

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.

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED DRAWINGS 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

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	djh
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	fe	DJ	6	REVISED AS PER CLIENT COMMENTS	28-Nov-16	jm	jm
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS
4	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	8				

**RN design**  
Imagine • Inspire • Create



model

38-6

scale

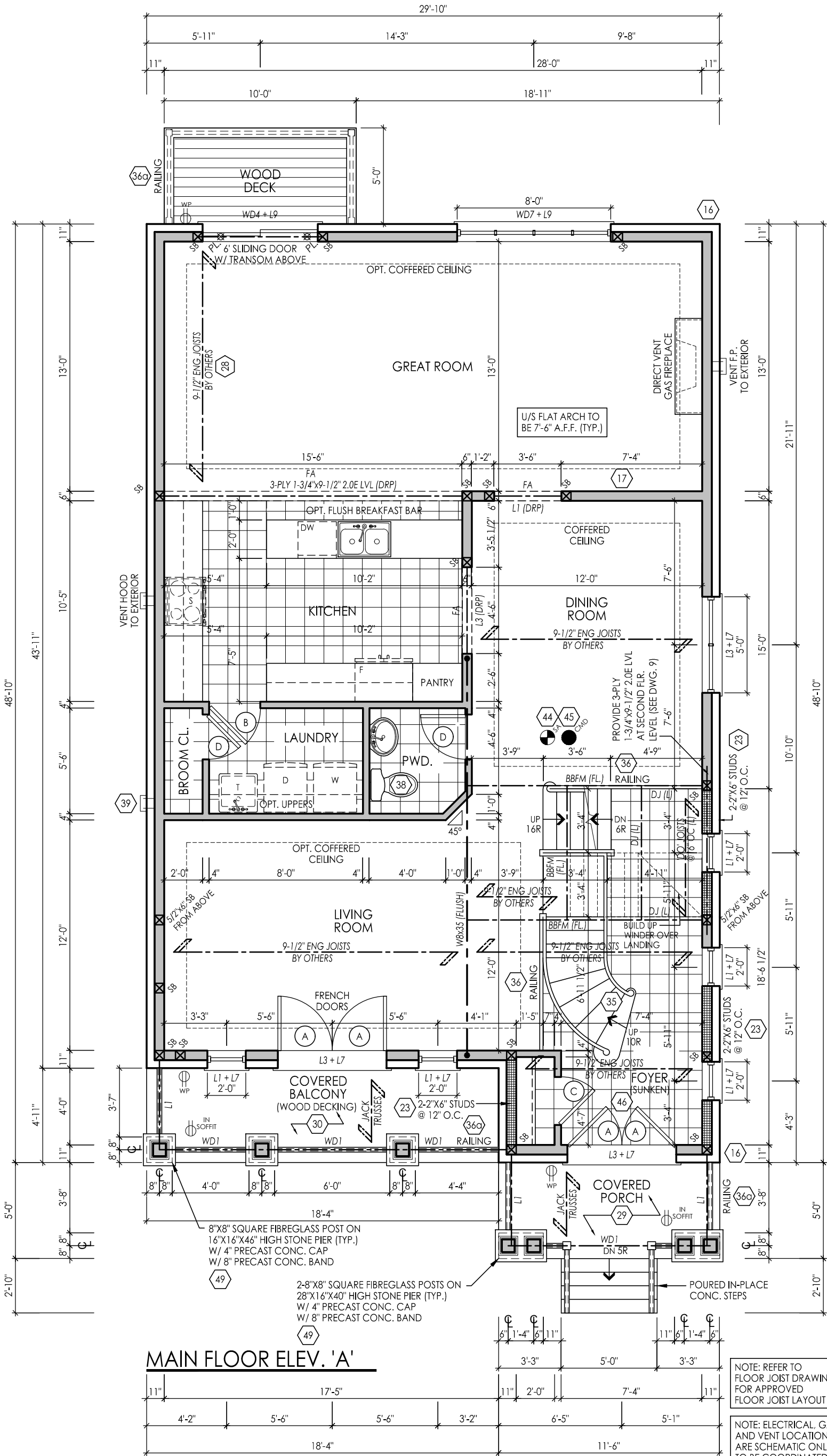
3/16" = 1'0"

project #

13098

page

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

SIGNATURE:

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

location  
**Brampton**  
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	REVISED BREAKFAST BAR NOTATION TO STATE FLUSH	3-Sep-15	cr	cr
2	FLOOR JOIST & TRUSS COORDINATION	25-AUG-14	fe	DJ	6	REVISED COFFERED CLG'S - LIVING ROOM OPTIONAL	9/17/2015	cr	cr
3	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	7	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh
4	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	8	TILE HATCH ADDED TO BREAKFAST AREA	14-Jan-16	jp	jp

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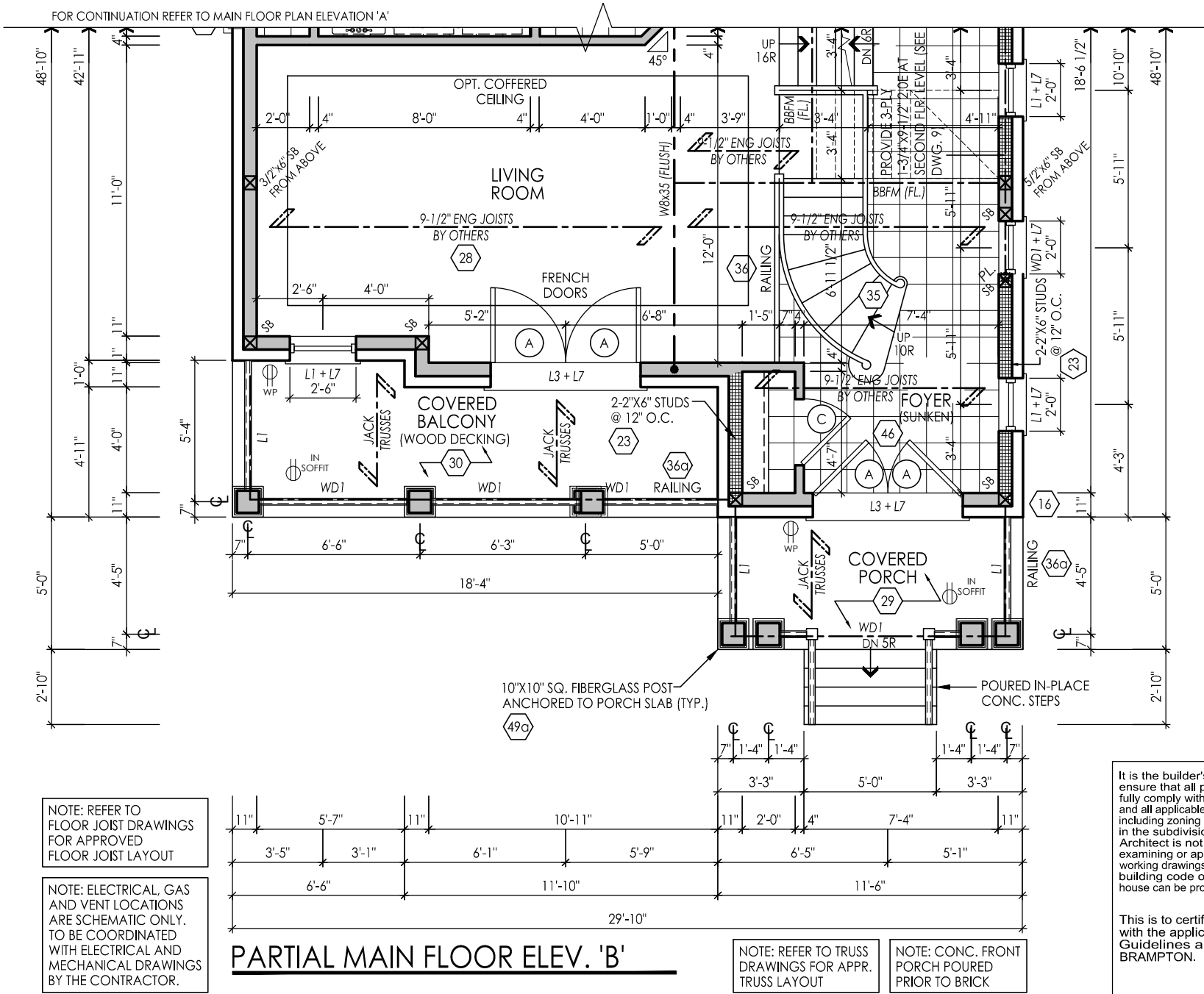
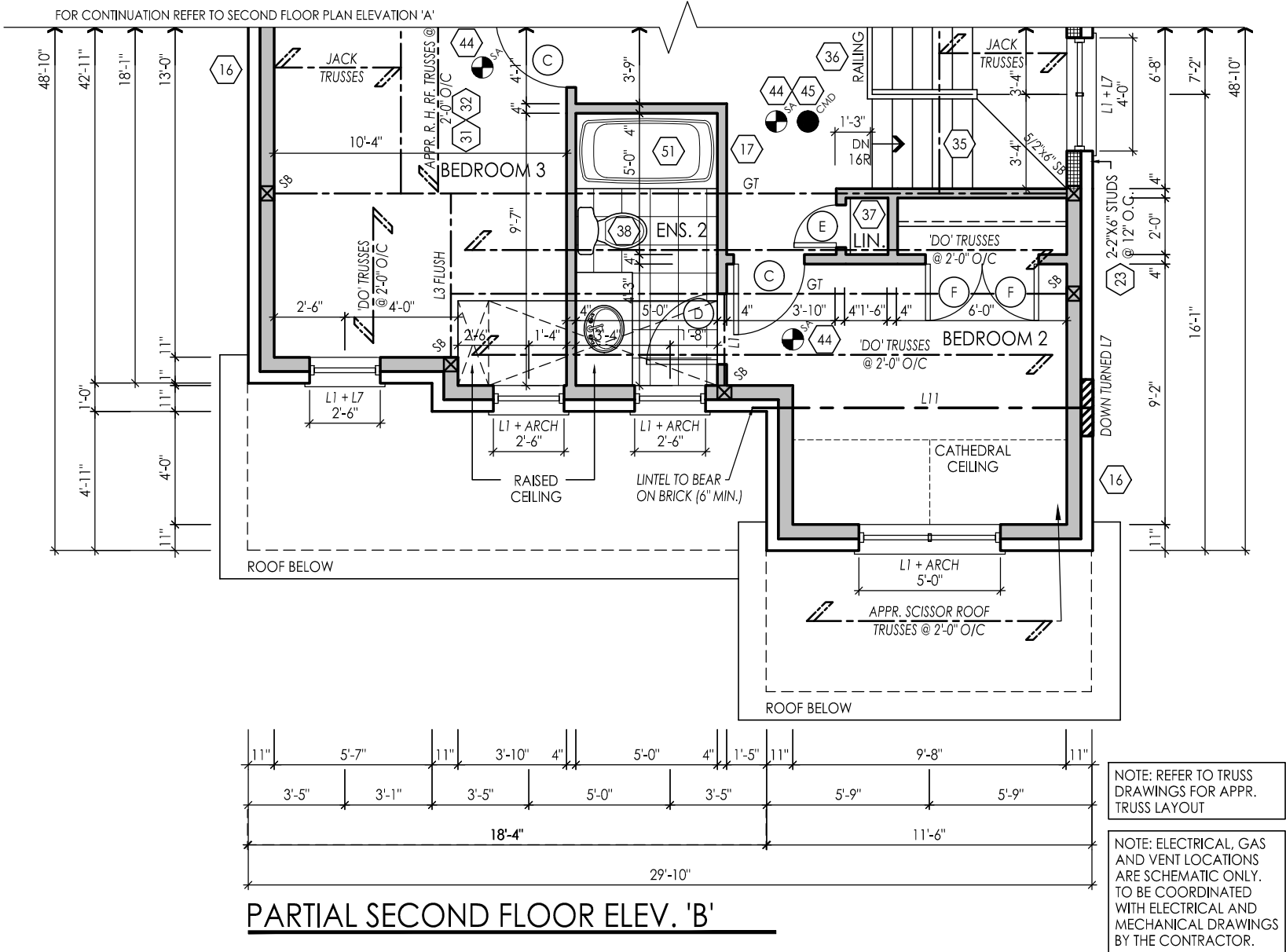


model  
**38-6**  
scale  
3/16" = 1'0"  
project #  
13098

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A5





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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: 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 PERMIT	16/06/2015	RPA	DJH
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3	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	RPA	djh	7	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh
4	REVISED AS PER ENGINEERING COMM.	27-May-15	RPA	DJH	8	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS

**RN design**  
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model  
**38-6**

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

project #  
**13098**

page

**A7**



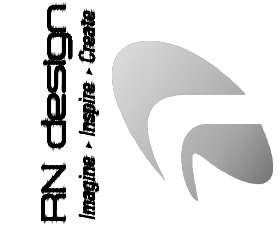




RIGHT SIDE ELEVATION 'A'

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 including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible for any errors or omissions in the drawings, including but not limited to 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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location  
Brampton

marking name

client  
Gold Park Homes

project

Mclaughlin and Mayfield

# revisions date dwn chk # revisions date dwn chk

1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5				
2	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	7				
4					8				

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QUALIFIED DESIGNER BCIN: 47285-888  
FIRM BCIN: 26286995  
DATE: JUNE 21/16

SIGNATURE:

*J. W.*

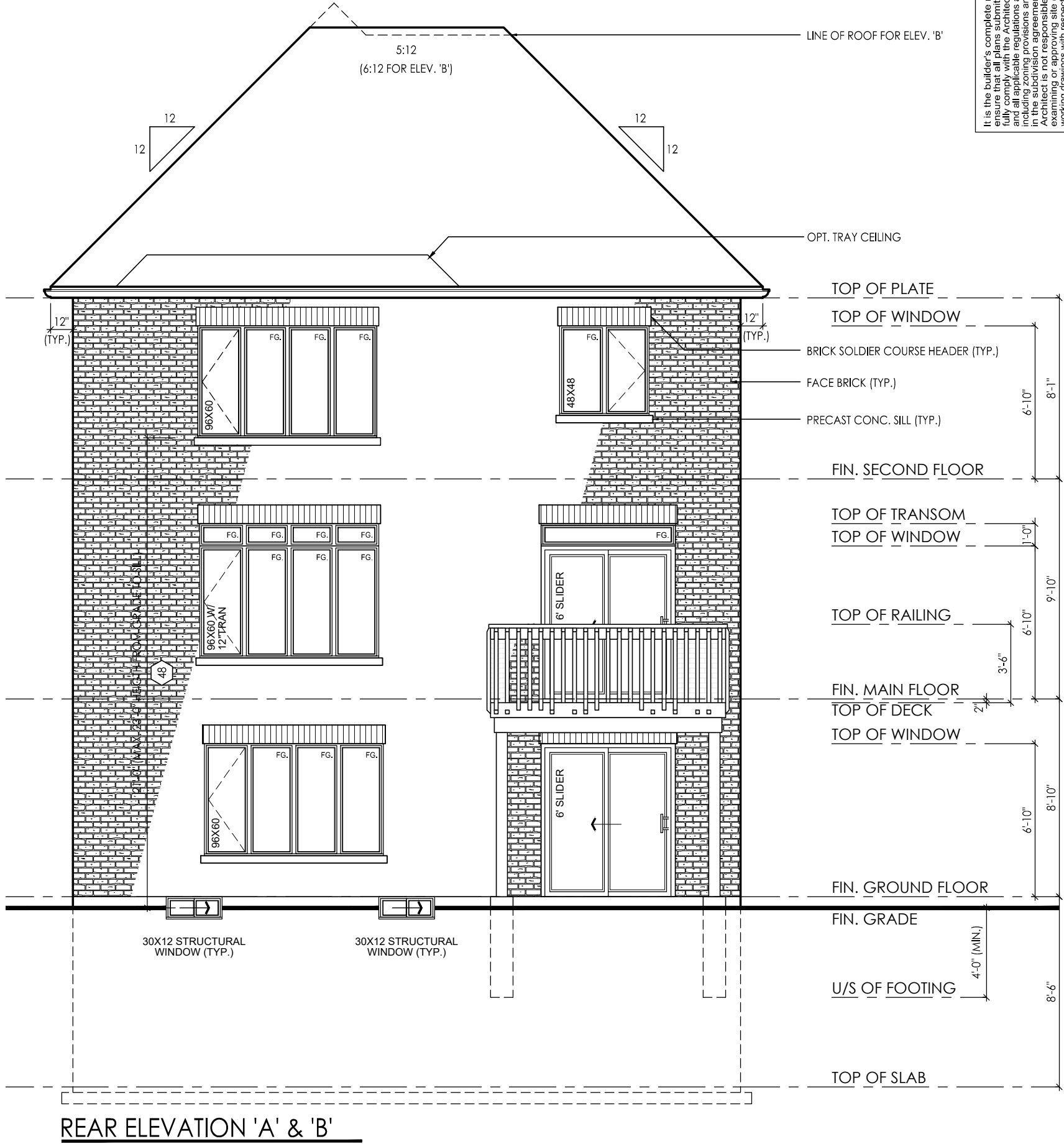
model  
38-6

scale  
3/16" = 1'0"

project #  
13098

page

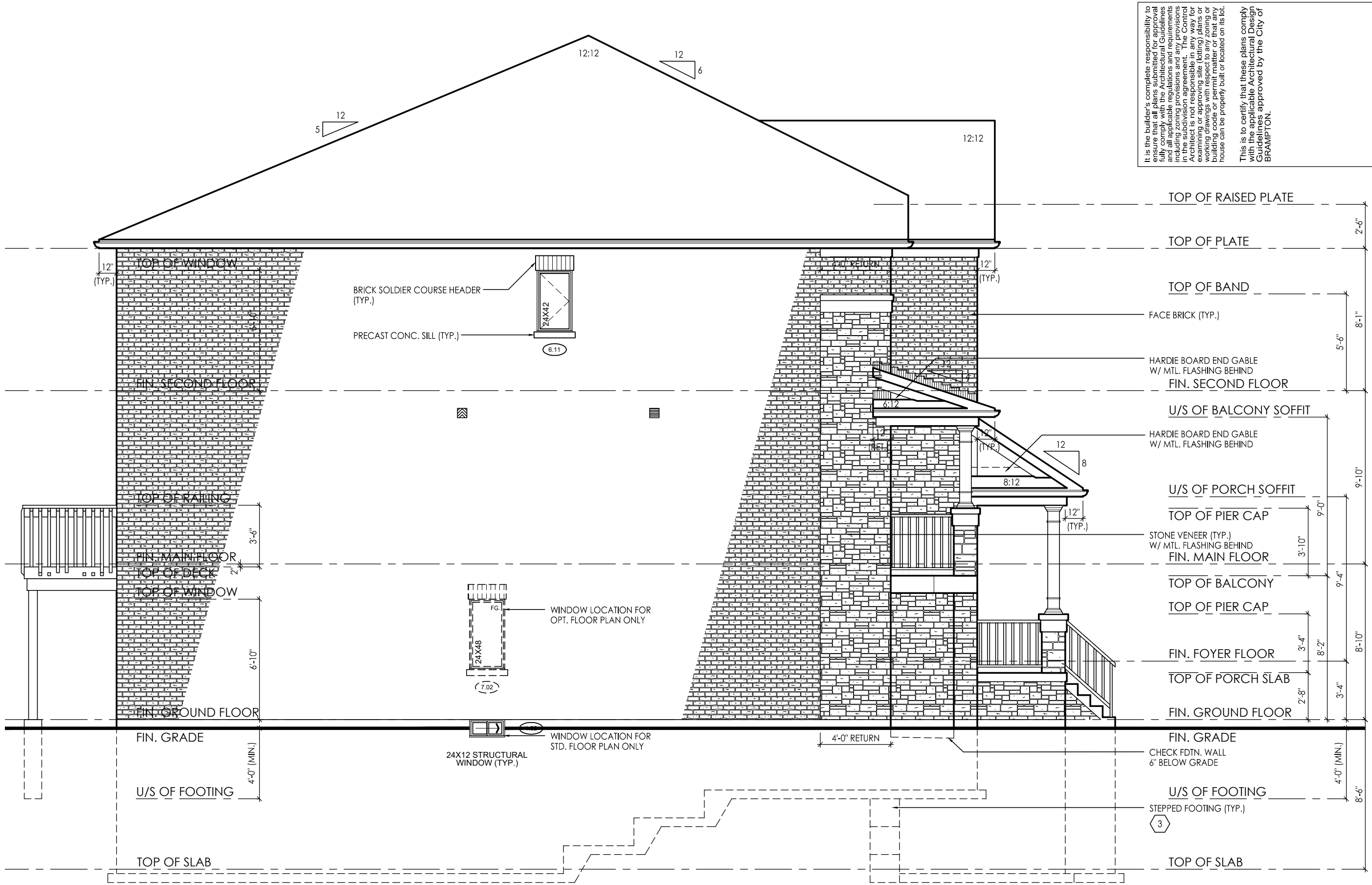
A9



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 in any way for examining or approving site (existing) plans or drawings, or for determining the location of building code or permit matter or that any house can be properly built or located on its lot.

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LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1,197.86 SF	TOTAL WALL AREA	1,197.86 SF
LIMITING DISTANCE	4.0 FT	LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	83.85 SF	ALLOWABLE OPENINGS	83.85 SF
ACTUAL OPENINGS	7.63 SF	ACTUAL OPENINGS	13.13 SF

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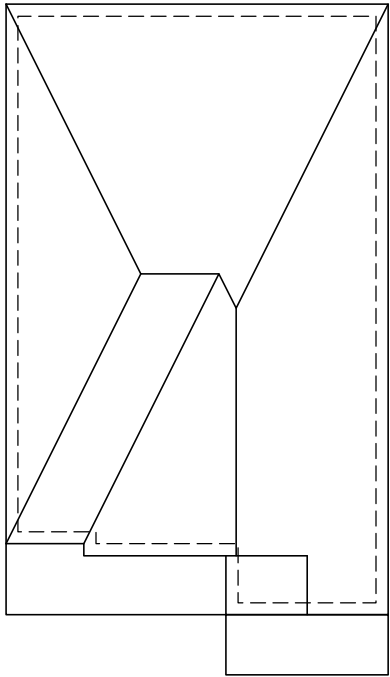
QUALIFIED DESIGNER BCIN: 47286488  
FIRM BCIN: 26286995  
DATE: JUNE 21/16

SIGNATURE:

*J. My*

#	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	lo	jm
2	ISSUED FOR PERMIT	16-06-2015	RPA	DJH	6				
3	CHANGED BRICK BELOW BAND ON SEC FLR TO STONE AS PER CLIENT COMM'S	8-Sep-15	cr	cr	7				
4	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	8				





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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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	4297.51 SF	399.24 m²
FRONT GLAZING AREA	93.2 SF	8.66 m²
LEFT SIDE GLAZING AREA	9 SF	0.84 m²
RIGHT SIDE GLAZING AREA	98 SF	9.10 m²
REAR GLAZING AREA	237.5 SF	22.06 m²
TOTAL GLAZING AREA	437.70 SF	40.66 m²
TOTAL GLAZING PERCENTAGE	10.18 %	

LINE OF RAISED CEILING / TOP OF RAISED PLATE  
8" SELF SUPP. PRECAST ARCH (TYP.) W/ CENTER KEYSTONE  
30"x18" EXT. ARCH TRANSOM (TYP.)  
DECOR. PRECAST BRACKET DTL. (TYP.)  
8" PRECAST HEADER (TYP.)  
8" PRECAST RETURNS (TYP.)  
PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP.)  
1"x6" DECOR. FRIEZE BOARD (TYP.)  
FACE BRICK (TYP.)  
12" PRECAST CONC. BAND (TYP.)  
4"x4" PRECAST CONC. SILL (TYP.)

U/S OF BALCONY SOFFIT  
8" PRECAST SURROUND (TYP.)  
3'-6" HIGH RAILING (TYP.)  
36a  
PRECAST CONC. SILL (TYP.)  
TOP OF BALCONY  
8" PRECAST HEADER (TYP.) W/ CENTER KEYSTONE  
8'-2"  
FIN. GROUND FLOOR  
FIN. GRADE  
STONE VENEER (TYP.) W/ MTL. FLASHING BEHIND  
U/S OF FOOTING  
STEPPED FOOTING (TYP.)  
3  
TOP OF SLAB

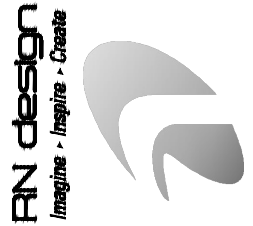
FIN. GROUND FLOOR  
FIN. GRADE  
STONE VENEER (TYP.) W/ MTL. FLASHING BEHIND  
U/S OF FOOTING  
STEPPED FOOTING (TYP.)  
3  
TOP OF SLAB

FRONT ELEVATION 'B'



#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)  
31  
PEAK HEIGHT OF ROOF 39'-11"  
12"x24" DECOR. LOUVER (TYP.) W/ BRICK SOLDIER COURSE HEADER W/ PRECAST CONC. SILL  
PAINTED MTL. FLASHING (TYP.) W/ CAULKING TO MATCH  
TOP OF LOUVER  
MID-POINT OF ROOF  
337'  
LINE OF CATHEDRAL CEILING (@10:12 INT. SLOPE)  
TOP OF TRANSOM  
TOP OF TRANSOM  
TOP OF PLATE  
TOP OF WINDOW  
TOP OF BAND  
STONE VENEER (TYP.) W/ MTL. FLASHING BEHIND  
FIN. SECOND FLOOR  
TOP OF TRANSOM  
TOP OF WINDOW  
ADDRESS PLAQUE  
U/S OF PORCH SOFFIT  
DECOR. HARDIE BOARD PANELS W/ 1" RAISED TRIMS (TYP.)  
TOP OF TRANSOM  
TOP OF DOOR  
FIN. MAIN FLOOR  
10"x10" SQ. FIBERGLASS POST ANCHORED TO PORCH SLAB (TYP.)  
49a  
FIN. FOYER FLOOR  
TOP OF 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 (TYP.)  
1 4 14  
TOP OF SLAB  
2-34"x82" EXT. DOORS W/ 68"x24" TRANSOM W/ 8" MOLDED PRECAST SURROUND

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



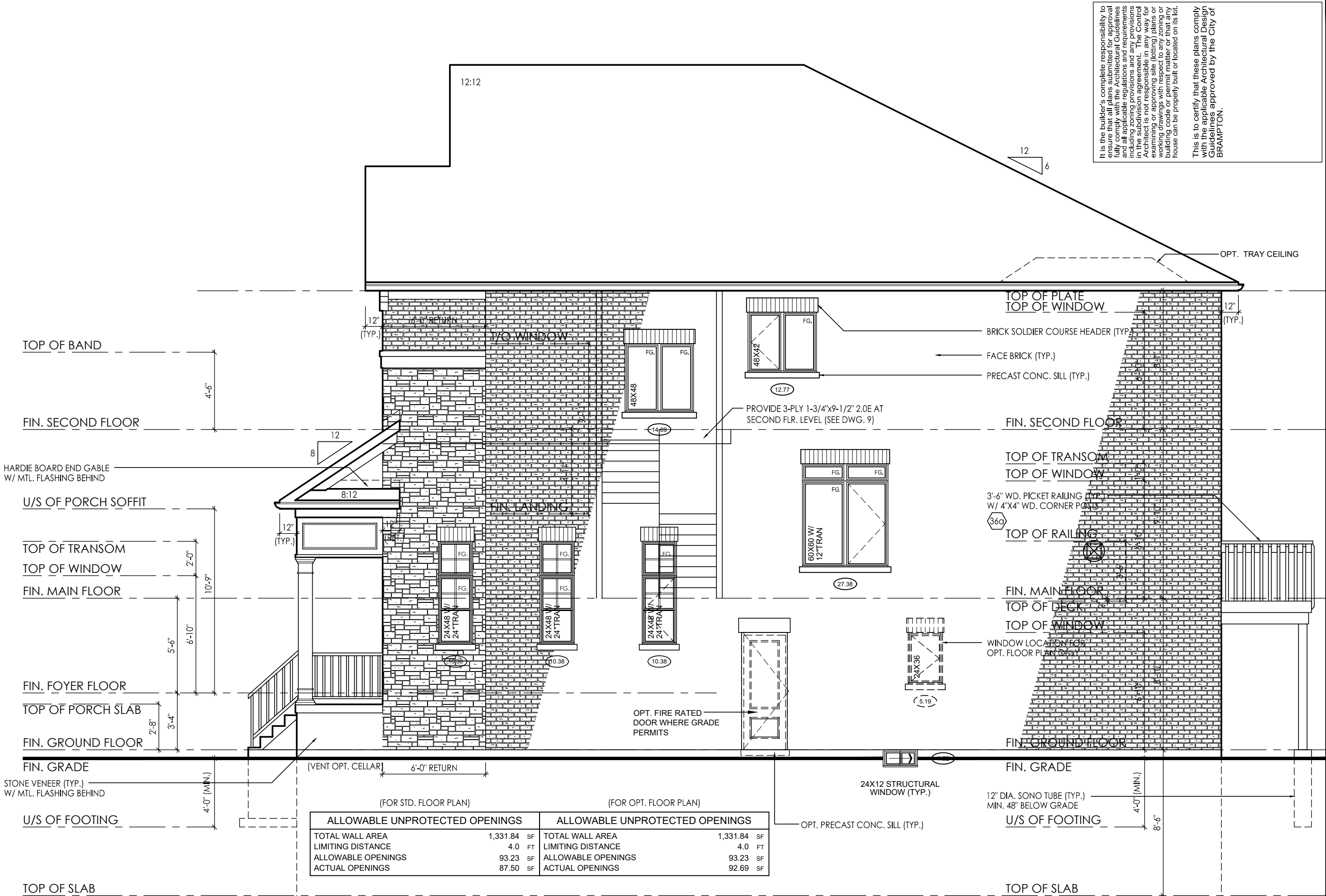
location Brampton  
project Mclaughlin and Mayfield  
marking name

client Gold Park Homes  
project Mclaughlin and Mayfield  
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FN 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: 47286-688  
FIRM BCIN: 26286-695  
DATE: JUNE 21/16  
SIGNATURE: J. My

#	revisions	date	down	chk	#	revisions	date	down	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	REVISED PER CLIENT COMMENTS	17-Nov-16	lo	jm
2	REVISED AS PER ARCH. CONTROL	25/08/2014	rpa	DJH	6				
3	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	7				
4	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	8				

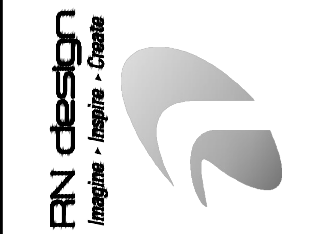
A12



RIGHT SIDE ELEVATION 'B'

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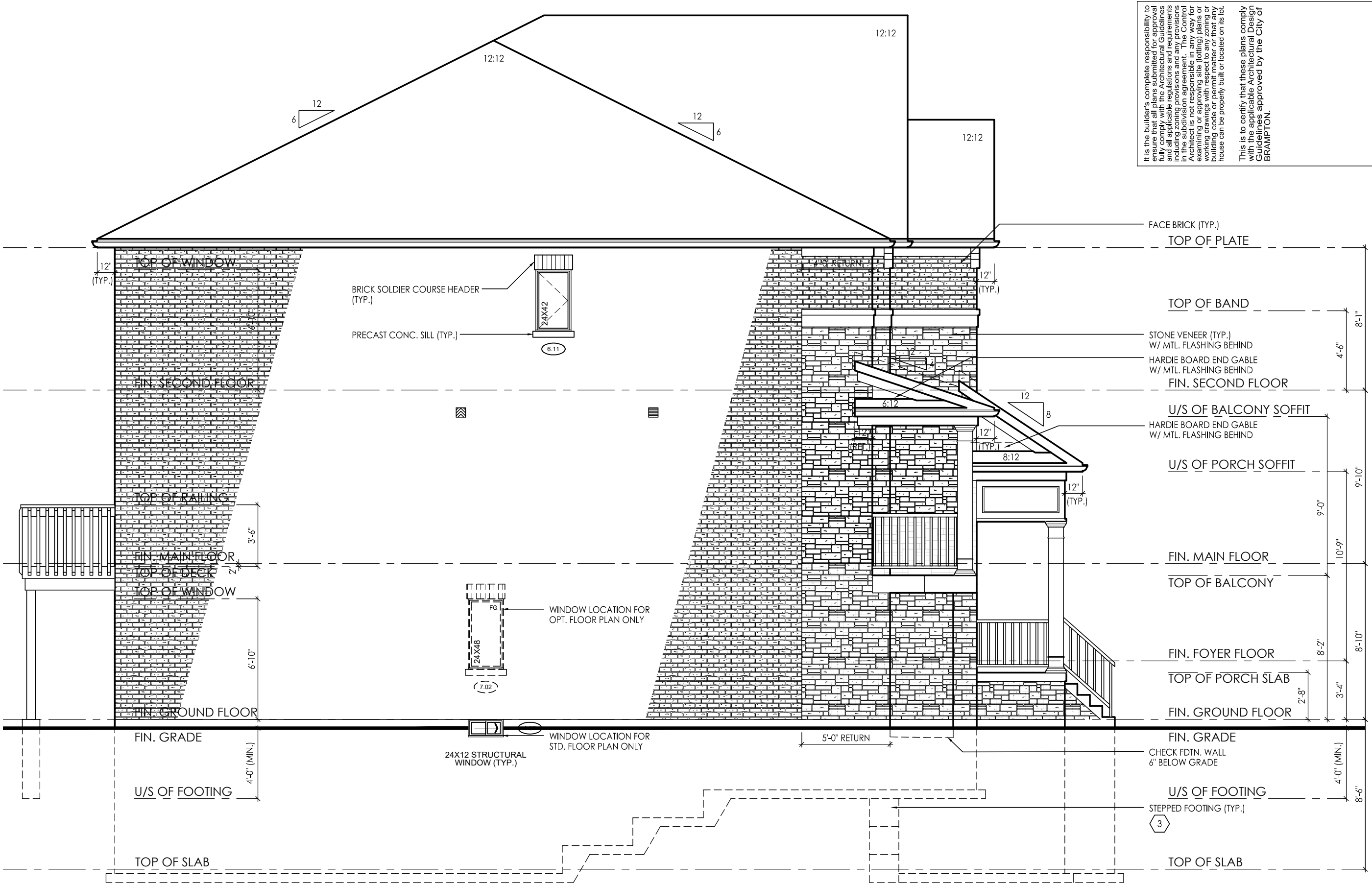
location		Brampton	
marking name			
#	revisions	date	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk
2	ISSUED FOR PERMIT	16-06-2015	RPA DJH
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr djh
4			

Client Gold Park Homes  
project Mclaughlin and Mayfield

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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: JUNE 21/16

SIGNATURE: J. Moreno

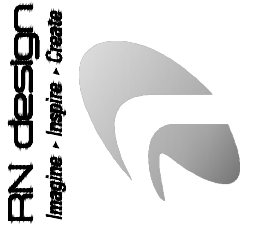


LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS		ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1,197.86 SF	TOTAL WALL AREA	1,197.86 SF
LIMITING DISTANCE	4.0 FT	LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	83.85 SF	ALLOWABLE OPENINGS	83.85 SF
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client

Gold Park Homes

location

Brampton

project

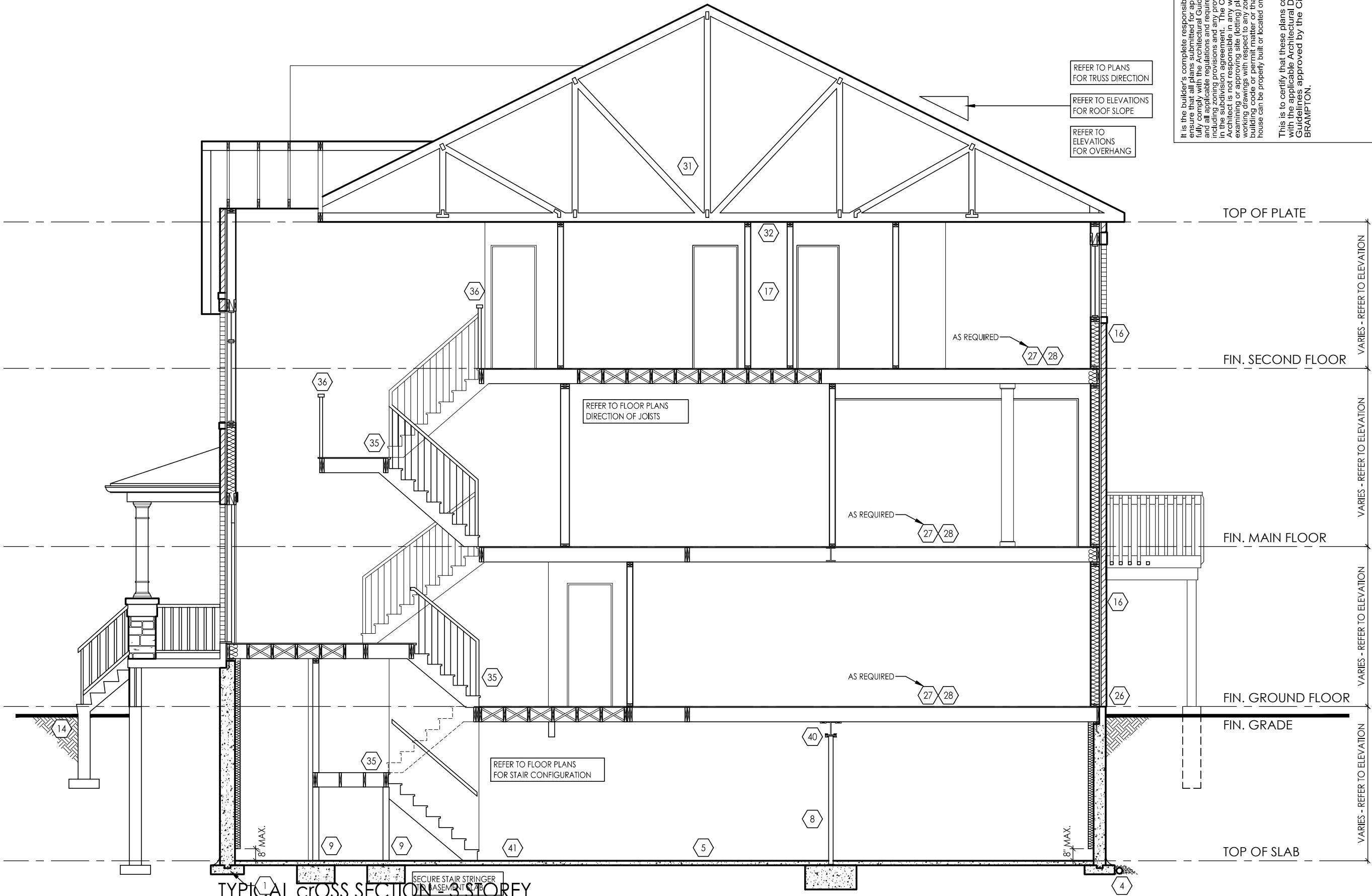
McLaughlin and Mayfield

marking name

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1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5	REVISED PER CLIENT COMMENTS	17-Nov-16	lo	jm
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3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	7				
4					8				

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FIRM BCIN: 26995  
DATE: *J.M.*  
SIGNATURE: \_\_\_\_\_



TYPICAL CROSS SECTION - 3 STOREY  
(BRICK)  
N.T.S.

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client		location		project		marking name			
Gold Park Homes		Brampton		McLaughlin and Mayfield					
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FIRM BCIN: 26995  
DATE: *J.M.*

SIGNATURE: .....



29'-10"

14'-11"

8"

28'-6"

9'-6"

5'-5"

8"

11"

10'-0"

9'-6"

3"

18'-11"

3"

WD1 (PT)

2"X8" SPR#2 @ 16" O.C.

DECK ABOVE

6"X6" P.T. POST ON GALV. METAL SADDLE SET INTO 12" DIA. SONO TUBE MIN. 48" BELOW GRADE

2"X8" P.T. LEDGER BOARD LAG BOLTED THROUGH WALL W/ 1/2" DIA. BOLTS @ 16" O.C.

3"

4'-9"

5'-0"

2'-6"

DO' + WD7

2'-6"

WD7

30"X24" STRUCTURAL WINDOW (TYP.)

PL.

PL. OPT. PLAN ONLY

PL. OPT. PLAN ONLY

PL. OPT. PLAN ONLY

9-1/2" ENG JOISTS BY OTHERS

UNFINISHED BASEMENT

13'-6" (STL. BM.)

5

5

D FLOOR FLEV 'A' & 'B'

[illegible]

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**SIGNATURE:**

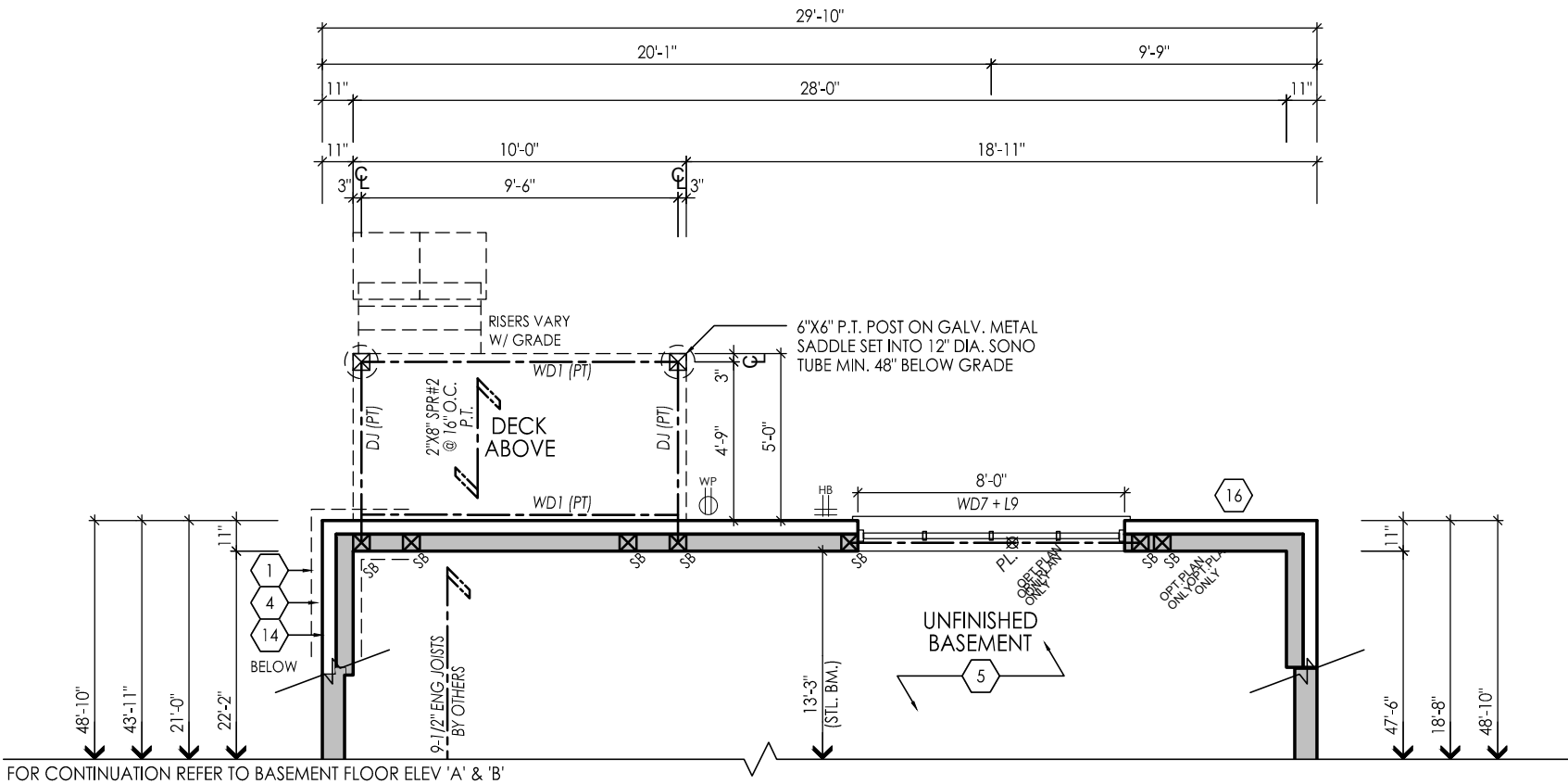
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED WOD/LOB CONDITIONS	12-May-16	JR	JP	5				
2					6				
3					7				
4					8				

marketing name

page

# A16

PARTIAL BASEMENT FLOOR  
LOB CONDITION



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DATE:

SIGNATURE:

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**Gold Park Homes**

project  
**Mclaughlin and Mayfield**

location  
**Brampton**

marketing name

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1	ADDED WOD/LOB CONDITIONS	12-May-16	JR	JP	5				
2					6				
3					7				
4					8				

**RN design**  
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model  
**38-6**

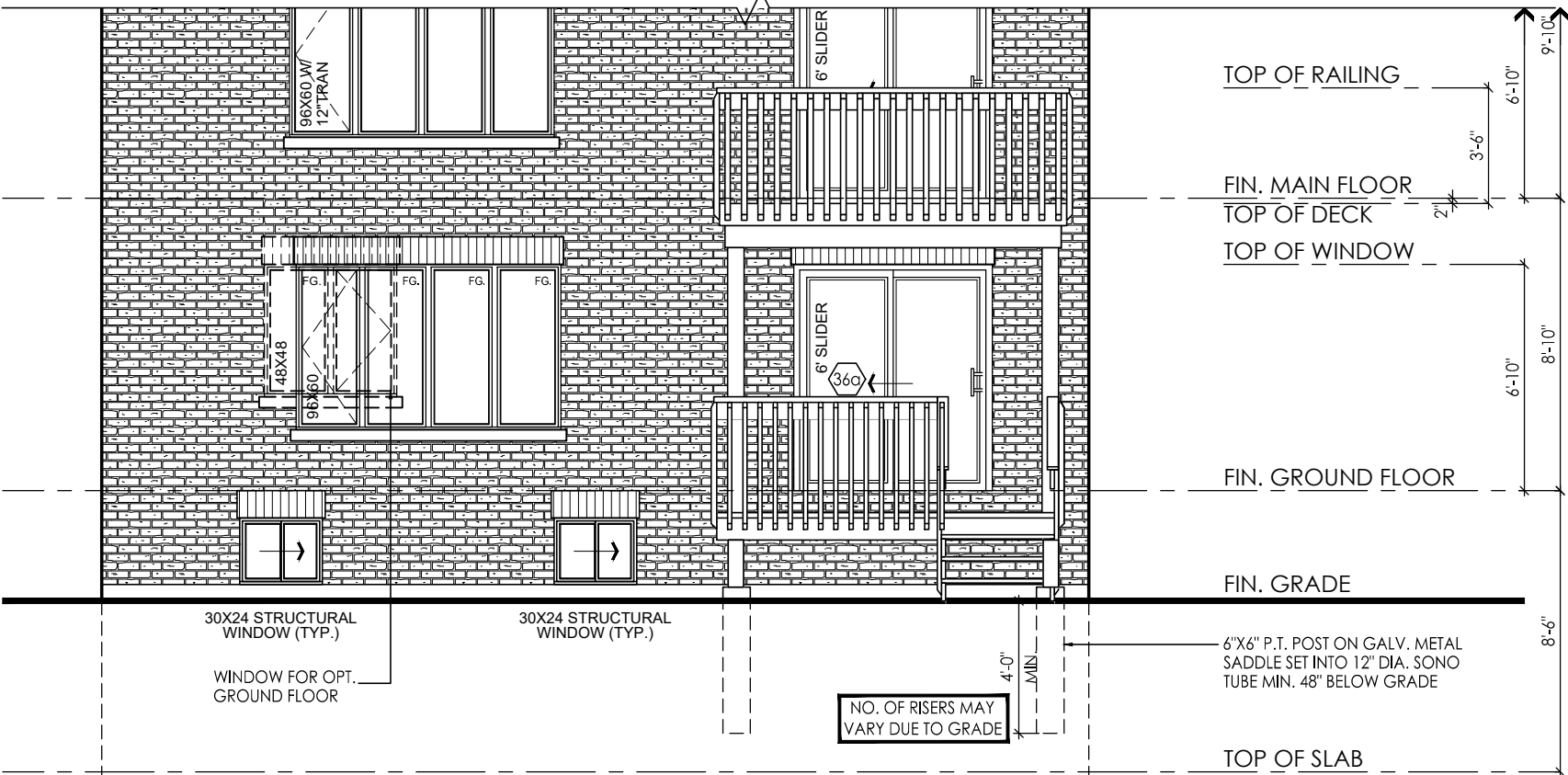
scale  
**3/16" = 1'0"**

project #  
**13098**

page

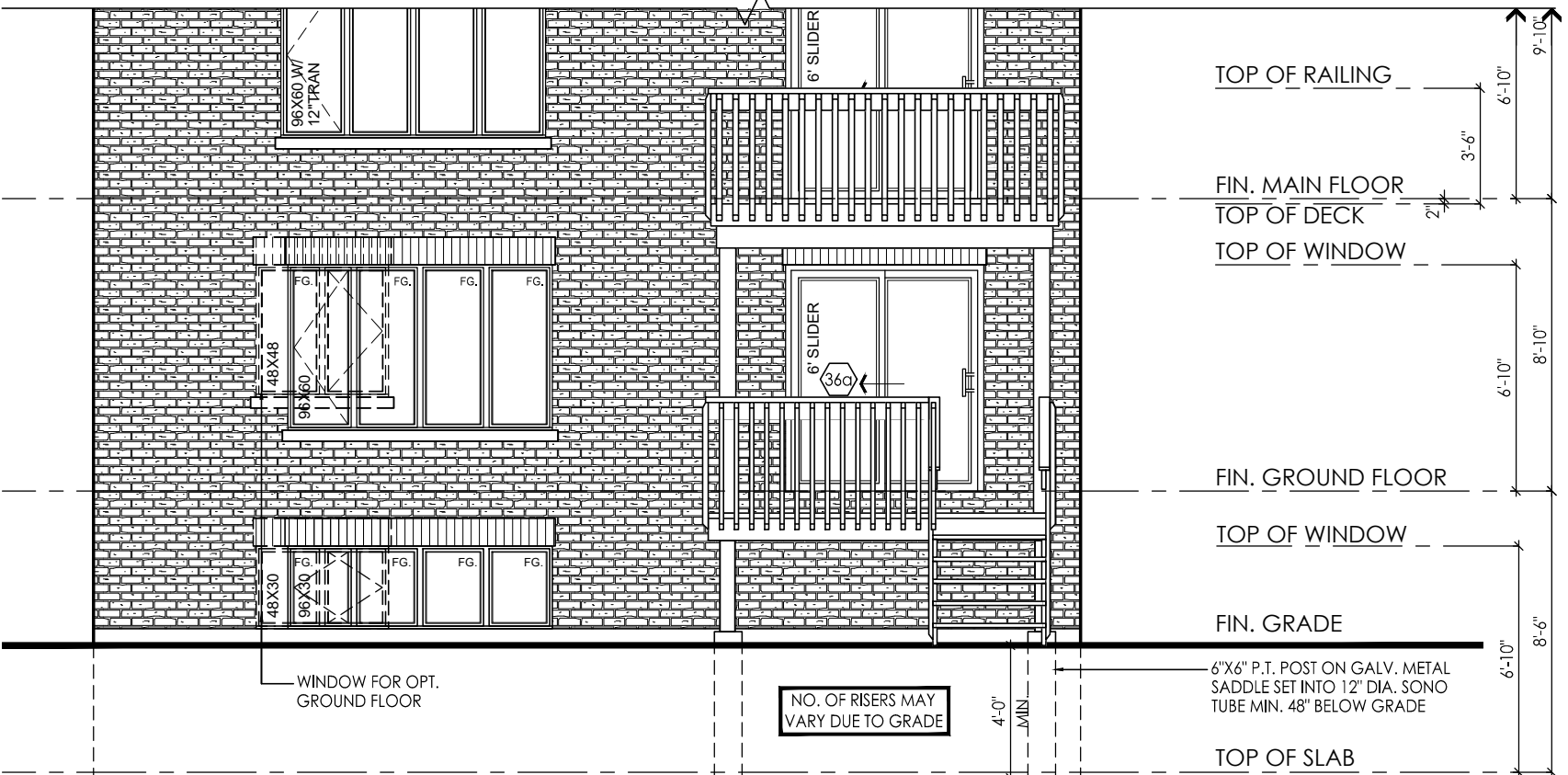
**A17**

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



PARTIAL REAR ELEVATION  
WOD CONDITION

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



PARTIAL REAR ELEVATION  
LOB CONDITION

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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:

client  
**Gold Park Homes**

location  
**Brampton**

project  
**Mclaughlin and Mayfield**

marketing name

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

**RN design**  
Imagine • Inspire • Create



model  
**38-6**

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

project #  
**13098**

page  
**A18**

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PARTIAL BASEMENT FLOOR ELEV. 'B'  
CORNER UPGRADE

SIGNATURE:

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

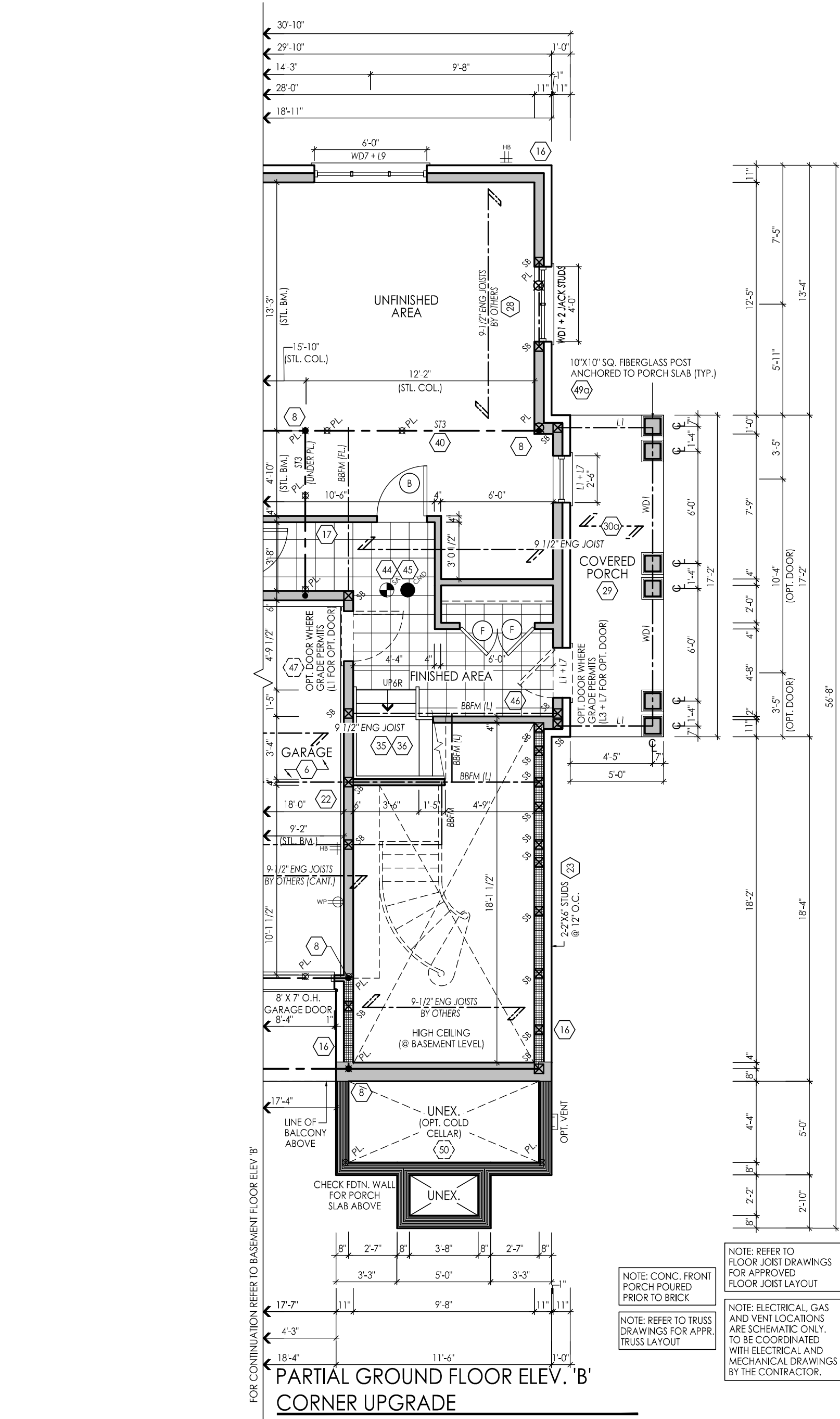
**RN design**  
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page

# A19





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

QUALIFIED DESIGNER BCIN:  
FIRM BCIN:  
DATE:  
SIGNATURE:

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

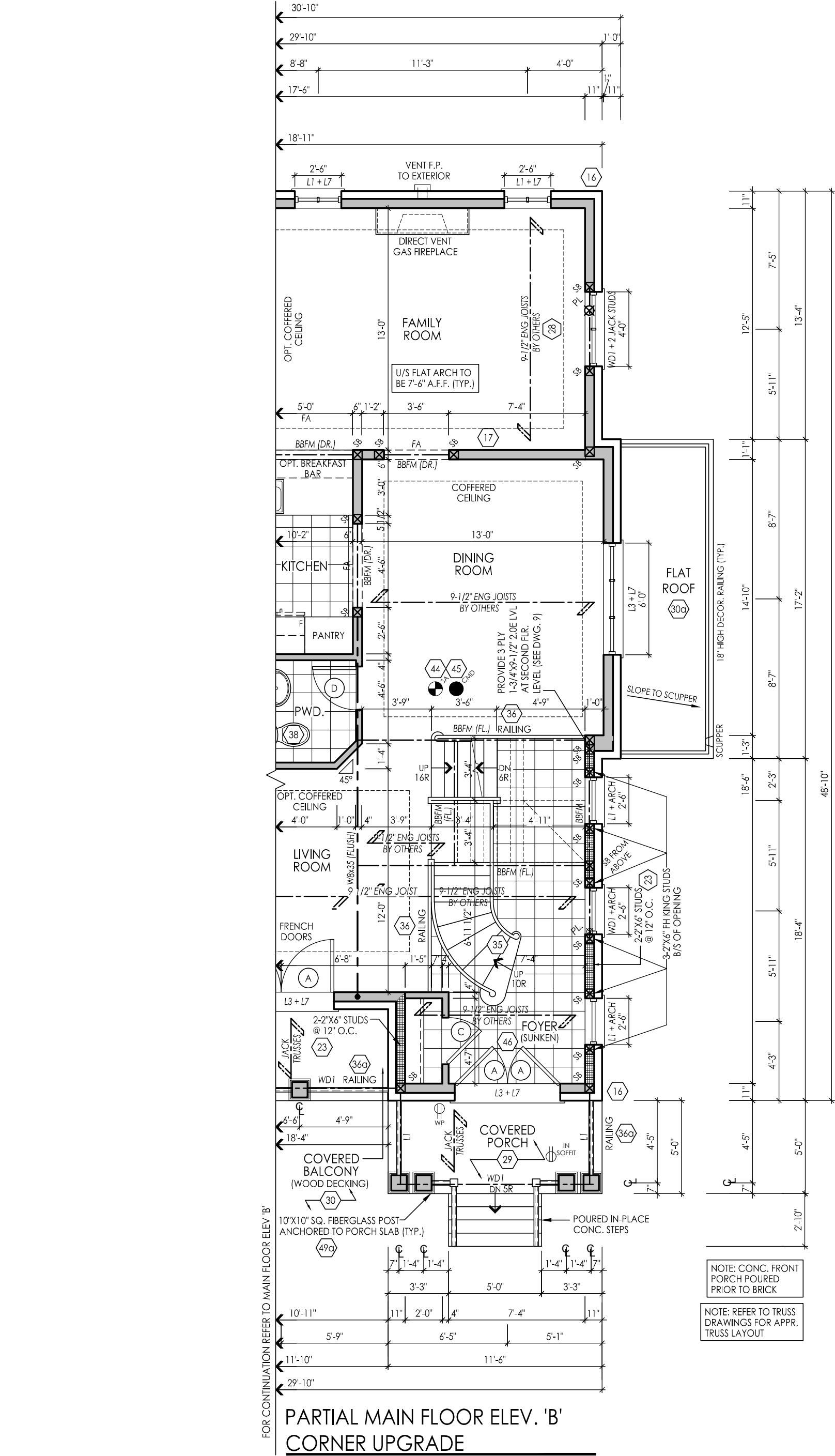
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	30-MAY-16	sm	JM					
2	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	27-JULY-16	JM	JM					
3	REVISED PER FLOOR COORDINATION	16-AUG-16	JR	XX					

**RN design**  
*Imagine • Inspire • Create*



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

page  
**A20**



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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: JUNE 21/16

SIGNATURE: *J. Moreno*

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

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

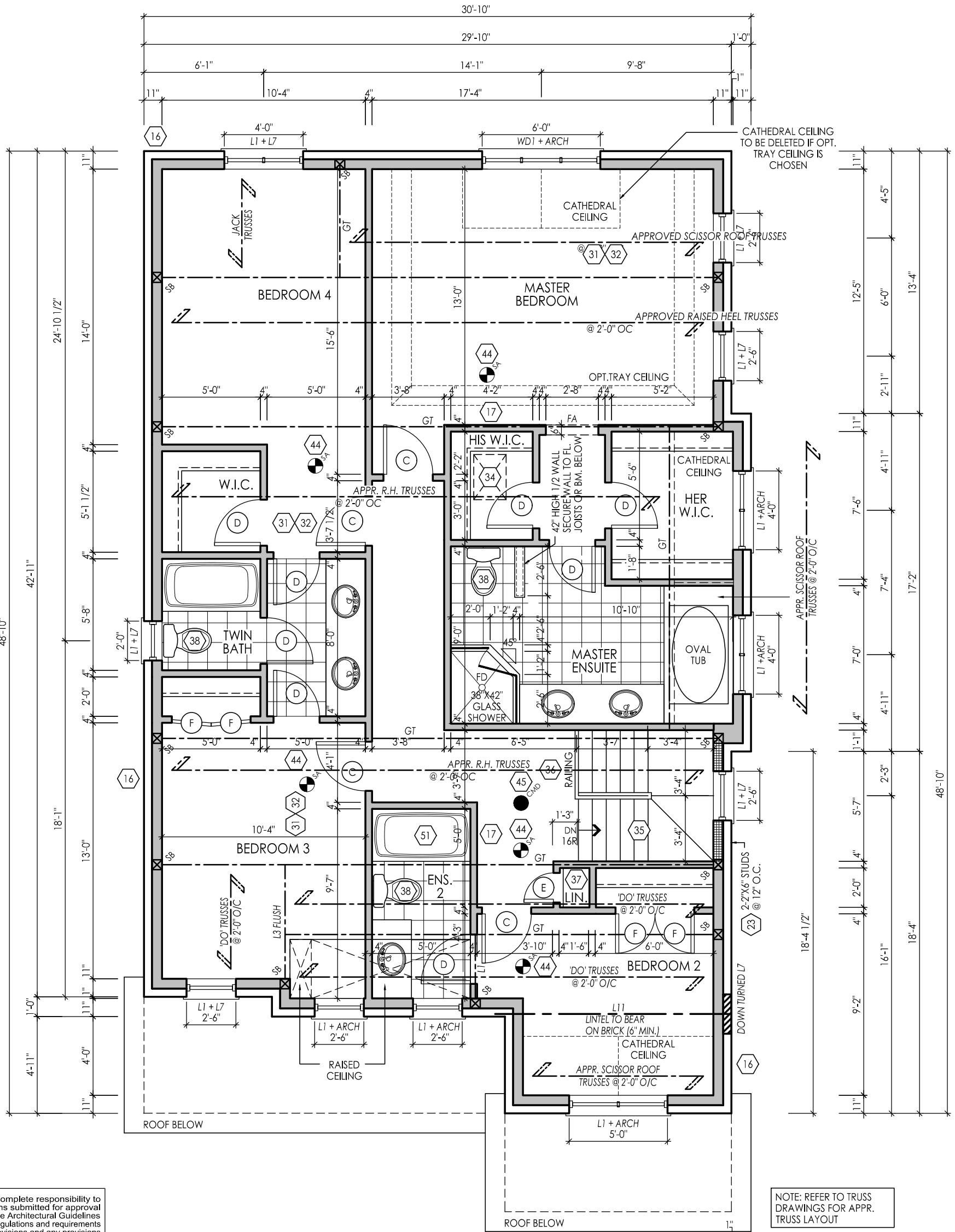
**RN design**  
Imagine • Inspire • Create



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

page

**A21**



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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. 'B' CORNER UPGRADE

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: JUNE 21/16

SIGNATURE:

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

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

location  
**Brampton**  
marketing name

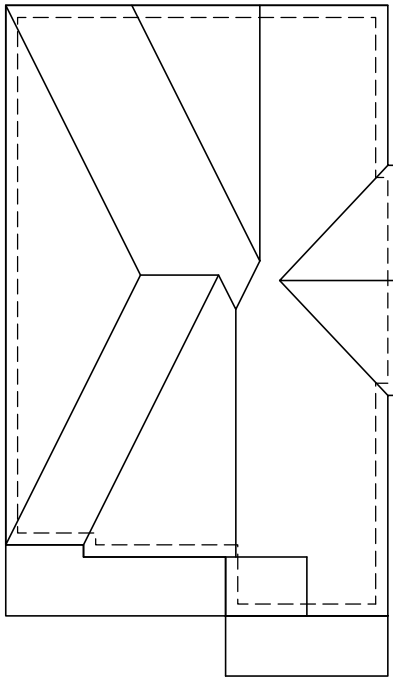
**RN design**  
Imagine • Inspire • Create



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

page

# A22



ROOF PLAN 'B'  
CORNER UPGRADE

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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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	4612.59 SF	428.51 m <sup>2</sup>
FRONT GLAZING AREA	93.2 SF	8.66 m <sup>2</sup>
LEFT SIDE GLAZING AREA	9 SF	0.84 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	207.81 SF	19.31 m <sup>2</sup>
REAR GLAZING AREA	193.14 SF	17.94 m <sup>2</sup>
TOTAL GLAZING AREA	503.15 SF	46.74 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	10.91 %	

LINE OF RAISED CEILING / TOP OF RAISED PLATE

8" SELF SUPP. PRECAST ARCH (TYP.)  
W/ CENTER KEYSTONE

30"x18" EXT. ARCH TRANSOM (TYP.)

DECOR. PRECAST BRACKET DTL. (TYP.)

8" PRECAST HEADER (TYP.)

8" PRECAST RETURNS (TYP.)

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

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

FACE BRICK (TYP.)

12" PRECAST CONC. BAND (TYP.)

4"x4" PRECAST CONC. SILL (TYP.)

U/S OF BALCONY SOFFIT

8" PRECAST SURROUND (TYP.)

3'-6" HIGH RAILING (TYP.)

PRECAST CONC. SILL (TYP.)

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 'B' CORNER  
UPGRADE

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

31

PEAK HEIGHT OF ROOF

39'-11"

12"x24" DECOR. LOUVER (TYP.)  
W/ BRICK SOLDIER COURSE HEADER  
W/ PRECAST CONC. SILL

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

TOP OF LOUVER

MID-POINT OF ROOF

33'-7"

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

TOP OF TRANSOM

TOP OF TRANSOM

TOP OF PLATE

TOP OF WINDOW

TOP OF BAND

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

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

ADDRESS PLAQUE

U/S OF PORCH SOFFIT  
DECOR. HARDIE BOARD PANELS  
W/ 1" RAISED TRIMS (TYP.)

TOP OF TRANSOM

18" HIGH DECOR. RAILING (TYP.)

TOP OF DOOR

FIN. MAIN FLOOR

10"x10" SQ. FIBERGLASS POST  
ANCHORED TO PORCH SLAB (TYP.)

49a

FIN. FOYER FLOOR

TOP OF 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 (TYP.)

1 4 14

TOP OF SLAB

0'-0"



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FACE BRICK (TYP.)

TOP OF PLATE

TOP OF WINDOW

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

TOP OF BAND

FIN. SECOND FLOOR

HARDIE BOARD END GABLE  
W/ MTL. FLASHING BEHIND

U/S OF PORCH SOFFIT

TOP OF TRANSOM

TOP OF TRANSOM

TOP OF WINDOW

FIN. MAIN FLOOR

DECOR. HARDIE BOARD PANELS  
W/ 1" RAISED TRIMS (TYP.)

FIN. FOYER FLOOR

TOP OF PORCH SLAB

FIN. GROUND FLOOR

FIN. GRADE

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

U/S OF FOOTING

TOP OF SLAB

12:12

6:12

8" SELF SUPP. PRECAST ARCH (TYP.)  
W/ CENTER KEYSTONE

8" PRECAST HEADER  
W/ 8" PRECAST RETURNS (TYP.)

4"+4" PRECAST CONC. SILL (TYP.)

12"X24" DECOR. LOUVER (TYP.)  
W/ BRICK SOLDIER COURSE HEADER  
W/ PRECAST CONC. SILL

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

OPT. TRAY CEILING

12"  
(TYP.)

12:12

12:12

12"  
(TYP.)

12

12

8:12

12"

12"

(RET.)

30"X18" EXT. ARCH  
TRANSOM (TYP.)

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10"X10" SQ. FIBERGLASS POST  
ANCHORED TO PORCH SLAB (TYP.)

49Q

DECOR. HARDIE BOARD PANELS  
W/ 1" RAISED TRIMS (TYP.)

12" DIA. SONO TUBE (TYP.)  
MIN. 48" BELOW GRADE

3'-6" WD. PICKET  
RAILING (TYP.)  
W/ 4"X4" WD.  
CORNER POSTS

36Q

2'

3'-6"

## RIGHT SIDE ELEVATION 'B' CORNER UPGRADE

location  
Brampton

client  
Gold Park Homes

marking name

project  
McLaughlin and Mayfield

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	30-MAR-16	SM	JM					
2	ISSUED FOR PERMIT	19-JUL-16	sm	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: JUNE 21/16

SIGNATURE:

model  
38-6

scale  
3/16" = 1'0"

project #  
13098

page

RN design  
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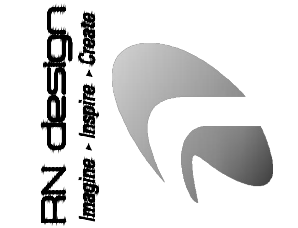
# A24



REAR ELEVATION 'B'  
CORNER UPGRADE

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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	30-MAY-16	SM	JM					
2	ISSUED FOR PERMIT	19-JULY-16	sm	JM					

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FIRM BCIN: 26995  
DATE: JUNE 21/16

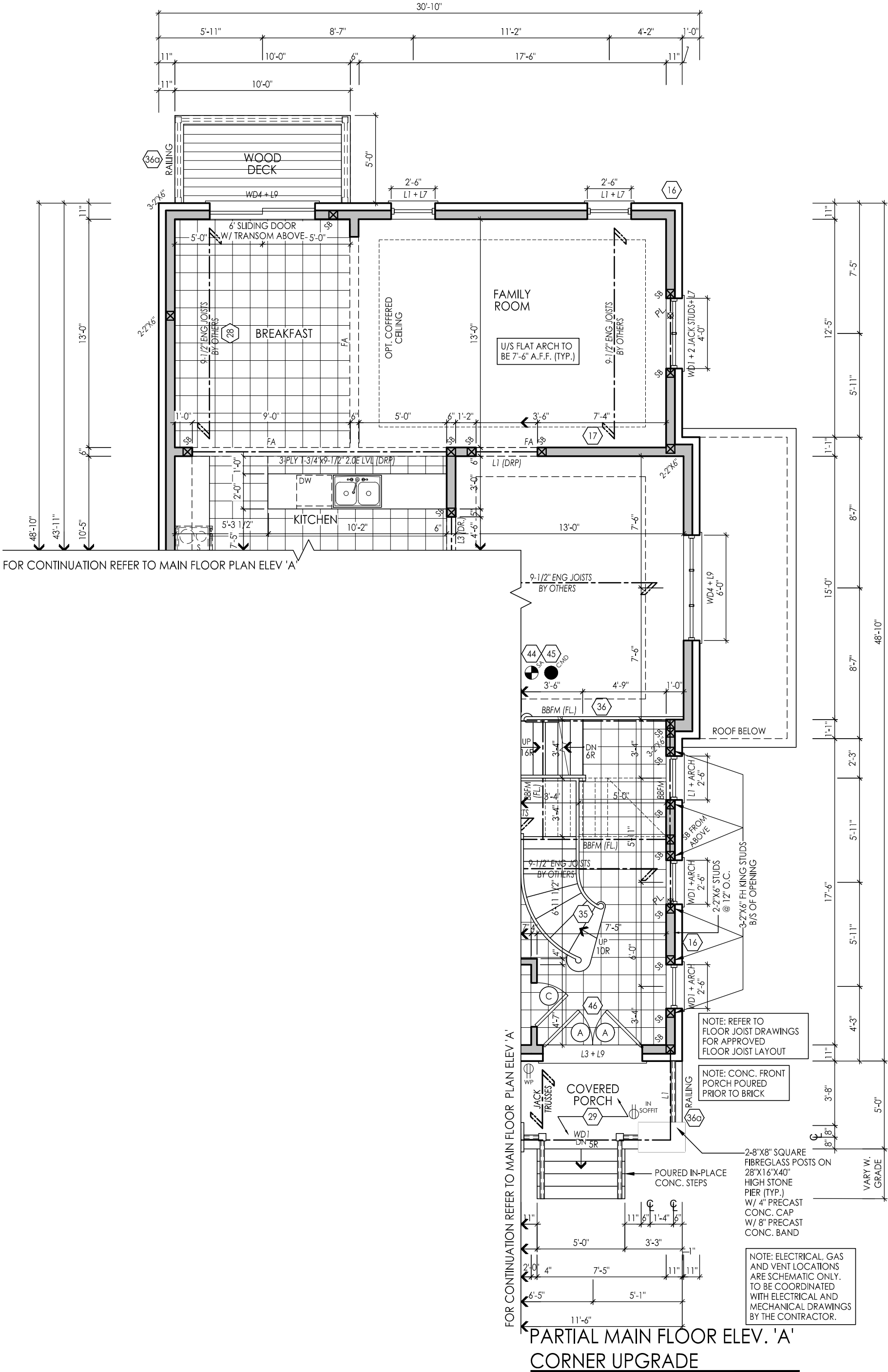
SIGNATURE: *[Signature]*











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

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

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

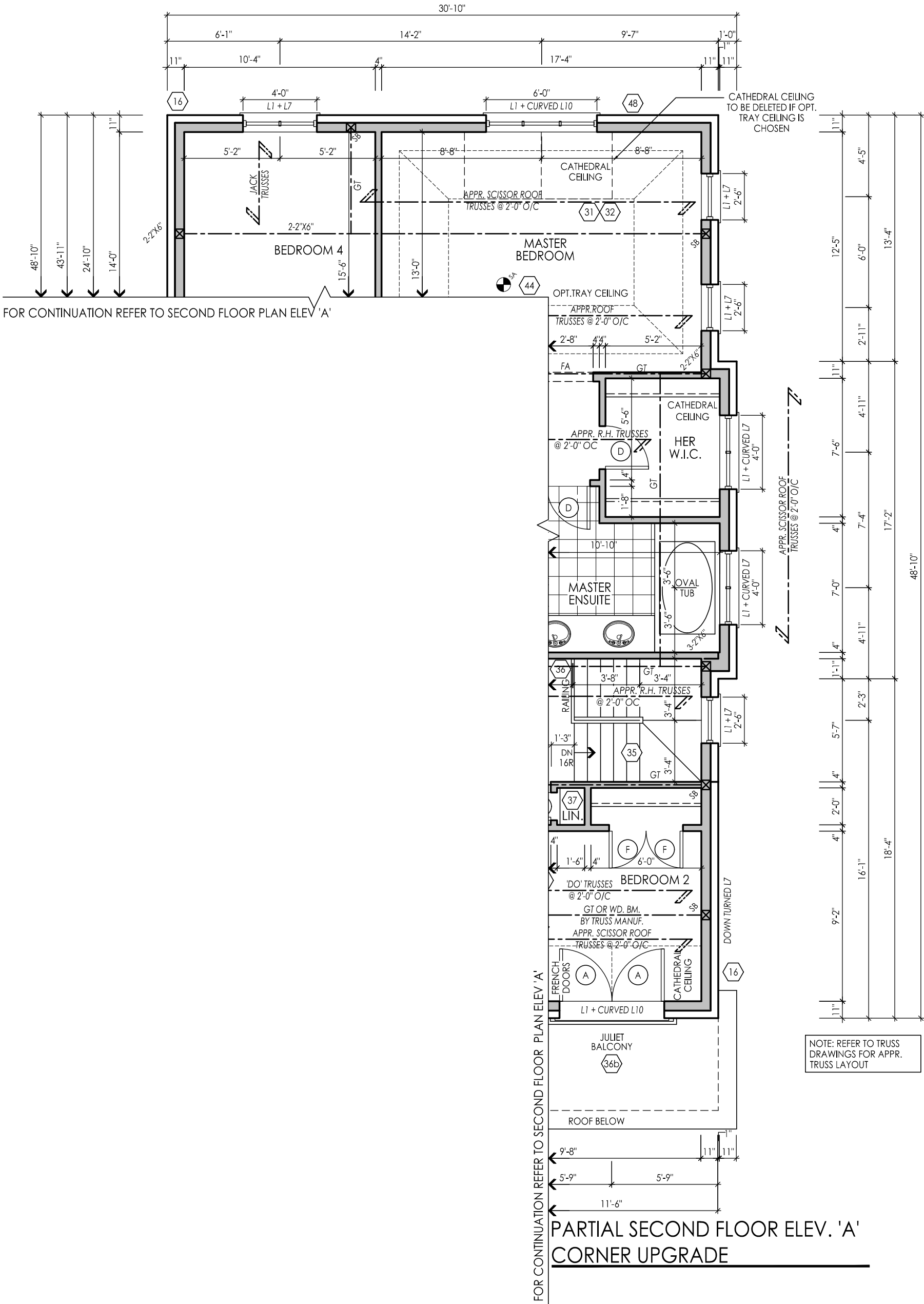
location  
**Brampton**  
marketing name

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

page

**A29**



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

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

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

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

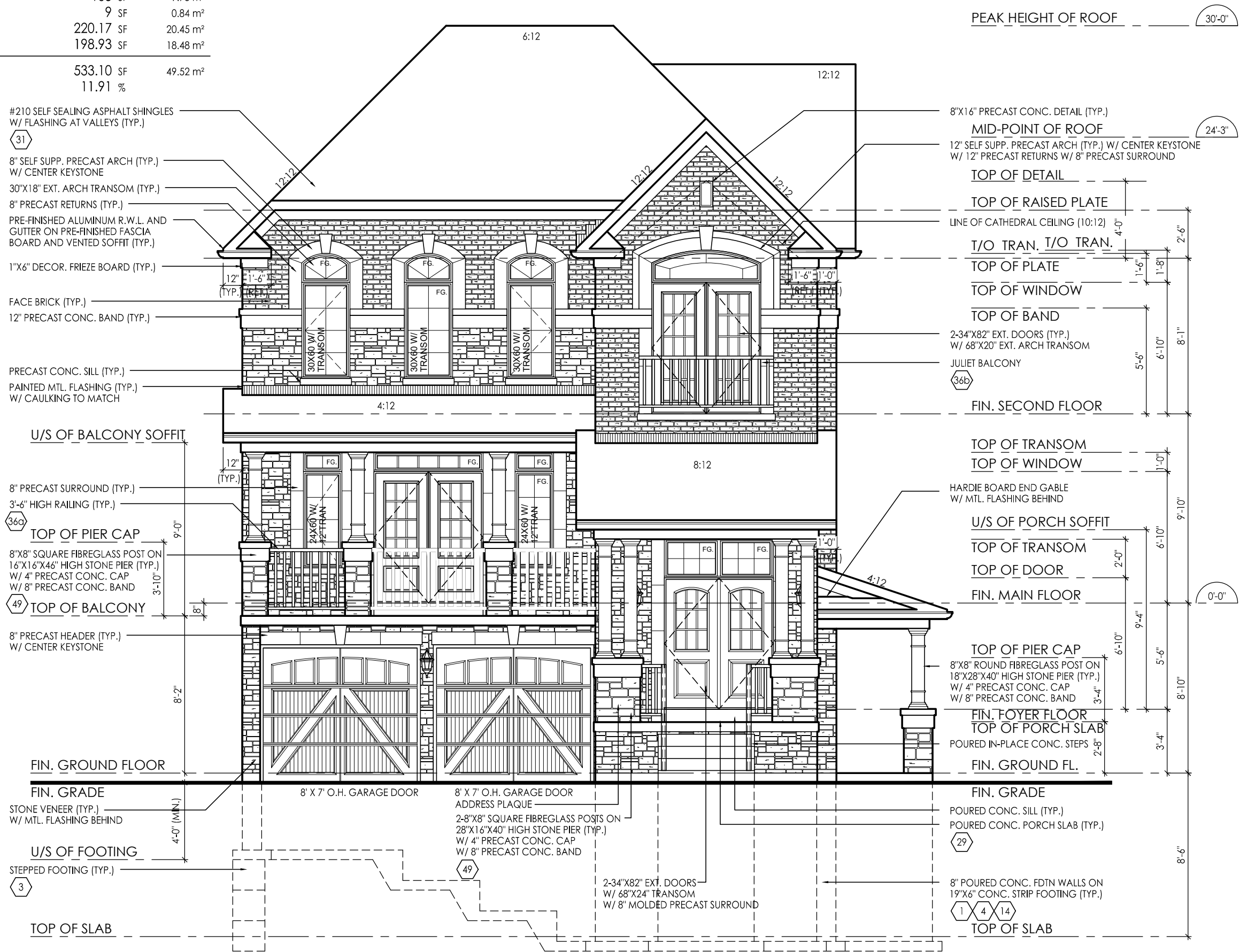
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**A30**

GROSS GLAZING AREA-OPT. GROUND FLOOR

TOTAL GLAZING AREA	533.10 SF	49.52 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	11.91 %	

GROSS GLAZING AREA-OPT. GROUND		
TOTAL PERIPHERAL WALL AREA	4474.18 SF	415.66 m <sup>2</sup>
FRONT GLAZING AREA	105 SF	9.75 m <sup>2</sup>
LEFT SIDE GLAZING AREA	17 SF	1.58 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	220.17 SF	20.45 m <sup>2</sup>
REAR GLAZING AREA	198.93 SF	18.48 m <sup>2</sup>
<hr/>		
TOTAL GLAZING AREA	541.10 SF	50.26 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	12.09 %	



## FRONT ELEVATION 'A'

### CORNER UPGRADE

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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW								
2									
3	ISSUED FOR PERMIT	NOV-22-16	LO	JM					
4	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	01-DEC-16	AD	JP					
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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE:

SIGNATURE:

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

page

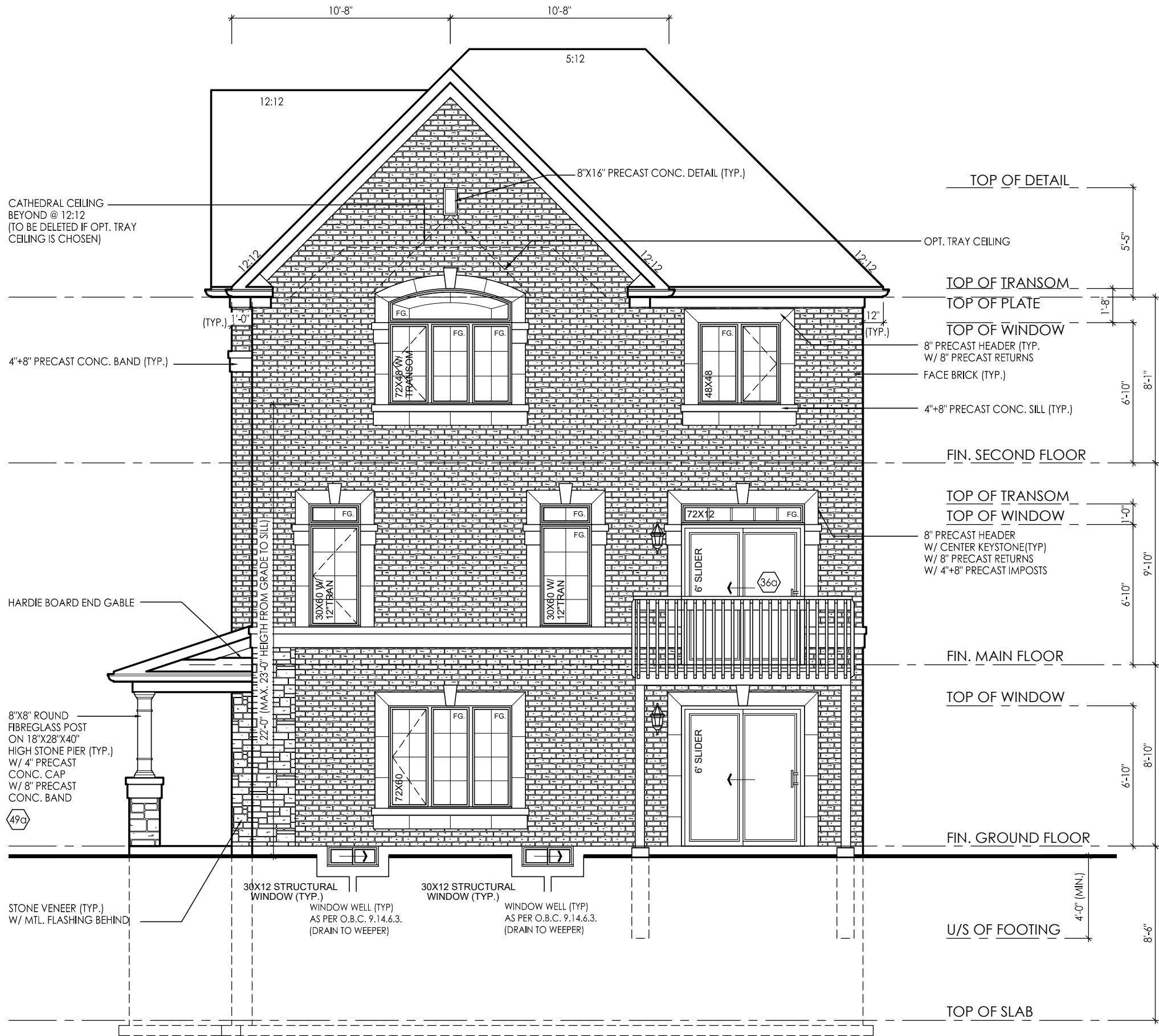
# A31

**RN design**  
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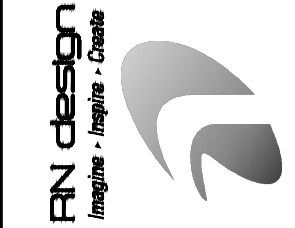








REAR ELEVATION 'A' CORNER  
UPGRADE



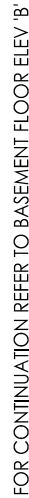
client		location		marking name					
Gold Park Homes		Brampton							
project		McLaughlin and Mayfield							
#	revisions	date	dwg	chk	#	revisions	date	dwg	chk
1	ISSUED FOR CLIENT REVIEW	OCT-20-16	AD	JM					
3	ISSUED FOR PERMIT	NOV-22-16	LO	JM					
4	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	01-DEC-16	AD	JP					

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: *J.M.*  
SIGNATURE: \_\_\_\_\_



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



SIGNATURE:

[illegible]

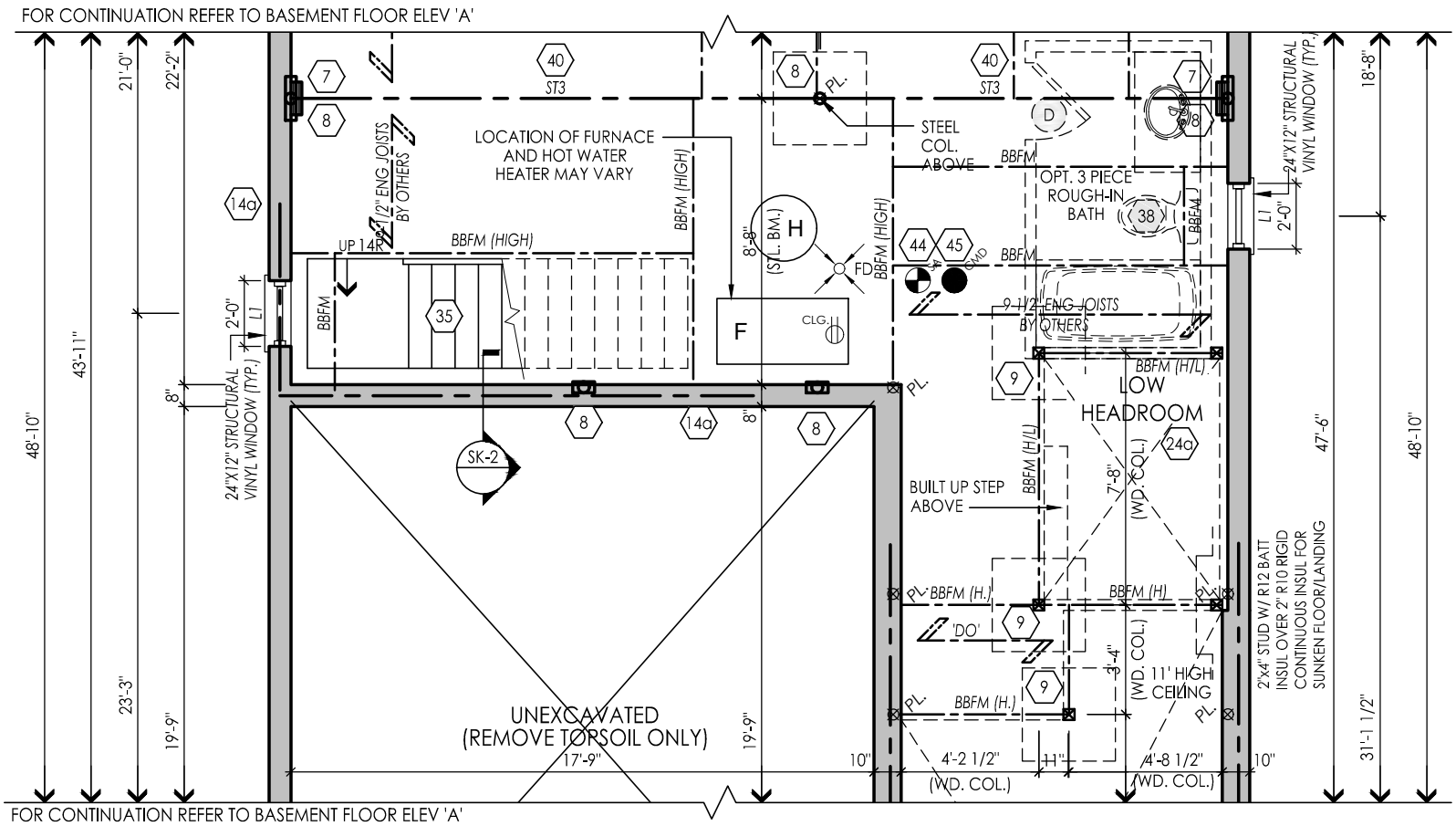
NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

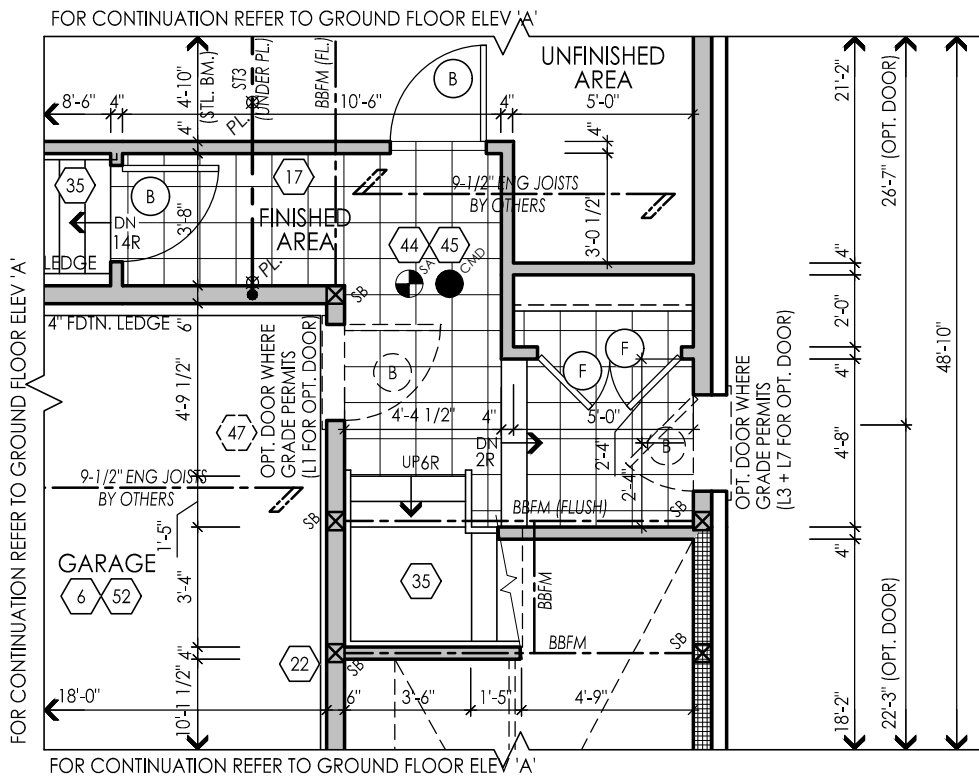
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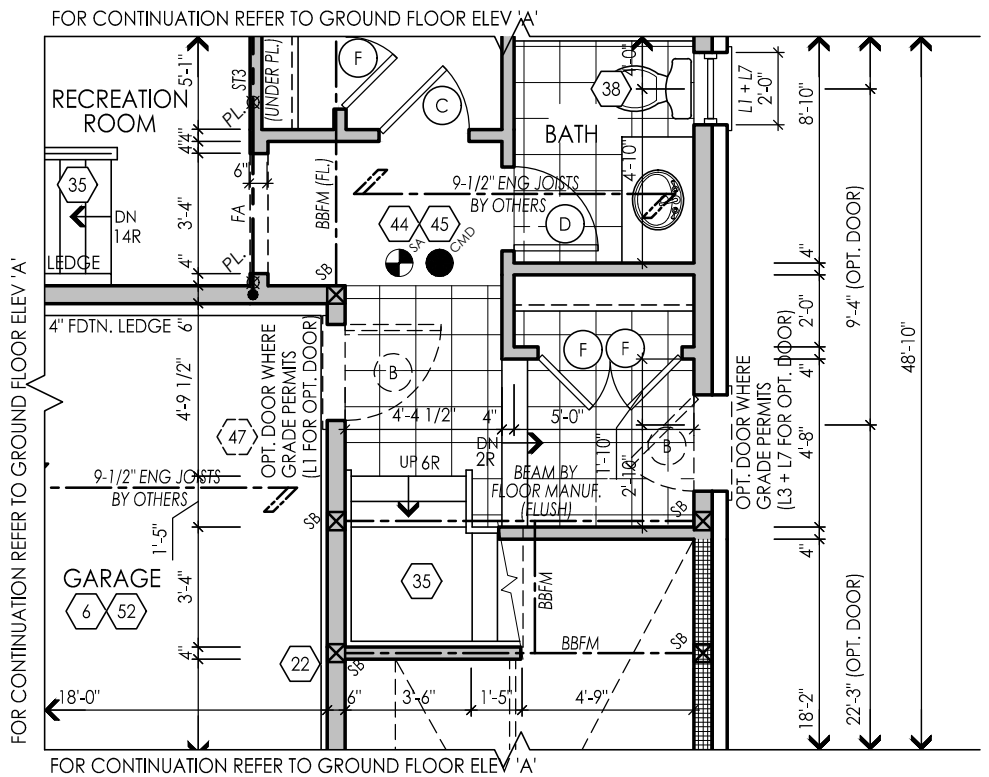




PARTIAL BASEMENT FLOOR STR. & OPT. ELEV. 'A' & 'B'  
W/SUNKEN CONDITION



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



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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	11-APR-19	JM	JM					

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

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

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

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

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

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

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

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.  
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)  
-1 STOREY STUD - 12" X 4" (305mm X 100mm)  
-2 STOREY MASONRY - 26" X 9" (650mmX 230mm)  
-2 STOREY STUD - 18" X 5" (450mm X 130mm)  
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)  
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

STEP FOOTING:

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

DRAINAGE TILE OR PIPE:

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

BASEMENT SLAB:

O.B.C. 9.13. & 9.16.  
-3" (75mm) CONCRETE SLAB  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.  
-FLOOR DRAIN PER O.B.C.9.31.4.4.  
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL [OBC SB-12 - 3.1.1.7 (5)]  
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD [O.B.C. SB-9]

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. [OBC SB-12 3.1.1.7.(6)]  
-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]

GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB  
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.  
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

PILASTERS:

O.B.C. 9.15.5.3.  
PILASTER  
-CONCRETE NIB - 4" X 12" (100mm X 300mm)  
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.  
OR  
BEAM POCKET  
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.  
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)  
STRUCTURAL COLUMNS

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.  
-FIXED COLUMN  
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.)  
COL SPACING: FTG SIZE:  
2 STOREY  
-MAX. 9'-10" (2997mm) - 34" X 34" X 16"  
- (860mmX 860mmX 400mm)  
- 44" X 44" X 21"  
- (1120mmX 1120mmX 530mm)  
3 STOREY  
-MAX. 9'-10" (2997mm) - 40" X 40" X 19"  
- (1010mmX 1010mmX 480mm)  
-MAX. 16'-0" (4880mm) - 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, AMMENDMENT O. REG. 139/17 JAN 1, 2018

WOOD COLUMN:

OBC 9.17.4.1 , 9.17.4.2. & 9.17.4.3.  
-5 ½" x 5 ½" (140mm x 140mm) SOLID WOOD COLUMN - OR  
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.  
-WRAP COLUMN BASE W/ 6 MIL POLY  
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)  
-25"x25"x12" (640mm x 640mm x 300mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)  
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

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

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C.  
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11  
WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"x11"x 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH  
2- 1/2"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.  
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally supported height.  
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally supported height.  
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.2.A SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4  
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE  
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 T.3.1.1.2.A.)  
- ALTERNATE INSULATION METHOD: 2" (51mm) R10 (RSI 1.76)RIGID INSULATION W/ 2"x4"(38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION  
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL  
REDUCTION OF THICKNESS:  
O.B.C. 9.15.4.7.  
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.  
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.  
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR  
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK

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 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 T.3.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

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

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.  
-R14 (RSI 2.46) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD.  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.  
-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. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. OBC SB-12 T.3.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

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

ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR  
-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL  
-R14 (RSI 2.46) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6  
-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. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

client

Gold Park Homes

project

Mclaughlin and Mayfield

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5				
2	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	7				
4	REVISED AS PER OBC SB-12 2017 UPDATE	29-Mar-17	es	es	8				

location

Brampton

marketing name

model

38-6

scale

3/16" = 1'0"


project #

13098

page

D1

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: \_\_\_\_\_



16

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 R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17

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

18

**BEARING STUD WALL (BASEMENT):**  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/  
-DBL. 2" X 4" OR 2" X 6" TOP PLATE.  
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.  
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.  
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.  
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

19

**PARTY WALL - BLOCK:**  
O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)  
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK  
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE  
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES  
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES  
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.  
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)  
-STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2  
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

19a

**PARTY WALL - BLOCK (AGAINST GARAGE):**  
O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)  
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS  
-1/2" (12.7mm) GYPSUM BOARD  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-2" X 6" (38mmX 140mm) WOOD STRAPPING @ 16" (400mm) O.C.  
-R22 (RSI 3.52) RIGID INSULATION  
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)  
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE  
-TAPE AND SEAL ALL JOINTS GAS TIGHT

19b

**FIREWALL:**  
O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)  
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47.  
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS  
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL  
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY  
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING  
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS  
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1 SB-2  
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)  
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING  
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)  
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(2)

20

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

21

**PARTY WALL - WOOD STUD:**  
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)  
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK  
-2 ROWS 2"x4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES  
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.  
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.  
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
- IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

22

**GARAGE WALL & CEILING:**  
O.B.C. 9.10.9.16.(3)  
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE  
-TAPE AND SEAL ALL JOINTS GAS TIGHT  
-R22 (RSI 3.87) INSULATION IN WALLS.  
-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.. FOR FLOOR ABOVE.  
-INSULATION ABOVE DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).  
-1/2" (12.7mm) GYPSUM BOARD  
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS  
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

22a

**WALLS ADJACENT TO ATTIC SPACE:**  
-1/2" (12.7mm) GYPSUM BOARD  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-R22 (RSI 3.87) INSULATION  
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.  
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23

**DOUBLE VOLUME WALLS:**  
O.B.C. 9.23.10.1.  
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING  
-REFER TO PLAN FOR STUD SPECIFICATION  
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS  
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.  
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T.3.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

◆ CLIENT SPECIFIC REVISIONS

24

**EXPOSED FLOOR:**  
-FLOOR AS PER NOTE # 28  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-R31 (RSI 5.46) INSULATION  
-VENTED ALUMINUM SOFFIT

24a

**SUNKEN FINISHED AREAS:**  
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.  
- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.  
-FLOOR STRUCTURE AS PER NOTE # 28.

25

**DOUBLE MASONRY WYTHE WALL:**  
O.B.C. 9.20.8.2.  
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER  
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.  
SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS  
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.  
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25a

**CORBEL MASONRY VENEER:**  
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)

26

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

27

**BRIDGING & STRAPPING:**  
O.B.C. 9.23.9.4.  
a) STRAPPING  
-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.  
-FASTENED TO SILL OR HEADER @ ENDS  
b) BRIDGING  
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.  
c) BRIDGING & STRAPPING  
- a) & b) USED TOGETHER OR  
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)  
d) FURRING OR PANEL TYPE CEILING  
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

28

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

29

**PORCH SLAB:**  
O.B.C. 9.39.1.4.  
-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT  
-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY  
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB  
-3" (75mm) END BEARING ON FOUNDATION WALL  
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.  
-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"

30

**EXTERIOR BALCONY ASSEMBLY:**  
-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING  
-2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
- EXTERIOR GUARD AS PER #36a  
-SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER  
**REQUIRED FOR OVER HEATED SPACES:**  
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)  
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS  
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

30a

**EXTERIOR FLAT ROOF ASSEMBLY:**  
-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT  
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.  
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.  
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON  
-2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)  
**REQUIRED FOR OVER HEATED SPACES:**  
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF CEILING AREA)  
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS  
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR  
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

31

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

32

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

32a

**VAULTED OR CATHEDRAL CEILING:**  
O.B.C. 9.26. & TABLE A4  
-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES  
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.  
-EAVES PROTECTION LAID BENEATH STARTER STRIP.  
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.  
-STARTER STRIP AS PER O.B.C. 9.26.7.2.  
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)  
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

33

**CONVENTIONAL FRAMING:**  
O.B.C. TABLE A6 OR A7  
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)  
-2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS  
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.  
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34

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

35

**GENERAL:**  
**PRIVATE STAIRS:**  
O.B.C. 9.8.4.  
-MAX. RISE = 7-7/8" (200mm)  
-MIN. RUN = 8-1/4" (210mm)  
-MIN. TREAD = 9-1/4" (235mm)  
-MAX. NOSING = 1" (25mm)  
-MIN. HEADROOM = 6'-5" (1950mm)  
-MIN. WIDTH = 2'-10" (860mm)  
(BETWEEN WALL FACES)  
-MIN. WIDTH = 2'-11" (900mm)  
(EXIT STAIRS, BETWEEN GUARDS)  
ANGLED TREADS:  
-MIN. RUN = 5 7/8" (150mm)  
-MIN. AVG. RUN = 7 7/8" (200mm)  
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE  
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

35a

**HANDRAILS:**  
O.B.C. 9.8.7  
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)  
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)  
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS  
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

35b

**HEIGHT:**  
O.B.C. 9.8.7.4  
-2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.  
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS  
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

35c

**PROJECTIONS:**  
O.B.C. 9.8.7.6  
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

35d

**PUBLIC STAIRS:**  
O.B.C. 9.8.4.  
-MAX. RISE = 7-3/32" (180mm)  
-MIN. RUN = 11" (280mm)  
-MIN. TREAD = 11" (280mm)  
-MAX. NOSING = 1" (25mm)  
-MIN. HEADROOM = 6'-9" (2050mm)  
-MIN. WIDTH = 2'-11" (900mm)  
(EXIT STAIRS, BETWEEN GUARDS)  
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS  
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2  
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

35e

**HANDRAILS:**  
O.B.C. 9.8.7  
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)  
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)  
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH  
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

35f

**HEIGHT:**  
O.B.C. 9.8.7.4  
-2'-10" (865mm) MIN. TO 3'-2" (965mm) MAX.  
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)  
- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING

35g

**PROJECTIONS:**  
O.B.C. 9.8.7.6  
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

35h

**TERMINATION:**  
O.B.C. 9.8.7.3  
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR

35i

**FINISH:**  
O.B.C. 9.8.9.6  
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)  
- STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36

**INTERIOR GUARDS:**  
O.B.C. SB-7 & 9.8.8.3.  
-GUARDS TO BE 3'-6" (1070mm) HIGH  
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH  
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS  
-PICKETS TO HAVE 4" (100mm) MAX. SPACING  
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH


36a

**EXTERIOR GUARDS:**  
O.B.C. SB-7 & 9.8.8.3.  
-GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).  
-GUARDS TO BE 3'-6" (1070mm)  
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH  
-FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.  
-PICKETS TO HAVE 4" (100mm) MAX. SPACING  
-PROVIDE MID-SPAN POSTS AS PER SB-7.  
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36b

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

I, 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: \_\_\_\_\_

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				
2	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	7				
4	REVISED AS PER OBC SB-12 2017 UPDATE	29-Mar-17	es	es	8				

  
*Imagine • Inspire • Create*



model

38-6

scale

3/16" = 1'0"

project #

13098

page

- 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'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR  
-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.  
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.  
-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- 37

-LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
- 38

-WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.- 9.32.1.3.(3)
- 39

-CAPPED DRYER VENT
- 40

-1"X2" (19mmX38mm) BOTH SIDES OF STEEL.
- 41

-WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.
- 42

-PRECAST CONC. STEP  
-2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND
- 44

SMOKE ALARM, O.B.C.- 9.10.19.  
-PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS  
-PROVIDE 1 IN EACH BEDROOM  
-PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS  
-INSTALLED AT OR NEAR CEILING  
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT  
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 45

CARBON MONOXIDE ALARM (CMA), O.B.C.- 9.33.4.  
-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.  
-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
- 46

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY  
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.  
-R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47

-GARAGE MAN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.  
-R4 (RSI 0.70)
- 48

-TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT;  
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY  
OR  
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

- 49

EXTERIOR COLUMN W/ MASONRY PIER:

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.  
-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.  
-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.

- 49g

EXTERIOR COLUMN:

-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE  
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.
- 50

COLD CELLARS:

FOR COLD CELLARS PROVIDE THE FOLLOWING:  
-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.  
-COVER VENT W/ BUG SCREEN  
-WALL MOUNTED LIGHT FIXTURE  
-L1+L7 FOR DOOR OPENING  
-2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7)  
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

- 51

STUD WALL REINFORCEMENT:

O.B.C. 9.5.2.3.  
-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(a)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)  
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

- 52

ELECTRICAL VEHICLE CHARGING REQUIREMENTS:

-REFER TO OBC 9.34.4.1. FOR REQUIRMENTS (EFFECTIVE JANUARY 2018)

- 53

WINDOW GUARDS:

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

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.  
-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.  
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING  
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING  
-DOUBLE STUDS @ OPENINGS  
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)  
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)  
-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS  
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS  
-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS  
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

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 CRAWL SPACE OR STOREY BELOW THE SHOWERS.

GROSS GLAZING AREA EL. 'A' - STD.

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

GROSS GLAZING AREA EL. 'A' - OPT.

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

GROSS GLAZING AREA EL. 'B' - STD.

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

GROSS GLAZING AREA EL. 'B' - OPT.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m²
FRONT GLAZING AREA	140.49 SF	13.05 m²
LEFT SIDE GLAZING AREA	13.14 SF	1.22 m²
RIGHT SIDE GLAZING AREA	93.19 SF	8.66 m²
REAR GLAZING AREA	224.61 SF	20.87 m²
TOTAL GLAZING AREA	471.43 SF	43.80 m²
TOTAL GLAZING PERCENTAGE	11.97 %	

GROSS GLAZING AREA 'B' - STD  
CORNER UPGRADE

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

GROSS GLAZING AREA 'B' - OPT.  
CORNER UPGRADE

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

CLIENT SPECIFIC REVISIONS


SCHEDULES

DOORS <div>46</div> <div>47</div>		WOOD BEAMS			
A 865x2030x45 (2'10"x6'8"x1-3/4")		WD1 3/2" X 8" SPR	WD10 2/ 1 3/4" X7 1/4" (2.0E) LVL		
B 815x2030x35 (2'8"x6'8"x1-3/8")		WD2 4/ 2" X 8" SPR	WD11 3/ 1 3/4" X7 1/4" (2.0E) LVL		
C 760x2030x35 (2'6"x6'8"x1-3/8")		WD3 5/ 2" X 8" SPR	WD12A 1/ 1 3/4" X9 1/2" (2.0E) LVL		
D 710x2030x35 (2'4"x6'8"x1-3/8")		WD4 3/ 2" X 10" SPR	WD12 2/ 1 3/4" X9 1/2" (2.0E) LVL		
E 460x2030x35 (1'6"x6'8"x1-3/8")		WD5 4/ 2" X 10" SPR	WD13 3/ 1 3/4" X9 1/2" (2.0E) LVL		
F 610x2030x35 (2'0"x6'8"x1-3/8")		WD6 5/ 2" X 10" SPR	WD14A 1/ 1 3/4" X11 7/8" (2.0E) LVL		
G OVER SIZED EXTERIOR DOOR		WD7 3/ 2" X 12" SPR	WD14 2/ 1 3/4" X11 7/8" (2.0E) LVL		
		WD8 4/ 2" X 12" SPR	WD15 3/ 1 3/4" X11 7/8" (2.0E) LVL		
		WD9 5/ 2" X 12" SPR	WD16A 1/ 1 3/4" X14" (2.0E) LVL		
			WD16 2/ 1 3/4" X14" (2.0E) LVL		
			WD17 3/ 1 3/4" X14" (2.0E) LVL		
STEEL BEAMS		LINTELS			
ST1 W 6 X 15		L1 2/ 2" X 8" SPR	L9 4" X 3-1/2" X 1/4" L	L14 5-7/8" X 3-1/2" X 1/2" L	
ST2 W 6 X 20		L3 2/ 2" X 10" SPR	L10 4-7/8" X 3-1/2" X 5/16" L	L15 5-7/8" X 4" X 1/2" L	
ST3 W 8 X 18		L5 2/ 2" X 12" SPR	L11 4-7/8" X 3-1/2" X 3/8" L	L16 7-1/8" X 4" X 3/8" L	
ST4 W 8 X 21		L7 3-1/2" X 3-1/2" X 1/4" L	L12 5 7/8" X 3-1/2" X 5/16" L	L17 7-1/8" X 4" X 1/2" L	
ST5 W 8 X 24		L8 4-7/8" X 3-1/2" X 1/4" L	L13 5-7/8" X 3-1/2" X 3/8" L		

PLAN/ELEVATION LEGEND

<div><div>38</div><div>SMOKE ALARM <div>44</div></div></div> <div><div>38</div><div>WATERPROOF DUPLEX OUTLET</div></div> <div><div>38</div><div>VENTS AND INTAKES</div></div> <div><div>38</div><div>HOSE BIB</div></div> <div><div>38</div><div>EXHAUST FAN</div></div> <div><div>38</div><div>COLD CELLAR VENT <div>50</div></div></div> <div><div>38</div><div>STOVE VENT</div></div> <div><div>38</div><div>FIRE PLACE VENT</div></div> <div><div>38</div><div>DRYER VENT</div></div>	<div><div>45</div><div>CARBON MONOXIDE ALARM (CMA)</div></div> <div><div>45</div><div>DOUBLE JOIST</div></div> <div><div>45</div><div>PRESSURE TREATED LUMBER</div></div> <div><div>45</div><div>GIRDER TRUSS</div></div> <div><div>45</div><div>ABOVE FINISHED FLOOR</div></div> <div><div>45</div><div>BEAM BY FLOOR MANUF</div></div> <div><div>45</div><div>FLUSH</div></div> <div><div>45</div><div>DROPPED</div></div> <div><div>45</div><div>REPEAT SAME JOIST SIZE</div></div> <div><div>45</div><div>UNDER SIDE</div></div> <div><div>45</div><div>FIXED GLAZING</div></div> <div><div>45</div><div>GLASS BLOCK</div></div> <div><div>45</div><div>BLACK GLASS</div></div>	<div><div>45</div><div>FLOOR DRAIN</div></div> <div><div>45</div><div>SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)</div></div> <div><div>45</div><div>POINT LOAD</div></div> <div><div>45</div><div>FLAT ARCH</div></div> <div><div>45</div><div>2 STORY WALL</div></div> <div><div>45</div><div>EXT. LIGHT FIXTURE (WALL MOUNTED)</div></div> <div><div>45</div><div>HYDRO METER</div></div> <div><div>45</div><div>GAS METER</div></div>
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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: \_\_\_\_\_

client  
**Gold Park Homes**

project  
**Mclaughlin and Mayfield**

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-JUL-14	kk	cr	5				
2	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	djh	7				
4	REVISED AS PER OBC SB-12 2017 UPDATE	29-Mar-17	es	es	8				

location  
**Brampton**

**RN design**  
*Imagine • Inspire • Create*



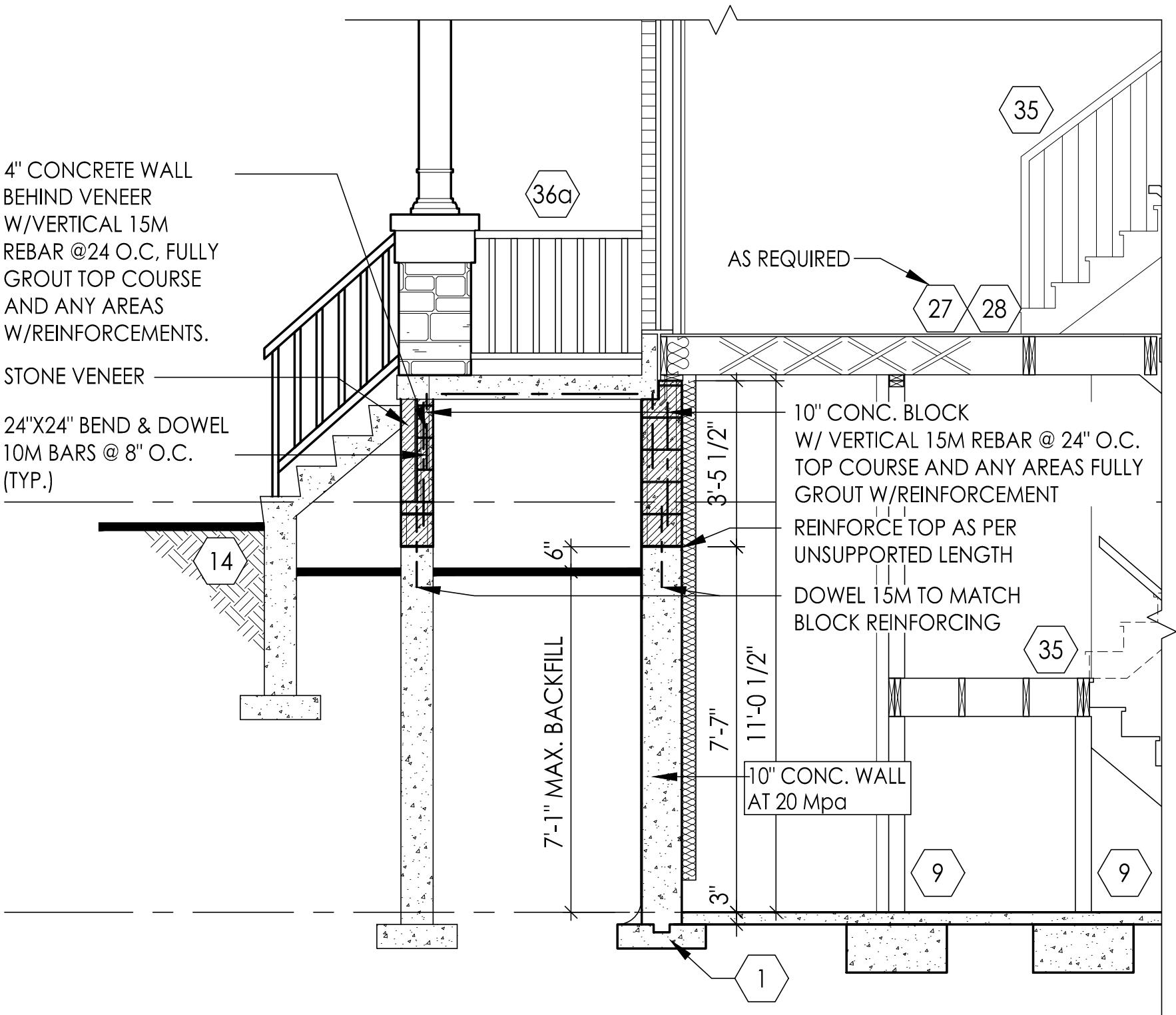
model  
**38-6**  
scale  
**3/16" = 1'0"**  
project #  
**13098**

page

**D3**

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





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

GROSS GLAZING AREA EL. 'A' - STD.

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

GROSS GLAZING AREA EL. 'A' - OPT.

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

GROSS GLAZING AREA EL. 'B' - STD.

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

GROSS GLAZING AREA EL. 'B' - OPT.

TOTAL PERIPHERAL WALL AREA	3937.72 SF	365.81 m²
FRONT GLAZING AREA	140.49 SF	13.05 m²
LEFT SIDE GLAZING AREA	13.14 SF	1.22 m²
RIGHT SIDE GLAZING AREA	93.19 SF	8.66 m²
REAR GLAZING AREA	224.61 SF	20.87 m²
TOTAL GLAZING AREA	471.43 SF	43.80 m²
TOTAL GLAZING PERCENTAGE	11.97 %	

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:

client  
Gold Park Homes

project  
McLaughlin and Mayfield

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR ENG REVIEW	4-APR-16	jp	jp	5				
2	ISSUED FOR FINAL	6-APR-16	jp	jp	6				
4	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	01-DEC-16	AD	JP	7				
4					8				

location  
Brampton

marketing name

**RN design**  
Imagine • Inspire • Create



model  
38-6

scale 3/8" = 1'0"  
project # 13098

page

D4