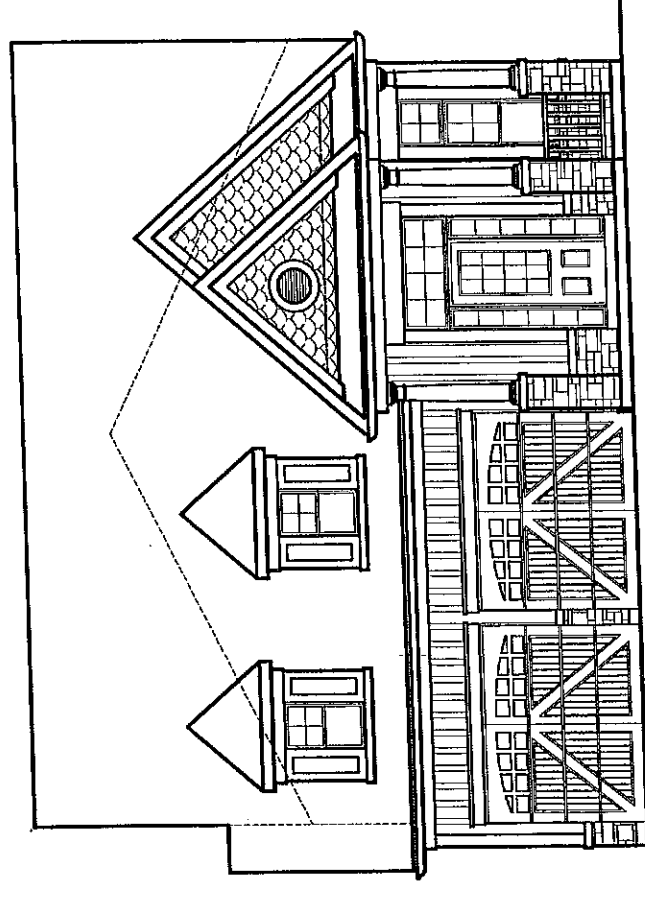
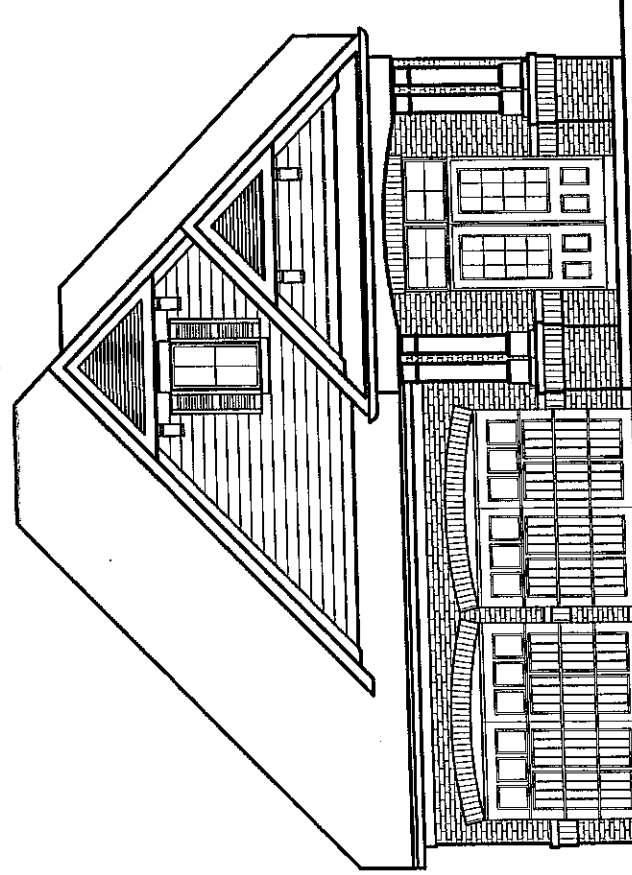




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

MUNICIPALITY OF CLARINGTON
CERTIFIED COPY
FORMING PART OF BUILDING
PERMIT DRAWINGS

ONE COPY OF THE CERTIFIED
PLAN OR FACSIMILE TO BE MAINTAINED
ON SITE AND READILY AVAILABLE

DRAWING LIST:

40-3 (QUEENSBRIDGE)

- T1 TITLE SHEET
A1 BASEMENT FLOOR PLAN ELEV. 'A'
A2 GROUND FLOOR PLAN ELEV. 'A'
A3 BASEMENT FLOOR PLAN ELEV. 'B'
A4 GROUND FLOOR PLAN ELEV. 'B'
A5 FRONT ELEVATION 'A'
A6 RIGHT SIDE ELEVATION 'A'
A7 REAR ELEVATION 'A'
A8 LEFT SIDE ELEVATION 'A'
A9 FRONT ELEVATION 'B'
A10 RIGHT SIDE ELEVATION 'B'
A11 REAR ELEVATION 'B'
A12 LEFT SIDE ELEVATION 'B'
D1 CONSTRUCTION NOTES
D2 CONSTRUCTION NOTES
D3 CONSTRUCTION NOTES

NOTICE REQUIREMENTS FOR INSPECTIONS

The owner or an authorized agent shall notify the Chief Official at least two(2) business days prior to each stage of construction under which notice in advance is required from time to time the Building Code as amended from time to time.

Attached: Hvac
TRUSS
CEILING
SK1
SK2
SK3

Kim Chang
Oct/14

ESQUIRE HOMES

NORTHGLEN

CLARINGTON, ONTARIO



RN design
Imagine • Inspire • Create

8395 JANE STREET
SUITE 203
VAUGHAN, ON
TEL: 905-738-3177
FAX: 905-738-5449

CONTACT PERSON:

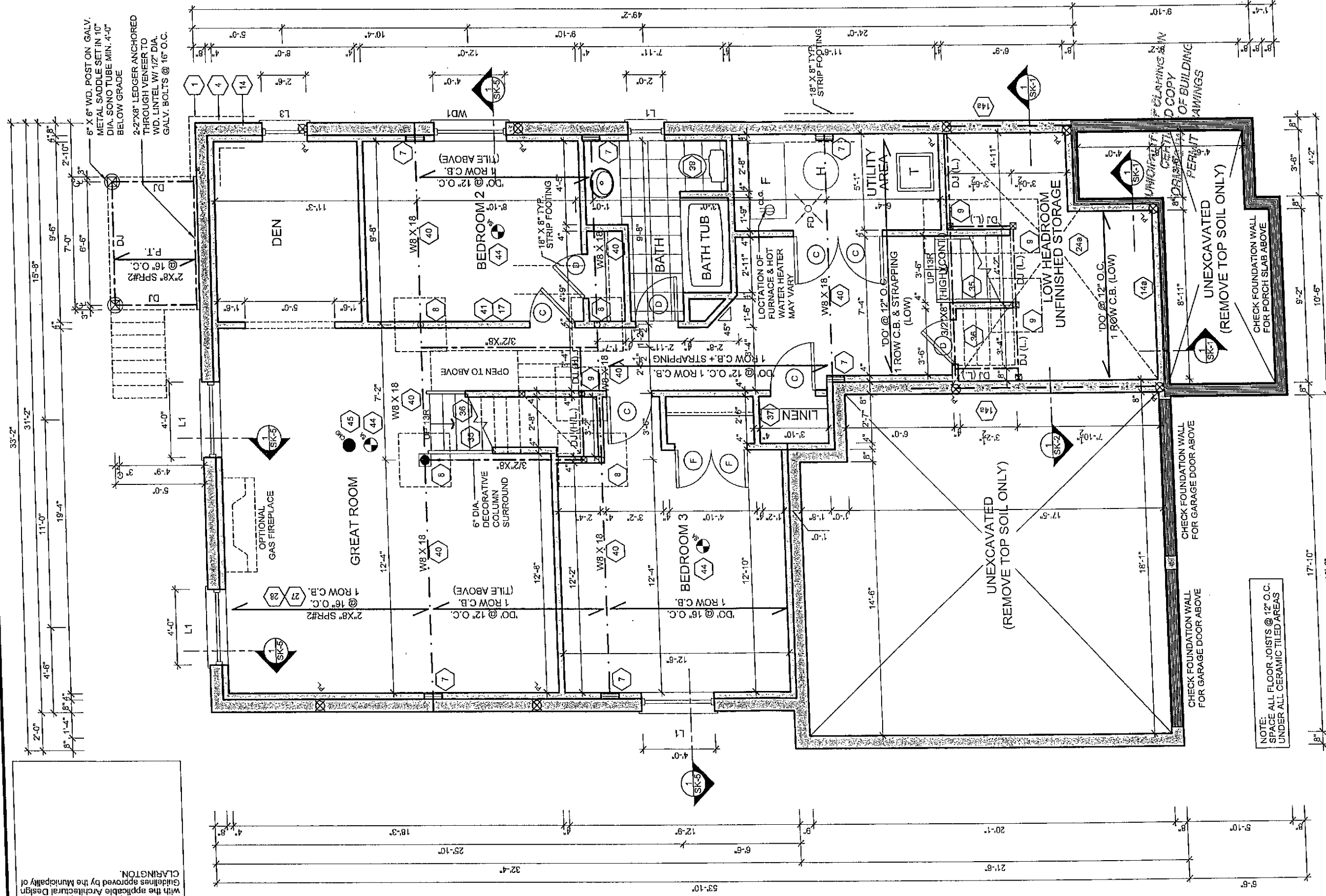
No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE	AS NOTED
1.	ISSUED FOR CLIENT REVIEW	OCT. 01/09	NG	DJH		PROJECT No. 08080
2.	RE-ISSUED FOR CLIENT REVIEW	APR. 17/13	SB	NC		
						T1

I, NELSON CHUNG, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING ACT. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DIMENSIONS NOT SHOWN ON THESE DRAWINGS MUST BE REPORTED DIRECTLY TO RN DESIGN LIMITED.
REVISED: DECEMBER 19, 2011 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: APRIL 17, 2013
SIGNATURE:

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



BASEMENT FLOOR ELEVATION

MODEL 40-3 (QUEENSBRIDGE)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

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TEL: (905) 738-5177
FAX: (905) 738-5449

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NOT TO BE REPORTED DIRECTLY TO RN DESIGN LIMITED.
REVISED: SEPTEMBER 2013 - RN STAFF IN ACCORDANCE TO SR-12 COMPLIANCE PACKAGE 1.

File: C:_RN_Standards\ACA 2013\TEMP\ACPublish_647208080-40-3-FINAL.dwg Plotted: Aug 14, 2014 By: Poojiv

No.	ISSUED OR REVISION COMMENTS
1.	ISSUED FOR CLIENT REVIEW
2.	RE-ISSUED FOR CLIENT REVIEW
3.	TRUSS CO-ORDINATION
4.	REVISED AS PER ENGINEER COMMENTS
5.	ISSUED FOR FINAL

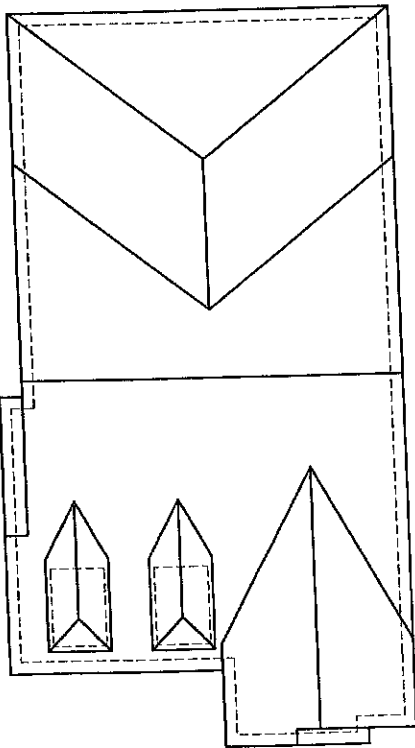
I, NELSON CLUNY, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING ACT, 1997. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: AUGUST 14, 2014

SIGNATURE:

DATE	CHK	SCALE
OCT. 01/09	NG	3/16" = 1'0"
APR. 17/13	SB	PROJECT NUMBER 08080
AUG. 27/13	SB	PAGE
SEP. 23/13	KG	NC
SEP. 30/13	KG	NC

A1



ROOF PLAN 'A'

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

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

DORMER FRAMING PIGGY BACK CONV. FRAMING

U/S OF DORMER SOFFIT HARDI BOARD OR EQ.

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS (TYP.)

U/S OF GARAGE SOFFIT VERTICAL VINYL BOARD & BATTON SIDING W/ MTL. FLASHING BEHIND (TYP.)

6"x2" VINYL HEADER (TYP.)

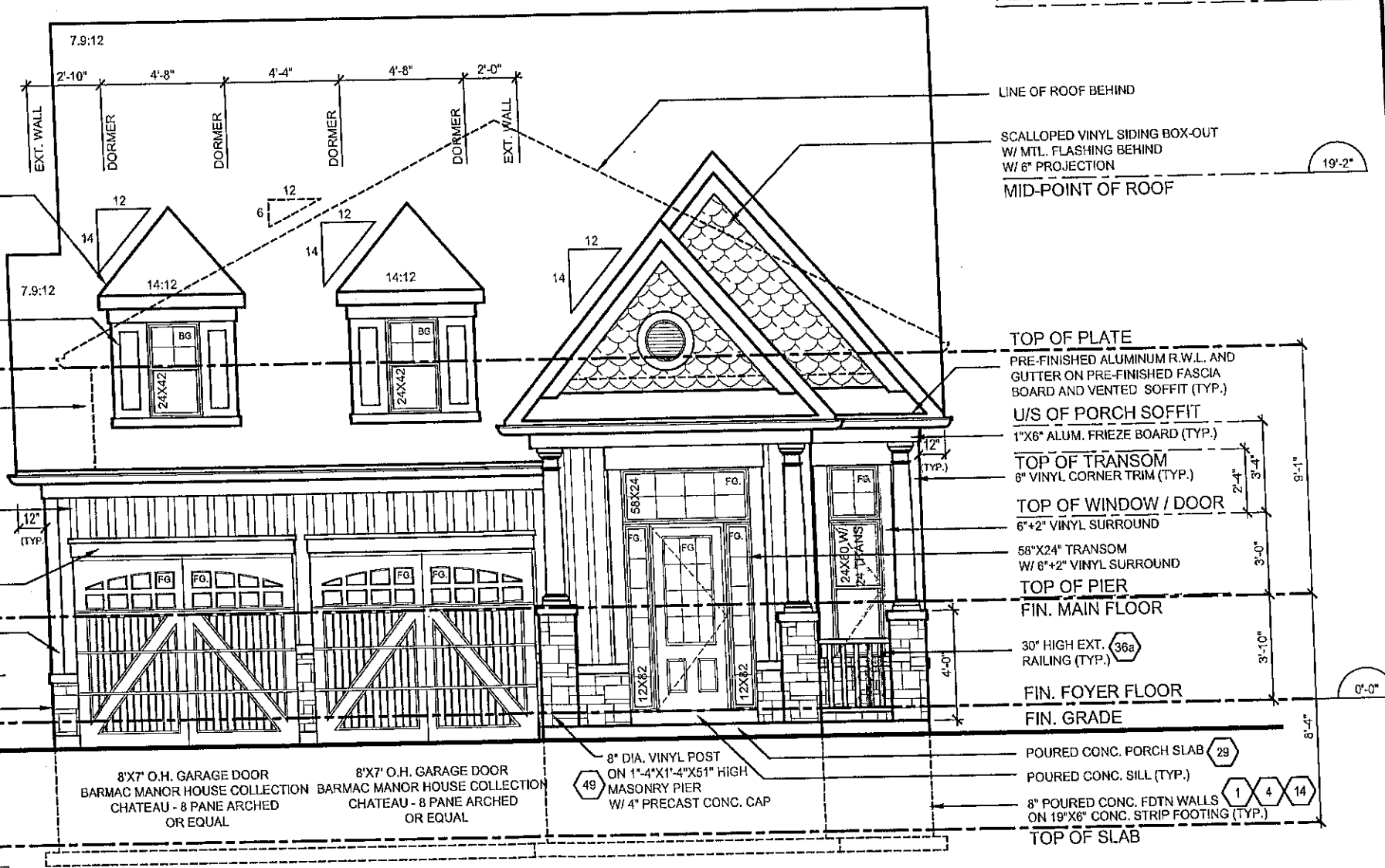
CONT. PRECAST CONC. BAND (TYP.)

TOP OF PLINTH

STONE VENEER (TYP.)

FIN. GRADE

U/S OF FOOTING



FRONT ELEVATION 'A'

MUNICIPALITY OF CLARINGTON
CERTIFIED COPY
FORMING PART OF BUILDING
PERMIT DRAWINGS

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	OCT. 01/09	NG	DJH	3/16" = 1'0"
2.	RE-ISSUED FOR CLIENT REVIEW	APR. 17/13	SB	NC	PROJECT NUMBER 08080
					PAGE A5

MODEL	40-3 (QUEENSBIDGE)	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO
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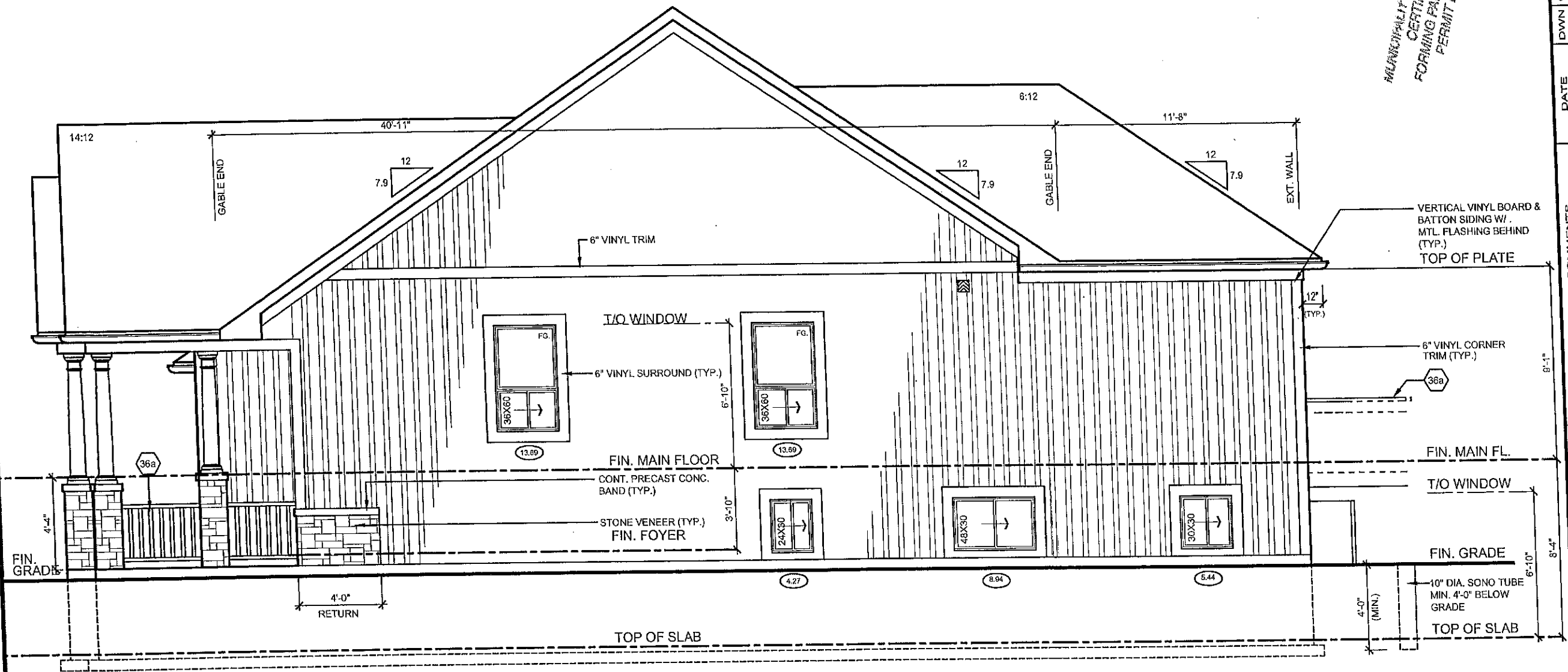
QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:
FIRM BCIN: 26995	
DATE: APRIL 17, 2013	

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE REPORTED DIRECTLY TO RN DESIGN INC. REVISOR: DECEMBER 19, 2011 - RN STAFF IN ACCORDANCE TO 98-18 COMPLIANCE PACKAGE J	I, NELSON GUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DRAWING. I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE PROVINCE OF ONTARIO. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.
--	--



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PERMIT DRAWINGS



RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	683.95 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	47.88 SF
ACTUAL OPENINGS	46.03 SF

 rn design <i>Imagine • Inspire • Create</i> TEL: (905) 738-5449 FAX: (905) 738-3177 REVISED: DECEMBER 10, 2011 - RN STAFF IN ACCORDANCE TO SE-12 COMPLIANCE PACKAGE J	MODEL 40-3 (QUEENSBIDGE)	ISSUED OR REVISION COMMENTS 1. ISSUED FOR CLIENT REVIEW 2. RE-ISSUED FOR CLIENT REVIEW	DATE OCT. 01/09 APR. 17/13	DWN NG SB	CHK DJH NC	SCALE 3/16" = 1'0"
	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: APRIL 17, 2013	PROJECT NUMBER 08080	PAGE A6		

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FAX (905) 738-5449

1. **NAME** _____

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ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

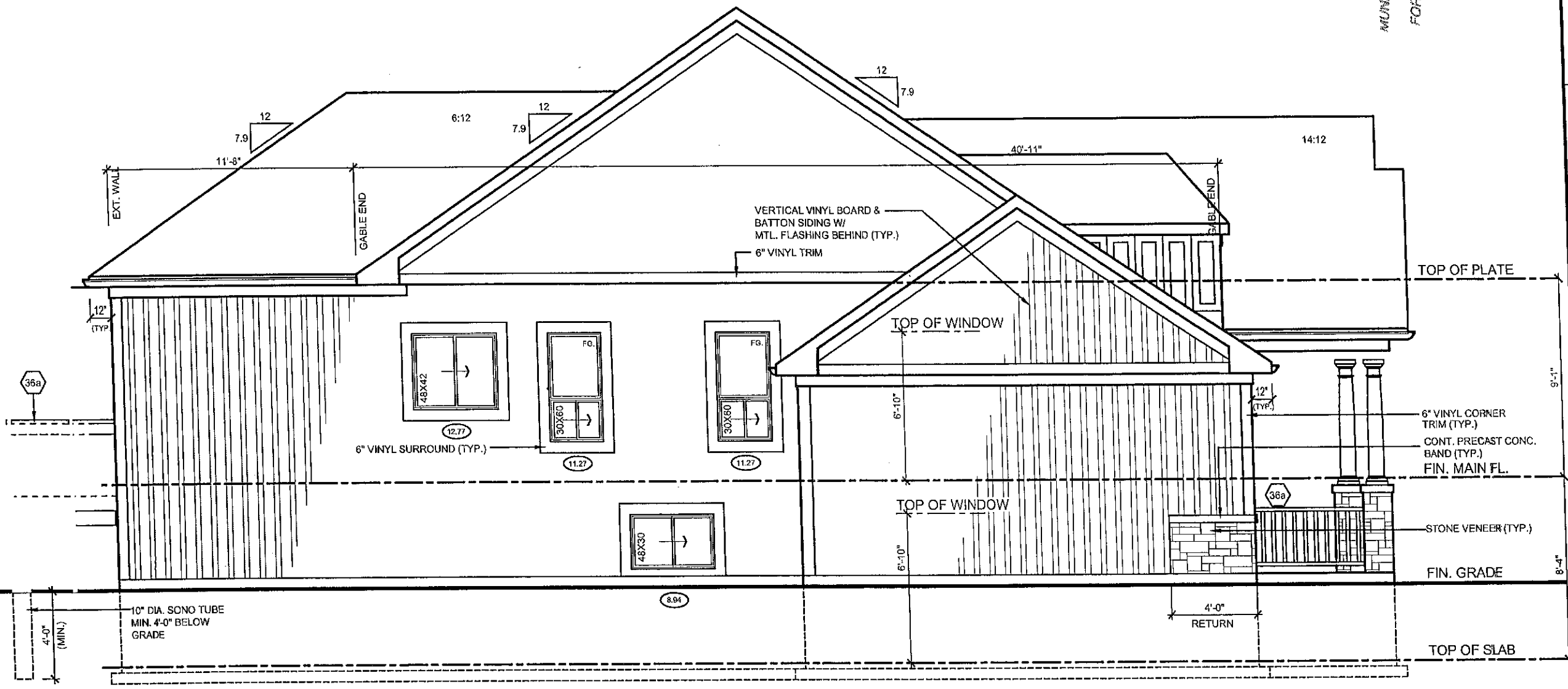
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No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	OCT. 01/09	NG	DJH	3/16" = 1'0"
2.	RE-ISSUED FOR CLIENT REVIEW	APR. 17/13	SB	NC	PROJECT NUMBER 08080
					PAGE
					A7

NO TAKE DESIGN OF RY DESIGN LIMITED THE BUILDING CODE IS APPROPRIATE	QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:
	FIRM BCIN: 26995	
	DATE: APRIL 17, 2013	

SIGNATURE:

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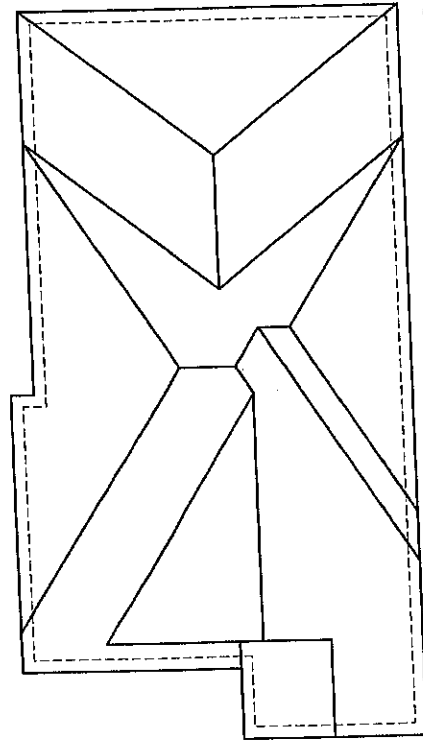
LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	734.92 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	51.44 SF
ACTUAL OPENINGS	44.25 SF

MODEL 40-3 (QUEENSBIDGE)	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
		OCT. 01/09	NG	DJH	3/16" = 1'0"
CLIENT ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	No.	ISSUED FOR CLIENT REVIEW	SB	NC	PROJECT NUMBER
		RE-ISSUED FOR CLIENT REVIEW			08080
					PAGE
					A8

QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:
FIRM BCIN: 28995	
DATE: APRIL 17, 2013	

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ROOF PLAN 'B'

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

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

LINE OF ROOF BEHIND

TOP OF WINDOW

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

U/S OF GARAGE SOFFIT
1"x6" ALUM. FRIEZE BOARD (TYP.)

SELF SUPPORTING BRICK ARCH HEADER (TYP.)

FIN. MAIN FLOOR

4" PRECAST CONC. BAND W/ BRICK SOLDIER BAND BRICK FACE (TYP.)

FIN. GRADE

U/S OF FOOTING

FRONT ELEVATION 'B'

8'X7' O.H. GARAGE DOOR
BARMAC MANOR HOUSE COLLECTION
TRADITION - 3 PANE SQUARE
OR EQUAL

8'X7' O.H. GARAGE DOOR
BARMAC MANOR HOUSE COLLECTION
TRADITION - 3 PANE SQUARE
OR EQUAL

8"X8" SQ. CHAMFERED
VINYL POST ON
1"-4"X1'-4"X40" HIGH
MASONRY PIER
W/ 4" PRECAST CONC. CAP

6" BUILT-UP PROJECTION
W/ DECOR LOUVER
W/ 6"X6" DECOR BRACKETS

MID-POINT OF ROOF

#210 SELF SEALING ASPHALT
SHINGLES W/ FLASHING AT
VALLEYS (TYP.)

HORIZONTAL VINYL BOARD &
BATTON SIDING
W/ MTL. FLASHING BEHIND (TYP.)

TOP OF PLATE

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

U/S OF PORCH SOFFIT

HARDIE OR EQ.
12" HEADER W/ CUT-OUT

TOP OF WINDOW / DOOR
BRICK SOLDIER COURSE
HEADER (TYP.)

FIN. MAIN FLOOR
TOP OF PIER

FIN. FOYER FLOOR

FIN. GRADE

POURED CONC. PORCH SLAB

POURED CONC. SILL (TYP.)

8" POURED CONC. FDN WALLS
ON 19"X6" CONC. STRIP FOOTING (TYP.)

TOP OF SLAB

PEAK HEIGHT OF ROOF

26'-0"

19'-6"

0'-0"

8'-4"

3'-10"

3'-2"

3'-0"

3'-4"

9'-1"

0'-0"

8'-4"

3'-10"

3'-2"

3'-0"

3'-4"

9'-1"

0'-0"

8'-4"

3'-10"

3'-2"

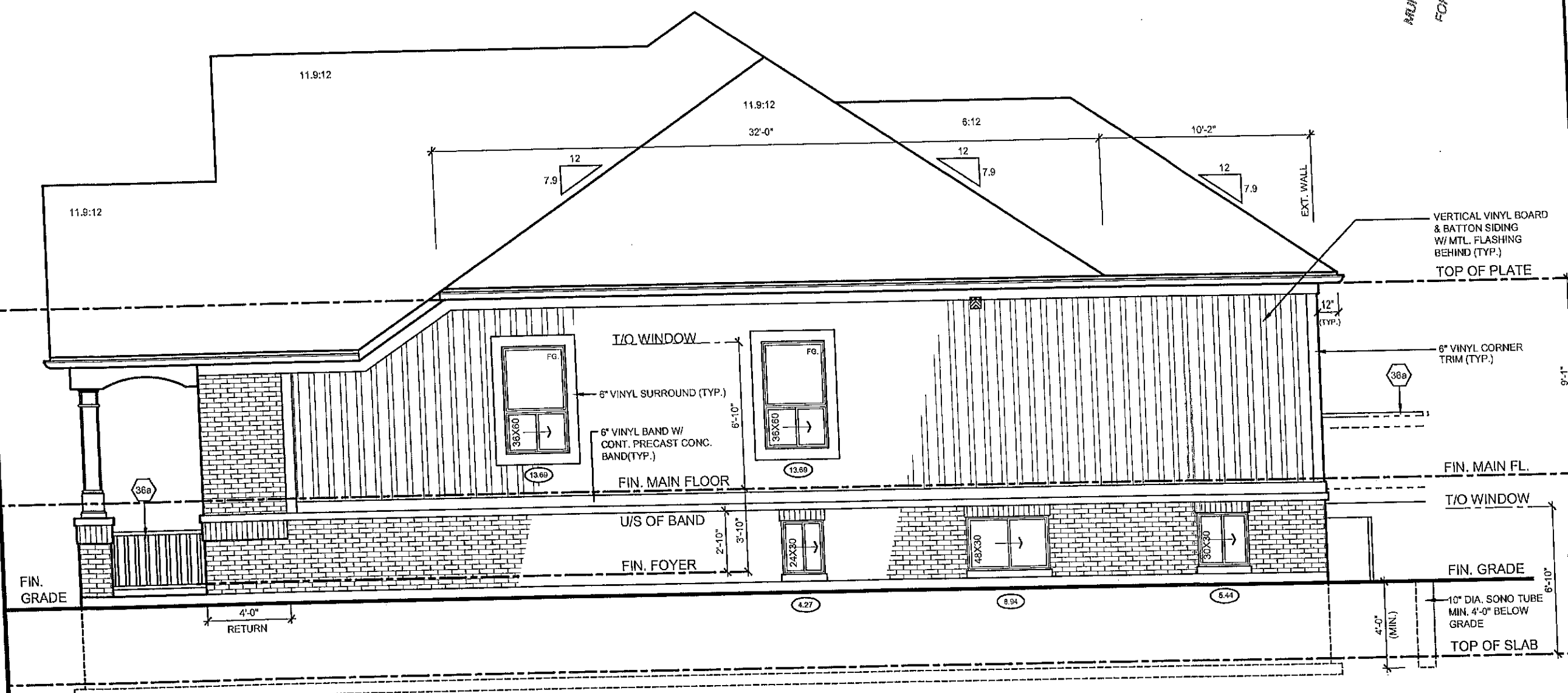
3'-0"

3'-4"

9'-1"

MODEL	40-3 (QUEENSBIDGE)	DATE	OCT. 01/09	DWN	CHK	SCALE	3/16" = 1'0"	PROJECT NUMBER	08080	PAGE	A9
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	ISSUED OR REVISION COMMENTS	1. ISSUED FOR CLIENT REVIEW	NG	DJK	RE-ISSUED FOR CLIENT REVIEW	SB	NC	SIGNATURE:	21032	26995
QUALIFIED DESIGNER BCIN:	21032	FIRM BCIN:	26995	DATE:	APRIL 17, 2013	REVISIONS	1. NELSON CUNHA DESIGN THAT HAVE REVIEWED AND TAKE DESIGN LIMITED RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED. THE DESIGN WORK IS SUBJECT TO THE BUILDING CODE, THE NATIONAL BUILDING CODE, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.	2. THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LIMITED. MUST BE REPORTED DIRECTLY TO RN DESIGN LIMITED. MUST BE REPORTED DIRECTLY TO RN DESIGN LIMITED.	REVISED: DECEMBER 19, 2011 - RN STAFF IN ACCORDANCE TO 2011 COMPLIANCE PACKAGE J		

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PERMIT DRAWINGS

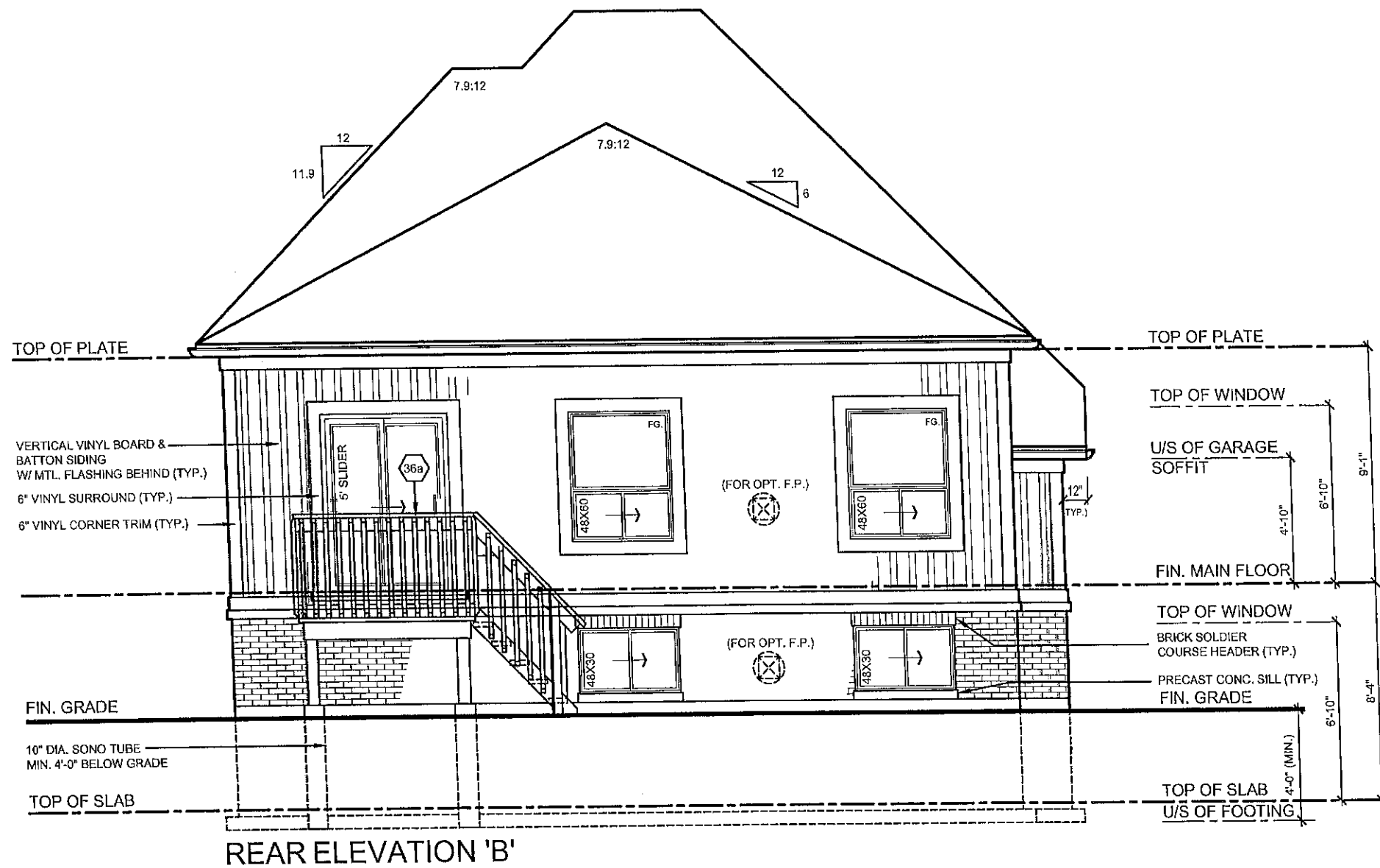


RIGHT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	683.95 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	47.88 SF
ACTUAL OPENINGS	46.03 SF

 RN design Imagine • Inspire • Create TEL: (905) 736-3177 FAX: (905) 736-5449	MODEL	40-3 (QUEENSBIDGE)	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: APRIL 17, 2013	DATE	DWN	CHK	SCALE
	CLIENT	ISSUED OR REVISION COMMENTS			DATE	DWN	CHK	SCALE
		1. ISSUED FOR CLIENT REVIEW	OCT. 01/09	NG	DJH	3/16" = 1'0"		
		2. REISSUED FOR CLIENT REVIEW	APR. 17/13	SB	NC	PROJECT NUMBER 08080		
						PAGE		A10

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY THE CONSTRUCTOR PRIOR TO COMMENCEMENT OF WORK.
TO COMMENCEMENT OF WORK, ALL DIMENSIONS MUST BE REPORTED TO RN DESIGN LTD.
REVISOR: DECEMBER 13, 2011 - RN STAFF IN ACCORDANCE TO SS-12 COMPLIANCE PACKAGE



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 PERMIT DRAWINGS



MODEL
 40-3 (QUEENSBRIDGE)

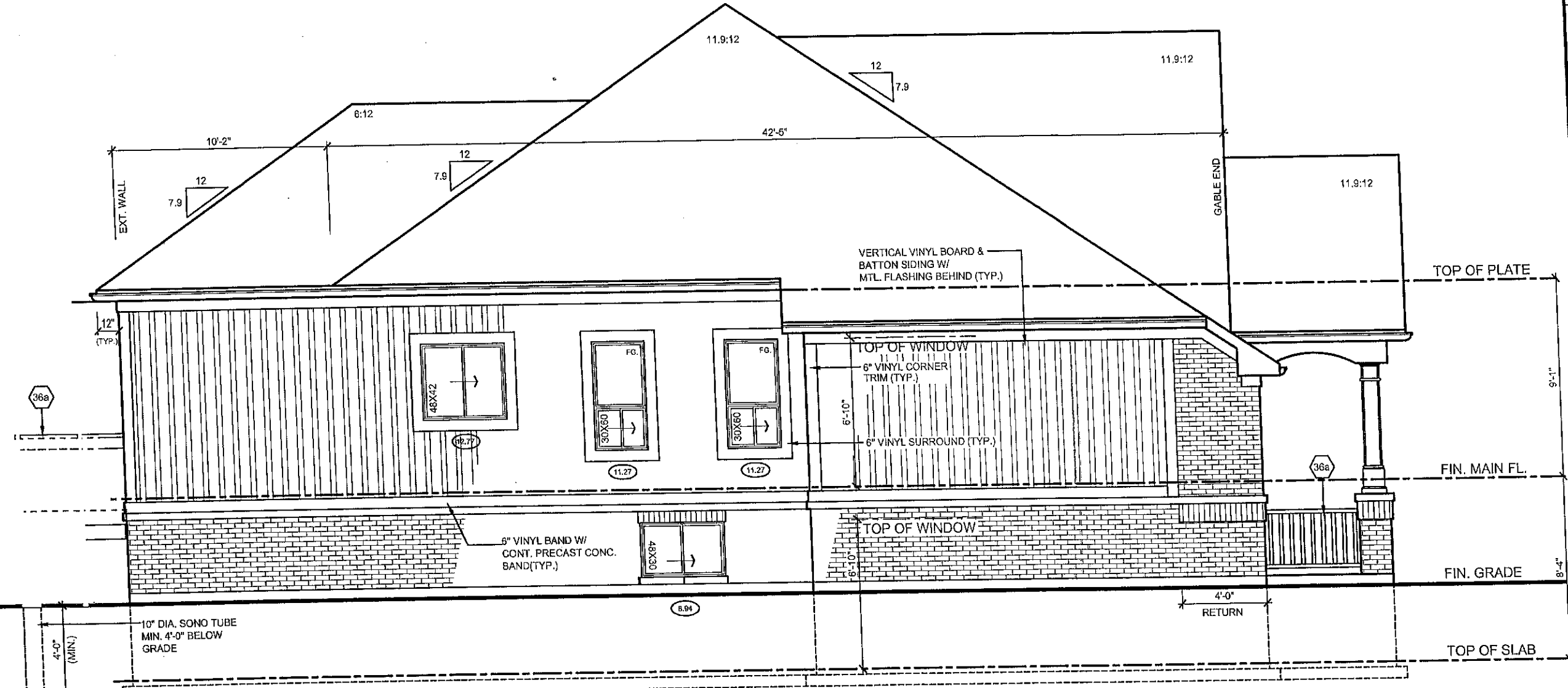
CLIENT
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 NORTHGLENN
 CLARINGTON, ONTARIO

NO.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	OCT. 01/09	NG	DJH	3/16" = 1'0"
2.	RE-ISSUED FOR CLIENT REVIEW	APR. 17/13	SB	NC	PROJECT NUMBER 08080
					PAGE A11

QUALIFIED DESIGNER BCIN: 21032
 FIRM BCIN: 26996
 DATE: APRIL 17, 2013
 SIGNATURE:

THESE DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES
 MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.
 REVISED: DECEMBER 18, 2011 - RN STAFF IN ACCORDANCE TO 98-12 COMPLIANCE PACKAGE J

MUNICIPALITY OF CLARINGTON
 CERTIFIED COPY
 FORMING PART OF BUILDING
 PERMIT DRAWINGS



RIGHT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	734.92 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	51.44 SF
ACTUAL OPENINGS	44.26 SF

MODEL 40-3 (QUEENSBIDGE)	CLIENT ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	NO. ISSUED OR REVISION COMMENTS 1. ISSUED FOR CLIENT REVIEW 2. RE-ISSUED FOR CLIENT REVIEW	DATE	DWN	CHK	SCALE
			OCT. 01/09	NG	DJH	3/16" = 1'0"
			APR. 17/13	SB	NC	PROJECT NUMBER 08080
						PAGE A12
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26095 DATE: APRIL 17, 2013		SIGNATURE:				

I, NELSON OUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE SUBMISSION 32.4 OF THE BUILDING CODE, UNDER THE BUILDING ACT, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

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 REVISED: DECEMBER 19, 2011 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE.1

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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"-14.9" 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 155mm)
- 3 STOREY - 26" X 9" (660mm X 230mm)

SIDING:

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

(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/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

(5) BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (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. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C. 9.31.4.4.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23"-12" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23"-12" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. 9.13.12 - 2.1.1.6 [5])
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. 9.13.7)

(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. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-WITHIN 23"-12" (600mm) OF GRADE.
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.
-FLOOR DRAIN PER O.B.C. 9.31.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. 9.13.7)

(6) GARAGE SLAB / EXTERIOR SLAB:

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

(7) PLASTER:

O.B.C. 9.15.5.3.
-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. 9.20.1.1.2. TOP 7/8" (200mm) SOLID.

BEAM POCKET

-1/2" (13mm) SP ACE 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 BTA. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)
FTG. SIZE:
COL. SPACING:
-2 STOREY
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
-MAX. 9'-10" (2997mm)
-MAX. 16'-0" (4880mm)
-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



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REVISED: SEPTEMBER 20, 2013 - RN STAFF
IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J
◆ CLIENT SPECIFIC REVISIONS

MODEL 40-3 (QUEENSBRIDGE)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

No.	ISSUED OR REVISION COMMENTS
1.	ISSUED FOR CLIENT REVIEW
2.	RE-ISSUED FOR CLIENT REVIEW
3.	TRUSS CO-ORDINATION
4.	REVISED AS PER ENGINEER COMMENTS
5.	ISSUED FOR FINAL

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 28995
DATE: AUGUST 14, 2014

File:C:_RN_Standards\ACA 2013\TEMP\AcgPublish_6472\08080-40-3-FINAL.dwg Plotted: Aug 14, 2014 By:Poolav

(9) WOOD COLUMN:

O.B.C. 9.17.4.1.
-1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.
-METAL SHOE ANCHORED TO FOOTING
-25" X 23" X 12" (640mm X 600mm X 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)
-34" X 34" X 14" (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 FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE
-BETWEEN ADJACENT BEAMS

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

-12"X1 1/2" X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2 - 1/2" Ø X8" ANCHOR BOLTS.

WALL ASSEMBLIES:

(14) FOUNDATION WALL:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 9'-10" (3000mm) 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'-4" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 1.9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C. - PART 4.
-WALL SHALL EXTEND A MIN. 5/8" (150mm) ABOVE GRADE
-INSULATE W/ R12 (RSI 2.1) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1, O.B.C. T.2.1.1.2.A.)
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

O.B.C. 9.15.4.7
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-TIE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
-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. 9.14.2.1.2 [3] [4]
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPROOFING 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 DAMPROOFING.

(14a) FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE OF WALL.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

(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. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, O.B.C. T.2.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
-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 2'-0" LIMITING DISTANCE):
O.B.C. 9.23.3. 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):

O.B.C. 9.23.3. 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).

-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. & 9.27.1)
-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. 1.9.23.10.1. =
-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. 9.23.3. 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. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:
-NON-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. & 9.27.1)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
-2" X 4" (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. 1.9.23.10.1. =
-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. 9.23.3. 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
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6 [2])
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6
-2" X 6" (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. 1.9.23.10.1. =
-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. 9.23.3. 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
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5/8" (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. 1.9.23.10.1. =
-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. 9.23.3. 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. 9.23.1.6. 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.

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DATE	DWN	CHK	SCALE
OCT. 01/09	NG	DJH	N/A
APR. 17/13	SB	NC	PROJECT NUMBER 08080
AUG. 27/13	SB	NC	PAGE
SEP. 23/13	KG	NC	
SEP. 30/13	KG	NC	

D1

16) **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" (20mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 25 5/8" (600mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2-7" (50mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.12)
- 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 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. 1.9.23.10.1. =
- 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 BEARING (LESS THAN 4'-0" LIMITING DISTANCE):

- O.B.C. 5B-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. 1.9.23.10.1.
- 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 DAMPROOFING 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. 5B-3 WALL = B46 (STC = 57, FIRE = 2 HR)
- MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK
- SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT 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. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.1(1) & TABLE 2.1.1. SB-2
- ACOUSTICAL SEALANT AS PER O.B.C. 5B-3 (NOTE (2) TO TABLE 1)

19) **PARTY WALL - BLOCK (AGAINST GARAGE):**

- O.B.C. 5B-3 WALL = B46 (STC = 57, FIRE = 2 HR)
- MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
- 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
- 1/2" (12.7mm) 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 FILM - MOVING =	0.68
-AIR FILM - STILL =	0.17
TOTAL "R" VALUE =	25.27

19) **FIREWALL:**

- O.B.C. 9.10.1.1. & 3.1.10. & 5B-3 WALL = B46 (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 6400 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. 1.3.2.2.47.
- 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL
- SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
- 1/2" (190mm) CONC. BLOCK MIN. 2 HR. FIRE-RESISTANT RATING
- EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
- STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.1(1) & TABLE 2.1.1. SB-2
- ACOUSTICAL SEALANT AS PER O.B.C. 5B-3 (NOTE (2) TO TABLE 1)
- PROVIDE PAST FASCIA @ EAVES W/ BRICK CORBELING
- EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.1(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. 3.1.10.4.1(2)

20) **PARTY WALL - FOUNDATION:**

- O.B.C. 9.15.4.2.
- 7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa)
- COMPRESSIVE STRENGTH AFTER 28 DAYS
- FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

21) **PARTY WALL - WOOD STUD:**

- O.B.C. 5B-3 WALL = W136 (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" X 4" (38mmX 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE DOUBLE 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. 5B-3 (NOTE (2) TO TABLE 1)
- NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1. =
- 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. 9.10.9.16.1(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 ENCR OACH 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 RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

22) **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) PLYWOOD, 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 7/8" (200mm) O.C.
- SOLID BRIDGING AT 3-11" (1200mm) O.C.
- MIN. R22 (RSI 3.87) INSULATION [ZONE 1, O.B.C. 1.2.1.1.2.A.]
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

24) **EXPOSED FLOOR:**

- FLOOR AS PER NOTE # 2B
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- R31 (RSI 5.46) INSULATION
- VENTED ALUMINUM SOFFIT

24) **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 # 2B.

25) **DOUBLE MASONRY W/TH WALL:**

- O.B.C. 9.20.8.2.
- 3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
- W/THIES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
- SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS
- 6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
- NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON W/THES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25) **CORREL MASONRY VENEER:**

- MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.1(1)

FLOOR ASSEMBLIES:

SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 4" (38mmX 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 CAULKED, 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.
- FASTED 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
- c) & b) USED TOGETHER OR
- 1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (d)
- 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) WATERBOARD [R-1 GRADE] OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

29) **PORCH SLABS ABOVE COLD CELLAR:**

- O.B.C. 9.39.1.4.
- REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
- 4-7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
- REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY
- 1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
- 3" (75mm) END BEARING ON FOUNDATION WALL
- 23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

30) **EXTERIOR BALCONY ASSEMBLY:**

- 2 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
- 2 1/4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- EXTERIOR GUARD AS PER #366
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
- REQUIRED FOR OVER HEATED SPACES.
- ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 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.)

30) **EXTERIOR FLAT ROOF ASSEMBLY:**

- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
- INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
- 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- REQUIRED FOR OVER HEATED SPACES.

- ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 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.)
- ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 1.9.29.5.3.)
- UPDATE TO OBC 2012

31) **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. 9.26.7.2.1(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 PERFINISHED 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.)

32) **VAULTED OR CATHEDRAL CEILING:**

- O.B.C. 9.26. & TABLE A4
- NO. 210 (30, 5KG/m2) ASPHALT SHINGLES
- FOR ROOFS BETWEEN 4:12 & 8:12 PITCH PROVIDE EAVES PROTECTION TO EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
- EAVES PROTECTION LAID BENEATH STARTER STRIP.
- EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
- STARTER STRIP AS PER O.B.C. 9.26.7.2
- STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.1(3)
- 3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) CROSS
- PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
- PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
- 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 A4 OR A7
- 2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
- 2" X 4" (38mm X 89mm) COLLAR TIES AT MIDSPAN
- CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C.
- UNLESS OTHERWISE NOTED.
- HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34) **ATTIC ACCESS HATCH:**

- O.B.C. 9.19.2.1.
- 19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R40 (RSI 7.0) INSULATION.

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 = 2'-10" (640mm)
- MIN. WIDTH (BETWEEN WALL FACES) = 2'-11" (900mm)
- MIN. WIDTH BETWEEN GUARDS = 2'-11" (900mm)
- ANGLED TREADS: = 5 7/8" (150mm)
- MIN. AVG. RUN = 7 7/8" (200mm)
- EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- MAX. 7 7/8" (200mm) RISE
- FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

- 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 WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

- O.B.C. 9.8.7.4.
- 2'-10" (645mm) 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)
- MIN. TREAD = 1" (25mm)
- MAX. NOSING = 6'-9" (2050mm)
- MIN. HEADROOM = 2'-11" (900mm)
- MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (900mm)
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXTERIOR CONC. STEPS TO HAVE MIN. 9 7/8" (250mm) TREAD & MAX. 7 7/8" (200mm) RISE
- FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
- FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

- 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 HANDRAILS IN CHANGES IN DIRECTION
- WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

HEIGHT:

- O.B.C. 9.8.7.4
- 2'-10" (645mm) 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

MODEL		40-3 (QUEENSBRIDGE)		ISSUED OR REVISION COMMENTS		DATE		DWN		CHK		SCALE	
CLIENT		ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1. ISSUED FOR CLIENT REVIEW		OCT. 01/09		NG		DJH		N/A	
				2. RE-ISSUED FOR CLIENT REVIEW		APR. 17/13		SB		NC		PROJECT NUMBER 08080	
				3. TRUSS CO-ORDINATION		AUG. 27/13		SB		NC		PAGE	
				4. REVISED AS PER ENGINEER COMMENTS		SEP. 23/13		KG		NC			
				5. ISSUED FOR FINAL		SEP. 30/13		KG		NC			
RN design Imagine • Inspire • Create TEL: (605) 798-5177 FAX: (605) 798-5448		REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: AUGUST 14, 2014		SIGNATURE: 						D2	

PROJECTIONS:
O.B.C. 9.8.7.4
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) 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. 9.8.9.4
- 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 DEMARCAT THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP

INTERIOR GUARDS:

O.B.C. 9.8.7.3 & 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. 9.8.7 & 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) 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 9.8.7.
- GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

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. 9.32.1.3.13
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 mil POLYETHYLENE.

42 - PRECAST CONC. STEP

2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 - SMOKE ALARM. O.B.C. 9.10.17.

- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- PROVIDE 1 IN EACH BEDROOM
- PROVIDE 1 IN EACH HALLWAY SERVING 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 SIGHTLINE 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. 9.10.13.15.
- 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

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.
- 1-1/4" X 1-1/4" 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.
- 1-1/4" X 1-1/4" 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.

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.

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
- 1-1/2" 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)

SCHEDULES

DOORS 45/47		WOOD BEAMS	
A 865x2030x45 (2'10"x6'8"x1'-3/4")	WD1 3/2" X 8" SPR	WD7 3/2" X 12" SPR	
B 815x2030x35 (2'8"x6'8"x1'-3/8")	WD2 4/2" X 8" SPR	WD8 4/2" X 12" SPR	
C 760x2030x35 (2'6"x6'8"x1'-3/8")	WD3 5/2" X 8" SPR	WD9 5/2" X 12" SPR	
D 710x2030x35 (2'4"x6'8"x1'-3/8")	L1 2/2" X 8" SPR	L15 5-7/8" X 4" X 1/2" L	
E 460x2030x35 (1'6"x6'8"x1'-3/8")	L3 2/2" X 10" SPR	L16 7-1/8" X 4" X 3/8" L	
F 610x2030x35 (2'0"x6'8"x1'-3/8")	L5 2/2" X 12" SPR	L17 7-1/8" X 4" X 1/2" L	
G OVER SIZED EXTERIOR DOOR	L7 3-1/2" X 3-1/2" X 1/4" L		
- REFER TO ELEVATIONS FOR SIZE	L9 4" X 3-1/2" X 1/4" L		
		STEEL BEAMS	
	ST1 W 6 X 15	ST5 W 8 X 24	
	ST2 W 6 X 20	ST3 W 8 X 18	
		ST4 W 8 X 21	

PLAN/ELEVATION LEGEND

44 SMOKE ALARM	45 CARBON MONOXIDE DETECTOR	46 FLOOR BEARING
WATERPROOF DUCT/EX OUTLET	D.J. DOUBLE JOIST	(TO BE SAME WIDTH AS SUPPORTED MEMBER)
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	POINT LOAD
HOSE RIB	G.T. GIRDER TRUSS	FLAT ARCH
EXHAUST FAN	A.F.F. ABOVE FINISHED FLOOR	2 STORY WALL
48 COLD CELLAR VENT	EXT. LIGHT FIXTURE (WALL MOUNTED)	UNDER SIDE
STOVE VENT	HYDRO METER	FG FIXED GLAZING
FIRE PLACE VENT	GAS METER	GB GLASS BLOCK
DRYER VENT		BG BLACK GLASS



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REVISED: SEPTEMBER 20, 2013 - RN STAFF
IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J
◆ CLIENT SPECIFIC REVISIONS

MODEL 40-3 (QUEENSBIDGE)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

I, NELSON OLUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 10 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: AUGUST 14, 2014

SIGNATURE:

DATE

7. UPDATED TO 086-3042

DATE

SCALE

CHK

N/A

PROJECT NUMBER
08080

PAGE

D3

FLOOR AREA CALCULATIONS

ELEVATION	A	B		
FIRST FLOOR	1322	1340		
SECOND FLOOR	N/A	N/A		
TOTAL	1322	1340		
DEDUCT O.T.B.	10	10		
TOTAL	1312	1330		
FIN. BASEMENT	1080	1080		
TOTAL	2392	2410		
LOFT PLAN	N/A	N/A		
TOTAL	2392	2410		
COVERAGE (ft ²)	222.2	223.8		MUNICIPALITY OF CLARINGTON CERTIFIED COPY
W/O PORCH (m ²)	1703	1721		FORMING PART OF BUILDING PERMIT DRAWINGS
COVERAGE (ft ²)	158.2	159.8		
COVERAGE (ft ²)	1811	1805		
W/ PORCH (m ²)	168.2	167.6		

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. 3.8.3.8.11(j) & 3.8.3.13.11(f)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.12)

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 3'-11" (1200mm) AND 10'-6" (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 LOAD BEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX. 24" (600mm) FROM LOAD BEARING 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
- HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.8 W/(m²K) 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/(m²K)
- FOR GROSS GLAZED AREAS LESS THAN 17%

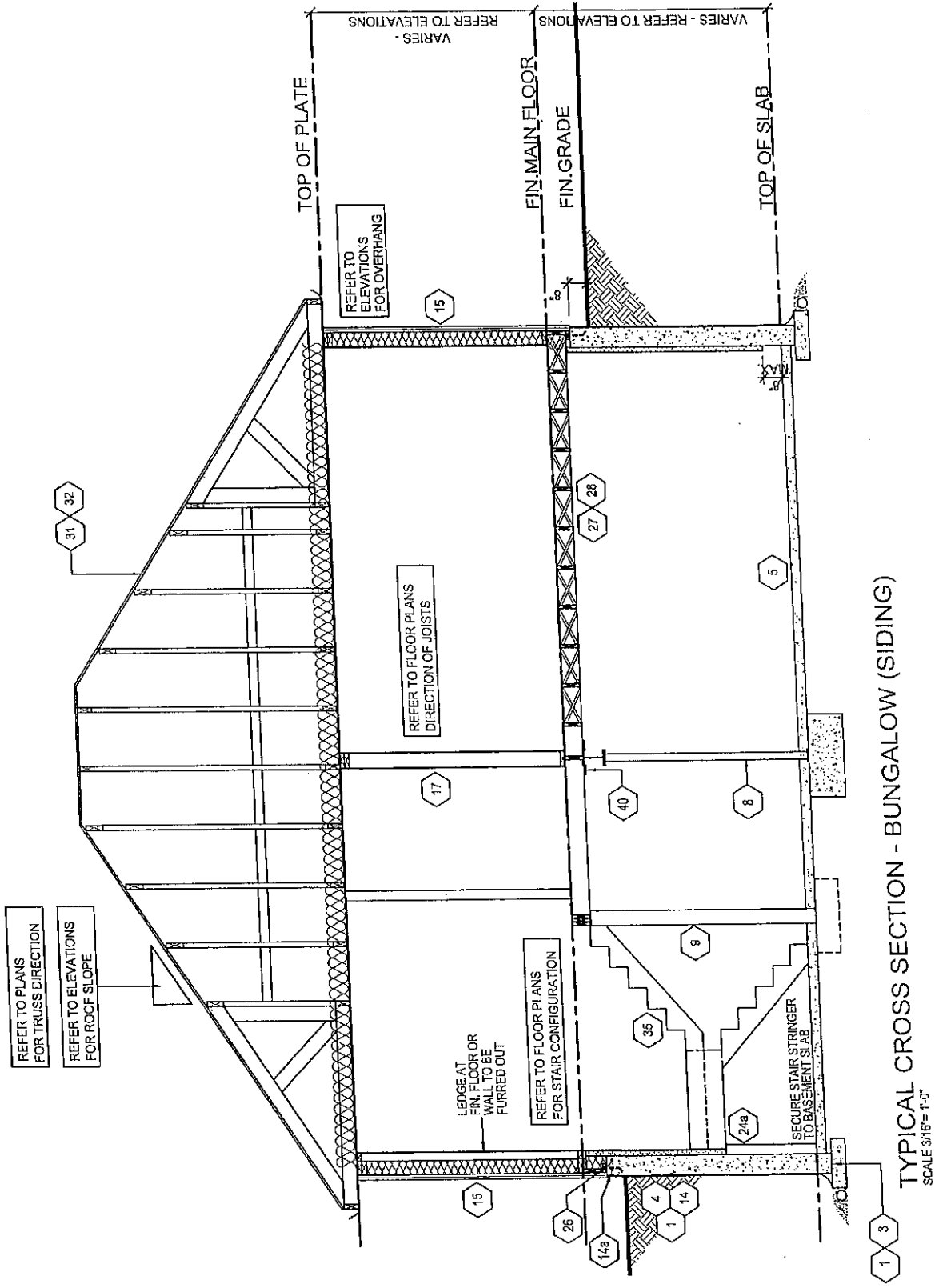
ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J:

- 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 R40 (RSI 10.55).
b) THE MINIMUM EFFICIENCY OF THE HWY IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
c) THE MINIMUM ARI 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.



MUNICIPALITY OF CLARINGTON
CERTIFIED COPY
FORMING PART OF BUILDING
PERMIT DRAWINGS

7. UPDATED TO OBC 2012		AUG. 14/14	AL	NC	CHK	SCALE
No. ISSUED OR REVISION COMMENTS		DATE	DWN	NG	DJH	N/A
1. ISSUED FOR CLIENT REVIEW		OCT. 01/09	NG	NG	DJH	PROJECT NUMBER
2. RE-ISSUED FOR CLIENT REVIEW		APR. 17/13	SB	SB	NC	08080
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4. REVISED AS PER ENGINEER COMMENTS		SEP. 23/13	KG	KG	NC	D4
5. ISSUED FOR FINAL		SEP. 30/13	KG	KG	NC	
QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:				
FIRM BCIN: 26955		DATE: AUGUST 14, 2014				
I, BEN CHUNDA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE BUILDING CODE UNDER DIVISION C, PART 3, SUBSECTION 3.1.1. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.						

MODEL	40-3 (QUEENSBRIDGE)
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO

THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO CONSTRUCTION, ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN. THESE DRAWINGS MUST BE REPORTED TO RN DESIGN. REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

File: C:_RN_Standards\ACA 2013\TEMP\AcPublish_647208080-40-3-FINAL.dwg Plotted: Aug 14, 2014 By: PoojaV