

- (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 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 (H/P) 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 100mm<sup>2</sup> 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

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

**FIRE PLACE BUMPOUT EXPOSING BUILDING FACE REQUIRES MINIMUM 45 MINUTE FIRE RESISTANCE RATING. SEE ATTACHED CONFIRMATION AND EBF CONSTRUCTION DETAIL PROVIDED BY BUILDER + DESIGNER**

**= MIN. 45 MINUTE F.R.R**

**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**

COVERAGE CALCULATION	
LOT NO.:	127
LOT AREA:	515.220000
BLDG. AREA:	210.520000
LOT COVERAGE:	40.86 %
LANDSCAPE AREA:	263.050000
LANDSCAPE COV.:	51.06 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.000000
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.63
F.F. TO TOP OF ROOF:	11.420000
F.F. TO MEAN OF ROOF:	8.280000
PROPOSED BLDG. HGT:	9.66 m
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA:	55.980000
LANDSCAPE AREA:	30.880000
COVERAGE (60% MIN.):	55.16 %
SOFT LANDSCAPE AREA	
SOFT LANDSCAPE AREA:	27.580000
SOFT COVERAGE (60% MIN.):	89.31 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA:	163.700000
SOFT LANDSCAPE AREA:	163.700000
COVERAGE (60% MIN.):	100.00 %

**FOR OFFICIAL USE ONLY**

**CITY OF VAUGHAN BUILDING STANDARDS DEPARTMENT PLANS ADMINISTRATION**

RECEIVED MAR 27 2020

DATE REVIEWED	INITIAL
MARCH 27, 2020	C.T.
APR 7/20	MC

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.

**GENERAL NOTES:**

- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDERS EXPENSE.
- BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING. ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS 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.

REVISION	DATE	DESCRIPTION
1	2020.03.03	RE-SITE PER BUILDER REQUEST
2	2020.01.29	ISSUED FOR FINAL APPROVAL
3	2019/12/19	ISSUED FOR PRELIMINARY APPROVAL

- ENGINEERED FILL LOTS  
STREET TREE  
RETAINING WALL  
CATCH BASIN

- CONNECTION TO INFILTRATION TRENCH AT THE FRONT OF THE HOUSE (SEE NOTE 1.1) AND CONNECTION TO REAR LOT INFILTRATION TRENCH (SEE NOTE 1.3)  
AIR CONDITIONER

- SANITARY MANHOLE  
STORM MANHOLE  
VALVE & CHAMBER  
VALVE & BOX  
HYDRANT

- WATER SERVICE  
HYDRO SERVICE  
SHEET DRAINAGE  
STREET LIGHT PEDESTAL  
STREET LIGHT TRAFFIC SIGNAL POWER PEDESTAL

- BELL PEDESTAL  
CABLE PEDESTAL  
HYDRO POLE  
HYDRO POLE CLAY  
STREET SIGN  
COMMUNITY MAILBOX

- HYDRO TRANSFORMER  
PADMOUNTED MOTOR  
EXISTING GRADES  
PROPOSED GRADES  
SWALE DIRECTION  
SUBMERGENT / BERM MAX 1:1 SLOPE

- SANITARY LINE  
STORM WATER LINE  
WATERLINE  
HYDRO LINE  
GAS LINE  
CABLE LINE  
BELL  
HYDRO, GAS, BELL, CABLE LINE

- DOWNSPOUTS  
WINDOWS PERMITTED  
45 MINUTE FIRE RATED WALL  
SHED TWO DISTANCE IS LESS THAN 1.2m TO LOT LINE  
(NO WINDOWS PERMITTED)  
EXTERIOR DOOR LOCATION  
EXTERIOR DOOR LOCATION IF GRAD PERMITS

- SEWAGE PUMP AND SURFACE DISCHARGE LOCATION  
UPGRADE ELEVATION  
CHAIN LINK FENCE  
FENCE AND GATE  
PRIVACY FENCE  
ACOUSTIC FENCE

- FINISHED FLOOR  
TOP OF FOUNDATION WALL  
BF BASEMENT FLOOR  
UF UNDERSIDE OF FOOTING  
WOD WALKOUT DECK  
WOR WALKOUT BASEMENT  
MOD MODIFIED  
REV REVERSED  
ND NO DOOR  
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 Whitting 23177 BCS  
NAME SIGNATURE  
REGISTRATION INFORMATION  
HUNT DESIGN ASSOCIATES INC. 19695

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

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

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

Lot / Page Number  
**127**

**20-496**



- |    |  |
|----|--|
| 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 BE BUILT 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 100mm<sup>2</sup> 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 127 (Re-Site)

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.

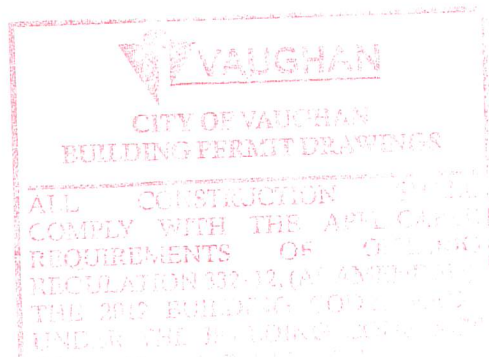
SCS CONSULTING GROUP LTD.



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

FIREPLACE BUMPOUT EXPOSED BUILDING FACE REQUIRES MINIMUM 45 MINUTE FIRE-RESISTANCE RATING. SEE ATTACHED CONFIRMATION AND EBF CONSTRUCTION DETAIL PROVIDED BY BUILDER + DESIGNER.

= MIN. 45 MINUTE  
FRR



AIR CONDITIONER ROUGH  
IN REQUIRED








AIR CONDITIONER REQUIRED  
IN REQUIRED

Grad Only

COVERAGE CALCULATION	
LOT NO. :	127
LOT AREA :	515.22 m2
BLDG. AREA : (INCL. PORCH)	210.52 m2
LOT COVERAGE :	40.86 %
LANDSCAPE AREA:	263.05 m2
LANDSCAPE COV. :	51.06 %

BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
FROM AVERAGE FIN. GRADE@ FRONT OF BUILDING TO MEAN	
ESTABLISHED GRADE:	229.63
F.F. TO TOP OF ROOF:	11.42 m
F.F. TO MEAN OF ROOF:	8.28 m
PROPOSED BLDG. HGT:	9.66 m


FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	55.98 m <sup>2</sup>
LANDSCAPE AREA :	30.88 m <sup>2</sup>
COVERAGE (50% MIN.) :	55.16 %
SOFT LANDSCAPE AREA:	27.58 m <sup>2</sup>
SOFT COVERAGE (60% MIN.) :	89.31 %
REAR YARD LANDSCAPE AREA	
REAR YARD AREA :	163.70 m <sup>2</sup>
SOFT LANDSCAPE AREA :	163.70 m <sup>2</sup>
COVERAGE (60% MIN.):	100.00 %

	ENGINEERED FILL LOTS		DOUBLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
	STREET TREE		SINGLE STM / SAN / FDC / RDC CONNECTION. REFER TO SCS DWG. 902 DETAIL I-1 MODIFIED.
	RETAINING WALL		
	CATCH BASIN		
			INFILTRATION TRENCH

**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 plans and that the elevation at the top of the building is not less than the elevation of the adjacent ground.

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 US 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	

# 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 \_\_\_\_\_

BCIN

## REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

19695



**HUNT**  
DESIGN ASSOCIATES INC.  
[www.hunt-design.ca](http://www.hunt-design.ca)

**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  
**127**



## 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/ 5.0% AIR ENTRAINMENT REINFC 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*

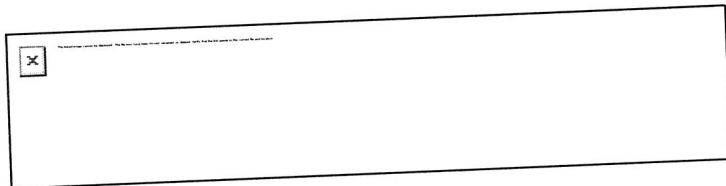
**Gold Park Homes**

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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**CABLE END:**  
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.9"  
GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE,  
APPROVED AIR/WATER BARRIER ON 3/8" 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 WOOD 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. 9.30.6. 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 HEADERS 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. 9.30.6. 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 HEADERS 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/W NUT AND  
WASHER WITH 2 1/2" 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 DAMPROOF 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 DAMPROOFING BELOW SLAB.

**LIMITING DISTANCE GREATER THAN 3'-11" (1.20m)**  
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.9"  
GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE,  
APPROVED AIR/WATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON  
2"x6" SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, 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. FR)**  
3 1/2" MASONRY VENEER TIED TO FRAMING MEMBERS WITH 1/8"x1"x0.9"  
GALV. METAL TIES @ 16" O.C. AND 24" VERTICAL, 1" AIR SPACE, APPR.  
AIR/WATER BARRIER ON 3/8" EXTERIOR TYPE SHEATHING ON 2"x6"  
SPRUCE STUDS SPACED PER O.B.C. 9.23.10.1, INSULATION W/ REQUIRED  
WALLS ABOVE GRADE R-VALUE CONFORMING TO CANULC-5102 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-2.3)

COMPONENT	FIRE RATING	CODE REFERENCE
1/2" (12.7mm) TYPE 'X' GYPSUM WALL BOARD	25 min.	O.B.C. SB-2.3.4.2 (TABLE 2.3.4.A)
WOOD STUDS @ 406mm O.C. MAXIMUM	20 min.	O.B.C. SB-2.3.4.3 (TABLE 2.3.4.C)
TOTAL FIRE RATING	45 min.	O.B.C. SB-2.3.4.1

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 FLASHINGS CONFORMING TO TABLE 9.20.13.1 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 PARINGS FROM TOP OF FOUNDATION  
WALL TO 2" BELOW FINISHED GRADE

STRENGTH CLASS	THICKNESS	UNREINFORCED SOLID CONCRETE FOUNDATION WALLS (9.15.4.2)			
		MAX. HEIGHT FROM FIN. SLAB TO GRADE	UNSUPPORTED AT TOP	SUPPORTED AT TOP	SUPPORTED AT TOP
10 MPa	8"	3'-11" (1.20m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
	10"	4'-7" (1.40m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
	12"	4'-11" (1.50m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
	14"	5'-3" (1.60m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
20 MPa	8"	3'-11" (1.20m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
	10"	4'-7" (1.40m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
	12"	4'-11" (1.50m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)
	14"	5'-3" (1.60m)	7'-0" (2.15m)	12'-5" (3.75m)	12'-5" (3.75m)

NUMBER FLOORS SUPPORTED	MINIMUM STRIP FOOTING SIZES (9.15.3)		
	SUPPORTING INT. LOAD BEARING MASONRY WALL	SUPPORTING EXTERIOR	SUPPORTING PARTY WALL
1	16" x 8" D	16" x 8" D	16" x 8" D
2	24" x 8" D	20" x 8" D	24" x 8" D
3	36" x 14" D	26" x 8" D	36" 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, (9.15.4.2.1)). POURED CONC. FDN. WALL  
WITH BITUMINOUS DAMPROOFING AND DRAINAGE LAYER. REFER TO  
CHART FOR MAXIMUM UNSUPPORTED HEIGHT AND EARTH RETENTION FROM  
BASEMENT SLAB TO FINISHED GRADE, ON CONTINUOUS KEYED CONC. FTG.  
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  
TSKPa OR COMPACTED ENGINEERED FILL WITH MIN. BEARING CAPACITY  
OF 150kPa. 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**  
9.10.3.3(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-5102 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

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

Division 1  
BRICK VENEER WALL DETAILS

REV. 2016/08/06  
8966 Woodbine Ave, Markham, ON L3R 0J7 // T 905.737.5133 // F 905.737.7326

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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.

NAME: Tony Dicarlo  
SIGNATURE: [Signature]  
REGISTRATION INFORMATION: 19258  
HUNT DESIGN ASSOCIATES INC. 19695

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