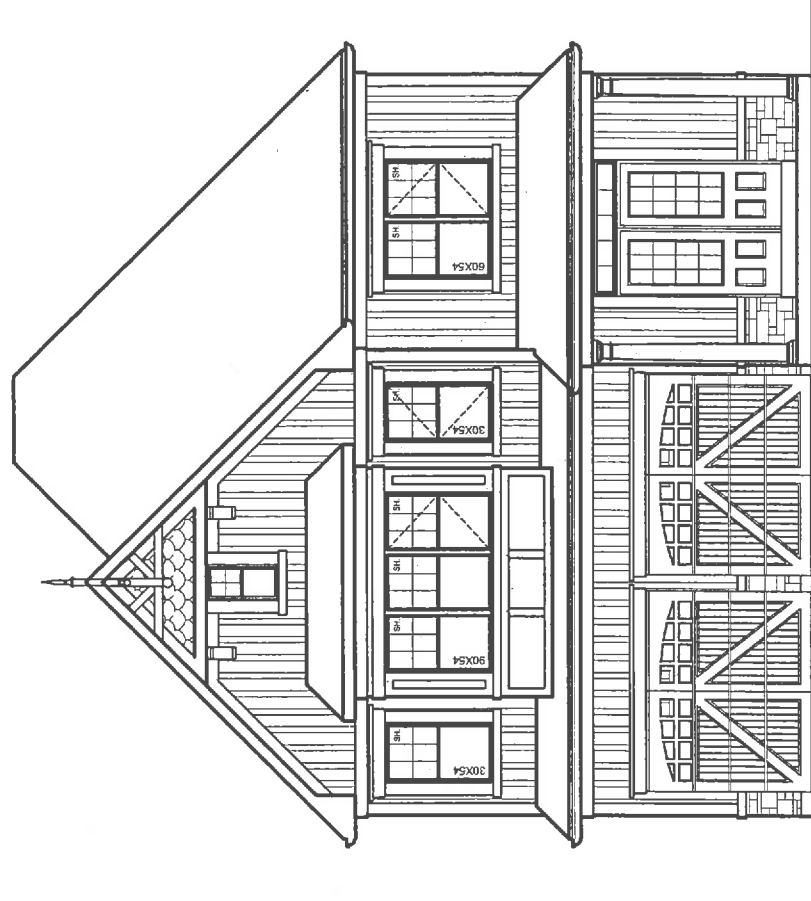




FRONT ELEVATION 'A'

GROSS GLAZING AREA ELEV. 'A'

TOTAL PERIPHERAL WALL AREA	2875.00 SF	267.08 m²
FRONT GLAZING AREA	77.53 SF	7.20 m²
LEFT SIDE GLAZING AREA	55.53 SF	5.16 m²
RIGHT SIDE GLAZING AREA	32.19 SF	2.99 m²
REAR GLAZING AREA	156.11 SF	14.50 m²
TOTAL GLAZING AREA	321.35 SF	29.85 m²
TOTAL GLAZING PERCENTAGE	11.18 %	

GROSS GLAZING AREA ELEV. 'A'
W/ OPT. PORCH & BALCONY

TOTAL PERIPHERAL WALL AREA	2875.00 SF	267.08 m²
FRONT GLAZING AREA	77.53 SF	7.20 m²
LEFT SIDE GLAZING AREA	55.53 SF	5.16 m²
RIGHT SIDE GLAZING AREA	32.19 SF	2.99 m²
REAR GLAZING AREA	171.67 SF	15.95 m²
TOTAL GLAZING AREA	336.92 SF	31.30 m²
TOTAL GLAZING PERCENTAGE	11.72 %	

DRAWING LIST:

37-8 (HAMPTON) ELEV. 'A'

- T1 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'A'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 FRONT ELEVATION 'A'
- A5 RIGHT SIDE ELEVATION 'A'
- A6 REAR ELEVATION 'A'
- A7 REAR ELEVATION 'A'-W/ BALCONY
- A8 LEFT SIDE ELEVATION 'A'
- A9 UPGRADED REAR ELEVATION 'A'
- D1 CONSTRUCTION SHEET
- D2 CONSTRUCTION SHEET
- D3 CONSTRUCTION SHEET
- D4 TYPICAL SECTION

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO



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

CONTACT PERSON:



No.	REVISION COMMENTS:	DATE	DWN	CHK	No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE	AS NOTED	PROJECT No.
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC						1:100		16062
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC								
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC								
T1												

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QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: OCTOBER 03, 2017

SIGNATURE:

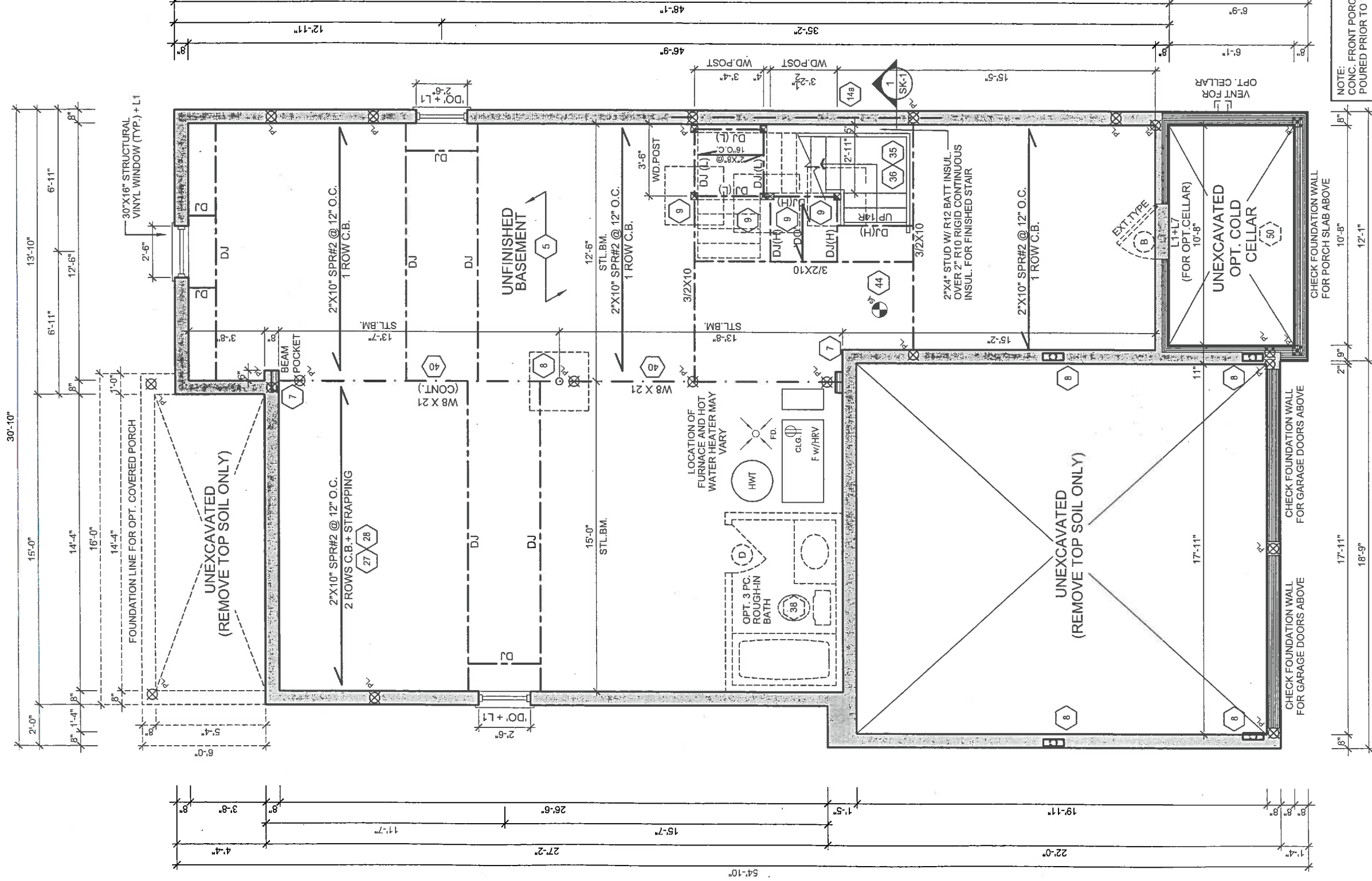
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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect



BASEMENT FLOOR ELEV. 'A'

NOTE: SPACE ALL FLOOR JOISTS @ 12" O.C. UNDER ALL CERAMIC TILES AREA

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

REGISTERED PROFESSIONAL ENGINEER
FICCO ENGINEERING
1955/750-9638 Fax: (905) 750-9698

 RN design <i>Imagine • Inspire • Create</i> TEL.(905)738-3177 FAX.(905)738-5449	MODEL 37-8 (HAMPTON) ELEV. 'A'	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
			1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	3/16" = 1'0"
			2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	
			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PROJECT NUMBER 16062
								PAGE
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			FIRM BCIN: 26895		DATE: OCTOBER 03, 2017			

John G. Williams Limited, Architect

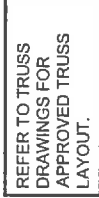


AMIC FILES AREA

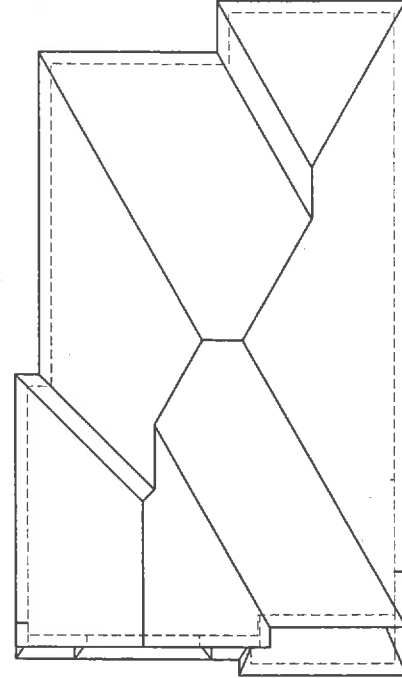
WE NOT TO BE SCALED. E VERIFIED BY CONTRACTOR PRIOR ANY WORK. ANY DISCREPANCIES ECTLY TO RN DESIGN LTD.	I, NELSON GUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.	SIGNATURE: 
		QUALIFIED DESIGNER BCIN: 21032
		FIRM BCIN: 28995
		DATE: OCTOBER 03, 2017



John G. Williams Limited, Architect



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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.

U/S OF GABLE DETAIL

FIXED GLASS IN SASH w/ BLACK BACKING
18"x36" FALSE WINDOW w/
BLACK GLASS WINDOW w/
6" VYNIL TRIM & 4" VYNIL SILL

TOP OF PLATE

1"x6" DECOR. ALUM. FRIEZE BOARD

BOARD & BATTEN VYNIL SIDING w/ METAL FLASHING BEHIND (TYP.)

FIN. SECOND FLOOR

U/S OF GARAGE & PORCH SOFFIT

6"x2" VYNIL HEADER

4" PRECAST CONC. BAND

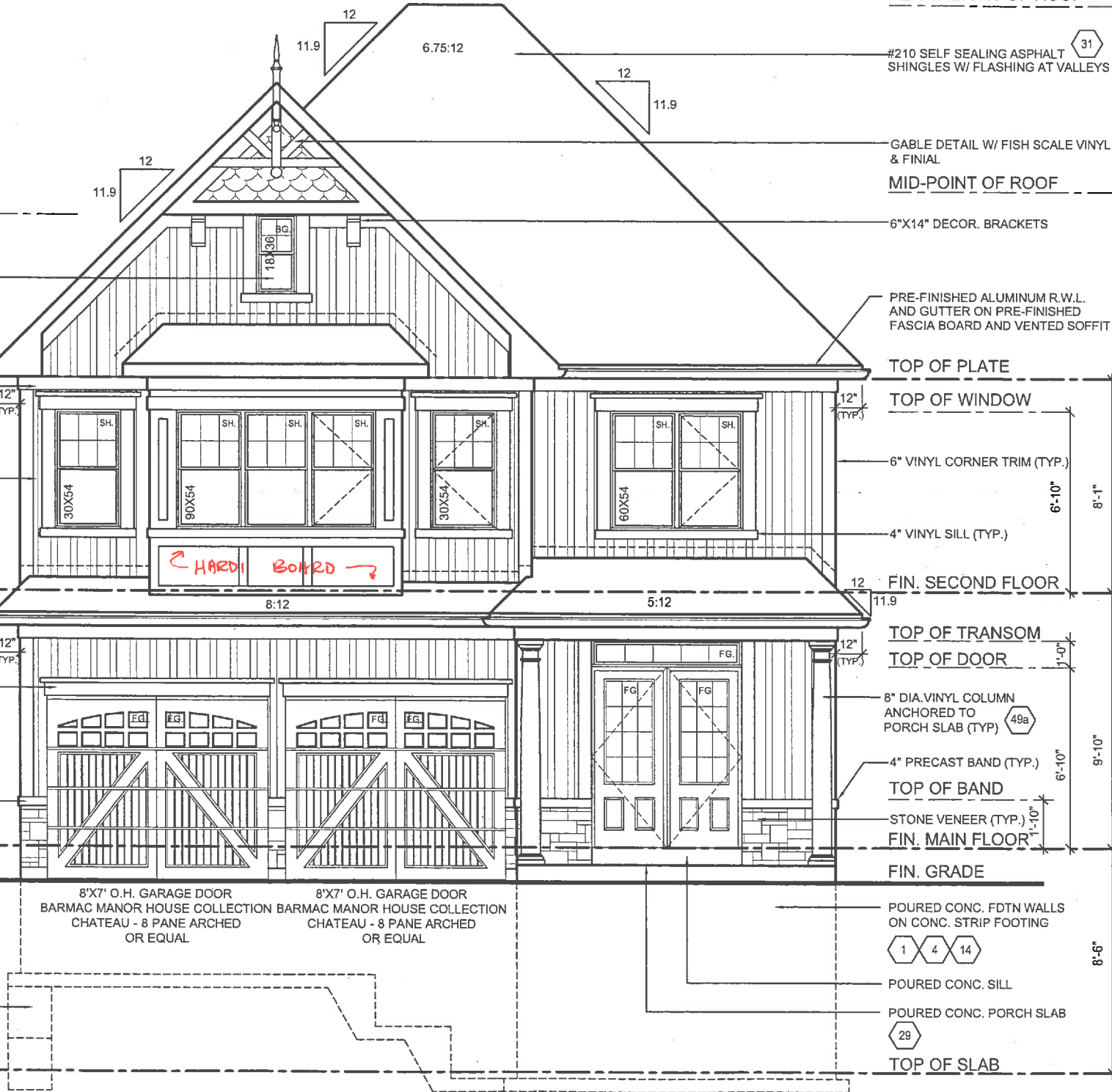
FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

STEPPED FOOTING

TOP OF SLAB



FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF

31'-11"

#210 SELF SEALING ASPHALT SHINGLES w/ FLASHING AT VALLEYS

GABLE DETAIL w/ FISH SCALE VYNIL SIDING & FINIAL

MID-POINT OF ROOF

24'-10"

6"x14" DECOR. BRACKETS

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

TOP OF PLATE

TOP OF WINDOW

6" VYNIL CORNER TRIM (TYP.)

4" VYNIL SILL (TYP.)

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR

8" DIA. VYNIL COLUMN ANCHORED TO PORCH SLAB (TYP.)

4" PRECAST BAND (TYP.)

TOP OF BAND

STONE VENEER (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

POURED CONC. FDTN WALLS ON CONC. STRIP FOOTING

POURED CONC. SILL

POURED CONC. PORCH SLAB

TOP OF SLAB

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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams, Architect, Architect

PROFESSIONAL ENGINEER

DATE: AUG. 28-2017

OWN: J. S. A. INC.

CHK: J. S. A. INC.

SCALE: 3/16" = 1'0"

PROJECT NUMBER

16062

PAGE

0

ISSUED OR REVISION COMMENTS

1. UPDATED TO OBC 2017 ENACTMENT

2. REVISED AS PER ENG. COMMENTS

3. ISSUED FOR FINAL

MODEL

37-8 (HAMPTON) ELEV. 'A'

CLIENT

ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

QUALIFIED DESIGNER BCIN: 21032

FIRM BCIN: 26995

DATE: OCTOBER 03, 2017

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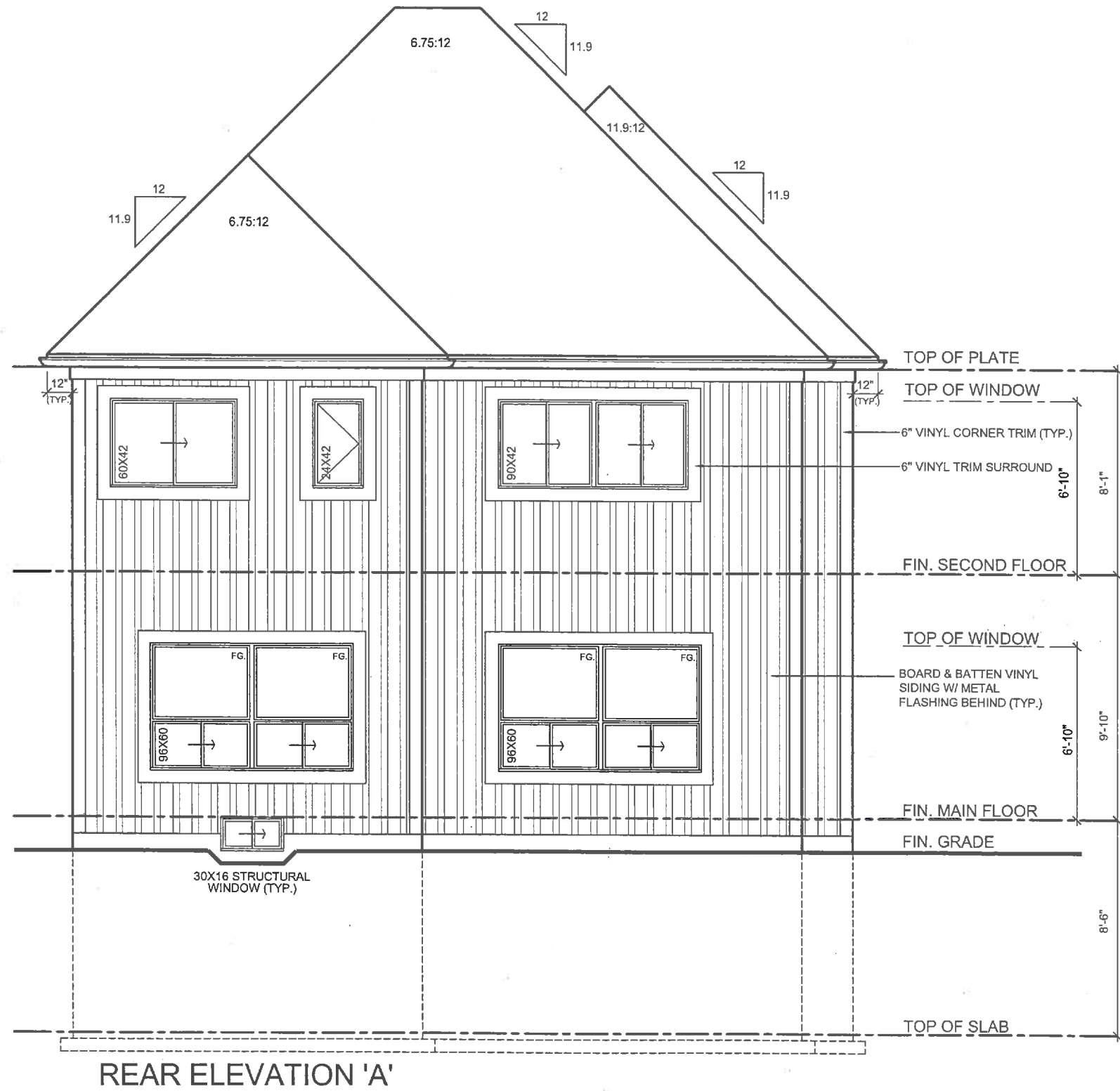
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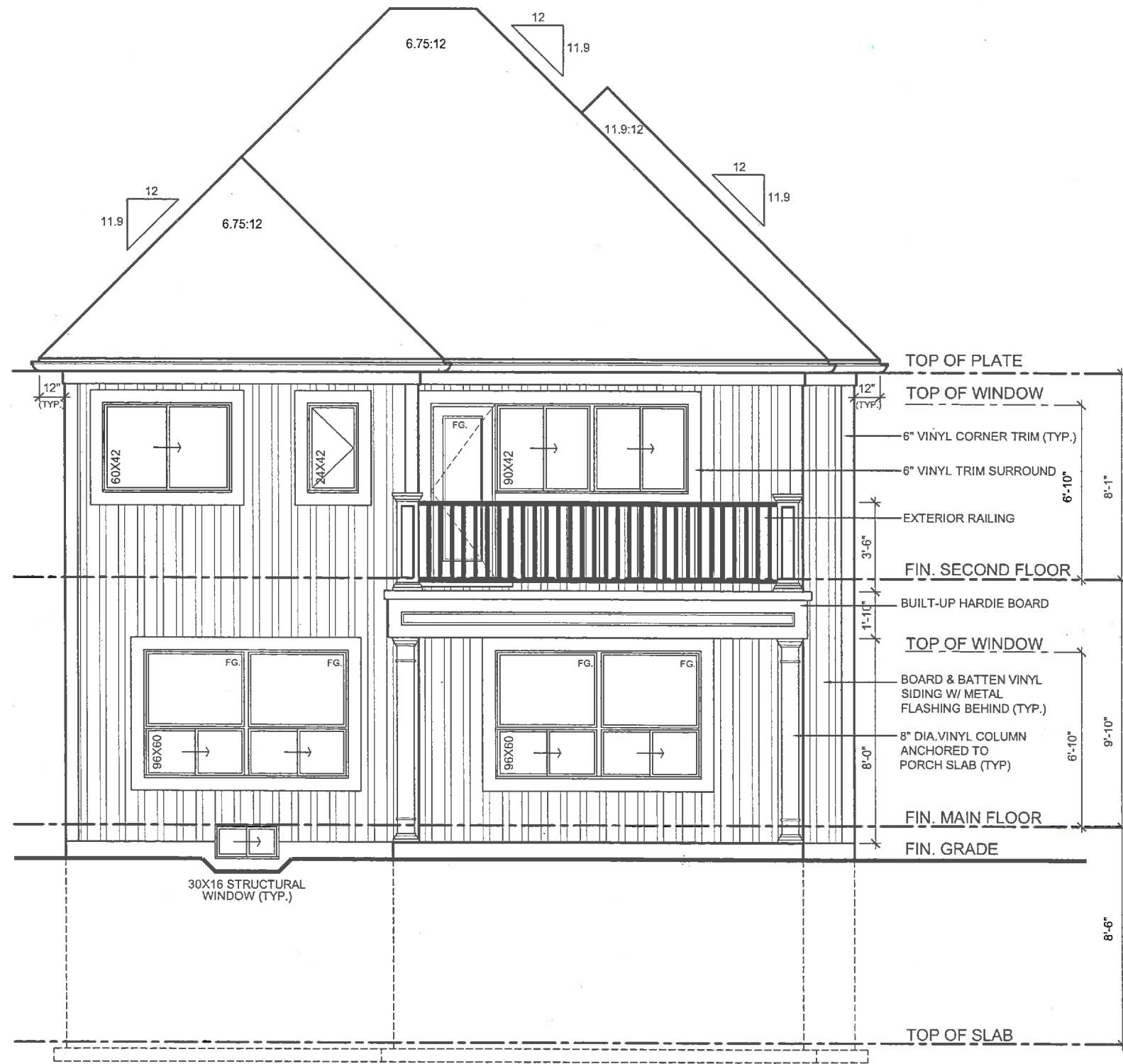


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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams, Architect
Professional Engineer
P.E. No. 100141000
P.E. No. 100141000

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-8 (HAMPTON) ELEV. 'A'		No.	ISSUED OR REVISION COMMENTS	DATE	DWN.	CHK.	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG 28-2017	SB	NC	3/16" = 1'0"	
			2.	REVISED AS PER ENG. COMMENTS	SEPT 27-2017	HAZ	NC	PROJECT NUMBER 16062	
			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE 1 OF 0	
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REAR ELEVATION 'A'
W/ OPTIONAL PORCH & BALCONY

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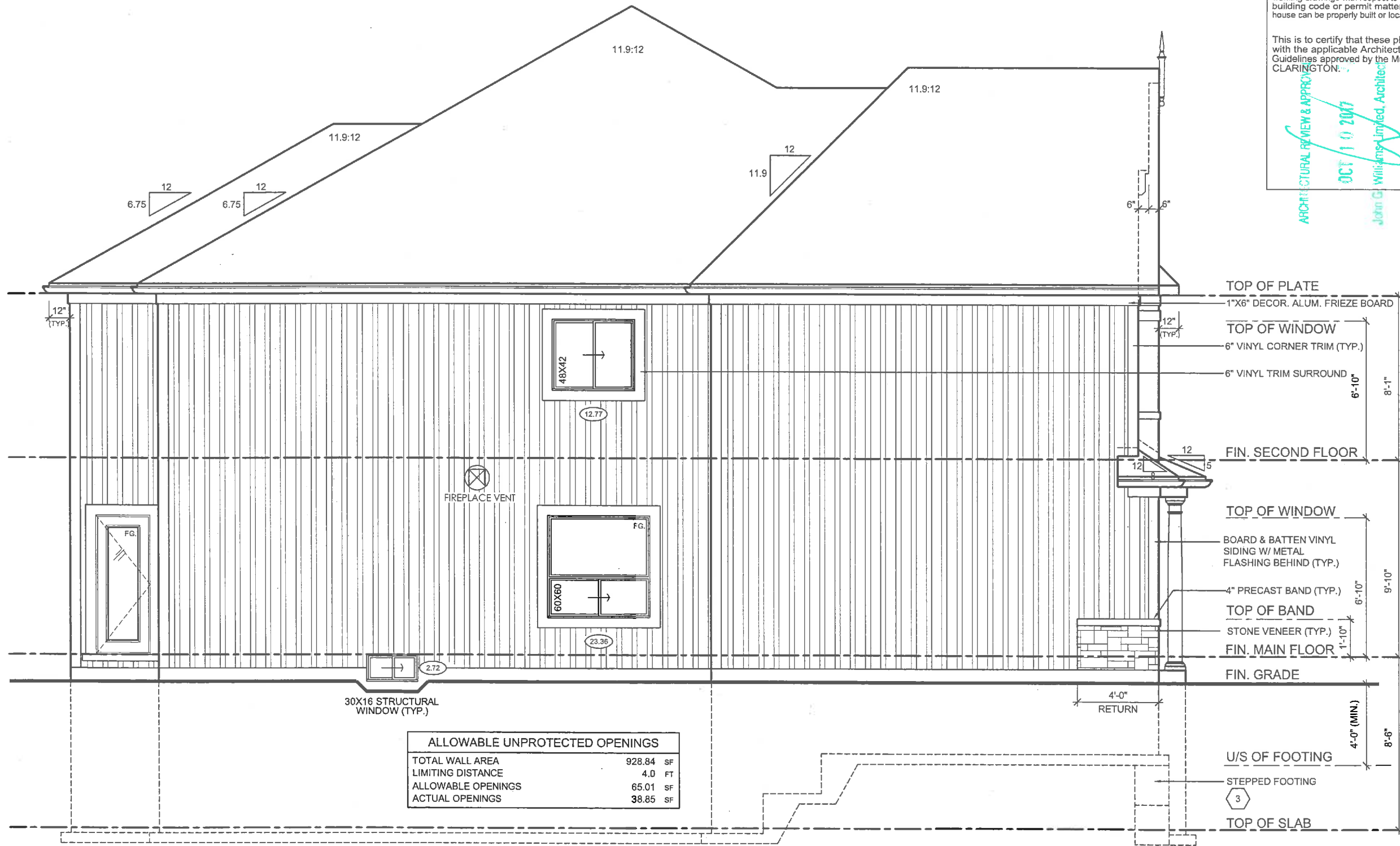
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ARCHITECTURAL REVIEW & APPROVAL
OCT 16 2017
John G. Williams Limited, Architect

PICCO ENGINEERING
PROFESSIONAL ENGINEER
No. 19370
FALL 1993

MODEL	37-8 (HAMPTON) ELEV. 'A'	ISSUED OR REVISION COMMENTS	DATE	DWY	CHK	SCALE	PROJECT NUMBER 16062	PAGE A7
CLIENT	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	1. UPDATED TO OBC 2017 ENACTMENT	AUG 28-2017	SB	AL	NC		
		2. REVISED AS PER ENG. COMMENTS	SEPT 27-2017	HAZ	NC	NC		
		3. ISSUED FOR FINAL	OCT 03-2017	SB	NC	NC		
		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017		SIGNATURE:				
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LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	928.84 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	65.01 SF
ACTUAL OPENINGS	38.85 SF

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ARCHITECTURAL REVIEW & APPROVAL
OCT 10 2017
John G. Williams Limited, Architect

PICCO ENGINEERING
Tel: (905) 763-9598 Fax: (905) 763-9599

DATE	DOWN	CHK	SCALE
2017	3	SB	3/16" = 1'0"
AUG. 28-2017	SB	NC	
SEP. 27-2017	HAZ	NC	PROJECT NUMBER 16062
OCT. 13-2017	SB	NC	PAGE

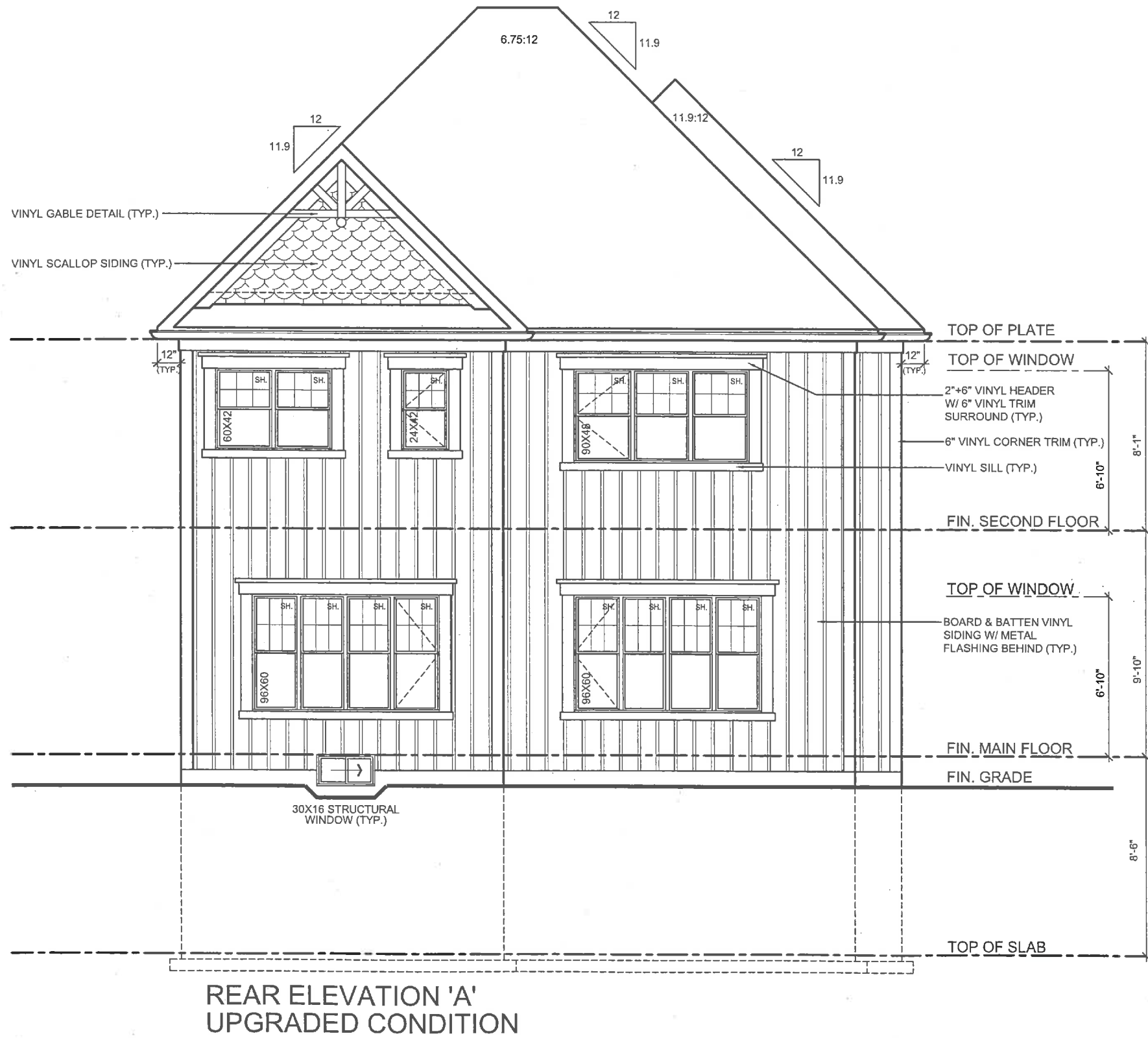
A8

No.	ISSUED OR REVISION COMMENTS	QUALIFIED DESIGNER BCIN:	SIGNATURE:
1.	UPDATED TO OBC 2017 ENACTMENT	21032	
2.	REVISED AS PER ENG. COMMENTS	26896	
3.	ISSUED FOR FINAL		

MODEL	37-8 (HAMPTON) ELEV. 'A'
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO

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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect

PICCO ENGINEERING

37-8 (HAMPTON) ELEV. 'A'

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

DATE	CHK	SCALE
AUG. 28 2017	DWN	3/16" = 1'0"
SEPT. 27 2017	SB	PROJECT NUMBER
OCT. 03 2017	NC	16062
	HAZ	PAGE
	SB	A9
	NC	

No.	ISSUED OR REVISION COMMENTS	DATE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28 2017
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27 2017
3.	ISSUED FOR FINAL	OCT. 03 2017

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SIGNATURE:
QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26895
DATE: OCTOBER 03, 2017

17
REQ. FOR FIRE RATING (LESS THAN 4" 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 (R31 5.46) 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.
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. 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 & 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) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE [2] TO TABLE 1)

19a
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 (R31 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 FILM - MOVING = 0.68
-AIR FILM - STILL = 0.17
TOTAL "R" VALUE = 25.27

19b
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 6460 S.F. (600 SQ.M) OF BUILDING AREA. O.B.C. 1.3.2.2.47.

20
PARTY WALL - FOUNDATION:
O.B.C. 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psf (15MPa)
-COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2
PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 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. 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.
- IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

20
PARTY WALL - FOUNDATION:
O.B.C. 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psf (15MPa)
-COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2
PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 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. 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.
- IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

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. 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.
- IF 2"x6" STUDS ARE USED AT STAIR OPENING CONTINUE TO USE ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

22
GARAGE WALL & CEILING:
O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (R31 3.87) INSULATION IN WALLS.
-R31 (R31 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. - 9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4-3 1/4" (82mm) TOE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS. BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.

22a
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 (R31 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 (R31 3.87) INSULATION (ZONE 1 OBC SB-12 1.3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.9.

◆ CLIENT SPECIFIC REVISIONS

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 (R31 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

24a
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
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
-SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS.
-6 SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR ROOF JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25a
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 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. 9.23.7.4.
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) & b) USED TOGETHER OR
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING [a]
d) FLOORING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FLOORING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.
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

28
PORCH SLAB:
O.B.C. 9.39.1.4.
-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.
-IF A COLD CELLAR IS LOCATED BELOW THE SLAB, SUPPORT ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
EXTERIOR BALCONY ASSEMBLY:
-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2X4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. [OR AS NOTED ON PLAN]
-EXTERIOR GUARD AS PER #36a
-SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
-REQUIRED FOR OVER HEATED SPACES:
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS [OBC 9.19.1.2. VENTING NOT LESS THAN 1/1 50 OF CEILING AREA]
-ADD R31 (R31 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 TAPEDED 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 [OBC 9.19.1.2. VENTING NOT LESS THAN 1/1 50 OF CEILING AREA]
-ADD R31 (R31 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.]

30a
EXTERIOR FLAT ROOF ASSEMBLY:
SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPEDED 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 [OBC 9.19.1.2. VENTING NOT LESS THAN 1/1 50 OF CEILING AREA]
-ADD R31 (R31 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.]

31
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 1'2" (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:
-R60 (R51 10.56) 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.]

32a
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 1'2" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAID BENEATH STARTER STRIP
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

25a
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.

34
ATTIC ACCESS HATCH:
OBC 9.19.2.1. & SB-12.3.1.1.8.(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (R31 3.52) INSULATION.
GENERAL:
PRIVATE STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-7/8" (200mm)
-MIN. RUN = 8-1/4" (210mm)
-MAX. TREAD = 9-1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-10" (640mm)
-MIN. WIDTH = 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
-FLOOR. 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 DWELING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

35
HEIGHT:
O.B.C. 9.8.7.4
-2'-10" (645mm) MIN. TO 3'-2" (965mm) MAX.
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING
PROJECTIONS:
O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

35a
PUBLIC STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-3/32" (180mm)
-MIN. RUN = 11" (280mm)
-MAX. TREAD = 1" (25mm)
-MAX. NOSING = 6'-9" (2050mm)
-MIN. HEADROOM = 2'-11" (900mm)
[EXIT STAIRS, BETWEEN GUARDS]
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-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 DWELING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOORWAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION

36
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
FINISH:
O.B.C. 9.8.8.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.(4)
-STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCAT THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP.

36a
INTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELING 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

36b
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 DWELING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-SURFACE IS MORE THAN 5'-11" (1800mm) HIGH WHERE WALKING 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
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

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◆ CLIENT SPECIFIC REVISIONS

36b EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- CONFORM WITH O.B.C. APPENDIX A-9.8.5.
- 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"x2 MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
- PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- 37 -JINEN 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 mil 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
- INSTALLLED AT OR NEAR CEILING
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALLING COMPONENT
- 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. 9.10.13.15.
- 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.

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.
- 1-4" X 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.
- OR
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
- 1-4" X 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
- 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
- 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)

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.(3)(d)&(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
- 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 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 LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS

◆ CLIENT SPECIFIC REVISIONS

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

DOORS 46	WOOD BEAMS
A 865x2030x45 (2'10"x8'8"x1-3/4")	WD7 3/2" X 12" SPR
B 815x2030x35 (2'8"x6'8"x1-3/8")	WD8 4/2" X 12" SPR
C 760x2030x35 (2'6"x6'8"x1-3/8")	WD9 5/2" X 12" SPR
D 710x2030x35 (2'4"x6'8"x1-3/8")	
E 460x2030x35 (1'6"x6'8"x1-3/8")	L15 5-7/8" X 4" X 1/2" L
F 610x2030x35 (2'0"x6'8"x1-3/8")	L16 7-1/8" X 4" X 3/8" L
G OVER SIZED EXTERIOR DOOR	L17 7-1/8" X 4" X 1/2" L
-REFER TO ELEVATIONS FOR SIZE	
	L10 4-7/8" X 3-1/2" X 5/16" L
	L11 4-7/8" X 3-1/2" X 3/8" L
	L12 4-7/8" X 3-1/2" X 1/2" L
	L13 5-7/8" X 3-1/2" X 3/8" L
	L14 5-7/8" X 3-1/2" X 1/2" L
ST1 W 6 X 15	STEEL BEAMS
ST2 W 6 X 20	ST3 W 8 X 18
	ST4 W 8 X 21
	ST5 W 8 X 24

PLAN/ELEVATION LEGEND

44 SMOKE ALARM	45 CARBON MONOXIDE DETECTOR	FLOOR DRAIN SOLID BEARING
WATERPROOF DUPLEX OUTLET	D.J. DOUBLE JOIST	(TO BE SAME WIDTH AS SUPPORTED MEMBER)
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	POINT LOAD
HOSE BIB	G.T. GIRDER TRUSS	FLAT ARCH
EXHAUST FAN	A.F.F. ABOVE FINISHED FLOOR	2 STORY WALL
COLD CELLAR VENT 50	EXT. LIGHT FIXTURE (WALL MOUNTED)	U/S UNDER SIDE
STOVE VENT	HYDRO METER	FG FIXED GLAZING
FIRE PLACE VENT	GAS METER	GB GLASS BLOCK
DRYER VENT		BG BLACK GLASS

FLOOR AREA CALCULATIONS

ELEVATION	A				
FIRST FLOOR	1074				
SECOND FLOOR	1357				
TOTAL	2431				
DEDUCT O.T.B.	8				
TOTAL	2423				
FIN. BASEMENT	0				
TOTAL	2423				
LOFT PLAN	N/A				
TOTAL	2423				
COVERAGE (ft ²)	2423				
(m ²)	225.8				
COVERAGE (ft ²)	1461				
W/O PORCH (m ²)	135.7				
COVERAGE (ft ²)	1532				
W/ PORCH (m ²)	142.3				



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◆ CLIENT SPECIFIC REVISIONS

MODEL 37-8 (HAMPTON) ELEV. 'A'

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

No.	ISSUED OR REVISION COMMENTS	DATE	PROFESSIONAL	DWN	CHK	SCALE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC		N/A
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC		PROJECT NUMBER
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC		16062

I, NELSON QUNHA 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 CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032 SIGNATURE:

FIRM BCIN: 26995

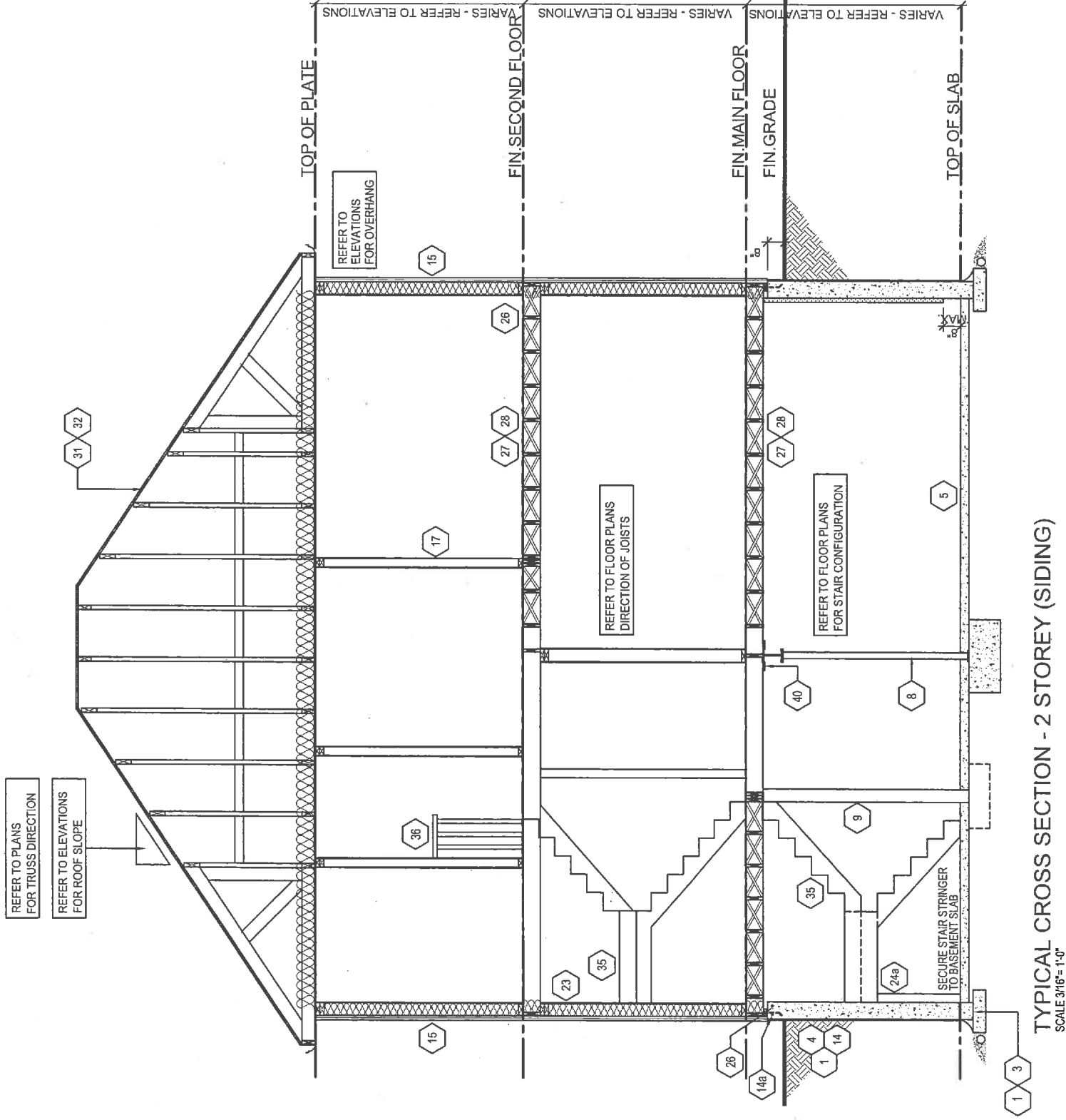
DATE: OCTOBER 03, 2017

PROVINCE OF ONTARIO

D3

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

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



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



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TO COMMENCEMENT OF ANY WORK, ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.

I, NELSON GUINWA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS DESIGN WORK. BEING A MEMBER OF THE PROFESSION OF ENGINEERS, I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

MODEL 37-8 (HAMPTON) ELEV. 'A'

CLIENT

MODEL

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1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28, 2017	SB	NC
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