

**WATCHORN Architect Inc.**  
**DESIGN CONTROL REVIEW**  
 DATE: September 17, 2013 BY: *KCE*  
 This stamp is only for the purposes of design control and carries no other professional obligation.

**BASEMENT PLAN ELEV. 'A'**

INDICATES COMMERCIAL AREA  
 NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILE AREAS.

**ENGINEERED FLOOR SUBFLOORS**  
 ALL SUBFLOORS TO BE 3/4" PLYWOOD AND TO BE GLUED AND NAILED ON THIS FLOOR FOR ENGINEERED JOIST ONLY.

**ENGINEERED FLOOR FRAMING INFO**  
 REFER TO ENGINEERED FLOOR LAYOUTS FOR ALL FLOOR FRAMING INFORMATION AND DETAILS. UNLESS OTHERWISE NOTED.

**MAX. HEIGHT FOR 2"x4" GARAGE WALLS:**  
 2"x4" @ 16" O.C. - 9'-10"  
 2-2"x4" @ 12" O.C. - 10'-9"  
 3-2"x4" @ 16" O.C. - 11'-2"  
 3-2"x4" @ 12" O.C. - 12'-4"

**NOTES:**  
 1. FOR ROOF DESIGN SNOW LOAD OF 2.6 kPa.  
 2. SUPPORTED ROOF TRUSS LENGTH OF 6.0m AND FLOOR JOIST LENGTH OF 2.5m OF ONE FLOOR.  
 3. PROVIDE HORIZONTAL SOLID BLOCKING @ 1200 C.C. (4'-0").  
 4. PROVIDE A MINIMUM OF 9.5mm (3/8") PLYWOOD OR OSB EXTERIOR SHEATHING ON THE EXTERIOR FACE.

AREA CALCULATIONS		ELEV. A
GROUND FLOOR AREA	2062 SF	
SECOND FLOOR AREA	2272 SF	
SUBTOTAL	4334 SF	
DEDUCT ALL OPEN AREAS	95 SF	
THIRD FLOOR AREA	186 SF	
<b>TOTAL NET AREA</b>	<b>4239 SF</b>	(204.1 m <sup>2</sup> )
FIN. BASEMENT AREA	170 SF	
COVERGE W/OUT PORCH	2753 SF	(255.8 m <sup>2</sup> )
<b>COVERGE W/ PORCH</b>	<b>2802 SF</b>	(260.3 m <sup>2</sup> )

**GROUND FLOOR PLAN ELEV. 'A'**

COMMERCIAL AREA 520.54 SF (48.36m<sup>2</sup>)

1	BASEMENT ADJUSTED TO MATCH GRND FLR.	SEP. 10/13	GW	
2	ISSUED FOR CLIENT REVIEW & COORDINATION	AUG. 27/13	DB	
3	ISSUED FOR PRELIMINARY CLIENT REVIEW	AUG. 13/13	GW	

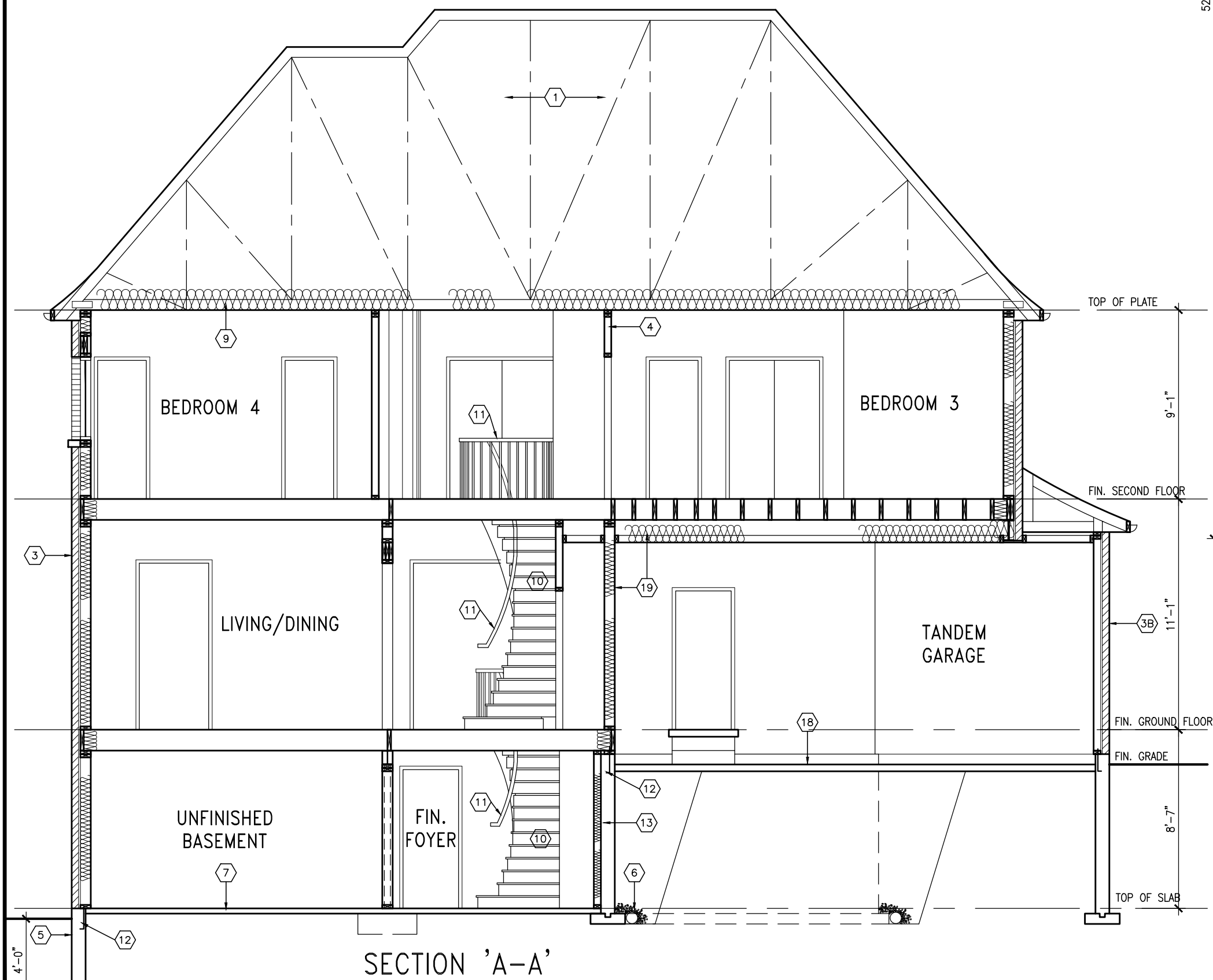


**MARYCROFT HOMES**  
 KING COUNTRY ESTATES NOBLETON, ONTARIO  
 project no. 13038  
 drawing no. 1

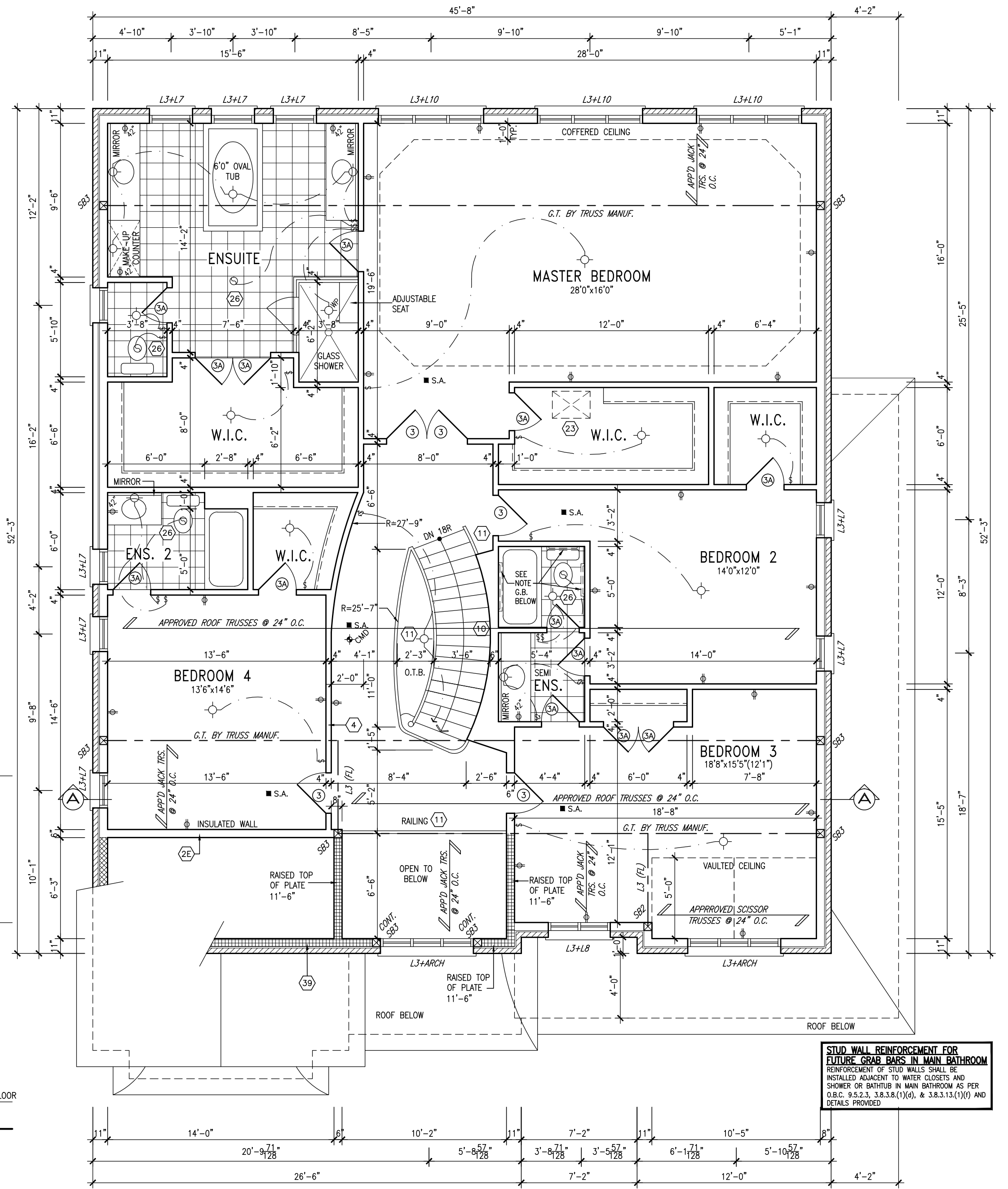
**LOT 130**

BASEMENT & GROUND FLOOR PLAN ELEV. 'A'  
 3/16" = 1'-0"  
 13038-63-1-01-130  
 1416.630.2255 1.416.630.4782  
 v&a.design.com

**WATCHORN** Architect Inc.  
**DESIGN CONTROL REVIEW**  
 FINAL  
 DATE: September 17, 2013 BY: ACE  
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SECTION 'A-A'



SECOND FLOOR PLAN ELEV. 'A'

**STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOM**  
 REINFORCEMENT OF STUD WALLS SHALL BE INSTALLED ADJACENT TO WATER CLOSETS AND SHOWER OR BATHTUB IN MAIN BATHROOM AS PER O.B.C. 9.5.2.3, 3.8.3.8.(1)(4), & 3.8.3.13.(1)(10) AND DETAILS PROVIDED.

**NOTE: ROOF FRAMING**  
 ROOF TRUSS INFORMATION REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED.

LOT 130

9					
8					
7					
6					
5					
4					
3	BASEMENT ADJUSTED TO MATCH GRND FLR.	SEP. 10/13	GW		
2	ISSUED FOR CLIENT REVIEW & COORDINATION	AUG. 27/13	DB		
1	ISSUED FOR PRELIMINARY CLIENT REVIEW	AUG. 13/13	GW		
no.	description	date	by		



**MARYCROFT HOMES** 63-1

project name: KING COUNTRY ESTATES NOBLETON, ONTARIO project no. 13038

date: JULY 2013 SECOND FLOOR PLAN ELEV. 'A' & SECTION 'A-A'

drawn by: [signature] checked by: [signature] scale: 3/16" = 1'-0"

WT: 1 416.630.2255 F: 416.630.4782 13038-63-1-LOT-130 drawing no. 2

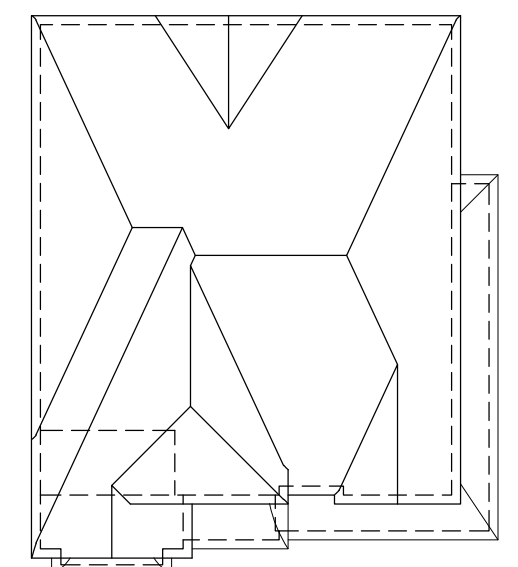
REG - H:\ARCHIVE\WORKING\2013\13038\M\UNITS\13038-63-1-LOT-130.dwg - Tue - Sep 17 2013 - 10:12 AM

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UNINSULATED OPENINGS (PER OBC, SB-12.2.1.1.(7))			
63-1 LOT 130 ELEVATION A		ENERGY EFFICIENCY - OBC SB12	
ELEVATION	WALL AREA S.F.	OPENING S.F.	PERCENTAGE
FRONT	1059.05 S.F.	143.11 S.F.	13.51 %
LEFT SIDE	1379.20 S.F.	95.00 S.F.	6.89 %
RIGHT SIDE	1394.88 S.F.	57.83 S.F.	4.15 %
REAR	1337.70 S.F.	382.44 S.F.	28.59 %
TOTAL SQ. FT.	5170.83 S.F.	678.38 S.F.	13.12 %
TOTAL SQ. M.	480.38 S.M.	63.02 S.M.	13.12 %



UPGRADED REAR ELEVATION 'A' - W.O.B. CONDITION (EAST ELEVATION)



ROOF PLAN 'A'



FRONT ELEVATION 'A' (WEST ELEVATION)

Approved Colour  
Package # 4 (by ACE)

**WATCHORN** Architect Inc.  
**DESIGN CONTROL REVIEW**

DATE: September 17, 2013 BY: *ACE*

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ELEVATIONS NOT DRAWN TO ACTUAL GRADE.  
REFER TO FINAL GRADING PLAN.

no.	description	date	by
1	ISSUED FOR PRELIMINARY CLIENT REVIEW.	AUG. 13/13	GW
2	REAR ELEVATION UPGRADED.	AUG. 27/13	GW
3	ISSUED FOR SITE PLAN APPLICATION.	SEP. 17/13	GW

**VAS DESIGN**

300A Wilson Avenue  
Toronto, ON M3H 1S8  
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**KING COUNTRY ESTATES** NOBLETON, ONTARIO

DATE: JULY 2013  
DRAWN BY: WT  
CHECKED BY: GW  
SCALE: 3/16" = 1'-0"

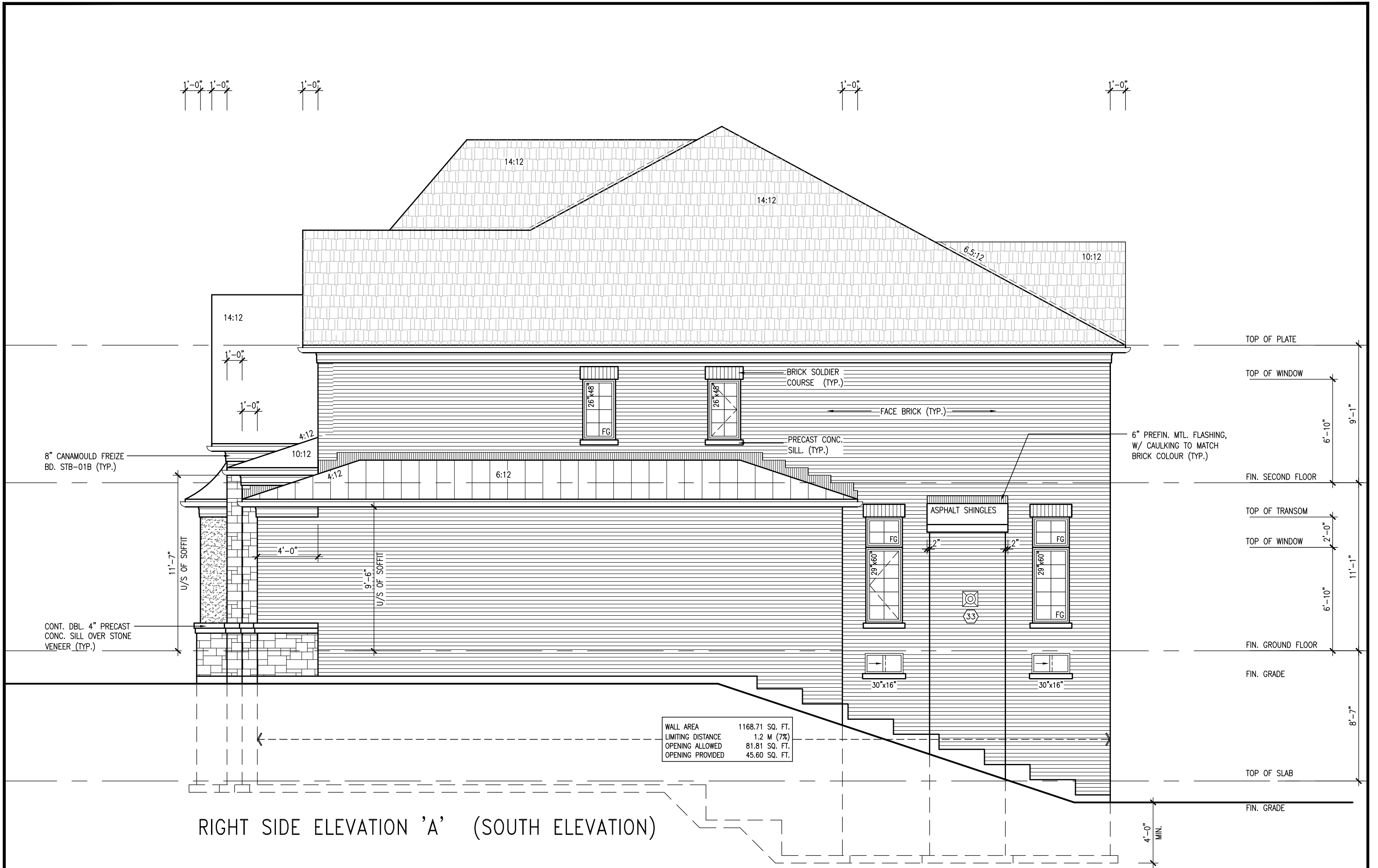
PROJECT NO. 13038  
DRAWING NO. 3

LOT 130

63-1

13038

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RIGHT SIDE ELEVATION 'A' (SOUTH ELEVATION)

WALL AREA	1168.71 SQ. FT.
LIMITING DISTANCE	1.2 M (7%)
OPENING ALLOWED	81.81 SQ. FT.
OPENING PROVIDED	45.60 SQ. FT.



LEFT ELEVATION 'A' (NORTH ELEVATION)

ELEVATIONS NOT DRAWN TO ACTUAL GRADE. REFER TO FINAL GRADING PLAN.

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 DATE: September 17, 2013 BY: ACE  
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3.	ISSUED FOR SITE PLAN APPLICATION.	SEP. 17/13	GW	
2.	REAR ELEVATION UPGRADED.	AUG. 27/13	GW	
1.	ISSUED FOR PRELIMINARY CLIENT REVIEW.	AUG. 13/13	GW	
no.	description	date	by	

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
 Richard Vink  
 signature  
 24488  
 BCN  
 42658  
 VAS Design Inc.

**VA3 DESIGN**  
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<b>MARYCROFT HOMES</b>		<b>63-1</b>	
project name <b>KING COUNTRY ESTATES</b>	municipality <b>NOBLETON, ONTARIO</b>	project no. <b>13038</b>	drawing no. <b>4</b>
date <b>JULY 2013</b>	checked by <b>GW</b>	scale <b>3/16" = 1'-0"</b>	file name <b>13038-63-1-LOT-130</b>
LEFT AND RIGHT SIDE ELEVATION 'A'			
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**LOT 130**