#### FOOTINGS / SLABS: TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.

-BASED ON 16-1'(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY

THERMAL RESISTANCE VALUES BASED ON ZONE 1

-FTG. TO HAVE CONTINUOUS KEY -FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.

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

2 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 - 26" X 9" (650mmX 230mm) -2 STOREY STUD - 18" X 5" (450mm X 130mm) 3 STOREY MASONRY - 36" X 14" (900mm X 360mm 3 STOREY STUD - 24" X 8" (600mm X 200mm

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

# 4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.

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

### O.B.C. 9.13. & 9.16.

-3" (75mm) CONCRETE SLAB 2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -2ZUUDSI (15MPa) AFLEK 28 DAYS - O.B.C. 9.16.4.5.
DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR
TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa)
COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
BEDWIND BEAUNING MATERIAL BETMEEN IS AD 8 TTC

PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO LOOR DRAIN PER O.B.C.9.31.4.4.

-FLOOR DRAIN PER O.B.C..9.3.1.4.4.
RE10 (RSI 1.7.6) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NO LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 -UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE

A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY NDARD (O.B.C. SB-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.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006' (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4' (100mm) LAPPED JOINTS.
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12 3.1.1.7.(6) 

UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTI

A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY 6 GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) COMODETE STAD

### -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR

UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6. 6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAE 4 \* (100mm) OF COURSE GRANULAR MATERIAL
ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR
MATERIAL, SHALL BE COMPACTED. 7 PILASTERS:

### O.B.C. 9.15.5.3.

PILASTER -CONCRETE NIB - 4" X 12" (100mm X 300mm) PELOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID. OR <u>BEAM POCKET</u> 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). 8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP -FOR WOOD BEAMMS, MIN. 4. 44 A 1/4 (UNITED HIM) A 0.3011111/3 SEL & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.) COL. SPACING:

-MAX. 9'-10" (2997mm) - 34" X 34" X 16" (860mmX 860mmX 400mm) - 44" X 44" X 21" - (1120mmX 1120mmX 530mm) -MAX. 16'-0" (4880mm)

- 40" X 40" X 19' (1010mmX 1010mmX 480mm) - 51" X 51" X 24"

#### -MAX. 16'-0" (4880mm) mX 1295mmX 610mm -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100n 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

(9) WOOD COLUMN: OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3. -5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLLIMN - OR

-5 ½" X 5 ½" (140mm x 140mm) SULID WOOD COLUMN - OR
-3 2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm)
NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/
3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.
-WRAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB) 25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)

34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 10 BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES) 2°X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11

Where required to obtain 5" separation distance BETWEEN ADJACENT BEAMS  $\left\langle 11 \right\rangle$  BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2 "Ø x8" ANCHOR BOLTS.

### WALL ASSEMBLIES: 14 FOUNDATION WALL:

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT. -8" (200mm) SOLID 2200psi (15MPa) CONCRETE Max. Unsupported Height of 3'-11" (1200mm) & Max. Supported Height of 7'-0" (2150mm) Measured from Grade to Finished Basement Floor. -10" (250mm) SOLID 2200psi (15MPa) CONCRETE

-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. -LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN -FOR CONDITIONS EACEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.-T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.-PART 4 WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE

-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/
2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION

-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

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 WAAL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE
MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING: DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C 9.13.2. - WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4) -FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE
WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

# 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 APPROX 4" TO 6" APART. -BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER -BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

### 15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23. -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. 27 X 6\* (38mm X 140mm) WOOD STUDS @ 16\* (400mm) O.C.

MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO

BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4"-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).

on Miyyl Siding is Permitted Per O.B.C. 9.10.15.5.(3). Over 1/2" (12.7mm) Ypsum exterior Sheathing which replaces exterior plywood or equiv. ALTERNATE FRAME WALL CONSTRUCTION:

SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C.

9.27.3.4.) .RRACE W/ CONT. 16 GALIGE STEEL 'T' RRACES FROM TOP PLATE TO RTM. PLATE. FOR THE FULL LENGTH OF WALL, OR CONT. 2" X4" (38mmX 89mm) SOLID WO BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS. R14 (RSI 2 46) INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &

9.25.4.
-1/2" (12.7mm) GYPSUM BOARD.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE Following Materials: -ADD 1/4" (6mm) Plywood (exterior Type) or equivalent as per o.b.c. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD

-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE "X" GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

MANUFACTURER'S SPECIFICATIONS). -VINYL SIDING IS PERMITTED PER O.B.C. 9,10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID NSULATION

### 15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23. -SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. ).23.16. 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE EQUIRED TO BE SPACED @ 12" (300mm) O. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE "X' GYPSUM BD. REO. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO

MANUFACTURER'S SPECIFICATIONS). -VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES

# 16 BRICK VENEER CONSTRUCTION:

-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. 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 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. ·2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. 1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O B C T 9 23 10 1 =

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE

INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. THEIGH - 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

PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER Base Flashing up to 5 7/8" (150mm) behind wall sheathing membrani (O.B.C. 9.20.13.6.(2) RICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. -BRACE W COIN: 16 GAUGE STELL T BRACES FROM TOP PLATE TO BIM.
PLATE FOR THE FULL LENGTH OF WALL, OR
-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY
45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-R14 (RS) 2.46) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 1/2" (12.7mm) GYPSUM BOARD

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1.

NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1,9.23.10.1. =
FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE
REQUIRED TO BE SPACED @ 12" (300mm) O. C.
FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE
REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.

REPLACE 1/4 (RSI 2.46) INSULATION AND WOOD SIDD.
REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE
INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2\*(12.7mm) GYPSUM BD. W/ 1/2\* (12.7mm) TYPE 'X' GYPSUM BD. (16b) BRICK VENEER CONSTRUCTION @ GARAGE: O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

HEIGHT
-MIN. 0.03\* (0.76mm) THICK, 7/8\* (22mm) WIDE CORROSION RESISTANT
STRAPS @ MAX. 15 3/4\* (400mm) O.C. HORIZONTAL & 23 5/8\* (600mm) O.C.
VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2\*-7\* (800mm) O.C. @ BTM. COURSE & OVER -BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING

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. -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. -2. A 4 (361111) A 371111 WOOD STUDS & 16 (40011111) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE
REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE

BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

MEMBRANE (O.B.C. 9.20.13.6.(2) )

REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. SB-3 WALL = FW1b (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/

### q.m. REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. 17 INTERIOR STUD WALLS:

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

### (18) BEARING STUD WALL (BASEMENT): -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

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

19 PARTY WALL - BLOCK: O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS WINE. THE RISE-RESIDENCE FAMING CONTINUOUS PROFIT OF POORINGS O THE UNS OF ROOF DECK SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH

ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) - TAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2 ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

PARTY WALL - BLOCK (AGAINST GARAGE): O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. \* 7.25.4. 2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (400mm) O.C. R22 (RSI 3.52) RIGID INSULATION
7-7 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 O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR) - ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING

AREA, O.B.C. T.3.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES GOWALL SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY -7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING -EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS -STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

-ROUSINGAL SHARMIN ASPERO, B.C., 35-3 (NOTE (2) TO TABLE 1)
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/
THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1) -WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9"10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER

#### O.B.C. 3.1.10.4.(2) 20 PARTY WALL - FOUNDATION:

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

PARTY WALL - WOOD STUD (TYPICAL): O.B.C. SB-3 WALL = W15c (STC = 61, FIRE = 1 HR) -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK

-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" 38mmX 89mm) TOP PLATES SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF -2 LAYERS OF GYSUM ON BOTH SIDES (as follows -1st LAYER - 5/8" (16mm) TYPE 'X' GYPSÙM BOARD BOTH SIDES W/ IOINTS TAPED & FILLED. ACOUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS 2nd LAYER - 1/2" (12mm) REGULAR GYSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) 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 AR REQUIRED TO BE SPACED @ 12" (300MM) O.C. - IF 2"X6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE

ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

## O.B.C. 9.10.9.16.(3)

9.25.3. & 9.25.9.

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

RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C. WALLS ADJACENT TO ATTIC SPACE: (2.7mm) GYPSUM BOARD INUOUS 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) INSULATIÓN

7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING

ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1. 23 DOUBLE VOLUME WALLS: O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING REFER TO PLAN FOR STUD SPECIFICATION STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT

-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)

JUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C

# $\overline{\left(24\right)}$ EXPOSED FLOOR:

(33) CONVENTIONAL FRAMING: LOOR AS PER NOTE # 28 ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

### -R31 (RSI 5.46) INSULATION 240 SUNKEN FINISHED AREAS:

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. -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. INLESS OTHERWISE NOTED. HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON

O.B.C. TABLE A6 OR A7

RAFTERS & MIN. 1 1/2" (38mm) THICK.

-MAX. NOSING = 1" (2511111) -MIN. HEADROOM = 6'-5" (1950mm) -MIN. WIDTH = 2'-10" (860mm) (BETWEEN WALL FACES) -MIN. WIDTH = 2'-11" (900mm)

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

- 2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX

-MIN. WIDTH = 2'-11" (9 (EXIT STAIRS, BETWEEN GUARDS)

OBC 9.19.2.1. & 58-12 3.1.1.8.(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH
WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

= 7-7/8" (200mm)

= 7-7/8 (200mm) = 8-1/4" (210mm) = 9-1/4" (235mm)

-MIN. AVS., RUN = 77/8 (200mm)
-FINISHED RALIING 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

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)

HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR

TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm)

ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN

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

= 7-3/32" (180mm)

-MIN. MDTH = 2-11" (900mm)
(EXIT STAIRS, BETWEEN GUARDS)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS

-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

-ONE HANDRAIL RECHIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm

TWO HANDRAILS REQUIRED WHERE STAIR WIDTH S LESS IRMN 3-7 (1100MF).

TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1100MF).

TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN

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

- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP

TRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED

- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4"

-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE

FROM DEFECTS PER OBC 9.8.9.6.(4)
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE

VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS

-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

-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

-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

FOR RAILING SPANNING MAXIMUM OF 6'-0". -PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO

-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

PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

ROWS OF 3/8"Ø MIN. ANCHOR BOLTS FOUALLY SPACED WITH 3" MIN.

(300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

ANDING AND THE BEGINNING AND END OF A RAMF

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

34 ATTIC ACCESS HATCH:

GENERAL:  $\overline{\left(35\right)}$  PRIVATE STAIRS:

> -MIN. RUN -MIN. TREAD

HANDRAILS:

HEIGHT: O.B.C. 9.8.7.4

PROJECTIONS: O.B.C. 9.8.7.6

WIDTH OF THE STAIR

O.B.C. 9.8.4.

MIN HEADROOM = 6'-9"

350 PUBLIC STAIRS:

-MIN. RUN

-MIN. TREAD

HANDRAILS:

DIRECTION HEIGHT:
O.B.C. 9.8.7.4

O.B.C. 9.8.7

PROJECTIONS: O.B.C. 9.8.7.6

TERMINATION: O.B.C. 9.8.7.3

36 INTERIOR GUARDS:

(360) EXTERIOR GUARDS:

O.B.C. SB-7 & 9.8.8.3.

O.B.C. SB-7 & 9.8.8.3.

PROVIDE MID-SPAN POSTS AS PER SB-7.

CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

-PROVIDE SAME ANCHOR BOLLS © 30 O.C. FOR BA

AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)

40 -1"X2" (19mmX38mm) BOTH SIDES OF STEEL.

36b EXTERIOR GUARDS @ JULIET BALCONY:

-MAX. NOSING

O.B.C. 9.8.4. -MAX. RISE

# OOR STRUCTURE AS PER NOTE # 28.

25 DOUBLE MASONRY WYTHE WALL: O.B.C. 9.20.8.2.

-1.2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-1.4" MASONRY VENEER ON 2" MORTAL 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 IOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY

# 250 CORBEL MASONRY VENEER:

### 7 -MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1) FLOOR ASSEMBLIES: 26 SILL PLATE: O.B.C. 9.23.7.

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 $\langle 27 \rangle$ BRIDGING & STRAPPING:

a) STRAPPING -1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. ASTENED TO SILL OR HEADER @ ENDS

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 

#### 28 FLOOR ASSEMBLY: O.B.C. 9.23.14.3. 9.23.14.4 -5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR FOUIVALENT FLOOR JOISTS AS PER FLOOR PLANS

29 PORCH SLAB: -4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT

-4 //6 (1231IIII) 4650 JB (132 MIPE) COUNC. SLAB WITH 5 10 6% AIR ENTRAININE -REINFORCE WITH 10M BARS ® 7 7/8" (200mm) EACH WAY -1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB -3" (75mm) END BEARING ON FOUNDATION WALL -23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS ® 23 5/8" (600mm) O.C. -IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT DE SEVER 9: 2" WALLS NOT TO EXCEED 8'-2"

30) EXTERIOR BALCONY ASSEMBLY: -2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" ON SINGLE PLY WAIEKPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8"
(15,9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS
(CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C.
(OR AS NOTED ON PLAN)
EXTERIOR GUARD AS PER #36a
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER

REQUIRED FOR OVER HEATED SPACES: -ADD 2"x2" (38mm x 38mm) CROSS PURINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF ADD R31 (RSL5 46) INSULATION RETWEEN TOISTS

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING OR EXTERIOR FLAT ROOF ASSEMBLY:

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

ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR TENTILATION 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. ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

### ROOF ASSEMBLIES 31 TYPICAL ROOF:

SMOKE ALARM 44

ALARM (CMA)

WATERPROOF DUPLEX OUTLET

# HOSE BIB

(38) EXHAUST FAN

STOVE VENT

DRYER VENT

SOLID BEARING

2/ 2" X 8" SPR

FIRE PLACE VENT

FLOOR DRAIN

\_\_\_\_ VENTS AND INTAKES

COLD CELLAR VENT (50)

CARBON MONOXIDE 45

O.B.C. 9.26. -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES -FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES. -STARTER STRIP AS PER O.B.C. 9.26.7.2. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)

3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S KIUSS BRACING AS PER TRUSS MANUFACTURER AVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR

ALGIVIINGIVI) -ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT. 32) CEILING: R60 (RSI 10,56) INSULATION CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.) 320 VAULTED OR CATHEDRAL CEILING: O.B.C. 9.26. & TABLE A4 -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES

FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2:-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

-EAVES PROTECTION LAID BENEATH STARTER STRIP. -EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1. -STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3) -3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS. -2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13"-3" (4050mm) OR 2"x110" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17"-0" (5180mm) -R31 (RSI 5.46) INSULATION MIN 3" CLEARANCE FROM IJ/S OF ROOF SHEATHING TO INSULATION

ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

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. ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 139/17 JAN 1, 2018 **LEGEND** A 865x2030x45 (2'10"x6'8"x1-3/4 815x2030x35 (2'8"x6'8"x1-3/ FLAT ARCH 760x2030x35 (2'6"x6'8"x1-3/8 710x2030x35 (2'4"x6'8"x1-3/8 460x2030x35 (1'6"x6'8"x1-3/8" EXT\_LIGHT FIXTURE (WALL MOUNTED) HYDRO METER (**G**) GAS METER DJ DOUBLE JOIST PT PRESSURE TREATED

LUMBER

DROPPED

UNDER SIDE

FIXED GLAZING

GLASS BLOCK

BLACK GLASS

GT GIRDER TRUSS

(FL) FLUSH

L9 4" X 3-1/2" X 1/4" L L14 5-7/8" X 3-1/2" X 1/2"

L10 4-7/8" X 3-1/2" X 5/16" L L15 5-7/8" X 4" X 1/2" L

L11 4-7/8" X 3-1/2" X 3/8" L L16 7-1/8" X 4" X 3/8" L

'DO'

U/S

BG

LINTELS

3-1/2" X 3-1/2" X 1/4" L L12 5 7/8" X 3-1/2" X 5/16" L L17 7-1/8" X 4" X 1/2" L

4-7/8" X 3-1/2" X 1/4" L L13 5-7/8" X 3-1/2" X 3/8" L

ST1 W 6 X 15 ST2 W 6 X 20 ST4 W 8 X 21 ST5 W 8 X 24 WOOD BEAMS D1 3/ 2" X 8" SPR AFF ABOVE FINISHED FLOOR /D2 4/ 2" X 8" SPR **BBFM** BEAM BY FLOOR MANUF /D3 5/ 2" X 8" SPR 'D4 3/ 2" X 10" SPR 'D5 4/ 2" X 10" SPR REPEAT SAME JOIST SIZE WD6 5/ 2" X 10" SPR VD7 3/ 2" X 12" SPR VD8 4/ 2" X 12" SPR /D9 5/ 2" X 12" SPR

OVER SIZED EXTERIOR DOO STEEL BEAMS D10 2/ 1 3/4" X7 1/4" (2.0F) I V 3/ 1 3/4" X7 1/4" (2.0E) LVL /D12A 1/ 1 3/4" X9 1/2" (2.0E) LVI VD13 3/ 1 3/4" X9 1/2" (2.0E) LV

WD14 2/ 1 3/4" X11 7/8" (2.0E) LV

WD16A 1/13/4" X14" (2.0E) LVL

WD17 3/13/4" X14" (2.0F) I VI

♠ CLIENT SPECIFIC REVISIONS Areas:

ELEVATION 'A' ELEVATION 'B' SF SM SF SM GROUND FLOOR 853.8 79.3 853.8 79.3 SECOND FLOOR 1036.5 96.3 1046.4 97.2 TOTAL AREA 1890.3 175.6 176.5 1900.2 COVERAGE INC PORCH 1145.05 106.4 1145.05 106.4 COVERAGE NOT INC PORCH 1069.5 99.4 1069.5 99.4

	ELEVATION 'C'		ELEVAT	ION 'D'
	SF	SM	SF	SM
GROUND FLOOR	853.8	79.3	863.5	80.2
SECOND FLOOR	1036.5	96.3	1056.2	98.1
TOTAL AREA	1890.3	175.6	1919.7	178.3
COVERAGE INC PORCH	1113.5	103.4	1116	103.7
COVERAGE NOT INC PORCH	1069.5	99.4	1079.3	100.3

# -PRECAST CONC. STEP -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 SMOKE ALARM, O.B.C.- 9.10.19. SMOKE ALARM, O.B.C.: 9, 10, 19,
PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
-PROVIDE 1 IN EACH BEDROOM
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
-INSTALLED AT OR NEAR CEILING
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL
ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE

THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4. CARBON MONOZIDE ALARMI (CMA), 2015.- 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

46 -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.
UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

-GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15

-R4 (RS10.70)
-R4 (RS10.70)
-R5 (RS10.70)
-R6 (RS10.70)
-R6 (RS10.70)
-R7 (RS10.70)
-R 2) WHERE THAT ELOOP LEVEL HAS A WINDOW PROVIDING AN

(7.0m) ABOVE ADJACENT GROUND LEVE 49) EXTERIOR COLUMN W/ MASONRY PIER:

-MIN. 6'X6" (140mm X 140mm) WOOD POST MICHORED TO WASPSCANADA INC METAL SADDLE.
-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PE DRAWINGS.
-MASONRY VENEER SURROUND W/ PRECAST CO HTOROFESSIONA ELEVATION DRAWINGS FOR PIER SIZE AND CAP SURROUND TO BE TIED W/ METAL TIES @ 16"

PER O.B.C. 9.20.9.4. -3/4" AIR SPACE AROUND POST. R. J. C. GOHLICH 100502549 NOV 27,2015

490 EXTERIOR COLUMN:
-MIN 6"X6" (140mm) -MIN. 6"X6" (140mm X 140mm) WOOD POST SLAB WE OF ON (PER ELEVATION DRAWINGS) ANCHORED TO PO METAL SADDLE NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE PROVIDED THAT THEY ARE IN ACTORNSTRUCTURAL ONLY, EXCLU

ENGINEERED ROOF TRUSS, FLO FOR COLD CELLARS PROVIDE THE FOLLOWING: -VENTING AREA TO BE EQUIVALE #04\$7% AND FLOORALVL BEAM DE COVER VENT W/ BUG SCREEN

## WALL MOUNTED LIGHT FIXING 1.1+1.7 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. -WALL STUDS ADJACENT TO WATER CLOSES & SHOWER BATH TUBS IN MA-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)

### 52 ELECTRICAL VEHICLE CHARGING REQUIREMENTS: - REFER TO OBC 9.34.4.1. FOR REQUIRMENTS (EFFECTIVE JANUARY 2018)

53 WINDOW GUARDS: @STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS
@FLOORS - OBC 9.8.8.1.(6)
WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.

WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(b) FRAME CONSTRUCTION:

-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS. -JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED

-DOUBLE STUDS @ OPENINGS -DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm) -DOUBLÉ JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING

PARALLEL PARTITIONS -BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE -BEAMS TO BE FLACED ONDER COADBLANING WALLS WILLN WALLS A PARALLEL TO FLOOR JOISTS -BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS TRIMMERS AND HEADERS FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X

-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED

#### MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X $\,$ 235mm) OR LARGER. WATERPROOF WALLS IN BATHROOMS:

### -REQUIRED AS PER OBC 9.29.2.1.

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER -WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

1.6 W/(m2 K) OR -AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS -BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF

#### -FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17% DRAIN WATER HEAT RECOVERY:

- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.

Gold Park Homes

**ENCORE 2** Brampton

> SD-09 THE GERSHWIN

19037

3/16" = 1'-0"



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QUALIFIED DESIGNER BCIN: FIRM BCIN:

SIGNATURE: TITLE SHEET BASEMENT FLOOR ELEV 'A'

26995

27-NOV-19

PARTIAL BASEMENT FLOOR ELEV 'B' GROUND FLOOR ELEV 'A' PARTIAL GROUND FLOOR ELEV 'B' CS-1 SELF SUPPORTING STAIR LANDING IGN CS-2 SELF SUPPORTING STAIR LANDING PLAN VIEW A3 SECOND FLOOR ELEV 'A' PARTIAL SECOND FLOOR ELEV 'B'

A4 PARTIAL SECOND FLOOR ELEV 'D' PARTIAL SECOND FLOOR ELEV 'C' PARTIAL GROUND FLOOR ELEV 'D' PARTIAL GROUND FLOOR ELEV 'C' PARTIAL BASEMENT FLOOR ELEV 'D' PARTIAL BASEMENT FLOOR ELEV 'C'

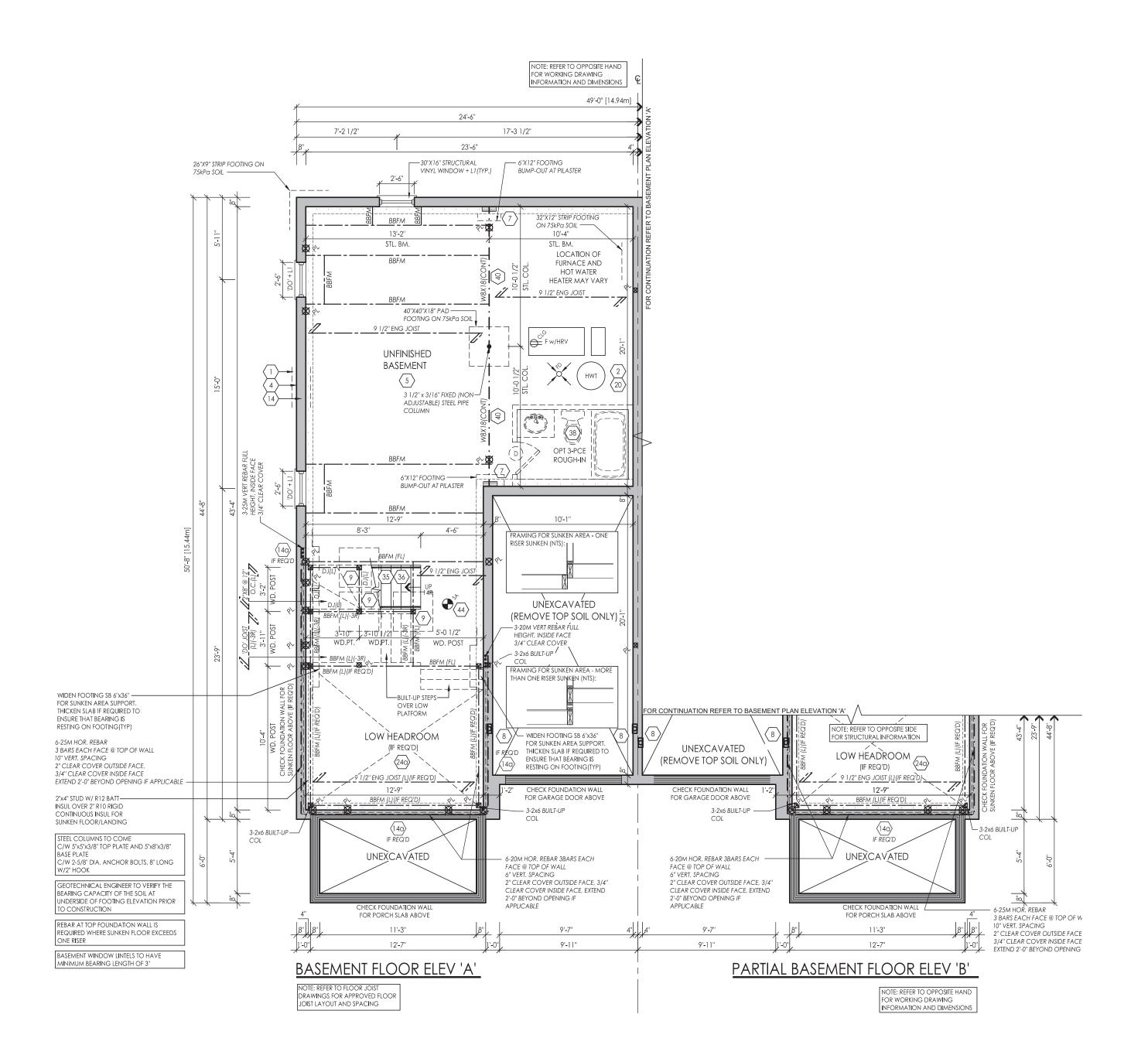
FRONT ELEVATION 'A' FRONT ELEVATION 'B' RIGHT SIDE ELEVATION 'B' LEFT SIDE ELEVATION 'A'

REAR ELEVATION 'B' & 'D' REAR ELEVATION 'A' & 'C' TYPICAL CROSS SECTION - SEMI (BRICK) FRONT ELEVATION 'C'

FRONT ELEVATION 'D' RIGHT SIDE ELEVATION 'D'
LEFT SIDE ELEV ATION 'D'
LEFT SIDE ELEV ATION 'D'
LIST SIDE ELEV ATION and an applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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revisions date dwn chk 20-SEPT-19 KH JM ISSUED FOR CLIENT REVIEW 2 REVISED PER ELOOP/TRUSS COORD 31-Oct-19 JM JM 3 ISSUED FOR ENGINEER REVIEW 31-Oct-19 JM JM 4 REVISED PER ENG. COMMENTS 19-Nov-19 JM JM 5 ISSUED FOR PERMIT 27-Nov-19 JM JM





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QUALIFIED DESIGNER BCIN: FIRM BCIN:

47245 26995 27-NOV-19

SIGNATURE:

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ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

DATE: NOV 26, 2019

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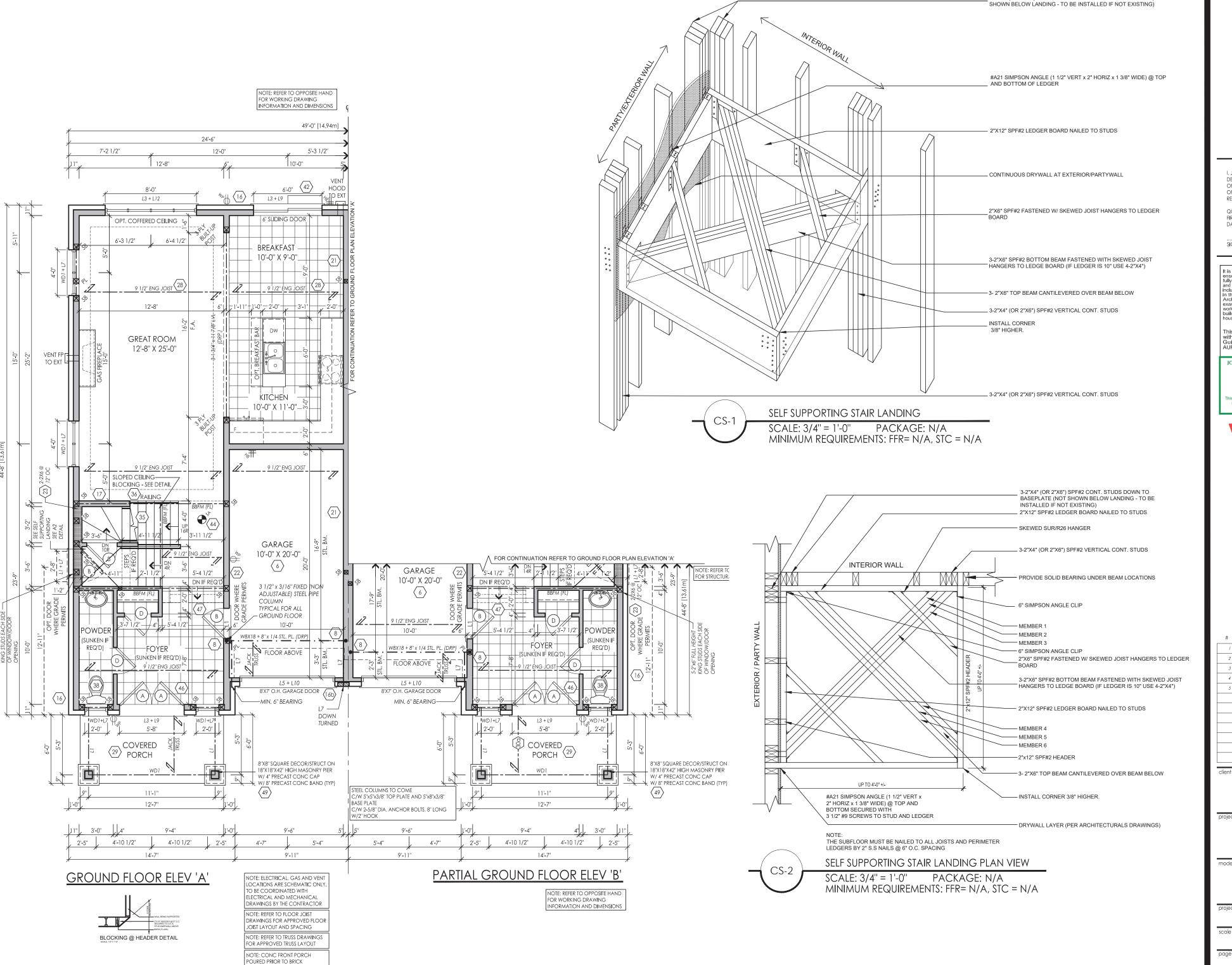
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clie

Gold Park Homes

project	ENCORE 2  Brampton	
model	SD-09	
	THE GERSHWIN	
project #	19037	
scale	3/16" = 1'-0"	
nago		



NOTE: STEEL BEAM SUPPORTING FLOOR ABOVE TO BE DROPPED UNLESS NOTED OTHERWISE



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3-2"X4" (OR 2"X6") SPF#2 CONT. STUDS DOWN TO BASEPLATE (NOT

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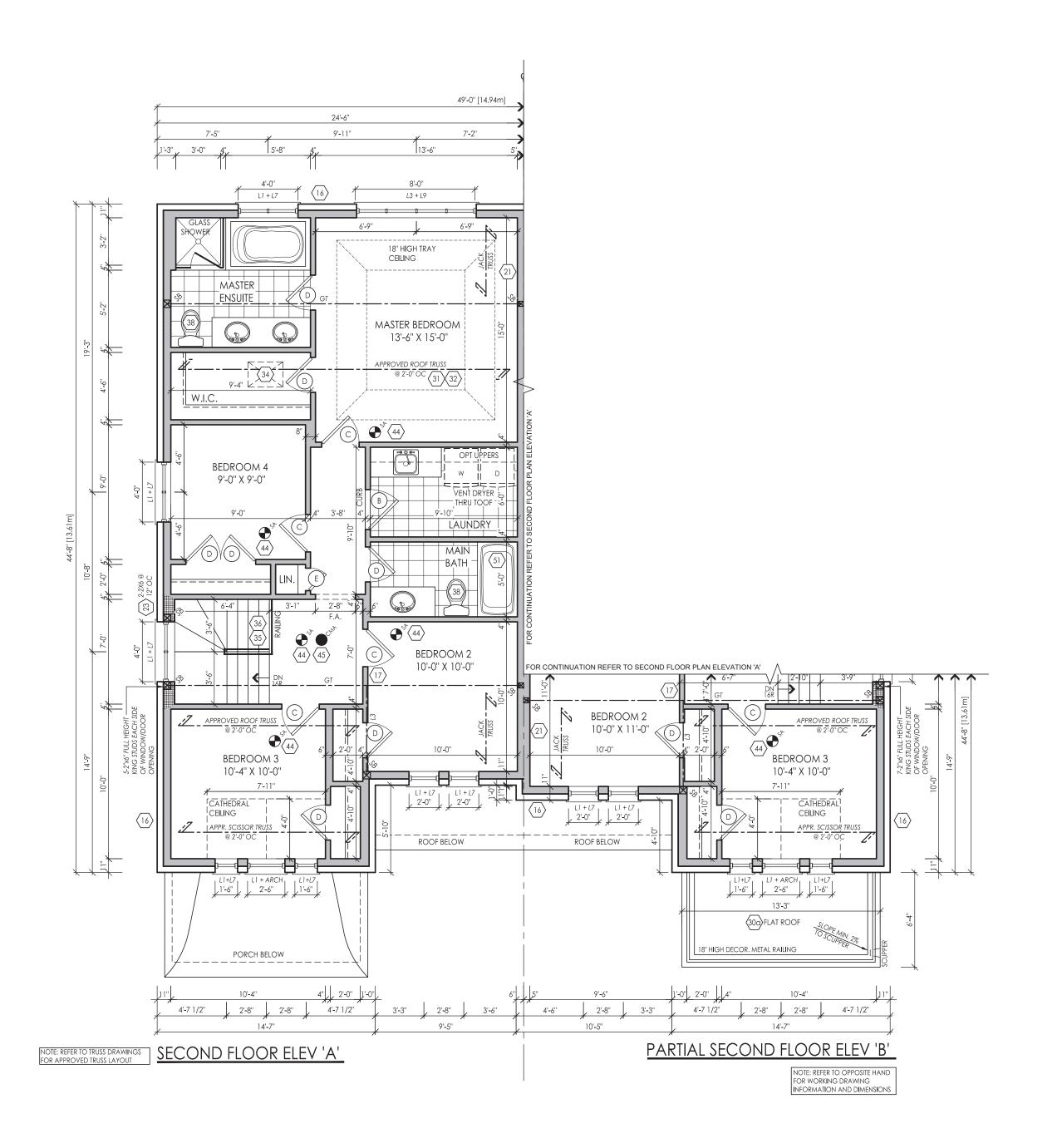
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THE GERSHWIN

project # 19037

scale 3/16" = 1'-0"





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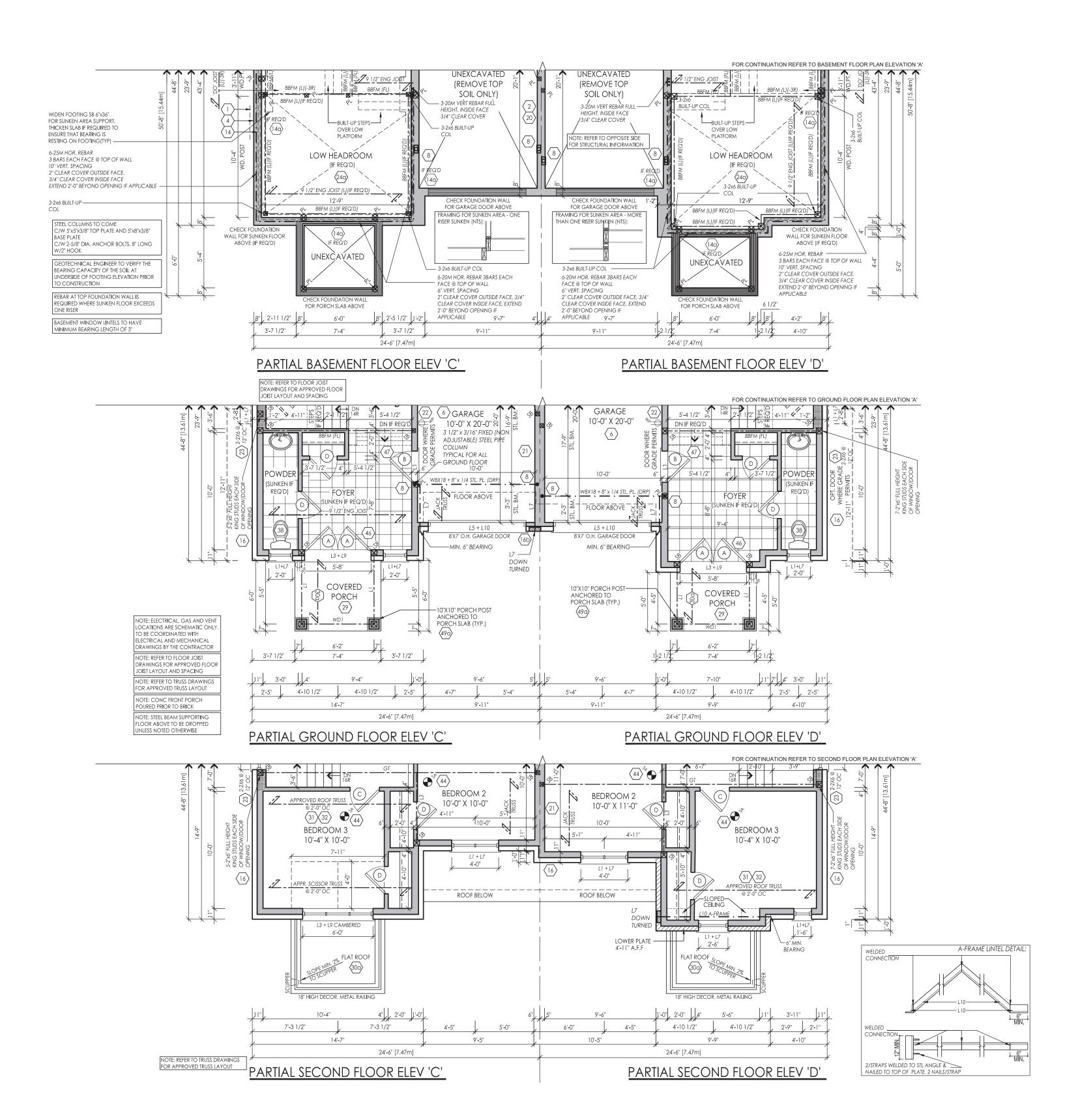
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*J V* 

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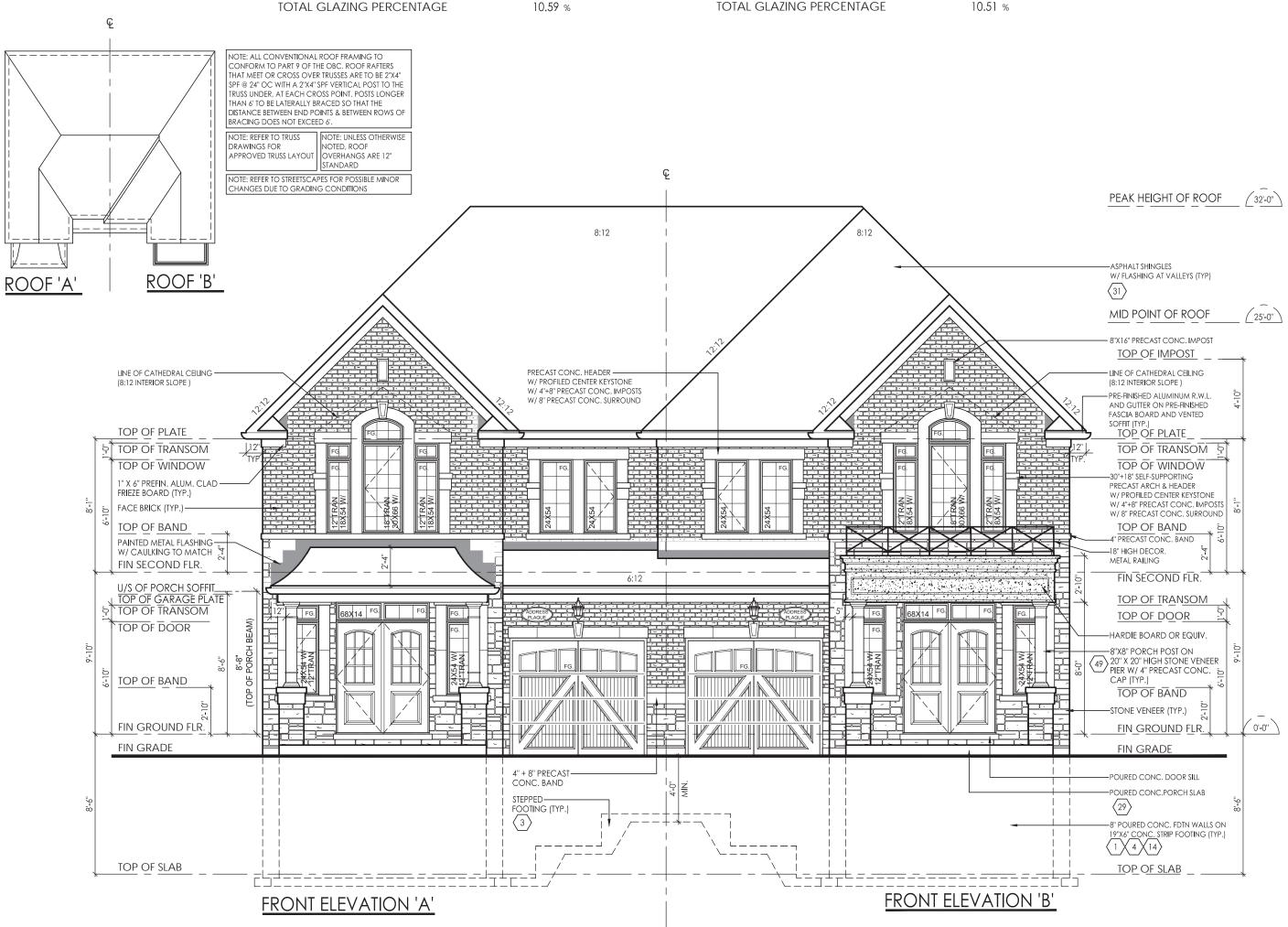
scale 19037 3/16" = 1'-0"

page

#### GROSS GLAZING AREA-ELEV A TOTAL PERIPHERAL WALL AREA 2674.09 SF FRONT GLAZING AREA 80.16 SF 7.45 m<sup>2</sup> LEFT SIDE GLAZING AREA 0.00 sf $0.00 \text{ m}^2$ RIGHT SIDE GLAZING AREA 72.67 SF 6.75 m<sup>2</sup> REAR GLAZING AREA 130.33 SF 12.11 m<sup>2</sup> TOTAL GLAZING AREA 283.16 SF 26.31 m<sup>2</sup> TOTAL GLAZING PERCENTAGE 10.59 %

# GROSS GLAZING AREA-ELEV B

TOTAL PERIPHERAL WALL AREA	2694.09 SF	250.28 m²
Front Glazing Area	80.16 sf	7.45 m <sup>2</sup>
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	72.67 SF	6.75 m²
REAR GLAZING AREA	130.33 SF	12.11 m²
TOTAL GLAZING AREA	283.16 SF	26.31 m²





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model

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THE GERSHWIN

project # 19037

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# RIGHT SIDE ELEVATION 'B'



LEFT SIDE ELEVATION 'A'



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1	ISSUED FOR CLIENT REVIEW	20-SEPT-19	КН	JM
5	ISSUED FOR PERMIT	27-Nov-19	JM	JM
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client				

Gold Park Homes

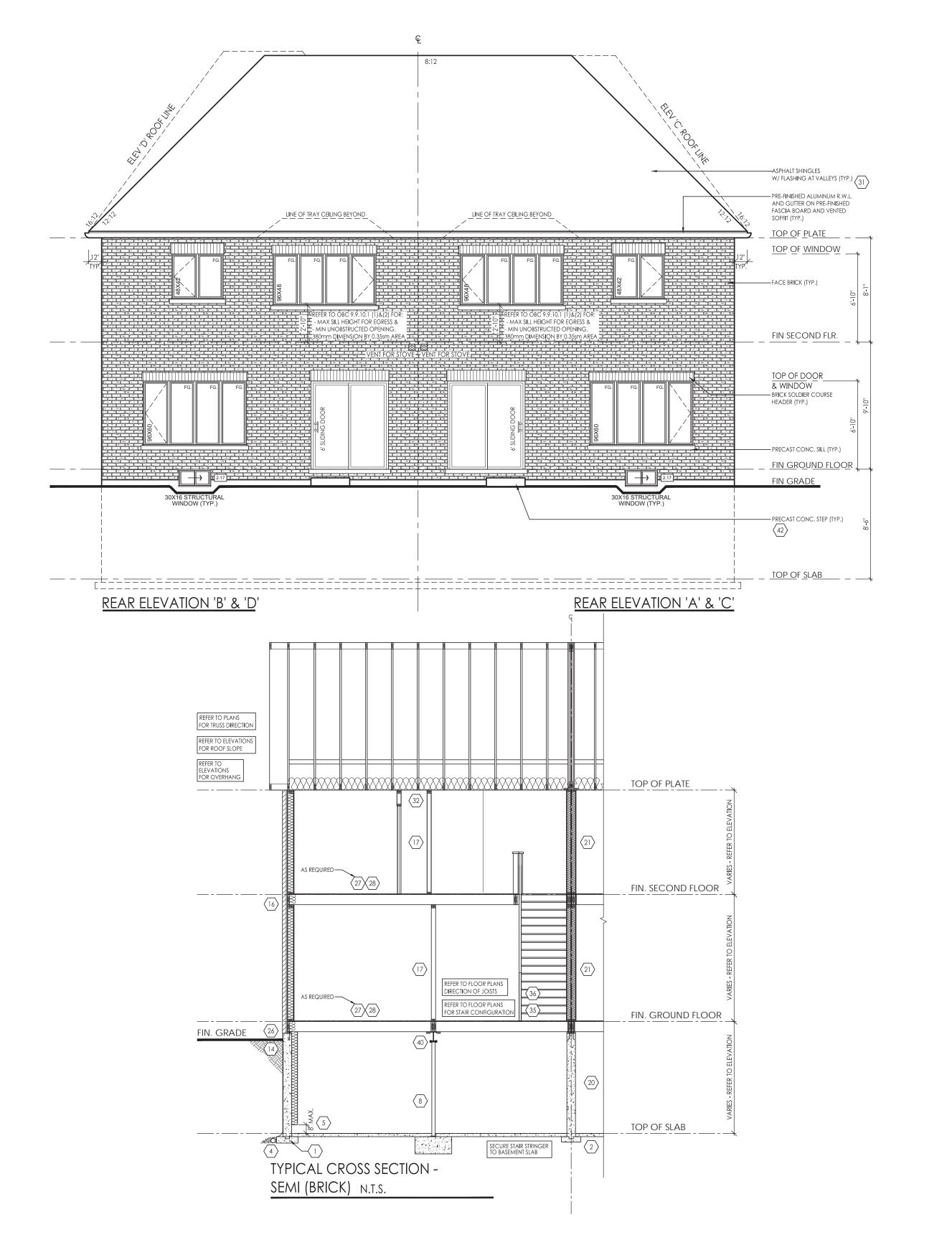
ENCORE 2

Brampton

SD-09 The Gershwin

scale 19037 3/16" = 1'-0"

page





I, JORGE 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 CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: FIRM BCIN: 47245 26995 27-NOV-19

SIGNATURE:

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

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

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:

NOV 26, 2019

DATE: NOV 26, 2019

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client	·			

client

Gold Park Homes

Brampton

Model

SD-09

THE GERSHWIN

roject # 19037

scale 3/16" = 1'-0"

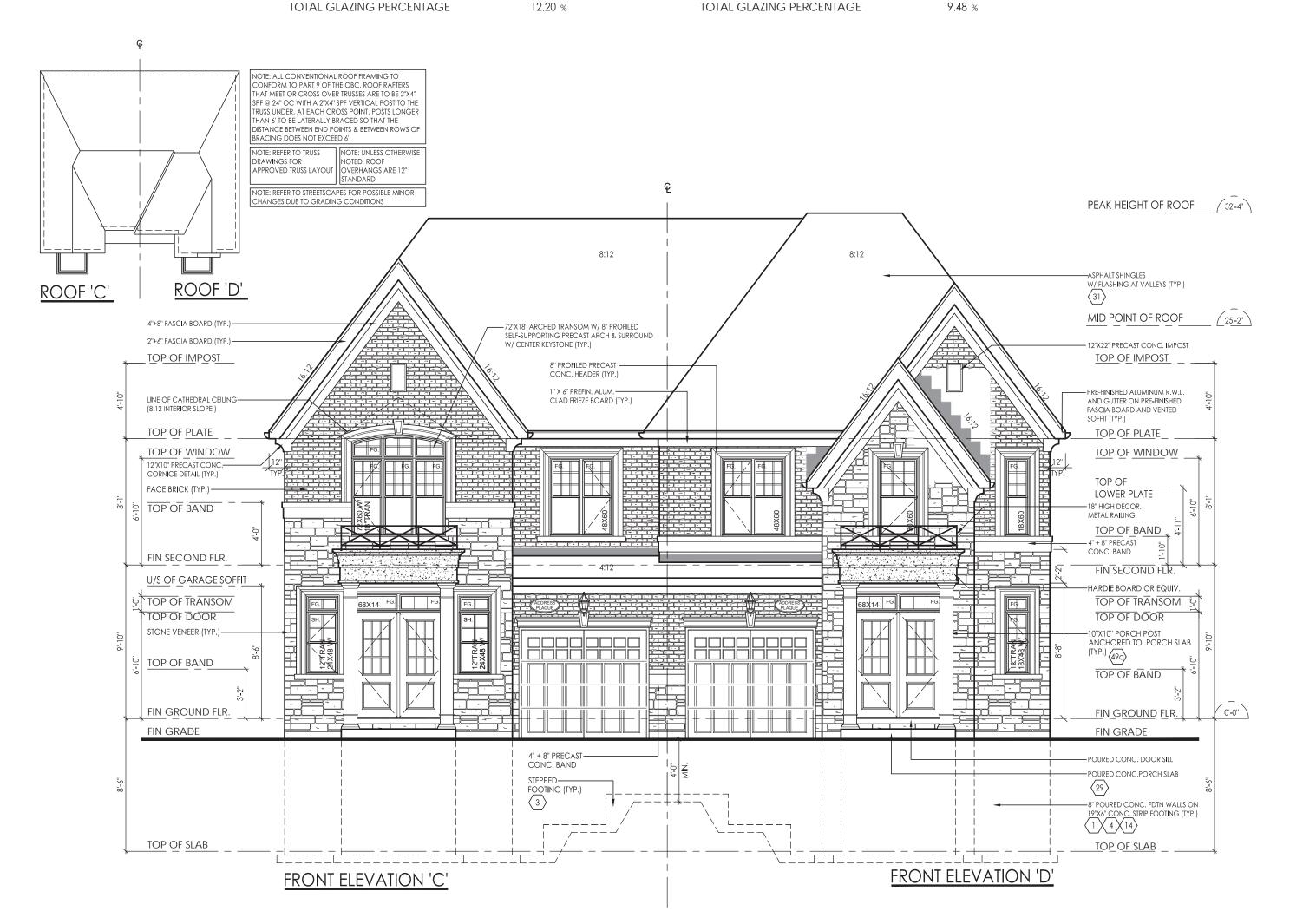
age

### GROSS GLAZING AREA-ELEV 'C'

CITOGO OLI IZIINO I	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	$\circ$
TOTAL PERIPHERAL WALL AREA	2674.09 SF	248.43 m²
Front Glazing Area	123.34 SF	11.46 m²
LEFT SIDE GLAZING AREA	72.67 SF	6.75 m²
RIGHT SIDE GLAZING AREA	0.00 sf	0.00 m <sup>2</sup>
REAR GLAZING AREA	130.33 SF	12.11 m²
TOTAL GLAZING AREA	326.34 SF	30.32 m²

# GROSS GLAZING AREA-ELEV D

CITOSS OLI ILITIO I	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
TOTAL PERIPHERAL WALL AREA	2712.59 SF	252.01 m²
Front Glazing Area	<b>54.11</b> sf	5.03 m <sup>2</sup>
LEFT SIDE GLAZING AREA	72.67 SF	6.75 m²
RIGHT SIDE GLAZING AREA	0.00 sf	0.00 m <sup>2</sup>
REAR GLAZING AREA	130.33 sf	12.11 m²
TOTAL GLAZING AREA	257.11 SF	23.89 m²
TOTAL CLATING DEDCENTAGE	0 /12 0/	





WWW.RNDESIGN.COM Tel: 905-738-3177 WWW.THEPLUSGROUP.CA

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Brampton

model

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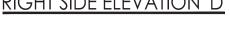
project # 19037

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**A8** 

3/16" = 1'-0"







LEFT SIDE ELEVATION 'C'



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