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 PART. GROUND FLOOR PLAN ELEV. 'B'
PART. SECOND FLOOR PLAN ELEV. 'B'
A5 FRONT ELEVATION 'A'
A6 RIGHT SIDE ELEVATION 'A'
A7 REAR ELEVATION 'A' & 'B'
A8 LEFT SIDE ELEVATION 'A'
A9 FRONT ELEVATION 'B'
A10 RIGHT SIDE ELEVATION 'B'
A11 LEFT SIDE ELEVATION 'B'
A12 PARTIAL GROUND FLOOR LOB/WOB CONDITION
PARTIAL BASEMENT FLOOR LOB CONDITION
A13 PARTIAL BASEMENT FLOOR WOB CONDITION
A14 PARTIAL REAR ELEVATION 'B' LOB CONDITION
PARTIAL REAR ELEVATION 'A' WOB CONDITION
A15 TYPICAL CROSS-SECTION
A16 UPGRADED REAR ELEVATION 'A' WOB CONDITION (LOT 64)
A17 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	1117.3	103.8	1117.3	103.8
SECOND FLOOR PLAN	1464.6	136.1	1466.0	136.2
SECOND FLOOR PLAN OTB	(7.8)	(0.7)	(7.8)	(0.7)
TOTAL AREA	**2574.1**	**239.1**	**2575.5**	**239.3**
COVERAGE INC PORCH	1556.7	144.6	1556.7	144.6
COVERAGE NOT INC PORCH	1499.3	139.3	1499.3	139.3

Gold Park Homes

KLEINBURG GLEN PH-2

File:C:_RN_Standards\temp\AcPublish_9464\14043-38-3-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

location
VAUGHAN,ON

project
KLEINBURG GLEN PH-2

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
11	REVISED AS PER STAIR REQ O.B.C 2017	16-Feb-17	LO	JP	6	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
2	REVISED AS PER FLOOR & TRUSSES COORD.	10-Jun-15	RPA	DJH	7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	8	ADDED LOB/WOB CONDITIONS	29-Apr-16	JR	JM
4	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	9	REVISED PER ENG COMMENTS	XX-XXX-XX	SM	XX
5	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM		ADDED GLAZING CALCULATIONS FOR LOT 64	9-Aug-16	SM	XX

RN design
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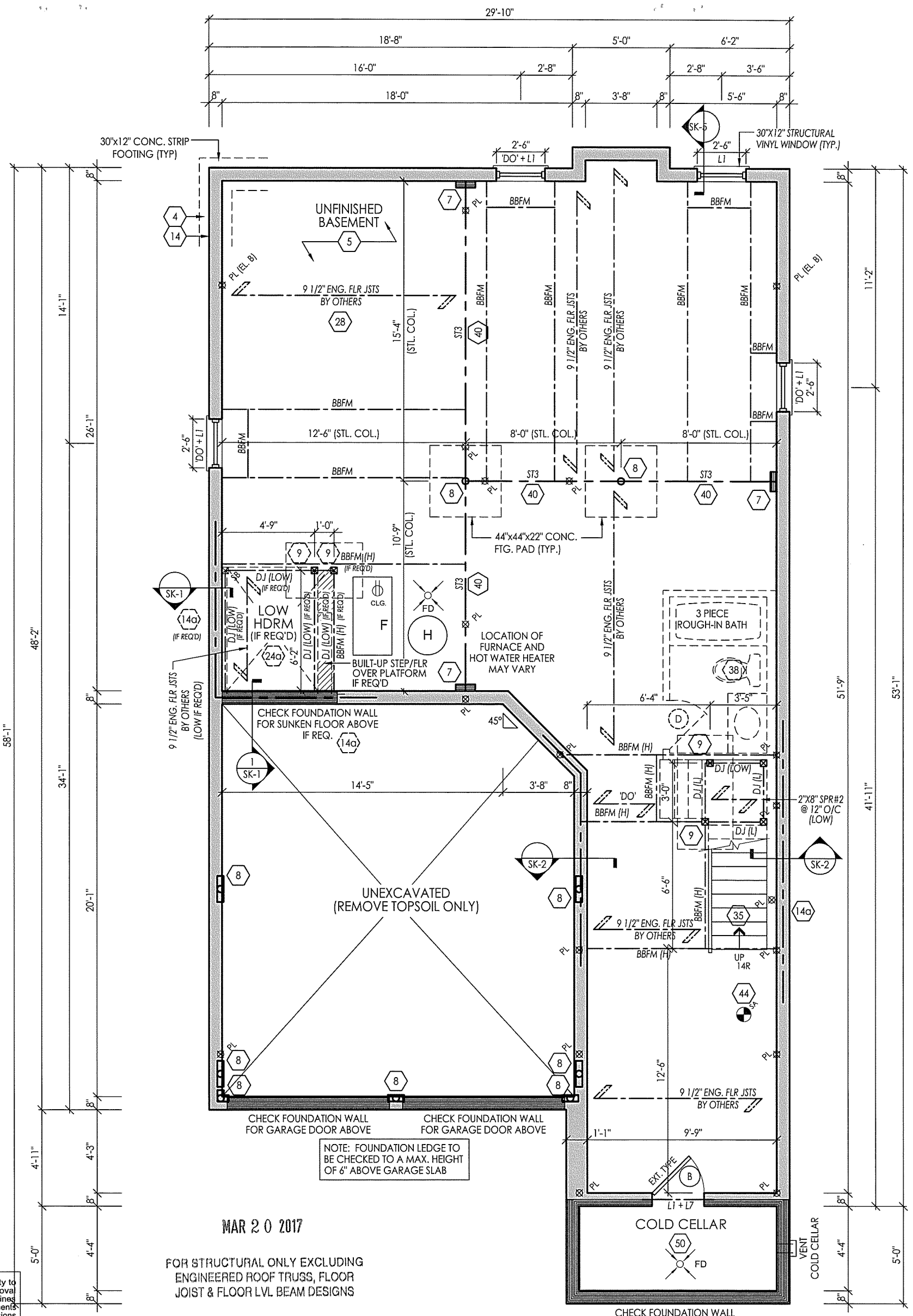
model
38-3

scale
3/16" = 1'0"

project #
14043

page
A0



BASEMENT PLAN ELEV. 'A' & 'B'

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT

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

NOTE: FOUNDATION LEDGE TO BE CHECKED TO A MAX. HEIGHT OF 6" ABOVE GARAGE SLAB

MAR 2 0 2017

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

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ARCHITECTURAL REVIEW & APPROVAL

MAR 27 2017

John G. Williams Limited, Architect

LICENSED PROFESSIONAL ENGINEER
A. KONG
100164942
PROVINCE OF ONTARIO

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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	2004-03-15	BU	RPA	5	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
2	REVISED AS PER FLOOR & TRUSSES COORD.	10-Jun-15	RPA	DJH	6	REVISED AS PER ENGINEER COMMENTS	24-FEB-16	JP	JP
3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	8	REVISED STAIR REQ AS PER O.B.C 2017	15-Feb-17	LO	JP

RN design
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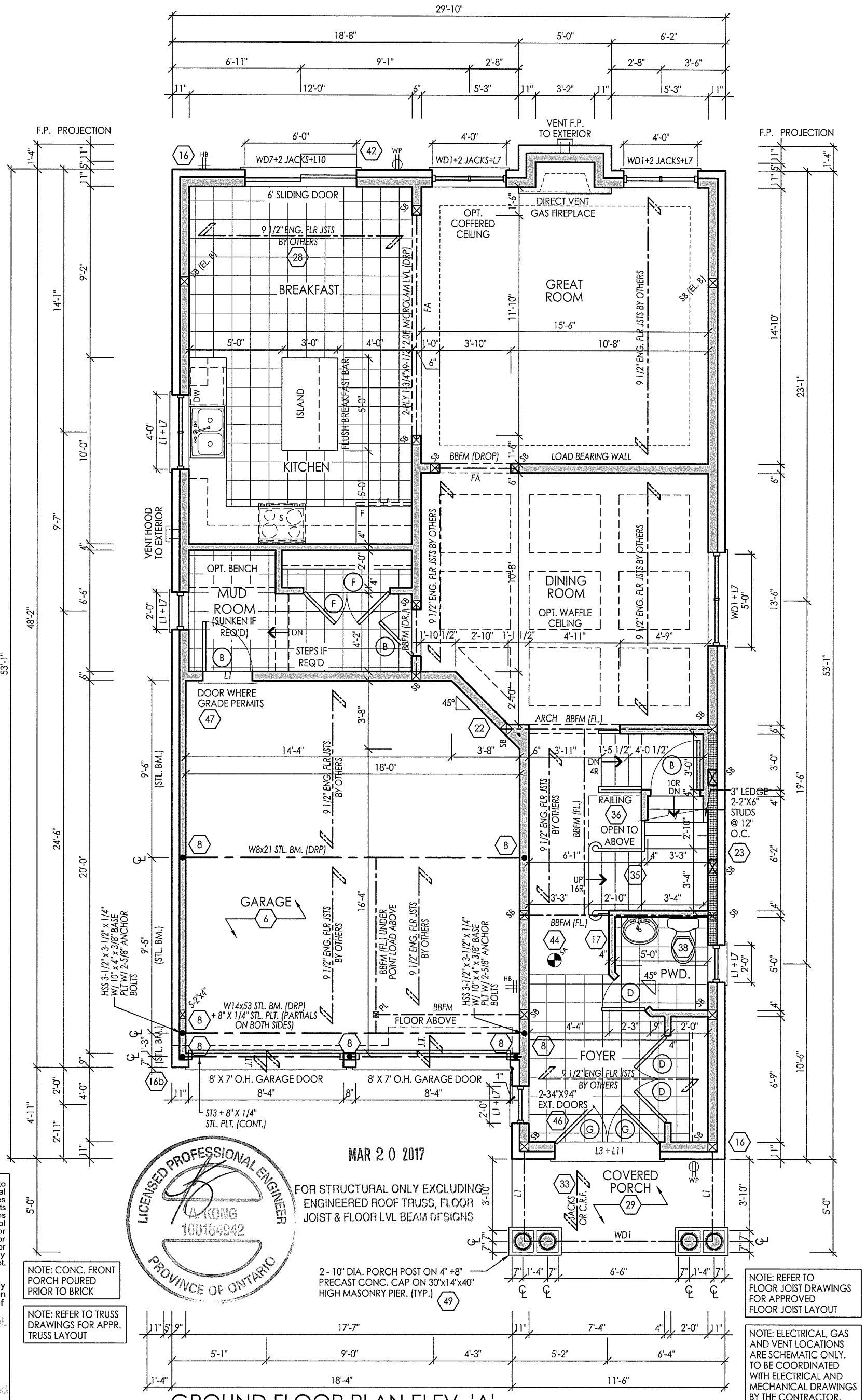
model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: A1



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

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT

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

GROUND FLOOR PLAN ELEV. 'A'

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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	2004-03-15	BU	RPA	5	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
2	REVISED AS PER FLOOR & TRUSSES COORD.	10-Jun-15	RPA	DJH	6	ISSUED FOR PERMIT	24-FEB-16	JP	JP
3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	8	REVISED STAIR REQ AS PER O.B.C 2017	15-Feb-17	LO	JP
4	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	8				

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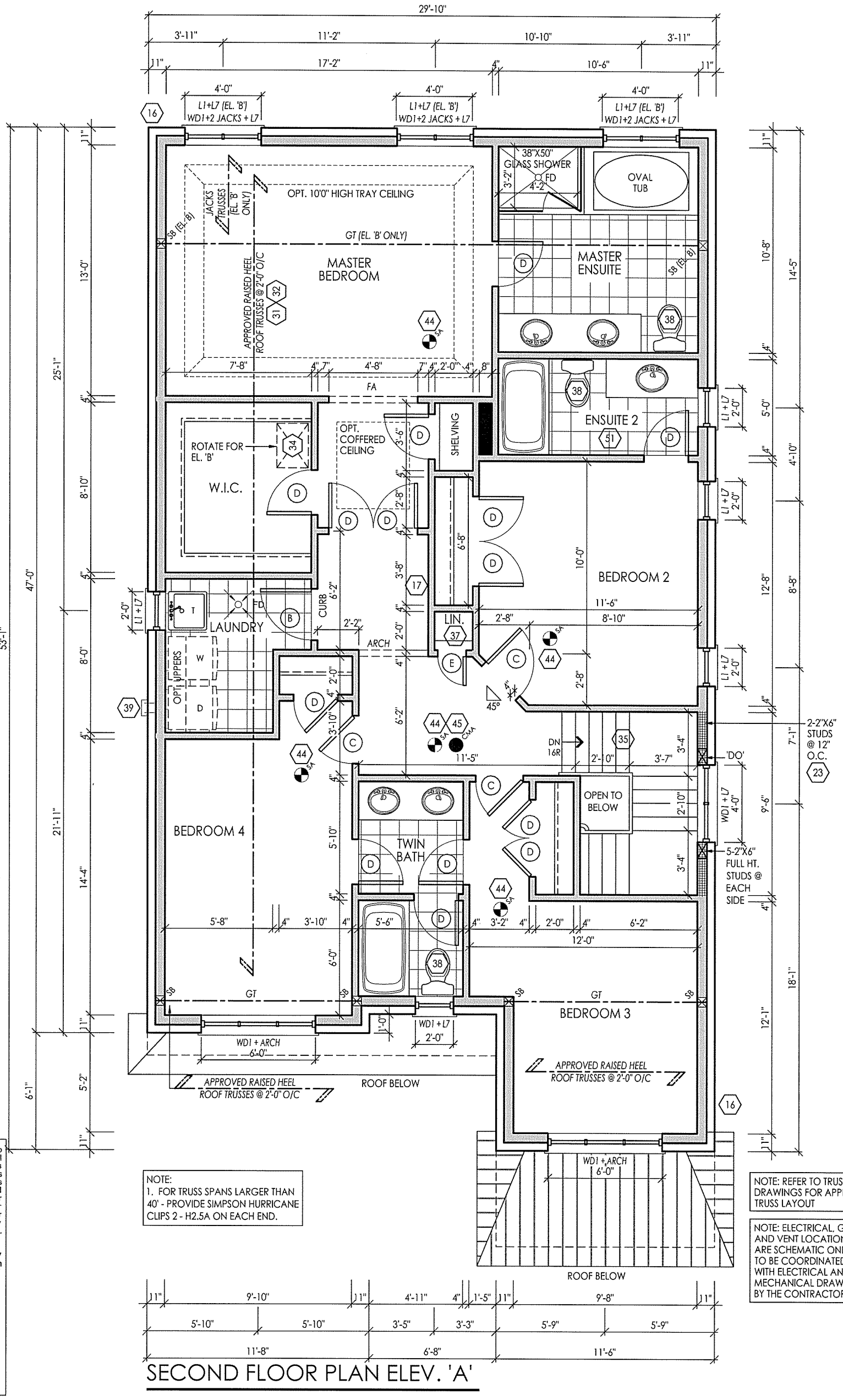
scale
3/16" = 1'0"

project #
14043

page
A2



SECOND FLOOR PLAN ELEV. 'A'

NOTE:
1. FOR TRUSS SPANS LARGER THAN 40' - PROVIDE SIMPSON HURRICANE CLIPS 2 - H2.5A ON EACH END.

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.

MAR 17 2017

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

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
PROVINCE OF ONTARIO

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

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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	2004-03-15	BU	RPA	5	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
2	REVISED AS PER FLOOR & TRUSSES COORD.	10-Jun-15	RPA	DJH	6	REVISED AS PER ENGINEER COMMENTS	24-FEB-16	JP	JP
3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	7	ISSUED FOR PERMIT	24-FEB-16	JP	JP
4	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	8	REVISED STAIR REQ AS PER O.B.C 2017	15-Feb-17	LO	JP

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model
38-3

scale
3/16" = 1'0"

project #
14043

page
A3

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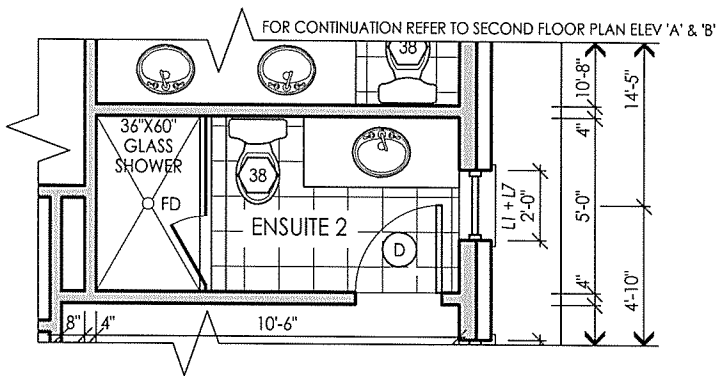
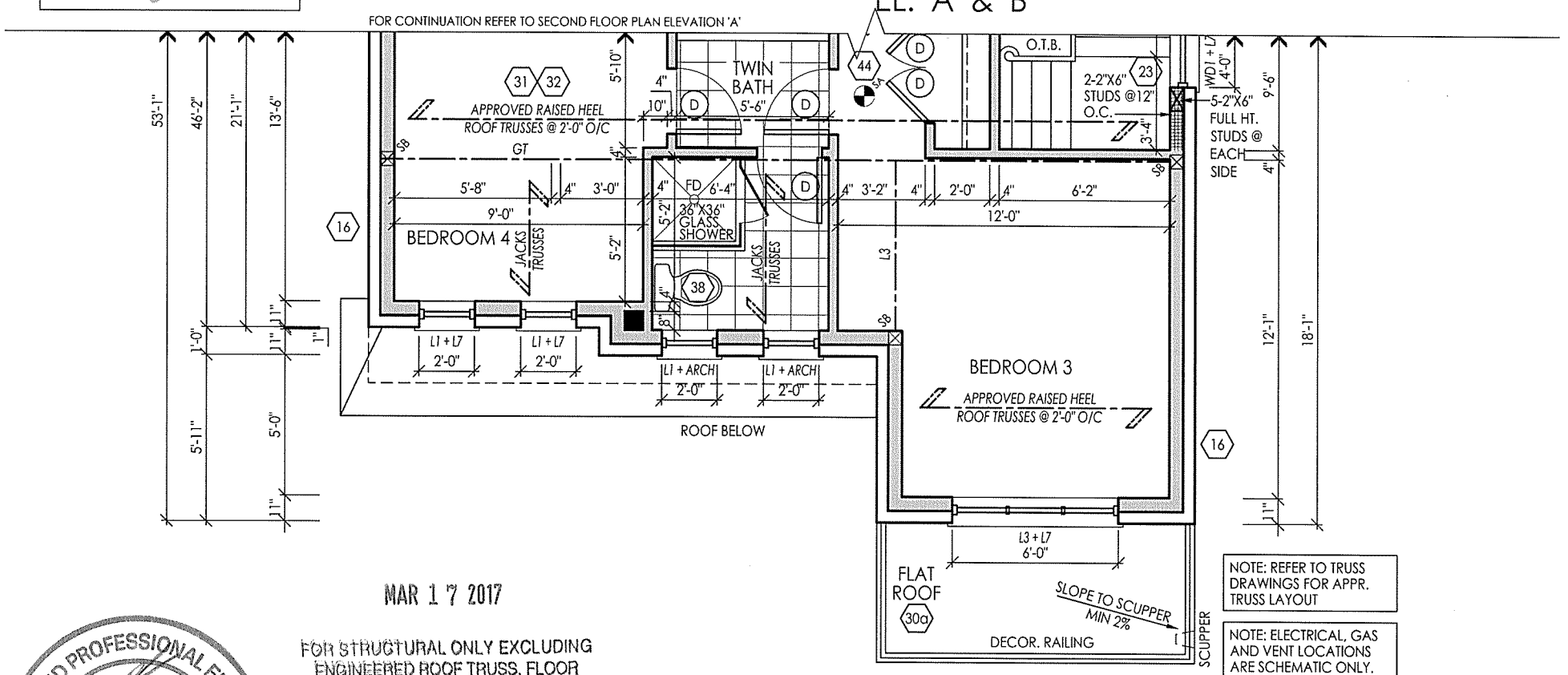
ARCHITECTURAL REVIEW & APPROVAL

MAR 2/7 2017

John G. Williams Limited, Architect



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



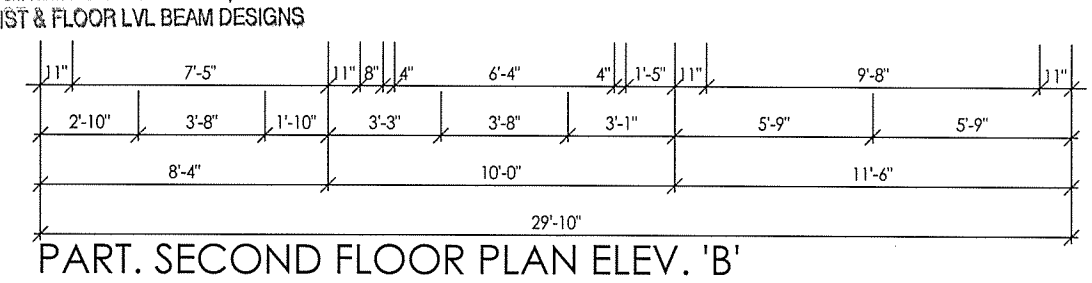
NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

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

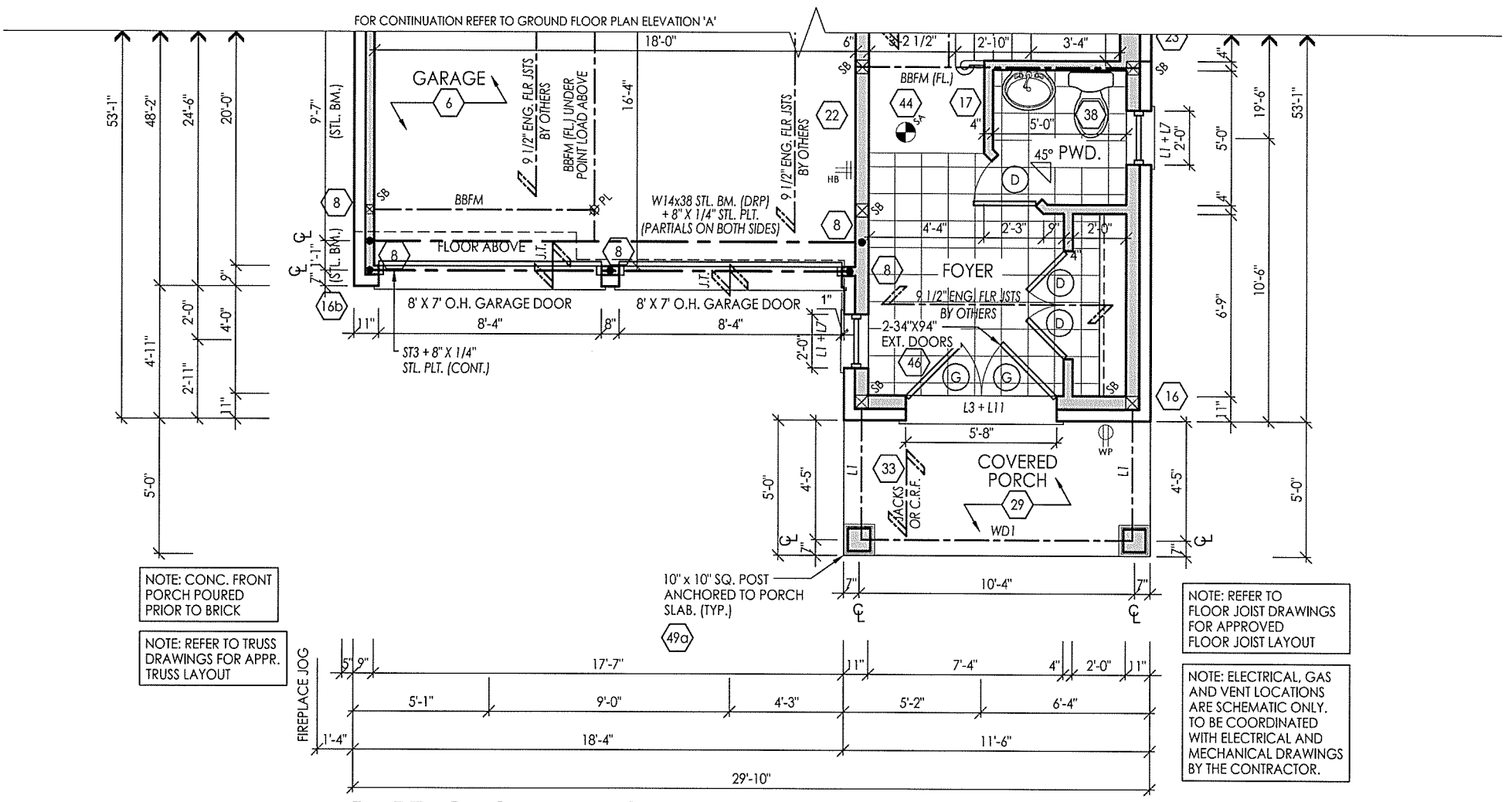
MAR 1 7 2017

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

LICENSED PROFESSIONAL ENGINEER
A. TONG
100184942
PROVINCE OF ONTARIO



PART. SECOND FLOOR PLAN ELEV. 'B'



NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT

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

PART. GROUND FLOOR PLAN ELEV. 'B'

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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	2004-03-15	BU	RPA	5	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
2	REVISED AS PER FLOOR & TRUSSES COORD.	10-Jun-15	RPA	DJH	6	ISSUED FOR PERMIT	24-FEB-16	JP	JP
3	REVISED AS PER ENGINEERING COMM.	2-Jul-15	RPA	DJH	7	REVISED STAIR REQ AS PER O.B.C 2017	15-Feb-17	LO	JP
4	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	8				

RN design
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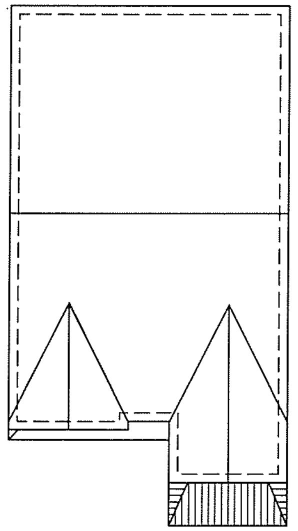
scale: 3/16" = 1'0"
project #: 14043
page: A4

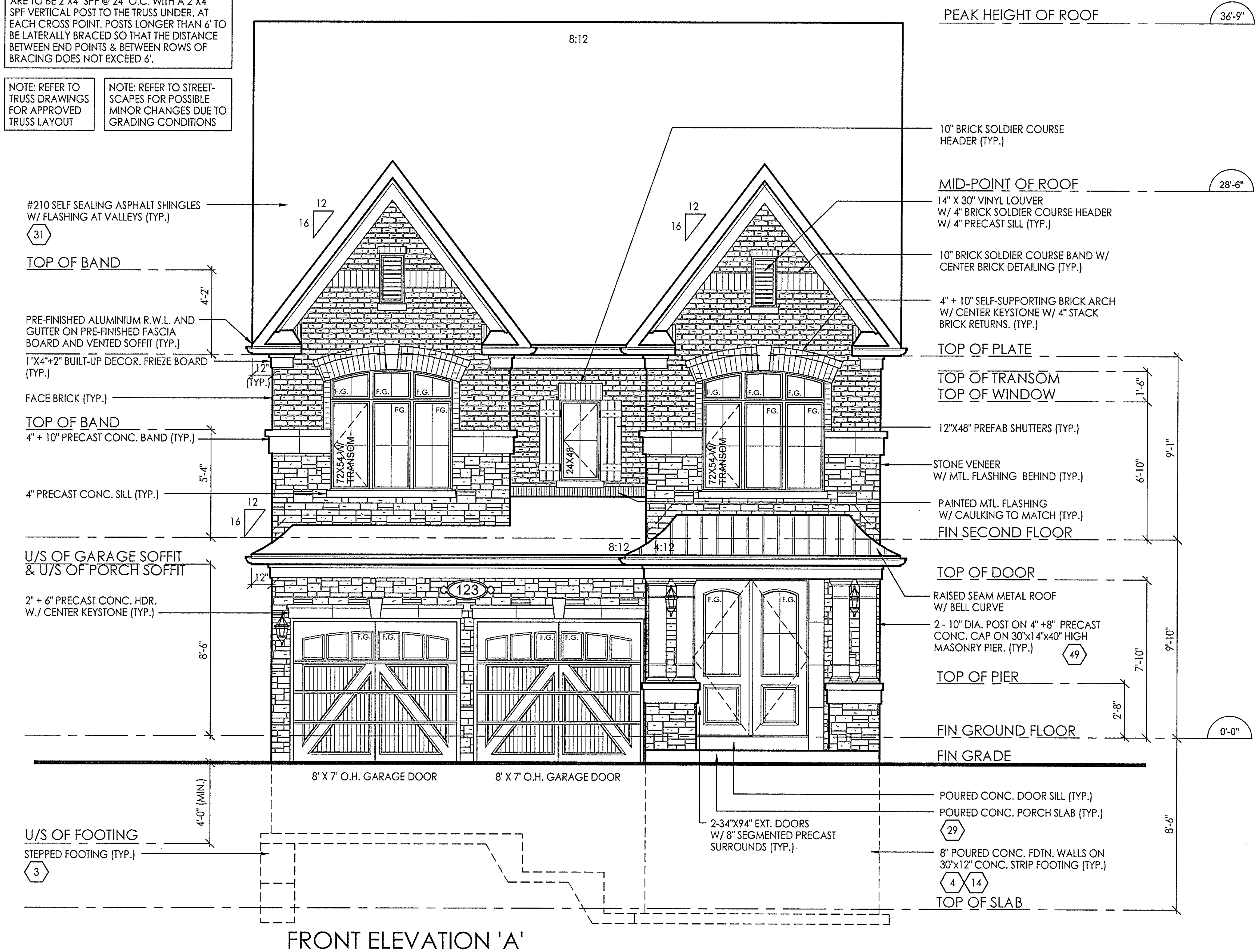


ROOF PLAN 'A'

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 STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS



FRONT ELEVATION 'A'

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

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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	2004-03-15	BU	RPA	5				
2	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	6				
3	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM	7				
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP	8				

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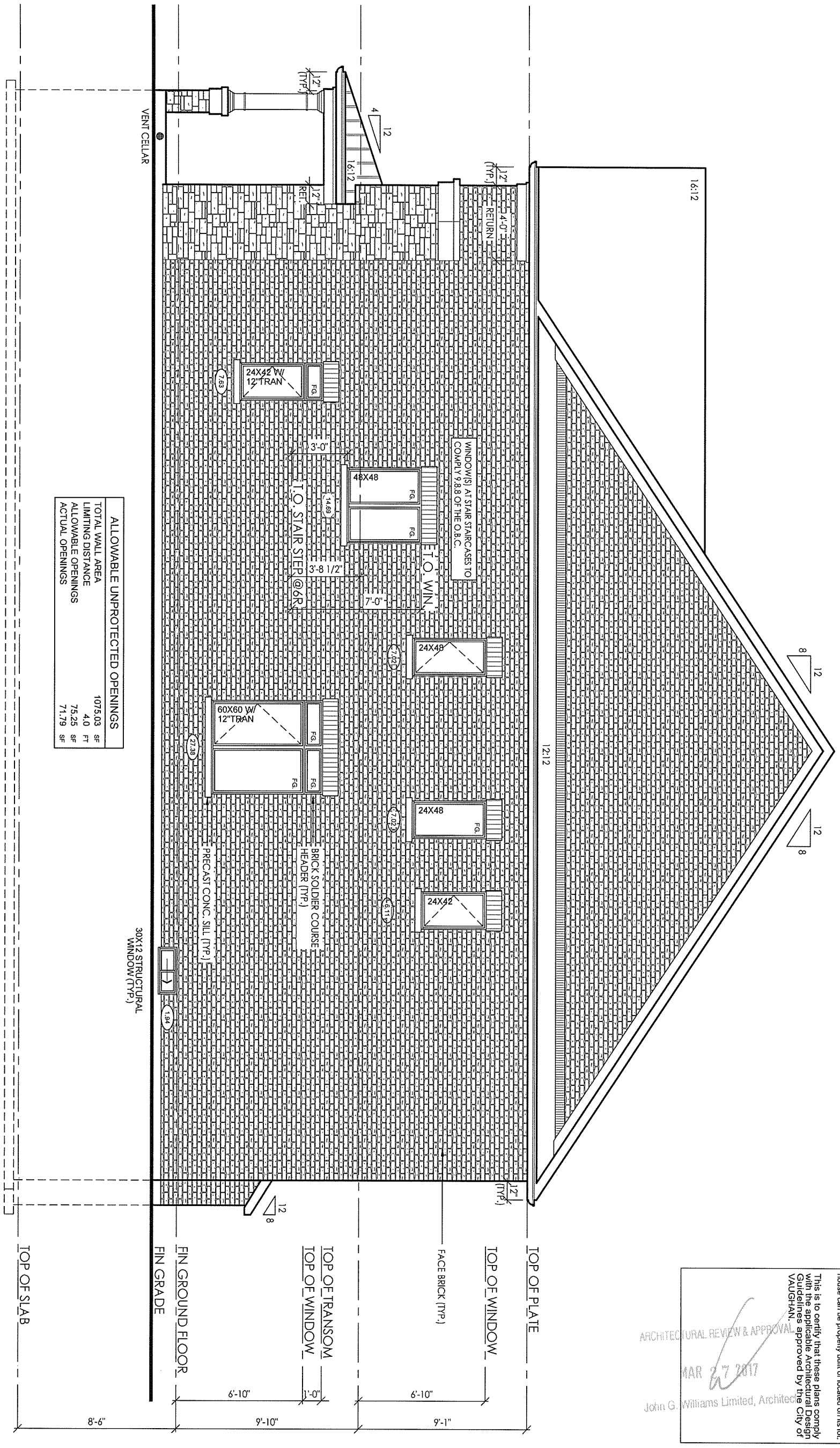
scale: 3/16" = 1'0"
project #: 14043
page: A5

RIGHT SIDE ELEVATION 'A'



ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	1075.03	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	75.25	SF
ACTUAL OPENINGS	71.79	SF

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marketing name

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RN design
Imagine ▸ Inspire ▸ Create

model
38-3

scale
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project #
14043

page
A6

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MAR 27 2017
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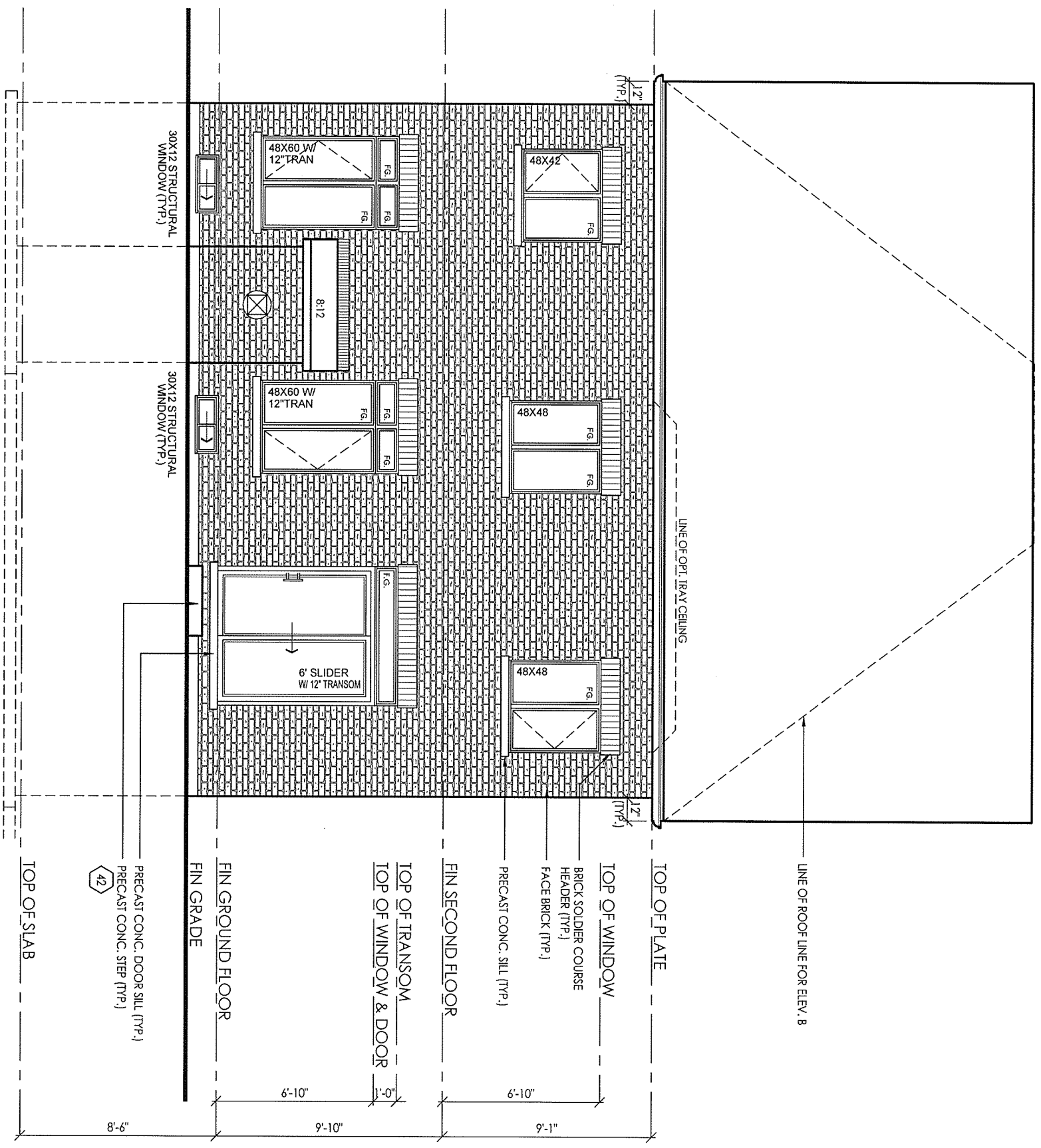
REAR ELEVATION 'A' & 'B'



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RN design
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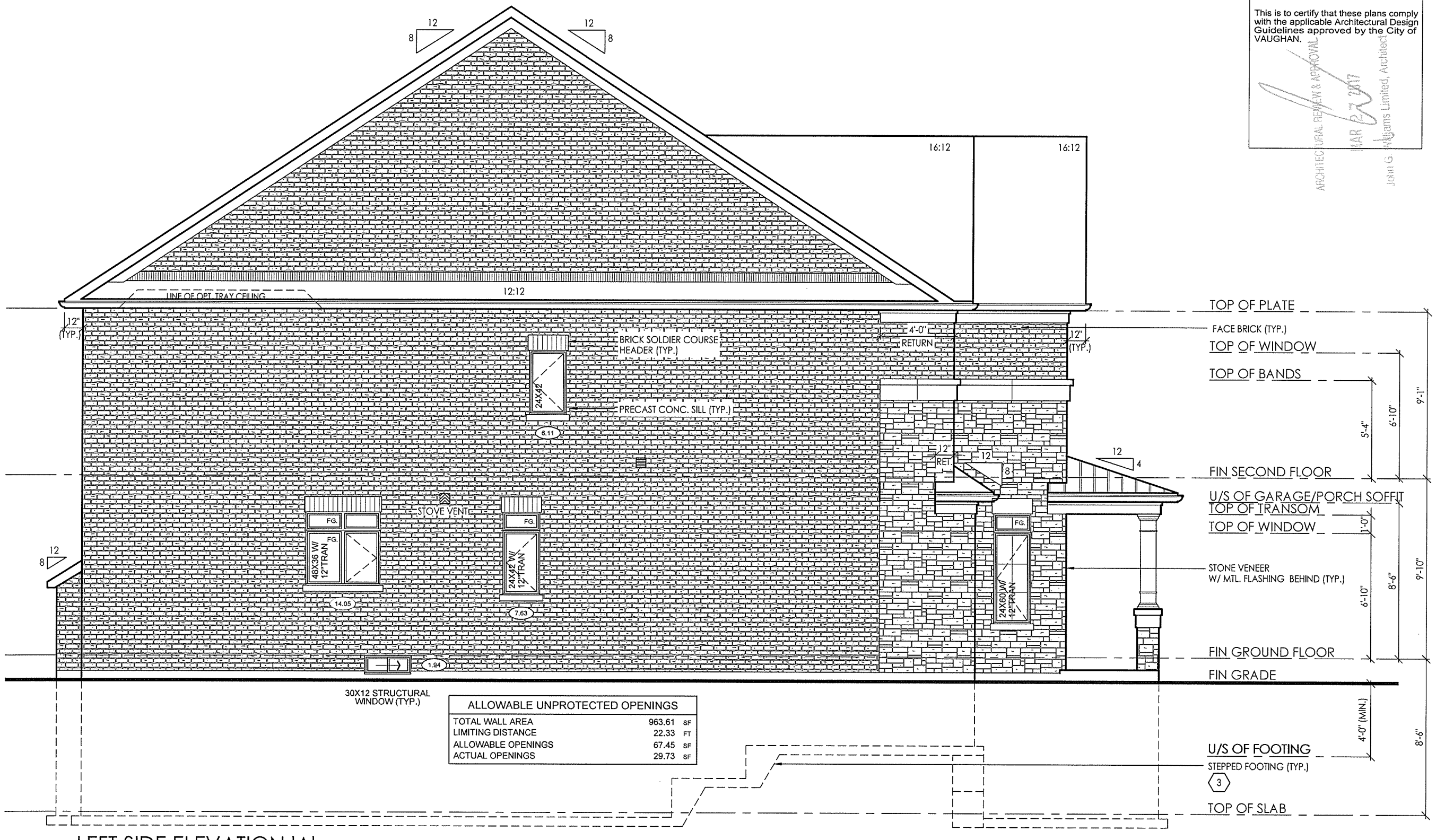
project #
14043

page
A7



ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	963.61	SF
LIMITING DISTANCE	22.33	FT
ALLOWABLE OPENINGS	67.45	SF
ACTUAL OPENINGS	29.73	SF

LEFT SIDE ELEVATION 'A'

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ARCHITECTURAL REVIEW & APPROVAL
MAR 2nd 2017
John G. Williams Limited, Architect

model 38-3
scale 3/16" = 1'0"
project # 14043
page A8

RN design
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location VAUGHAN, ON
marketing name

revisions	date	dwn	chk	#
1 ISSUED FOR CLIENT REVIEW	2004-03-15	BU	RPA	5
2 REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR	6
3 REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM	7
4 ISSUED FOR PERMIT	24-FEB-16	JP	JP	8

client Gold Park Homes
project KLEINBURG GLEN PH-2

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.

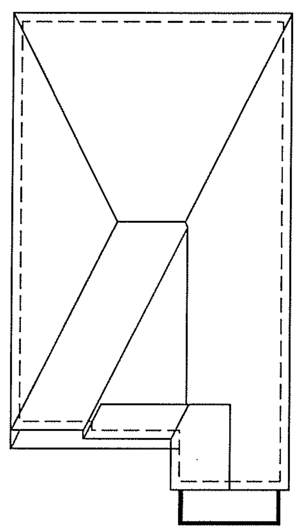
QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE:

SIGNATURE:

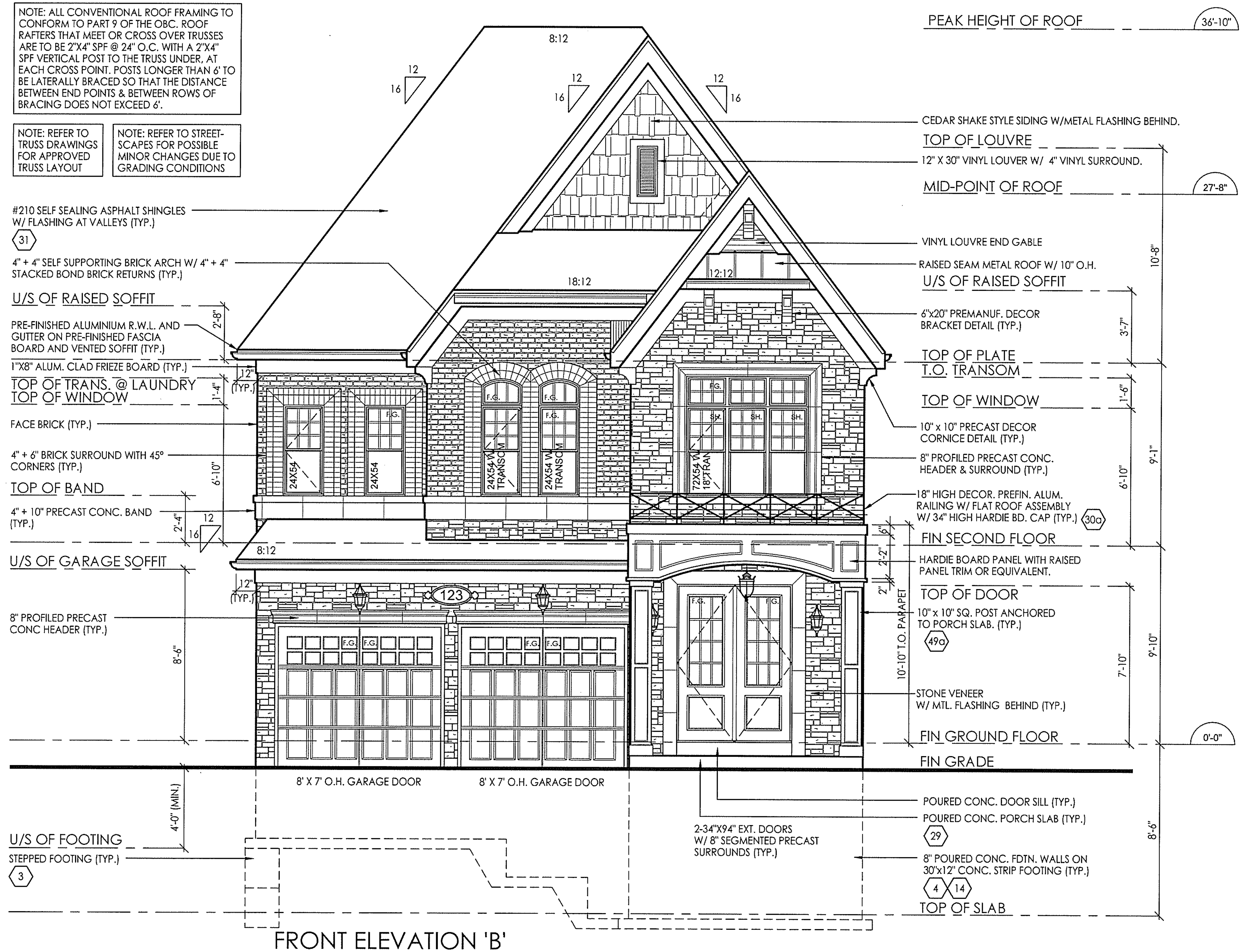
NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"X4" SPF @ 24" O.C. WITH A 2"X4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & 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



ROOF PLAN 'B'



PEAK HEIGHT OF ROOF
36'-10"
8:12
12
16
CEDAR SHAKE STYLE SIDING W/METAL FLASHING BEHIND.
TOP OF LOUVRE
12" X 30" VINYL LOUVER W/ 4" VINYL SURROUND.
MID-POINT OF ROOF
27'-8"
#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)
31
VINYL LOUVRE END GABLE
4" + 4" SELF SUPPORTING BRICK ARCH W/ 4" + 4" STACKED BOND BRICK RETURNS (TYP.)
RAISED SEAM METAL ROOF W/ 10" O.H.
18:12
12:12
U/S OF RAISED SOFFIT
10'-8"
6"x20" PREMANUF. DECOR BRACKET DETAIL (TYP.)
PRE-FINISHED ALUMINIUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP.)
2'-8"
3'-7"
1"X8" ALUM. CLAD FRIEZE BOARD (TYP.)
TOP OF PLATE
T.O. TRANSOM
TOP OF TRANS. @ LAUNDRY
TOP OF WINDOW
1'-4"
1'-6"
(TYP.)
F.G.
FACE BRICK (TYP.)
10" x 10" PRECAST DECOR CORNICE DETAIL (TYP.)
4" + 6" BRICK SURROUND WITH 45° CORNERS (TYP.)
8" PROFILED PRECAST CONC. HEADER & SURROUND (TYP.)
24X54
24X54 W/ TRANSOM
72X54 W/ 18" TRAN
S.H.
6'-10"
9'-1"
TOP OF BAND
18" HIGH DECOR. PREFIN. ALUM. RAILING W/ FLAT ROOF ASSEMBLY W/ 34" HIGH HARDIE BD. CAP (TYP.)
30a
4" + 10" PRECAST CONC. BAND (TYP.)
2'-4"
FIN SECOND FLOOR
6"
U/S OF GARAGE SOFFIT
HARDIE BOARD PANEL WITH RAISED PANEL TRIM OR EQUIVALENT.
2'-2"
2"
TOP OF DOOR
123
8" PROFILED PRECAST CONC HEADER (TYP.)
10" x 10" SQ. POST ANCHORED TO PORCH SLAB. (TYP.)
49a
10'-10" T.O. PARAPET
8'-6"
7'-10"
9'-10"
STONE VENEER W/ MTL. FLASHING BEHIND (TYP.)
FIN GROUND FLOOR
0'-0"
FIN GRADE
8' X 7' O.H. GARAGE DOOR
8' X 7' O.H. GARAGE DOOR
POURED CONC. DOOR SILL (TYP.)
POURED CONC. PORCH SLAB (TYP.)
4'-0" (MIN.)
29
2-34"X94" EXT. DOORS W/ 8" SEGMENTED PRECAST SURROUNDS (TYP.)
U/S OF FOOTING
STEPPED FOOTING (TYP.)
3
8" POURED CONC. FDTN. WALLS ON 30"x12" CONC. STRIP FOOTING (TYP.)
4
14
TOP OF SLAB

FRONT ELEVATION 'B'

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ARCHITECTURAL REVIEW & APP
MAR 27 2017
John G. Williams Limited, Arc

File:C:_RN_Standards\temp\AcPublish_9464\14043-38-3-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
location: VAUGHAN,ON
project: KLEINBURG GLEN PH-2
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2004-03-15	BU	RPA	5				
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RN design
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model: 38-3
scale: 3/16" = 1'0"
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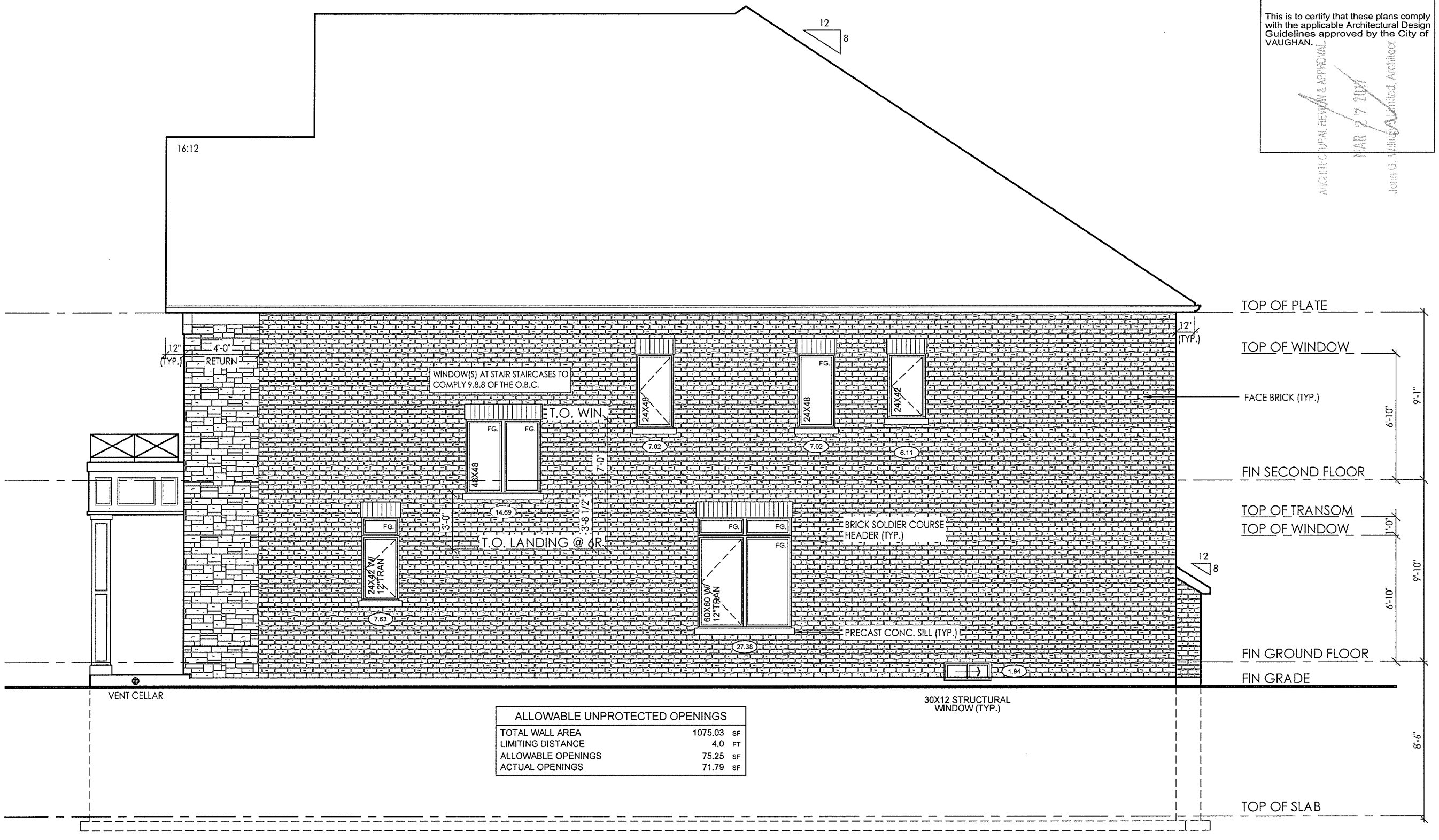

ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	1075.03	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	75.25	SF
ACTUAL OPENINGS	71.79	SF

RIGHT SIDE ELEVATION 'B'

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

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page A10

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location VAUGHAN, ON
marketing name

client Gold Park Homes
project KLEINBURG GLEN PH-2

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1	ISSUED FOR CLIENT REVIEW	2004-03-15	BJ	RPA
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7				
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FIRM BCIN: 26995
DATE:

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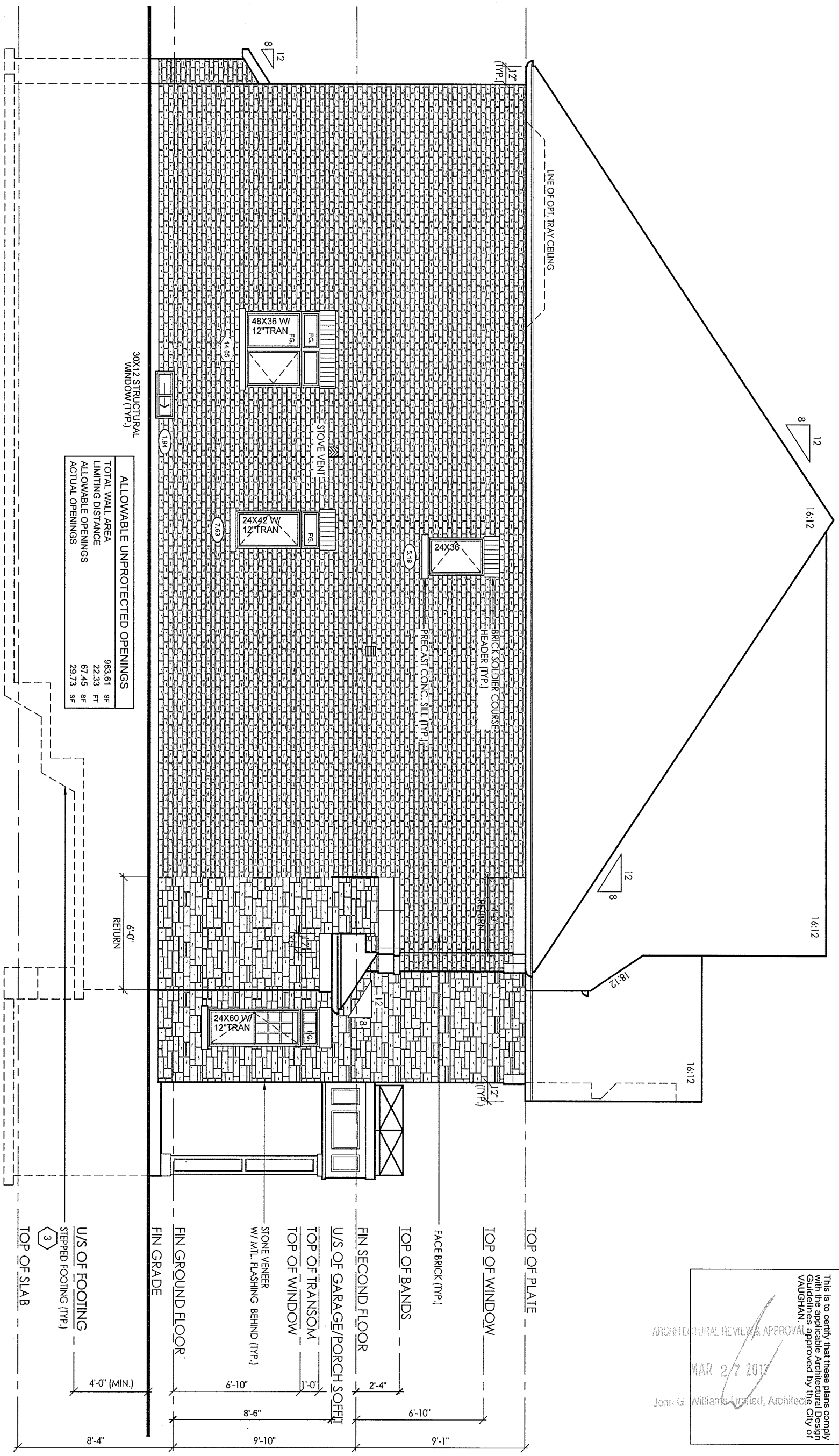
LEFT SIDE ELEVATION 'B'



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MAR 27 2017
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location: VAUGHAN,ON
project: KLEINBURG GLEN PH-2
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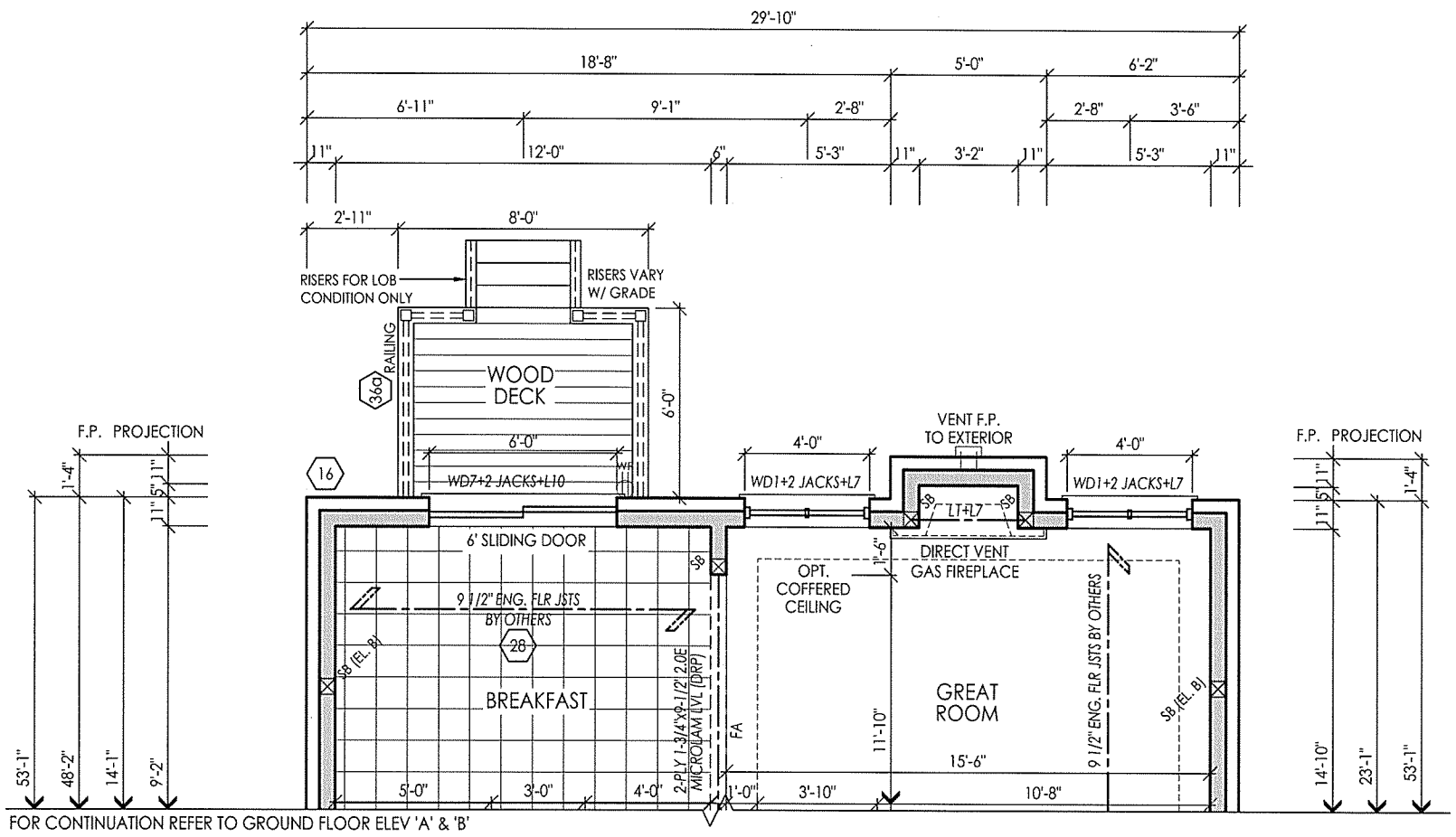
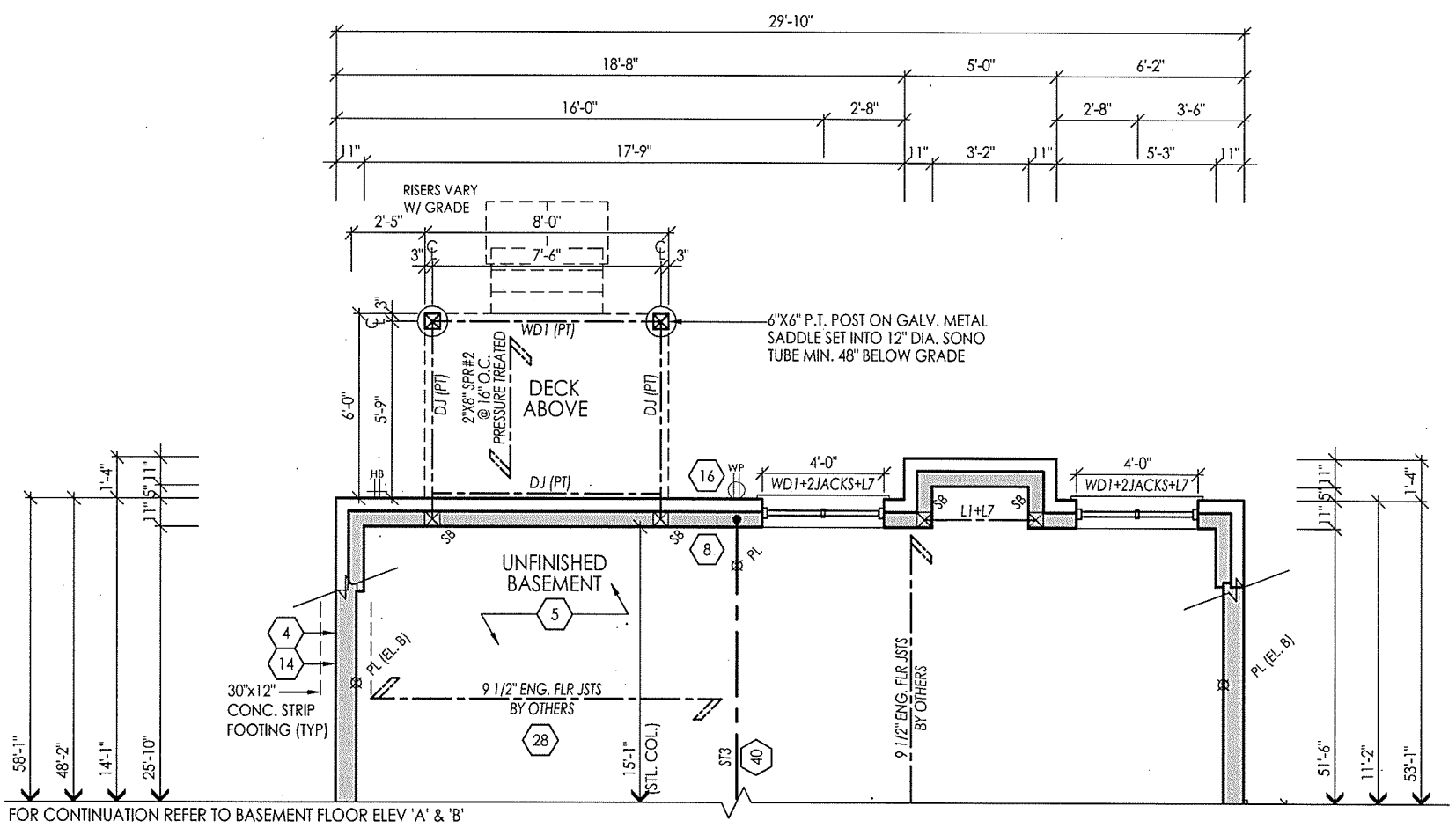
model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: A11

PARTIAL GROUND FLOOR
LOB/WOB CONDITION



PARTIAL BASEMENT FLOOR
LOB CONDITION



MAR 1 7 2017

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

LICENSED PROFESSIONAL ENGINEER
J. PINZON
100184942
PROVINCE OF ONTARIO

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ARCHITECTURAL REVIEW & APPROVAL

MAR 2 7 2017

John G. Williams Limited, Architect

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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 LOB/WOB CONDITIONS	29-Apr-16	JR	JM					
2	REVISED PER ENG COMMENTS	16-JUN-16	SM	ES					

RN design
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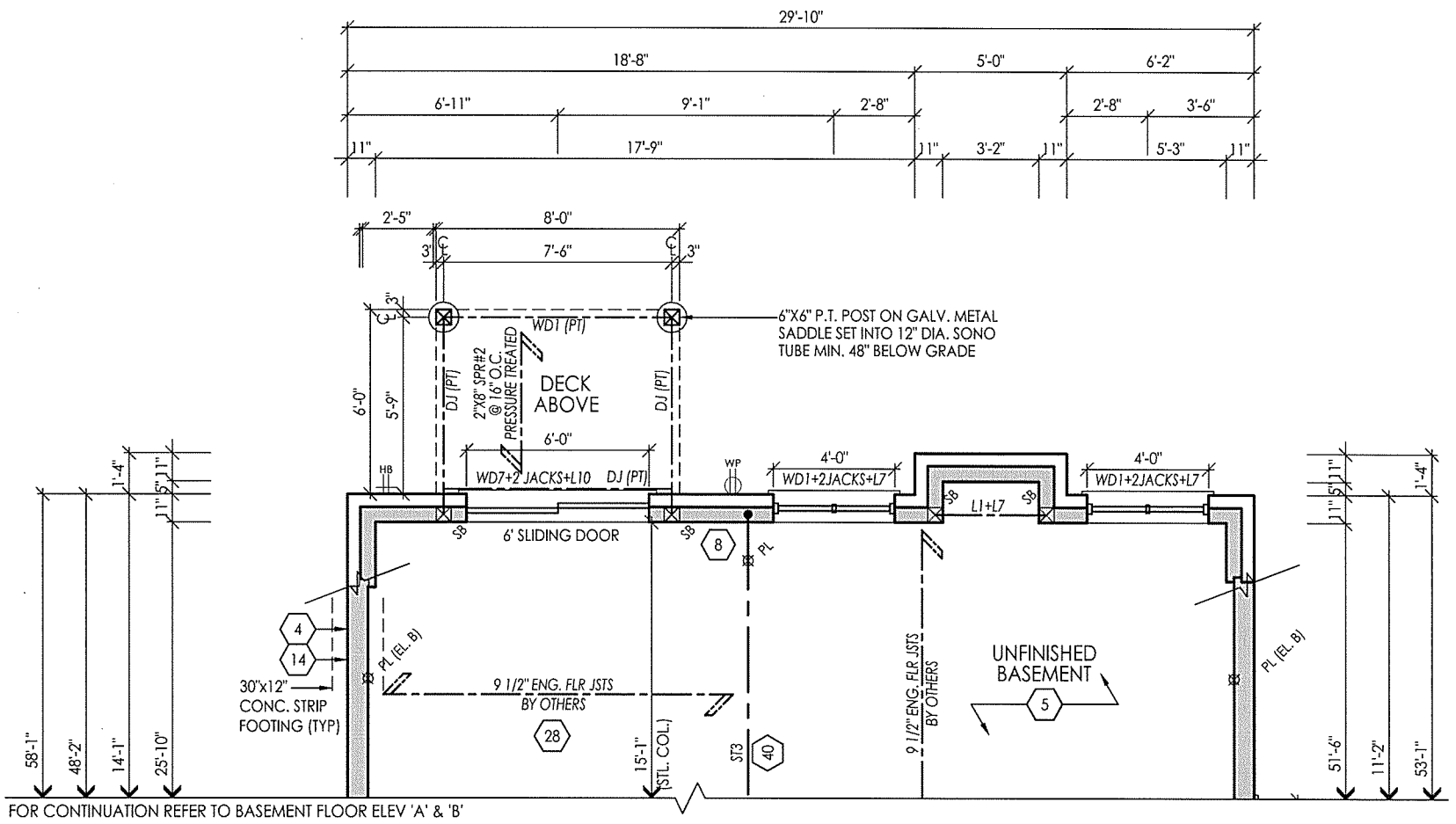
model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: A12

PARTIAL BASEMENT FLOOR
WOB CONDITION



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

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
PROVINCE OF ONTARIO

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client
Gold Park Homes

location
VAUGHAN,ON

project
KLEINBURG GLEN PH-2

marketing name

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

RN design
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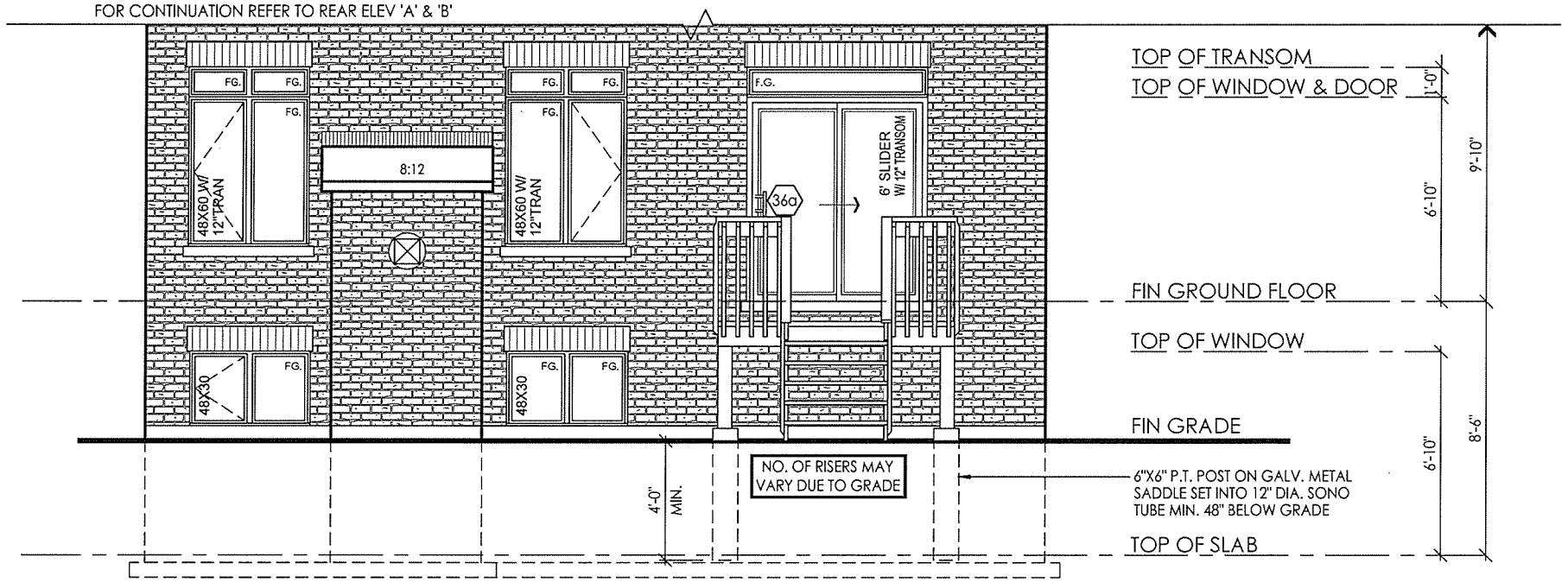
model
38-3

scale
3/16" = 1'0"

project #
14043

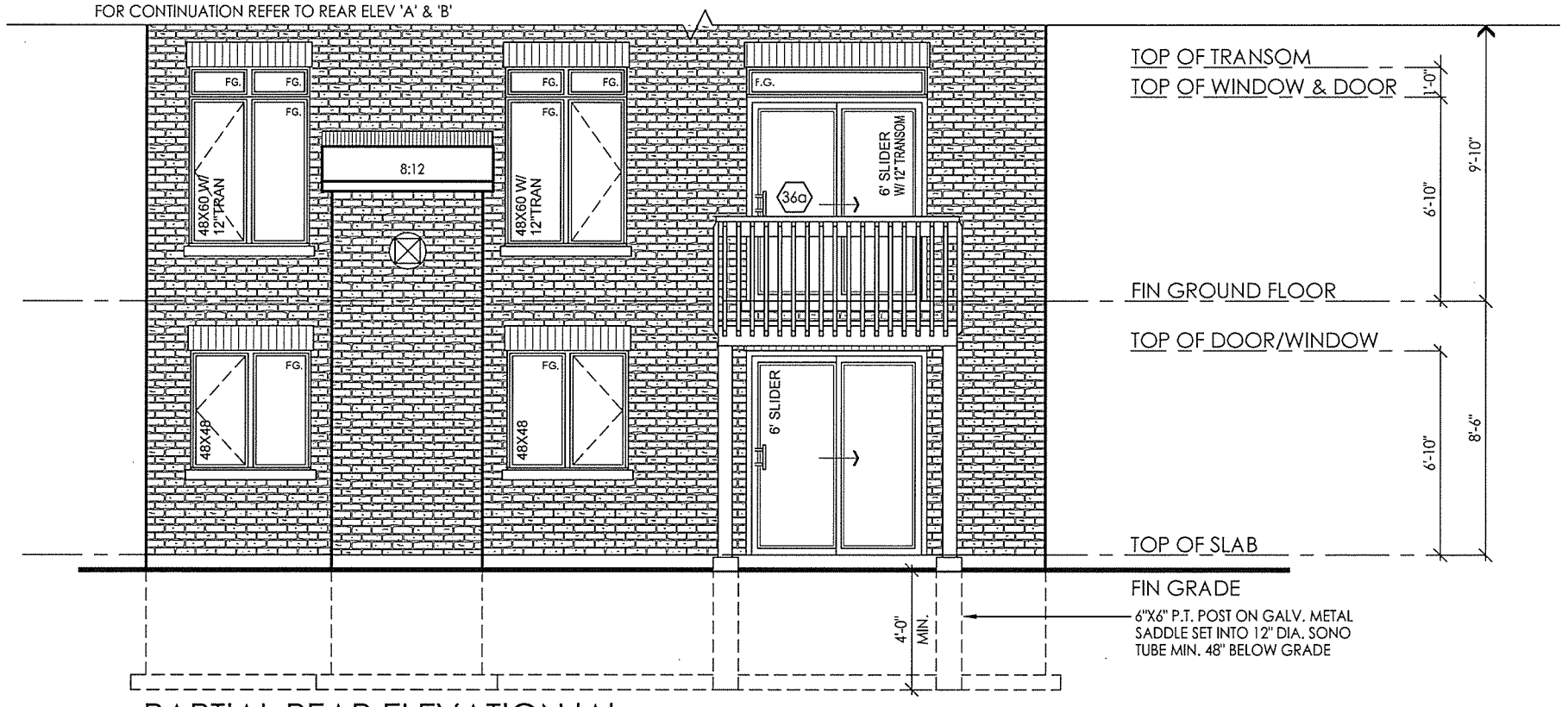
page
A13

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



PARTIAL REAR ELEVATION 'B'
LOB CONDITION

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



PARTIAL REAR ELEVATION 'A'
WOB CONDITION

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client Gold Park Homes
project KLEINBURG GLEN PH-2

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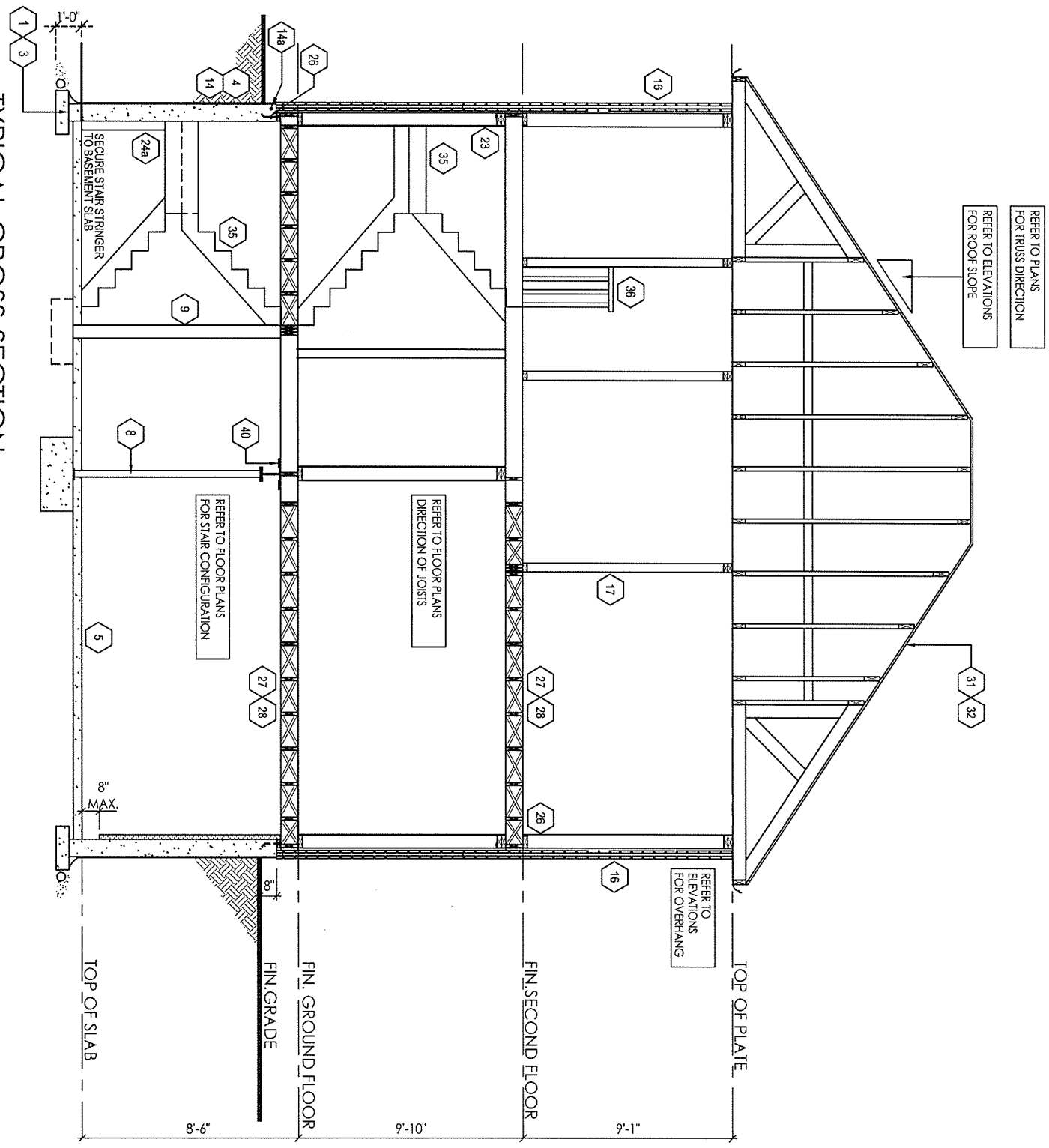
TYPICAL CROSS-SECTION



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4					8				

RN design
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model
38-3

scale
3/16" = 1'0"

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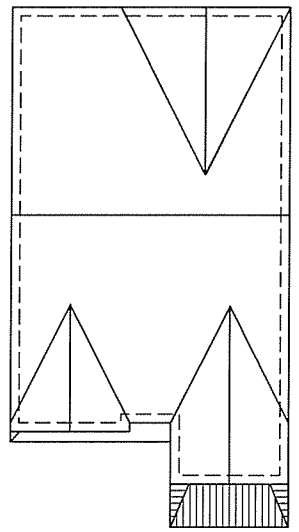
14043

page
A15



ROOF PLAN 'A'
(LOT 64)

GROSS GLAZING AREA 'A'
WOB CONDITION (LOT 64)

TOTAL PERIPHERAL WALL AREA	3932.78 SF	365.36 m²
FRONT GLAZING AREA	83.58 SF	7.76 m²
LEFT SIDE GLAZING AREA	40.14 SF	3.73 m²
RIGHT SIDE GLAZING AREA	71.83 SF	6.67 m²
REAR GLAZING AREA	216 SF	20.07 m²
TOTAL GLAZING AREA	411.55 SF	38.23 m²
TOTAL GLAZING PERCENTAGE	10.46 %	

UPGRADED REAR ELEVATION 'A'
WOB CONDITION

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ARCHITECTURAL REVIEW & APPROVAL
MAR 2 7 2017
John D. Williams Limited, Architect

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SIGNATURE:

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client
Gold Park Homes

project
KLEINBURG GLEN PH-2

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

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VAUGHAN, ON
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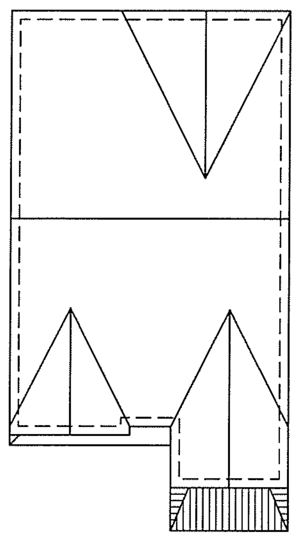
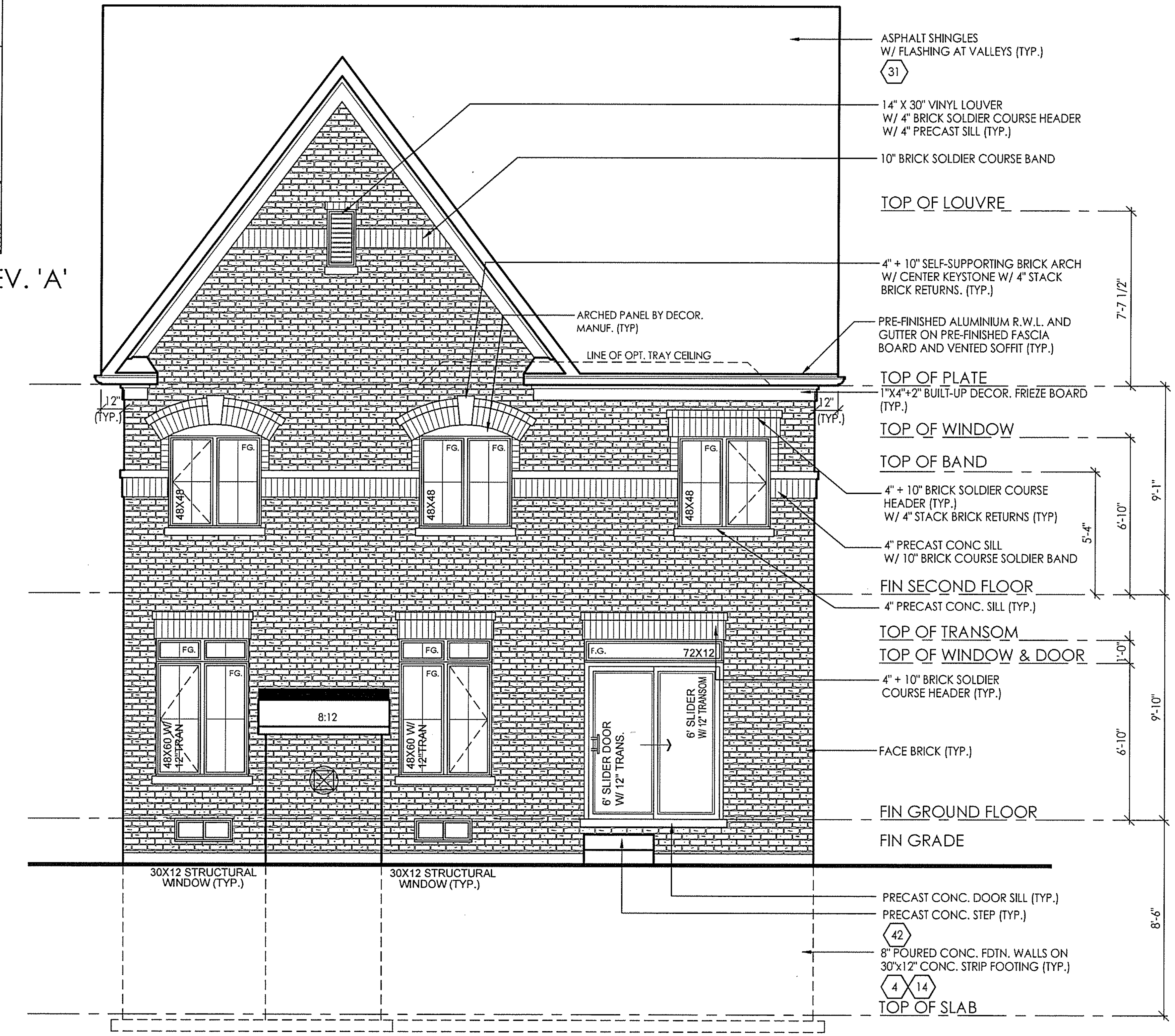


ROOF PLAN ELEV. 'A' UPGRADE



REAR ELEVATION 'A' UPGRADE

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ARCHITECTURAL REVIEW AND APPROVAL CITY OF VAUGHAN
Signed:
Dated: MAR 2 7 2017
JOHN G. WILLIAMS LIMITED, ARCHITECT

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RN design
Imagine ▸ Inspire ▸ Create

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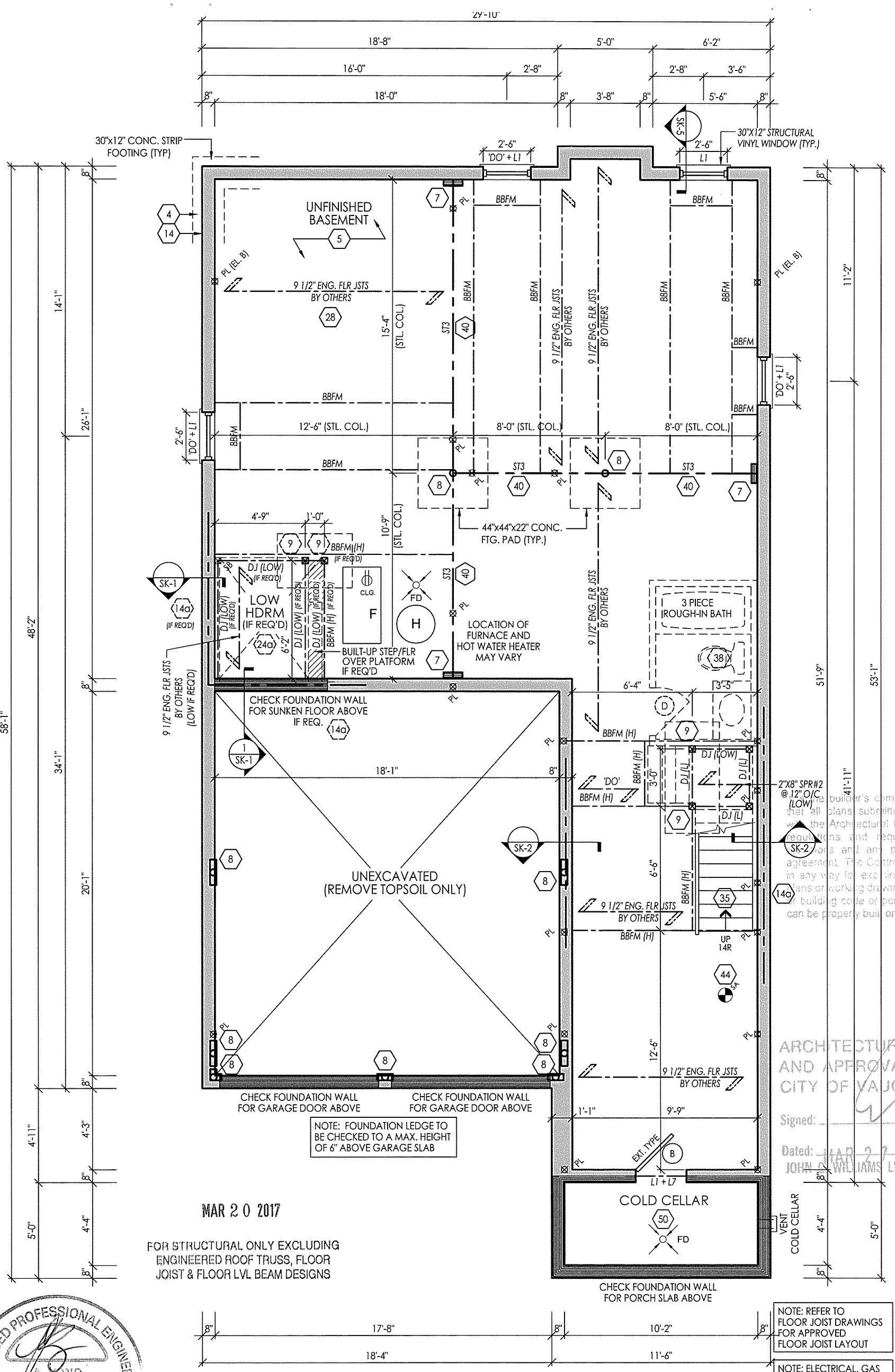

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FOR STRUCTURAL ONLY EXCLUDING ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LVL BEAM DESIGNS

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT

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

OPT BASEMENT PLAN ELEV. 'A' & 'B'

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
PROVINCE OF ONTARIO

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 restrictions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site plans or working drawings with respect to any municipal by-law 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: _____
Dated: MAR 2 7 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:

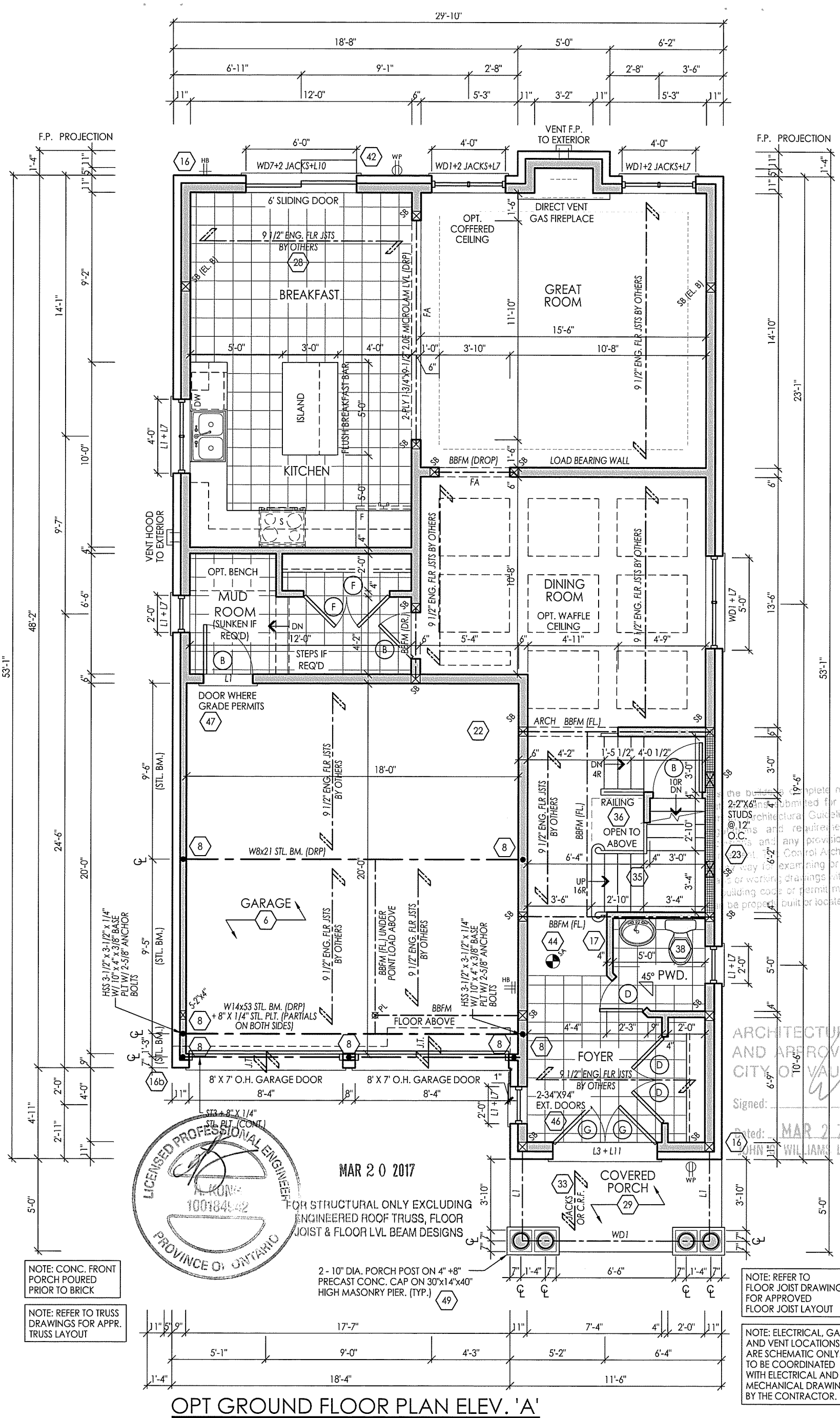
SIGNATURE:

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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	13-MAR-17	JP	JP					

RN design
Imagine ▸ Inspire ▸ Create

model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: A18



NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT

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

LICENSED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
MAR 20 2017
FOR STRUCTURAL ONLY EXCLUDING ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LVL BEAM DESIGNS

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

ARCHITECTURAL REVIEW AND APPROVAL CITY OF VAUGHAN
Signed:
Dated: MAR 27 2017
JOHN WILLIAMS LIMITED, ARCHITECT

OPT GROUND FLOOR PLAN ELEV. 'A'

File:C:_RN_Standards\Temp\AcPublish_7592\14043-38-3-FINAL.dwg Plotted: Mar 20, 2017 By:JulioP

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: 3688
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1	ISSUED FOR CLIENT REVIEW	13-MAR-17	JP	JP					

RN design
Imagine ▸ Inspire ▸ Create

model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: A19

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.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING 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.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING 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 LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 3.6 kPa, ONLY EXCLUDING

(8) **STEEL PIPE COLUMN:**
O.B.C. 9.15.3.4. & 9.17.3. ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LVL BEAM DESIGNS
-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/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 86 KN (O.B.C. 9.17.3.4.)

COL. SPACING:	FTG SIZE:
2 STOREY	
-MAX. 9'-10" (2997mm)	- 34" X 34" X 16" (860mmX 860mmX 400mm)
-MAX. 16'-0" (4880mm)	- 44" X 44" X 21" (1120mmX 1120mmX 530mm)
3 STOREY	
-MAX. 9'-10" (2997mm)	- 40" X 40" X 19" (1010mmX 1010mmX 480mm)
-MAX. 16'-0" (4880mm)	- 51" X 51" X 24" (1295mmX 1295mmX 610mm)

-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*

(9) **WOOD COLUMN:**
OBC 9.17.4.1 , 9.17.4.2, & 9.17.4.3.
-5 ½" X 5 ½" (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

DAMPPROOFING & WATERPROOFING:
-DAMPPROOF 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.

(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:
-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.

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

(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

MAR 1 7 2017

PROFESSIONAL ENGINEER JULIO A. PINZON 100184942 PROVINCE OF ONTARIO

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	2004-03-15	BU	RPA	5				
2	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM	6				
3	ISSUED FOR PERMIT	24-FEB-16	JP	JP	7				
4					8				

RN design
Imagine ▸ Inspire ▸ Create

model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: D1

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 R15 (RSI 2.64) 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.

(17) **INTERIOR STUD WALLS:**

O.B.C. T.9.23.10.1.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

(18) **BEARING STUD WALL (BASEMENT):**

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DBL. 2" X 4" OR 2" X 6" TOP PLATE.
- 2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

(19) **PARTY WALL - BLOCK:**

O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

(19a) **PARTY WALL - BLOCK (AGAINST GARAGE):**

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

REQ. INSULATION VALUES:

INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90

-RIGID INSULATION	= 20.00
-LOW DENSITY CONCRETE BLOCK	= 1.70
-WOOD FRAME W/ GYPSUM	= 2.72
-AIR FILM - MOVING	= 0.68
-AIR FILM - STILL	= 0.17
TOTAL "R" VALUE	= 25.27

(19b) **FIREWALL:**

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

(20) **PARTY WALL - FOUNDATION:**

O.B.C. 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

(21) **PARTY WALL - WOOD STUD:**

O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

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.

(22) **GARAGE WALL & CEILING:**

O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI-3.87) INSULATION IN WALLS,
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

(22a) **WALLS ADJACENT TO ATTIC SPACE:**

-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

(23) **DOUBLE VOLUME WALLS:**

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) 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 WITH O.B.C. 9.25.3. & 9.25.9.

◆ *CLIENT SPECIFIC REVISIONS*

(24) **EXPOSED FLOOR:**

-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

(24a) **SUNKEN FINISHED AREAS:**

-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.

(25) **DOUBLE MASONRY WYTHE WALL:**

O.B.C. 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

(25a) **CORBEL MASONRY VENEER:**

-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

FLOOR ASSEMBLIES:

(26) **SILL PLATE:**

O.B.C. 9.23.7.
-2" X 4" (38mm X 89mm) 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 FOUNDATION WALL.
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

(27) **BRIDGING & STRAPPING:**

O.B.C. 9.23.9.4.
a) STRAPPING
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
-FASTENED TO SILL OR HEADER @ ENDS
b) BRIDGING
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
c) BRIDGING & STRAPPING
- a) & b) USED TOGETHER OR
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)
d) FURRING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

(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

(29) **PORCH SLAB:**

O.B.C. 9.39.1.4.
-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.
-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

(30) **EXTERIOR BALCONY ASSEMBLY:**

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- EXTERIOR GUARD AS PER #36a
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

(30a) **EXTERIOR FLAT ROOF ASSEMBLY:**

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
-2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)

REQUIRED FOR OVER HEATED SPACES:

-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES

(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:**

-R60 (RSI 10.56) 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.)

(32a) **VAULTED OR CATHEDRAL CEILING:**

O.B.C. 9.26. & TABLE A4
-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 OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
-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.
-2'x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2'x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
-R31 (RSI 5.46) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

(33) **CONVENTIONAL FRAMING:**

O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

(34) **ATTIC ACCESS HATCH:**

OBC 9.19.2.1. & SB-12 3.1.1.8.(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL:

(35) **PRIVATE STAIRS:**

O.B.C. 9.8.4.

-MAX. RISE	= 7-7/8"	(200mm)
-MIN. RUN	= 8-1/4"	(210mm)
-MIN. TREAD	= 9-1/4"	(235mm)
-MAX. NOSING	= 1"	(25mm)
-MIN. HEADROOM	= 6'-5"	(1950mm)
-MIN. WIDTH (BETWEEN WALL FACES)	= 2'-10"	(860mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11"	(900mm)

ANGLED TREADS:

-MIN. RUN	= 5 7/8"	(150mm)
-MIN. AVG. RUN	= 7 7/8"	(200mm)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4
- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS:

O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

(35a) **PUBLIC STAIRS:**

O.B.C. 9.8.4.

-MAX. RISE	= 7-3/32"	(180mm)
-MIN. RUN	= 11"	(280mm)
-MIN. TREAD	= 11"	(280mm)
-MAX. NOSING	= 1"	(25mm)
-MIN. HEADROOM	= 6'-9"	(2050mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11"	(900mm)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4
- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.
- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)
- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

PROJECTIONS:

O.B.C. 9.8.7.6
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

TERMINATION:

O.B.C. 9.8.7.3
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

FINISH:

O.B.C. 9.8.9.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

(36) **INTERIOR GUARDS:**

O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

(36a) **EXTERIOR GUARDS:**

O.B.C. SB-7 & 9.8.8.3.
-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).
-GUARDS TO BE 3'-6" (1070mm)
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-PROVIDE MID-SPAN POSTS AS PER SB-7.
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

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

LICENSED PROFESSIONAL ENGINEER — J. RONG — PROVINCE OF ONTARIO

File:C:_RN_Standards\temp\AcPublish_9464\14043-38-3-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
location: VAUGHAN,ON
project: KLEINBURG GLEN PH-2
marketing name:

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2004-03-15	BU	RPA	5				
2	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM	6				
3	ISSUED FOR PERMIT	24-FEB-16	JP	JP	7				
4					8				

RN design
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model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: D2

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.

49a **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)

FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
-DOUBLE STUDS @ OPENINGS
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
-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	3176.24 SF	295.07 m²
FRONT GLAZING AREA	83.58 SF	7.76 m²
LEFT SIDE GLAZING AREA	40.14 SF	3.73 m²
RIGHT SIDE GLAZING AREA	71.83 SF	6.67 m²
REAR GLAZING AREA	135.36 SF	12.57 m²
TOTAL GLAZING AREA	330.91 SF	30.74 m²
TOTAL GLAZING PERCENTAGE	10.41 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	3148.65 SF	292.51 m²
FRONT GLAZING AREA	70.46 SF	6.55 m²
LEFT SIDE GLAZING AREA	40.14 SF	3.73 m²
RIGHT SIDE GLAZING AREA	71.83 SF	6.67 m²
REAR GLAZING AREA	135.36 SF	12.57 m²
TOTAL GLAZING AREA	317.79 SF	29.52 m²
TOTAL GLAZING PERCENTAGE	10.09 %	

MAR 17 2017

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

LICENSED PROFESSIONAL ENGINEER
A. RONG
100184942
PROVINCE OF ONTARIO

♦ *CLIENT SPECIFIC REVISIONS*

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DOORS 46 47

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

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

WOOD BEAMS

WD10	2/ 1 3/4" X7 1/4" (2.0E) LVL
WD11	3/ 1 3/4" X7 1/4" (2.0E) LVL
WD12	2/ 1 3/4" X9 1/2" (2.0E) LVL
WD13	3/ 1 3/4" X9 1/2" (2.0E) LVL
WD14	2/ 1 3/4" X11 7/8" (2.0E) LVL
WD15	3/ 1 3/4" X11 7/8" (2.0E) LVL
WD16	2/ 1 3/4" X14" (2.0E) LVL
WD17	3/ 1 3/4" X14" (2.0E) LVL

LINTELS

L1	2/ 2" X 8" SPR	L9	4" X 3-1/2" X 1/4" L	L14	5-7/8" X 3-1/2" X 1/2" L
L3	2/ 2" X 10" SPR	L10	4-7/8" X 3-1/2" X 5/16" L	L15	5-7/8" X 4" X 1/2" L
L5	2/ 2" X 12" SPR	L11	4-7/8" X 3-1/2" X 3/8" L	L16	7-1/8" X 4" X 3/8" L
L7	3-1/2" X 3-1/2" X 1/4" L	L12	4-7/8" X 3-1/2" X 1/2" L	L17	7-1/8" X 4" X 1/2" L
L8	4-7/8" X 3-1/2" X 1/4" L	L13	5-7/8" X 3-1/2" X 3/8" L		

SMOKE ALARM 44
WATERPROOF DUPLEX OUTLET
VENTS AND INTAKES
HOSE BIB
38 EXHAUST FAN
COLD CELLAR VENT 50
STOVE VENT
FIRE PLACE VENT
DRYER VENT

PLAN/ELEVATION LEGEND

CMA CARBON MONOXIDE ALARM (CMA) 45
DJ DOUBLE JOIST
PT PRESSURE TREATED LUMBER
GT GIRDER TRUSS
AFF ABOVE FINISHED FLOOR
BBFM BEAM BY FLOOR MANUF
(FL) FLUSH
(DR) DROPPED
'DO' REPEAT SAME JOIST SIZE
U/S UNDER SIDE
FG FIXED GLAZING
GB GLASS BLOCK
BG BLACK GLASS

FD FLOOR DRAIN
SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
POINT LOAD
FLAT ARCH
2 STORY WALL
EXT. LIGHT FIXTURE (WALL MOUNTED)
H HYDRO METER
G GAS METER

File:C:_RN_Standards\temp\AcPublish_9464\14043-38-3-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

location
VAUGHAN,ON

project
KLEINBURG GLEN PH-2

marketing name

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2004-03-15	BU	RPA
2	REVISED AS PER CLIENT COMMENTS	17-Dec-15	CR	CR
3	REVISED AS PER CLIENT COMMENTS	19-Jan-16	JM	JM
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP

#	revisions	date	dwn	chk
5	ADDED GLAZING CALCULATIONS FOR LOT 64	9-Aug-16	SM	XX
6				
7				
8				

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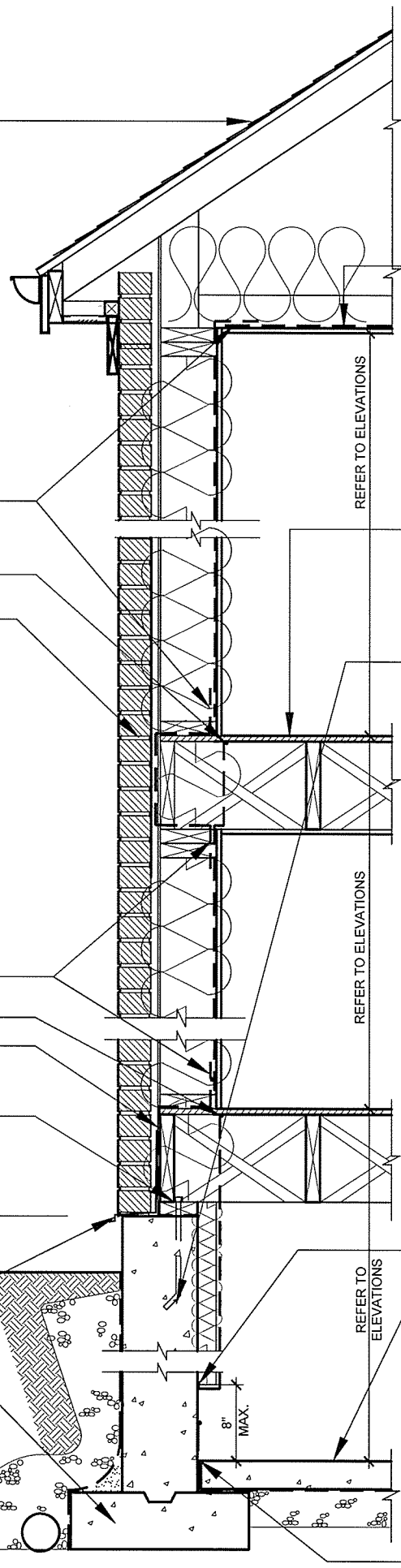
model
38-3

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.)

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

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

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.

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

DAMPPROOFING & WATERPROOFING:
-DAMPPROOF 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.

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.

SEALANT

METAL FLASHING TO EXTEND UP BEHIND BRICK MIN 6"

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.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING 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

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 1 7 2017

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

LICENSED PROFESSIONAL ENGINEER
A. KONG
100184942
PROVINCE OF ONTARIO

File:C:_RN_Standards\temp\AcPublish_9464\14043-38-3-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
location: VAUGHAN,ON
project: KLEINBURG GLEN PH-2
marketing name:

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

RN design
Imagine ▸ Inspire ▸ Create

model: 38-3
scale: 3/16" = 1'0"
project #: 14043
page: D4