



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 CLASS/ES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

Drawing List:

- A0 TITLE SHEET
A1 BASEMENT FLOOR PLAN ELEV. 'A'
A2 PARTIAL BASEMENT FLOOR PLAN ELEV. 'B'
A3 GROUND FLOOR PLAN ELEV. 'A'
A4 PARTIAL GROUND FLOOR PLAN ELEV. 'B'
A5 SECOND FLOOR PLAN ELEV. 'A'
A6 PARTIAL SECOND FLOOR PLAN ELEV. 'B'
A7 PART. BASEMENT FLOOR PLAN ELEV. 'C'
A8 PART. GROUND FLOOR PLAN ELEV. 'D'
A9 PART. GROUND FLOOR PLAN ELEV. 'C'
A10 PART. GROUND FLOOR PLAN ELEV. 'D'
A11 PART. GROUND FLOOR PLAN ELEV. 'C'
A12 PART. GROUND FLOOR PLAN ELEV. 'D'
A13 FRONT ELEVATION 'A'
A14 FRONT ELEVATION 'B & D'
A15 REAR ELEVATION 'A & C'
A16 RIGHT SIDE ELEVATION 'B'
A17 LEFT SIDE ELEVATION 'A'
A18 FRONT ELEVATION 'C'
A19 FRONT ELEVATION 'D'
A20 RIGHT SIDE ELEVATION 'D'
A21 LEFT SIDE ELEVATION 'C'
A22 TYPICAL CROSS SECTION - SEMI (BRICK)
A23 PARTIAL BASEMENT FLOOR PLAN ELEV. 'A' & 'B'

It is the builder's complete responsibility to ensure that all plans submitted to and approved by the City of Brampton 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 responsible for providing the way for examining or approving site (dotted) plans or working drawings with respect to any zoning or building code or other applicable by-law. Any house can be properly built or located on its lot.

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

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rg	ph
2	REVISED AS PER ARCH. CONTROL COMMENTS	13/08/2014	rgo	gh
3	REVISED AS PER ROOF TRUSS COORDINATION.	14-Aug-14	rgo	gh
4	REVISED AS PER FLOOR COORDINATION.	15-Aug-14	rgo	gh
5	REVISED AS PER ENGINEERING COMAL.	27/05/2015	RPA	DJH
6	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
7	REVISED PER 2017 OBC ENACTMENT	21-Feb-17	RM	JP
8	ISSUED FOR PERMIT	2017-08-29	RM	JM
9	CHANGE PARTY WALLS TO DBL STUD	4-JUNE-19	JM	JM
11	REVISED PER ENG. COMMENTS, ISSUED FOR PERMIT PH 2	28-AUG-19	LO	JM
12				

client	
project	
model	
project #	
scale	3/16" = 1'0"
lot(s)	

A0

CONSTRUCTION NOTES: COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT (UNLESS OTHERWISE NOTED) -ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES 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" (14.9mm) MIN. SUPPORTED JOIST LENGTH -MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS -SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.75in (278mm) BEARING CAPACITY -FICG. TO HAVE CONTINUOUS RIG. -FICG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT) -REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #2 FOR FOOTING SIZES	
1	TYPICAL STRIP FOOTING: (EXTERIOR WALLS) O.B.C. 9.15.3. -FICG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE BRICK VENEER -1 STOREY - 13' X 4' (330mm X 100mm) -2 STOREY - 19' X 4' (480mm X 150mm) -3 STOREY - 26' X 9' (660mm X 230mm)
2	TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) O.B.C. 9.15.3.6. -1 STOREY MASONRY - 16' X 4' (400mm X 100mm) -1 STOREY STUD - 12' X 4' (300mm X 100mm) -2 STOREY MASONRY - 26' X 9' (660mm X 230mm) -2 STOREY STUD - 18' X 5' (450mm X 130mm) -3 STOREY MASONRY - 36' X 14' (900mm X 360mm) -3 STOREY STUD - 36' X 8' (900mm X 200mm)
3	STEP FOOTING: O.B.C. 9.15.3.9. -23.5/8" (600mm) MAX. VERTICAL RISE & 23.5/8" (600mm) MIN. HORIZONTAL RUN
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/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL -TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.
5	BASEMENT SLAB: O.B.C. 9.13. & 9.16. -3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. -DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS -4" (100mm) OF COURSE GRANULAR MATERIAL -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FICG. -WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3. -2" (50mm) DEEP FLOOR DRAIN PER O.B.C. 9.31.4.4. -R10 (RS1.74) 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 58-12.3.1.1.2.A.) -UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 58-9)
5a	SLAB ON GROUND: O.B.C. 9.13. & 9.16. -3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3. -2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5. -DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS. -DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS -4" (100mm) OF COURSE GRANULAR MATERIAL -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FICG. -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. 58-9)
6	GARAGE SLAB / EXTERIOR SLAB: -4" (100mm) CONCRETE SLAB -4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR -REINFORCED CONCRETE W/ 5/8" AIR ENTRAINMENT - O.B.C. 9.2.1.4. -6" X 6" (W29 X 9.2) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB -4" (100mm) OF COURSE GRANULAR MATERIAL -W/ FILL PLACED UNDER SLAB - OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.
7	PIESTERS: O.B.C. 9.15.5.3. -CONCRETE NEB - 4" X 12" (100mm X 300mm) -BLOCK NEB - 4" X 12" (100mm X 300mm) BONDH & TIED TO WALL AS PER O.B.C. 9.20.11.2, TOP 7/8" (200mm) SOHED, OR 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)
8	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" (4.7mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm) X10mm X 6.35mm) STEEL BTM. PLATE -FOR WOOD BEAMS, MIN. 4"X4X1/4" (100mm X10mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM -ADJUSTABLE COLLARS TO CONFORM TO CAN/CG58-2.4M WHERE IMPOSED LOAD DOES NOT EXCEED 16'-1" (4.9m), O.B.C. 9.17.3.4.1. COL. SPACING: 2 STOREY -MAX. 9'-10" (2997mm) -FICG. SIZE 1/4" x 1/2" (60mm X 120mm) -860mm X 860mm (40mm) -4" X 4" X 2" (112mm) X 112mm X 530mm) OR 3 STOREY -MAX. 9'-10" (2997mm) -FICG. SIZE 1/2" x 1/2" (100mm X 100mm) -1010mm X 1010mm (40mm) -5" X 5" X 2" (125mm) X 125mm X 610mm) -WHERE COL. SITS ON FDN. WALL, USE 4" X 4" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS
9	WOOD COLUMN: OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3. -5-1/2" x 5-1/2" (140mm X 140mm) SOLID WOOD COLUMN - OR -3-1/2" x 3" (89mm X 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.5mm) DIA. BOLTS SPACED AT 16" (400mm) O.C. -WRAP COLUMN BASE W/ 6 MIL POLY -COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB) -25" X 25" X 12" (640mm X 640mm X 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9-10" COL. SPACING) -34" X 34" X 14" (860mm X 860mm X 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9-10" COL. SPACING)
10	WOOD BEAM / GIRDER TRUSSES: -2X8X12" 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 1" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS
11	BLOCK PARTY WALL BEAM BEARING: (STEEL BEAM) -12X11 1/8" 5/8" STL. PLATE ON TOP OF 6" CONC CONCRETE BLOCK WITH 2-1/2" x 4" ANCHOR BOLTS.
14	FOUNDATION WALL: O.B.C. 9.15.4.2. -FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT. -8" (200mm) SOLID 2200psi (15MPa) CONCRETE -MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR. -FOR WALLS NOT EXCEEDING 9'-0" (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 STL. PLATE TO JOISTS.
15a	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 5/8" (15mm) 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" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RS1.387) INSULATION (ZONE 1, OBC 58-12.3.1.1.2.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 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. WALL - Ew1b [STC = N/A, FIRE = 45 MIN] FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg /sq. m. -REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. WALL - Ew1b [STC = N/A, FIRE = 45 MIN] FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -REPLACE R22 (RS1.387) INSULATION WITH R22 (RS1.387) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg /sq. m. -REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
16	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 5/8" (15mm) 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" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RS1.387) INSULATION (ZONE 1, OBC 58-12.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
16a	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 5/8" (15mm) 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" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RS1.387) INSULATION (ZONE 1, OBC 58-12.3.1.1.2.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 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1. = -FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. WALL - Ew1b [STC = N/A, FIRE = 45 MIN] FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg /sq. m. -REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. WALL - Ew1b [STC = N/A, FIRE = 45 MIN] FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -REPLACE R22 (RS1.387) INSULATION WITH R22 (RS1.387) 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.
16a	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 5/8" (15mm) 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" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RS1.387) INSULATION (ZONE 1, OBC 58-12.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
20	PARTY WALL - FOUNDATION: O.B.C. 9.15.4.2. -7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) -FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27) -FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE 11
21	PARTY WALL - WOOD STUD (TYPICAL): O.B.C. 58-3. WALL - W15e [STC = 61, FIRE = 1 HR] -MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE USE OF ROOF DECK -2 ROWS 2X4X16" (50mm X 160mm) 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 GYSUM ON BOTH SIDES (as follows): -1st LAYER - 5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED -ACUSTIC GREEN GLUE b/w GYPSUM 1st & 2nd LAYERS -2nd LAYER - 1/2" (12mm) REGULAR GYPSUM BOARD BOTH SIDES WITH JOINTS TAPED & FILLED -ACUSTIC SEALANT AS PER O.B.C. 58-3 (NOTE (2) TO TABLE 1) NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. WALL - W15e [STC = 61, FIRE = 1 HR] FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS: -ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg /sq. m. -REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. WALL - W15e [STC = 61, FIRE = 1 HR] 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.
22	GARAGE WALL & CEILING: O.B.C. 9.10.9.16.3. -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & US OF CEILING BETWEEN TOP OF GARAGE & GARAGE -TAPE AND SEAL ALL JOINTS GAS TIGHT -R22 (RS1.387) INSULATION IN WALLS -R31 (RS1.41) INSULATION IN CEILING W/ FLOOR ABOVE -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD -ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4-3/14" (89mm) TIE NAILS -BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR BM. JOIST WITH 3-1/4" (89mm) OR GREATER AS PER O.B.C. 9.25.3. & 9.25.4. 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" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -R22 (RS1.387) INSULATION -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE. DOUBLE VOLUME WALLS: O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -REFER TO PLAN FOR JOIST OR RAFTER OR COPING -STUDS FASTENED AT TOP & BOTTOM WITH 3-1/4" (89mm) TIE NAILS -DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7' (2100mm) ONCE -SOLID BRIDGING AT 3'-11" (1200mm) O.C. -MIN. R22 (RS1.387) INSULATION (ZONE 1, OBC 58-12.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
23	DOUBLE VOLUME WALLS: O.B.C. 9.23.10.1. -3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -REFER TO PLAN FOR JOIST OR RAFTER OR COPING -STUDS FASTENED AT TOP & BOTTOM WITH 3-1/4" (89mm) TIE NAILS -DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7' (2100mm) ONCE -SOLID BRIDGING AT 3'-11" (1200mm) O.C. -MIN. R22 (RS1.387) INSULATION (ZONE 1, OBC 58-12.3.1.1.2.A.) -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
24	EXPOSED FLOOR: -FLOOR AS PER NOTE # 28 -BRACE W/ CONT. 16 GAUGE STEEL 1" BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR -CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL -R14 (RS1.246) INSULATION -CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
24a	DECK, FINISHED AREA: -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 W/ THE WALL: O.B.C. 9.28.2. -3-1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3-1/2" MASONRY VENEER -W/THES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4. -STL 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 FLEED SOLID FOR FLOOR JOISTS BEARING ON WITHES. 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: O.B.C. 9.23.7. -1/2" (12.7mm) GYPSUM BOARD -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 -BRACK @ 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 5/8" (15mm) 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" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1. = -FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C. REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE): O.B.C. 58-3. 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.
26	SILL PLATE: O.B.C. 9.23.7. -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 -BRACK @ 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 5/8" (15mm) 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



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

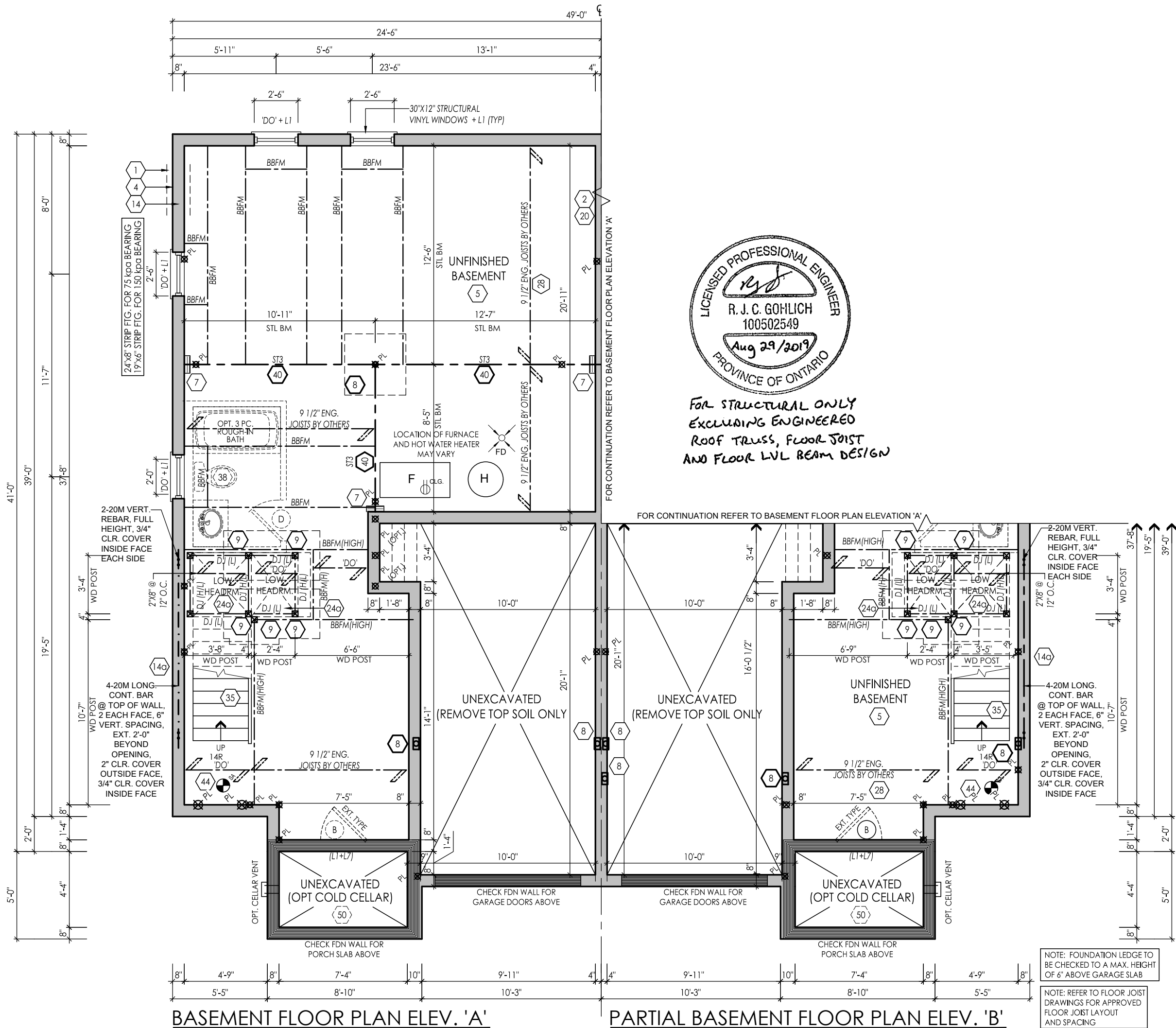
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1	ISSUED FOR CLIENT REVIEW	04/07/2014	ng	ipa
2	REVISED AS PER ROOF TRUSS COORDINATION.	14-Aug-14	ipa	gh
3	REVISED AS PER FLOOR COORDINATION.	15/08/2014	RPA	DJH
4	REVISED AS PER ENGINEERING COMM.	27/05/2015	RPA	DJH
5	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
6	REVISED PER 2017 OBC ENACTMENT	23-Mar-17	PM	JP
7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-10-17	PV	JM
8	CHANGE PARTY WALLS TO DBL STUD	4-JUNE-19	JM	JM
9	REVISED PER ENG. COMMENTS. ISSUED FOR PERMIT (P.V.)	28-AUG-19	LO	JM
10				
11				
12				

client	Gold Park Homes
project	Mclaughlin and Mayfield
model	SD-3 Brampton
project #	13098
scale	3/16" = 1'0"
lot(s)	





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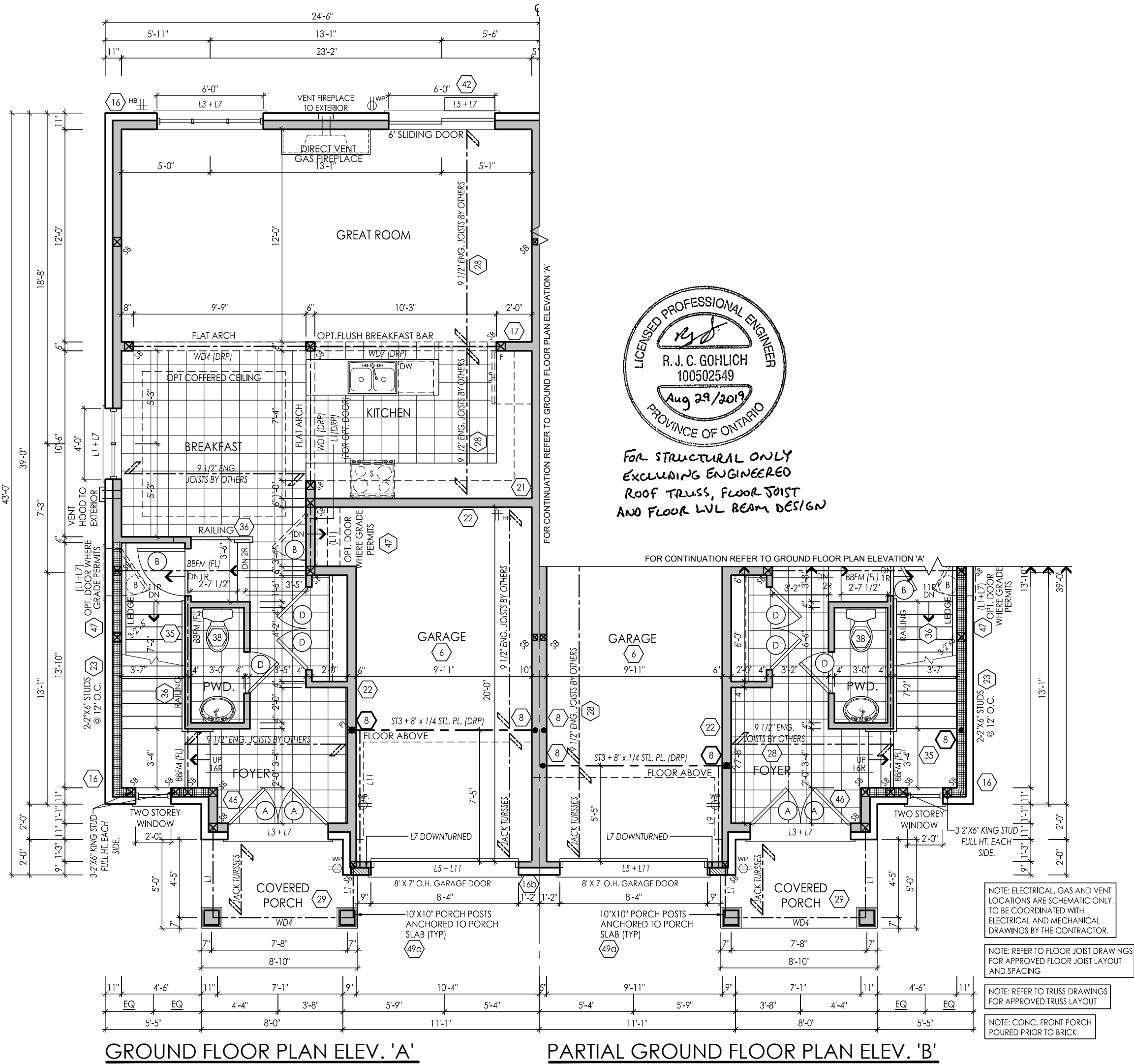
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model	SD-3 Brampton
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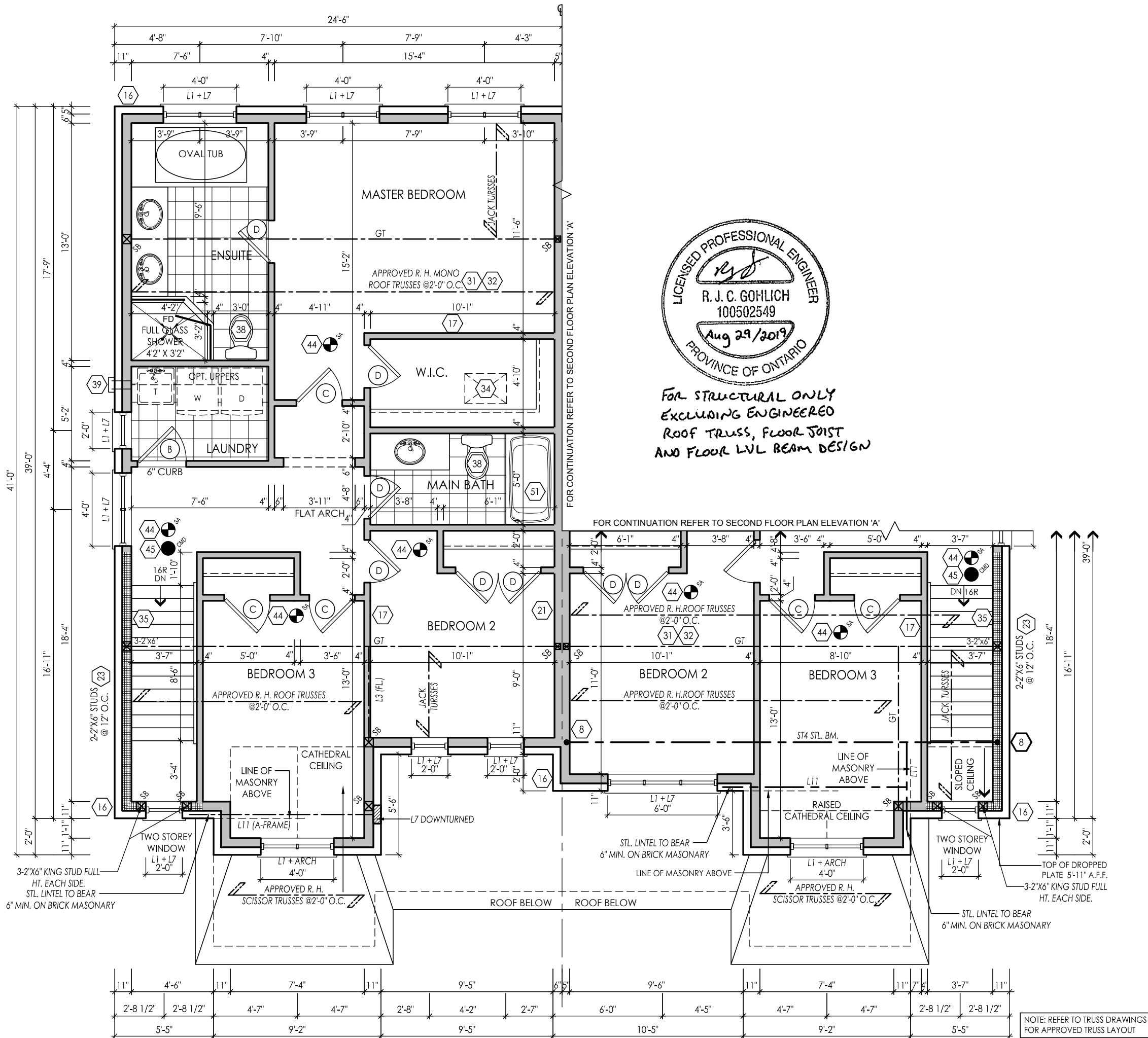
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8	REVISED PER ENG. COMMENTS, ISSUED FOR PERMIT PH 2	28-AUG-19	LO	JM
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client	Gold Park Homes
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lot(s)	



SECOND FLOOR PLAN ELEV. 'A'

PARTIAL SECOND FLOOR PLAN ELEV. 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *J. My*

SIGNATURE: _____



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

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5	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
6	REVISED PER 2017 OBC ENACTMENT	23-Mar-17	PM	JP
7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-10-17	PV	JM
8	REVISED AS PER ENG. COMMENTS, STEEL UNTEL AT GARAGE	18-Apr-10	jm	jm
9	CHANGE PARTY WALLS TO DBL STUD	4-JUNE-19	JM	JM
10	REVISED PER ENG. COMMENTS, ISSUED FOR PERMIT PH 2	28-AUG-19	LO	JM
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client

Gold Park
Homes

project

Mclaughlin and
Mayfield

model

SD-3

Brampton

project #

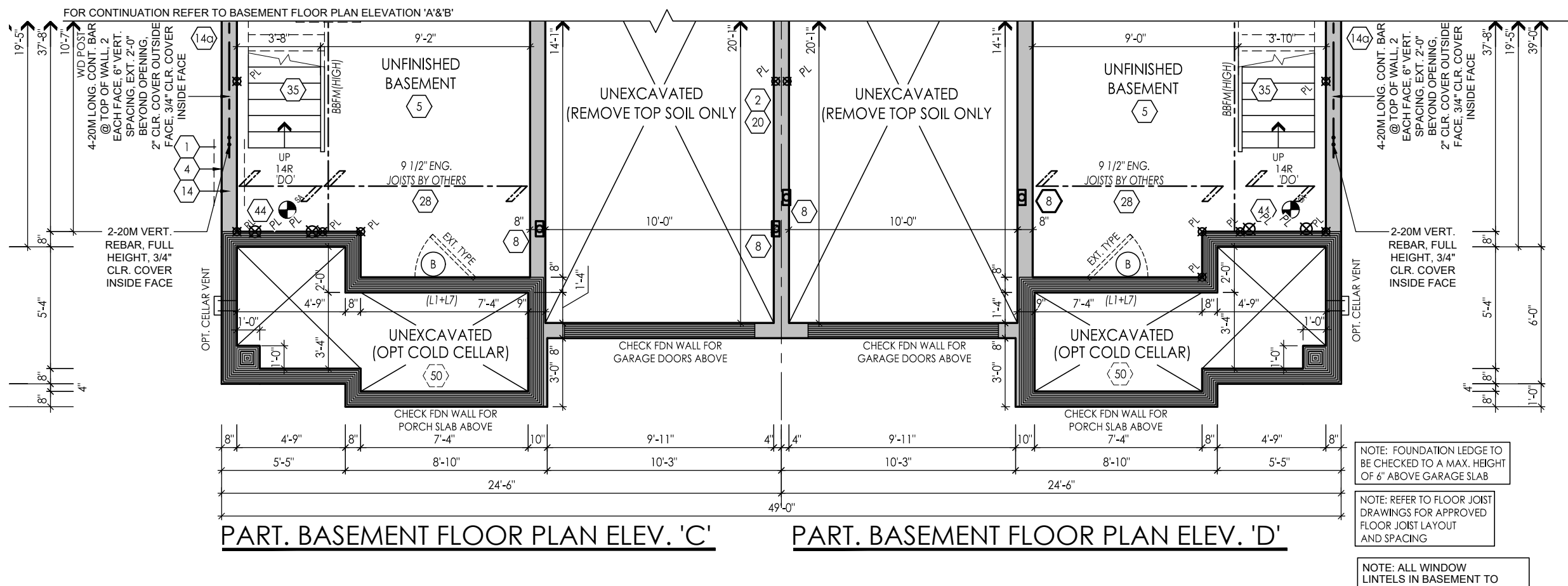
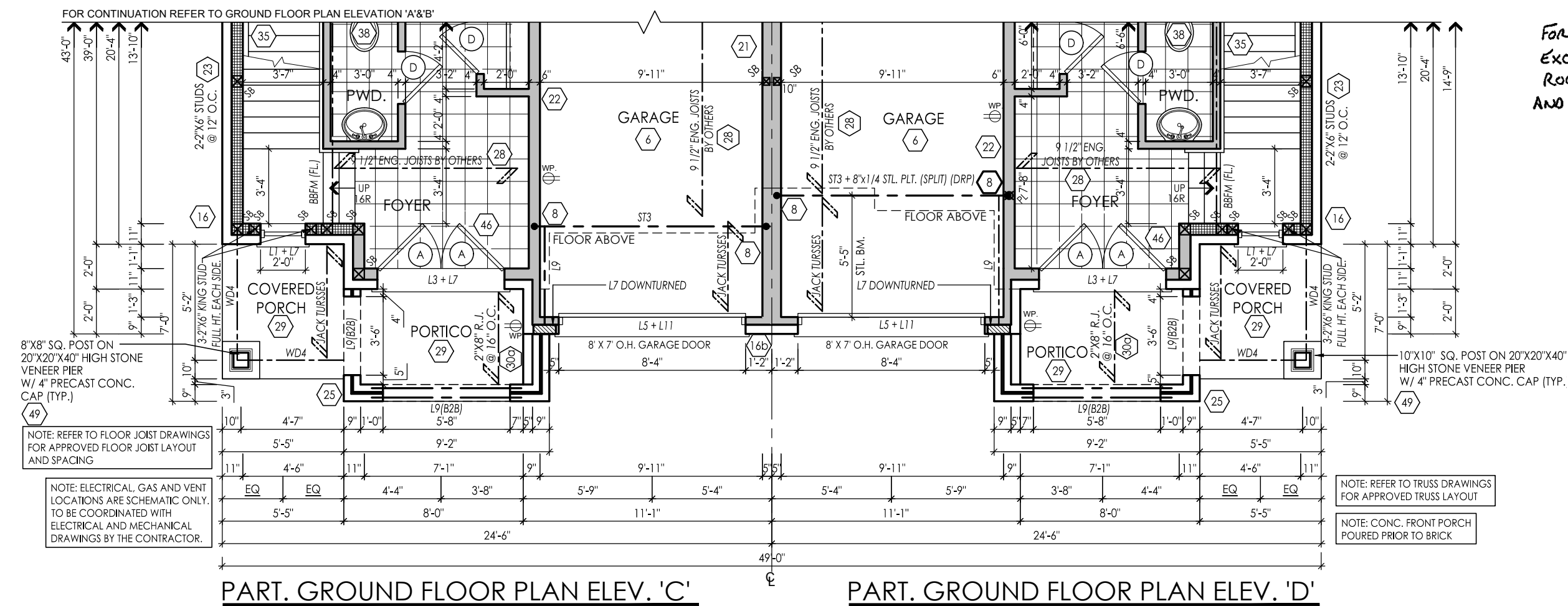
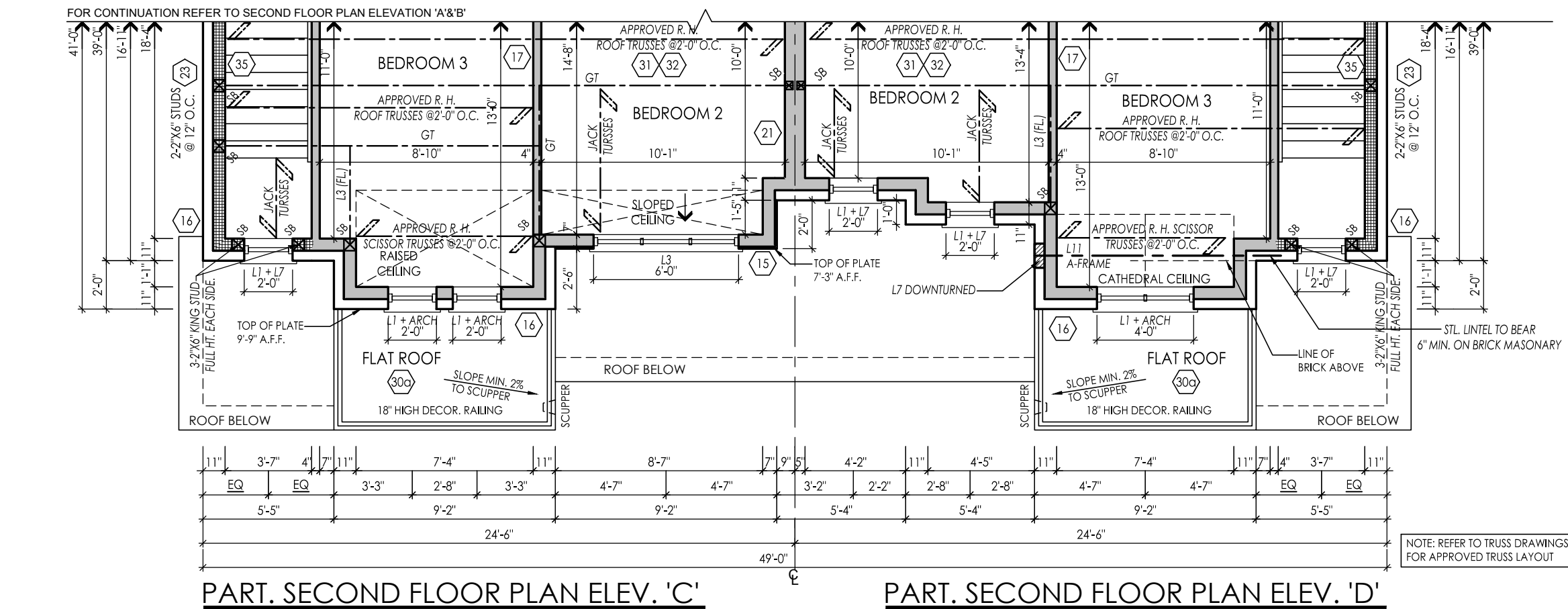
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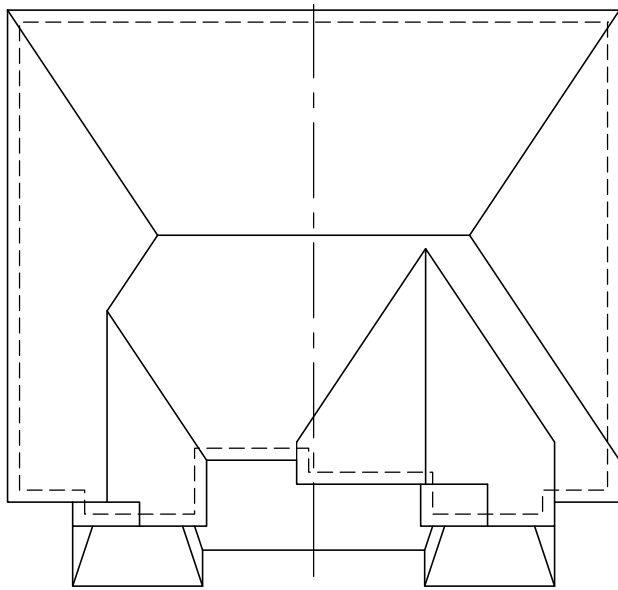
scale

3/16" = 1'0"

lot(s)

A4





ROOF PLAN 'A' ROOF PLAN 'B'

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

PROJECTED DECOR. END GABLE DETAIL W/ 4" HORIZONTAL VINYL SIDING (TYP.) W/ METAL FLASHING BEHIND

LINE OF CATHEDRAL CEILING (9:12 INTERIOR SLOPE)

48"x18" EXT. ARCH TRANSOM W/ 8" SELF SUPPORTING PRECAST CONC. ARCH & RETURN W/ 4"x8" PRECAST IMPOSTS W/ CENTRE KEYSTONE (TYP.)

TOP OF WINDOW

FACE BRICK (TYP.)

U/S OF PORCH / GARAGE SOFFIT

10" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.) TOP OF BAND

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

TOP OF BAND

STONE VENEER (TYP.)

U/S OF FOOTING

3

FRONT ELEVATION 'A'

FRONT ELEVATION 'B'



REAR ELEVATION 'B' & 'D'

REAR ELEVATION 'A' & 'C'

PEAK HEIGHT OF ROOF (31'-1")

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)

12"x24" DECOR. VINYL LOUVRE W/ BRICK SOLDIER COURSE HEADER W/ 4" PRECAST CONC. SILL

TOP OF FALSE LOUVRE

MIDPOINT OF ROOF (24'-2.5")

8"x16" PRECAST DETAIL

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP.)

U/S OF RAISED SOFFIT

TOP OF PLATE

TOP OF WINDOW

U/S OF DROPPED SOFFIT

8" PRECAST CONC. HEADER W/ 8" PRECAST CONC. RETURNS

PAINTED METAL FLASHING W/ CAULKING TO MATCH FIN SECOND FLR.

TOP OF TRANSOM

TOP OF DOOR

10"x10" PORCH POSTS ANCHORED TO PORCH SLAB (TYP.)

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

FIN. GROUND FLOOR

FIN GRADE

POURED CONC. DOOR SILL

POURED CONC. PORTICO SLAB

8" POURED CONC. FDN WALLS ON 12"x6" CONC. STRIP FOOTING (TYP.)

TOP OF SLAB

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	2414.39 SF	224.30 m²
FRONT GLAZING AREA	52.36 SF	4.86 m²
LEFT SIDE GLAZING AREA	43.22 SF	4.02 m²
RIGHT SIDE GLAZING AREA	0 SF	0.00 m²
REAR GLAZING AREA	115.25 SF	10.71 m²
TOTAL GLAZING AREA	210.83 SF	19.59 m²
TOTAL GLAZING PERCENTAGE	8.73 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2421.23 SF	224.93 m²
FRONT GLAZING AREA	67.99 SF	6.32 m²
LEFT SIDE GLAZING AREA	0 SF	0.00 m²
RIGHT SIDE GLAZING AREA	43.22 SF	4.02 m²
REAR GLAZING AREA	115.25 SF	10.71 m²
TOTAL GLAZING AREA	226.46 SF	21.04 m²
TOTAL GLAZING PERCENTAGE	9.35 %	

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: 1.11.2025

SIGNATURE:

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11				
12				

client

Gold Park
Homes

project

Mclaughlin and
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lot(s)

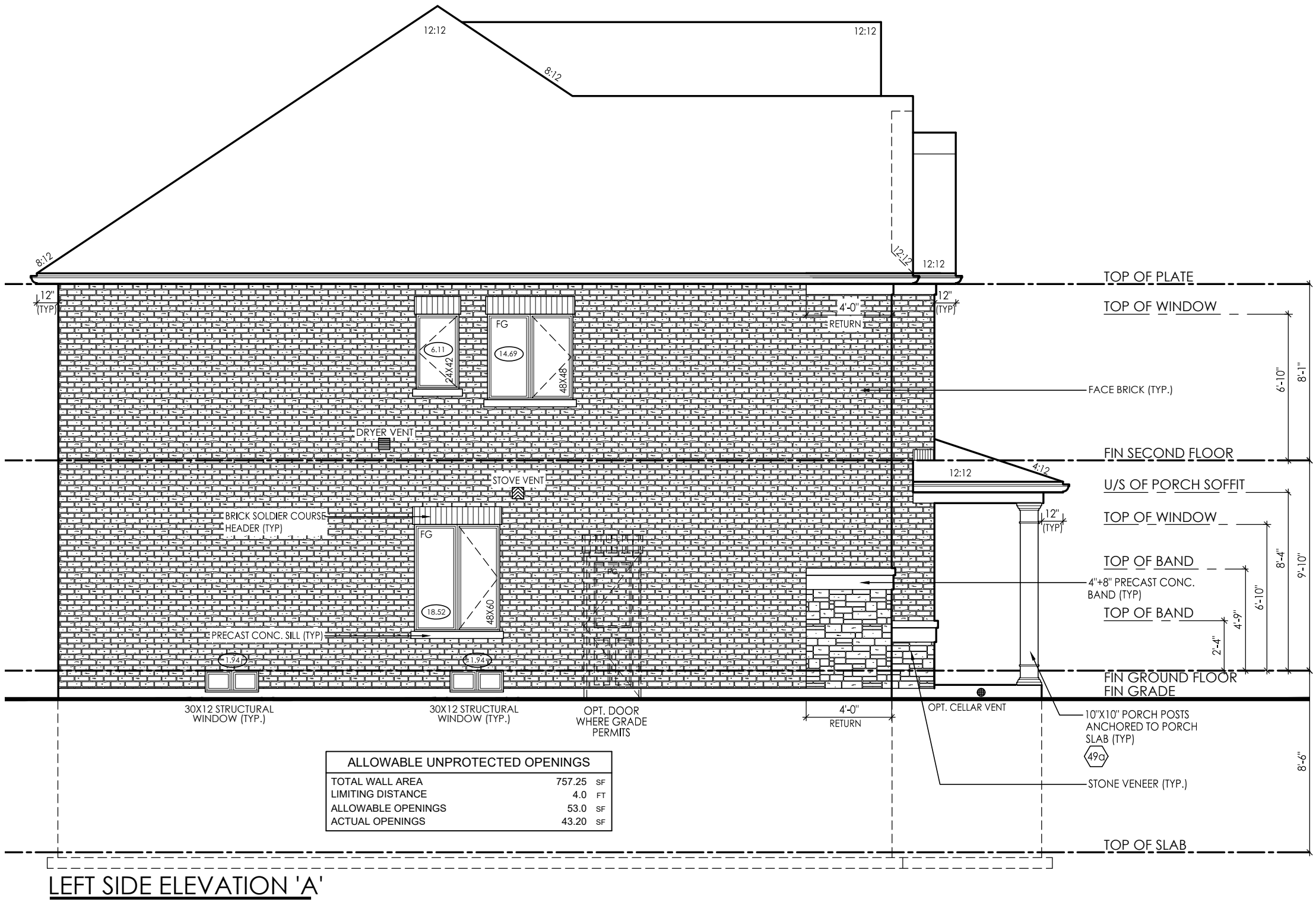
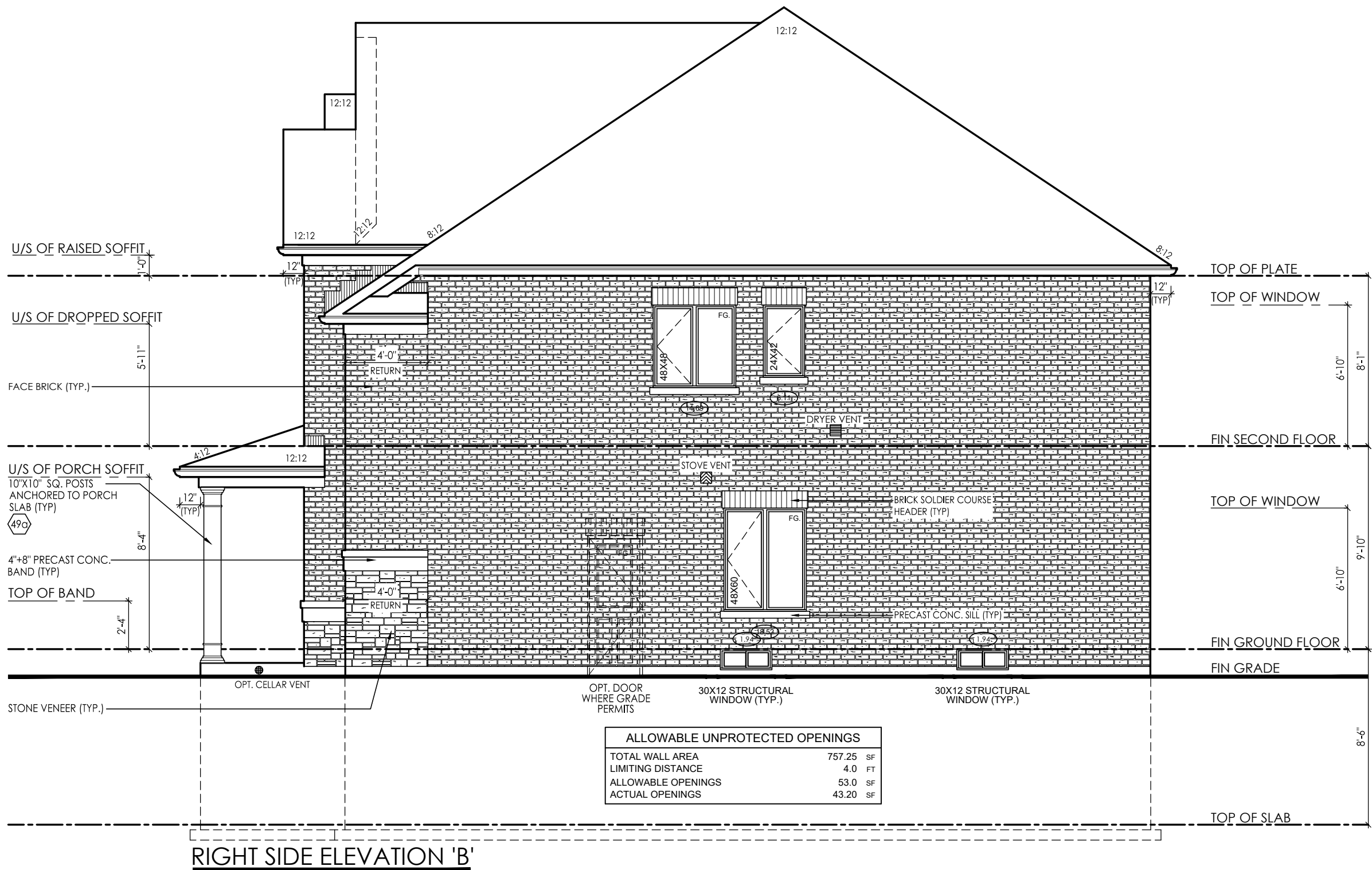
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11				
12				

client	Gold Park Homes
project	Mclaughlin and Mayfield
model	SD-3 Brampton
project #	13098
scale	3/16" = 1'0"
lot(s)	

GROSS GLAZING AREA 'C'

TOTAL PERIPHERAL WALL AREA	2414.39 SF	224.30 m²
FRONT GLAZING AREA	62.54 SF	5.81 m²
LEFT SIDE GLAZING AREA	43.22 SF	4.02 m²
RIGHT SIDE GLAZING AREA	0.0 SF	0.00 m²
REAR GLAZING AREA	115.25 SF	10.71 m²

TOTAL GLAZING AREA	221.01 SF	20.53 m²
TOTAL GLAZING PERCENTAGE	9.15 %	

GROSS GLAZING AREA 'D'

TOTAL PERIPHERAL WALL AREA	2414.39 SF	224.30 m²
FRONT GLAZING AREA	50.54 SF	4.70 m²
LEFT SIDE GLAZING AREA	0.0 SF	0.00 m²
RIGHT SIDE GLAZING AREA	43.22 SF	4.02 m²
REAR GLAZING AREA	115.25 SF	10.71 m²

TOTAL GLAZING AREA	209.01 SF	19.42 m²
TOTAL GLAZING PERCENTAGE	8.66 %	

RN design

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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:

SIGNATURE:

J. WY



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.

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	ng	ipa
2	REVISED AS PER ARCH. CONTROL COMMENTS	13/08/2014	ipa	gh
3	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
4	ISSUED FOR PERMIT	2017-08-25	MM	JM
5	REVISED PER ENG. COMMENTS, ISSUED FOR PERMIT PH 2	28-AUG-19	LO	JM
6				
7				
8				
9				
10				
11				
12				

client

Gold Park
Homes

project

Mclaughlin and
Mayfield

model

SD-3

Brampton

project #

13098

scale

3/16" = 1'0"

lot(s)

A7

SIGNATURE: _____

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client

project

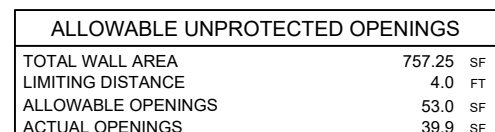
model

project #

scale

 $\log(t/s)$ $\log(t/s)$ $\log(t/s)$ 

ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	757.25	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	53.0	SF
ACTUAL OPENINGS	39.9	SF



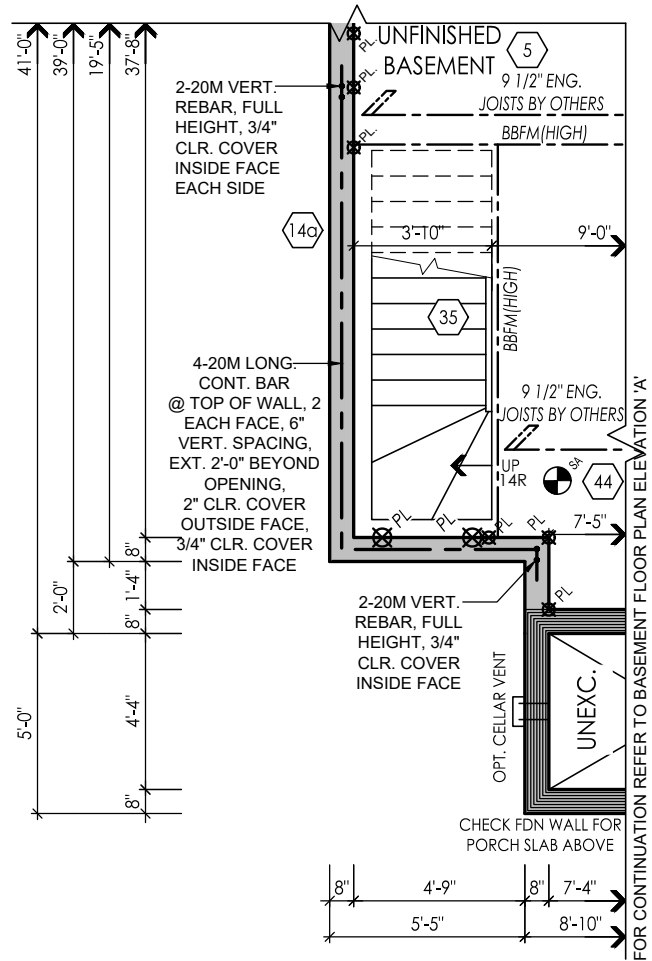
LEFT SIDE ELEVATION 'C'



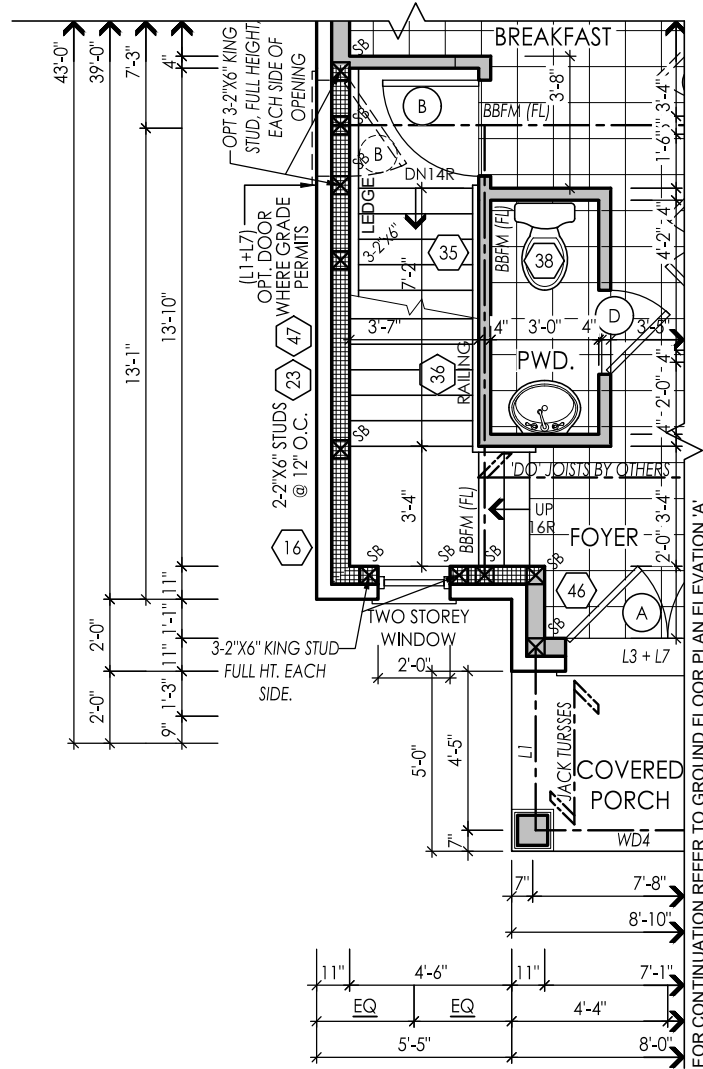
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
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DATE: _____

SIGNATURE: _____

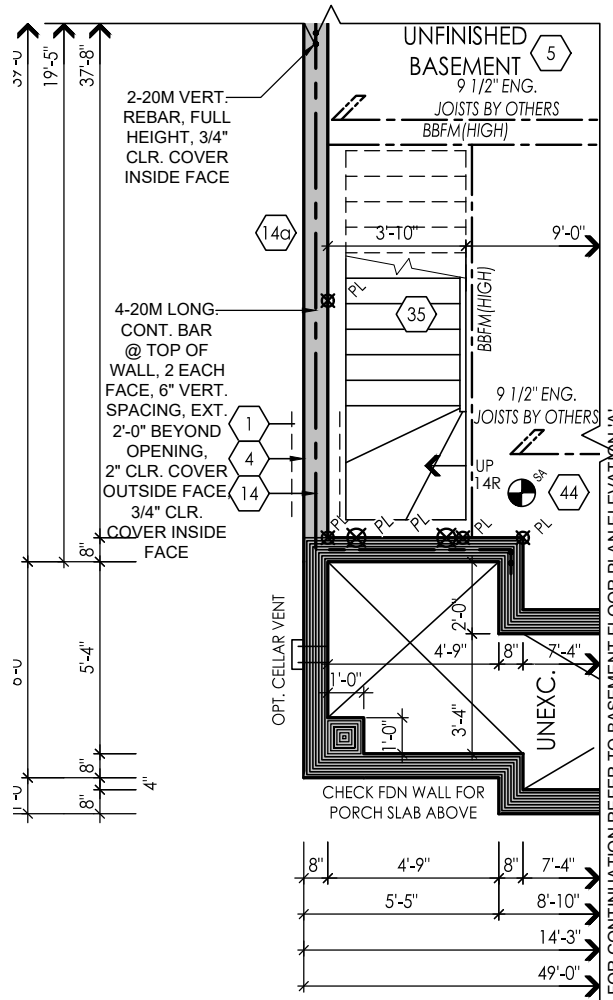


For structural only
excluding engineered
roof truss, floor joist
and floor LVL beam design

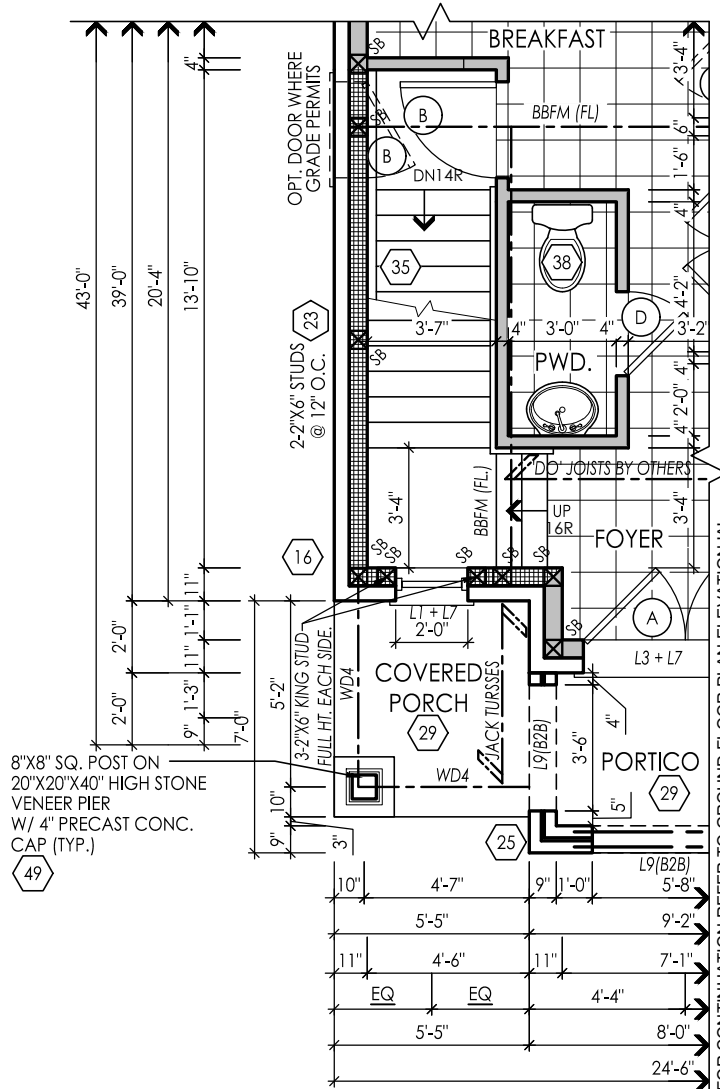


PARTIAL BASEMENT FLOOR PLAN ELEV 'A' & 'B'

PARTIAL GROUND FLOOR ELEV 'A' & 'B'



PARTIAL BASEMENT FLOOR PLAN ELEV 'C' & 'D'



PARTIAL GROUND FLOOR PLAN ELEV 'C' & 'D'

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#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	2007-05-19	JM	JM
2	REVISED PER ENG. COMMENTS. ISSUED FOR PERMIT PH 2	28-AUG-19	LO	JM
3				
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