

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J : O.B.C. 2012 - 2015 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16" (414 mm) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL
-MIN. 10" (254mm) BEARING CAPACITY @ 150mm depth
-FTG. TO HAVE CONTINUOUS RIGID
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY AS PER SOILS ENGINEERING REPORT

TYPICAL STRIP FOOTING (EXTERIOR WALLS):

O.B.C. 9.15.3.3.
-FTG. TO EXTEND MIN. 4" (102mm) BELOW GRADE
BRICK VENEER - 1 STORY - 13" x 4" (330mm x 100mm)
-2 STORY - 19" x 6" (485mm x 150mm)
-3 STORY - 26" x 9" (660mm x 230mm)

SIDING:

-1 STORY - 10" x 4" (255mm x 100mm)
-2 STORY - 14" x 4" (360mm x 100mm)
-3 STORY - 18" x 5" (460mm x 130mm)

TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS):

O.B.C. 9.15.3.4.
-1 STORY MASONRY - 16" x 4" (410mm x 100mm)
-1 STORY STUD - 12" x 4" (305mm x 100mm)
-2 STORY MASONRY - 26" x 9" (660mm x 230mm)
-2 STORY STUD - 18" x 5" (460mm x 130mm)
-3 STORY MASONRY - 36" x 14" (900mm x 360mm)
-3 STORY STUD - 24" x 8" (600mm x 200mm)

TEP FOOTINGS:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

RAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF F.R. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5/8" (15mm) OF CRUSHED STONE OR OTHER COURSE GRANULAR MATERIAL
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:

O.B.C. 9.13.3 & 9.14.
-7" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.14.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.005" (0.127mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COARSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (595mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (595mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. 38-12-1.1 (6) (8)).
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. 38-9)

SLAB ON GROUND:

-7" (75mm) CONCRETE SLAB - O.B.C. 9.14.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.14.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.005" (0.127mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COARSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. 38-9)

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4500psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONCRETE, 3 W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" x 6" (152 x 152 mm) W/ 2" (51mm) TOP REBAR EXTEND MIN. WIDTH OF 8" (203mm)
-4" (100mm) OF COARSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE GRANULAR MATERIAL, SHALL BE COMPACTED.

PLASTER:

O.B.C. 9.15.5.3.
-PLASTER
-BLOCK NBS - 4" x 12" (100mm x 300mm)
-BLOCK NBS - 4" x 12" (100mm x 300mm) BONDED & TIED TO WALL AS PER O.B.C.9.20.1.12. TOP 7/8" (203mm) SOLID.

BEAM PANKT:

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2)

STRUCTURAL COLUMNS:

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS. WHERE THE LENGTH OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4 & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 5/16" (7.92mm) DIA. 6.35mm STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm x 100mm x 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF 8" (203mm)
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/C-568-7.2-4 WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)

COL. SPACING:

-2 STORY
-MAX. 9'-0" (2977mm) - 34" x 34" x 16" (860mm x 860mm x 400mm)
-MAX. 16'-0" (4880mm) - 11" x 14" x 21" (280mm x 355mm x 530mm)

13 STORY:

-MAX. 9'-0" (2977mm) - 40" x 40" x 19" (1016mm x 1016mm x 480mm)
-MAX. 16'-0" (4880mm) - 11" x 14" x 21" (280mm x 355mm x 530mm)

WOOD COLUMN:

O.B.C. 9.17.4.1.
-5 1/2" X 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN
-METAL SHOE ANCHORED TO FOOTING
-25" X 25" X 1/2" (640mm x 640mm x 30mm) CONC. PAD 1" FLOOR SUPPORTED W/ 10" (254mm) COL. SPACING
-34" X 34" X 1/4" (860mm x 860mm x 36mm) CONC. PAD 12 FLOORS SUPPORTED W/ 9"-10" COL. SPACING

10 BLOCK PARTY WALL BEAM END BEARING (WOOD BEAM / GIRDER TRUSSES):

-2X8X12" LEDGER BOARD FASTENED W/ 2/1" ANCHOR BOLTS @ 4' O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS
-10" (255mm) SOLID 2200psi (15MPa) CONCRETE
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS

11 BLOCK PARTY WALL BEAM END BEARING (STEEL BEAM):

-12X12X1/8" SILL PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2" @ 8" ANCHOR BOLTS
-WALL ASSEMBLY:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (250mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT 0'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (210mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (255mm) SOLID 2200psi (15MPa) CONCRETE
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS

12 BLOCK PARTY WALL BEAM END BEARING (WOOD BEAM / GIRDER TRUSSES):

-2X8X12" LEDGER BOARD FASTENED W/ 2/1" ANCHOR BOLTS @ 4' O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS
-10" (255mm) SOLID 2200psi (15MPa) CONCRETE
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS

13 BLOCK PARTY WALL BEAM END BEARING (STEEL BEAM):

-12X12X1/8" SILL PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2" @ 8" ANCHOR BOLTS
-WALL ASSEMBLY:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (250mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT 0'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (210mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (255mm) SOLID 2200psi (15MPa) CONCRETE
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS

14 WALL FOUNDATIONS:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (250mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT 0'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (210mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (255mm) SOLID 2200psi (15MPa) CONCRETE
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19-1.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. PART 4

-WALL SHALL EXTEND A MIN. 5/8" (15mm) ABOVE GRADE
-INSULATE W/ R12 (RSI 2.11) FROM UNDISTURBED OF SHIRT OVER TO NOT MORE THAN 8" (203mm) ABOVE FINISHED FLOOR OR BASEMENT (ZONE 1, O.B.C. 12.1.2.1.A)

-BACK FILL W/ NON-HYDROSCOPIC SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (20mm) VERTICALLY O.C. & 2'-11" (660mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK.

DAMP-PROOFING & WATERPROOFING:

-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2
-WHERE INSULATION EXTENDS TO MORE THAN 4'-0" (1200mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1 (2) (b) (1)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3 (3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

14 FOUNDATION WALLS & UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (10" TO 10'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (10'-0" TO 10'-0" OPENING)
-20M BARS IN TOP PORTION OF WALL (10'-0" TO 10'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.
-BARS TO HAVE MIN. 2' (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (20mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. 12.1.2.1.A)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
-NOTE: SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1 =
-FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REG. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 9.23.3.
-FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq. ft.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
REG. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS)
-OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.3. OVER SHEATHING PAPER
GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

15.2 ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (20mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.1)
-1/2" (12.7mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.23.3.4)
-SPACE W/ CONT. 1/4" GAUGE STEEL T. BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" x 4" (38mm x 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.
-2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. W/ 2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. OR
-ON BOTTOM FLE, WHEN 3 STOREYS
-R14 (RSI 2.46) INSULATION (ZONE 1, O.B.C. 12.1.2.1.A)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" x 4" (38mm x 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REG. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 9.23.3.
-FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-BETWEEN RIGID INSULATION AND WOOD STUDS
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq. ft.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REG. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:

O.B.C. 9.13.3.
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS)
-OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.3. OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

15.2.2 FRAME WALL CONSTRUCTION & GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (20mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" x 4" (38mm x 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REG. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:

O.B.C. 9.23.3.
-FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq. ft.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REG. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:

O.B.C. 9.13.3.
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS)
-OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.3. OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

15.2.2.2 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK 7/8" (22mm) wide CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

15.2.2.2.2 ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK 7/8" (22mm) wide CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

15.2.2.2.2.2 GARAGE WALL & CEILING:

O.B.C. 9.10.13.6.1.
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS
-R22 (RSI 3.87) INSULATION IN CEILING W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING @ 16" (400mm) O.C.
-ADD ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.

-ACoustical SEALANT AS PER O.B.C. 9.8.3 (NOTE (2) TO TABLE 1)
-NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1 =
-FOR 2 FLOORS SUPPORTED ABOVE 2" x 4" (38mm x 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" x 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.

15.2.2.2.2.2.2 EXPOSED FLOOR:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) CONCRETE OR 5/8" (15.9mm) WOOD FLOORING
-STUDS FASTENED AT 3'-0" TO BOTTOM WITH 3/1-1/4" (82mm) TOE NAILS
-SCUPLINE FASTENED TOGETHER WITH 5/16" (7.9mm) AT 7/16" (20mm) O.C.
-2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.
-ON BOTTOM FLOOR, WHEN 3 STOREYS
-SPACE W/ CONT. 1/4" GAUGE STEEL T. BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" x 4" (38mm x 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.

15.2.2.2.2.2.2.2 ALTERNATE EXPOSED FLOOR:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) CONCRETE OR 5/8" (15.9mm) WOOD FLOORING
-STUDS FASTENED AT 3'-0" TO BOTTOM WITH 3/1-1/4" (82mm) TOE NAILS
-SCUPLINE FASTENED TOGETHER WITH 5/16" (7.9mm) AT 7/16" (20mm) O.C.
-2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.
-ON BOTTOM FLOOR, WHEN 3 STOREYS
-SPACE W/ CONT. 1/4" GAUGE STEEL T. BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" x 4" (38mm x 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.

15.2.2.2.2.2.2.2.2 ALTERNATE EXPOSED FLOOR:

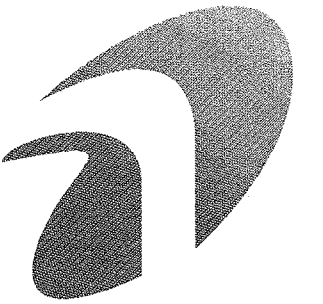
O.B.C. 9.23.10.1.
-3/8" (9.5mm) CONCRETE OR 5/8" (15.9mm) WOOD FLOORING
-STUDS FASTENED AT 3'-0" TO BOTTOM WITH 3/1-1/4" (82mm) TOE NAILS
-SCUPLINE FASTENED TOGETHER WITH 5/16" (7.9mm) AT 7/16" (20mm) O.C.
-2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.
-ON BOTTOM FLOOR, WHEN 3 STOREYS
-SPACE W/ CONT. 1/4" GAUGE STEEL T. BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" x 4" (38mm x 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.

15.2.2.2.2.2.2.2.2.2 ALTERNATE EXPOSED FLOOR:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) CONCRETE OR 5/8" (15.9mm) WOOD FLOORING
-STUDS FASTENED AT 3'-0" TO BOTTOM WITH 3/1-1/4" (82mm) TOE NAILS
-SCUPLINE FASTENED TOGETHER WITH 5/16" (7.9mm) AT 7/16" (20mm) O.C.
-2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.
-ON BOTTOM FLOOR, WHEN 3 STOREYS
-SPACE W/ CONT. 1/4" GAUGE STEEL T. BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" x 4" (38mm x 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RSI 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.

15.2.2.2.2.2.2.2.2.2.2 ALTERNATE EXPOSED FLOOR:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) CONCRETE OR 5/8" (15.9mm) WOOD FLOORING
-STUDS FASTENED AT 3'-0" TO BOTTOM WITH 3/1-1/4" (82mm) TOE NAILS
-SCUPLINE FASTENED TOGETHER WITH 5/16" (7.9mm) AT 7/16" (20mm) O.C.
-2" x 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C.
-ON BOTTOM FLOOR, WHEN 3 STOREYS
-SPACE W/ CONT. 1/4" GAUGE STEEL T. BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL OR
-CONT. 2" x 4" (38mm x 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL



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: 1.17.2016

SIGNATURE:



MAR 04 2016

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	12-JUN-15	RPA	DJH
3	REVISED AS PER ENGINEERING COMMENTS	15-JUL-15	RPA	DJH
4	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
5	REVISED AS PER CLIENT COMMENTS	1/19/2016	JM	JM
6	REVISED AS PER ENGINEERING COMMENTS	24-FEB-16	JP	JP
7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
8				
9				
10				
11				
12				

client

Gold Park Homes

project

Huntington &
Nashville
Kleinburg

model

42-1

project #

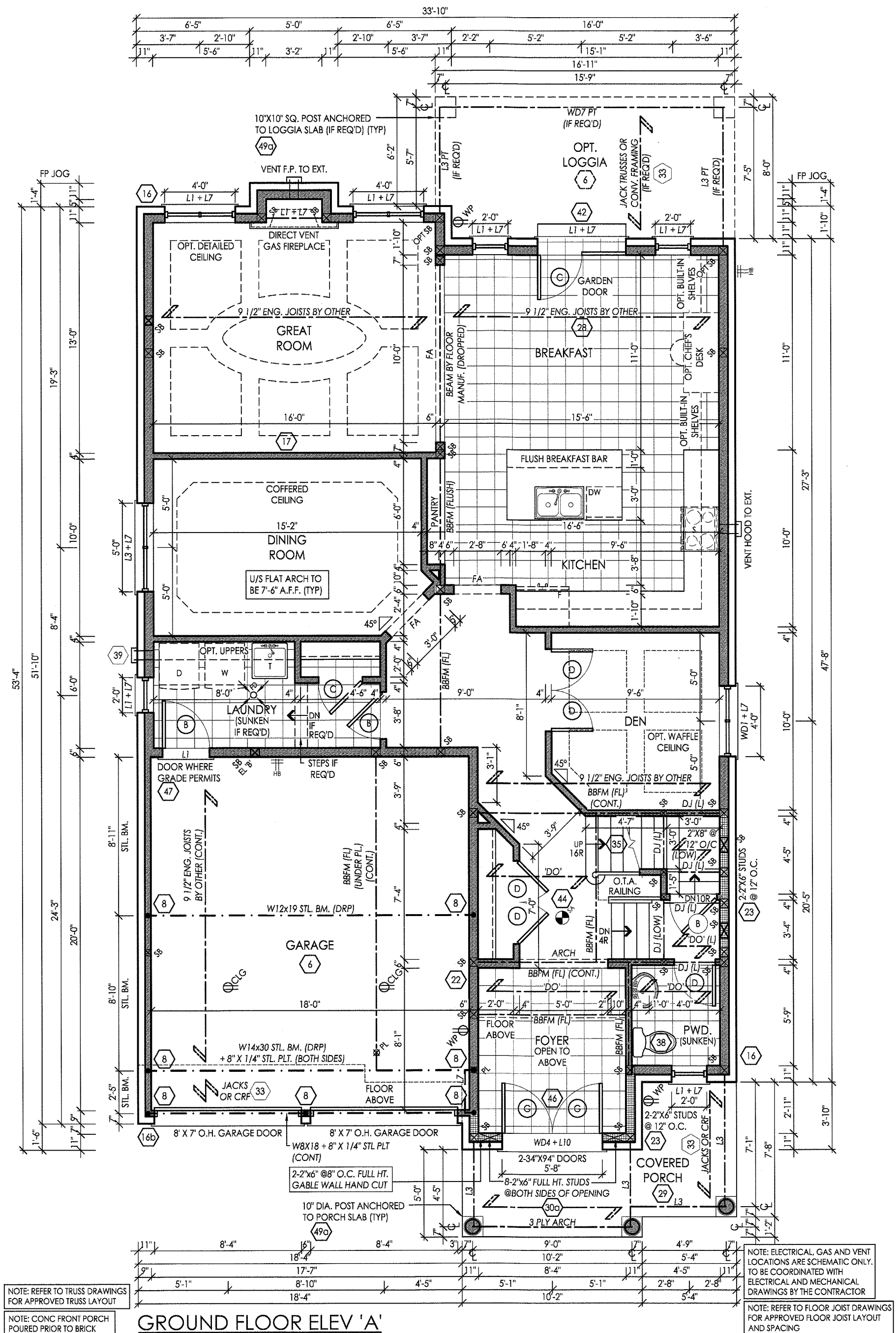
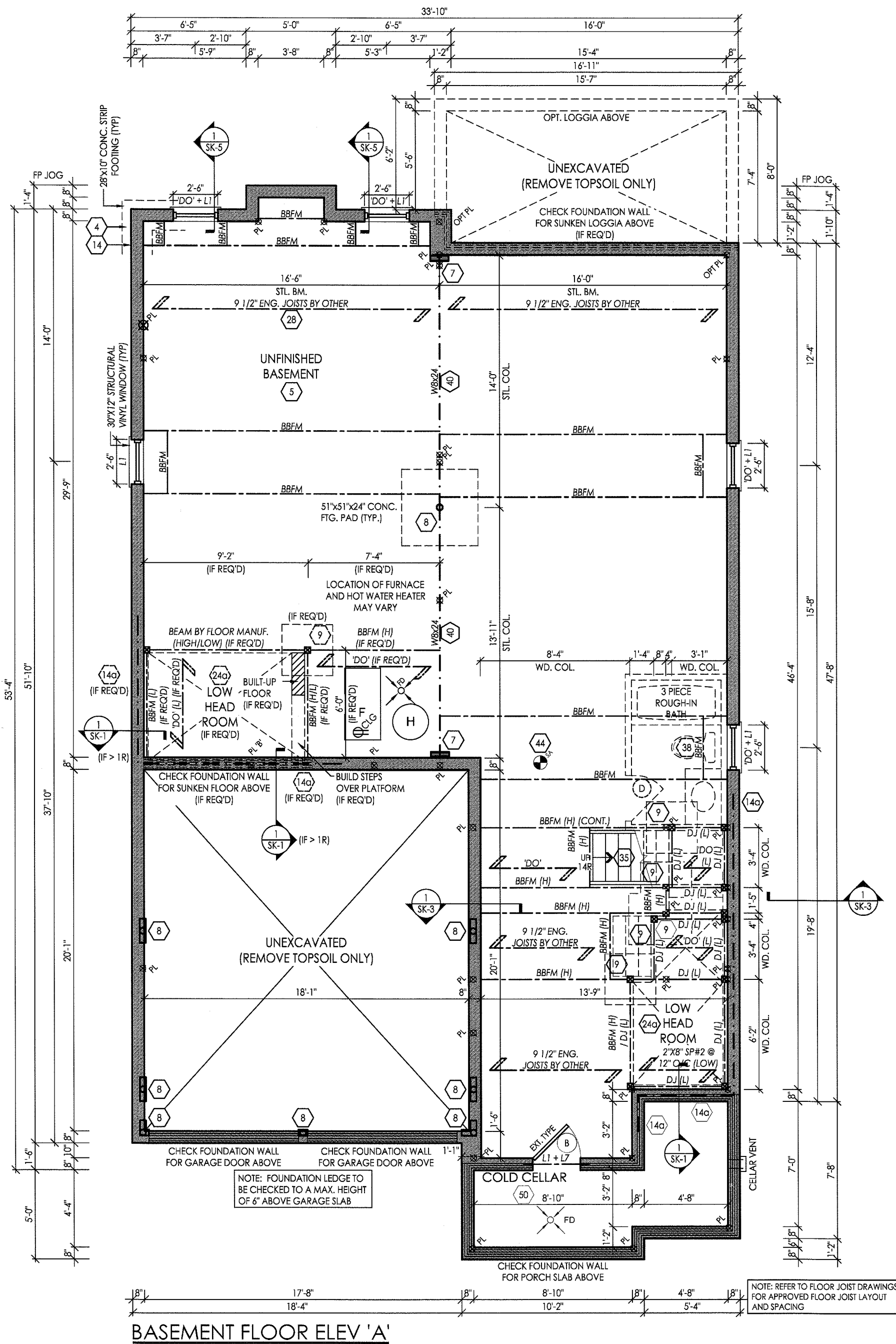
14043

scale

3/16" = 1'-0"

page

A1





I, JULIO PINOY 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: 11.17.16

SIGNATURE: _____



MAR 0 4 2016

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	12-Jun-15	RPA	D.H.
3	REVISED AS PER ENGINEERING COMMENTS	15-Jul-15	RPA	D.H.
4	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
5	REVISED AS PER ENGINEER COMMENTS	24-FEB-16	JP	JP
6	ISSUED FOR PERMIT	24-FEB-16	JP	JP
7				
8				
9				
10				
11				
12				

client

Gold Park Homes

project

Huntington &
Nashville
Kleinburg

model

42-1

project #

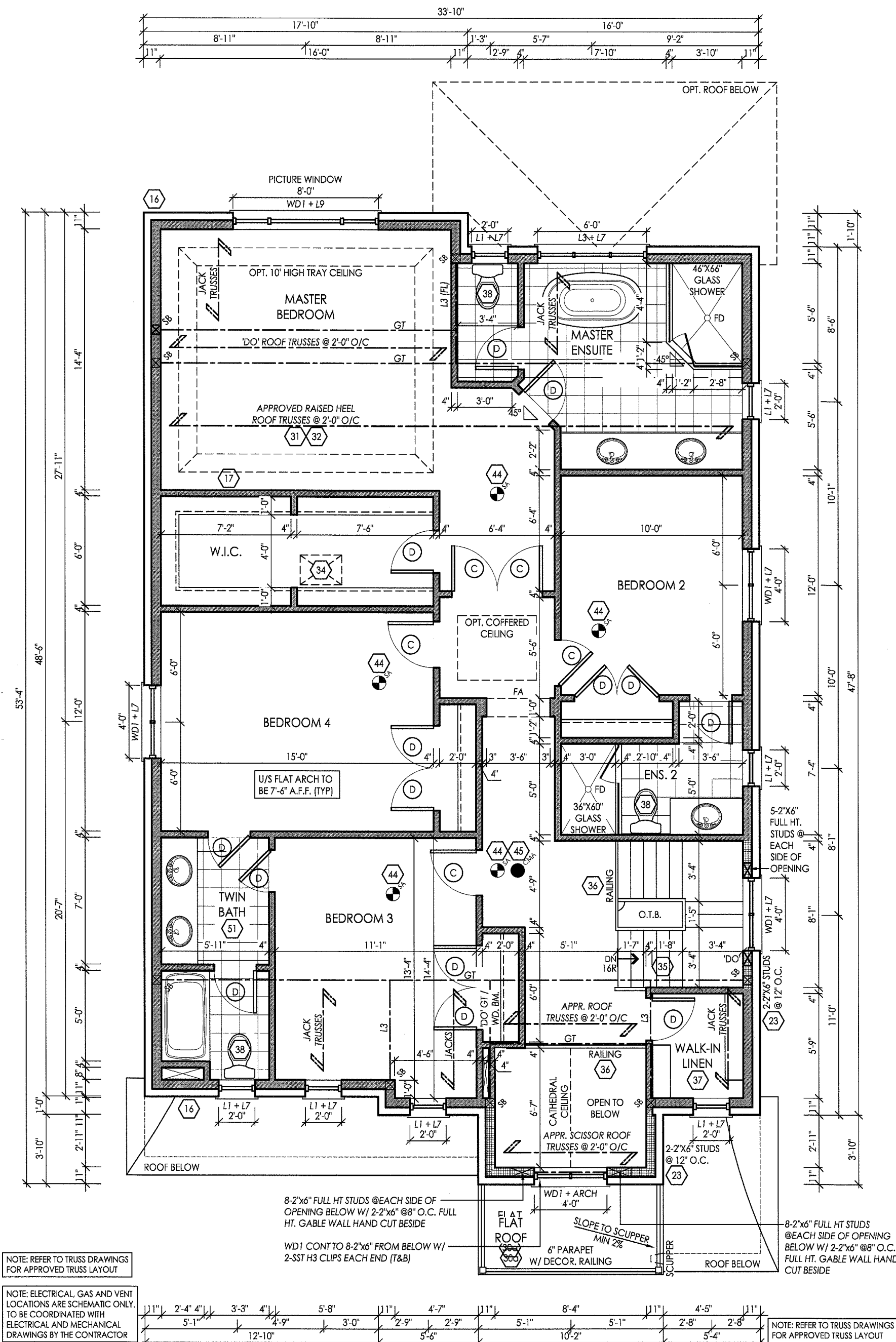
14043

scale

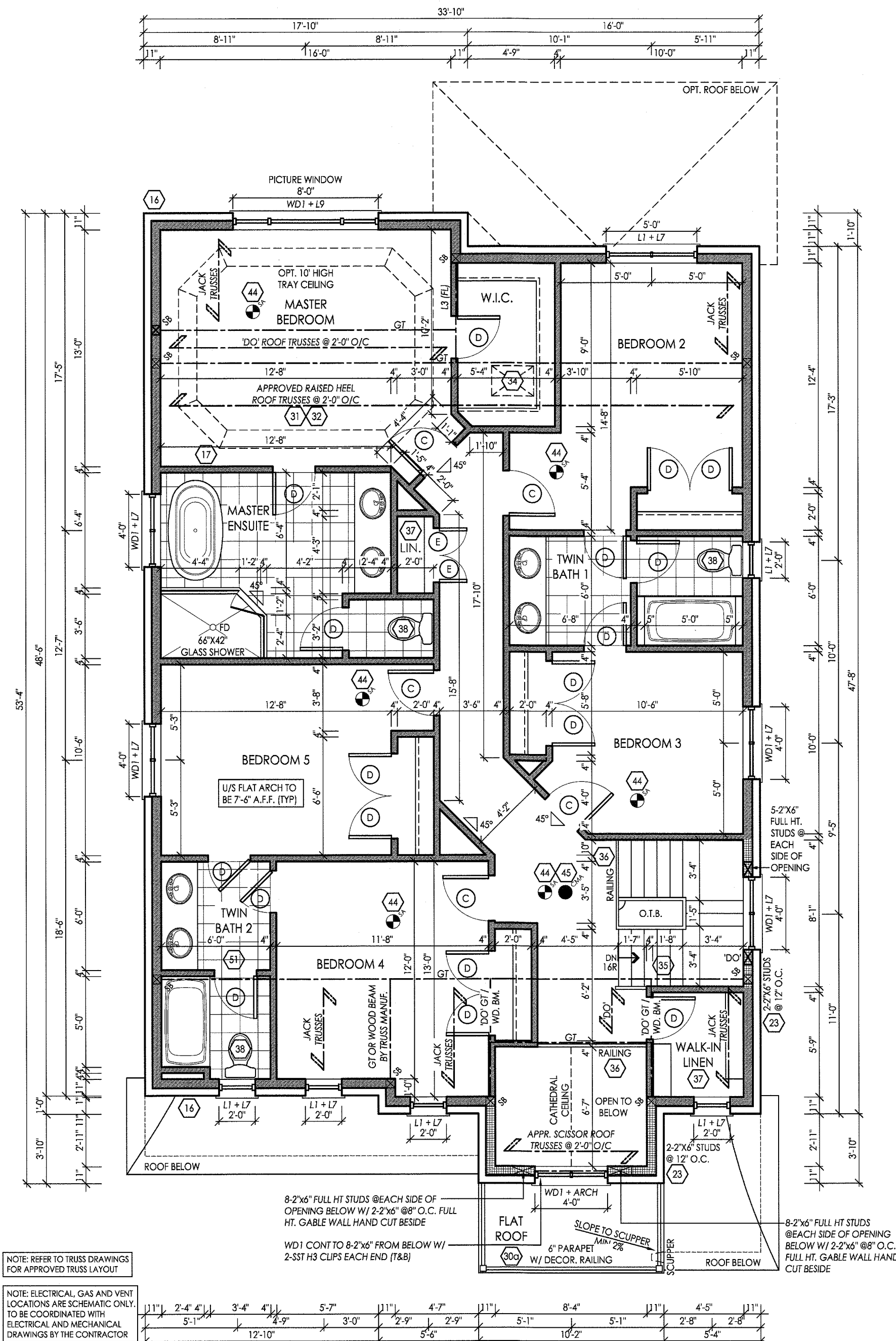
3/16" = 1'-0"

page

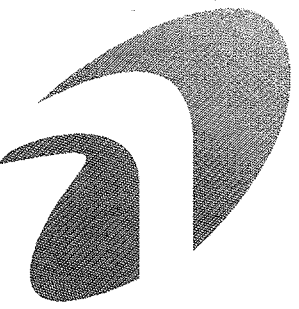
A2



SECOND FLOOR ELEV 'A'



OPT SECOND FLOOR ELEV 'A'
W/ 5 BEDROOMS



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: 1.1.17

SIGNATURE:



MAR 04 2016

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-25-15	KK	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	12-JUN-15	RPA	DJH
3	REVISED AS PER ENGINEERING COMMENTS	15-JUL-15	RPA	DJH
4	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
5	REVISED AS PER CLIENT COMMENTS	11/19/2016	JM	JM
6	REVISED AS PER ENGINEER COMMENTS	24-FEB-16	JP	JP
7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
8				
9				
10				
11				
12				

client

Gold Park Homes

project

Huntington &
Nashville
Kleinburg

model

42-1

project #

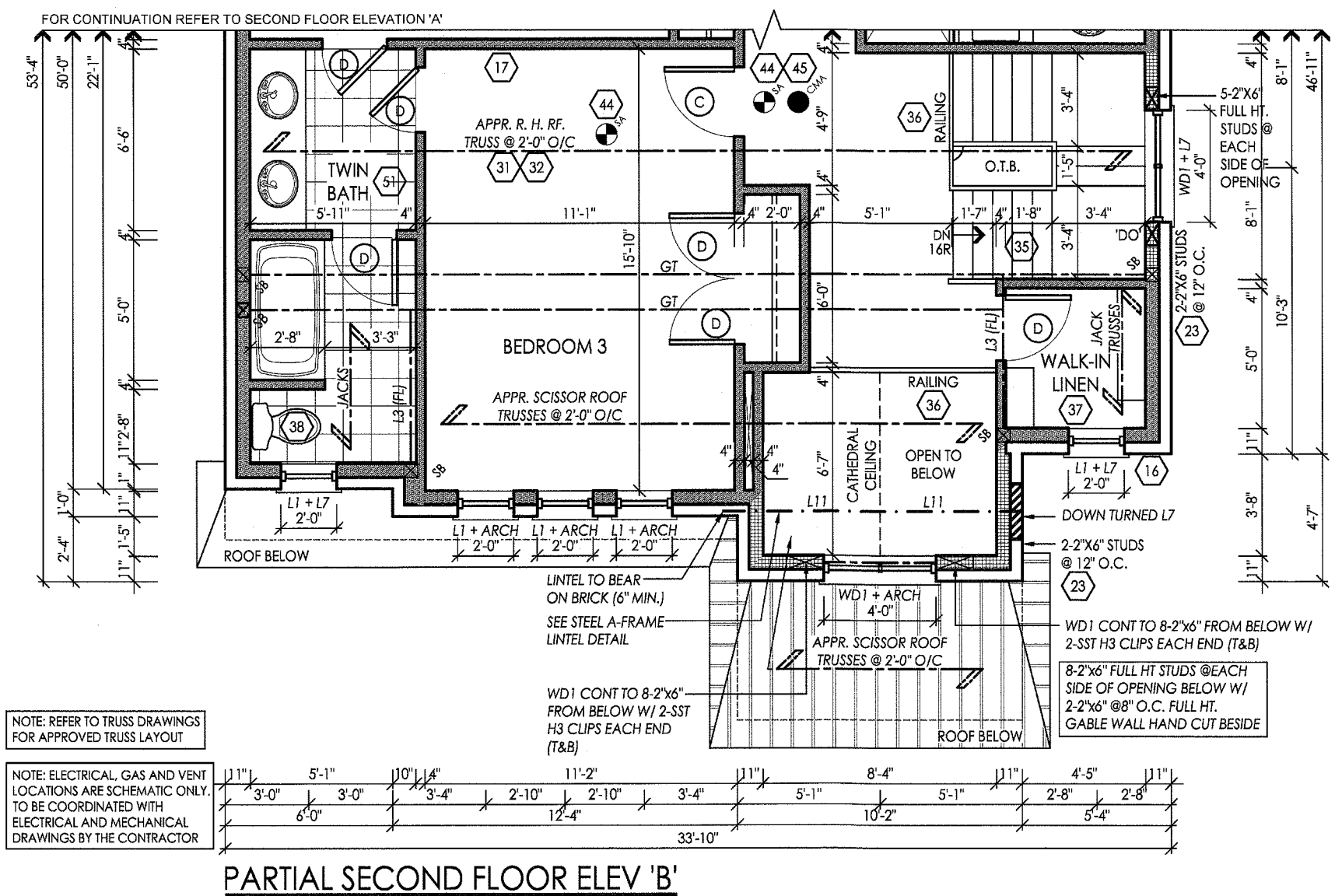
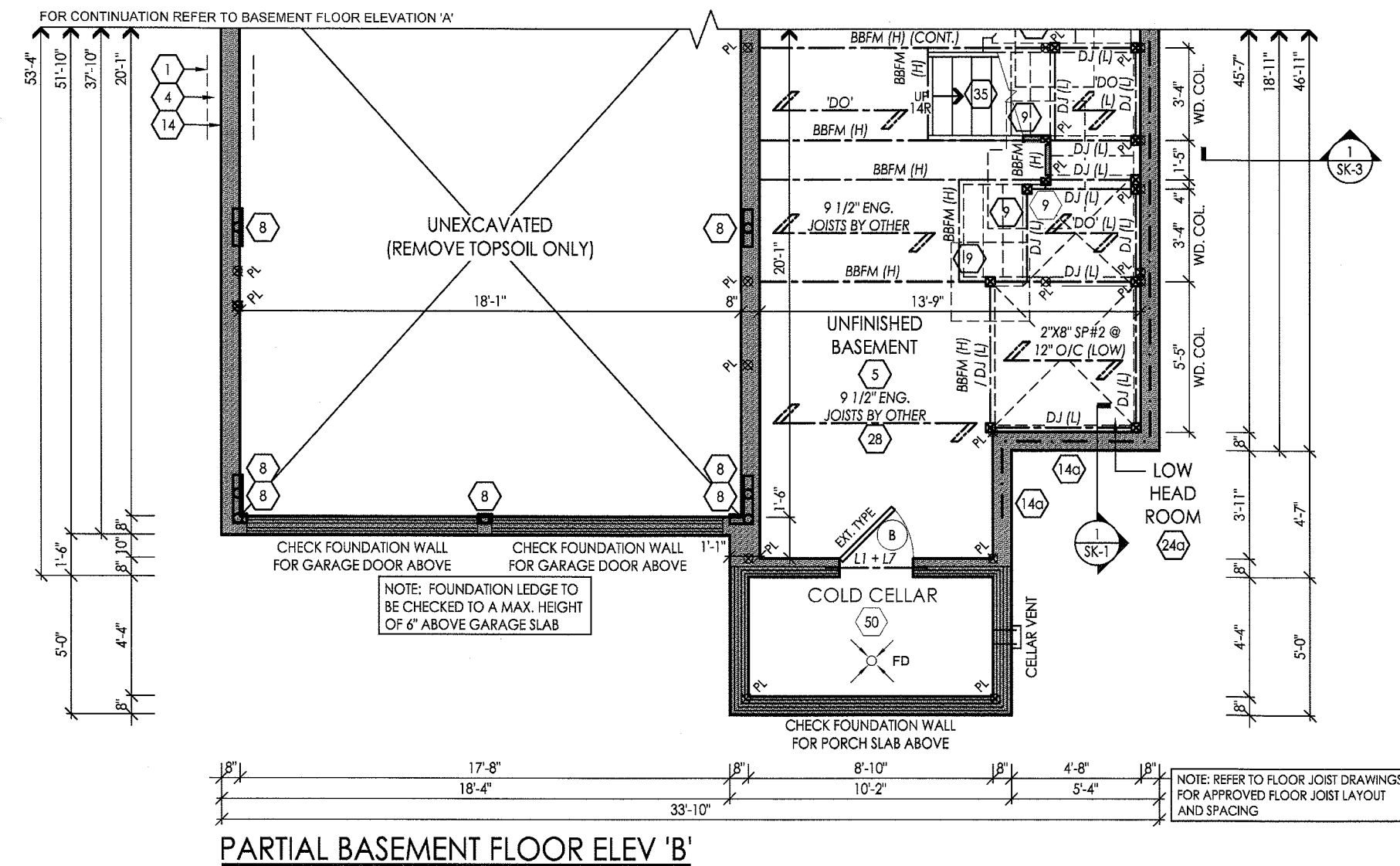
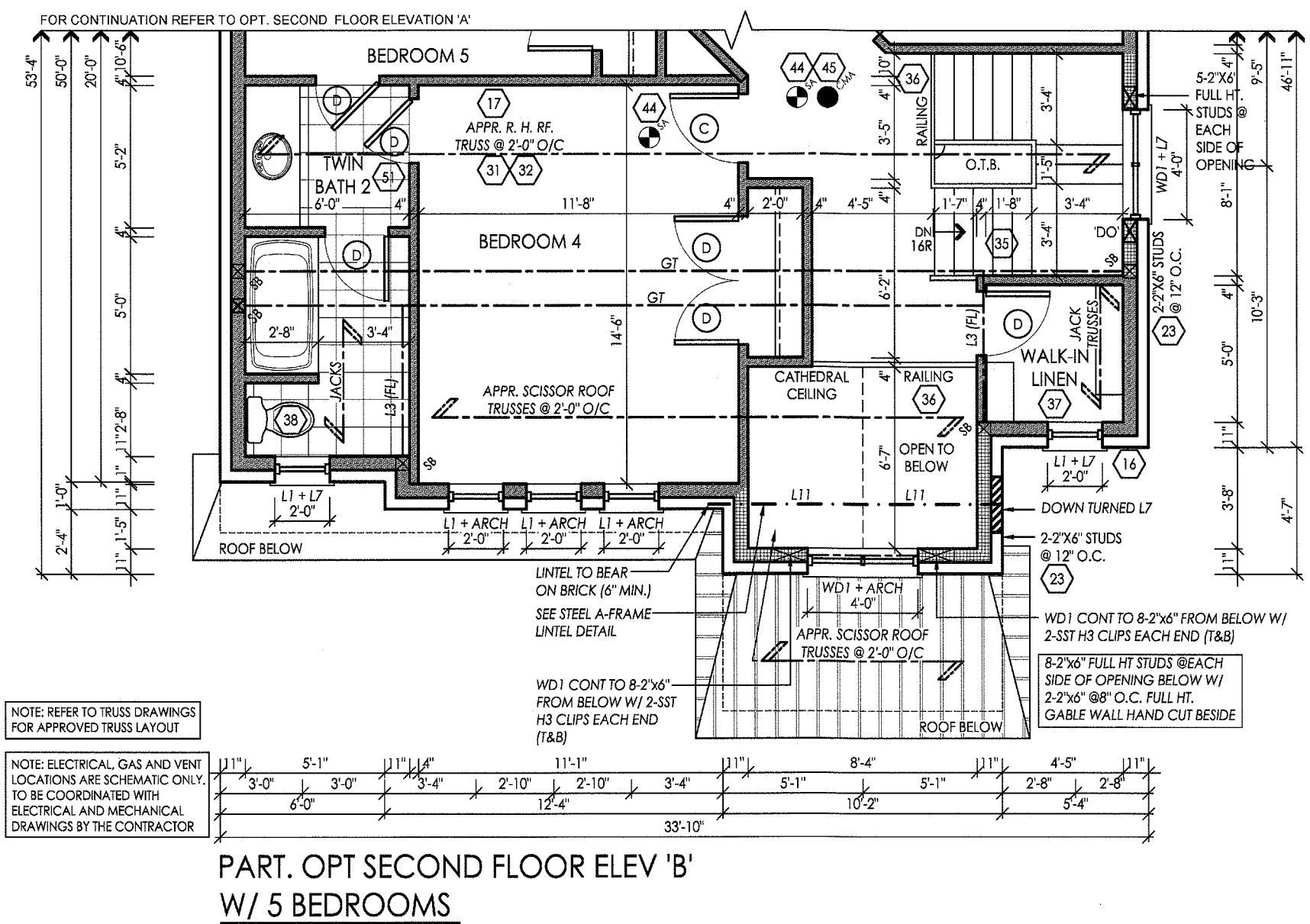
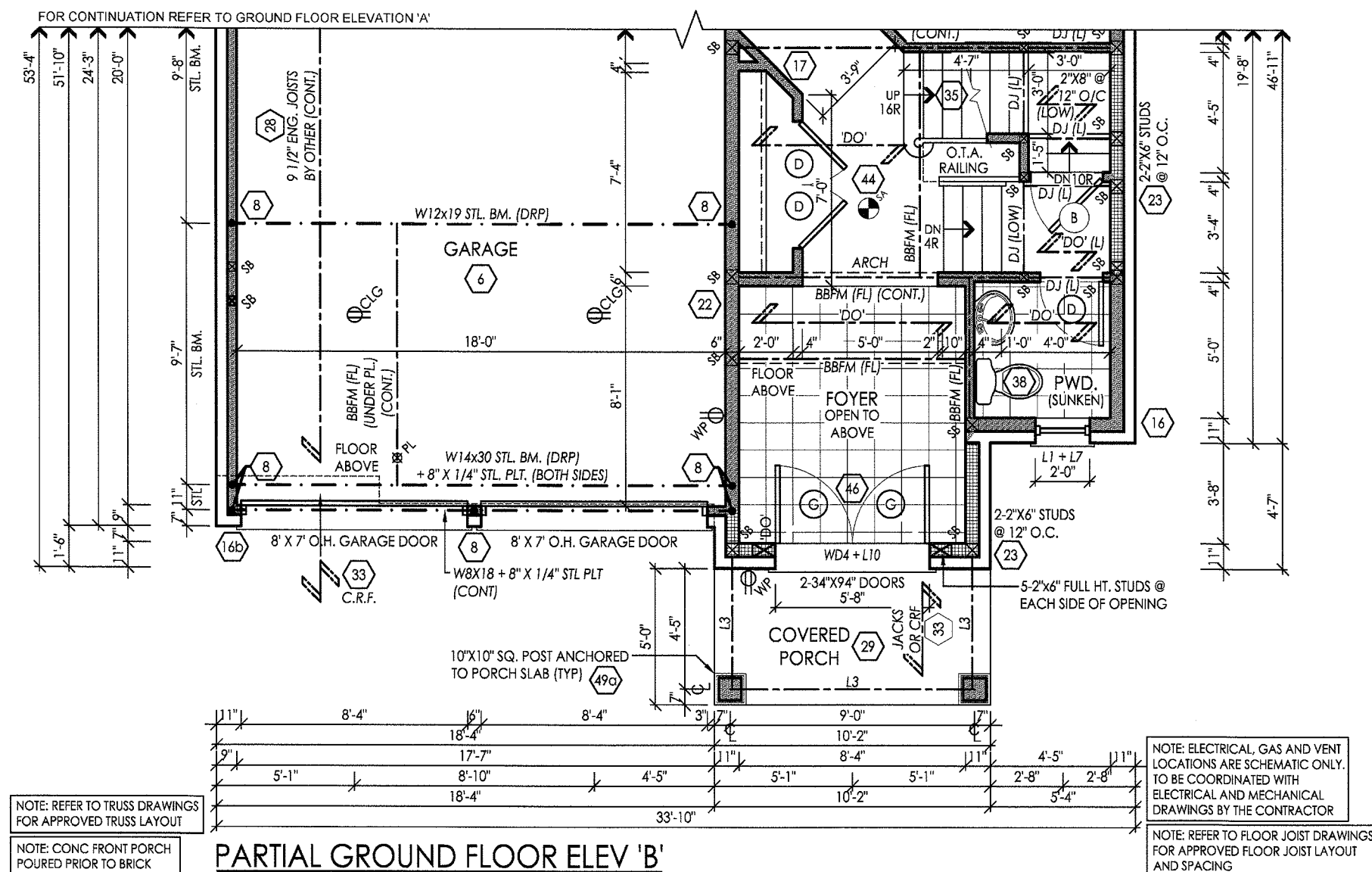
14043

scale

3/16" = 1'-0"

page

A3



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

TOTAL PERIPHERAL WALL AREA	3330.99 SF	309.45 m²
FRONT GLAZING AREA	62.28 SF	5.79 m²
LEFT SIDE GLAZING AREA	48.81 SF	4.53 m²
RIGHT SIDE GLAZING AREA	59.5 SF	5.53 m²
REAR GLAZING AREA	157.69 SF	14.65 m²

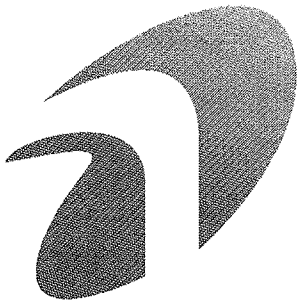
TOTAL GLAZING AREA	328.28 SF	30.50 m²
TOTAL GLAZING PERCENTAGE	9.86 %	

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

TOTAL PERIPHERAL WALL AREA	3330.99 SF	309.45 m²
FRONT GLAZING AREA	62.28 SF	5.79 m²
LEFT SIDE GLAZING AREA	61.58 SF	5.72 m²
RIGHT SIDE GLAZING AREA	53.39 SF	4.96 m²
REAR GLAZING AREA	157.69 SF	14.65 m²

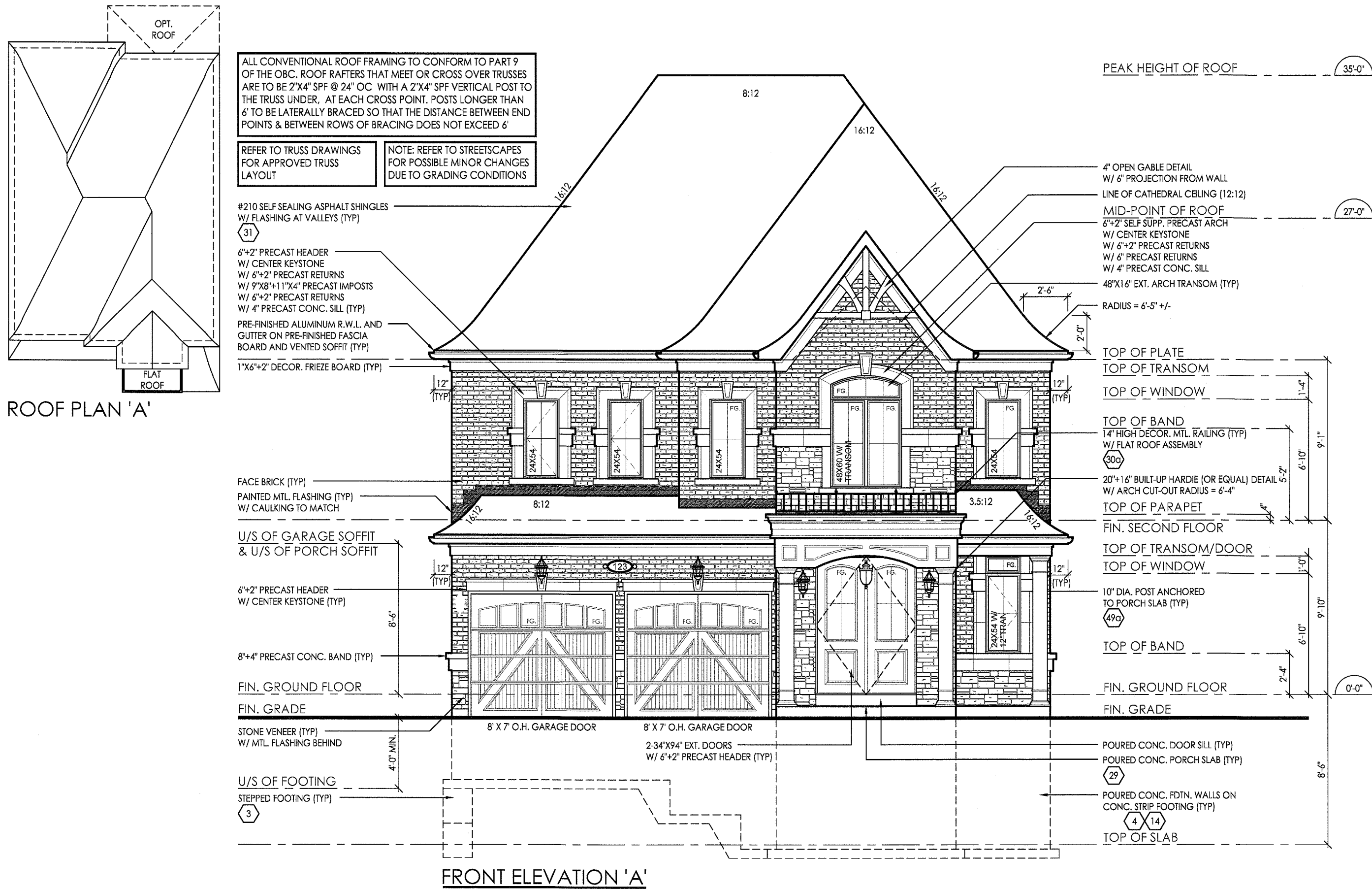
TOTAL GLAZING AREA	334.94 SF	31.12 m²
TOTAL GLAZING PERCENTAGE	10.06 %	

RN design
Imagine • Inspire • Create



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: 1.17.16
SIGNATURE: [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 Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

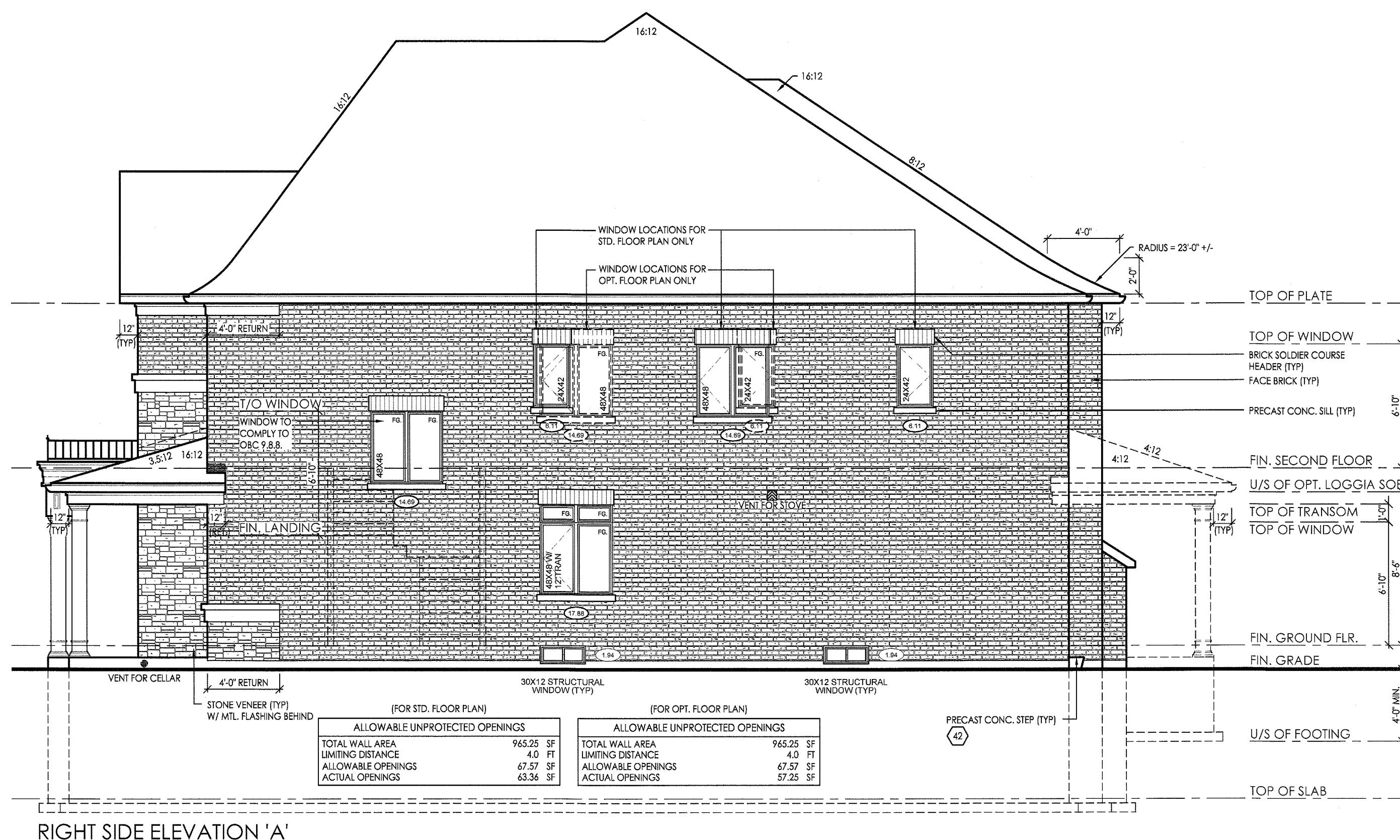
#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-25-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
3	REVISED AS PER CLIENT COMMENTS	1/19/2016	JM	JM
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP
5				
6				
7				
8				
9				
10				
11				
12				

client	Gold Park Homes
project	Huntington & Nashville Kleinburg
model	42-1
project #	14043
scale	3/16" = 1'-0"
page	A4

SIGNATURE: _____

Days of Rain (X)	Days of Sunshine (Y)
0	10
1	9
2	8
3	7
4	6
5	5
6	4
7	3
8	2
9	1
10	0

client

page

RIGHT SIDE ELEVATION '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: 11-17-2016
SIGNATURE: [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 Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016
John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-25-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
3	ISSUED FOR PERMIT	24/FEB-16	JP	JP
4				
5				
6				
7				
8				
9				
10				
11				
12				

client

Gold Park Homes

project

Huntington &
Nashville
Kleinburg

model

42-1

project #

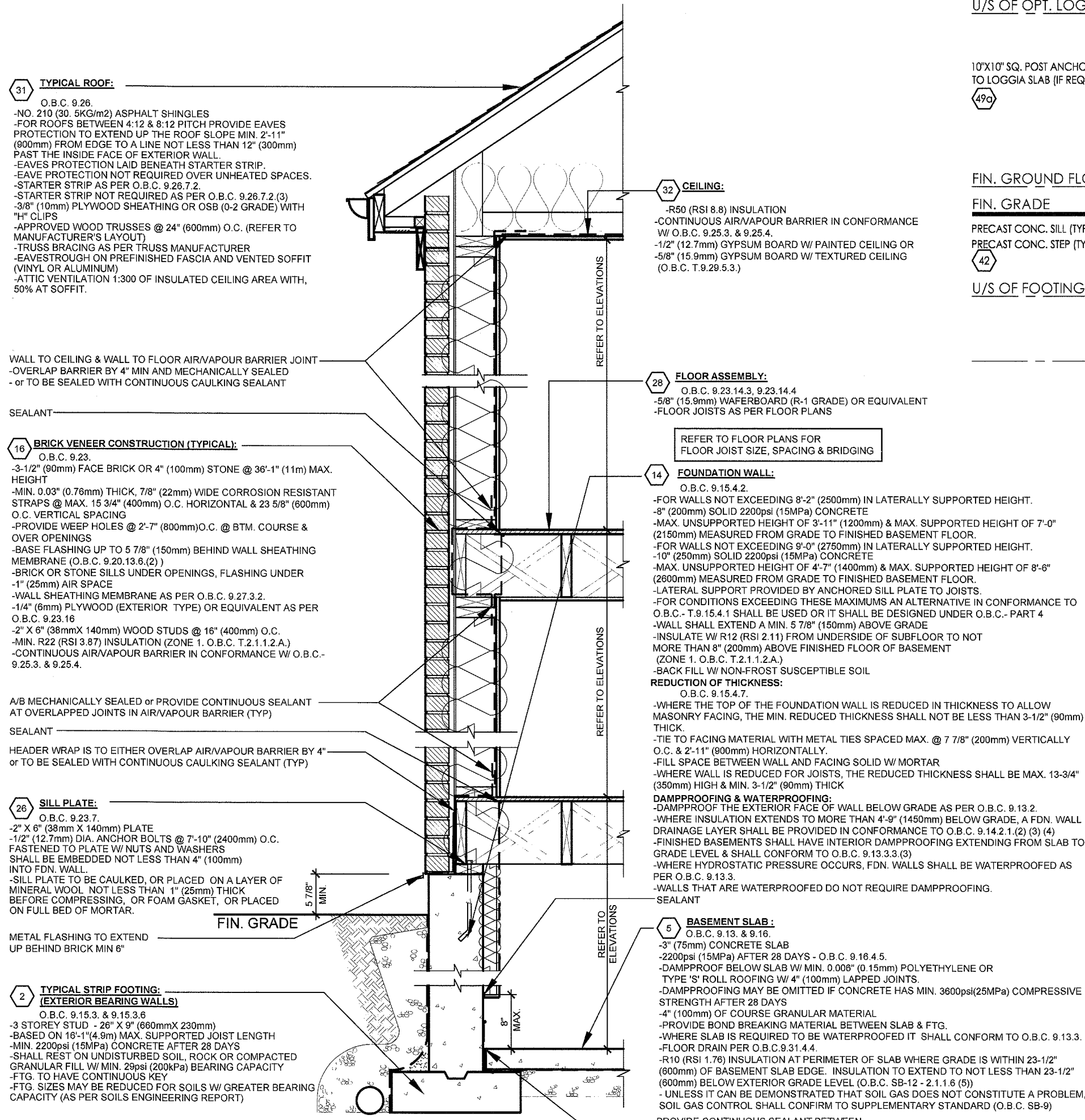
14043

scale

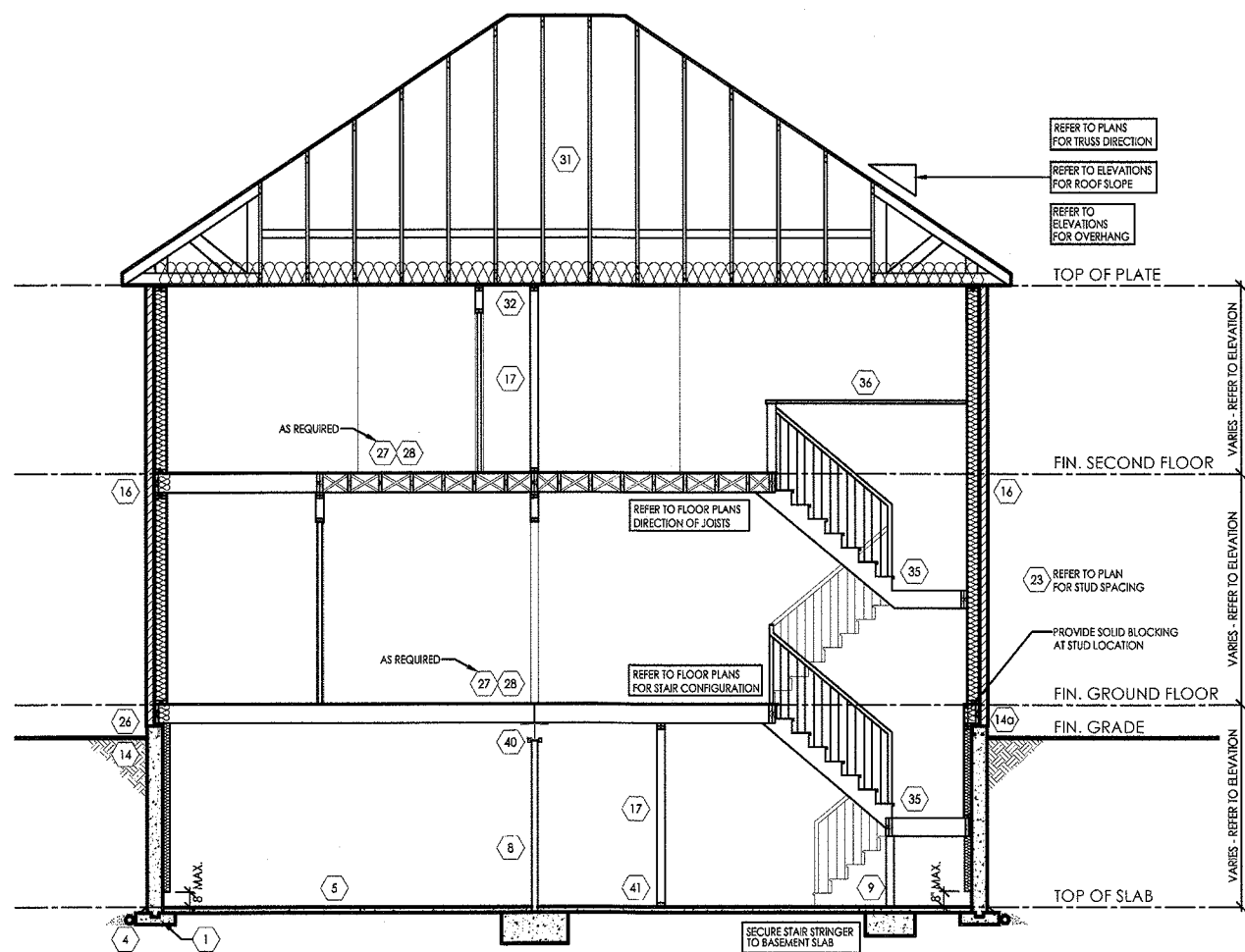
3/16" = 1'-0"

page

A6

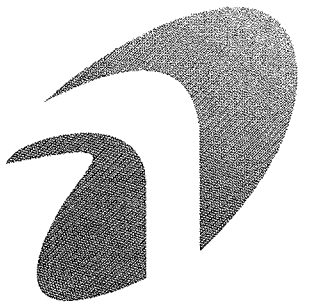


REAR ELEVATION 'A' & 'B'



TYPICAL EXTERIOR WALL
SECTION- BRICK

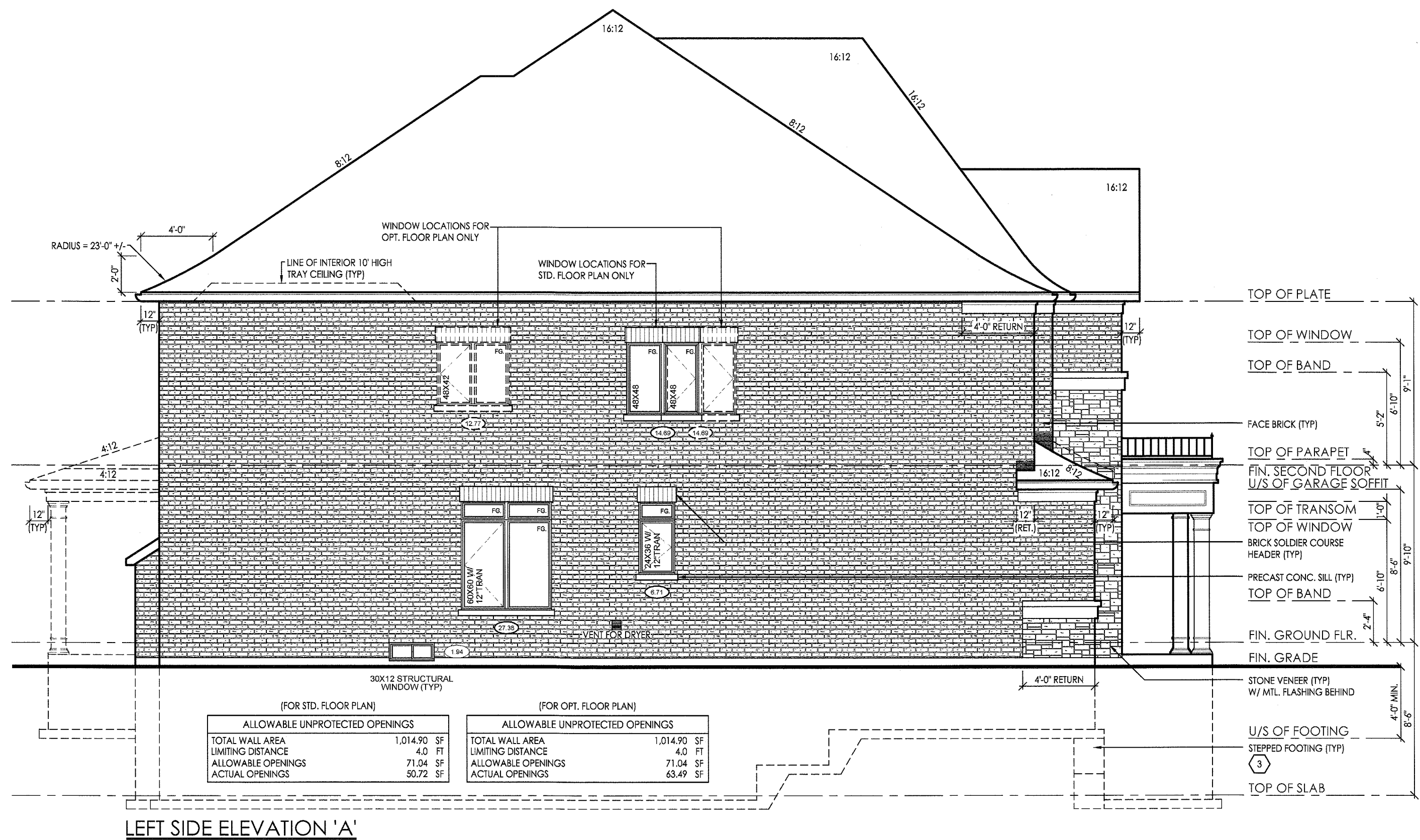
SCALE: 3/4"= 1'-0"



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: 1.17.16

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 Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
3	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4				
5				
6				
7				
8				
9				
10				
11				
12				

client

Gold Park Homes

project

Huntington &
Nashville
Kleinburg

model

42-1

project #

14043

scale

3/16" = 1'-0"

page

A7



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: 1.17.16

SIGNATURE: _____

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

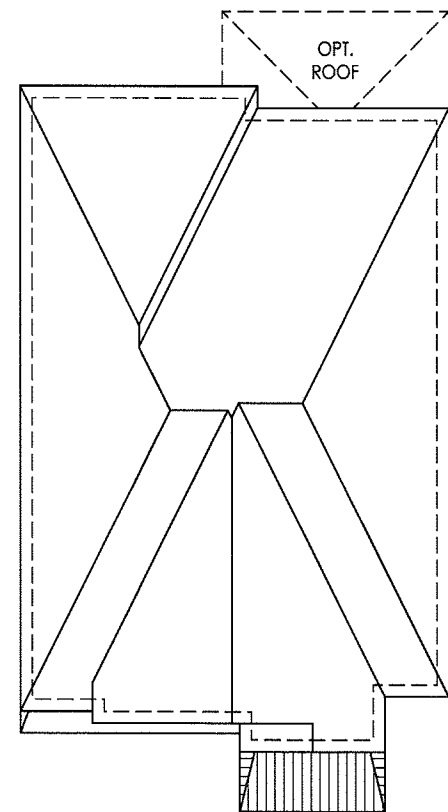
TOTAL PERIPHERAL WALL AREA	3330.99 SF	309.45 m²
FRONT GLAZING AREA	70.47 SF	6.55 m²
LEFT SIDE GLAZING AREA	48.81 SF	4.53 m²
RIGHT SIDE GLAZING AREA	59.5 SF	5.53 m²
REAR GLAZING AREA	157.69 SF	14.65 m²

TOTAL GLAZING AREA	336.47 SF	31.26 m²
TOTAL GLAZING PERCENTAGE	10.10 %	

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

TOTAL PERIPHERAL WALL AREA	3330.99 SF	309.45 m²
FRONT GLAZING AREA	70.47 SF	6.55 m²
LEFT SIDE GLAZING AREA	61.58 SF	5.72 m²
RIGHT SIDE GLAZING AREA	53.39 SF	4.96 m²
REAR GLAZING AREA	157.69 SF	14.65 m²

TOTAL GLAZING AREA	343.13 SF	31.88 m²
TOTAL GLAZING PERCENTAGE	10.30 %	



ROOF PLAN 'B'

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" OC 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'

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

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

(31)

SELF SUPP. BRICK & ROWLOCK ARCH W/ BRICK STACK BOND & ROWLOCK RETURNS W/ 13"x3"+17"x3" PRECAST IMPOSTS W/ BRICK STACK BOND RETURNS (TYP)

24" DIA. 1/2 ROUND TRANSOM (TYP)

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

U/S OF RAISED SOFFIT

TOP OF PLATE

1"x7" DECOR. FRIEZE BOARD (TYP)

BRICK SOLDIER COURSE HEADER W/ BRICK ROWLOCK HEADER W/ BRICK STACK BOND & ROWLOCK RETURNS W/ 13"x3"+17"x3" PRECAST IMPOSTS W/ BRICK STACK BOND RETURNS W/ 4" PRECAST CONC. SILL (TYP)

FACE BRICK (TYP)

PAINTED MTL. FLASHING (TYP) W/ CAULKING TO MATCH

U/S OF GARAGE SOFFIT & U/S OF PORCH SOFFIT

BRICK SOLDIER COURSE HEADER (TYP)

4" PRECAST CONC. BAND (TYP)

FIN. GROUND FLOOR

FIN. GRADE

STONE VENEER (TYP) W/ MTL. FLASHING BEHIND

U/S OF FOOTING

STEPPED FOOTING (TYP)

(3)



FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF 36'-7"

DECOR. LOUVRE DETAIL (TYP)

24"x54" FIXED GLASS W/BLACK BACKING

6" DECOR. BRACKET (TYP)

U/S OF SOFFIT

TOP OF FALSE WINDOW

MID-POINT OF ROOF

27'-9"

8"x16" PRECAST CONC. DETAIL (TYP)

LINE OF CATHEDRAL CEILING (12:12)

SELF SUPP. BRICK & ROWLOCK ARCH W/ BRICK STACK BOND & ROWLOCK RETURNS W/ 13"x3"+17"x3" PRECAST IMPOSTS W/ BRICK STACK BOND RETURNS W/ 4" PRECAST CONC. SILL

48" DIA. 1/2 ROUND TRANSOM

10"x6" DECOR. PRECAST CORNICE DTL. (TYP)

TOP OF PLATE

T/O TRANSOM

T/O TRANSOM

TOP OF WINDOW

6'-10"

9'-1"

TOP OF BAND

RAISED SEAM METAL ROOF (TYP)

FIN. SECOND FLOOR

1'-10"

TOP OF TRANSOM/DOOR

TOP OF WINDOW

1'-0"

10"x10" SQ. POST ANCHORED TO PORCH SLAB (TYP)

(49)

TOP OF BAND

6'-10"

9'-10"

FIN. GROUND FLOOR

2'-4"

FIN. GRADE

0'-0"

POURED CONC. DOOR SILL (TYP)

POURED CONC. PORCH SLAB (TYP)

(28)

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

(4) (14)

TOP OF SLAB

8'-6"

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR
3	ISSUED FOR PERMIT	24-FEB-16	CR	CR
4	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
5	ISSUED FOR PERMIT	24-FEB-16	JP	JP
6				
7				
8				
9				
10				
11				
12				

client

Gold Park Homes

project

Huntington &
Nashville
Kleinburg

model

42-1

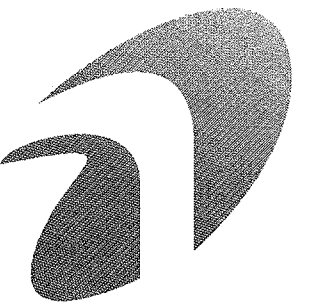
project #

14043

scale

3/16" = 1'-0"

page



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

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 24995
DATE: 11.17.16

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 Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

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

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
3	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4				
5				
6				
7				
8				
9				
10				
11				
12				

client
Gold Park Homes

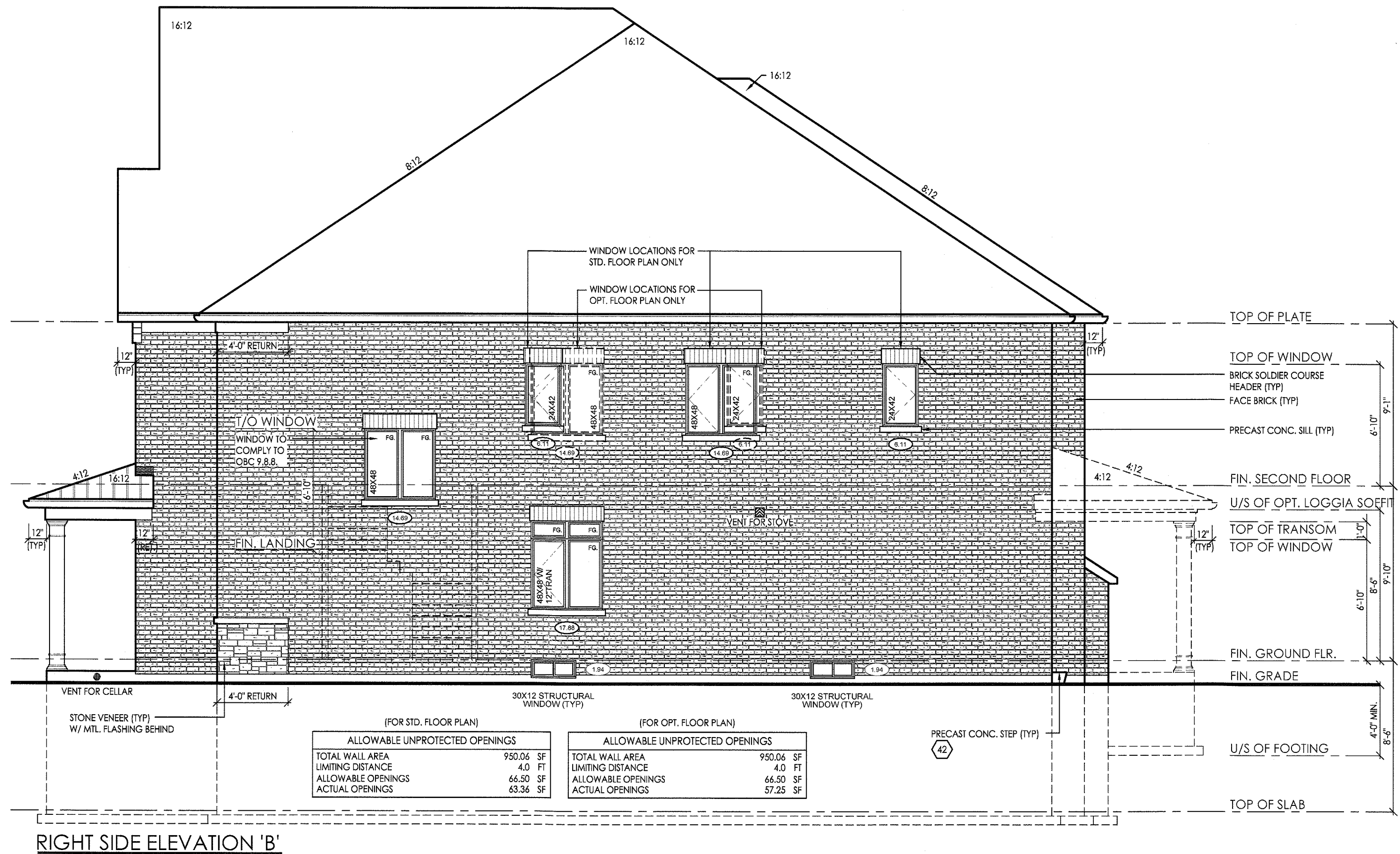
project
Huntington &
Nashville
Kleinburg

model
42-1

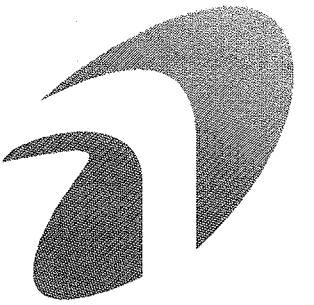
project #
14043

scale
3/16" = 1'-0"

page



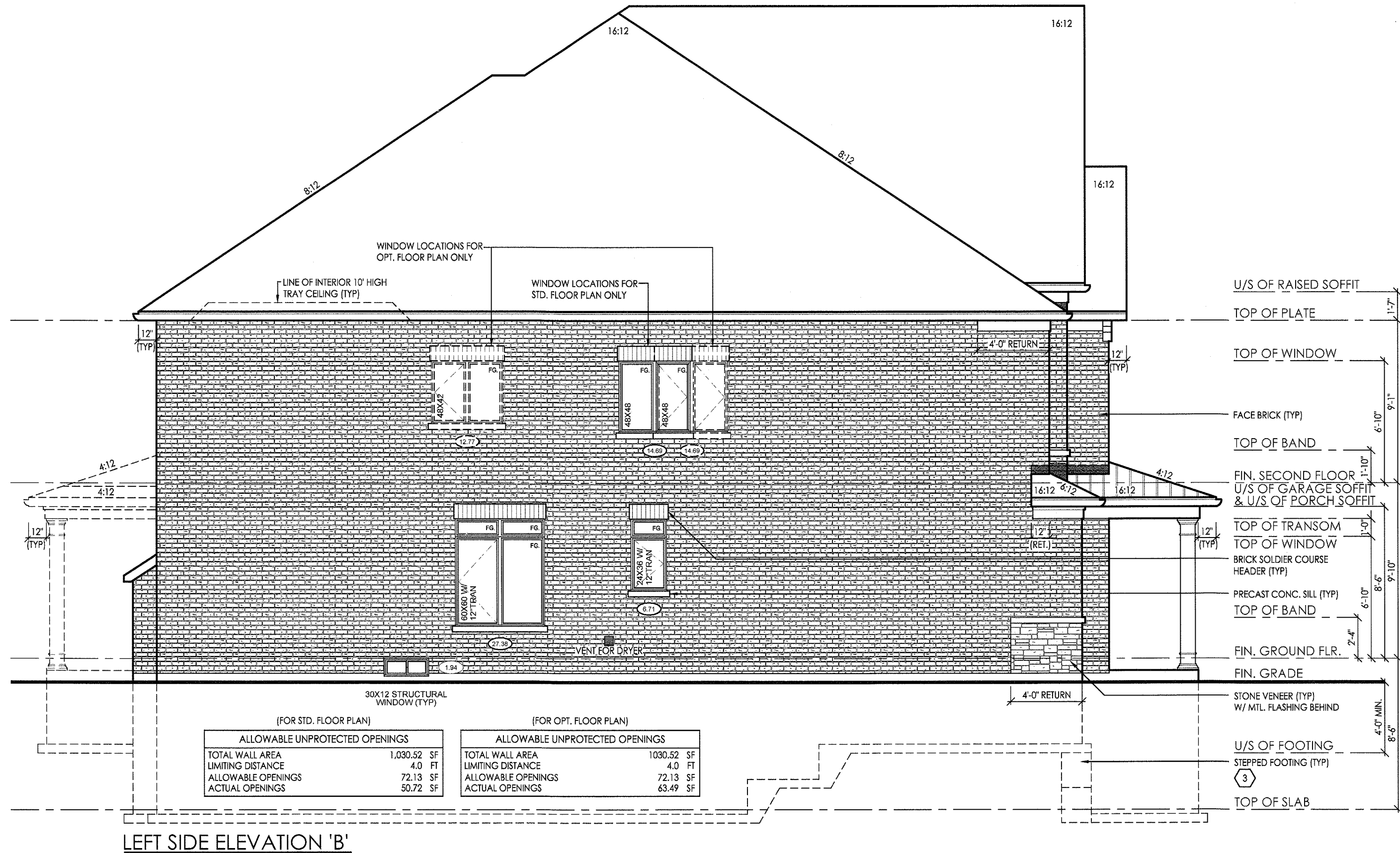
RIGHT SIDE ELEVATION 'B'



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: 38688
FIRM BCIN: 26995
DATE: 11.17.16

SIGNATURE: _____



LEFT SIDE ELEVATION 'B'

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	KK	CR
2	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
3	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4				
5				
6				
7				
8				
9				
10				
11				
12				

client

Gold Park Homes

project
Huntington &
Nashville
Kleinburg

model
42-1

project #
14043

scale
3/16" = 1'-0"

page