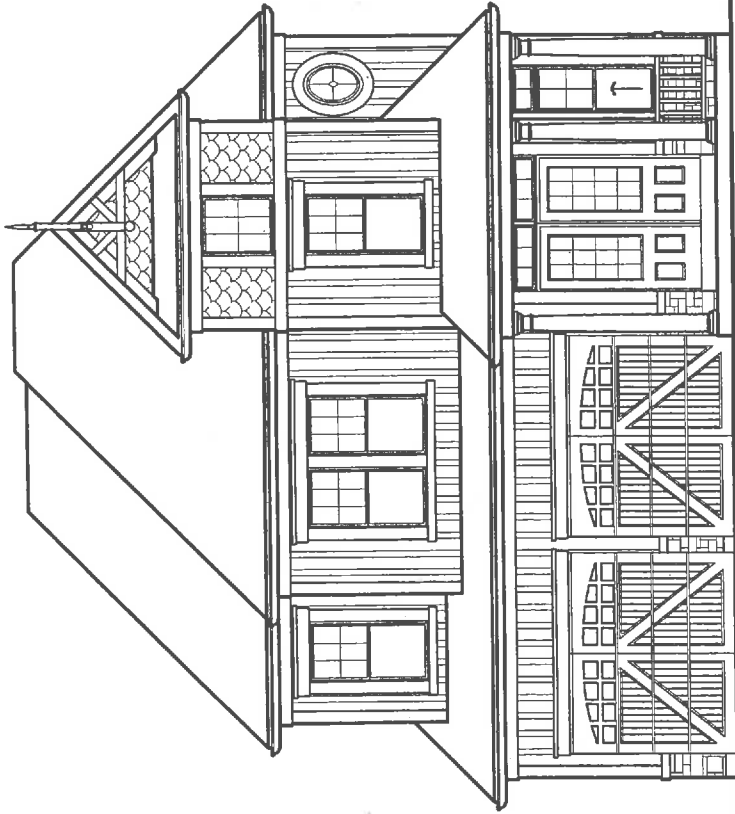
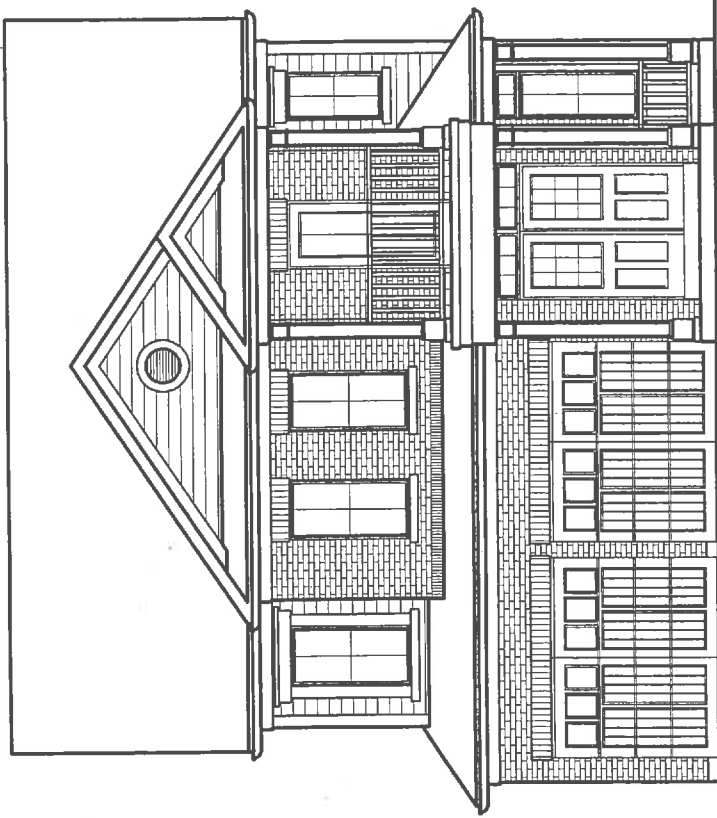




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

DRAWING LIST:

37-3 (TANNERY)

- T1 TITLE SHEET
A1 BASEMENT FLOOR ELEV. 'A' & 'B'
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'
D1 CONSTRUCTION SHEET
D2 CONSTRUCTION SHEET
D3 CONSTRUCTION SHEET
D4 TYPICAL SECTION

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	2734.74 SF	254.06 m ²
FRONT GLAZING AREA	70.40 SF	6.54 m ²
LEFT SIDE GLAZING AREA	16.53 SF	1.54 m ²
RIGHT SIDE GLAZING AREA	44.69 SF	4.15 m ²
REAR GLAZING AREA	109.58 SF	10.18 m ²
TOTAL GLAZING AREA	241.20 SF	22.41 m ²
TOTAL GLAZING PERCENTAGE	8.82 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2734.74 SF	254.06 m ²
FRONT GLAZING AREA	71.00 SF	6.60 m ²
LEFT SIDE GLAZING AREA	16.53 SF	1.54 m ²
RIGHT SIDE GLAZING AREA	42.86 SF	3.98 m ²
REAR GLAZING AREA	109.58 SF	10.18 m ²
TOTAL GLAZING AREA	239.97 SF	22.29 m ²
TOTAL GLAZING PERCENTAGE	8.77 %	

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

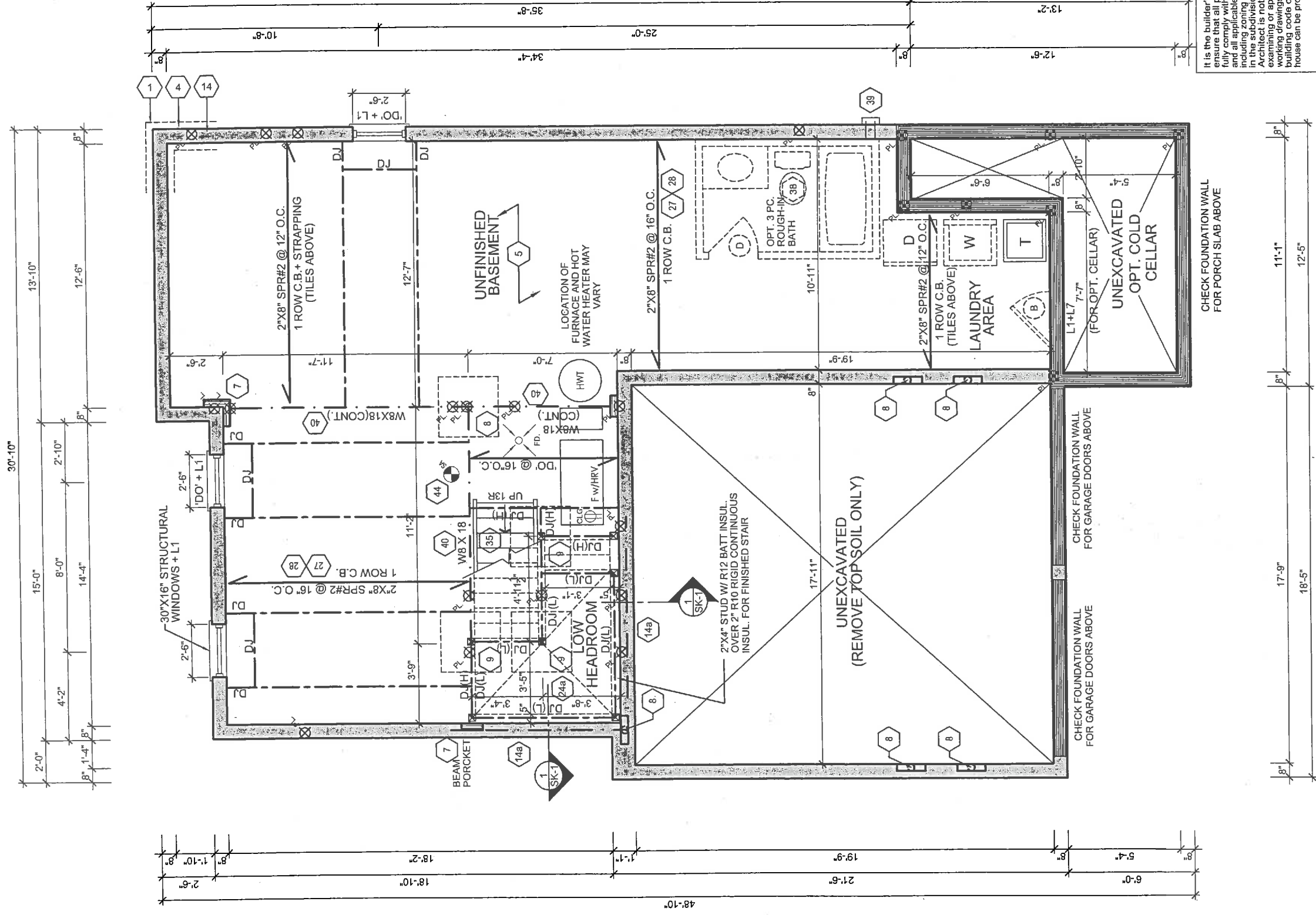
CONTACT PERSON:

J. ALVAREZ

PICCO ENGINEERING
Tel: (905) 760-9634 Fax: (905) 760-9993

OCT 0 5 2017

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
										T1
THESE DRAWINGS ARE NOT TO BE SCALED AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.										
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 CLASSES/CATEGORIES.										
QUALIFIED DESIGNER BCIN: 21032 SIGNATURE:										
FIRM BCIN: 26995										
DATE: OCTOBER 03, 2017										



BASEMENT FLOOR ELEV. 'A'

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

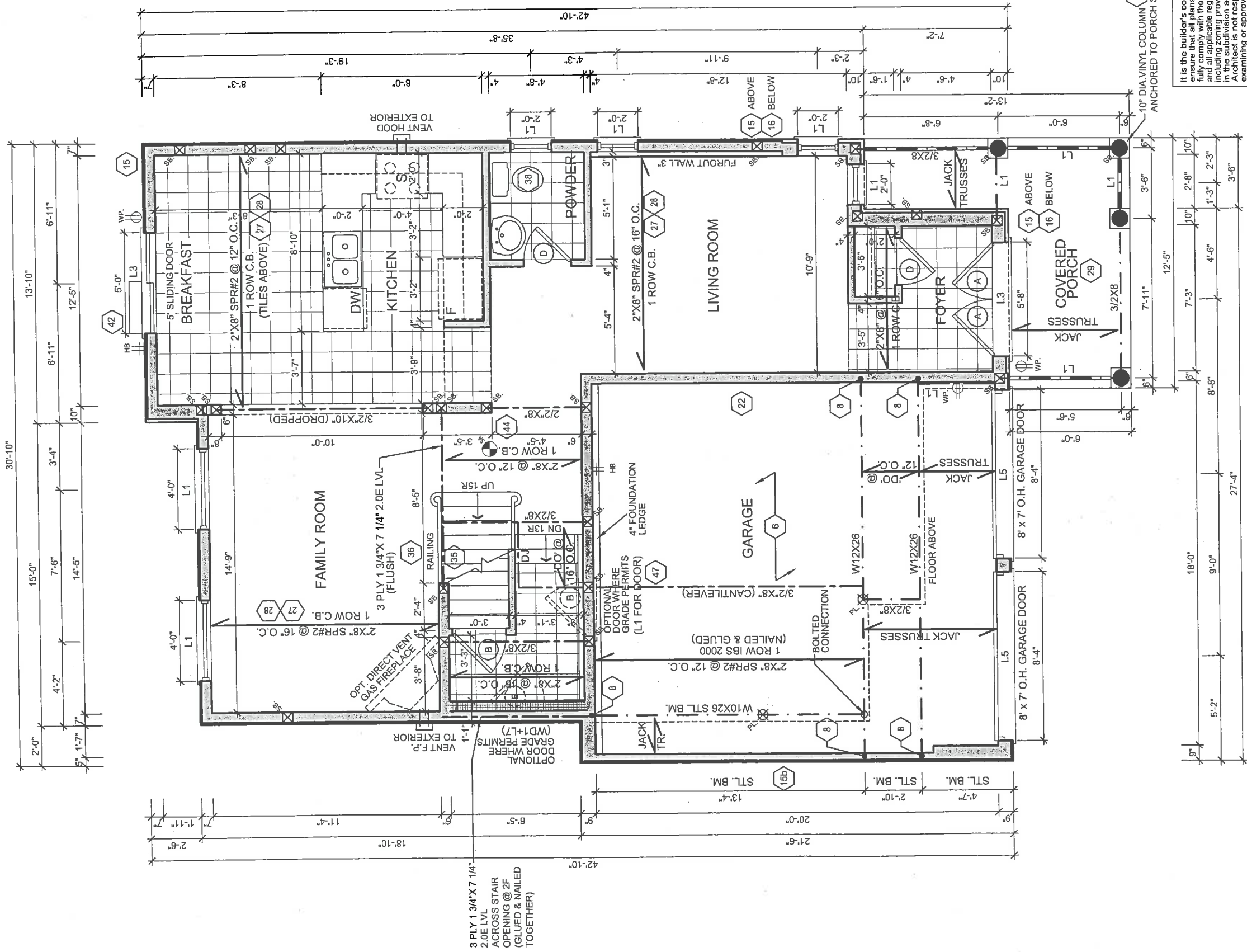
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible for the accuracy of 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.

ARCHITECTURAL REVIEW & APPROVAL
OCT 1 10 2017
John G. Williams Limited, Architect

PROFESSIONAL ENGINEER
J. G. ALVAREZ
100014328
OCT 0 5 2017
OCCO ENGINEERING
1055 780-9654 Fax: 1055-780-9699

 RN design <i>Imagine • Inspire • Create</i> TEL. (905) 738-5177 FAX. (905) 738-5449	MODEL	37-3 (TANNERY)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE 3/16" = 1'0"	
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG 28 2017	SB	NC			
			2.	REVISED AS PER ENG. COMMENTS	SEP T. 27 2017	HAZ	NC			
			3.	ISSUED FOR FINAL	OCT. 03 2017	SB	NC			
									PAGE	
I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK SHOWN ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION G, PART 3, SUBSECTION 3.2.4, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.										SIGNATURE: 
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, ALL DIMENSIONS MUST BE VERIFIED BY THE CONSTRUCTION TEAM. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.										
					QUALIFIED DESIGNER BCIN:	21032				
					FIRM BCIN:	26995				
					DATE:	OCTOBER 03, 2017				



GROUND FLOOR ELEV. 'A'

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

NOTE:
CONC. FRONT PORCH
POURED PRIOR TO BRICK

OCT 0 5 2017
RICO ENGINEERING
Tel: (905) 760-9638 Fax: (905) 760-9898

ARCHITECTURAL REVIEW & APPROVAL
OCT 19 2017
J. G. ALVAREZ
100014328
LICENSED PROFESSIONAL ENGINEER
John G. Williams Limited, Architect

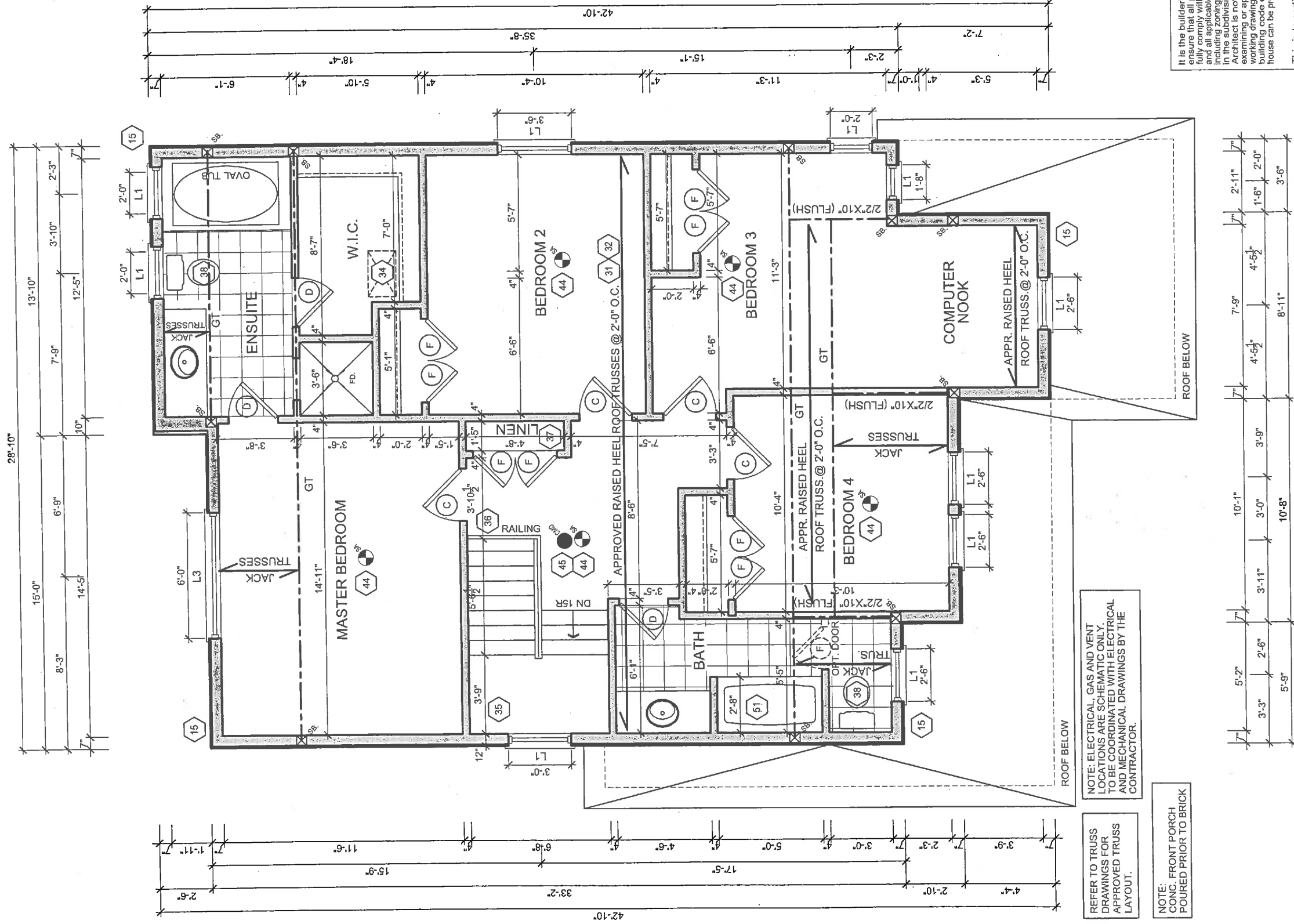
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations at the time of approval. The Architect is not responsible in any way for examining or approving site (tiling) plans or working drawings 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.

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-5449 FAX: (905) 738-5448	MODEL	37-3 (TANNERY)		No. ISSUED OR REVISION COMMENTS		DATE	CHK	SCALE
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28 2017	SB	3/16" = 1'0"
				2.	REVISED AS PER ENG. COMMENTS	SEPT. 27 2017	HAZ	PROJECT NUMBER 16062
				3.	ISSUED FOR FINAL	OCT. 03 2017	SB	
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONSULTING THE DRAWING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE FIRM. THE FIRM IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE FIRM IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS. THE FIRM IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DRAWINGS.		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017		SIGNATURE: 		A2		

THESE DRAWINGS ARE NOT TO BE SCALED.
DIMENSIONS ARE TO BE TAKEN FROM THE DRAWING.
NO DIMENSIONAL TOLERANCES OR 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.



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

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

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 architect is not responsible for the accuracy of the zoning or planning or approving site (filling) 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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Wilkerson, Architect

LICENSED PROFESSIONAL ENGINEER
J. G. ALVAREZ
1000141328

OCT 05 2017

CO ENGINEERING
655/750-9638 Fax: (905) 760-9698

SECOND FLOOR ELEV. 'A'



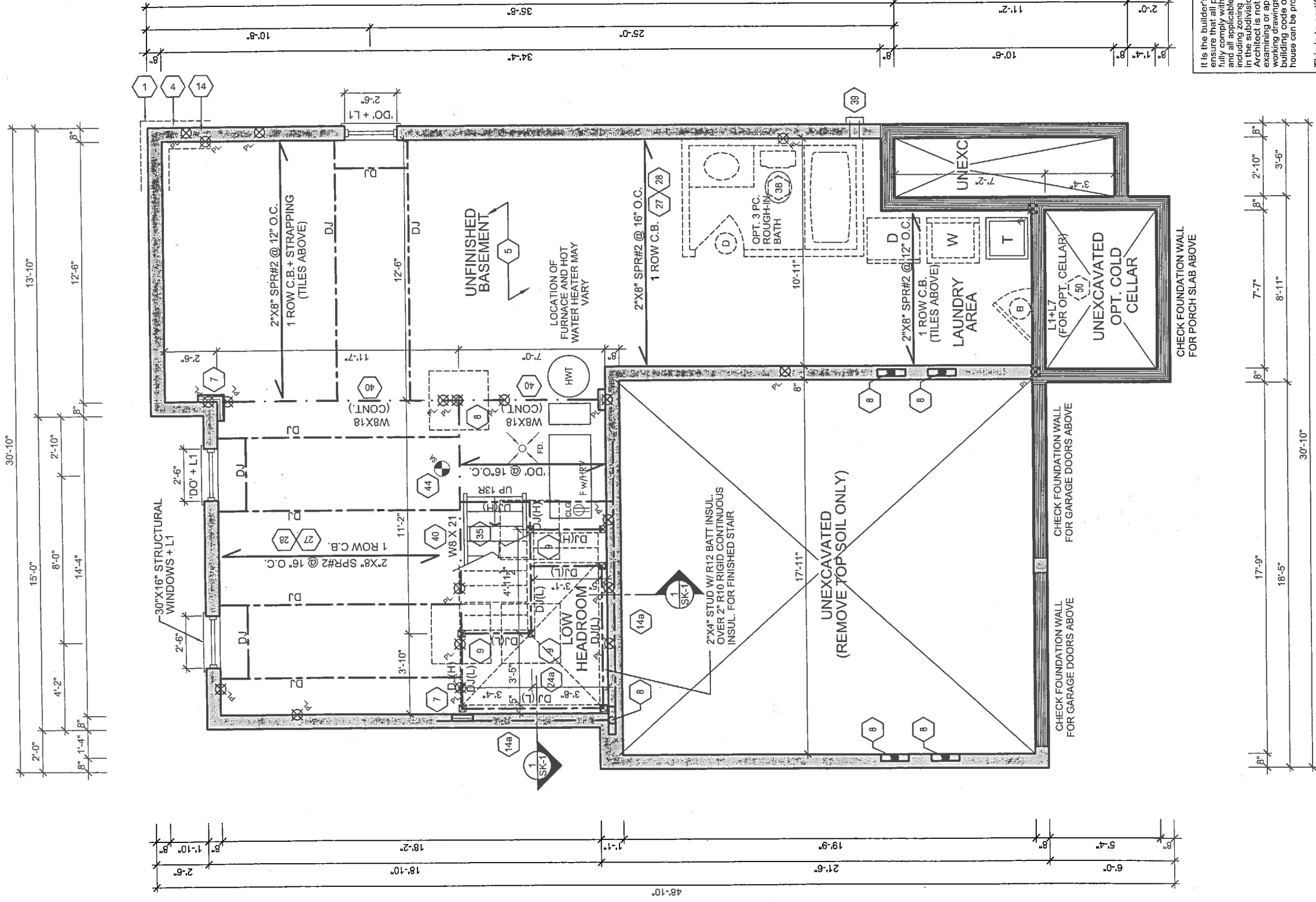
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND REPORTED DIRECTLY TO RN DESIGN LTD.

I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE ENTIRETY OF THE DESIGN 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
FIRM BCIN: 26995
DATE: OCTOBER 03, 2017

SIGNATURE:

MODEL	37-3 (TANNERY)	ISSUED OR REVISION COMMENTS	No.	1.	UPDATED TO OBC 2017 ENACTMENT	DATE	28-2017	CHK	NC	SCALE	3/16" = 1'0"
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	2.	REVISED AS PER ENG. COMMENTS	2.	ISSUED FOR FINAL	DATE	03-2017	CHK	NC	PROJECT NUMBER	16062
		3.		3.		DATE		CHK	NC	PAGE	A3



BASEMENT FLOOR ELEV. 'B'

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

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 City of Clarington. The City of Clarington does not warrant the accuracy of the Architect's drawings or any other information provided or approved 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.

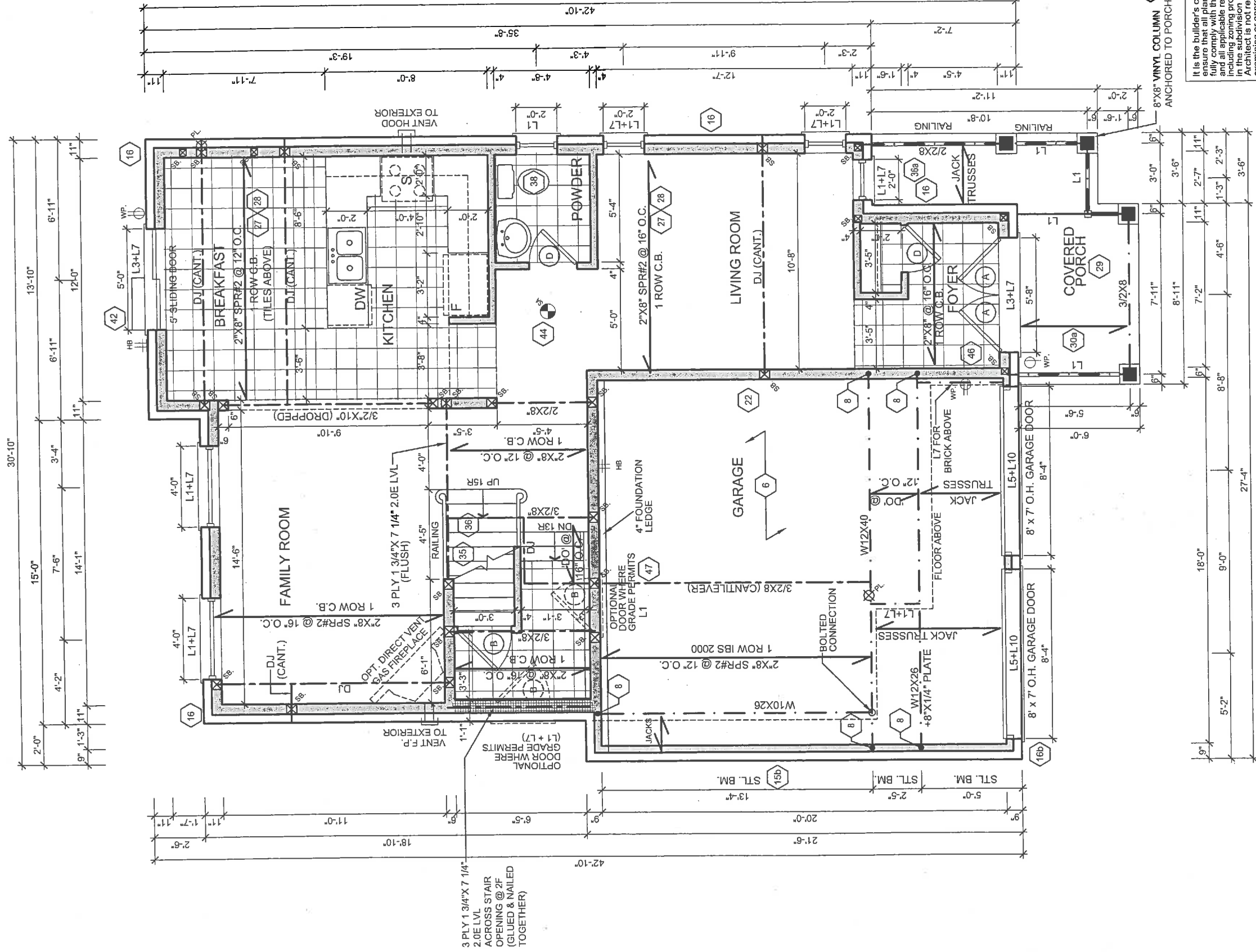
ARCHITECTURAL REVIEW & APPROVAL
OCT 1 0 2017
J. G. ALVAREZ, Architect
1000 4328
LICENSED PROFESSIONAL ENGINEER
OCT 0 5 2017

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL	37-3 (TANNERY)		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
				3.	ISSUED FOR FINAL	OCT-03-2017	SB	NC	16062
									A4

THESE DRAWINGS ARE NOT TO BE SCALED.
DIMENSIONS ARE TO BE TAKEN FROM THE DRAWING.
FOR THE PURPOSE 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 CLASSES/CATEGORIES.

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



GROUND FLOOR ELEV. 'B'

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

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

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 as approved by the City of Clarington. The 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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect



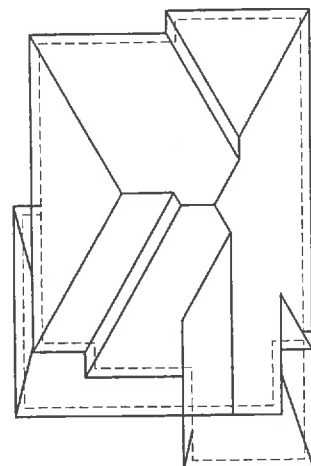
ENGINEERING
J. G. ALVAREZ
100014328
OCT 05 2017

 RN design <i>Imagine • Inspire • Create</i> TEL (905) 738-3177 FAX (905) 738-5449	MODEL	37-3 (TANNERY)		3/16" = 1'0"			
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
			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. 03-2017	SB	NC		
							PAGE
							A5
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.		I, NELSON CHUNHA, 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: 26995		DATE: OCTOBER 03, 2017	



rn design
Imagine • Inspire • Create
Tel: (905) 738-3177
Fax: (905) 738-6449

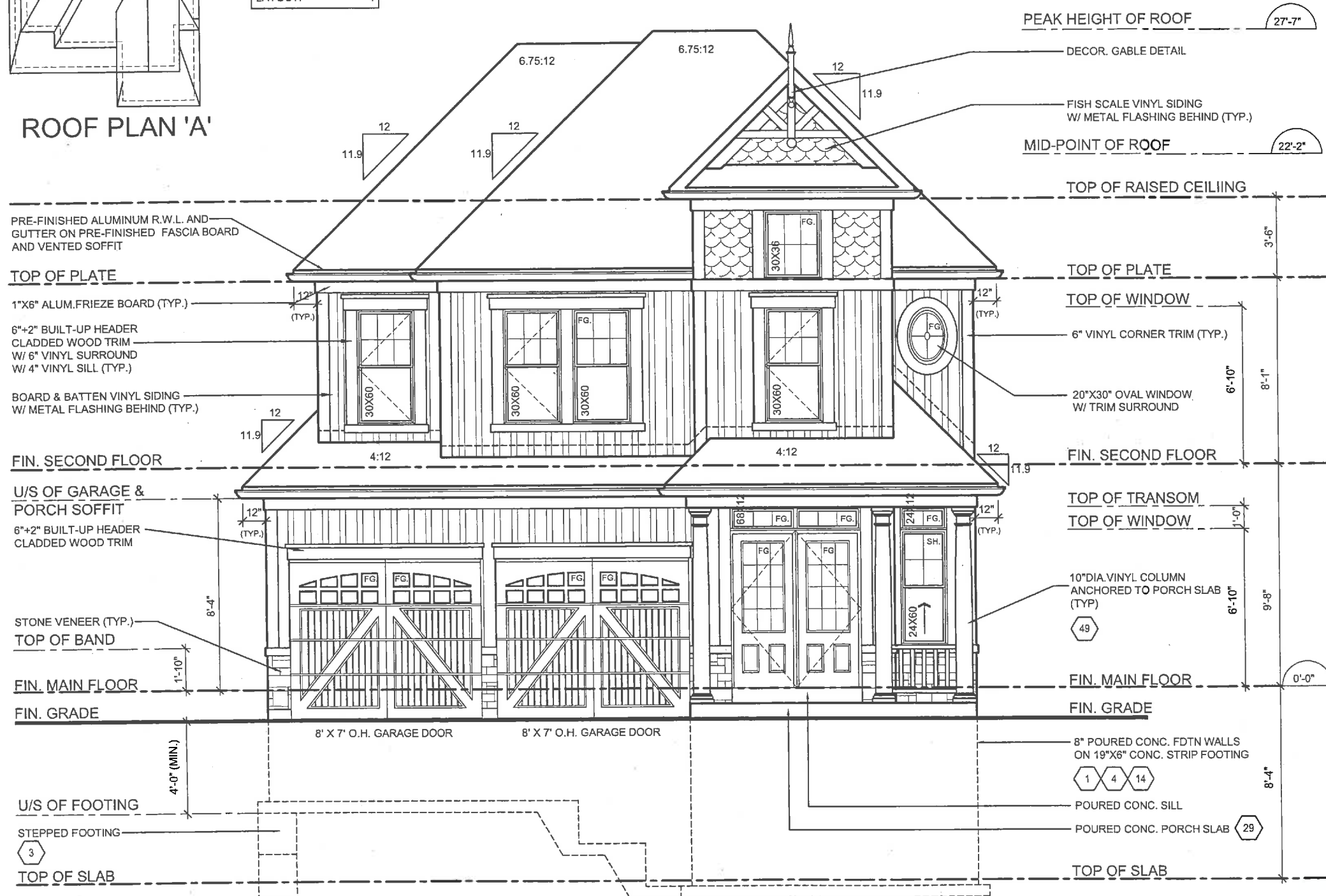
File: C:_RN_Standards\temp\AcPublish_6828\16062-37-3-FINAL-TANNERY.dwg Plotted: Oct 03, 2017 By: JenniferD



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.



FRONT ELEVATION 'A'

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and applicable regulations 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.

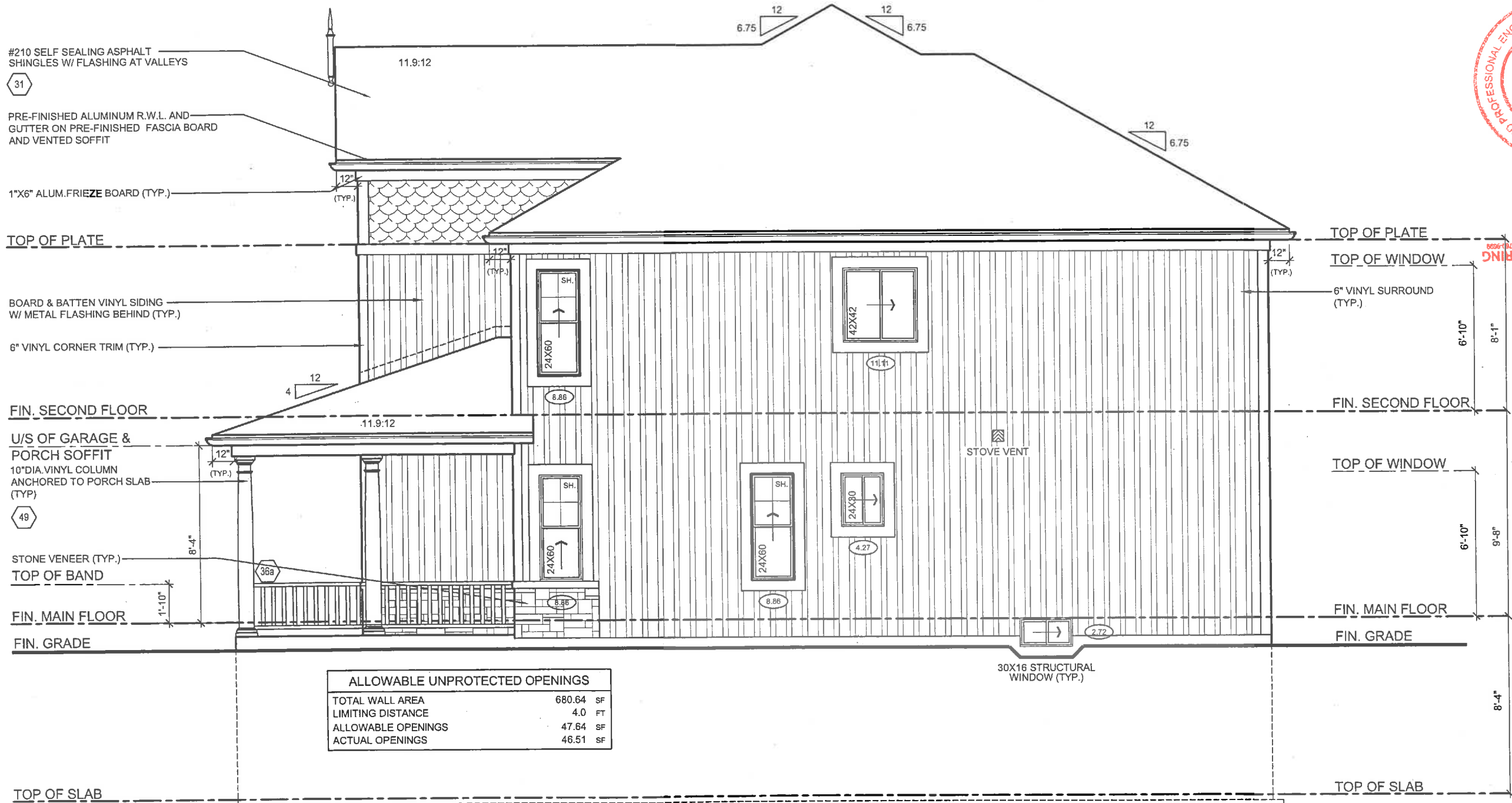
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

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



05 2017
ENGINEERING

 RN design <i>Imagine • Inspira • Create</i> TEL. (905) 738-3177 FAX. (905) 738-5449	MODEL	37-3 (TANNERY)		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT	1.	UPDATED TO OBC 2017 ENACTMENT	1	PROVINCIAL	AUG. 28-2017	SB	NC	3/16" = 1'0"
		2.	REVISED AS PER ENG. COMMENTS	2	PROVINCIAL	SEPT. 27-2017	HAZ	NC	PROJECT NUMBER 16062
		3.	ISSUED FOR FINAL	3		OCT. 03-2017	SB	NC	PAGE
								A7	



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	680.64 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	47.64 SF
ACTUAL OPENINGS	46.51 SF

RIGHT SIDE ELEVATION '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, 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.

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

ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

John G. Williams Limited, Architect

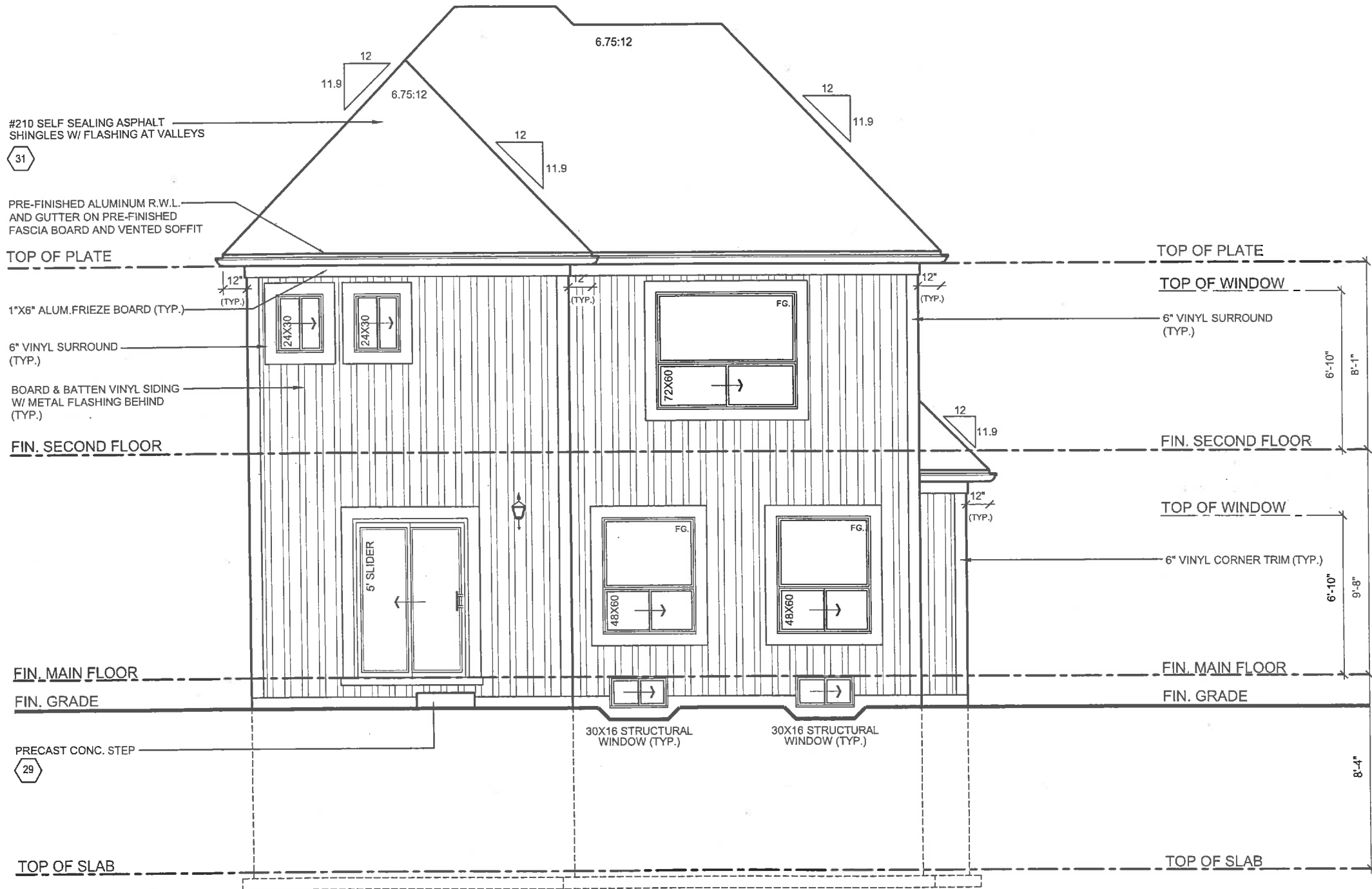


MODEL 37-3 (TANNERY)	CLIENT ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	ISSUED OR REVISION COMMENTS 1. UPDATED TO OBC 2017 ENACTMENT 2. REVISED AS PER ENG. COMMENTS 3. ISSUED FOR FINAL	NO. 1. 2. 3.	DATE AUG. 24 2017 SEPT. 27 2017 OCT. 03 2017	CHK DWN SB HAZ SB	SCALE 3/16" = 1'0"	PROJECT NUMBER 16062	PAGE A8
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26895 DATE: OCTOBER 03, 2017		SIGNATURE: 						



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

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS ARE TO BE TAKEN FROM THE DRAWING.
I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/CATEGORIES.



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. The 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.

ARCHITECTURAL REVIEW & APPROVAL

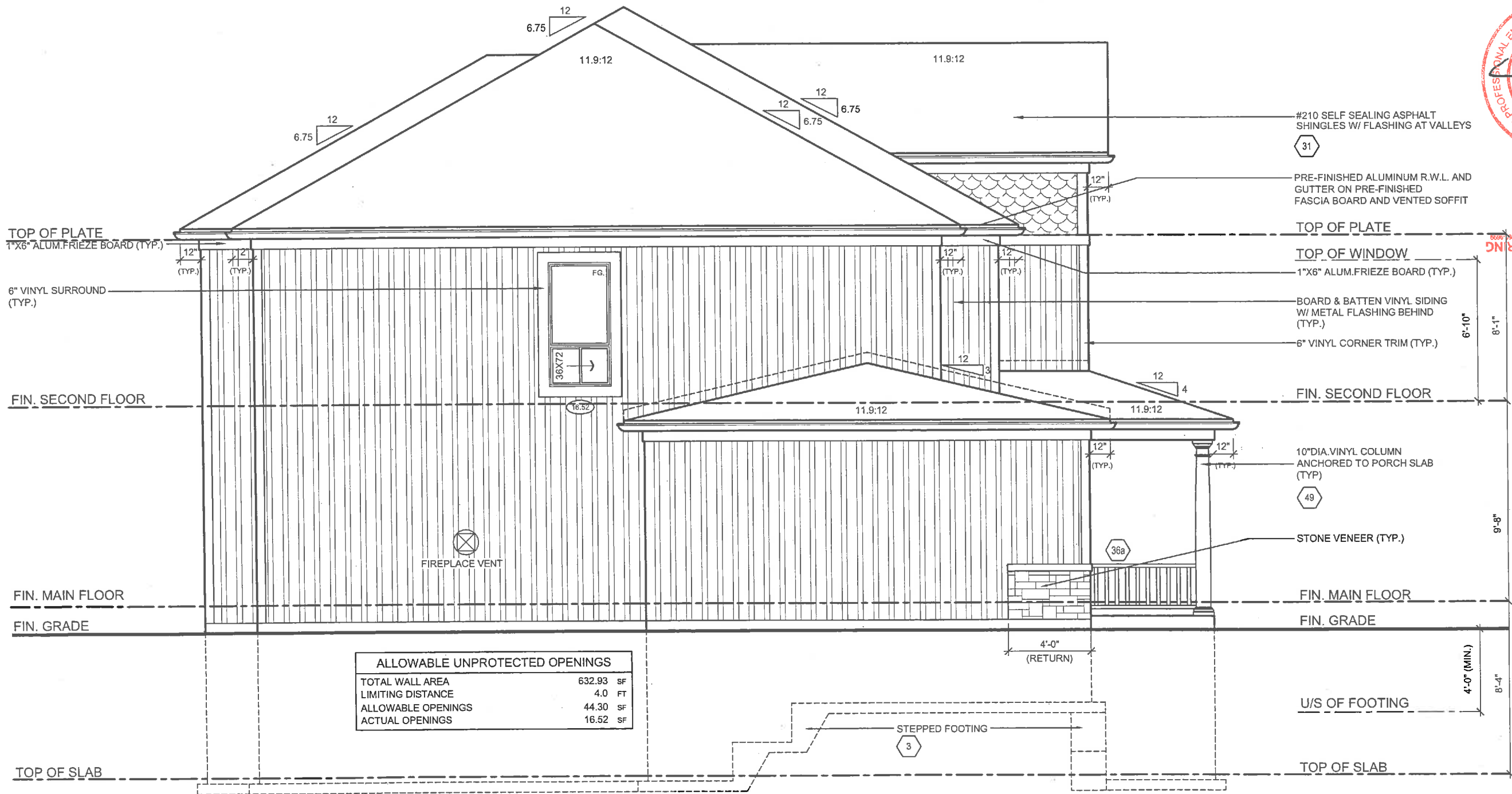
OCT 1 0 2017

John G. Williams Limited, Architect



ENGINEERING
105 2017
P.O. Box 1505, 760-9639

 RN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-5449 FAX: (905) 738-5449	MODEL	37-3 (TANNERY)	ISSUED OR REVISION	COMMENTS	DATE	DWN	CHK	SCALE	3/16" = 1'0"
	CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2017 ENACTMENT	AUG. 28-2017	SB	NC	PROJECT NUMBER	16062
			2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	HAZ	NC		
			3.	ISSUED FOR FINAL	OCT. 03-2017	SB	NC	PAGE	A9
THESE DRAWINGS ARE NOT TO BE SCALED ALL DIMENSIONS MUST BE TO SCALE FOR ANY WORK ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.		I, NELSON GUINIA 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 FIRM BCIN: 26995 DATE: OCTOBER 03, 2017		SIGNATURE: 			



LEFT SIDE ELEVATION 'A'

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 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.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARKINGTON REVIEW & APPROVAL

OCT 10 2017

John C. Williams, Architect, Architect



No.	ISSUED OR REVISION COMMENTS	DATE	CHK	DWN	SCALE	PROJECT NUMBER	PAGE
1.	UPDATED TO OBC 2017 ENACTMENT	OCT 10 2017	NC	SB	3/16" = 1'0"	16062	
2.	REVISED AS PER ENG. COMMENTS	SEPT 27 2017	NC	HAZ			
3.	ISSUED FOR FINAL	OCT 03 2017	NC	SB			

MODEL	CLIENT	QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:
37-3 (TANNERY)	ESQUIRE HOMES NORTHGLEN CLARKINGTON, ONTARIO	26995	

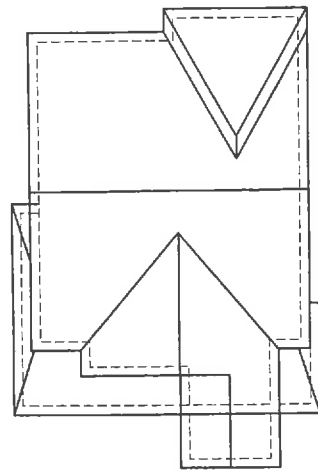
DATE:	DATE:
OCTOBER 03, 2017	

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



Imagine • Inspire • Create
TEL (905) 736-3177
FAX (905) 736-5449

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



ROOF PLAN 'B'

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS

31

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

TOP OF PLATE

1"x6" ALUM.FRIEZE BOARD (TYP.)

6"x2" BUILT-UP HEADER CLADDED WOOD TRIM W/ 4" VINYL SILL (TYP.)

6" VINYL CORNER TRIM (TYP.)

HORIZONTAL VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

PAINTED MTL. FLASHING W/ CAULKING TO MATCH

FIN. SECOND FLOOR

U/S OF GARAGE & PORCH SOFFIT

BRICK SOLDIER COURSE (TYP.)

FACE BRICK (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

TOP OF SLAB

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'

PEAK HEIGHT OF ROOF 27'-7"

18"DIA.DECOR. VINYL LOUVER W/ 6" VINYL SURROUND

MID-POINT OF ROOF 22'-2"

CENTER OF LOUVER

HORIZONTAL VINYL SIDING W/ METAL FLASHING BEHIND (TYP.)

TOP OF PLATE

TOP OF WINDOW

9" BRICK HEADER (TYP) W/ PRECAST CONC.SILL

20" DECOR. RAILING

HARDIE BOARD

FIN. SECOND FLOOR

TOP OF TRANSOM

TOP OF WINDOW

8"x8" VINYL COLUMN ANCHORED TO PORCH SLAB (TYP)

49

FIN. MAIN FLOOR

FIN. GRADE

8" POURED CONC. FDTN WALLS ON 19"x8" CONC. STRIP FOOTING

1 4 14

POURED CONC. SILL

POURED CONC. PORCH SLAB

TOP OF SLAB

29

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.

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

ARCHITECTURAL REVIEW & APPROVAL

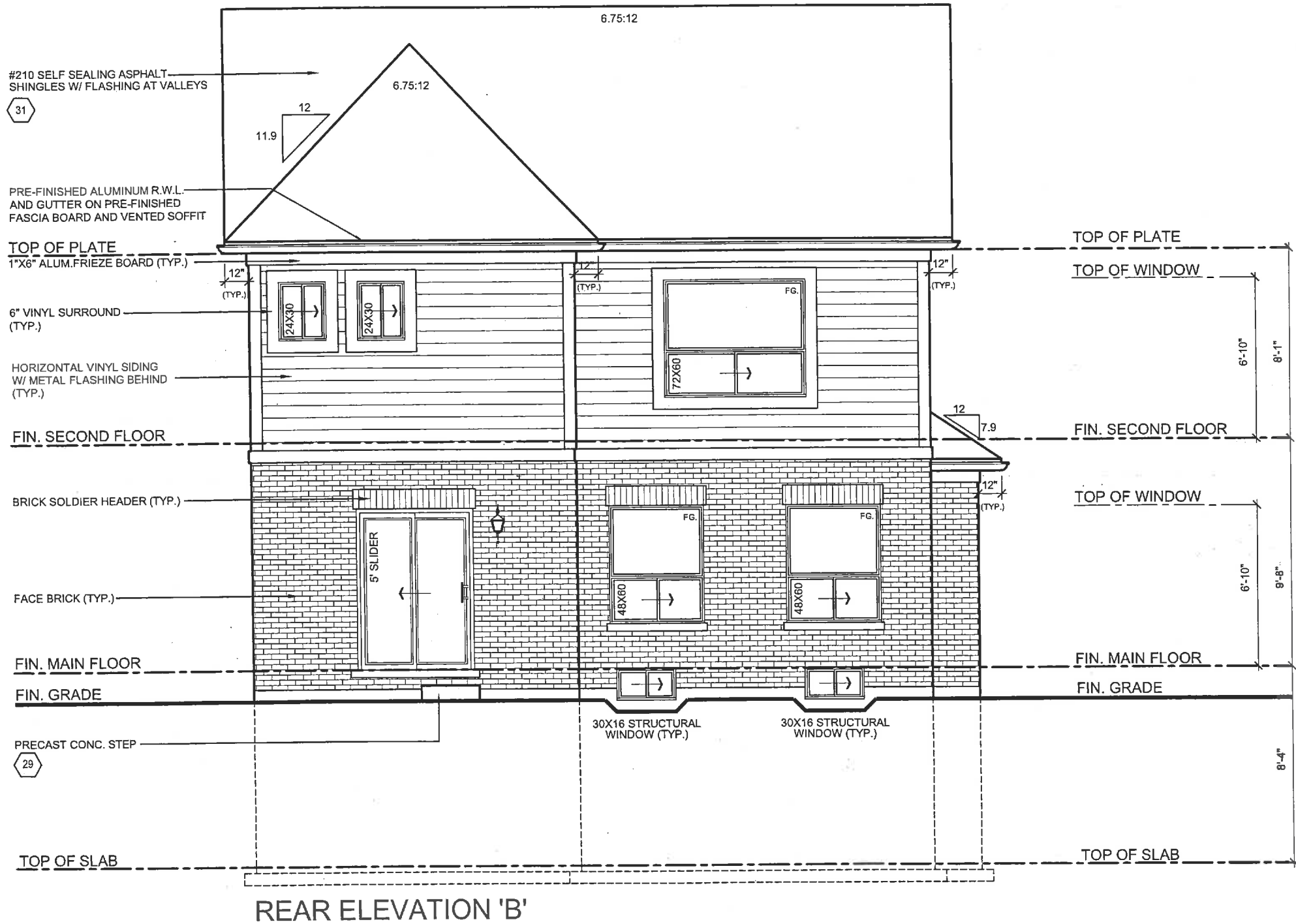
OCT 10 2017

John G. Williams, Architect



ENGINEERING

No.	ISSUED OR REVISION COMMENTS	DATE	CHK	DWN	SCALE	PAGE
1.	UPDATED TO OSC-2017 ENACTMENT	AUG. 28-2017	NC	SB	3/16" = 1'0"	PROJECT NUMBER 16062
2.	REVISED AS PER ENG. COMMENTS	SEPT. 27-2017	NC	HAZ		
3.	ISSUED FOR FINAL	OCT. 03-2017	NC	SB		
37-3 (TANNERY)						A11
ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO						
MODEL						
CLIENT						
THESE DRAWINGS ARE NOT TO BE SCALED. 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						
RN design Imagine - Inspire - Create TEL: (905) 738-5197 FAX: (905) 738-5448						



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 Council 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.

ARCHITECTURAL REVIEW & APPROVAL

OCT 10 2017

G. Williams Limited, Architect

ENGINEERING

J. G. ALVAREZ

100014328

MODEL	37-3 (TANNERY)		ISSUED OR REVISION COMMENTS	CHK	SCALE
			DATE	BWN	3/16" = 1'0"
CLIENT			1. UPDATED TO OBC 2017 ENACTMENT	NC	PROJECT NUMBER 16062
			2. REVISED AS PER ENG. COMMENTS	NC	
			3. ISSUED FOR FINAL	NC	
				NC	
					PAGE A13
				SIGNATURE:	
				QUALIFIED DESIGNER BCIN: 21032	
				FIRM BCIN: 26995	
				DATE: OCTOBER 03, 2017	
				I, NELSON GUINHA, 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.	
				THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO GOVERN. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.	

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

O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:

-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.

17

INTERIOR STUD WALLS:

-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
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 = B6c (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. SB-3 NOTE (2) TO TABLE 1)

19b

PARTY WALL - BLOCK (AGAINST GARAGE):

O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.

-2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R20 (RSI 3.52) RIGID INSULATION
-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 = 0.48
-AIR FILM - STILL = 0.17
TOTAL "R" VALUE = 25.27

19b

FIREWALL:

O.B.C. 9.10.11.1. & 3.1.10. & SB-3 WALL = B6d (STC = 57, FIRE = 2 HR)
-ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M.) OF BUILDING AREA. O.B.C. 1.3.2.2.4.7.

-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL

SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT 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. SB-3 NOTE (2) TO TABLE 1)
-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORRELLING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.1(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. 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(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.
-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 ENROACH 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.
-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 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 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFIT

24b

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 W/TH MASONRY:

O.B.C. 9.20.8.2.
-3 1/2" (91mm) MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-W/THES 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 WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

25b

CORBEL MASONRY VENEER:

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

26

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"

(1000mm) 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.
-FASTENED TO SILL OR HEADER @ ENDS
b) BRIDGING
-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
c) BRIDGING & STRAPPING
-c) & b) USED TOGETHER OR
-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)

27b

STRAPPING NOT REQUIRED IF FLOORING 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 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"

30

EXTERIOR BALCONY ASSEMBLY:

-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 5/8" (15.9mm) EXTERIOR GRADE PLYWOOD SHEATHING ON 2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2"x8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
-EXTERIOR GUARD AS PER #36g
-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 1/150 OF CEILING AREA)
-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.)

30b

EXTERIOR FLAT ROOF ASSEMBLY:

-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1 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)
-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 1/150 OF CEILING AREA)
-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.)

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 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAID BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)
-TRUSS BRACING AS PER TRUSS MANUFACTURER
-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.
CEILING:
-R60 (RSI 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.)

31b

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(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

32

CEILING:

-R60 (RSI 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.)

32b

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(3)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.

-2"x8" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
-R31 (RSI 5.46) INSULATION
-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

33

CONVENTIONAL FRAMING:

O.B.C. TABLE A6 OR A7
-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
-2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS
-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
-HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1 1/2" (38mm) THICK.

34

ATTIC ACCESS HATCH:

OBC 9.19.2.1. & SB-12.3.1.1.8.1(1)
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.

35

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" (660mm)
(BETWEEN WALL FACES)
-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 FINISHING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7 7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FIG. 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" (865mm) MIN. TO 3'-2" (965mm) MAX.
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A 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

35b

PUBLIC STAIRS:

O.B.C. 9.8.4.
-MAX. RISE = 7-3/32" (180mm)
-MIN. RUN = 11" (280mm)
-MIN. TREAD = 11" (280mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-9" (2050mm)
-MIN. WIDTH = 2'-11" (900mm)
(EXIT STAIRS, BETWEEN GUARDS)
-FINISHED FINISHING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FIG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE

HANDRAILS:

O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-TWO HANDRAILS ARE REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN DIRECTION

HEIGHT:

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

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. 9.8.9.6
-TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS PER OBC 9.8.9.6.4(4)
-STAIRS AND RAMPS SHALL HAVE A COLOUR CONTRAST OR DISTINCTIVE VISUAL PATTERN TO DEMARCATE THE LEADING EDGE OF THE TREADS.
LANDING AND THE BEGINNING AND END OF A RAMP.

36

INTERIOR GUARDS:

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

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).
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE 4'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 5'-11" (180mm) ABOVE ADJACENT GRADE.
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-PROVIDE MID-SPAN POSTS AS PER SB-7.
-GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

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

 RN design <i>Imagine • Inspire • Create</i> TEL. (905) 738-3177 FAX. (905) 738-5449	MODEL 37-3 (TANNERY)	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
			1.	UPDATED TO ORSC 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
								PAGE
D2								

◆ CLIENT SPECIFIC REVISIONS	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 CLASS/ES/CATEGORIES.		SIGNATURE:	
				
	QUALIFIED DESIGNER BCIN:	21032	FIRM BCIN:	26995
	DATE:	OCTOBER 03, 2017		

36) EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0".
- PROVIDE FREIN, METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.3.
- 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'-4" 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) -JUNEN 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)
- CAPPED DRYER VENT

38) -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.

39) -PRECAST CONC. STEP

- 2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

40) SMOKE ALARM. O.B.C.- 9.10.19.

- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- PROVIDE 1 IN EACH BEDROOM
- INSTALL 1 IN EACH HALLWAY SERVICING BEDROOMS
- INSTALLED 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 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.

41) -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

42) -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)

43) -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.

49) 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
- 11-17 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)(c)&(g) & 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

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

- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 233mm) OR LARGER.

WINDOWS:

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

SCHEDULES

DOORS 46) 47)		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
D 710x2030x35 (2'4"x6'8"x1-3/8")	L1 2/2" X 8" SPR	L10 4-7/8" X 3-1/2" X 5/16" L	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	L11 4-7/8" X 3-1/2" X 3/8" L	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	L12 4-7/8" X 3-1/2" X 1/2" L	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	L13 5-7/8" X 3-1/2" X 3/8" L	
-REFER TO ELEVATIONS FOR SIZE	L9 4" X 3-1/2" X 1/4" L	L14 5-7/8" X 3-1/2" X 1/2" L	
	ST1 W 6 X 15	ST3 W 8 X 18	ST5 W 8 X 24
	ST2 W 6 X 20	ST4 W 8 X 21	

PLAN/ELEVATION LEGEND

SMOKE ALARM	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 RIB	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	B			
FIRST FLOOR	825	825			
SECOND FLOOR	1085	1086			
TOTAL (ft²)	1910	1911			
DEDUCT O.T.B.	0	0			
TOTAL (ft²)	1910	1911			
FIN. BASEMENT	0	0			
TOTAL (ft²)	1910	1911			
LOFT PLAN	N/A	N/A			
TOTAL (ft²)	1910	1911			
COVERAGE (ft²)	177.4	177.5			
COVERAGE (m²)	1215	1215			
W/O PORCH (ft²)	112.9	112.9			
COVERAGE (ft²)	1315	1309			
W/ PORCH (m²)	122.2	121.6			



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

◆ CLIENT SPECIFIC REVISIONS

37-3 (TANNERY)

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

MODEL

CLIENT

No. ISSUED OR REVISION COMMENTS

1. UPDATED TO OBC 2017 ENACTMENT

2. REVISED AS PER ENG. COMMENTS

3. ISSUED FOR FINAL

DATE

AUG 28-2017

SEPT. 27-2017

OCT. 03-2017

SCALE

DWN

NC

NC

N/A

PROJECT NUMBER

16062

PAGE

D3

SIGNATURE:

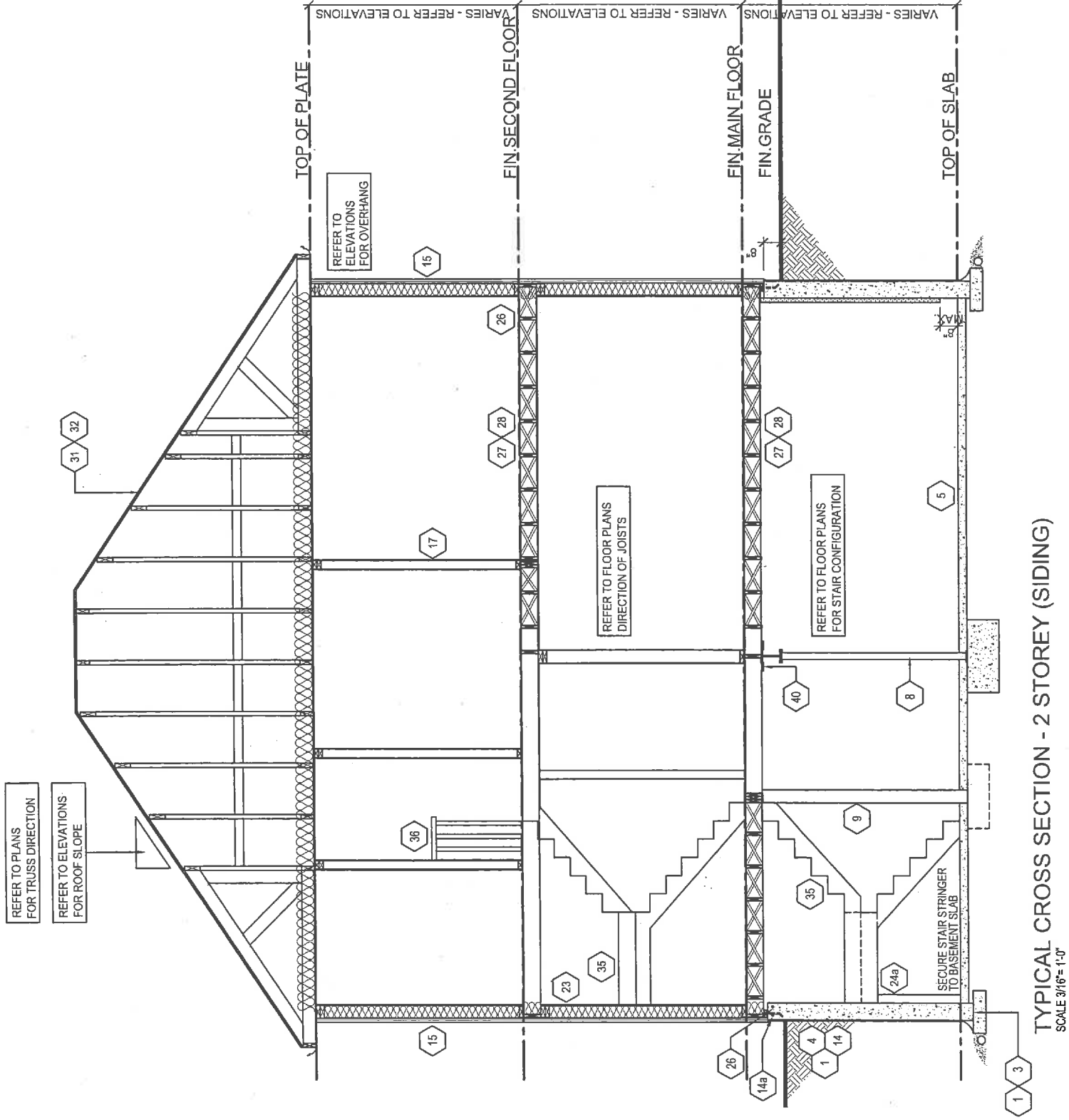
21032

QUALIFIED DESIGNER BCIN:

26995

FIRM BCIN:

DATE: OCTOBER 03, 2017



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 32.4, 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:

[Signature]

MODEL 37-3 (TANNERY)

CLIENT
ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

1. UPDATED TO OBC 2017 ENACTMENT
2. REVISED AS PER ENG. COMMENTS
3. ISSUED FOR FINAL

DATE

AUG. 28, 2017
SEP. 27, 2017
OCT. 03, 2017

SCALE

N/A

PROJECT NUMBER
16062

PAGE

D4

ENGINEERING
OCT 05 2017
J. G. ALVAREZ
400.311.4326
PROFESSIONAL ENGINEER