

CONSTRUCTION NOTES:
COMPLIANCE PACKAGE J - O.B.C. 2012 - 2015 ENACTMENT
(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:
TYPICAL STEEL FOOTING:
O.B.C. 9.15.3.
-BASED ON 16" (14.9mm) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10" (254mm) (758Pa) BEARING CAPACITY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER CIVILS ENGINEERING REPORT)

TYPICAL STEEL FOOTING (EXTERIOR WALLS):
O.B.C. 9.15.3.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 18" X 6" (460mm X 150mm)
-3 STOREY - 26" X 9" (660mm X 230mm)

TYPICAL STEEL FOOTING (INTERIOR BEARING WALLS):
O.B.C. 9.15.3.4.
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)
-2 STOREY MASONRY - 26" X 9" (660mm X 230mm)
-2 STOREY STUD - 18" X 5" (450mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (910mm X 360mm)
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

STEP FOOTING:
O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN
DRAINAGE TILE OR PIPE:
O.B.C. 9.14.3.
-1" (25mm) MIN. DIA. Laid ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FR. SLAB
-COVER TOP & SIDES OF TILE OR PIPE W/ 5/8" (16mm) OF CRUSHED STONE OR OTHER COURSE GRANULAR MATERIAL
-TILE SHALL LEAD TO A SEWER, DRAINAGE DITCH, OR DRY WELL

BASEMENT SLAB:
O.B.C. 9.13.2 & 9.14.
-7/8" (20mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-1" (25mm) OF COURSE GRANULAR MATERIAL TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. 9.13.2, 1.1.6 (3))
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 9.13.9)

SLAB ON GROUND:
O.B.C. 9.13.2 & 9.14.
-7/8" (20mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
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GARAGE SLAB / EXTERIOR SLAB:
-4800psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONCRETE & W/ 5/8" AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-4" X 6" (102 X 254) W/ 2" WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-ALL FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

PLASTER:
O.B.C. 9.15.5.3.
-PLASTER
-CONCRETE NBS - 4" X 12" (100mm X 300mm)
-BLOCK NBS - 4" X 12" (100mm X 300mm) BLOCKED & TIED TO WALLS AS PER O.B.C. 9.20.1.12. TOP 7/8" (20mm) SOLID.
OR
-BEAD CEILING
-1" (25mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM.
-STRUCTURAL COMPLETION
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM MORE THAN 2 WOOD FRAME FLOORS. WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.91m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 30psf (2.4kPa).

STEEL PIPE COLUMN:
O.B.C. 9.15.3.4 & 9.17.3.
-FIND 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" (152mm) 100mm 6.35mm STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm) 100mm X 6.35mm STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. 2" (51mm) FROM BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/C-558-7.2-AM WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (8.1 kPa) (O.B.C. 9.17.3.4)

WOOD COLUMNS:
O.B.C. 9.15.3.4 & 9.17.3.
-FIND 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" (152mm) 100mm 6.35mm STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm) 100mm X 6.35mm STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. 2" (51mm) FROM BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/C-558-7.2-AM WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (8.1 kPa) (O.B.C. 9.17.3.4)

FOUNDATION WALLS:
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 6'-2" (2000mm) IN LATALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED TO FINISHED BASEMENT FLOOR GRADE.
-FOR WALLS NOT EXCEEDING 9'-0" (2700mm) IN LATALLY 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 RIGID JOISTS
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19.15.4.1.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. 19.15.4.1.1 PART 1
-WALL SHALL EXTEND A MIN. 5/8" (15mm) ABOVE GRADE
-INSULATE W/ R12 (RSI 1.91) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OR BASEMENT (O.B.C. 12.1.1.2.1.2.A.)
-BLOCK 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 5 1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13/34" (30mm) HIGH & MIN. 3-1/2" (90mm) THICK.

DAMP PROOFING & WATERPROOFING:
-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 4'-0" (1200mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.2 (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3 (3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP PROOFING.

FOUNDATION WALLS & UNSUPPORTED OPENINGS:
O.B.C. 9.23.
-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-2-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 12'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (20mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.27.
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-1/2" (12.7mm) GYPSUM BOARD (O.B.C. 9.23.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
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ALTERNATE FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (20mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.27.
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-1/2" (12.7mm) GYPSUM BOARD (O.B.C. 9.23.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-1/2" (12.7mm) GYPSUM BOARD (O.B.C. 9.23.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
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FRAME WALL CONSTRUCTION & GARAGE:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (20mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.27.
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
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REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
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-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
-REQ. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
-REQ. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
-REQ. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
-REQ. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

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 5/8" (15mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.2 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER 1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-1/2" (12.7mm) GYPSUM BOARD (O.B.C. 9.23.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-NOTE: SUPPORT FOR 2-3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING LESS THAN 4'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
-REQ. FOR FIRE RATING LESS THAN 2'-0" LIMITING DISTANCE:
O.B.C. 9.8.3 - WALL = EW15 (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BOARD W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

INTERIOR STUD WALLS:
O.B.C. 9.23.10.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 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 ON BOTH SIDES
-BEARING STUD WALL (BASEMENT):
O.B.C. 9.8.3 - WALL = 8/6 (STC = 57, FIRE = 2 HR)
-MIN. FIR 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 COTTON OR NON-COMBUSTIBLE MATERIAL & CAULKED TO PREVENT MOIST PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 4" (38mm X 89mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY
-1/2" (12.7mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.1 (1) & TABLE 2.1.1.3B-2
-ACoustICAL SEALANT AS PER O.B.C. 9.8.3 (NOTE 2) TO TABLE 1

PARTY WALL - BLOCK:
O.B.C. 9.8.3 - WALL = 8/6 (STC = 57, FIRE = 2 HR)
-MIN. FIR 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 COTTON OR NON-COMBUSTIBLE MATERIAL & CAULKED TO PREVENT MOIST PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 4" (38mm X 89mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY
-1/2" (12.7mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.1 (1) & TABLE 2.1.1.3B-2
-ACoustICAL SEALANT AS PER O.B.C. 9.8.3 (NOTE 2) TO TABLE 1

PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. 9.8.3 - WALL = 8/6 (STC = 57, FIRE = 2 HR)
-MIN. FIR 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 COTTON OR NON-COMBUSTIBLE MATERIAL & CAULKED TO PREVENT MOIST PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 4" (38mm X 89mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY
-1/2" (12.7mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.1 (1) & TABLE 2.1.1.3B-2
-ACoustICAL SEALANT AS PER O.B.C. 9.8.3 (NOTE 2) TO TABLE 1



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

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 1.1.16

SIGNATURE: _____



MAR 04 2016

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

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2016

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	RPA	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	17-JUN-15	RPA	DJI
3	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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11				
12				

client

Gold Park
Homes

project

Huntington &
Nashville
Kleinburg

model

42-3

project #

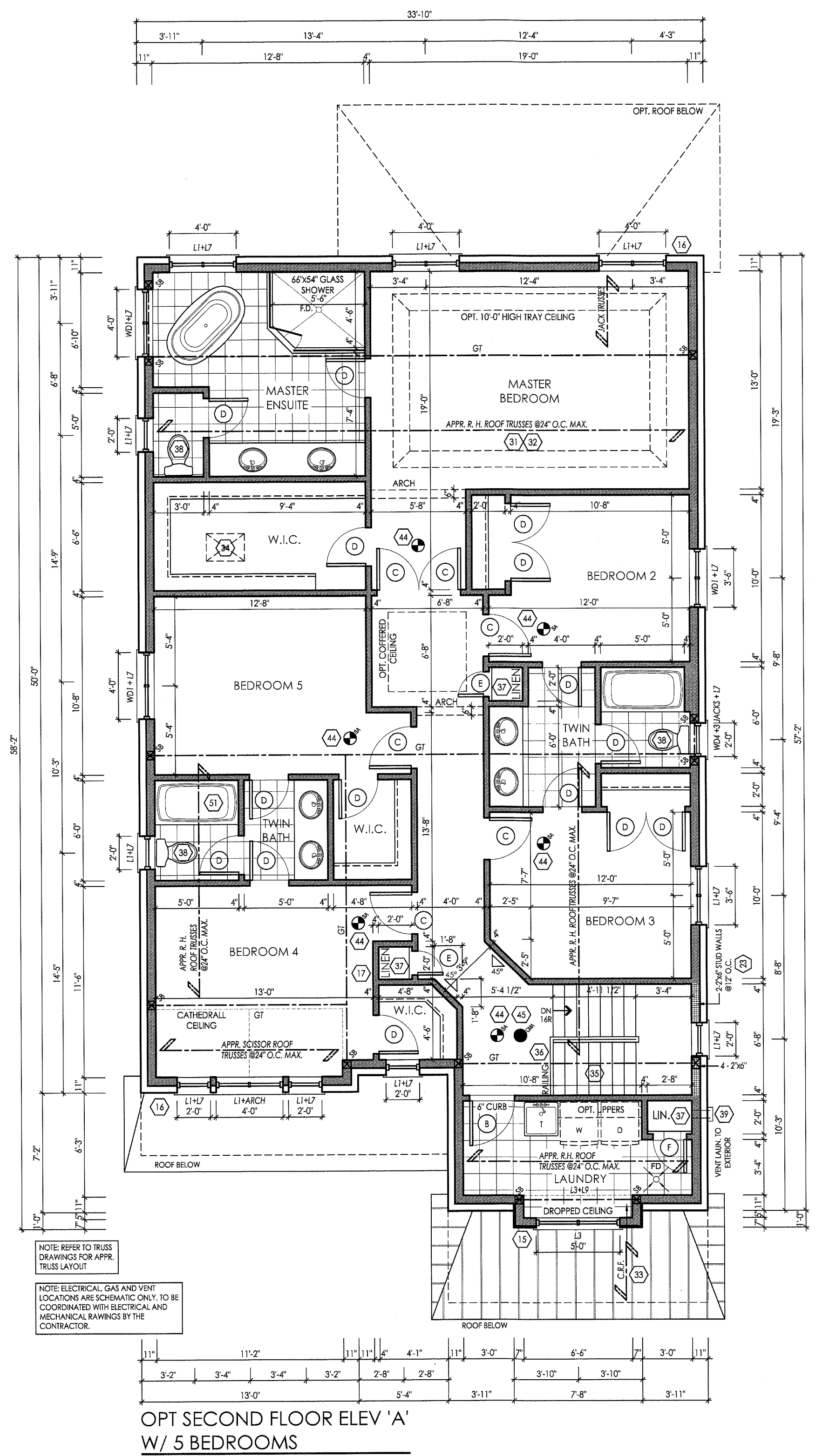
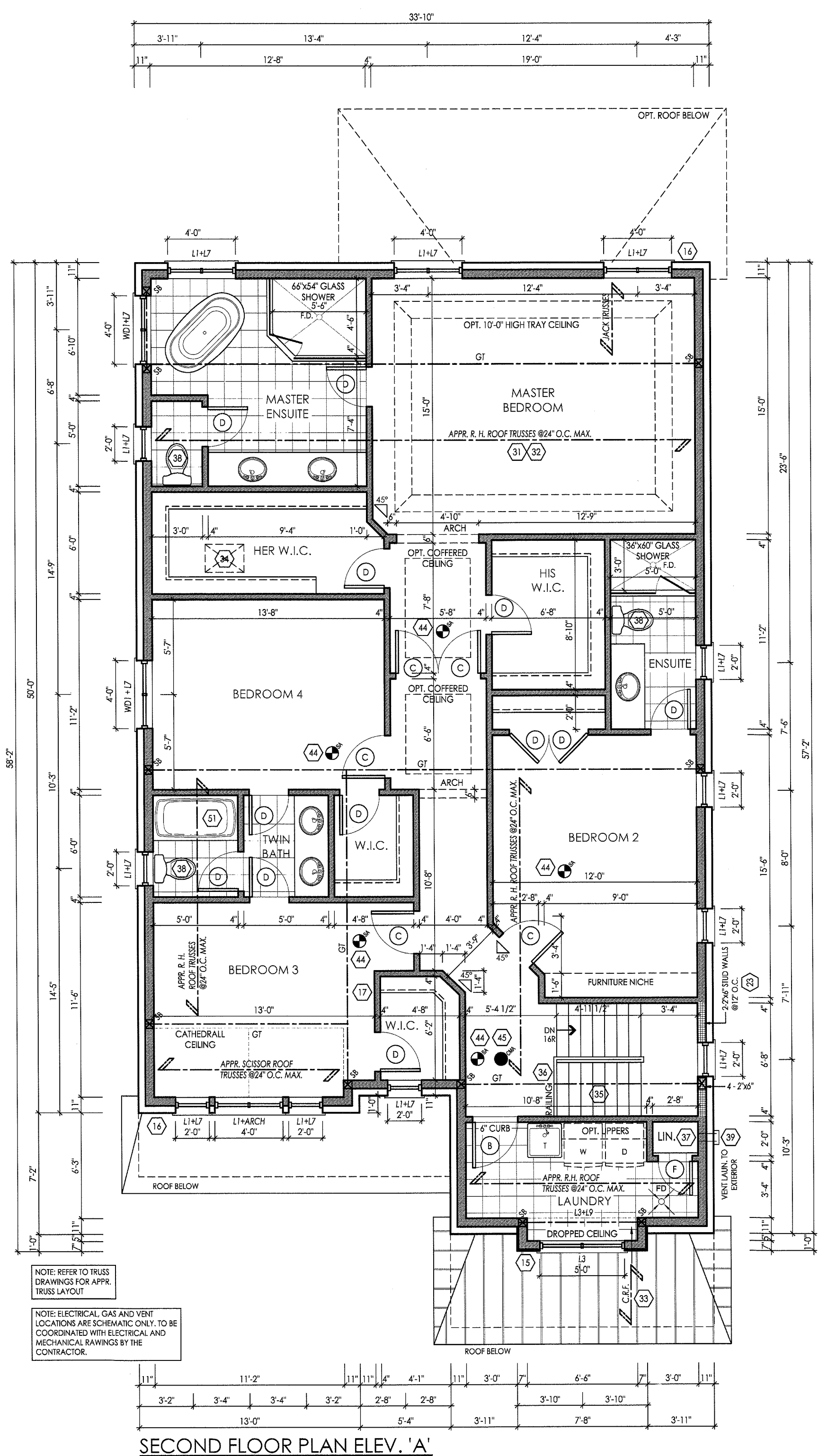
14043

scale

3/16" = 1'-0"

page

A2





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: 36488
FIRM BCIN: 26995
DATE: 1.17

SIGNATURE: _____



MAR 04 2016

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

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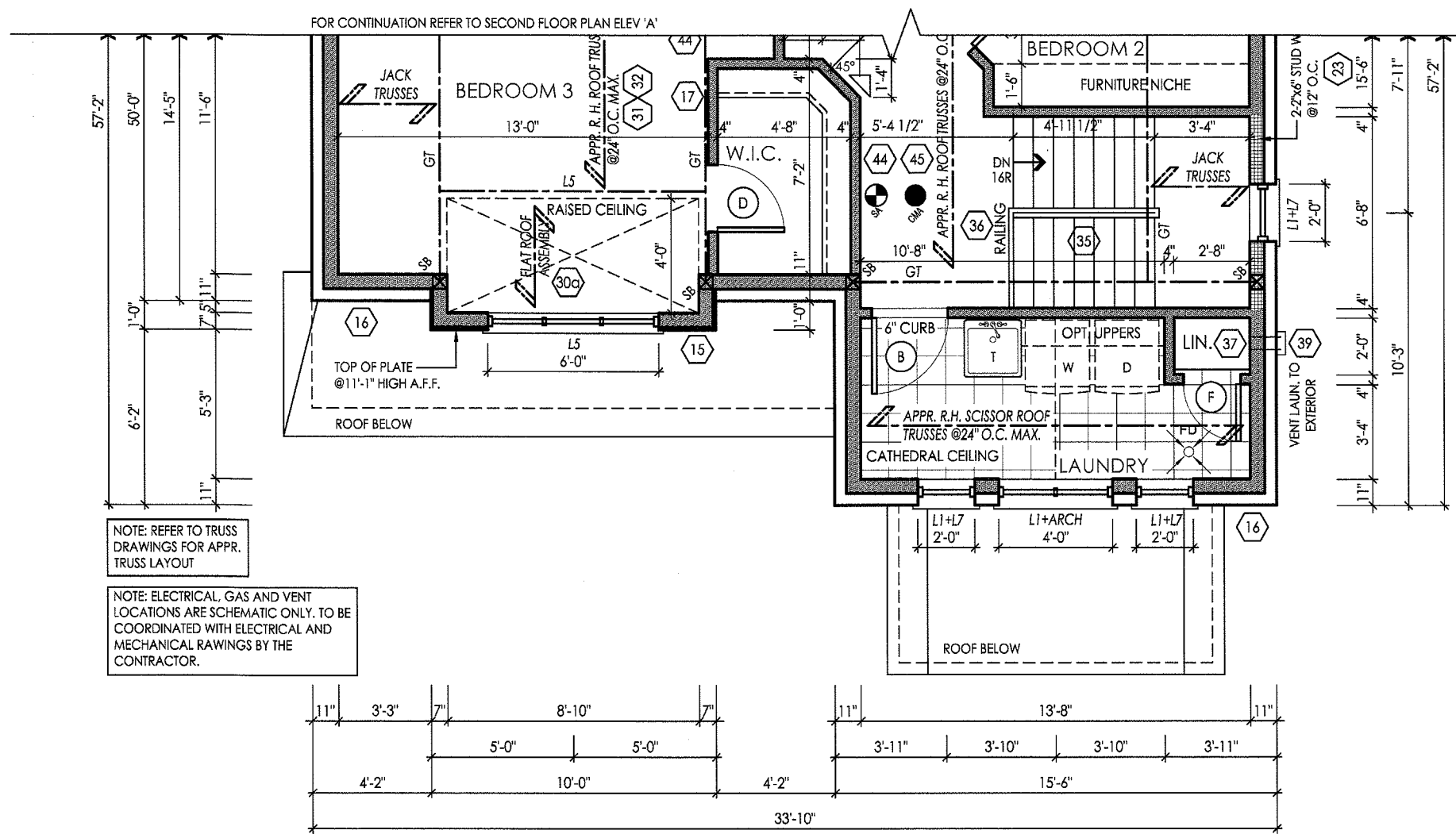
ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2015

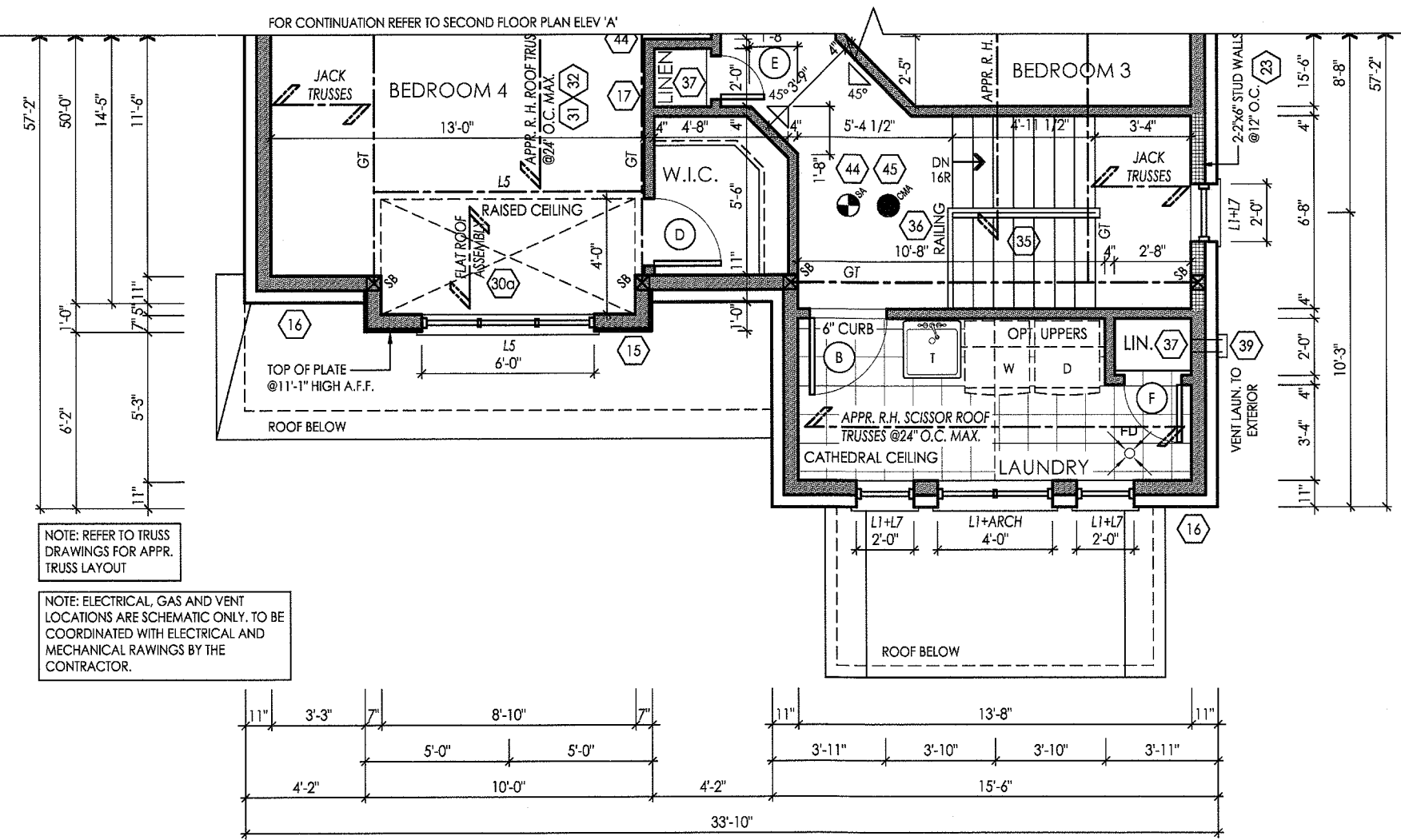
John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	RPA	CR
2	REVISED AS PER FLOOR & TRUSSES COORD.	17-JUN-15	RPA	DJH
3	REMOVED PREFACE LOG PROJECTION ON SIDE OFFICINE	15-DEC-15	CR	CR
4	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
5	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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12				

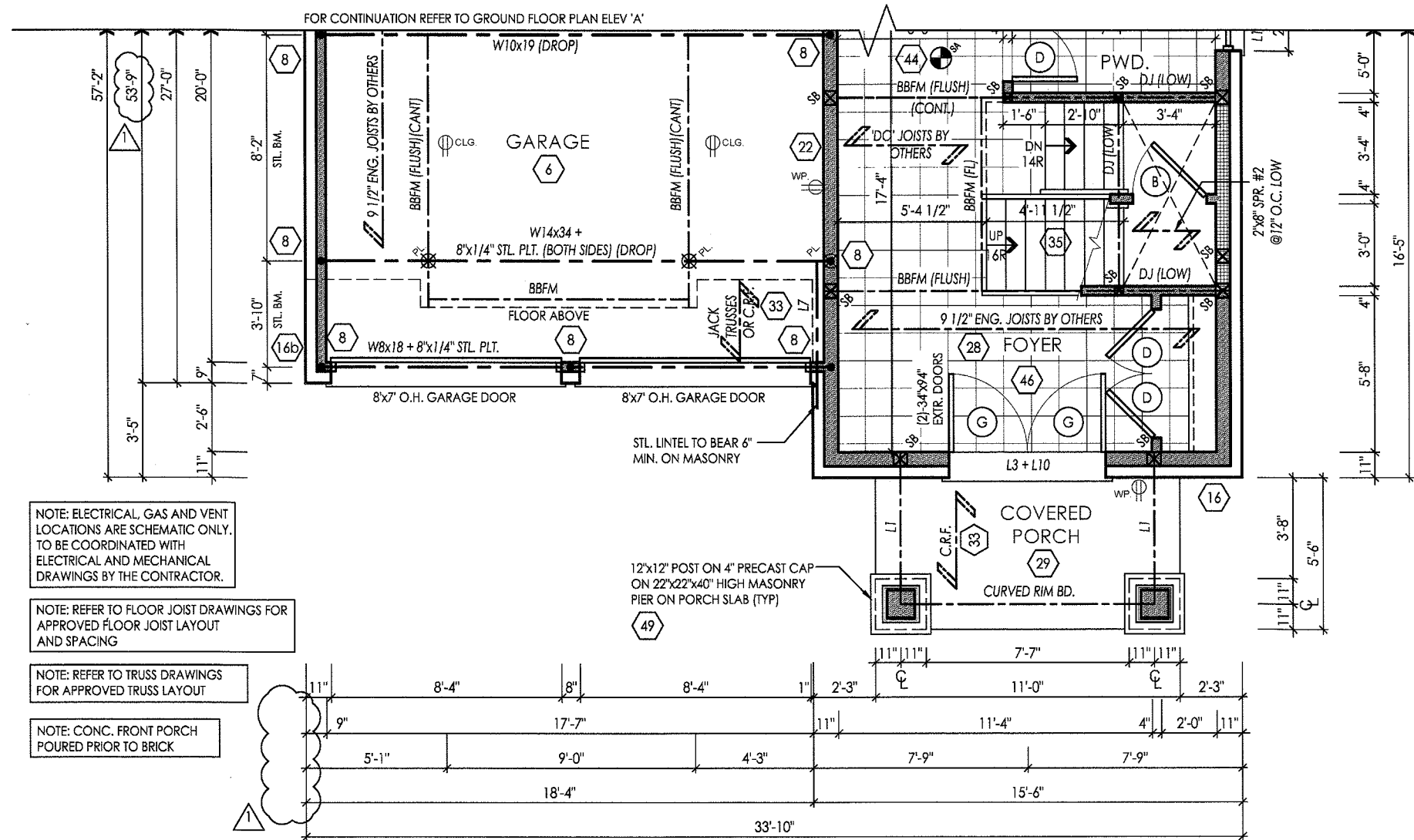
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project	Huntington & Nashville Kleinburg
model	42-3
project #	14043
scale	3/16" = 1'-0"
page	



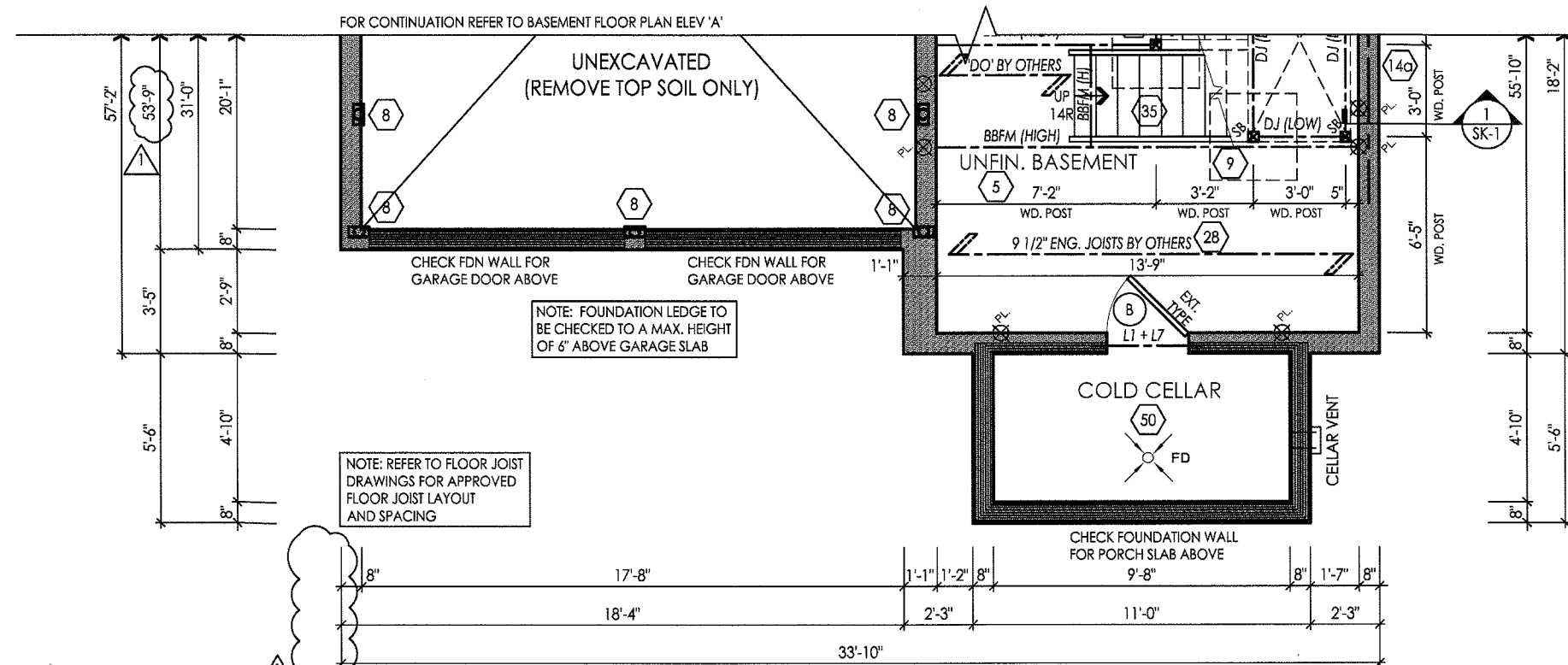
PART. SECOND FLOOR PLAN ELEV. 'B'



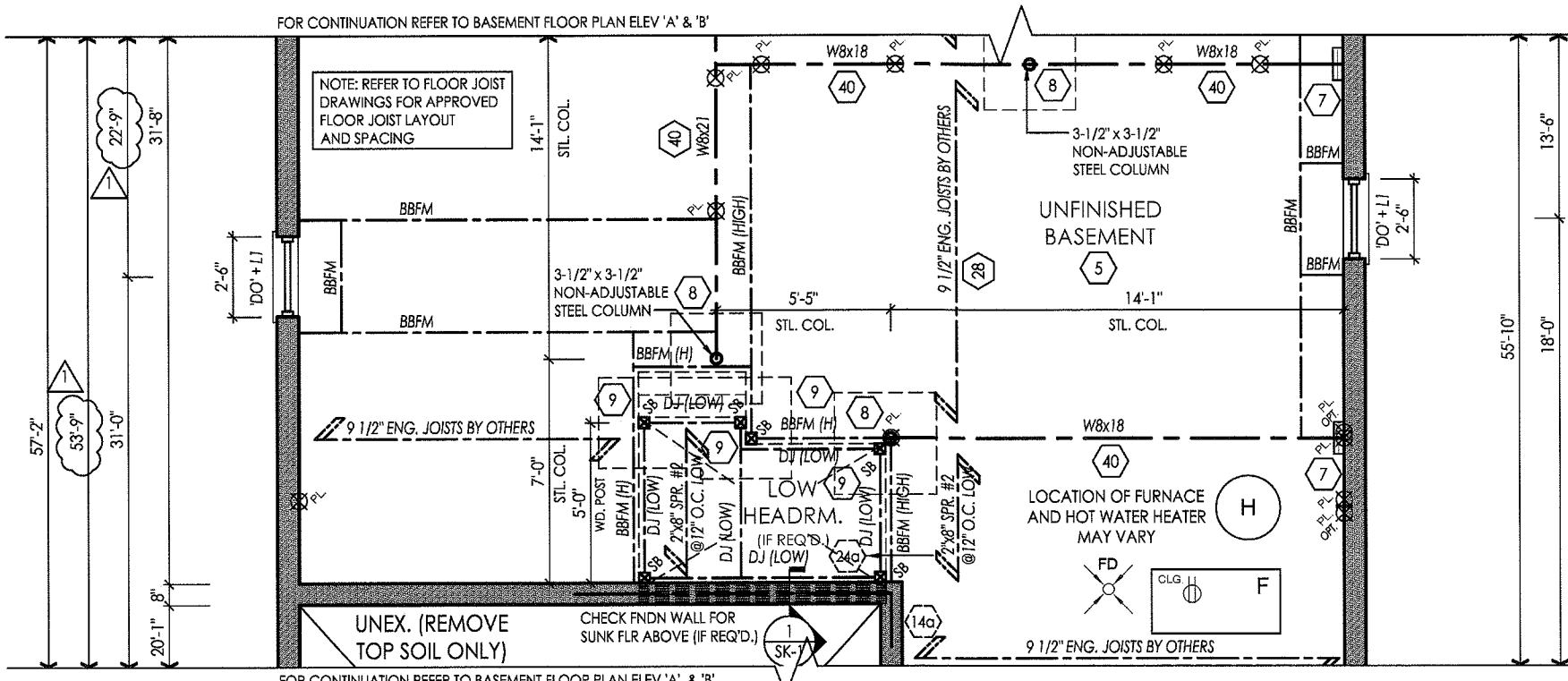
PART. OPT SECOND FLOOR ELEV 'B'
W/ 5 BEDROOMS



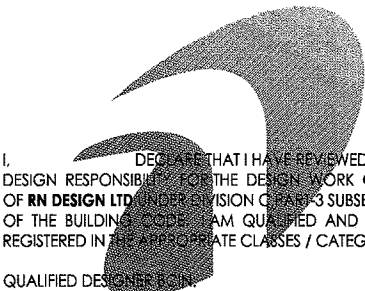
PART. GROUND FLOOR PLAN ELEV. 'B'



PART. BASEMENT FLOOR PLAN ELEV. 'B'



PART. BSMT. FLR. PLAN EL. 'A'/'B' - OPT. SUNK. MUDRM.



I, **DESIGNER**, HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF
OF **RN DESIGN LTD.** IN ACCORDANCE WITH THE SUBSECTION 3.2.4
OF THE BUILDING ACT, 1994 AND THE FIRM IS
REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER'S SIGNATURE:
FIRM SIGNATURE:
DATE:

SIGNATURE:

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

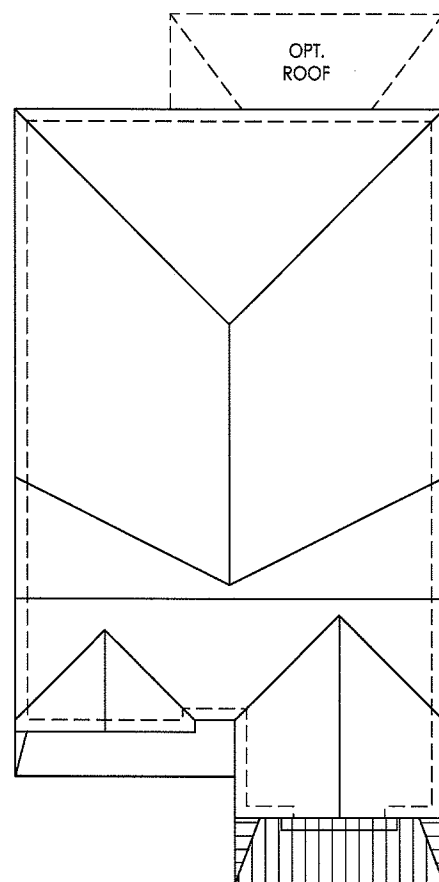
TOTAL PERIPHERAL WALL AREA	3512.35 SF	326.30 m²
FRONT GLAZING AREA	75.45 SF	7.01 m²
LEFT SIDE GLAZING AREA	61.42 SF	5.71 m²
RIGHT SIDE GLAZING AREA	65.92 SF	6.12 m²
REAR GLAZING AREA	173.87 SF	16.15 m²

TOTAL GLAZING AREA	376.66 SF	34.99 m²
TOTAL GLAZING PERCENTAGE	10.72 %	

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

TOTAL PERIPHERAL WALL AREA	3512.35 SF	326.30 m²
FRONT GLAZING AREA	75.45 SF	7.01 m²
LEFT SIDE GLAZING AREA	61.42 SF	5.71 m²
RIGHT SIDE GLAZING AREA	74.08 SF	6.88 m²
REAR GLAZING AREA	173.87 SF	16.15 m²

TOTAL GLAZING AREA	384.82 SF	35.75 m²
TOTAL GLAZING PERCENTAGE	10.96 %	



ROOF PLAN 'A'

NOTE: REFER TO
TRUSS DRAWINGS
FOR APPROVED
TRUSS LAYOUT

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

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'.



FRONT ELEVATION 'A'

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

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

ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2015

John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-23-15	RPA	CR
2	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15DEC-15	CR	CR
3	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
4	ISSUED FOR PERMIT	24FEB-16	JP	JP
5				
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12				

client

Gold Park
Homes

project

Huntington &
Nashville
Kleinburg

model

42-3

project #

14043

scale

3/16" = 1'-0"

page

A4

SIGNATURE: _____

John G. Williams Limited, Architect

client

project

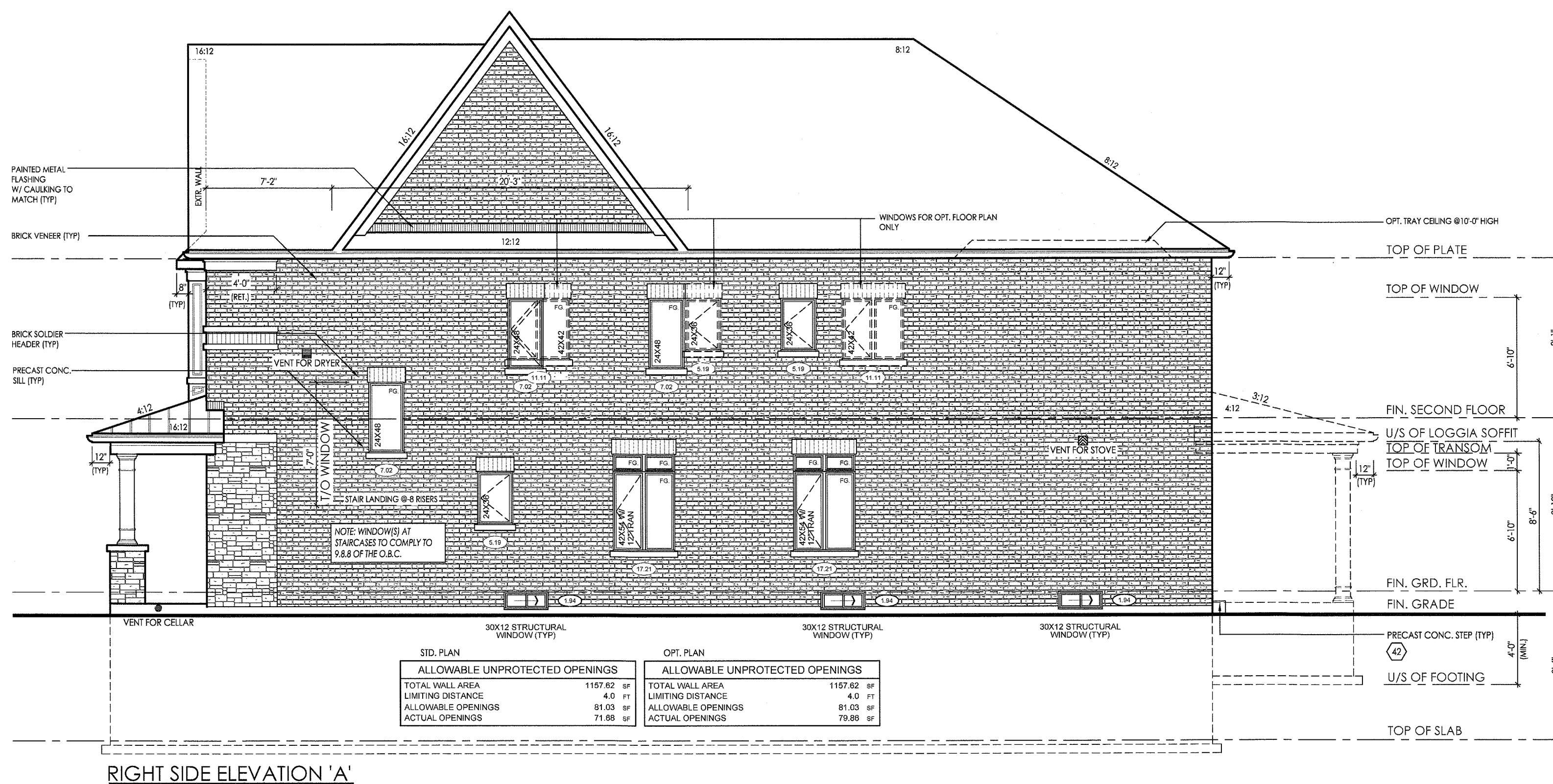
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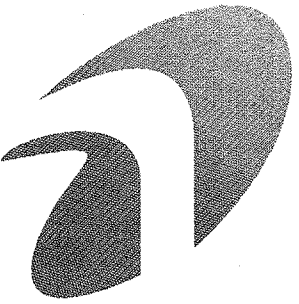
project #	14043
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scale $3 \frac{1}{4}'' = 1' 0''$

page

A5





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

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 1.1.1

SIGNATURE: _____

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

ARCHITECTURAL REVIEW & APPROVAL

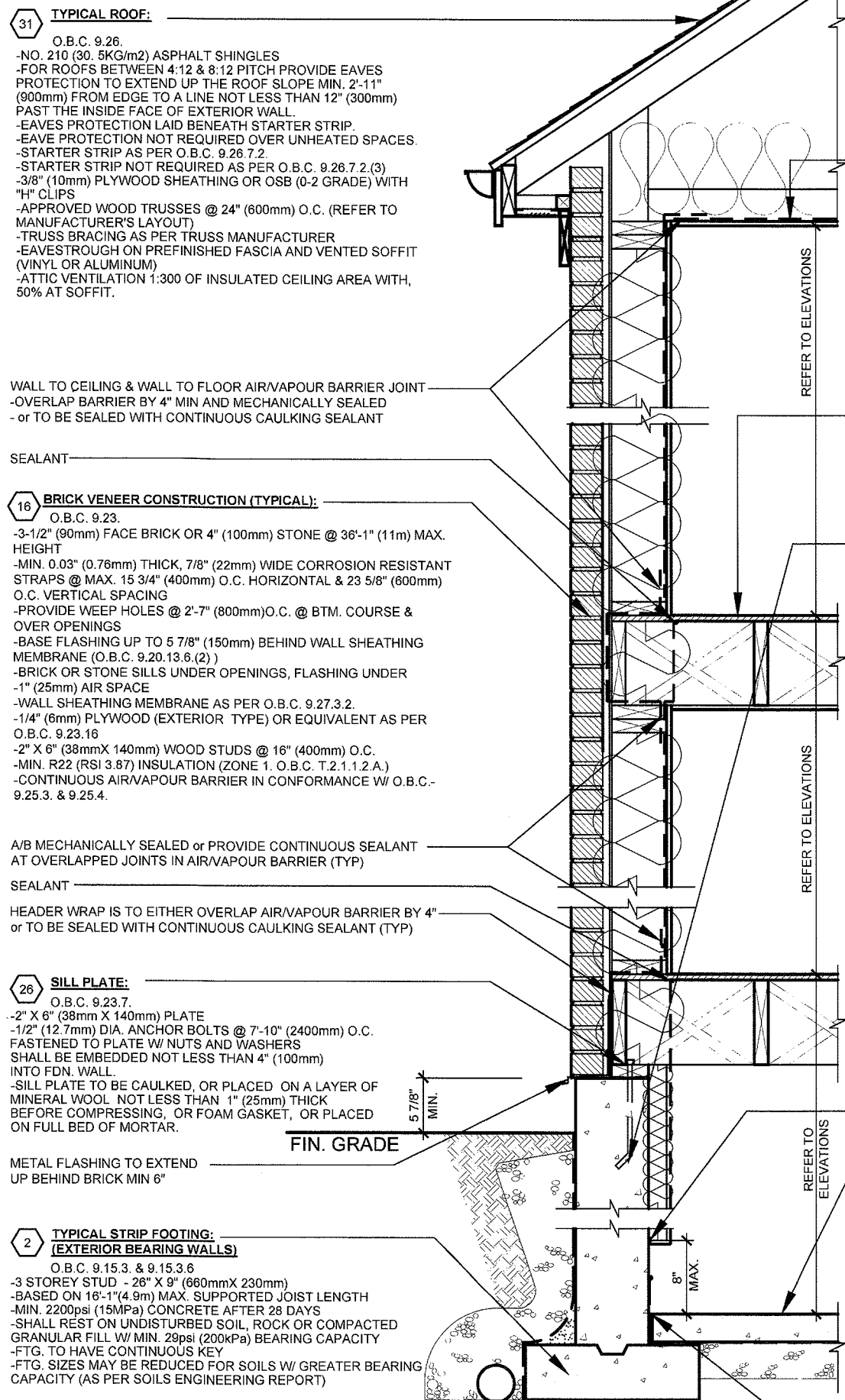
FEB 29 2016

John G. Williams Limited, Architect

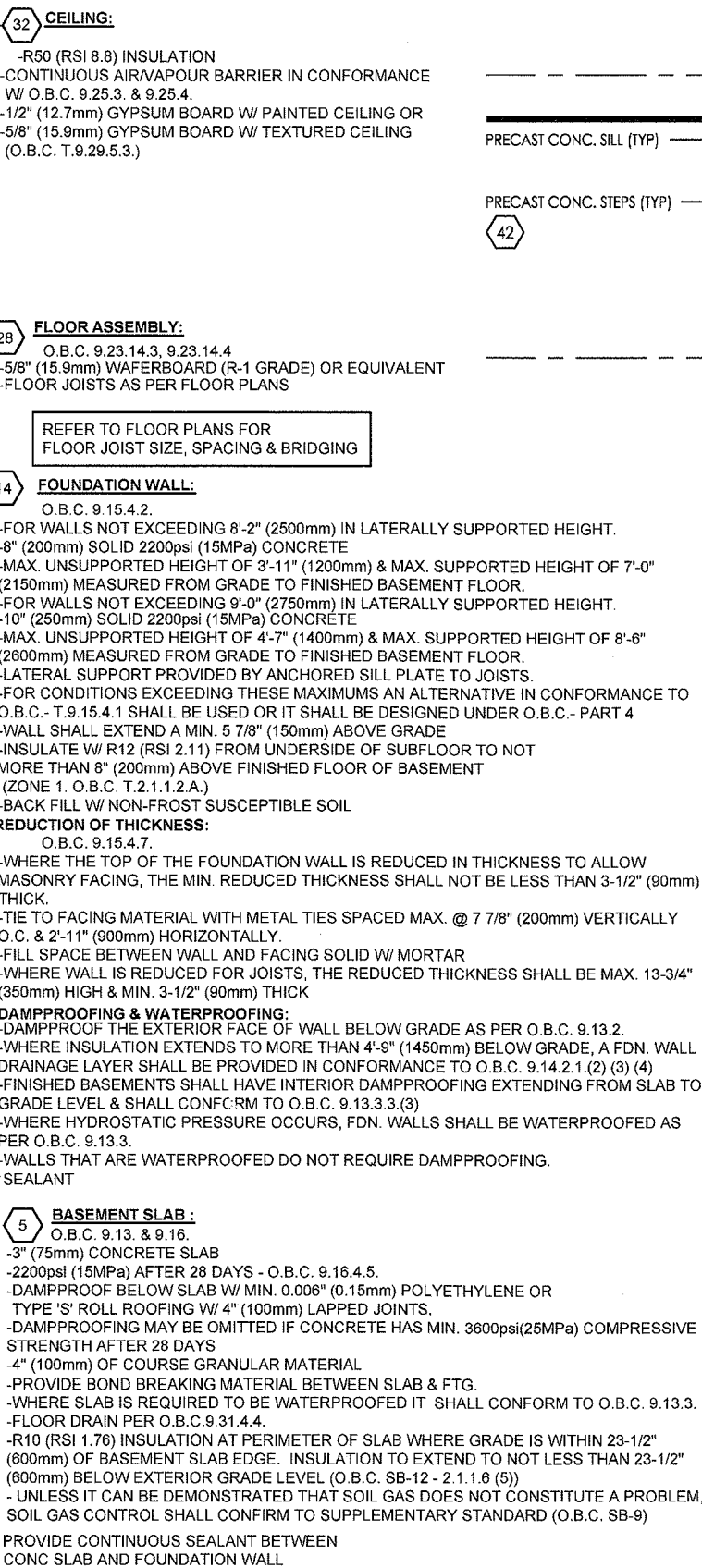
#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-25-15	RPA	CR
2	REMOVED REFERENCE JOG PROJECTION ON SIDE OF HOUSE	15 Dec-15	CR	CR
3	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP
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client	Gold Park Homes
project	Huntington & Nashville Kleinburg
model	42-3
project #	14043
scale	3/16" = 1'-0"
page	

A6



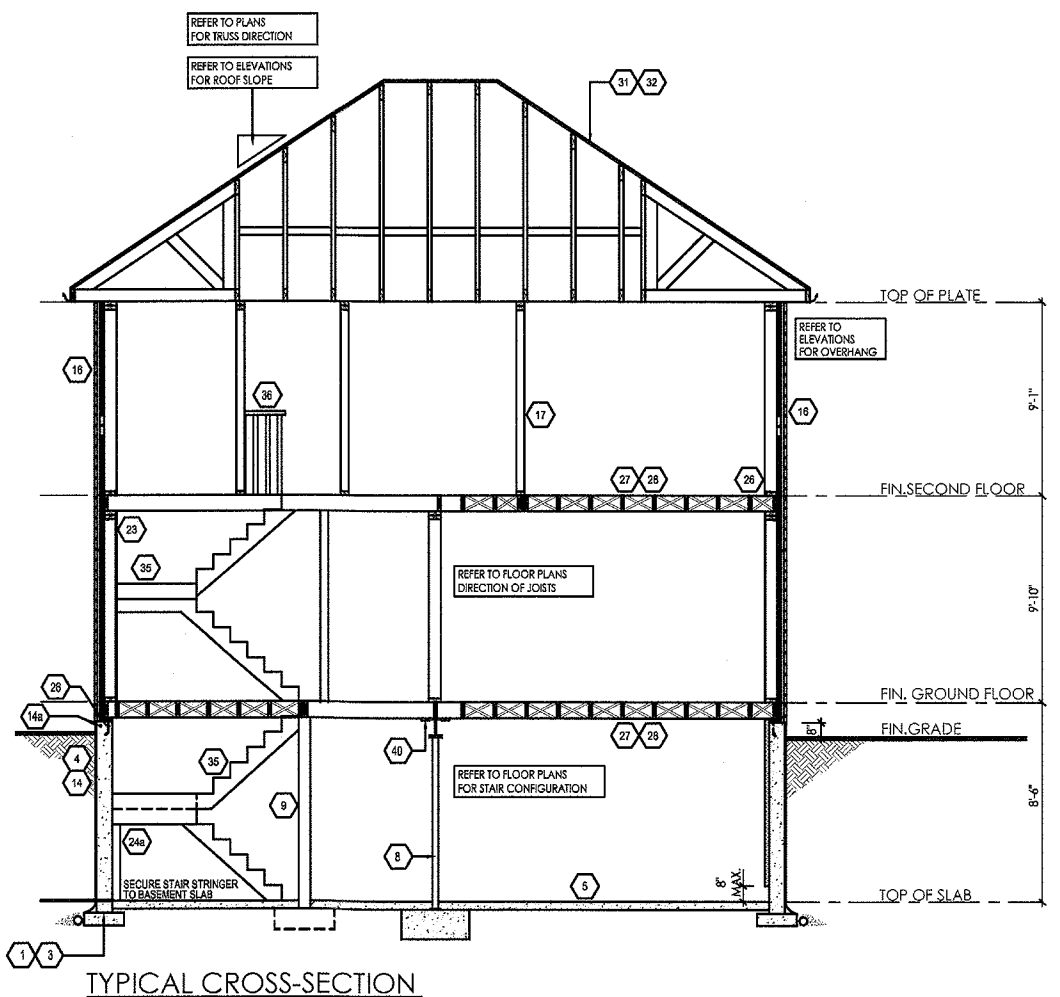
TYPICAL EXTERIOR WALL
SECTION- BRICK
SCALE: 3/4" = 1'-0"



REAR ELEVATION 'A' & 'B'



FOR STRUCTURAL ONLY
FOR STRUCTURAL ONLY





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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 11.17.15

SIGNATURE: _____

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

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ARCHITECTURAL REVIEW & APPROVAL
FEB 29 2015
John G. Williams Limited, Architect

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





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

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

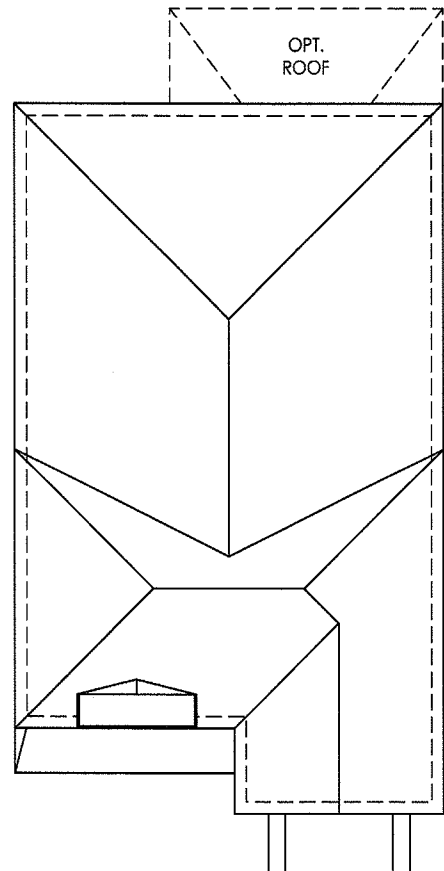
SIGNATURE: _____

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

TOTAL PERIPHERAL WALL AREA	3494.19 SF	324.61 m²
FRONT GLAZING AREA	106.68 SF	9.91 m²
LEFT SIDE GLAZING AREA	61.42 SF	5.71 m²
RIGHT SIDE GLAZING AREA	65.92 SF	6.12 m²
REAR GLAZING AREA	173.87 SF	16.15 m²
TOTAL GLAZING AREA	407.89 SF	37.89 m²
TOTAL GLAZING PERCENTAGE	11.67 %	

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

TOTAL PERIPHERAL WALL AREA	3494.19 SF	324.61 m²
FRONT GLAZING AREA	106.68 SF	9.91 m²
LEFT SIDE GLAZING AREA	61.42 SF	5.71 m²
RIGHT SIDE GLAZING AREA	74.08 SF	6.88 m²
REAR GLAZING AREA	173.87 SF	16.15 m²
TOTAL GLAZING AREA	416.05 SF	38.65 m²
TOTAL GLAZING PERCENTAGE	11.91 %	



ROOF PLAN 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

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'.



FRONT ELEVATION 'B'

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

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

ARCHITECTURAL REVIEW & APPROVAL
FEB 29 2015
John G. Williams Limited, Architect

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	MAR-25-15	RFA	CR
2	REMOVED FIREPLACE JOG PROJECTION ON SIDE OF HOUSE	15-Dec-15	CR	CR
3	REVISED AS PER CLIENT COMMENTS	12/18/2015	CR	CR
4	ISSUED FOR PERMIT	24-FEB-16	JP	JP
5				
6				
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11				
12				

client: Gold Park Homes

project: Huntington & Nashville Kleinburg

model: 42-3

project #: 14043

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

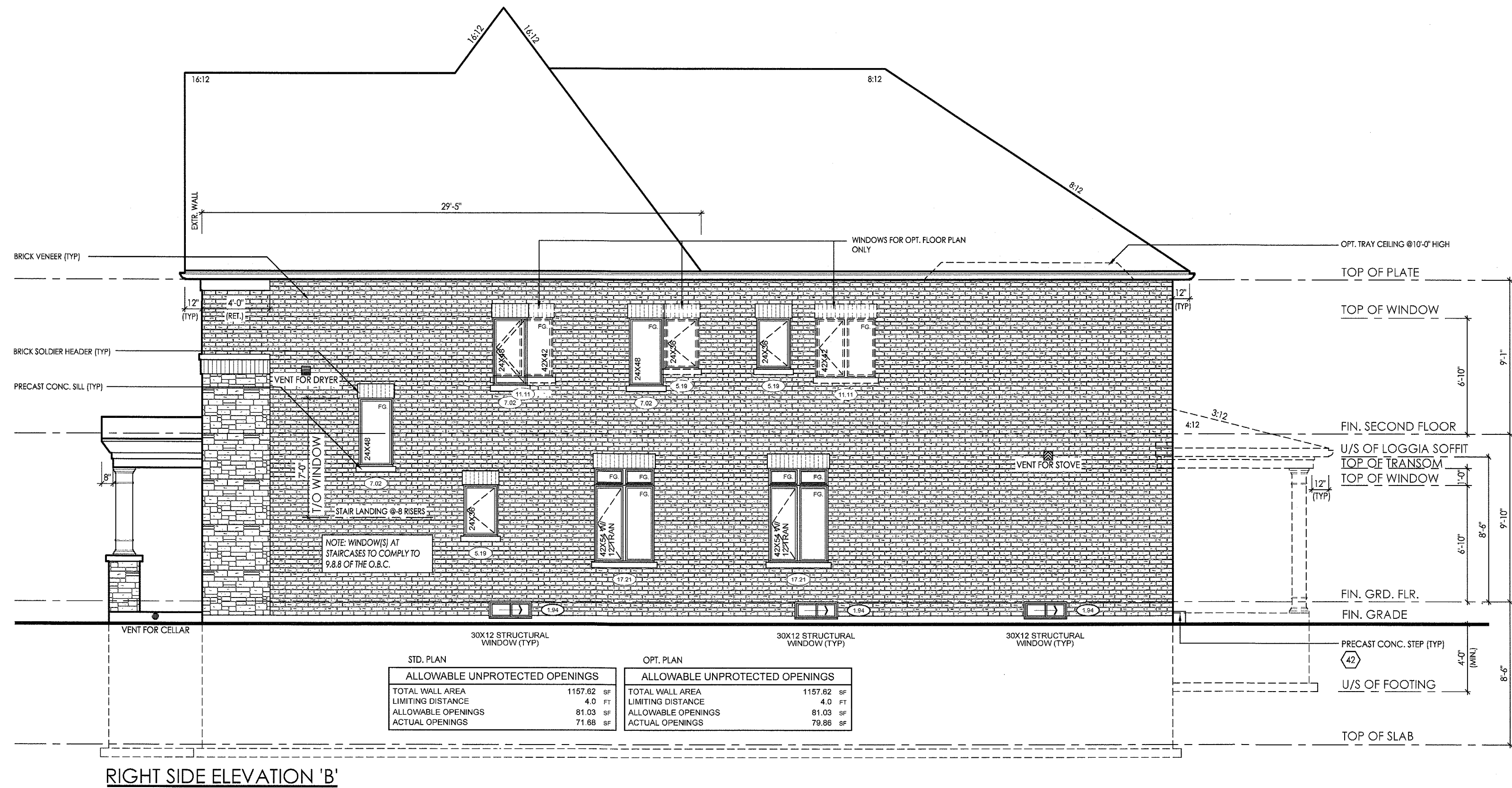
page:



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

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 11/17/15

SIGNATURE: _____



RIGHT SIDE ELEVATION 'B'

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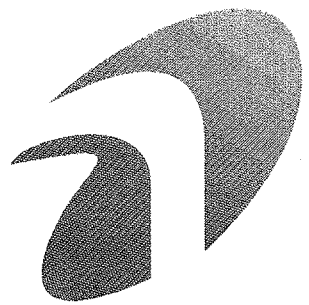
ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2015

John Q. Williams Limited, Architect

#	revisions	date	dwn	chk
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10				
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12				

client	Gold Park Homes
project	Huntington & Nashville Kleinburg
model	42-3
project #	14043
scale	3/16" = 1'-0"
page	A9



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ARCHITECTURAL REVIEW & APPROVAL

FEB 29 2015

John G. Williams Limited, Architect

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client Gold Park Homes

project Huntington & Nashville
Kleinburg

model 42-3

project # 14043

scale 3/16" = 1'-0"

page

A10

