



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

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

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'A' & 'B'
- A2 BASEMENT FLR. FOR OPT. GROUND FLR. ELEV. 'A' & 'B'
- A3 GROUND FLOOR ELEV. 'A' & 'B'
- A4 OPT. GROUND FLOOR ELEV. 'A' & 'B'
- A5 MAIN FLOOR ELEV. 'A'
- A6 SECOND FLOOR ELEV. 'A'
- A7 PART. MAIN FLOOR ELEV. 'B'
- A8 PART. SECOND FLOOR ELEV. 'B'
- A8 FRONT ELEVATION 'A'
- A9 RIGHT SIDE ELEVATION 'A'
- A10 REAR ELEVATION 'A' & 'B'
- A11 LEFT SIDE ELEVATION 'A'
- A12 FRONT ELEVATION 'B'
- A13 RIGHT SIDE ELEVATION 'B'
- A14 LEFT SIDE ELEVATION 'B'
- A15 TYPICAL CROSS SECTION - 3 STOREY (BRICK)
- A16 PARTIAL GROUND FLOOR WOD/LOB CONDITION
- A17 PARTIAL BASEMENT FLOOR WOD CONDITION
- A18 PARTIAL BASEMENT FLOOR LOB CONDITION
- A18
- A19
- A20
- A21 PART MAIN FLOOR ELEV. 'B' CORNER UPGRADE
- A22 SECOND FLOOR ELEV. 'B' CORNER UPGRADE
- A23
- A24 RIGHT SIDE ELEVATION 'B' CORNER UPGRADE
- A25 REAR ELEVATION 'B' CORNER UPGRADE
- A26 LEFT SIDE ELEVATION 'A'
- A27 PART. BASEMENT FLOOR PLAN ELEV. 'A' CORNER UPGRADE
- A28 PART. GROUND FLOOR ELEV. 'A' CORNER UPGRADE
- A29 PART. OPT. GROUND FLOOR ELEV. 'A' CORNER UPGRADE
- A30 PART. MAIN FLOOR ELEV. 'A' CORNER UPGRADE
- A31 PART. SECOND FLOOR ELEV. 'A' CORNER UPGRADE
- A32 FRONT ELEVATION 'A' CORNER UPGRADE
- A33 FLANKAGE ELEVATION 'A' CORNER UPGRADE
- A34 REAR ELEVATION 'A' CORNER UPGRADE
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES
- D5 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'		ELEVATION 'B' CORNER UPGRADE	
	SF	SM	SF	SM	SF	SM
GROUND FLOOR	146.8	13.6	146.8	13.6	155.7	14.5
MAIN FLOOR	1369.2	127.2	1362.7	126.6	1378.8	126.6
SECOND FLOOR	1369.2	127.2	1362.7	126.6	1378.6	126.6
TOTAL AREA	2885.2	268.0	2872.2	266.8	2913.1	270.6
COVERAGE INC PORCH	1426.8	132.5	1420.3	131.9	1528.8	142.0
COVERAGE NOT INC PORCH	1369.2	127.2	1362.7	126.6	1379.5	128.2

Gold Park Homes Mclaughlin and Mayfield The Scarlatti

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. 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: MAY 19/16

SIGNATURE:

[Handwritten Signature]

client
Gold Park Homes

project
Mclaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	lo	DJ	6	ADDED CORNER UPGRADE FOR REVIEW	MAY-30-16	SM	JM
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7	REVISED AS PER CLIENT COMMENTS	21-Jun-16	JP	JP
4	ISSUED FOR PERMIT	16/06/2016	RPA	DJH	8	REVISED CORNER UPGRADE PER FLOOR	16-Aug-16	b	xx

RN design
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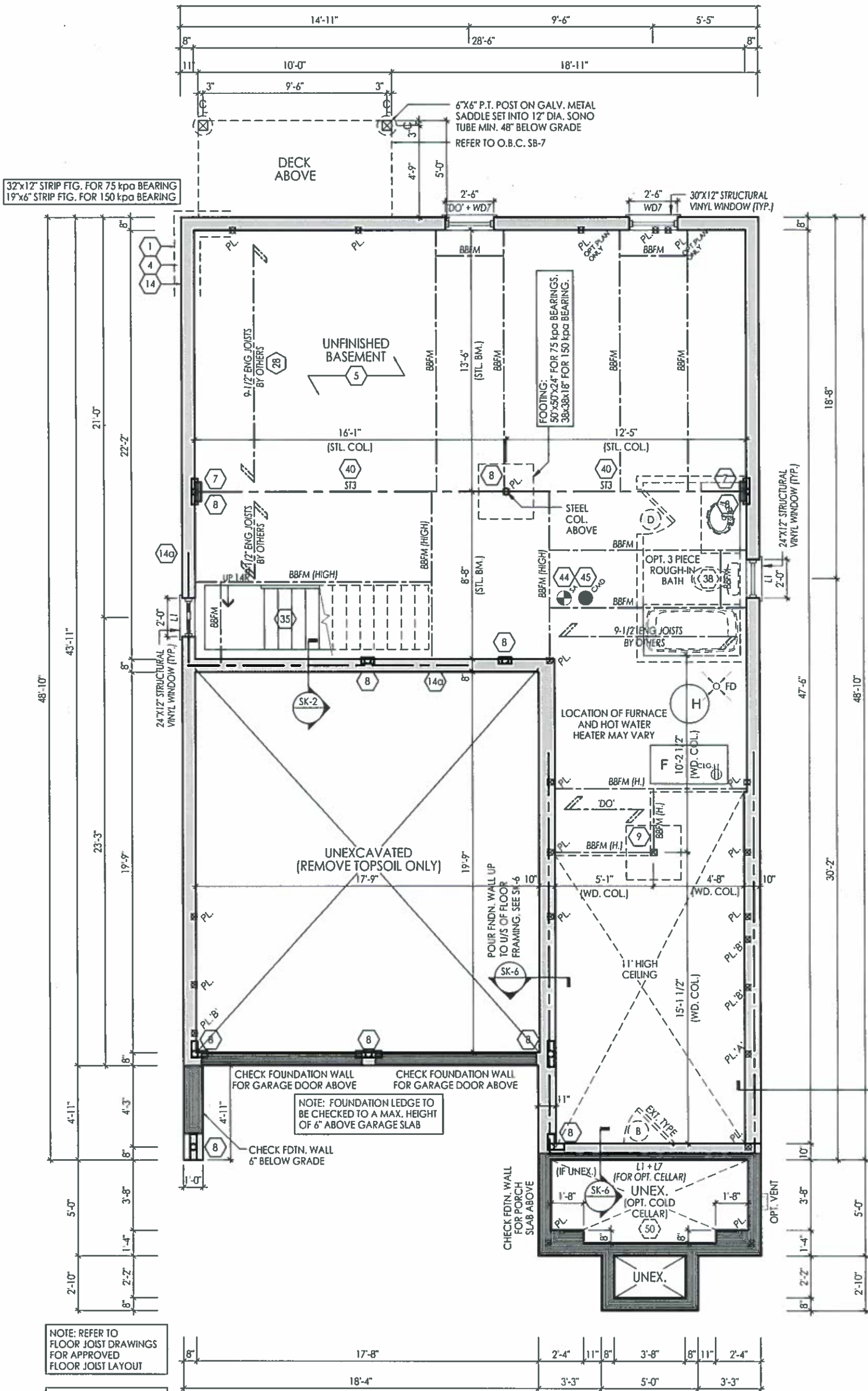
model
38-6

scale
3/16" = 1'0"

project #
13098

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A0



MAY 01 2017

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



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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

John G. Williams Limited, Architect

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QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

38688
26995
JUNE 21/16

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUN-14	sk	cr	5	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	te	DJ	6				
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7				
4	REVISION FOR PERMIT	16/06/2016	PPA	PLH	8				

ARN design
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model
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scale
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project #
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JOIST & FLOOR LVL. BEAM DESIGNS



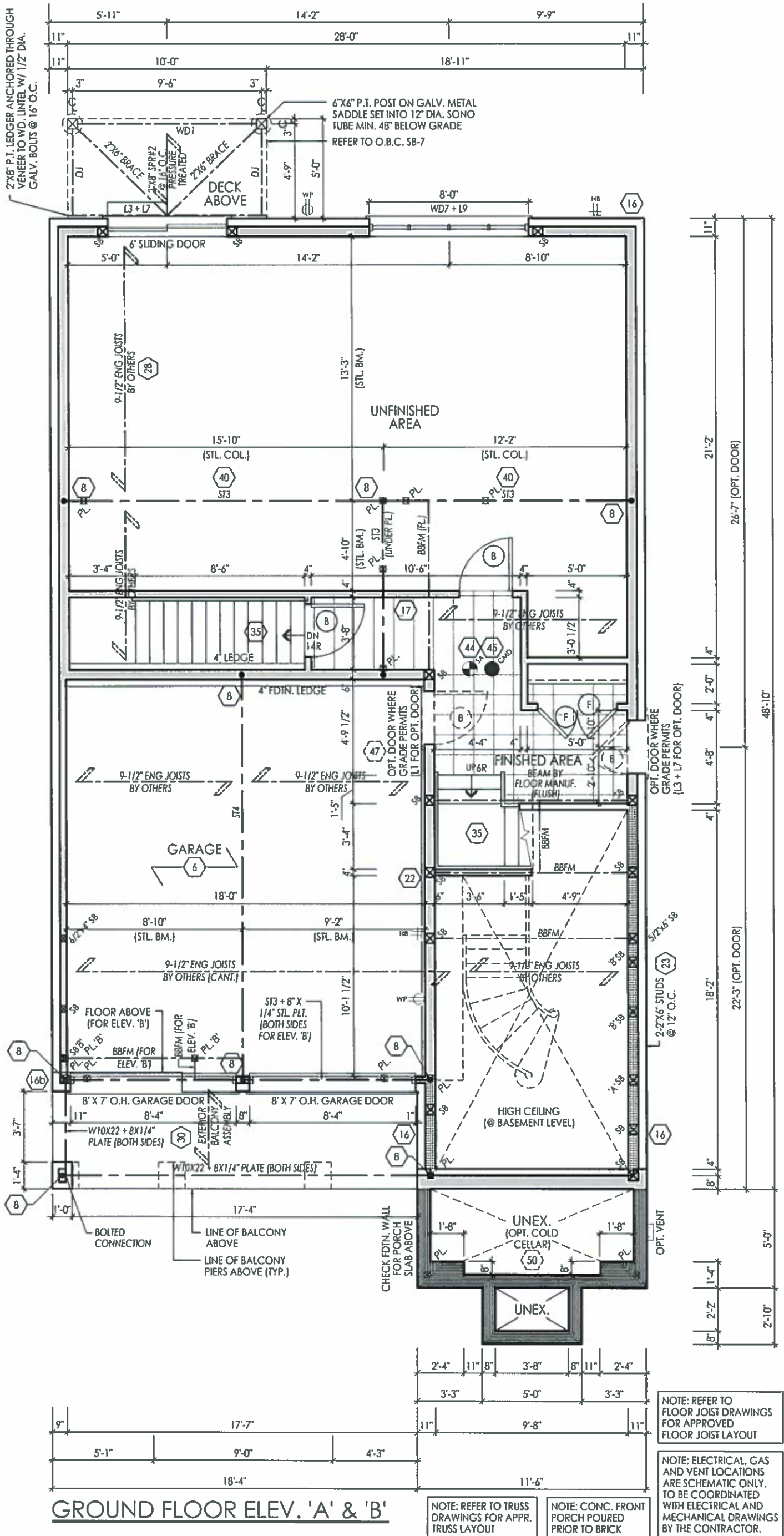
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MAY 1 0 2017

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	lk	cr	5	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	fe	OJ	6	REVISED AS PER CLIENT COMMENTS	28-Nov-16	jm	jm
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7				
4	REVISED FOR PERMIT	04-JUL-2015	RPA	DJH	8				

location
Brampton

marketing name
The Scarlatti

RN design
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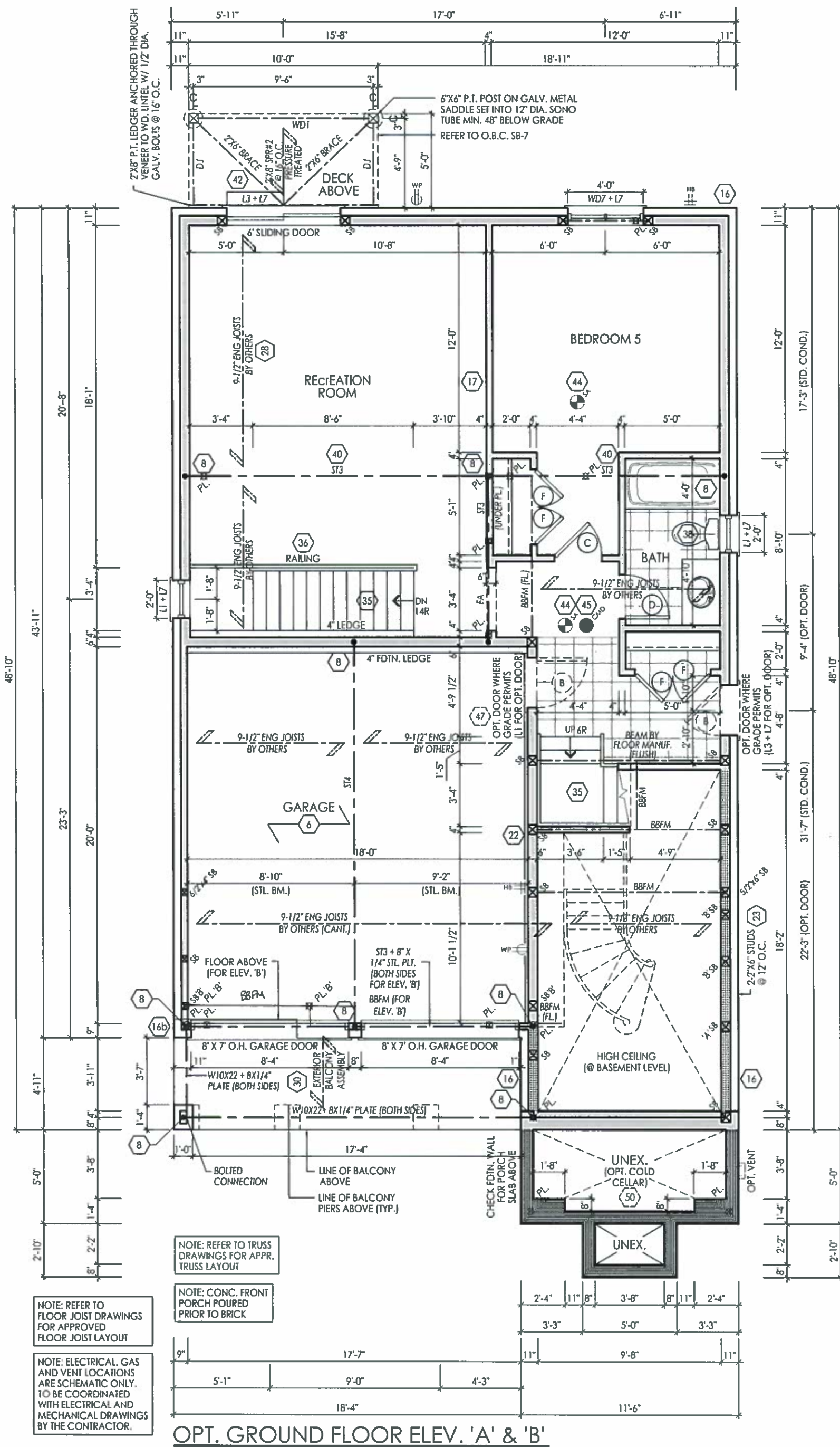
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project #
13098

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A3



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ARCHITECTURAL REVIEW & APPROVAL
MAY 1 0 2017
John G. Williams Limited, Architect

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

SIGNATURE:

client Gold Park Homes				location Brampton			
project McLaughlin and Mayfield				marketing name The Scarlatti			
#	revisions	date	dwn	chk	#	revisions	date
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	ISSUED FOR CONSTRUCTION	17-Sep-15
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	lo	DJ	6	REVISED AS PER CLIENT COMMENTS	28-Nov-16
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7		
4	REVIEW FOR PERMIT	16-MAY-2015	RPA	DJH	8		



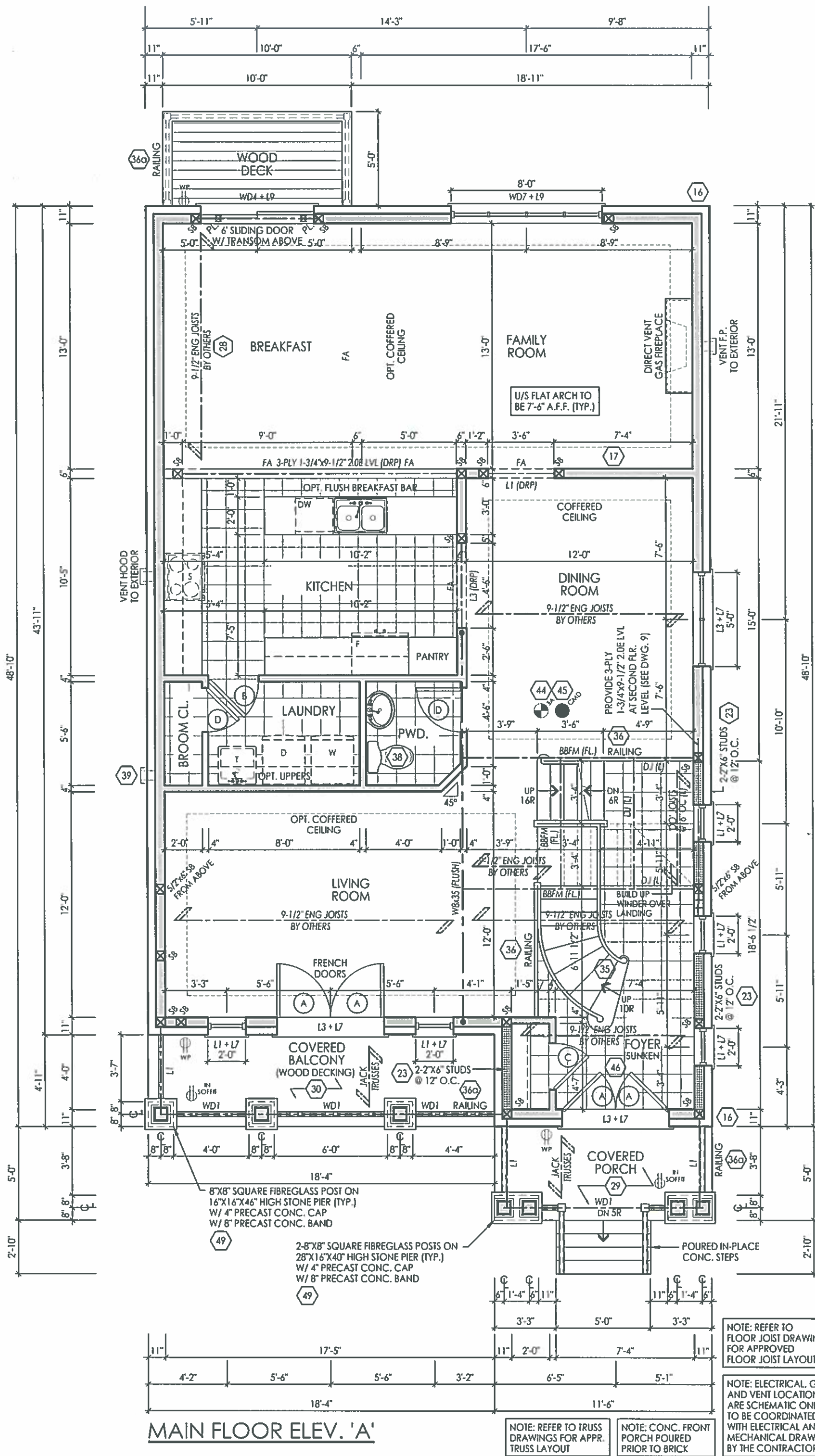
model
38-6

scale
3/16" = 1'0"

project #
13098

page

A4



MAY 01 2017
FOR STRUCTURAL ONLY EXCLUDING
ENGINEERED ROOF TRUSS, FLOOR
JOIST & FLOOR LVL BEAM DESIGN



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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017
John G. Williams Limited, Architect

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

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

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: JUNE 21/16

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	jk	cr	5	REVISED BREAKFAST BAR NOTATION TO STATE FLUSH	3-SEP-15	cr	cr
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	fo	DJ	6	REVISED COFFERED CLG'S - LIVING ROOM OPTIONAL	9/17/2015	cr	cr
3	REVISED AS PER ENGINEERING COMMA.	27-MAY-15	RPA	DJH	7	ISSUED FOR CONSTRUCTION	17-SEP-15	cr	djh
4	REVISED FOR PERMIT	10-NOV-15	RPA	DJH	8	THE HATCH ADDED TO BREAKFAST AREA	14-DEC-15	cr	cr

ARN design
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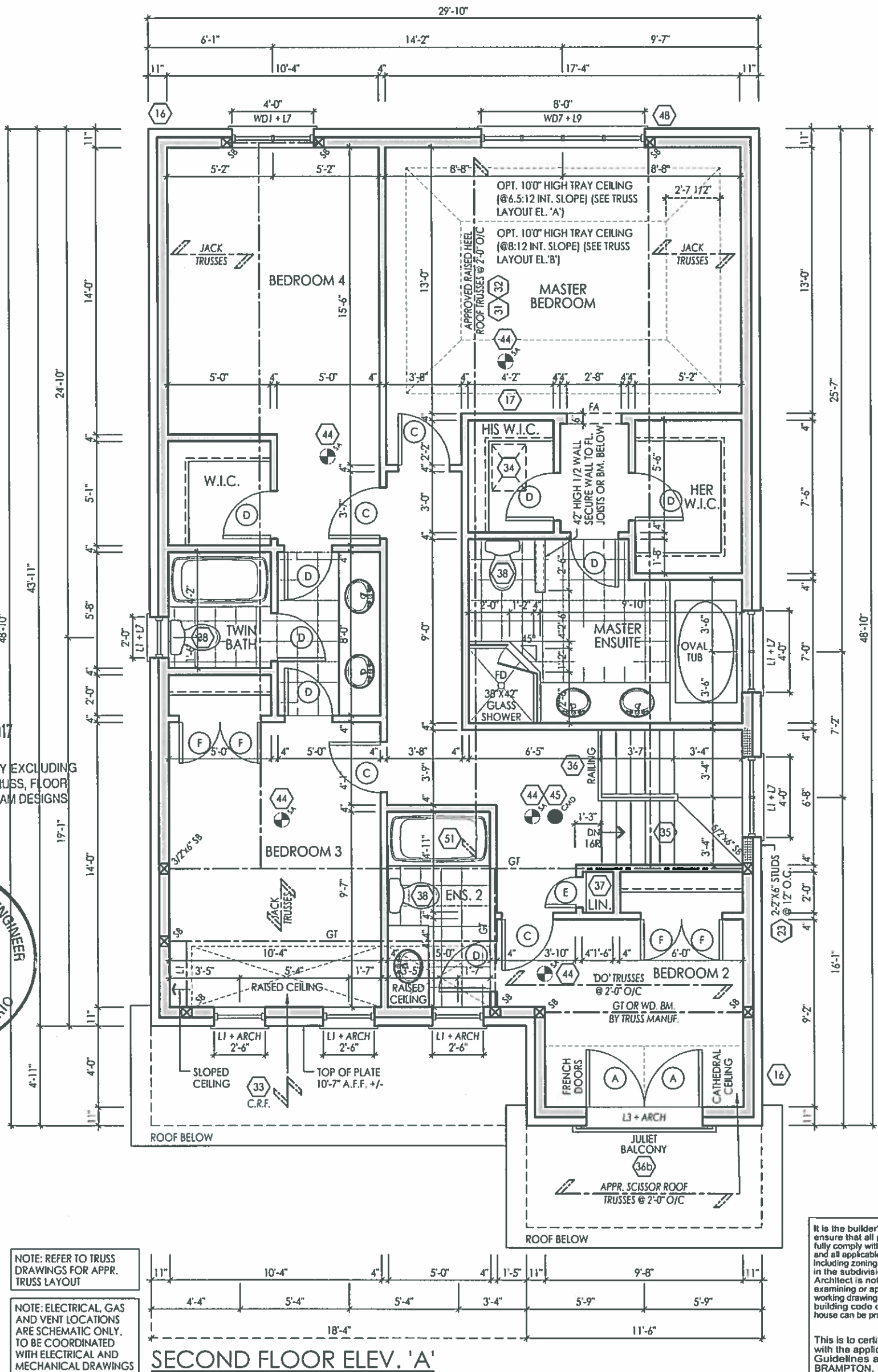
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project #
13098

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QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

38688
26995
JUNE 21/16

SIGNATURE:

J.P.

Client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	lt	cr	5	REVISED SIDES OF TRAY CEILING OUTLINE	3-Sep-15	cr	cr
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	lt	DJ	6	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7	ISSUED CORNER UPGRADE FOR REVIEW	XX-XXX-XX	sm	xx
4	REVISED FOR PERMITS	16/06/2017	RPA	DJH	8				

AN design
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model
38-6

scale
3/16" = 1'0"

project #
13098

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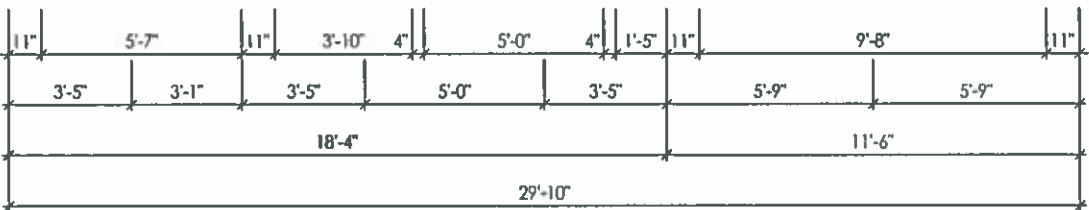
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MAY 01 2017

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

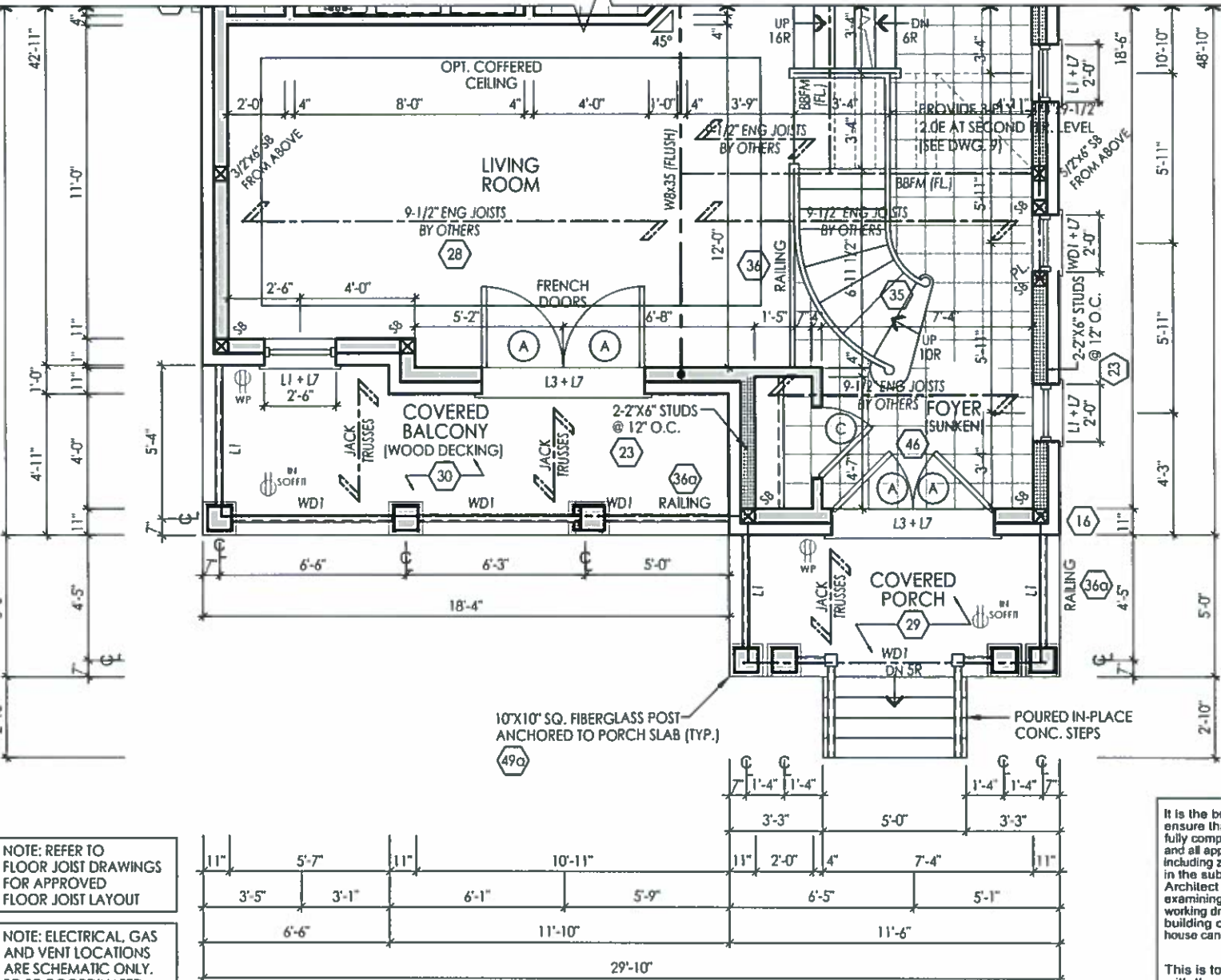
PART. SECOND FLOOR ELEV. 'B'



NOTE: REFER TO TRUSS
DRAWINGS FOR APPR.
TRUSS LAYOUT

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

FOR CONTINUATION REFER TO MAIN FLOOR PLAN ELEVATION 'A'



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

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

PART. MAIN FLOOR ELEV. 'B'

NOTE: REFER TO TRUSS
DRAWINGS FOR APPR.
TRUSS LAYOUT

NOTE: CONC. FRONT
PORCH POURED
PRIOR TO BRICK

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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

John G. Williams Limited, Architect

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

AN design
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model
38-6

scale
3/16" = 1'0"

project #
13098

page

A7

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	lk	cr	5	ISSUED FOR PERM	16/06/2015	RPA	DJH
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	le	DJ	6	REVISED COFFERED CLG'S - IN/ING ROOM OPTIONAL	9/11/2015	cr	cr
3	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	RPA	djh	7	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh
4	REVISED AS PER ENGINEERING FIRM	27-MAR-15	RPA	DJH	8				

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

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

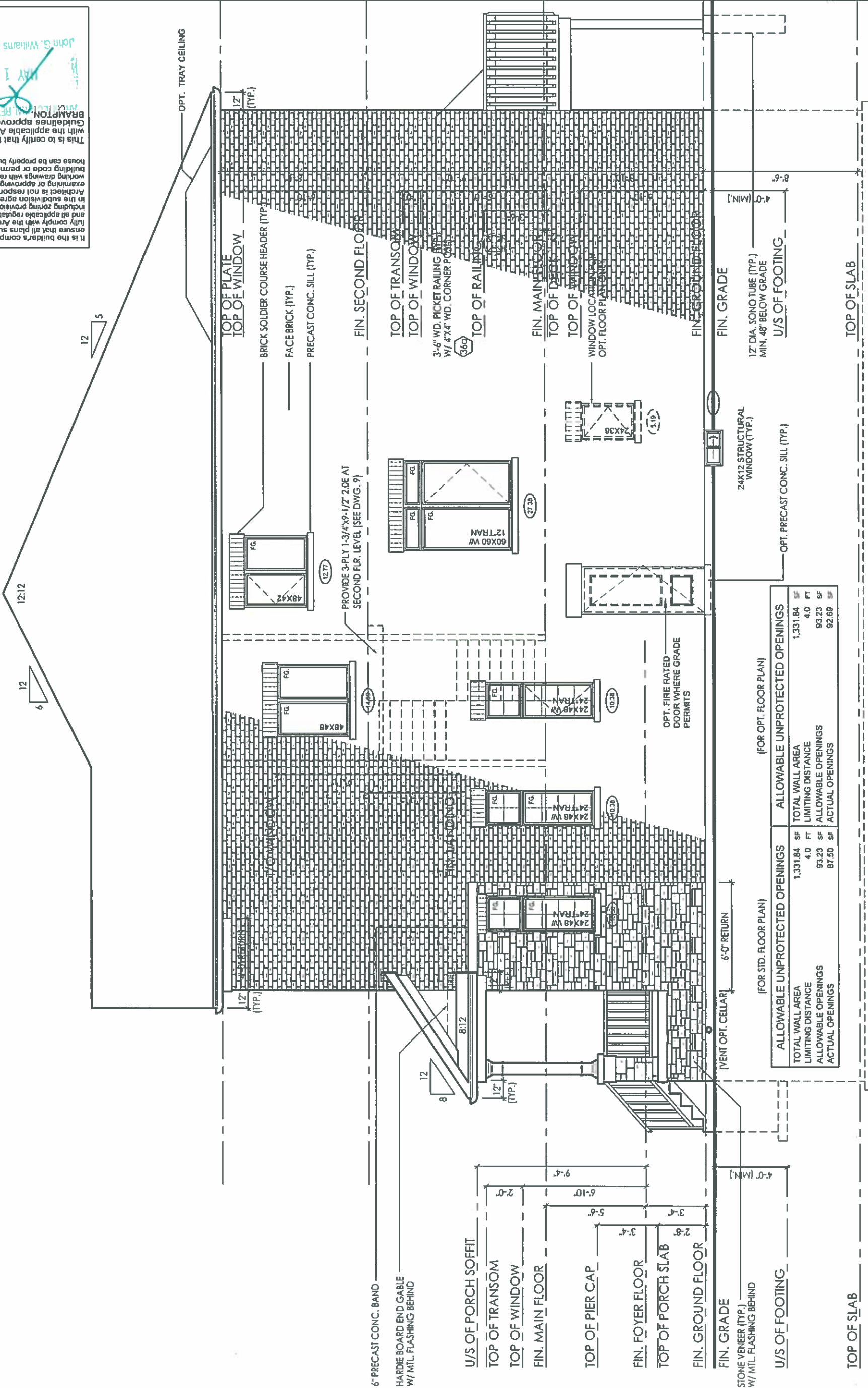
model 38-6
scale 3/16"
page

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

BRAMPTON, ONTARIO

MAY 10 2017

John G. Williams Limited, Architect



RIGHT SIDE ELEVATION 'A'

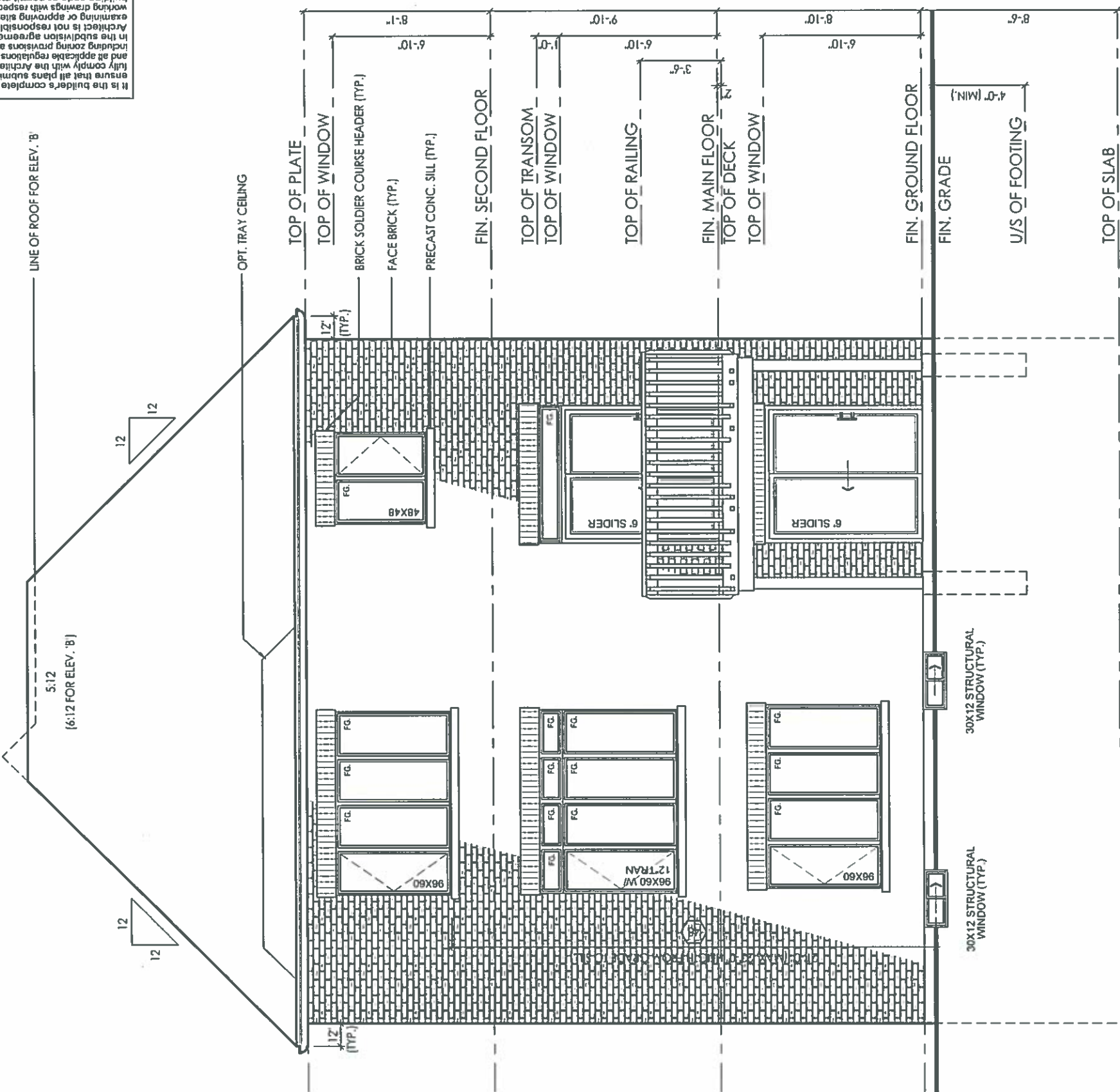
DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RM DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

Location	Gold Park Homes	Brampton
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9-8C
180011

Project # 13098

ARCHITECTURAL REVIEW & APPROVAL
MAY 10 2017
JOHN G. WILLIAMS LIMITED, ARCHITECT



REAR ELEVATION 'A' & 'B'



clientGold Park Homes

projectMcLaughlin and Mayfield

locationBrampton

marketing nameThe Scarlett!

revisions

104-JUL-141K5REVISED PER CLIENT COMMENTS

216-06-2013RPA DJH6ISSUED FOR PERMIT

38-SEP-15C77CHANGED BRICK BELOW BAND ON SEC 5

417-SEP-17RPA DJH8RETURN FOR CONSULTATION

date dwn chk#

revisions

date dwn chk#

1. 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: 26995

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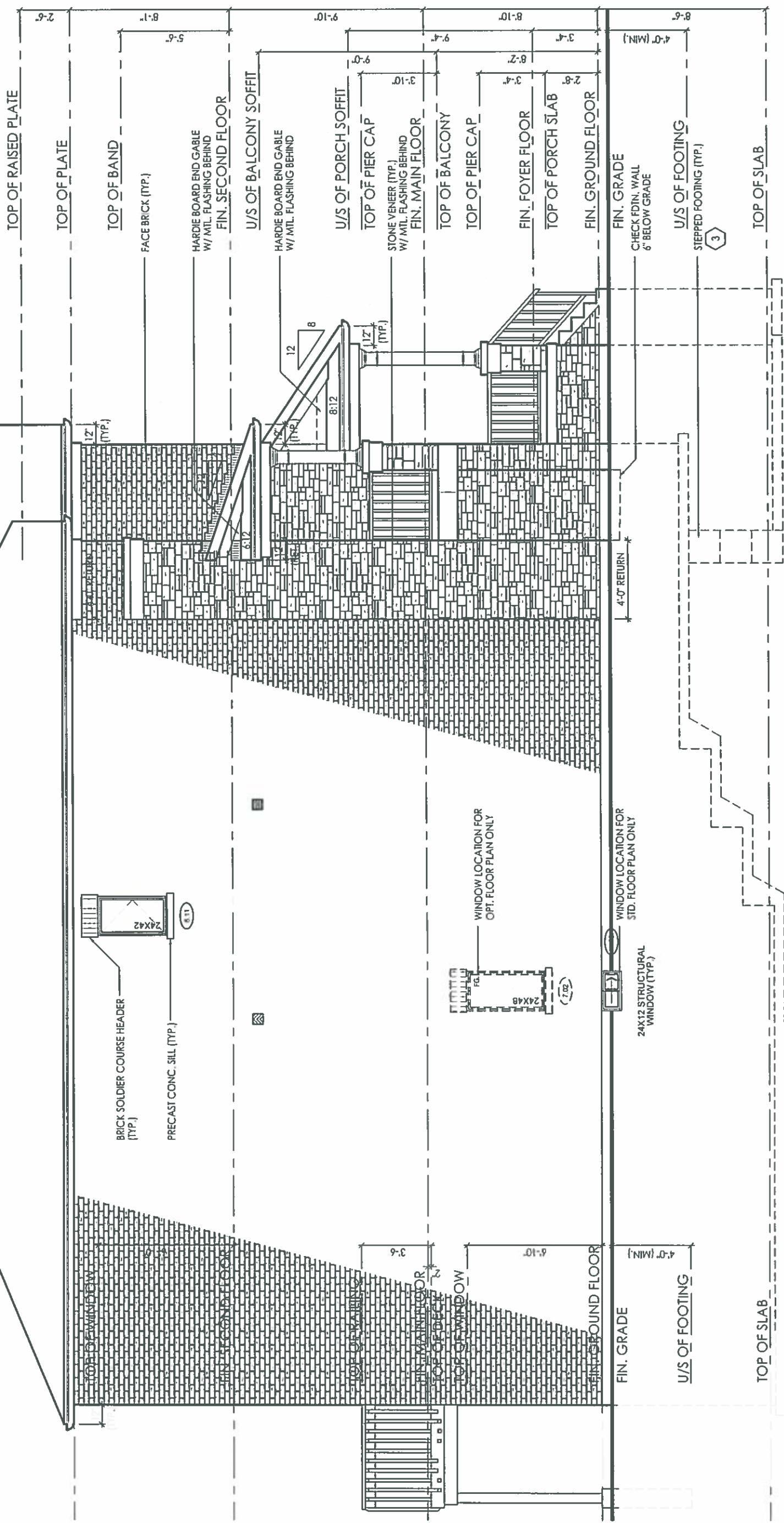
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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

John G. Williams Limited, Architect



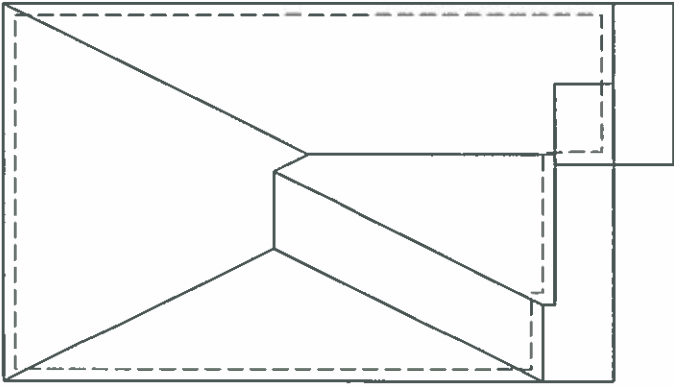
LEFT SIDE ELEVATION 'A'	
(FOR STD. FLOOR PLAN)	
ALLOWABLE UNPROTECTED OPENINGS	ALLOWABLE UNPROTECTED OPENINGS
TOTAL WALL AREA	TOTAL WALL AREA
1,197.86 SF	1,197.86 SF
LIMITING DISTANCE	LIMITING DISTANCE
4.0 FT	4.0 FT
ALLOWABLE OPENINGS	ALLOWABLE OPENINGS
83.85 SF	83.85 SF
ACTUAL OPENINGS	ACTUAL OPENINGS
7.63 SF	13.13 SF

(FOR OPT. FLOOR PLAN)	
ALLOWABLE UNPROTECTED OPENINGS	ALLOWABLE UNPROTECTED OPENINGS
TOTAL WALL AREA	TOTAL WALL AREA
1,197.86 SF	1,197.86 SF
LIMITING DISTANCE	LIMITING DISTANCE
4.0 FT	4.0 FT
ALLOWABLE OPENINGS	ALLOWABLE OPENINGS
83.85 SF	83.85 SF
ACTUAL OPENINGS	ACTUAL OPENINGS
7.63 SF	13.13 SF

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	4297.51 SF	399.24 m ²
FRONT GLAZING AREA	93.2 SF	8.66 m ²
LEFT SIDE GLAZING AREA	9 SF	0.84 m ²
RIGHT SIDE GLAZING AREA	98 SF	9.10 m ²
REAR GLAZING AREA	237.5 SF	22.06 m ²

TOTAL GLAZING AREA	437.70 SF	40.66 m ²
TOTAL GLAZING PERCENTAGE	10.18 %	



ROOF PLAN 'B'

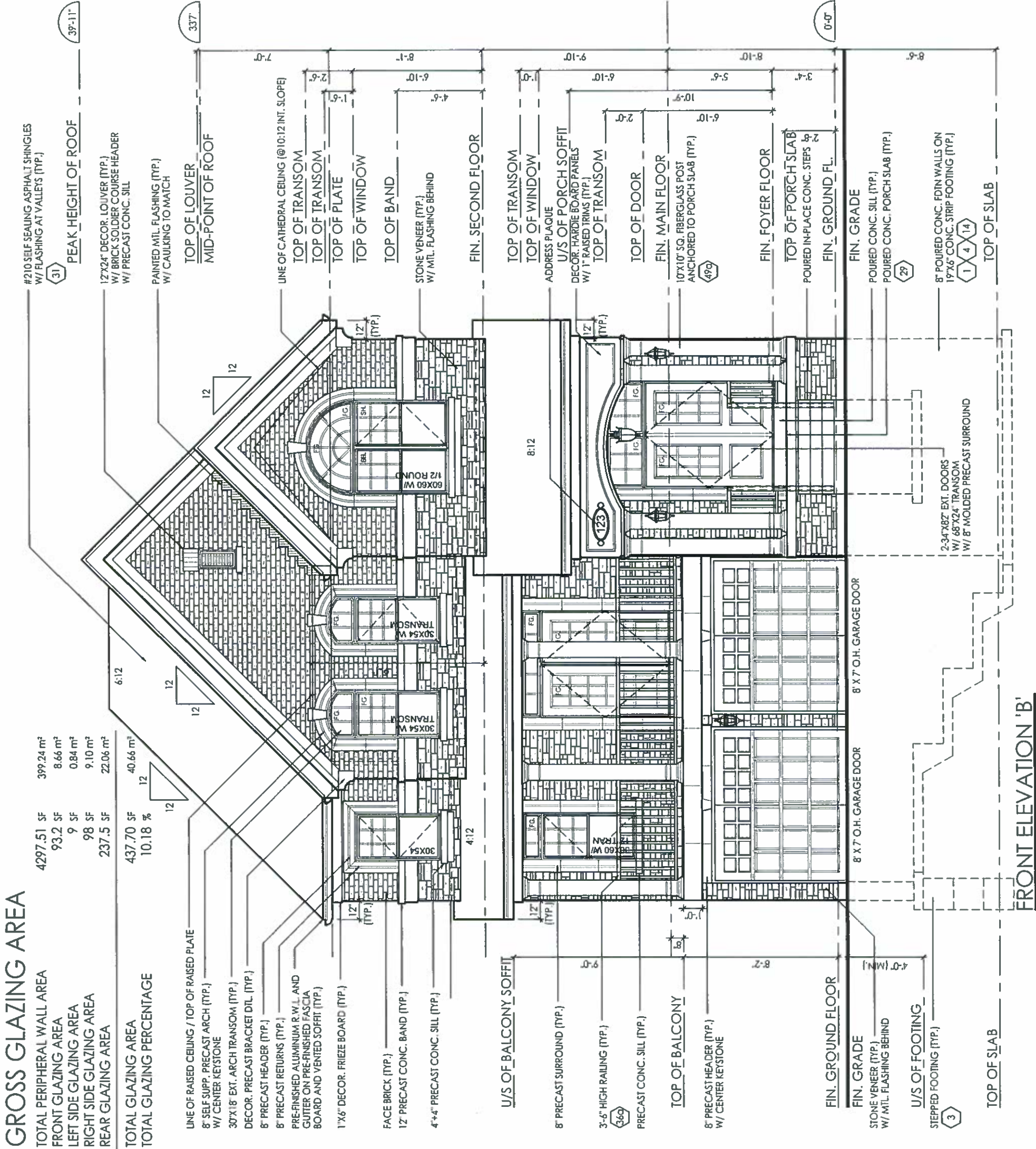
NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF AFTER THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" O.C. WITH A 2"x4" PE VERTICAL POST TO THE TRUSS UNDER AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN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

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

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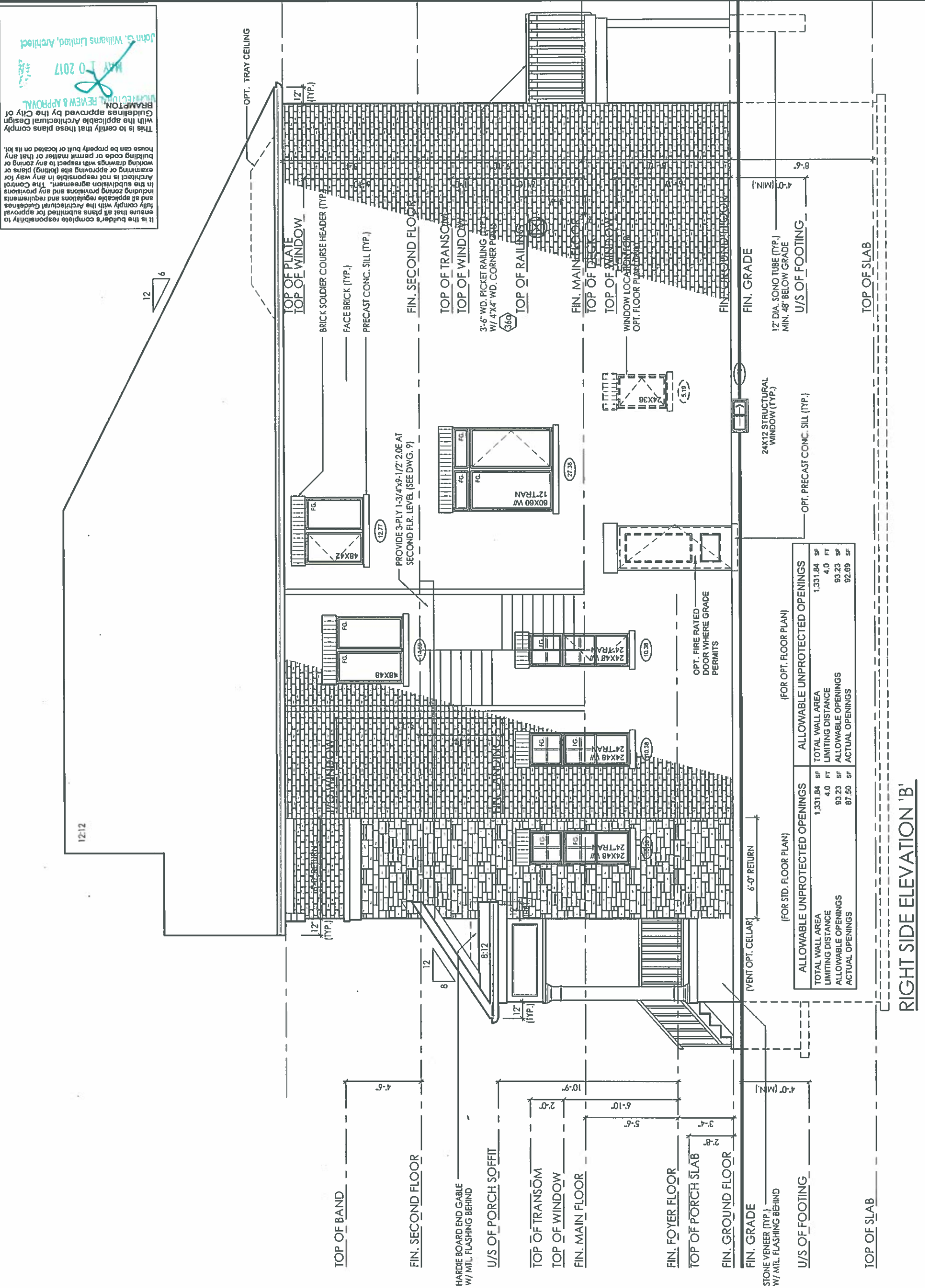
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ARCHITECTURAL REVIEW & APPROVAL
MAY 1 0 2017
J. M. G. Williams, Architect



client	Gold Park Homes						
project	McLaughlin and Mayfield						
location	Brampton						
marketing name	The Scarlett						
#	revisions	date dwn	chk	#	revisions	date dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	AK	5	REVISED PER CLIENT COMMENTS	17-Nov-16	AK
2	REVISED AS PER ARCH. CONTROL	25/08/2014	RPA	6			
3	ISSUED FOR PERMIT	16/06/2015	RPA	7			

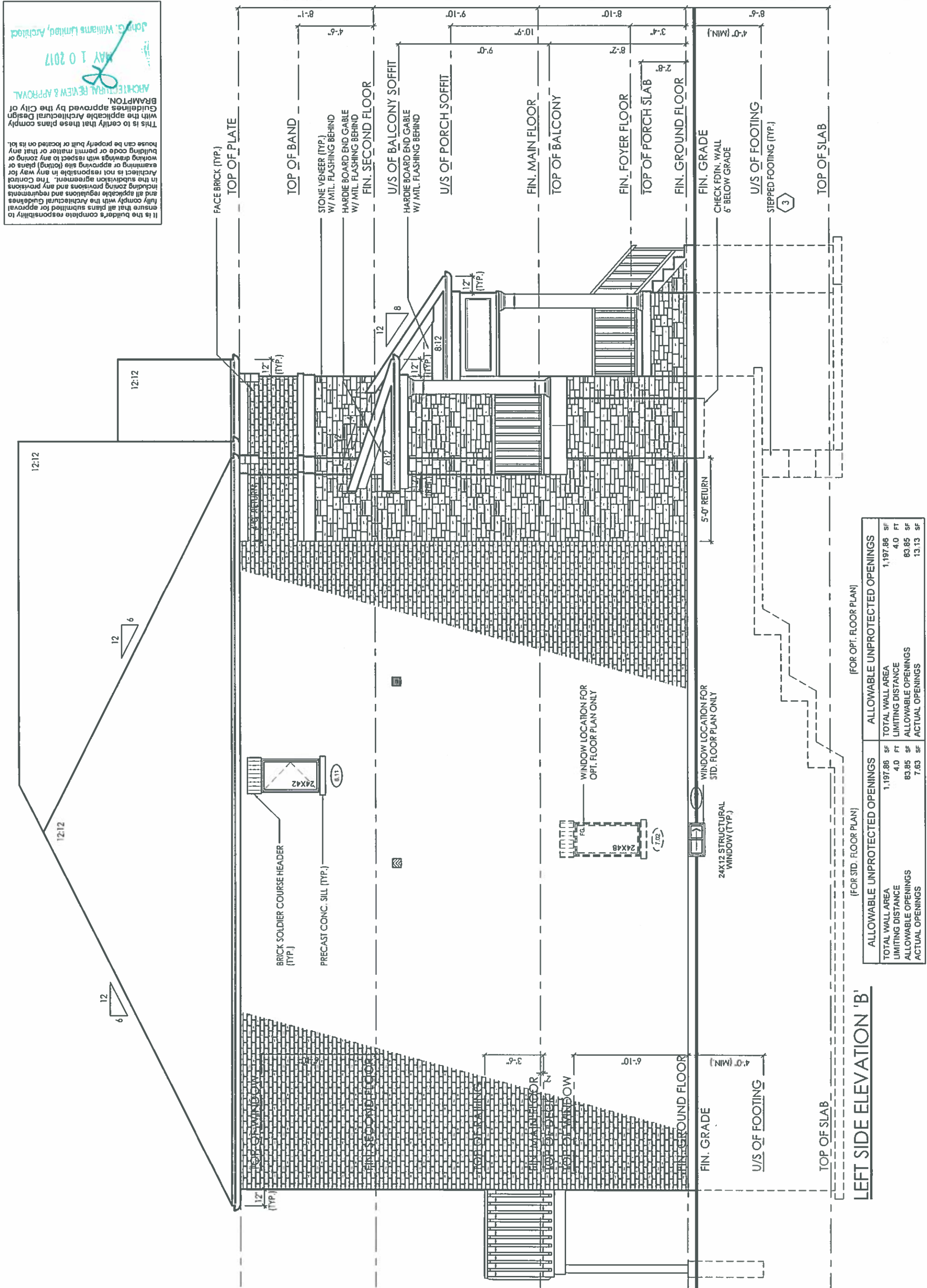
1. JULIO PINZON, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER DIVISION C PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
38688
26995
JUNE 21/16
DATE:
FIRM BCIN:
QUANDED DESIGNER BCIN:
SIGNATURE:



QUALIFIED DESIGNER BCIN: _____
 FIRM BCIN: _____
 DATE: _____
 SIGNATURE: _____

1. JULIO PINZON, DECLARE THAT I HAVE REVIEWED AND TAKEN
 DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF
 OF RM 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.

36688
 26995
 JUNE 21/16



SIGNATURE:

DATE:

QUALIFIED DESIGNER BCIN:

38688
26995

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JUNE 21/16

11.17

1	ISSUED FOR CLIENT REVIEW	04 JUL 14	AK	5
2	ISSUED FOR PERMIT	14/04/20	DJM	6
3	ISSUED FOR CONSTRUCTION	17 SEP 1	CR	7
4				
5				
6				
7				

revisions date dwn chk

location Bampton

marketing name The Scaratti



model 38-6

scale 3/16" = 1'0"

project # 13098

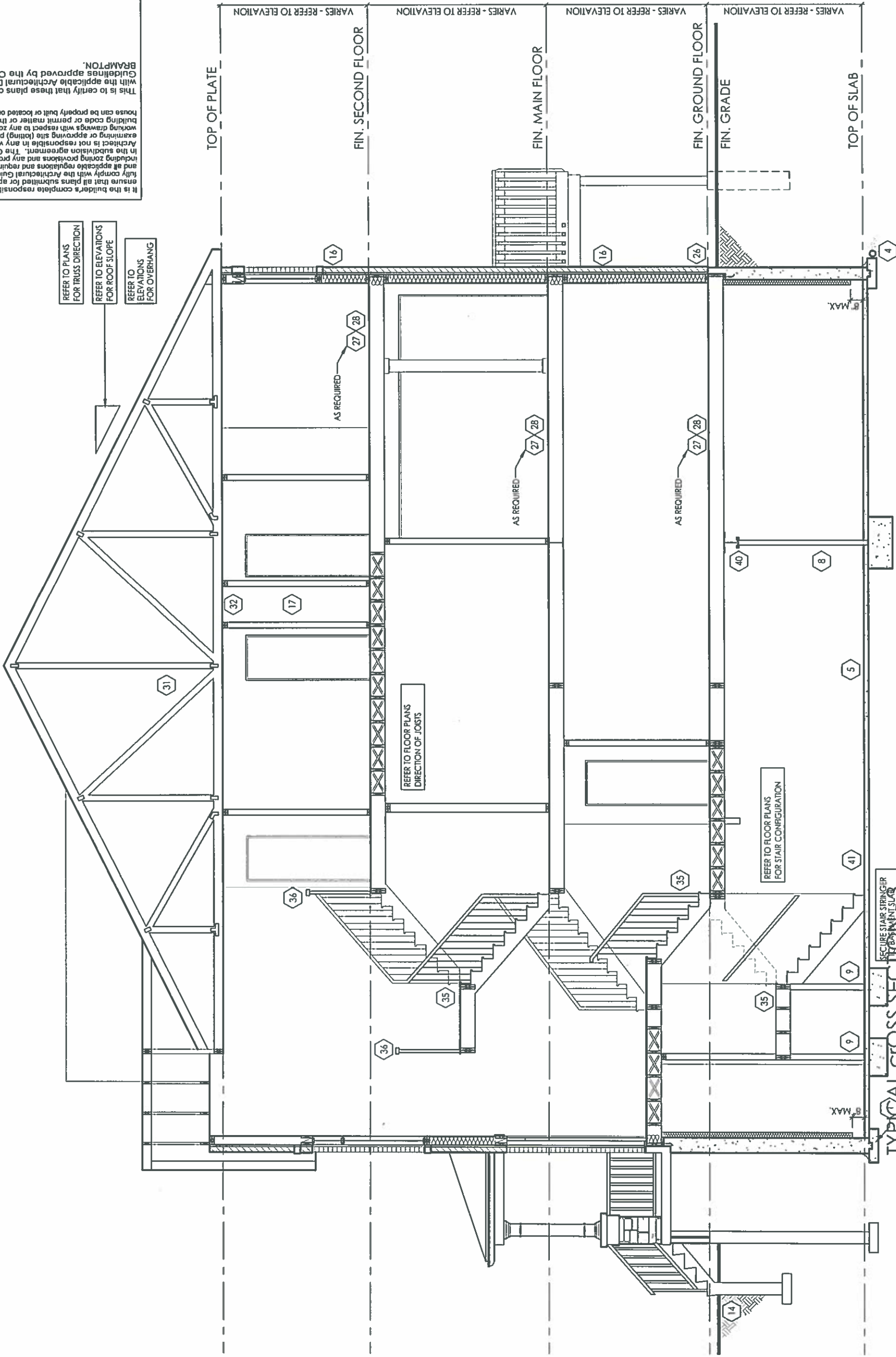
A15

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 regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building 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.

REFER TO PLANS
FOR TRUSS DIRECTION

REFER TO ELEVATIONS
FOR ROOF SLOPE

REFER TO
ELEVATIONS
FOR OVERHANG

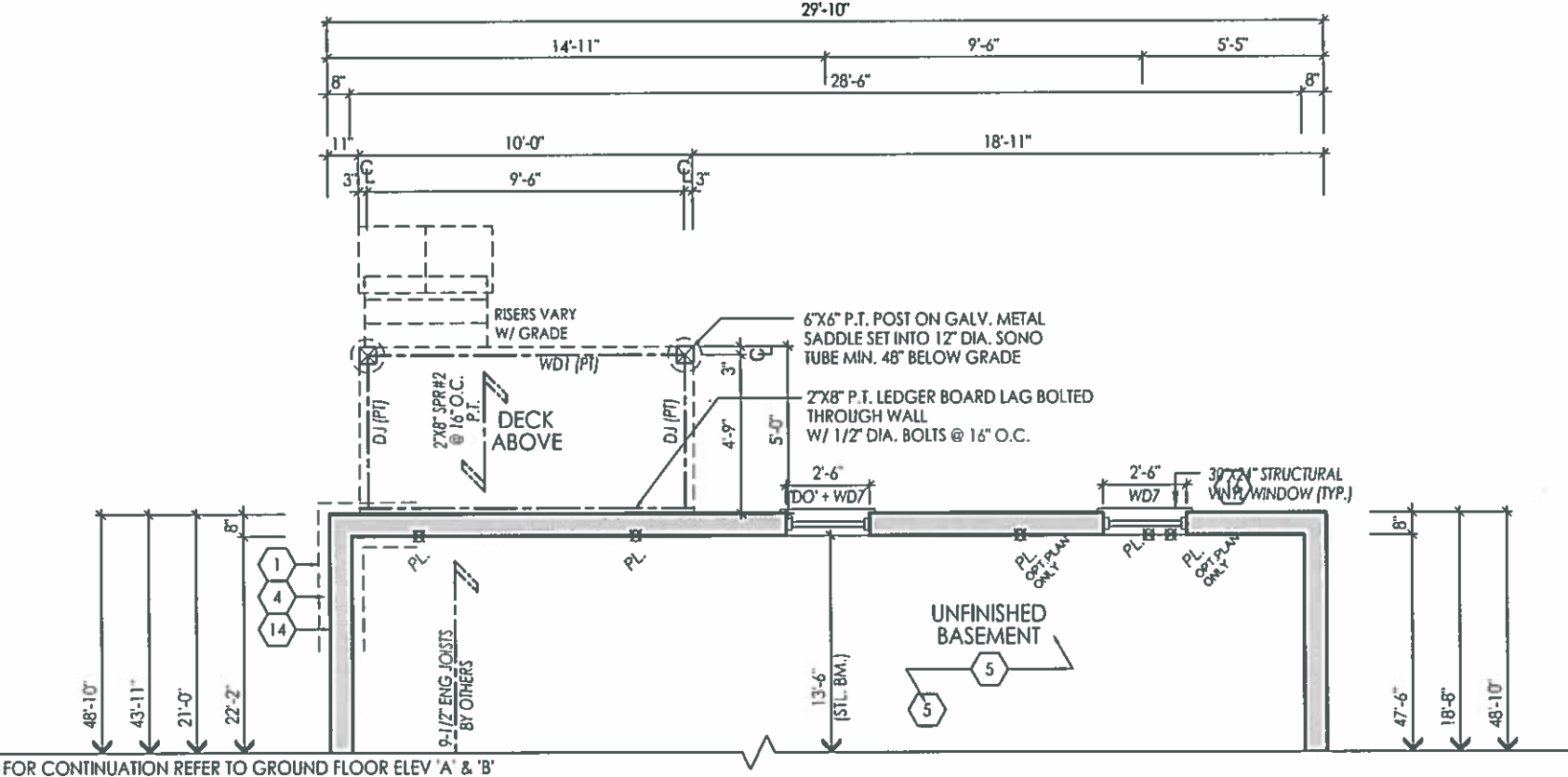


TYPICAL CROSS SECTION 3

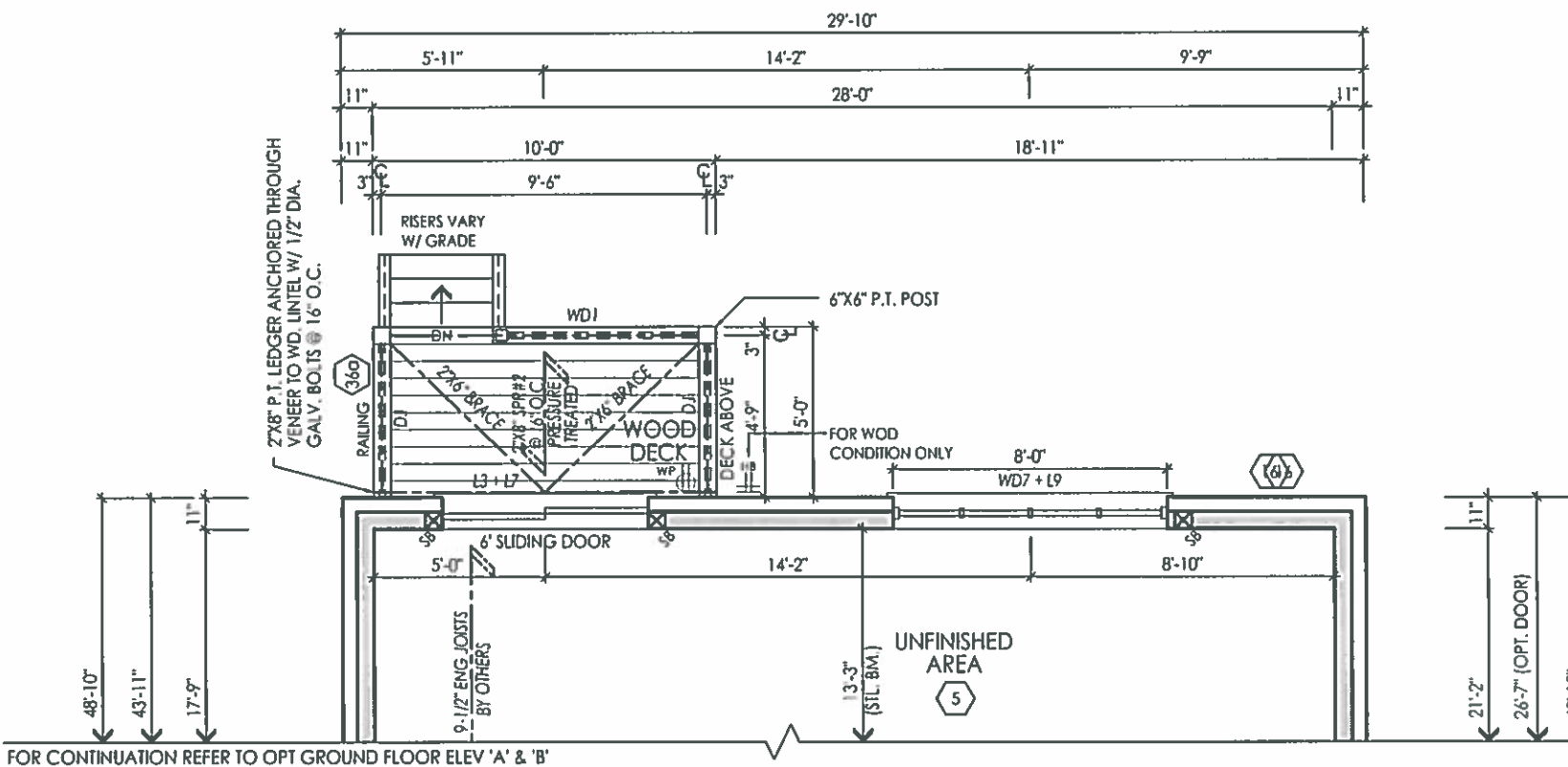
STOREY (BRICK)

N.T.S.

PARTIAL BASEMENT FLOOR
WOD CONDITION



PARTIAL GROUND FLOOR
WOD/LOB CONDITION



MAY 01 2017

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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

John G. Williams Limited, Architect

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: MAY 19/16

SIGNATURE:

J.P.

client
Gold Park Homes

location
Brampton

project
McLaughlin and Mayfield

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOD/LOB CONDITIONS	12-May-16	JR	JP	5				
2					6				
3					7				
4					8				

RN design
Imagine • Inspire • Create



model
38-6

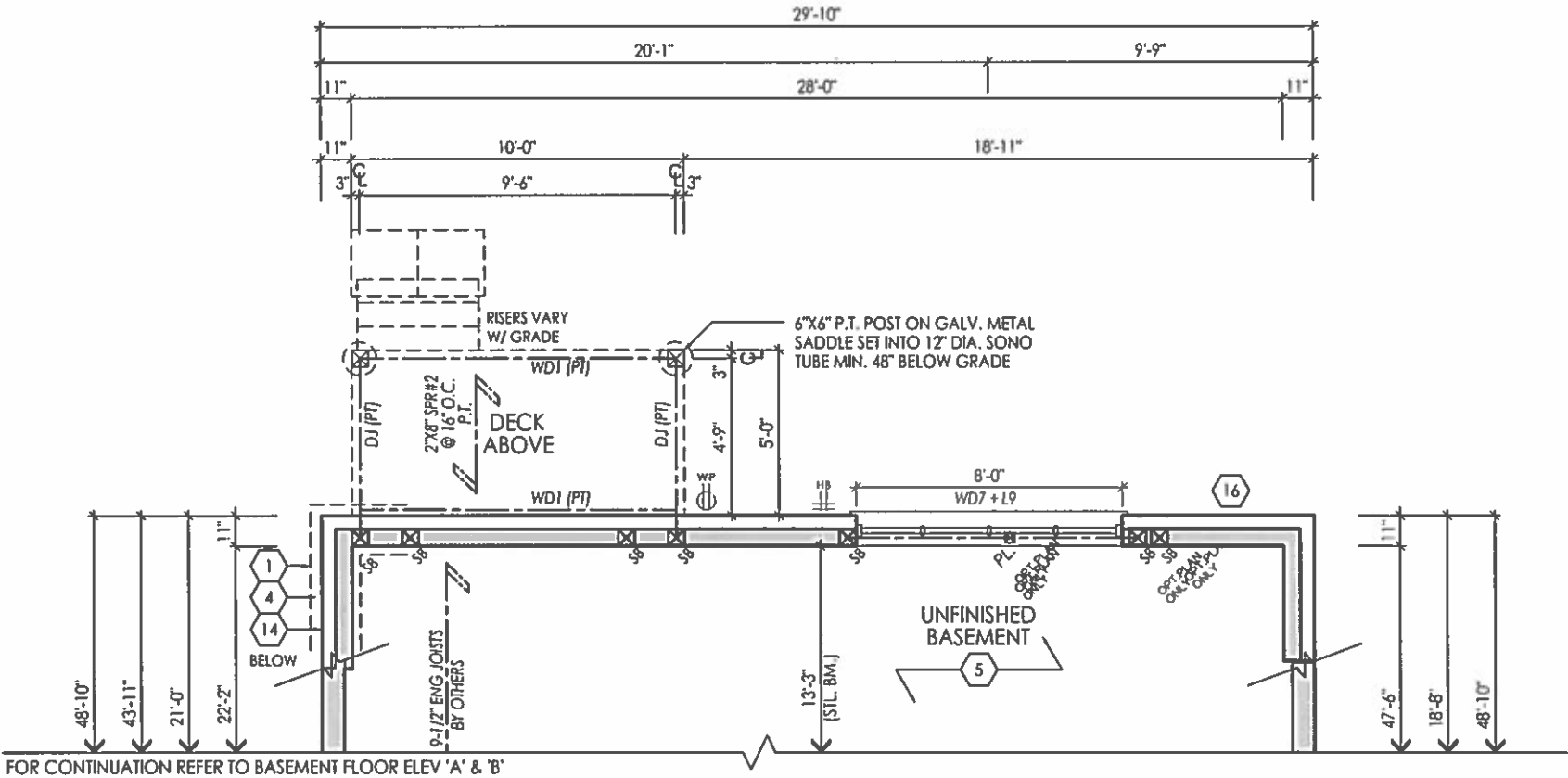
scale
3/16" = 1'0"

project #
13098

page

A16

PARTIAL BASEMENT FLOOR
LOB CONDITION



MAY 01 2017

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

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: MAY 19/16

SIGNATURE:

[Signature]

client
Gold Park Homes

location
Brampton

project
McLaughlin and Mayfield

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOOD/LOB CONDITIONS	12 May-16	JR	JP	5				
2					6				
3					7				
4					8				

AN design
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model
38-6

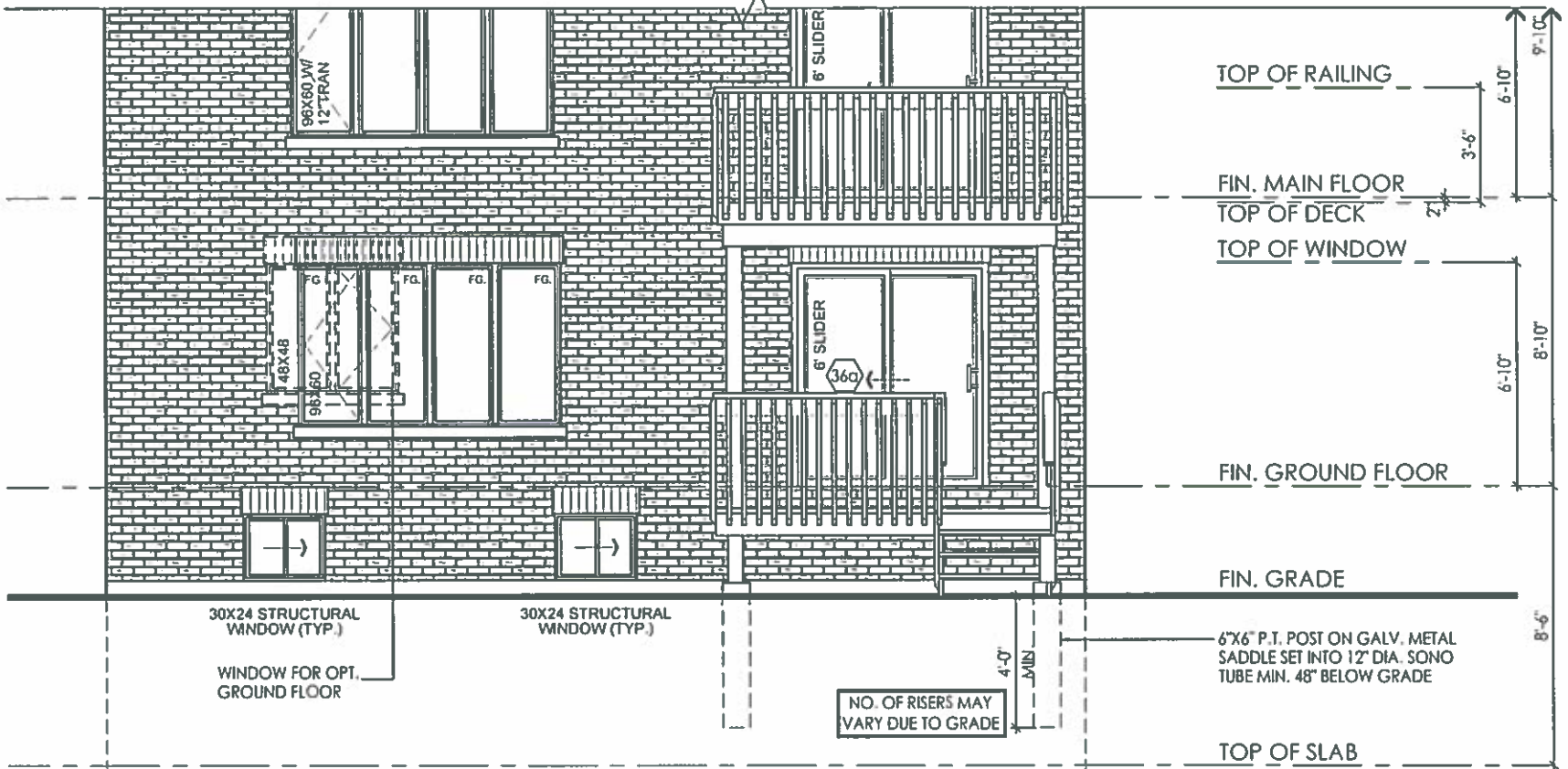
scale
3/16" = 1'0"

project #
13098

page

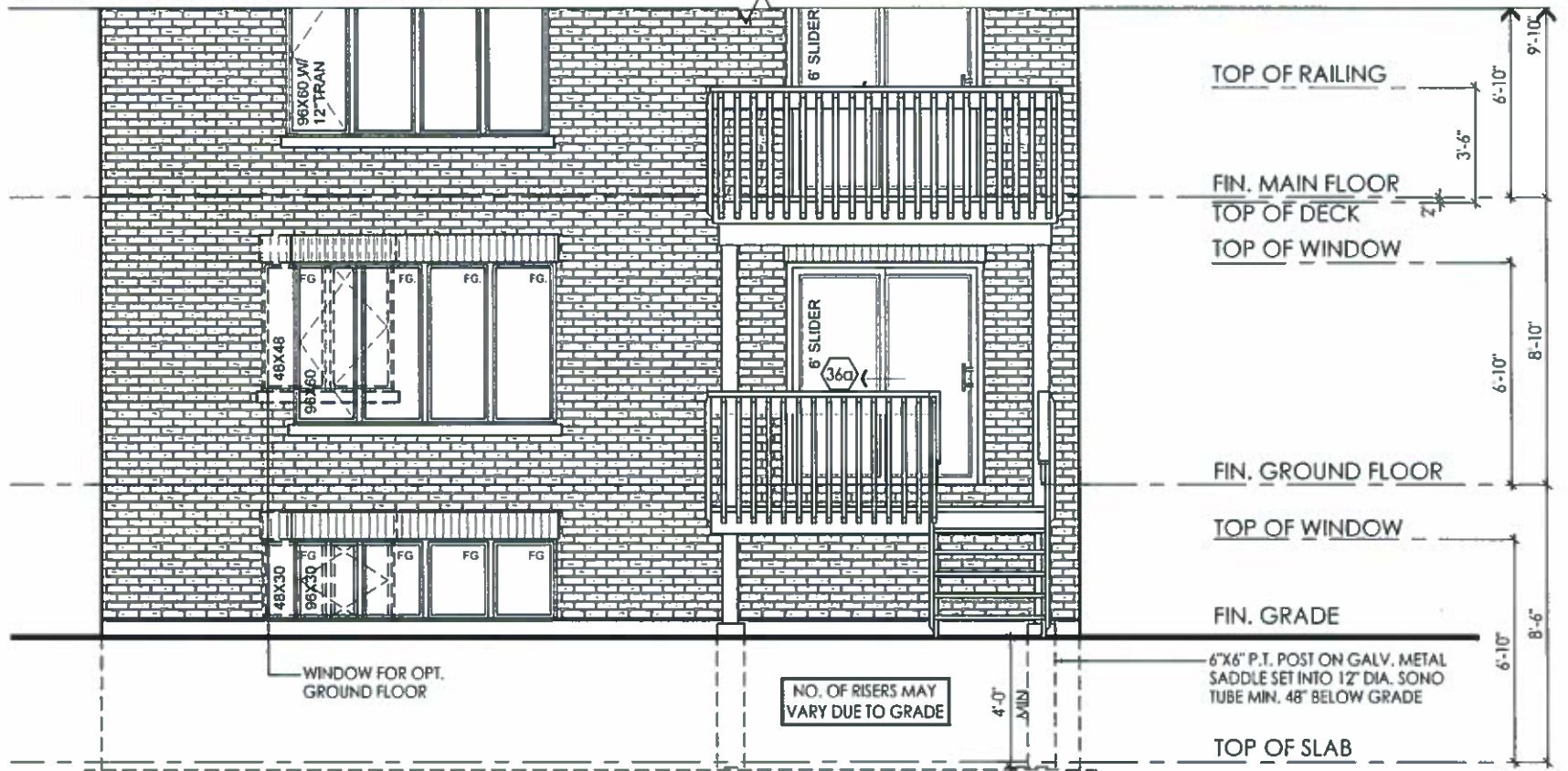
A17

FOR CONTINUATION REFER TO REAR ELEVATION 'A' & 'B'



PARTIAL REAR ELEVATION
WOD CONDITION

FOR CONTINUATION REFER TO REAR ELEVATION 'A' & 'B'



PARTIAL REAR ELEVATION
LOB CONDITION

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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: MAY 19/16

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOD/LOB CONDITIONS	12 May-16	JR	JP	5				
2					6				
3					7				
4					8				

RN design
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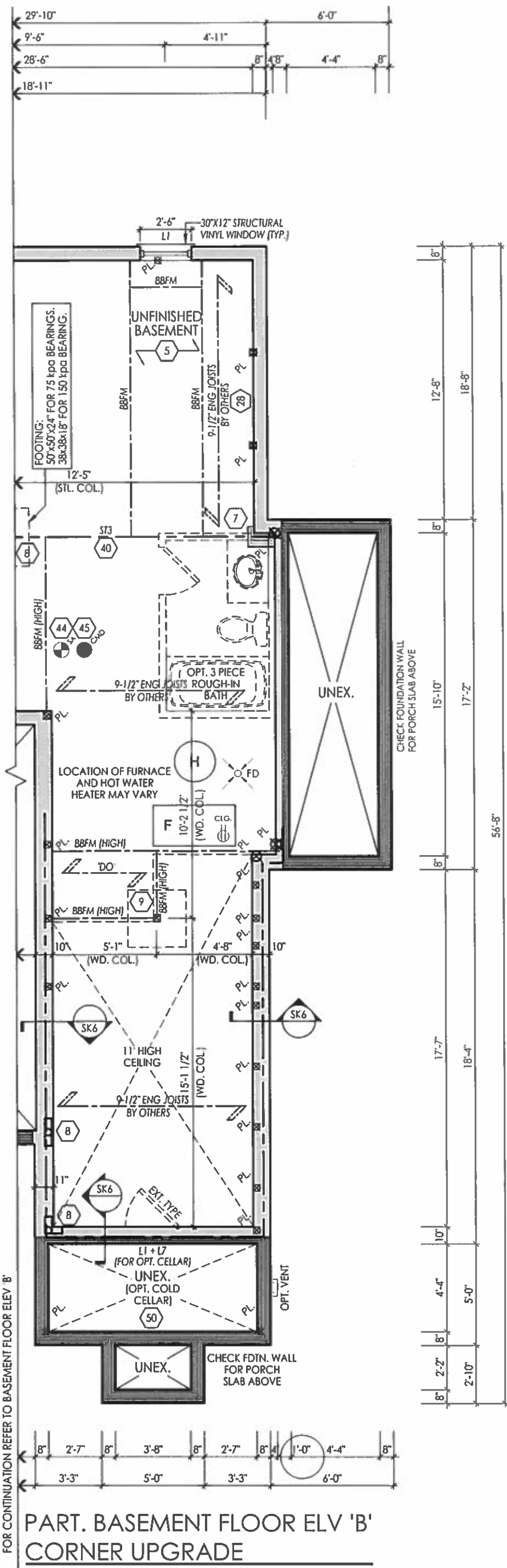
model
38-6

scale
3/16" = 1'0"

project #
13098

page

A18



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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

John G. Williams Limited, Architect

MAY 01 2017

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



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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

SIGNATURE:

client
Gold Park Homes

location
Brampton

project
McLaughlin and Mayfield

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED CORNER UPGRADE FOR REVIEW	30-MAY-16	sm	JM					
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	27-JULY-16	JM	JM					
3	REVISED PER FLOOR COORDINATION	16-AUG-16	JR	XX					

RN design
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model
38-6

scale
3/16" = 1'-0"

project #
13098

page

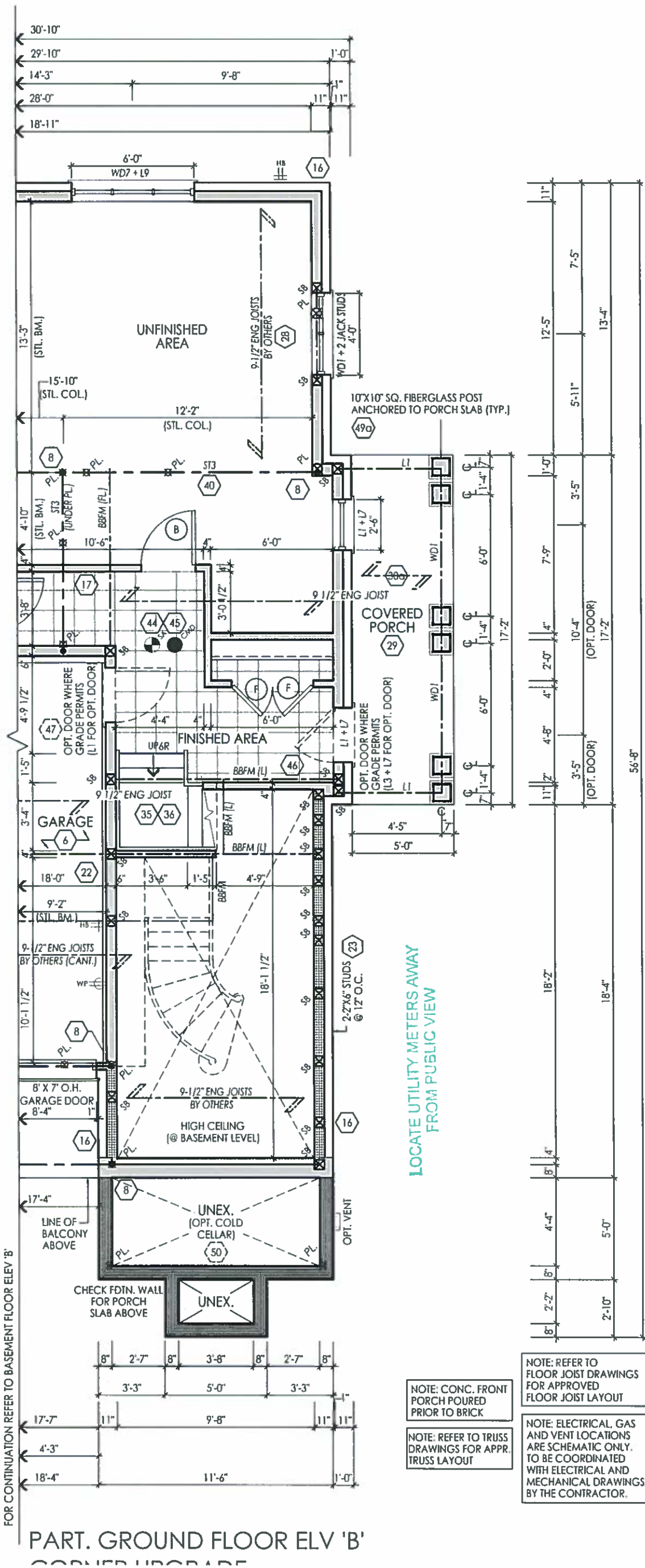
A19

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

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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017
John G. Williams Limited, Architect



MAY 01 2017

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



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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

SIGNATURE: [Signature]

client
Gold Park Homes

project
McLaughlin and Mayfield

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	30-MAY-16	sm	JM					
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	27-MAY-16	JM	JM					
3	REVISED PER FLOOR COORDINATION	16-AUG-16	JR	XX					

location
Brampton

marketing name
The Scarlatti

RN design
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model
38-6

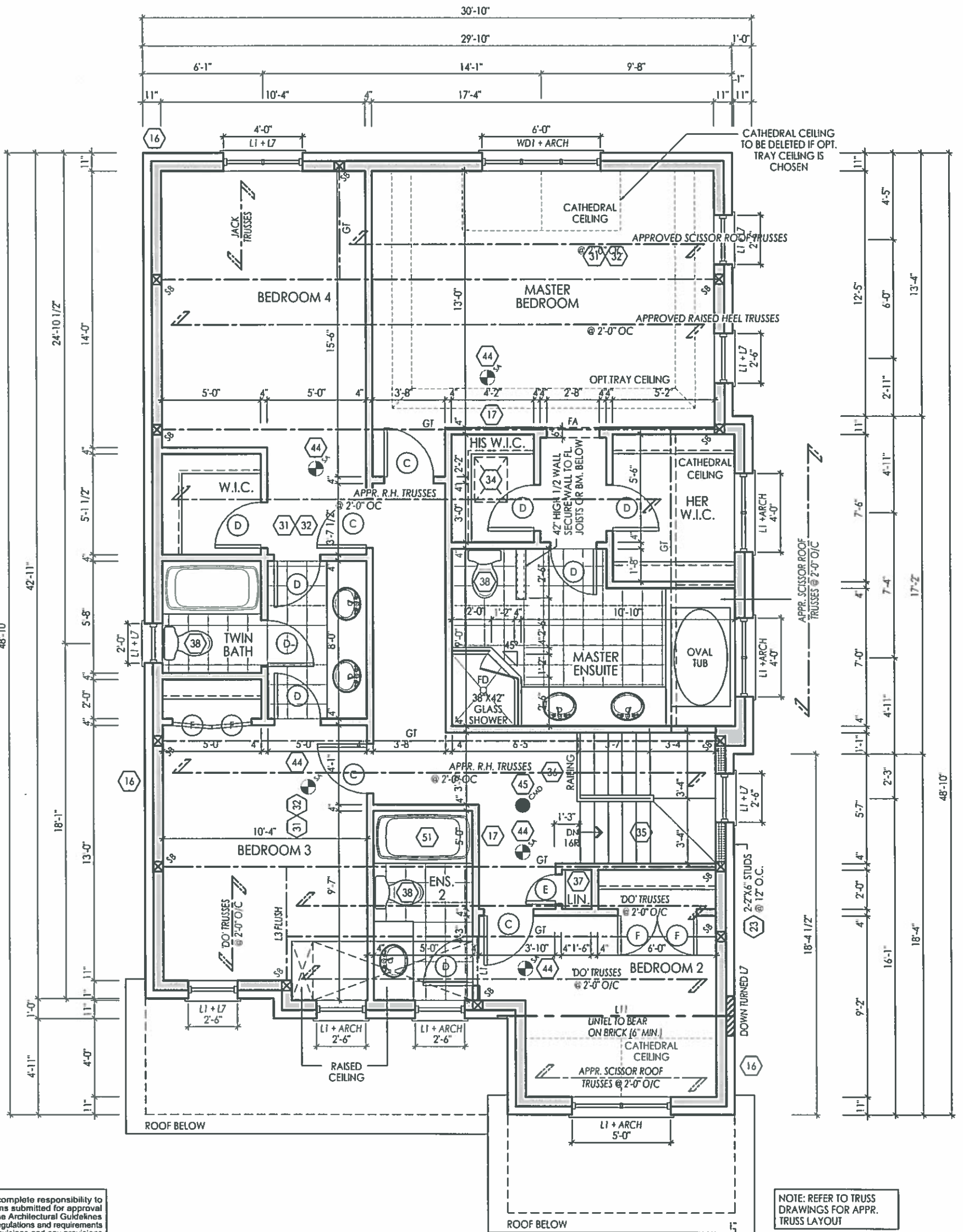
scale
3/16" = 1'0"

project #
13098

page

A20

A21



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ARCHITECTURAL REVIEW & APPROVAL

MAY 10 2017

John G. Williams Limited, Architect

SECOND FLOOR ELEV. 'B' CORNER UPGRADE



MAY 01 2017

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

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	30-MAY-16	SA	JM					
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	27-JUN-16	JM	JM					
3	REVISED PER TRUSS COORDINATION	21-JUL-16	AD	XX					

AN design
Imagine • Inspire • Create

model
38-6

scale
3/16" = 1'0"

project #
13098

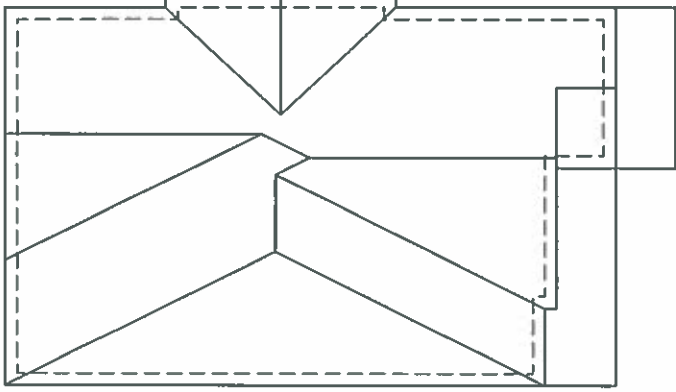
page

A22

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA 4612.59 SF 428.51 m²
FRONT GLAZING AREA 93.2 SF 8.66 m²
LEFT SIDE GLAZING AREA 9 SF 0.84 m²
RIGHT SIDE GLAZING AREA 207.81 SF 19.31 m²
REAR GLAZING AREA 193.14 SF 17.94 m²

TOTAL GLAZING AREA 503.15 SF 46.74 m²
TOTAL GLAZING PERCENTAGE 10.91 % 12



ROOF PLAN 'B'
CORNER UPGRADE

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

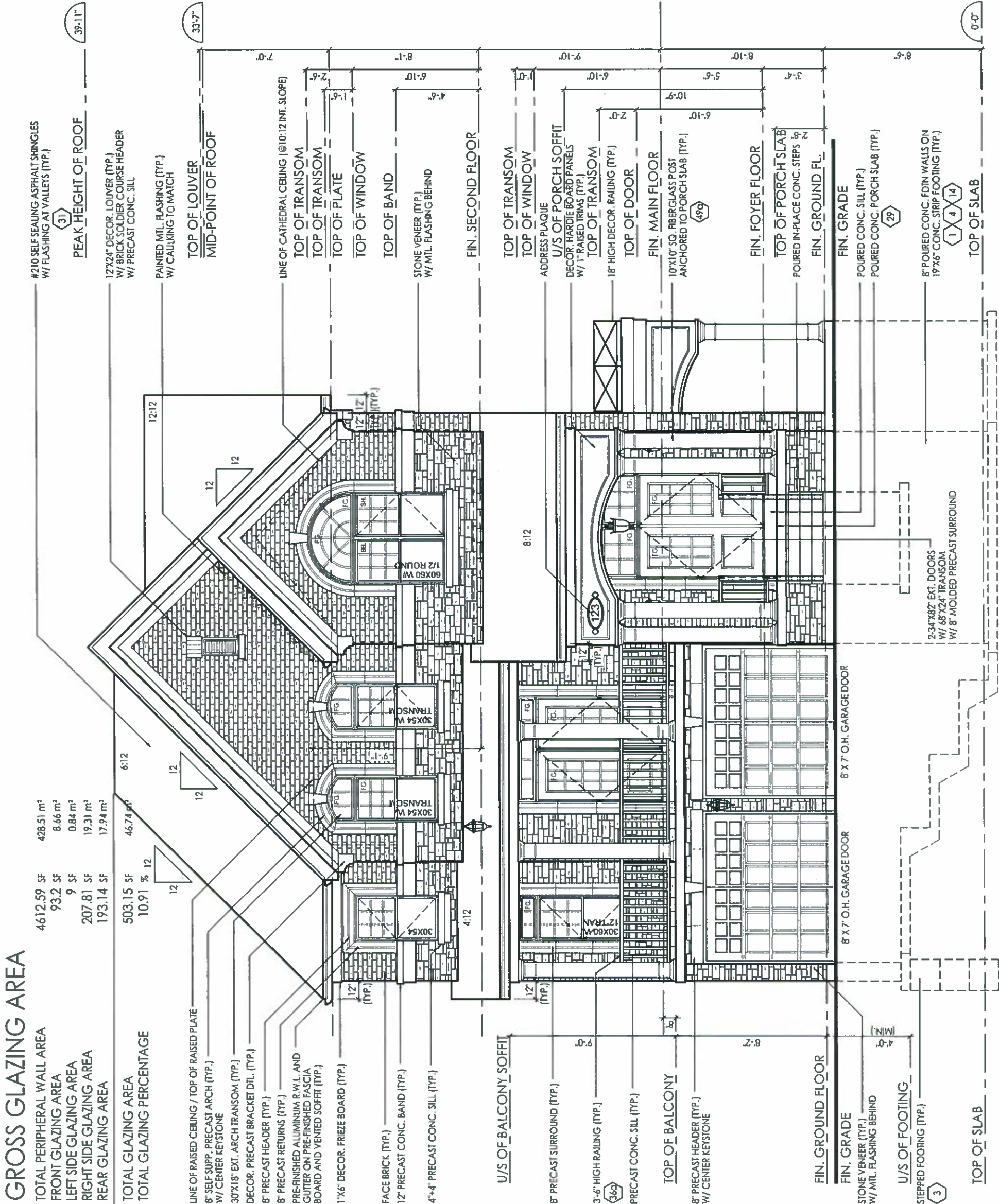
NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

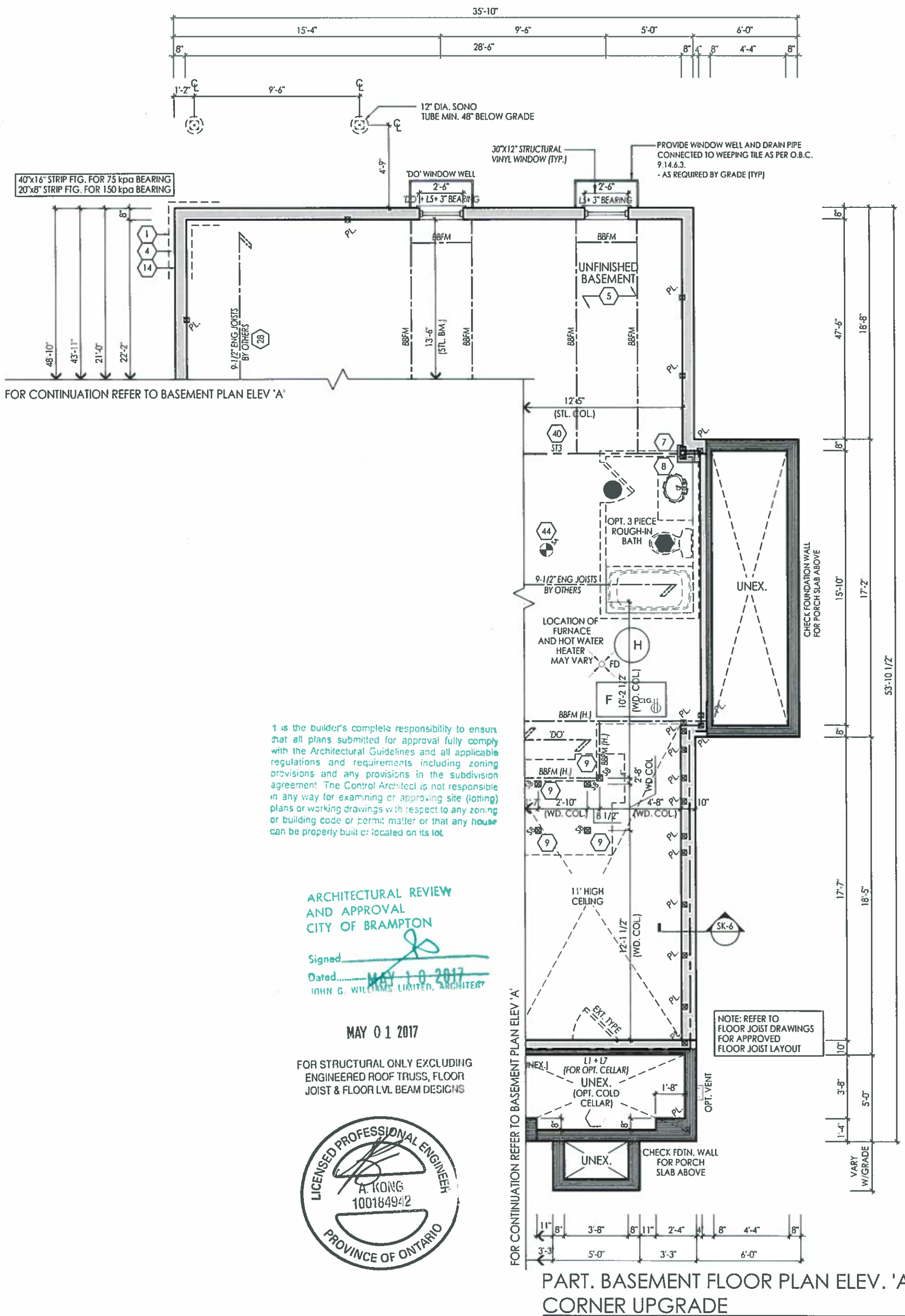
NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

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ARCHITECTURAL REVIEW
MAY 10 2016
John G. Williams Limited





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

QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 11.17.17

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	OCT-20-18	AD	JM					
2	REVISED PER FLOOR COORDINATION	NOV-17-18	JO	JM					
4	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	01-DEC-16	JO	JP					

ARN design
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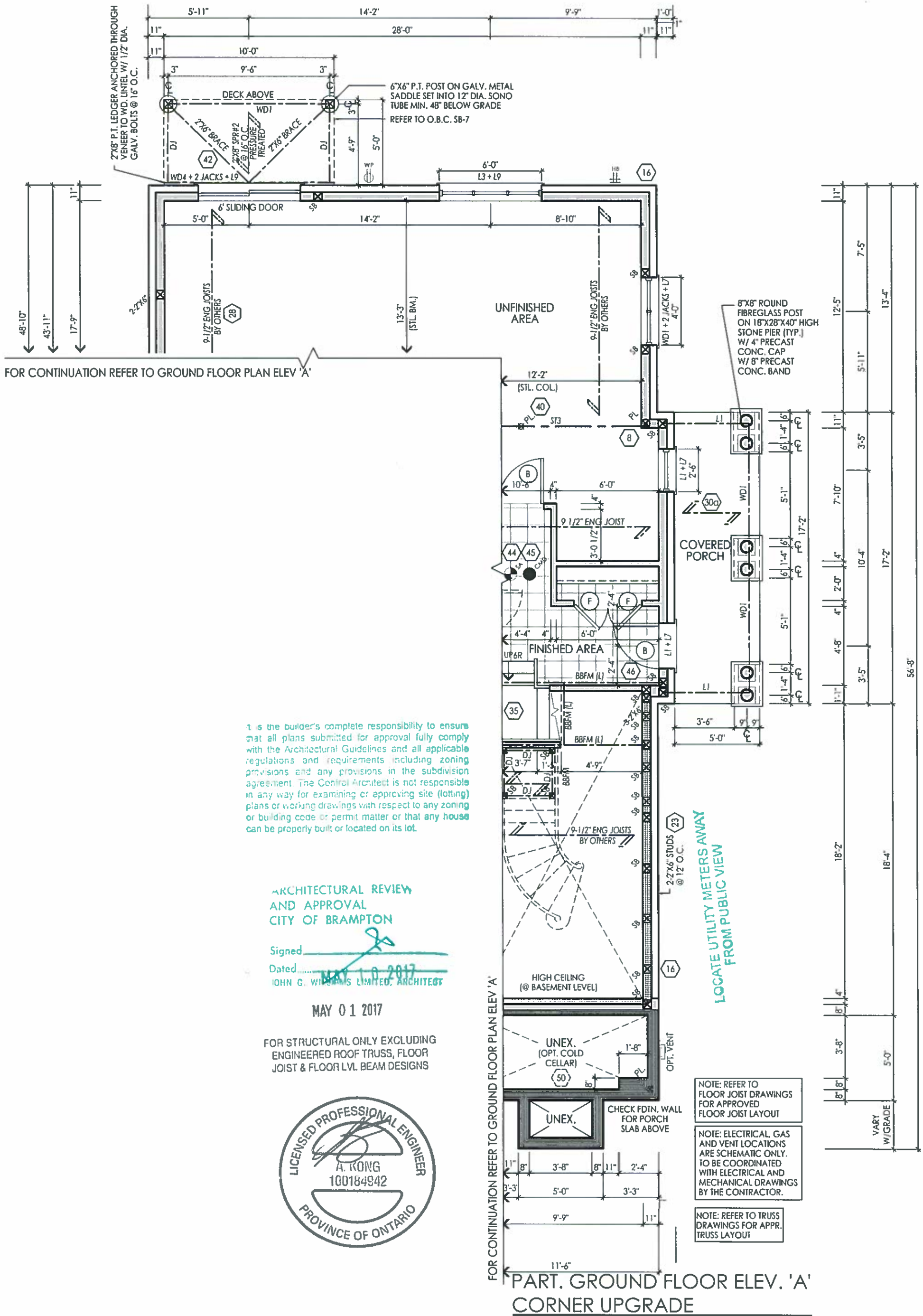
model
38-6

scale
3/16" = 1'0"

project #
13098

page

A26



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: 11.11.17

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name
The Scarlatti

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	OCT-20-16	AD	JM					
2	REVISED PER FLOOR COORDINATION	NOV-17-16	LO	JM					
3	ISSUED FOR PERMIT	NOV-22-16	LO	JM					
4	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	01-DEC-16	AD	JP					

AN design
Imagine • Inspire • Create



model
38-6

scale
3/16" = 1'0"

project #
13098

page

A27

GROSS GLAZING AREA

OTAL PERIPHERAL WALL AREA	4474.18 SF	415.66 m ²
FRONT GLAZING AREA	105 SF	9.75 m ²
LEFT SIDE GLAZING AREA	9 SF	0.84 m ²
RIGHT SIDE GLAZING AREA	220.17 SF	20.45 m ²
REAR GLAZING AREA	198.93 SF	18.48 m ²

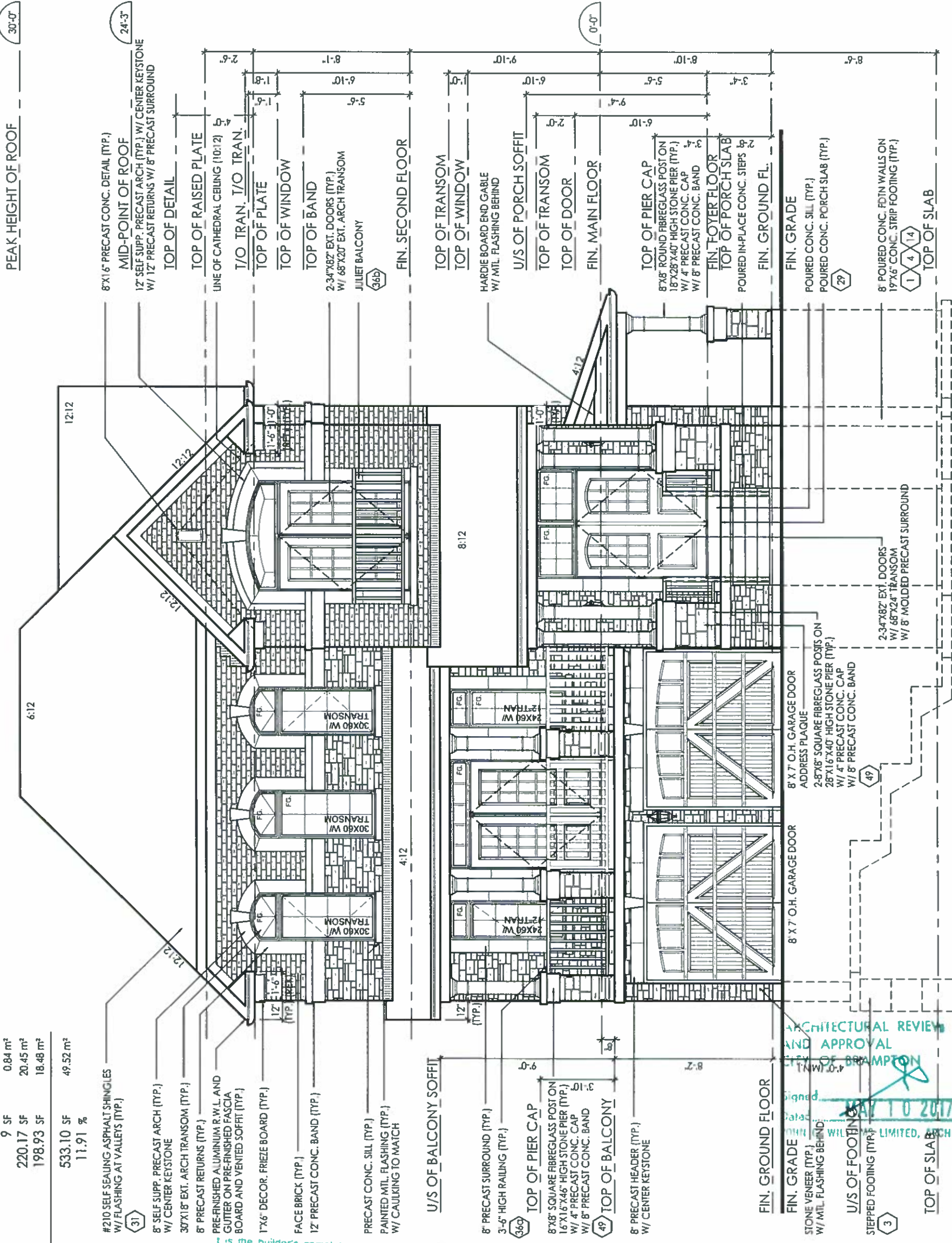
OTAL GLAZING AREA	533.10 SF	49.52 m ²
OTAL GLAZING PERCENTAGE	11.91 %	

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GROSS GLAZING AREA-OPT. GROUND FLOOR

TOTAL PERIPHERAL WALL AREA	4474.18 SF	415.66 m ²
FRONT GLAZING AREA	105 SF	9.75 m ²
LEFT SIDE GLAZING AREA	17 SF	1.58 m ²
RIGHT SIDE GLAZING AREA	220.17 SF	20.45 m ²
REAR GLAZING AREA	198.93 SF	18.48 m ²
TOTAL GLAZING AREA	541.10 SF	50.26 m ²
TOTAL GLAZING PERCENTAGE	12.09 %	

FRONT ELEVATION 'A'
CORNER UPGRADE



ARCHITECTURAL REVIEW
AND APPROVAL
CITY OF BRAMPTON
Signed: [Signature]
Date: MAY 10 2017
[Stamp]

1. JULIO PINO DECLARE THAT I HAVE REVIEWED AND TAKEN
OF THE BUILDING CODE, I AM QUALIFIED AND THE FIRM IS
REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
FIRM BCIN: 26995
DATE: 11.17.17
SIGNATURE: [Signature]

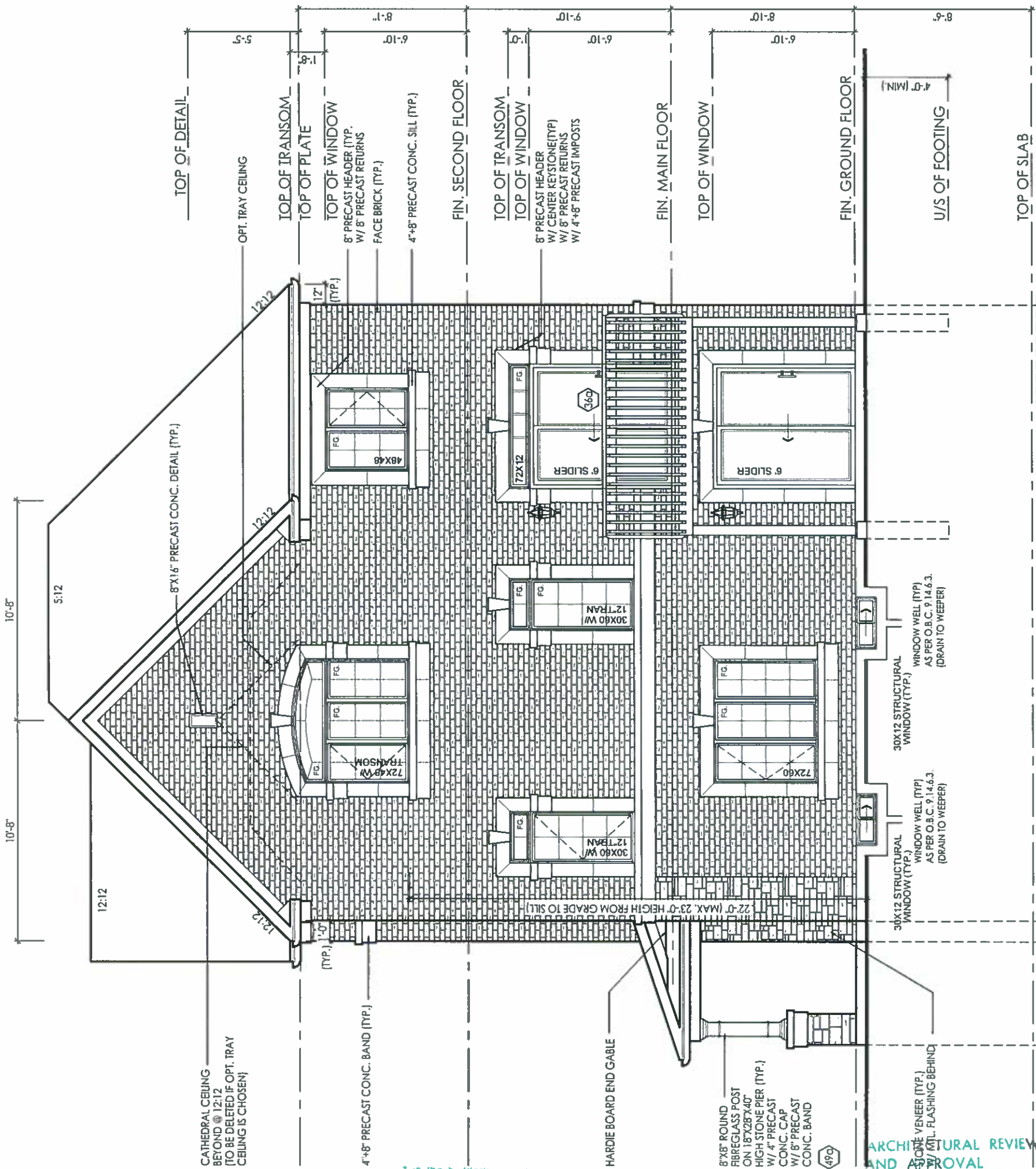
client	Gold Park Homes			
project	McLaughlin and Mayfield			
marketing name	The Scarlati!!			
location	Brampton			
revisions	date dwn chk #			
1	ISSUED FOR CLIENT REVIEW	OCT 20 14	AD	JM
2	ISSUED FOR PERMIT	NOV 23 14	TO	JM
3	REVISED PER ENGINEER COMMENTS	01 DEC 14	AD	JP
4	ISSUED FOR PERMIT			



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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: 11.17.2017
SIGNATURE: _____

client	Gold Park Homes
project	McLaughlin and Mayfield
marketing name	The Scarlett!!!
location	Brampton
	</



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Signed _____
Dated MAY 10 2017
JOHN G. WILLIAMS LIMITED, ARCHITECT

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:
O.B.C. 9.15.3.
-BASED ON 16'-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
-FIG. TO HAVE CONTINUOUS KEY
-FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)
O.B.C. 9.15.3.5.
-FIG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)
-2 STOREY - 19" X 6" (485mm X 155mm)
-3 STOREY - 26" X 9" (660mm X 230mm)

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

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)
O.B.C. 9.15.3.6.
-1 STOREY MASONRY - 16" X 4" (41mm X 100mm)
-1 STOREY STUD - 12" X 9" (305mm X 230mm)
-2 STOREY MASONRY - 26" X 9" (660mm X 230mm)
-2 STOREY STUD - 18" X 5" (457mm X 130mm)
-3 STOREY MASONRY - 36" X 14" (914mm X 360mm)
-3 STOREY STUD - 24" X 8" (609mm X 200mm)

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

DRAINAGE TILE OR PIPE:
O.B.C. 9.14.3.
-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/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:
O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG.
-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)

SLAB ON GROUND:
-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.008" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-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))
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FIG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

GARAGE SLAB / EXTERIOR SLAB:
-4" (100mm) CONCRETE SLAB
-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 SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

PILASTERS:
O.B.C. 9.15.5.3.
PILASTER
-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.
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)
STRUCTURAL COLUMNS
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

STEEL PIPE COLUMN:
O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-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 & 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: FIG SIZE:
2 STOREY
-MAX. 9'-10" (2997mm) - 34" X 34" X 16"
- (860mmX 860mmX 400mm)
- 44" X 44" X 21"
- (1120mmX 1120mmX 530mm)
3 STOREY
-MAX. 9'-10" (2997mm) - 40" X 40" X 19"
- (1010mmX 1010mmX 480mm)
- 51" X 51" X 24"
- (1295mmX 1295mmX 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

CLIENT SPECIFIC REVISIONS

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 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/ 9'-10" COL SPACING)

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

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"x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (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.- 1.9.15.4.2.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.
-TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

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

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

FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-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" (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. 1.9.23.10.1. =
-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 'X' GYPSUM BOARD.

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).
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-BRACE W/ CONT. 16 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. 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.
-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. 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 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).
OR
-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 INSULATION

FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-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 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
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 ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
REQ. FOR FIRE RATING (LESS THAN 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).
OR
-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 EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING 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
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-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 AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE BRICK VENEER CONSTRUCTION:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)
-2" X 4" (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. 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 (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. 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 R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BRICK VENEER CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
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.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

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: JUNE 21/16

SIGNATURE: 

client					location				
Gold Park Homes					Brampton				
project					marketing name				
McLaughlin and Mayfield					The Scarlatti				
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-16	ht	cr	5				
2	ISSUED FOR PERMIT	16/06/2016	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-16	cr	djh	7				
4	REVISED AS PER OBC SB-12 2017 UPDATE	29-Mar-17	es	es	8				

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model
38-6
scale
3/16" = 1'0"
project #
13098

page
D1

- REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMPING 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 R15 (RSI 2.64) 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.
- 17** **INTERIOR STUD WALLS:**
- O.B.C. 1.9.23.10.1.
- 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" BOTTOM PLATE ON DAMPPROOFING MATERIAL.
- 1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
- 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
- FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB
- 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 TO THE U/S OF ROOF DECK
- SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
- ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
- 7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
- STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
- 19a** **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. & 9.25.4.
- 2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
- R20 (RSI 3.52) RIGID INSULATION
- 7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
- 1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- REQ. INSULATION VALUES:
- INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90
- | | |
|-----------------------------|---------|
| -RIGID INSULATION | = 20.00 |
| -LOW DENSITY CONCRETE BLOCK | = 1.70 |
| -WOOD FRAME W/ GYPSUM | = 2.72 |
| -AIR FILM - MOVING | = 0.68 |
| -AIR FILM - STILL | = 0.17 |
| TOTAL "R" VALUE | = 25.27 |
- 19b** **FIREWALL:**
- 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. 1.3.2.2.47.
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
- SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
- 7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
- EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
- STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2
- ACOUSTICAL SEALANT AS PER O.B.C. SB-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) SOUD CONC. FOUNDATION WALL @ 2200psi (115MPa)
- COMPRESSIVE STRENGTH AFTER 28 DAYS
- FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2
- 21** **PARTY WALL - WOOD STUD:**
- O.B.C. SB-3 WALL = W13a (STC = 57, 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.
- 5/8" (16mm) TYPE 'X' 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 + 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.
- 22** **GARAGE WALL & CEILING:**
- O.B.C. 9.10.9.16.(3)
- 1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
- TAPE AND SEAL ALL JOINTS GAS TIGHT
- R22 (RSI 3.87) INSULATION IN WALLS.
- 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).
- 1/2" (12.7mm) GYPSUM BOARD
- ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS
- BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS. BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.
- 22a** **WALLS ADJACENT TO ATTIC SPACE:**
- 1/2" (12.7mm) GYPSUM BOARD
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
- 2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
- R22 (RSI 3.87) INSULATION
- 1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
- 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 7 7/8" (200mm) O.C.
- SOLID BRIDGING AT 3'-1 1/2" (1200mm) 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 WITH O.B.C. 9.25.3. & 9.25.9.

- 24** **EXPPOSED FLOOR:**
- FLOOR AS PER NOTE # 28
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
- R31 (RSI 5.46) INSULATION
- VENTED ALUMINUM SOFFIT
- 24a** **SUNKEN FINISHED AREAS:**
- USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
- FLOOR STRUCTURE AS PER NOTE # 28.
- 25** **DOUBLE MASONRY WYTHE WALL:**
- O.B.C. 9.20.8.2.
- 3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
- WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
- SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS
- 6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
- NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.
- 25a** **CORBEL MASONRY VENEER:**
- 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.
- 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.
- 27** **BRIDGING & STRAPPING:**
- O.B.C. 9.23.9.4.
- a) STRAPPING
- 1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
- FASTENED TO SILL OR HEADER @ ENDS
- b) BRIDGING
- 1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
- c) BRIDGING & STRAPPING
- a) & b) USED TOGETHER OR
- 1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)
- d) FURRING OR PANEL TYPE CEILING
- STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.
- 28** **FLOOR ASSEMBLY:**
- O.B.C. 9.23.14.3, 9.23.14.4
- 5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS
- 29** **PORCH SLAB:**
- O.B.C. 9.39.1.4.
- 4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
- REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY
- 1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
- 3" (75mm) END BEARING ON FOUNDATION WALL
- 23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.
- IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
- 30** **EXTERIOR BALCONY ASSEMBLY:**
- 1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
- 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF 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 PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
- ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-1.9.29.5.3.)
- 30a** **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 VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)
- ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
- ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-1.9.29.5.3.)
- ROOF ASSEMBLIES**
- 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.
- 32** **CEILING:**
- 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.-1.9.29.5.3.)
- 32a** **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 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.

- 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"x10" (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 U/S OF ROOF SHEATHING TO INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
- 1/2" (12.7mm) GYPSUM BOARD
- 33** **CONVENTIONAL FRAMING:**
- O.B.C. TABLE A6 OR A7
- 2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
- 2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
- CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
- HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.
- 34** **ATTIC ACCESS HATCH:**
- OBC 9.19.2.1. & SB-12.3.1.1.B.(1)
- 19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION
- GENERAL:**
- 35** **PRIVATE STAIRS:**
- O.B.C. 9.8.4.
- | | | |
|----------------|----------|----------|
| -MAX. RISE | = 7-7/8" | (200mm) |
| -MIN. RUN | = 8-1/4" | (210mm) |
| -MIN. TREAD | = 9-1/4" | (235mm) |
| -MAX. NOSING | = 1" | (25mm) |
| -MIN. HEADROOM | = 6'-5" | (1950mm) |
| -MIN. WIDTH | = 2'-10" | (860mm) |
- (BETWEEN WALL FACES)
- MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)
- ANGLED TREADS:
- | | | |
|----------------|----------|---------|
| -MIN. RUN | = 5 7/8" | (150mm) |
| -MIN. AVG. RUN | = 7 7/8" | (200mm) |
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE
- FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FIG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE
- HANDRAILS:**
- O.B.C. 9.8.7
- ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
- TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
- ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS
- HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION
- HEIGHT:**
- O.B.C. 9.8.7.4
- 2'-10" (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
- PROJECTIONS:**
- O.B.C. 9.8.7.6
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR
- 35a** **PUBLIC STAIRS:**
- O.B.C. 9.8.4.
- | | | |
|----------------|-----------|----------|
| -MAX. RISE | = 7-3/32" | (180mm) |
| -MIN. RUN | = 11" | (280mm) |
| -MIN. TREAD | = 11" | (280mm) |
| -MAX. NOSING | = 1" | (25mm) |
| -MIN. HEADROOM | = 6'-9" | (2050mm) |
| -MIN. WIDTH | = 2'-11" | (900mm) |
- (EXIT STAIRS, BETWEEN GUARDS)
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FIG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE
- HANDRAILS:**
- O.B.C. 9.8.7
- ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
- TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
- TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
- HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION
- HEIGHT:**
- O.B.C. 9.8.7.4
- 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
- PROJECTIONS:**
- O.B.C. 9.8.7.6
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR
- TERMINATION:**
- O.B.C. 9.8.7.3
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR
- FINISH:**
- O.B.C. 9.8.9.6
- TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.
- 36** **INTERIOR GUARDS:**
- O.B.C. SB-7 & 9.8.8.3.
- GUARDS TO BE 3'-6" (1070mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- GUARDS FOR FLIGHTS OF STEPS [EXCEPT EXIT STAIRS] TO BE 2'-11" (900mm) HIGH
- 36a** **EXTERIOR GUARDS:**
- O.B.C. SB-7 & 9.8.8.3.
- GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).
- GUARDS TO BE 3'-6" (1070mm)
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- PROVIDE MID-SPAN POSTS AS PER SB-7.
- GUARDS FOR FLIGHTS OF STEPS [EXCEPT EXIT STAIRS] TO BE 2'-11" (900mm) HIGH
- THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD



CLIENT SPECIFIC REVISIONS

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QUALIFIED DESIGNER BCIN: 38688
FIRM BCIN: 26995
DATE: JUNE 21/16

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McLaughlin and Mayfield

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- 36b) **EXTERIOR GUARDS @ JUJUT BALCONY:**
- FOR RAILING SPANNING MAXIMUM OF 6'-0".
 - PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
 - GUARDS TO BE 3'-6" (1070mm)
 - FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR
 - FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
 - VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8" MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
 - PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- 37) -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
- 38) -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)
- 39) -CAPPED DRYER VENT
- 40) -1"x2" (19mmx38mm) BOTH SIDES OF STEEL.
- 41) -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.
- 42) -PRECAST CONC. STEP
- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
- 44) SMOKE ALARM, O.B.C.- 9.10.19.
- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
 - PROVIDE 1 IN EACH BEDROOM
 - PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
 - INSTALLED AT OR NEAR CEILING
 - ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL 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
- 45) CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.
- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
 - CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
- 46) -MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
 - R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47) -GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER.
- WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
- R4 (RSI 0.70)
- 48) -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
- 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
 - 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

- 49) **EXTERIOR COLUMN W/ MASONRY PIER:**
- MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
 - TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
 - 14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
 - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
 - SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
 - 3/4" AIR SPACE AROUND POST.
 - OR
 - MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
 - 14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
 - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
 - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 49a) **EXTERIOR COLUMN:**
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
 - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.
- 50) **COLD CELLARS:**
- FOR COLD CELLARS PROVIDE THE FOLLOWING:
- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
 - COVER VENT W/ BUG SCREEN
 - WALL MOUNTED LIGHT FIXTURE
 - L1+L7 FOR DOOR OPENING
 - 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN. R-4 RSI 0.7)
 - INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

- 51) **STUD WALL REINFORCEMENT:**
- O.B.C. 9.5.2.3.
- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(1) & 3.8.3.13.(4)(c)
 - GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)
- FRAME CONSTRUCTION:**
- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
 - 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
 - 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)
 - DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
 - BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS

-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 184mm)

-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.

WINDOWS:

- 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 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%



MAY 01 2017

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

GROSS GLAZING AREA EL. 'A' - STD.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m²
FRONT GLAZING AREA	153.72 SF	14.28 m²
LEFT SIDE GLAZING AREA	7.64 SF	0.71 m²
RIGHT SIDE GLAZING AREA	88.0 SF	8.18 m²
REAR GLAZING AREA	224.61 SF	20.87 m²
TOTAL GLAZING AREA	473.97 SF	44.03 m²
TOTAL GLAZING PERCENTAGE	12.04 %	

GROSS GLAZING AREA EL. 'A' - OPT.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m²
FRONT GLAZING AREA	153.72 SF	14.28 m²
LEFT SIDE GLAZING AREA	13.14 SF	1.22 m²
RIGHT SIDE GLAZING AREA	93.19 SF	8.66 m²
REAR GLAZING AREA	224.61 SF	20.87 m²
TOTAL GLAZING AREA	484.66 SF	45.02 m²
TOTAL GLAZING PERCENTAGE	12.31 %	

GROSS GLAZING AREA EL. 'B' - STD.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m²
FRONT GLAZING AREA	140.49 SF	13.05 m²
LEFT SIDE GLAZING AREA	7.64 SF	0.71 m²
RIGHT SIDE GLAZING AREA	88.0 SF	8.18 m²
REAR GLAZING AREA	224.61 SF	20.87 m²
TOTAL GLAZING AREA	460.74 SF	42.80 m²
TOTAL GLAZING PERCENTAGE	11.70 %	

GROSS GLAZING AREA EL. 'B' - OPT.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m²
FRONT GLAZING AREA	140.49 SF	13.05 m²
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RIGHT SIDE GLAZING AREA	93.19 SF	8.66 m²
REAR GLAZING AREA	224.61 SF	20.87 m²
TOTAL GLAZING AREA	471.43 SF	43.80 m²
TOTAL GLAZING PERCENTAGE	11.97 %	

GROSS GLAZING AREA 'B' - STD
CORNER UPGRADE

TOTAL PERIPHERAL WALL AREA	4140.6 SF	384.66 m²
FRONT GLAZING AREA	124.39 SF	11.56 m²
LEFT SIDE GLAZING AREA	7.63 SF	0.71 m²
RIGHT SIDE GLAZING AREA	238.85 SF	22.19 m²
REAR GLAZING AREA	209.86 SF	19.50 m²
TOTAL GLAZING AREA	580.73 SF	53.95 m²
TOTAL GLAZING PERCENTAGE	14.03 %	

GROSS GLAZING AREA 'B' - OPT.
CORNER UPGRADE

TOTAL PERIPHERAL WALL AREA	4140.6 SF	384.66 m²
FRONT GLAZING AREA	124.39 SF	11.56 m²
LEFT SIDE GLAZING AREA	13.14 SF	1.22 m²
RIGHT SIDE GLAZING AREA	238.85 SF	22.19 m²
REAR GLAZING AREA	209.86 SF	19.50 m²
TOTAL GLAZING AREA	586.24 SF	54.46 m²
TOTAL GLAZING PERCENTAGE	14.16 %	

CLIENT SPECIFIC REVISIONS

DOORS 46 47

A 865x2030x45 (2'10"x6'8"x1-3/4")

B 815x2030x35 (2'8"x6'8"x1-3/8")

C 760x2030x35 (2'6"x6'8"x1-3/8")

D 710x2030x35 (2'4"x6'8"x1-3/8")

E 460x2030x35 (1'6"x6'8"x1-3/8")

F 610x2030x35 (2'0"x6'8"x1-3/8")

G OVER SIZED EXTERIOR DOOR

SCHEDULES

WOOD BEAMS

WD1 3/2" X 8" SPR

WD2 4/2" X 8" SPR

WD3 5/2" X 8" SPR

WD4 3/2" X 10" SPR

WD5 4/2" X 10" SPR

WD6 5/2" X 10" SPR

WD7 3/2" X 12" SPR

WD8 4/2" X 12" SPR

WD9 5/2" X 12" SPR

LINTELS

L1 2/2" X 8" SPR

L3 2/2" X 10" SPR

L5 2/2" X 12" SPR

L7 3-1/2" X 3-1/2" X 1/4" L

L8 4-7/8" X 3-1/2" X 1/4" L

L9 4" X 3-1/2" X 1/4" L

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

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

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

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

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

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

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

L17 7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

SMOKE ALARM 44

WATERPROOF DUPLEX OUTLET

VENTS AND INTAKES

HOSE BIB

EXHAUST FAN 38

COLD CELLAR VENT 50

STOVE VENT

FIRE PLACE VENT

DRYER VENT

CARBON MONOXIDE ALARM (CMA) 45

DJ DOUBLE JOIST

PT PRESSURE TREATED LUMBER

GT GIRDER TRUSS

AFF ABOVE FINISHED FLOOR

BBFM BEAM BY FLOOR MANUF

(FL) FLUSH

(DR) DROPPED

'DO' REPEAT SAME JOIST SIZE

U/S UNDER SIDE

FG FIXED GLAZING

GB GLASS BLOCK

BG BLACK GLASS

FLOOR DRAIN

SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBERS)

POINT LOAD

FLAT ARCH

2 STORY WALL

EXT. LIGHT FIXTURE (WALL MOUNTED)

HYDRO METER

GAS METER

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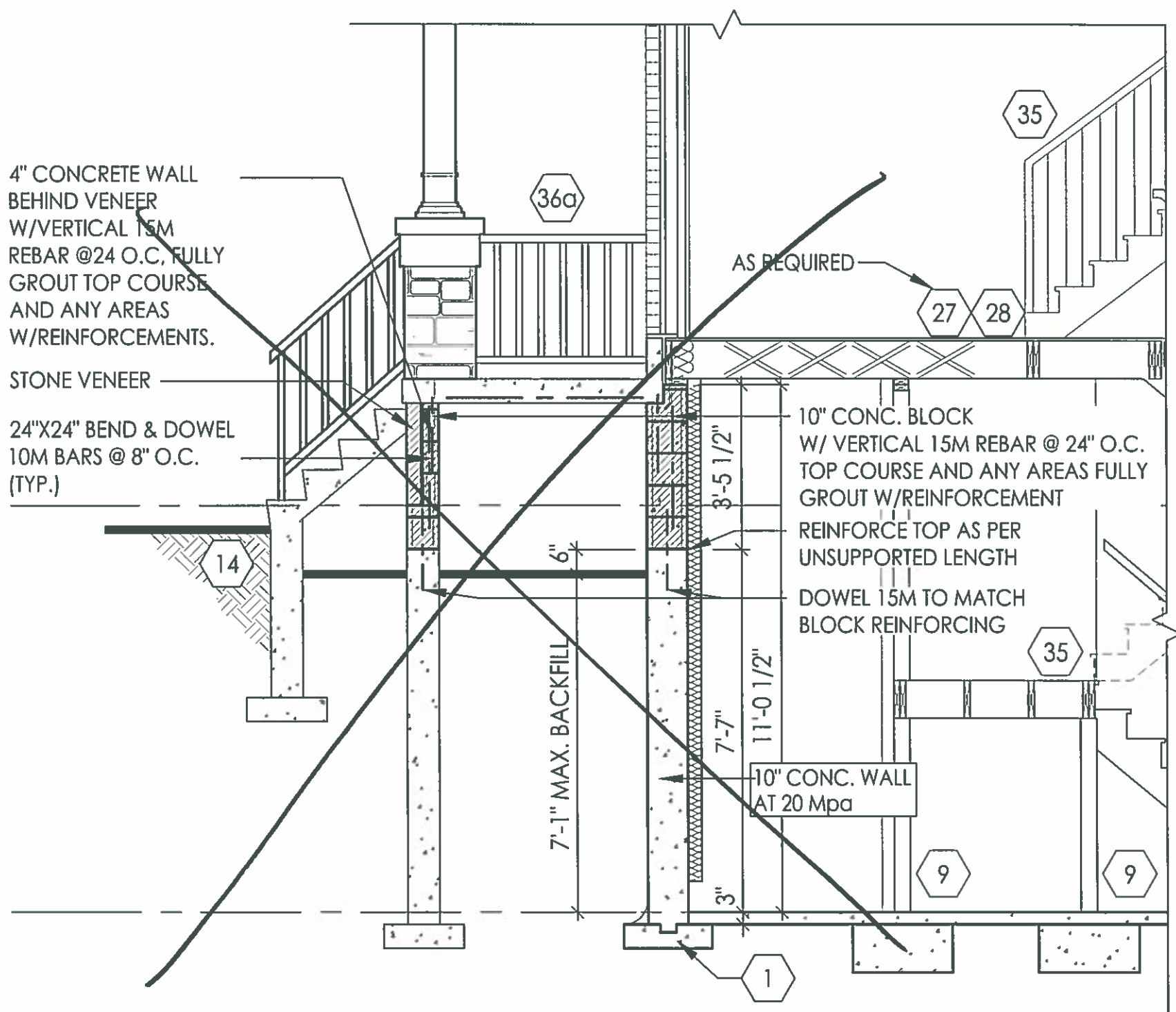
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3/16" = 1'0"

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PORCH- FDN. WALL DET.
N.T.S.

GROSS GLAZING AREA EL. 'A' - STD.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m ²
FRONT GLAZING AREA	153.72 SF	14.28 m ²
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