

CONSTRUCTION SET



Drawing List:

- A0 TITLE SHEET
- A1 FOUNDATION PLAN ELEV 'A'
- A2 LOWER FLOOR ELEV 'A'
- A3 OPT. TANDEM GARAGE LOWER FLOOR ELEV 'A'
- A4 FIRST FLOOR ELEV 'A'
- A5 ALT. PLAN FIRST FLOOR ELEV 'A'
- A6 SECOND FLOOR ELEV 'A'
- A7 ALT. 2 BEDROOM SECOND FLOOR ELEV 'A'
- A8 THIRD FLOOR ELEV 'A'
- A9 MOD. PLANS FOR LOTS 15-23 THIRD FLOOR ELEV 'A'
- A10 MOD. PLANS FOR LOTS 15-23 ALT. 2 BEDROOM SECOND FLOOR ELEV 'A'
- A11 MOD. PLANS FOR LOTS 15-23 SECOND FLOOR ELEV 'A'
- A12 PARTIAL FOUNDATION PLAN ELEV 'B'
- A13 OPT. TANDEM GARAGE & PARTIAL LOWER FLOOR ELEV 'B'
- A14 PARTIAL FIRST FLOOR ELEV 'B'
- A15 ALT. PLAN PARTIAL FIRST FLOOR ELEV 'B'
- A16 PARTIAL SECOND FLOOR ELEV 'B'
- A17 ALT. 2 BEDROOM PARTIAL SECOND FLOOR ELEV 'B'
- A18 PARTIAL THIRD FLOOR ELEV 'B'
- A19 MOD. PLANS FOR LOTS 15-23 PARTIAL SECOND FLOOR ELEV 'B'
- A20 MOD. PLANS FOR LOTS 15-23 ALT. 2 BEDROOM PARTIAL SECOND FLOOR ELEV 'B'
- A21 MOD. PLANS FOR LOTS 15-23 PARTIAL THIRD FLOOR ELEV 'B'
- A22 PARTIAL FOUNDATION PLAN ELEV 'C'
- A23 OPT. TANDEM GARAGE & PARTIAL LOWER FLOOR ELEV 'C'
- A24 PARTIAL FIRST FLOOR ELEV 'C'
- A25 ALT. PLAN PARTIAL FIRST FLOOR ELEV 'C'
- A26 PARTIAL SECOND FLOOR ELEV 'C'
- A27 ALT. 2 BEDROOM PARTIAL SECOND FLOOR ELEV 'C'
- A28 PARTIAL THIRD FLOOR ELEV 'C'
- A29 MOD. PLANS FOR LOTS 15-23 PARTIAL SECOND FLOOR ELEV 'C'
- A30 MOD. PLANS FOR LOTS 15-23 ALT. 2 BEDROOM PARTIAL SECOND FLOOR ELEV 'C'
- A31 MOD. PLANS FOR LOTS 15-23 PARTIAL THIRD FLOOR ELEV 'C'
- A32 INTERIOR END FOUNDATION PLAN ELEV 'D'
- A33 INTERIOR END LOWER FLOOR ELEV 'D'
- A34 INTERIOR END OPT. TANDEM GARAGE LOWER FLOOR ELEV 'D'
- A35 INTERIOR END FIRST FLOOR ELEV 'D'
- A36 INTERIOR END ALT. PLAN FIRST FLOOR ELEV 'D'
- A37 INTERIOR END SECOND FLOOR ELEV 'D'
- A38 INTERIOR END ALT. 2 BEDROOM SECOND FLOOR ELEV 'D'
- A39 INTERIOR END THIRD FLOOR ELEV 'D'
- A40 FRONT ELEVATION 'A'
- A41 REAR ELEVATION 'A', 'B' & 'C'
- A42 OPT. TANDEM GARAGE PARTIAL REAR ELEV 'A', 'B' & 'C'
- A43 FRONT ELEVATION 'B'
- A44 FRONT ELEVATION 'C'
- A45 FRONT ELEVATION 'D'
- A46 RIGHT SIDE ELEVATION 'D'
- A47 REAR ELEVATION 'D'
- A48 OPT. TANDEM GARAGE PARTIAL REAR ELEV 'D'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

				ELEV 'A'	ELEV 'B'	ELEV 'C'	ELEV 'D'
				SF	SF	SF	SF
LOWER FLOOR	15	23	15	342.5	353.9	342.5	370.4
FIRST FLOOR	15	23	15	694.1	671.4	694.1	711.4
FIRST FLOOR OTB	15	23	15	(2.5)	(2.5)	(2.5)	
SECOND FLOOR	15	23	15	612.9	585.9	605.4	
SECOND FLOOR OTB	15	23	15	(2.5)	(2.5)	(2.5)	
THIRD FLOOR	15	23	15	376.2	369.0	375.4	
THIRD FLOOR OTB	15	23	15	(4.2)	(4.2)	(4.2)	
OPT. TANDEM GARAGE & LOWER FLOOR	15	23	15	228.7	220.0	228.7	238.6
MOD. PLANS FOR LOTS 15-23 ALT. 2 BEDROOM SECOND FLOOR	15	23	15	632.6	605.6	625.3	
MOD. PLANS FOR LOTS 15-23 ALT. 2 BEDROOM SECOND FLOOR OTB	15	23	15	(2.5)	(2.5)	(2.5)	(2.5)
MOD. PLANS FOR LOTS 15-23 SECOND FLOOR	15	23	15	632.6	605.6	640.9	
MOD. PLANS FOR LOTS 15-23 SECOND FLOOR OTB	15	23	15	(2.5)	(2.5)	(2.5)	(2.5)
MOD. PLANS FOR LOTS 15-23 THIRD FLOOR	15	23	15	391.9	384.4	391.1	397.4
MOD. PLANS FOR LOTS 15-23 THIRD FLOOR OTB	15	23	15	(4.2)	(4.2)	(4.2)	(4.2)
TOTAL AREA (1)				2036.5			
TOTAL AREA (2)				2071.9			
TOTAL AREA (3)					1971.0		
TOTAL AREA (4)					2068.3		
TOTAL AREA (5)						2028.4	
TOTAL AREA (6)						2063.8	
TOTAL AREA (7)							2107.2
TANDEM				1902.7	1837.1	1894.6	
LOT SPECIFIC W/ TANDEM				1938.1	1872.4	1930.0	1979.1

NORTH 88 DEV. INC.
238-252 Finch
Avenue East

I, NATALIE PANDOLFI DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **FN 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED LOWER FLOOR PARTY WALL FROM BLOCK TO BRD	12-Nov-14	haz	np
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	sd	f	6	REVISED AS PER LOWER FLOOR 'A'	12-Nov-14	haz	np
3	REVISED AS PER TRUSS COORDINATION	25/09/2014	pv	f	7	REVISED AS PER FLOORING MANUF. REQUEST	18-Jun-15	f	np
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f

location
Toronto
marketing name

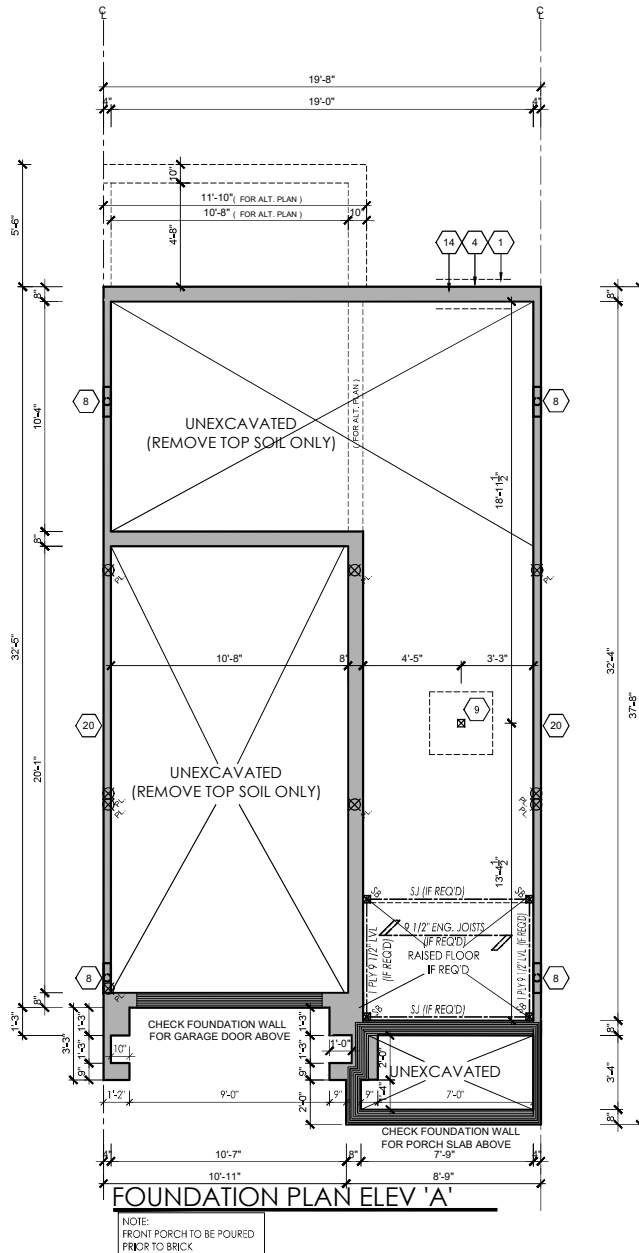
FN design
Imagine • Inspire • Create

model
TH2002-FINAL

scale
3/16" = 1'0"
project #
11097

page

A0



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER LOWER FLOOR 'A'	12-Nov-14	haz	np
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	np	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	np
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	np	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name



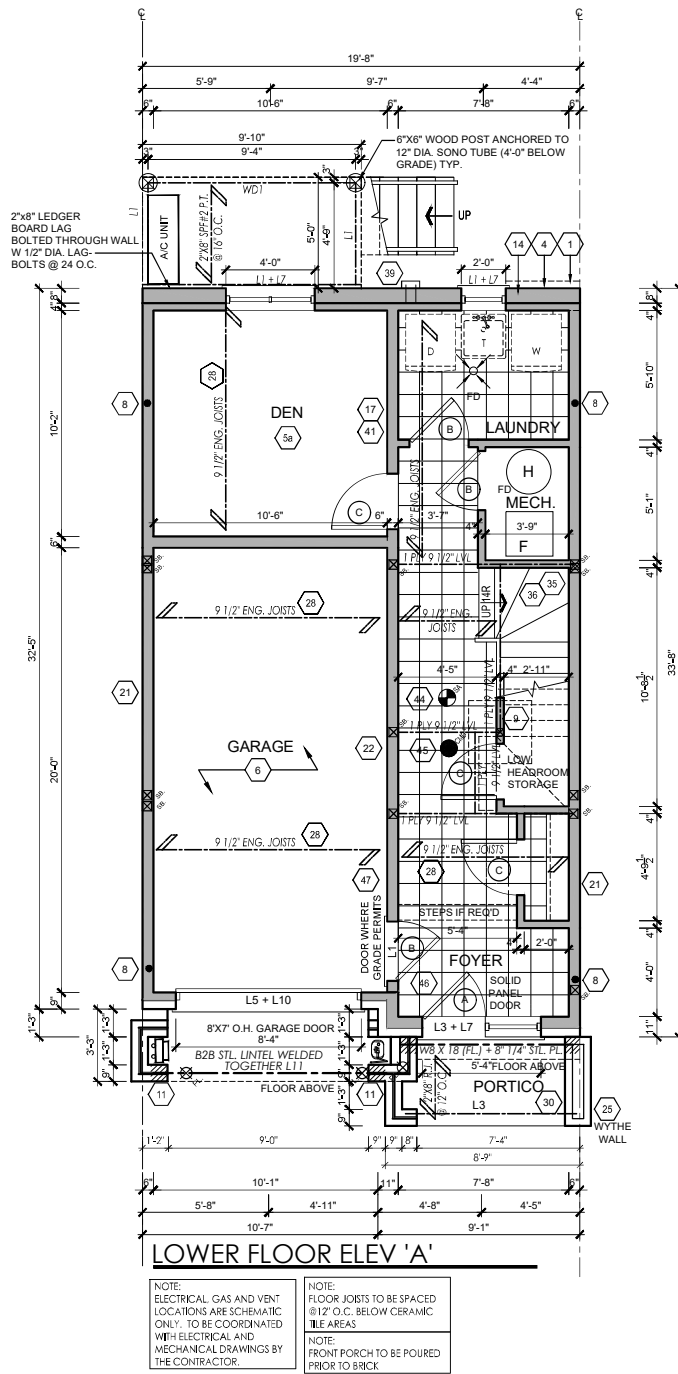
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A1



LOWER FLOOR ELEV 'A'

CONSTRUCTION SET

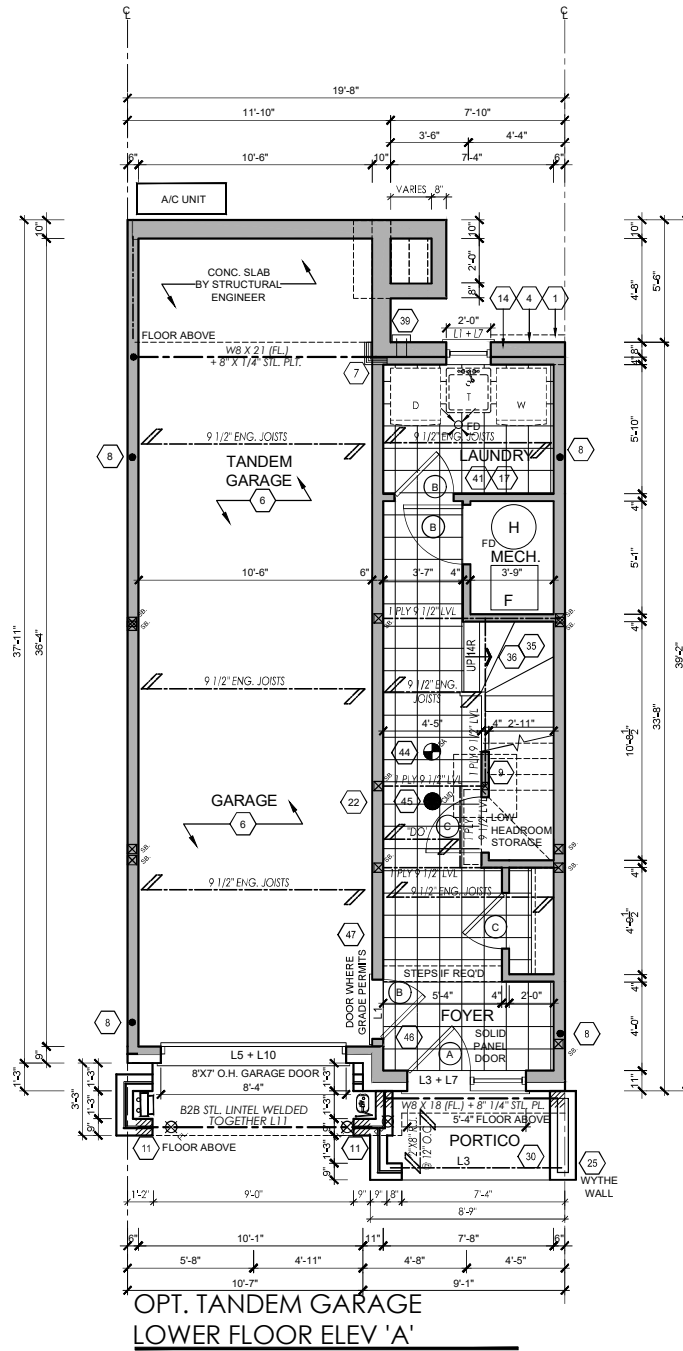
I, NATALIE PANDOLF, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE: _____
SIGNATURE: _____

client NORTH 88 DEV. INC.				location Toronto			
project 238-252 Finch Avenue East				marketing name			
revisions		date		date		date	
1		10-Mar-14		12-Nov-14		12-Nov-14	
2		24-Jul-14		6-Jul-15		6-Jul-15	
3		25-Sep-14		25-Nov-15		25-Nov-15	
4		17-Sep-14					
REV. PER ENGINEER COMMENTS							
1		10-Mar-14		12-Nov-14		12-Nov-14	
2		24-Jul-14		6-Jul-15		6-Jul-15	
3		25-Sep-14		25-Nov-15		25-Nov-15	
4		17-Sep-14					
REV. PER ENGINEER COMMENTS							



model
TH2002-FINAL
scale
3/16" = 1'0"
project #
11097

page
A2



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED LOWER FLOOR PARTY WALL FROM BLOCK TO STUD.	12-Nov-14	hcz	pd
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER SHAW MANUF. REQUIREMENT	6-Jul-15	f	f
3	REVISED AS PER TRUSS COORDINATION	25-Oct-201	pv	f	7	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	pd	8				



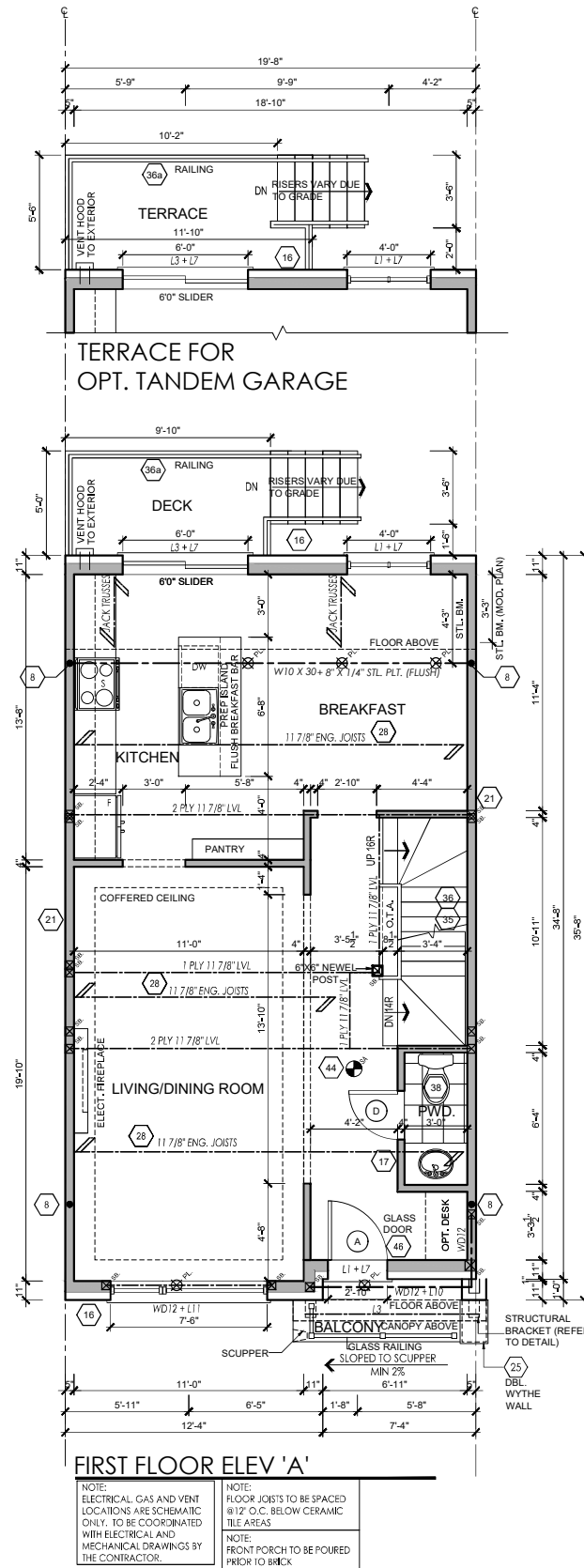
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A3



CONSTRUCTION SET

I, NATALIE PANDOLF, 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
FRM BCIN: 26995
DATE:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2017	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



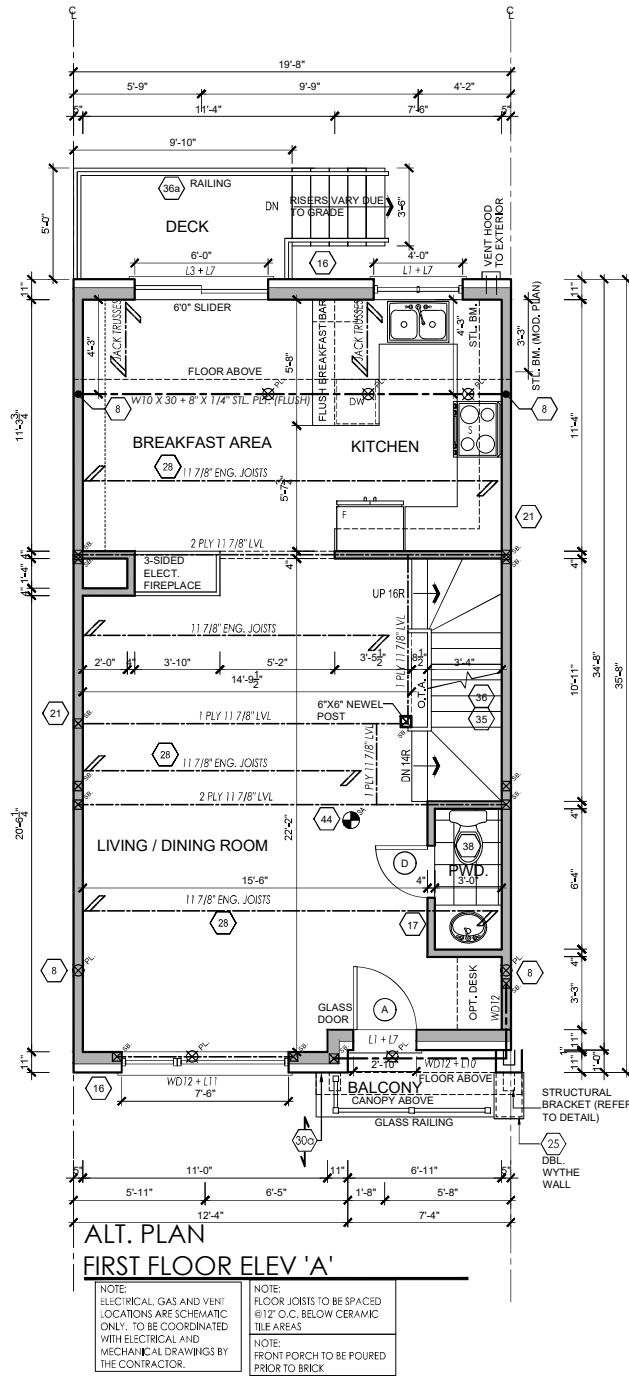
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A4



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2017	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



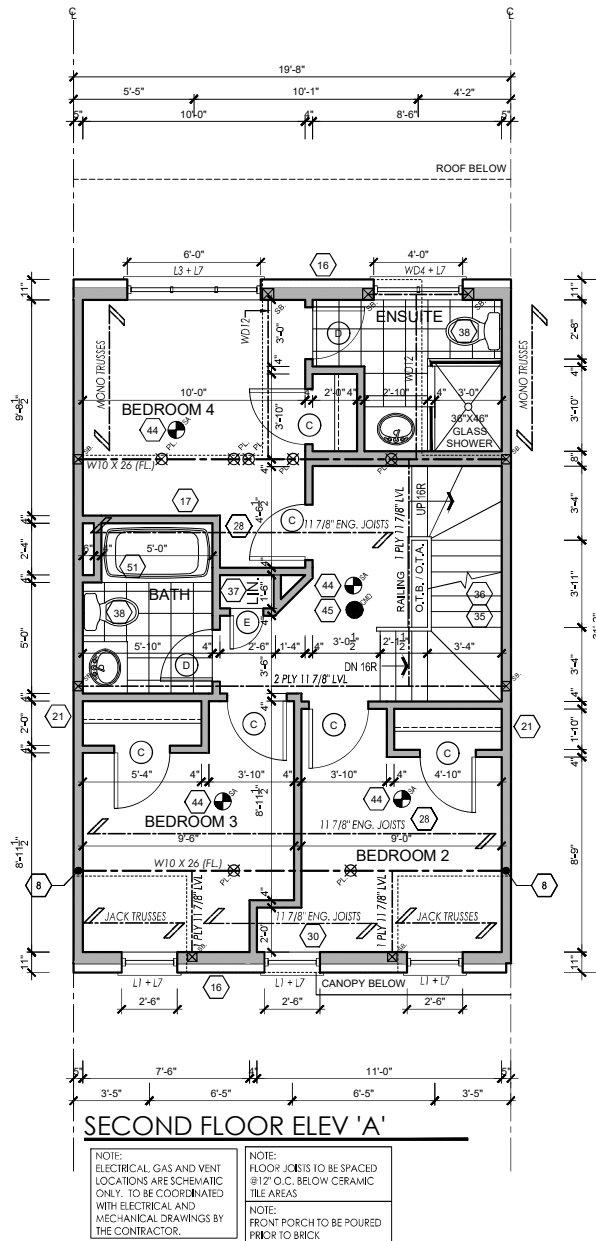
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A5



CONSTRUCTION SET

I, NATALIE PANDO, I/ 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: 25/09/2014

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/09/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



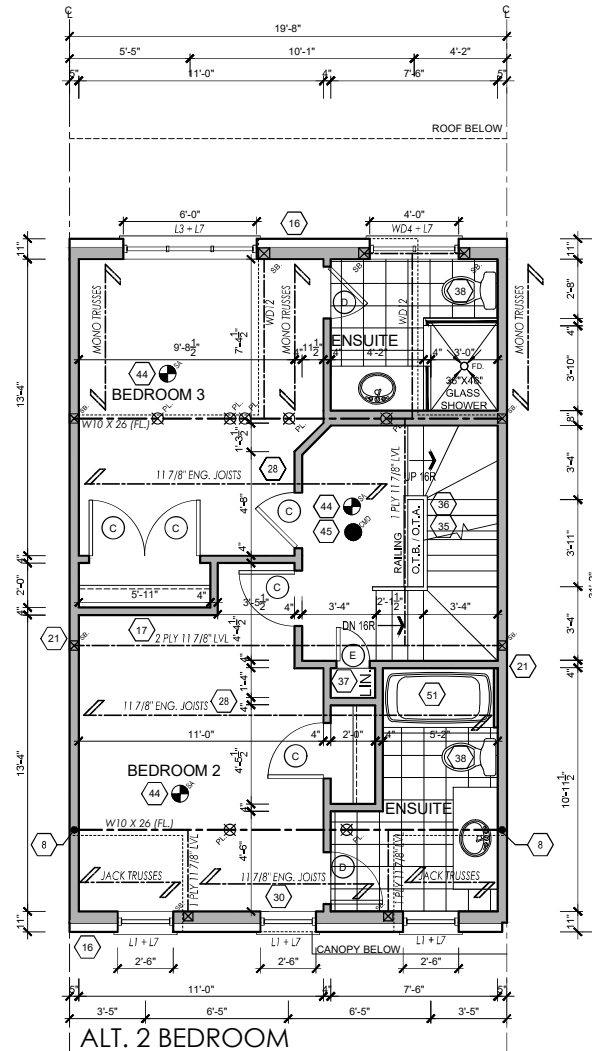
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A6



CONSTRUCTION SET

I, NATALIE PANDOLF, 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
FRM BCIN: 26995
DATE:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/09/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

RN design
Imagine - Inspire - Create



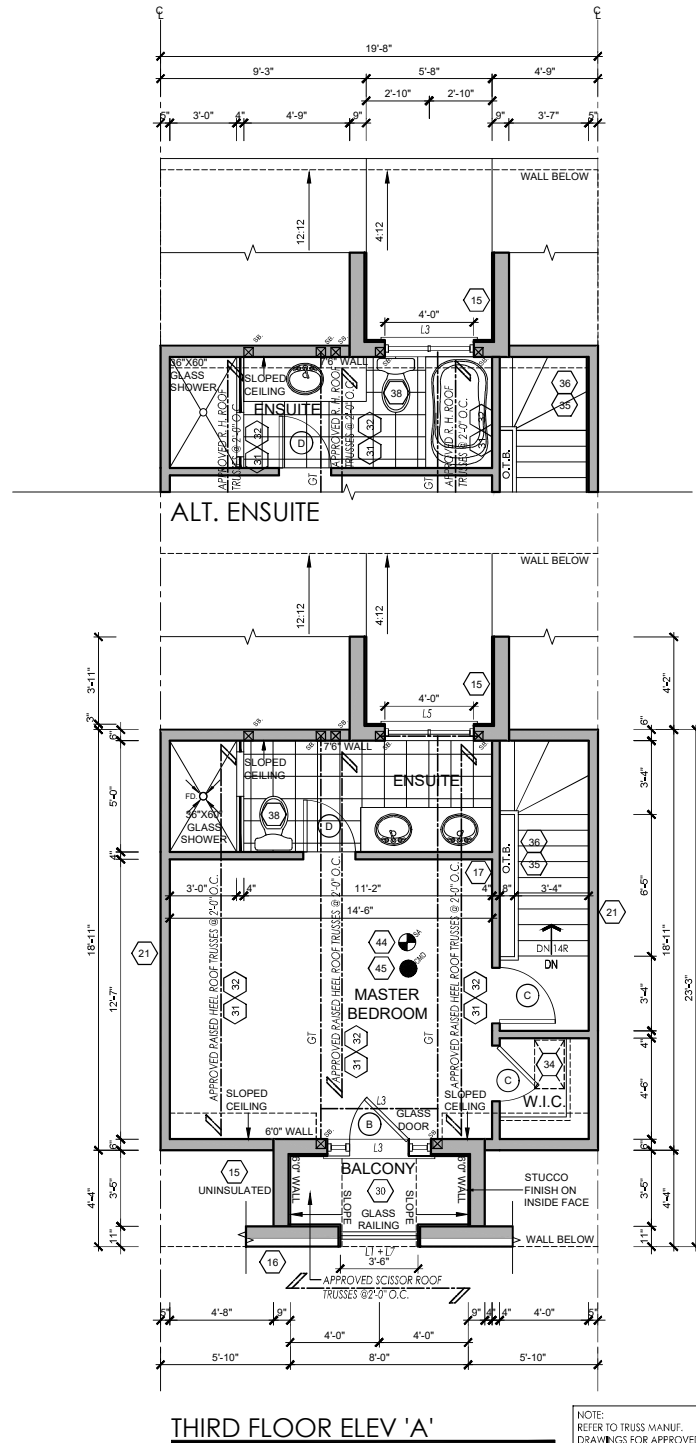
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A7



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

revisions				revisions			
#	revisions	date	dwn	#	revisions	date	dwn
1	ISSUED FOR REVIEW	10-Mar-14	sd	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv
3	REVISED AS PER TRUSS COORDINATION	25/09/2014	pv	7			
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	8			

location
Toronto

marketing name



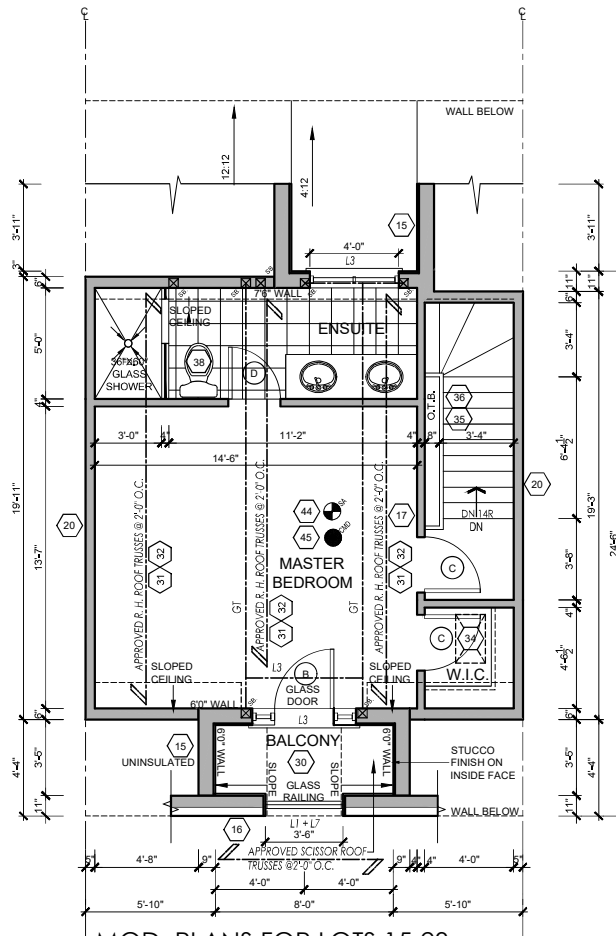
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A8



MOD. PLANS FOR LOTS 15-23
THIRD FLOOR ELEV 'A'

CONSTRUCTION SET

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
FRM BCIN: 26995
DATE:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name



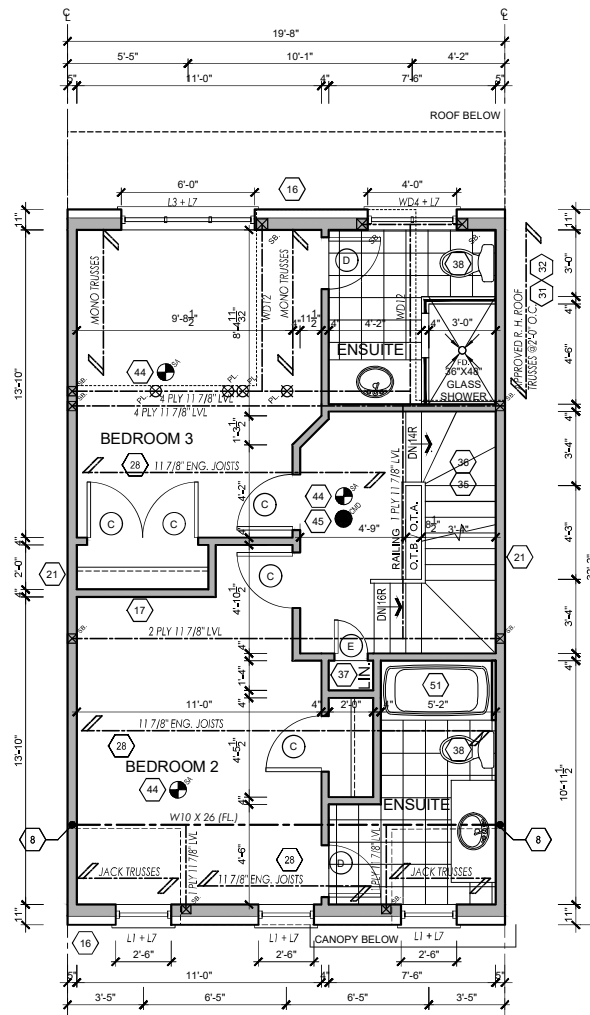
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A9



MOD. PLANS FOR LOTS 15-23
ALT. 2 BEDROOM
SECOND FLOOR ELEV 'A'

CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



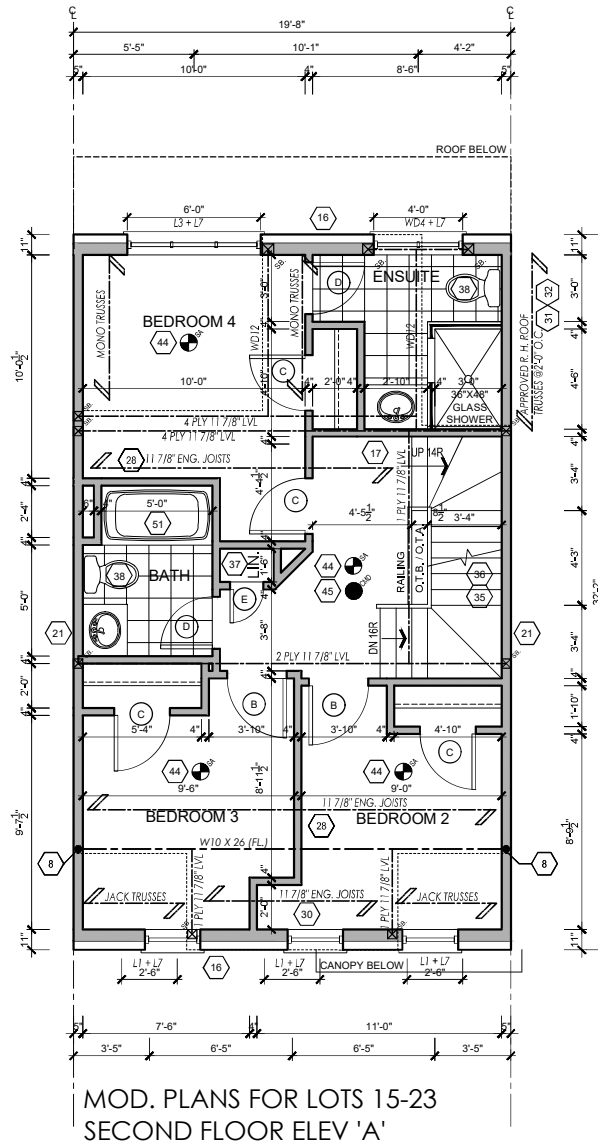
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A10



CONSTRUCTION SET

I, NATALIE PANDO, I 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name



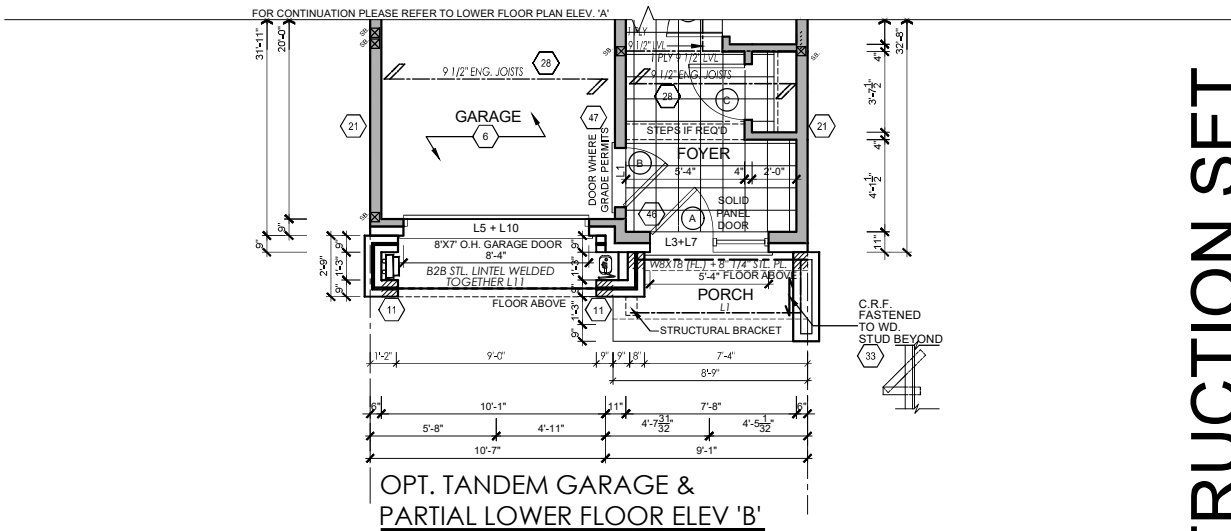
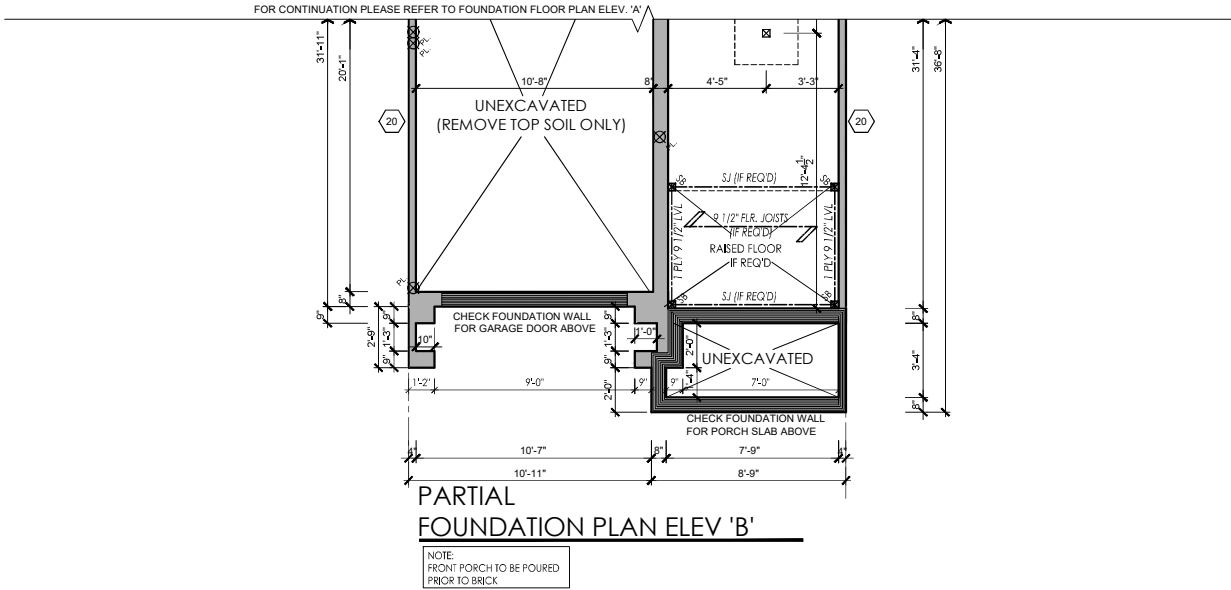
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A11



CONSTRUCTION SET

I, NATALIE PANDOLF, 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
FRM BCIN: 26995
DATE:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED LOWER FLOOR PLAN PARTY WALL FROM BLOCK TO STUD	12-Nov-14	hcz	np
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED FOUNDATION PLAN AS PER LOWER FLOOR 'B'	12-Nov-14	hcz	np
3	REVISED AS PER TRUSS COORDINATION	25/08/201	pv	f	7	REVISED AS PER STAIR MANUF. REQUIREMENT	4-Jul-15	f	f
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f

location
Toronto

marketing name



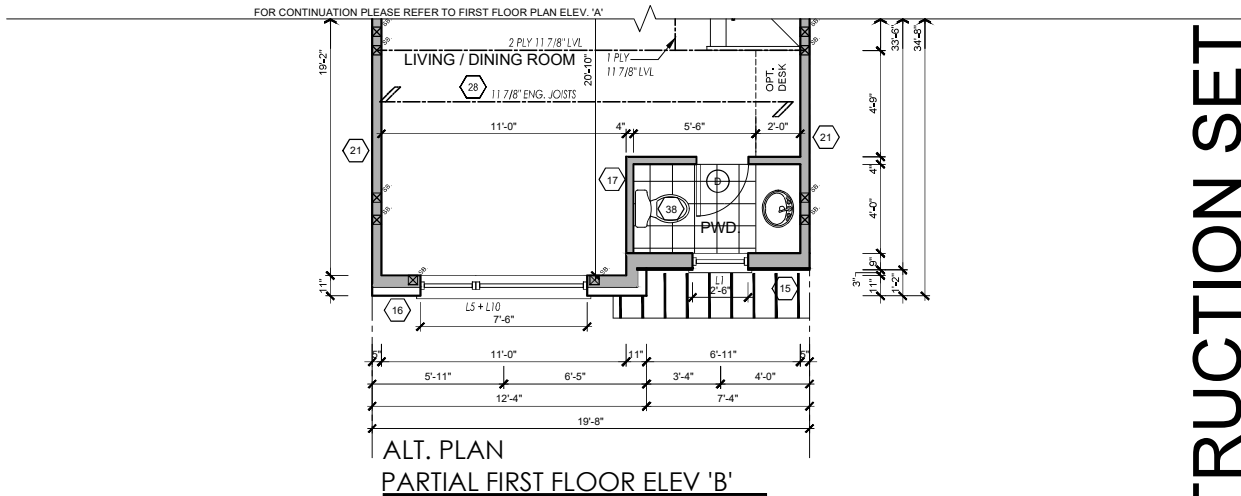
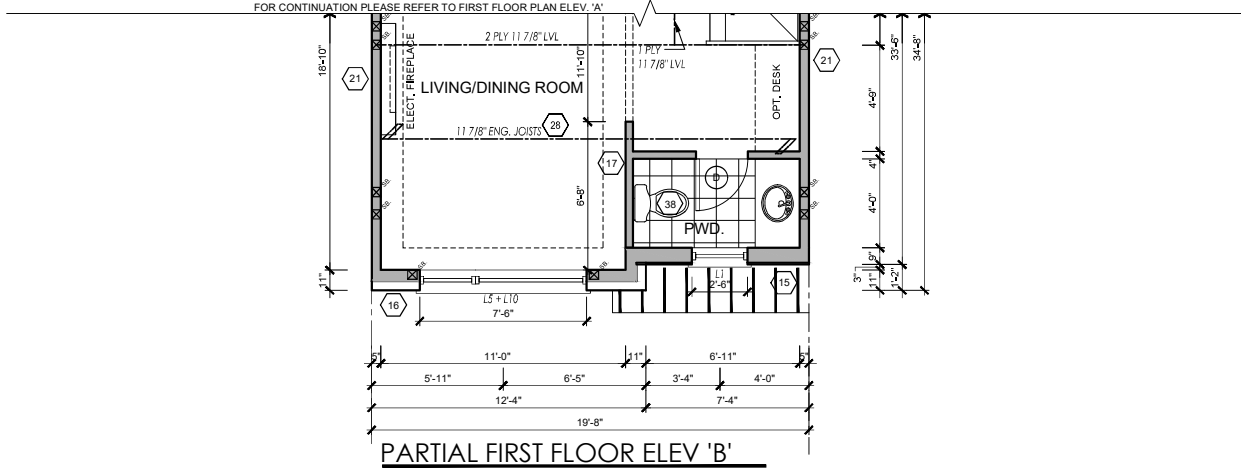
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A12



CONSTRUCTION SET

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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



model
TH2002-FINAL

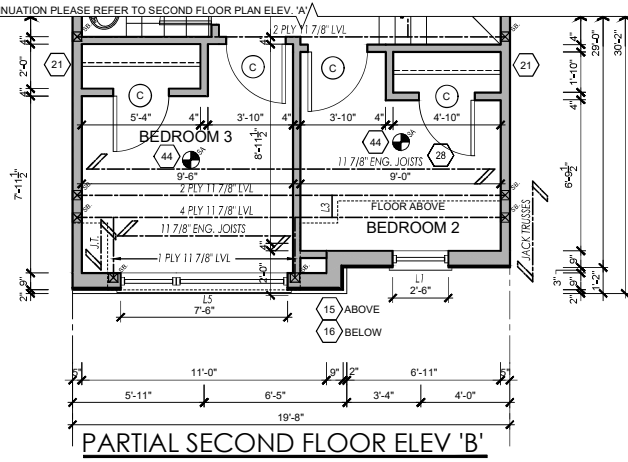
scale
3/16" = 1'0"

project #
11097

page

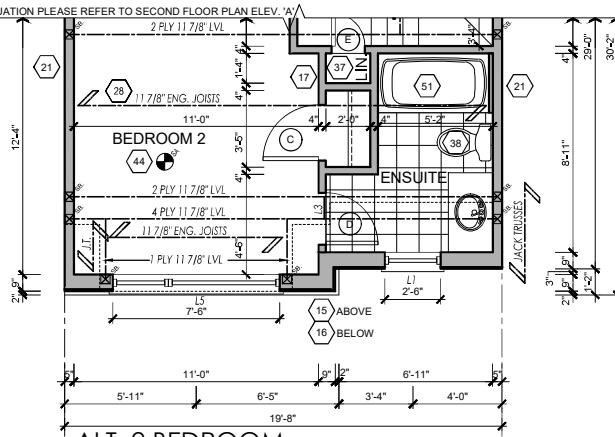
A13

FOR CONTINUATION PLEASE REFER TO SECOND FLOOR PLAN ELEV. 'A'



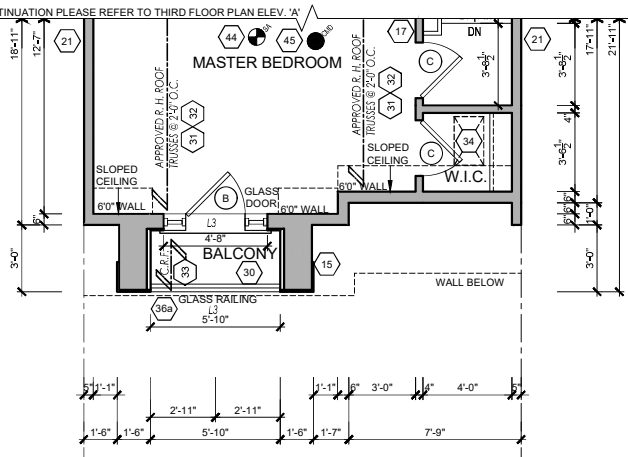
PARTIAL SECOND FLOOR ELEV 'B'

FOR CONTINUATION PLEASE REFER TO SECOND FLOOR PLAN ELEV. 'A'



ALT. 2 BEDROOM
PARTIAL SECOND FLOOR ELEV 'B'

FOR CONTINUATION PLEASE REFER TO THIRD FLOOR PLAN ELEV. 'A'



PARTIAL THIRD FLOOR ELEV 'B'

CONSTRUCTION SET

I, NATALIE PANDO, I/WE 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
FRM BCIN: 26995
DATE:
SIGNATURE:

client

NORTH 88 DEV. INC.

location

Toronto

project

238-252 Finch Avenue East

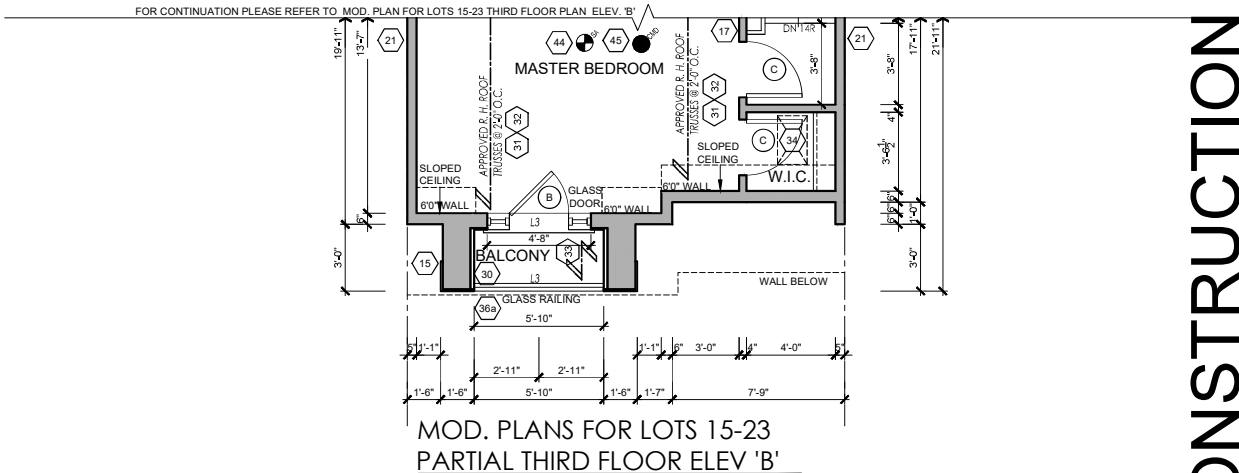
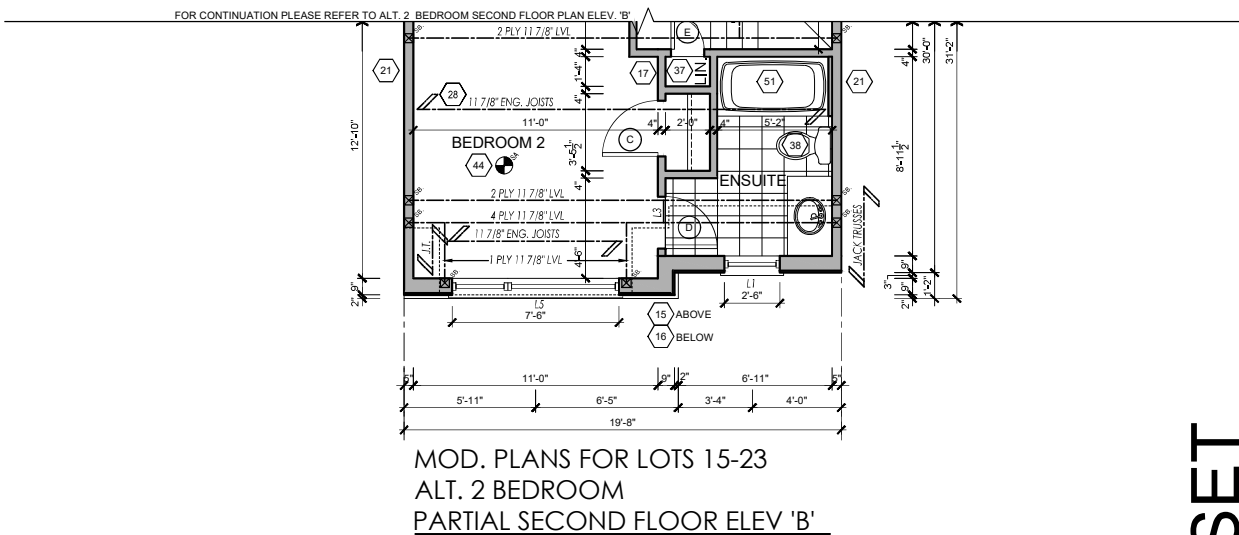
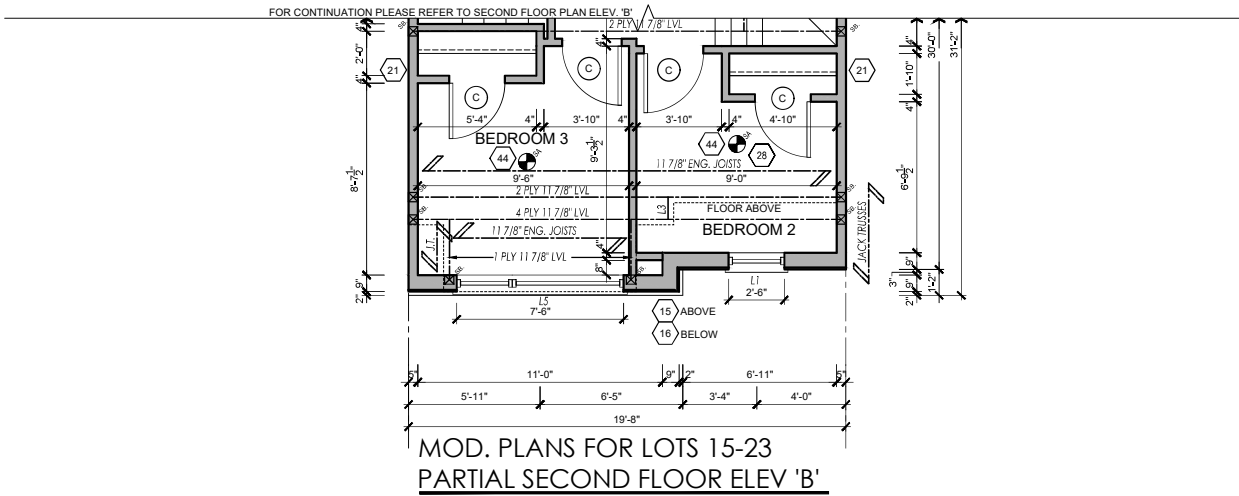
marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



model
TH2002-FINAL
scale
3/16" = 1'0"
project #
11097

page
A14



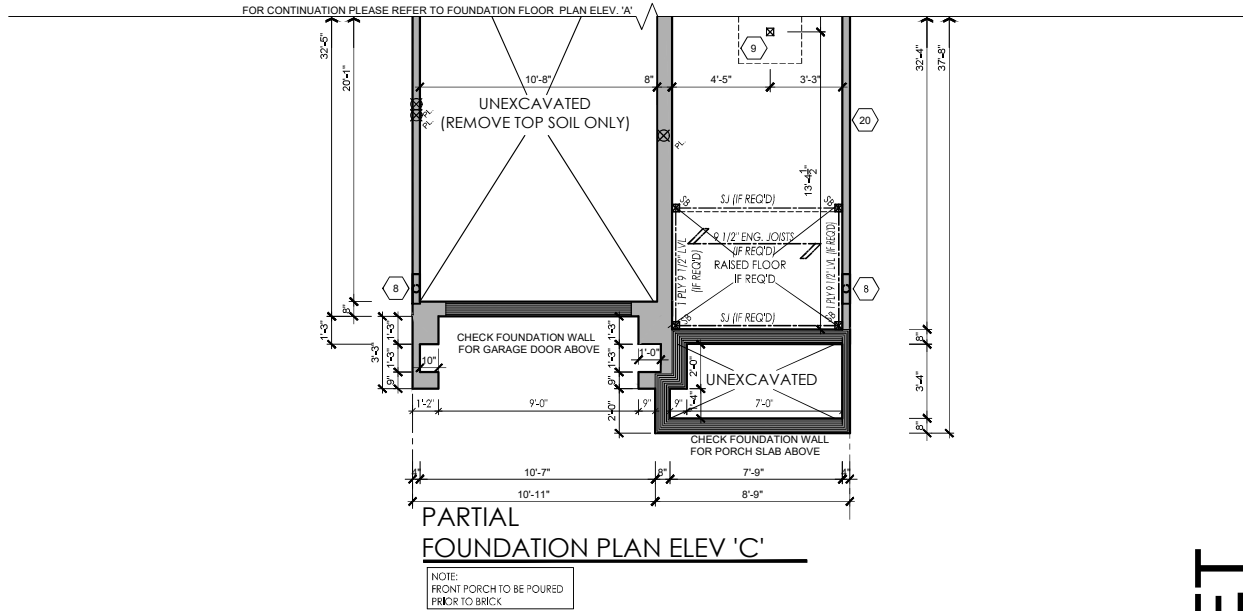
CONSTRUCTION SET

I, NATALIE PANDOLF, 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:
SIGNATURE: _____

client NORTH 88 DEV. INC.				location Toronto			
project 238-252 Finch Avenue East				marketing name			
#	revisions	date	dwn	chk	#	revisions	date
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15
3	REVISED AS PER TRUSS COORDINATION	25/08/2017	pv	f	7		
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8		



model
TH2002-FINAL
scale
3/16" = 1'0"
project #
11097
page
A15



CONSTRUCTION SET

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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER LOWER FLOOR PLAN 'C'	12-Nov-14	haz	pd
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER STAIR RAMPUP REQUIREMENT	6-Jul-15	f	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



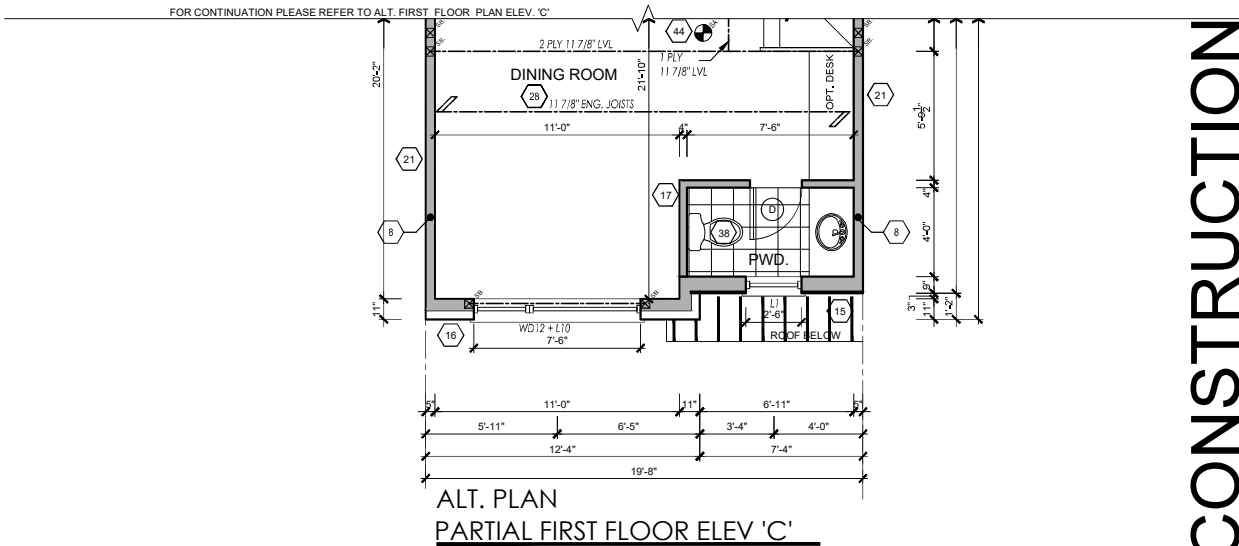
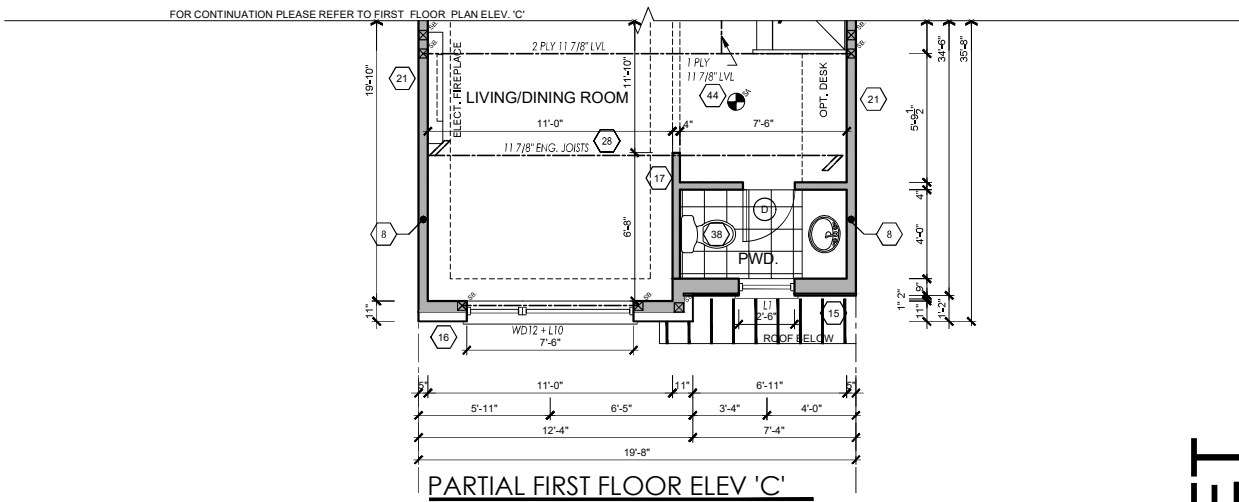
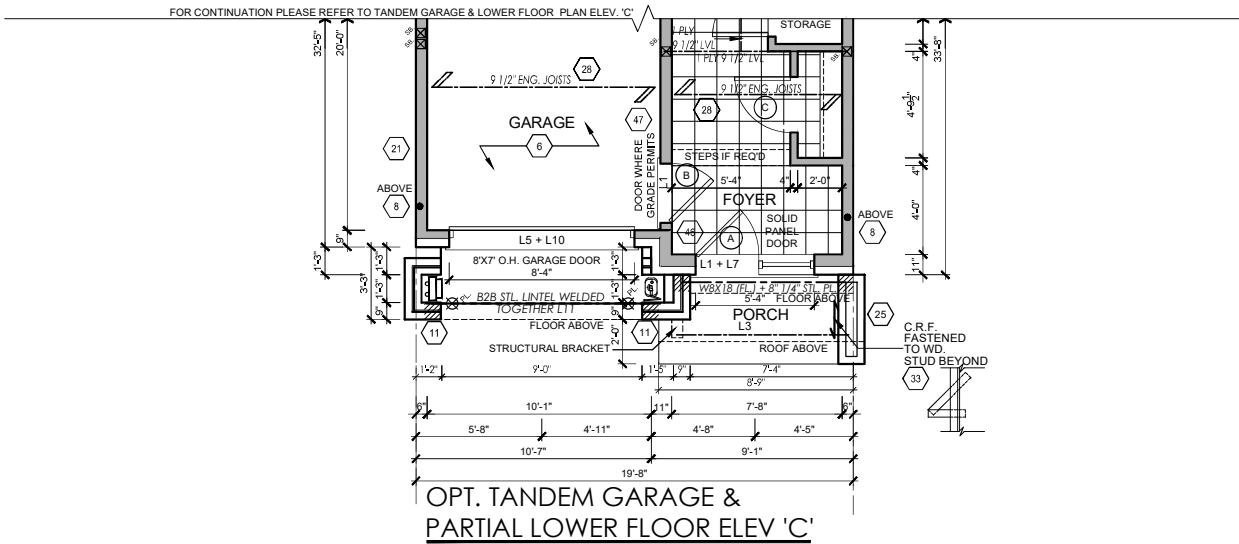
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A16



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE: _____

client NORTH 88 DEV. INC.				location Toronto			
project 238-252 Finch Avenue East				marketing name			
revisions		date		date		date	
#		date		date		date	
1	ISSUED FOR REVIEW	10-Mar-14	sd	5	REVISED LOWER FLOOR PARTY WALL FROM BLOCK TO STUD.	12-Nov-14	hcz
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	6	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	p
3	REVISED AS PER TRUSS COORDINATION	25/08/201	pv	7	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	8			



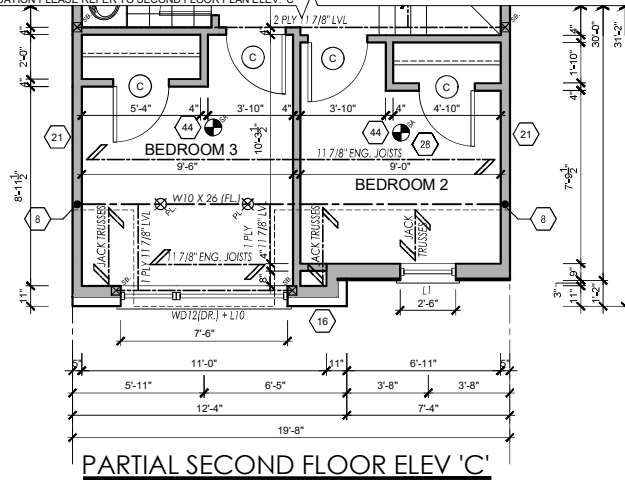
model
TH2002-FINAL

scale
3/16" = 1'0"

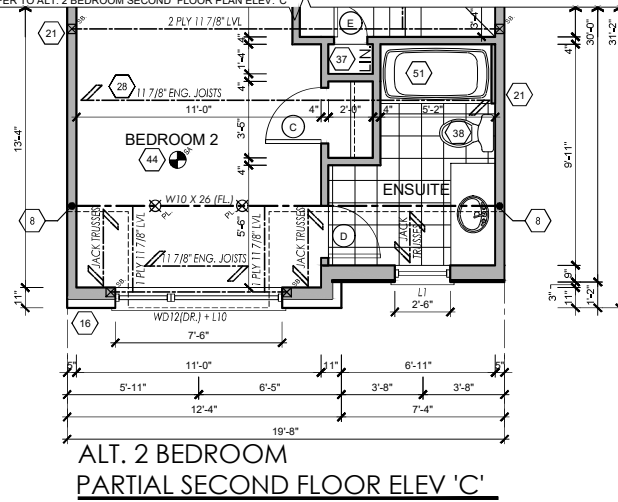
project #
11097

page
A17

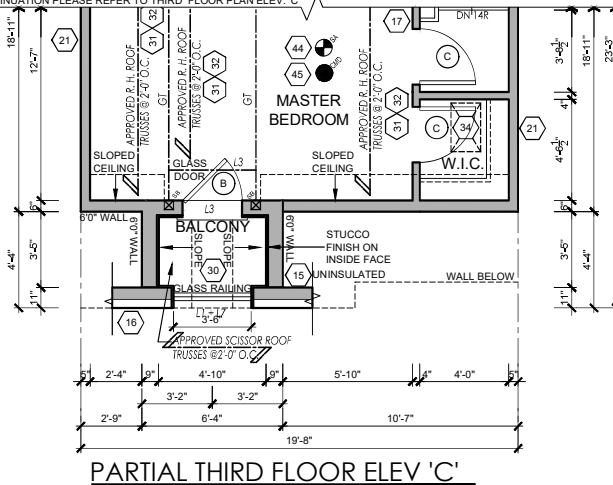
FOR CONTINUATION PLEASE REFER TO SECOND FLOOR PLAN ELEV. 'C'



FOR CONTINUATION PLEASE REFER TO ALT. 2 BEDROOM SECOND FLOOR PLAN ELEV. 'C'



FOR CONTINUATION PLEASE REFER TO THIRD FLOOR PLAN ELEV. 'C'



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location

Toronto

marketing name

RN design
Imagine - Inspire - Create



model
TH2002-FINAL

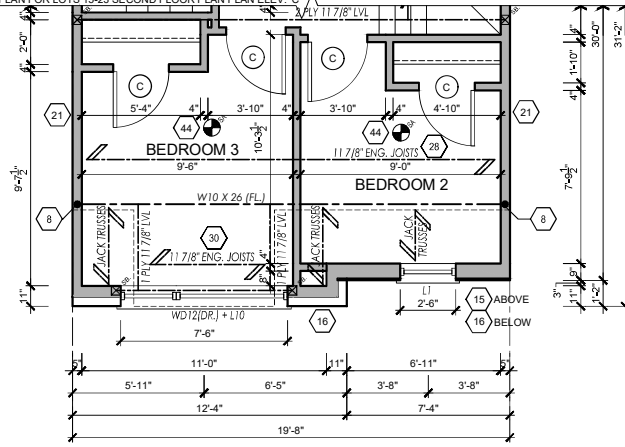
scale
3/16" = 1'0"

project #
11097

page

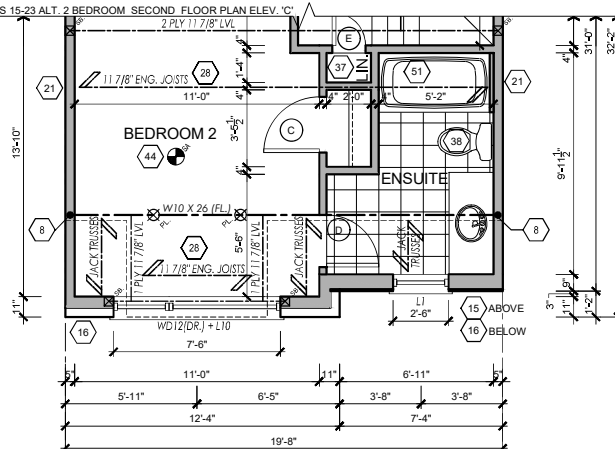
A18

FOR CONTINUATION PLEASE REFER TO MOD. PLAN FOR LOTS 15-23 SECOND FLOOR PLAN PLAN ELEV. 'C'



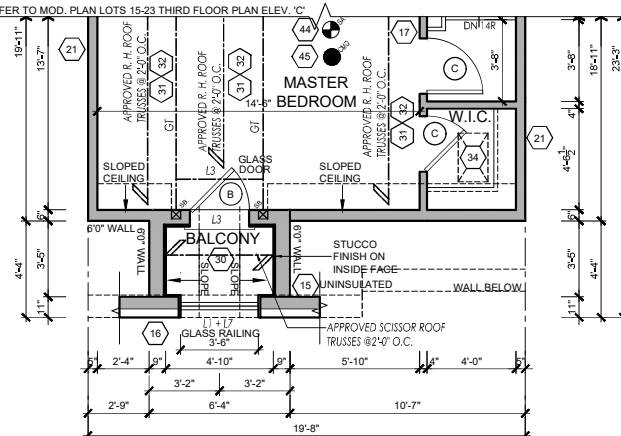
MOD. PLANS FOR LOTS 15-23
PARTIAL SECOND FLOOR ELEV 'C'

FOR CONTINUATION PLEASE REFER TO MOD. PLAN FOR LOTS 15-23 ALT. 2 BEDROOM SECOND FLOOR PLAN ELEV. 'C'



MOD. PLANS FOR LOTS 15-23
ALT. 2 BEDROOM
PARTIAL SECOND FLOOR ELEV 'C'

FOR CONTINUATION PLEASE REFER TO MOD. PLAN LOTS 15-23 THIRD FLOOR PLAN ELEV. 'C'



MOD. PLANS FOR LOTS 15-23
PARTIAL THIRD FLOOR ELEV 'C'

CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



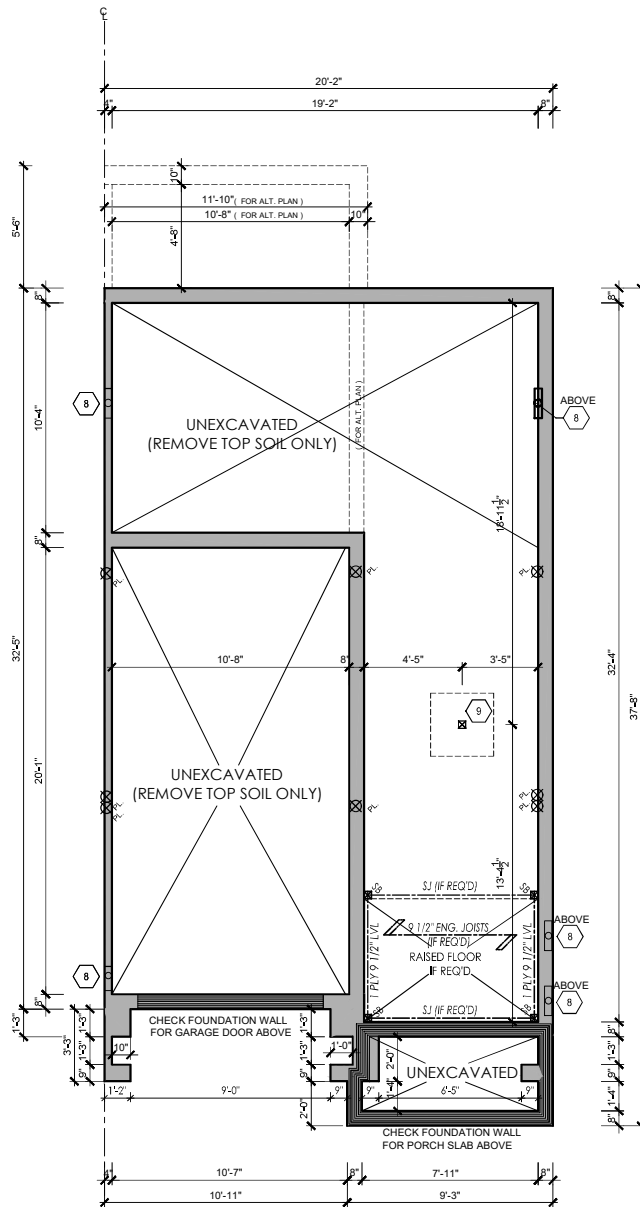
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A19



INTERIOR END
FOUNDATION PLAN ELEV 'D'

NOTE:
FRONT PORCH TO BE POURED
PRIOR TO BRICK

CONSTRUCTION SET

I, NATALIE PANDOLF, 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
FRM BCIN: 26995
DATE:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER LOWER FLOOR PLAN 'D'	12-Nov-14	hoz	np
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER STAIR RAMPUP REQUIREMENT	6-Jul-15	f	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2015	pv	f	7	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name



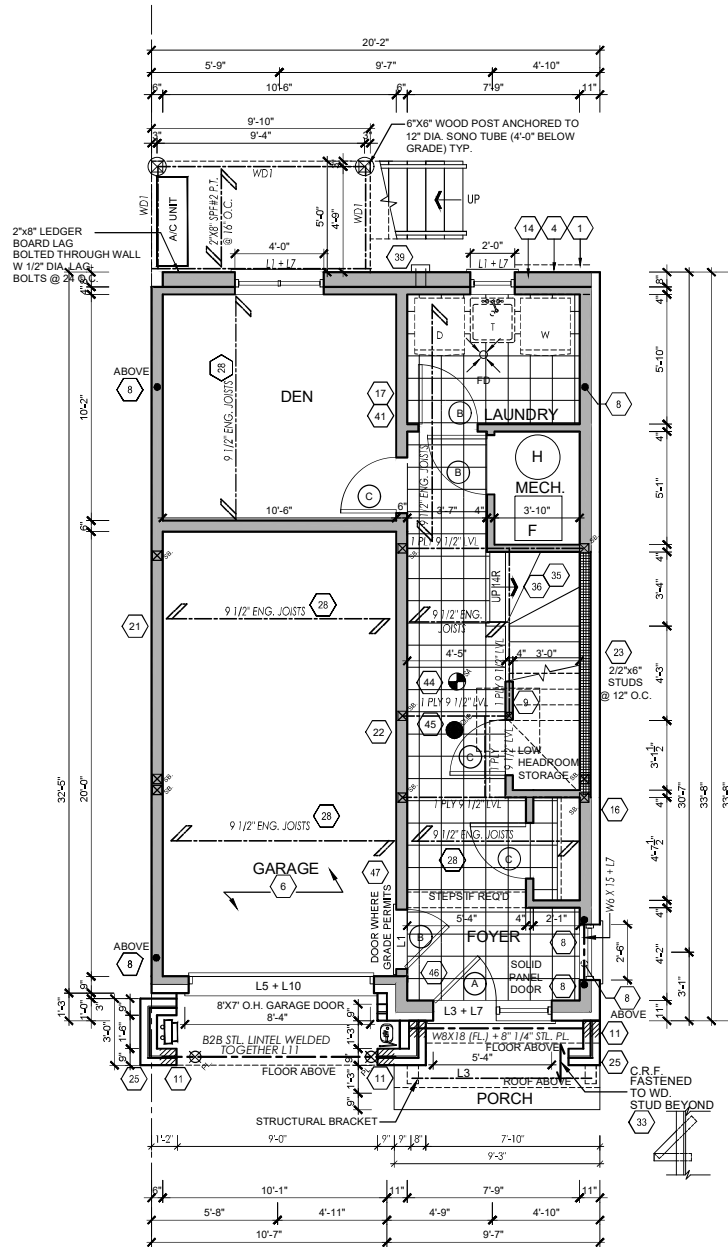
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A20



INTERIOR END
LOWER FLOOR ELEV 'D'

CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED LOWER FLOOR PARTY WALL FROM BLOCK TO STUD.	12-Nov-14	hcz	np
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2017	pv	f	7	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



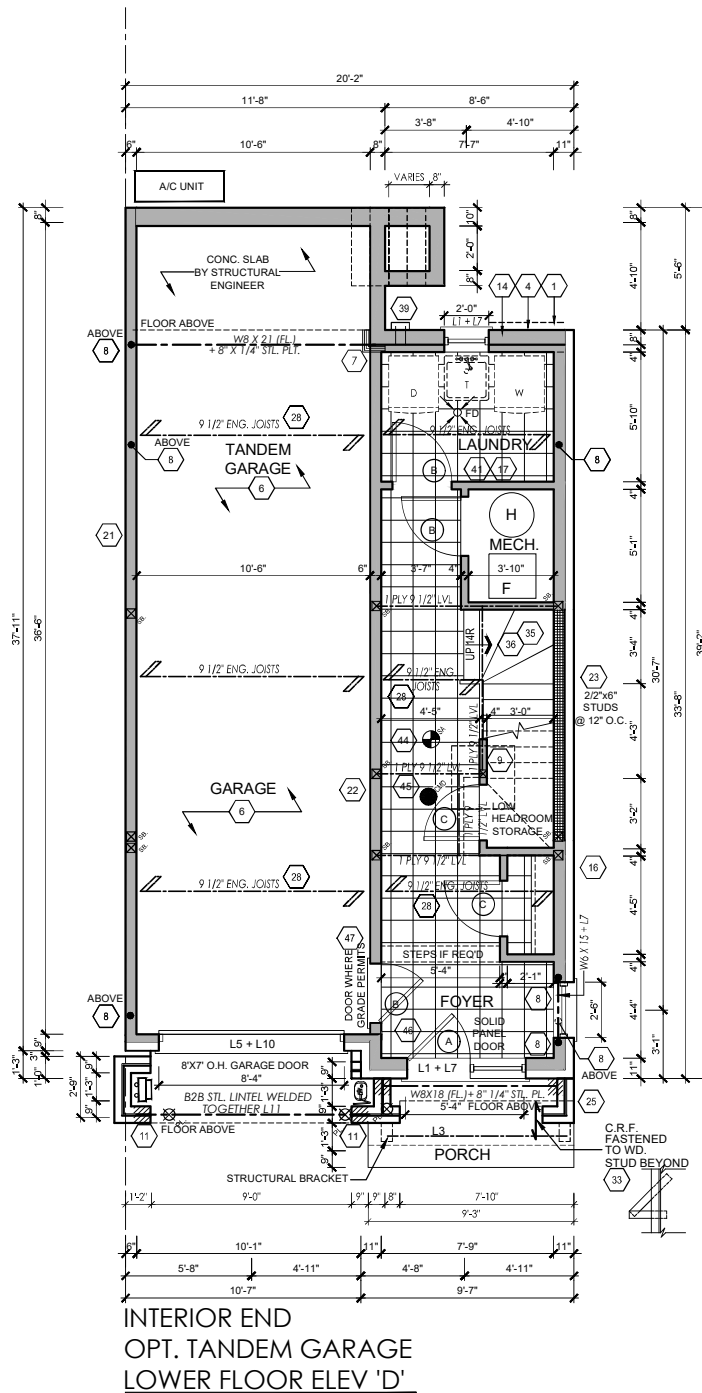
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A21



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED LOWER FLOOR PARTY WALL FROM BLOCK TO STUD.	12-Nov-14	hcz	np
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER STAIR MANUP. REQUIREMENT	6-Jul-15	f	f
3	REVISED AS PER TRUSS COORDINATION	25/09/2017	pv	f	7	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

RN design
Imagine - Inspire - Create



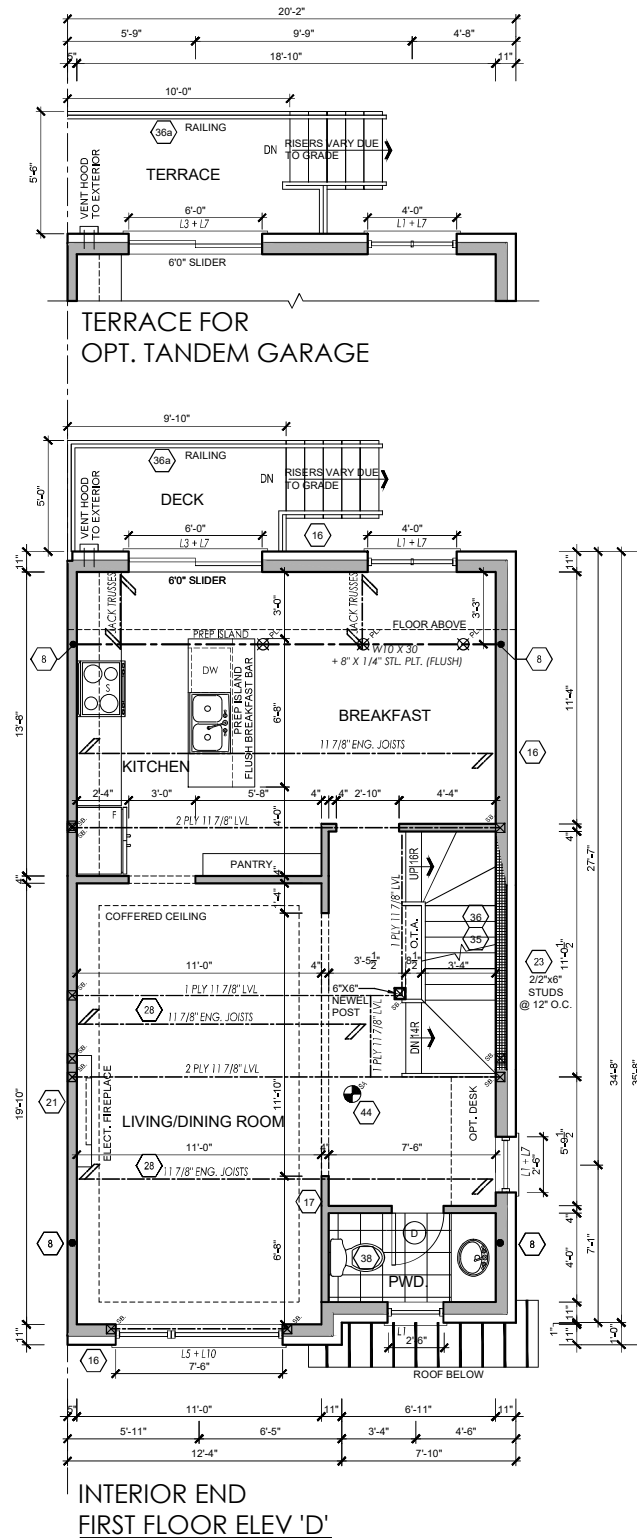
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A22



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/2017	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



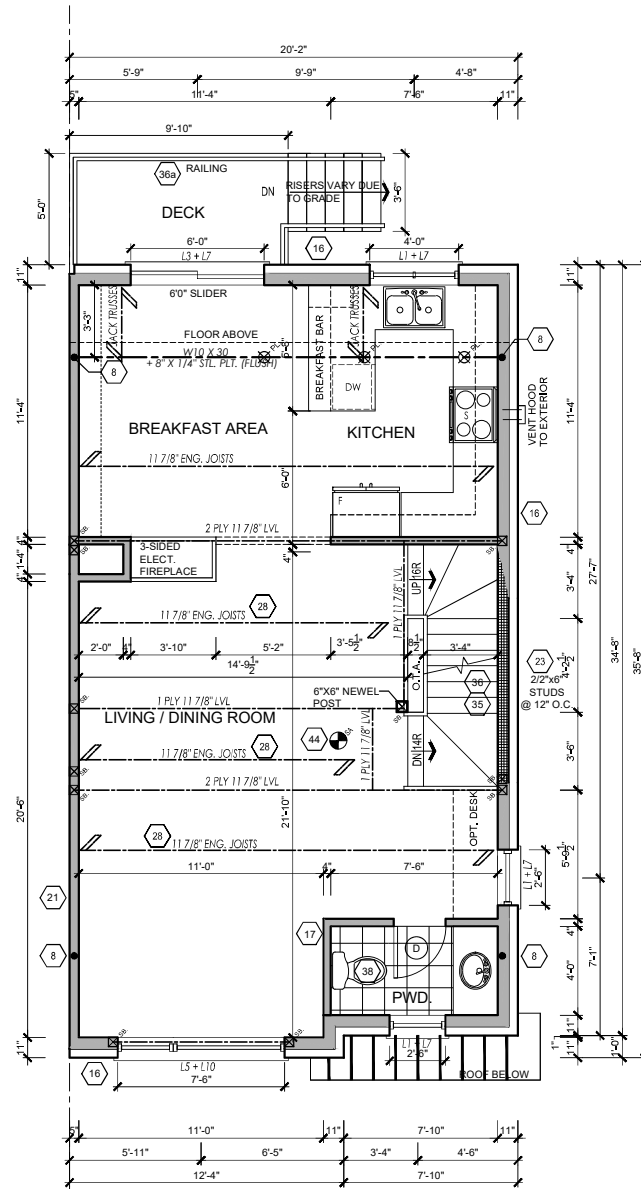
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A23



INTERIOR END ALT. PLAN
FIRST FLOOR ELEV 'D'

CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/09/2017	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				



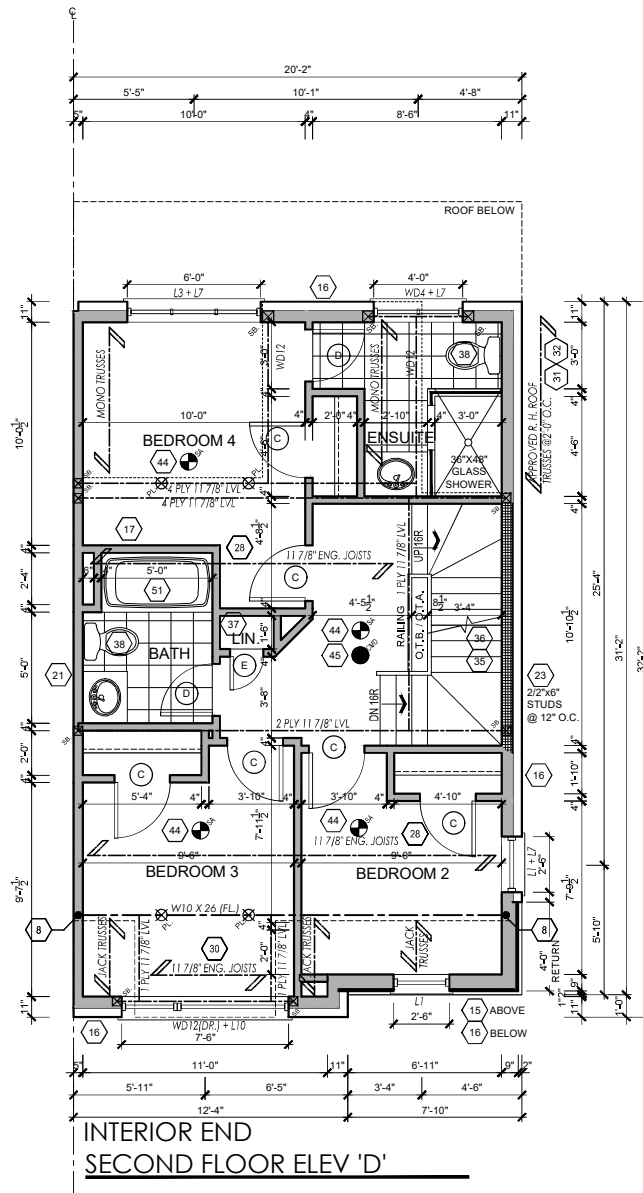
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A24



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	np	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/08/201	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	np	8				

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



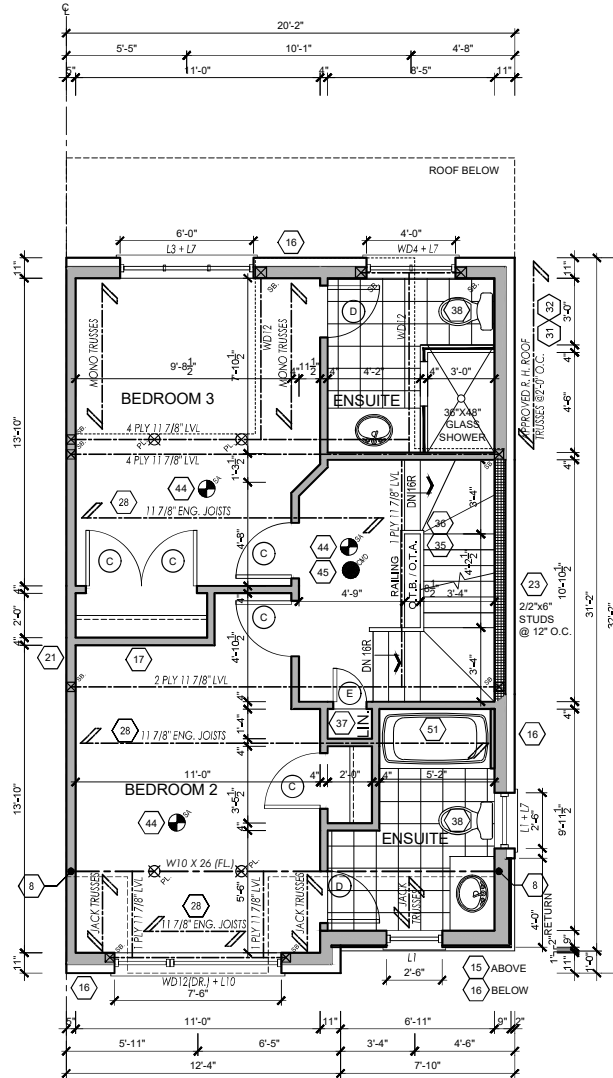
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A25



INTERIOR END
ALT. 2 BEDROOM
SECOND FLOOR ELEV 'D'

CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

revisions				revisions			
		date	dwn			date	dwn
1	ISSUED FOR REVIEW	10-Mar-14	sd	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-15	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	js	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv
3	REVISED AS PER TRUSS COORDINATION	25/09/2014	pv	7			
4	REV. PER ENGINEER COMMENTS	17-Sep-14	np	8			

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



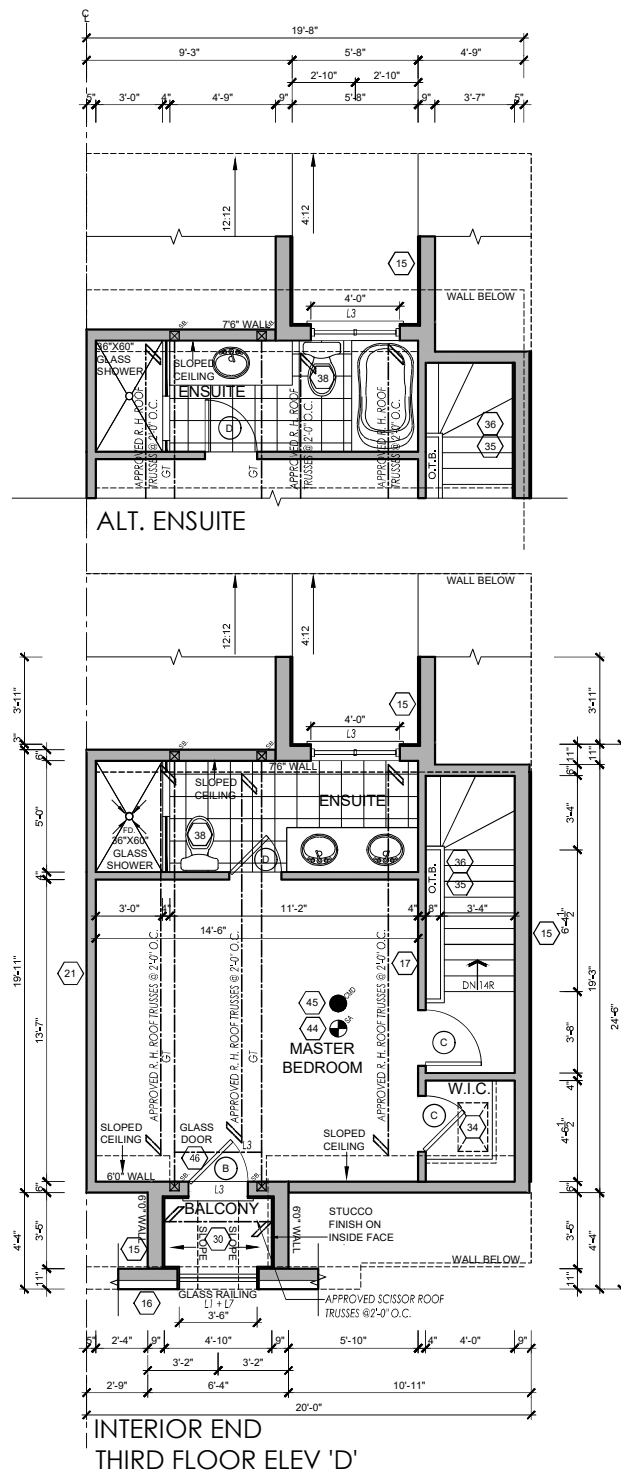
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

A26



CONSTRUCTION SET

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

CATEGORIES:
 QUALIFIED DESIGNER BCIN: 41549
 FRM BCIN: 26995
 DATE:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR REVIEW	10-Mar-14	sd	nd	5	REVISED AS PER STAIR MANUF. REQUIREMENT	6-Jul-14	f	f
2	REVISED AS PER FLOOR COORDINATION	24-Jul-14	sd	f	6	REVISED AS PER ENG. COMMENTS	25-Nov-15	pv	f
3	REVISED AS PER TRUSS COORDINATION	25/06/2014	pv	f	7				
4	REV. PER ENGINEER COMMENTS	17-Sep-14	nd	nd	8				

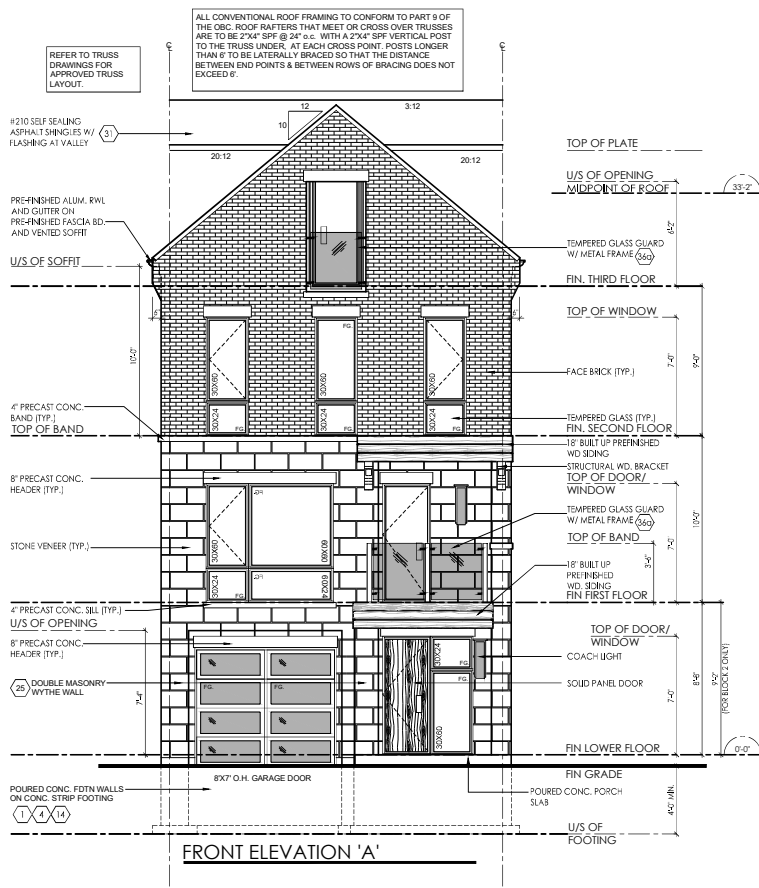
RN design
Imagine • Inspire • Create

model
TH2002-FINAL

scale	project #
3/16" = 1'0"	11097

page

A27



CONSTRUCTION SET

client
NORTH 88 DEV. INC.

location
Toronto

project
238-252 Finch Avenue East

drawn
4/24/20

checked
4/24/20

date
4/24/20

model
TH2002-FINAL

scale
3/16" = 1'-0"

page
A28

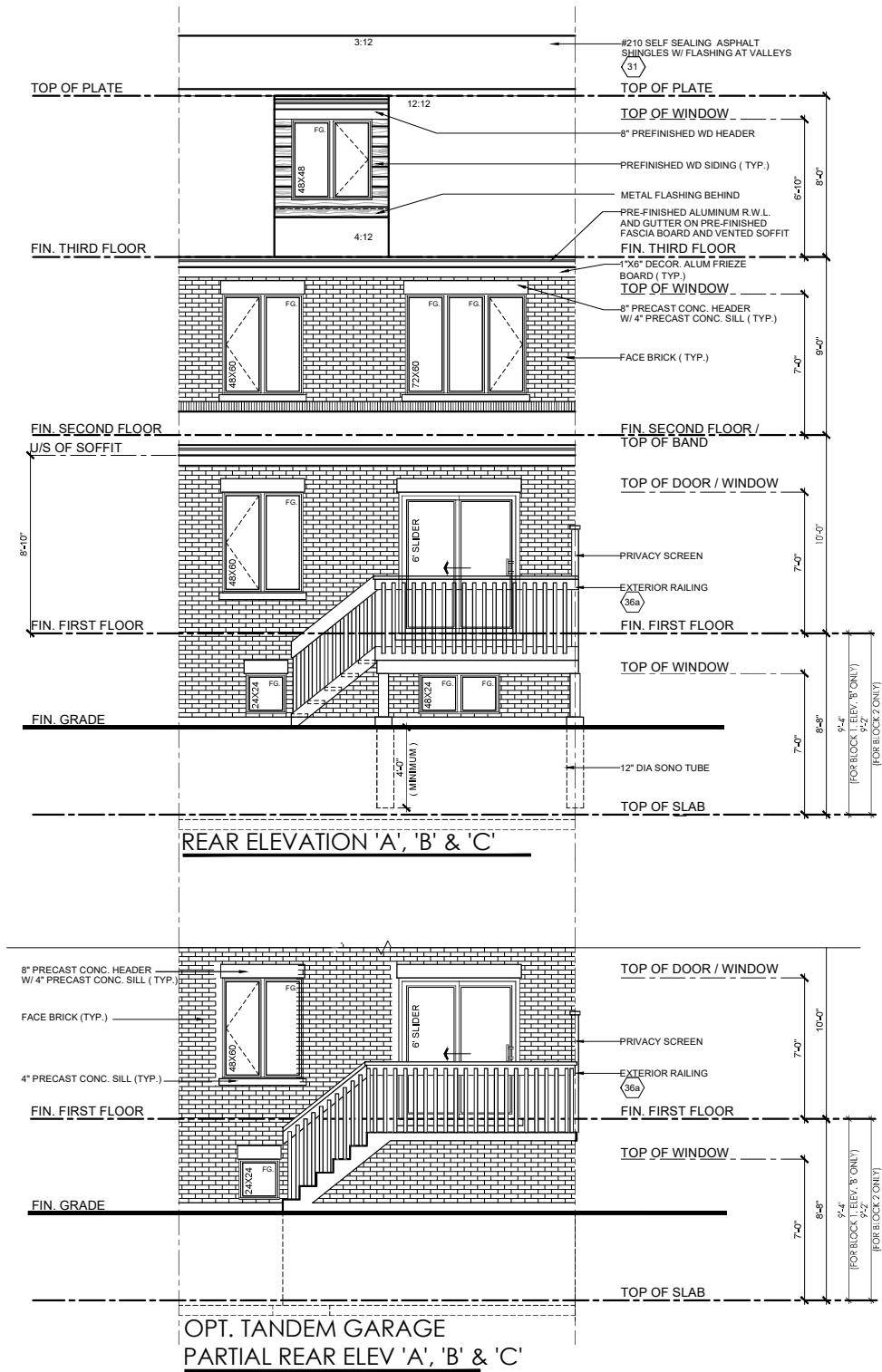
revision

revision	DATE	BY	CHK	APP
1	4/24/20	4/24/20	4/24/20	4/24/20
2	4/24/20	4/24/20	4/24/20	4/24/20
3	4/24/20	4/24/20	4/24/20	4/24/20
4	4/24/20	4/24/20	4/24/20	4/24/20
5	4/24/20	4/24/20	4/24/20	4/24/20
6	4/24/20	4/24/20	4/24/20	4/24/20
7	4/24/20	4/24/20	4/24/20	4/24/20
8	4/24/20	4/24/20	4/24/20	4/24/20
9	4/24/20	4/24/20	4/24/20	4/24/20
10	4/24/20	4/24/20	4/24/20	4/24/20

signature

signature

GROSS GLAZING AREA			
TOTAL PERIPHERAL WALL AREA	3374.50 SF	313.48 m ²	
FRONT GLAZING AREA	132.75 SF	12.33 m ²	
LEFT SIDE GLAZING AREA	0.0 SF	0.00 m ²	
RIGHT SIDE GLAZING AREA	0.0 SF	0.00 m ²	
REAR GLAZING AREA	121.78 SF	11.31 m ²	
TOTAL GLAZING AREA	254.53 SF	23.65 m ²	
TOTAL GLAZING PERCENTAGE	7.54 %		



CONSTRUCTION SET

I, NATALIE PANDOLF, 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:

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	10-Mar-14	rip	rip	5				
2					6				
3					7				
4					8				

location
Toronto

marketing name

RN design
Imagine - Inspire - Create



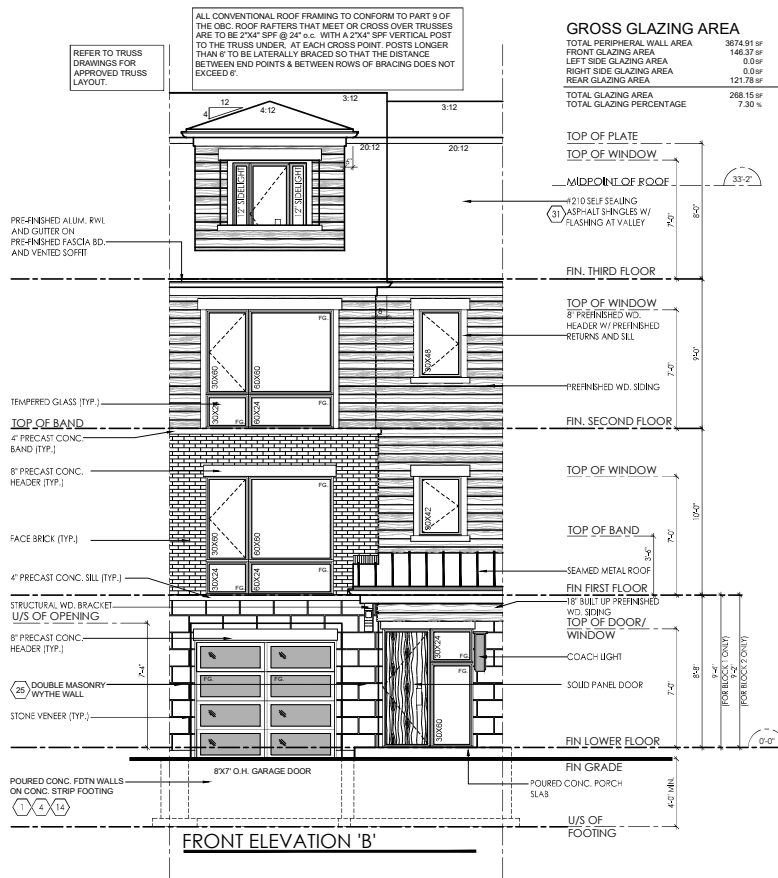
model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

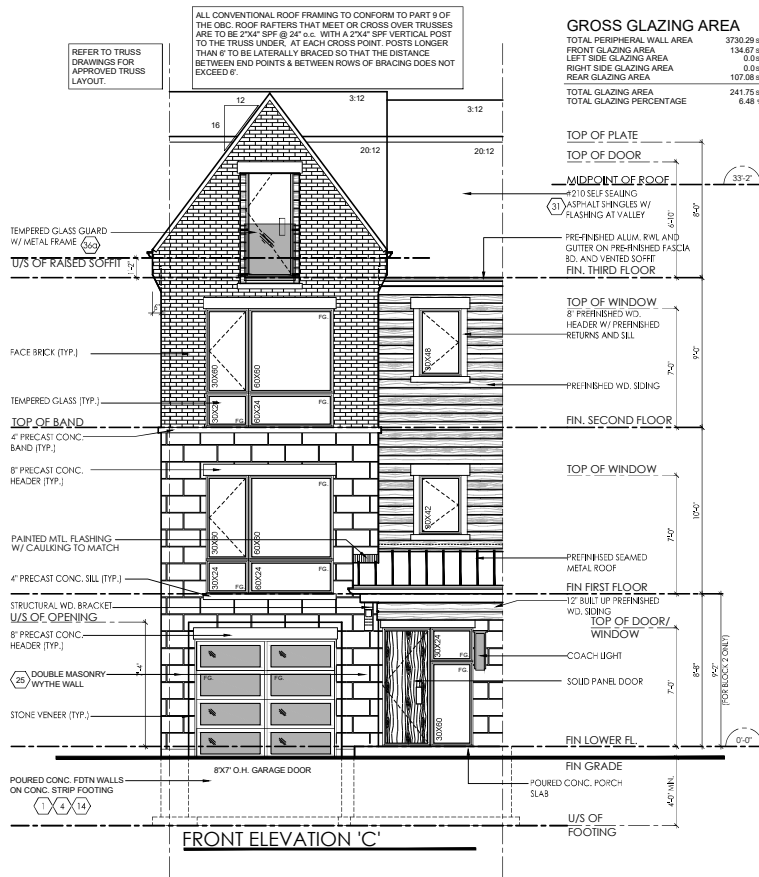
A29



GROSS GLAZING AREA		
TOTAL PERIPHERAL WALL AREA	3674.91 SF	341.60 m ²
FRONT GLAZING AREA	146.37 SF	13.60 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	0.00 SF	0.00 m ²
REAR GLAZING AREA	121.78 SF	11.31 m ²
TOTAL GLAZING AREA	268.15 SF	249.1 m ²
TOTAL GLAZING PERCENTAGE	7.30 %	

CONSTRUCTION SET

[illegible]



GROSS GLAZING AREA

TOTAL PERIPHERAL WALL AREA	3730.29 sf	348.54 m ²
FRONT GLAZING AREA	134.87 sf	12.51 m ²
LEFT SIDE GLAZING AREA	0.0 sf	0.00 m ²
RIGHT SIDE GLAZING AREA	0.0 sf	0.00 m ²
REAR GLAZING AREA	107.08 sf	9.98 m ²
TOTAL GLAZING AREA	241.75 sf	22.49 m ²
TOTAL GLAZING PERCENTAGE	6.48 %	

CONSTRUCTION SET

client
NORTH 88 DEV. INC.

location
Toronto

project
238-252 Finch Avenue East

revision

#	revision	DATE	BY	CHK
1	ISSUED FOR PERMIT			
2	REVISED TO REFLECT COMMENTS			
3	REVISED TO REFLECT COMMENTS			
4	REVISED TO REFLECT COMMENTS			

model
TH2002-FINAL

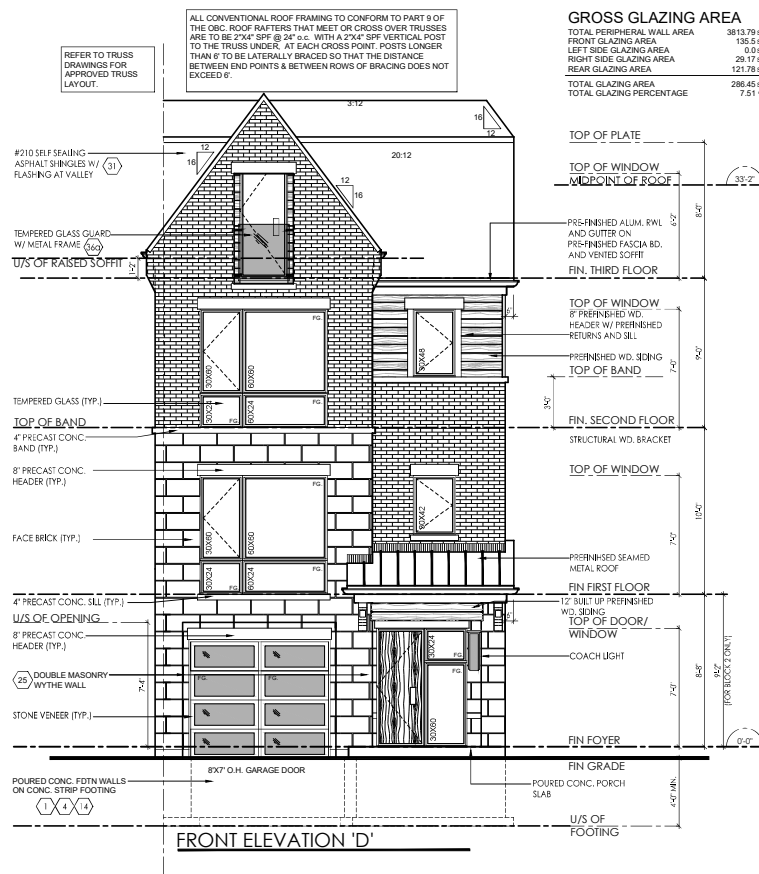
scale
3/16" = 1'-0"

page
A31

I, **NAME** (PAINTED) DECLARE THAT I HAVE REVIEWED AND TAKEN FULL RESPONSIBILITY FOR THE PREPARED WORK ON THIS SET OF DRAWINGS AND I AM QUALIFIED TO SIGN THESE DRAWINGS IN THE APPROPRIATE CAPACITY.

DATE

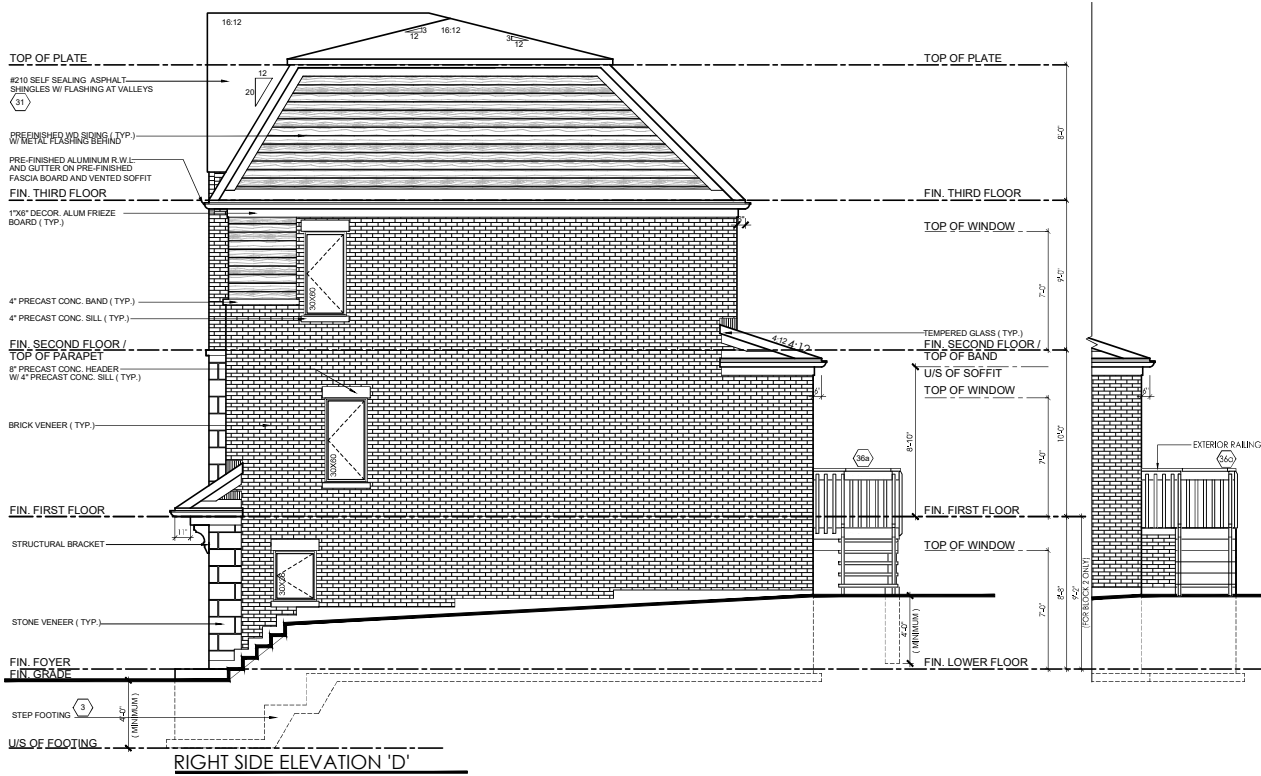
SIGNATURE



GROSS GLAZING AREA		
TOTAL PERIPHERAL WALL AREA	3813.79 sf	954.30 m ²
FRONT GLAZING AREA	135.5 sf	12.59 m ²
LEFT SIDE GLAZING AREA	0.0 sf	0.00 m ²
RIGHT SIDE GLAZING AREA	29.17 sf	2.71 m ²
REAR GLAZING AREA	121.78 sf	11.31 m ²
TOTAL GLAZING AREA	286.45 sf	26.61 m ²
TOTAL GLAZING PERCENTAGE	7.51 %	

CONSTRUCTION SET

[illegible]



CONSTRUCTION SET

model

TH2002-FINAL

date

3/16/10

project

11097

location

Toronto

client

NORTH 88 DEV. INC.

project

238-252 Finch Avenue East

drawing name

RIGHT SIDE ELEVATION 'D'

revision

DATE

BY

CHK

APP

1	REVISION	DATE	BY	CHK	APP
2	REVISION	DATE	BY	CHK	APP
3	REVISION	DATE	BY	CHK	APP
4	REVISION	DATE	BY	CHK	APP
5	REVISION	DATE	BY	CHK	APP

signature

DATE

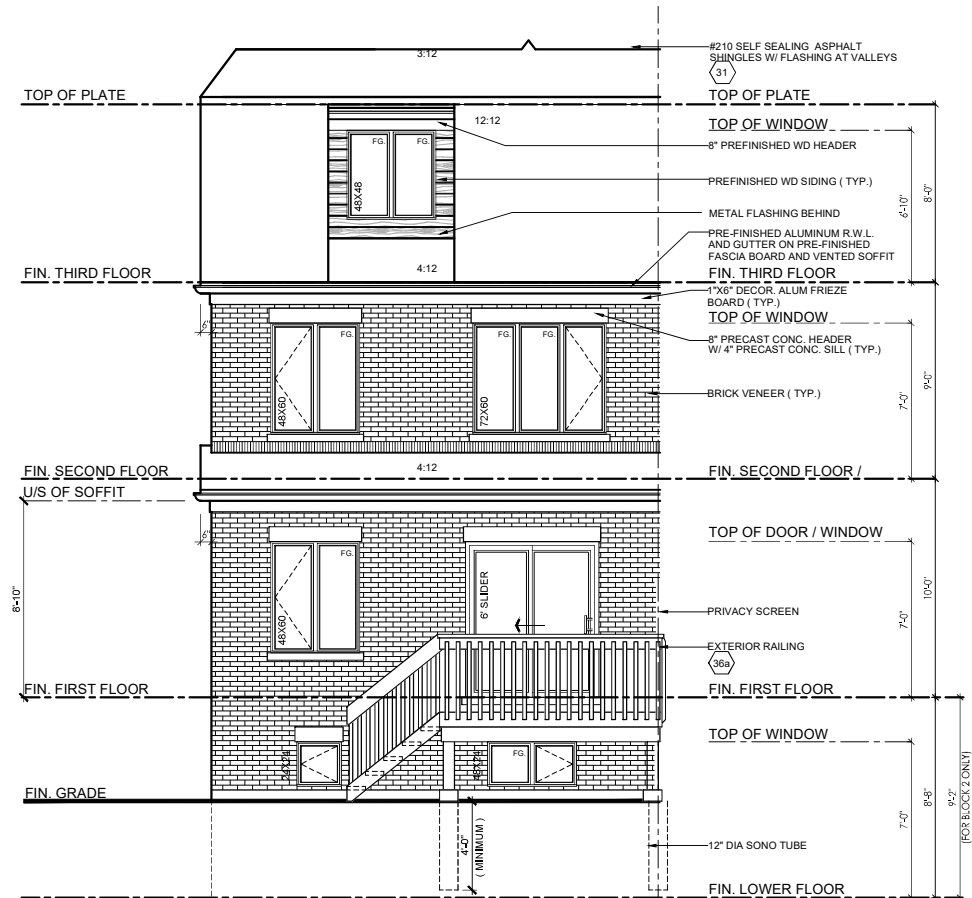
scale

3/16" = 1'-0"

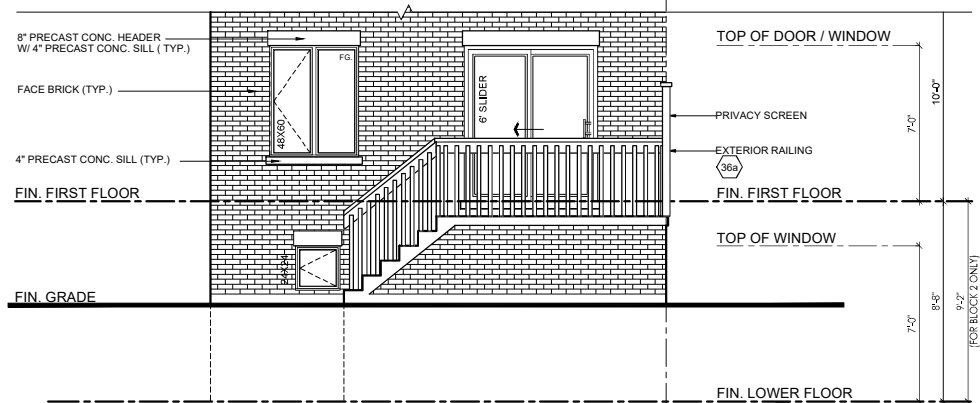
page

A33

I, NADIA PANDOLFI, DECLARE THAT I HAVE REVIEWED AND
TAKEN FULL RESPONSIBILITY FOR THE PREPARED WORK ON
THIS DRAWING. I AM A REGISTERED ARCHITECT IN THE
PROVINCE OF ONTARIO. I AM QUALIFIED AND
SUSCEPTIBLE TO BE RECALLED IN THE APPROVAL CLASS /
CAUSING OF DAMAGE TO THE PROJECT.
DATE: 3/16/10
SIGNATURE: [Signature]



REAR ELEVATION 'D'



OPT. TANDEM GARAGE
PARTIAL REAR ELEV 'D'

CONSTRUCTION SET

I, NATALIE PANDOLF, 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
 FRM BCIN: 26995
 DATE: _____
 SIGNATURE: _____

client NORTH 88 DEV. INC.				location Toronto			
project 238-252 Finch Avenue East				marketing name			
#	revisions	date	dwn	chk	#	revisions	date
1	ISSUED FOR CLIENT REVIEW	10-Mar-14	np	5			
2	REVISED AS PER FLOORING MANUF. REQUEST	18-Jun-15	f	6			
3				7			
4				8			



model
TH2002-FINAL
 scale
3/16" = 1'0"
 project #
11097
 page
A34

CONSTRUCTION NOTES:

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

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16"-174.9mm 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)

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER - 1 STOREY - 13" X 4" (330mm X 100mm)
- 2 STOREY - 19" X 6" (485mm X 150mm)
- 3 STOREY - 26" X 9" (660mm X 230mm)

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

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
- 1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
- 1 STOREY STUD - 12" X 4" (305mm X 100mm)
- 2 STOREY MASONRY - 26" X 9" (650mm X 230mm)
- 2 STOREY STUD - 18" X 5" (450mm X 130mm)
- 3 STOREY MASONRY - 36" X 14" (900mm X 360mm)
- 3 STOREY STUD - 24" X 8" (600mm X 200mm)

3 STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

4 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 COARSE 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 (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3400psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COARSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C. 9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL [O.B.C. 9.13.2 - 2.1.1.4 (8)]
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD [O.B.C. 9.13.9]

5a 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.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3400psi (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 COARSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C. 9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD [O.B.C. 9.13.9]

6 GARAGE SLAB / EXTERIOR SLAB:

-1100psi (7.5MPa) 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 W2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COARSE GRANULAR MATERIAL
-ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 PLASTER:

O.B.C. 9.15.3.5.
-PLASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.
OR
-BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS [O.B.C. 9.23.2.2]

STRUCTURAL COLUMNS:

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

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" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4" X 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMN TO CONFORM TO CAN/CSA-S16-24W WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)
COL. SPACING:
- 2 STOREY
-MAX. 9'-10" (297mm) - 3/4" X 3/4" X 16" - (860mm X 860mm X 400mm)
-MAX. 16'-0" (4880mm) - 4" X 4" X 21" - (1120mm X 1120mm X 530mm)
- 3 STOREY
-MAX. 9'-10" (297mm) - 40" X 40" X 19" - (1010mm X 1010mm X 480mm)
-MAX. 16'-0" (4880mm) - 51" X 51" X 24" - (1295mm X 1295mm X 610mm)
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN:

O.B.C. 9.17.4.1.
-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.
-METAL SHOE ANCHORED TO FOOTING
-25" X 25" X 1/2" (640mm X 640mm X 30mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
-34" X 34" X 1/4" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

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

-2"x8"x12" LEDGER BOARD FASTENED W/ 2/1 1/2" ANCHOR BOLTS @ 4" O.C.
-WHERE WOOD BEAMS BEAR ON RENEWALS USE GENERAL NOTE 11
-WHERE REQUIRED TO OBTAIN S' SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

11 BLOCK PARTY WALL BEAM END BEARING: (STEEL BEAM)

-12"x11"x5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2" X 8" ANCHOR BOLTS.

WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN Laterally SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED STL. PLATE TO JOISTS.
-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
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE
-INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1, O.B.C. T.2.1.1.2.A.)
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND EXISTING 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
DAMP-PROOFING & WATERPROOFING:
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 14.2.1.12 (3) [4]
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3 (3)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

14a FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2.0M BARS IN TOP PORTION OF WALL [UP TO 8'-0" OPENING]
-3.0M BARS IN TOP PORTION OF WALL [8'-0" TO 10'-0" OPENING]
-4.0M 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. 7/8" (200mm) FROM FINISHED GRADE [O.B.C. 9.28.1.4 & 9.27.2].
-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 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. S8-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

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

15a ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE [O.B.C. 9.28.1.4 & 9.27.2].
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS [O.B.C. 9.27.3.4]
-BRACE W/ CONT. 16 GAUGE STEEL T BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS
-R14 (RSI 2.46) INSULATION [ZONE 1, O.B.C. T.2.1.1.2.A.]
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD.
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. S8-3 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 4.8 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-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS [REFER TO MANUFACTURER'S SPECIFICATIONS].
OR
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE [O.B.C. 9.28.1.4 & 9.27.2].
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD [EXTERIOR TYPE] OR EQUIVALENT AS PER O.B.C. 9.23.16.
-2" X 4" (38mm X 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" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. S8-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
-REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

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

16 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE [O.B.C. 9.20.13.6 (2)]
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-1/4" (6mm) PLYWOOD [EXTERIOR TYPE] OR EQUIVALENT AS PER O.B.C. 9.23.16.
-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" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. S8-3 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.

16a ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE [O.B.C. 9.20.13.6 (2)]
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS [O.B.C. 9.27.3.4]
-2" X 4" (38mm X 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" (38mm X 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" (38mm X 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

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

O.B.C. S8-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 1/4" (6mm) PLYWOOD [EXTERIOR TYPE] OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

I, NATALE PANDOLF, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART 5, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM AN QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.
QUALIFIED DESIGNER BCIN: 41549
FIRM BCIN: 26995
DATE:

SIGNATURE:

client

NORTH 88 DEV. INC.

location

Toronto

project

marketing name

238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	10-Mar-14	rp	rp	5				
2					6				
3					7				
4					8				



model

TH2002-FINAL

scale

3/16" = 1'0"

project #

11097

page

D1

16b) BRICK VENEER CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING
-MEMBRANE (O.B.C. 9.20.13.4.2.1)
-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. 9.23.14
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg / sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17) INTERIOR STUD WALLS:
O.B.C. T.9.23.10.1.
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
18) BEARING STUD WALL (BASEMENT):
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DBL. 2" X 4" OR 2" X 6" TOP PLATE
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

19) PARTY WALL - BLOCK:
O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CALKED TO PREVENT SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7-1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ 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)

19c) PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (RSI 3.52) RIGID INSULATION
-7-1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
REQ. INSULATION VALUES:
INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90
RIGID INSULATION = 20.00
LOW DENSITY CONCRETE BLOCK = 1.70
WOOD FRAME W/ GYPSUM = 2.72
AIR FLM - MOVING = 0.68
AIR FLM - STILL = 0.17
TOTAL "R" VALUE = 25.27

19c) FIREWALL:
O.B.C. 9.10.11. & 3.1.10. & SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)
-ONE FIREWALL IS REQUIRED FOR EVERY 4460 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. 13.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7-1/2" (190mm) CONC. BLOCK MIN. 2 HR. FIRE-RESISTANT
EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORRELLING
-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.
-1 1/4" (30mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa)
COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21) PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

22) GARAGE WALL & CEILING:
O.B.C. 9.10.9.14.(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 ENCRATCH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RM JOIST WITH 3 1/4" (82mm) NAILS AT 7'78" (200mm) O.C.

22c) WALLS ADJACENT TO ATTIC SPACE:
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R22 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23) DOUBLE VOLUME WALLS:
O.B.C. 9.23.10.1.
-3/8" (9.5mm) LYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7'78" (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.2.]
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.9

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

24c) SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.

25) DOUBLE MASONRY WYTHE WALL:
O.B.C. 9.20.8.2.
-3-1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3-1/2" MASONRY VENEER JOISTS & BEAMS 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: MORTARY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25c) CORBEL MASONRY VENEER:
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)
FLOOR ASSEMBLIES:
SILL PLATE:
O.B.C. 9.23.7.
-2" X 4" (38mm X 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.
-SILL PLATE TO BE CALKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.

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

28) FLOOR ASSEMBLY:
O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS
29) PORCH SLABS ABOVE COLD CELLAR:
O.B.C. 9.39.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-4-7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7'78" (200mm) EACH WAY
-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

30) EXTERIOR BALCONY ASSEMBLY:
-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"X6" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
-EXTERIOR GUARD AS PER #36a
-LOOSE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
REQUIRED FOR OVER HEATED SPACES:
-ADD 2"X2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)

30c) EXTERIOR FLAT ROOF ASSEMBLY:
-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2"X6" 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. 1.9.29.5.3.)

ROOF ASSEMBLIES:
TYPICAL ROOF:
O.B.C. 9.26.
-NO. 210 (30, 5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAID BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFFIT.

32) CEILING:
-R50 (RSI 8.8) INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)

32c) VAUTED OR CATHEDRAL CEILING:
O.B.C. 9.26. & TABLE A7
-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. 9.26.7.2.
-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.
-R31 (RSI 5.46) INSULATION @ 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

33) CONVENTIONAL FRAMING:
O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2"X4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK
ATTIC ACCESS HATCH:
O.B.C. 9.19.2.1.
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R40 (RSI 7.0) INSULATION.

GENERAL:
PRIVATE STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-7/8" (200mm)
-MIN. RUN = 8-1/4" (210mm)
-MIN. TREAD = 9-1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-10" (860mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
[EXIT STAIRS, BETWEEN GUARDS]
ANGLED TREADS:
-MIN. RUN = 5-7/8" (150mm)
-MIN. AVG. RUN = 7-7/8" (200mm)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7-7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RSERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:
O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHEN INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION
HEIGHT:
O.B.C. 9.8.7.4
-2'-11" (900mm) TO 3'-2" (965mm)
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING
PROJECTIONS:
O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR
PUBLIC STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-7/8" (200mm)
-MIN. RUN = 9-7/8" (250mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-9" (2050mm)
-MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
[EXIT STAIRS, BETWEEN GUARDS]
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 7/8" (235mm) TREAD & MAX. 7-7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RSERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE
HANDRAILS:
O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHEN INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION
HEIGHT:
O.B.C. 9.8.7.4
-2'-11" (900mm) TO 3'-2" (965mm)
-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

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

I, NATALIE PANDOLF DECLARE THAT I HAVE REVIEWED AND 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:

SIGNATURE:

client

NORTH 88 DEV. INC.

location

Toronto

project

marketing name

238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	10-Mar-14	np	np	5				
2					6				
3					7				
4					8				



Imagine - Inspire - Create

model
TH2002-FINAL

scale
3/16" = 1'0"

project #
11097

page

D2

- PROJECTIONS:
O.B.C. 9.8.7.6
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (120mm) INTO THE REQUIRED WIDTH OF THE STAIR
- TERMINATION:
O.B.C. 9.8.7.3
- ONE HAND RAIL SHALL EXTEND HORIZONTALLY NOT LESS THAN 11 3/4" (300mm) BEYOND THE TOP & BOTTOM OF EACH STAIR AS
- FINISH:
O.B.C. 9.8.7.6
- TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS
- STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARCATATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP
- 36** **INTERIOR GUARDS:**
O.B.C. SB-7 & 9.8.8.3
- GUARDS TO BE 3'-6" (1070mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH
- 36C** **EXTERIOR GUARDS:**
O.B.C. SB-7 & 9.8.8.3
- GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).
- GUARDS TO BE 3'-6" (1070mm)
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (1800mm) ABOVE ADJACENT GRADE.
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- PROVIDE MID-SPAN POSTS AS PER SB-7.
- GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH
- 36C** **EXTERIOR GUARDS @ JULIET BALCONY:**
- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.
- GUARDS TO BE 3'-6" (1070mm)
- FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR
- FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.
- VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8" Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3' MIN. EMBEDMENT TO STUDS.
- PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- 37** - LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP
- 38** - 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
- 40** - 1'-X2" (19mmX38mm) BOTH SIDES OF STEEL.
- 41** - WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mm POLYETHYLENE.
- 42** - PRECAST CONC. STEP
- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

- 44** 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
- 45** CARBON MONOXIDE ALARM (CMA). O.B.C. - 9.33.4.
- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
- CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.
- 46** - MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47** - GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.1.5.
- R4 (RSI 0.70)
- 48** - TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.
- 49** **EXTERIOR COLUMN W/ MASONRY PIER:**
- MIN. 6'X6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- 14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.
OR
- MIN. 6'X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 49C** **EXTERIOR COLUMN:**
- MIN. 6'X6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.
- 50** **COLD CELLARS:**
FOR COLD CELLARS PROVIDE THE FOLLOWING:
- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- L1+L7 FOR DOOR OPENING
- 2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN. R-4 RSI 0.7)
- INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

- 51** **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.(1)(d) & 3.8.3.13.1.(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 LOADS.
- JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 5'-11" (1200mm) AND 10'-4" (3200mm)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- 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 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 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 BE DOUBLE GLAZED WITH LOW-E COATING
- 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.

- 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 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).
OR
- 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:
a) 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 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.

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

SCHEDULES				PLAN/ELEVATION LEGEND			
DOORS 46/47 A 865x2030x45 (2'10"x8'8"x1-3/4") B 815x2030x35 (2'8"x8'8"x1-3/8") C 760x2030x35 (2'6"x8'8"x1-3/8") D 710x2030x35 (2'4"x8'8"x1-3/8") E 660x2030x35 (1'6"x8'8"x1-3/8") F 610x2030x35 (2'0"x8'8"x1-3/8") G OVER SIZE EXTERIOR DOOR		WOOD BEAMS WD1 3/2" X 8" SPR WD2 4/2" X 8" SPR WD3 5/2" X 8" SPR WD4 3/2" X 10" SPR WD5 4/2" X 10" SPR WD6 5/2" X 10" SPR WD7 3/2" X 12" SPR WD8 4/2" X 12" SPR		WOOD BEAMS WD9 5/2" X 12" SPR WD10 2/1 3/4" X7 1/4" (2.0E) LVL WD11 3/1 3/4" X7 1/4" (2.0E) LVL WD12 2/1 3/4" X9 1/2" (2.0E) LVL WD13 3/1 3/4" X9 1/2" (2.0E) LVL WD14 2/1 3/4" X11 7/8" (2.0E) LVL WD15 3/1 3/4" X11 7/8" (2.0E) LVL		SMOKE ALARM 44 WATERPROOF DUPLEX OUTLET VENTS AND INTAKES HOSE BIB EXHAUST FAN 38 COLD CELAR VENT 50 STOVE VENT FIRE PLACE VENT DRYER VENT	
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		LINTELS L1 2/2" X 8" SPR L2 2/2" X 10" SPR L3 2/2" X 12" SPR L4 3-1/2" X 3-1/2" X 1/4" L L5 4" X 3-1/2" X 1/4" L L6 4-7/8" X 3-1/2" X 5/16" L L7 4-7/8" X 3-1/2" X 3/8" L L8 4-7/8" X 3-1/2" X 1/2" L L9 4-7/8" X 3-1/2" X 3/8" L L10 5-7/8" X 4" X 1/2" L L11 7-1/8" X 4" X 3/8" L L12 7-1/8" X 4" X 1/2" L		PLAN/ELEVATION LEGEND CARBON MONOXIDE DETECTOR 45 D.J. DOUBLE JOIST P.T. PRESSURE TREATED LUMBER GIRDER TRUSS G.T. ABOVE FINISHED FLOOR EXT. LIGHT FIXTURE (WALL MOUNTED) HYDRO METER GAS METER FLOOR DRAIN SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER) POINT LOAD FLAT ARCH 2 STORY WALL U/S UNDER SIDE (WALL MOUNTED) FG FIXED GLAZING BG GLASS BLOCK GB BLACK GLASS			

I, NATALIE PANDOLF 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
FRM BCIN: 26995
DATE:

SIGNATURE:

client **NORTH 88 DEV. INC.** location **Toronto**

project **31500** marketing name **31500**

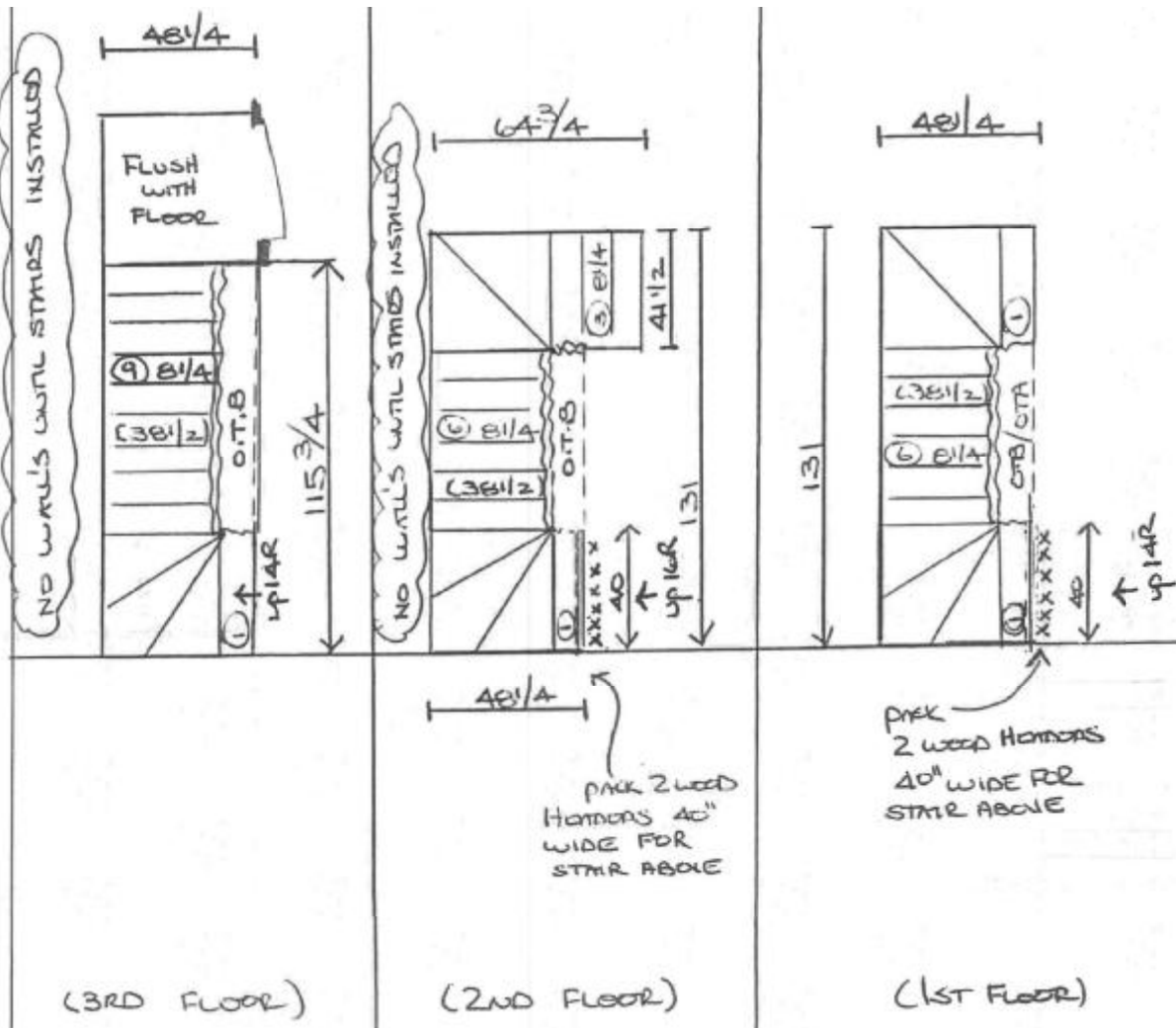
238-252 Finch Avenue East

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	10-Mar-14	np	np	5				
2					6				
3					7				
4					8				

model **TH2002-FINAL**

scale **3/16" = 1'0"** project # **11097**

page **D3**



ELEVATION 'A' & 'B'

I, NATALIE PANDOLF, 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
 FRM BCIN: 26995
 DATE: Sept-08-15

SIGNATURE:

client		NORTH 88 DEV. INC.		location		Toronto	
project		238-252 Finch Avenue East		marketing name			
#	revisions	date	dwn	chk	#	revisions	date
1	ADDED STAIR DETAIL AS REQUESTED BY CITY	08/09/2015	JR	5			
2				6			
3				7			
4				8			

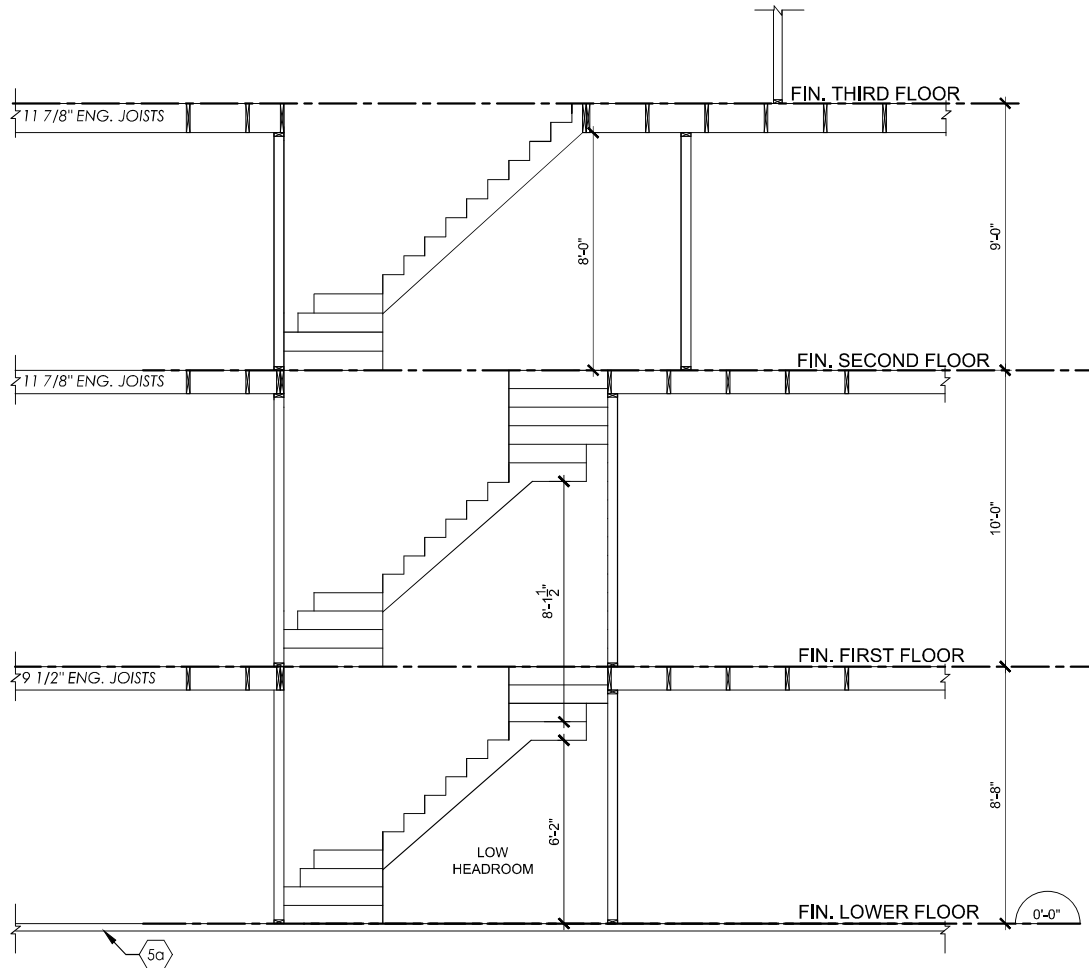


model
TH2002-FINAL

scale
N.T.S.

project #
11097

page
D4



STAIR SECTION - CONSTRUCTION

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: Sept-08-15

SIGNATURE:

client
NORTH 88 DEV. INC.

project
238-252 Finch Avenue East

location
Toronto

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED STAIR SECTION AS REQUESTED BY CITY	11/10/2015	PV	RPA	5				
2					6				
3					7				
4					8				



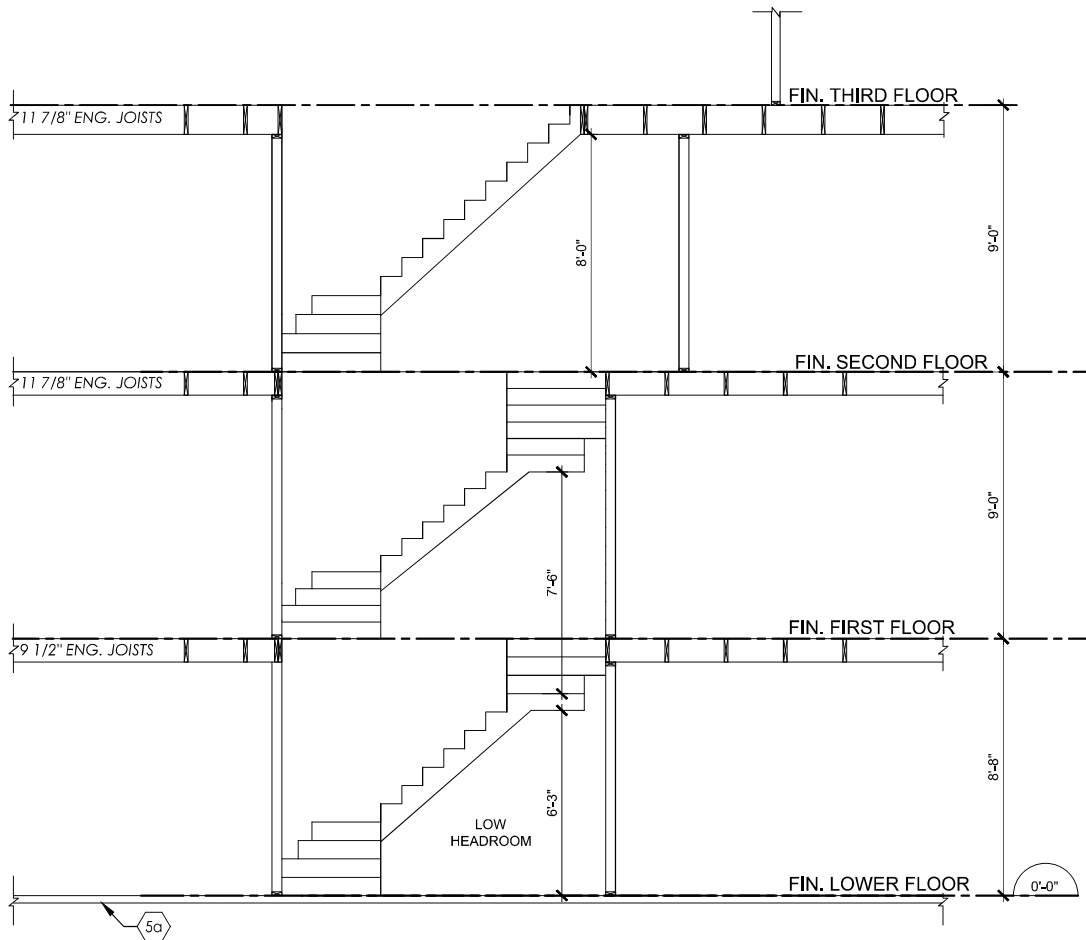
model
TH2002-FINAL

scale
1/4"=1'-0"

project #
11097

page

D5



STAIR SECTION - PERMIT

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: Sept-08-15

SIGNATURE:

client
NORTH 88 DEV. INC.

location
Toronto

project
238-252 Finch Avenue East

marketing name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ADDED STAIR SECTION AS REQUESTED BY CITY	11/10/2015	PV	RPA	5				
2					6				
3					7				
4					8				



model
TH2002-FINAL

scale
1/4"=1'-0"

project #
11097

page

D6