FRONT ELEVATION STYLE 'A'

FRONT ELEVATION STYLE 'B'

Drawing List:

A0 TITLE SHEET
A1 BASEMENT FLOOR ELEV. 'A' & 'B'
A2
A3 OPT. GROUND FLOOR ELEV. 'A' & 'B'
A4 MAIN FLOOR ELEV. 'A'
A5 SECOND FLOOR ELEV. 'A'
A6 OPT. 5-BEDRM. SECOND FLOOR ELEV. 'A'
A7 PARTIAL MAIN FLOOR ELEV. 'B'
PARTIAL SECOND FLOOR ELEV. 'B'
A8 PARTIAL OPT. 5-BEDRM. SECOND FLOOR ELEV. 'B'
A9 FRONT ELEVATION 'A'
A10 RIGHT SIDE ELEVATION 'A'
A11 REAR ELEVATION 'A' & 'B'
A12 LEFT SIDE ELEVATION 'A'
A13 FRONT ELEVATION 'B'
A14 RIGHT SIDE ELEVATION 'B'
A15 LEFT SIDE ELEVATION 'B'
A16 TYPICAL CROSS SECTION - 3 STOREY (BRICK)
A17
A18 PARTIAL BASEMENT ELEV. 'A' & 'B' LOB CONDITION
PARTIAL GROUND ELEV. 'A' & 'B' LOB CONDITION
A19 PARTIAL REAR ELEVATION 'A' & 'B' LOB CONDITION
A20 PARTIAL BASEMENT ELEV. 'A' & 'B' WOD CONDITION
PARTIAL GROUND ELEV. 'A' & 'B' WOD CONDITION
A21 PARTIAL REAR ELEVATION 'A' & 'B' WOD CONDITION
A22 BASEMENT FLOOR ELEV. 'B' CORNER UPGRADE
A23 OPT. GROUND FLOOR ELEV. 'B' CORNER UPGRADE
A24 MAIN FLOOR ELEV. 'B' CORNER UPGRADE
A25 SECOND FLOOR ELEV. 'B' CORNER UPGRADE
A26 FRONT ELEVATION 'B'
A27 RIGHT SIDE ELEVATION 'B'
A28 REAR ELEVATION 'B'
A29 RIGHT SIDE ELEVATION 'A' - BLOCK 149
D1 CONSTRUCTION NOTES
D2 CONSTRUCTION NOTES
D3 CONSTRUCTION NOTES

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Areas:

			ELEVATION 'A'		ELEVATION 'B'		ELEVATION 'B' CORNER UPG.	
			SF	SM	SF	SM	SF	SM
GROUND FLOOR	(0)		108.8	10.1	108.8	10.1	907.2	84.3
MAIN FLOOR	(0)	(1)	1466.3	136.2	1466.3	136.2	1487.8	138.22
SECOND FLOOR	(0)	(1)	1449.6	134.7	1449.6	134.7	1487.8	138.22
SECOND FLOOR OTB			(53.4)	(5.0)	(53.4)	(5.0)	(53.4)	(5.0)
TOTAL AREA (0)			**2971.3**	**276.0**	**2971.3**	**276.0**	**3829.4**	**355.7**
OPT. GROUND FLOOR		(1)	885.6	82.2	885.6	82.2		
TOTAL AREA (1)			**3748.1**	**348.2**	**3748.1**	**348.2**		
COVERAGE INC PORCH			1533.7	142.5	1533.7	142.5	1618.7	150.4
COVERAGE NOT INC PORCH			1466.3	136.2	1466.3	136.2	1505.5	139.8

Gold Park Homes

Mclaughlin and Mayfield

The Corelli

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: OCT-10-17

SIGNATURE:

client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	RPA	CR	5	REVISED AS PER PER FLR. COORD.	27-Aug-14	RPA	DJH
2	REVISED AREA CHART	30-Jul-14	CR	CR	6	REVISED AS PER ENGINEERING COMM.	26-May-15	RPA	DJH
3	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	RPA	DJH	7	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
4	REVISED AS PER ROOF TRUSS COORDINATION.	26-Aug-14	RPA	DJH	8	REV. BEDRM. 4 TRANSOM MUTTIN BARS, BREAK. BAR & LIV. RM. COFF. CLG. NOTE	3-Sep-15	cr	cr

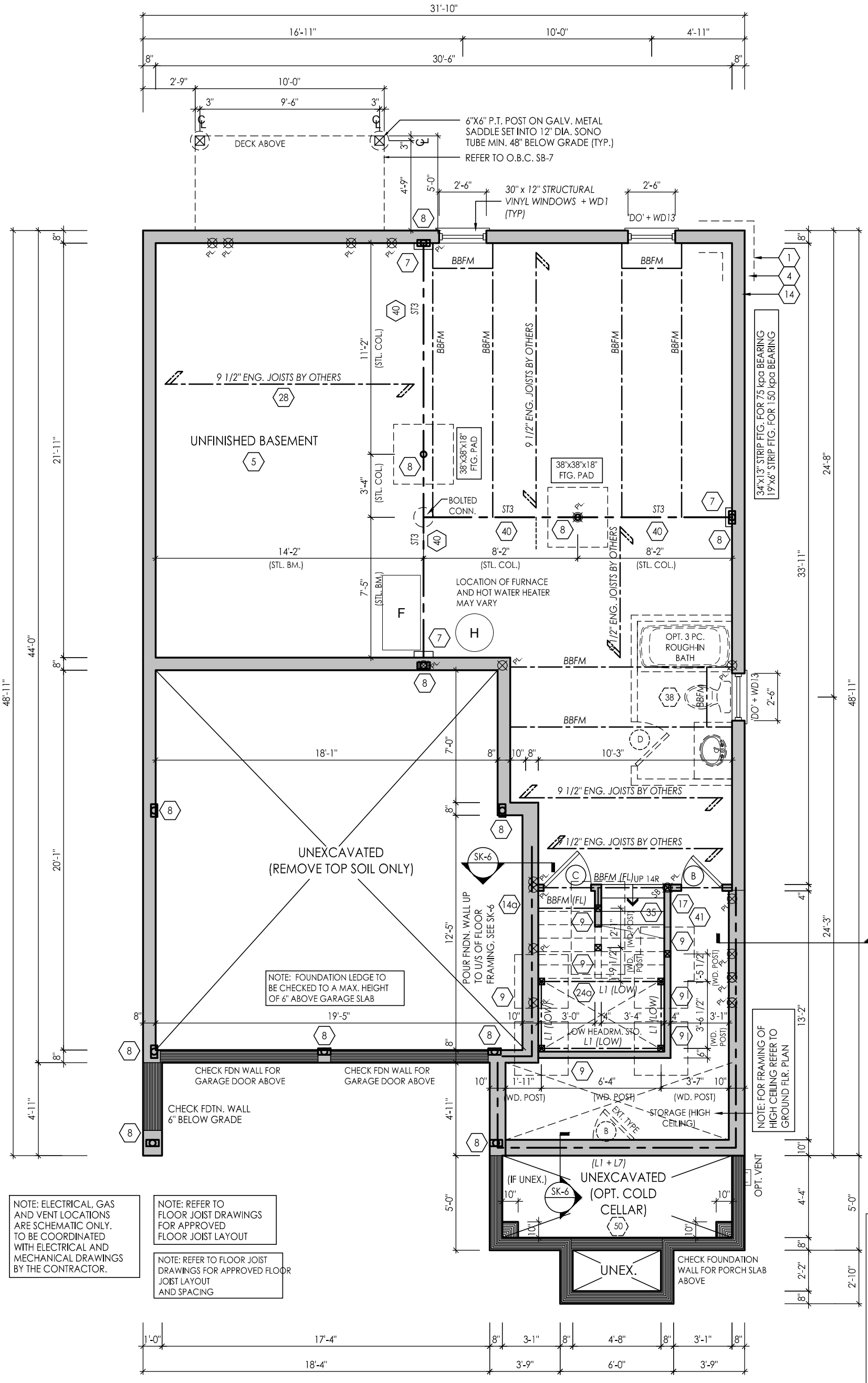
RN design
Imagine • Inspire • Create

model
38-8

scale
3/16" = 1'0"

project #
13098

page
A0



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 FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

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BASEMENT FLOOR ELEV. 'A' & 'B'

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

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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rpa	cr	5	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
2	REVISED AS PER ROOF TRUSS COORDINATION.	26-Aug-14	RPA	DJH	6	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
3	REVISED AS PER PER FLR. COORD.	27-Aug-14	RPA	DJH	7	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS
4	REVISED AS PER ENGINEERING COMM.	26-May-15	RPA	DJH	8				

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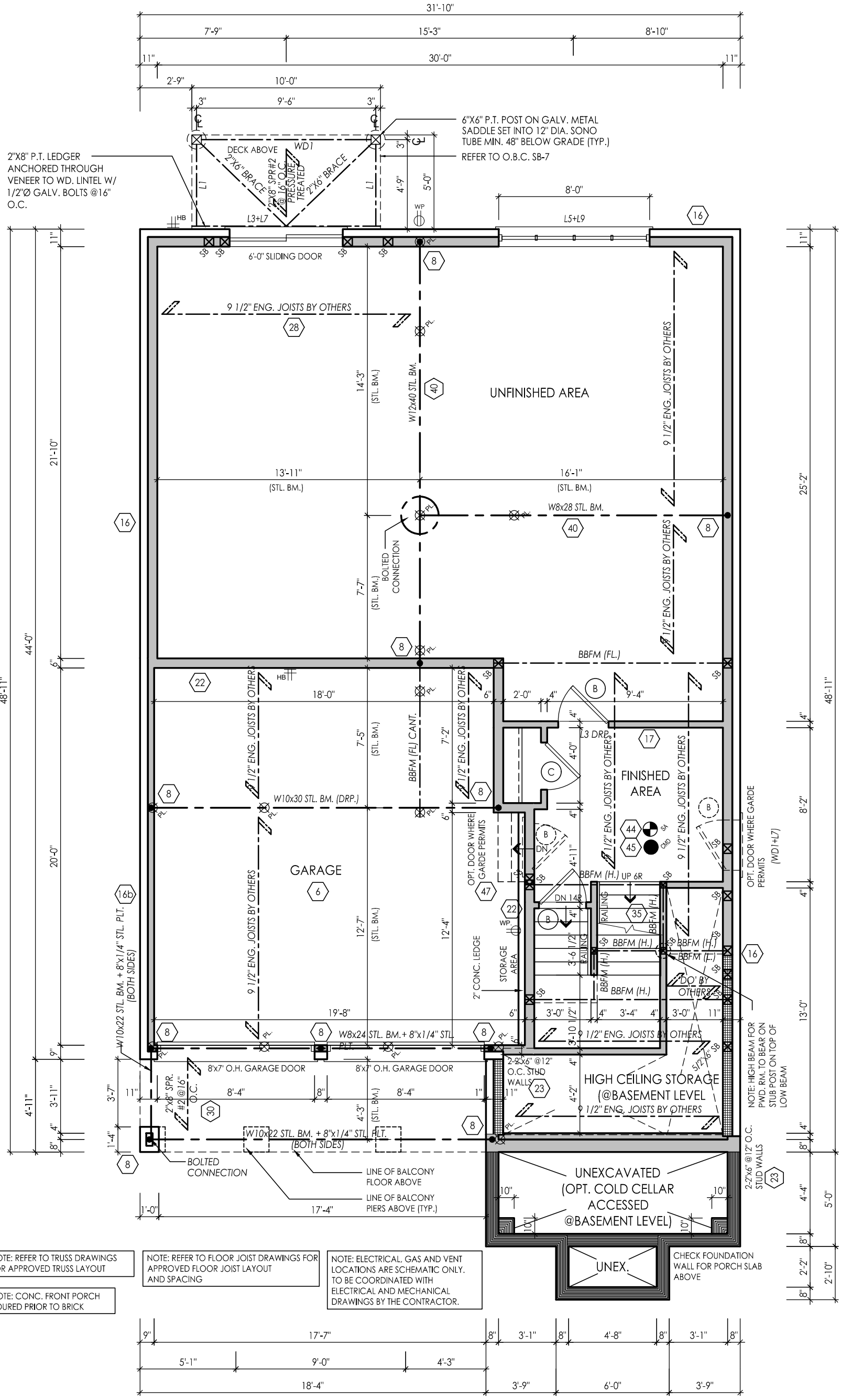
model: 38-8
scale: 3/16" = 1'0"
project #: 13098
page: A1



NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

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

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

GROUND FLOOR ELEV. 'A' & 'B'

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project: Mclaughlin and Mayfield
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3	REVISED AS PER PER ELR. COORD.	27-Aug-14	RPA	DJH	7	REVISED AS PER CLIENT COMMENTS	28-Nov-16	jm	jm
4	REVISED AS PER ENGINEERING COMM.	26-May-15	RPA	DJH	8	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS

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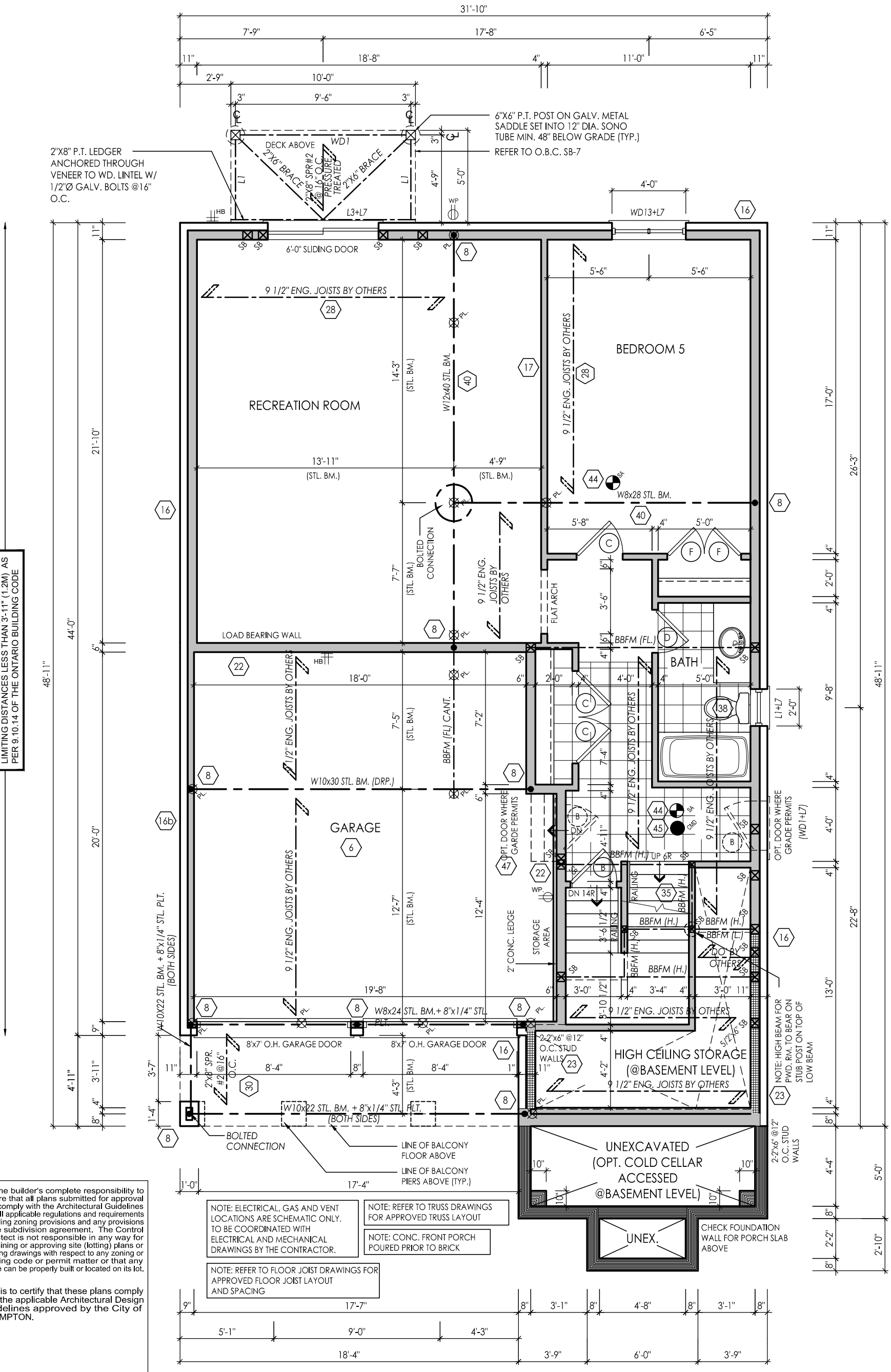
page: A2



NO UNPROTECTED OPENINGS PERMITTED FOR LIMITING DISTANCES LESS THAN 3'-11" (1.2M) AS PER 9.10.14 OF THE ONTARIO BUILDING CODE

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OPT. GROUND FLOOR ELEV. 'A' & 'B'

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location: Brampton
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marketing name: The Corelli

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3	REVISED AS PER PER FLR. COORD.	27-Aug-14	RPA	DJH
4	REVISED AS PER ENGINEERING COMM.	26-May-15	RPA	DJH
5	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
6	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
7	REVISED AS PER CLIENT COMMENTS	28-Nov-16	jm	jm
8	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS

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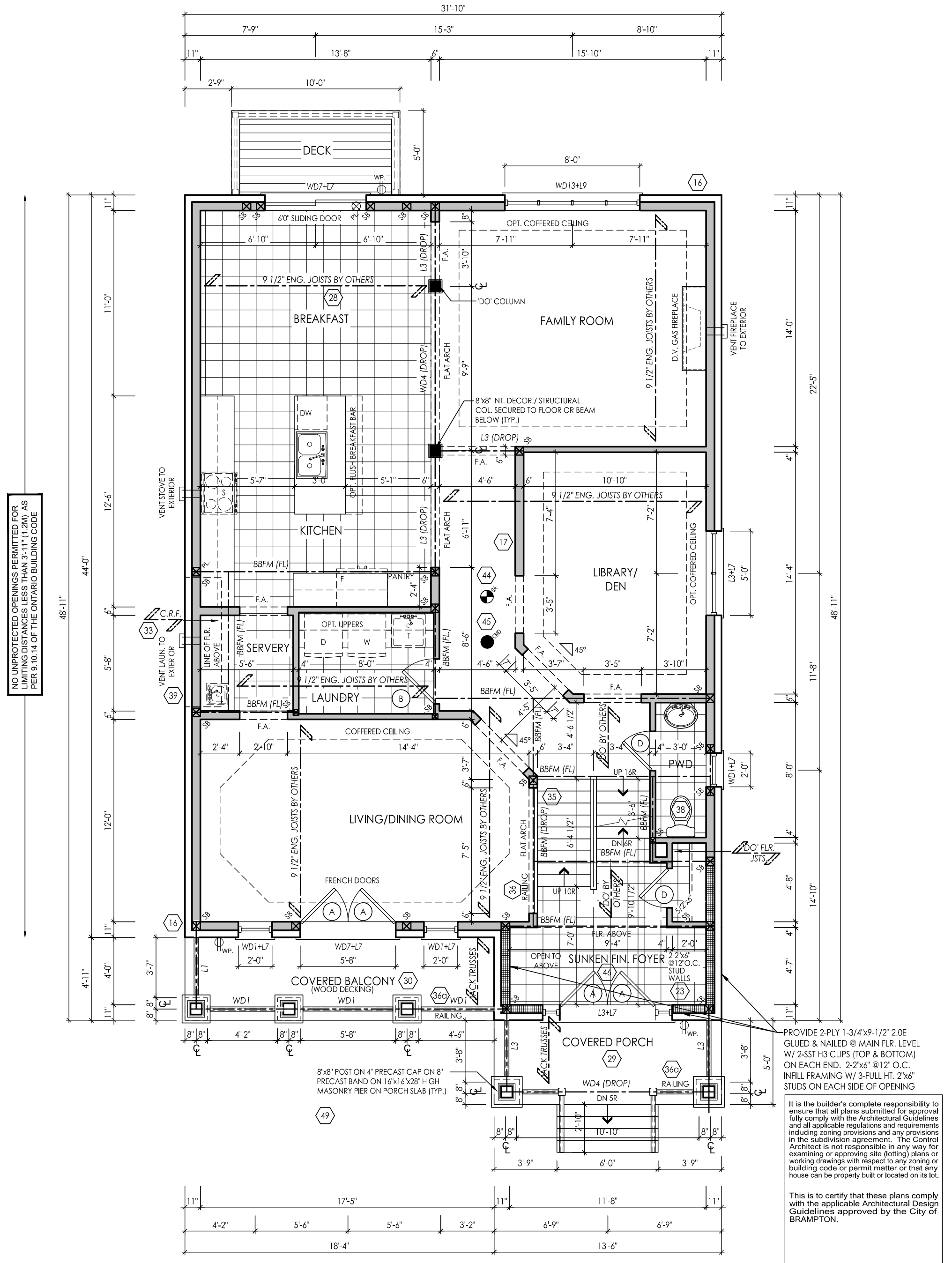
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model: 38-8
scale: 3/16" = 1'0"
project #: 13098
page: A3



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MAIN FLOOR ELEV. 'A'

#									
9	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS					

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2	REVISED AS PER ROOF TRUSS COORDINATION.	26-Aug-14	RPA	DJH	6	REV. BREAKFAST BAR TO BE FLUSH & LIV. RM. COFFERED CLG. TO BE STANDARD	3-Sep-15	cr	cr
3	REVISED AS PER PER FLR. COORD.	27-Aug-14	RPA	DJH	7	REVISED AS PER STRUCTURAL ENGINEER'S COMM'S - DBL VOL STUD FRAMING NOTE	15-Sep-15	cr	cr
4	REVISED AS PER ENGINEERING COMM.	26-May-15	RPA	DJH	8	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr

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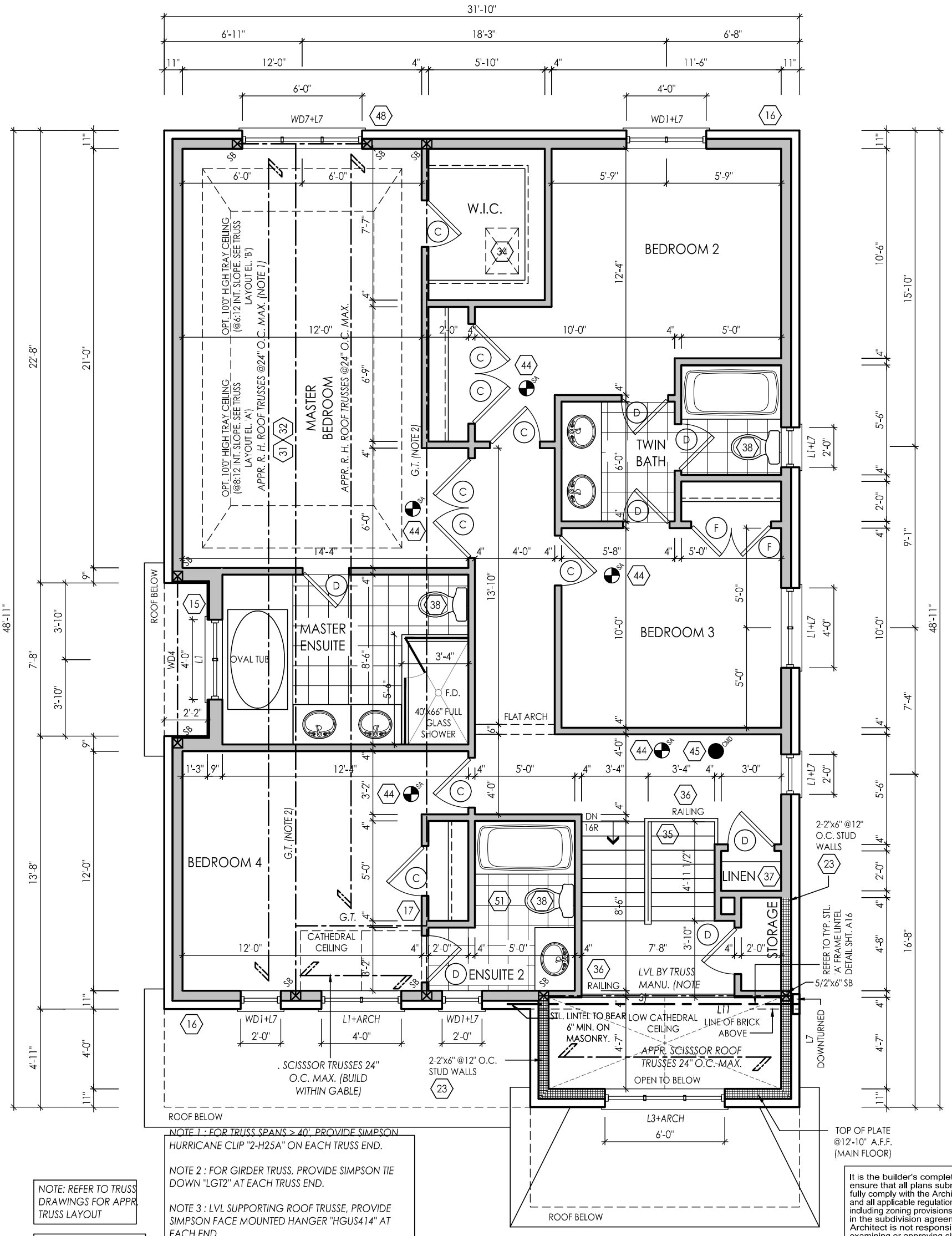
WWW.THEPLUSGROUP.CA

model: 38-8
scale: 3/16" = 1'0"
project #: 13098
page: A4

NO UNPROTECTED OPENINGS PERMITTED FOR LIMITING DISTANCES LESS THAN 3'-11" (1.2M) AS PER 9.10.14 OF THE ONTARIO BUILDING CODE

NO UNPROTECTED OPENINGS PERMITTED FOR LIMITING DISTANCES LESS THAN 3'-11" (1.2M) AS PER 9.10.14 OF THE ONTARIO BUILDING CODE



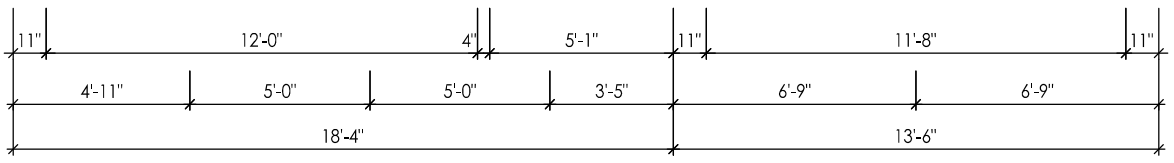
NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

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

NOTE 1 : FOR TRUSS SPANS > 40', PROVIDE SIMPSON HURRICANE CLIP "2-H25A" ON EACH TRUSS END.

NOTE 2 : FOR GIRDER TRUSS, PROVIDE SIMPSON TIE DOWN "LGT2" AT EACH TRUSS END.

NOTE 3 : LVL SUPPORTING ROOF TRUSSE, PROVIDE SIMPSON FACE MOUNTED HANGER "HGUS414" AT EACH END.



SECOND FLOOR ELEV. 'A'

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QUALIFIED DESIGNER BCIN: 47245
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DATE: AUG 09, 2017
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client: Gold Park Homes
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project: Mclaughlin and Mayfield
marketing name: The Corelli

#	revisions	date	dwn	chk
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3	REVISED AS PER ENGINEERING COMM.	26-May-15	RPA	DJH
4	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
5	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
6	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS
7				
8				

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Tel: 905-738-3177
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model: 38-8
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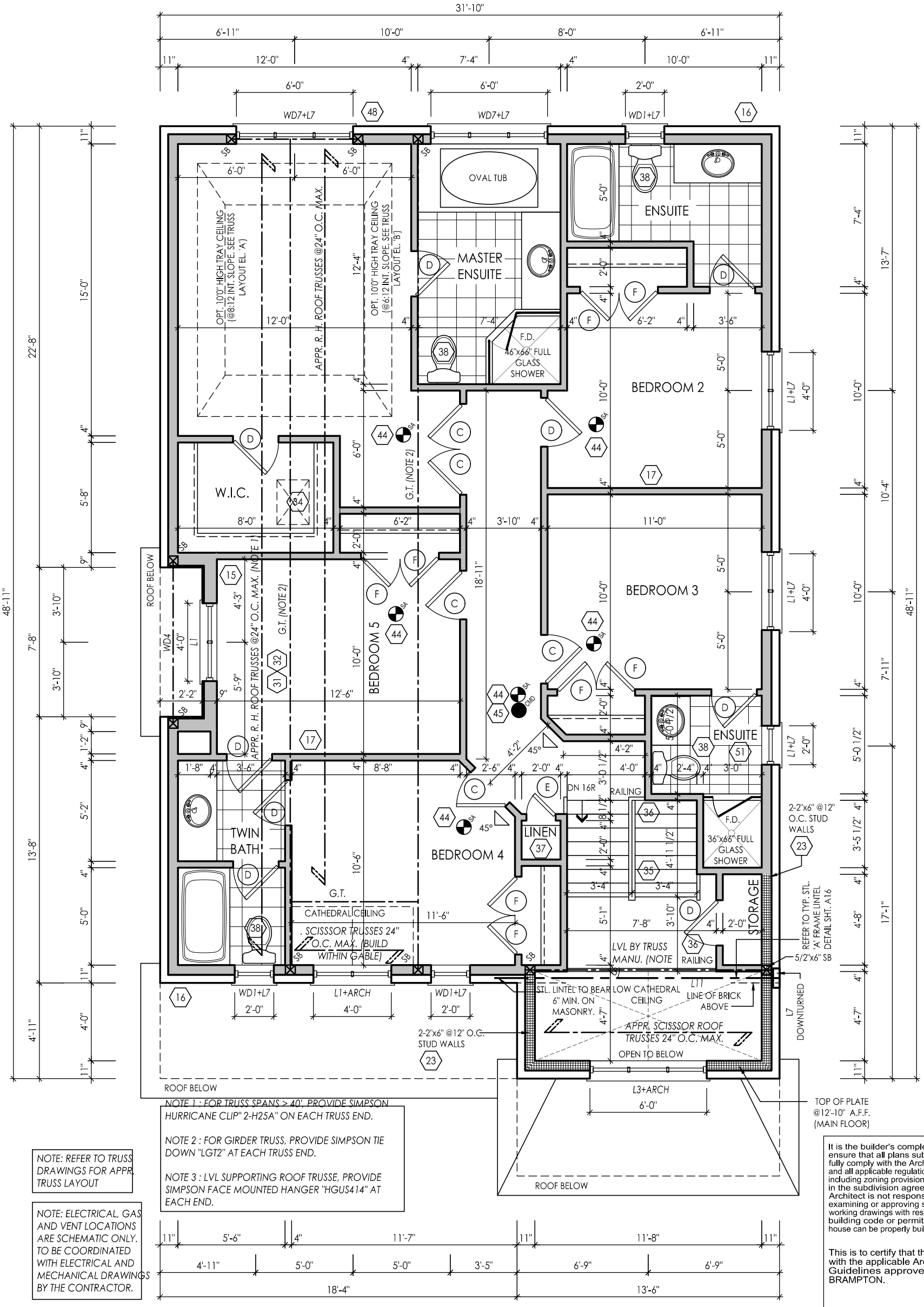

NOTE 1 : FOR TRUSS SPANS > 40', PROVIDE SIMPSON HURRICANE CLIP" 2-H25A" ON EACH TRUSS END.

NOTE 2 : FOR GIRDER TRUSS, PROVIDE SIMPSON TIE DOWN "LGT2" AT EACH TRUSS END.

NOTE 3 : LVL SUPPORTING ROOF TRUSSE, PROVIDE SIMPSON FACE MOUNTED HANGER "HGUS414" AT EACH END.

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.

OPT. 5-BEDRM. SECOND FLOOR ELEV. 'A'

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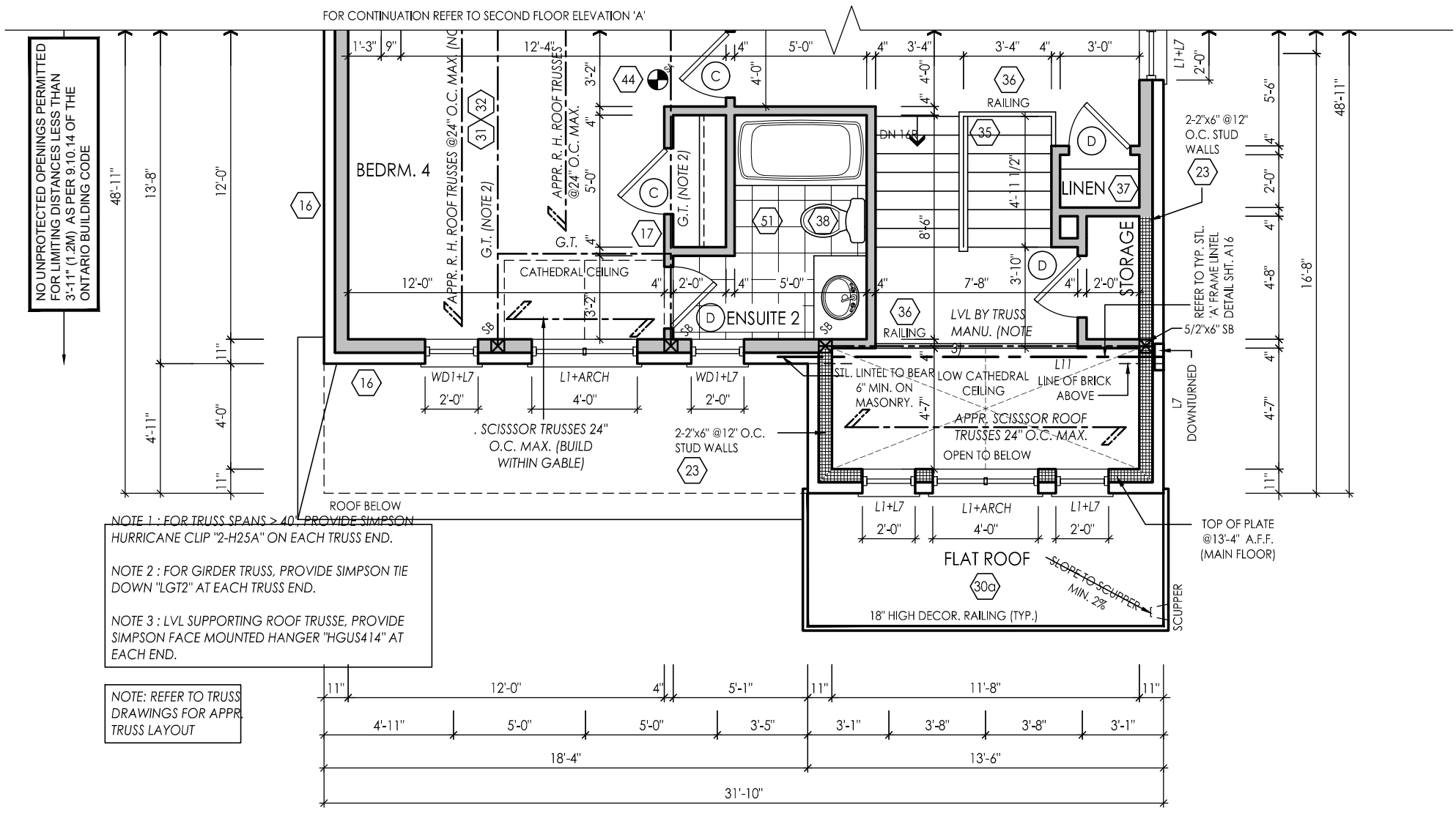

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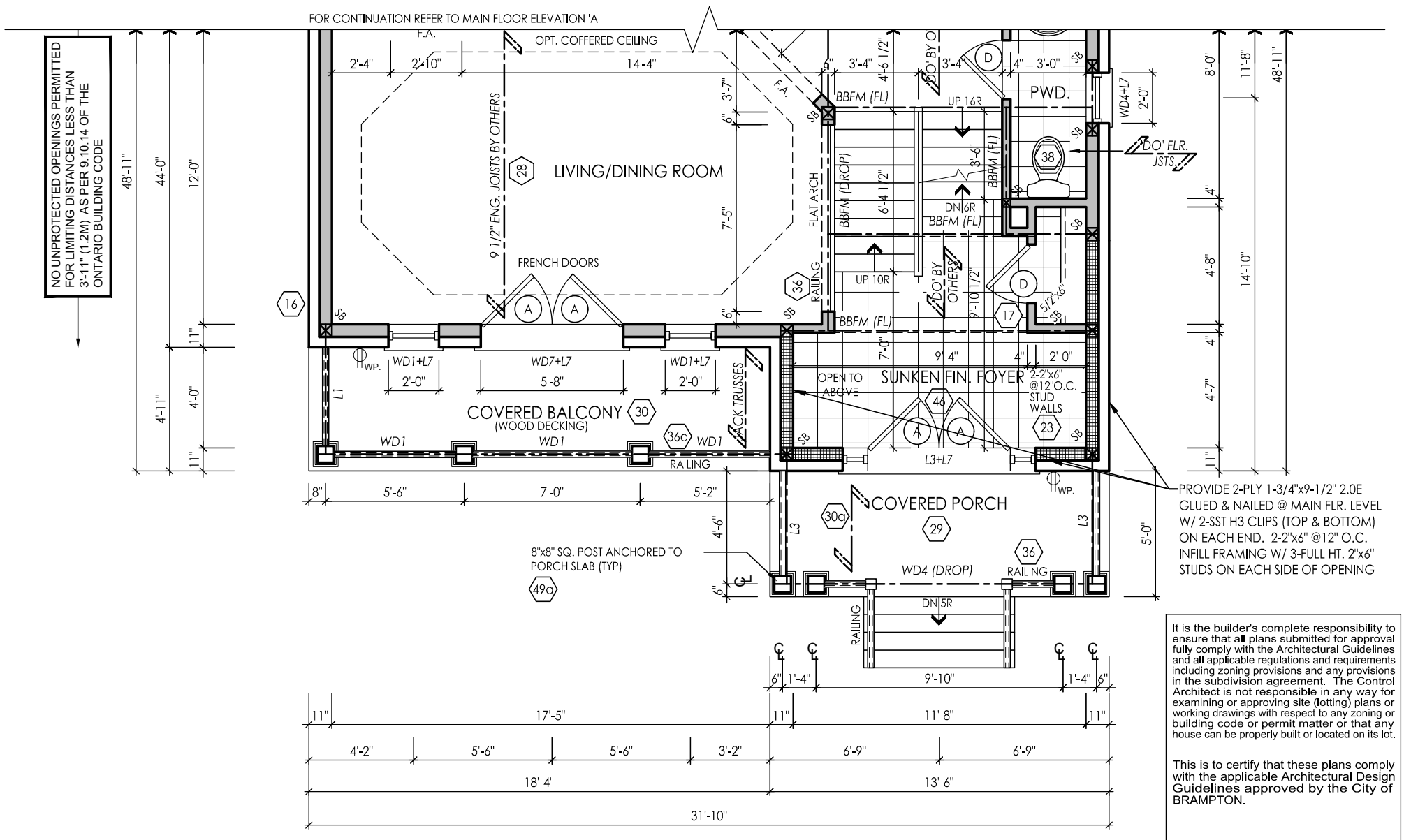
NOTE 3 : LVL SUPPORTING ROOF TRUSSE, PROVIDE SIMPSON FACE MOUNTED HANGER "HGUS414" AT EACH END.

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

PARTIAL SECOND FLOOR ELEV. 'B'



PARTIAL MAIN FLOOR ELEV. 'B'

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9	REVISED AS PER FLOOR COORDINATION & ISSUED FOR PERMIT	AUG-09-17	JR	JS					

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3	REVISED AS PER ROOF TRUSS COORDINATION.	26-Aug-14	RPA	DJH	7	REVISED AS PER STRUCTURAL ENGINEER'S COMM'S - DBL VOL STUD FRAMING NOTE	15-Sep-15	cr	cr
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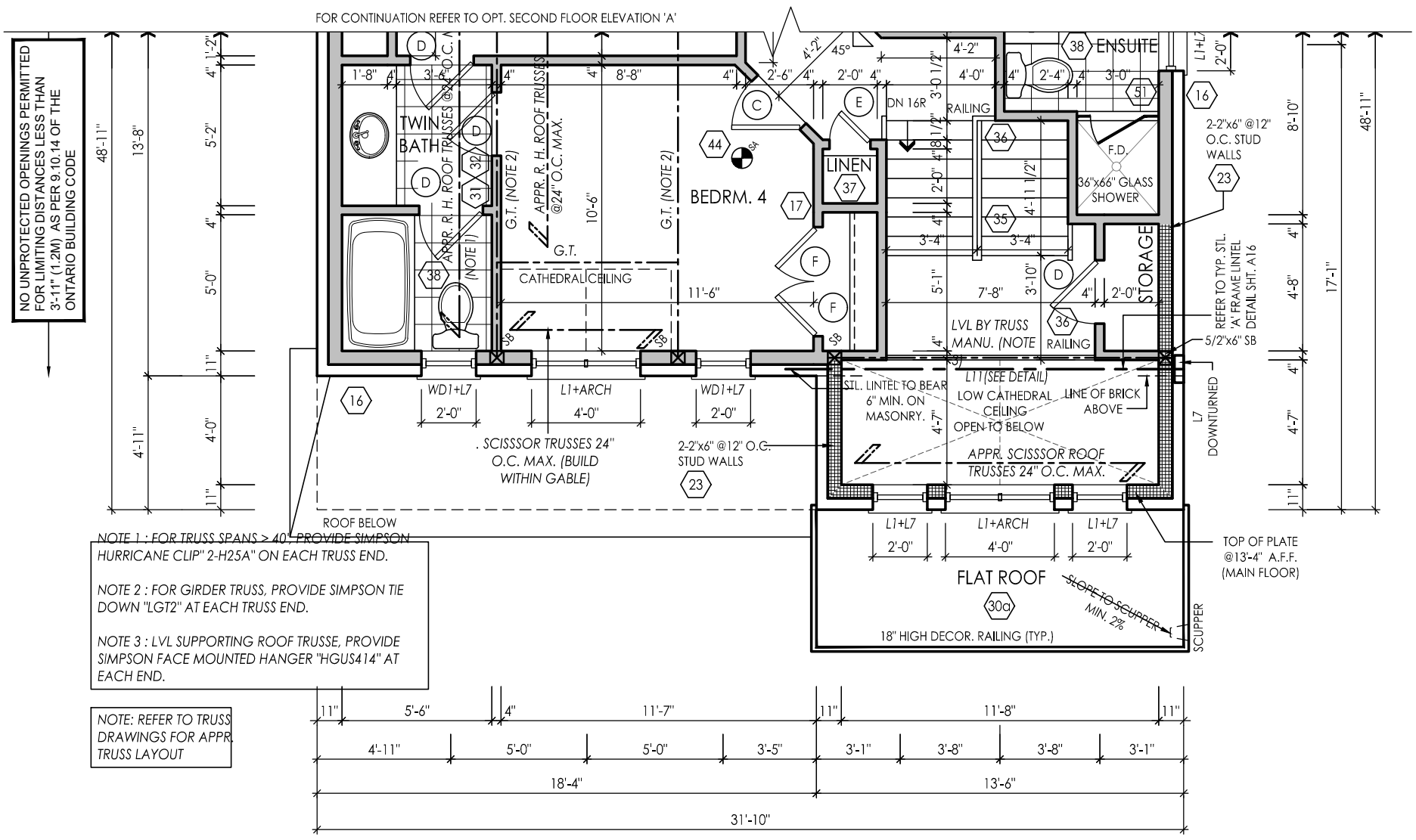

NOTE 1 : FOR TRUSS SPANS > 40 ; PROVIDE SIMPSON HURRICANE CLIP" 2-H25A" ON EACH TRUSS END.

NOTE 2 : FOR GIRDER TRUSS, PROVIDE SIMPSON TIE DOWN "LGT2" AT EACH TRUSS END.

NOTE 3 : LVL SUPPORTING ROOF TRUSSE, PROVIDE SIMPSON FACE MOUNTED HANGER "HGUS414" AT EACH END.

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

PARTIAL OPT. 5-BEDRM. SECOND FLOOR ELEV. 'B'

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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: AUG 09, 2017

SIGNATURE:

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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rpa	cr	5	ISSUED FOR PERMIT	16/06/2015	RPA	DJH
2	REVISED AS PER ROOF TRUSS COORDINATION.	27/08/2014	RPA	DJH	6	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
3	REVISED AS PER ENGINEERING COMM.	26-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				

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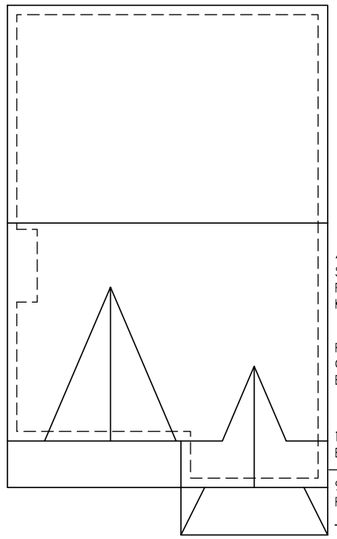
WWW.THEPLUSGROUP.CA

model: 38-8
scale: 3/16" = 1'0"
project #: 13098
page: A8



ROOF PLAN 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

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'.

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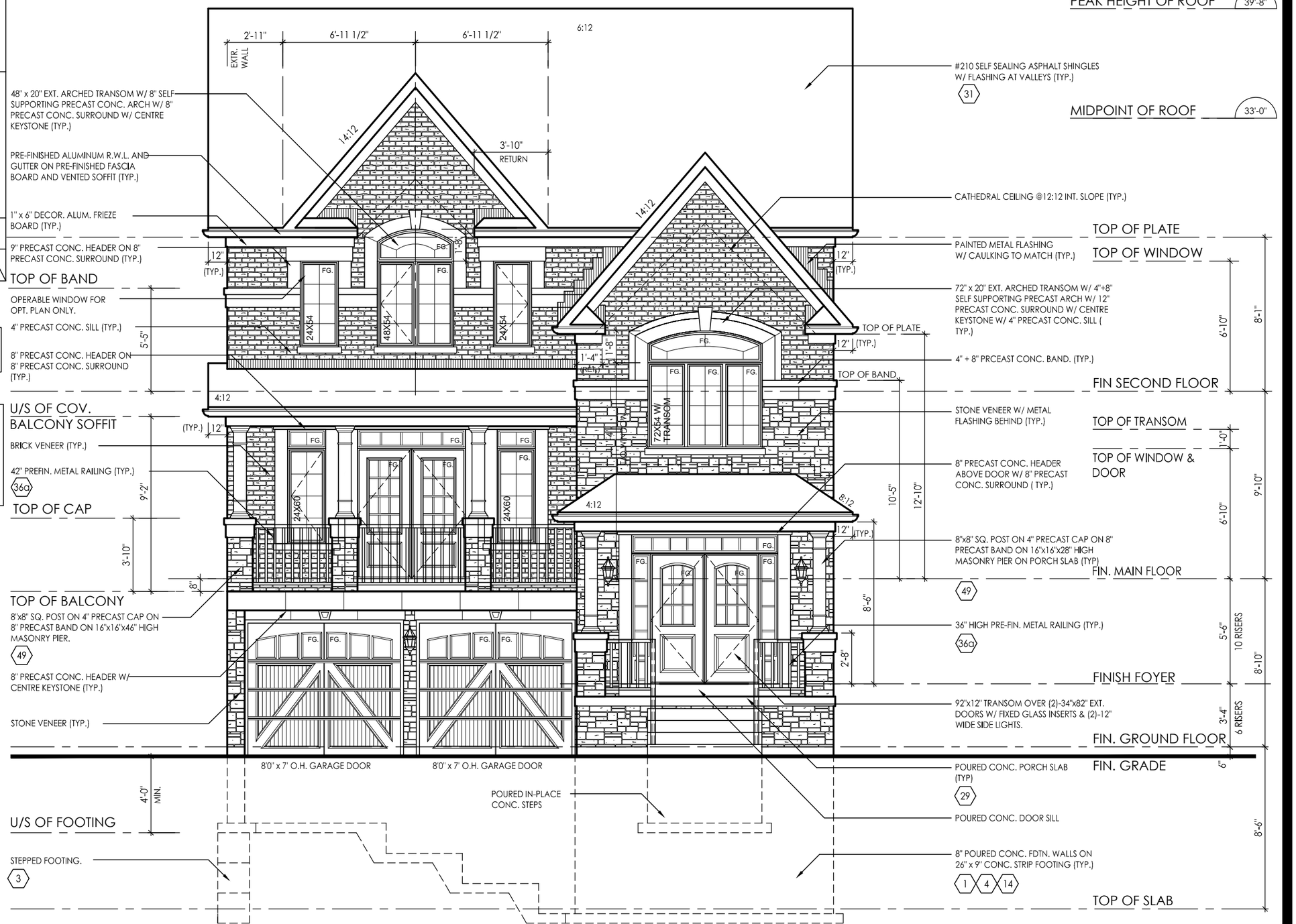

FRONT ELEVATION 'A'

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:

SIGNATURE:

model 38-8
scale 3/16" = 1'0"
project # 13098
page A9

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	04/07/20	rpo.	cr.
2.	ISSUED FOR PERMIT	14 16/06/20	RPA.	D.IH.
3.	REVISED BEDRM. 4 TRANSOM WINDOW	5 3-Sep-15	cr.	cr.
4.	MVDTIN DWKS	3-Sep-15	cr.	cr.
	ISSUED FOR CONSTRUCTION	17-Sep-1 5	cr.	cr.
	REVISED PER CLIENT COMMENTS	17-Nov-1 6	lo.	jm

client Gold Park Homes
project Mclaughlin and Mayfield

STANDARD FLOOR

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1308.12 SF		121.52 m²
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	91.57 SF		8.51 m²
ACTUAL OPENINGS	64.8 SF		6.02 m²

OPT. FLOOR

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1308.12 SF		121.52 m²
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	91.57 SF		8.51 m²
ACTUAL OPENINGS	78.57 SF		7.30 m²

RIGHT SIDE ELEVATION 'A'

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model 38-8
scale 3/16" = 1'0"
project # 13098
page A10

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	04/07/20	ipa	cr
2.	ISSUED FOR PERMIT	14/06/20	RPA	D.IH.
3.	ISSUED FOR CONSTRUCTION.	17-Sep-1	cr	cr
4.	REVISED AS PER CITY COMMENTS.	29-Jun-1	MM	JM

client Gold Park Homes
project Mclaughlin and Mayfield

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FIRM BCIN: 26995
DATE:

SIGNATURE:

REAR ELEVATION 'A' & 'B'

It is the builder's complete responsibility to ensure that all plans submitted for approval and permit comply with Architectural Controls 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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model 38-8
scale 3/16" = 1'0"
project # 13098
page A11

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	04/07/20	rpa	cr
2.	ISSUED FOR PERMIT	16/06/20	RPA	D.IH
3.	ISSUED FOR CONSTRUCTION	17-sep-1	cr	cr
4.		3		
5.				
6.				
7.				
8.				

client Gold Park Homes
project Mclaughlin and Mayfield

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QUALIFIED DESIGNER BCIN: 47245
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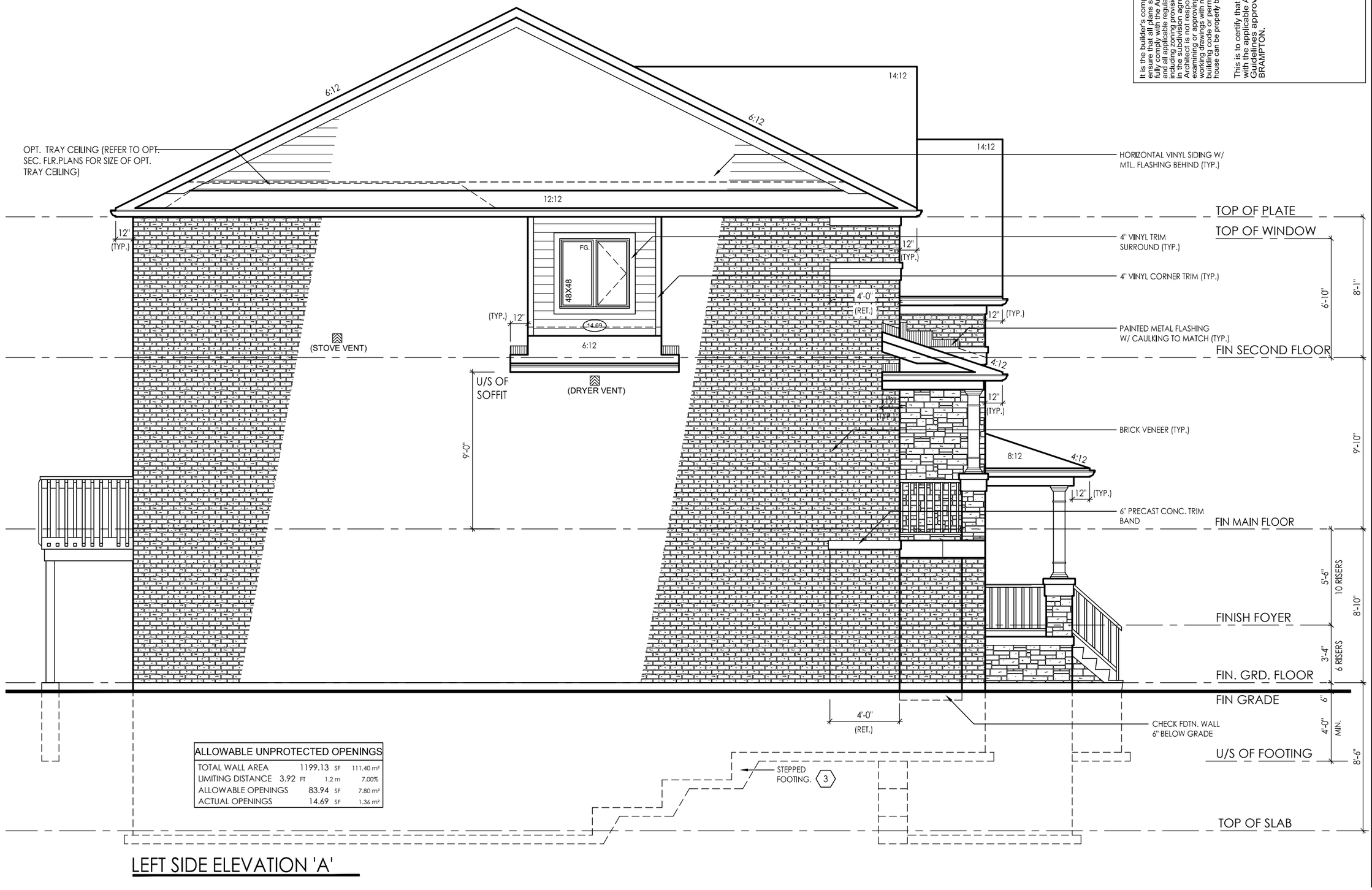

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1199.13 SF		111.40 m²
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	83.94 SF		7.80 m²
ACTUAL OPENINGS	14.69 SF		1.36 m²

LEFT SIDE ELEVATION 'A'

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model 38-8
scale 3/16" = 10"
project # 13098
page A12

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
5.	REVISED PER CLIENT COMMENTS	17-Nov-1 6	lo	jm
4.				
7.				
8.				

client Gold Park Homes
project Mclaughlin and Mayfield

#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	4-Jul-14	rpo	cr
2.	ISSUED FOR PERMIT	16/06/201 5	RPA	D.IH.
3.	ISSUED FOR CONSTRUCTION	17-Sep-1	cr	cr
4.	REVISED AS PER CITY COMMENTS	28-Jun-1 7	MM	JM

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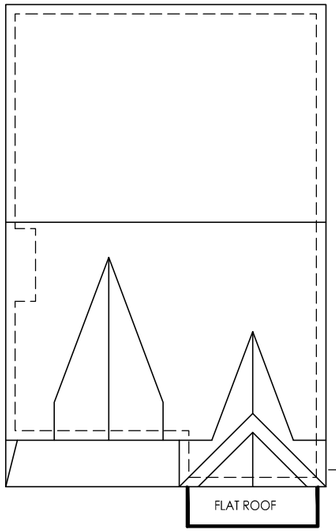
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

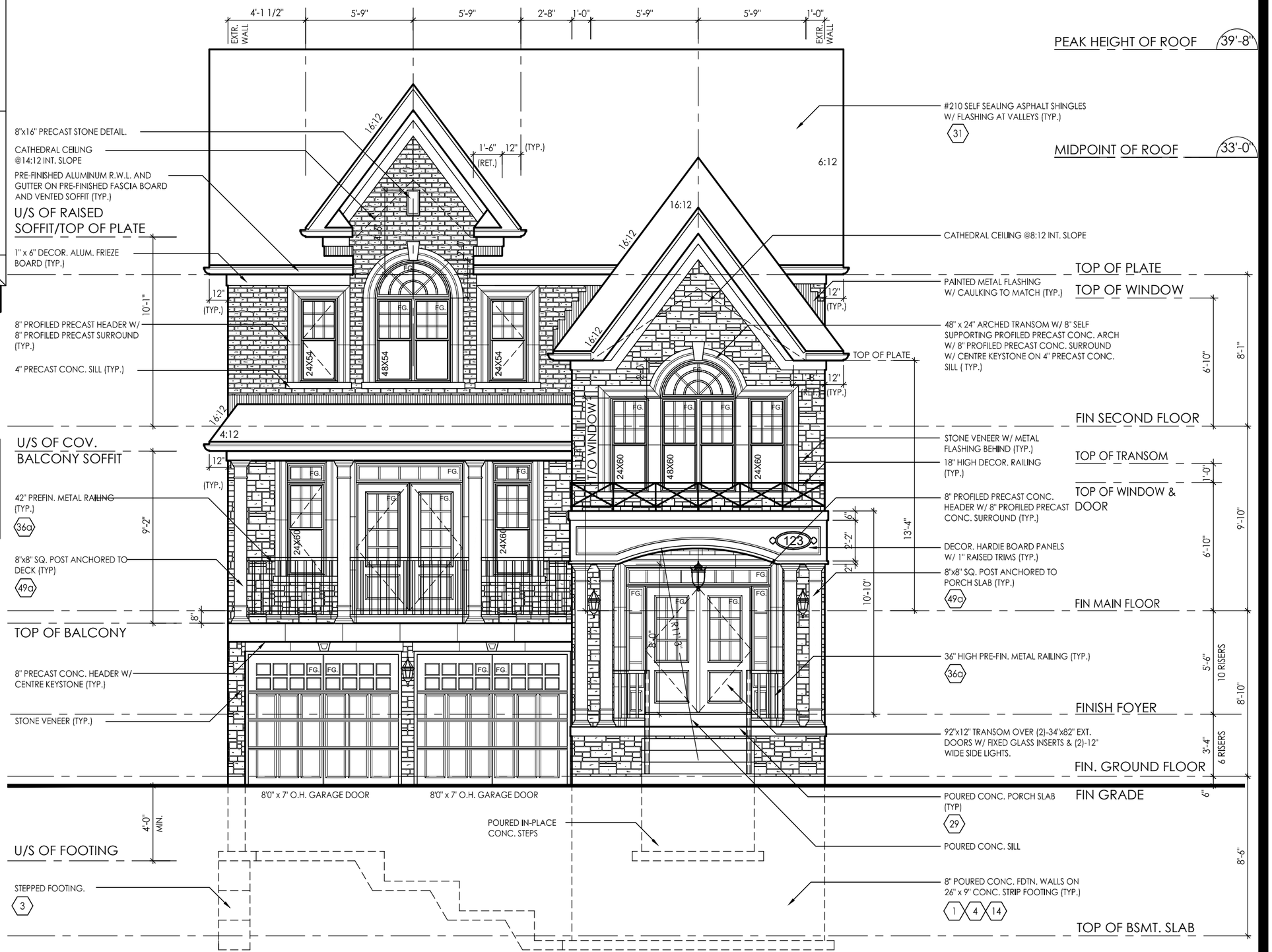


ROOF PLAN 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

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'.



FRONT ELEVATION 'B'

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model 38-8
scale 3/16" = 1'0"
project # 13098
page A13

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rps	cl
2	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	R.P.A.	D.H.
3	ISSUED FOR PERMIT	16/04/2015	R.P.A.	D.H.
4	ISSUED FOR CONSTRUCTION	17-Sep-15	cl	cl
5	REVISED PER CLIENT COMMENTS	17-Nov-16	c	m
6				
7				
8				

client Gold Park Homes
project Mclaughlin and Mayfield

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QUALIFIED DESIGNER BCIN: 47245
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DATE:

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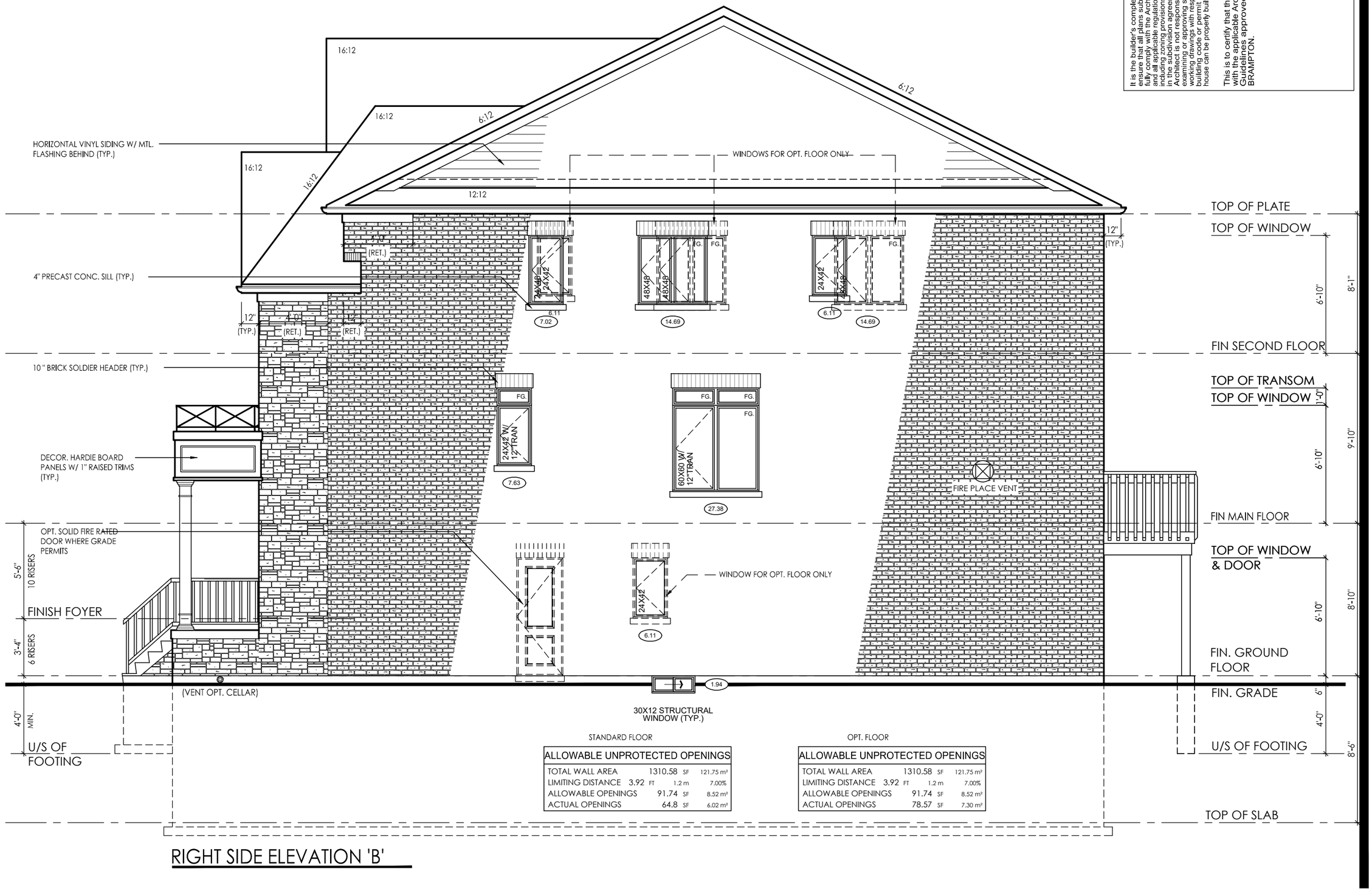

STANDARD FLOOR

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1310.58	SF	121.75 m²
LIMITING DISTANCE	3.92	FT	1.2 m	7.00%
ALLOWABLE OPENINGS	91.74	SF	8.52 m²
ACTUAL OPENINGS	64.8	SF	6.02 m²

OPT. FLOOR

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1310.58	SF	121.75 m²
LIMITING DISTANCE	3.92	FT	1.2 m	7.00%
ALLOWABLE OPENINGS	91.74	SF	8.52 m²
ACTUAL OPENINGS	78.57	SF	7.30 m²

RIGHT SIDE ELEVATION 'B'

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model 38-8
scale 3/16" = 1'0"
project # 13098
page A14

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#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	04/07/2014	DG	cr
2.	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	RPA	DJH
3.	ISSUED FOR PERMIT	16/04/2015	RPA	DJH
4.	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr
5.	REVISED AS PER CITY COMMENTS	29-Jun-17	MM	MM
6.				
7.				
8.				

client Gold Park Homes
project Mclaughlin and Mayfield

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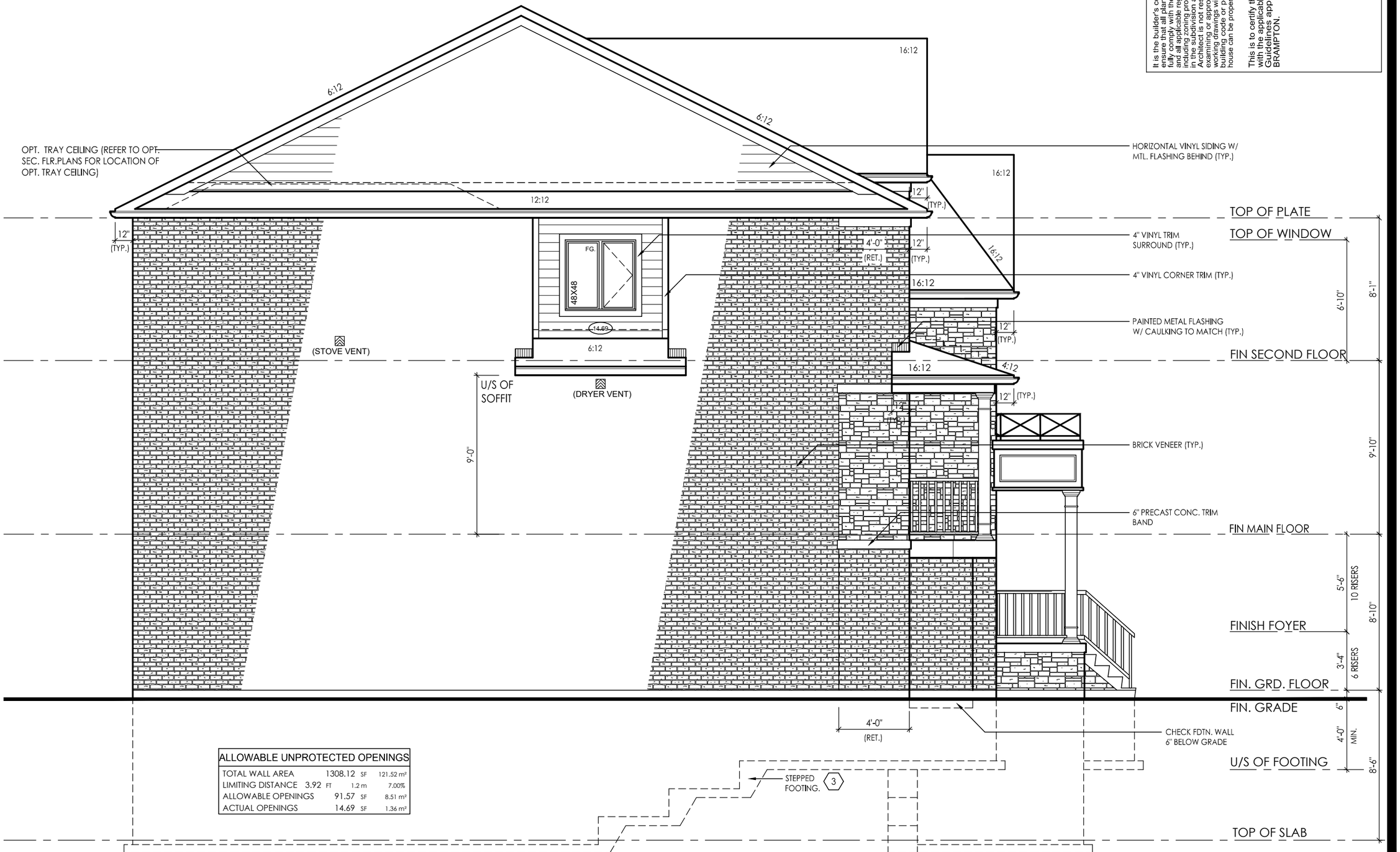

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1308.12 SF		121.52 m²
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	91.57 SF		8.51 m²
ACTUAL OPENINGS	14.69 SF		1.36 m²

LEFT SIDE ELEVATION 'B'

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model 38-8
scale 3/16" = 1'0"
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page A15

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location Brampton
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#	revisions	date	dwn	chk
1.	ISSUED FOR CLIENT REVIEW	04/07/2014	tps	crl
2.	REVISED AS PER ARCH. CONTROL COMM.	25/08/2014	RP.A.	D.H.
3.	ISSUED FOR PERMIT	16/06/2015	RP.A.	D.H.
4.	ISSUED FOR CONSTRUCTION	17-Sep-15	crl	crl
5.	REVISED PER CLIENT COMMENTS	17-Nov-16	p	jm
6.	REVISED AS PER CITY COMMENTS	28-Jun-17	MM	MM
7.				
8.				

client Gold Park Homes
project Mclaughlin and Mayfield

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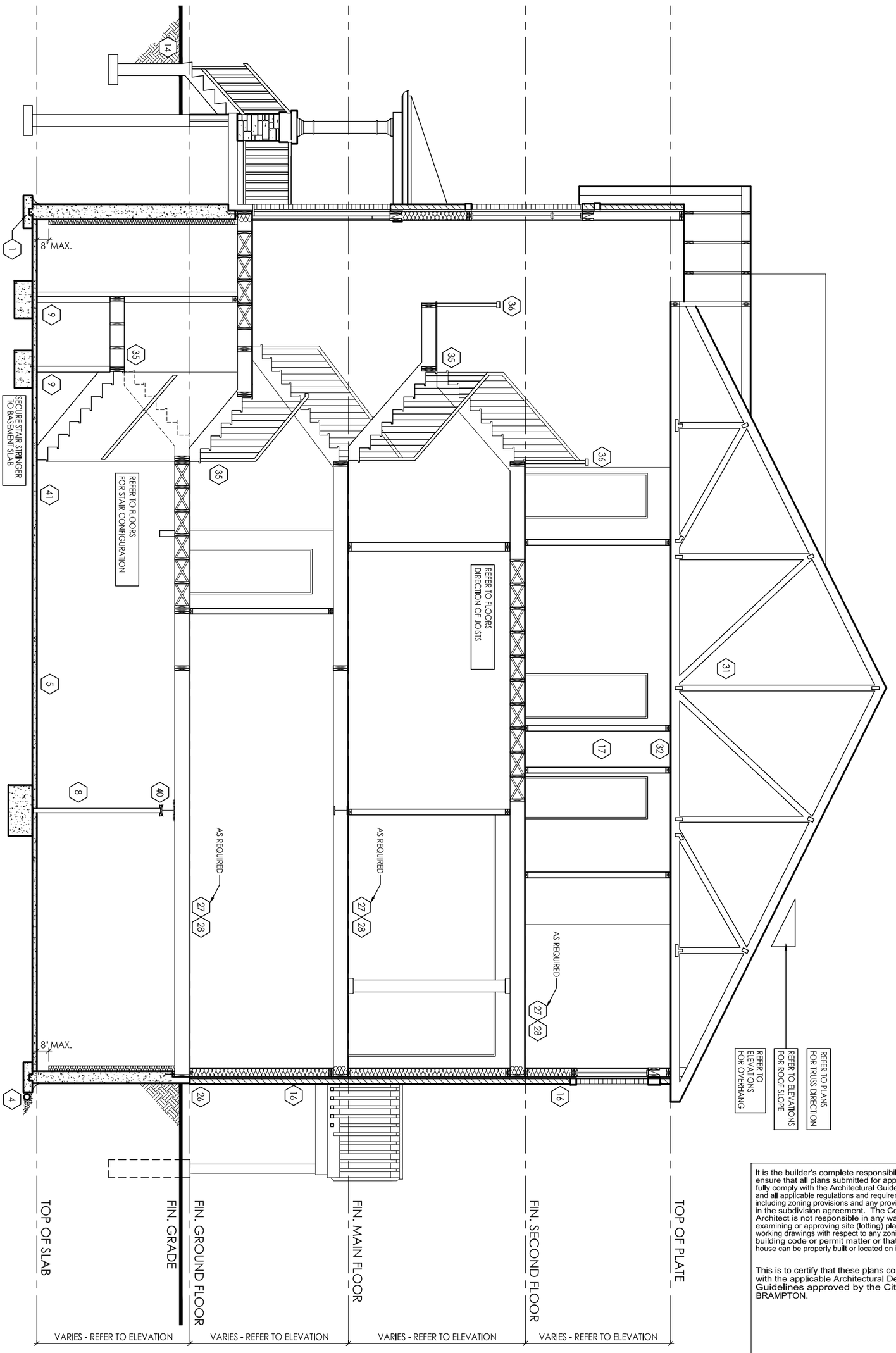
DATE:

SIGNATURE:

TYPICAL CROSS SECTION - 3 STOREY (BRICK)

N.T.S.



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#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rpa	cr	5				
2	ISSUED FOR PERMIT	16/06/2015	RPA	D.JH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr	7				
4					8				

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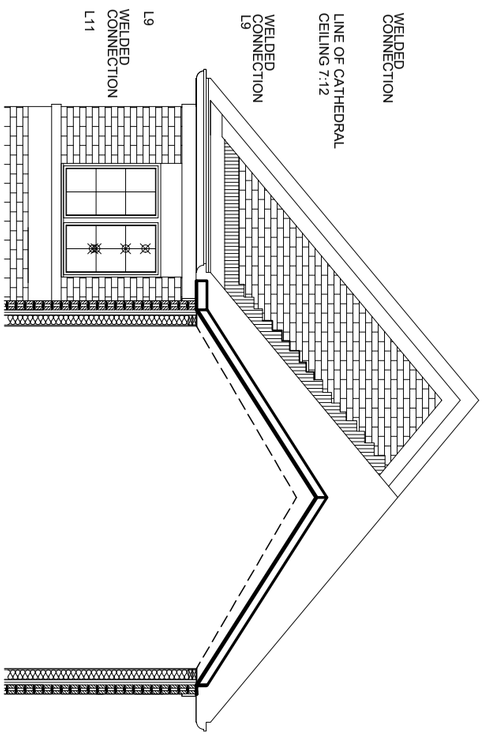
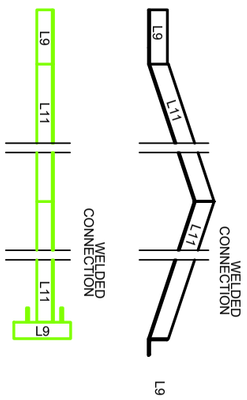
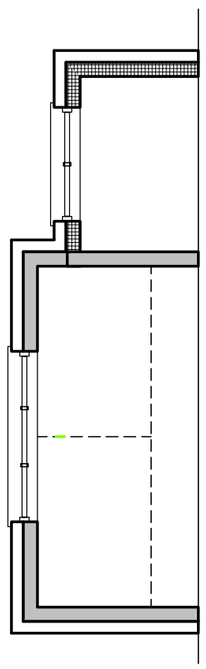
model: 38-8
scale: 3/16" = 1'0"
project #: 13098

page: A16







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client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
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2	ISSUED FOR PERMIT	16/06/2015	RPA	D.JH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr	7				
4					8				

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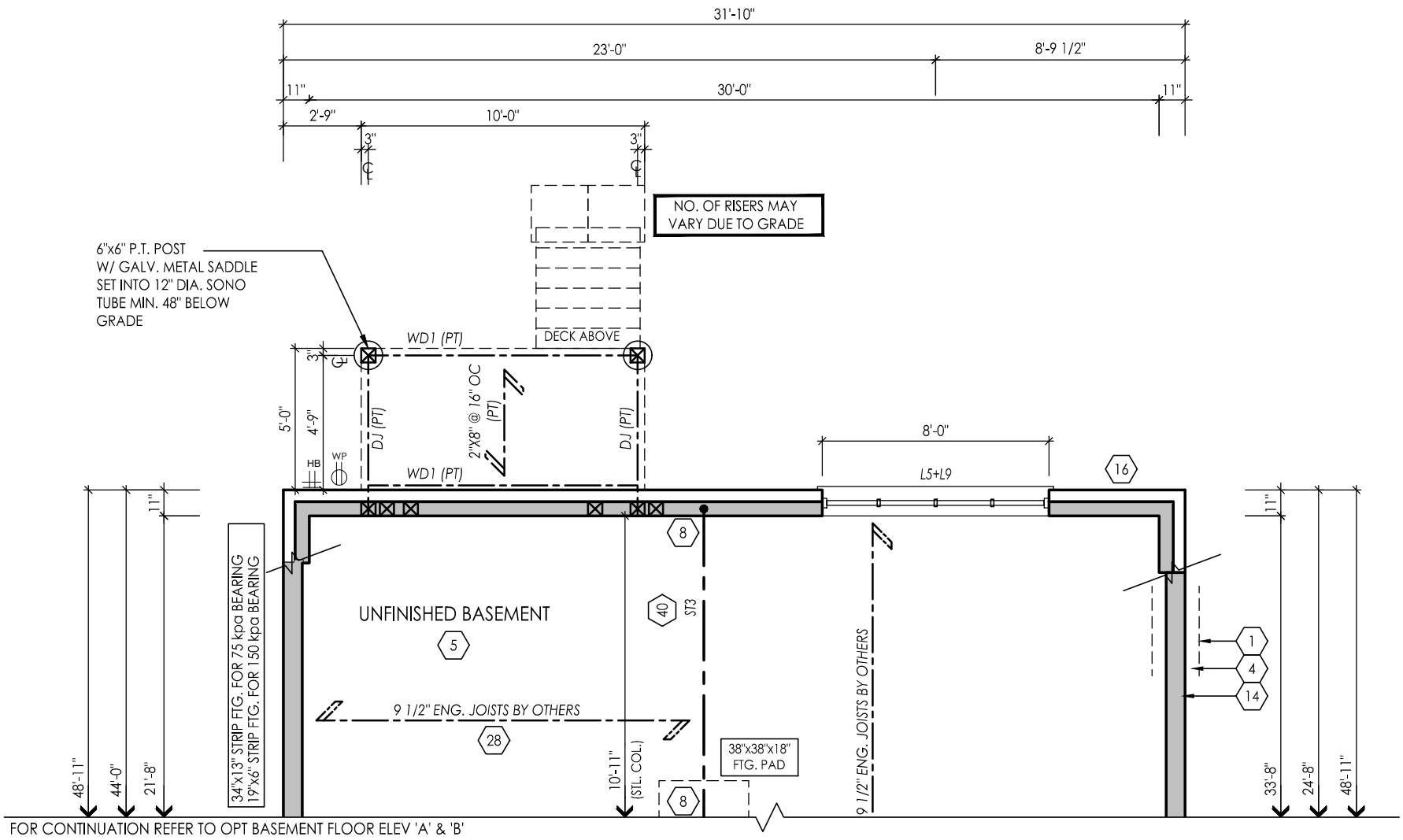
model
38-8

scale
3/16" = 1'0"

project #
13098

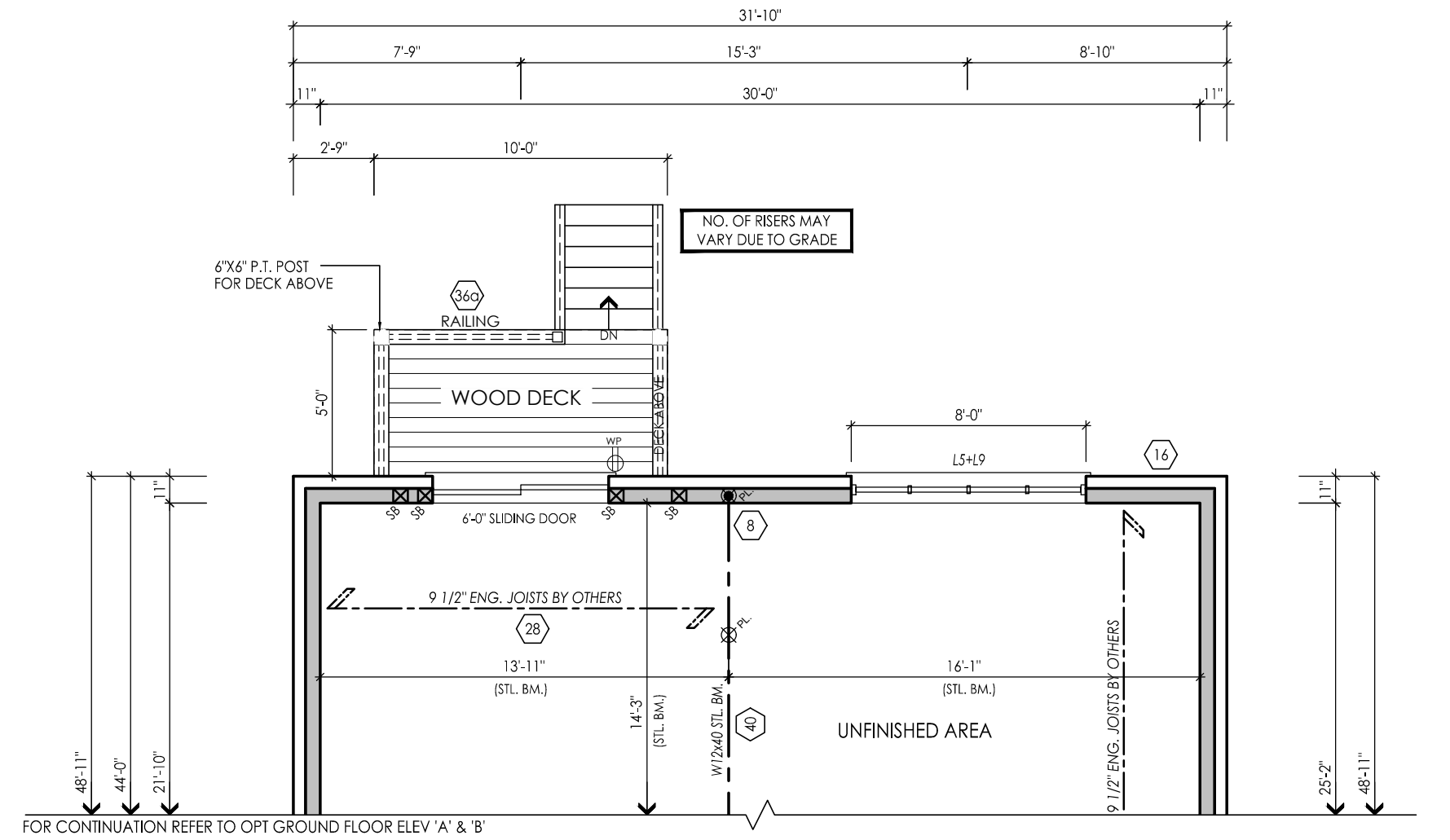
page
A17

PARTIAL BASEMENT ELEV. 'A' & 'B'
LOB CONDITION



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

PARTIAL GROUND ELEV. 'A' & 'B'
LOB CONDITION



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

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client
Gold Park Homes

location
Brampton

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marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	5-MAY-16	SM	JM					

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model
38-8

scale
3/16" = 1'0"

project #
13098

page
A18

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.

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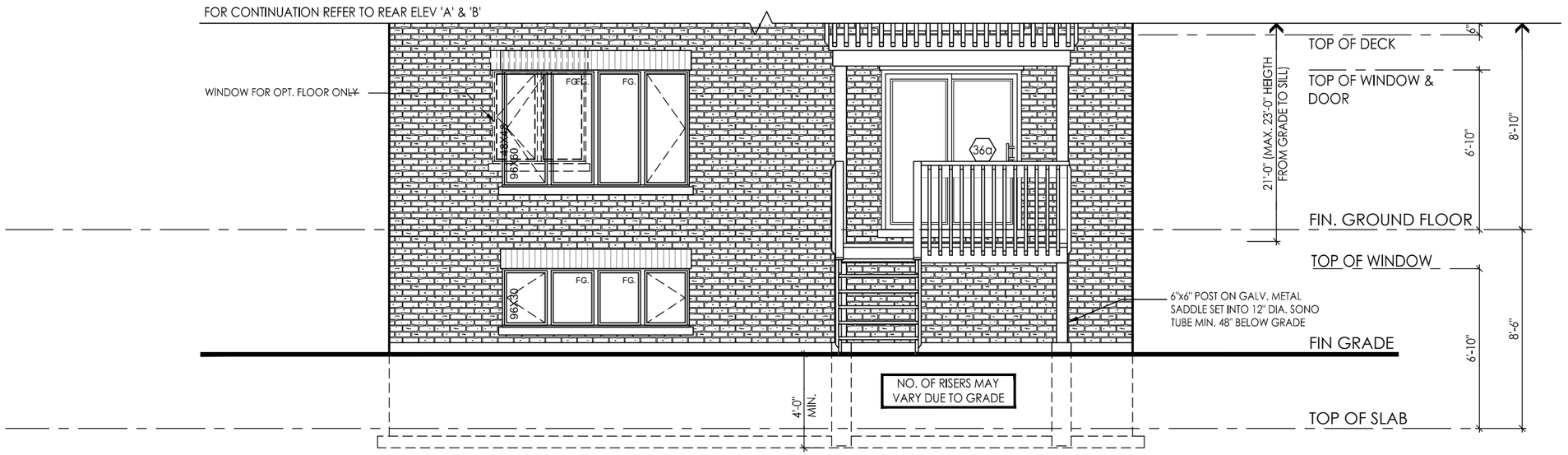


PARTIAL REAR ELEVATION 'A' & 'B'
LOB CONDITION

model 38-8
scale 3/16" = 1'0"
project # 13098
page A19

RN DESIGN
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

location Brampton
marketing name The Corelli

revisions	date	dwn	chk
#			
1 ISSUED FOR CLIENT REVIEW	5-MAY-16	SM	JM

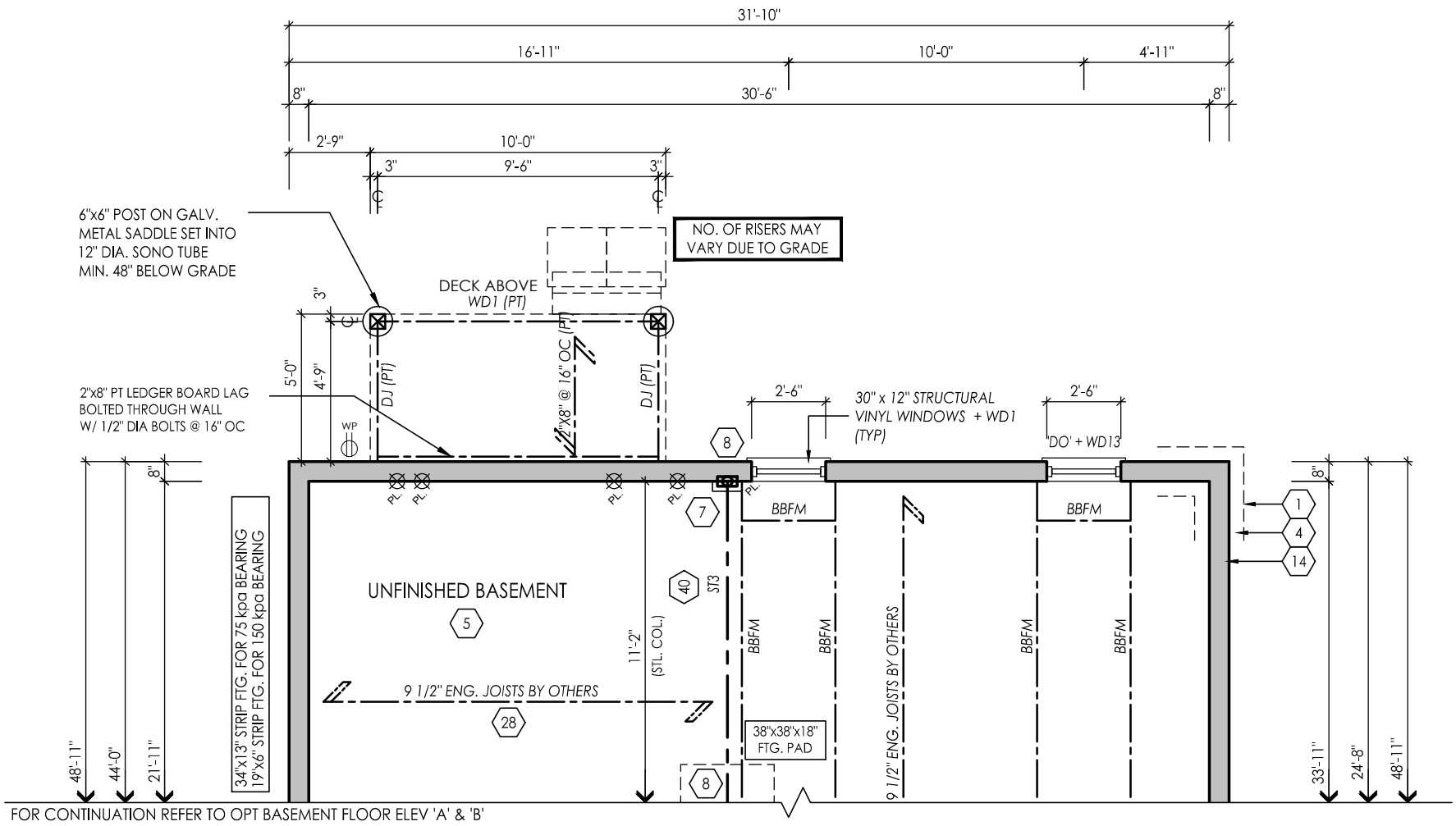
client Gold Park Homes
project Mclaughlin and Mayfield

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

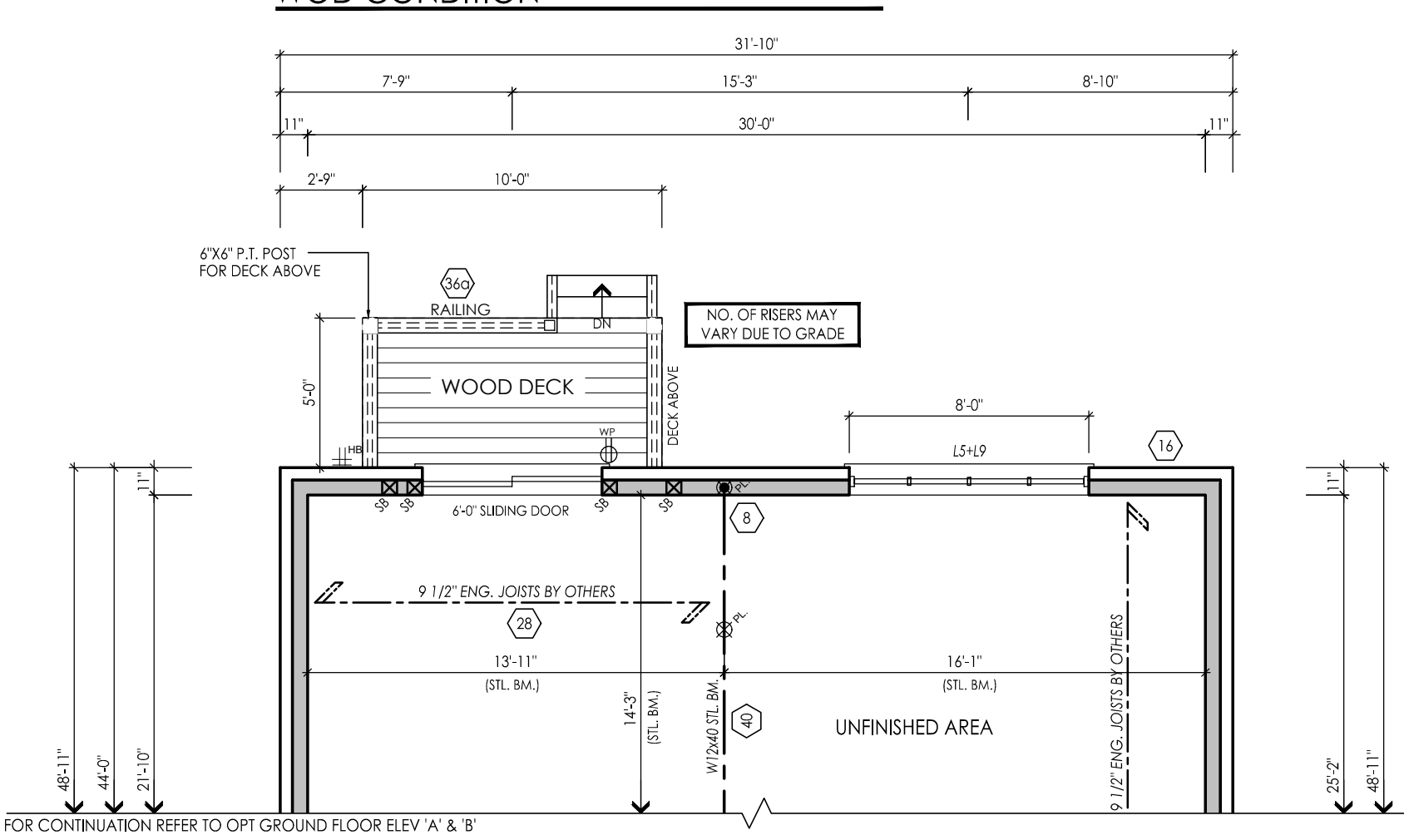
SIGNATURE:

PARTIAL BASEMENT ELEV. 'A' & 'B'
WOD CONDITION



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

PARTIAL GROUND ELEV. 'A' & 'B'
WOD CONDITION



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

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	5-MAY-16	SM	JM					

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model
38-8

scale
3/16" = 1'0"

project #
13098

page
A20

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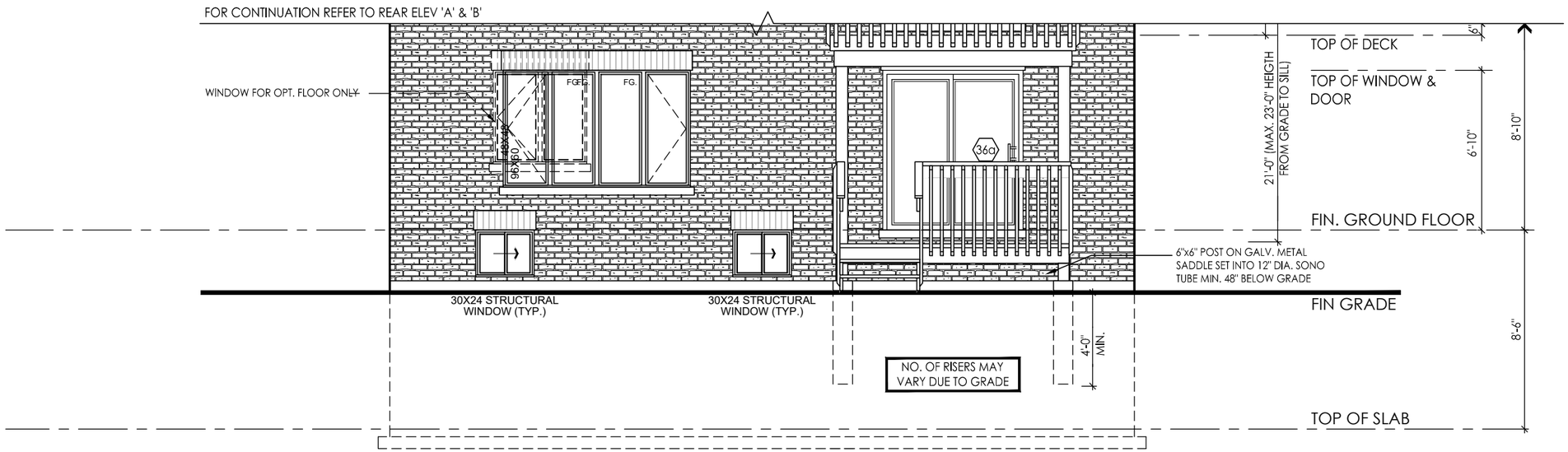

PARTIAL REAR ELEVATION 'A' & 'B'
WOD CONDITION

model 38-8
scale 3/16" = 1'0"
project # 13098
page A21

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	5-MAY-16	SM	JM

client Gold Park Homes
project Mclaughlin and Mayfield

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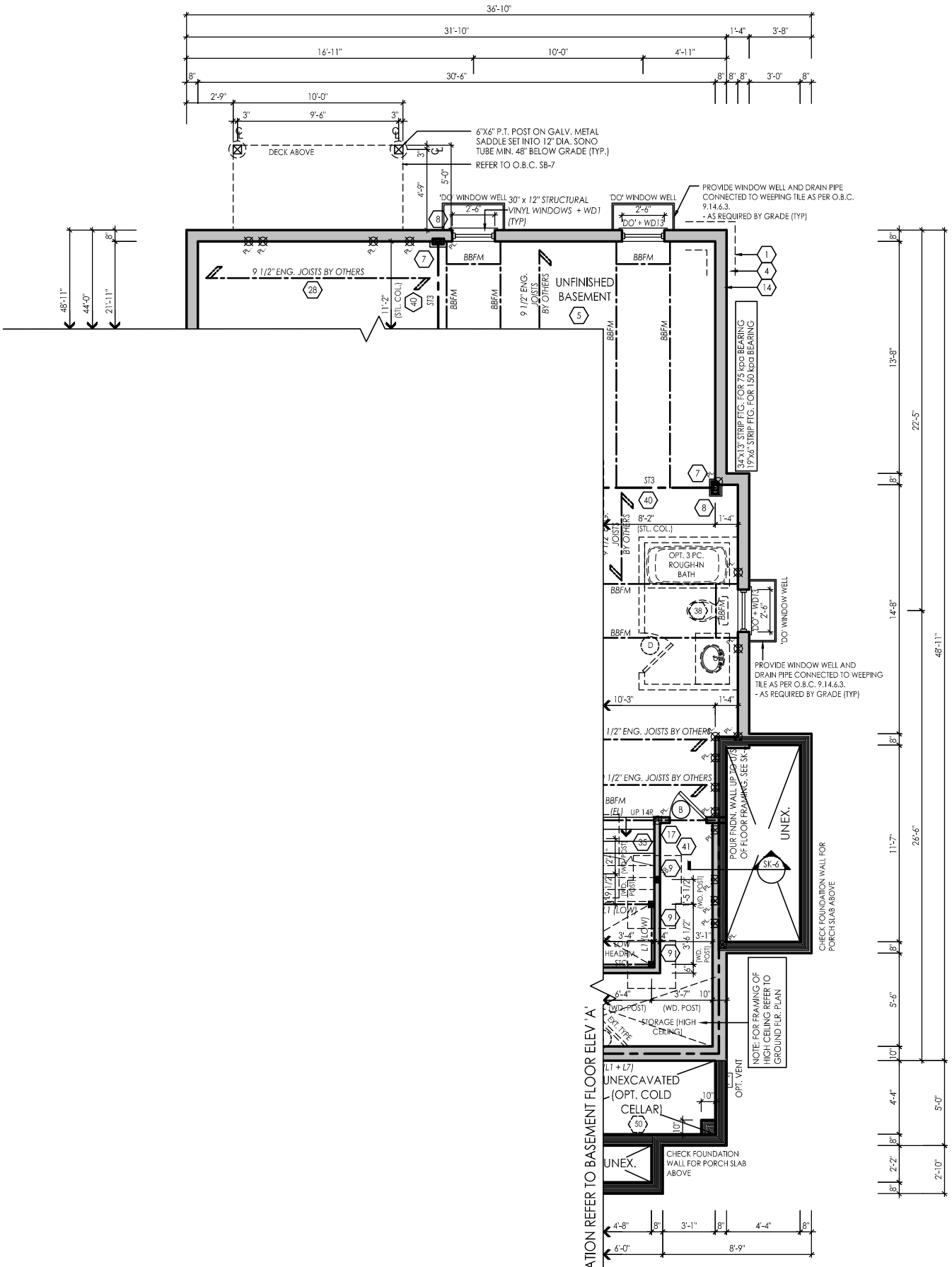
QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:



PARTIAL BASEMENT FLOOR ELEV. 'B' CORNER UPGRADE

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 FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	27-FEB-17	LO	JM	5				
2	REVISED PER FLOOR/TRUSS COORD	12-OCT-17	LO	JM	6				
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	25-OCT-17	LO	JM	7				
4					8				

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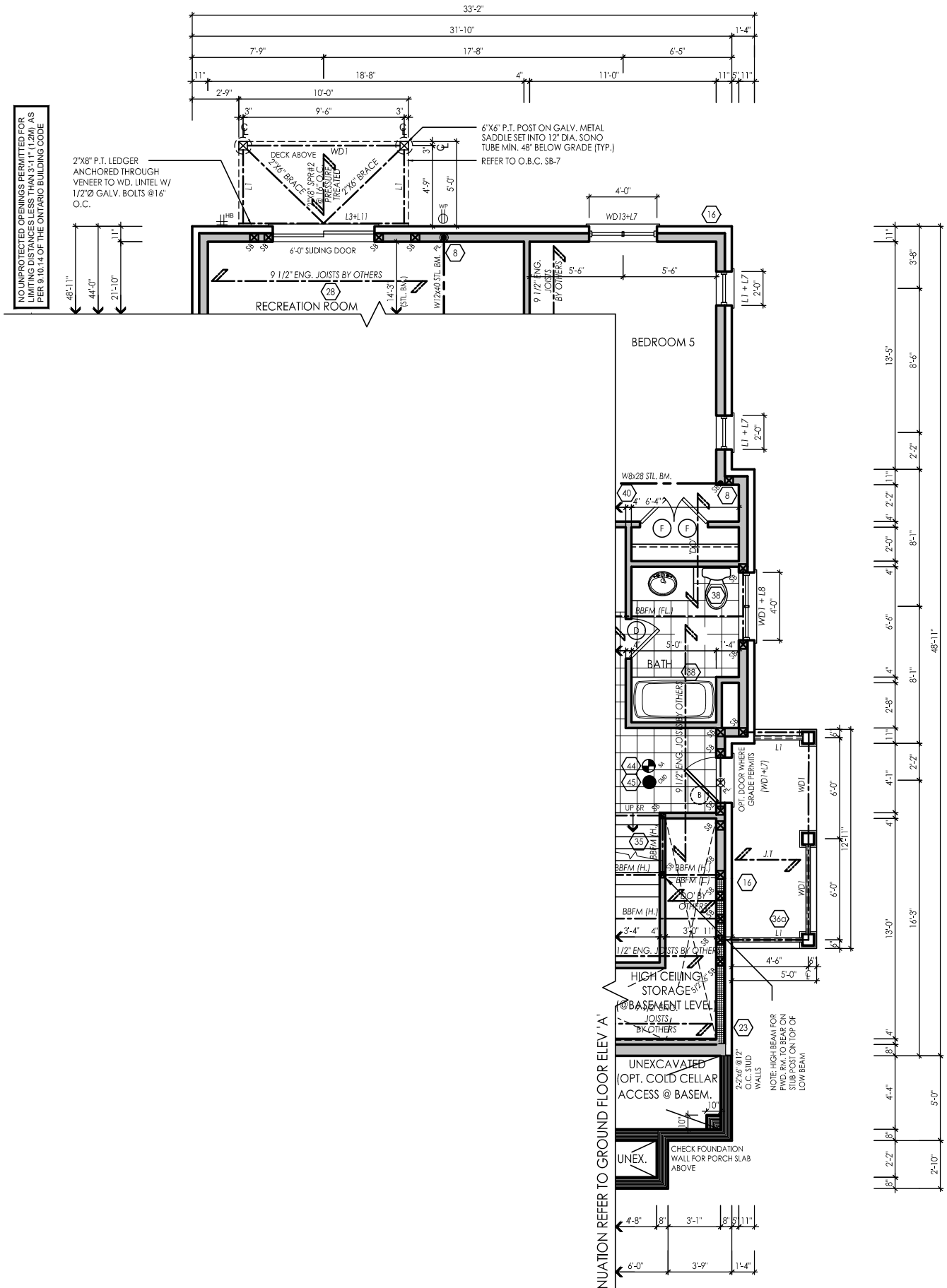
model
38-8

scale
3/16" = 1'0"

project #
13098

page
A22



PARTIAL OPT. GROUND FLOOR ELEV. 'B'
CORNER UPGRADE

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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

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

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
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client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	27-FEB-17	LO	JM					
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3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	25-OCT-17	LO	JM					

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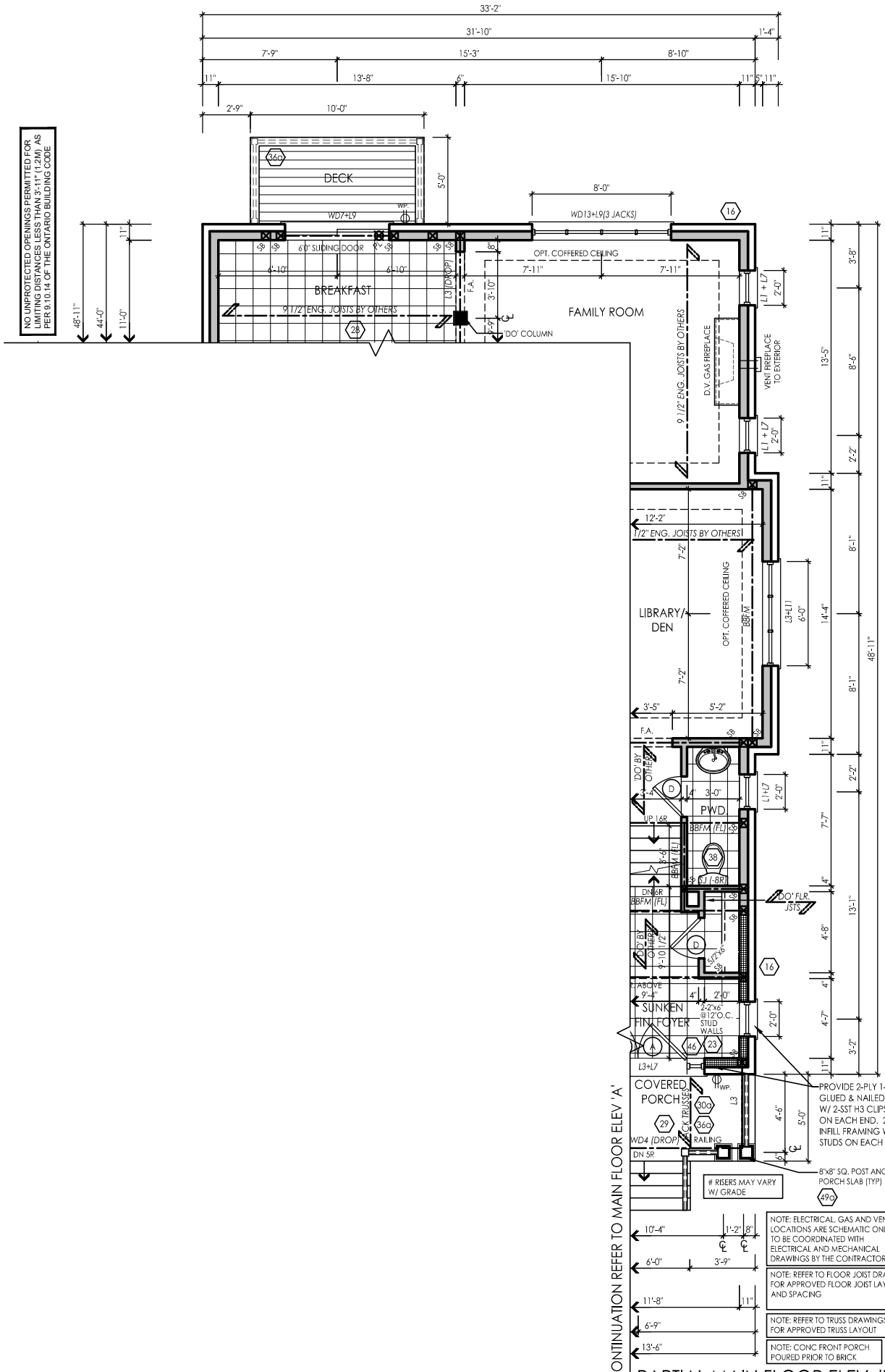
model
38-8

scale
3/16" = 1'0"

project #
13098

page
A23



PARTIAL MAIN FLOOR ELEV. 'B' CORNER UPGRADE

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	27-FEB-17	LO	JM					
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RN DESIGN

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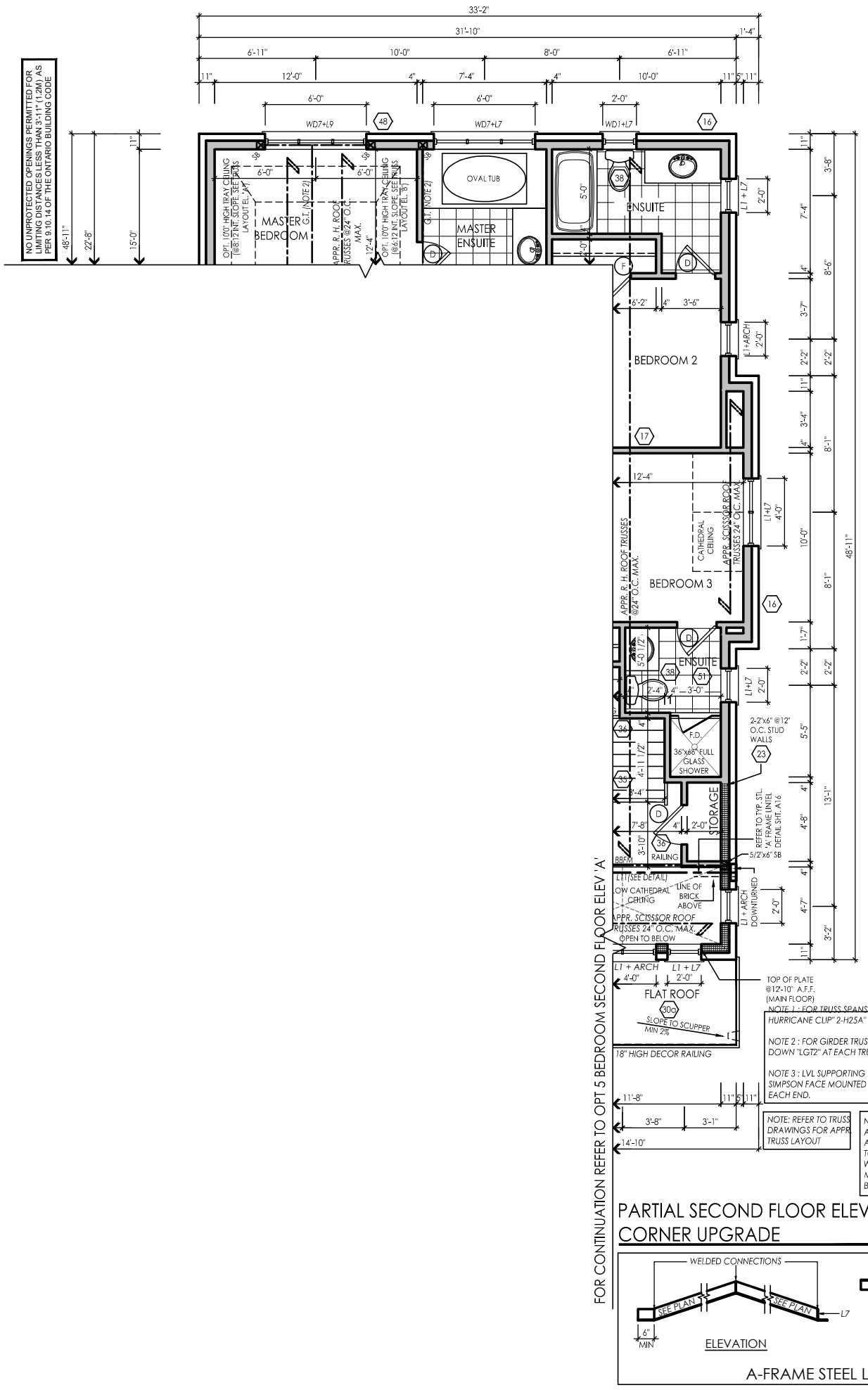
model
38-8

scale
3/16" = 1'0"

project #
13098

page
A24



NOTE 1 : FOR TRUSS SPANS > 40', PROVIDE SIMPSON HURRICANE CLIP" 2-H25A" ON EACH TRUSS END.

NOTE 2 : FOR GIRDER TRUSS, PROVIDE SIMPSON TIE DOWN "LGT2" AT EACH TRUSS END.

NOTE 3 : LVL SUPPORTING ROOF TRUSSE, PROVIDE SIMPSON FACE MOUNTED HANGER "HGUS414" AT EACH END.

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

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

FOR CONTINUATION REFER TO OPT 5 BEDROOM SECOND FLOOR ELEV 'A'

PARTIAL SECOND FLOOR ELEV. 'B'
CORNER UPGRADE

A-FRAME STEEL LINTEL DETAIL

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

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

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	27-FEB-17	LO	JM	5				
1	REVISED PER FLOOR/TRUSS COORD	12-OCT-17	LO	JM	6				
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	25-OCT-17	LO	JM	7				
4					8				

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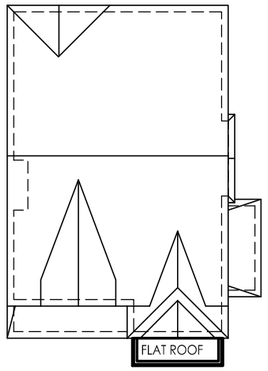
model: 38-8
scale: 3/16" = 1'0"
project #: 13098
page: A25

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	4155.11 SF	386.01 m²
FRONT GLAZING AREA	146.05 SF	13.57 m²
LEFT SIDE GLAZING AREA	16 SF	1.49 m²
RIGHT SIDE GLAZING AREA	186.34 SF	17.31 m²
REAR GLAZING AREA	208.78 SF	19.40 m²
TOTAL GLAZING AREA	557.17 SF	51.76 m²
TOTAL GLAZING PERCENTAGE	13.41 %	

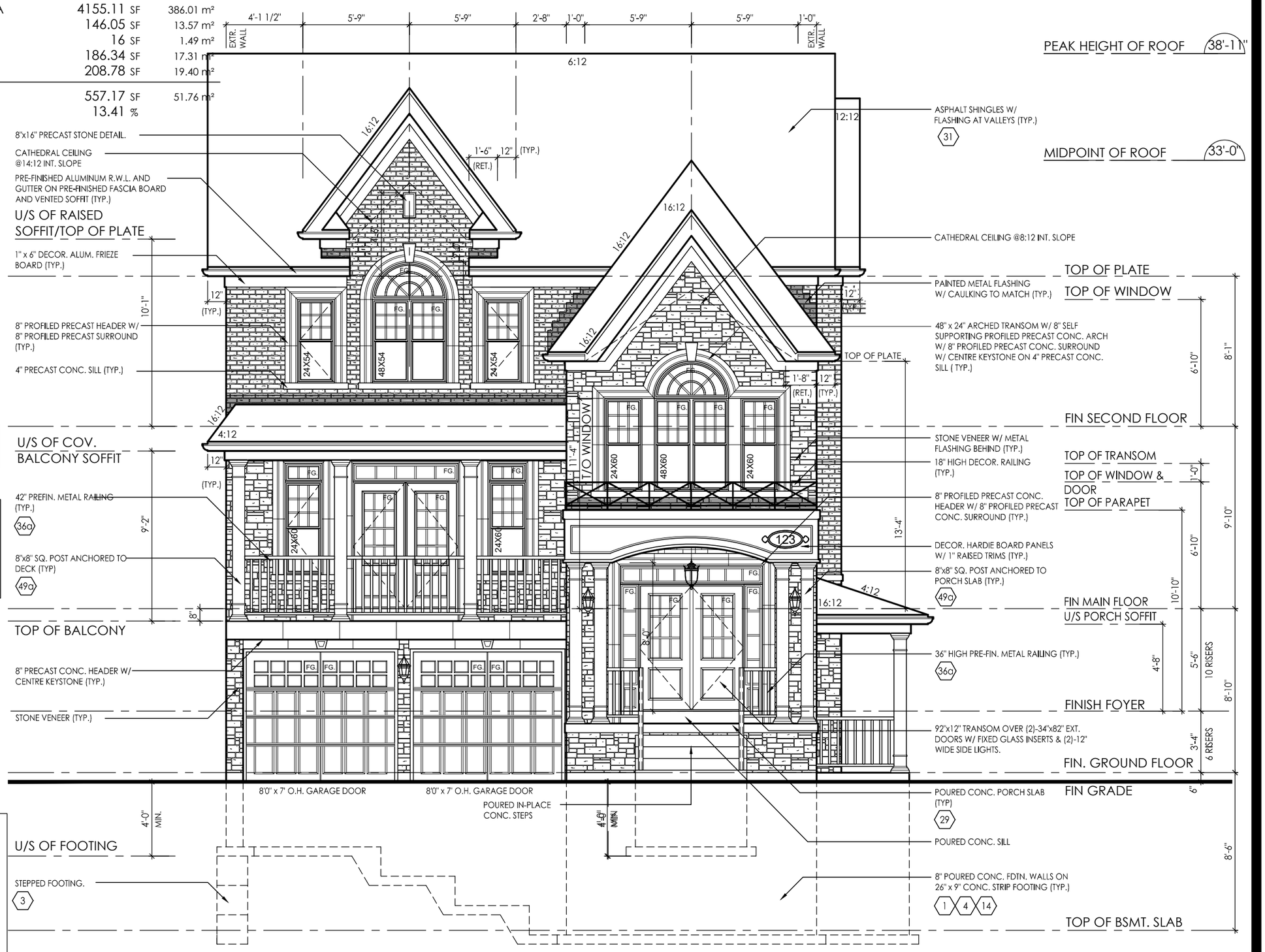


ROOF PLAN 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

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

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'.



FRONT ELEVATION 'B'

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model 38-8
scale 3/16" = 10"
project # 13098
page A26

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location Brampton
marketing name The Corelli

revisions	#	date	dwn	chk
ISSUED FOR CLIENT REVIEW	1	25FEB.17	LO	JM
ISSUED FOR PERMIT	3	25OCT.17	LO	JM
	3			
	4			

client Gold Park Homes
project Mclaughlin and Mayfield

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

RIGHT SIDE ELEVATION 'B'

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model 38-8
scale 3/16" = 10"
project # 13098
page A27

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	25FEB.17	LO	JM
2	ISSUED FOR PERMIT	25OCT.17	LO	JM
3				
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client Gold Park Homes
project Mclaughlin and Mayfield

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QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE:

SIGNATURE:

REAR ELEVATION 'B'

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model 38-8
scale 3/16" = 1'0"
project # 13098
page A28

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location Brampton
marketing name The Corelli

#	revisions	date	dwn.	chk.
1	ISSUED FOR CLIENT REVIEW	21-FEB-17	LO	JM
3	ISSUED FOR PERMIT	25-OCT-17	LO	JM
3				
4				

client Gold Park Homes
project Mclaughlin and Mayfield

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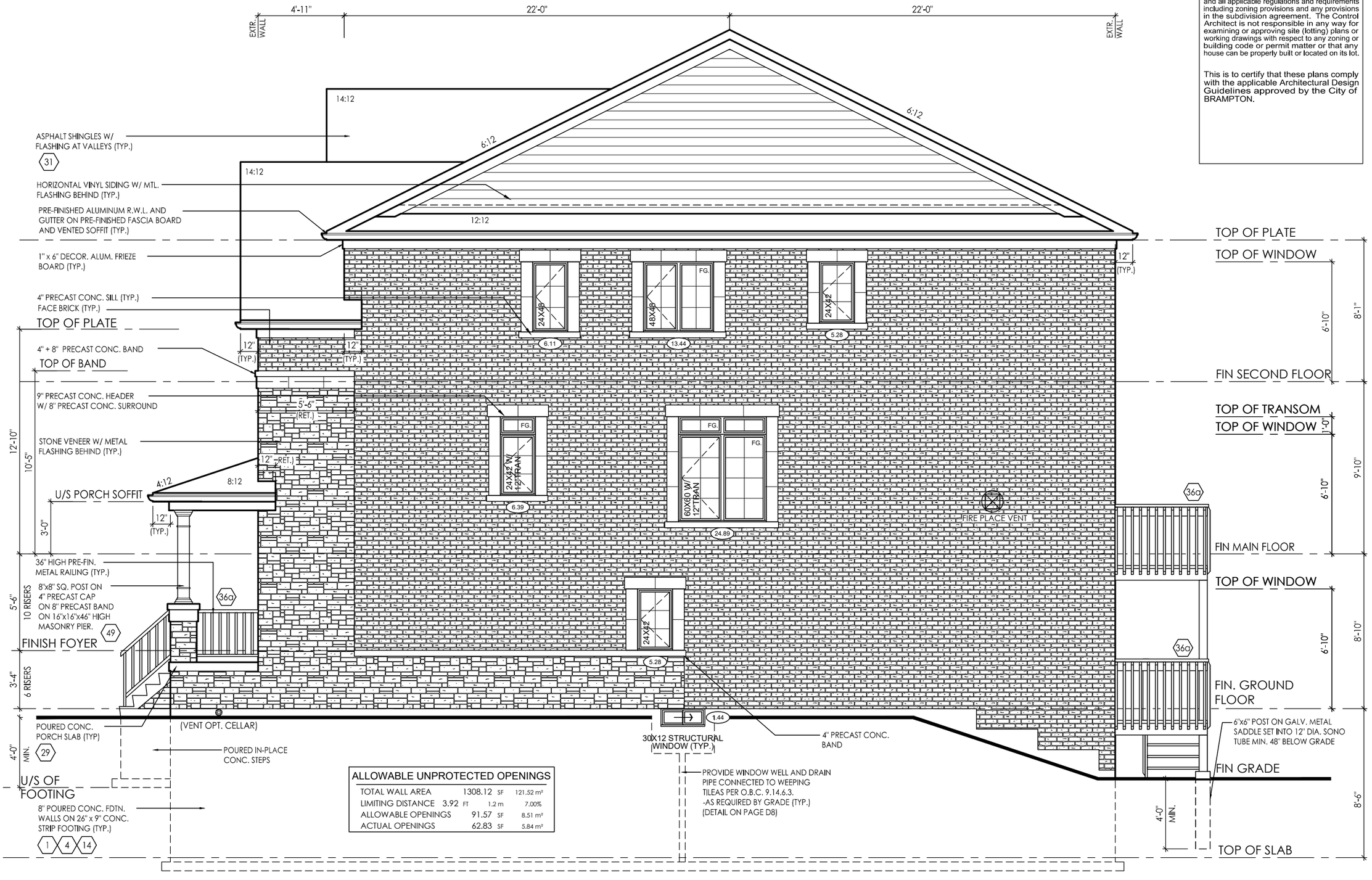

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	1308.12 SF	121.52 m²	
LIMITING DISTANCE	3.92 FT	1.2 m	7.00%
ALLOWABLE OPENINGS	91.57 SF	8.51 m²	
ACTUAL OPENINGS	62.83 SF	5.84 m²	

RIGHT SIDE ELEVATION 'A' - BLOCK 149

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model 38-8
scale 3/16" = 1'0"
project # 13098
page A29

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location Brampton
marketing name The Corelli

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	8-JUNE-17	I.O	JM
2	ISSUED FOR PERMIT	8-JUNE-17	I.O	JM
3				
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client Gold Park Homes
project Mclaughlin and Mayfield

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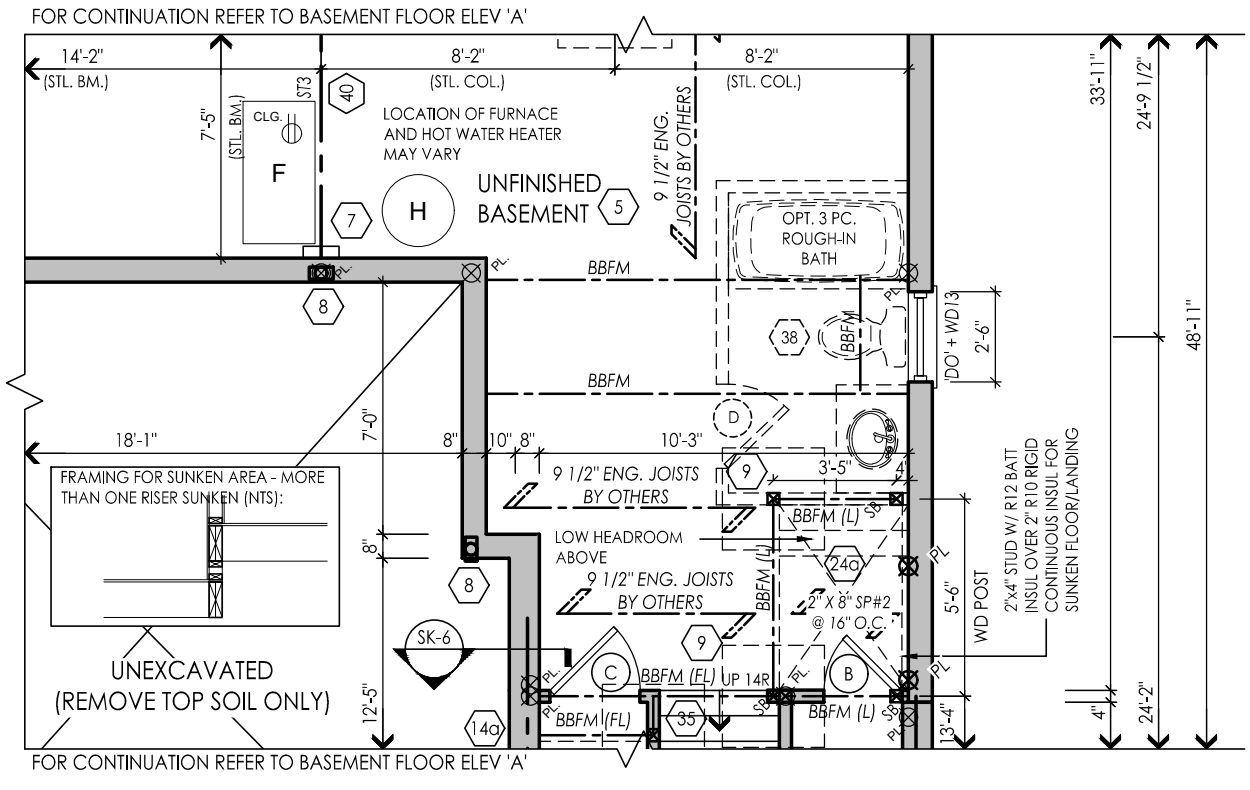
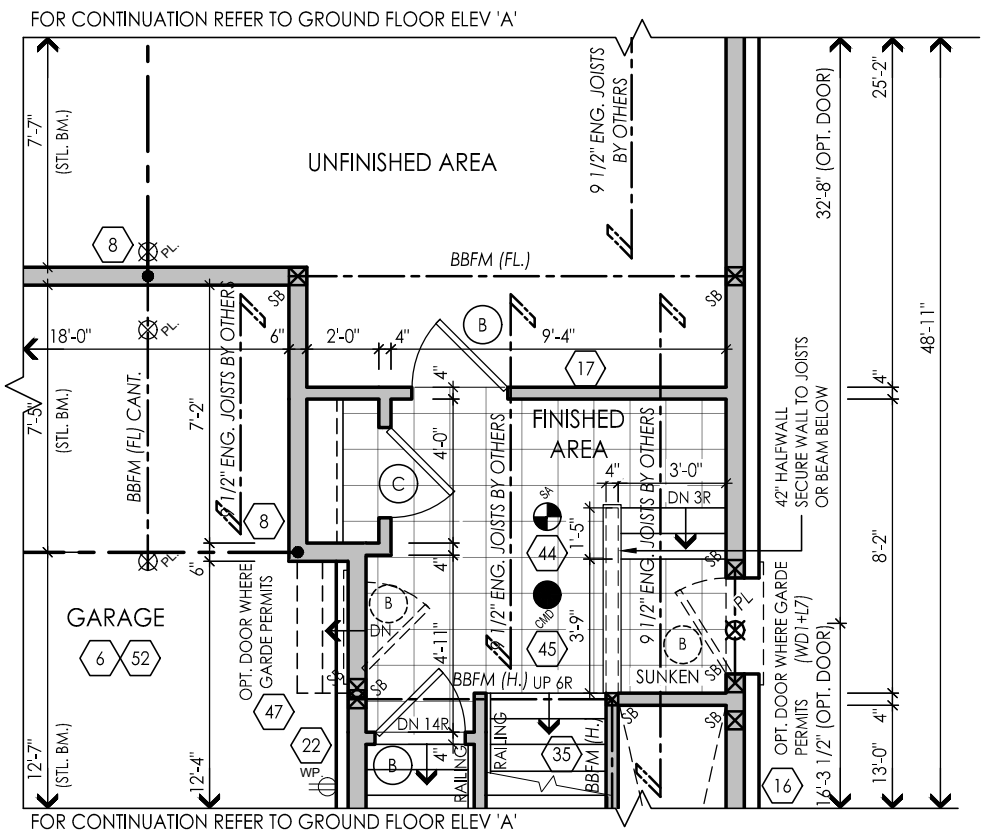


& 'B'
W/SUNKEN CONDITION



ELEV. 'A' & 'B'
W/SUNKEN CONDITION

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

SIGNATURE:

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

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

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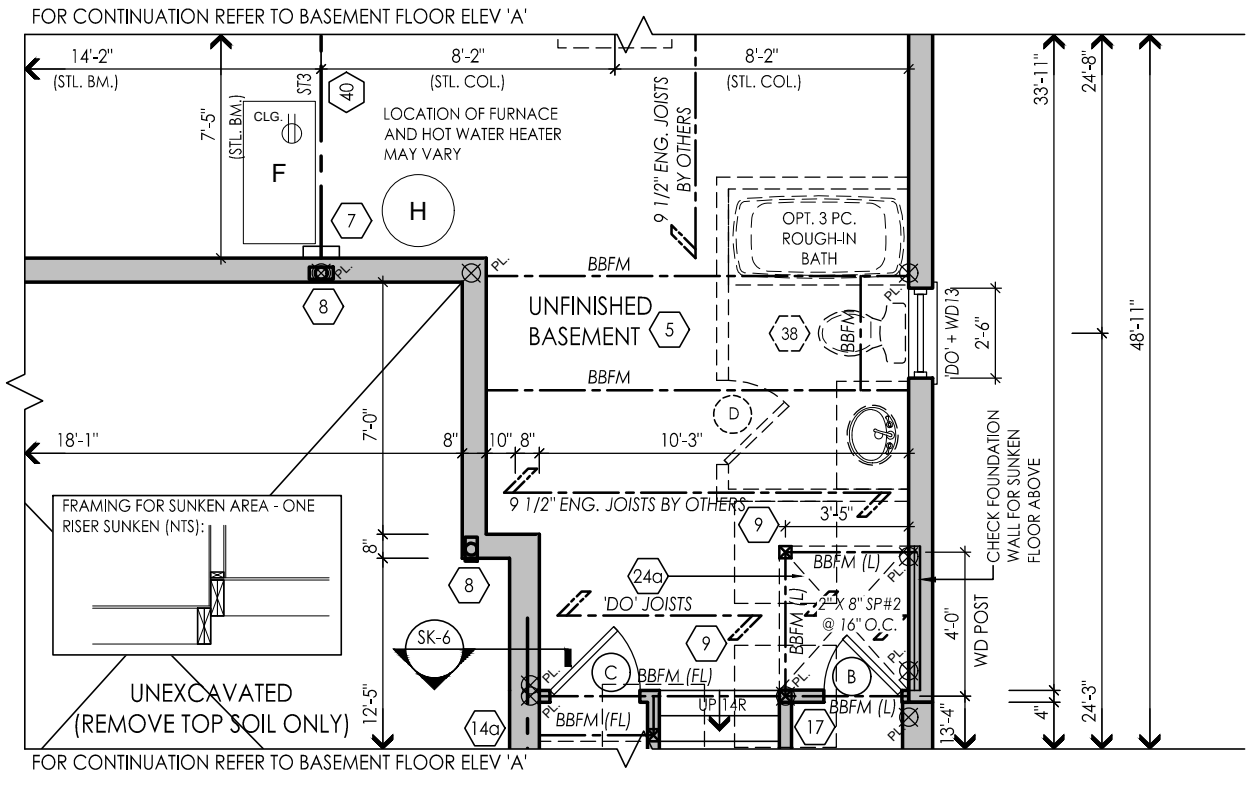
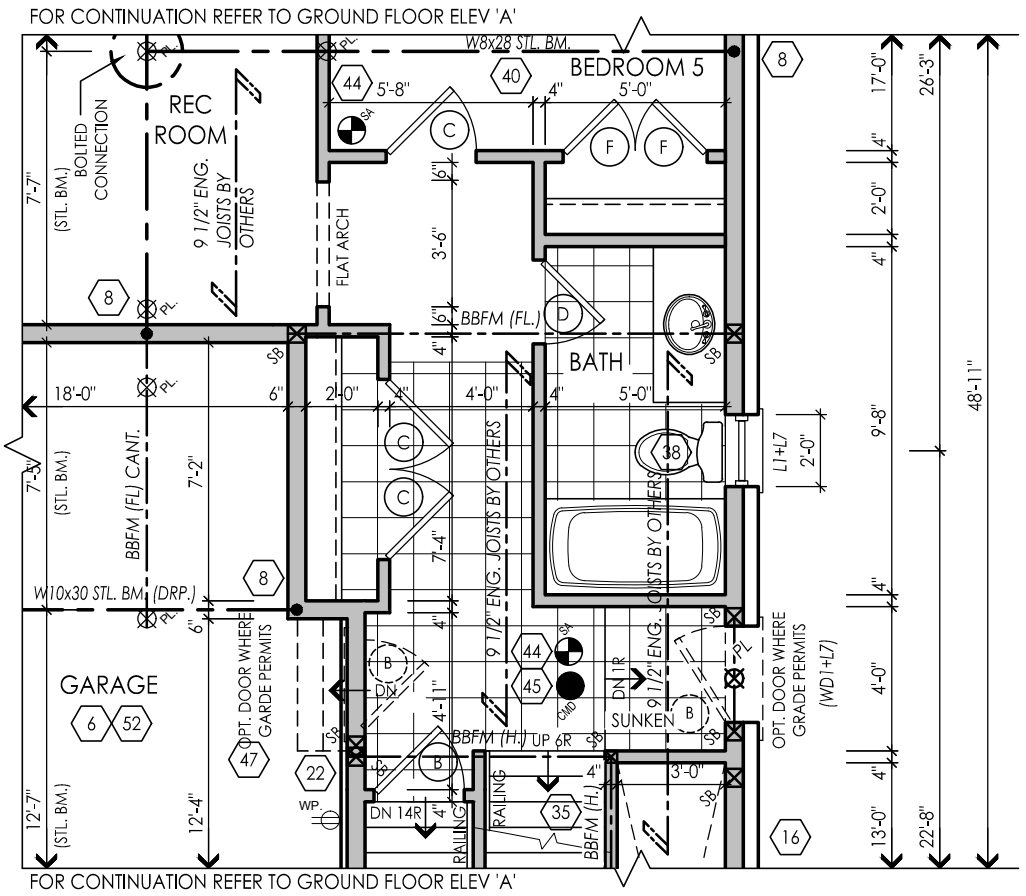
model: 38-8
scale: 3/16" = 1'0"
project #: 13098

page: A30



ELEV. 'A' & 'B'
W/SUNKEN CONDITION



'A' & 'B'
W/SUNKEN CONDITION

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: DATEOUT

SIGNATURE:

client
Gold Park Homes

location
Brampton

project
Mclaughlin and Mayfield

marketing name

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

RN DESIGN

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

model
38-8

scale
3/16" = 1'0"

project #
13098

page
A31

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2015 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)

1 **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)

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"	(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)

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

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

5 **BASEMENT SLAB:**
O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-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 (O.B.C. SB-12 - 2.1.1.6 (5))
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5a **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.
-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 CONFIRM 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.
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).

8 **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)
-MAX. 16'-0" (4880mm)	- 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

9 **WOOD COLUMN:**
O.B.C. 9.17.4.1.
-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.
-METAL SHOE ANCHORED TO FOOTING
-25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
-34" X 34" X 14" (860mmX 860mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

10 **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

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"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

14 **FOUNDATION WALL:**
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (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.9.15.4.1 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/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1. O.B.C. T.2.1.1.2.A.)
-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

DAMPPROOFING & WATERPROOFING:
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

14a **FOUNDATION WALLS @ UNSUPPORTED OPENINGS:**
-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

15 **FRAME WALL CONSTRUCTION:**
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.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.

15a **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 (ZONE 1. O.B.C. T.2.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 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. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

15b **FRAME WALL CONSTRUCTION @ GARAGE:**
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 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:
-ADDABSORPTIVE 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.

16 **BRICK VENEER CONSTRUCTION:**
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.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 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.

16a **ALTERNATE BRICK VENEER CONSTRUCTION:**
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 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. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

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: The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rpa	cr	5				
2	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr	7				
4					8				

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WWW.THEPLUSGROUP.CA

model: 38-8
scale: 3/16" = 1'0"
project #: 13098
page: D1

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 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (RSI 3.52) RIGID INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

REQ. INSULATION VALUES:

INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90

-RIGID INSULATION	= 20.00
-LOW DENSITY CONCRETE BLOCK	= 1.70
-WOOD FRAME W/ GYPSUM	= 2.72
-AIR FILM - MOVING	= 0.68
-AIR FILM - STILL	= 0.17
TOTAL "R" VALUE	= 25.27

19b **FIREWALL:**

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. 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.

22 **GARAGE WALL & CEILING:**

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

22a **WALLS ADJACENT TO ATTIC SPACE:**

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

23 **DOUBLE VOLUME WALLS:**

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.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)

FLOOR ASSEMBLIES:

26 **SILL PLATE:**

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

27 **BRIDGING & STRAPPING:**

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

28 **FLOOR ASSEMBLY:**

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

29 **PORCH SLABS ABOVE COLD CELLAR:**

O.B.C. 9.39.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-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.

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.)

ROOF ASSEMBLIES

31 **TYPICAL ROOF:**

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

32 **CEILING:**

-R50 (RSI 8.8) 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.
-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
-R31 (RSI 5.46) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

33 **CONVENTIONAL FRAMING:**

O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34 **ATTIC ACCESS HATCH:**

O.B.C. 9.19.2.1.
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

GENERAL:

35 **PRIVATE STAIRS:**

O.B.C. 9.8.4.

-MAX. RISE	= 7-7/8"	(200mm)
-MIN. RUN	= 8-1/4"	(210mm)
-MIN. TREAD	= 9-1/4"	(235mm)
-MAX. NOSING	= 1"	(25mm)
-MIN. HEADROOM	= 6'-5"	(1950mm)
-MIN. WIDTH (BETWEEN WALL FACES)	= 2'-10"	(860mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11"	(900mm)

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

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 DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

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

PROJECTIONS:

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

35a **PUBLIC STAIRS:**

O.B.C. 9.8.4.

-MAX. RISE	= 7-3/32"	(180mm)
-MIN. RUN	= 11"	(280mm)
-MIN. TREAD	= 11"	(280mm)
-MAX. NOSING	= 1"	(25mm)
-MIN. HEADROOM	= 6'-9"	(2050mm)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS)	= 2'-11"	(900mm)

-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

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 DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

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

PROJECTIONS:

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

TERMINATION:

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

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 DEMARCATE 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

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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
The Corelli

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04/07/2014	rpa	cr	5				
2	ISSUED FOR PERMIT	16/06/2015	RPA	DJH	6				
3	ISSUED FOR CONSTRUCTION	17-Sep-15	cr	cr	7				
4					8				

DESIGN
WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

model
38-8

scale
3/16" = 1'0"

project #
13098

page
D2

(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.
-14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
-3/4" AIR SPACE AROUND POST.
OR
-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
-14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

(49a) **EXTERIOR COLUMN:**
-MIN. 6"X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

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

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

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

WINDOWS:
-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
-WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.8 W/(m2.K) OR
-AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS & 31 FOR FIXED 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 17%

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.
-THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED; THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.6, OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).
OR
-WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT:
a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.55),

b) THE MINIMUM EFFICIENCY OF THE ***HRV*** IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS,
c) THE MINIMUM ***AFUE*** OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS,
d) THE MINIMUM ***EF*** OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.

GROSS GLAZING AREA 'A' STD

TOTAL PERIPHERAL WALL AREA	2926.91 SF	271.91 m²
FRONT GLAZING AREA	132.18 SF	12.28 m²
LEFT SIDE GLAZING AREA	16 SF	1.49 m²
RIGHT SIDE GLAZING AREA	72.5 SF	6.74 m²
REAR GLAZING AREA	220.36 SF	20.47 m²
TOTAL GLAZING AREA	441.04 SF	40.97 m²
TOTAL GLAZING PERCENTAGE	15.07 %	

GROSS GLAZING AREA 'A' OPT 5 BEDRM

TOTAL PERIPHERAL WALL AREA	4083.71 SF	379.38 m²
FRONT GLAZING AREA	133.71 SF	12.42 m²
LEFT SIDE GLAZING AREA	16 SF	1.49 m²
RIGHT SIDE GLAZING AREA	89.19 SF	8.29 m²
REAR GLAZING AREA	207.36 SF	19.26 m²
TOTAL GLAZING AREA	446.26 SF	41.46 m²
TOTAL GLAZING PERCENTAGE	10.93 %	

GROSS GLAZING AREA 'B' STD

TOTAL PERIPHERAL WALL AREA	2926.91 SF	271.91 m²
FRONT GLAZING AREA	146.22 SF	13.58 m²
LEFT SIDE GLAZING AREA	16 SF	1.49 m²
RIGHT SIDE GLAZING AREA	72.5 SF	6.74 m²
REAR GLAZING AREA	220.36 SF	20.47 m²
TOTAL GLAZING AREA	455.08 SF	42.28 m²
TOTAL GLAZING PERCENTAGE	15.55 %	

GROSS GLAZING AREA 'B' OPT 5 BEDRM

TOTAL PERIPHERAL WALL AREA	4083.71 SF	379.38 m²
FRONT GLAZING AREA	146.22 SF	13.58 m²
LEFT SIDE GLAZING AREA	16 SF	1.49 m²
RIGHT SIDE GLAZING AREA	88.77 SF	8.25 m²
REAR GLAZING AREA	207.36 SF	19.26 m²
TOTAL GLAZING AREA	458.35 SF	42.58 m²
TOTAL GLAZING PERCENTAGE	11.22 %	

GROSS GLAZING AREA 'B' CORNER UPGRADE

TOTAL PERIPHERAL WALL AREA	4155.11 SF	386.01 m²
FRONT GLAZING AREA	146.05 SF	13.57 m²
LEFT SIDE GLAZING AREA	16 SF	1.49 m²
RIGHT SIDE GLAZING AREA	186.34 SF	17.31 m²
REAR GLAZING AREA	208.78 SF	19.40 m²
TOTAL GLAZING AREA	557.17 SF	51.76 m²
TOTAL GLAZING PERCENTAGE	13.41 %	

◆ *CLIENT SPECIFIC REVISIONS*

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SCHEDULES

DOORS (46) (47)
A 865x2030x45 (2'10"x6'8"x1-3/4")
B 815x2030x35 (2'8"x6'8"x1-3/8")
C 760x2030x35 (2'6"x6'8"x1-3/8")
D 710x2030x35 (2'4"x6'8"x1-3/8")
E 460x2030x35 (1'6"x6'8"x1-3/8")
F 610x2030x35 (2'0"x6'8"x1-3/8")
G OVER SIZED EXTERIOR DOOR

STEEL BEAMS

ST1	W 6 X 15
ST2	W 6 X 20
ST3	W 8 X 18
ST4	W 8 X 21
ST5	W 8 X 24

WOOD BEAMS

WD1	3/ 2" X 8" SPR	WD9	5/ 2" X 12" SPR
WD2	4/ 2" X 8" SPR	WD10	2/1 3/4" X7 1/4" (2.0E) LVL
WD3	5/ 2" X 8" SPR	WD11	3/1 3/4" X7 1/4" (2.0E) LVL
WD4	3/ 2" X 10" SPR	WD12	2/1 3/4" X9 1/2" (2.0E) LVL
WD5	4/ 2" X 10" SPR	WD13	3/1 3/4" X9 1/2" (2.0E) LVL
WD6	5/ 2" X 10" SPR	WD14	2/1 3/4" X11 7/8" (2.0E) LVL
WD7	3/ 2" X 12" SPR	WD15	3/1 3/4" X11 7/8" (2.0E) LVL
WD8	4/ 2" X 12" SPR		

LINTELS

L1	2/ 2" X 8" SPR	L10	4-7/8" X 3-1/2" X 5/16" L	L15	5-7/8" X 4" X 1/2" L
L3	2/ 2" X 10" SPR	L11	4-7/8" X 3-1/2" X 3/8" L	L16	7-1/8" X 4" X 3/8" L
L5	2/ 2" X 12" SPR	L12	4-7/8" X 3-1/2" X 1/2" L	L17	7-1/8" X 4" X 1/2" L
L7	3-1/2" X 3-1/2" X 1/4" L	L13	5-7/8" X 3-1/2" X 3/8" L		
L9	4" X 3-1/2" X 1/4" L	L14	5-7/8" X 3-1/2" X 1/2" L		

PLAN/ELEVATION LEGEND

SK	SMOKE ALARM (44)	CMA	CARBON MONOXIDE ALARM (CMA) (45)
WP	WATERPROOF DUPLEX OUTLET	D.J.	DOUBLE JOIST
	VENTS AND INTAKES	P.T.	PRESSURE TREATED LUMBER
	HOSE BIB	G.T.	GIRDER TRUSS
38	EXHAUST FAN	A.F.F.	ABOVE FINISHED FLOOR
	COLD CELLAR VENT (50)		EXT. LIGHT FIXTURE (WALL MOUNTED)
	STOVE VENT	H	HYDRO METER
	FIRE PLACE VENT	G	GAS METER
	DRYER VENT		

FD	FLOOR DRAIN
	SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
	POINT LOAD
	FLAT ARCH
	2 STORY WALL
U/S	UNDER SIDE
FG	FIXED GLAZING
GB	GLASS BLOCK
BG	BLACK GLASS

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QUALIFIED DESIGNER BCIN: 47245
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DATE:
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client: Gold Park Homes
location: Brampton
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