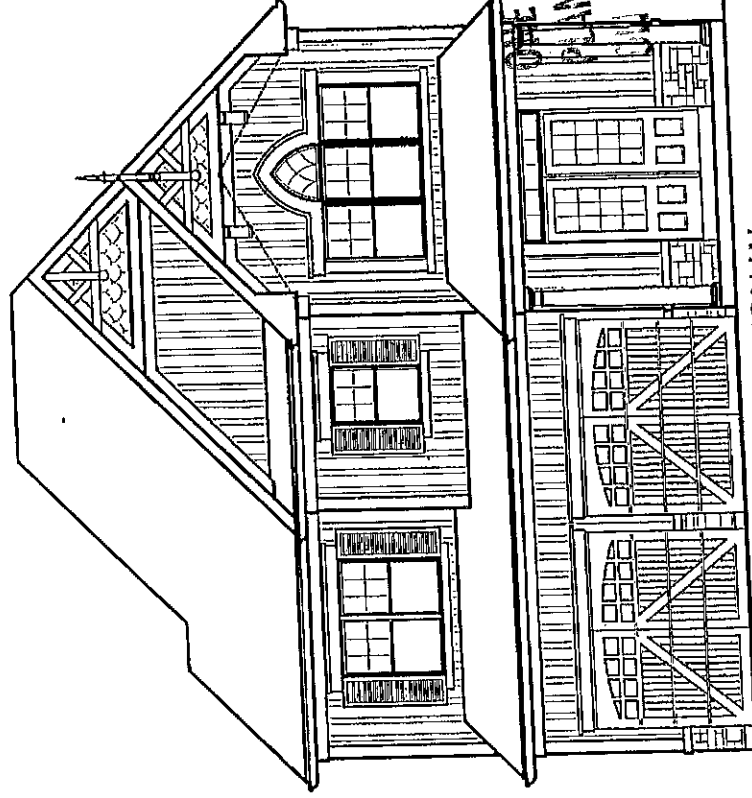




MUNICIPALITY OF CLARINGTON
CERTIFIED COPY
FORMING PART OF BUILDING
PERMIT DRAWINGS

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

NOTICE REQUIREMENTS FOR INSPECTIONS

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

FRONT ELEVATION 'A'

Kim Young

06/14

DRAWING LIST:

37-7 (THE NEWCASTLE)
ELEVATION 'A'

- T1 TITLE SHEET
- A1 BASEMENT FLOOR ELEV. 'A'
- A2 PARTIAL BASEMENT FLOOR ELEV. 'A'
- A3 W/ SUNKEN MUD ROOM CONDITION
- A4 GROUND FLOOR ELEV. 'A'
- A5 SECOND FLOOR ELEV. 'A'
- A6 FRONT ELEVATION 'A'
- A7 RIGHT SIDE ELEVATION 'A'
- A8 REAR ELEVATION 'A'
- A9 LEFT SIDE ELEVATION 'A'
- A10 PARTIAL FLOOR PLANS ELEV. 'A'
- D1 PARTIAL FLOOR PLANS ELEV. 'A'
- D2 WALK-OUT BASEMENT CONDITION
- D3 REAR ELEVATION 'A'
- D4 WALK-OUT BASEMENT CONDITION
- D1 CONSTRUCTION SHEET
- D2 CONSTRUCTION SHEET
- D3 CONSTRUCTION SHEET
- D4 TYPICAL SECTIONS

GROSS GLAZING AREA 'A'	
TOTAL PERIPHERAL WALL AREA	3045.14 SF
FRONT GLAZING AREA	68.02 SF
LEFT SIDE GLAZING AREA	29 SF
RIGHT SIDE GLAZING AREA	62.86 SF
REAR GLAZING AREA	130.91 SF
TOTAL GLAZING AREA	290.79 SF
TOTAL GLAZING PERCENTAGE	9.55 %

MAINTAINED - HALL
SEES
SEES

ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO



RN design
Imagine • Inspire • Create

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

CONTACT PERSON:

No.	REVISION COMMENTS:	DATE	DWN	CHK
1.	ISSUED FOR CLIENT REVIEW	JUN. 27/14	CK	NC
2.	ADDED WALKOUT BASEMENT CONDITION	SEP. 09/14	JD	NC
3.	TRUSS CO-ORDINATION	SEP. 24/14	SB	NC
4.	REVISED AS PER ENGINEER COMMENTS	OCT. 14/14	SB	NC

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR.
NO DIMENSIONS OF ANY WORK, ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO BUILDING COMPLIANCE PACKAGE J

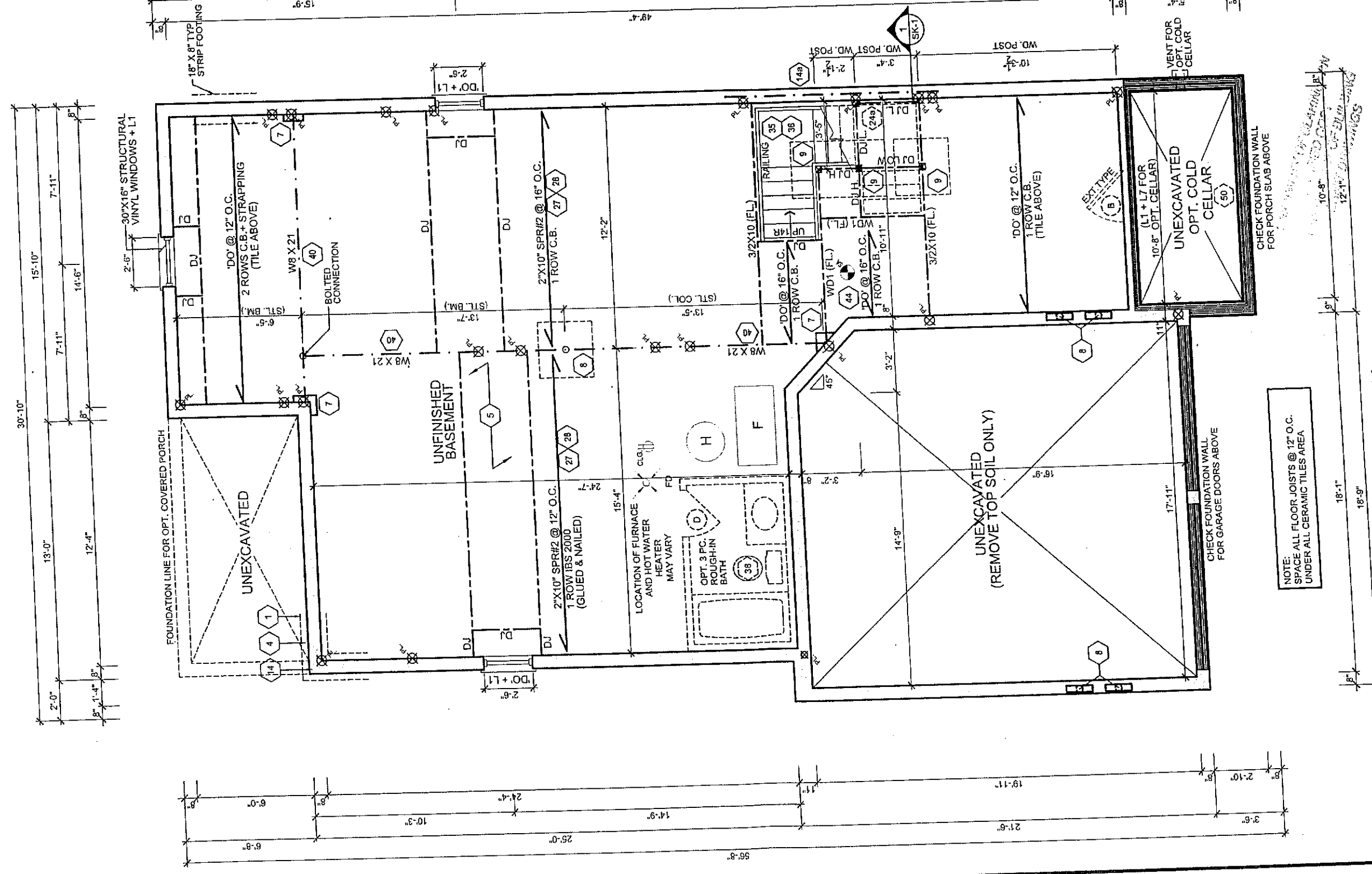
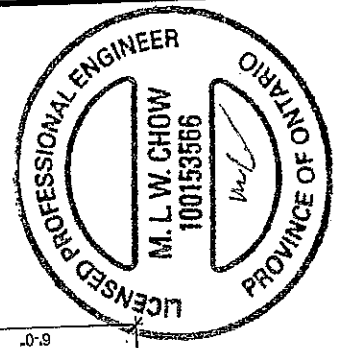
REVISION COMMENTS:		DATE	DWN	CHK	SCALE
RE-ISSUED FOR CLIENT REVIEW		NOV. 05/14	SB	NC	AS NOTED
REVISED AS PER ENGINEER COMMENTS		NOV. 13/14	SB	NC	PROJECT NO. 08080
ISSUED FOR FINAL					T1
QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:			
FIRM BCIN: 26995		DATE: NOVEMBER 13, 2014			

It is the builder's complete responsibility to ensure that all plans submitted for approval are in accordance with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Contractor is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that intended. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that intended. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that intended.

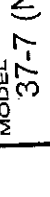
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL DESIGN
John G. Wilson, Architect
NOV 13 2014

NOV 14 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



BASEMENT FLOOR ELEV. 'A'

 PN design <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'							3/16" = 10'			
	CLIENT: ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO										
		No.	ISSUED OR REVISION COMMENTS			JUN. 27/14	CK	NC			
		1.	ISSUED FOR CLIENT REVIEW			SEPT. 24/14	SB	NC			
		3.	TRUSS CO-ORDINATION			OCT. 14/14	SB	NC			
		4.	REVISED AS PER ENGINEER COMMENTS			NOV. 05/14	SB	NC			
5.		RE-ISSUED FOR CLIENT REVIEW			NOV. 13/14	SB	NC				
	6.	REVISED AS PER ENGINEER COMMENTS			SIGNATURE: 						
		ISSUED FOR FINAL			QUALIFIED DESIGNER BCIN: 21032						
					FIRM BCIN: 28995						
					DATE: NOVEMBER 13, 2014						
I, NELSON CHUNHA DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF PN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 1.2.2. OF THE BUILDING CODE. THESE DRAWINGS ARE NOT TO BE CONTRACTED PRIOR TO THE DATE.											



Imagine • Inspire • Create
RN design
Tel: (905) 738-3177
Fax: (905) 738-5449

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

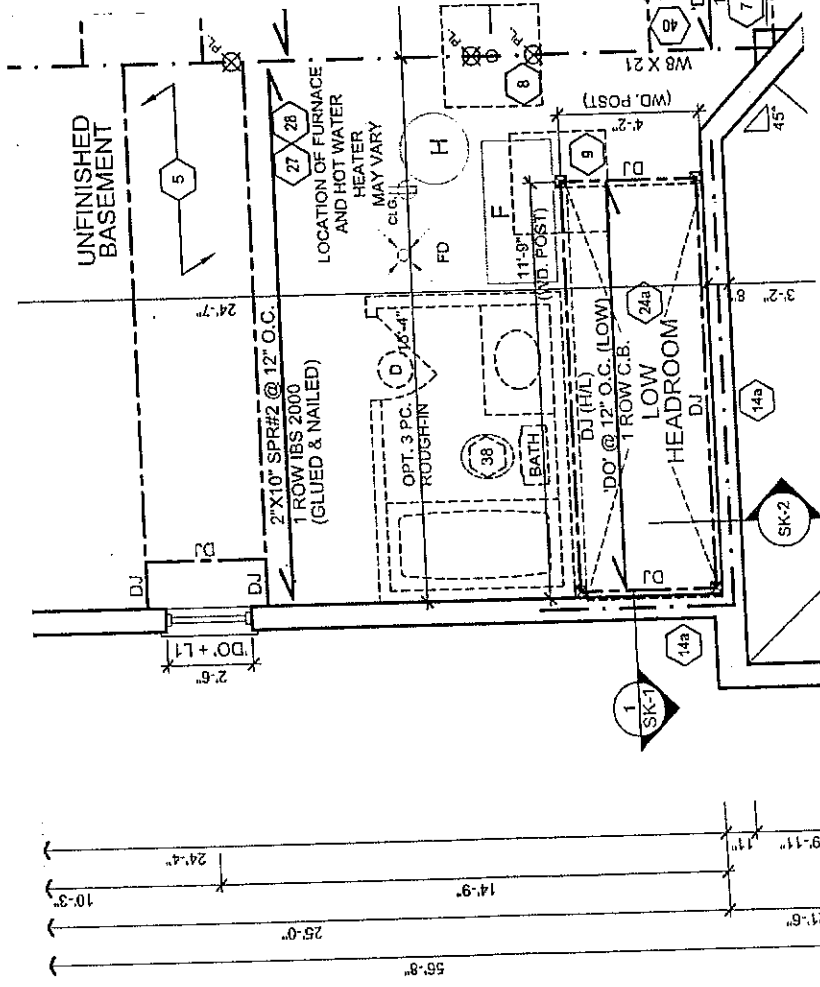
It is the builder's complete responsibility to ensure that all plans submitted to the Municipality of Clarington comply with the applicable Architectural Design Guidelines and all applicable provisions and any provisions included in the subdivision agreement. The Control Authority is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any provisions of the building code or permit requirements 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

NOV 14 2014

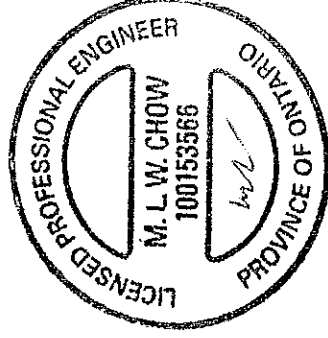
John G. Williams Limited, Architect



FOR CONTINUATION REFER TO BASEMENT FLOOR PLAN ELEVATION 'A'
PARTIAL BASEMENT FLOOR ELEV. 'A'
W/ SUNKEN MUD ROOM CONDITION

NOV 14 2014

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

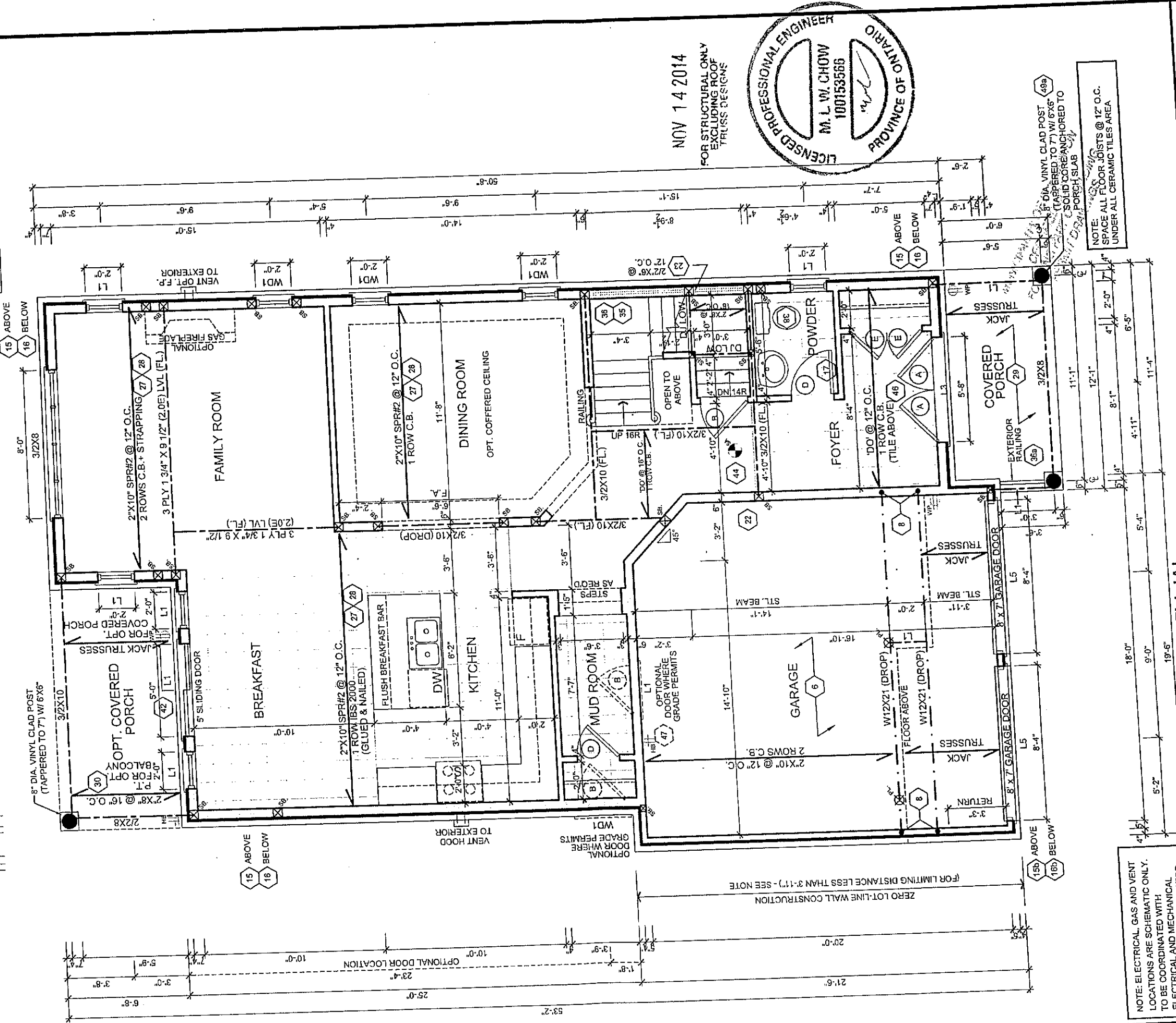


 AN design <i>Imagine - Inspire - Create</i> TEL: (603) 738-5131 FAX: (603) 738-4419		MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'		No.		ISSUED OR REVISION COMMENTS		DATE		DWN	CHK	SCALE 3/16" = 1'0"
		CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		1.		ISSUED FOR CLIENT REVIEW		JUN. 27/14		CK	NC	
				3.		TRUSS CO-ORDINATION		SEPT. 24/14		SB	NC	PROJECT NUMBER 08080
				4.		REVISED AS PER ENGINEER COMMENTS		OCT. 14/14		SB	NC	
				5.		RE-ISSUED FOR CLIENT REVIEW		NOV. 05/14		SB	NC	
				6.		REVISED AS PER ENGINEER COMMENTS		NOV. 13/14		SB	NC	
				6.		ISSUED FOR FINAL		21032		SIGNATURE: 		PAGE A2
						QUALIFIED DESIGNER BCIN:		26995				
						FIRM BCIN:		26995				
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TEL: (905) 738-5177
FAX: (905) 738-5449

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR
TO COMMENCEMENT OF ANY WORK. ANY DIMENSIONS
MUST BE REPORTED DIRECTLY TO RN DESIGN LTD.
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO BB-12 COMPLIANCE PACKAGE.

NOV 14 2014
ARCHITECTURAL REVIEW & APPROVAL
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.
It is the builder's complete responsibility to ensure that all plans submitted for approval and all applicable regulations and requirements fully comply with the Architectural Guidelines including zoning provisions and any provisions in the subdivision agreement. The Control of the subdivision agreement and any provisions including zoning regulations and requirements are not responsible for any zoning 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.



No.		ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.		ISSUED FOR CLIENT REVIEW	JUN. 27/14	CK	NC	3/16" = 1'0"
3.		TRUSS CO-ORDINATION	SEPT. 24/14	SB	NC	PROJECT NUMBER 08080
4.		REVISED AS PER ENGINEER COMMENTS	OCT. 14/14	SB	NC	PAGE
5.		RE-ISSUED FOR CLIENT REVIEW	NOV. 05/14	SB	NC	A3
6.		REVISED AS PER ENGINEER COMMENTS	NOV. 13/14	SB	NC	

MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: NOVEMBER 13, 2014
I, NELSON CHOW, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF THE DESIGN LIMITED FIRM DIVISION C, PART 3, SUBSECTION 23.2 OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.		FILE C:\1_RN_Standards\ACA 2015\temp\AcPublish_861608080-37-7-FINAL-NEWCASTLE.dwg Plotted: Nov 13, 2014 By: setgeydb

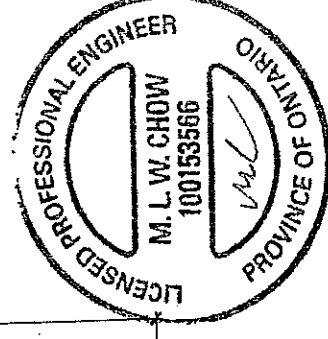
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines including zoning provisions and any provisions in the subdivision agreement. The Control Authority is not responsible for any errors or omissions in the drawings or for any damage to the building or contents thereof caused by any building or construction work or for any loss or damage to the property or contents thereof.

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

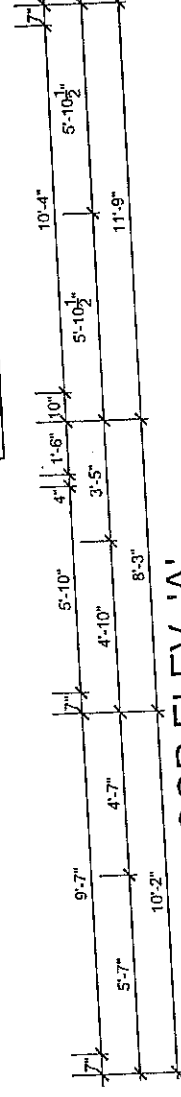
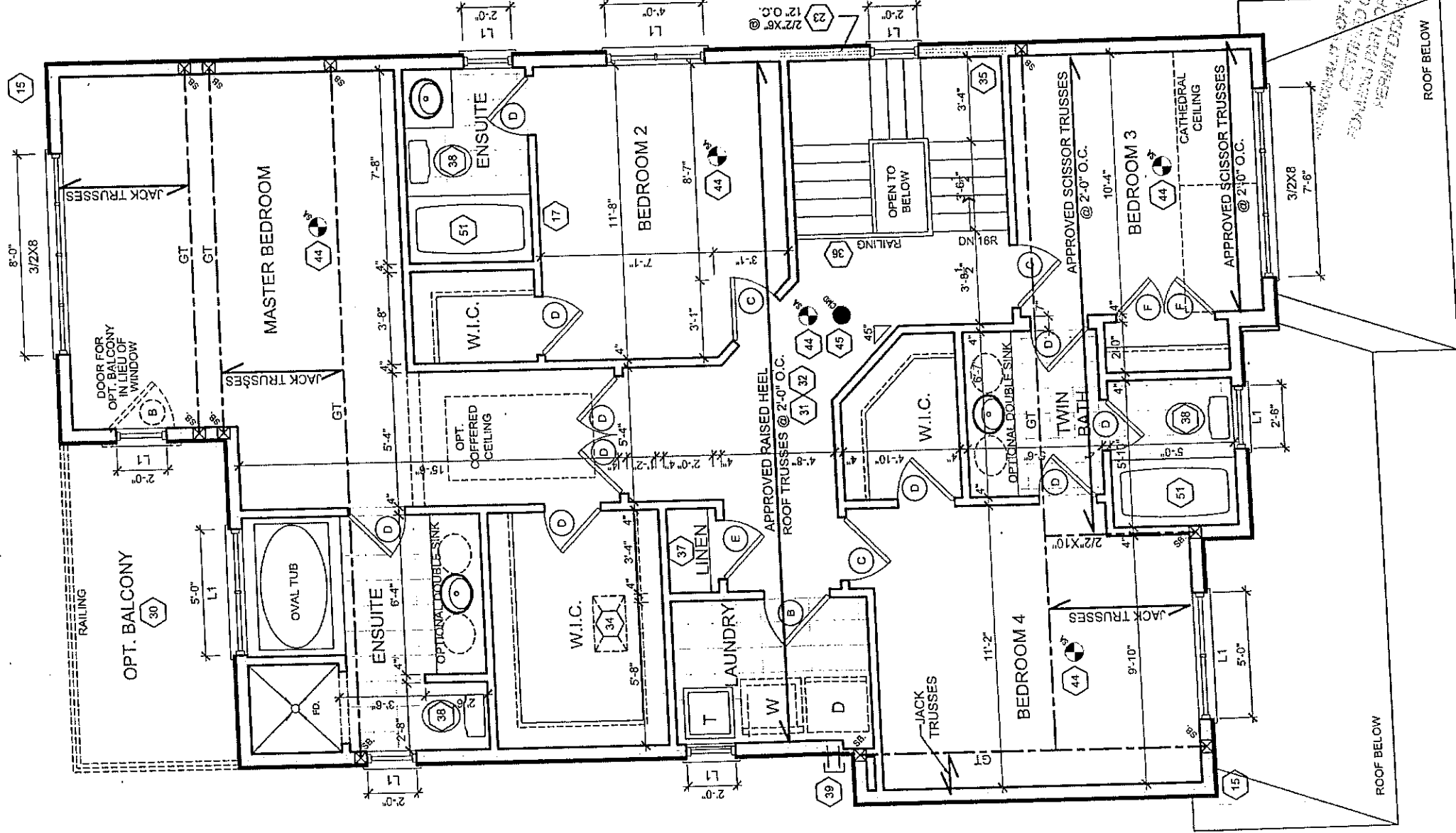
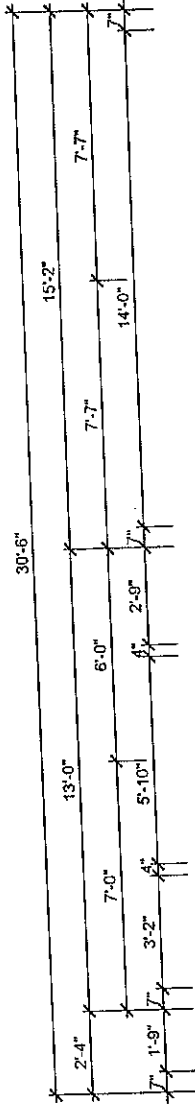
ARCHITECTURAL REVIEW APPROVAL

NOV 14 2014
J. G. WILKINS LIMITED, ARCHITECT

NOV 14 2014
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.



SECOND FLOOR ELEV. 'A'

MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'

CLIENT
ESQUIRE HOMES
NORTHGLEN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

1. ISSUED FOR CLIENT REVIEW

3. TRUSS CO-ORDINATION

4. REVISED AS PER ENGINEER COMMENTS

5. RE-ISSUED FOR CLIENT REVIEW

6. REVISED AS PER ENGINEER COMMENTS

ISSUED FOR FINAL

QUALIFIED DESIGNER BCIN: 21032

FIRM BCIN: 26965

DATE: NOVEMBER 13, 2014

SIGNATURE:

[Signature]

SCALE 3/16" = 1'0"

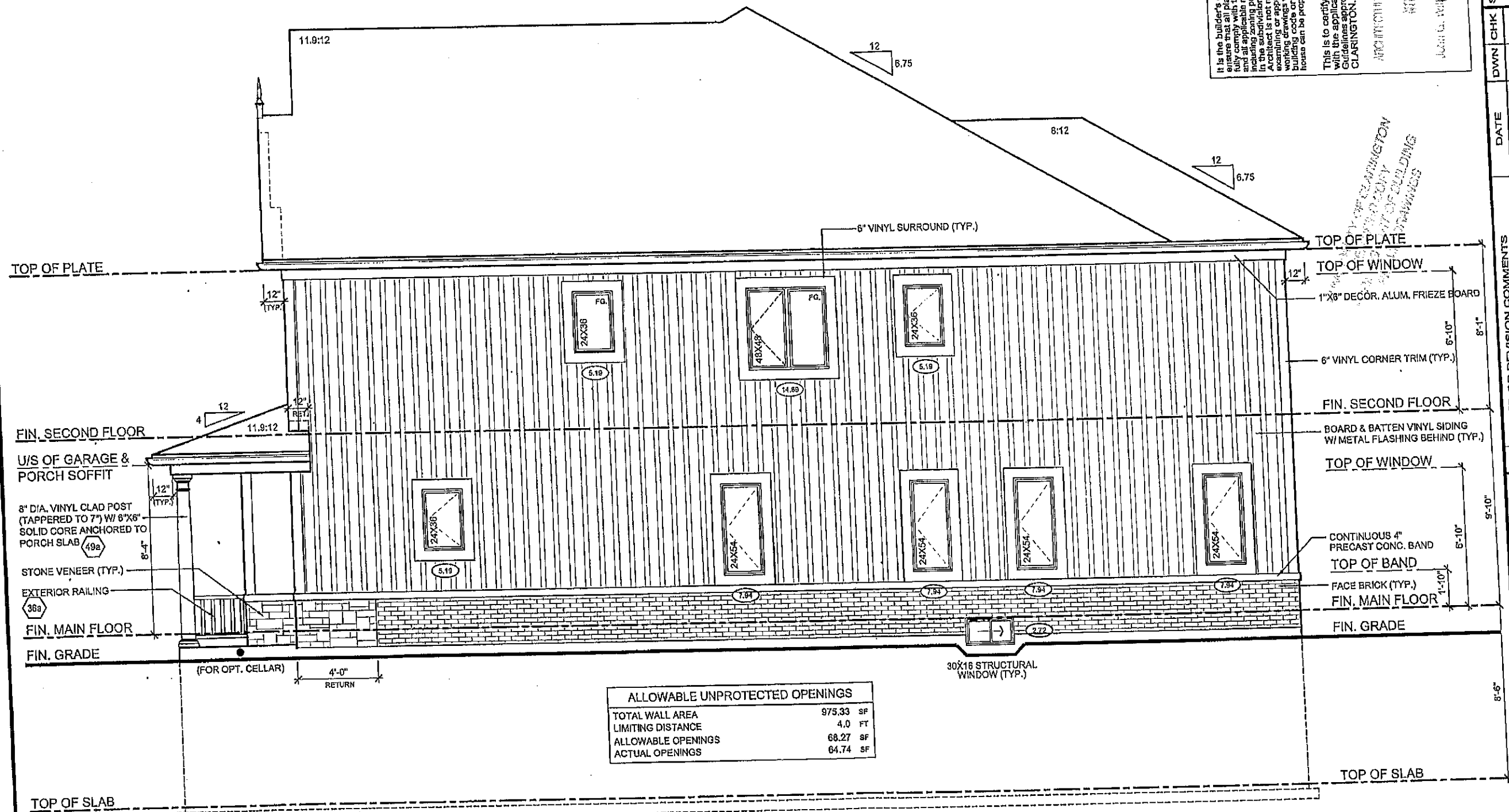
PROJECT NUMBER 08080

PAGE

A4



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REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO S9-12 COMPLIANCE PACKAGE J



RIGHT SIDE ELEVATION 'A'

ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	975.33	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	68.27	SF
ACTUAL OPENINGS	64.74	SF

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Act and all applicable regulations and any provisions including zoning bylaws and any provisions in the zoning bylaws. The Control of Building Act is not responsible in any way for any errors or omissions in these drawings or working drawings with respect to any zoning or building code or permit matters. The house can be properly built or located on its lot.

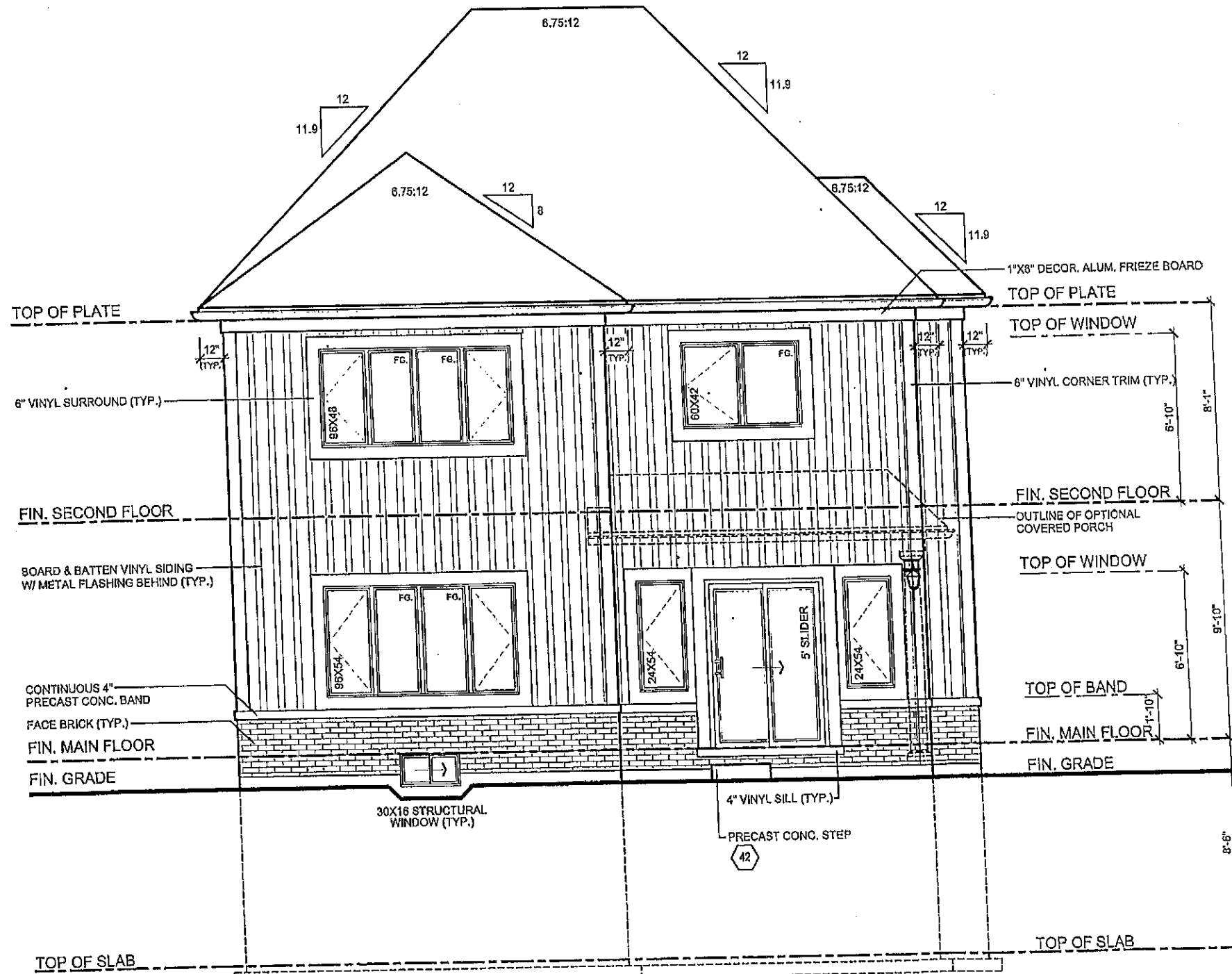
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of CLARINGTON.

ARCHITECTURAL DESIGNER
JUN 16 2014
JUN 16 2014
JUN 16 2014

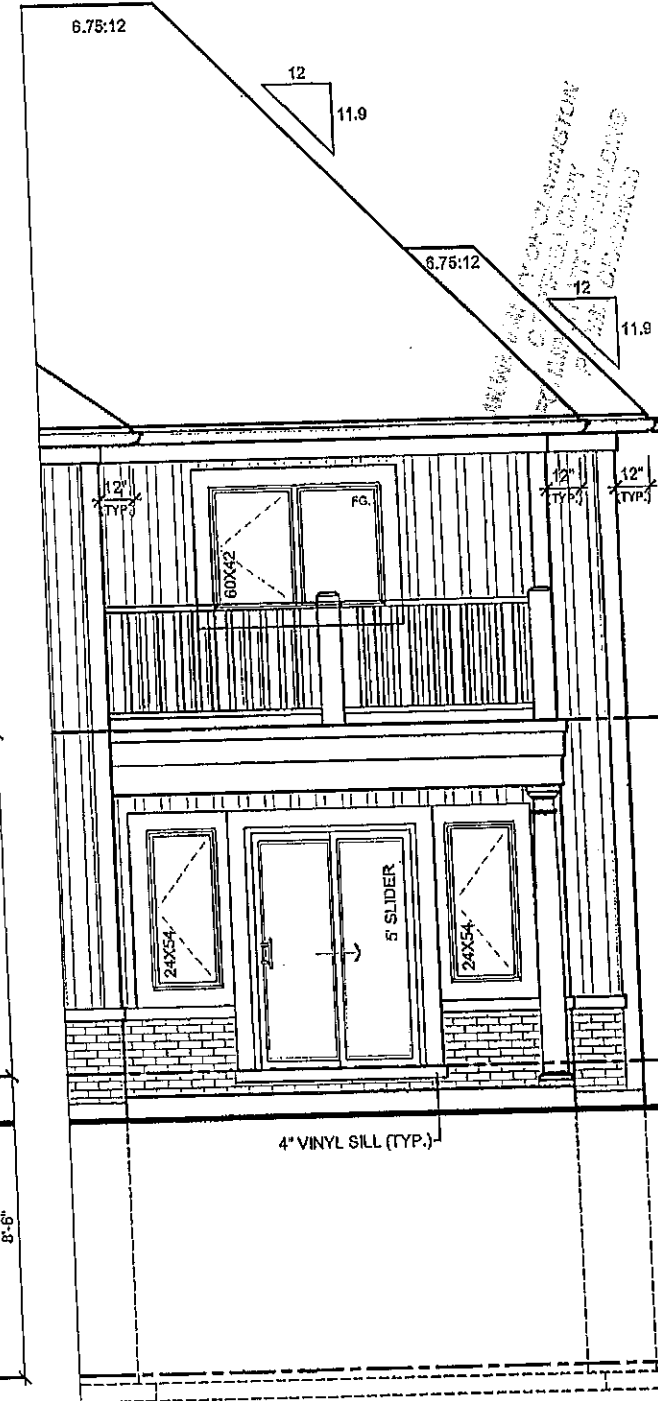
No.	ISSUED OR REVISION COMMENTS	DATE	CHK	DWN	SCALE	PROJECT NUMBER	PAGE
1.	ISSUED FOR CLIENT REVIEW	JUN. 27/14	CK	NC	3/16" = 1'0"	08080	
3.	TRUSS CO-ORDINATION	SEPT. 24/14	SB	NC			
4.	REVISED AS PER ENGINEER COMMENTS	OCT. 14/14	SB	NC			
5.	RE-ISSUED FOR CLIENT REVIEW	NOV. 05/14	SB	NC			
6.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC			
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 28995 DATE: NOVEMBER 13, 2014		SIGNATURE:					

MODEL	37-7 (NEWCASTLE) - ELEVATION 'A'
CLIENT	ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO

 RN design Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-3449	THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE CHECKED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J
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REAR ELEVATION 'A'



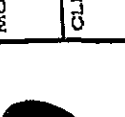
PARTIAL REAR ELEVATION
W/ OPT. PORCH & BALCONY

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Architectural Guidelines, including zoning regulations and any provisions in the subdivision agreement. The Council for Architect is not responsible for any plans or working drawings submitted for approval or for building the house as shown on the 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.

NOV 13 2014

JULIA WILSON

 RN design Imagine • Inspire • Create Tel: (905) 728-3177 Fax: (905) 728-5448		MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'		SCALE 3/16" = 1'0"				
		CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO		PROJECT NUMBER 08080				
		No.		ISSUED OR REVISION COMMENTS		DATE	DWN	CHK
		1.		ISSUED FOR CLIENT REVIEW		JUN. 27/14	CK	NC
		3.		TRUSS CO-ORDINATION		SEPT. 24/14	SB	NC
		4.		REVISED AS PER ENGINEER COMMENTS		OCT. 14/14	SB	NC
		5.		RE-ISSUED FOR CLIENT REVIEW		NOV. 05/14	SB	NC
		6.		REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL		NOV. 13/14	SB	NC
		SIGNATURE:						
		QUALIFIED DESIGNER BCIN: 21032						
		FIRM BCIN: 26995						
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, THE CLIENT MUST VERIFY THE DIMENSIONS MUST BE VERIFIED BY ANY DISCREPANCIES TO COMMENCEMENT OF ANY WORK BY THE DESIGN LTD.		UNDER DIVISION C, PART 3, SUBSECTION 1 OF THE BUILDING CODE. THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORY.		DATE: NOVEMBER 13, 2014				



FIN design
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FAX: (905) 738-5448

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NOV 18 2011

FOR CONTINUATION REFER TO BASEMENT FLOOR PLAN ELEVATION 2

FOR CONTINUATION REFER TO GROUND FLOOR PLAN ELEVATION 'A'

4"x4" POSTS @ 47" O.C. MAX.
ATTACHED TO JOISTS AS PER
SB-7 SUPPLEMENTRY
SPECIFICATIONS TO THE ORC

BREAKFAST

VENT. O
TO EXT

SECRET

FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS



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FAX (905) 738-5449

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I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF AN 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.

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.		SEP. 09/14	JD	NC	3/16" = 1'0"
2.	ADDED WALKOUT BASEMENT CONDITION				PROJECT NUMBER
3.	TRUSS CO-ORDINATION	SEPT. 24/14	SB	NC	08080
4.	REVISED AS PER ENGINEER COMMENTS	OCT. 14/14	SB	NC	PAGE
5.	RE-ISSUED FOR CLIENT REVIEW	NOV. 05/14	SB	NC	A9
6.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC	



SIGNATURE:	
QUALIFIED DESIGNER BCIN: 21032	
FIRM BCIN: 26995	
DATE: NOVEMBER 13, 2014	

I AND MY FIRM HAVE PREPARED THIS DOCUMENT FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING CODE.
 I AM THE APPROPRIATE

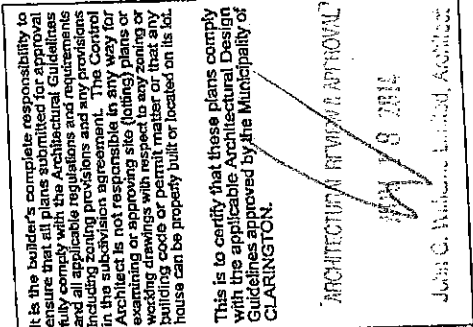
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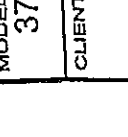
NOVEMBER 13, 2014

DATE:

I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.



MISS JULIA OWEN LAMINGTON
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 CHICAGO, ILL. 60607
 312/327-1111

 RN design <i>Imagins • Inspires • Creates</i> TEL (905) 735-5449 FAX (905) 735-5448	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	CLIENT ESQUIRE HOMES NORTHGLEN CLARINGTON, ONTARIO	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE 3/16" = 1'0"
			2.	ADDED WALKOUT BASEMENT CONDITION	SEP. 08/14	JD	NC	PROJECT NUMBER 08080
		3.	TRUSS CO-ORDINATION	SEPT. 24/14	SB	NC	PAGE A10	
		4.	REVISED AS PER ENGINEER COMMENTS	OCT. 14/14	SB	NC		
		5.	RE-ISSUED FOR CLIENT REVIEW	NOV. 05/14	SB	NC		
		6.	REVISED AS PER ENGINEER COMMENTS ISSUED FOR FINAL	NOV. 13/14	SB	NC	SIGNATURE 	
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF ANY WORK, RN DESIGN LTD. MUST BE VERIFIED BY CONSULTING ENGINEERS.			I, RON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON THIS SET OF THE BUILDING CODE, UNDER DIVISION C, PART 9.1.3.1.3. OF THE BUILDING CODE, I AM QUALIFIED TO SIGN THESE PLANS BECAUSE I AM REGISTERED IN THE APPROPRIATE PROFESSIONAL CATEGORY.		QUALIFIED DESIGNER BCIN: 21032			FIRM BCIN: 26995
						DATE: NOVEMBER 13, 2014		

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16) BRICK VENEER CONSTRUCTION @ GARAGE

- O.B.C. 9.23.
- 3 1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 3/6"-1" (11mm) MAX. HEIGHT
- MIN. 0.03" (0.76mm) THICK. 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING
- PROVIDE WEEP HOLES @ 2"-7" (50mm) O.C. @ BTM. COURSE & OVER OPENINGS
- BASE FLASHING UP TO 5/8" (15mm) (50mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.2)
- BRICK OR STONE SILL UNDER OPENINGS. FLASHING UNDER
- 1" (25mm) AIR SPACE
- WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2
- 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16
- 2" X 4" (38mm x 99mm) WOOD STUDS @ 16" (400mm) O.C.
- 1 1/2" (12.7mm) GYPSUM BOARD
- NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 1.9.23.10.1 -
- FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm x 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
- FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
- REQ. FOR FIRE RATING LESS THAN 4.0" LIMITING DISTANCE:

- O.B.C. SB-3 WALL = BW1b (STC = N/A, FIRE = 45 MIN)
- FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
- ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/sq.m.
- REPLACE 1 1/2" (12.7mm) GYPSUM BD. W/ 1 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

17) INTERIOR STUD WALLS:

- O.B.C. 1.9.23.10.1.
- 2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
- 2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
- 1 1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

18) BEARING STUD WALL (BASEMENT):

- 2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
- 2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
- DBL 2" X 4" OR 2" X 6" TOP PLATE
- 2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL
- 1 1/2" (12.7mm) GYPSUM BOARD BOTH SIDES
- 1 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 = B4e (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 NON-COMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
- GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
- 2" X 2" (38mm x 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 2.1.1.3B-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 1/2" (12.7mm) GYPSUM BOARD
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.
- 25.4.
- 2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C.
- R20 (RSI 3.52) RIGID INSULATION
- 7 1/2" (170mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
- 1 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. 9.10.11.1 & 3.1.10.1 & SB-3 WALL = B4e (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.
- 1 1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
- 2" X 2" (38mm x 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
- DIAGGER JOISTS & BEAMS MIN. 3" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.1(1) & TABLE 2.1.1.3B-2
- ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)
- PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING
- EXTEND 5/8" (15mm) 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" (300mm), 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 @ 2000psi (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" X 4" (38mm x 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mm x 89mm) TOP PLATES
- SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY
- 90% (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" (38mm x 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
- FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm x 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

22) GARAGE WALL & CEILING:

- O.B.C. 9.10.9.16.1(3)
- 1 1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING
- TAPED AND SEAL ALL JOINTS GAS TIGHT
- R20 (RSI 3.87) INSULATION IN WALLS
- R21 (RSI 3.41) 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 ENCRUST MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
- 1 1/2" (12.7mm) GYPSUM BOARD
- ROOF BRACING MEMBERS ARE FASTENED TO TOP PLATES WITH 4" X 3/4" (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 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" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
- R20 (RSI 3.87) INSULATION
- 1 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
- STUDS FASTENED AT TOP & BOTTOM WITH 3/4" (19mm) TOE NAILS
- DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
- SOLID BRIDGING AT 3'-1" (1200mm) O.C.
- MIN. R20 (RSI 3.87) INSULATION [ZONE 1: O.B.C. 1.2.1.1.2.A.]
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. & 9.25.4.

24) EXPOSED FLOOR:

- FLOOR AS PER NOTE # 28
 - CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
 - R21 (RSI 3.46) INSULATION
 - VENETIAN 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 FOOT AND CEILING FRAMING MEMBERS
- 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.

25a) CORBEL MASONRY VENEER:

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

26) SILL PLATE:

- O.B.C. 9.23.7.
- 2" X 4" (38mm x 89mm) PLATE
- 1 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 COMPLETING, OR FOAM GASKET OR PLACED ON FULL RED OF MORTAR.

27) BRIDGING & STRAPPING:

- O.B.C. 9.23.9.4.
- a) STRAPPING
- 1" X 3" (19mm x 44mm) NAIL TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
- FASTENED TO SILL OR HEADER @ ENDS
- b) BRIDGING
- 1" X 3" (19mm x 44mm) OR 2" X 2" (38mm x 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.
- c) BRIDGING & STRAPPING
- a) & b) USED TOGETHER OR
- 1 1/2" (38mm) SOLID BRIDGING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)
- d) FURRING OR PANEL TYPE CEILING
- STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.

28) FLOOR ASSEMBLY:

- O.B.C. 9.23.14.3, 9.23.14.4.
- 5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
- FLOOR JOISTS AS PER FLOOR PLANS

29) PORCH SLABS ABOVE COLD CELLAR:

- O.B.C. 9.29.1.4.
- REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
- 4 7/8" (123mm) 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 BOTTOM OF THE SLAB
- 3" (75mm) END BEARING ON FOUNDATION WALL
- 23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

30) EXTERIOR BALCONY ASSEMBLY:

- 1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
- 7/8" 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" X 8" ROOF JOISTS @ 12" O.C. (CUT DIAGONALLY) @ 12" O.C. DIRECTLY ON 2" X 8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- EXTERIOR GUARD AS PER #349
- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
- REQUIRED FOR OVER HEATED SPACES:
- ADD 2" X 2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD 2" X 2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD 1 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) & 9.25.4.
- ADD 2" X 2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD R21 (RSI 3.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

30a) EXTERIOR FLAT ROOF ASSEMBLY:

- SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
- 1 1/2" EXTERIOR GRADE WOOD PURLINS
- SLOPE MINIMUM 2% TO ROOF SCUPPER
- 3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON 2" X 8" ROOF JOISTS @ 12" O.C. (OR AS NOTED ON PLAN)
- REQUIRED FOR OVER HEATED SPACES:
- ADD 2" X 2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS
- ADD R21 (RSI 3.46) INSULATION BETWEEN JOISTS
- ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.

M.L.W. CHOW

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ROOF ASSEMBLIES:

3) 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 "F" 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:

- R20 (RSI 3.8) INSULATION
- CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
- 1 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)

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 "F" CLIPS
- 2" X 8" (38mm x 190mm) WOOD STUDS @ 16" (400mm) O.C. CROSS PURLINS @ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
- 2" X 10" (38mm x 235mm) @ 16" O.C. W/ 7/8" (200mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)
- R21 (RSI 3.46) 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 1/2" (12.7mm) GYPSUM BOARD

CONVENTIONAL FRAMING:

- O.B.C. TABLE A4 OR A7
- 2" X 6" (38mm x 140mm) RATTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)
- 2" X 4" (38mm x 89mm) COLLAR TIES AT MIDSPANS
- CEILING JOISTS TO BE 2" X 6" (38mm x 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.
- HIP & VALLEY RATTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RATTERS & MIN. 1 1/2" (38mm) THICK.

ATTIC ACCESS HATCH:

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

GENERAL:

PRIVATE STAIRS:

- O.B.C. 9.8.4.
- MAX. RISE = 7-7/8" (200mm)
- MIN. RUN = 8-1/4" (210mm)
- MIN. TREAD = 9-1/4" (235mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-8" (1990mm)
- MIN. WIDTH (BETWEEN WALL FACES) = 2'-0" (600mm)
- MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (900mm)
- ANGLED TREADS: = 5/8" (150mm)
- MIN. AVG. RUN = 7/8" (200mm)
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 7/8" (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 REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm) 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" (665mm) TO 3'-2" (965mm)
- 3'-5" (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. 9.8.7.4.
- HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED WIDTH OF THE STAIR

PUBLIC STAIRS:

- O.B.C. 9.8.4.
- MAX. RISE = 7-7/8" (200mm)
- MIN. RUN = 9" (230mm)
- MIN. TREAD = 9-7/8" (250mm)
- MAX. NOSING = 1" (25mm)
- MIN. HEADROOM = 6'-8" (2050mm)
- MIN. WIDTH (BETWEEN GUARDS) = 2'-11" (900mm)
- FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
- EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD & MAX. 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 REQUIRED WHERE STAIRS OF ANY WIDTH EXCEPT 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" (665mm) TO 3'-2" (965mm)
- 3'-5" (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

 PN design Imagina • Inspira • Crea TEL: (905) 738-5118	MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'	ISSUED OR REVISION COMMENTS				DATE	DWN	CHK	SCALE
		No.							N/A
	CLIENT ESQUIRE HOMES NORTHGLENN CLARINGTON, ONTARIO	1.	ISSUED FOR CLIENT REVIEW			JUN. 27/14	CK	NC	PROJECT NUMBER 08080
		3.	TRUSS CO-ORDINATION			SEPT. 24/14	SB	NC	
		4.	REVISED AS PER ENGINEER COMMENTS			OCT. 14/14	SB	NC	
		5.	RE-ISSUED FOR CLIENT REVIEW			NOV. 05/14	SB	NC	
6.	REVISED AS PER ENGINEER COMMENTS			NOV. 13/14	SB	NC	PAGE		
6.	ISSUED FOR FINAL			NOV. 13/14	SB	NC			
QUALIFIED DESIGNER BCIN: 21032									
SIGNATURE:									
I, JOHN CHIU, CHINA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THIS PROJECT.									268995

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 AS

FINISH:
O.B.C. 9.8.9.6
- TREADS ARE TO BE WEAR AND SLIP RESISTANT, SMOOTH, EVEN AND FREE FROM DEFECTS
- STAIRS AND RAMPS TO HAVE EITHER A COLOUR CONTRAST OR DISTINCTIVE PATTERN TO DEMARKATE THE LEADING EDGE OF THE TREADS, LANDING AND THE BEGINNING AND END OF A RAMP

INTERIOR GUARDS:

O.B.C. 9.8.7 & 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. 9.8.7 & 9.8.8.3.
- GUARDS ARE REQUIRED WHEN WALKING SURFACE TO GRADE IS GREATER THAN 23 5/8" (600mm).
- GUARDS TO BE 3'-6" (1070mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
- FOR DWELLING UNITS GUARDS TO BE 3'-6" (1070mm) HIGH WHERE WALKING SURFACE IS MORE THAN 3'-11" (1800mm) ABOVE ADJACENT GRADE.
- PICKETS TO HAVE 4" (100mm) MAX. SPACING
- PROVIDE MID-SPAN POSTS AS PER SB-7.
- GUARDS FOR FLIGHTS OF STEPS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

EXTERIOR GUARDS @ JULIET BALCONY:

- FOR RAILING SPANNING MAXIMUM OF 6'-0" VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.3.
- GUARDS TO BE 3'-6" (1070mm) HIGH
- 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" (1070mm) 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.

WASHROOMS:

- 1-1/2" X 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

WOOD FRAMING:

- 1" X 2" (19mm X 38mm) 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.
- PRECAST CONC. STEP

2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

44 SMOKE ALARM, O.B.C. 9.10.19.
- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
- PROVIDE 1 IN EACH BEDROOM
- PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS
- ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS.
- ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

45 CARBON MONOXIDE ALARM (CMA), O.B.C. 9.33.4.
- WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH SLEEPING AREA.
- CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED.

46 MAIN DOOR TO BE OPERABLE FROM INSIDE W/OUT KEY
- PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDELIGHT IS PRESENT.
- R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

47 GARAGE MAIN DOORS TO BE GAS PROOFED WITH SELF CLOSER, WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
- R4 (RSI 0.70)

48 TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21 5/8" (550mm) IN WIDTH; SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

EXTERIOR COLUMN W/ MASONRY PIER:

- MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
- TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
- 1/4" 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.
- 3/4" AIR SPACE AROUND POST.
OR
- MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
- 1/4" 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.
NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

COLD CELLARS:

- FOR COLD CELLARS PROVIDE THE FOLLOWING:
- VENTING AREA TO BE EQUIVALENT TO 0.25 OF COLD CELLAR AREA.
- COVER VENT W/ BUG SCREEN
- WALL MOUNTED LIGHT FIXTURE
- 1-1/4" 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)

SCHEDULES

DOORS	WOOD BEAMS
A 805x2030x45 (2'10"x6'8"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")	L10 4-7/8" X 3-1/2" X 5/16" L
E 460x2030x35 (1'6"x6'8"x1'-3/8")	L11 4-7/8" X 3-1/2" X 3/8" L
F 610x2030x35 (2'0"x6'8"x1'-3/8")	L12 4-7/8" X 3-1/2" X 1/2" L
G OVER SIZED EXTERIOR DOOR	L13 5-7/8" X 3-1/2" X 3/8" L
- REFER TO ELEVATIONS FOR SIZE	L14 5-7/8" X 3-1/2" X 1/2" L
	STEEL BEAMS
	ST1 W 8 X 15
	ST2 W 6 X 20
	ST3 W 8 X 18
	ST4 W 8 X 21
	ST5 W 8 X 24

PLAN/ELEVATION LEGEND

SMOKE ALARM	CARBON MONOXIDE DETECTOR	FLOOR DRAIN
WATERPROOF DUPLEX OUTLET	D.J. DOUBLE JOIST	SOLID BEAMING
VENTS AND INTAKES	P.T. PRESSURE TREATED LUMBER	(TO BE SAME WIDTH AS SUPPORTED MEMBER)
HOSE BIB	G.T. GRINDER 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	UNDER SIDE
FIRE PLACE VENT	GAS METER	FG FIXED GLAZING
DRYER VENT		GB GLASS BLOCK
		BG BLACK GLASS



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

MODEL 37-7 (NEWCASTLE) - ELEVATION 'A'

CLIENT
ESQUIRE HOMES
NORTHGLENN
CLARINGTON, ONTARIO

No. ISSUED OR REVISION COMMENTS

1. ISSUED FOR CLIENT REVIEW

3. TRUSS CO-ORDINATION

4. REVISED AS PER ENGINEER COMMENTS

5. RE-ISSUED FOR CLIENT REVIEW

6. REVISED AS PER ENGINEER COMMENTS

ISSUED FOR FINAL

QUALIFIED DESIGNER BCIN: 21032

FIRM BCIN: 26995

DATE: NOVEMBER 13, 2014

SIGNATURE:

DATE: NOV. 13/14

SB NC

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SB NC

STUD WALL REINFORCEMENT:

O.B.C. 9.5.2.3.
- WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(1)(c) & 3.8.3.13.(1)(f)
- GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

FRAME CONSTRUCTION:

- ALL FRAMING LUMBER TO BE NO. 1 AND NO. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADS 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
- 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 6" (38mm X 184mm) JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

WINDOWS:

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.8 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 21 FOR OPERABLE WINDOWS & 31 FOR FIXED WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN 17%
- ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE J.

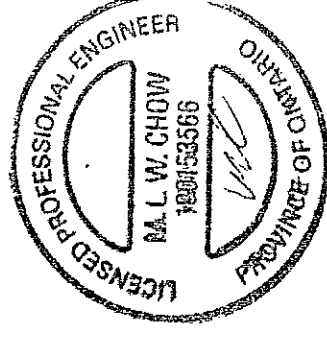
- THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT THE WINDOWS AND SLIDING GLASS DOORS HAVE A MAXIMUM U-VALUE OF 1.6, OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).

OR

- WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, THE MINIMUM R (RSI) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSI 3.52) PROVIDED THAT:

a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R40 (RSI 10.55).
b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
c) THE MINIMUM AFUE OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS.
d) THE MINIMUM EF OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.

FOR STRUCTURAL ONLY



FLOOR AREA CALCULATIONS

ELEVATION	A
FIRST FLOOR	1074
SECOND FLOOR	1311
TOTAL (ft²)	2385
DEDUCT O.T.B.	8
TOTAL (ft²)	2377
FIN. BASEMENT	N/A
TOTAL (ft²)	2377
LOFT PLAN	N/A
TOTAL (ft²)	2377
(m²)	220.8
COVERAGE (ft²)	1461
W/O PORCH (m²)	135.7
COVERAGE (ft²)	1532
W/ PORCH (m²)	142.3

DATE: JUN. 27/14

CK NC

SCALE N/A

PROJECT NUMBER 08080

SB NC

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