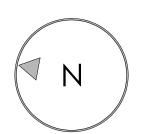


SENSUS DESIGN STUDIO

DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON PHONE: 416-919-1433 EMAIL: jesse@sensusdesignbuild.ca www.sensusdesignbuild.ca

PROFESSIONAL STAMPS:



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

Qualification Information Required unless design is exempt under Div. C - 3.2.5 of the Building Code

PROPOSED SINGLE FAMILY **DWELLING UNIT**

21 Ridgevale Dr Markham, ON L6B 1A8

SHEET TITLE:

PROPOSED SITE PLAN

SVP SHEET No. DRAWN BY: CHECKED BY: DATE: 06-06-2025

SCALE: AS SHOWN

GENERAL NOTES AND SPECIFICATIONS

GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL, FEDERAL OR LOCAL MUNICIPAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THOSE STANDARDS, CODES OR REFERENCED DOCUMENTS.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE LATEST OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) REGULATIONS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK, AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDING'S PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED BY DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGE OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 6" MIN. THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OR BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS BACK FILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING

THE DESIGNER TAKES NO RESPONSIBILITY FOR EXISTING SUBSURFACE CONDITIONS. THE CONTRACTOR IS TO CARRY OUT SUCH INVESTIGATIONS AS THEY CONSIDER NECESSARY TO DETERMINE SUBSURFACE CONDITIONS TO BE ENCOUNTERED IN CONSTRUCTING THE WORKS. **DIVISION 3 CONCRETE**

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 3000 PSI AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT. OTHER SLABS TO BE MINIMUM 2200 PSI AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 6" CLEAR STONE FILL. GARAGE SLABS ON GRADE TO BE MINIMUM 4" THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE SLAB. HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MIL POLYETHYLENE.

ALL CONCRETE FOUNDATION WALLS TO BE MINIMUM 30MPa CONCRETE (REFER TO STRUCTURAL DRAWINGS IN CONJUNCTION IF APPLICABLE)

DIVISION 4 MASONRY

STONE OR BRICK VENEER CONSTRUCTION TO BE TIED BACK TO SOLID WOOD FRAMING members with 1" x 7" x 22 gauge, corrugated,corrosion resistant straps at 16" OC HORIZONTAL AND 24" OC VERTICAL.

PROVIDE WEEP HOLES SPACED AT 2'-0" OC AT THE BOTTOM COURSE OF STONE AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK REINFORCED POLYETHYLENE DAMP COURSE FLASHING EXTENDED UP 6" VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING

MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1" PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED 1/3 OF WALL THICKNESS

DIVISION 5 METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8" AND A MINIMUM WALL THICKNESS OF 3/16" FITTED WITH A 4" X 4" X 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE, THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND A MINIMUM WALL THICKNESS OF 0.188" WITH A 4" X 8" X 3/8" PLATES. TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO 1/2" DIAMETER BOLTS PLACED MINIMUM 4" DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB.

ALL STEEL BEAMS REQUIRE MINIMUM 3 1/2" BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6" BEARING. PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS OR COLUMNS.

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

DIVISION 6 WOOD AND PLASTICS

ABOVE NOSING OR BALCONY LEVEL.

SILL PLATES TO BE 2" X 6" ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO TOP OF POURED CONCRETE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 4'-0" OC & AT CORNERS, AND EMBEDDED MINIMUM 4" INTO CONCRETE.

LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

TYPICAL ROOF CONSTRUCTION TO CONSIST OF FIBREGLASS SHINGLES ON 7/16" ORIENTED STRAND BOARD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" OC. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS OR FLOOR LOADS IN LOFT SPACES. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2" X 4" TRUSS BRACING AT 7'-0" OC AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 7 7/8", A MINIMUM RUN OF 8 1/4", AND A MINIMUM TREAD WIDTH OF 9 1/4". BASEMENT STAIR TO BE 3'-0" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 5'-0" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-5" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 90 DEGREES. LANDING TO BE AS LONG AS THE STAIR WIDTH.

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-6" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-6"

PROVIDE ONE 3/4" THICK X 12" WIDE WOOD SHELF COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 12" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS

DIVISION 7 THERMAL AND MOISTURE PROTECTION

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS, CONCRETE FOUNDATION WALLS TO BE DAMP-PROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMINOUS MATERIAL, COVE DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE WATERPROOF JUNCTION.

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING, ROOF LEVELS AND AT STAIRS, CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKAGE AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING

- CEILING BELOW AN ATTIC OR ROOF SPACE (R-60)
- CEILING WITHOUT ATTIC SPACE (R-32)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R-22) - CONCRETE FOUNDATION WALL (R-12) W. R-10 CONT.
- CONCRETE FOUNDATION WALL & SLAB @ WALKOUT FOR 4'-0" VERTICAL AND HORIZONTAL (R-10)

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS FROM THE UNDERSIDE OF SUB FLOOR SHEATHING TO 1/2" ABOVE BASEMENT FLOOR SLAB. INSULATION TO BE R-12 BATT INSULATION IN 2"x4" STUDS COMPLETE WITH INTEGRAL 6 MIL POLYETHYLENE VAPOR RETARDER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MILL TYPE 1 VAPOR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOR RETARDANT CAUSED BY THE INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOR RETARDANT IN THE

EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYPE 'S' ROLL ROOFING, FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH

- OPENINGS IN THE EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS 1/4 OF HORIZONTAL EAVES OVERHANG - BENEATH SANDSTONE AND JOINTS MASONRY WINDOW SILLS

- OPEN VALLEYS TO FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OF FELT UNDERLAY; OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB.. MINIMUM NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB.. MINIMUM 36" WIDE - Intersections of fibreglass shingle roof and masonry walls or chimneys to be protected BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY. - THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND

THE SHEATHING PAPER. - CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

roof eaves to be finished with pre-finished aluminum eaves trough, fascia and vented soffit. PROVIDE ONE PRE-FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWNSPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRECAST CONCRETE SPLASH PADS TO PREVENT EROSION.

PROVIDE TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF No. 15 FIBREGLASS SATURATED FELTS AS EAVES PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2.(1))

PROVIDE CAULKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIAL. AT BUILDING EXTERIOR THE JUNCTIONS OF ALL DISSIMILAR MATERIALS TO BE CAULKED TO PREVENT HEAT LOSS AND AIR INFILTRATION.

DIVISION 8 DOORS AND WINDOWS

WINDOW SIZES AND TYPES TO BE DENOTED ON SCHEDULES. ALL WINDOWS TO BE DOUBLE GLAZED OR THERMALLY SEALED UNITS. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5 % OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AN INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15".

DOOR SIZES AND TYPES TO BE AS DENOTED ON SCHEDULES. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A MIN. 6" HIGH STEP AT THIS DOOR.

PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20"x28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED.

DIVISION 9 FINISHES

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

ALL EXTERIOR MOLDINGS, TRIMS PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY CANAMOULD EXTRUSIONS INC. & HARDI TRIM (WHERE APPLICABLE) OR APPROVED EQUALS.

DIVISION 11 EQUIPMENT

STOVES, RANGES AND SPACE HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST \$627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 15 MECHANICAL

LOCATION OF WATER METER AND GAS METER TO BE ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTIONS.

DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

DIVISION 16 ELECTRICAL

LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

PROVIDE 3 WAY WALL SWITCHED LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OR DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS U.L.C. LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BETWEEN THE BEDROOMS OR SLEEPING AREAS AND THE REMAINDER TO THE DWELLING UNIT SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED.

PROPOSED 2 STOREY DWELLING UNIT

21 RIDGEVALE DR, MARKHAM, ON L6B 1A8



TABLE OF CONTENT SHEET NUMBER SHEET NAME COVERPAGE .SP1. PROPOSED SITE PLAN A0.1 SCHEDULES AND NOTES - 1 A0.2 SCHEDULES AND NOTES - 2 PROPOSED FOUNDATION PLAN PROPOSED BASEMENT FLOOR PLAN A2 A2.1 PROPOSED BASEMENT FLOOR PLAN - STRUCTURAL A3 PROPOSED FIRST FLOOR PLAN PROPOSED FIRST FLOOR PLAN - STRUCTURAL A3.1 PROPOSED SECOND FLOOR PLAN A4 A4 1 PROPOSED SECOND FLOOR PLAN - STRUCTURAL A5 PROPOSED ROOF PLAN A5.1 PROPOSED ROOF PLAN- AREA CALCULATION Α6 PROPOSED FRONT ELEVATION Α7 PROPOSED REAR ELEVATION Α8 PROPOSED LEFT ELEVATION Α9 PROPOSED RIGHT ELEVATION A10 PROPOSED BUILDING SECTION -1 & DETAILS A11 PROPOSED BUILDING SECTION -2 & DETAILS A12 PROPOSED CROSS SECTION - 1 & DETAIL A13 PROPOSED CROSS SECTION - 2 & DETAIL A14 A15 TYPICAL GLASS GUARD DETAIL

SMOKE/CO2 ALARM NOTES:

A16

1. AS PER OBC. 9.10.19.3 WITHIN DWELLING UNITS, SUFFICIENT SMOKE ALARMS SHALLBE INSTALLED SO THAT, (a) there is at least one *smoke alarm* installed on each *storey*, including *basements*, and (B) ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS INSTALLED, (I) IN EACH SLEEPING ROOM, AND (II) IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, AND IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.

GLASS GUARD DETAILS-CONCRETE SUBSTRATE

(2) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL BE INSTALLED IN CONFORMANCE WITH CAN/ULC-S553, "INSTALLATION OF SMOKE ALARMS" (3) SMOKE ALARMS REQUIRED IN ARTICLE 9.10.19.1. AND SENTENCE (1) SHALL BE INSTALLED ON OR NEAR THE CEILING.

2. AS PER OBC. 9.33.4.2. (1) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN

(2) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED, (A) ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM, AND

(3) WHERE A STORAGE GARAGEIS LOCATED IN A BUILDING CONTAINING A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE STORAGE GARAGE. (4) WHERE A STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR BUILT IN, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE DWELLING

(5) A CARBON MONOXIDE ALARM SHALL BE MECHANICALLY FIXED,

(A) AT THE MANUFACTURER'S RECOMMENDED HEIGHT, OR (B) IN THE ABSENCE OF SPECIFIC INSTRUCTIONS, ON OR NEAR THE CEILING.

LIGHTNING NOTES:

1. AS PER OBC. 9.34.2.1.(1) An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy.

2. AS PER OBC. 9.34.2.2.

(1) Except as provided in Sentence (2), a lighting outlet with fixture controlled by a wall switch shall be provided in kitchens, bedrooms, living rooms, utility rooms, laundry rooms, dining rooms, bathrooms, water closet rooms, vestibules and hallways in a house or an individual dwelling unit. (2) Where a receptacle controlled by a wall switch is provided in bedrooms or living rooms, such rooms need not conform to the requirements of Sentence (1).

3. AS PER OBC. 9.34.2.3.

(1) Every stairway shall be lighted.

(2) Except as provided in Sentence (3), 3-way wall switches located at the head and foot of every stairway shall be provided to control at least one lighting outlet with fixture for stairways with four or more risers in a house or an individual dwelling unit.

(3) The stairway lighting for basements that do not contain finished space or lead to an outside entrance or built-in garage and that serve not more than one dwelling unit is permitted to be controlled by a single switch located at the head of the stairs.

4. AS PER OBC. 9.34.2.4.

head of thestairs.

(1) A lighting outlet with fixture shall be provided for each 30 m² of floor area or fraction of it in unfinished (2) The outlet required in Sentence (1) nearest the stairs shall be controlled by a wall switch located at the

5. AS PER OBC. 9.34.2.5 (1) A lighting outlet with fixture shall be provided in storage rooms.

6. AS PER OBC. 9.34.2.6.

(1) A lighting outlet with fixture shall be provided for an attached, built-in or detached garage or carport. (2) Except as provided in Sentence (3), lighting outlets required in Sentence (1) shall be controlled by a wall switch near the doorway.

(3) Where the lighting outlet and fixture required in Sentence (1) are ceiling mounted above an area not

occupied by a parked car, or are wall mounted, a fixture with a built-in switch is permitted to be used. (4) Where a carport is lighted by a light at the entrance to a dwelling unit, additional carport lighting is not

	1	
NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP DRAWINGS	07-10-2024
2	RE ISSUED FOR SHOP DRAWINGS	08-15-2024
3	RE ISSUED FOR SHOP DRAWINGS	08-28-2024
4	ISSUED FOR PERMIT	11-08-2024
5	RE ISSUED FOR PERMIT	04-05-2025
6	RE ISSUED FOR PERMIT	05-22-2025
7	RE ISSUED FOR PERMIT	06-06-2025
8	RE ISSUED FOR PERMIT	06-13-2025

DRAWINGS MUST NOT BE SCALED DRAWINGS TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND THE O.B.C.

ALL DRAWINGS & INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED & VERIFIED ON SITE PRIOR TO CONSTRUCTION OR FABRICATION OF ITS COMPONENTS. UNLESS NOTED OTHERWISE, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING, OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY CONSTRUCTION. ALL DIMENSIONS ARE GIVEN IN IMPERIAL UNITS UNLESS OTHERWISE INDICATED.

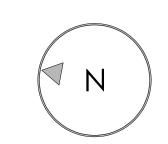
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT, DESIGNER & MUST BE RETURNED UPON REQUEST.

SENSUS DESIGN STUDIO

DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON PHONE: 416-919-1433 EMAIL: jesse@sensusdesignbuild.ca www.sensusdesignbuild.ca

PROFESSIONAL STAMPS:



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

Qualification Information Required unless design is exempt under Div.

C - 3.2.5 of the Building Code

SENSUS DESIGN & BUILD INC

SINGLE FAMILY **DWELLING UNIT**

21 Ridgevale Dr, Markham, ON L6B 1A8

SHEET TITLE

COVERPAGE

DRAWN	SVP	SH	
CHECKE	D BY:	JS	
DATE:	06-0	6-2025	
SCALE:	AS SH	HOWN	

DOOR SCHEDULE						
DOOR TAG	WIDTH	HEIGHT	DESCRIPTION	Count		
	01 01	01 01				
D1	3' - 3"	8' - 0"	SINGLE WOOD DOOR W/ WEATHER TIGHT SEAL	1		
D2	6' - 0"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D3	8' - 4"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D4	10' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D5	8' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D6	3' - 0"	8' - 8"	SINGLE GLASS DOOR W/ WEATHER TIGHT SEAL	1		
D7	3' - 0"	8' - 0"	SINGLE WOOD DOOR C/W SELF CLOSING MECH.	2		
D8	8' - 0"	8' - 0"	4 PANEL WOOD SLIDING DOOR	1		
D9	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	15		
D10	3' - 0"	8' - 0"	INTERIOR POCKET DOOR	2		
D11	2' - 8"	7' - 0"	INTERIOR WOOD DOOR	1		
D12	3' - 0"	8' - 0"	INTERIOR WOOD DOOR - ELEVATOR	3		
D13	2' - 8"	8' - 0"	INTERIOR POCKET DOOR	3		
D14	1' - 8"	8' - 0"	INTERIOR POCKET DOOR	2		
D15	3' - 0"	9' - 0"	INTERIOR FRENCH GLASS DOOR - (SEE I. D.)	1		
D16	12' - 8"	9' - 0"	4 PANEL GLASS SLIDING DOOR - SUNROOM	1		
D17	5' - 0"	9' - 0"	EXTERIOR DOUBLE WOOD DOOR W/ WEATHER TIGHT SEAL	1		
D18	3' - 0"	8' - 0"	EXTERIOR WOOD DOOR c/w WEATHER TIGHT SEAL	2		
D19	5' - 0"	8' - 0"	INTERIOR DOUBLE WOOD DOOR	2		
D21	8' - 0"	8' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D22	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	1		
D23	3' - 0"	8' - 0"	INTERIOR POCKET DOOR	2		
D29	5' - 0"	8' - 0"	INTERIOR GLASS SLIDING DOOR IN GLASS SYSTEM	1		
OH1	9' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1		
OH2	16' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1		

1. ALL DOOR ARE PLACED MIN 6" FROM ADJACENT WALL OR CENTER OF THE WALL OR AS NOTED IN FLOOR PLAN (TYP.) 2. ALL FLOOR TO CEILING DOOR OPENING TO BE SITE VERIFY BEFORE PRODUCTION. 3.ANY MAJOR DISCREPANCIES SHOULD BE REPORTED TO SENSUS DESIGN STUDIO. 4.USE DOOR AND WINDOW SCHEDULES IN REFERENCE TO FLOOR PLANS & ELEVATIONS.

WINDOW SCHEDULE							
	WINDO	OW SPEC			HEAD		
WINDOW TAG	WIDTH	HEIGHT	COMMENTS	SILL HEIGHT	HEIGHT	COUNT	
S1	4' - 0"	4' - 0"	SKYLIGHT WINDOW			3	
W1	5' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3	
W2	3' - 8"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3	
W3	7' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	2	
W4	2' - 0"	6' - 0"	FIXED SIDELITE WINDOW- MAIN DOOR	2' - 0"	8' - 0"	2	
W5	7' - 9"	4' - 0"	FIXED WINDOW	0' - 0"	4' - 0"	1	
W6	3' - 6"	7' - 0"	OPERABLE WINDOW	3' - 0"	10' - 0"	2	
W7	5' - 0"	7' - 0"	OPERABLE WINDOW	0' - 6"	7' - 6"	1	
W8	2' - 6"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2	
W9	2' - 6"	5' - 0"	FIXED TRANSOM WINDOW	8' - 0"	13' - 0"	2	
W10	1' - 8"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2	
W11	1' - 8"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	2	
W12	3' - 4"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	3	
W13	3' - 4"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	3	
W14	3' - 6"	8' - 0"	OPERABLE WINDOW	2' - 0"	10' - 0"	2	
W15	3' - 6"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2	
W16	2' - 6"	6' - 0"	OPERABLE WINDOW	2' - 0"	8' - 0"	1	
W17	3' - 0"	5' - 6"	OPERABLE WINDOW	1' - 0"	6' - 6"	2	
W18	3' - 0"	2' - 6"	FIXED TRANSOM WINDOW	7' - 0"	9' - 6"	2	
W19	3' - 6"	4' - 6"	OPERABLE WINDOW	2' - 0"	6' - 6"	2	
W20	3' - 0"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2	
W21	3' - 6"	5' - 6"	OPERABLE WINDOW	3' - 6"	9' - 0"	3	
W22	3' - 6"	5' - 0"	OPERABLE WINDOW	2' - 6"	7' - 6"	3	
W23	3' - 0"	3' - 3"	FIXED WINDOW	3' - 0"	6' - 3"	2	
W24	3' - 0"	9' - 0"	PARTIAL OPERABLE WINDOW	0' - 0"	9' - 0"	3	
W25	4' - 0"	9' - 0"	FIXED WINDOW	0' - 0"	9' - 0"	4	
W26	3' - 4"	4' - 6"	FIXED WINDOW	10' - 0"	14' - 6"	3	
W27	3' - 8"	10' - 0"	FIXED WINDOW	0' - 0"	10' - 0"	3	
W28	3' - 8"	7' - 0"	OPERABLE WINDOW	0' - 0"	7' - 0"	3	
W29	2' - 0"	8' - 0"	FIXED SIDELITE WINDOW- WALKOUT DOOR	0' - 0"	8' - 0"	1	
W30	2' - 0"	5' - 10"	OPERABLE WINDOW- INTERIOR KITCHEN	3' - 2"	9' - 0"	1	

NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP DRAWINGS	07-10-2024
2	RE ISSUED FOR SHOP DRAWINGS	08-15-2024
3	RE ISSUED FOR SHOP DRAWINGS	08-28-2024
4	ISSUED FOR PERMIT	11-08-2024
5	RE ISSUED FOR PERMIT	04-05-2025
6	RE ISSUED FOR PERMIT	05-22-2025
7	RE ISSUED FOR PERMIT	06-06-2025
8	RE ISSUED FOR PERMIT	06-13-2025

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SENSUS DESIGN STUDIO

DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON PHONE: 416-919-1433 EMAIL: jesse@sensusdesignbuild.ca www.sensusdesignbuild.ca

PROFESSIONAL STAMPS:

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

Qualification Information Required unless design is exempt under Div. C - 3.2.5 of the Building Code

PROPOSED SINGLE FAMILY **DWELLING UNIT**

21 Ridgevale Dr, Markham, ON L6B 1A8

SHEET TITLE:

PROPOSED FRONT ELEVATION

A6

SVP SHEET No. DRAWN BY: CHECKED BY: DATE: 06-06-2025 SCALE: AS SHOWN

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

DOOR SCHEDULE						
DOOR TAG	WIDTH	HEIGHT	DESCRIPTION	Count		
D.4	01 01	01 011	CINCLE WOOD DOOD W/WEATHER TIGHT OF AL			
D1	3' - 3"	8' - 0"	SINGLE WOOD DOOR W/ WEATHER TIGHT SEAL	1		
D2	6' - 0"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	11		
D3	8' - 4"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D4	10' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D5	8' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D6	3' - 0"	8' - 8"	SINGLE GLASS DOOR W/ WEATHER TIGHT SEAL	1		
D7	3' - 0"	8' - 0"	SINGLE WOOD DOOR C/W SELF CLOSING MECH.	2		
D8	8' - 0"	8' - 0"	4 PANEL WOOD SLIDING DOOR	1		
D9	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	15		
D10	3' - 0"	8' - 0"	INTERIOR POCKET DOOR	2		
D11	2' - 8"	7' - 0"	INTERIOR WOOD DOOR	1		
D12	3' - 0"	8' - 0"	INTERIOR WOOD DOOR - ELEVATOR	3		
D13	2' - 8"	8' - 0"	INTERIOR POCKET DOOR	3		
D14	1' - 8"	8' - 0"	INTERIOR POCKET DOOR	2		
D15	3' - 0"	9' - 0"	INTERIOR FRENCH GLASS DOOR - (SEE I. D.)	1		
D16	12' - 8"	9' - 0"	4 PANEL GLASS SLIDING DOOR - SUNROOM	1		
D17	5' - 0"	9' - 0"	EXTERIOR DOUBLE WOOD DOOR W/ WEATHER TIGHT SEAL	1		
D18	3' - 0"	8' - 0"	EXTERIOR WOOD DOOR c/w WEATHER TIGHT SEAL	2		
D19	5' - 0"	8' - 0"	INTERIOR DOUBLE WOOD DOOR	2		
D21			2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D22 3' - 0" 8' - 0" INTERIOR WOOD DOOR		INTERIOR WOOD DOOR	1			
D23 3' - 0"		8' - 0"	INTERIOR POCKET DOOR	2		
D29	5' - 0"	8' - 0"	INTERIOR GLASS SLIDING DOOR IN GLASS SYSTEM	1		
OH1	9' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1		

16' - 0" 9' - 0" OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER

NOTE:

1. ALL DOOR ARE PLACED MIN 6" FROM ADJACENT WALL OR CENTER OF THE WALL OR AS NOTED IN FLOOR PLAN (TYP.)

2. ALL FLOOR TO CEILING DOOR OPENING TO BE SITE VERIFY BEFORE PRODUCTION.

3.ANY MAJOR DISCREPANCIES SHOULD BE REPORTED TO SENSUS DESIGN STUDIO.

4.USE DOOR AND WINDOW SCHEDULES IN REFERENCE TO FLOOR PLANS & ELEVATIONS.

WINDOW SCHEDULE						
WINDOW SPEC					HEAD	
WINDOW TAG	WIDTH	HEIGHT	COMMENTS	SILL HEIGHT		COUNT
S1	4' - 0"	4' - 0"	SKYLIGHT WINDOW			3
W1	5' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3
W2	3' - 8"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3
W3	7' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	2
W4	2' - 0"	6' - 0"	FIXED SIDELITE WINDOW- MAIN DOOR	2' - 0"	8' - 0"	2
W5	7' - 9"	4' - 0"	FIXED WINDOW	0' - 0"	4' - 0"	1
W6	3' - 6"	7' - 0"	OPERABLE WINDOW	3' - 0"	10' - 0"	2
W7	5' - 0"	7' - 0"	OPERABLE WINDOW	0' - 6"	7' - 6"	1
W8	2' - 6"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2
W9	2' - 6"	5' - 0"	FIXED TRANSOM WINDOW	8' - 0"	13' - 0"	2
W10	1' - 8"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2
W11	1' - 8"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	2
W12	3' - 4"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	3
W13	3' - 4"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	3
W14	3' - 6"	8' - 0"	OPERABLE WINDOW	2' - 0"	10' - 0"	2
W15	3' - 6"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2
W16	2' - 6"	6' - 0"	OPERABLE WINDOW	2' - 0"	8' - 0"	1
W17	3' - 0"	5' - 6"	OPERABLE WINDOW	1' - 0"	6' - 6"	2
W18	3' - 0"	2' - 6"	FIXED TRANSOM WINDOW	7' - 0"	9' - 6"	2
W19	3' - 6"	4' - 6"	OPERABLE WINDOW	2' - 0"	6' - 6"	2
W20	3' - 0"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2
W21	3' - 6"	5' - 6"	OPERABLE WINDOW	3' - 6"	9' - 0"	3
W22	3' - 6"	5' - 0"	OPERABLE WINDOW	2' - 6"	7' - 6"	3
W23	3' - 0"	3' - 3"	FIXED WINDOW	3' - 0"	6' - 3"	2
W24	3' - 0"	9' - 0"	PARTIAL OPERABLE WINDOW	0' - 0"	9' - 0"	3
W25	4' - 0"	9' - 0"	FIXED WINDOW	0' - 0"	9' - 0"	4
W26	3' - 4"	4' - 6"	FIXED WINDOW	10' - 0"	14' - 6"	3
W27	3' - 8"	10' - 0"	FIXED WINDOW	0' - 0"	10' - 0"	3
W28	3' - 8"	7' - 0"	OPERABLE WINDOW	0' - 0"	7' - 0"	3
W29	2' - 0"	8' - 0"	FIXED SIDELITE WINDOW- WALKOUT DOOR	0' - 0"	8' - 0"	1
W30	2' - 0"	5' - 10"	OPERABLE WINDOW- INTERIOR KITCHEN	3' - 2"	9' - 0"	1

NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP DRAWINGS	07-10-2024
2	RE ISSUED FOR SHOP DRAWINGS	08-15-2024
3	RE ISSUED FOR SHOP DRAWINGS	08-28-2024
4	ISSUED FOR PERMIT	11-08-2024
5	RE ISSUED FOR PERMIT	04-05-2025
6	RE ISSUED FOR PERMIT	05-22-2025
7	RE ISSUED FOR PERMIT	06-06-2025
8	RE ISSUED FOR PERMIT	06-13-2025

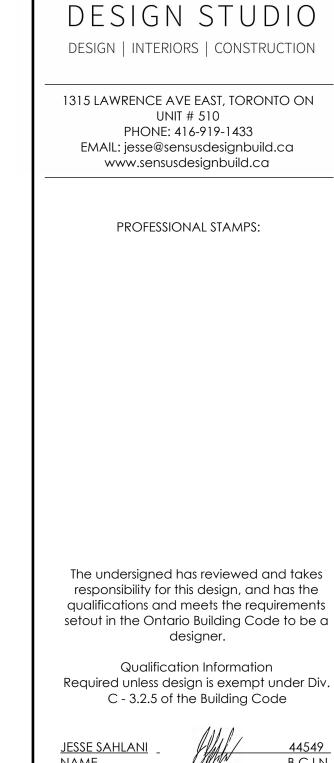
NOTES:

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SENSUS

PROPOSED SINGLE FAMILY DWELLING UNIT

<u>123494</u> B.C.I.N.

21 Ridgevale Dr, Markham, ON L6B 1A8

SHEET TITLE:

PROPOSED REAR ELEVATION

SHEET No.

A7

DRAWN	BY:	SVP
CHECKE	O BY:	JS
DATE:	06-0	6-2025
SCALE:	AS SH	HOWN



DOOR SCHEDULE						
DOOR TAG	WIDTH	HEIGHT	DESCRIPTION	Count		
D1	3' - 3"	8' - 0"	SINGLE WOOD DOOR W/ WEATHER TIGHT SEAL	1		
D2	6' - 0"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D3	8' - 4"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D4	10' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D5	8' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D6	3' - 0"	8' - 8"	SINGLE GLASS DOOR W/ WEATHER TIGHT SEAL	1		
D7	3' - 0"	8' - 0"	SINGLE WOOD DOOR C/W SELF CLOSING MECH.	2		
D8	8' - 0"	8' - 0"	4 PANEL WOOD SLIDING DOOR	1		
D9	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	15		
D10	3' - 0"	8' - 0"	INTERIOR POCKET DOOR	2		
D11	2' - 8"	7' - 0"	INTERIOR WOOD DOOR	1		
D12	3' - 0"	8' - 0"	INTERIOR WOOD DOOR - ELEVATOR	3		
D13	2' - 8"	8' - 0"	INTERIOR POCKET DOOR	3		
D14	1' - 8"	8' - 0"	INTERIOR POCKET DOOR	2		
D15	3' - 0"	9' - 0"	INTERIOR FRENCH GLASS DOOR - (SEE I. D.)	1		
D16	12' - 8"	9' - 0"	4 PANEL GLASS SLIDING DOOR - SUNROOM	1		
D17	5' - 0"	9' - 0"	EXTERIOR DOUBLE WOOD DOOR W/ WEATHER TIGHT SEAL	1		
D18	3' - 0"	8' - 0"	EXTERIOR WOOD DOOR c/w WEATHER TIGHT SEAL	2		
D19	5' - 0"	8' - 0"	INTERIOR DOUBLE WOOD DOOR	2		
D21	8' - 0"	8' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1		
D22	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	1		
D23 3' - 0" 8' - 0" INTERIOR POCKET DOOR		INTERIOR POCKET DOOR	2			
D29			INTERIOR GLASS SLIDING DOOR IN GLASS SYSTEM	1		
OH1	9' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1		
OH2	16' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1		

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WINDOW SCHEDULE							
	WINDO	W SPEC	W SPEC		HEAD		
WINDOW TAG	WIDTH	HEIGHT	COMMENTS	SILL HEIGHT	HEIGHT	COUNT	
0.4	41 011	41 011	OLOVI LOLUT MINIDOM				
S1	4' - 0"	4' - 0"	SKYLIGHT WINDOW	FI 0"	01 011	3	
W1	5' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3	
W2	3' - 8"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3	
W3	7' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	2	
W4	2' - 0"	6' - 0"	FIXED SIDELITE WINDOW- MAIN DOOR	2' - 0"	8' - 0"	2	
W5	7' - 9"	4' - 0"	FIXED WINDOW	0' - 0"	4' - 0"	1	
W6	3' - 6"	7' - 0"	OPERABLE WINDOW	3' - 0"	10' - 0"	2	
W7	5' - 0"	7' - 0"	OPERABLE WINDOW	0' - 6"	7' - 6"	1	
W8	2' - 6"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2	
W9	2' - 6"	5' - 0"	FIXED TRANSOM WINDOW	8' - 0"	13' - 0"	2	
W10	1' - 8"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2	
W11	1' - 8"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	2	
W12	3' - 4"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	3	
W13	3' - 4"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	3	
W14	3' - 6"	8' - 0"	OPERABLE WINDOW	2' - 0"	10' - 0"	2	
W15	3' - 6"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2	
W16	2' - 6"	6' - 0"	OPERABLE WINDOW	2' - 0"	8' - 0"	1	
W17	3' - 0"	5' - 6"	OPERABLE WINDOW	1' - 0"	6' - 6"	2	
W18	3' - 0"	2' - 6"	FIXED TRANSOM WINDOW	7' - 0"	9' - 6"	2	
W19	3' - 6"	4' - 6"	OPERABLE WINDOW	2' - 0"	6' - 6"	2	
W20	3' - 0"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2	
W21	3' - 6"	5' - 6"	OPERABLE WINDOW	3' - 6"	9' - 0"	3	
W22	3' - 6"	5' - 0"	OPERABLE WINDOW	2' - 6"	7' - 6"	3	
W23	3' - 0"	3' - 3"	FIXED WINDOW	3' - 0"	6' - 3"	2	
W24	3' - 0"	9' - 0"	PARTIAL OPERABLE WINDOW	0' - 0"	9' - 0"	3	
W25	4' - 0"	9' - 0"	FIXED WINDOW	0' - 0"	9' - 0"	4	
W26	3' - 4"	4' - 6"	FIXED WINDOW	10' - 0"	14' - 6"	3	
W27	3' - 8"	10' - 0"	FIXED WINDOW	0' - 0"	10' - 0"	3	
W28	3' - 8"	7' - 0"	OPERABLE WINDOW	0' - 0"	7' - 0"	3	
W29	2' - 0"	8' - 0"	FIXED SIDELITE WINDOW- WALKOUT DOOR	0' - 0"	8' - 0"	1	
W30	2' - 0"	5' - 10"	OPERABLE WINDOW- INTERIOR KITCHEN	3' - 2"	9' - 0"	1	

ı				
		NO.	DESCRIPTION	DATE
		1	ISSUED FOR SHOP DRAWINGS	07-10-202
		2	RE ISSUED FOR SHOP DRAWINGS	08-15-202
		3	RE ISSUED FOR SHOP DRAWINGS	08-28-202
		4	ISSUED FOR PERMIT	11-08-202
		5	RE ISSUED FOR PERMIT	04-05-202
		6	RE ISSUED FOR PERMIT	05-22-202
		7	RE ISSUED FOR PERMIT	06-06-202
		8	RE ISSUED FOR PERMIT	06-13-202
ı	NOTE	٠.	•	•

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NOTES:

1. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.

2. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).

3. FINAL EXTERIOR COLORS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & DESIGNER. MAX. T.O. ROOF 169.09 PROVIDE CONTINUOUS EPDM MEMBRANE ON ALL FLAT ROOF AREAS TYP. (SEE SLOPE ON ROOF PLAN) ALLOWABLE WALL HEIGHT 169.09 ___STONE__ — 35 YEAR FIBERGLASS SHINGLES (TYPICAL) -17:12 54.8° SECOND FLOOR 163.36 T.O. FIRST FLOOR DBL. PLT. 163.04 PRE-FINISHED ALUM EAVES c/W DOWNSPOUTS (TO BE SITE COORDINATED BY CONTRACTOR) 18:12 56.3° PROVIDE PRE-FINISHED
METAL FLASHING @
WALL/WINDOW AND
ROOF INTERFACES(TYP.) _STONE_ __STONE_ - MINIMUM 6" OF EXPOSED PARGED FOUNDATION WALL (TYPICAL) MAIN FLOOR 159.96 T.O. FOUNDATION 159.60 GARAGE SILL 159.48 159.14 EST. GRADE EST. GRADE 159.14 / III II II |||- # -|| ||| || || || ||| || || || T.O. SLAB 156.86 T.O. FOOLING 156.76 B.O. FOOTING 156.51 EXTERIOR LIGHTING OUTLET WITH A FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO THE BUILDING OF RESIDENTIAL OCCUPANCY (TYP.) POURED CONCRETE STEP FOOTING (SEE DETAIL) T.O. FOOTING - LOWER 155.39 B.O. FOOTING - LOWER 155.14

SENSUS DESIGN STUDIO

DESIGN | INTERIORS | CONSTRUCTION

1315 LAWRENCE AVE EAST, TORONTO ON PHONE: 416-919-1433 EMAIL: jesse@sensusdesignbuild.ca www.sensusdesignbuild.ca

PROFESSIONAL STAMPS:

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

Qualification Information Required unless design is exempt under Div. C - 3.2.5 of the Building Code

<u>123494</u> B.C.I.N.

PROPOSED SINGLE FAMILY **DWELLING UNIT**

21 Ridgevale Dr, Markham, ON L6B 1A8

SHEET TITLE:

PROPOSED LEFT **ELEVATION**

DRAWN BY: SVP SHEET No. CHECKED BY: DATE: 06-06-2025 SCALE: AS SHOWN

PROPOSED LEFT ELEVATION

1/4" = 1'-0"

DOOR SCHEDULE				
DOOR TAG	WIDTH	HEIGHT	DESCRIPTION	Count
		1		
D1	3' - 3"	8' - 0"	SINGLE WOOD DOOR W/ WEATHER TIGHT SEAL	1
D2	6' - 0"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1
D3	8' - 4"	9' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1
D4	10' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1
D5	8' - 0"	9' - 0"	3 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1
D6	3' - 0"	8' - 8"	SINGLE GLASS DOOR W/ WEATHER TIGHT SEAL	1
D7	3' - 0"	8' - 0"	SINGLE WOOD DOOR C/W SELF CLOSING MECH.	2
D8	8' - 0"	8' - 0"	4 PANEL WOOD SLIDING DOOR	1
D9	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	15
D10	3' - 0"	8' - 0"	INTERIOR POCKET DOOR	2
D11	2' - 8"	7' - 0"	INTERIOR WOOD DOOR	1
D12	3' - 0"	8' - 0"	INTERIOR WOOD DOOR - ELEVATOR	3
D13	2' - 8"	8' - 0"	INTERIOR POCKET DOOR	3
D14	1' - 8"	8' - 0"	INTERIOR POCKET DOOR	2
D15	3' - 0"	9' - 0"	INTERIOR FRENCH GLASS DOOR - (SEE I. D.)	1
D16	12' - 8"	9' - 0"	4 PANEL GLASS SLIDING DOOR - SUNROOM	1
D17	5' - 0"	9' - 0"	EXTERIOR DOUBLE WOOD DOOR W/ WEATHER TIGHT SEAL	1
D18	3' - 0"	8' - 0"	EXTERIOR WOOD DOOR c/w WEATHER TIGHT SEAL	2
D19	5' - 0"	8' - 0"	INTERIOR DOUBLE WOOD DOOR	2
D21	8' - 0"	8' - 0"	2 PANEL SLIDING EXTERIOR DOOR W/ WEATHER TIGHT SEAL	1
D22	3' - 0"	8' - 0"	INTERIOR WOOD DOOR	1
D23	3' - 0"	8' - 0"	INTERIOR POCKET DOOR	2
D29	5' - 0"	8' - 0"	INTERIOR GLASS SLIDING DOOR IN GLASS SYSTEM	1
OH1	9' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1
OH2	16' - 0"	9' - 0"	OVERHEAD GARAGE DOOR c/w WEATHER TIGHT SEAL & POWER DOOR OPENER	1

1. ALL DOOR ARE PLACED MIN 6" FROM ADJACENT WALL OR CENTER OF THE WALL OR AS NOTED IN FLOOR PLAN (TYP.)
2. ALL FLOOR TO CEILING DOOR OPENING TO BE SITE VERIFY BEFORE PRODUCTION.
3.ANY MAJOR DISCREPANCIES SHOULD BE REPORTED TO SENSUS DESIGN STUDIO.

4.USE DOOR AND WINDOW SCHEDULES IN REFERENCE TO FLOOR PLANS & ELEVATIONS.

WINDOW SCHEDULE						
		W SPEC			HEAD	
WINDOW TAG	WIDTH	HEIGHT	COMMENTS	SILL HEIGHT	HEIGHT	COUNT
S1	4' - 0"	4' - 0"	SKYLIGHT WINDOW			3
W1	5' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3
W2	3' - 8"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	3
W3	7' - 0"	4' - 0"	CAST IN PLACE SLIDING WINDOW	5' - 0"	9' - 0"	2
W4	2' - 0"	6' - 0"	FIXED SIDELITE WINDOW- MAIN DOOR	2' - 0"	8' - 0"	2
W5	7' - 9"	4' - 0"	FIXED WINDOW	0' - 0"	4' - 0"	1
W6	3' - 6"	7' - 0"	OPERABLE WINDOW	3' - 0"	10' - 0"	2
W7	5' - 0"	7' - 0"	OPERABLE WINDOW	0' - 6"	7' - 6"	1
W8	2' - 6"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2
W9	2' - 6"	5' - 0"	FIXED TRANSOM WINDOW	8' - 0"	13' - 0"	2
W10	1' - 8"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	2
W11	1' - 8"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	2
W12	3' - 4"	6' - 0"	OPERABLE WINDOW	1' - 0"	7' - 0"	3
W13	3' - 4"	2' - 0"	FIXED TRANSOM WINDOW	7' - 0"	9' - 0"	3
W14	3' - 6"	8' - 0"	OPERABLE WINDOW	2' - 0"	10' - 0"	2
W15	3' - 6"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2
W16	2' - 6"	6' - 0"	OPERABLE WINDOW	2' - 0"	8' - 0"	1
W17	3' - 0"	5' - 6"	OPERABLE WINDOW	1' - 0"	6' - 6"	2
W18	3' - 0"	2' - 6"	FIXED TRANSOM WINDOW	7' - 0"	9' - 6"	2
W19	3' - 6"	4' - 6"	OPERABLE WINDOW	2' - 0"	6' - 6"	2
W20	3' - 0"	6' - 0"	OPERABLE WINDOW	0' - 0"	6' - 0"	2
W21	3' - 6"	5' - 6"	OPERABLE WINDOW	3' - 6"	9' - 0"	3
W22	3' - 6"	5' - 0"	OPERABLE WINDOW	2' - 6"	7' - 6"	3
W23	3' - 0"	3' - 3"	FIXED WINDOW	3' - 0"	6' - 3"	2
W24	3' - 0"	9' - 0"	PARTIAL OPERABLE WINDOW	0' - 0"	9' - 0"	3
W25	4' - 0"	9' - 0"	FIXED WINDOW	0' - 0"	9' - 0"	4
W26	3' - 4"	4' - 6"	FIXED WINDOW	10' - 0"	14' - 6"	3
W27	3' - 8"	10' - 0"	FIXED WINDOW	0' - 0"	10' - 0"	3
W28	3' - 8"	7' - 0"	OPERABLE WINDOW	0' - 0"	7' - 0"	3
W29	2' - 0"	8' - 0"	FIXED SIDELITE WINDOW- WALKOUT DOOR	0' - 0"	8' - 0"	1
W30	2' - 0"	5' - 10"	OPERABLE WINDOW- INTERIOR KITCHEN	3' - 2"	9' - 0"	1

	UNPROTECTED			
(OPENINGS - RIGHT ELEVATION			
TOTAL WALL AREA	SF/SQ.M	964.54	89.61	
GLAZING AREA	SF/SQ.M	314.73	29.24	
DISTANCE	11.12m			
PROVIDED U.O.	32.63%			
PERMITTED U.O.	34% (For 100 Sq.m)			

NO.	DESCRIPTION	DATE
1	ISSUED FOR SHOP DRAWINGS	07-10-2024
2	RE ISSUED FOR SHOP DRAWINGS	08-15-2024
3	RE ISSUED FOR SHOP DRAWINGS	08-28-2024
4	ISSUED FOR PERMIT	11-08-2024
5	RE ISSUED FOR PERMIT	04-05-2025
6	RE ISSUED FOR PERMIT	05-22-2025
7	RE ISSUED FOR PERMIT	06-06-2025
8	RE ISSUED FOR PERMIT	06-13-2025

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C - 3.2.5 of the Building Code

SENSUS DESIGN & BUILD INC. 123494
FIRM B.C.I.N.

PROPOSED SINGLE FAMILY DWELLING UNIT

21 Ridgevale Dr, Markham, ON L6B 1A8

SHEET TITLE:

PROPOSED RIGHT ELEVATION

DRAWN	BY:	SVP	
CHECKE	O BY:	JS	
DATE:	06-0	6-2025	
SCALE:	AS SH	IOWN	

