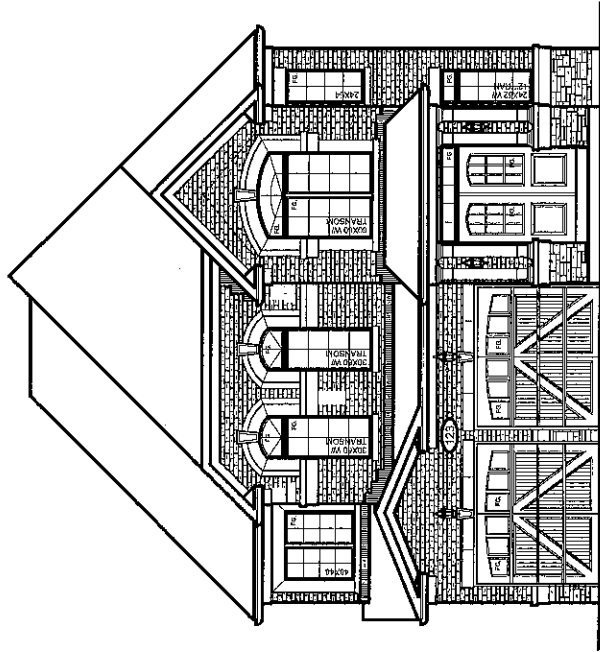
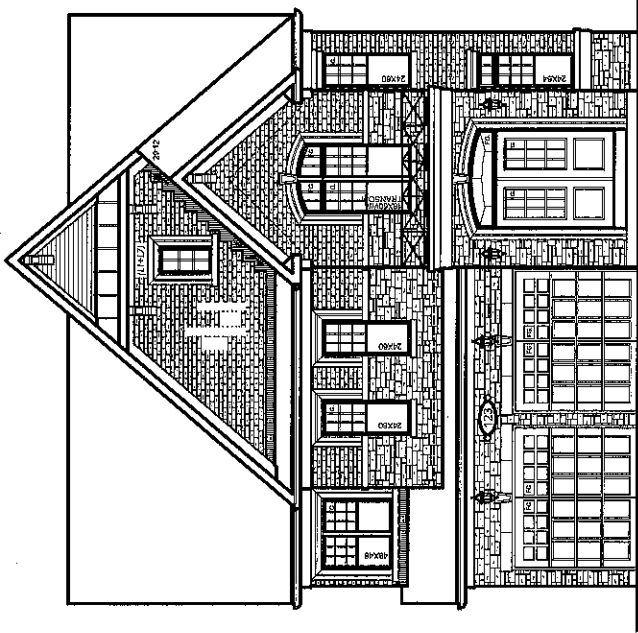




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR PLAN ELEV. 'A' & 'B'
- A2 GROUND FLOOR PLAN ELEV. 'A'
- A3 SECOND FLOOR PLAN ELEV. 'A'
- A4 PART. GROUND & SECOND FLOOR PLANS 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 'A'
- A12 TYPICAL CROSS-SECTION
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR PLAN	1072.6	99.6	1072.6	99.6
SECOND FLOOR PLAN	1396.3	129.7	1396.3	129.7
SECOND FLOOR PLAN OTB	(9.8)	(0.9)	(9.8)	(0.9)
TOTAL AREA	2459.1	228.5	2459.1	228.5
COVERAGE INC PORCH	1515.1	140.8	1515.1	140.8
COVERAGE NOT INC PORCH	1464.4	136.0	1464.4	136.0

Gold Park Homes McLaughlin and Mayfield

VIVALDI

It is the builder's complete responsibility to ensure that the construction of this house fully complies 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 matters or for any house that is not 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 BRAMPTON.

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFIED DESIGNER BCIN 20888

2015

DATE

U/N/E

SIGNATURE

client

Gold Park Homes

project

McLaughlin and Mayfield

location

Brampton

marking name

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	5		ISSUED FOR PERMIT	16/06/2015	RPA	DJH
2	REVISED AS PER ARCH. CONTROL COMM.	17/08/2014	rpa	DJH	6				
3	FLOOR JOIST & TRUSS COORDINATION	22/09/2014	le	djh	7				
4	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	8				

model

38-4

scale

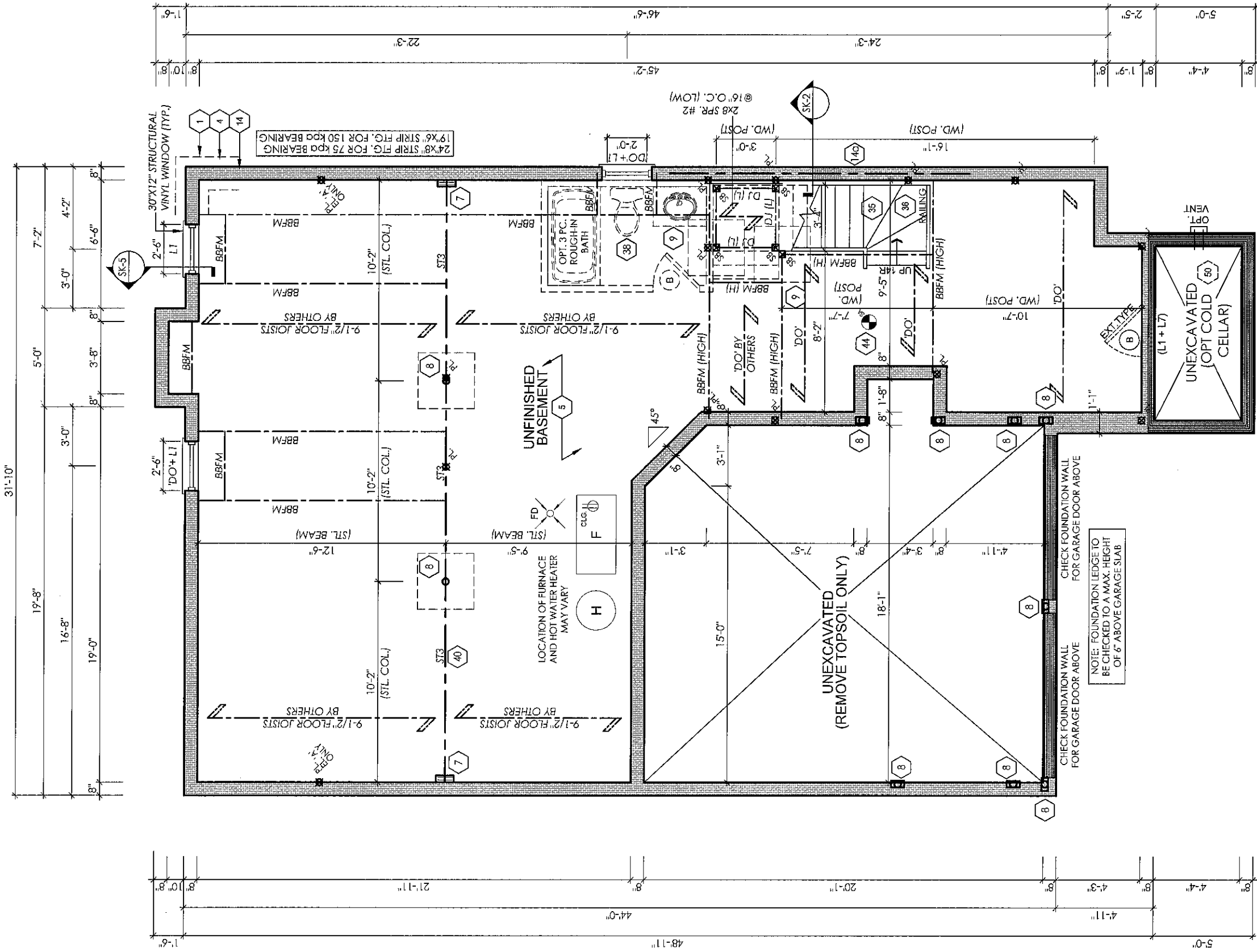
3/16" = 1'0"

project #

13098

page

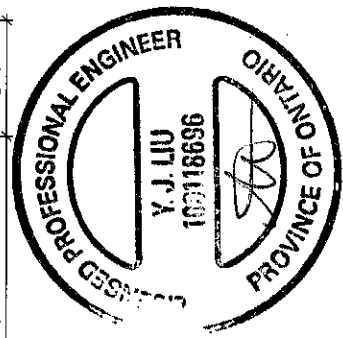
A0



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

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILED AREAS

BASEMENT FLOOR PLAN ELEV. 'A' & 'B'
JUN 23 2015
FOR STRUCTURAL ONLY EXCLUDING ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LVL BEAM DESIGNS



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements including zoning and subdivision agreements. 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 BRAMPTON.

ARCHITECTURAL REVIEW & APPROVAL
JUN 23 2015
JUNE G. HARRIS Limited, Architect

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited 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 20885
FIRM BCIN 26995

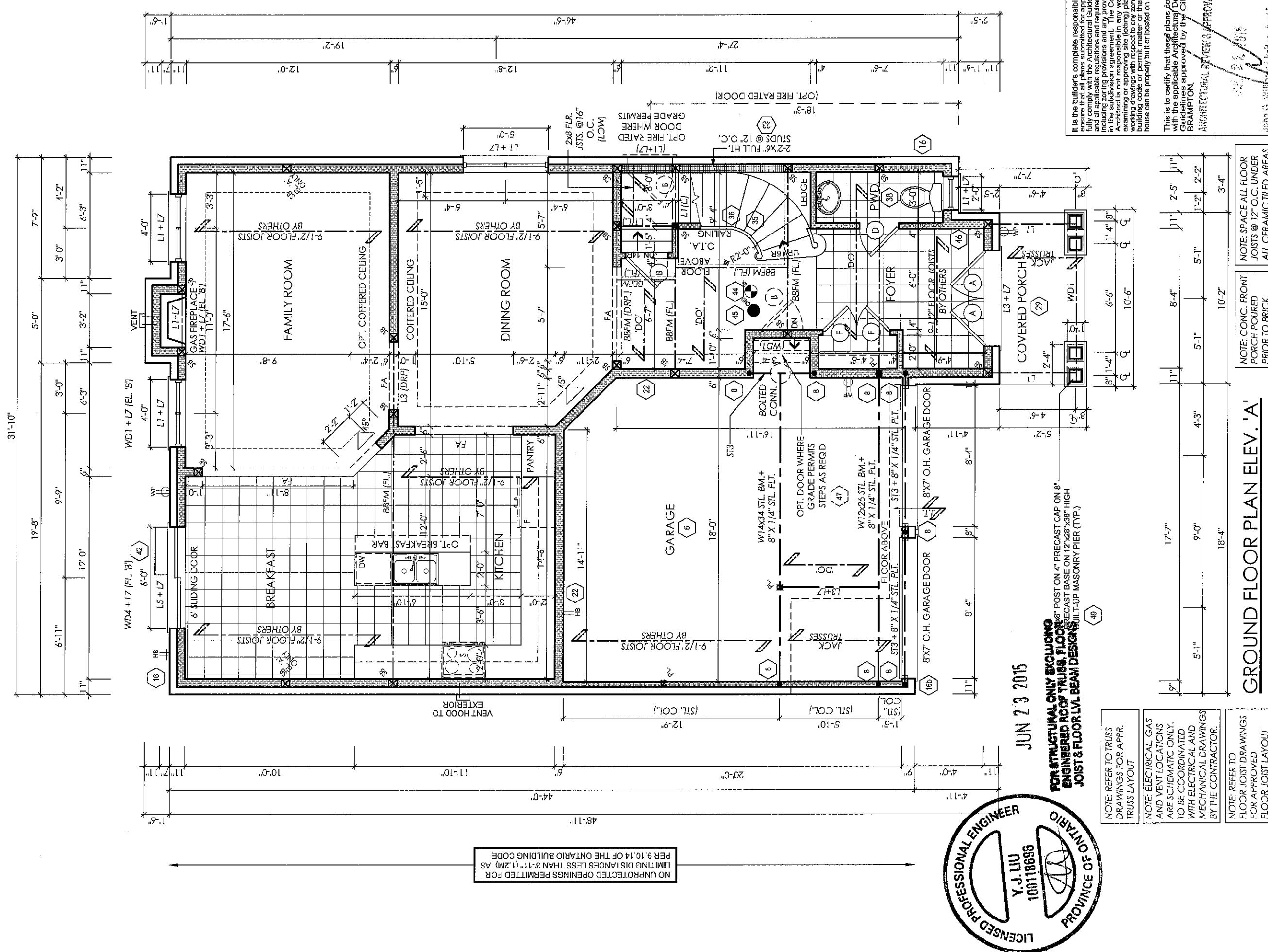
DATE: JUN 27 2015 SIGNATURE: [Signature]

client: Gold Park Homes
project: Mclaughlin and Mayfield
location: Brampton
marketing name:

PN design
Imagine - Inspire - Create

#	revisits	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	DS	IPD	5				
2	FLOOR JOIST & TRUSS COORDINATION	27/03/2015	fe	DJH	6				
3	REVISED AS PER ENGINEERING COMM.	27-MAY-15	RPA	DJH	7				
4	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	8				

DATE: JUN 27 2015 SIGNATURE: [Signature]

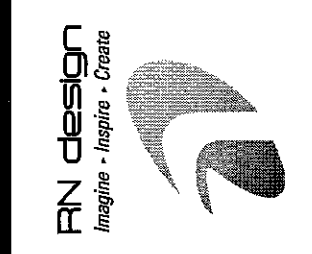


It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the Architectural Guidelines and the applicable zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (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 BRAMPTON.

ARCHITECTURAL REVIEW & APPROVAL

John G. Wilkins Limited, Architect



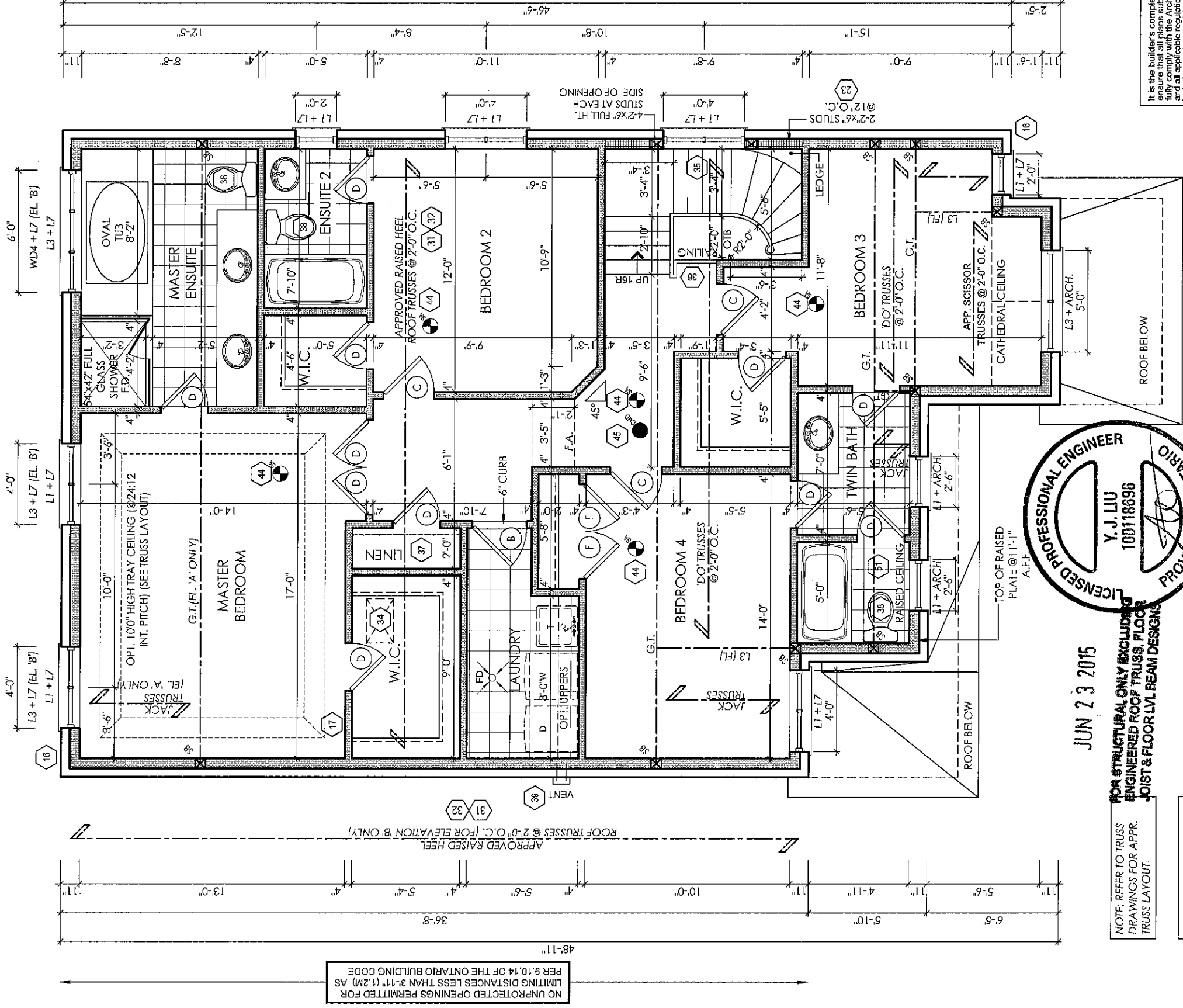
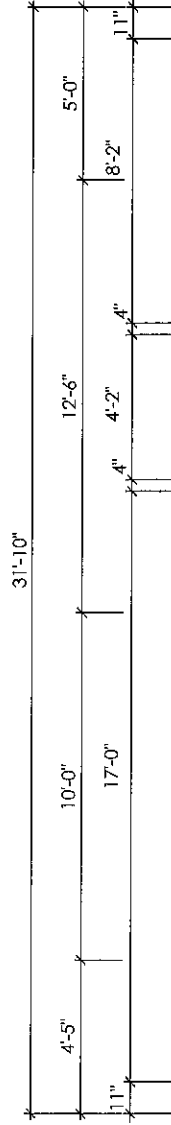
client		location	
Gold Park Homes		Brampton	
project		marketing name	
McLaughlin and Mayfield			
#	revisions	date	dwg chg #
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	PS 5
2	FLOOR JOIST & TRUSS COORDINATION	22/08/2014	FE 6
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA 7
4	ISSUED FOR PERMIT	16-Jun-15	RPA 8

I, DANIEL J. HANNEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFIED DESIGNER BCIN 20888
DATE JUL 27 2015
SIGNATURE

SIGNATURE

A2



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

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. ENGINEERED ROOF TRUSS, FLOOR JOIST & FLOOR LVL BEAM DESIGNS

SECOND FLOOR PLAN ELEV. 'A'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations and requirements 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 BRAMPTON.

ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marking name

model
38-4

scale
3/16" = 1'0"

project #
13098

page
A3

PN design
Imagine • Inspire • Create

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	ipa	5	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH
2	REVISED AS PER ARCH. CONTROL CONNL	19/09/2014	ipa	DJH	6				
3	FLOOR JOIST & TRUSS COORDINATION	22/09/2014	te	DJH	7				
4	REVISED AS PER ENGINEERING COMM.	27-MAY-15	RPA	DJH	9				

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of R.N. Design Limited 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.

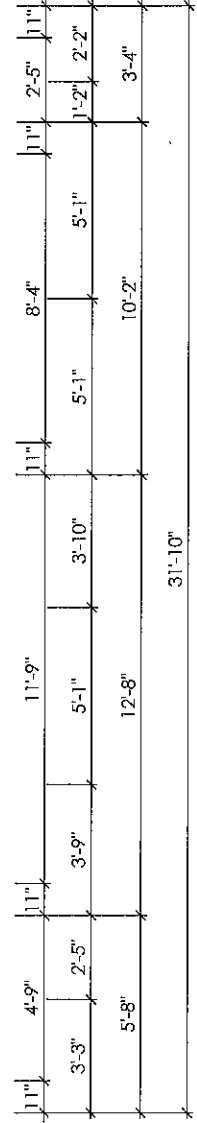
QUALIFIED DESIGNER BCIN 20385

JUL 27 2015

DATE

SIGNATURE

SIGNATURE:



PART. SECOND FLOOR PLAN ELEV. 'B'



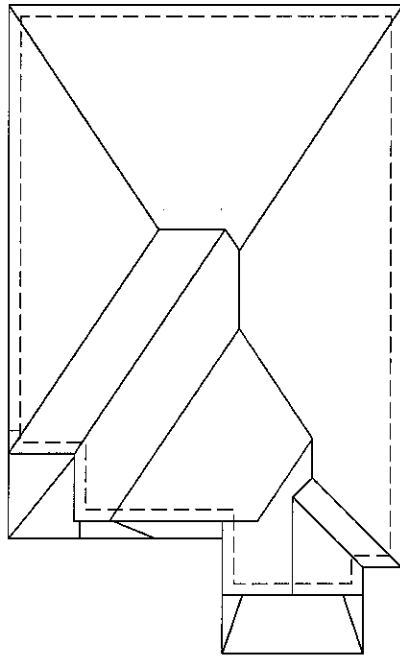
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any planning or building regulations that may apply. 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 BRAMPTON.

ARCHITECTURAL REVIEW & APPROVAL

DATE: 02.29.2016

JOHN S. WILLIAMS Limited, Architect



ROOF PLAN 'A'

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'.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BRD. AND VENTED SOFFIT

T/O RAISED PLATE / U/S OF SOFFIT

1"x6" DECOR. ALUM. CLAD FRIEZE BOARD (TYP.)

8" PRECAST CONC. HEADER & SURROUND (TYP.)

4"x8" PRECAST CONC. BAND

4" PRECAST CONC. SILL (TYP.)

U/S OF GARAGE & PORCH SOFFIT

8" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.)

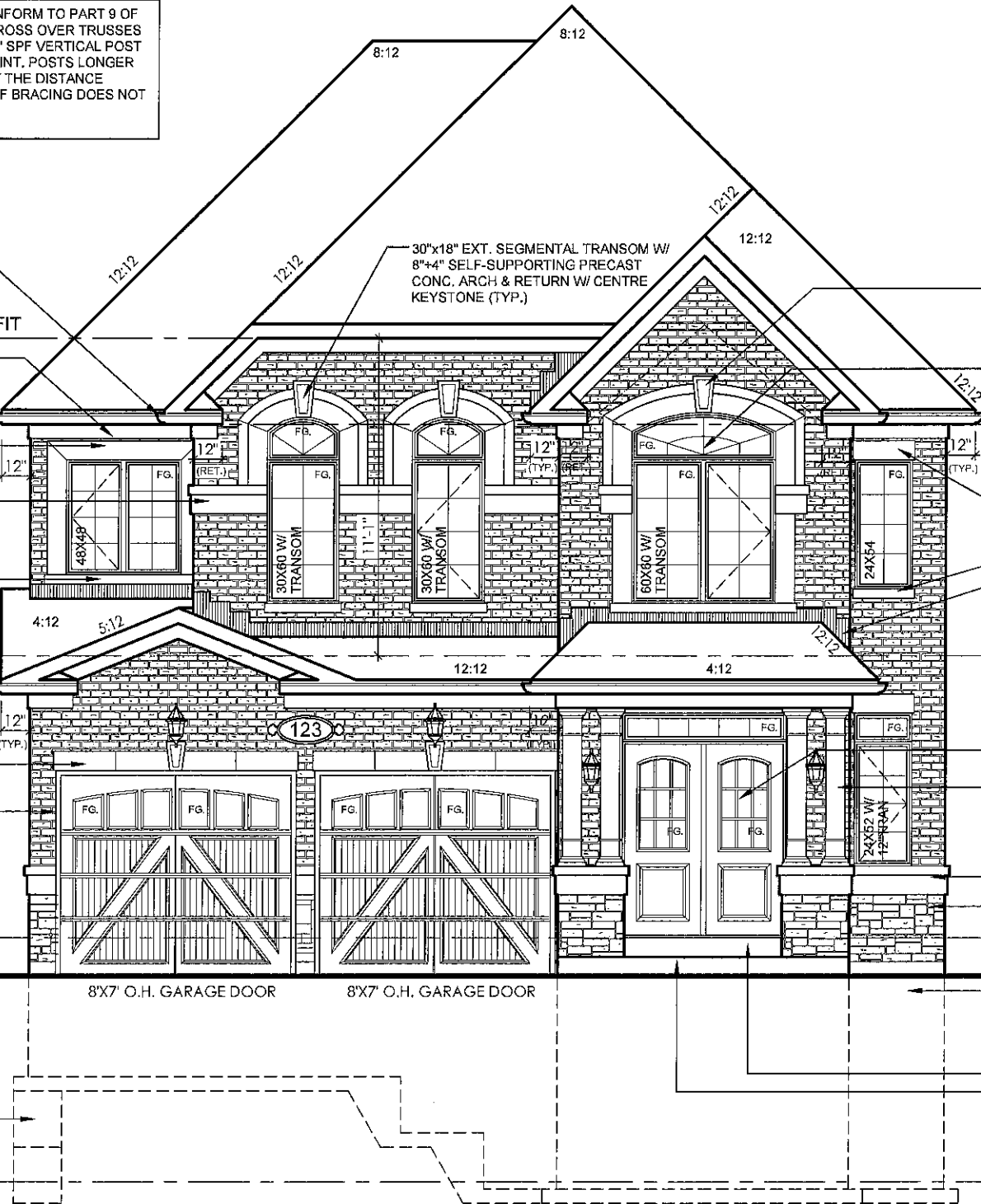
FACE BRICK (TYP.)

TOP OF BAND

U/S OF FOOTING

STEPPED FOOTING

3



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF

32'-9"

MID HEIGHT OF ROOF

25'-4"

TOP OF PLATE

TOP OF WINDOW
TOP OF BAND

8" PRECAST CONC. HEADER (TYP.)

4" PRECAST CONC. SILL (TYP.)
PREFINISHED MTL. FLASHING
W/ CAULKING TO MATCH

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW/DOOR

(2) 34"x82" EXTR. DOORS (TYP.)
W/ 68"x12" TRANSOM

8"x8" POST ON 4" PRECAST CAP ON

8" PRECAST BASE ON 12"x28"x38"

HIGH BUILT-UP MASONRY PIER

(TYP.)

49

CONTINUOUS 4"x8" PRECAST CONC. BAND

STONE VENEER TYP.

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. FDTN WALLS ON CONC. STRIP FOOTING

1 4 14

POURED CONC. DOOR SILL

POURED CONC. PORCH SLAB

29

TOP OF SLAB

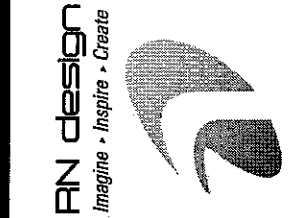
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building codes, nor for any matter that the house can be properly built or located on its lot.

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

ARCHITECTURAL REVIEW & APPROVAL

ALLAN E. WILSON, Architect

model 38-4
scale 3/16" = 1'0"
project # 13098
page



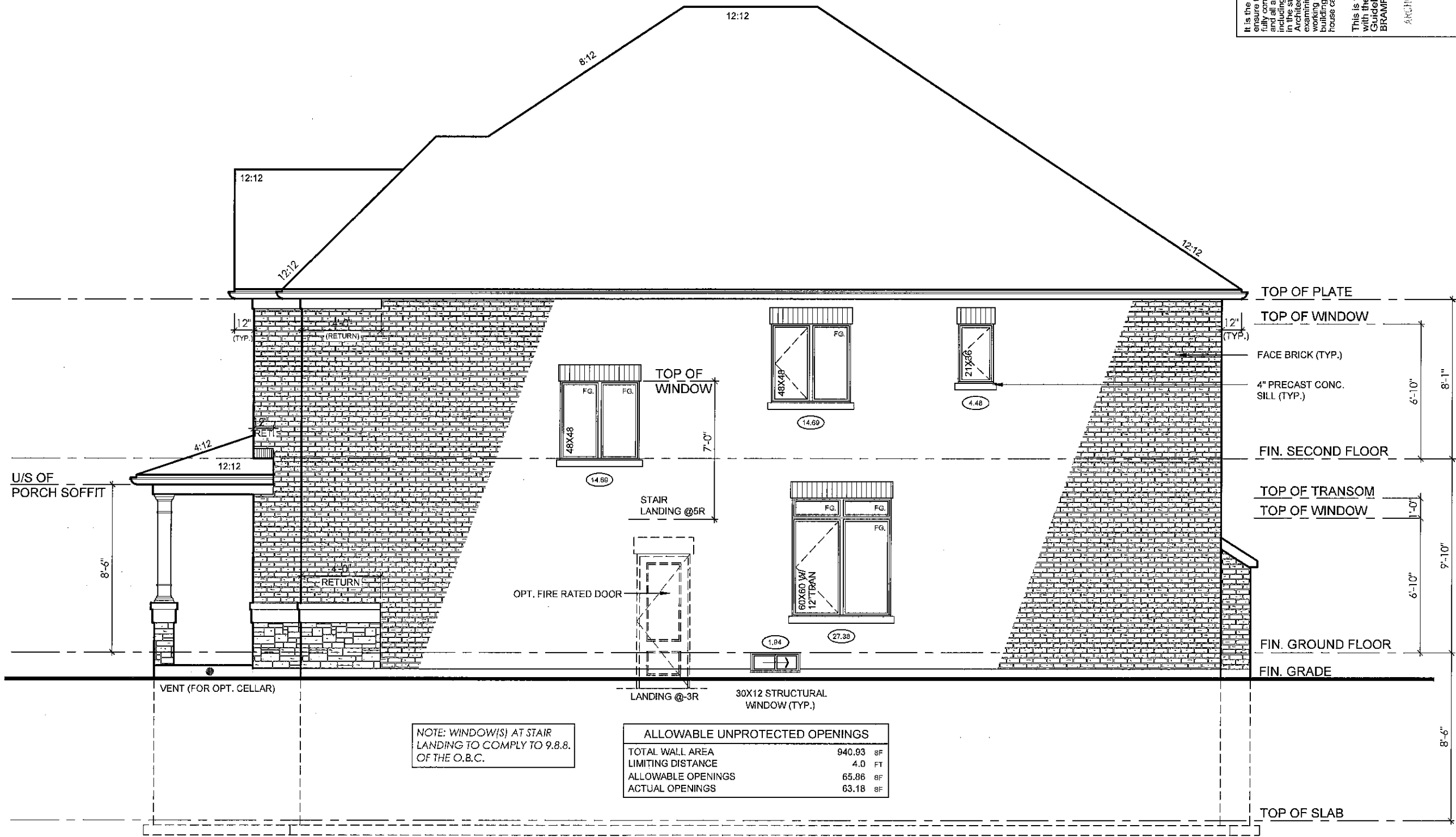
client		location		marking name	
Gold Park Homes		Brampton		Mclaughlin and Mayfield	
#	revisions	date	dwn	chk	#
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	5	
2	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	6
3					7
4					8

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of PN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.

QUALIFIED DESIGNER BCIN 20888
JUL 27 2015
DATE

SIGNATURE:

A5



RIGHT SIDE ELEVATION 'A'

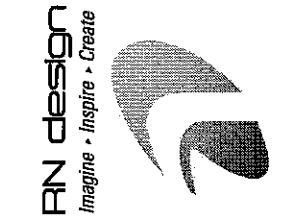
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building codes or permit matters. The Control 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 BRAMPTON.

ARCHITECTURAL REVIEW & APPROVAL

JUL 27 2015

DAVID G. MCGOUGH, Architect



client

Gold Park Homes

location

Brampton

project

McLaughlin and Mayfield

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	tpa	5				
2	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	6				
3					7				
4					8				

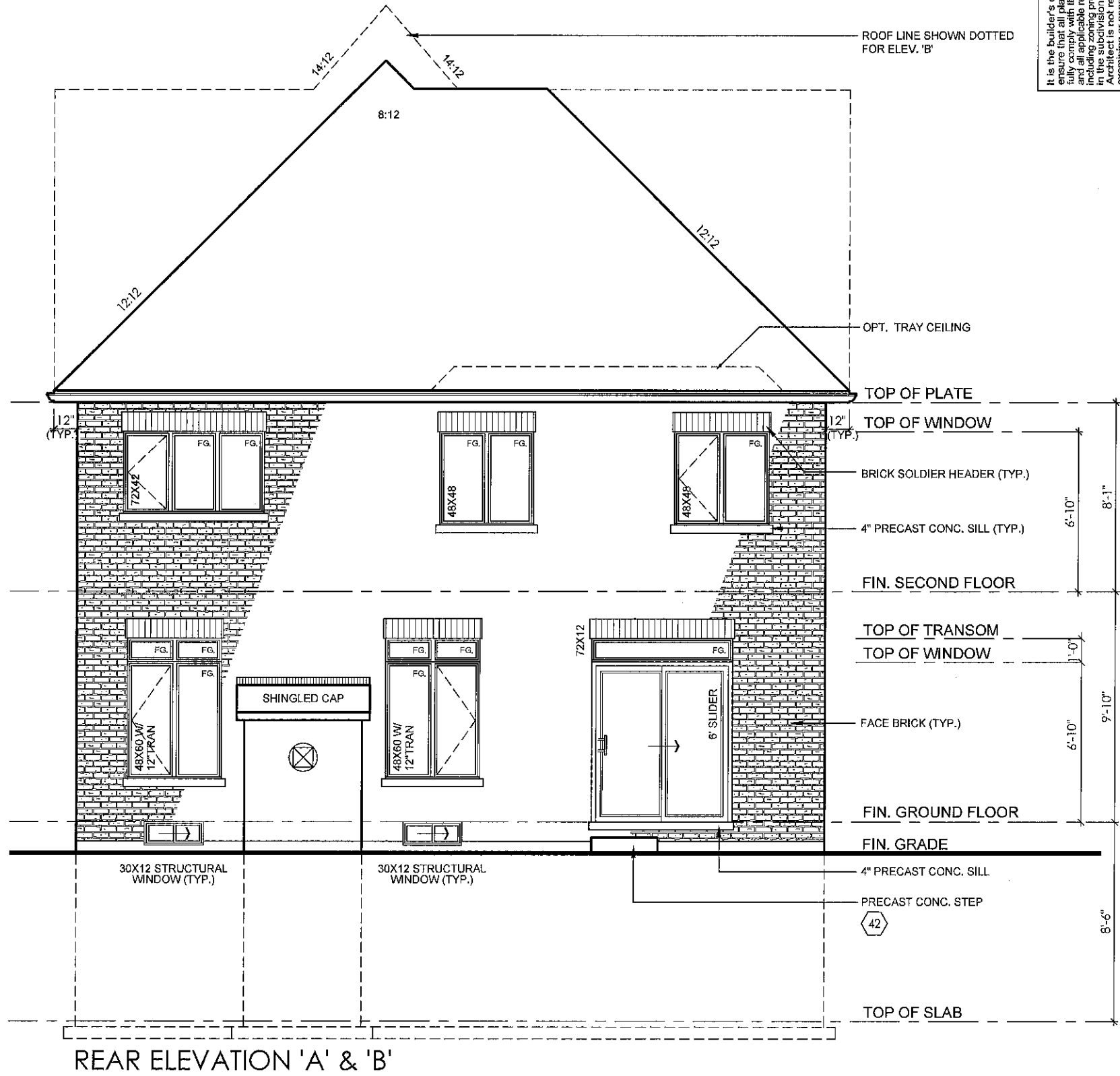
I, DANIEL J. HANNIN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFIED DESIGNER BCN 2088.

JUL 27 2015

DATE

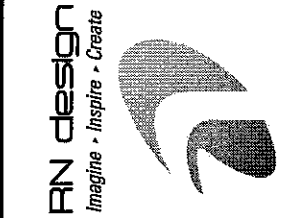
SIGNATURE



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 the construction of any part of the house 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 BRAMPTON.

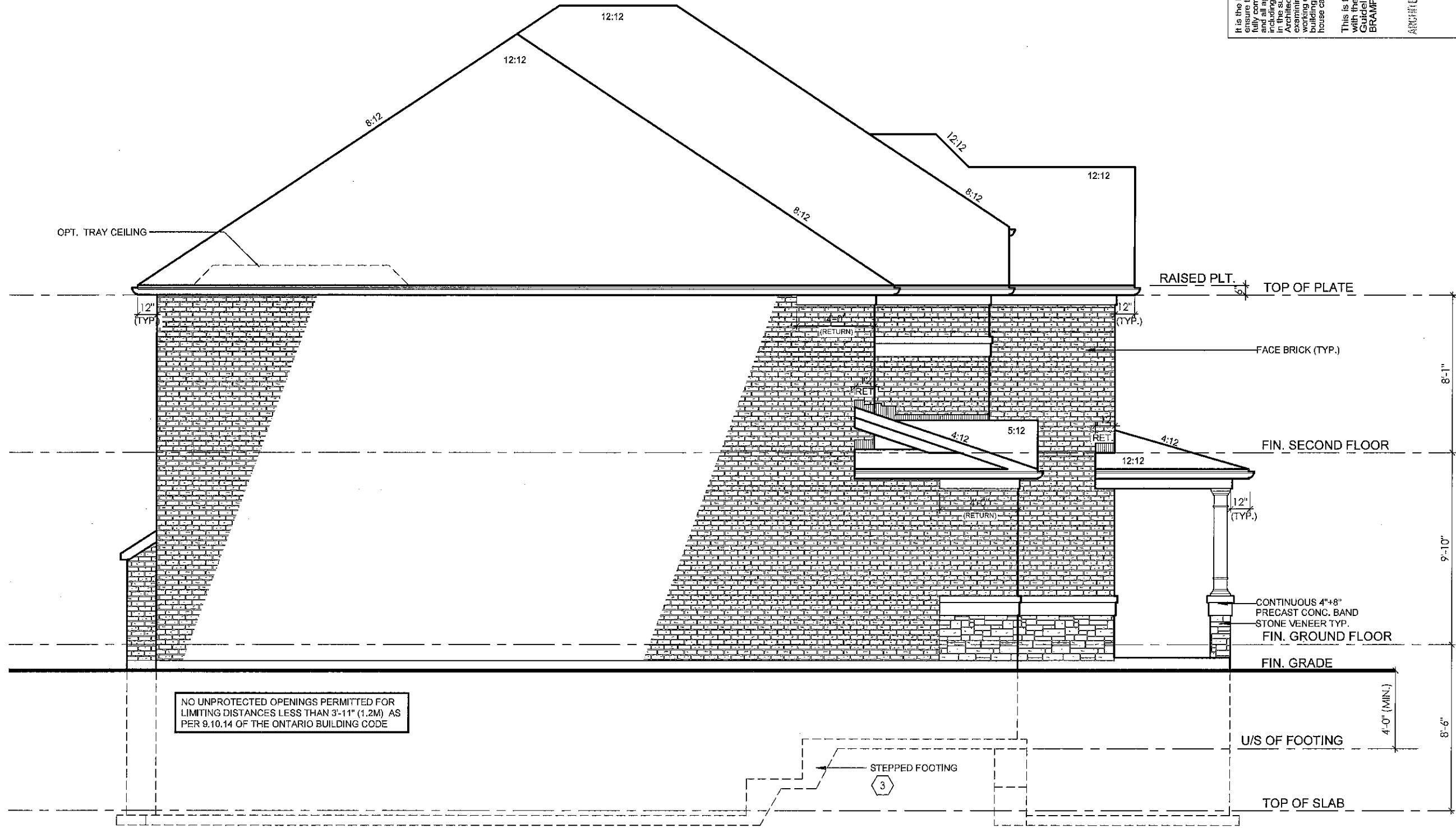
ARCHITECTURAL REVIEW APPROVAL
10/22/2015
Jesse G. Williams, Architect



client		location							
Gold Park Homes		Brampton							
project		marketing name							
McLaughlin and Mayfield									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	tpa	5				
2	ISSUED FOR PERMIT	16-Jun-15	RFA	DJH	6				
3					7				
4					8				

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design, Limited 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 20885
FIN BCIN 26995
JUL 27 2015
DATE
SIGNATURE



LEFT SIDE 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 subdividing lots. The responsibility for any building code or permit matter or that any house can be properly built or located on its lot.

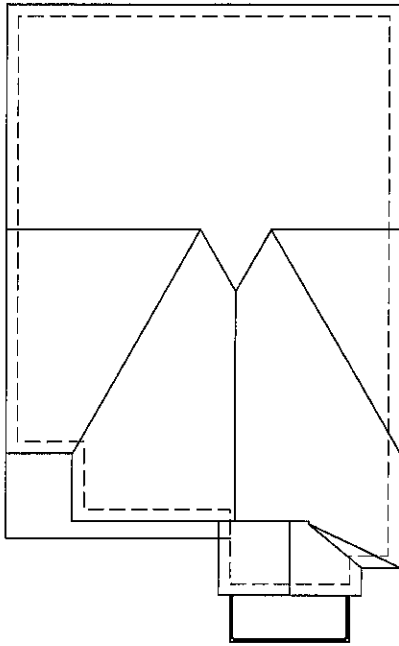
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

ARCHITECTURAL REVIEW & APPROVAL
[Signature]
John G. Williams, Architect

client		location	
Gold Park Homes		Brampton	
project		marketing name	
McLaughlin and Mayfield			
#	revisions	date	rev
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	100
2	REVISED AS PER ARCH. CONTROL COMMENT	19/08/2014	100
3	ISSUED FOR PERMIT	16-Jun-15	100
4			

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.

QUALIFIED DESIGNER BCIN: 20888
FIRM BCIN: 76995
DATE: 27 2015
SIGNATURE: *[Signature]*



ROOF PLAN 'B'

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'.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BRD. AND VENTED SOFFIT

1"x6" DECOR. ALUM. CLAD FRIEZE BOARD (TYP.)

6" MOLDED PRECAST HEADER & SURROUND (TYP.)

4" PRECAST CONC. SILL (TYP.)

STONE VENEER W/ METAL FLASHING BEHIND (TYP.)

U/S OF GARAGE & PORCH SOFFIT

8" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.)

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 BRAMPTON.

ARCHITECTURAL REVIEW APPROVAL
JUL 22 2015
John A. Winkler, Architect

U/S OF FOOTING

STEPPED FOOTING
3

FRONT ELEVATION 'B'

6"x20" DECOR. WOOD BRACKET (TYP.)

PEAK HEIGHT OF ROOF

34'-10"

4" HORIZ. VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

PRE FINISH SEAMED METAL ROOF

6"x20" DECOR. WOOD BRACKET (TYP.)

MID HEIGHT OF ROOF

26'-5"

FIXED GLASS W/ BLACK BACKING.

48"x18" EXT. SEGMENTAL TRANSOM W/ 8" SELF-SUPPORTING PRECAST CONC. ARCH & RETURN W/ CENTRE KEYSTONE (TYP.)

CATHEDRAL CEILING @12:10 SLOPE

TOP OF PLATE

TOP OF WINDOW

8" PROFILED PRECAST CONC. HEADER (TYP.)

TOP OF BAND

4" PRECAST CONC. SILL (TYP.)

16" BUILT-UP PRECAST DETAIL

FIN. SECOND FLOOR

(2)-34"x82" EXTR. DOORS (TYP.)

W/ 68"x12" TRANSOM

TOP OF TRANSOM

TOP OF WINDOW/DOOR

(2)-34"x82" EXTR. DOORS (TYP.)

W/ 68"x18" TRANSOM

8" MOLDED PRECAST ARCH HEADER & SURROUND W/ CENTRE KEYSTONE (TYP.)

CONTINUOUS 4"x8" PRECAST CONC. BAND (TYP.)

FIN. GROUND FLOOR

FIN. GRADE

POURED CONC. FDTN WALLS ON CONC. STRIP FOOTING

1 4 14

POURED CONC. DOOR SILL (TYP.)

POURED CONC. PORCH SLAB

29

TOP OF SLAB

model 38-4
scale 3/16" = 1'0"
project # 13098
page

PN design
Imagine • Inspire • Create



A9

location Brampton

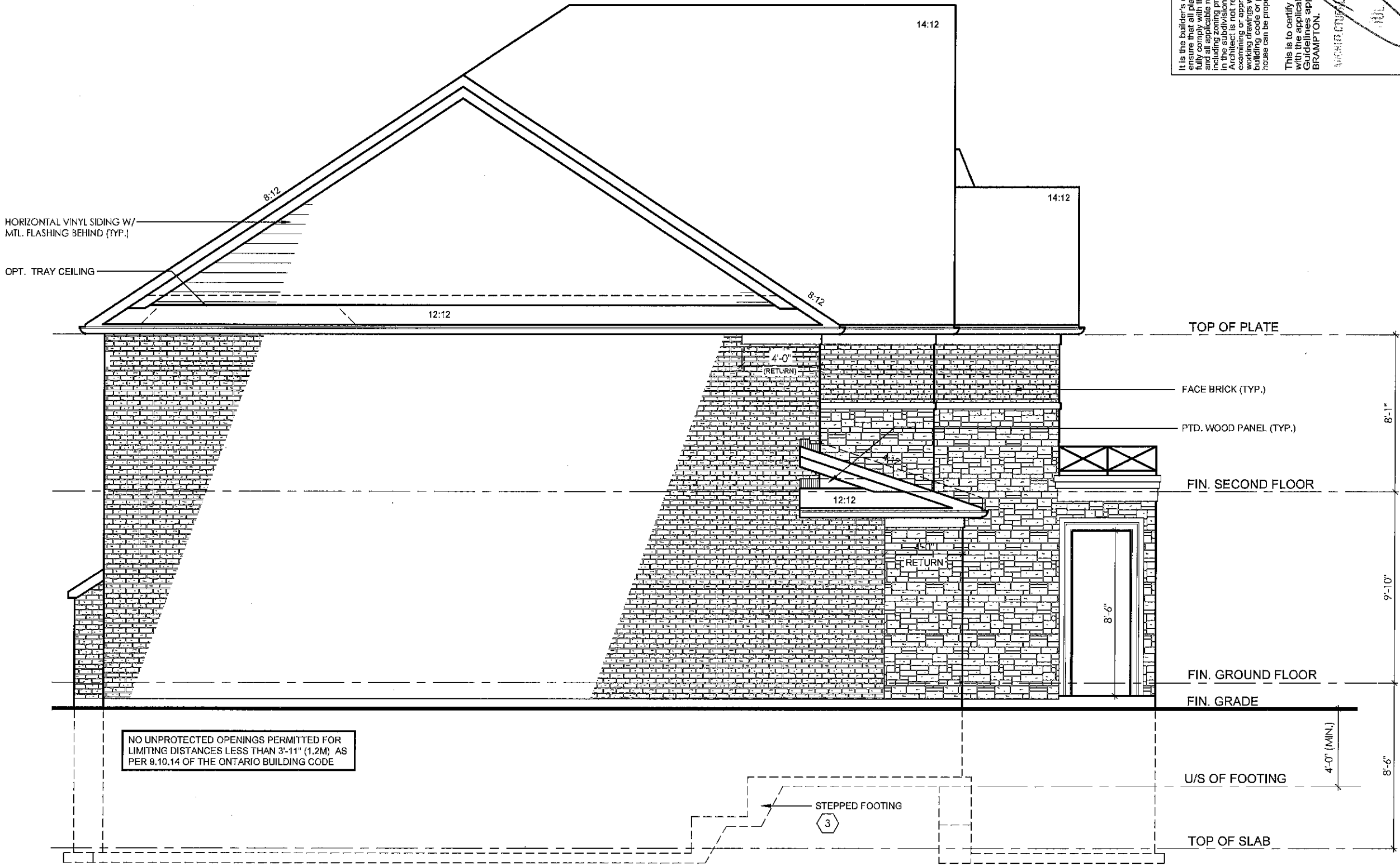
client Gold Park Homes

marketing name

McLaughlin and Mayfield

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	ipo	5				
2	REVISED AS PER ARCH. CONTROL COM.	19/08/2014	ipo	DJH	6				
3	ISSUED FOR PERMIT	16-Jun-15	RPA	DJH	7				
4					8				

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.
QUALIFIED DESIGNER BCIN 20883
FIRM BCIN 26995
JUL 27 2015
SIGNATURE

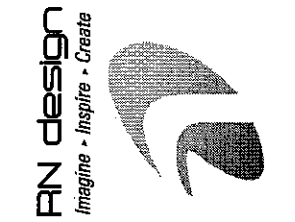


LEFT SIDE ELEVATION 'B'

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 approving or disapproving any plans or working drawings with the exception of those building code or permit matter or that any house can be properly built or located on its lot.

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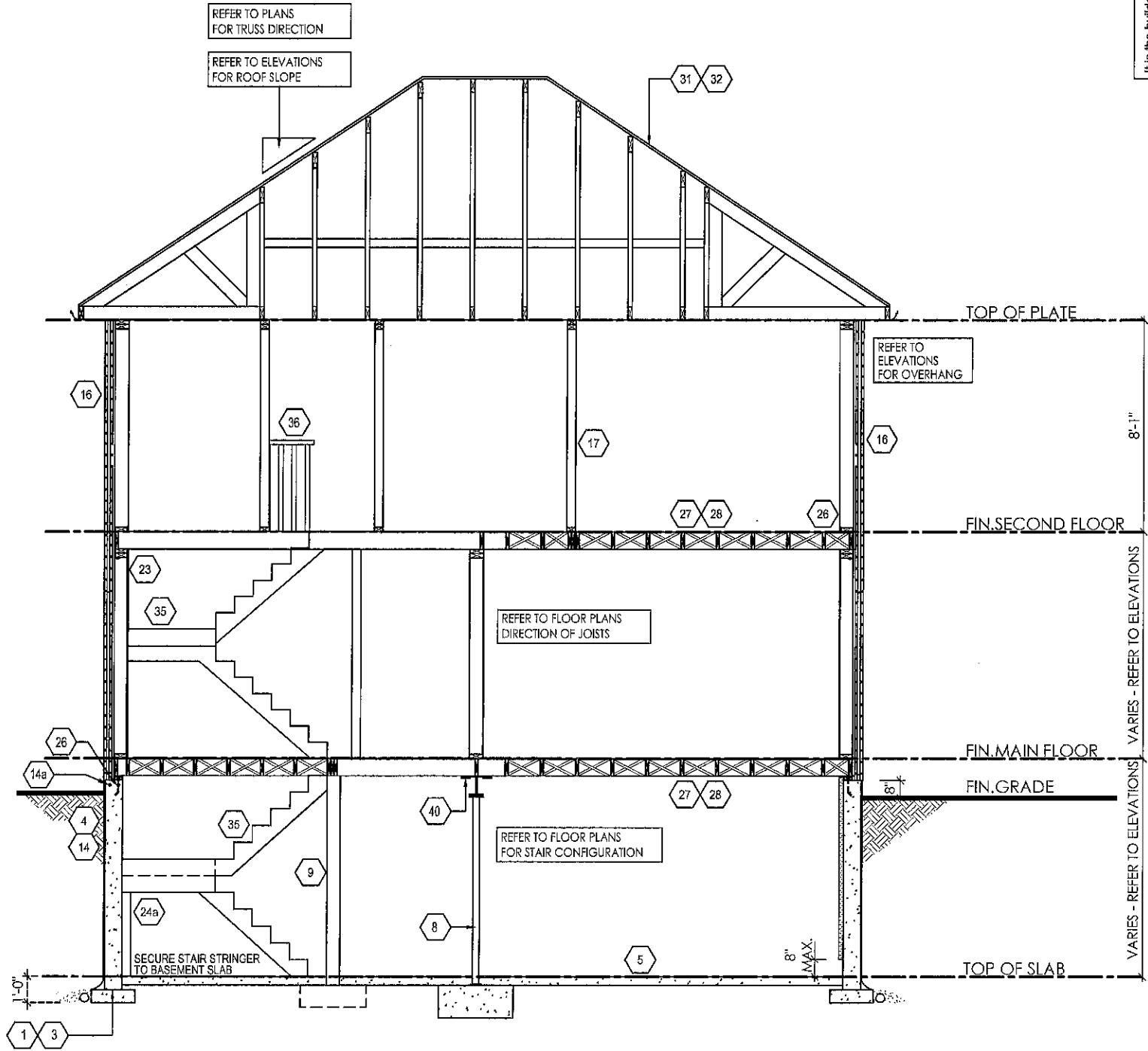
ARCHITECTURAL REVIEW & APPROVAL
JUL 22 2015
John Williams Limited, Architect



client		location							
Gold Park Homes		Brampton							
project		marketing name							
McLaughlin and Mayfield									
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	tpa	5				
2	ISSUED FOR PERMIT	16-Jun-13	RPA	DJH	6				
3					7				
4					8				

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited 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 20883.
FIRM RN 2695
DATE JUL 27 2015
SIGNATURE



TYPICAL CROSS-SECTION
SCALE: N.T.S.

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 requirements or for 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 BRAMPTON.

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate class/categories.

QUALIFIED DESIGNER BCIN 20838
FIRM BCIN 26995

DATE 27 2015 SIGNATURE

SIGNATURE _____

client		project		location		marking name			
Gold Park Homes		McLaughlin and Mayfield		Brampton					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	tpa	5				
2	ISSUED FOR PERMIT	16-Jun-15	RFA	DJH	6				
3					7				
4					8				

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 STRIP FOOTING:

-BASED ON 16"-17(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 19" X 6" (485mm X 155mm)
-3 STOREY - 26" X 9" (660mm X 230mm)

SIDING-
-1 STOREY - 10" X 4" (255mm X 100mm)
-2 STOREY - 14" X 4" (360mm X 100mm)
-3 STOREY - 18" X 5" (460mm X 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)
-2 STOREY MASONRY - 28" X 6" (680mm X 230mm)
-2 STOREY STUD - 18" X 5" (460mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

STEP FOOTING:

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

DRAINAGE TILE OR PIPE:

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE TO BE BELOW BOTTOM OF FLR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:

-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. 9B-12-2.1.1.4 (6))
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. 9B-9)

SLAB ON GROUND:

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

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5.8% AIR ENTRAPMENT - O.B.C. 9.3.1.6.
-6" X 6" (W/23 X W 29) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB - OTHER THAN COURSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

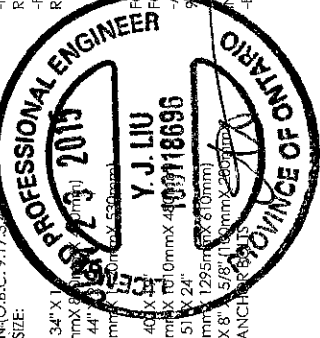
PILASTERS:

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

BEAM POCKET

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS. WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).
STEEL PIPE COLUMN:
O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS (100mm X 6.35mm) STEEL BIM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. 12" (305mm) FROM BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG8-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 3k kN/O.B.C. 9.17.3.4.4.
COL SPACING:
FIG. SIZE:
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
3 STOREY
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
-51" X 51" X 24"
-1295mm X 1295mm X 609mm
-WHERE COL. SITS ON FDN. WALL USE 4" X 8" (100mm X 200mm) 16mm STEEL PLATE WITH 2-5/8" (16mm) ANCHORS PER O.B.C. 9.23.1.6.



CLIENT SPECIFIC REVISIONS

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 3, Subsection 32.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFIED DESIGNER BCIN 20083.
FIRM BCIN 26995.
DATE 27 2015 SIGNATURE

client		location	
Gold Park Homes		Brampton	
project		marketing name	
McLaughlin and Mayfield			

SIGNATURE:

WOOD COLUMN

O.B.C. 9.17.4.1.
-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.
-METAL SHOE ANCHORED TO FOOTING
-25" X 25" X 12" (640mm X 640mm X 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
-34" X 34" X 14" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

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

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/12" ANCHOR BOLTS @ 4" O.C.
-WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE
BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"x11"x 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"x0.48" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally SUPPORTED HEIGHT.
-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' (3000mm) 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

-WALLS SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
-INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUB FLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1, O.B.C. T.2.1.1.2.A.)
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
REDUCTION OF THICKNESS:
O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP PROOFING & WATERPROOFING:
-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPROOFING 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 DAMPROOFING.

REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP PROOFING & WATERPROOFING:
-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPROOFING 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 DAMPROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, 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.
-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" (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. 9B-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 4'-0" LIMITING DISTANCE):

O.B.C. 9B-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 4'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.1.5.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4)
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL. OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.
-R14 (RSI 2.46) 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.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-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. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.1.5.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 4" (38mm X 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" (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. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.1.5.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
-2" X 6" (38mm X 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.
-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" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
-2" X 6" (38mm X 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.
-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" (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. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE
-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" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 1.6 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL. OR CONT. 2" X 4" (38mm X 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" (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. 9B-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36"-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
-2" X 4" (38mm X 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" (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.

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

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

O.B.C. SB-3 WALL = FW15 (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.

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.

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

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 US 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. 9.10.9.9.1.1 & TABLE 2.1.1. SB-2
-ACoustICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)

PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-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

FIREWALL:

O.B.C. 9.10.1.1. & 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.3.2.2.4.7.
-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. 9.10.9.9.1.1 & TABLE 2.1.1 SB-2
-ACoustICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)
-PROTRUDE FAST FASCIA @ EAVES W/ BRICK CORRELING
-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)

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

PARTY WALL - WOOD STUD:

O.B.C. SB-3 WALL = W13c (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2X4" (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 TAPE & 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.

GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.1(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.
-R22 (RSI 3.87) 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).
-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 7/8" (200mm) O.C.

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 ON 15mm) PLYWOOD SHEATHING ON ATTIC SIDE
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

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 1/2" (89mm) NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3 1/2" (89mm) NAILS
-7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.1.1)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

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
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.

DOUBLE MASONRY W/ THE WALL:

O.B.C. 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-W/THES 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.

CORBEL MASONRY VENEER:

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

FLOOR ASSEMBLIES:

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.
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) FLURPING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FLURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

FLOOR ASSEMBLY:

O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS
PORCH SLABS ABOVE COLD CELLAR:
O.B.C. 9.39.1.4.

-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-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.

EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2X4" WOOD PURLINS (CUT DIA. GONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2X4" WOOD PURLINS (CUT DIA. GONALLY) @ 12" O.C. DIRECTLY ON 2X8" 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 2X2" (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.)

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 SCOPED MIN. 2% TO ROOF SCUPPER.
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
-2X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
REQUIRED FOR OVER HEATED SPACES:
-ADD 2X2" (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

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.
-LEAVES 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 (9-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PERHISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

CEILING:

-R50 (RSI 8.8) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

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.
-LEAVES 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.

-2X8" (38mm X 184mm) @ 16" O.C. W/ 2X2" (38mm X 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2X10" (38mm X 235mm) @ 16" O.C. W/ 2X2" (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

CONVENTIONAL FRAMING:

O.B.C. TABLE A4, OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2X4" (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.

ATTIC ACCESS HATCH:

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

GENERAL:

PRIVATE STAIRS:

O.B.C. 9.8.4.
-MAX. RISE = 7 7/8" (200mm)
-MIN. RUN = 8 1/4" (210mm)
-MIN. HEAD = 9 1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-10" (640mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
(TEXT STAIRS, BETWEEN GUARDS)
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 DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4
-2'-10" (645mm) 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

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 = 2'-11" (900mm)
(TEXT STAIRS, BETWEEN GUARDS)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FIG. 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 WHEN INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

O.B.C. 9.8.7.4
-2'-10" (645mm) 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 AS

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 DEMARCATTE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

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

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

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

location
Brampton

project
McLaughlin and Mayfield

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	ps	5					
2	ISSUED FOR PERMIT	16-Jun-15	RPA	DH	6				
3				7					
4				8					

I, DANIEL JIANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited 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 BCN-10588.
FIRM RCN, 26995.
DATE 2-7-2015 SIGNATURE

SIGNATURE:

◆ CLIENT SPECIFIC REVISIONS

model

38-4

PN design

Imagine • Inspire • Create

project #

3/16" = 1'0"

13098

page

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33b) EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- PROVIDE PREIN. 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" 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
- 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 SIGNALING 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 140 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDLIGHT IS PRESENT.
- R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

- 47) -GARAGE MAIN 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. 9.28.9.4.
- 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.

49b)

- 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
- 11'-1/2' 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 SFF UNLESS NOTED OTHERWISE
- ROOF LOADING IS BASED ON 1.5IPs 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" (600mm) 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

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	2956.36 SF	274.65 m ²
FRONT GLAZING AREA	66.23 SF	6.15 m ²
LEFT SIDE GLAZING AREA	0 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	65.4 SF	6.08 m ²
REAR GLAZING AREA	140.67 SF	13.07 m ²

TOTAL GLAZING AREA	272.30 SF	25.30 m ²
TOTAL GLAZING PERCENTAGE	9.21 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2956.36 SF	274.65 m ²
FRONT GLAZING AREA	73.06 SF	6.79 m ²
LEFT SIDE GLAZING AREA	0 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	65.4 SF	6.08 m ²
REAR GLAZING AREA	140.67 SF	13.07 m ²

TOTAL GLAZING AREA	206.07 SF	19.14 m ²
TOTAL GLAZING PERCENTAGE	6.97 %	

◆ CLIENT SPECIFIC REVISIONS

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 660x2030x35 (1'6"x6'8"x1-3/8")
- F 610x2030x35 (2'0"x6'8"x1-3/8")
- G OVER SIZED EXTERIOR DOOR

STEEL BEAMS

- ST1 W 6 X 15
- ST2 W 6 X 20
- ST3 W 8 X 18
- ST4 W 8 X 21
- ST5 W 8 X 24

SCHEDULES

- WOOD BEAMS
- WD1 3/2" X 8" SPR
 - WD2 4/2" X 8" SPR
 - WD3 5/2" X 8" SPR
 - WD4 3/2" X 10" SPR
 - WD5 4/2" X 10" SPR
 - WD6 5/2" X 10" SPR
 - WD7 3/2" X 12" SPR
 - WD8 4/2" X 12" SPR

INTELS

- LI 2/2" X 8" SPR
- LI3 2/2" X 10" SPR
- LI5 4-7/8" X 3-1/2" X 5/16" L
- LI6 4-7/8" X 3-1/2" X 3/8" L
- LI7 4-7/8" X 3-1/2" X 1/2" L
- LI8 4-7/8" X 3-1/2" X 1/4" L
- LI9 4" X 3-1/2" X 1/4" L
- LI10 4-7/8" X 3-1/2" X 5/16" L
- LI11 5-7/8" X 4" X 1/2" L
- LI12 4-7/8" X 3-1/2" X 3/8" L
- LI13 5-7/8" X 3-1/2" X 3/8" L
- LI14 5-7/8" X 3-1/2" X 1/2" L

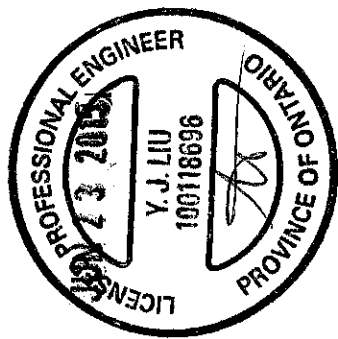
PLAN/ELEVATION LEGEND

- SMOKE ALARM (46)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BB
- EXHAUST FAN
- COLD CELLAR VENT (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT

- CARBON MONOXIDE ALARM (CMA) (45)
- D.J. DOUBLE JOIST
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS
- A.F.F. ABOVE FINISHED FLOOR
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

- FLOOR DRAIN
- SOLID BEARING (SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- U/S UNDER SIDE
- FG FIXED GLAZING
- GB GLASS BLOCK
- BG BLACK GLASS

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.



FOR STRUCTURAL ONLY

client

Gold Park Homes

project

Mclaughlin and Mayfield

location

Brampton

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	pa	ipo	5				
2	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	6				
3					7				
4					8				

I, DANIEL J. HANNINEN, declare that I have reviewed and take design responsibility for the design work on behalf of RN Design Limited under Division C, Part 5, Subsection 3.2.4 of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/categories.

QUALIFIED DESIGNER SIGN 20888
JUL 21 2015
DATE

SIGNATURE

SIGNATURE:

model

38-4

scale

3/16" = 1'0"

project #

13098

page

D3