

- 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL B)
- 1.2 - IF ROOF CONFIGURATION IS RF OR RC, REAR ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTION. (REFER TO SCS DWG. 906 DETAIL B)
- 1.3 - IF ROOF CONFIGURATION IS RR, REAR ROOF DRAINS TO BE CONNECTED TO REAR ROOF DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH (REFER TO SCS DWG. 906 DETAIL A)
- 1.4 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 1.2m BELOW FINISHED GRADE.
- 1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
- 1.6 - MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
- 1.7 - THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.
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- 1.9 - LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS
- 1.10 - ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA SPLASH PAD. (REFER TO SCS DWG. 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF)
- 1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)
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- 1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

1. The proposed grading and appurtenant drainage works comply with sound engineering principles.
2. The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
3. The proposed building is compatible with the proposed grading.
4. The proposed water service curb stop is to be located in the grassed portion of the front yard.
5. The driveway conforms with the City of Vaughan By-Law 1-88 as amended and is a minimum 1.0 metre clear of all street landscape catch basins.
6. The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

Date: March 6/20 Reviewed By: M.R.C.

[illegible]

**CITY OF VAUGHAN**  
**FOR BUILDING PERMIT ONLY**

COVERAGE CALCULATION	
LOT NO. :	101
LOT AREA :	448.00 m2
BLDG. AREA : (INCL. PORCH)	210.52 m2
LOT COVERAGE :	46.99 %
LANDSCAPE AREA:	185.70 m2
LANDSCAPE COV. :	41.45 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	228.13
F.F. TO TOP OF ROOF:	11.42 m
F.F. TO MEAN OF ROOF:	8.28 m
PROPOSED BLDG. HGT:	8.98 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	55.98 m2
LANDSCAPE AREA :	30.88 m2
COVERAGE (50% MIN.) :	55.16 %
SOFT LANDSCAPE AREA:	28.33 m2
SOFT COVERAGE (50% MIN.) :	91.74 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	89.01 m2
SOFT LANDSCAPE AREA :	65.81 m2
COVERAGE (60% MIN.):	73.94 %

ER ROUGH  
RED

Notwithstanding the issuance of this Permit pursuant to the Building Code Act, Ontario Regulation 82/20, as amended, made pursuant to the Emergency Management and Civil Protection Act, orders the closure of all places of non-essential business, including certain construction projects. It is the responsibility of those involved in any business to comply with this Order and the Emergency Management and Civil Protection Act. Ontario Regulation 82/20, as amended.

has certified  
accordance with the  
Act and the  
regulations thereunder.

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 &amp; APPROVAL

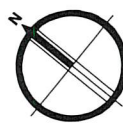
MAR 10 2020

John G. Williams Limited, Architects

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-	-	-
-	-	-
-	-	-
-	-	-
RE-SITE PER BUILDER REQUEST	AW	2020.03.03
ISSUED FOR FINAL APPROVAL	AW	2020.01.29
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19



Title  
**SITING AND GRADING PLAN**

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.

QUALIFICATION INFORMATION

Allan Whiting 23177  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

Plan No.	Lot	Street Name
-	101	PURPLE CREEK ROAD

**GOLDPARK HOMES - 217020**  
PINE VALLEY, VAUGHAN ONT.

Drawn By: DM Checked By: OF Scale: 1:250 File Number: 217020WSP01  
8966 Woodbine Ave. Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number  
**101**



- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.  
(RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.  
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LOT  
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- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.

Date: \_\_\_\_\_ Reviewed By: \_\_\_\_\_

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

COVERAGE CALCULATION	
LOT NO.:	105
LOT AREA:	532.000000
BLDG. AREA:	0.000000
LOT COVERAGE:	0.00 %
LANDSCAPE AREA:	0.000000
LANDSCAPE COV.:	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.000000
FROM AVERAGE FIN. GRADE @ FRONT OF BUILDING TO MEAN ESTABLISHED GRADE:	229.02
F.F. TO TOP OF ROOF:	0.000000
F.F. TO MEAN OF ROOF:	9.150000
PROPOSED BLDG. HGT:	9.84 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	51.808000
LANDSCAPE AREA:	32.000000
COVERAGE (60% MIN.):	61.77 %
SOFT LANDSCAPE AREA	
SOFT LANDSCAPE AREA:	28.700000
SOFT COVERAGE (60% MIN.):	89.69 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	114.961000
SOFT LANDSCAPE AREA:	114.961000
COVERAGE (60% MIN.):	100.00 %

REVISED

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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PURPLE CREEK ROAD

AIR CONDITIONER ROUGH IN REQUIRED

PURPLE CREEK ROAD  
CITY OF VAUGHAN  
BUILDING STANDARDS DEPARTMENT  
PLANS EXAMINATION  
RECEIVED MAR 27 2020

ZONING	DATE REVIEWED	INITIAL
GRADING	March 27, 2020	CT
BUILDING CODE		
MECHANICAL		
ELECTRICAL		
FIRE		

- GENERAL NOTES:
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ISSUED FOR FINAL APPROVAL	AW	2020.02.06
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL L-1 MODIFIED	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION REFER TO SCS DWG. 902 DETAIL L-1 MODIFIED		STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL			VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	FENCE AND GATE	MODIFIED	UF UNDERSIDE OF FOOTING
			HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	ACoustic FENCE	NO DOOR	WOD WALKOUT DECK
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE		REV REVERSED	WOB WALKOUT BASEMENT
							BELL		NO DOOR	MOD MODIFIED
							HYDRO, GAS, BELL, CABLE LINE		XXXXXX HIGHLIGHTED GRADE	REV REVERSED
										NO DOOR
										XXXXXX HIGHLIGHTED GRADE

# SITING AND GRADING PLAN

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.

QUALIFICATION INFORMATION  
Allan Whiting 23177  
SIGNATURE  
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.  
www.huntdesign.ca

GOLDPARK HOMES - 217020  
PINE VALLEY, VAUGHAN ONT.

Drawn By: AW Checked By: AW Scale: 1:250 File Number: 217020WSP01 Lot / Page Number: 105  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

20-490

ZONING: 3/16/20 NP

20-248EP

Guidelines approved by the City of VAUGHAN.

ARCHITECTURAL REVIEW & APPROVAL

MAR 10 2020

John G. Williams Limited, Architect

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ISSUED FOR FINAL APPROVAL	AW	2020.02.06
ISSUED FOR PRELIMINARY APPROVAL	OF	2019/12/19

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							BELL		NO DOOR	MOD MODIFIED
							HYDRO, GAS, BELL, CABLE LINE		XXXXXX HIGHLIGHTED GRADE	REV REVERSED
										NO DOOR
										XXXXXX HIGHLIGHTED GRADE

# SITING AND GRADING PLAN

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Allan Whiting 23177  
SIGNATURE  
HUNT DESIGN ASSOCIATES INC. 19695

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GOLDPARK HOMES - 217020  
PINE VALLEY, VAUGHAN ONT.

Drawn By: AW Checked By: AW Scale: 1:250 File Number: 217020WSP01 Lot / Page Number: 105

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LOT 117

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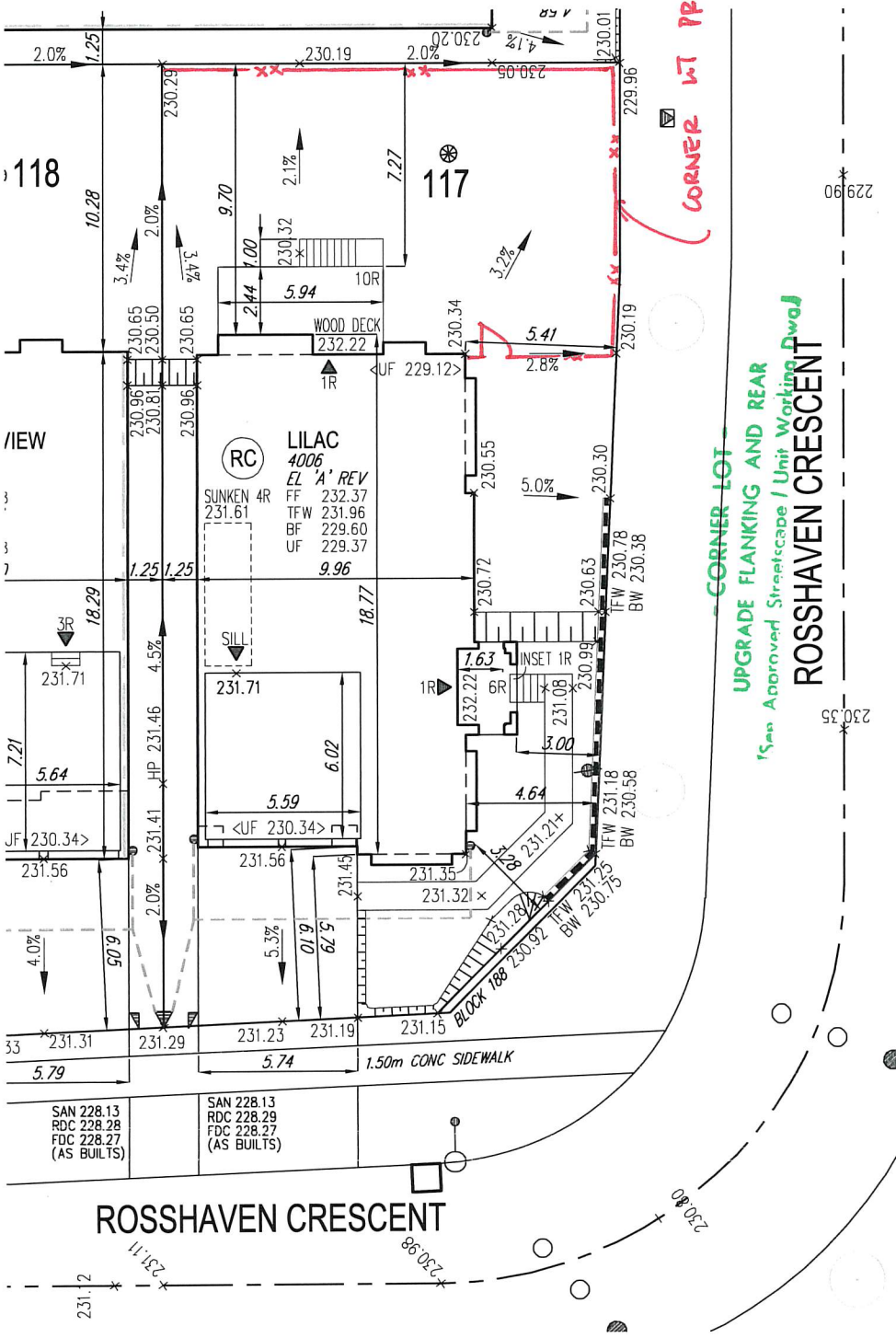
SCS CONSULTING GROUP LTD.



Date: March 6/20 Reviewed By: M.R.C.

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

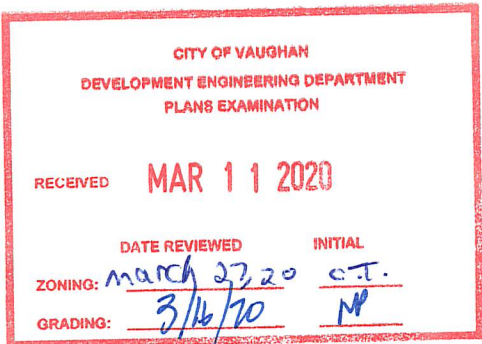


AIR CONDITIONER ROUGH  
IN REQUIRED

NOTE:

Notwithstanding, a building permit has been issued for the construction of a building, construction thereof shall not proceed above grade until the consultant has certified that the building is proceeding in accordance with the approved plans and that the elevation at the top of foundation corresponds with the proposed elevation shown on the drawings which the building is constructed.

COVERAGE CALCULATION	
LOT NO. :	117
LOT AREA :	533.05 m <sup>2</sup>
BLDG. AREA : (INCL. PORCH)	0.00 m <sup>2</sup>
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.00 m <sup>2</sup>
LANDSCAPE COV. :	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.45
F.F. TO TOP OF ROOF:	0.00 m
F.F. TO MEAN OF ROOF:	8.52 m
PROPOSED BLDG. HGT:	9.44 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	68.37 m <sup>2</sup>
LANDSCAPE AREA :	36.50 m <sup>2</sup>
COVERAGE (60% MIN.) :	53.39 %
SOFT LANDSCAPE AREA:	27.80 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	76.16 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	103.08 m <sup>2</sup>
SOFT LANDSCAPE AREA :	103.08 m <sup>2</sup>
COVERAGE (60% MIN.) :	100.00 %



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

ARCHITECTURAL REVIEW & APPROVAL

MAR 10 2020

John G. Williams Limited, Architect

- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
  - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
  - APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
  - UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ISSUED FOR FINAL APPROVAL	AW	2020.03.05
ISSUED FOR PRELIMINARY APPROVAL	-	-

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL 1.1 MODIFIED.	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL 1.1 MODIFIED.		STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL			VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	WATERLINE	45 MINUTE FIRE RATED WALL (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF UNDERSIDE OF FOOTING
			HYDRANT	STREET LIGHT	STREET SIGN	SWALE DIRECTION	GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	PRIVACY FENCE	WOB WALKOUT BASEMENT
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	CABLE LINE		ACOUSTIC FENCE	MOD MODIFIED
							BELL			REV REVERSED
							HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
										XXXXX HIGHLIGHTED GRADE

SITING AND GRADING PLAN

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.

QUALIFICATION INFORMATION

Allan Whiting 23177  
NAME SIGNATURE BCIN  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.  
www.hunt-design.ca

GOLDPARK HOMES - 217020  
PINE VALLEY, VAUGHAN ONT.

Drawn By JR Checked By AW Scale 1:250 File Number 217020WSP01  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number 117



- RC COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.  
RF HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.  
RR HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1 - ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL B)  
1.2 - IF ROOF CONFIGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTION. (REFER TO SCS DWG. 906 DETAIL B)  
1.3 - IF ROOF CONFIGURATION IS RR, REAR ROOF DRAINS TO BE CONNECTED TO REAR ROOF DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH (REFER TO SCS DWG. 906 DETAIL A)  
1.4 - THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.  
1.5 - ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.  
1.6 - MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.  
1.7 - THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.  
1.8 - DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.  
1.9 - LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS  
1.10 - ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA SPLASH PAD. (REFER TO SCS DWG. 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF)  
1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)  
1.12 - IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO 100mmØ CAP. REMOVE CAP AND CONNECT TO REAR LOT INFILTRATION TRENCH. BUILDER IS RESPONSIBLE TO BUILD THE REAR YARD ROOF LEADER CONNECTION TO THE CAP AT THE TRENCHES (TYP.) REFER TO SCS DWG. 906 DETAIL A.  
1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 118

WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- The proposed grading and appurtenant drainage works comply with sound engineering principles.
- The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
- The proposed building is compatible with the proposed grading.
- The proposed water service curb stop is to be located in the grassed portion of the front yard.
- The driveway conforms with the City of Vaughan By-Law 1-88 as amended and is a minimum 1.0 metre clear of all street landscape catch basins.
- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

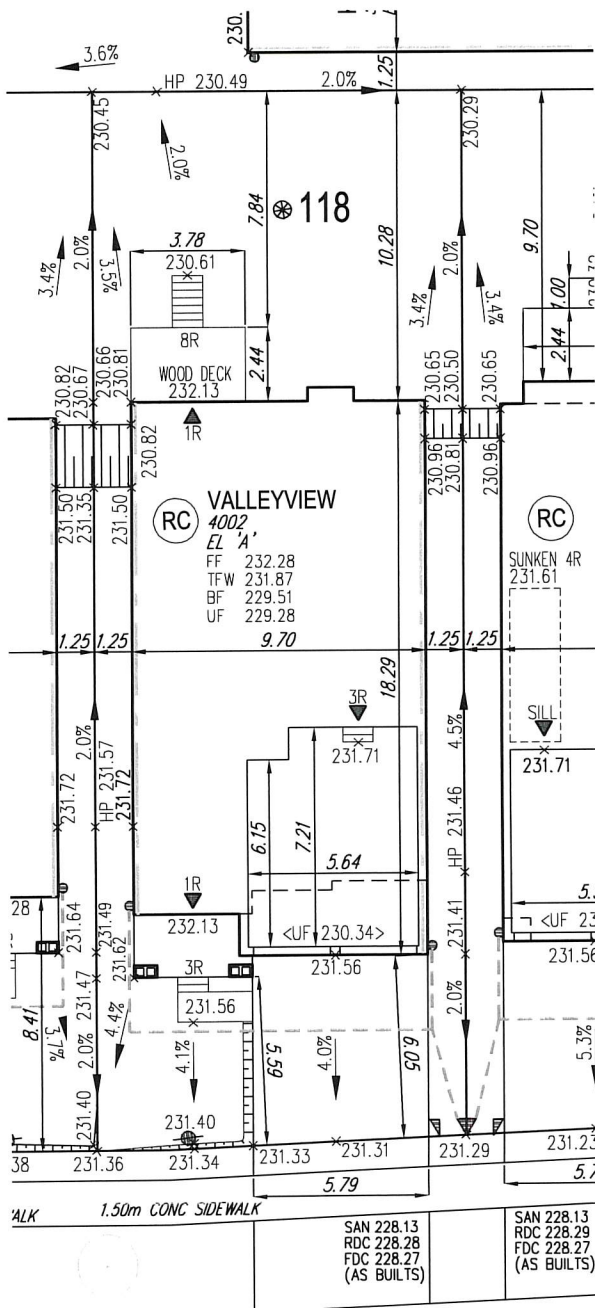
SCS CONSULTING GROUP LTD.



Date: March 6/20 Reviewed By: M.R.C.

All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

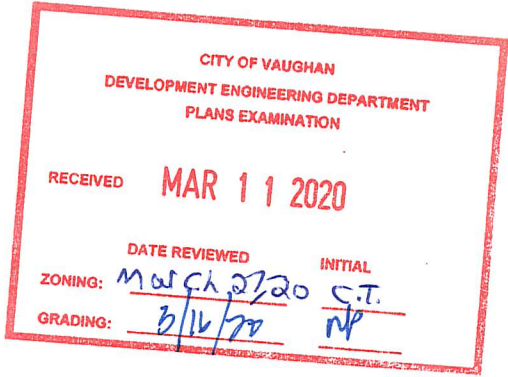


ROSSHAVEN CRESCENT

AIR CONDITIONER ROUGH  
IN REQUIRED

NOTE:  
Notwithstanding, a building permit has been issued for the construction of a building, construction there of shall not proceed above grade until the consultant has certified that the building is proceeding in accordance with the approved plan and that the building is in compliance with the provisions of the Building Act, R.S.O. 1990, Chapter B.06, as amended.

COVERAGE CALCULATION	
LOT NO. :	118
LOT AREA :	424.87 m <sup>2</sup>
BLDG. AREA : (INCL PORCH)	0.00 m <sup>2</sup>
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.00 m <sup>2</sup>
LANDSCAPE COV. :	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	231.58
F.F. TO TOP OF ROOF:	0.00 m
F.F. TO MEAN OF ROOF:	8.79 m
PROPOSED BLDG. HGT:	9.49 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	67.57 m <sup>2</sup>
LANDSCAPE AREA :	36.00 m <sup>2</sup>
COVERAGE (60% MIN.) :	53.28 %
SOFT LANDSCAPE AREA:	32.30 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	89.72 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	74.33 m <sup>2</sup>
SOFT LANDSCAPE AREA :	74.33 m <sup>2</sup>
COVERAGE (60% MIN.):	100.00 %



20-250 EP

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  
MAR 10 2020  
John G. Williams Limited, Architect

- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
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ISSUED FOR FINAL APPROVAL	AW	2020.03.05
ISSUED FOR PRELIMINARY APPROVAL	-	-

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	AIR CONDITIONER	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	INFILTRATION TRENCH	HYDRANT	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL	FENCE AND GATE	BF BASEMENT FLOOR
CATCH BASIN			VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	190.10 PROPOSED GRADES	H - HYDRO LINE	THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	UF UNDERSIDE OF FOOTING
				STREET LIGHT	STREET SIGN	2.0% SWALE DIRECTION	G - GAS LINE	EXTERIOR DOOR LOCATION	MODIFIED	WOD WALKOUT DECK
				TRAFFIC SIGNAL POWER PEDESTAL	COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	REV REVERSED	WOB WALKOUT BASEMENT
							B - BELL		ND NO DOOR	XXXXX HIGHLIGHTED GRADE
							HYDRO, GAS, BELL, CABLE LINE			

SITING AND GRADING PLAN

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.

QUALIFICATION INFORMATION

Allan Whiting 23177

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

www.hunt-design.ca

Lot 118

ROSSHAVEN CRESCENT

GOLDPARK HOMES - 217020

PINE VALLEY, VAUGHAN ONT.

Drawn By: JWB

Checked By: AW

Scale: 1:250

File Number: 217020WSP01

Lot / Page Number: 118

9866 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

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- (RC) COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.  
(RF) HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.  
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1.11 - INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)  
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1.13 - BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 124

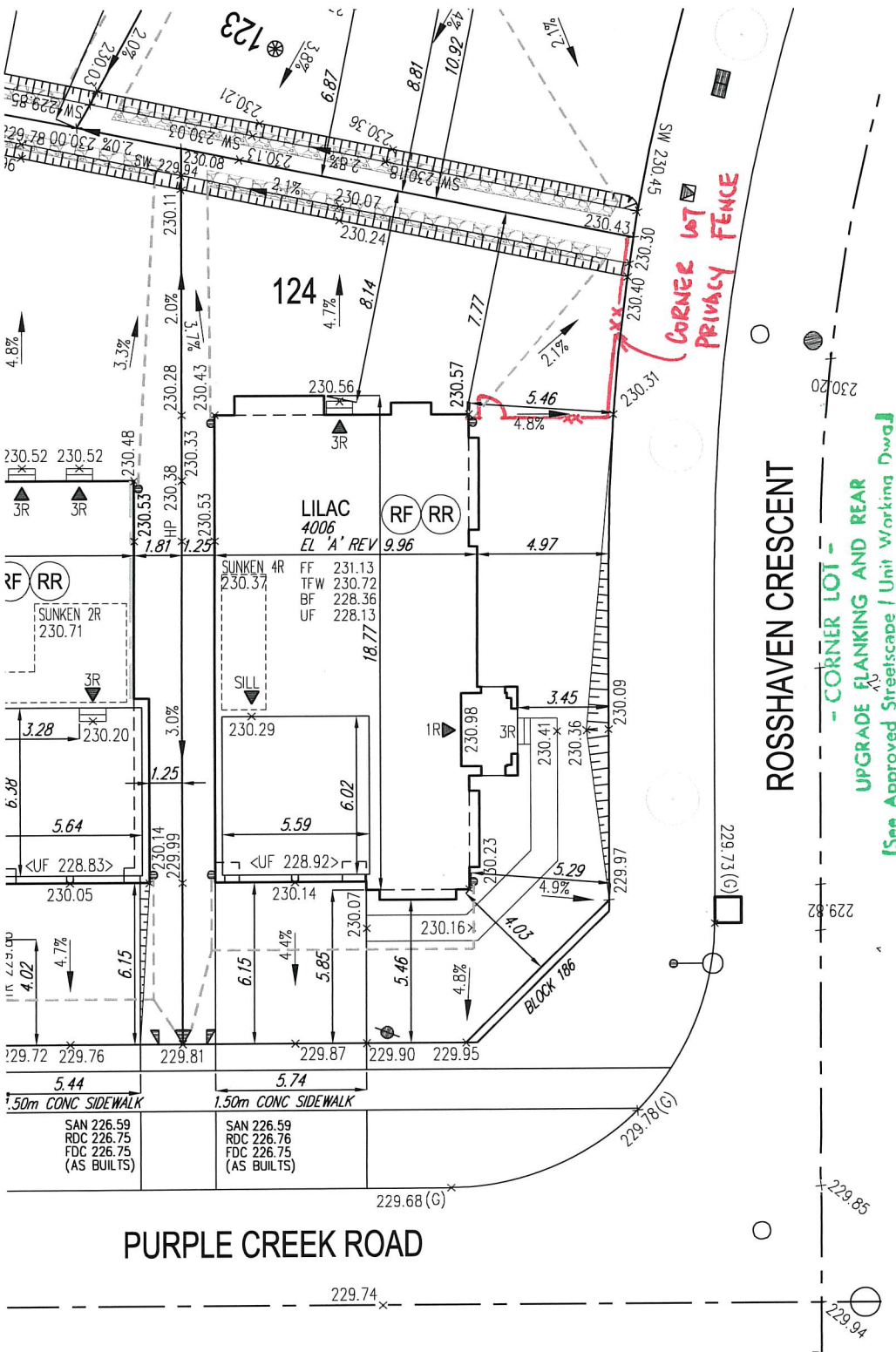
WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

- The proposed grading and appurtenant drainage works comply with sound engineering principles.
- The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.
- The proposed building is compatible with the proposed grading.
- The proposed water service curb stop is to be located in the grassed portion of the front yard.
- The driveway conforms with the City of Vaughan By-Law 1-88 as amended and is a minimum 1.0 metre clear of all street landscape catch basins.
- The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.



Date: March 6/20 Reviewed By: M.R.C.

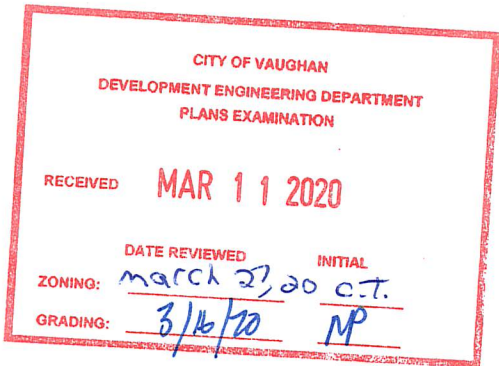


All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN  
FOR BUILDING PERMIT ONLY

STANDARD AIR  
CONDITIONER REQUIRED  
EXTERIOR WALLS TO  
HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	124
LOT AREA :	513.22 m <sup>2</sup>
BLDG. AREA : (INCL PORCH)	0.00 m <sup>2</sup>
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.00 m <sup>2</sup>
LANDSCAPE COV. :	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.15
F.F. TO TOP OF ROOF:	0.00 m
F.F. TO MEAN OF ROOF:	8.52 m
PROPOSED BLDG. HGT:	9.50 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	73.72 m <sup>2</sup>
LANDSCAPE AREA :	42.30 m <sup>2</sup>
COVERAGE (60% MIN.):	57.38 %
SOFT LANDSCAPE AREA:	34.20 m <sup>2</sup>
SOFT COVERAGE (60% MIN.):	80.85 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	129.44 m <sup>2</sup>
SOFT LANDSCAPE AREA :	129.44 m <sup>2</sup>
COVERAGE (60% MIN.):	100.00 %



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

MAR 10 2020

John G. Williams Limited, Architect

#### NOTE:

Notwithstanding, a building permit has been issued for the construction of a building, construction of shall not proceed above grade until the contractor has certified that the building is proceeding in accordance with the approved plans and that the elevation at the top of foundation complies with the approved elevation shown on the plan for which the "Building Permit" was issued.

#### GENERAL NOTES:

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
- BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
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-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
ISSUED FOR FINAL APPROVAL	AW	2020.03.03
ISSUED FOR PRELIMINARY APPROVAL	-	-



#### SITING AND GRADING PLAN

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.

QUALIFICATION INFORMATION  
Allan Whitting 23177  
NAME SIGNATURE BCIN  
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GOLDPARK HOMES - 217020  
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Drawn By: JR Checked By: AW Scale: 1:250 File Number: 217020WSP01  
8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Lot / Page Number  
124



- RC

COMPLETE ROOF (INCLUDING REAR) CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- RF

HALF ROOF CONNECTED TO FRONT DOWNSPOUT AND CONNECTED TO RDC SERVICE CONNECTION.
- RR

HALF ROOF CONNECTED TO REAR DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH.
- 1.1

ROOF DRAINS TO BE CONNECTED AT THE FRONT TO RDC SERVICE CONNECTION FOR ROOF CONFIGURATIONS RC, RF, & RR (REFER TO SCS DWG. 906 DETAIL B)
- 1.2

IF ROOF CONFIGURATION IS RF OR RC, FRONT ROOF DRAINS TO BE CONNECTED TO FRONT DOWNSPOUT & CONNECTED TO RDC SERVICE CONNECTION. (REFER TO SCS DWG. 906 DETAIL B)
- 1.3

IF ROOF CONFIGURATION IS RR, REAR ROOF DRAINS TO BE CONNECTED TO REAR ROOF DOWNSPOUT AND CONNECTED TO INFILTRATION TRENCH (REFER TO SCS DWG. 906 DETAIL A)
- 1.4

THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOOTINGS TO BEAR ON NATURAL UNDISTURBED SOIL OR ROCK AND TO BE A MINIMUM OF 1.22m BELOW FINISHED GRADE.
- 1.5

ALL FRONT AND REAR YARDS SHALL BE GRADED AT A 2%-5% GRADE WITHIN 6.0m OF THE DWELLING UNIT.
- 1.6

MAXIMUM DRIVEWAY SLOPE SHALL BE 8%.
- 1.7

THE MAXIMUM, ALLOWABLE SLOPE IS 3:1 (HORIZONTAL AND VERTICAL) WITH A MAXIMUM ELEVATION DIFFERENCE OF 600mm.
- 1.8

DRIVEWAYS TO BE SET BACK A MINIMUM OF 1.0m, FROM ABOVE GROUND SERVICES OR OTHER OBSTRUCTION.
- 1.9

LOT HIGH POINT (HP) TO BE 2.0m UPSTREAM OF DOWNSPOUTS
- 1.10

ROOF LEADER EMERGENCY OVERFLOW TO DISCHARGE VIA SPLASH PAD. (REFER TO SCS DWG. 906 DETAIL A FOR ROOF CONFIGURATION RR AND DETAIL B FOR ROOF CONFIGURATION RC & RF)
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INFILTRATION TRENCHES NOT TO CROSS BETWEEN LOT LINES. (REFER TO SCS DWG. 906 DETAIL A)
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IF ROOF CONFIGURATION IS RR, REAR ROOF DOWNSPOUTS CONNECTED TO 100mmØ CAP. REMOVE CAP AND CONNECT TO REAR LOT INFILTRATION TRENCH. BUILDER IS RESPONSIBLE TO BUILD THE REAR YARD ROOF LEADER CONNECTION TO THE CAP AT THE TRENCHES (TYP.) REFER TO SCS DWG. 906 DETAIL A.
- 1.13

BUILDER TO REFER TO SCS DWG. 906 DETAILS A & B FOR DETAILS ON THE INFILTRATION TRENCH.

LOT 125

WE HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED, AND HEREBY CERTIFY THAT:

1.

The proposed grading and appurtenant drainage works comply with sound engineering principles.

2.

The proposed grading is in conformity with the grading plan approval for this subdivision and will not adversely affect adjacent lands.

3.

The proposed building is compatible with the proposed grading.

4.

The proposed water service curb stop is to be located in the grassed portion of the front yard.

5.

The driveway conforms with the City of Vaughan By-Law 1-88 as amended and is a minimum 1.0 metre clear of all street landscape catch basins.

6.

The proposed building is a minimum of 0.6 m side yard setback from a drainage swale.

SCS CONSULTING GROUP LTD.

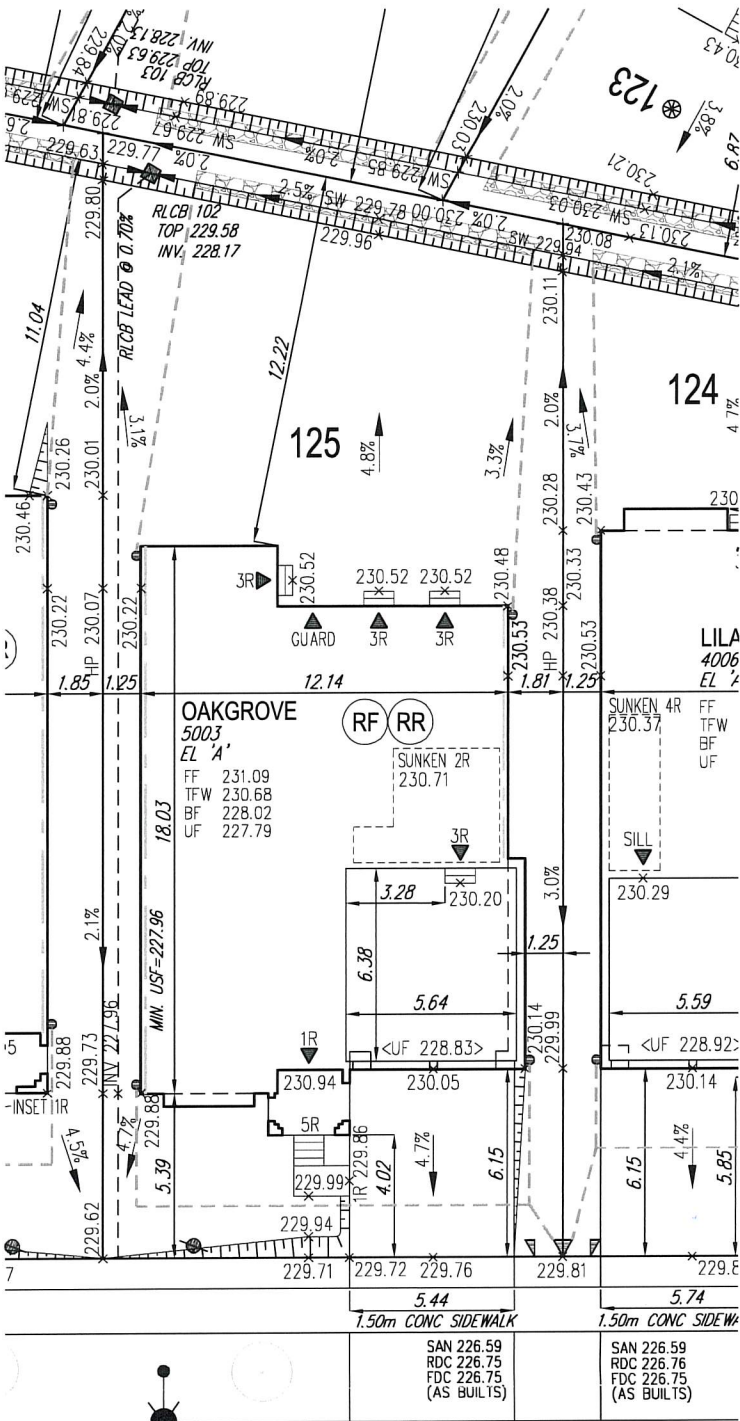
LICENSED PROFESSIONAL ENGINEER

M. R. CATTO

PROVINCE OF ONTARIO

Date: March 6/20

Reviewed By: M.R.C.



All site plans and construction to comply with City of Vaughan By-Law 1-88 a.a.

CITY OF VAUGHAN FOR BUILDING PERMIT ONLY

PURPLE CREEK ROAD

STANDARD AIR CONDITIONER REQUIRED  
EXTERIOR WALLS TO HAVE STC RATING OF 54

COVERAGE CALCULATION	
LOT NO. :	125
LOT AREA :	539.83 m2
BLDG. AREA : (INCL. PORCH)	0.00 m2
LOT COVERAGE :	0.00 %
LANDSCAPE AREA:	0.00 m2
LANDSCAPE COV. :	0.00 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	230.02
F.F. TO TOP OF ROOF:	0.00 m
F.F. TO MEAN OF ROOF:	8.75 m
PROPOSED BLDG. HGT:	9.82 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	61.08 m2
LANDSCAPE AREA :	39.30 m2
COVERAGE (50% MIN.) :	64.34 %
SOFT LANDSCAPE AREA:	35.60 m2
SOFT COVERAGE (80% MIN.) :	90.59 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	183.82 m2
SOFT LANDSCAPE AREA :	183.82 m2
COVERAGE (60% MIN.):	100.00 %

CITY OF VAUGHAN

DEVELOPMENT ENGINEERING DEPARTMENT

PLANS EXAMINATION

RECEIVED MAR 11 2020

DATE REVIEWED: March 27, 20 INITIAL: C.T.

ZONING: GRADING: 3/16/20 NP

20-253EP

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

MAR 10 2020

John G. Williams Limited, Architect

- GENERAL NOTES:
1.

BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2.

BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3.

APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4.

UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ENGINEERED FILL LOTS	DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.	CONNECTION TO RDC LATERAL SERVICE AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH WHEN ROOF CONFIGURATION IS RR (SEE NOTE 1.3)	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.		STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL			VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)	CHAIN LINK FENCE	BF BASEMENT FLOOR
CATCH BASIN			HYDRANT	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION	FENCE AND GATE	UF WALKOUT OF FOOTING
				STREET SIGN	COMMUNITY MAILBOX	SWALE DIRECTION	G - GAS LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	ACUSTIC FENCE	WOD WALKOUT DECK
						EMBANKMENT / BERM	C - CABLE LINE			MOD MODIFIED BASEMENT
							B - BELL			REV REVERSED
							HYDRO, GAS, BELL, CABLE LINE			ND NO DOOR
										XXXXXX HIGHLIGHTED GRADE

SITING AND GRADING PLAN

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.

Qualification Information

Allan Whiting

23177

NAME

SIGNATURE

BOIN

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695

HUNT DESIGN ASSOCIATES INC.

www.hunt-design.ca

GOLDPARK HOMES - 217020  
PINE VALLEY, VAUGHAN ONT.

Drawn By: JR

Checked By: AW

Scale: 1:250

File Number: 217020WSP01

8966 Woodbine Ave, Markham, ON L3R 0J7

T 905.737.5133 F 905.737.7826

Lot / Page Number

125



## Coughlan, Moira

---

**From:** Allan Whiting <awhiting@huntdesign.ca>  
**Sent:** Monday, April 06, 2020 12:09 PM  
**To:** Coughlan, Moira  
**Subject:** [External] RE: Building Permit Application 20-496  
**Attachments:** MASTER DETAILS.2018.11.06. - 2017 OBC - A1-MODEL-AWHITING-20200406.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Attached as requested.

---

**Allan Whiting**  
Project Manager



8966 Woodbine Avenue // Suite 200 // Markham, ON // L3R 0J7  
Tel: 905-737-5133 ext: 227  
Fax: 905-737-7326  
[awhiting@huntdesign.ca](mailto:awhiting@huntdesign.ca)  
[www.huntdesign.ca](http://www.huntdesign.ca)

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**From:** Coughlan, Moira <Moira.Coughlan@vaughan.ca>  
**Sent:** April 6, 2020 12:01 PM  
**To:** Allan Whiting <awhiting@huntdesign.ca>  
**Subject:** Re: Building Permit Application 20-496

thanks Allan,

Could you send me a copy with the BCIN designer's signature please? Thank you.

Moira Coughlan, CBCO  
Plans Examiner I (Buildings)  
Building Standards Department



Moira Coughlan, CBCO  
Plans Examiner I (Buildings)  
Building Standards Department  
City of Vaughan  
905-832-8510 x8454

**From:** Louis Previte <LPrevite@goldparkhomes.com>  
**Sent:** April 6, 2020 10:35 AM  
**To:** Coughlan, Moira  
**Cc:** Brown, Dean; Sue Harlick; Allan Whiting  
**Subject:** [External] RE: Building Permit Application 20-496

Good morning Moira,

Line item 35 on the Construction Notes page of the architectural plans provides the required description. Is this suffice? Please let me know. Please see below.

OF THE STUD WALL AND OVERLAP WITH THE VAPOUR BARRIER AND SEAL THE JOINT. ALL EDGES/JOINTS MUST BE MECHANICALLY CLAMPED.

**35 EXPOSED BUILDING FACE w/ LIMITING DISTANCE <= 3'-11' (1.20m)**  
WALL ASSEMBLY CONTAINS INSULATION CONFORMING TO CAN/ULC-S702 & HAVING A MASS OF NOT LESS THAN 1.22 KG/M<sup>2</sup> OF WALL SURFACE AND 1/2" (12.7) TYPE X GYPSUM WALLBOARD INTERIOR FINISH. EXTERIOR CLADDING MUST BE NON-COMBUSTIBLE WHEN LIMITING DISTANCE IS 23 5/8" (0.60m) OR LESS. WALL ASSEMBLY REQUIRES TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MINUTES & CONFORMING TO O.B.C. (9.10.14. OR 9.10.15.). REFER TO DETAILS FOR TYPE & SPECS. \*\* AN OPENING IN AN EXPOSING BUILDING FACE NOT MORE THAN 20 In<sup>2</sup> (130cm<sup>2</sup>) SHALL NOT BE CONSIDERED AN UNPROTECTED OPENING AS PER 9.10.14.6.

**36 COLD CELLAR PORCH SLAB (9.39.)**  
FOR MAX. 8'-2" (2500) PORCH DEPTH, 5" (127) 32 MPa (4640psi) CONC. SLAB W/ 5.6% AIR ENTRAINMENT REIN WITH 10M BARS @ 7 7/8" (200) O.C. EACH

Regards,

**Louis Previte**  
General Manager

**Gold Park Homes**  
3300 Highway #7, Suite 400 | Concord, ON L4K4M3  
Tel: 905.760.9595 Ext. 246 | Fax: 905.760.9598  
Email: [LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)  
URL: [www.goldparkhomes.com](http://www.goldparkhomes.com)

**GOLD PARK**  
WORTH MORE™

**From:** Coughlan, Moira <Moira.Coughlan@vaughan.ca>  
**Sent:** Monday, April 06, 2020 9:43 AM  
**To:** Louis Previte <LPrevite@goldparkhomes.com>  
**Cc:** Brown, Dean <Dean.Brown@vaughan.ca>; Sue Harlick <SHarlick@goldparkhomes.com>  
**Subject:** Re: Building Permit Application 20-496



Plans Examiner I (Buildings)  
Building Standards Department  
City of Vaughan  
905-832-8510 x8454

---

**From:** Louis Previte <[LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)>  
**Sent:** April 6, 2020 6:25 AM  
**To:** Coughlan, Moira  
**Cc:** Brown, Dean; Sue Harlick  
**Subject:** [External] Fwd: Building Permit Application 20-496

Good morning Moira,

Please see my architects comments below for your review and comment. If so, additional limiting distance measures can be applied to these concerned areas. Please let me know.

Kind regards,

**Louis Previte**

*General Manager*

**Gold Park Homes**

3300 Highway #7, Suite 400 | Concord, ON L4K4M3

Tel: 905.760.9595 Ext. 246 | Fax: 905.760.9598

Email: [LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)

URL: [www.goldparkhomes.com](http://www.goldparkhomes.com)



Begin forwarded message:

**From:** Allan Whiting <[awhiting@huntdesign.ca](mailto:awhiting@huntdesign.ca)>  
**Date:** April 3, 2020 at 2:53:25 PM EDT  
**To:** Louis Previte <[LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)>  
**Subject:** Re: Building Permit Application 20-496

9.10.15 of the code refers to exposing building face.  
Is the examiner concerned that the bumpout has a limiting distance less than 1.2m and that it should be fire rated to 45 min?

---

**From:** Louis Previte <[LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)>  
**Sent:** April 3, 2020 1:29 PM  
**To:** Allan Whiting <[awhiting@huntdesign.ca](mailto:awhiting@huntdesign.ca)>



Dean M. Brown, Ph.D.  
Member: CSME, ASHRAE, ASME, CFSA, AEE, OBOA  
Manager of Technical Services &  
Deputy Chief Building Official  
Building Standards Department  
E-Mail: [Dean.Brown@vaughan.ca](mailto:Dean.Brown@vaughan.ca)  
Ph.: (905) 832-8510, Ext. 8422  
Fax: (905) 832-8558

---

**From:** Coughlan, Moira <[Moira.Coughlan@vaughan.ca](mailto:Moira.Coughlan@vaughan.ca)>  
**Sent:** Thursday, April 02, 2020 4:08 PM  
**To:** Louis Previte <[LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)>  
**Cc:** Sue Harlick <[SHarlick@goldparkhomes.com](mailto:SHarlick@goldparkhomes.com)>; Brown, Dean  
<[Dean.Brown@vaughan.ca](mailto:Dean.Brown@vaughan.ca)>  
**Subject:** Re: Building Permit Application 20-496

there is a code infraction with the bump out. You don't comply with OBC, Div. B,  
9.10.15.

Moira Coughlan, CBCO  
Plans Examiner I (Buildings)  
Building Standards Department  
City of Vaughan  
[905-832-8510](tel:905-832-8510) x8454

---

**From:** Louis Previte <[LPrevite@goldparkhomes.com](mailto:LPrevite@goldparkhomes.com)>  
**Sent:** April 2, 2020 2:55 PM  
**To:** Coughlan, Moira  
**Cc:** Sue Harlick; Brown, Dean  
**Subject:** [External] FW: Building Permit Application 20-496

Good afternoon Moira,

Hoping all is well. The area of concern refers to a f/p bum-pout that you are correct is not noted on the certified plans, but will be once we reapply. This was a decision that was made after these certified models were processed. I'm hoping that if there is no Code infraction which I don't believe there is, you can provide us with this approval knowing that there will be submissions made shortly on this bump out. Please let us know as this lot will impede my excavation schedule if a permit cannot be issued.

Thank you for your consideration,

**Louis Previte**  
*General Manager*  
**Gold Park Homes**  
3300 Highway #7, Suite 400 | Concord, ON L4K4M3



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# GABLE END:

3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.08" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x4" SPRUCE STUDS @ 16" O.C. (PROVIDE 1/2" TYPE 'X' GYPSUM BRD. ON INSIDE WHEN LIMITING DISTANCE IS LESS THAN 3'-11" (1.20m))

No. 210 ASPHALT SHINGLES, 3/8" EXTERIOR TYPE SHEATHING WITH 1" CLIPS, APPROVED HOOD TRUSSES @ 24" O.C. MAX. APPROVED EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND MIN. 12" BEYOND INNER FACE OF EXTERIOR WALL, 2"x4" TRUSS BRACING 6'-0" O.C. AT BOTTOM CHORD.

PRE-MANUFACTURED ALUM. FLASHING

AIR Baffle TIED TO UNDERSIDE OF ROOF SHEATHING WITH 2 1/2" MIN. VOID AREA

2"x6" SPRUCE FASCIA BOARD

PRE-FINISHED ALUMINUM FASCIA, RAINWATER LEADER AND VENTED SOFFIT TIED TO EXTERIOR FINISH, PROVIDE ATTIC VENTILATION - 1/300 OF INSULATED CEILING AREA WITH 50% AT THE EAVES

PRE-FINISHED FRIEZE BOARD, VARIES PER ELEVATION

PROVIDE ADEQUATE SPACE FOR INSULATION DIRECTLY ABOVE THE INNER SURFACE OF EXTERIOR WALLS. INSULATION VALUE SHALL NOT BE LESS THAN R20 (3.52 RSI) AS PER O.B.C. SB-12 3.1.1.8.

1/2" GYPSUM CEILING BOARD INTERIOR FINISH ON 6 MIL POLY VAPOUR BARRIER ON BOTTOM CHORD OF ROOF TRUSSES, INSULATION W/ REQUIRED CEILING W/ ATTIC SPACE R-VALUE

2'-2"x6" TOP PLATE

SECOND FLOOR

2"x6" BASE PLATE

MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 4.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

2'-2"x6" TOP PLATE

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BASE PLATES AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS.

FIRST FLOOR

2"x6" BASE PLATE

MIN. 1 1/2" THICK HEADER AS PER JOIST DEPTH - REFER TO ENG. FLOOR JOIST MANUF. FOR RIMBOARD OR HEADER SIZE.

1/6" SUBFLOOR ON FLOOR JOISTS. FOR CERAMIC TILE APPLICATION REFER TO O.B.C. 4.30.6. ALL JOISTS TO BE BRIDGED WITH 2"x2" CROSS BRACING OR SOLID BLOCKING @ 6'-11" O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 1"x3" @ 6'-11" O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED. REFER TO ENG. FLOOR JOIST MANUF. FOR BRACING SPECIFICATIONS.

INSULATION W/ REQUIRED EXPOSED FLOOR R-VALUE IN HEADER SPACE

ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD FOR LIMITING DISTANCE LESS THAN 3'-11" (1.20m)

MINIMUM 2"x4" SILL PLATE (2"x6" AS REQ.), TIED TO TOP OF POURED CONC. FND. WALL WITH 8" LONG 1/2" ANCHOR BOLTS C/M NUT AND WASHER WITH 2 1/2" HOOK. ANCHOR BOLTS TO BE SPACED NOT MORE THAN 7'-0" O.C. AND EMBEDDED NOT LESS THAN 4" INTO CONC. PROVIDE SILL GASKET BETWEEN PLATE AND FOUNDATION WALL. PROVIDE NON-SHRINK GROUT TO LEVEL PLATE.

INSULATION BLANKET OR BATTS W/ REQUIRED BASEMENT WALL R-VALUE, 6 MIL POLYETHYLENE VAPOUR BARRIER DAMPPROOF WITH AIR/WATER BARRIER BETWEEN THE FOUNDATION WALL AND INSULATION UP TO GRADE LEVEL. TERMINATE BLANKETS ABOVE SLAB AS REQUIRED BY O.B.C. OR ENERGY DESIGN CONSULTANT

TAPE AND SEAL BLANKETS AT ALL JOINTS

UNFINISHED BASEMENT

SECURE METAL BLANKET TIE TO FOUNDATION WALL AS PER MANUF. INSTRUCTIONS

1/2" IMPERVIOUS BOARD FOR BOND BREAK

3" MIN. 25 MPa CONC. SLAB ON 4" COARSE CLEAN GRANULAR FILL OR 20 MPa CONC. WITH DAMPPROOFING BELOW SLAB.

LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)			
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.08" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" GYPSUM WALLBOARD INTERIOR FINISH.			
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) (45 MIN. FRR)			
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.08" GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPROVED AIR/WATER BARRIER ON 5/8" EXTERIOR TYPE SHEATHING ON 2"x6" SPRUCE STUDS SPACED PER O.B.C. 4.23.10.1, INSULATION W/ REQUIRED WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-S102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE, APPROVED 6 MIL POLY VAPOUR BARRIER, 1/2" TYPE 'X' GYPSUM WALLBOARD INTERIOR FINISH.			
LIMITING DISTANCE LESS THAN 3'-11" (1.20m) FIRE RATINGS (OBC REFERENCE - SB-23)			
COMPONENT	FIRE RATING	CODE REFERENCE	
1/2" (12.7mm) TYPE 'X' GYPSUM WALL BOARD	25 min.	O.B.C. SB-23.4(2)	(TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-23.4(3)	(TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-23.4(1)	

PROVIDE CONTINUOUS APPROVED AIR/WATER BARRIER AROUND HEADERS, UNDER BOTTOM PLATE AND UP STUD WALL BEHIND GYPSUM WALLBOARD, PROVIDE CAULKING AT JOINTS, AIR/WATER BARRIER SHALL EXTEND UNDER SILL PLATE TO OUTSIDE FACE OF INSULATION UNDER 6 MIL POLY VAPOUR BARRIER.

BASE FLASHING CONFORMING TO TABLE 4.20.13.1 TO EXTEND 3/16" BEYOND OUTER FACE OF FOUNDATION WALL, TIED TO EXT. SHEATHING UNDER AIR/WATER BARRIER, PROVIDE 6" MINIMUM LAP JOINT.

KEEP HOLES @ 32" O.C. AT BASE FLASHING AND OVER ALL OPENINGS. PROVIDE P.V.C. BRICK VENTILATOR @ ALL KEEP HOLE LOCATIONS.

## FINISHED GRADE

PROVIDE MASONRY PARING FROM TOP OF FOUNDATION WALL TO 2" BELOW FINISHED GRADE

UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (4.15.4.2)				
STRENGTH RANGES	UNSUPPORTED AT TOP		SUPPORTED AT TOP	
	AT TOP	2.5m	2.5m & 2.75m	3.0m
15 MPa	8" 3'-11" (1.20m)	7'-0" (2.15m)	7'-0" (2.15m)	6'-10" (2.10m)
10 MPa	4'-1" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	8'-2" (2.50m)
12 MPa	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
20 MPa	8" 3'-11" (1.20m)	7'-6" (2.30m)	7'-6" (2.30m)	7'-2" (2.20m)
10 MPa	4'-1" (1.40m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
12 MPa	4'-11" (1.50m)	7'-6" (2.30m)	8'-6" (2.60m)	9'-3" (2.85m)
MINIMUM STRIP FOOTING SIZES (4.15.3)				
NUMBER FLOORS SUPPORTED	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL	
1	16" W x 6" D	16" W x 6" D	16" W x 6" D	
2	24" W x 8" D	20" W x 6" D	24" W x 8" D	
3	36" W x 14" D	26" W x 9" D	36" W x 14" D	

NOTE: FOOTING SIZE SUBJECT TO CERTIFICATION BY A SOIL CONSULTANT

FOUNDATION WALLS SHALL NOT EXCEED 9'-10" (3.0m) IN UNSUPPORTED HEIGHT UNLESS OTHERWISE NOTED. (4.15.4.2.1). POURED CONC. FDN. WALL WITH BITUMINOUS DAMPPROOFING AND DRAINAGE LAYER. REFER TO CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTGS. BRACE FOUNDATION WALL PRIOR TO BACKFILLING. ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED ENGINEERED FILL.

CONTINUOUS KEY IN CONCRETE

4" @ KEEPING TILE, 6" CRUSHED STONE

COVER OVER AND AROUND KEEPING TILES.

POURED CONC. FOOTINGS. SEE MINIMUM STRIP

FOOTING SIZES FOR EXTERIOR WALLS' CHART

NOTE: POURED CONC. FOOTING ON NATURAL UNDISTURBED SOIL OF 1500 KPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY OF 1500 KPa. FOOTING SIZE SHOWN FOR 16'-0" (4.9m) MAXIMUM JOIST SPAN ONLY. JOIST SPAN EXCEEDING 16'-0" (4.9m) SHALL BE ENGINEERED. IF SOIL BEARING DOES NOT MEET MINIMUM CAPACITY, ENGINEERED FOOTINGS ARE REQUIRED. ACTUAL SOIL BEARING CAPACITY TO BE VERIFIED WITH SOIL ENGINEERING REPORT.

FLOOR & ROOF CONSTRUCTION  
REFER TO FLOOR & ROOF TRUSS MANUFACTURERS DRAWINGS FOR SPECIFICATION, DETAILS, LAYOUT, SPACING, INSTALLATION, HANDLING AND HANGER SIZES.

OBC REFERENCES  
4.10.3.3(2) - EXTERIOR WALLS SHALL BE RATED TO EXPOSURE TO FIRE FROM INSIDE THE BUILDING  
SB 2.3.5(2) - WHEN AN EXTERIOR WALL ASSEMBLY IS RATED FROM THE INTERIOR SIDE THE SPACES BETWEEN THE STUDS ARE TO BE FILLED WITH INSULATION CONFORMING TO CANULC-S102 AND HAVING A MASS OF NOT LESS THAN 122 kg/m2 OF WALL SURFACE.

REFER TO SB-12 ENERGY EFFICIENCY DESIGN MATRIX ON THE TITLE PAGE FOR ALL VALUES AS REQUIRED PER 3.1.1., 3.1.2, 3.1.3. OF THE OBC.

BUILDING COMPONENT INSULATION VALUE	PROPOSED
CEILING W/ ATTIC SPACE	RXX (RSI X.XX)
CEILING W/O ATTIC SPACE	RXX (RSI X.XX)
EXPOSED FLOOR	RXX (RSI X.XX)
WALLS ABOVE GRADE	RXX (RSI X.XX)
BASEMENT WALLS	RXX (RSI X.XX)
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	RXX (RSI X.XX)
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	RXX (RSI X.XX)
HEATED SLAB OR CONC. SLAB ≤ 600mm BELOW GRADE	RXX (RSI X.XX)

01

## MASONRY VENEER, 2"x6" STUDS, 2 STOREY WALL SECTION

1/2" = 1'-0"

FOR PERMIT

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.

QUALIFICATION INFORMATION

NAME

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19258

BCN

19695

**HUNT**  
DESIGN ASSOCIATES INC.  
www.hunt-design.ca

Detail Division Number and Title

**DIVISION 1**

BRICK VENEER WALL DETAILS

Revision

REV. 2016/08/06

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