

LORGE MORENO 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 CLASS / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: _____
 SIGNATURE: *[Signature]*

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'A'
- A2 PARTIAL BASEMENT FLOOR ELEV. 'B'
- A3 GROUND FLOOR ELEV. 'A' & 'B'
- A4 PARTIAL GROUND FLOOR ELEV. 'A'
- A5 SECOND FLOOR ELEV. 'A' & 'B'
- A6 PARTIAL SECOND FLOOR ELEV. 'B'
- A7 OPT. SECOND FLOOR ELEV. 'A' & 'B'
- A8 PARTIAL SECOND FLOOR ELEV. 'C' & 'D'
- A9 PARTIAL OPT. SECOND FLOOR ELEV. 'C' & 'D'
- A10 TYPICAL X-SECTION 'A' & 'B'
- A11 FRONT ELEVATION 'A' & 'B'
- A12 REAR ELEV. 'A', 'B', 'C' & 'D'
- A13 RIGHT SIDE ELEVATION 'A'
- A14 LEFT SIDE ELEVATION 'A'
- A15 FRONT ELEVATION 'C' & 'D'
- A16 RIGHT SIDE ELEVATION 'D'
- A17 LEFT SIDE ELEVATION 'C'

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 that do not conform to zoning building code or permit matter 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.

#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	na	cr
2	REVISED AS PER ARCH. CONTROL COMMENTS	13/08/2014	ipa	qbr
3	REVISED AS PER ROOF TRUSS COORDINATION	14-Aug-14	ipa	qbr
4	REVISED AS PER FLOOR COORDINATION	15-Aug-14	ipa	qbr
5	REVISED AS PER ENGINEERING COMM.	27/05/2015	RFA	D.H
6	ISSUED FOR PERMIT	16/06/2015	RFA	D.H
7	REVISED PER 2017 OMC ENACTMENT	21-Feb-17	PM	JP
8	ISSUED FOR PERMIT	2017-08-29	MM	JM
9				
10				
11				
12				

FOR STRUCTURAL ONLY

CLIENT SPECIFIC REVISIONS

Gold Park Homes

Mclaughlin and Mayfield

SD-4 Brampton

project # 13098

scale 3/16" = 1"0"

lot(s)

A0

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT
 (UNLESS OTHERWISE NOTED)
 -ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES
 -DRAWING JURISDICTION IS IN APPLICABLE LOCAL JURISDICTION
 -ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC
 -THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:
TYPICAL STRIP FOOTING:
 O.B.C. 9.15.3
 -BASED ON 16"-(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. 10.9psi (75kPa) BEARING CAPACITY
 -FTG. TO HAVE CONTINUOUS RC
 -PIERS 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 - 12" X 4" (330mm X 100mm)
 -2 STOREY - 12" X 4" (330mm X 100mm)
 -3 STOREY - 2" X 9" (60mm X 230mm)

TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS)
 O.B.C. 9.15.3.4
 -1 STOREY MASONRY - 14" X 4" (40mm X 100mm)
 -1 STOREY STUD - 12" X 4" (330mm X 100mm)
 -2 STOREY MASONRY - 26" X 9" (65mm X 230mm)
 -2 STOREY STUD - 18" X 5" (45mm X 130mm)
 -3 STOREY MASONRY - 38" X 14" (95mm X 360mm)
 -3 STOREY STUD - 24" X 8" (60mm X 200mm)

STEP FOOTING:
 O.B.C. 9.15.3.3
 -23.5" (600mm) MAX. VERTICAL RISE & 23.5" (600mm) MIN. HORIZONTAL RUN

DRAINAGE TILE OR PIPE
 O.B.C. 9.14.3
 -4" (100mm) MIN. DIA. LAD ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.
 -COVER TOP 3 SIDES OF TILE WITH 1/2" (12mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
 -TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:
 O.B.C. 9.13.1 & 9.16
 -3" (75mm) CONCRETE SLAB
 -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5
 -DAMP-PROOF BELOW SLAB W/ MIN. 0.005" (0.13mm) POLYETHYLENE OR TYPE 3 ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS
 -DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3400psi (23MPa) 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

SOIL ON GROUND:
 O.B.C. 9.15.3.4 & 9.16.4
 -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. 0.005" (0.13mm) POLYETHYLENE OR TYPE 3 ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS
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GARAGE SLAB / EXTERIOR SLAB:
 -4" (100mm) CONCRETE SLAB
 -4500psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
 -UNREINFORCED CONC. W/ 8% AIR ENTRAINMENT - O.B.C. 9.3.1.4
 -5" X 6" (127 X 152) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
 -4" (100mm) OF COURSE GRANULAR MATERIAL
 -FILL PLACED UNDER SLAB OTHER THAN COURSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

PIILASTES:
 O.B.C. 9.15.5.3
 -CONCRETE NB. 4" X 12" (100mm X 300mm)
 -BLOCK NB. 4" X 12" (100mm X 300mm) BORED & TIED TO WALLS AS PER O.B.C. 9.20.11.2, TOP 7/8" (20mm) SOULD.
 OR
 -1" (25mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
 -1" (25mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2)

TRUSSES / COLLARS:
 -SIZES BASED ON COLLAR 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 JOIST LOAD ON ANY FLOOR DOES NOT EXCEED 30psf (2.4kPa).

STEEL PIPE COLUMN:
 O.B.C. 9.15.3.4 & 9.17.3
 -FROD COLUMN
 -MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.7mm) WALL THICKNESS
 -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" (152mm X 100mm X 3mm) STEEL BETA PLATE
 -FOR WOOD BEAMS, MIN. 4X4X1/4" (100mm X 100mm X 3mm) STEEL TOP & BETA PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
 -ADJUSTABLE COLLARS TO CONFORM TO CAN/CSA S7.2.2.4 WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4)
 COL. SPACING:
 2 STOREY -
 -MAX. 9'-10" (2997mm) -34" X 34" X 16"
 -1860mm X 860mm X 400mm
 3 STOREY -
 -MAX. 9'-10" (2997mm) -44" X 44" X 21"
 -1102mm X 1010mm X 480mm
 -MAX. 16'-0" (4880mm) -1120mm X 1120mm X 530mm

WOOD COLUMN:
 O.B.C. 9.15.3.4 & 9.17.4.3
 -3 1/2" X 5 3/8" (140mm X 140mm) SOLID WOOD COLUMN - OR
 -3 1/2" X 5 3/8" (140mm X 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.5mm) DIA. BOLTS SPACED AT 18" (450mm) O.C.
 -WRAP COLUMN BASE W/ 1/4" POLY
 -COLUMN TO SIT DIRECTLY ON CONC. PAD (NOT ON CONC. SLAB)
 -23.5" X 12" (640mm X 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 1'-10" COL. SPACING)
 -34" X 34" X 14" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 1'-10" COL. SPACING)

BLOCK PARTY WALL BEAM END BEARING (WOOD BEAM / GORDER TRUSSES)
 -2X8X12 LEDGER BOARD FASTENED W/ 2 1/2" ANCHOR BOLTS @ 4" O.C.
 -WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 1
 -WHERE REQUIRED TO OBTAIN 2" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING (STEEL BEAM)
 -1/2" (12.7mm) 3/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2" (63.5mm) ANCHOR BOLTS

WALL ASSEMBLIES:
 -WHERE COL. SITS ON FDN. WALL USE 8" X 8" X 8" (200mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

FOUNDATION WALL:
 O.B.C. 9.15.4.2
 -FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT, 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
 -MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
 -FOR WALLS NOT EXCEEDING 9'-0" (2700mm) IN LATERALLY SUPPORTED HEIGHT, 10" (250mm) SOLID 2200psi (15MPa) CONCRETE
 -MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR
 -LATERAL SUPPORT PROVIDED BY ANCHORED SLAB PLATE TO JOISTS

FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19.15.4.2.A. SHALL BE USED OR IF SHALL BE DESIGNED UNDER O.B.C. - PART 9
 -WALL SHALL EXTEND A MIN. 5" (78mm) ABOVE GRADE
 -INSULATE W/ R20 (R3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 4" (100mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1) OBC 12.13.1.2.A.)
 -ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RS 1.76) RIGID INSULATION W/ 2X4 (38mm X 89mm) WOOD STUDS W/ R2 (RS 0.71) BATT INSULATION W/ BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REINFORCEMENT THICKNESS:
 O.B.C. 9.15.4.2
 -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
 -IE TO FACING MATERIAL WITH METALS SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2-1/2" (64mm) HORIZONTALLY
 -FILL SPACE BETWEEN WALL AND FACING SOILS 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. 9.13.3
 -WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.2 (3) (4)
 -FINISHED BASEMENTS SHALL HAVE INTERIOR 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
 -WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

FOUNDATION WALLS & UNINSUPPORTED OPENINGS:
 -2-0M BARS IN TOP PORTION OF WALL UP TO 8'-0" OPENING
 -3-0M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
 -4-0M 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
 -SINING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) 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
 -2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RS 3.87) INSULATION (ZONE 1) OBC 58-12.13.1.2.A.)
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4

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
 -BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL
 -PROVIDE WEAP HOLES @ 2'-7" (800mm) O.C. @ BIM. COURSE & OVER OPENINGS
 -BASE FLASHING UP TO 5/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.23.1.3 (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 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -1/2" (12.7mm) GYPSUM BOARD
 -NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1 =
 -FOR 2 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.

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 -MIN. R22 (RS 3.87) INSULATION (ZONE 1) OBC 58-12.13.1.2.A.)
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4

FRAME WALL CONSTRUCTION:
 O.B.C. 9.23
 -SINING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) 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
 -2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RS 3.87) INSULATION (ZONE 1) OBC 58-12.13.1.2.A.)
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4

FRAME WALL CONSTRUCTION:
 O.B.C. 9.23
 -SINING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.27)
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 -1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
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 -MIN. R22 (RS 3.87) INSULATION (ZONE 1) OBC 58-12.13.1.2.A.)
 -CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4

FRAME WALL CONSTRUCTION:
 O.B.C. 9.23
 -SINING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) 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
 -2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
 -MIN. R22 (RS 3.87) INSULATION (ZONE 1) OBC 58-12.1



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QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 28995
 DATE: _____
 SIGNATURE: *J. W.*

AUG 16 2017

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

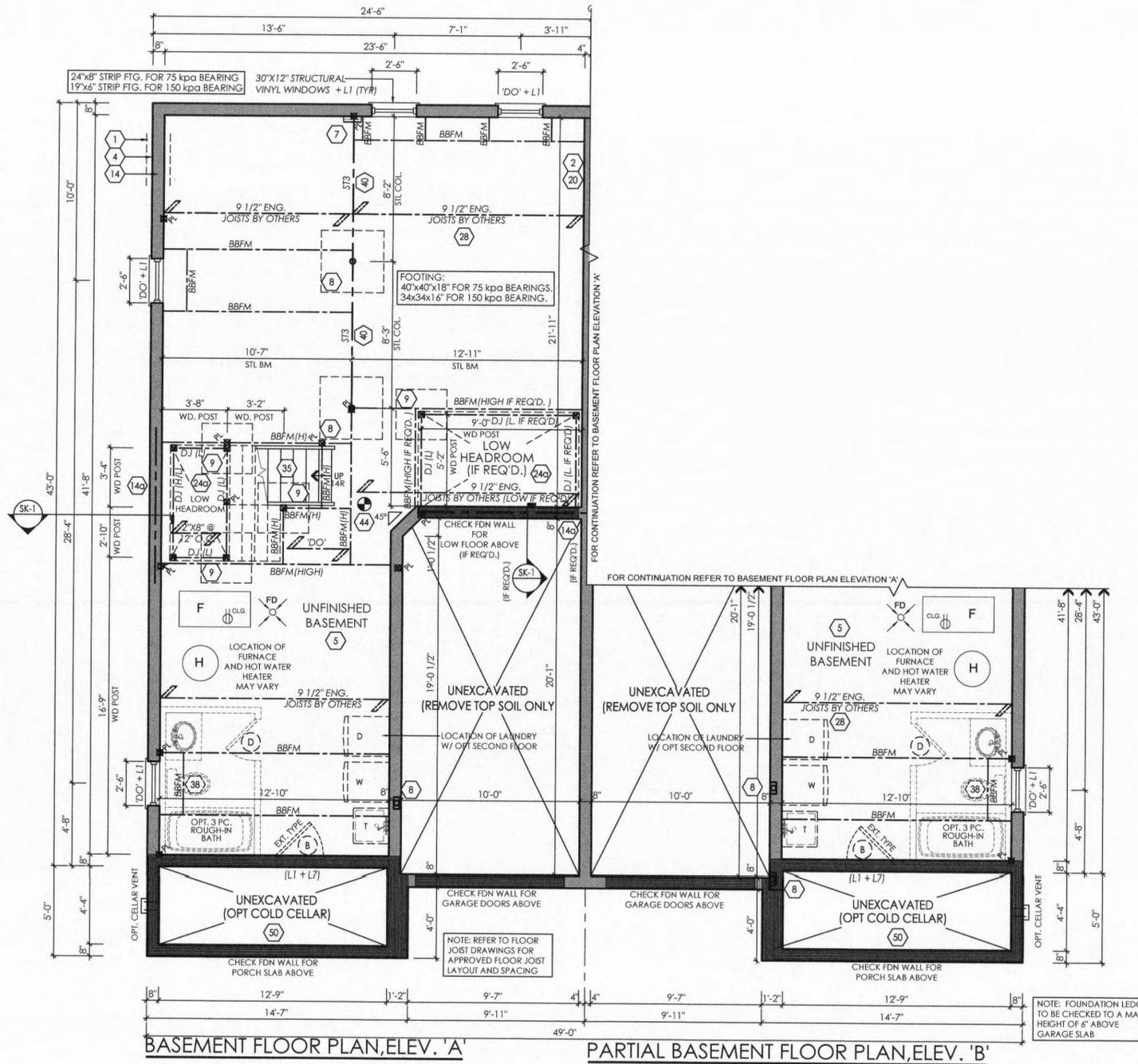


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ARCHITECTURAL REVIEW & APPROVAL
 AUG 31 2017
 John G. Williams Limited, Architect

#	revisions	date	chwn
1	ISSUED FOR CLIENT REVIEW	04/07/2014	ng
2	REVISED AS PER ROOF TRUSS COORDINATION	14/08/2014	tpa
3	REVISED AS PER FLOOR COORDINATION	15-Aug-14	tpa
4	REVISED AS PER ENGINEERING COMM.	27/05/2015	RPA
5	ISSUED FOR PERMIT	14/06/2015	RPA
6	REVISED PER 2017 OBC ENACTMENT	23-Mar-17	PM
7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-10-17	PV
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BASEMENT FLOOR PLAN, ELEV. 'A'

PARTIAL BASEMENT FLOOR PLAN, ELEV. 'B'

client

Gold Park
 Homes

project
 McLaughlin and
 Mayfield

model

SD-4
 Brampton

project #
 13098

scale
 3/16" = 1'0"

lot(s)

A1



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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: _____
SIGNATURE: *J. Moreno*

AUG 16 2017

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JOIST & FLOOR LVL. BEAM DESIGNS



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ARCHITECTURAL REVIEW APPROVAL
AUG 31 2017
John G. Williams Limited, Architect

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2	REVISED AS PER ROOF TRUSS COORDINATION.	14/08/2014	ppa	gb
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4	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
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client
Gold Park Homes

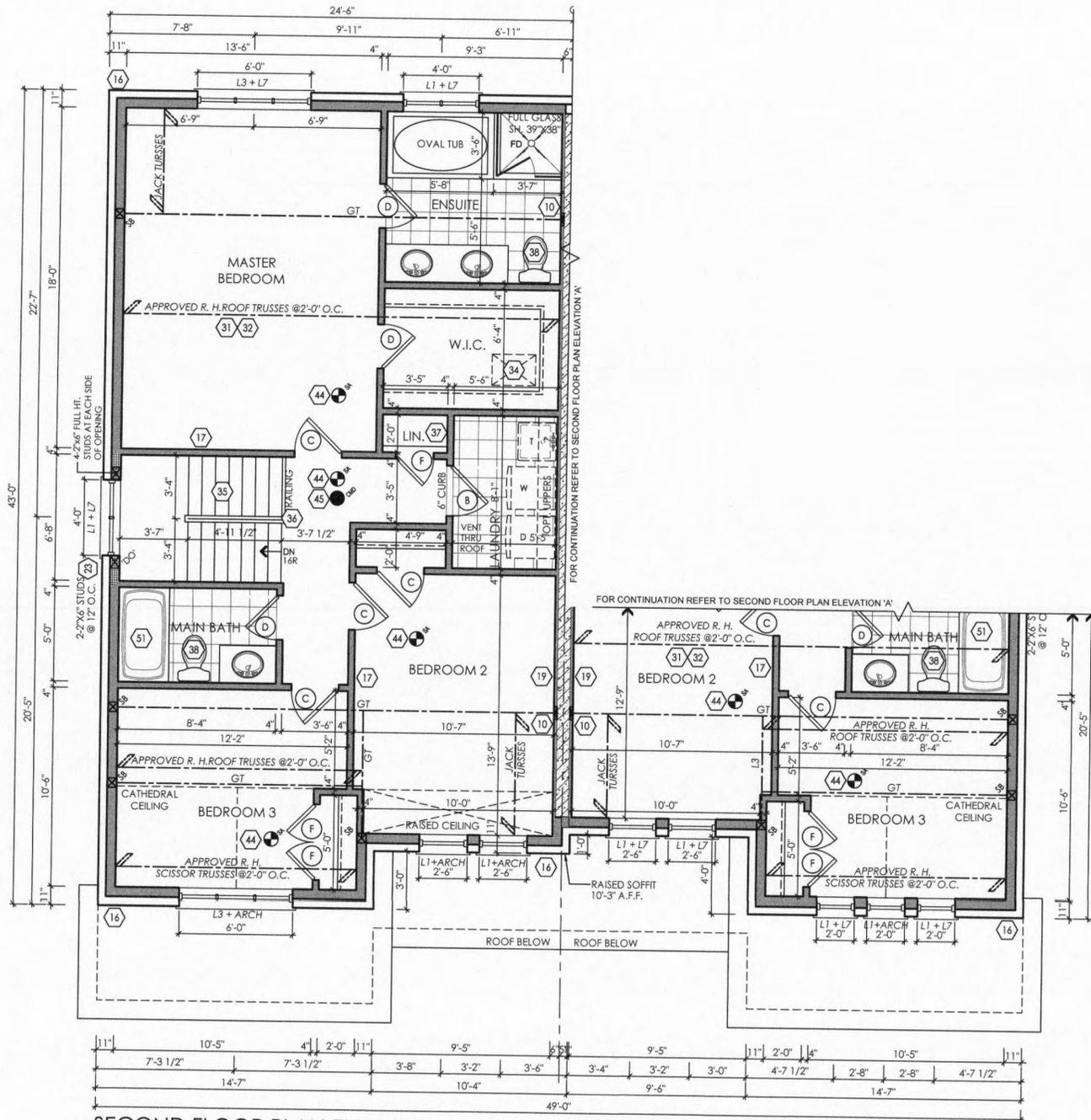
project
Mclaughlin and Mayfield

model
SD-4
Brampton

project #
13098

scale
3/16" = 1'0"

lot(s)



SECOND FLOOR PLAN, ELEV. 'A'

PARTIAL SECOND FLOOR PLAN, ELEV. 'B'



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FIRM BCIN: 26995
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AUG 16 2017

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JOIST & FLOOR LVL. BEAM DESIGNS



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ARCHITECTURAL REVIEW & APPROVAL

AUG 21 2017
John G. Williams Limited, Architect

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1	ISSUED FOR CLIENT REVIEW	04/07/2014	ng	cr
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4	REVISED AS PER ENGINEERING COMA.	27/05/2015	RPA	D.JH
5	ISSUED FOR PERMIT	16/06/2015	RPA	D.JH
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client

Gold Park
Homes

project

Mclaughlin and
Mayfield

model

SD-4
Brampton

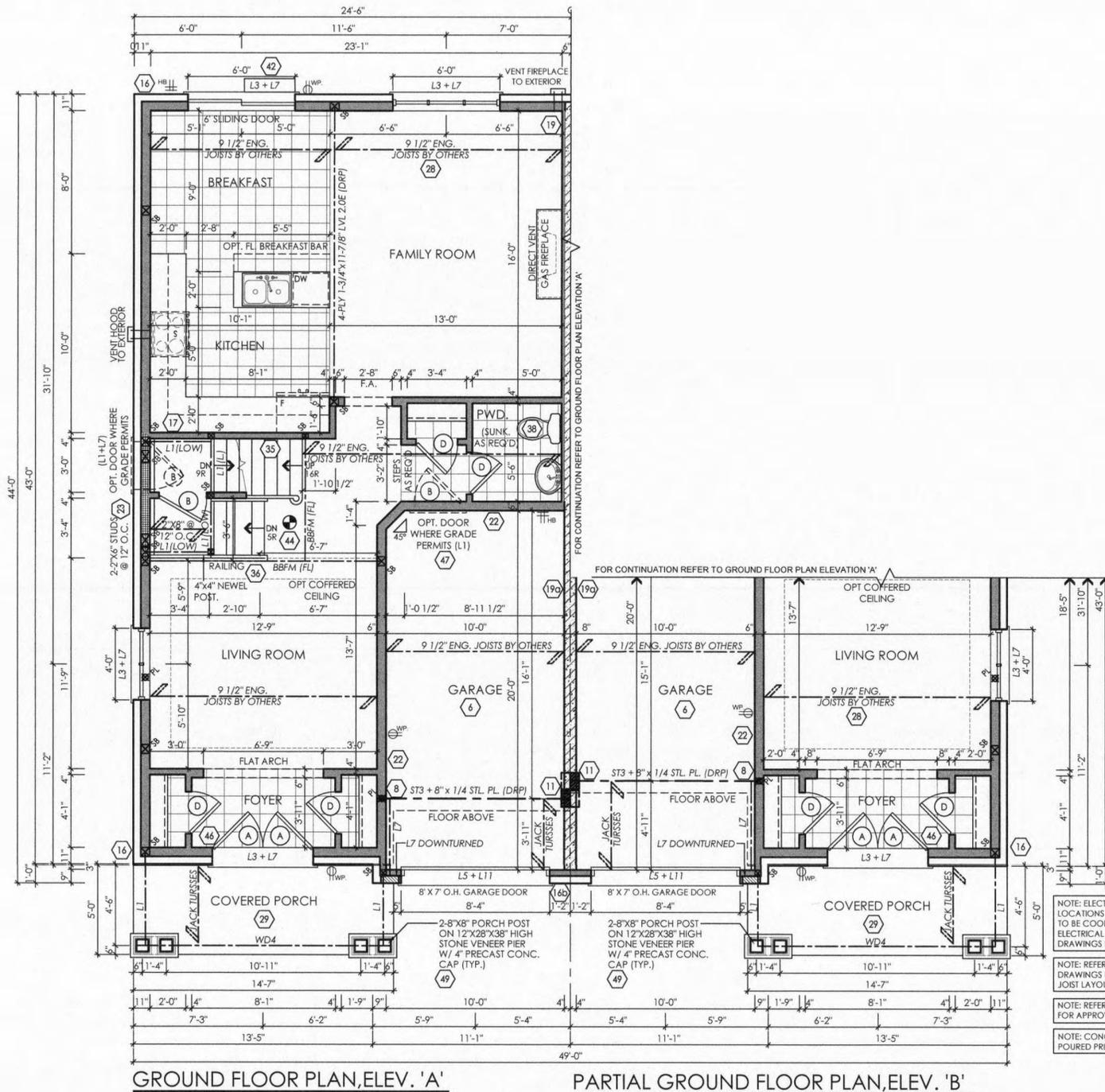
project #

13098

scale

3/16" = 1'0"

lot(s)





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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *J.M.*
SIGNATURE:

AUG 16 2017

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JOIST & FLOOR LVL BEAM DESIGNS



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ARCHITECTURAL REVIEW & APPROVAL

AUG 31 2017

John G. Williams Limited, Architect

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5	REVISED PER 2017 OBC ENACTMENT	23-Mar-17	PM	JP
6	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-10-17	PV	JM
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client

Gold Park
Homes

project

Mclaughlin and
Mayfield

model

SD-4
Brampton

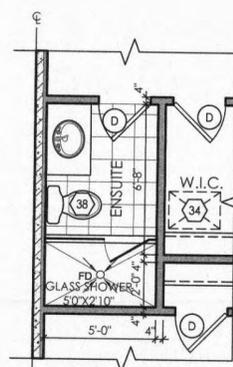
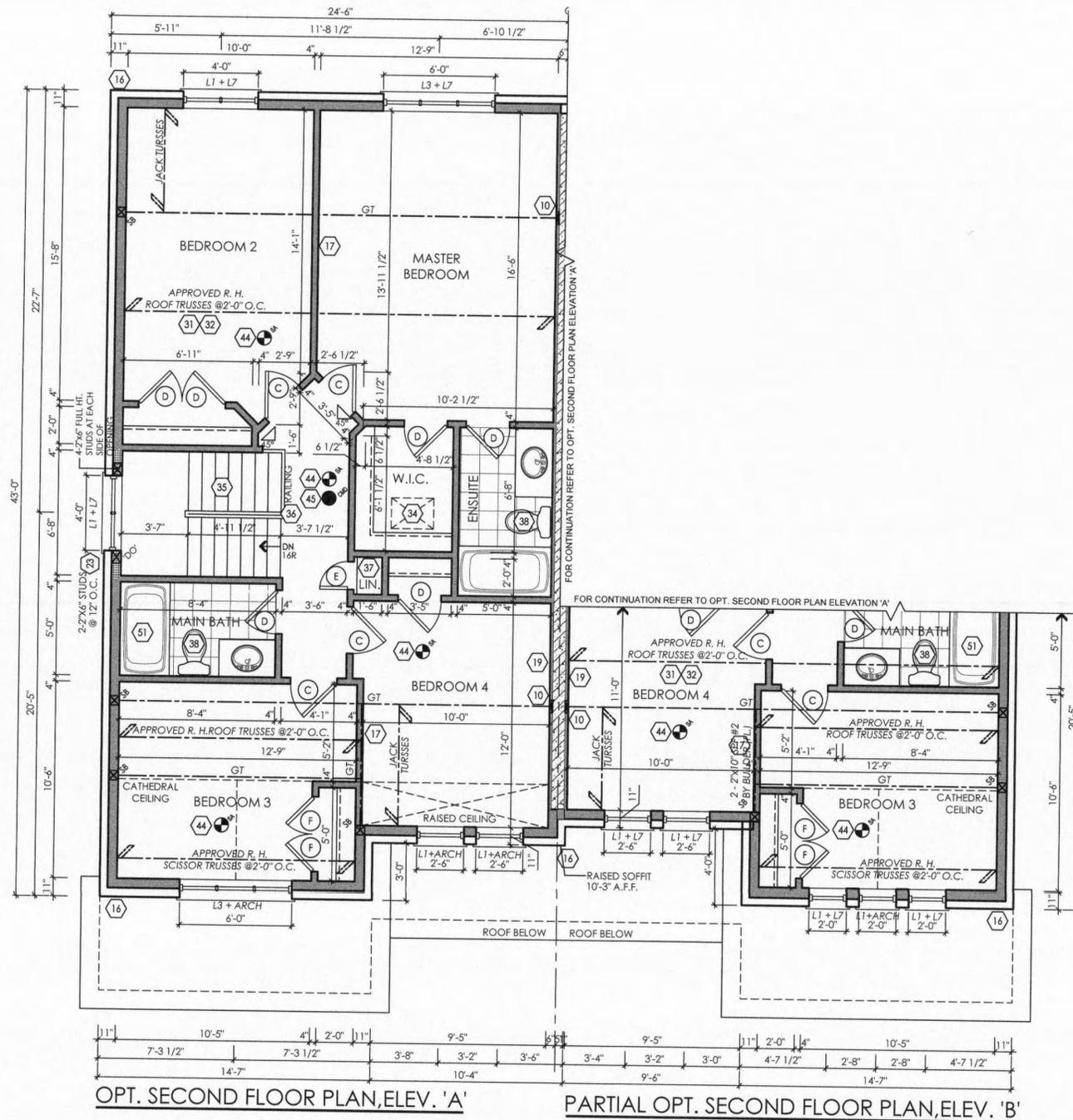
project #

13098

scale

3/16" = 1'0"

lot(s)

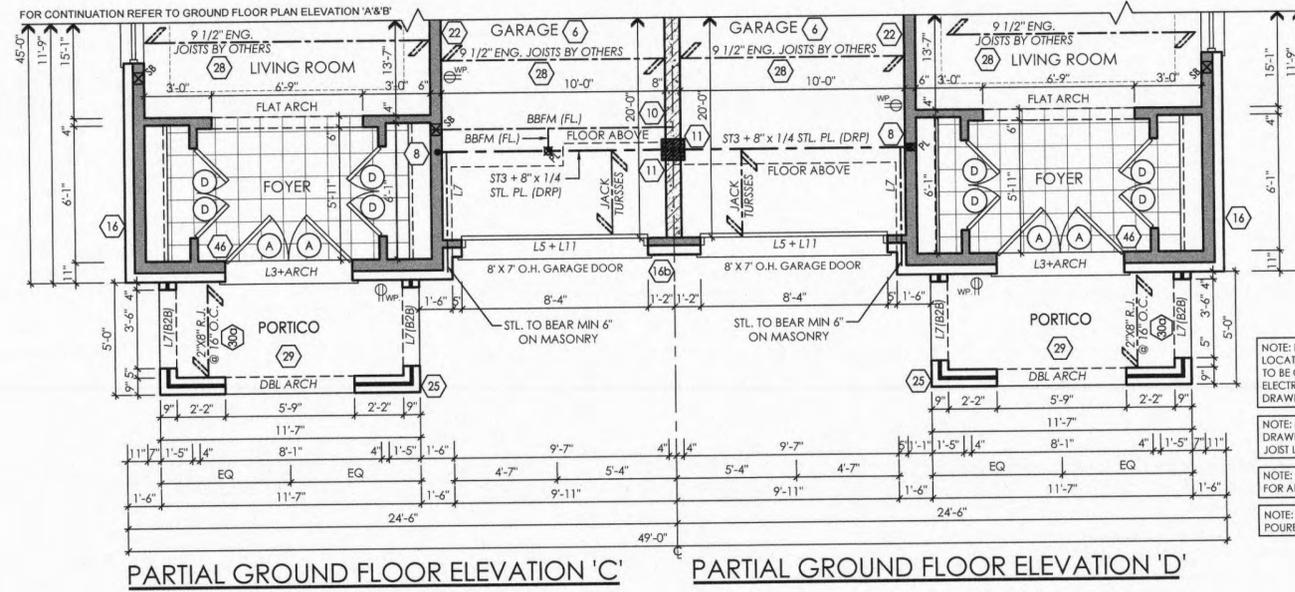
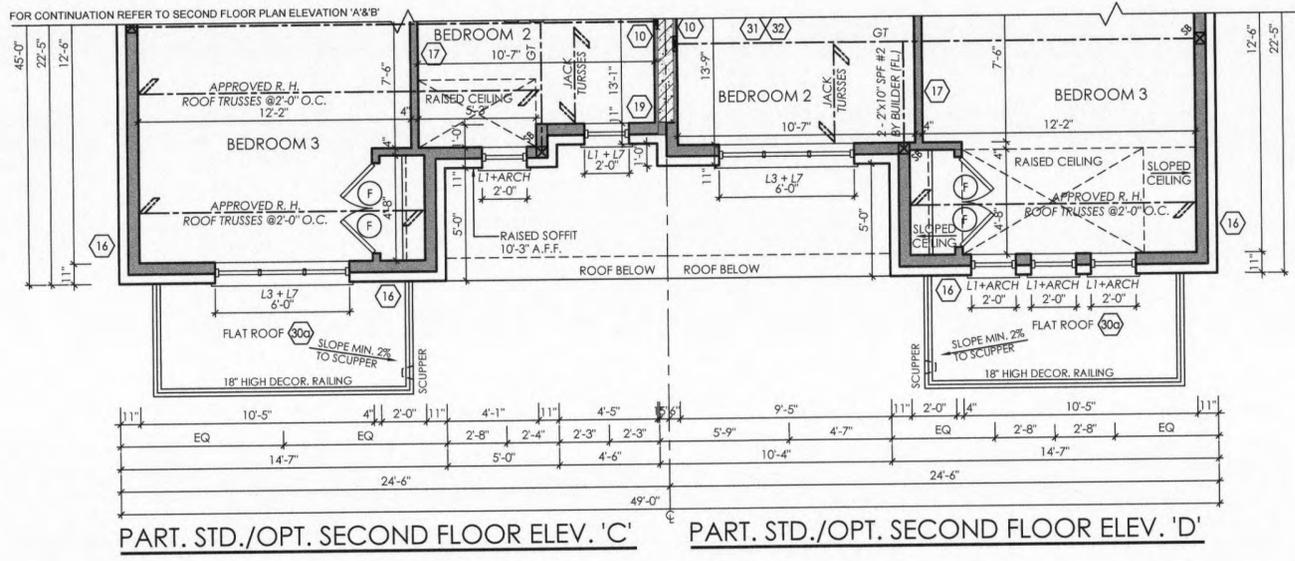


OPT. ENSUITE
W/ SHOWER

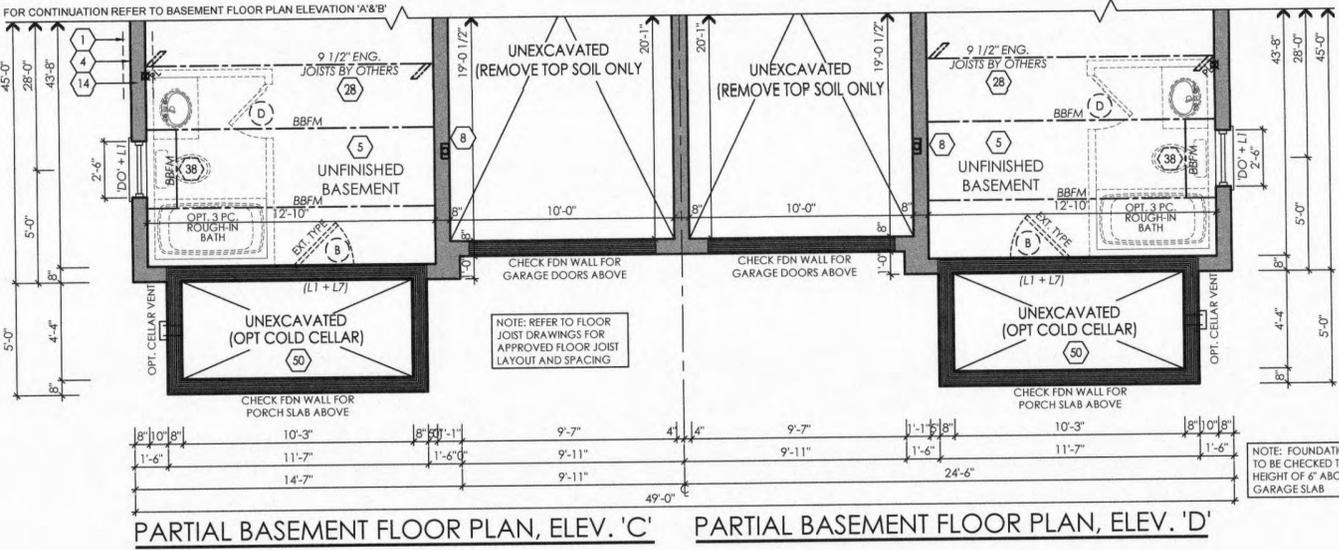


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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: [Signature]
SIGNATURE:



- NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.
- NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING
- NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT
- NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK



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

AUG 16 2017

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



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ARCHITECTURAL REVIEW & APPROVAL
AUG 11 2017
John G. Williams Limited, Architect

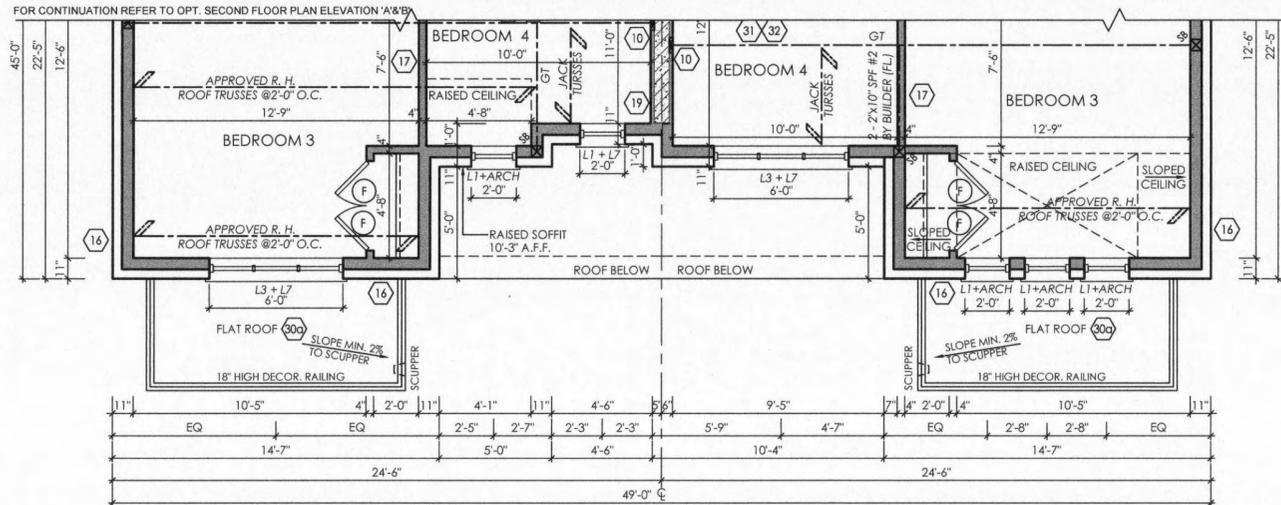
#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	fg	cr
2	REVISED AS PER ARCH. CONTROL COMMENTS	13/08/2014	tpa	qtr
3	REVISED AS PER ROOF TRUSS COORDINATION.	14-Aug-14	tpa	qtr
4	REVISED AS PER FLOOR COORDINATION.	15-Aug-14	tpa	qtr
5	REVISED AS PER ENGINEERING COMM.	27/05/2015	RPA	DJH
6	ISSUED FOR PERMIT	16/04/2015	RPA	DJH
7	REVISED PER 2017 OAC ENACTMENT	23-Mar-17	FM	JIP
8	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-10-17	PV	JM
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client: Gold Park Homes
project: Mclaughlin and Mayfield
model: SD-4 Brampton
project #: 13098
scale: 3/16" = 1'0"
lot(s):

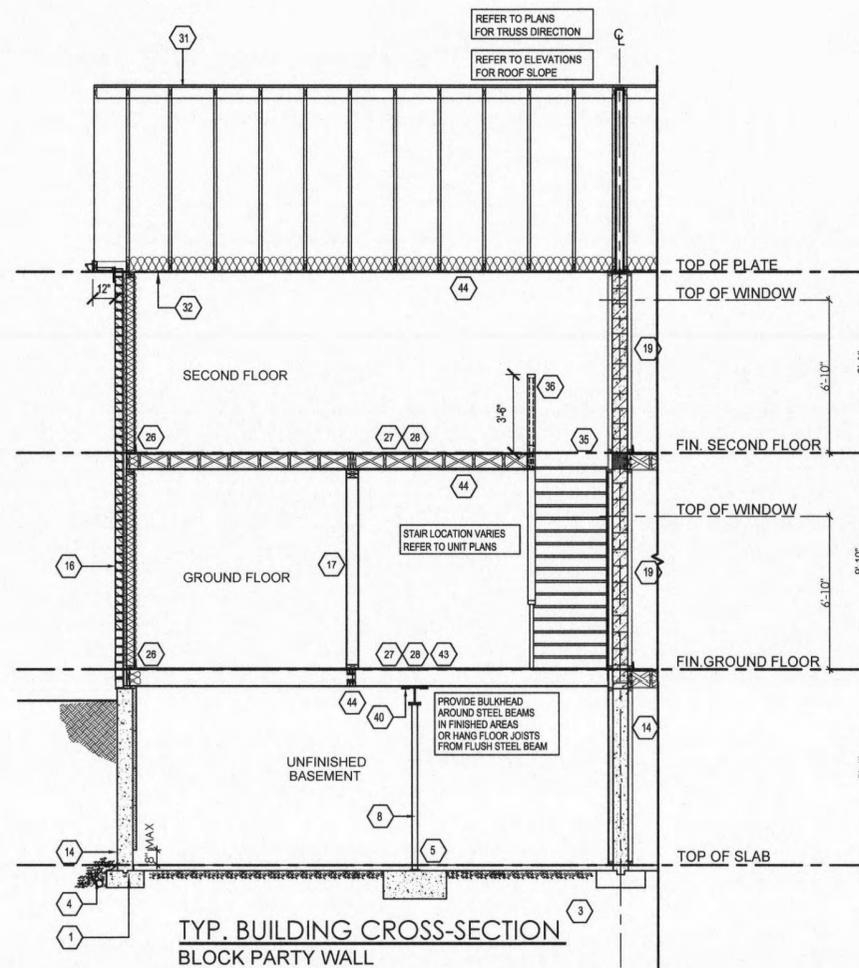


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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: _____
SIGNATURE: *[Signature]*



PARTIAL OPT. SECOND FLOOR ELEVATION 'C' PARTIAL OPT. SECOND FLOOR ELEVATION 'D'



TYP. BUILDING CROSS-SECTION
BLOCK PARTY WALL

AUG 16 2017

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JOIST & FLOOR LVL BEAM DESIGNS



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ARCHITECTURAL REVIEW & APPROVAL

AUG 31 2017

John G. Williams Limited, Architect

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2	REVISED AS PER ARCH. CONTROL COMMENTS	13/08/2014	ipa	djh
3	REVISED AS PER ROOF TRUSS COORDINATION.	14-Aug-14	ipa	djh
4	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
5	REVISED PER 2017 OBC ENACTMENT	21-feb-17	PM	JP
6	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-10-17	PV	JM
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client
Gold Park Homes

project
Mclaughlin and Mayfield

model
**SD-4
Brampton**

project #
13098

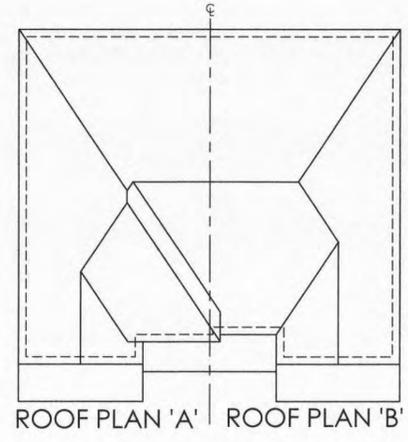
scale
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lot(s)



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FIRM BCIN: 26995
DATE:
SIGNATURE: *J. Moreno*



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

NOTE: REFER TO TRUSS DRAWING FOR APPROVED TRUSS LAYOUT

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



FRONT ELEVATION 'A' FRONT ELEVATION 'B'

GROSS GLAZING AREA 'A' - STD. & OPT.

TOTAL PERIPHERAL WALL AREA	2434.80 SF	228.19 m ²
FRONT GLAZING AREA	62.85 SF	5.84 m ²
LEFT SIDE GLAZING AREA	67.22 SF	6.24 m ²
RIGHT SIDE GLAZING AREA	0.0 SF	0.00 m ²
REAR GLAZING AREA	108.22 SF	10.05 m ²
TOTAL GLAZING AREA	238.29 SF	22.14 m ²
TOTAL GLAZING PERCENTAGE	9.79 %	

GROSS GLAZING AREA 'B' - STD. & OPT.

TOTAL PERIPHERAL WALL AREA	2434.80 SF	228.19 m ²
FRONT GLAZING AREA	50.88 SF	4.73 m ²
LEFT SIDE GLAZING AREA	0 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	37.11 SF	3.45 m ²
REAR GLAZING AREA	108.22 SF	10.05 m ²
TOTAL GLAZING AREA	196.21 SF	18.23 m ²
TOTAL GLAZING PERCENTAGE	8.06 %	

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REAR ELEVATION 'B & D' REAR ELEVATION 'A & C'

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client
Gold Park Homes

project
McLaughlin and Mayfield

model
SD-4
Brampton

project #
13098

scale
3/16" = 1'0"

to(s)



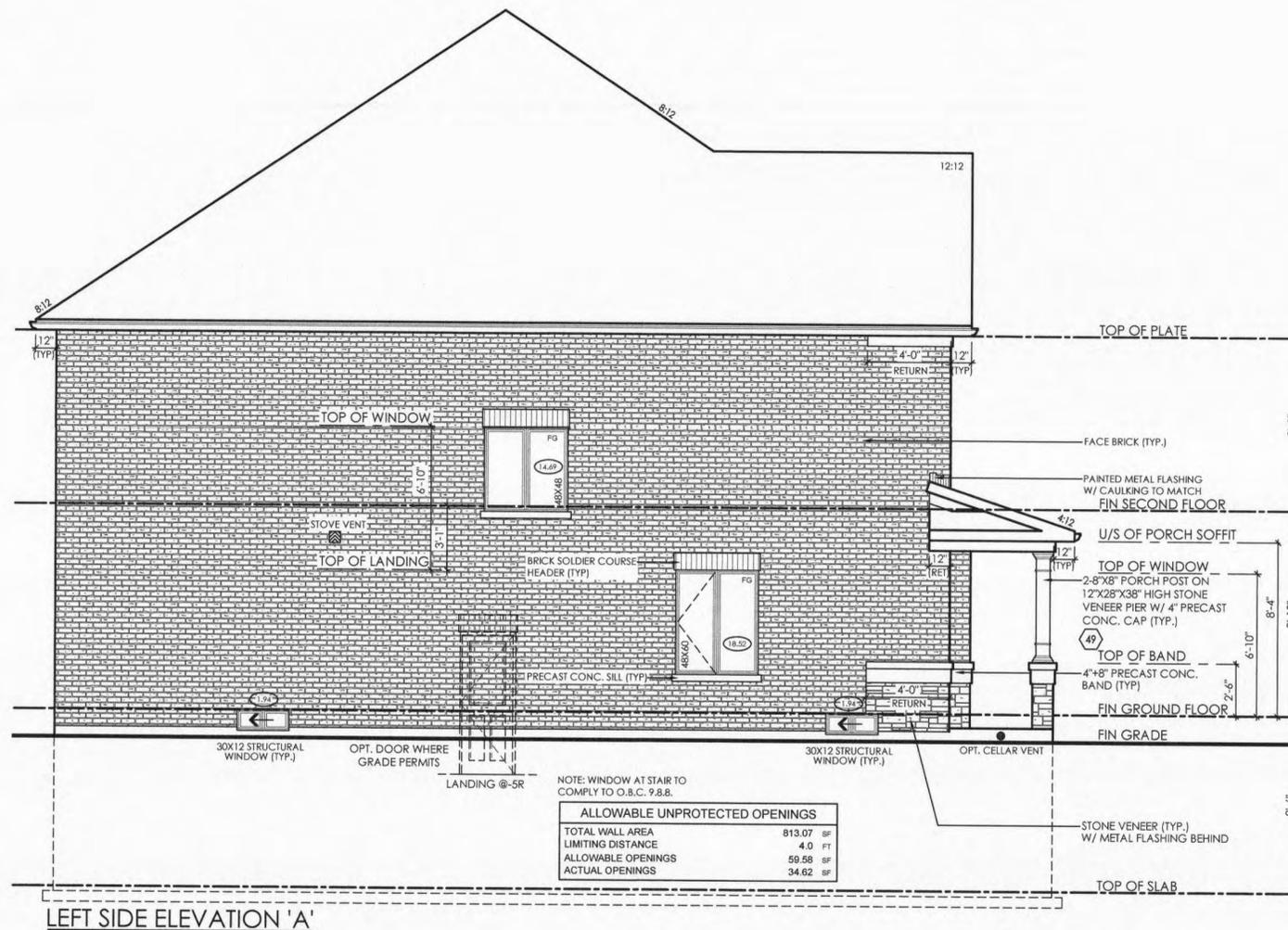
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FIRM BCIN: 26995
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SIGNATURE: *J. Moreno*



RIGHT SIDE ELEVATION 'B'



LEFT SIDE ELEVATION 'A'

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AUG 31 2017

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Client: Gold Park Homes

Project: Mclaughlin and Mayfield

Model: SD-4 Brampton

Project #: 13098

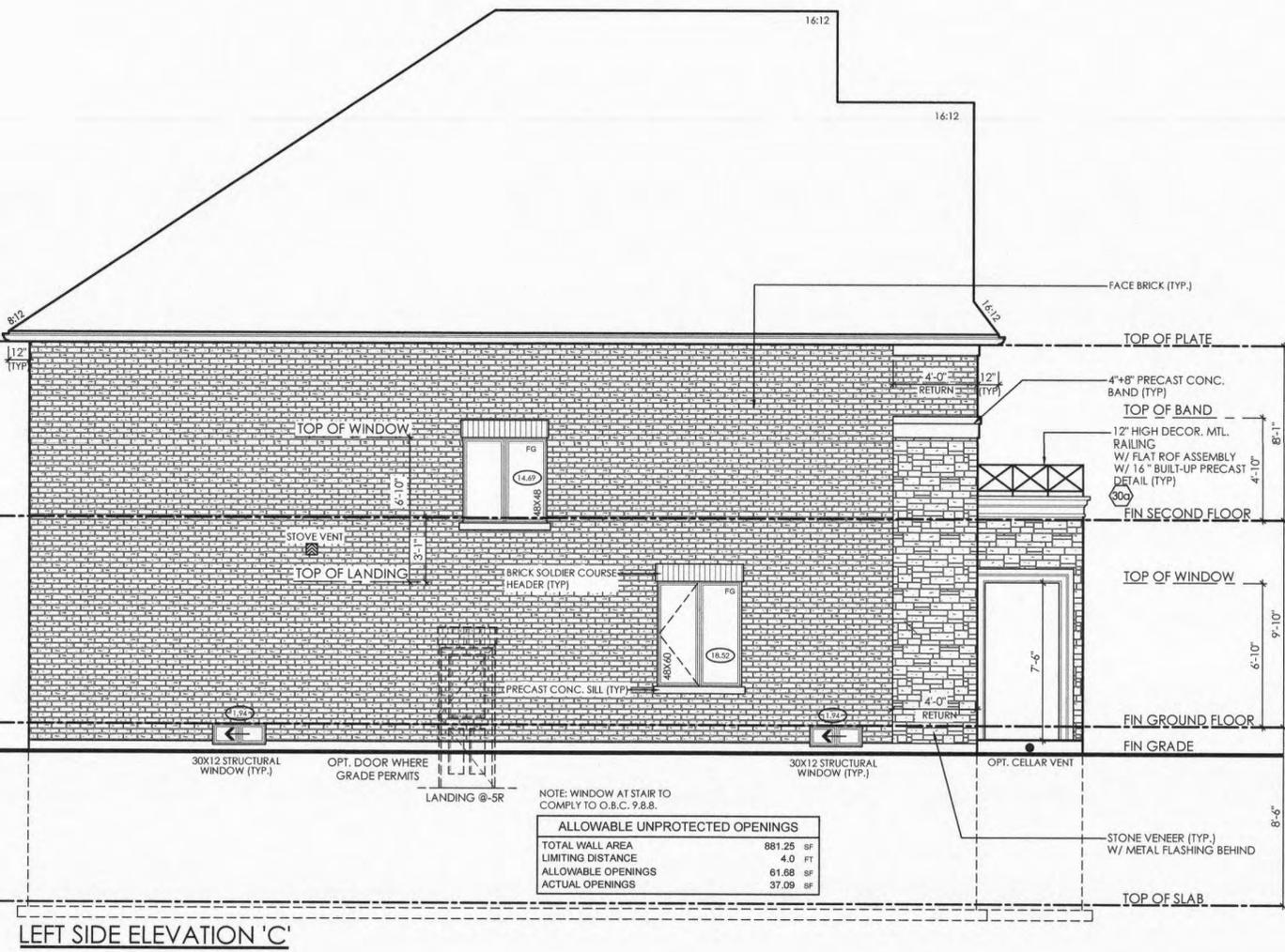
Scale: 3/16" = 1'0"

10(s):



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client: Gold Park Homes
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project #: 13098
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