

**NEIGHBOURHOOD
CHANGED
FRONT YARDS**







5 KEATLEY DRIVE

Areas

Area Name	Area sqm
Lot Area	381.25
Front Yard Area	76.75
Driveway area	50.72
Soft landscape Area	5.33
Hard landscape Area	20.70

Existing Lot coverage including porch (No change)	162.1
Existing Lot coverage not including porch (No change)	154.7
Gazebo coverage	15.44
Lot coverage including porch and proposed Gazebo	177.54
Lot coverage including Gazebo and without porch	170.14

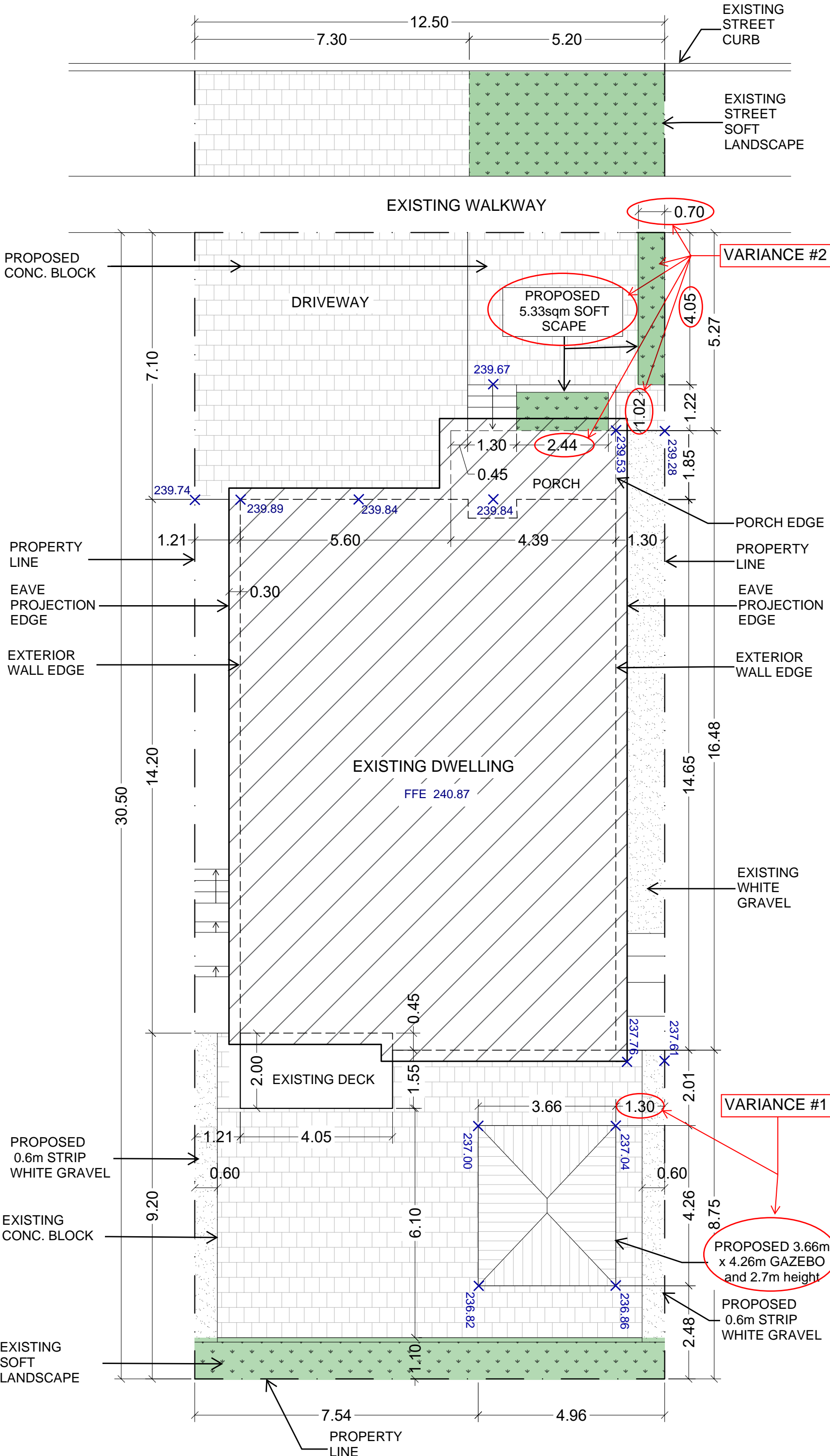
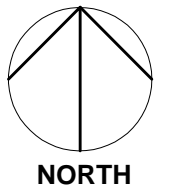
COVER SHEET AND NOTES

Date:
09 Mar 2024

Address:
5 Keatley Drive
Vaughan, ON
L6A 4Y3

OWNER:
Mohammad Vakili Rad
Bitra Rezazadehbaghaei

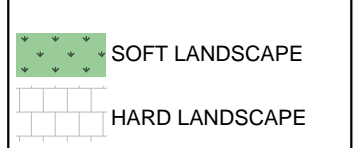
KEATLEY DRIVE



VARIANCE #2

VARIANCE #1

Proposed Soft landscape area 5.33 sqm



SITE PLAN

Scale: 1:100

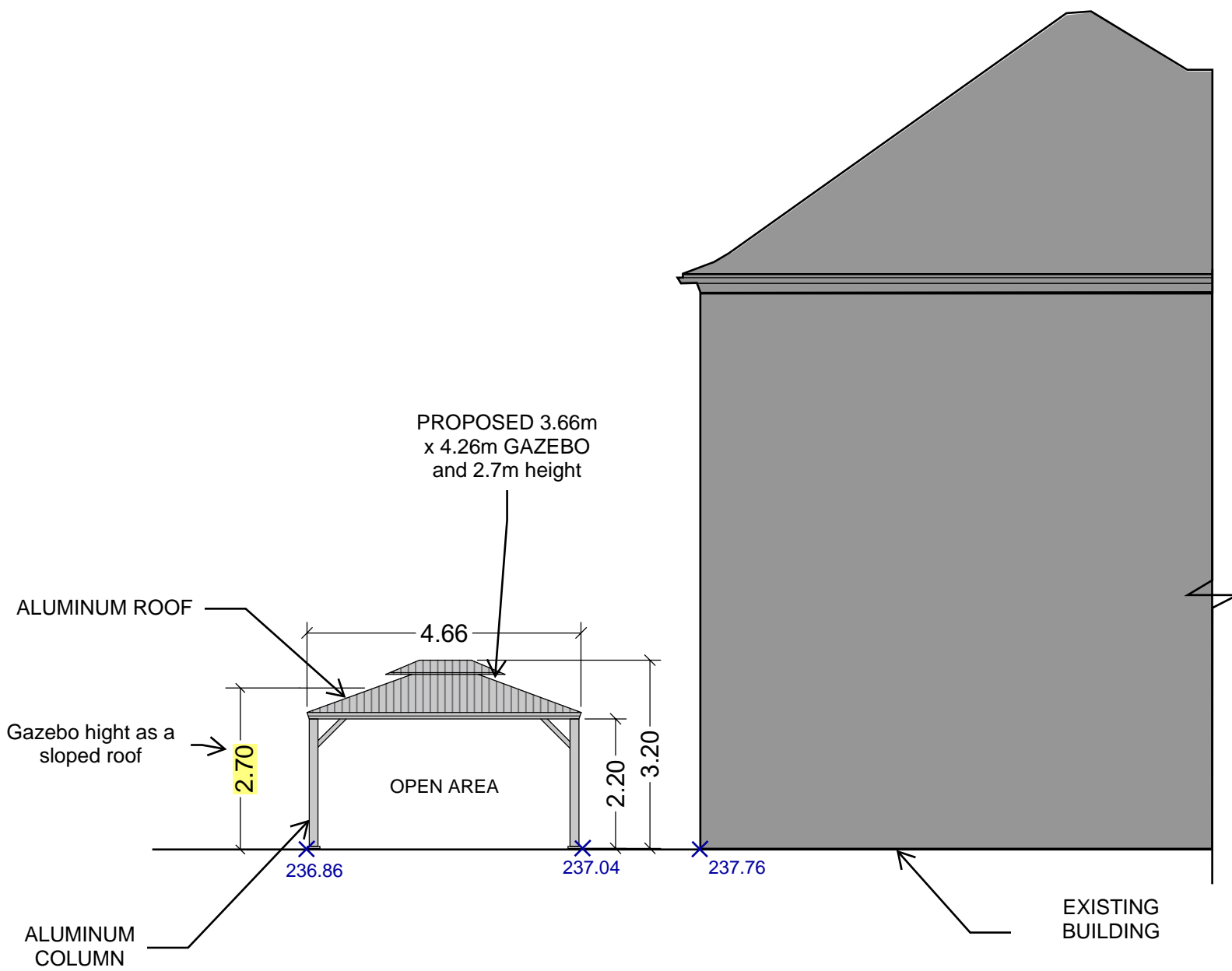
Date: 23 Feb 2024

Address:
5 Keatley Drive
Vaughan, ON
L6A 4Y3

OWNER:
Mohammad Vakili Rad
Bitra Rezazadehbaghaei



Gazebo 3D view



WEST ELEVATION

Note: The accessory structure (Gazebo) has a sloped roof (More than 15°) so based on the the mean height between lower part of the roof and ridge the hight is 2.70m.

ELEVATION & 3D VIEW

Scale: 1:100

Date:
03 Mar 2024

Address:
5 Keatley Drive
Vaughan, ON
L6A 4Y3

OWNER:
Mohammad Vakili Rad
Bitra Rezazadehbaghaei

RECEIVED DEC 16 2015

KEATLEY DRIVE

DATE REVIEWED INITIAL

GRADING

May 19, 2016 P. B.

CLIENT
ASPEN RIDGE HOMES LTD.

PROJECT/LOCATION
**LONG YARD PH2
VAUGHAN**

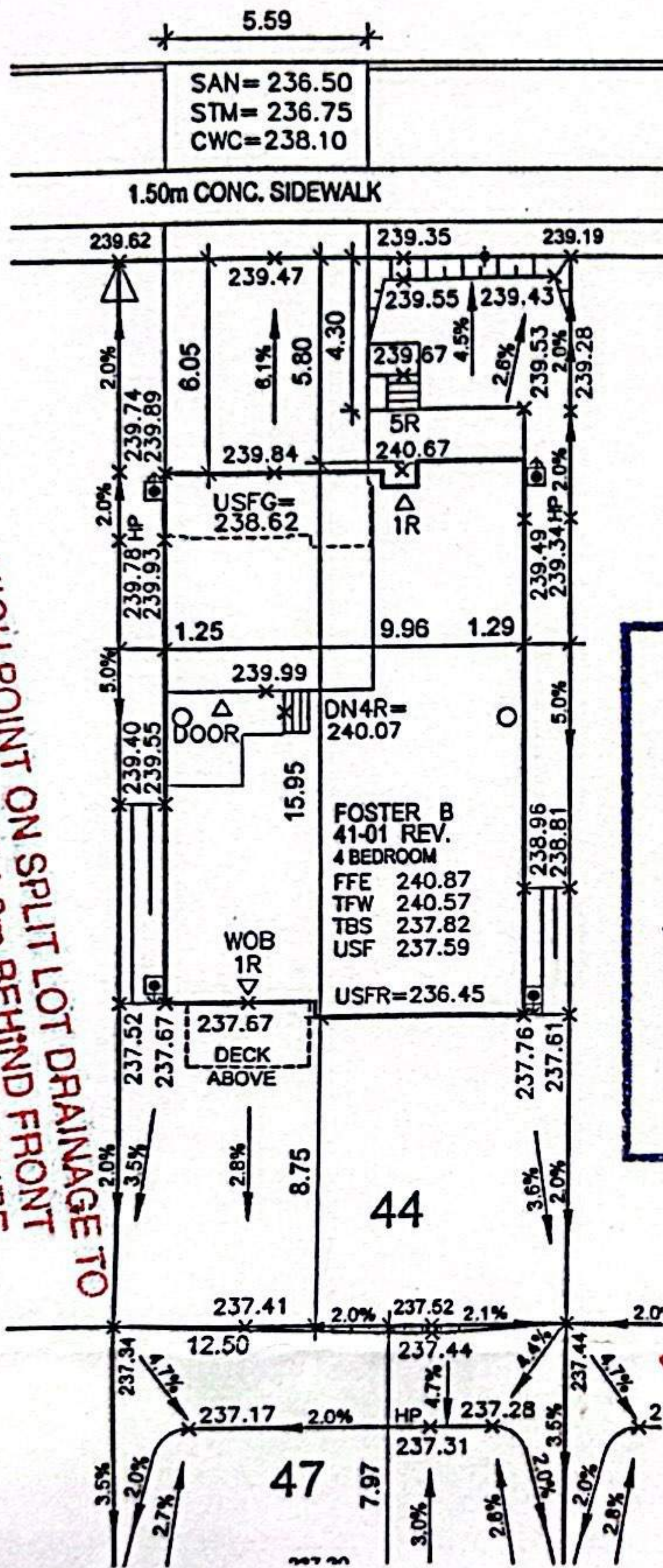
DRAWING
SITE PLAN

BUILDING STATISTICS

REG. PLAN No.	
ZONE	RD2
LOT NUMBER	44
LOT AREA(m) ²	N/A
BLDG AREA(m) ²	N/A
LOT COVERAGE(%)	N/A
No. OF STOREYS	2
MEAN HEIGHT(m)	10.17
PEAK HEIGHT(m)	N/A
DECK LINE(m)	N/A

45

HIGH POINT ON SPLIT LOT DRAINAGE TO BE MINIMUM OF 1.0m BEHIND FRONT DRAINAGE OUTLETS TO STREET.



ALL SITE PLANS AND CONSTRUCTION WITH CITY OF VAUGHAN LOT GRADING CRITERIA

W Architect Inc.
DESIGN CONTROL REVIEW
DEC 07 2015
FINAL BY: MM

This stamp is only for the purposes of design control and carries no other professional obligations.

LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
DOOR	DOOR
WINDOW	WINDOW
BELL PEDISTAL	BELL PEDISTAL
CABLE PEDISTAL	CABLE PEDISTAL
CATCH BASIN	CATCH BASIN
DBL CATCH BASIN	DBL CATCH BASIN
ENGINEERED FILL	ENGINEERED FILL
HYDRO CONNECTION	HYDRO CONNECTION
FIRE HYDRANT	FIRE HYDRANT
STREET LIGHT	STREET LIGHT
MAIL BOX	MAIL BOX
TRANSFORMER	TRANSFORMER
WATER VALVE	WATER VALVE
WATER CONNECTION	WATER CONNECTION
SEWER CONNECTIONS 2 LOTS	SEWER CONNECTIONS 2 LOTS
SEWER CONNECTIONS 1 LOT	SEWER CONNECTIONS 1 LOT
AIR CONDITIONING	AIR CONDITIONING
DOWN SPOUT TO SPLASH PAD	DOWN SPOUT TO SPLASH PAD
SWALE DIRECTION	SWALE DIRECTION
CHAINLINK FENCE	CHAINLINK FENCE
PRIVACY FENCE	PRIVACY FENCE
SOUND BARRIER	SOUND BARRIER
FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE	FOOTING TO BE EXTENDED TO 1.25 (MIN) BELOW GRADE

RISER REQUIRED TO ACCOMMODATE SHARED SANITARY SERVICES AT BASEMENT WHERE GREATER THAN 0.2m

CONSULTANTS CERTIFICATION:

I HAVE REVIEWED THE SITE AND GRADING PLAN FOR THE PROPOSED BUILDING TO BE CONSTRUCTED AND HEREBY CERTIFY THAT:
1. THE PROPOSED GRADING AND APPURTENANCE DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING PRACTICES.
2. THE PROPOSED GRADING IS IN CONFORMITY WITH THE GRADING PLAN APPROVED FOR THIS SUBDIVISION AND WILL NOT ADVERSELY AFFECT ADJACENT LANDS.
3. THE PROPOSED BUILDING IS COMPATIBLE WITH THE PROPOSED GRADING.
4. THE BUILDER IS RESPONSIBLE FOR RELOCATION OF ALL UTILITIES ON THE SITE.
5. ROOF LEADER DOWNSPOUT MUST DRAIN TO FRONT OF HOUSE.
6. WATER SERVICE TO BE LOCATED IN THE GRASSED PORTION OF THE YARD.

NOTE:
THIS LOT IS TO HAVE 1" WATER SERVICE

NOTE:
ALL DOWN SPOUTS ARE TO DRAIN TO THE CLEAR WATER COLLECTOR (CWC) SERVICES.

- GRADING AND DRAINAGE NOTES:**
- STANDARD DRAWING AND LOT GRADING CRITERIA OF THE CITY OF VAUGHAN IN THE REGIONAL MUNICIPALITY OF YORK CONSTITUTE PART OF THE PROJECT DRAWINGS FOR THE SUBDIVISION.
 - MINIMUM GRADIENT OF GRASS SWALES ALONG SIDE AND REAR LOT LINES SHALL BE 2%. THE PROPOSED ELEVATION OF THE SIDE YARD SWALE SHALL BE A MINIMUM OF 0.15M BELOW THE FINISHED GRADE AT THE BUILDING LINE. THE MAXIMUM SWALE GRADIENT SHALL BE 5%.
 - TAKE UP REAR YARD GRADE DIFFERENCE USING SLOPES BETWEEN 2.0% AND 5.0% FOR A MAXIMUM OF 6.0 METERS OF THE REAR YARD AREA AND SLOPES OF 3% HORIZONTAL AND 1 VERTICAL MAXIMUM TO THE REAR LOT LINE. USE RETAINING WALLS IF GRADE DIFFERENCE IS MORE THAN 0.60M. CONSTRUCT RETAINING WALLS WITHIN THE REAR LOT LINE.
 - EDGE OF DRIVEWAYS ARE TO BE A MINIMUM OF 1.0M FROM EDGE OF STREET CATCHBASIN AND STREET FURNITURE. THE BUILDER IS TO VERIFY THE LOCATION AND TO INFORM THE ENGINEER IF THIS DIMENSION CANNOT BE MAINTAINED PRIOR TO EXCAVATION FOR THE FOOTINGS.
 - IF THE DISTANCE BETWEEN THE WALLS OF ADJACENT UNITS IS LESS THAN 1.0M, A SIDE YARD DRAINAGE SWALE SHALL BE CONSTRUCTED AND SURFACED WITH 0.10M LIMESTONE SCREENING OVERLAIN BY PATIO SLAB WALKWAY.
 - BRICK LINE SHALL BE 0.15M ABOVE SOD ELEVATION.
 - ALL ROOF LEADERS SHALL DISCHARGE AT THE FRONT OF DWELLING UNIT ON TO GRASSED AREAS ON CONCRETE SPLASH PADS. ROOF DOWNSPOUTS ARE NOT PERMITTED AT THE REAR OF THE HOUSE.
 - FOOTINGS CONSTRUCTED NEXT TO A CATCHBASIN LEAD PIPE OR OTHER MUNICIPAL SERVICE SHALL BE INSTALLED BELOW THE LEAD PIPE EXCAVATION. FOOTINGS MUST BE CONSTRUCTED ON UNDISTURBED SOIL. SOIL CONSULTANTS VERIFICATION REQUIRED.
 - ALL NEW FENCES REQUIRED ABUTTING PUBLIC LANDS AND OR EXISTING PROPERTIES SHALL BE CONSTRUCTED WITH MATERIAL INCLUDING FOUNDATIONS COMPLETELY ON PRIVATE LANDS AND TOTALLY CLEAR OF ANY 0.3M RESERVE.
 - IN LOTS WITH REAR LOT CATCHBASINS, THE MIN. SIDE YARD WIDTH SHALL BE 1.2M ALONG THE CATCHBASIN LEAD.
 - REFER TO DETAIL ON SCHAEFFER DWG. FOR "BACK TO FRONT" DRAINAGE LOT, IF CLEARANCE BETWEEN BUILDINGS IS 1.0m OR LESS.
 - SOIL CONSULTANTS VERIFICATION IS REQUIRED FOR FOOTINGS CONSTRUCTED ON ENGINEERED FILL LOTS.
 - THE BUILDER MUST VERIFY THE AS CONSTRUCTED ON SANITARY AND STORM SERVICES INVERTS AND INFORM THE ENGINEER IF THE MINIMUM 2% GRADE CANNOT BE MAINTAINED PRIOR TO PLACING OF CONCRETE FOOTINGS.
 - TOP SOIL DEPTH IN BOULEVARD MUST BE MIN. 0.45M
 - BUILDERS TO STAKE OUT CURB DEPRESSION

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	OWN	CHK
1	ISSUED FOR REVIEW	NOV.05/15	SDU	NP
2	ISSUED FOR FINAL	DEC.01/15	SDU	NP

I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED.

I, Natalie Pandolfi, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.
QUALIFIED DESIGNER BCIN 11543
FIRM BCIN 25995

DATE: DEC 10 2015
SIGNATURE: [Signature]

DRAWN BY
SDU

SCALE
1:250

PROJECT No.
15045

LOT NUMBER
44

RN design
Imagine • Inspire • Create
TEL: (905) 738-3177
FAX: (905) 738-8449
DWG@RNDDESIGN.COM

15-812EP

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF LOTS 43 AND 44**

**PLAN 65M-4491
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK**

SCALE 1:300
10m 5m 0 10m 20metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 (SURVEY REPORT)

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAYS: LOTS 43 AND 44
ARE SUBJECT TO AN EASEMENT AS SET OUT IN YR2469220.
THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

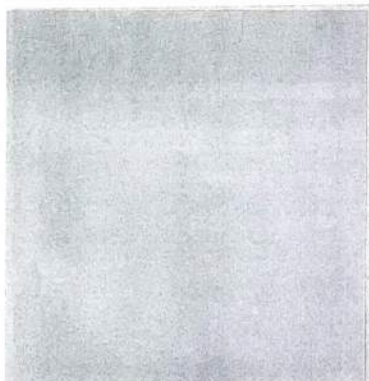
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

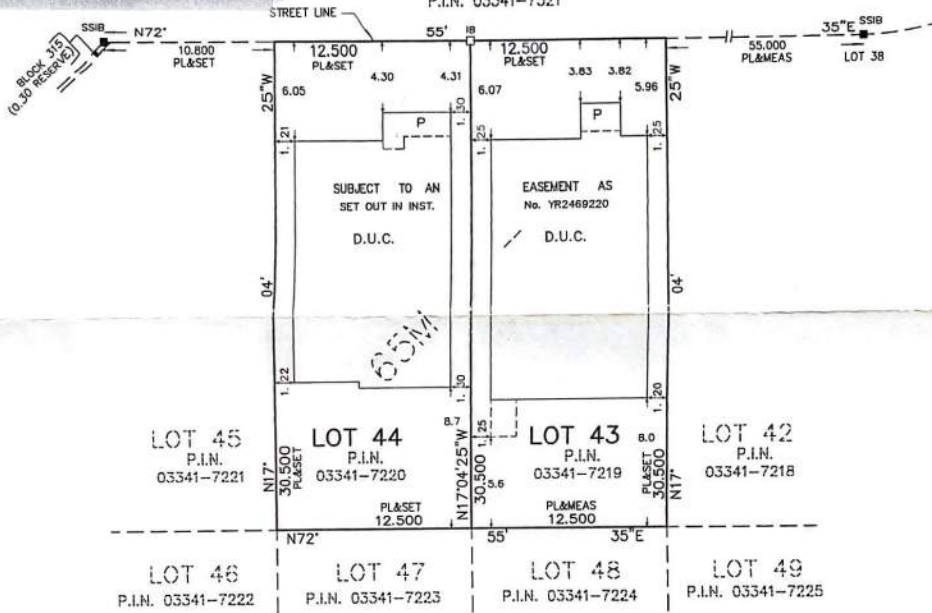
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF JULY, 2017.

DATE Sept 1, 2017.

T. Singh
T. SINGH
ONTARIO LAND SURVEYOR



KEATLEY DRIVE
(BY PLAN 65M-4491)
P.I.N. 03341-7521



PLAN

NOTES

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- IB DENOTES IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- D.U.C. DENOTES DWELLING UNDER CONSTRUCTION
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
- PL DENOTES PLAN 65M-4491
- P DENOTES PORCH

ALL FOUND MONUMENTS BY SCHAEFFER DZALDOV
BENNETT LTD., O.L.S.
ALL TIES TO CONCRETE FOUNDATIONS.

BEARINGS ARE GRID AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF KEATLEY DRIVE AS SHOWN
ON PLAN 65M-4491 HAVING A BEARING
OF N72°55'35"E.

THIS REPORT WAS PREPARED FOR
ASPEN RIDGE HOMES
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

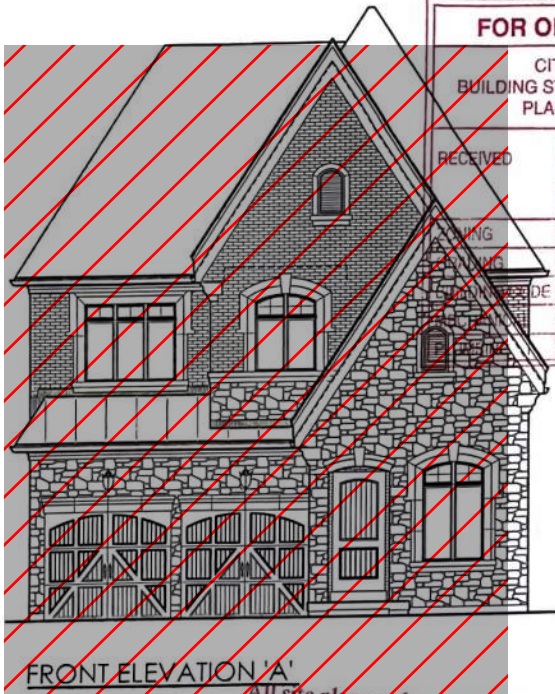
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2026069

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29(3).

rpe RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3
Tel. (416)635-5000 Fax (416)635-5001
Tel. (905)264-0881 Fax (905)264-2099
Website: www.r-pe.ca
DRAWN: V.H. CHECKED: G.Y./T.S.
CAD FILE No. 4491(15-244)-43 JOB No. 15-244





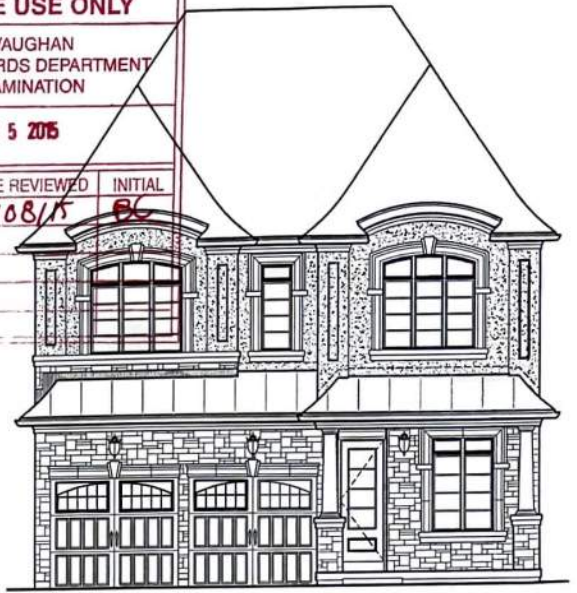
FRONT ELEVATION 'A'

FOR OFFICE USE ONLY

CITY OF VAUGHAN
BUILDING STANDARDS DEPARTMENT
PLANS EXAMINATION

RECEIVED **MAR 25 2015**

DATE REVIEWED	INITIAL
05/08/15	BC



FRONT ELEVATION 'B'

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

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'A'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 PARTIAL BASEMENT FLOOR ELEV. 'B'
- A5 PARTIAL GROUND FLOOR ELEV. 'B'
- A6 PARTIAL SECOND FLOOR ELEV. 'B'
- A6 FRONT ELEVATION 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A'
- A9 LEFT SIDE ELEVATION 'A'
- A10 FRONT ELEVATION 'B'
- A11 RIGHT SIDE ELEVATION 'B'
- A12 REAR ELEVATION 'B'
- A13 LEFT SIDE ELEVATION 'B'
- A14 PARTIAL GROUND FLOOR PLAN WOB, WOD & LOB CONDITION
- A15 PARTIAL BASEMENT FLOOR PLAN LOB & WOB CONDITION
- A16 PARTIAL BASEMENT FLOOR PLAN WOD CONDITION
- A15 REAR ELEVATION 'A' - WOD COND.
- A16 REAR ELEVATION 'A' - LOB COND.
- A17 REAR ELEVATION 'A' - WOB COND.
- A18 REAR ELEVATION 'B' - WOD COND.
- A19 REAR ELEVATION 'B' - LOB COND.
- A20 REAR ELEVATION 'B' - WOB COND.
- A21 REAR ELEVATION 'A' - WOB CONDITION (LOT 387)
- A22 PARTIAL BASEMENT FLOOR PLAN 'A' & 'B' SPLIT BASEMENT CONDITION
- A23 PARTIAL RIGHT SIDE ELEVATION 'A' & 'B' SPLIT BASEMENT CONDITION
- A24 PARTIAL LEFT SIDE ELEVATION 'A' & 'B' SPLIT BASEMENT CONDITION
- A24 REAR ELEVATION 'A' - SPLIT BASEMENT COND.
- A25 REAR ELEVATION 'B' - SPLIT BASEMENT COND.
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES
- D4 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	1272.8	118.2	1275.1	118.4
GROUND FLOOR OTB	(3.0)	(0.3)	(3.0)	(0.3)
SECOND FLOOR	1549.7	144.0	1553.8	144.3
SECOND FLOOR OTB	(6.0)	(0.6)	(6.0)	(0.6)
TOTAL AREA	2822.5	262.2	2828.9	262.8
BASEMENT FLOOR	63.6	5.9	63.6	5.9
TOTAL GROSS AREA	2886.1	268.1	2892.5	268.7
COVERAGE INC PORCH	1696.2	157.6	1744.5	162.1
COVERAGE NOT INC PORCH	1189.9	110.5	1148.0	106.6

DIVISION C - SECTION 1.2 OF 2012 BUILDING CODE REQUIRES THAT THE CONSTRUCTION, INCLUDING ENLARGEMENT OR ALTERATION, OF EVERY BUILDING OR PART OF IT SHALL BE DESIGNED AND REVIEWED BY AN ARCHITECT, PROFESSIONAL ENGINEER OR BOTH

Aspen Ridge Homes

Upper West Side

REVISED OFFICE COPY

15-606

FOSTER



PICCO ENGINEERING INC. 100014328

MAR 23 2015

I, NATALIE PANDOLFI 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: 41549 26995. FIRM BCIN: 18000. DATE: Mar.-23-2015

client					location				
Aspen Ridge Homes					Vaughan				
project					marking name				
Upper West Side					FOSTER				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	17-Jun-14	SD	RP	5	REVISED AS PER FLOOR COORDINATION	10-Oct-14	haz	J
2	REVISED AS PER CLIENT COMMENTS	3-Sep-14	hem	RP	6	REVISED AS PER ENG. COMMENTS ISSUED FOR FINAL	21/11/2014	JR	
3	ADDED WOB COND.	19-Mar-14	PV	RP	7	ADDED PARTIAL PLAN & ELEVATIONS FOR SPLIT BASEMENT COMMON	2-Dec-14	J	
4	ADDED DECK CONDITIONS AS PER CLIENT REQUEST	7-Oct-14	J	JR	8	REV. GARAGE WIDTH PER CITY COMMENTS	23-Mar-15	RP	

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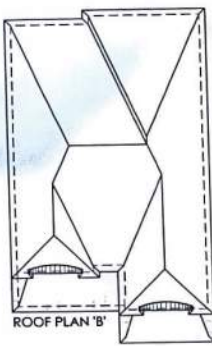
model S41-1
scale 3/16" = 1'0"
project # 13016

page

A0

SIGNATURE:

5.16



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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP.)

TOP OF PLATE
72"x18" EXT. SEGMENTAL TRANSOM W/ 10" ARCH STUCCO HEADER W/ 4"x12" STUCCO IMPOSTS W/ 8" STUCCO SURROUNDS W/ DOUBLE CENTRE KEY

4"x4" PRECAST CONC. BAND
TOP OF BAND

FIN. SECOND FLOOR
PAINTED MET. FLASHING W/ CAULKING TO MATCH U/S OF GARAGE SOFFIT

8"x2" PRECAST CONC. HEADER W/ DOUBLE CENTRE KEYSTONE

STONE VENEER (TYP.)

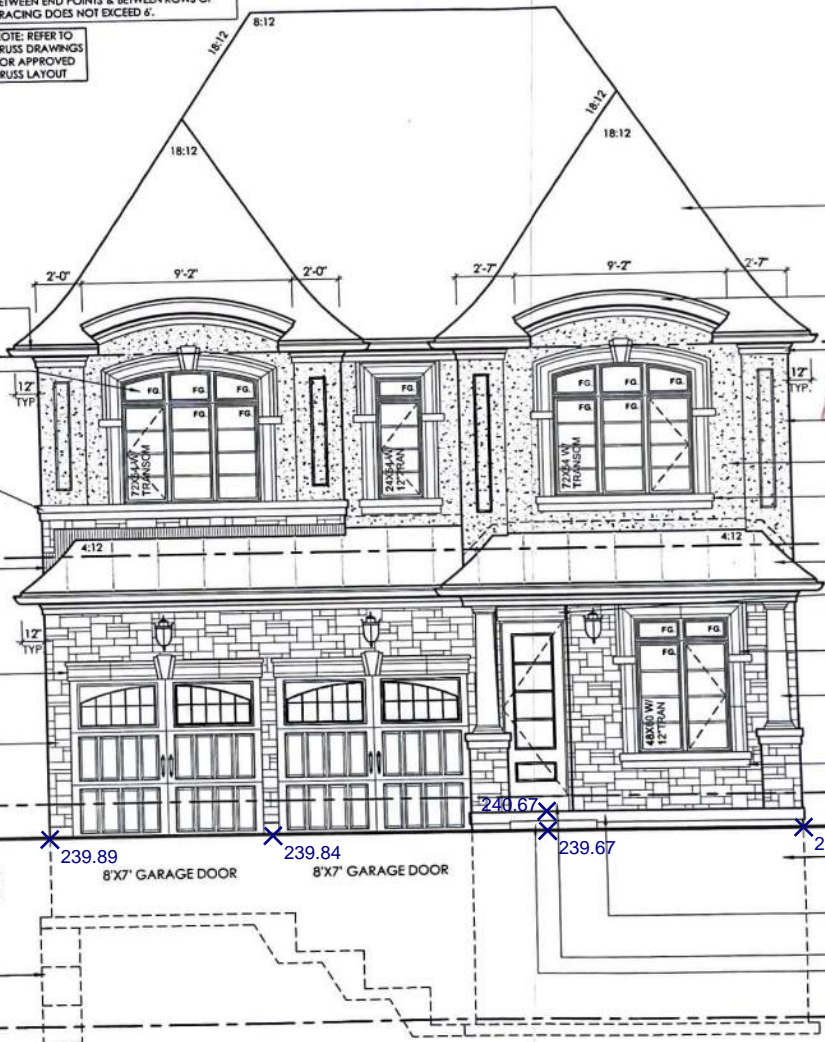
FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

STEPPED FOOTING

TOP OF SLAB



FRONT ELEVATION 'B'

PEAK OF ROOF 35'-4"
GROSS GLAZING AREA ELEV 'B'

TOTAL PERIPHERAL WALL AREA	3580.25 SF	332.81 m ²
FRONT GLAZING AREA	105 SF	9.75 m ²
LEFT SIDE GLAZING AREA	19.23 SF	1.78 m ²
RIGHT SIDE GLAZING AREA	61.65 SF	5.72 m ²
REAR GLAZING AREA	210.33 SF	19.54 m ²
TOTAL GLAZING AREA	396.21 SF	36.8 m ²
TOTAL GLAZING PERCENTAGE	11.1 %	

MID-POINT OF ROOF 27'-9"

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)

METAL BARREL ROOF

TOP OF PLATE 1"x6" PROFILED DECOR. TRIEE BOARD

TOP OF TRANSOM

TOP OF WINDOW

7" RAISED STUCCO CORNER DETAILING

STUCCO FINISH W/ FLASHING BEHIND (TYP.)

4"x4" STUCCO SILL

FIN. SECOND FLOOR

BLACK METAL ROOF

8" PRECAST CONC. HEADER TOP OF DOOR

TOP OF WINDOW

10" PRECAST CONC. HEADER W/ 4"x12" IMPOSTS W/ 8" SURROUNDS

12" DIA. WD. POST TAPERED (BEARING) ON 1"-8"x11"-8"x12" HIGH SOLID MASONRY PER W/ 4"x4" STONE CAP

4"x4" PRECAST CONC. SILL (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

POURED CONC. FOR WALLS ON CONC. STRIP FOOTING (TYP.)

POURED CONC. PORCH SLAB (TYP.)

POURED CONC. SILL CAST IN PLACE STEPS

TOP OF SLAB

VAUGHN Architect Inc. DESIGN CONTROL REVIEW

NOV 28 2014

FINAL BY: ACE
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FFE 240.87

project # 13016
model S41-1
score 3/16" = 110"
page A10

ARN Design
Imagine - Create

client Aspen Ridge Homes
project Upper West Side

#	revisions	date	chk #	revise
1	ISSUED FOR CLIENT REVIEW	11/26/14	SD	1
2	REVISED AT PER CLIENT COMMENTS	12/10/14	MM	4
3	ISSUED FOR FINAL	11/17/14	JR	7
4				
5				
6				

location Vaughan
notating name FOSTER
date chn ctk

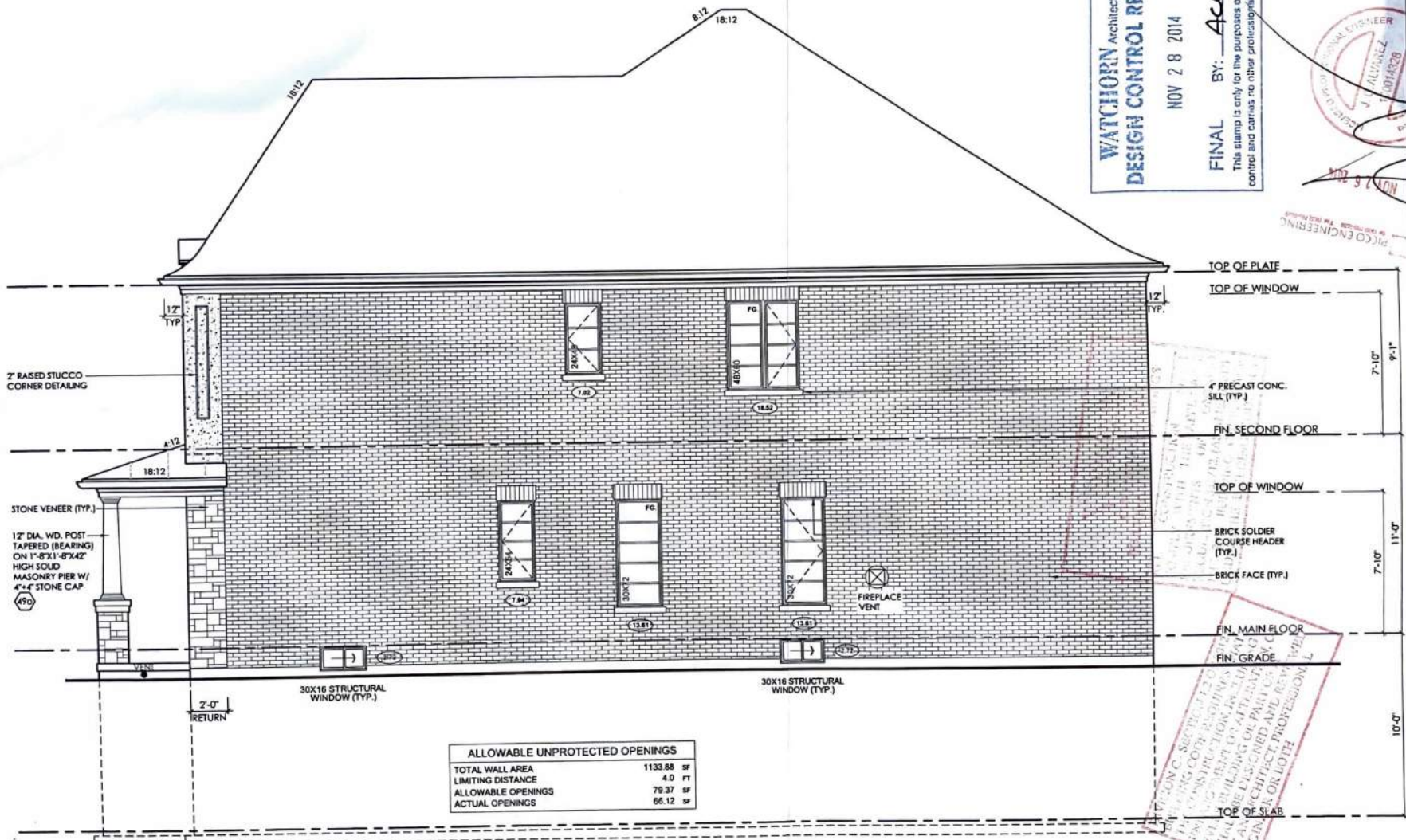
I, NATURE PARSLOE REQUIRE THAT I HAVE REVIEWED AND TAKEN FULL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS(S) / CATEGORIES.

415/R
269/5
Nov-21-2014

FRM RCM
DATE

SIGNATURE

5.17



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1133.88 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	79.37 SF
ACTUAL OPENINGS	66.12 SF

RIGHT SIDE ELEVATION 'B'

WATCHORN Architect Inc.
DESIGN CONTROL REVIEW
 NOV 28 2014
 FINAL BY: ACE
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project # 1301.6
 scale 3/16" = 1'0"
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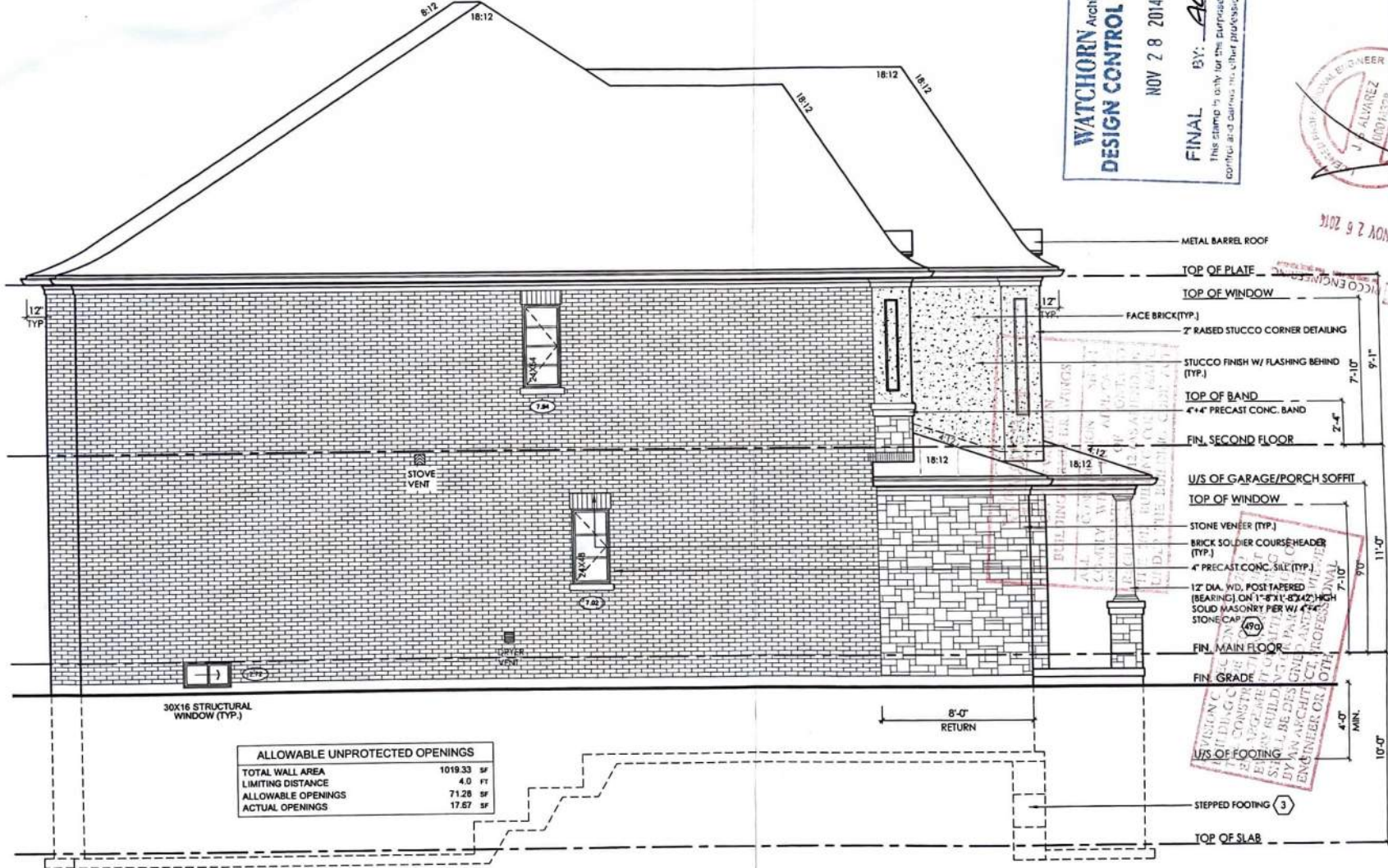
client		location		marketing name	
Aspen Ridge Homes		Vaughan		FOSTER	
#	revisions	DATE	Drawn	CHK	#
1	ISSUED FOR CLIENT REVIEW	17 JUN 14	SD	NO	3
2	REVISED AS PER CLIENT COMMENTS	3 SEP 14	MM	NO	4
3	STUD FOR FINAL	31 OCT 14	MM	JK	7
4					
5					

I, NATALIE PANDOUT DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF BN DESIGN LTD. UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED BY EDUCATION, TRAINING AND EXPERIENCE BY A COMMITTEE OF PROFESSIONAL ENGINEERS, ARCHITECTS AND ARCHITECTURE ENGINEERS OR TO THE PROFESSION OF ENGINEERING.

QUALIFIED DESIGNER BCN: 41549
 FIRM BCN: 26995
 DATE: Nov-21-2014

SIGNATURE: *wf*

5.19



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1019.33 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	71.28 SF
ACTUAL OPENINGS	17.67 SF

LEFT SIDE ELEVATION 'B'

WATCHORN Architect Inc.
DESIGN CONTROL REVIEW
 NOV 28 2014
 FINAL BY: ACE
 This stamp is only for the purpose of design control and does not constitute either professional approval.



Project # S41-1
 Scale 3/16" = 1"
 Page 13016



revisions	date	dm	chk	#
1	17-Jan-14	SD	NO	3
2	25-Feb-14	DM	NO	4
3	31-MAR-14	DM	NO	7
4				
5				

location: Vaughan
 marketing name: FOSTER
 date dm chk #

client: Aspen Ridge Homes
 project: Upper West Side

I, NATALIE PANDOLF, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FIN DESIGN LTD. UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE I AM REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORY.
 QUALIFIED DESIGNER BCN:
 FRM BCN:
 DATE: 41549 26995 Nov-21-2014
 SIGNATURE: *mf*

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5.23



REAR ELEVATION 'A' - WOB COND.

WATCHORN Architect Inc.
DESIGN CONTROL REVIEW
 NOV 28 2014
 FINAL BY: AE
 This stamp is only for the purposes of design control and carries no other professional obligation.

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE APPROVED PERMITS AND SPECIFICATIONS OF THE CITY OF WASHINGTON. THIS BUILDING IS TO BE UNDER THE JURISDICTION OF THE BUILDING DEPARTMENT.

DIVISION C - SECTION 12.06.2014
 BUILDING CODE REVISIONS THAT THE CONSTRUCTION, INCLUDING ANY ENGAGEMENT OR FILING OF SHALL BE DESIGNED AND REVIEWED BY AN ARCHITECT, PROFESSIONAL ENGINEER OR BOTH

NOV 28 2014
 J.G. ALVAREZ
 REGISTERED PROFESSIONAL ENGINEER
 P.L.C. ENGINEERS

model S41-1
 project 13016
 task 3/16" = 10"



location **Vaughan**
 marketing name **FOSTER**

client **Aspen Ridge Homes**
 project **Upper West Side**

#	revisions	date	date own chk			revisions	date own chk
			#	#	#		
1	ASBESTOS REMOVAL AT PER	24-03-14	1	1	3		
2	GENERAL NOTES CHANGES	24-03-14	1	1	4		
3	REVISION FOR FINAL	31/11/2014	1	1	7		
4					8		

I, NATALIE PANDOLF DECLARE THAT I HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT UNDER PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASS / CATEGORY.
 DESIGNER SIGNATURE: [Signature]
 DATE: 41549 24995 Nov-21-2014

SIGNATURE

page **A17**