

## CONSTRUCTION NOTES:

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

(UNLESS OTHERWISE NOTED)  
ALL CONSTRUCTION TO 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 I

### FOOTINGS / SLABS:

#### TYPICAL SLAB FOOTING:

O.B.C. 9.15.3.  
-BASED ON 16-1/4" (417mm) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL  
-W/ MIN. 10.0psi (750kPa) BEARING CAPACITY  
-FILL TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY  
-SEE PER SOILS ENGINEERING REPORT

**1** **TYPICAL SLAB FOOTING (EXTERIOR WALLS):**  
O.B.C. 9.15.3.3.  
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE  
BRICK VENEER - 1 STOREY - 13" x 4" (330mm x 100mm)  
-2 STOREY - 19" x 6" (485mm x 155mm)  
-3 STOREY - 26" x 9" (660mm x 230mm)

SIDING - 1 STOREY - 10" x 4" (255mm x 100mm)  
-2 STOREY - 14" x 4" (355mm x 100mm)  
-3 STOREY - 18" x 5" (460mm x 130mm)

**2** **TYPICAL SLAB FOOTING (INTERIOR BEARING WALLS):**  
O.B.C. 9.15.3.4.  
-1 STOREY MASONRY - 16" x 4" (405mm x 100mm)  
-1 STOREY STUD - 12" x 4" (305mm x 100mm)  
-2 STOREY MASONRY - 26" x 9" (660mm x 230mm)  
-2 STOREY STUD - 18" x 5" (460mm x 130mm)  
-3 STOREY MASONRY - 36" x 14" (900mm x 360mm)  
-3 STOREY STUD - 24" x 14" (600mm x 360mm)

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

**4** **DRAINAGE TIE 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 DRAINAGE OF FLR. SLAB.  
-COVER TOP & SIDS OF TILE OR PIPE W/ 5/8" (16mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL  
-THE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

**5** **BASEMENT SLAB:**  
O.B.C. 9.13.1 & 9.16.  
-3" (75mm) CONCRETE SLAB  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMP-PROOF BELOW SLAB W/ MIN. 0.005" (0.15mm) 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 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 (RSI 1.76) 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. 9.23.1.2, 2.1.1.16 (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. 9.8-9)

**5a** **SLAB ON GROUND:**  
O.B.C. 9.13.1 & 9.16.  
-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMP-PROOF BELOW SLAB W/ MIN. 0.005" (0.15mm) 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 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.  
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 9.8-9)

**6** **GARAGE SLAB / EXTERIOR SLAB:**  
O.B.C. 9.13.3.  
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL  
-W/ TOP OF TILE OR PIPE TO BE BELOW DRAINAGE OF FLR. SLAB.  
-COVER TOP & SIDS OF TILE OR PIPE W/ 5/8" (16mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL  
-THE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

**7** **PLASTER:**  
O.B.C. 9.15.5.3.  
-CONCRETE NIB - 4" x 12" (100mm x 300mm)  
-CONCRETE NIB - 4" x 12" (100mm x 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7/8" (200mm) SOLID.  
OR  
-BEAM BLOCK  
-4" (100mm) TOP FEN. WALL W/ WIDTH TO MATCH BEAM SIZE.  
-1/2" (15mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2)

**8** **STEEL PIPE COLUMN:**  
O.B.C. 9.15.3.4. & 9.17.3.  
-FIXED COLUMN  
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.75mm) WALL THICKNESS  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 4" x 4" x 1/4" (152mm x 100mm x 6.35mm) STEEL BTA. PLATE  
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm x 100mm x 6.35mm) STEEL TOP & BTA. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/C/CSG-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)

**9** **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 12" (640mm x 640mm x 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" (300mm) CL. SPACING)  
-34" x 34" x 14" (860mm x 860mm x 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" (300mm) CL. SPACING)

**10** **BLOCK PARTY WALL BEAM END BEARINGS (WOOD BEAM / GROUND TRUSSES):**  
2"x8"x12" LEADER BOARD FASTENED W/ 1/2" (12mm) ANCHOR BOLTS @ 4'-0" (1200mm) ON CENTER  
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11.  
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

**11** **BLOCK PARTY WALL BEAM END BEARINGS (STEEL BEAM):**  
1/2"x11/8" 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2"x8"x16" ANCHOR BOLTS  
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11.  
-WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

**12** **WALL ASSEMBLIES:**  
O.B.C. 9.14.3.  
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT  
-3'-0" (900mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT  
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-LATERAL SUPPORT PROVIDED BY ANCHORED SLIP PLATE TO JOISTS  
-FOR CONDITIONS EXCEEDING THE ABOVE MAXIMUM AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. PART 4  
-WALL SHALL EXTEND A MIN. 5/8" (16mm) ABOVE GRADE  
-INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OR BASEMENT (ZONE I, O.B.C. 12.1.1.2.A.)  
-BACK RILL W/ NON-FROST SUSCEPTIBLE SOIL

**13** **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. 8" @ 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) 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

**14** **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" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
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 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**15** **FRAME WALL CONSTRUCTION:**  
O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27).  
-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 I, O.B.C. 12.1.1.2.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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**16** **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" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**17** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**18** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
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**19** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

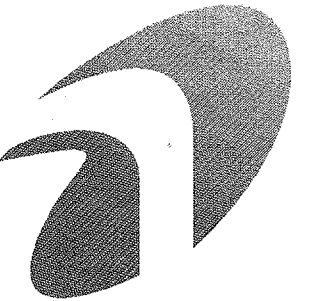
**20** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) THICK 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15-3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**21** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**22** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**23** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) 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. @ BTL. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.4 (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.  
-2" x 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE I, O.B.C. 12.1.1.2.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 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. 9.8-3 WALL = EW15 (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 48 kg/sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

**24** **DOUBLE MASONRY VENEER WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.75mm) THICK 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15-3/4" (40



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:

SIGNATURE:



MAR 0 4 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	MAR-23-15	KK	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	17-JUN-15	RPA	DJM
3	REVISED AS PER ENGINEERING COMMENTS	15-JUL-15	RPA	DJM
4	REMOVED FIREPLACE AND PROJECTION ON SIDE OF HOUSE	15-DEC-15	CR	CR
5	REVISED AS PER CLIENT COMMENTS	18-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

42-5

project #

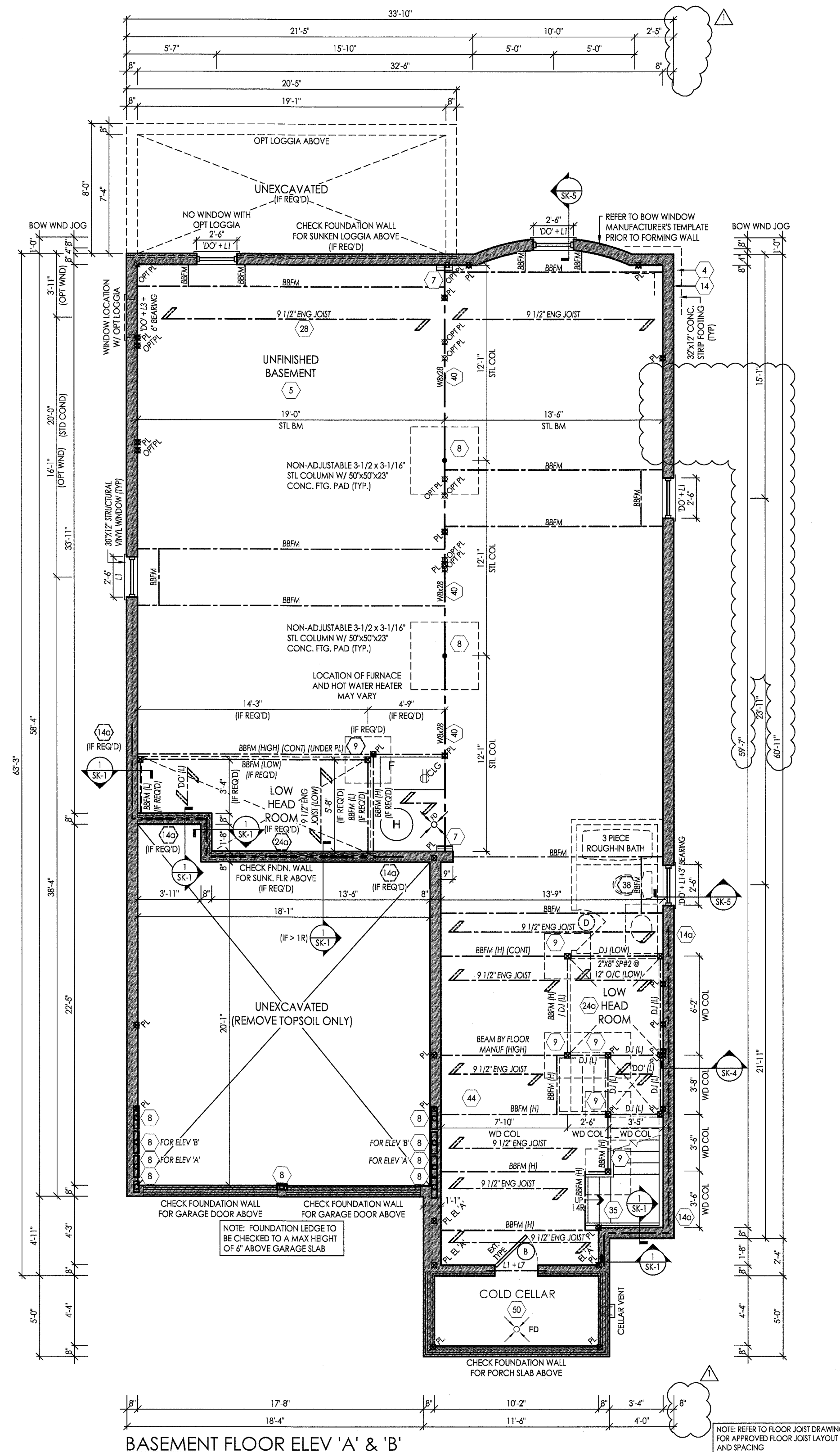
14043

scale

3/16" = 1'-0"

page

A1



BASEMENT FLOOR ELEV 'A' & 'B'

NOTE REFER TO FLOOR JOIST DRAWINGS  
FOR APPROVED FLOOR JOIST LAYOUT  
AND SPACING





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

SIGNATURE:



MAR 04 2016

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JOIST & FLOOR LVL. BEAM DESIGNS

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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.	17-JUN-15	RPA	D.H.
3	REVISED AS PER ENGINEERING COMMENTS	15-JUL-15	RPA	D.H.
4	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-DEC-15	CR	CR
5	REVISED AS PER CLIENT COMMENTS	18-DEC-15	CR	CR
6	ISSUED FOR PERMIT	24-FEB-16	J.P.	J.P.
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Client

Gold Park Homes

project Huntington & Nashville  
Kleinburg

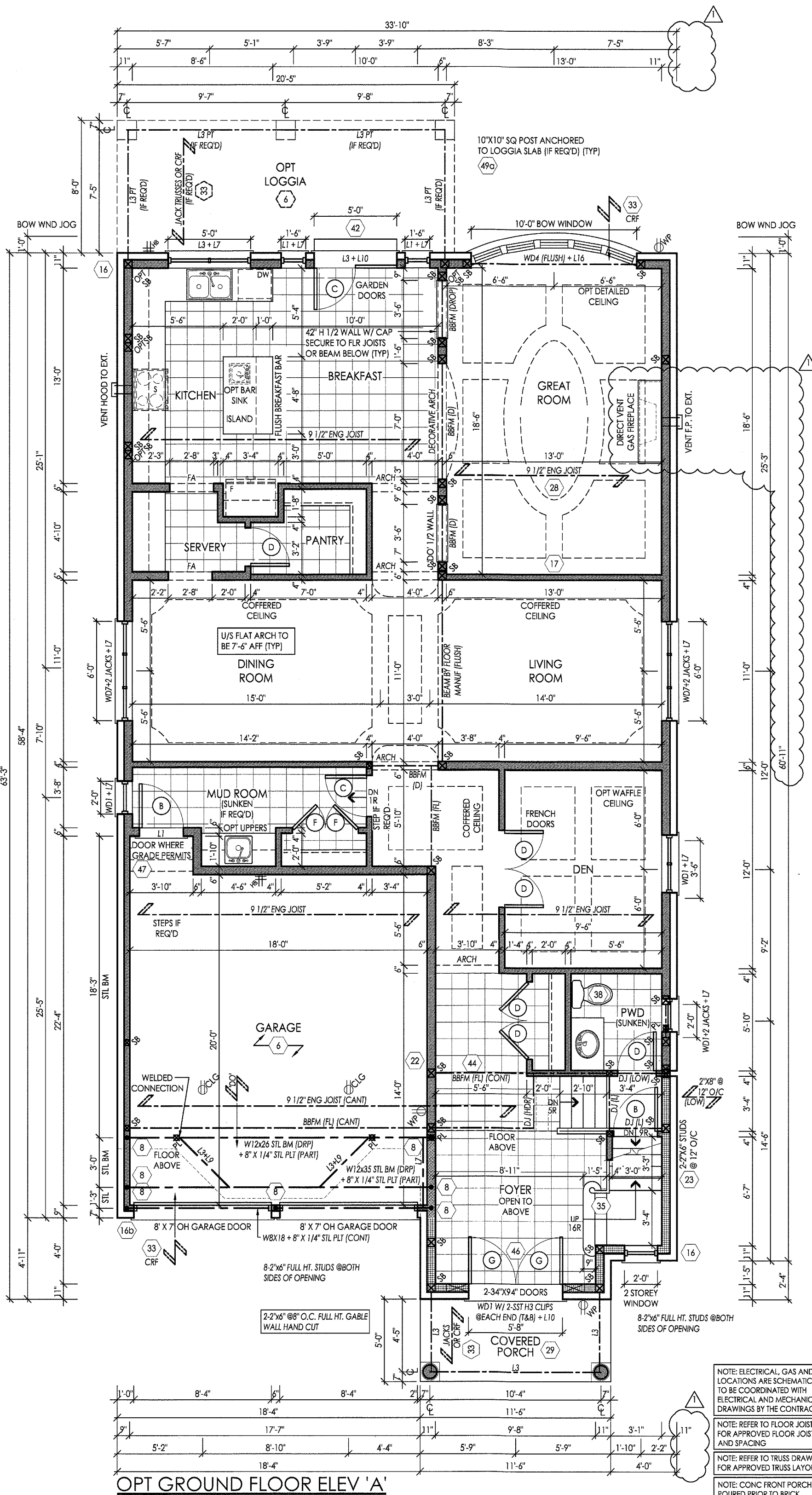
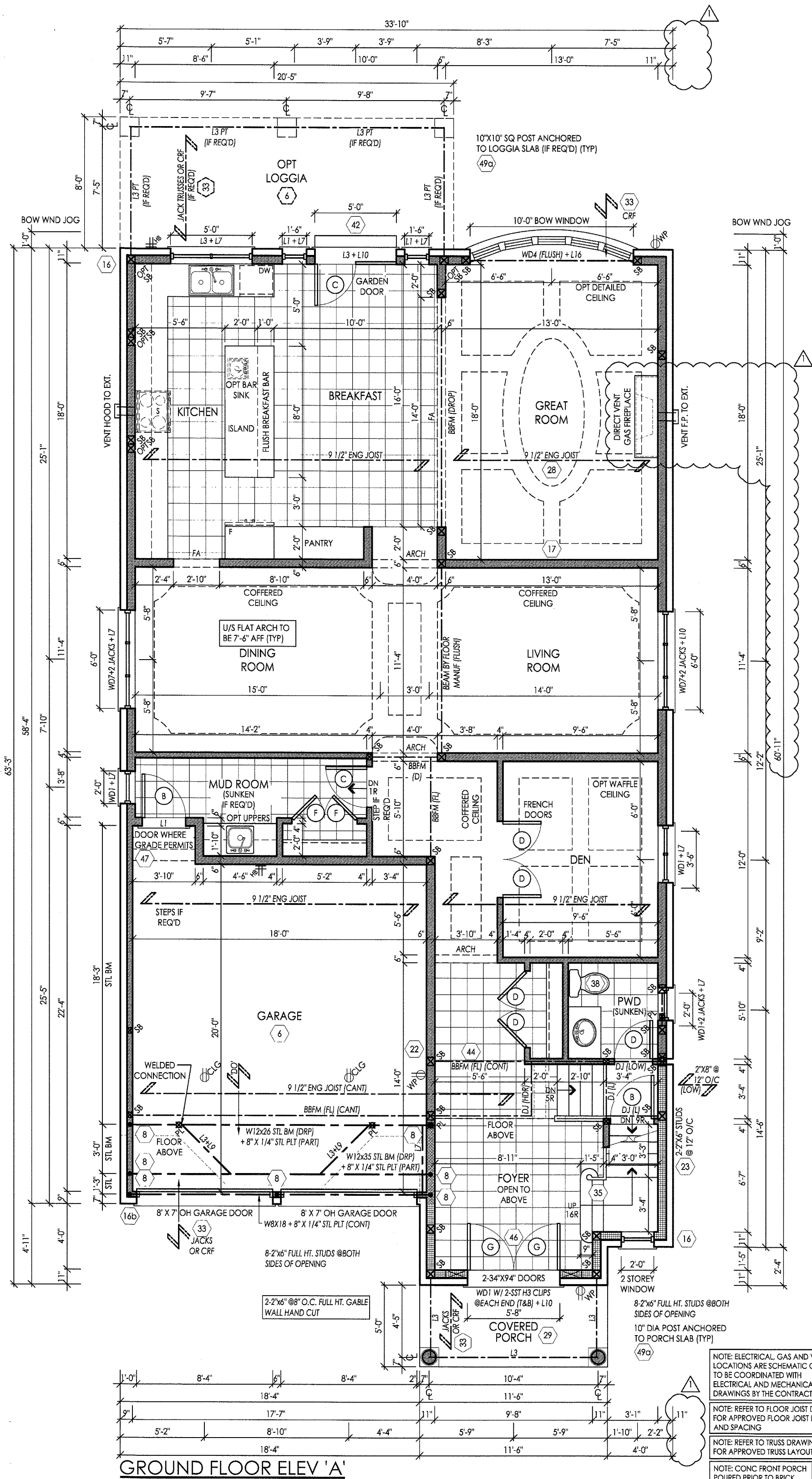
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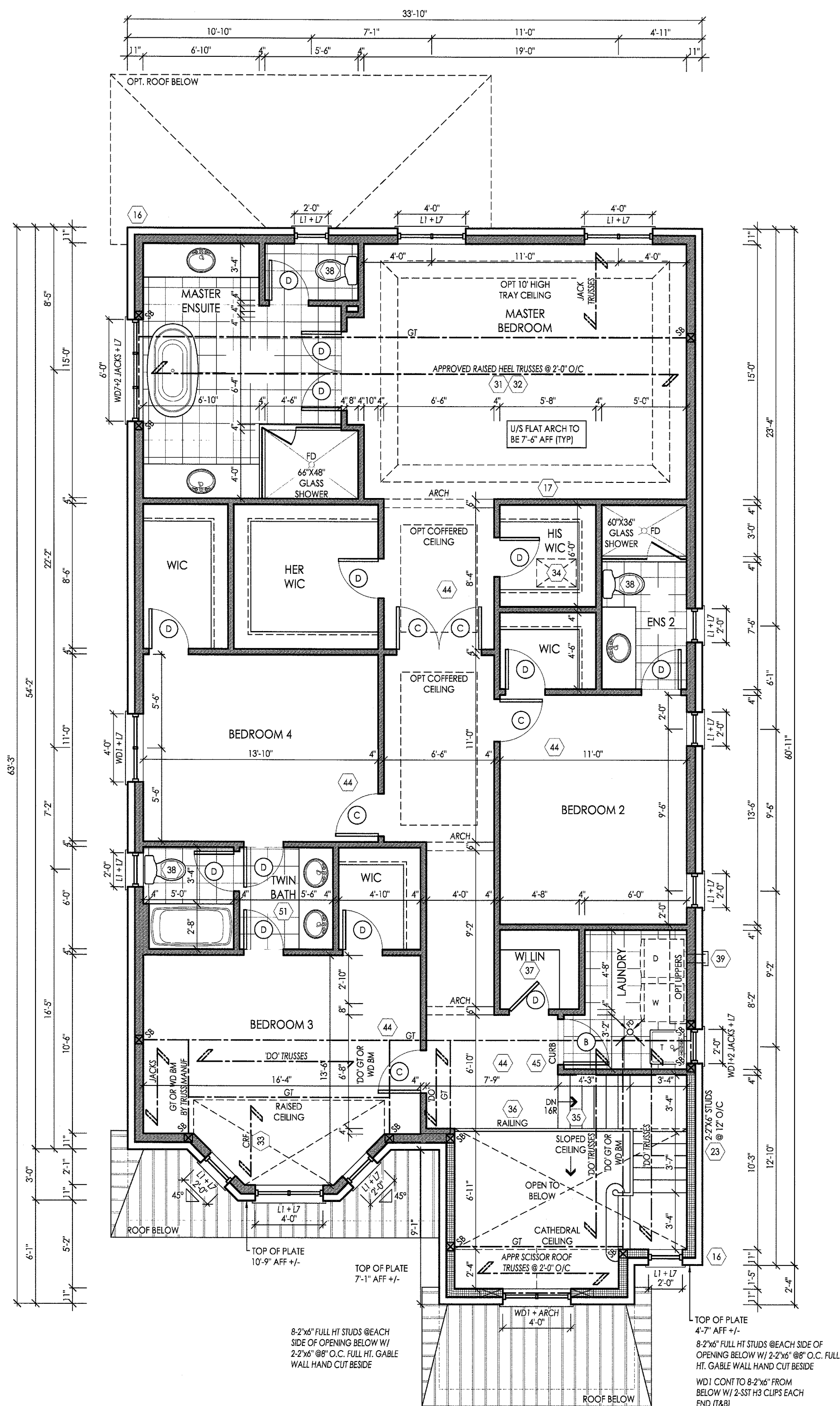
project # 14043

scale 3/16" = 1'-0"

page

A2

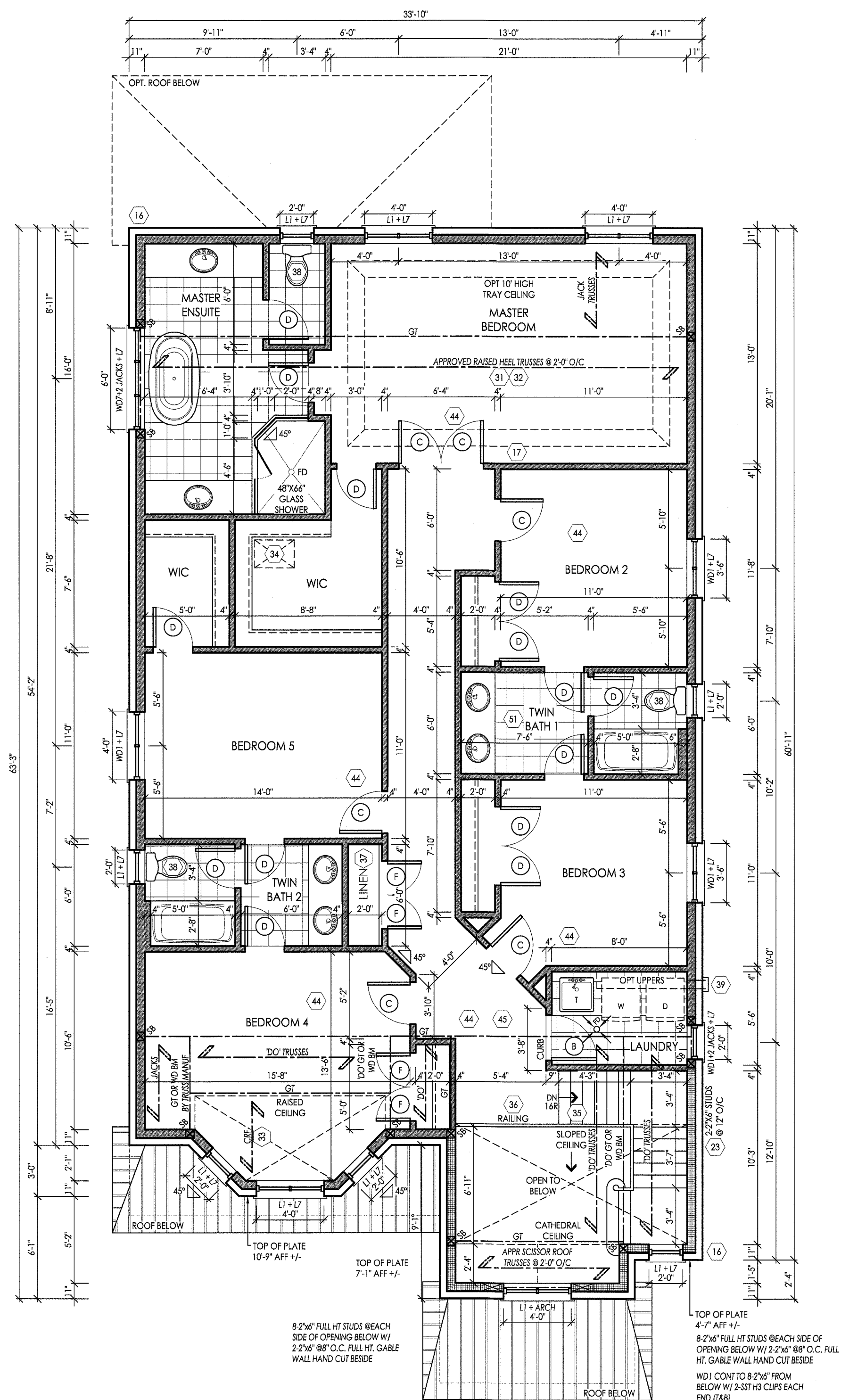




SECOND FLOOR ELEV 'A'

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

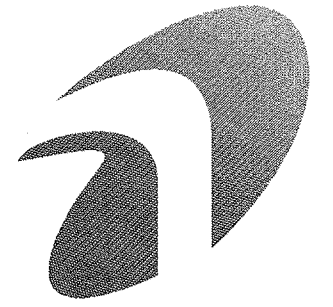
NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



OPT SECOND FLOOR ELEV 'A'  
W/ 5 BEDROOMS

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



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	MAR-23-15	KK	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	17-Jun-15	RPA	DJH
3	REVISED AS PER ENGINEERING COMMENTS	15-Jul-15	RPA	DJH
4	REVISED AS PER CLIENT COMMENTS	18-Dec-15	CR	CR
5	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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client

Gold Park Homes

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project

Huntington &  
Nashville  
Kleinburg

model

42-5

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project

14043

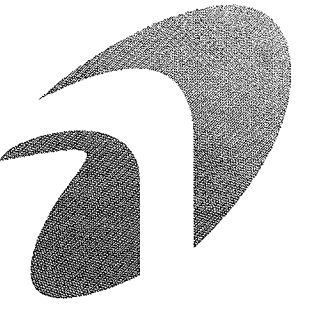
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$$\frac{3}{16}'' = 1'-0''$$

page

A3





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 TRUSSES, 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	MAR-23-15	JK	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	17-JUN-15	RPA	DH
3	REVISED AS PER ENGINEERING COMMENTS	15-JUL-15	RPA	DH
4	REMOVED PREFRACE JOG PROJECTION ON SIDE OF HOUSE	18-DEC-15	CR	CR
5	REVISED AS PER CLIENT COMMENTS	18-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

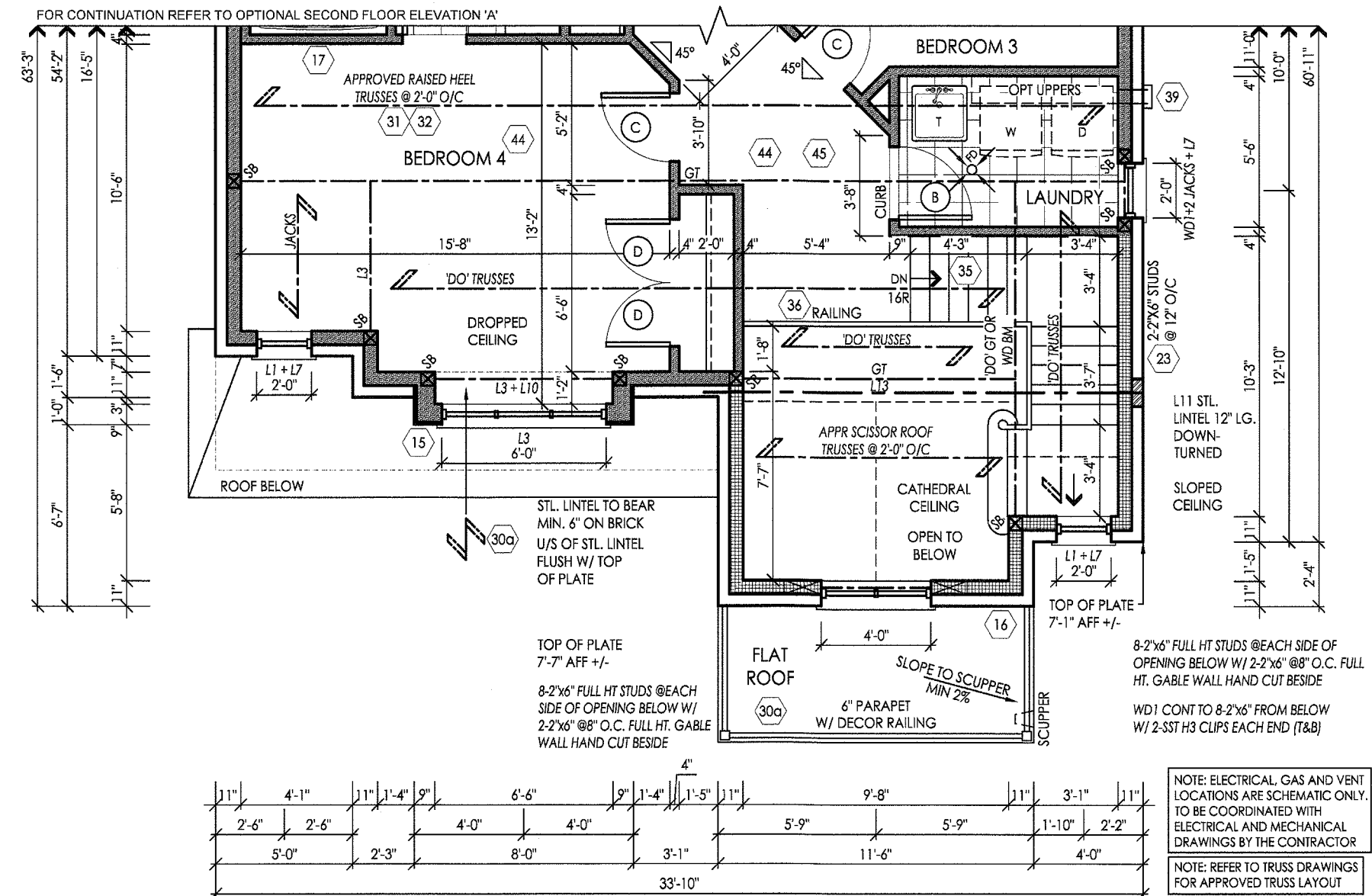
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project # 14043

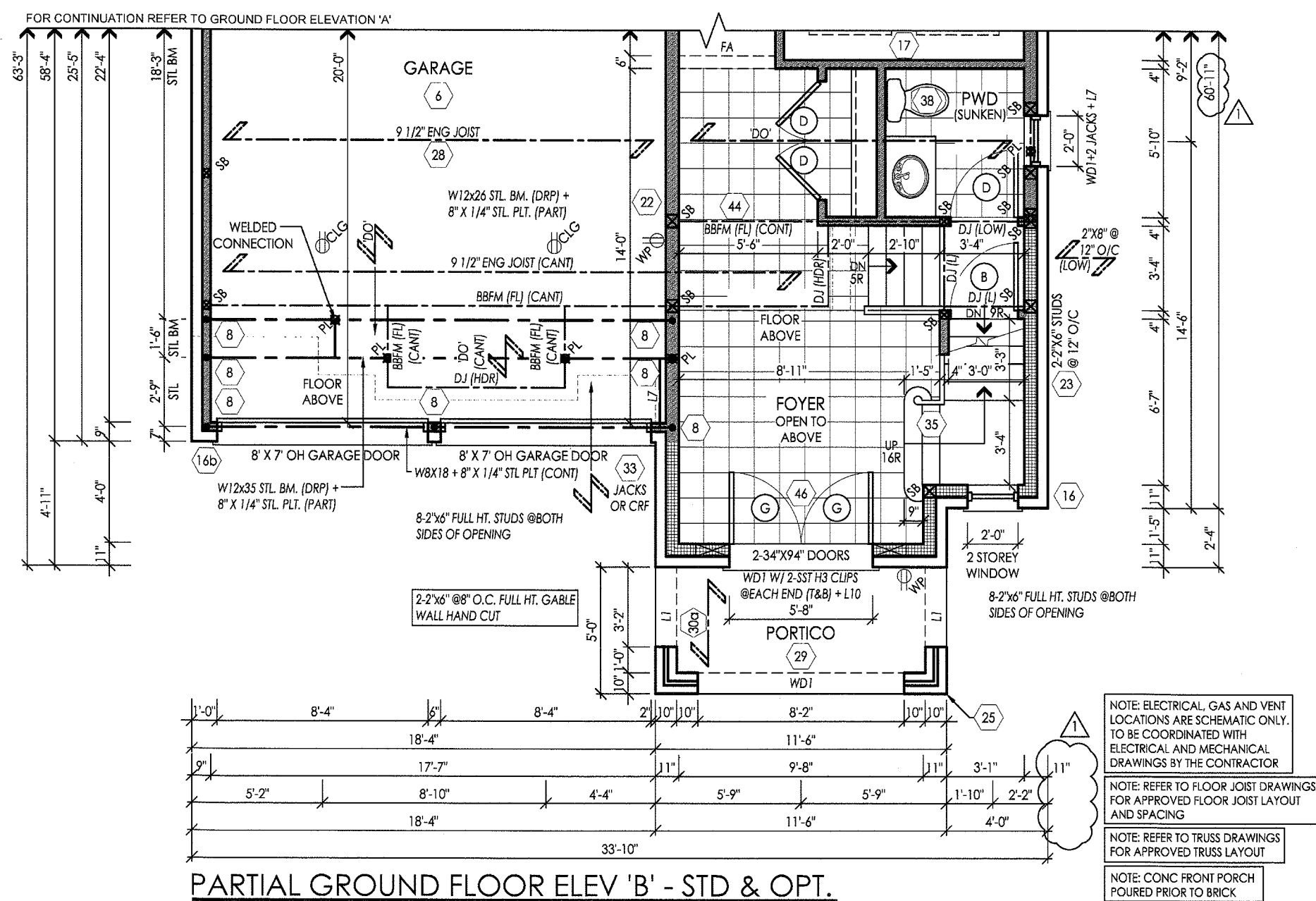
scale 3/16" = 1'-0"

page

A4



PARTIAL OPT SECOND FLOOR ELEV 'B'  
W/ 5 BEDROOMS



PARTIAL GROUND FLOOR ELEV 'B' - STD & OPT.

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

TOTAL PERIPHERAL WALL AREA	3731.63 SF	346.67 m²
FRONT GLAZING AREA	76.92 SF	7.15 m²
LEFT SIDE GLAZING AREA	76.19 SF	7.08 m²
RIGHT SIDE GLAZING AREA	75.19 SF	6.99 m²
REAR GLAZING AREA	163.21 SF	15.16 m²

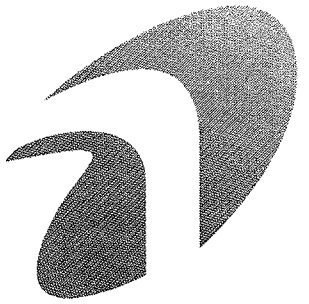
TOTAL GLAZING AREA	391.51 SF	36.37 m²
TOTAL GLAZING PERCENTAGE	10.49 %	

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

TOTAL PERIPHERAL WALL AREA	3731.63 SF	346.67 m²
FRONT GLAZING AREA	76.92 SF	7.15 m²
LEFT SIDE GLAZING AREA	76.19 SF	7.08 m²
RIGHT SIDE GLAZING AREA	83.36 SF	7.74 m²
REAR GLAZING AREA	163.21 SF	15.16 m²

TOTAL GLAZING AREA	399.68 SF	37.13 m²
TOTAL GLAZING PERCENTAGE	10.71 %	

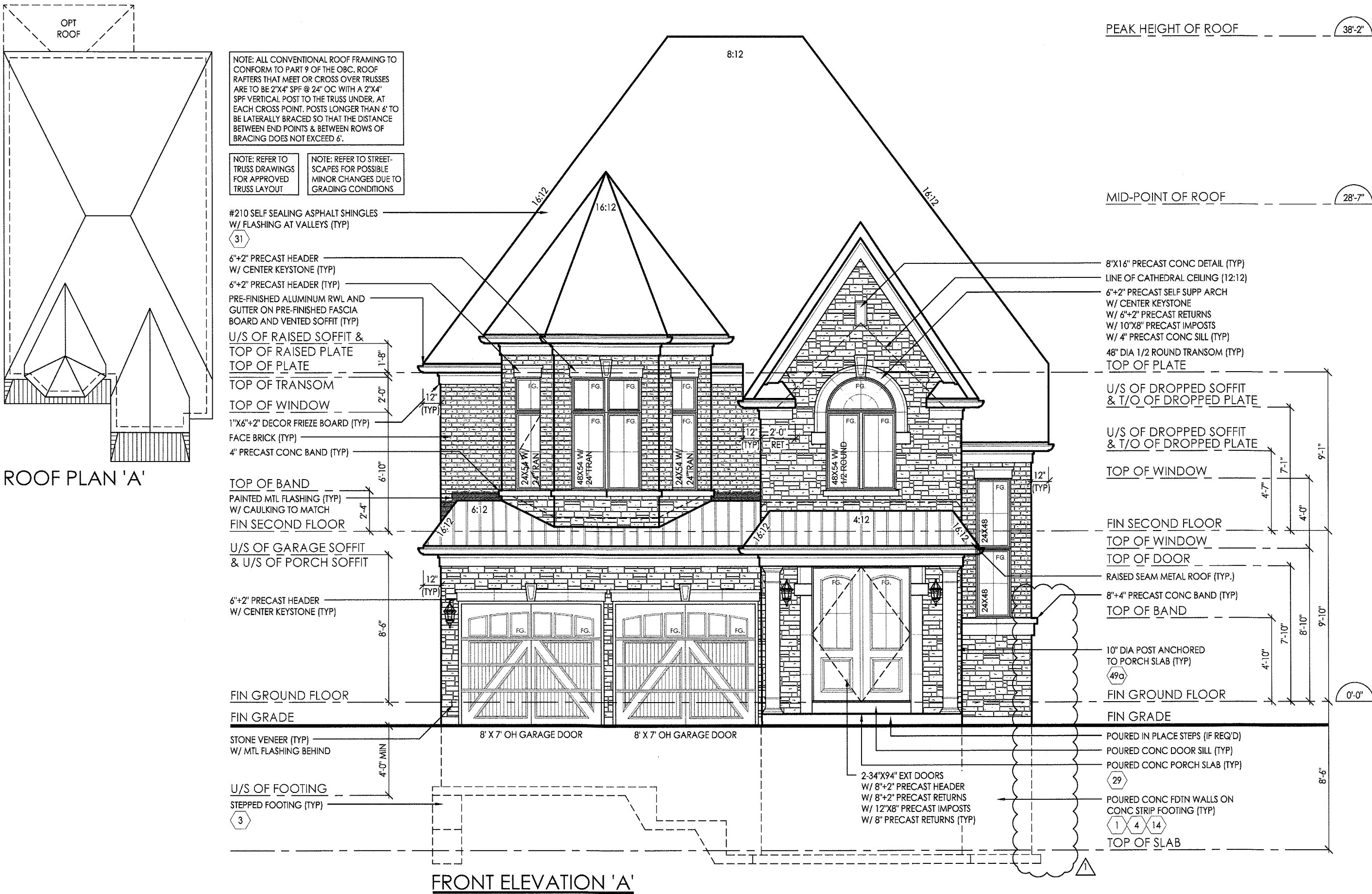
RN design  
Imagine • Inspire • Create



I, JULIO PINOON 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: 11-11-2016

SIGNATURE: [Signature]



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ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

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3	REVISED AS PER CLIENT COMMENTS	18-Dec-15	CR	CR
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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Client

Gold Park Homes

project Huntington & Nashville Kleinburg

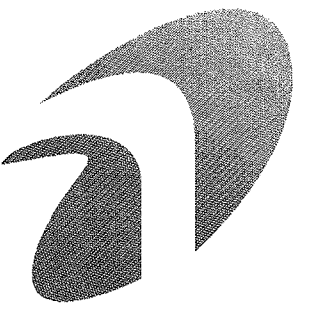
model 42-5

project # 14043

scale 3/16" = 1'-0"

page

A5



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: \_\_\_\_\_

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

#	revisions	date	dwn	chk
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2	REMOVED FIREPLACE LOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR
3	REVISED AS PER CLIENT COMMENTS	18-Dec-15	CR	CR
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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12				

client

Gold Park Homes

project

Huntington &  
Nashville  
Kleinburg

model

42-5

project #

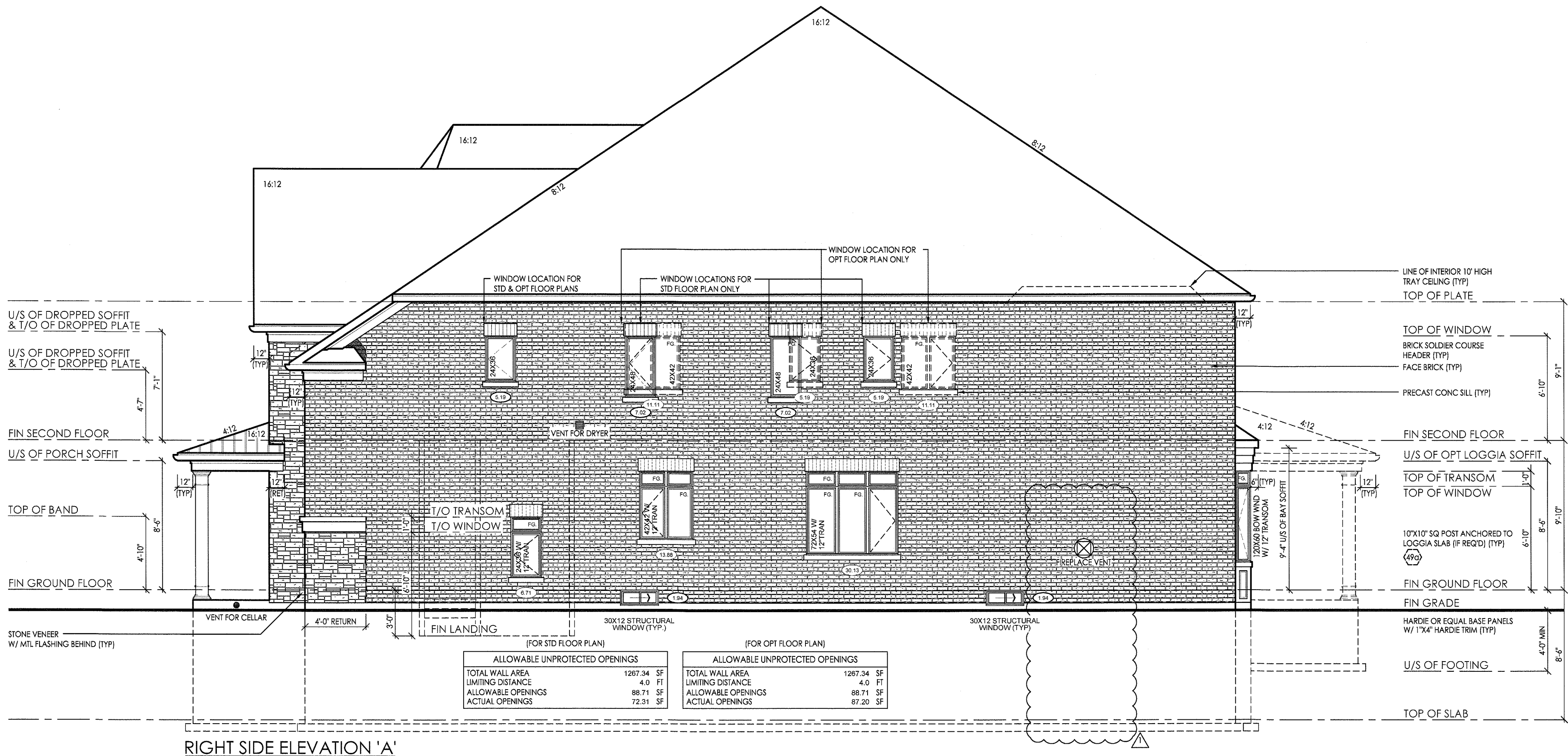
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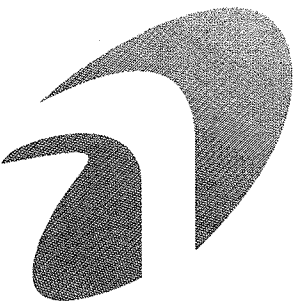
3/16" = 1'-0"

page

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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: \_\_\_\_\_

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FEB 29 2016  
John G. Williams Limited, Architect

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client	Gold Park Homes
project	Huntington & Nashville Kleinburg
model	42-5
project #	14043
scale	3/16" = 1'-0"
page	

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### 31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30, 5KG/m2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (600mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2 (3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

- WALL TO CEILING & WALL TO FLOOR AIR/VAPOUR BARRIER JOINT
- OVERLAP BARRIER BY 4" MIN AND MECHANICALLY SEALED
- or TO BE SEALED WITH CONTINUOUS CAULKING SEALANT

SEALANT

### 16 BRICK VENEER CONSTRUCTION (TYPICAL):

- 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 7/8" (150mm) 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
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.A.)
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.

- A/B MECHANICALLY SEALED OR PROVIDE CONTINUOUS SEALANT AT OVERLAPPED JOINTS IN AIR/VAPOUR BARRIER (TYP)

SEALANT

- HEADER WRAP IS TO EITHER OVERLAP AIR/VAPOUR BARRIER BY 4" or TO BE SEALED WITH CONTINUOUS CAULKING SEALANT (TYP)

### 28 SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 6" (38mm X 140mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS
- SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN. WALL
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER OF MINERAL WOOL NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

- METAL FLASHING TO EXTEND UP BEHIND BRICK MIN 6"

### 2 TYPICAL STRIP FOOTING: (EXTERIOR BEARING WALLS)

- O.B.C. 9.15.3 & 9.15.8
- 3 STOREY STUD - 26" X 9" (660mmX 230mm)
- BASED ON 18'-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)

### 32 CEILING:

- R50 (RSI 8.8) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.28.5.3)

### 28 FLOOR ASSEMBLY:

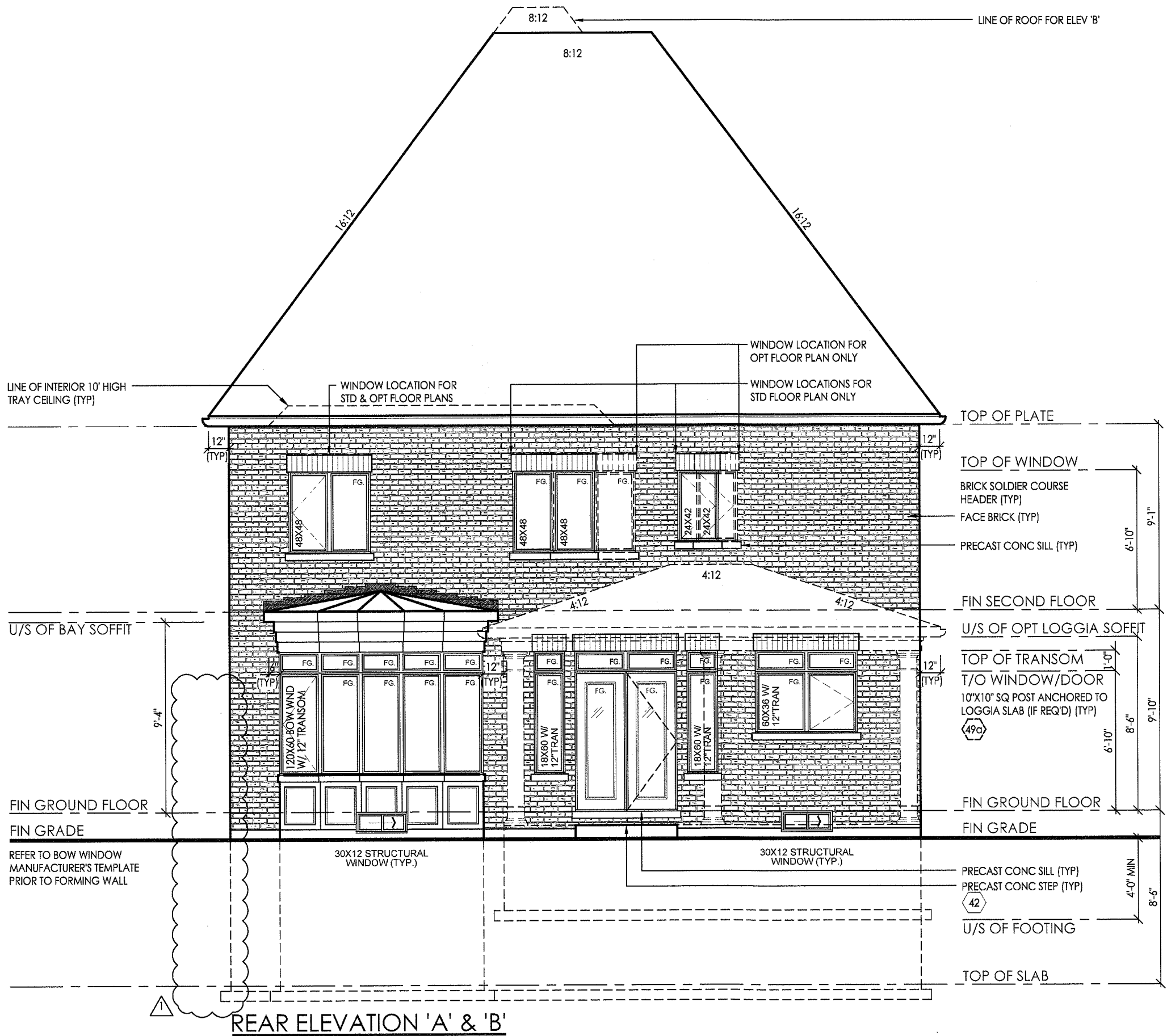
- O.B.C. 9.23.14.3, 9.23.14.4
- 5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

### 14 FOUNDATION WALL:

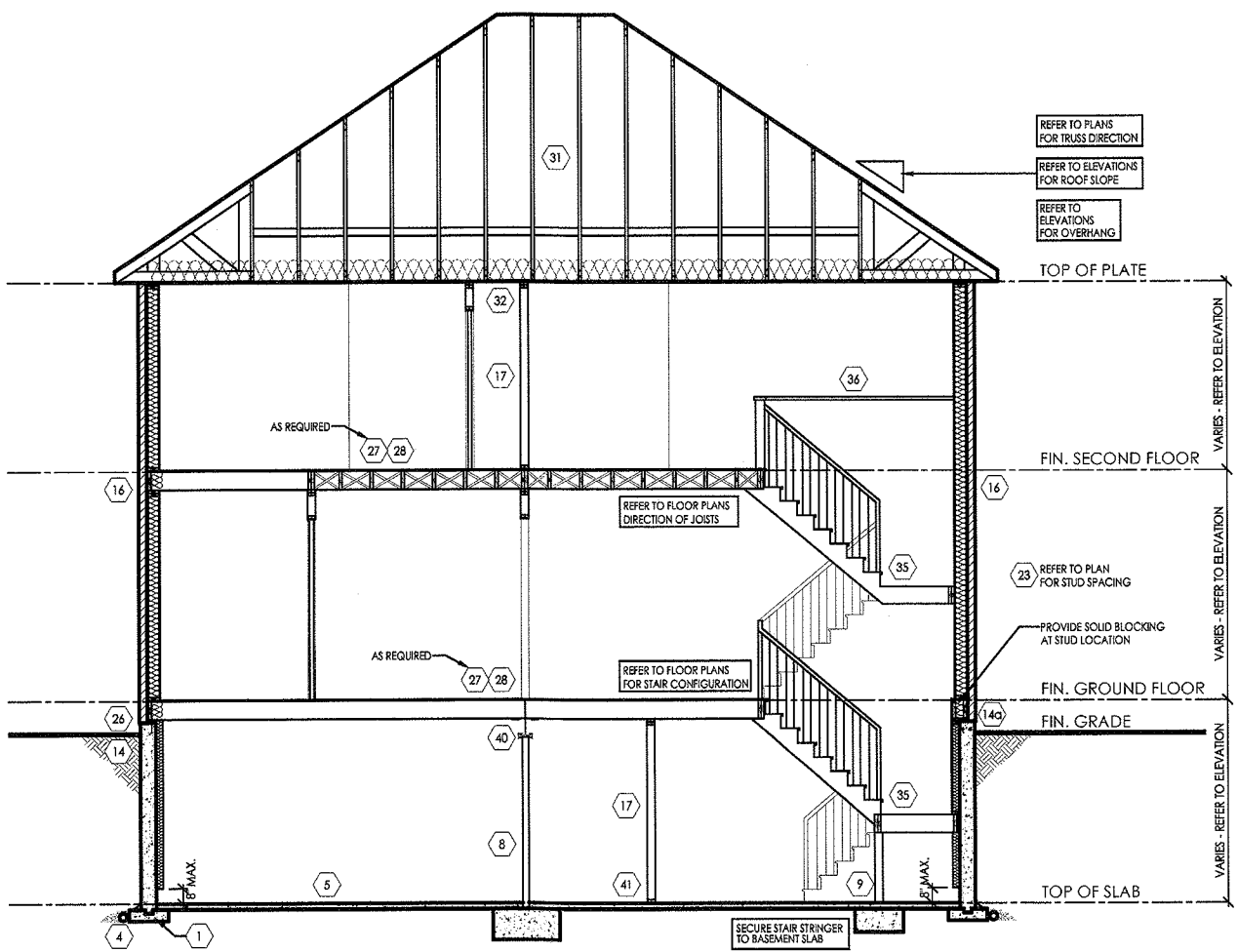
- O.B.C. 9.15.4.2.
- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
- 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
- 10" (250mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. T.9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
- INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT
- BACK FILL W/ NON-FROST 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 7/8" (200mm) VERTICALLY
- O.C. & 2'-11" (600mm) 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 & WATER-PROOFING:
- DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
- WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
- 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.
- SEALANT

- 5 BASEMENT SLAB:
- O.B.C. 9.13 & 9.16
- 3" (75mm) CONCRETE SLAB
- 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
- DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) 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 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 (RSI 1.75) 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. SB-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)
- PROVIDE CONTINUOUS SEALANT BETWEEN CONC. SLAB AND FOUNDATION WALL



FOR STRUCTURAL ONLY



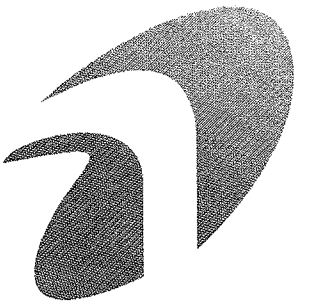
TYPICAL CROSS SECTION - 2 STOREY (BRICK)

N.T.S.

## TYPICAL EXTERIOR WALL SECTION- BRICK

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

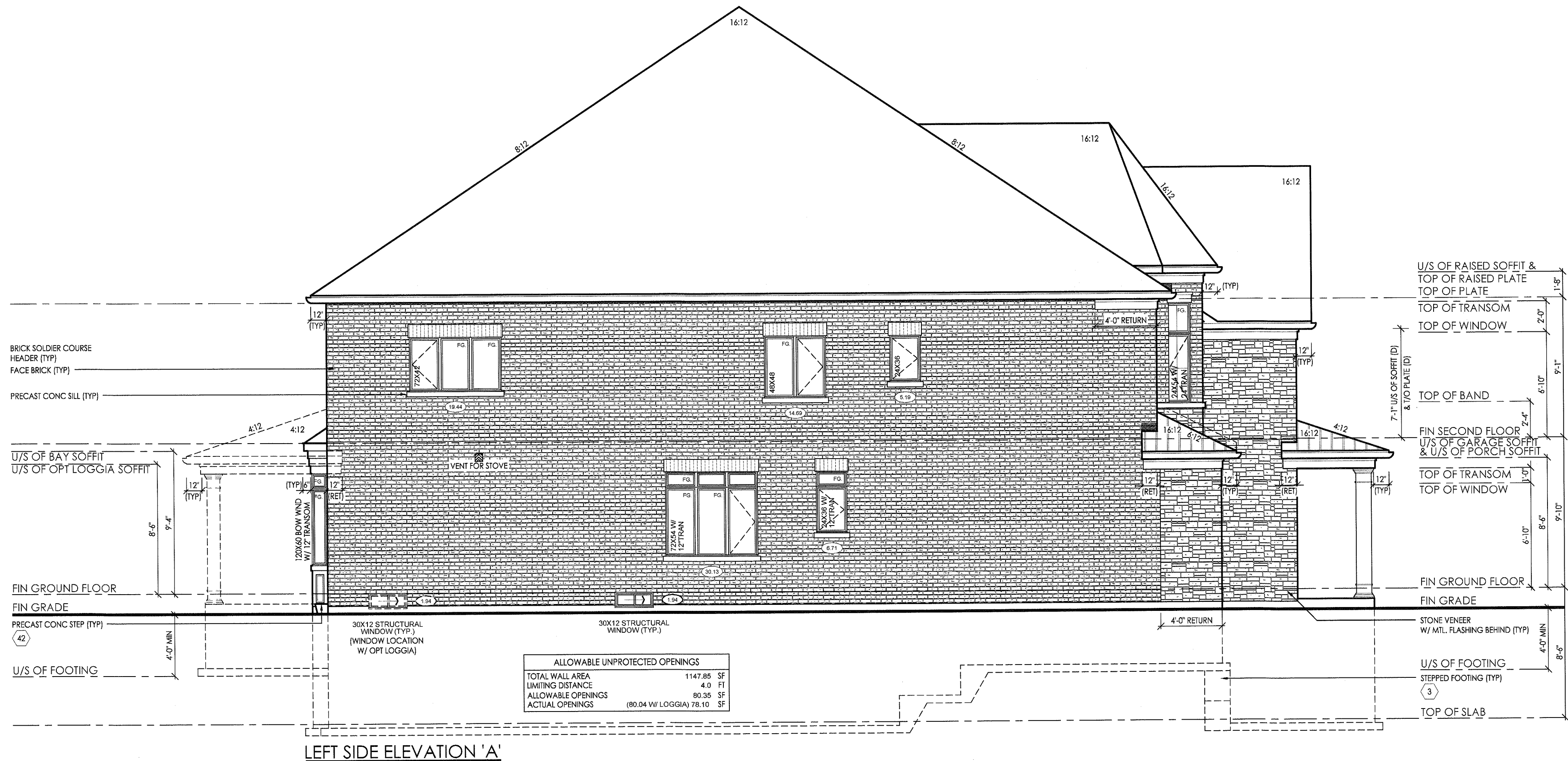




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FIRM BCIN: 26975  
DATE: 11.17.16

SIGNATURE: \_\_\_\_\_



LEFT SIDE ELEVATION 'A'

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client	Gold Park Homes
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GROSS GLAZING AREA  
EL. 'A' - STD. SEC. FLR. PLAN

TOTAL PERIPHERAL WALL AREA	3727.27 SF	346.26 m²
FRONT GLAZING AREA	79.61 SF	7.40 m²
LEFT SIDE GLAZING AREA	76.19 SF	7.08 m²
RIGHT SIDE GLAZING AREA	75.19 SF	6.99 m²
REAR GLAZING AREA	163.21 SF	15.16 m²

TOTAL GLAZING AREA	394.20 SF	36.62 m²
TOTAL GLAZING PERCENTAGE	10.58 %	

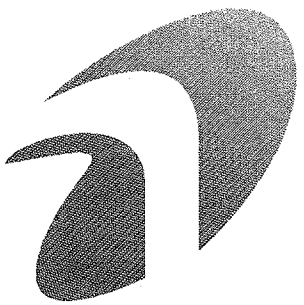
GROSS GLAZING AREA  
EL. 'B' - STD. SEC. FLR. PLAN

TOTAL PERIPHERAL WALL AREA	3727.27 SF	346.26 m²
FRONT GLAZING AREA	79.61 SF	7.40 m²
LEFT SIDE GLAZING AREA	76.19 SF	7.08 m²
RIGHT SIDE GLAZING AREA	83.36 SF	7.74 m²
REAR GLAZING AREA	163.21 SF	15.16 m²

TOTAL GLAZING AREA	402.37 SF	37.38 m²
TOTAL GLAZING PERCENTAGE	10.80 %	

RN design

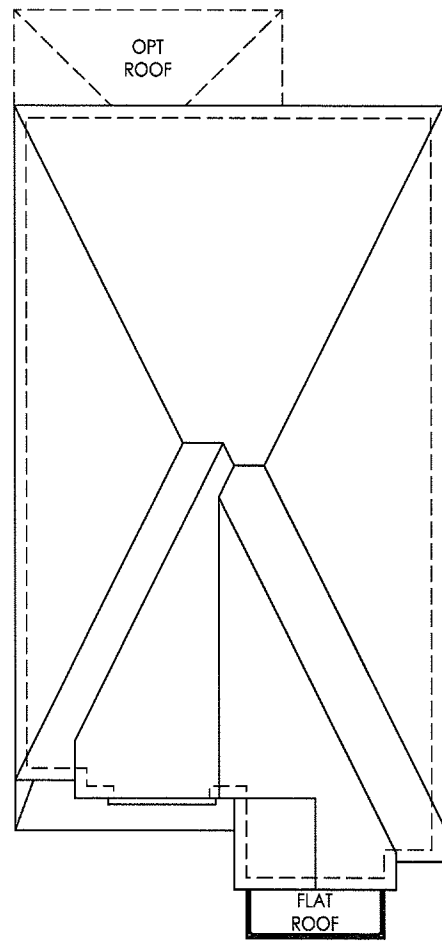
Imagine • Inspire • Create



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ROOF PLAN 'B'

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" 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'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP)  
31  
18" HIGH DECOR MTL RAILING (TYP) W/ FLAT ROOF ASSEMBLY  
300  
1"x1/2" BUILT-UP DETAIL (TYP)  
10"x10" DECOR PRECAST CORNICE DTL (TYP)  
6"x2" PRECAST HEADER (TYP)  
PRE-FINISHED ALUMINUM RWL AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)  
U/S OF RAISED SOFFIT

TOP OF PARAPET  
TOP OF PLATE  
TOP OF TRANSOM  
TOP OF WINDOW  
1"x6" DECOR FRIEZE BOARD (TYP)  
FACE BRICK (TYP)  
HARDIE BOARD (OR EQUIV.) SIDE & BASE PANELS W/ RAISED TRIM W/ HARDIE SILL (TYP)  
4" PRECAST CONC SILL (TYP)  
PAINTED MTL FLASHING (TYP) W/ CAULKING TO MATCH  
FIN SECOND FLOOR  
U/S OF GARAGE SOFFIT

6"x2" PRECAST HEADER W/ CENTER KEYSTONE (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 39'-5"

DECOR LOUVRE DETAIL (TYP)  
RAISED SEAM METAL ROOF (TYP.)  
24"x54" FIXED GLASS W/ BLACK BACKING  
6' X 20' DECOR BRACKET (TYP)  
HARDIE SHAKES SIDING W/ MTL FLASHING BEHIND (TYP)  
U/S OF SOFFIT MID-POINT OF ROOF  
TOP OF FALSE WINDOW  
4"x4" PRECAST CONC BAND (TYP)  
LINE OF CATHEDRAL CEILING (12:12)  
TOP OF BAND  
6"x2" PRECAST SELF SUPP ARCH W/ CENTER KEYSTONE W/ 6"x2" PRECAST RETURNS W/ 10"x8" PRECAST IMPOSTS W/ 6" PRECAST RETURNS (TYP)  
48"x16" EXT SEGMENT ARCH TRANSOM (TYP)  
TOP OF PLATE  
TOP OF TRANSOM  
TOP OF WINDOW  
TOP OF TRANSOM  
TOP OF WINDOW  
TOP OF PARAPET  
FIN SECOND FLOOR  
TOP OF WINDOW  
U/S OF PORCH ARCH  
TOP OF DOOR  
18" HIGH DECOR. MTL. RAILING (TYP) W/ FLAT ROOF ASSEMBLY (300)  
21"x16" BUILT-UP HARDIE (OR EQUAL) DETAIL W/ ARCH CUT-OUT RADIUS = 6'-9"  
TOP OF BAND  
6"x4" PRECAST CONC BAND (TYP)  
STONE VENEER W/ 2"x12" PRECAST BASE & CAP (TYP)  
FIN GROUND FLOOR  
FIN GRADE  
POURED IN PLACE STEPS (IF REQ'D)  
POURED CONC DOOR SILL (TYP)  
POURED CONC PORCH SLAB (TYP)  
29  
POURED CONC FDN WALLS ON CONC STRIP FOOTING (TYP)  
1 4 14  
TOP OF SLAB

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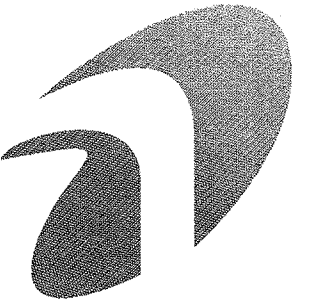
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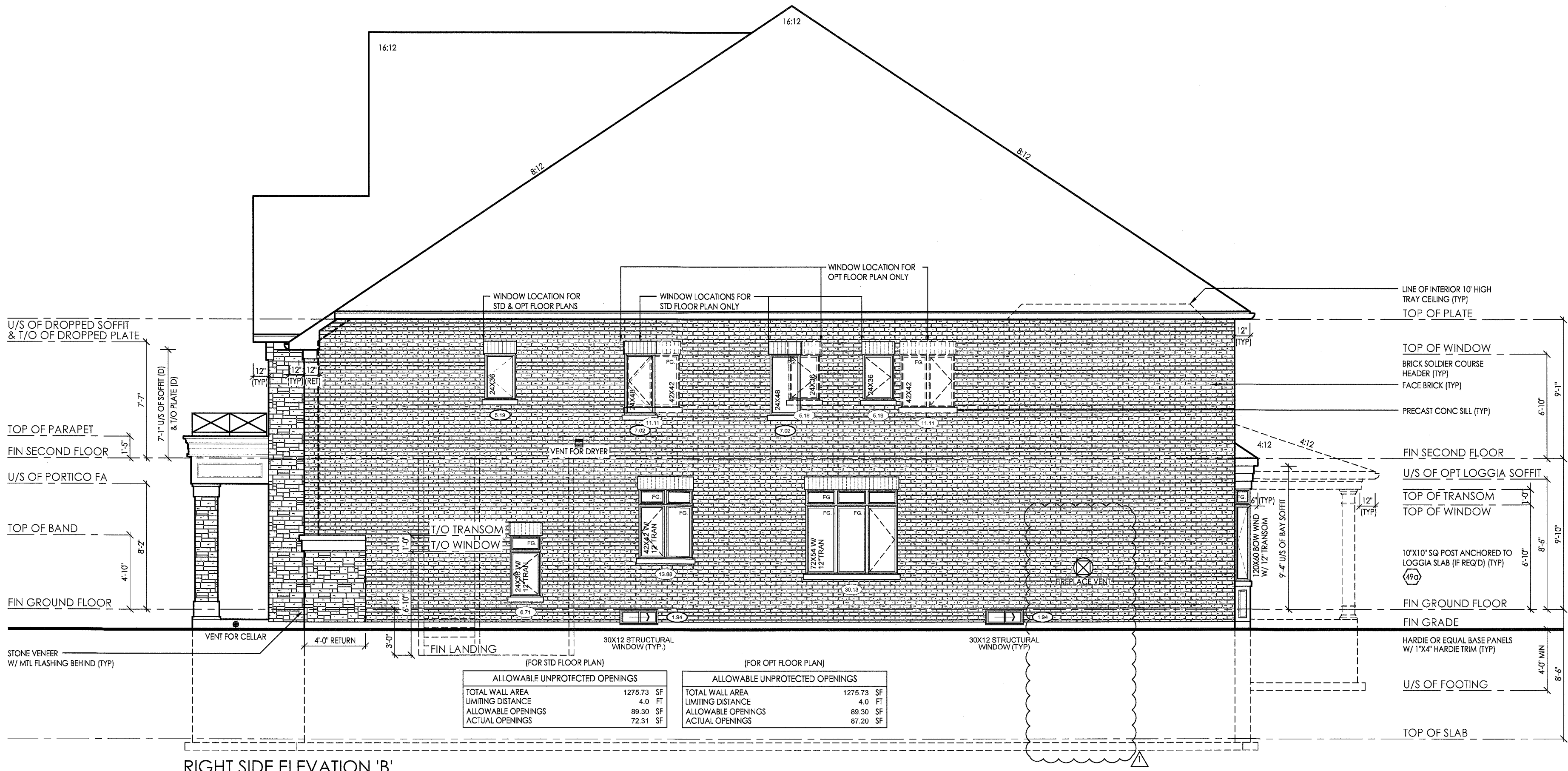
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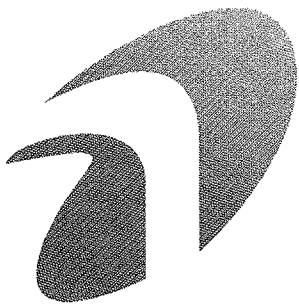
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A10



RIGHT SIDE ELEVATION 'B'



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