

SIGNATURE:



John G. Williams Limited, Architects

client

project

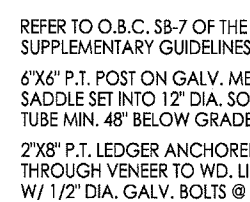
25-5

project # 14043

scale $3/16" = 1'-0"$

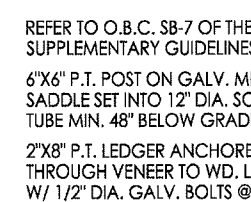
page

A1



ENGINEER:
11'-4" HIGH CONC.
FDTN WALL
AT PORCH TO BE
DESIGNED
BY ENGINEER

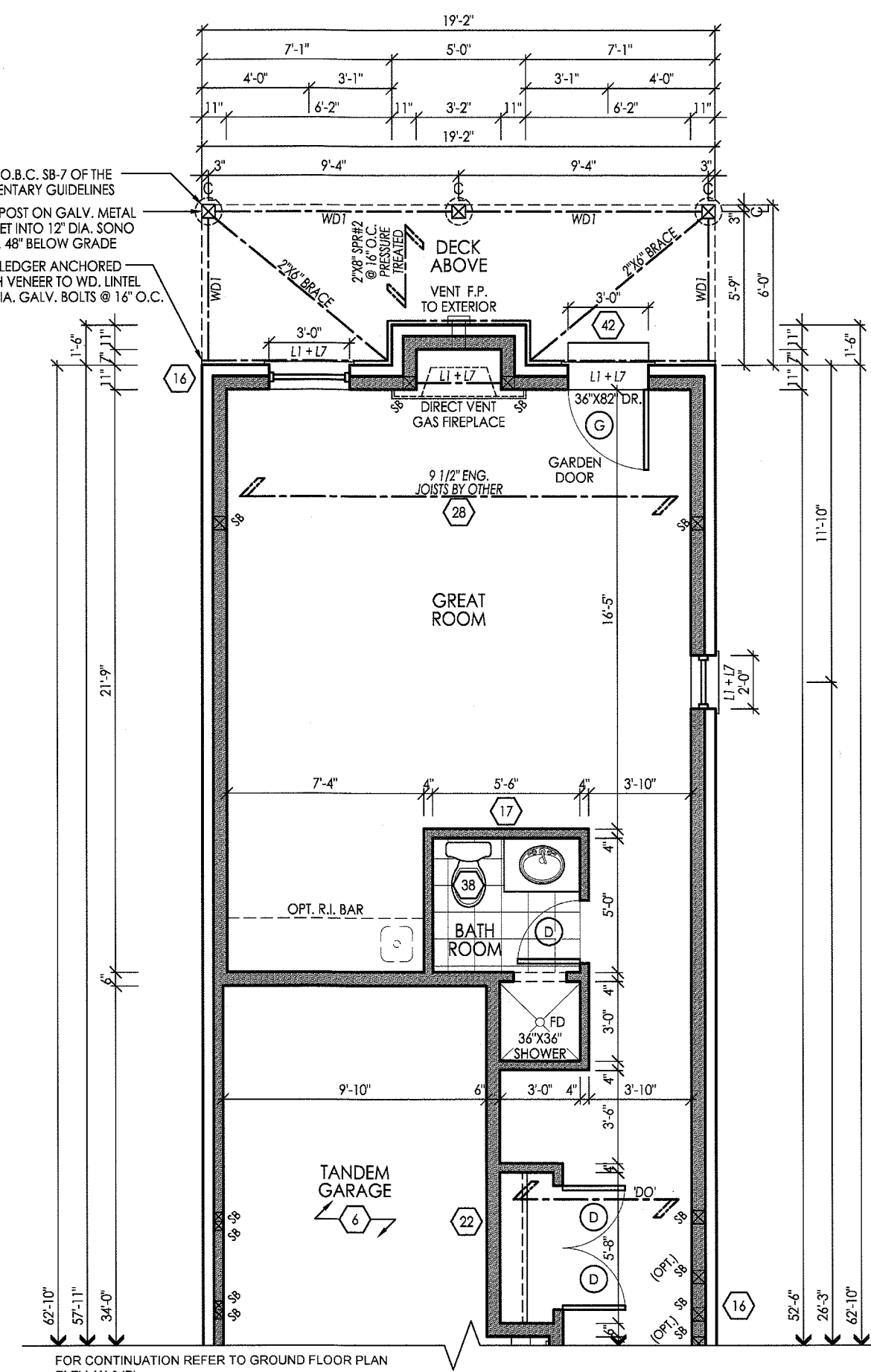
BASEMENT FLOOR PLAN
ELEV. 'A' & 'B'

SHEET A11
S-SECTIONS

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

NOTE: REFER TO TRUSS DRAWINGS FOR APP. TRUSS LAYOUT

GROUND FLOOR ELEV. 'A' & 'B'



PARTIAL OPT. GROUND FLOOR
ELEV. 'A' & 'B'

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE:

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FIRM BCIN: 26995
DATE:

SIGNATURE: _____



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

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

FEB 29 2011

John G. Williams Limited, Architect

#	revisions	date	dwn	ch
1	ISSUED FOR CLIENT REVIEW	20-JAN-15	KK	CR
2	CONFIRMED ROOF TRUSS LAYOUT	1-JUN-15	RPA	DJ
3	REVISED AS PER FLOOR & TRUSSES COORD.	9-JUN-15	RPA	DJ
4	REVISED AS PER ENGINEERING COMMENTS	3-JUL-15	CR	CH
5	REVISED AS PER CLIENT COMMENTS	16-DEC-15	RP	CH
6	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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12				

project

HUNTINGTON &
NASHVILLE
KLEINBURG

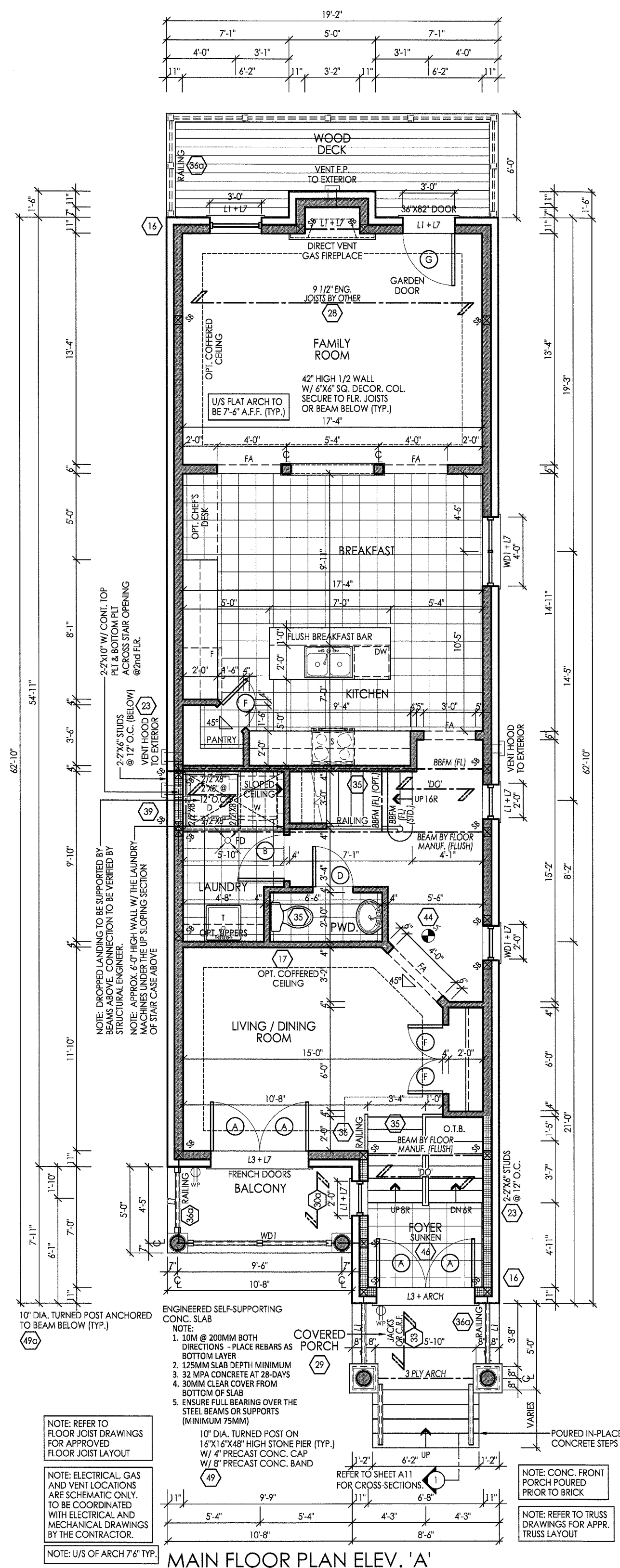
model	25-5
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project # 14043

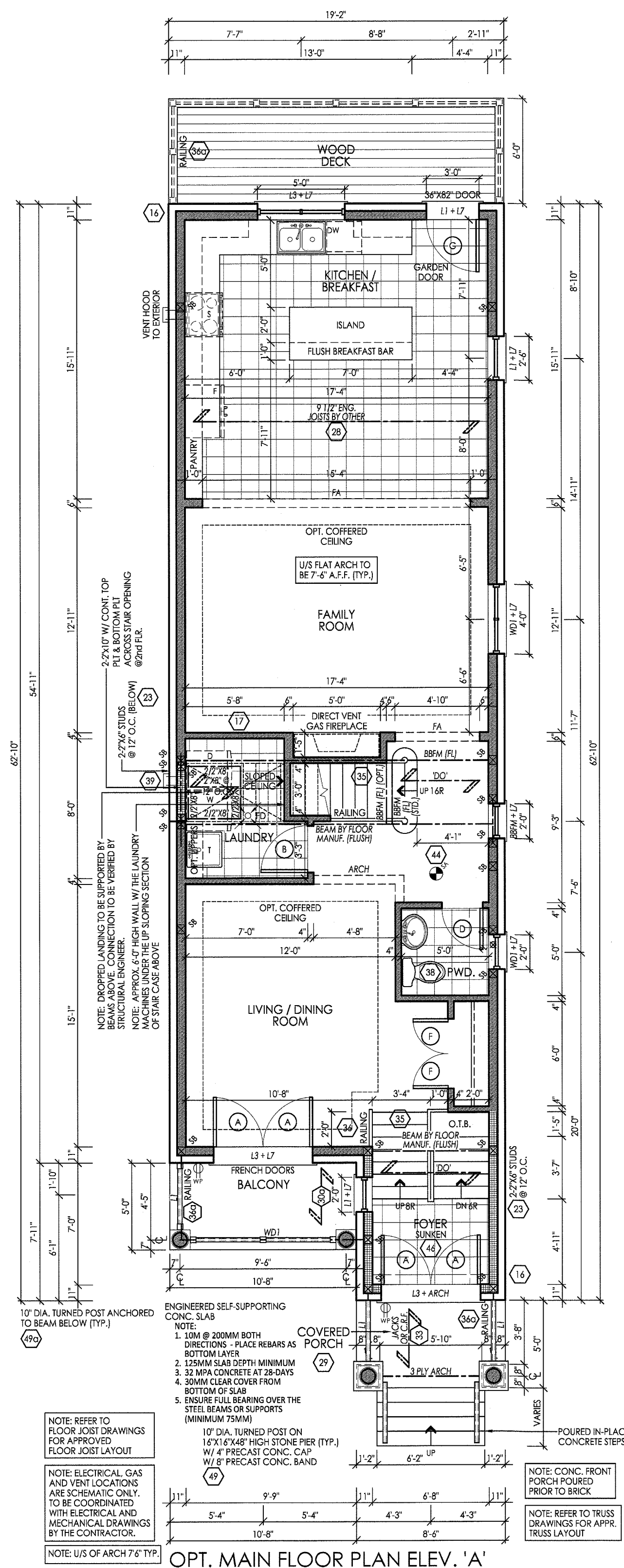
scale $3/16" = 1'-0"$

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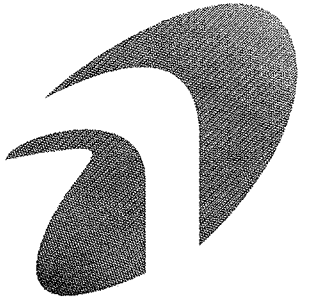
A2



MAIN FLOOR PLAN ELEV. 'A'



OPT. MAIN FLOOR PLAN ELEV. 'A



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
DATE: 1.1.1

SIGNATURE: _____



MAR 04 2016

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

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

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	30-JAN-15	KK	CR
2	CONFIRMED ROOF TRUSS LAYOUT	1-Jun-15	RPA	DJH
3	REVISED AS PER FLOOR & TRUSSES COORD.	9-Jun-15	RPA	DJH
4	REVISED AS PER ENGINEERING COMMENTS	3-Jul-15	RPA	DJH
5	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR
6	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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client **GOLD PARK HOMES**

project **HUNTINGTON & NASHVILLE KLEINBURG**

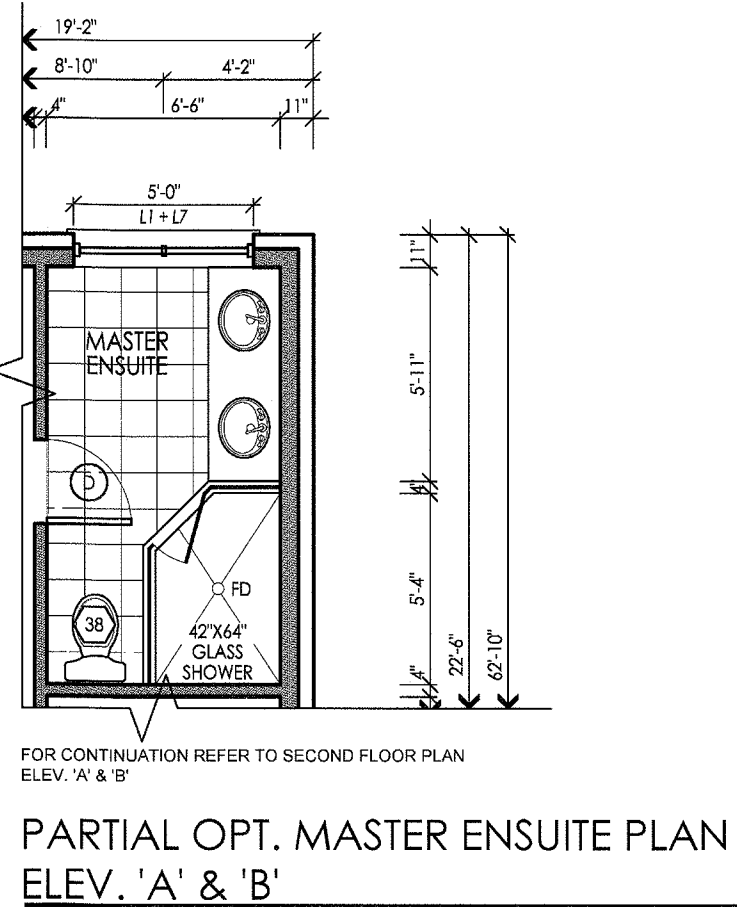
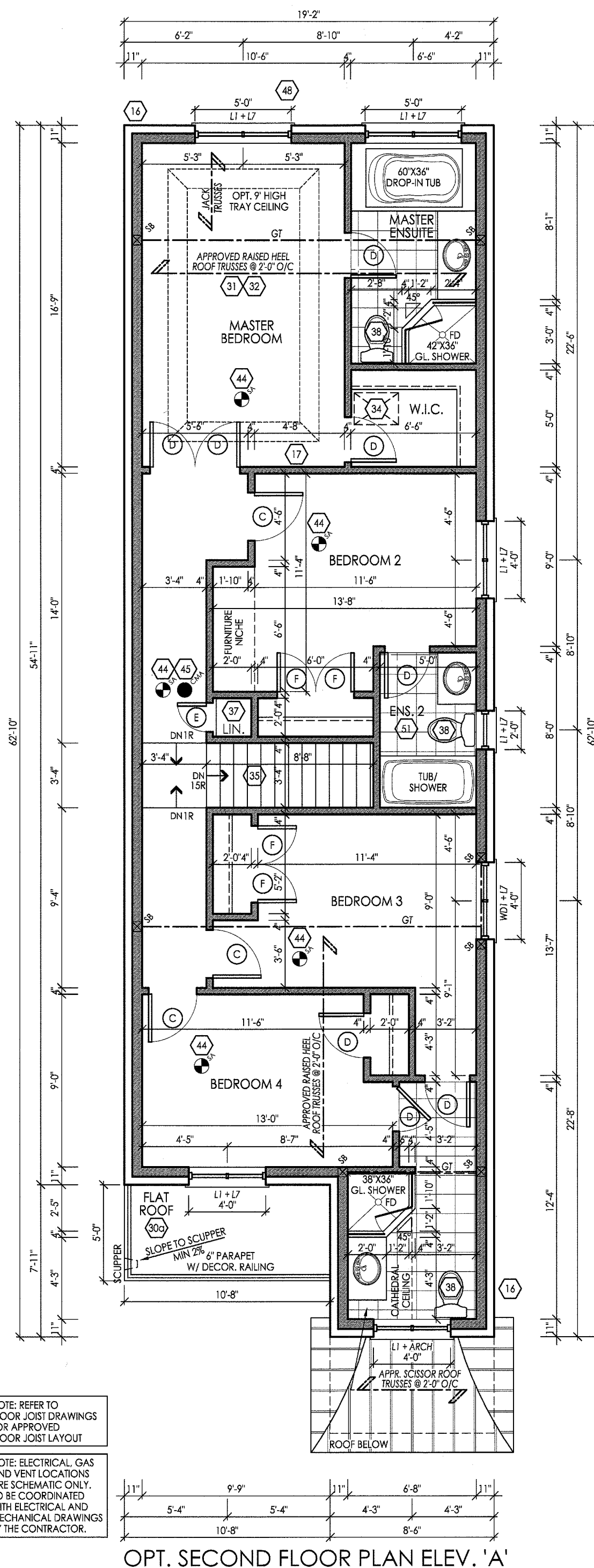
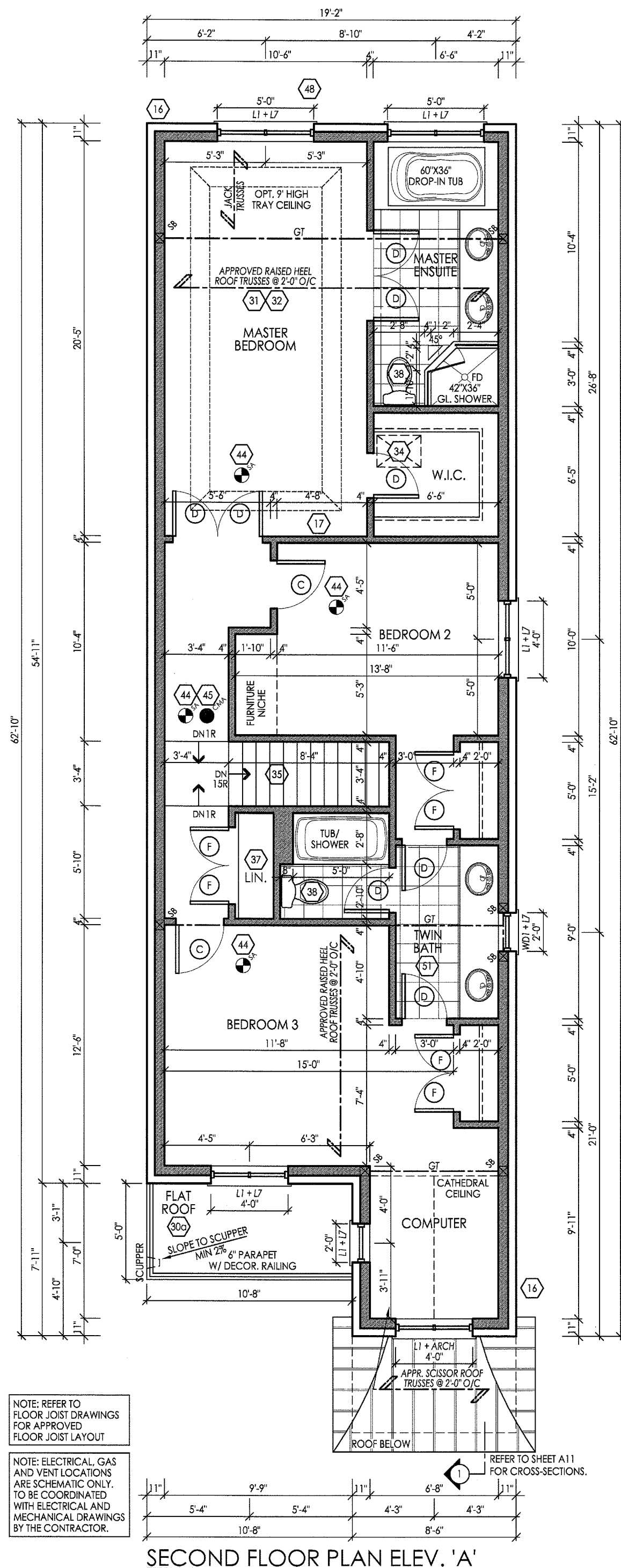
model **25-5**

project # **14043**

scale **3/16" = 1'-0"**

page

A3



SIGNATURE: _____



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 Contractor/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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ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architects

client

project

HUNTINGTON &
NASHVILLE
KLEINBURG

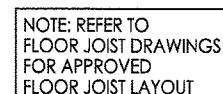
model	25-5
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project # 14043

scale $3/16" = 1'-0"$

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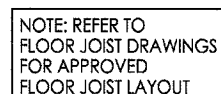
A4



NOTE: ELECTRICAL, GAS
AND VENT LOCATIONS
ARE SCHEMATIC ONLY.
TO BE COORDINATED
WITH ELECTRICAL AND
MECHANICAL DRAWING
BY THE CONTRACTOR

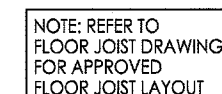
NOTE: U/S OF ARCH 7'6" TYP.

PARTIAL MAIN FLOOR PLAN
ELEV. 'B'



NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWING BY THE CONTRACTOR

PARTIAL SECOND FLOOR PLAN
ELEV. 'B'



NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWING BY THE CONTRACTOR

PARTIAL OPT. SECOND FLOOR
PLAN ELEV. 'B'



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: 38488
FIRM BCIN: 26995
DATE: 1.1.19

SIGNATURE: _____

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ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2015

John G. Williams Limited, Architect

#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	30-JAN-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	16-Dec-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

25-5

project #

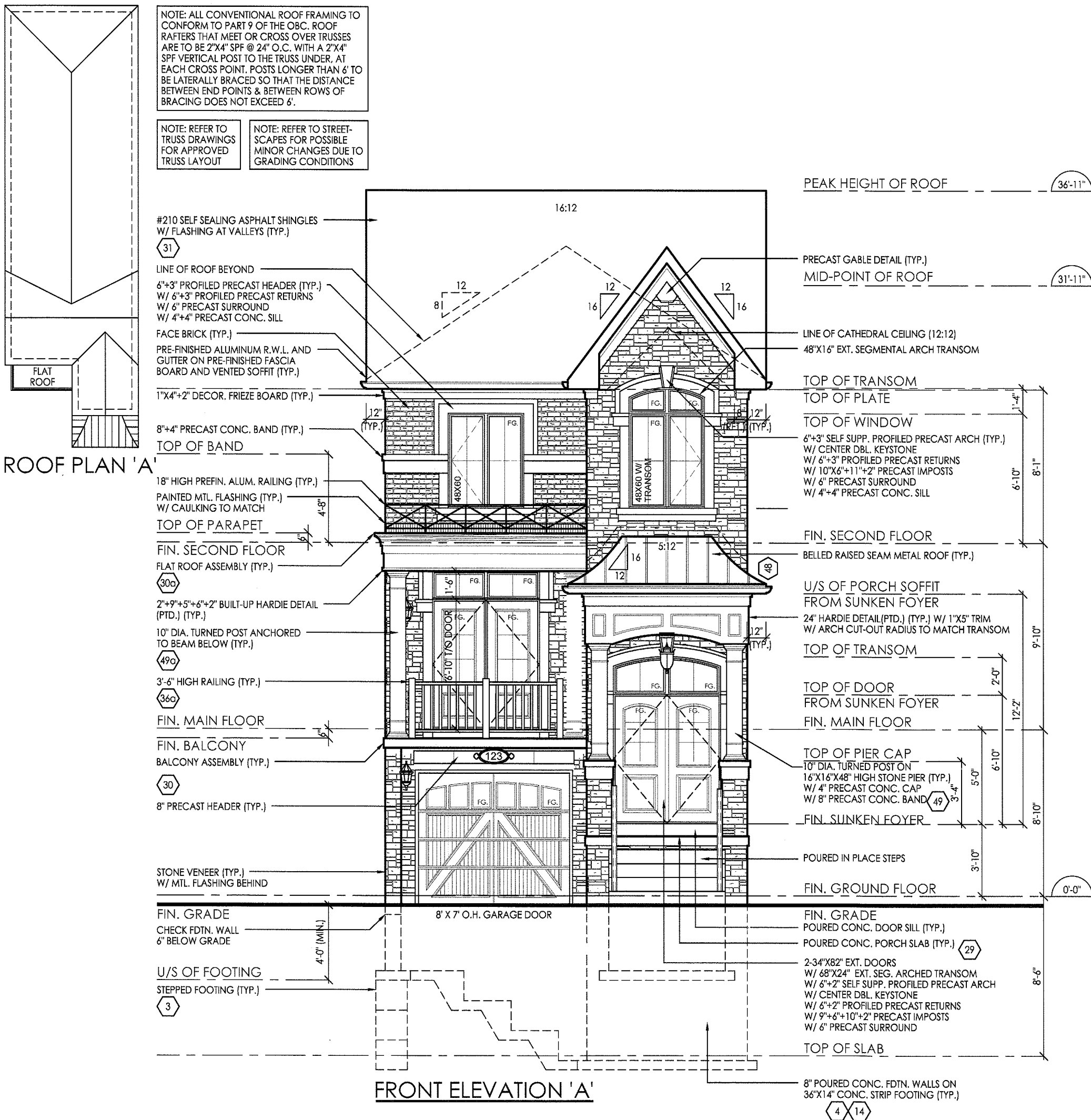
14043

scale

3/16" = 1'-0"

page

A5

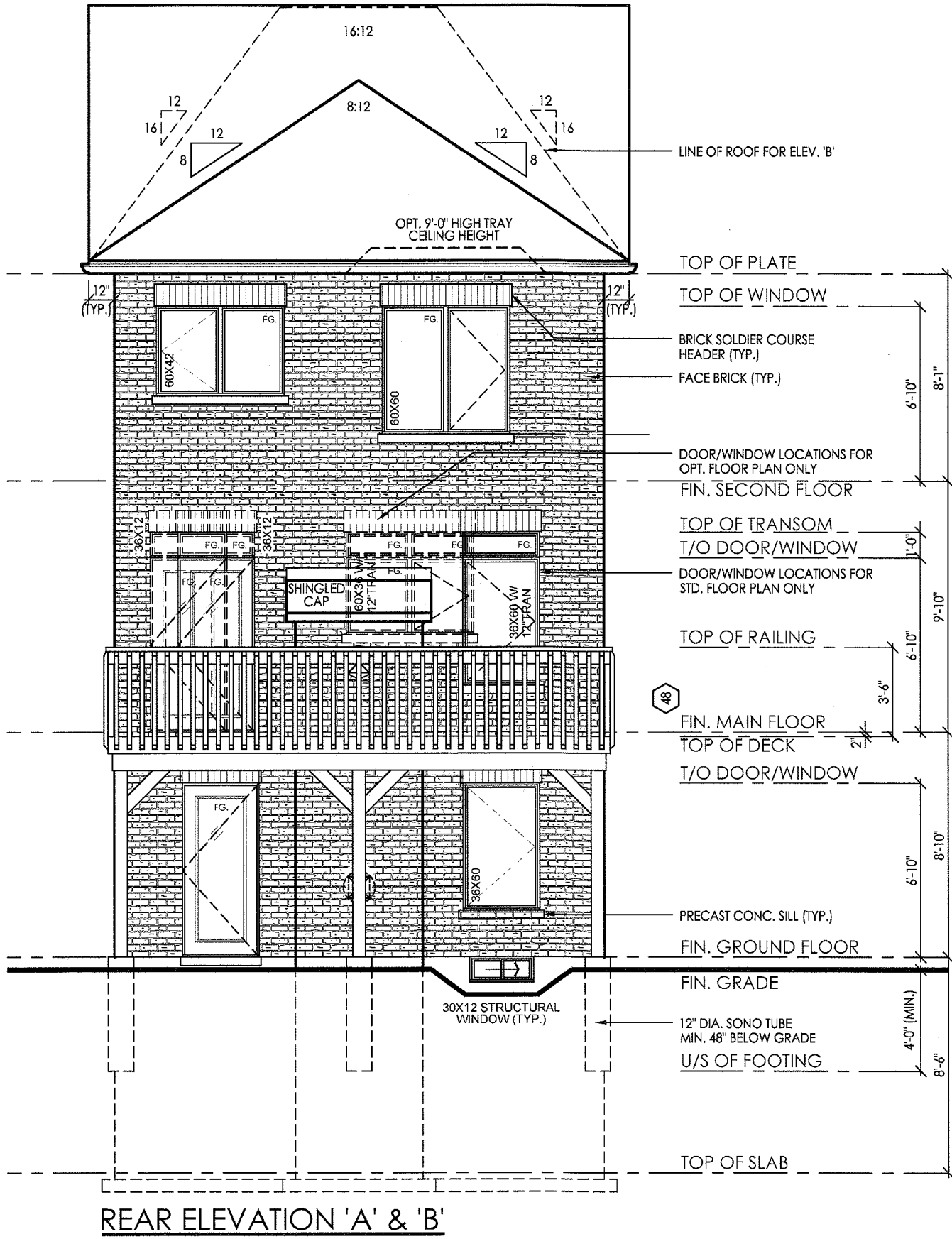


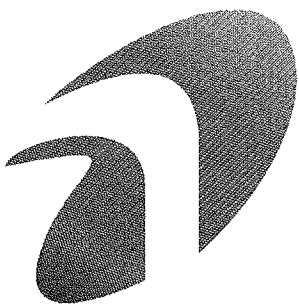
GROSS GLAZING AREA STD. 'A'

TOTAL PERIPHERAL WALL AREA	4266.55 SF	396.36 m²
FRONT GLAZING AREA	40.95 SF	3.80 m²
LEFT SIDE GLAZING AREA	16.5 SF	1.53 m²
RIGHT SIDE GLAZING AREA	87.47 SF	8.13 m²
REAR GLAZING AREA	116.01 SF	10.78 m²
TOTAL GLAZING AREA	260.93 SF	24.24 m²
TOTAL GLAZING PERCENTAGE	6.12 %	

GROSS GLAZING AREA OPT. 'A'

TOTAL PERIPHERAL WALL AREA	4266.55 SF	396.36 m²
FRONT GLAZING AREA	40.95 SF	3.80 m²
LEFT SIDE GLAZING AREA	16.5 SF	1.53 m²
RIGHT SIDE GLAZING AREA	98.86 SF	9.18 m²
REAR GLAZING AREA	117.67 SF	10.93 m²
TOTAL GLAZING AREA	273.98 SF	25.45 m²
TOTAL GLAZING PERCENTAGE	6.42 %	





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SIGNATURE:

J.P.

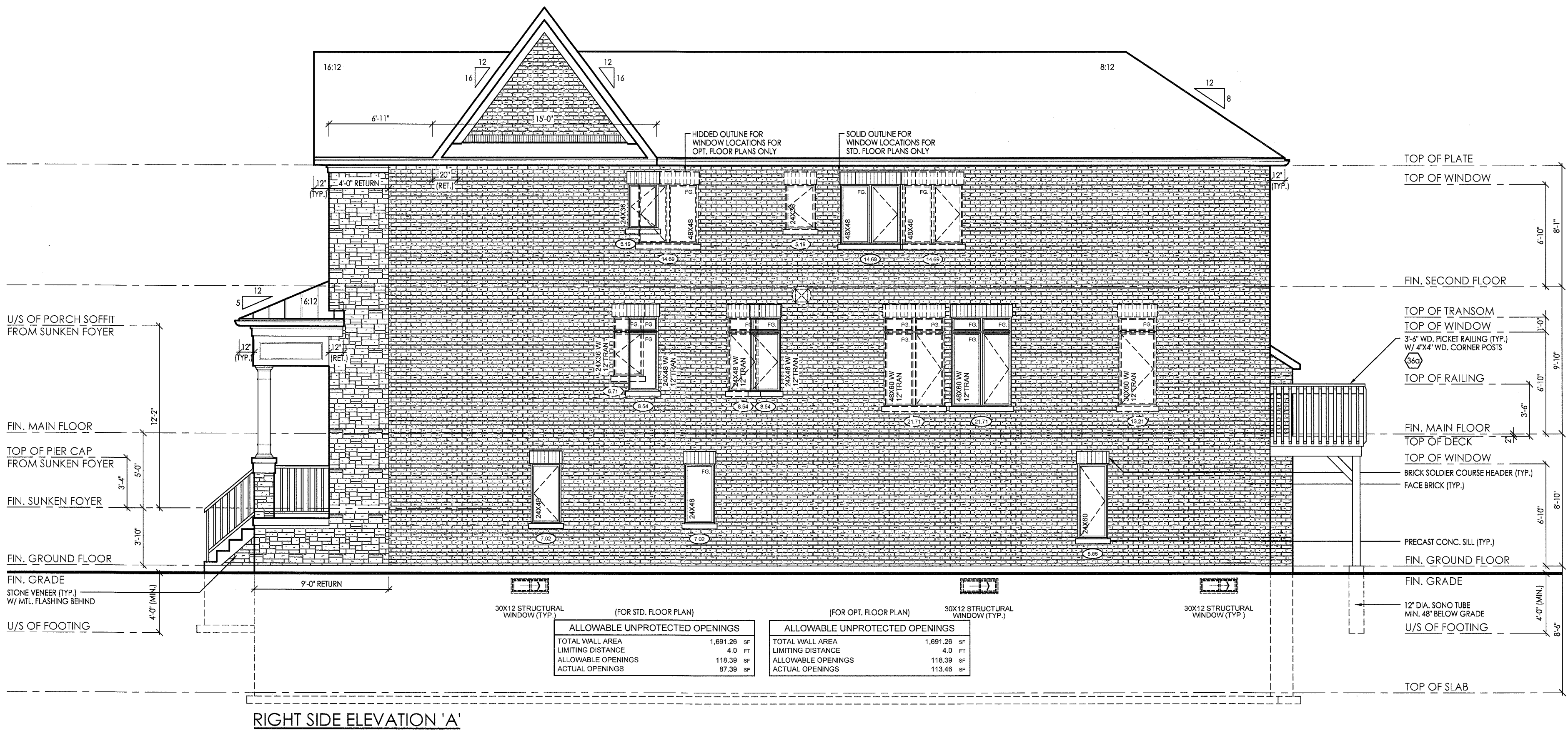
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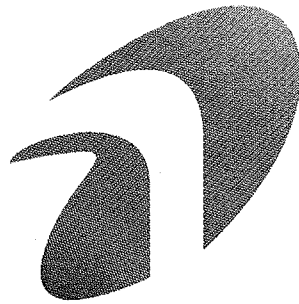
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FEB 29 2016
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client	GOLD PARK HOMES
project	HUNTINGTON & NASHVILLE KLEINBURG
model	25-5
project #	14043
scale	3/16" = 1'-0"
page	

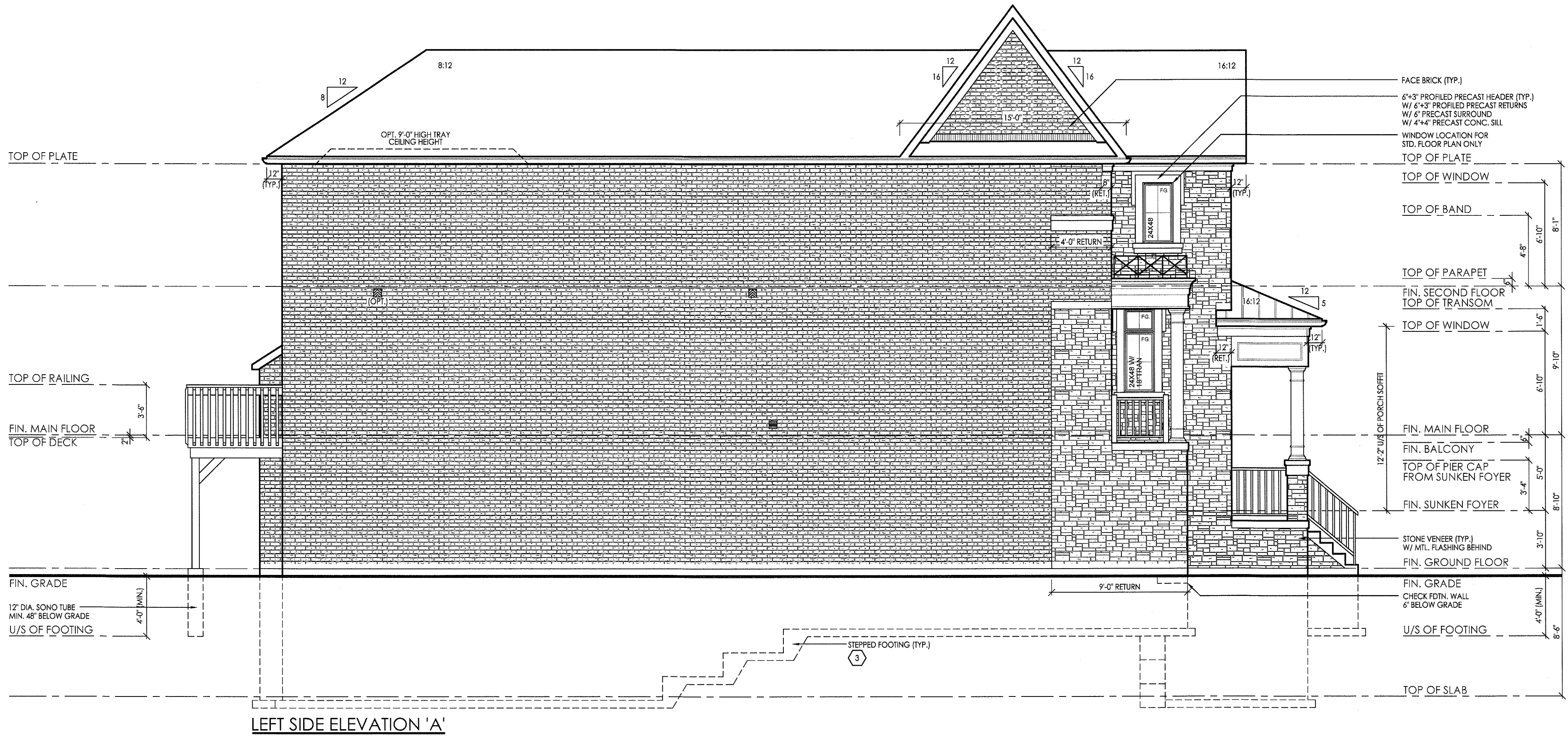




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ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

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client

GOLD PARK HOMES

project

HUNTINGTON & NASHVILLE
KLEINBURG

model

25-5

project #

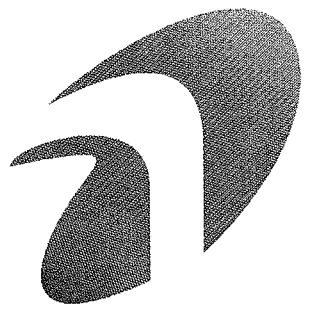
14043

scale

3/16" = 1'-0"

page

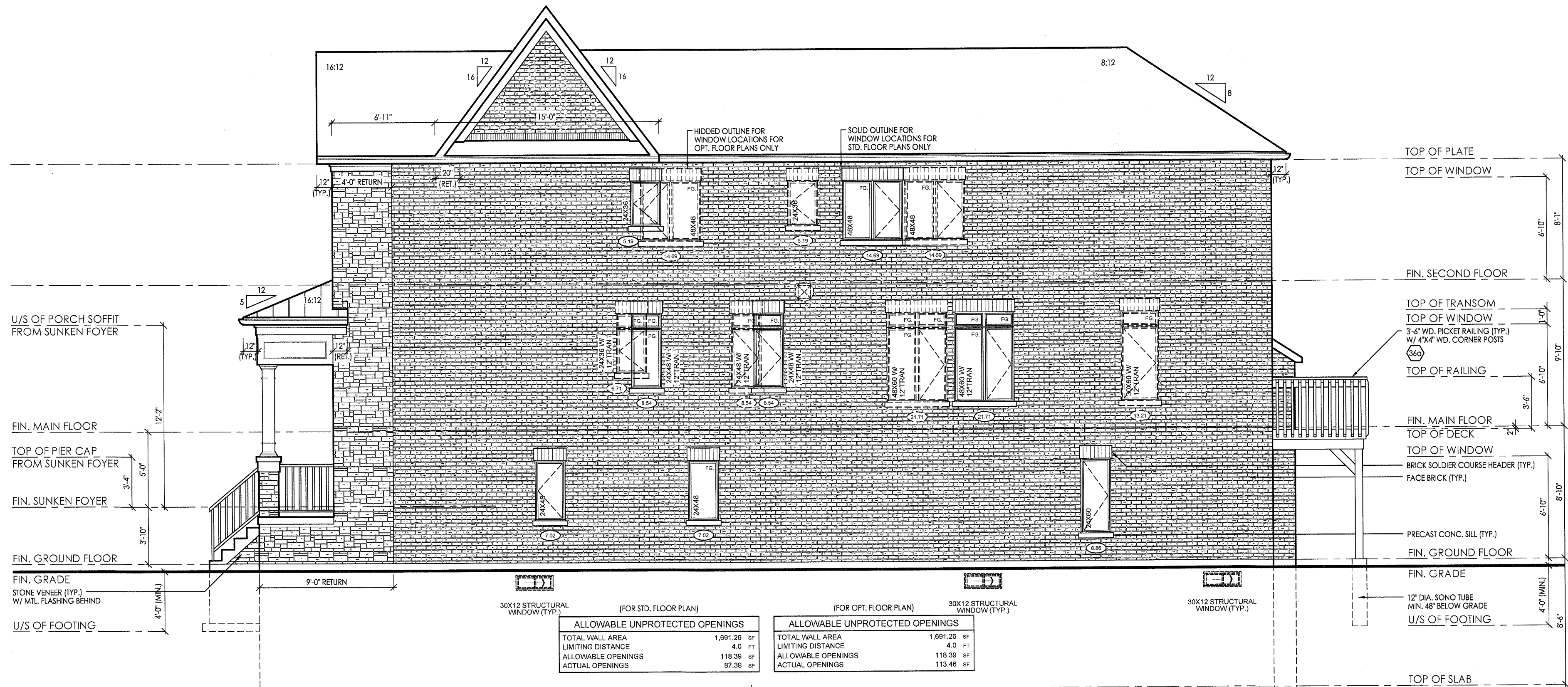
A7



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

SIGNATURE: _____



RIGHT SIDE ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL
FEB 28 2016
John G. Williams Limited, Architect

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1	ISSUED FOR CLIENT REVIEW	30-JAN-15	JK	CR
2	REVISED AS PER CLIENT COMMENTS	16-DEC-15	CR	CR
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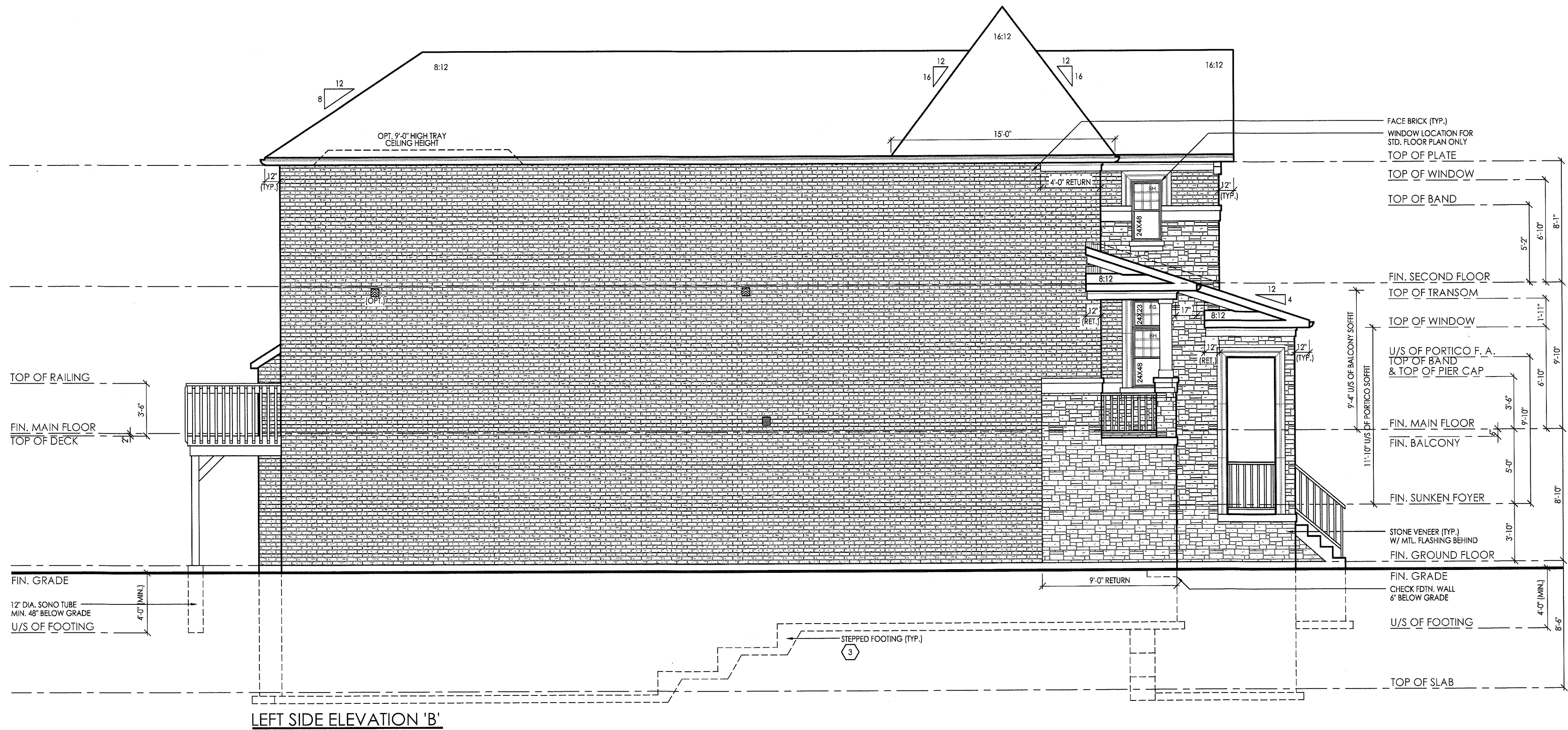
client	GOLD PARK HOMES
project	HUNTINGTON & NASHVILLE KLEINBURG
model	25-5
project #	14043
scale	3/16" = 1'-0"
page	



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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 1.17.16

SIGNATURE: _____



LEFT SIDE ELEVATION 'B'

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client	GOLD PARK HOMES
project	HUNTINGTON & NASHVILLE KLEINBURG
model	25-5
project #	14043
scale	3/16" = 1'-0"
page	A10

SIGNATURE: _____

REFER TO PLANS FOR TRUSS ORIENTATION

REFER TO ELEVATIONS FOR ROOF SLOPE

TOP OF PLATE

REFER TO ELEVATIONS FOR OVERHANG

FIN SECOND FLOOR

REFER TO FLOOR PLANS FOR DIRECTION OF JOIST

FIN GROUND FLOOR

FIN GRADE

REFER TO FLOOR PLANS FOR STAIR CONFIGURATION

REQUIRE STAIR BETWEEN LOBBY AND STAIR

TOP OF SLAB

31 32

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23 24

25 26

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SCALE: N.T.S.

SCALE: 3/4"= 1'-0"

O.B.C. 9.15.3 & 9.15.3.6

- 3 STOREY STUD - 26" X 9" (680mm X 230mm)
- BASED ON 16-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 29psi (200kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

5 BASEMENT SLAB:
 O.B.C. 9.13 & 9.16.
 -3" (75mm) CONCRETE SLAB
 -220psi (15MPa) AT 28 DAYS - O.B.C. 9.16.4.5.
 -DAMP-PROOF BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR
 TYPE 3 WALL ROOFING W/ 4" (100mm) LAPPED JOINTS.
 -DAMP-PROOFING MAY BE OMITTED IF SLAB HAS MIN. 360psi(25MPa) COMPRESSIVE
 STRENGTH AT 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.9.31.4.4.
 -R10 (R1.75) 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. SB-9)

FOR STRUCTURAL ONLY

client

project

model

project #	14042
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scale $3/16" = 1'-0"$

page

A11