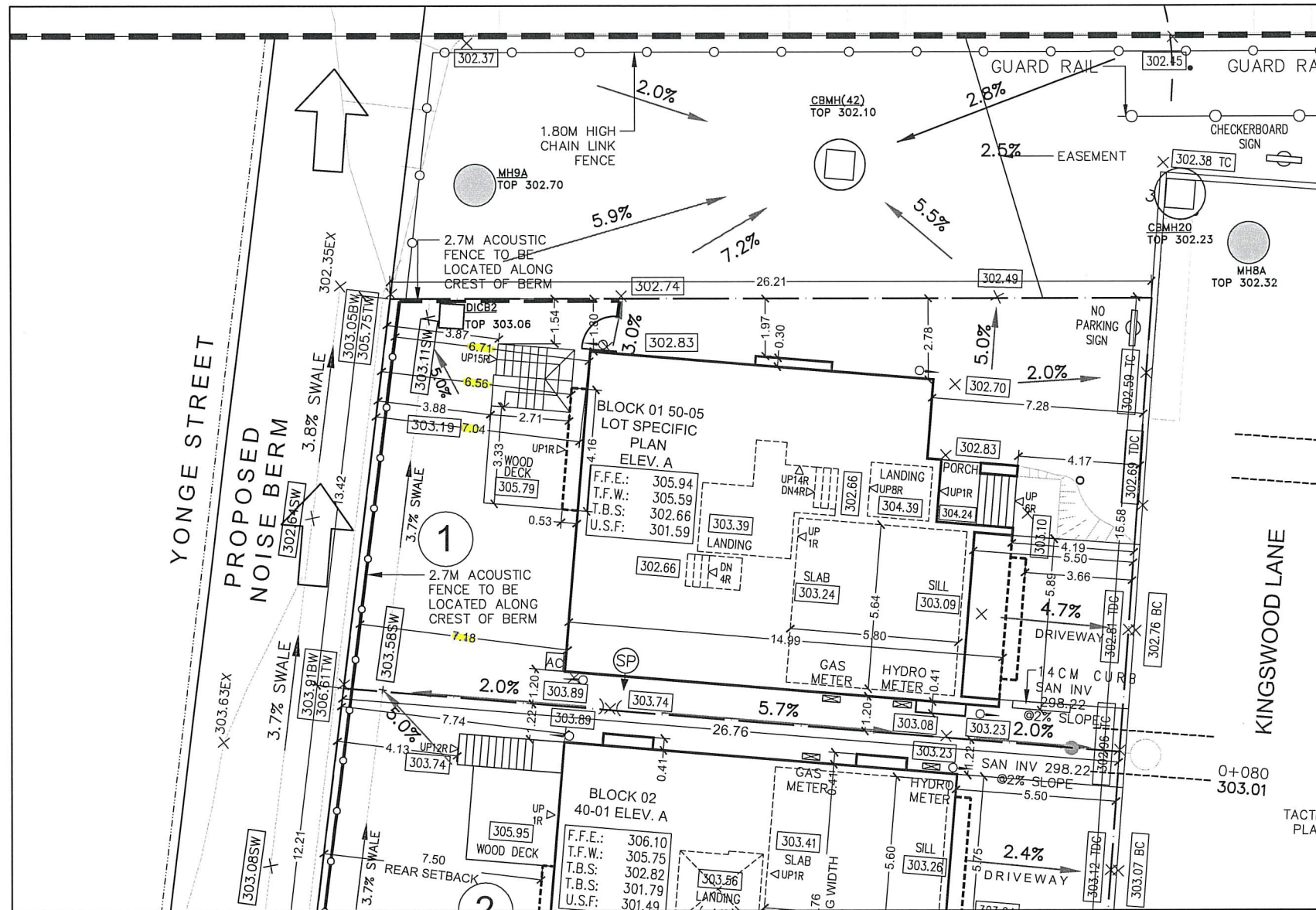


LEGEND:

F.F.E.	FINISHED FLOOR ELEVATION
T.F.W.	TOP OF FOUNDATION WALL
T.B.S.	TOP OF BASEMENT SLAB
U.S.F.	UNDER SIDE OF FOOTING
R	RISER
---	CENTER LINE OF ROADS
	BIOSWALE / INFILTRATION GALLERY
	100-200mmØ RIP-RAP
	GEOWEB SYSTEM
	RETAINING WALL
	UNDERGROUND STORAGE
—●—	SANITARY SEWER AND MANHOLE
—○—	STORM SEWER AND MANHOLE
⊕/⊕	CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
□	CATCHBASIN
□	DOUBLE CB
○	OIL GRIT SEPARATOR
SP	SUMP PUMP DISCHARGE LOCATION
⦿	YORK REGION BASE MOUNTED LIGHT POLE / PRIVATE CONCRETE LIGHT POLE
⦿	ELECTRICAL 0.46m HANDHOLE
⑦/⑪	DENOTES SEWER/WATERMAIN CROSSING
✉	COMMUNITY MAILBOX
△	DOOR/STEPS
○	DOWNSPOUT TO SPLASH PAD
—○—	25mm COPPER WATER SERVICE CONNECTION
---	SANITARY LATERAL CONNECTION
⦿	PRIVATE FIRE HYDRANT
✕	VALVE AND BOX
⦿	EXISTING DECIDUOUS TREE
AC	AIR CONDITIONING
EX	EX-GRAD-ELEV-SITE
) (C-GRAD-ELEV-LOTS-SPLT
⦿	FIRE HYDRANT



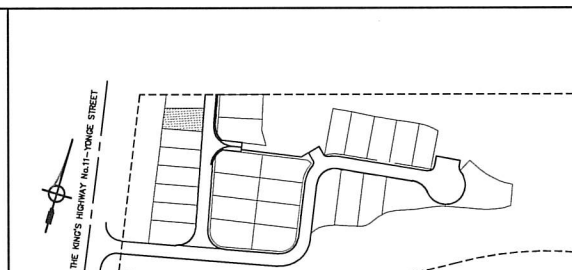
MODEL 50-05 ELEVATION A AREA CALCULATIONS	
GROUND FLOOR PLAN	1678.51 FT² [155.94 M²]
SECOND FLOOR PLAN	1667.10 FT² [154.88 M²]
DEDUCT OPEN AREAS	0.00 FT² [0.00 M²]
ADD FINISHED BASEMENT	444.43 FT² [41.29 M²]
GROSS FLOOR AREA	3790.04 FT² [352.11 M²]

COVERAGE W/ PORCH	1739.17 FT² [161.57 M²]
COVERAGE W/O PORCH	1678.51 FT² [155.94 M²]

LOT	COVERAGE	PERMITTED	PROPOSED
LOT #1	50%	34.1%	
LOT #2	50%	40.5%	
LOT #3	50%	39.8%	
LOT #4	50%	39.0%	
LOT #5	50%	42.75%	
LOT #6	50%	41.85%	
LOT #7	50%	34.55%	
LOT #8	50%	39.76%	
LOT #9	50%	42.72%	
LOT #10	50%	41.75%	
LOT #11	50%	41.44%	
LOT #12	50%	39.94%	
LOT #13	50%	33.26%	
LOT #14	50%	41.47%	
LOT #15	50%	43.9%	
LOT #16	50%	43.89%	
LOT #17	50%	33.08%	
LOT #18	50%	37.9%	
LOT #19	50%	34.29%	
LOT #20	50%	39.73%	

LOT	COVERAGE	PERMITTED	PROPOSED
LOT #21	50%	31.08%	
LOT #22	50%	40.17%	
LOT #23	50%	38.0%	
LOT #24	50%	43.76%	
LOT #25	50%	43.68%	
LOT #26	50%	43.43%	
LOT #27	50%	39.6%	

TOTAL BUILDING AREA: 4717m²
GROSS FLOOR AREA: 9098.7m²
THE IMPERVIOUS AREA: 10341m²
NET LOT AREA: 89399m²
DISTURBED AREA: 16949m²



KEY PLAN
NTS

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:

- 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 (LOT) 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.

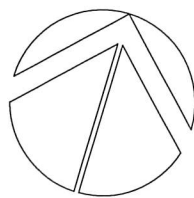
THIS IS TO CERTIFY THAT THESE PLANS COMPLY WITH THE APPLICABLE ARCHITECTURAL DESIGN GUIDELINES APPROVED BY THE TOWN OF AURORA.



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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STAMP NORTH



PROJ./REV. NO.
USG 16-198

SHEET TITLE
SITING PLAN- LOT 1
SCALE: 1:200

PROJECT
ROYAL HILL
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.
DESIGN

11"x17" SHEET SIZE

URBANSCAPE
ARCHITECTS

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 CALCULATION		
	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

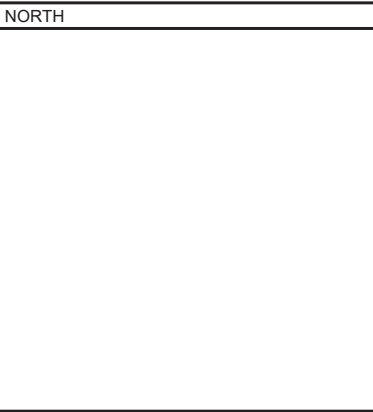
LEGEND	
	STUCCO/SIDING
	MASONRY
	BEARING WALL
	RIGID INSULATION
	BATT INSULATION
	PROPERTY LINE
	FLOOR LEVEL AT ELEV. AND SEC.
	CONSTRUCTION NOTES
	FLOOR LEVEL AT PLANS
	BEAMS DESIGNED BY MANUFACTURER
	STEEL POST(SEE STRUCTURE)
	STEEL POST ABOVE (SEE STRUCTURE)
	WOOD POST(SEE STRUCTURE)
	WOOD POST ABOVE (SEE STRUCTURE)

3.1. WOOD LINTELS AND BUILT-UP WOOD (DIVISION B PART 9. TABLES A8 TO A10 AND A12 TO A16) FORMING PART OF SENTENCE 9.23.4.2.(3), 9.23.4.2.(4), 9.23.12.3.(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)
B1	3/2"x8" (3/38x184)	B3	3/2"x10" (3/38x235)	B5	3/2"x12" (3/38x286)
B2	4/2"x8" (4/38x184)	B4	4/2"x10" (4/38x235)	B6	4/2"x12" (4/38x286)
B7	5/2"x8" (5/38x184)	B8	5/2"x10" (5/38x235)	B9	5/2"x12" (5/38x286)
3.2. STEEL LINTELS SUPPORTING MASONRY VENEER (DIVISION B PART 9. TABLE 9.20.2.B.) FORMING PART OF SENTENCE 9.20.5.2.(3)					
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)	
LB	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)		NA	

NO.	DATE	REVISION DESCRIPTION	NOTE
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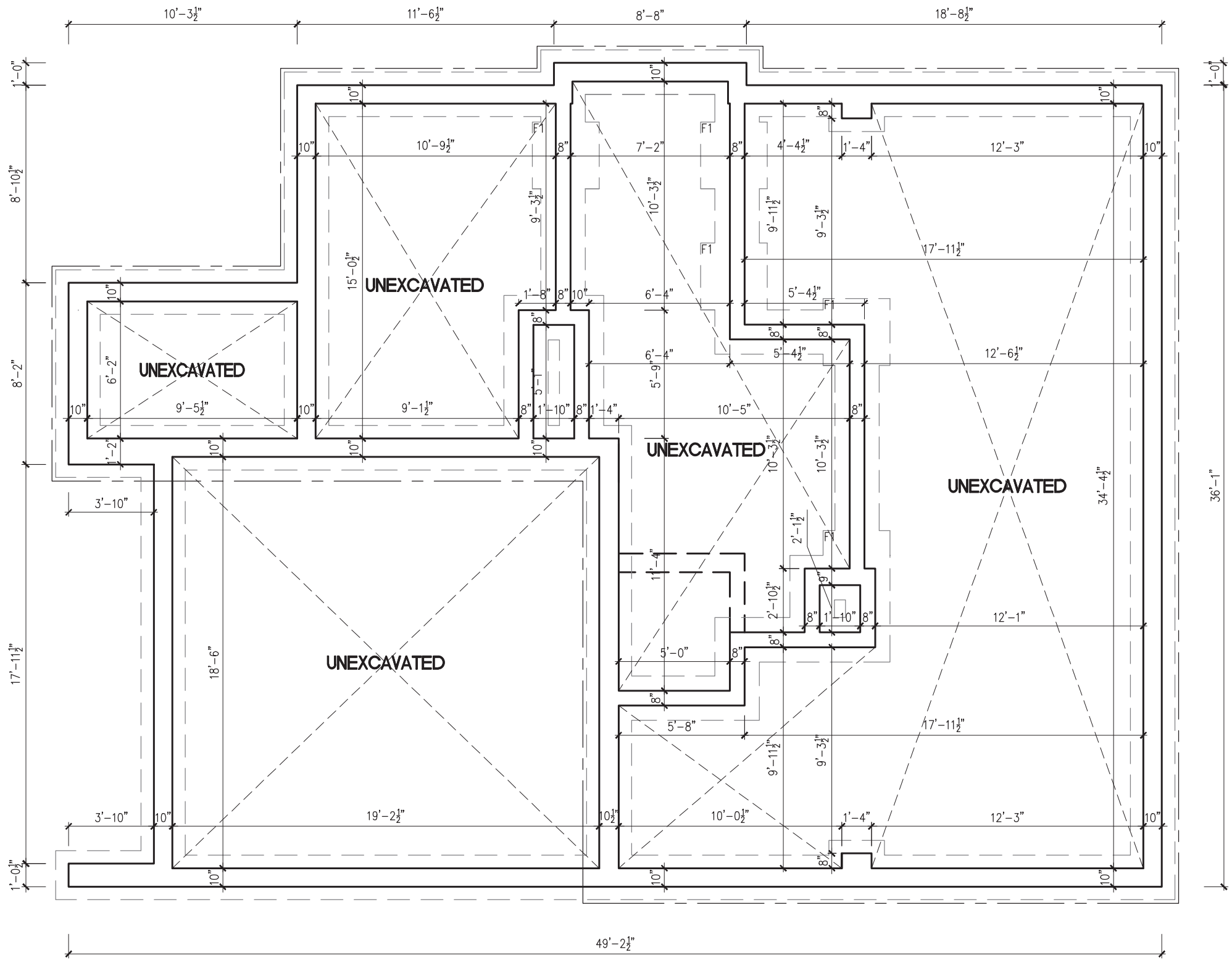
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PROJ./REV. NO. USG 16-198	DWG NO. 0
SHEET TITLE TITLE SHEET	18"x24" SHEET SIZE
PROJECT DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1	



236 LESMILL ROAD, TORONTO, ON, M3B 2T5
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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

CONCRETE PAD FOOTING 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"

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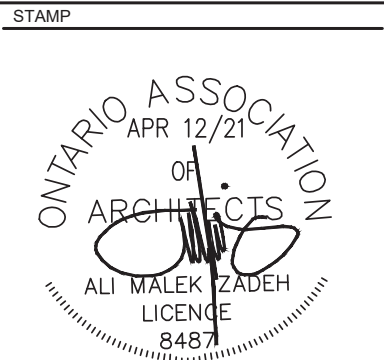
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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: APR 14, 2021
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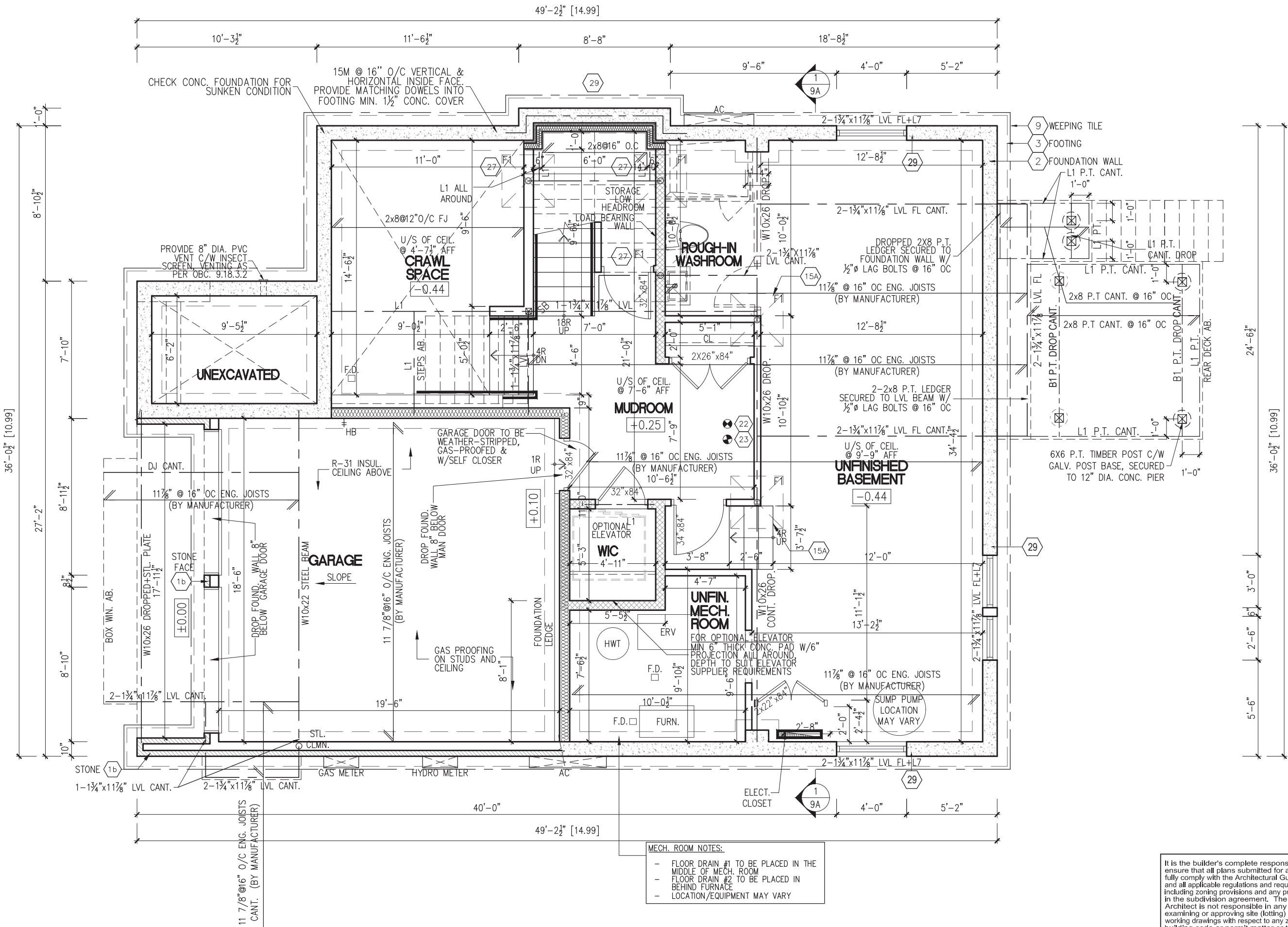
PROJ./REV. NO.
USG 16-198
SHEET TITLE
FOUNDATION PLAN
SCALE: 3/16"=1'-0"
PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.
0A
18"x24" SHEET SIZE

DESIGN



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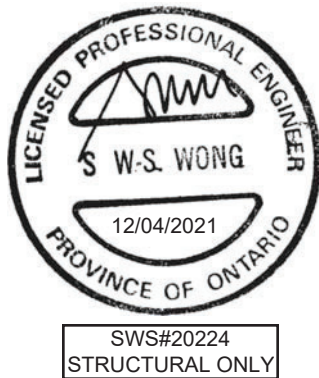
TYPICAL BASEMENT FLOOR PLAN NOTES
PROVIDE FULL HEIGHT 10" CONC. FOUNDATION WALLS WHERE SOIL HEIGHT EXCEEDS 4'-7" TYP. UNLESS NOTED OTHERWISE
ALL DECK FRAMING TO BE P.T. UNLESS NOTED OTHERWISE

- MECH. ROOM NOTES:**
- FLOOR DRAIN #1 TO BE PLACED IN THE MIDDLE OF MECH. ROOM
 - FLOOR DRAIN #2 TO BE PLACED IN BEHIND FURNACE
 - LOCATION/EQUIPMENT MAY VARY

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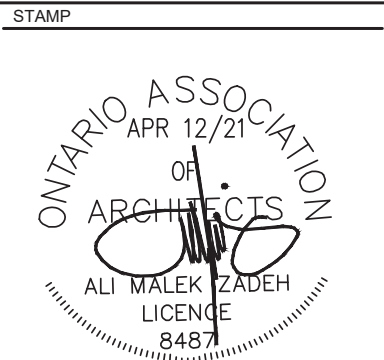
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STAMP
NORTH

PROJ./REV. NO.
USG 16-198
SHEET TITLE
BASEMENT PLAN
SCALE: 3/16"=1'-0"
PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.
1A
18"x24" SHEET SIZE

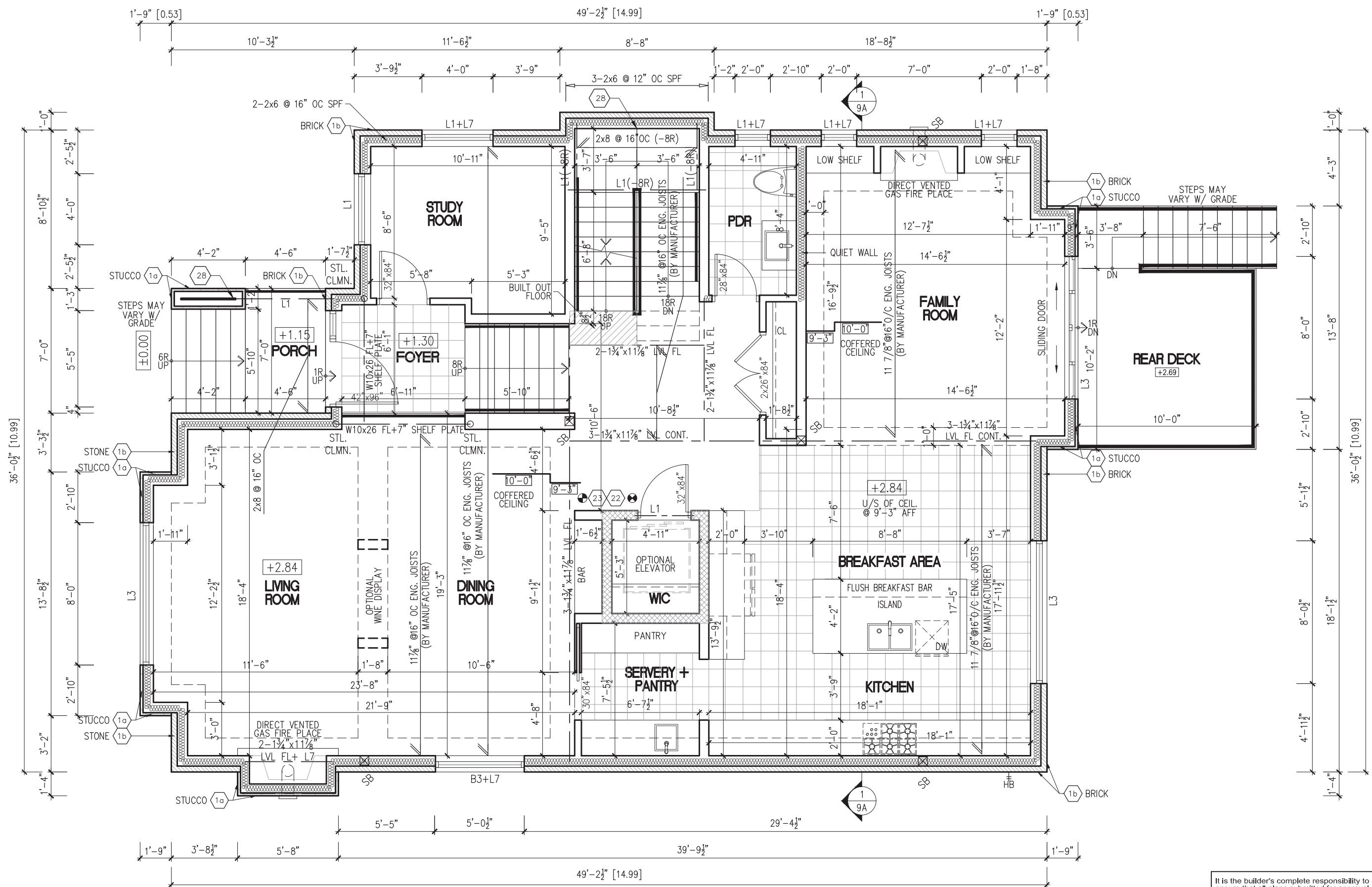
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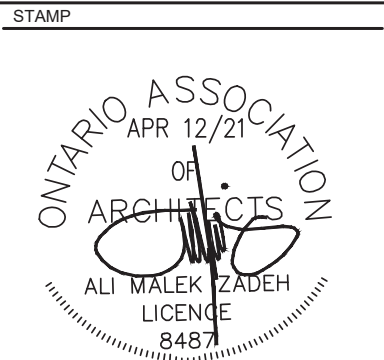
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PROJ./REV. NO.
USG 16-198

SHEET TITLE
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.

2A

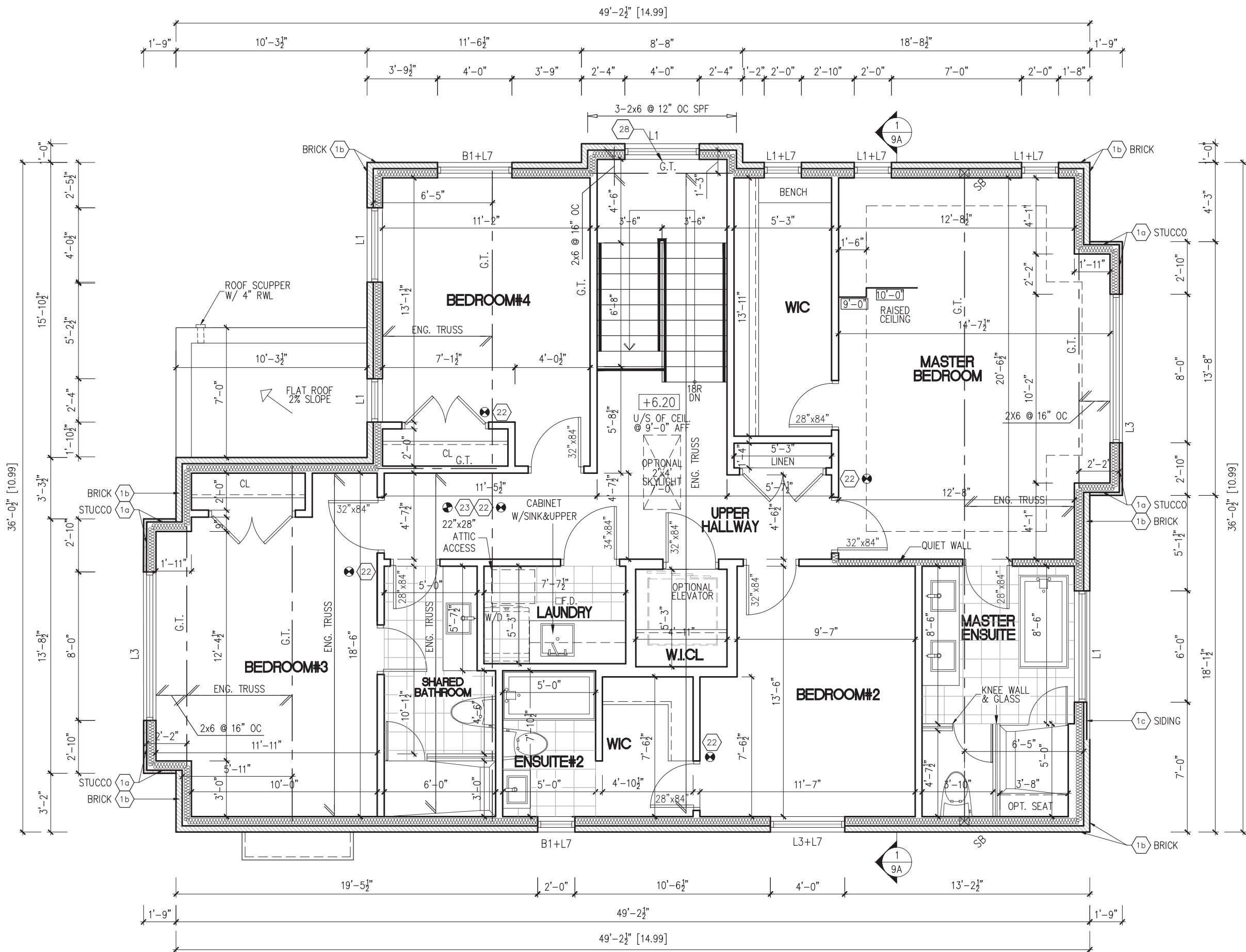
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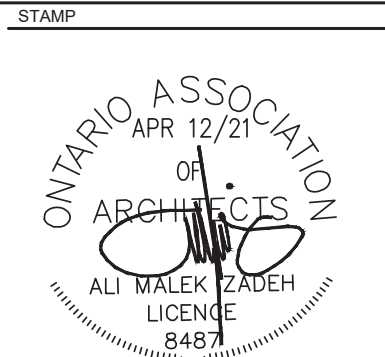
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NORTH

PROJ./REV. NO.
USG 16-198

SHEET TITLE
SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.

3A

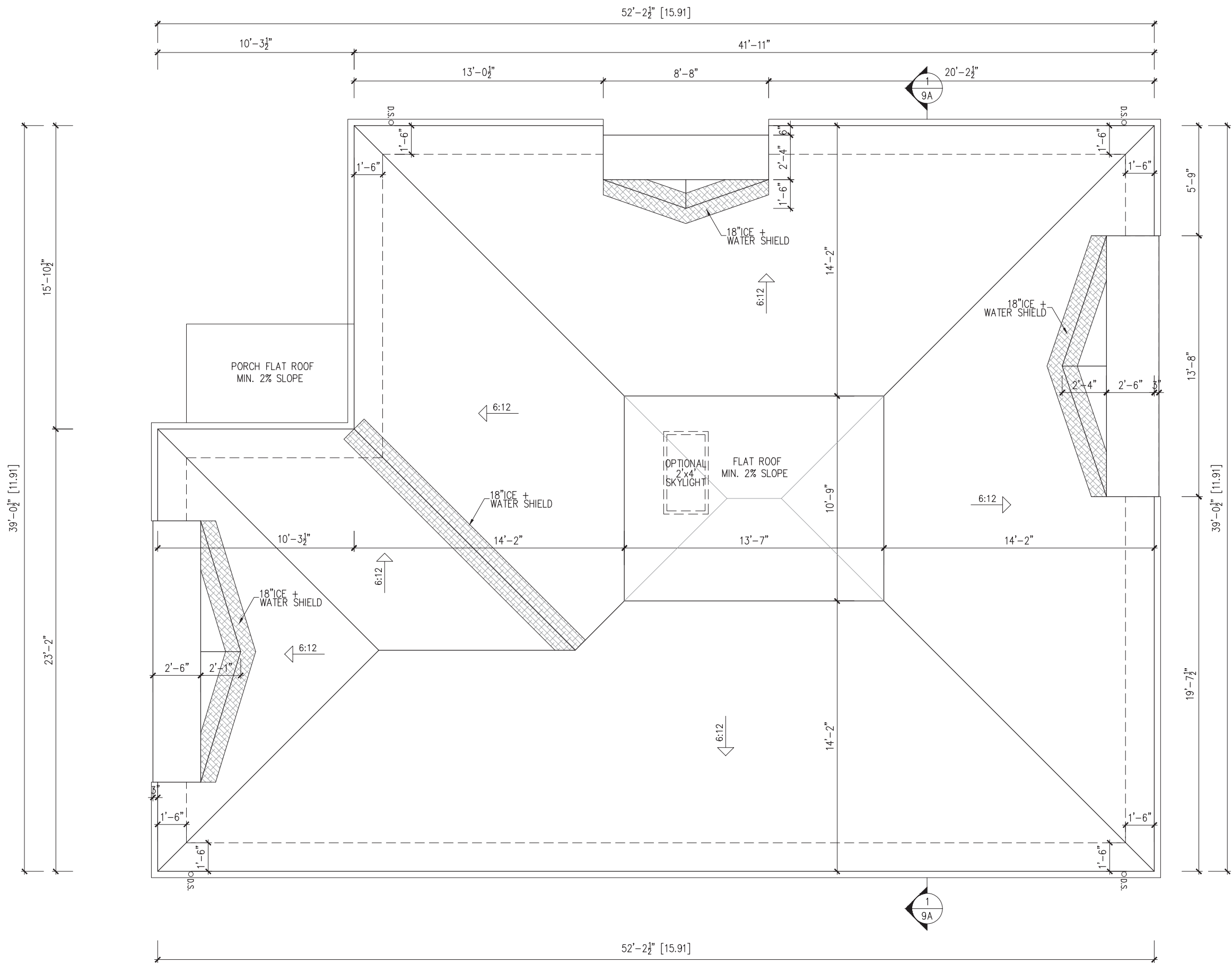
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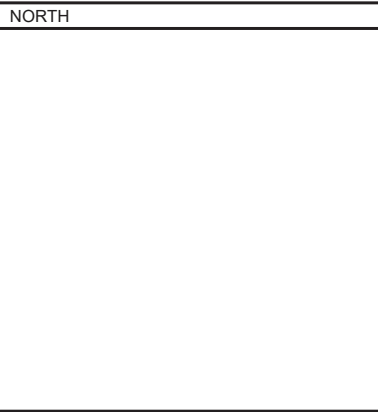
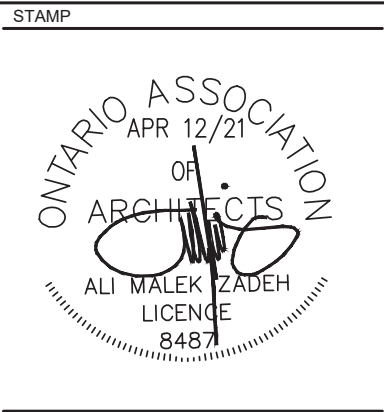
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PROJ./REV. NO.
USG 16-198

SHEET TITLE
ROOF PLAN
SCALE: 3/16"=1'-0"

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

DWG NO.

4A

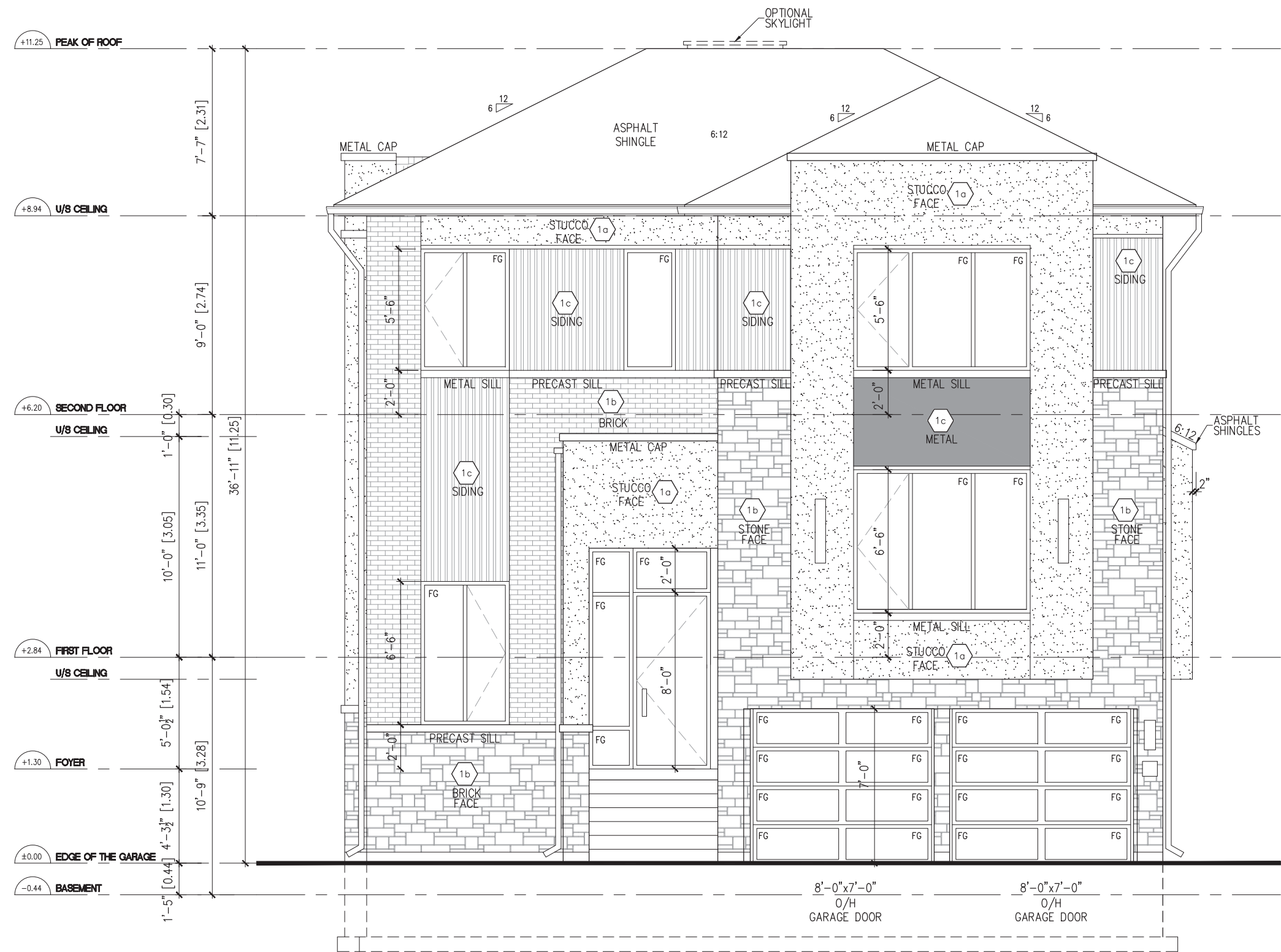
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DESIGN



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ROYAL HILL 50-05		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%

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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: 
DATE: APR 14, 2022
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NO.	DATE	REVISION DESCRIPTION	NOTE
1	2021-04-12	ISSUED FOR PERMIT	CITY

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NORTH

PROJ./REV. NO.
USG 16-198

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

PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.

5A

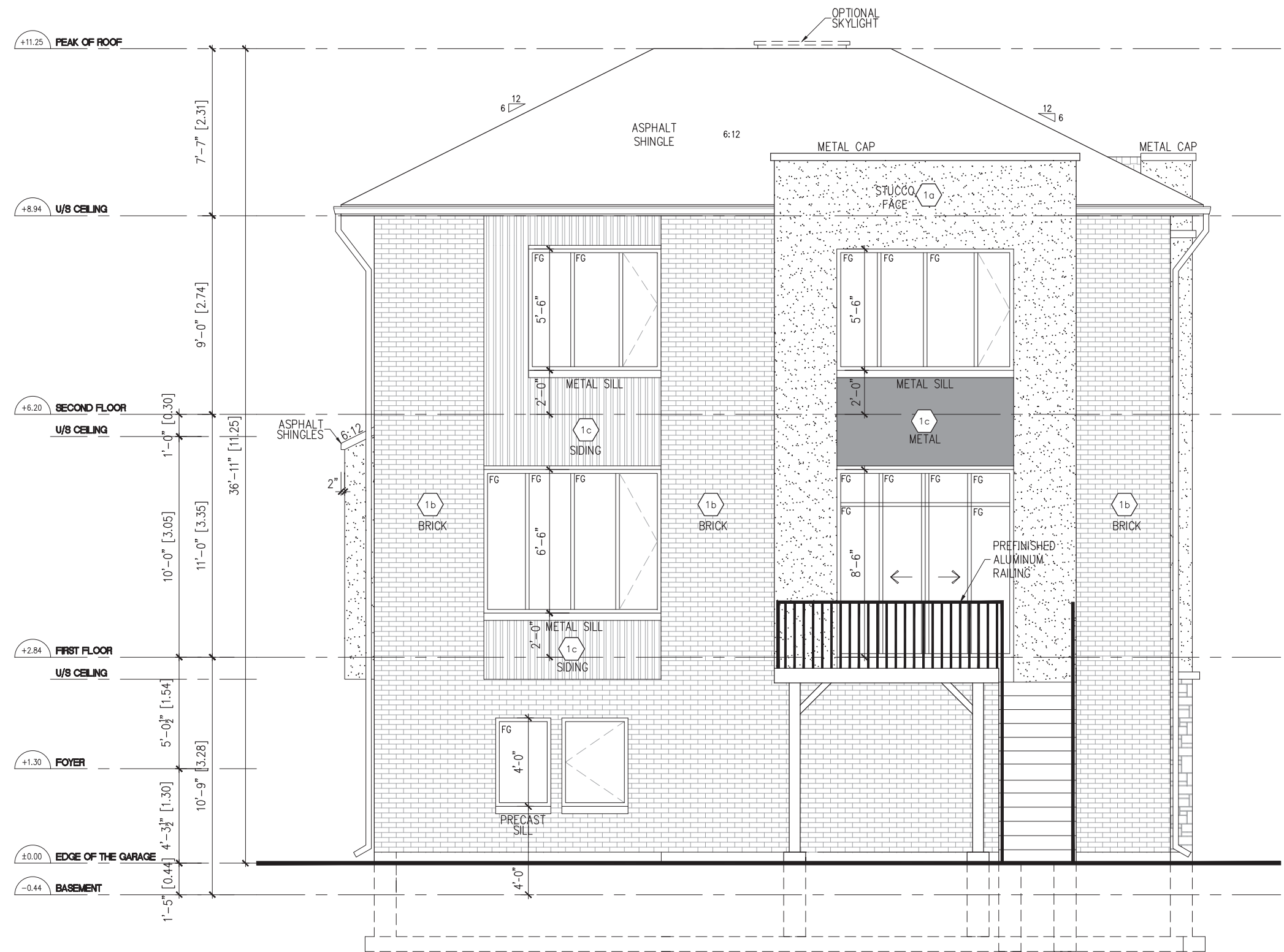
18"x24" SHEET SIZE

DESIGN




236 LESMILL ROAD, TORONTO, ON, M3B 2T5
phone: 416.850.0021

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NORTH

PROJ./REV. NO.
USG 16-198

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

PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.

6A

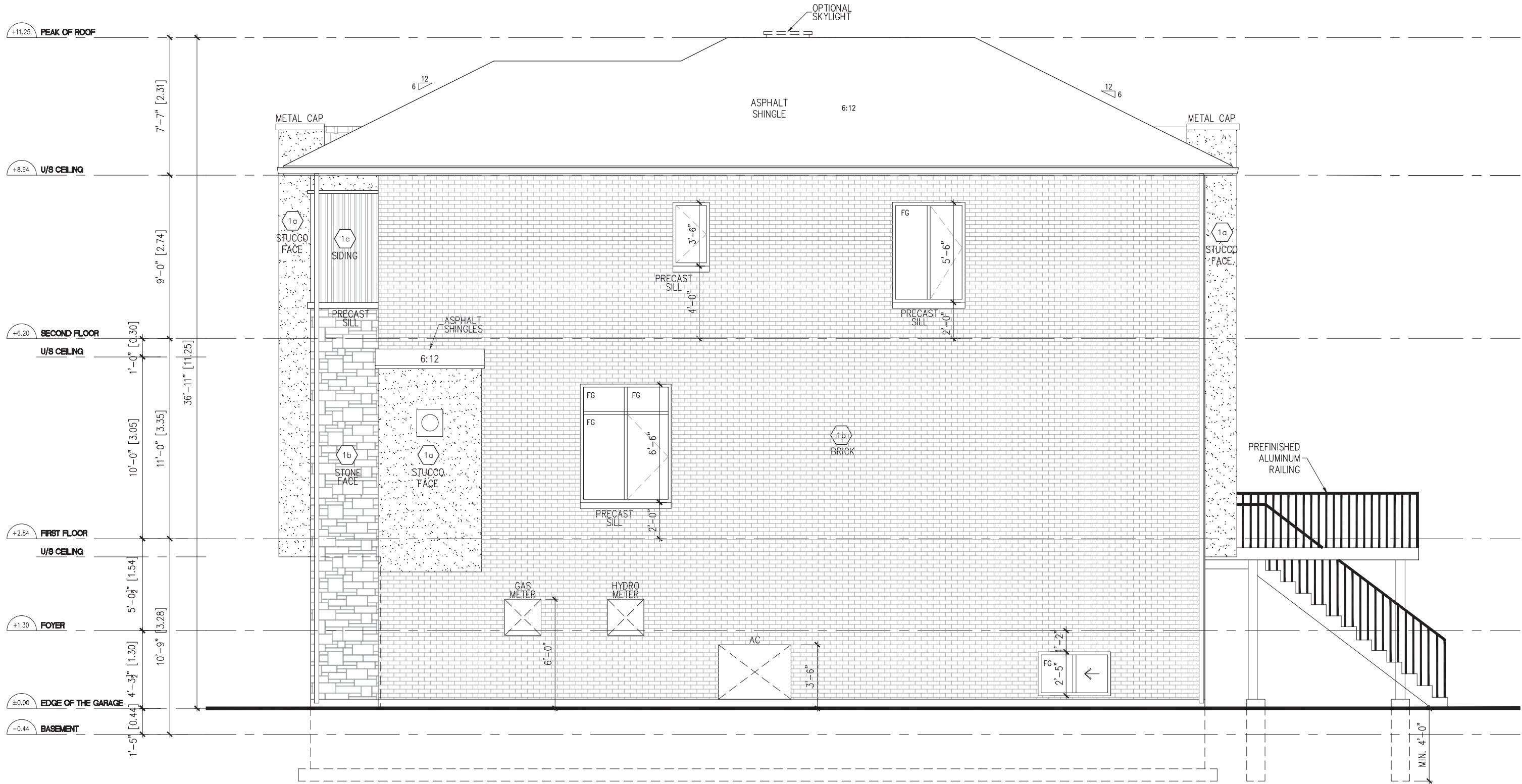
18"x24" SHEET SIZE

DESIGN

 **URBANSCAPE**
ARCHITECTS

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phone: 416.850.0021


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

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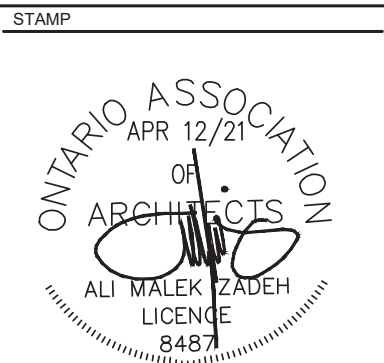
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NORTH

PROJ./REV. NO.
USG 16-198

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

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

DWG NO.

7A

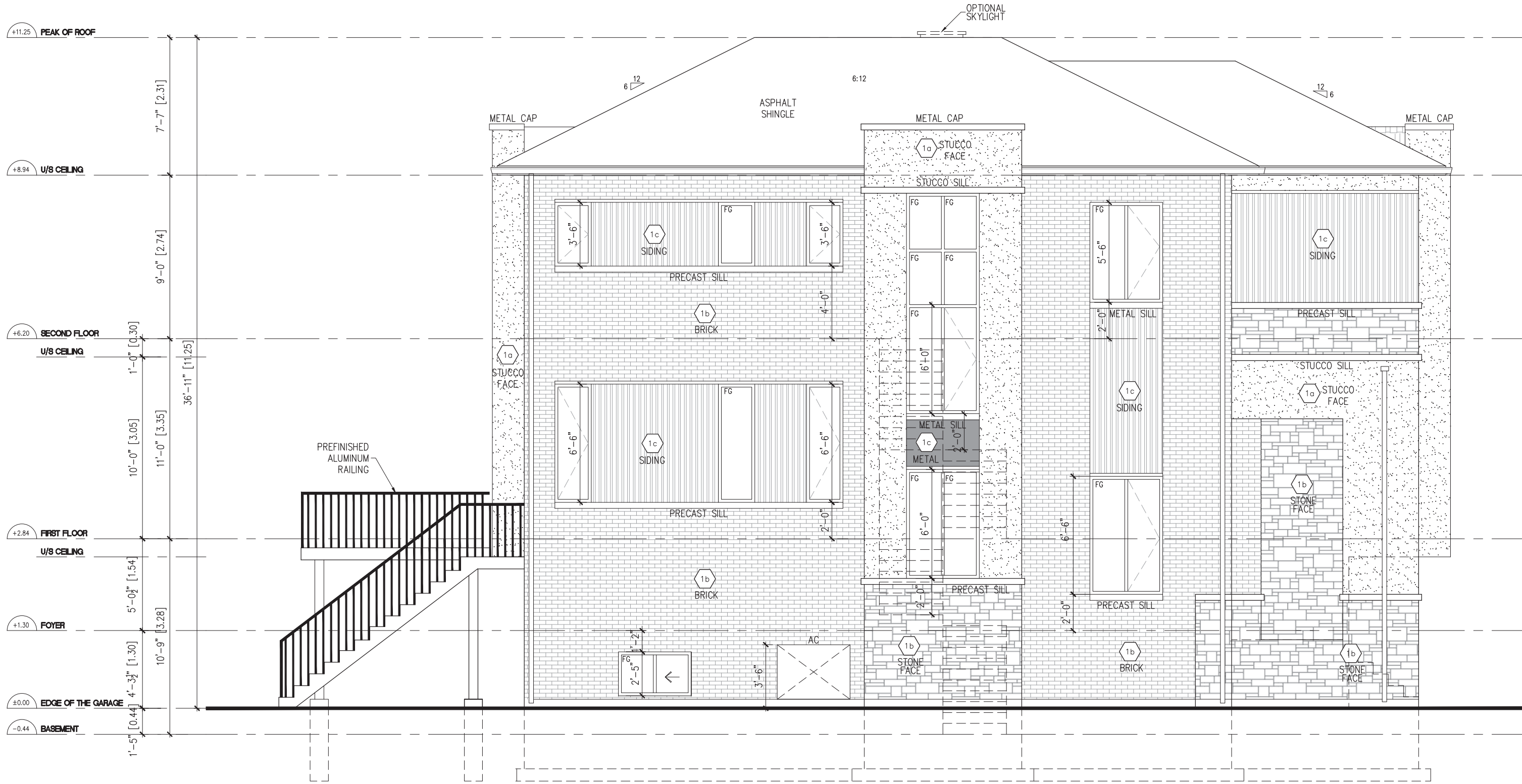
18"x24" SHEET SIZE

DESIGN



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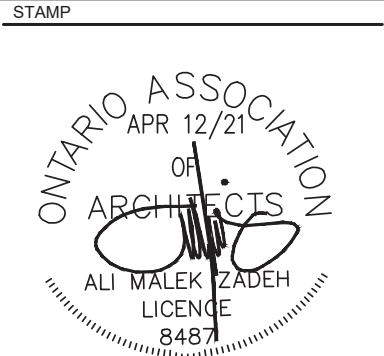
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NORTH

PROJ./REV. NO.
USG 16-198

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

PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.

8A

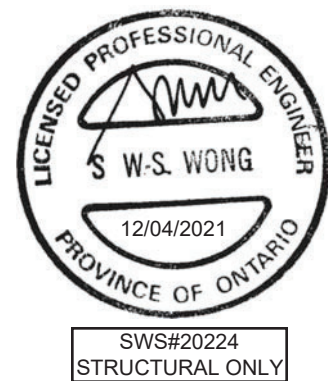
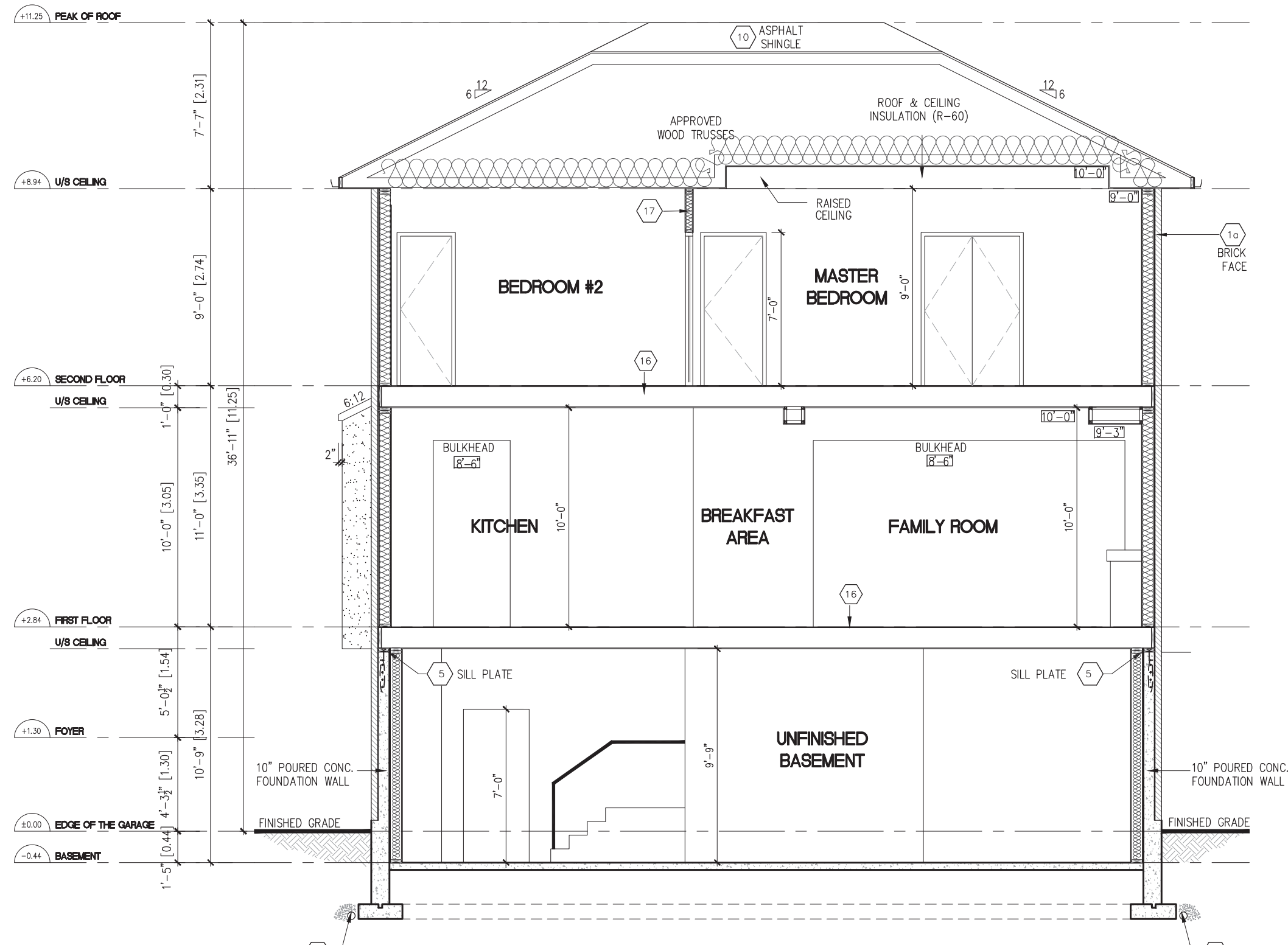
18"x24" SHEET SIZE

DESIGN



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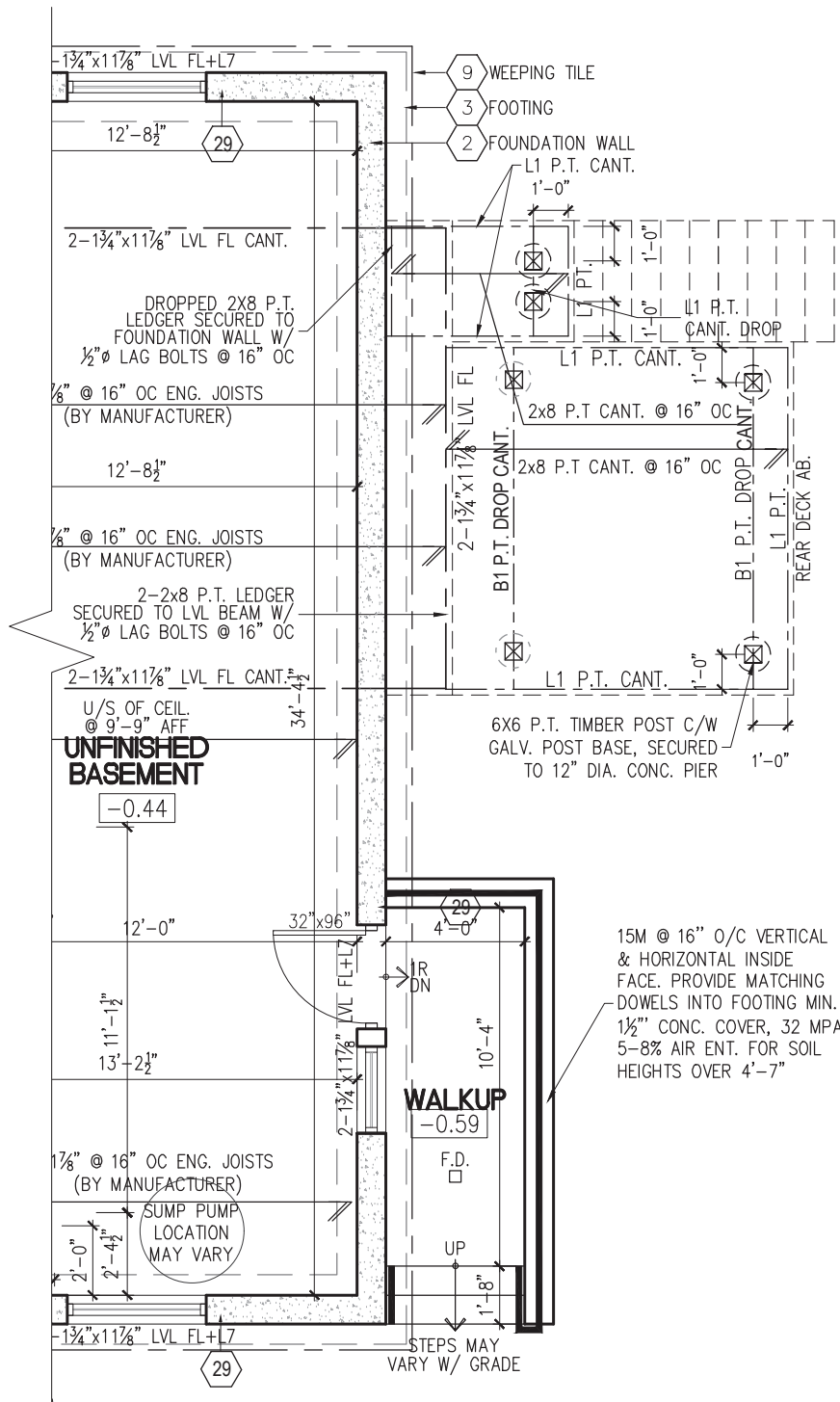
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PROJ./REV. NO. USG 16-198	DWG NO. 9A
SHEET TITLE BUILDING SECTION SCALE: 3/16"=1'-0"	18"x24" SHEET SIZE
PROJECT DORMER HILL 50-05 CORNER 14029 YONGE ST. Aurora ON L4G OP1	

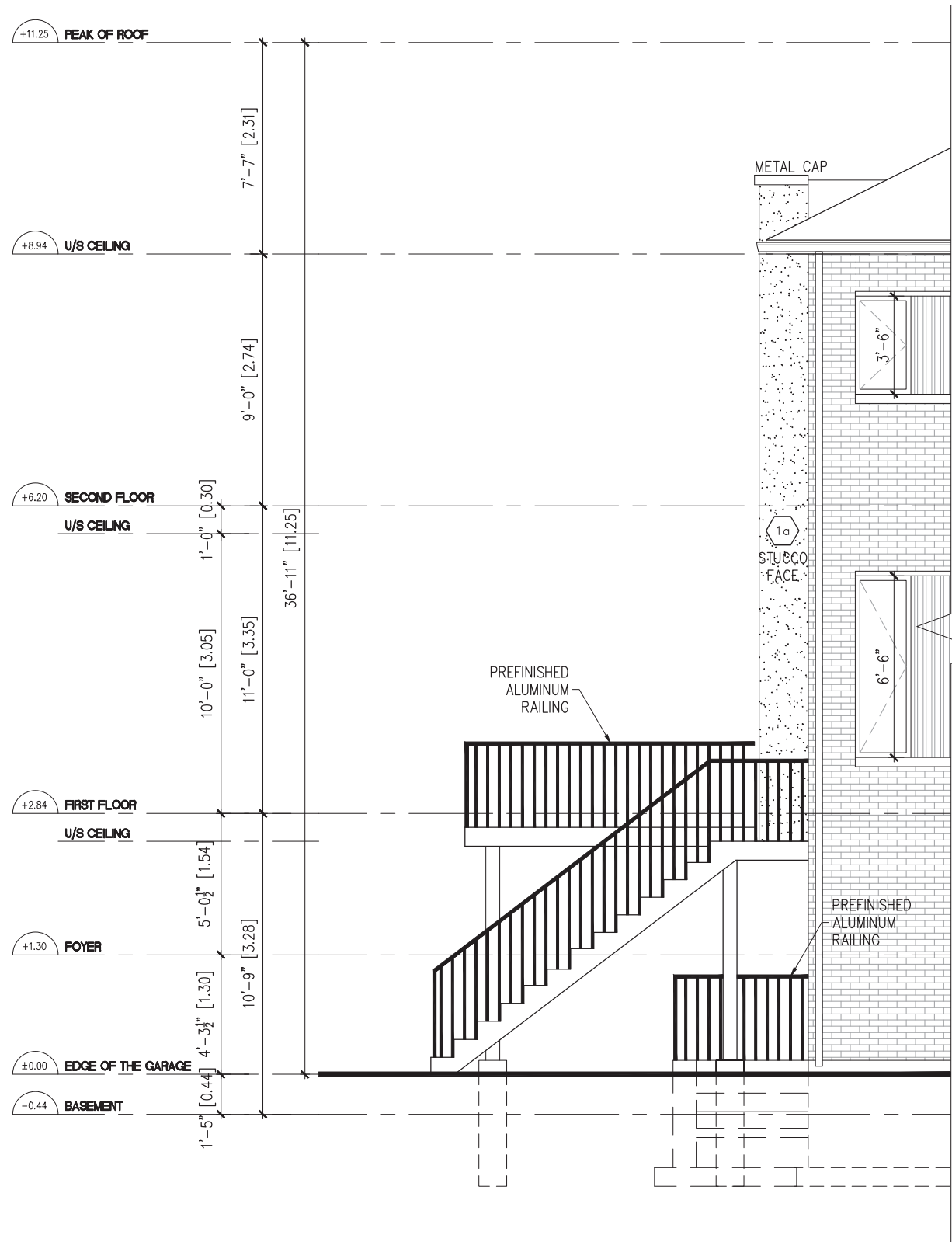


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1 PARTIAL BASEMENT PLAN W/ WALKUP
10A

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



2 PARTIAL LEFT SIDE ELEVATION W/ WALKUP
10A

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

APPROVED BY: [Signature]
DATE: APR 14, 2021

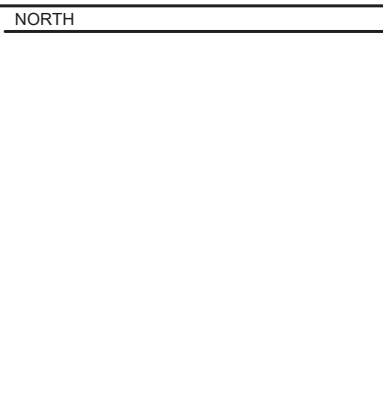
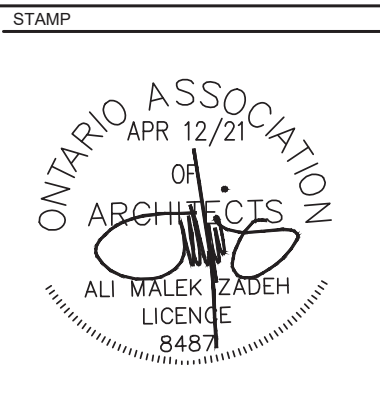
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PROJ./REV. NO.
USG 16-198

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

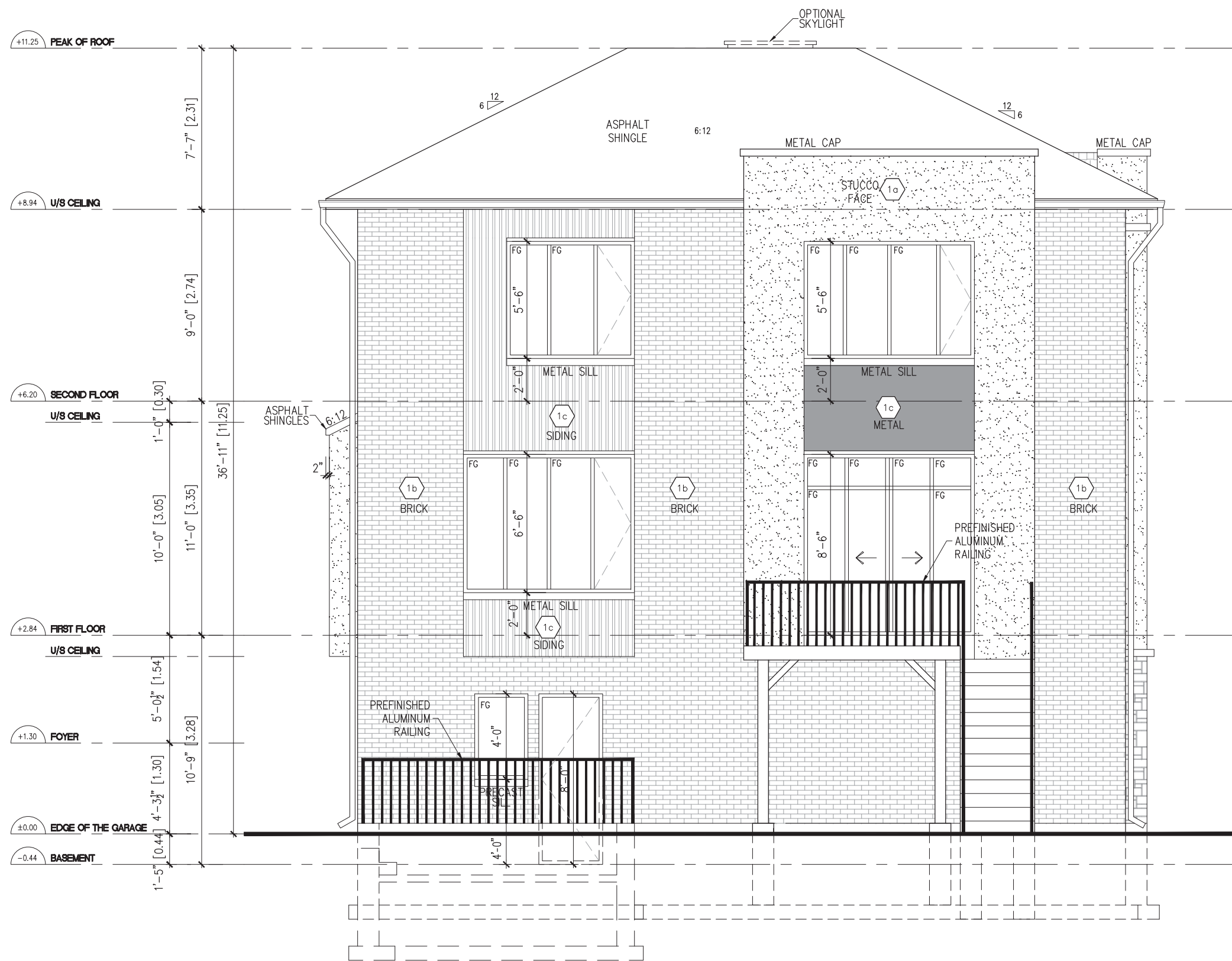
PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.
10A
18"x24" SHEET SIZE

DESIGN

URBANSCAPE
ARCHITECTS

236 LESMILL ROAD, TORONTO, ON, M3B 2T5
phone: 416.850.0021
info@urbanscaarchitect.com | www.urbanscapedesign.com



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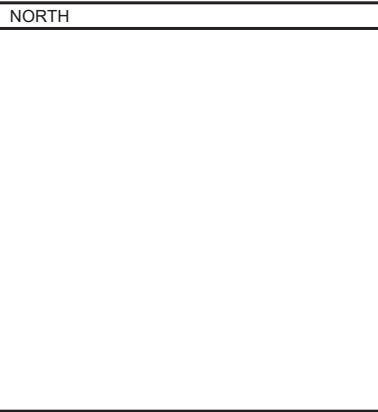
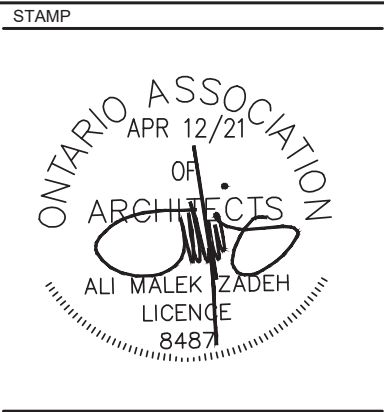
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JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
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APPROVED BY:
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PROJ./REV. NO.
USG 16-198

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

PROJECT
DORMER HILL 50-05 CORNER
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO.

11A

18"x24" SHEET SIZE

DESIGN



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phone: 416.850.0021

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

APPROVED BY: [Signature]
DATE: JUN 23, 2021

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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



SWS#20224
STRUCTURAL ONLY

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STAMP



NORTH

PROJ./REV. NO.
USG 16-198

SHEET TITLE
PARTIAL BASEMENT & FIRST FLOOR PLANS W/ LOOKOUT
SCALE: 3/16"=1'-0"

PROJECT
DORMER HILL 50-05
14029 YONGE ST. Aurora ON L4G 0P1

DWG NO

12A

18"x24" SHEET SIZE

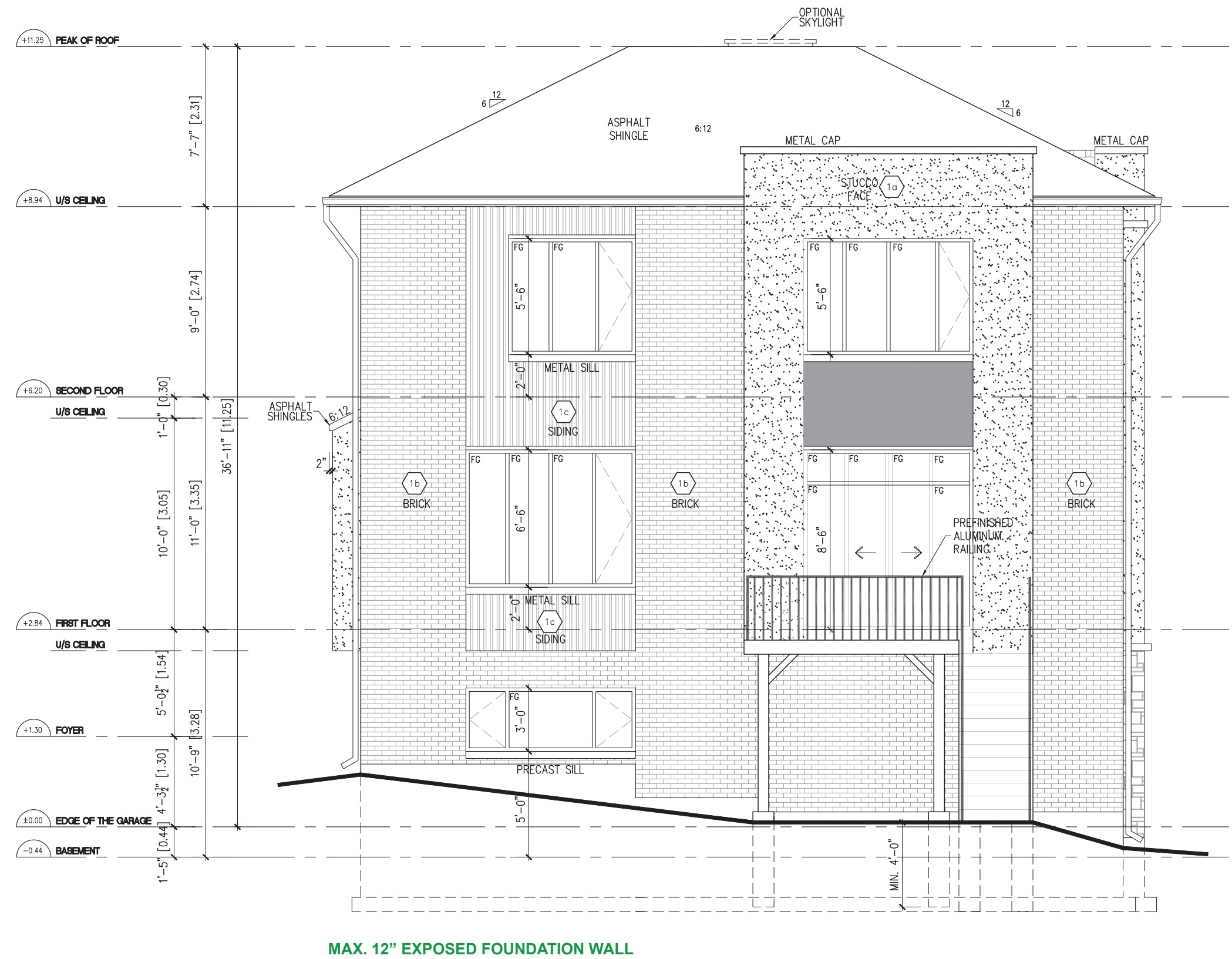
DESIGN



URBANSCAPE
ARCHITECTS

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phone: 416.850.0021

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PROJ./REV. NO.
USG 16-198

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

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

DWG NO.

13A

18"x24" SHEET SIZE

DESIGN



236 LESMILL ROAD, TORONTO, ON, M3B 2T5
phone: 416.850.0021

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To apply unless noted otherwise on the drawings

- .. (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

- ½" 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.

- 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
- Vener tie minimum 0.030" thick x 7/8" wide corrosion resistant straps spaced @ 19 5/8" vertically and 23 5/8" horizontally.
- Fasten ties with corrosion resistant 0.125" diameter screws or spiral nails which penetrate at least 1-3/16" into studs.

- 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 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 joists @ 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 1/2" brick to minimum 3 1/2" back-up block with corrosion resistant ties at least 0.028 in cross sectional area, spaced 7 7/8" vertically and 35 3/8" horizontally, with collar joints 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.

- Aluminum/Vinyl or wood siding
- Blue shield – Air barrier system lapped 4" at joints

- ½" stucco finish
- 1 ½" polystyrene insulation
- Channeled insulation adhesive
- Blue shield – Air barrier system lapped 4" at joints
- Existing brick veneer

- 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 ft² 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 lines.
 - 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 lines.

- 15mpa (2200 psi) poured conc. foundation wall on continuous keyed concrete footing. the outside of 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 joint 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 INTERIOR WALLS (9.15.3.4.)		
NUMBER FLOORS SUPPORTED	INTERIOR LOAD BEARING WALL	
	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

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

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.

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

- 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.

- 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 proofing.
- 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 the storm sewer, drainage ditch, dry well or sump.
- Window wells shall be drained to the storm sewer.
- 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.

- * 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 roof 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.
- * 2x4 collar ties @ rafter spacing with 1x4 continuous brace at mid span if collar tie exceeds 7' 10" in length.
- * 20 years asphalt shingles on min. 3/8" exterior plywood sheathing, on approved roof trusses or conventional framing (see Structural).
- Nothing & 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 edge.
- * Notches in floor, roof and ceiling members to be located on top of the member within 1/2 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.
 - Unheated crawl spaces shall be provided with 1 ft² of ventilation for each 538 ft²
 - Minimum natural ventilation areas, where mechanical ventilation is not provided, are:

- * 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 4:1 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 laid over and cemented. Eave protection is not required for unheated buildings, for roofs exceeding a slope of 1 in 5, or where a low slope asphalt shingle application is provided.

- 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.

- Ceiling with attic R-60
- Ceiling without attic R-31
- Exposed Floor R-31

• Exterior wall above grade	R-22	
• Basement wall	R-20ci	
• Foundation > 50% Exposed	R-20	
• Slabs on Grade		R-10
• Supply Ducts in unheated space	R-12	

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

- 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 be sized by calculations.
- 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".
- 2x2x 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.

- 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.
 - Steel columns to have minimum outside diameter of 2 7/8•• and minimum wall thickness of 3/16••
 - Wood columns for carports and garages shall be minimum 3 1/2•• x 3 1/2••; in all other cases either 5 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.
- Plumbing
 - Every dwelling requires a kitchen sink, lavatory, water closet, bathtub or shower stall and the installation or availability of laundry facilities.
 - A floor drain shall be installed in the basement, and connected to the sanitary sewer where gravity drainage is possible. In other cases, it shall be connected to a storm drainage system, ditch or dry well.
- Electrical
 - 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, 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 323Ft² controlled by a switch at the head of the stairs.

- 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 such
- 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.

Maximum rise = 7 7/8"
Minimum rise = 4 7/8"
Minimum run = 8 1/4"
Maximum run = 14"
Minimum tread = 9 1/4"
Maximum tread = 14"
Maximum nosing = 1"
Minimum width = 2'-10"
Minimum headroom = 6'-5"

- Curved stairs shall have a min. run of 5' 7/8" at any point and a minimum average run of 7' 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 the stair.
- 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.

Interior landings	=	2'-11"
Exterior balcony	=	3'-6"
Interior stairs	=	2'-11"
Exterior stairs	=	2'-11"
Max. between pickets	=	4"
Guard height if deck to grade is:		
Greater than 5'-11"	=	3'-6"
5'-11" or less	=	2'-11"

- No member or attachment between 4" and 2'-11" high shall facilitate climbing
- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers.



DESIGN

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