



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'

DRAWING LIST:

50-1

- T1 TITLE SHEET
- A1 BASEMENT FLOOR PLAN ELEV. 'A'
- A2 GROUND FLOOR PLAN ELEV. 'A'
- A3 SECOND FLOOR PLAN ELEV. 'A'
- A4 PARTIAL FLOOR PLANS ELEV. 'B'
- A5 PARTIAL SECOND FLOOR PLAN ELEV. 'B'
- A6 PARTIAL FLOOR PLANS ELEV. 'C'
- A7 PARTIAL SECOND FLOOR PLAN ELEV. 'C'
- A8 FRONT ELEVATION 'A'
- A9 RIGHT SIDE ELEVATION 'A'
- A10 REAR ELEVATION 'A' & 'B'
- A11 LEFT SIDE ELEVATION 'A'
- A12 FRONT ELEVATION 'B'
- A13 RIGHT SIDE ELEVATION 'B'
- A14 LEFT SIDE ELEVATION 'B'
- A15 FRONT ELEVATION 'C'
- A16 RIGHT SIDE ELEVATION 'C'
- A17 REAR ELEVATION 'C'
- A18 LEFT SIDE ELEVATION 'C'
- A19 PARTIAL PLANS ELEV. 'A'
- A20 UPGRADED REAR ELEVATION 'A'
- A21 PARTIAL PLANS ELEV. 'A' & 'B'
- A22 UPGRADED REAR ELEVATION 'A'
- A23 PARTIAL PLANS ELEV. 'B'
- A24 UPGRADED REAR ELEVATION 'B'
- D1 CONSTRUCTION SHEET
- D2 CONSTRUCTION SHEET
- D3 CONSTRUCTION SHEET

HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON

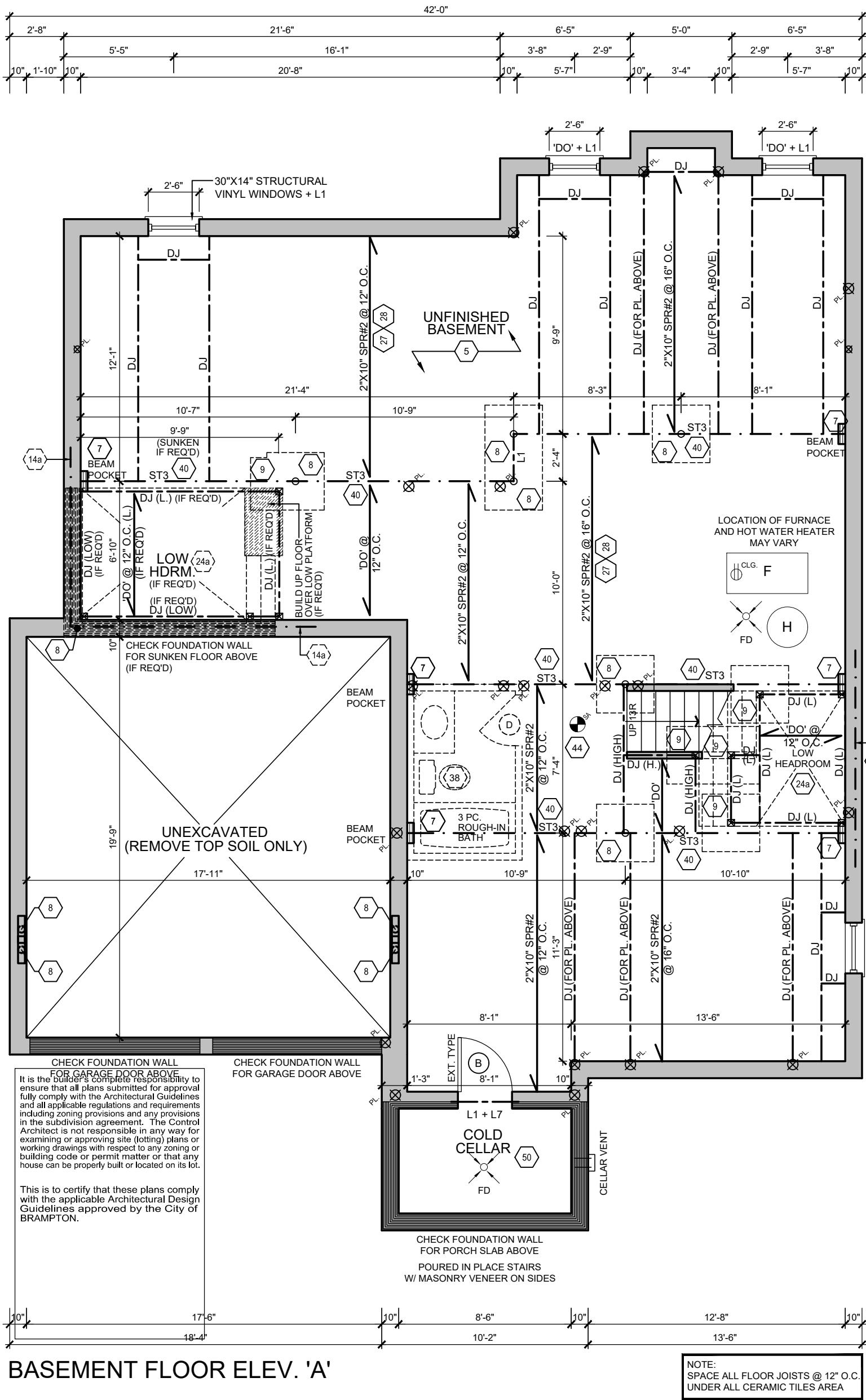


RN design
Imagine • Inspire • Create

8395 JANE STREET
SUITE 203
VAUGHAN, ON
TEL: 905-738-3177
FAX: 905-738-5449


CONTACT PERSON:
NATALIE PANDOLFI

No.	REVISION COMMENTS:	DATE	DWN	CHK	No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	4.	ADDED REAR UPGRADE ELEV B W.O.B CONDITION PARTIAL PLANS AND ELEVATIONS	NOV 9/15	PM	NP	AS NOTED
2.	REVISED AS PER NEW STANDARD	APR 23/15	PV	JR	5.	REVISED AS PER ENG COMMENTS FOR CONVENTIONAL FRAMING & RE-ISSUED FOR FINAL	DEC 2/15	JR	NP	PROJECT No.
3.	REVISED AS PER ENG. COMMENTS	JUL 30/15	JR	JR						14021
4.	ISSUED FOR FINAL	JUL 30/15	JR	JR						T1
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					QUALIFIED DESIGNER BCIN: 41549 FIRM BCIN: 26995 DATE: DEC 2, 2015					SIGNATURE:



BASEMENT FLOOR ELEV. 'A'

NOTE:
SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILES AREA



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MODEL
50-1

CLIENT
**HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON**

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FIRM BCIN:	26995
DATE:	DEC 2, 2015

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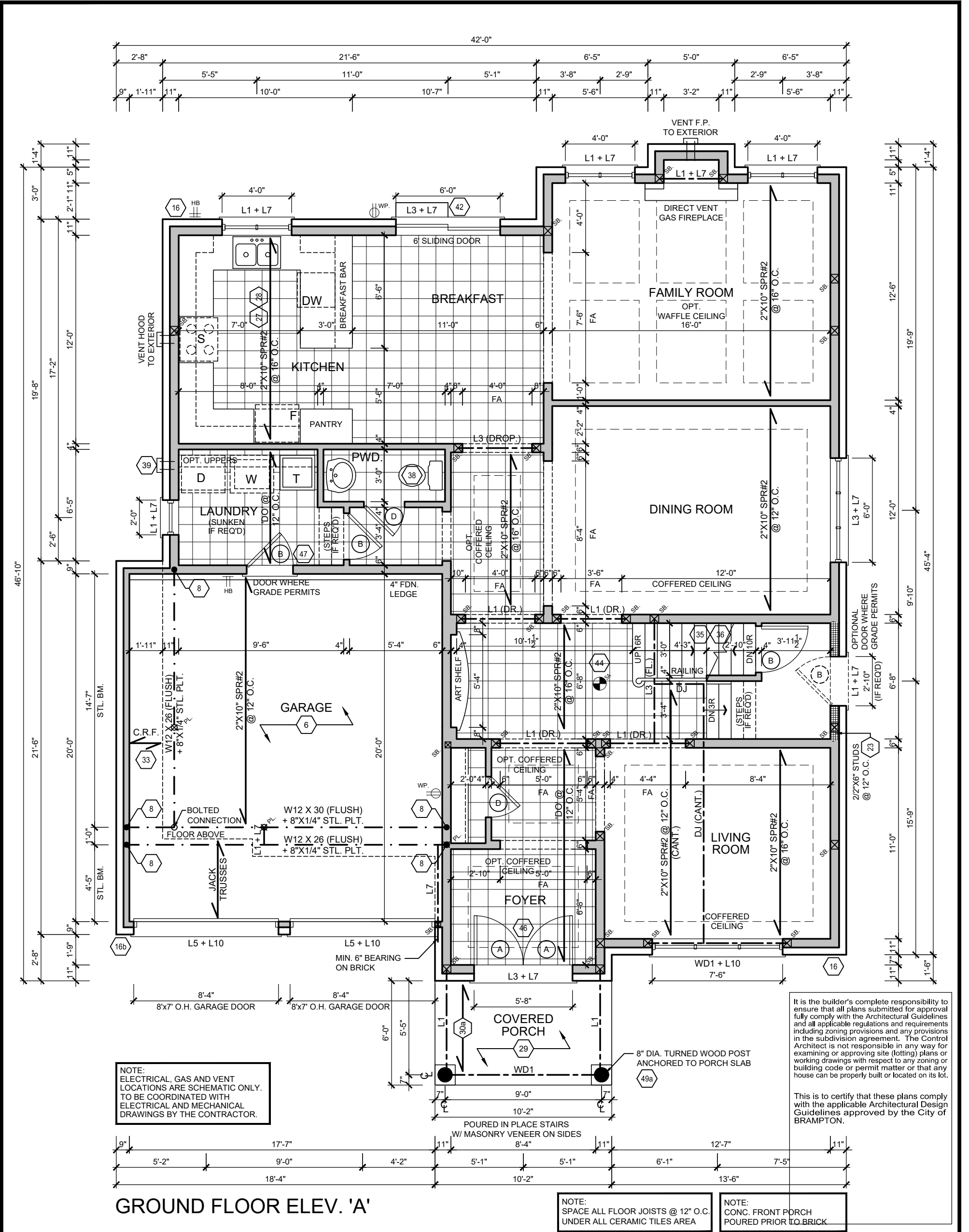
SIGNATURE:


SCALE
3/16" = 1'0"

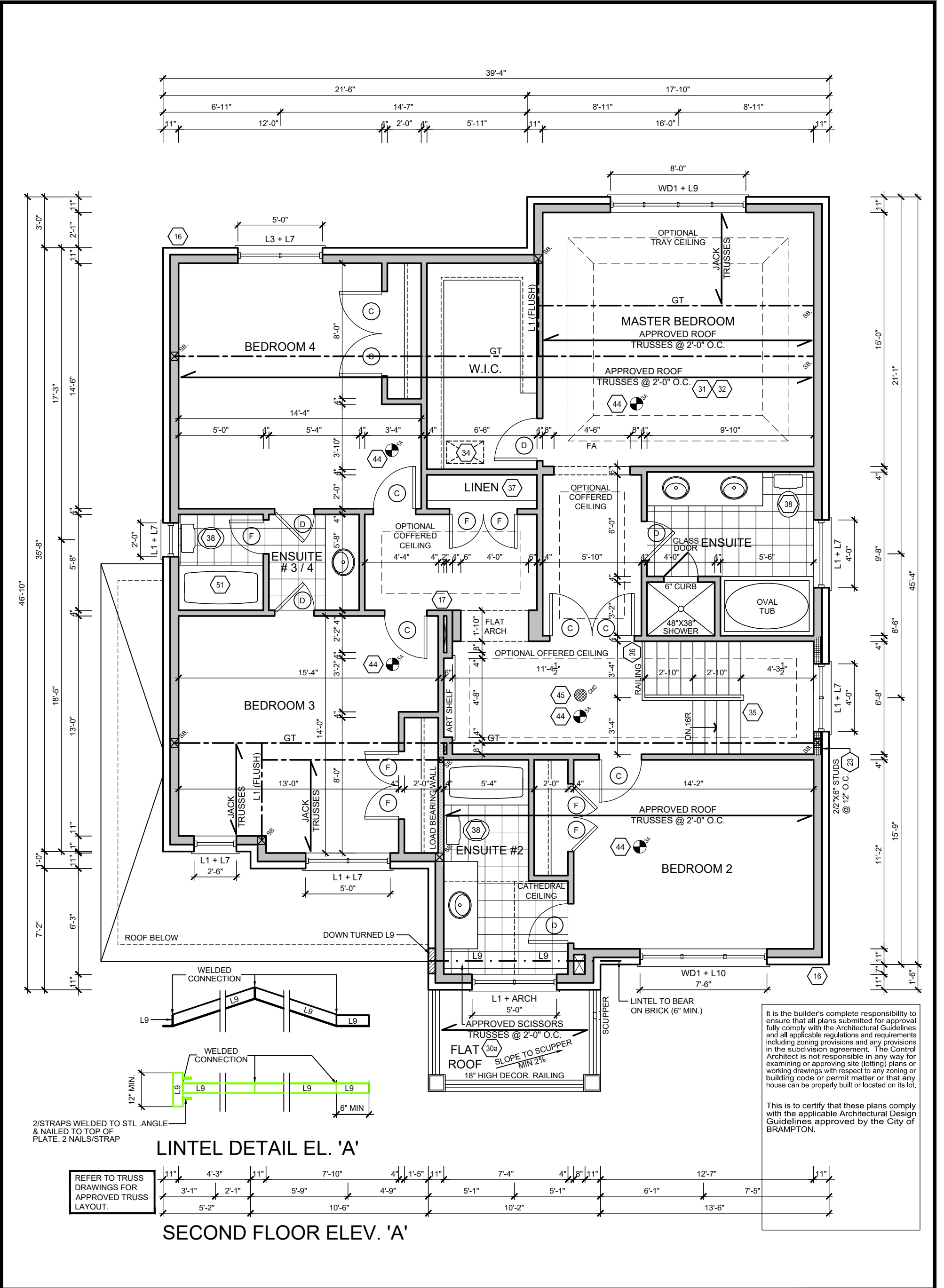
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A1

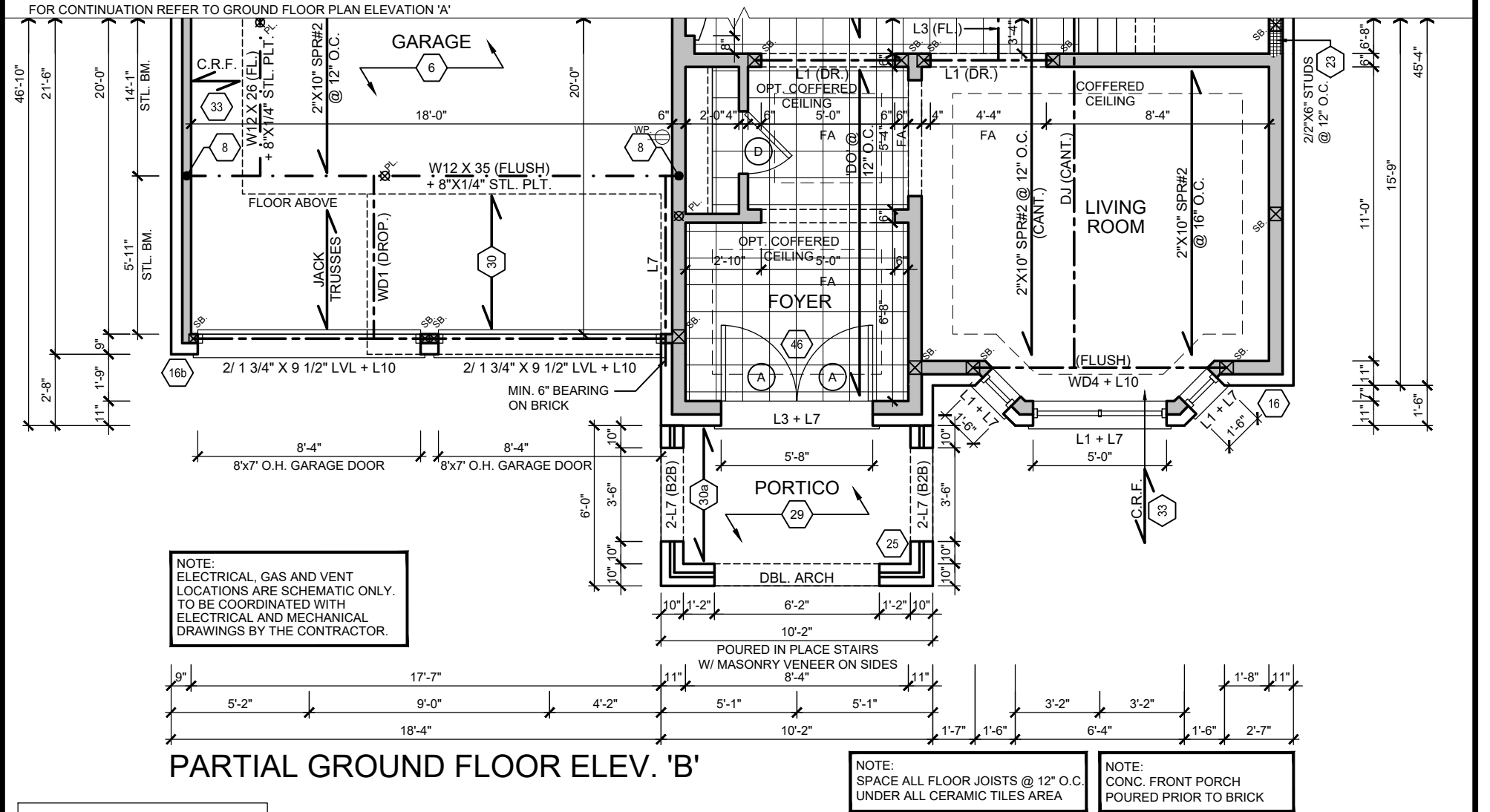
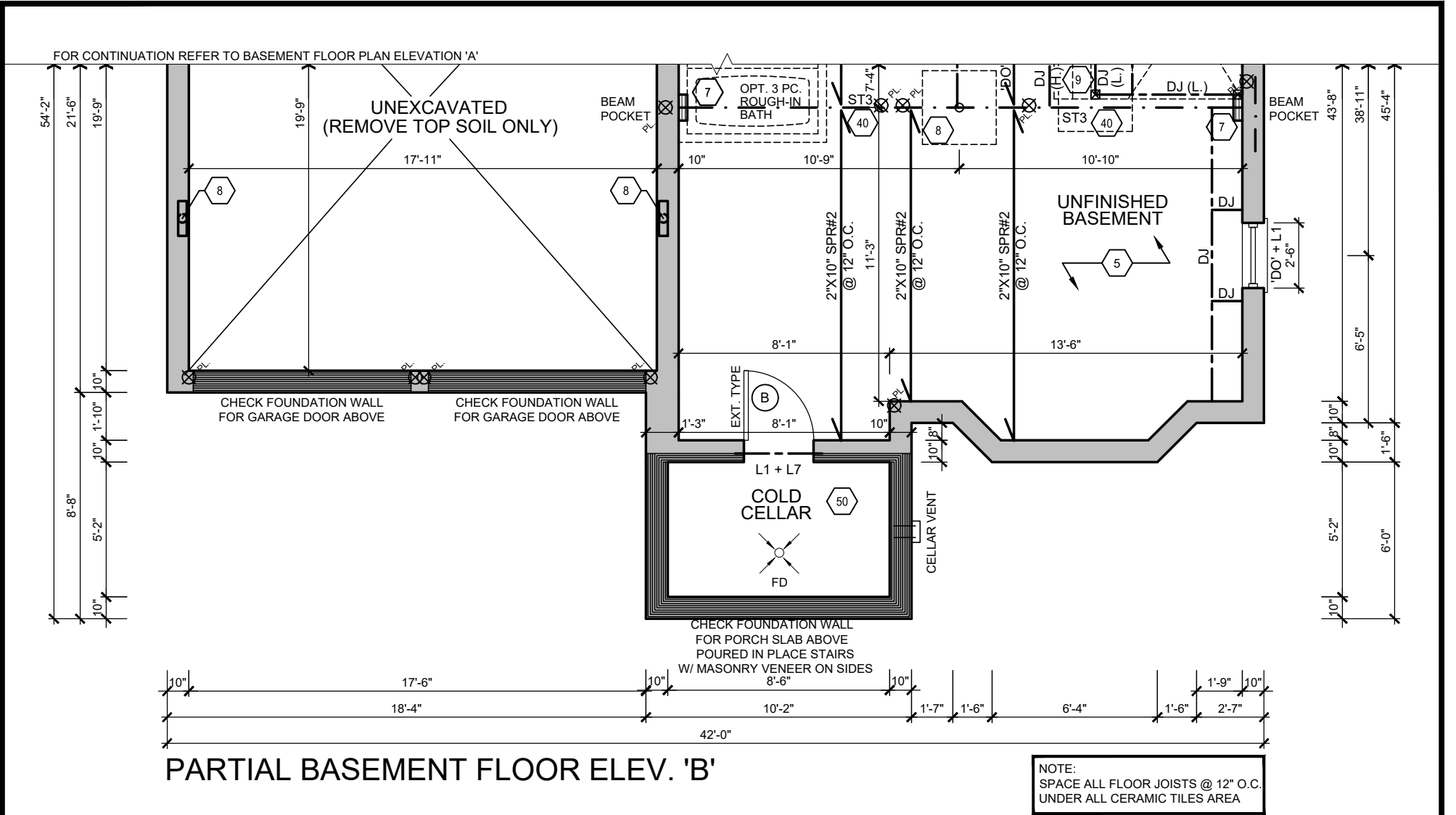
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		2.	REVISED AS PER NEW STANDARD	APR 23/15	PV	JR	3/16" = 1'0"
	CLIENT <div>HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON</div>	3.	REVISED AS PER ENG. COMMENTS	JUL 30/15	JR	JR	PROJECT NUMBER 14021
		4.	ISSUED FOR FINAL	JUL 30/15	JR	JR	PAGE <div>A2</div>
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[illegible]

PARTIAL SECOND FLOOR ELEV. 'B'

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50-1

HIGHCASTLE HOMES

RIVERWALK PHASE 2

BRAMPTON

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

PROJECT NUMBER	14021
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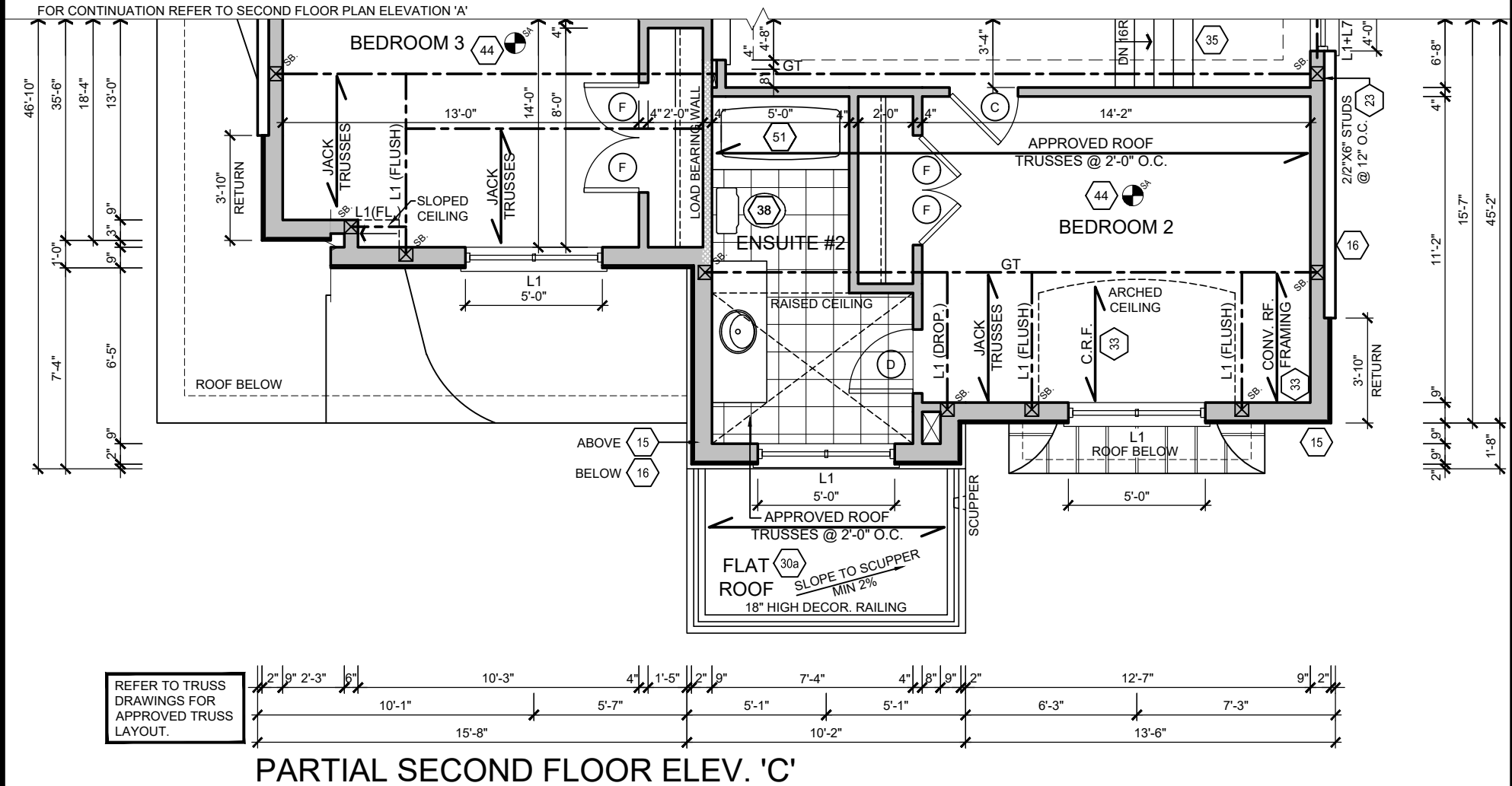
A5

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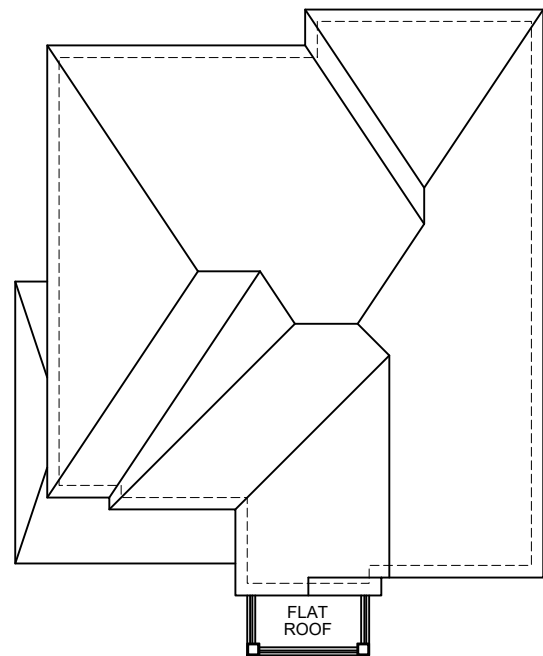
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ROOF PLAN 'A'

INTERIOR CATHEDRAL CEILING
(6:12 SLOPE)

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

8" DECOR. PROFILED FRIEZE BOARD (TYP.)

FACE BRICK (TYP.)

12"X1" PROJECTED BRICK DETAIL (TYP.)

PRECAST CONC. SILL (TYP.)

PAINTED MTL. FLASHING
W/ CAULKING TO MATCH

FIN. SECOND FLOOR
U/S OF GARAGE SOFFIT

BRICK SOLDIER COURSE HEADER
W/ CENTER KEYSTONE (TYP.)

ADDRESS PLAQUE

4" PRECAST CONC. BAND
W/ BRICK SOLDIER COURSE (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

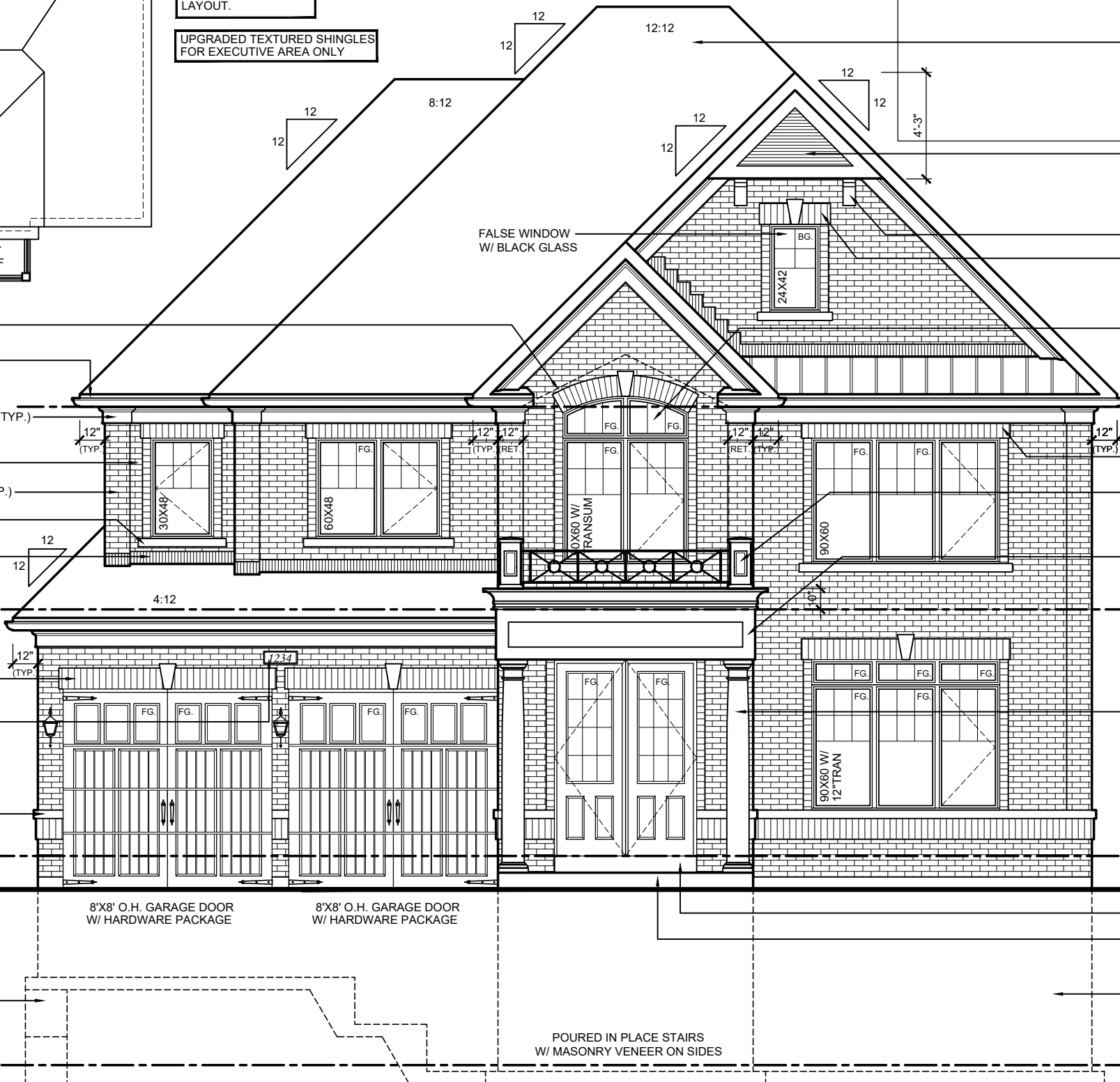
U/S OF FOOTING
STEPPED FOOTING (TYP.)

3

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'.

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

UPGRADED TEXTURED SHINGLES
FOR EXECUTIVE AREA ONLY



FRONT ELEVATION 'A'

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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3326.74 SF	309.05 m²
FRONT GLAZING AREA	134.09 SF	12.46 m²
LEFT SIDE GLAZING AREA	12.22 SF	1.14 m²
RIGHT SIDE GLAZING AREA	58 SF	5.39 m²
REAR GLAZING AREA	133.05 SF	12.36 m²
TOTAL GLAZING AREA	337.36 SF	31.34 m²
TOTAL GLAZING PERCENTAGE	10.14 %	

PEAK HEIGHT OF ROOF 33'-10"

#210 SELF SEALING ASPHALT
SHINGLES

31

DECOR. LOUVER BOXED OUT 8" (TYP.)

MID-POINT OF ROOF 26'-2"

TOP OF WINDOW

DECOR. BRACKET (TYP.)

BRICK SOLDIER COURSE HEADER
W/ CENTER KEYSTONE
W/ BRICK STACK BOND RETURN (TYP.)

60"X20" EXT. SEGMENTAL TRANSOM
W/ SELF SUPPORTING BRICK ARCH
W/ CENTER KEYSTONE
W/ BRICK STACK BOND RETURN (TYP.)

TOP OF PLATE
TOP OF WINDOW

BRICK SOLDIER COURSE HEADER
W/ BRICK ROWLOCK RETURN (TYP.)

20" HIGH DECOR. METAL
RAILING W/ 10"X10"X24" HIGH
DECOR. NEWEL POSTS ON
FLAT ROOF ASSEMBLY

2"+5"+1"+2"+1" BUILT UP WD. TRIM
W/ HARDIE BASE PANEL
W/ 6" TRIM

FIN. SECOND FLOOR

TOP OF TRAN. / DOOR
TOP OF WINDOW

8" DIA. TURNED WOOD POST
ANCHORED TO PORCH SLAB

49a

TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

POURED CONC. SILL


POURED CONC. PORCH SLAB

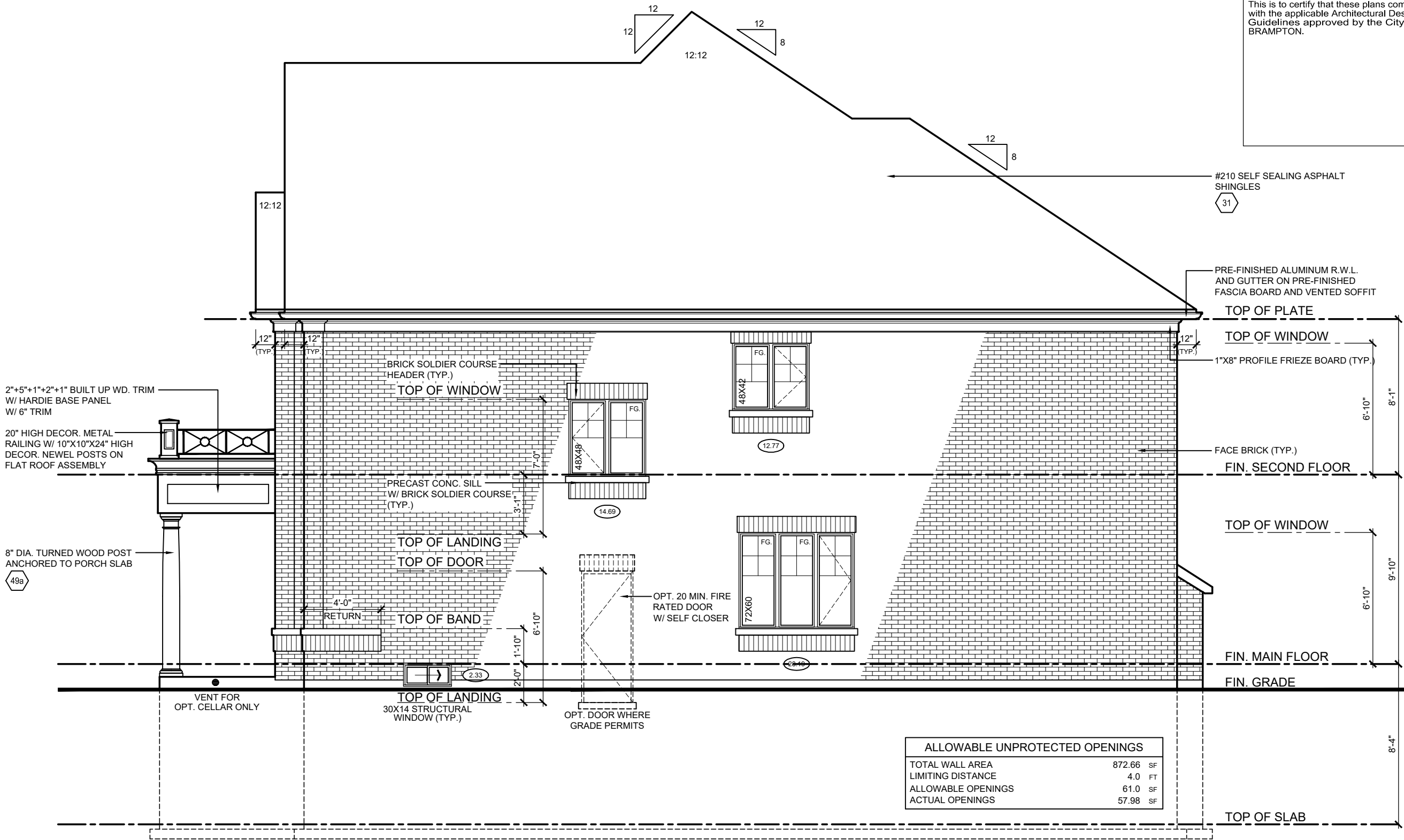
29

8" POURED CONC. FDTN WALLS
ON 19"X6" CONC. STRIP FOOTING

1 4 14

TOP OF SLAB

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#210 SELF SEALING ASPHALT SHINGLES
31

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

TOP OF PLATE
TOP OF WINDOW
1"X8" PROFILE FRIEZE BOARD (TYP.)

FACE BRICK (TYP.)
FIN. SECOND FLOOR

TOP OF WINDOW

FIN. MAIN FLOOR
FIN. GRADE

TOP OF SLAB

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	872.66 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	61.0 SF
ACTUAL OPENINGS	57.98 SF

RIGHT SIDE ELEVATION 'A'

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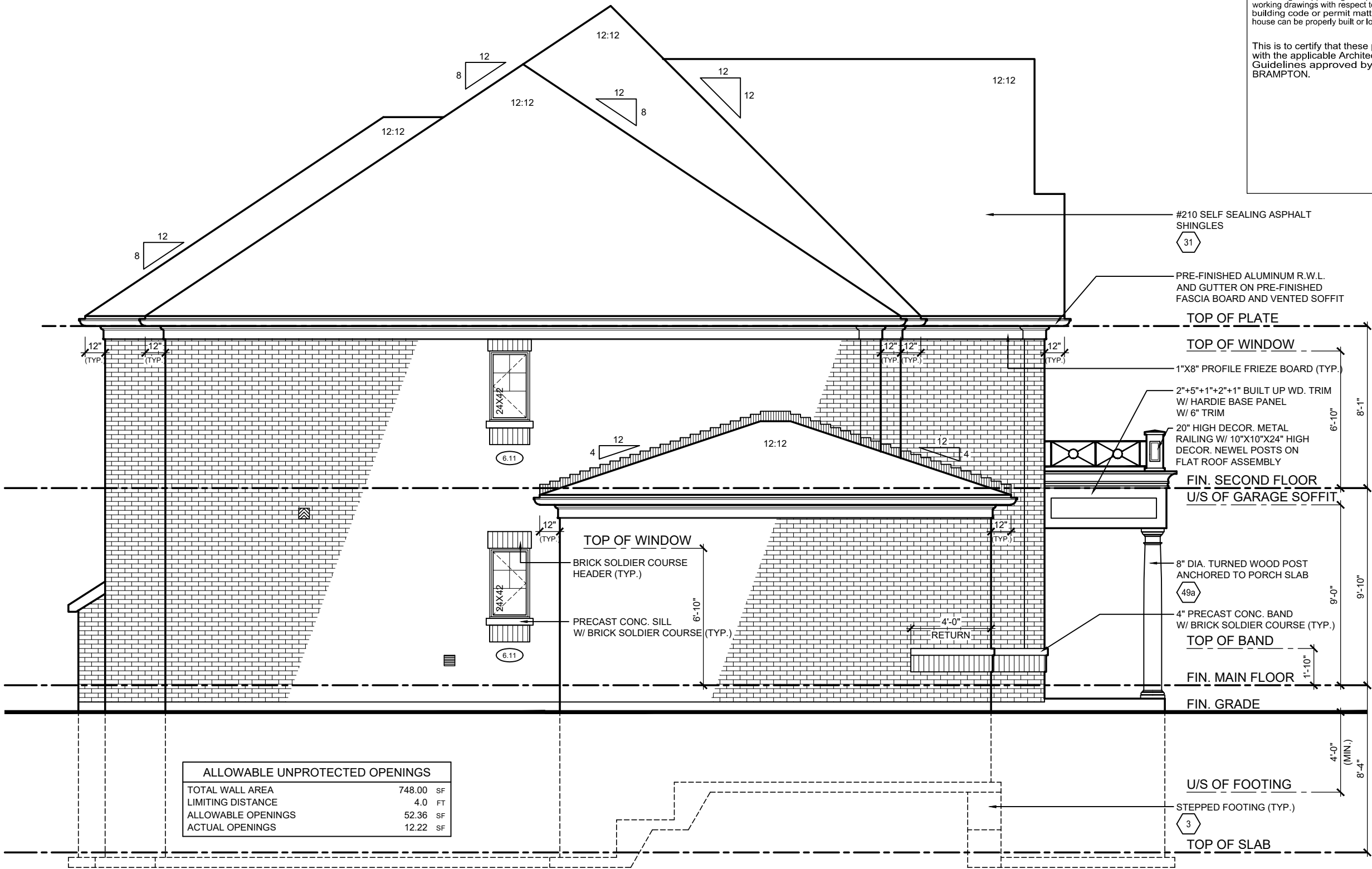


REAR ELEVATION 'A' & 'B'

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LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	748.00 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	52.36 SF
ACTUAL OPENINGS	12.22 SF

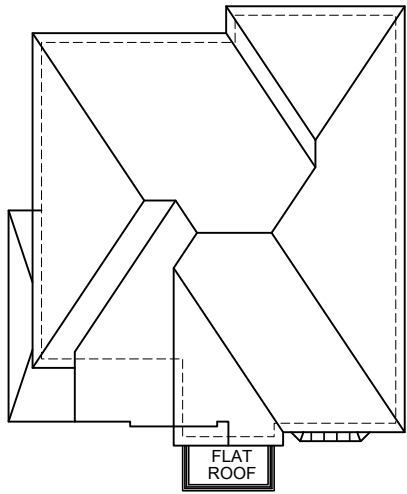
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	2.	ISSUED FOR FINAL													JUL 30/15	JR	JR
					SIGNATURE:	QUALIFIED DESIGNER BCIN: 41549											
						FIRM BCIN: 26995											
						DATE: DEC 2, 2015											



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ROOF PLAN 'B'

PRECAST CONC. HEADER
W/ CENTER KEYSTONE (TYP.)
14" CREZON PANEL W/ ARCH CUT-OUT
PRE-FINISHED ALUMINUM R.W.L.
AND GUTTER ON PRE-FINISHED
FASCIA BOARD AND VENTED SOFFIT
TOP OF RAISED PLATE
TOP OF PLATE
1"X8" PROFILE FRIEZE BOARD (TYP.)

PRECAST CONC. HEADER (TYP.)
8"X8" SQ. WOOD POST ON
1'-4"X44" HIGH WOOD HALF WALL
W/ HARDIE BAE PANEL
W/ 4" WOOD TRIM
ANCHORED TO BM. BELOW (TYP.)
PAINTED MTL. FLASHING
W/ CAULKING TO MATCH
FIN. SECOND FLOOR
U/S OF GARAGE SOFFIT

8" PRECAST CONC. HEADER
W/ CENTER KEYSTONE (TYP.)
ADDRESS PLAQUE
4"+8" PRECAST CONC. ARCH
W/ CENTER KEYSTONE
W/ 4"+8" PRECAST CONC. RETURN
(TYP.)
FIN. MAIN FLOOR
FIN. GRADE

STONE VENEER (TYP.)
8'X8" O.H. GARAGE DOOR
W/ HARDWARE PACKAGE
8'X8" O.H. GARAGE DOOR
W/ HARDWARE PACKAGE
U/S OF FOOTING
STEPPED FOOTING (TYP.)

3

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'.

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

UPGRADED TEXTURED SHINGLES
FOR EXECUTIVE AREA ONLY

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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3369.40 SF	313.02 m ²
FRONT GLAZING AREA	115.63 SF	10.74 m ²
LEFT SIDE GLAZING AREA	12.22 SF	1.14 m ²
RIGHT SIDE GLAZING AREA	58 SF	5.39 m ²
REAR GLAZING AREA	133.05 SF	12.36 m ²
TOTAL GLAZING AREA	318.90 SF	29.63 m ²
TOTAL GLAZING PERCENTAGE	9.46 %	

PEAK HEIGHT OF ROOF 33'-3"

#210 SELF SEALING ASPHALT
SHINGLES
31

HARDIE BASE PANEL
W/ 6" WOOD TRIM (TYP.)
MID-POINT OF ROOF 25'-10"

DECOR. BRACKET (TYP.)
INTERIOR CATHEDRAL CEILING
(6:12 SLOPE)
48"X20" EXT. SEGMENTAL TRANSOM
W/ 4"+8" SELF-SUPPORTING PRECAST CONC. ARCH
W/ CENTER KEYSTONE
W/ 4"+8" PRECAST CONC. RETURN
W/ 8" PRECAST CONC. SURROUND (TYP.)

TOP OF PLATE
TOP OF WINDOW
PRECAST CONC. HEADER
W/ PRECAST CONC. RETURN (TYP.)
18" HIGH DECOR. METAL RAILING
W/ 4"+4" PRECAST CONC. BAND
PRECAST CONC. SILL (TYP.)
TOP OF PAPAPET
FIN. SECOND FLR.
METAL BELL ROOF (TYP.)
T/O ARCH
TOP OF TRAN. / DOOR
TOP OF WINDOW
TOP OF BAND
4"+4" PRECAST CONC. BAND (TYP.)
TOP OF BAND
FIN. MAIN FLOOR
FIN. GRADE
POURED CONC. SILL
POURED CONC. PORCH SLAB
8" POURED CONC. FDTN WALLS
ON 19"X6" CONC. STRIP FOOTING
TOP OF SLAB

FRONT ELEVATION 'B'



THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED: JUNE 19, 2015- RN STAFF IN ACCORDANCE TO O.B.C. 2012-2015 ENACTMENT

File C-1 RN Standard s/LACA 2016\temp\AcPublish 810\8140071-50-1-FINAL (10075) dwg Plotter: Dec 09 2015 Rv-PanlaM

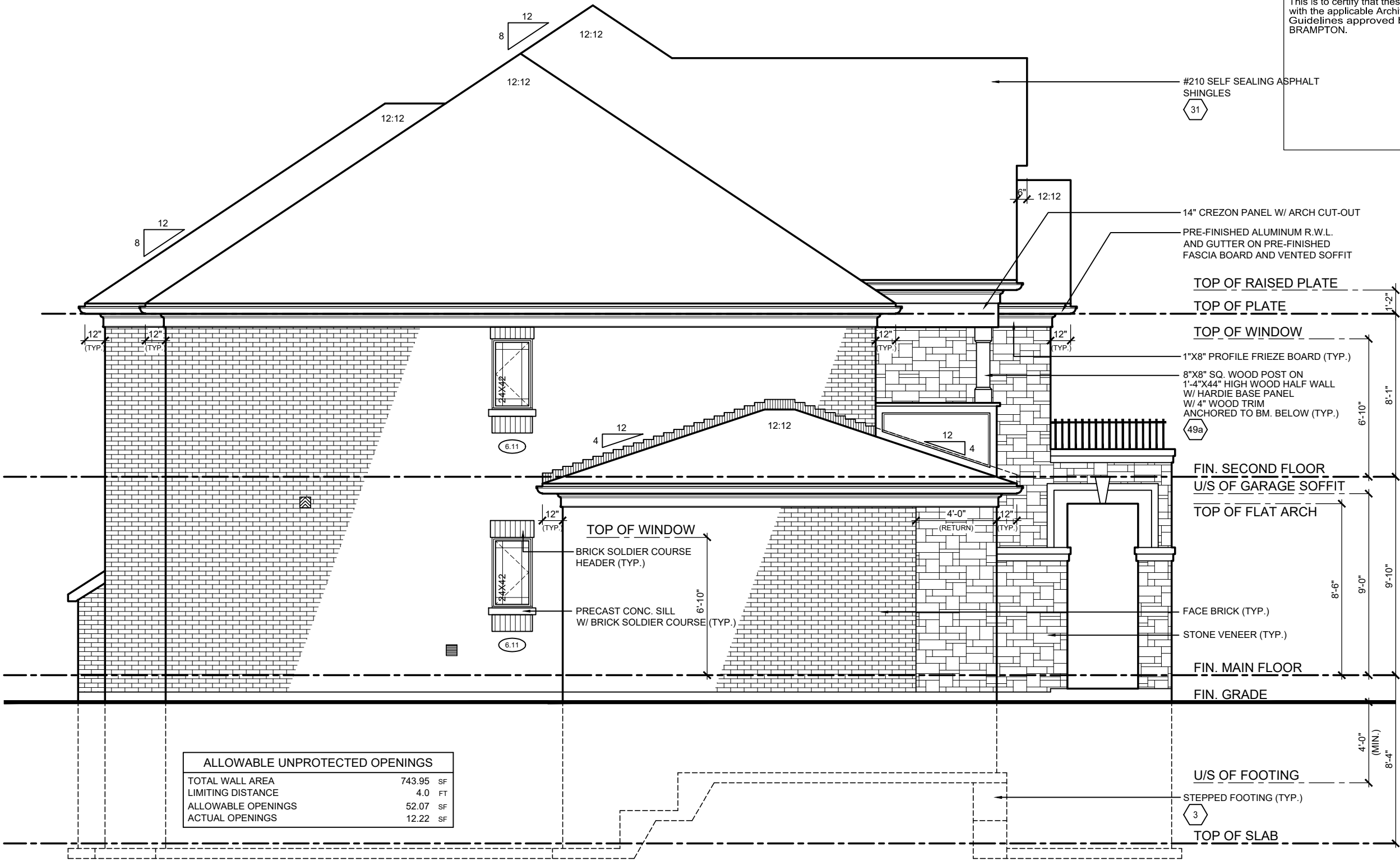
MODEL 50-1
CLIENT HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON

No. 1. ISSUED OR REVISION COMMENTS
2. UPDATE AS PER NEW CODE
3. ISSUED FOR FINAL

QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: DEC 2, 2015

SIGNATURE:
DATE: MAR 20/15
JUL 30/15

SCALE 3/16" = 1'0"
PROJECT NUMBER 14021
PAGE A12



LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	743.95 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	52.07 SF
ACTUAL OPENINGS	12.22 SF

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REVISED: JUNE 19, 2015- RN STAFF IN ACCORDANCE TO O.B.C. 2012-2015 ENACTMENT

I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THESE DRAWINGS. I AM A MEMBER OF THE PROFESSION OF ARCHITECTS, REGISTERED UNDER DIVISION C, PART 3, SUBSECTION 3.2 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

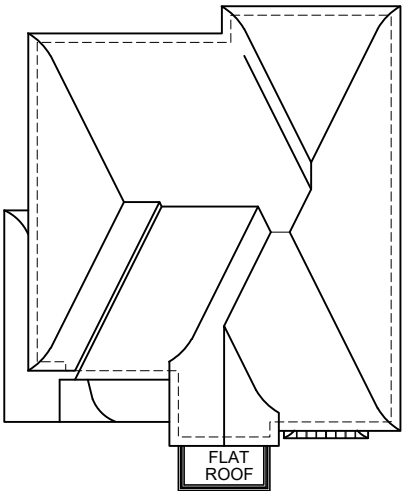
QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: DEC 2, 2015

SIGNATURE:

MODEL	50-1	HIGHCASLE HOMES RIVERWALK PHASE 2 BRAMPTON	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE					
									1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP
CLIENT			2.	ISSUED FOR FINAL	JUL 30/15	JR	JR	PROJECT NUMBER 14021					
								PAGE					

RE NOT TO BE SCALED. VERIFIED BY CONTRACTOR PRIOR ANY WORK. ANY DISCREPANCIES CTLY TO R/N DESIGN LTD. ORDNANCE TO O.B.C. 2012-2015 ENACTMENT	I, NATALIE PANDOLF, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF R/N DESIGN LIMITED 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: 41549		SIGNATURE:	
	FIRM BCIN:		26995				
	DATE:		DEC 2, 2015				

A14



ROOF PLAN 'C'

1'X6" PROFILE STUCCO HEADER
W/ 1'X6" PROFILE STUCCO RETURN (TYP.)

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

TOP OF PLATE
1'X8" PROFILE FRIEZE BOARD (TYP.)

STUCCO FINISH
W/ METAL FLASHING BEHIND (TYP.)

GABLE END DETAIL

8"X16" PRECAST DETAIL
FIN. SECOND FLOOR
U/S OF GARAGE SOFFIT

4"X8" PRECAST CONC. HEADER
W/ CENTER KEYSTONE (TYP.)

ADDRESS PLAQUE

FIN. MAIN FLOOR

FIN. GRADE

STONE VENEER (TYP.)

U/S OF FOOTING
STEPPED FOOTING (TYP.)

3

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'.

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

UPGRADED TEXTURED SHINGLES
FOR EXECUTIVE AREA ONLY

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GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3360.25 SF	312.17 m ²
FRONT GLAZING AREA	102.74 SF	9.54 m ²
LEFT SIDE GLAZING AREA	12.22 SF	1.14 m ²
RIGHT SIDE GLAZING AREA	58 SF	5.39 m ²
REAR GLAZING AREA	133.05 SF	12.36 m ²

TOTAL GLAZING AREA	306.01 SF	28.43 m ²
TOTAL GLAZING PERCENTAGE	9.11 %	

PEAK HEIGHT OF ROOF 33'-3"

#210 SELF SEALING ASPHALT
SHINGLES
31

8"X16" STUCCO DETAIL
MID-POINT OF ROOF 25'-10"

2"X6" ALUM. CLAD WD. TRIM
W/ METAL ROOF CLADDING (TYP.)
60"X20" EXT. SEGMENTAL TRANSOM
W/ 1"X2"X6" PROFILE STUCCO ARCH
W/ STUCCO CENTER KEYSTONE
W/ 1"X2" STUCCO RETURN +
6" PROFILE STUCCO SURROUND (TYP.)

TOP OF RAISED PLATE

TOP OF PLATE
TOP OF WINDOW
18" HIGH DECOR. MTL. RAILING
W/ 10" STUCCO TRIM ON
FLAT ROOF ASSEMBLY

TOP OF BAND
STUCCO PANEL
W/ ARCH CUTOUT
W/ 6" STUCCO TRIM (TYP.)
1"X4" STUCCO SILL (TYP.)
TOP OF PARAPET

FIN. SECOND FLR.
METAL BELL ROOF (TYP.)

TOP OF TRAN. / DOOR
TOP OF WINDOW

4"X4" PRECAST CONC. BAND (TYP.)
TOP OF BAND

STUCCO PANEL
W/ 4" STUCCO TRIM (TYP.)
TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

POURED CONC. SILL

POURED CONC. PORCH SLAB

8" POURED CONC. FDTN WALLS
ON 19"X6" CONC. STRIP FOOTING

TOP OF SLAB

1 4 14

FRONT ELEVATION 'C'



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File C-1 RN Standard sLACA 2016\temp\AcPublish 810R\14071-50-1-FINAL (10075).dwg Plotted: Dec 09 2015 Rv-Panola

MODEL 50-1

HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON

CLIENT

SCALE 3/16" = 1'0"

DATE MAR 20/15

CHK NP

DWN PV

ISSUED OR REVISION COMMENTS

1. UPDATE AS PER NEW CODE

2. ISSUED FOR FINAL

PROJECT NUMBER 14021

PAGE

A15

SIGNATURE:

41549

26995

DEC 2, 2015

DATE:

QUALIFIED DESIGNER BCIN:


FIRM BCIN:

CLASSES/CATEGORIES:



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 RN design <i>Imagine • Inspire • Create</i> TEL.: (905) 738-3177 FAX: (905) 738-5449	MODEL	50-1	ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"
			2.	ISSUED FOR FINAL	JUL 30/15	JR	JR	PROJECT NUMBER 14021
								PAGE
								A17
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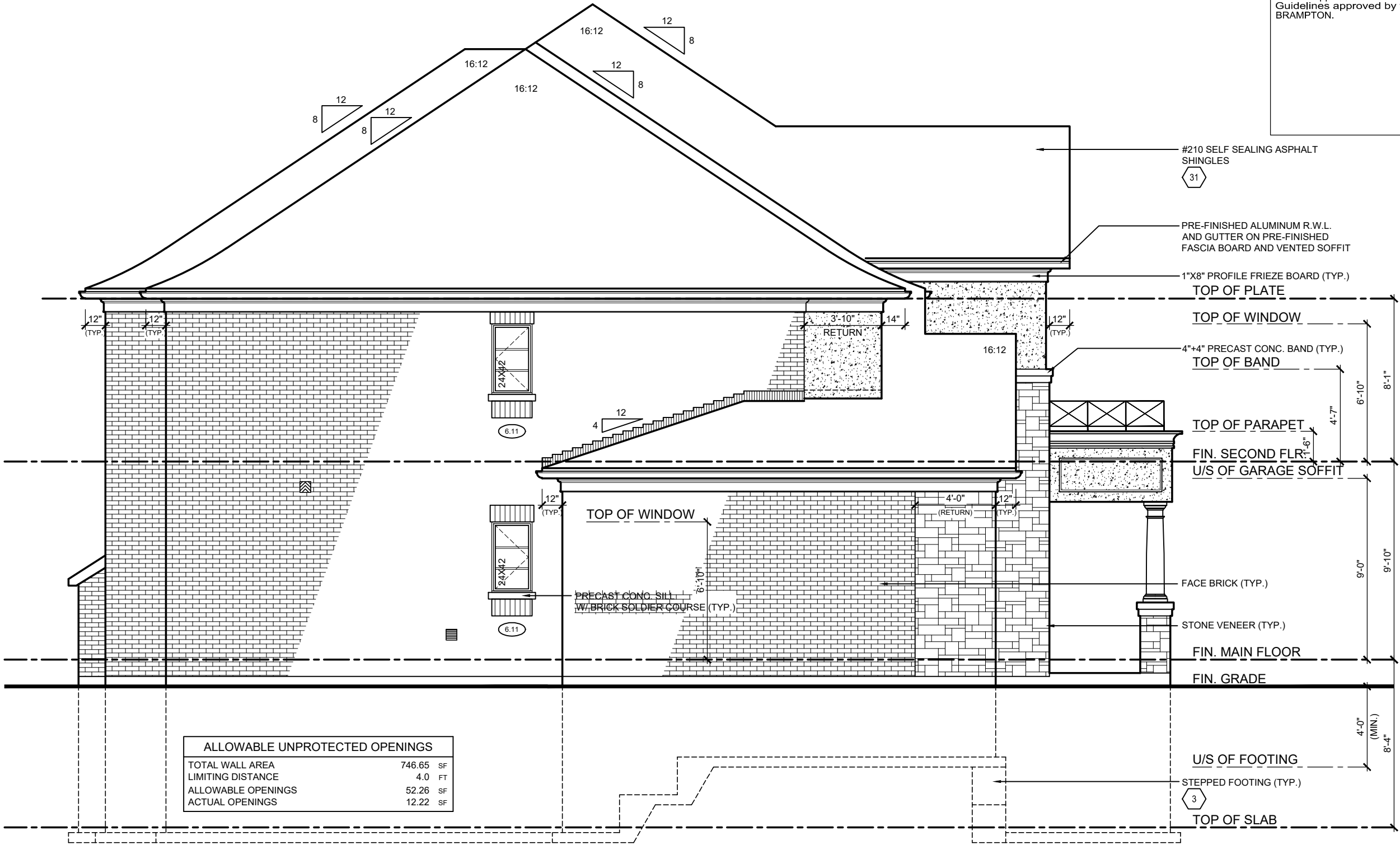


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ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	746.65 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	52.26 SF
ACTUAL OPENINGS	12.22 SF

LEFT SIDE ELEVATION 'C'



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QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: DEC 2, 2015


SIGNATURE:

MODEL	50-1	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"
		2.	ISSUED FOR FINAL	JUL 30/15	JR	JR	PROJECT NUMBER 14021
							PAGE
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DO NOT SCALE. VERIFY BY CONTRACTOR PRIOR TO ANY WORK. ANY DISCREPANCIES CTLY TO RN DESIGN LTD. IN ACCORDANCE TO O.B.C. 2012-2015 ENACTMENT		A18					

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MAY 15, 2012

[illegible]

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	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"
			2.	REVISED AS PER ENG. COMMENTS	JUL 30/15	JR	JR	PROJECT NUMBER
			3.	ISSUED FOR FINAL	JUL 30/15	JR	JR	14021
							PAGE	
							<div style="font-size: 48pt; font-weight: bold;">A19</div>	
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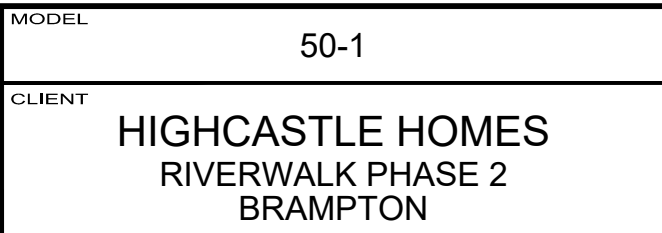
BASEMENT WINDOW SIZES FOR L.O.B	
7 RISERS	W.W.A X 30
8 RISERS	W.W.A X 36
9 RISERS	W.W.A X 42
+10 RISERS	W.W.A X 42

NOTE A:
FOR LOTS IN EXECUTIVE AREA WHERE
A DECK IS PROVIDED, IT MUST BE OF AN UPGRADED
DESIGN. THIS INCLUDES AN UPGRADED RAILING DESIGN,
& STAINING OF WOOD IN A TONE COMPLEMENTARY TO
THE EXTERIOR COLOUR OF THE HOME.
NO PRESSURE TREATED WOOD DECKS, RAILINGS, POSTS
OR STAIRS.

NOTE:
WINDOW GRILL PATTERN
SHOWN FOR ELEV. 'A' ONLY
ELEV. 'B' TO MATCH SAME
PATTERN AS FRONT ELEV. 'B'

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	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"
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								PAGE
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1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP
2.	REVISED AS PER ENG. COMMENTS	JUL 30/15	JR	JR
3.	ISSUED FOR FINAL	JUL 30/15	JR	JR

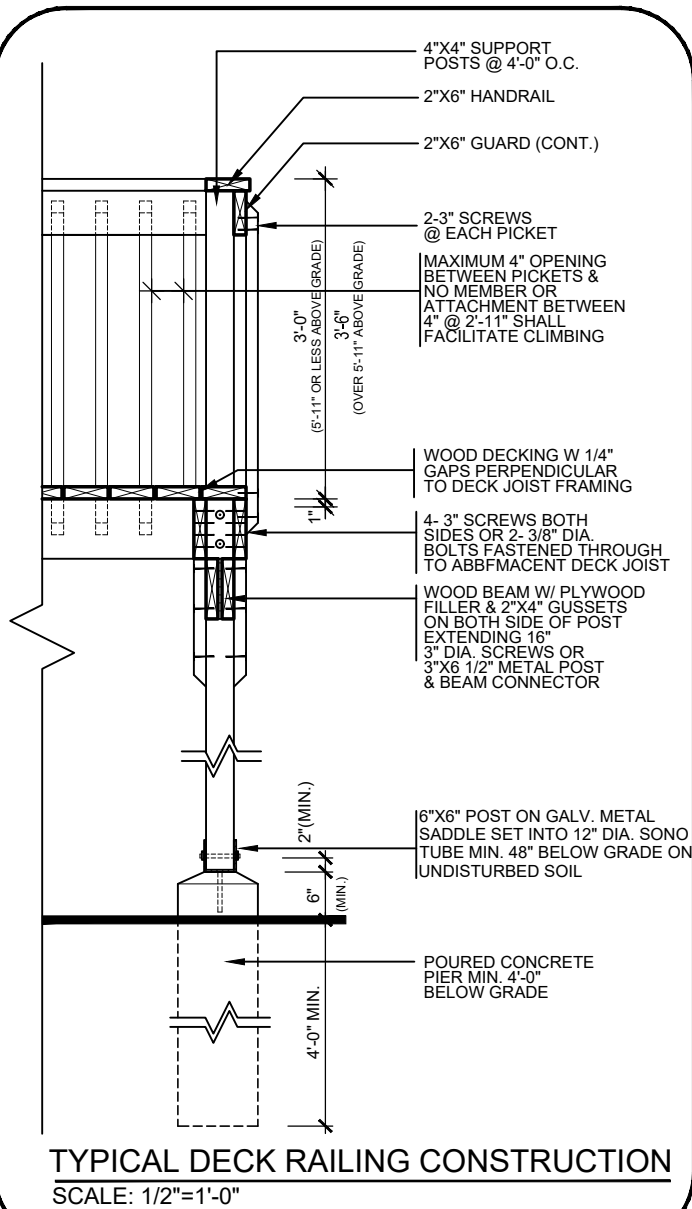
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QUALIFIED DESIGNER BCIN:	41549
FIRM BCIN:	26995
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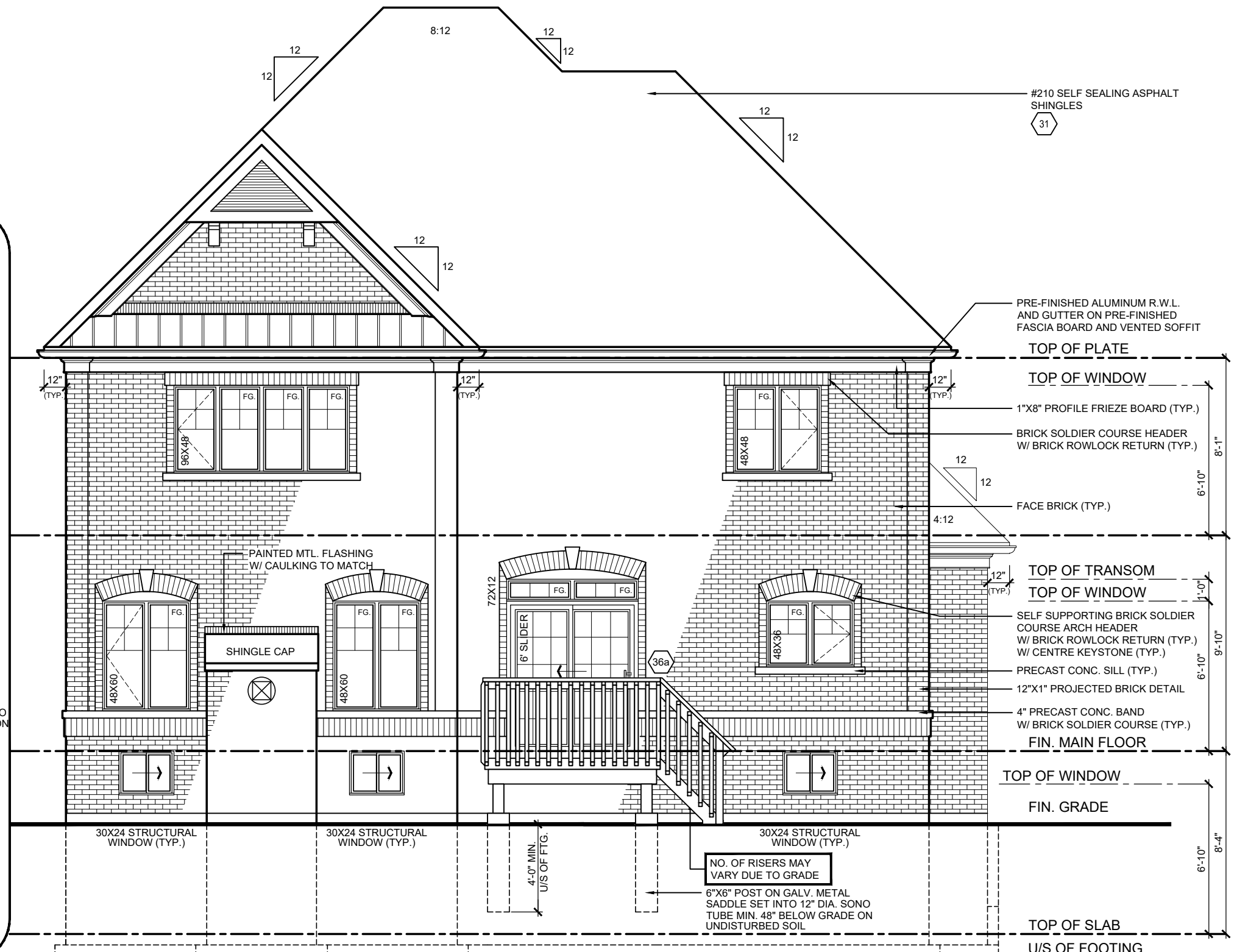



UPGRADED REAR ELEVATION 'A'
W.O.D. CONDITION

BASEMENT WINDOW SIZES FOR W.O.D.	
4 RISERS	30 X 14
5 RISERS	30 X 24
6 RISERS	36 X 24

NOTE A:
FOR LOTS IN EXECUTIVE AREA WHERE
A DECK IS PROVIDED, IT MUST BE OF AN UPGRADED
DESIGN. THIS INCLUDES AN UPGRADED RAILING DESIGN,
& STAINING OF WOOD IN A TONE COMPLEMENTARY TO
THE EXTERIOR COLOUR OF THE HOME.
NO PRESSURE TREATED WOOD DECKS, RAILINGS, POSTS
OR STAIRS.

NOTE:
WINDOW GRILL PATTERN
SHOWN FOR ELEV. 'A' ONLY
ELEV. 'B' TO MATCH SAME
PATTERN AS FRONT ELEV. 'B'

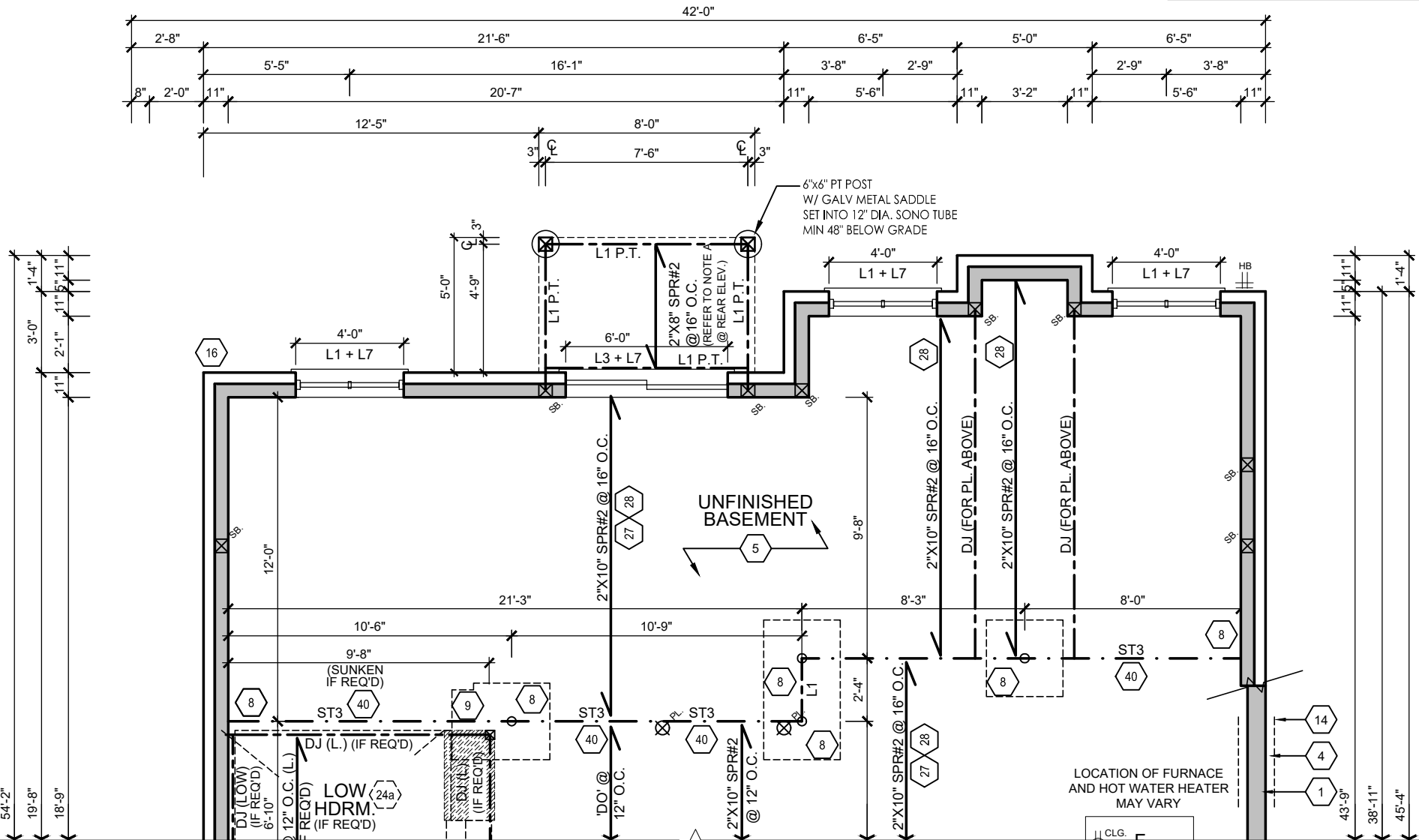


 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	50-1	No. ISSUED OR REVISION COMMENTS 1. UPDATE AS PER NEW CODE 2. ISSUED FOR FINAL	DATE	DWN	CHK	SCALE
	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON		MAR 20/15	PV	NP	3/16" = 1'0"
				JUL 30/15	JR	JR	PROJECT NUMBER 14021
							PAGE
							A22
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. REVISED: JUNE 19, 2015- RN STAFF IN ACCORDANCE TO O.B.C. 2012-2015 ENACTMENT			I, NATALIE PANIOLEI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED 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.		SIGNATURE: QUALIFIED DESIGNER BCIN: 41549 FIRM BCIN: 26995 DATE: DEC 2, 2015		

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.

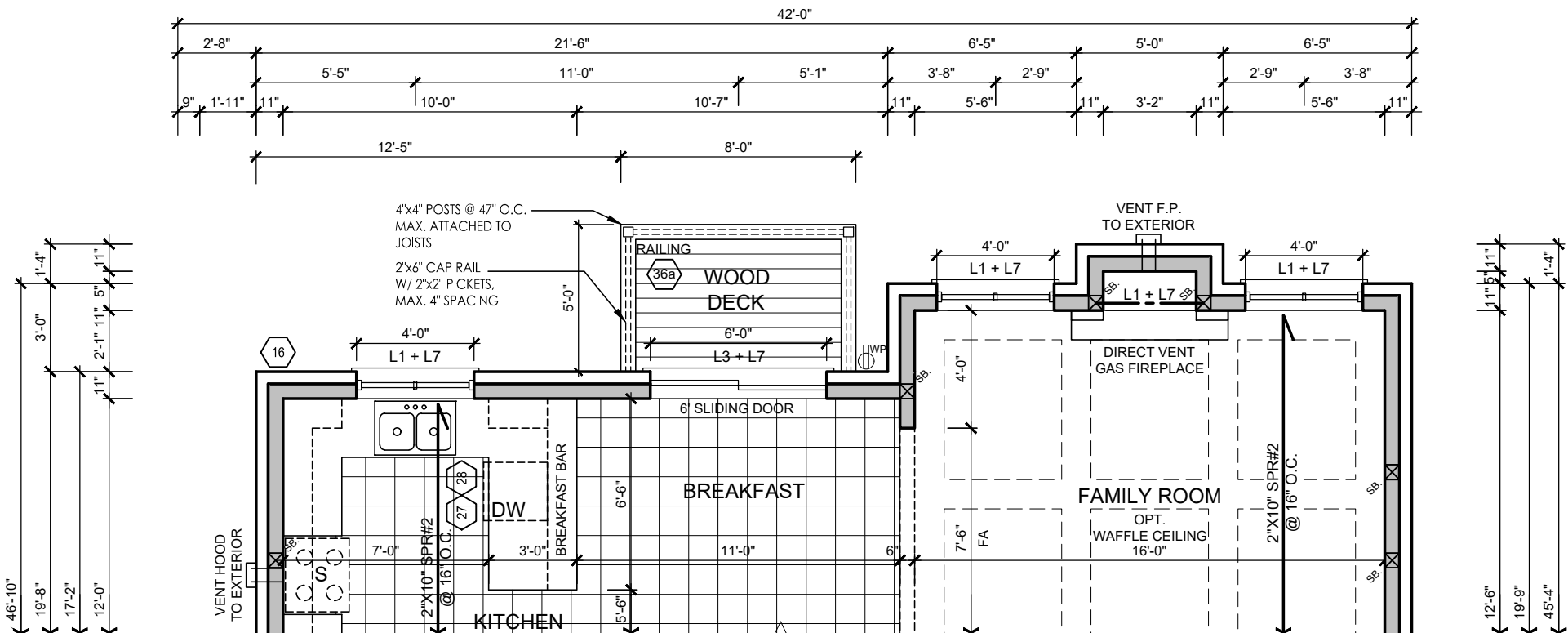
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.

PARTIAL UPGRADED REAR
BASEMENT FLOOR ELEV. 'B'
W.O.B. CONDITION




FOR CONTINUATION REFER TO BASEMENT FLOOR PLAN ELEVATION 'B'

PARTIAL UPGRADED REAR
GROUND FLOOR ELEV. 'B'
W.O.B. CONDITION



FOR CONTINUATION REFER TO GROUND FLOOR PLAN ELEVATION 'B'

 RN design <i>Imagine • Inspire • Create</i> TEL. (905) 738-3177 FAX. (905) 738-5449	MODEL	50-1	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE	
	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	ADDED ELEV. B REAR UPGRADE W.O.B. COND. PART. PLANS	NOV 9/15	PM	NP	3/16" = 1'0"	
									PROJECT NUMBER
									14021
									PAGE
								A23	

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		FIRM BCIN: 26995	
		DATE: DEC 2, 2015	

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W.O.B. CONDITION
UPGRADED REAR ELEVATION 'B'

NOTE A:
FOR LOTS IN EXECUTIVE AREA WHERE A DECK IS PROVIDED, IT MUST BE OF AN UPGRADED DESIGN. THIS INCLUDES AN UPGRADED RAILING DESIGN, & STAINING OF WOOD IN A TONE COMPLEMENTARY TO THE EXTERIOR COLOUR OF THE HOME. NO PRESSURE TREATED WOOD DECKS, RAILINGS, POSTS OR STAIRS.

NOTE:
WINDOW GRILL PATTERN SHOWN FOR ELEV. 'A' ONLY ELEV. 'B' TO MATCH SAME PATTERN AS FRONT ELEV. 'B'



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MODEL

50-1

HIGHCASTLE HOMES
RIVERWALK PHASE 2
BRAMPTON

CLIENT

No. ISSUED OR REVISION COMMENTS

1. ADDED REAR UPGRADE ELEV. B W.O.B COND.

DATE

NOV 12 /15

DWN

PM

SCALE

3/16" = 1'0"

PROJECT NUMBER

14021

PAGE

A24

SIGNATURE:

41549

26995

DEC 2, 2015

DATE:

I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE ABOVE SUBMITTED DRAWINGS. I AM A LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

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CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 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)

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 (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)

SLAB ON GROUND:

5a
-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)

GARAGE SLAB / EXTERIOR SLAB:

6
-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:

7
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:

8
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

CLIENT SPECIFIC REVISIONS

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)

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

10
-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)

11
-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:

14
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.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

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

FRAME WALL CONSTRUCTION:

15
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.

ALTERNATE FRAME WALL CONSTRUCTION:

15c
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

FRAME WALL CONSTRUCTION @ GARAGE:

15b
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:
-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:

16
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.

ALTERNATE BRICK VENEER CONSTRUCTION:

16c
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.

BRICK VENEER CONSTRUCTION @ GARAGE:

16b
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

File: C:_RN_Standards\ACA 2013\Temp\ACPublish_8108\14021-50-1-FINAL (10075).dwg Plotted: Dec 09, 2015 By:PaolaM

I, NATALIE PANDOLFI 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: 41549
FIRM BCIN: 26995
DATE: JUNE 22, 2015

SIGNATURE:

client
Highcastle Homes

project
Riverwalk Phase 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR FINAL	22-Jun-15	JR	JR	5				
2					6				
3					7				
4					8				

location
Brampton

marketing name

RN design
Imagine • Inspire • Create



model
50-1
scale
3/16" = 1'0"
project #
14021

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

EXPPOSED FLOOR:

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

24a

SUNKEN FINISHED AREAS:

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

25

DOUBLE MASONRY WYTHE WALL:

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

25a

CORBEL MASONRY VENEER:

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

FLOOR ASSEMBLIES:

26

SILL PLATE:

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

27

BRIDGING & STRAPPING:

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

28

FLOOR ASSEMBLY:

O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) 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
-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
-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:

-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.

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/ R40 (RSI 7.0) INSULATION.

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

HANDRAILS:

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

HEIGHT:

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

PROJECTIONS:

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

35a

PUBLIC STAIRS:

O.B.C. 9.8.4.
-MAX. RISE = 7-3/32" (180mm)
-MIN. RUN = 11" (280mm)
-MIN. TREAD = 11" (280mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-9" (2050mm)
-MIN. WIDTH = 2'-11" (900mm)
(EXIT STAIRS, BETWEEN GUARDS)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-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 DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

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

PROJECTIONS:

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

TERMINATION:

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

FINISH:

O.B.C. 9.8.9.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS
- STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARCAT E THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP

36

INTERIOR GUARDS:

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

36a

EXTERIOR GUARDS:

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

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

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client

Highcastle Homes

project

Riverwalk Phase 2

location

Brampton

marketing name

#

revisions

date

dwn

chk

#

revisions

date

dwn

chk

1

ISSUED FOR FINAL

22-Jun-15

JR

JR

5

2

6

3

7

4

8

I, NATALIE PANDOLFI 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:

41549

FIRM BCIN:

26995

DATE:

JUNE 22, 2015

SIGNATURE:

model

50-1

scale

3/16"= 1'0"

project #

14021

page

D2

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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.

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

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

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

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

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

- 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
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

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.

- 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

-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)

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.

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.

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

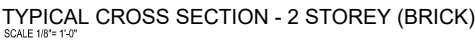
COLD CELLARS:

FOR COLD CELLARS PROVIDE THE FOLLOWING:

- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- 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)

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.(1)(d) & 3.8.3.13.(1)(f)
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

- 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



FLOOR AREA CALCULATIONS

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

SCHEDULES

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











WD1	3/ 2" X 8" SPR
WD2	4/ 2" X 8" SPR
WD3	5/ 2" X 8" SPR
WD4	3/ 2" X 10" SPR
WD5	4/ 2" X 10" SPR
WD6	5/ 2" X 10" SPR
WD7	3/ 2" X 12" SPR
WD8	4/ 2" X 12" SPR

WD9 5/ 2" X 12" SPR
WD10 2/1 3/4" X7 1/4" (2.0E) LVL
WD11 3/1 3/4" X7 1/4" (2.0E) LVL
WD12 2/1 3/4" X9 1/2" (2.0E) LVL
WD13 3/1 3/4" X9 1/2" (2.0E) LVL
WD14 2/1 3/4" X11 7/8" (2.0E) LVL
WD15 3/1 3/4" X11 7/8" (2.0E) LVL

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		

	SMOKE ALARM	
	WATERPROOF	
	DUPLEX OUTLET	
	VENTS AND INTAKES	
	HOSE BIB	
	EXHAUST FAN	
	COLD CELLAR VENT	
	STOVE VENT	
	FIRE PLACE VENT	
	DRYER VENT	

PLAN/ELEVATION LEGEND

	CARBON MONOXIDE ALARM (CMA)			FLOOR DRAIN
D.J.	DOUBLE JOIST		SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)	
P.T.	PRESSURE TREATED LUMBER		POINT LOAD	
G.T.	GIRDER TRUSS		FLAT ARCH	
A.F.F.	ABOVE FINISHED FLOOR		2 STORY WALL	
	EXT. LIGHT FIXTURE (WALL MOUNTED)	U/S	UNDER SIDE	
	HYDRO METER	FG	FIXED GLAZING	
	GAS METER	GB	GLASS BLOCK	
		BG	BLACK GLASS	

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SIGNATURE: _____

project Riverwalk Phase 2

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR FINAL	22-Jun-15	JR	JR	5				
2					6				
3					7				
4					8				

marketing name



scale	project #
3/16" = 1'0"	1402

D3