**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 -ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC. THERMAL RESISTANCE VALUES BASED ON ZONE **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. -FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER

YPICAL STRIP FOOTING: (EXTERIOR WALLS) -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) -1 STOREY - 10" X 4" (255mm X 100mm) -2 STOREY - 14" X 4" (360mm X 100mm) -3 STOREY - 18" X 5" (460mm X 130mm)

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS) -1 STOREY MASONRY - 16" X 4" (410mm X 100mm) -1 STOREY STUD -12" X 4" (305mm X 100mm) -2 STOREY MASONRY -2 6" X 9" (650mm X 230mm) -2 STOREY STUD -18" X 5" (450mm X 130mm) -3 STOREY MASONRY - 36" X 14" (900mm X 360mm)

3 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 BÉLOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' POLL POOFING W/ 4" (100mm) LAPPED JOINTS PAMPPROOFING 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.

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 - 2.1.1.6 (5)) UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NO ROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD

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 MATERIA -PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.

ii (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED

-FLOOR DRAIN PER O.B.C.9.31.4.4. UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A ROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB

-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINF 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 -ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED. 7 PILASTERS:

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.

BEAM POCKET -4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE. 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 DOE

IOT EXCEED 50psf (2.4kPa). 8 STEEL PIPE 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) -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 - 34" X 34" X 16" - (860mmX 860mmX 400mm) -MAX. 16'-0" (4880mm) - 44" X 44" X 21

(1120mmX 1120mmX 530mm) - 40" X 40" X 19" -MAX. 9'-10" (2997mm) 0mmX 1010mmX 480mm) -MAX. 16'-0" (4880mm) - 51" X 51" X 24" -WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN: -5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN. -25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ -3-4" X 34" X 14" (860mmX 860mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/9'-10" COL. SPACING)

DELOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES) -2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.6 -WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ABBFMACENT 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"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES: 14 FOUNDATION WALL:

> -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 ateral support provided by anchored sill plate to joists -FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE II 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:

MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2' -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 -WHFRF INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. ALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 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

-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING. 140 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 EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING. 5\ 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. -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 -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' REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): r to requirements for less than 4'-0" limiting distance and add/replace the non-combustable siding or stucco as per elevations (refer to manufacturer's

EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

ALTERNATE FRAME WALL CONSTRUCTION:

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 (RS1 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. /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 4" (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 = EWI b (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE ADD 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. -ADD 1/4 (6III) FT WOOD (EATERIOR THE) OR EQUIVALENT AS FER O.B.C. 7.23 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

-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"

FRAME WALL CONSTRUCTION @ GARAGE: 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. 1.1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. 2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.

(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  $\underline{\sf REQ.\;FOR\;FIRE\;RATING\;(LESS\;THAN\;4'-0''\;LIMITING\;DISTANCE):}$ 

O.B.C. SB-3 WALL = EWI'D (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sg.m. REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE): -REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND -NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO UFACTURER'S SPECIFICATIONS).

VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER /2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD BRICK VENEER CONSTRUCTION:

-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. 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. BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER -1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 -7/4 (611111) FET WOOD (EXTERIOR TIPE) OR EQUIVALENT AS
-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.) ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

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 = EWI b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE -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: -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. -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 HE 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. OR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O. DR 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 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 STUE -REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING

NATERIAL 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: -3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT MIN 0.03" (0.74mm) THICK 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @

-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. -BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER

VALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2. 4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16 -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. 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.0 DR 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 = EWID (STC = N/A, FIRE = 45 MIN) FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m. INTERIOR STUD WALLS:

-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. BEARING STUD WALL (BASEMENT): -2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR

X 4" (3611117) WOOD STUDS @ 16" (400mm) O.C. OK X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ BL. 2" X 4" OR 2" X 6" TOP PLATE. 2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIA 2" (12.7mm) GYPSUM BOARD BOTH SIDES. 2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.G FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB 19 PARTY WALL - BLOCK:

O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

NIN. 1 HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK PACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERA -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES BSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY -7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE) -STAGGER JOISTS & BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2 -ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)

190 PARTY WALL - BLOCK (AGAINST GARAGE): 1/2" (12.7mm) GYPSUM BOARD

ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & -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 TAPE AND SEAL ALL JOINTS GAS TIGHT REQ. INSULATION VALUES: INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90 -RIGID INSULATION = 20.00 -LOW DENSITY CONCRETE BLOCK= 1.70

-WOOD FRAME W/ GYPSUM -AIR FILM - MOVING = 0.68 O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)

- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B. -2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF /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 COUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) ROTRUDE PAST FASCIA @ FAVES W/ BRICK CORBELLING THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)

-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ABBFMACENT ROOFS IS GREATER THAN 9'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER O.B.C. 3.1.10.4.(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 PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR) -MIN. 1 HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK -2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX -SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF -5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1) NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

GARAGE WALL & CEILING: O.B.C. 9.10.9.16.(3) -1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT R22 (RSI 3.87) INSULATION IN WALLS, R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS). " (12.7mm) GYPSUM BOARD

ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR WALLS ABBEMACENT TO ATTIC SPACE: NTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & -2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. -1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC

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 STOREST TO STUD SPECIFICATION
STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C. SOLID BRIDGING AT 3'-11" (1200mm) O.C. MIN R22 (RSL3.87) INSULATION (70NF.1. O.B.C. T.2.1.1.2.A.).

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9. 4 EXPOSED FLOOR:
-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ D.B.C.- 9.25.3. & 9.25.4. R31 (RSI 5.46) INSULATION

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

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 MEMBER NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES, FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA

CORBEL MASONRY VENEER: -MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1) FLOOR ASSEMBLIES: 6 SILL PLATE:

O.B.C. 9.23.7. -2" X 4" (38mm X 89mm) PLATE -2 A 1 (301111) ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm IICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF

BRIDGING & STRAPPING: , 1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. ASTENED TO SILL OR HEADER @ ENDS 7 BXID GIFE 1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS\_BRIDGING @ MAX. 6'-11" c) BRIDGING & STRAPPING

1 1/2" (38mm) SOLID BLOCKING @ MAX, 6'-11" (2100mm) O.C. USED WITH STRAPPING I) FURRING OR PANEL TYPE CEILING STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS. 28\ FLOOR ASSEMBLY: O.B.C. 9.23.14.3, 9.23.14.4

5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT FLOOR JOISTS AS PER FLOOR PLAN 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) FACH WAY

-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 LY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR SRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) D.C. DIRECTLY ON 2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) EXTERIOR GUARD AS PER #36c

- 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 Jobis ADD R31 (R31 5.46) Insulation Between Joists ADD COntinuous air/vapour Barrier in Conformance W/ O.B.C. 9.25.3. &

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.) **EXTERIOR FLAT ROOF ASSEMBLY:** SINGLE PLY WATERPROOF ROOF MEMBRANE OR EGINSTALLED PER MANUFACTURER'S SPECIFICATIONS. 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN.

/8" EXTERIOR GRADE PLYWOOD SHEATHING ON -2"X8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN) REQUIRED FOR OVER HEATED SPACES: -ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

& 9.25.4. -ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. T.9.29.5.3.) ROOF ASSEMBLIES YPICAL 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) APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT) TRUSS BRACING AS PER TRUSS MANUFACTURER -ATIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.

-R50 (RSI 8.8) INSULATION ONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4. -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" 00mm) PAST THE INSIDE FACE OF EXTERIOR WALL.

EAVES PROTECTION LAID BENEATH STARTER STRI 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 @ 4" O.C. MAX. SPAN 17'-0" (5180mm) -MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION

O.B.C. 9.25.3. & 9.25.4. -1/2" (12.7mm) GYPSUM BOARD CONVENTIONAL FRAMING: O.B.C. TABLE A6 OR A7 -2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS

CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH

-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm) EILING JOISTS TO BE<sup>2</sup>" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS -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 &

35 PRIVATE STAIRS: O.B.C. 9.8.4. -MAX. RISE -MIN. RUN -MIN. TREAD = 9-1/4" (235mm) -MAX. NOSING = 1" (25mm) -MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-10" (860mm)
(BETWEEN WALL FACES) (900mm)

BACKED W/ R40 (RSI 7.0) INSULATION.

ANGLED TREADS:

-MIN. RUN = 5 7/8" (150mm) -MIN. AVG. RUN = 7 7/8" (200mm) FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKET EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & OUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2 CLIENT SPECIFIC REVISIONS FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm) -TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3-7" (1 100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS

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 INE DRAWN FROM THE TANGENT TO THE TREAD NOSING

-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR PUBLIC STAIRS:

O.B.C. 9.8.4.

-MAX. RISE = 7-3/32" (180mm)

-MIN. RUN = 11" (280mm)

-MIN. IREAD = 11" (280mm) (25mm) -MAX. NOSING - 1 (2001)

-MIN. HEADROOM = 6'-9" (2050mm)

-MIN. WIDTH = 2'-11" (900mm) -MIN, MIDTH = 2'-11" (900mm)

(EXIT STAIRS, BETWEEN GUARDS)

-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS TG. 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:<sup>4</sup>7" (1100mm) TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE NTERRUPTED BY DOOR WAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

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

ANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm)

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

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

O.B.C. SB-7 & 9.8.8.3. -GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23  $5/8^{\circ}$ 6UUMM). GUARDS TO BE 3'-6" (1070mm) -GOARDSTO BLUSS (TOVINITY)
-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 ABBEMACENT GRADE,
-PICKETS TO HAVE 4" (100mm) MAX. SPACING -PROVIDE MID-SPAN POSTS AS PER SB-7. GUARDS FOR FUGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS @ JULIET BALCONY: -PROVIDE PREFIN, METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX 4-7,8.8.5. -GUARDS TO BE 3"-4" (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. 7.8.8.2. OK FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2. -VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN, ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN, EMBEDMENT TO STUD

PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION. -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C. - 9.32.1.3.(3) 39 > -CAPPED DRYER VENT

0 -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

-PRECAST CONC. STEF -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND SMOKE ALARM, O.B.C.- 9.10.19. -PROVIDE 1 IN EACH BEDROOM -PROVIDE 1 IN EACH HALLWAY SERVICING REDROOMS -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 CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED. MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.

-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 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 ABBEMACENT GROUND EXTERIOR COLUMN W/ MASONRY PIER: -MIN. 6"X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL OP 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.

-3/4" AIR SPACE AROUND POST. REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.

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.

COLD CELLARS: FOR COLD CELLARS PROVIDE THE FOLLOWING VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA. -COVER VENT W/ BUG SCREEN WALL MOUNTED UPIN FINDE 11-H17 FOR DOOR OPENING 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN.R-4 RSI 0.7) INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11) STUD WALL REINFORCEMENT:

-WALL STUDS ABBEMACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAD 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 RAIN -JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING

BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) -DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) -DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARAMETO 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" XB "(38mm X 184mm)
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR

-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE

WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER -WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.8 W/(m2.K) OR AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS & 31 FOR FIXED WINDOWS BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 -FOR GROSS GLAZED AREAS LESS THAN 17% ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.

HE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE VALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED; THAT THE WINDOWS ND 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 THAT: 1) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS

b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 C) THE MINIMUM **AFUE** OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS d) THE MINIMUM *EF* OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS

REFER TO PLANS FOR TRUSS DIRECTION FOR ROOF SLOPE <u>IOP OF PLATE</u> LEVATIONS F REFER TO FLOOR PLAN DIRECTION OF JOISTS FIN. GRADE REFER TO FLOOR PLANS FOR STAIR CONFIGURATION

TYPICAL CROSS SECTION - 2 STOREY (BRICK)

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

## **WOOD BEAMS** <u>LINTELS</u> <u>DOORS</u> CARBON MONO SMOKE ALARM (44) ALARM (CMA) WD1 3/2" X 8" SPR L1 2/ 2" X 8" SPR A 865x2030x45 (2'10"x6'8"x1-3/4" EXT. LIGHT FIXTUR WATERPROOF WD2 4/2" X 8" SPR L3 2/ 2" X 10" SPR B 815x2030x35 (2'8"x6'8"x1-3/8") DUPLEX OUTLET (WALL MOUNTED WD3 5/2" X 8" SPR L5 2/ 2" X 12" SPR C 760x2030x35 (2'6"x6'8"x1-3/8") VENTS AND INTAKES HYDRO METER WD4 3/2" X 10" SPR L7 3-1/2" X 3-1/2" X 1/4" L D 710x2030x35 (2'4"x6'8"x1-3/8") HOSE BIB GAS METER WD5 4/2" X 10" SPR L9 4" X 3-1/2" X 1/4" L E 460x2030x35 (1'6"x6'8"x1-3/8") (38) EXHAUST FAN FLOOR DRAIN WD6 5/2" X 10" SPR L10 4-7/8" X 3-1/2" X 5/16" L F 610x2030x35 (2'0"x6'8"x1-3/8") WD7 3/2" X 12" SPR L11 4-7/8" X 3-1/2" X 3/8" L G OVER SIZED EXTERIOR DOOR SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER) COLD CELLAR VENT $\langle$ 50angleWD8 4/2" X 12" SPR L12 4-7/8" X 3-1/2" X 1/2" L STOVE VENT STEEL BEAMS WD9 5/ 2" X 12" SPR L13 5-7/8" X 3-1/2" X 3/8" L FIRE PLACE VENT WD10 2/1 3/4" X7 1/4" (2.0E) LVL ST1 W 6 X 15 L14 5-7/8" X 3-1/2" X 1/2" L DRYER VENT L15 5-7/8" X 4" X 1/2" L WD11 3/1 3/4" X7 1/4" (2.0E) LVL ST2 W 6 X 20 D.J. DOUBLE JOIST U/S UNDER SIDE WD12 2/1 3/4" X9 1/2" (2.0E) LVL L16 7-1/8" X 4" X 3/8" L ST3 W 8 X 18 P.T. PRESSURE TREATED **FG** FIXED GLAZING L17 7-1/8" X 4" X 1/2" L ST4 W 8 X 21 WD13 3/1 3/4" X9 1/2" (2.0E) LVL LUMBER G.T. GIRDER TRUSS **GB** GLASS BLOCK WD14 2/1 3/4" X11 7/8" (2.0E) LVL ST5 W 8 X 24 A.F.F. ABOVE FINISHED FLOOR **BG** BLACK GLASS WD15 3/1 3/4" X11 7/8" (2.0E) LVL

>	Areas:
	BASEMENT FLOOR
	GROUND FLOOR
	GROUND FLOOR OTB
	SECOND FLOOR
	SECOND FLOOR OTB
	TOTAL AREA (0)

OXIDE  45	Areas:
ire D)	
₹	
	BASEMENT FLOOR
	GROUND FLOOR
G	GROUND FLOOR OTB
	SECOND FLOOR
СН	SECOND FLOOR OTB
WALL	TOTAL AREA (0)
VVALL	OPT. SECOND FLOOR
G	OPT. SECOND FLOOR OT
	TOTAL AREA (1)
	•

		5343.3	496.4	5424.1	503.9
		, ,		, ,	
OOR OTB	(1)	(83.5)	(7.8)	(83.5)	(7.8)
OOR	(1)	2858.9	265.6	2904.8	269.9
		5343.3	496.4	5424.1	503.9
ОТВ	(0)	(83.5)	(7.8)	(83.5)	(7.8)
	(0)	2858.9	265.6	2904.8	269.9
ОТВ	(0) (1)	(12.0)	(1.1)	(12.0)	(1.1)
	(0) (1)	2437.7	226.5	2478.5	230.3
R	(0) (1)	142.2	13.2	136.3	12.7
		SF	SM	SF	SM
		ELEVATION 'B'		ELEVATION 'C'	

NATALIE PANDOLFI DECLARE THAT I HAVE REVIEWED AND ken design responsibility for the des**i**gn work on REHALF OF RN DESIGN LTD LINDER DIVISION C PART-3 JBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED ND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES QUALIFIED DESIGNER BCIN: JUNE 22, 2015

## Drawing List:

AO TITLE SHEET BASEMENT FLOOR ELEV 'B' GROUND FLOOR ELEV 'B'

A2 SECOND FLOOR ELEV 'B' OPT. SECOND FLOOR ELEV 'B' A3 PARTIAL BASEMENT FLOOR ELEV 'C' PARTIAL SECOND FLOOR ELEV 'C' PARTIAL GROUND FLOOR ELEV 'C' PARTIAL OPT. SECOND FLOOR ELEV 'C'

A5 REAR ELEVATION 'B' LEFT SIDE ELEVATION 'B'

D2 CONSTRUCTION NOTES

D3 CONSTRUCTION NOTES

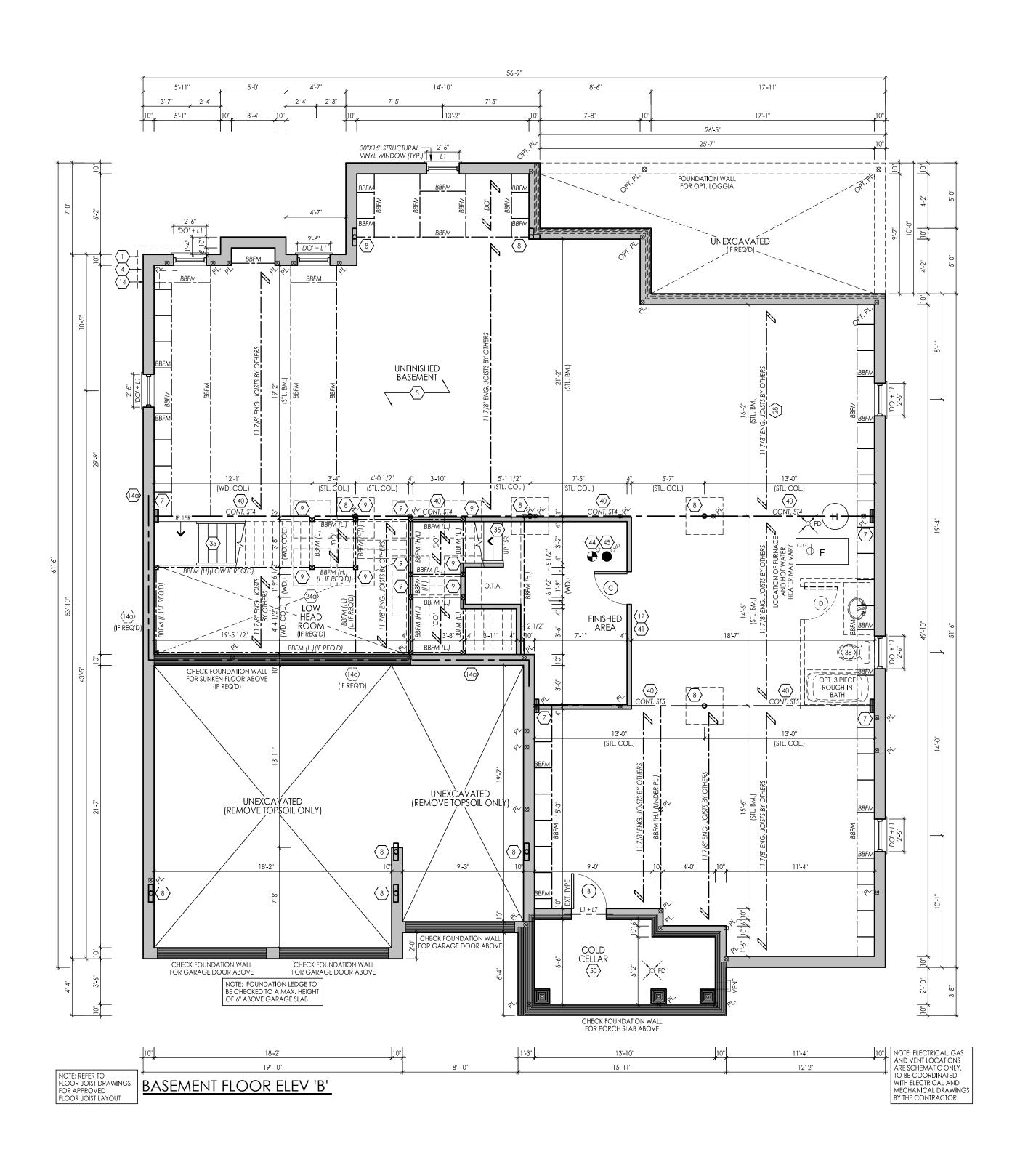
A6 RIGHT SIDE ELEVATION 'C' 7 REAR ELEVATION 'C' LEFT SIDE ELEVATION 'C CONSTRUCTION NOTES

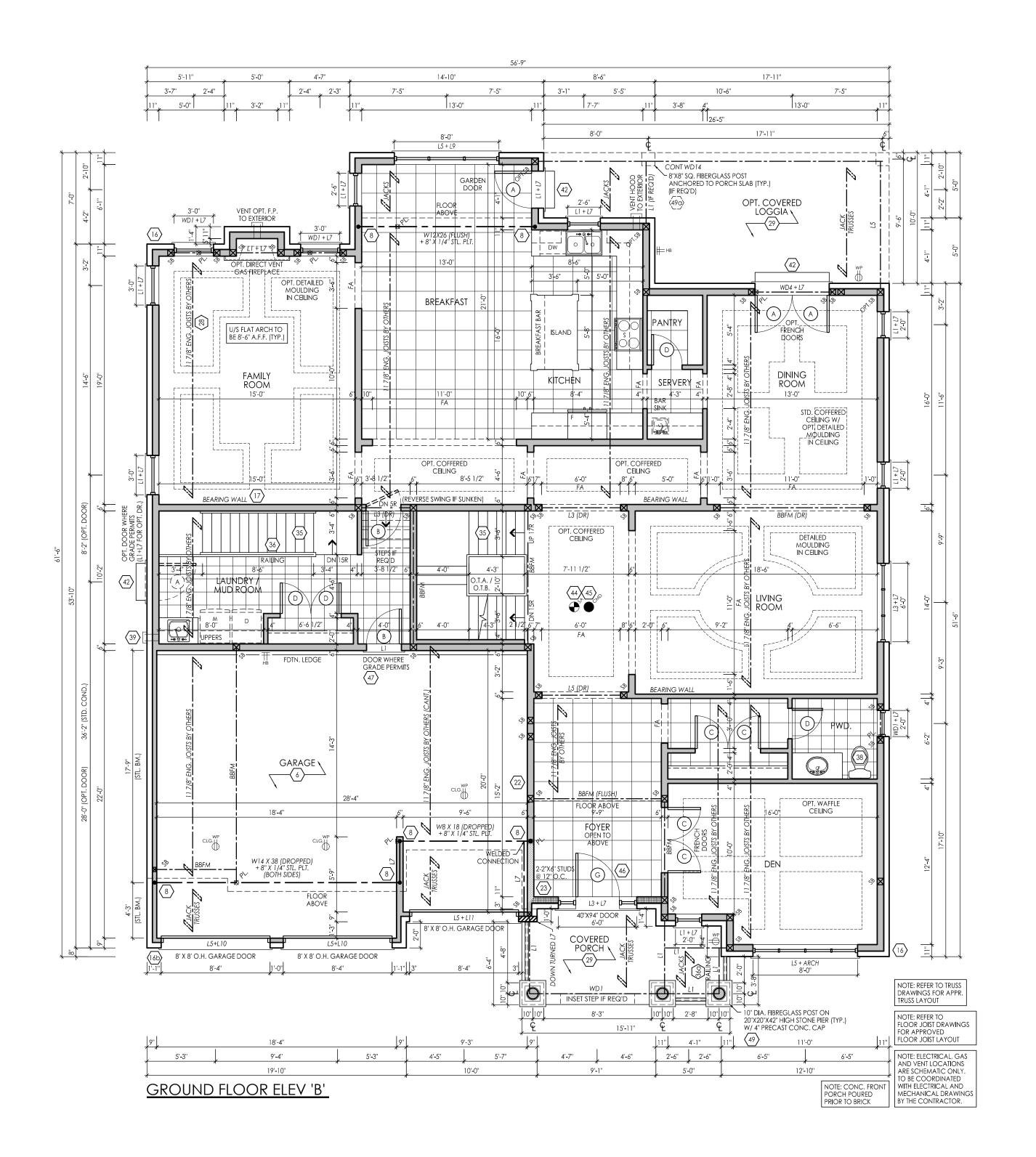
> date dwn chk 18-Aug-14 kk ro ISSUED FOR CLIENT REVIEW

> > Highcastle Homes

Riverwalk Phase 2 Brampton 65-05 STRATFORD 14021

3/16" = 1'-0"





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QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: JUNE 22, 2015

SIGNATUR -----

#	revisions	date	dwn	chl
1	ISSUED FOR CLIENT REVIEW	18-Aug-14	kk	ra
2	REVISED AS PER TRUSS COORDINATION	09/02/2015	jr	jr
3	REVISED AS PER FLOOR COORDINATION	17-Mar-15	jr	jr
4	REVISED AS PER NEW STANDARD	23-Apr-15	pv	jr
5	REVISED AS PER ENG. COMMENTS	15-Jun-15	jr	np
6	REVISED AS PER ENG. COMMENTS	18-Jun-15	sp	jr
7	ISSUED FOR FINAL	22-Jun-15	jr	np
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11				
12				

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Riverwalk Phase
2
Brampton

model

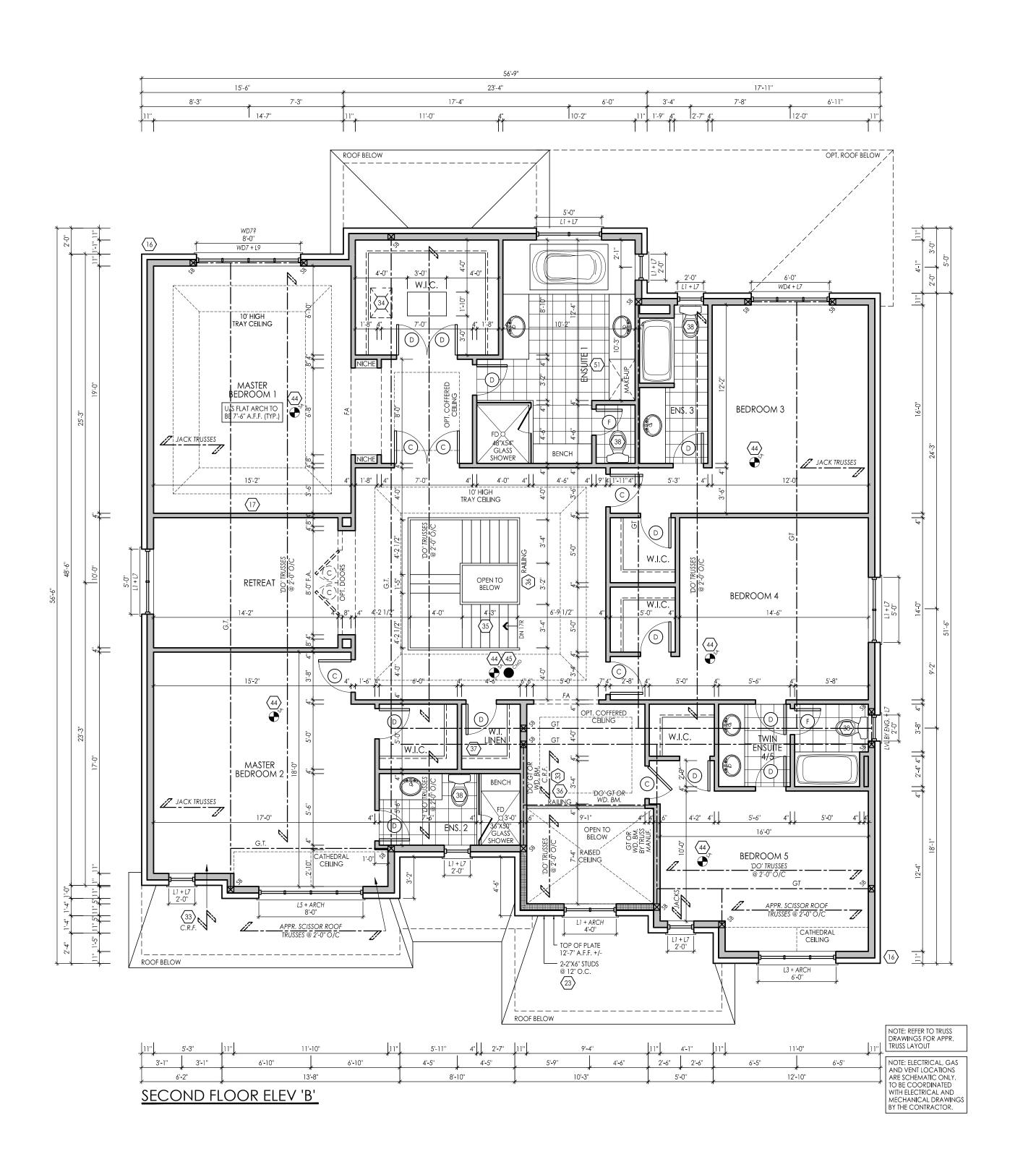
65-05
STRATFORD

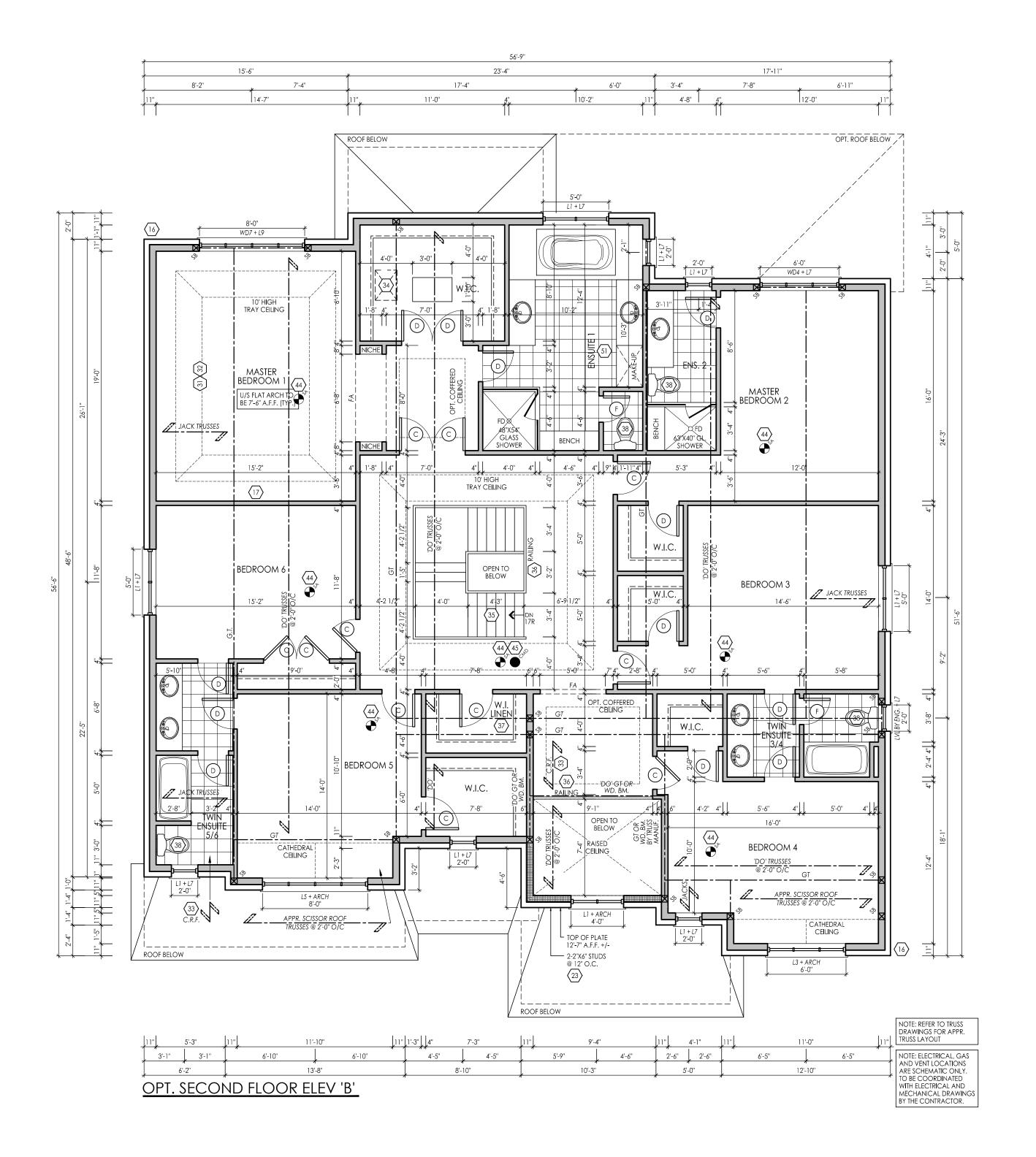
project #

14021

scale

3/16" = 1'-0"





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client

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project

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Brampton

model

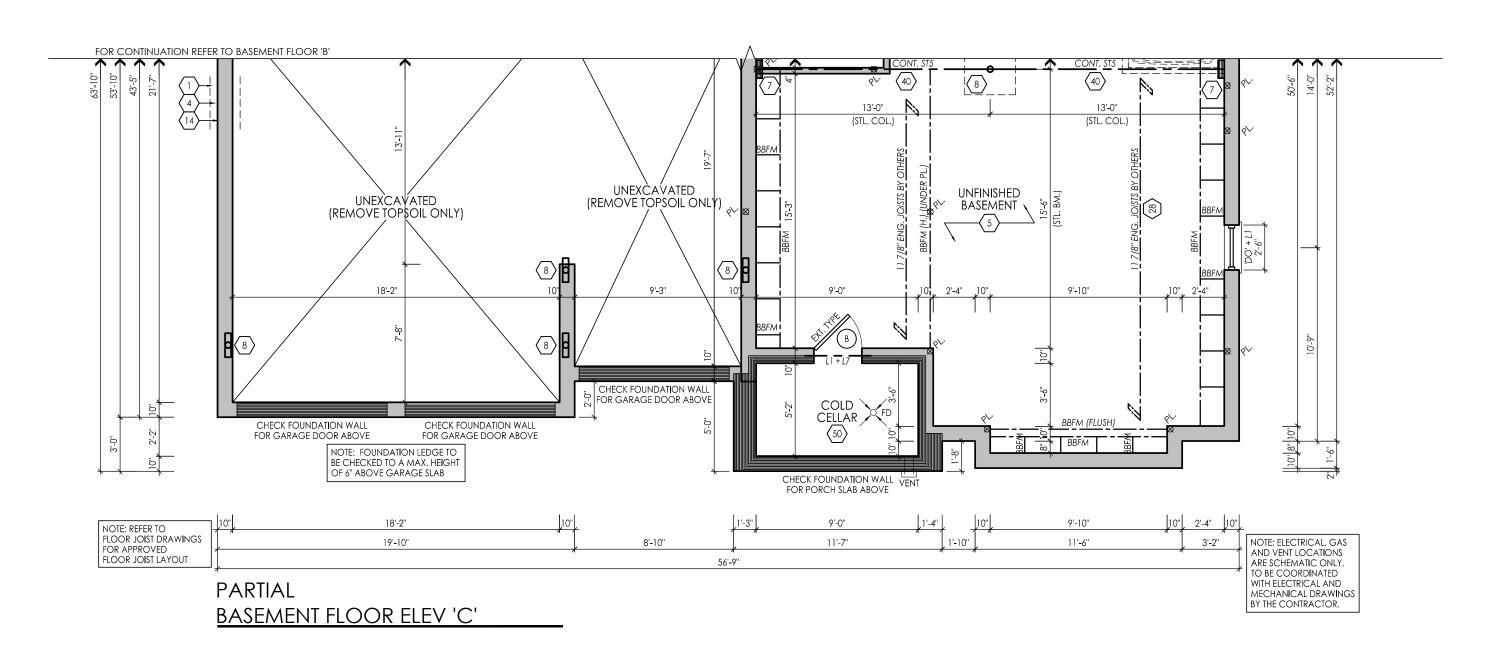
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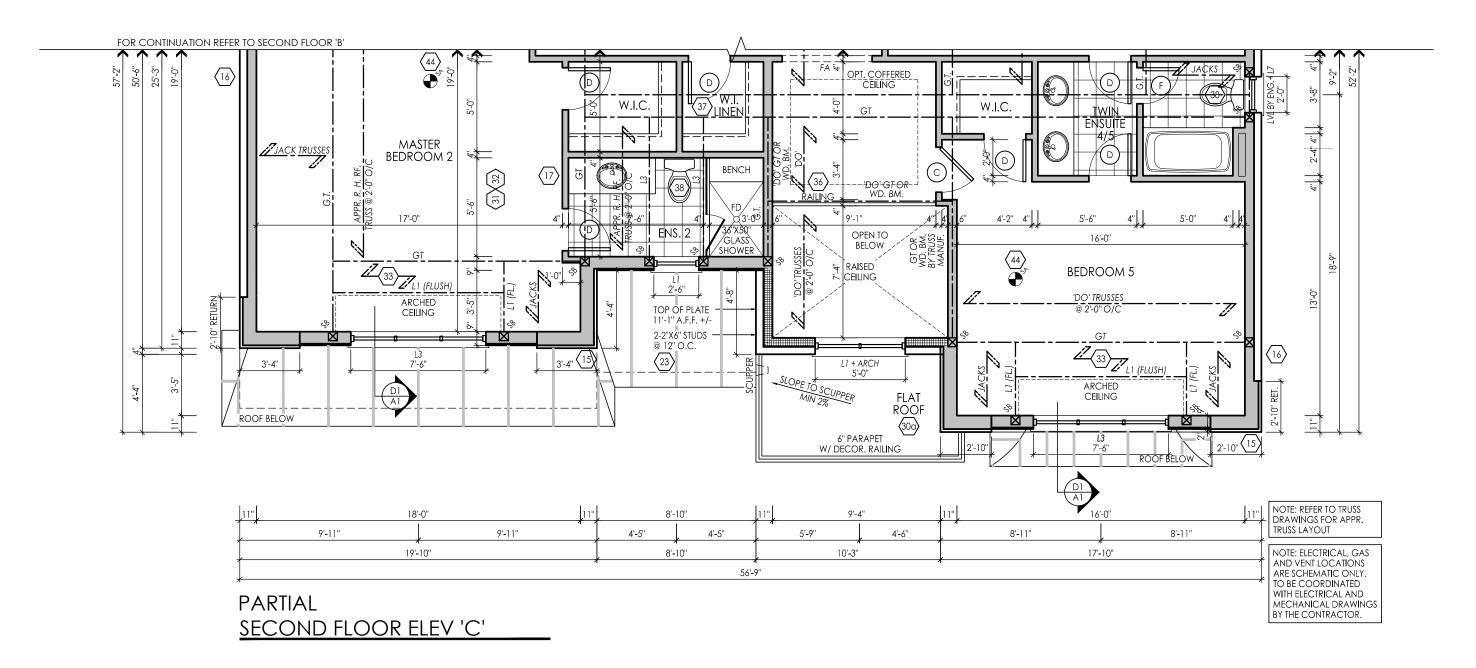
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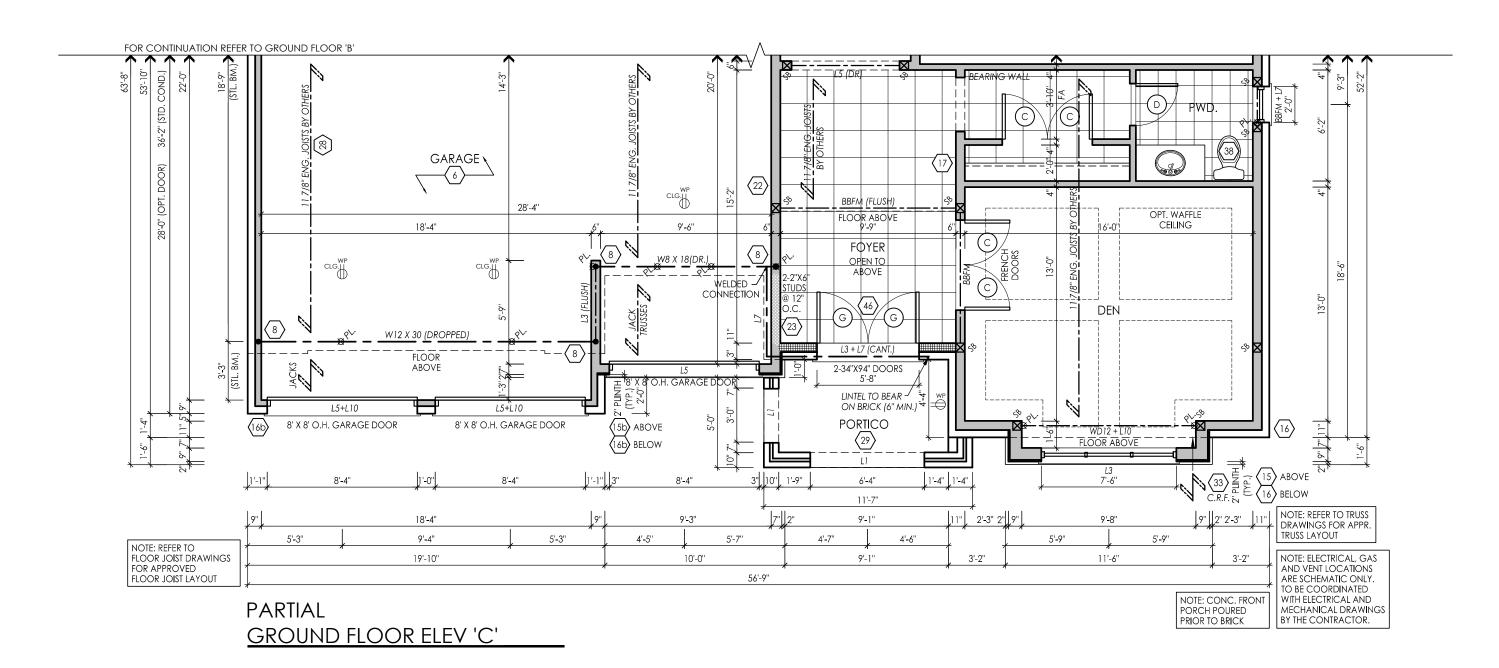
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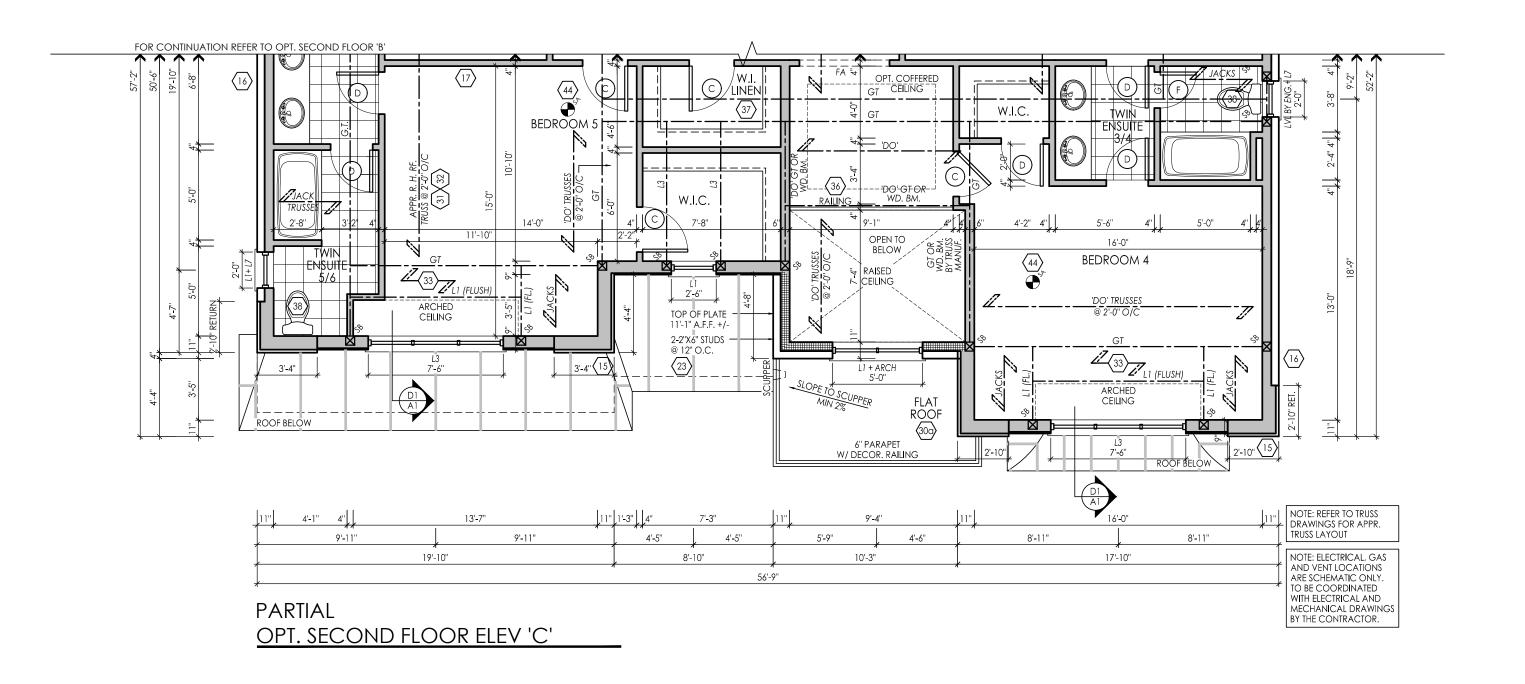
scale

3/16" = 1'-0"









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Riverwalk Phase
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**A**3

3/16" = 1'-0"



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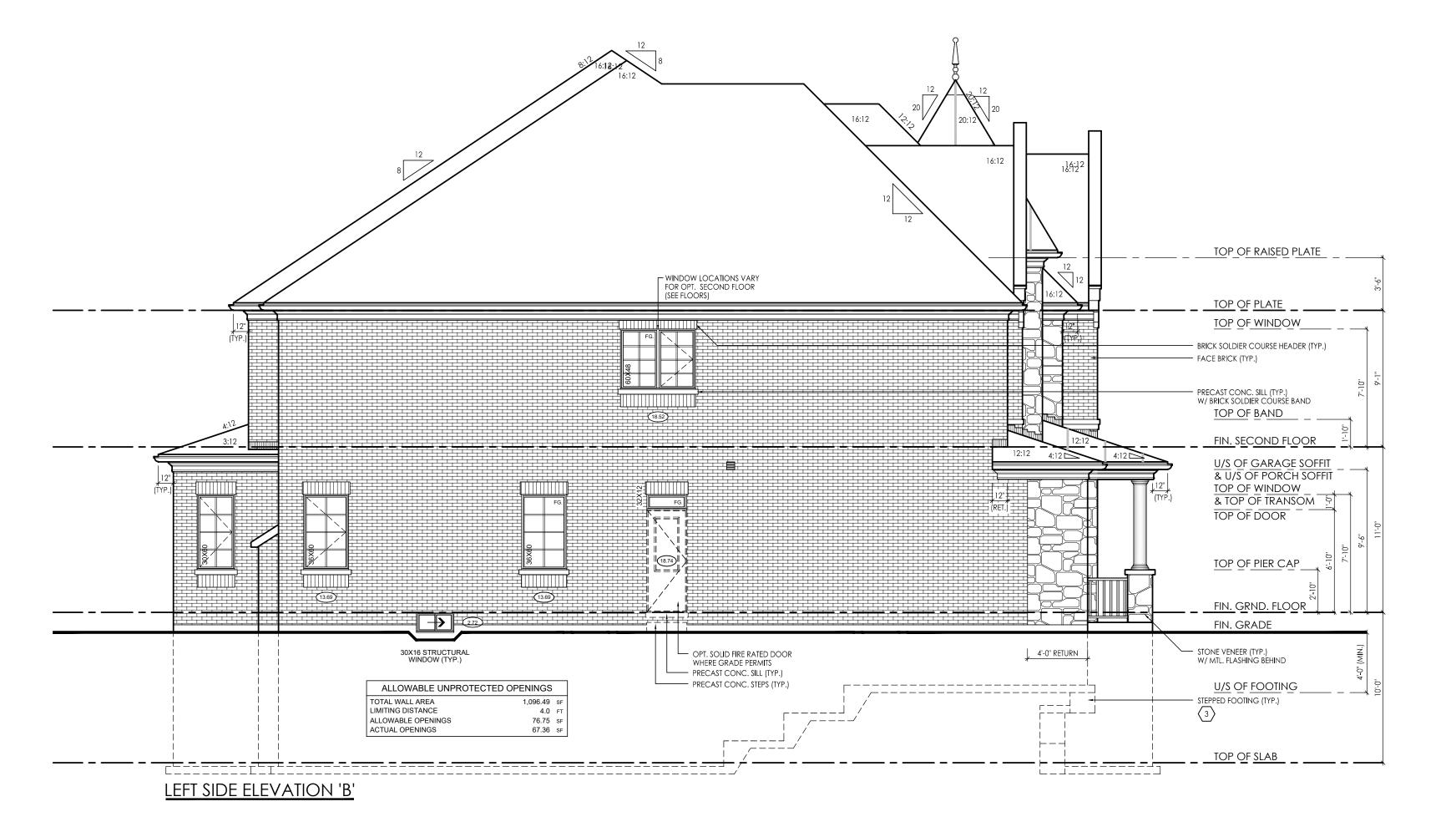
Riverwalk Phase

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14021 scale 3/16" = 1'-0"









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Brampton

model

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STRATFORD project #

scale 3/16" = 1'-0"



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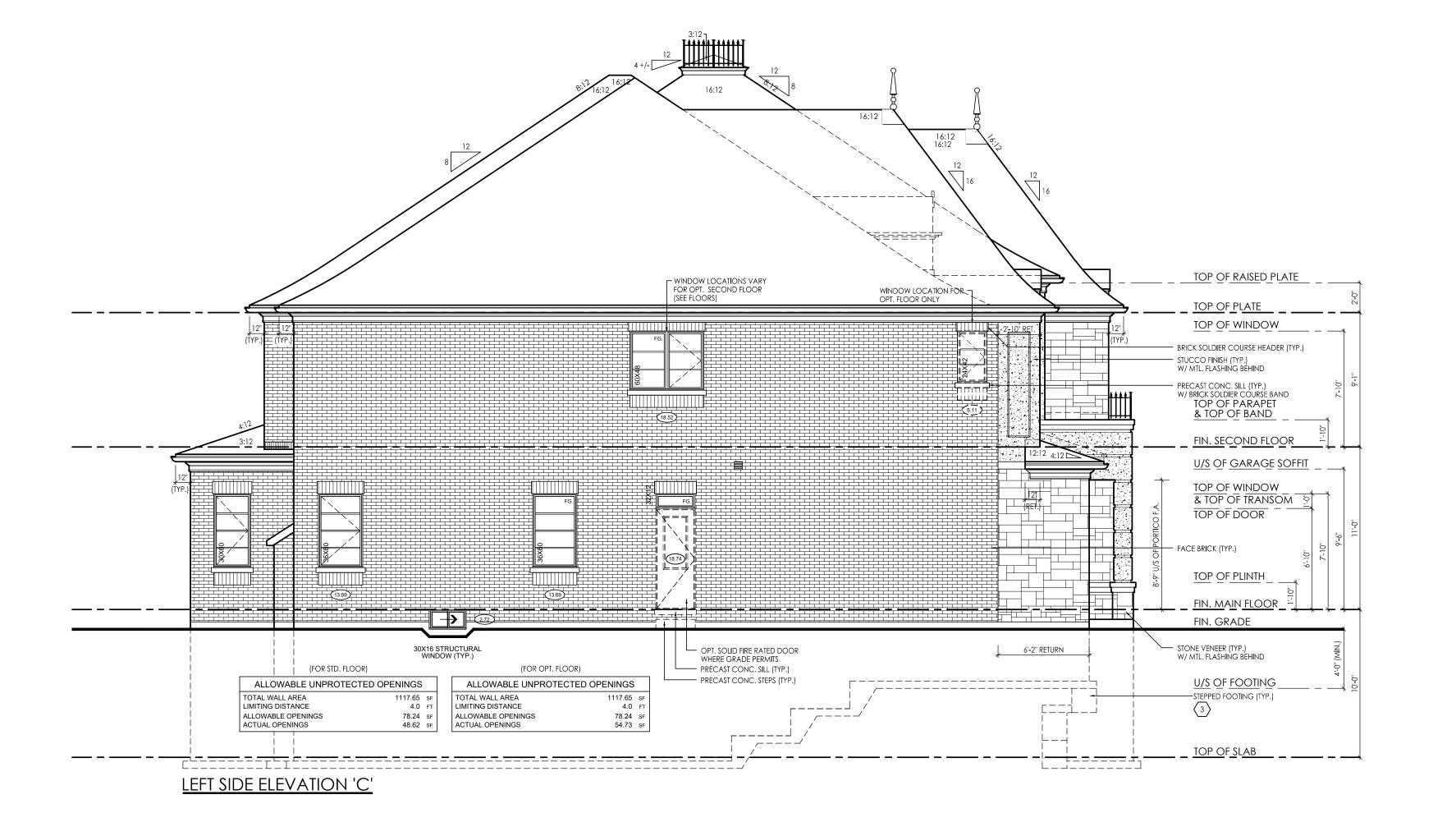
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3/16" = 1'-0"





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