO O.B.C.
24 FIREPLACE CHIMNEY
(IN COMPLIANCE WITH O.B.C. SECTION 6.3., 9.21. AND APPENDIX A-9.21.4.(1).)
- A CHIMNEY FLUE SHALL EXTEND NOT LESS THAN 2'-11" ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH ROOF.
- AND 2'-0" ABOVE THE HIGHEST ROOF SURFACE OR STRUCTURE WITHIN 9'-10"
- LATERAL STABILITY TO CONFORM WITH O.B.C. ARTICLE 9.21.4.5.
25 LINEN CLOSET
- LINEN CLOSET 4 SHELVES MIN 1'-0" DEEP (REFER TO PLAN SIZE)
26 RESERVED
27 REDUCTION IN THICKNESS OF FIRE SEPARATIONS BY BEAMS & JOISTS
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.10.9.9.)
- WHERE POCKET FOR THE SUPPORT OF JOISTS, BEAMS & TRUSSES ARE FORMED IN A MASONRY WALL (PARTY WALL OF FIREWALL) THE REMAINING TOTAL THICKNESS SHALL NOT BE LESS THAN 4" OF SOLID MASONRY OR GROUT.

28 CLASS 'B' VENT
- INSTALLATION TO CONFORM TO ONTARIO GAS UTILIZATION CODE
29 WOOD COLUMNS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.17.4.)
- 4" X 4" OR 6" X 6" WOOD COLUMNS OR BUILT-UP WOOD COLUMN ON METAL BASE SHOE ANCHORED TO FOOTING.
- WOOD COLUMNS SHALL BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP.
- WOOD COLUMNS SHALL BE SEPARATED IN CONTACT FROM CONCRETE WITH 6 MIL. POLYETHYLENE FILM.
30 PILASTER & BEAM POCKETS
PILASTER
- CONCRETE NIB MIN. SIZE 8" X 8" SHALL BE BONDED & TIED TO WALL AS PER O.B.C. SUBSECTION 9.15.5.3.
BEAM POCKET
- 4" INTO FOUNDATION WALL & WIDTH TO MATCH BEAM SIZE WITH MIN. 1/2" SPACE AROUND WOOD BEAM.
- SUPPORT OF BEAMS TO CONFORM WITH O.B.C. SUBSECTION 9.20.8.
31 FIREWALL & PARTY WALL
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.11.)
FIREWALL
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 SQ.FT. (600 SQ.M.)
- REINFORCEMENT OR BLOCKING IN STUD WALL SHALL BE INSTALLED TO RESIST A LOAD OF AT LEAST 1.3 KN APPLIED VERTICALLY OR HORIZONTALLY (REFER TO DETAILS).
PARTY WALL
- CONSTRUCTION OF PARTY WALL SHALL CONFORM TO O.B.C. ARTICLE 9.10.11.2. & SUPPLEMENTARY STANDARD 3B-3.
- PARTY WALL SHALL EXTEND TO UNDERSIDE OF ROOF DECK WITH MIN. 1 HR. RATING (REFER TO DETAILS).
32 RESERVED
33 PROTECTION OF WOOD FRAMING
- WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED, COME IN CONTACT WITH CONCRETE AND ARE LESS THAN 4" ABOVE GROUND OR SLAB, SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB. (NO.50) ROLL ROOFING DAMPROOFING BETWEEN WOOD AND CONCRETE.
34 BLOCK VENEER WALL
- 4" CONCRETE BLOCK TO SUPPORT BRICK ABOVE.
- PROVIDED AIR SPACE, METAL TIES, BLDG. PAPER ETC. AS PER NOTE NO. 3.
35 RESERVED
36 STEEL COLUMN
(IN COMPLIANCE WITH O.B.C. SECTION 9.17.3.)
- 3 1/2" DIA. X 3/16" NON-ADJUSTABLE STEEL COLUMNS
- WITH 6" X 6" X 1/2" STEEL PLATE & 6" X 4" X 1/2" BOTTOM PLATE.
- ON 4 1/2" X 10" X 1/2" BASE PLATE WITH 2-1/2" Ø X 8" LONG X 2" HOOK ANCHORS & FIELD WELD COLUMN TO BASE PLATE AND BEAM.
37 LATERAL SUPPORT MASONRY WALLS
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.10.)
- MASONRY WALLS SHALL BE LATERALLY SUPPORTED AT BOTTOM OF ROOF JOIST AND BOTTOM OF FLOOR JOIST
- TO BE STRAPPED TO PARTY WALL AT MAX INTERVALS OF 6'-7" (2000MM)
- WITH 1 9/16" X 3/16" (40 MM X 4.76 MM) THICK CORROSION RESISTANT STEEL STRAPS.
- FOR FLOOR JOIST PARALLEL TO PARTY WALL EXTEND STRAPS ACROSS BOTTOM OF AT LEAST 3 JOIST.

38 EXTERIOR GARAGE WALLS
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- REFER TO EXTERIOR WALLS & ELEVATIONS - OMIT INSULATION & VAPOUR BARRIER
39 REINFORCED CONCRETE SLAB
(IN COMPLIANCE WITH O.B.C. SECTION 9.40.)
SLAB
- REINFORCED SLABS IN WHICH THE SPAN BETWEEN SUPPORTING WALLS IS NOT MORE THAN 8'-2" ALONG THE SHORTEST DIMENSION OF THE SLAB.
- REINFORCED SLABS OVER 8'-2" SHALL BE DESIGNED IN ACCORDANCE WITH PART 4.
- 4 7/8" MIN. WITH 10% REINFORCING BARS SPACED NOT MORE THAN 7 7/8" O/C IN EACH DIRECTION.
- WITH 1 1/4" CLEAR COVER FROM BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS.
- THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER IN THE OPPOSITE DIRECTION.
- MIN. 3" (75 MM) BEARING SUPPORT ON FOUNDATION WALL & ANCHORED WITH 24" X 24" 10M BENT DOWELS @ 24" O/C
- SLOPE SLAB AWAY FROM EXTERIOR WALL.
- MIN. COMPRESSIVE STRENGTH 32 MPa WITH 5-8% AIR ENTRAINMENT.
40 DOUBLE VOLUME WALLS
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.23.10.1.(2) & TABLE A-30 TO A-33)
- MAX HEIGHT OF 18' - 0" W/ 2'-2" X 6" SPRUCE NO. 2 CONTINUOUS STUDS
- 12" O/C FOR BRICK (UNLESS NOTED)
- 16" O/C FOR SIDING
- 4" X 4" OR 6" X 6" WOOD COLUMNS OR BUILT-UP WOOD COLUMN ON METAL BASE SHOE ANCHORED TO FOOTING.
- WOOD COLUMNS SHALL BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP.
- WOOD COLUMNS SHALL BE SEPARATED IN CONTACT FROM CONCRETE WITH 6 MIL. POLYETHYLENE FILM.
INTERIOR VOLUME WALLS
- FOR INTERIOR STUD SIZE AND SPACING REFER TO SENTENCE 9.23.10.1., O.B.C.
41 FIRE STOP MATERIAL WALLS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.16.3.)
- IN A BUILDING PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION, SEMI-RIGID FIBER INSULATION BOARD PRODUCED FROM GLASS, ROCK OR SLAG, IS PERMITTED TO BE USED TO BLOCK THE VERTICAL SPACE IN A DOUBLE-FRAME WALL ASSEMBLY FORMED AT THE INTERSECTION OF THE FLOOR ASSEMBLY AND THE WALLS, PROVIDED THE WIDTH OF THE VERTICAL SPACE IS NOT MORE THAN 1" AND THE INSULATION BOARD:
A) HAS A DENSITY OF NOT LESS THAN 45 kg/m3.
B) IS SECURELY FASTENED TO ONE SET OF STUDS.
C) EXTENDS FROM BELOW THE BOTTOM OF THE TOP PLATES IN THE LOWER STORY TO ABOVE THE TOP OF THE BOTTOM PLATE IN THE UPPER STORY, AND
D) COMPLETELY FILLS THE NOMINAL GAP OF 1" BETWEEN THE HEADERS & BETWEEN THE WALL PLATES.
42 EXPOSED BUILDING FACE
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.15.5.(2).)
- EXPOSED BUILDING FACE WITH LIMITING DENSITY OF LESS THAN 3'-11"
- WITH MIN. FIRE RESISTANCE RATING OF NOT LESS THAN 45min. (REFER TO DETAILS)
43 BASEMENT WINDOWS
(IN COMPLIANCE WITH O.B.C. SECTION 9.7.)
44 RESERVED
45 LATERAL SUPPORT FOUNDATION WALL
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)
- 2 - 15M BARS AT TOP OF FOUNDATION WALL FOR LATERAL SUPPORT U.S.O.
- AT STAIR OPENING AND SUNKEN FLOOR AREAS.
- EXTEND BARS 2'-0" BEYOND OPENING EACH WAY AND WITH MIN. OF 3/4" COVER TO BE INSTALLED INSIDE FACE.
46 FOUNDATION DROP
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.8.6.2.)
- DROP FOUNDATION WALL MIN 8" FOR MAN DOORS AND GARAGE DOOR.
47 STAIR LANDING
(IN COMPLIANCE WITH O.B.C. ARTICLE 9.8.4.2.)
- MIN. 2" X 8" @ 12" O/C FRAMING FOR LANDING.
48 CONVENTIONAL ROOF & CEILING FRAMING
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.23.13.)
- MIN. 2" X 6" @ 16" O/C
- 2" X 4" RIDGE BOARD
- 2" X 4" COLLAR TIES @ MIDSPANS
- 2" X 4" @ 16" O/C FOR CEILING JOISTS W/ MAX SPAN OF 9'-8"
- 2" X 6" @ 16" O/C FOR CEILING JOISTS W/ MAX SPAN OF 15'-7"
- RAFTERS FOR BUILT-UP ROOF OVER PRE-ENGINEERED ROOF TRUSSES SHALL BE MIN. 2" X 4" @ 24" O/C
49 EXTERIOR FLAT ROOF ASSEMBLY
(IN COMPLIANCE WITH O.B.C. SECTION 9.26.)
- RUBBERIZED WATERPROOFING MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- REINFORCED SLAB OVER 8'-2" SHALL BE DESIGNED IN ACCORDANCE WITH PART 4.
- WITH PERLINS SLOPED MIN. 2% TO ROOF SCUPPER.
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- ROOF JOISTS (SEE PLANS FOR SIZES)
50 EXTERIOR WOOD BALCONY ASSEMBLY
- 2" X 4" PRESSURE TREATED DECKING
- 3" X 3" SLEEPERS LAID UNFASTENED ON SINGLEPLY WATERPROOFING MEMBRANE.
- 3/4" EXTERIOR GRADE PLYWOOD SHEATHING
- ROOF JOISTS (SEE PLANS FOR SIZES)
- EXTERIOR GUARD REFER NO. 12B
- SLOPE ASSEMBLY MIN. 2% TO ROOF SCUPPER.

51 EGRESS FROM DWELLING UNITS
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.9.9.1.(2).)
- THE TRAVEL LIMIT FROM FLOOR LEVEL TO EXIT IS PERMITTED TO EXCEED 1 STOREY WHERE THE FLOOR LEVEL IS SERVED BY A BALCONY, OPERABLE WINDOW AND/OR DOOR.
- PROVIDE A MIN. UNOBSTRUCTED OPENING 3'-3" X 21 5/8"
- LOCATED THAT THE SILL IS NOT MORE THAN 3'-3" ABOVE THE FLOOR LEVEL & 23'-0" ABOVE ADJACENT GROUND LEVEL.
52 BATHROOM / WATER CLOSET ROOM
(IN COMPLIANCE WITH O.B.C. SECTION 9.32. AND PART 6)
- MECHANICALLY VENTED TO PROVIDE MIN. 2 AIR CHANGES PER HOUR.
- SHALL BE CONSTRUCTED TO PROVIDE PROTECTION FROM WEATHER AND INSECTS.
- SCREENING SHALL BE OF RUST PROOF MATERIAL.
53 EXHAUST DUCT VENT FOR DRYER & COOK TOP
(IN COMPLIANCE WITH O.B.C. CLAUSE 6.2.3.8.(7) (A)&(B)&(C) AND SENTENCE 6.2.3.8.(9).)
- LAUNDRY DRYING EQUIPMENT SHALL BE INDEPENDENT OF OTHER EXHAUST DUCT.
- DESIGNED AND INSTALLED SO THAT THE ENTIRE DUCT CAN BE CLEANED WITH A SMOOTH NON-CORROSION MATERIAL.
- DUCT TO BE PROTECTED BY THE WEATHER & INSECTS ALL SCREENING SHALL BE OF RUST PROOF MATERIAL.
- EXHAUST DUCT FOR COOKING EQUIPMENT SHALL BE INDEPENDENT OF OTHER DUCTS.
54 SMOKE ALARM & CARBON MONOXIDE DETECTOR
SMOKE ALARM
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.19.1.)
- PROVIDE ONE PER BEDROOM
- PROVIDE ONE PER FLOOR NEAR THE STAIRS WITH MAX 16' - 5" FROM BEDROOMS.
- AND THE DISTANCE FROM ANY POINT ON A FLOOR LEVEL DOES NOT EXCEED 49' - 2"
- ALL ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL CAUSE ALL ALARMS WILL SOUND.
- BASEMENT/CRAWL SPACE THAT IS 2'-11" OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL AT LEAST ONE SMOKE ALARM IS REQUIRED.
MONOXIDE DETECTOR
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.33.4.)
- REQUIREMENTS TO BE CHECKED AND INSTALLED WITH LOCAL BY-LAW.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH DWELLING UNITS ADJACENT TO EACH SLEEPING AREA.
- ALL DETECTORS SHALL BE PERMANENTLY WIRED WITH OUT DISCONNECT SWITCH AND ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED.
55 RESERVED
56 GAS FIREPLACE
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.22.8.)
- GAS FIREPLACE TO BE SEALED UNIT AND DIRECTLY VENTED AS PER MANUFACTURE SPECIFICATION AND SHALL CONFORM TO CAN/ULC-5610-M.
57 WINDOWS
(IN COMPLIANCE WITH O.B.C. SECTION 9.7. & SENTENCE 12.3.1.3.(1).)
- MIN. ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 1'-3" & UNOBSTRUCTED OPEN PORTION (SENTENCE 9.7.1.3.(1)).
- REQUIRED THERMAL RESISTANCE FOR GLAZING SHALL COMPLY WITH O.B.C. SENTENCE 12.3.2.6.(1)&(2). ARTICLE 9.7.2.1.
WINDOW GUARDS
(O.B.C. ARTICLE 9.7.1.6. AND SUBSECTION 9.8.8.)
- A GUARD OR WINDOW WITH A MAX. RESTRICTED OPENING WIDTH OF 4" IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO ADJACENT GRADE IS GREATER THAN 5'-11"
PERFORMANCE
(O.B.C. ARTICLE 9.7.5.3.)
- WINDOWS SHALL CONFORM TO:
A) CAN/CSA-A440, "WINDOWS", AND
B) THE CAN/CSA-A440.1, "USER SELECTION GUIDE TO CSA STANDARD CAN/CSA-A440-00 WINDOWS
WINDOW IN EXIT STAIRWAY
(O.B.C. ARTICLE 9.7.5.3.)
- WINDOW IN EXIT STAIRWAY THAT EXTEND TO LESS THAN 3'-6" SHALL BE PROTECTED BY GUARD (REFER TO WINDOW GUARD NOTE)
- OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGN TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PER O.B.C. PART 4 ARTICLE 4.1.5.15.

58 EXTERIOR GARAGE WALLS
(IN COMPLIANCE WITH O.B.C. SECTION 9.20.)
- REFER TO EXTERIOR WALLS & ELEVATIONS - OMIT INSULATION & VAPOUR BARRIER
59 REINFORCED CONCRETE SLAB
(IN COMPLIANCE WITH O.B.C. SECTION 9.40.)
SLAB
- REINFORCED SLABS IN WHICH THE SPAN BETWEEN SUPPORTING WALLS IS NOT MORE THAN 8'-2" ALONG THE SHORTEST DIMENSION OF THE SLAB.
- REINFORCED SLABS OVER 8'-2" SHALL BE DESIGNED IN ACCORDANCE WITH PART 4.
- WITH 10% REINFORCING BARS SPACED NOT MORE THAN 7 7/8" O/C IN EACH DIRECTION.
- WITH 1 1/4" CLEAR COVER FROM BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS.
- THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF LOWER IN THE OPPOSITE DIRECTION.
- MIN. 3" (75 MM) BEARING SUPPORT ON FOUNDATION WALL & ANCHORED WITH 24" X 24" 10M BENT DOWELS @ 24" O/C
- SLOPE SLAB AWAY FROM EXTERIOR WALL.
- MIN. COMPRESSIVE STRENGTH 32 MPa WITH 5-8% AIR ENTRAINMENT.
60 DOUBLE VOLUME WALLS
(IN COMPLIANCE WITH O.B.C. SENTENCE 9.23.10.1.(2) & TABLE A-30 TO A-33)
- MAX HEIGHT OF 18' - 0" W/ 2'-2" X 6" SPRUCE NO. 2 CONTINUOUS STUDS
- 12" O/C FOR BRICK (UNLESS NOTED)
- 16" O/C FOR SIDING
- 4" X 4" OR 6" X 6" WOOD COLUMNS OR BUILT-UP WOOD COLUMN ON METAL BASE SHOE ANCHORED TO FOOTING.
- WOOD COLUMNS SHALL BE EITHER SOLID, GLUE-LAMINATED OR BUILT-UP.
- WOOD COLUMNS SHALL BE SEPARATED IN CONTACT FROM CONCRETE WITH 6 MIL. POLYETHYLENE FILM.
INTERIOR VOLUME WALLS
- FOR INTERIOR STUD SIZE AND SPACING REFER TO SENTENCE 9.23.10.1., O.B.C.
61 FIRE STOP MATERIAL WALLS
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.16.3.)
- IN A BUILDING PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION, SEMI-RIGID FIBER INSULATION BOARD PRODUCED FROM GLASS, ROCK OR SLAG, IS PERMITTED TO BE USED TO BLOCK THE VERTICAL SPACE IN A DOUBLE-FRAME WALL ASSEMBLY FORMED AT THE INTERSECTION OF THE FLOOR ASSEMBLY AND THE WALLS, PROVIDED THE WIDTH OF THE VERTICAL SPACE IS NOT MORE THAN 1" AND THE INSULATION BOARD:
A) HAS A DENSITY OF NOT LESS THAN 45 kg/m3.
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C) EXTENDS FROM BELOW THE BOTTOM OF THE TOP PLATES IN THE LOWER STORY TO ABOVE THE TOP OF THE BOTTOM PLATE IN THE UPPER STORY, AND
D) COMPLETELY FILLS THE NOMINAL GAP OF 1" BETWEEN THE HEADERS & BETWEEN THE WALL PLATES.
62 EXPOSED BUILDING FACE
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.10.15.5.(2).)
- EXPOSED BUILDING FACE WITH LIMITING DENSITY OF LESS THAN 3'-11"
- WITH MIN. FIRE RESISTANCE RATING OF NOT LESS THAN 45min. (REFER TO DETAILS)
63 BASEMENT WINDOWS
(IN COMPLIANCE WITH O.B.C. SECTION 9.7.)
64 RESERVED
65 LATERAL SUPPORT FOUNDATION WALL
(IN COMPLIANCE WITH O.B.C. SUBSECTION 9.15.4.)
- 2 - 15M BARS AT TOP OF FOUNDATION WALL FOR LATERAL SUPPORT U.S.O.
- AT STAIR OPENING AND SUNKEN FLOOR AREAS.
- EXTEND BARS 2'-0" BEYOND OPENING EACH WAY AND WITH MIN. OF 3/4" COVER TO BE INSTALLED INSIDE FACE.
66 FOUNDATION DROP

THIS PLAN WAS PREPARED FOR ASHA TILAK AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S REAL PROPERTY REPORT PART 1
PLAN WITH TOPOGRAPHIC DETAIL OF LOT 8
REGISTERED PLAN M1672
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE & NOTES
 Scale 1:300

BARICH GRENKIE SURVEYING LTD.
 A DIVISION OF GEOMAPLE
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METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

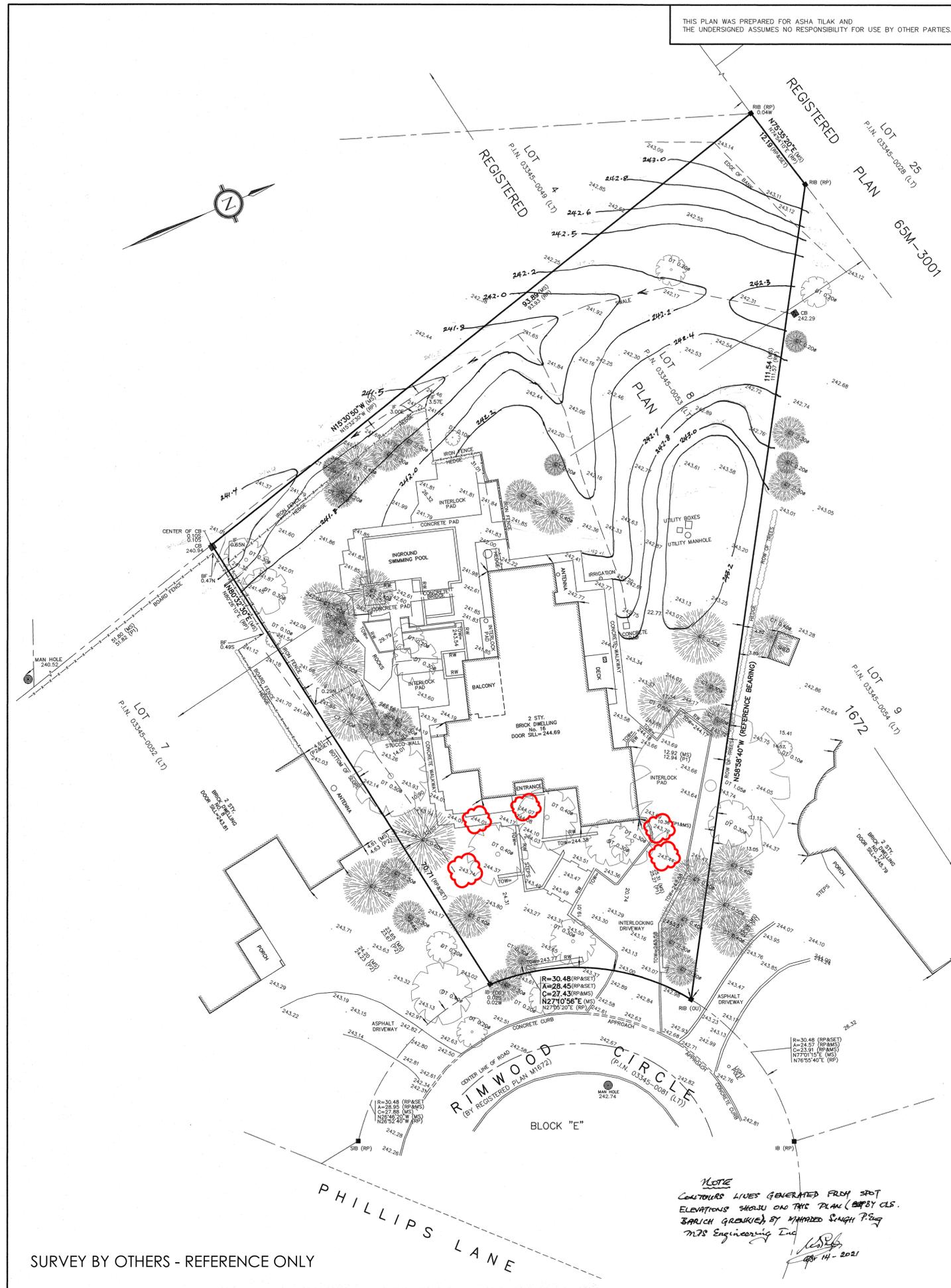
ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF RICHMOND HILL BENCHMARK No. 91022 HAVING AN ELEVATION OF 231.757m.
 ELEVATION DEPICTED ON THE FACE OF THIS PLAN ARE FOR DESIGNING PURPOSES ONLY.

BRASS TABLET SET IN BRICK ON THE EAST FACE OF YORK CENTRAL HOSPITAL 0.39 METERS MEASURED NORTH FROM THE SOUTH EAST CORNER OF SAID BUILDING TABLET IS ALSO 74.9 METERS WEST OF THE CENTER LINE OF TRENCH STREET AND 132.0 METERS NORTH OF THE CENTER LINE OF MAJOR MACKENZIE DRIVE WEST SOUTH ENTRANCE (OBSTETRICS) OF THE MAIN BUILDING.

BEARING NOTE
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE EASTERLY LIMIT OF SUBJECT LAND AS SHOWN ON REGISTERED PLAN M1672 HAVING A BEARING OF N58°58'40"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
PK	DENOTES	SURVEYOR'S NAIL SET IN WASHER
OJ	DENOTES	ORIGIN UNKNOWN
CC	DENOTES	CUT CROSS
MH	DENOTES	MANHOLE
BC	DENOTES	BEGINNING OF CURVE
EC	DENOTES	END OF CURVE
TC	DENOTES	TANGENT OF CURVE
PRC	DENOTES	POINT OF REVERSE CURVE
OH	DENOTES	OVERHEAD UTILITY CABLES
DT	DENOTES	DECIDUOUS TREE
CT	DENOTES	CONIFEROUS TREE
LS	DENOTES	LIGHT STANDARD
INV	DENOTES	INVERT ELEVATION
HYD	DENOTES	FIRE HYDRANT
CRW	DENOTES	CONCRETE RETAINING WALL
SRW	DENOTES	STONE RETAINING WALL
WRW	DENOTES	WOOD RETAINING WALL
TOW	DENOTES	TOP OF WALL ELEVATION
TOC	DENOTES	TOP OF CONCRETE CURB ELEVATION
BOCE	DENOTES	BOTTOM OF CURB ELEVATION
RW	DENOTES	RETAINING WALL
IF	DENOTES	IRON FENCE
BF	DENOTES	BOARD FENCE
MF	DENOTES	METAL FENCE
FFE	DENOTES	FINISHED FLOOR ELEVATION
GFE	DENOTES	GARAGE FLOOR ELEVATION
RP	DENOTES	REGISTERED PLAN M1672
P1	DENOTES	PLAN BY W. DENNIS FISHER, O.L.S., DATED JULY 20, 1983
P2	DENOTES	PLAN MCCONNELL, MAUGHAN LTD., O.L.S., DATED SEPTEMBER 29, 1976



ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM 2089752

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1106, Section 29(3)

PART 2 (SURVEY REPORT)
DESCRIPTION SUMMARY: - LANDS DESCRIBED IN P.I.N. 03345-0053 (LT) LOT 8 REGISTERED PLAN M1672
REGISTERED EASEMENTS/RIGHTS-OF-WAY: - NONE FOUND ON TITLE.
ADDITIONAL REMARKS: - MAKE NOTE OF THE LOCATION OF FENCES AND PHYSICAL FEATURES AS DEPICTED ON THE FACE OF THIS PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON MAY 26, 2019.

MAY 29, 2019
 D.JORDJE PETROVIC
 BSc., O.L.S., O.L.I.P.

Barich Grenkie Surveying Ltd.
 6075 YONGE ST. (UNIT 100), TORONTO, ON M2N 3R2
 TEL: 416 444 1100 - FAX: 416 444 1200
 www.barichgrenkie.ca A DIVISION OF GEOMAPLE

DWN BY: FP
 CHK BY: DP
 JOB No. : 19-6212

NOTE
 CONTOUR LINES GENERATED FROM SPOT ELEVATIONS SHOWN ON THIS PLAN (BY BY CLS. BARICH GRENKIE) BY MANAGED SURVEY P.202
 MTS Engineering Inc
 05/14/2021

SURVEY BY OTHERS - REFERENCE ONLY



PROJECT STATISTICS			
ADDRESS:	16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2		
ZONING:	RE 65 1-21		
	BY-LAW	EXISTING	PROPOSED
MIN. LOT AREA:	4000 SM	5376 SM	N/A
MIN. LOT FRONTAGE:	45 M	33.36 M	N/A

GROSS FLOOR AREA			
	EXISTING	PROPOSED	TOTAL
BASEMENT FLOOR	448.7 SM	N/A	448.7 SM
GROUND FLOOR	408.6 SM	66.52 SM	475.12 SM
ATTACHED GARAGE (MUDROOM INCL.)	79.0 SM	10.59 SM	89.59 SM
PROPOSED SECOND FLOOR	N/A	134.94 SM	134.94 SM
DETACHED GARAGE	N/A	55.53 SM	55.53 SM
TOTAL GFA:	408.6 SM	212.05 SM	620.65 SM

SETBACKS			
	BY-LAW	EXISTING	PROPOSED
FRONT (EAST)	15.0 M	19.02 M	N/A
REAR (WEST)	15.0 M	26.31 M	N/A
INTERIOR (SOUTH)	4.5 M	11.04 M	N/A
INTERIOR (NORTH)	4.5 M	10.46 M	4.65 M
MAX. BUILDING HEIGHT	8.5 M	6.28 M	8.5 M

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

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 - DRAWINGS NOT TO BE SCALED.
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 - DOOR SIZES SHOWN ON DRAWINGS DENOTE DOOR LEAF DIMENSIONS (FRAMES EXCLUDED) WHILE WINDOW SIZES DENOTE EXTERIOR FRAME DIMENSIONS UNLESS OTHERWISE NOTED.

2024 03 21 REISSUED FOR COA

DATE NO. DESCRIPTION

CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP: ENGINEER'S STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE SCALE
 3/64" = 1'-0"

DRAWN BY REVIEWED BY

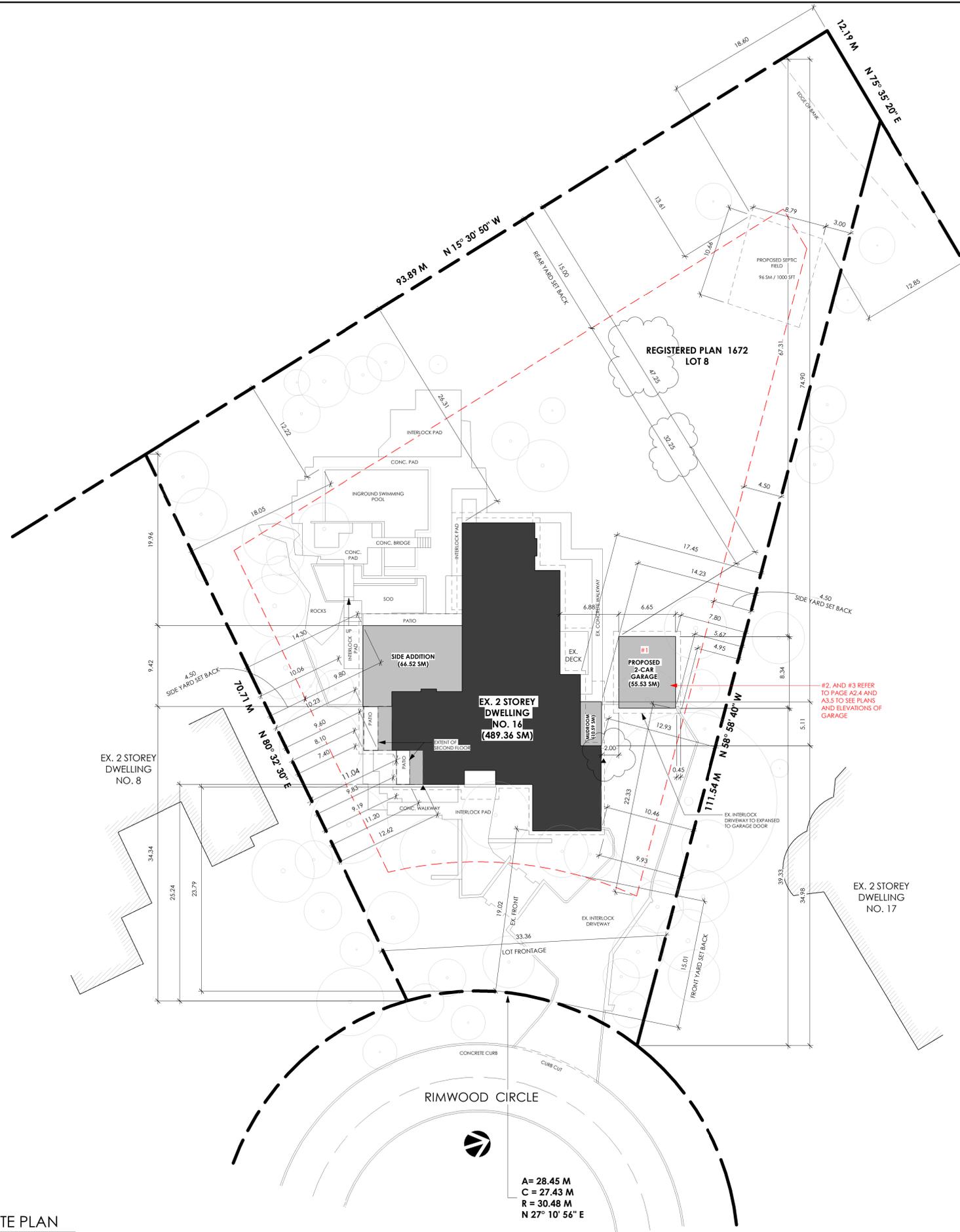
TITLE DRAWING NO.

EXISTING SITE PLAN

A1.0

EXISTING SITE PLAN
 3/64" = 1'-0"

A = 28.45 M
 C = 27.43 M
 R = 30.48 M
 N 27° 10' 56" E



PROJECT STATISTICS			
ADDRESS:	16 RIMWOOD CIRCLE, VAUGHAN, ONTARIO, L4L 8L2		
ZONING:	RE 65 1-21		
	BY-LAW	EXISTING	PROPOSED
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MAX. BUILDING HEIGHT	8.5 M	6.28 M	8.5 M

ESTABLISHED GRADE CALCULATION	
GRADE LEVEL ALONG FRONT OF BUILDING	HEIGHT
FRONT LEFT 1	243.74 M
FRONT LEFT 2	244.01 M
MIDDLE	244.07 M
RIGHT 1	243.72 M
RIGHT 2	243.44 M
SUM OF GRADE ELEVATIONS	1218.98 M
AVERAGE GRADE	243.80 M

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 L4L 8L2

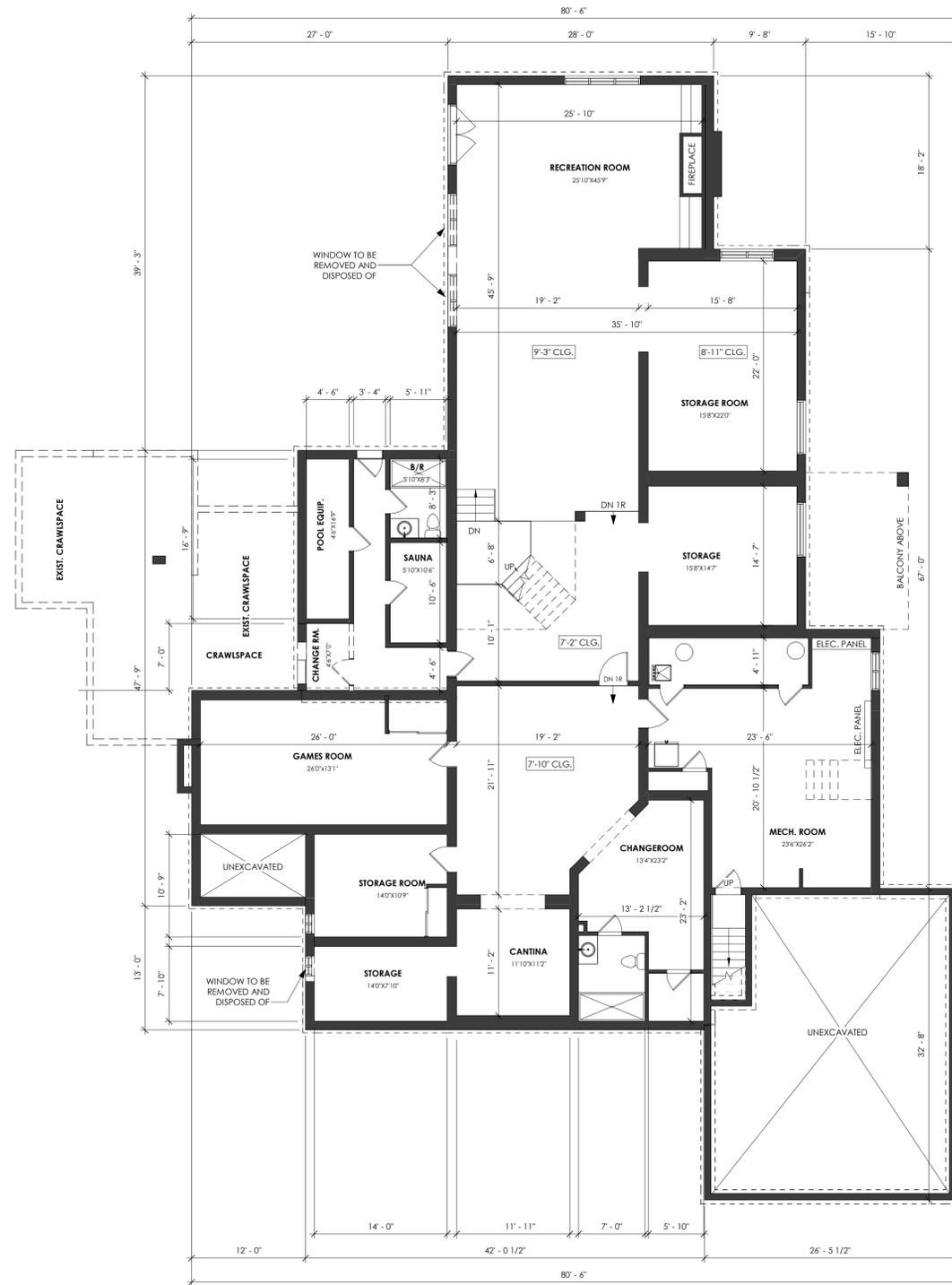
DATE	SCALE
	3/64" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
TITLE	DRAWING NO.

PROPOSED SITE PLAN

A1.1

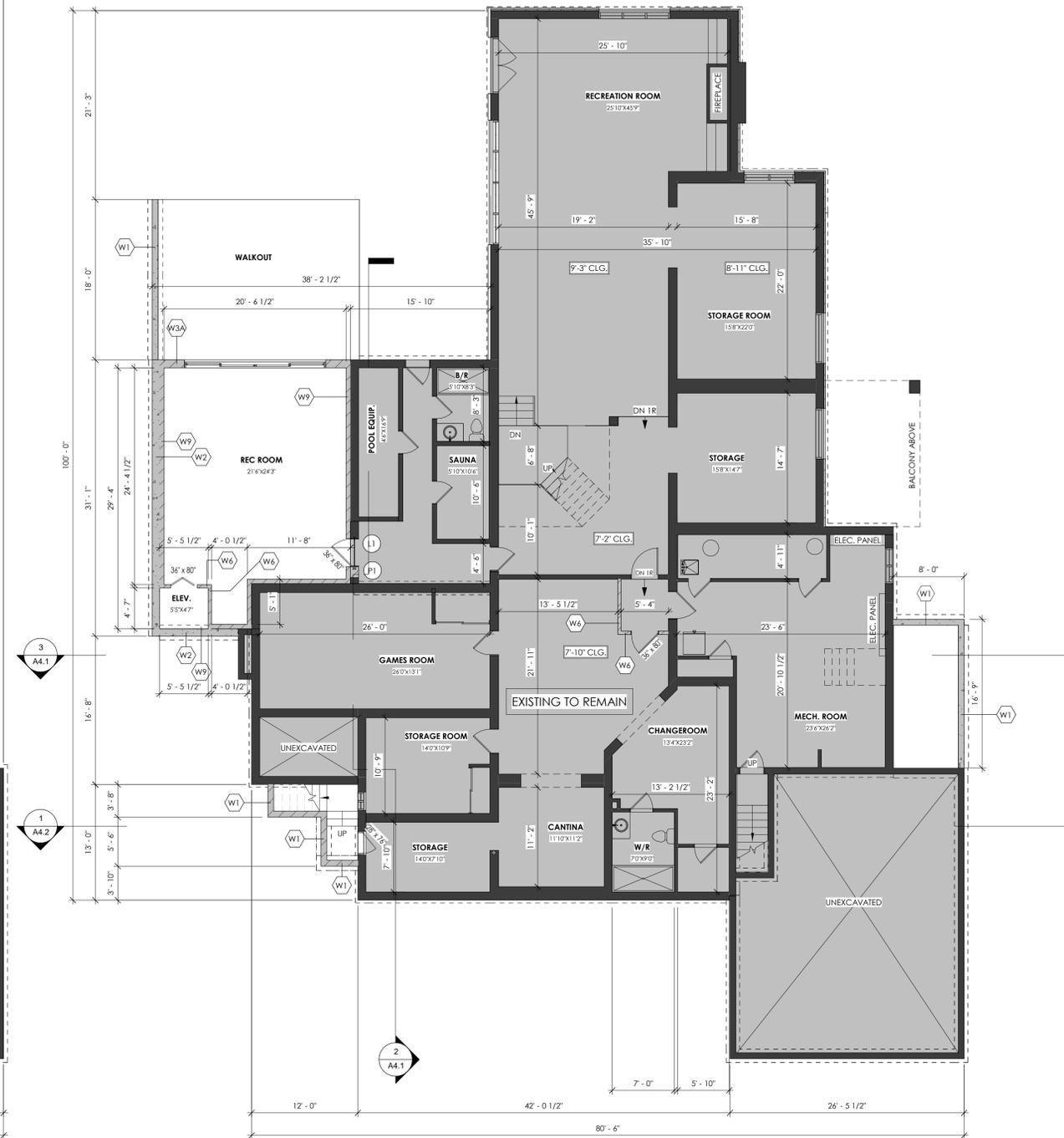
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 3/64" = 1'-0"

A = 28.45 M
 C = 27.43 M
 R = 30.48 M
 N 27° 10' 56" E



EXISTING BASEMENT FLOOR

1/8" = 1'-0"



PROPOSED BASEMENT FLOOR

1/8" = 1'-0"

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DATE: 2024 03 21 REISSUED FOR COA

NO. NO. DESCRIPTION

CONSULTANT:
DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
 dan@dadesigninc.ca



CONSULTANT'S STAMP:

ENGINEER'S STAMP:

HVAC CONSULTANT:

STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

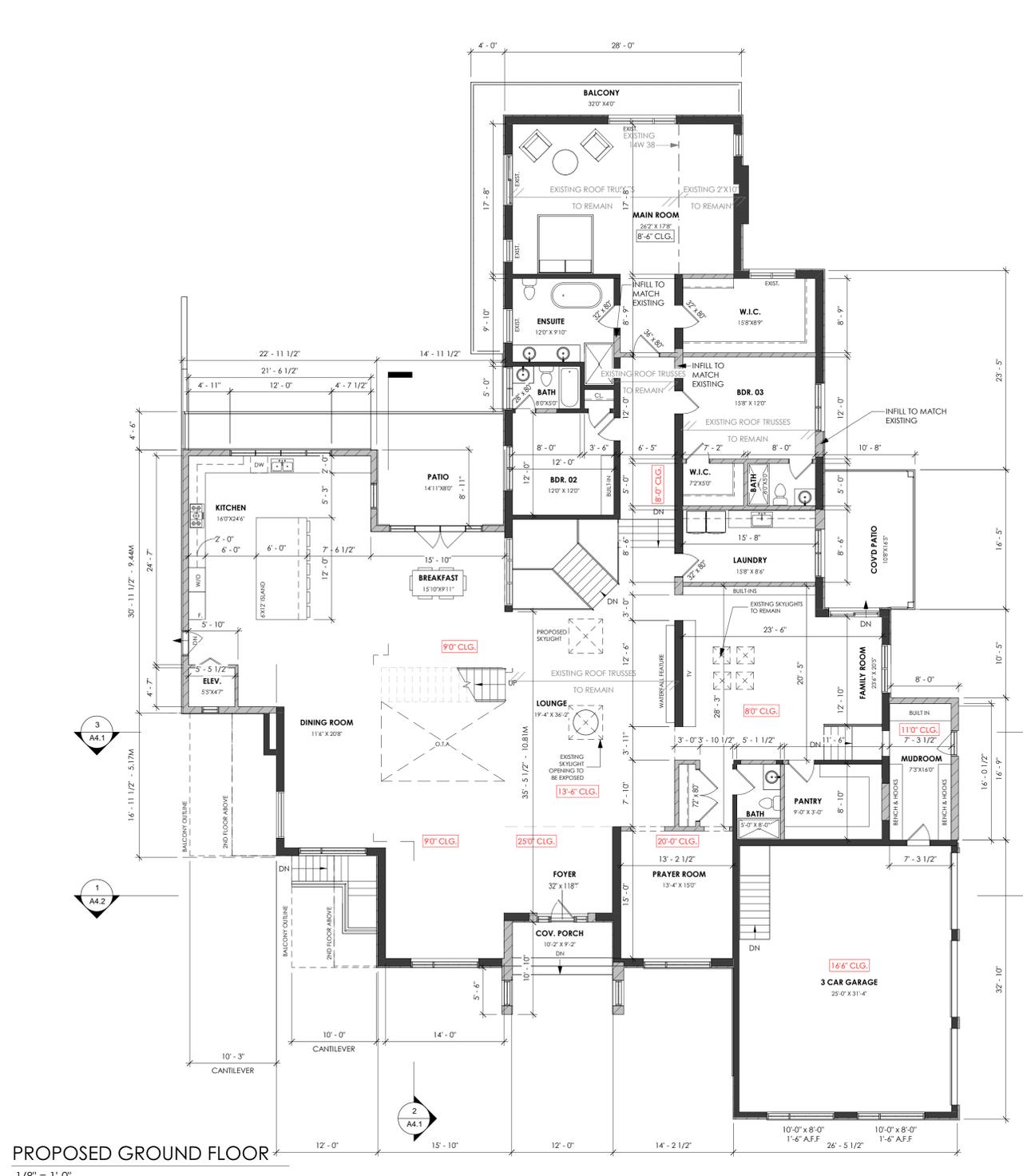
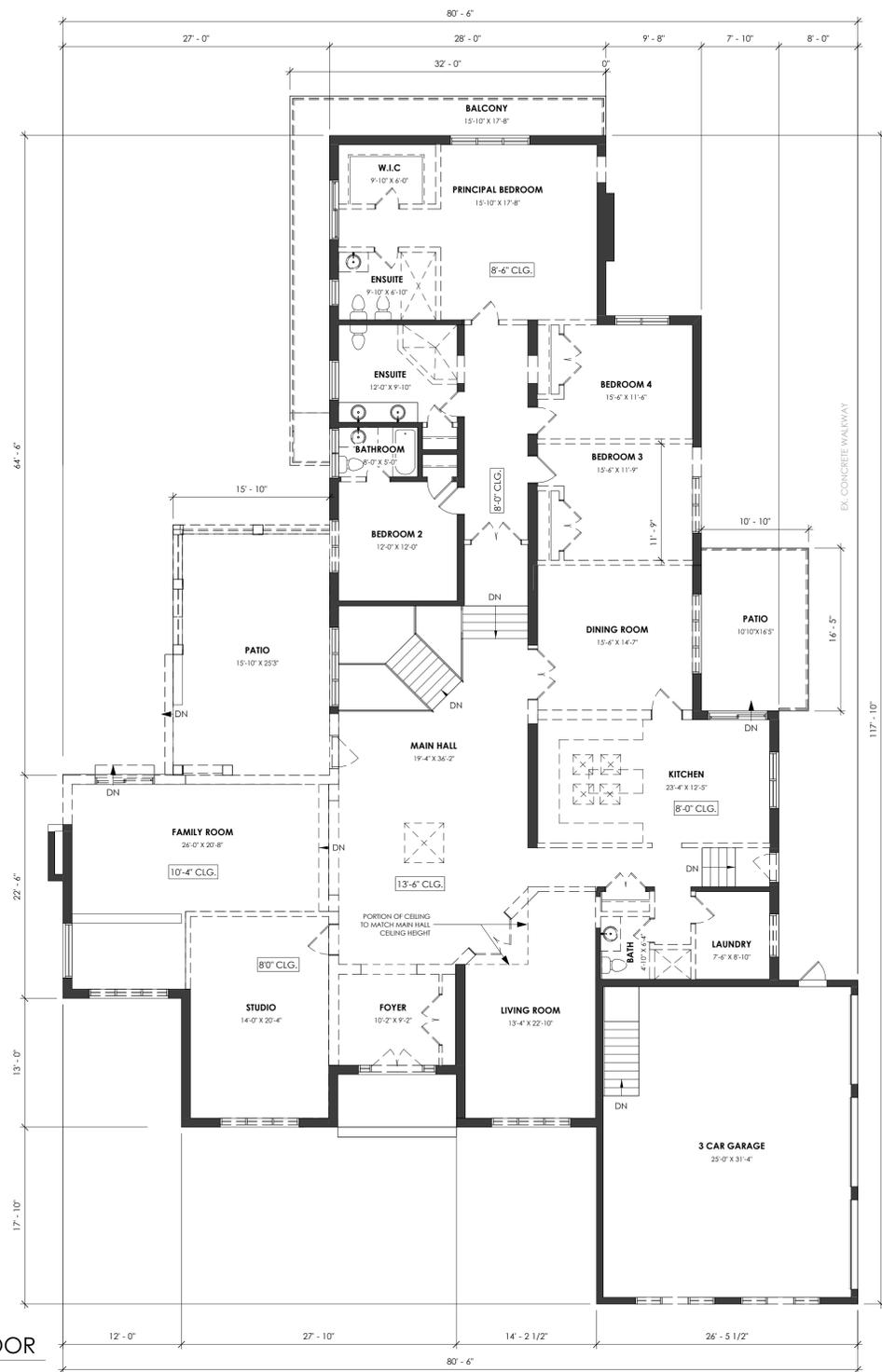
DATE: SCALE: 1/8" = 1'-0"

DRAWN BY: REVIEWED BY:

TITLE: DRAWING NO.

BASEMENT FLOOR PLANS

A2.0



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DA DESIGN INC. 1185 Queensway East Suite 3A Mississauga, Ontario L4Y 0G4 647 242 0164 dan@dadesigninc.ca		
CONSULTANTS STAMP:		ENGINEER'S STAMP:
HVAC CONSULTANT:		STRUCTURAL CONSULTANT:

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 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
	1/8" = 1'-0"
DRAWN BY	REVIEWED BY
TITLE	DRAWING NO.

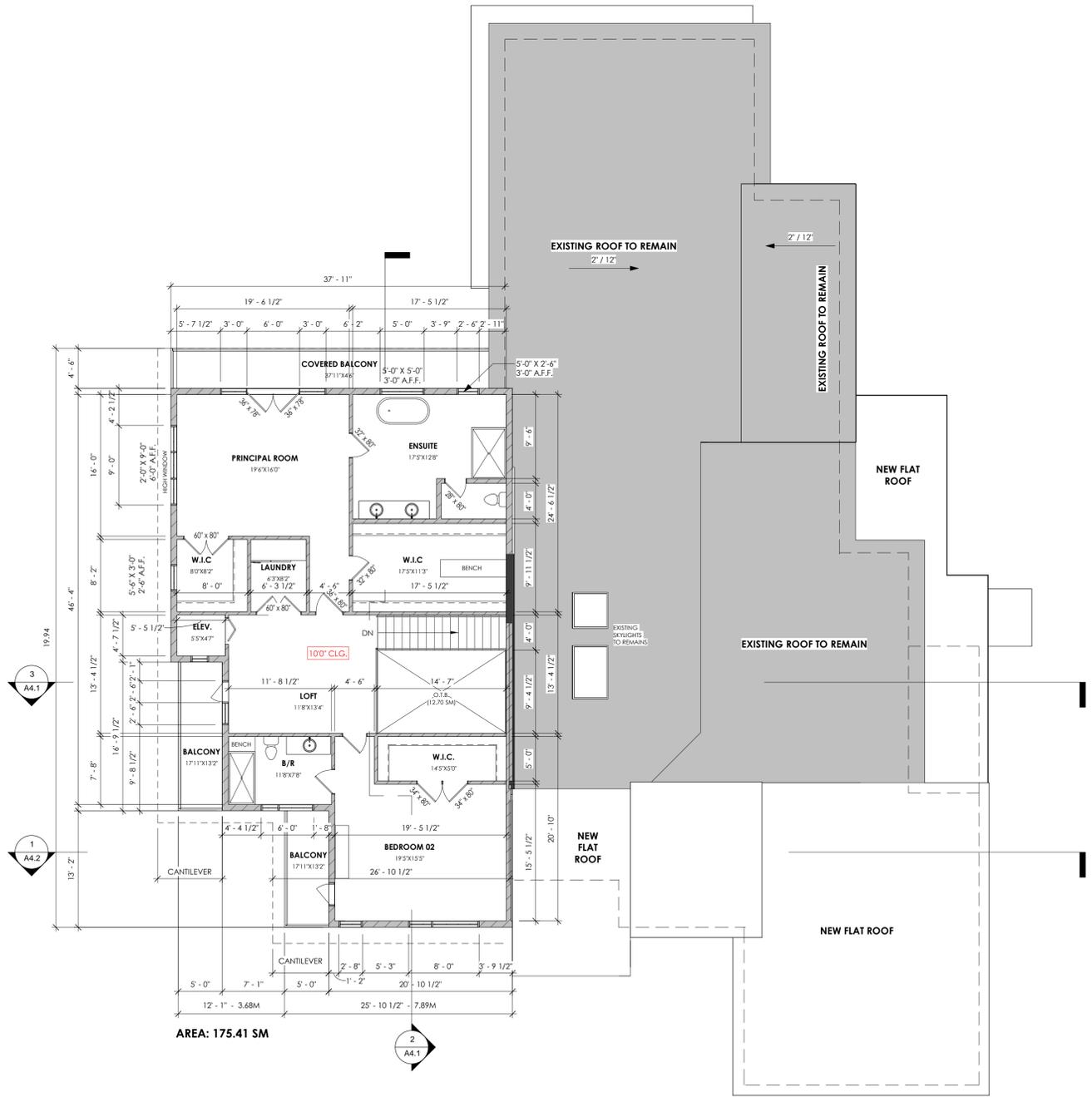
GROUND FLOOR PLANS

A2.1

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AREA: 175.41 SM

PROPOSED SECOND FLOOR
1/8" = 1'-0"

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PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
	1/8" = 1'-0"
DRAWN BY	REVIEWED BY
Author	Checker

TITLE: **SECOND FLOOR PLAN**

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INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
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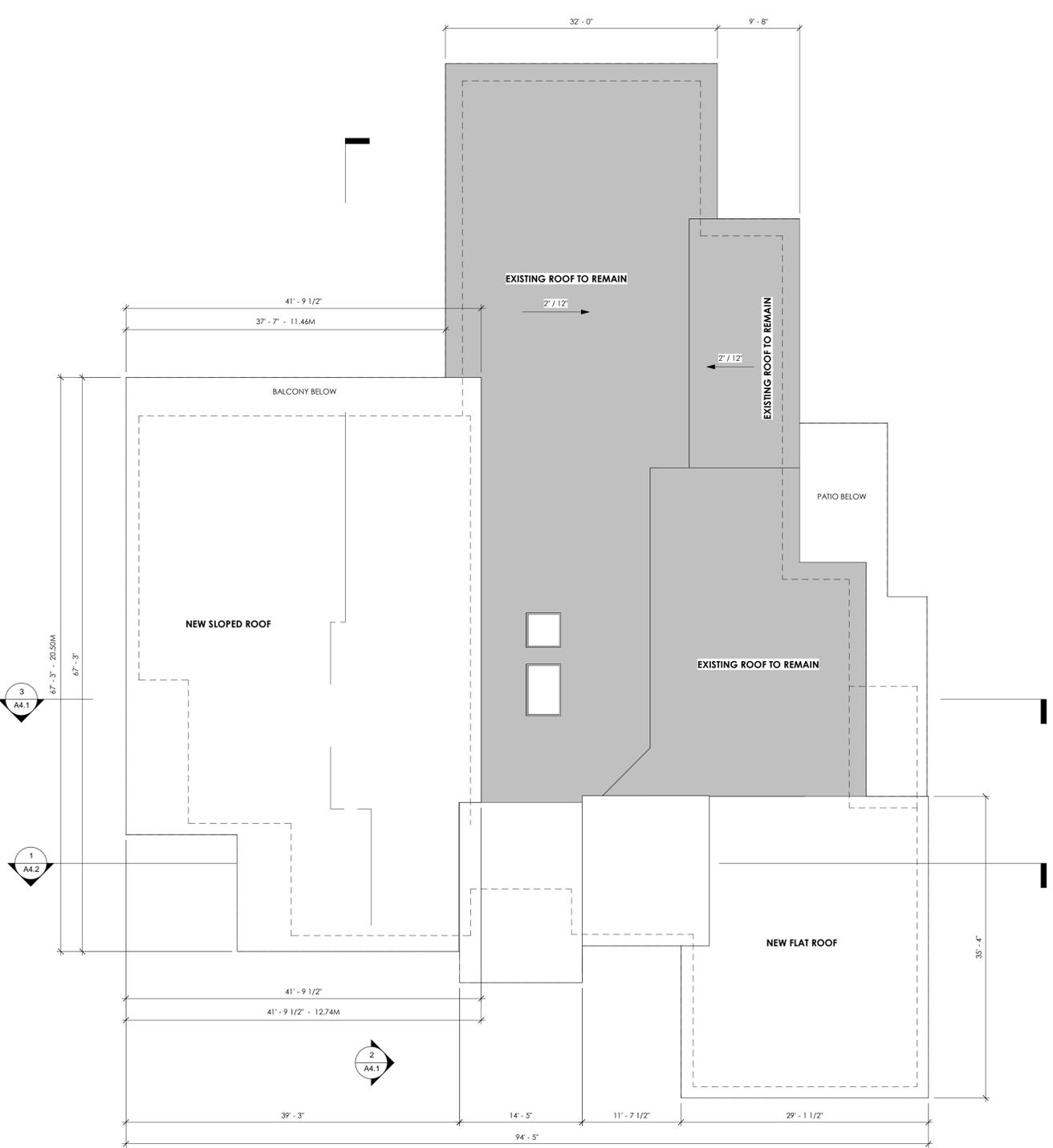
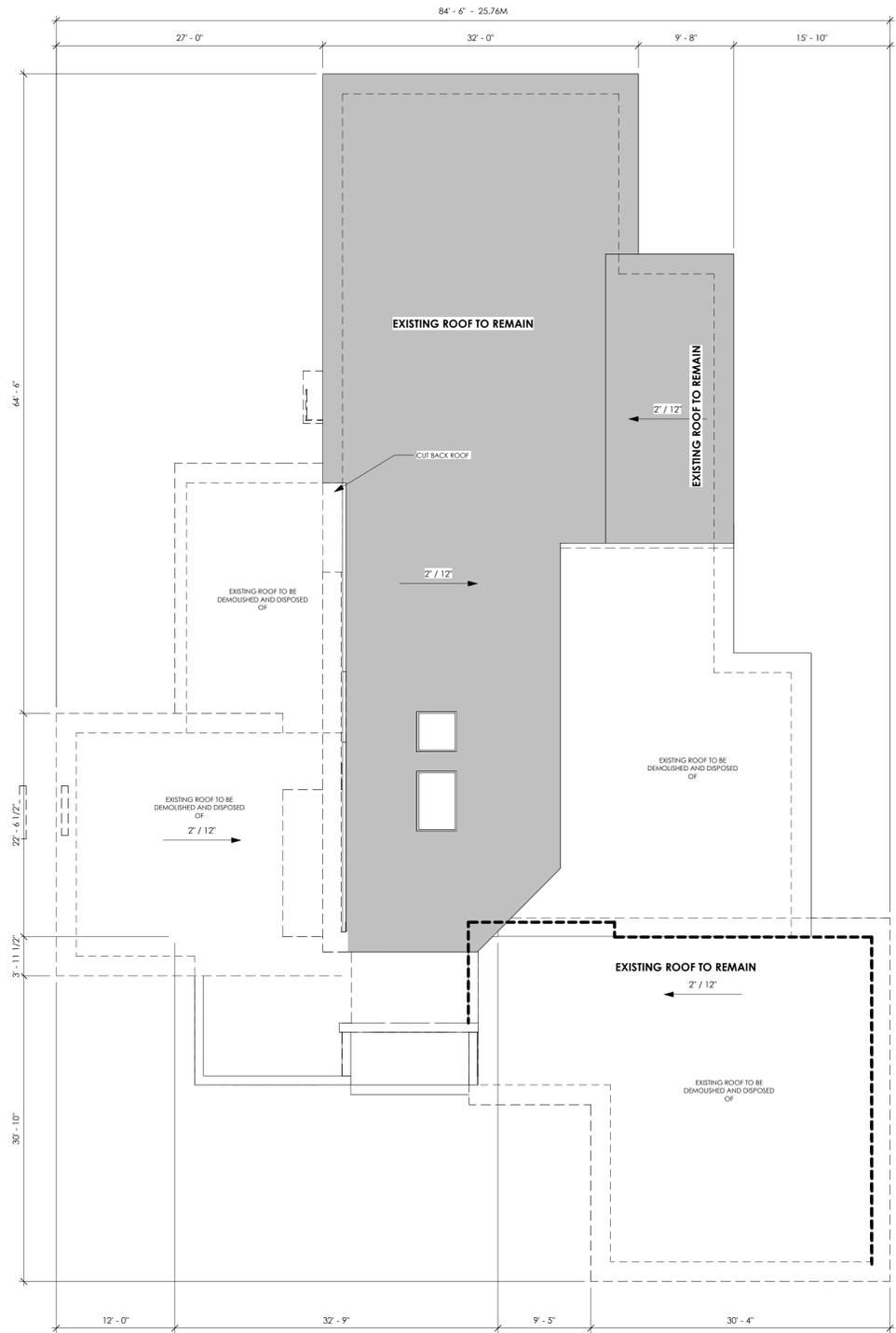
DATE SCALE
 1/8" = 1'-0"

DRAWN BY REVIEWED BY

TITLE DRAWING NO.

ROOF PLAN

A2.3

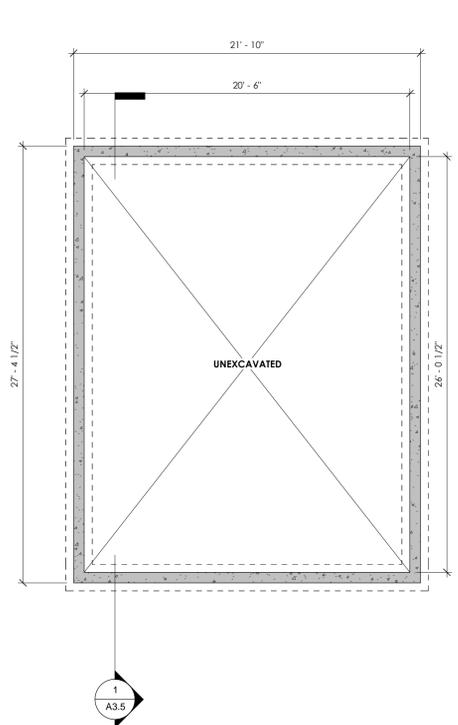


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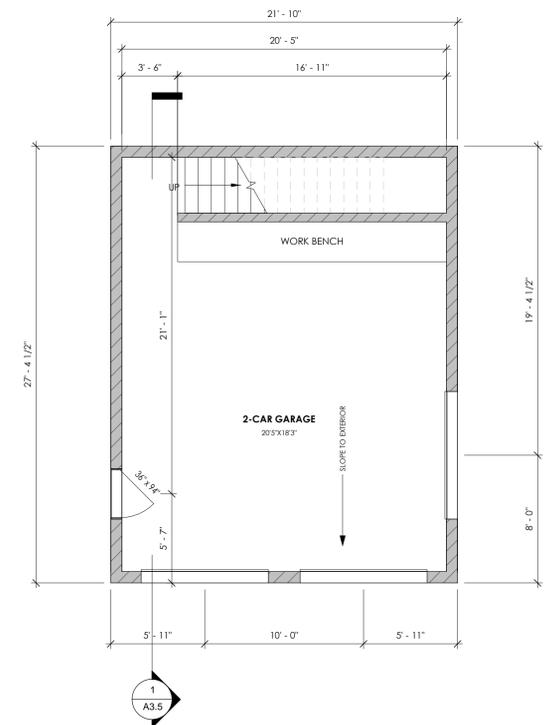
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A4.2

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A4.1

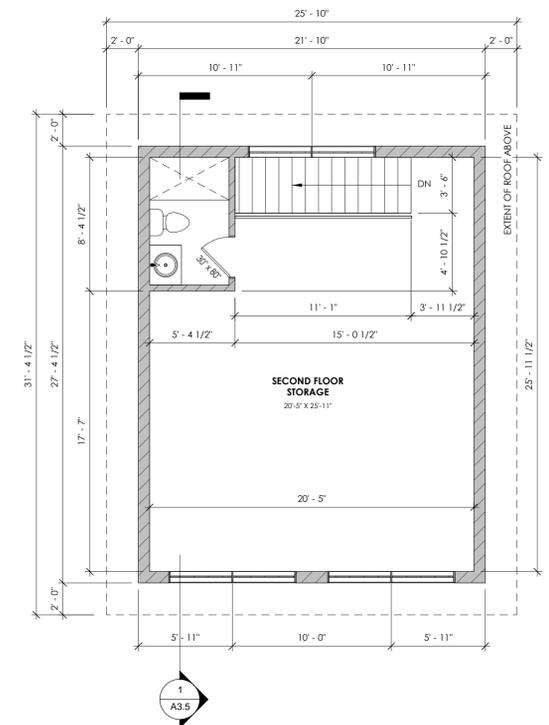
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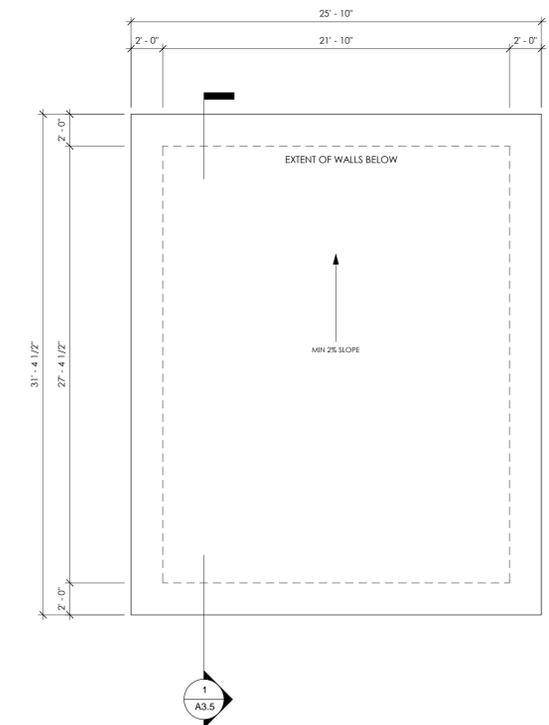
PROPOSED BASEMENT FLOOR
3/16" = 1'-0"



PROPOSED GARAGE FLOOR
3/16" = 1'-0"



PROPOSED GARAGE SECOND FLOOR
3/16" = 1'-0"



PROPOSED GARAGE ROOF PLAN
3/16" = 1'-0"

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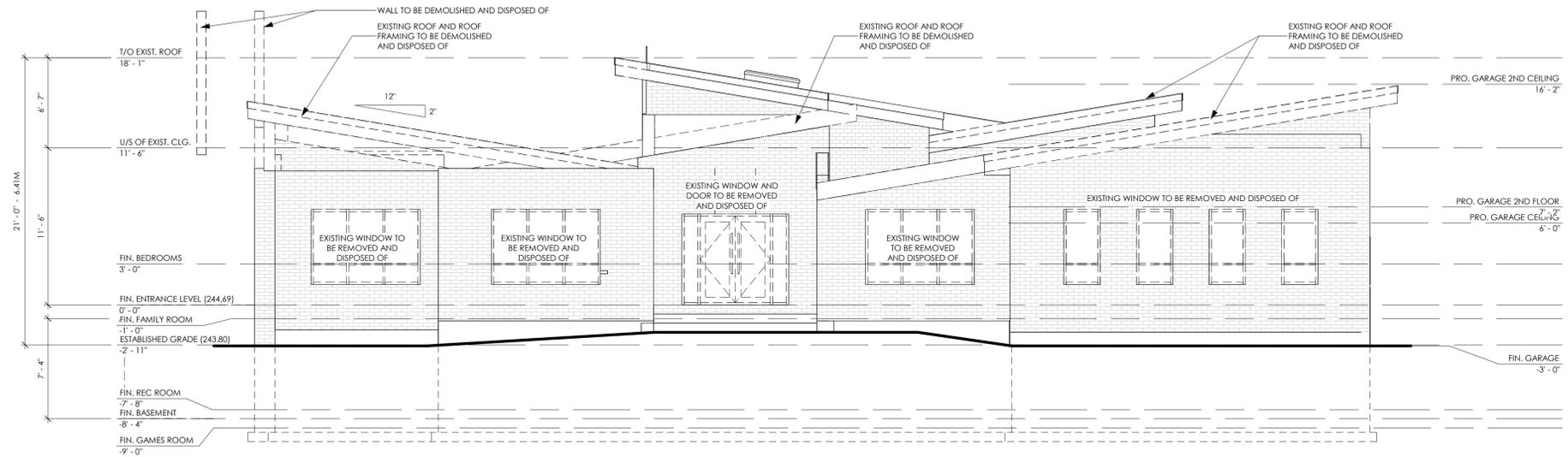
HVAC CONSULTANT:	STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:
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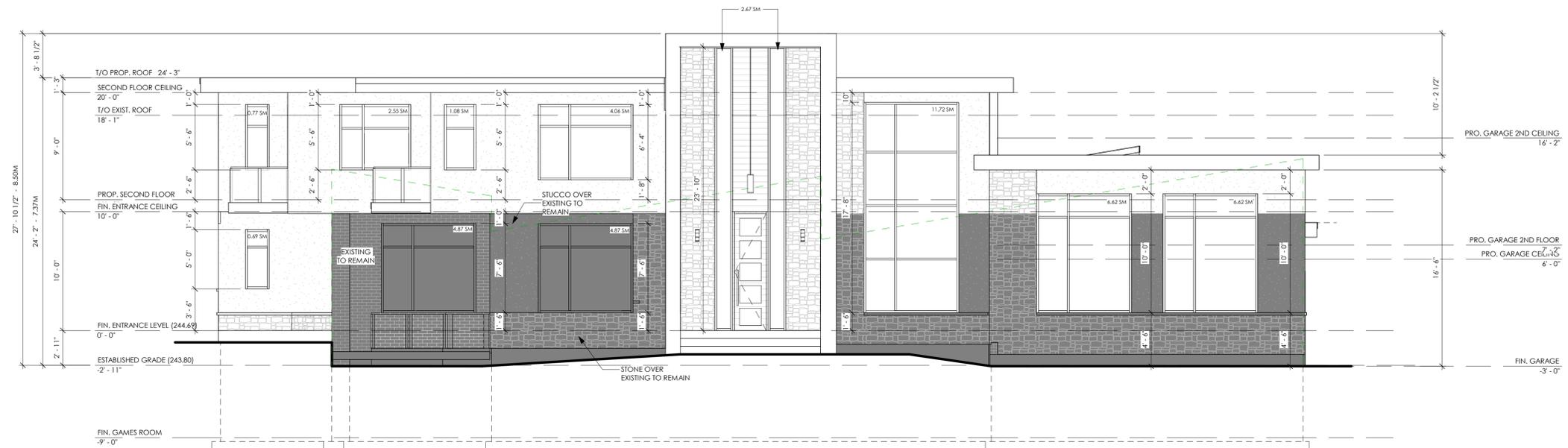
PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
	3/16" = 1'-0"
DRAWN BY	REVIEWED BY
SC	DA
TITLE	DRAWING NO.

GARAGE PLANS



EXISTING FRONT ELEVATION
3/16" = 1'-0"



PROPOSED FRONT ELEVATION
3/16" = 1'-0"

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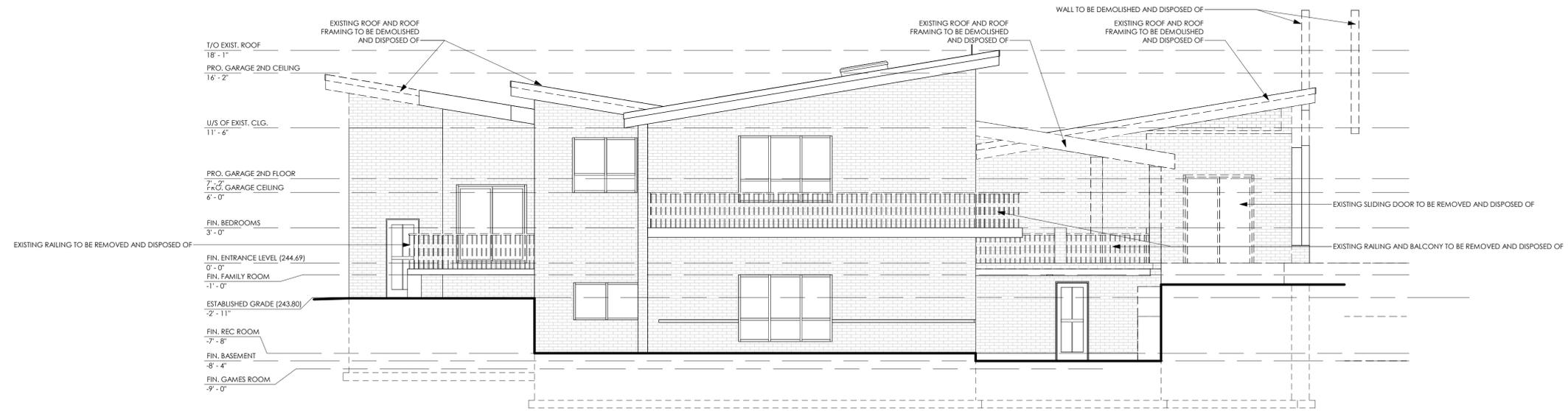
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DATE	SCALE
	3/16" = 1'-0"
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TITLE	DRAWING NO.
ELEVATIONS	

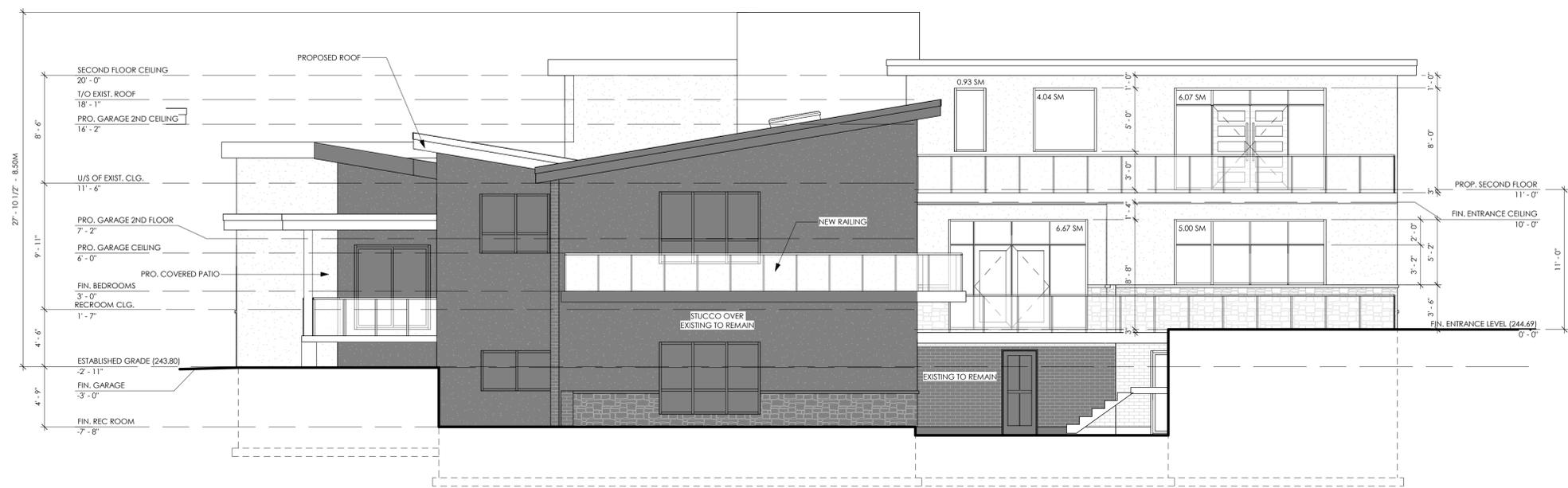
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EXISTING REAR ELEVATION
3/16" = 1'-0"



PROPOSED REAR ELEVATION
3/16" = 1'-0"

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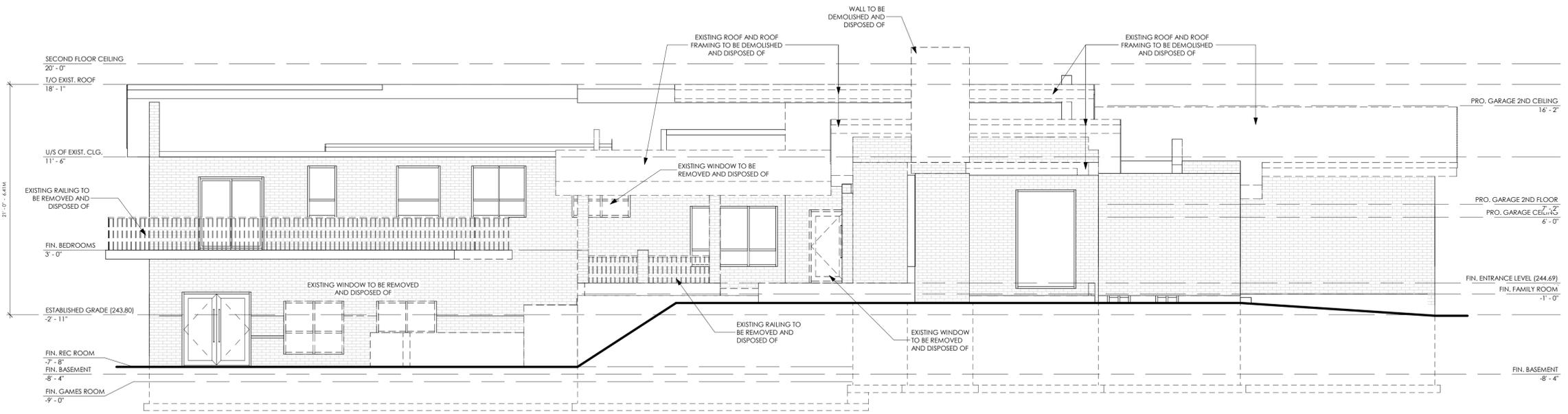
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HVAC CONSULTANT:	STRUCTURAL CONSULTANT:

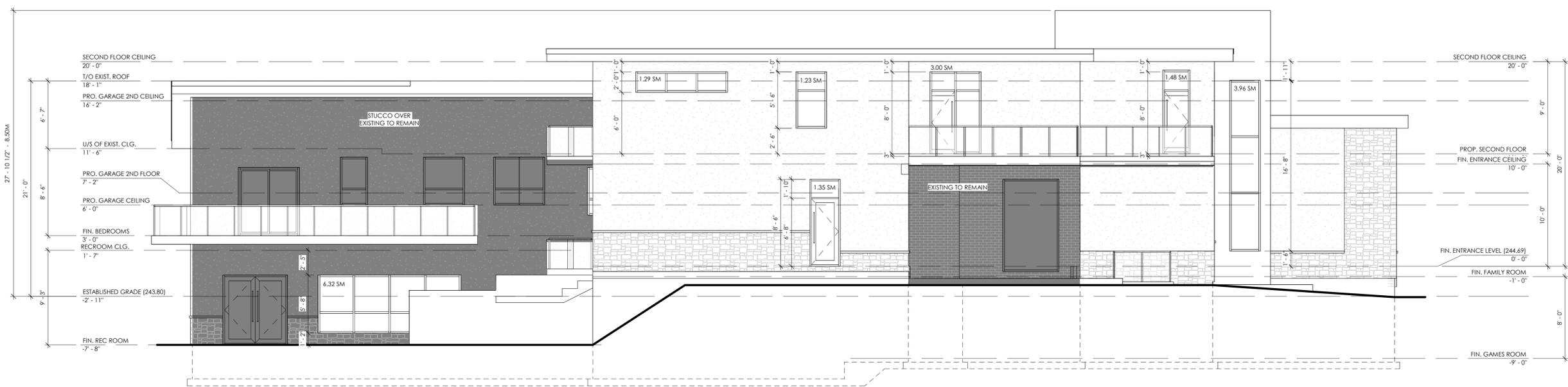
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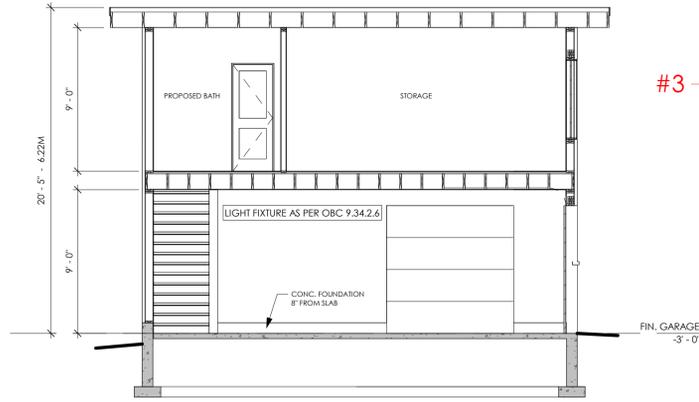


EXISTING LEFT ELEVATION
 3/16" = 1'-0"

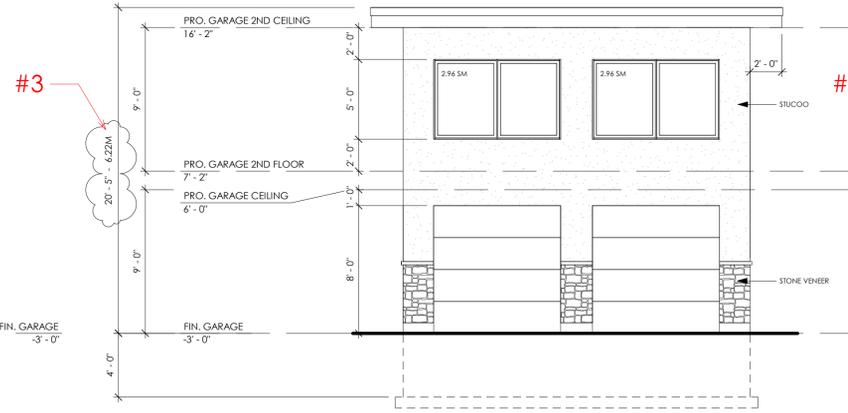


PROPOSED LEFT ELEVATION
 3/16" = 1'-0"

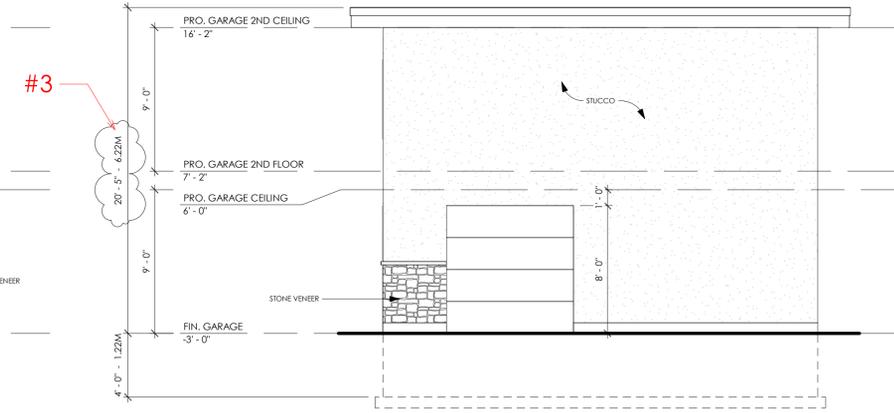
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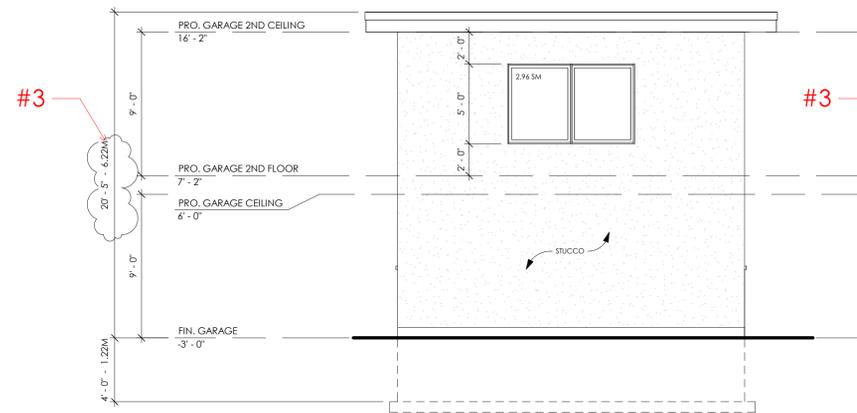
GARAGE SECTION
3/16" = 1'-0"



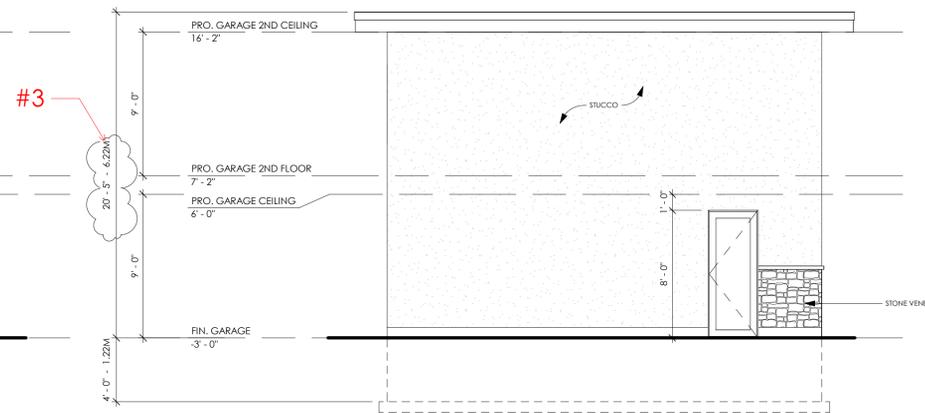
PROPOSED GARAGE FRONT ELEVATION
3/16" = 1'-0"



PROPOSED GARAGE RIGHT
3/16" = 1'-0"



PROPOSED GARAGE REAR ELEVATION
3/16" = 1'-0"



PROPOSED GARAGE LEFT
3/16" = 1'-0"

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2024 03 21 REISSUED FOR COA

DATE NO. DESCRIPTION
CONSULTANT:
DA DESIGN INC.
1185 Queensway East
Suite 3A
Mississauga, Ontario
L4Y 0G4
647 242 0164
dan@dadesigninc.ca



CONSULTANT'S STAMP: ENGINEER'S STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

DATE SCALE
3/16" = 1'-0"

DRAWN BY REVIEWED BY

TITLE DRAWING NO.

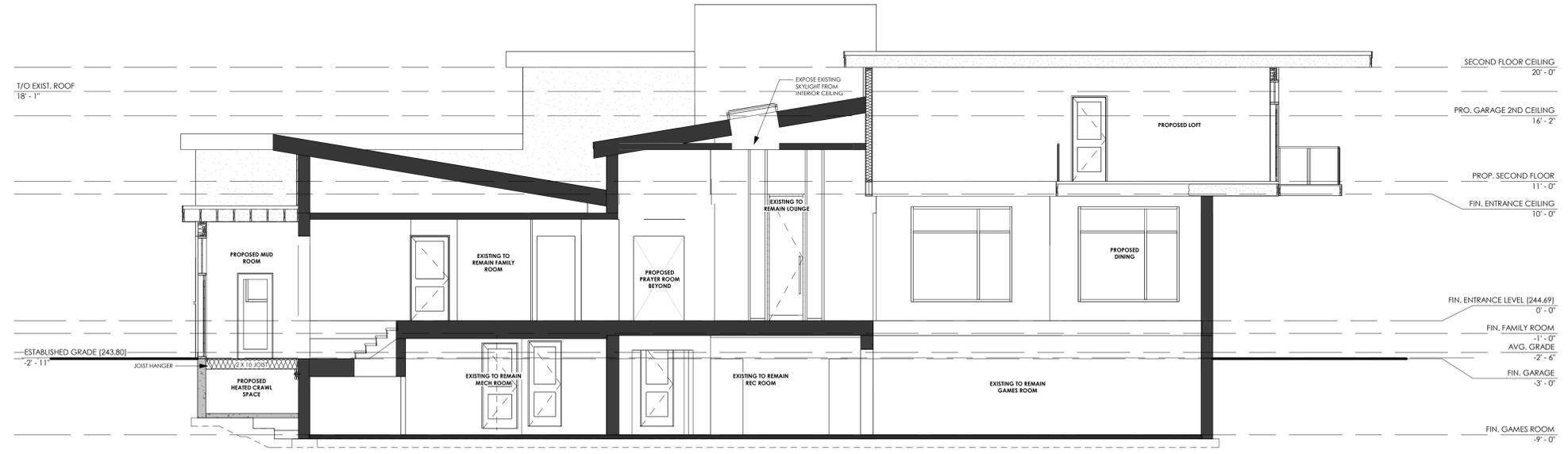
**GARAGE
ELEVATIONS AND
SECTION**

A3.5

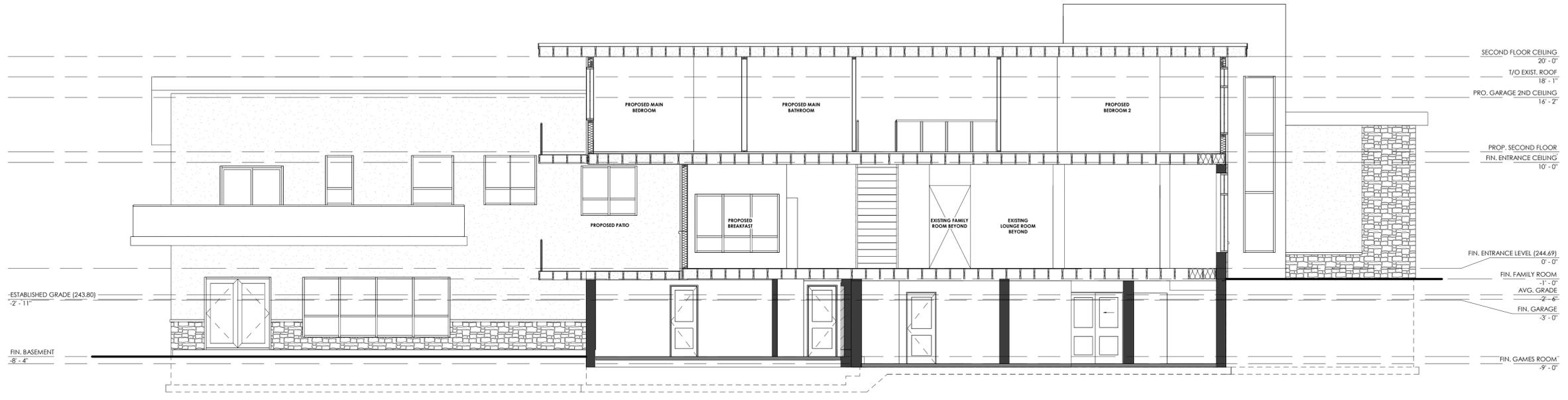
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Section 2
3/16" = 1'-0"



Section 1
3/16" = 1'-0"

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HVAC CONSULTANT:	STRUCTURAL CONSULTANT:
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OWNER CONTACT INFORMATION:
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 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

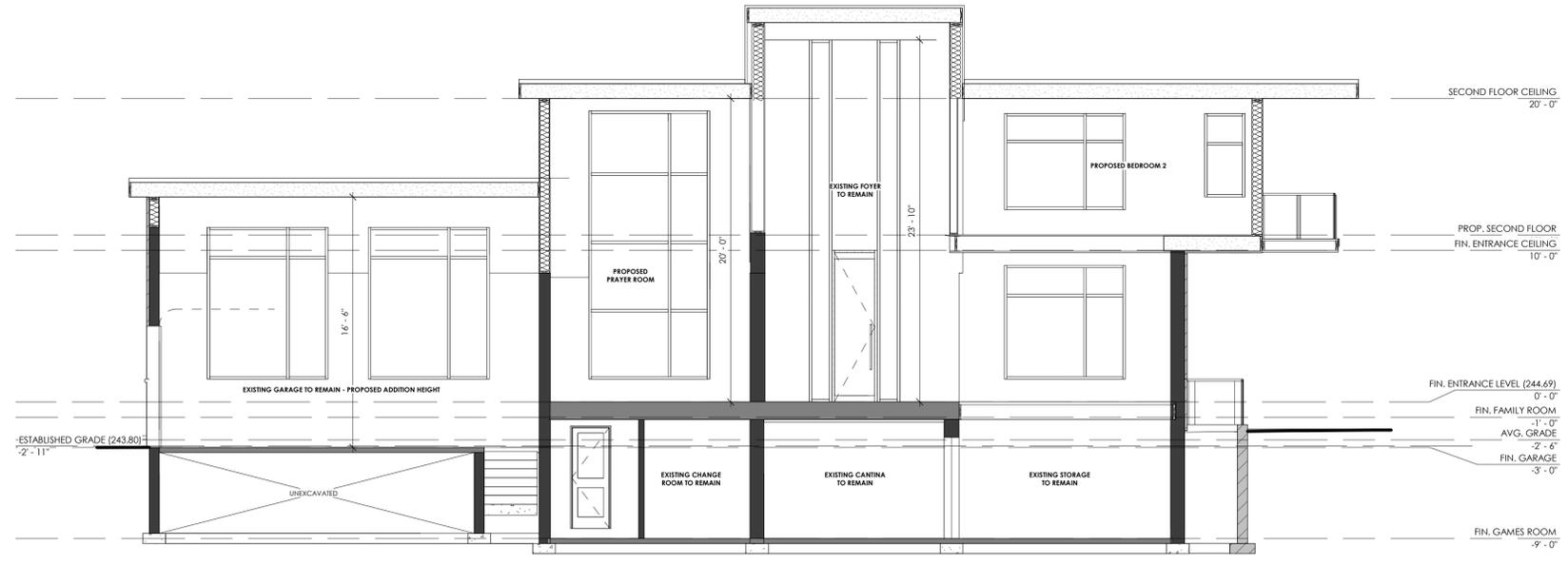
DATE	SCALE
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TITLE	DRAWING NO.

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Section 3
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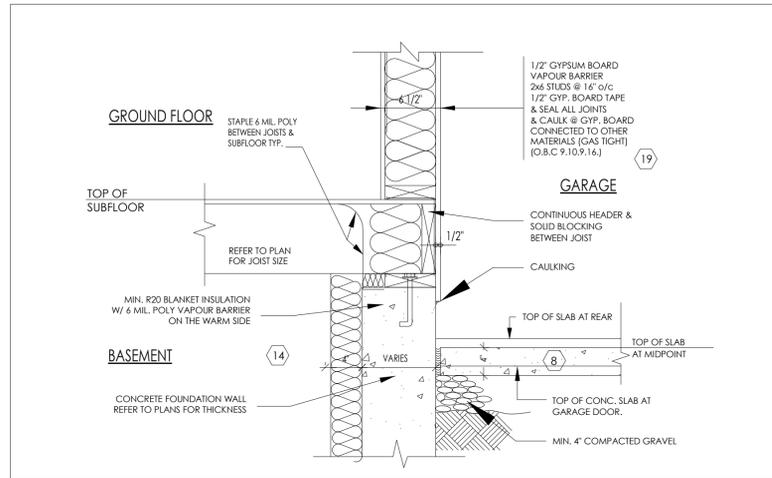
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HVAC CONSULTANT:	STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:
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 VAUGHAN, ONTARIO,
 L4L 8L2

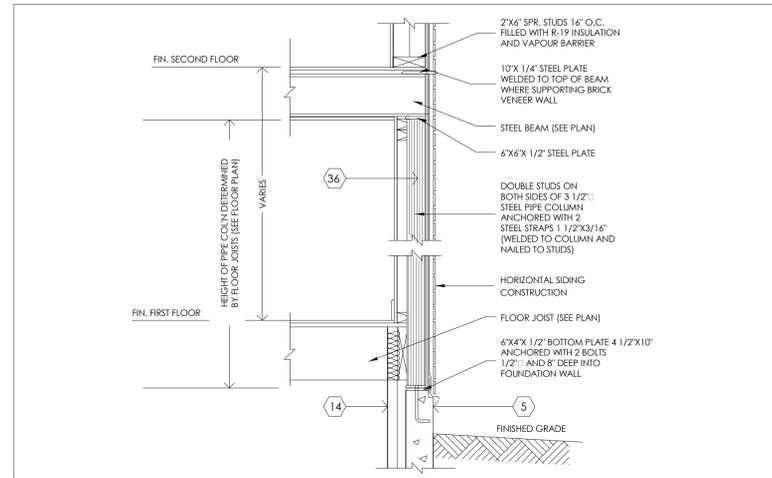
PROJECT:
INTERIOR RENOVATION & ADDITION
 16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

DATE	SCALE
	3/16" = 1'-0"
DRAWN BY	REVIEWED BY
TITLE	DRAWING NO.

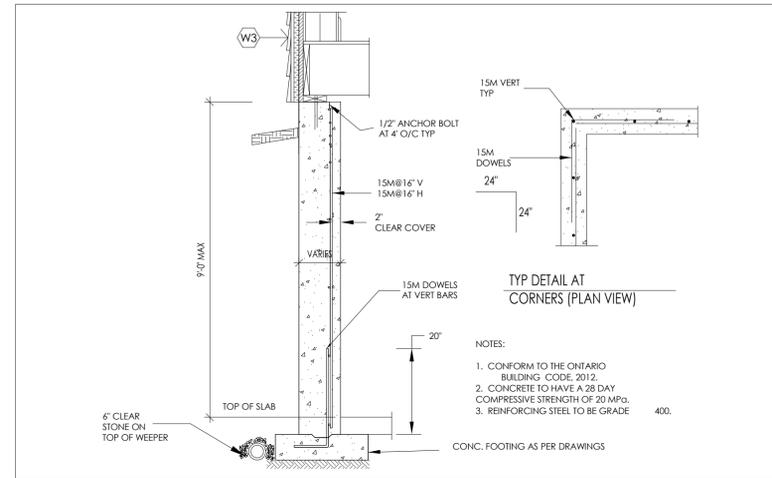
SECTIONS Copy 1



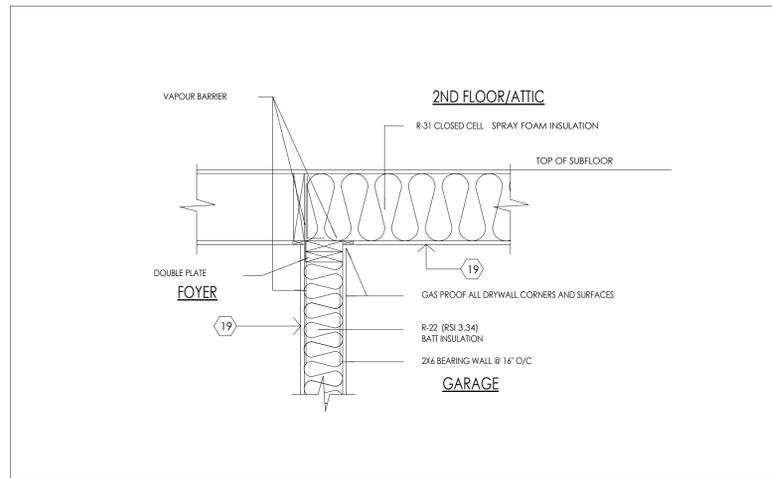
1 TYPICAL WALL SECTION THRU WALL BETWEEN BASEMENT & GARAGE SLAB ON GRADE



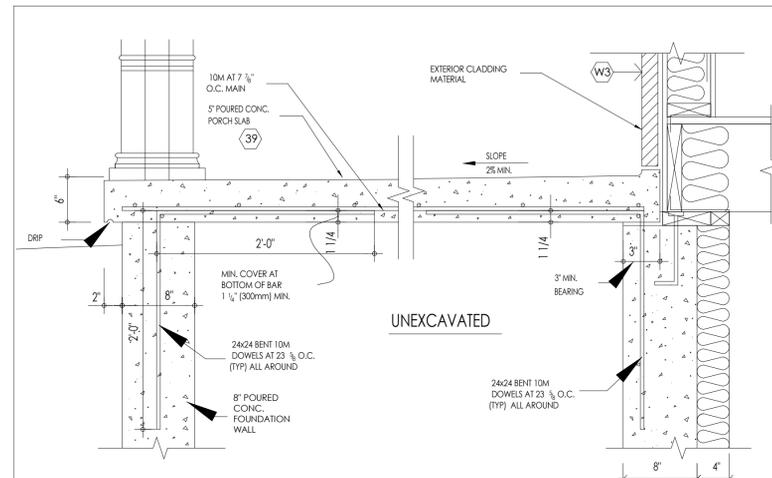
2 WALL SECTION THRU STEEL COLUMN



3 TYPICAL FOUNDATION WALL N.T.S.



4 TYPICAL SECTION THROUGH BEARING WALL & 2ND FLOOR/ATTIC BETWEEN FOYER & GARAGE



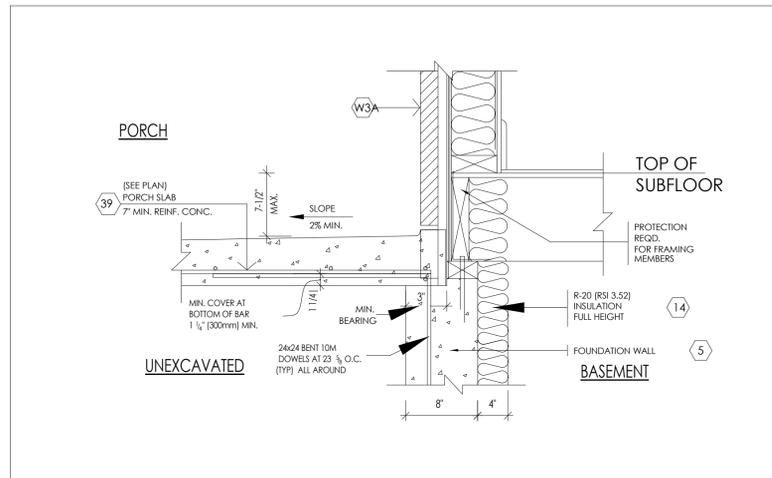
9.40.1.1. APPLICATION

- (1) THIS SECTION APPLIES TO:
 - (a) REINFORCED CONCRETE SLABS THAT ARE SUSPENDED OVER COLD ROOMS IN BASEMENTS, AND ARE SUPPORTED BY FOUNDATION WALLS ALONG THE PERIMETER OF THE SLAB WITH NO ADDITIONAL INTERIOR SUPPORTS, AND
 - (b) SLAB IN WHICH THE CLEAR SPAN BETWEEN SUPPORTING WALLS IS NOT MORE THAN 2500mm (8'-2") ALONG THE SHORTEST DIMENSION OF THE SLAB.
- (2) SLABS FOR CONDITIONS OTHER THAN DESCRIBED IN SENTENCE (1) SHALL BE DESIGNED IN ACCORDANCE WITH PART 4.
- (3) THIS SECTION DOES NOT APPLY TO REINFORCED CONCRETE SLABS INTENDED TO SUPPORT MOTOR VEHICLES

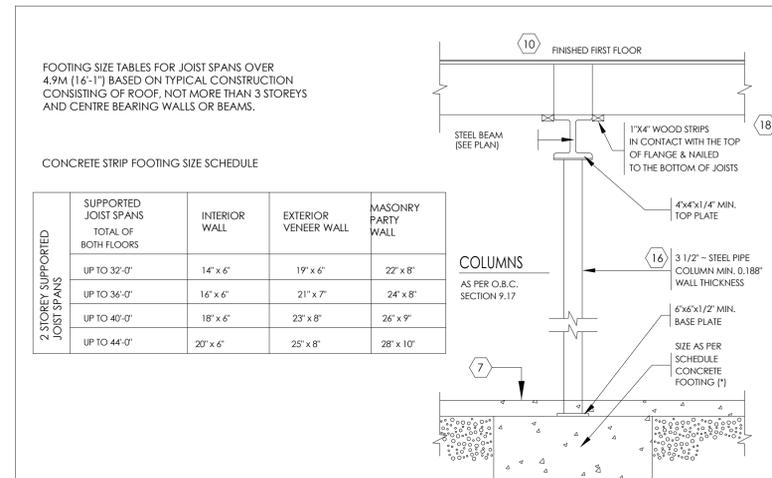
9.40.1.4. SLAB CONSTRUCTION

- (1) CONCRETE SHALL BE CAST AGAINST FORM WORK IN ACCORDANCE WITH CAN/CSA-A23.1-M, "CONCRETE MATERIALS & METHODS OF CONCRETE CONSTRUCTION"
- (2) THE SLAB SHALL BE NOT LESS THAN 125mm (4 7/8") THICK
- (3) THE SLAB SHALL BE REINFORCED WITH 10M BARS SPACED NOT MORE THAN 200mm (7 7/8") O.C. IN EACH DIRECTION, WITH 30mm (1 1/2") CLEAR COVER FROM THE BOTTOM OF THE SLAB TO THE FIRST LAYER OF BARS, AND THE SECOND LAYER OF BARS LAID DIRECTLY ON TOP OF THE LOWER LAYER IN THE OPPOSITE DIRECTION.
- (4) THE SLAB SHALL BEAR NOT LESS THAN 75mm (3") ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 600x600mm (23 1/2" x 23 1/2") 10M BENT DOWELS SPACED AT NOT MORE THAN 600mm (23 1/2") O.C.
- (5) EXPOSED SLABS SHALL BE SLOPED TO EFFECTIVELY SHED WATER AWAY FROM THE EXTERIOR WALL.

6 TYPICAL SECTION THROUGH PORCH



12 DETAIL FOR CONC. PORCH SLAB



CONCRETE STRIP FOOTING SIZE SCHEDULE

SUPPORTED JOIST SPANS TOTAL OF BOTH FLOORS	INTERIOR WALL	EXTERIOR VENEER WALL	MASONRY PARTY WALL
	UP TO 32'-0"	14' x 6"	19' x 6"
UP TO 36'-0"	16' x 6"	21' x 7"	24' x 8"
UP TO 40'-0"	18' x 6"	23' x 8"	26' x 9"
UP TO 44'-0"	20' x 6"	25' x 8"	28' x 10"

COLUMN CONCRETE PAD FOOTING SIZE SCHEDULE

SUPPORTED JOIST SPANS	UP TO 9'-10" SPACING	UP TO 11'-0" SPACING	UP TO 12'-0" SPACING	UP TO 13'-0" SPACING	UP TO 14'-0" SPACING
	UP TO 14'-0"	25' x 25' x 10"	27' x 27' x 11"	28' x 28' x 12"	29' x 29' x 12"
UP TO 18'-0"	27' x 27' x 11"	28' x 28' x 12"	30' x 30' x 13"	31' x 31' x 13"	32' x 32' x 14"
UP TO 20'-0"	28' x 28' x 12"	30' x 30' x 13"	31' x 31' x 13"	32' x 32' x 14"	34' x 34' x 15"
UP TO 22'-0"	30' x 30' x 13"	31' x 31' x 13"	33' x 33' x 14"	34' x 34' x 15"	35' x 35' x 15"

SUPPORTED JOIST SPANS TOTAL OF BOTH FLOORS	UP TO 9'-10" SPACING	UP TO 11'-0" SPACING	UP TO 12'-0" SPACING	UP TO 13'-0" SPACING	UP TO 14'-0" SPACING
	UP TO 32'-0"	36' x 36' x 16"	37' x 37' x 16"	38' x 38' x 17"	40' x 40' x 18"
UP TO 36'-0"	37' x 37' x 16"	39' x 39' x 17"	40' x 40' x 18"	42' x 42' x 19"	44' x 44' x 20"
UP TO 40'-0"	39' x 39' x 17"	41' x 41' x 18"	42' x 42' x 19"	44' x 44' x 20"	46' x 46' x 21"
UP TO 44'-0"	40' x 40' x 18"	43' x 43' x 19"	45' x 45' x 20"	46' x 46' x 21"	48' x 48' x 22"

- SIZES ARE CONDITIONAL ON DESIGN LIVELOAD NOT EXCEEDING 50 psf.

- SPANS EXCEEDING 16'-0" ARE DESIGNED IN ACCORDANCE WITH THE SUPPLEMENTARY GUIDELINES SC-10

7 DETAIL OF STEEL PIPE COLUMN COLUMN FOOTING SIZE SCHEDULE

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DA DESIGN INC.
 1185 Queensway East
 Suite 3A
 Mississauga, Ontario
 L4Y 0G4
 647 242 0164
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CONSULTANTS STAMP: ENGINEERS STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:

16 RIMWOOD CIRCLE,
 VAUGHAN, ONTARIO,
 L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION

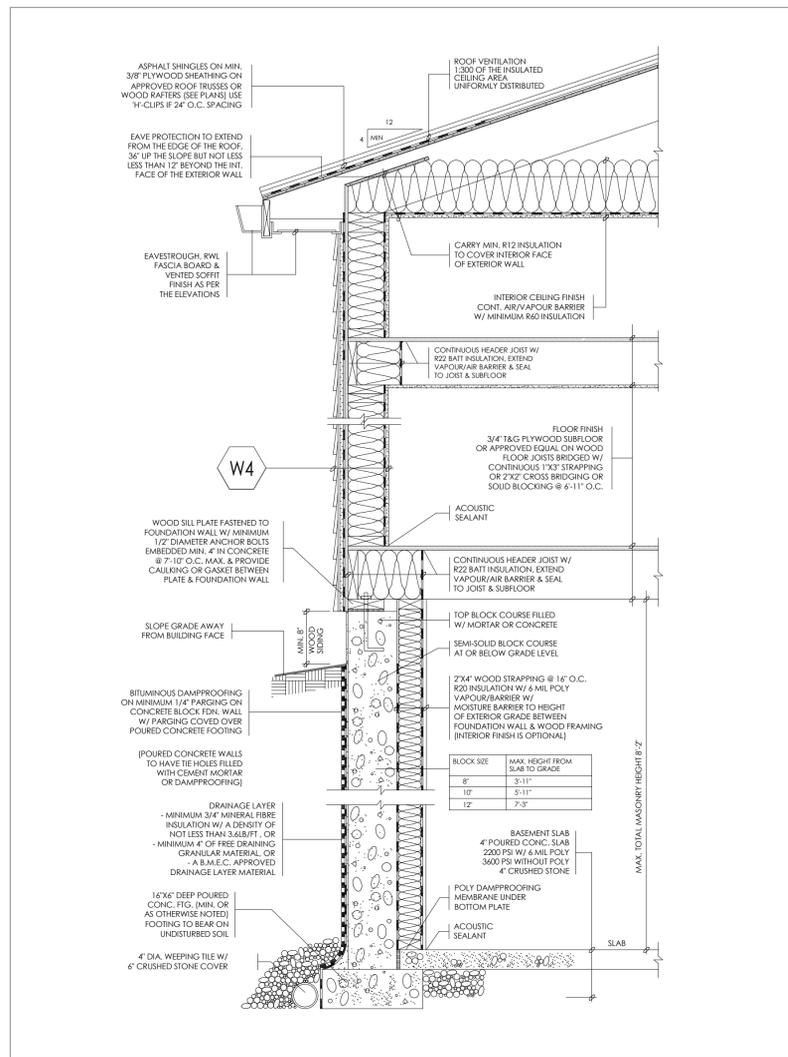
16 RIMWOOD CIRCLE,
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DATE SCALE

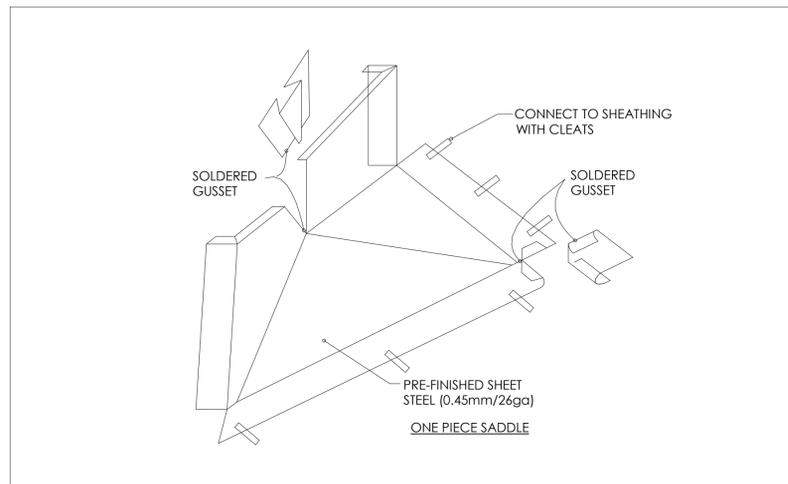
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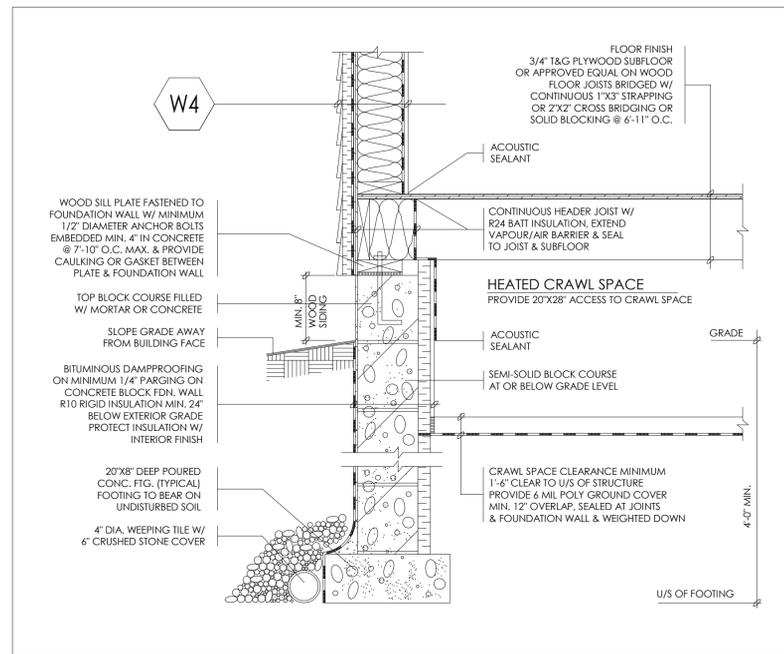
TYPICAL DETAILS



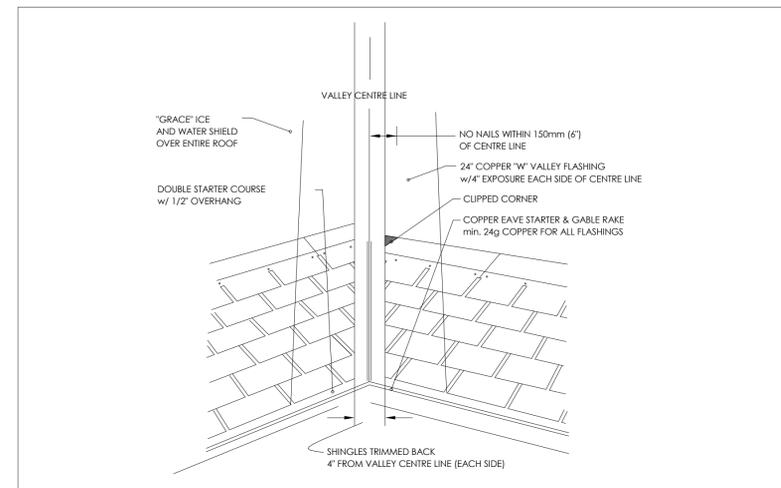
1 TYPICAL SIDING WALL SECTION



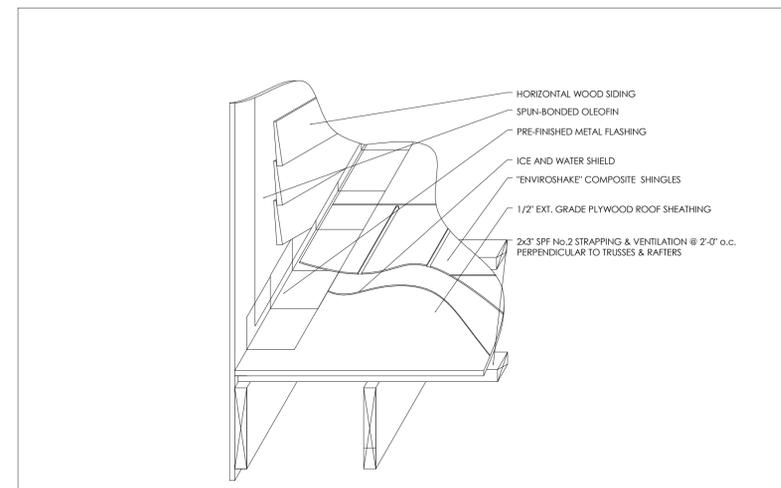
7 SADDLE DETAIL



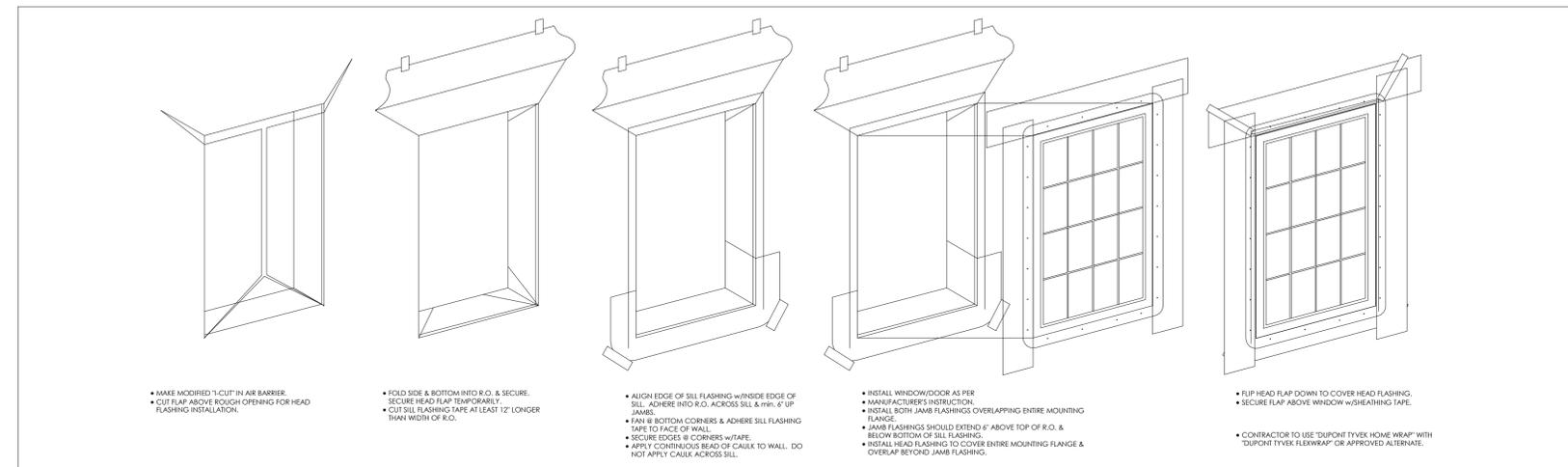
1 FOUNDATION WALL @ CRAWLSPACE



5 VALLEY ROOF DETAIL



4 ROOF AT WALL DETAIL



8 TYPICAL WINDOW FLASHING DETAIL

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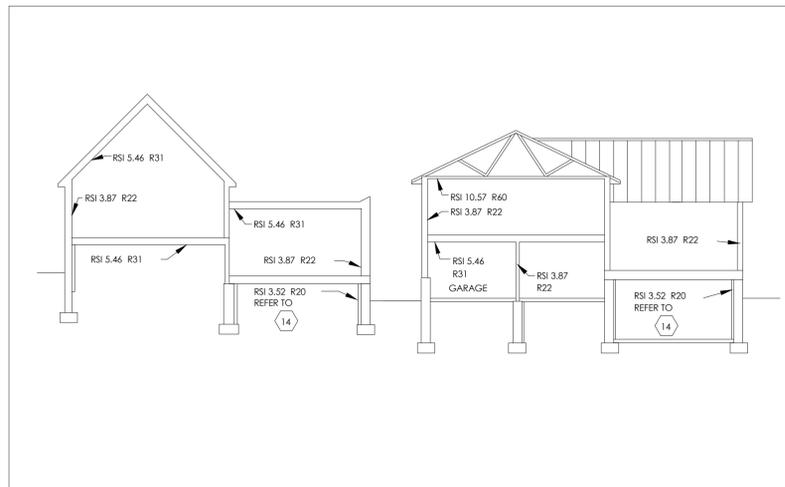
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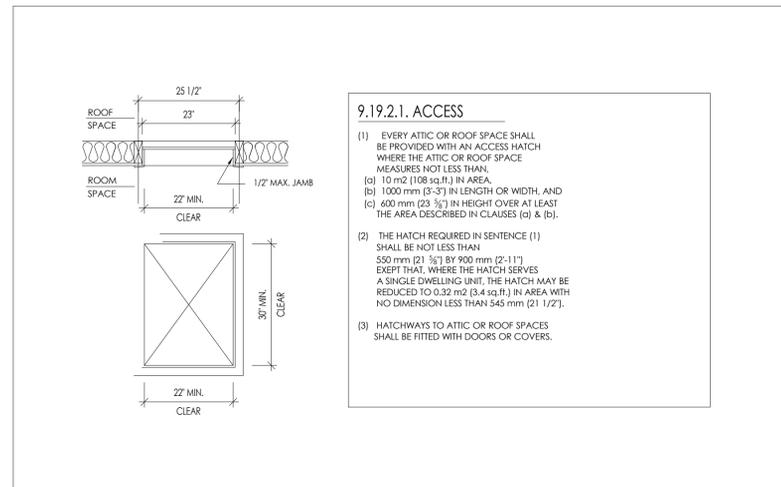
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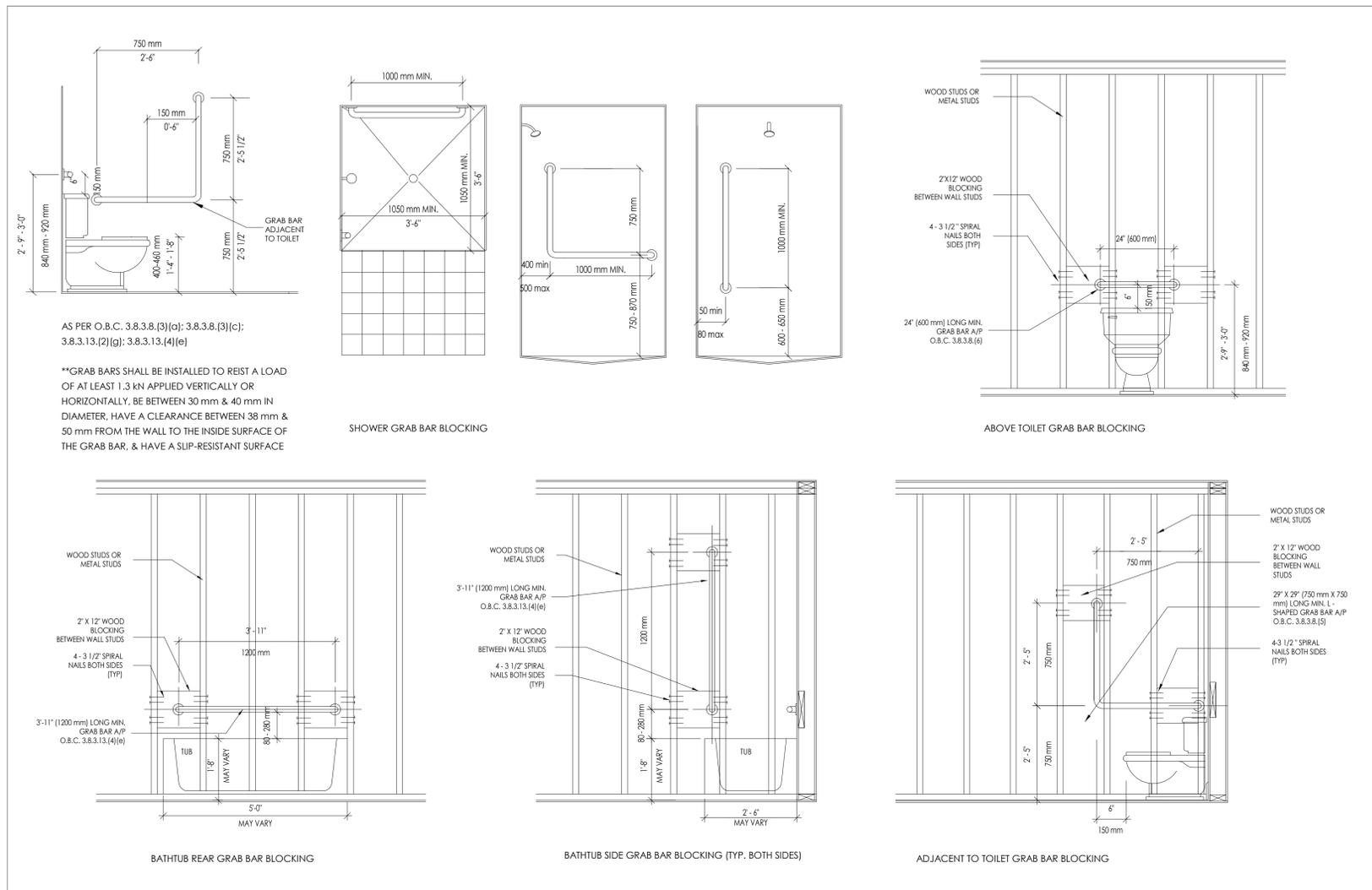
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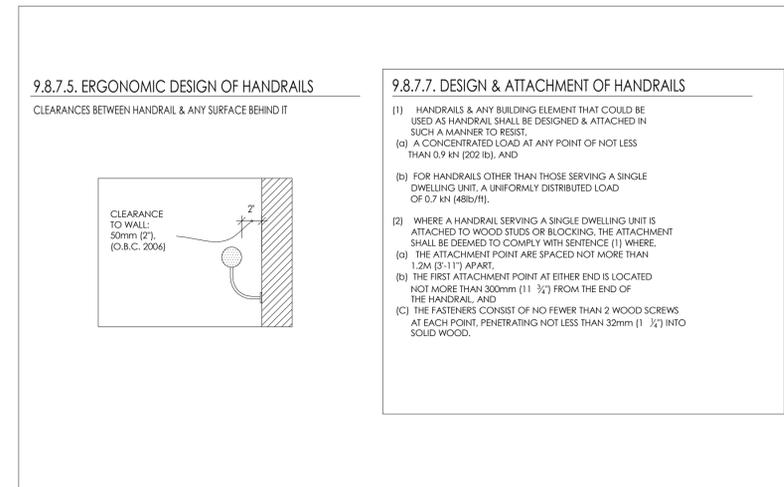
1 MIN. INSULATION VALUES



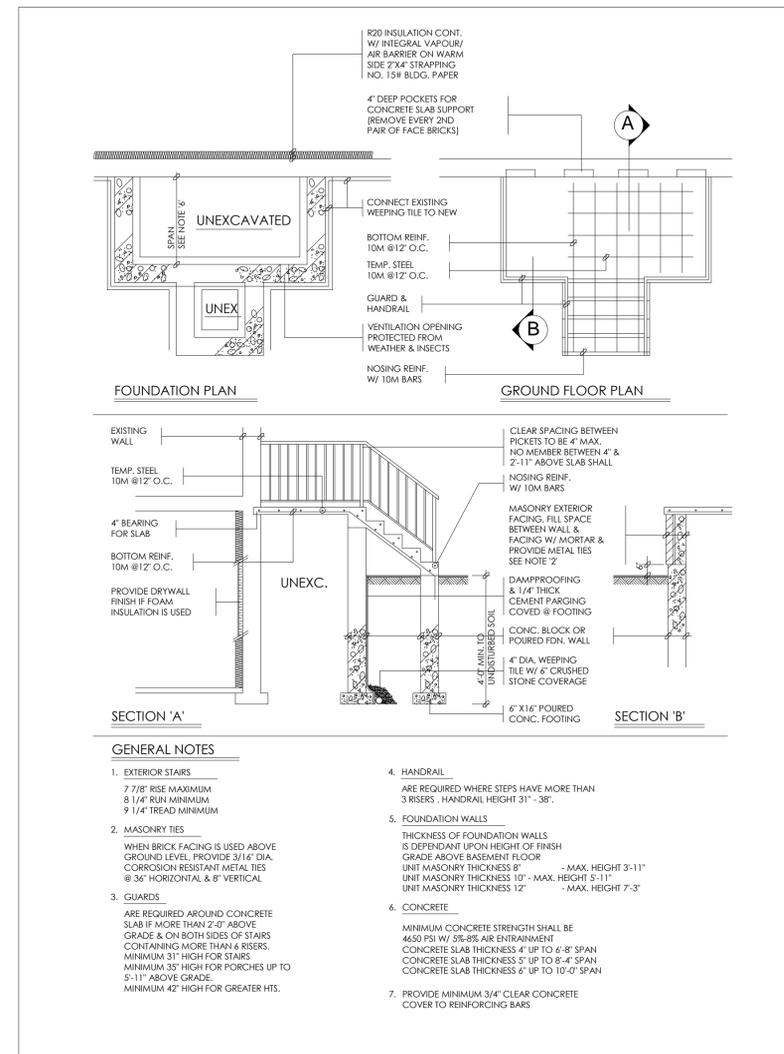
2 NEW ROOF ACCESS HATCH 21 5/8" BY JELDWIN



4 TYP. STUD REINFORCEMENT (MAIN BATHROOM)



3 DESIGN & ATTACHMENT OF HANDRAILS



5 CONC. PORCH DETAIL

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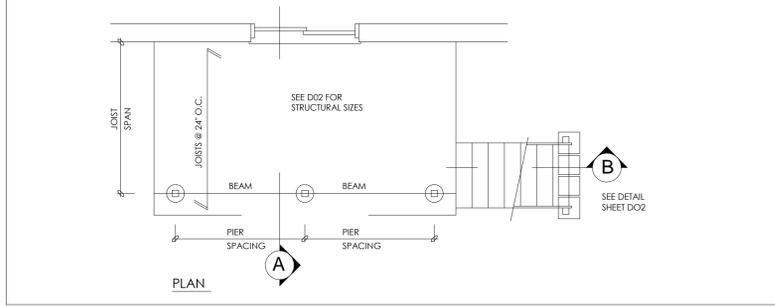
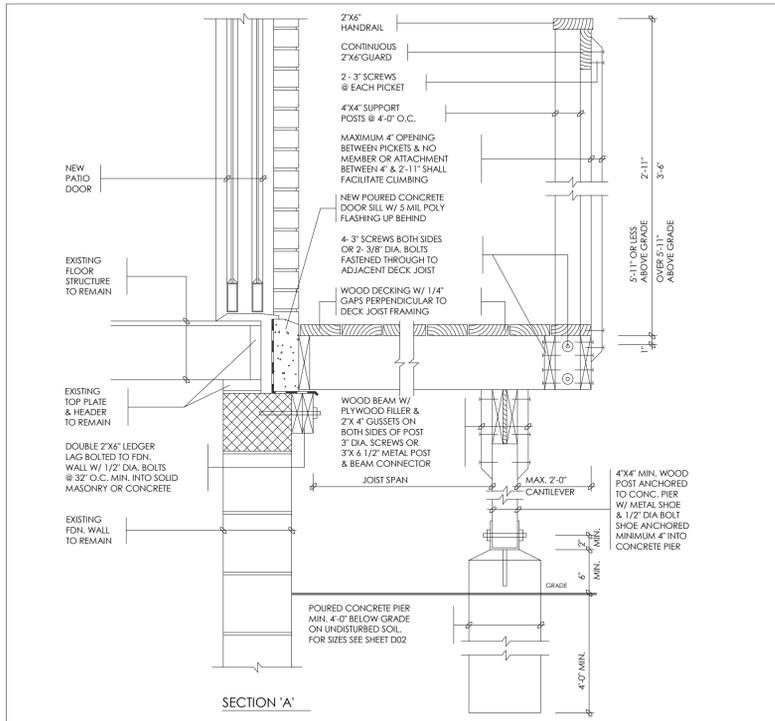
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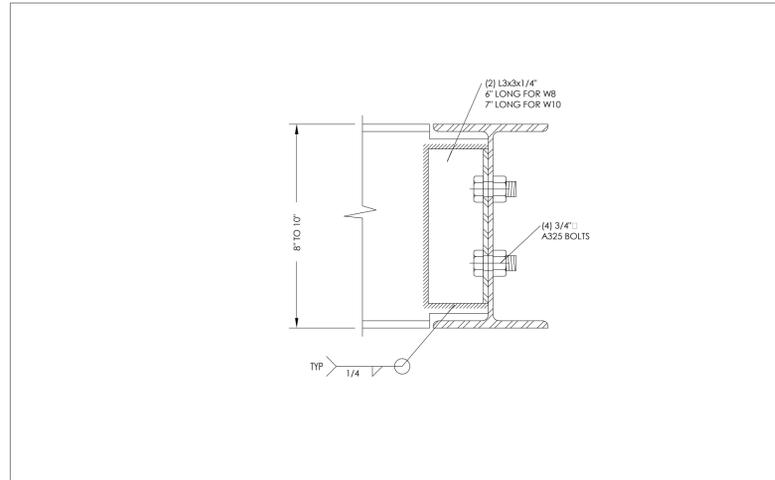
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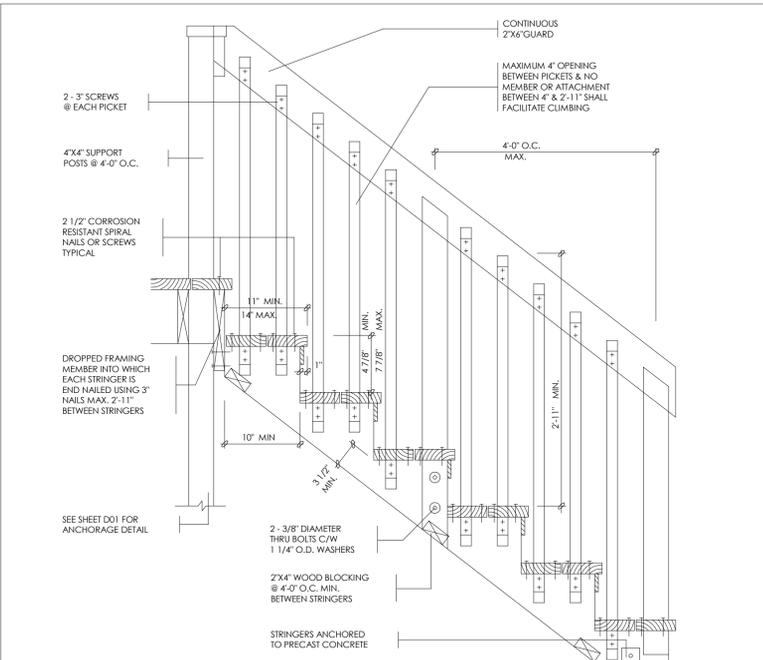
DATE	SCALE
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TITLE	DRAWING NO.
TYPICAL DETAILS	



2 TYPICAL WOOD DECK DETAIL



4 TYP. 8"/10" STEEL BEAM CONNECTION
N.T.S.



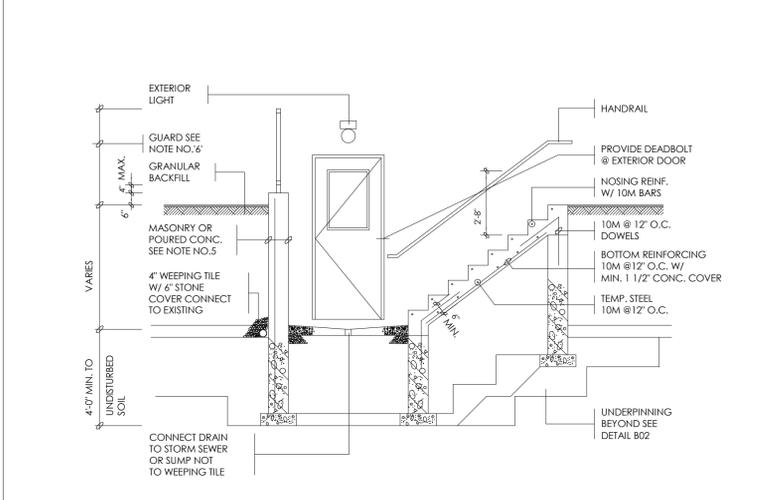
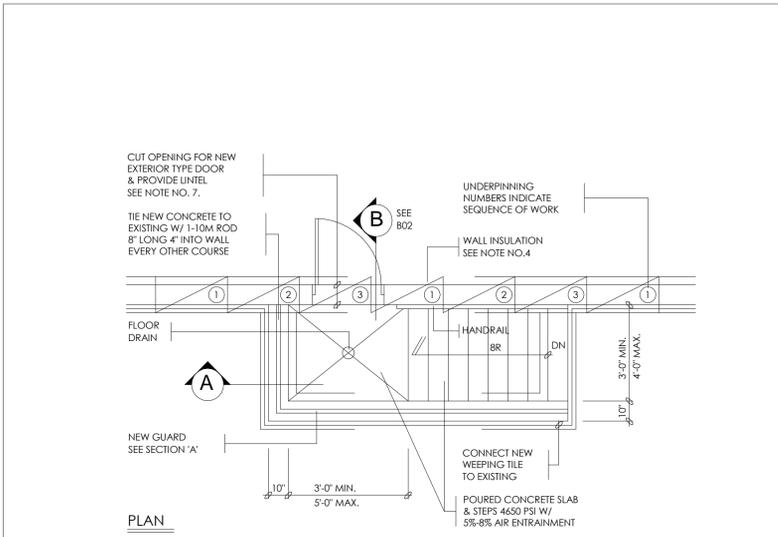
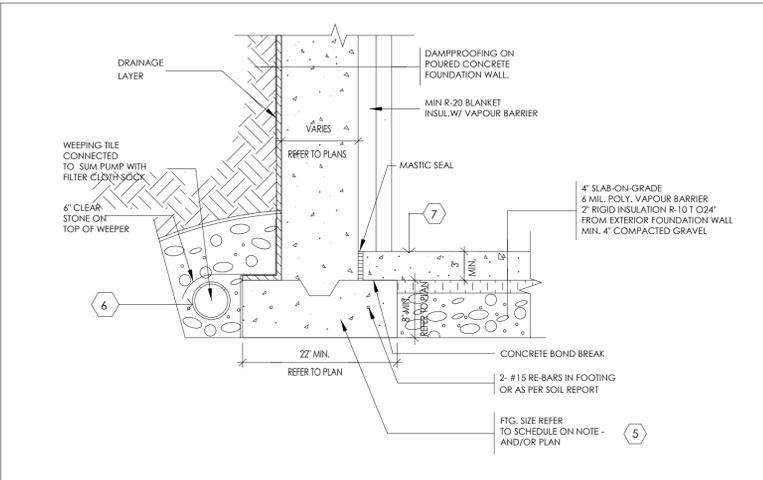
3 TYPICAL WOOD STAIR DETAIL

GENERAL NOTES

- SITE PLAN OR SURVEY IS REQUIRED SHOWING ALL LOT LINES & DIMENSIONS SIZE & LOCATION OF ALL EXISTING BUILDINGS, LOCATION & SIZE OF DECK
- LUMBER NO. 2 SPF OR BETTER, WOOD POSTS MIN. 4"x4" (SOLID), USE CORROSION RESISTANT SPIRAL NAILS OR SCREWS.
- DECK IS NOT PERMITTED TO BE SUPPORTED ON BRICK VENEER
- CONCRETE PIERS SHALL BEAR ON UNDISTURBED SOIL, THE BEARING CAPACITY OF THE SOIL SHALL BE DETERMINED PRIOR TO CONSTRUCTION
- PROVIDE A HANDRAIL 31"-38" HIGH ON STAIRS IF MORE THAN THREE RISERS, PROVIDE A GUARD ON BOTH SIDES IN ACCORDANCE W/ THE DETAIL ABOVE WHERE THE STAIR EXCEEDS 6 RISERS.

JOIST SPAN	PIER SPACING				BEAM SIZE				JOIST SIZE	
	4'	6'	8'	10'	4"	6"	8"	10"		
1500 PSF	6"	8"	10"	12"	14"	2x2x6	2x2x6	2x2x8	2x2x10	2x6
	8"	10"	12"	14"	16"	2x2x6	2x2x8	2x2x10	2x2x12	2x6
	10"	12"	14"	16"	18"	2x2x6	2x2x8	2x2x10	2x2x12	2x8
	12"	14"	16"	18"	20"	2x2x6	2x2x8	2x2x10	2x2x12	2x10
2500 PSF	6"	8"	10"	10"	10"	2x2x6	2x2x6	2x2x8	2x2x10	2x6
	8"	10"	10"	12"	12"	2x2x6	2x2x8	2x2x10	2x2x12	2x6
	10"	10"	12"	14"	14"	2x2x6	2x2x8	2x2x10	2x2x12	2x8
	12"	10"	12"	14"	14"	2x2x6	2x2x8	2x2x10	2x2x12	2x10
4000 PSF	6"	8"	8"	8"	8"	2x2x6	2x2x6	2x2x8	2x2x10	2x6
	8"	8"	8"	10"	10"	2x2x6	2x2x8	2x2x10	2x2x12	2x6
	10"	8"	8"	10"	12"	2x2x6	2x2x8	2x2x10	2x2x12	2x8
	12"	8"	10"	12"	12"	2x2x6	2x2x8	2x2x10	2x2x12	2x10

3 TYPICAL BSMT FOOTING & SLAB-ON- GRADE DETAIL



1 BASEMENT WALKOUT DETAIL

GENERAL NOTES

- FOOTINGS**
16"x 6" POURED CONC. FOOTING ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
- CONCRETE**
MINIMUM COMPRESSIVE STRENGTH OF 4650 PSI @ 28 DAYS W/ 5% TO 8% AIR ENTRAINMENT
- EXTERIOR STAIRS**
7/8" RISE MAXIMUM 8 1/4" RUN MINIMUM 9 1/4" TREAD MINIMUM 4 7/8" MINIMUM 14" MAXIMUM 14" MAXIMUM
- INSULATION**
MINIMUM R8 INSULATION & VAPOUR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL
- RETAINING WALL**
10" MASONRY OR POURED CONCRETE W/ NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 3'-11" PROVIDE 15M VERTICAL REINFORCEMENT @ 16" O.C. FOR WALL HEIGHTS TO 7'-0"
- GUARDS**
3'-6" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11"; 2'-11" FOR LESSER HEIGHTS, MAXIMUM 4" BETWEEN VERTICAL PICKETS
- LINTELS**
1. SOLID MASONRY: 2- 3 1/2"x3 1/2"x1/4" ANGLES
2. BRICK VENEER: 1- 3 1/2"x3 1/2"x1/4" L + 2-2x8
3. WOOD FRAME/SIDING: 2-2x8

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DATE 2024 03 21 REISSUED FOR COA
NO. DESCRIPTION

CONSULTANT:
DA DESIGN INC.
1185 Queensway East
Suite 3A
Mississauga, Ontario
L4Y 0G4
647 242 0164
dan@dadesigninc.ca

ENGINEER'S STAMP:

HVAC CONSULTANT: STRUCTURAL CONSULTANT:

OWNER CONTACT INFORMATION:
16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

PROJECT:
INTERIOR RENOVATION & ADDITION
16 RIMWOOD CIRCLE,
VAUGHAN, ONTARIO,
L4L 8L2

DATE SCALE
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TITLE DRAWING NO.

TYPICAL DETAILS
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