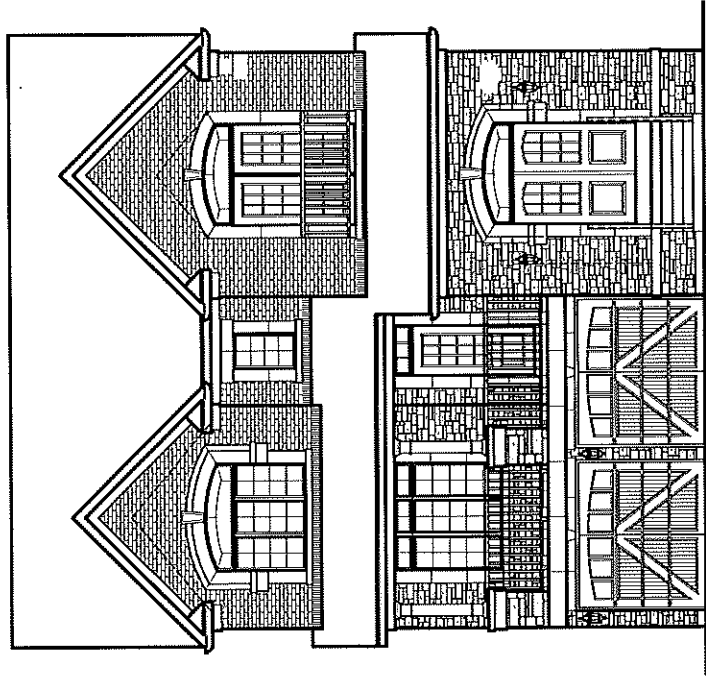
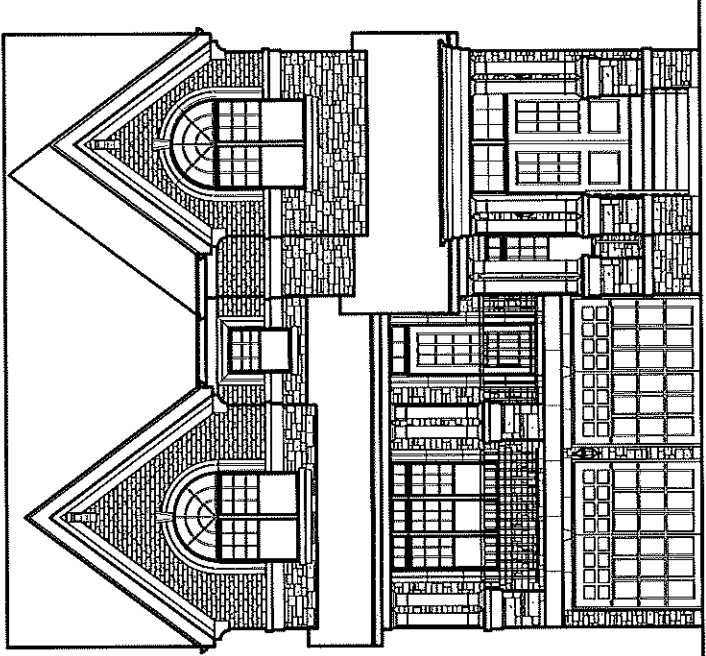




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

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

Areas:

	ELEVATION 'A'		ELEVATION 'B'		ELEVATION 'B' CORNER UPG.	
	SF	SM	SF	SM	SF	SM
GROUND FLOOR	(0)	787.7	73.2	100.3	9.3	886.9
MAIN FLOOR	(0) (1)	1389.9	129.1	1386.5	128.8	1411.7
SECOND FLOOR	(0) (1)	1376.4	127.9	1386.5	128.8	1411.7
TOTAL AREA (0)		3554.0	330.2	2873.3	266.9	3710.3
OPT. GROUND FLOOR	(1)	861.7	80.1	861.7	80.1	
TOTAL AREA (1)		3628.0	337.0	3634.7	337.7	
COVERAGE INC PORCH		1554.9	144.5	1551.6	144.1	152.8
COVERAGE NOT INC PORCH		1389.9	129.1	1386.5	128.8	131.1

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 building codes or regulations that may apply to a building project. It is the responsibility of the building owner to ensure 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.

Gold Park Homes

McLaughlin and Mayfield

#	revisions	date	down	chk	#	revisions	date	down	chk
10	REVISED PER ENG COMMENTS	19-Jul-19	KC	JM					

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:

J. Wy

SIGNATURE:

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marketing name

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	4-Jul-14	KK	CR	5	ISSUED FOR PERMIT	14-Oct-2015	RPA	DJH
2	REVISED AS PER ARCH. CONTROL COMM.	25-Aug-14	RPA	DJH	6	REVISED BREAKFAST BAR NOTATION TO STATE FLUSH STANDARD	3-Sep-15	CR	CR
3	REVISED AS PER FLR. / ROOF COORD.	27-Aug-14	RPA	DJH	7	REVISED LIV. RM. COFFERED CLG. TO BE STANDARD	3-Sep-15	CR	CR
4	REVISED AS PER ENGINEERING COMM.	2-Jun-15	RPA	DJH	9	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	28-Mar-19	LO	ES

model
38-9

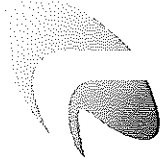
scale
3/16" = 1'0"

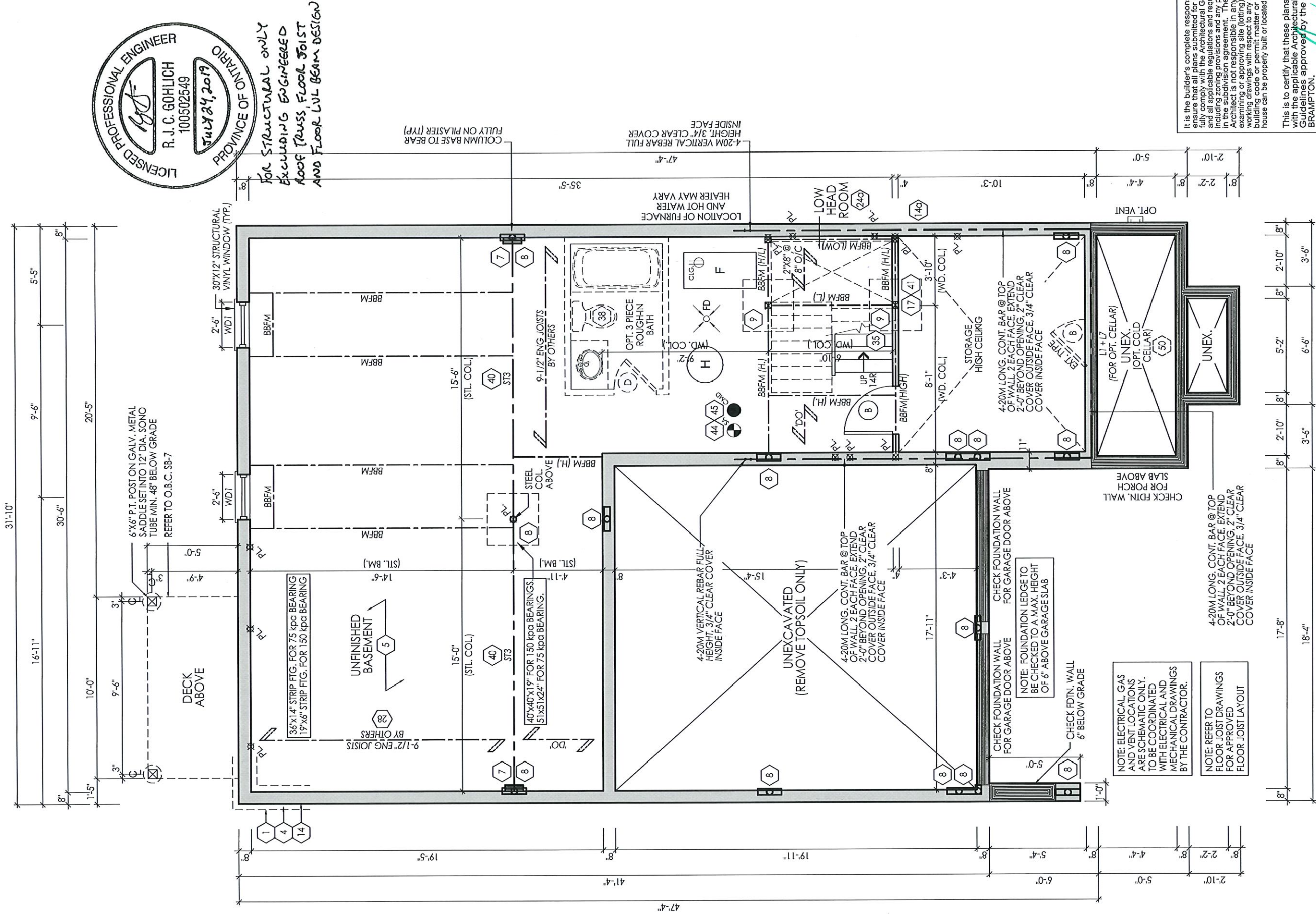
project #
13098

page

A0

PN design
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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 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.

ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect

BASEMENT FLOOR ELEV. 'A'

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: AUG 09, 2017

SIGNATURE: *J. W.*

client **Gold Park Homes**
project **McLaughlin and Mayfield**

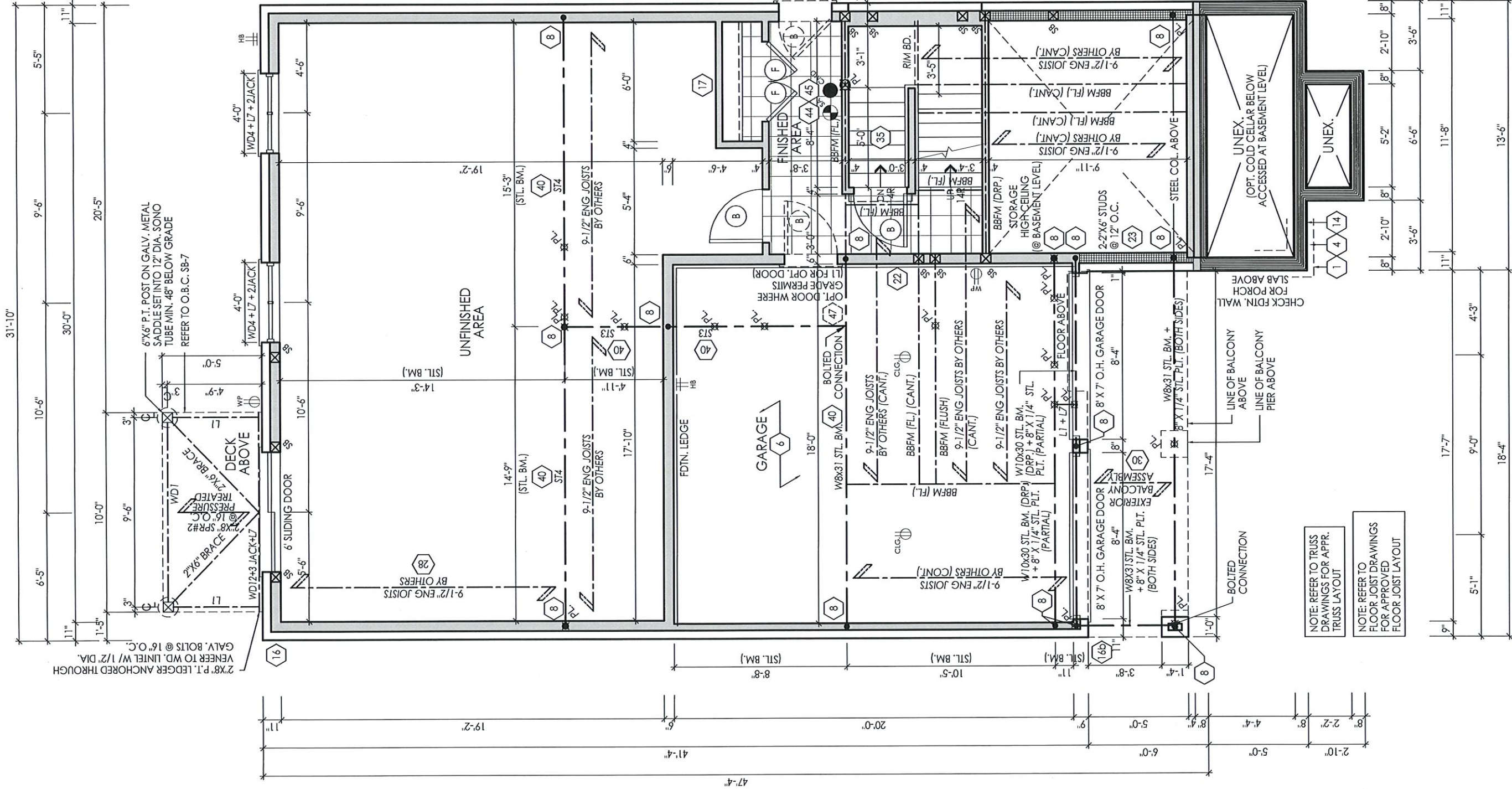
location **Brampton**
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	KK	CR	5	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
2	REVISED AS PER FLR. / ROOF COORD.	27-Aug-14	RPA	DJH	6	REVISED PER OBC SB-12 2017 UPDATE	29-Mar-17	os	os
3	REVISED AS PER ENGINEERING COMM.	2-Jun-15	RPA	DJH	7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS
4	ISSUED FOR PERMIT	16/04/2015	RPA	DJH	8	REVISED PER ENG COMMENTS	19-Jul-19	KC	JM

RN design
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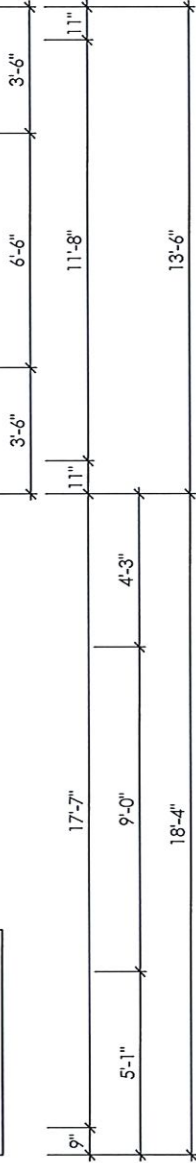


model **38-9**
scale **3/16" = 1'0"**
project # **13098**
page **A1**



NOTE: REFER TO TRUSS
DRAWINGS FOR APPR.
TRUSS LAYOUT

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



GROUND FLOOR ELEV. 'A'

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
10	REVISED PER ENG COMMENTS	19-JUN-19	KC	JM					

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

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

47245
26995
AUG 09, 2017

SIGNATURE:

J. Moreno

client
Gold Park Homes

project

Mclaughlin and Mayfield

location
Brampton

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	KK	CR	5	ISSUED FOR CONSTRUCTION	17-SEP-15	CR	CR
2	REVISED AS PER FLR. / ROOF COORD.	27-AUG-14	RPA	DJH	6	REVISED AS PER CLIENT COMMENTS	28-NOV-16	JM	JM
3	REVISED AS PER ENGINEERING COMM.	2-JUN-15	RPA	DJH	7	REVISED PER ORC 58-12 2017 UPDATE	29-MAR-17	CS	CS
4	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	8	REVISED AS PER FLOOR COORDINATION	AUG-09-17	JR	JS

BN design
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model

38-9

scale

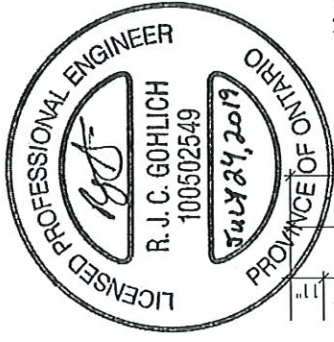
3/16" = 10"

project #

13098

page

A2



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

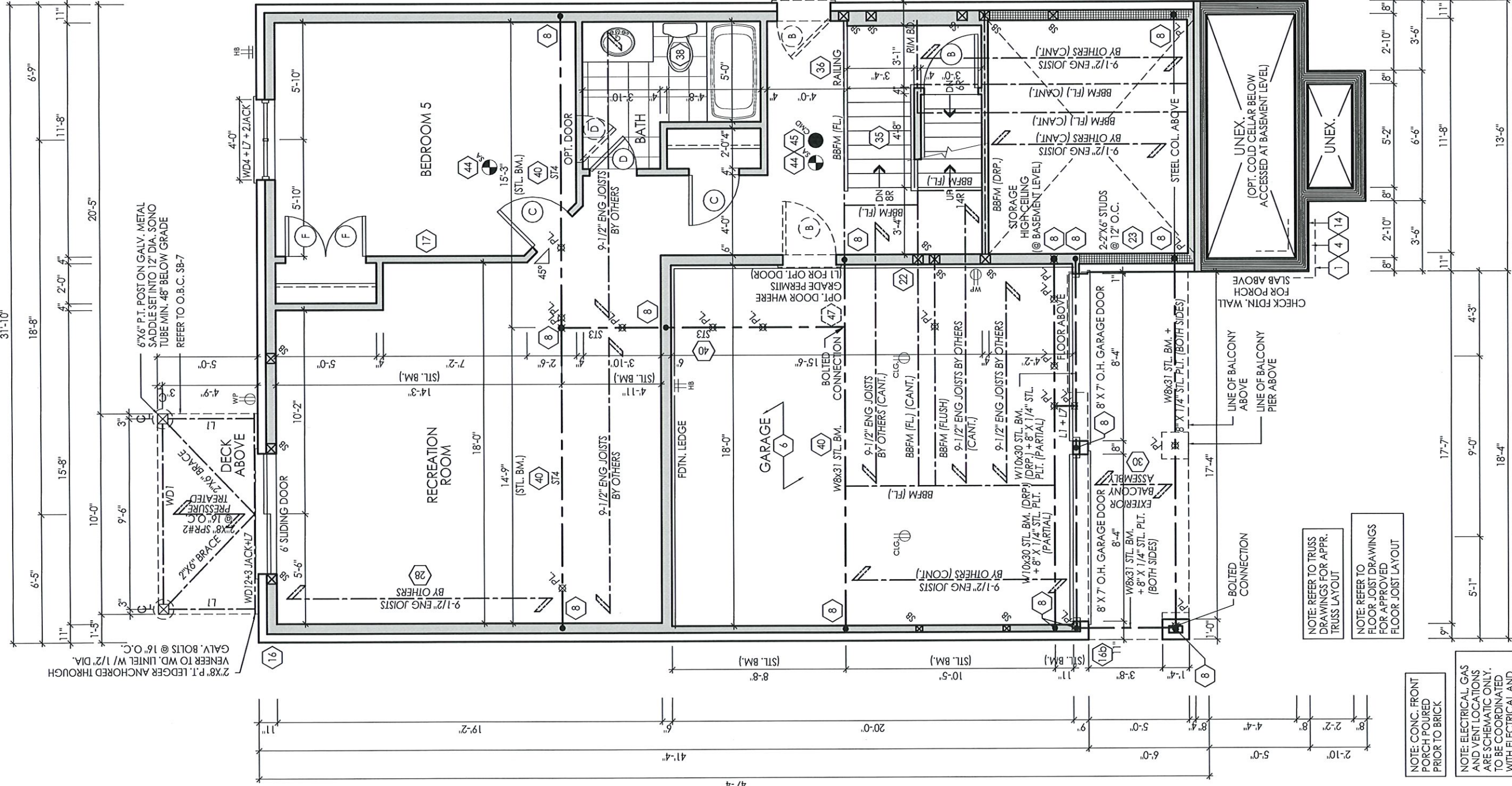
This is the builder's complete responsibility to
ensure that all plans submitted for approval
comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
in the subdivision agreement. The City of
Brampton does not warrant, endorse, or
guarantee the accuracy of any plans or
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.

ARCHITECTURAL REVIEW & APPROVAL

JUL 25 2019

John G. Williams Limited, Architect



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

**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.

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

ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect

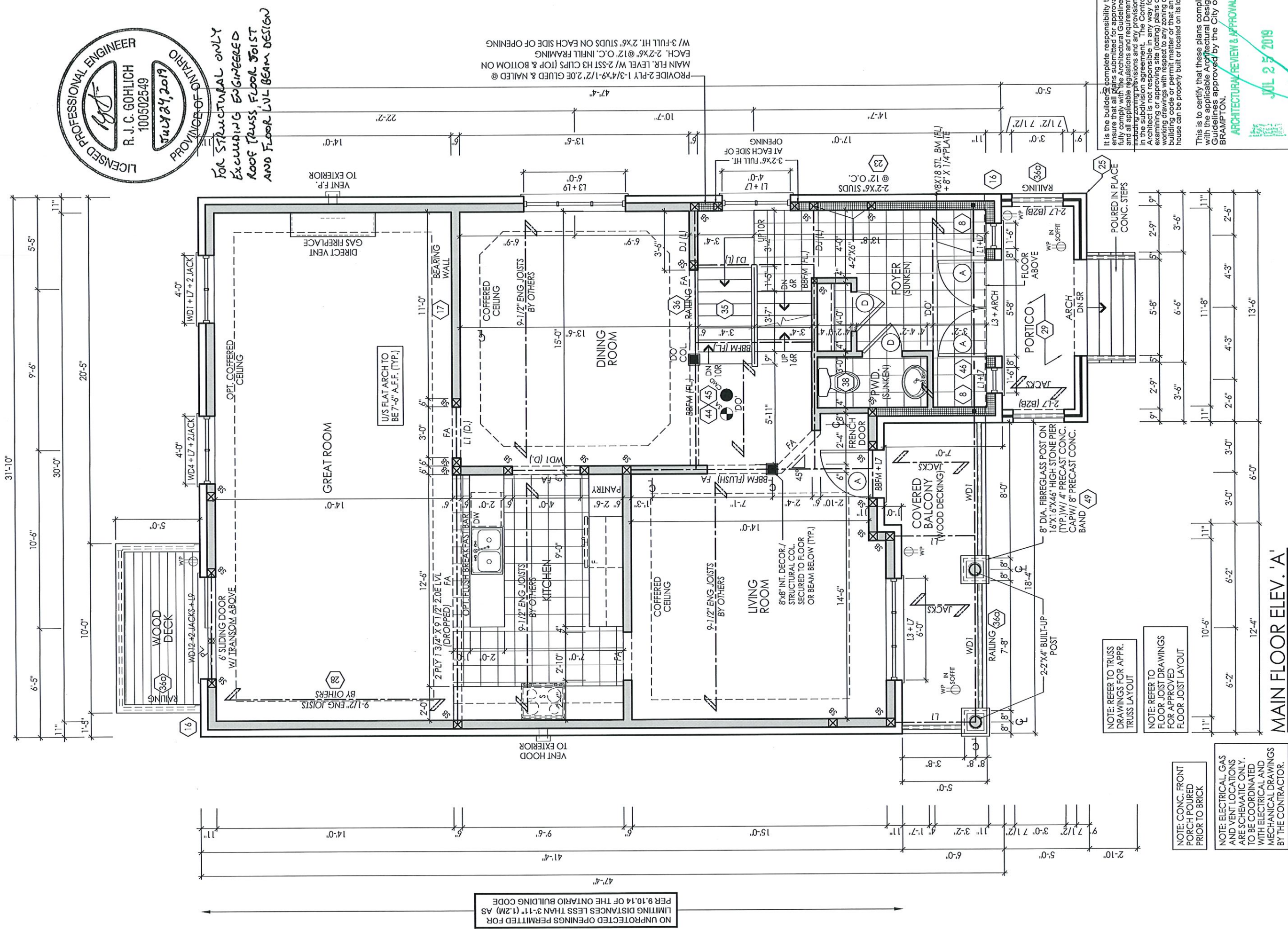
model **38-9**

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

project # **13098**

page

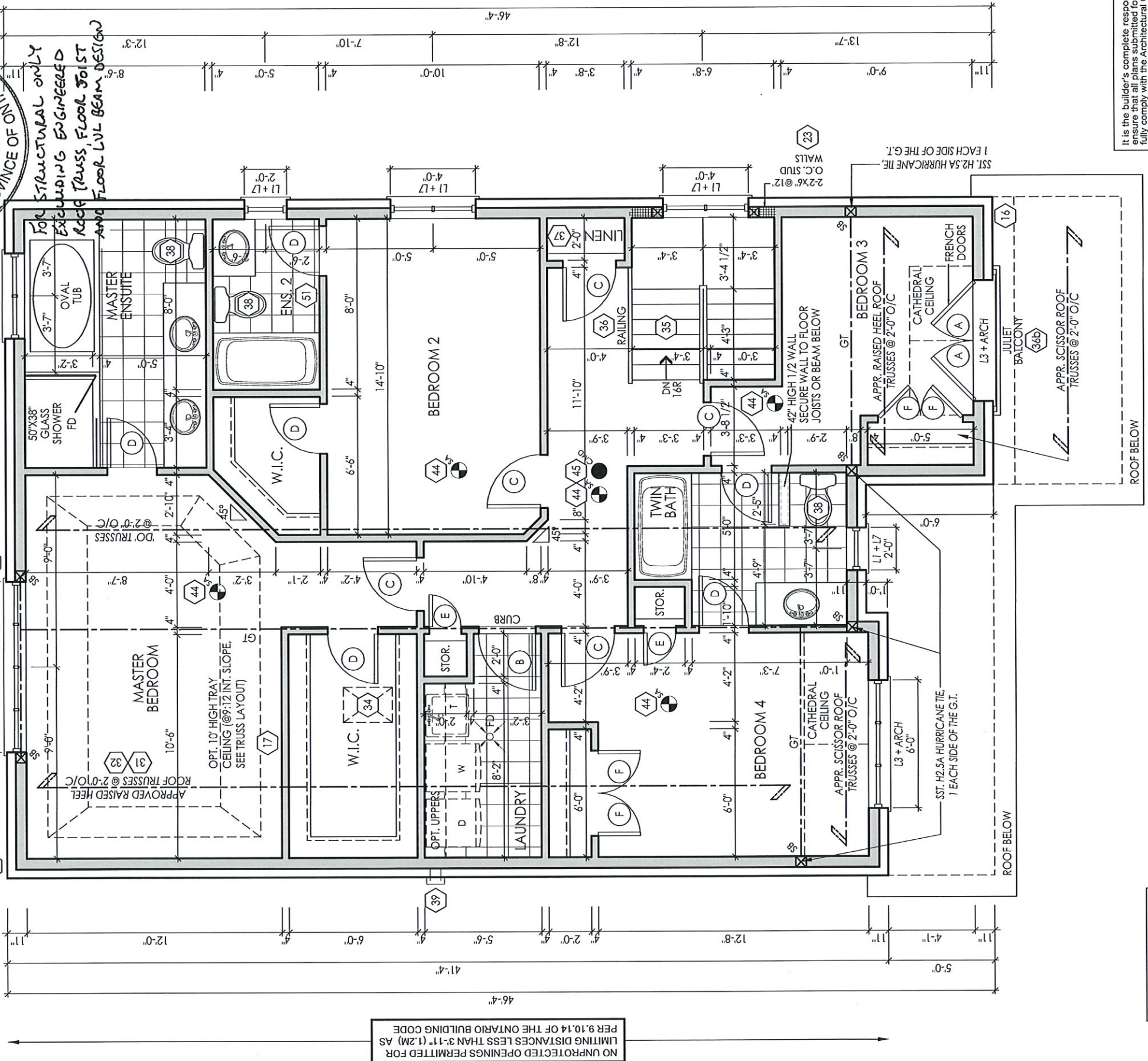
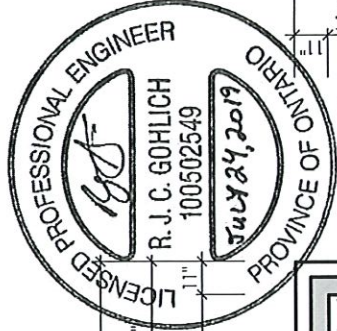
A3



client		location							
Gold Park Homes		Brampton							
project		marketing name							
McLaughlin and Mayfield									
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1	ISSUED FOR CLIENT REVIEW	04-JUL-14	KK	CR	6	REVISED LV. RM. COFFERED CLG. TO BE STANDARD	3-Sep-15	cr	cr
2	REVISED AS PER F.L.R. / ROOF COORD.	27-Aug-14	RPA	DJH	7	REVISED AS PER STRUCTURAL ENGINEER'S COMMENTS - VARIOUS ITEMS	15-Sep-15	cr	cr
3	REVISED AS PER ENGINEERING COMM.	2-Jun-15	RPA	DJH	8	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
4	ISSUED FOR PERMIT	16-Jun-15	RPA	DJH		REVISED PER CLIENT COMMENTS	15-JUN-16	sm	jp
5	REVISED BREAKFAST BAR NOTATION TO STATE FLUSH	3-Sep-15	cr	cr		REVISED AS PER ENG. COMMENTS	13-JUL-16		jp

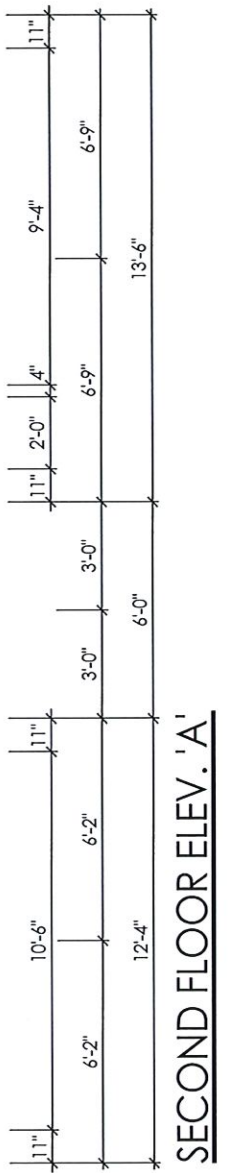
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: AUG 09, 2017
SIGNATURE: *[Signature]*



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.



SECOND FLOOR ELEV. 'A'

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 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 building 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.

ARCHITECTURAL REVIEW & APPROVAL

JUL 25 2019

John G. Williams Limited, Architect

client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
Mclaughlin and Mayfield

model
38-9

scale
3/16" = 1'0"

project #
13098

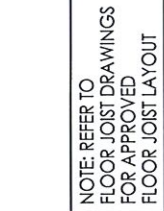
page
A5

QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:
SIGNATURE: *[Signature]*

47245
26995
AUG 09, 2017

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.

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS
2	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	10	REVISED PER ENG COMMENTS	19-JUL-19	KC	JM
3	REVISED AS PER STRUCTURAL ENGINEER'S COMMENTS - NOTES CUT-OFF	15-Sep-15	cr	cr	7				
4	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr	8				



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

A circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The outer ring of the seal contains the text "LICENSED PROFESSIONAL ENGINEER" on the left and "PROVINCE OF ONTARIO" on the right. The center of the seal is divided into three sections: the left section contains a stylized signature "RJC", the middle section contains the name "R. J. C. GOHLICH" and the license number "100502549", and the right section contains the name "R. J. C. GOHLICH" written vertically.

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

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 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.

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ARCHITECTURAL REVIEW & APPROVAL

John G. Williams Limited, Architect

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.

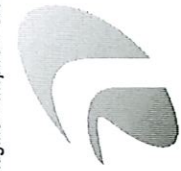
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: AUG 09, 2017

SIGNATURE: _____

client	location
Gold Park Homes	Brampton
project	marketing name

#	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	CR
2	REVISED AS PER FLR. / ROOF. COORD.	27-AUG-14	RPA	DJH	6	REVISED PER OBC S8-12 2017 UPDATE	29-MAR-17	OS	OS
3	REVISED AS PER ENGINEERING COMM.	2-JUN-15	RPA	DJH	7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	J5
4	ISSUED FOR PERMIT	16-JUN-15	RPA	DJH	8				

RN design
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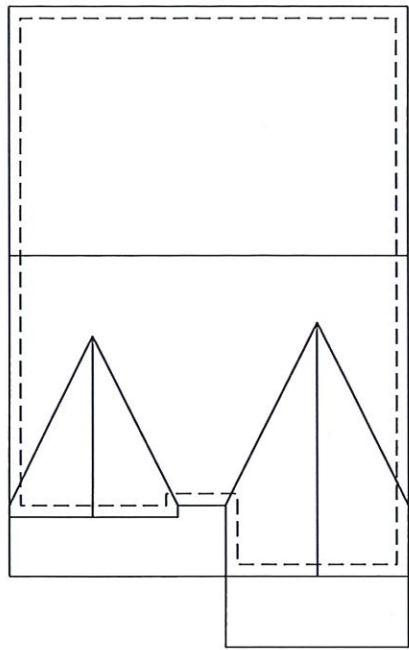


model 38-

scale
3/16" = 1'0"

page

A6



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

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ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2018
John G. Williams Limited, Architect

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

12" SELF SUPP. MOLDED PRECAST ARCH W/ CENTER KEYSTONE

72"x20" EXT. ARCH TRANSOM (TYP.)

12" MOLDED PRECAST RETURNS (TYP.)

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

1"x6" DECOR. ALUM. FRIEZE BOARD (TYP.)

14"x4"+13"x8" PRECAST IMPOSTS (TYP.)

8" PRECAST SURROUND (TYP.)

FACE BRICK (TYP.)

PRECAST CONC. SILL (TYP.)

PAINTED MTL. FLASHING (TYP.) W/ CAULKING TO MATCH

U/S OF BALCONY SOFFIT

8" PRECAST SURROUND (TYP.)

3'-6" HIGH RAILING (TYP.)

TOP OF PIER CAP

8"x8" SQUARE FIBREGLASS POST ON 16"x16"x46" HIGH STONE PIER (TYP.) W/ 4" PRECAST CONC. CAP W/ 8" PRECAST CONC. BAND

TOP OF BALCONY

8" PRECAST HEADER (TYP.) W/ CENTER KEYSTONE

FIN. GROUND FLOOR

FIN. GRADE

STONE VENEER (TYP.) W/ MTL. FLASHING BEHIND

U/S OF FOOTING

STEPPED FOOTING (TYP.)

TOP OF SLAB

FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF 29'-0"

MID-POINT OF ROOF 23'-9"

8" SELF SUPP. PRECAST ARCH W/ CENTER KEYSTONE W/ 8" PRECAST SURROUND

LINE OF CATHEDRAL CEILING @10:12 INT. SLOPE (TYP.)

TOP OF TRANSOM

TOP OF PLATE

TOP OF WINDOW

2-34"x82" EXT. DOORS W/ 68"x20" EXT. ARCH TRANSOM

JULIET BALCONY (TYP.)

36b

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW & DOOR

U/S OF PORTICO SOFFIT

TOP OF TRANSOM & U/S OF PORTICO ARCH

ADDRESS PLAQUE

TOP OF DOOR

FIN. MAIN FLOOR

OUTSIDE 12" SELF SUPP. MOLDED PRECAST ARCH W/ CENTER KEYSTONE W/ 12" MOLDED PRECAST RETURNS W/ 14"x4"+13"x8" PRECAST IMPOSTS W/ 8" PRECAST SURROUND

FIN. FOYER FLOOR T/O PORCH SLAB

POURED IN PLACE CONC. STEPS

FIN. GROUND FL.

FIN. GRADE

POURED CONC. SILL (TYP.)

POURED CONC. PORCH SLAB (TYP.)

29

8" POURED CONC. FDTN WALLS ON 19"x6" CONC. STRIP FOOTING (150 KPA, SLS) 36"x14" CONC. STRIP FOOTING (75 KPA, SLS)

1 4 14

TOP OF SLAB

INSIDE 2-34"x82" EXT. DOORS W/ 68"x20" EXT. ARCH TRANSOM W/ 8" SELF SUPP. MOLDED PRECAST ARCH W/ 2-18"x82" SIDE LIGHTS W/ 8" MOLDED PRECAST HEADER

model 38-9

scale 3/16" = 1'0"

page

A9

PN design
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location Brampton

marking name

client Gold Park Homes

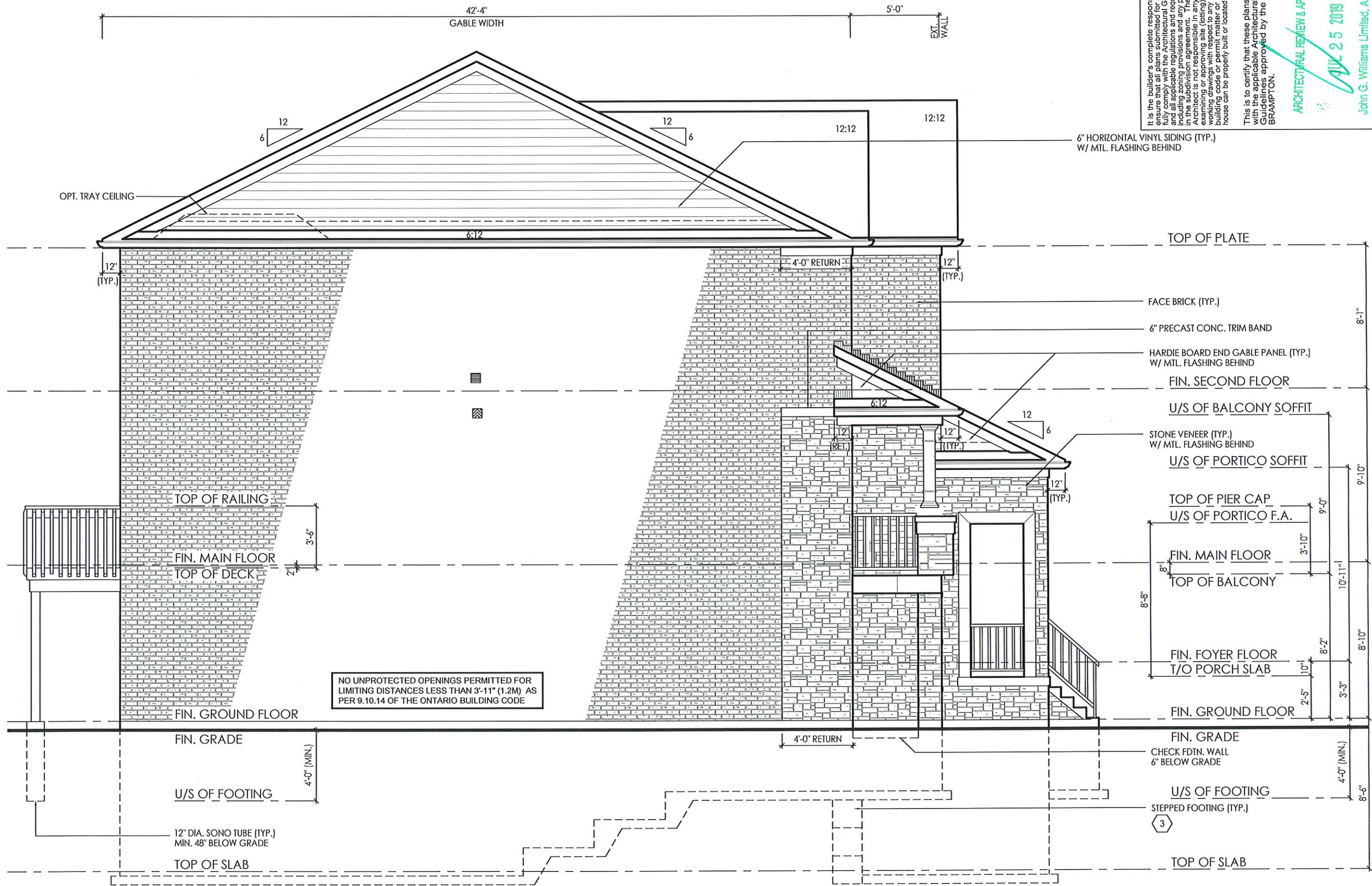
project Mclaughlin and Mayfield

#	revisions	date	dwg	chk	#	revisions	date	dwg	chk	#
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	REVISED PER CLIENT COMMENTS	17-NOV-16	lm		
2	ISSUED FOR PERMIT	15-JUN-15	RPA	DJH	6					
3	ISSUED FOR CONSTRUCTION	17-SEP-15	cr	cr	7					
4					8					

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF PN 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: 1 July

SIGNATURE:



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

ARCHITECTURAL REVIEW & APPROVAL
AUG 25 2019
John G. Williams Limited, Architect

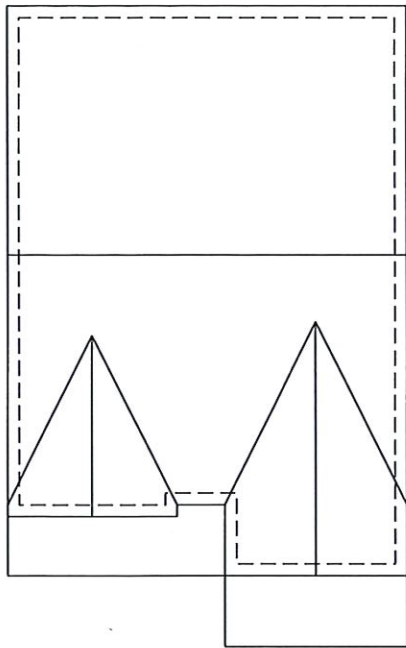
model 38-9
scale 3/16" = 1'0"
project # 13098
page A12



client		Gold Park Homes		location		Brampton			
project		McLaughlin and Mayfield		marking name					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	REVISED PER CLIENT COMMENTS	17-Nov-16	la	jm
2	ISSUED FOR PERMIT	15-JUN-15	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-SEP-15	cr	cr	7				
4					8				

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: 12/11/15
SIGNATURE: J. May

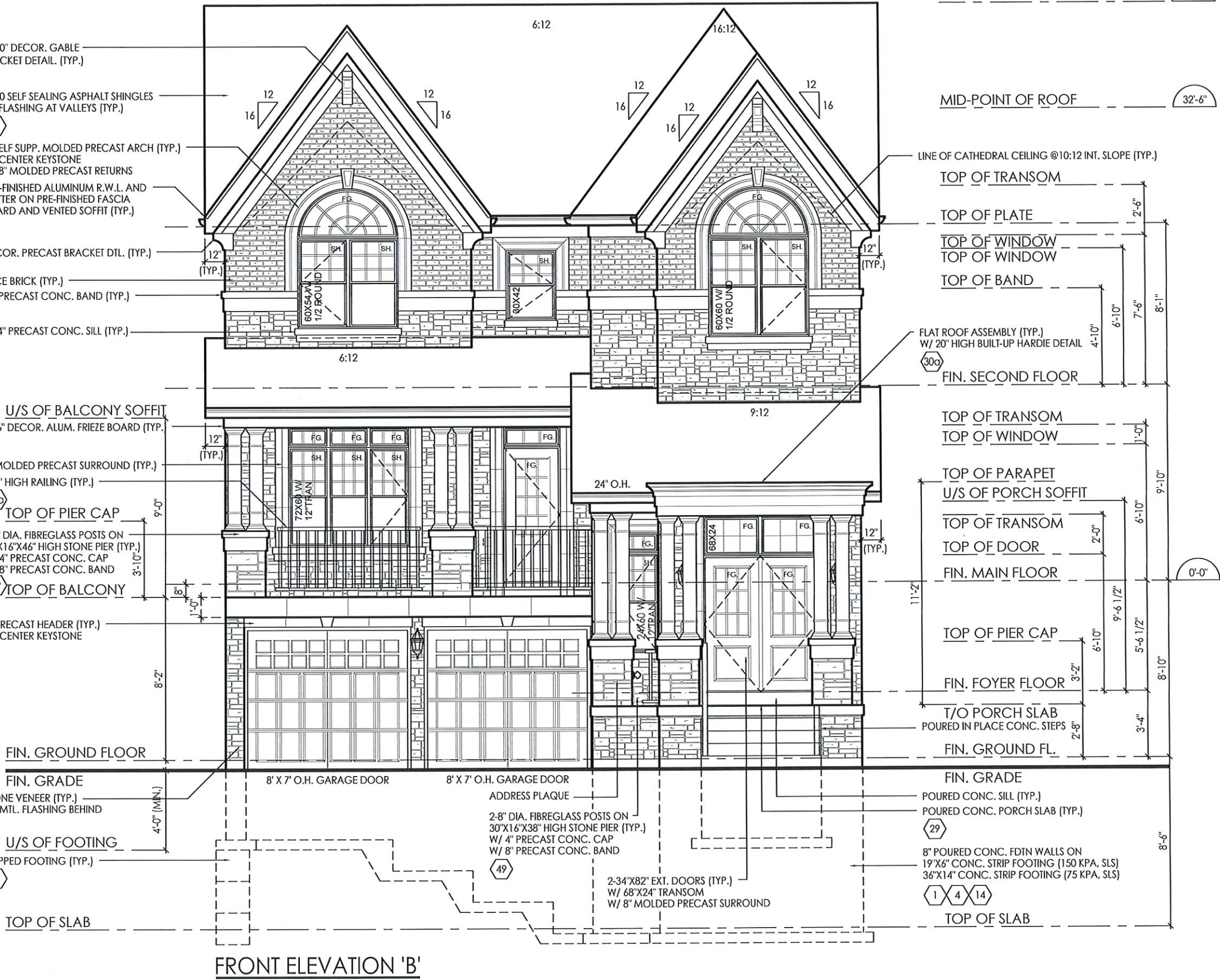


ROOF PLAN 'B'

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



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.

ARCHITECTURAL REVIEW & APPROVAL

JUL 25/2019

John G. Williams/United Architect

model 38-9

scale 3/16" = 1'0"

project # 13098

page

A13

PN design

Imagine • Inspire • Create



location Brampton

client Gold Park Homes

project

McLaughlin and Mayfield

marking name

#	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	
2	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	tpa	DJH	6	REVISED PER CLIENT COMMENTS	17-Nov-16	lo	jm
3	ISSUED FOR PERMIT	15-Jun-15	RPA	DJH	7				
4	CHANGED BRICK BELOW BAND ON SEC FLR TO STONE AS PER CLIENT COMM'S	8-Sep-15	cr	cr	8				

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF PN 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

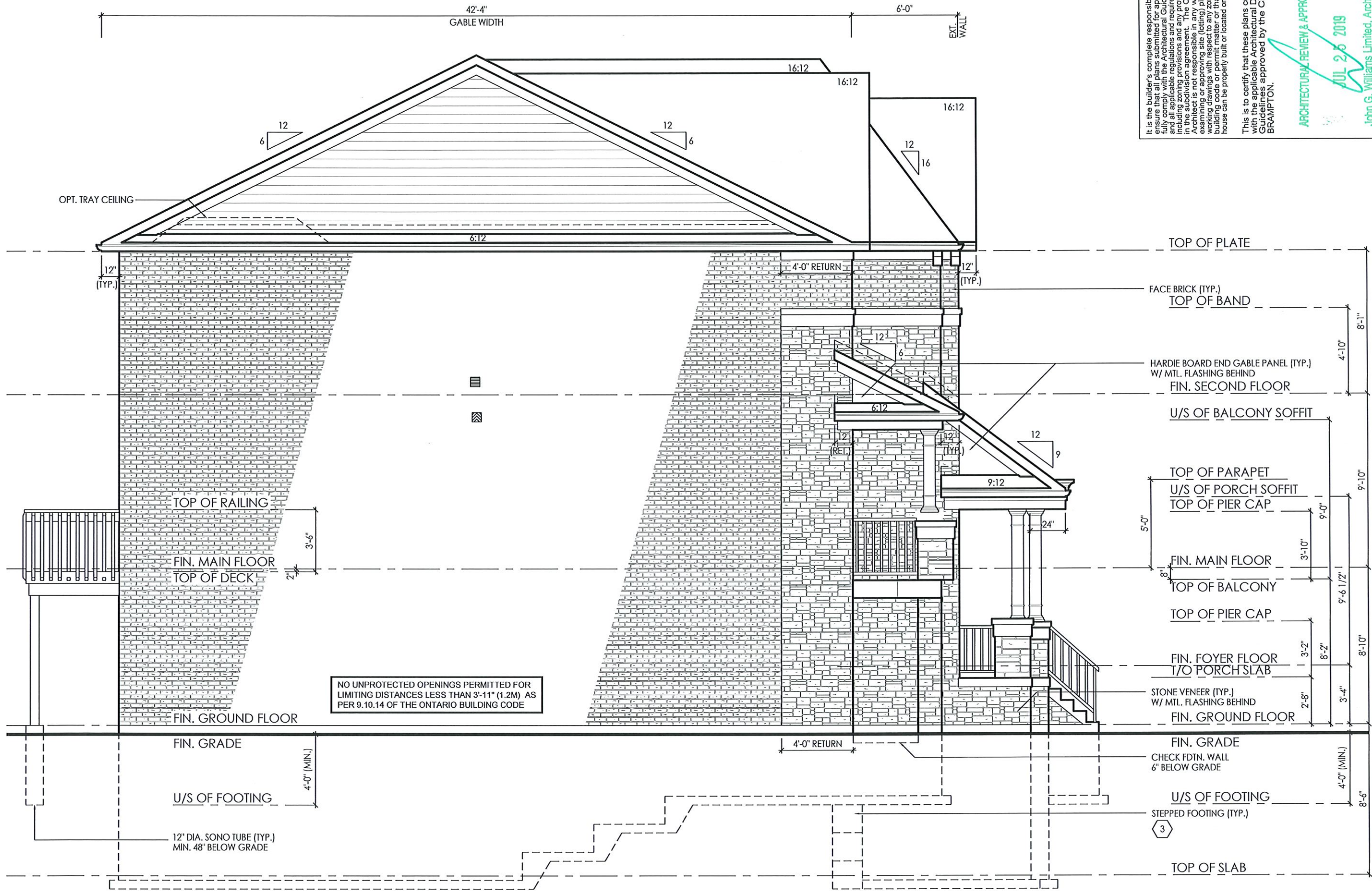
FIRM BCIN:

26995

DATE:

SIGNATURE:

J. Moreno



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 architect is not responsible for any zoning or planning or examining or approving site (letting) 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
JUL 26 2019
John G. Williams Limited, Architect

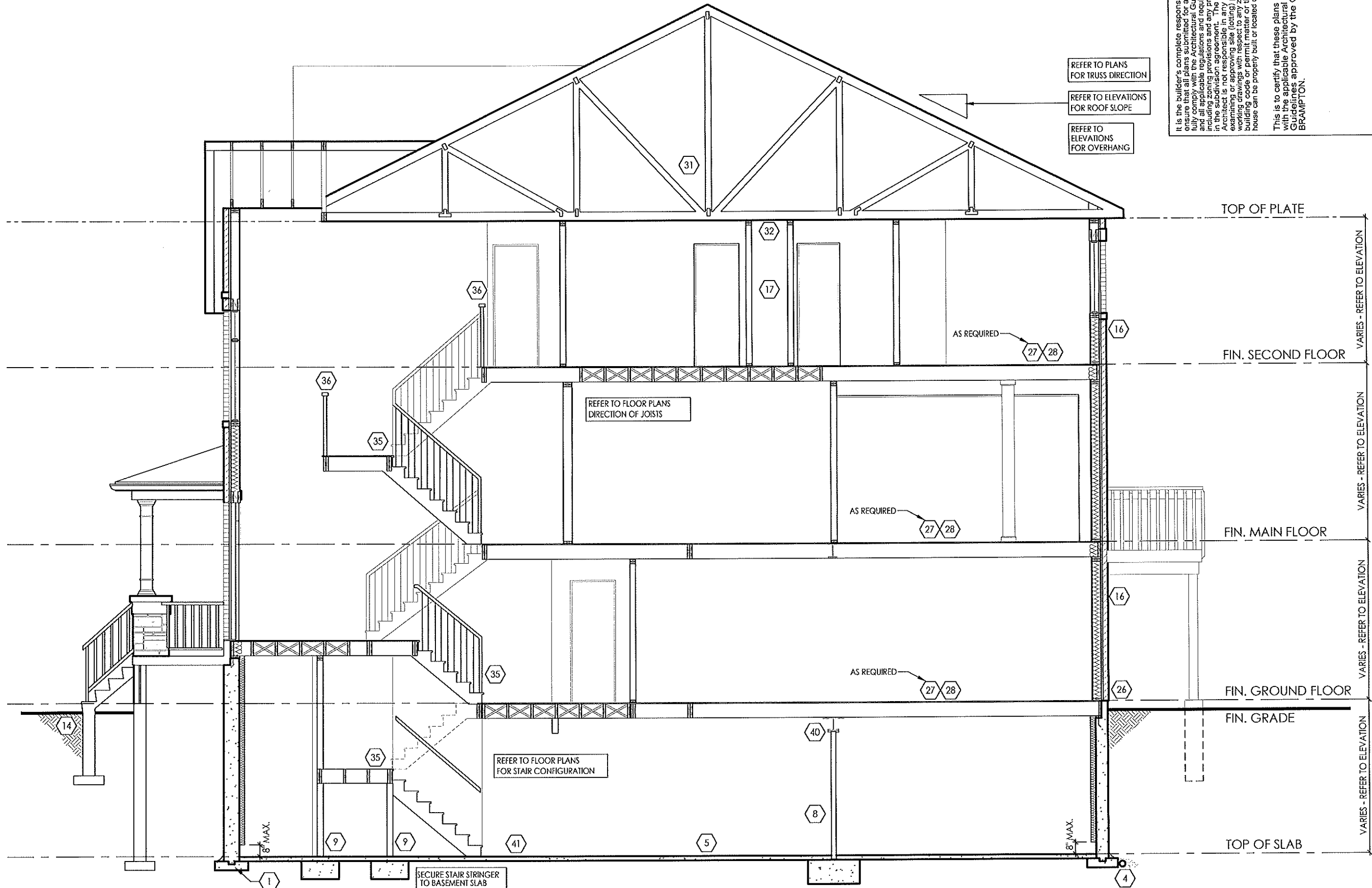
model 38-9
scale 3/16" = 1'0"
project # 13098
page



location		Brampton	
client		Gold Park Homes	
project		McLaughlin and Mayfield	
marketing name			
#	revisions	date	own
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk
2	ISSUED FOR PERMIT	15-JUN-15	RPA
3	ISSUED FOR CONSTRUCTION	17-SEP-15	cr
4			

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: 1-11-19
SIGNATURE: J. W.



TYPICAL CROSS SECTION - 3 STOREY (BRICK)

N.T.S.

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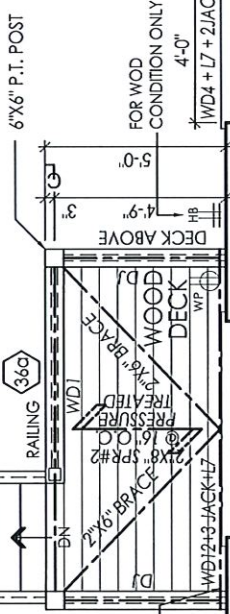


client		location		marking name	
Gold Park Homes		Brampton		McLaughlin and Mayfield	
project		revisions		date dwn chk	
#		#		#	
1		ISSUED FOR CLIENT REVIEW		04-JUL-14	
2		ISSUED FOR PERMIT		15-JUN-15	
3		ISSUED FOR CONSTRUCTION		17-Sep-15	
4					

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.M.

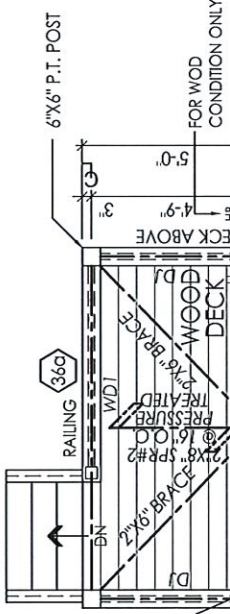
11
PROVINCE OF ONTARIO
JUL 24, 2019



2"x8" P.T. LEDGER ANCHORED THROUGH VENEER TO WD. LINTEL W/ 1/2" DIA. GALV. BOLTS @ 16" O.C.

FOR CONTINUATION REFER TO GROUND FLOOR ELEV 'A' & 'B'

31'-10"
 6'-5"
 18'-8"
 6'-9"
 11"-
 11'-8"
 4"
 2'-0"
 4"
 11"
 1'-5"
 10'-0"
 9'-6"
 3"
 9"
 RISERS VARY



2"X8" P.T. LEDGER ANCHORED THROUGH VENEER TO WD. UNTEL W/ 1/2" DIA. GALV. BOLTS @ 16" O.C.

FOR CONTINUATION REFER TO OPT GROUND FLOOR ELEV 'A' & 'B'

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ARCHITECTURAL REVIEW & APPROVAL

JUL 25 2019

John G. Williams Limited, Architect

client

Gold Park Homes

location

Brampton

project

Mclaughlin and Mayfield

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOODJOB CONDITIONS	12-May-16	JR	JP	5				
10	REVISED PER ENG COMMENTS	19-Jul-19	KC	JM	6				
3					7				
4					8				

7245

2695

QUALIFIED DESIGNER BCIN:

FIRM BCIN:

DATE:

Signature

SIGNATURE:

QUALIFIED DESIGNER BCIN:	47245
FIRM BCIN:	26995
DATE:	

FIRM BCIN: _____
DATE: _____
SIGNATURE: *[Signature]*

RN design
Imagine • Inspire • Create

model **38-9**
 scale **3/16" = 1'0"**
 project # **13098**

A17

[illegible][illegible]

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

John G. Williams Limited, Architect

model

scale	project #
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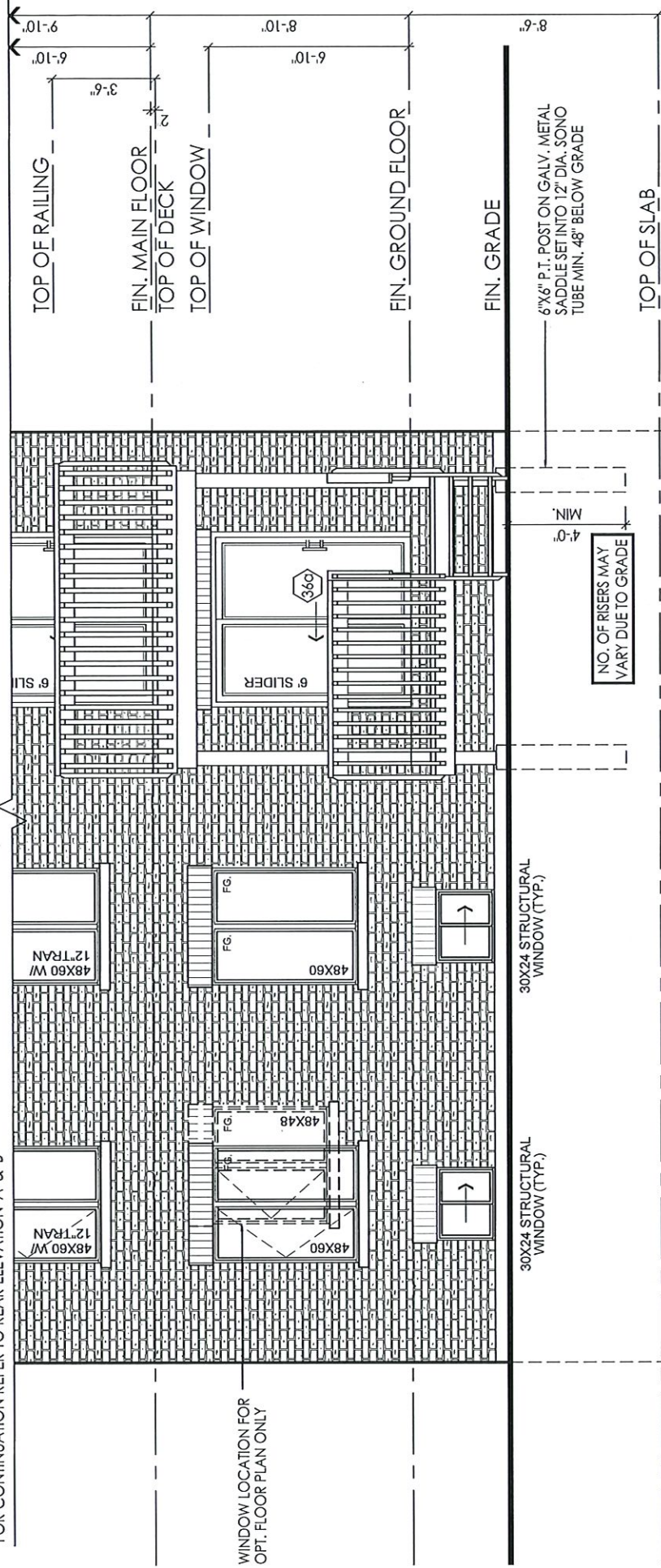
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SIGNATURE:



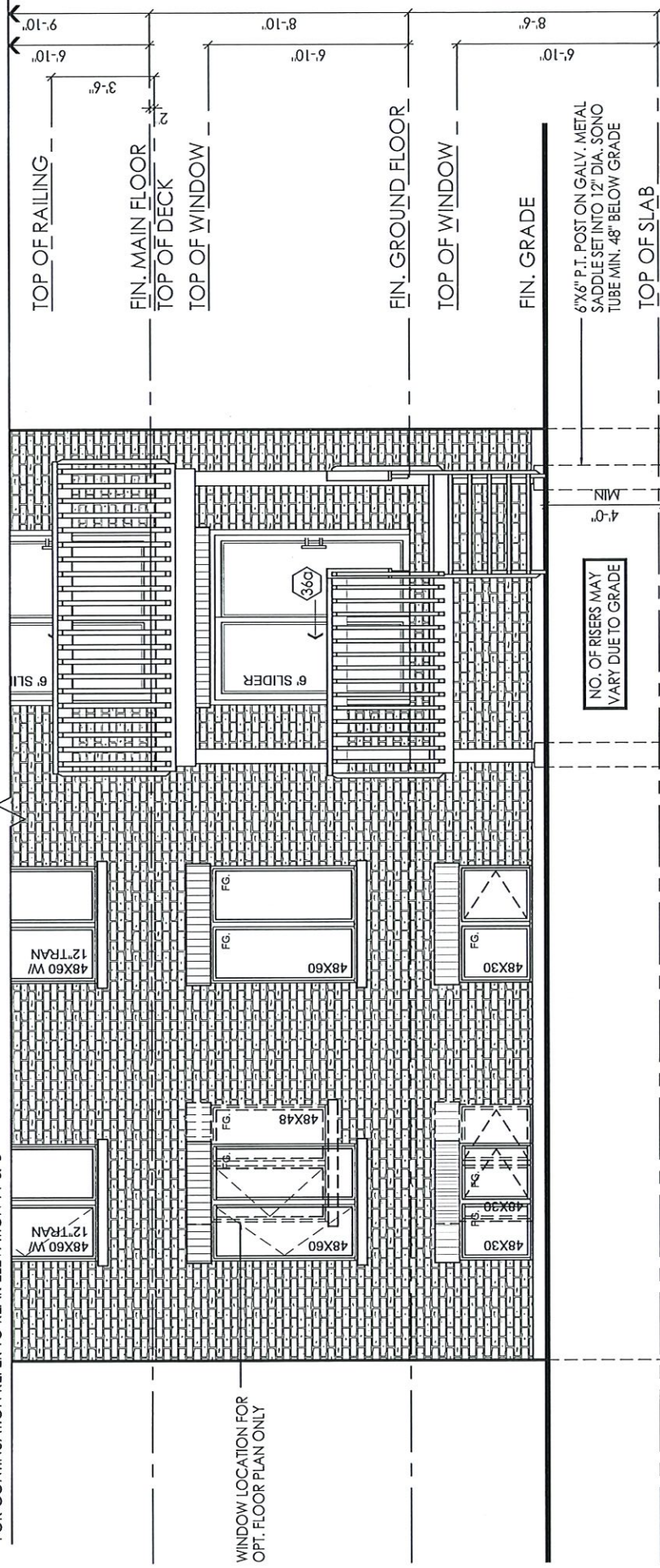
A18

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

ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect

client Gold Park Homes
project Mclaughlin and Mayfield
location Brampton
marketing name

1. 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:

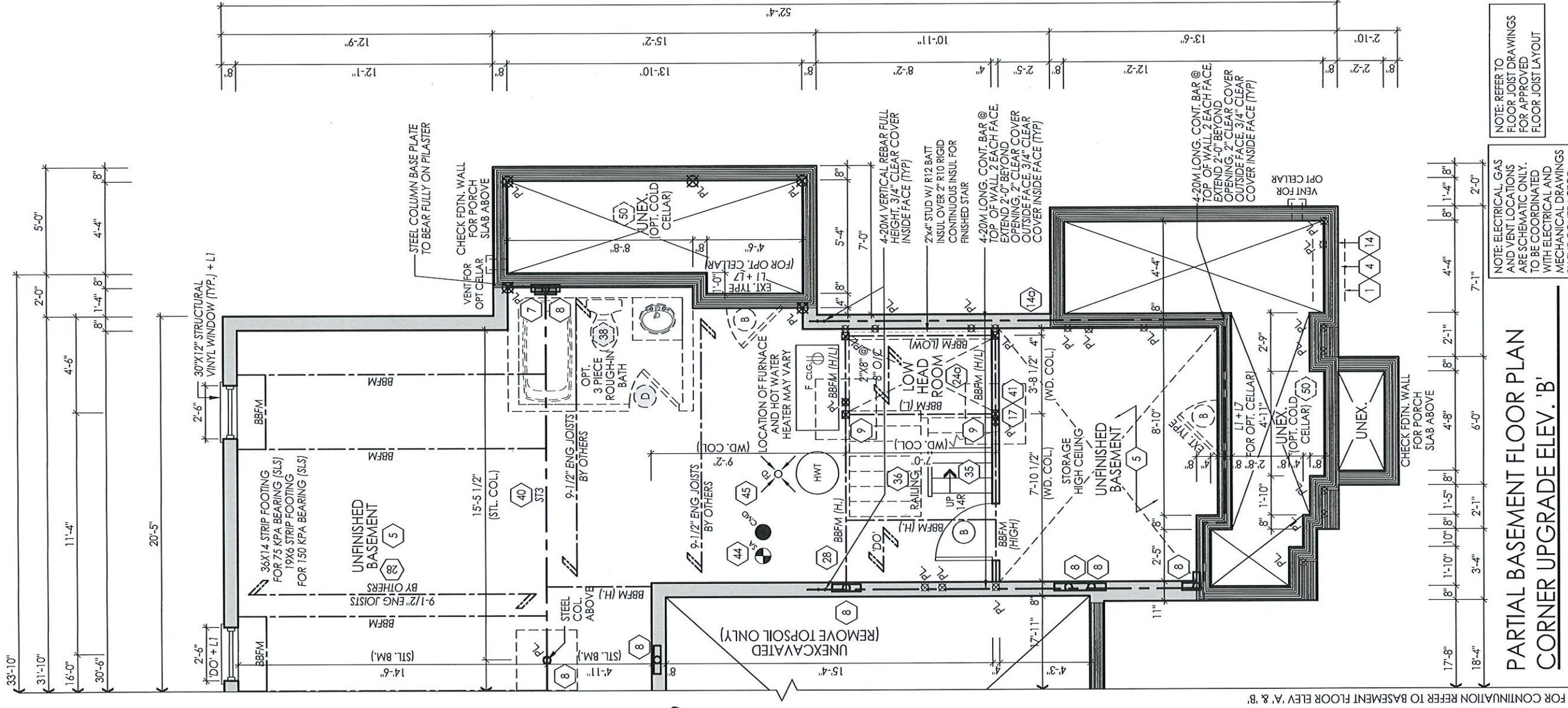
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOD/LOB CONDITIONS	12-May-16	JR	JP	5				
2					6				
3					7				
4					8				

model 38-9
scale 3/16" = 1'0"
project # 13098

FIN design
Imagine • Inspire • Create

ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect

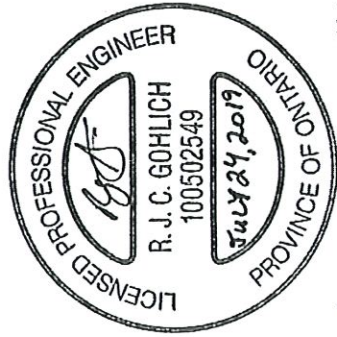
page A19



PARTIAL BASEMENT FLOOR PLAN
CORNER UPGRADE ELEV. 'B'

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

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



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

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 existing or proposed engineering or existing or proposed zoning or any other 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.

ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited
Architect

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.

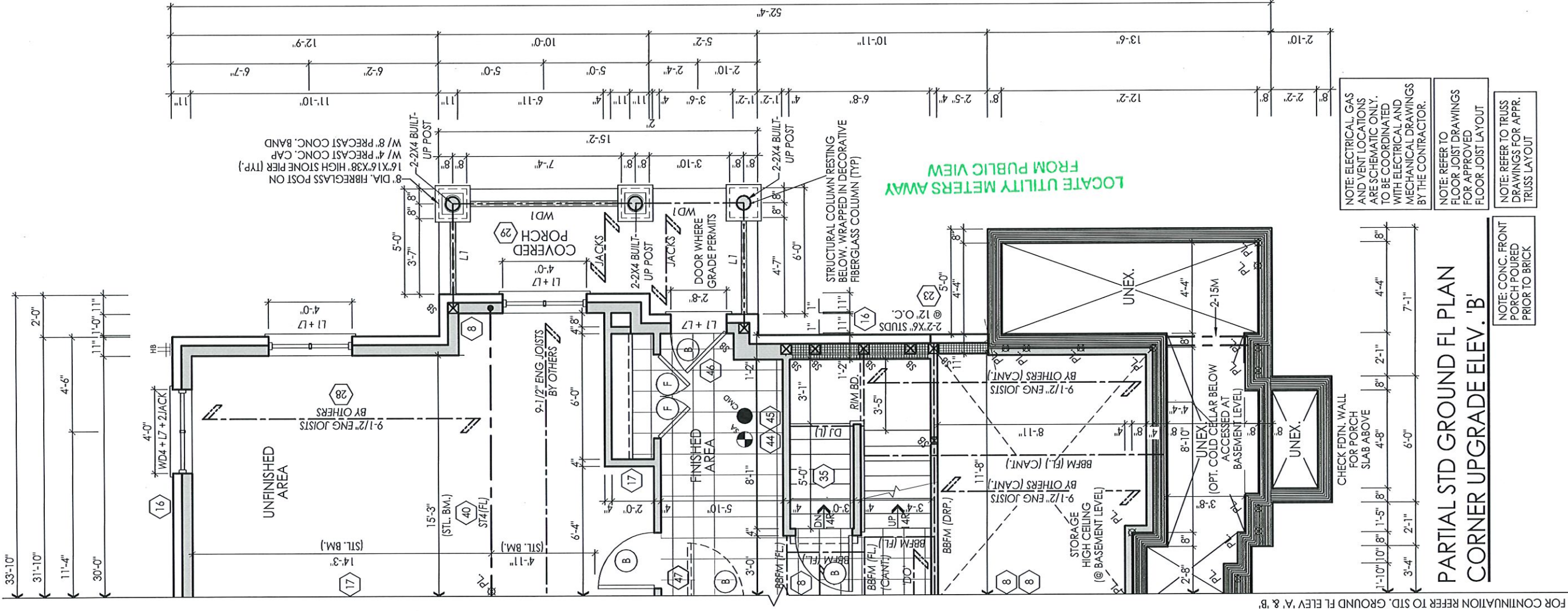
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

J. W.

client Gold Park Homes
project Mclaughlin and Mayfield
location Brampton

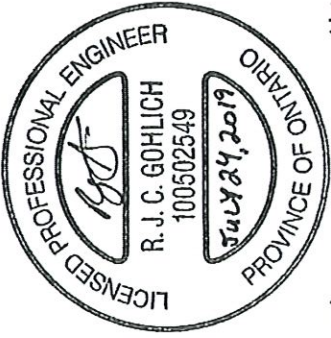
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	25-MAR-19	LO	ES					
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM	JM					
10	REVISED PER ENGINEER COMMENTS	19-JULY-19	KC	JM					



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 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.

ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect



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

File: C:\R\Standards\Temp\AcPublish\17128\13098-382-FINAL.dwg Plotted: Jul 19, 2019 By: jgahm

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RND 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. W.

client
Gold Park Homes

project
McLaughlin and Mayfield

location
Brampton

marking name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW - STD GROUND FLOOR	15-JUN-19	DH	DH					
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM	JM					
10	REVISED PER ENGINEER COMMENTS	19-JUL-19	KC	JM					

RND
DESIGN

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

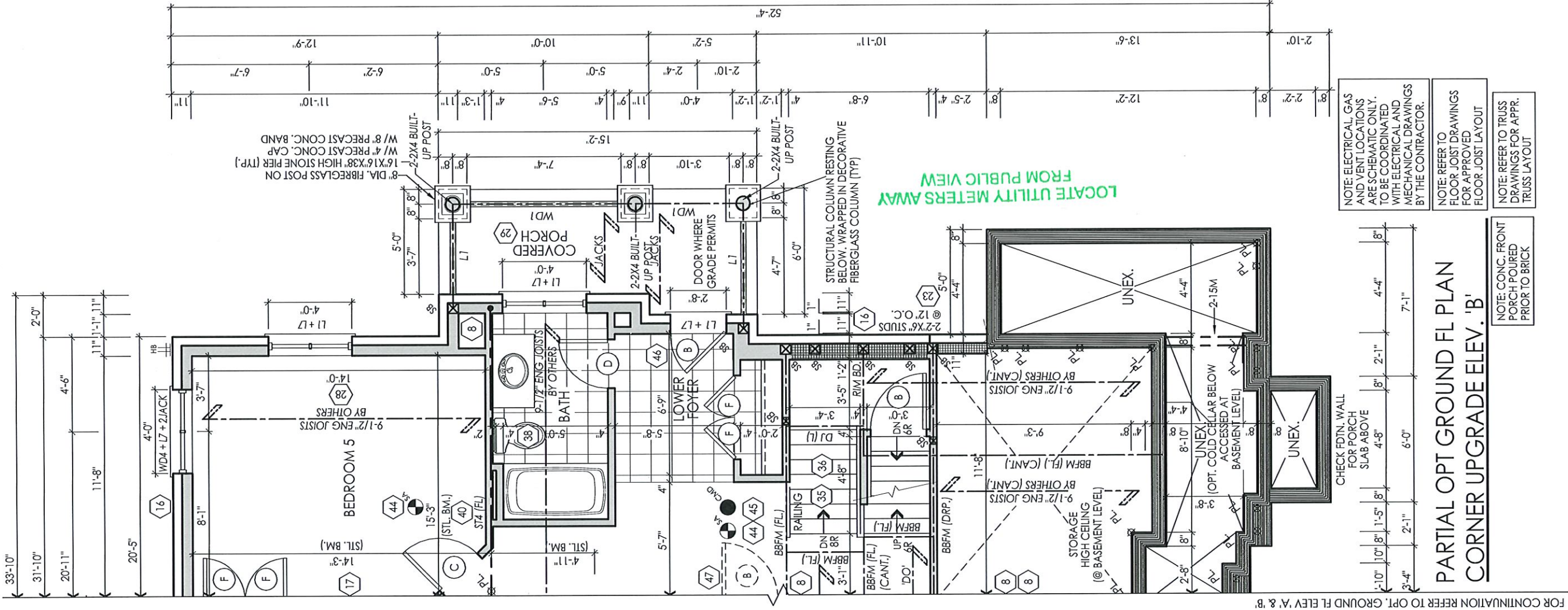
model
38-9

scale
3/16" = 1'0"

project #
13098

page

A21



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 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
JUL 25 2019
John G. Williams Limited, Architect



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

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

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

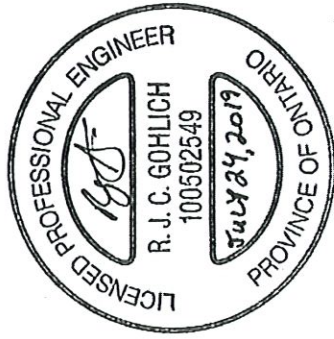
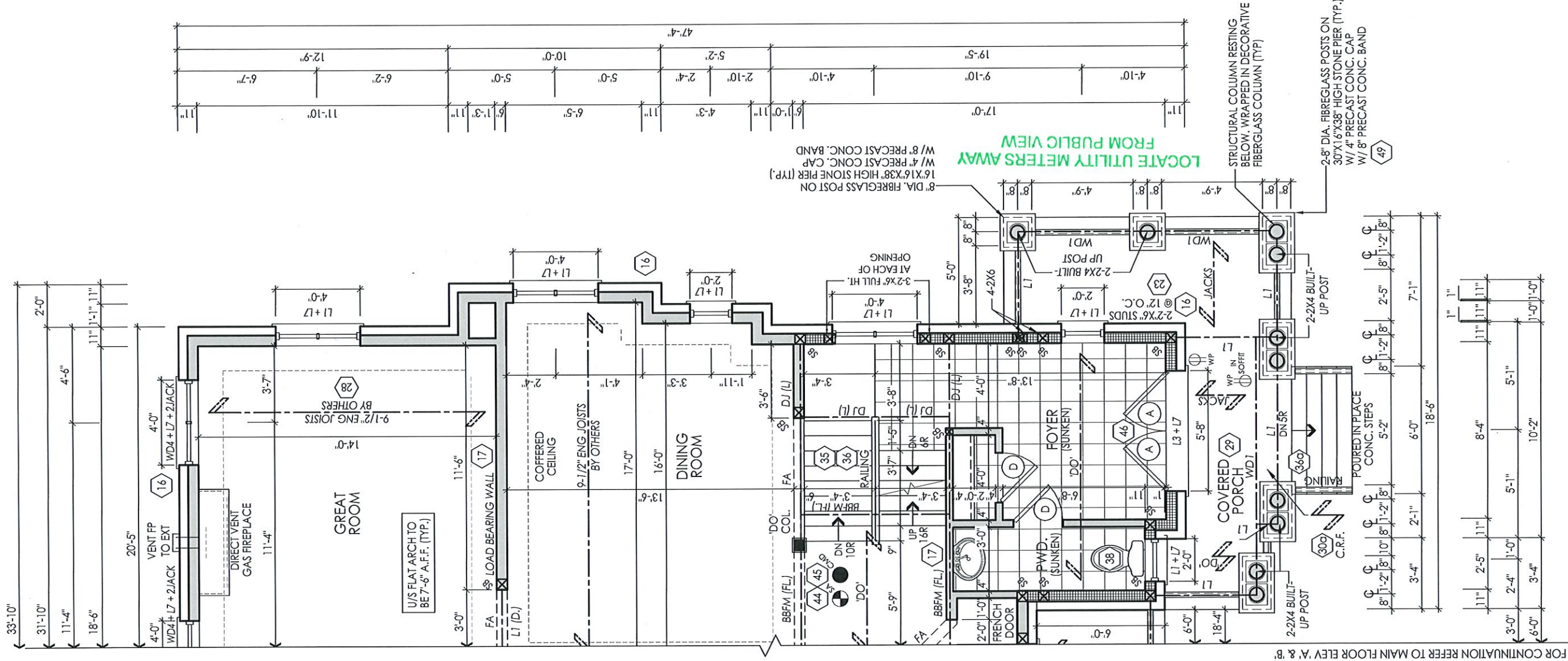
PARTIAL OPT GROUND FL PLAN
CORNER UPGRADE ELEV. 'B'

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RND 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: _____

client		Gold Park Homes		location		Brampton			
project		McLaughlin and Mayfield		marking name					
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	24-MAR-19	LO	ES					
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM	JM					
10	REVISED PER ENGINEER COMMENTS	19-JUL-19	KC	JM					



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

It is the builder's complete responsibility to ensure that the plans are fully compliant with the applicable regulations 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
JUL 25 2019
John G. Williams Limited Architect

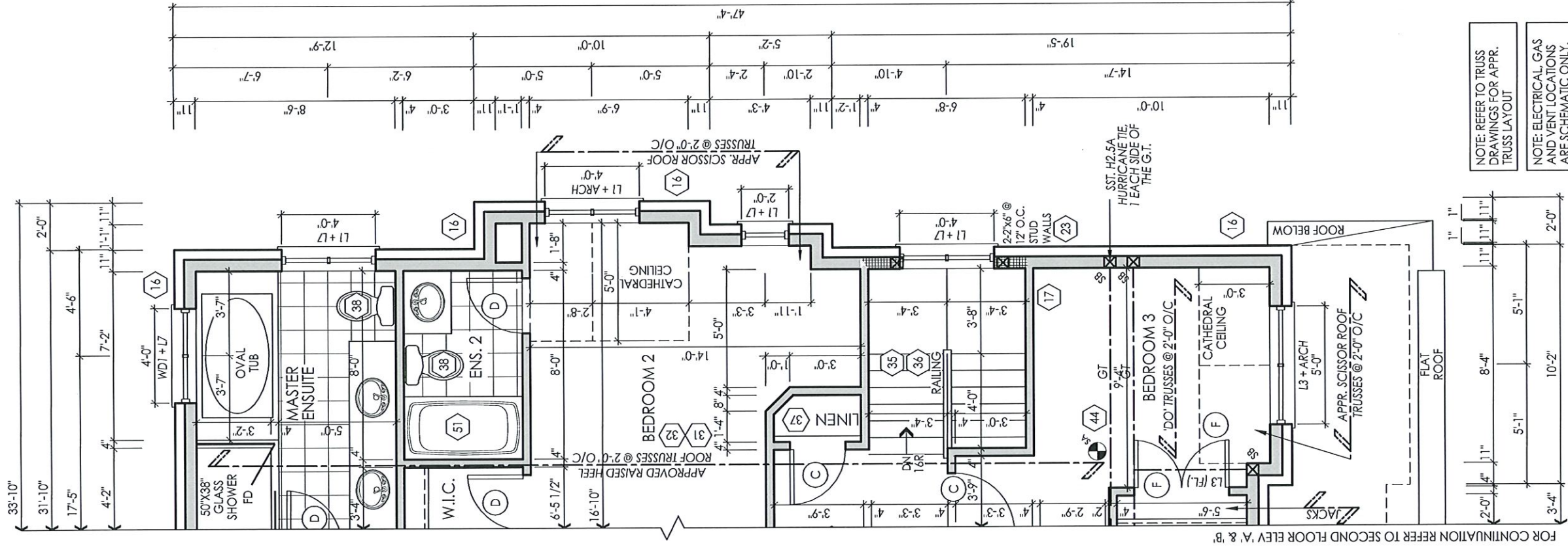
PARTIAL MAIN FLOOR PLAN
CORNER UPGRADE ELEV. 'B'

client		location	
Gold Park Homes		Brampton	
project		marking name	
McLaughlin and Mayfield			
#	revisions	date	dwg
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	20-MAR-19	LO ES
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM JM
10	REVISED PER ENGINEER COMMENTS	19-JUL-19	KC JM

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RND 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:



NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

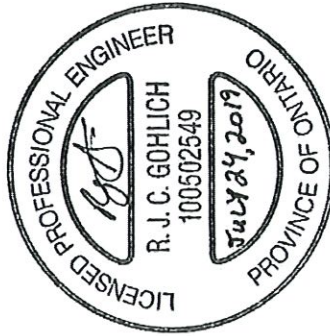
NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.

PARTIAL SECOND FLOOR PLAN
CORNER UPGRADE ELEV. 'B'

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ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect



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

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

J. W.

client Gold Park Homes
project Mclaughlin and Mayfield
location Brampton
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	25-MAR-19	LO	ES					
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM	JM					
10	REVISED PER ENGINEER COMMENTS	19-JUL-19	KC	JM					

model 38-9
scale 3/16" = 1'0"
project # 13098



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

A23

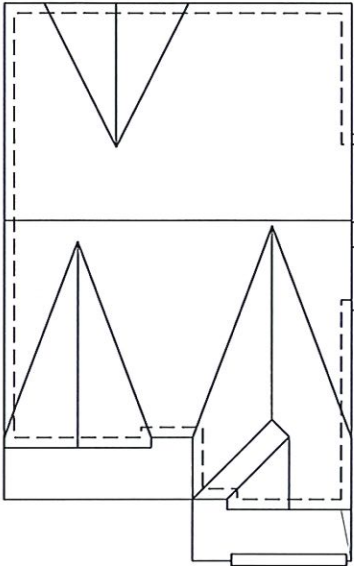
GROSS GLAZING AREA-ELEV 'B'-CORNER UPG

TOTAL PERIPHERAL WALL AREA	4254.57 SF	395.26 m²
FRONT GLAZING AREA	196.13 SF	18.22 m²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m²
RIGHT SIDE GLAZING AREA	194.28 SF	18.05 m²
REAR GLAZING AREA	209.00 SF	19.42 m²
TOTAL GLAZING AREA	599.42 SF	55.69 m²
TOTAL GLAZING PERCENTAGE	14.09 %	

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

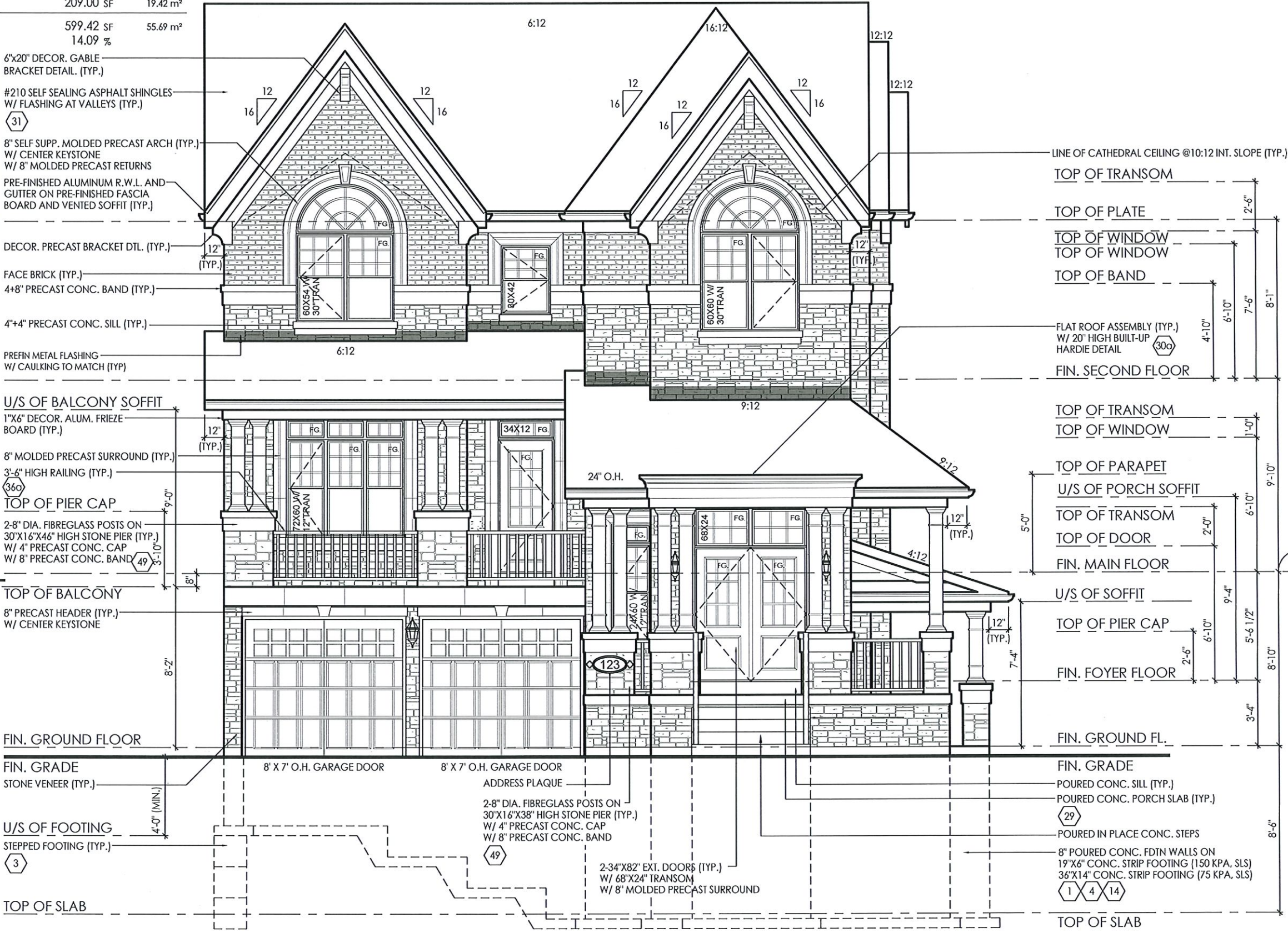


ROOF PLAN ELEV. 'B'

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ARCHITECTURAL REVIEW & APPROVAL
JUL 25 2019
John G. Williams Limited, Architect



FRONT ELEVATION 'B'
CORNER UPGRADE

client	location	marking name
Gold Park Homes	Brampton	
project		
Mclaughlin and Mayfield		
#	revisions	date
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	25-MAR-19
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19

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: 1-11-19
SIGNATURE: [Signature]



RIGHT SIDE ELEVATION 'B'
CORNER UPGRADE

model
38-9

scale
3/16" = 1'0"

project #
13098

page
A25

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

client
Gold Park Homes

location
Brampton

project
McLaughlin and Mayfield

#	revisions	date	own	chk	#	revisions	date	own	chk
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	29-MAR-19	LO	ES					
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM	JM					

L. 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.

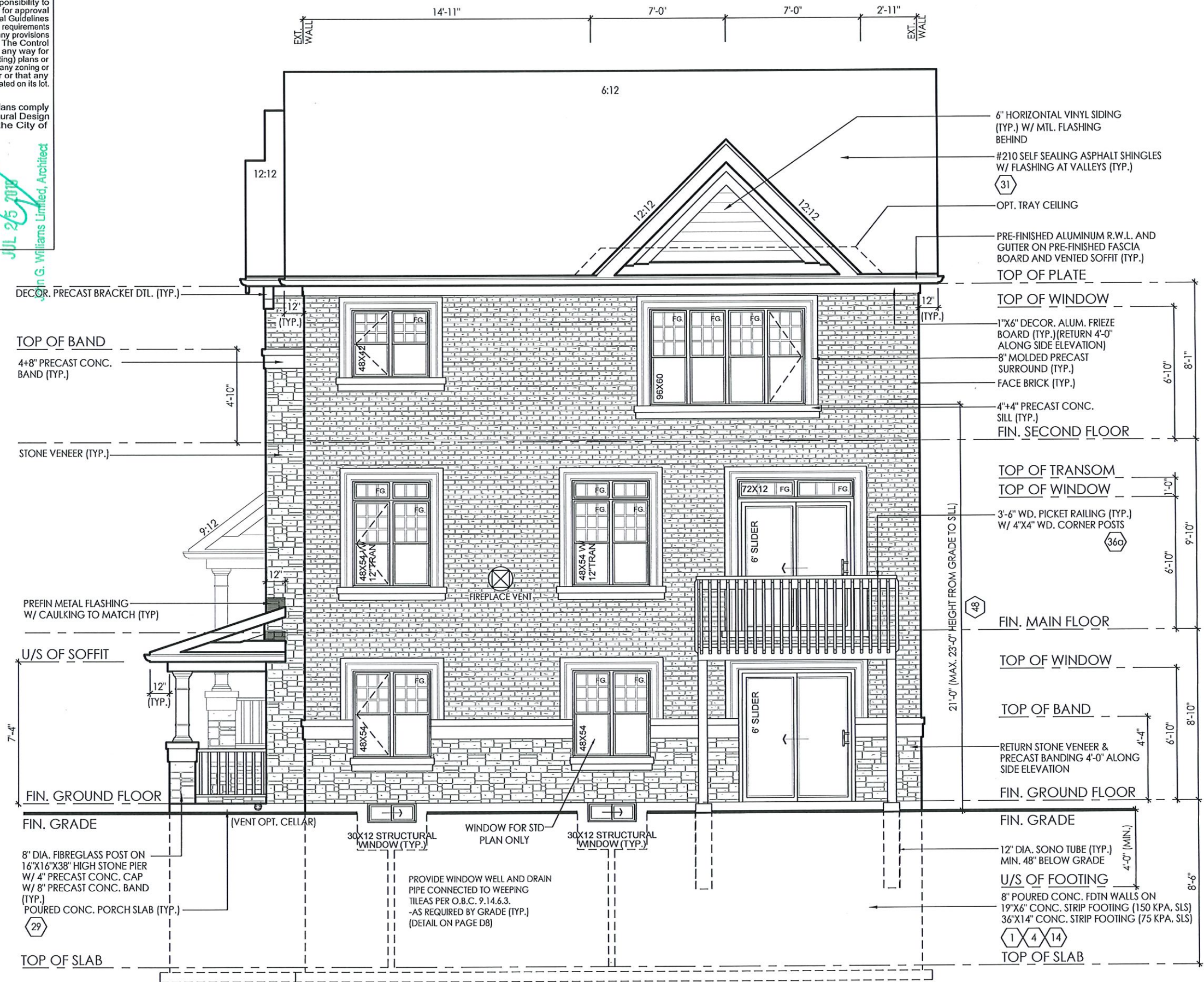
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

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.

ARCHITECTURAL REVIEW & APPROVAL
JUL 2/5 2019
John G. Williams Limited, Architect



REAR ELEVATION 'B'
CORNER UPGRADE

8" POURED CONC. FDN WALLS ON
19"X6" CONC. STRIP FOOTING (150 KPA, SLS)
36"X14" CONC. STRIP FOOTING (75 KPA, SLS)

model
38-9

scale
3/16" = 1'0"

page

A26

RN
DESIGN

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location
Brampton

marking name

client
Gold Park Homes

project
McLaughlin and Mayfield

revisions

#	revisions	date	awn	chk	#	revisions	date	awn	chk
1	ADDED CORNER UPGRADE ELEV 'B' ISSUE FOR REVIEW	28-MAR-19	LO	ES					
2	REVISED PER FLOOR/TRUSS COORD	25-JUN-19	JM	JM					

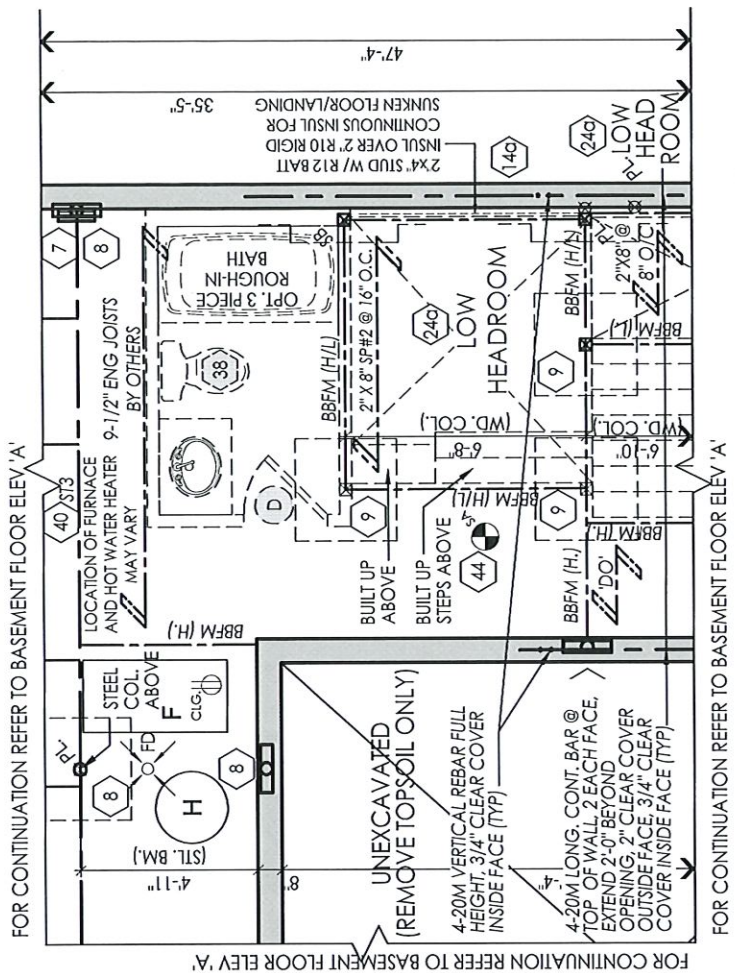
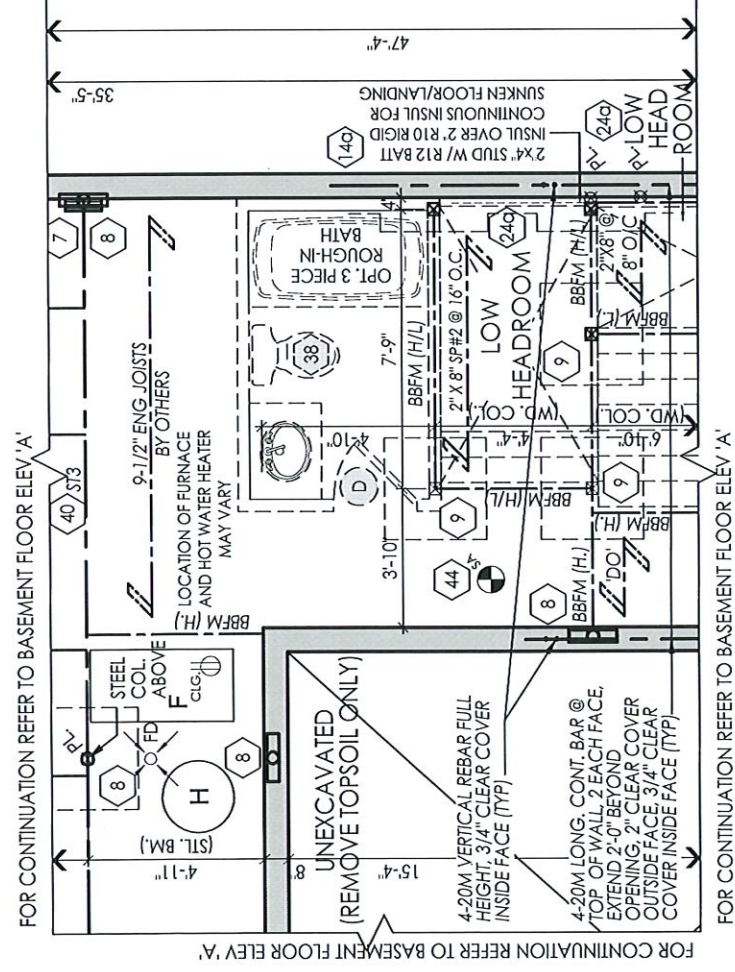
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QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

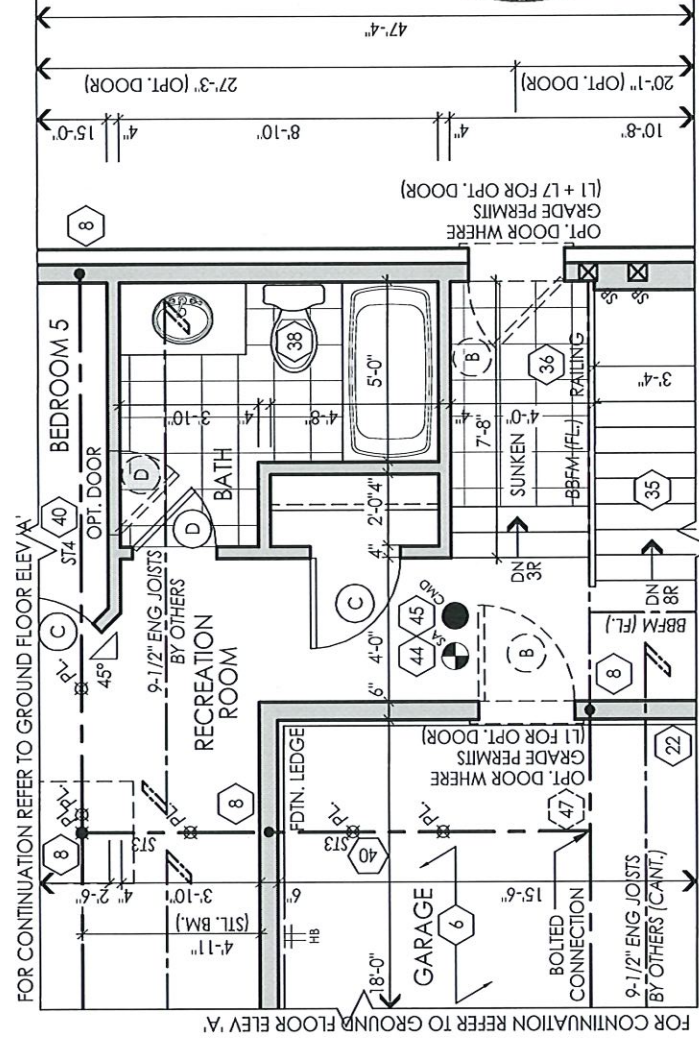
47245

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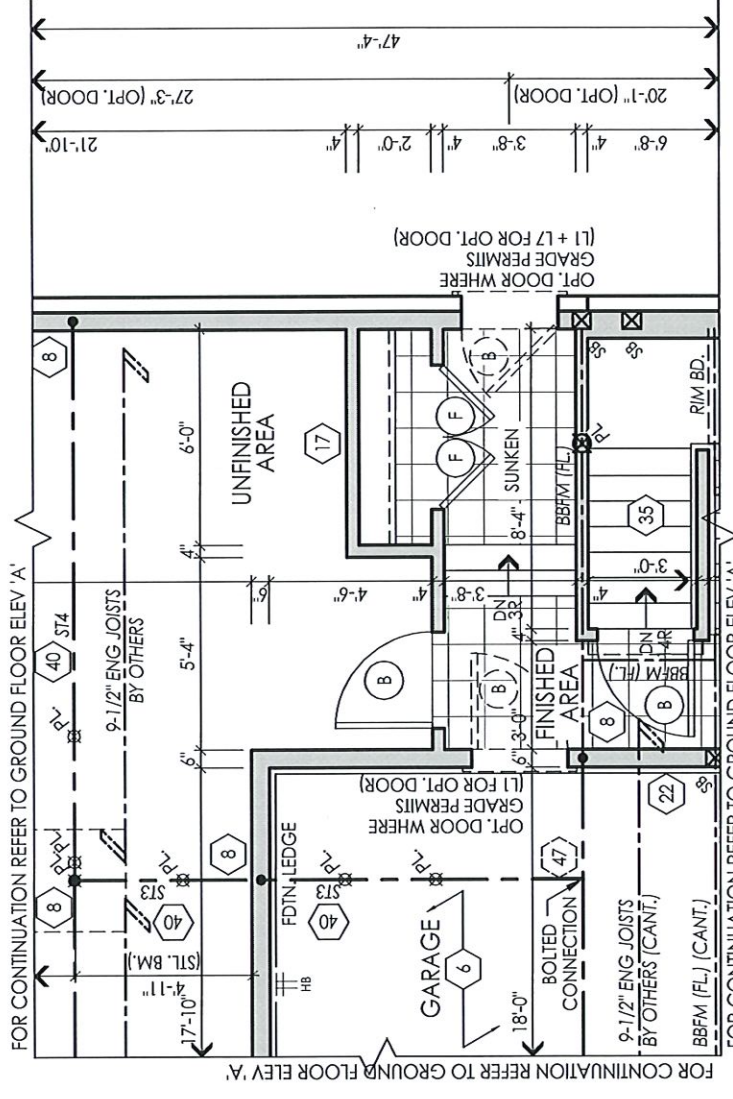
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PARTIAL OPT. BASEMENT FLOOR ELEV. 'A' & 'B'
W/SUNKEN CONDITION



PARTIAL OPT. GROUND FLOOR ELEV. 'A' & 'B'
W/SUNKEN CONDITION



PARTIAL GROUND FLOOR ELEV. 'A' & 'B'
W/SUNKEN CONDITION

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ARCHITECTURAL REVIEW
AND APPROVAL
CITY OF BRAMPTON

Signed.....
Dated.....

client

Gold Park Homes

location
Brampton

project

Mclaughlin and Mayfield

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR PERMIT	15-APR-19	JM	JM					

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
 DATEOUT

SIGNATURE:

model **38-9**

scale $3/16" = 1'0"$

project # **13098**

page **A27**

RN DESIGN

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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"-11/4"9" 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)
-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. 9.15.3.5
-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)

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6
- 1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
- 1 STOREY STUD - 12" X 4" (305mm 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 - 24" X 8" (600mm X 200mm)

3 STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL 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 FOUNDATION WALL.

-COVER TOP & SIDES OF TILE OR PIPE W/ 5/8" (150mm) MIN. THICKNESS MASONRY FACING. THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-R10 (RSI 1.7/6) 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)

5C 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. 0.006" (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
-R10 (RSI 1.7/6) 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 & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C.9.31.4.4.
-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)

6 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.

7 PILASTERS:

O.B.C. 9.15.5.3.
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7/8" (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).

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3/16" (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:
FTG SIZE:
-34" X 34" X 16"
- (860mmX 860mmX 400mm)
- 44" X 44" X 21"
- (1120mmX 1120mmX 530mm)
3 STOREY
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
- (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

ONTARIO REGULATION 332/12 OBC. AMENDMENT O. REG. 139/17 JAN 1, 2018

client

Gold Park Homes

project

Mclaughlin and Mayfield

revisions date dwn chk

1 ISSUED FOR CLIENT REVIEW 04-JUL-14 kl cr 5

2 ISSUED FOR PERMIT 15-JUN-15 BPA DJH 6

3 ISSUED FOR CONSTRUCTION 17-Sep-15 cr 7

4 REVISED PER OBC SB-12 2017 UPDATE 29-MAR-17 os 8

location

Brampton

marketing name

model

38-9

scale

3/16" = 1'0"

SIGNATURE: J. W. 47245 26975

DATE: 47245 26975



page

D1

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 NALLED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) 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"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)

10 BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES)

-2"x8"x2" LEDGER BOARD FASTENED W/ 2/1 1/2" ANCHOR BOLTS @ 4" O.C.
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 BETWEEN ADJACENT BEAMS

11 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 LATEROALLY 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 LATEROALLY SUPPORTED HEIGHT,
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-8" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-MIN. 10,9psi (75kPa) BEARING CAPACITY
-PROVIDE SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.

-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.-PART 4
-MIN. WALL EXTEND A MIN. 5/8" (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 EXTERIOR ZONE 1, OBC SB-12 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 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 3.1.1.7.(6))
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALLS 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 APPROX 4" TO 6" APART.
-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. 7/8" (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. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-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 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):
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.

14C FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.
FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 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. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-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 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.

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 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. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-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 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):
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):
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:
-NON-COMBUSTIBLE 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. 7/8" (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:
-NON-COMBUSTIBLE 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. 7/8" (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:
-NON-COMBUSTIBLE 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. 7/8" (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 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-COMBUSTIBLE 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. 7/8" (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. 9.23.1.6.
-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):
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 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

36b

EXTERIOR GUARDS @ JULIET 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'-1 1/2" (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"x10" MIN. ANCHOR BOLTS EQUALLY SPA CED 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 TO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING 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 1 1/4 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RS10.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47 -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
- R4 (RS10.70)
- 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.
- MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- 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.
- MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 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.
- 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
- 1-1/4" FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RS10.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RS12.11)
- 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) (c)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)
- ELECTRICAL VEHICLE CHARGING REQUIREMENTS:
- REFER TO OBC 9.34.4.1. FOR REQUIREMENTS (EFFECTIVE JANUARY 2018)
- WINDOW GUARDS:
- @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
- WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS @ FLOORS - OBC 9.8.8.1.(6)
- WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.
- OR -
- WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(d)

49

- 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 3/8" (600mm) BEYOND SUPPORTS FOR 2' X 10" (38mm X 235mm) OR LARGER.
- WATERPROOF WALLS IN BATHROOMS:
- REQUIRED AS PER OBC 9.29.2.1.
- WINDOWS:
- 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%
- DRAIN WATER HEAT RECOVERY:
- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12.3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)
- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A SHOWER IN EACH STORY BELOW THE SHOWERS.

36b

EXTERIOR GUARDS @ JULIET 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'-1 1/2" (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"x10" MIN. ANCHOR BOLTS EQUALLY SPA CED 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 TO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING 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 1 1/4 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RS10.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47 -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
- R4 (RS10.70)
- 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.
- MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- 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.
- MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 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.
- 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
- 1-1/4" FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RS10.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RS12.11)
- 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) (c)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)
- ELECTRICAL VEHICLE CHARGING REQUIREMENTS:
- REFER TO OBC 9.34.4.1. FOR REQUIREMENTS (EFFECTIVE JANUARY 2018)
- WINDOW GUARDS:
- @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
- WINDOW SILL AT 3'-0" (900mm) OR GREATER DOES NOT REQUIRE GUARDS @ FLOORS - OBC 9.8.8.1.(6)
- WINDOWS LESS THAN 1'-7" (480mm) ABOVE FLOORS WHERE ADJACENT GRADE IS GREATER THAN 5'-11" (1800mm) REQUIRE A GUARD PER OBC 9.8.8.2.
- OR -
- WINDOW TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS PER OBC 9.8.8.1.(8)(d)

49

- 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 3/8" (600mm) BEYOND SUPPORTS FOR 2' X 10" (38mm X 235mm) OR LARGER.
- WATERPROOF WALLS IN BATHROOMS:
- REQUIRED AS PER OBC 9.29.2.1.
- WINDOWS:
- 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%
- DRAIN WATER HEAT RECOVERY:
- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12.3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)
- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A SHOWER IN EACH STORY BELOW THE SHOWERS.

36b

EXTERIOR GUARDS @ JULIET 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'-1 1/2" (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"x10" MIN. ANCHOR BOLTS EQUALLY SPA CED 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 TO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING 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 1 1/4 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RS10.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47 -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
- R4 (RS10.70)
- 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.
- MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- 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.
- MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP. REFER TO ELEVATION DRAWINGS FOR PIER SIZE AND CAP HEIGHT.
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 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.
- 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
- 1-1/4" FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RS10.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RS12.11)
- 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) (c)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)
- ELECTRICAL VEHICLE CHARGING REQUIREMENTS:
- REFER TO OBC 9.34.4.1. FOR REQUIREMENTS (EFFECTIVE JANUARY 2018)
- WINDOW GUARDS:
- @ STAIRS, LANDINGS & RAMPS - OBC 9.8.8.1.(8)
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