



Brampton, ON L6Y 5T1



Building Division

DEC 13 2019

MARY ~~BY~~ FENETTE

shall conform to the Ontario  
Building Code O. Reg. 332/12 as amended

DEC 12 2019

HVAO BY  
NICA CRISAN

PROVIDE INSULATION BAFFLE  
6" FRIEZE BOARD (TYP.)

16 BRICK VENEER CONSTRUCTION (TYPICAL):

O.B.C. 9.23.

-3/12" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))

-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

-1" (25mm) AIR SPACE

WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16

-2"x6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.

-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 1.3.1.1.2.A.)

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. -9.25.3. & 9.25.4.

-1/2" (12.7mm) GYPSUM BOARD

14 FOUNDATION WALL (TYPICAL):

O.B.C. 9.15.4.2.

- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally Supported Height.
- 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally Supported Height.
- 10" (250mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. - T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNER UNDER O.B.C. - PART 4
- WALL SHALL EXTEND A MIN. 5'78" (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 (R 2.11) BATT INSULATION
- RIDGE 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. @ 7/8" (20mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.

-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR

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

**DAMPPROOFING & WATERPROOFING:**

-DAMP-PROOF 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

4 DRAINAGE TILE OR PIPE:  
O.B.C. 9.14.3.  
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL  
COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE  
BELOW BOTTOM OF FLR. SLAB.  
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm)  
OF CRUSHED STONE OR OTHER COURSE CLEAN  
GRANULAR MATERIAL.  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR  
DRY WELL.

**CEILING (TYPICAL):**  
 -R60 (RSI 10.56) INSULATION  
 -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE  
 W/ O.B.C. 9.25.3. & 9.25.4.  
 -1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
 -5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING  
 (O.B.C. T.9.29.5.3.)

## SECOND FLOOR

28	<p><b>FLOOR ASSEMBLY:</b></p> <p>O.B.C. 9.23.14.3, 9.23.14.4</p> <p>-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT</p> <p>-FLOOR JOISTS AS PER FLOOR PLANS</p> <p>REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING &amp; BRIDGING</p>
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— CONTINUOUS HEADER (RIM JOIST)

R22 (RSI 3.87) INSULATION  
W/AIR/VAPOUR BARRIER

— DOUBLE 2"X6" TOP PLATE

GROUND FLOOR

**FLOOR ASSEMBLY:**

26 SILL PLATE:  
O.B.C. 9.23.7.  
-2" X 4" (38mm X 89mm) PLATE  
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.  
FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE  
EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.  
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS  
THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM  
GASKET, OR PLACED ON FULL BED OF MORTAR.

UNFINISHED BASEMENT

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.
- DAMPPOOF BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR
- TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
- DAMPPOOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
- 4" (100mm) OF COURSE GRANULAR MATERIAL.
- PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
- WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
- FLOOR DRAIN PER O.B.C. 9.31.4.4.
- R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE.
- INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)



TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

- O.B.C. 9.15.3.5.
- 2 STOREY MASONRY - 10" X 6" (485mm X 155mm)
- BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

16-1

BRICK VENEER WALL - 2 STOREY

SCALE: 3/4" = 1'-0"      PACKAGE: A1  
MINIMUM REQUIREMENTS: FFR= N/A, STC = N/A

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

QUALIFIED DESIGNER BCIN: 38688  
FIRM BCIN: 26995  
DATE: 11/13

**SIGNATURE:**

client  
**Gold Park Homes**

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project  
**McLaughlin and Mayfield**

location  
Brampton

marketing name

RN design  
Imagine • Inspire • Create



model  
WALL SECTION

scale	project #
3/16" = 1'0"	13098

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31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30, 5KG/m<sup>2</sup>) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (800mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.



21 PARTY WALL - WOOD STUD (TYPICAL)

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

28 FLOOR ASSEMBLY:

- O.B.C. 9.23.14.3, 9.23.14.4
- 5/8" (15.9mm) WAFFERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

REFER TO FLOOR PLANS FOR  
JOIST SIZE, SPACING & BRIDGING

21 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" (38mm X 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 2 LAYERS OF GYPSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS
- 2nd LAYER - 1/2" (12mm) REGULAR GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

20 PARTY WALL (FOUNDATION):

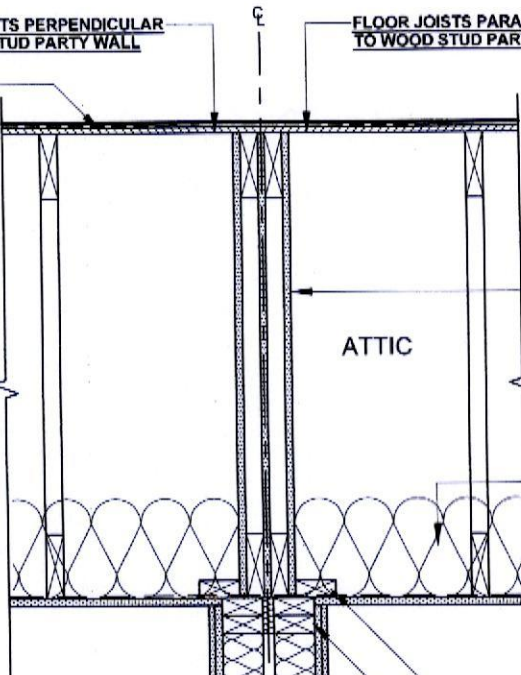
- O.B.C. 9.15.4.2.
- 7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
- FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

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.
- 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 (OBC SB-12 - 3.1.1.7 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

FLOOR JOISTS PERPENDICULAR TO WOOD STUD PARTY WALL

FLOOR JOISTS PARALLEL TO WOOD STUD PARTY WALL



ATTIC PARTY WALL:

- MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
- STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
- 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
- 5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

CEILING (TYPICAL):

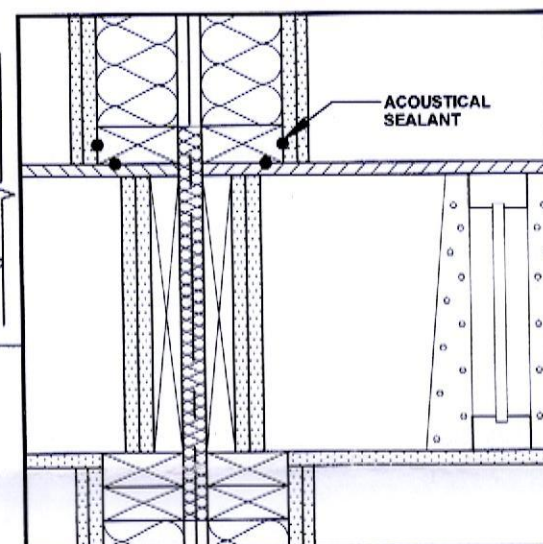
- R60 (RSI 10.56) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

ELECTRICAL OUTLET/ACOUSTICAL SEALANT:

- SB-3 NOTE (2) TO TABLE 1
- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AROUND ELECTRICAL BOXES AND OTHER OPENINGS.
- ELECTRICAL BOXES TO NOT BE WITHIN SAME STUD CAVITY



ACOUSTICAL SEALANT:

SB-3 NOTE (2) TO TABLE 1

- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

26 SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 4" (38mm X 89mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

7 PILASTERS:

- O.B.C. 9.15.5.3.
- 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.

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

- O.B.C. 9.15.3. & 9.15.3.6
- 2 STOREY STUD - 18" X 5" (450mm X 130mm)
- BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
- MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
- SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
- FTG. TO HAVE CONTINUOUS KEY
- FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
- REFER TO WORKING DRAWINGS FOR FOOTING SIZES THAT MAY SUPERSEDE SIZE SHOWN HERE.

-STEPPED FOUNDATION WALL BEYOND 4'0" BELOW GRADE MIN. (REFER TO FOUNDATION FLOOR PLAN)

21-1

DOUBLE STUD PARTY WALL - 2 STOREY - DOUBLE GABLE END TRUSS ATTIC

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

I, **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:  
DATE:

SIGNATURE:

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	28-Mar-2019	DJH	DJH					

**rn design**  
Imagine - Inspire - Create



model  
**STD PARTYWALL DET**

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

page

**D1**

project #  
**13098**





**AND FLOOR LVL BEAM DESIGN**  
TYPICAL STRIP FOOTINGS (INTERIOR BEARING WALLS):  
(SEE CROSS SECTION FOR FOOTING SIZES)

SCALE: 3/4" = 1'-0"      PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



INTERIOR  
-WALL STUDS TO BE STAGGERED WHENEVER POSSIBLE

ELECTRICAL OUTLET/ACOUSTICAL SEALANT:

SB-3 NOTE (2) TO TABLE 1  
-ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE  
REQUIRE ACOUSTICAL SEALANT AROUND ELECTRICAL BOXES AND  
OTHER OPENINGS.  
-ELECTRICAL BOXES TO NOT BE WITHIN SAME STUD CAVITY

SCALE: 3/4" = 1'-0"      PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

**SIGNATURE:**

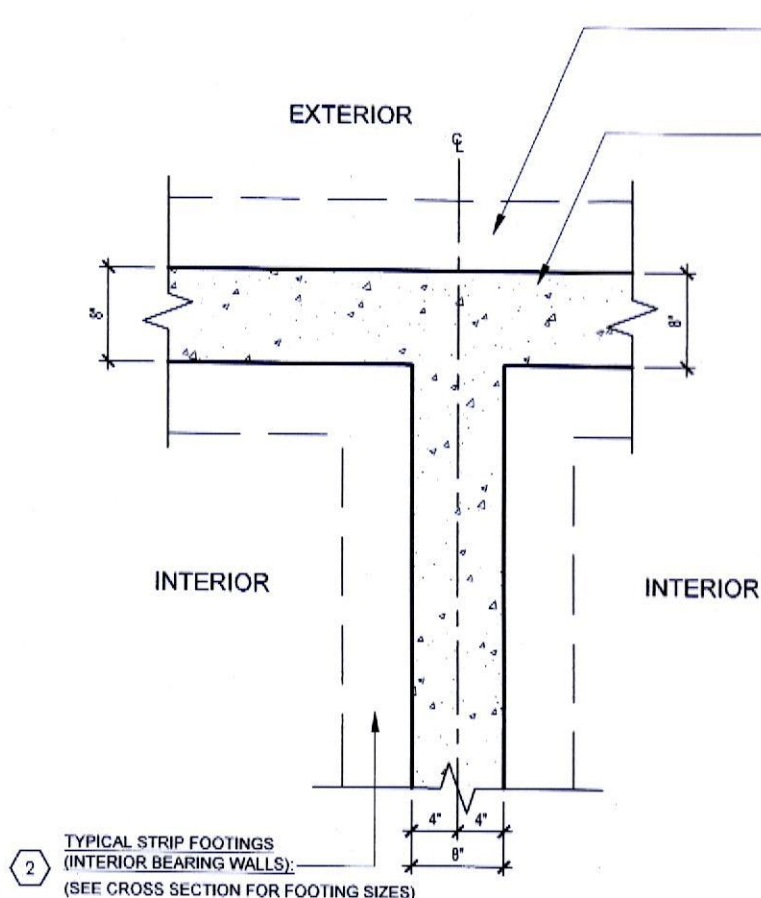
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1 TYPICAL STRIP FOOTINGS (EXTERIOR WALLS):  
(SEE CROSS SECTION FOR FOOTING SIZES)

14 FOUNDATION WALL (TYPICAL):

- O.B.C. 9.15.4.2.
- FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
- 8" (200mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.
- 10" (250mm) SOLID 2200psi (15MPa) CONCRETE
- MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
- LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
- FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. - T.9.15.4.2.A. SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4
- WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
- INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.)
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76) RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION
- BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

- O.B.C. 9.15.4.7.
- WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
- TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
- FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
- WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

DAMPPOOFING & WATERPROOFING:

- DAMPPOOF 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 DAMPPOOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.(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 DAMPPOOFING.

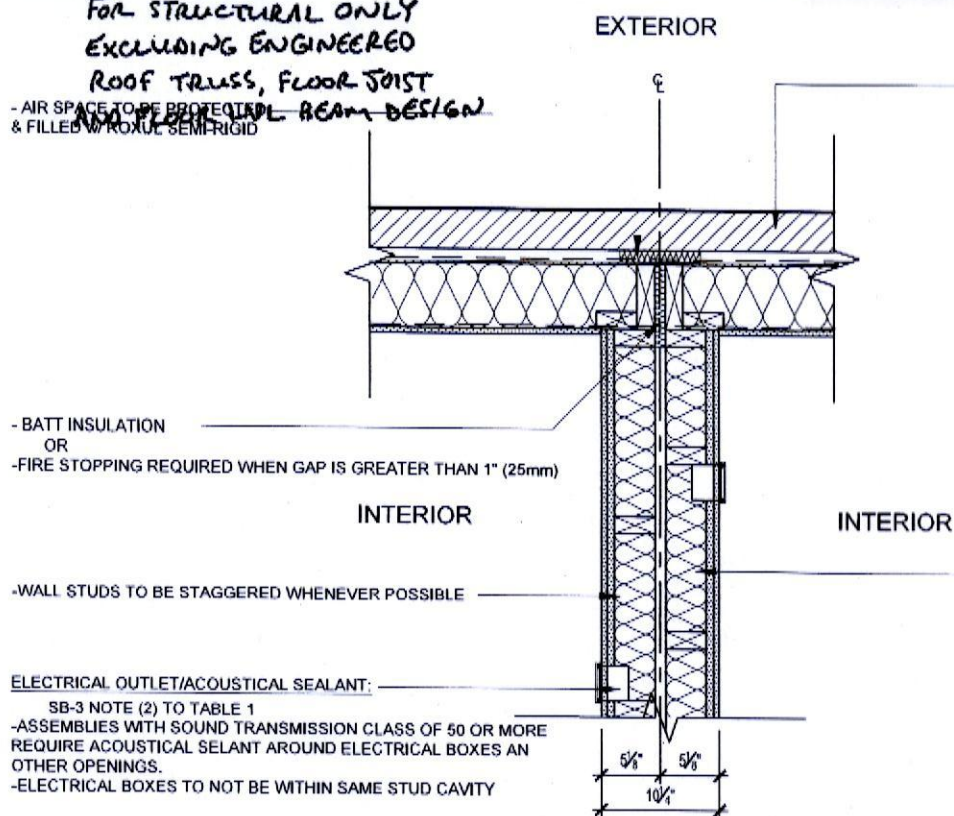


## 21-4 DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

FOR STRUCTURAL ONLY  
EXCLUDING ENGINEERED

ROOF TRUSS, FLOOR JOIST  
AND FLOOR BEAM DESIGN  
& FILLED W/ RIGID SEMI-RIGID



16 BRICK VENEER CONSTRUCTION (TYPICAL):

- O.B.C. 9.23.
- 3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )
- BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1. 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

21 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 90% OF THE CAVITY.
- 2 LAYERS OF GYPSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS
- 2nd LAYER - 1/2" (12mm) REGULAR GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

NOTE - SUPPORT FOR 2 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.

21-5

## DOUBLE STUD PARTY WALL - EXTERIOR FLUSH (WALL ASSEMBLY 16)

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

I, **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:  
DATE:

SIGNATURE:

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	27-Mar-2019	DJH	DJH					

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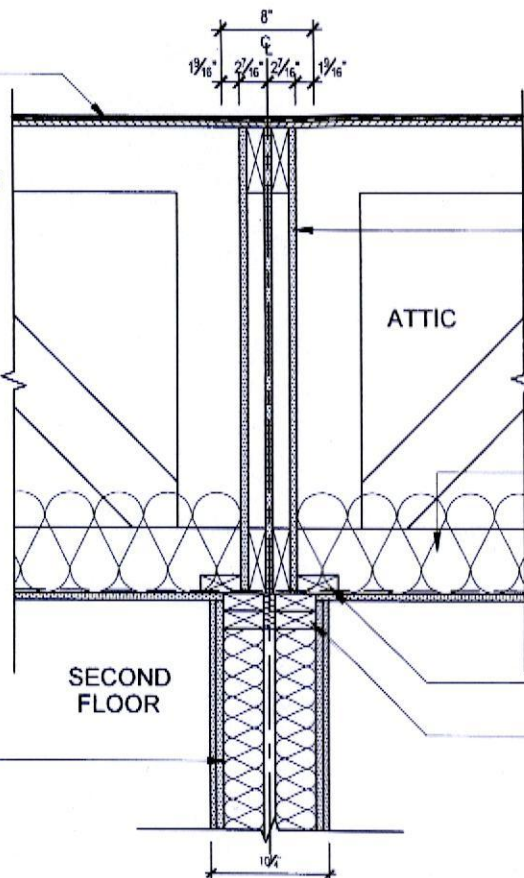
model  
**STD PARTYWALL DET**  
scale  
**3/16" = 1'-0"**  
project #  
**13098**

page

**D4**



- 31 TYPICAL ROOF:  
O.B.C. 9.26.  
-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
-EAVES PROTECTION LAID BENEATH STARTER STRIP.  
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.  
-STARTER STRIP AS PER O.B.C. 9.26.7.2.  
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS  
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)  
-TRUSS BRACING AS PER TRUSS MANUFACTURER  
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)  
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.



- ATTIC PARTY WALL:  
-MIN. 1 HR FIRE RESISTANCE RATING REQUIRED  
-STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY  
-5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED  
-5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

- 32 CEILING (TYPICAL):  
-R60 (RSI 10.56) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21 PARTY WALL - WOOD STUD (TYPICAL):

21-9

DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR

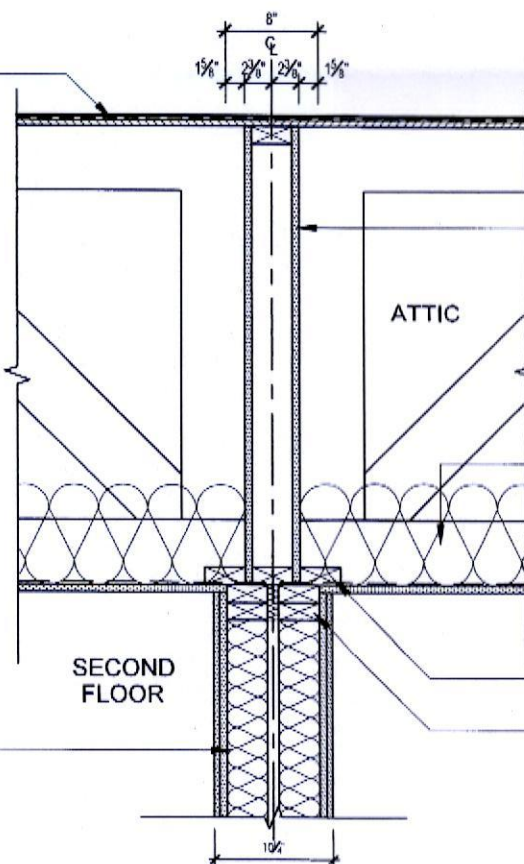
SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

or



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

- 31 TYPICAL ROOF:  
O.B.C. 9.26.  
-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
-EAVES PROTECTION LAID BENEATH STARTER STRIP.  
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.  
-STARTER STRIP AS PER O.B.C. 9.26.7.2.  
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS  
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)  
-TRUSS BRACING AS PER TRUSS MANUFACTURER  
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)  
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.



- ATTIC PARTY WALL:  
O.B.C. SB-3 WALL = W1d (FIRE = 1 HR)  
-2"x4" (38mmX89mm) @ 24" (600) O.C. MAX STUD WALL  
-5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED

- 32 CEILING (TYPICAL):  
-R60 (RSI 10.56) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21 PARTY WALL - WOOD STUD (TYPICAL):

21-13

DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

I, **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:  
HRM BCIN:  
DATE:

SIGNATURE:

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	28-AUG-2019	D/J	D/J					

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model  
**STD PARTYWALL DET**

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

project #  
**13098**

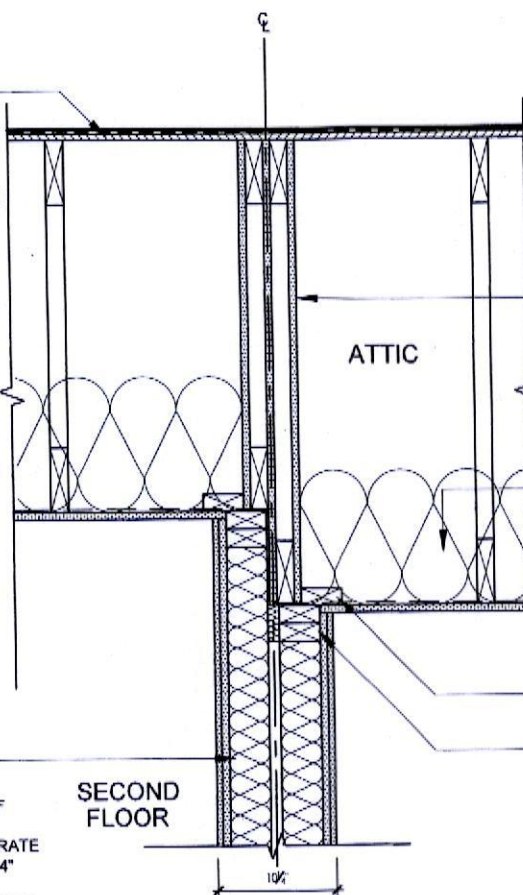
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**D5**



# 31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30.5KG/m2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.



## ATTIC PARTY WALL:

- MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
- STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
- 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
- 5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

## CEILING (TYPICAL):

- R60 (RSI 10.56) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

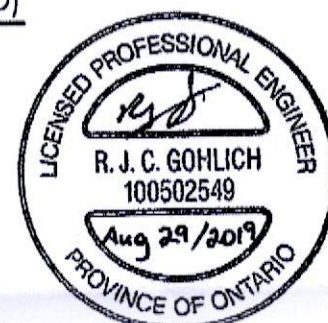
# 21 PARTY WALL - WOOD STUD (TYPICAL):

- 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 90% OF THE CAVITY.
- 2 LAYERS OF GYSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS 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)

21-15

## DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC (STEPPED)

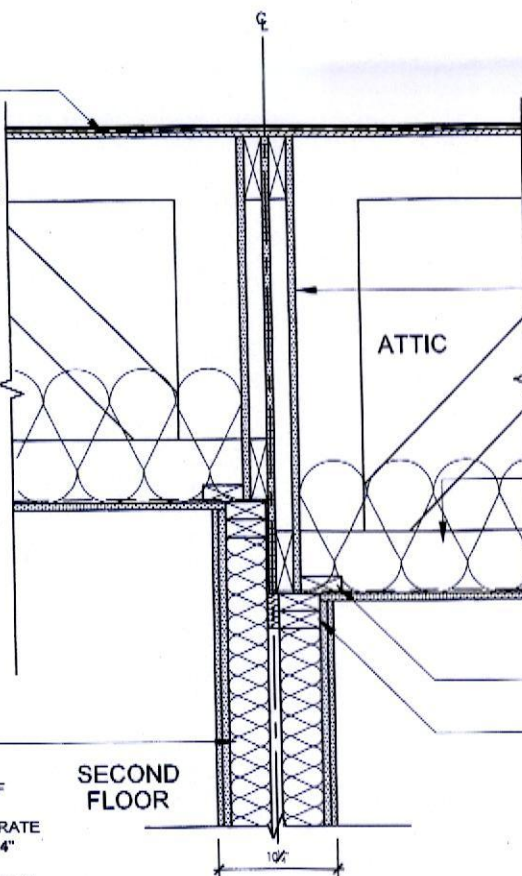
SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



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

# 31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30.5KG/m2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.



## ATTIC PARTY WALL:

- MIN. 1 HR FIRE RESISTANCE RATING REQUIRED
- STRUCTURAL GABLE END TRUSSES BOTH SIDES TO BEAR ON EXTERIOR WALLS ONLY
- 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED
- 5/8" (15.9mm) TYPE 'X' GYPSUM BETWEEN TRUSSES ATTACHED TO ONE TRUSS

## CEILING (TYPICAL):

- R60 (RSI 10.56) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

# 21 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 90% OF THE CAVITY.
- 2 LAYERS OF GYSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS 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)

21-16

## DOUBLE STUD PARTY WALL - DOUBLE GABLE END TRUSS ATTIC - TRUSSES PERPENDICULAR (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

I, **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:  
DATE:

SIGNATURE:

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	28-Mar-2019	D.J.H.	D.J.H.					

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model  
**STD PARTYWALL DET**  
scale  
**3/16" = 1'-0"**  
project #  
**13098**

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**D6**



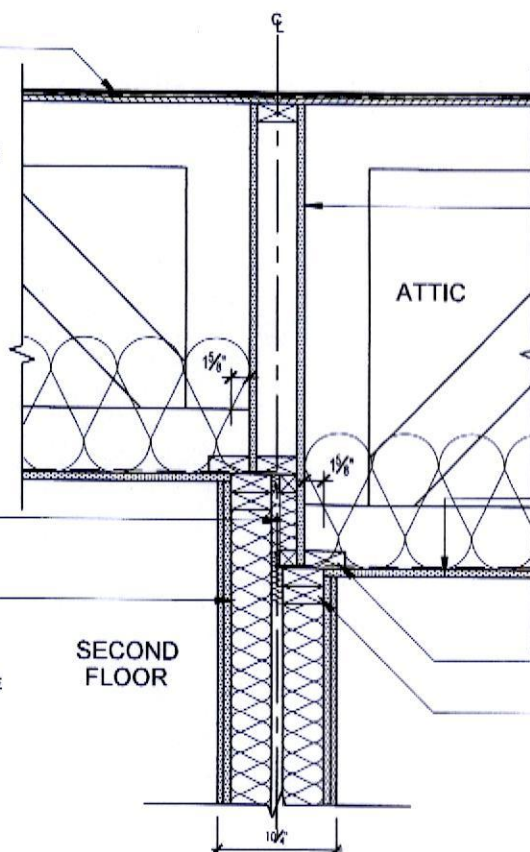
# 31 TYPICAL ROOF:

- O.B.C. 9.26.
- NO. 210 (30.5KG/m<sup>2</sup>) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 9:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
- STARTER STRIP AS PER O.B.C. 9.26.7.2.
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
- APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
- TRUSS BRACING AS PER TRUSS MANUFACTURER
- EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
- ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

- 2" x 2" (38mm X 38mm) IN-FILL FRAMING
- SOUND ABSORPTIVE MATERIAL FILLING A MINIMUM OF 90% OF THE CAVITY.

# 21 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" (38mm X 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE 2" X 4" (38mm X 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm X 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 2 LAYERS OF GYPSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS
- 2nd LAYER - 1/2" (12mm) REGULAR GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)



# ATTIC PARTY WALL:

- O.B.C. SB-3 WALL = W1d (FIRE = 1 HR)
- 2"x4" (38mm X 89mm) @ 24" (600) O.C. MAX STUD WALL
- 5/8" (15.9mm) TYPE 'X' GYPSUM BOARD BOTH SIDES TAPED & FILLED

# 32 CEILING (TYPICAL):

- R60 (RSI 10.56) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

- CONT. 2" x 4" (38mm X 89mm) NAILER EACH SIDE OF ROOF TRUSSES

- DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21-17

DOUBLE STUD PARTY WALL - STUD WALL ATTIC - TRUSSES PERPENDICULAR (STEPPED)

SCALE: 3/4" = 1'-0"

PACKAGE: A1

MINIMUM REQUIREMENTS: FRR=1 HR STC=50



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

I, **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:  
DATE:

SIGNATURE:

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	28-Mar-2019	DJH	DJH					

**RN design**  
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model  
**STD PARTYWALL DET**

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

project #  
**13098**

page

**D7**



# FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

## 28 FLOOR ASSEMBLY:

- O.B.C. 9.23.14.3, 9.23.14.4
- 5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

## 21 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 90% OF THE CAVITY.
- 2 LAYERS OF GYPSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS
- 2nd LAYER - 1/2" (12mm) REGULAR GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

## ACOUSTICAL SEALANT:

SB-3 NOTE (2) TO TABLE 1

- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

DOUBLE 2" x 4" (38mm X 89mm) TOP PLATES WHERE SPACE BETWEEN PLATES IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE & NON COMBUSTIBLE MATERIAL

21-19

## DOUBLE STUD PARTY WALL - FLOOR JOIST (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50



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

# FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

## 28 FLOOR ASSEMBLY:

- O.B.C. 9.23.14.3, 9.23.14.4
- 5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

REFER TO FLOOR PLANS FOR JOIST SIZE, SPACING & BRIDGING

## 26 SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 4" (38mm X 89mm) PLATE
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
- SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

## 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

UNFINISHED BASEMENT

## 21 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 90% OF THE CAVITY.
- 2 LAYERS OF GYPSUM ON BOTH SIDES (as follows):
- 1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
- ACOUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS
- 2nd LAYER - 1/2" (12mm) REGULAR GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

## ACOUSTICAL SEALANT:

SB-3 NOTE (2) TO TABLE 1

- ASSEMBLIES WITH SOUND TRANSMISSION CLASS OF 50 OR MORE REQUIRE ACOUSTICAL SEALANT AT THE JUNCTION OF INTERSECTING WALLS AND FLOORS

## FLOOR HEADER ASSEMBLY (TYPICAL):

- 2-5/8" (15.9mm) TYPE 'X' GYPSUM WALLBOARD EACH SIDE ALL EDGES TAPED & FILLED
- 1 1/2" (38mm) HEADER JOIST EACH SIDE
- WHERE SPACE BETWEEN HEADERS IS GREATER THAN 1" (25mm) SPACE SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR OTHER FLEXIBLE FIRE STOPPING MATERIAL

## 7 PILASTERS:

- O.B.C. 9.15.5.3.
- 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.

21-20

## DOUBLE STUD PARTY WALL - FLOOR JOIST AT FOUNDATION (STEPPED)

SCALE: 3/4" = 1'-0" PACKAGE: A1  
MINIMUM REQUIREMENTS: FRR=1 HR STC=50

I, **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:  
DATE:

SIGNATURE:

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	27-Mar-2018	DJH	DJH					

**RN design**  
Imagine • Inspire • Create



model

STD PARTYWALL DET

scale

3/16" = 1'0"

project #

13098

page

D8







CITY OF BRAMPTON  
BUILDING DIVISION  
ZONING REVIEWED  
DEC 9 2019  
BY  
ROSE BRUNO

ALL ELECTRICAL INSTALLATIONS MUST BE  
INSPECTED BY THE ELECTRICAL SAFETY  
AUTHORITY. SEPARATE INSPECTION  
APPLICATIONS MUST BE FILED.  
FOR MORE INFORMATION PLEASE CALL  
ELECTRICAL SAFETY AUTHORITY  
CUSTOMER SERVICE CENTRE  
PHONE: (877) 372-7233 FAX: (800) 667-4278

RN  
DESIGN

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

All work shall conform to the Ontario  
Building Code O. Reg. 332/12 as amended

For conventional wood framing  
framing shall conform to OBC.9.23

Engineered floor joists shall be installed  
in accordance with the supplier's layout and  
specifications forming part of the permit drawings.

AT LEAST 2 SHOWER(S) SHALL BE CONNECTED TO  
DRAIN WATER HEAT RECOVERY UNIT(S) AND SHALL  
BE INSTALLED AS REQUIRED BY MMA SUPPLEMENTARY  
STANDARD SB-12.3.1.1.2.

CITY OF BRAMPTON  
BUILDING DIVISION  
REVIEWED  
DEC 12 2019  
BY  
MONICA ORSIAN

CITY OF BRAMPTON  
BUILDING DIVISION  
REVIEWED  
DEC 10 2019  
BY  
MARY FRENTE

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: 47245  
FIRM BCIN: 26995  
DATE: 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: [Signature]  
DATE: NOV 25, 2019  
This stamp certifies compliance with the applicable  
Design Guidelines only and does not constitute  
professional responsibility.

WSP WSP CANADA INC.

LICENSED PROFESSIONAL ENGINEER  
R. J. C. GOHLICH  
100502549  
NOV 27, 2019  
PROVINCE OF ONTARIO

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

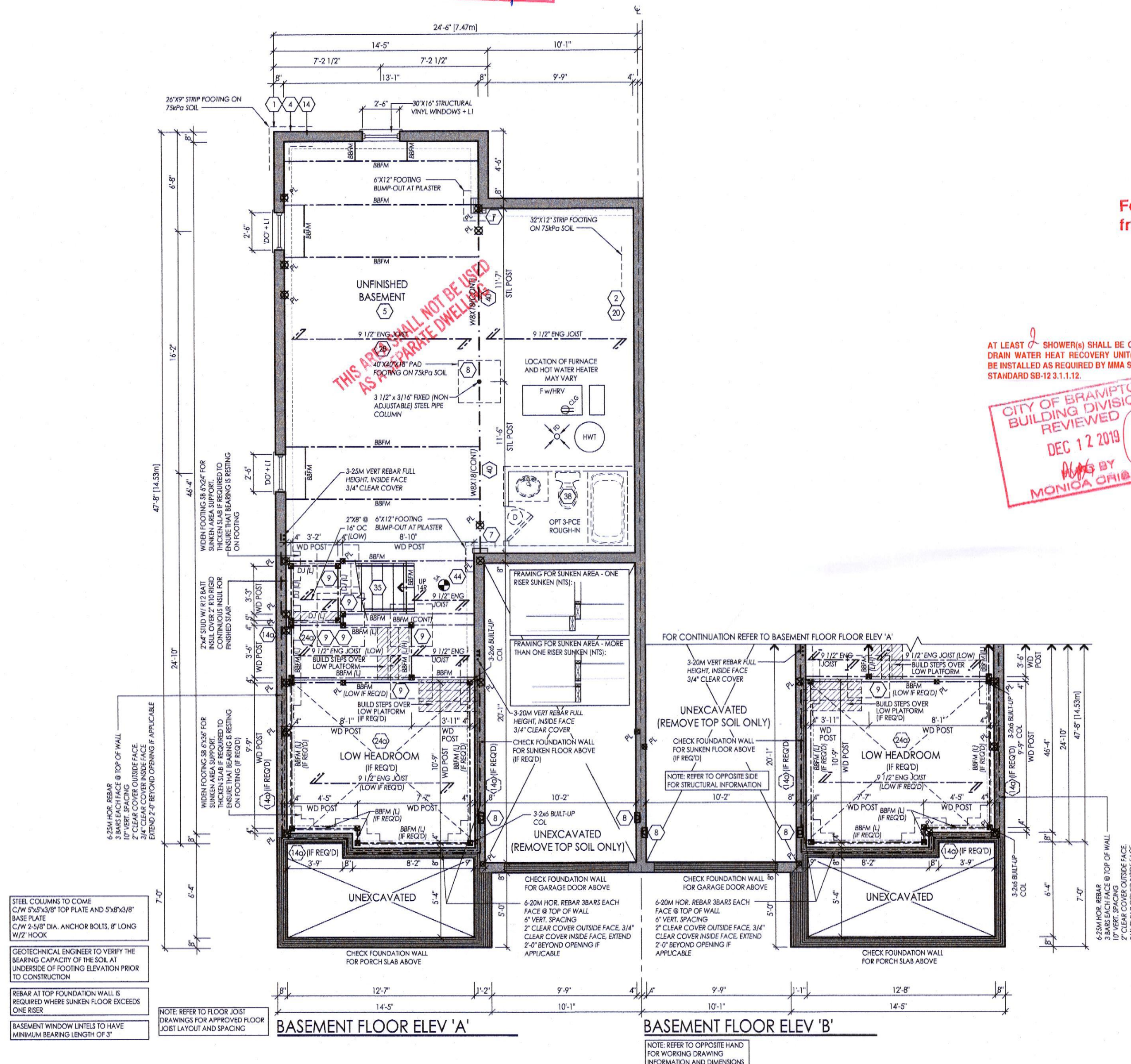
#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-SEP-19	SL	JM
2	REVISED PER FLOOR/TRUSS COORD	31-OCT-19	JM	JM
3	ISSUED FOR ENGINEER REVIEW	31-OCT-19	JM	JM
4	REVISED PER ENG. COMMENTS	19-NOV-19	JM	JM
5	ISSUED FOR PERMIT	27-NOV-19	JM	JM

client

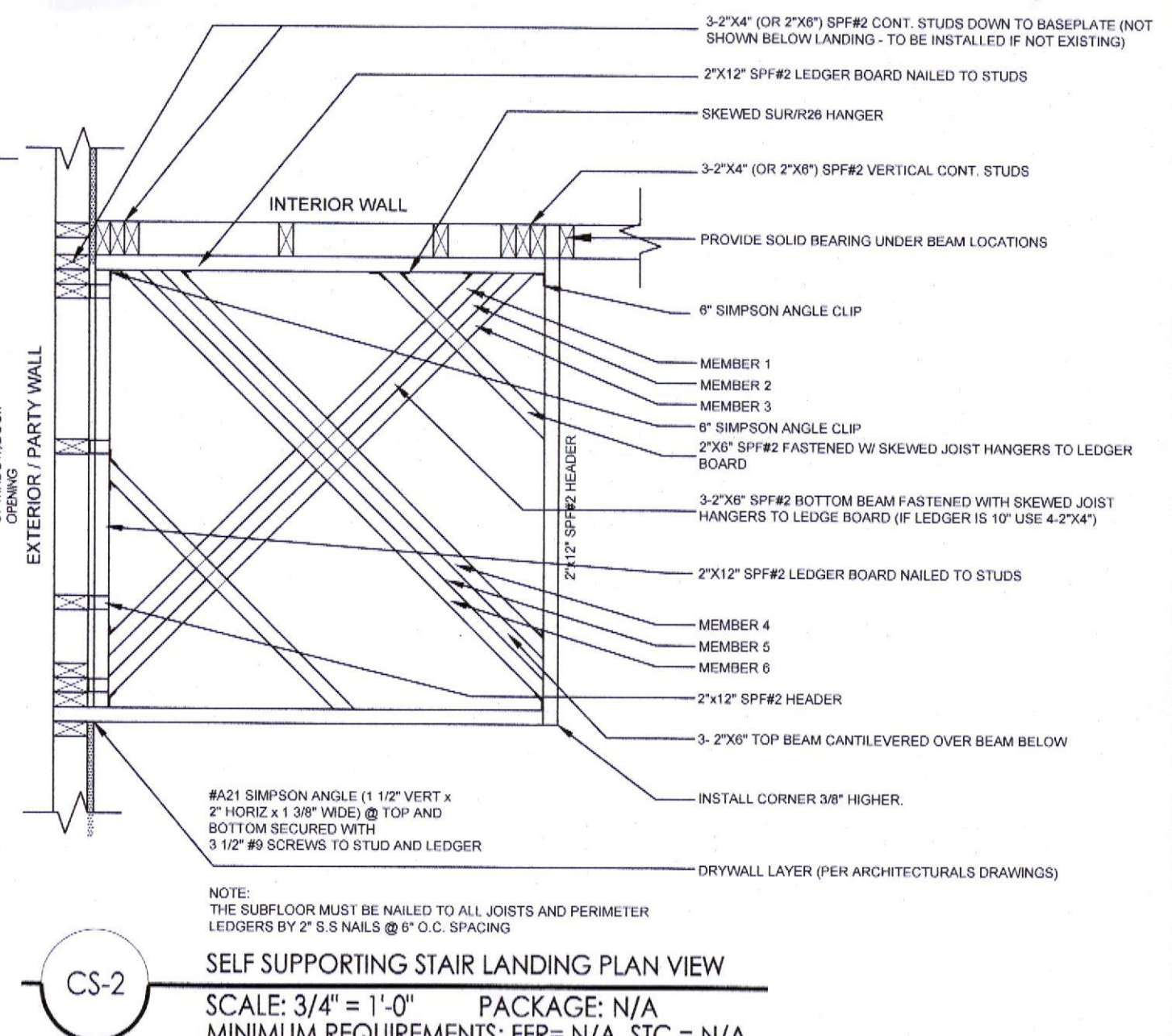
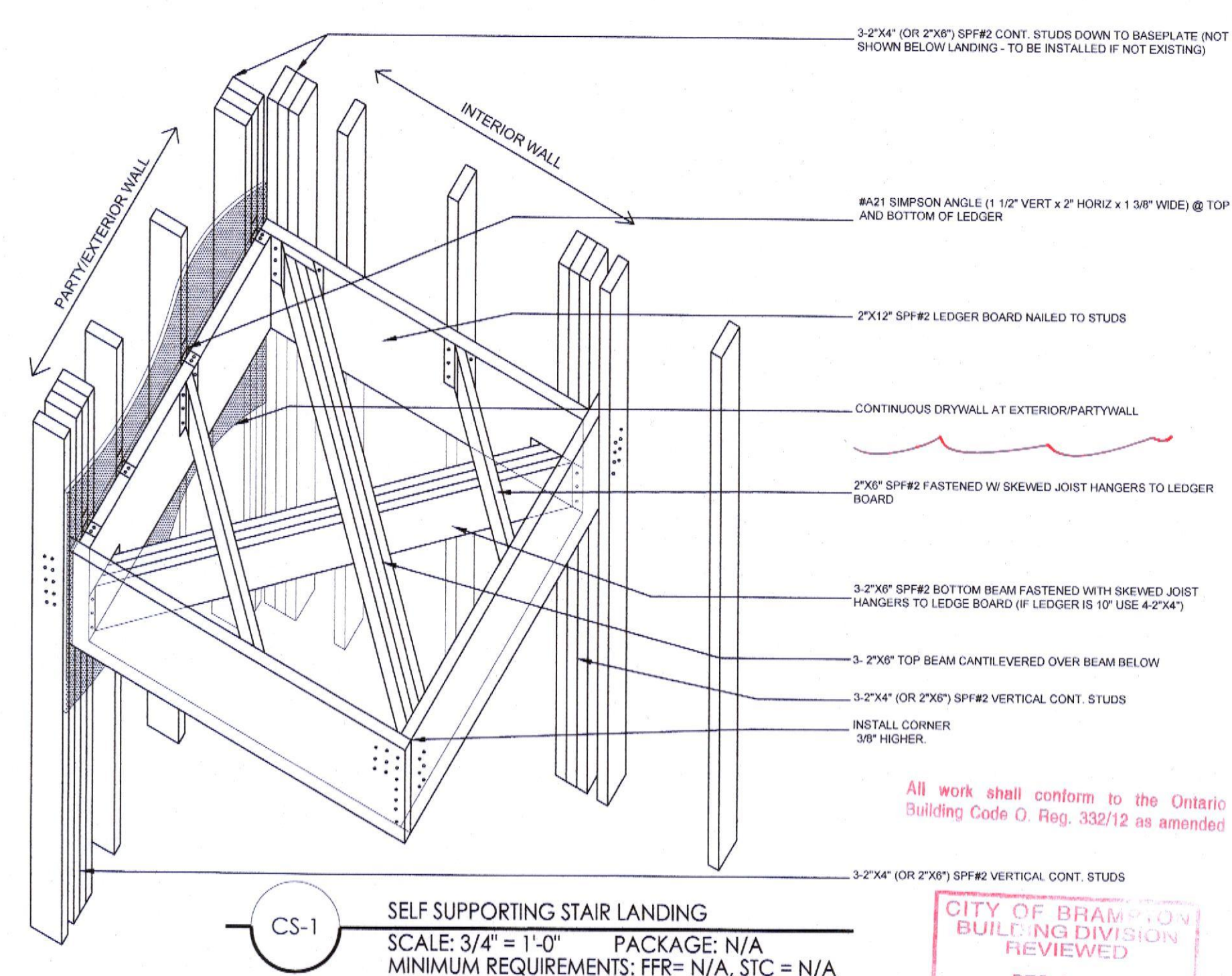
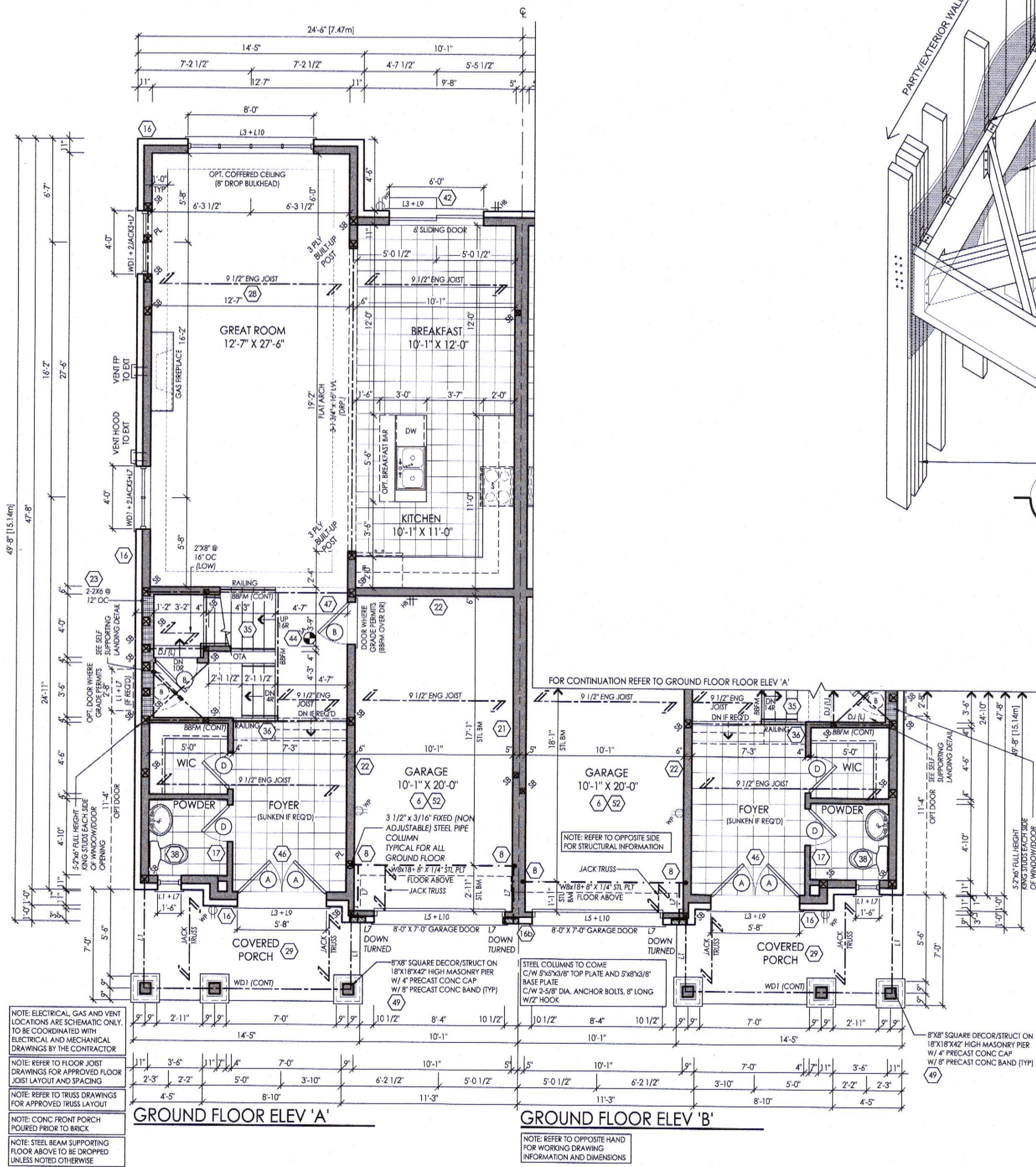
Gold Park Homes

project ENCORE 2  
Brampton  
model SD-10  
THE STRAVINSKY  
project # 19037  
scale 3/16" = 1'-0"  
page

A1







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

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: 47245  
FIRM BCIN: 26995  
DATE: 27-NOV-19

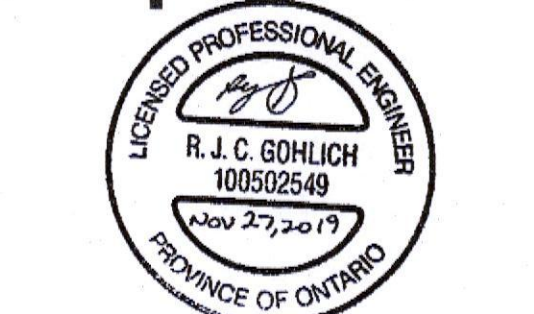
SIGNATURE: *[Signature]*

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: *[Signature]*  
DATE: NOV 26, 2019  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

**wsp** WSP CANADA INC.



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

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-SEP-19	SL	JM
2	REVISED PER FLOOR/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

client: **Gold Park Homes**

project: **ENCORE 2**  
Brampton

model: **SD-10**  
THE STRAVINSKY

project #: **19037**

scale: **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: 47245  
FIRM BCIN: 26995  
DATE: 27-NOV-19

SIGNATURE:

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: *[Signature]*  
DATE: NOV 16, 2019  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

**wsp** WSP CANADA INC.



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ENGINEERED ROOF TRUSS, FLOOR  
JOIST AND FLOOR LVL BEAM DESIGN

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-SEP-19	SL	JM
2	REVISED PER FLOOR/TRUSS COORD	31-OCT-19	JM	JM
3	ISSUED FOR ENGINEER REVIEW	31-OCT-19	JM	JM
4	REVISED PER ENG. COMMENTS	17-NOV-19	JM	JM
5	ISSUED FOR PERMIT	27-NOV-19	JM	JM

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

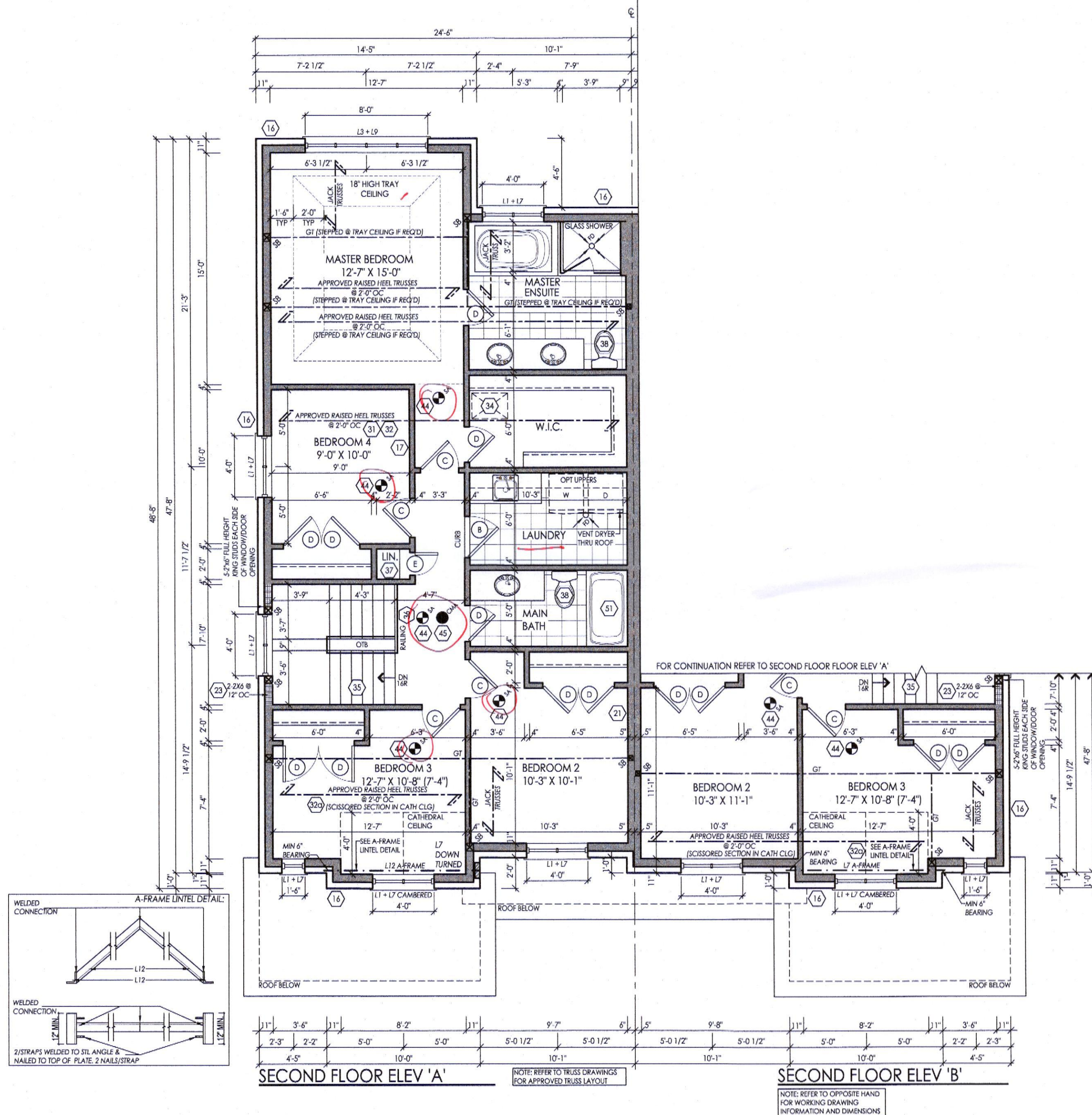
19037

scale

3/16" = 1'-0"

page

A3





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: 4724  
FIRM BCIN: 2699  
DATE: 27-NOV-15

**SIGNATURE:**

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

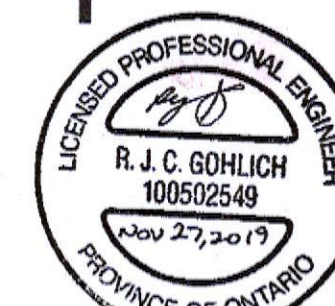
JOHN G. WILLIAMS LTD., ARCHITECTS  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL

APPROVED BY:   
DATE: NOV 26 2019

DATE: NOV 26, 2019

This stamp certifies compliance with the applicable  
Design Guidelines only and bears no further  
professional responsibility.

**WSP** WSP CANADA INC.



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

[illegible]

client

Gold Park Homes

ENCORE 2

Brampton

SD-10

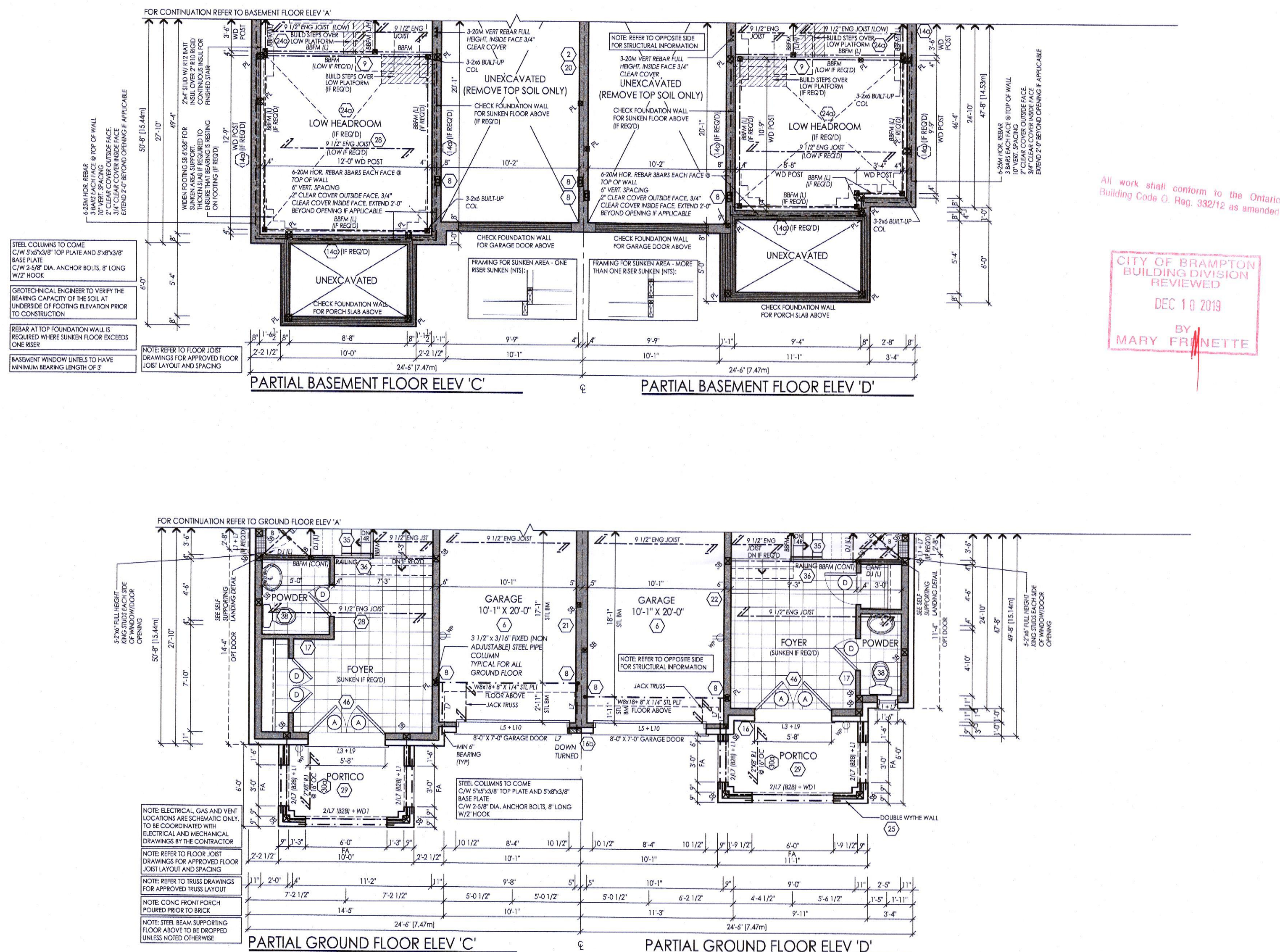
THE STRAVINSKY

project #	19037
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scale  $3/16" = 1'-0"$

page

A4









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: 47245  
FIRM BCIN: 26995  
DATE: 27-NOV-19

SIGNATURE:

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

APPROVED BY: *[Signature]*  
DATE: NOV 26, 2019

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#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	20-SEP-19	SL	JM
2	ISSUED FOR ENGINEER REVIEW	31-OCT-19	JM	JM
3	ISSUED FOR PERMIT	27-NOV-19	JM	JM
4				
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client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

scale

3/16" = 1'-0"

page

A6



All work shall conform to the Ontario Building Code O. Reg. 332/12 as amended.



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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD.

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

## GROSS GLAZING AREA-ELEV A

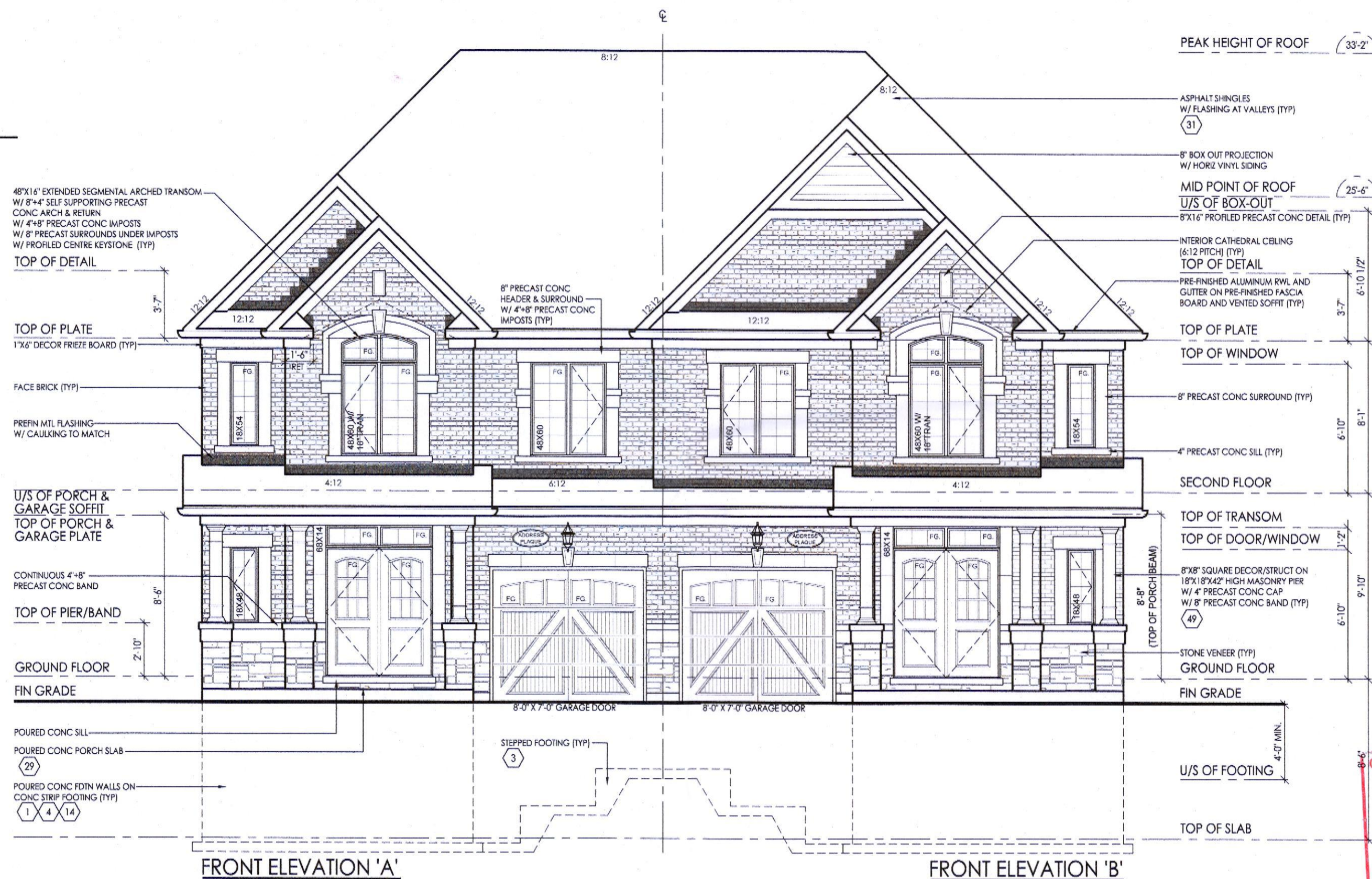
TOTAL PERIPHERAL WALL AREA	2816.92 SF	261.70 m²
FRONT GLAZING AREA	64.71 SF	6.01 m²
LEFT SIDE GLAZING AREA	78.67 SF	7.31 m²
RIGHT SIDE GLAZING AREA	0.00 SF	0.00 m²
REAR GLAZING AREA	131.90 SF	12.25 m²
TOTAL GLAZING AREA	275.28 SF	25.57 m²
TOTAL GLAZING PERCENTAGE	9.77 %	

## GROSS GLAZING AREA-ELEV B

TOTAL PERIPHERAL WALL AREA	2818.27 SF	261.83 m²
FRONT GLAZING AREA	64.71 SF	6.01 m²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m²
RIGHT SIDE GLAZING AREA	78.67 SF	7.31 m²
REAR GLAZING AREA	130.33 SF	12.11 m²
TOTAL GLAZING AREA	273.71 SF	25.43 m²
TOTAL GLAZING PERCENTAGE	9.71 %	

ROOF ELEV 'A'

ROOF ELEV 'B'





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: 47245  
FIRM BCIN: 26995  
DATE: 27-NOV-19

SIGNATURE:

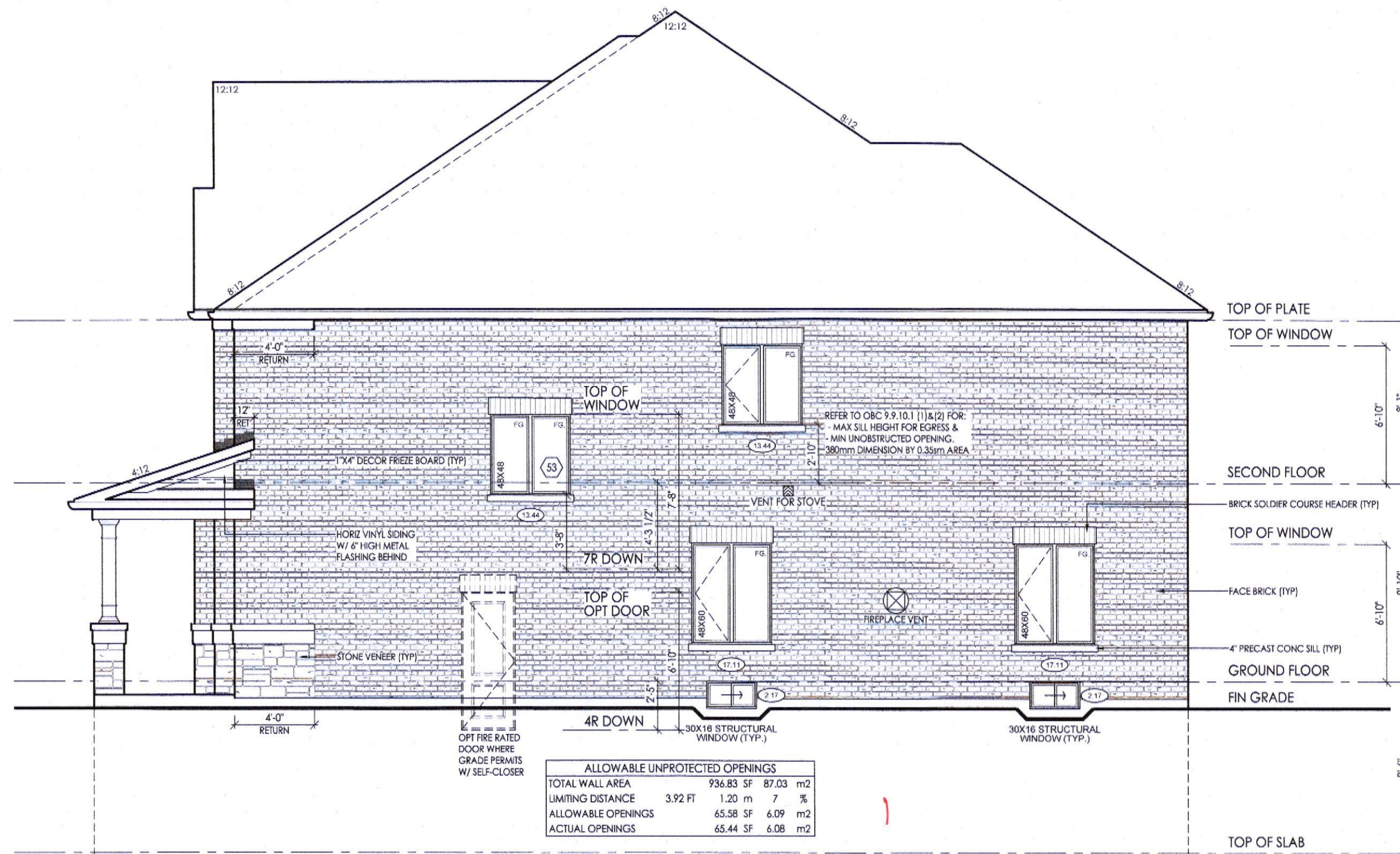
All work shall conform to the Ontario  
Building Code O. Reg. 332/12 as amended



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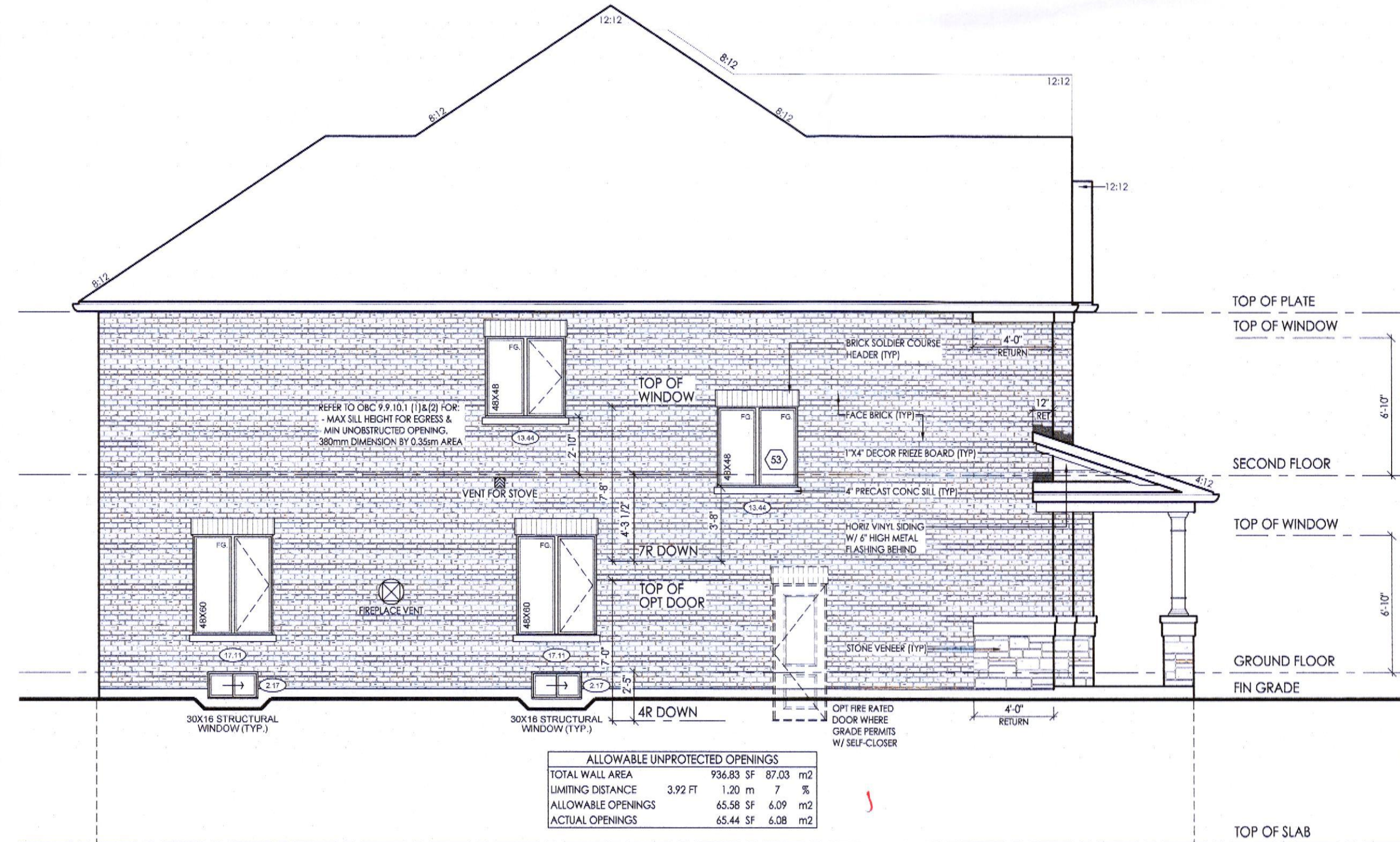
JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL  
APPROVED BY: [Signature]  
DATE: NOV 26 2019  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



RIGHT SIDE ELEVATION 'B'

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION



LEFT SIDE ELEVATION 'A'

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-SEP-19	SL	JM
2	ISSUED FOR ENGINEER REVIEW	31-Oct-19	JM	JM
3	ISSUED FOR PERMIT	27 Nov 19	JM	JM

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

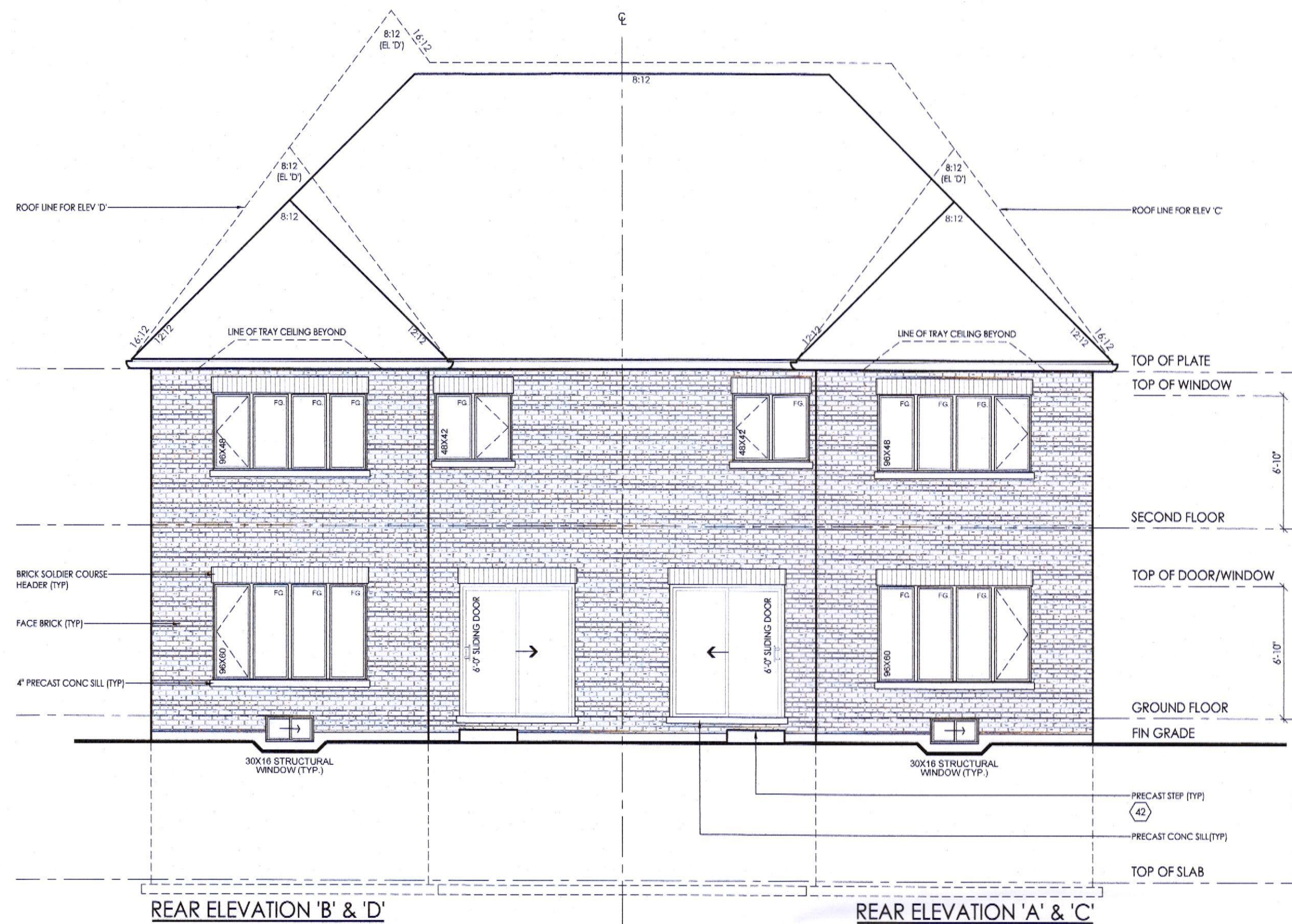
scale

3/16" = 1'-0"

page

A7





All work shall conform to the Ontario Building Code O. Reg. 332/12 as amended



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Tel: 905-738-3177  
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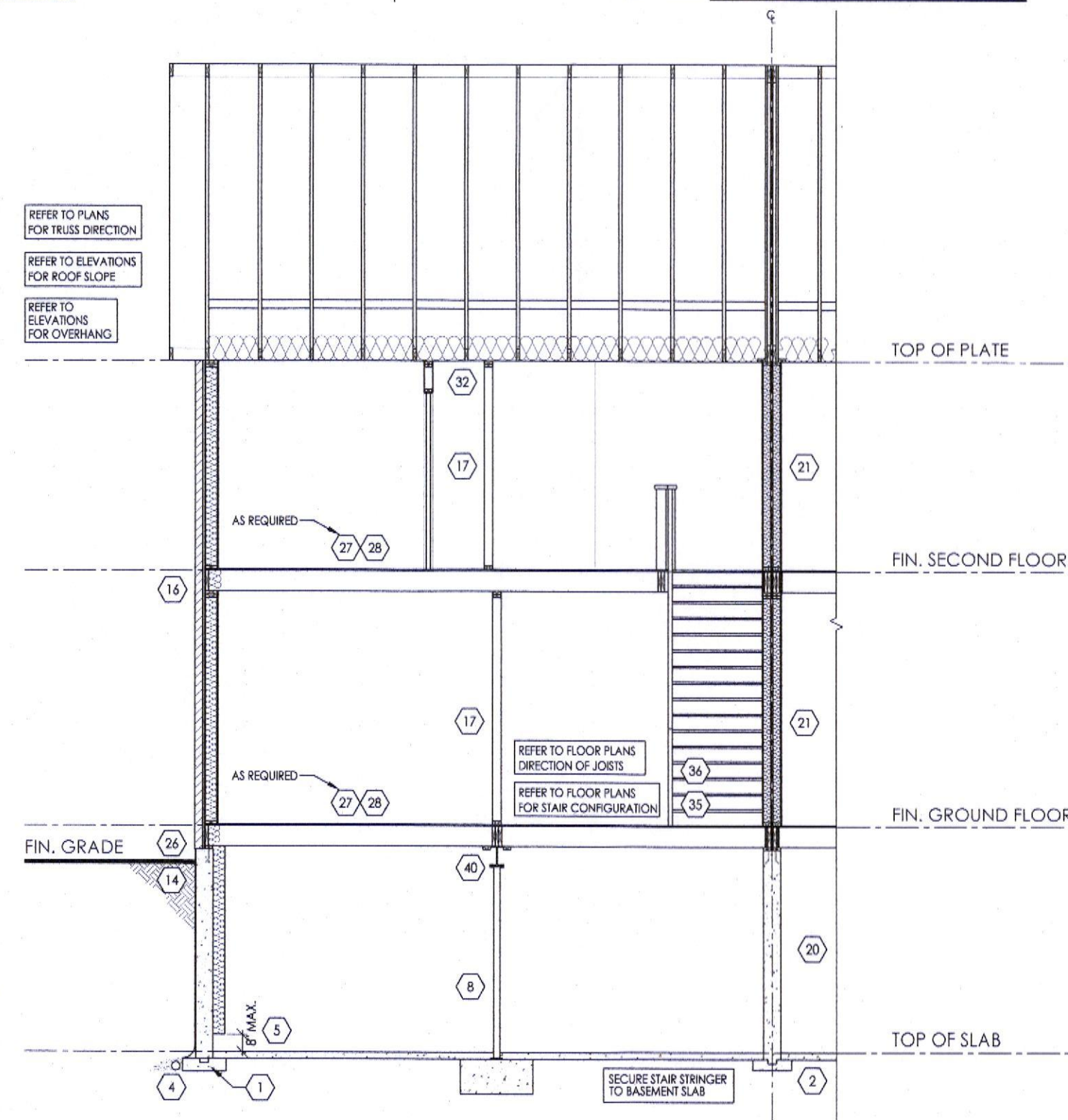
QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: 27 NOV-19

SIGNATURE:

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JOHN G. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW AND APPROVAL  
APPROVED BY: [Signature]  
DATE: NOV 26, 2019  
This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



TYPICAL CROSS SECTION -  
SEMI (BRICK) N.T.S.

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-09-19	SI	JM
2	ISSUED FOR ENGINEER REVIEW	31-Oct-19	JM	JM
5	ISSUED FOR PERMIT	27-Nov-19	JM	JM

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

scale

3/16" = 1'-0"

page

A8





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

**SIGNATURE:**

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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: \_\_\_\_\_  
DATE: NOV 26, 2019

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

[illegible]

client

## Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

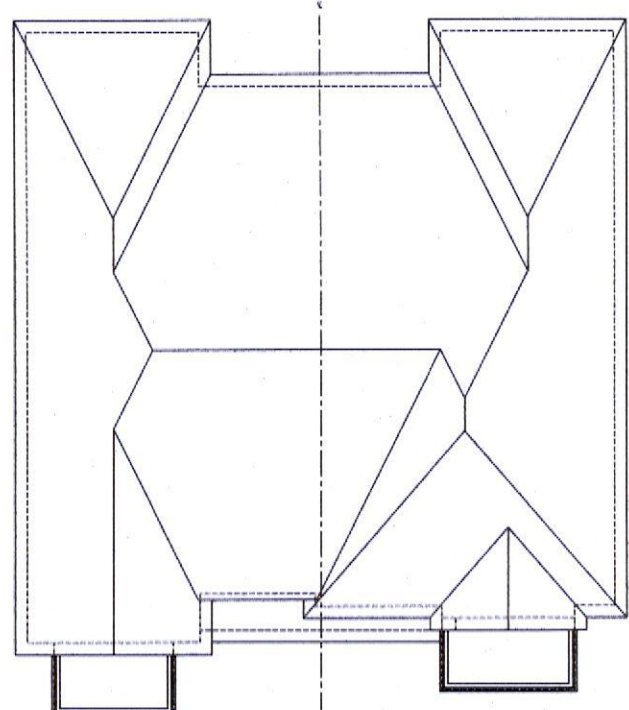
19037

scole

$$\frac{3}{16}'' = 1'-0''$$

page

A10



ROOF ELEV 'C'

ROOF ELEV 'D'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC, ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS  
DRAWINGS FOR  
APPROVED TRUSS LAYOUT

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

## GROSS GLAZING AREA-ELEV C

TOTAL PERIPHERAL WALL AREA	2893.92 SF	268.85 m²
FRONT GLAZING AREA	70.62 SF	6.56 m²
LEFT SIDE GLAZING AREA	78.67 SF	7.31 m²
RIGHT SIDE GLAZING AREA	0.00 SF	0.00 m²
REAR GLAZING AREA	130.33 SF	12.11 m²

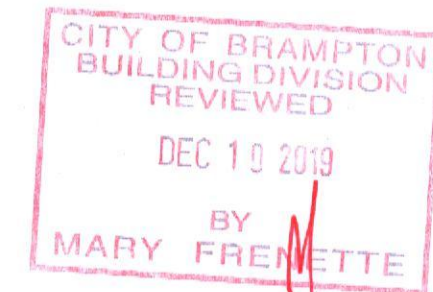
TOTAL GLAZING AREA	279.62 SF	25.98 m²
TOTAL GLAZING PERCENTAGE	9.66 %	

## GROSS GLAZING AREA-ELEV D

TOTAL PERIPHERAL WALL AREA	281.62 SF	261.70 m²
FRONT GLAZING AREA	80.37 SF	7.47 m²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m²
RIGHT SIDE GLAZING AREA	78.67 SF	7.31 m²
REAR GLAZING AREA	130.33 SF	12.11 m²

TOTAL GLAZING AREA	289.37 SF	26.88 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	10.27 %	

All work shall conform to the Ontario Building Code O. Reg. 332/12 as amended



PEAK HEIGHT OF ROOF (36'-5")

MID POINT OF ROOF :  $(2T-2)$ 

FRONT ELEVATION 'C'

FRONT ELEVATION 'D'





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.

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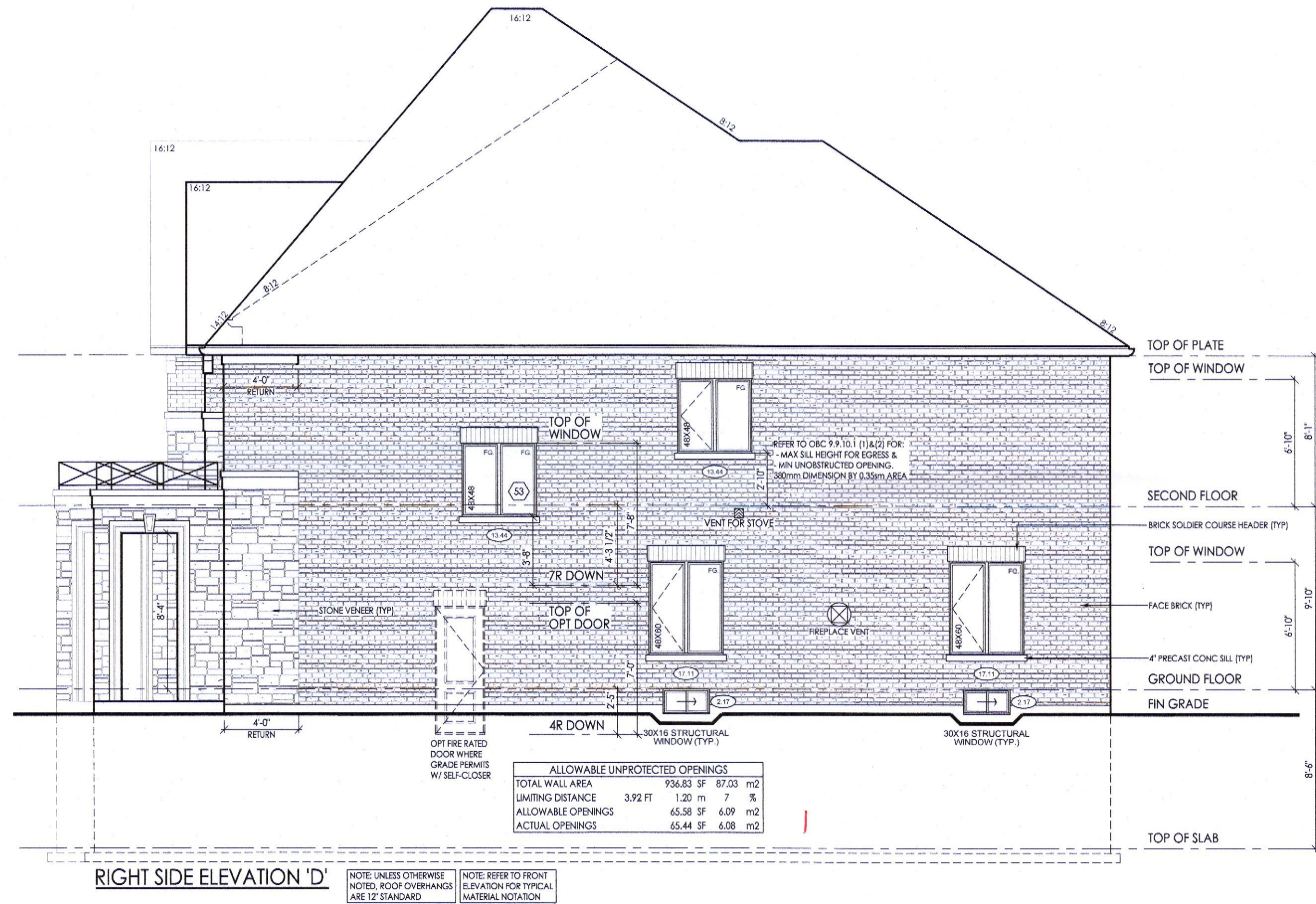
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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	936.83 SF	87.03 m <sup>2</sup>	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	65.58 SF	6.09 m <sup>2</sup>	
ACTUAL OPENINGS	65.44 SF	6.08 m <sup>2</sup>	

RIGHT SIDE ELEVATION 'D'

NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12\"/>

NOTE: REFER TO FRONT ELEVATION FOR TYPICAL MATERIAL NOTATION

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	20-SEP-19	SL	JM
2	ISSUED FOR ENGINEER REVIEW	31-OCT-19	JM	JM
3	ISSUED FOR PERMIT	27-NOV-19	JM	JM

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

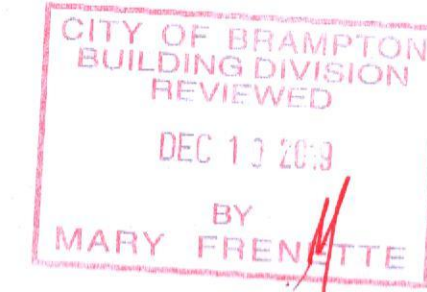
scale

3/16\"/>

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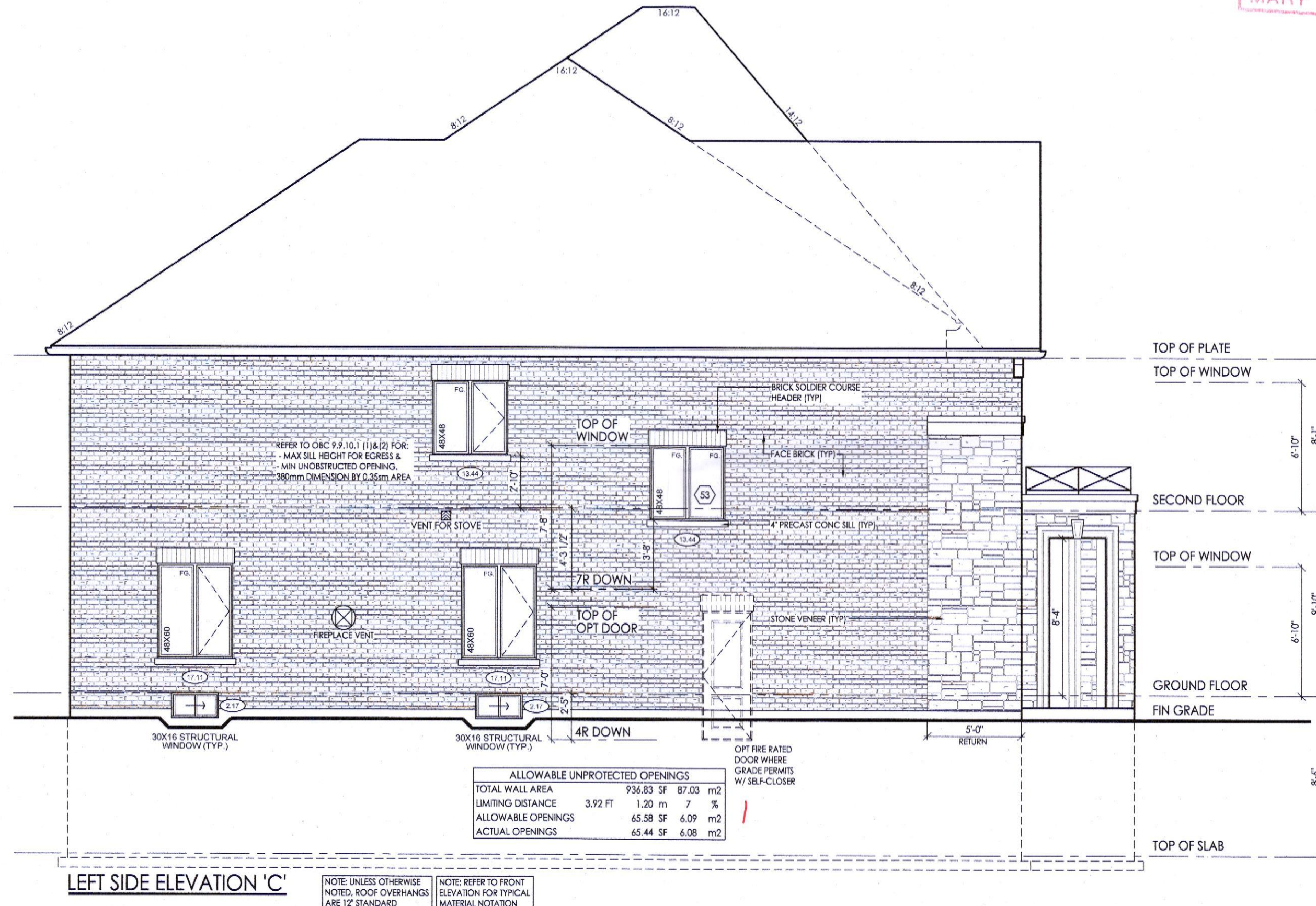
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LEFT SIDE ELEVATION 'C'

NOTE: UNLESS OTHERWISE  
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ARE 12" STANDARD

NOTE: REFER TO FRONT  
ELEVATION FOR TYPICAL  
MATERIAL NOTATION

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