

I, JULIO PINZON DECLARE THAT I HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN OF THE FOLLOWING CODE OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 38488
FIRM BCIN: 26795
DATE: 11/17/2016

SIGNATURE: _____

- A0 TITLE SHEET
A1 BASEMENT FLOOR PLAN ELEV. 'A' & 'B'
A2 SECOND FLOOR PLAN ELEV. 'A'
A3 PART. SECOND FLOOR PLAN ELEV. 'B'
A4 FRONT ELEVATION 'A'
A5 RIGHT SIDE ELEVATION 'A'
A6 REAR ELEVATION 'A' & 'B'
A7 TYPICAL CROSS-SECTION
A8 LEFT SIDE ELEVATION 'A'
A9 FRONT ELEVATION 'B'
A10 RIGHT SIDE ELEVATION 'B'

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

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

| # | revisions | date | dwn | chk |
|----|---|-----------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | Mar-23-15 | RPA | DJH |
| 2 | CONFIRMED ROOF TRUSS LAYOUT FOR BL "B" | 1-Jan-15 | RPA | DJH |
| 3 | REVISED AS PER FLOOR & TRUSSES CORRECT | 17-Jun-15 | RPA | DJH |
| 4 | REMOVED FIREPLACE AND PROJECTION ON SIDE OF HOUSE | 15-Dec-15 | CR | CR |
| 5 | REVISED AS PER CLIENT COMMENTS | 18-Dec-15 | CR | CR |
| 6 | ISSUED FOR PERMIT | 24-Feb-16 | JR | JP |
| 7 | | | | |
| 8 | | | | |
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| 11 | | | | |
| 12 | | | | |

client _____

Gold Park
Homes

Huntington &
Nashville
Kleinburg

project _____

model _____

42-4

project # 14043

scale 3/16" = 1'-0"

page _____

42-4

42-4

42-4

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42-4

42-4

42-4

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42-4

42-4

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2015 ENACTMENT (UNLESS OTHERWISE NOTED)

- ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
- THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

- O.B.C. 9.15.3.
- BASED ON 14" x 14" (36" x 36") MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL
- W/ MIN. 10.0psi (700kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS REIN.
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING (EXTERIOR WALLS)

- O.B.C. 9.15.3.5.
- FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
- BRICK VENEER - 1-STORY - 13" x 4" (330mm x 100mm)
- 2-STORY - 13" x 6" (465mm x 150mm)
- 3-STORY - 20" x 8" (500mm x 200mm)

SIDING:

- 1-STORY - 10" x 4" (250mm x 100mm)
- 2-STORY - 14" x 4" (350mm x 100mm)
- 3-STORY - 18" x 5" (450mm x 130mm)

TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS)

- 1-STORY MASONRY - 16" x 4" (400mm x 100mm)
- 1-STORY STUD - 12" x 4" (300mm x 100mm)
- 1-STORY MASONRY - 16" x 4" (400mm x 100mm)
- 2-STORY STUD - 18" x 5" (450mm x 130mm)
- 3-STORY MASONRY - 36" x 14" (900mm x 360mm)
- 1-STORY STUD - 24" x 8" (600mm x 200mm)

STEP FOOTING:

- O.B.C. 9.15.3.9
- 23.5/8" (600mm) MAX. VERTICAL RISE & 23.5/8" (600mm) MIN. HORIZONTAL RUN

DRAINAGE OR PIPE

- O.B.C. 9.14.3.
- 4" (100mm) MIN. L.D. Laid ON UNDISTURBED OR WELL COMPACTED SOIL
- TOP OF THE TILE OR PIPE TO BE ABOVE FINISHED FLOOR SLAB
- COVER TOP & SIDES OF TILE OR PIPE W/ 1/2" (12mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
- TIE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

BASEMENT SLAB:

- O.B.C. 9.13. & 9.14.
- 3" (75mm) CONCRETE SLAB - O.B.C. 9.14.3.
- 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.14.4.5.
- DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROOF FLOORING W/ 4" (100mm) LAPPED JOINTS.
- DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 360psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS.
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
- FLOOR DRAIN PER O.B.C. 9.31.4.
- R10 (RSI 1.74) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. 9.12-2.1.1.6 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 9.13.9)

SLAB ON GROUND:

- 3" (75mm) CONCRETE SLAB - O.B.C. 9.14.3.
- 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.14.4.5.
- DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROOF FLOORING W/ 4" (100mm) LAPPED JOINTS.
- DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 360psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS.
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
- FLOOR DRAIN PER O.B.C. 9.31.4.
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 9.13.9)

GARAGE SLAB / EXTERIOR SLAB:

- 4" (100mm) CONCRETE SLAB
- 4500psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5/8" (16mm) AIR ENTRAINMENT - O.B.C. 9.3.1.4.
- 6" x 6" (W2 x W 2) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
- ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

PLASTER:

- O.B.C. 9.15.5.3.
- CONCRETE NB - 4" x 12" (100mm x 300mm)
- BLOCK NB - 4" x 12" (100mm x 300mm) BONDED & TIED TO WALLS AS PER O.B.C. 9.20.1.1.2. TOP 7/8" (20mm) SOLD.
- OR
- BEAM POCKET
- 10" (250mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM & 23.5/2.2"
- 11" (275mm) INTO FDN. WALL WOOD BEAMS (O.B.C. 9.23.2.2)

STRUCTURAL COLUMN:

- SIZE BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 30psf (2.4kPa).

RES. FLOOR COLUMN:

- O.B.C. 9.15.3.4 & 9.17.3.
- FIBED COLUMN
- MIN. 3 1/2" (90mm) DIA. W/ 3/16" (1.7mm) WALL THICKNESS
- FOR STEEL BEAMS, CLIPS @ TOP & MIN. 5" x 4" 1/4" (125mm x 100mm 635mm) STEEL B.TM. PLATE
- FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm x 100mm x 6.35mm) STEEL TOP & B.TM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-7.2-M WHERE IMPROVED LOAD DOES NOT EXCEED 30psf (2.4kPa).

RES. FLOOR COLUMN:

- O.B.C. 9.15.3.4 & 9.17.3.
- FIBED COLUMN
- MIN. 3 1/2" (90mm) DIA. W/ 3/16" (1.7mm) WALL THICKNESS
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- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-7.2-M WHERE IMPROVED LOAD DOES NOT EXCEED 30psf (2.4kPa).

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- O.B.C. 9.15.3.4 & 9.17.3.
- FIBED COLUMN
- MIN. 3 1/2" (90mm) DIA. W/ 3/16" (1.7mm) WALL THICKNESS
- FOR STEEL BEAMS, CLIPS @ TOP & MIN. 5" x 4" 1/4" (125mm x 100mm 635mm) STEEL B.TM. PLATE
- FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm x 100mm x 6.35mm) STEEL TOP & B.TM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
- ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-7.2-M WHERE IMPROVED LOAD DOES NOT EXCEED 30psf (2.4kPa).

WOOD COLUMN:

- O.B.C. 9.17.1.1.
- 51/72" (51/72" (127mm x 140mm) SOLID WOOD COLUMN.
- METAL SHOE ANCHORED TO FOOTING
- 25" x 25" x 1/2" (640mm x 640mm x 30mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
- 34" x 34" x 1/2" (860mm x 860mm x 30mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

BLOCK PARTY WALL BEAM END BEARINGS (WOOD BEAM / GIRDER TRUSSES)

- 2"x8"x12" LEDGER BOARD FASTENED W/ 2-1/2" ANCHOR BOLTS @ 4'-0" C.
- WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11
- WHERE REQUIRED TO OBTAIN S' SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

STEEL BEAM END BEARING (STEEL BEAM)

- 12"x11"x 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2" (64mm) ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

- O.B.C. 9.15.4.2.
- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
- MAX. UNSUPPORTED HEIGHT OF 9'-3 1/2" (1200mm) & MAX. SUPPORTED HEIGHT OF 9'-7 1/2" (1250mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- FOR WALLS NOT EXCEEDING 9'-7 1/2" (1250mm) IN LATERALLY SUPPORTED HEIGHT.

10' (2500mm) SOLID 2200psi (15MPa) CONCRETE

- MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- LATERAL SUPPORT PROVIDED FOR JOISTS
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 9.19.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. 9.14.1
- WALL SHALL EXTEND A MIN. 5/8" (16mm) ABOVE GRADE
- INSULATE W/ R22 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1, O.B.C. T.2.1.1.2.A.)
- BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

- O.B.C. 9.15.4.1
- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (200mm) VERTICALLY O.C. & 2-1/2" (60mm) HORIZONTALLY.
- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMP-PROOFING & WATERPROOFING:

- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
- WHERE INSULATION EXTENDS TO MORE THAN 4'-0" (1200mm) BELOW GRADE, ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
- ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
- THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOUNDATION WALLS & UNSUPPORT REQUIRED:

- 2-20M BARS IN TOP PORTION OF WALL UP TO 9'-0" (OPENING)
- 2-20M BARS IN TOP PORTION OF WALL (10'-0" TO 10'-0" OPENING)
- BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
- BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
- BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:

- O.B.C. 9.23.2.
- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4. & 9.23.2.1).
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.2.3.
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
- 2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD
- NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
- FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
- REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
- REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
- NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
- OR
- WHILE SIDING IS PERMITTED PER O.B.C. 9.10.15.3.3, OVER 1/2" (7.7mm) EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

- O.B.C. 9.23.2.
- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4. & 9.23.2.1).
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.2.3.
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) W/ TAPED JOINTS (O.B.C. 9.23.2.3.1)
- 2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.
- R14 (RSI 2.46) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD
- NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
- FOR 2 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
- FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
- REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
- REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
- NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
- OR
- WHILE SIDING IS PERMITTED PER O.B.C. 9.10.15.3.3, OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

FRAME WALL CONSTRUCTION & GARAGE:

- O.B.C. 9.23.2.
- SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4. & 9.23.2.1).
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.2.3.
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
- 2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
- NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
- FOR 2 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
- FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
- REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
- REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

- REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
- NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
- OR
- WHILE SIDING IS PERMITTED PER O.B.C. 9.10.15.3.3, OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:

- O.B.C. 9.23.2.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15.3' (4600mm) O.C. HORIZONTAL & 23.5' (6000mm) O.C. VERTICAL
- SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ B.TM. COURSE & OVER OPENINGS

BRICK VENEER CONSTRUCTION:

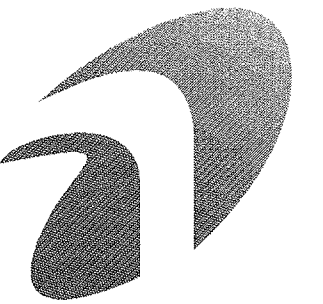
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- SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800



I, JULIO PINO, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 1.1.16
SIGNATURE: [Signature]



MAR 04 2016

FOR STRUCTURAL ONLY EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST & FLOOR LVL. BEAM DESIGNS

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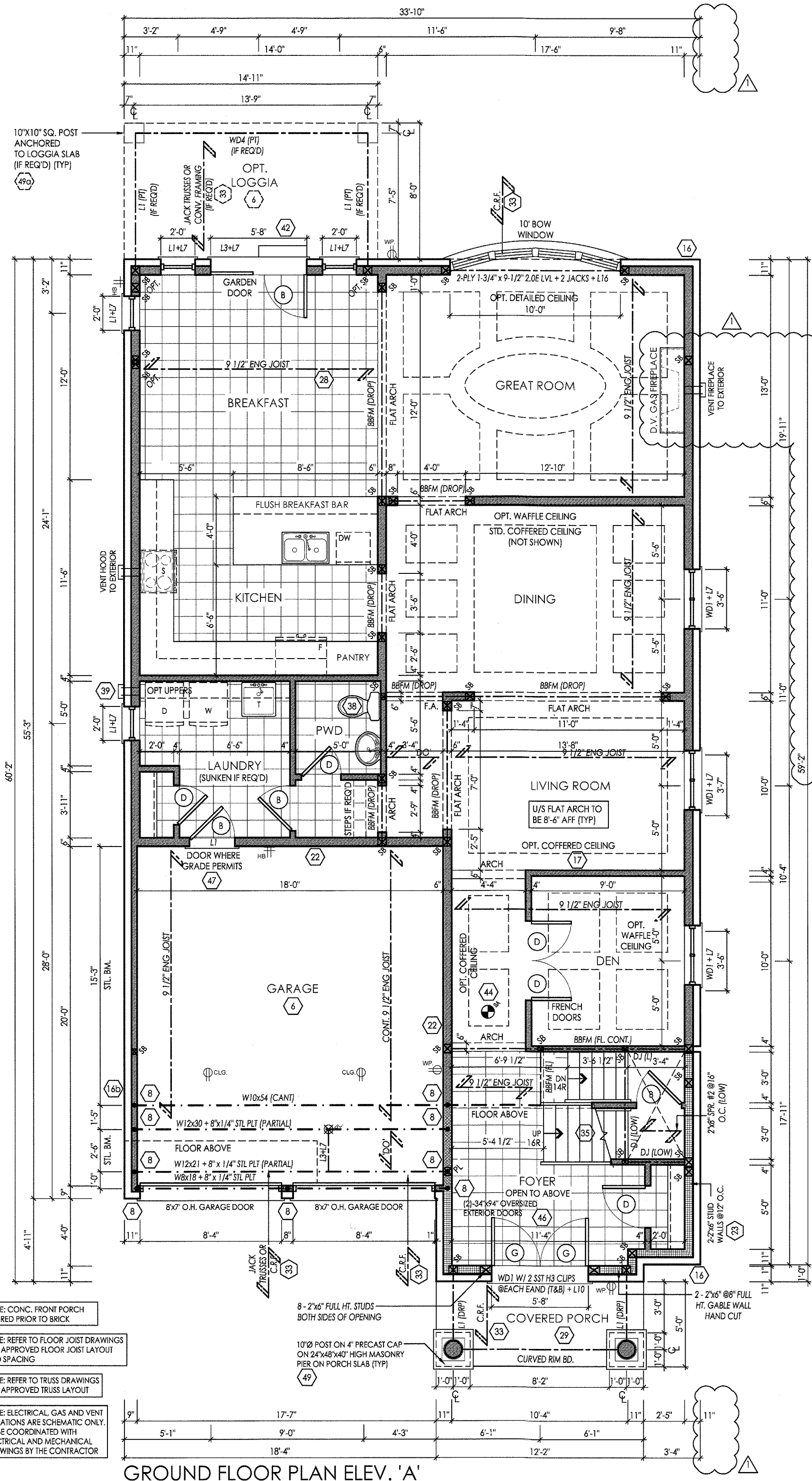
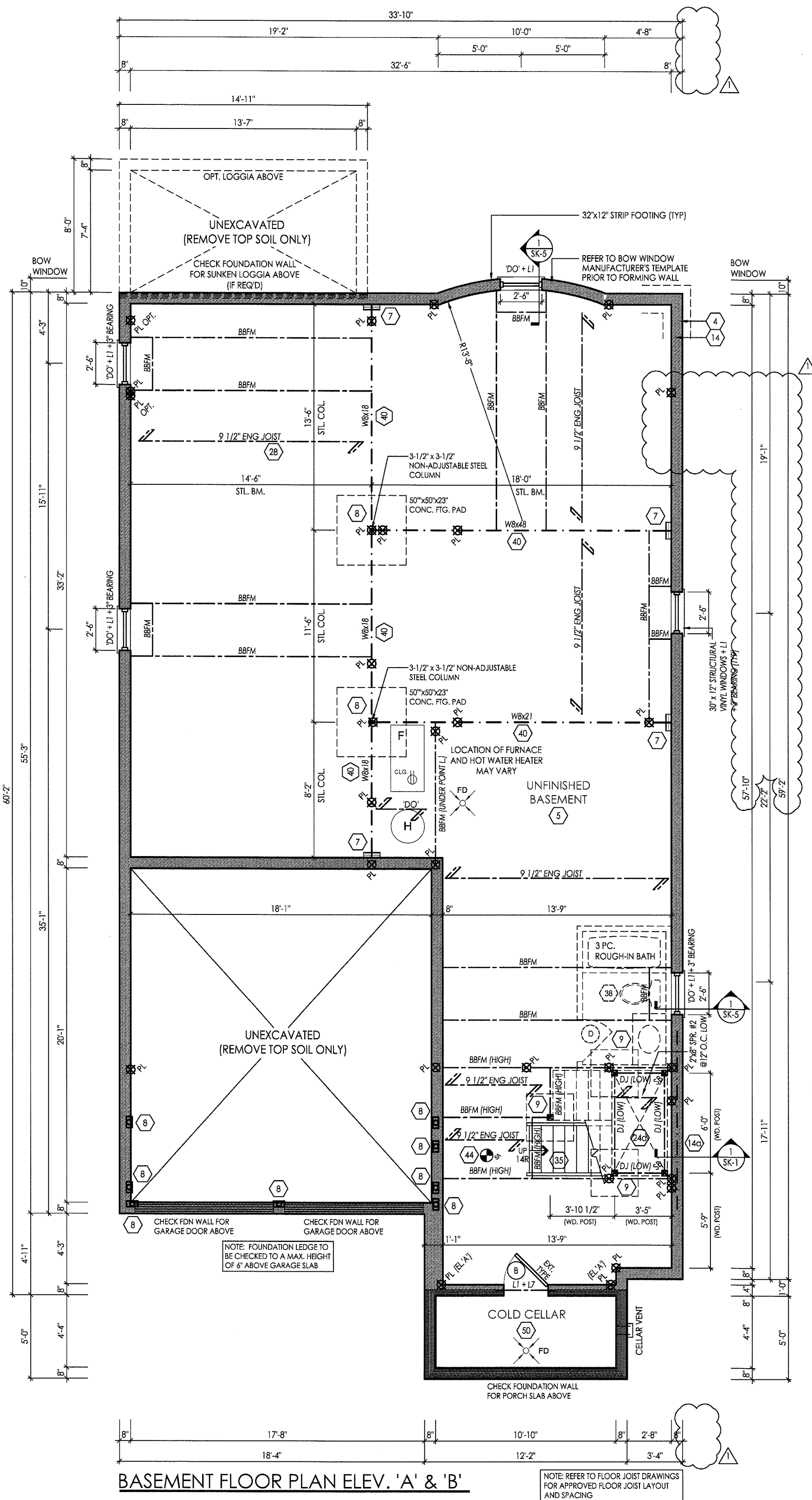
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ARCHITECTURAL REVIEW & APPROVAL
FEB 29 2016
John G. Williams Limited, Architect

| # | revisions | date | dwn | chk |
|----|---|-----------|-----|------|
| 1 | ISSUED FOR CLIENT REVIEW | MAR-23-15 | RPA | CR |
| 2 | REVISED AS PER FLOOR & TRUSSES COORD. | 17-Jun-15 | RPA | D.H. |
| 3 | REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE | 15-Dec-15 | CR | CR |
| 4 | REVISED AS PER CLIENT COMMENTS | 18-Dec-15 | CR | CR |
| 5 | REVISED AS PER ENGINEER COMMENTS | 24-FEB-16 | JP | JP |
| 6 | ISSUED FOR PERMIT | 24-FEB-16 | JP | JP |
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client: Gold Park Homes
project: Huntington & Nashville
Kleinburg
model: 42-4
project #: 14043
scale: 3/16" = 1'-0"
page:

A1





I, JULIO PINZON DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION 3 PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 1.1.17

SIGNATURE: _____



MAR 04 2016

FOR STRUCTURAL ONLY EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST & FLOOR LVL BEAM DESIGNS

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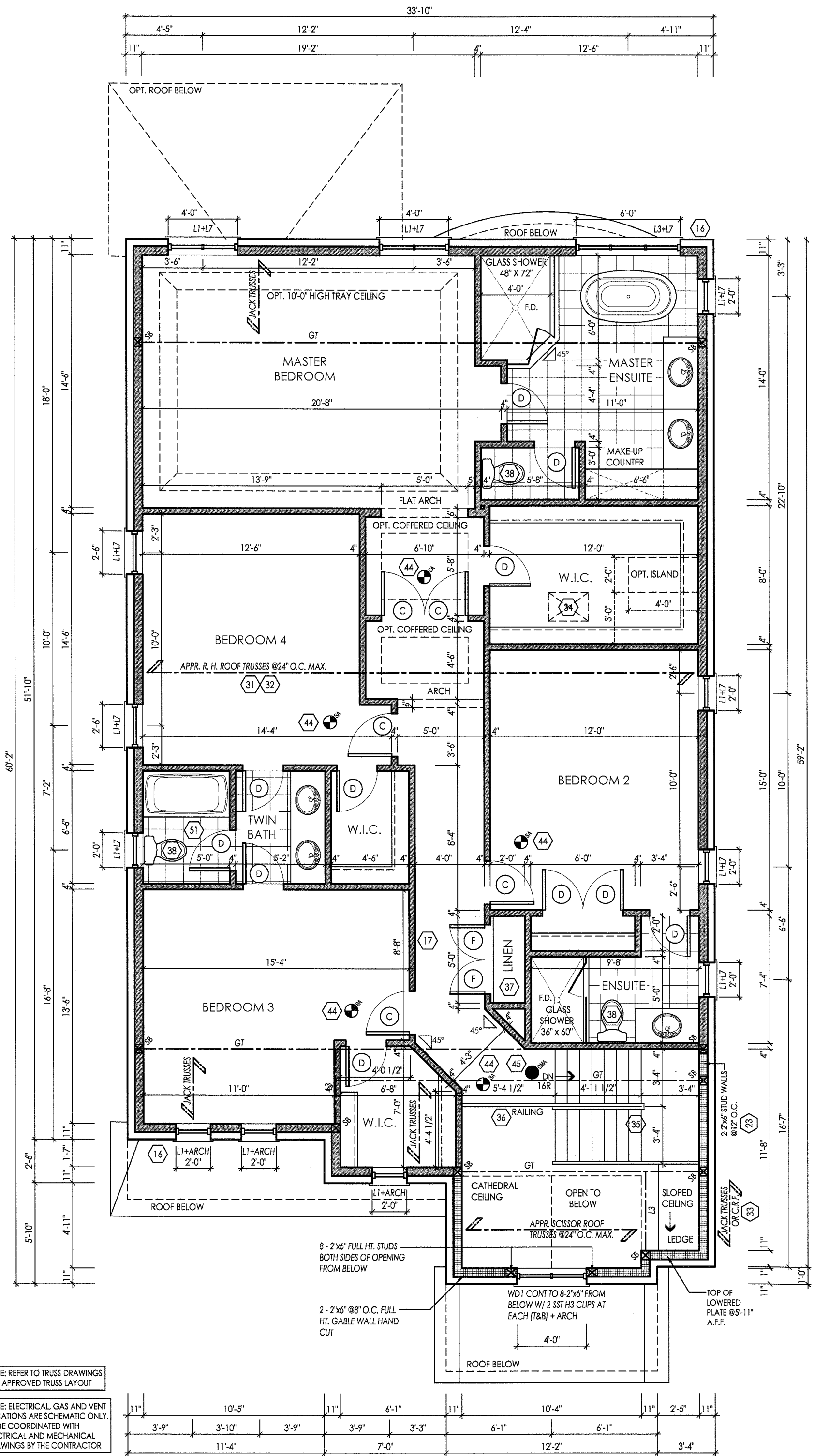
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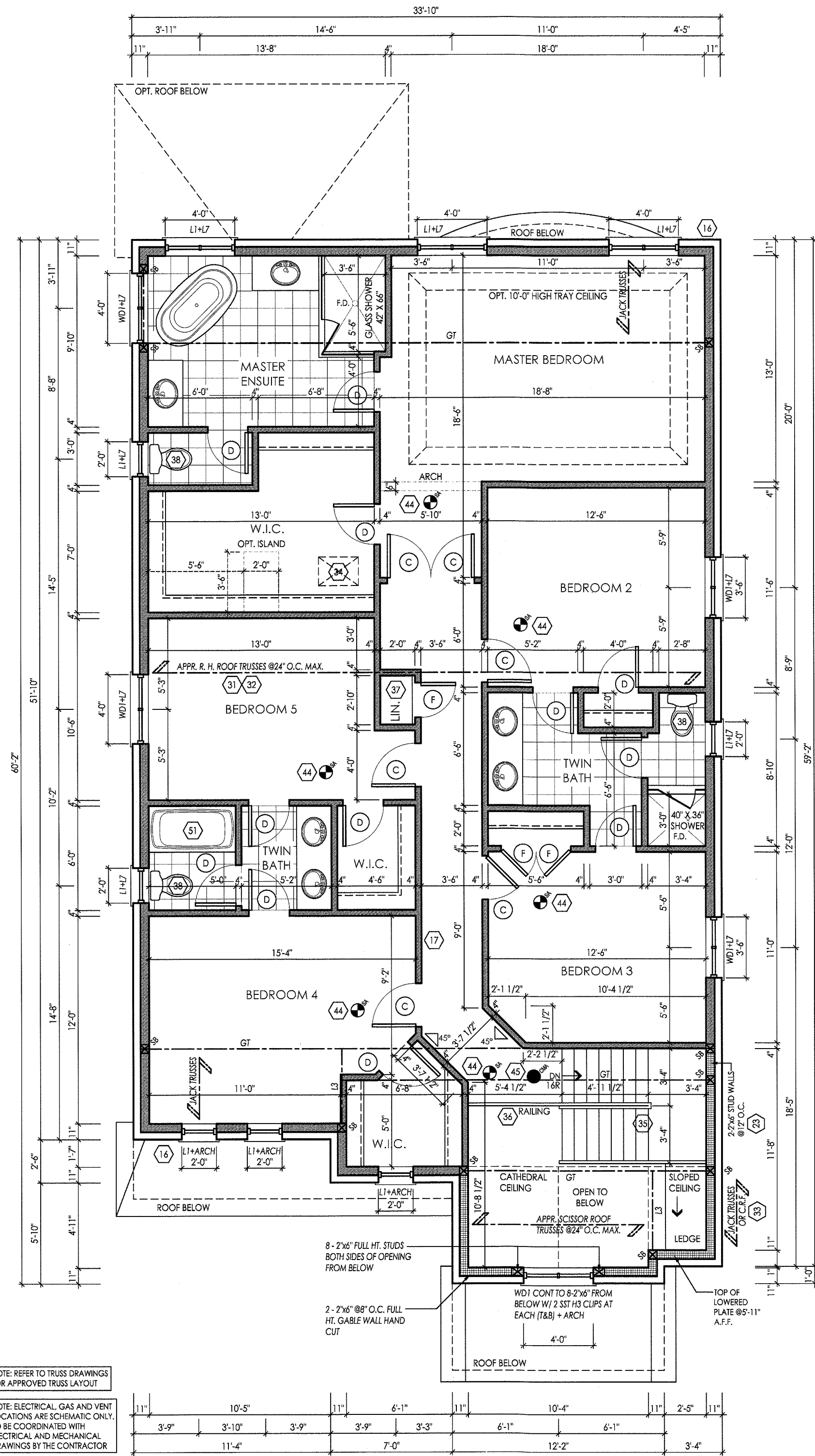
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client: Gold Park Homes
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model: 42-4

project #: 14043
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page:



SECOND FLOOR PLAN ELEV. 'A'



OPT. SECOND FLOOR ELEV 'A' W/ 5 BEDROOMS



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JOIST & FLOOR LVL. BEAM DESIGNS

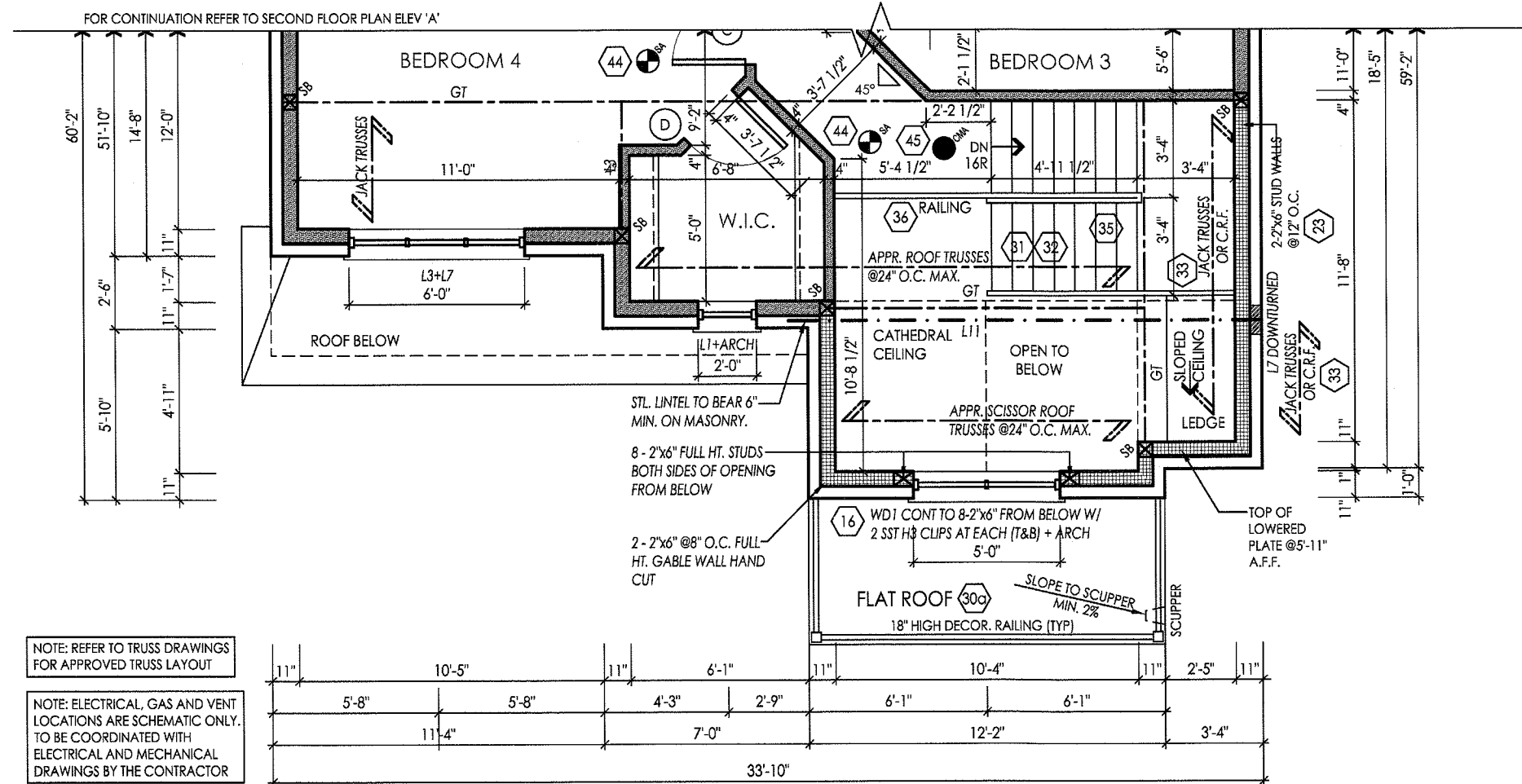
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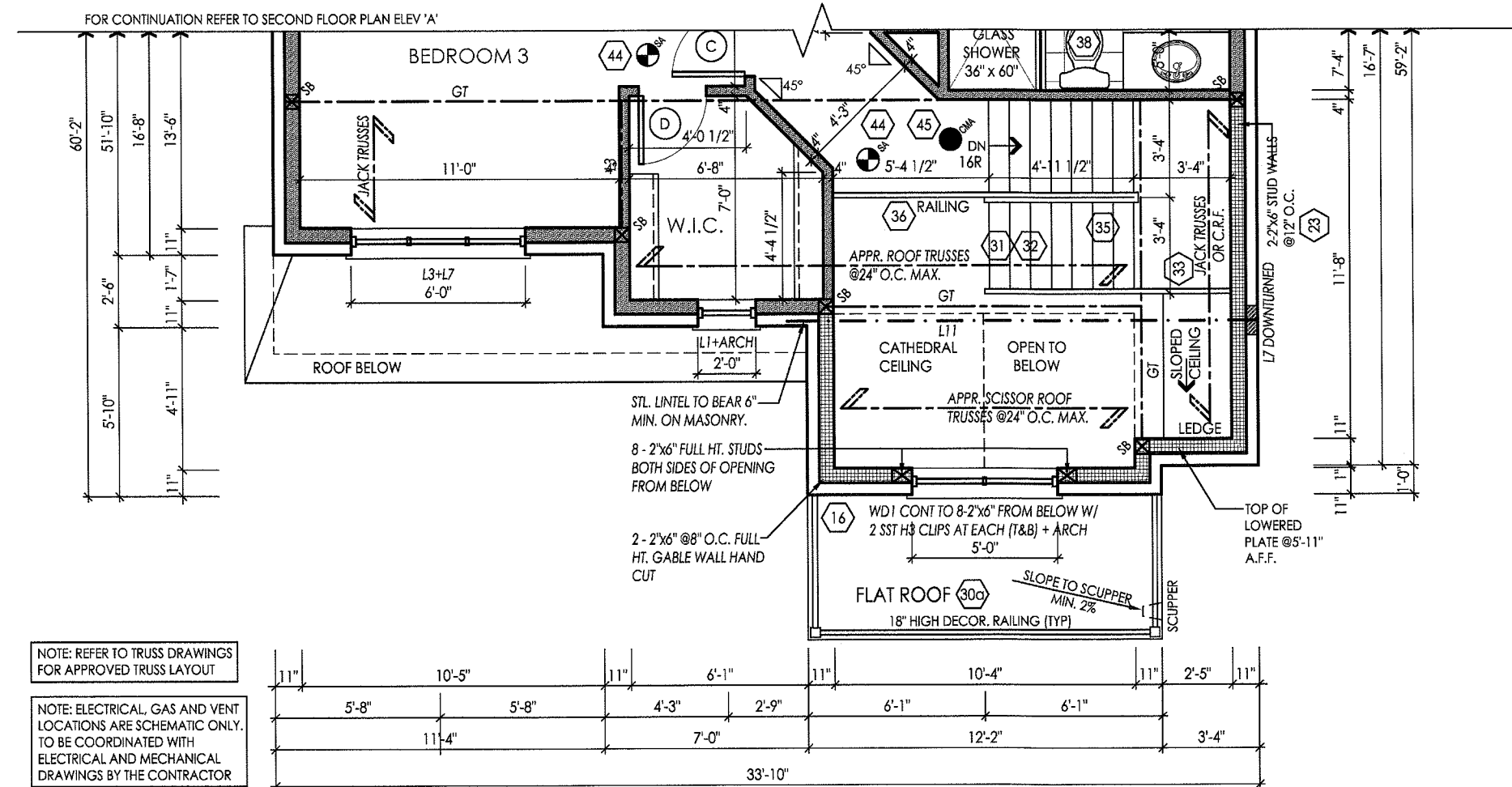
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| 1 | ISSUED FOR CLIENT REVIEW | MAR-25-15 | RPA | CR |
| 2 | CONFIRMED ROOF TRUSS LAYOUT FOR EL. 'B' | 1-Jun-15 | RPA | DJH |
| 3 | REVISED AS PER FLOOR & TRUSSES COORD. | 17-Jun-15 | RPA | DJH |
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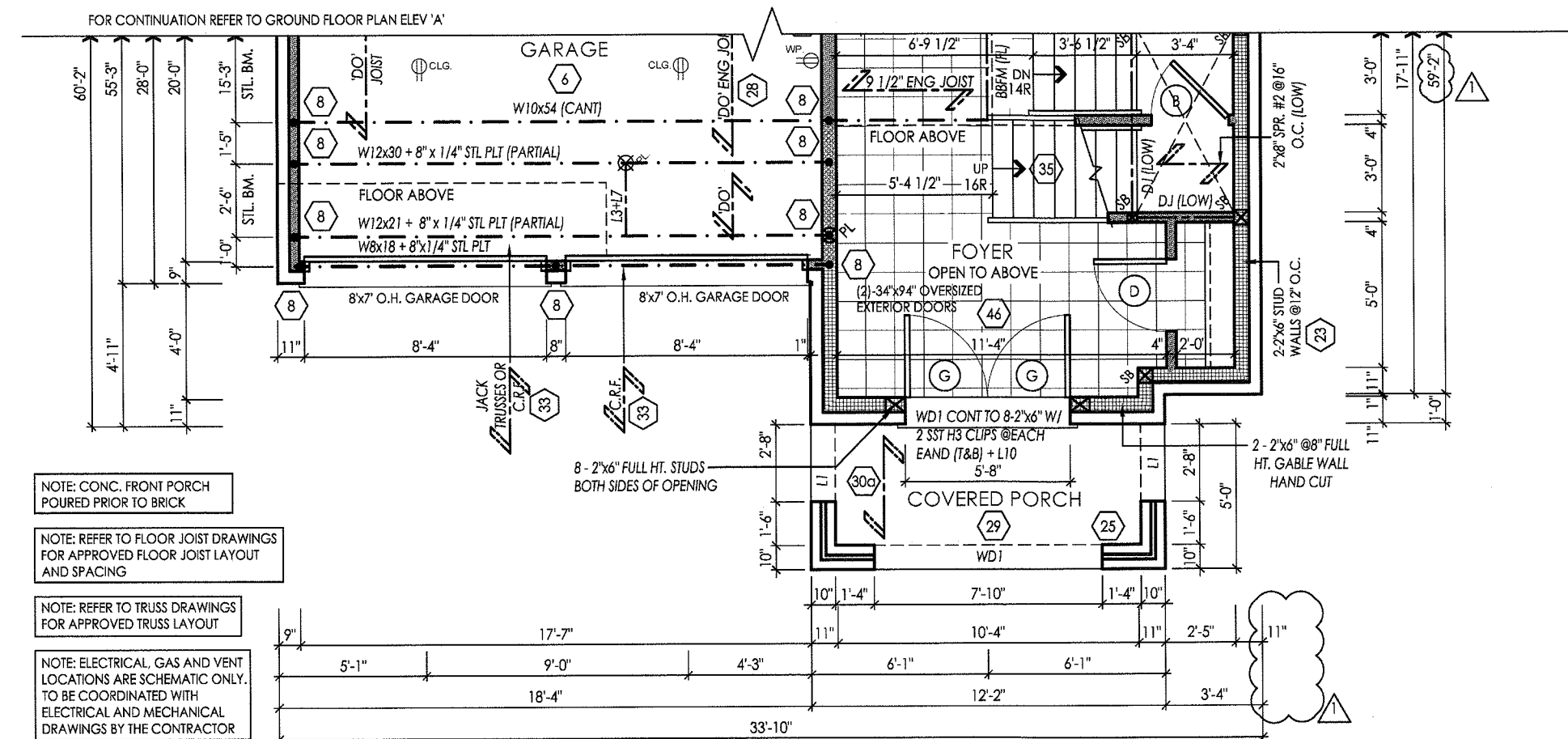
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| client | Gold Park Homes |
| project | Huntington & Nashville Kleinburg |
| model | 42-4 |
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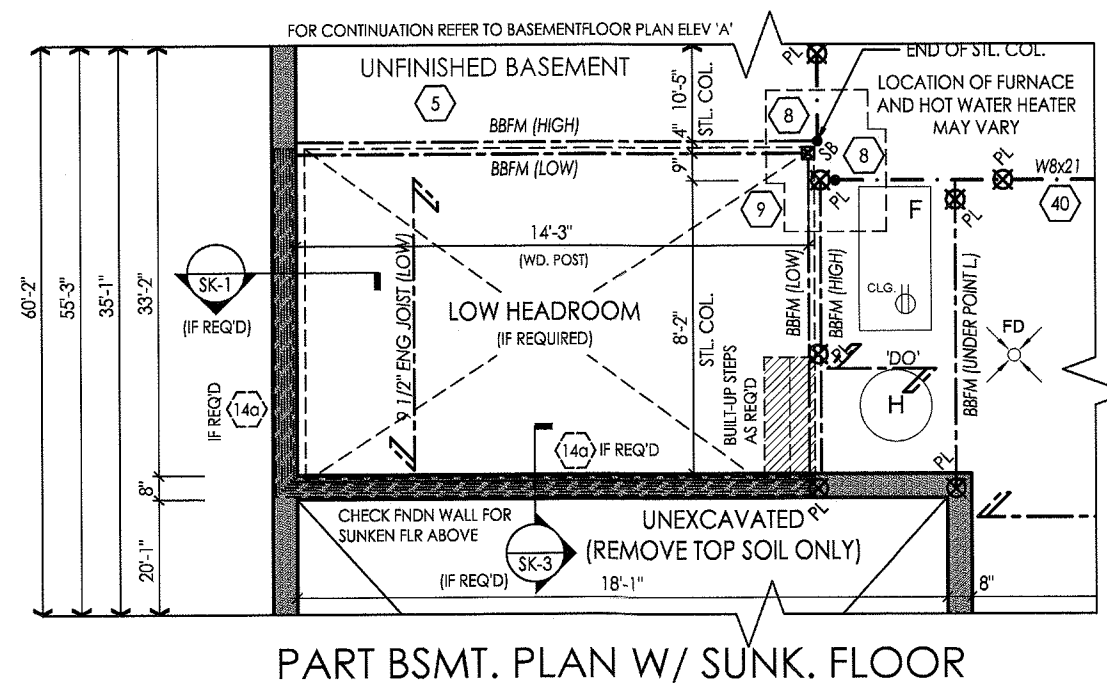
PART. OPT. SECOND FLOOR ELEV. 'B'
W/ 5 BEDROOMS



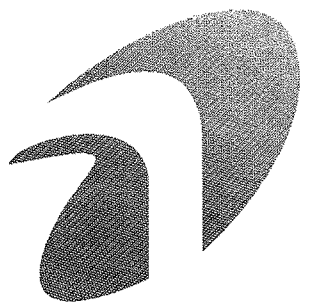
PART. SECOND FLOOR PLAN ELEV. 'B'



PART. GROUND FLOOR PLAN ELEV. 'B'



PART BSMT. PLAN W/ SUNK. FLOOR



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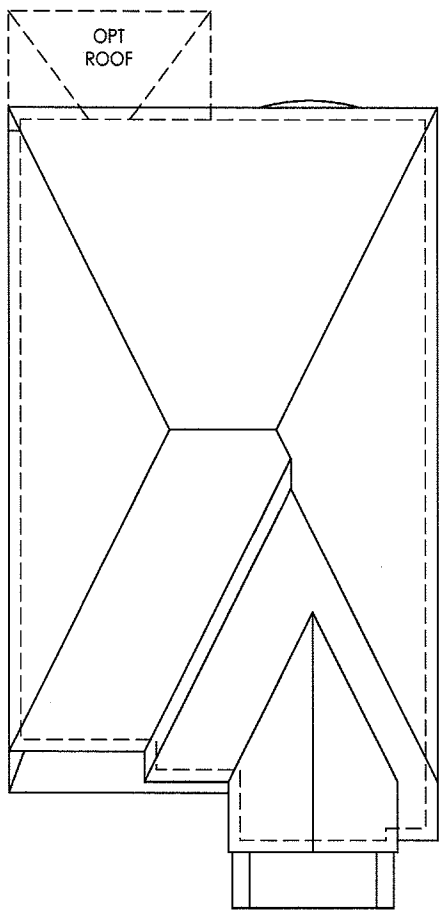
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GROSS GLAZING AREA
EL. 'A' - STD. SEC. FLR. PLAN

| | | |
|----------------------------|------------|-----------|
| TOTAL PERIPHERAL WALL AREA | 3591.65 SF | 333.66 m² |
| FRONT GLAZING AREA | 55.07 SF | 5.12 m² |
| LEFT SIDE GLAZING AREA | 42.03 SF | 3.90 m² |
| RIGHT SIDE GLAZING AREA | 77.94 SF | 7.24 m² |
| REAR GLAZING AREA | 169.68 SF | 15.76 m² |
| TOTAL GLAZING AREA | 344.72 SF | 32.02 m² |
| TOTAL GLAZING PERCENTAGE | 9.60 % | |

GROSS GLAZING AREA
EL. 'A' - OPT. SEC. FLR. PLAN

| | | |
|----------------------------|------------|-----------|
| TOTAL PERIPHERAL WALL AREA | 3591.65 SF | 333.66 m² |
| FRONT GLAZING AREA | 55.07 SF | 5.12 m² |
| LEFT SIDE GLAZING AREA | 57.72 SF | 5.36 m² |
| RIGHT SIDE GLAZING AREA | 86.11 SF | 8.00 m² |
| REAR GLAZING AREA | 169.68 SF | 15.76 m² |
| TOTAL GLAZING AREA | 368.58 SF | 34.24 m² |
| TOTAL GLAZING PERCENTAGE | 10.26 % | |

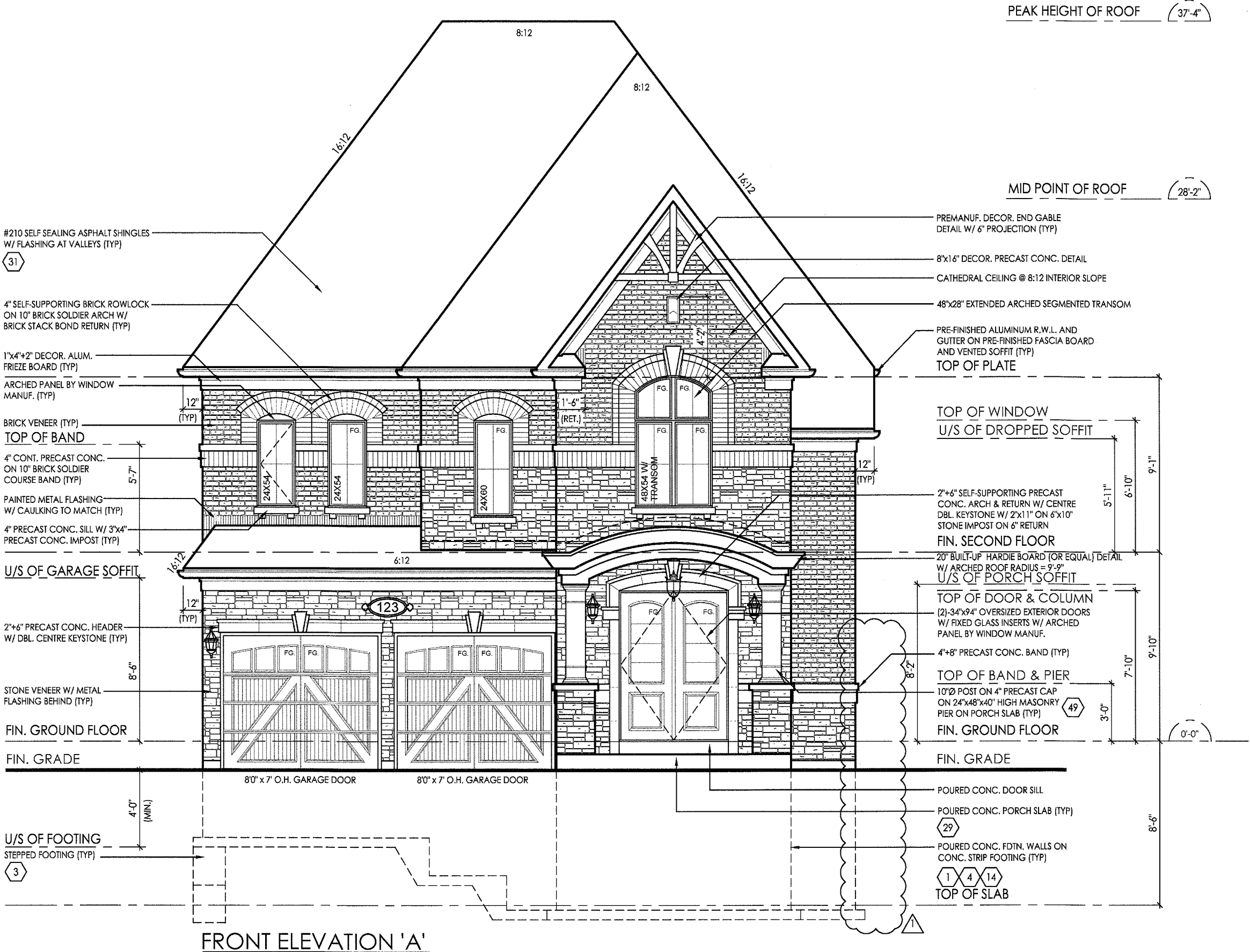


ROOF PLAN 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.



FRONT ELEVATION 'A'

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| client | Gold Park Homes |
| project | Huntington & Nashville Kleinburg |
| model | 42-4 |
| project # | 14043 |
| scale | 3/16" = 1'-0" |
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A6

31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO 210 (30.5KG/m²) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (600mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

- WALL TO CEILING & WALL TO FLOOR AIR/VAPOUR BARRIER JOINT -OVERLAP BARRIER BY 4" MIN AND MECHANICALLY SEALED
- or TO BE SEALED WITH CONTINUOUS CAULKING SEALANT

SEALANT

10 BRICK VENEER CONSTRUCTION (TYPICAL):

- O.B.C. 9.23.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.

- A/B MECHANICALLY SEALED or PROVIDE CONTINUOUS SEALANT AT OVERLAPPED JOINTS IN AIR/VAPOUR BARRIER (TYP)

SEALANT

- HEADER WRAP IS TO EITHER OVERLAP AIR/VAPOUR BARRIER BY 4" or TO BE SEALED WITH CONTINUOUS CAULKING SEALANT (TYP)

20 SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 6" (38mm X 140mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
- FASTENED TO PLATE W/ NUTS AND WASHERS
- SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN. WALL
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER OF MINERAL WOOL, NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

- METAL FLASHING TO EXTEND UP BEHIND BRICK MIN 6"

2 TYPICAL STRIP FOOTING: (EXTERIOR BEARING WALLS)

- O.B.C. 9.15.3. & 9.15.3.6
- 3 STOREY STUD - 26" X 9" (660mmX 230mm)
- BASED ON 16"-14.9mm MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 28psi (200kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

32 CEILING:

- R50 (RSI 8.8) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

28 FLOOR ASSEMBLY:

- O.B.C. 9.23.14.3, 9.23.14.4
- 5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

REFER TO FLOOR PLANS FOR FLOOR JOIST SIZE, SPACING & BRIDGING

14 FOUNDATION WALL:

- O.B.C. 9.15.4.2.
- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally SUPPORTED HEIGHT.
- 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally SUPPORTED HEIGHT.
- 10" (250mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. T.9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. PART 4
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
- INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT
- BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

- O.B.C. 9.15.4.7.
- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY
- O.C. & 2'-11" (900mm) HORIZONTALLY.
- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-1/8" (350mm) HIGH & MIN. 5-1/2" (90mm) THICK

DAMP-PROOFING & WATER-PROOFING:

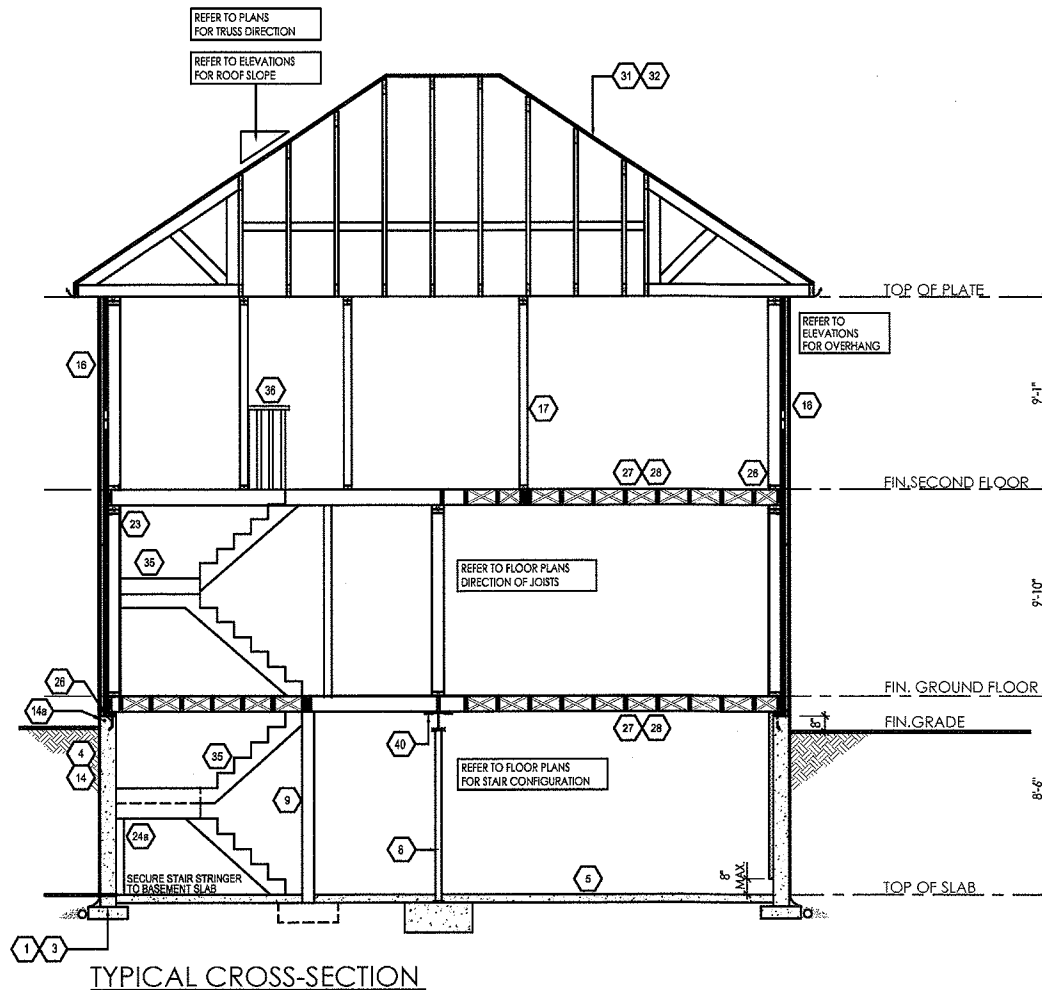
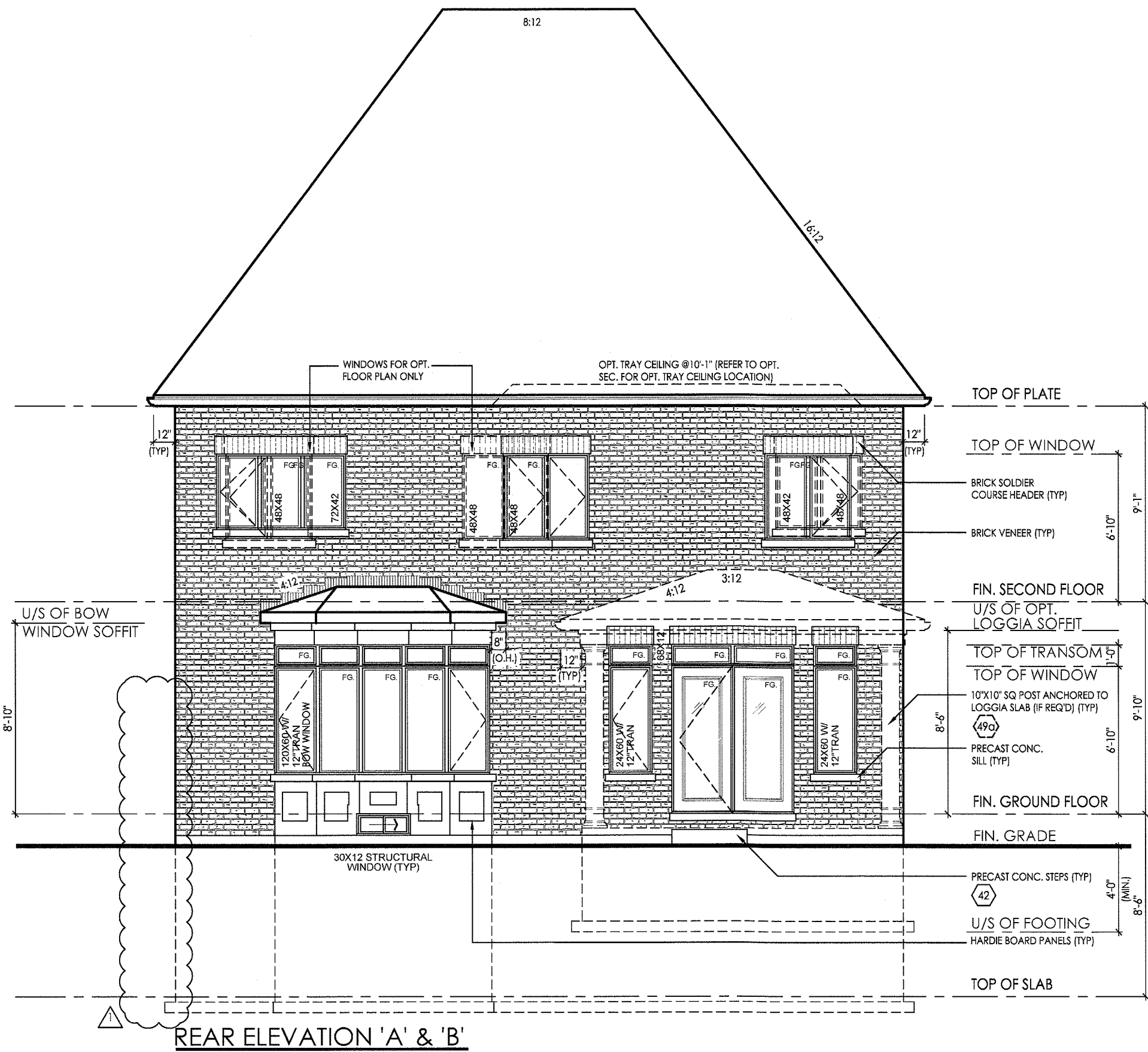
- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
- WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
- FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
- WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
- WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

SEALANT

5 BASEMENT SLAB:

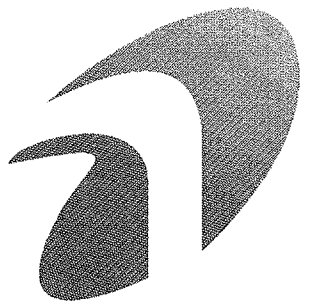
- O.B.C. 9.13. & 9.16
- 3" (75mm) CONCRETE SLAB
- 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
- DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'B' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
- DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
- 4" (100mm) OF COURSE GRANULAR MATERIAL
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
- FLOOR DRAIN PER O.B.C. 9.14.4.
- R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 2.1.1.6 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

- PROVIDE CONTINUOUS SEALANT BETWEEN CONC SLAB AND FOUNDATION WALL



TYPICAL EXTERIOR WALL SECTION- BRICK

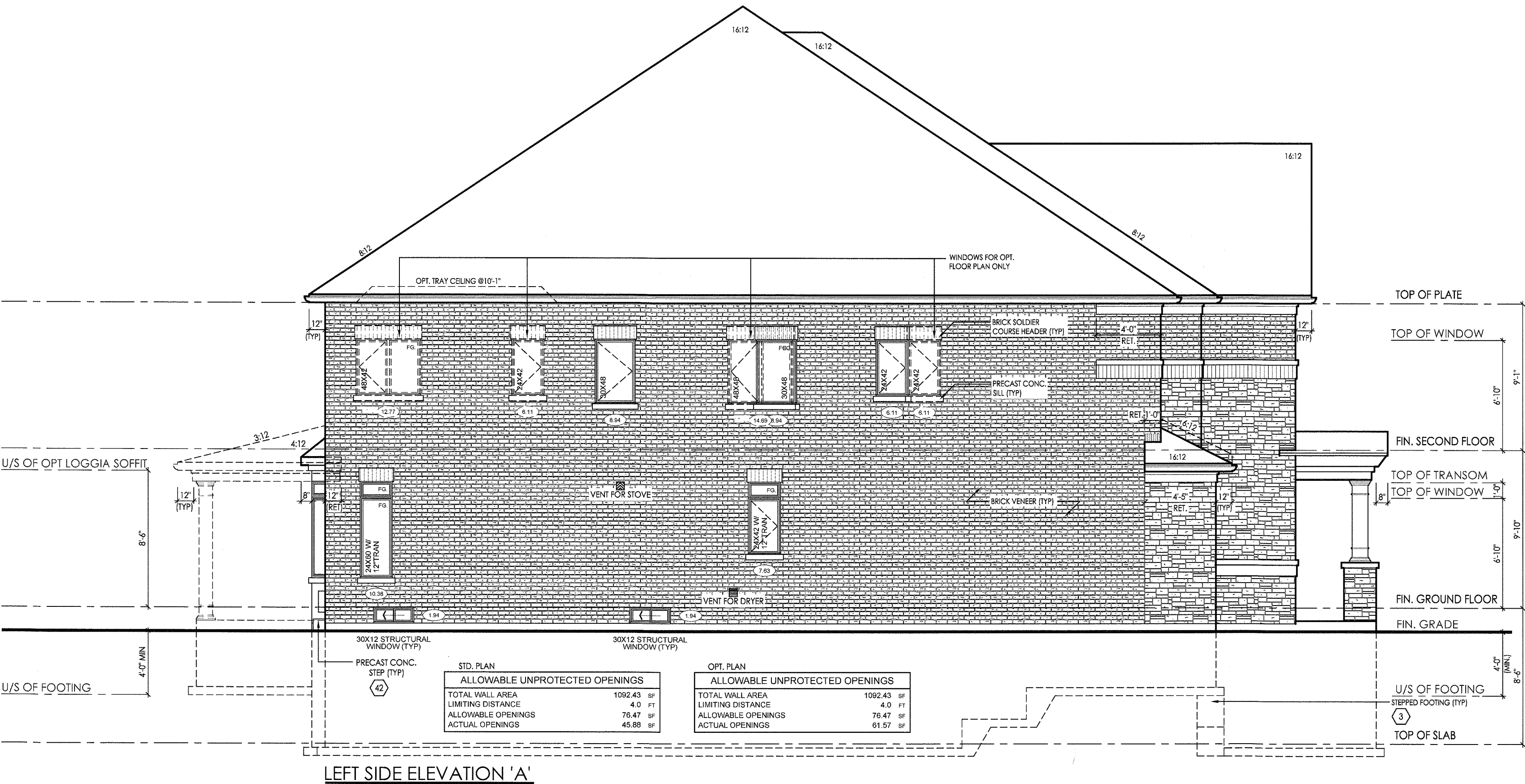
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LEFT SIDE ELEVATION 'A'

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| 2 | REVISED AS PER CLIENT COMMENTS | 18-DIC-15 | CR | CR |
| 3 | ISSUED FOR PERMIT | 24-FEB-16 | JP | JP |
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client Gold Park Homes

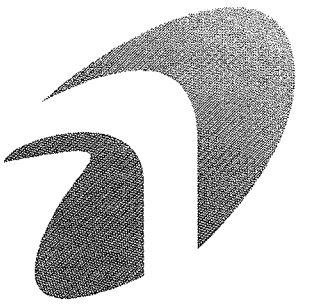
project Huntington & Nashville Kleinburg

model 42-4

project # 14043

scale 3/16" = 1'-0"

page



I, JULIO PINZON DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995

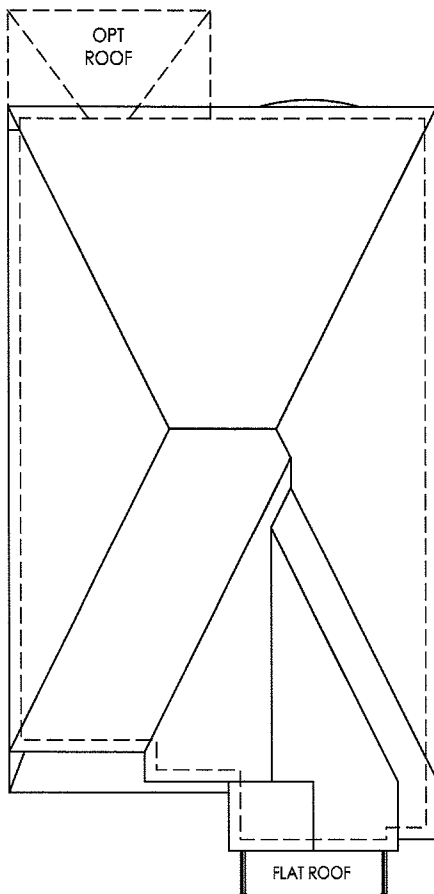
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GROSS GLAZING AREA
EL. 'B' - STD. SEC. FLR. PLAN

| | | |
|----------------------------|------------|-----------------------|
| TOTAL PERIPHERAL WALL AREA | 3591.65 SF | 333.66 m ² |
| FRONT GLAZING AREA | 67.45 SF | 6.27 m ² |
| LEFT SIDE GLAZING AREA | 42.03 SF | 3.90 m ² |
| RIGHT SIDE GLAZING AREA | 77.94 SF | 7.24 m ² |
| REAR GLAZING AREA | 169.68 SF | 15.76 m ² |
| TOTAL GLAZING AREA | 357.10 SF | 33.17 m ² |
| TOTAL GLAZING PERCENTAGE | 9.94 % | |

GROSS GLAZING AREA
EL. 'B' - OPT. SEC. FLR. PLAN

| | | |
|----------------------------|------------|-----------------------|
| TOTAL PERIPHERAL WALL AREA | 3591.65 SF | 333.66 m ² |
| FRONT GLAZING AREA | 67.45 SF | 6.27 m ² |
| LEFT SIDE GLAZING AREA | 57.72 SF | 5.36 m ² |
| RIGHT SIDE GLAZING AREA | 86.11 SF | 8.00 m ² |
| REAR GLAZING AREA | 169.68 SF | 15.76 m ² |
| TOTAL GLAZING AREA | 380.96 SF | 35.39 m ² |
| TOTAL GLAZING PERCENTAGE | 10.61 % | |

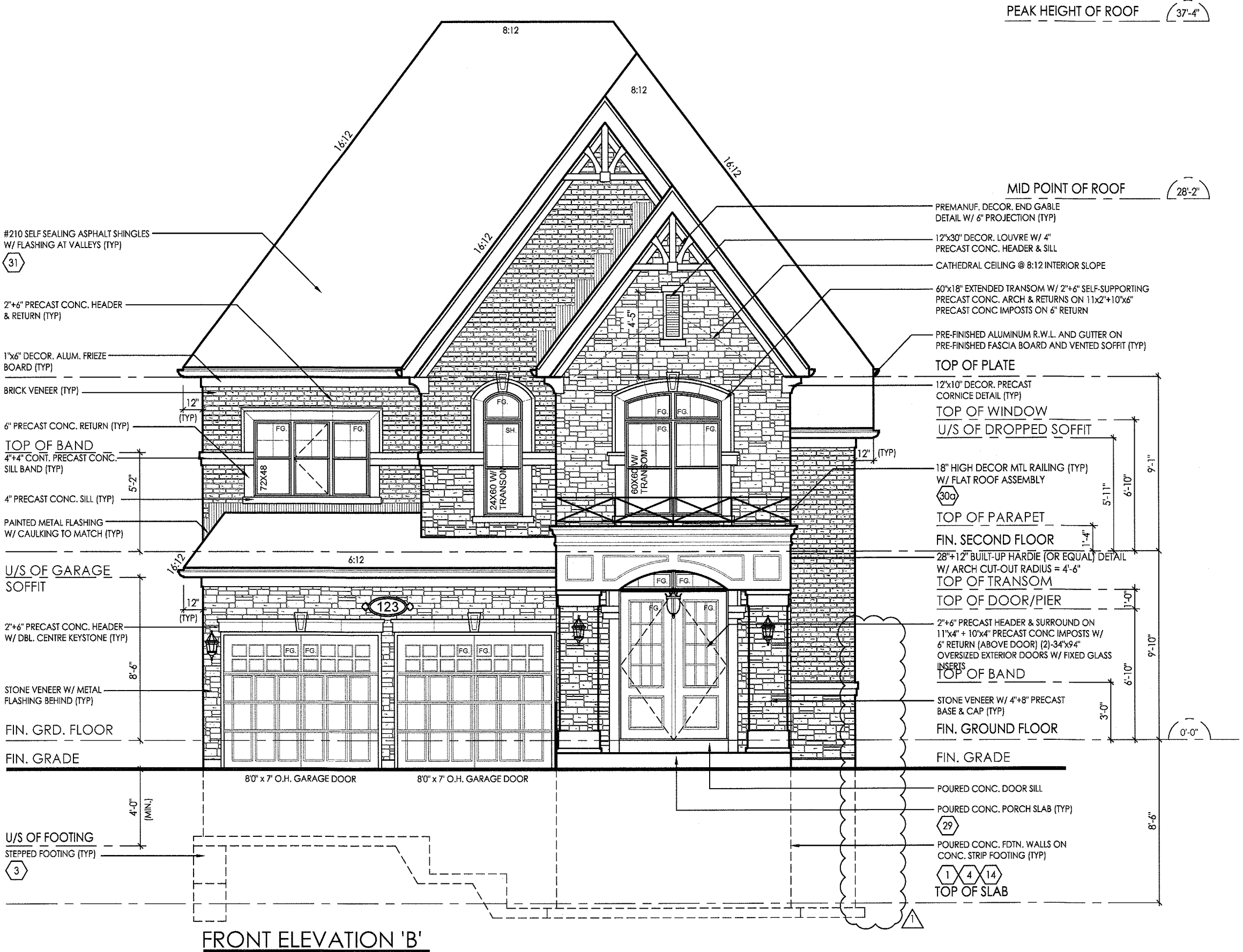


ROOF PLAN 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE Laterally BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.



FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF (37'-4")

MID POINT OF ROOF (28'-2")

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

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

ARCHITECTURAL REVIEW & APPROVAL
FEB 29 2016
John G. Williams Limited, Architect

| # | revisions | date | dwn | chk |
|----|---|-----------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | MAR-23-15 | RPA | CR |
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| 3 | REVISED AS PER CLIENT COMMENTS | 18-Dec-15 | CR | CR |
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|-----------|-------------------------------------|
| client | Gold Park Homes |
| project | Huntington & Nashville Kleinburg |
| model | 42-4 |
| project # | 14043 |
| scale | 3/16" = 1'-0" |
| page | A8 |

SIGNATURE:

John G. Williams Limited, Architects

client

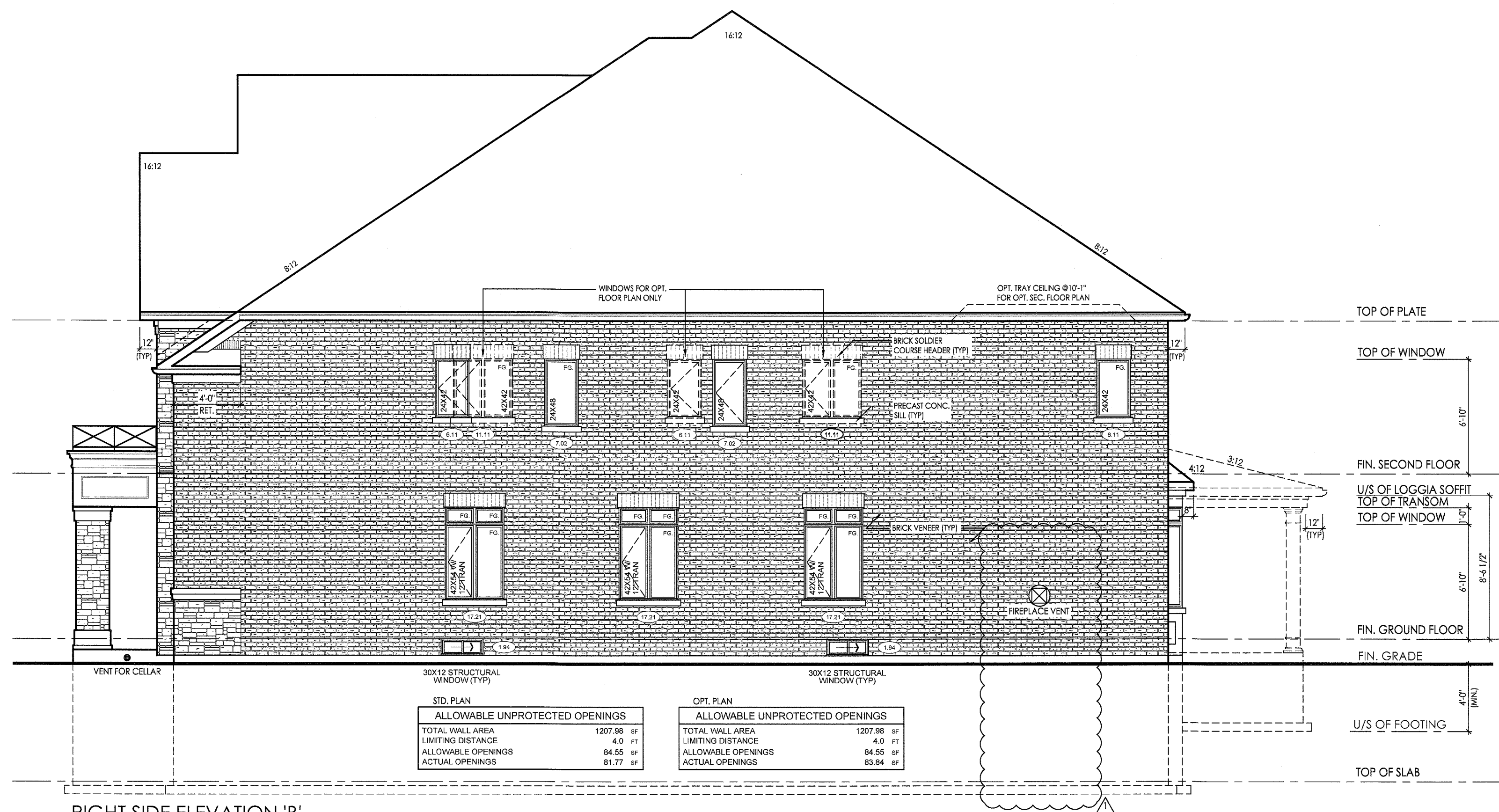
| project | 11 | 12 | 13 | 14 |
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model

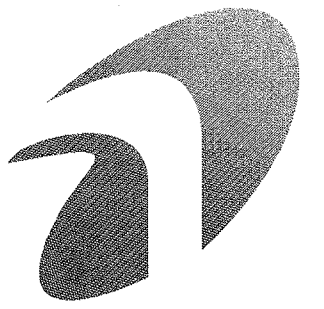
project # 14043

page

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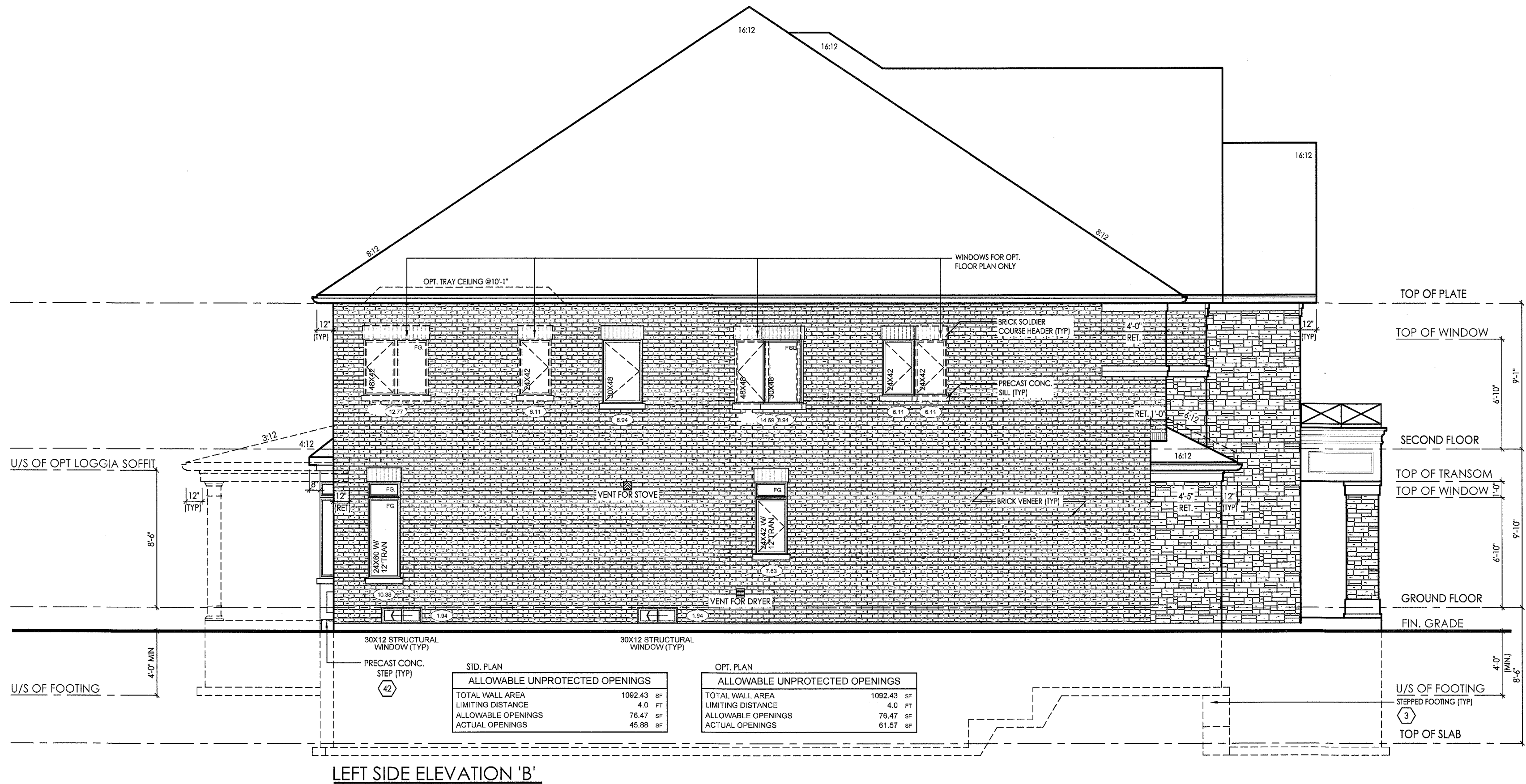
RIGHT SIDE ELEVATION 'B'



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QUALIFIED DESIGNER BCIN: 38488
FIRM BCIN: 26955
DATE: 1.17.16

SIGNATURE: _____



LEFT SIDE ELEVATION 'B'

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

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