



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'



ELEVATION 'D'

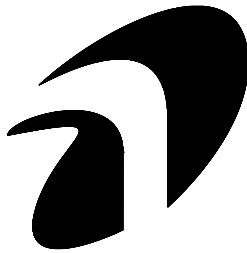
## DRAWING LIST: MODEL 50-3

- T1 TITLE SHEET
- A1 BASEMENT FLOOR PLAN 'A' &'C'
- A2 GROUND FLOOR PLAN ELEVATION 'A'
- A3 SECOND FLOOR PLAN ELEVATION 'A'
- A4 OPT. SECOND FLOOR PLAN ELEVATION 'A'
- A5 PARTIAL PLANS 'B'
- A6 PARTIAL PLANS 'B'
- A7 PARTIAL PLANS 'C'
- A8 PARTIAL PLANS 'C'
- 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 FRONT ELEVATION 'C'
- A17 RIGHT SIDE ELEVATION 'C'
- A18 REAR ELEVATION 'C'
- A19 LEFT SIDE ELEVATION 'C'
- A20 PARTIAL BASEMENT PLAN EL 'A'
- A20 PARTIAL GROUND FLOOR PLAN EL 'A'
- A20 L.O.B. CONDITION
- A21 PARTIAL BASEMENT PLAN EL 'A','B'&'C'
- A21 PARTIAL GROUND FR. PLAN EL 'A','B'&'C'
- A21 W.O.B. CONDITION
- A22 UPGRADED REAR ELEVATION 'A'
- A22 L.O.B. CONDITION
- A23 UPGRADED REAR ELEVATION 'A'
- A23 W.O.B. CONDITION
- A24 UPGRADED REAR ELEVATION 'B'
- A24 W.O.B. CONDITION
- A25 UPGRADED REAR ELEVATION 'C'
- A25 W.O.B. CONDITION
- A26 PARTIAL BASEMENT PLAN EL 'A','B','C' & 'D'
- A26 W.O.D. CONDITION
- A26 PARTIAL GROUND FR. PLAN EL 'A','B','C' & 'D'
- A26 W.O.D. CONDITION
- A27 REAR ELEVATION 'A' - W.O.D. CONDITION
- A28 REAR ELEVATION 'C' - W.O.D. CONDITION
- A29 PARTIAL PLANS 'D'
- A30 FRONT ELEVATION 'D'
- A31 RIGHT SIDE ELEVATION 'D'
- A32 LEFT SIDE ELEVATION 'D'
- A33 REAR ELEVATION 'D'
- A34 REAR ELEVATION 'D' - W.O.D. CONDITION
- 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
1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP
2.	REVISED AS PER NEW STANDARD	APR 23/15	PV	JR
3.	REVISED AS PER ENG. COMMENTS	JUNE 15/15	JR	NP
4.	ISSUED FOR FINAL	JUNE 22/15	JR	NP

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I, NATALIE PANDOLFI, 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.

No.	REVISION COMMENTS:	DATE	DWN	CHK
5.	REVISED AS PER ENG COMMENTS FOR CONVENTIONAL FRAMING & RE-ISSUED FOR FINAL	DEC 2/15	JR	NP

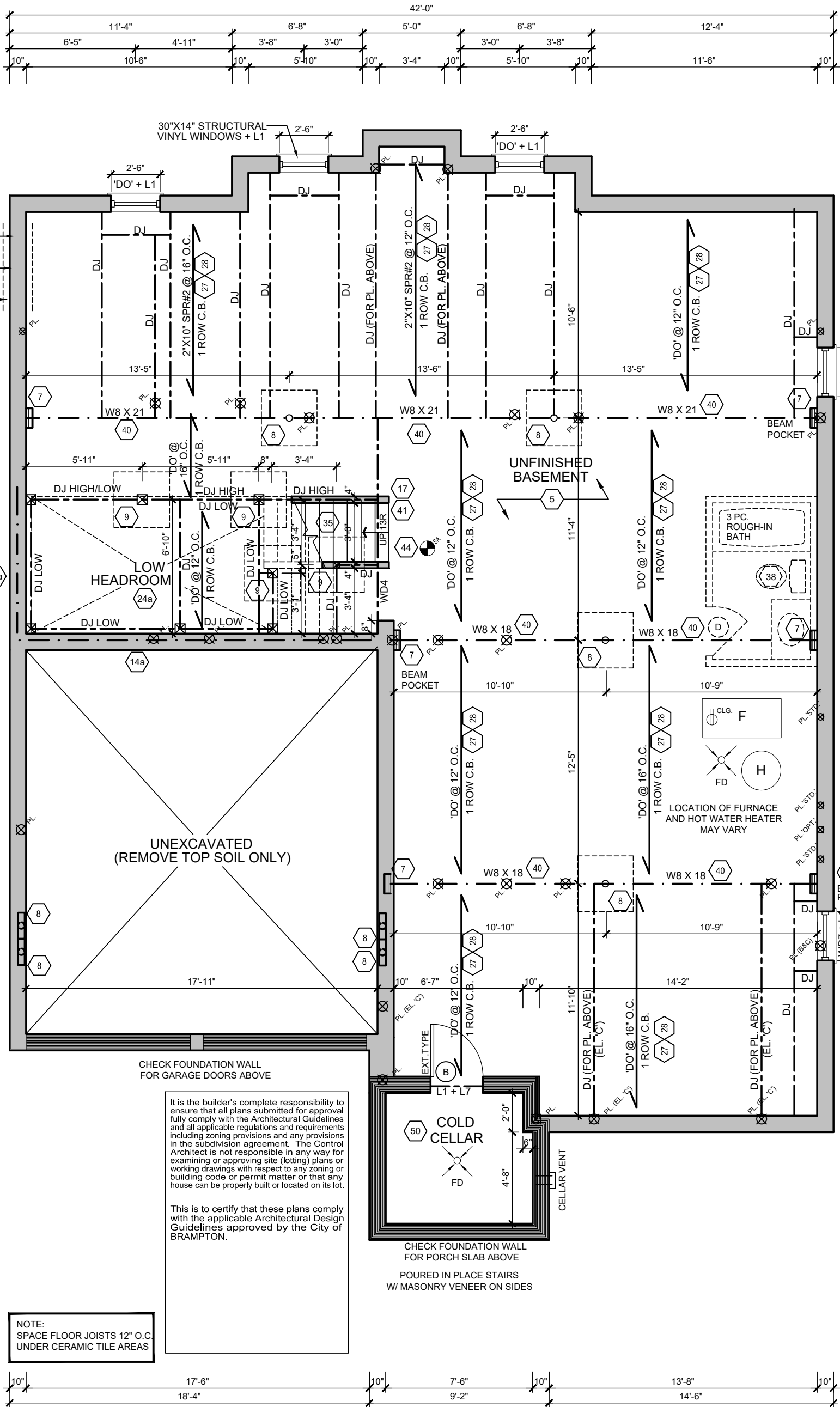
QUALIFIED DESIGNER BCIN: 41549  
FIRM BCIN: 26995  
DATE: DEC 2, 2015

SIGNATURE:

SCALE  
AS NOTED

PROJECT No.  
14021

T1



BASEMENT ELEV. 'A' & 'C'

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NOTE:  
SPACE FLOOR JOISTS 12" O.C.  
UNDER CERAMIC TILE AREAS

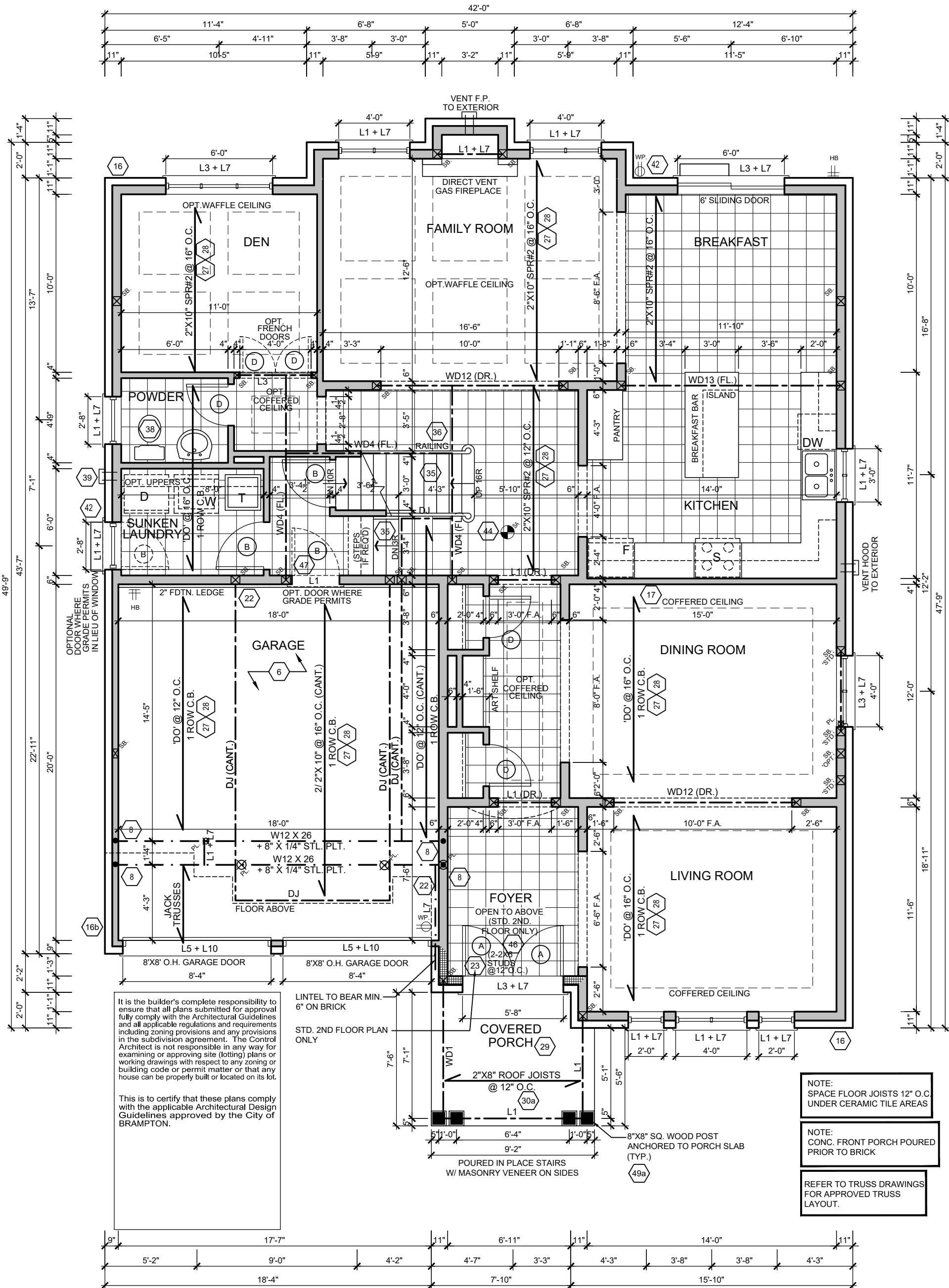


MODEL	50-3
CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON


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

SCALE	3/16" = 1'0"
PROJECT NUMBER	14021
PAGE	A1

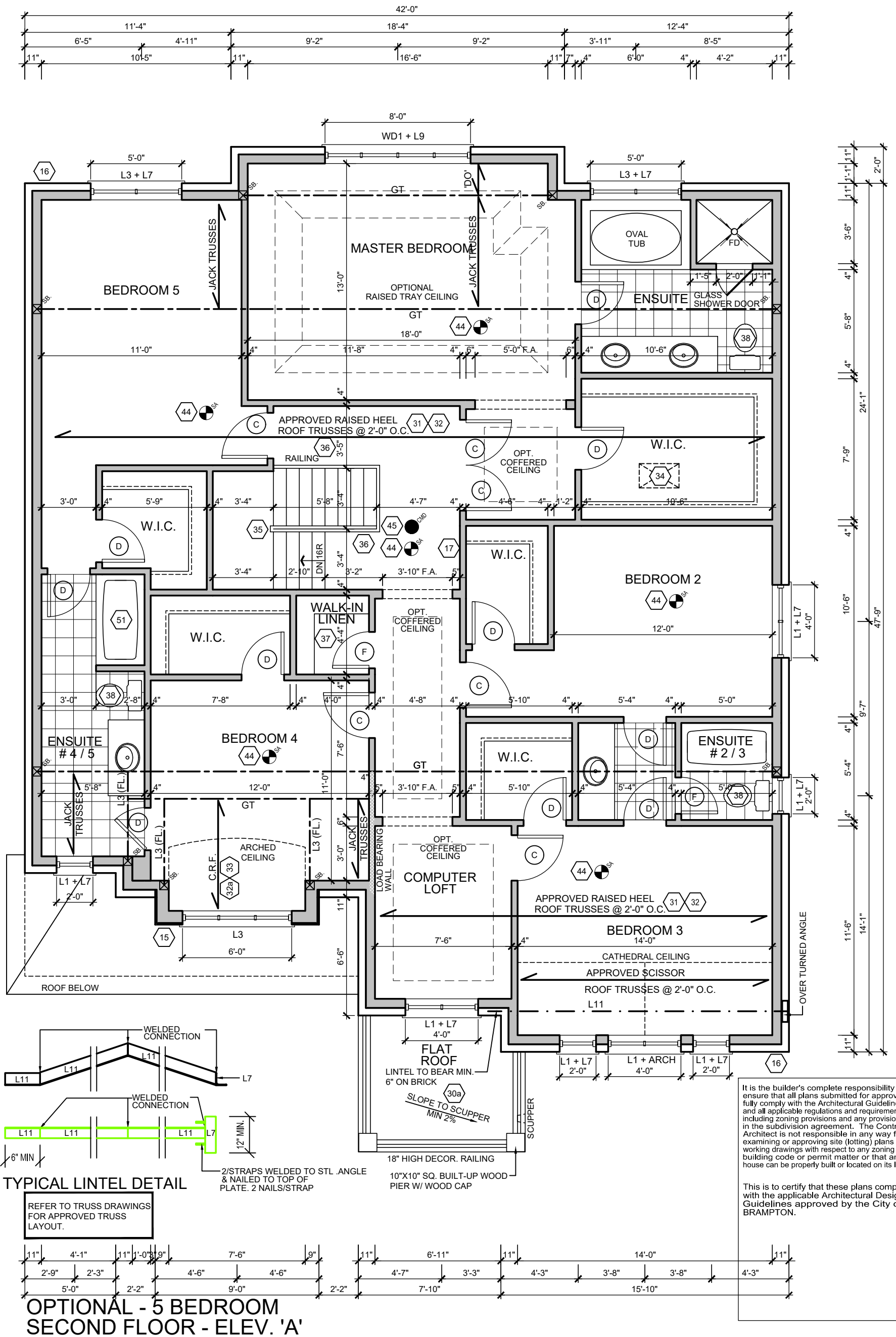



GROUND FLOOR ELEV. 'A'

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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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			3.	REVISED AS PER ENG. COMMENTS	JUNE 15/15	JR	NP	14021
			4.	ISSUED FOR FINAL	JUNE 22/15	JR	NP	PAGE
			5.	REVISED AS PER ENG COMMENTS FOR CONVENTIONAL FRAMING & RE-ISSUED FOR FINAL	DEC 2/15	JR	NP	A2
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**Garage:** 18'-0" wide, 14'-5" deep. Features two 8'x8' O.H. garage doors. Structural notes include W12 X 26 joists, 8" X 1/4" STL. PLT., and JACK TRUSSES. A note specifies: "APPROVED RAISED HEEL ROOF TRUSSES @ 2'-0" O.C."

**Foyer:** OPEN TO ABOVE (STD. 2ND. FLOOR ONLY). Includes stairs (L3 + L7) and a study area (2-2X6 STUDS @ 12" O.C.).

**Living Room:** Features a 10'-0" BAY WINDOW and a COFFERED CEILING (WD4 + L10 (FL.)). Structural notes include 10'-0" F.A. and 2'-6" dimensions.

**Portico:** Includes a DBL. ARCH and 2"X8" ROOF JOISTS @ 12" O.C. Structural notes include 2-L7 (B2B) and 3'-0" dimensions.

**Structural Notes:**

- NOTE: SPACE FLOOR JOISTS 12" O.C. UNDER CERAMIC TILE AREAS
- NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK
- REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

**Dimensions:**

- Overall width: 51'-5"
- Overall depth: 18'-10"
- Garage door width: 8'-4"
- Living room bay window: 10'-0"
- Portico arch width: 7'-6"

PARTIAL GROUND FLOOR ELEV. 'B'

FOR CONTINUATION REFER TO BASEMENT FLOOR PLAN ELEVATION A

55'-3"  
43'-7"  
19'-7"  
9'-8"  
6'-8"  
10"  
10" 1'-4" 10"

UNEXCAVATED  
(REMOVE TOP SOIL ONLY)

CHECK FOUNDATION WALL  
FOR GARAGE DOORS ABOVE

NOTE:  
SPACE FLOOR JOISTS 12" O.C  
UNDER CERAMIC TILE AREAS

17'-11"  
10"  
6'-7"  
DO @ 12" O.C.  
1 ROW C.B.  
10"  
11'-10"  
14'-2"  
DO @ 16" O.C.  
1 ROW C.B.  
UNFINISHED BASEMENT  
WINDOW MANUF. TO  
SUPPLY TEMPLATE FOR  
WINDOW ABOVE  
CELLAR VENT  
POURED IN PLACE STAIRS  
W/ MASONRY VENEER ON SIDES  
42'-0"  
18'-4"  
17'-6"  
7'-6"  
9'-2"  
1'-3"  
1'-8"  
7'-4"  
1'-8"  
2'-7"  
10"

EXT. TYPE  
(B)  
LT + L7  
FD  
50  
COLD CELLAR  
2'-0"  
4'-8"  
6"  
PL  
PL  
DJ  
14  
4  
1  
5  
27  
28  
27  
28

PARTIAL BASEMENT ELEV. 'B'



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3.	REVISED AS PER ENG. COMMENTS
4.	REVISED AS PER ENG. COMMENTS
5.	ISSUED FOR FINAL
6.	REVISED AS PER ENG COMMENTS FOR CONVENTIONAL FRAMING & RE-ISSUED FOR FINAL

PAGE

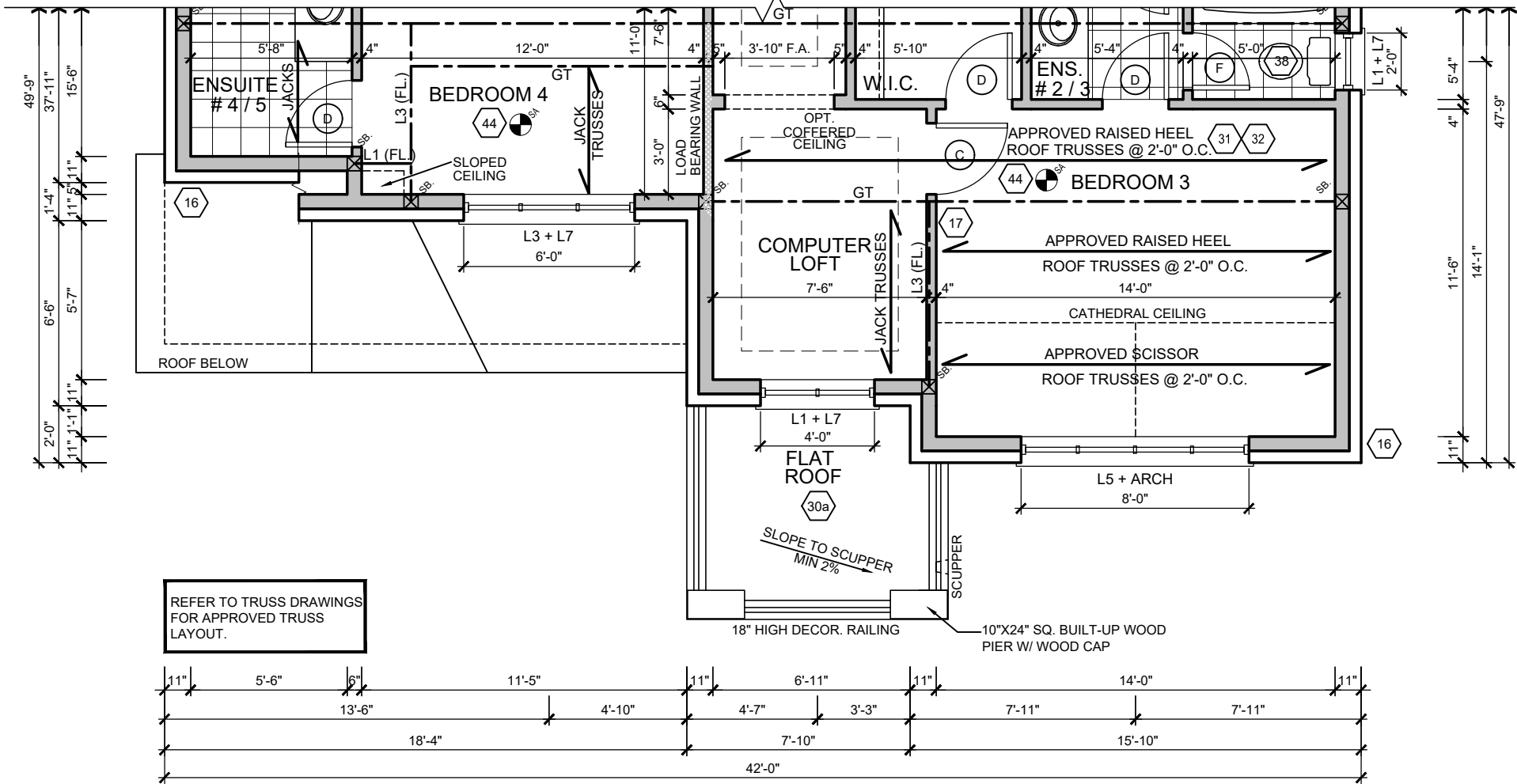
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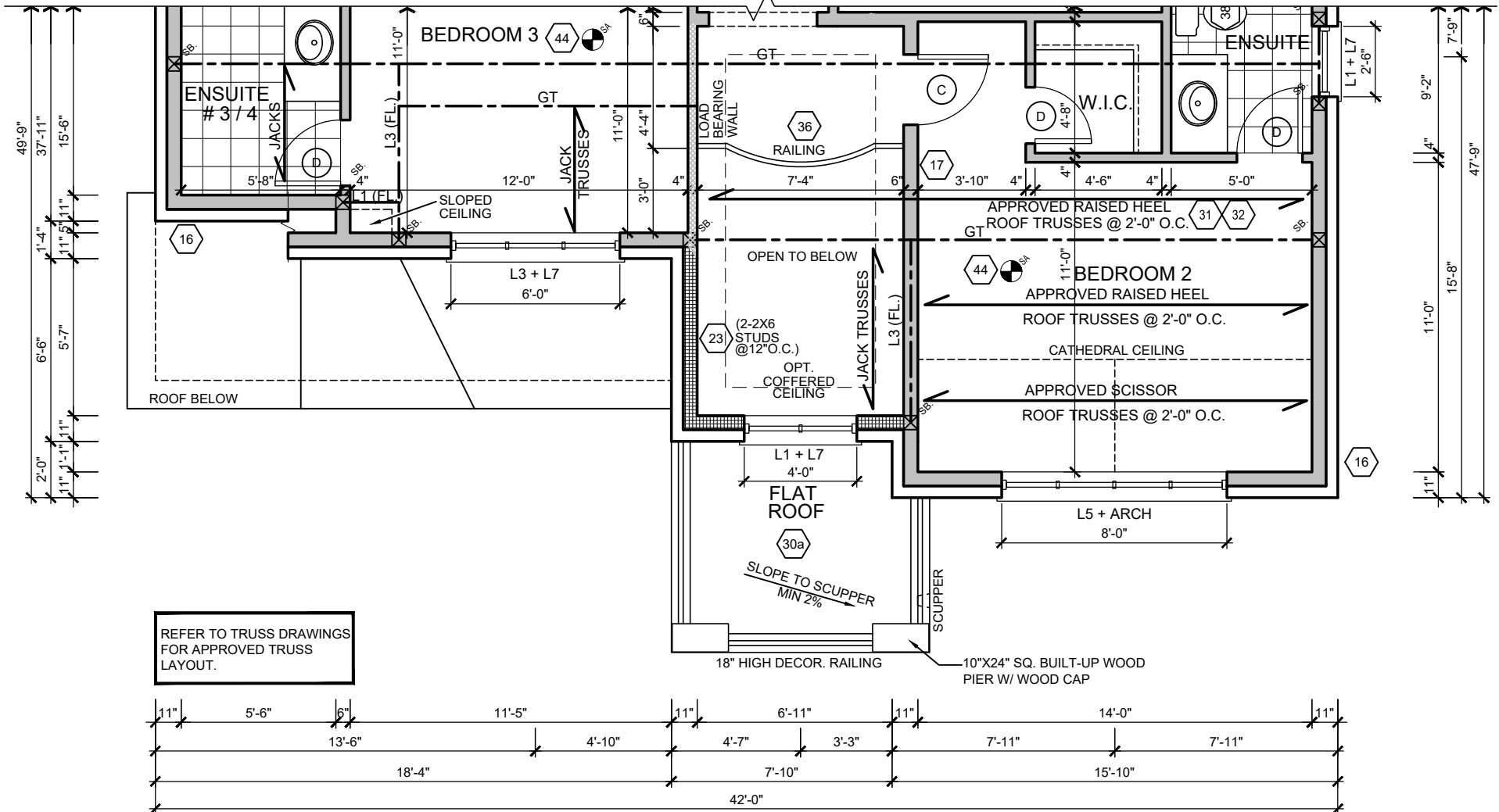
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FOR CONTINUATION REFER TO OPT. SECOND FLOOR PLAN ELEVATION 'A'



PARTIAL OPTIONAL - 5 BEDROOM  
SECOND FLOOR - ELEV. 'B'

FOR CONTINUATION REFER TO SECOND FLOOR PLAN ELEVATION 'A'



PARTIAL SECOND FLOOR ELEV. 'B'

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MODEL  
50-3

CLIENT  
HIGHCASTLE HOMES  
RIVERWALK PHASE 2  
BRAMPTON

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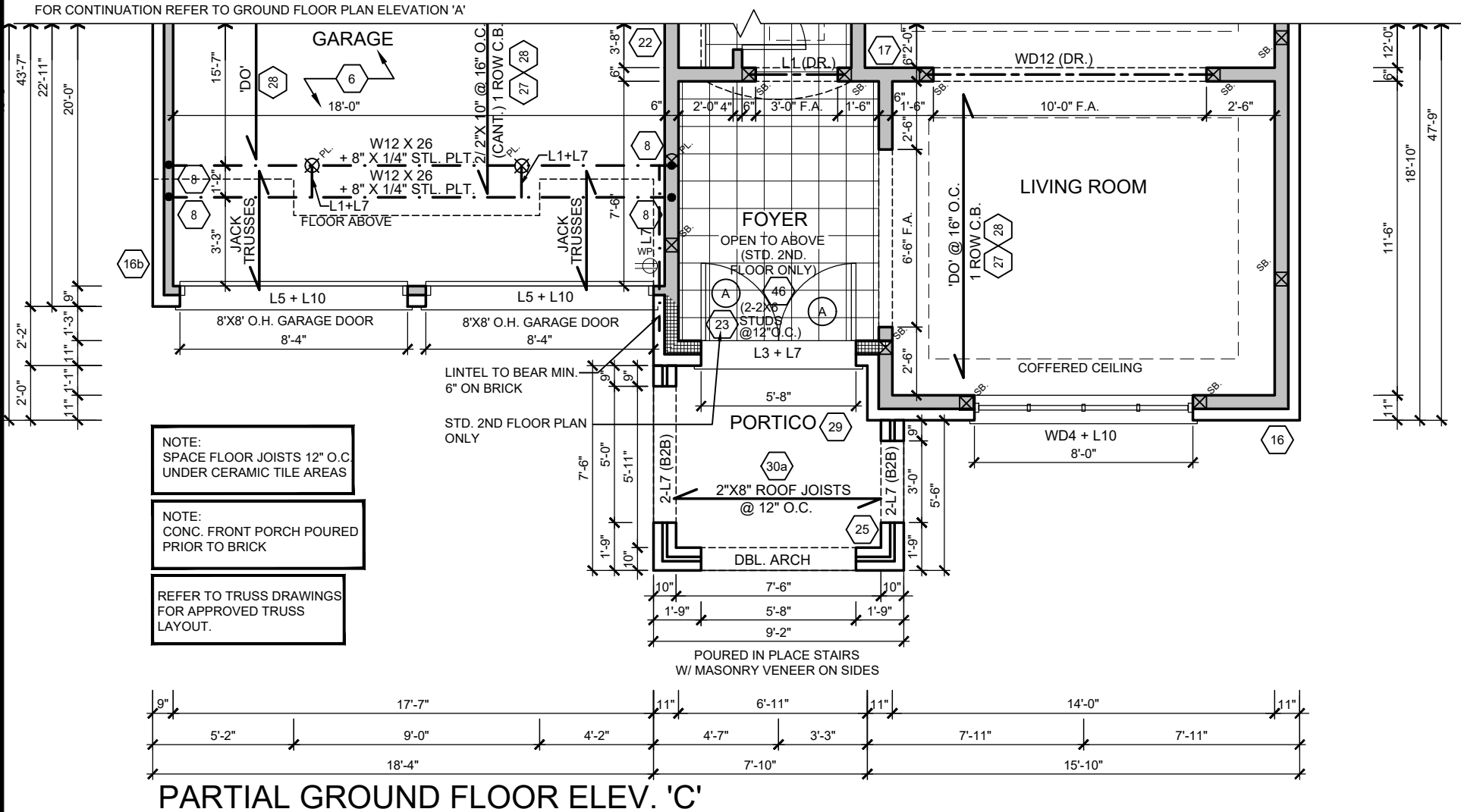
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DATE: DEC 2, 2015


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A6



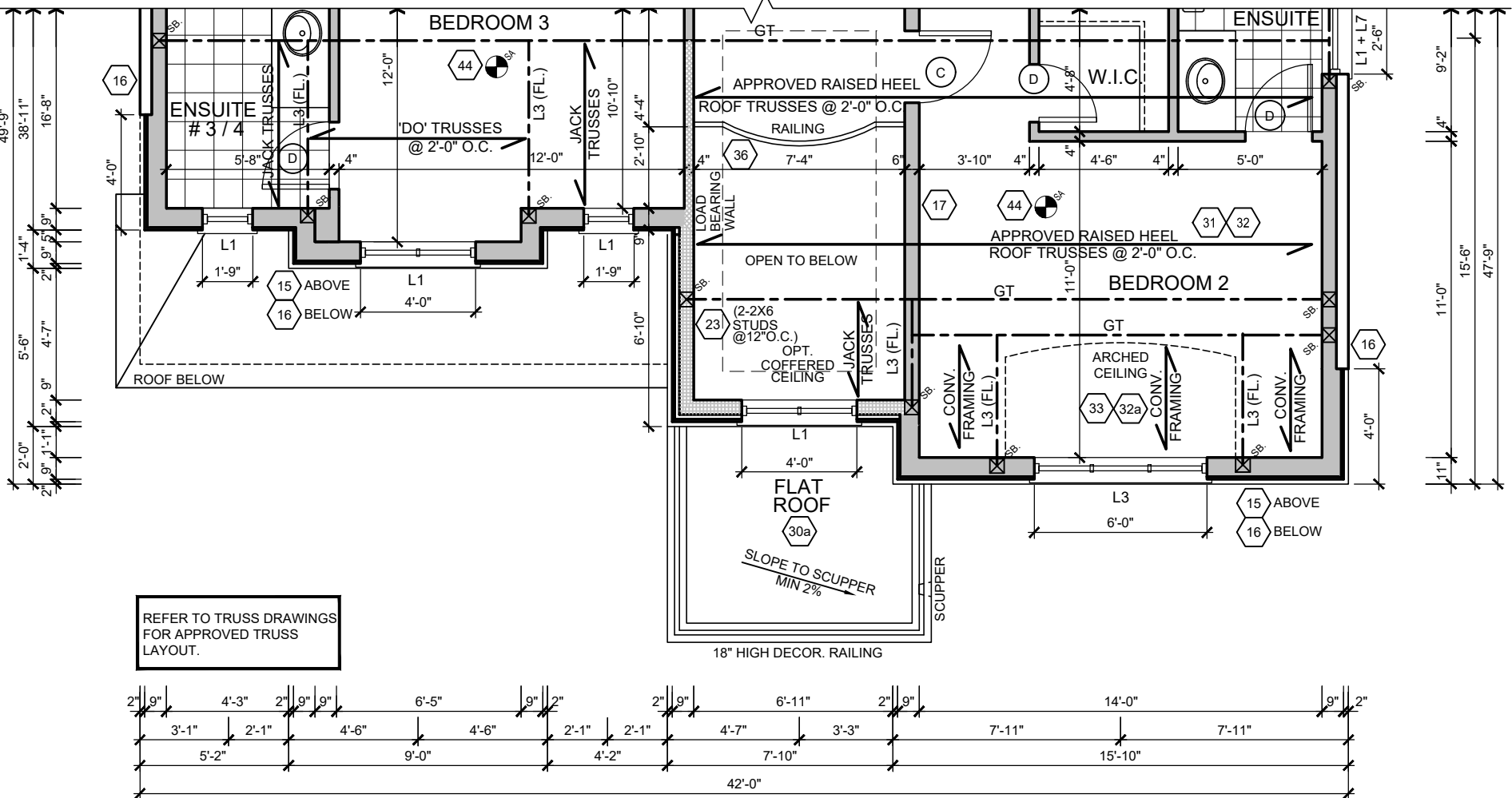
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	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	2.	REVISED AS PER NEW STANDARD	APR 23/15	PV	JR	3/16" = 1'0"
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[illegible]

FOR CONTINUATION REFER TO SECOND FLOOR PLAN ELEVATION 'A'



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50-3

# HIGHCASTLE HOMES

## RIVERWALK PHASE 2

### BRAMPTON

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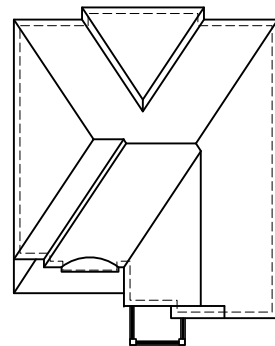
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PAGE

# A8



ROOF PLAN 'A'

30 YEAR LANDMARK FIBERGLASS SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)

31

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

HARDIE BASE PANEL W/ 1"X6" DECOR. FREIZE BOARD (TYP.)

1"X8" PROFILED FREIZE BOARD (TYP.)

PRECAST CONC. HEADER W/ PRECAST RETURN W/ DBL. PRECAST CONC. SILL (TYP.)

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

METAL SEAMED ROOF (TYP.)

TOP OF PORCH PARAPET

U/S OF GARAGE SOFFIT

8" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.)

FACE BRICK (TYP.)

4"X8" PRECAST CONC. BAND (TYP.)

U/S OF FOOTING

STEPPED FOOTING

3

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"X4" SPF @ 24" O.C. WITH A 2"X4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

UPGRADED TEXTURED SHINGLES FOR EXECUTIVE AREA ONLY

GROSS GLAZING AREA

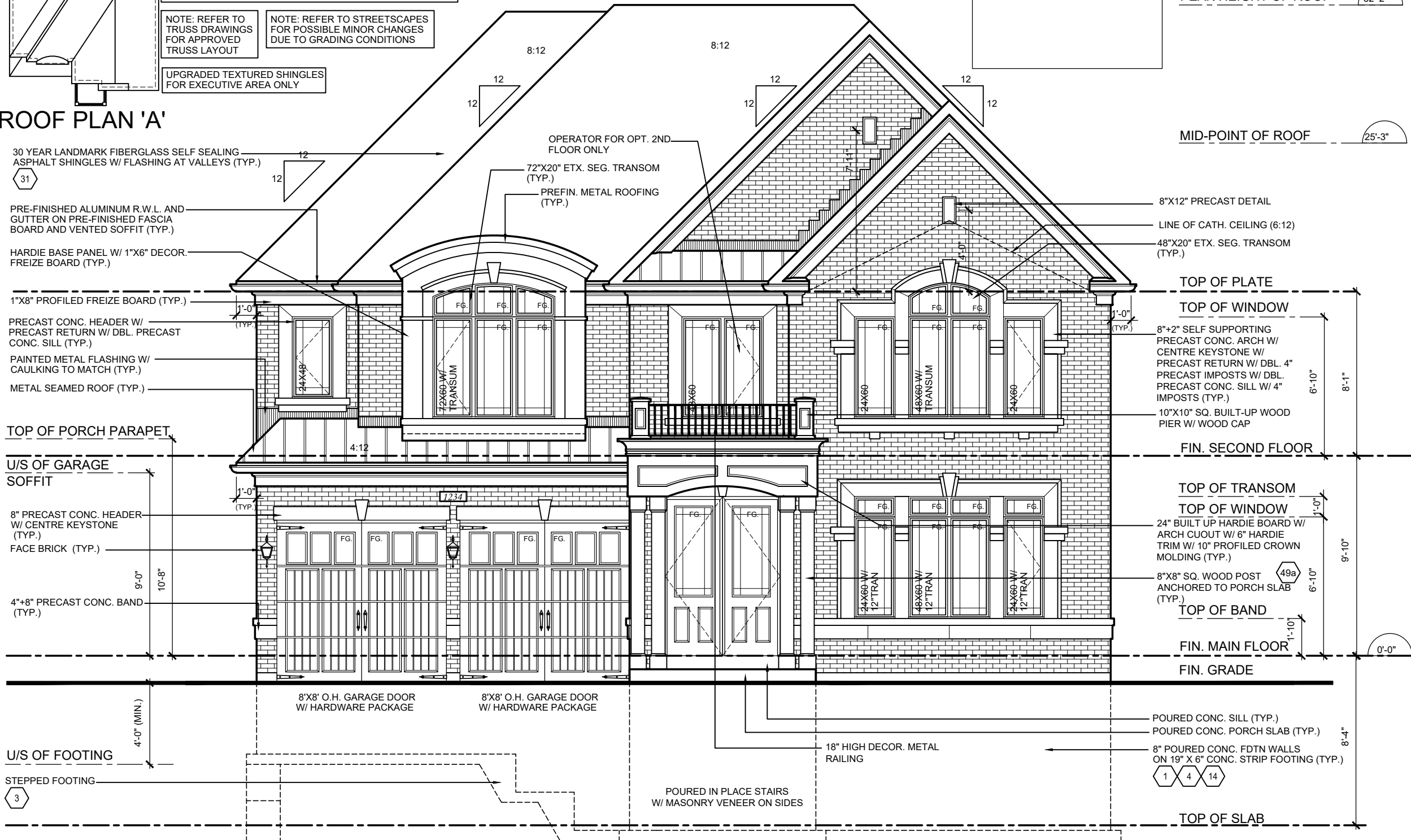
TOTAL PERIPHERAL WALL AREA	3565.89 SF	331.27 m <sup>2</sup>
FRONT GLAZING AREA	145.02 SF	13.47 m <sup>2</sup>
LEFT SIDE GLAZING AREA	15 SF	1.39 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	63.89 SF	5.94 m <sup>2</sup>
REAR GLAZING AREA	163.99 SF	15.23 m <sup>2</sup>
TOTAL GLAZING AREA	387.90 SF	36.04 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	10.88 %	

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PEAK HEIGHT OF ROOF 32'-2"

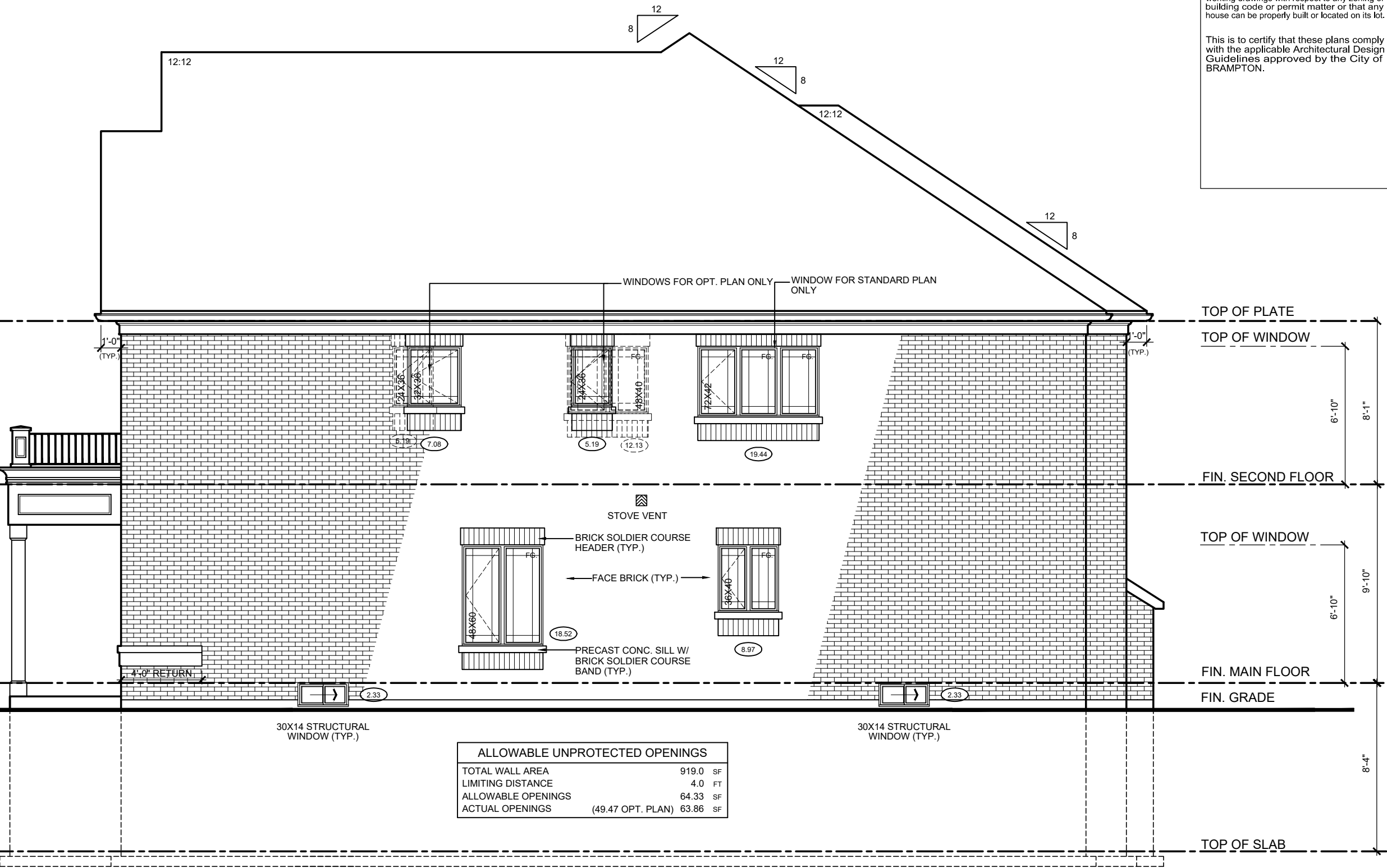
MID-POINT OF ROOF 25'-3"



FRONT ELEVATION 'A'


MODEL	50-3	CLIENT	HIGHCATTLE HOMES RIVERWALK PHASE 2 BRAMPTON	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE	PAGE
RN design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449	1	UPDATE AS PER NEW CODE	MAR 2015	NP	3/16" = 1'0"	14021	NP	NP	A9	
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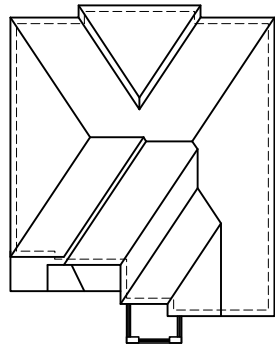
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								PAGE
								<b>A10</b>
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.			I, NATALIE PANDOLF, DECLARE THAT I 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 NOT PROVIDING THIS DRAWING TO ANY OTHER FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/ES/CATEGORIES.		SIGNATURE:			
REVISED: JUNE 19, 2015- RN STAFF IN ACCORDANCE TO O.B.C. 2012/2015 ENACTMENT			QUALIFIED DESIGNER BCIN: 41549		FIRM BCIN: 26995			
			DATE: DEC 2, 2015					

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



<div><div><div>RN design</div><div><i>Imagine • Inspire • Create</i></div><div>TEL: (905) 738-3177</div><div>FAX: (905) 738-5449</div></div></div>	MODEL	50-3	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	JUNE 22/15	JR	NP	PROJECT NUMBER 14021
								PAGE
<div>THESE DRAWINGS ARE NOT TO BE SCALED. ANY DIMENSIONS REFERENCED 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</div>			I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DOCUMENT IN ACCORDANCE WITH THE 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 FIRM BCIN: 26995 DATE: DEC 2, 2015		SIGNATURE:	
			<div>A11</div>					





### ROOF PLAN 'B'

30 YEAR LANDMARK FIBERGLASS SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)

31

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

1"x8" PROFILED FREIZE BOARD (TYP.)

PRECAST CONC. HEADER W/ PRECAST RETURN W/ DBL. IMPOSTS W/ PRECAST CONC. SILL (TYP.)

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

METAL SEAMED ROOF (TYP.)  
DECOR. GABLE END LOUVER DETAIL (TYP.)

TOP OF PORTICO PARAPET

U/S OF GARAGE SOFFIT

ADDRESS PLATE (TYP.)

8"x4" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.)

FACE BRICK (TYP.)

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

STONE VENEER (TYP.)

TOP OF BAND

U/S OF FOOTING

STEPPED FOOTING

3

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

UPGRADED TEXTURED SHINGLES FOR EXECUTIVE AREA ONLY

### GROSS GLAZING AREA

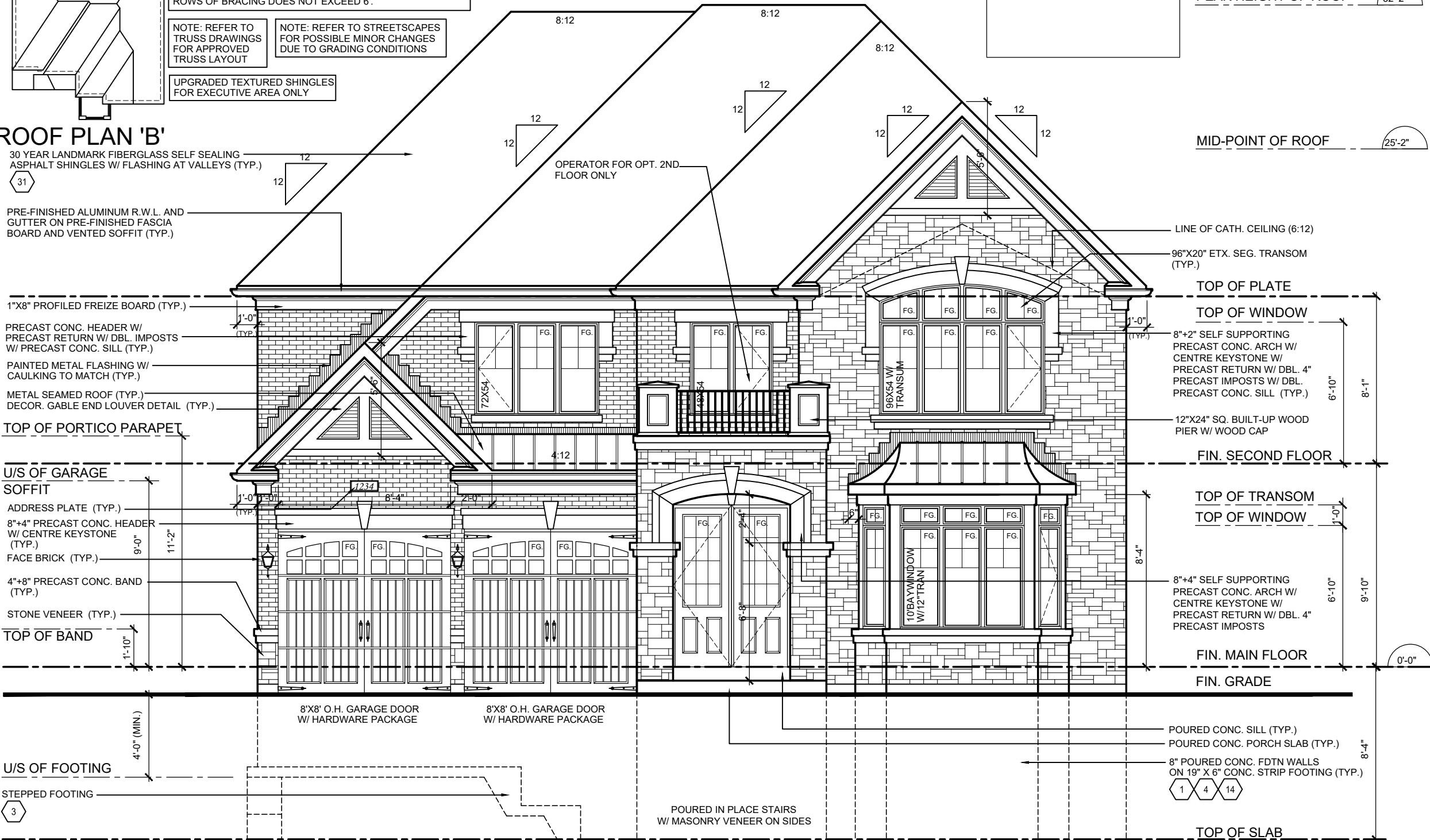
TOTAL PERIPHERAL WALL AREA	3557.17 SF	330.46 m <sup>2</sup>
FRONT GLAZING AREA	130.27 SF	12.10 m <sup>2</sup>
LEFT SIDE GLAZING AREA	15 SF	1.39 m <sup>2</sup>
RIGHT SIDE GLAZING AREA	63.89 SF	5.94 m <sup>2</sup>
REAR GLAZING AREA	163.99 SF	15.23 m <sup>2</sup>
TOTAL GLAZING AREA	373.15 SF	34.67 m <sup>2</sup>
TOTAL GLAZING PERCENTAGE	10.49 %	

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PEAK HEIGHT OF ROOF 32'-2"

MID-POINT OF ROOF 25'-2"



### FRONT ELEVATION 'B'

MODEL

50-3

HIGHCASTLE HOMES  
RIVERWALK PHASE 2  
BRAMPTON

CLIENT



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FAX: (905) 738-5449

No. ISSUED OR REVISION COMMENTS

1. UPDATE AS PER NEW CODE

2. ISSUED FOR FINAL

DATE

MAR 2015

JUNE 22/15

CHK

NP

NP

SCALE

3/16" = 1'0"

PROJECT NUMBER

14021

PAGE

A13

SIGNATURE:

41549

QUALIFIED DESIGNER BCIN:

26995

FIRM BCIN:

DATE:

DEC 2, 2015

I, NATALIE PANDOLF, DECARE 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 CLASS/ES/CATEGORIES.

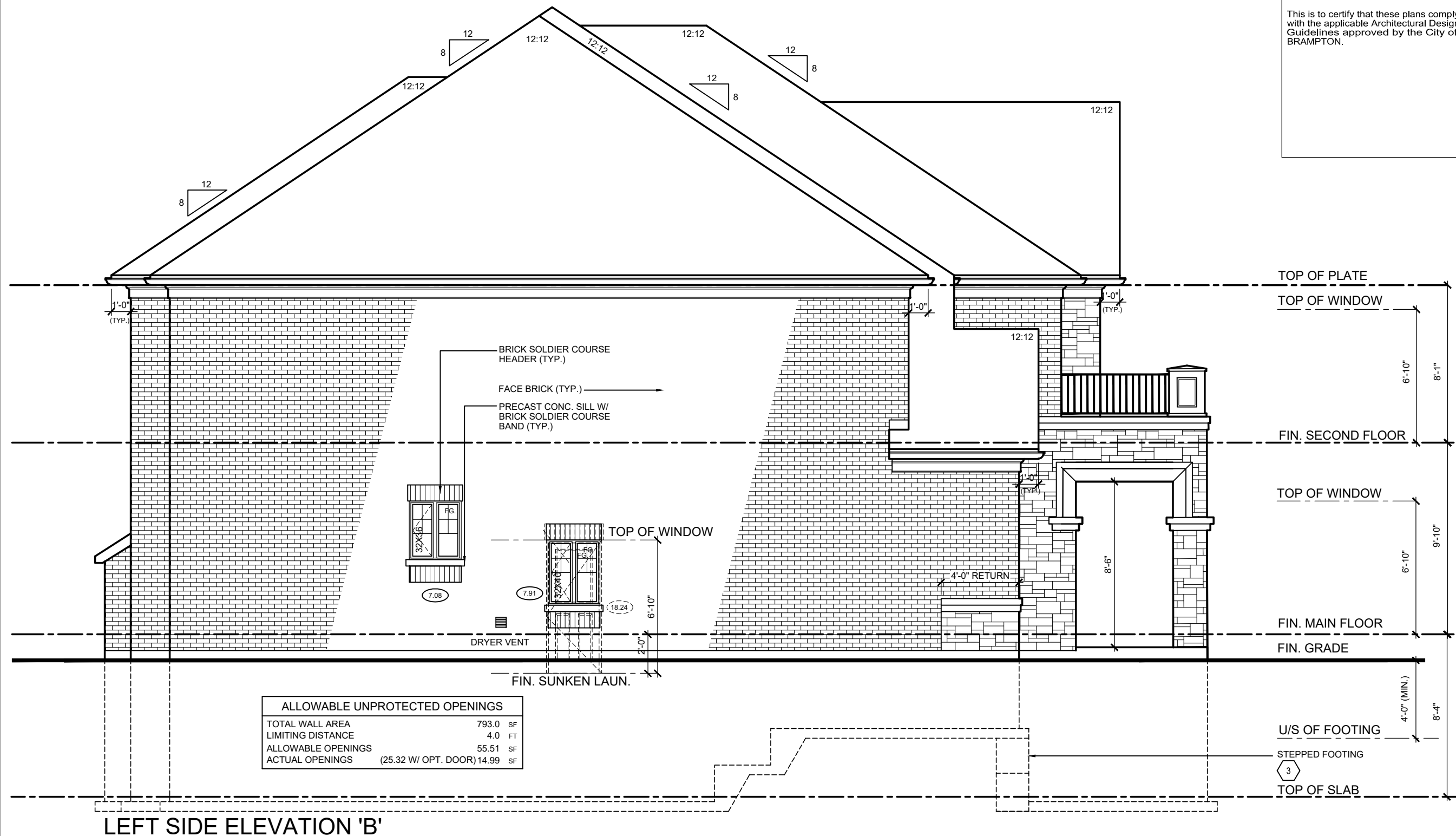
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MODEL	CLIENT	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE	PAGE
50-3	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"	3/16" = 1'0"
		2.	ISSUED FOR FINAL	JUNE 22/15	JR	NP	PROJECT NUMBER 14021	PROJECT NUMBER 14021
RN design Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449	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	QUALIFIED DESIGNER BCIN: 41549 FIRM BCIN: 26995		SIGNATURE: DATE: DEC 2, 2015		A14		
		I, NATALIE PANDOLFI, 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.						



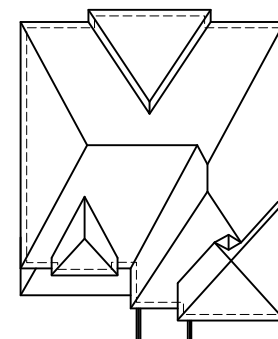
ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	793.0	SF	
LIMITING DISTANCE	4.0	FT	
ALLOWABLE OPENINGS	55.51	SF	
ACTUAL OPENINGS	(25.32 W/ OPT. DOOR)	14.99	SF

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 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-5177 FAX: (905) 738-5449	MODEL	50-3	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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								PAGE
						A15		

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	REVISED: JUNE 18, 2015- RN STAFF IN ACCORDANCE TO O.B.C. 2012/2015 ENACTMENT		QUALIFIED DESIGNER BCIN: 41549		FIRM BCIN: 26995	
			DATE: DEC 2, 2015			





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NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREETSCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

UPGRADED TEXTURED SHINGLES FOR EXECUTIVE AREA ONLY

## ROOF PLAN 'C'

30 YEAR LANDMARK FIBERGLASS SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)

31

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

21"x30" OVAL WINDOW W/ 6" STUCCO SURROUND (TYP.)

12"x12" STUCCO QUOIN DETAIL (1" PROJECTION) (TYP.)

1"x8" PROFILED FREIZE BOARD (TYP.)

6"+2" STUCCOHEADER W/ STUCCO RETURN (TYP.)

METAL FLASHING BEHIND (TYP.)

4"+8" PRECAST CONC. BAND (TYP.)

METAL SEAMED ROOF (TYP.)

TOP OF PORTICO PARAPET

STUCCO FINISH (TYP.)

U/S OF GARAGE SOFFIT

ADDRESS PLATE (TYP.)

8" PRECAST CONC. HEADER W/ CENTRE KEYSTONE (TYP.)

STONE VENEER (TYP.)

U/S OF FOOTING

STEPPED FOOTING

3

## GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3563.22 SF	331.02 m²
FRONT GLAZING AREA	123.04 SF	11.43 m²
LEFT SIDE GLAZING AREA	15 SF	1.39 m²
RIGHT SIDE GLAZING AREA	63.89 SF	5.94 m²
REAR GLAZING AREA	163.99 SF	15.23 m²
TOTAL GLAZING AREA	365.92 SF	33.99 m²
TOTAL GLAZING PERCENTAGE	10.27 %	

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PEAK HEIGHT OF ROOF 33'-8"

DECOR. METAL ROOF SPIRE (TYP.)

MID-POINT OF ROOF 26'-0"

PREFIN. METAL ROOFING (TYP.)

72"x20" ETX. SEG. TRANSOM (TYP.)

U/S OF RAISED SOFFIT

TOP OF PLATE

TOP OF WINDOW

8"+2" STUCCO ARCH W/ CENTRE KEYSTONE W/ STUCCO RETURN (TYP.)

18" HIGH DECOR. METAL RAILING

8"+4" PRECAST CONC. BAND (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

8"+2" PRECAST CONC. HEADER W/ CENTRE KEYSTONE W/ PRECAST RETURN W/ DBL. 4" PRECAST IMPOSTS W/ DBL. PRECAST CONC. SILL

8"+2" SELF SUPPORTING PRECAST CONC. ARCH W/ CENTRE KEYSTONE W/ PRECAST RETURN W/ DBL. 4" PRECAST IMPOSTS

FIN. MAIN FLOOR

FIN. GRADE

DBL. PRECAST SILL (TYP.)

POURED CONC. SILL (TYP.)

POURED CONC. PORCH SLAB (TYP.)

8" POURED CONC. FDTN WALLS ON 19" X 6" CONC. STRIP FOOTING (TYP.)

1 4 14

TOP OF SLAB

POURED IN PLACE STAIRS W/ MASONRY VENEER ON SIDES

## FRONT ELEVATION 'C'

MODEL

50-3

HIGHCASTLE HOMES  
RIVERWALK PHASE 2  
BRAMPTON

CLIENT



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

SIGNATURE:

SCALE

3/16" = 1'0"

CHK

NP

DATE

MAR 20/15

ISSUED OR REVISION COMMENTS

1. UPDATE AS PER NEW CODE

DWN

PV

PROJECT NUMBER

14021

DATE

JUNE 22/15

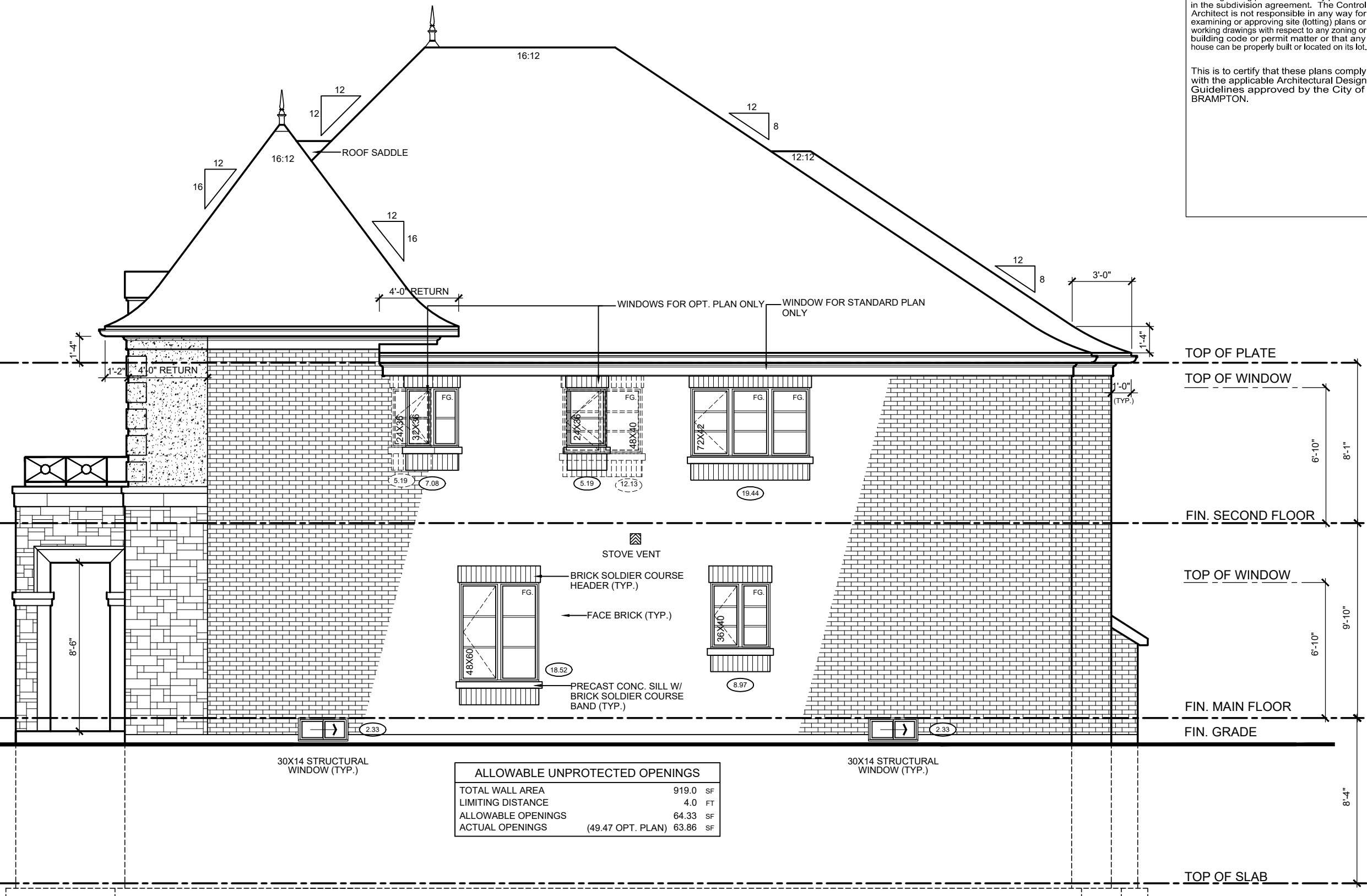
ISSUED FOR FINAL

DATE

DEC 2, 2015

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A16



RIGHT SIDE ELEVATION 'C'

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 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL <b>50-3</b>	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE <b>3/16" = 1'0"</b>
	CLIENT <b>HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON</b>	1. UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	
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						PAGE <b>A17</b>
						SIGNATURE: QUALIFIED DESIGNER BCIN: 41549 FIRM BCIN: 26995 DATE: DEC 2, 2015



REAR ELEVATION 'C'

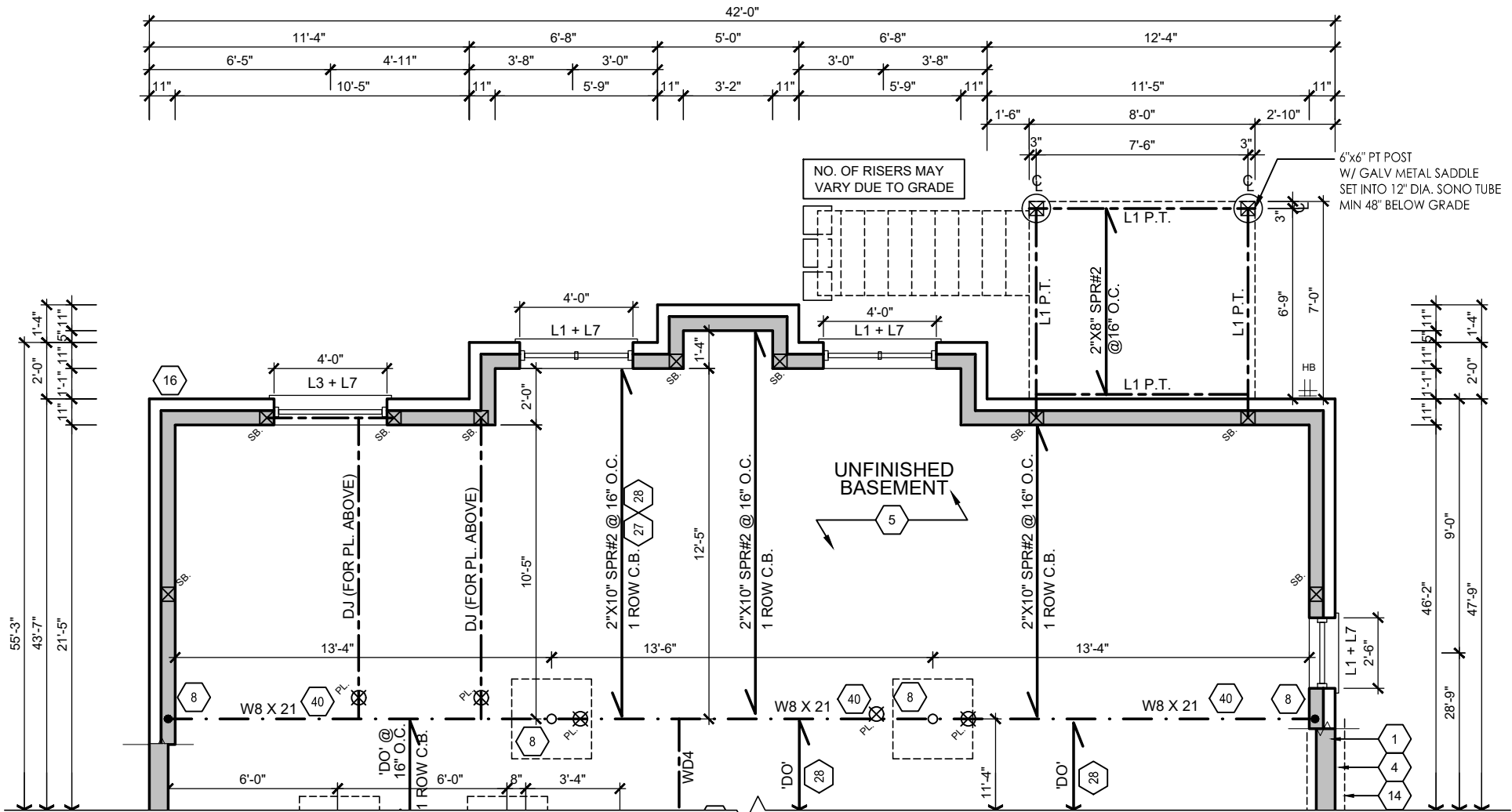
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		2. ISSUED FOR FINAL	JUNE 22/15	JR	NP	PROJECT NUMBER	14021

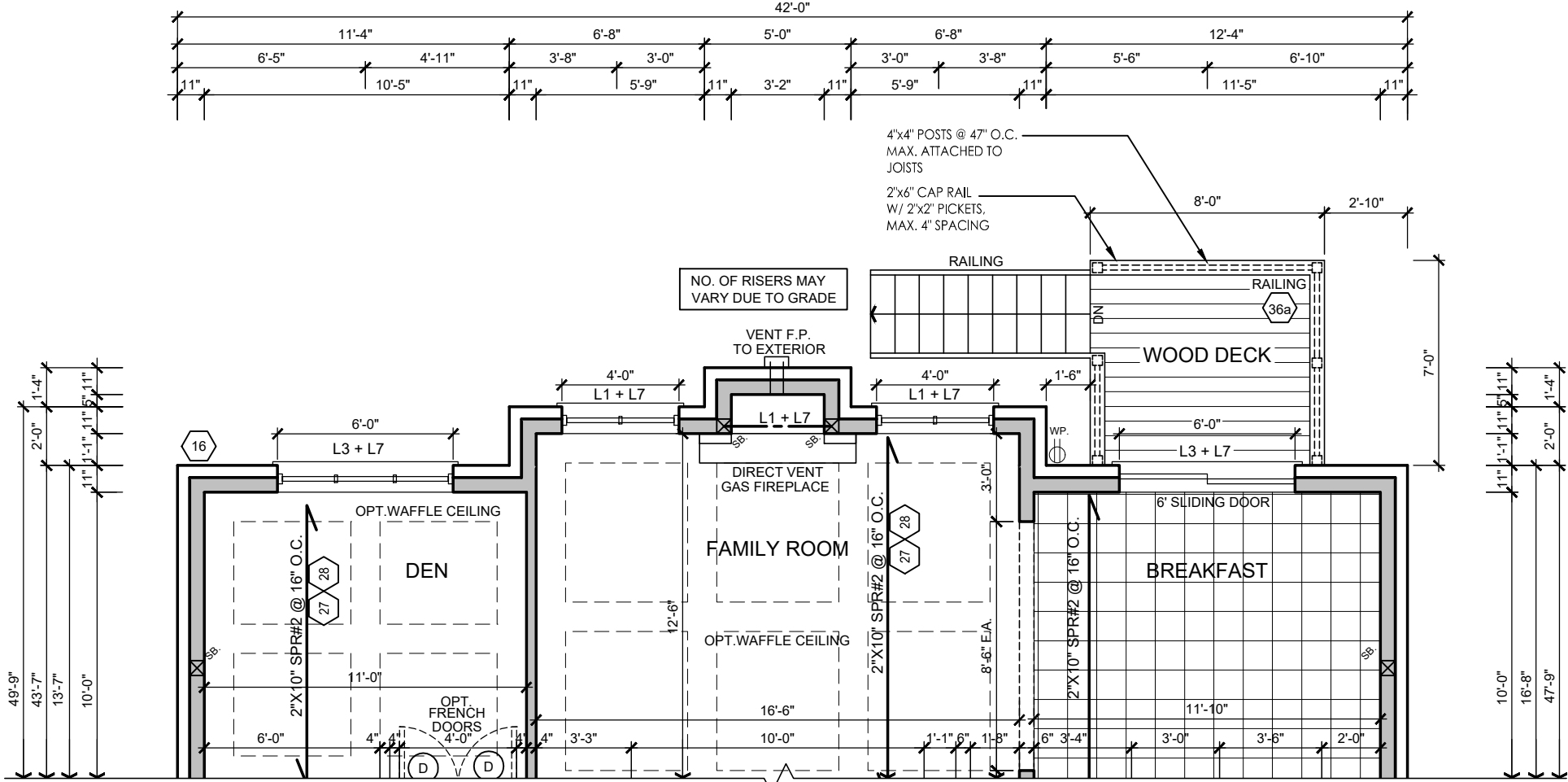


PARTIAL BASEMENT FLOOR ELEV. 'A'  
L.O.B. CONDITION



FOR CONTINUATION REFER TO BASEMENT FLOOR PLAN ELEVATION 'A'

PARTIAL GROUND FLOOR ELEV. 'A'  
L.O.B. CONDITION



FOR CONTINUATION REFER TO GROUND FLOOR PLAN ELEVATION 'A'

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**RN design**  
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FAX.(905)738-5449

MODEL

50-3

CLIENT

**HIGHCASTLE HOMES  
RIVERWALK PHASE 2  
BRAMPTON**

No.

ISSUED OR REVISION COMMENTS

DATE

DWN

CHK

SCALE

3/16" = 1'0"

1.

UPDATE AS PER NEW CODE

MAR 20/15

PV

NP

PROJECT NUMBER

14021

2.

ISSUED FOR FINAL

JUNE 22/15

JR

NP

PAGE

**A20**

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QUALIFIED DESIGNER BCIN: 41549

FIRM BCIN: 26995

DATE: DEC 2, 2015

SIGNATURE:

42'-0"

11'-4"

6'-5"

4'-11"

3'-8"

3'-0"

5'-0"

6'-8"

12'-4"

6'-10"

11'-5"

11"

10'-5"

11'-11"

5'-9"

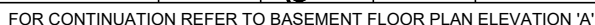
3'-2"

11'-11"

3'-0"

3'-8"

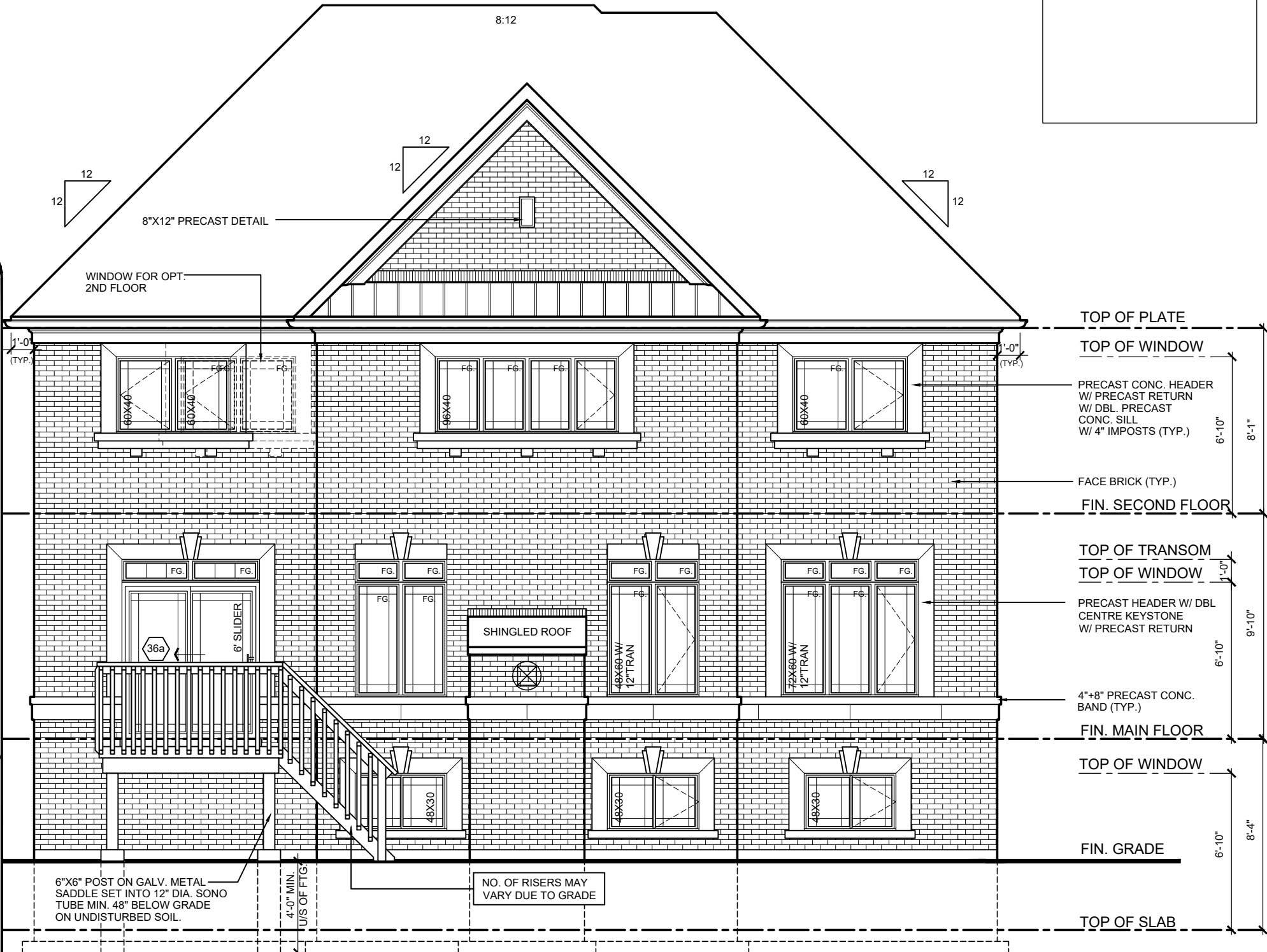
5'-6"




DATE: DEC 2, 2015



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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 48

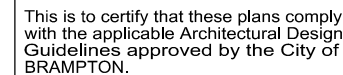
 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	50-3	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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Imagine • Inspire • Create RN design TEL: (905) 738-3177 FAX: (905) 738-5449	THESE DRAWINGS ARE 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	QUALIFIED DESIGNER BCIN: 41549 FIRM BCIN: 26995		SIGNATURE: DATE: DEC 2, 2015		A23		
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SIGNATURE: \_\_\_\_\_

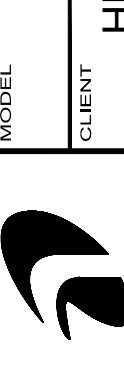


UPGRADED REAR ELEVATION 'C'  
W.O.B. CONDITION

**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  
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 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL. (905) 738-3177 FAX. (905) 738-5449	MODEL	50-3	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	No. ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE				
	CLIENT	1.						UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"
		2.						ISSUED FOR FINAL	JUNE 22/15	JR	NP	PROJECT NUMBER
												14021
												PAGE
						A25						

<b>THESE DRAWINGS ARE NOT TO BE SCALED.</b> DIMENSIONS MUST BE VERIFIED BY CONFORM PRIOR TO CONSTRUCTION. DIMENSIONS AND DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.	I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/ES/CATEGORIES.			QUALIFIED DESIGNER BCIN: 41549		SIGNATURE:	
				FIRM BCIN: 26995			
				DATE: DEC 2, 2015			

REVISED: JUNE 19, 2015- RN STAFF IN ACCORDANCE TO O.B.C. 2012-2015 ENACTMENT	
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REVISED: JUNE 18, 2015. RN STAFF IN ACCORDANCE TO O.B.C. 2012/2015 ENACTMENT

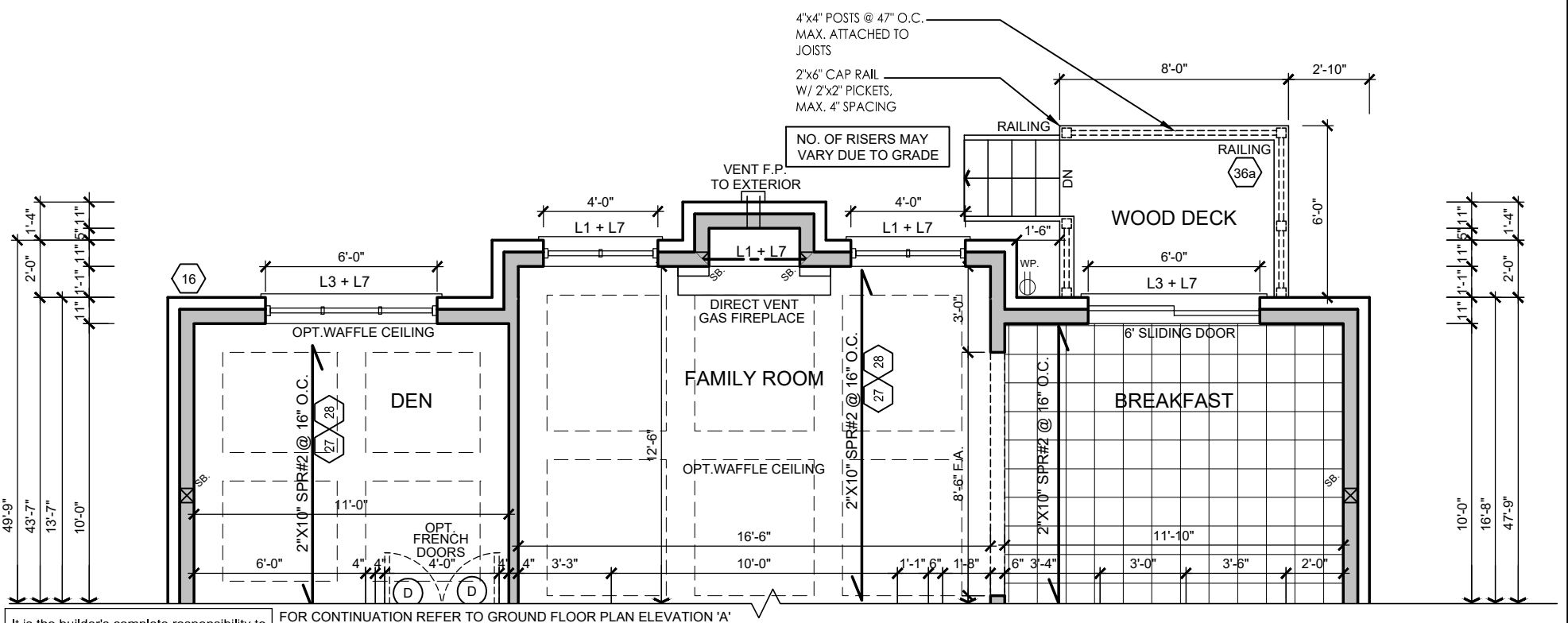
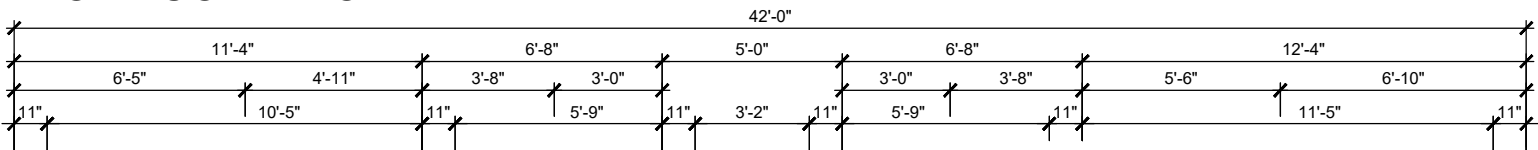
I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED  
UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE.  
I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE  
CLASSES/CATEGORIES.

This elevation view shows a complex roof profile with multiple gables and pitches. The horizontal dimensions are as follows:

- Total length: 42'-0"
- Segment 1: 11'-4"
- Segment 2: 6'-8"
- Segment 3: 5'-0"
- Segment 4: 6'-8"
- Segment 5: 12'-4"

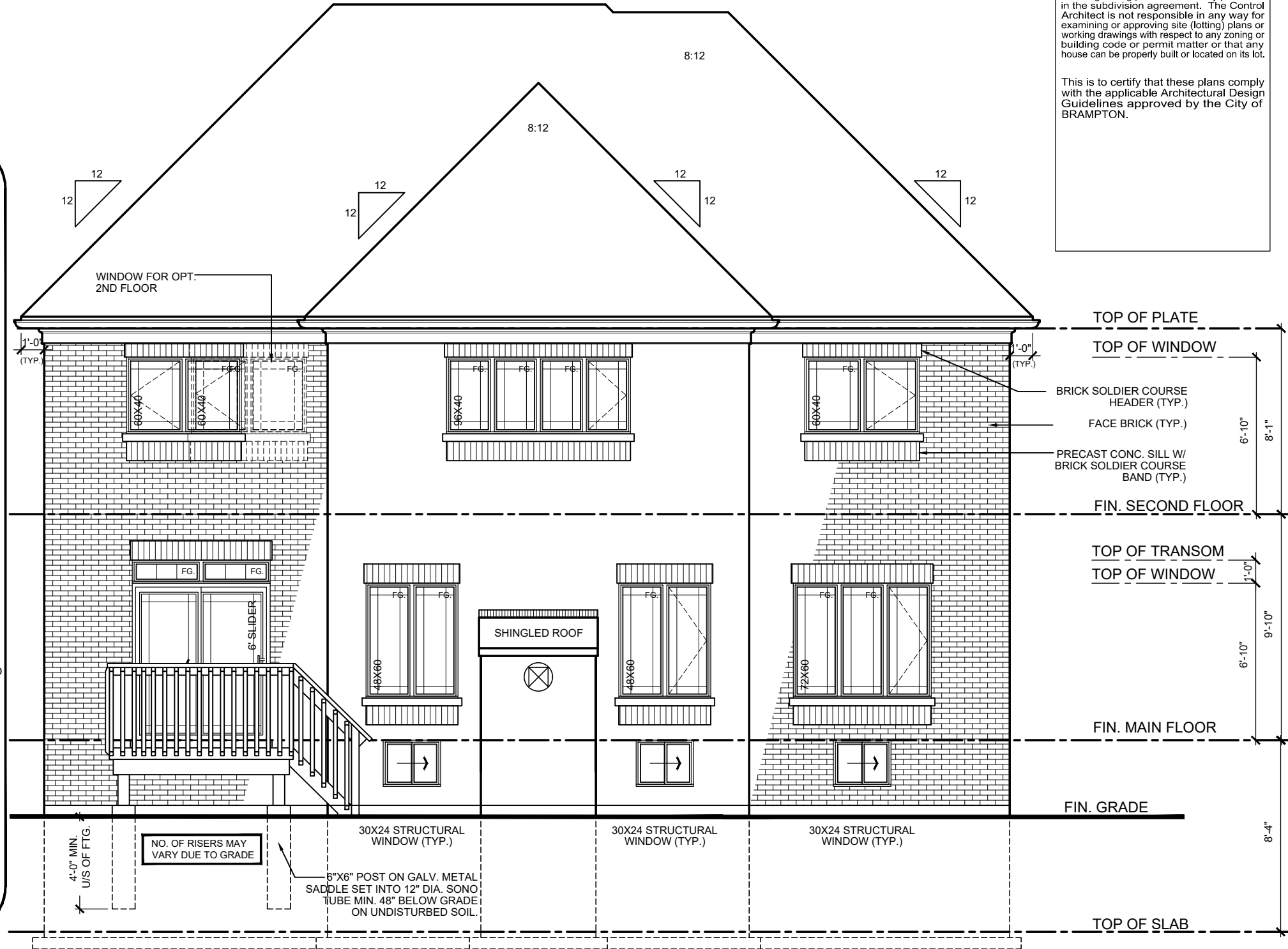
The vertical dimensions and slopes are indicated by arrows and labels:

- Slope 1: 10" rise over 6'-5" run.
- Slope 2: 10" rise over 10'-6" run.
- Slope 3: 10" rise over 3'-8" run.
- Slope 4: 10" rise over 5'-10" run.
- Slope 5: 10" rise over 3'-0" run.
- Slope 6: 10" rise over 3'-4" run.
- Slope 7: 10" rise over 5'-10" run.
- Slope 8: 10" rise over 3'-8" run.
- Slope 9: 10" rise over 11'-6" run.



FOR CONTINUATION REFER TO GROUND FLOOR PLAN ELEVATION 'A'






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  
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 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	50-3	<b>HIGHCASTLE HOMES</b> <b>RIVERWALK PHASE 2</b> <b>BRAMPTON</b>	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	1.		UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"	
		2.		ISSUED FOR FINAL	JUNE 22/15	JR	NP	PROJECT NUMBER 14021	
								PAGE	
								A27	
<p>THESE DRAWINGS ARE NOT TO BE SCALED: ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS TO BE USED IN ACCORDANCE WITH THE DESIGN DATED: JUNE 18, 2015 - RN STAFF IN ACCORDANCE TO O.B.C. 2012/2015 ENACTMENT REVISED: JUNE 18, 2015 - RN STAFF IN ACCORDANCE TO O.B.C. 2012/2015 ENACTMENT</p>				<p>I, NATALIE PANDOLFI, 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 CLASSIFICATION CATEGORIES:</p>				<p>SIGNATURE:</p>	
				<p>QUALIFIED DESIGNER BCIN: 41549</p>					
				<p>FIRM BCIN: 26995</p>					
				<p>DATE: DEC 2, 2015</p>					






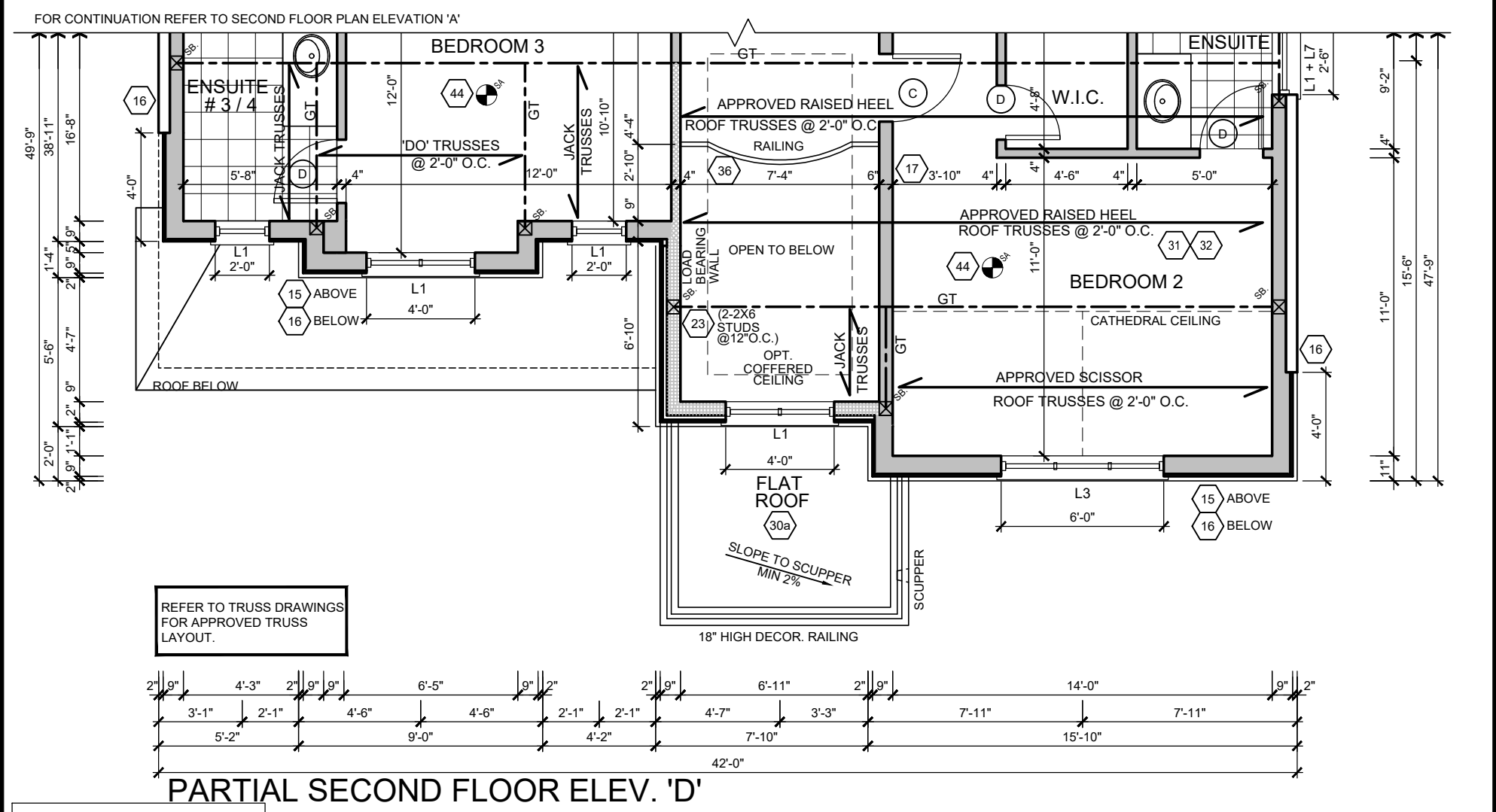
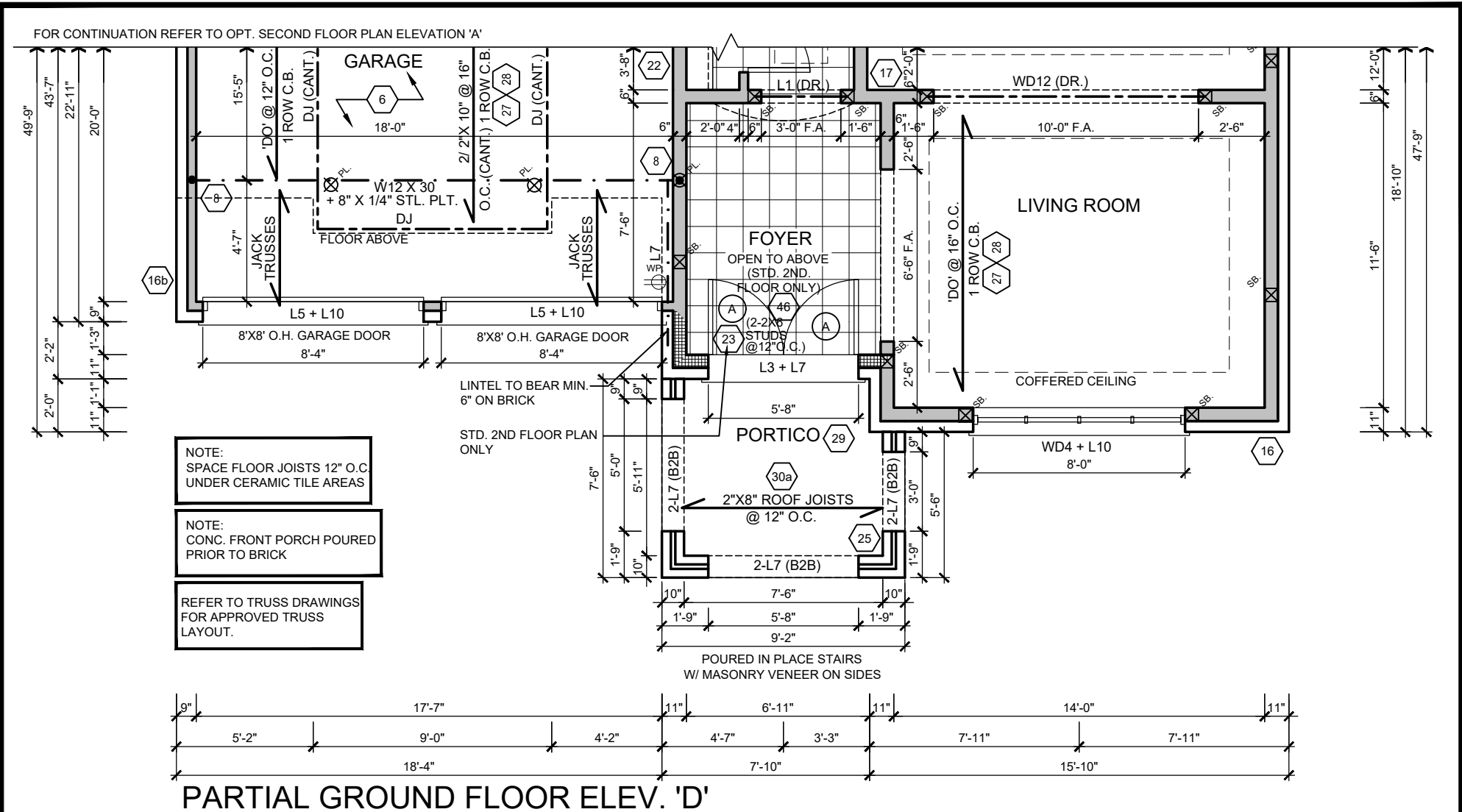
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	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	3/16" = 1'0"
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								PAGE
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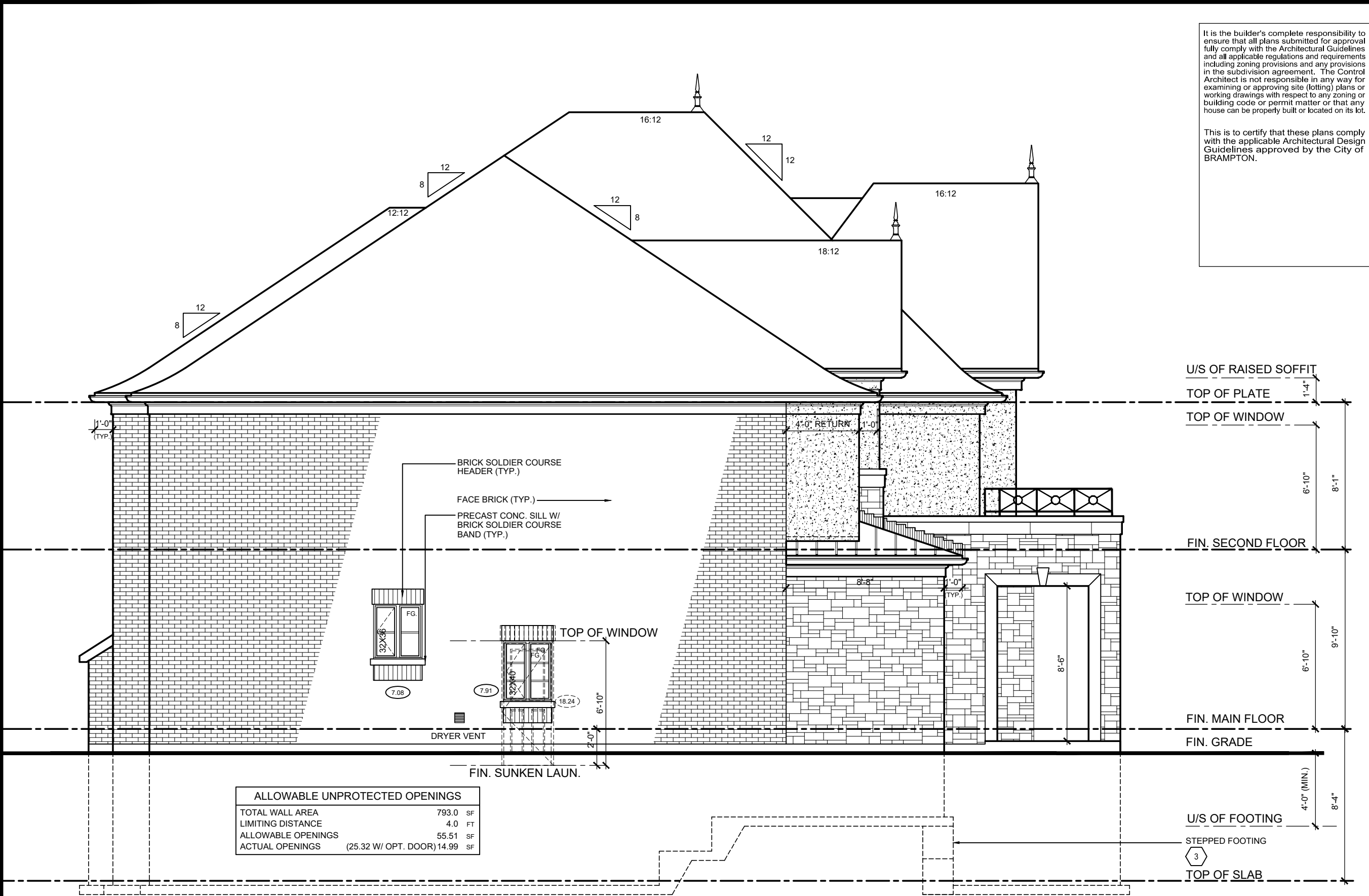
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	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON	1.	UPDATE AS PER NEW CODE		MAR 20/15	PV	NP	3/16" = 1'0"
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			3.	ISSUED FOR FINAL		JUNE 22/15	JR	NP	14021
			4.	REVISED AS PER ENG COMMENTS FOR CONVENTIONAL FRAMING & RE-ISSUED FOR FINAL		DEC 2/15	JR	NP	PAGE
									A29
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LEFT SIDE ELEVATION 'D'

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	CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON											1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP
													2.	ISSUED FOR FINAL	JUNE 22/15	JR	NP
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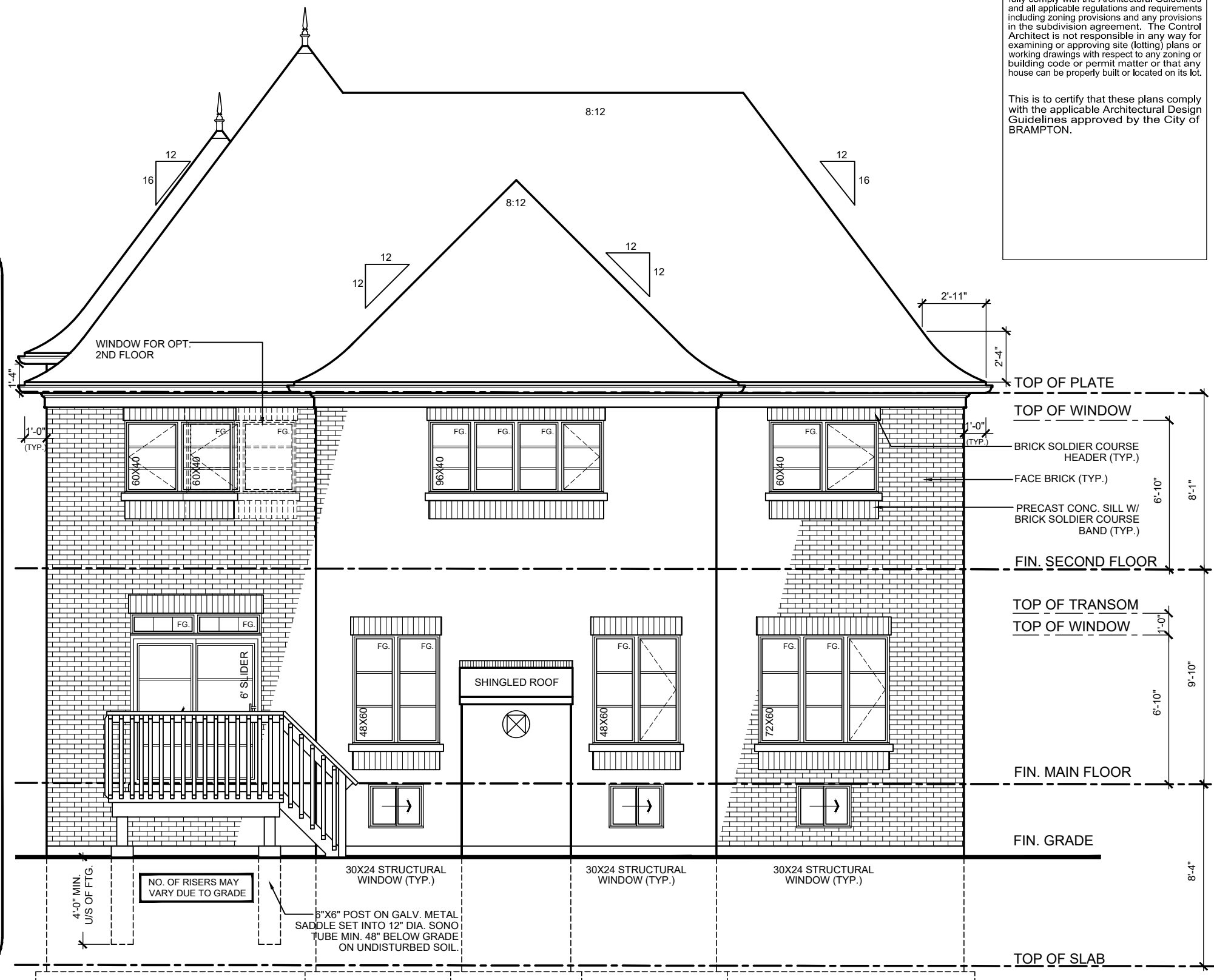


REAR ELEVATION 'D'

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	CLIENT <b>HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON</b>	1. UPDATE AS PER NEW CODE	MAR 20/15	PV	NP		
		2. ISSUED FOR FINAL	JUNE 22/15	JR	NP		PROJECT NUMBER <b>14021</b>
							PAGE <b>A33</b>
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SCALE	3/16" = 1'0"
PROJECT NUMBER	14021
PAGE	A34

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
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2.	ISSUED FOR FINAL	JUNE 22/15	JR	NP

MODEL	50-3
CLIENT	HIGHCASTLE HOMES RIVERWALK PHASE 2 BRAMPTON

I, NTAUPE PANDOLF, 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.	QUALIFIED DESIGNER BCIN: 41549	SIGNATURE:
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# A34

**PN design**  
*Imagine • Inspire • Create*  
TEL. (905) 738-3177  
FAX. (905) 738-5449

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:

-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:

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

PILASTERS:

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

STRUCTURAL COLUMNS

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

STEEL PIPE COLUMN:

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

-2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C.  
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.  
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.  
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN LATERALLY SUPPORTED HEIGHT.  
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.1 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:

-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:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.  
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. 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:

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:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

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

BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. 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:

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:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

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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  
50-3

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

page

D1





# D3