



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

## Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A' & 'B'
- A2 GROUND FLOOR PLAN ELEV. 'A'
- A3 SECOND FLOOR PLAN ELEV. 'A'
- A4 OPT. 5 BEDROOM SECOND FLOOR PLAN ELEV. 'A'
- A5 PART. GROUND FLOOR PLAN ELEV. 'B'
- A6 PART. STD. & OPT. SECOND FLOOR PLAN ELEV. 'B'
- A7 PARTIAL OPT. ENSUITE PLAN FOR STDR. SECOND FLOOR EL. 'A' & 'B'
- A8 PARTIAL OPT. 5 BEDROOM PLAN W/ TWIN BATH EL. 'A' & 'B'
- A9 FRONT ELEVATION 'A'
- A10 RIGHT SIDE ELEVATION 'A'
- A11 REAR ELEVATION 'A' & 'B'
- A12 PART. REAR ELEVATION FOR OPT. SECOND FLOOR PLAN 'A' & 'B'
- A13 LEFT SIDE ELEVATION 'A'
- A14 FRONT ELEVATION 'B'
- A15 RIGHT SIDE ELEVATION 'B'
- A16 LEFT SIDE ELEVATION 'B'
- A17 PARTIAL GROUND FLOOR WOD/LOB/WOB CONDITION
- A18 PARTIAL BASEMENT FLOOR WOD CONDITION
- A19 PARTIAL BASEMENT FLOOR LOB CONDITION
- A20 PARTIAL BASEMENT FLOOR WOB CONDITION
- A21 PARTIAL REAR ELEVATION 'A' & 'B' LOB CONDITION
- A22 PARTIAL REAR ELEVATION 'A' & 'B' WOB CONDITION
- A23 PARTIAL REAR ELEVATION 'A' & 'B' WOD CONDITION
- A24 PARTIAL BASEMENT FLOOR WALK-UP BASEMENT CONDITION (LOTS 89 & 90)
- A25 PARTIAL GROUND FLOOR WALK-UP BASEMENT CONDITION (LOTS 89 & 90)
- A26 PARTIAL REAR ELEVATION 'A' & 'B' WALK-UP CONDITION (LOTS 89 & 90)
- A27 TYPICAL CROSS SECTION
- A28 UPGRADED REAR ELEVATION 'A' WOB CONDITION
- A29 PARTIAL SECOND FLOOR PLAN ELEV. 'A' - LOT 62
- A30 UPGRADED REAR ELEVATION 'B' WOB CONDITION - LOT 62
- A31 UPGRADED REAR ELEVATION 'B' LOB CONDITION
- A32 ROOF PLAN
- A33 REAR ELEVATION 'A' UPGRADE
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES
- D4 CONSTRUCTION NOTES

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## Areas:

|                        | ELEVATION 'A' |       | ELEVATION 'B' |       |
|------------------------|---------------|-------|---------------|-------|
|                        | SF            | SM    | SF            | SM    |
| GROUND FLOOR PLAN      | 1289.0        | 119.7 | 1289.0        | 119.7 |
| SECOND FLOOR PLAN      | 1621.9        | 150.7 | 1621.5        | 150.6 |
| SECOND FLOOR PLAN OTB  | (106.0)       | (9.8) | (106.0)       | (9.8) |
| TOTAL AREA             | 2804.9        | 260.6 | 2804.5        | 260.5 |
| COVERAGE INC PORCH     | 1724.3        | 160.2 | 1724.3        | 160.2 |
| COVERAGE NOT INC PORCH | 1666.8        | 154.8 | 1666.8        | 154.8 |

# Gold Park Homes

## KLEINBURG GLEN PH-2

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QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE:

SIGNATURE:

client  
**Gold Park Homes**  
project  
**KLEINBURG GLEN PH-2**

location  
**VAUGHAN, ON**  
marketing name

| #  | revisions                               | date      | dwn | chk | #  | revisions                        | date      | dwn | chk |
|----|---|-----------|-----|-----|----|----------------------------------|-----------|-----|-----|
| 11 | REVISED STAIRS AS PER O.B.C 2017        | 16-Feb-17 | LO  | JP  | 6  | REVISED AS PER CLIENT COMMENTS   | 19-Jan-16 | JM  | JM  |
| 2  | CONFIRMED ROOF TRUSS LAYOUT FOR EL. 'B' | 1-Jun-15  | RPA | DJH | 7  | ISSUED FOR PERMIT                | 24-FEB-16 | JP  | JP  |
| 3  | REVISED AS PER FLOOR & TRUSSES COORD.   | 10-Jun-15 | RPA | DJH | 8  | ADDED WOD/LOB/WOB CONDITIONS     | 4/29/2016 | JR  | JM  |
| 4  | REVISED AS PER ENGINEERING COMM.        | 2-Jul-15  | RPA | DJH | 9  | REVISED PER ENG COMMENTS         | XX-XXX-XX | SM  | XX  |
| 5  | REVISED AS PER CLIENT COMMENTS          | 16-Dec-15 | CR  | CR  | 10 | ADDED WALK-UP BASEMENT CONDITION | XX-XXX-XX | JR  | XX  |

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model  
**38-5**  
scale  
3/16" = 1'0"  
project #  
14043

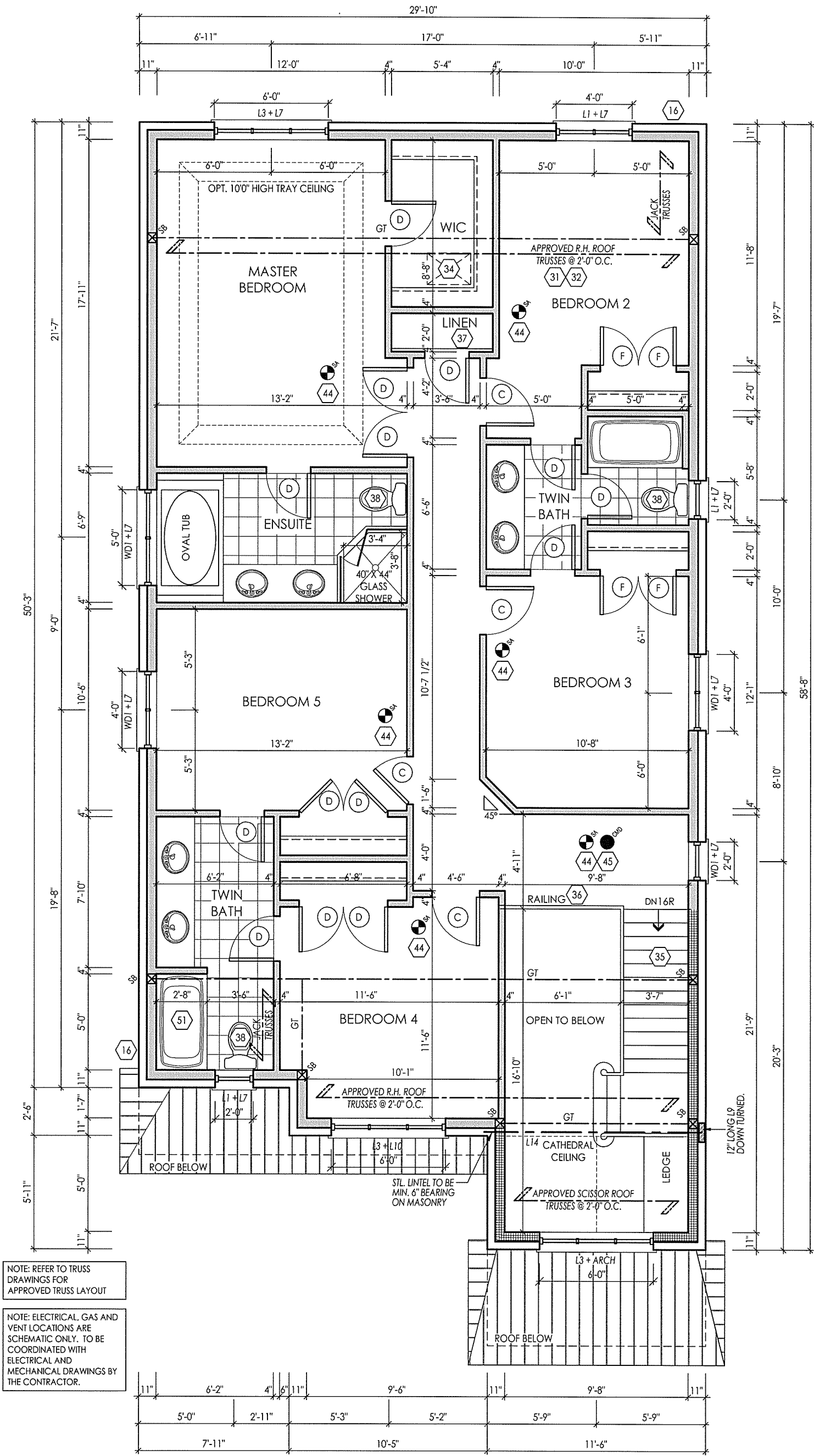
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OPT. 5 BEDROOM SECOND FLOOR PLAN ELEV. 'A'

MAR 1 '7 2017  
FOR STRUCTURAL ONLY EXCLUDING  
ENGINEERED ROOF TRUSS, FLOOR  
JOIST & FLOOR LVL BEAM DESIGNS



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ARCHITECTURAL REVIEW & APPROVAL

MAR 2 '7 2017

John G. Williams Limited, Architect

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**Gold Park Homes**  
project  
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**VAUGHAN, ON**  
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| 2 | REVISED AS PER FLOOR & TRUSSES COORD. | 10-Jun-15 | RPA | DJH | 6 |                                  |           |     |     |
| 3 | REVISED AS PER CLIENT COMMENTS        | 16-Dec-15 | CR  | CR  | 7 |                                  |           |     |     |
| 4 | ISSUED FOR PERMIT                     | 24-FEB-16 | JP  | JP  | 8 |                                  |           |     |     |

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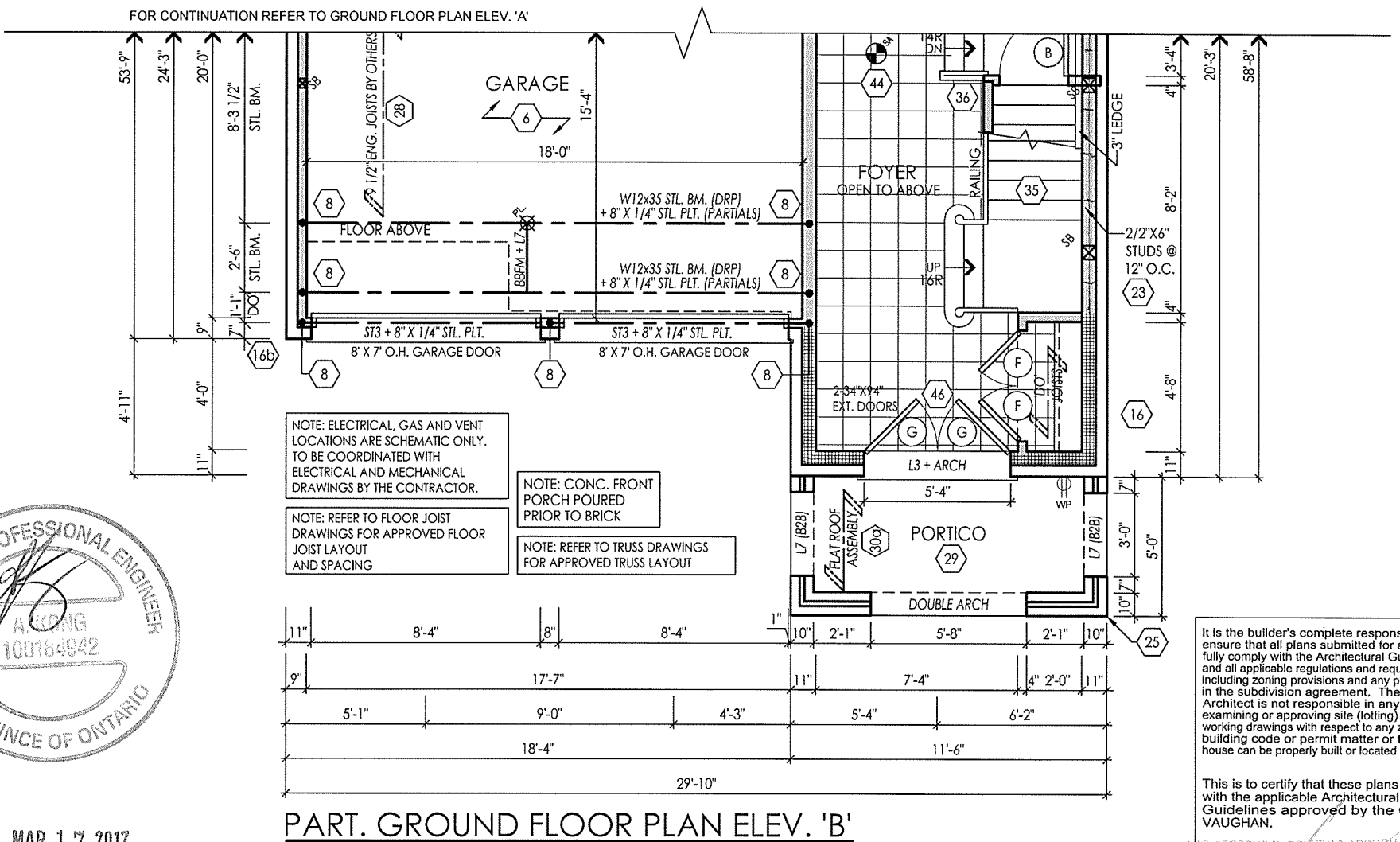
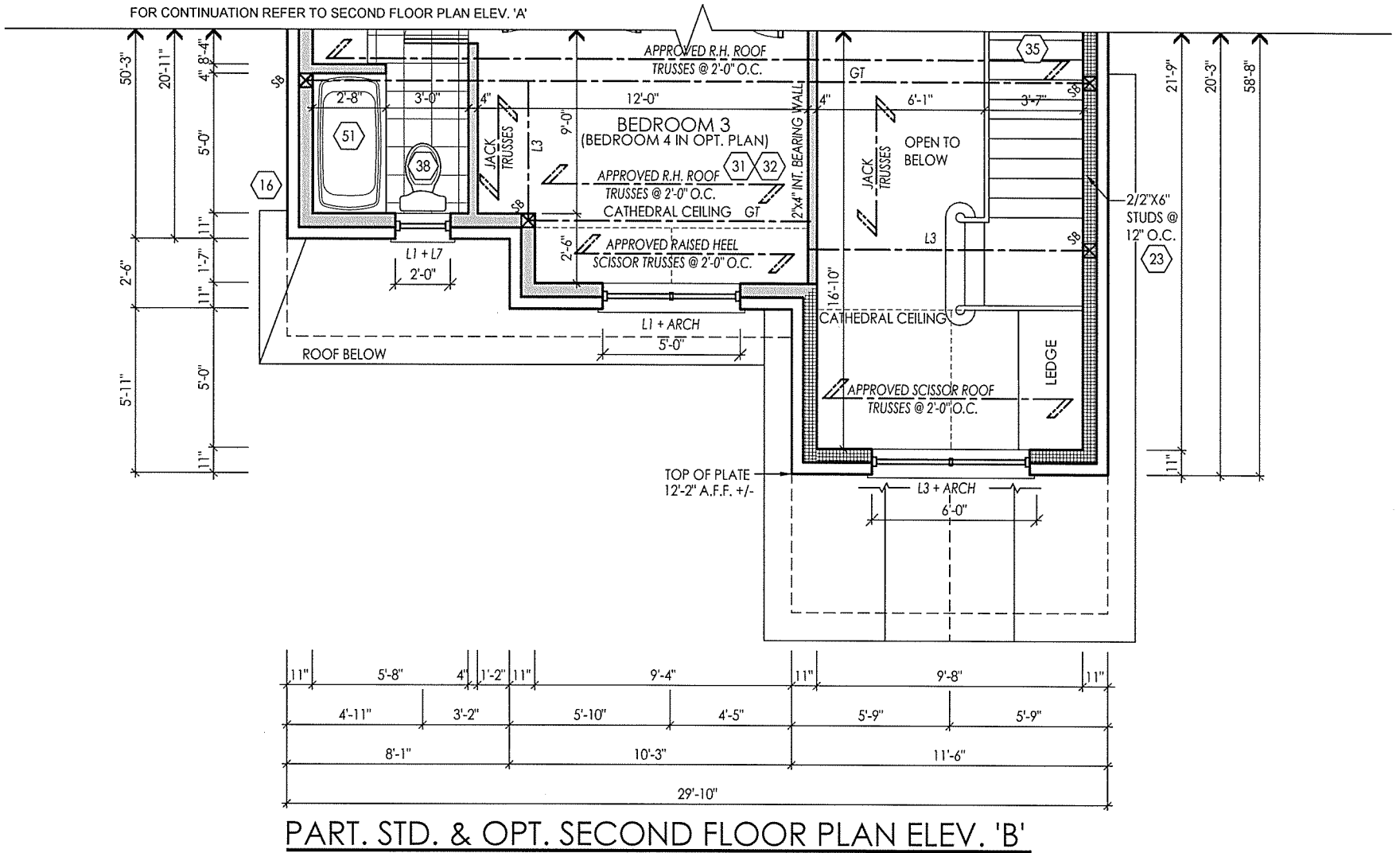


model  
**38-5**  
scale  
**3/16" = 1'0"**  
project #  
**14043**

page

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MAR 17 2017

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ENGINEERED ROOF TRUSS, FLOOR  
JOIST & FLOOR LVL BEAM DESIGNS

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scale  
3/16" = 1'0"

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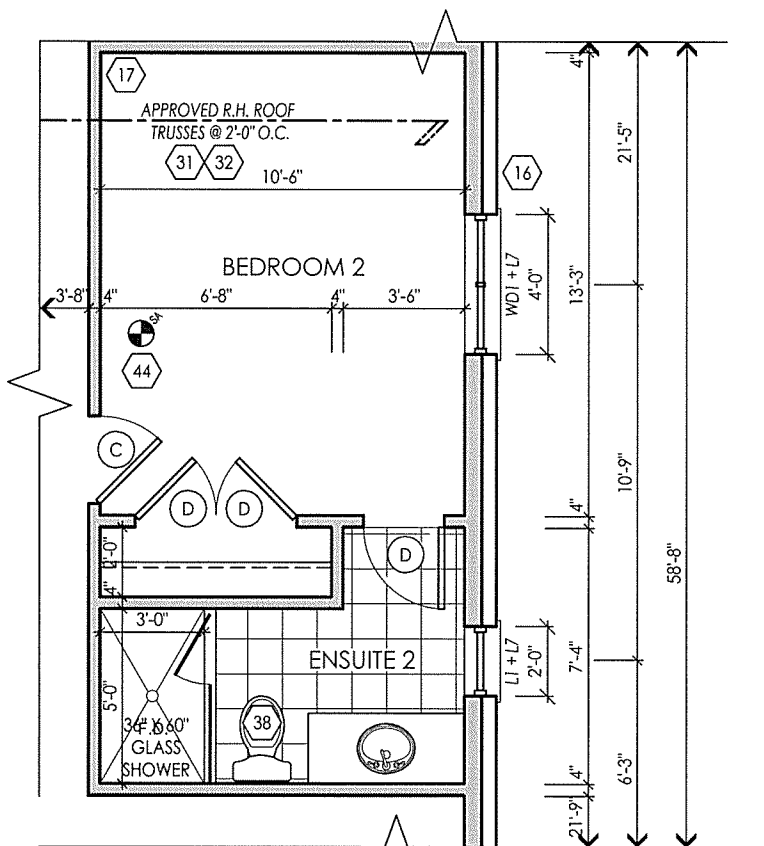
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ARCHITECTURAL REVIEW & APPROVAL

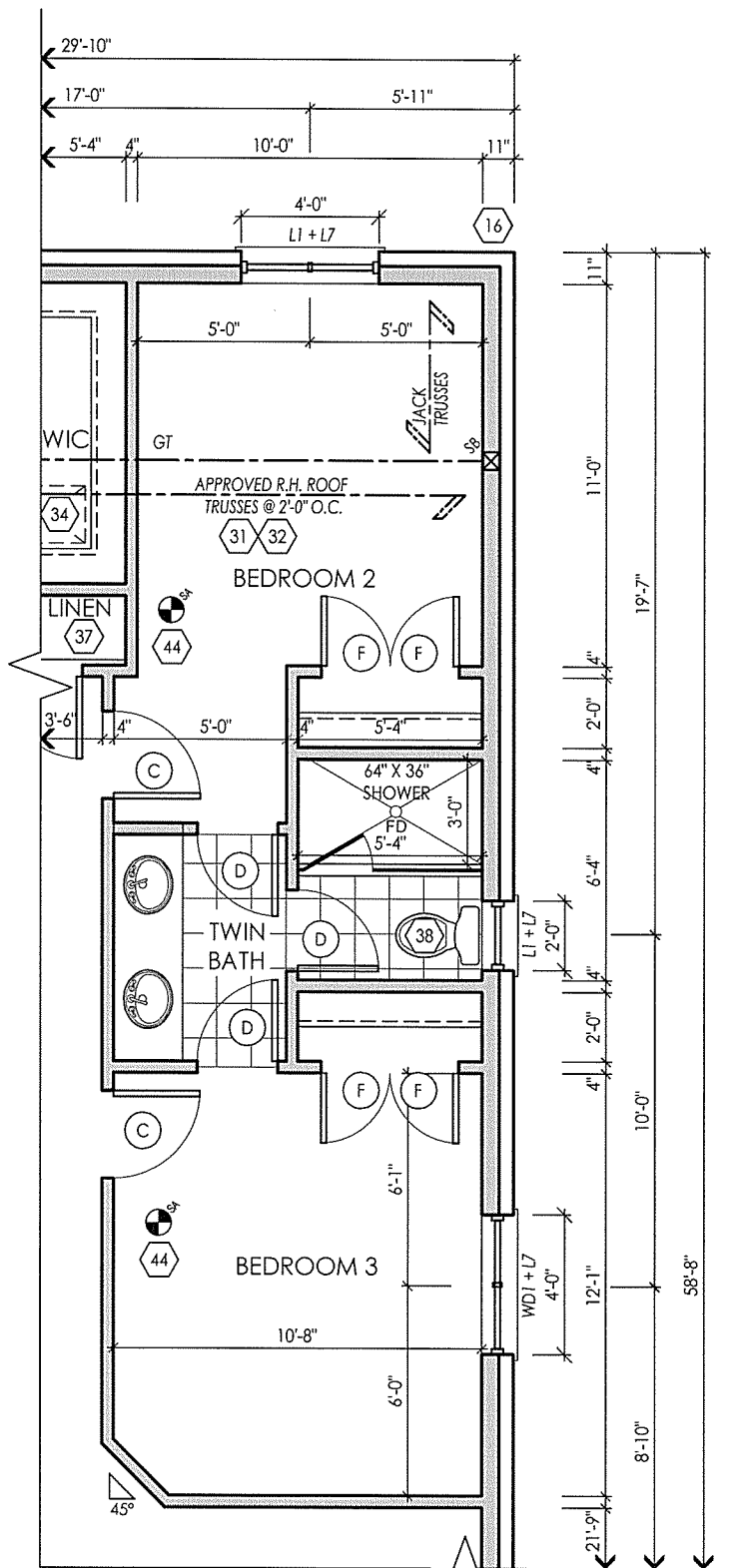
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John G. Williams Limited, Architect



FOR CONTINUATION REFER TO SECOND FLOOR PLAN ELEV. 'A' & 'B'

PARTIAL OPT. ENSUITE PLAN  
FOR STDR. SECOND FLOOR  
EL. 'A' & 'B'



FOR CONTINUATION REFER TO OPT. 5 BEDROOM SECOND FLOOR PLAN ELEV. 'A' & 'B'

PARTIAL OPT. 5 BEDROOM PLAN  
W/ TWIN BATH EL. 'A' & 'B'

MAR 17 2017

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MAR 27 2017

John G. Williams Limited, Architect

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FIRM BCIN: 26995  
DATE:

SIGNATURE:

client  
**Gold Park Homes**  
project  
**KLEINBURG GLEN PH-2**

location  
**VAUGHAN, ON**  
marketing name

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**38-5**

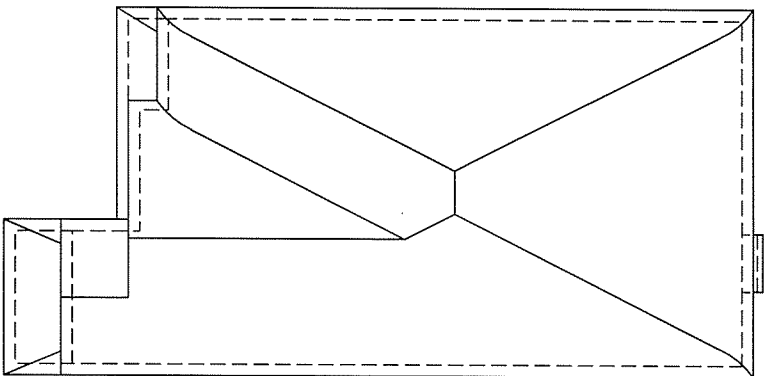
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project #  
**14043**

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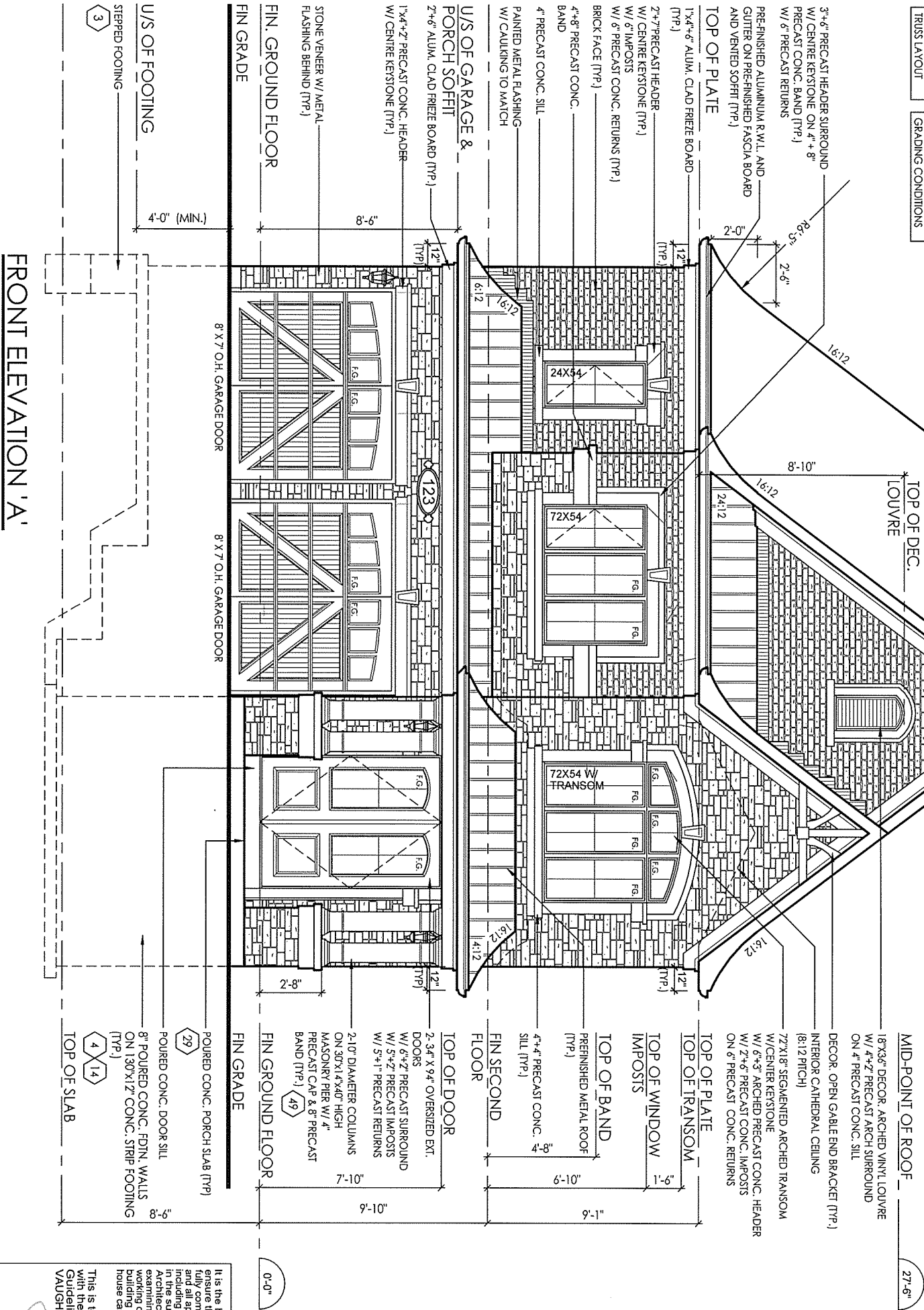
ROOF PLAN 'A'



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" 3PE @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST. 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



FRONT ELEVATION 'A'

ARCHITECTURAL REVIEW & APPROVAL

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QUALIFIED DESIGNER BCIN: 38698  
FIRM BCIN: 26995  
DATE:

SIGNATURE:

11.17

client  
**Gold Park Homes**

location  
**VAUGHAN, ON**

project  
**KLEINBURG GLEN PH-2**

marketing name

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scale  
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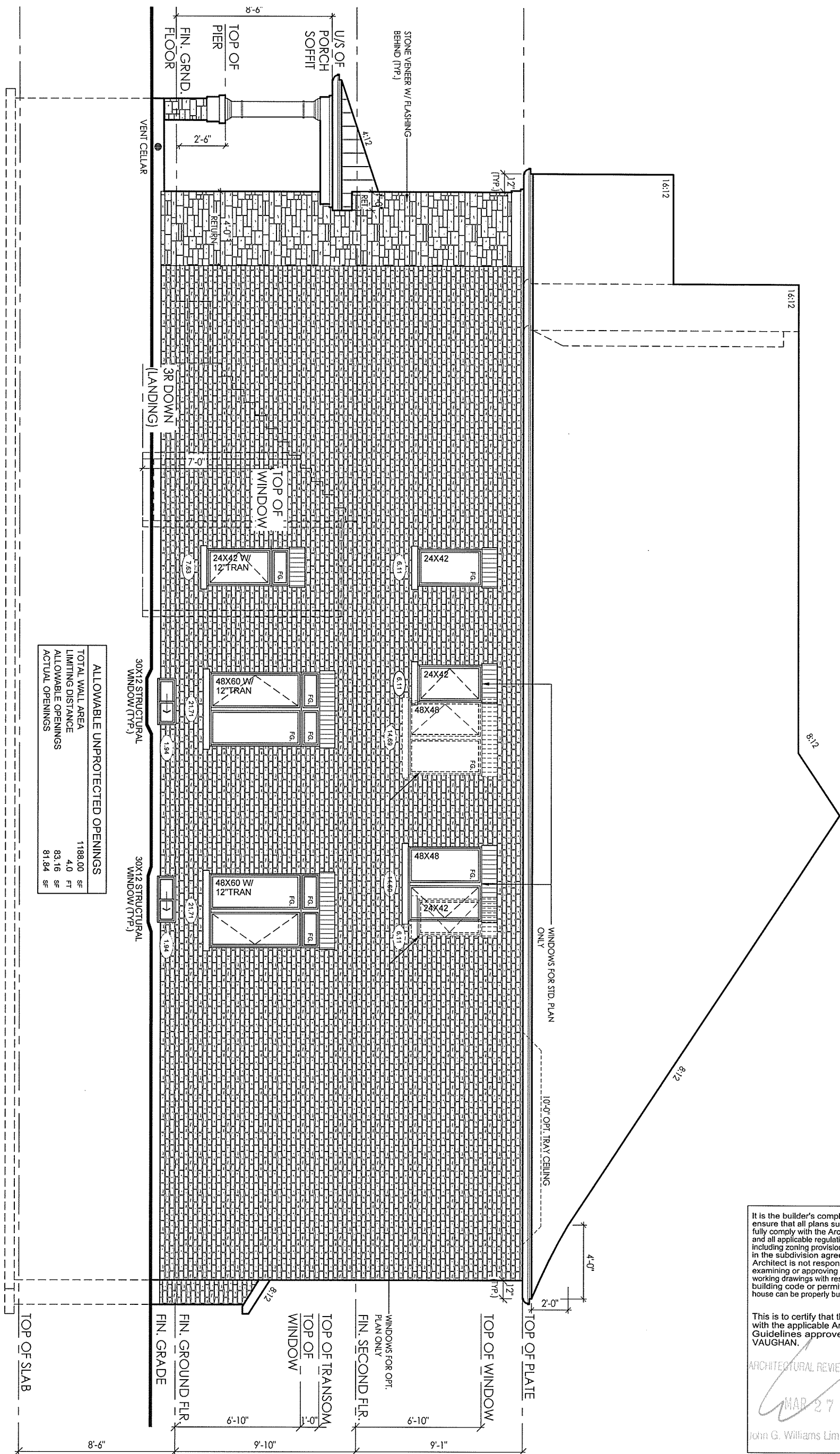
project #  
**14043**

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**A7**



| ALLOWABLE UNPROTECTED OPENINGS |            |
|--------------------------------|------------|
| TOTAL WALL AREA                | 1188.00 SF |
| LIMITING DISTANCE              | 4.0 FT     |
| ALLOWABLE OPENINGS             | 83.16 SF   |
| ACTUAL OPENINGS                | 81.84 SF   |



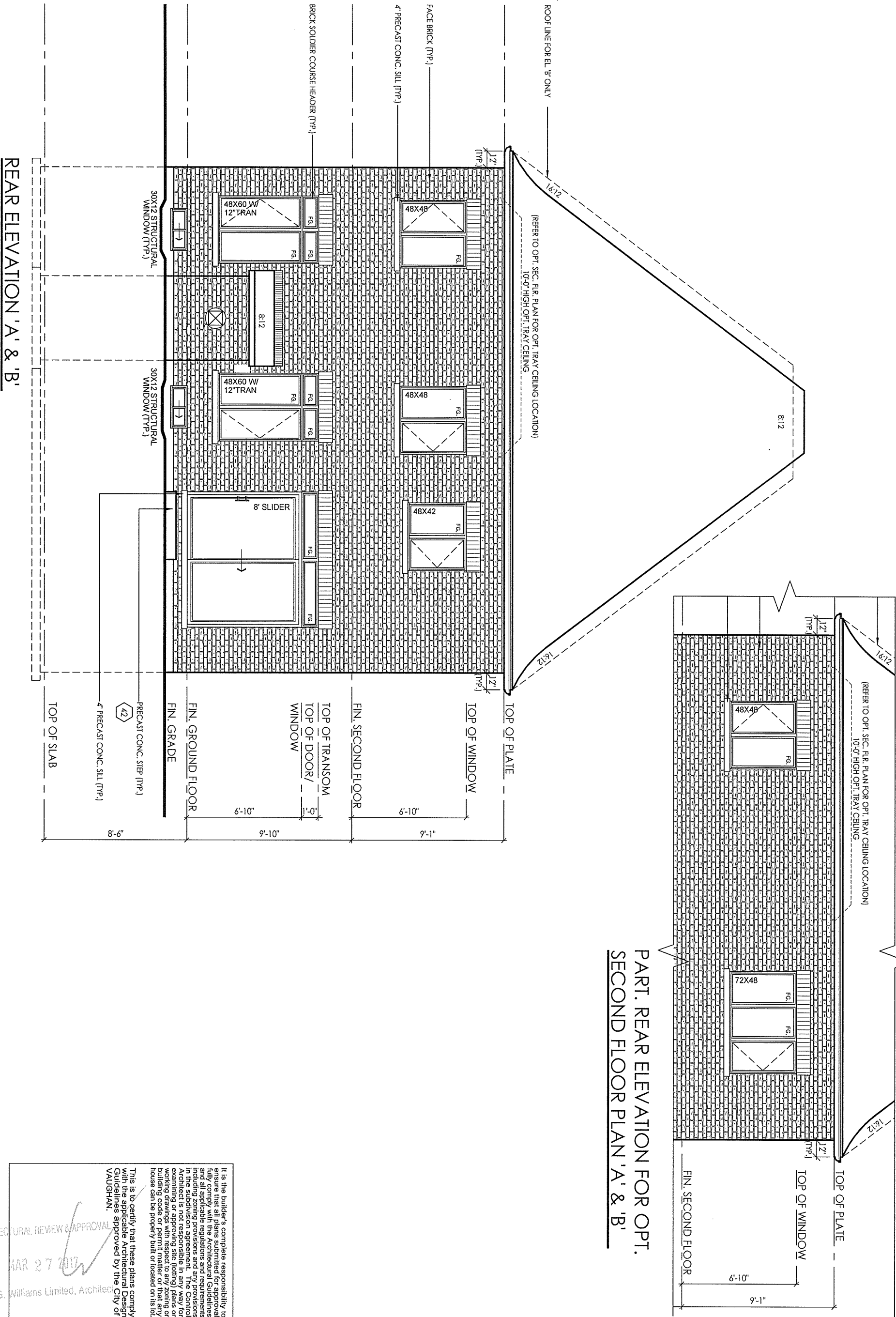
John G. Williams Limited, Architect

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A8



PART. REAR ELEVATION FOR OPT.  
SECOND FLOOR PLAN 'A' & 'B'

ARCHITECTURAL REVIEW & APPROVAL

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FIRM BCIN: 26995  
DATE:

SIGNATURE:

J.G.W.

client  
Gold Park Homes  
project  
KLEINBURG GLEN PH-2  
location  
VAUGHAN, ON  
marketing name

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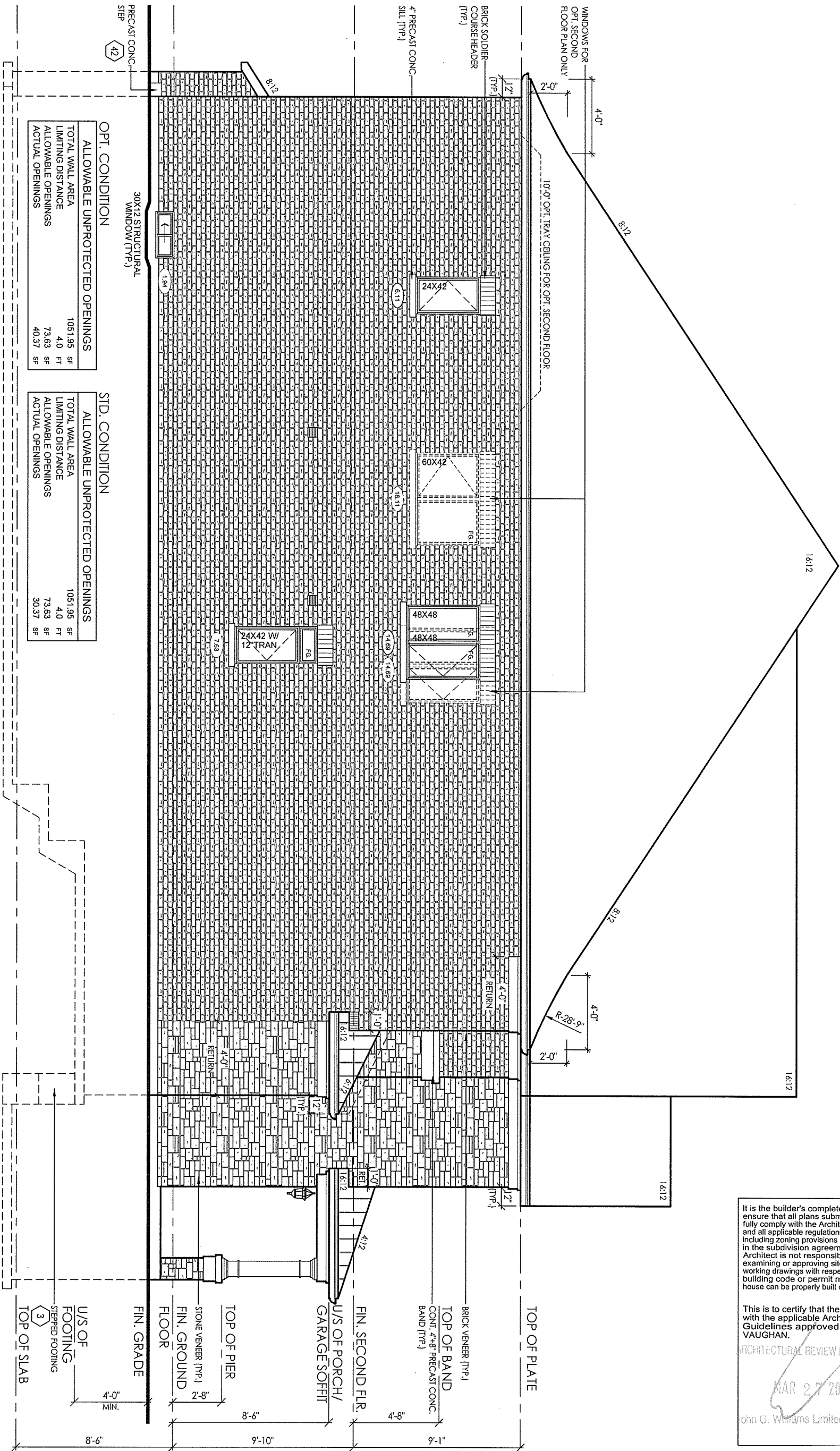


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LEFT SIDE ELEVATION 'A'



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DATE:

38688  
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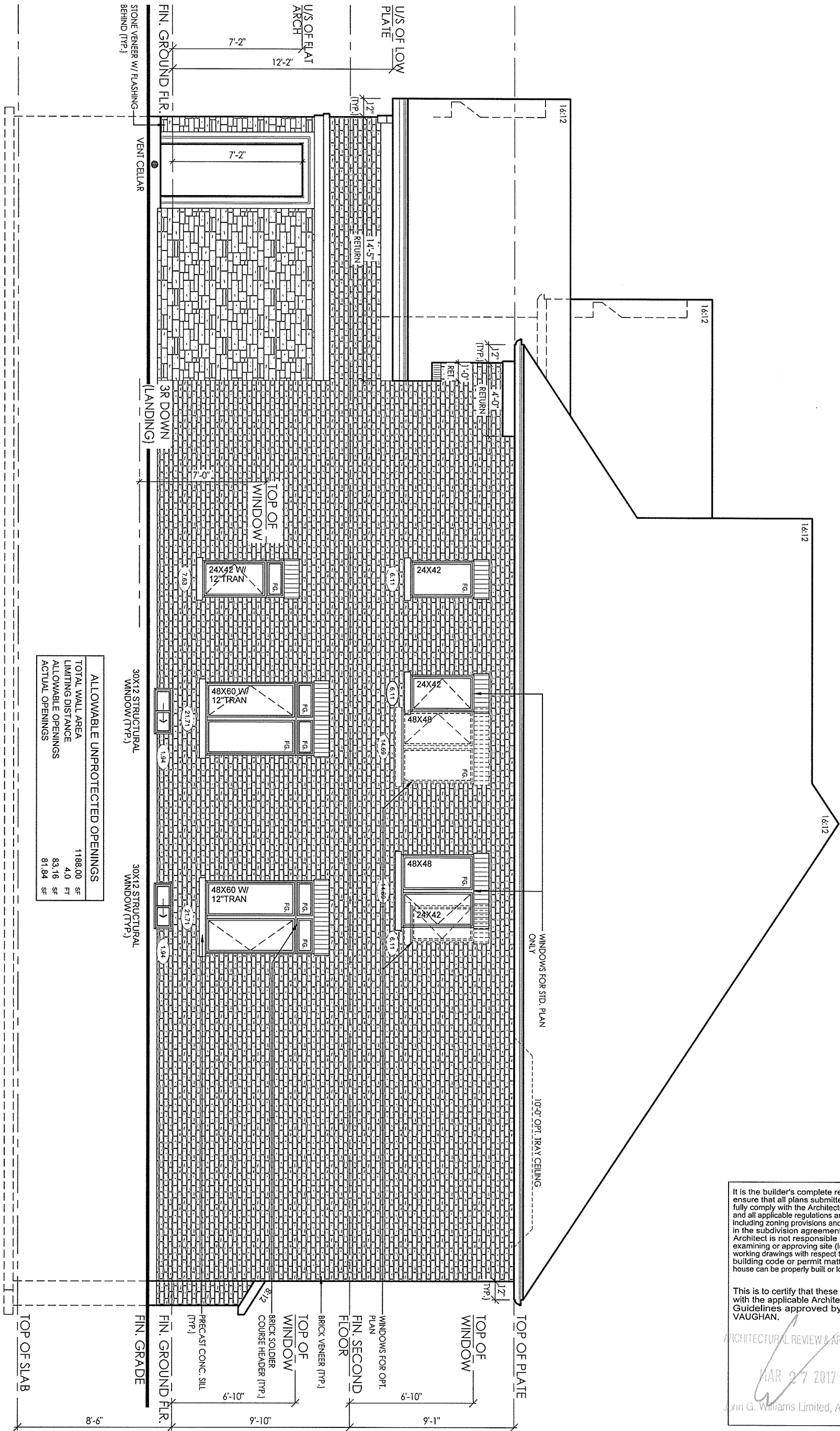
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RIGHT SIDE ELEVATION 'B'



| ALLOWABLE UNPROTECTED OPENINGS |         |    |  |
|--------------------------------|---------|----|--|
| TOTAL WALL AREA                | 1188.00 | SF |  |
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| ALLOWABLE OPENINGS             | 83.16   | SF |  |
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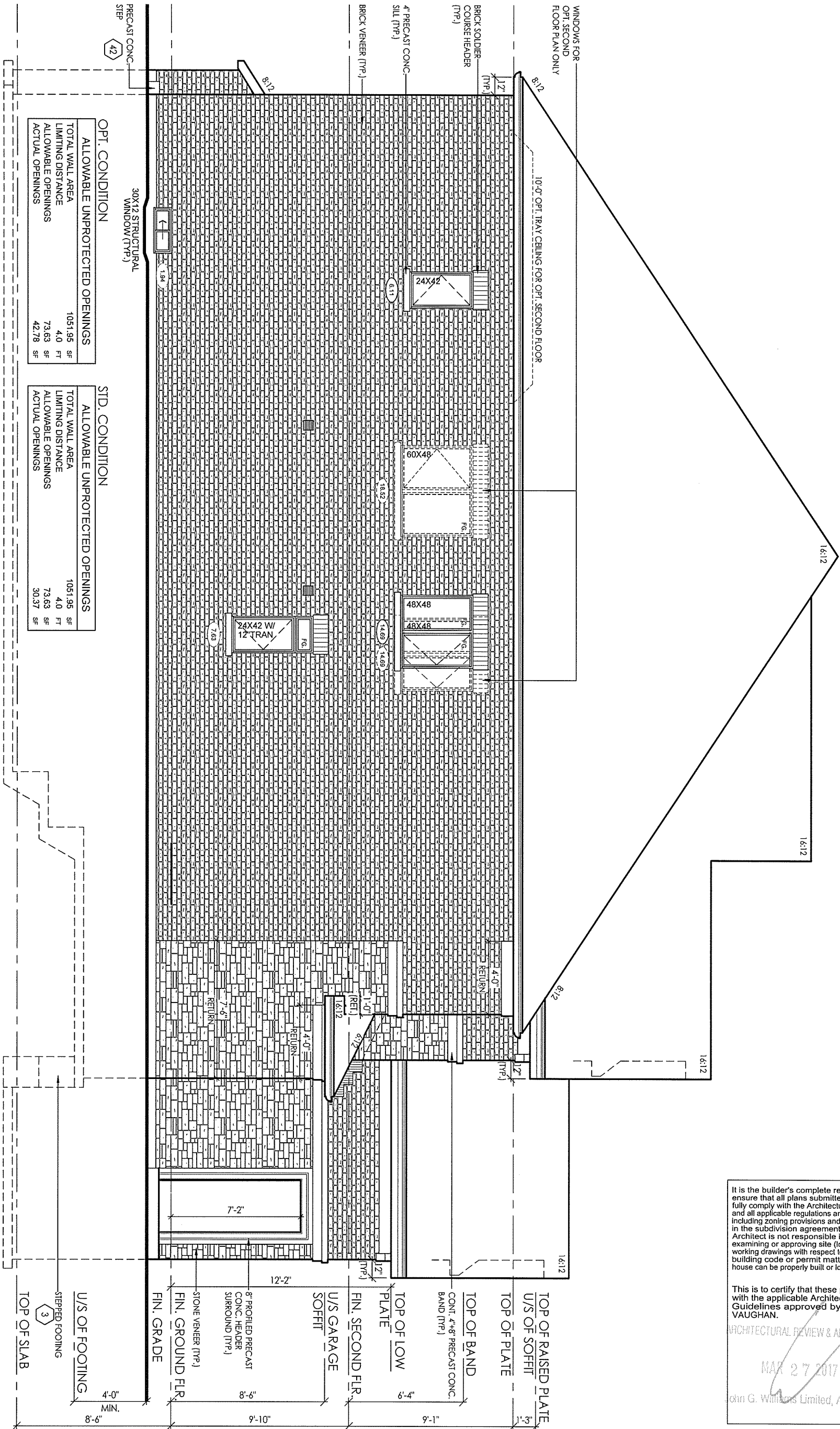
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LEFT SIDE ELEVATION 'B'



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*[Handwritten Signature]*

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| 1 | ISSUED FOR CLIENT REVIEW       | 1/5/2015  | FE  | RPA | 5 |           |      |     |     |
| 2 | REVISED AS PER CLIENT COMMENTS | 16-Dec-15 | CR  | CR  | 6 |           |      |     |     |
| 3 | ISSUED FOR PERMIT              | 24-FEB-16 | JP  | JP  | 7 |           |      |     |     |
| 4 |                                |           |     |     | 8 |           |      |     |     |

**RN design**  
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model  
**38-5**

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

project #  
**14043**

page

**A13**

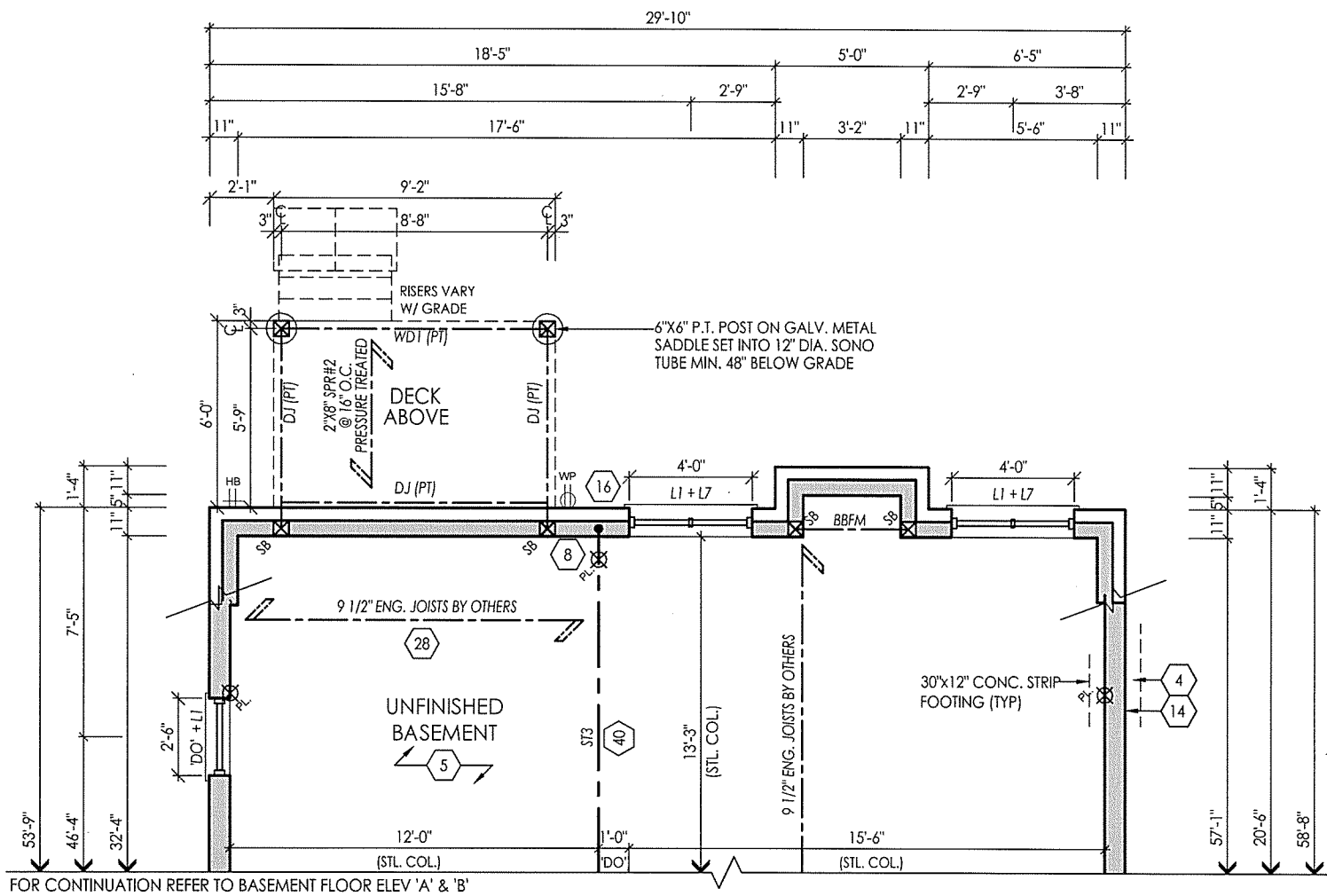
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A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. In the center, the name "A. KING" and the license number "100164942" are printed. A stylized signature is written over the central text.

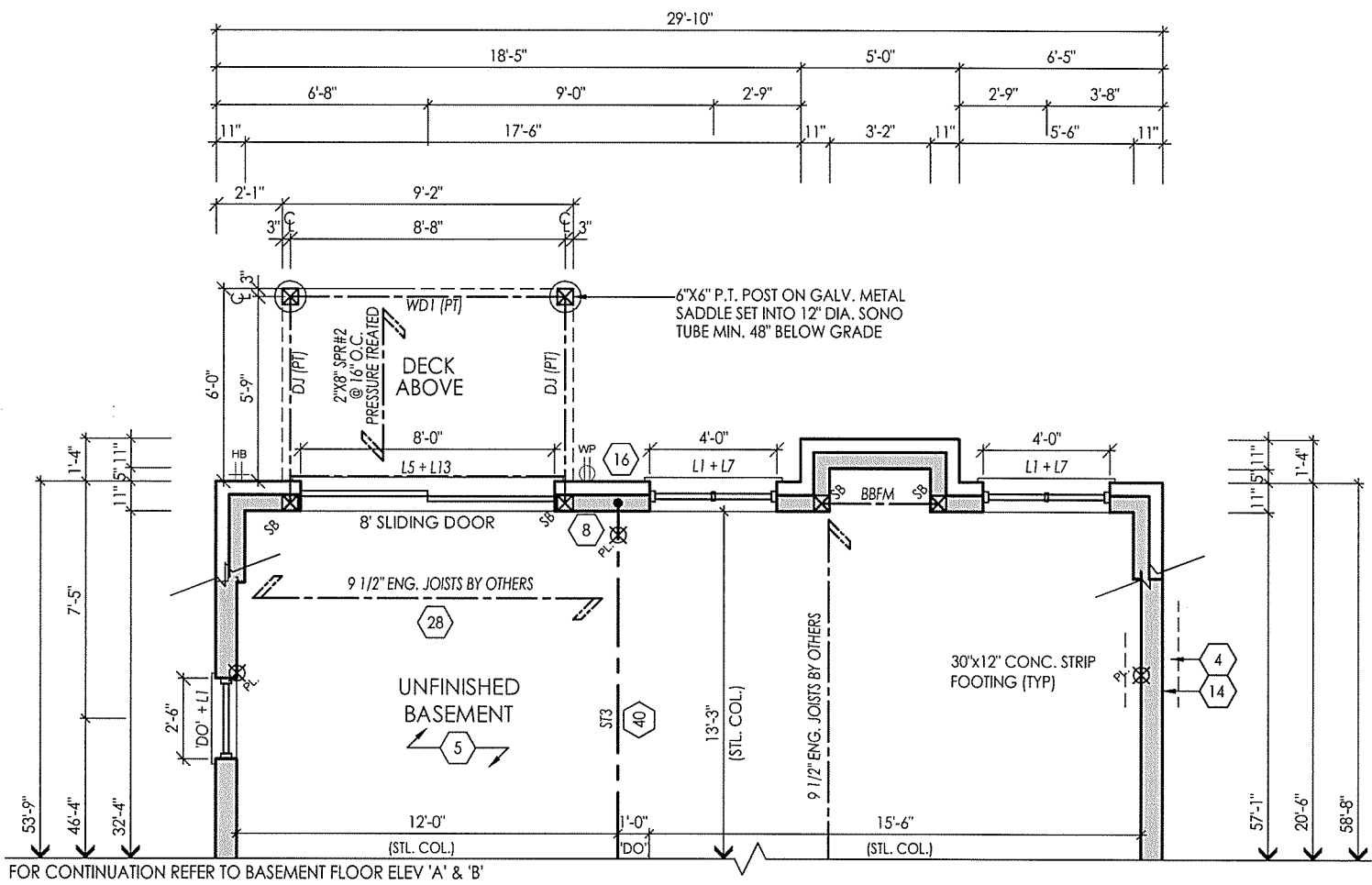
John A. Williams Limited, Architect

A14

PARTIAL BASEMENT FLOOR  
LOB CONDITION



PARTIAL BASEMENT FLOOR  
WOB CONDITION



MAR 17 2017

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



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

ARCHITECTURAL REVIEW & APPROVAL  
MAR 27 2017  
John G. Williams Limited, Architect

File: C:\\_RN\_Standards\temp\AcPublish\_946414043-38-5-FINAL.dwg Plotted: Feb 28, 2017 By: Paola M.

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.

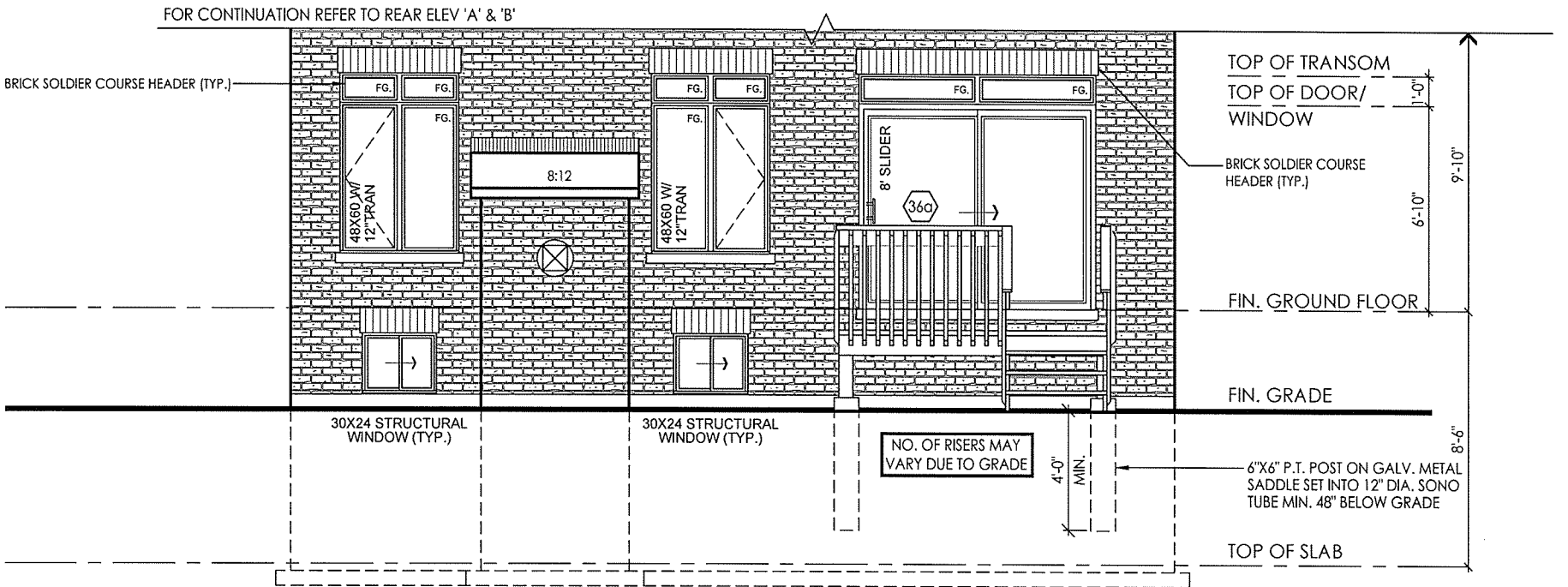
QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE: 1.17.17  
SIGNATURE: [Signature]

| client              |                              |           |     |     | location       |           |      |     |     |
|---------------------|------------------------------|-----------|-----|-----|----------------|-----------|------|-----|-----|
| Gold Park Homes     |                              |           |     |     | VAUGHAN, ON    |           |      |     |     |
| project             |                              |           |     |     | marketing name |           |      |     |     |
| KLEINBURG GLEN PH-2 |                              |           |     |     |                |           |      |     |     |
| #                   | revisions                    | date      | dwn | chk | #              | revisions | date | dwn | chk |
| 1                   | ADDED WOB/LOB/WOB CONDITIONS | 4/29/2016 | JR  | JM  |                |           |      |     |     |
|                     |                              |           |     |     |                |           |      |     |     |
|                     |                              |           |     |     |                |           |      |     |     |
|                     |                              |           |     |     |                |           |      |     |     |
|                     |                              |           |     |     |                |           |      |     |     |

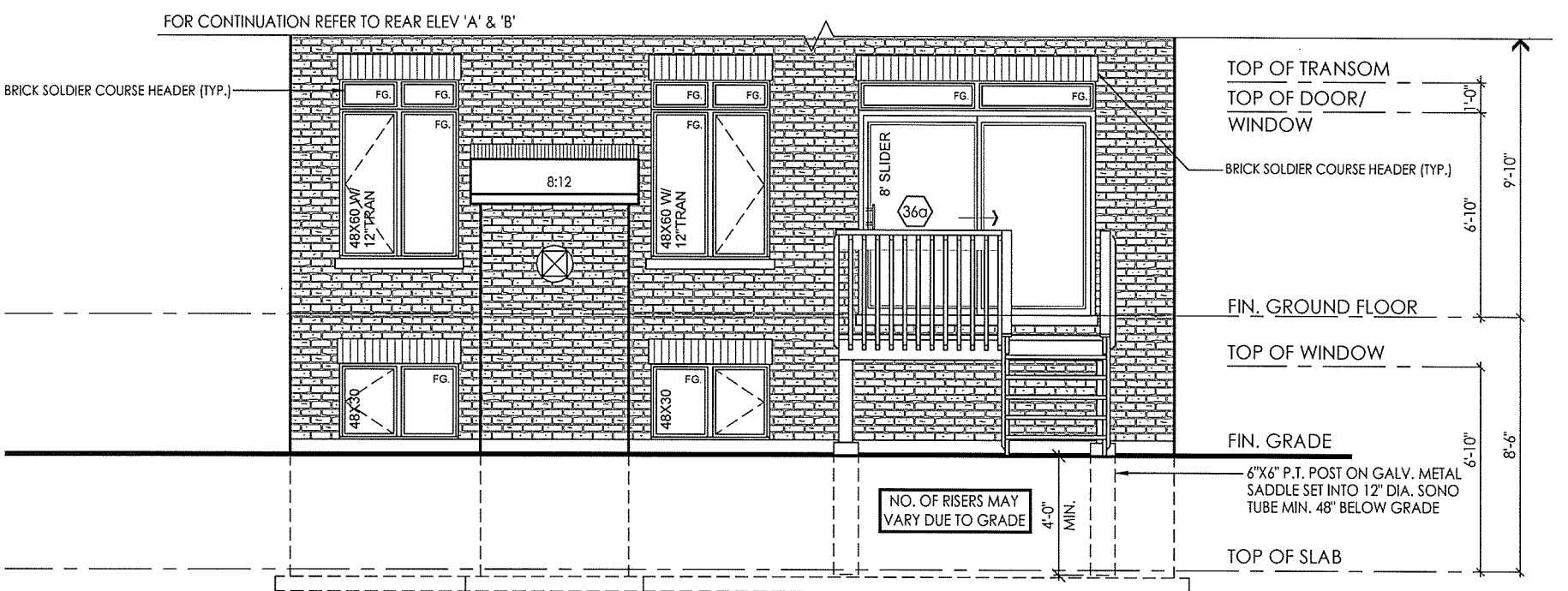


model  
38-5  
scale  
3/16" = 1'0"  
project #  
14043

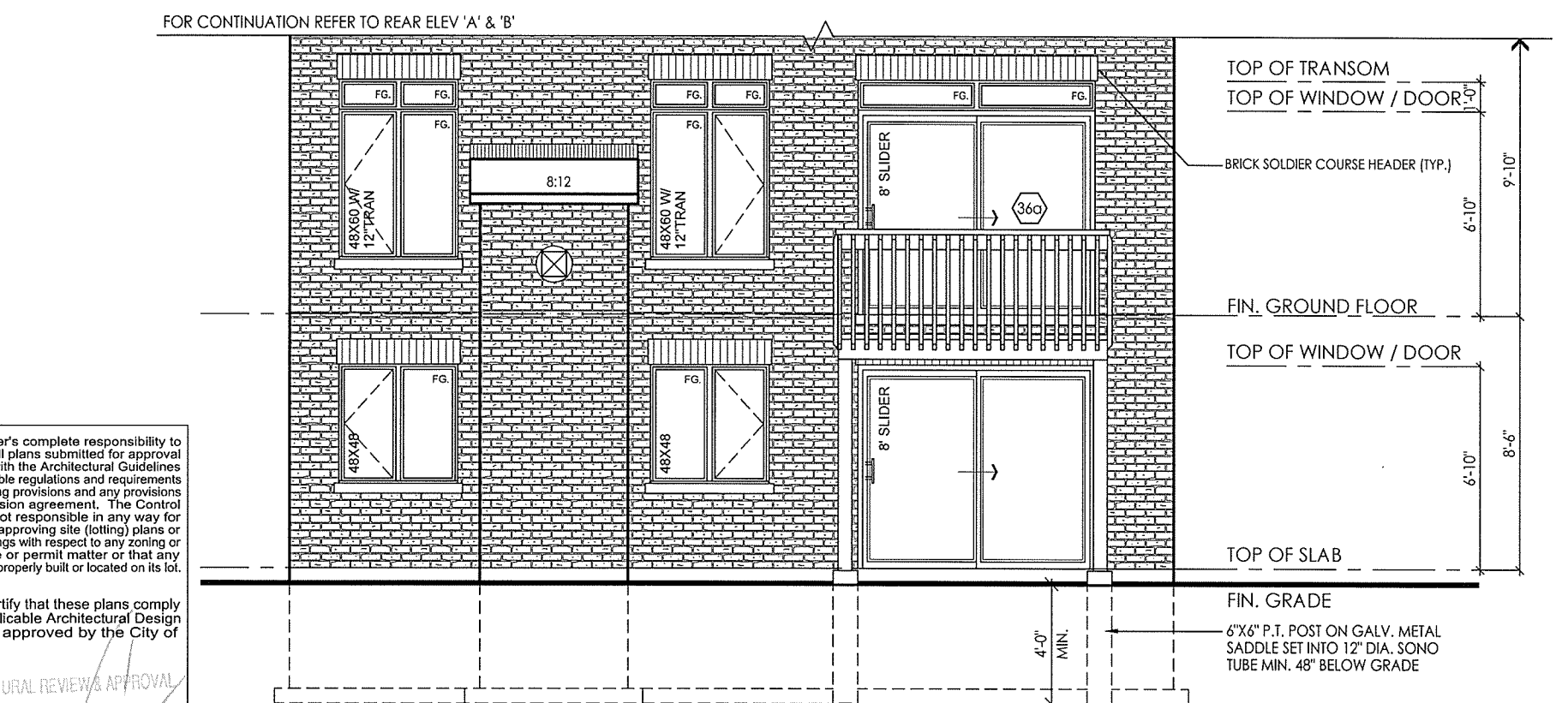
page  
A15



PARTIAL REAR ELEVATION 'A' & 'B'  
WOD CONDITION



PARTIAL REAR ELEVATION 'A' & 'B'  
LOB CONDITION



PARTIAL REAR ELEVATION 'A' & 'B'  
WOB CONDITION

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

MAR 27 2017

John G. Williams Limited, Architect

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:

client  
**Gold Park Homes**

location  
**VAUGHAN, ON**

project  
**KLEINBURG GLEN PH-2**

marketing name

| # | revisions                    | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|------------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ADDED WOD/LOB/WOB CONDITIONS | 4/29/2016 | JR  | JM  |   |           |      |     |     |
|   |                              |           |     |     |   |           |      |     |     |
|   |                              |           |     |     |   |           |      |     |     |
|   |                              |           |     |     |   |           |      |     |     |

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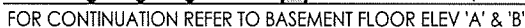
model  
**38-5**

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

project #  
**14043**

page

**A16**



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 &amp; APPROVAL

MAR 27 2012

John G. Williams Limited, Architect

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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:

**SIGNATURE:**

client  
Gold Park Homes

location  
VAUGHAN, ON

project  
KLEINBURG GLEN PH-2

marketing name

[illegible]

RN design  
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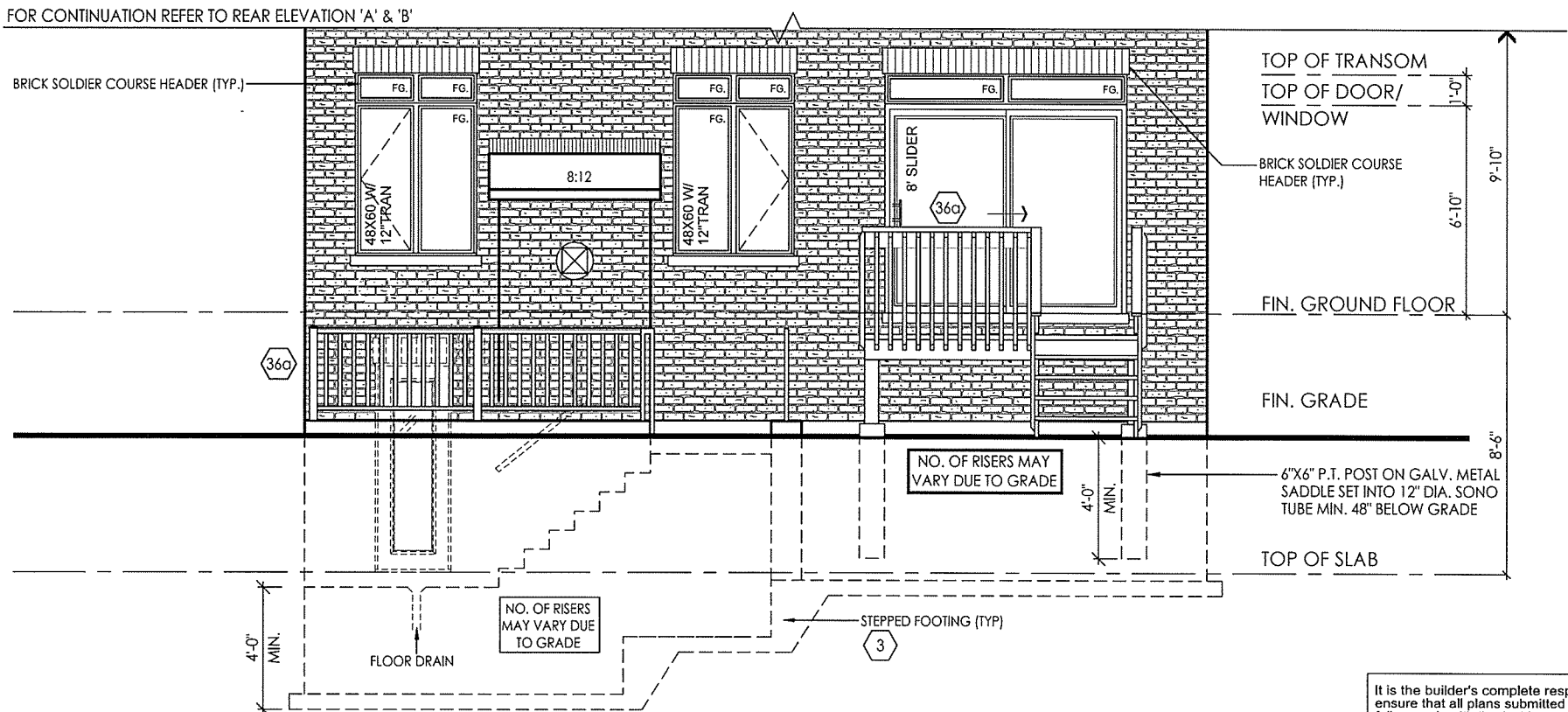
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|--------------|-----------|
| scale        | project # |
| 3/16" = 1'0" | 14043     |

page

A17





PARTIAL REAR ELEVATION 'A' & 'B'  
WALK-UP CONDITION  
(LOTS 89 & 90)

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  
MAR 27 2017  
John G. Williams Limited, Architect

File: C:\RN\_Standards\temp\AcPublish\_9464114043-38-5-FINAL.dwg Plotted: Feb 28, 2017 By: Paola M

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: *J.P.*  
SIGNATURE: \_\_\_\_\_

| client              |                         |           |     |     | location       |           |      |     |     |
|---------------------|-------------------------|-----------|-----|-----|----------------|-----------|------|-----|-----|
| Gold Park Homes     |                         |           |     |     | VAUGHAN, ON    |           |      |     |     |
| project             |                         |           |     |     | marketing name |           |      |     |     |
| KLEINBURG GLEN PH-2 |                         |           |     |     |                |           |      |     |     |
| #                   | revisions               | date      | dwn | chk | #              | revisions | date | dwn | chk |
| 1                   | ADDED WALK-UP CONDITION | 7-JULY-16 | JR  | JM  |                |           |      |     |     |
| 2                   |                         |           |     |     |                |           |      |     |     |
|                     |                         |           |     |     |                |           |      |     |     |
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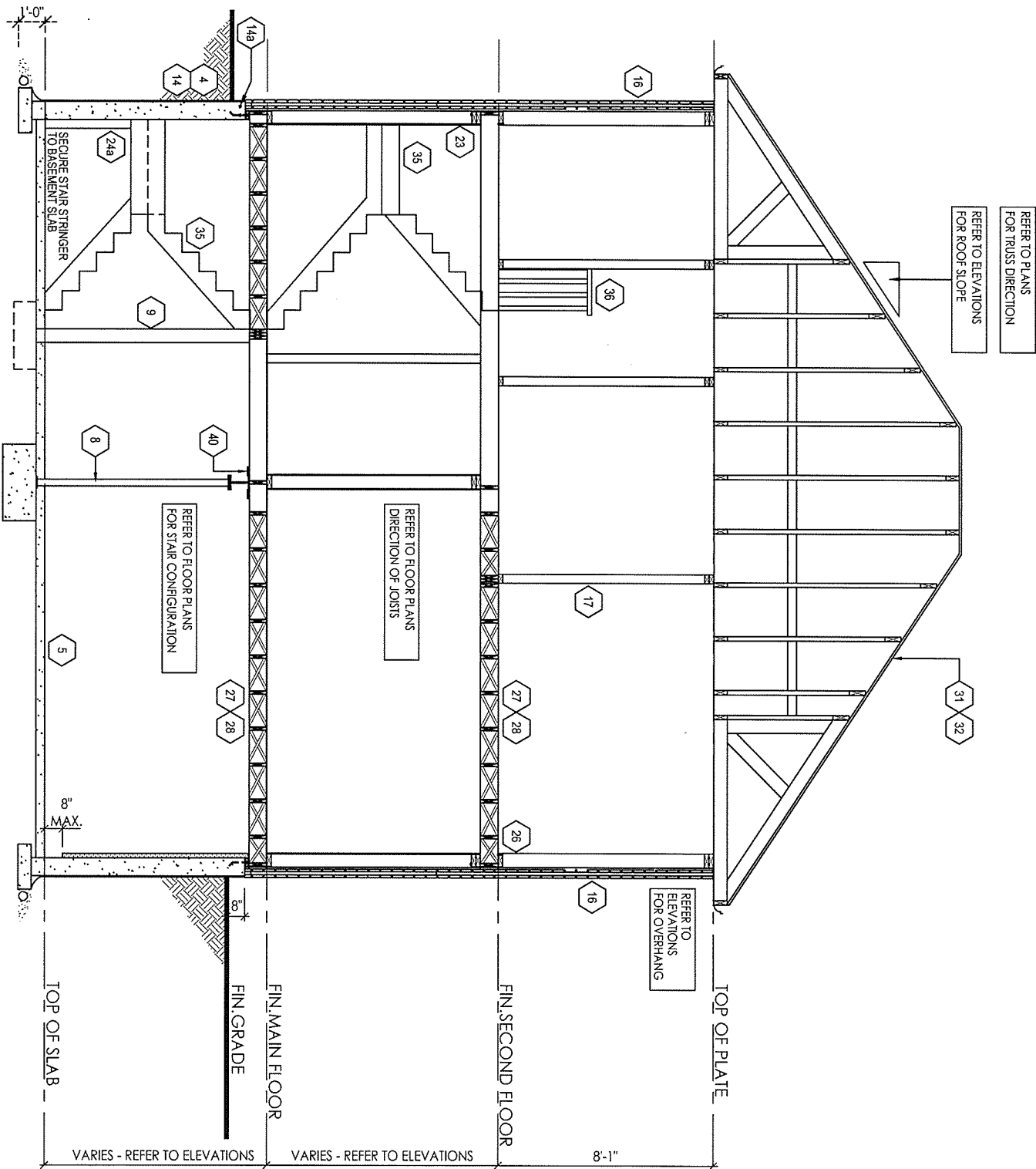
model  
38-5  
scale  
3/16" = 1'0"  
project #  
14043

page

A18

TYPICAL CROSS SECTION

SCALE: N.T.S.



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: 1.17.20

SIGNATURE:

client  
Gold Park Homes

location  
VAUGHAN, ON

project  
KLEINBURG GLEN PH-2

marketing name

| # | revisions                | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|--------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | 1/5/2015  | FE  | RPA | 5 |           |      |     |     |
| 2 | ISSUED FOR PERMIT        | 24-FEB-16 | JP  | JP  | 6 |           |      |     |     |
| 3 |                          |           |     |     | 7 |           |      |     |     |
| 4 |                          |           |     |     | 8 |           |      |     |     |

**RN design**  
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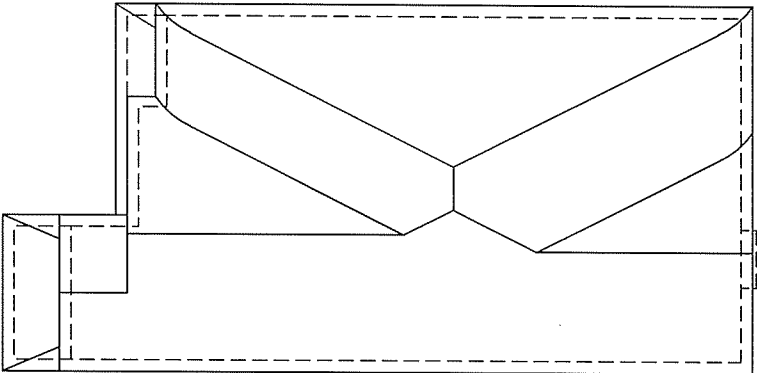
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scale  
3/16" = 1'0"

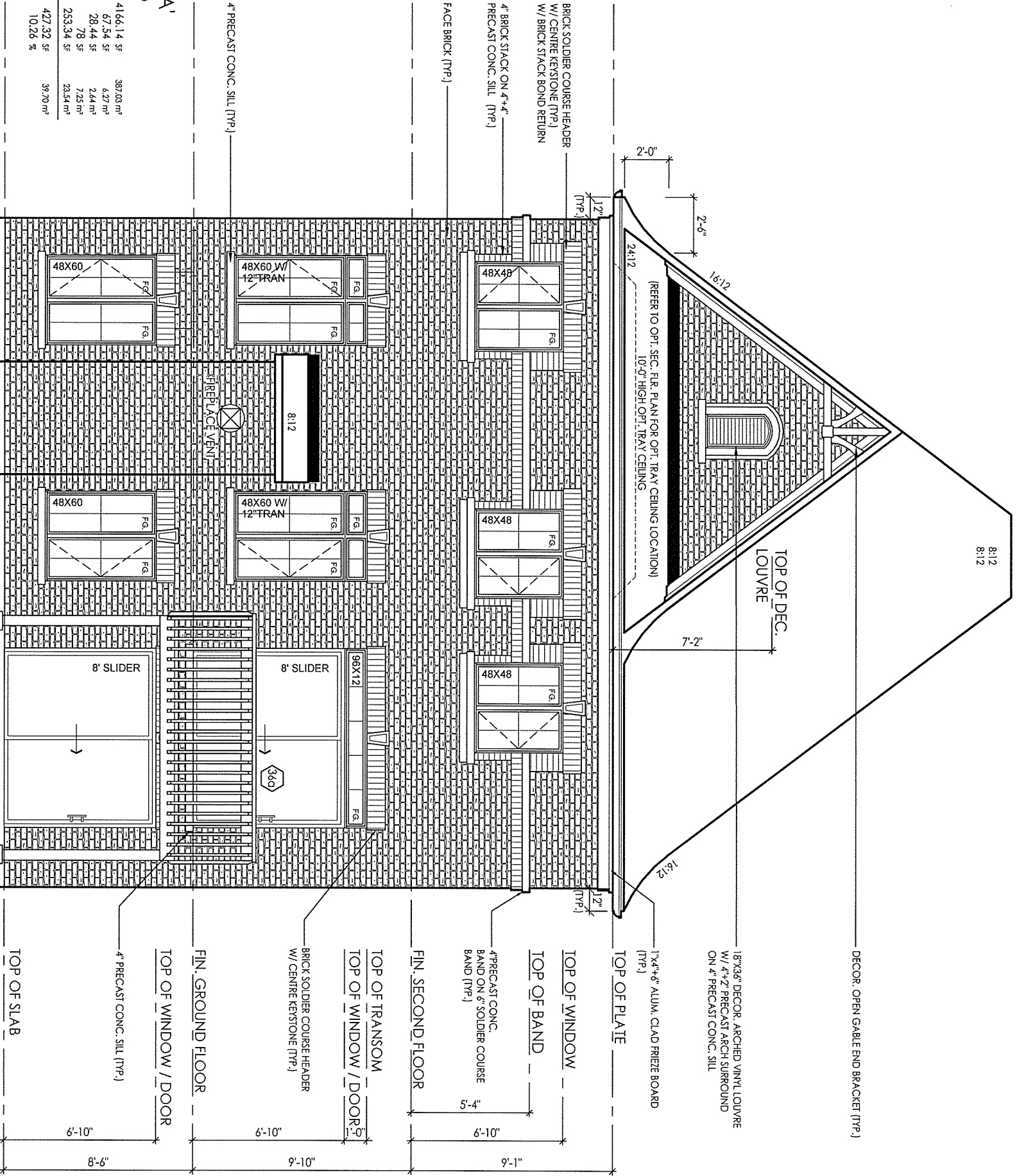
project #  
14043

page

A19



ROOF PLAN 'A'



GROSS GLAZING AREA 'A'

WOB CONDITION LOT 69

|                            |             |           |
|----------------------------|-------------|-----------|
| TOTAL PERIPHERAL WALL AREA | 41,661.4 SF | 387.03 m² |
| FRONT GLAZING AREA         | 67.54 SF    | 6.27 m²   |
| LEFT SIDE GLAZING AREA     | 28.44 SF    | 2.64 m²   |
| RIGHT SIDE GLAZING AREA    | 78 SF       | 7.25 m²   |
| REAR GLAZING AREA          | 253.34 SF   | 23.54 m²  |
| TOTAL GLAZING AREA         | 427.32 SF   | 39.70 m²  |
| TOTAL GLAZING PERCENTAGE   | 10.26 %     |           |

GROSS GLAZING AREA OPT 'A'

WOB CONDITION LOT 69

|                            |             |           |
|----------------------------|-------------|-----------|
| TOTAL PERIPHERAL WALL AREA | 41,661.4 SF | 387.03 m² |
| FRONT GLAZING AREA         | 67.54 SF    | 6.27 m²   |
| LEFT SIDE GLAZING AREA     | 46.5 SF     | 4.32 m²   |
| RIGHT SIDE GLAZING AREA    | 81.89 SF    | 7.61 m²   |
| REAR GLAZING AREA          | 253.34 SF   | 23.54 m²  |
| TOTAL GLAZING AREA         | 449.27 SF   | 41.74 m²  |
| TOTAL GLAZING PERCENTAGE   | 10.78 %     |           |

UPGRADED REAR ELEVATION 'A'

WOB CONDITION

It is the builder's complete responsibility to ensure that the building is constructed in full compliance with the applicable Building Code 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 working drawings with respect to any zoning or building code provisions that may apply to the 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

MAR 27 2017

John G. Williams, Limited, Architect

File: C:\\_RN\Standard\Temp\AcPublish\_9464\14043-38-5-FINAL.dwg Plotted: Feb 28, 2017 By: Padam

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: 11-17-2017

SIGNATURE:

client  
**Gold Park Homes**

project  
**KLEINBURG GLEN PH-2**

| # | revisions                | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|--------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | 2-AUG-16  | SM  | JM  |   |           |      |     |     |
| 2 | ISSUED FOR PERMIT        | 11-AUG-16 | SM  | JM  |   |           |      |     |     |
|   |                          |           |     |     |   |           |      |     |     |
|   |                          |           |     |     |   |           |      |     |     |
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|   |                          |           |     |     |   |           |      |     |     |

location  
**VAUGHAN, ON**

marketing name

**RN design**  
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model  
**38-5**

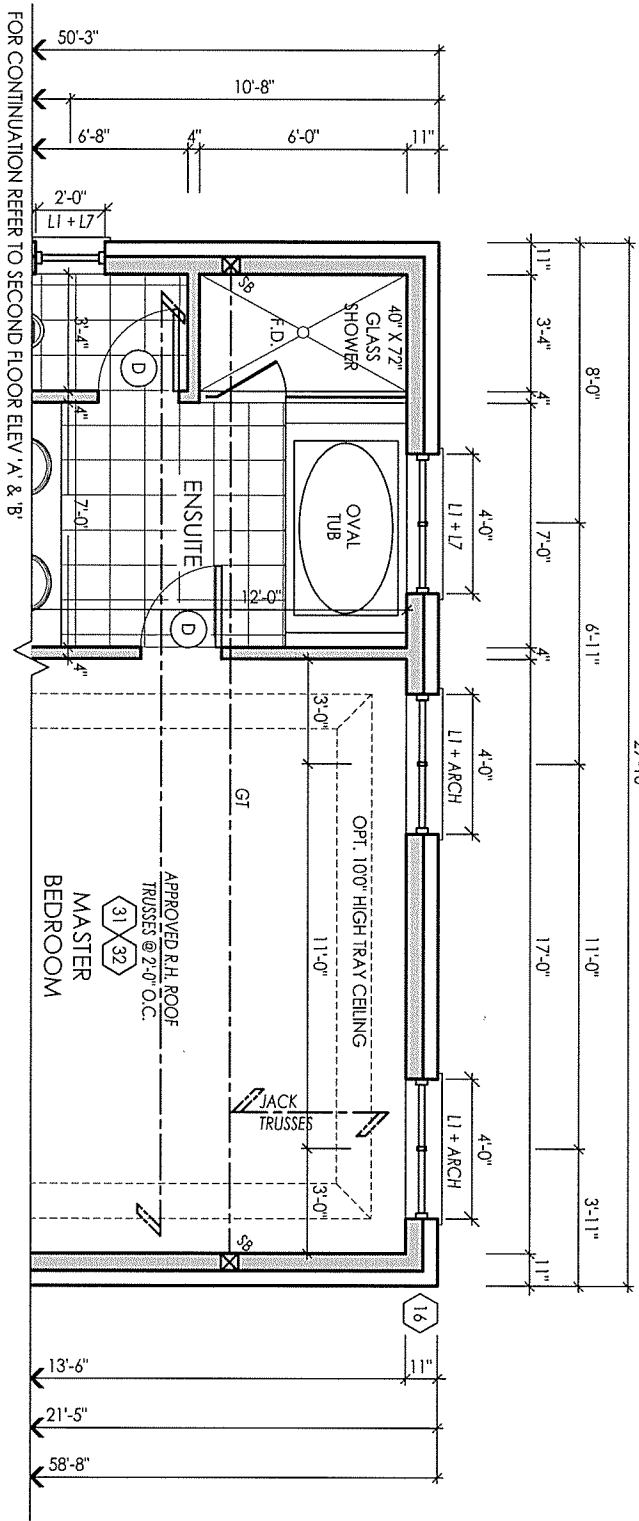
scale  
**3/16" = 1'0"**

project #  
**14043**

page

**A20**

PARTIAL SECOND FLOOR PLAN  
ELEV. 'A' - LOT 62

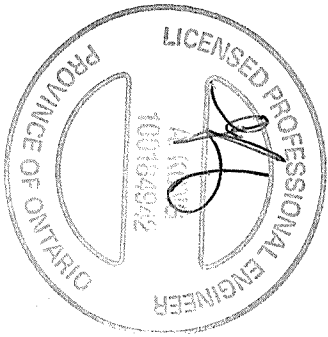


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ARCHITECTURAL REVIEW  
AND APPROVAL  
CITY OF VAUGHAN

Signed: \_\_\_\_\_

Dated: MAR 27 2017  
JOHN G. WILLIAMS LIMITED, ARCHITECT



MAR 17 2017

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

I, JULIO PINZO 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: \_\_\_\_\_

client Gold Park Homes location VAUGHAN, ON  
project Kleinburg Glen PH-2 marketing name

| # | revisions                | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|--------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | 16-SEP-16 | HZ  | JM  |   |           |      |     |     |
| 2 | ISSUED FOR PERMIT        | 18-OCT-16 | JM  | JM  |   |           |      |     |     |
|   |                          |           |     |     |   |           |      |     |     |
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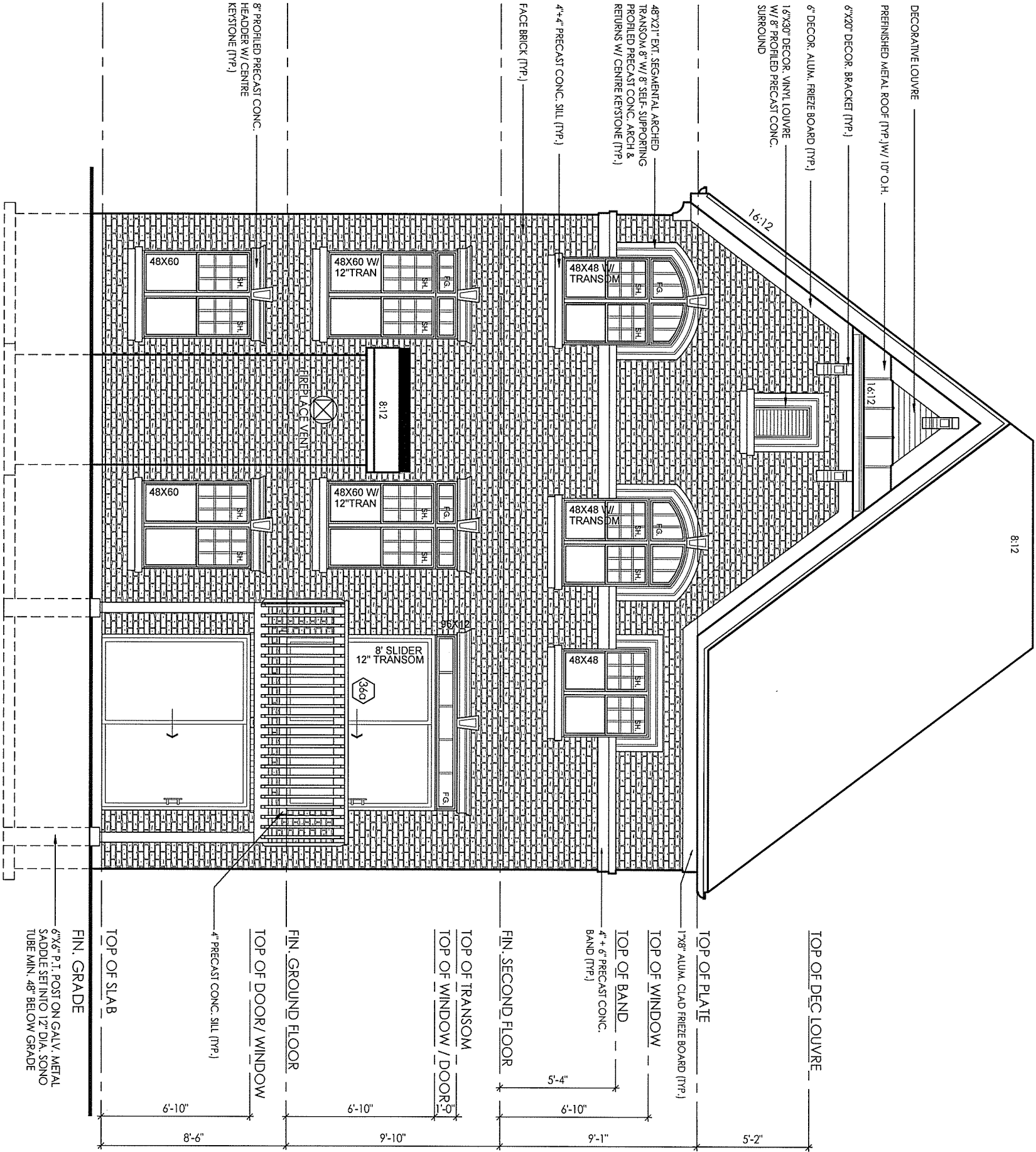
**RN design**  
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model 38-5  
scale 3/16" = 1'0" project # 14043

page

A21



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ARCHITECTURAL REVIEW & APPROVAL

MAR 27 2017

John G. Williams Limited, Architect

File: C:\\_RN\_Standards\Temp\AcPublish\_9464\14043-38-5-FRONT.dwg Plotted: Feb 28, 2017 By: Padom

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: #6888  
FIRM BCIN: #6995  
DATE: 1.1.17

SIGNATURE:

client  
Gold Park Homes

project  
KLEINBURG GLEN PH-2

| # | revisions                | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|--------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | 16-SEP-16 | HZ  | JM  |   |           |      |     |     |
| 2 | ISSUED FOR PERMIT        | 18-OCT-16 | JM  | JM  |   |           |      |     |     |
|   |                          |           |     |     |   |           |      |     |     |
|   |                          |           |     |     |   |           |      |     |     |

location  
VAUGHAN, ON

marketing name

RN design  
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model  
38-5

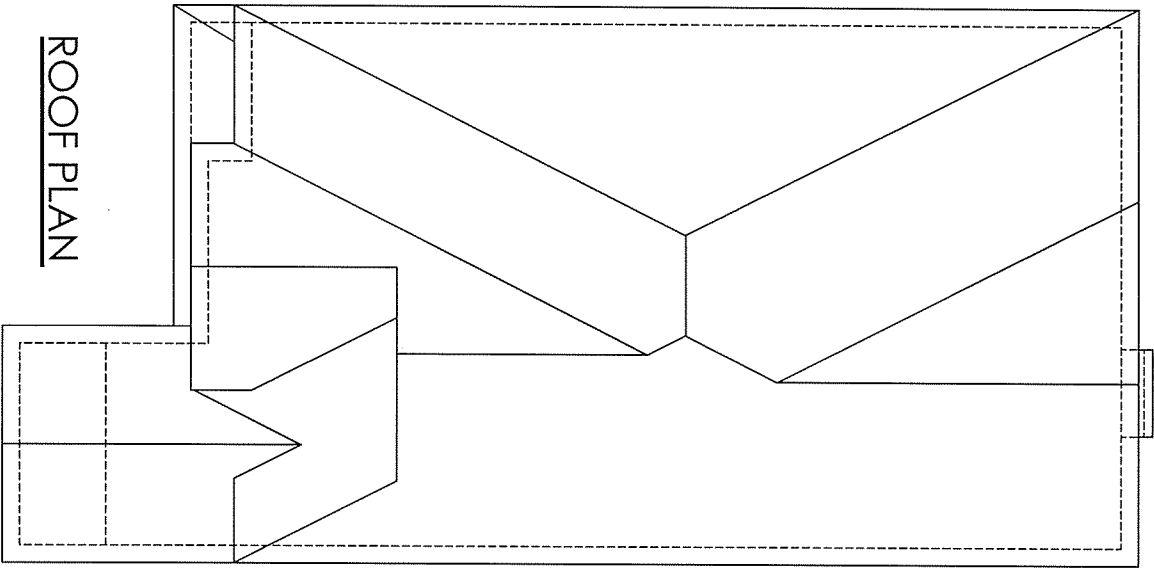
scale  
3/16" = 1'0"

project #  
14043

page

A22





ROOF PLAN

| GROSS GLAZING AREA         |            |           |  |
|----------------------------|------------|-----------|--|
| TOTAL PERIPHERAL WALL AREA | 3199.86 SF | 297.27 m² |  |
| FRONT GLAZING AREA         | 47.36 SF   | 4.40 m²   |  |
| LEFT SIDE GLAZING AREA     | 34.50 SF   | 3.21 m²   |  |
| RIGHT SIDE GLAZING AREA    | 92.00 SF   | 8.55 m²   |  |
| REAR GLAZING AREA          | 274.30 SF  | 25.48 m²  |  |
| TOTAL GLAZING AREA         | 448.16 SF  | 41.63 m²  |  |
| TOTAL GLAZING PERCENTAGE   | 14.01 %    |           |  |



UPGRADED REAR ELEVATION 'B'  
LOB CONDITION

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 Council 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.

ARCHITECTURAL REVIEW  
AND APPROVAL  
CITY OF VAUGHAN

Signed: **MAR 27 2017**  
Dated: **JOHN G. WILLIAMS LIMITED, ARCHITECT**

F:\C:\\_RN\_Standards\Temp\AcPublish\_9484\14943-38-5-FINAL.dwg Plotted: Feb 28, 2017 By:Padam

I, **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:  
FIRM BCIN:  
DATE:

SIGNATURE:

**J.P.**

client  
**Gold Park Homes**

project  
**KLEINBURG GLEN PH-2**

| # | revisions                     | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|-------------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW      | 16-SEP-16 | HZ  | JM  |   |           |      |     |     |
| 1 | REVISED PER FLOOR/TRUSS COORD | 22-NOV-16 | JP  | JP  |   |           |      |     |     |

location  
**VAUGHAN, ON**

marketing name

**RN design**  
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model  
**38-5**

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

project #  
**14043**

page

**A23**



CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 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 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.  
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.  
-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" (360mm X 100mm)  
-3 STOREY -18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.  
-1 STOREY MASONRY -16" X 4" (410mm X 100mm)  
-1 STOREY STUD -12" X 4" (305mm X 100mm)  
-2 STOREY MASONRY -26" X 9" (650mmX 230mm)  
-2 STOREY STUD -18" X 5" (450mm X 130mm)  
-3 STOREY MASONRY -36" X 14" (900mm X 360mm)  
-3 STOREY STUD -24" X 8" (600mm X 200mm)

STEP FOOTING:

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

DRAINAGE 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 FLR. SLAB.  
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

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.  
-DAMPPOOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPOOFING 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 (OBC SB-12 - 3.1.1.7 (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)

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMPPOOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPOOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6))  
-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. SB-9)

GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB  
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.  
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

PILASTERS:

O.B.C. 9.15.5.3.  
PILASTER  
-CONCRETE NIB - 4" X 12" (100mm X 300mm)  
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.

BEAM POCKET

-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 LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50 psf (2.4 kPa).

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. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"x4"x1/4"(100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.)  
COL. SPACING:  
2 STOREY  
-MAX. 9'-10" (2997mm)  
-MAX. 16'-0" (4880mm)  
3 STOREY  
-MAX. 9'-10" (2997mm)  
-MAX. 16'-0" (4880mm)  
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

CLIENT SPECIFIC REVISIONS

WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.  
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR  
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.  
-WRAP COLUMN BASE W/ 6 MIL POLY  
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)  
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)  
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

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

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/ 1/2" 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

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"x11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

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.9.15.4.2.A 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/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.)  
-ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BAIT INSULATION  
-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" (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

DAMPPOOFING & WATERPROOFING:

-DAMPPOOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.  
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) 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 DAMPPROOFING 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 DAMPPROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)  
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)  
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-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.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 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. 9.23.1.6.  
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.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. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (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 4.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. 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-COMBUSTABLE 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 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.  
-R14 (RSI 2.46) INSULATION  
-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. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
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. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. 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-COMBUSTABLE 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

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 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. 9.23.1.6.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
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.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. 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-COMBUSTABLE 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.

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 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. 9.23.1.6  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.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. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (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 4.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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 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  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR  
-CONT. 2" X 4" (38mmX 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.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
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. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BRICK VENEER CONSTRUCTION @ GARAGE:

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. 9.23.1.6  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

File: C:\\_RN\_Standards\temp\AcPublish\_946414043-3B-5-FINAL.dwg Plotted: Feb 28, 2017 By PaolaM

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:

client

Gold Park Homes

project

KLEINBURG GLEN PH-2

| # | revisions                | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|--------------------------|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW | 1/5/2015  | FE  | RPA | 5 |           |      |     |     |
| 2 | ISSUED FOR PERMIT        | 24-FEB-16 | JP  | JP  | 6 |           |      |     |     |
| 3 |                          |           |     |     | 7 |           |      |     |     |
| 4 |                          |           |     |     | 8 |           |      |     |     |

location

VAUGHAN, ON

marketing name

model

38-5

scale

3/16" = 1'0"

project #

14043

page

D1

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- 36b

EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPANNING MAXIMUM OF 6'-0".

-PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

-GUARDS TO BE 3'-6" (1070mm)

-FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR

-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.

-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3' MIN. EMBEDMENT TO STUDS.

-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- 37

-LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
- 38

-WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)
- 39

-CAPPED DRYER VENT
- 40

-1"X2" (19mmX38mm) BOTH SIDES OF STEEL.
- 41

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.
- 42

-PRECAST CONC. STEP

-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
- 44

SMOKE ALARM, O.B.C.- 9.10.19.

-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

-PROVIDE 1 IN EACH BEDROOM

-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS

-INSTALLED AT OR NEAR CEILING

-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT

-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 45

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.

-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.

-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
- 46

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY

-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.

-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47

-GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.

-R4 (RSI 0.70)
- 48

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:

1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR

2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

- 49

EXTERIOR COLUMN W/ MASONRY PIER:

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.

-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.

-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.

-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.

-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.

-3/4" AIR SPACE AROUND POST.

OR

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE.

-14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.

-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 49o

EXTERIOR COLUMN:

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.
- 50

COLD CELLARS:

FOR COLD CELLARS PROVIDE THE FOLLOWING:

-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.

-COVER VENT W/ BUG SCREEN

-WALL MOUNTED LIGHT FIXTURE

-L1+L7 FOR DOOR OPENING

-2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)

-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS

-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS

-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)

-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.
- WINDOWS:

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER

-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR

-AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS

-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING

-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)

-FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

GROSS GLAZING AREA 'A'

|                            |         |    |        |    |
|----------------------------|---------|----|--------|----|
| TOTAL PERIPHERAL WALL AREA | 3592.74 | SF | 333.77 | m² |
| FRONT GLAZING AREA         | 67.54   | SF | 6.27   | m² |
| LEFT SIDE GLAZING AREA     | 28.44   | SF | 2.64   | m² |
| RIGHT SIDE GLAZING AREA    | 78      | SF | 7.25   | m² |
| REAR GLAZING AREA          | 141.72  | SF | 13.17  | m² |
|                            |         |    |        |    |
| TOTAL GLAZING AREA         | 315.70  | SF | 29.33  | m² |
| TOTAL GLAZING PERCENTAGE   | 8.79    | %  |        |    |

GROSS GLAZING AREA OPT. 'A'

|                            |         |    |        |    |
|----------------------------|---------|----|--------|----|
| TOTAL PERIPHERAL WALL AREA | 3592.74 | SF | 333.77 | m² |
| FRONT GLAZING AREA         | 67.54   | SF | 6.27   | m² |
| LEFT SIDE GLAZING AREA     | 46.5    | SF | 4.32   | m² |
| RIGHT SIDE GLAZING AREA    | 81.89   | SF | 7.61   | m² |
| REAR GLAZING AREA          | 141.72  | SF | 13.17  | m² |
|                            |         |    |        |    |
| TOTAL GLAZING AREA         | 337.65  | SF | 31.37  | m² |
| TOTAL GLAZING PERCENTAGE   | 9.39    | %  |        |    |

GROSS GLAZING AREA 'B'

|                            |         |    |        |    |
|----------------------------|---------|----|--------|----|
| TOTAL PERIPHERAL WALL AREA | 3592.63 | SF | 333.76 | m² |
| FRONT GLAZING AREA         | 41.59   | SF | 3.86   | m² |
| LEFT SIDE GLAZING AREA     | 81.89   | SF | 7.61   | m² |
| RIGHT SIDE GLAZING AREA    | 30.39   | SF | 2.82   | m² |
| REAR GLAZING AREA          | 136.61  | SF | 12.69  | m² |
|                            |         |    |        |    |
| TOTAL GLAZING AREA         | 290.48  | SF | 26.99  | m² |
| TOTAL GLAZING PERCENTAGE   | 8.09    | %  |        |    |

GROSS GLAZING AREA OPT. 'B'

|                            |         |    |        |    |
|----------------------------|---------|----|--------|----|
| TOTAL PERIPHERAL WALL AREA | 3592.63 | SF | 333.76 | m² |
| FRONT GLAZING AREA         | 41.59   | SF | 3.86   | m² |
| LEFT SIDE GLAZING AREA     | 94.62   | SF | 8.79   | m² |
| RIGHT SIDE GLAZING AREA    | 30.39   | SF | 2.82   | m² |
| REAR GLAZING AREA          | 136.61  | SF | 12.69  | m² |
|                            |         |    |        |    |
| TOTAL GLAZING AREA         | 303.21  | SF | 28.16  | m² |
| TOTAL GLAZING PERCENTAGE   | 8.44    | %  |        |    |

◆ CLIENT SPECIFIC REVISIONS



MAR 17 2017

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

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DOORS

4647

A 865x2030x45 (2'10"x6'8"x1-3/4")

B 815x2030x35 (2'8"x6'8"x1-3/8")

C 760x2030x35 (2'6"x6'8"x1-3/8")

D 710x2030x35 (2'4"x6'8"x1-3/8")

E 460x2030x35 (1'6"x6'8"x1-3/8")

F 610x2030x35 (2'0"x6'8"x1-3/8")

G OVER SIZED EXTERIOR DOOR

STEEL BEAMS

ST1 W 6 X 15

ST2 W 6 X 20

ST3 W 8 X 18

ST4 W 8 X 21

ST5 W 8 X 24

SCHEDULES

WOOD BEAMS

WD1 3/2" X 8" SPR

WD2 4/2" X 8" SPR

WD3 5/2" X 8" SPR

WD4 3/2" X 10" SPR

WD5 4/2" X 10" SPR

WD6 5/2" X 10" SPR

WD7 3/2" X 12" SPR

WD8 4/2" X 12" SPR

WD9 5/2" X 12" SPR

LINTELS

L1 2/2" X 8" SPR

L3 2/2" X 10" SPR

L5 2/2" X 12" SPR

L7 3-1/2" X 3-1/2" X 1/4" L

L8 4-7/8" X 3-1/2" X 1/4" L

L9 4" X 3-1/2" X 1/4" L

L10 4-7/8" X 3-1/2" X 5/16" L

L11 4-7/8" X 3-1/2" X 3/8" L

L12 4-7/8" X 3-1/2" X 1/2" L

L13 5-7/8" X 3-1/2" X 3/8" L

L14 5-7/8" X 3-1/2" X 1/2" L

L15 5-7/8" X 4" X 1/2" L

L16 7-1/8" X 4" X 3/8" L

L17 7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

SMOKE ALARM

44

WATERPROOF DUPLEX OUTLET

VENTS AND INTAKES

HOSE BIB

EXHAUST FAN

38

COLD CELLAR VENT

50

STOVE VENT

FIRE PLACE VENT

DRYER VENT

CARBON MONOXIDE ALARM (CMA)

45

DOUBLE JOIST

PRESSURE TREATED LUMBER

GIRDER TRUSS

ABOVE FINISHED FLOOR

BEAM BY FLOOR MANUF

FLUSH

DROPPED

REPEAT SAME JOIST SIZE

UNDER SIDE

FIXED GLAZING

GLASS BLOCK

BLACK GLASS

FLOOR DRAIN

SOLID BEARING  
(TO BE SAME WIDTH AS SUPPORTED MEMBER)

POINT LOAD

FLAT ARCH

2 STORY WALL

EXT. LIGHT FIXTURE  
(WALL MOUNTED)

HYDRO METER

GAS METER

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

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Gold Park Homes

project

KLEINBURG GLEN PH-2

location

VAUGHAN, ON

marketing name

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| 3 |                          |           |     |     | 7 |           |      |     |     |
| 4 |                          |           |     |     | 8 |           |      |     |     |

RN design

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model

38-5

scale

3/16" = 1'0"

project #

14043

page

D3



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" (900mm) 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.

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.9.29.5.3.)

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

REFER TO FLOOR PLANS FOR FLOOR JOIST SIZE, SPACING & BRIDGING

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 (ZONE 1. O.B.C. T.2.1.1.2.A.)  
-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" (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  
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'-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 DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.(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 DAMPPROOFING.  
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 1.76) 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. SB-12 - 2.1.1.6 (5))  
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)  
PROVIDE CONTINUOUS SEALANT BETWEEN CONC SLAB AND FOUNDATION WALL

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)

26 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 COMpressing, 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. & 9.15.3.6  
-3 STOREY STUD - 26" X 9" (660mmX 230mm)  
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 29psi (200kPa) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL EXTERIOR WALL SECTION- BRICK

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

MAR 17 2017

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



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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: 11.17.17  
SIGNATURE:

client  
**Gold Park Homes**

project  
**KLEINBURG GLEN PH-2**

location  
**VAUGHAN, ON**

marketing name

| # | revisions | date | dwn | chk | # | revisions | date | dwn | chk |
|---|-----------|------|-----|-----|---|-----------|------|-----|-----|
|   |           |      |     |     |   |           |      |     |     |
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|   |           |      |     |     |   |           |      |     |     |

**RN design**  
Imagine • Inspire • Create



model  
**38-5**

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

project #  
**14043**

page

**D4**