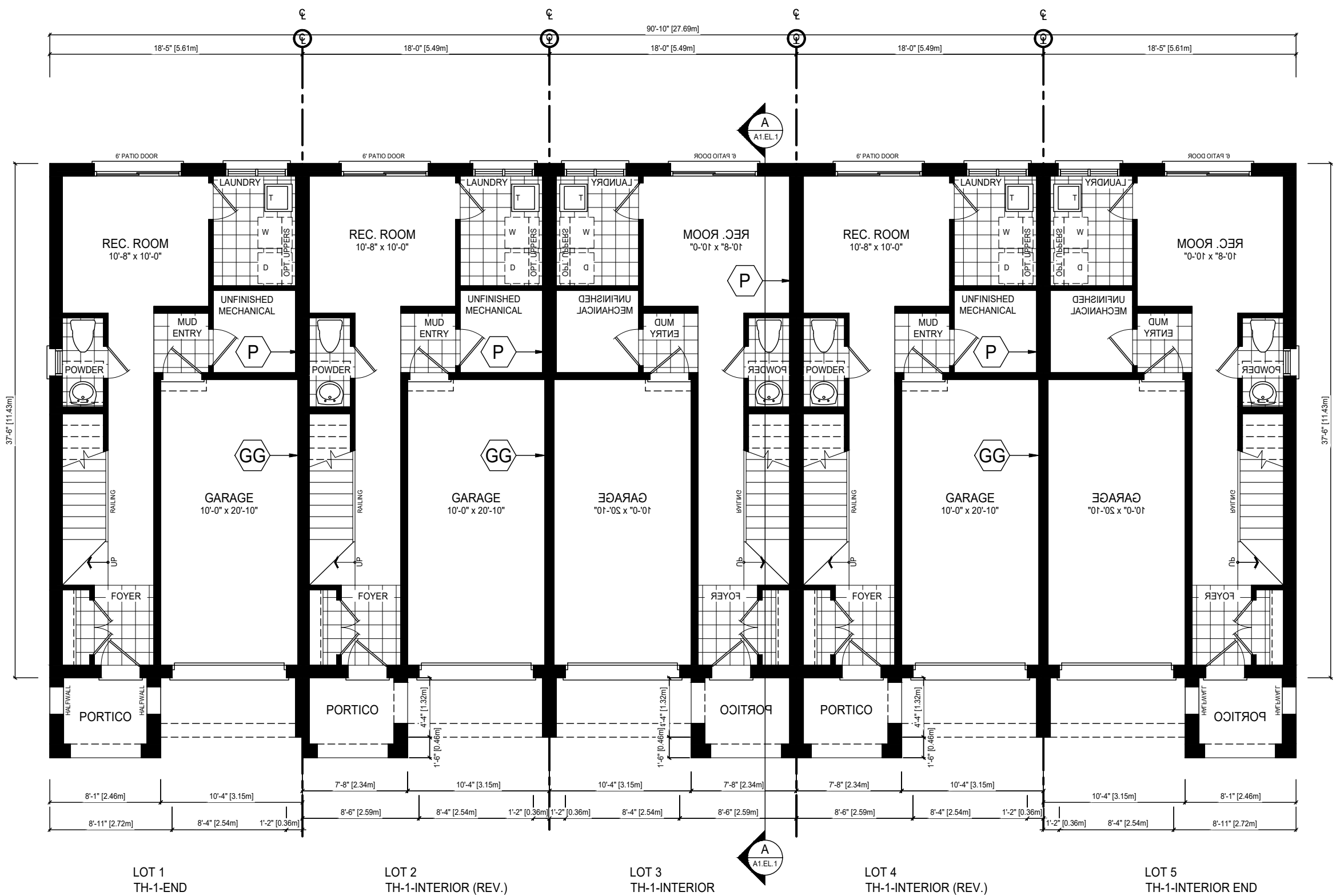
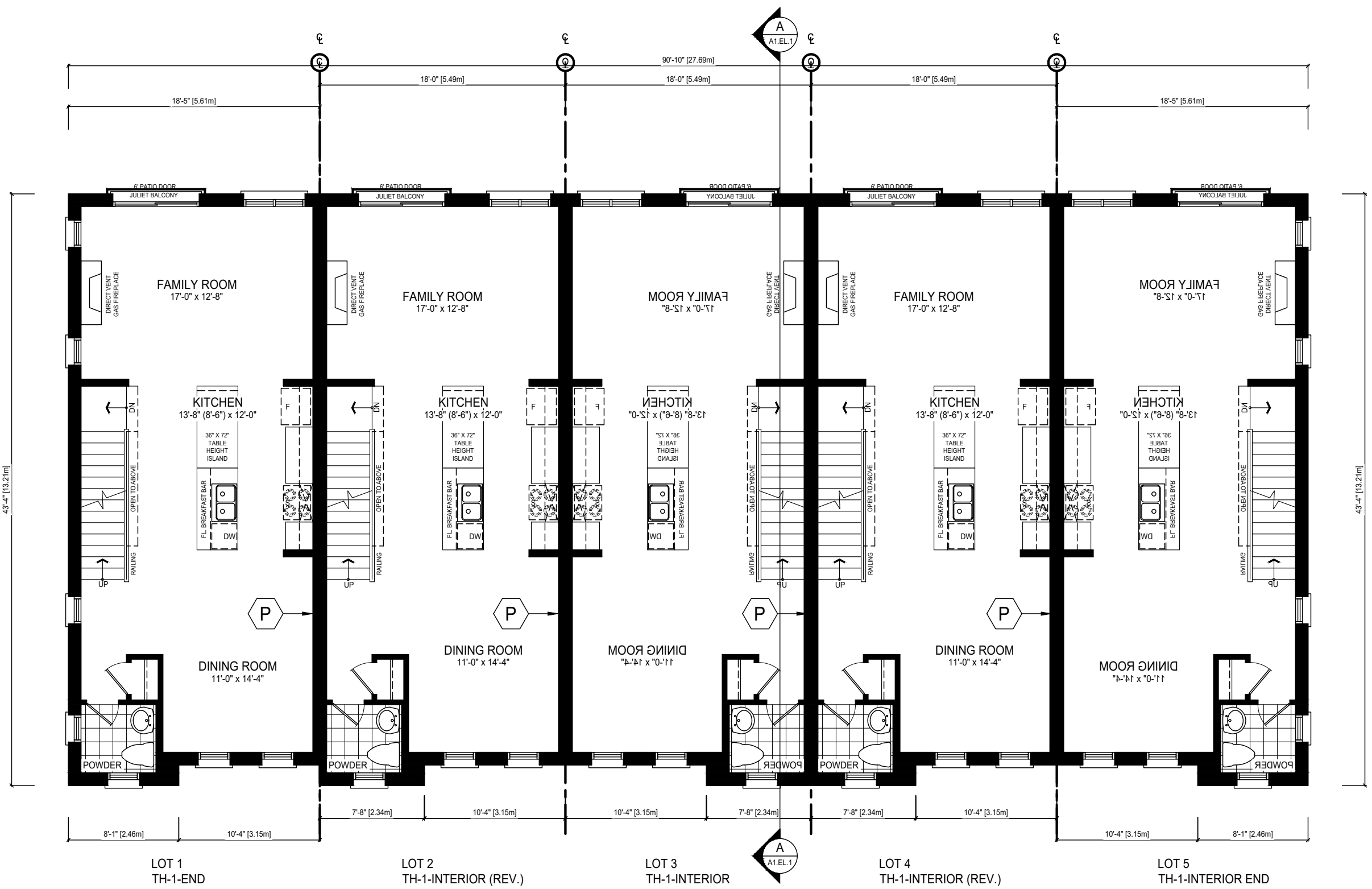


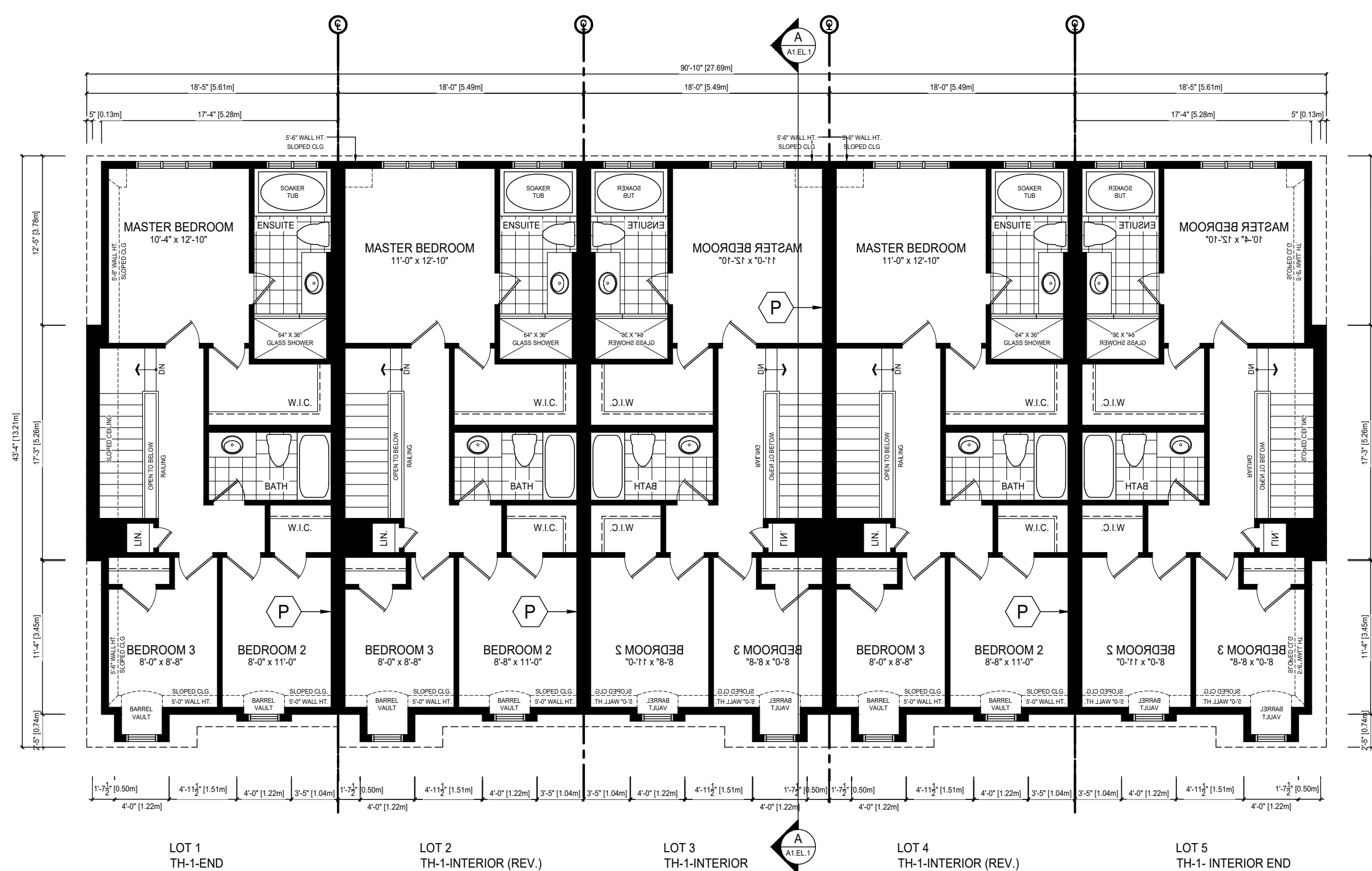
FOUNDATION PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

COLOUR PACKAGE

PARTY WALL CONSTRUCTION NOTES

ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE (OBC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS GIVEN FIRST IN IMPERIAL, FOLLOWED BY METRIC IN BRACKETS.

TYPICAL PARTY WALL CONSTRUCTION

ROOF FRAMING MUST BEAR ON PARTY WALL AND BE INDEPENDENT OF ADJACENT FRAMING. ALL GYPSUM SHEATHING JOINTS TO BE TAPED & SEALED. STUDS, JOIST, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL. ALL ELECTRICAL BOXES MUST BE SELF-SEALED.

DOUBLE STUD PARTY WALL (W/PC, O.B.C. 2012)

5/8" (16mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED (BOTH SIDES). 2" x 4" (50mmx100mm) SPS2 WOOD STUD @ 16" O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE. 1" AIR SPACE BETWEEN STUD WALLS. 1/2" POLY ARMAPOUR BARRIER ON BOTH SIDES. 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE. 4 MIL POLY ARMAPOUR BARRIER ON BOTH SIDES. TAPES FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.

EXTERIOR SING PARTY WALL

WIND SOING HORIZONTAL, VERTICAL, SHAKE OR SCALLOP. AS PER OBC 3.14.12.3. 4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE. 1" (25mm) EXTERIOR SHEATHING IN R.S. (PSI 8.8) W/ ALL BUTT JOINTS TAPED. PROVIDE 1/2" (20mm) STRAPPING @ 12" O.C. HORIZONTALLY UNDER SHEATHING FOR VERTICAL SOING ONLY. 5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED). 3/8" EXTERIOR GRADE SHEATHING. 2"x4" (50mm x 100mm) STUD @ 16" (400mm) O.C. 1/2" ONE SIDE OF STUD CAVITY WITH BATT INSULATION. PROVIDE 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE. 4 MIL POLY ARMAPOUR BARRIER. 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

EXTERIOR SING PARTY WALL & GARAGE

WIND SOING HORIZONTAL, VERTICAL, SHAKE OR SCALLOP. AS PER OBC 3.14.12.3. 4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE. 1" (25mm) EXTERIOR SHEATHING IN R.S. (PSI 8.8) W/ ALL BUTT JOINTS TAPED. PROVIDE 1/2" (20mm) STRAPPING @ 12" O.C. HORIZONTALLY UNDER SHEATHING FOR VERTICAL SOING ONLY. 5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED). 3/8" EXTERIOR GRADE SHEATHING. 2"x4" (50mm x 100mm) STUD @ 16" (400mm) O.C. 1/2" ONE SIDE OF STUD CAVITY WITH BATT INSULATION. PROVIDE 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE. 4 MIL POLY ARMAPOUR BARRIER. 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

EXT. BRICK / STONE VENEER PARTY WALL

3/4" (19mm) OR 4" (100mm) FACE BRICK. PROVIDE WEEP HOLES @ 2' (600mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS. 4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE. 1" (25mm) AIR SPACE. GALV. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C. 1" (25mm) EXTERIOR SHEATHING IN R.S. (PSI 8.8) W/ ALL BUTT JOINTS TAPED. 5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED). 3/8" EXTERIOR GRADE SHEATHING. 2"x4" (50mm x 100mm) STUD @ 16" (400mm) O.C. 1/2" ONE SIDE OF STUD CAVITY WITH BATT INSULATION. PROVIDE 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE. 4 MIL POLY ARMAPOUR BARRIER. 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

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DBL. STUD PARTY WALL GARAGE TO HOUSE

5/8" (16mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE. 2" x 4" (50mmx100mm) SPS2 WOOD STUD @ 16" O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE. 1" AIR SPACE BETWEEN STUD WALLS. 1/2" POLY ARMAPOUR BARRIER ON HOUSE SIDE. 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE. TAPES FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE. 4 MIL POLY ARMAPOUR BARRIER ON BOTH SIDES.

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REVISIONS

1 ISSUED FOR SPA SUBMISSION #1  
2 REVISED PER SPA COMMENTS  
3 ISSUED FOR SPA SUBMISSION

DATE: JAN. 28/20  
MAY. 11/20  
MAY. 30/20

BY: NP  
PS  
KR

10316 KEELE STREET  
CITY OF VAUGHAN

Block #

BLOCK 1

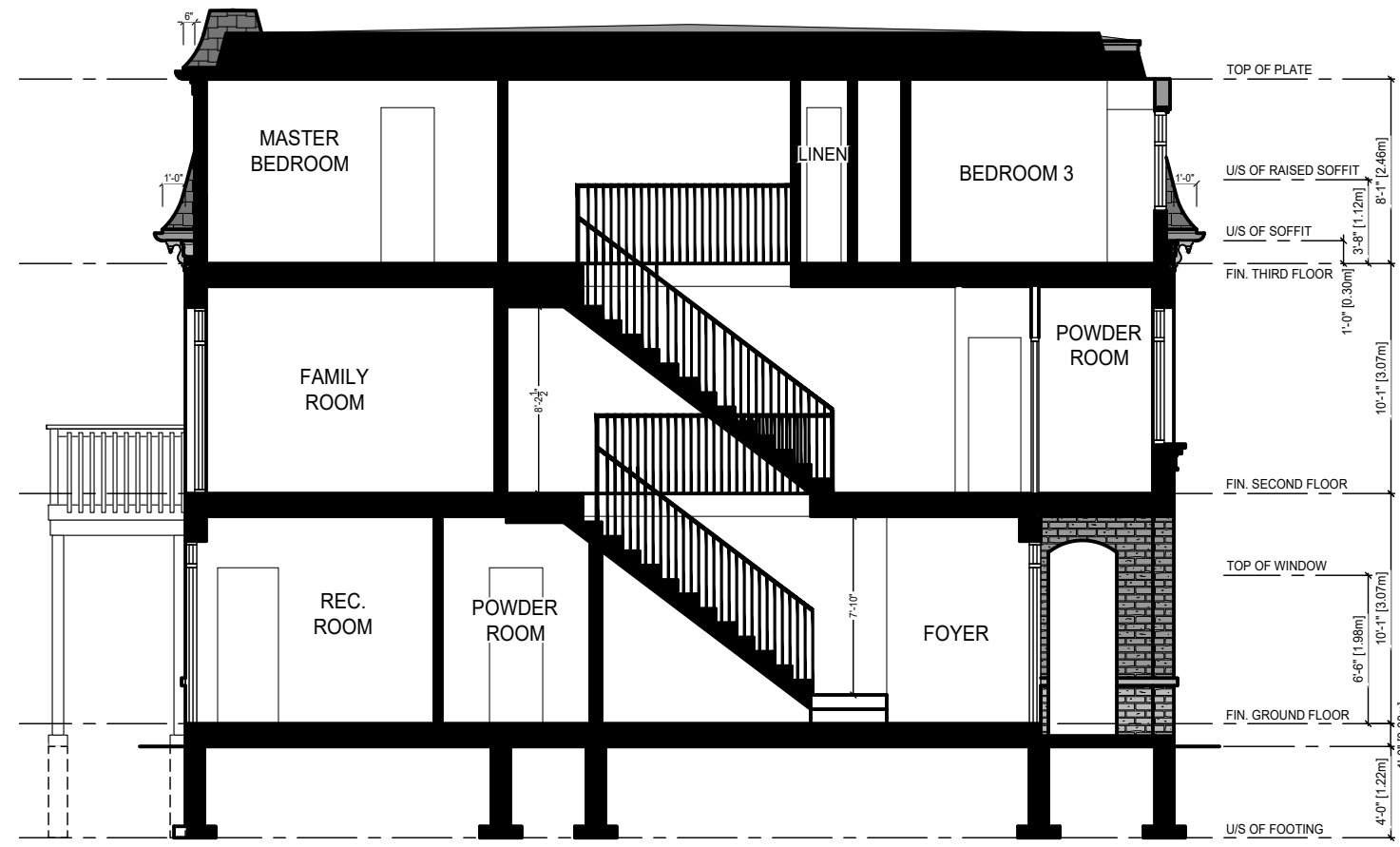
FLOOR PLANS

19-15

1/8" = 1'0"

A1.FP.1





CROSS SECTION

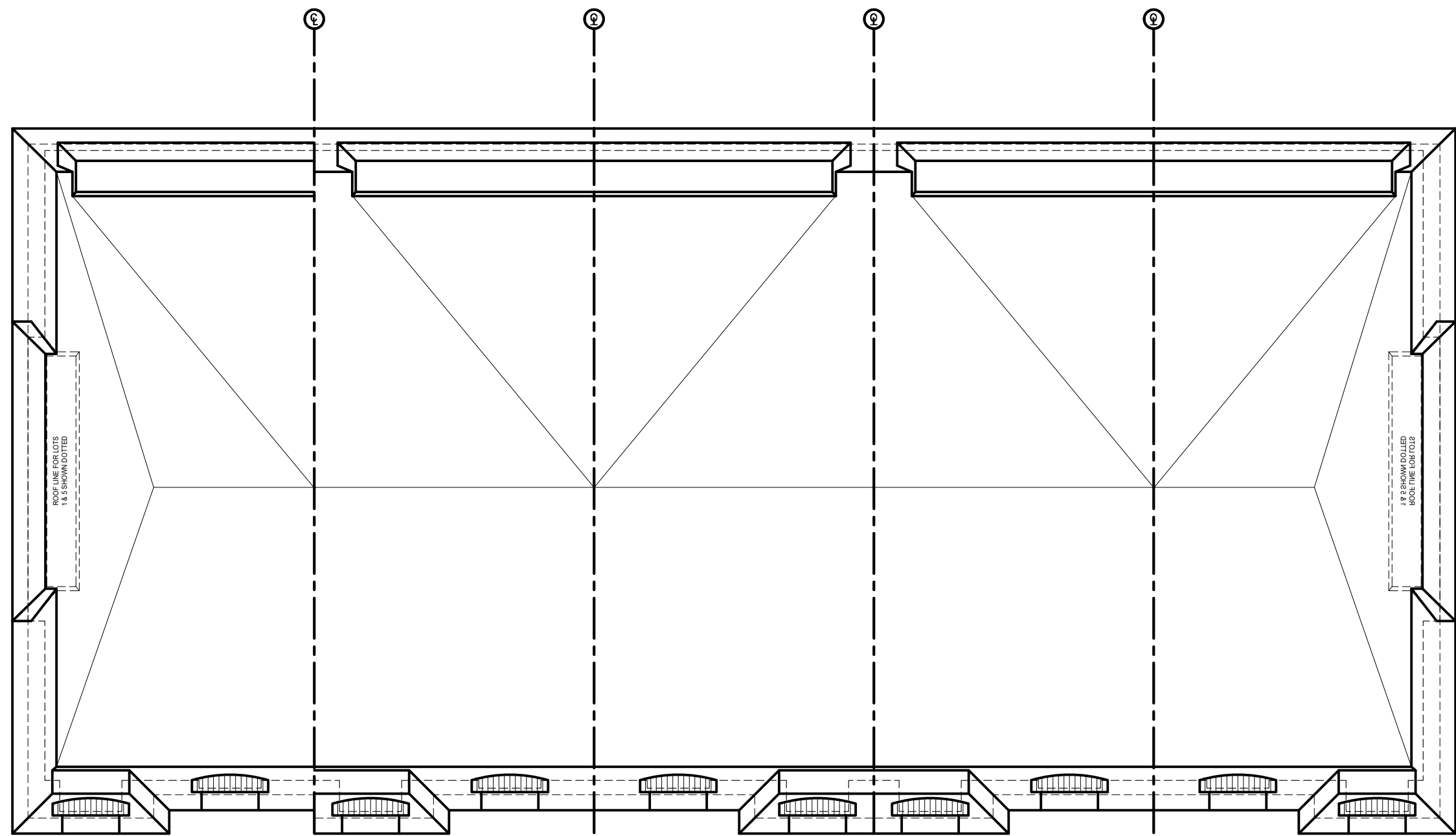
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	UNIT #	GROUND FLOOR AREA (SQ. M.)	SECOND FLOOR AREA (SQ. M.)	UPPER FLOOR AREA (SQ. M.)
	1	34.47	72.74	67.63
	2	33.45	71.07	68.66
	3	33.45	71.07	68.66
	4	33.45	71.07	68.66
	5	34.47	72.74	67.63
	TOTAL			869.22
341.24	FIREWALL NOT REQ'D			

GLAZING CALCULATION CHART BLOCK 1	
GRADE TO SECOND FLOOR	11.68 ft
SECOND FLOOR TO THIRD FLOOR	10.58 ft
THIRD FLOOR TO TOP OF PLATE	8.08 ft
GROUND FLOOR PERIMETER	387.50 ft
SECOND FLOOR PERIMETER	277.35 ft
THIRD FLOOR PERIMETER	287.67 ft
TOTAL WALL AREA	9415.33 sq. ft
GLAZING FRONT ELEVATION	281.50 sq. ft
GLAZING LEFT SIDE ELEVATION	9.90 sq. ft
GLAZING RIGHT SIDE ELEVATION	9.90 sq. ft
GLAZING REAR ELEVATION	911.15 sq. ft
TOTAL GLAZING AREA	1203.45 sq. ft
ALLOWABLE GLAZING AREA	17.7%
GLAZING AREA	13.71%

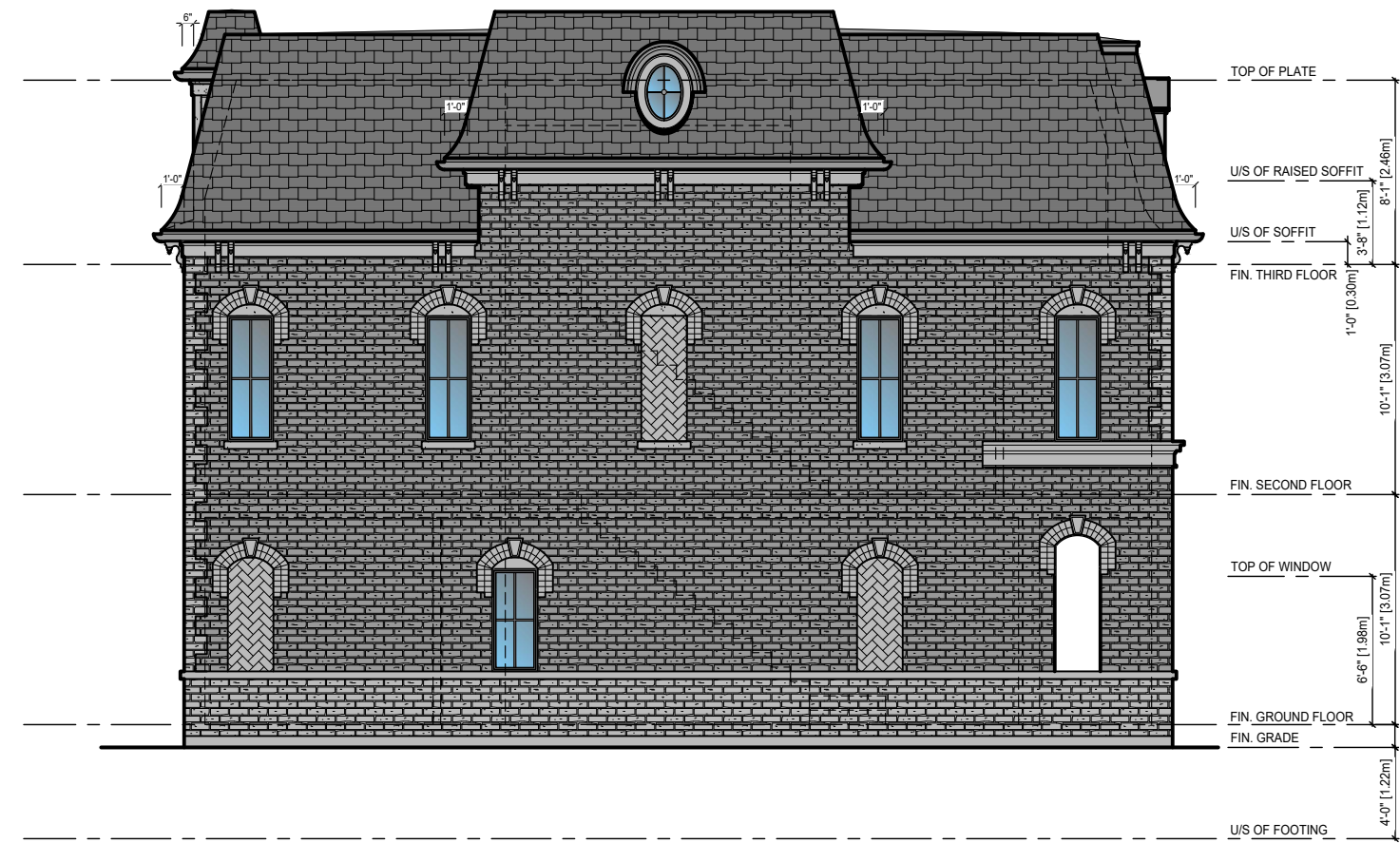
ACL-1

BRICK (MAX SIZE)	VIENNA	BRAMPTON BRICK
MORTAR COLOUR:	COLOURED - GREY (note 4)	
BRICK ACCENT:	BIENNA	
STONE FACE:	WEATHERWOOD	ARTISAN
SHINGLE TYPE: NA - all brickdown	SAND	ROYAL BUILDING SOLUTIONS
DENTIL BOARD/PRIEZE BOARD:	SAND	ROYAL BUILDING SOLUTIONS
SCOFFIT	CC-542 WILLOW	(BENJAMIN MOORE)
FASCIA R.W.L. EAVESTROUGH	CC-542 WILLOW	(BENJAMIN MOORE)
FRONT DOOR/DOOR FRAME:	CHESTNUT BRIDGE	(BENJAMIN MOORE)
GARAGE DOOR/DOOR FRAME:	N/A	
VINYL WINDOWS:	BLACK (note 3)	
BOOKING OF WINDOWS:	N/A	
WOOD BOARD TRIM:	N/A	
ROOF FLASHING:	N/A	
STUCCO (DUROCK)	BLACK	
STUCCO ACCENT (DUROCK)	CC-542 WILLOW	(BENJAMIN MOORE)
ALUMINUM RAILING:		
PAINT TRIM		

GENERAL REMARKS:  
NOTE 2: All dormers to be painted the same colour as housing of windows colour chart.  
NOTE 3: Shrub trunks and vines to be painted as per roof flashing paint colour.  
NOTE 4: All brick to have grey mortar.



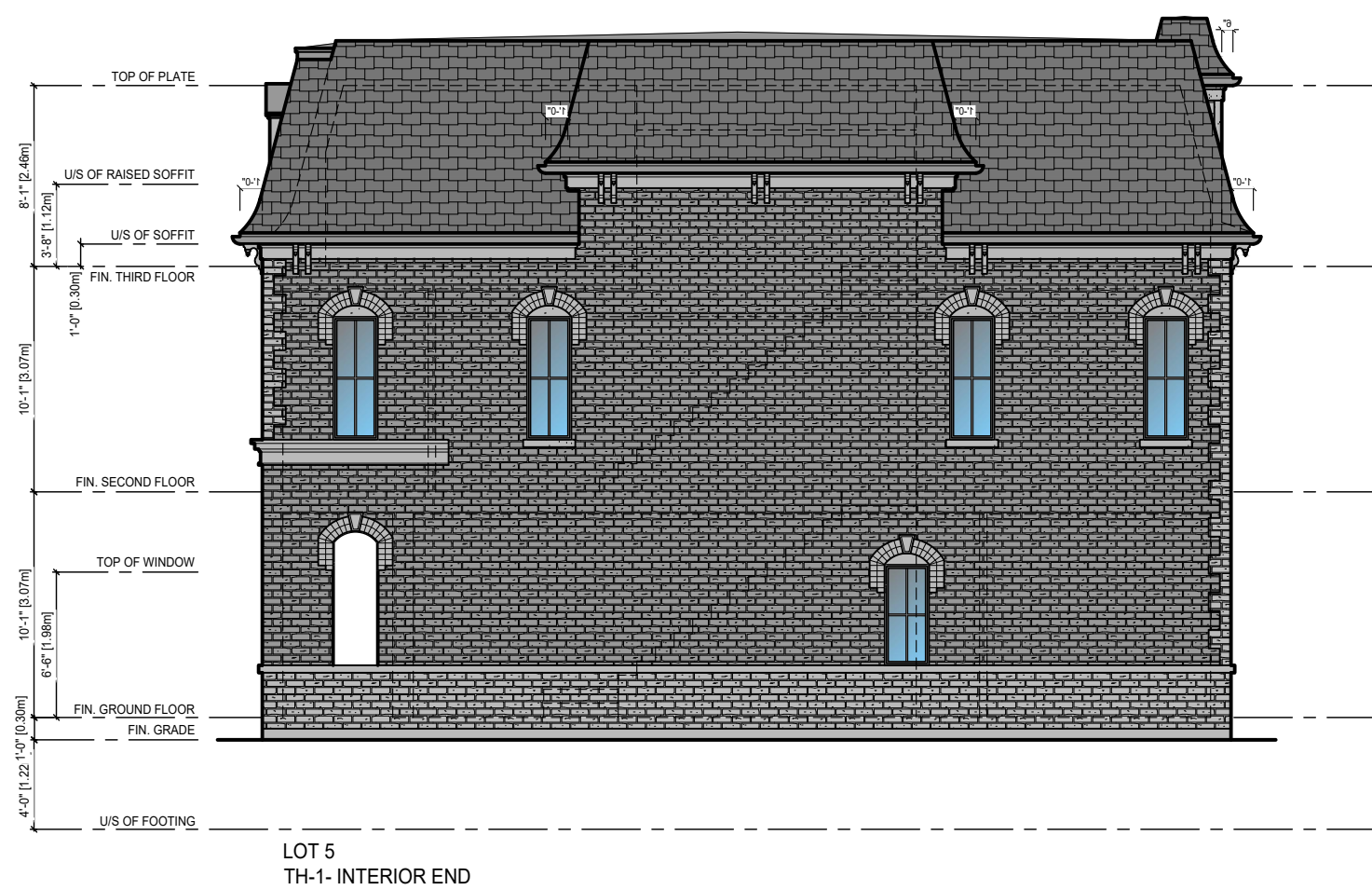
ROOF PLAN



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

COLOUR PACKAGE

ACL-1

BLOCK 1

ONE RISER  
DESIGNS  
20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO, L4K 3A3  
PHONE: (905) 889-2111  
FAX: 1 (888) 652-1163  
WWW.ONERISER.CA

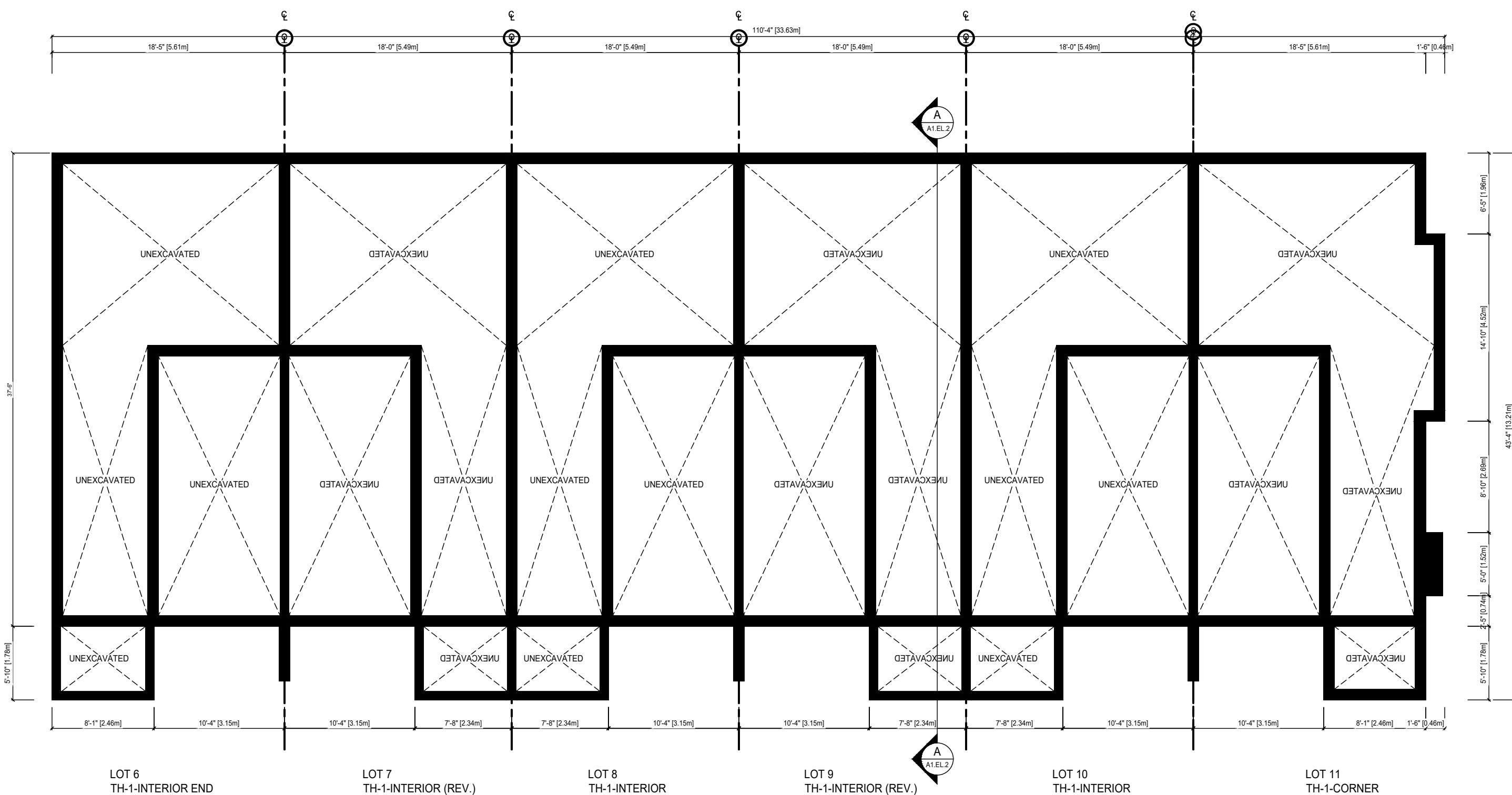
10316 KEELE STREET  
CITY OF VAUGHAN

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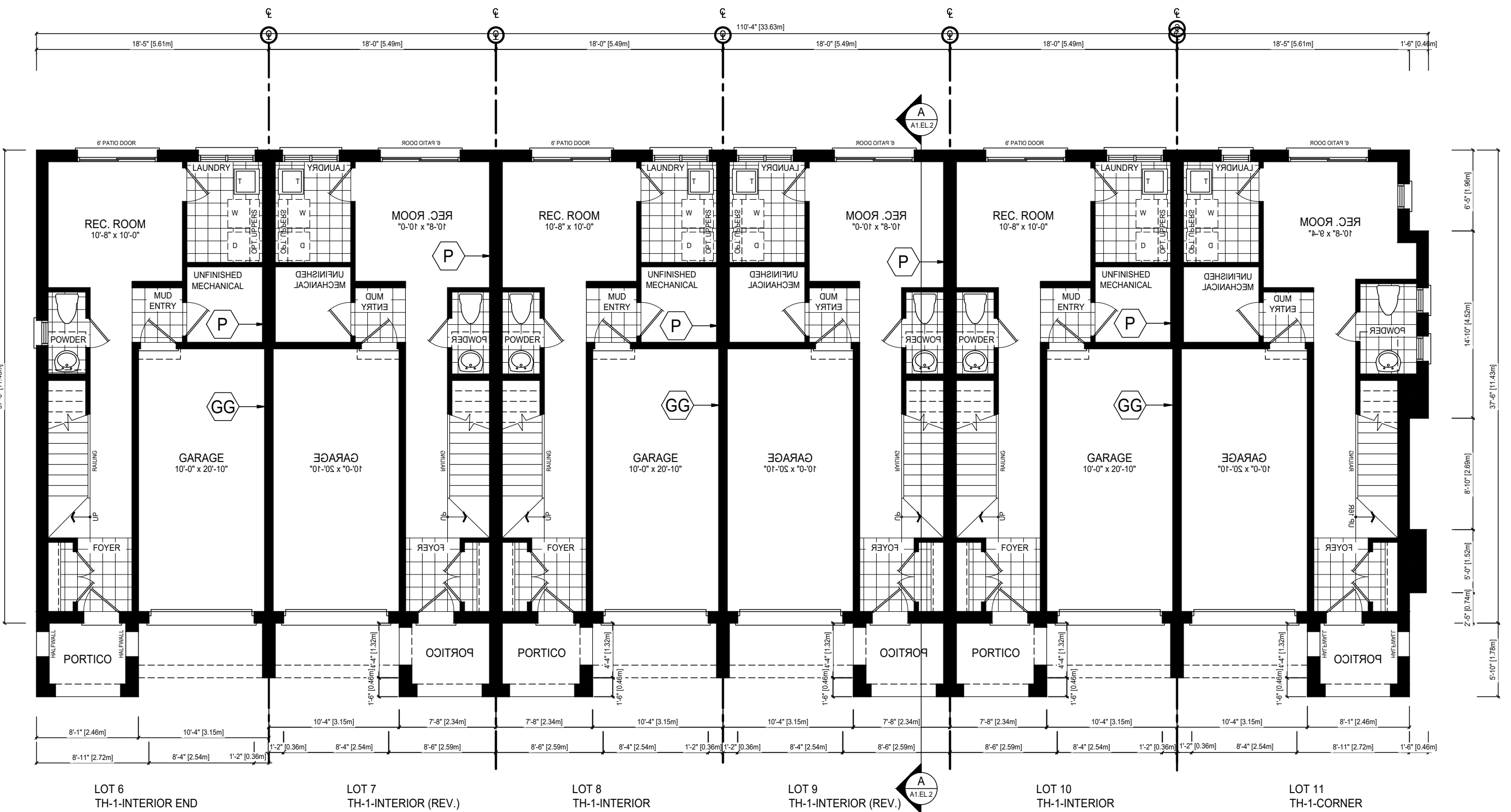
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2	REVISED PER SPA COMMENTS	MAY. 11/20	PS	KR
3	ISSUED FOR SPA SUBMISSION	MAY. 30/20	KR	NP
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-

Drawn By:	HZ	Checked By:	NP
Project No:	19-15	Page:	A1.EL.2
Scale:	1/8" = 1'0"		

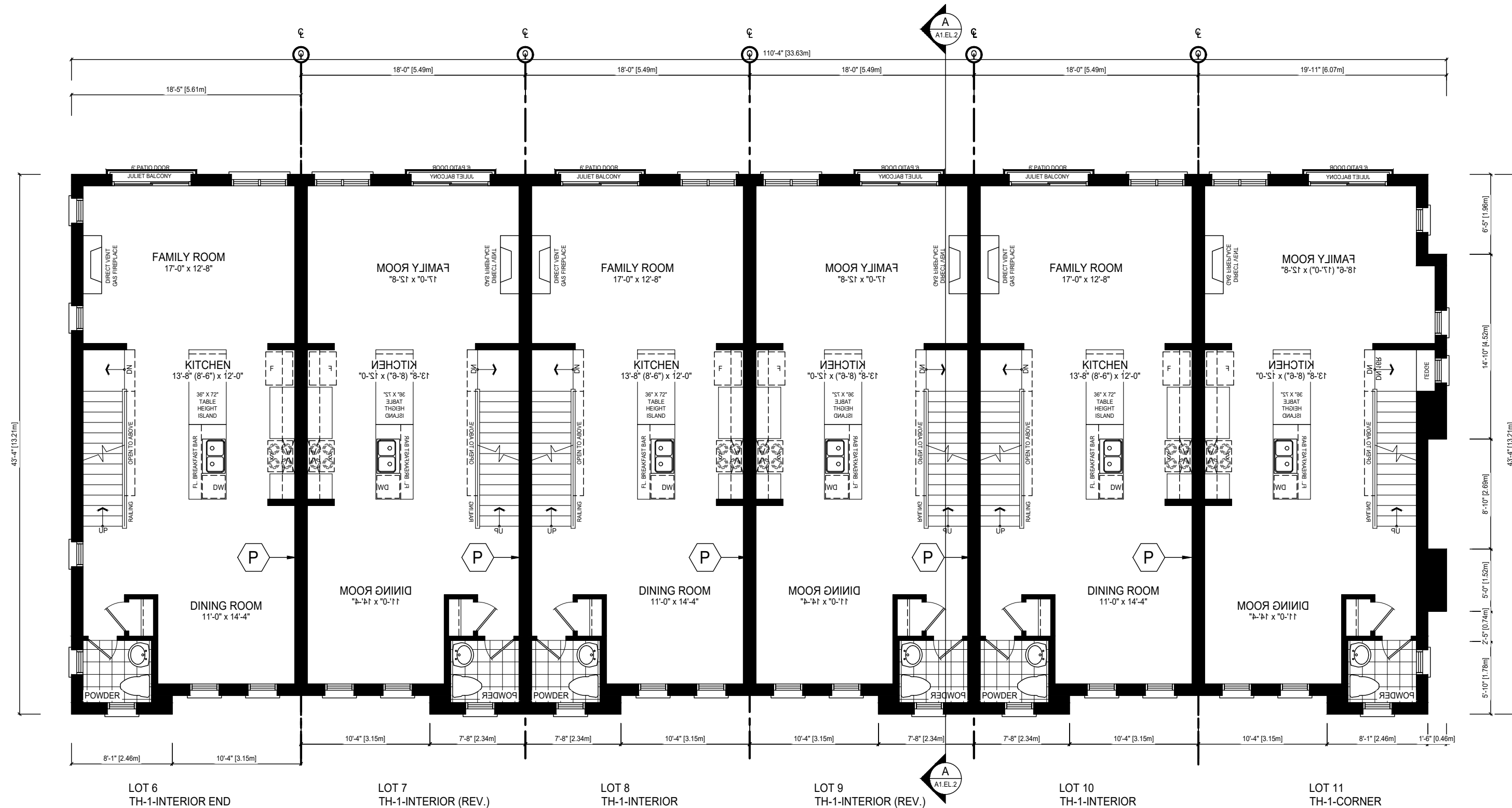




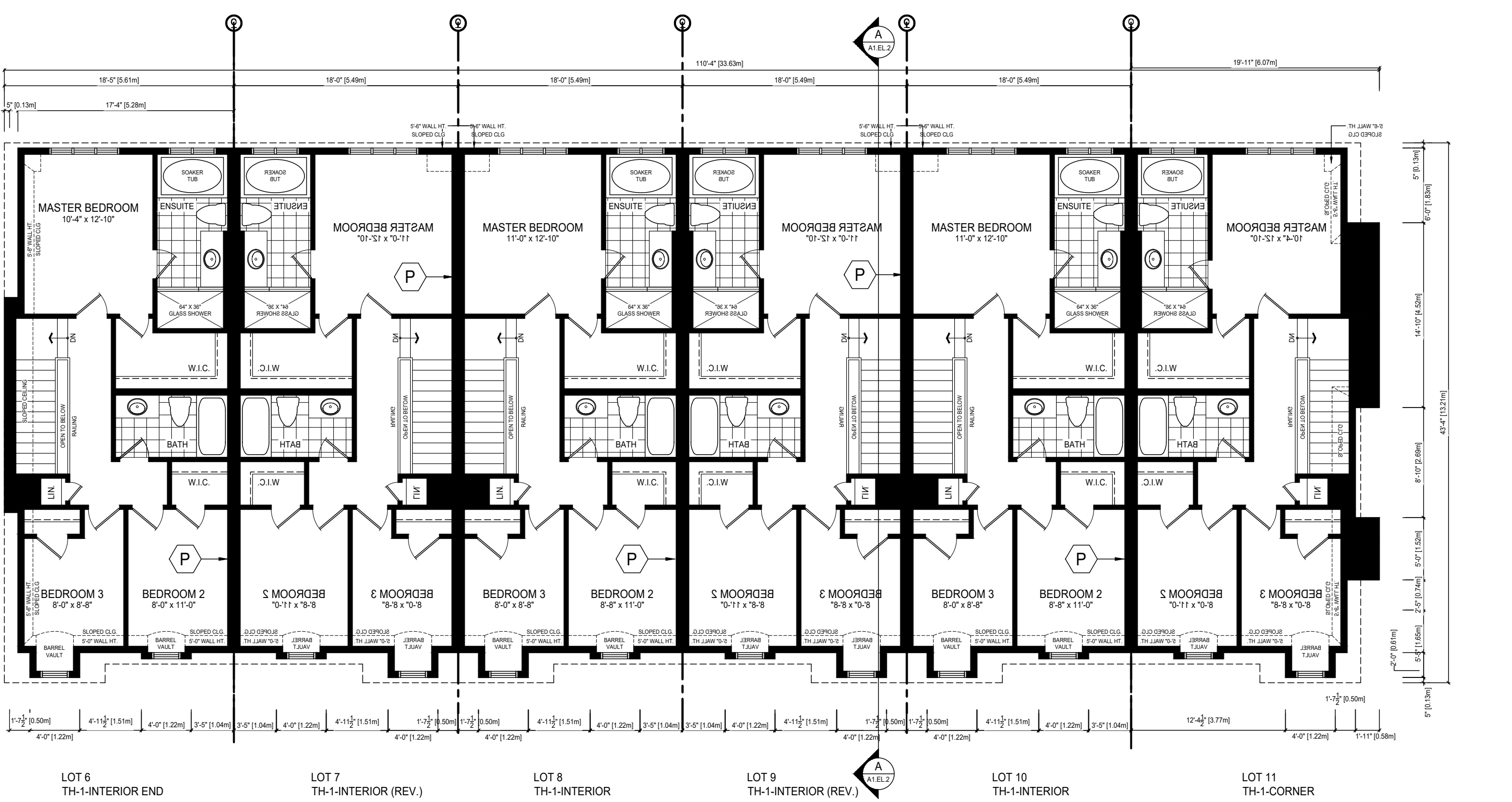
FOUNDATION PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

COLOUR PACKAGE

ACL-1

PARTY WALL  
CONSTRUCTION NOTES  
(PLEASE OTHERWISE NOTED)

ALL CONSTRUCTION TO COMPLY WITH THE 2018 ONTARIO BUILDING CODE (OBC) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS GIVEN FIRST IN IMPERIAL, FOLLOWED BY METRIC IN BRACKETS.

**TYPICAL PARTY WALL CONSTRUCTION**

CONCRETE WALLS SHALL BE CONSTRUCTED TO PENETRATE THROUGH ALL PLUMBING NOT PERMITTED TO PENETRATE PARTY WALLS. ROOF FRAMING MUST BEAR ON PARTY WALL AND BE INDEPENDENT OF ADJACENT FRAMING. ALL EXTERIOR SHEATHING JOINTS TO BE TAPED & SEALED. ALL JOINTS, SEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL (4" MINIMUM).

ALL EXTERIOR ROADS MUST BE SELF-SEALING.

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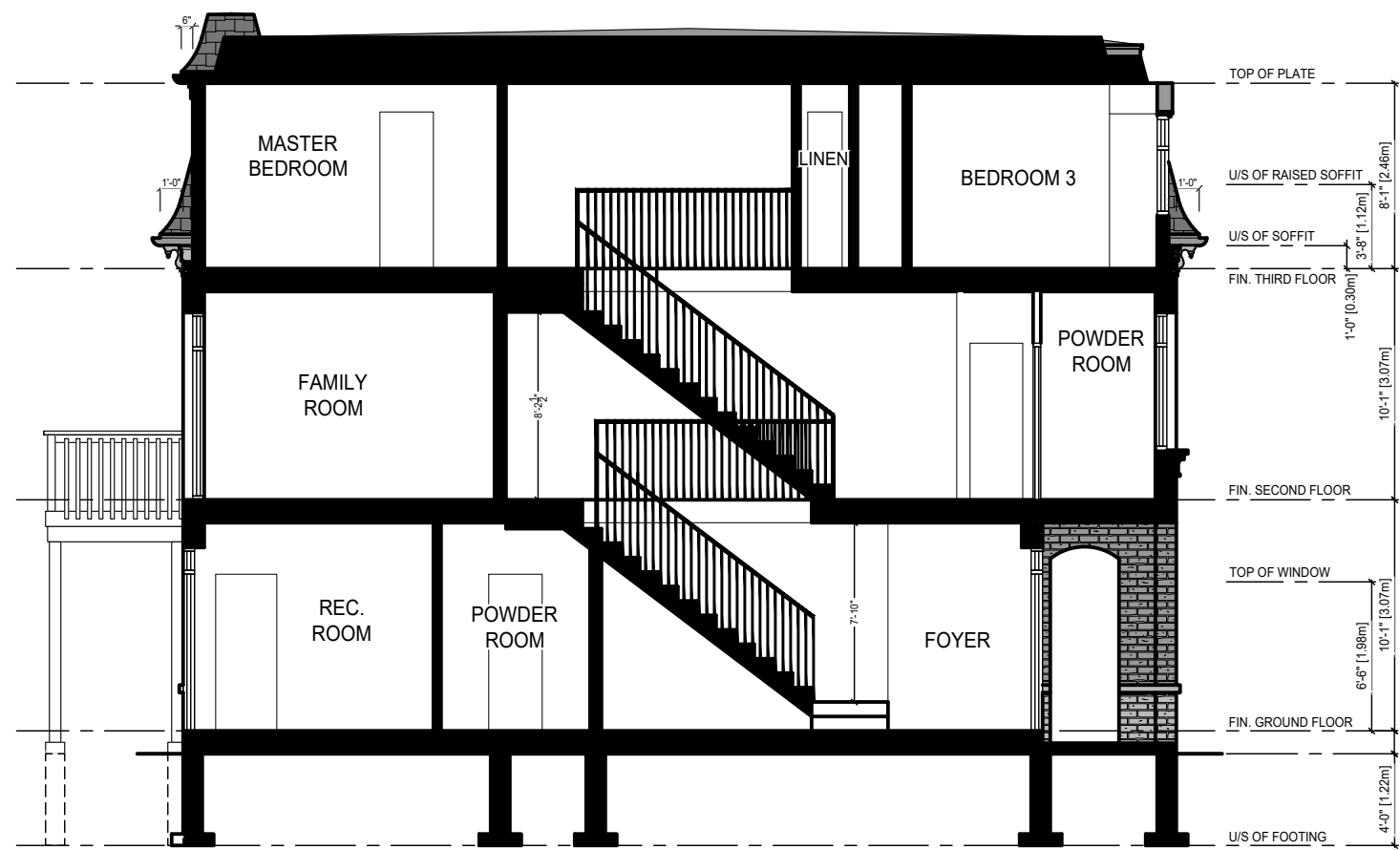
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CROSS SECTION

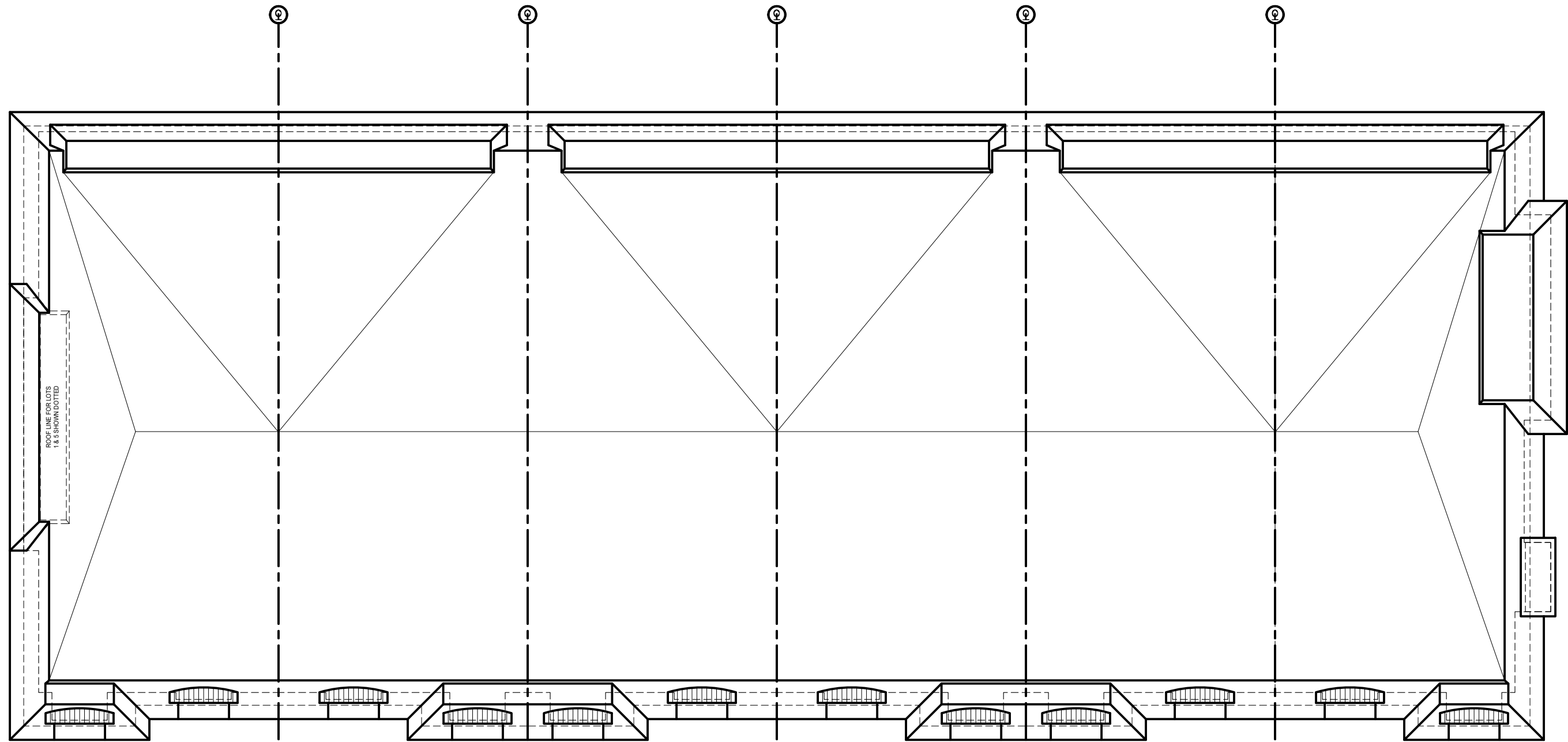
BLOCK 2	BUILDING AREA (NOT, INCL. PORCH)			
	UNIT #	GROUND FLOOR AREA (SQ. M.)	SECOND FLOOR AREA (SQ. M.)	UPPER FLOOR AREA (SQ. M.)
	6	34.47	72.74	67.63
	7	33.45	71.07	68.66
	8	33.45	71.07	68.66
	9	33.45	71.07	68.66
	10	33.45	71.07	68.66
	11	36.05	75.44	71.44
	TOTAL			875.65
413.71	FIREWALL NOT REQ'D			

GLAZING CALCULATION CHART BLOCK 2	
GRADE TO SECOND FLOOR	11.08 ft.
SECOND FLOOR TO THIRD FLOOR	10.08 ft.
THIRD FLOOR TO TOP OF PLATE	8.08 ft.
GROUND FLOOR PERIMETER	426.25 ft.
SECOND FLOOR PERIMETER	315.35 ft.
THIRD FLOOR PERIMETER	331.67 ft.
TOTAL WALL AREA	10553.58 s.f.
GLAZING FRONT ELEVATION	433.90 s.f.
GLAZING LEFT SIDE ELEVATION	9.00 s.f.
GLAZING RIGHT SIDE ELEVATION	81.90 s.f.
GLAZING REAR ELEVATION	1593.39 s.f.
TOTAL GLAZING AREA	1918.08 s.f.
ALLOWABLE GLAZING AREA	17 %
GLAZING AREA	15.27%

ACL-1

BRICK: (MAX SIZE) MORTAR COLOUR: BRICK ACCENT STONE FACE SHINGLE TYPE: NA - (H) MICHIGAN DENTIL ROSE/ROSE/ROSE BOARD: SOFFIT: FASCIA R.W.L. EAVES/ROOF: FRONT DOOR/DOOR FRAME: GARAGE DOOR/DOOR FRAME: VINYL WINDOWS: BOXING OF WINDOWS: WOOD BOARD TRIM: ROOF FLASHING: STUCCO ACCENT (DURROCK) ALUMINUM RAILING: PAINT TRIM	VIENNA COLOURED - GREY (note 4) SIENNA N/A WEATHERWOOD SAND SAND SAND CC-S42 WILLOW CC-S42 WILLOW CHESTNUT BRONZE CC-S42 WILLOW N/A BLACK (note 3) N/A N/A BLACK CC-S42 WILLOW	BRAMPTON BRICK ARISCRIFT ROYAL BUILDING SOLUTIONS ROYAL BUILDING SOLUTIONS ROYAL BUILDING SOLUTIONS (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE) (BENJAMIN MOORE)
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GENERAL REMARKS:  
NOTE 2: All windows to be painted the same colour as housing of windows outdoor chart.  
NOTE 3: Roof slates and vents to be painted as per roof flashing paint colour.  
NOTE 4: All brick to have grey mortar.



ROOF PLAN



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

COLOUR PACKAGE

ACL-1

BLOCK 2

ONE RISER  
DESIGNS

20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO, L4K 3A3  
PHONE: (905) 889-2111  
FAX: (905) 882-1163  
WWW.ONERISER.CA

10316 KEELE STREET  
CITY OF VAUGHAN

BLOCK 2

REVISIONS			ELEVATIONS AND ROOF PLANS		
#	Description	Date	By	Checked By	Project No.
1	ISSUED FOR SPA SUBMISSION #1	JAN. 28/20	NP	PS	19-15
2	REVISED PER SPA COMMENTS	MAY. 11/20	PS	KR	19-15
3	ISSUED FOR SPA SUBMISSION	MAY. 30/20	KR	HZ	19-15
4	-	-	-	-	19-15
5	-	-	-	-	19-15
6	-	-	-	-	19-15



COLOUR PACKAGE

PARTY WALL  
CONSTRUCTION NOTES  
(UNLESS OTHERWISE NOTED)

ALL CONSTRUCTION TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE (OBC) ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL DIMENSIONS GIVEN FIRST IN IMPERIAL, FOLLOWED METRIC IN BRACKETS.

**TYPICAL PARTY WALL CONSTRUCTION**

CONCRETE WALLS: CONCRETE WALLS NOT PERMITTED TO PENETRATE PARTY WALL.

ROOF FRAMING MUST BEAR ON PARTY WALL AND BE INDEPENDENT OF ADJACENT FRAMING.

ALL GYPSUM SHEATHING JOINTS TO BE TAPED & SEALED.

STUDS, JOIST, BEAMS & TRUSSES TO BE STAGGERED & FIRE CUT AT PARTY WALL.

ALL ELECTRICAL BOXES MUST BE SELF-SEALING.

ALL ELECTRICAL BOXES MUST BE SELF-SEALING.

**DOUBLE STUD PARTY WALL (W/IC, O.B.C. 2012)**

1. DOUBLE STUD PARTY WALL (W/IC, O.B.C. 2012)

5/8" (16mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED (BOTH SIDES).

2" x 4" (50mmx100mm) SPS2 WOOD STUD @ 16" O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.

1" AIR SPACE BETWEEN STUD WALLS.

1/2" ONE SIDE OF STUD CAVITY WITH BUTT INSULATION. PROVIDE 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE.

4 MIL POLY ARMAPOUR BARRIER ON BOTH SIDES.

TAPES FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.

**EXTERIOR SING PARTY WALL**

1. EXTERIOR SING PARTY WALL

W/IC: SINGING HORIZONTAL, VERTICAL, SHAKE OR SCALLOP.

AS PER OBC S.14.12.2.

4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE.

1" (25mm) EXTERIOR SHEATHING IN R.S. (RSI 1.88) W/ ALL BUTT JOINTS TAPED & SEALED.

1/2" (12mm) EXTERIOR SHEATHING FOR VERTICAL, SING ONLY.

5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

3/8" (10mm) X 14mm STUD @ 16" (400mm) O.C.

MIN. R-20 (3.25) INSULATION IN A MIN. OF 1/2" (12mm) PER 1mm OF THICKNESS.

4 MIL POLY ARMAPOUR BARRIER.

5/8" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

**EXTERIOR SING PARTY WALL & GARAGE**

1. EXTERIOR SING PARTY WALL & GARAGE

W/IC: SINGING HORIZONTAL, VERTICAL, SHAKE OR SCALLOP.

AS PER OBC S.14.12.2.

4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE.

1" (25mm) EXTERIOR SHEATHING IN R.S. (RSI 1.88) W/ ALL BUTT JOINTS TAPED & SEALED.

1/2" (12mm) EXTERIOR SHEATHING FOR VERTICAL, SING ONLY.

5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

3/8" (10mm) X 14mm STUD @ 16" (400mm) O.C.

MIN. R-20 (3.25) INSULATION IN A MIN. OF 1/2" (12mm) PER 1mm OF THICKNESS.

4 MIL POLY ARMAPOUR BARRIER.

5/8" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

**EXT. BRICK / STONE VENEER PARTY WALL**

1. EXT. BRICK / STONE VENEER PARTY WALL

3" (75mm) OR 4" (100mm) FACE BRICK. PROVIDE WEEP HOLES @ 2' (600mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS.

4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE.

1" (25mm) AIR SPACE.

GAU. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C.

1" (25mm) EXTERIOR SHEATHING IN R.S. (RSI 1.88) W/ ALL BUTT JOINTS TAPED.

5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

3/8" (10mm) EXTERIOR SHEATHING.

2x4" (50mm X 100mm) STUD @ 16" (400mm) O.C.

MIN. R-20 (3.25) INSULATION IN A MIN. OF 1/2" (12mm) PER 1mm OF THICKNESS.

4 MIL POLY ARMAPOUR BARRIER.

1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

**EXT. BRICK / STONE VENEER PARTY WALL & GARAGE**

1. EXT. BRICK / STONE VENEER PARTY WALL & GARAGE

3" (75mm) OR 4" (100mm) FACE BRICK. PROVIDE WEEP HOLES @ 2' (600mm) @ BOTTOM COURSE & ABOVE ALL OPENINGS.

4" (100mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE.

1" (25mm) AIR SPACE.

GAU. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C.

1" (25mm) EXTERIOR SHEATHING IN R.S. (RSI 1.88) W/ ALL BUTT JOINTS TAPED.

5/8" (16mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

3/8" (10mm) EXTERIOR SHEATHING.

2x4" (50mm X 100mm) STUD @ 16" (400mm) O.C.

MIN. R-20 (3.25) INSULATION IN A MIN. OF 1/2" (12mm) PER 1mm OF THICKNESS.

4 MIL POLY ARMAPOUR BARRIER.

1/2" (12mm) TYPE 'X' GYPSUM BOARD (TAPED AND SEALED).

**DBL. STUD PARTY WALL GARAGE TO HOUSE**

1. DBL. STUD PARTY WALL GARAGE TO HOUSE

5/8" (16mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE (C).

2" x 4" (50mmx100mm) SPS2 WOOD STUD @ 16" O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.

1" AIR SPACE BETWEEN STUD WALLS.

1/2" ONE SIDE OF STUD CAVITY WITH BUTT INSULATION. PROVIDE 1 SHEET OF 1/2" GYPSUM SHEATHING TO HOLD INSULATION IN PLACE.

TAPES FILL AND SAND ALL GYPSUM JOINTS TO PREVENT SOUND LEAKAGE.

4 MIL POLY ARMAPOUR BARRIER ON BOTH SIDES.

**DBL. STUD PARTY WALL GARAGE TO HOUSE**

1. DBL. STUD PARTY WALL GARAGE TO HOUSE

5/8" (16mm) TYPE 'X' GYPSUM BOARD ON BOTH SIDES W/ JOINTS TAPED & SEALED AS PER NOTE (C).

GARAGE SIDE: 2" x 4" (50mmx100mm) SPS2 WOOD STUD @ 16" O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.

HOUSE SIDE: 2" x 4" (50mmx100mm) SPS2 WOOD STUD @ 16" O.C. W/ DOUBLE TOP PLATE & SINGLE BOTTOM PLATE.

200 RSI BUTT INSULATION ON HOUSE SIDE.

4 MIL POLY ARMAPOUR BARRIER ON BOTH SIDES.

**ONERISER**  
DESIGNS

20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO, L4C 3K3  
PHONE: (905) 889-2111  
FAX: (905) 882-1163  
WWW.ONERISER.CA

10316 KEELE STREET  
CITY OF VAUGHAN

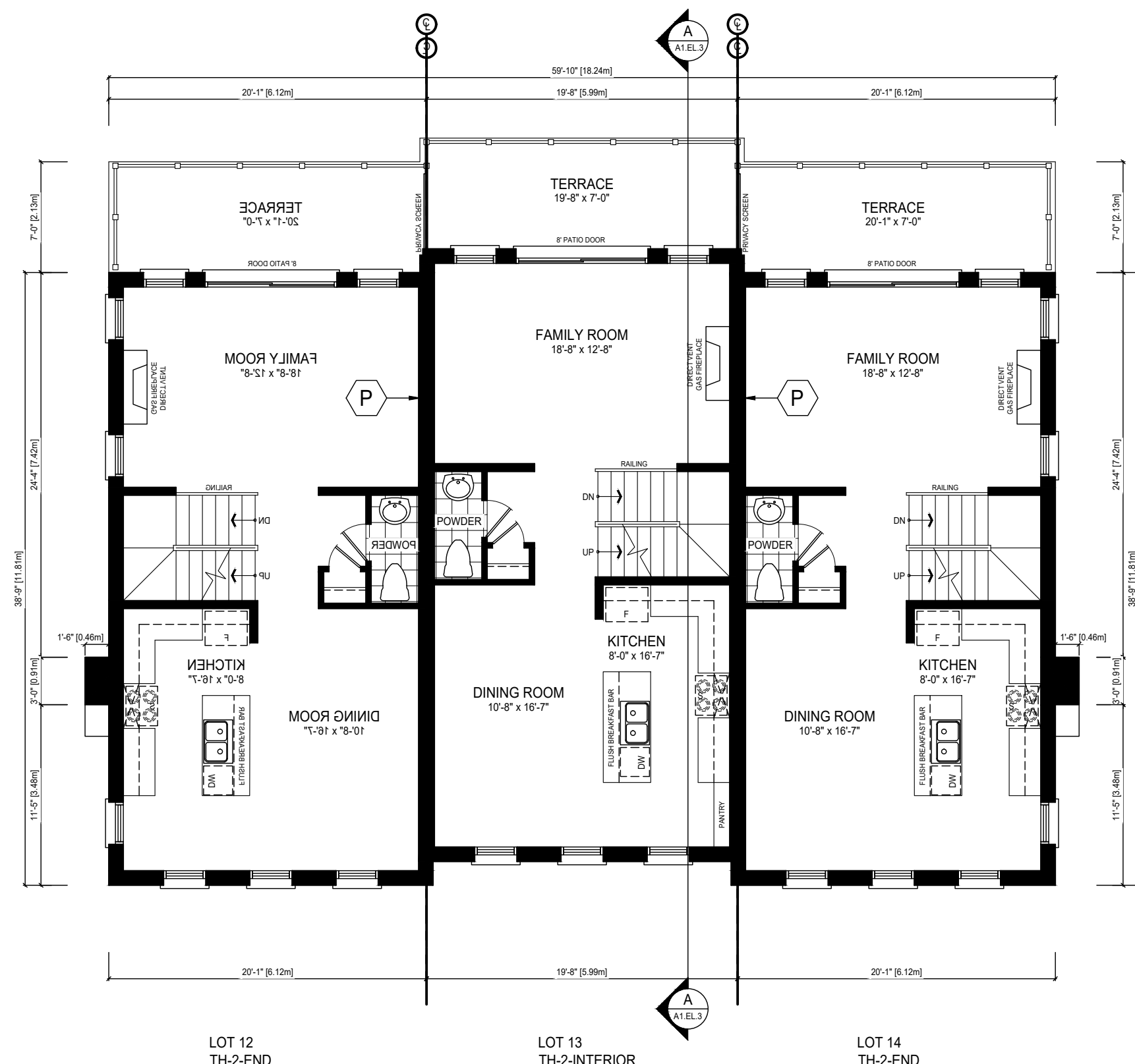
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BLOCK 3

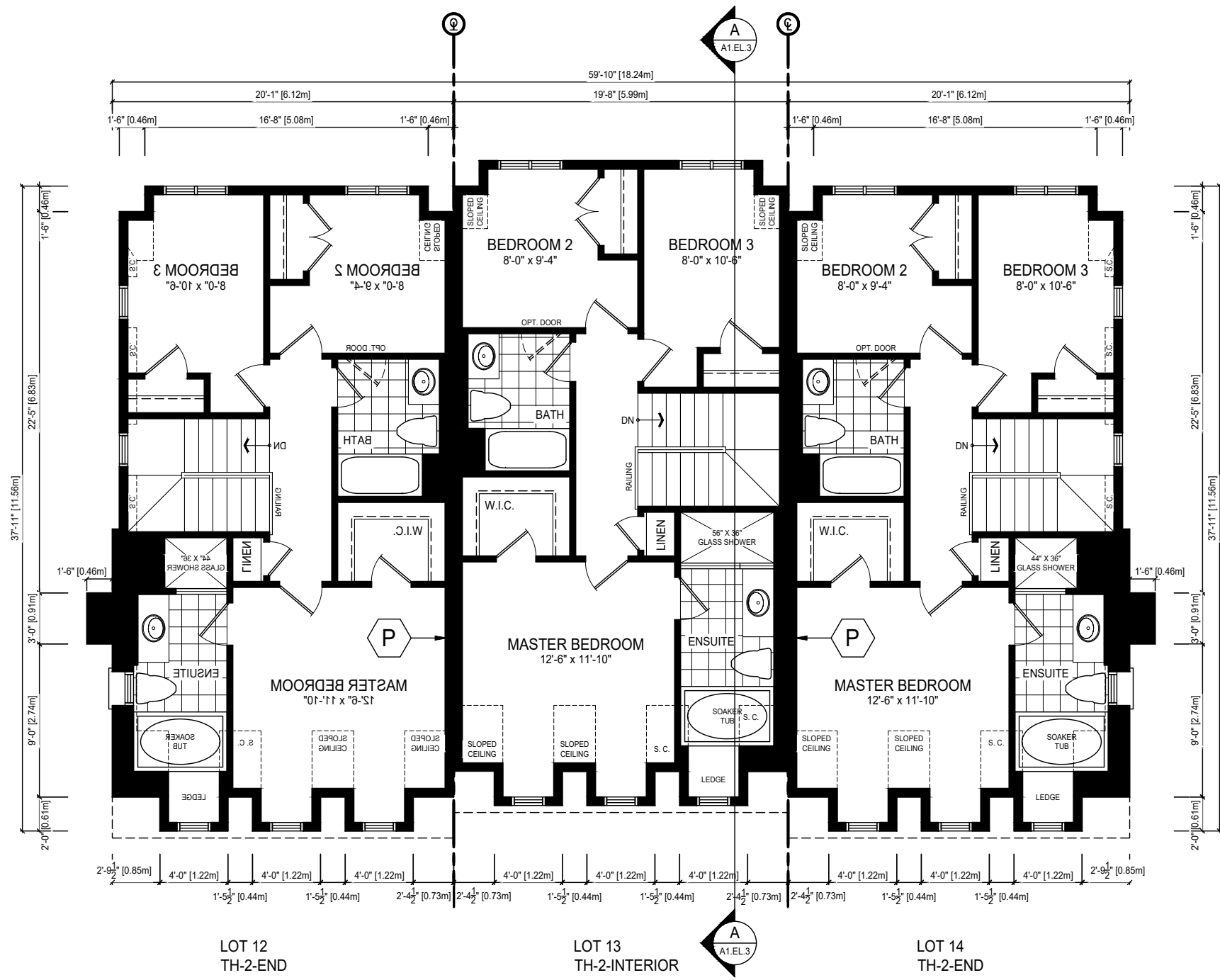
FLOOR PLANS

REVISIONS	DATE	BY
1. ISSUED FOR SPA SUBMISSION #1	JAN. 28/20	NP
2. REVISED PER SPA COMMENTS	MAY. 11/20	PS
3. ISSUED FOR SPA SUBMISSION	MAY. 30/20	KR
4. -	-	-
5. -	-	-
6. -	-	-

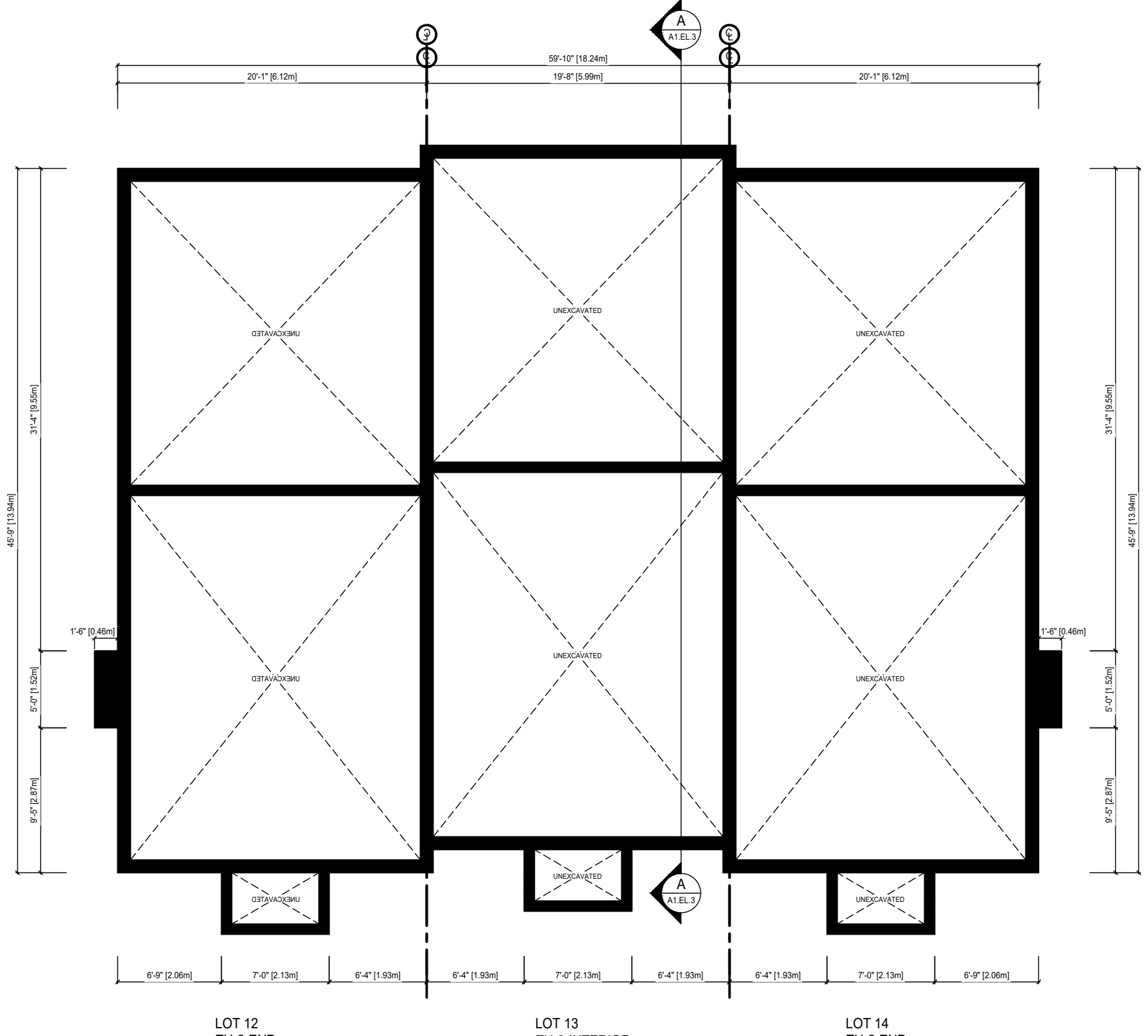
Drawn By:	HZ	Checked By:	NP
Project No:	19-15	Page:	A1.FP.3
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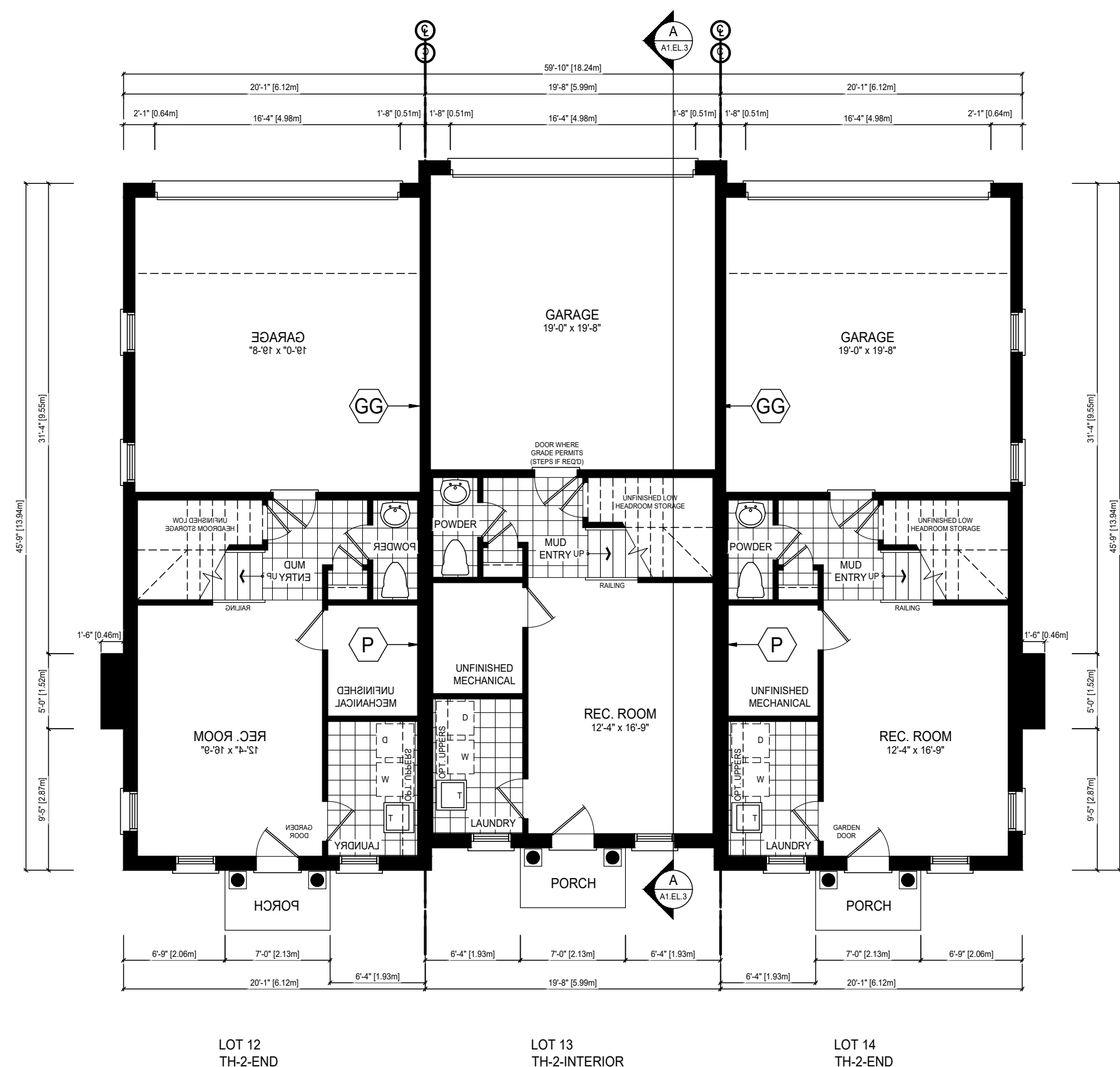
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOUNDATION PLAN



GROUND FLOOR PLAN



GLAZING CALCULATION CHART BLOCK 3	
GRADE TO SECOND FLOOR	11.08 f.
SECOND FLOOR TO THIRD FLOOR	10.08 f.
THIRD FLOOR TO TOP OF PLATE	8.08 f.
GROUND FLOOR PERIMETER	176.00 sf.
SECOND FLOOR PERIMETER	203.17 f.
THIRD FLOOR PERIMETER	239.50 f.
TOTAL WALL AREA	5934.30 s.f.
GLAZING FRONT ELEVATION	337.50 s.f.
GLAZING LEFT SIDE ELEVATION	116.84 s.f.
GLAZING RIGHT SIDE ELEVATION	116.84 s.f.
GLAZING REAR ELEVATION	380.01 s.f.
TOTAL GLAZING AREA	951.19 s.f.
ALLOWABLE GLAZING AREA	17.5%
GLAZING AREA	16.03%



BRICK: (MAX SIZE)	VIENNA	BRAMPTON
MORTAR COLOUR:	COLORFED - GREY (note 4)	
BRICK ACCENT:	SILVA	
STONE TILE:	ARIGRA	
SHINGLE TYPE: N/A - all interlocking	WEATHERWOOD	
SHALE: ROYAL, ROUANFRETZE BOARD	ROYAL BUILDING SOLID	
SOFFIT:	SAND	
FASCIA R.W.L. EAVESTROUGH	SAND	
ROOF DOOR FRAME:	CS-542 WILLOW	ROYAL BUILDING SOLID
GARAGE DOOR/DORMER FRAME:	CS-542 WILLOW	(BENJAMIN MOORE)
VINYL WINDOW:	CHESTNUT BRONZE	
WOOD BOARD TRIM:	CS-542 WILLOW	(BENJAMIN MOORE)
ROOF FLASHING:	N/A	
STUCCO: (DURLOCK)	BLACK (note 3)	
STUCCO ACCENT: (DURLOCK)	NIA	
ALUMINUM RAILING:	NIA	
PAINT TRIM:	CS-542 WILLOW	(BENJAMIN MOORE)

**GENERAL REMARKS:**

NOTE 2: All dormers to be painted the same colour as boxing of windows colour char

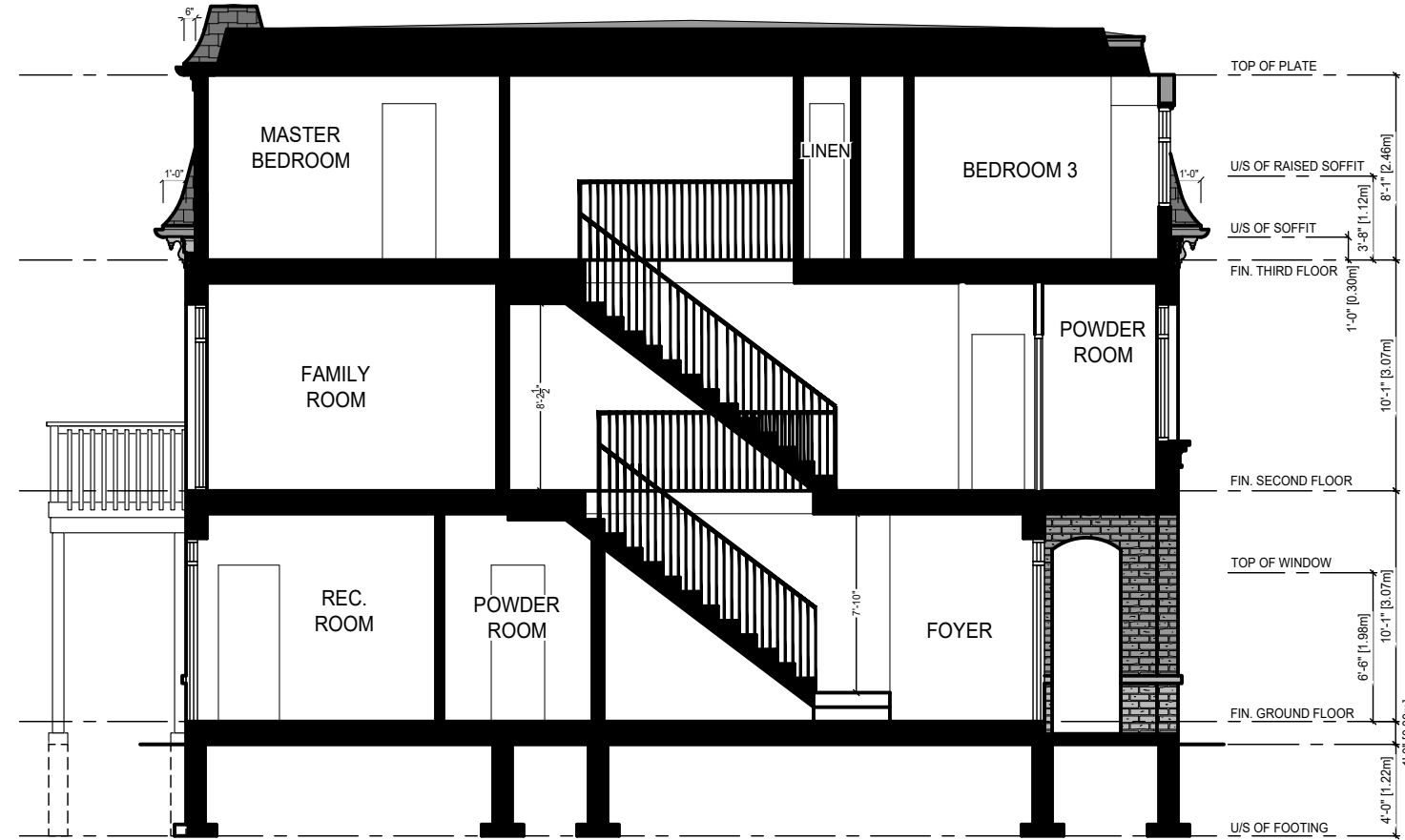
NOTE 3: Roof stacks and vents to be painted as per roof flashing paint colour.

NOTE 4: All brick to have grey mortar.









CROSS SECTION

BLOCK 4	BUILDING AREA (NOT. INCL. PORCH)			
	UNIT #	GROUND FLOOR AREA (SQ. M.)	SECOND FLOOR AREA (SQ. M.)	UPPER FLOOR AREA (SQ. M.)
	15	34.47	72.74	67.63
	16	33.45	71.07	68.66
	17	33.45	71.07	68.66
	18	33.45	71.07	68.66
	19	33.45	71.07	68.66
	20	34.47	72.74	67.63
	TOTAL			867.56
409.90	FIREWALL NOT REQ'D			

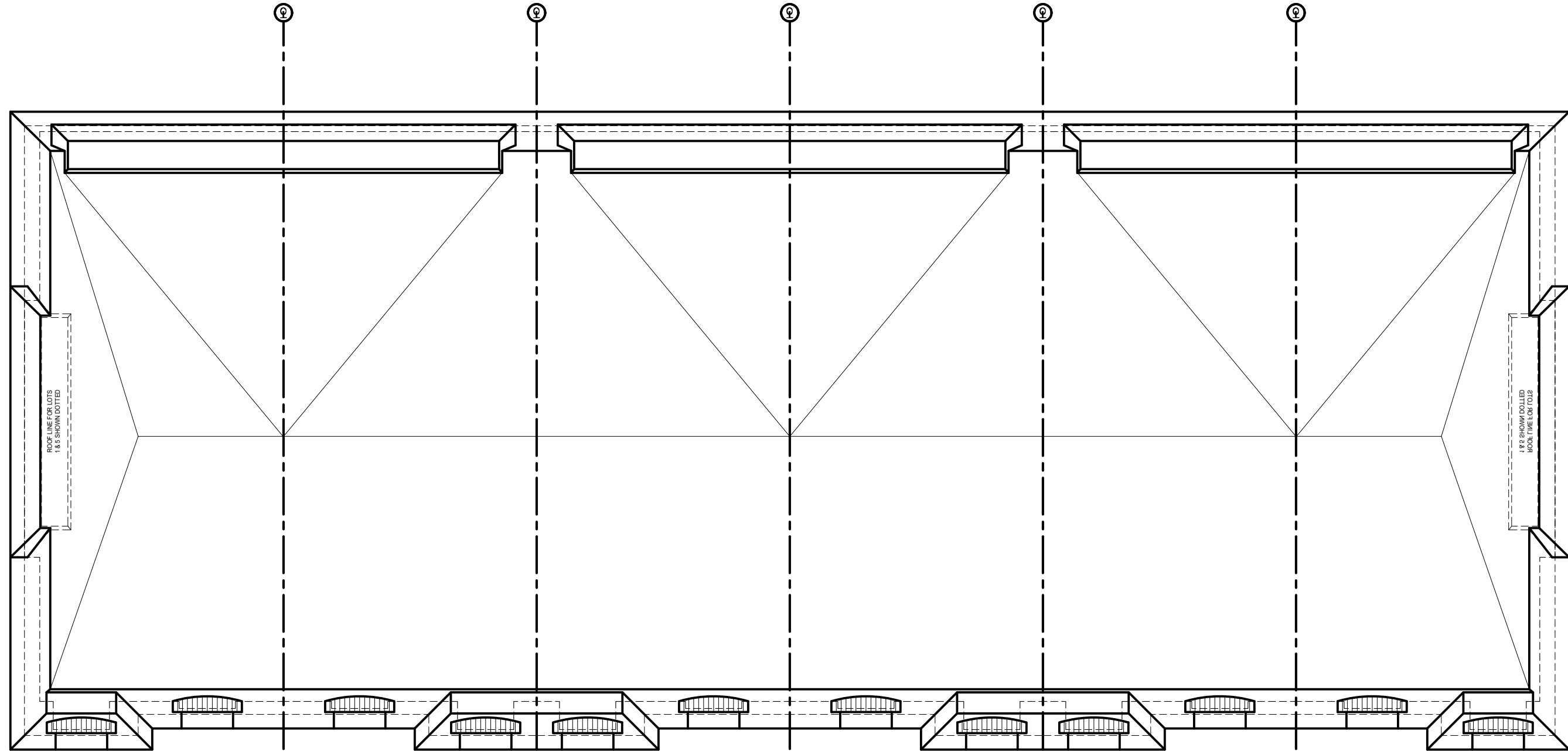
GLAZING CALCULATION CHART BLOCK 4	
GRADE TO SECOND FLOOR	11.28 ft.
SECOND FLOOR TO THIRD FLOOR	10.58 ft.
THIRD FLOOR TO TOP OF PLATE	8.58 ft.
GROUND FLOOR PERIMETER	423.25 ft.
SECOND FLOOR PERIMETER	313.33 ft.
THIRD FLOOR PERIMETER	338.67 ft.
TOTAL WALL AREA	10005.85 ± ft.
GLAZING FRONT ELEVATION	433.89 ± ft.
GLAZING LEFT SIDE ELEVATION	9.30 ± ft.
GLAZING RIGHT SIDE ELEVATION	9.30 ± ft.
GLAZING REAR ELEVATION	1093.38 ± ft.
TOTAL GLAZING AREA	1546.18 ± ft.
ALLOWABLE GLAZING AREA	15 %
GLAZING AREA	14.71 %

ACL-1

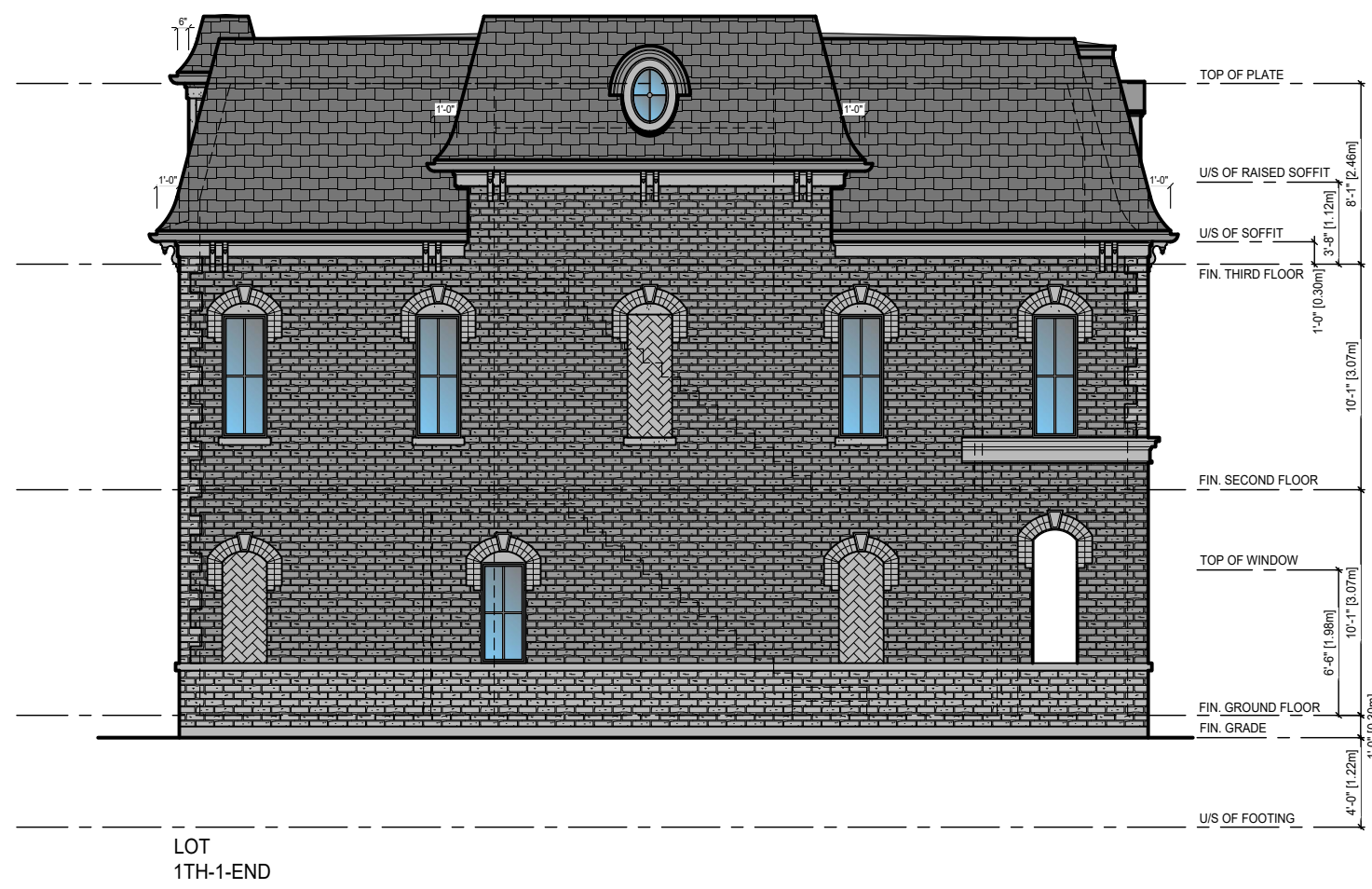
BRICK (MAX SIZE)	MORTAR COLOUR:	VIENNA	COLOURED - GREY (note 4)	BRAMPTON BRICK
BRICK ACCENT	SENA			
STONE FACE:	NA			
SHINGLE TYPE:	NA - all weatherwood			
DENTIL BOARD/FRIEZE BOARD:	ASSCRAFT			
PASCH (R/W/L EAVESTROUGHT):	SAND	ROYAL BUILDING SOLUTIONS		
FRONT DOOR/DOOR FRAME:	SAND	ROYAL BUILDING SOLUTIONS		
GARAGE DOOR/DOOR FRAME:	CC-542 WILLOW	(BENJAMIN MOORE)		
WYNN WINDOWS:	CC-542 WILLOW	(BENJAMIN MOORE)		
BOXING OF WINDOWS:	NA			
WOOD BOARD TRIM:	BLACK (note 3)			
ROOF FLASHING:	NA			
STUCCO (DUROCK):	NA			
STUCCO ACCENT (DUROCK):	BLACK			
ALUMINUM RAILING:	CC-542 WILLOW	(BENJAMIN MOORE)		
PAINT TRIM:				

GENERAL REMARKS:

NOTE 2: All dormers to be painted the same colour as boxing of windows colour chart.  
NOTE 3: Roof panels and vents to be painted as per roof flashing paint colour.  
NOTE 4: All brick to have grey mortar.



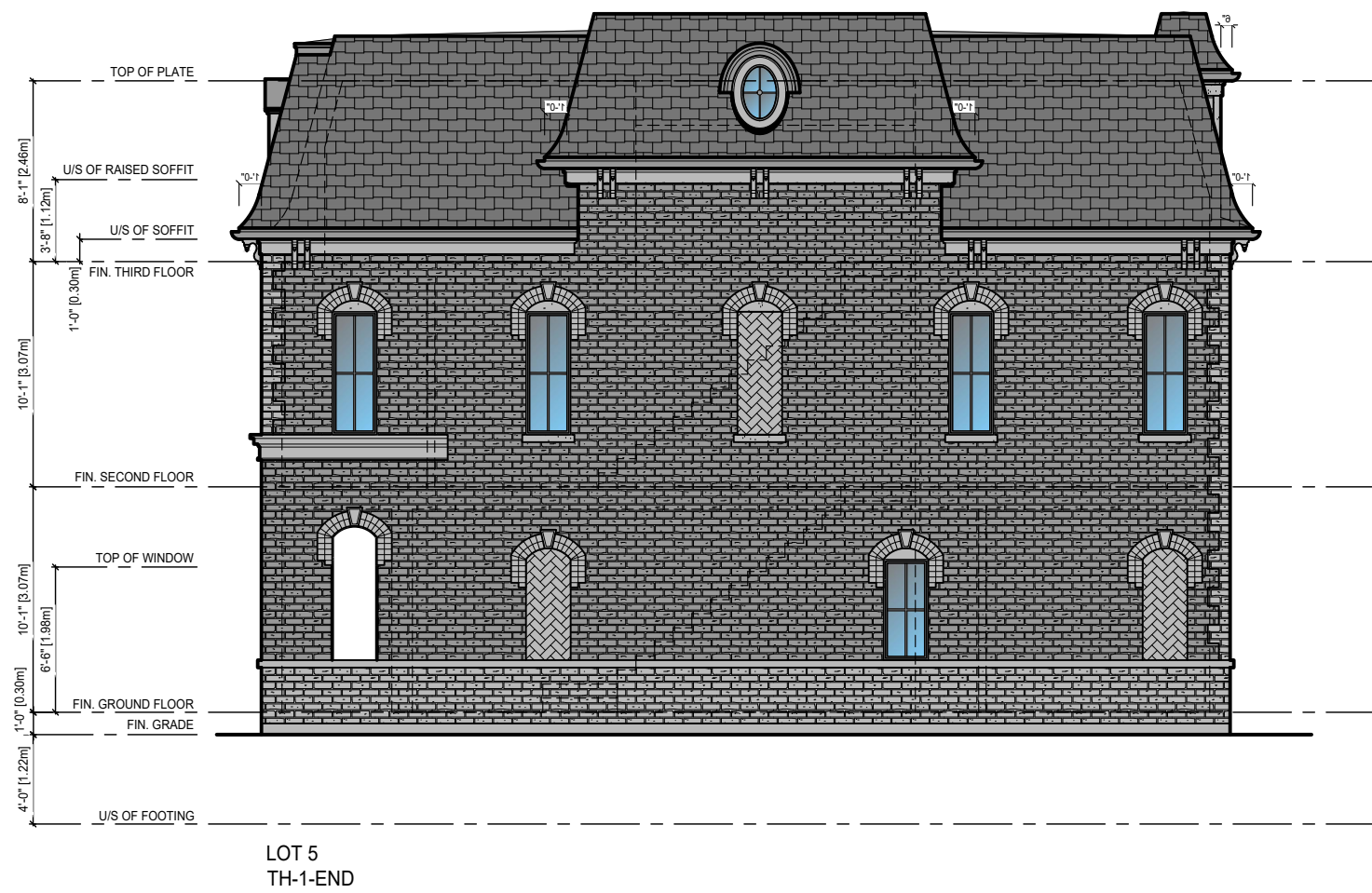
ROOF PLAN



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

ATTACHMENT 4

REVISIONS			Date		By	
1	ISSUED FOR SPA SUBMISSION #1		JAN. 28/20		NP	
2	REVISED PER SPA COMMENTS		MAY. 11/20		PS	
3	ISSUED FOR SPA SUBMISSION		MAY. 30/20		KR	
4	-	-	-	-	-	-
5	-	-	-	-	-	-
6	-	-	-	-	-	-

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Project No:	19-15	Page:	
Scale:	1/8" = 1'0"		