

PART 1:  
PLAN OF LOT 1  
REGISTERED PLAN 65M-2138  
CITY OF VAUGHAN  
(REGIONAL MUNICIPALITY OF YORK)

SCALE = 1 : 300

RECEIVED  
By RECEIVED at 4:01 pm, Apr 22, 2021

A157/20

PART 1.  
PLAN 65R-13495

PIN 03342 -0143 (LT)

BLOCK A, REGISTERED PLAN M-1731  
PIN 03342 - 0141 (LT)

NOTE: EXISTING GRADES  
TO REMAIN AS IS

..... 26.9 MASL CONTOUR LINE  
TOP OF BANK.



SITE PLAN SCALE 1:300

SITE STATISTICS

LEGAL DESCRIPTION PART 1 PLAN OF LOT 1 REGISTERED PLAN 65M-2138

ZONING	R	EXISTING	PROPOSED
REQUIREMENT	PERMITTED		
LOT AREA		6,321.40m <sup>2</sup>	NO CHANGE
OS5 PORTION		2,996.64m <sup>2</sup>	NO CHANGE
NET LOT AREA		3,324.754m <sup>2</sup>	NO CHANGE
MAXIMUM LOT COVERAGE	10% = 332.476m <sup>2</sup>	339.00m <sup>2</sup> = 11%	375.04m <sup>2</sup> = 12%
HEIGHT	9.5m	9.5m	NO CHANGE
NORTH SETBACK REAR	15.00m	15.12m	NO CHANGE
EAST SETBACK EXT. SIDE	9.00m	22.92m	NO CHANGE
SOUTH SETBACK FRONT	15.00m	1.10m	12.80m
WEST SETBACK SIDE	9.00m	14.40m	12.00m
EXISTING GARDEN SHED	10.00m <sup>2</sup>	7.45m <sup>2</sup>	
EXISTING ACCESSORY BLDG. CAPARUNA 4400m <sup>2</sup>	HEIGHT 4.5m	5.0m HEIGHT	NO CHANGE
FIRST FLOOR AREA		295.00m <sup>2</sup>	331.04m <sup>2</sup>
SECOND FLOOR AREA		164.00m <sup>2</sup>	164.00m <sup>2</sup>
GROSS FLOOR AREA		459.00m <sup>2</sup>	495.04m <sup>2</sup>

#### PERMA-WOOD™ STANDARD SPECIFICATIONS

- A. CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS OR OMISSIONS TO PERMA-WOOD™ BEFORE WORK COMMENCES.
- B. ALL CONNECTIONS ARE GLUED AND SCREWED.
- C. ALL DRAWINGS AND SPECIFICATIONS TO REMAIN THE PROPERTY OF PERMA-WOOD™.
- D. ALL RAFTERS TO BE CEDAR SELECT STRUCTURAL.
- E. 7/8" CEDAR RANDOM LENGTHS FOR CLADDING.
- F. ALL SPRUCE IN NO. 2 UNLESS OTHERWISE NOTED.
- G. ALL GLASS DESIGNED IN CONFORMANCE WITH CAN/CSG-12.20 M. STRUCTURAL DESIGN OF GLASS FOR BUILDINGS.
- H. DO NOT SCALE DRAWINGS.
1. **GLASS ROOF**  
Ext. Finish = 210 LB. Asphalt shingles, eaves protection, 3/8" sheathing, 2" x 4" @ 16" o.c., rafters max. span 9'-3" 2" x 6" @ 18" o.c., rafters max. span 14'-7", new attic space vented to existing attic  
1. o.t.  
units 5mm annealed 216.5mm laminated 1/8" x cedar select Rafters @ 16" o.c.  
3/4" x 2 1/4" glass stops.
2. **GLASS WALL**  
Ext. Finish = Alum. Clad.  
1/4" x 3" exterior glass stops o/t annealed units  
Glass Type Low E 366 ARGON Gas  
2" x 1/2" cedar load bearing studs @ 16" o.c.  
3/4" x 1" cedar stops 2" x 2" cedar top plates.  
x cedar sill with drip edge.
3. **KNEEWALL** "High/SOLID WALL"  
Ext. Finish = R5 RIGID 1/2" R5 C/I  
2" x 6" SPF No. 2 @ 16" o/c R Batt insulation  
Rigid Poly ISO R 6mm Poly V.B.  
Int. Finish = 6mm Poly ISO R
4. **FLOOR**  
5/8" T & G Plywood, 6mm Poly V.B. on warm side.  
R Batt insulation, Rigid Poly ISO R  
2" x 1/2" cedar joists @ 16" o.c.  
3/8" waferboard sheathing on underside.
5. **PIER FOUNDATION**  
2" x 4" built up wood beams with metal anchor in 4" diameter concrete piers  
Max. 4ft. below grade @ 16" o.c.
6. **Cathedral Ceiling**  
210 lb. Asphalt shingles, eaves protection, 7/16" sheathing, 2"x2" @ 16" o.c. 90° to framing, 2"x12" rafters @ 12" o.c., R3.2 Batt Insulation, Rigid Poly ISO R 6mm Poly V.B. on warm side.  
Int. Finish = 3/4" T & G PINE.
7. **FLAT ROOF** EPDM ROOFING  
Perimeter flashing min. slope 1:50, 5/8" T&G plywood sheathing, 2"x2" @ 16" o.c. 90° to framing, 2"x12" Rafters @ 12" o.c., R Batt insulation, Rigid Poly ISO R 6mm Poly V.B. on warm side.  
Int. Finish =
8. **SLOPED ROOF**  
210 LB. Asphalt shingles, eaves protection, 3/8" sheathing, 2" x 4" @ 16" o.c., rafters max. span 9'-3" 2" x 6" @ 18" o.c., rafters max. span 14'-7", new attic space vented to existing attic
9. **CONCRETE SLAB FLOOR**  
5" concrete floor slab 6" x 6", 6/6 wire mesh, 6mm Poly V.B. on warm side. 2" R10 rigid insulation, 5" crushed stone
10. **BLOCK FOUNDATION WALL**  
Dampproofing, parging on 3" concrete block, insulation,
11. **FOOTING FOR EXTERIOR WALL**  
8" x 20" concrete footing, 2200 psi set on undisturbed 25% soil @ maximum 4ft. below grade. Assumed bearing capacity of 3000 p.s.f.
12. **WEeping TILE**  
4" diameter plastic weeping tile laid in crushed rock, minimum 6" cover, connected to existing if possible
13. **STONE VENEER WALL/KNEEWALL** "High 4" face  
R5 RIGID 1/2" R5 C/I sheathing, 2" x 6" studs @ 16" o.c. R20 Batt insulation, rigid Poly ISO R  
Int. Finish 1/2" DRYWALL
14. **ALL STAIRS**  
Max. Rise 7-7/8", Min. Rise 5"  
Min. Tread 9-1/4", Max. Tread 14"  
Guards 42" high where distance from grade to deck exceeds 5'-11", guards 35" for lesser heights. Maximum 4" between vertical pickets
15. **FOUNDATION WALLS**  
Shall have continuous 2" x 4" sill plate in full mortar bed or caulked. Sill plate to be anchored with not less than 1/2" x 12" anchor bolts @ 7'-10" o.c.
16. **STEPFOOTINGS**  
Max. vert. rise of 23-5/8" for firm soil, 15% for sand/gravel; min. horizontal distance 23-5/8" between risers
- STEEL LINTEL BRICK VENEER**  
L1-3/2" x 3/2" x 1/4" (8'-0" max)  
L2-4" x 3/2" x 1/4" (8'-9" max)  
L3-5" x 3/2" x 1/4" (10'-10" max)  
L4-5" x 3/2" x 3/8" (11'-5" max)

#### CONSTRUCTION NOTES

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.

##### LUMBER

- ALL LUMBER SHALL BE SPRUCE No. 2 GRADE UNLESS OTHERWISE NOTED
- STUDS SHALL BE STUD GRADE SPRUCE, UNLESS OTHERWISE NOTED.
- LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS OTHERWISE NOTED.
- LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDED TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED BY TRUSS MANUFACTURER.
- L.V.L. BEAMS SHALL BE 2.0E SP MICRO-LAM L.V.L. OR EQUIVALENT NAIL EACH PLY OF L.V.L. WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300MM (12") O.C. STAGGERED IN 2 ROWS FOR 184mm, 235mm & 288mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED 3 ROWS FOR GREATER DEPTHS.
- JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILD-UP WOOD MEMBERS. INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

##### STEEL

- STRUCTURAL STEEL SHALL CONFORM TO CAN 3-G40-21 GRADE 300W HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN 3-G40-12 GRADE 350W CLASS "H"
- REINFORCING STEEL SHALL CONFORM TO CSA-C30.1 Fy=60ksi

##### GLASS

ALL GLASS DESIGNED IN CONFORMANCE WITH CAN/CSG-12.20-m STRUCTURAL DESIGN OF GLASS FOR BUILDINGS.

#### NOTES:

- To DO LIST 3/2/21
- MUSKOKA ROOM / GREAT ROOM STAIN COLOUR x 3
  - SAME STAIN ON MUSKOKA ROOM WINDOW & DOOR TREATMENT
  - CHIMNEY BOX DETAIL BEYOND ROOF LINE / T.B.C.
  - CABLE END CROSS SECTION TO FOLLOW
  - CUTTING BRCS. RE TIMBER FRAME SKINS MUSKOKA ROOM
  - CONFIRM A/C UNIT TYPE & LOCATION
  - RADIANT HEATED FLOOR - NEW BOILER REQ.?
  - REPLACE MANTLE T.B.C. vs T.V. TREATMENT
  - HOUSE SIDE LAVERA? / MUSKOKA RM. SIDE STONE
  - REAR WALL FINISH ABOVE GREAT ROOM ENTRY DOORS
  - SOLID CEILING FINISH M.R. DRYWALL vs.?
  - INTERIOR PAINT COLOUR M. ROOM.
  - CEILING =
  - R WALL =
  - BK WALL =
  - H.V.A.C. CALCS. RE HEAT LOSS / GAIN
  - FINISHED FLOORING T.B.C. ON HYDRONIC FLOOR BELOW
  - CONFIRM NED SOFFIT / FASCIA / RAINWARE COLOUR

FOLD AWAY DOOR ALL FOLDING NO HAND DOOR  
CEILING FINISH 3/4" T & G PINE T.B.C.

PAINTING BY: P.W.  
FRAME (INT): STAINED (EXT): ALUM. CLAD IRON ORE  
DRYWALL (WALL): T.B.C. CEILING: T.B.C.

HEATING BY: P.W. DRYWALL BY: P.W.  
ELECT BY: P.W.

#### DOORS

6 PANEL BI-FOLDING APPROX 14'-6" W X 6'-0" H  
EXT. IRON ORE ALUM. INT. STAINED TO MATCH M.R.

CLW RETRACTABLE SCREEN BY VISTAVIEW BRONZE / SIDE

#### OPERATING WINDOWS

7- CASEMENTS  
1- FIXED SASH  
2- NO SASHED  
EXT. IRON ORE. INT. STAINED TO MATCH  
MULTI POINT LOCKS, OIL RUBBED BRONZE HARDWARE

CLW RETRACTABLE SCREEN BY WIZARDS SCREENS

#### ALUMINUM COLOURS

FLASHING: FASCIA: T.B.C.  
EAVES: T.B.C. IRON ORE SOFFIT: T.B.C.

#### SOLARIUM FINISHES

EXT. ROOF: SHINGLES TO MATCH HOUSE  
INT. ROOF: STAINED BEAMS COLOUR T.B.C.  
EXT. WALL: ALUM. CLAD IRON ORE (GENTLEK)  
INT. WALL: STAINED  
TRIM PROFILE: EASED EDGE  
DOOR GLASS: TO MATCH ALL HOUSE WINDOWS LEPAGE  
ROOF GLASS: N/A  
WALL GLASS: LOW E 366 (SOFT COAT) ARGON FILLED

Stamp



THE INFORMATION HEREIN IS APPROVED AND IS RELEASED FOR FABRICATION

DATED THIS DAY OF 20

PER:

##### Revisions

No.	Date	By
14	2/1/21	UK
15	3/1/21	UK
16	3/1/21	UK
17	4/22/21	UK

Prepared For:

HOWIE & DEBBIE FLEISHER  
20 SILVER FOX PLACE VAUGHAN

Res.

Drawing No. 97820F A-1 Drawing By W.J.R. Scale AS NOTED Date MAY 4 2020