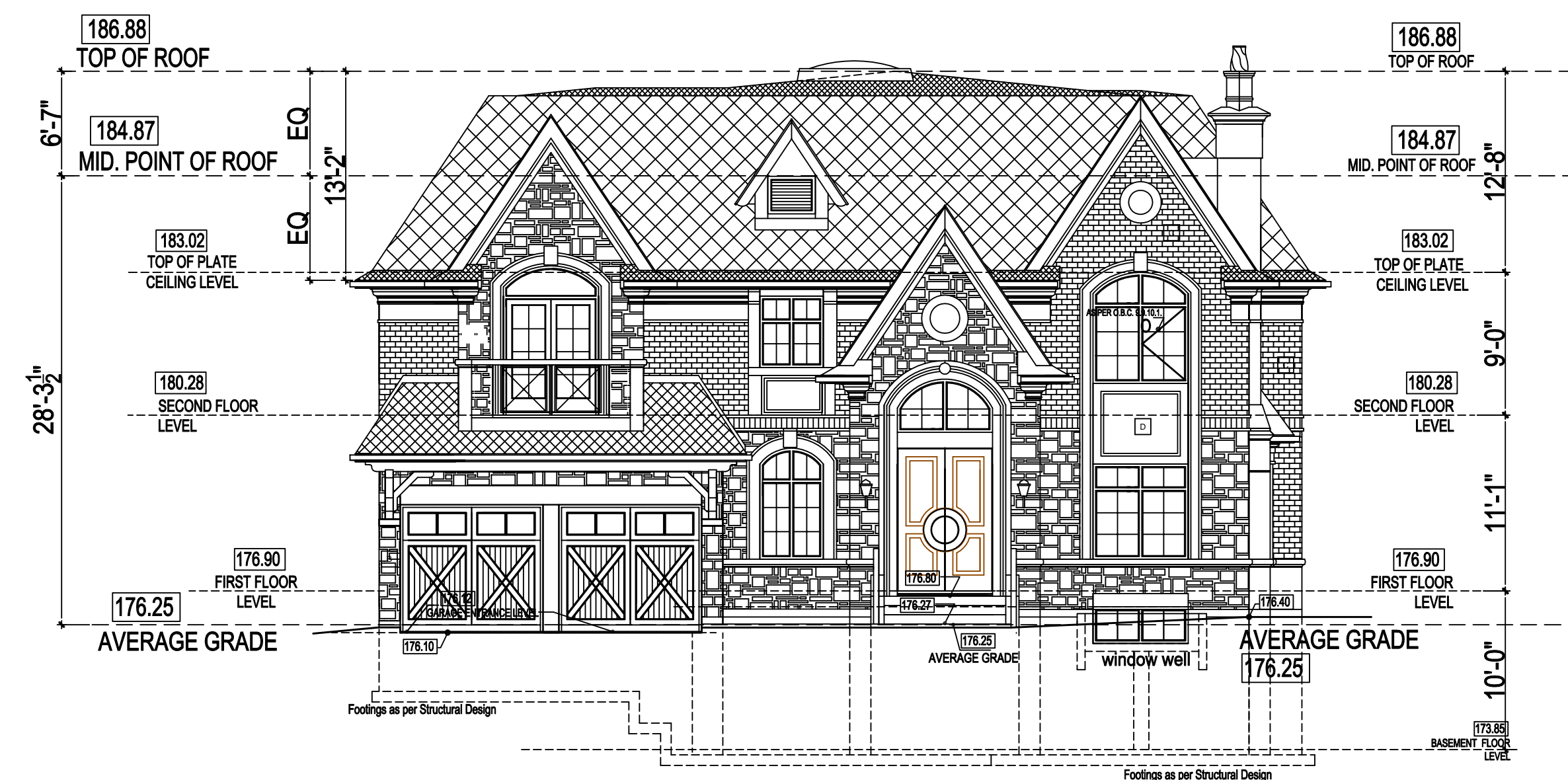
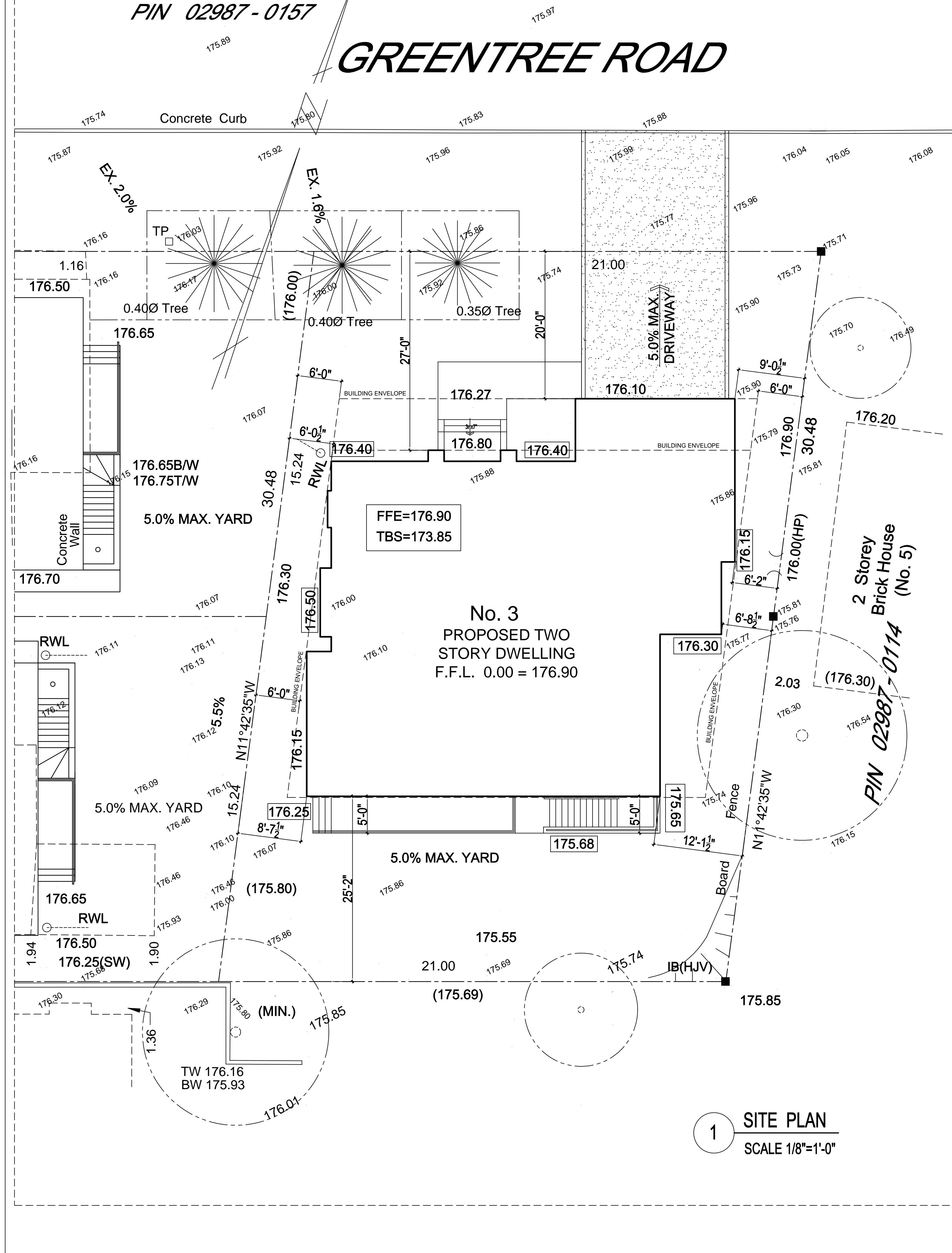


PIN 02987-0157

GREENTREE ROAD



BUILDING AREA	
GROUND FLOOR	LIVABLE AREA = 1933.00 sq.ft.
	GARAGE = 586.48 sq.ft. PORCH = 18.00 sq.ft.
	TOTAL GROUND FLOOR AREA = 2537.48 sq.ft. / 235.73 sq.m.
SECOND FLOOR	LIVABLE AREA = 2290.60 sq.ft.
	Open Area / Above Foyer = 45.67 sq.ft.
	TOTAL SECOND FLOOR AREA = 2336.27 sq.ft. / 217.04 sq.m.
BUILDING AREA	LIVABLE AREA = 4223.60 sq.ft. / 392.37 sq.m.
	TOTAL AREA (including Open Area and Garage) = 4873.75 sq.ft. / 452.77 sq.m.
BASEMENT FLOOR	TOTAL BASEMENT FLOOR AREA = 1933.00 sq.ft. / 179.57 sq.m.

STATISTICS :

LOT AREA
6832.71 sq.ft. / 634.75 sq.m
PROPOSED LOT COVERAGE :
2537.48 (sq. ft) =37.14%

SETBACKS :

FRONT (M.).....20'-0" and 27'-0"
SIDE (INT.) west 6'-1/2"
SIDE (EXT.) east6'-2"
REAR.....25'-2"

BUILDING HEIGHT 28'-3 1/2"

DRAWINGS:

ARCHITECTURAL DESIGN:

- A01. SITE PLAN & INFORMATION
- A02. BASEMENT PLAN AND TYPICAL SECTION
- A03. FIRST FLOOR PLAN AND OBC STANDARDS
- A04. SECOND FLOOR PLAN AND OBC STANDARDS CONTD.
- A05. ROOF PLAN AND OBC STANDARDS CONTD.
- A06. SECTION
- A07. FRONT/ NORTH ELEVATION
- A08. SIDE/ EAST ELEVATION
- A09. REAR/ SOUTH ELEVATION
- A10. SIDE/ WEST ELEVATION
- A11. DOOR AND WINDOW SCHEDULE

STRUCTURAL DESIGN:

- S01. FOOTINGS PLAN
S02. BASEMENT /FIRST FLOOR FRAMING PLAN
S03. FIRST FLOOR/ SECOND FLOOR FRAMING PLAN
S04. SECOND FLOOR CEILING FRAMING PLAN
S05. ROOF PLAN

Qualification Information
Required unless design is exempted under Division C-3.2.5.1.
of the 2006 Ontario Building Code

Registration Information
Required unless design is exempted under Division C -3.2.4.1.
of the 2006 Ontario Building Code

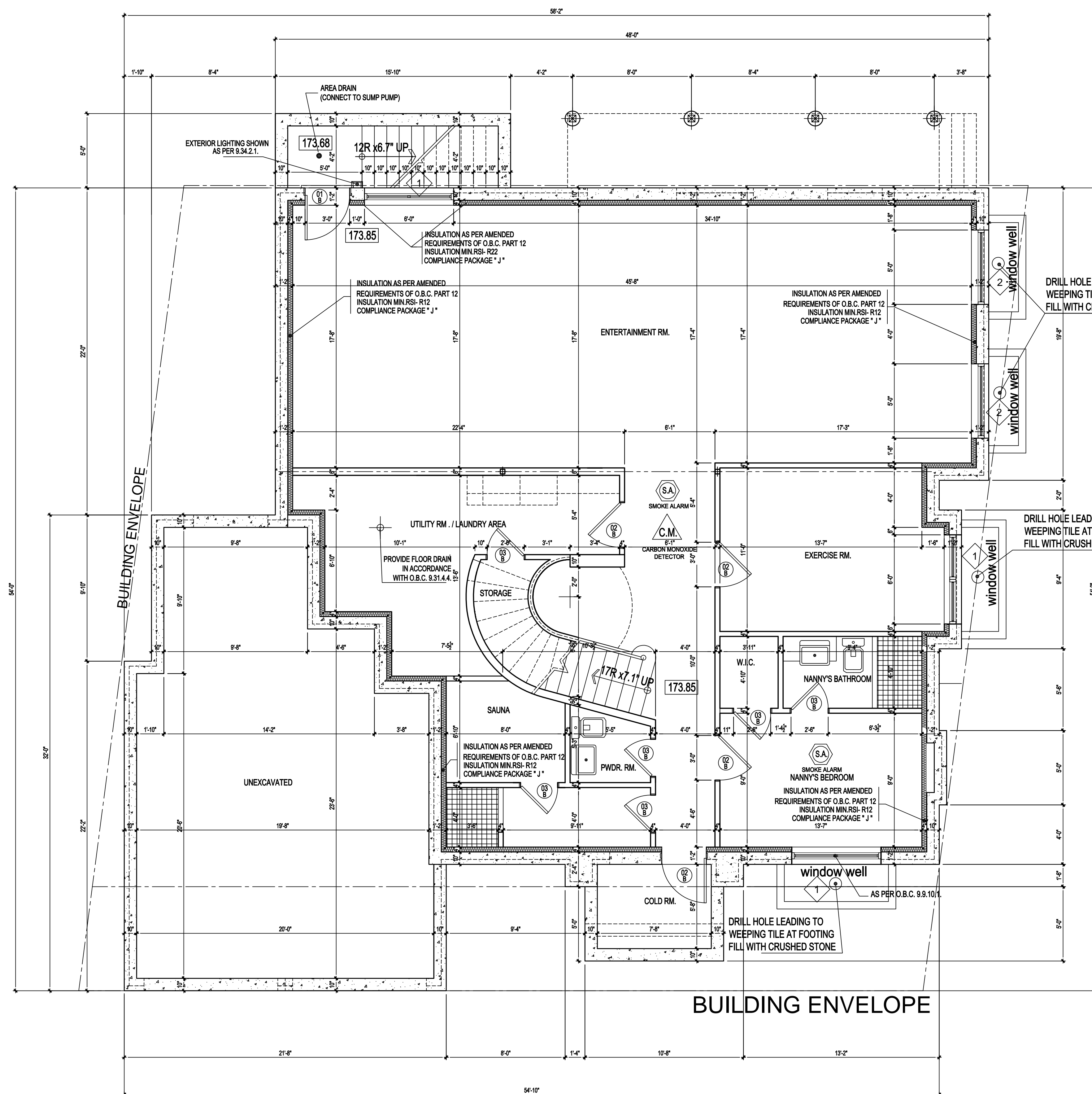
DESIGN BY

DRAWING NO:	A 02
-------------	------

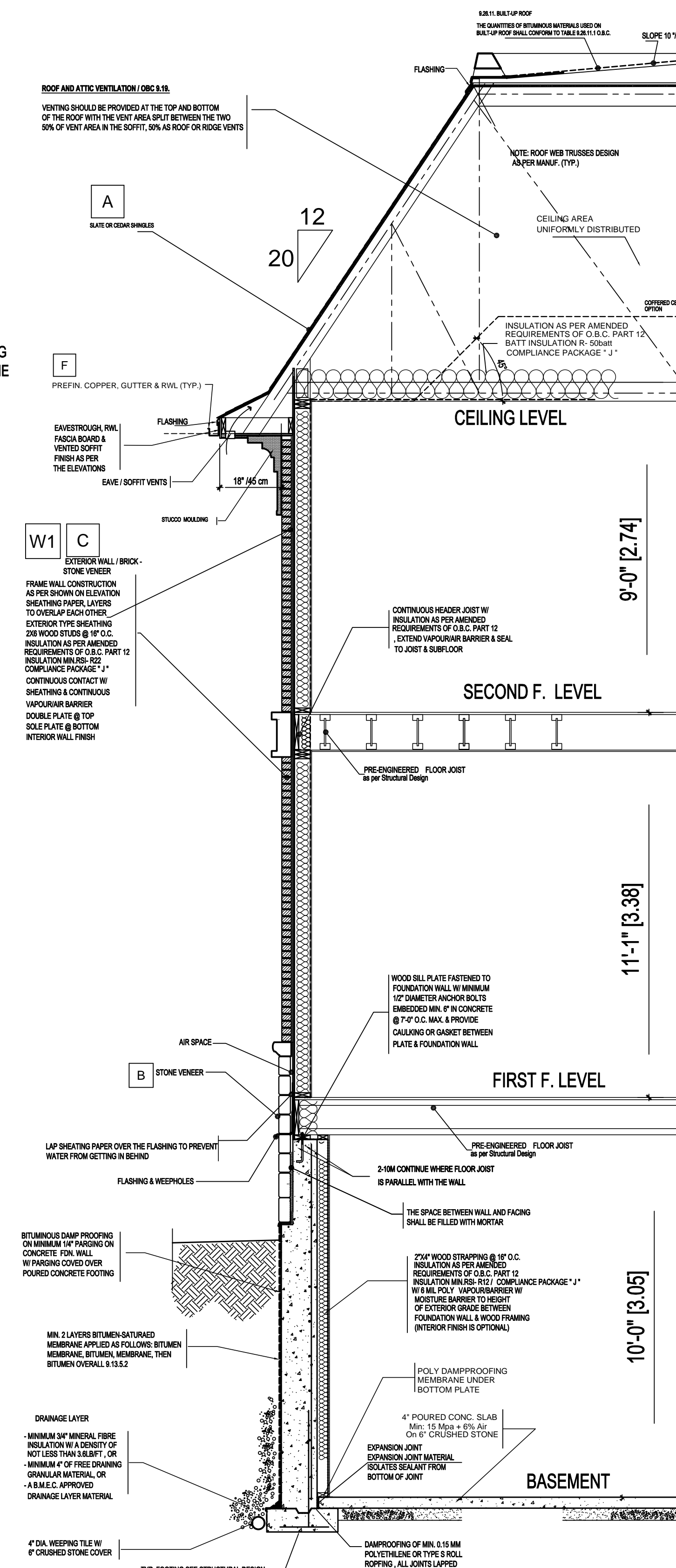
BUILDING ENVELOPE

2

SCALE 1/4"=1'-0"



REQUIRED SMOKE ALARMS WITHIN EACH DWELLING UNIT	MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO INTERCONNECTED DUE TO SEPARATION BETWEEN UNITS AND EGRESS REQUIRED ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 9M OF BEDROOM
REQUIRED CARBON MONOXIDE DETECTORS WITHIN EACH DWELLING UNIT ADJACENT TO EACH SLEEPING AREA	MUST CONFORM TO CANCISA-6.19 OR UL 2034. CO DETECTORS MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET.



ONTARIO BUILDING CODE STANDARDS

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 termiles are known to exist, all stumps, roots and wood debris shall be removed to a minimum depth of 300mm in excavated areas under a building, and the clearance between untreated structural wood elements and the ground shall be no less than 450mm
- Backfill within 600mm of the foundation walls shall be free of deleterious debris and boulders over 250mm in diameter

Dampproofing and Drainage

- In normal soil conditions, the exterior surfaces of foundation walls enclosing basements and crawl spaces shall be dampproofed. Where hydrostatic pressure occurs, a waterproofing system is required
- Masonry foundation walls shall be parged with 6mm of mortar covered over the footing prior to dampproofing
- 100mm dia. 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 150mm 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 level or to a ditch or sump pump.
- 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

Footings as per Structural Design and Structural Notes General

- minimum 15MPa poured concrete
- minimum 1200mm below finished grade
- Footings shall be founded on natural undisturbed soil, rock or compacted granular fill with minimum bearing capacity of 150kPa to be site verified by Soil Engineer
- Footing Size as per Structural Design and Structural Notes see Structural Drawings
- The projection of an unreinforced footing beyond the wall supported shall not be greater than its thickness

Foundation Walls as per Structural Design and Structural Notes General

- To be poured concrete, unit masonry, ICF or preserved wood (see drawings for type and thickness)
- Dampproofing shall be a heavy coat of bituminous material
- Foundation wall to extend minimum 150mm above finished grade
- A drainage layer is required on the outside of a foundation wall where the interior insulation extends more than 900mm below exterior grade. A drainage layer shall consist of
 - Min.19mm mineral fibre insulation with min. Density of 57 kg/m³ of free drainage granular material,
 - Min.100mm or
 - An approved system which provides equivalent performance
- Foundation walls shall be braced or have the floor joists installed before backfilling

Concrete Floor Slabs

- Garage, carport and exterior slabs and exterior steps shall be 32MPa concrete with 5-8% air entrainment
- Basement slab 25MPa concrete, minimum 75mm thick, placed on a minimum 100mm of coarse, clean, granular material
- All fill other than coarse clean material placed beneath concrete slabs shall be compacted to provide uniform support

Masonry Walls

- Where constructed of 90mm brick, wall shall be bonded with a header course every 600mm o/c vertically and horizontally and 900mm o/c for block or tile
- Provide 50mm solid masonry, concrete filled top course or continuous 38x89 wood plate under all roof and floor framing members
- Provide 90mm solid masonry under beams and columns
- Masonry wall to be tied to each tier of joists with 40mm x 4.76mm corrosion resistant steel straps, keyed minimum 100mm into masonry. When joists are parallel to wall, ties are to extend across at least 3 joists @ 2000mm 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 90mm brick to minimum 90mm back-up block with corrosion resistant ties at least 17.8mm² in cross sectional area, spaced 200mm vertically and 900mm horizontally, with joints completely filled with mortar
- Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm end bearing

Masonry Veneer

- Minimum 70mm thick if joints are not raked and 90mm thick if joints are raked
- Minimum 25mm air space to sheathing
- Provide weep holes @ 800mm o.c. at the bottom of the cavity and over doors and windows
- Direct drainage through weep holes with 0.5mm poly flashing extending minimum 150mm up behind the sheathing paper
- Veneer ties minimum 0.76mm thick x 22mm wide corrosion resistant straps spaced @ 500mm vertically and 600mm horizontally
- Fasten ties with corrosion resistant 3.18mm diameter screws or spiral nails which penetrate at least 30mm into studs

Wood Frame Construction as per Structural Design and Structural Notes General

- 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 0.05mm polyethylene or type 'S' roll roofing

Walls

- Exterior walls shall consist of:
 - cladding
 - air barrier system lapped 100mm at joints
 - lumber, plywood, OSB or gypsum sheathing
 - 38x140 studs @ 400mm o.c.
 - RSI 4.23 insulation
 - 38x140 bottom plate
 - 38x140 double top plate
- Interior loadbearing walls shall consist of:
 - 38x89 studs @ 400mm o.c.
 - 38x98 bottom plate and double 38x89 top plate
 - 38x89 mid-girts if not sheathed
 - 12.7mm gypsum board sheathing
- Wall Sheathing
 - As per O.B.C. 9.23.16.

Floors as per Structural Design and Structural Notes General

- See Structural Design for floor joist size and spacing requirements
- Joists to have minimum 38mm of bearing
- Joists shall bear on a sill plate fixed to foundation with 12.7mm anchor bolts @ 2400mm o.c
- Header joists between 1200mm and 3200mm in length shall be doubled. Header joists exceeding 3200mm shall be sized by calculations
- Trimmer joists shall be doubled when supported header is between 800mm and 2000mm. Trimmer joists shall be sized by calculations when supported header exceeds 2000mm
- 38x38 cross bridging required not more than 2100mm from each support and from other rows of bridging
- Joists shall be supported on joist hangers at all flush beams, trimmers, and headers
- Non-loadbearing partitions shall be supported on a joist or on blocking between joists.

Subflooring

- As per O.B.C. 9.26.4.

Roof & Ceilings

as per Structural Design and Structural Notes General

- See Structural Design for roof structure - sizes and spacing requirements
- Hip and valley rafter shall be 38mm deeper than common rafters
- 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length

Roof Sheathing

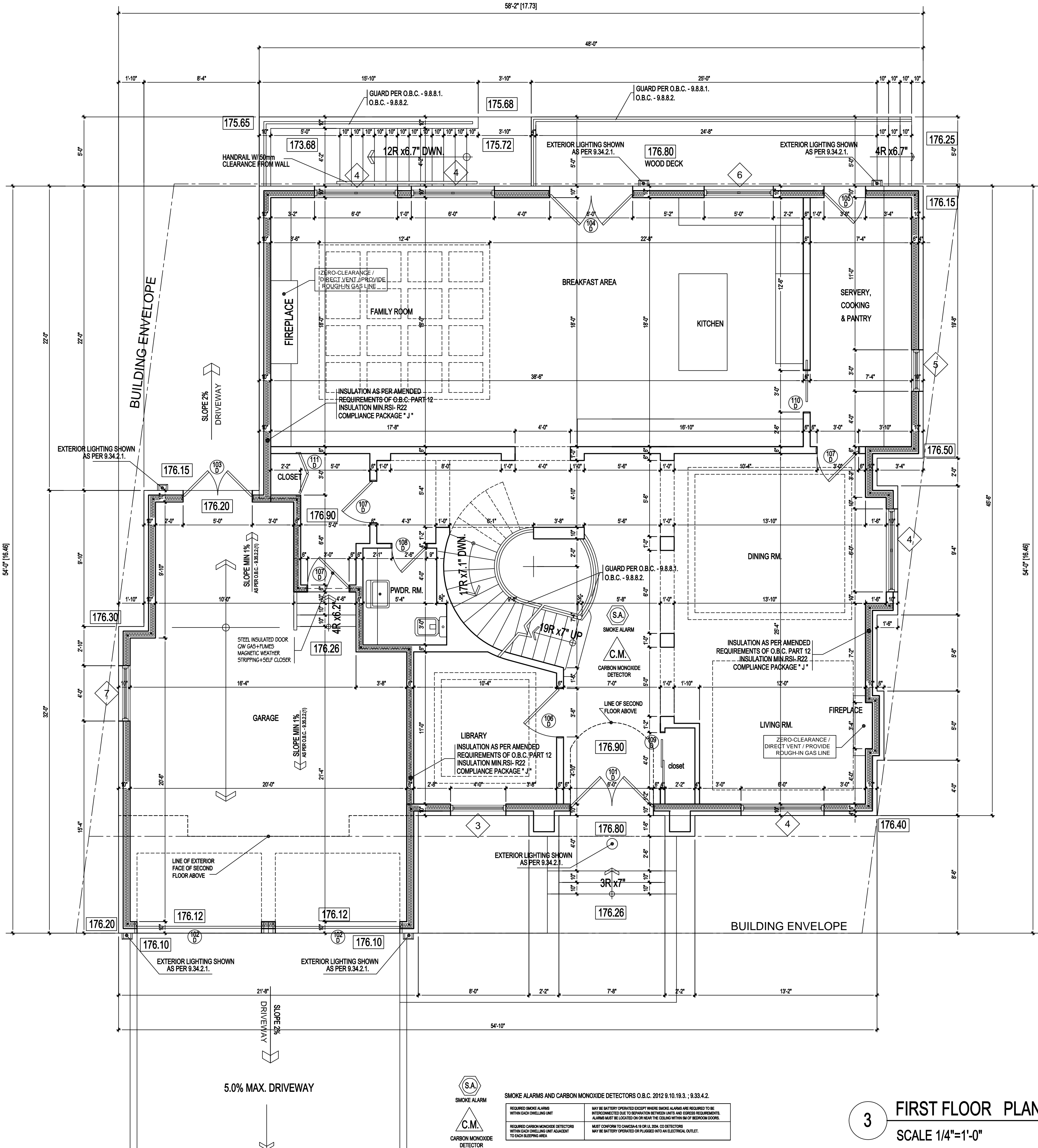
- As per O.B.C. 9.23.15.

Notching & Drilling of Trusses, Joists, Rafters

- Holes in floor, roof and ceiling members to be not larger than 1/4 the actual depth of member and not less than 50mm from edges
- 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 the joist depth
- Wall studs may be notched or drilled provided that not less than 2/3 the depth of the stud remains, if load bearing, and 40mm if non-load bearing
- Roof truss members shall not be notched, drilled or weakened unless accommodated in the design

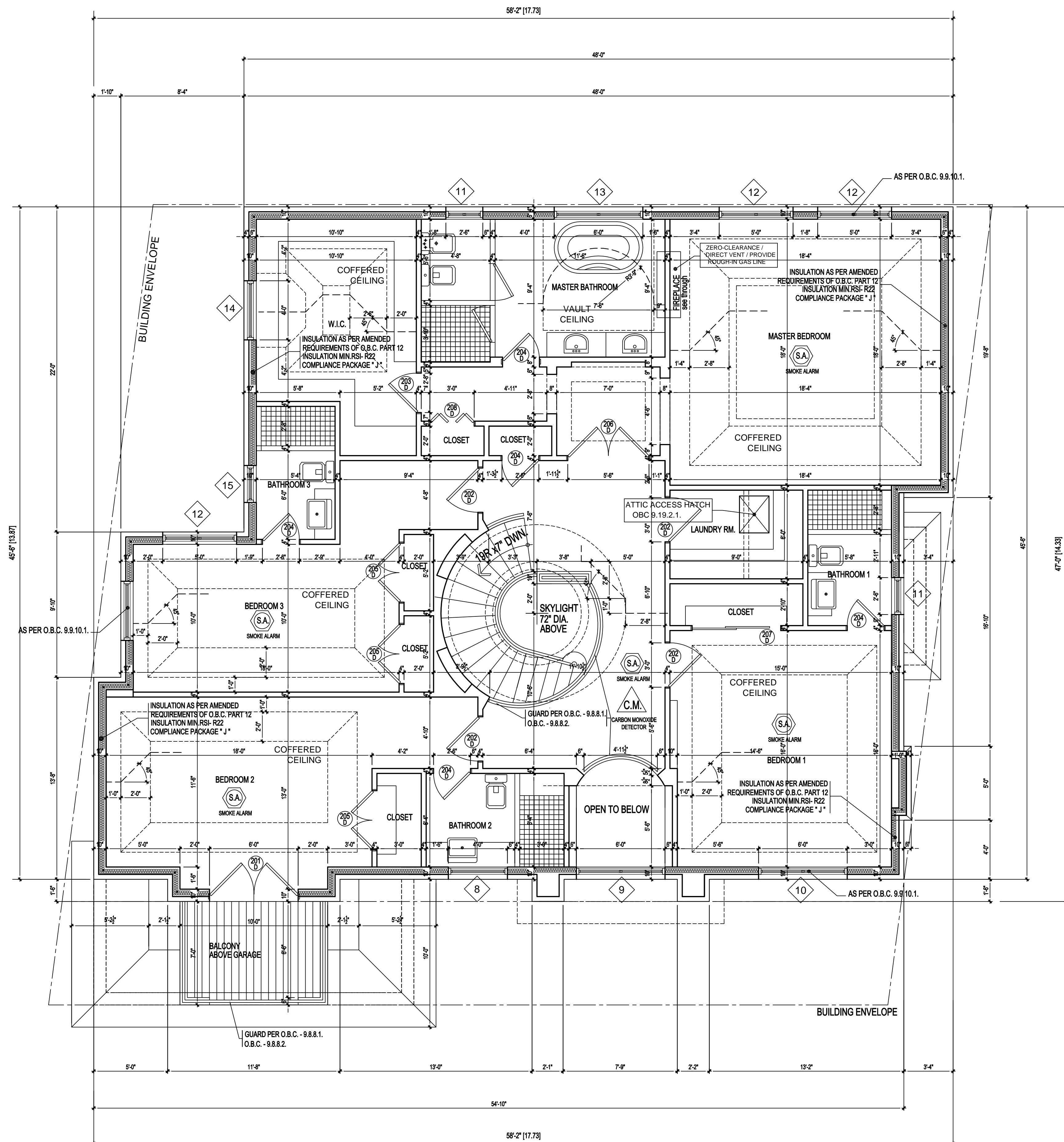
Columns, Beams & Lintels

- Steel beams and columns shall be shop primed 350W steel.
- Minimum 89mm end bearing for wood and steel beams, with 190mm solid masonry beneath the beam.
- Steel columns to have minimum outside diameter of 73mm and minimum wall thickness of 4.75mm
- Wood columns for carports and garages shall be minimum 89mm x 89mm; in all other cases either 140mm x 140mm or 184mm 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 290mm x 290mm or 240mm x 380mm
- Provide solid blocking the full width of the supported member under all concentrated loads



3 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

PAAR DESIGN INC. 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2 416 630 2106	
THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S). USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED. THIS DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES ISSUED FOR CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S). DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.	
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB	
MARK	DATE
1.	12 04 2015
ISSUED FOR PERMIT	
DESIGN The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code Zoran Paar 24546 Name Signature BCIN / BCDN	
Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code PAAR Architecture and Interior Design Inc. 31765 Firm Name Signature BCIN / BCDN	
DESIGN BY 22 BLUE FOREST DR. TORONTO, ON. M3H 4W2 416 630 2106 www.paardesign.com info@paardesign.com	
PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ/REV. NO.	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	FIRST FLOOR PLAN AND OBC STANDARDS
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 03



Insulation & Weatherproofing
INSULATION AS PER AMENDED
REQUIREMENTS OF O.B.C. PART 12
COMPLIANCE PACKAGE "J" *

Supply Ducts in unheated space RSI 2.11
Insulation shall be protected with gypsum board
or an equivalent interior finish, except for
unfinished basements where 0.15mm 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
Weatherstripping 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 vapour from the interior
and to the leakage of air from the exterior

Natural Ventilation
Every roof space above an insulated ceiling shall
be ventilated with unobstructed openings equal
to not less than 1/300 of the insulated ceiling area
Insulated roof spaces not incorporating an attic
shall be ventilated with unobstructed openings equal
to not less than 1/150 of the insulated ceiling 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
0.1m² of ventilation for each 50m²
Minimum natural ventilation areas, where
mechanical ventilation is not provided, are:
Bathrooms: 0.09m²
other rooms: 0.28m²
Unfinished basement: 0.2% of floor area
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 0.35m²
and no dimension less than 380mm, which is
operable from the inside without tools. Maximum
sill height 1000mm for fin. floors above grade.
Exterior house doors and windows within 2000mm
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
Glass in Doors and Sidelights
As per O.B.C. 9.6.6.2.
Resistance to forced entry
As per O.B.C. 9.8.8. and 9.7.6.1.

Exterior Walls
No windows or other unprotected openings are
permitted in exterior walls less than 1200mm from
property lines
15.9mm type "X" fire rated drywall shall be installed
on the inside face of attached garage exterior
walls and gable ends of roofs which are less than
1200mm and not less than 600mm from property lines
Non combustible cladding shall be installed on
all exterior walls less than 600mm from property
lines
Caulking
As per O.B.C. 9.27.4
Waterproof wall finish
As per O.B.C. 9.29.2
Gypsum Board Finish (Taped Joints)
As per O.B.C. 9.29.5
Water Resistance
As per O.B.C. 9.30.1.(2)
Panel-type underlay
As per O.B.C. 9.30.2.
Intersection of Built-up Roofs and Walls other
than masonry
As per O.B.C. 9.26.4.7.
Subflooring
As per O.B.C. 9.26.4.
Wall Sheathing
As per O.B.C. 9.23.16.

Restraint of joist bottoms
• Roof joists supporting a finished ceiling, other than
plywood, OSB or waferboard, shall be restrained
from twisting along the bottom by means of
furring, blocking, cross bridging or strapping
conforming to Article 9.23.9.3.
Thickness
• Concrete slabs shall be not less than 75mm
thick exclusive of concrete topping.
Drips beneath window sills
• Except for wall openings located less than 150mm
above ground level, where a concealed flashing is not
installed beneath window and door sills, such sills
shall be provided with an outward slope and a drip
located not less than 25mm from the wall surface
Downspouts
• As per O.B.C. 9.26.18.2.
Wood strip flooring
• As per O.B.C. 9.30.3.
Fire protection for gas, propane and electric
ranges
• As per O.B.C. 9.10.22.
Intersection of shingle roofs and walls other
than masonry
• As per O.B.C. 9.26.4.5.

Ceramic Tile
• When ceramic tile is applied to a mortar bed with
adhesive, the bed shall be a minimum of 12.5mm
thick & reinforced with galvanized diamond mesh
lath, applied over polyethylene on
subflooring on joists at no more than 400mm o.c.
with at least 2 rows cross bridging
Ceramic Tile
• As per O.B.C. 9.30.6.
Access to Attics and Crawl Spaces
• Access hatch minimum 545mmx585mm to be
provided to every roof space which is 10m²
or more in area and more than 600mm in height
• Access hatch minimum 500mmx700mm to be
provided to every crawl space
Garage Gasproofing
• 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
weatherstripped and have a self-closer
Alarms and Detectors
• At least one smoke alarm shall be installed on or
near the ceiling on each floor and basement level
900mm or more above an adjacent level
• Smoke alarms shall be interconnected and
located such that one is within 5m of every
bedroom door and no more than 15m travel
distance from any point on a floor
• A carbon monoxide detector shall be installed
adjacent to every sleeping area for dwellings with
fuel burning fireplace or stove, or an attached garage

Stairs
• Maximum Rise 200mm
• Minimum Run 210mm
• Minimum Tread 235mm
• Minimum Head Room 1950mm
• Minimum Width 860mm
• Curved stairs shall have a min. run of 150mm at
any point and a minimum average run of 200mm
• Winders which converge to a point in stairs must
turn through an angle of no more than 90° with
no less than 30° for more than 45° per tread. Sets
of winders must be separated by 1200mm 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
require foundations
Handrails and Guards
• A handrail is required for interior stairs
containing more than 2 risers and exterior stairs
containing more than 3 risers
• Guards are required around every accessible
surface which is more than 600mm above the
adjacent level and where the adjacent surface
has a slope more than 1:2
• Interior and exterior guards min. 900mm high.
Exterior guards shall be 1070mm high where height
above adjacent surface exceeds 1800mm
• Guards shall have openings smaller than 100mm
and no member between 140mm and 900mm that will
facilitate climbing

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 sewage ejection pump.
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
way switch at the head and foot of the stairs
• Basements require a light for each 30m²,
controlled by a switch at the head of the stairs
Mechanical Ventilation
• A mechanical ventilation system is required with
a total capacity at least equal to the sum of:
• 10.0 L/S each for basement and master bedroom
• 5.0 L/S 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

Roof & Ceilings
as per Structural Design and Structural Notes
General
• See Structural Design for rafter, roof joist and ceiling
joist size and spacing requirements
• Hip and valley rafter shall be 38mm deeper than
common rafters
• 38x89 collar ties @ rafter spacing with 19x89
continuous brace at mid span if collar tie exceeds
2400mm in length

4 SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS O.B.C. 2012 9.10.19.3.1, 9.33.4.2.
REQUIRED SMOKE ALARMS
WITHIN EACH DWELLING UNIT
MAY BE BATTERY OPERATED EXCEPT WHERE SMOKE ALARMS ARE REQUIRED TO BE
INTERCONNECTED DUE TO SEPARATION BETWEEN UNITS AND OTHER REQUIREMENTS.
ALARMS MUST BE LOCATED ON OR NEAR THE CEILING WITHIN 9M OF BEDROOM DOORS.
REQUIRED CARBON MONOXIDE DETECTORS
WITHIN EACH DWELLING UNIT ADJACENT
TO SLEEPING AREA
MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET.
MAY BE BATTERY OPERATED OR PLUGGED INTO AN ELECTRICAL OUTLET.

1. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR THE SELF
SUPPORTED PRE-CAST SURROUND APPROVED BY THE ENGINEER PRIOR
TO ANY INSTALLATION
2. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR THE SELF
SUPPORTED STAIRS APPROVED BY THE ENGINEER PRIOR TO ANY
INSTALLATION

22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106

NOTES

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS
THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF
THE CONSULTANT(S) IS NOT ALLOWED.
THIS DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS
IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES
ISSUED FOR CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S).
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this
design, and has the qualifications and meets the requirements set
out in the Ontario Code to be a designer.
Qualification Information
Required unless design is exempted under Division C-3.2.5.1.
of the 2006 Ontario Building Code
Zoran Paar 24546
Name Signature BCIN / BCDN
Registration Information
Required unless design is exempted under Division C-3.2.4.1.
of the 2006 Ontario Building Code
PAAR Architecture
and
Interior Design Inc. 31765
Firm Name Signature BCIN / BCDN

DESIGN BY

22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106
www.paardesign.com
info@paardesign.com

PROJECT:

3 GREENTREE RD.
2 STOREY DWELLING

FILE NAME:

DRAWN BY: N.P.

CHECKED BY: Z.P.

SHEET SIZE: 24" x 36"

PROJ./REV. NO.: P / A 12 03 2015

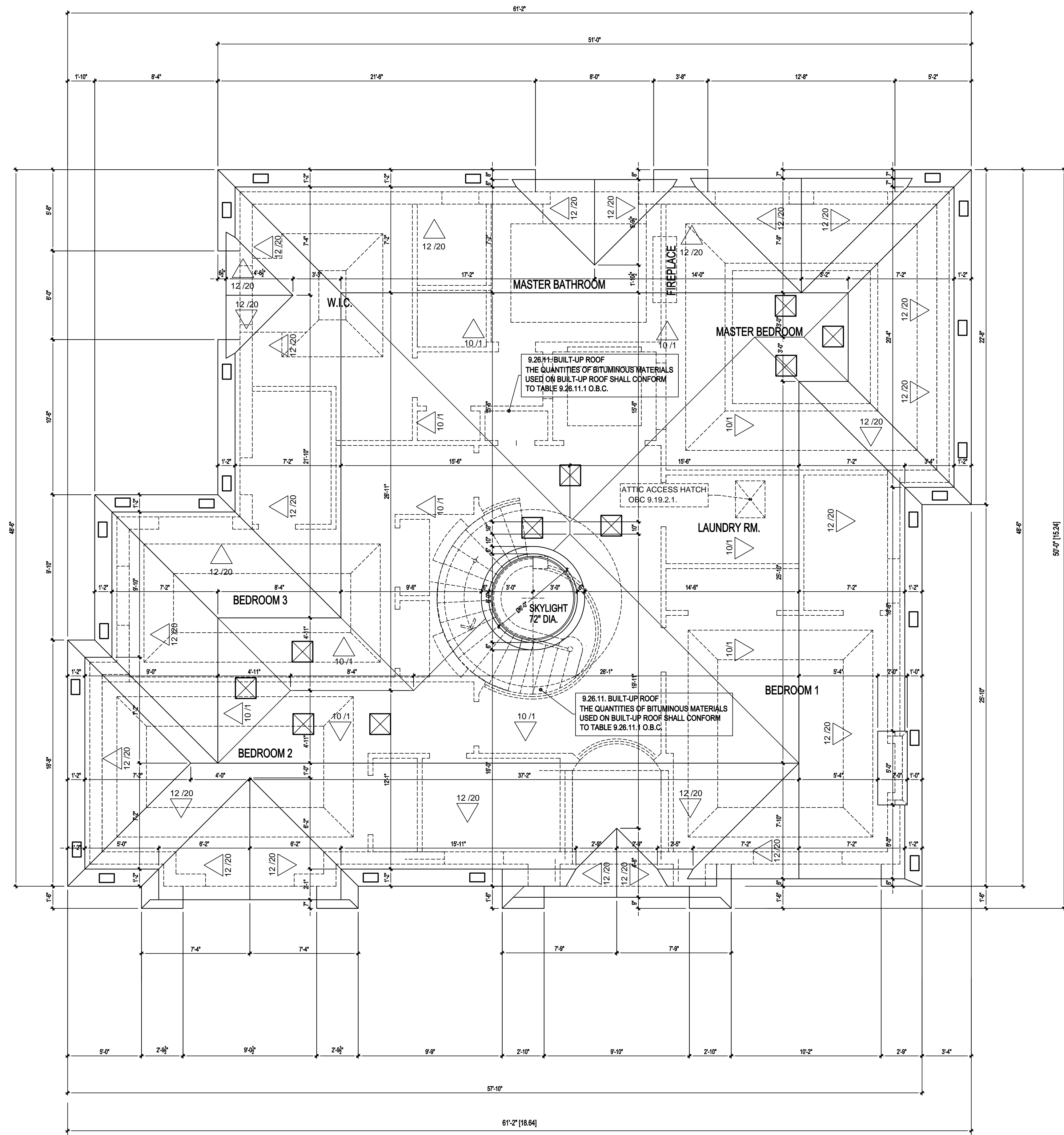
DATE: 12 04 2015

SHEET TITLE: SECOND FLOOR PLAN
AND OBC STANDARDS
CONTD.


SCALE: 1/4" = 1'-0"

DRAWING NO:

A 04



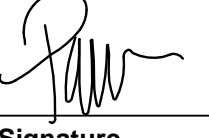



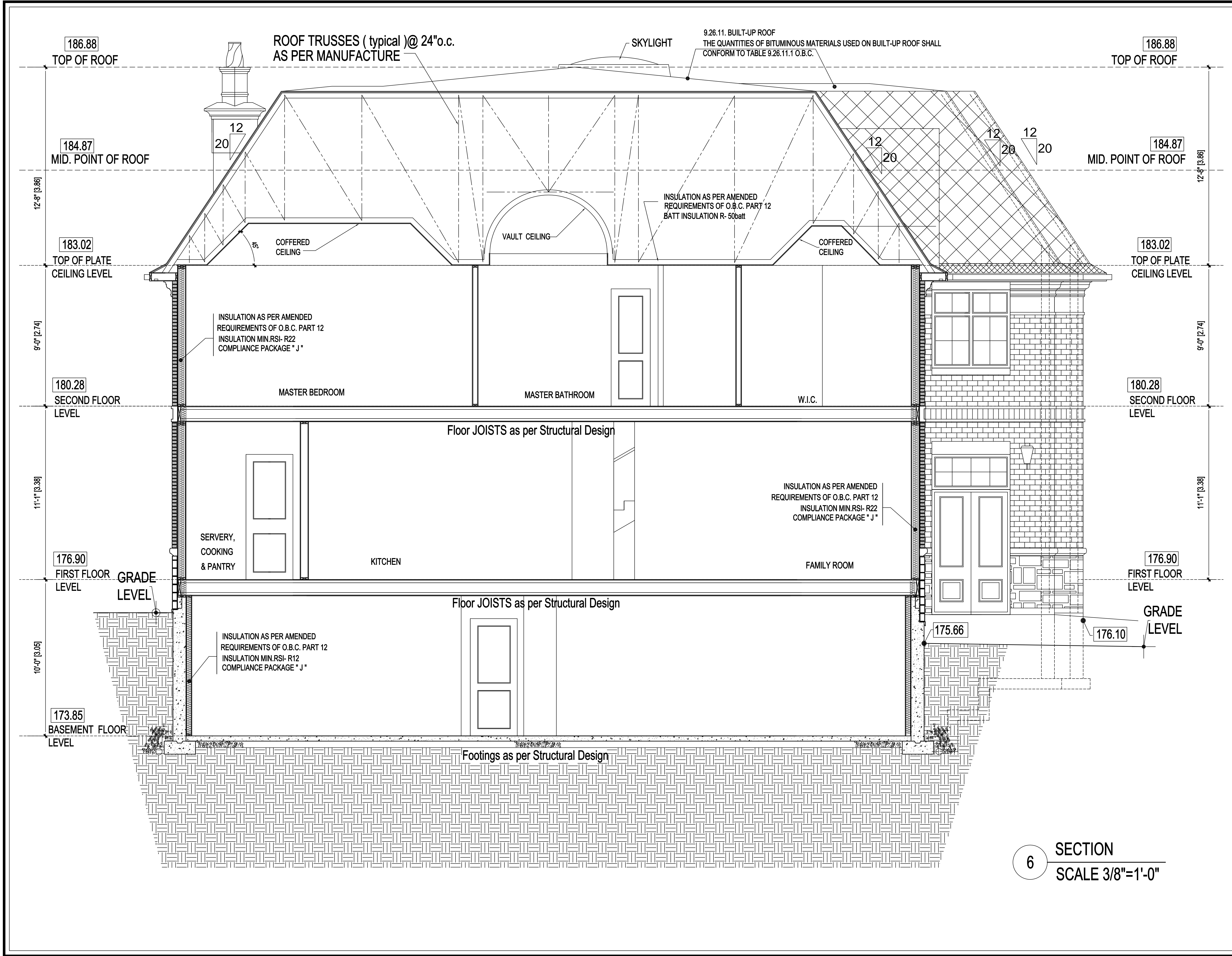
ROOF AND ATTIC VENTILATION
AS PER - OBC 9.19.

-  ROOF VENTS
-  EAVE / SOFFIT VENTS

5 ROOF PLAN
SCALE 1/4"=1'-0"

- Roofing
- Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 12mm into roof sheathing
 - Every asphalt shingle shall be fastened with at least 4nails for 1000mm wide shingle
 - Eave protection shall extend 900mm up the roof slope from the edge, and at least 300mm from the inside face of the exterior wall, and shall consist of Type M or Type S Roll Roofing laid with minimum 100mm head and end laps cemented together or glass Fibre or Polyester Fibre 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 1.5, or where a low slope asphalt shingle application is provided
 - Open valleys shall be flashed with 2layers of roll roofing, or 1 layer of sheet metal min. 600mm 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 1.73mmsheet lead, 0.33mm galvanized steel, 0.33mmcopper, 0.35mmzinc, or 0.48mmaluminum
- Intersection of Built-up Roofs and Walls other than masonry
- As per O.B.C. 9.26.4.7. Water Resistance
 - As per O.B.C. 9.30.1.(2) Panel-type underlay
 - As per O.B.C. 9.30.2. Asphalt shingles on slopes of 1 in 3 or Greater
 - As per O.B.C. 9.26.7 Roofing materials
 - As per O.B.C. 9.26.2.1.(1)(f) Roof Sheathing
 - As per O.B.C. 9.23.15. Sheathing membrane material standard
 - As per O.B.C. 9.27.3.2. Downspouts
 - As per O.B.C. 9.26.18.2.

		22 BLUE FOREST DR. TORONTO ON. M3H 4W2 416 630 2106	
THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S). USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED. THIS DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES: ISSUED FOR CONSTRUCTION WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S) DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING			
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB			
MARK	DATE	DESCRIPTION	
1.	12 04 2015	ISSUED FOR PERMIT	
NOTES			
REVISION NOTES			
DESIGN The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer. Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code Zoran Paar  24546 Name Signature BCIN / BCDN Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code PAAR Architecture and Interior Design Inc.  31765 Firm Name Signature BCIN / BCDN			
DESIGN BY  22 BLUE FOREST DR. TORONTO ON. M3H 4W2 416 630 2106 www.paardesign.com info@paardesign.com			
PROJECT:		3 GREENTREE RD. 2 STOREY DWELLING	
FILE NAME:			
DRAWN BY:	N.P.		
CHECKED BY:	Z.P.		
SHEET SIZE:	24" x 36"		
PROJ./REV. NO.:	P / A 12 03 2015		
DATE:	12 04 2015		
SHEET TITLE:	ROOF PLAN AND OBC STANDARDS CONTD.		
SCALE:	1/4" = 1'-0"		
DRAWING NO:	A 05		



PAAR
DESIGN
INC.

22 BLUE FOREST DR.
TORONTO, ON.
M3H 4W2
416 630 2106

NOTES

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.
THE DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES:
ISSUED FOR CONSTRUCTION
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S)
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING

REVISION NOTES

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information

Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar

Signature

24546

BCIN / BCDN

Registration Information

Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc.

Signature

31765

BCIN / BCDN

DESIGN BY

PAAR
DESIGN

22 BLUE FOREST DR.
TORONTO, ON.
M3H 4W2
416 630 2106
www.paardesign.com
info@paardesign.com

PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	SECTION
SCALE:	3/8" = 1'-0"
DRAWING NO:	A 06

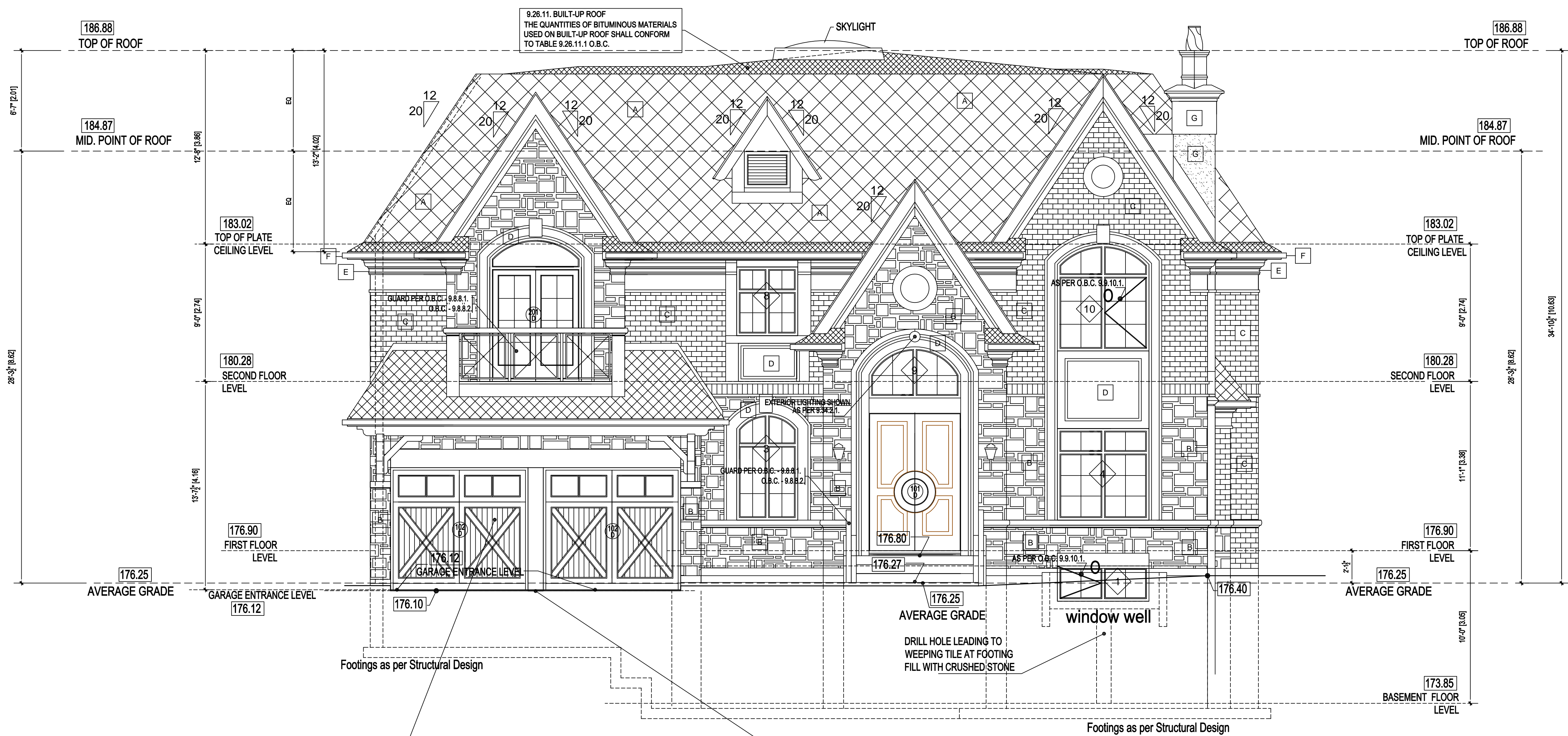
THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.
THIS DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES ISSUED FOR CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S).
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

DESIGN
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.
Qualification Information Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code
Zoran Paar Name Signature 24546 BCIN / BCDN
Registration Information Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code
PAAR Architecture and Interior Design Inc. Firm Name Signature 31765 BCIN / BCDN

PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO.	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	FRONT/ NORTH ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 07

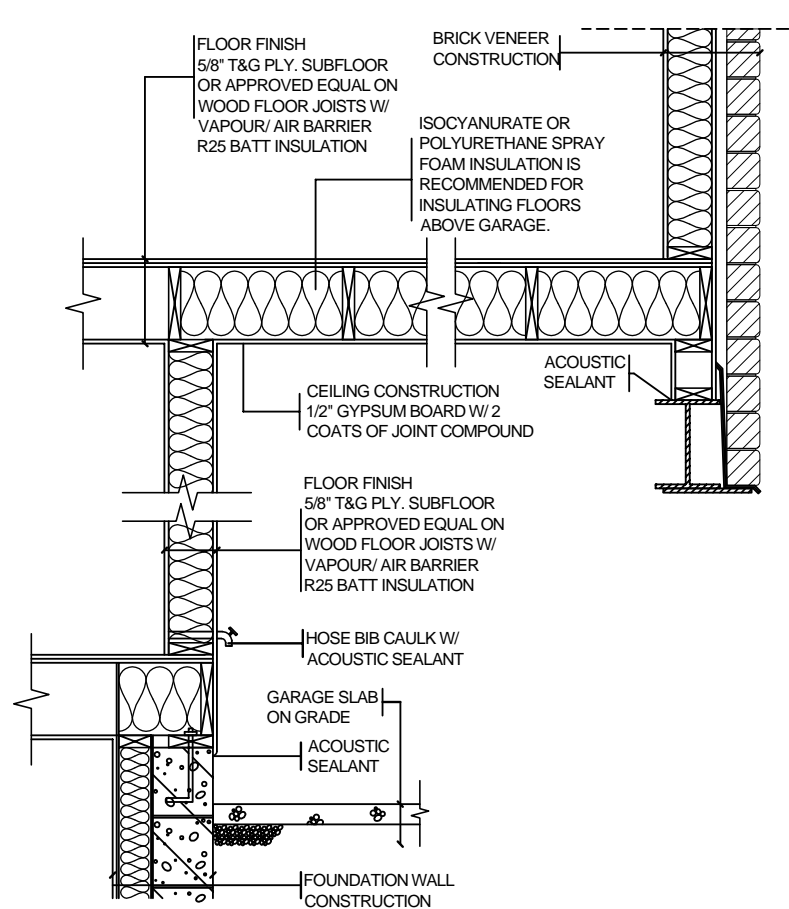


EXTERIOR BUILDING MATERIALS AND FINISH SCHEDULE

- A CEDAR OR ASPHALT SHINGLES
- B STONE FINISH
- C BRICK FINISH
- D PRE-CAST /SELF-SUPPORT DOORS AND WINDOWS SURROUND, WINDOW SILLS, WALL SILLS (CUSTOM SIZES)
- E SOFFIT - STUCCO FINISHED WITH ALUMINUM VENT INSERTS
- F ALL ROOF METAL FLASHING, DRIP EDGES, COPINGS, GUTTERS, DOWNSPOUTS : PRE-FINISHED ALUMINUM
- G STUCCO FINISH

GAS-PROOFING DETAIL

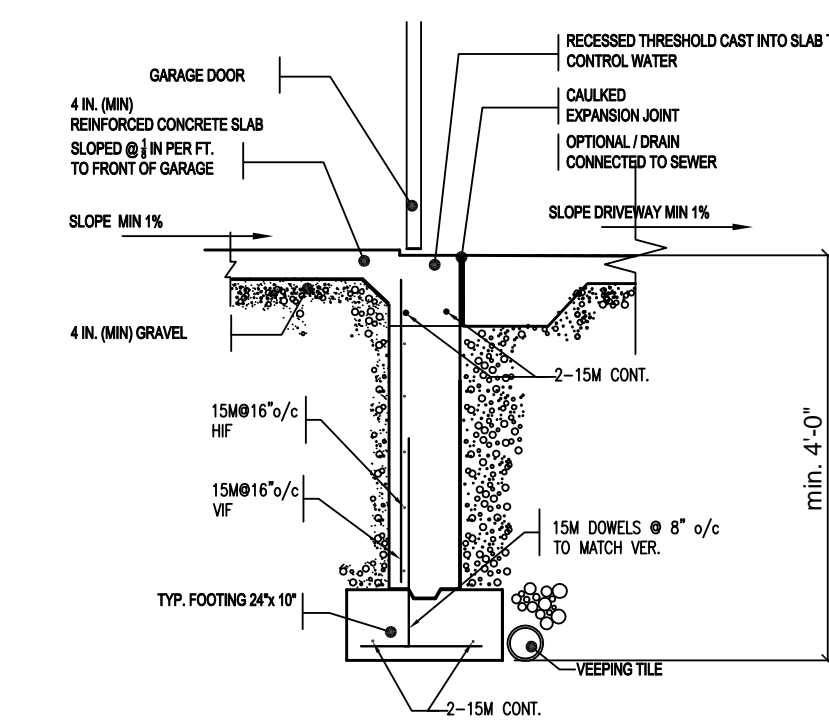
SCALE: N/S



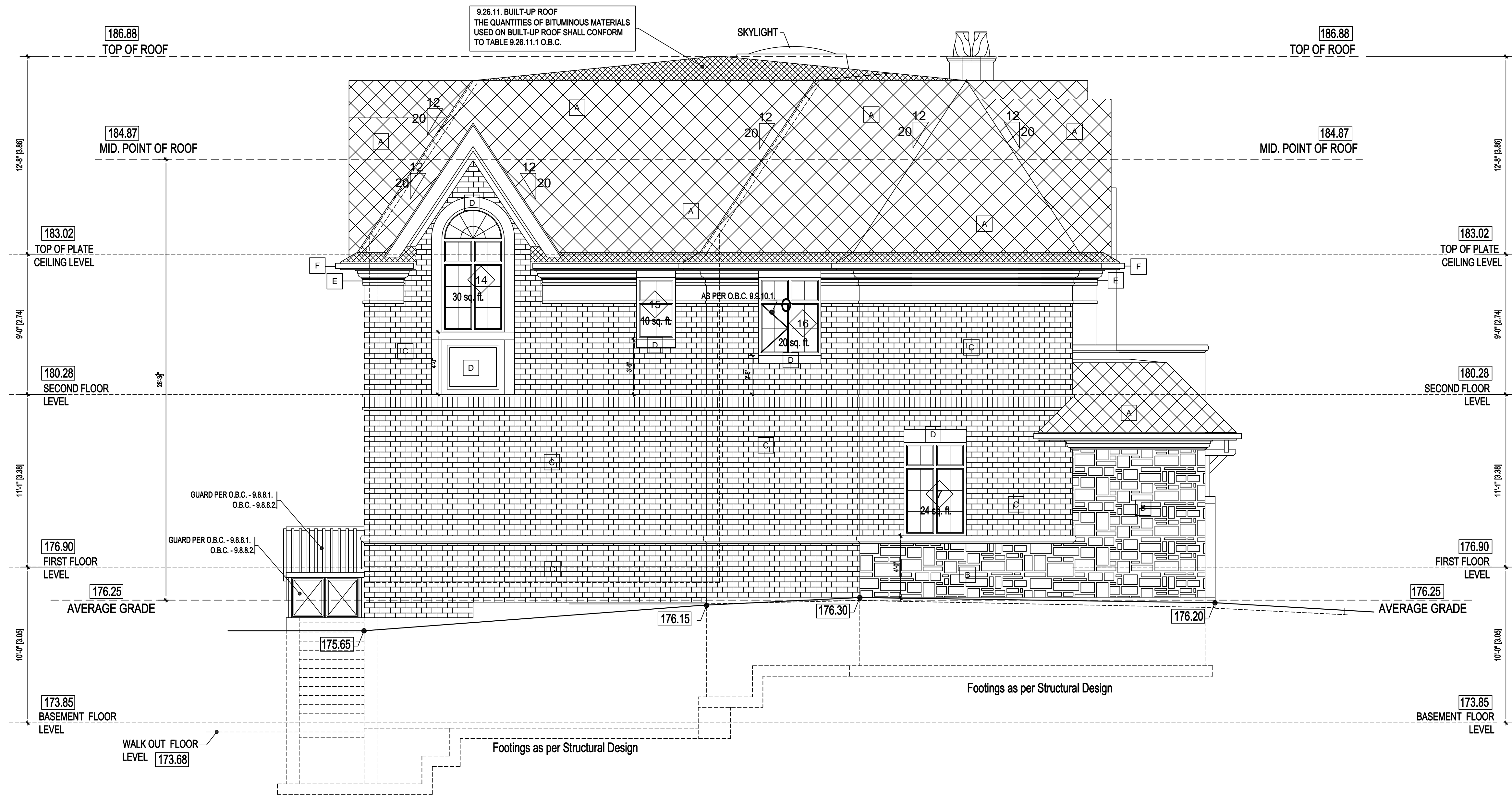
GASPROOFING NOTES

- ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLINGS.
1. PROVIDE 1/2" DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLINGS
 2. CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
 3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ ACOUSTIC SEALANT.
 4. DOORS BETWEEN GARAGE & DWELLINGS SHALL BE TIGHT FITTING & WEATHER-STRIPPED & PROVIDED W/ A SELF-CLOSING DEVICE. DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING.
 5. GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS.
 6. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE CARRY DRYWALL UP TO ROOF SHEATHING & CAULK W/ ACOUSTIC SEALANT.
 7. UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING & ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF A SEALER OR COVERED W/ PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.

DEEP FOOTING AT GARAGE DOOR



7 FRONT/ NORTH ELEVATION
SCALE 1/4"=1'-0"



EXTERIOR BUILDING MATERIALS AND FINISH SCHEDULE

- A CEDAR OR ASPHALT SHINGLES
- B STONE FINISH
- C BRICK FINISH
- D PRE-CAST /SELF-SUPPORT DOORS AND WINDOWS SURROUND,
WINDOW SILLS,WALL SILLS (CUSTOM SIZES)
- E SOFFIT - STUCCO FINISHED WITH ALUMINUM VENT INSERTS
- F ALL ROOF METAL FLASHING, DRIP EDGES, COPINGS, GUTTERS,
DOWNSPOUTS : PRE -FINISHED ALUMINUM
- G STUCCO FINISH

MAX. PERCENTAGE OF UNPROTECTED OPENINGS
OR GLAZED AREAS - O.B.C. 9.10.14.1

SIDE / EAST ELEVATION AREA = 1147.69 sq.ft. / 106.62 sq.m.
LIMITING DISTANCE IS 2.00 M.(property to closest window) MAX 8.0% (91.82 SQ.FT.)
UNPROTECTED OPENINGS OR GLAZED AREA = 84.27 SQ.FT. X 90% (10 % FRAME)= 75.84 SQ.FT.
75.84 SQ.FT. < MAX 8.0% (91.82 SQ.FT.)

8 SIDE/ EAST ELEVATION
SCALE 1/4"=1'-0"



22 BLUE FOREST DR.
TORONTO, ON.
M3H 4W2
416 630 2106

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.
THE DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES: ISSUED FOR CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S).
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information
Required unless design is exempted under Division C -3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name Signature BCIN / BCDN

DESIGN BY



22 BLUE FOREST DR.
TORONTO, ON.
M3H 4W2

416 630 2106

www.paardesign.com
info@paardesign.com

DRAWING

PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	SIDE/ EAST ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 08

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.
THE DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES: ISSUED FOR CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S).
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

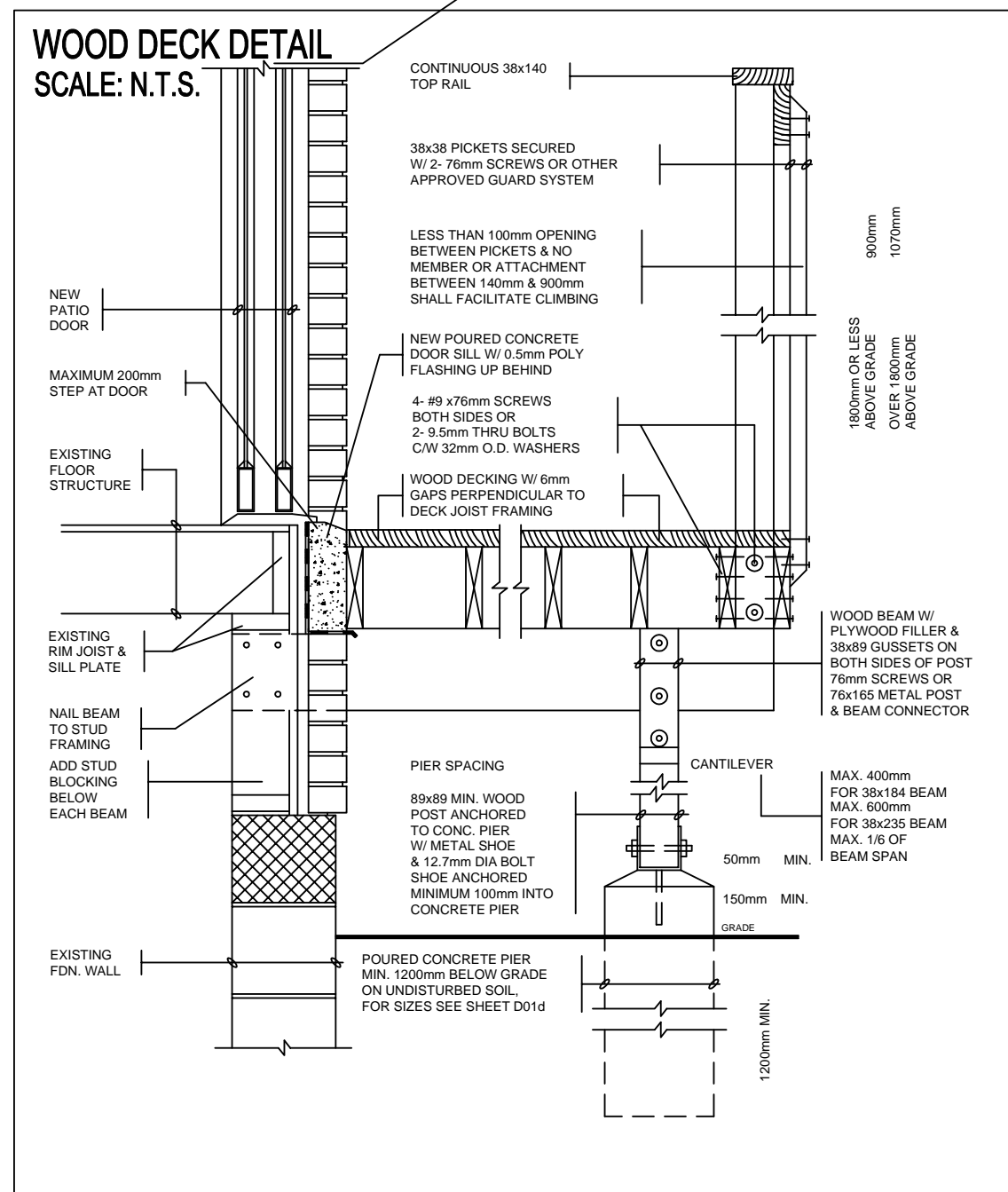
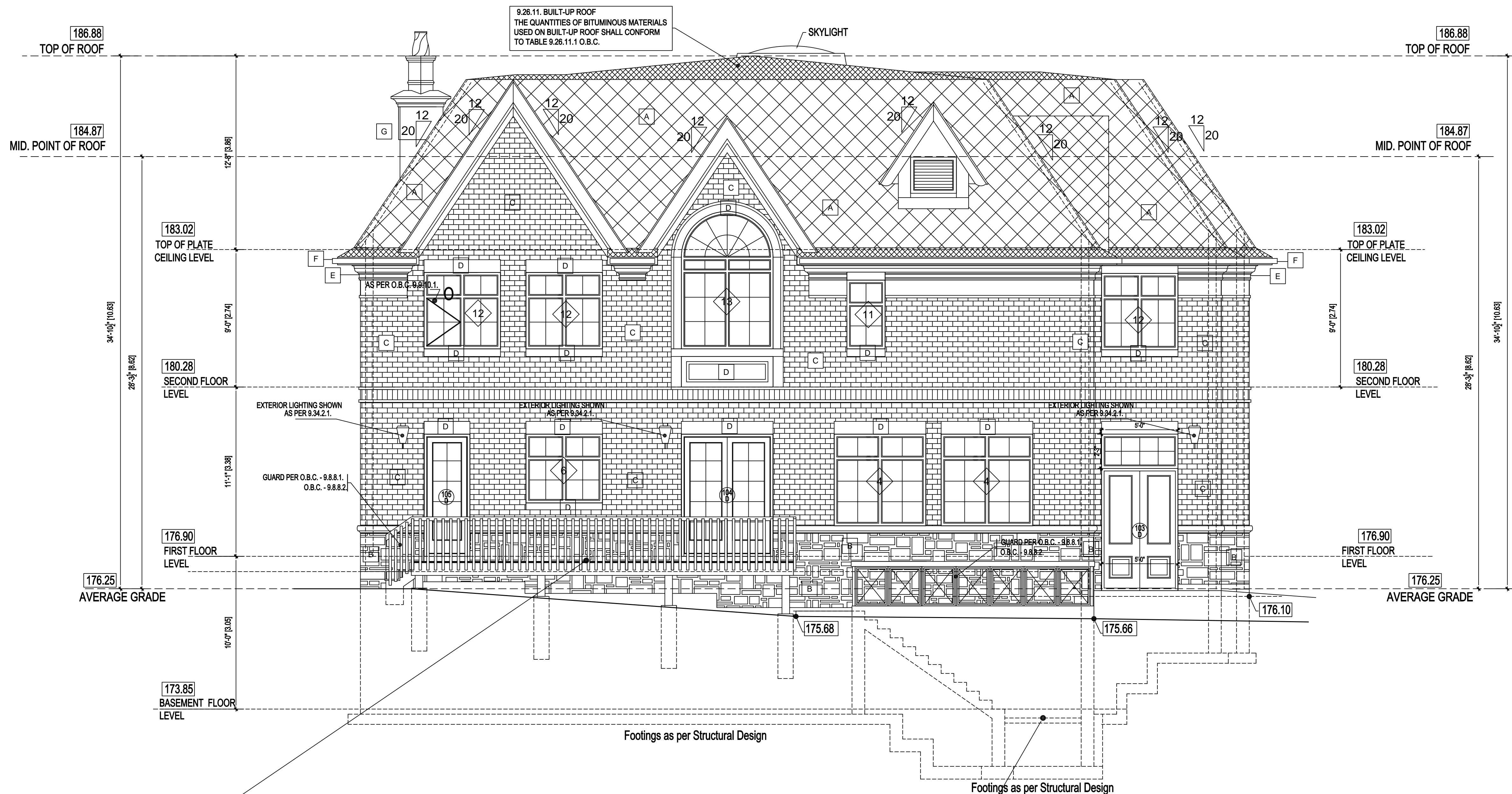
Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name Signature BCIN / BCDN

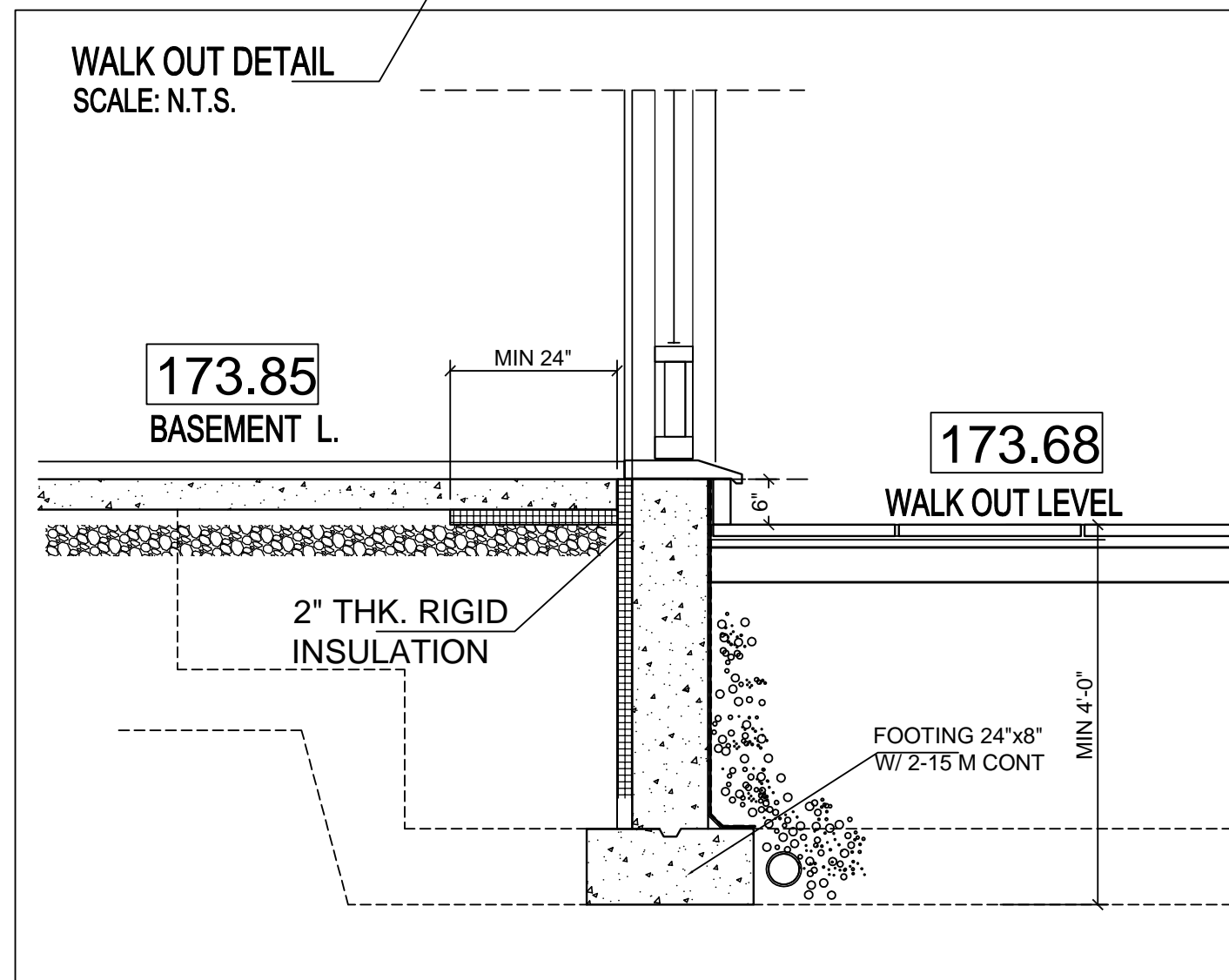
DESIGN BY

PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO.:	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	REAR/ SOUTH ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO.:	A 09

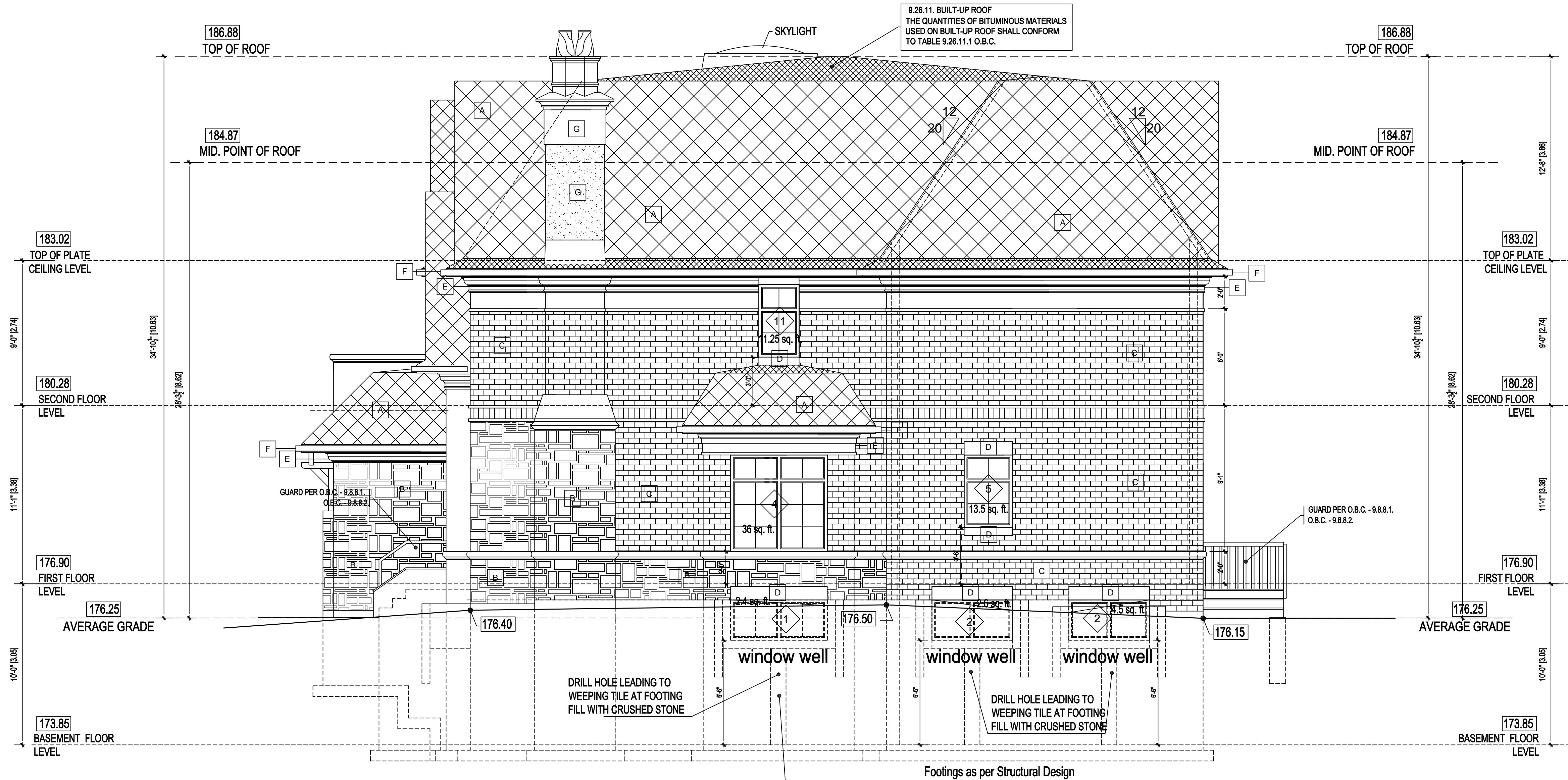


EXTERIOR BUILDING MATERIALS AND FINISH SCHEDULE

- A CEDAR OR ASPHALT SHINGLES
- B STONE FINISH
- C BRICK FINISH
- D PRE-CAST /SELF-SUPPORT DOORS AND WINDOWS SURROUND, WINDOW SILLS, WALL SILLS (CUSTOM SIZES)
- E SOFFIT - STUCCO FINISHED WITH ALUMINUM VENT INSERTS
- F ALL ROOF METAL FLASHING, DRIP EDGES, COPINGS, GUTTERS, DOWNSPOUTS : PRE -FINISHED ALUMINUM
- G STUCCO FINISH

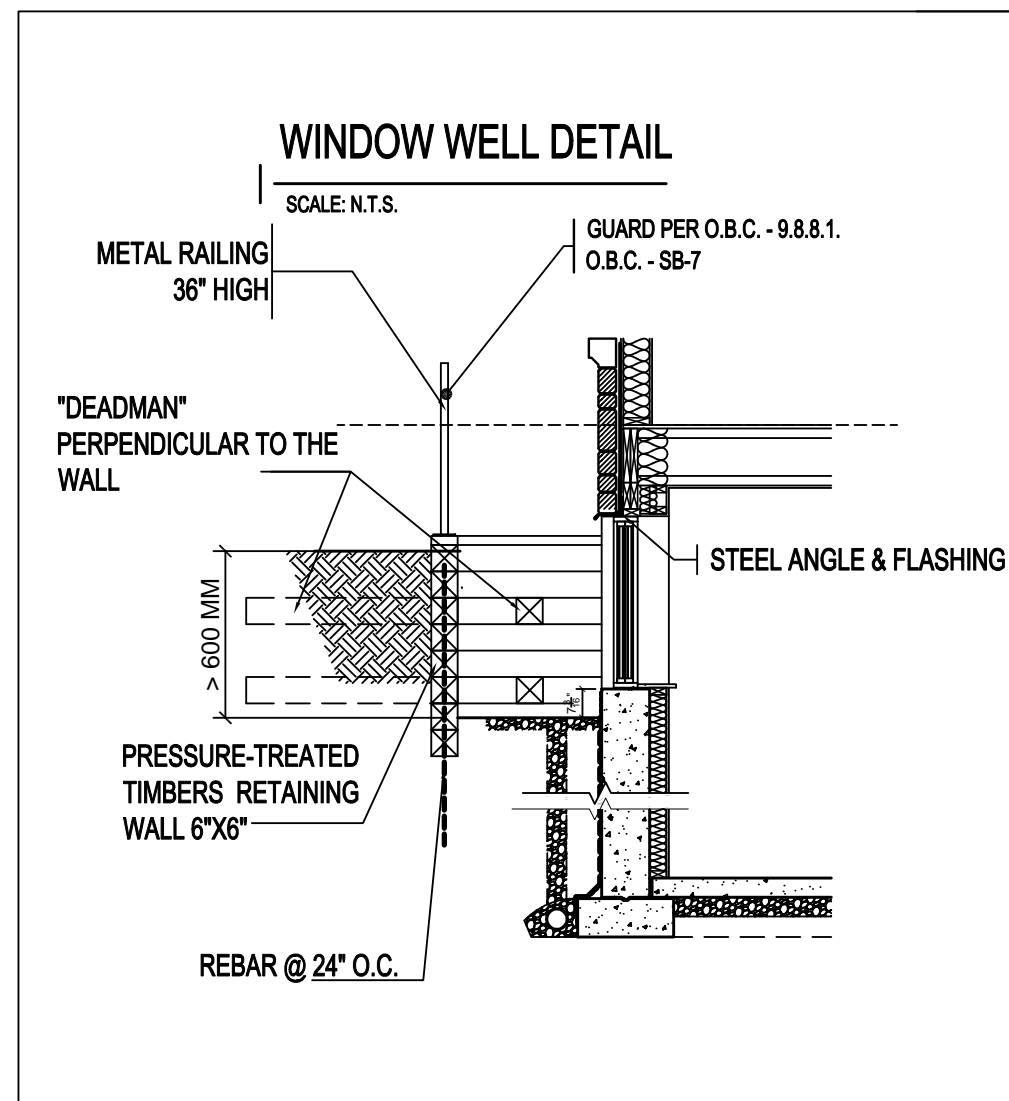


9 REAR/ SOUTH ELEVATION SCALE 1/4"=1'-0"



EXTERIOR BUILDING MATERIALS AND FINISH SCHEDULE

- A CEDAR OR ASPHALT SHINGLES
- B STONE FINISH
- C BRICK FINISH
- D PRE-CAST /SELF-SUPPORT DOORS AND WINDOWS SURROUND, WINDOW SILLS, WALL SILLS (CUSTOM SIZES)
- E SOFFIT - STUCCO FINISHED WITH ALUMINUM VENT INSERTS
- F ALL ROOF METAL FLASHING, DRIP EDGES, COPINGS, GUTTERS, DOWNSPOUTS : PRE -FINISHED ALUMINUM
- G STUCCO FINISH



MAX. PERCENTAGE OF UNPROTECTED OPENINGS
OR GLAZED AREAS - O.B.C. 9.10.14.1

SIDE / WEST ELEVATION AREA = 1125.50 sq.ft. / 104.55 sq.m.
LIMITING DISTANCE IS 2.00 M.(property to closest window) MAX 8.0% (90.04 SQ.FT.)
UNPROTECTED OPENINGS OR GLAZED AREA = 70.24 SQ.FT. X 90% (10 % FRAME)= 63.21 SQ.FT.
63.21 SQ.FT. < MAX 8.0% (90.04 SQ.FT.)

10 SIDE/ WEST ELEVATION
SCALE 1/4"=1'-0"

PAAR
DESIGN
INC.

22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106

NOTES
THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.
THE DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES: ISSUED FOR CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S).
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information
Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information
Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture and Interior Design Inc. 31765
Firm Name Signature BCIN / BCDN

DESIGN BY

PAAR
DESIGN

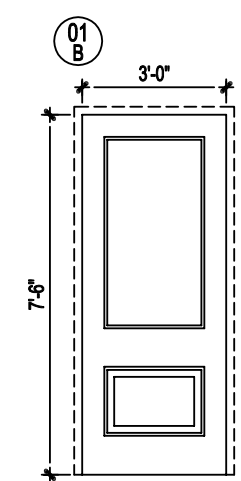
22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2
416 630 2106
www.paardesign.com
info@paardesign.com

PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	SIDE/ WEST ELEVATION
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 10

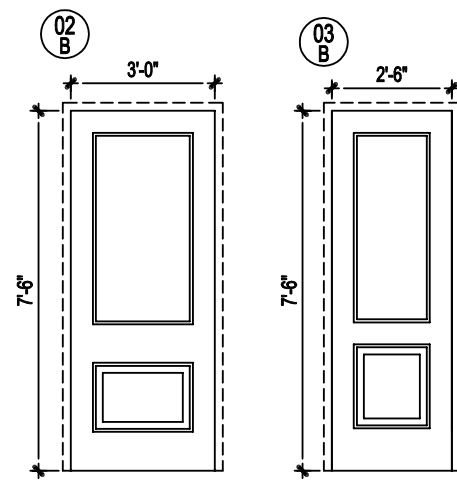
DOOR SCHEDULE

BASEMENT

EXTERIOR

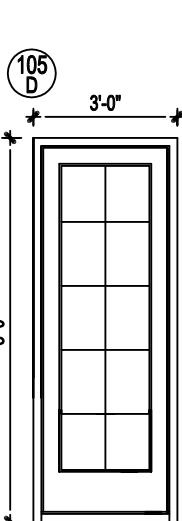
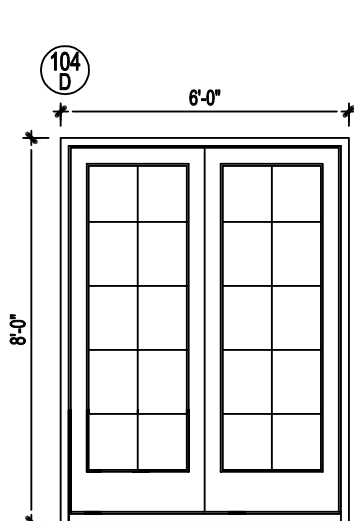
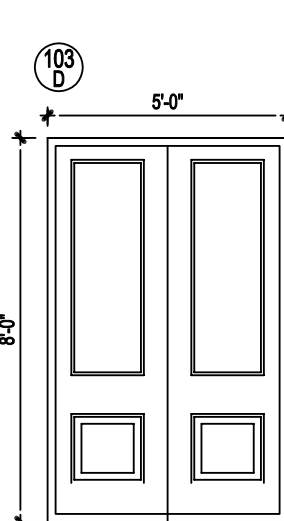
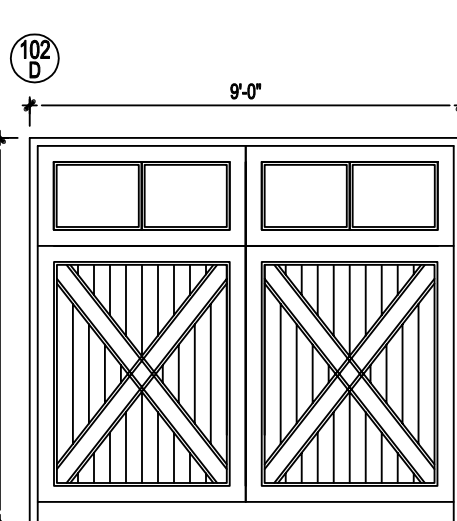
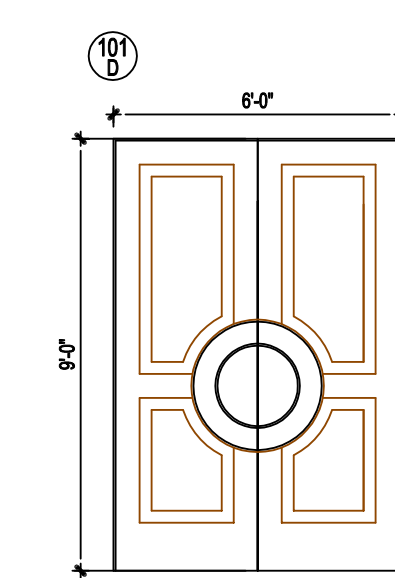


INTERIOR

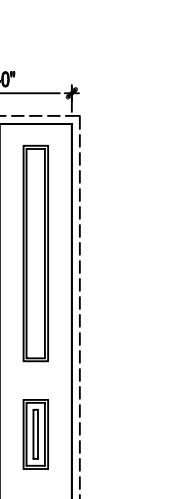
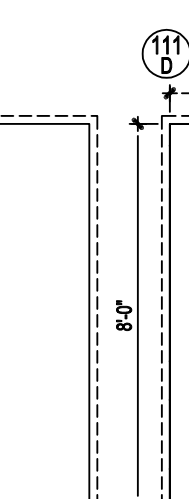
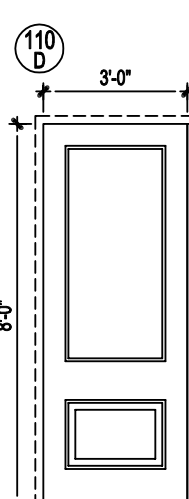
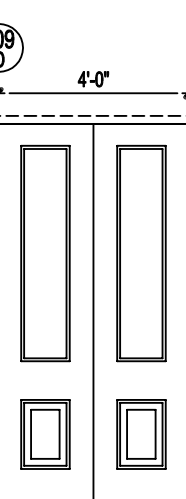
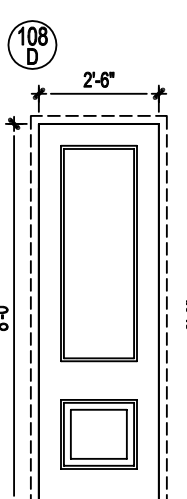
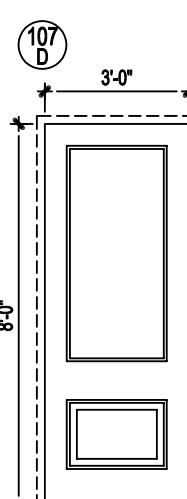
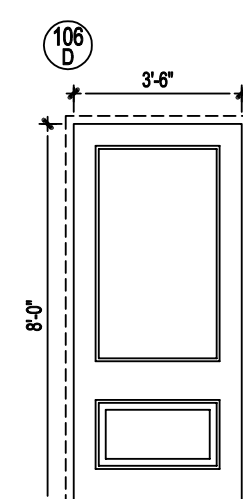


FIRST FLOOR

EXTERIOR

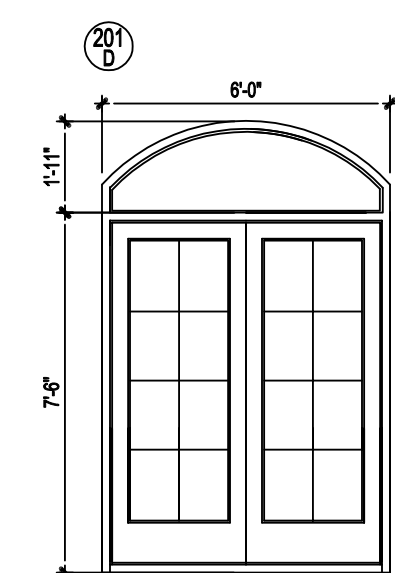


INTERIOR

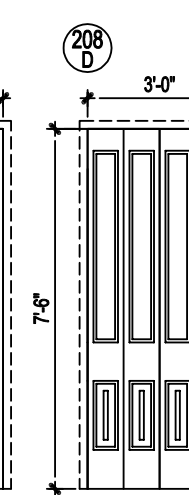
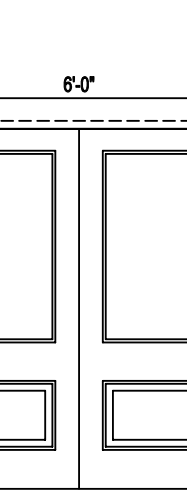
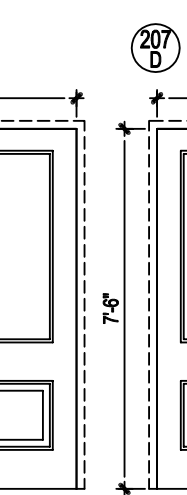
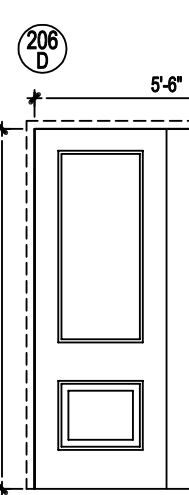
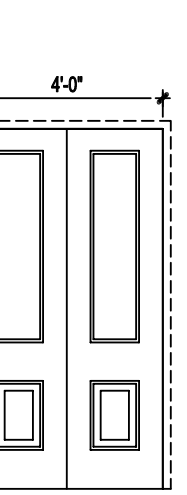
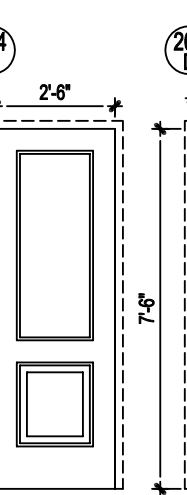
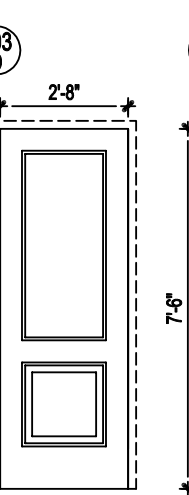
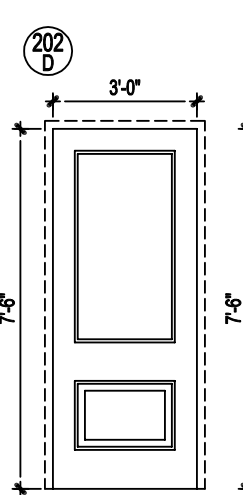


SECOND FLOOR

EXTERIOR



INTERIOR



BASEMENT

EXTERIOR

1 3'-0" X 7'-6"
SINGLE HINGED EXTERIOR
DOOR

INTERIOR

2 3'-0" X 7'-6"
SINGLE HINGED DOOR

3 2'-6" X 7'-6"
SINGLE HINGED DOOR

FIRST FLOOR

EXTERIOR

4 6'-0" X 9'-0" DOUBLE
MAIN ENTRANCE DOOR

5 9'-0" X 8'-0"
SINGLE GARAGE DOOR

6 5'-0" X 8'-0"
DOUBLE EXTERIOR HINGED
DOOR

7 6'-0" X 8'-0"
DOUBLE GLASS PATIO
DOOR

8 3'-0" X 8'-0"
SINGLE GLASS DOOR

INTERIOR

9 3'-6" X 8'-0"
SINGLE HINGED DOOR

10 3'-0" X 8'-0"
SINGLE HINGED DOOR

11 2'-6" X 8'-0"
SINGLE HINGED DOOR

12 4'-0" X 8'-0"
SINGLE SLIDING DOOR

13 3'-0" X 8'-0"
SINGLE POCKET DOOR

14 3'-0" X 8'-0"
SINGLE BIFOLD DOOR

SECOND FLOOR

INTERIOR

15 6'-0" X 7'-6"
DOUBLE GLASS FRENCH
DOOR WITH WINDOW ABOVE
(6'-0"X1'-11")

16 3'-0" X 7'-6"
SINGLE HINGED DOOR

17 2'-8" X 7'-6"
SINGLE HINGED DOOR

18 2'-6" X 7'-6"
SINGLE HINGED DOOR

19 4'-0" X 7'-6"
DOUBLE HINGED DOOR

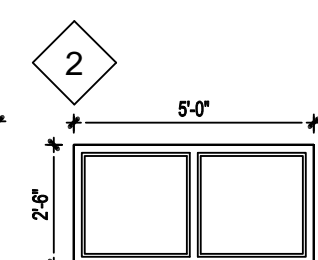
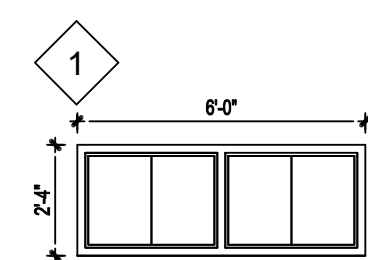
20 5'-6" X 7'-6"
DOUBLE HINGED DOOR

21 6'-0" X 7'-6"
SINGLE SLIDING DOOR

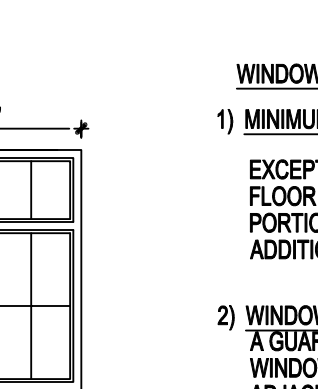
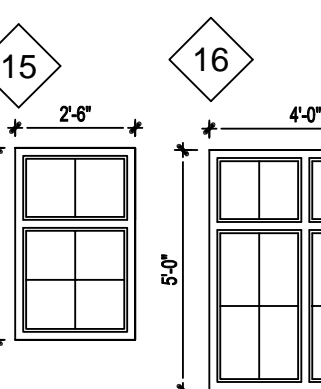
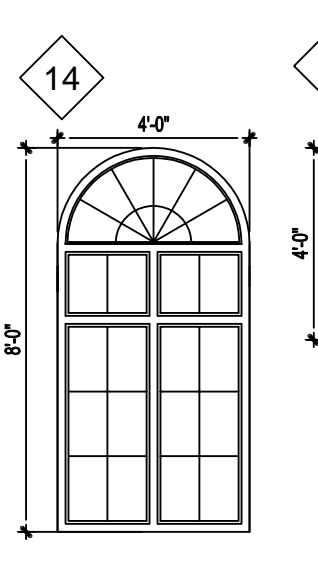
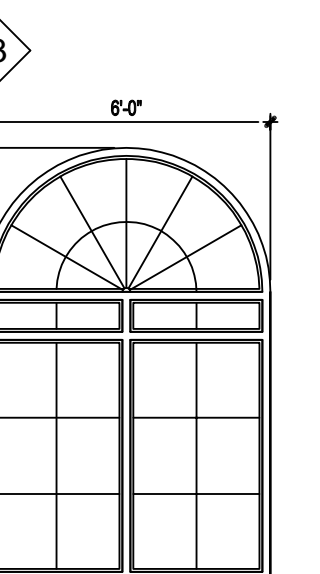
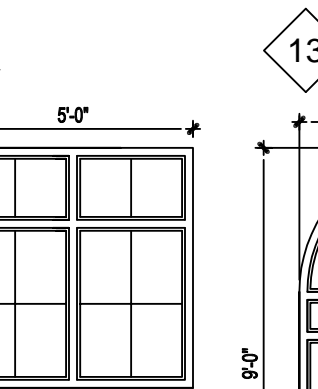
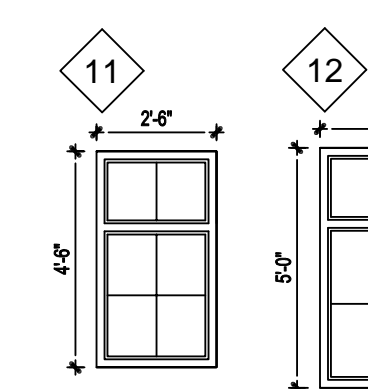
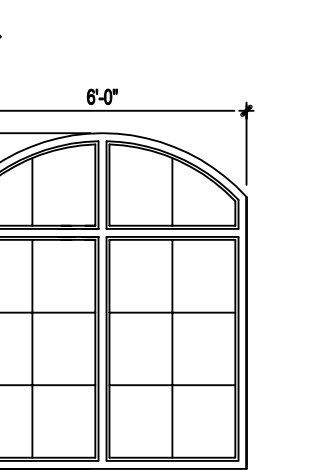
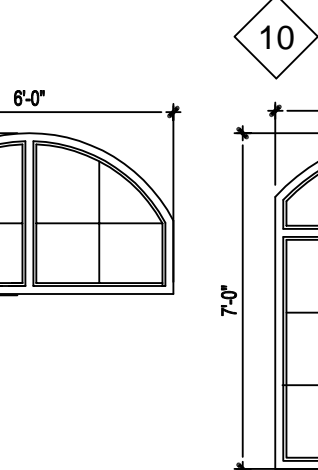
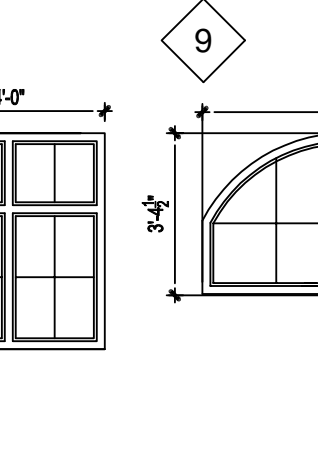
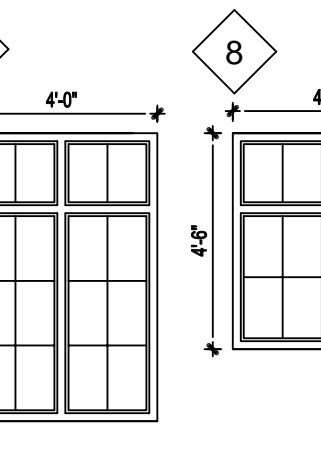
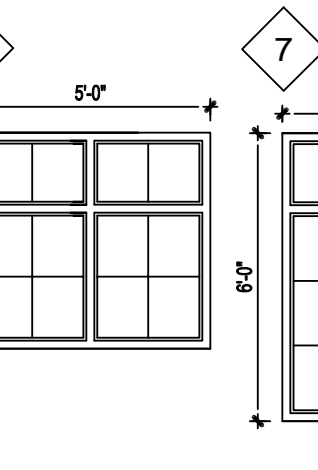
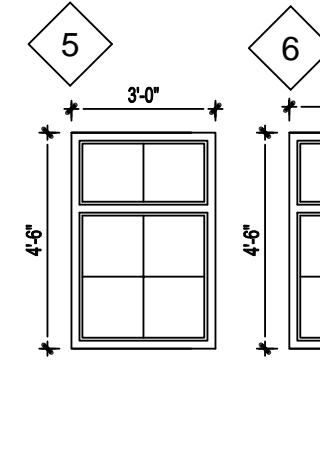
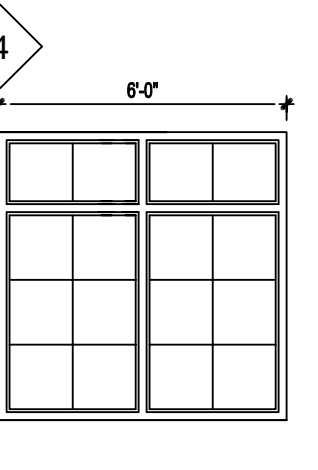
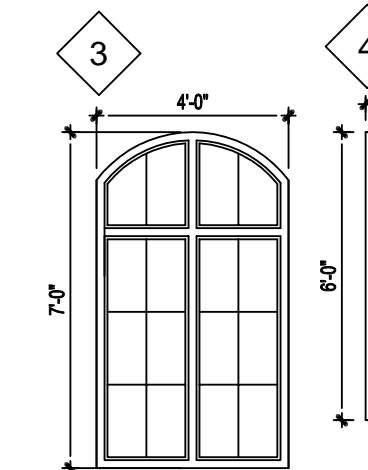
22 3'-0" X 7'-6"
DOUBLE BIFOLD DOOR

WINDOW SCHEDULE

BASEMENT



FIRST FLOOR AND SECOND FLOOR



WINDOWS:

1) MINIMUM BEDROOM WINDOW

EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM PROVIDES DIRECT ACCESS TO THE EXTERIOR, EVERY FLOOR LEVEL CONTAINING A BEDROOM IS TO HAVE AT LEAST ONE OUTSIDE WINDOW W/ MIN. 0.35m2 UNOBSTRUCTED OPEN PORTION W/ NO DIMENSION LESS THAN 1'-3" (380), CAPABLE OF MAINTAINING THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT, AND MUST CONFORM TO §7.1.3 (& §7.1.4 FOR BASEMENT WINDOWS).

2) WINDOW GUARDS

A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 4" (100) IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 1'-7" (480) ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" (1800).

WINDOW SCHEDULE

1	6'-0" X 2'-4"
2	5'-0" X 2'-6"
3	4'-0" X 7'-0"
4	6'-0" X 6'-0"
5	3'-0" X 4'-6"
6	5'-0" X 4'-6"
7	4'-0" X 6'-0"
8	4'-0" X 4'-6"
9	6'-0" X 3'- 4 1/2"

10	6'-0" X 7'-0"
11	2'-6" X 4'-6"
12	5'-0" X 5'-0"
13	6'-0" X 9'-0"
14	4'-0" X 8'-0"
15	2'-6" X 4'-0"
16	4'-0" X 5'-0"

1. ALIGN TOP OF ALL DOORS & WINDOWS UNLESS OTHERWISE NOTED ON ALL ELEVATIONS/SECTIONS/PLANS (i.e. SILL HEIGHTS MAY HAVE TO BE ADJUSTED TO ACCOMMODATE THIS)
2. WINDOW DIMENSIONS REFER TO FRAME SIZES
3. DESIGNER TO CONFIRM FINAL WINDOW SIZES ONCE SHOP DRAWINGS HAVE BEEN REVIEWED

PAAR
DESIGN
INC.

22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2

416 630 2106

NOTES

THIS DRAWING IS COPYRIGHTED INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF THE CONSULTANT(S).
USE AND REPRODUCTION OF THIS DRAWING WITHOUT THE CONSENT OF THE CONSULTANT(S) IS NOT ALLOWED.
THE DRAWING IS NOT CO-ORDINATED AND ISSUED FOR CONSTRUCTION UNLESS IT IS STAMPED AND SIGNED, AND THE DATED REVISION FIELD STATES: ISSUED FOR CONSTRUCTION.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ANY DISCREPANCIES AND ERRORS TO BE REPORTED TO THE CONSULTANT(S).
DO NOT PROCEED WITH WORK WITHOUT APPROVED REVISION TO THE DRAWING.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB

MARK	DATE	DESCRIPTION
1.	12 04 2015	ISSUED FOR PERMIT

REVISION NOTES

DESIGN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Code to be a designer.

Qualification Information

Required unless design is exempted under Division C-3.2.5.1. of the 2006 Ontario Building Code

Zoran Paar 24546
Name Signature BCIN / BCDN

Registration Information

Required unless design is exempted under Division C-3.2.4.1. of the 2006 Ontario Building Code

PAAR Architecture 31765
and
Interior Design Inc. Signature BCIN / BCDN
Firm Name

DESIGN BY

PAAR
DESIGN

22 BLUE FOREST DR.
TORONTO ON.
M3H 4W2

416 630 2106

www.paardesign.com
info@paardesign.com

PROJECT:	3 GREENTREE RD. 2 STOREY DWELLING
FILE NAME:	
DRAWN BY:	N.P.
CHECKED BY:	Z.P.
SHEET SIZE:	24" x 36"
PROJ./REV. NO:	P / A 12 03 2015
DATE:	12 04 2015
SHEET TITLE:	DOOR AND WINDOW SCHEDULE
SCALE:	1/4" = 1'-0"
DRAWING NO:	A 11