



ELEVATION 'B'



ELEVATION 'C'



ELEVATION 'D'

DRAWING LIST: MODEL 50-3

BASEMENT FLOOR PLAN 'A' &'C'

GROUND FLOOR PLAN ELEVATION 'A'

SECOND FLOOR PLAN ELEVATION 'A'

OPT. SECOND FLOOR PLAN ELEVATION 'A' PARTIAL PLANS 'B'

PARTIAL PLANS 'B'

PARTIAL PLANS 'C'

PARTIAL PLANS 'C'

FRONT ELEVATION 'A' Α9

A10 RIGHT SIDE ELEVATION 'A'

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'

PARTIAL GROUND FLOOR PLAN EL 'A'

L.O.B. CONDITION

A21 PARTIAL BASEMENT PLAN EL 'A', 'B'&'C' PARTIAL GROUND FR. PLAN EL 'A', 'B'&'C'

W.O.B. CONDITION

A22 UPGRADED REAR ELEVATION 'A'

L.O.B. CONDITION

A23 UPGRADED REAR ELEVATION 'A' W.O.B. CONDITION

A24 UPGRADED REAR ELEVATION 'B'

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

W.O.B. CONDITION

A26 PARTIAL BASEMENT PLAN EL 'A', 'B', 'C' & 'D'

W.O.D. CONDITION PARTIAL GROUND FR. PLAN EL 'A','B','C' & 'D'

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'

REAR ELEVATION 'D' - W.O.D. CONDITION A34 **CONSTRUCTION SHEET** D1

D2 CONSTRUCTION SHEET CONSTRUCTION SHEET

HIGHCASTLE HOMES **RIVERWALK PHASE 2**



BRAMPTON

VAUGHAN, ON TEL: 905-738-3177 FAX: 905-738-5449

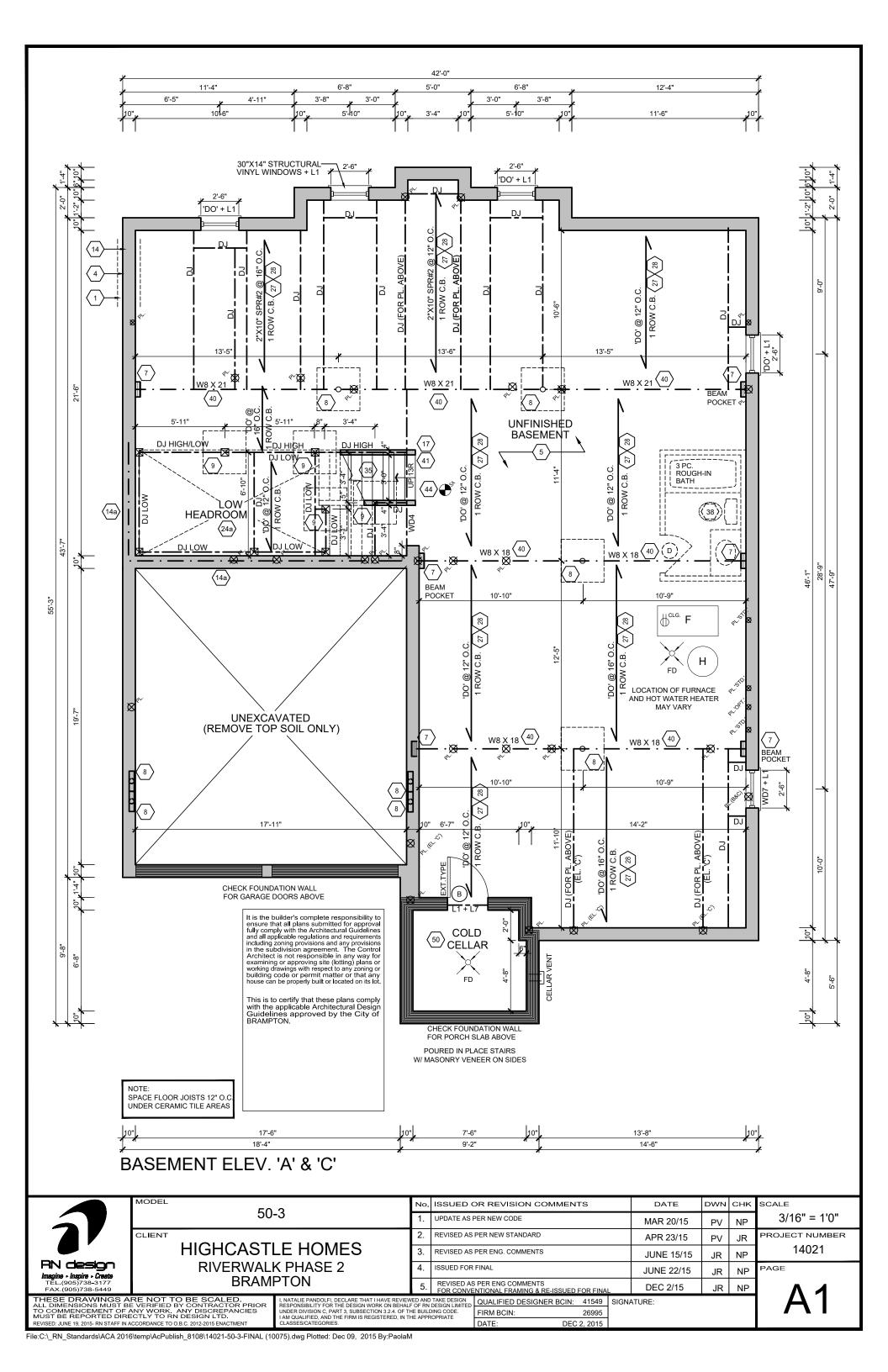
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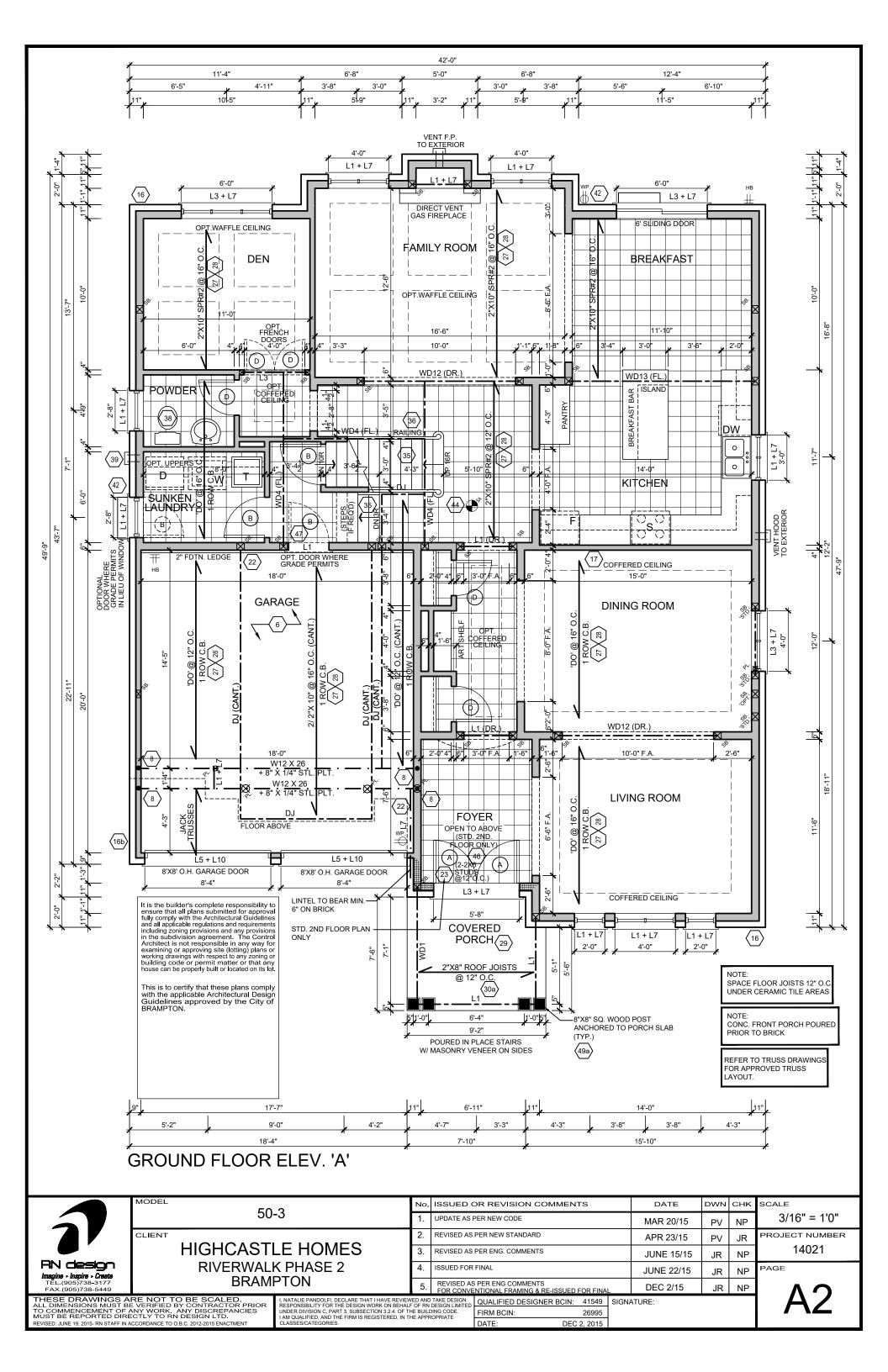
CONTACT PERSON: NATALIE PANDOLFI

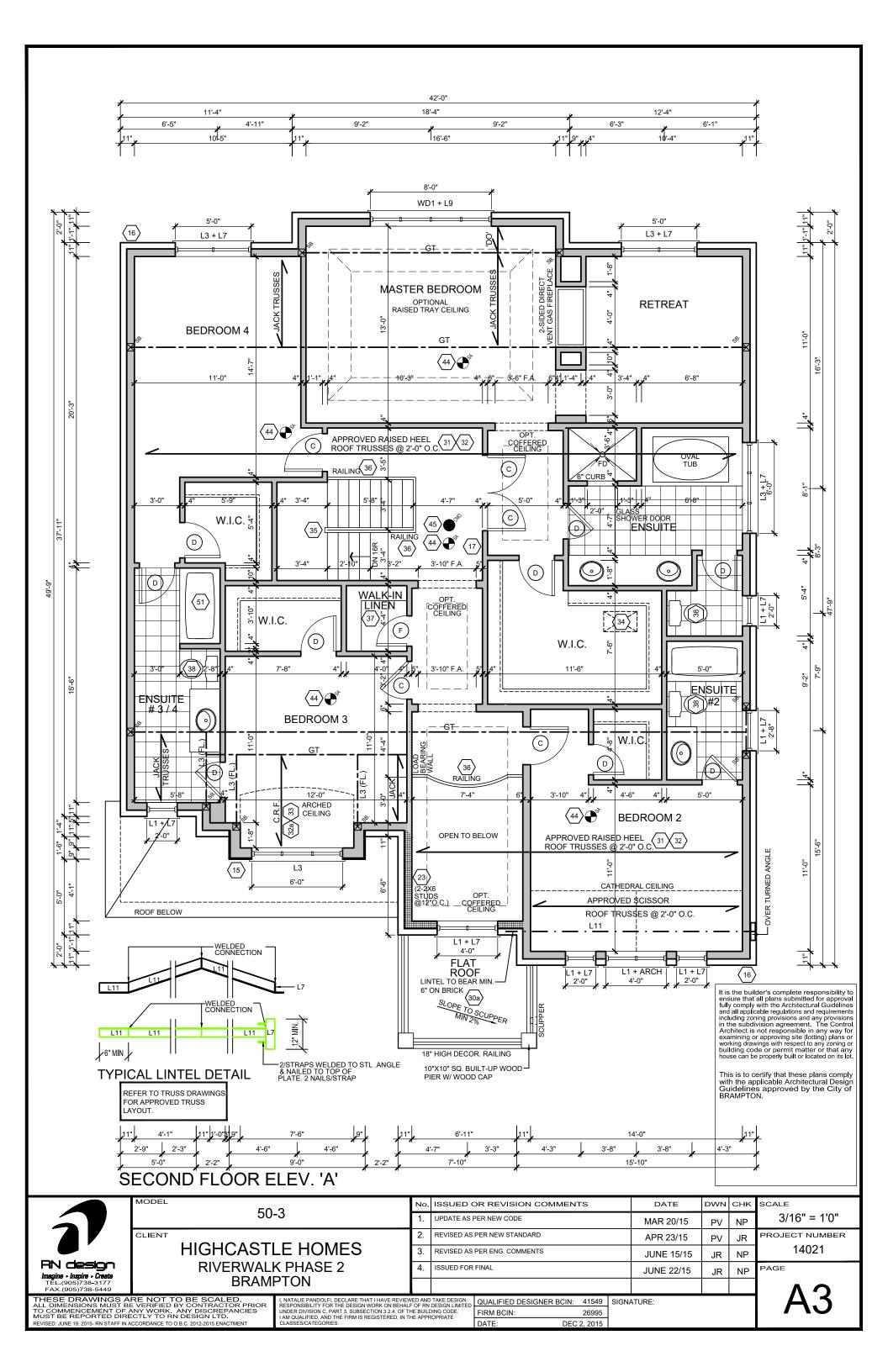
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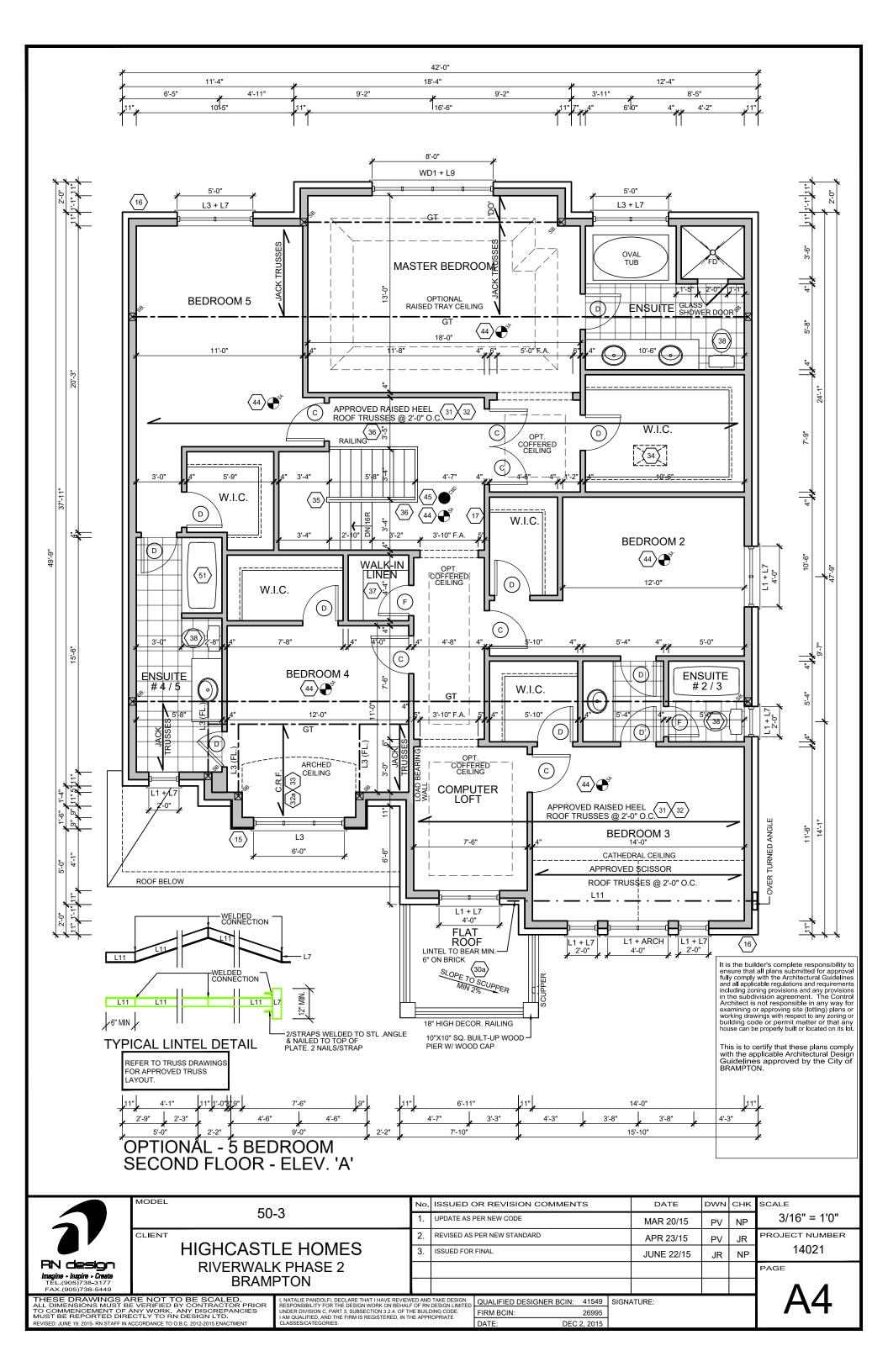
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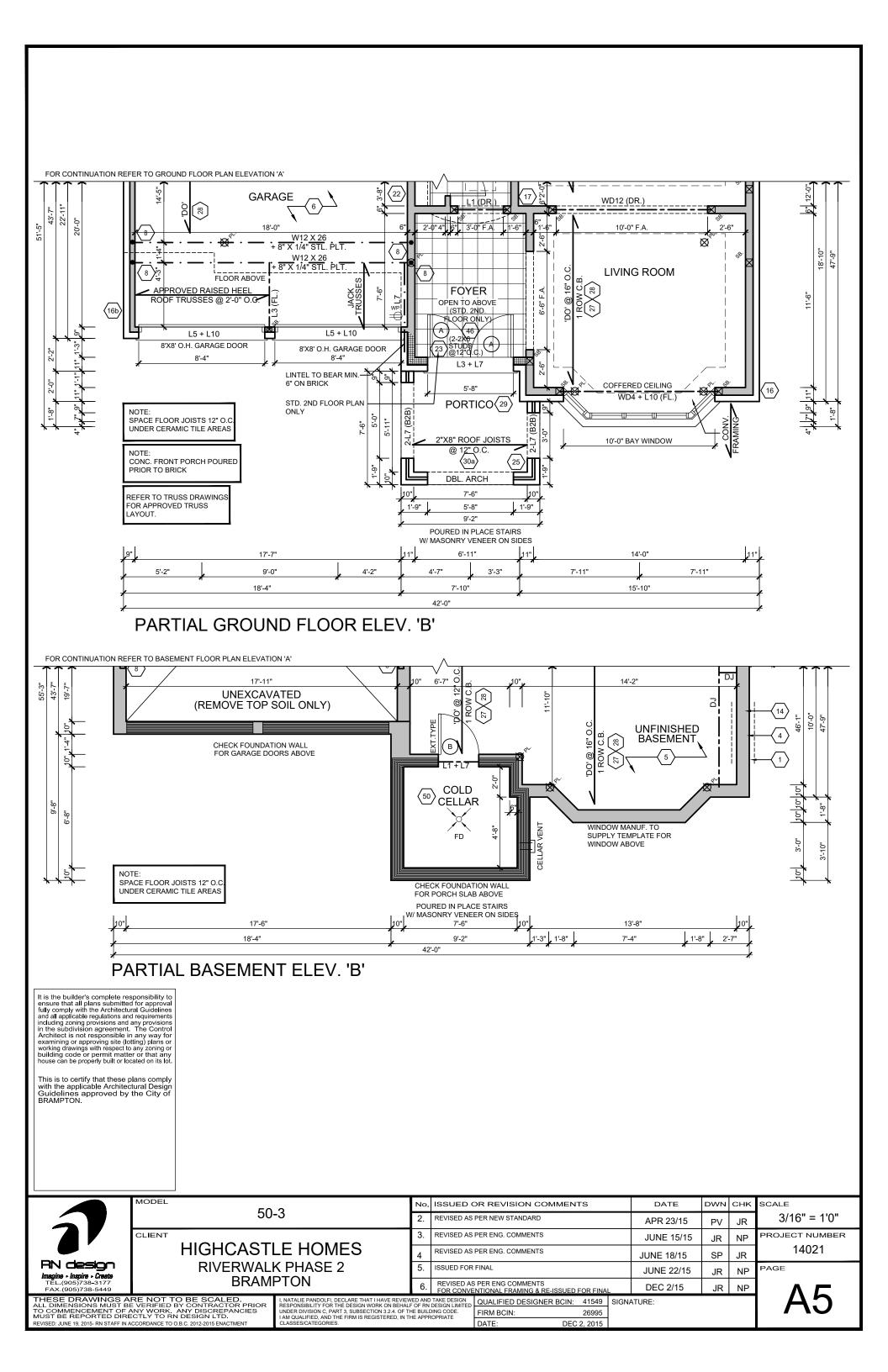
No.	REVISION COMMENTS:	DATE	DWN	СНК	No.	REVISION COM	MMENTS:		DATE	DWN	СНК	SCALE		
1.	UPDATE AS PER NEW CODE	MAR 20/15	PV	NP	5.	REVISED AS PER EN	NG COMMENTS L FRAMING & RE-ISSUED FOR FINAL		DEC 2/15	JR	NP	AS NOTED		
2.	REVISED AS PER NEW STANDARD	APR 23/15	PV	JR								PROJECT No.		
3.	REVISED AS PER ENG. COMMENTS	JUNE 15/15	JR	NP								14021		
4.	ISSUED FOR FINAL	JUNE 22/15	JR	NP								T 4		
ALI TO MU	THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK, ANY DISSCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. I MAY CONTRACTOR PRIOR I MAY CONTRACTOR PRIOR I MAY QUALIFIED, AND THE FIRM IS REGISTE			ON BEH. 3.2.4. OF	ALF OF RN DESIGN LIMITED THE BUILDING CODE.	FIRM BCIN: 2699	95	NATURE:			11			
REVI	ISED: JUNE 19, 2015 - RN STAFF IN ACCORDANCE TO O.B.C. 2012-2015 ENACTMENT	IE 19, 2015 - RN STAFF IN ACCORDANCE TO 0.B.C. 2012-2015 ENACTMENT CLASSES/CATEGORIES.					DATE: DEC 2, 201	15						

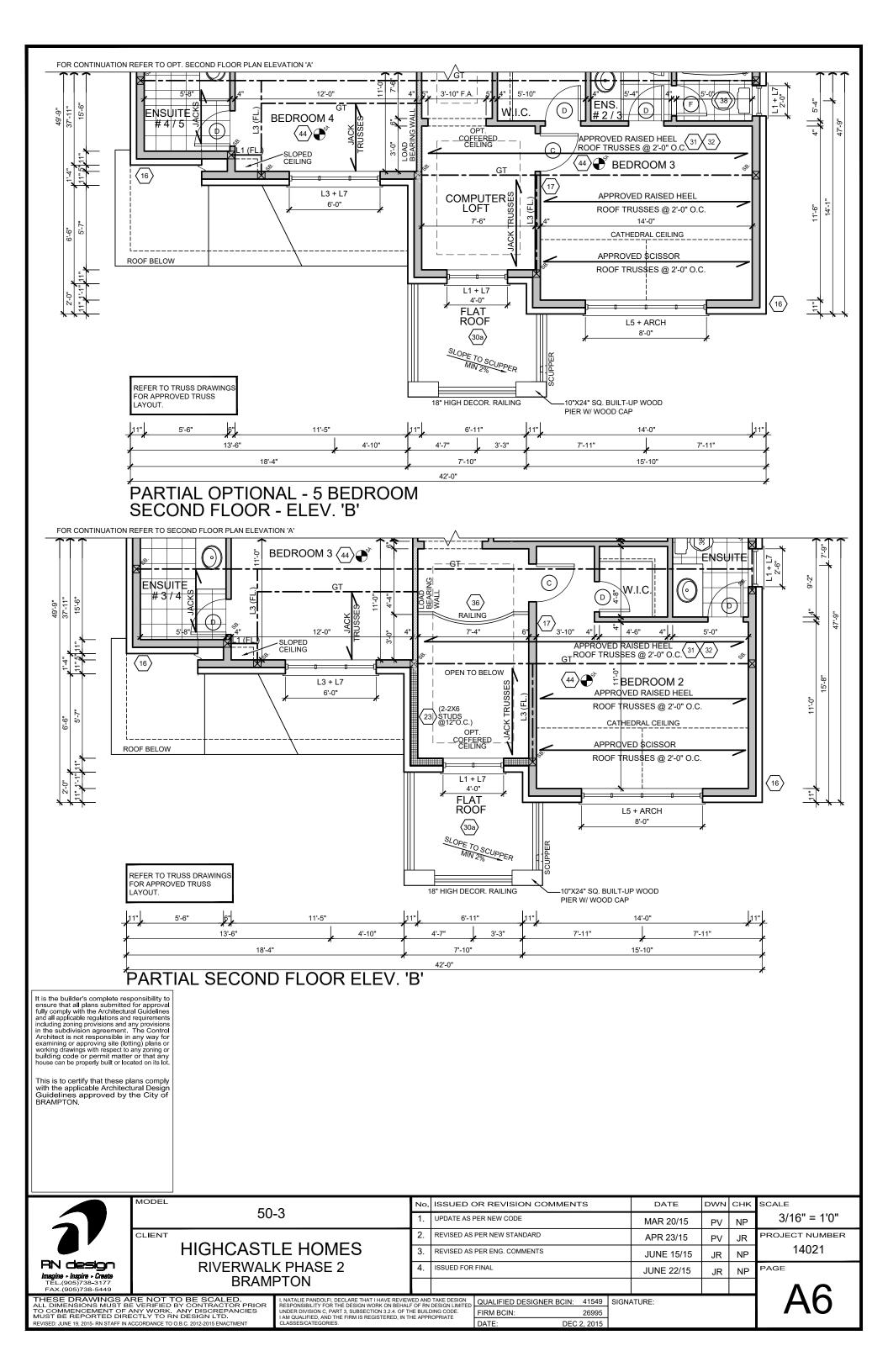


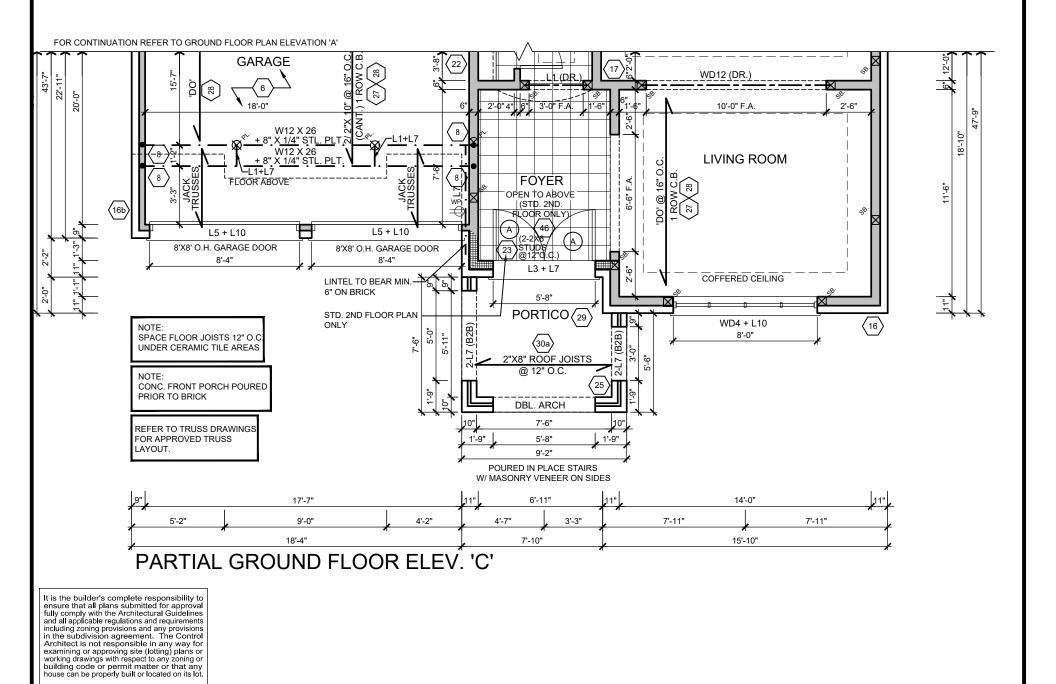












ISSUED OR REVISION COMMENTS

REVISED AS PER ENG COMMENTS FOR CONVENTIONAL FRAMING & RE-ISSUED FOR FINAL

REVISED AS PER NEW STANDARD

REVISED AS PER ENG. COMMENTS

REVISED AS PER ENG. COMMENTS

2.

I, NATALIE PANDOLFI, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN UNDER DIVISION OF THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.24. OF THE BUILDING CODE: 1 AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

DATE: DEC 2, 2015

DATE

APR 23/15

JUNE 15/15

JUN 18/15

JUNE 22/15

DEC 2/15

DWN

PV

JR

SP

JR

JR

CHK

JR

NP

JR

NP

SCALE

3/16" = 1'0"

14021

PROJECT NUMBER

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

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MODEL

CLIENT

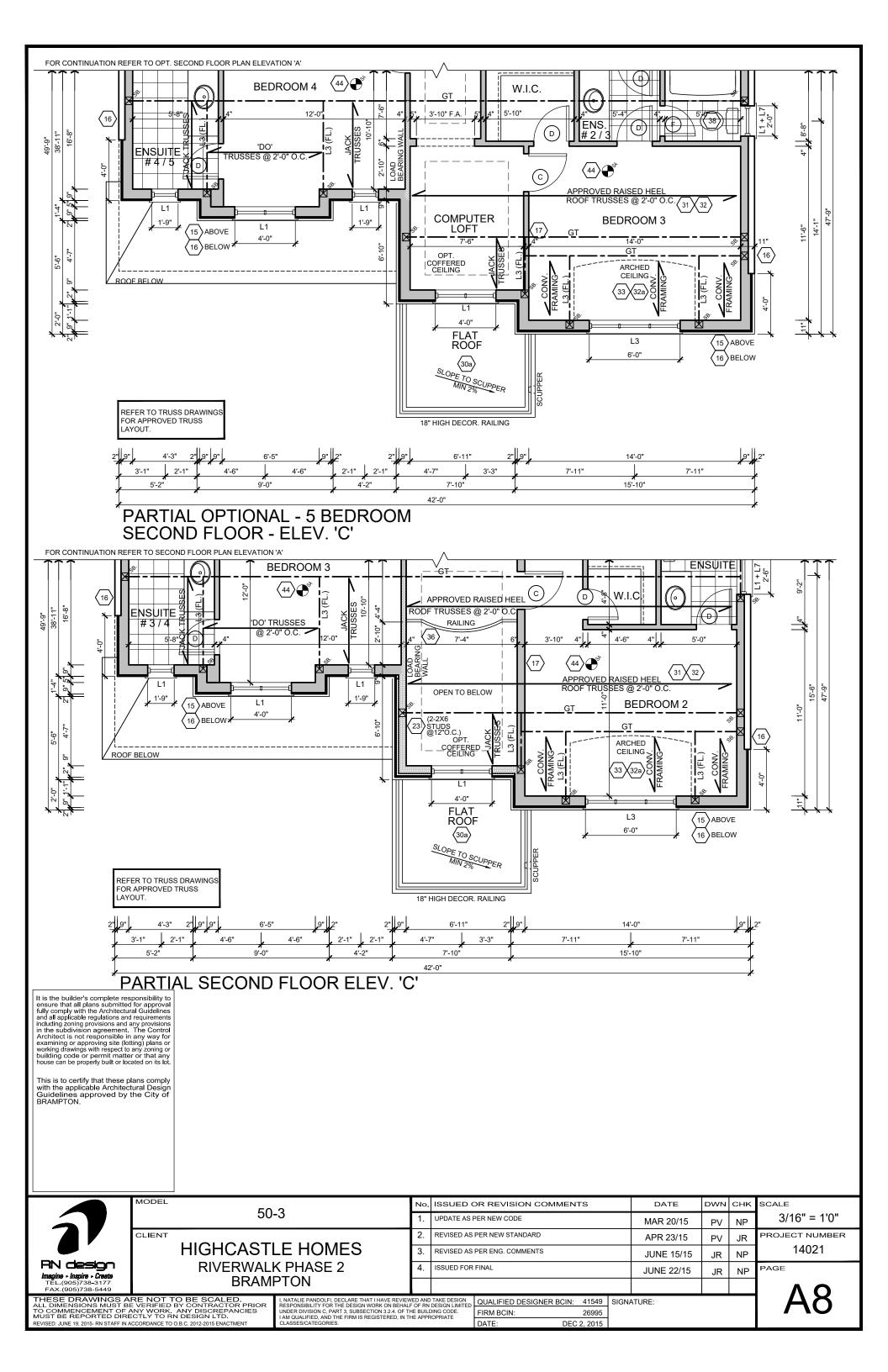
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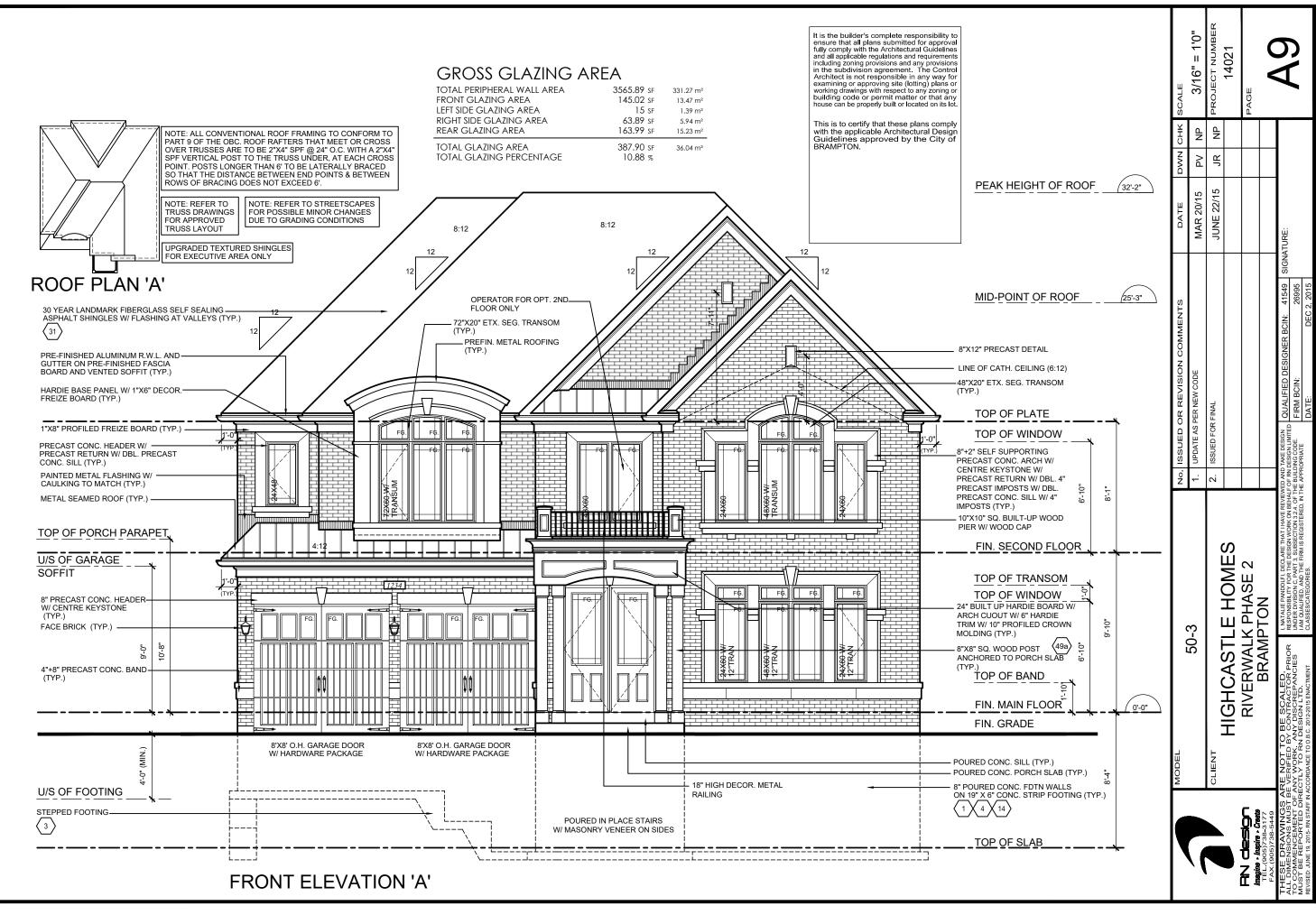
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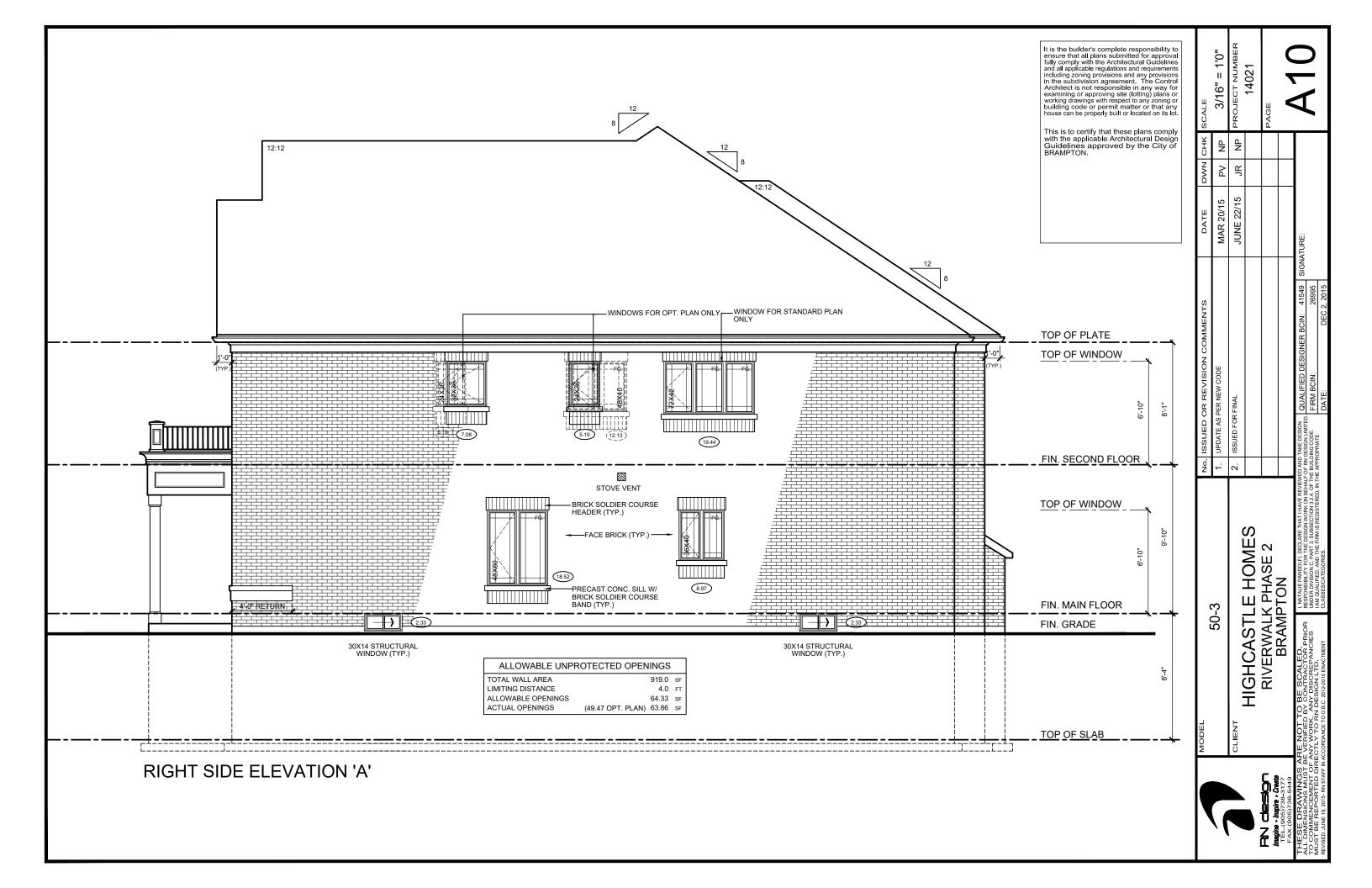
HIGHCASTLE HOMES

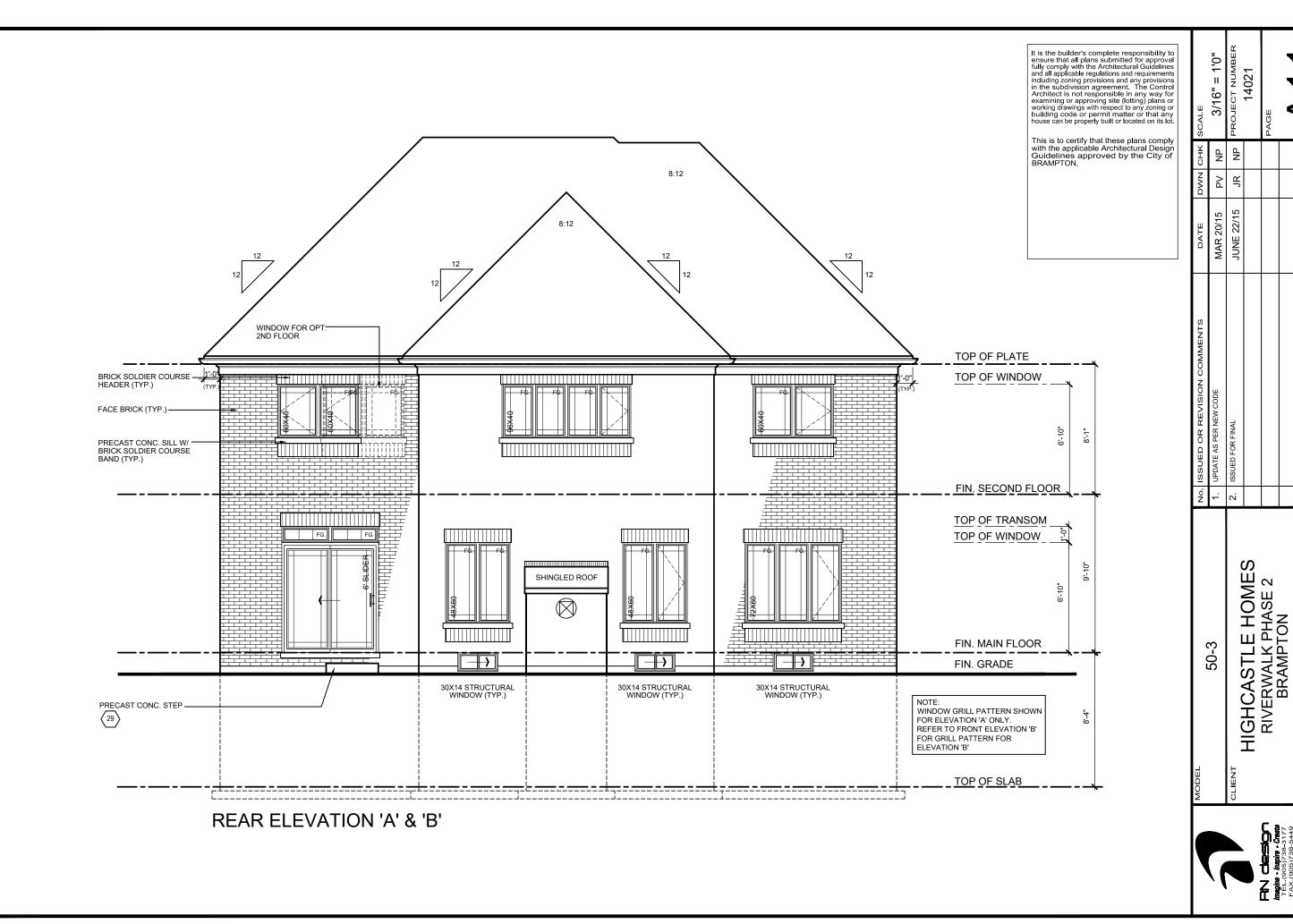
RIVERWALK PHASE 2

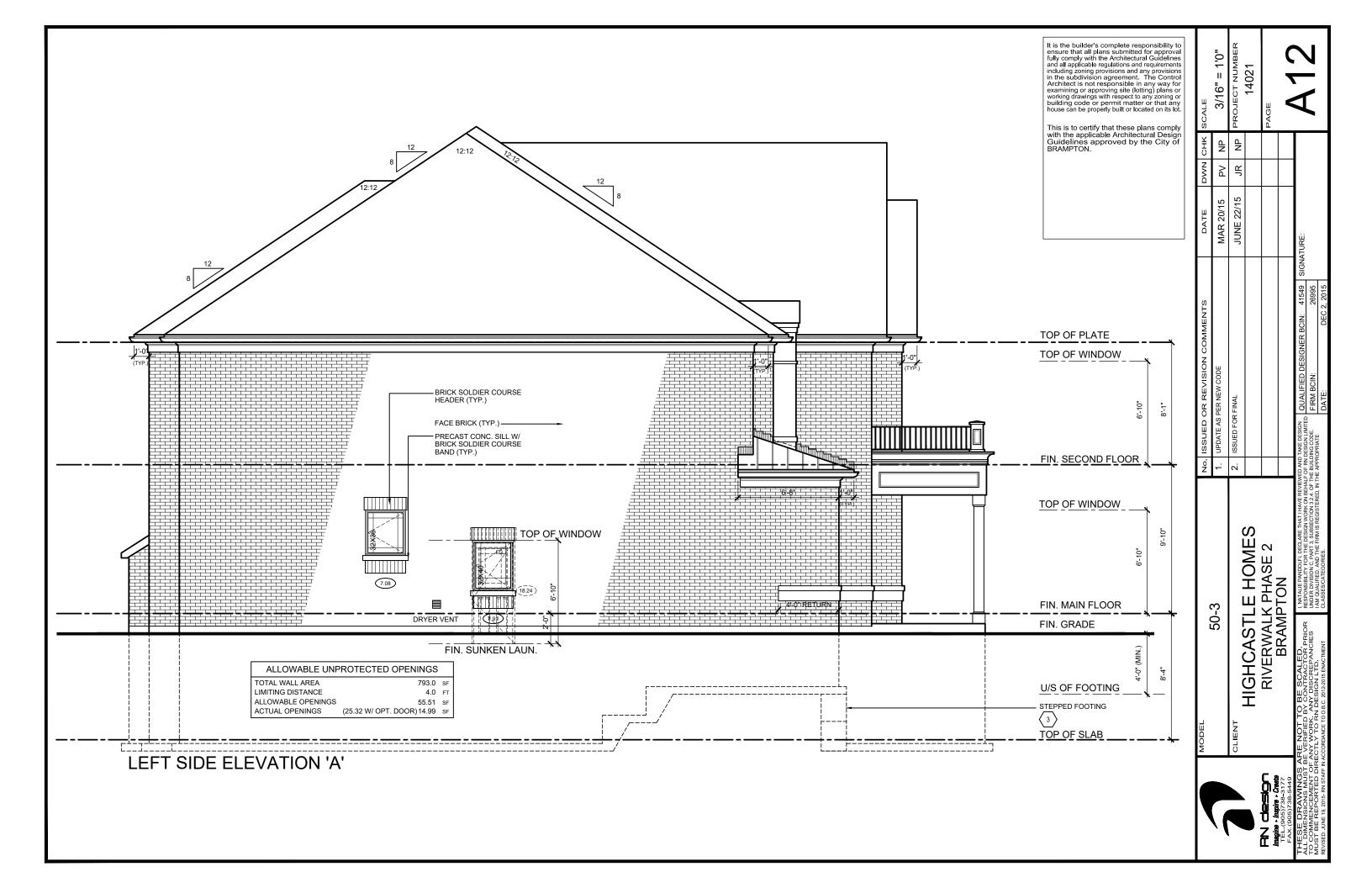
BRAMPTON

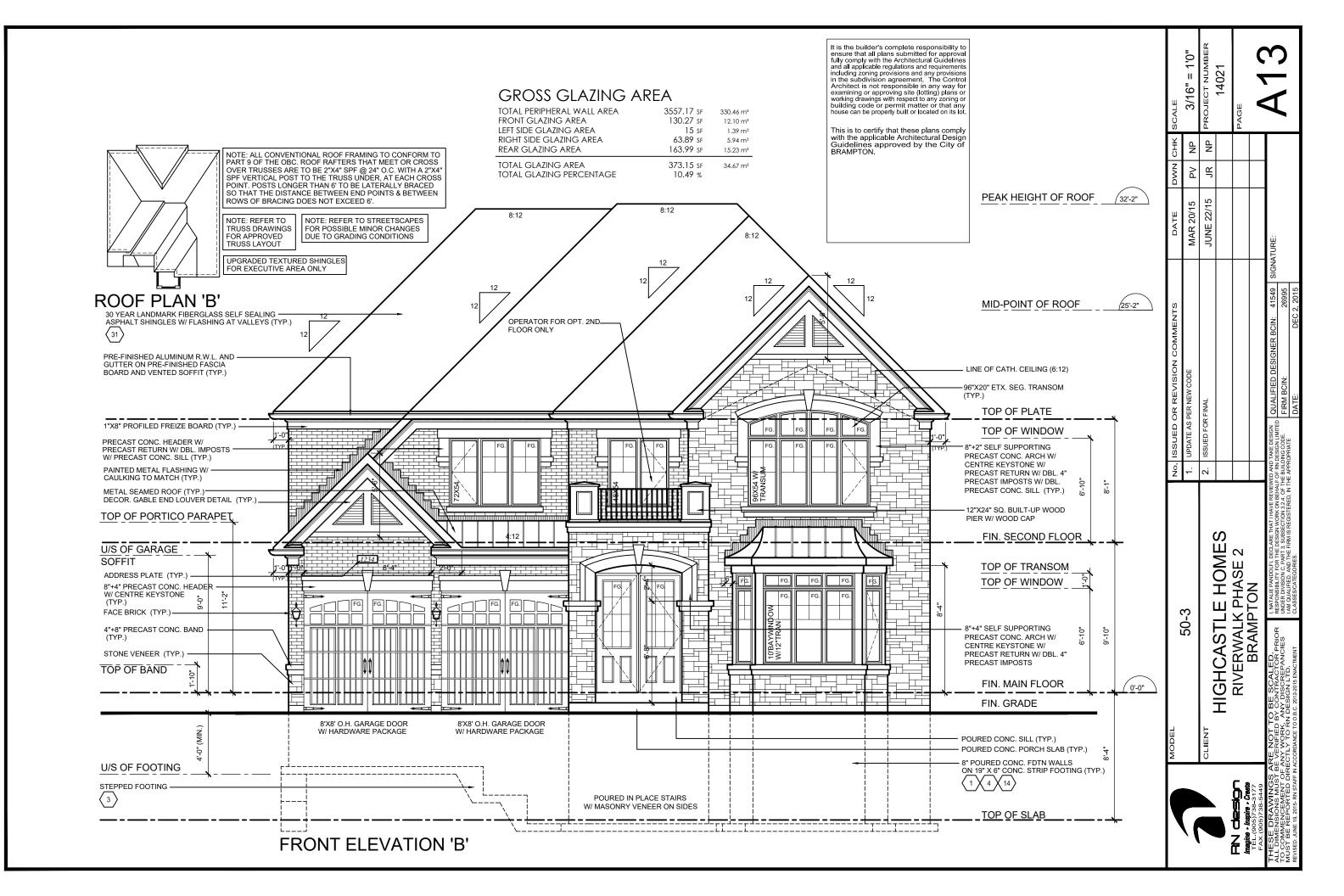


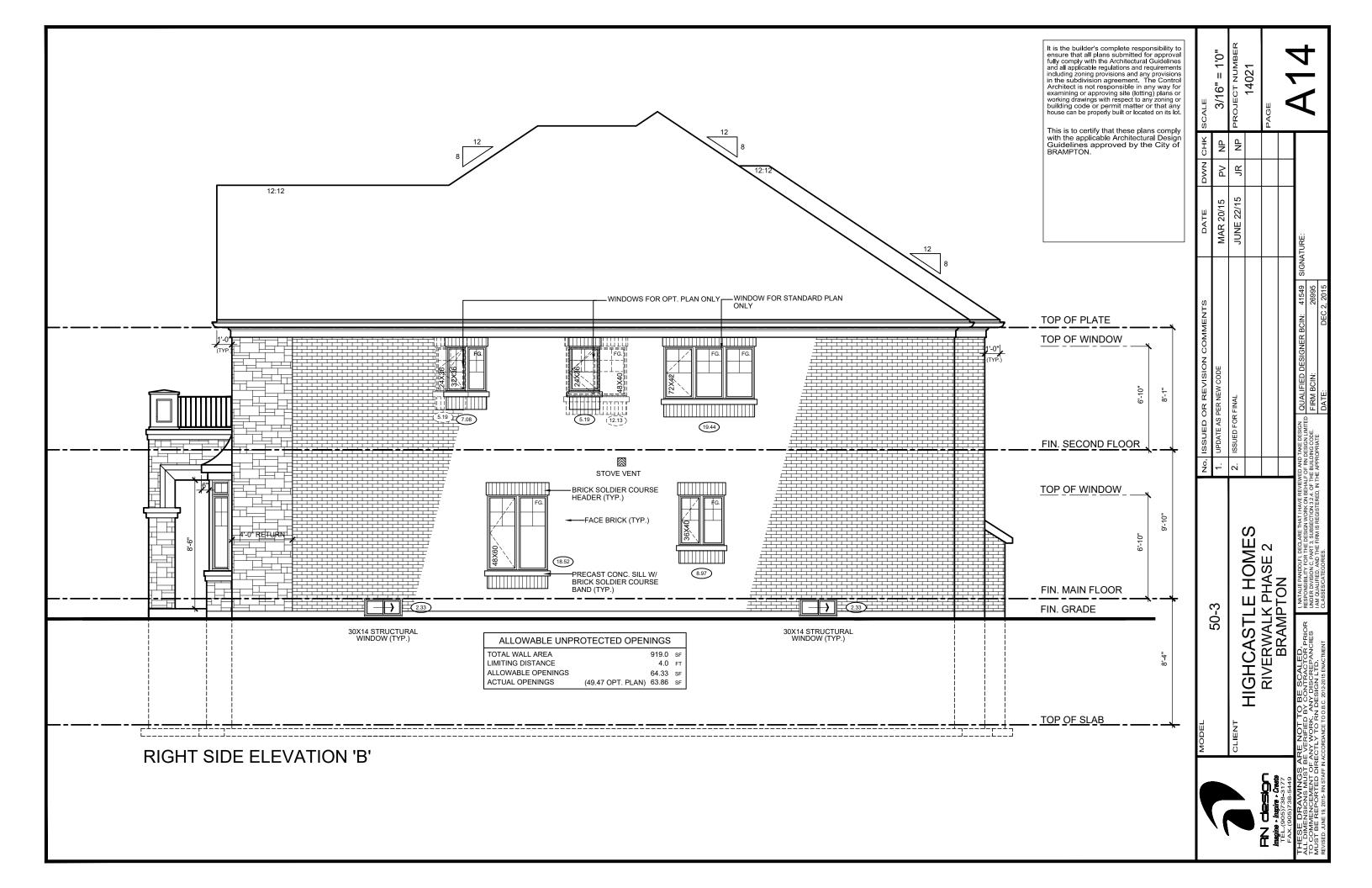


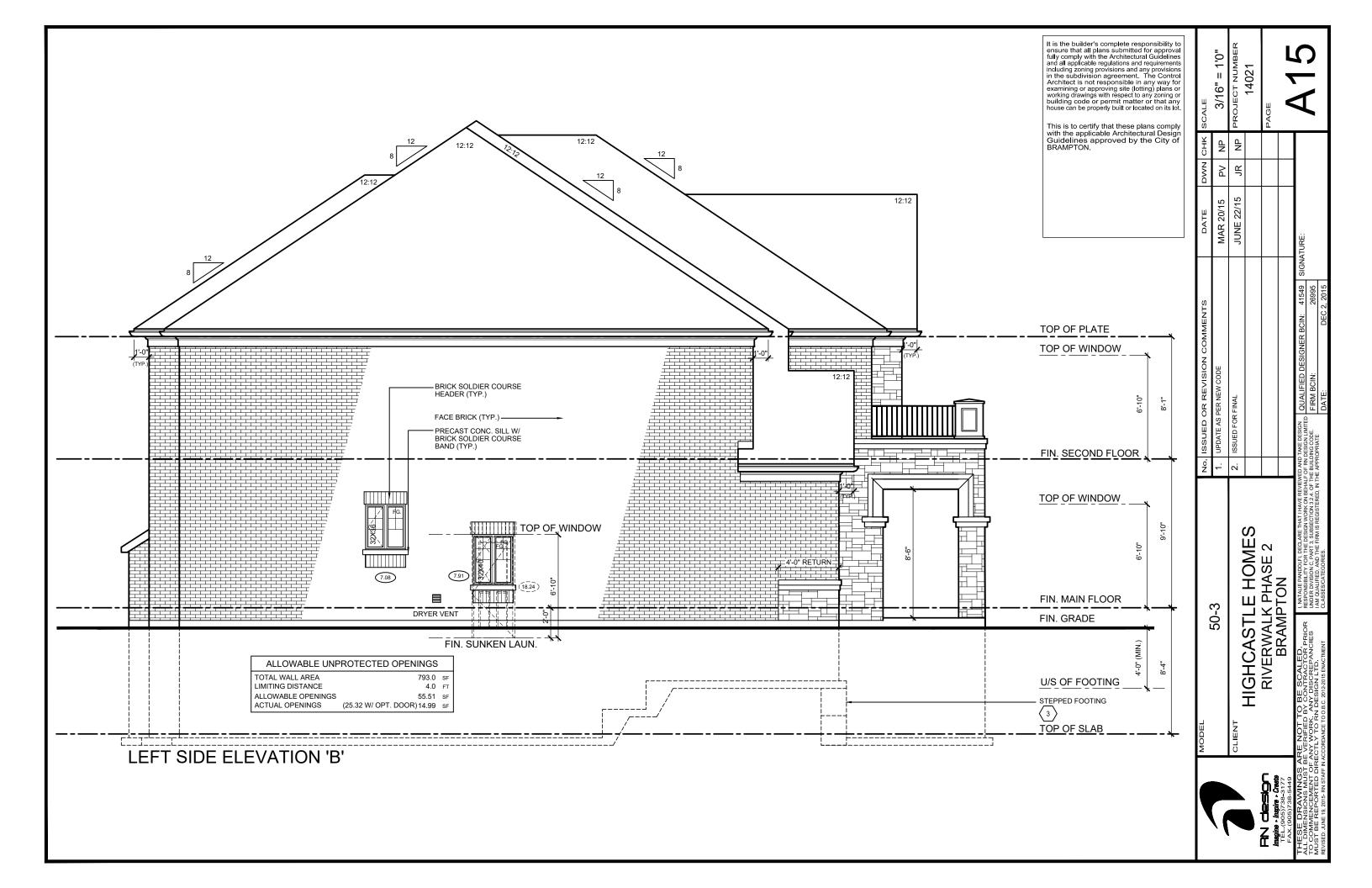


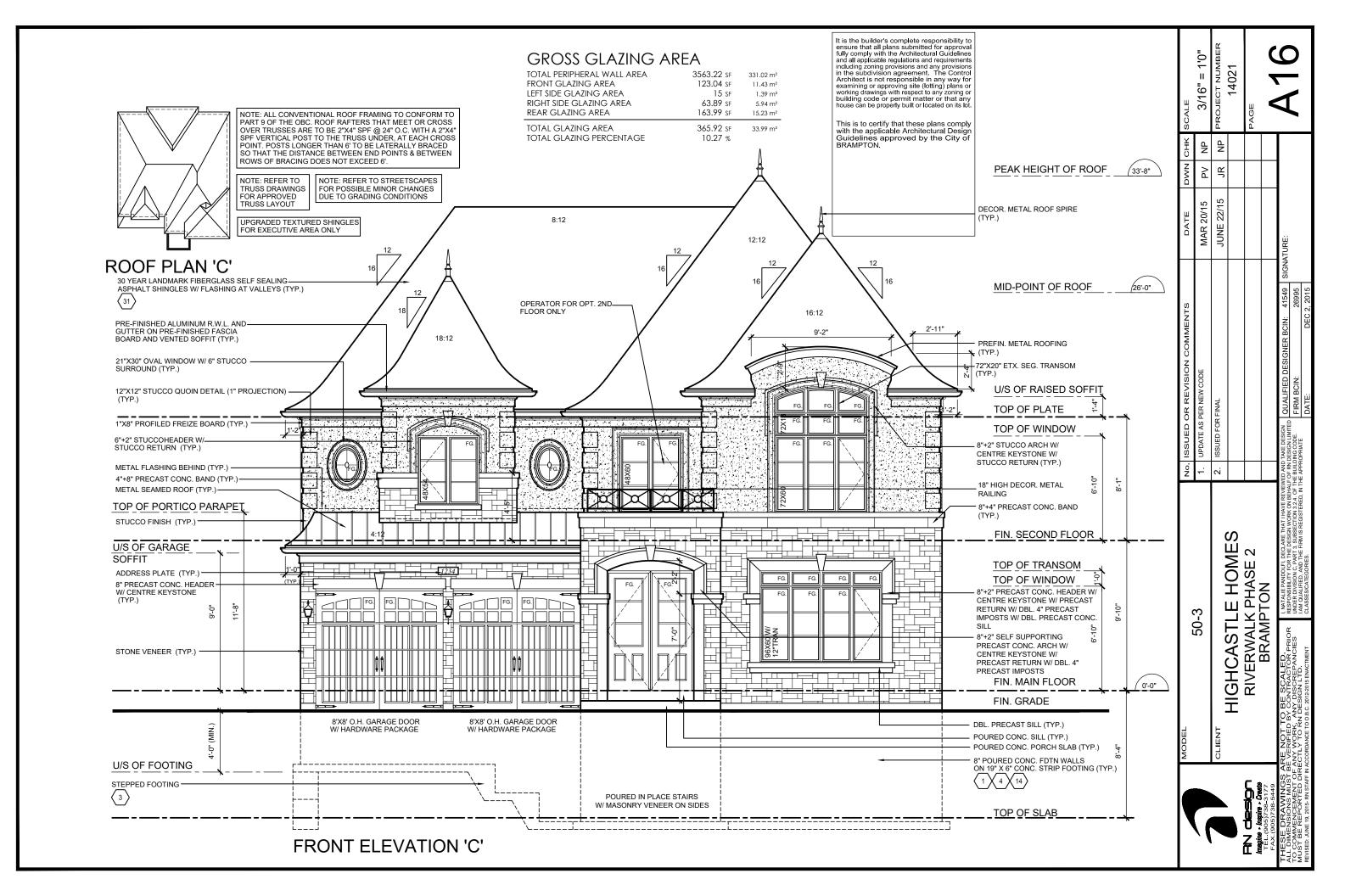


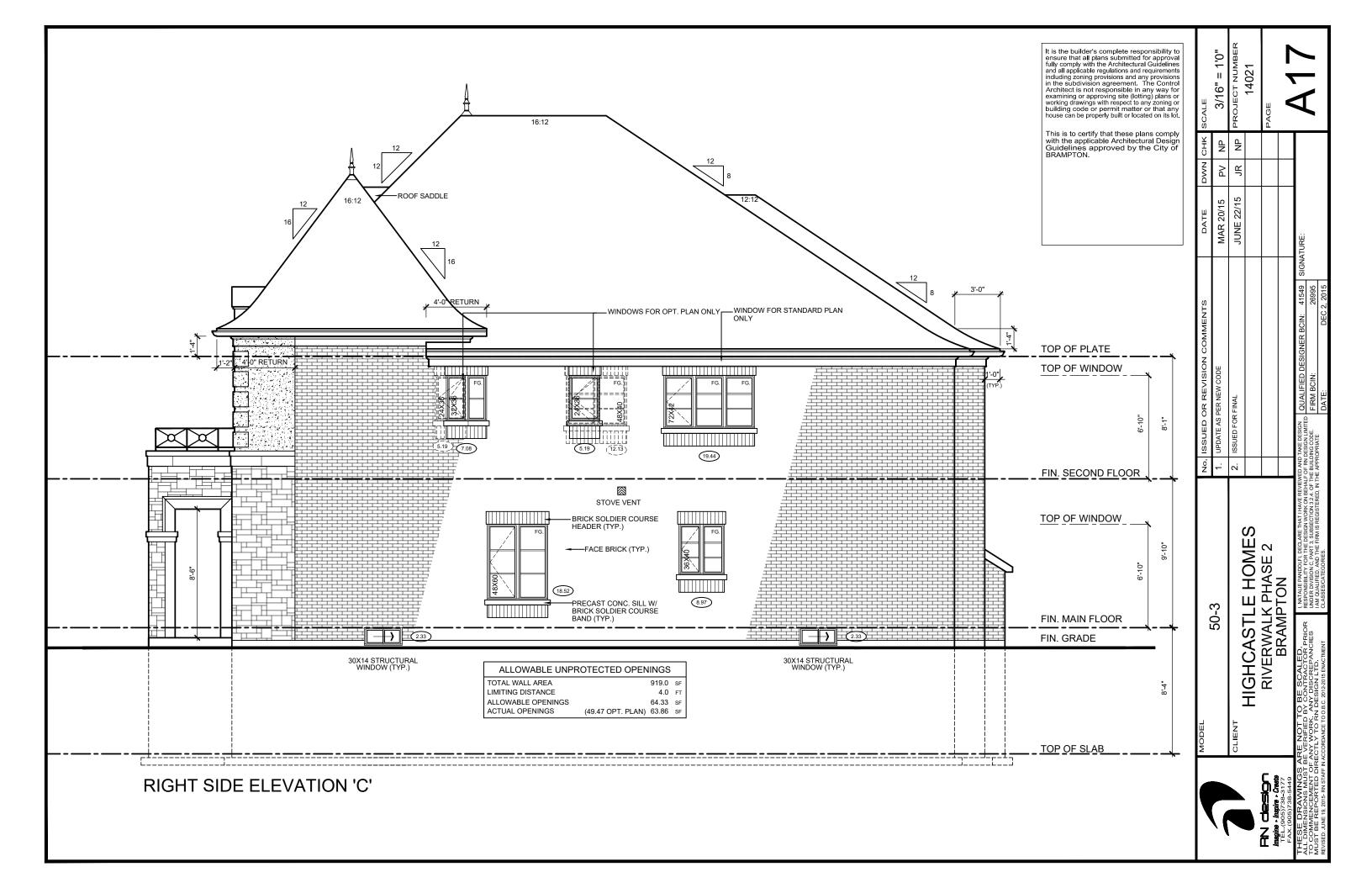


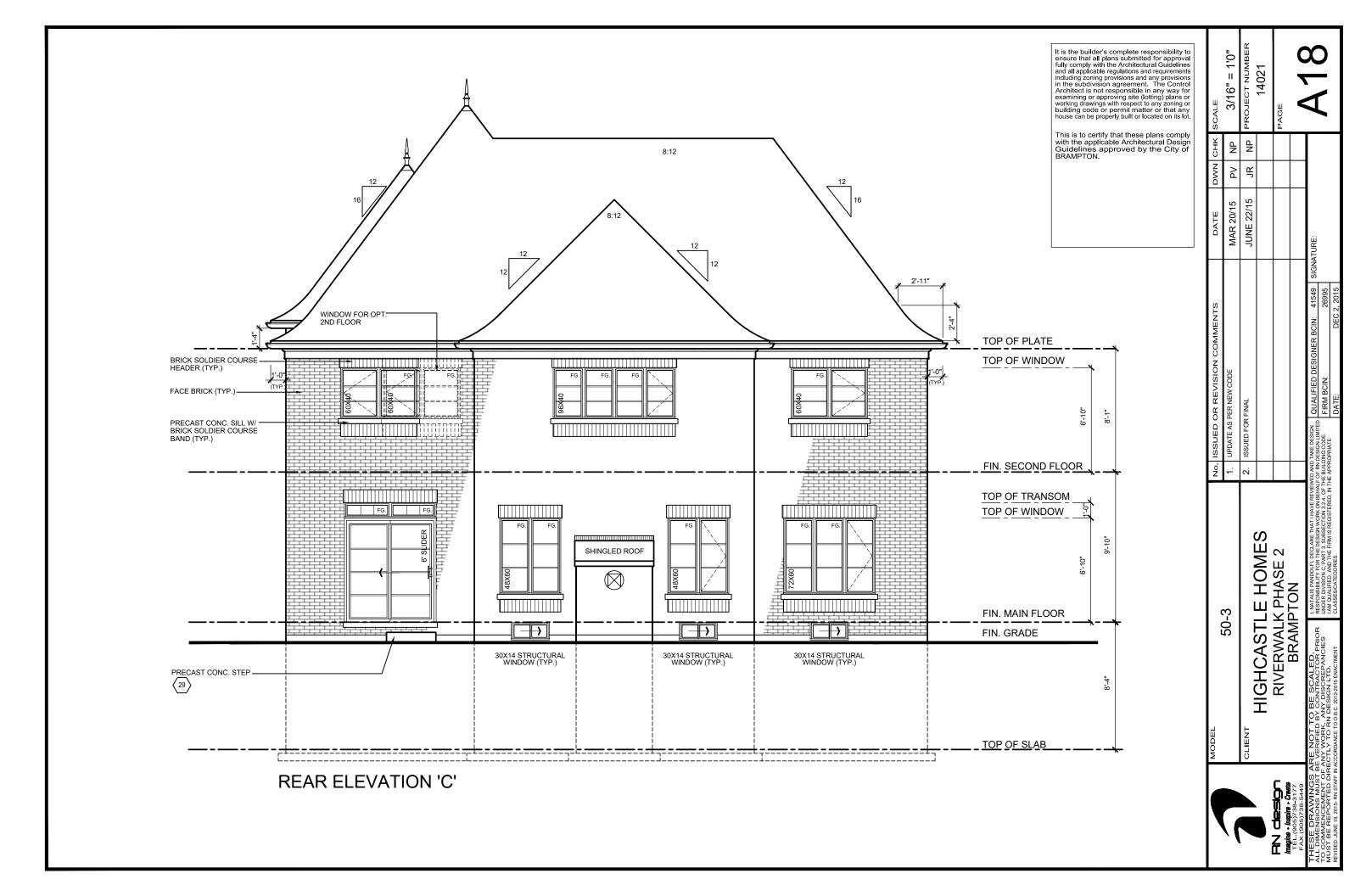


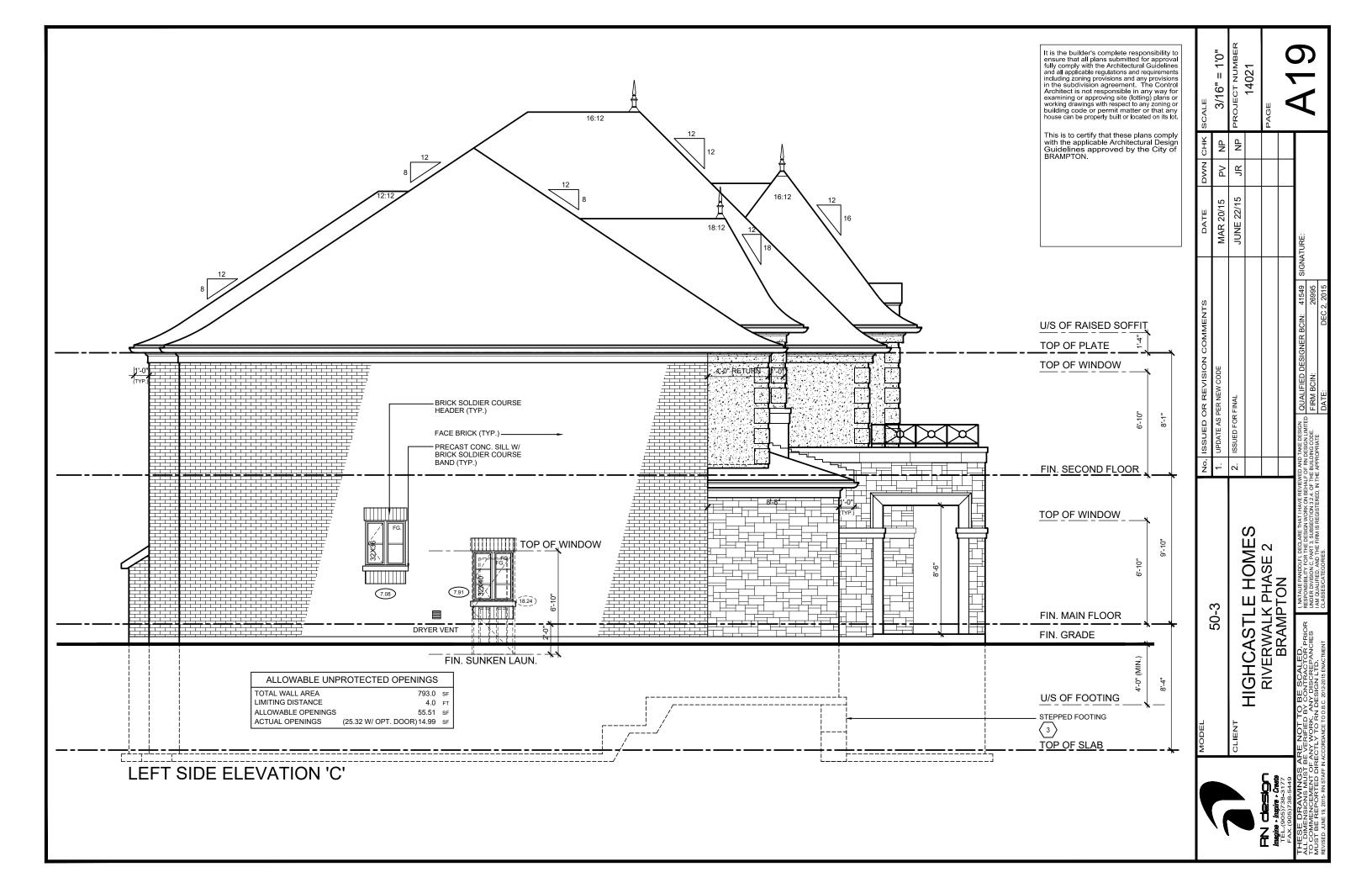


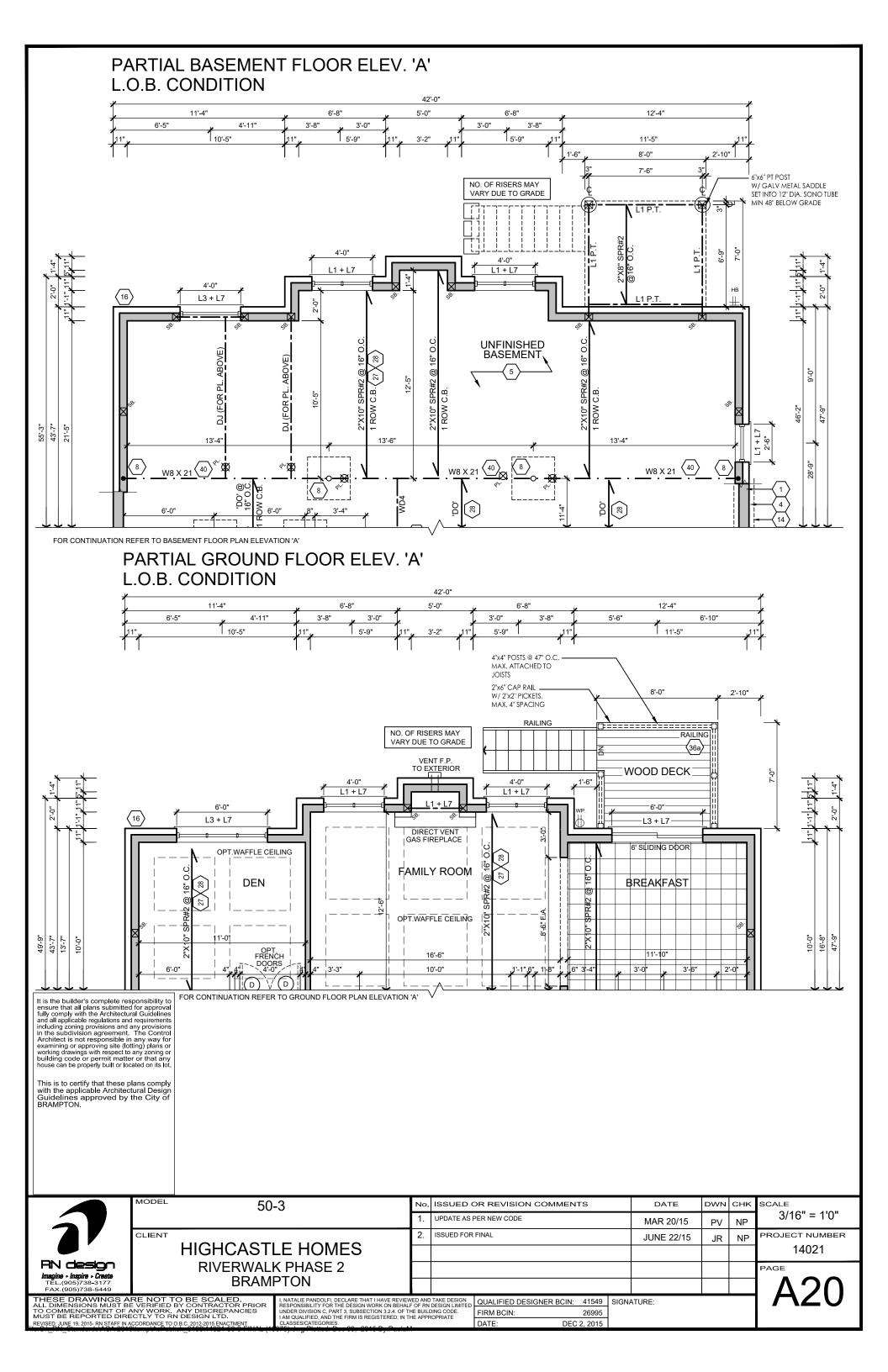


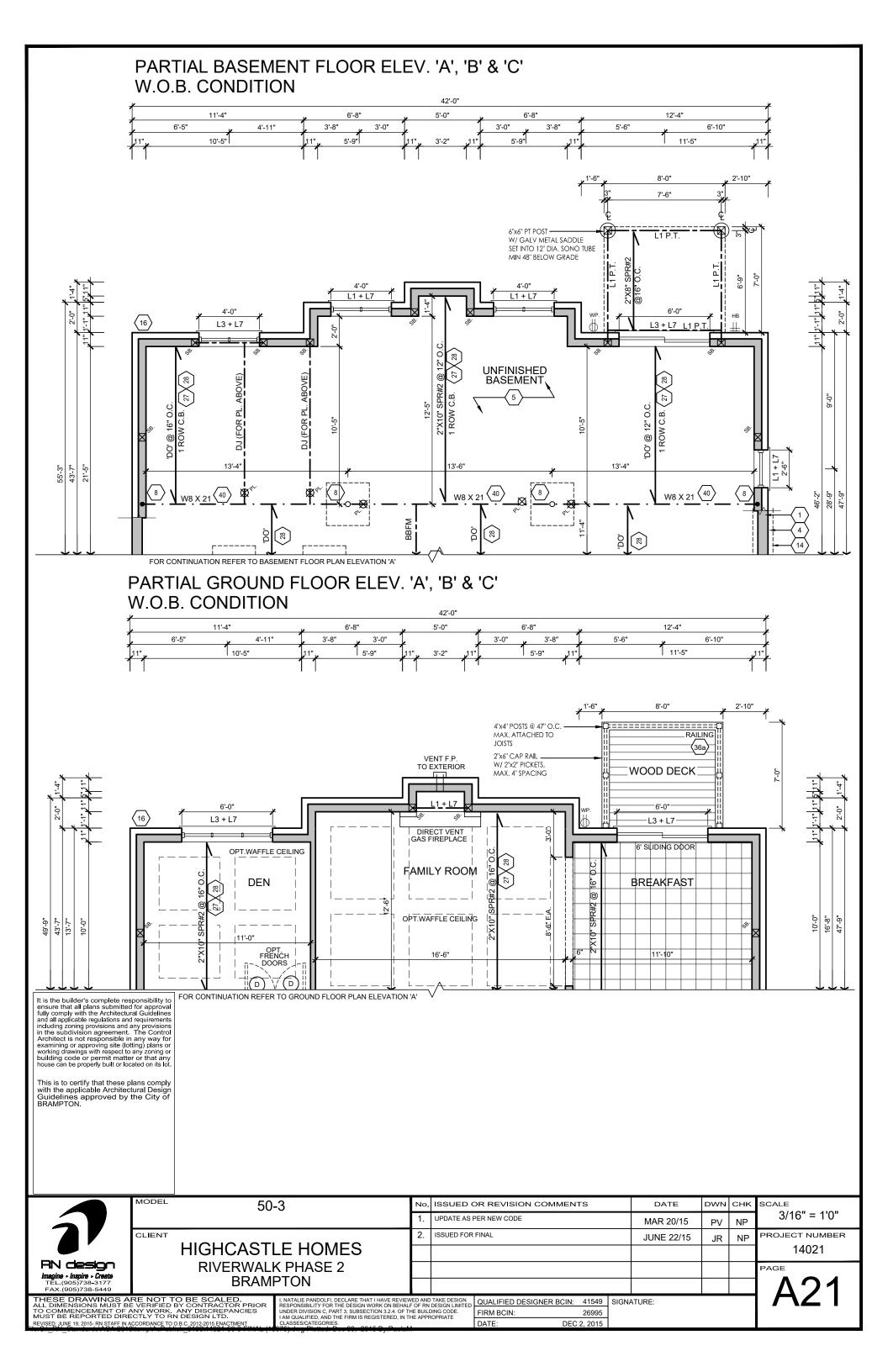


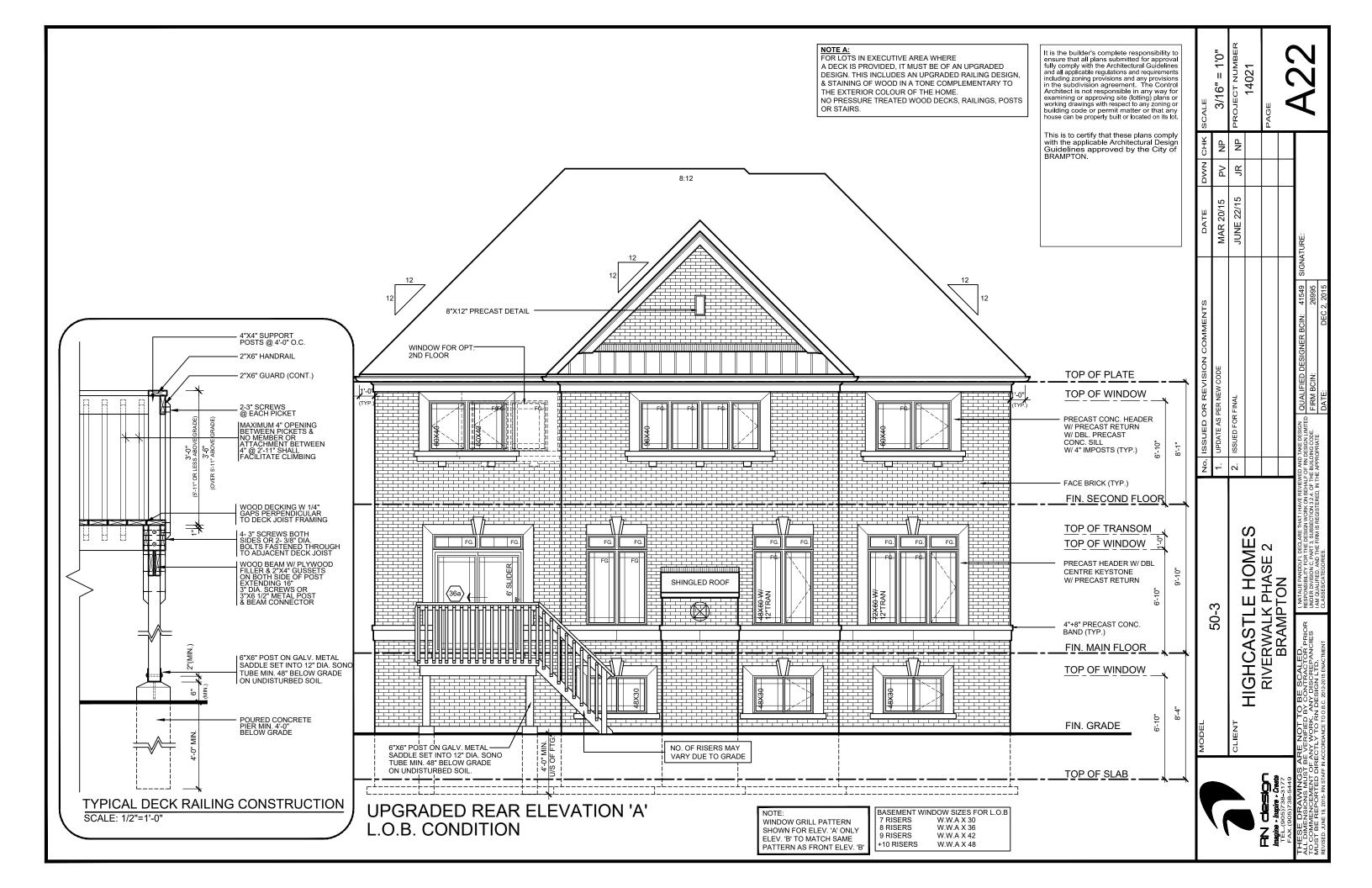


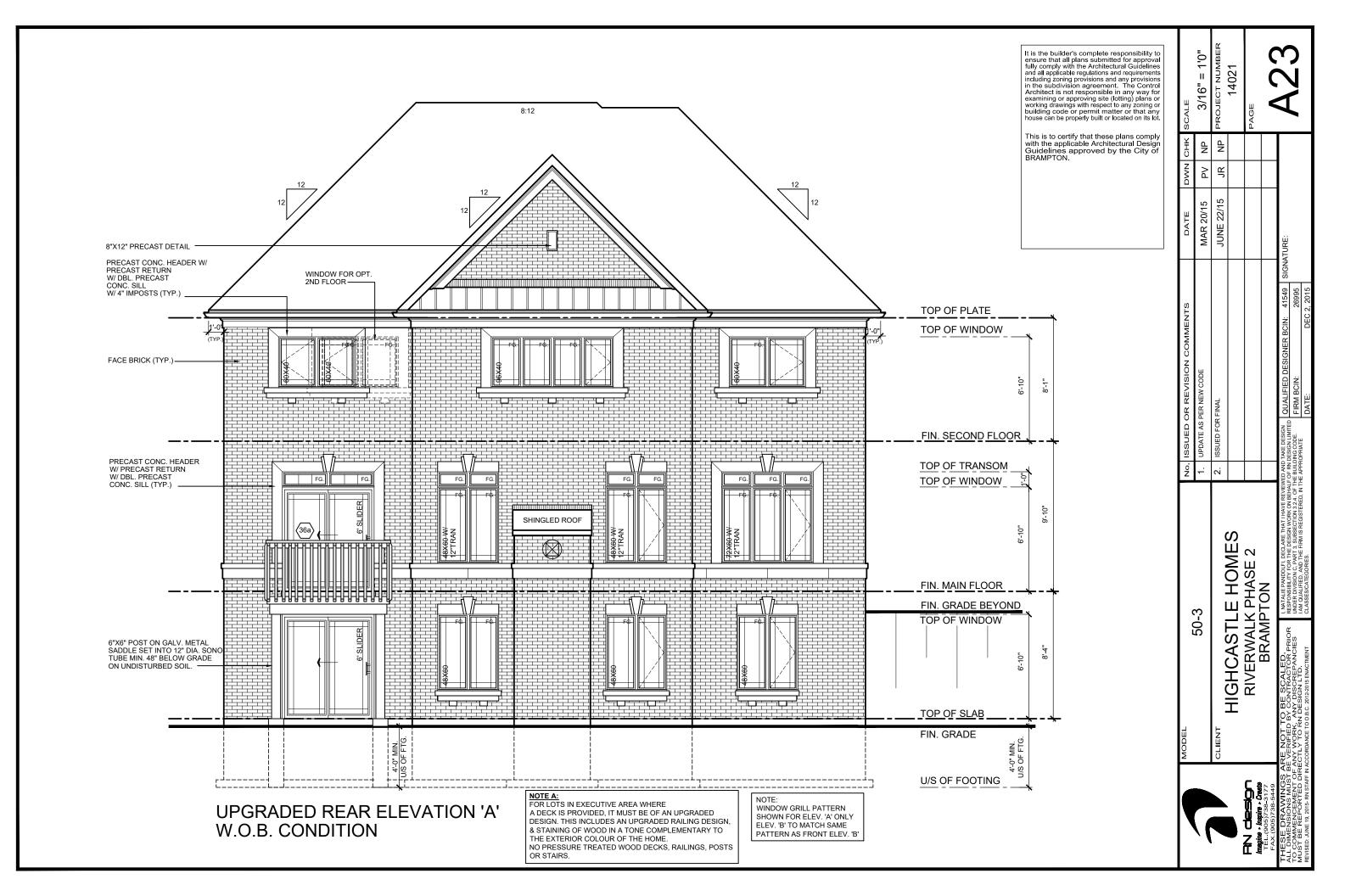






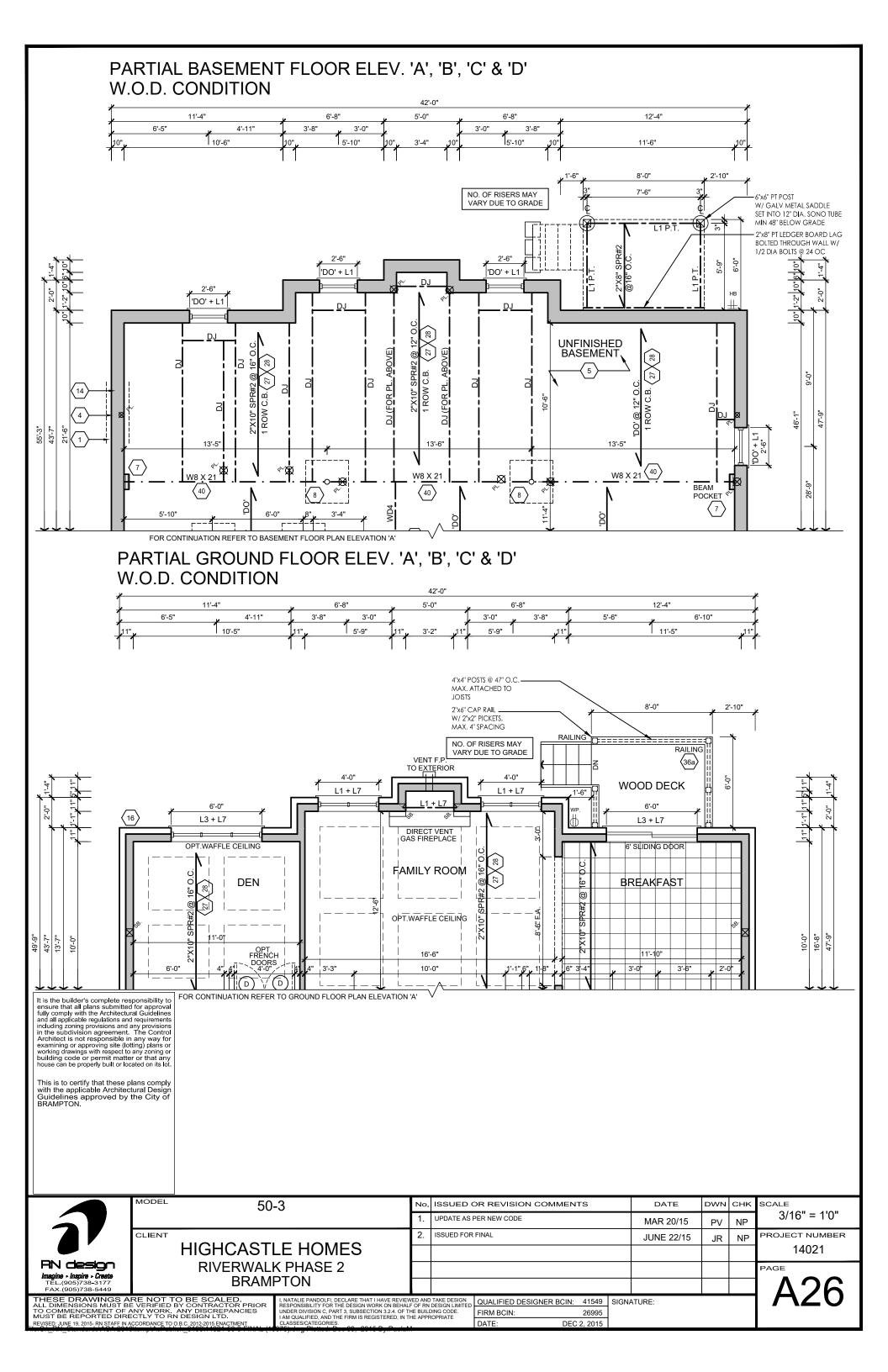


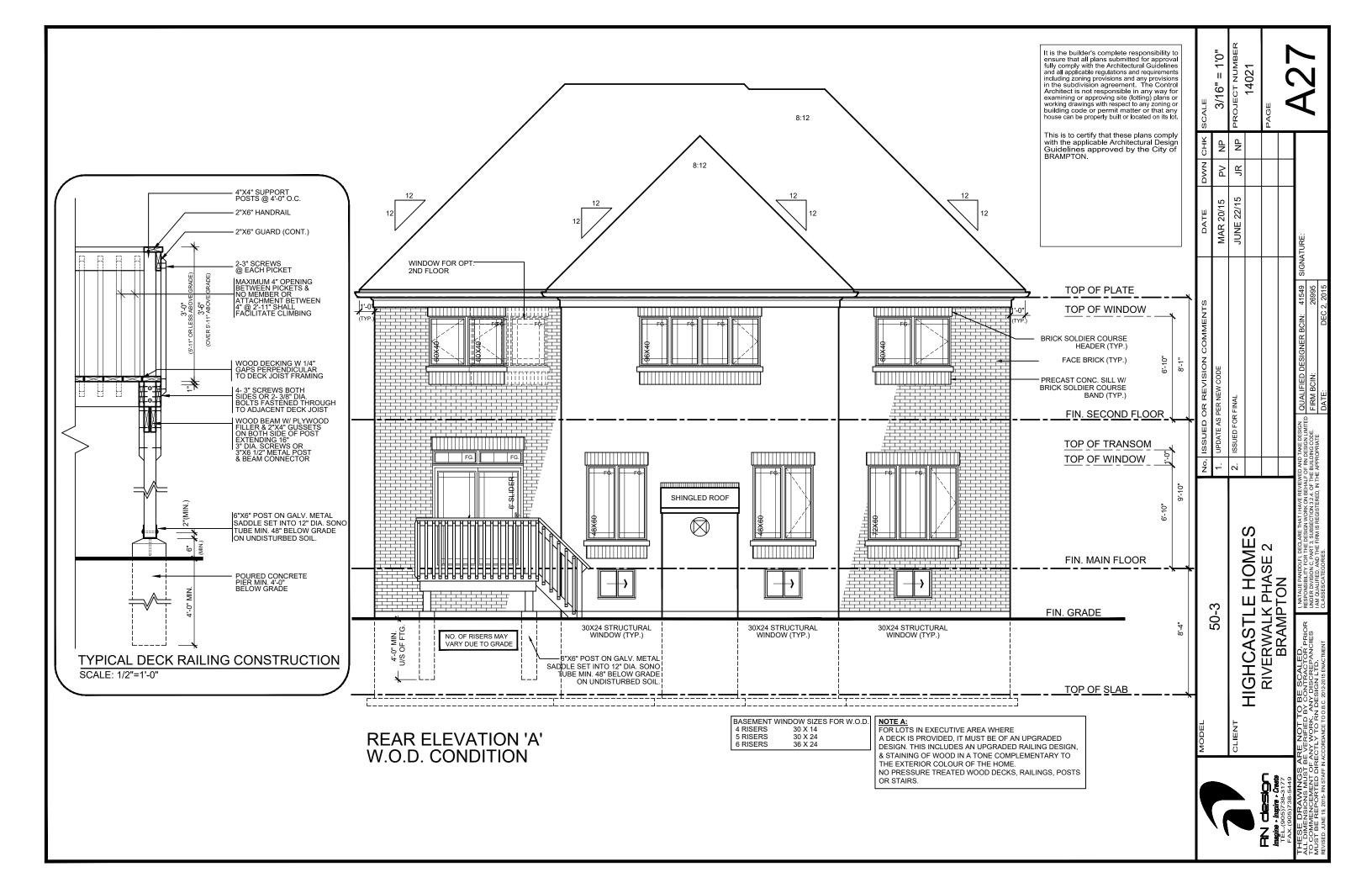


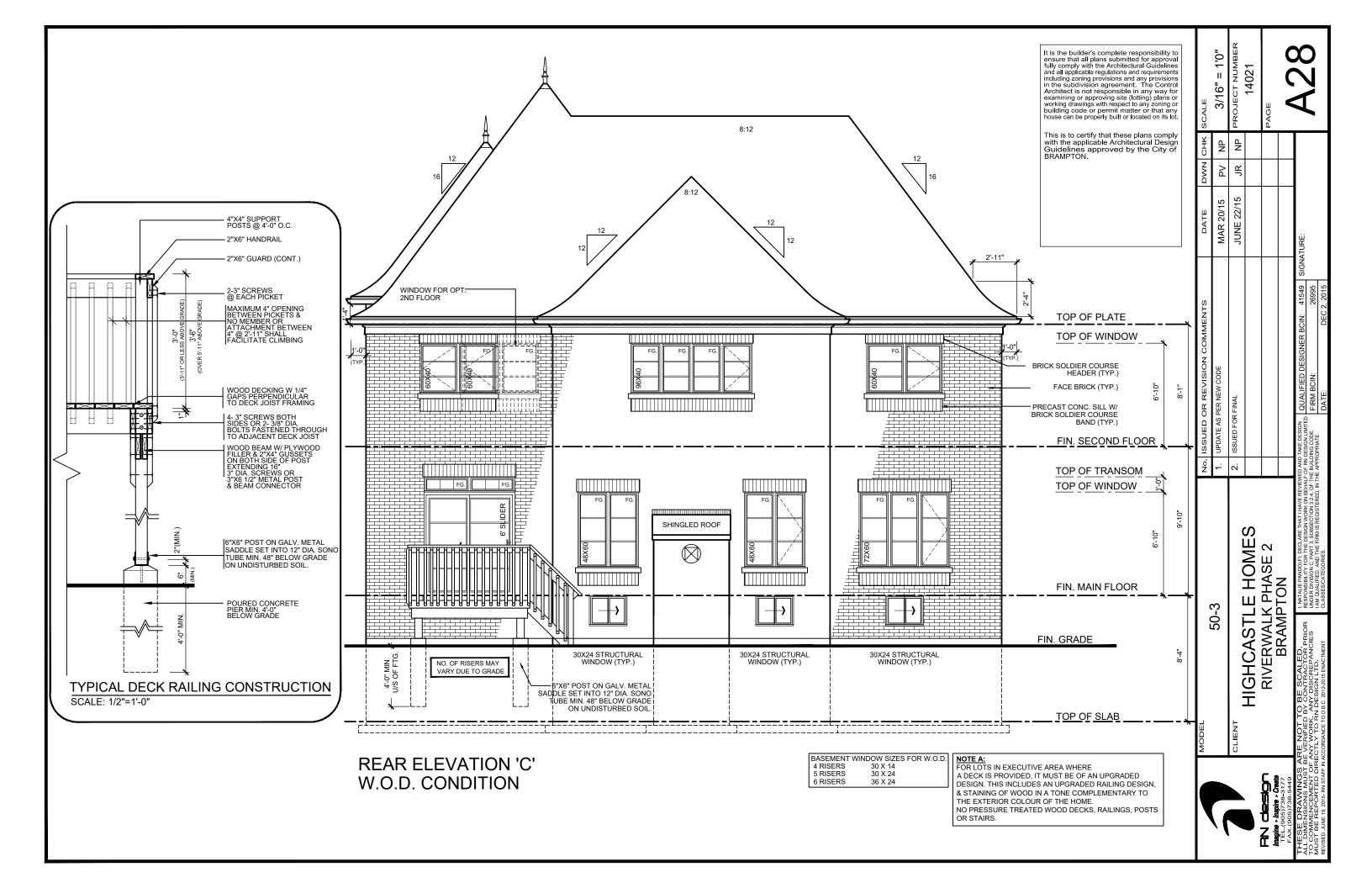


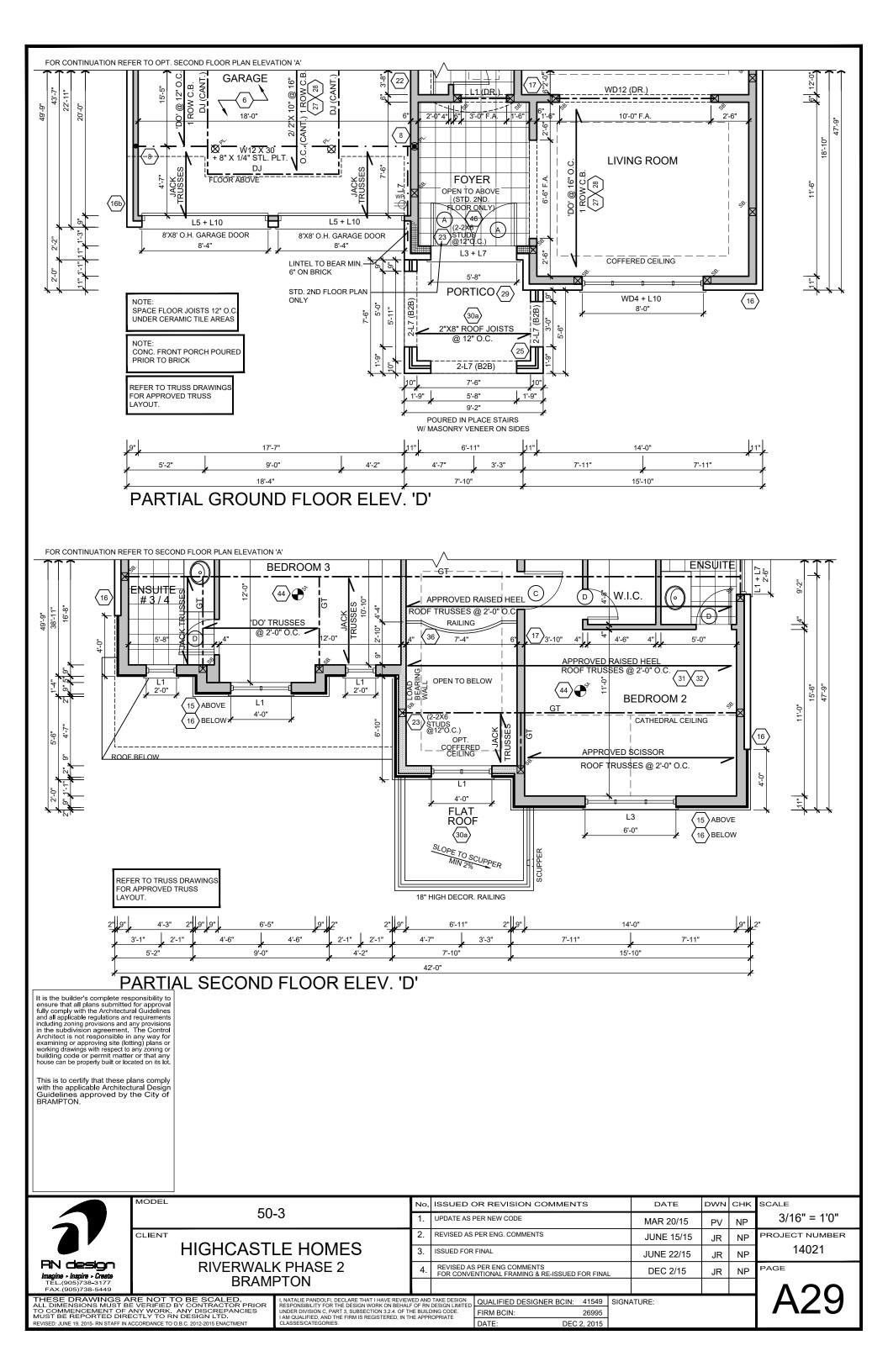


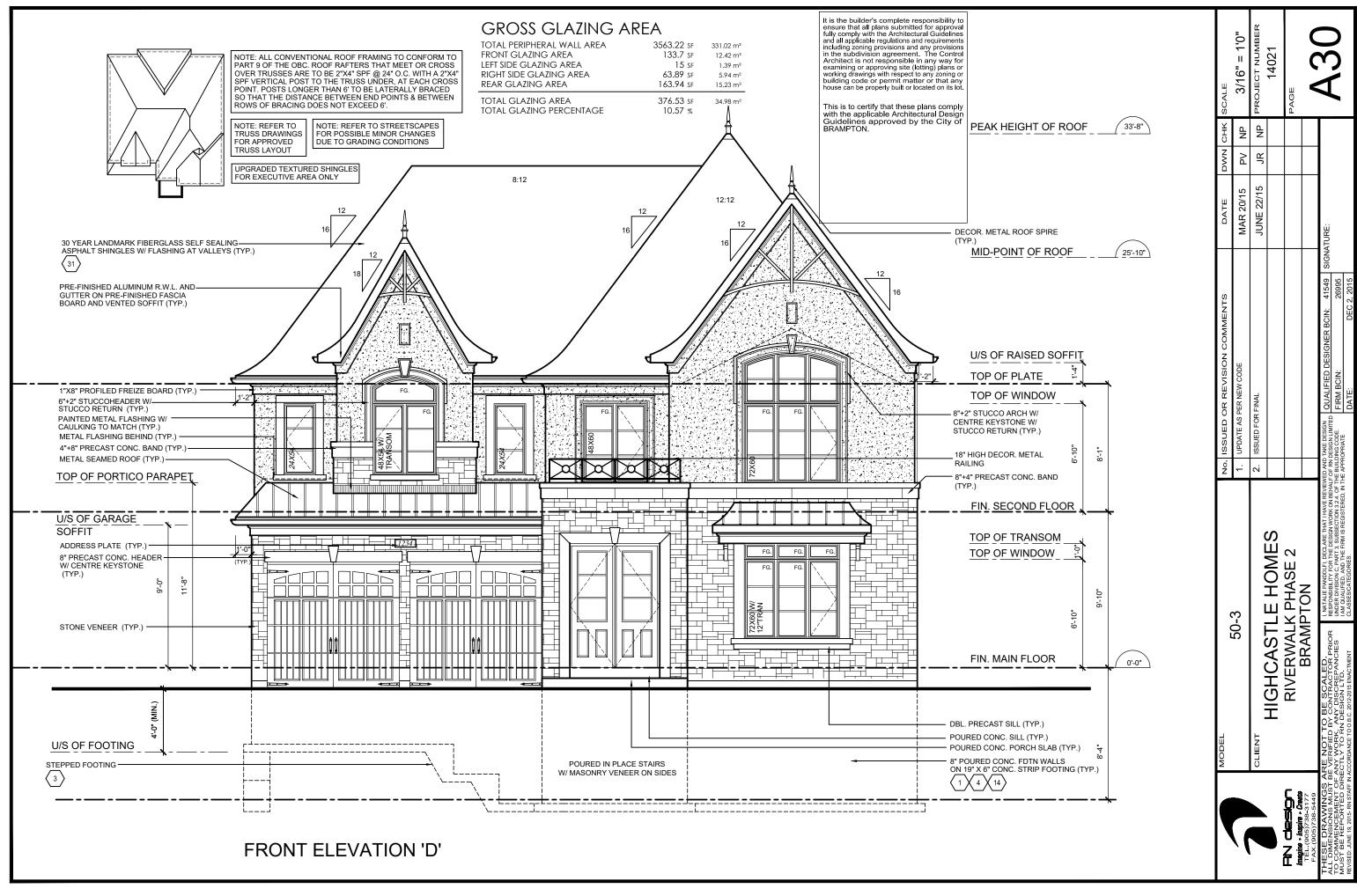




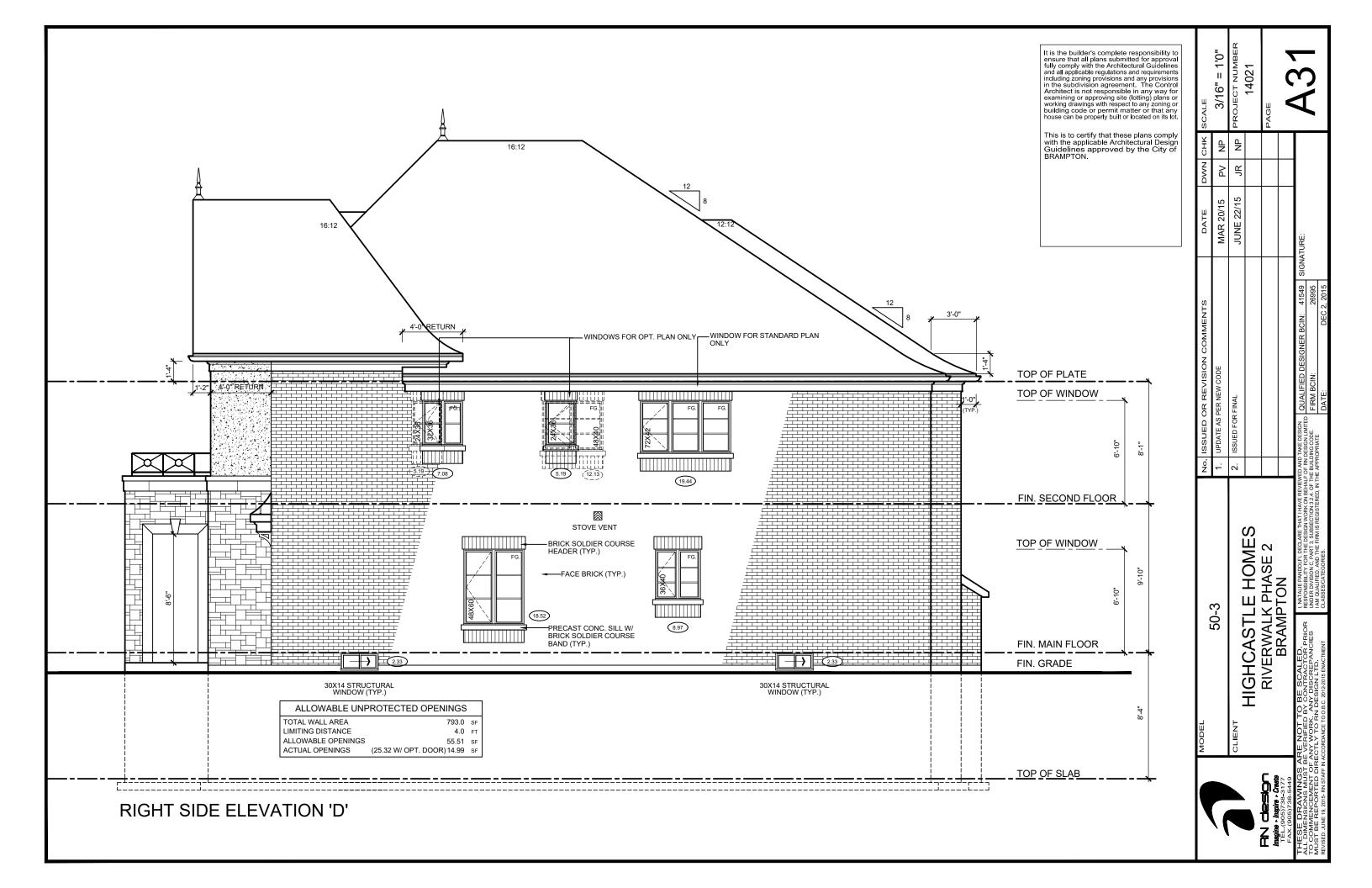


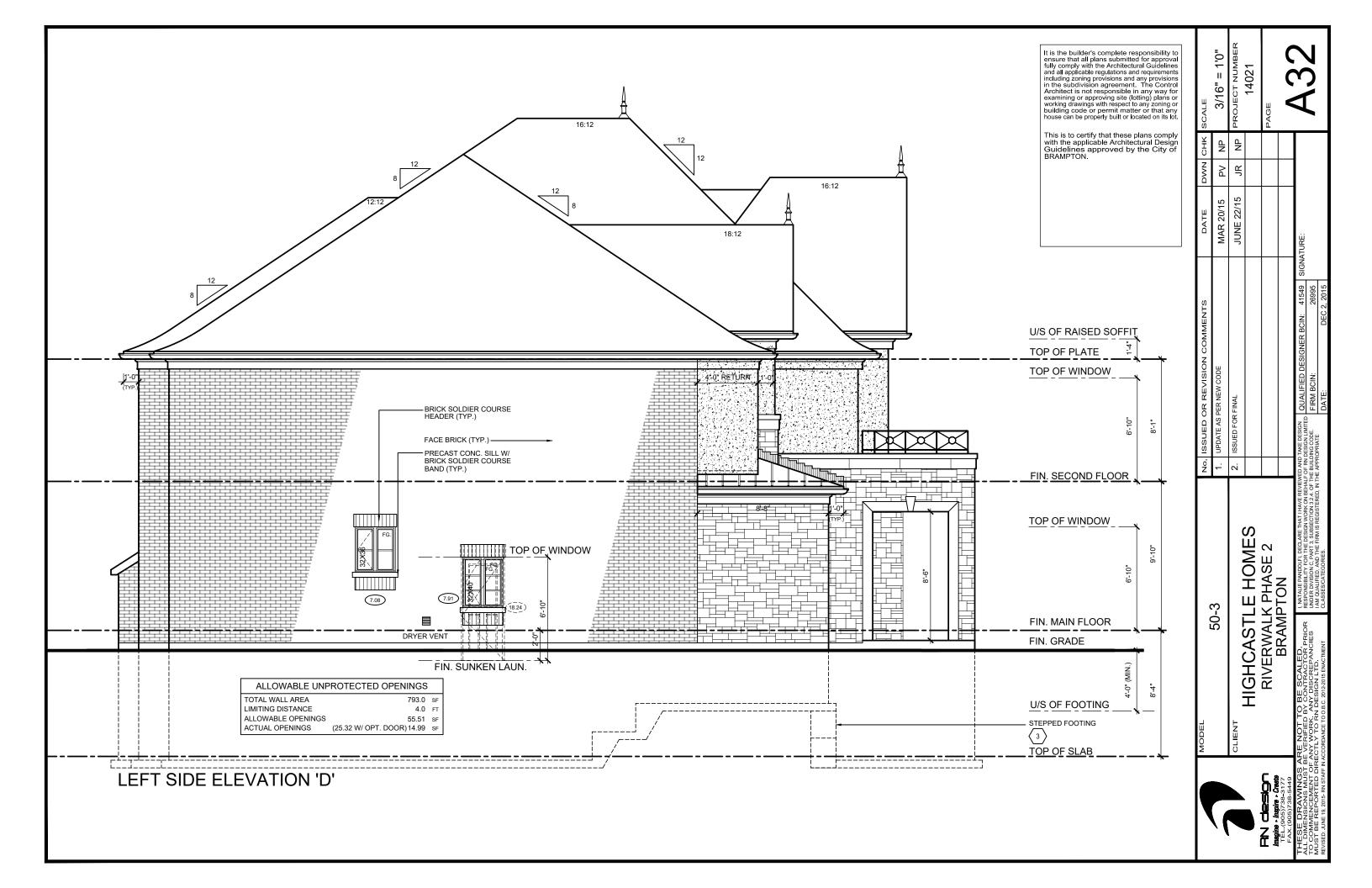


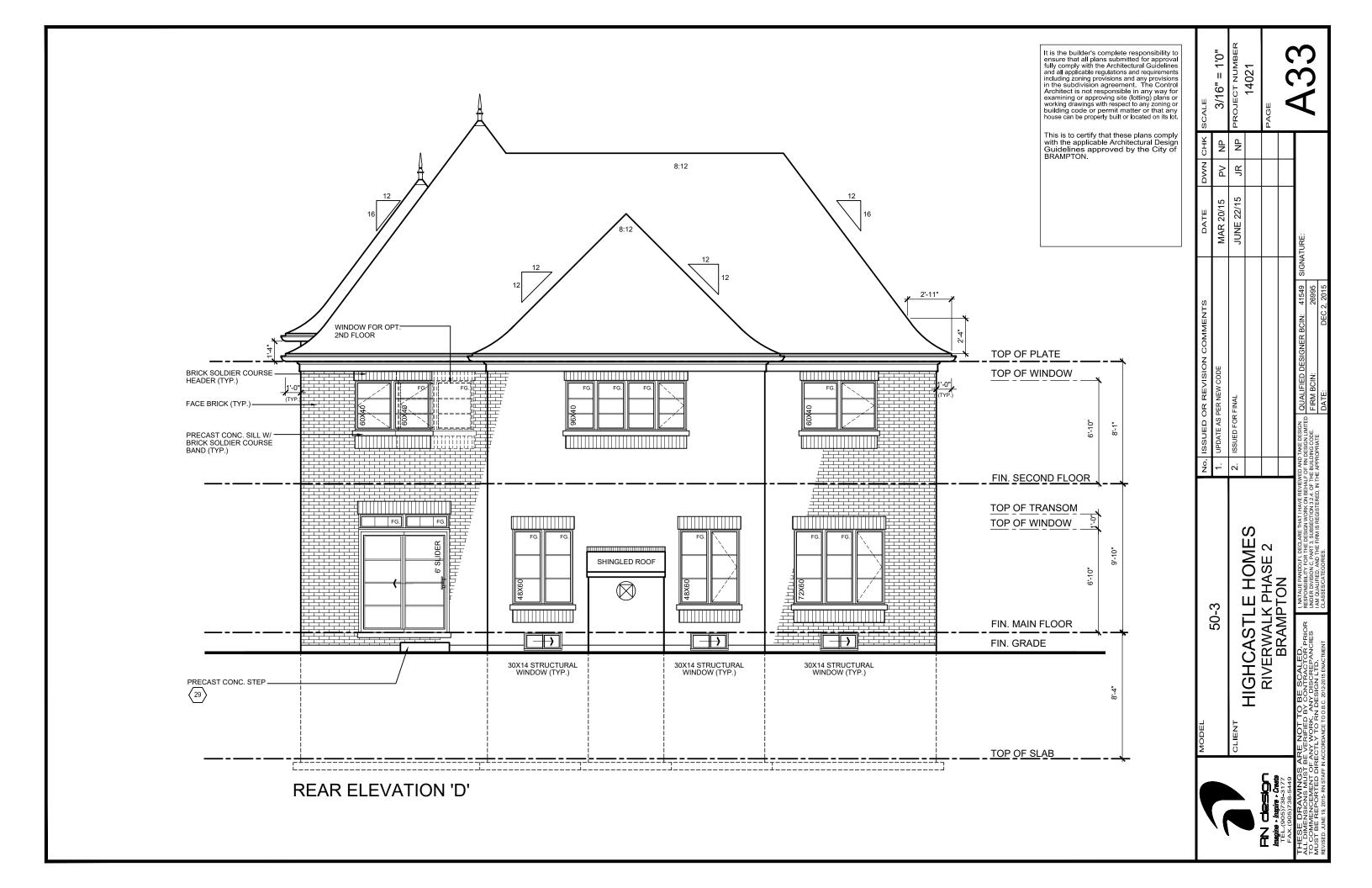


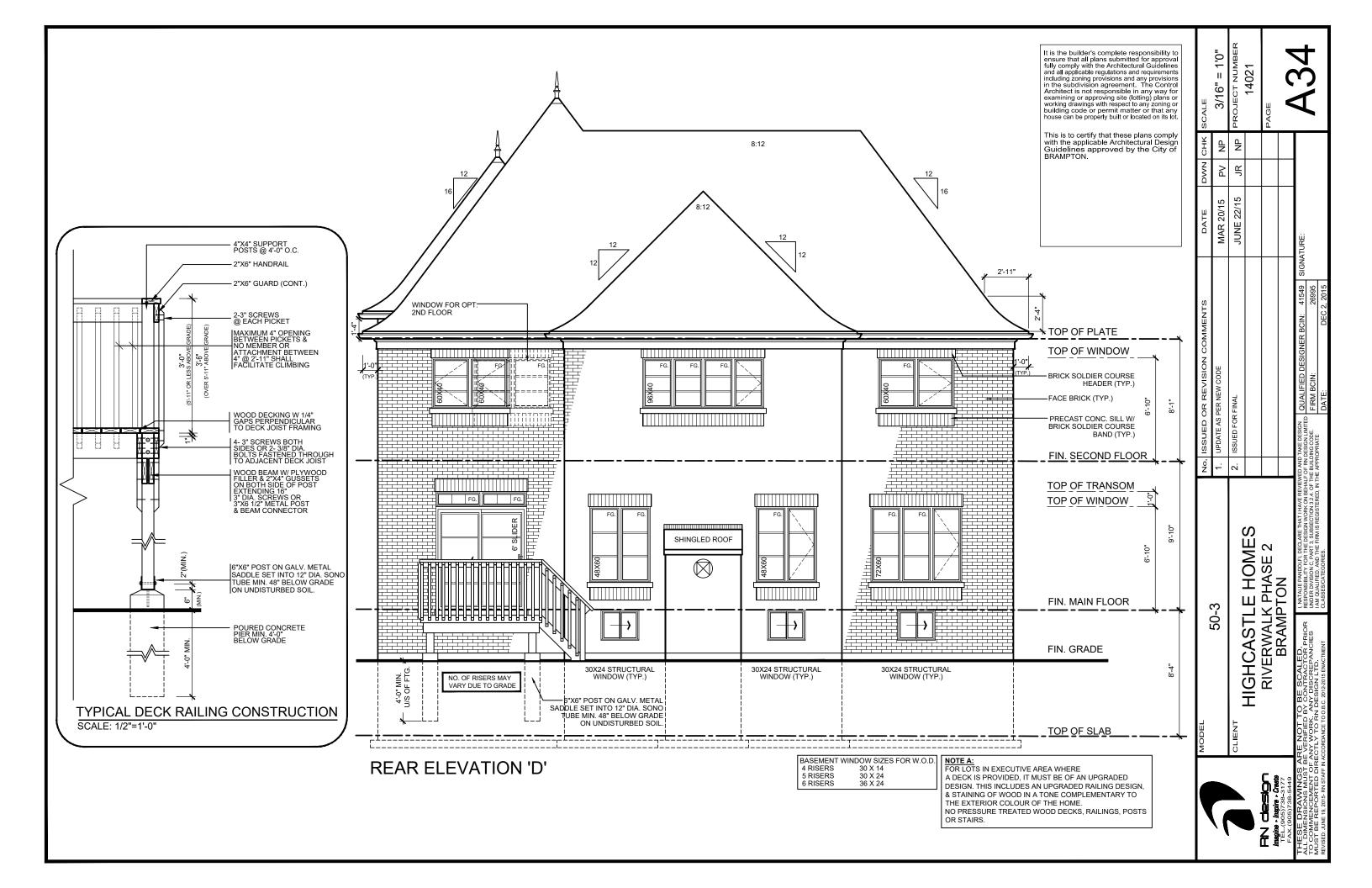


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COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 ENACTMENT (9) WOOD COLUMN:

(UNLESS OTHERWISE NOTFO) -ALL CONSTRUCTION TO CONFORM TO THE ONTARIO

Building code (0.8.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. Y.15.3.5.

-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY -13" X 4" (330mm X 1

-2 STOREY -19" X 6" (485mm X 1 (330mm X 100mm) (485mm X 155mm -3 STOREY - 26" X 9"

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

$\left\langle 2 \right\rangle$ 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 -2 STOREY MASONRY - 12" X 4" - 26" X 9" (305mm X 100mm) (650mmX 230mm) (450mm X 130mm) (900mm X 360mm) -2 STOREY STUD - 18" X 5" -3 STOREY MASONRY -3 STOREY STUD - 24" X 8" (600mm X 200mm)

$\langle 3 \rangle$ STEP FOOTING:

DRAINAGE TILE OR PIPE:

-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL

O.B.C. 9.14.3.

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

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16. -3" (75mm) CONCRETE SLAB

-2200psi (15MPq) 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

-FLOOR DRAIN PER O.B.C.9.31.4.4. -R10 (RS1 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-

- 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

-FLOOR DRAIN PER O.B.C.9.31.4.4. - UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

6 GARAGE SLAB / EXTERIOR SLAB: -4"(100mm) CONCRETE SLAB

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

$\left(7\right)$ PILASTERS:

O.B.C. 9.15.5.3.

MATERIAL, SHALL BE COMPACTED.

-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.

BEAM POCKET

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE. -1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.) STRUCTURAL COLUMNS

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

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3. -FIXED COLUMN

-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS -FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE

-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM PLATES OR TOP PLATE TO EXTEND MIN WIDTH OF BEAM -ADJUSTABLE COLUMNS TO CONFORM TO CAN//CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)

COL. SPACING: FTG SIZE:

-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) - 51" X 51" X 24" -MAX. 16'-0" (4880mm)

- (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

-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN -3 1/2 X 3 1/2 (14011111 X 140111111) 30:ED 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

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

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

BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

SUPPORTED W/9'-10" COL. SPACING)

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

WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2.

-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED

-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.

THAIN 3-1/2 (YUMM) HIGH.

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.

-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 -FINISHED BASEMENTS STALL HAVE INTERIOR DAMFFROODTING EXTENDIN 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) -#-20M BARS IN TOP PORTION OF WALL (10"-0" TO 15"-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL. -BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER

-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23. SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED

GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. -2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. -MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. :

-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO

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

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). -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.

150 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.

-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 -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. &

-1/2" (12.7mm) GYPSUM BOARD.

22-Jun-15 JR

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/sg m -REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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: FIRM BCIN: 26995 JUNE 22, 2015

SIGNATURE:

Highcastle Homes

Riverwalk Phase 2

ISSUED FOR FINAL

revisions

Brampton

marketing name





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

15b FRAME WALL CONSTRUCTION @ GARAGE:

INSULATION

MANUFACTURER'S SPECIFICATIONS).

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.

 $\underline{\sf REQ.}$ 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

-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

-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C.

-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:

THE TOELOWING 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).

-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23. -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX.

-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

-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.

-22" 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. -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

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

REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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. -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 -PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER

-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.

-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sg.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.

-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 -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

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

RN design lmagine - Inspire - Create

50-3 scale

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/

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17 INTERIOR STUD WALLS:

-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.

$\langle \overline{18} \rangle$ 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 = 86e (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

-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH

-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE -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)

190)
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. -CUNINGUOUS AIR/ VAFOUR BARRIER IN COM SIMPLING ..., S. 8, 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
-LOW DENSITY CONCRETE BLOCK -WOOD FRAME W/ GYPSUM
-AIR FILM - MOVING -AIR FILM - STILL TOTAL "R" VALUE

(19b) FIREWALL:

O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57. FIRF = 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

-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

O.B.C., 7.10,9.7.(1) & TABLE 2.1.1 3B-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) STIDDS @ 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 &

-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.

$\langle 22 \rangle$ Garage wall & Ceiling:

-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 4-5)/4 (621111) 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.

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

-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

DOUBLE VOLUME WALLS:

-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING -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. &

24 EXPOSED FLOOR: -FLOOR AS PER NOTE # 28

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/O.B.C.- 9.25.3. & 9.25.4. -R31 (RSI 5.46) INSULATION

-VENTED ALUMINUM SOFFIT

240) 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.

$\langle 25 \rangle$ **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

(25a) CORBEL MASONRY VENEER:

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

FLOOR ASSEMBLIES:

$\langle 26 \rangle$ SILL PLATE:

O.B.C. 9.23.7.

-2" X 4" (38mm X 89mm) PLATE

-2 A 4 (SOMM) 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.

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

-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)

OI FURRING OR PANEL TYPE CEILING -STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

$\langle 28 \rangle$ **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.

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.

A-DJ-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 1/2" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-T.9.29.5.3.)

(300) 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.

& 7.23-4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR -ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.)

ROOF ASSEMBLIES

TYPICAL ROOF:

-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

LATOUT)
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)

 $\left\langle \overline{32} \right\rangle$ <u>CEILING:</u>

-R50 (RSI 8.8) INSULATION

-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. -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.)

(320) VAULTED OR CATHEDRAL CEILING:

O.B.C. 9.26. & TABLE A4 -NO. 210 (30. 5KG/m2) ASPHALT SHINGLES

-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL. -EAVES PROTECTION LAID BENEATH STARTER STRIP

-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.

-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

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

$\overline{\langle 33 \rangle}$ CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9"

-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.

$\langle 35 \rangle$ PRIVATE STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-7/8' (200mm) -MIN. RUN -MIN. TREAD = 8-1/4" (210mm) (235mm) = 9-1/4" -MAX, NOSING (25mm) -MIN. HEADROOM (1950mm) -MIN. WIDTH = 2'-10" (BETWEEN WALL FACES)
-MIN. WIDTH = 2'-11" (9
(EXIT STAIRS, BETWEEN GUARDS) ANGLED TREADS: MIN. RUN

-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. 77/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-'7" (1100mm) -ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS

-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR

WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

<u>HEIGHT:</u>
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 - 3-8 (107) ITIIII WHERE SOARDS ARE REQUIRED ON EARDINGS -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 (359) PUBLIC STAIRS:

O.B.C. 9.8.4. -MAX. RISE = 7-3/32" (180mm) -MIN. RUN = 11" (280mm) -MIN. TREAD -MAX. NOSING (25mm)

-MAX. NOSING - 1 (2010)
-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 TO BE ANN. 4" BY TO PRISERS EXCEEDS 2 -FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

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

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

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 -STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS, LANDING AND

THE BEGINNING AND END OF A RAMP

(36) <u>INTERIOR GUARDS:</u>
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

(360) EXTERIOR GUARDS:

GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm)

-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

CLIENT SPECIFIC REVISIONS

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: FIRM BCIN: 26995 JUNE 22, 2015 Riverwalk Phase 2

Highcastle Homes

marketina name

Brampton

lmagine - Inspire - Create

RN design

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

revisions date dwn chk # revisions date dwn chk ISSUED FOR FINAL 22-Jun-15 JR

SIGNATURE:

(36b) EXTERIOR GUARDS @ JULIET BALCONY:

-FOR RAILING SPANNING MAXIMUM OF 6'-0". PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.

-GUARDS TO BE 3-6" (1070mm) -FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C

-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.

-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

-CAPPED DRYER VENT

 $\langle 40
angle$ -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

-MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY -PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. -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.

-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

2) Where that floor level has a window providing an unobstructed opening of not less than 3'-3" (1000mm) in height AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

49 EXTERIOR COLUMN W/ MASONRY PIER:

-MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/

-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.

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

-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP. NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

(49a) EXTERIOR COLUMN:

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

NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

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)

$\langle 51 \rangle$ 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)

FRAME CONSTRUCTION:

-ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.

-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND

-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

-DOUBLE HEADER JOISTS AROUND FLOOR OF LININGS WHEN THE FIRST PROBLEM TO THE FORM THE FIRST PROBLEM TO THE FIRST PR

(800mm) AND 6-7" (2000mm)

-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS

BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS

-BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS

APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS

-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X

-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X $\,$ 235mm) OR LARGER.

WINDOWS:

-WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER -WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.8 W/(m2.K) OR

AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS & 31 FOR FIXED WINDOWS

-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL

-SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K) -FOR GROSS GLAZED AREAS LESS THAN 17%

ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.

GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED: THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.6, OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).

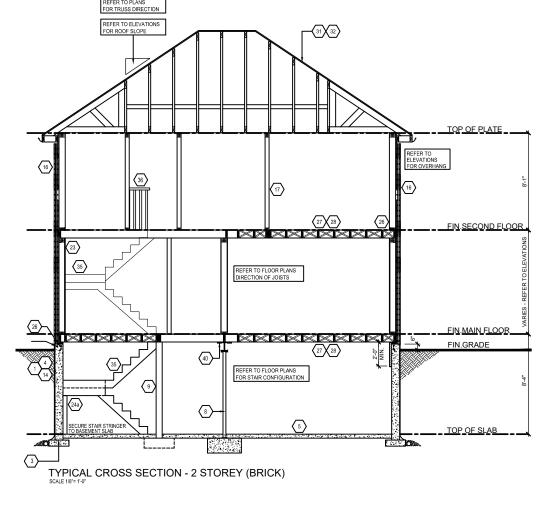
-WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED

 $\alpha\mbox{)}$ THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R60 (RSI 10.55),

b) The minimum efficiency of the $\ensuremath{\textit{HRV}}$ is increased by not less than 8 PERCENTAGE POINTS,

c) THE MINIMUM AFUE OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS,

d) THE MINIMUM **EF** OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.



FLOOR AREA CALCULATIONS									
ELEVATION	А	В	C/D	A (OPT)	B (OPT)	C/D (OPT)			
FIRST FLOOR	1568	1583	1568	1568	1583	1568			
SECOND FLOOR	1877	1863	1877	1877	1863	1877			
TOTAL (ft ²)	3446	3445	3445	3446	3445				
DEDUCT O.T.B.	67	67	67	N/A	N/A	N/A			
TOTAL (ft ²)	3378	3379	3378	3445	3446	3445			
FIN. BASEMENT	N/A	N/A	N/A	N/A	N/A	N/A			
TOTAL (ft ²)	3378	3379	3378	3445	3446	3445			
LOFT PLAN	N/A	N/A	N/A	N/A	N/A	N/A			
TOTAL (ft ²)	3378	3379	3378	3445	3446	3445			
(m ²)	313.8	313.9	313.8	320.1	320.1	320.1			
COVERAGE (ft ²)	1956	1971	1956	1956	1971	1956			
W/O PORCH(m ²)	181.7	183.1	181.7	181.7	183.1	181.7			
COVERAGE (ft ²)	2022	2037	2022	2022	2037	2022			
W/ PORCH (m ²)	187.8	189.2	187.8	187.8	189.2	187.8			

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CLIENT SPECIFIC REVISIONS

DOORS 46 X47 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")

F 460x2030x35 (1'6"x6'8"x1-3/8") F 610x2030x35 (2'0"x6'8"x1-3/8") G OVER SIZED EXTERIOR DOOR

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

L1 2/ 2" X 8" SPR L3

2/ 2" X 10" SPR 2/ 2" X 12" SPR 3-1/2" X 3-1/2" X 1/4" L 4" X 3-1/2" X 1/4" L

project

SCHEDULES

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" SPF

LINTELS I 10 4-7/8" X 3-1/2" X 5/16" I L11 4-7/8" X 3-1/2" X 3/8" L L12 4-7/8" X 3-1/2" X 1/2" L L13 5-7/8" X 3-1/2" X 3/8" L

Highcastle Homes

L17 7-1/8" X 4" X 1/2" L

WOOD BEAMS

L14 5-7/8" X 3-1/2" X 1/2" L

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 HOSE BIB WD15 3/1 3/4" X11 7/8" (2.0E) LVL (38) **EXHAUST FAN** 115 5-7/8" X 4" X 1/2" I \otimes L16 7-1/8" X 4" X 3/8" I

DRYFR VENT

COLD CELLAR VENT (50) STOVE VENT FIRE PLACE VENT

Brampton

marketing name

SMOKE ALARM 44

VENTS AND INTAKES

WATERPROOF

DUPLEX OUTLET

A.F.F.

 (\mathbf{H})

(G)

PLAN/ELEVATION LEGEND

DOUBLE JOIST

GIRDER TRUSS

PRESSURE TREATED

ABOVE FINISHED FLOOR

EXT. LIGHT FIXTURE

HYDRO METER

GAS METER

CARBON MONOXIDE ALARM (CMA) (45)

	FLOOR DRAIN						
	SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)						
\boxtimes	POINT LOAD						
		FLAT ARCH					
	****	2 STORY WALL					
U/S	UND	ER SIDE					

FIXED GLAZING **GLASS BLOCK**

GB **BLACK GLASS**

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 /

ls\ACA 2016\temp\AcPublish 8108\14021

CATEGORIES. QUALIFIED DESIGNER BCIN:

FIRM BCIN:

SIGNATURE:

41549
26995
JUNE 22, 2015

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



model 50-3	
scale 3/16" = 1'0"	project # 14021
page D3	