

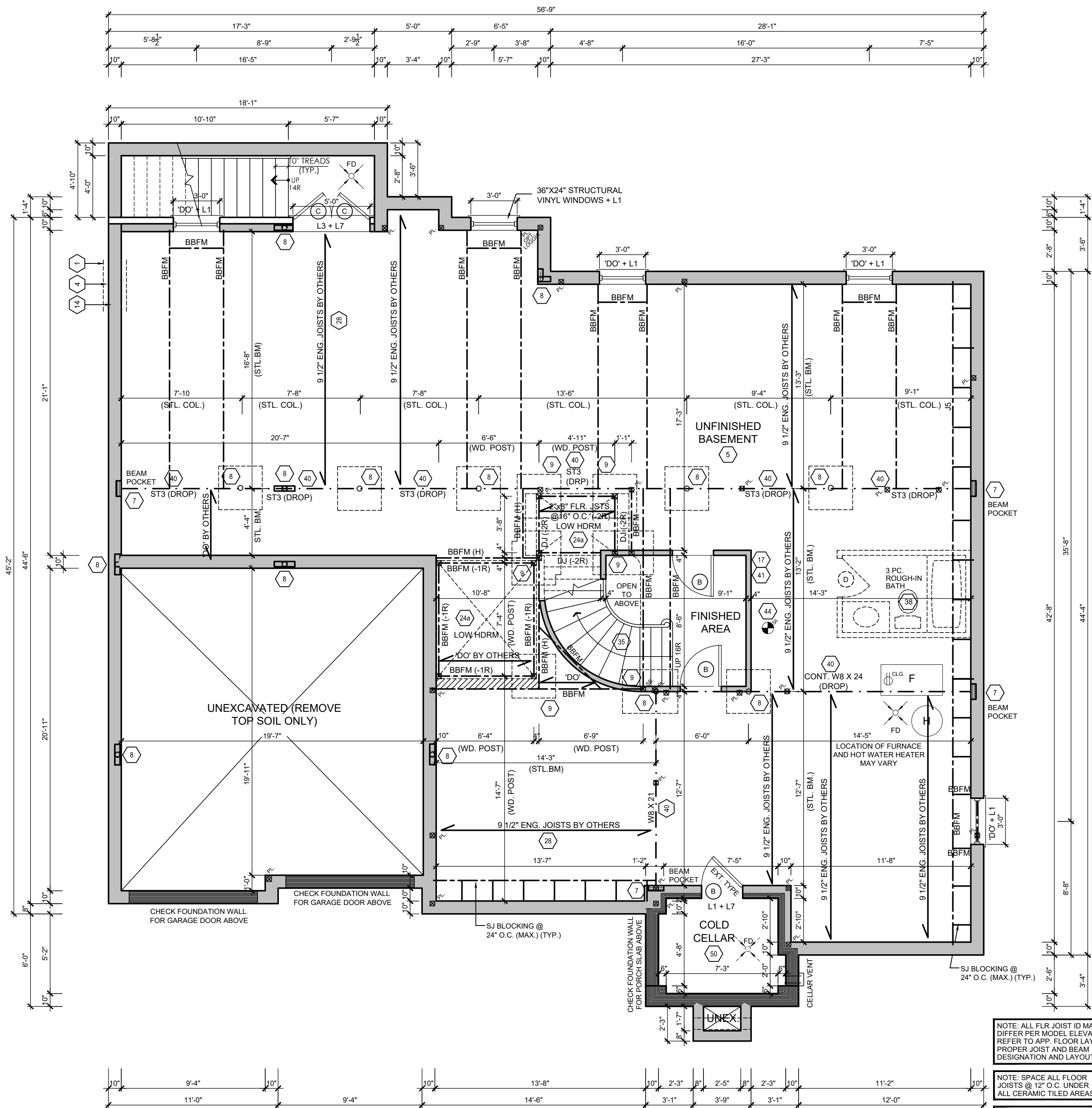
<p>CONSTRUCTION NOTES:</p> <p>COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 ENACTMENT</p> <p>(UNLESS OTHERWISE NOTED)</p> <p>-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.</p> <p>-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.</p> <p>-THERMAL RESISTANCE VALUES ARE BASED ON ZONE 1</p> <p>FOOTINGS / SLABS:</p> <p>TYPICAL STRIP FOOTING:</p> <p>O.B.C. 9.15.3.</p> <p>-BASED ON 16" (114.9mm) MAX. SUPPORTED, JOIST LENGTH</p> <p>-MIN. 2200psi (15Mpa) CONCRETE AFTER 28 DAYS</p> <p>-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL</p> <p>-MIN. 10.5psi (750kPa) BEARING CAPACITY</p> <p>-FGS. TO HAVE CONTINUOUS KEY</p> <p>-FG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOLS ENGINEERING REPORT)</p> <p>TYPICAL STRIP FOOTING (EXTERIOR WALLS)</p> <p>O.B.C. 9.15.3.5.</p> <p>-FG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE</p> <p>BRICK VENEER</p> <p>1-STORY - 15" X 4" (380mm X 100mm)</p> <p>2-STORY - 19" X 6" (485mm X 155mm)</p> <p>3-STORY - 26" X 9" (660mm X 230mm)</p> <p>SIDING-</p> <p>1-STORY - 10" X 4" (255mm X 100mm)</p> <p>2-STORY - 14" X 4" (360mm X 100mm)</p> <p>3-STORY - 18" X 5" (460mm X 130mm)</p> <p>2) TYPICAL STRIP FOOTING (INTERIOR BEARING WALLS)</p> <p>O.B.C. 9.15.3.6.</p> <p>1-STORY MASONRY - 16" X 4" (410mm X 100mm)</p> <p>1-STORY STUD - 12" X 8" (305mm X 100mm)</p> <p>2-STORY MASONRY - 26" X 9" (660mm X 230mm)</p> <p>2-STORY STUD - 18" X 5" (460mm X 130mm)</p> <p>3-STORY MASONRY - 36" X 14" (910mm X 360mm)</p> <p>3-STORY STUD - 24" X 8" (600mm X 200mm)</p> <p>3) STEP FOOTING:</p> <p>O.B.C. 9.15.3.7.</p> <p>23.5/8" (600mm) MAX. VERTICAL RISE & 23.5/8" (600mm) MIN. HORIZONTAL RUN.</p> <p>4) DRAINAGE TILE OR PIPE:</p> <p>4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.</p> <p>-COVER TOP 3 SIDES OF TILE OR PIPE W/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COARSE CLEAN GRANULAR MATERIAL</p> <p>-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.</p> <p>5) BASEMENT SLAB:</p> <p>O.B.C. 9.13.3 & 9.16.</p> <p>5" (75mm) CONCRETE SLAB</p> <p>2200psi (15Mpa) AFTER 28 DAYS - O.B.C. 9.16.4.5.</p> <p>-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.</p> <p>-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25Mpa) COMPRESSIVE STRENGTH AFTER 28 DAYS</p> <p>-1/2" (12.7mm) OF COURSE GRANULAR MATERIAL</p> <p>-PROVIDE BOLD BREAKING MATERIAL BETWEEN SLAB & FTG.</p> <p>-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.</p> <p>-FLOOR DRAIN PER O.B.C.9.31.4.4.</p> <p>-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. 58-12.2.1.1.6) (5)</p> <p>-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 58-9)</p> <p>5a) SLAB ON GROUND:</p> <p>5" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.</p> <p>2200psi (15Mpa) AFTER 28 DAYS - O.B.C. 9.16.4.5.</p> <p>-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE S ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.</p> <p>-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25Mpa) COMPRESSIVE STRENGTH AFTER 28 DAYS</p> <p>-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23.1/2" (600mm) OF GRADE.</p> <p>-1/2" (12.7mm) OF COURSE GRANULAR MATERIAL</p> <p>-PROVIDE BOLD BREAKING MATERIAL BETWEEN SLAB & FTG.</p> <p>-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.</p> <p>-FLOOR DRAIN PER O.B.C.9.31.4.4.</p> <p>-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 58-9)</p> <p>6) GARAGE SLAB / EXTERIOR SLAB:</p> <p>4" (100mm) CONCRETE SLAB</p> <p>4500psi (320Pa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONCR. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.31.6 & 6" X 6" (92.9 X 29.1) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB</p> <p>4" (100mm) OF COURSE GRANULAR MATERIAL</p> <p>1" (25mm) FILL PLACED UNDER SLAB - OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE CONFORMAL.</p> <p>7) PILASTERS:</p> <p>O.B.C. 9.15.5.3.</p> <p>PILASTER</p> <p>-CONCRETE MIN. 4" X 12" (100mm X 300mm)</p> <p>-BLOCK NBS - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL PER O.B.C. 9.20.11.2 (2) 1/2" (77mm) (200mm) SQUAD.</p> <p>OR</p> <p>8) BEAM POCKET:</p> <p>4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.</p> <p>-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2)</p> <p>STRUCTURAL COLUMNS:</p> <p>SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 FLOOR FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD AND /OR FLOOR DOES NOT EXCEED 50psf (2.4kPa).</p> <p>9) STEEL TYPE COLUMN:</p> <p>O.B.C. 9.15.3.4 & 9.17.3.</p> <p>-FIXED COLUMN</p> <p>-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS</p> <p>-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" 1/4" (150mm X 100mm 6.35mm) STEEL BTM. PLATE</p> <p>-FOR WOOD BEAMS, MIN. 4" X 4" 1/4" (100mm X 100mm 6.35mm) STEEL TOP & MIN. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM</p> <p>-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CESB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)</p> <p>COL. SPACING:</p> <p>FTG. SIZE:</p> <p>2-STORY</p> <p>-MAX. 9'10" (2977mm)</p> <p>-34" X 34" X 16"</p> <p>-600mmX 860mmX 400mm</p> <p>3-STORY</p> <p>-MAX. 16'-0" (4880mm)</p> <p>-44" X 44" X 21"</p> <p>-1120mmX 1120mmX 530mm</p> <p>4-STORY</p> <p>-MAX. 9'10" (2977mm)</p> <p>-40" X 40" X 14"</p> <p>-1010mmX 1010mmX 480mm</p> <p>5-STORY</p> <p>-MAX. 16'-0" (4880mm)</p> <p>-51" X 51" X 24"</p> <p>-1295mmX 1295mmX 610mm</p> <p>-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</p> <p>9) WOOD COLUMN:</p> <p>O.B.C. 9.17.4.1.</p> <p>-1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN</p> <p>-META. SHOE ANCHORED TO FOOTING</p> <p>-25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)</p> <p>-36" X 36" X 14" (910mmX 910mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)</p> <p>10) BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES):</p> <p>2-XBPS-12" LEDGER BOARD FASTENED W/ 2" (21) ANCHOR BOLTS @ 4" O.C.</p> <p>-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS</p> <p>11) BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)</p> <p>-12X11.5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2"X0.48" ANCHOR BOLTS.</p> <p>12) WALL ASSEMBLIES:</p> <p>FOUNDATION WALL:</p> <p>O.B.C. 9.15.4.2.</p> <p>-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally SUPPORTED HEIGHT,</p> <p>-8" (200mm) SOLID 2200psi (15Mpa) CONCRETE</p> <p>-MAX. UNSUPPORTED HEIGHT OF 9'-1 1/2" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.</p> <p>-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally SUPPORTED HEIGHT,</p> <p>-10" (250mm) SOLID 2200psi (15Mpa) CONCRETE</p> <p>-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-0" (2400mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.</p> <p>-LATERAL SUPPORT PROVIDED BY ANCHORED SILT PLATE TO JOISTS.</p> <p>-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.-19.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.-PART 4</p> <p>-WALL SHALL EXTEND A MIN. 5/8" (150mm) ABOVE GRADE</p> <p>-INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 6" (150mm) ABOVE FINISHED FLOOR OF BASEMENT (NOTE 1, O.B.C. 12.1.1.2.1.A.)</p> <p>-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL.</p> <p>REDUCTION OF THICKNESS:</p> <p>O.B.C. 9.15.4.7.</p> <p>-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.</p> <p>-TIE TO FACING MASONRY WITH METAL TIES SPACED MAX. @ 7/8" (200mm) VERTICALLY O.C. & 2'-11" (600mm) HORIZONTALLY.</p> <p>-FULL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR</p> <p>-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK.</p>			<p>REG. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):</p> <p>O.B.C. 9.20.2.</p> <p>O.B.C. 58-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)</p> <p>FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:</p> <p>-ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.</p> <p>-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.</p> <p>-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.</p> <p>-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.</p> <p>16a) FOUNDATION WALLS - UNSUPPORTED OPENINGS:</p> <p>-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)</p> <p>-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)</p> <p>-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)</p> <p>-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.</p> <p>-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER</p> <p>-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.</p> <p>15) FRAME WALL CONSTRUCTION:</p> <p>O.B.C. 9.23.</p> <p>-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4 & 9.27.2)</p> <p>-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2</p> <p>-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.</p> <p>-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. 12.1.1.2.A.)</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.</p> <p>-1/2" (12.7mm) GYPSUM BOARD</p> <p>NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =</p> <p>-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.</p> <p>REG. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):</p> <p>O.B.C. 58-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)</p> <p>FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:</p> <p>-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.</p> <p>-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE "X" GYPSUM BOARD.</p> <p>REG. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):</p> <p>O.B.C. 19.23.10.1.</p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/</p> <p>-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE</p> <p>-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.</p> <p>18) BEARING STUD (IN WALL):</p> <p>O.B.C. 9.23.1.6.</p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/</p> <p>-DBL. 2" X 4" OR 2" X 6" TOP PLATE.</p> <p>-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROOFING MATERIAL.</p> <p>-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.</p> <p>PARTY WALL - BLOCK:</p> <p>O.B.C. 58-3 WALL = 86e (STC = 57, FIRE = 2 HR)</p> <p>-MIN. HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE US OF ROOF DECK</p> <p>-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT MOISTURE PASSAGE.</p> <p>-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES</p> <p>-R22 (RSI 3.52) RIGID INSULATION</p> <p>-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE "X" GYPSUM BD.</p> <p>REG. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):</p> <p>O.B.C. 19.23.10.1.</p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/</p> <p>-DBL. 2" X 4" OR 2" X 6" TOP PLATE.</p> <p>-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROOFING MATERIAL.</p> <p>-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.</p> <p>19) PARTY WALL - BLOCK:</p> <p>O.B.C. 58-3 WALL = 86e (STC = 57, FIRE = 2 HR)</p> <p>-MIN. HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE US OF ROOF DECK</p> <p>-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT MOISTURE PASSAGE.</p> <p>-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES</p> <p>-R22 (RSI 3.52) RIGID INSULATION</p> <p>-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE "X" GYPSUM BD.</p> <p>REG. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):</p> <p>O.B.C. 19.23.10.1.</p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/</p> <p>-DBL. 2" X 4" OR 2" X 6" TOP PLATE.</p> <p>-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROOFING MATERIAL.</p> <p>-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.</p> <p>20) EXTERIOR BALCONY ASSEMBLY:</p> <p>1-1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING</p> <p>2X4" 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 2X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)</p> <p>-EXTERIOR GUARD AS PER 9.34e</p> <p>-SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER</p> <p>REQUIRED FOR OVER HEATED SPACES:</p> <p>-ADD 2X4" (38mm X 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS</p> <p>-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS</p> <p>-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.</p> <p>-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR</p> <p>-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-19.29.5.3)</p> <p>20a) EXTERIOR PLAT ROOF ASSEMBLY:</p> <p>SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT</p> <p>INSTALLED PER MANUFACTURERS SPECIFICATIONS</p> <p>1-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPEDED PURLINS</p> <p>3" ROOF MIN. 2% TO ROOF SCUPPER</p> <p>3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)</p> <p>REQUIRED FOR OVER HEATED SPACES:</p> <p>-ADD 2X4" (38mm X 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS</p> <p>-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS</p> <p>-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.</p> <p>-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR</p> <p>-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C.-19.29.5.3)</p> <p>ROOF ASSEMBLIES</p> <p>O.B.C. 9.26.</p> <p>NO. 210 (30. 5KG/M2) ASPHALT SHINGLES</p> <p>FOR ROOFS BETWEEN 4'-2 & 8'-2 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (600mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.</p> <p>EAVES PROTECTION Laid BENEATH STARTER STRIP.</p> <p>EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 12% OR GREATER PER O.B.C. 9.26.2.1.</p> <p>STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.2.2.(3)</p> <p>3/8" (10mm) PLYWOOD SHEATHING OR OSB (2 GRADE) WITH 1" CLIPS</p> <p>APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURERS LAYOUT)</p> <p>TRUSS BRACING AS PER TRUSS MANUFACTURER</p> <p>EAVEYROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)</p> <p>ATTIC VENTILATION 1:30 OF INSULATED CEILING AREA WITH .50% AT SOFFIT.</p> <p>32) CEILING:</p> <p>R50 (RSI 8.8) INSULATION</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.</p> <p>-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR</p> <p>-R50 (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3)</p> <p>32a) VAULTED OR CATHEDRAL CEILING:</p> <p>O.B.C. 9.26 & TABLE 4.4</p> <p>NO. 210 (30. 5KG/M2) ASPHALT SHINGLES</p> <p>FOR ROOFS BETWEEN 4'-2 & 8'-2 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (600mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.</p> <p>EAVES PROTECTION Laid BENEATH STARTER STRIP.</p> <p>EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 12% OR GREATER PER O.B.C. 9.26.2.1.</p> <p>STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.2.2.(3)</p> <p>3/8" (10mm) PLYWOOD SHEATHING OR OSB (2 GRADE) WITH 1" CLIPS</p> <p>APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURERS LAYOUT)</p> <p>TRUSS BRACING AS PER TRUSS MANUFACTURER</p> <p>EAVEYROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)</p> <p>ATTIC VENTILATION 1:30 OF INSULATED CEILING AREA WITH .50% AT SOFFIT.</p> <p>33) CONVENTIONAL FRAMING:</p> <p>O.B.C. 9.23.1.6.</p> <p>-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)</p> <p>-2X4" (38mm X 89mm) COLLAR TIES AT MIDSPAN</p> <p>-CEILING JOISTS TO BE 2" X 6" (38mm X 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.</p> <p>-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1/2" (38mm) THICK.</p>			<p>34) ATTIC ACCESS HATCH:</p> <p>O.B.C. 9.20.2.</p> <p>-1/3 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R40 (RSI .70) INSULATION.</p> <p>GENERAL:</p> <p>PRIVATE STAIRS:</p> <p>O.B.C. 9.8.4.</p> <p>-MAX. RISE = 8 1/4" (200mm)</p> <p>-MIN. RUN = 8 1/4" (210mm)</p> <p>-TREAD = 9 1/4" (235mm)</p> <p>-MAX. NOSING = 1" (25mm)</p> <p>-MIN. HEADROOM = 6'-5" (1950mm)</p> <p>-MIN. WIDTH = 2'-10" (860mm)</p> <p>-MIN. WIDTH (BETWEEN WALL FACES) = 2'-2" (610mm)</p> <p>(EXIT STAIRS, BETWEEN GUARDS)</p> <p>ANGLED TREADS:</p> <p>-MIN. RUN = 5 7/8" (150mm)</p> <p>-MIN. AVG. RUN = 7 7/8" (200mm)</p> <p>-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS</p> <p>-EXTERIOR COND. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7/8" (200mm) RISE</p> <p>-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2</p> <p>-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE</p> <p>HANDRAILS:</p> <p>O.B.C. 9.8.7</p> <p>-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)</p> <p>-2 HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)</p> <p>-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS</p> <p>HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION</p> <p>HEIGHT:</p> <p>O.B.C. 9.8.7.4</p> <p>-2'-10" (860mm) MIN. TO 3'-2" (965mm) MAX.</p> <p>-3'-4" (1000mm) WHERE GUARDS ARE REQUIRED ON LANDINGS</p> <p>-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING</p> <p>PROJECTIONS:</p> <p>O.B.C. 9.8.7.6</p> <p>HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR</p> <p>55a) PUBLIC STAIRS:</p> <p>O.B.C. 9.8.4.</p> <p>-MAX. RISE = 7-3/32" (180mm)</p> <p>-MIN. RUN = 11" (280mm)</p> <p>-MIN. TREAD = 11" (280mm)</p> <p>-MAX. NOSING = 1" (25mm)</p> <p>-MIN. HEADROOM = 6'-9" (2050mm)</p> <p>-MIN. WIDTH = 5'-0" (1525mm)</p> <p>(EXIT STAIRS, BETWEEN GUARDS)</p> <p>-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS</p> <p>-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2</p> <p>-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE</p> <p>HANDRAILS:</p> <p>O.B.C. 9.8.7</p> <p>-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)</p> <p>-2 HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)</p> <p>-2 HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH</p> <p>HANDRAILS ARE TO BE CONTINUOUS EXCEPT AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION</p> <p>HEIGHT:</p> <p>O.B.C. 9.8.7.4</p> <p>-2'-10" (860mm) MIN. TO 3'-2" (965mm) MAX.</p> <p>-3'-4" (1000mm) WHERE GUARDS ARE REQUIRED ON LANDINGS</p> <p>-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING</p> <p>PROJECTIONS:</p> <p>O.B.C. 9.8.7.6</p> <p>HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR</p> <p>TERMINATION:</p> <p>O.B.C. 9.8.7.3</p> <p>-ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS</p> <p>FINISH:</p> <p>O.B.C. 9.8.9.6</p> <p>-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS</p> <p>-STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARKATE THE LEADING EDGE OF THE TREADS, LANDINGS AND THE BEGINNING AND END OF A RAMP</p> <p>INTERIOR GUARDS:</p> <p>O.B.C. 58-7 & 9.8.8.3.</p> <p>-GUARDS TO BE 3'-4" (1000mm) HIGH</p> <p>-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (600mm) HIGH</p> <p>-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS</p> <p>-PICKETS TO HAVE 4" (100mm) MAX. SPACING</p> <p>-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (600mm) HIGH</p> <p>9.8.8.2. OR</p> <p>-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.</p> <p>-VERT. END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8" MIN. ANCHOR BOLTS EQUIALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.</p> <p>-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.</p> <p>37) LINEN CLOSET 4 SHELVES MIN. 1'-2" (300mm) DEEP</p> <p>WASHROOMS ARE TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. O.B.C.-9.32.1.3(3)</p> <p>38) CAPPED DRYER VENT</p> <p>1"X2" (19mmX38mm) BOTH SIDES OF STEEL</p> <p>41) WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.</p> <p>42) PRECAST CONC. STEP</p> <p>RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND</p>			<p>44) SMOKE ALARM, O.B.C.-9.10.1.9:</p> <p>PROVIDE 1 ON EACH FLOOR INCL. CLUDING BASEMENTS</p> <p>-PROVIDE 1 IN EACH BEDROOM</p> <p>-PROVIDE 1 IN EACH HALLWAY SERVING BEDROOMS</p> <p>-ALARMS TO BE INTERCONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.</p> <p>-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 24 HOURS, FOR A MINUTES OF ALARM</p> <p>45) CARBON MONOXIDE ALARM (CMA), O.B.C.-9.33.4:</p> <p>-WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.</p> <p>-CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.</p> <p>46) MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY</p> <p>-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG.</p> <p>-UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDEGLINT IS PRESENT.</p> <p>-R4 (RSI .70) WHERE A STORM DOOR IS NOT PROVIDED</p> <p>47) GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C.-9.10.13.1.</p> <p>R4 (RSI .70)</p> <p>48) TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:</p> <p>1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR</p> <p>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.</p> <p>49) EXTERIOR COLUMN:</p> <p>-MIN. 6X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.</p> <p>-TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.</p> <p>-1X 4" 1/4" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.</p> <p>-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.</p> <p>-SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.</p> <p>3/4" AIR SPACE AROUND POST</p> <p>OR</p> <p>-MIN. 6X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ PRECAST CONCRETE CAP.</p> <p>-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.</p> <p>NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.</p> <p>50) COLD CELLS:</p> <p>FOR COLD CELLS PROVIDE THE FOLLOWING:</p> <p>-VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.</p> <p>-COVER VENT W/ BUG SCREEN</p> <p>-WALL MOUNTED LIGHT FIXTURE</p> <p>-4"X6" (100mm X 150mm) WOOD POST CLAD W/ DECOR. SURROUND</p> <p>-2-8" X 6-8" EXTERIOR TYPE DOOR (MIN.4-R JSI .07)</p> <p>-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)</p> <p>51) STUD WALL REINFORCEMENT:</p> <p>-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATHTUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF COLD BARS AS PER O.B.C.-3.8.3.8.1 (1)(d) & 3.8.3.13.1 (1)(f)</p> <p>-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.2.2 (2)</p> <p>FRAME CONSTRUCTION:</p> <p>-ALL FRAMING LUMBER TO BE NO.1 AND NO. 2 SPF UNLESS SHOWN OTHERWISE</p> <p>ROOF LOADING IS BASED ON 1.5KPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.</p> <p>-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING</p> <p>-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING</p> <p>-DOUBLE STUDS @ OPENINGS</p> <p>-DOUBLE HEADER JOISTS BETWEEN FLOOR OPENINGS WHEN THEY ARE BETWEEN 9'-11" (1200mm) AND 10'-0" (3000mm)</p> <p>-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)</p> <p>-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS</p> <p>-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS</</p>
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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: JAN. 14 2016

SIGNATURE:

mp



BASEMENT ELEVATION 'B'

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#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Dec-15	RPA	NP
2	REVISED PER ENG. COMMENTS	13-Jan-16	PM	NP
3	ADDED WALK-UP BEAM STAIRS	10-May-16	PV	D.H.
4				
5				
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11				
12				

client

Highcastle Homes

project

Riverwalk Phase 2

Brampton

model

65-1-(LOT 31)

project #

14021

scale

3/16" = 1'0"

page

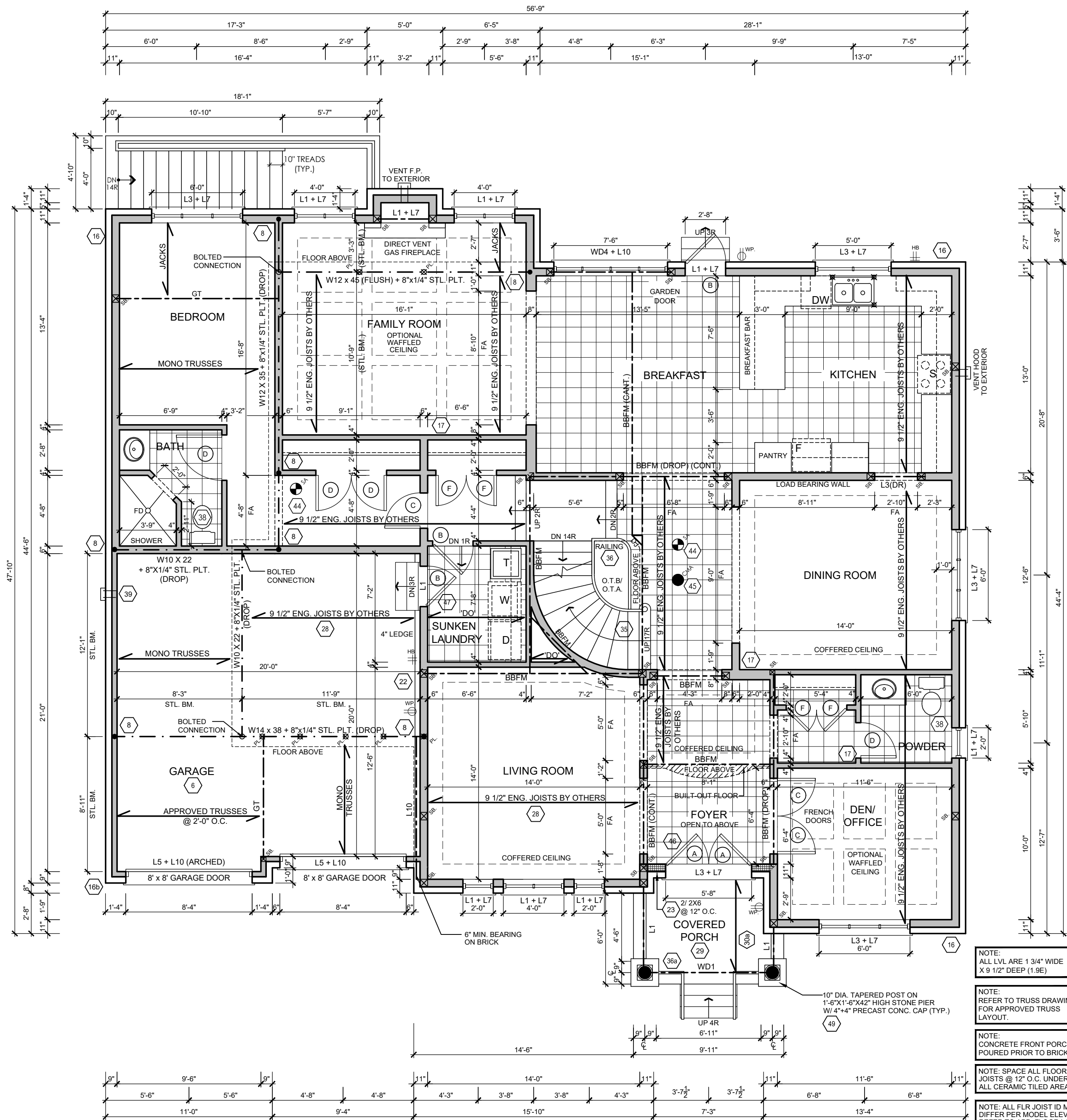
A1



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GROUND FLOOR ELEVATION 'B'

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2	REVISED PER ENG. COMMENTS	13-Jan-16	PM	NP
3	REVISED AS PER CLIENT COMMENTS	25-Apr-16	PM	RPA
4	ADDED WALK-UP BSMT STAIRS	10-May-16	PV	DJH
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12				

client

Highcastle Homes

project

Riverwalk Phase 2

Brampton

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65-1-(LOT 31)

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3/16" = 1'0"

page

A2

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NOTE: ALL LVL ARE 1 3/4" WIDE X 9 1/2" DEEP (1.9E)

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

NOTE: CONCRETE FRONT PORCH POURED PRIOR TO BRICK

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILED AREAS

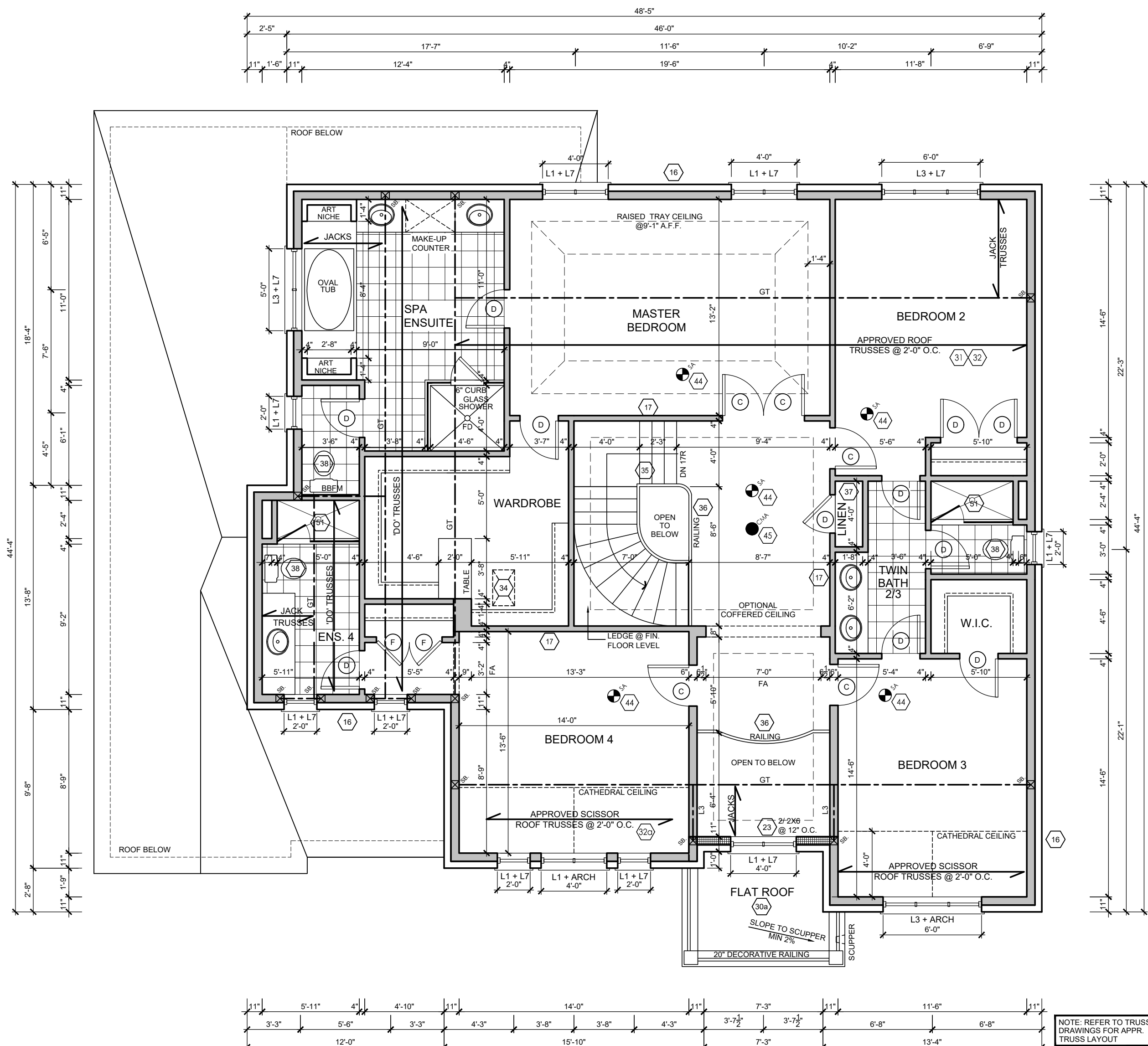
NOTE: ALL FLR JOIST ID MAY DIFFER PER MODEL ELEVATION. REFER TO APP. FLOOR LAYOUT FOR PROPER JOIST AND BEAM DESIGNATION AND LAYOUT



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SECOND FLOOR ELEVATION 'B'

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3	REVISED AS PER CLIENT COMMENTS	25-Apr-16	PM	RPA
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client

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project

Riverwalk Phase 2

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3/16" = 1'0"

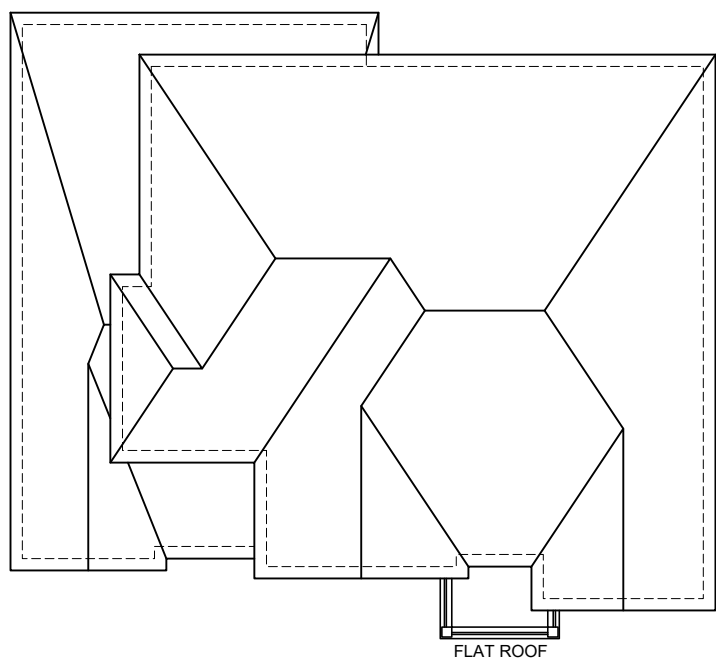
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ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" o.c. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

ROOF PLAN 'B'

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

1"x8" PROFILED FREIZE BOARD (TYP.)

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

DECOR. GABLE END LOUVER DETAIL (TYP.)

U/S OF GARAGE SOFFIT ADDRESS PLAQUE

8"x2" SELF SUPPORTING PRECAST ARCH CONC. HEADER W/ DBL. CENTRE KEYSTONE

STONE VENEER (TYP.)

8'x8' O.H. GARAGE DOOR W/ HARDWARE PACKAGE

U/S OF FTG.

STEPPED FOOTING TOP OF SLAB

FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF

33'-8"

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS
31

MID-POINT OF ROOF

26'-4"

LINE OF CATH. CEILING (SLOPE 6:12)

8"x2" SELF SUPPORTING PRECAST CONC. ARCH W/ DBL. CENTRE KEYSTONE W/ 8"x2" PRECAST RETURN W/ DBL. 4" PRECAST IMPOSTS (TYP.)

72"x20" EXT. SEG. TRANSON (TYP.)

TOP OF PLATE

TOP OF WINDOW

20" HIGH DECOR. METAL RAILING W/ 10"x10"x24" HIGH DECOR. NEWEL POSTS

2"x5"x1"x2"x1" BUILT UP WOOD TRIM W/ HARDIE BASE PANEL W/ 1"x4" TRIM

TOP OF BAND

TOP OF PARAPET

FIN. SECOND FLOOR

4" x 4" PRECAST CONC. BAND

TOP OF TRANSON

TOP OF DOOR

TOP OF WINDOW

10" DIA. TAPERED POST ON 1'-6"x1'-6"x42" HIGH STONE PIER W/ 4"x4" PRECAST CONC. CAP(TYP.)
49

FIN. GROUND FLOOR

POURED CONC. DOOR. SILL

POURED CONC. PORCH SLAB

FIN. GRADE

POURED CONC. FDN WALLS ON CONC. STRIP FOOTING

1 4 14

TOP OF SLAB

GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3386.18 SF	314.58 m ²
FRONT GLAZING AREA	198.44 SF	18.44 m ²
LEFT SIDE GLAZING AREA	18.66 SF	1.73 m ²
RIGHT SIDE GLAZING AREA	38.58 SF	3.58 m ²
REAR GLAZING AREA	163.81 SF	15.22 m ²
TOTAL GLAZING AREA	419.49 SF	38.97 m ²
TOTAL GLAZING PERCENTAGE	12.39 %	

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12				

client

Highcastle Homes

project

Riverwalk Phase 2

Brampton

model

65-1-(LOT 31)

project #

14021

scale

3/16" = 1'0"

page

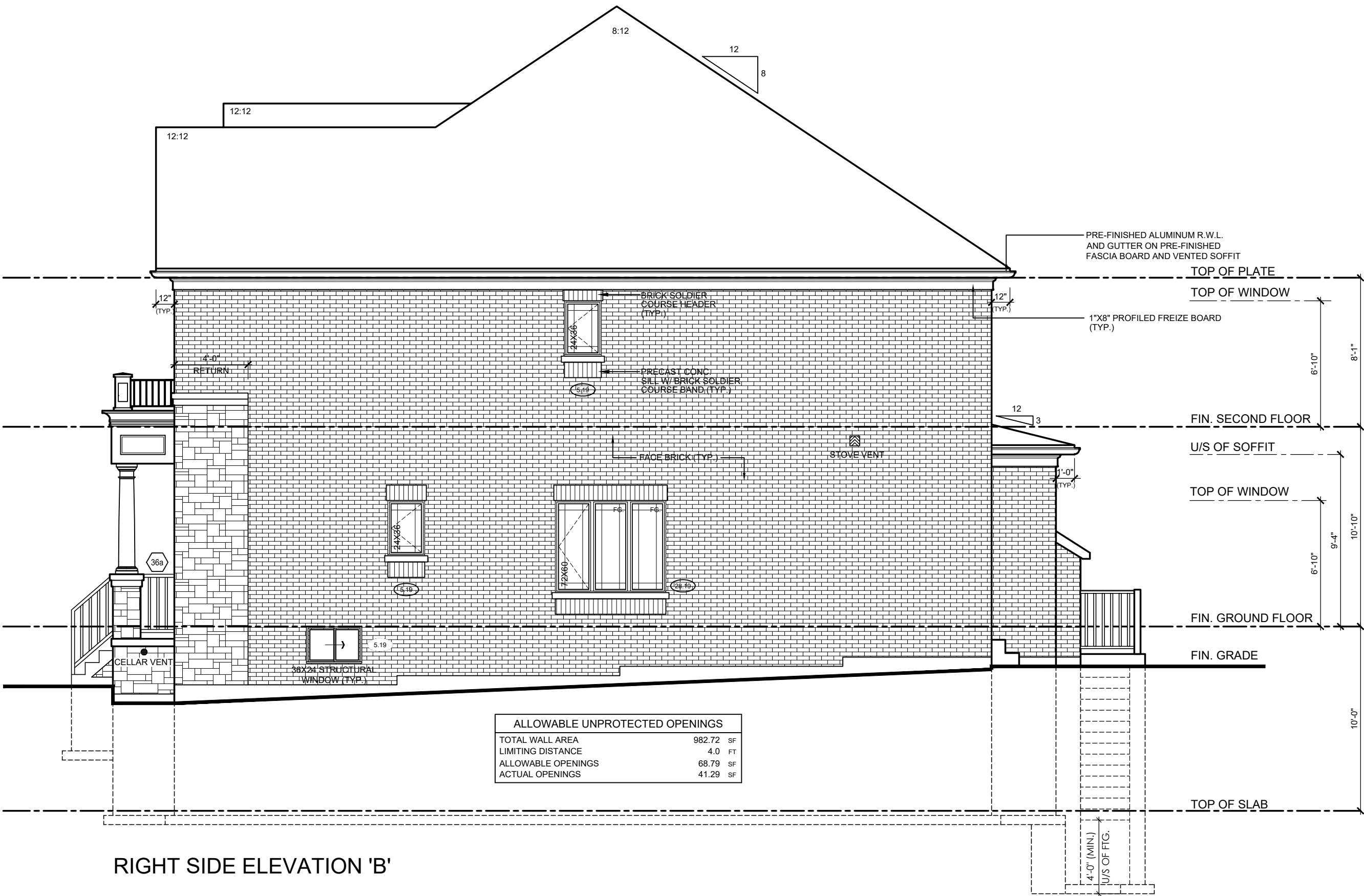
A4



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: JAN.14.2016

SIGNATURE:

mp



RIGHT SIDE ELEVATION 'B'

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	21-Dec-15	RPA	NP
2	ADDED WALK-UP BSMT STAIRS	10-May-16	PV	DJH
3				
4				
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11				
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page

A5

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

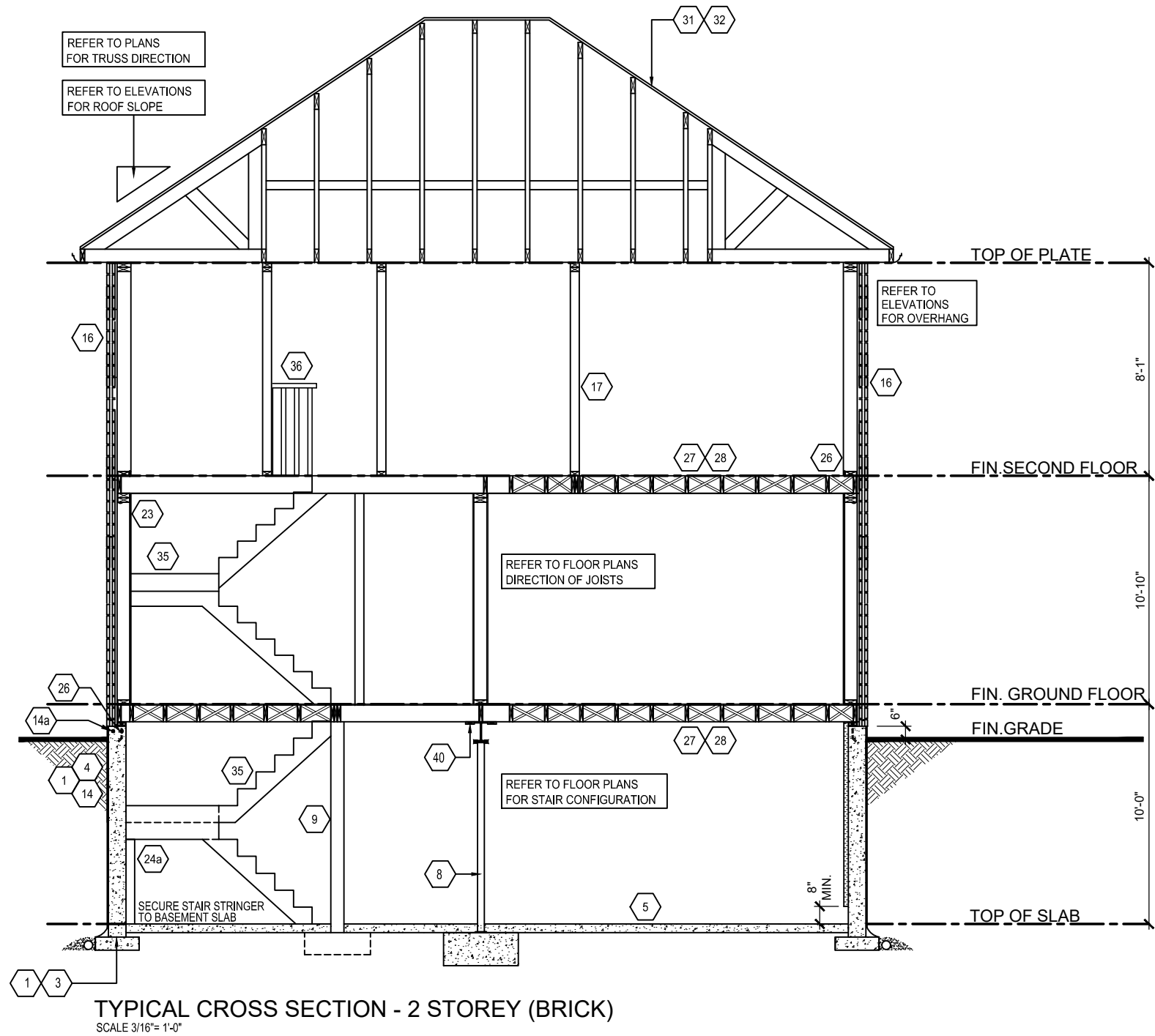
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of BRAMPTON.



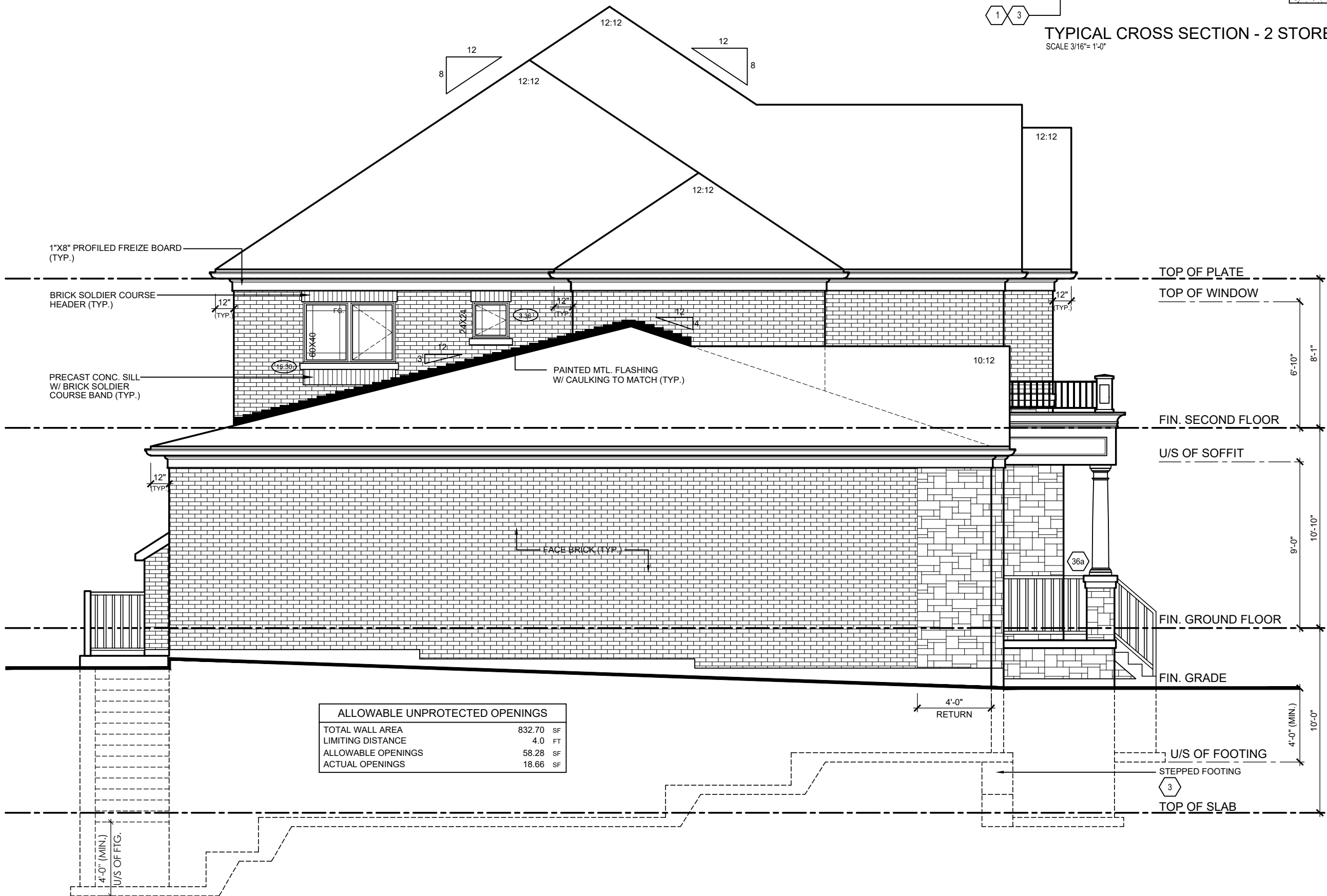
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TYPICAL CROSS SECTION - 2 STOREY (BRICK)
SCALE 3/16" = 1'-0"



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	832.70 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	58.28 SF
ACTUAL OPENINGS	18.66 SF

LEFT SIDE ELEVATION 'B'

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