

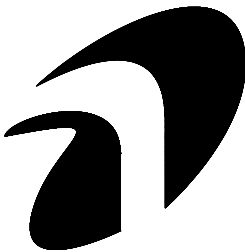
GROSS GLAZING AREA 'B'			
TOTAL PERIPHERAL WALL AREA	3322.17 SF	308.63 m²	
FRONT GLAZING AREA	70.35 SF	6.54 m²	
LEFT SIDE GLAZING AREA	0 SF	0.00 m²	
RIGHT SIDE GLAZING AREA	157.48 SF	14.63 m²	
REAR GLAZING AREA	98.96 SF	9.19 m²	
TOTAL GLAZING AREA	326.79 SF	30.36 m²	
TOTAL GLAZING PERCENTAGE	9.84 %		

DRAWING LIST:

BROWNSTONE (40-3)

- T1
- TITLE SHEET
- A1
- BASEMENT FLOOR PLAN 'B'
- A2
- GROUND FLOOR PLAN 'B'
- A3
- SECOND FLOOR PLAN 'B'
- A4
- FRONT ELEVATION 'B'
- A5
- RIGHT SIDE ELEVATION 'B'
- A6
- REAR ELEVATION 'B'
- A7
- LEFT SIDE ELEVATION 'B'
- D1
- CONSTRUCTION SHEET
- D2
- CONSTRUCTION SHEET
- D3
- CONSTRUCTION SHEET
- D4
- DETAIL

ESQUIRE HOMES  
OAKWOOD  
PICKERING, ONTARIO

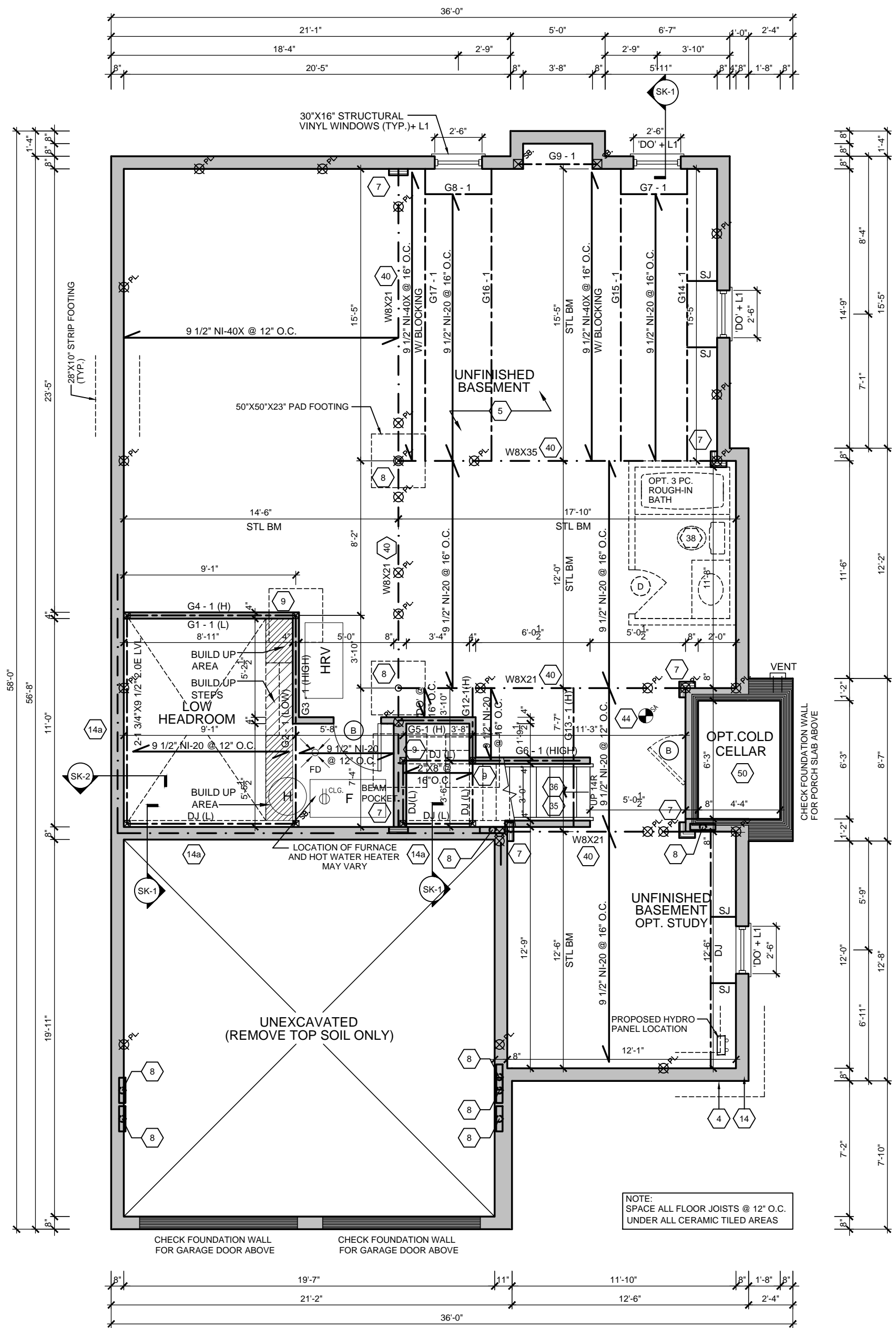


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8395 JANE STREET  
SUITE 203  
VAUGHAN, ON  
TEL: 905-738-3177  
FAX: 905-738-5449

CONTACT PERSON: NELSON CUNHA

No.	REVISION COMMENTS:	DATE	DWN	CHK	No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	PV	NC						AS NOTED
2.	FLOOR JOIST AND TRUSS CO-ORDINATION	APR. 08/14	AL	NC						PROJECT No.
3.	REVISED AS PER ENGINEER COMMENTS	APR. 15/14	PV	NC						13091
4.	ISSUED FOR FINAL	APR. 16/14	PV	NC						T1
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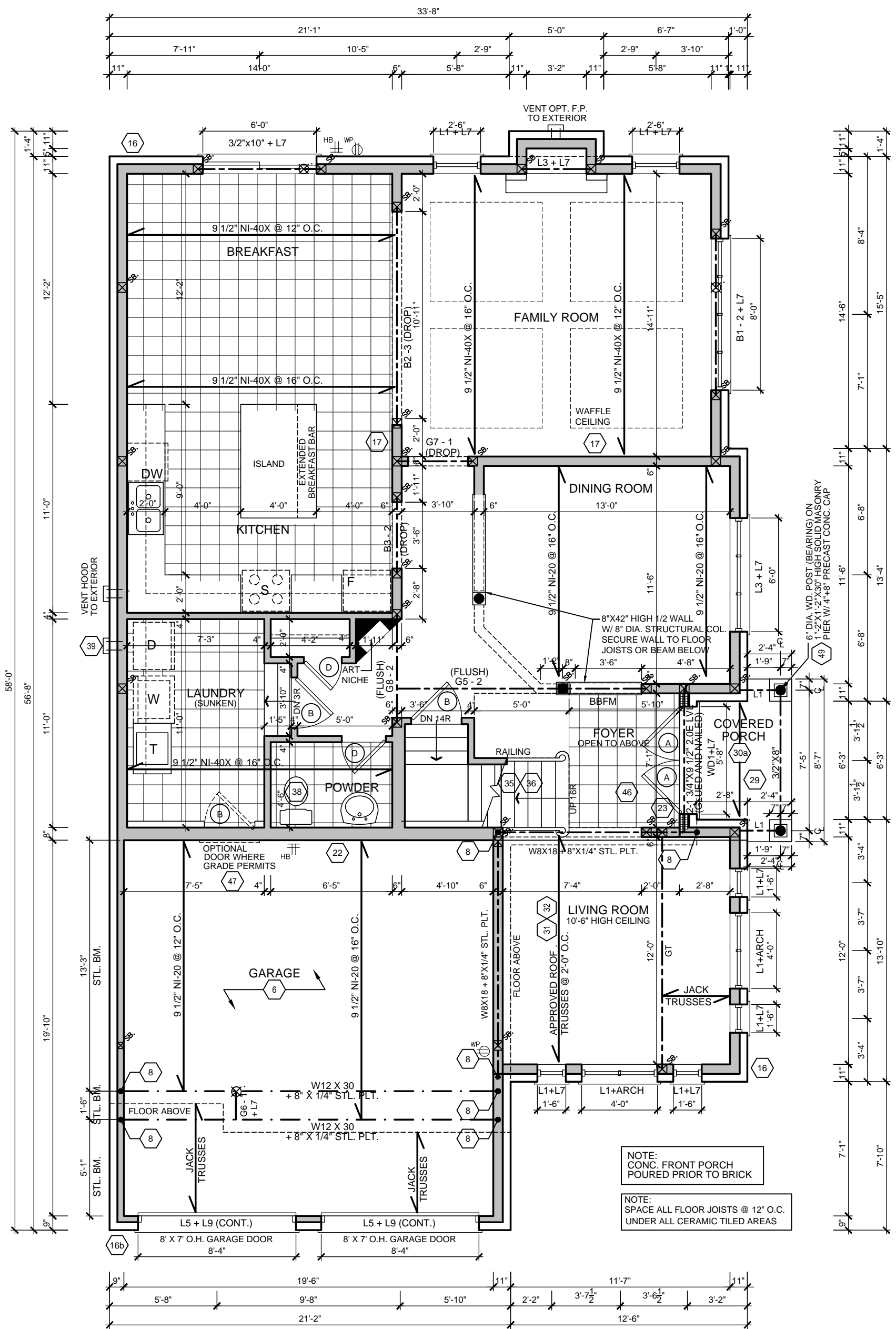
BASEMENT FLOOR PLAN 'B'



MODEL	BROWNSTONE (40-3)
CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO

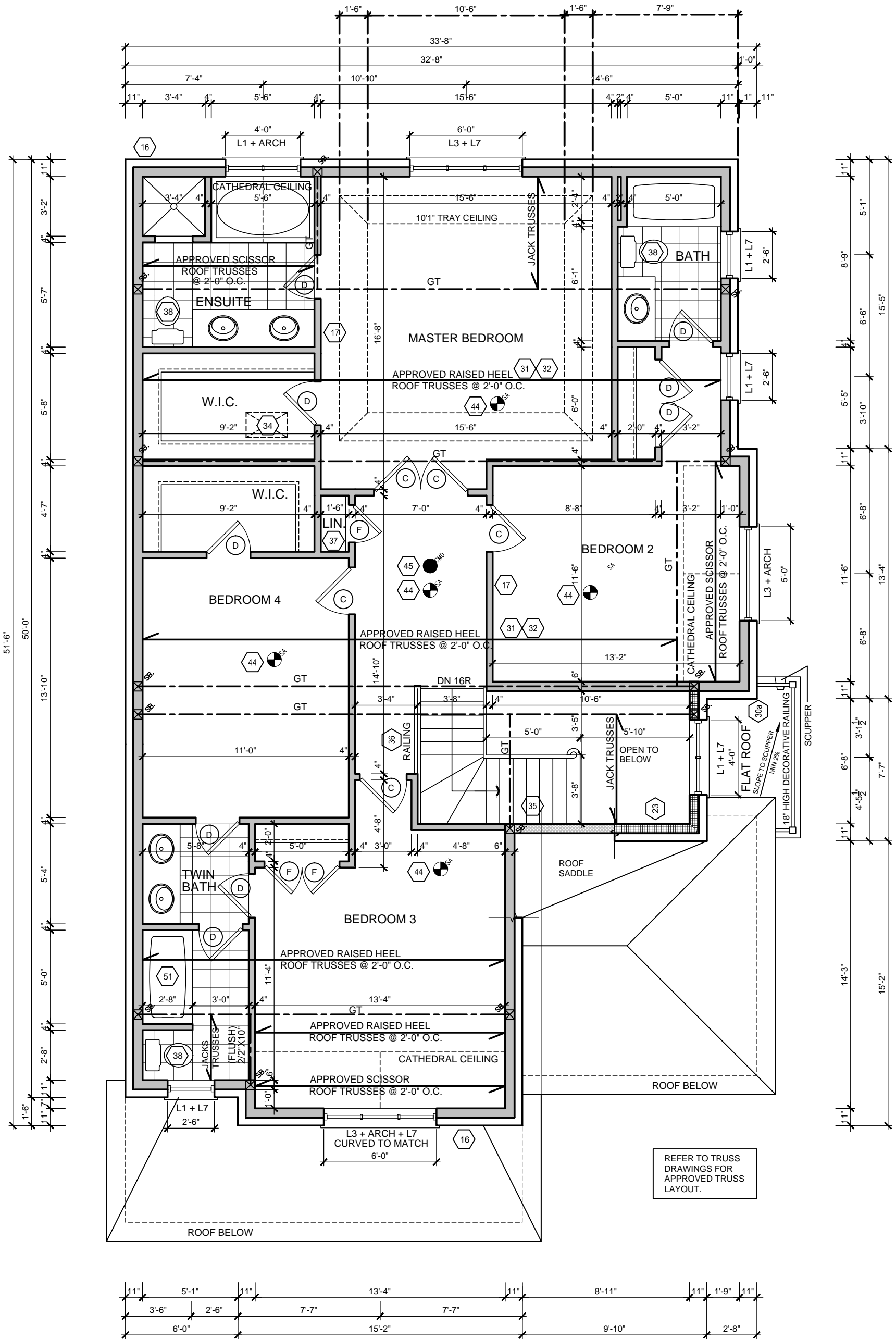
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SCALE	3/16" = 1'0"
PROJECT NUMBER	13091
PAGE	A1




GROUND FLOOR PLAN 'B'

MODEL	BROWNSTONE (40-3)	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	CLIENT		ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO	1. ISSUED FOR CLIENT REVIEW	JAN. 24/14	PV	NC
		2.	FLOOR JOIST AND TRUSS CO-ORDINATION	APR. 08/14	AL	NC	PROJECT NUMBER
		3.	REVISED AS PER ENGINEER COMMENTS	APR. 15/14	PV	NC	13091
		4.	ISSUED FOR FINAL	APR. 16/14	PV	NC	PAGE
		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. REVISID: DECEMBER 19, 2011 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J					A2
		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.					
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SECOND FLOOR PLAN 'B'



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MODEL  
**BROWNSTONE (40-3)**

CLIENT  
**ESQUIRE HOMES  
OAKWOOD  
PICKERING, ONTARIO**

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
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4.	ISSUED FOR FINAL	APR. 16/14	PV	NC

SCALE  
**3/16" = 1'0"**

PROJECT NUMBER  
**13091**

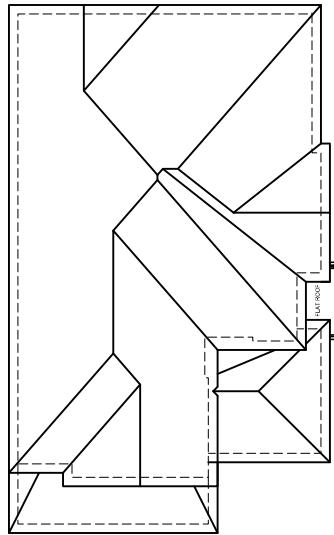
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**A3**

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SIGNATURE:



ROOF PLAN 'B'

#210 SELF SEALING ASPHALT SHINGLES W/ FLASHING AT VALLEYS

LINE OF CATHEDRAL CEILING SLOPE 6:12

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

PRECAST CONC. BAND W/ BRICK SOLDIER COURSE BELOW

TOP OF BAND

FIN. SECOND FLOOR

PAINTED METAL FLASHING W/ CAULKING TO MATCH

U/S OF GARAGE SOFFIT

1"x6" DECOR. ALUMINUM FRIEZE BOARD

BRICK SOLDIER COURSE W/ CENTRE KEYSTONE (TYP.)

FACE BRICK (TYP.)

4"+8" PRECAST CONC. BAND

TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

U/S OF FOOTING

STEPPED FOOTING

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 29'-4"

MID-POINT OF ROOF 23'-8"

TOP OF PLATE

TOP OF WINDOW

48" DIA. HALF ROUND TRANSOM W/ SELF SUPPORTING BRICK ARCH W/ CENTRE KEYSTONE W/ BRICK STACKBOND SURROUND

U/S OF SOFFIT FIN. SECOND FLOOR

18" HIGH DECORATIVE RAILINGS 4"+6"+6" BUILD-UP CREZON PANEL

TOP OF WINDOW

6" DIA. WD. POST (BEARING) ON 1"-2"x1"-2"x30" HIGH SOLID MASONRY PIER W/ 4"+8" PRECAST CONC. CAP

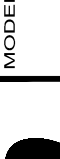
STONE - VENEER (TYP.) TOP OF BAND

FIN. MAIN FLOOR

FIN. GRADE

8" POURED CONC. FDTN WALLS ON 28"x10" CONC. STRIP FOOTING

TOP OF SLAB

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	CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO	1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	PV	NC		
			4.	ISSUED FOR FINAL	APR. 16/14	PV	NC		
								PAGE	
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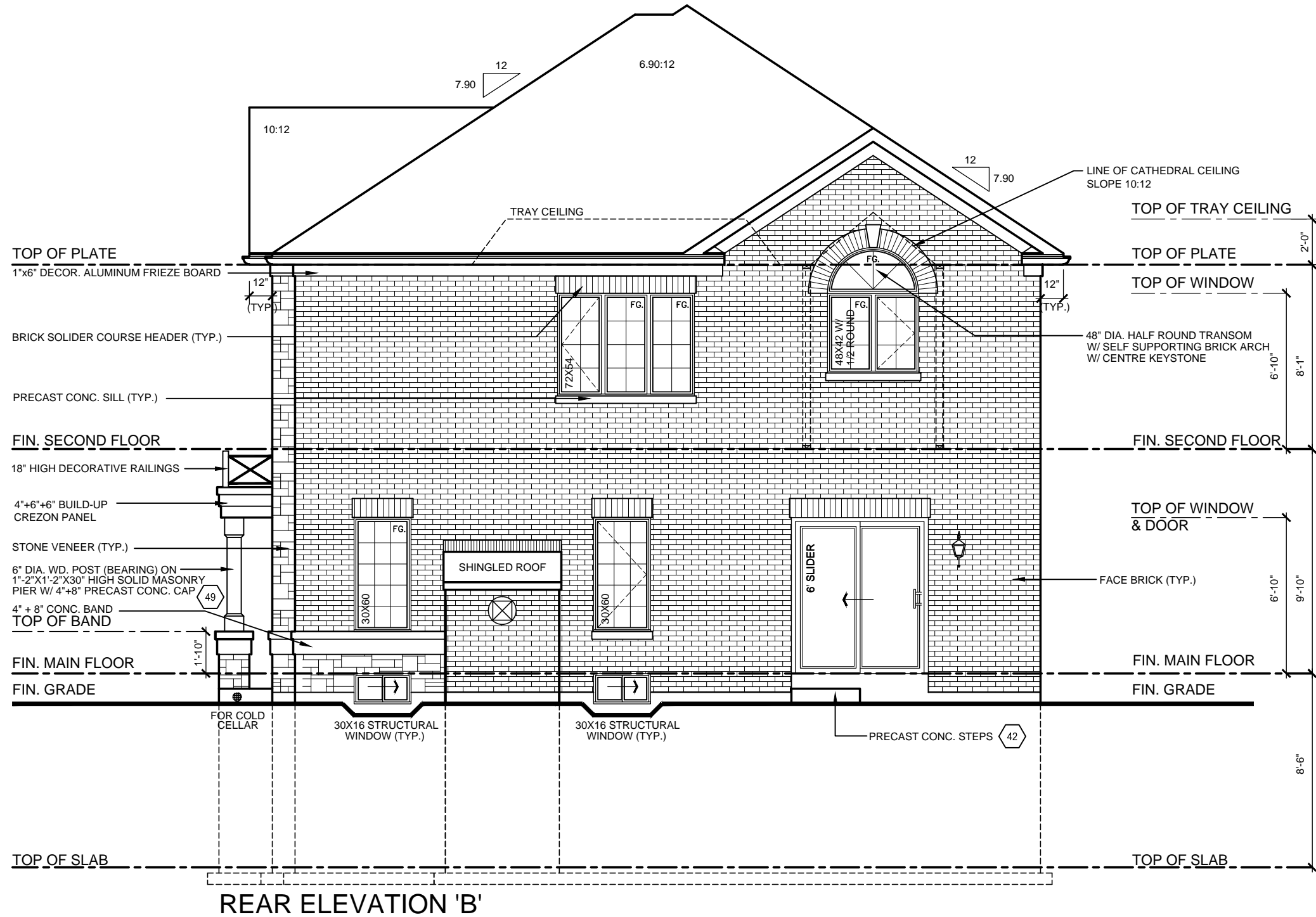


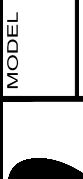
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						PAGE A5

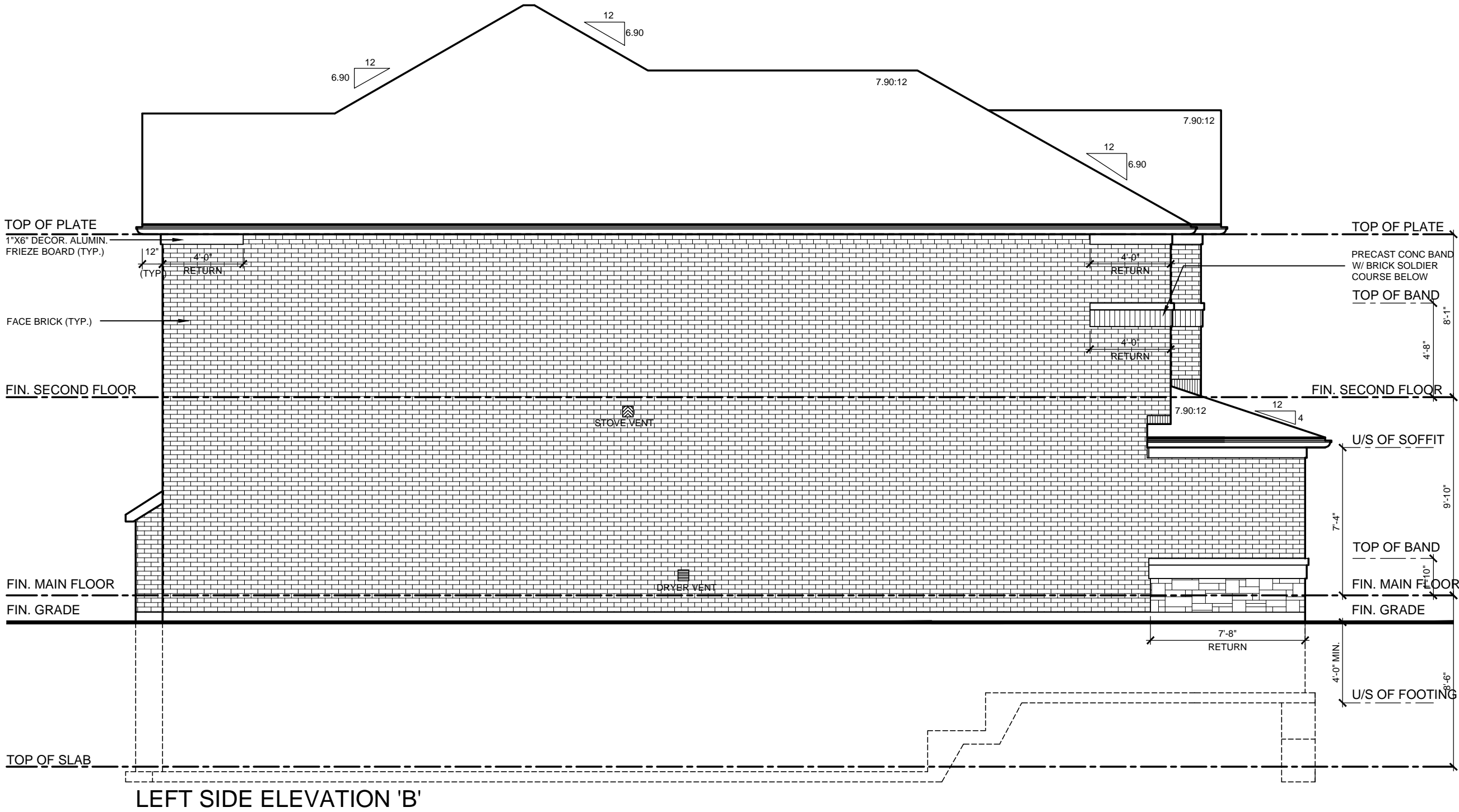
MODEL	BROWNSTONE (40-3)
CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO
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QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: APRIL 16, 2014	
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	CLIENT <b>ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO</b>		1.	ISSUED FOR CLIENT REVIEW		JAN. 24/14	PV	NC		
			4.	ISSUED FOR FINAL		APR. 16/14	PV	NC	PROJECT NUMBER <b>13091</b>	
									PAGE <b>A6</b>	
			SIGNATURE:							
			QUALIFIED DESIGNER BCIN: 21032							
			FIRM BCIN: 26995 DATE: APRIL 16, 2014							
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LEFT SIDE ELEVATION 'B'

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		1. ISSUED FOR CLIENT REVIEW			JAN. 24/14	PV	NC	3/16" = 1'0"
		4. ISSUED FOR FINAL			APR. 16/14	PV	NC	PROJECT NUMBER 13091
								PAGE A7
CLIENT ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO	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: APRIL 16, 2014						



CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 ENACTMENT

(UNLESS OTHERWISE NOTED)  
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.  
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.  
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.  
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH  
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS  
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.  
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE  
BRICK VENEER -1 STOREY - 13" X 4" (330mm X 100mm)  
-2 STOREY - 19" X 6" (485mm X 155mm)  
-3 STOREY - 26" X 9" (660mm X 230mm)

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

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.  
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)  
-1 STOREY STUD - 12" X 4" (305mm X 100mm)  
-2 STOREY MASONRY - 26" X 9" (650mmX 230mm)  
-2 STOREY STUD - 18" X 5" (450mm X 130mm)  
-3 STOREY MASONRY - 36" X 14" (900mm X 360mm)  
-3 STOREY STUD - 24" X 8" (600mm X 200mm)

3 STEP FOOTING:

O.B.C. 9.15.3.9.  
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.  
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.  
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16.  
-3" (75mm) CONCRETE SLAB  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.  
-FLOOR DRAIN PER O.B.C.9.31.4.4.  
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (O.B.C. SB-12 - 2.1.1.6 (5))  
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

5a SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMPPROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE.  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.  
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.13.3.  
-FLOOR DRAIN PER O.B.C.9.31.4.4.  
- UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

6 GARAGE SLAB / EXTERIOR SLAB:

-4"(100mm) CONCRETE SLAB  
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.  
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-ANY FILL PLACED UNDER SLAB , OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

7 PILASTERS:

O.B.C. 9.15.5.3.  
PILASTER  
-CONCRETE NIB - 4" X 12" (100mm X 300mm)  
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2. TOP 7 7/8" (200mm) SOLID.  
OR  
BEAM POCKET  
-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.  
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.)

STRUCTURAL COLUMNS:

-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.  
-FIXED COLUMN  
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS  
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mmX 100mmx 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mmX 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CGSB-7.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (O.B.C. 9.17.3.4.)  
COL. SPACING: FTG SIZE:  
2 STOREY  
-MAX. 9'-10" (2997mm) - 34" X 34" X 16"  
- (860mmX 860mmX 400mm)  
- 44" X 44" X 21"  
- (1120mmX 1120mmX 530mm)  
3 STOREY  
-MAX. 9'-10" (2997mm) - 40" X 40" X 19"  
- (1010mmX 1010mmX 480mm)  
- 51" X 51" X 24"  
- (1295mmX 1295mmX 610mm)  
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

9 WOOD COLUMN:

O.B.C. 9.17.4.1.  
-5 1/2" X 5 1/2" (140mm X 140mm) SOLID WOOD COLUMN.  
-METAL SHOE ANCHORED TO FOOTING  
-25" X 25" X 12" (640mmX 640mmX 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)  
-34" X 34" X 14" (860mmX 860mmX 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

10 BLOCK PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES)

-2"X8"X12" LEDGER BOARD FASTENED W/ 2/ 1/2" ANCHOR BOLTS @ 4" O.C.  
-WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 WHERE REQUIRED TO OBTAIN 5" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

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

-12"X11"X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2"Ø x8" ANCHOR BOLTS.

WALL ASSEMBLIES:

14 FOUNDATION WALL:

O.B.C. 9.15.4.2.  
-FOR WALLS NOT EXCEEDING 9'-10" (3000mm) IN Laterally Supported HEIGHT.  
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-FOR WALLS NOT EXCEEDING 9'-0" (2750mm) IN Laterally Supported HEIGHT.  
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE  
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.  
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.- T.9.15.4.1 SHALL BE USED OR IT SHALL BE DESIGNED UNDER O.B.C.- PART 4  
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE  
-INSULATE W/ R12 (RSI 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1. O.B.C. T.2.1.1.2.A.)  
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL

REDUCTION OF THICKNESS:

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

-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.  
-WHERE INSULATION EXTENDS TO MORE THAN 4'-9" (1450mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)  
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.3.(3)  
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.  
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

14a FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

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

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-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 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4..  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 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 = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.

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

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

15a ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.  
-R14 (RSI 2.46) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD.  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR 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 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING ON EXTERIOR SIDE OF RIGID INSULATION

15b FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16.  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.

REQ. FOR 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 ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.  
REQ. FOR FIRE RATING (LESS THAN 2'-0" LIMITING DISTANCE):

-REFER TO REQUIREMENTS FOR LESS THAN 4'-0" LIMITING DISTANCE AND ADD/REPLACE THE FOLLOWING:  
-NON-COMBUSTABLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURER'S SPECIFICATIONS).  
OR  
-VINYL SIDING IS PERMITTED PER O.B.C. 9.10.15.5.(3). OVER SHEATHING PAPER OVER 1/2" (12.7mm) GYPSUM EXTERIOR SHEATHING WHICH REPLACES EXTERIOR PLYWOOD OR EQUIV.

16 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16  
-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1. O.B.C. T.2.1.1.2.A.)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 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 = EW1b (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:  
-REPLACE R22 (RSI 3.87) INSULATION WITH R22 (RSI 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

16a ALTERNATE BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.  
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT  
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING  
-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS  
-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6.(2) )  
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER  
-1" (25mm) AIR SPACE  
-1 1/2" (38mm) R8 (RSI 1.41) RIGID INSULATION W/ TAPED JOINTS (O.B.C. 9.27.3.4.)  
-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS  
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL LENGTH OF WALL, OR  
-CONT. 2" X 4" (38mmX 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL  
-R14 (RSI 2.46) INSULATION  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.  
-1/2" (12.7mm) GYPSUM BOARD  
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =  
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.  
REQ. FOR 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 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (RSI 2.46) INSULATION WITH R14 (RSI 2.46) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.  
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

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


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	CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO		1.	ISSUED FOR CLIENT REVIEW		JAN. 24/14	PV	NC	N/A
				4.	ISSUED FOR FINAL		APR. 16/14	PV	NC	PROJECT NUMBER 13091
										PAGE  D1
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J ◆ 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 CLASSES/CATEGORIES.			QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: APRIL 16, 2014		SIGNATURE:		

D1

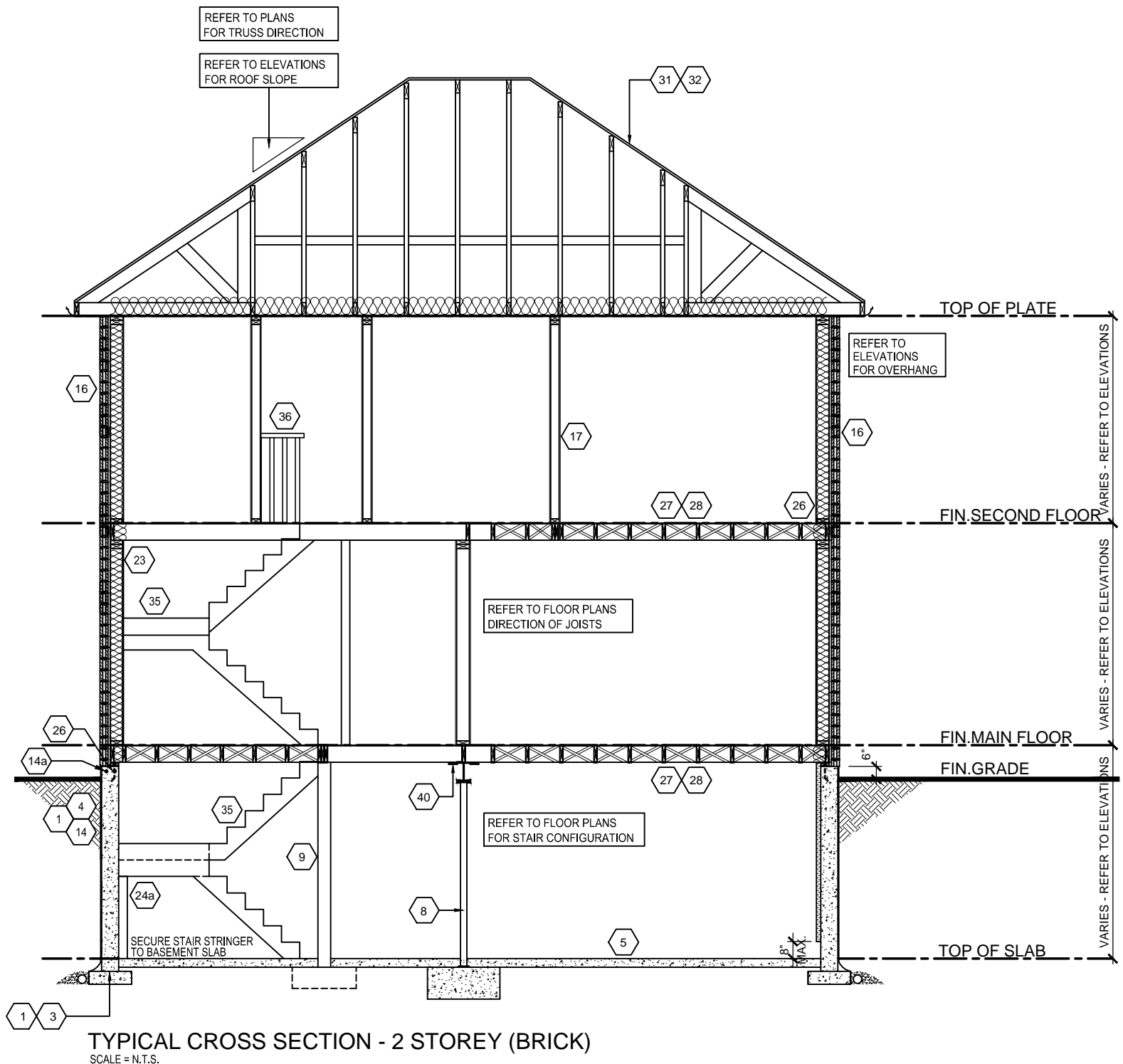
16b	<p><b>BRICK VENEER CONSTRUCTION @ GARAGE:</b></p> <p>O.B.C. 9.23.</p> <p>-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT</p> <p>-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL &amp; 23 5/8" (600mm) O.C. VERTICAL SPACING</p> <p>-PROVIDE WEEP HOLES @ 2'-7" (800mm) O.C. @ BTM. COURSE &amp; OVER OPENINGS</p> <p>-BASE FLASHING UP TO 5 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE [O.B.C. 9.20.13.6.(2) ]</p> <p>-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER</p> <p>-1" (25mm) AIR SPACE</p> <p>-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.</p> <p>-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.16</p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-1/2" (12.7mm) GYPSUM BOARD</p> <p>NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =</p> <p>-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.</p> <p>-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.</p> <p><u>REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):</u></p> <p>O.B.C. SB-3 WALL = EW1b (STC = N/A, FIRE = 45 MIN)</p> <p>FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:</p> <p>-ADD R15 (RSI 2.64) ABSORPTIVE MATERIAL WITH A MASS OF AT LEAST 2.8 kg/ sq.m.</p> <p>-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.</p>												
17	<p><b>INTERIOR STUD WALLS:</b></p> <p>O.B.C. T.9.23.10.1.</p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/</p> <p>-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE</p> <p>-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.</p>												
18	<p><b>BEARING STUD WALL (BASEMENT):</b></p> <p>-2" X 4" (38mmX 89mm) WOOD STUDS @ 16" (400mm) O.C. OR</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C. W/</p> <p>-DBL. 2" X 4" OR 2" X 6" TOP PLATE.</p> <p>-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.</p> <p>-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.</p> <p>-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.</p> <p>-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB</p>												
19	<p><b>PARTY WALL - BLOCK:</b></p> <p>O.B.C. SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)</p> <p>-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK</p> <p>-SPACE BETWEEN TOP OF WALL &amp; ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL &amp; CAULKED TO PREVENT SMOKE PASSAGE</p> <p>-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES</p> <p>-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH SIDES</p> <p>-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.</p> <p>-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)</p> <p>-STAGGER JOISTS &amp; BEAMS MIN. 3 1/2" (90mm) @ PARTY WALLS AS PER O.B.C. 9.10.9.9.(1) &amp; TABLE 2.1.1. SB-2</p> <p>-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)</p>												
19a	<p><b>PARTY WALL - BLOCK (AGAINST GARAGE):</b></p> <p>O.B.C. SB-3 WALL = B5c (STC = 51, FIRE = 2 HR)</p> <p>-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS</p> <p>-1/2" (12.7mm) GYPSUM BOARD</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &amp; 9.25.4.</p> <p>-2" X 4" (38mmX 89mm) WOOD STRAPPING @ 16" (400mm) O.C.</p> <p>-R20 (RSI 3.52) RIGID INSULATION</p> <p>-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)</p> <p>-1/2" (12.7mm) GYPSUM BOARD @ WALL &amp; U/S OF CEILING BETWEEN HOUSE AND GARAGE</p> <p>-TAPE AND SEAL ALL JOINTS GAS TIGHT</p> <p><u>REQ. INSULATION VALUES:</u></p> <p>INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90</p> <table><tr><td>-RIGID INSULATION =</td><td>20.00</td></tr><tr><td>-LOW DENSITY CONCRETE BLOCK =</td><td>1.70</td></tr><tr><td>-WOOD FRAME W/ GYPSUM =</td><td>2.72</td></tr><tr><td>-AIR FILM - MOVING =</td><td>0.68</td></tr><tr><td>-AIR FILM - STILL =</td><td>0.17</td></tr><tr><td>TOTAL "R" VALUE =</td><td>25.27</td></tr></table>	-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
-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	<p><b>FIREWALL:</b></p> <p>O.B.C. 9.10.11. &amp; 3.1.10. &amp; SB-3 WALL = B6e (STC = 57, FIRE = 2 HR)</p> <p>- ONE FIREWALL IS REQUIRED FOR EVERY 6460 S.F. (600 SQ.M) OF BUILDING AREA, O.B.C. T.3.2.2.47.</p> <p>-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS</p> <p>-2" X 2" (38mmX 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES OF WALL</p> <p>-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY</p> <p>-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING</p> <p>-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS</p> <p>-STAGGER JOISTS &amp; BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER O.B.C. 9.10.9.9.(1) &amp; TABLE 2.1.1 SB-2</p> <p>-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)</p> <p>-PROTRUDE PAST FASCIA @ EAVES W/ BRICK CORBELLING</p> <p>-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES &amp; HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.(1)</p> <p>-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.(2)</p>												
20	<p><b>PARTY WALL - FOUNDATION:</b></p> <p>O.B.C. 9.15.4.2.</p> <p>-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS</p> <p>-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2</p>												
21	<p><b>PARTY WALL - WOOD STUD:</b></p> <p>O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)</p> <p>-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK</p> <p>-2 ROWS 2"x4"(38mmX 89mm) STUDS @ 16"(400mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM PLATE &amp; SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES</p> <p>-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.</p> <p>-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED &amp; FILLED.</p> <p>-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE (2) TO TABLE 1)</p> <p>NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. T.9.23.10.1. =</p> <p>-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mmX 89mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.</p> <p>-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mmX 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.</p>												
22	<p><b>GARAGE WALL &amp; CEILING:</b></p> <p>O.B.C. 9.10.9.16.(3)</p> <p>-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL &amp; U/S OF CEILING BETWEEN HOUSE AND GARAGE</p> <p>-TAPE AND SEAL ALL JOINTS GAS TIGHT</p> <p>-R22 (RSI 3.87) INSULATION IN WALLS,</p> <p>-R31 (RSI 5.41) INSULATION IN CEILINGS W/ FLOOR ABOVE</p>												

	<p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &amp; 9.25.4.. FOR FLOOR ABOVE.</p> <p>-INSULATION AROUND DUCTS AND PIPING NOT TO ENCR OACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).</p> <p>-1/2" (12.7mm) GYPSUM BOARD</p> <p>-ROOF FRAMING MEMBERS ARE FASTENED TO TOP PLATES WITH 4 - 3 1/4" (82mm) TOE NAILS</p> <p>-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7 7/8" (200mm) O.C.</p>
22a	<p><b>WALLS ADJACENT TO ATTIC SPACE:</b></p> <p>-1/2" (12.7mm) GYPSUM BOARD</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &amp; 9.25.4.</p> <p>-2" X 6" (38mmX 140mm) WOOD STUDS @ 16" (400mm) O.C.</p> <p>-R22 (RSI 3.87) INSULATION</p> <p>-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.</p> <p>-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.</p>
23	<p><b>DOUBLE VOLUME WALLS:</b></p> <p>O.B.C. 9.23.10.1.</p> <p>-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING</p> <p>-REFER TO PLAN FOR STUD SPECIFICATION</p> <p>-STUDS FASTENED AT TOP &amp; BOTTOM WITH 3/ 3-1/4" (82mm) TOE NAILS</p> <p>-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.</p> <p>-SOLID BRIDGING AT 3'-11" (1200mm) O.C.</p> <p>-MIN. R22 (RSI 3.87) INSULATION [ZONE 1. O.B.C. T.2.1.1.2.A.]</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. &amp; 9.25.9.</p>
24	<p><b>EXPOSED FLOOR:</b></p> <p>-FLOOR AS PER NOTE # 28</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. &amp; 9.25.4.</p> <p>-R31 (RSI 5.46) INSULATION</p> <p>-VENTED ALUMINUM SOFFIT</p>
24a	<p><b>SUNKEN FINISHED AREAS:</b></p> <p>-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.</p> <p>- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.</p> <p>-FLOOR STRUCTURE AS PER NOTE # 28.</p>
25	<p><b>DOUBLE MASONRY WYTHE WALL:</b></p> <p>O.B.C. 9.20.8.2.</p> <p>-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER</p> <p>-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.</p> <p>SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS</p> <p>-6" SILL W/ 2" BEARING ON EACH SIDE &amp; ANCHOR BOLTS @ 4'-0" O.C.</p> <p>NOTE: MASONRY TO BE SOLID &amp; MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.</p>
25a	<p><b>CORBEL MASONRY VENEER:</b></p> <p>-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.(1)</p>
FLOOR ASSEMBLIES:	
26	<p><b>SILL PLATE:</b></p> <p>O.B.C. 9.23.7.</p> <p>-2" X 4" (38mm X 89mm) PLATE</p> <p>-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS &amp; SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL.</p> <p>-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR FOAM GASKET, OR PLACED ON FULL BED OF MORTAR.</p>
27	<p><b>BRIDGING &amp; STRAPPING:</b></p> <p>O.B.C. 9.23.9.4.</p> <p>a) STRAPPING</p> <p>-1" X 3" (19mmX 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.</p> <p>-FASTED TO SILL OR HEADER @ ENDS</p> <p>b) BRIDGING</p> <p>-1" X 3" (19mmX 64mm) OR 2" X 2" (38mmX 38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.</p> <p>c) BRIDGING &amp; STRAPPING</p> <p>- a) &amp; b) USED TOGETHER OR</p> <p>-1 1/2" (38mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH STRAPPING (a)</p> <p>d) FURRING OR PANEL TYPE CEILING</p> <p>-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH IS ATTACHED DIRECTLY TO JOISTS.</p>
28	<p><b>FLOOR ASSEMBLY:</b></p> <p>O.B.C. 9.23.14.3, 9.23.14.4</p> <p>-5/8" (15.9mm) WAFERBOARD (R-1 GRADE) OR EQUIVALENT</p> <p>-FLOOR JOISTS AS PER FLOOR PLANS</p>
29	<p><b>PORCH SLABS ABOVE COLD CELLAR:</b></p> <p>O.B.C. 9.39.1.4.</p> <p>-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED ON FOUNDATION WALLS NOT TO EXCEED 8'-2"</p> <p>-4 7/8" (125mm) 4650 psi (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT</p> <p>-REINFORCE WITH 10M BARS @ 7 7/8" (200mm) EACH WAY</p> <p>-1 1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB</p> <p>-3" (75mm) END BEARING ON FOUNDATION WALL</p> <p>-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.</p>
30	<p><b>EXTERIOR BALCONY ASSEMBLY:</b></p> <p>-1 1/4" X 3 1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING</p> <p>-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)</p> <p>- EXTERIOR GUARD AS PER #36a</p> <p>- SLOPE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER</p> <p><u>REQUIRED FOR OVER HEATED SPACES:</u></p> <p>-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS</p> <p>-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS</p> <p>-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. &amp; 9.25.4.</p> <p>-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR</p> <p>-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING [O.B.C.-T.9.29.5.3.]</p>
30a	<p><b>EXTERIOR FLAT ROOF ASSEMBLY:</b></p> <p>-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.</p> <p>-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPERED PURLINS SLOPED MIN. 2% TO ROOF SCUPPER.</p> <p>-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON</p> <p>-2"x8" ROOF JOISTS @ 12" O.C. [OR AS NOTED ON PLAN]</p> <p><u>REQUIRED FOR OVER HEATED SPACES:</u></p> <p>-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR VENTILATION OVER JOISTS</p> <p>-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS</p> <p>-ADD CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. &amp; 9.25.4.</p> <p>-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR</p> <p>-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING [O.B.C. T.9.29.5.3.]</p>

	<p><b>ROOF ASSEMBLIES:</b></p> <p><b>TYPICAL ROOF:</b></p> <p>O.B.C. 9.26.</p> <p>-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES</p> <p>-FOR ROOFS BETWEEN 4:12 &amp; 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.</p> <p>-EAVES PROTECTION LAID BENEATH STARTER STRIP.</p> <p>-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.</p> <p>-STARTER STRIP AS PER O.B.C. 9.26.7.2.</p> <p>-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)</p> <p>-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS</p> <p>-APPROVED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S LAYOUT)</p> <p>-TRUSS BRACING AS PER TRUSS MANUFACTURER</p> <p>-EAVESTROUGH ON PREFINISHED FASCIA AND VENTED SOFFIT (VINYL OR ALUMINUM)</p> <p>-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH, 50% AT SOFFIT.</p>																
31	<p><b>CEILING:</b></p> <p>-R50 (RSI 8.8) INSULATION</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. &amp; 9.25.4.</p> <p>-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR</p> <p>-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING [O.B.C. T.9.29.5.3.]</p>																
32	<p><b>VAULTED OR CATHEDRAL CEILING:</b></p> <p>O.B.C. 9.26. &amp; TABLE A4</p> <p>-NO. 210 (30. 5KG/m2) ASPHALT SHINGLES</p> <p>-FOR ROOFS BETWEEN 4:12 &amp; 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.</p> <p>-EAVES PROTECTION LAID BENEATH STARTER STRIP.</p> <p>-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.</p> <p>-STARTER STRIP AS PER O.B.C. 9.26.7.2.</p> <p>-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.(3)</p> <p>-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.</p> <p>-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</p> <p>-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)</p> <p>-R31 (RSI 5.46) INSULATION</p> <p>-MIN. 3" CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION</p> <p>-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3. &amp; 9.25.4.</p> <p>-1/2" (12.7mm) GYPSUM BOARD</p>																
33	<p><b>CONVENTIONAL FRAMING:</b></p> <p>O.B.C. TABLE A6 OR A7</p> <p>-2" X 6" (38mm X 140mm) RAFTERS @ 16" (400mm) O.C. MAX. SPAN 12'-9" (3890mm)</p> <p>-2"x4" (38mm X 89mm) COLLAR TIES AT MIDSPANS</p> <p>-CEILING JOISTS TO BE 2" X 6" (38mmX 140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED.</p> <p>-HIP &amp; VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS &amp; MIN. 1 1/2" (38mm) THICK.</p>																
34	<p><b>ATTIC ACCESS HATCH:</b></p> <p>O.B.C. 9.19.2.1.</p> <p>-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH WEATHERSTRIPPING &amp; BACKED W/ R40 (RSI 7.0) INSULATION.</p>																
35	<p><b>GENERAL:</b></p> <p><b>PRIVATE STAIRS:</b></p> <p>O.B.C. 9.8.4.</p> <table><tr><td>-MAX. RISE</td><td>= 7-7/8" (200mm)</td></tr><tr><td>-MIN. RUN</td><td>= 8-1/4" (210mm)</td></tr><tr><td>-MIN. TREAD</td><td>= 9-1/4" (235mm)</td></tr><tr><td>-MAX. NOSING</td><td>= 1" (25mm)</td></tr><tr><td>-MIN. HEADROOM</td><td>= 6'-5" (1950mm)</td></tr><tr><td>-MIN. WIDTH</td><td>= 2'-10" (860mm)</td></tr></table> <p>(BETWEEN WALL FACES)</p> <p>-MIN. WIDTH = 2'-11" (900mm)</p> <p>(EXIT STAIRS, BETWEEN GUARDS)</p> <p>ANGLED TREADS:</p> <table><tr><td>-MIN. RUN</td><td>= 5 7/8" (150mm)</td></tr><tr><td>-MIN. AVG. RUN</td><td>= 7 7/8" (200mm)</td></tr></table> <p>-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS</p> <p>-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD &amp; MAX. 7 7/8" (200mm) RISE</p> <p>-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2</p> <p>-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE</p>	-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" (860mm)	-MIN. RUN	= 5 7/8" (150mm)	-MIN. AVG. RUN	= 7 7/8" (200mm)
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	<p><b>HANDRAILS:</b></p> <p>O.B.C. 9.8.7</p> <p>-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)</p> <p>-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)</p> <p>-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN DWELLING UNITS</p> <p>-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION</p>																
	<p>HEIGHT:</p> <p>O.B.C. 9.8.7.4</p> <p>- 2'-10" (865mm) TO 3'-2" (965mm)</p> <p>- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS</p> <p>-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING</p>																
	<p>PROJECTIONS:</p> <p>O.B.C. 9.8.7.6</p> <p>-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP STRINGERS TO PROJECT A MAXIMUM OF 4" (1200mm) INTO THE REQUIRED WIDTH OF THE STAIR</p>																
35a	<p><b>PUBLIC STAIRS:</b></p> <p>O.B.C. 9.8.4.</p> <table><tr><td>-MAX. RISE</td><td>= 7-7/8" (200mm)</td></tr><tr><td>-MIN. RUN</td><td>= 9" (230mm)</td></tr><tr><td>-MIN. TREAD</td><td>= 9-7/8" (250mm)</td></tr><tr><td>-MAX. NOSING</td><td>= 1" (25mm)</td></tr><tr><td>-MIN. HEADROOM</td><td>= 6'-9" (2050mm)</td></tr><tr><td>-MIN. WIDTH</td><td>= 2'-11" (900mm)</td></tr></table> <p>(EXIT STAIRS, BETWEEN GUARDS)</p> <p>-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS</p> <p>-EXTERIOR CONC. STEPS TO HAVE MIN. 9 7/8" (250mm) TREAD &amp; MAX. 7 7/8" (200mm) RISE</p> <p>-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2</p> <p>-FIG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE</p>	-MAX. RISE	= 7-7/8" (200mm)	-MIN. RUN	= 9" (230mm)	-MIN. TREAD	= 9-7/8" (250mm)	-MAX. NOSING	= 1" (25mm)	-MIN. HEADROOM	= 6'-9" (2050mm)	-MIN. WIDTH	= 2'-11" (900mm)				
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	<p>HEIGHT:</p> <p>O.B.C. 9.8.7.4</p> <p>- 2'-10" (865mm) TO 3'-2" (965mm)</p> <p>- 3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS)</p> <p>- MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING</p>																

 <div>RN design Imagine • Inspire • Create TEL.(905)738-3177 FAX.(905)738-5449</div>	MODEL	BROWNSTONE (40-3)		No.	ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
	CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO		1.	ISSUED FOR CLIENT REVIEW		JAN. 24/14	PV	NC	N/A
				4.	ISSUED FOR FINAL		APR. 16/14	PV	NC	PROJECT NUMBER 13091
										PAGE  D2
REVISED: SEPTEMBER 20, 2013 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J ◆ CLIENT SPECIFIC REVISIONS			I, 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: APRIL 16, 2014		SIGNATURE:		





MODEL	BROWNSTONE (40-3)
CLIENT	ESQUIRE HOMES OAKWOOD PICKERING, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	ISSUED FOR CLIENT REVIEW	JAN. 24/14	PV	NC	N/A
4.	ISSUED FOR FINAL	APR. 16/14	PV	NC	PROJECT NUMBER 13091
					PAGE

D4

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

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  
FIRM BCIN: 26995  
DATE: APRIL 16, 2014

SIGNATURE: