

MODEL 50-05 ELEVATIONS	N A
GROUND FLOOR PLAN	1678.51 FT <sup>2</sup> [155.94 M <sup>2</sup> ]
SECOND FLOOR PLAN	1667.10 FT <sup>2</sup> [154.88 M <sup>2</sup> ]
DEDUCT OPEN AREAS	0.00 FT <sup>2</sup> [0.00 M <sup>2</sup> ]
ADD FINISHED BASEMENT	444.43 FT <sup>2</sup> [41.29 M <sup>2</sup> ]
GROSS FLOOR AREA	3790.04 FT <sup>2</sup> [352.11 M <sup>2</sup> ]

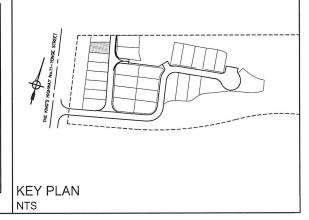
1739.17 FT<sup>2</sup> [161.57 M<sup>2</sup>]

1678.51 FT<sup>2</sup> [155.94 M<sup>2</sup>]

COVERAGE W/ PORCH

COVERAGE W/O PORCH

	LOT	COVERAGE	PERMITTED	PROPOSED	LOT	COVERAGE	(Cont'c	d) PERI	MITTED	PRO	POSEI	)
	LOT		50% 50%	34.1% 40.5%	LOT	21			50% 50%		.08%	
	LOT	3	50%	39.8%	LOT	<b>23</b>			50%	3	8.0%	- 1
	LOT	#4 #5	50% 50%	39.0% 42.75%		24 25			50% 50%		.76% .88%	
	LOT	6	50%	41.85%	LOT	26		5	50%	43	.43%	- 1
	LOT	<b>1</b> 7	50%	34.55%	LOT	#27		5	50%	3	9.6%	
	LOT	#8 #9	50% 50%	39.76% 42.72%								
	LOT	<b>∦</b> 10	50%	41.75%								- 1
Ш	LOT	#11 #12	50% 50%	41.44% 39.94%								
Ш	LOT	<b>∄</b> 13	50%	33.26%								
Н	LOT	#14 #15	50% 50%	41.47% 43.9%	TOTA	L BUILDING	ARFA: 4	717m²	_6 79 <del>2</del>	PER MET	107.4	ARFA
Ш	LOT	<b>∦</b> 16	50%	43.89%	(LOT	COVERAGE)	)				ш, ,	
	LOT	#17 #18	50% 50%	33.08% 37.9%		S FLOOR A						
Ш	LOT	<b>#</b> 19	50%	34.29%		IMPERVIOUS SS LOT ARE		0341m² 1453.7n		PEK NEI	WI /	WEA
Ш	LOT	#20	50%	39.73%	NET	LOT AREA:	6	9399m <sup>2</sup>				
Ш					DIST	Urbed Area	k: 1	6949m²	-24.4%	PER NET	LOT /	VÆA



### NOTES:

- SANITARY LATERAL INVERTS SPECIFIED ARE DESIGN INVERTS.
- AS-BUILT ELEVATIONS MAY BE DIFFERENT. BUILDER TO CONFIRM INVERTS PRIOR TO CASTING OF FOOTINGS.
- ALL UTILITIES TO BE IN ACCORDANCE WITH DESIGN PLANS FROM THE UTILITY COMPANIES (EG BELL, ALECTRA, ETC.)
  PROPOSED TREES TO BE COORDINATED WITH

LANDSCAPE PLANS.

LOT. REVIEWED FOR: 1. GRADING AS BEING IN CONFORMANCE WITH THE DRAINAGE CONCEPTS SHOWN ON THE APPROVED LOT GRADING PLANS PREPARED BY SCS CONSULTING GROUP LTD. CONFORMANCE WITH THE TOWN OF AURORA GRADING STANDARDS. DATE: \_\_\_\_ REVIEWED BY: \_\_\_\_\_

IT IS THE BUILDER'S COMPLETE RESPONSIBILITY TO ENSURE THAT ALL PLANS SUBMITTED FOR APPROVAL FULLY COMPLY WITH THE ARCHITECTURAL GUIDELINES AND ALL APPLICABLE REGULATIONS AND REQUIREMENTS INCLUDING ZONING PROVISIONS AND ANY PROVISIONS IN THE SUBDIVISION AGREEMENT. THE CONTROL ARCHITECT IS NOT RESPONSIBLE IN ANY WAY FOR EXAMINING OR APPROVING SITE (LOTTING) PLANS OR WORKING DRAWINGS WITH RESPECT TO ANY ZONING OR BUILDING CODE OR PERMIT MATTER OR THAT ANY HOUSE CAN BE PROPERLY BUILT OR LOCATED ON ITS LOT.

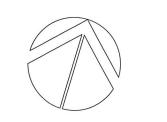
THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE APPLICABLE ARCHITECTURAL DESIGN GUIDELINES APPROVED BY THE TOWN OF AURORA.



DESIGN

NO.	DATE	REVISION DESCRIPTION	NOTE
04	2021-09-07	ISSUED FOR PERMIT	CITY
05	2021-10-05	ISSUED FOR PERMIT	CITY
06	2021-10-08	ISSUED FOR REVIEW	CONSULTANTS
07	2021-11-04	ISSUED FOR REVIEW	CONSULTANTS
08	2021-11-08	ISSUED FOR COA	CITY

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PROJ.REV. NO.	USG 16-198	DWG NO.
SHEET TITLE		
	SITING PLAN- LOT 1	
	SCALE: 1:200	

**ROYAL HILL** 14029 YONGE ST. Aurora ON L4G OP1



236 Lesmill Road Toronto, ON M3B 2T5 phone: 416.850.0021 info@urbanscapearchitect.com | www.urbanscapearchitect.com

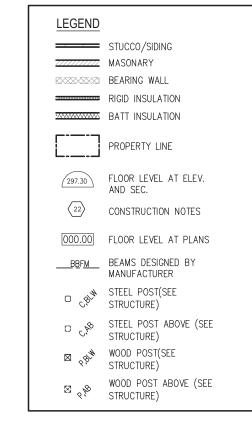
# ROYAL HILL 50-05 LOT 1

# **LIST OF DRAWING SHEETS**

- 0 TITLE SHEET
- 0A FOUNDATION PLAN
- 1A BASEMENT PLAN
- 2A FIRST FLOOR PLAN
- 3A SECOND FLOOR PLAN
- 4A ROOF PLAN
- 5A FRONT ELEVATION
- 6A REAR ELEVATION
- 7A RIGHT SIDE ELEVATION
- 8A LEFT SIDE ELEVATION
- 9A BUILDING SECTION
- 10A PARTIAL BASEMENT PLAN AND SIDE ELEVATION W/ WALKUP
- 11A REAR ELEVATION W/ WALKUP
- 12 CONSTRUCTION NOTES



	AREA SQ.FT.	AREA SQ.M.
FIRST FLOOR	1678.51	155.94
SECOND FLOOR	1667.10	154.88
TOTAL FLOOR AREA	3345.61	310.82
DEDUCT OPEN AREAS	0.00	0.00
ADD FINISHED BASEMENT AREA	444.43	41.29
GROSS FLOOR AREA	3790.04	352.11
FIRST FLOOR COVERAGE	1678.51	155.94
GARAGE COVERAGE AREA	0	0.00
PORCH COVERAGE AREA	60.67	811.60
COVERAGE W/ PORCH	1739.17	161.57
COVERAGE W/O PORCH	1678.51	155.94



3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES A8 TO A10 AND A12 TO A16)						
	FORMING PART OF	SENTE	ENCE 9.23.4.2.(3), 9.23.4.2.(4)	), 9.23	5.12.3.(1),(3)	
2"x8" SPRUCE #2			2"x10" SPRUCE #2	2"x12" SPRUCE #2		
L1	2/2"x8" (2/38x184)	L3	2/2"x10" (2/38x235)	L5	2/2"x12" (2/38x286)	
В1	3/2"x8" (3/38x184)	В3	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)	
В2	4/2"x8" (4/38x184)	B4	4/2"x10" (4/38x235)	B6	4/2"x12" (4/38x286)	
В7	5/2"x8" (5/38x184)	В8	5/2"x10" (5/38x235)	В9	5/2"x12" (5/38x286)	

3.2. ST	TEEL LINTELS SUPPORTING MASONRY VENEER FORMING PART OF SENTENCE	(DIVISION B PART 9 9.20.5.2.(3)	9. TABLE 9.20.2.B.)
CODE	SIZE	VENEER	MASONRY
L7	3 1/2" x 3 1/2" x 1/4" (90 x 90 x 6)	8'-1" (2.47m)	3'-11" (1.20m)
L8	4" x 3 1/2" x 1/4" (100 x 90 x 6)	8'-9" (2.66m)	NA
L9	4 7/8" x 3 1/2" x 5/16" (125 x 90 x 8)	10'-10" (3.31m)	7'-10" (2.40m)
L10	4 7/8" x 3 1/2" x 3/8" (125 x 90 x 10)	11'-5" (3.48m)	8'-10" (2.70m)
L11	5 7/8" x 3 1/2" x 3/8" (150 x 90 x 10)	12'-7" (3.82m)	NA

L12 7 1/8" x 4" x 3/8" (180 x 100 x 10) 14'-1" (4.30m)

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USG 1
SHEET TITLE S

PROJ./REV. NO.
USG 16-198

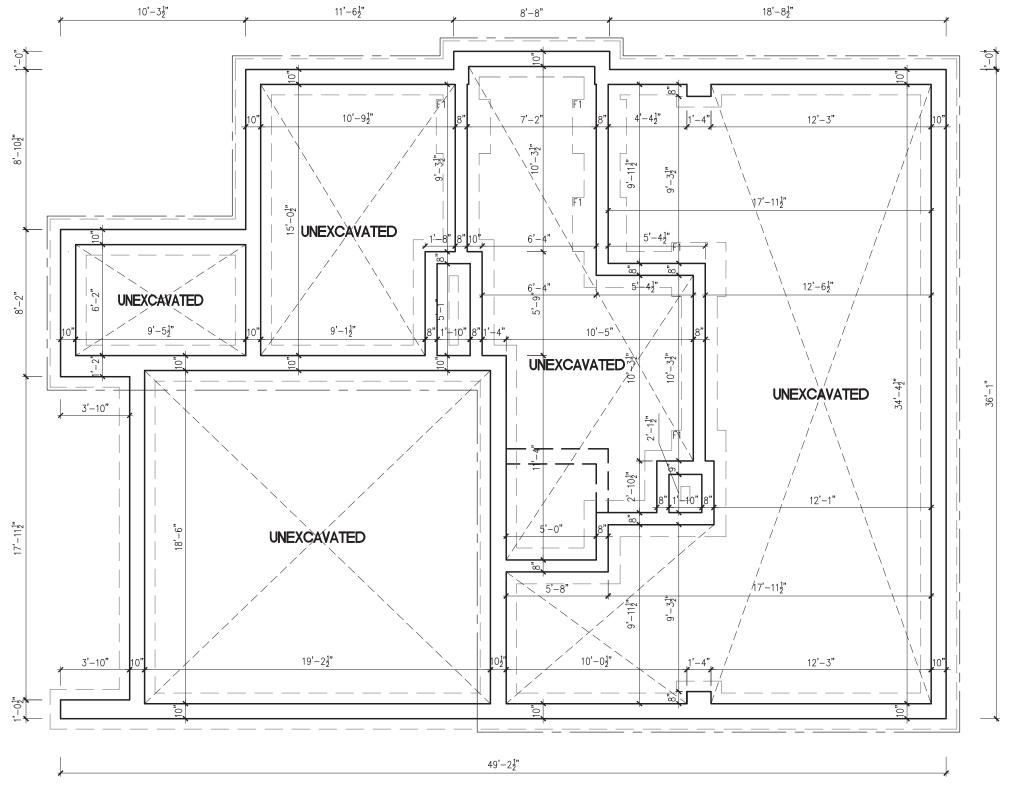
SHEET TITLE
TITLE SHEET

18"x24" SHEET SIZE



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DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1



TYPICAL BASEMENT FLOOR PLAN NOTES
PROVIDE FULL HEIGHT 10"CONC. FOUNDATION WALLS
WHERE SOIL HEIGHT EXCEEDS 4'-7" TYP. UNLESS NOTED
OTHERWISE
ALL DECK FRAMING TO BE P.T. UNLESS NOTED OTHERWISE

CONCRETE STRIP FOOTING FOR 10" FOUNDATION WALL:

MIN. 22"x8" FOR NATURAL UNDISTURBED SOIL.

MIN. 24"x10" FOR COMPACTED ENGINEERED FILL.
2-15M BARS CONTINUOUS AT TOP OF FOUNDATION AND
2-15M BARS CONTINUOUS IN FOOTINGS FOR ENGINEERED FILL.

NOTE: ALL FOOTINGS DESIGNED ASSUMING MIN. 150KPa SOIL BEARING CAPACITY

NORTH

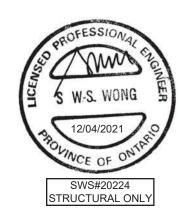
	CONCRETE PAD FO	OTING LEGEND
	NATURAL UNDISTURBED SOIL	COMPACTED ENGINEERED FILL
F0	46"x46"x20"	52"x52"x24"
F1	36"x36"x16"	40"x40"x18"
F2	24"x24"x10"	28"x28"x12"
	F1	UNDISTURBED SOIL  F0 46"x46"x20"  F1 36"x36"x16"



DWG NO.

0A

18"x24" SHEET SIZE



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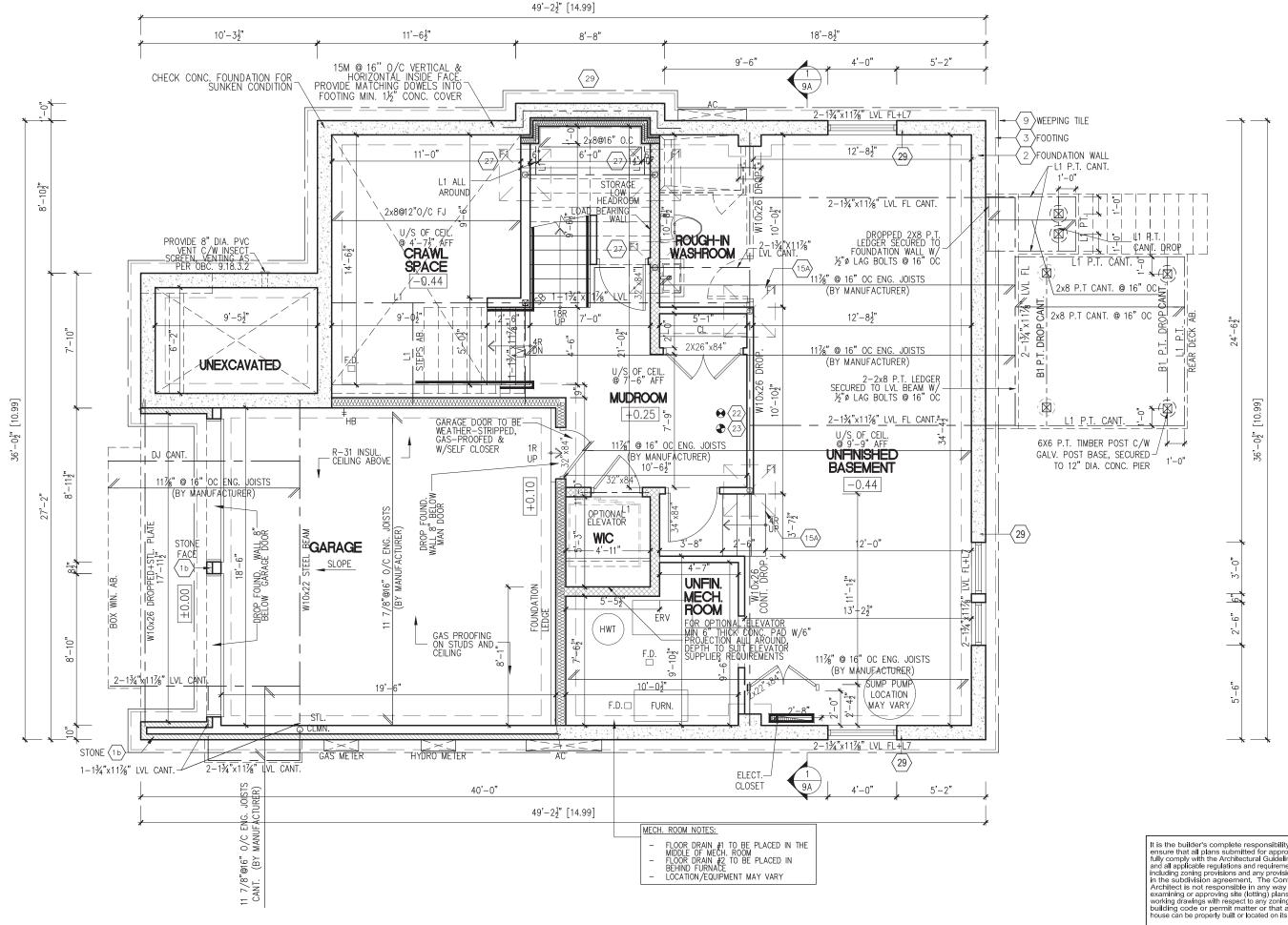
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PROJ/REV. NO. USG 16-198	
SHEET TITLE FOUNDATION PLAN SCALE: 3/16"=1'-0"	

PROJECT
DORMER HILL 50-05 CORNER

14029 YONGE ST. Aurora ON L4G OP1





TYPICAL BASEMENT FLOOR PLAN NOTES
PROVIDE FULL HEIGHT 10"CONC. FOUNDATION WALLS
WHERE SOIL HEIGHT EXCEEDS 4'-7" TYP. UNLESS NOTED
OTHERWISE
ALL DECK FRAMING TO BE P.T. UNLESS NOTED OTHERWISE

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

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

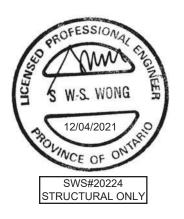
JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW AND APPROVAL

APPROVED BY:

DATE: APR 14. 2021

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

DESIGN



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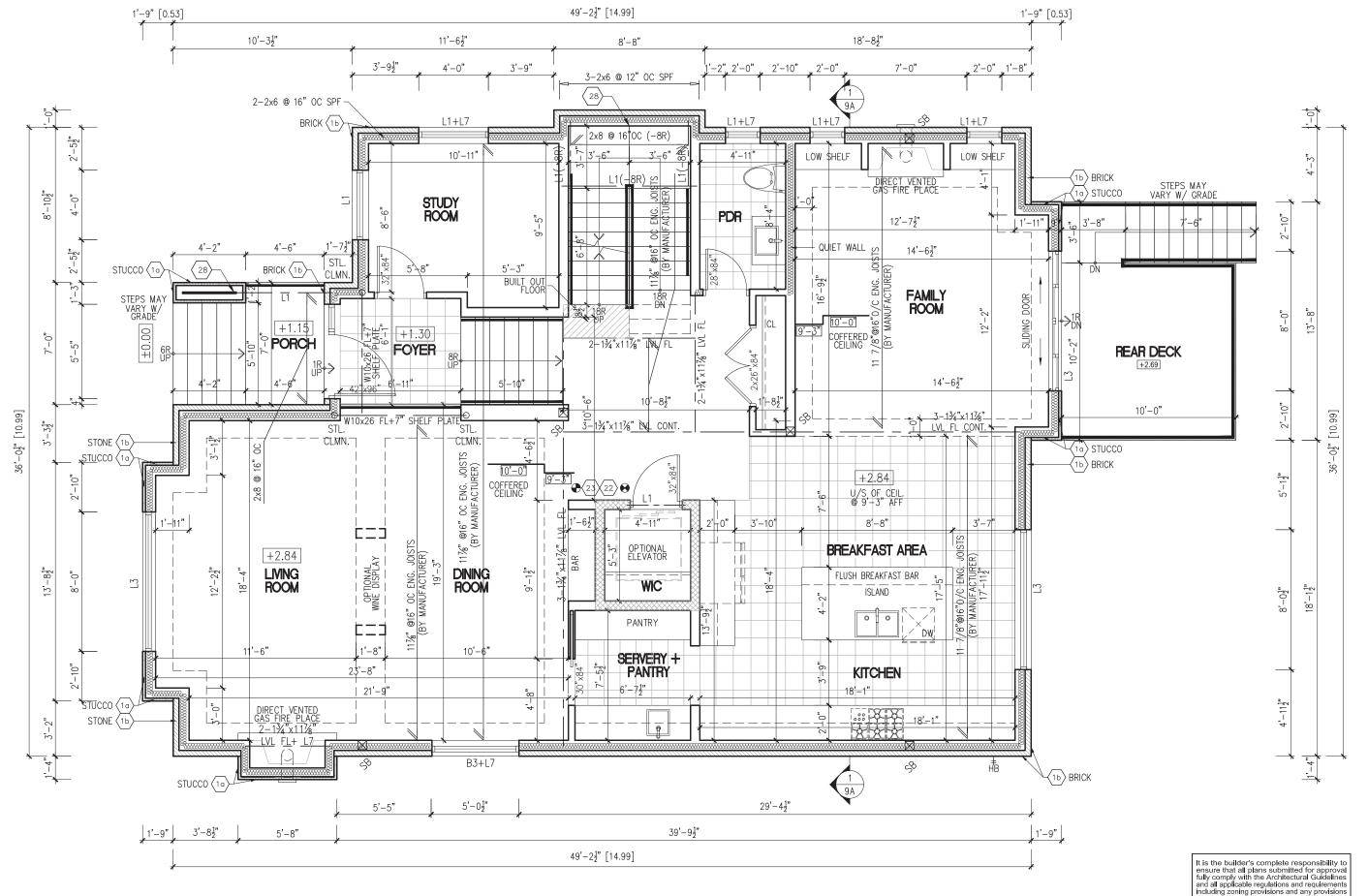
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USG 16-198	
SHEET TITLE BASEMENT PLAN SCALE: 3/16"=1'-0"	1A
	18"x24" S

DORMER HILL 50-05 CORNER

14029 YONGE ST. Aurora ON L4G OP1

18"x24" SHEET SIZE









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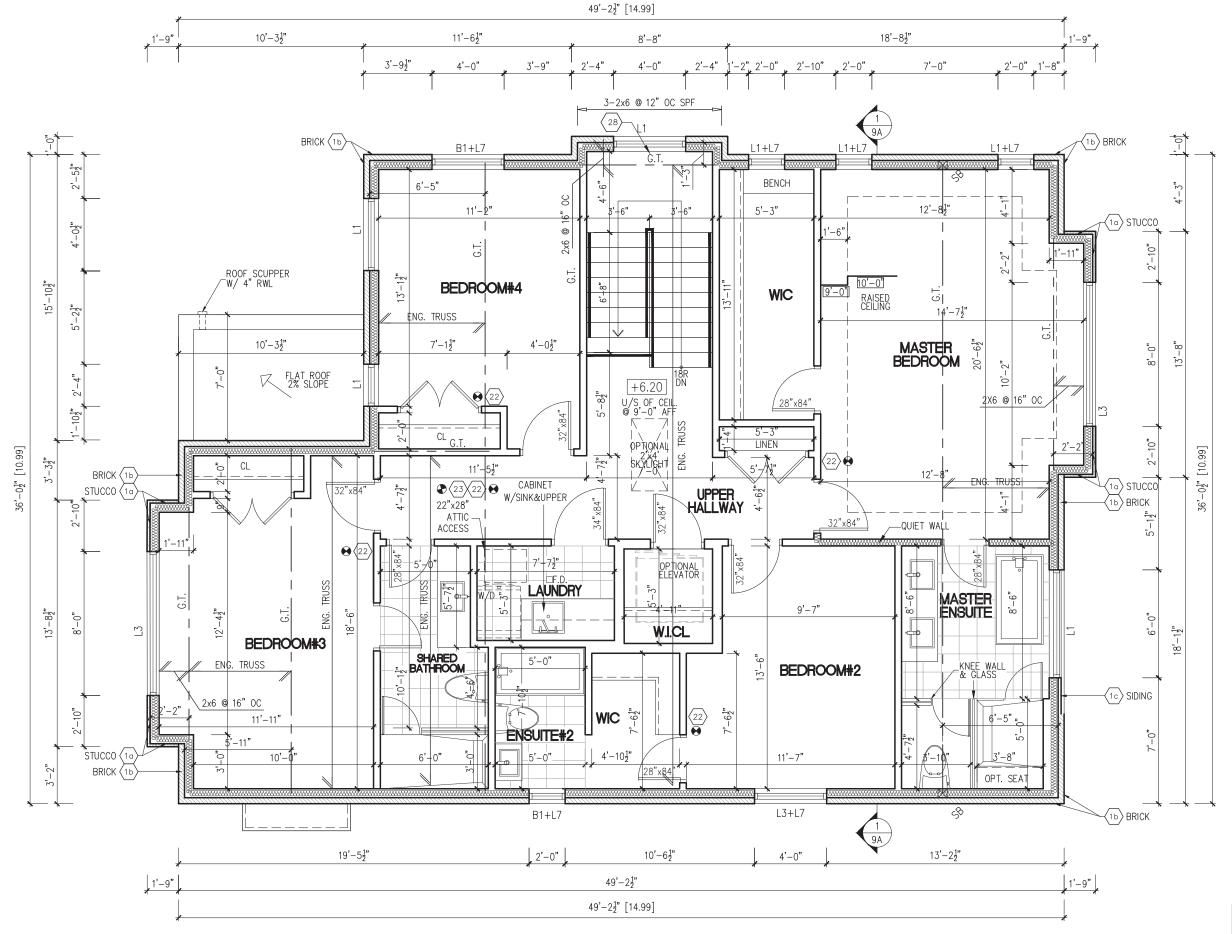
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SHEET TITLE FIRST FLOOR PLAN SCALE: 3/16"=1'-0"		2A
PROJECT		18"x24'

DORMER HILL 50-05 CORNER

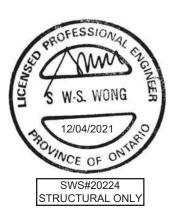
14029 YONGE ST. Aurora ON L4G OP1

(24" SHEET SIZE









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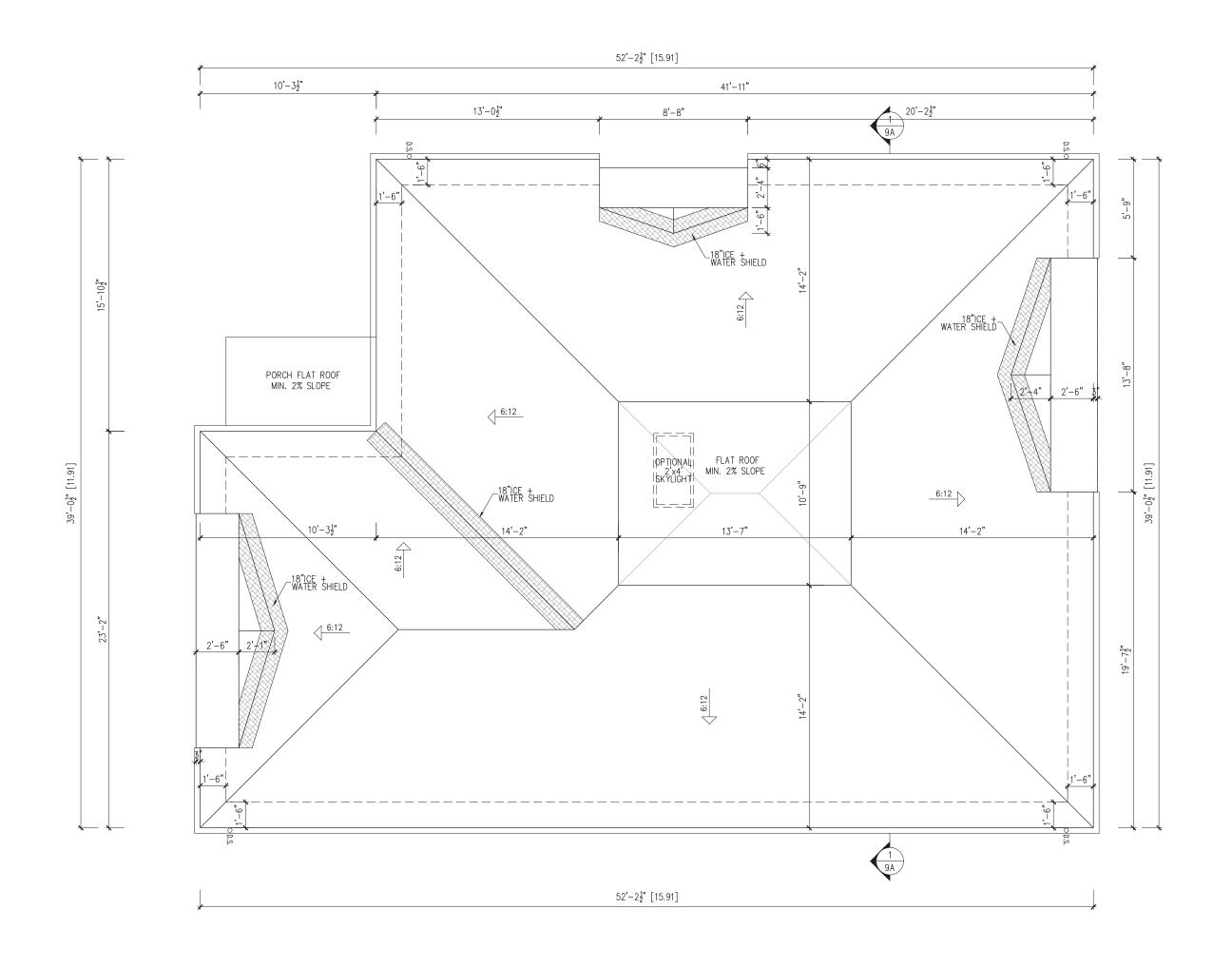
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PROJECT	I	18"x

DORMER HILL 50-05 CORNER

14029 YONGE ST. Aurora ON L4G OP1

18"x24" SHEET SIZE





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PROJ./REV. NO. USG 16-198			
SHEET TITLE ROOF PLAN SCALE: 3/16"=1'-0"			

18"x24" SHEET SIZE

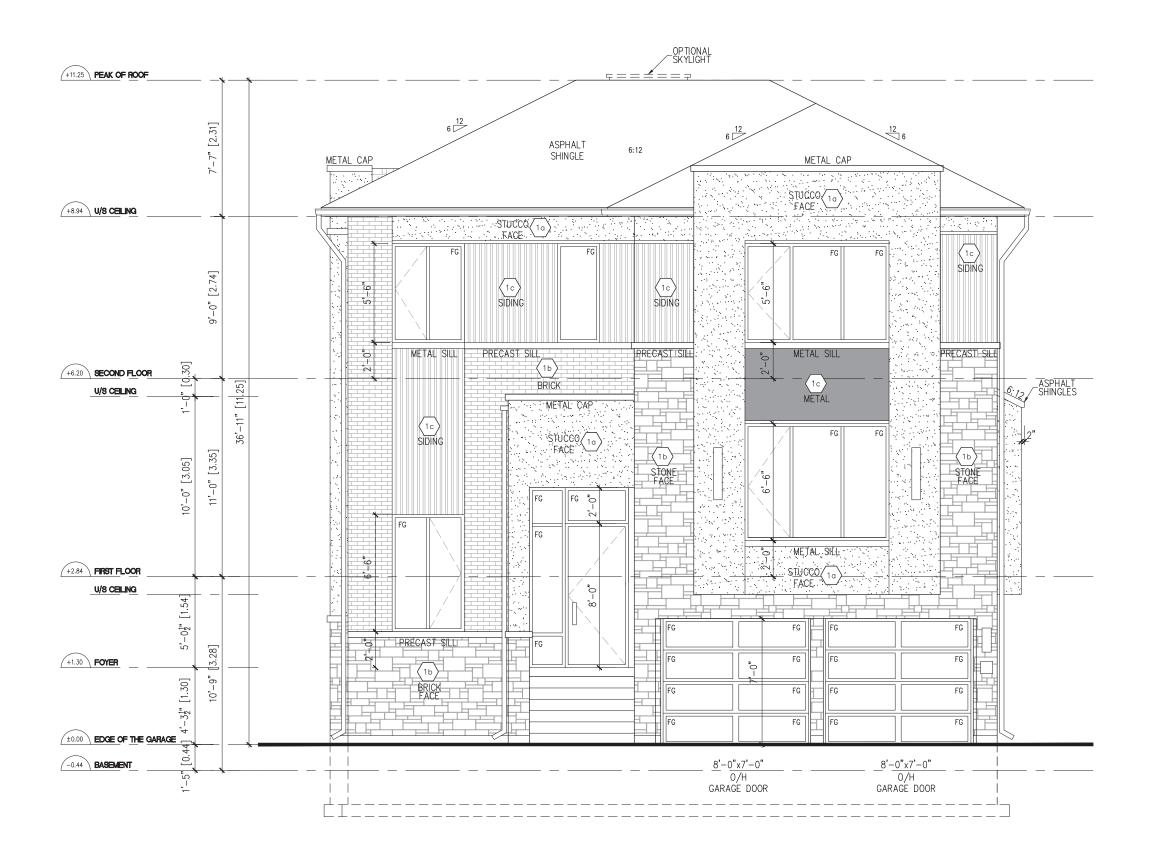
DESIGN

URBANSCAPE ARCHITECTS

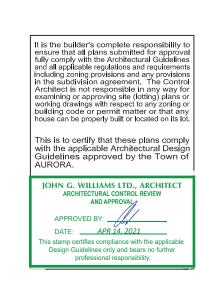
phone: 416.850.0021

PROJECT DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1

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ROYAL HILL 50-	05 ENEF	ENERGY EFFICIENCY-SB12			
ELEVATION	WALL SQ.FT.	OPENING SQ.FT.	PERCENTAGE		
FRONT	1087.15	181.70	16.71%		
REAR	1108.71	231.25	20.86%		
RIGHT	1516.00	76.70	5.06%		
LEFT	1503.66	190.14	12.65%		
TOTAL	5215.18	679.75	13.03%		



5A

18"x24" SHEET SIZE

DESIGN

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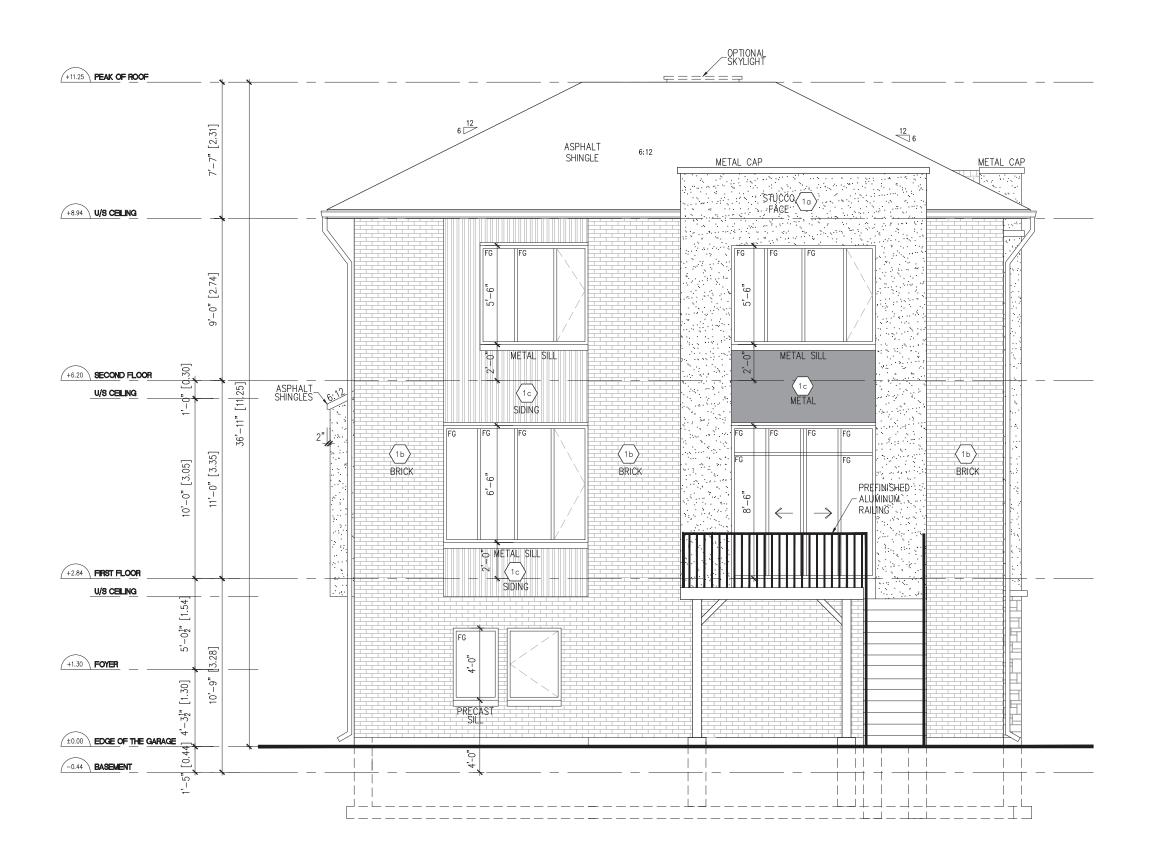
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SHEET TITLE
FRONT ELEVA
SCALE: 3/16"=1'-0"

SHEET TITLE
FRONT ELEVATION
SCALE: 3/16"=1'-0"

PROJ./REV. NO.

DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1







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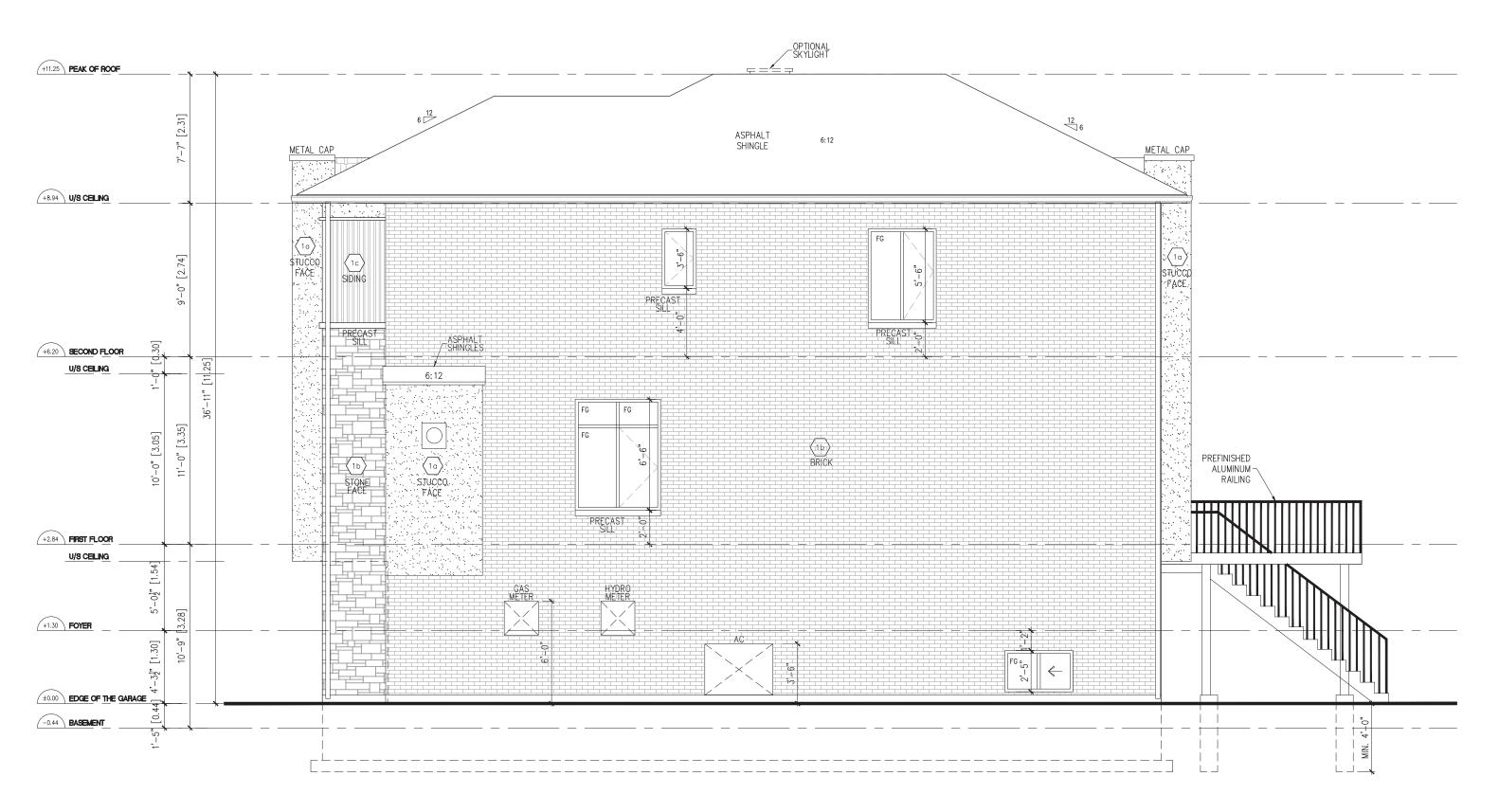
SHEET TITLE	
REAR ELEVATION	
SCALE: 3/16"=1'-0"	

14029 YONGE ST. Aurora ON L4G OP1

PROJ./REV. NO. 6A 18"x24" SHEET SIZE

PROJECT DORMER HILL 50-05 CORNER





UNPROTECTED OPENING	
WALL AREA	1516.00
ALLOWABLE WINDOW AREA @ 7%	106.11
ACTUAL WINDOW AREA	76.70



18"x24" SHEET SIZE

DESIGN

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PROJ./REV. NO.
USG 16-198

SHEET TITLE
RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

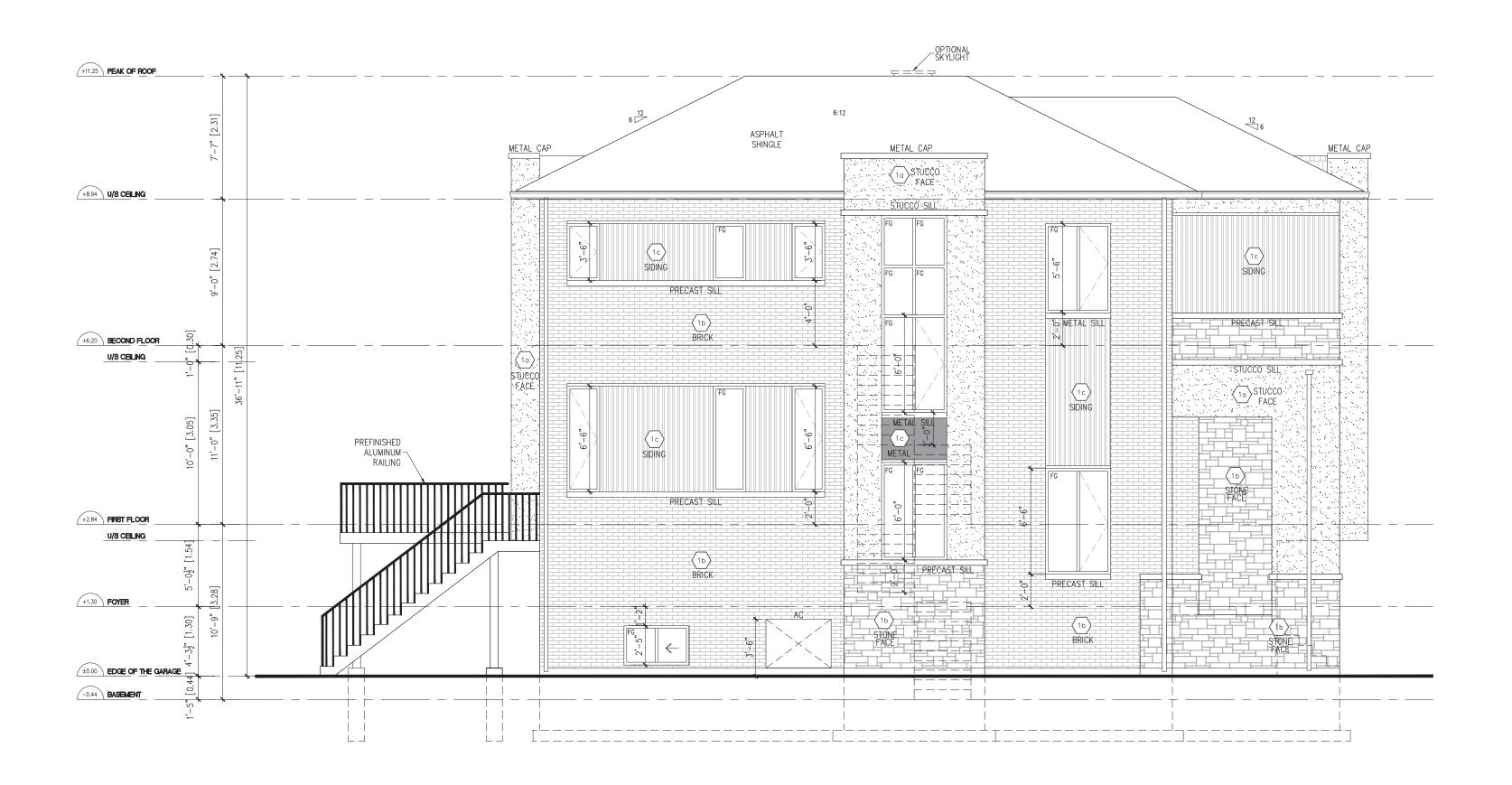
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PROJECT

DORMER HILL 50-05 CORNER

14029 YONGE ST. Aurora ON L4G OP1







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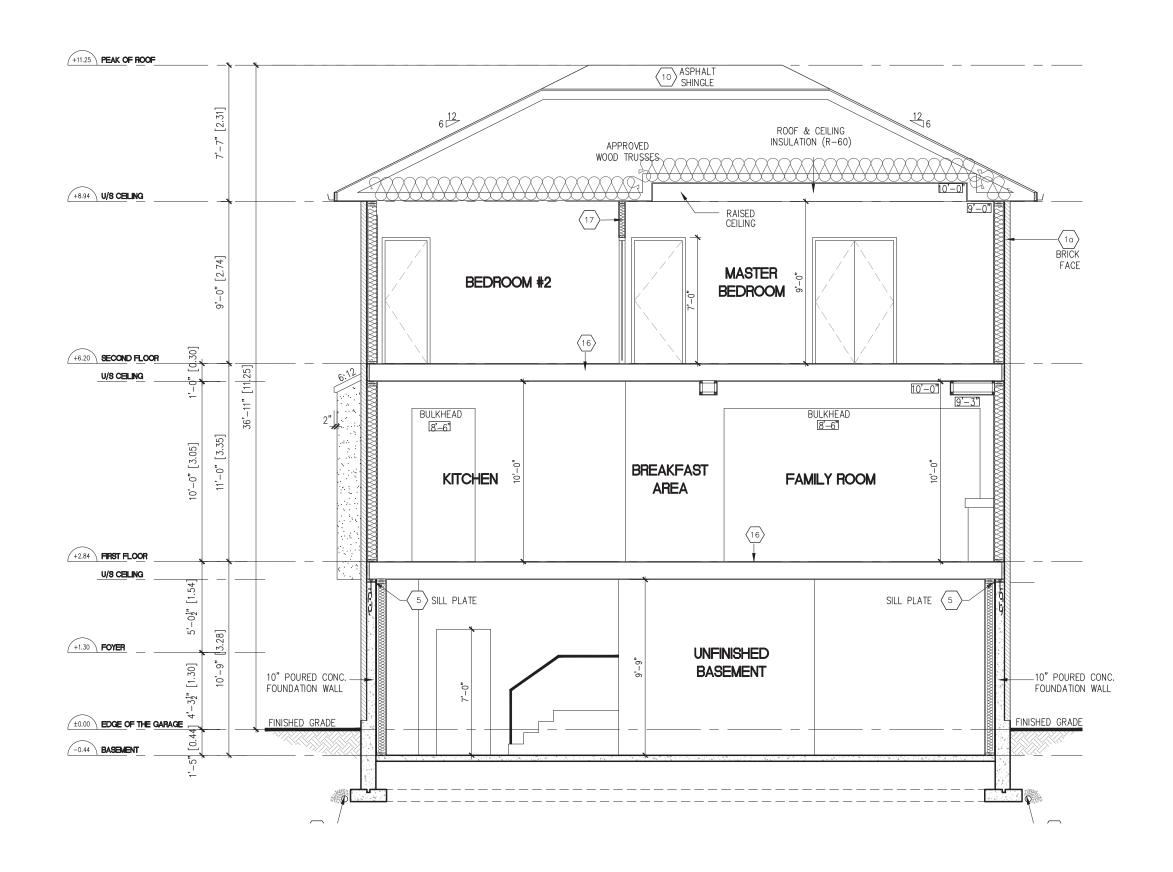
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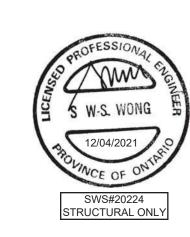
14029 YONGE ST. Aurora ON L4G OP1

PROJ./REV. NO. SG 16-198 ET TITLE 8A FT SIDE ELEVATION ALE: 3/16"=1'-0"

18"x24" SHEET SIZE DORMER HILL 50-05 CORNER







18"x24" SHEET SIZE

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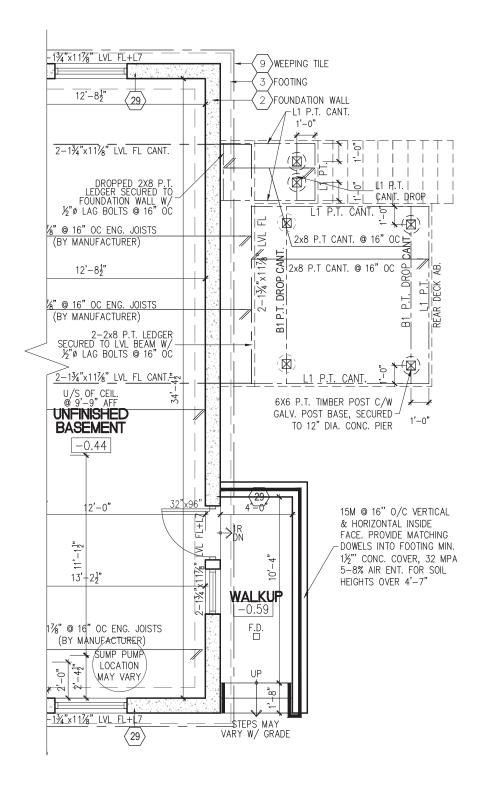
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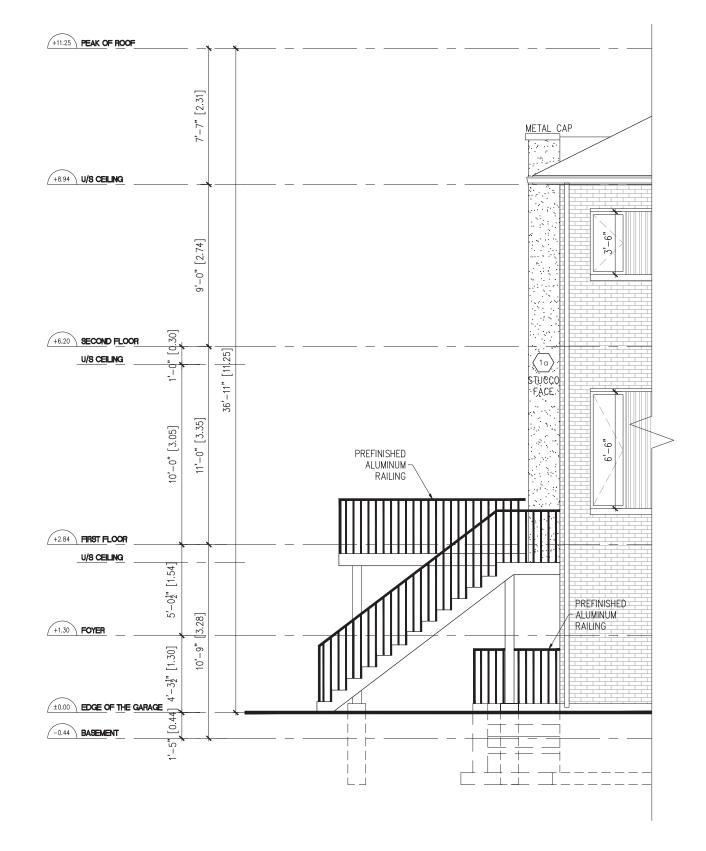
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PARTIAL BASEMENT PLAN W/ WALKUP

YPICAL BASEMENT FLOOR PLAN NOTES PROVIDE FULL HEIGHT 10"CONC. FOUNDATION WALLS WHERE SOIL HEIGHT EXCEEDS 4'-7" TYP. UNLESS NOTED LL DECK FRAMING TO BE P.T. UNLESS NOTED OTHERWISE

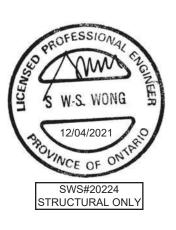


PARTIAL LEFT SIDE ELEVATION W/ WALKUP



10A

18"x24" SHEET SIZE



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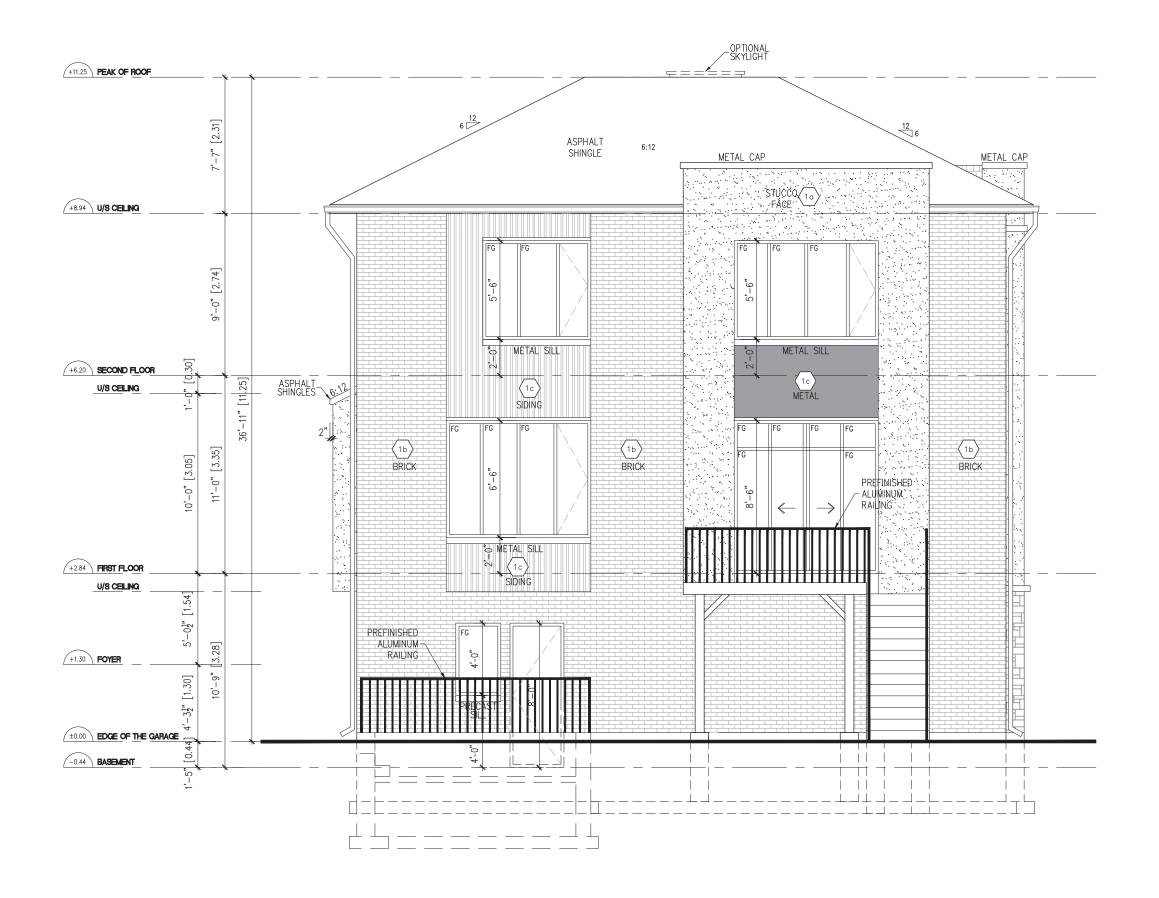
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USG 16-198
SHEET TITLE PARTIAL BASEMENT PLAN AND SIDE ELEVATION W/ WALKUP SCALE: 3/16"=1'-0"

PROJECT DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1

PROJ./REV. NO.







11A

18"x24" SHEET SIZE

DESIGN

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USG 16-198
SHEET TITLE REAR ELEVATION W. SCALE: 3/16"=1'-0"

PROJ./REV. NO. W/ WALKUP

PROJECT DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1



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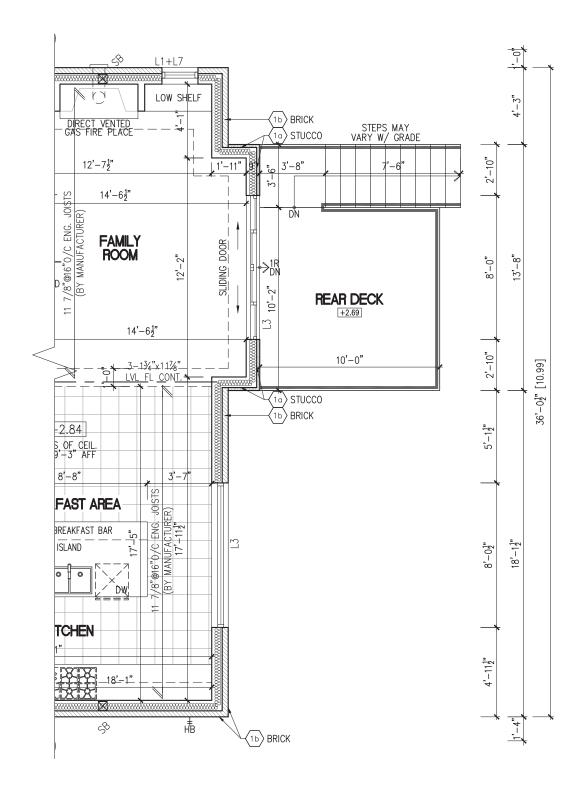
JOHN G. WILLIAMS LTD., ARCHITECT ARCHITECTURAL CONTROL REVIEW

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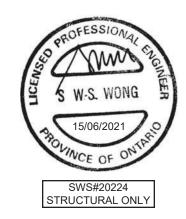
-1¾"x11%" LVL FL+L7 - 9 WEEPING TILE 3 FOOTING 12'-8<u>1</u>" -\(\frac{2}{2}\)\FOUNDATION WALL L1 P.T. CANT. 1'-0" 2-13/4"x117/8" LVL FL CANT. 1 P.T. CANT. 9 DROPPED 2X8 P.T. LEDGER SECURED TO FOUNDATION WALL W/ ½"Ø LAG BOLTS @ 16" OC (BY MANUFACTURER) \2x8 P.T CANT. @ 16" OC 2x8 P.T CANT. @ 16" OC 및 세명 ½" @ 16" OC ENG. JOISTS (BY MANUFACTURER) 2-2x8 P.T. LEDGER SECURED TO LVL BEAM W/-1/20 LAG BOLTS @ 16" OC 2-1¾"x11%" LVL FL CANT.♣₽ U/S, OF, CEIL. @ 9'-9" AFF  $-0\frac{1}{2}$ 6X6 P.T. TIMBER POST C/W / UNFINISHED BASEMENT GALV. POST BASE, SECURED 1'-0" -0.44  $13' + 2\frac{1}{2}"$ 1%" @ 16" OC ENG. JOISTS (BY MANUFACTURER) SUMP PUMP LOCATION MAY VARY

PARTIAL BASEMENT PLAN W/ LOOKOUT

YPICAL BASEMENT FLOOR PLAN NOTES PROVIDE FULL HEIGHT 10"CONC. FOUNDATION WALLS WHERE SOIL HEIGHT EXCEEDS 4'-7" TYP. UNLESS NOTED ALL DECK FRAMING TO BE P.T. UNLESS NOTED OTHERWISE



PARTIAL FIRST FLOOR PLAN W/ LOOKOUT



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PROJECT

14029 YONGE ST. Aurora ON L4G OP1

18"x24" SHEET SIZE DORMER HILL 50-05

URBANSCAPE ARCHITECTS

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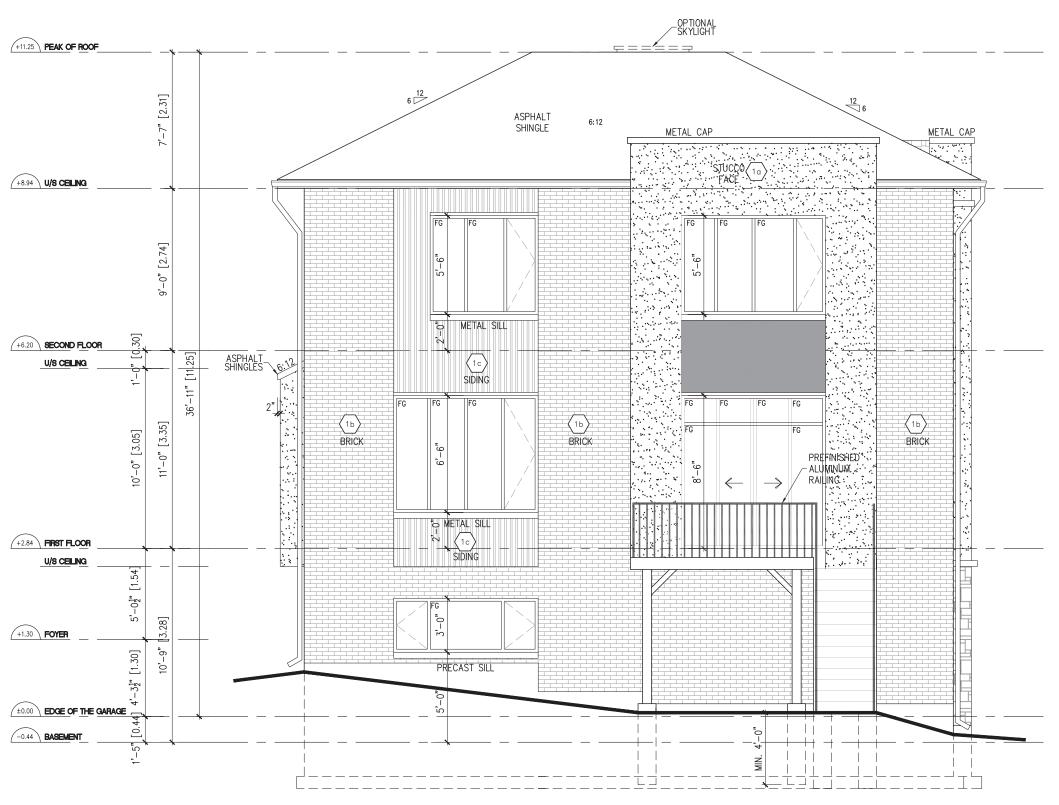
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AND APPROVAL

APPROVED BY:

DATE: JUN 23, 2021

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MAX. 12" EXPOSED FOUNDATION WALL

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PROJ./REV. NO.
USG 16-198

SHEET TITLE
REAR ELEVATION W/ LOOKOUT
SCALE: 3/16"=1'-0"

13A

18"x24" SHEET SIZE

PROJECT
DORMER HILL 50-05
14029 YONGE ST. Aurora ON L4G OP1

DESIGN



### CONSTRUCTION NOTES To apply unless noted otherwise on the drawings

# EXTERIOR WALLS

•• (Select cladding system from below)

•• 5/8•• exterior type sheathing. Lumber, plywood, OSB or gypsum sheathing

•• 2•x6•• wood studs @ 16•• o.c

o All lumber shall be spruce-pine-fir No. 1 & 2, and shall be identified by a grade stamp.

•• Maximum moisture content 19% at time of installation

· · Wood framing members which are supported on concrete in direct contact with soil shall be separated

from the concrete with 6 mil polyethylene or type 'S' roll roofing.

•• R-22-27 batt insulation in continuous contact w/ exterior sheathing (Refer to SB-12 2.1.1.2.A for details)

 Continuous air / vapour barrier •• 1/2•• interior drywall finish

•• 2•• x 6•• double top plate •• 2•• x 6•• single bottom plate

# 1a. STUCCO FINISH WALL

## •• 1/3•• stucco finish

•• 1 ½•• polystyrene insulation

· Channeled insulation adhesive

•• Blue shield — Air barrier system lapped 4•• at joints

·· Stucco lath or reinforcing shall be used to attach stucco to any substrate other than masonry •• Stucco shall be not less than 200 mm above finished

ground level except when it is applied over concrete or masonry.

### 1b. BRICK/STONE VENEER WALL

•• Minimum 2 3/4" thick if joints are not raked and 3 1/2" thick if joints are raked

Minimum 1" air space to sheathing

· Provide weep holes @ 31 1/2" o.c. at the bottom of the cavity and over doors and windows.

•• Direct drainage through weep holes with 0.5 mm poly flashing extending minimum 6" up behind the sheathing paper.

23 5/8•• horizontally. •• Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least

•• Veneer ties minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 19 5/8•• vertically and

1-3/16" into studs.

### Masonry Walls

•• Where constructed of 3 1/2" brick, wall shall be bonded with header course every 23 5/8•• o/c vertically and horizontally and 35 3/8. o/c for block or tile.

• Provide 2\* solid masonry, concrete filled top course or continuous 1 1/2\* x 3 1/2\* wood plate under all roof 9. DAMP PROOFING AND DRAINAGE and floor framing members.

• Provide 7 1/2 • solid masonry under beams and columns.

•• Masonry fire wall to be tied to each tier of joists with 1 9/16•• x 3/16•• corrosion resistant steel straps, keyed minimum 4. into masonry. When joists are parallel to wall, ties are to extend across at least 3 ioists @ 6'-7•• o.c.

•• Inside of wall to be parged and covered with No. 15 breather—type asphalt paper.

•• For reduced foundation walls to allow a brick facing while maintaining lateral support, tie minimum 3 ½•• brick to minimum 3 1/2. back-up block with corrosion resistant ties at least 0.028 in in cross sectional

area, spaced 7 7/8. vertically and 35 3/8. horizontally, with collar joists completely filled with mortar. ·· Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 6. end bearing.

### 1c. SIDING VENEER WALL Aluminum/Vinyl or wood siding

•• Blue shield — Air barrier system lapped 4•• at joints

# 1d. EXISTING BRICK W/ STUCCO VENEER

•• ½•• stucco finish

•• 1 1/4 polystyrene insulation

· Channeled insulation adhesive •• Blue shield — Air barrier system lapped 4•• at joints

# Existing brick veneer

EXTERIOR DOORS AND WINDOWS •• Every floor level containing a bedroom and not served by an exterior door shall contain at least 1 window having an unobstructed open area of 3.8 ft. and no dimension less than 15", which is open able from the inside without tools

•• Exterior house doors and windows within 6' 7" from grade shall be constructed to resist forced entry. Doors shall have a deadbolt lock.

•• The principal entry door shall have either a door viewer, transparent glazing or a sidelight Exterior Walls

.. No windows or other unprotected openings are permitted in exterior walls less than 3' 11" from property

 $\cdot\cdot\cdot$  5/8" fire rated drywall shall be installed on the inside face of attached garage exterior walls and gable ends of roofs which are less than 3' 11" from property lines.

•• Non combustible cladding shall be installed on all exterior walls less than 23 5/8" from property

2021-04-12

•• 15mpa (2200 psi) poured conc. foundation wall on continuous keyed concrete footing, the outside of 12. ROOF VENTILATION the foundation shall be damproofed from the top of the footing to finished grade and brush coat from the top to 2" below grade, provide a drainage layer on the outside of the foundation wall.

seal the drainage layer at the top. the top of the concrete footing shall be damproofed. •• Concrete footings supporting joist spans greater than 16'-1" (4900) shall be sized in accordance with 9.15.3.4 (1),(2) of the o.b.c. (refer to chart below for respective size). Brace foundation wall prior to backfilling, all footings shall rest on natural undisturbed soil or compacted engineered fill with min. Bearing capacity of 150kpa or greater. If soil bearing does not meet minimum capacity, engineered footings are required.

·· Refer to construction drawings and details for foundation wall strength and thickness and 9.15.4. •• Foundation walls shall not exceed 8'-2" (2.5m) in unsupported height unless otherwise noted. (9.15.4.2.1)

MINIMUM FOOTING SIZES FOR EXTERIOR WALLS (9.15.3.4		
NUMBER FLOORS	EXTERIOR	CLADDING
SUPPORTED	SIDING ONLY	MASONRY VENEER
1	16" WIDE x6" DEEP	16" WIDE x6" DEEP
2	16" WIDE x6" DEEP	20" WIDE x6" DEEP
3	16" WIDE x9" DEEP	20" WIDE x9" DEEP

MINIMUM FOOTING SIZES FOR INTERIOR WALLS (9.15.3.4.)			
NUMBER FLOORS	INTERIOR LOAD BEARING WALL		
SUPPORTED	PARTY WALL	MASONRY	
1	16" WIDE x6" DEEP	16" WIDE x6" DEEP	
2	24" WIDE x8" DEEP	24" WIDE x8" DEEP	
3	36" WIDE x14" DEEP	36" WIDE x14" DEEP	

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THICKNESS OF SOLID CONCRETE FOUNDATION WALLS (9.15.4.2.) TYPE OF FOUNDATION MAX. HEIGHT FROM SLAB TO GRADE STRENGTH THICKNESS UNSUPPORTED AT TOP SUPPORTED AT TOP 3'-11" (1.2m) 6'-11" (2.15m) 4'-11" (1.5m) 3'-11" (1.2m) 4'-7" (1.4m) 7'-7" (2.3m) 7'-7" (2.3m) 4'-11" (1.5m) 7'-7" (2.3m)

# STEP FOOTINGS

Vertical Rise

23 5/8" Max. for firm soils

15 3/4" Max. for sand or gravel Horizontal Run = 23 5/8" Min.

### 4. GRADE AT HOUSE

Slope grade away from building face. Provide semi-solid block course at or below grade.

2"x6" sill plate fastened to foundation wall with min. 1/2" dia. anchor bolts, embedded min. 4" in concrete @ max. 7'-10" o/c. Provide caulking or gasket between plate & foundation wall.

### 6 FLOOR INSULATION

Continuous header joist with R-31 batt. insulation, extend air / vapour barrier & seal to joist and subfloor.

# 7. MINIMUM FOUNDATION INSULATION

•• 1st layer: r10ci (continuous 2" thick rigid insulation ) along concrete wall.

•• 2nd layer: r12 batt insulation between 2x4 wood strapping @ 16" o/c. wood studs to be fastened to top and bottom plates.

•• 6 mil polyethylene air/vapour barrier full height.

# 8. CONCRETE FLOOR SLAB

•• Garage, carport and exterior slabs and exterior steps shall be 4650psi concrete

with 5-8% air entrainment ·· Other slabs 3600psi concrete

•• Minimum 3" thick, placed on a minimum 4" of coarse, clean, granular material

•• Minimum 2•• rigid insulation with R10 thermal value beneath the concrete slab •• All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

·· In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces

shall be damp proofed. Where hydrostatic pressure occurs, a waterproofing system is required. .. Masonry foundation walls shall be parged with 1/4" of mortar coved over the footing prior to damp

· · 4" foundation drains shall be laid on level, undisturbed ground adjacent to the footings at or below the top of the basement slab or crawl space floor, and shall be covered with 6" of crushed stone.

Foundation drains shall drain to a storm sewer, drainage ditch, dry well or sump. • Window wells shall be drained to the footing

.. Downspouts not directly connected to a storm sewer shall have extensions to carry water away from the building, and provisions shall be made to prevent soil erosion.

•• Concrete slabs in attached garages shall be sloped to drain to the exterior.

·· The building site shall be graded so that surface, sump and roof drainage will not accumulate at or near the building and will not adversely affect adjacent properties.

# 10. ROOF CONSTRUCTION

•• Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 1/2" into roof sheathing.

•• Every asphalt shingle shall be fastened with at least 4 nails.

•• Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 3'11•• wide.

·· Flashing shall be provided at the intersection of shingle roofs with exterior walls and chimneys .. Sheet metal flashing shall consist of not less than 1/16" sheet lead, 0.013" galvanized steel, 0.018" copper, 0.018" zinc, or 0.019" aluminum.

•• Hip and valley rafter shall be 2•• deeper than common rafters.

•• 2•x4•• collar ties @ rafter spacing with 1•x4•• continuous brace at mid span if collar tie exceeds 7' 10" in

•• 20 years asphalt shingles on min. 3/8" exterior plywood sheathing, on approved roof trusses or conventional framing (see Structural).

Notching & Drilling of Trusses, Joists, Rafters

•• Holes in floor, roof and ceiling members to be maximum 1/4. x actual depth of member and not less than 2" from edges.

•• Notches in floor, roof and ceiling members to be located on top of the member within ½ the actual depth from the edge of bearing and not greater than 1/3 joist depth. •• Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if

load bearing, and 1 9/16" if non-load bearing. ·· Roof truss members shall not be notched, drilled or weakened unless accommodated in the design.

Prefinished aluminum fascia, eaves trough and rain water leaders to match existing finishes. Provide drip edge at fascia and vented soffit. Extend downspouts to grade level.

Every roof space above an insulated ceiling shall:

•• be ventilated with unobstructed openings equal to not less than 1/300 of insulated area. ·· Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not

less than 1/150 of insulated area.

·· Roof vents shall be uniformly distributed with min. 25% at top of the space and 25% at bottom of the space designed to prevent the entry of rain, snow or insects.

 $\cdot\cdot$  Unheated crawl spaces shall be provided with 1.1 ft $^2$  of ventilation for each 538 ft $^2$ •• Minimum natural ventilation areas, where mechanical ventilation is not provided, are: 0.97, ft<sup>2</sup> Bathrooms:

•• See structural drawings for rafter, roof joist and ceiling joist size and spacing requirements.

•• 1/2" interior drywall finish with continuous air / vapor barrier with min. R50 batt insulation.

Unfinished basement: 0.2% of floor area

# 13. EAVES PROTECTION

 $\cdot \cdot$  Eave protection shall extend 2' 11" up the roof slope from the edge, and at least 11 3/4" from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 4. head and end laps cemented together, or glass fiber or Polyester fiber coated base sheets, or self sealing composite membranes consisting of modified bituminous coated material or No. 15 saturated felt lapped and cemented. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in

NORTH

5, or where a low slope asphalt shingle application is provided. 14. CEILING CONSTRUCTION

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15. WALL/CEILING INSULATION •• Ceiling with attic R-60 R - 31

· Ceiling without attic · Exposed Floor R - 31

[Refer to SB-12 Table 3.1.1.2.A(IP) for details]

·· Insulation shall be protected with gypsum board or an equivalent interior finish, except for unfinished

R-10

basements where 6 mil poly is sufficient for fiberglass type insulations.

R-22

R - 12

R-20ci

. Ducts passing through unheated space shall be made airtight with tape or sealant.

·· Caulking shall be provided for all exterior doors and windows between the frame and the exterior cladding. •• Weather—stripping shall be provided on all doors and access hatches to the exterior, except doors from a garage to the exterior.

•• Exterior walls, ceilings and floors shall be constructed so as to provide a continuous barrier to the passage of water vapor from the interior and to the leakage of air from the exterior.

### 16. FLOOR CONSTRUCTION

•• Exterior wall above grade

•• Foundation > 50% Exposed R-20

Basement wall

· Slabs on Grade

· Supply Ducts in

unheated space

•• See structural drawings for floor joist size and spacing requirements •• Joists to have minimum 1 1/2" of end bearing (1 3/4" for wood)

•• Joists shall bear on a sill plate fixed to foundation with 1/2" anchor bolts @ 7' 10" o.c.

·· Header joists between 3' 11" and 10' 6" in length shall be doubled. Header joists exceeding 10' 6" shall

•• Trimmer joists shall be doubled when supported header is between 2' 7" and 6' 7". Trimmer joists shall be sized by calculations when supported header exceeds 6'7".

•• 2•x2•• cross bridging required not more than 6' 11" from each support and from other rows of bridging

•• Joists shall be supported on joist hangers at all flush beams, trimmers, and headers. ·· Non-load bearing partitions shall be supported on a joist or on blocking between joists

•• When ceramic tile applied to a mortar bed with adhesive, the bed shall be a minimum of 1/2" thick & reinforced with galvanized diamond mesh lath, applied over polyethylene on subflooring on joists at no more than 16"o.c. with at least 2 rows cross bridging.

Plumbing

17. INTERIOR STUD PARTITION Interior load bearing walls shall consist of:

•• 2•• x 6•• studs @ 16•• o.c.

•• 2•• x 4•• bottom plate and double 2•• x 4•• top plate, provide sound attenuation in bathroom walls and where

indicated on drawings.

•• 2•• x 4•• mid-girts if not sheathed

•• ½•• gypsum board sheathing Columns. Beams & Lintels

· Steel beams and columns shall be shop primed.

•• Minimum 3 1/2• end bearing for wood and steel beams, with 7 7/8" solid masonry beneath the beam. 26. ADJUSTABLE STEEL BASEMENT COLUMN .. Steel columns to have minimum outside diameter of 2 7/8" and minimum wall thickness of 3/16:

1/2" x 5 1/2" or 7 1/4" round, unless calculations based on actual loads show lesser sizes are adequate. All columns shall be not less than the width of the supported member

\*\* Masonry columns shall be a minimum of 11 3/8" x 11 3/8" or 9 1/2" x 15" • Provide solid blocking the full width of the supported member under all concentrated loads.

•• Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or 26A. NON-ADJUSTABLE STEEL BASEMENT COLUMN availability of laundry facilities. .. A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity

.. An exterior light controlled by an interior switch is required at every entrance •• A light controlled by a switch is required in every kitchen, bedroom, living room, utility room, laundry room, supporting 3 storey flr. load provide 48"x48"x24" (1220x1220x610) conc. footing dining room, bathroom, vestibule, hallway, garage and carport. A switched receptacle may be provided

instead of a light in bedrooms and living rooms •• Stairs shall be lighted, and except where serving an unfinished basement shall be controlled by a 3 way switch at the head and foot of the stairs

•• Basements require a light for each 323ft<sup>2</sup> controlled by a switch at the head of the stairs.

# 18. MECHANICAL VENTILATION

.. A mechanical ventilation system is required with a total capacity at least equal to the sum of: 21.2 cfm each for basement and master bedroom

10.6 cfm for each other room ·· A principal dwelling exhaust fan shall be installed and controlled by a centrally located switch identified as

·· Supplemental exhaust shall be installed so that the total capacity of all kitchen, bathroom and other exhausts, less the principal exhaust, is not less than the total required capacity. •• A Heat Recovery Ventilator may be employed in lieu of exhaust to provide ventilation. An HRV is required

if any solid fuel burning appliances are installed. ·· Supply air intakes shall be located so as to avoid contamination from exhaust outlets

19. STAIRS INTERIOR/EXTERIOR Maximum rise = 7 7/8" = 4 7/8" Minimum rise = 8 1/4" Minimum run = 14" Maximum run Minimum tread = 9 1/4= 14" Maximum tread = 1" Maximum nosing = 2'-10"Minimum width

Minimum headroom = 6'-5"

· Curved stairs shall have a min. run of  $5 \frac{7}{8}$ " at any point and a minimum average run of  $7 \frac{7}{8}$ "

•• Winders which converge to a point in stairs must turn through an angle of no more than 90° with no less than 30° or more than 45° per tread. Sets of winders must be separated by 3' 11" along the run of 29. UNSUPPORTED FOUNDATION WALLS

.. A landing is required at the top of any stair leading to the principal entrance to a dwelling and other exterior entrances with more than 3 risers.

# •• Exterior concrete stairs with more than 2 risers require foundations.

= 2'-11'

GUARDS (O.B.C. 9.8.8) 20. = 2'-11"Interior landings Exterior balcony = 3'-6"= 2'-11"Interior stairs = 2'-11"Exterior stairs = 4" Max. between pickets Guard height if deck to grade is: Greater than 5'-11"

•• No member or attachment between 4" and 2'-11" high shall facilitate climbing

5'-11" or less

**CONSTRUCTION NOTES** 

DORMER HILL 50-05 CORNER

14029 YONGE ST. Aurora ON L4G OP1

PROJ./REV. NO. USG 16-198

SHEET TITLE

**PROJECT** 

•• A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more dowels @ 23 5/8" (600) o.c., anchored in perimeter foundation walls. slope slab 1.0% from door. (9.40.)

.. Access hatch to have a minimum area of 3.4 ft<sup>2</sup> with no dimension less than 21-1/2. Must be provided to every crawl space and every roof space which is

•• Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level

108 ft $^2$ , 3' 3. in length or width and more than 23 5/8" in height. 22. SMOKE ALARM

·· At least one smoke alarm shall be installed on or near the ceiling on each storey and basement level and in each sleeping room. .. Smoke alarms shall be interconnected and located between sleeping room and the remainder of the storey,

in accordance with OBC, 9.10.19. ·· A smoke alarm required in Sentence (1) shall have a visual signaling component conforming to the

requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, National Fire Alarm and

# 23. CARBON MONOXIDE DETECTOR

·· A carbon monoxide detector shall be installed adjacent to every sleeping area for dwellings with fuel

burning fireplace or stove, or an attached garage

and where the adjacent surface has a slope more than 1:2

.. Provide detector conforming to CAN/CGA-6.19 or UL 2034. Install not more than 12. above finished floor close to possible source of CO.

# Garage Gas proofing

· The walls and ceiling of an attached garage shall be constructed and sealed so as to provide an effective barrier to exhaust fumes.

•• All plumbing and other penetrations through the walls and ceiling shall be caulked .. Doors between the dwelling and attached garage may not open into a bedroom and shall be

Supporting 3 storey flr. load provide 40"x40"x19" (1060x1060x480) conc. footing

supporting 2 storey flr. load provide 42"x42"x18" (1070x1070x460) conc. footing

24. ZERO-CLEARANCE FIREPLACE Install as per manufacturer's specifications.

weather-stripped and have a self-closer.

### 25. EXCAVATION AND BACKFILL

·· Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities.

•• The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material.

·· If termites are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 11 3/4" in excavated areas under a building, and the clearance between untreated structural wood

elements and the ground shall be no less than  $17 \ 3/4$ " •• Backfill within 23 5/8" of the foundation walls shall be free of deleterious debris and boulders over 9 7/8" in diameter.

9'-10" Max span between columns. 3  $\frac{1}{2}$ "(90) $\phi$  single tube adjuctable steel column conforming to •• Wood columns for carports and garages shall be minimum 3 1/2" x 3 1/2"; in all other cases either 5 CAN/CGSB-7.2m, and with 6x6x% (150x150x9.5) steel plate top & bottom. Field weld basement column connection. Footing on undisturbed soil of 75 kpa or engineered fill capable of sustaining a pressure of 150kpa minimum and as per soils report Supporting 2 storey flr. load provide 34"x34"x16" (870x870x410) conc. footing

3 1/2" (90)0 x 0.188" (4.78) non-adjustable steel column with 6"x6"x3/8" (150x150x9.5) steel plate top & bottom. field weld basement column connection. 42"x42"x18" (1070x1070x460) conc. footing on undisturbed drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well. soil of 75 kpa or engineered fill capable of sustaining a pressure of 150 kpa minimum and as per soils

### 26B. NON-ADJUSTABLE STEEL COLUMN AT FOUNDATION WALL 3 1/2" (90)0 x 0.188" (4.78) non-adjustable steel column with 6"x6"x3/8" (150x150x9.5) steel top plate &

long x 2" hook anchors  $(2-12.70 \times 305 \times 50)$ . field weld column to base plate and steel beam. 27. BUILT-UP WOOD POST & FOOTING 3-2"x6" (3-38x140) built-up wood post (unless otherwise noted) on metal base shoe anchored to conc. with

6"x4"x3/8" (150x100x9.5) bottom plate. base plate 4-1/2"x10"x1/2" (120x250x12.7) with 2-1/2" x 12"

# 1/2" (12.7) $\emptyset$ bolt, 24"x24"x12" (610x610x305) conc. footing. (9.17.4.1.)

•• For wind loads <= 0.5 kpa (q50): for a max. 18'-4'' (5600) height. Provide 2-2''x6'' (2-38x140) spr.#2 continuous studs @ 12" (300) o.c. For brick and 16" (400) o.c. for siding c/w 3/8" (9.5) thick exterior plywood sheathing. provide solid wood blocking between wood studs @ 4'-0" (1200) o.c. vertically. (9.23.10.1.)

•• For wind loads > 0.5 kpa (q50): for a maximum 18'-4" (5600) height. Provide 2-2"x6" (2-38x140) spr.#2 continuous studs @ 8" (200) o.c. For brick and 12" (300) o.c. For siding c/w 3/8" (9.5) thick exterior plywood sheathing. Provide solid wood blocking between wood studs @ 4'-0" (1200) o.c.

vertically. •• For wind loads <= 0.5 kpa (q50): for a max. 21'-0" (6400) height. provide 2-2"x8" (2-38x184) spr.#2 continuous studs @ 12" (300) o.c. for brick and 16" (400) o.c. for siding c/w 3/8" (9.5) thick exterior plywood sheathing. provide solid wood blocking between wood studs @ 4'-0" (1200) o.c. vertically. (9.23.10.1.) - for wind loads > 0.5 kpa (q50): for a maximum 21'-0" (6400) height. provide 2-2"x8"(2-38x184) spr.#2 continuous studs ⊚ 12" (300) o.c. for brick and 16" (400) o.c. for siding c/w 3/8" (9.5) thick exterior plywood sheathing. provide solid wood blocking between wood studs @ 4'-0" (1200)

•• For horizontal distances less than 9'-6" (2900) provide 2"x6" (38x140) studs @ 16" (400) o.c. with

continuous 2-2"x6" (2-38x140) top plate + 1-2"x6" (1-38x140) bottom plate & minimum of 3-2"x8"

# (3-38x184) cont. header at ground floor ceiling level toe-nailed & glued at top, bottom plates & headers.

REINFORCING AT STAIRS AND SUNKEN FLOOR AREAS

— Bars stacked vertically at interior face of wall

2—20m bars in top portion of wall (up to 8'-0" opening) 3-20m bars in top portion of wall (8'-0" t0 10'-0" opening)4-20m bars in top portion of wall (10'-0" to 15'-0" opening)

# REINFORCING AT BASEMENT WINDOWS

2—15m horiz. reinforcing on the inside and outside face of the foundation wall below the window sill. extend bars 24" (600) beyond the opening. 2-15m vertical reinforcing on the inside and outside face of the foundation wall on each side of the window opening.

- bars to have min. 2" (50) conc. cover

- bars to extend 2'-0" (600) beyond both sides of opening

# 30. COLD CELLAR PORCH SLAB

MM

S W-S WONG

12/04/2021

VCE OF

SWS#20224

STRUCTURAL ONLY

For max. 8'-2" (2500) porch depth, 5" (125) 32 mpa (4640psi) conc. slab with 5-8% air entrainment. rein. with 10m bars @ 7 7/8" (200) o.c. each dir., w/ 1 1/4" (30) clear cover from bottom of slab to first layer of bars, and second layer of bars laid directly on top of lower layer in opposite dir. 24"x24" (610x610) 10m

18"x24" SHEET SIZE

236 LESMILL ROAD, TORONTO, ON, M3B 2T5

phone: 416.850.0021 info@urbanscaarchitect.com | www.urbanscapearchitect.com |

DESIGN

DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING

ISSUED FOR PERMIT

