



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

## Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR PLAN ELEV. 'A' & 'B'
- A2 GROUND FLOOR PLAN ELEV. 'A'
- A3 SECOND FLOOR PLAN ELEV. 'A'
- A4 PART. GROUND FLOOR PLAN ELEV. 'B'
- A5 PART. SECOND FLOOR PLAN ELEV. 'B'
- A6 OPT. 5 BEDRM. SECOND FLOOR PLAN ELEV. 'A'
- A7 PART. SEC. FLR. PLAN W/ TWIN BATH/OPT. SHOWER EL.'A'
- A8 PART. SEC. FLR. PLAN W/ TWIN BATH/OPT. SHOWER EL.'B'
- A9 PART. OPT. ENSUITE PLAN EL. 'A' & 'B'
- A10 PART. OPT. 5 BEDRM. SECOND FLOOR PLAN ELEV. 'B'
- A11 FRONT ELEVATION 'A'
- A12 RIGHT SIDE ELEVATION 'A'
- A13 REAR ELEVATION 'A' & 'B'
- A14 LEFT SIDE ELEVATION 'A'
- A15 FRONT ELEVATION 'B'
- A16 RIGHT SIDE ELEVATION 'B'
- A17 LEFT SIDE ELEVATION 'B'
- A18 REAR ELEVATION 'A' & 'B' OPT. 5 BEDROOM COND.
- A19 PARTIAL GROUND FLOOR WOD/LOB/WOB CONDITION
- A20 PARTIAL BASEMENT FLOOR WOD CONDITION
- A21 PARTIAL BASEMENT FLOOR LOB CONDITION
- A22 PARTIAL BASEMENT FLOOR WOB CONDITION
- A23 PARTIAL REAR ELEVATION 'A' & 'B' LOB CONDITION
- A24 PARTIAL REAR ELEVATION 'A' & 'B' WOB CONDITION
- A25 PARTIAL REAR ELEVATION 'A' & 'B' WOD CONDITION
- A26 TYPICAL CROSS SECTION
- A27 UPGRADED REAR ELEVATION 'B' WOB CONDITION
- A28 UPGRADED REAR ELEVATION 'A' WOB CONDITION
- A29 BASEMENT FLOOR PLAN ELEV. 'A' & 'B'(OPT. 2)
- A30 GROUND FLOOR PLAN ELEV. 'A'(OPT. 2)
- A31 UPGRADED REAR ELEVATION 'B' WOD CONDITION
- 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	1320.0	122.6	1320.0	122.6
SECOND FLOOR PLAN	1692.5	157.2	1695.0	157.5
SECOND FLOOR PLAN OTB	(119.0)	(11.1)	(119.0)	(11.1)
<b>TOTAL AREA</b>	<b>2893.5</b>	<b>268.8</b>	<b>2896.0</b>	<b>269.0</b>
COVERAGE INC PORCH	1774.1	164.8	1774.1	164.8
COVERAGE NOT INC PORCH	1705.1	158.4	1705.1	158.4

# Gold Park Homes

## KLEINBURG GLEN PH-2

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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**  
project  
**KLEINBURG GLEN PH-2**

location  
**VAUGHAN, ON**  
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
11	REVISED AS PER NEW O.B.C STAIR REQ 2017	16-Feb-17	LO	JP	5	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR
2	CONFIRMED ROOF TRUSS LAYOUT FOR EL. 'B'	1-Jun-15	RPA	DJH	6	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
3	REVISED AS PER FLOOR & TRUSSES COORD.	10-Jun-15	RPA	DJH	7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	8	REVISED PER ENG COMMENTS	XX-XXX-XX	SM	XX
1	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR		ADDED WOB CONDITION FOR REVIEW	26-JULY-16	SM	XX

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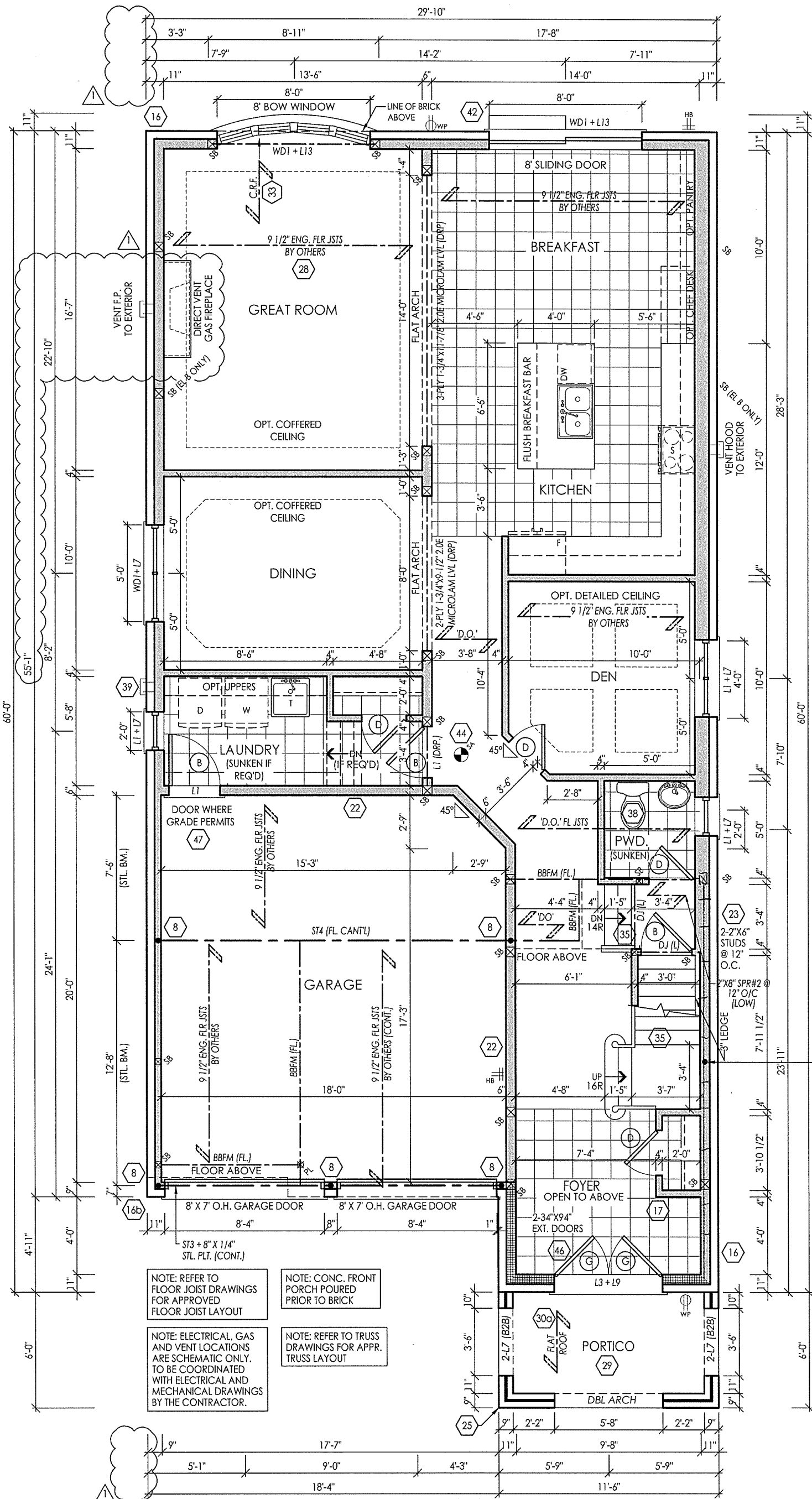


model  
**38-6**  
scale  
3/16" = 1'0"  
project #  
14043

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**A0**





GROUND FLOOR PLAN ELEV. 'A'

MAR 17 2017

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



HSS 4-1/2"x4-1/2"x3/16"  
(SEE SHEET A3)

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ARCHITECTURAL REVIEW & APPROVAL

MAR 27 2017

John G. Williams Limited, Architect

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FIRM BCIN: 26995  
DATE: 1.17.17

SIGNATURE:

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**Gold Park Homes**

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**KLEINBURG GLEN PH-2**

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marketing name

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3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR	8	REVISED TO ADD EXTRA RISER TO SUNKEN LAUNDRY (IF REQ'D)	10-AUG-16	JP	JP

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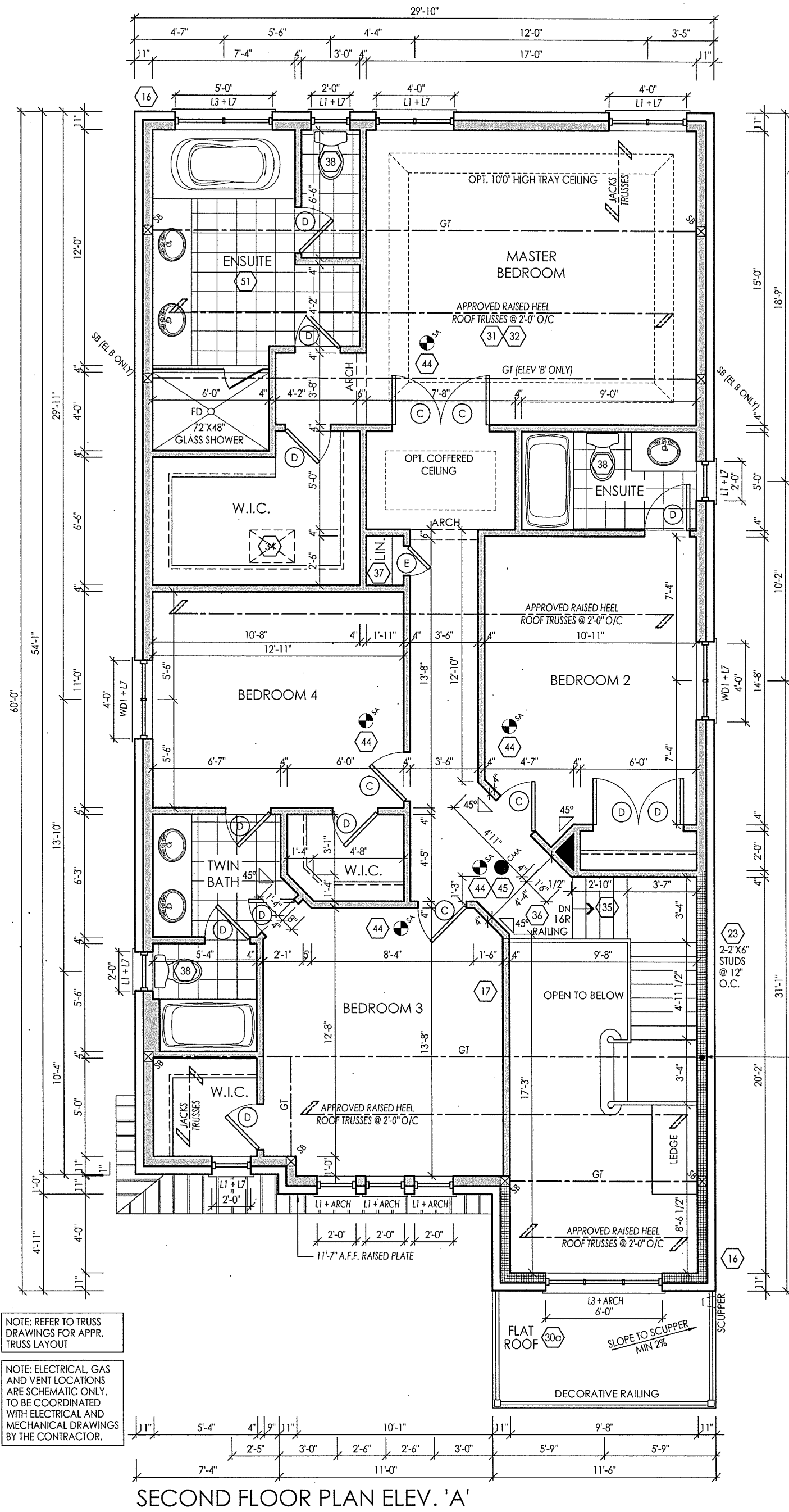
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**14043**

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JOIST & FLOOR LVL BEAM DESIGNS



HSS 4-1/2"x4-1/2"x3/16" W/  
SIMPSON ECC OQ COLUMN TOP  
WELDED TO 3/8" TOP PLATE W/  
10"x5"x1/2" BOTTOM PLATE W/  
2-5/8" ANCHOR BOLTS

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3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4					8	REVISED O.B.C 2017 STAIR REQ	16-Feb-17	LO	JP

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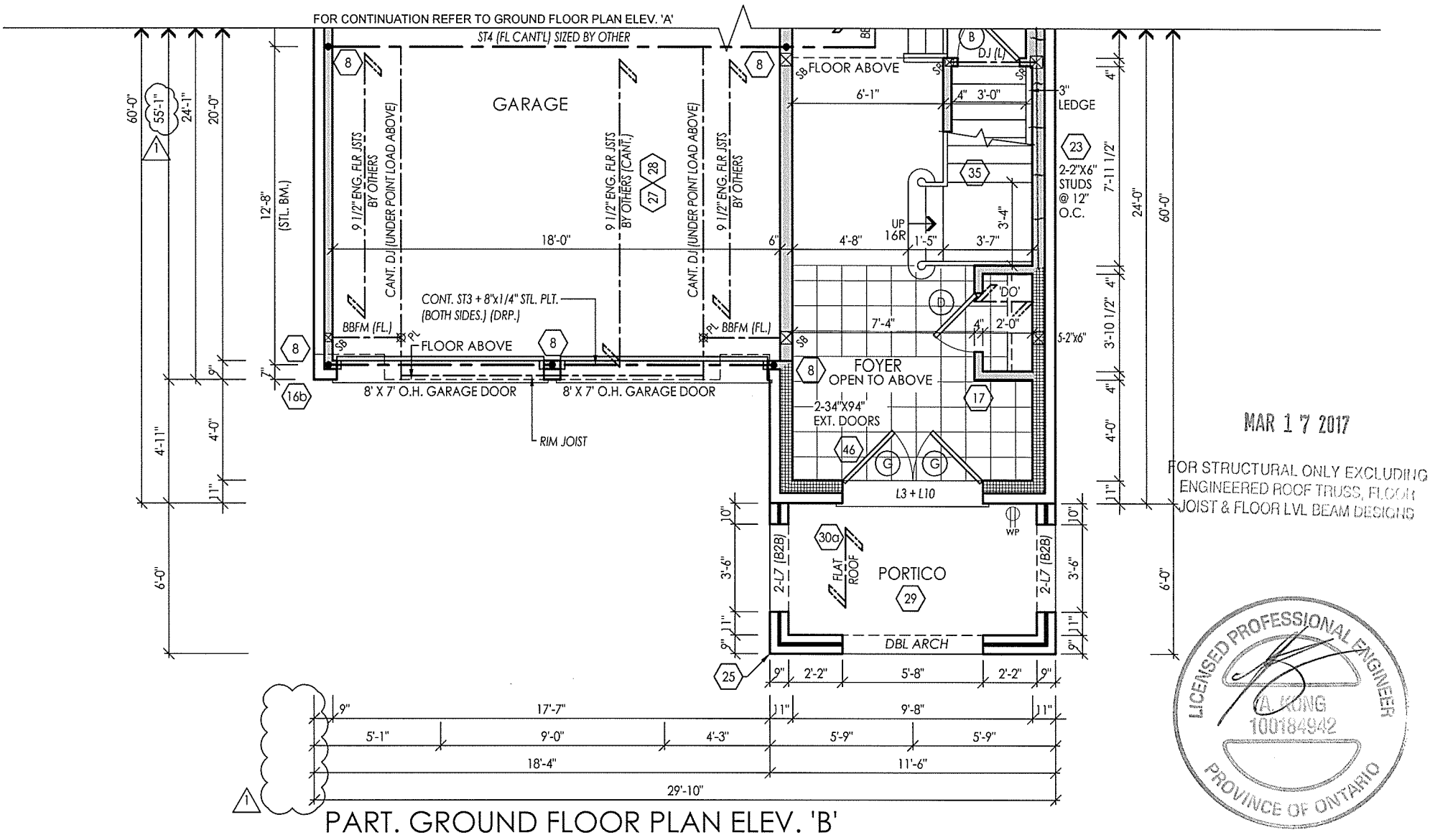
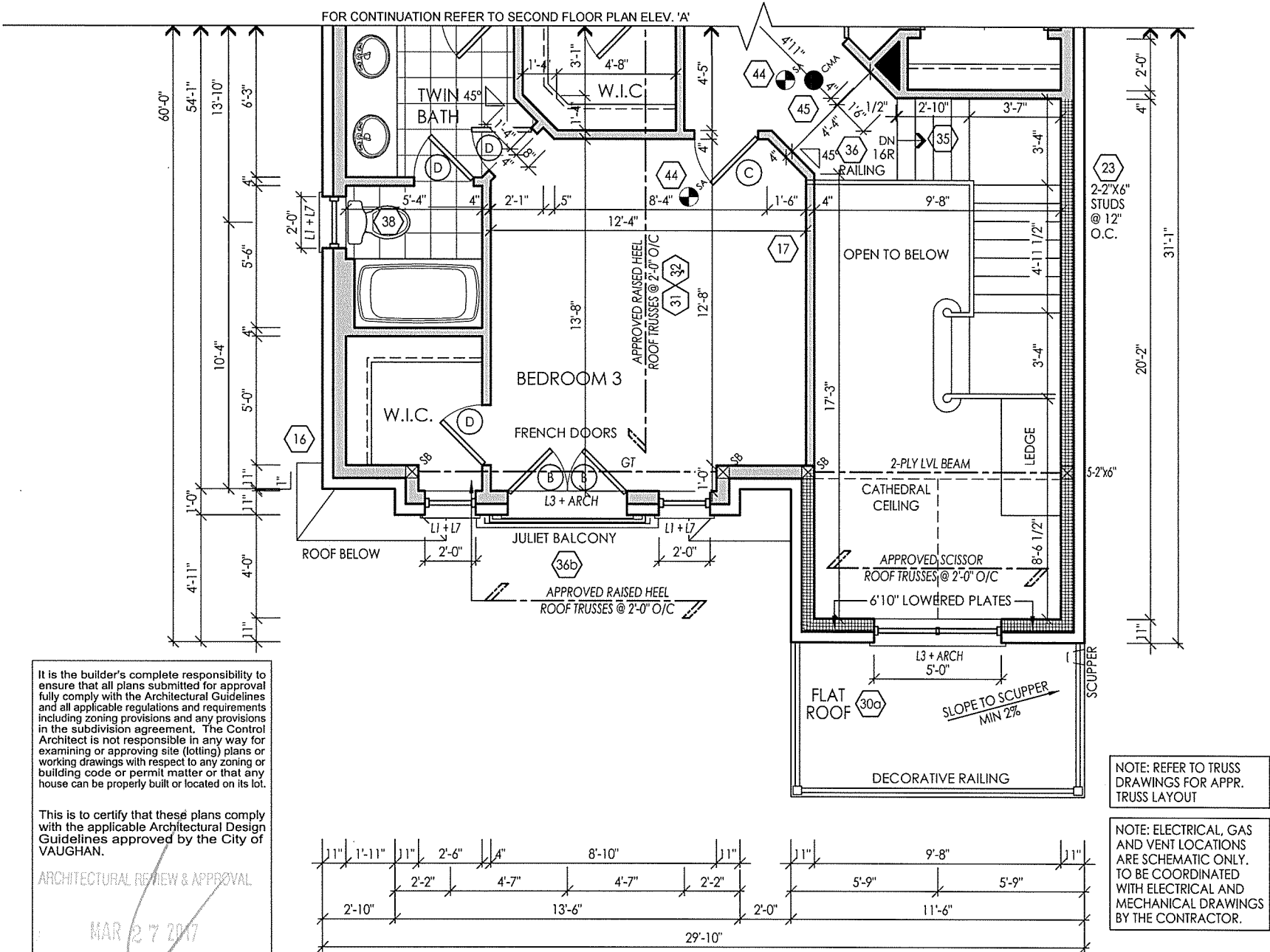
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DATE:

SIGNATURE:

client  
Gold Park Homes

project  
KLEINBURG GLEN PH-2

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1	ISSUED FOR CLIENT REVIEW	1/5/2015	BU	RPA	1	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR
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4	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	8	REVISED STAIR REQ AS PER 2017 O.B.C	16-Feb-17	LO	JP

location  
VAUGHAN, ON

marketing name

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model  
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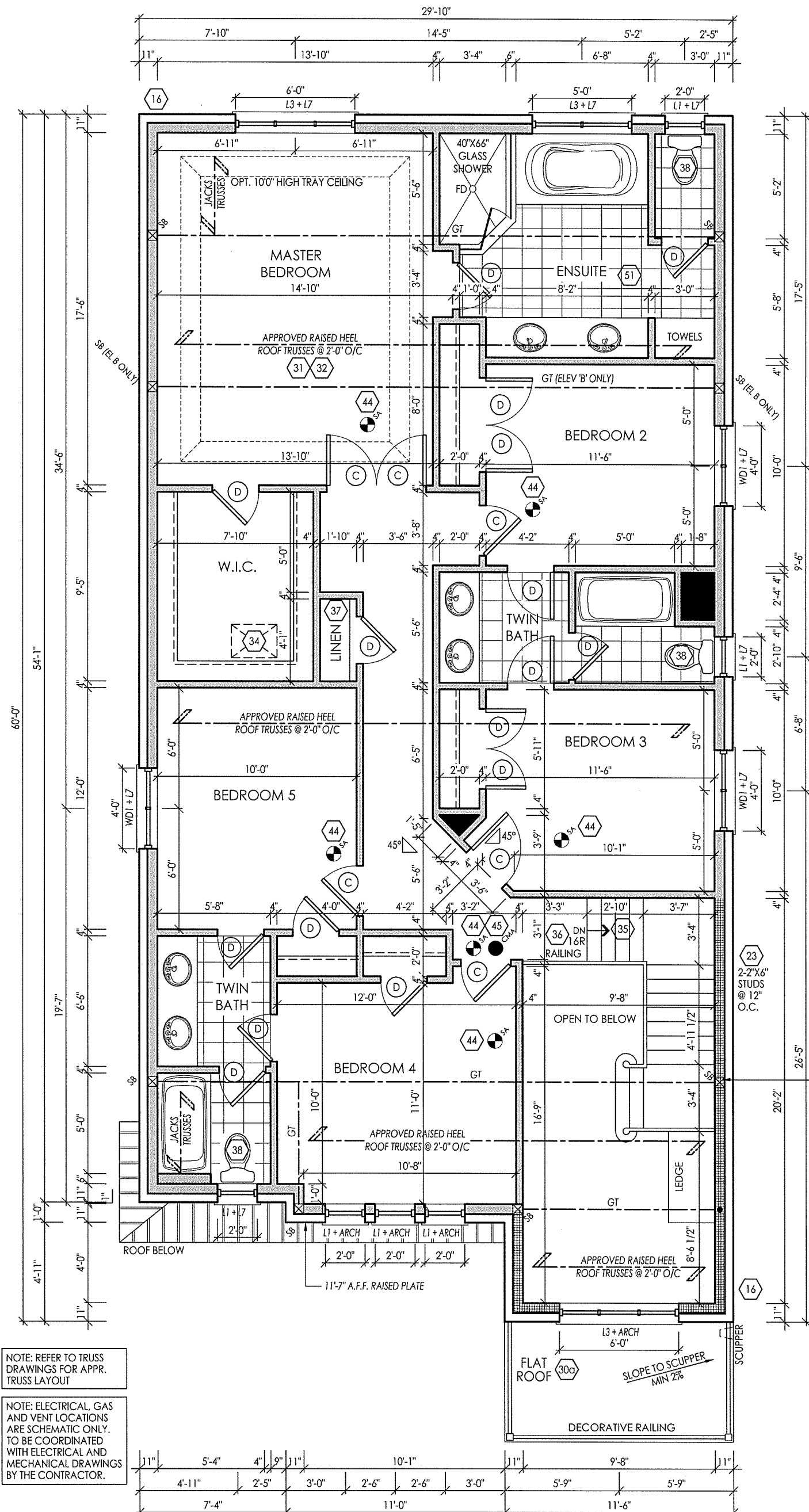
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OPT. 5 BEDRM. SECOND FLOOR PLAN ELEV. 'A'

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JOIST & FLOOR LVL BEAM DESIGNS



HSS 4-1/2"x4-1/2"x3/16" W/  
SIMPSON ECC OQ COLUMN TOP  
WELDED TO 3/8" TOP PLATE W/  
10"x5"x1/2" BOTTOM PLATE W/  
2-5/8" ANCHOR BOLTS

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QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE: 11.17.2017  
SIGNATURE: [Signature]

client

Gold Park Homes

location

VAUGHAN, ON

project

KLEINBURG GLEN PH-2

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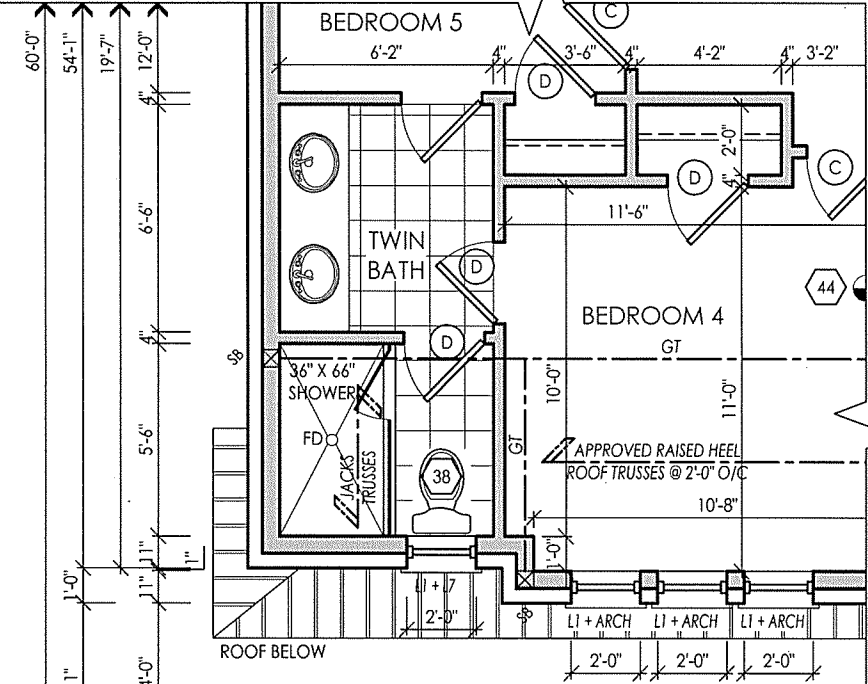
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3/16" = 1'0"  
project #  
14043

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

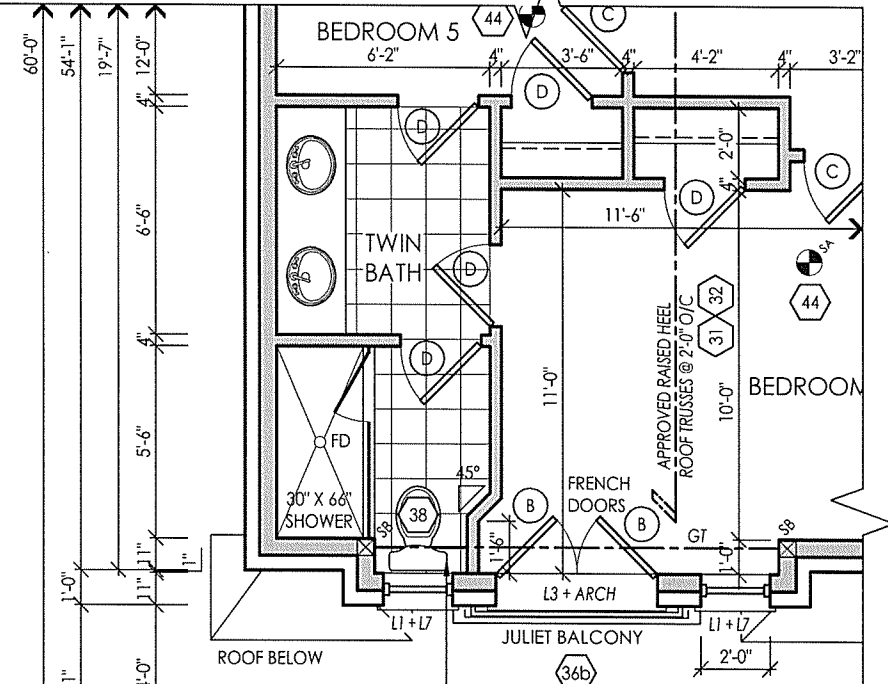


NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

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

PART. SEC. FLR. PLAN W/ TWIN BATH/OPT. SHOWER EL. 'A'

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

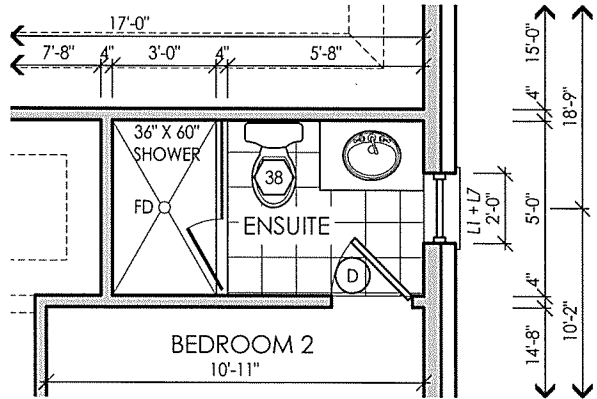


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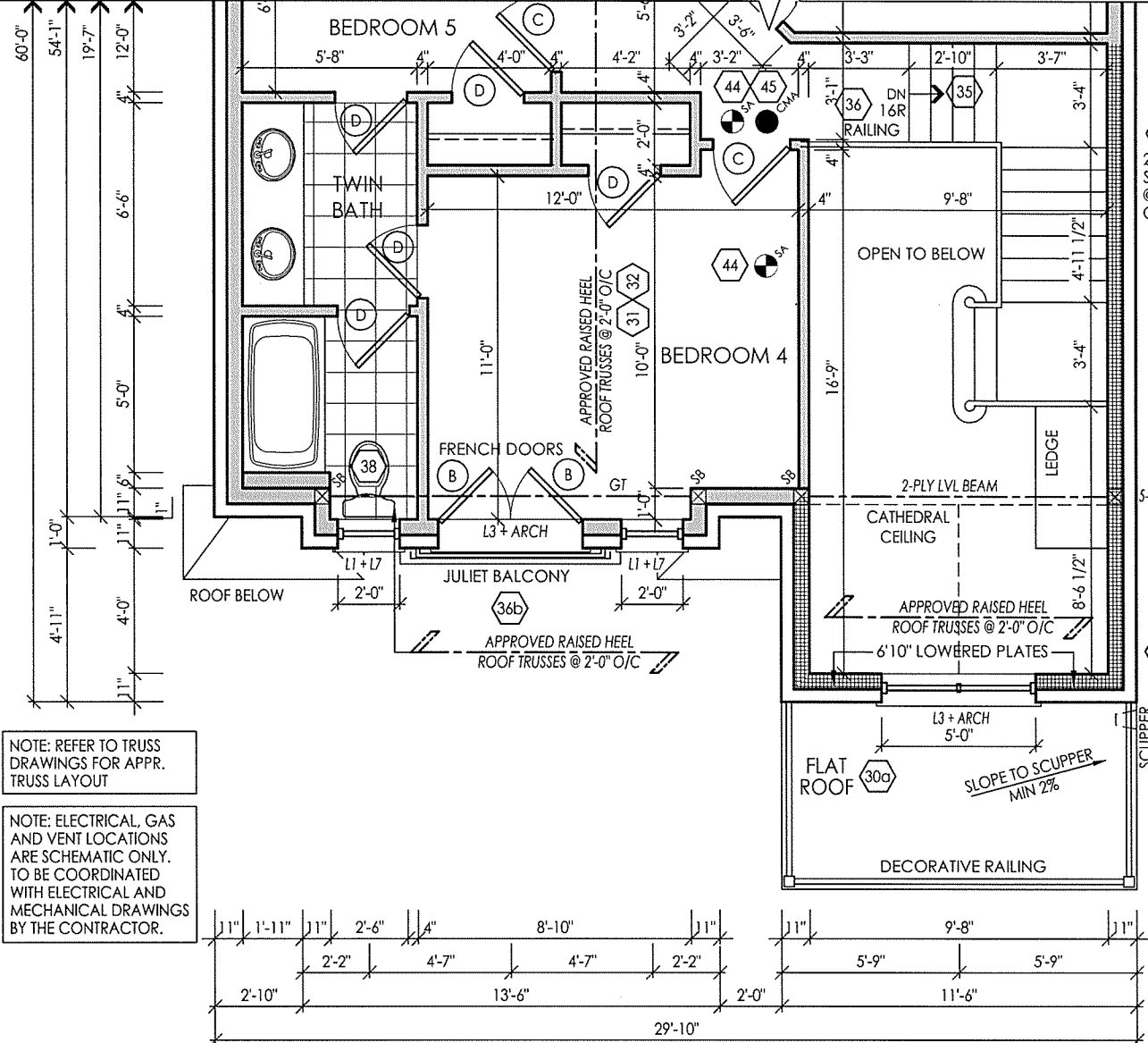
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PART. SEC. FLR. PLAN W/ TWIN BATH/OPT. SHOWER EL. 'B'

PART. OPT. ENSUITE PLAN EL. 'A' & 'B'



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



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PART. OPT. 5 BEDRM. SECOND FLOOR PLAN ELEV. 'B'

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QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE: 11.11.17

SIGNATURE:

client  
Gold Park Homes

project  
KLEINBURG GLEN PH-2

location  
VAUGHAN, ON

marketing name

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4	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	8				

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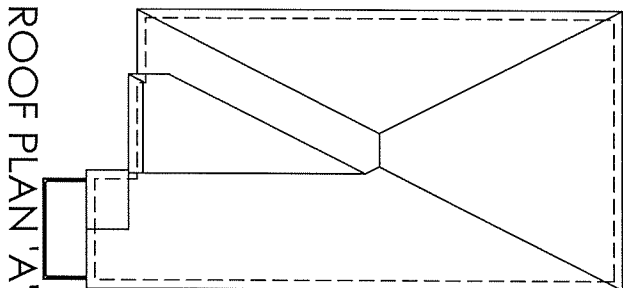


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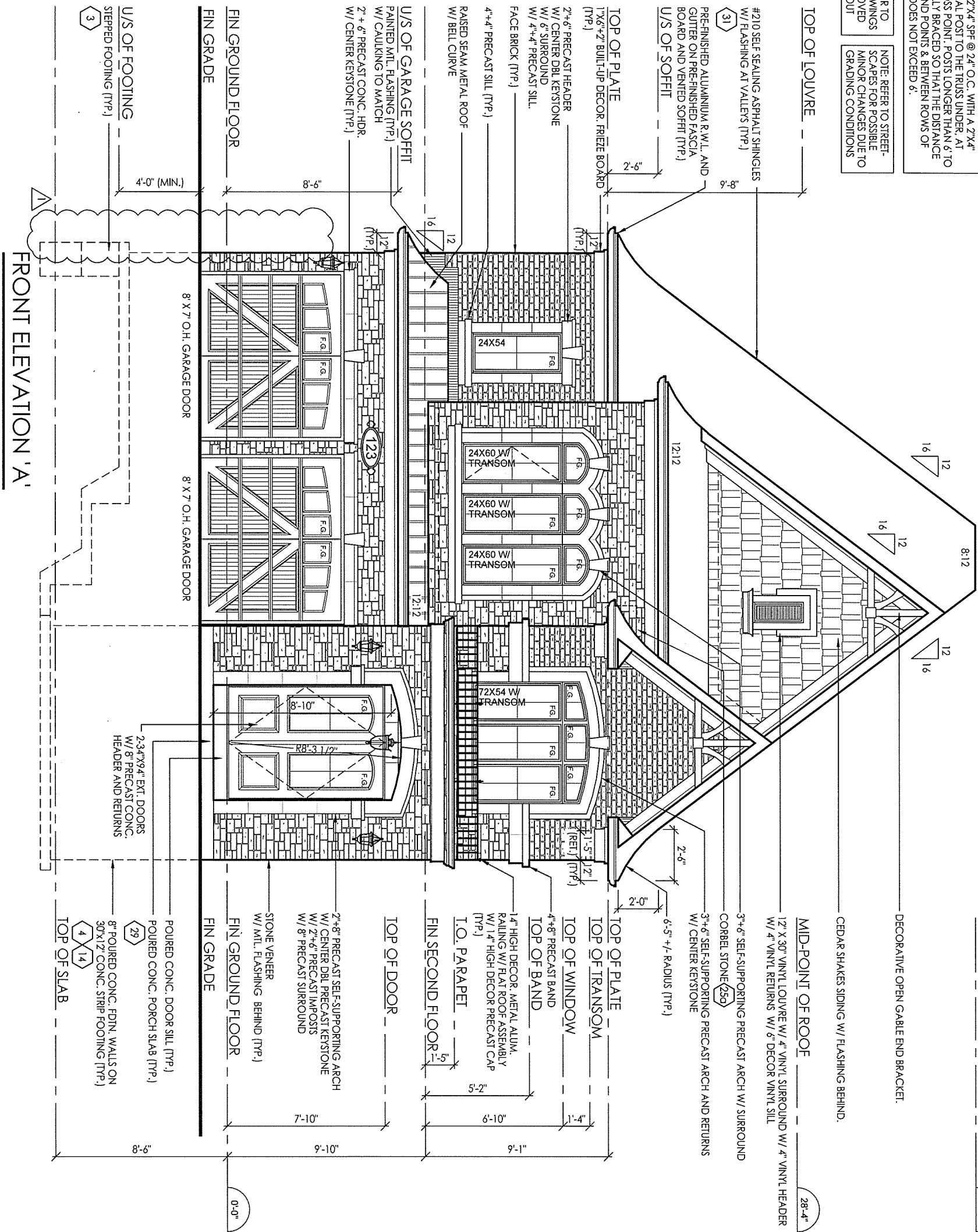


ROOF PLAN 'A'

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" SPF @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT: POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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



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SIGNATURE:

client				location			
Gold Park Homes				VAUGHAN, ON			
project				marketing name			
KLEINBURG GLEN PH-2							
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model  
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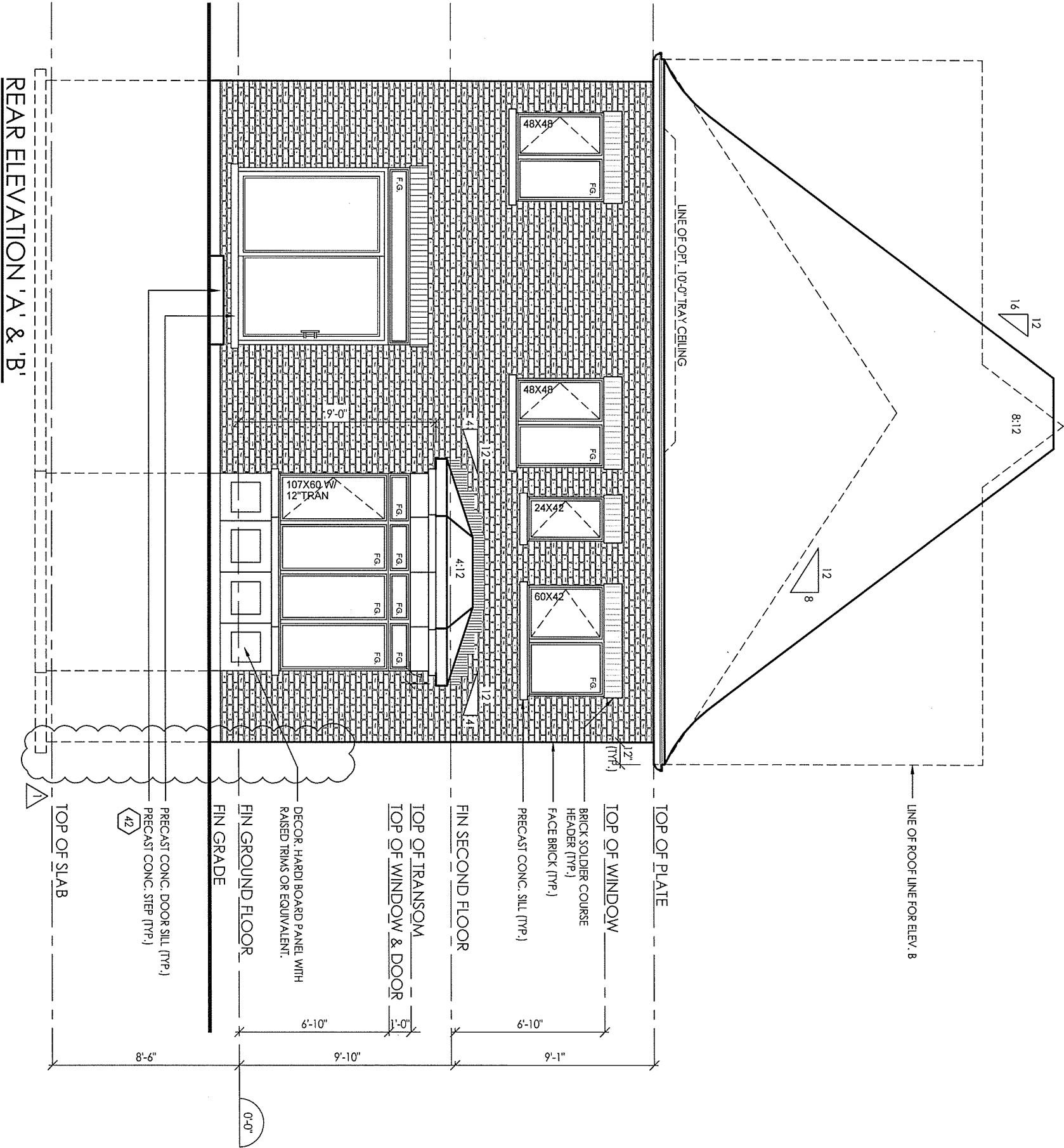
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A8

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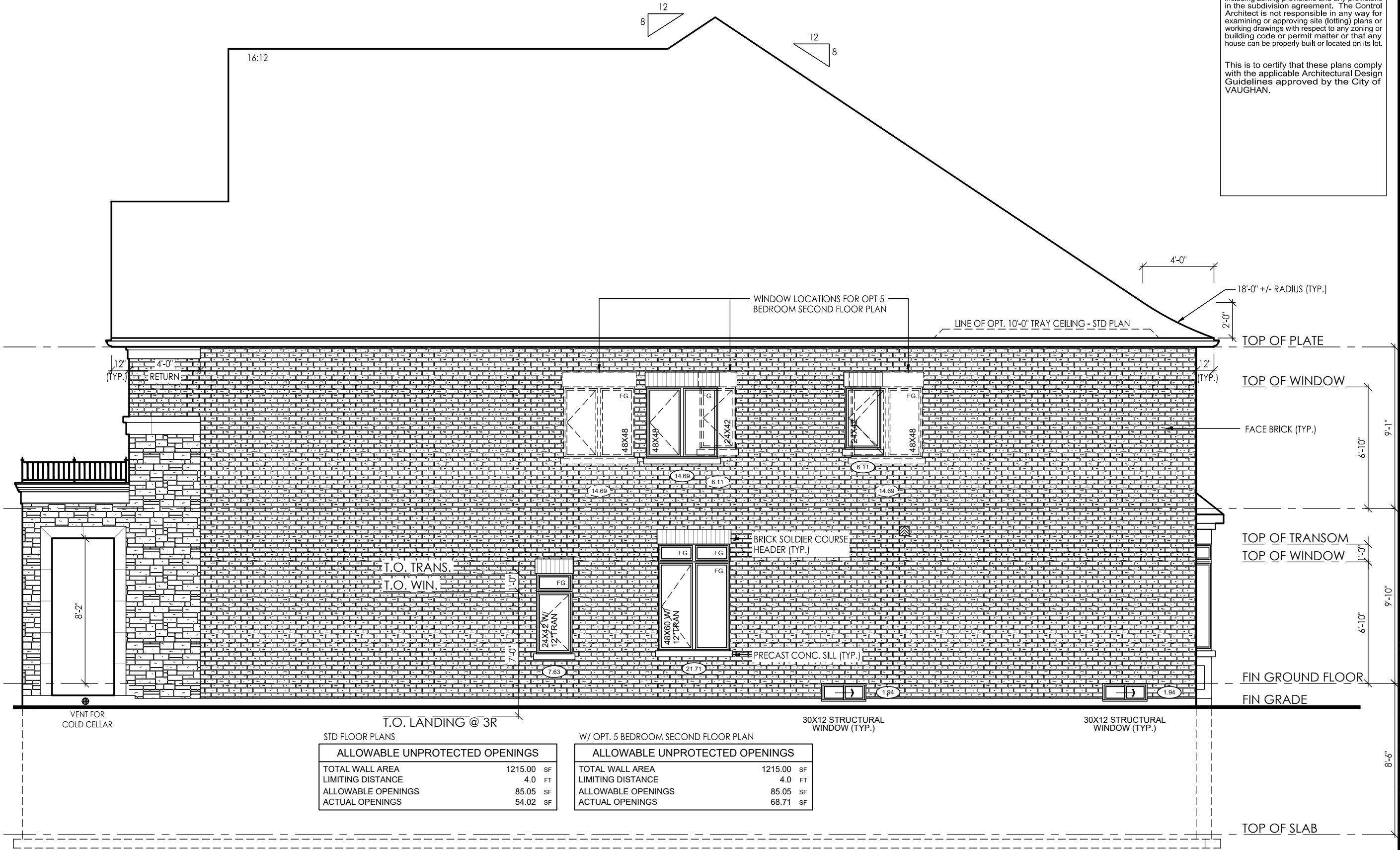
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page

**A9**



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.



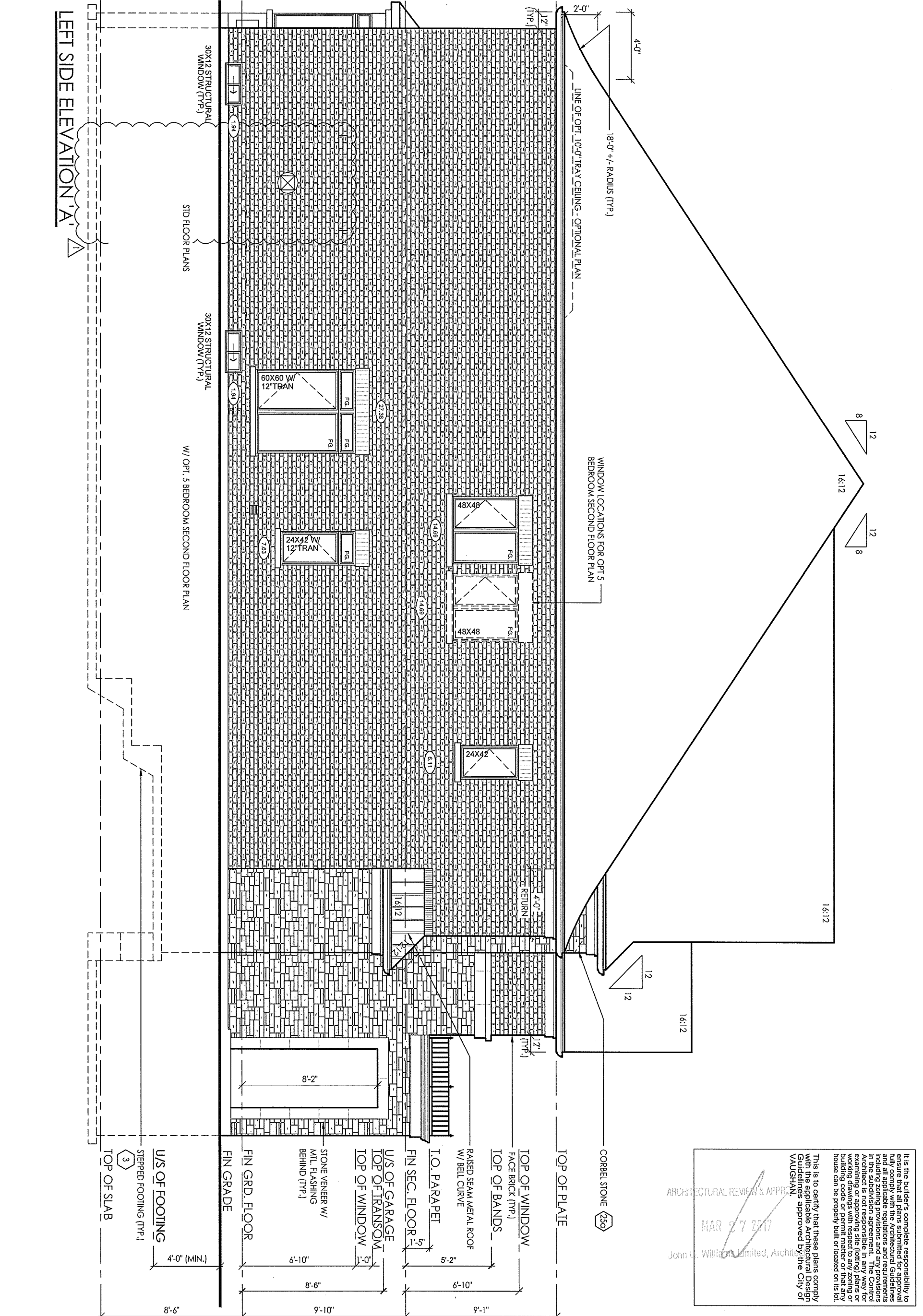
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location		VAUGHAN, ON	
project		KLEINBURG GLEN PH-2	
marking name			
#	revisions	date	chk
1	ISSUED FOR CLIENT REVIEW	1/5/2015	BU
2	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR
3	ISSUED FOR PERMIT	24-FEB-16	JP
4			

I, DANIEL HANNINEN, 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: 20888  
FIRM BCIN: 26995  
DATE: AUG. 15/17

SIGNATURE:



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The control of the building is the responsibility of the owner. The architect is not responsible for the control of the building or the 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 C. 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: *11.17.17*

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	BU	RPA	5				
2	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR	6				
3	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR	7				
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP	8				

**RN design**  
Imagine • Inspire • Create

model  
**38-6**

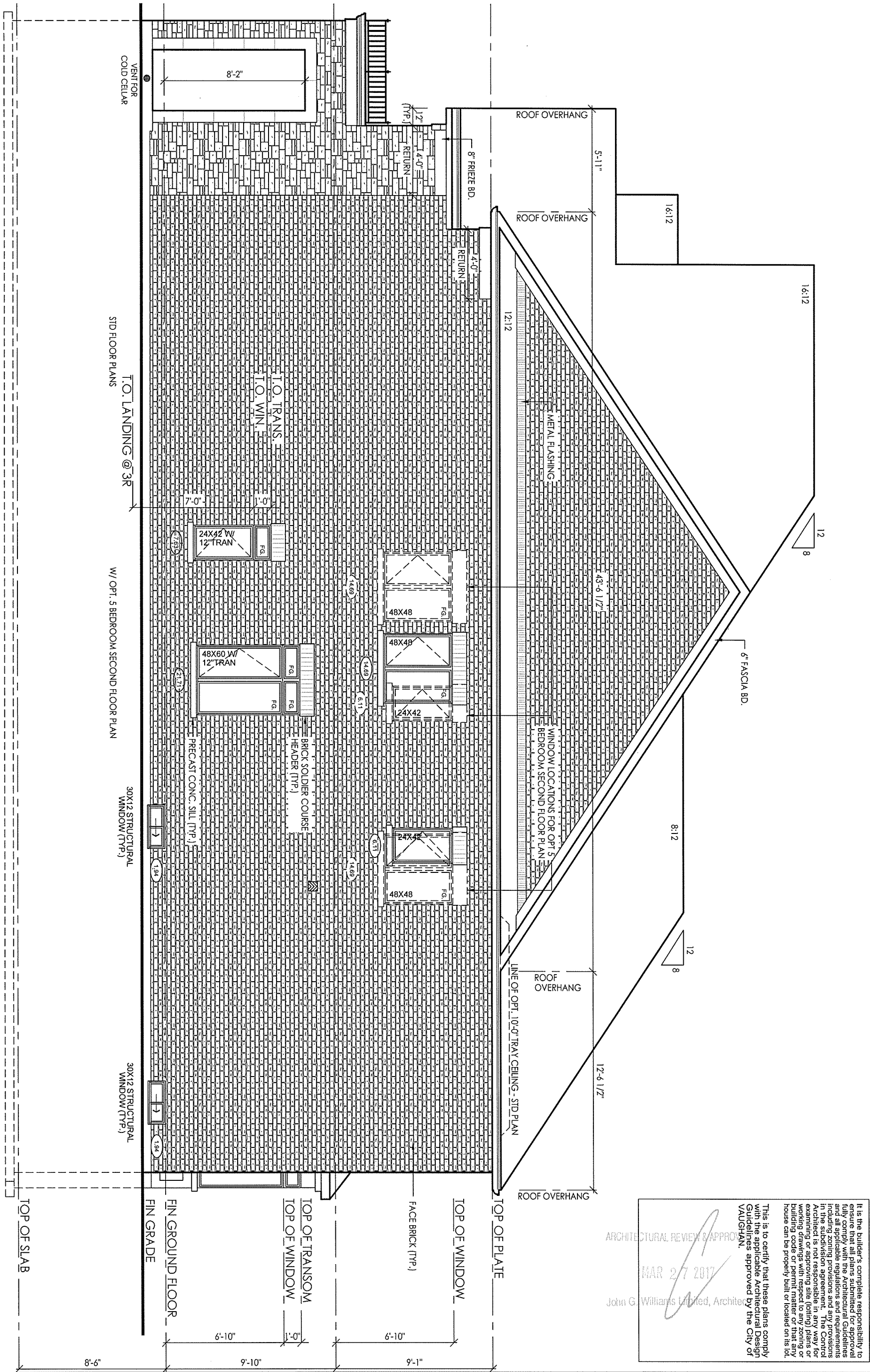
scale  
**3/16" = 1'0"**

project #  
**14043**

page  
**A10**



RIGHT SIDE ELEVATION 'B'



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

QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE:

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	BU	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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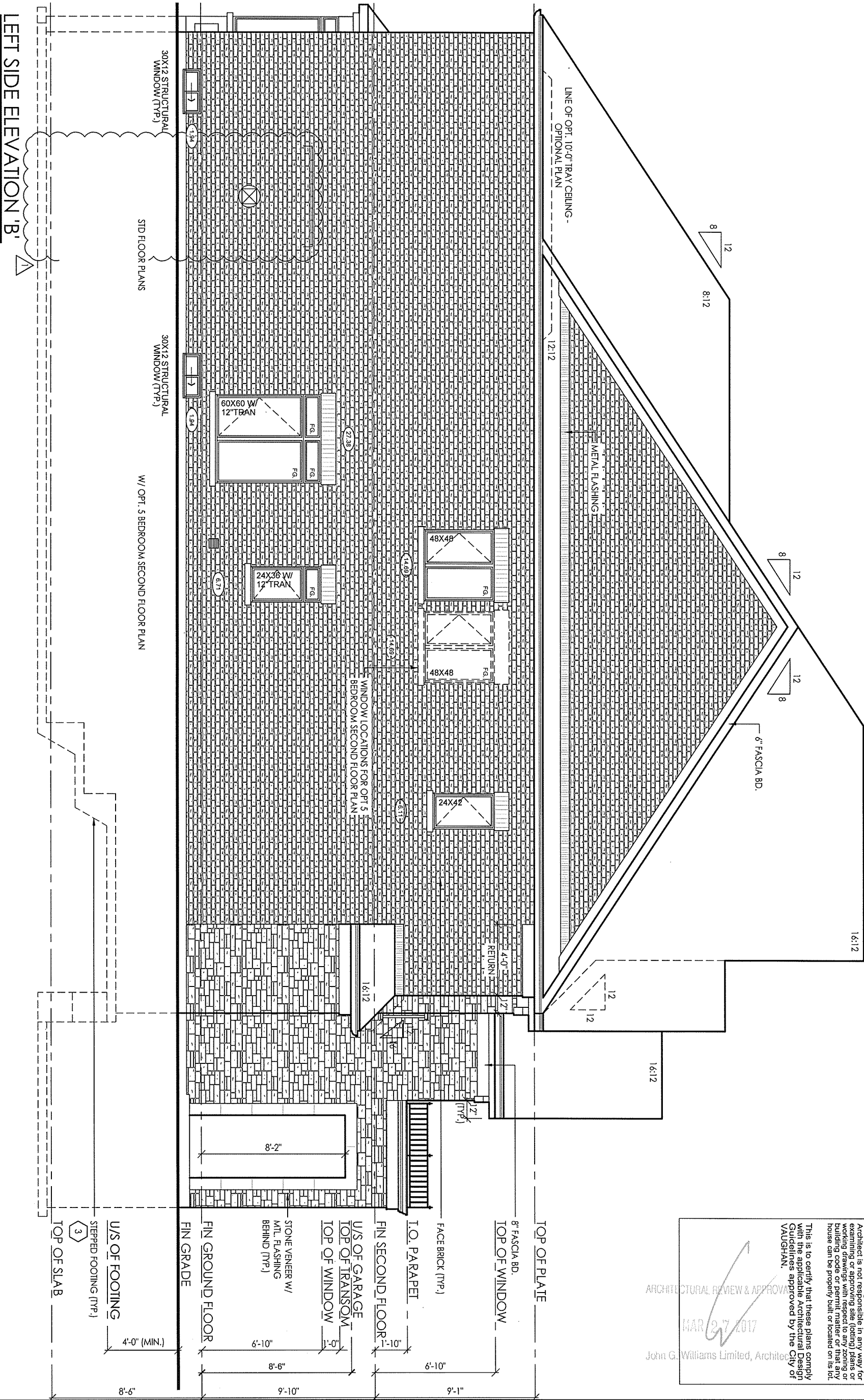
model  
**38-6**

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

project #  
**14043**

page

**A12**



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 any errors or omissions in any 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

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	BU	RPA	5				
2	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR	6				
3	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR	7				
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP	8				

RN design  
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model  
38-6

scale  
3/16" = 1'0"

project #  
14043

page

A13

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.

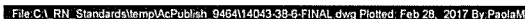
QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE:

SIGNATURE:


J.P.

John G. Williams Limited, Architects

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



**SIGNATURE:**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	1/5/2015	BU	RPA	5				
	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR	6				
3	REVISED AS PER CLIENT COMMENTS	16-Dec-15	CR	CR	7				
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP	8				

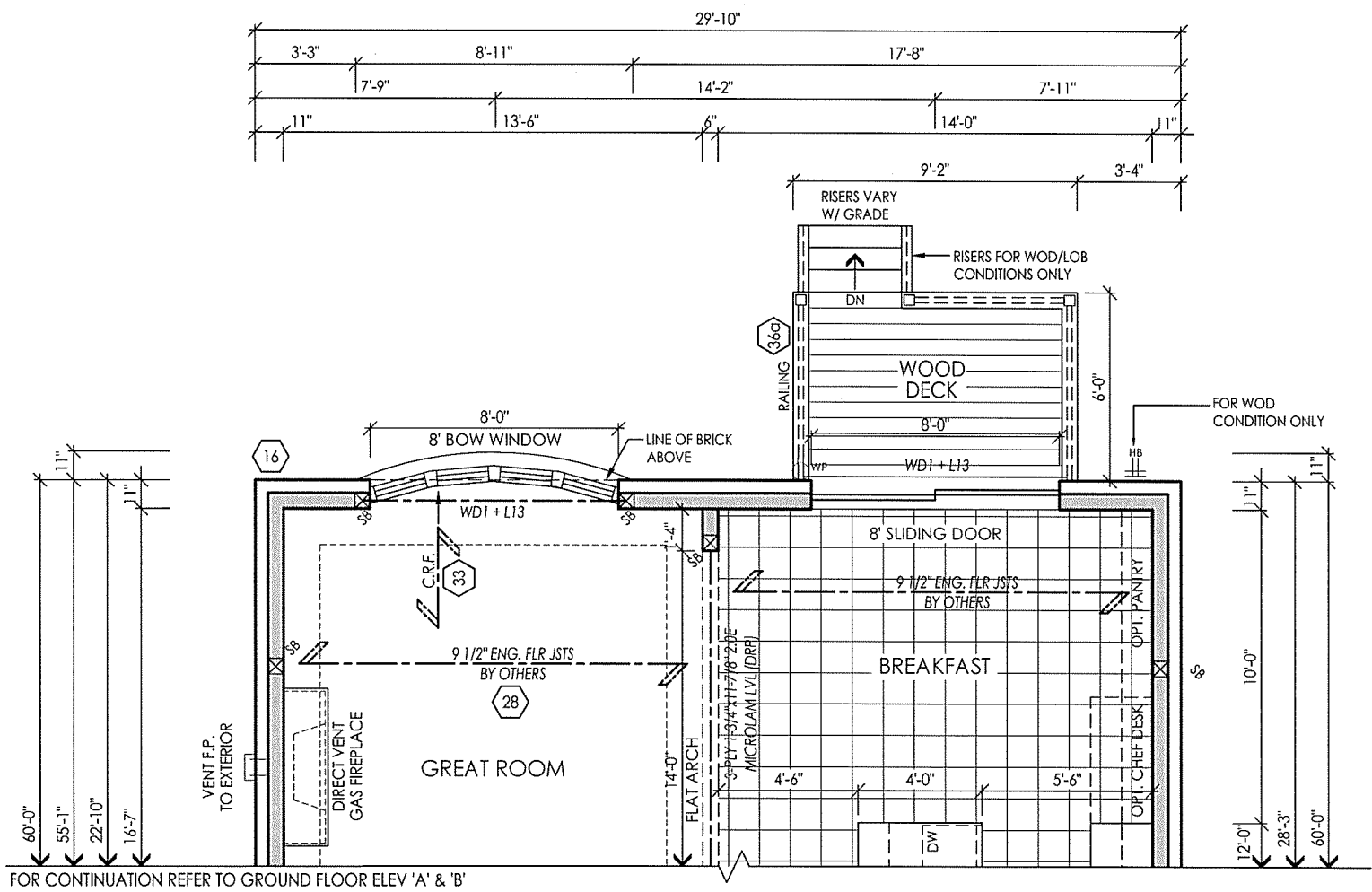
marketing name



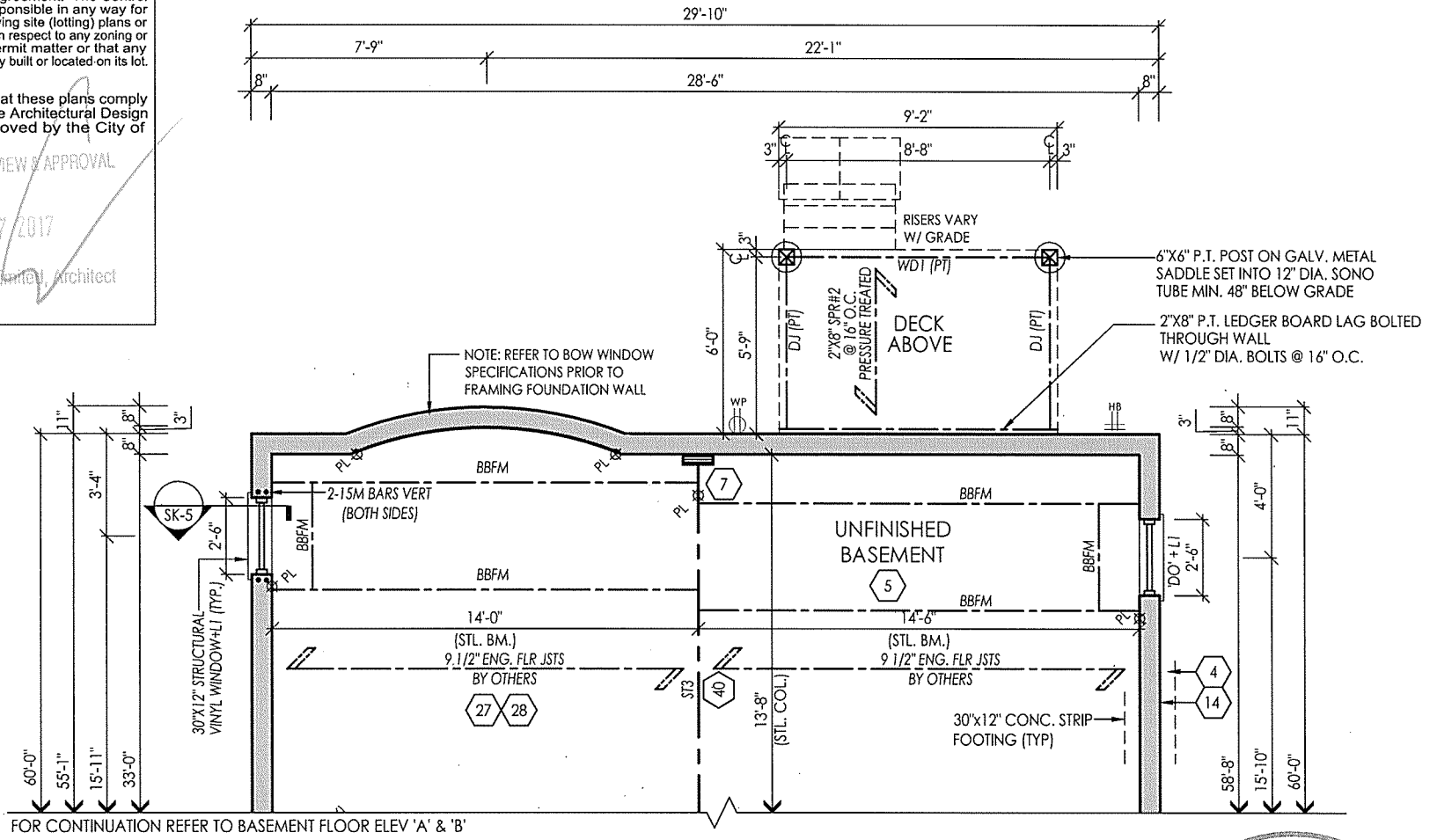
page

# A14

PARTIAL GROUND FLOOR  
WOD/LOB/WOB CONDITION



PARTIAL BASEMENT FLOOR  
WOD 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

MAR 17 2017

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



File: C:\\_RN\_Standard\temp\AcPublish\_9464\14043-38-6-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: 1.1.17

SIGNATURE:

client						location					
Gold Park Homes						VAUGHAN, ON					
project						marketing name					
KLEINBURG GLEN PH-2											
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk	#	revisions
1	ADDED WOD/LOB/WOB CONDITIONS	29-Apr-16	JR	JM							
2	REVISED PER ENG COMMENTS	16-JUN-16	SM	ES							

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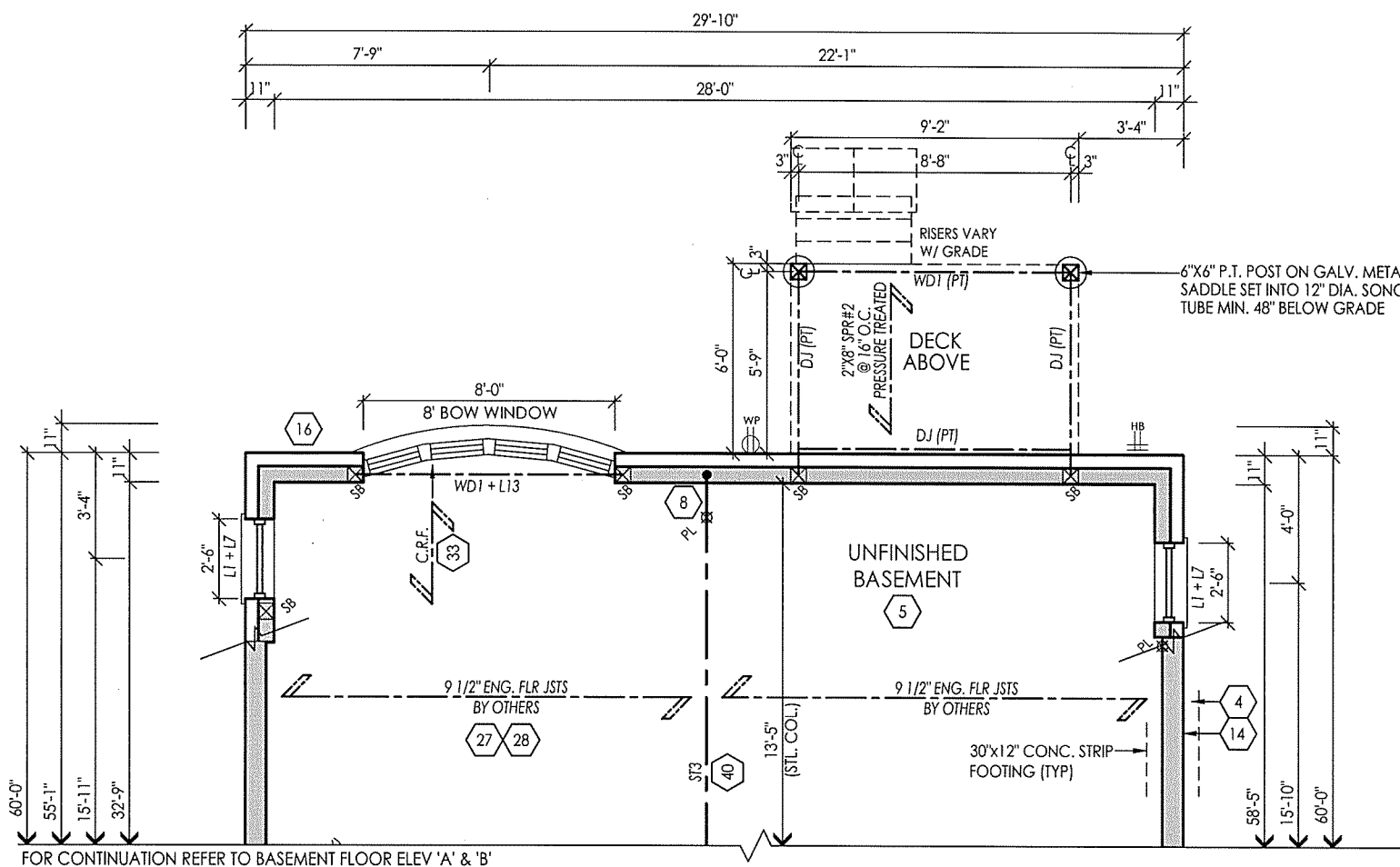


model  
38-6  
scale  
3/16" = 1'0"  
project #  
14043

page

A15

PARTIAL BASEMENT FLOOR  
LOB CONDITION



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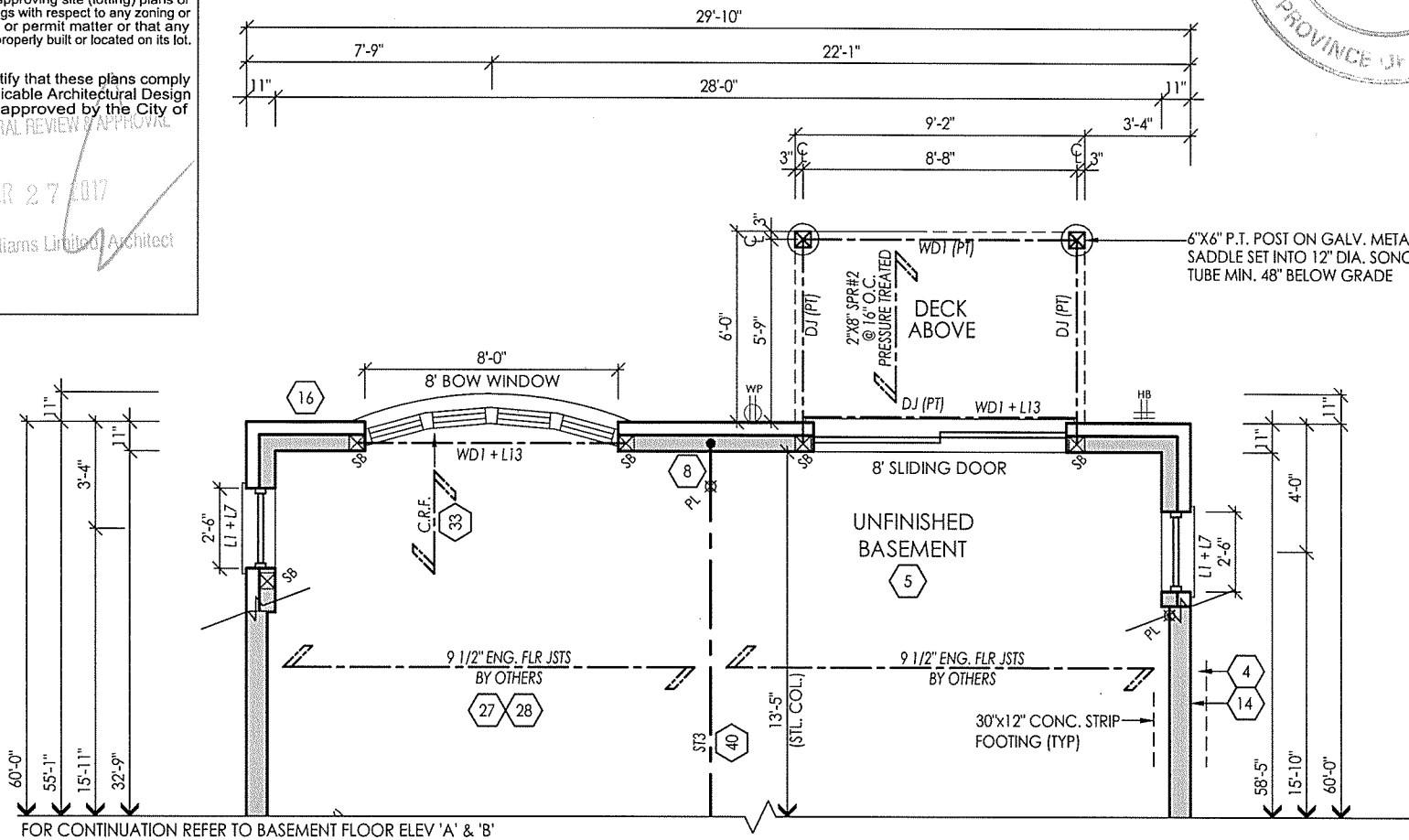
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of VAUGHAN.

MAR 27 2017

John G. Williams Limited Architect

PARTIAL BASEMENT FLOOR  
WOB CONDITION

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



MAR 17 2017



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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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOB/LOB/WOB CONDITIONS	29-Apr-16	JR	JM					
2	REVISED PER ENG COMMENTS	16-JUN-16	SM	ES					

RN design  
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model  
38-6

scale  
3/16" = 1'0"

project #  
14043

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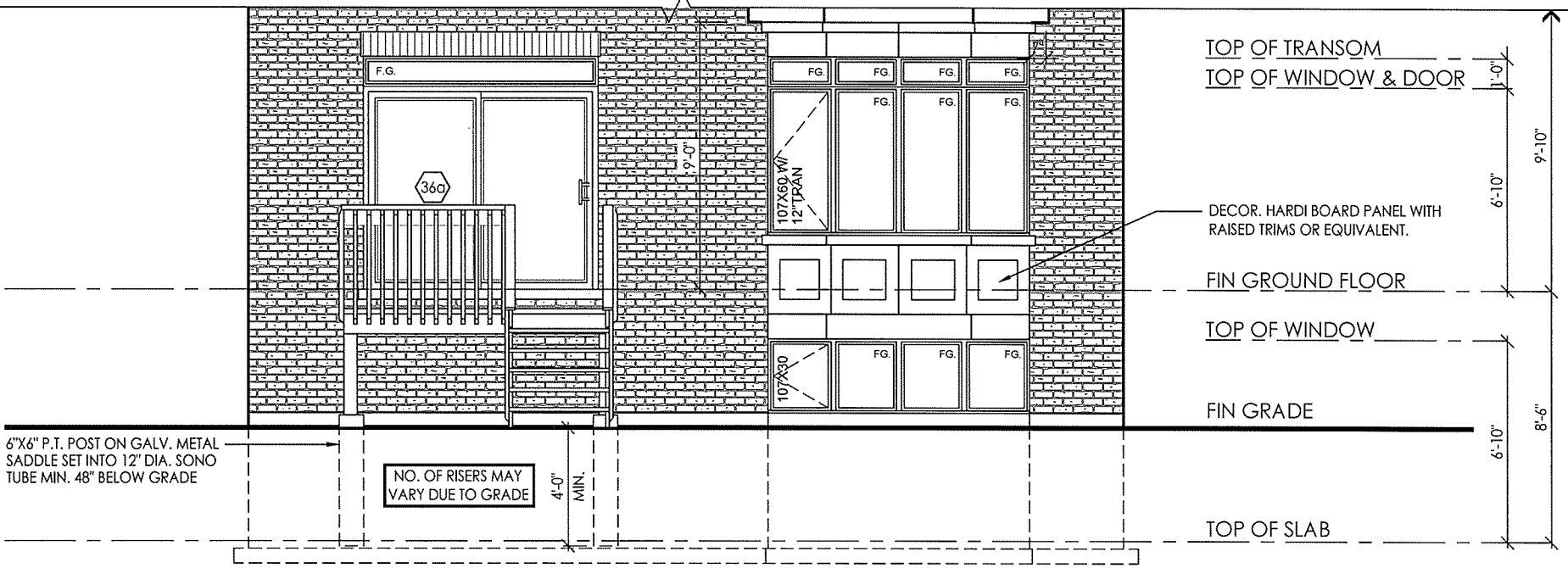
A16

FOR CONTINUATION REFER TO REAR ELEVATION 'A' & 'B'



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

FOR CONTINUATION REFER TO REAR ELEVATION 'A' & 'B'



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

FOR CONTINUATION REFER TO REAR ELEVATION 'A' & 'B'



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

ARCHITECTURAL REVIEW & APPROVAL

10 APR 27 2017

John G. Williams Limited, Architect

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

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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:

*Julio Pinzon*

client  
**Gold Park Homes**

project  
**KLEINBURG GLEN PH-2**

location  
**VAUGHAN, ON**

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOD/LOB/WOB CONDITIONS	29-Apr-16	JR	JM					

**RN design**  
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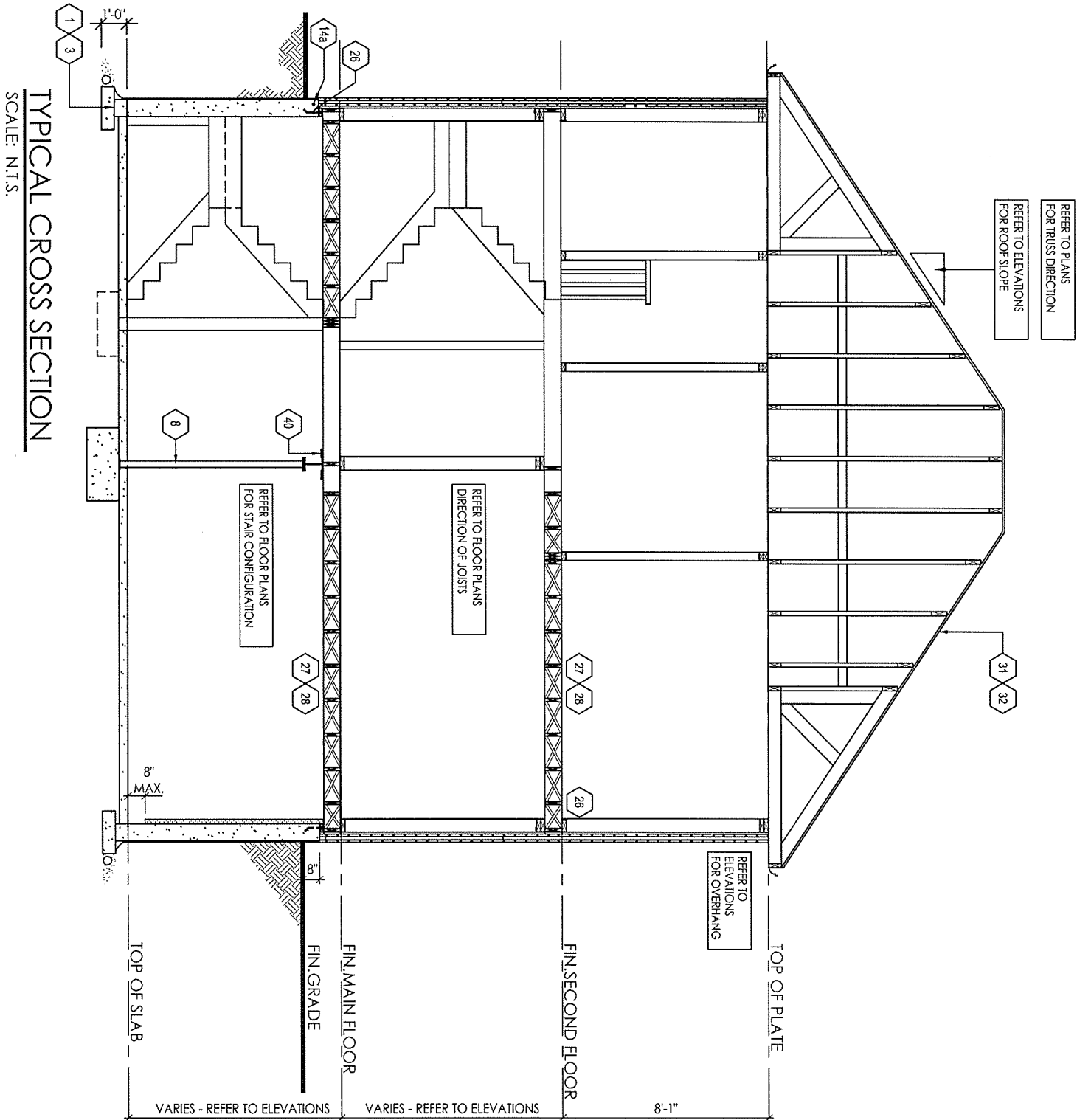
model  
**38-6**

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

project #  
**14043**

page

**A17**



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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:

*Julio Pinzon*

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	BU	RPA	5				
2	ISSUED FOR PERMIT	24-FEB-16	JP	JP	6				
3					7				
4					8				

**RN design**  
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model  
**38-6**

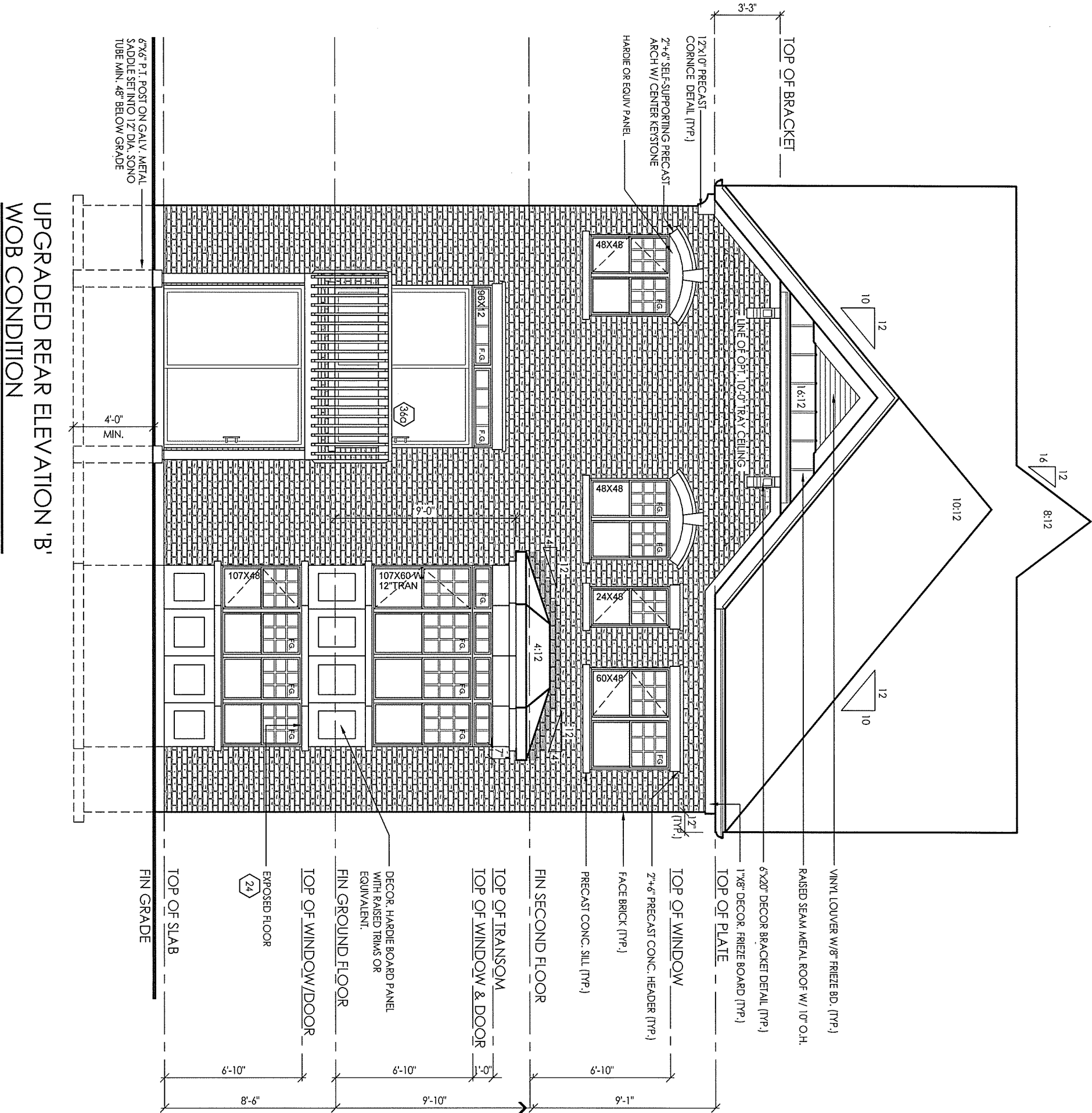
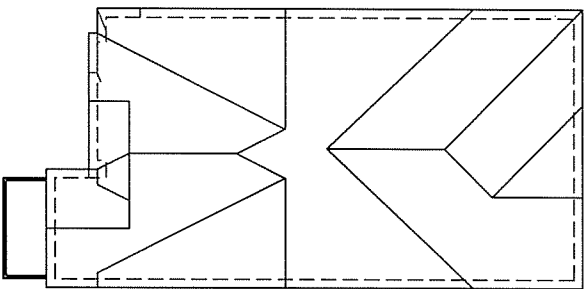
scale  
**3/16" = 1'0"**

project #  
**14043**

page

**A18**

ROOF PLAN 'B'  
(LOT 66)



ARCHITECTURAL REVIEW & APPROVAL

MAR 27 2017

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: 11.17.17  
SIGNATURE: \_\_\_\_\_

client					location				
Gold Park Homes					VAUGHAN, ON				
project					marketing name				
KLEINBURG GLEN PH-2									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2-AUG-16	SM	JM					

**RN design**  
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model  
**38-6**

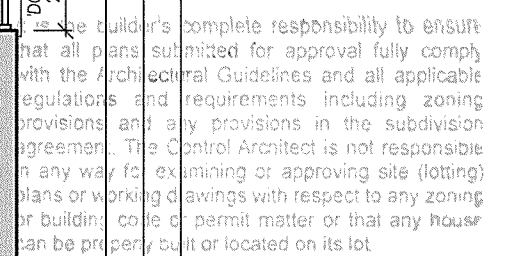
scale  
3/16" = 1'0"

project #  
14043

page

**A19**





Signed: \_\_\_\_\_  
 Dated: MAR 27 2017  
 JOHN C. WILLIAMS LIMITED, ARCHITECT

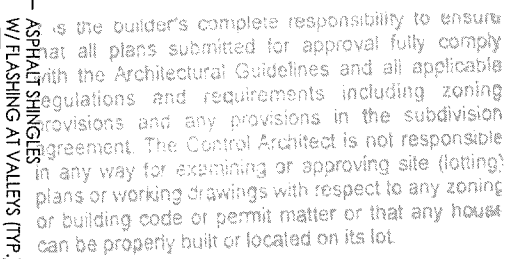
JOHN C. WILLIAMS LIMITED, ARCHITECT

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



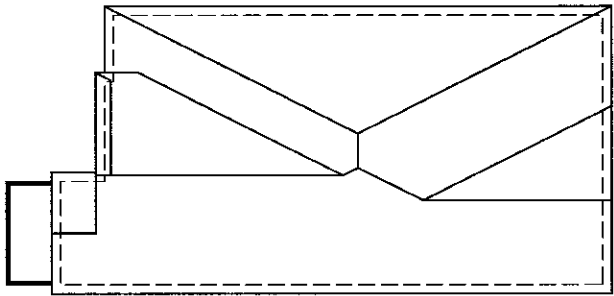
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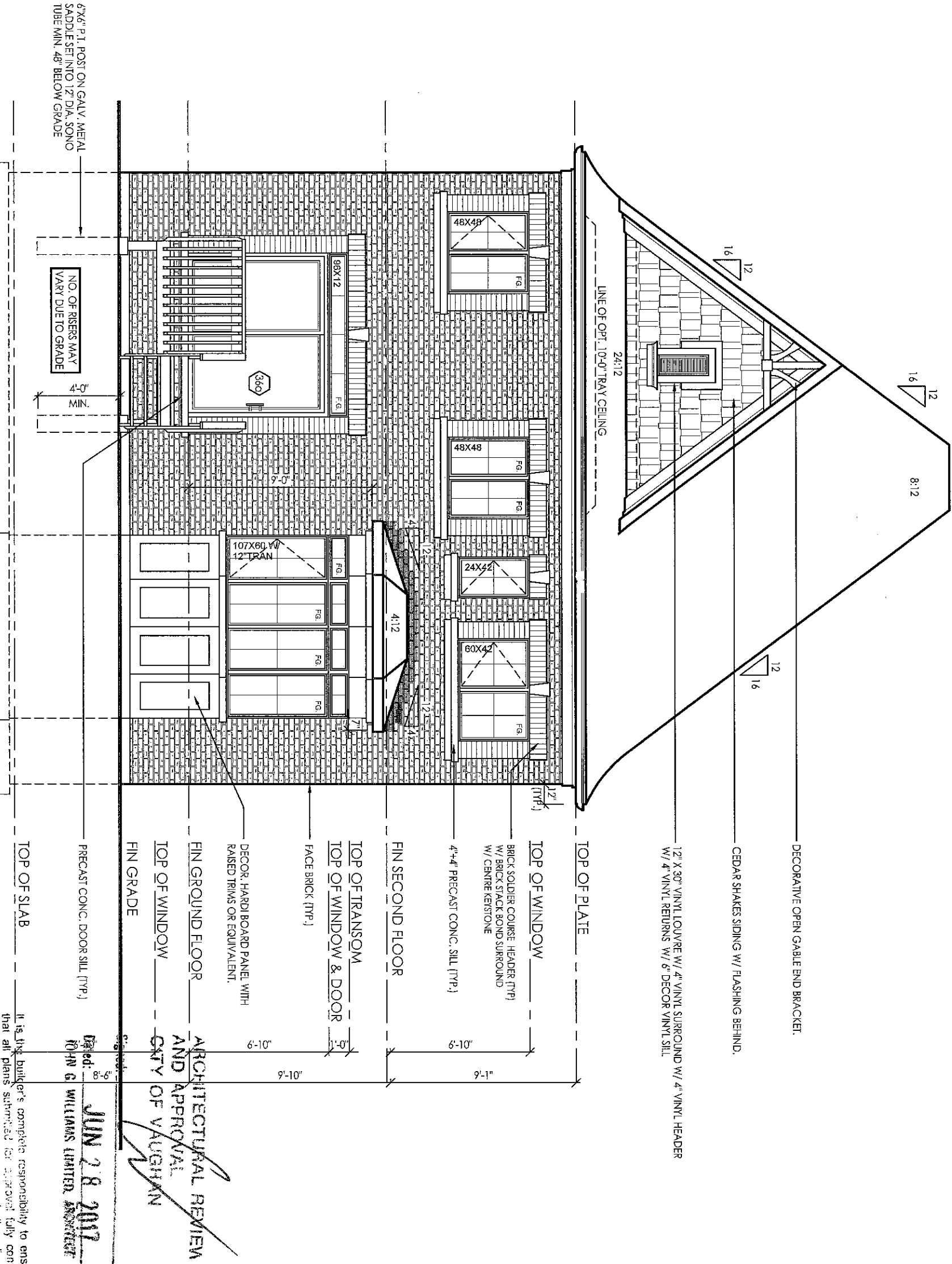


Signed: \_\_\_\_\_  
Dated: \_\_\_\_\_  
MAR 27 2017  
JOHN G. WILLIAMS LIMITED, ARCHITECT

# A23



ROOF PLAN 'A'



UPGRADED REAR ELEVATION 'A'  
WOD CONDITION

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Specifications and all applicable regulations and local codes 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 building can be properly built or located on its lot.

File:D:\ncardm\project\14043\Architectural\Model\38-6\14043-38-6-FINAL.dwg Plotted: Jun 22, 2017 6/LaurenO

I, ERIC SCHNEIDER 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: 30840  
FIRM BCIN: 26995  
DATE: *E Schneider*

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 COND. FOR REAR UPG. ELEV A	13-MAR-17	PM	ES					
2	ISSUED FOR PERMIT	22-JUNE-17	LO	JM					

**RN design**  
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model  
**38-6**

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

project #  
**14043**

page

**A24**

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)

1 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)

2 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)

3 STEP FOOTING:

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

4 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.

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.  
-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)

5a 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)

6 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.

7 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.  
OR  
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 WEIGHT OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

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" (4.8mm) 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 100mmX 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-712-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.1)  
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)

10 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

11 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:

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.9.15.4.2.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) BATT 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.

14a 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.

15 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. 9.23.16.  
-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.

15a 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. 9.23.16. 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

15b 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. 9.23.16.  
-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.

16 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. 9.23.16  
-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.

16a 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. 9.23.16. 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.

16b 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. 9.23.16  
-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

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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 CATEGORIES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE: 1.17.17

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	BU	RPA	5				
2	ISSUED FOR PERMIT	24-FEB-16	JP	JP	6				
3					7				
4					8				



- 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 CONC. CAP 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)
- 51

STUD WALL REINFORCEMENT:

O.B.C. 9.5.2.3.

-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)

-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

- 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 EL. 'A' - STD.

TOTAL PERIPHERAL WALL AREA	3392.35 SF	315.15 m²
FRONT GLAZING AREA	76.04 SF	7.06 m²
LEFT SIDE GLAZING AREA	59.72 SF	5.55 m²
RIGHT SIDE GLAZING AREA	54.06 SF	5.02 m²
REAR GLAZING AREA	162.38 SF	15.09 m²
TOTAL GLAZING AREA	352.20 SF	32.72 m²
TOTAL GLAZING PERCENTAGE	10.38 %	

## GROSS GLAZING AREA EL. 'B' - STD.

TOTAL PERIPHERAL WALL AREA	3410.51 SF	316.84 m²
FRONT GLAZING AREA	91.48 SF	8.50 m²
LEFT SIDE GLAZING AREA	59.72 SF	5.55 m²
RIGHT SIDE GLAZING AREA	54.06 SF	5.02 m²
REAR GLAZING AREA	162.38 SF	15.09 m²
TOTAL GLAZING AREA	367.64 SF	34.15 m²
TOTAL GLAZING PERCENTAGE	10.78 %	

## GROSS GLAZING AREA EL. 'A' - OPT.

TOTAL PERIPHERAL WALL AREA	3392.35 SF	315.15 m²
FRONT GLAZING AREA	76.04 SF	7.06 m²
LEFT SIDE GLAZING AREA	53.61 SF	4.98 m²
RIGHT SIDE GLAZING AREA	68.75 SF	6.39 m²
REAR GLAZING AREA	155.35 SF	14.43 m²
TOTAL GLAZING AREA	353.75 SF	32.86 m²
TOTAL GLAZING PERCENTAGE	10.43 %	

## GROSS GLAZING AREA EL. 'B' - OPT.

TOTAL PERIPHERAL WALL AREA	3410.51 SF	316.84 m²
FRONT GLAZING AREA	91.48 SF	8.50 m²
LEFT SIDE GLAZING AREA	53.61 SF	4.98 m²
RIGHT SIDE GLAZING AREA	68.75 SF	6.39 m²
REAR GLAZING AREA	155.35 SF	14.43 m²
TOTAL GLAZING AREA	369.19 SF	34.30 m²
TOTAL GLAZING PERCENTAGE	10.83 %	

MAR 17 2017

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



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

### CLIENT SPECIFIC REVISIONS

### SCHEDULES

#### DOORS

- 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

#### 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

- 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

### PLAN/ELEVATION LEGEND

- CARBON MONOXIDE ALARM (CMA)

45
- DOUBLE JOIST

DJ
- PRESSURE TREATED LUMBER

PT
- GIRDER TRUSS

GT
- ABOVE FINISHED FLOOR

AFF
- BEAM BY FLOOR MANUF

BBFM
- FLUSH

(FL)
- DROPPED

(DR)
- REPEAT SAME JOIST SIZE

'DO'
- UNDER SIDE

U/S
- FIXED GLAZING

FG
- GLASS BLOCK

GB
- BLACK GLASS

BG

- FLOOR DRAIN

FD
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)

SB
- POINT LOAD

PL
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER

H
- GAS METER

G

File C:\\_RN\_Standardstemp\AePublish\_946414043-38-6-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:

J. Pinzon

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	BU	RPA	5				
2	ISSUED FOR PERMIT	24-FEB-16	JP	JP	6				
3					7				
4					8				

location  
**VAUGHAN, ON**

marketing name

**RN design**  
*Imagine • Inspire • Create*



model  
**38-6**

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.

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)

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 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. & 9.15.3.6
- 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)

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
- DAMPPOOFING & WATERPROOFING:
- DAMPPOOF 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.(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.
- 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 (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

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



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

location  
VAUGHAN, ON

project  
KLEINBURG GLEN PH-2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR PERMIT	24-FEB-16	JP	JP					

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model  
38-6

scale  
3/16" = 1'0"

project #  
14043

page

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