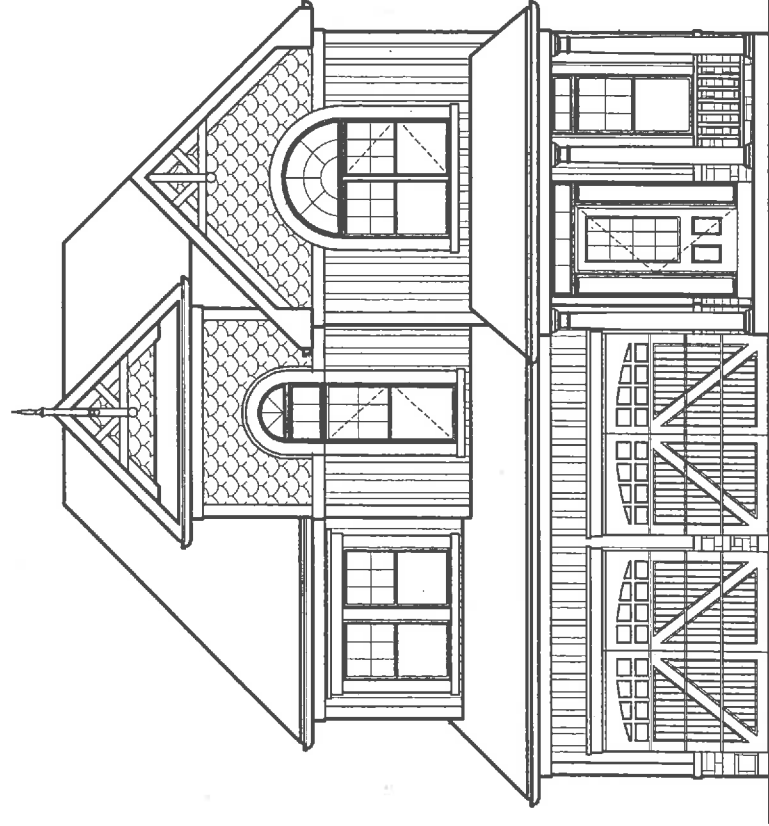
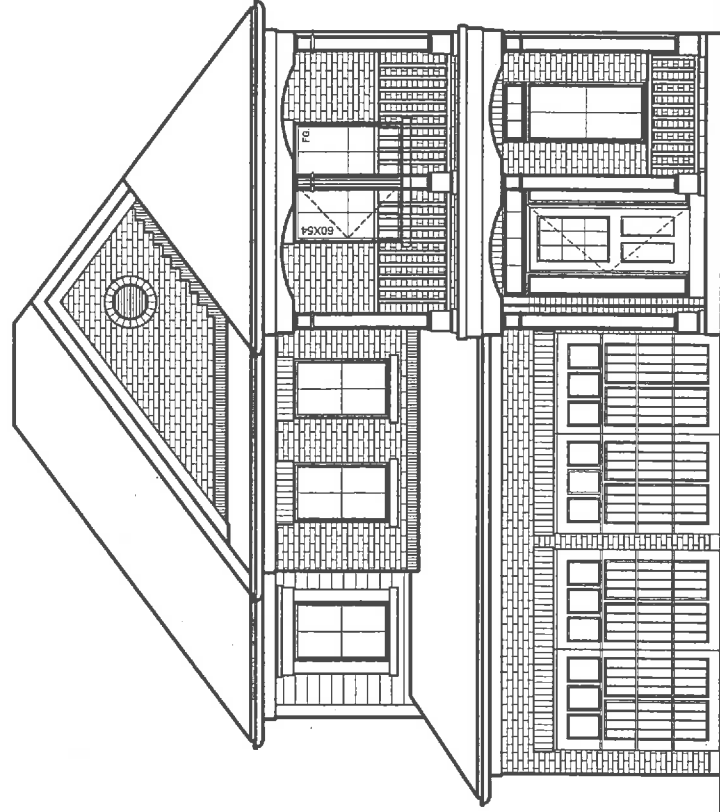




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

DRAWING LIST:

37-6 (PRINCETON)

- T1 TITLE SHEET
A1 BASEMENT FLOOR ELEV. 'A'
A2 GROUND FLOOR ELEV. 'A'
A3 SECOND FLOOR ELEV. 'A'
A4 BASEMENT FLOOR ELEV. 'B'
A5 GROUND FLOOR ELEV. 'B'
A6 SECOND FLOOR ELEV. 'B'
A7 FRONT ELEVATION 'A'
A8 RIGHT SIDE ELEVATION 'A'
A9 REAR ELEVATION 'A'
A10 LEFT SIDE ELEVATION 'A'
A11 FRONT ELEVATION 'B'
A12 RIGHT SIDE ELEVATION 'B'
A13 REAR ELEVATION 'B'
A14 LEFT SIDE ELEVATION 'B'
A15 REAR ELEVATION 'B'
D1 UPGRADED CONDITION
D2 CONSTRUCTION SHEET
D3 CONSTRUCTION SHEET
D4 TYPICAL SECTION

GROSS GLAZING AREA - EL. 'A'

TOTAL PERIPHERAL WALL AREA	2696.05 SF	250.46 m ²
FRONT GLAZING AREA	89.77 SF	8.34 m ²
LEFT SIDE GLAZING AREA	17.33 SF	1.61 m ²
RIGHT SIDE GLAZING AREA	61.67 SF	5.73 m ²
REAR GLAZING AREA	82.55 SF	7.67 m ²
TOTAL GLAZING AREA	251.32 SF	23.35 m ²
TOTAL GLAZING PERCENTAGE	9.32 %	

GROSS GLAZING AREA - EL. 'B'

TOTAL PERIPHERAL WALL AREA	2696.05 SF	250.46 m ²
FRONT GLAZING AREA	67.5 SF	6.27 m ²
LEFT SIDE GLAZING AREA	17.33 SF	1.61 m ²
RIGHT SIDE GLAZING AREA	61.67 SF	5.73 m ²
REAR GLAZING AREA	82.55 SF	7.67 m ²
TOTAL GLAZING AREA	229.05 SF	21.28 m ²
TOTAL GLAZING PERCENTAGE	8.50 %	

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:

J. G. ALVARADO

100014328

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

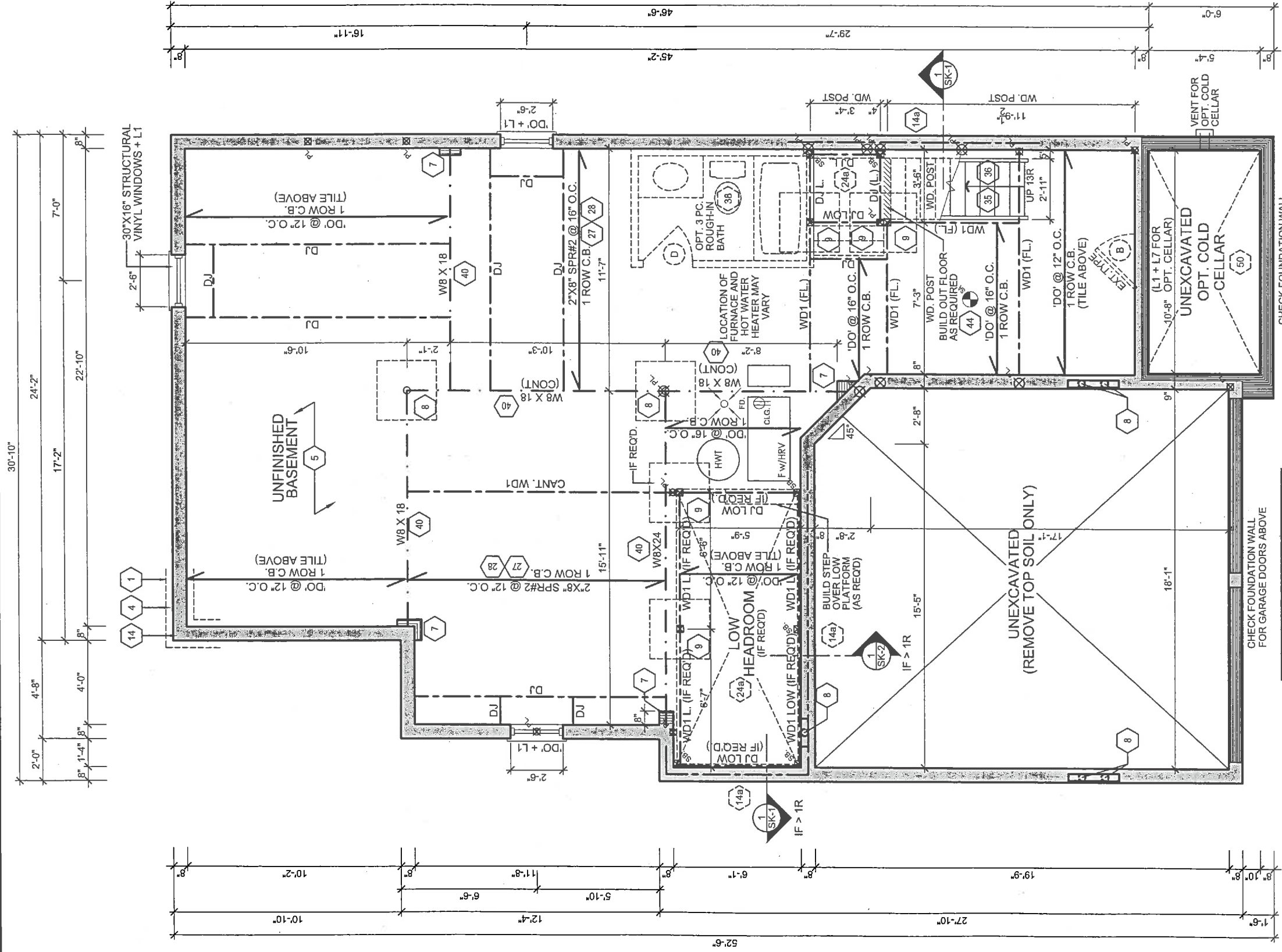
THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR
TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.

I, NELSON CUNHA, 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
CLASSIFICATION CATEGORIES.

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

SIGNATURE:

T1



BASEMENT FLOOR ELEV. 'A'

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 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.

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ARCHITECTURAL REVIEW APPROVAL
OCT 17 2017
John G. Williams Limited, Architect



 RN design <i>Imaging • Inspira • Create</i> TEL (905) 739-3177 FAX (905) 738-5449	MODEL 37-6 (PRINCETON)		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
			3. ISSUED FOR FINAL		OCT. 03-2017	SB	NC	16062
								PAGE
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				FIRM BCIN: 26995				
				DATE: OCTOBER 03, 2017				

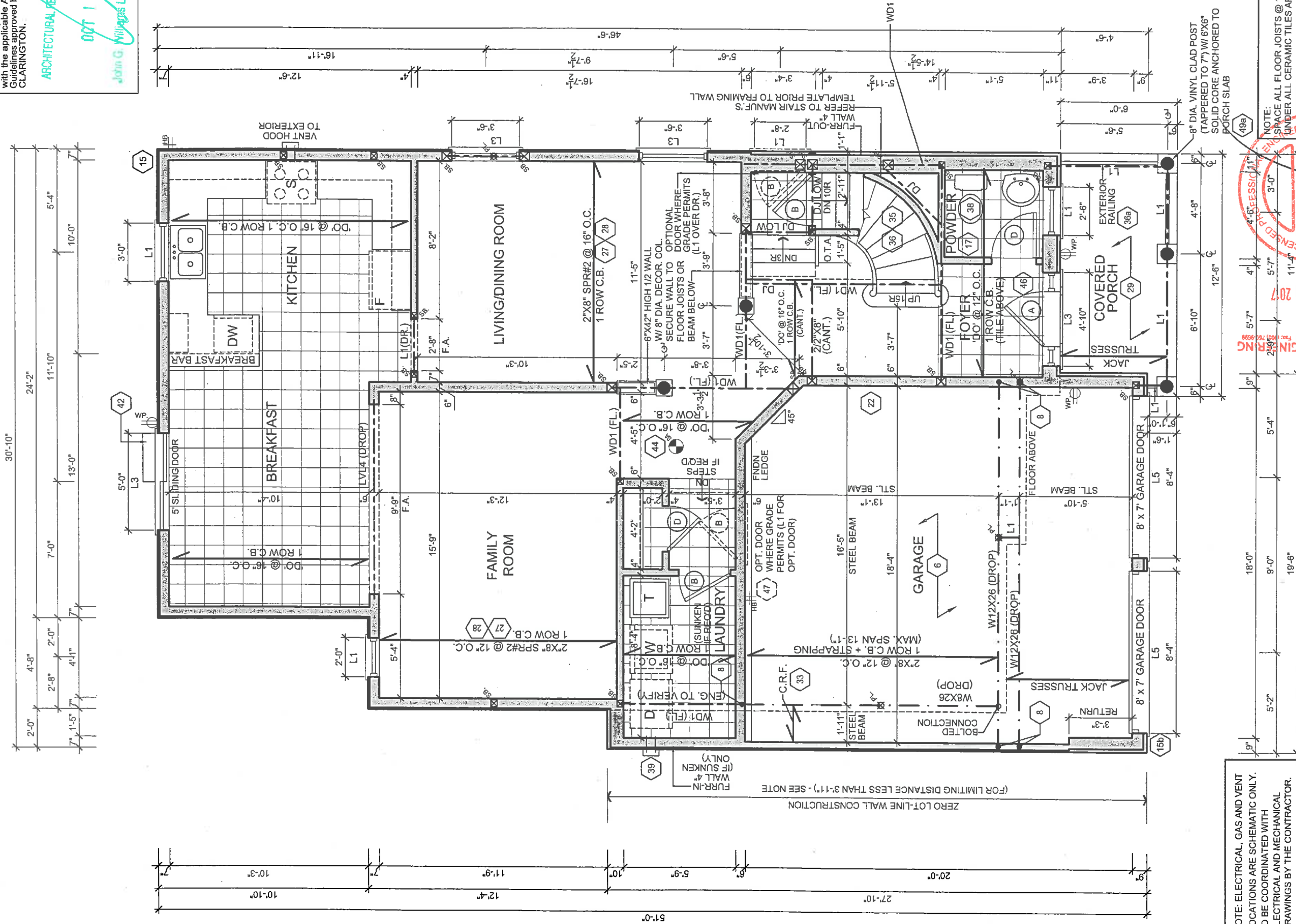
It is the builder's complete responsibility to ensure that all construction complies with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any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

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ARCHITECTURAL REVIEW & APPROVAL

OCT 1 0 1017

John G. Milligan Limited, Architect



NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.

GROUND FLOOR ELEV. 'A'

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



MODEL 37-6 (PRINCETON)
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	PROJECT NUMBER 16062
3.	ISSUED FOR FINAL	OCT. 03 2017	SB	NC	PAGE

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

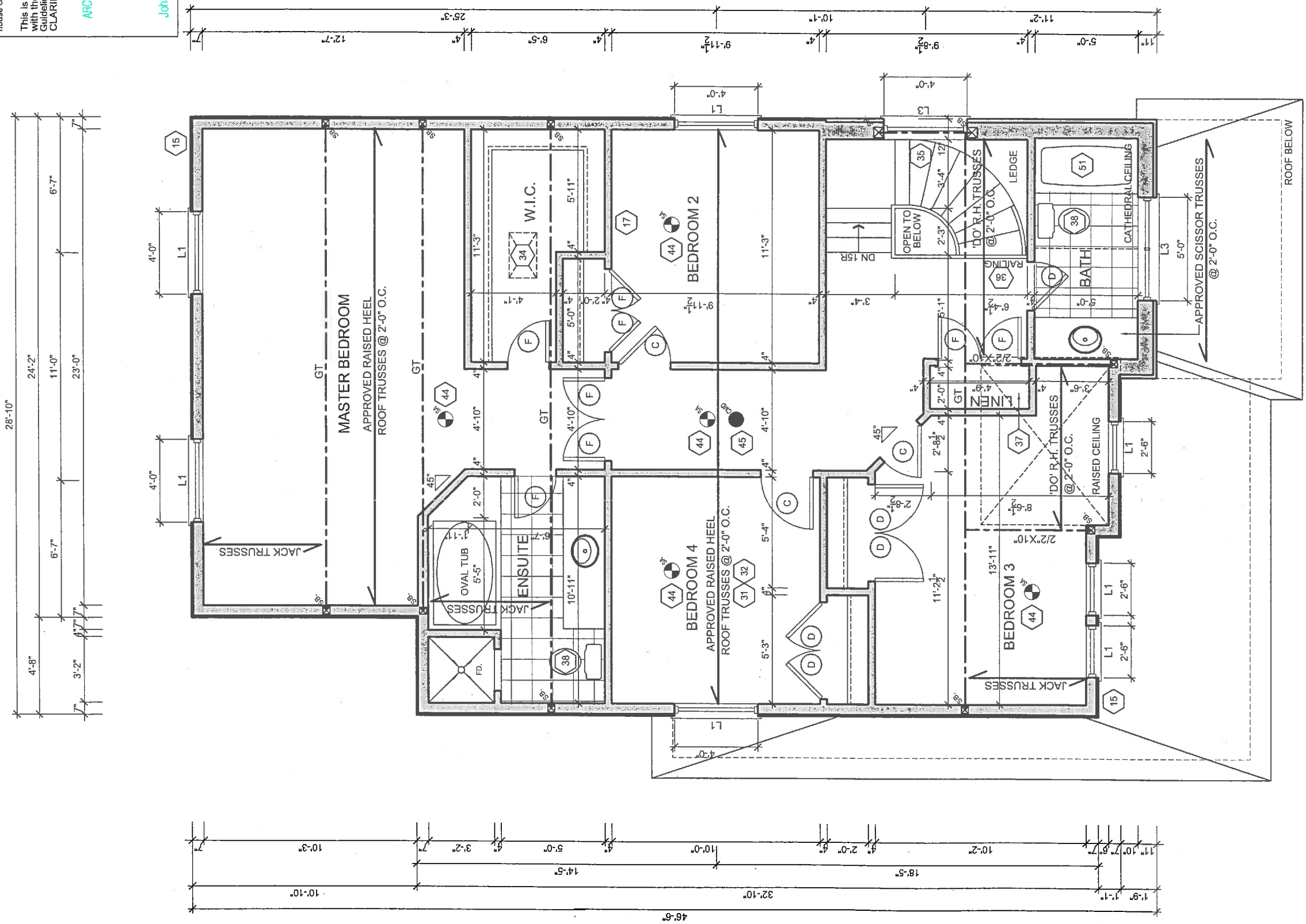
SIGNATURE:

A2

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 but not limited to the provisions of 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.

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



SECOND FLOOR ELEV. 'A'

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

PROF. J. G. ALVAREZ
1000/4328
OCT 05 2017
MCCO ENGINEERING INC.

 RN design <i>Imagine • Inspire • Create</i> TEL.(905)738-3177 FAX.(905)738-5449	MODEL	37-6 (PRINCETON)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO ORC 2017 ENACTMENT	AUG. 28-2017	SB	NC	3/16" = 1'0"
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									PAGE
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								FIRM BCIN: 26995	
								DATE: OCTOBER 03, 2017	

A3

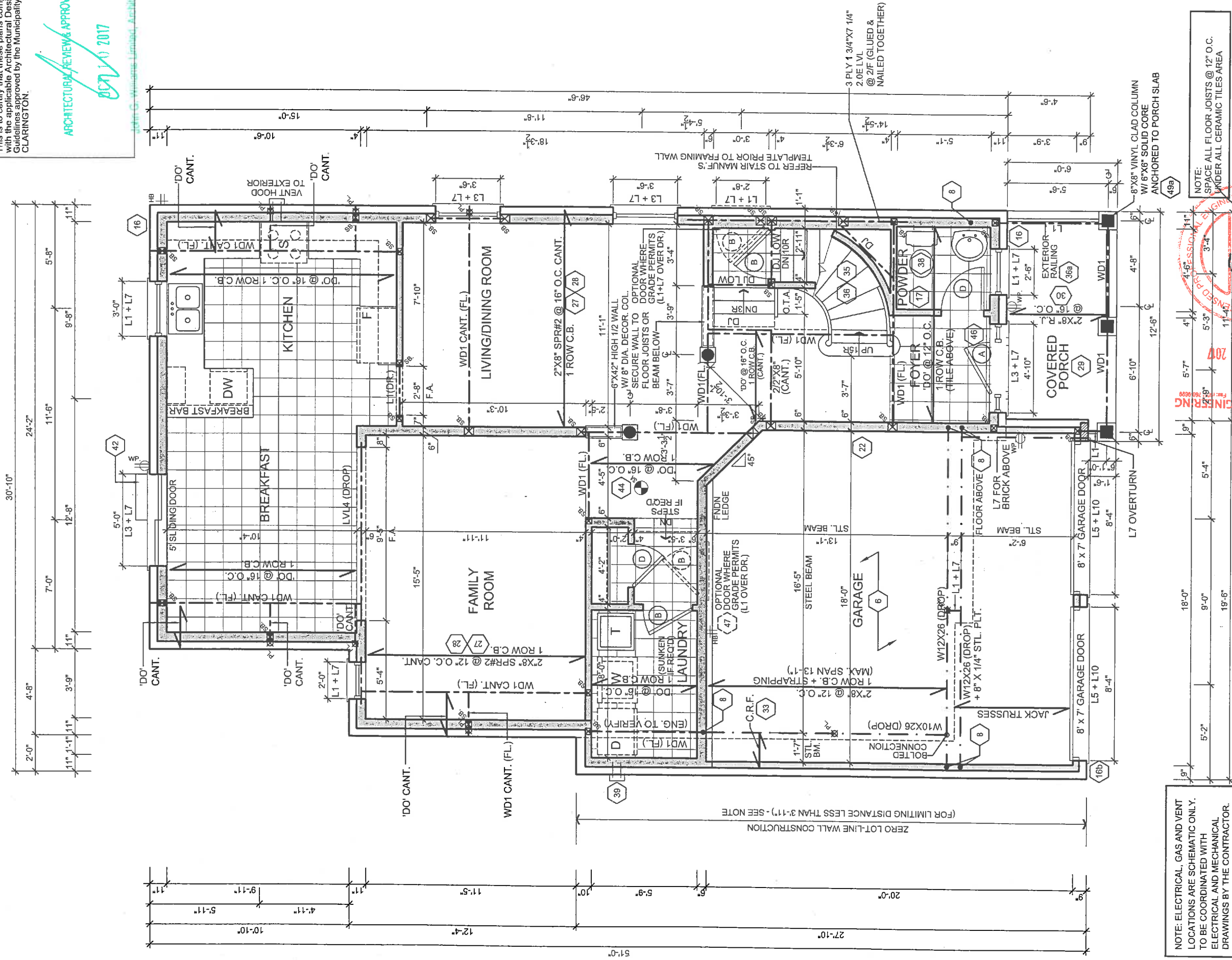
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ARCHITECTURAL REVIEW & APPROVAL

2017

John G. Williams Limited, Architect



GROUND FLOOR ELEV. 'B'



MODEL
37-6 (PRINCETON)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

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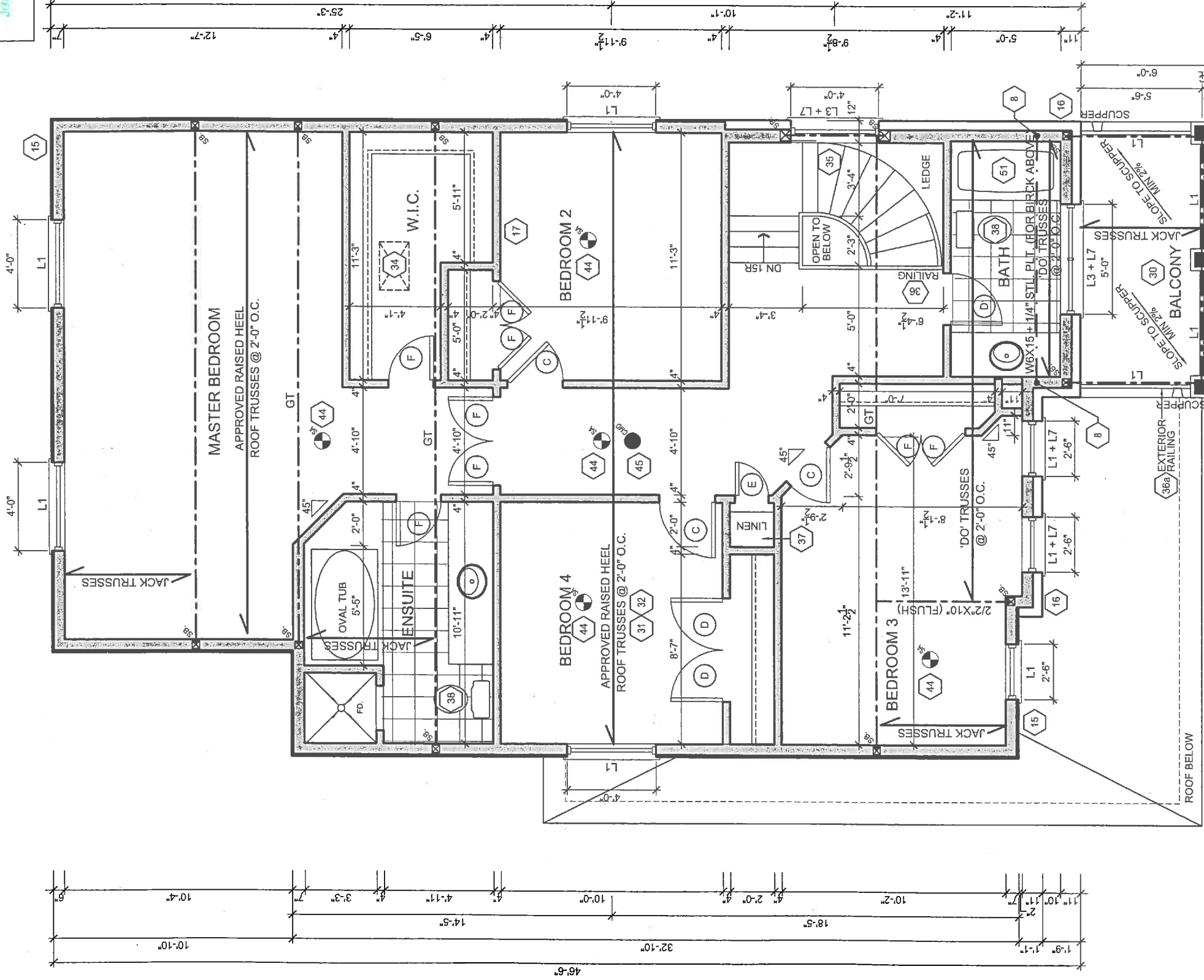
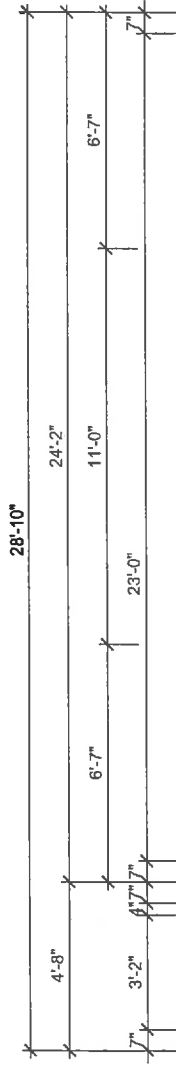
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No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER 16062
3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE

ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Wilkins Limited, Architect



10'-8"

12'-6"

3"

ICCO ENGINEERING

San Jose, CA 95128

Phone: (408) 255-0538

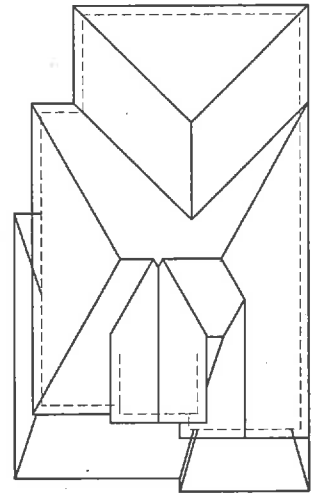
Fax: (408) 255-0538

10/10/05

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

SECOND FLOOR ELEV. 'B'

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-6 (PRINCETON)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO ORC 2017 ENACTMENT	AUG. 28-2017	SB	NC	PROJECT NUMBER 16062	
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			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC		
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QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017					A6				



ROOF PLAN 'A'

FISH SCALE VINYL SIDING
W/ METAL FLASHING BEHIND (TYP.)

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

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

1"X6" DECOR. ALUM. FRIEZE BOARD

6" VINYL SURROUND (TYP.)

BOARD & BATTEN VINYL SIDING
W/ METAL FLASHING BEHIND (TYP.)

U/S OF GARAGE &
PORCH SOFFIT

6" + 2" VINYL HEADER (TYP.)

CONTINUOUS 4"
PRECAST CONC. BAND

FIN. MAIN FLOOR

FIN. GRADE

STONE VENEER (TYP.)

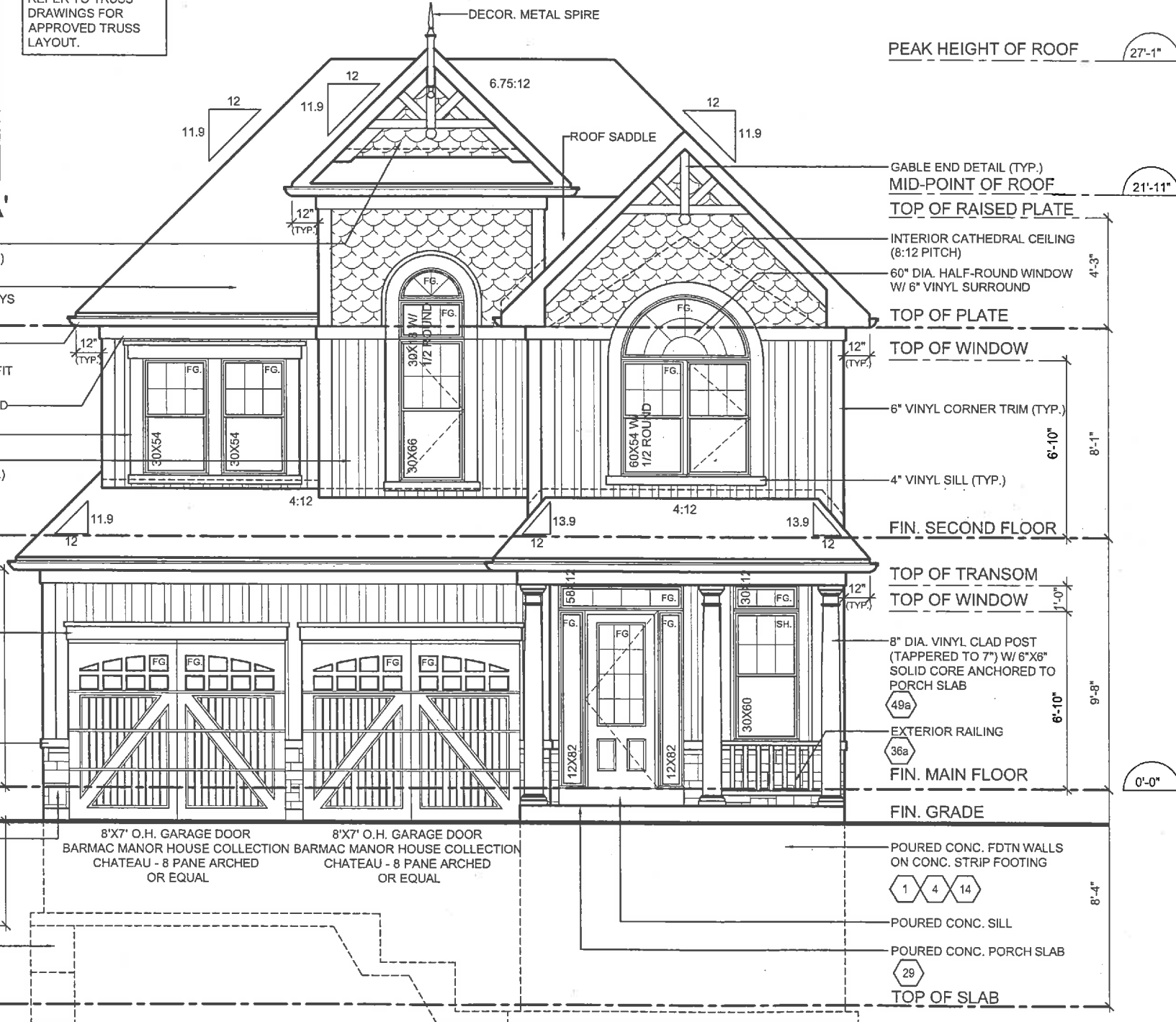
U/S OF FOOTING

STEPPED FOOTING

3

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.



FRONT ELEVATION 'A'

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fully comply with the Architectural Guidelines
and all applicable regulations and requirements
including zoning provisions and any provisions
of the applicable zoning by-law. The Architect
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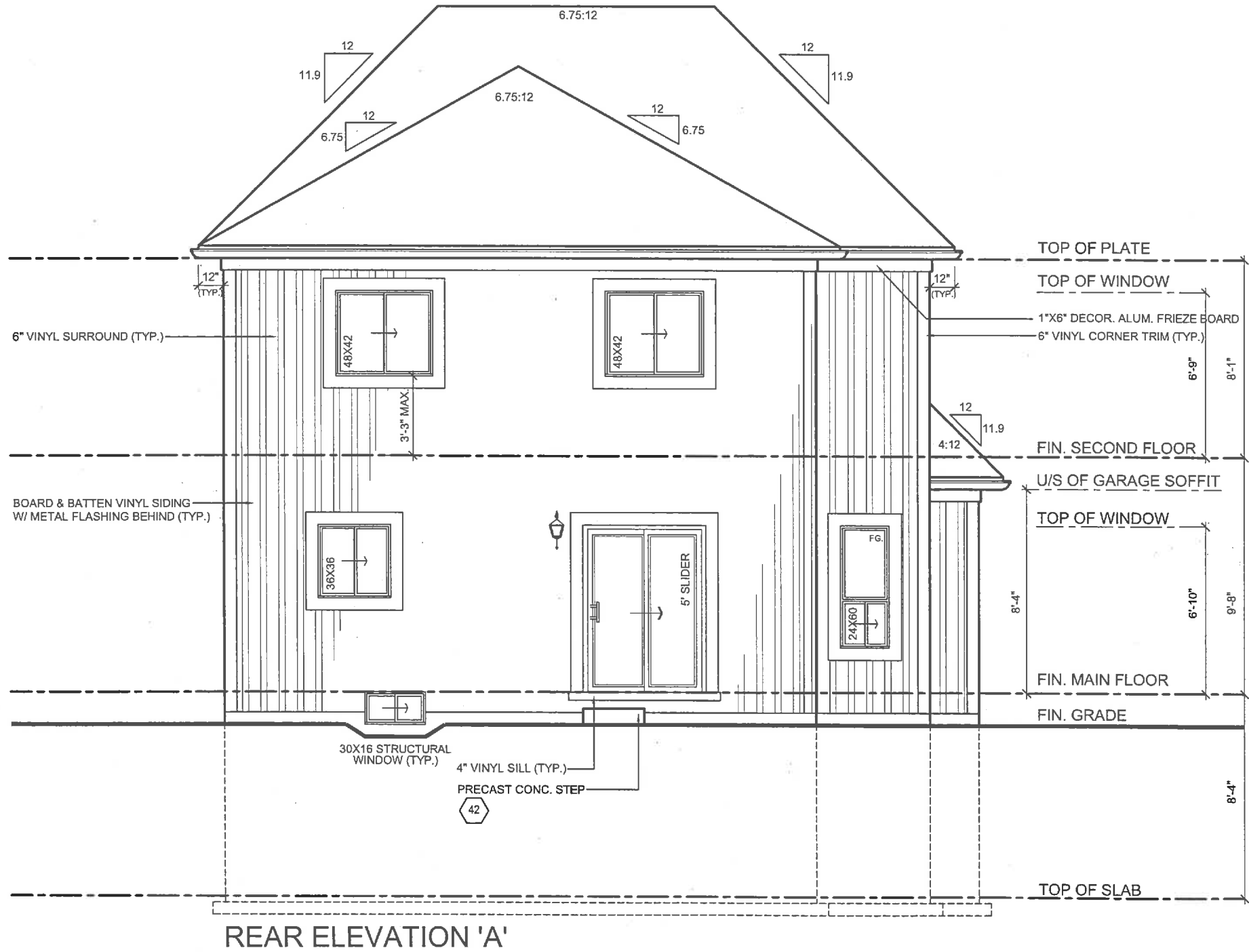
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with the applicable Architectural Design
Guidelines approved by the Municipality of
CLARINGTON.

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

PROFESSIONAL ENGINEER
J. G. ALVAREZ
100074328

PICCO ENGINEERING
Tel: (905) 760-9534 Fax: (905) 760-9888

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL CLIENT	37-6 (PRINCETON)		ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE ABOVE SET OF DRAWINGS. I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE ENGINEERING ACT, R.S.O. 1990, CHAPTER 190, SECTION 32, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/ES/CATEGORIES.		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.	
		No.		ISSUED OR REVISION		COMMENTS		SIGNATURE:	
		1.		UPDATED TO OBC 2017 ENACTMENT		AUG 28-2017		SB NC	
		2.		REVISED AS PER ENG. COMMENTS		SEP 27-2017		HAZ NC	
		3.		ISSUED FOR FINAL		OCT 03-2017		SB NC	



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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

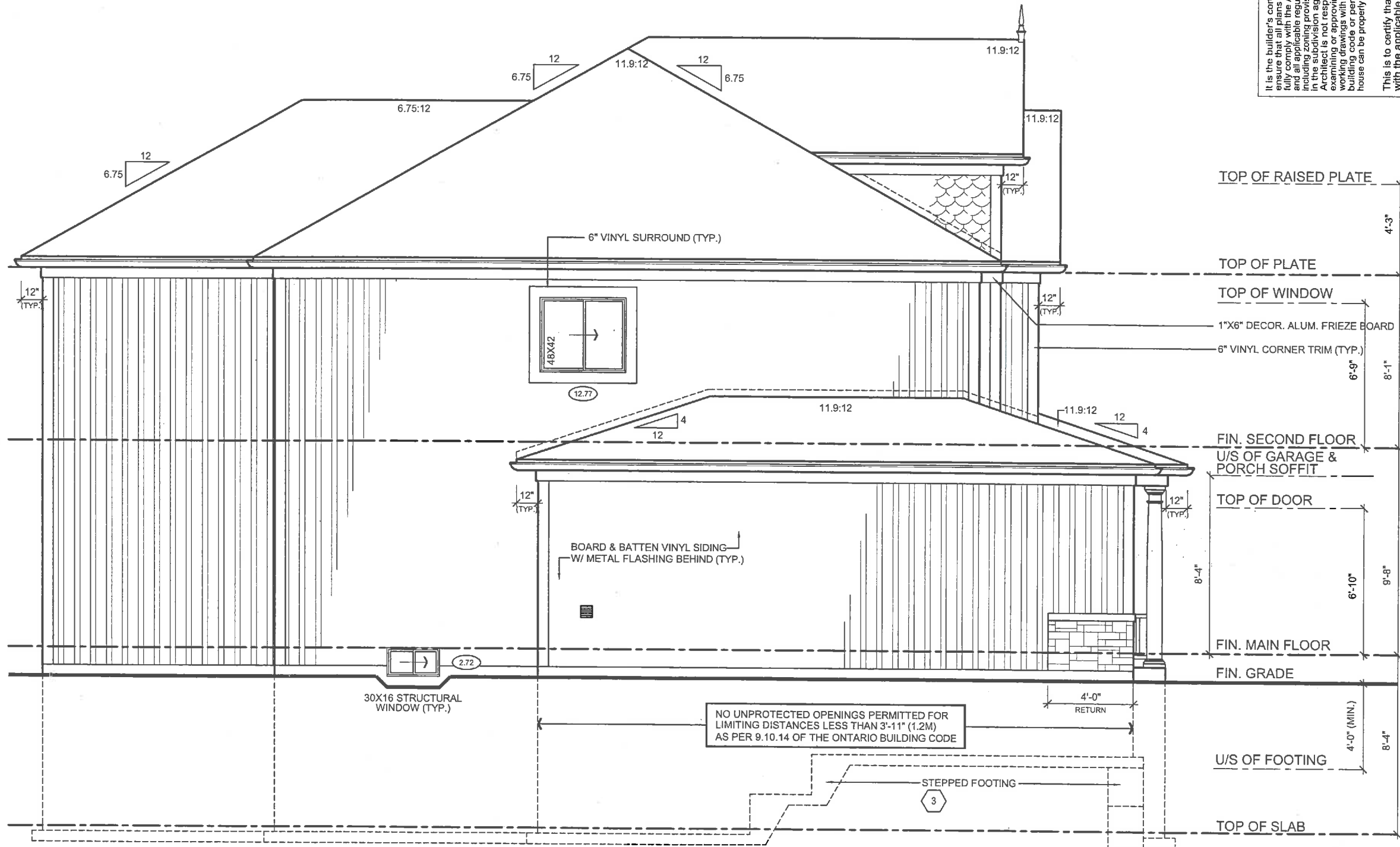
John G. Williams Limited, Architect

PROFESSIONAL ENGINEER
J. G. ALVAREZ
1000 4328
OCT 05 2017
FCCO ENGINEERING
1000 4328
FAX: (905) 760-9696

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-6 (PRINCETON)		No.	ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT		AUG-28-2017	SB	NC	3/16" = 1'0"
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LEFT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	628.16 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	43.97 SF
ACTUAL OPENINGS	15.49 SF

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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

J. G. ALVAREZ

100014328

LICENCED PROFESSIONAL ENGINEER

ART G. Williams Limited, Architect

PCO ENGINEERING

100014328

100014328

100014328

100014328

100014328

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37-6 (PRINCETON)

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

MODEL

CLIENT



rn design
Imagine • Inspire • Create
TEL: (905) 738-3177
FAX: (905) 738-5449

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SIGNATURE:

21032

26995

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

SCALE

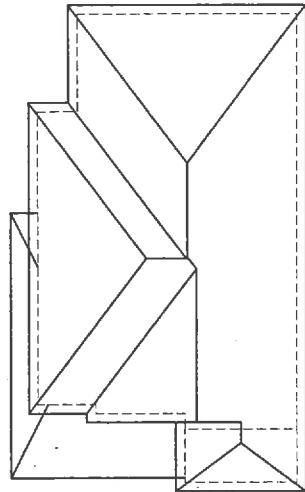
3/16" = 1'0"

PROJECT NUMBER

16062

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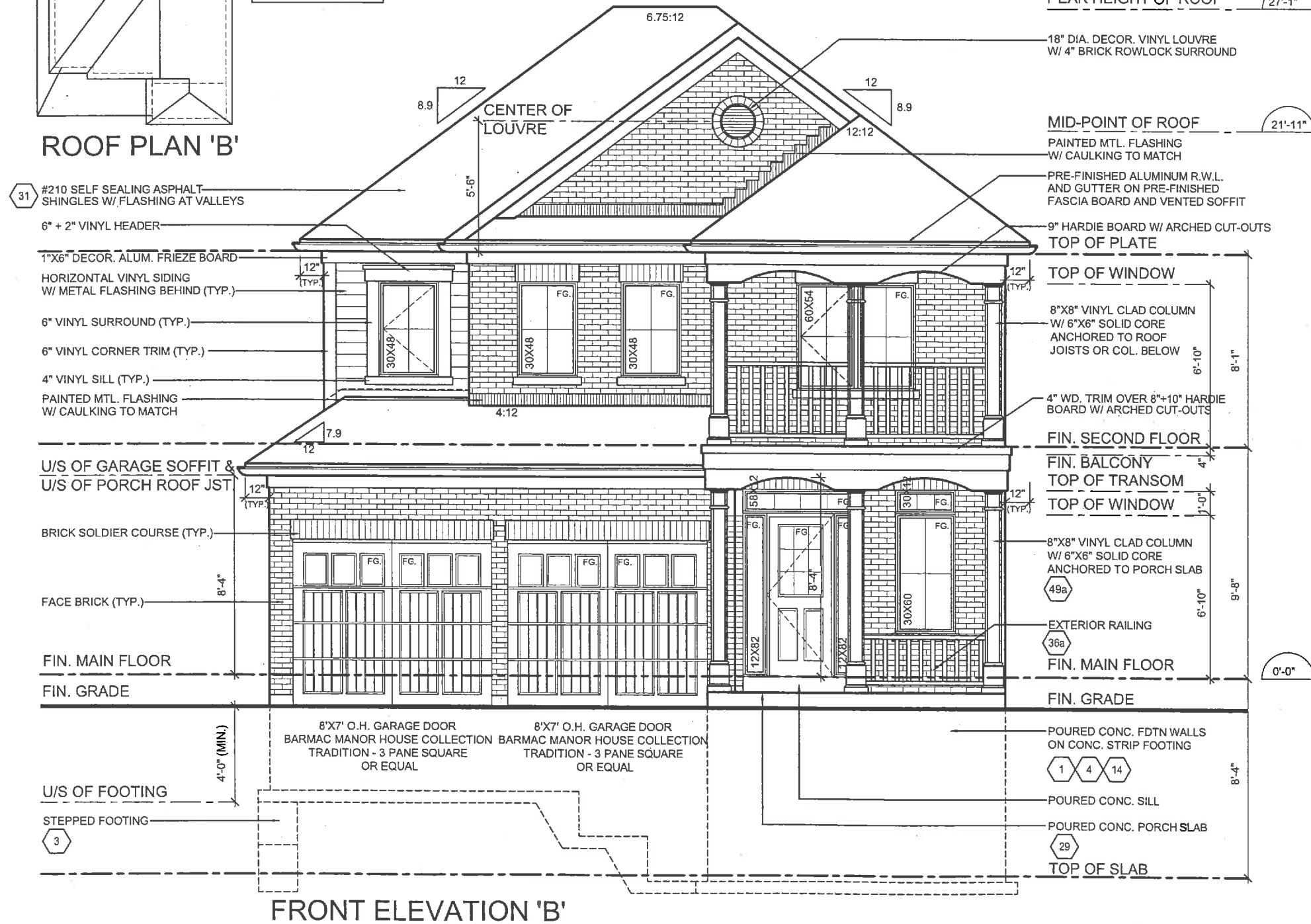
A10



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.



FRONT ELEVATION 'B'

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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect



OCT 05 2017

PHICCO ENGINEERING

PEAK HEIGHT OF ROOF

27'-1"

MID-POINT OF ROOF

21'-11"

18" DIA. DECOR. VINYL LOUVRE
W/ 4" BRICK ROWLOCK SURROUND

PAINTED MTL. FLASHING
W/ CAULKING TO MATCH
PRE-FINISHED ALUMINUM R.W.L.
AND GUTTER ON PRE-FINISHED
FASCIA BOARD AND VENTED SOFFIT

9" HARDIE BOARD W/ ARCHED CUT-OUTS
TOP OF PLATE

TOP OF WINDOW

8"x8" VINYL CLAD COLUMN
W/ 6"x6" SOLID CORE
ANCHORED TO ROOF
JOISTS OR COL. BELOW

4" WD. TRIM OVER 8"x10" HARDIE
BOARD W/ ARCHED CUT-OUTS

FIN. SECOND FLOOR

FIN. BALCONY

TOP OF TRANSOM

TOP OF WINDOW

8"x8" VINYL CLAD COLUMN
W/ 6"x6" SOLID CORE
ANCHORED TO PORCH SLAB

EXTERIOR RAILING

FIN. MAIN FLOOR

FIN. GRADE

POURED CONC. FDTN WALLS
ON CONC. STRIP FOOTING

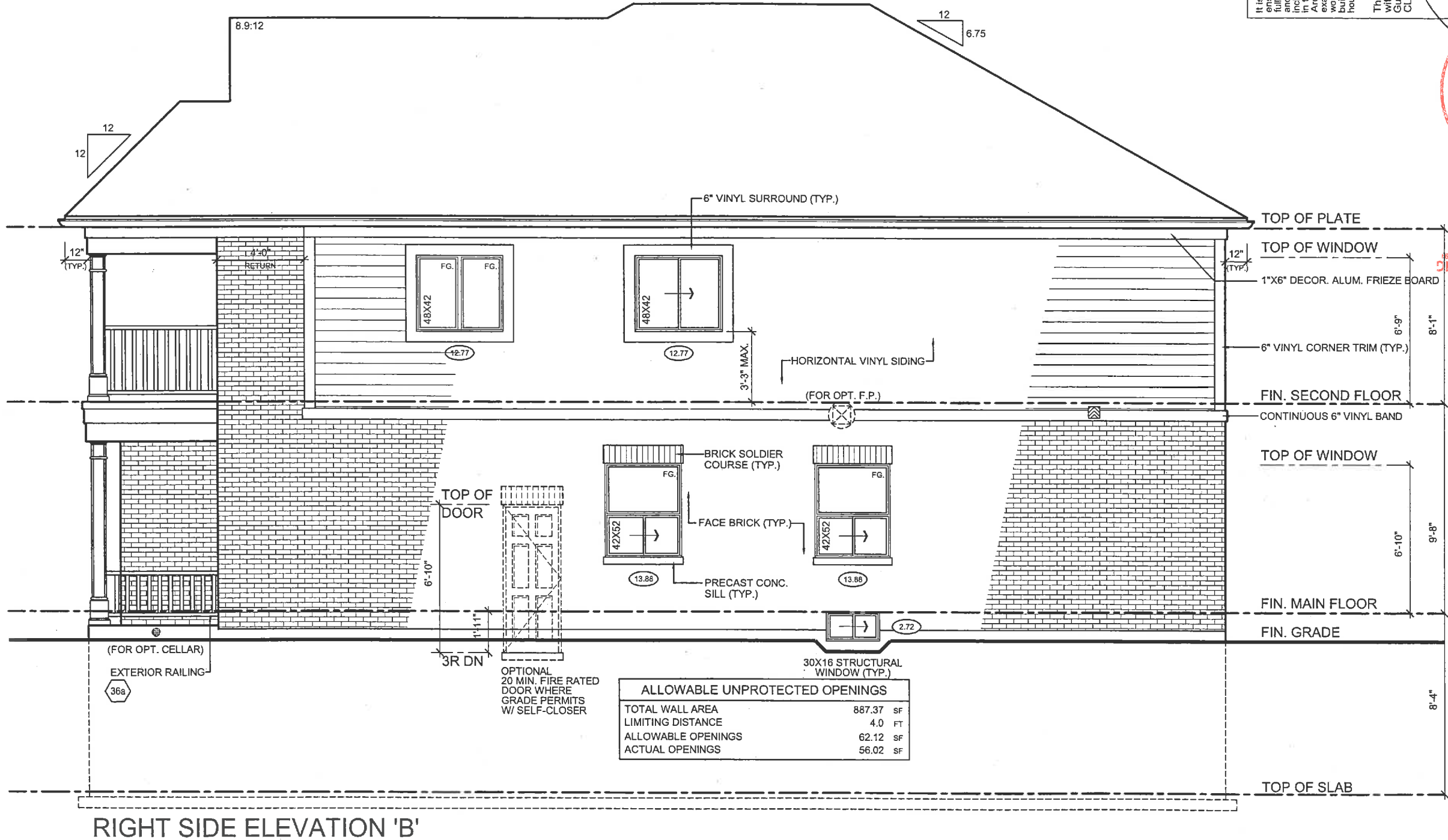
POURED CONC. SILL

POURED CONC. PORCH SLAB

TOP OF SLAB

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-5177 FAX (905) 738-5449	MODEL	37-6 (PRINCETON)	No.	ISSUED OR REVISION COMMENTS	DATE	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC
			2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC
			3.	ISSUED FOR FINAL	OCT. 08-2017	SB	NC
PAGE 16062							
A11							

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			FIRM BCIN: 26985	
			DATE: OCTOBER 03, 2017	



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 of the Building Code. The Architect is not responsible for any errors or omissions in the plans or for any building code or permit matter or that any house can be properly built or located on its lot.

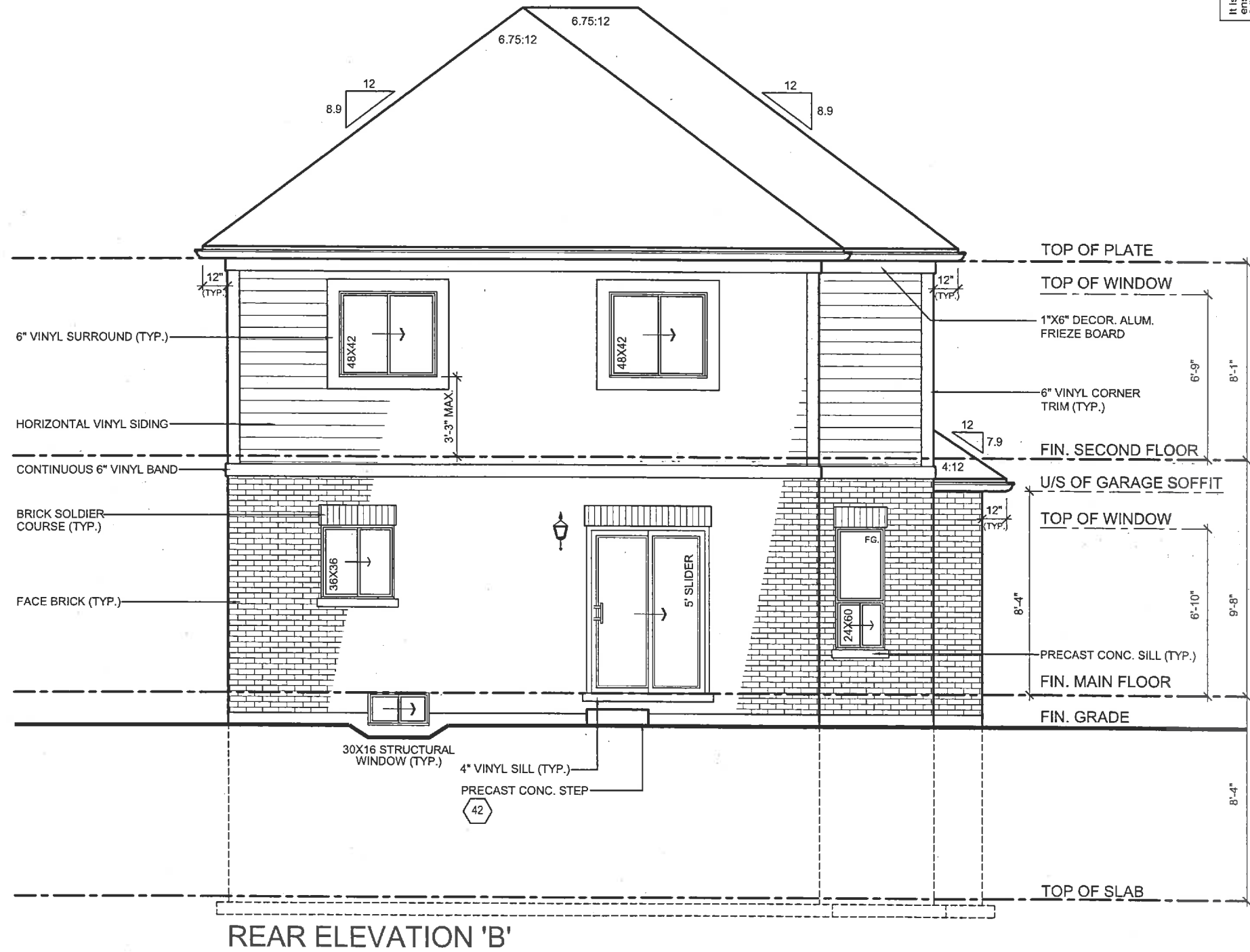
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL REVIEW & APPROVAL
OCT 1 0 2017
John G. Williams Limited, Architect

PROFESSIONAL ENGINEER
J. G. ALVAREZ
110014328

OCT 0 5 2017
JACO ENGINEERING

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-6 (PRINCETON)		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
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						FIRM BCIN: 26995					
						DATE: OCTOBER 03, 2017					



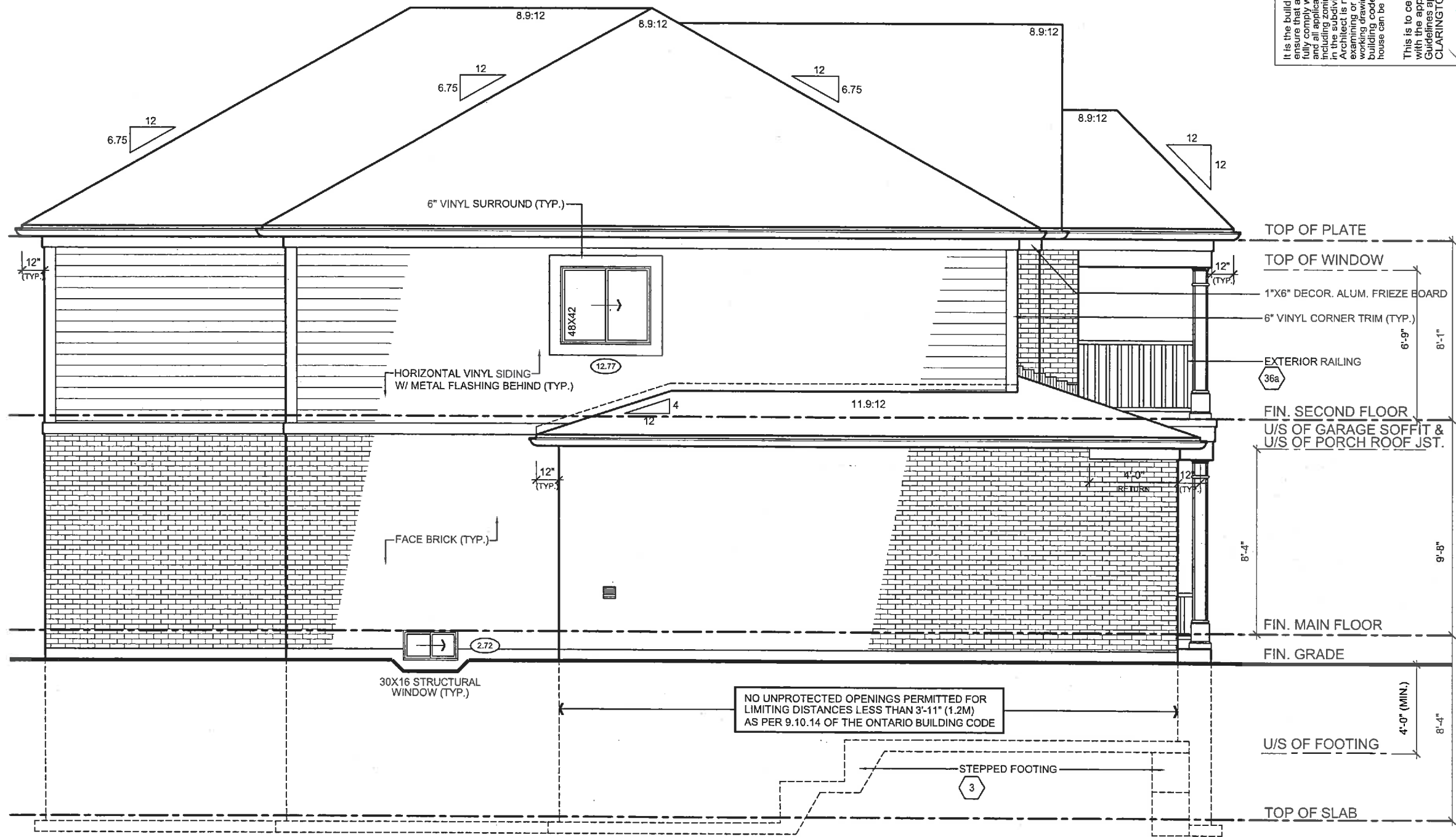
It is the builder's complete responsibility to ensure that all plans submitted for approval comply with the applicable Building Code and all applicable regulations and provisions including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any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

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

LICENCED PROFESSIONAL ENGINEER
J. G. ALVAREZ
100714328

 RN design <i>Imagine • Inspire • Create</i> TEL. (905) 738-3177 FAX. (905) 738-5449	MODEL	37-6 (PRINCETON)		No.	ISSUED OR REVISION COMMENTS	DATE	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG 28-2017	SB	NC	3/16" = 1'0"
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				QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 28995 DATE: OCTOBER 03, 2017				



LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	628.16 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	43.97 SF
ACTUAL OPENINGS	15.49 SF

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ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect

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36b) EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- PROVIDE PREIN. 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

- 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.

- 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
- PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
- INSTALLED AT OR NEAR CEILING
- ALARMS WILL BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS. FOLLOWED BY 4 MINUTES OF ALARM
- CARBON MONOXIDE ALARM (CMA). O.B.C. - 9.33.4.
- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED 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/O UT KEY

- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

47) -GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER.

- WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.1.5.
- R4 (RSI 0.70)

48) -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:

- 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
- 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21.5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

◆ CLIENT SPECIFIC REVISIONS

49) EXTERIOR COLUMN W/ MASONRY PIER:

- MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- 14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
- REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
- SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
- 3/4" AIR SPACE AROUND POST.

OR

- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 14" X 14" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.

-REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP

- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

49b) EXTERIOR COLUMN:

- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
- NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

50) COLD CELLARS:

FOR COLD CELLARS PROVIDE THE FOLLOWING:

- VENTING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- 11/4" 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'-8" (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

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SCHEDULES

DOORS 45b)17		WOOD BEAMS	
A 865x2030x45 (2"10"x6"8"x1-3/4")	WD1 3/2" X 8" SPR	WD4 3/2" X 10" SPR	WD7 3/2" X 12" SPR
B 815x2030x35 (2"8"x6"8"x1-3/8")	WD2 4/2" X 8" SPR	WD5 4/2" X 10" SPR	WD8 4/2" X 12" SPR
C 760x2030x35 (2"6"x6"8"x1-3/8")	WD3 5/2" X 8" SPR	WD6 5/2" X 10" SPR	WD9 5/2" X 12" SPR
LINTELS		L10 4-7/8" X 3-1/2" X 5/16" L	
L1 2/2" X 8" SPR	L3 2/2" X 10" SPR	L11 4-7/8" X 3-1/2" X 3/8" L	L15 5-7/8" X 4" X 1/2" L
L2 2/2" X 12" SPR	L4 3-1/2" X 12" X 1/4" L	L12 4-7/8" X 3-1/2" X 1/2" L	L16 7-1/8" X 4" X 3/8" L
L3 2/2" X 10" SPR	L5 2/2" X 12" SPR	L13 5-7/8" X 3-1/2" X 3/8" L	L17 7-1/8" X 4" X 1/2" L
L4 3-1/2" X 12" X 1/4" L	L6 4" X 3-1/2" X 1/4" L	L14 5-7/8" X 3-1/2" X 1/2" 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

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

FLOOR AREA CALCULATIONS

ELEVATION	A	B			
FIRST FLOOR	1037	1037			
SECOND FLOOR	1252	1255			
TOTAL	(ft ²) 2289	2292			
DEDUCT O.T.B.	6	6			
TOTAL	(ft ²) 2283	2286			
FIN. BASEMENT	0	0			
TOTAL	(ft ²) 2283	2286			
LOFT PLAN	N/A	N/A			
TOTAL	(ft ²) 2283	2286			
(m ²) 212.1	212.4				
COVERAGE (ft ²) 1425	1425				
W/O PORCH (m ²) 132.4	132.4				
COVERAGE (ft ²) 1494	1494				
W/ PORCH (m ²) 138.8	138.8				



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TEL.(905)738-3177
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MODEL 37-6 (PRINCETON)

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

No.	ISSUED OR REVISION COMMENTS	DATE	OWN	CHK	SCALE
1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	3/16" = 1'0"
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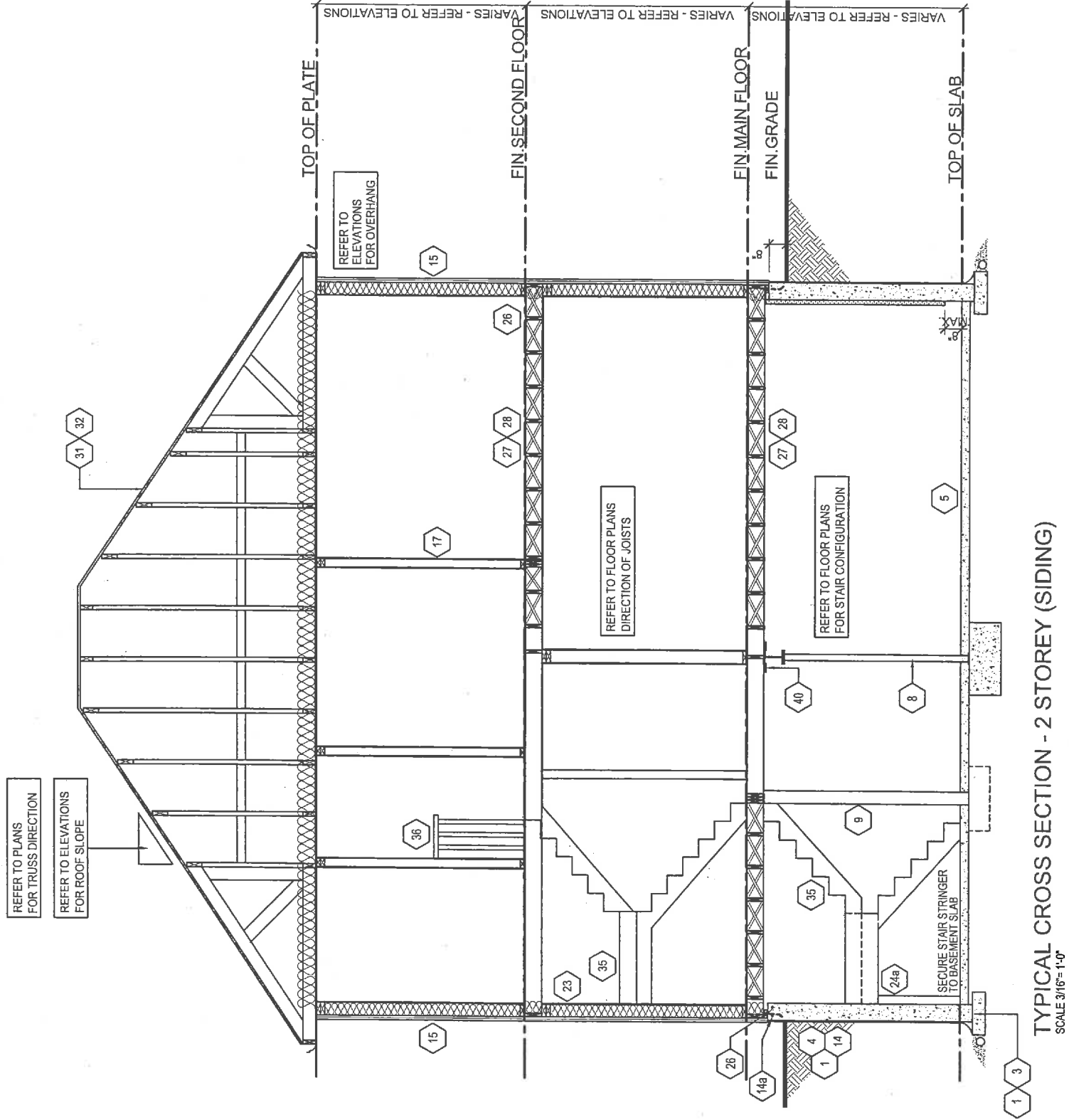
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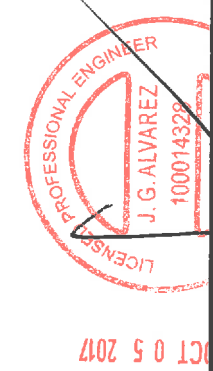
DATE: OCTOBER 03, 2017

SIGNATURE:

D3



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



CCO ENGINEERING
(905) 760-9638 Fax: (905) 760-9699

	MODEL	37-6 (PRINCETON)	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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