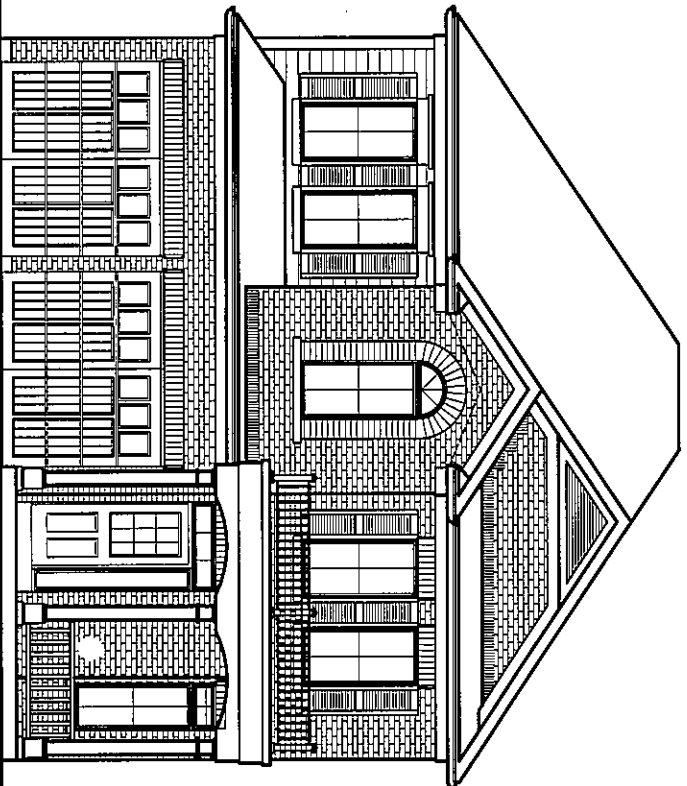


FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

OBC 2012

DRAWING LIST:

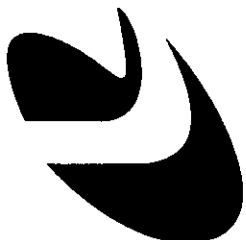
37-2 (WAVERLEY)

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

GROSS GLAZING AREA 'A'			
TOTAL PERIPHERAL WALL AREA	2575.80 SF	239.29 m²	
FRONT GLAZING AREA	96.96 SF	9.01 m²	
LEFT SIDE GLAZING AREA	0 SF	0.00 m²	
RIGHT SIDE GLAZING AREA	21.25 SF	1.97 m²	
REAR GLAZING AREA	104.22 SF	9.68 m²	
TOTAL GLAZING AREA	222.43 SF	20.66 m²	
TOTAL GLAZING PERCENTAGE	8.64 %		

GROSS GLAZING AREA 'B'			
TOTAL PERIPHERAL WALL AREA	2600.04 SF	241.54 m²	
FRONT GLAZING AREA	79.92 SF	7.42 m²	
LEFT SIDE GLAZING AREA	0.0 SF	0.00 m²	
RIGHT SIDE GLAZING AREA	21.25 SF	1.97 m²	
REAR GLAZING AREA	104.22 SF	9.68 m²	
TOTAL GLAZING AREA	205.39 SF	19.08 m²	
TOTAL GLAZING PERCENTAGE	7.90 %		

ESQUIRE HOMES  
NORTHGLEN - PH. 2  
CLARINGTON, ONTARIO



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SUITE 203  
VAUGHAN, ON  
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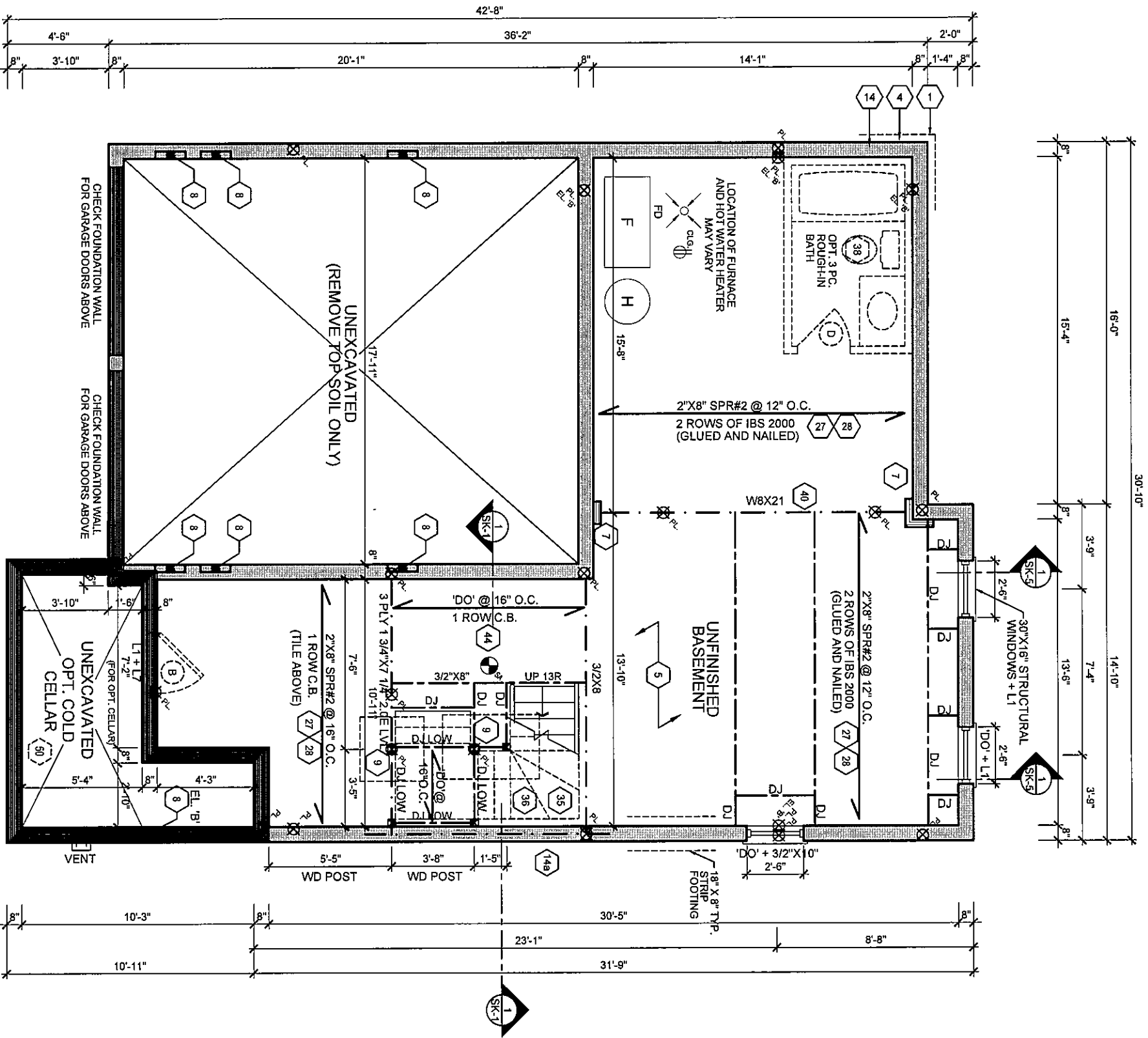
CONTACT PERSON: NELSON CUNHA

No.	REVISION COMMENTS:	DATE	DWN	CHK	No.	REVISION COMMENTS:	DATE	DWN	CHK	SCALE
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	—	NC						AS NOTED
										PROJECT NO. 14093
										T1

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I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DRAWING. I AM A REGISTERED PROFESSIONAL ARCHITECT UNDER DIVISION C PART 1 SUBSECTION 20 OF THE REGULATION OF PROFESSIONS ACT, 1990. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032 SIGNATURE:  
FIRM BCIN: 26995  
DATE: OCTOBER 19, 2015



NPT 22 2015

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TRUSS DESIGNS




**BASEMENT FLOOR ELEV. 'A'**

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



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 <b>RN design</b> <i>imagine • inspire • create</i> TEL (905) 738-3177 FAX: (905) 738-5449	MODEL:	37-2 (WAVERLEY)				No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE						
	CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO				1.	UPDATED TO OSC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1'0"						
<div>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: JANUARY 06, 2015 - RN STATE IN ACCORDANCE TO 98-12 COMPLIANCE PACKAGE J</div> <div>I, NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 32.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION(S).</div> <table><tr><td>QUALIFIED DESIGNER BCIN: 21032</td><td>SIGNATURE:</td></tr><tr><td>FIRM BCIN: 26995</td><td></td></tr><tr><td>DATE: OCTOBER 19, 2015</td><td></td></tr></table> <div>PAGE <b>A1</b></div>												QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:	FIRM BCIN: 26995		DATE: OCTOBER 19, 2015	
QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:																
FIRM BCIN: 26995																	
DATE: OCTOBER 19, 2015																	

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REVISED: JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO 98-12 COMPLIANCE PACKAGE J  
CLASSIFICATION: RESIDENTIAL

I, NELSON KONG, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN  
RESPONSIBILITY FOR THE ENTIRE DRAWING. I AM A LIMITED  
UNDER DIVISION C, PART 3, SUBSECTION 3.2 OF THE BUILDING CODE.  
I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE  
CLASSIFICATION: RESIDENTIAL.

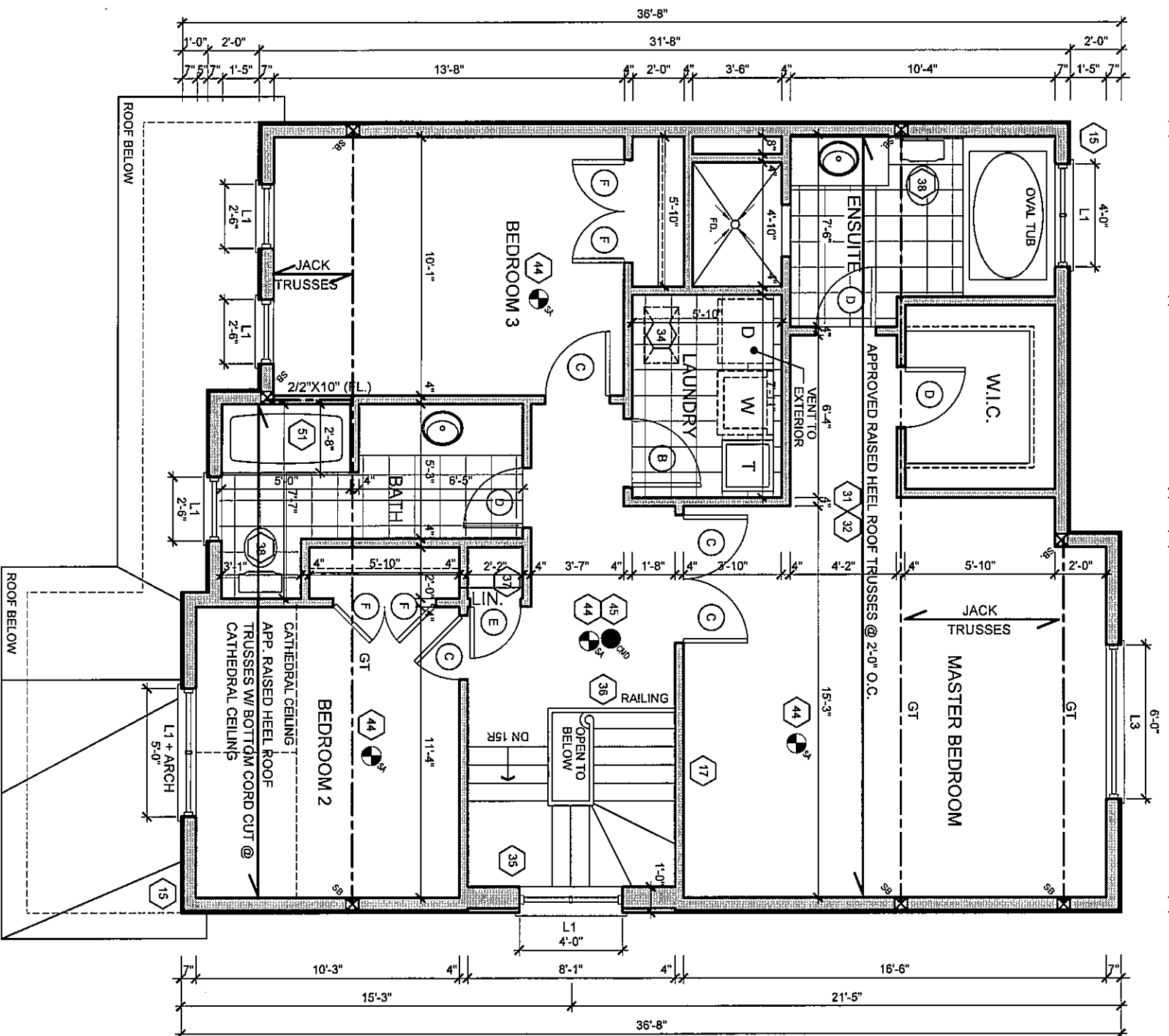
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DATE: OCTOBER 19, 2015  
SIGNATURE:

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

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





It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and any provisions including zoning provisions and any provisions in the subdivision agreement. The Control of Erosion is not responsible for any way or means of determining whether or not any building, driveway with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

NOTE:  
CONC. FRONT PORCH  
POURED PRIOR TO BRICK

A circular professional engineer seal for the Province of Ontario. The outer ring contains the text "PROVINCE OF ONTARIO" on the left and "LICENSED PROFESSIONAL ENGINEER" on the right. The center of the seal features the name "A. KONG" and the license number "100184942". A stylized signature is visible on the left side of the seal.

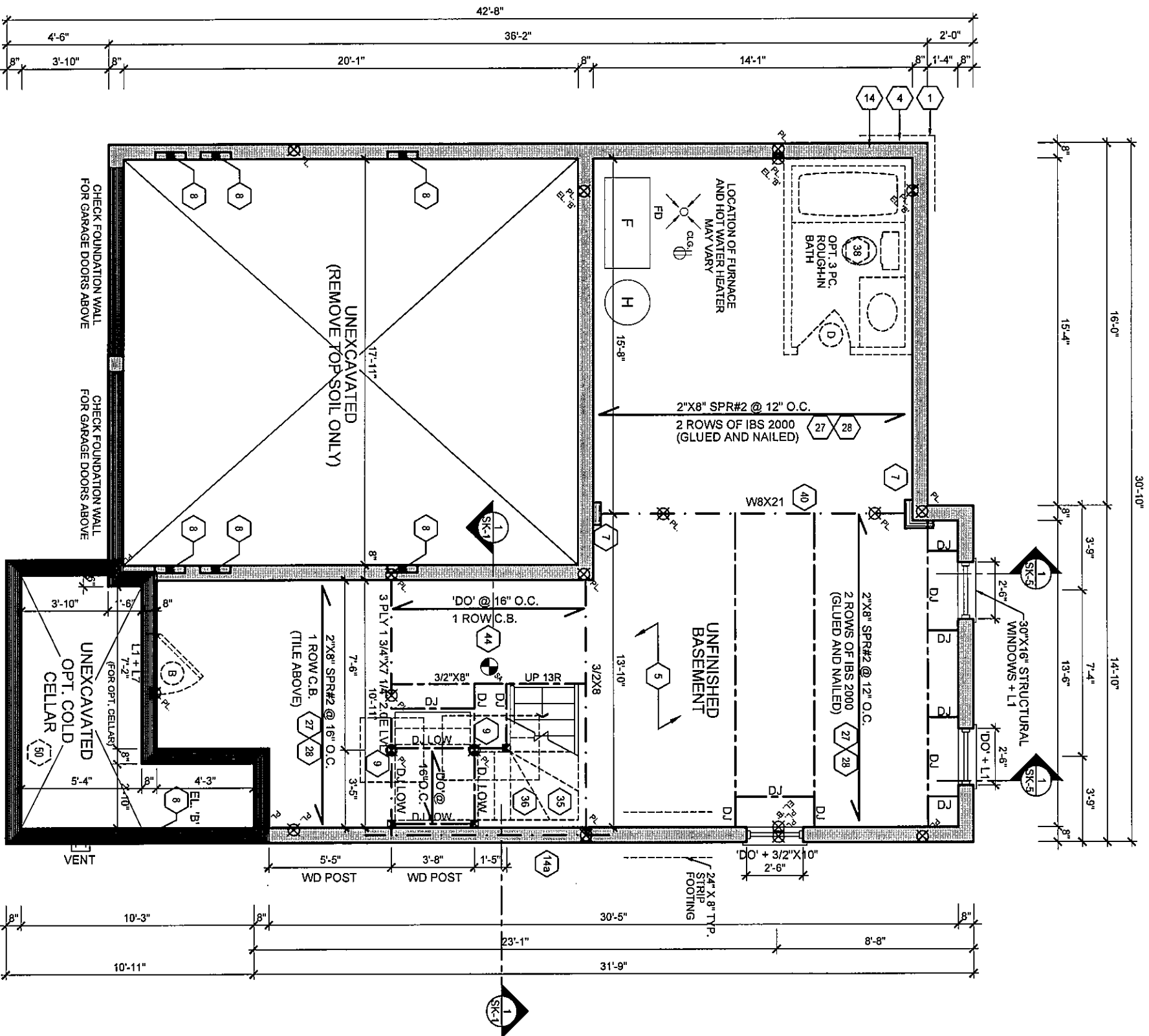


**ESQUIRE HOMES**  
**NORTHGLEN - PHASE 2**  
CLARINGTON, ONTARIO

QUALIFIED DESIGNER BCIN: 21032	SIGNATURE
FIRM BCIN: 26995	
DATE: OCTOBER 19 2015	

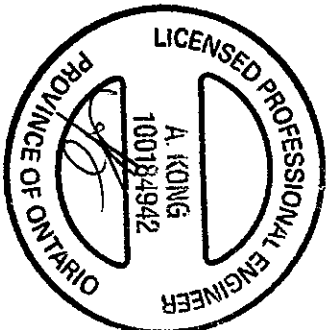
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PROJECT NUMBER	14093
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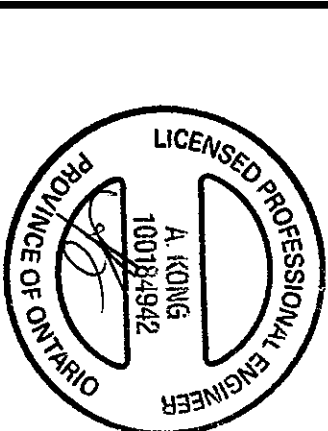
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**BASEMENT FLOOR ELEV. 'B'**

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



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**ESQUIRE HOMES  
NORTHGLEN - PHASE 2  
CLARINGTON, ONTARIO**

MODEL: **37-2 (WAVERLEY)**

CLIENT:

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC

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

PROJECT NUMBER: **14093**

PAGE:

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REVISED: JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO S8-12 COMPLIANCE PACKAGE J  
CLASSIFICATION: CATEGORIES.

I, JESSE CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED.  
I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE  
CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032 SIGNATURE:  
FIRM BCIN: 28995  
DATE: OCTOBER 19, 2015

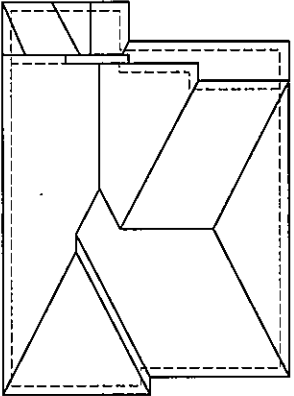
**A4**

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

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



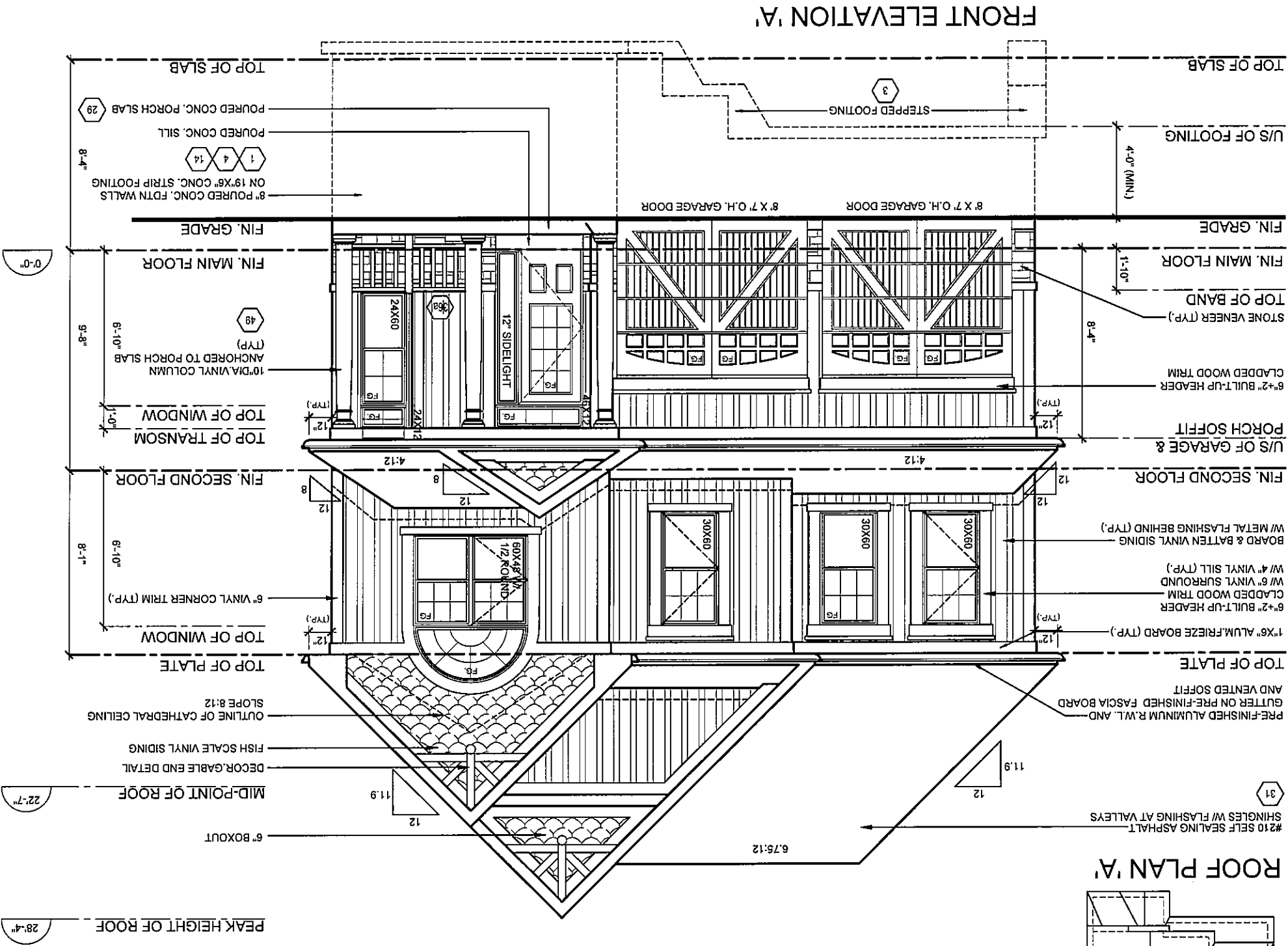




ROOF PLAN 'A'

ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" o.c. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATEROALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.



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

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MODEL  
37-2 (WAVERLEY)

CLIENT

ESQUIRE HOMES  
NORTHGLEN - PHASE 2  
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC

SCALE  
3/16" = 1'0"

PROJECT NUMBER  
14093

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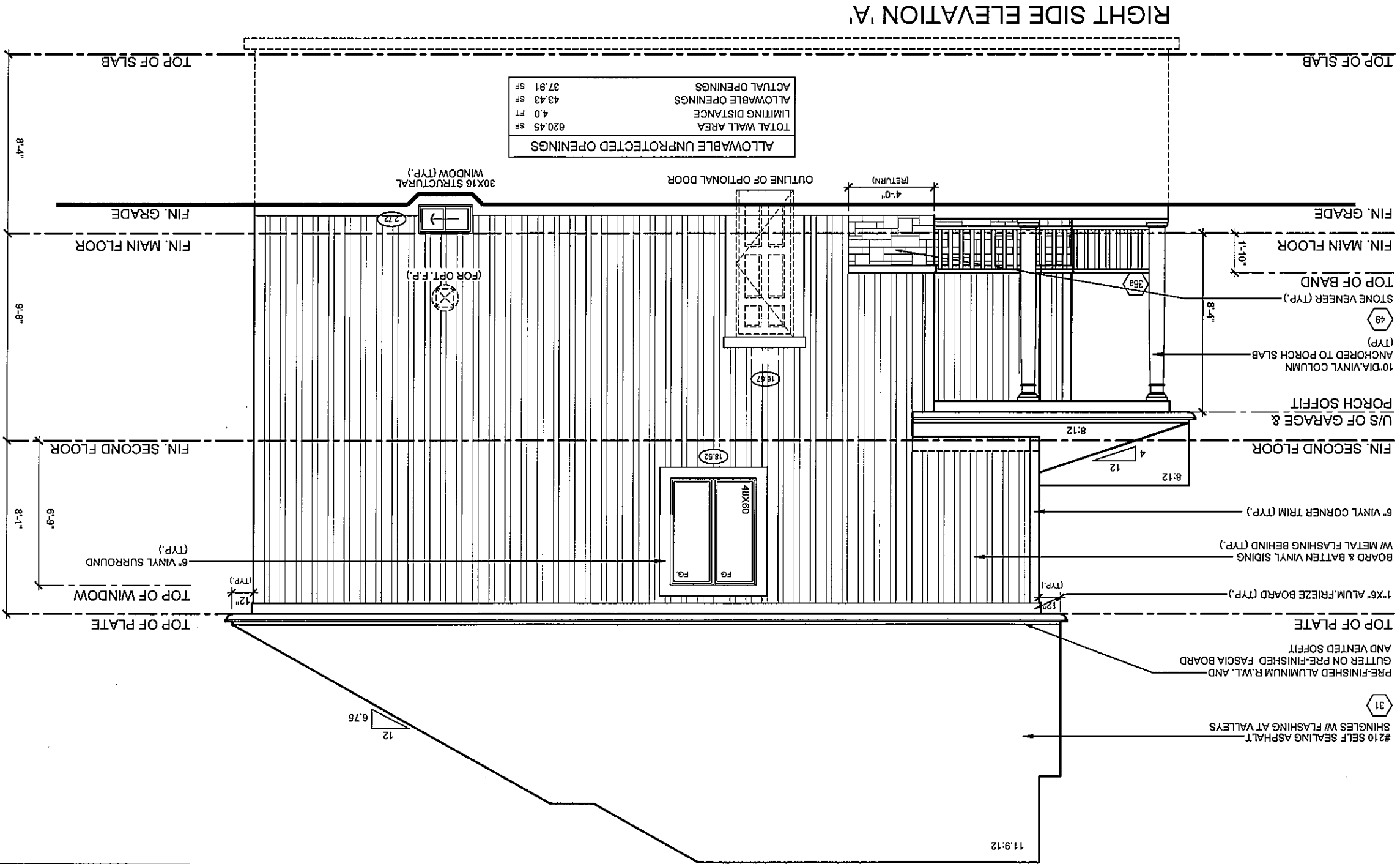
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CLASSIFICATION: CATEGORIES.

1. PERSONS WHOSE DESIGNATIONS HAVE BEEN REVISED AND WHOSE DESIGN RESPONSIBILITY FOR THE DESIGN WORK IS 2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 28995  
DATE: OCTOBER 19, 2015

SIGNATURE:





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

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**37-2 (WAVERLEY)**

MODEL	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
CLIENT	1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1'0"

PROJECT NUMBER  
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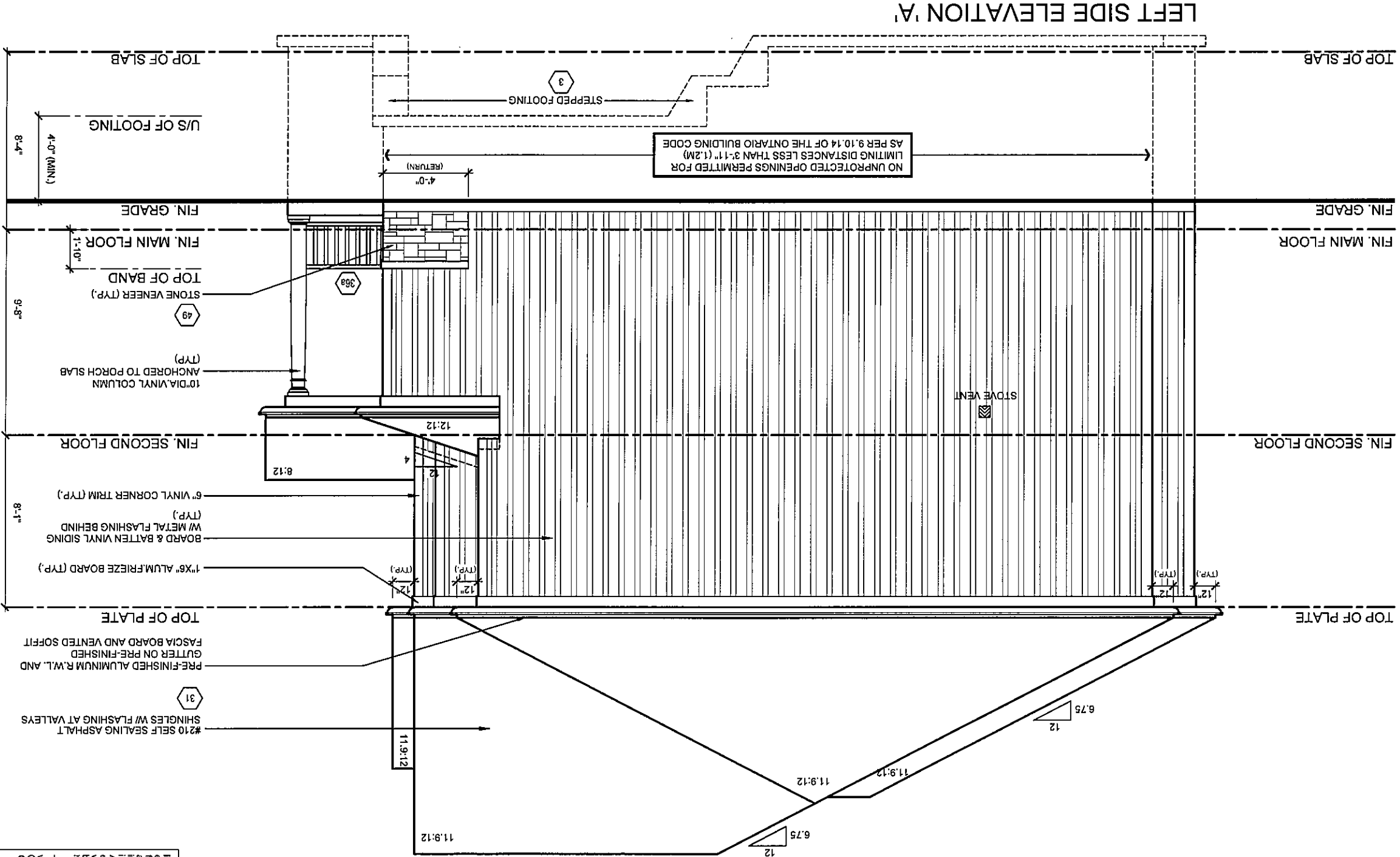
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I, **ESQUIRE HOMES**, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN  
RESPONSIBILITY FOR THESE PLANS. I AM A REGISTERED ARCHITECT  
UNDER DIVISION C, PART 3, SUBSECTION 32.4 OF THE BUILDING CODE.  
I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE  
CLASSIFICATION CATEGORY.

QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 26995  
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SIGNATURE:





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MODEL  
**37-2 (WAVERLEY)**

CLIENT

**ESQUIRE HOMES**  
**NORTHGLEN - PHASE 2**  
CLARINGTON, ONTARIO

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SCALE  
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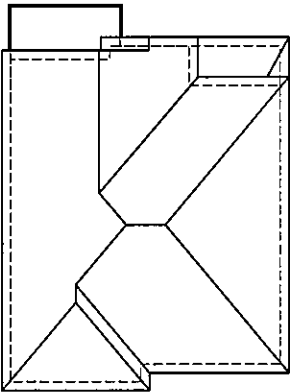
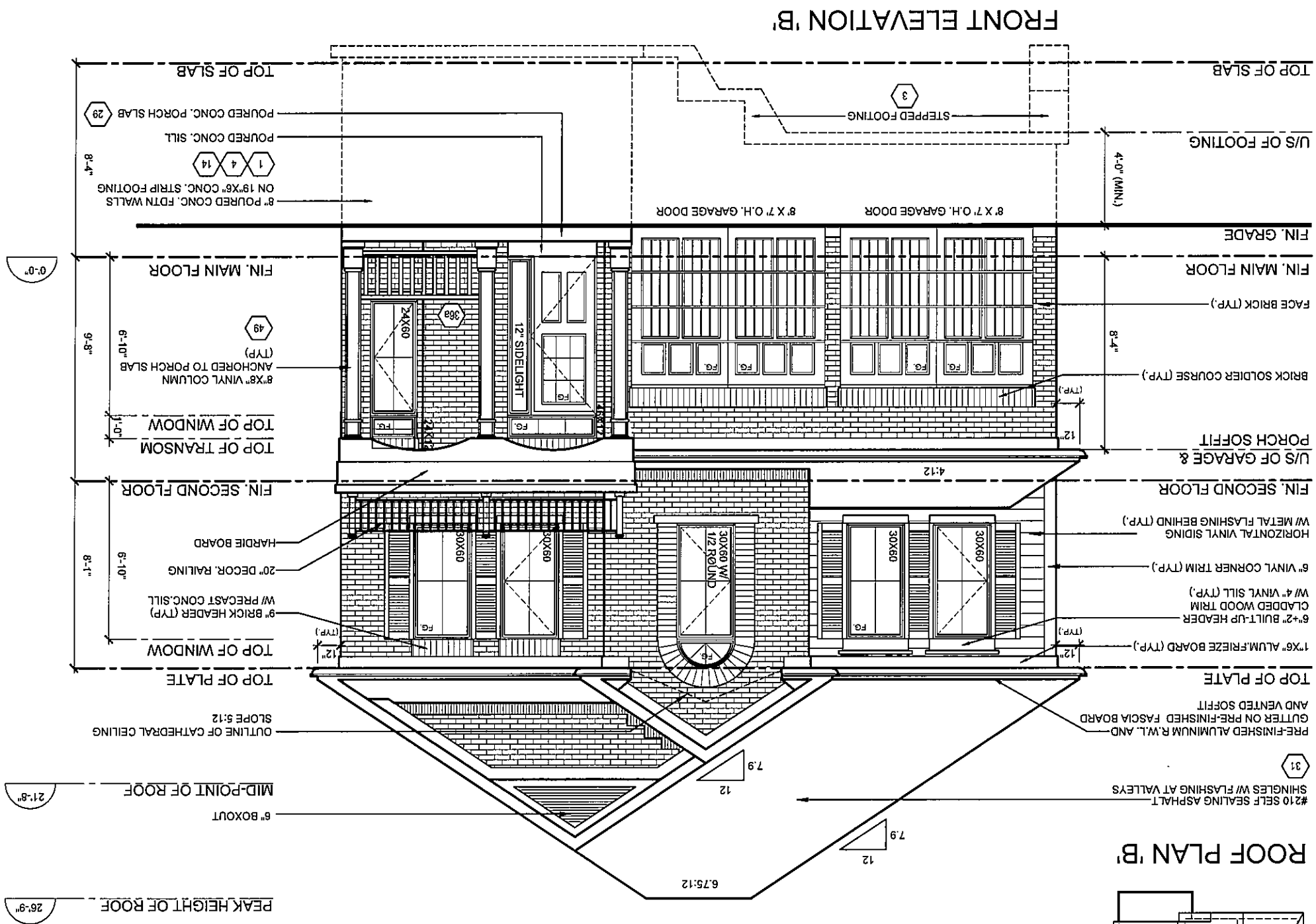
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**A10**

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REFER TO TRUSS  
DRAWINGS FOR  
APPROVED TRUSS  
LAYOUT.

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

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MODEL	37-2 (WAVERLEY)				SCALE	3/16" = 1'0"
CLIENT	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	PROJECT NUMBER 14093
	1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	
ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO						PAGE 444

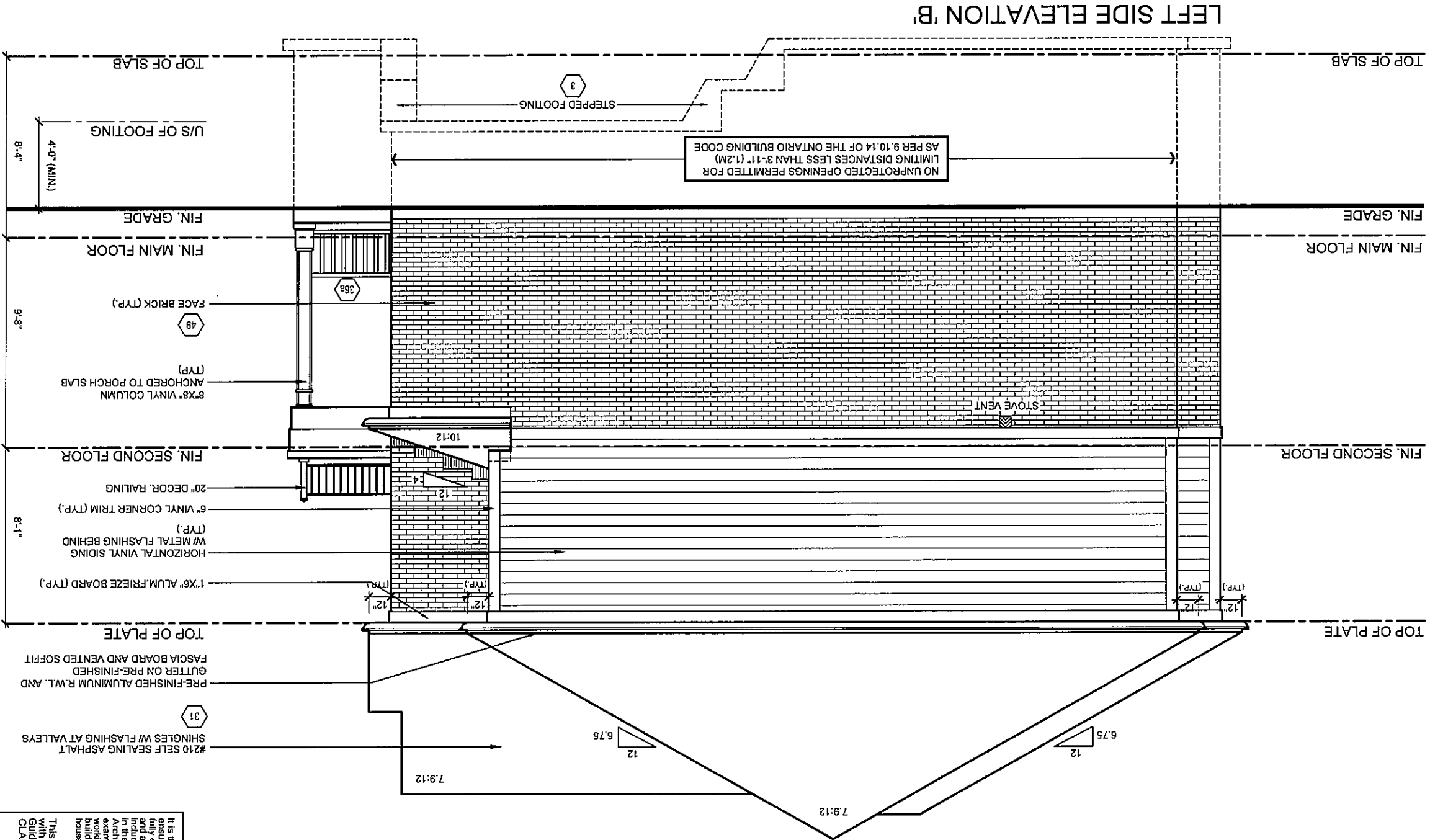
1. NELSON CUNKA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4, OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASS/CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032	SIGNATURE
FIRM BCIN: 26995	
DATE: OCTOBER 19 2015	

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**MODEL**  
37-2 (WAVERLEY)

**CLIENT**  
ESQUIRE HOMES  
NORTHGLEN - PHASE 2  
CLARINGTON, ONTARIO

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
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					PROJECT NUMBER
					14093
					PAGE
					A14

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REVISED JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO SR-12 COMPLIANCE PACKAGE J

**QUALIFIED DESIGNER BCIN: 21032**  
**FIRM BCIN: 26995**  
**DATE: OCTOBER 19, 2015**  
**SIGNATURE:**

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE 1 - O.B.C. 2012 - 2015 ENACTMENT

(UNLESS OTHERWISE NOTED)  
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES 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"-14.9mm 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 (75psi) BEARING CAPACITY  
-FTG. TO HAVE CONTINUOUS KEY  
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.3.  
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE  
BRICK VENEER  
-1-STORY - 13" X 4" (330mm X 100mm)  
-2-STORY - 19" X 6" (485mm X 155mm)  
-3-STORY - 26" X 9" (660mm X 230mm)

SIDING-

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

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.  
-1-STORY MASONRY  
-1-STORY STUD  
-12" X 4" (305mm X 100mm)  
-2-STORY MASONRY  
-26" X 9" (650mm X 230mm)  
-18" X 5" (450mm X 130mm)  
-3-STORY MASONRY  
-36" X 14" (900mm X 360mm)  
-3-STORY STUD  
-24" X 6" (600mm X 200mm)

STEP FOOTING:

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

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/ 5/78" (150mm) OF CRUSHED STONE OR OTHER COARSE CLEAN GRANULAR MATERIAL.  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:

O.B.C. 9.13. & 9.14.  
-3" (75mm) CONCRETE SLAB  
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.  
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-4" (100mm) OF COURSE GRANULAR MATERIAL  
-PROVIDE SLAB 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 (R31 1.74) 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. 9B-12-2.1.1 & 69)  
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 5B-9)

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.  
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.  
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi(25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS  
-R10 (R31 1.74) 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 CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 5B-9)

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB  
-4600psi (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 29) 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.

PLASTER:

O.B.C. 9.15.5.3.  
-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 7/78" (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 50psi (2.4Kc/sf).

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" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE  
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mm X 100mm X 6.35mm) STEEL TOP & Btm. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM  
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSG9-22M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)  
COL. SPACING:  
2 STOREY  
-MAX. 9'-10" (2997mm)  
-MAX. 16'-0" (4880mm)  
-MAX. 16'-0" (4880mm)  
3 STOREY  
-MAX. 9'-10" (2997mm)  
-MAX. 16'-0" (4880mm)  
-MAX. 16'-0" (4880mm)  
-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

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  
-26" X 26" X 12" (640mm X 640mm X 300mm) CONC. PAD (1 FLOOR SUPPORTED W/ 9'-10" COL. SPACING)  
-34" X 34" X 14" (860mm X 860mm X 360mm) CONC. PAD (2 FLOORS SUPPORTED W/ 9'-10" COL. SPACING)

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

-2"X8"X12" EDGER BOARD FASTENED W/ 2/12" ANCHOR BOLTS @ 4" O.C. WHERE WOOD BEAMS BEAR ON FIREWALLS USE GENERAL NOTE 11 BETWEEN ADJACENT BEAMS

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 3/8" ANCHOR BOLTS.

WALL ASSEMBLIES:

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 STL. PLATE TO JOIST.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 19.15.4.1 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 (R31 2.11) FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (NOTE 1, O.B.C. 12.1.1.2.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

DAMP-PROOFING & WATERPROOFING:  
-DAMP-PROOF 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 DAMPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.3.1(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 DAMPROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-3-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)  
-4-20M 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.

FRAME WALL CONSTRUCTION:

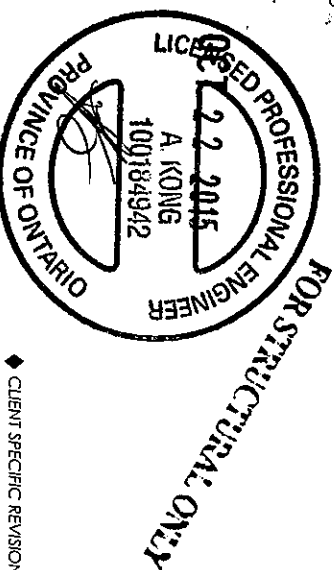
O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/78" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)  
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.  
-1/4" (6mm) PLYWOOD EXTERIOR TYPE OR EQUIVALENT AS PER O.B.C. 9.23.16.  
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (R31 3.87) INSULATION ZONE 1, O.B.C. 12.1.1.2 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. 19.23.10.1. =  
-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. 5B-3 WALL = EW1B (SIC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:  
-REPLACE R22 (R31 3.87) INSULATION WITH R22 (R31 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-COMBUSTIBLE SIDING OR STUCCO AS PER ELEVATIONS (REFER TO MANUFACTURERS 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.


ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.  
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/78" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.1)  
-1-1/2" (38mm) R8 (R31 1.41) RIGID INSULATION W/ TAPERED JOINTS (O.B.C. 9.27.3.4)  
-BRACE W/ CONT. 1/6 GAUGE STEEL T BRACES FROM TOP PLATE TO Btm. PLATE FOR THE FULL LENGTH OF WALL OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO Btm. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FLR. WHEN 3 STOREYS.  
-R14 (R31 2.46) INSULATION ZONE 1, O.B.C. 12.1.1.2 A)  
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.  
NOTE: SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =  
-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. 5B-3 WALL = EW1B (SIC = 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 (R31 2.46) INSULATION WITH R14 (R31 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.



CLIENT SPECIFIC REVISIONS

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

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	CLIENT	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	PROJECT NUMBER	14093
		1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC		
	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO							
	REVISIONS		1. DESIGNER'S DECLARATION THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING CODE PART 3, SUBSECTION 3.2 OF THE BUILDING CODE. THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CATEGORY.					
	DESIGNED BY:		QUALIFIED DESIGNER BCIN: 21032					
	FIRM BCIN:		26995					
DATE:		OCTOBER 19, 2015						
SIGNATURE:								
RECEIVED: JANUARY 08, 2015 - RN STAFF								
IN ACCORDANCE TO SP-12 COMPLIANCE PACKAGE 1								
CLIENT SPECIFIC REVISIONS								





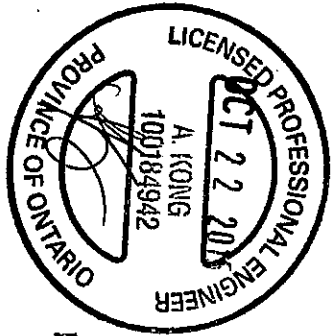
- 36D EXTERIOR GUARDS @ JULIET BALCONY:**  
-FOR RAILING SPANNING MAXIMUM OF 6'-0"  
-PREPARED PREPARED METAL RAILING W/ 7/6mm VERTICAL OPENING TO CONFORM WITH O.B.C. APPENDIX A-9.8.8.5.  
-GUARDS TO BE 3'-6" (1070mm)  
-FOR DWELLING UNITS GUARDS TO BE 2'-11" (900mm) WHERE FLOOR TO GRADE DIFFERENCE IS LESS THAN 5'-11" (1800mm) AS PER O.B.C. 9.8.8.2. OR  
-FOR DWELLING UNITS GUARDS TO BE 3'-6" WHERE FLOOR TO GRADE DIFFERENCE IS 5'-11" (1800mm) OR GREATER AS PER O.B.C. 9.8.8.2.  
-VERTICAL END RAILING ANCHORED TO CORNER DOUBLE STUDS USING 3 ROWS OF 3/8"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS  
-PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.  
-LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP  
-WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. O.B.C. 9-32.1.3.(3)
- 39** -CAPPED DRYER VENT
- 40** -1"x2" (19mmx38mm) BOTH SIDES OF STEEL.
- 41** -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.
- 42** -PRECAST CONC. STEP
- 43** -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  
-INSTALLED AT OR NEAR CEILING  
-ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT  
-ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM
- 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/O KEY  
-PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 1.60 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. 9.10.15.15.  
-R4 (RSI 0.70)
- 48** -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:  
1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR  
2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21.5/8" (550mm) IN WIDTH. SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.
- 49** EXTERIOR COLUMN W/ MASONRY PIECE  
-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 PIECE 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.
- 50** COLD CELLARS:  
FOR COLD CELLARS PROVIDE THE FOLLOWING:  
-VENING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.  
-COVER VENT W/ BUG SCREEN  
-WALL MOUNTED LIGHT FIXTURE  
-1-1/2" FOR DOOR OPENING  
-2-6" X 6-8" EXTERIOR TYPE DOOR (MIN.R-4 (RSI 0.7)  
-INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)
- 51** STUD WALL REINFORCEMENT:  
O.B.C. 9.5.2.3.  
-WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.(3)(i)&(c) & 3.8.3.13.(2)(i) & 3.8.3.13.(4)(c)  
-GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)
- FRAME CONSTRUCTION:**  
-ALL FRAMING LUMBER TO BE NO. 1 AND NO. 2 SPT UNLESS NOTED OTHERWISE.  
-ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.  
-JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING  
-BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING  
-DOUBLE STUDS @ OPENINGS  
-DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-8" (3200mm)  
-DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)  
-DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS  
-BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS

-BEAMS MAY BE A MAX. 2'-4" (600mm) FROM LOADBEARING WALLS  
-WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS  
-APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)  
-FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 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/(m<sup>2</sup>.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/(m<sup>2</sup>.K)  
-FOR GROSS GLAZED AREAS LESS THAN 17%

**ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE 1:**  
-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 1.4, OR THE THERMAL INSULATION VALUE IN BASEMENT WALLS HAS A MINIMUM R20 (RSI 3.52).  
OR  
-WHERE BLOW-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 MINIMUM EFF. OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS.  
b) THE MINIMUM EFF. OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.

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FOR STRUCTURAL ONLY

### SCHEDULES

DOORS 46/47		WOOD BEAMS	
A 865x2030x45 (2'10"x6'8"x1-3/4")	WD6 5/2" X 10" SFR	WD10 2/1 3/4" X 7 1/4" (205) LVL	
B 815x2030x35 (2'8"x6'8"x1-3/8")	WD2 4/2" X 8" SFR	WD7 3/2" X 12" SFR	WD11 3/1 3/4" X 7 1/4" (205) LVL
C 780x2030x35 (2'6"x6'8"x1-3/8")	WD3 5/2" X 8" SFR	WD8 4/2" X 12" SFR	WD12 2/1 3/4" X 9 1/2" (205) LVL
D 710x2030x35 (2'4"x6'8"x1-3/8")	WD4 3/2" X 10" SFR	WD9 5/2" X 12" SFR	WD13 3/1 3/4" X 9 1/2" (205) LVL
E 480x2030x35 (1'6"x6'8"x1-3/8")	WD5 4/2" X 10" SFR	WD14 2/1 3/4" X 11 7/8" (205) LVL	WD15 3/1 3/4" X 11 7/8" (205) LVL
F 610x2030x35 (2'0"x6'8"x1-3/8")			
G OVER SIZED EXTERIOR DOOR -REFER TO ELEVATIONS FOR SIZE			
		LINTELS	
L1 2/2" X 8" SFR	L10 4-7/8" X 3-1/2" X 5/16" L	L15 5-7/8" X 4" X 1/2" L	
L3 2/2" X 10" SFR	L11 4-7/8" X 3-1/2" X 3/8" L	L16 7-1/8" X 4" X 3/8" L	
L5 2/2" X 12" SFR	L12 4-7/8" X 3-1/2" X 1/2" L	L17 7-1/8" X 4" X 1/2" L	
L7 3-1/2" X 3-1/2" X 1/4" L	L13 5-7/8" X 3-1/2" X 3/8" L		
L9 4" X 3-1/2" X 1/4" L	L14 5-7/8" X 3-1/2" X 1/2" L		
		STEEL BEAMS	
ST1 W6 X 15	ST3 W8 X 18	ST5 W8 X 24	
ST2 W6 X 20	ST4 W8 X 21		

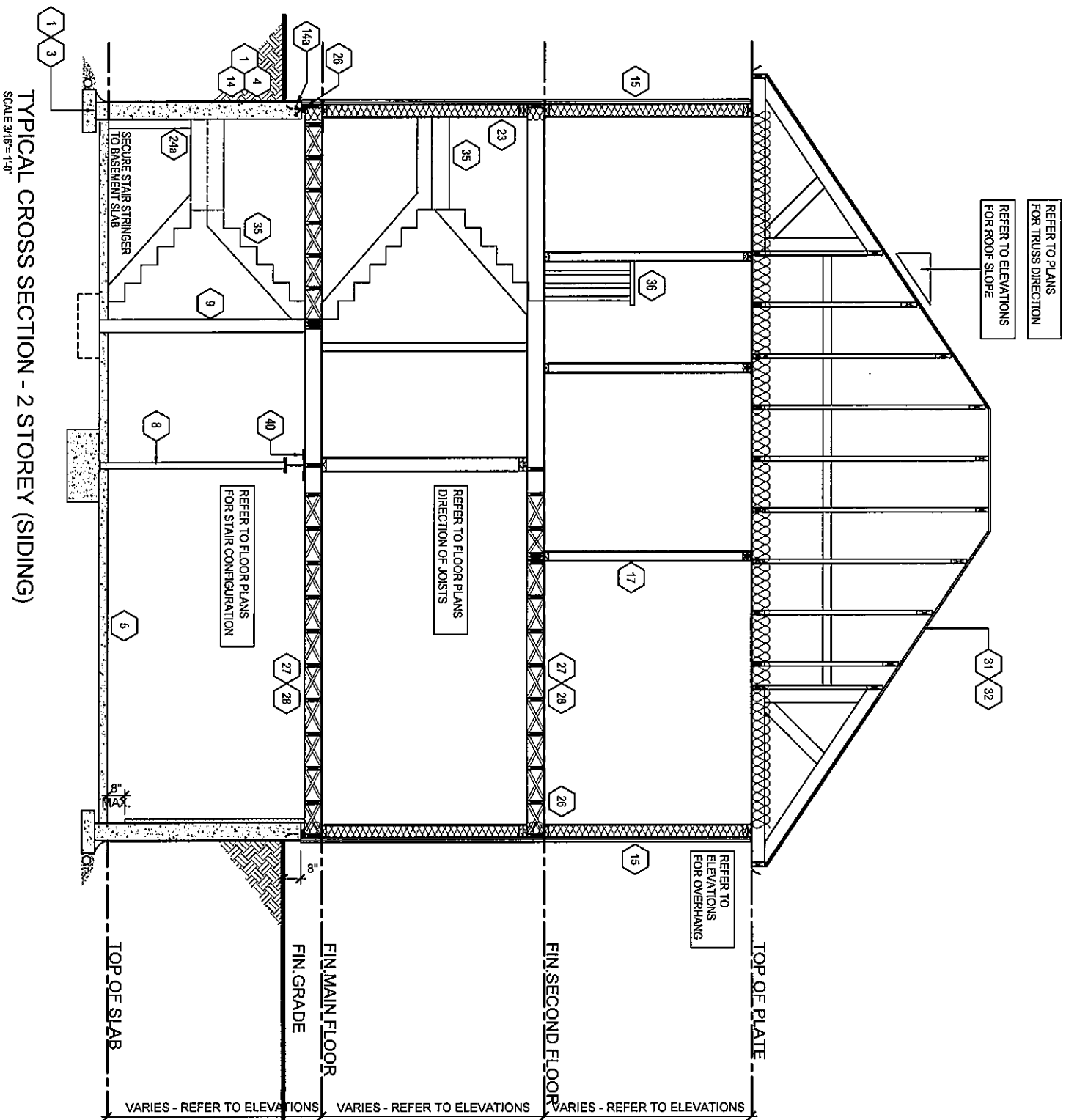
### PLAN/ELEVATION LEGEND

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

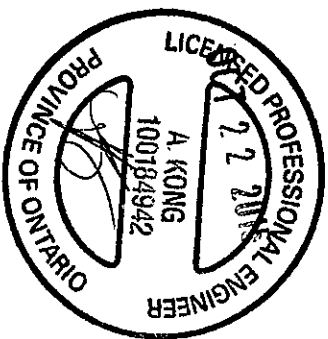
FLOOR AREA CALCULATIONS				
ELEVATION	A	B		
FIRST FLOOR	720	720		
SECOND FLOOR	1059	1081		
TOTAL	1779	1801		
DEDUCT O.I.B.	5	5		
TOTAL	1774	1796		
FIN. BASEMENT	0	0		
TOTAL	1774	1796		
LOFT PLAN	N/A	N/A		
TOTAL	1774	1796		
COVERAGE (ft <sup>2</sup> )	1111	1111		
W/O PORCH (m <sup>2</sup> )	103.2	103.2		
COVERAGE (ft <sup>2</sup> )	1201	1201		
W/ PORCH (m <sup>2</sup> )	111.6	111.6		


 RN design Imagine - Inspire - Create TEL: (905) 738-3177 FAX: (905) 738-5449	MODEL 37-2 (WAVERLEY)		CLIENT ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO	
	No.	ISSUED OR REVISION COMMENTS	DATE	DWN
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT		OCT. 19/15	NC
QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:		
FIRM BCIN: 26995		DATE: OCTOBER 19, 2015		
PROJECT NUMBER 14093		SCALE N/A		

D3



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	CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO			
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE OBTAINED FROM THE DRAWINGS. NO DIMENSIONS MUST BE OBTAINED FROM ANY OTHER SOURCE. MUST BE REPORTED DIRECTLY TO FIN DESIGN LTD. REVISED JANUARY 28, 2015 - FIN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J	No. ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
	1. UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	N/A
I, NELSON QUNIA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE FOLLOWING DRAWING. I AM A REGISTERED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.	QUALIFIED DESIGNER BCIN: 21032	SIGNATURE:	PAGE		
	FIRM BCIN: 26995	DATE: OCTOBER 19, 2015	PROJECT NUMBER 14093		
D4					

File: C:\FN\_Standards\ACA 2015\stamp\ch-julian\_143481\0393-37-2\FINAL-WAVERLEY.dwg Plotted: Oct 19, 2015 by: julian