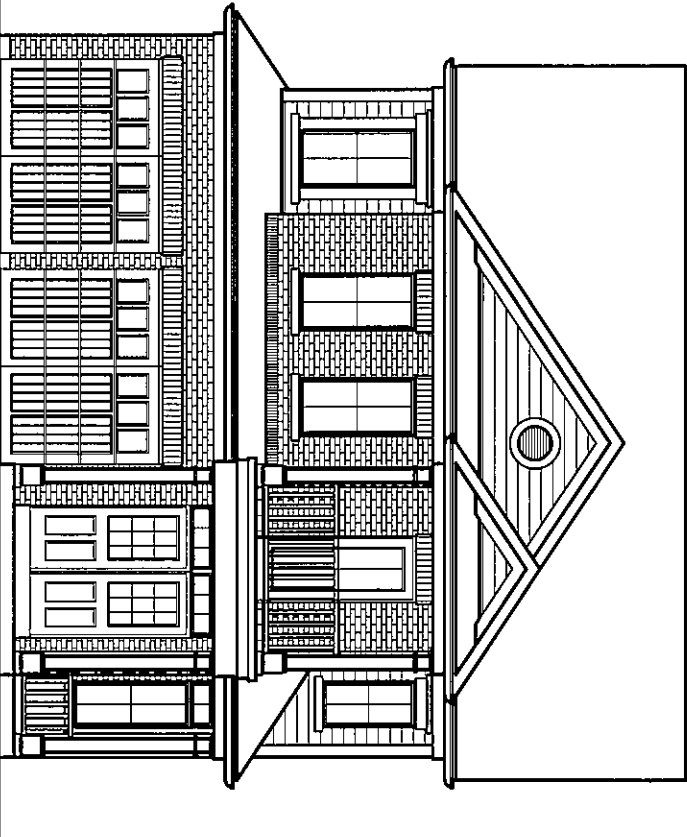


FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

OBC 2012

DRAWING LIST:

37-3 (TANNERY)

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

GROSS GLAZING AREA 'A'

TOTAL PERIPHERAL WALL AREA	2734.74 SF	254.06 m²
FRONT GLAZING AREA	70.40 SF	6.54 m²
LEFT SIDE GLAZING AREA	16.53 SF	1.54 m²
RIGHT SIDE GLAZING AREA	44.69 SF	4.15 m²
REAR GLAZING AREA	109.58 SF	10.18 m²
TOTAL GLAZING AREA	241.20 SF	22.41 m²
TOTAL GLAZING PERCENTAGE	8.82 %	

GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2734.74 SF	254.06 m²
FRONT GLAZING AREA	71.00 SF	6.60 m²
LEFT SIDE GLAZING AREA	16.53 SF	1.54 m²
RIGHT SIDE GLAZING AREA	42.86 SF	3.98 m²
REAR GLAZING AREA	109.58 SF	10.18 m²
TOTAL GLAZING AREA	239.97 SF	22.29 m²
TOTAL GLAZING PERCENTAGE	8.77 %	

ESQUIRE HOMES  
NORTHGLEN - PH. 2  
CLARINGTON, ONTARIO

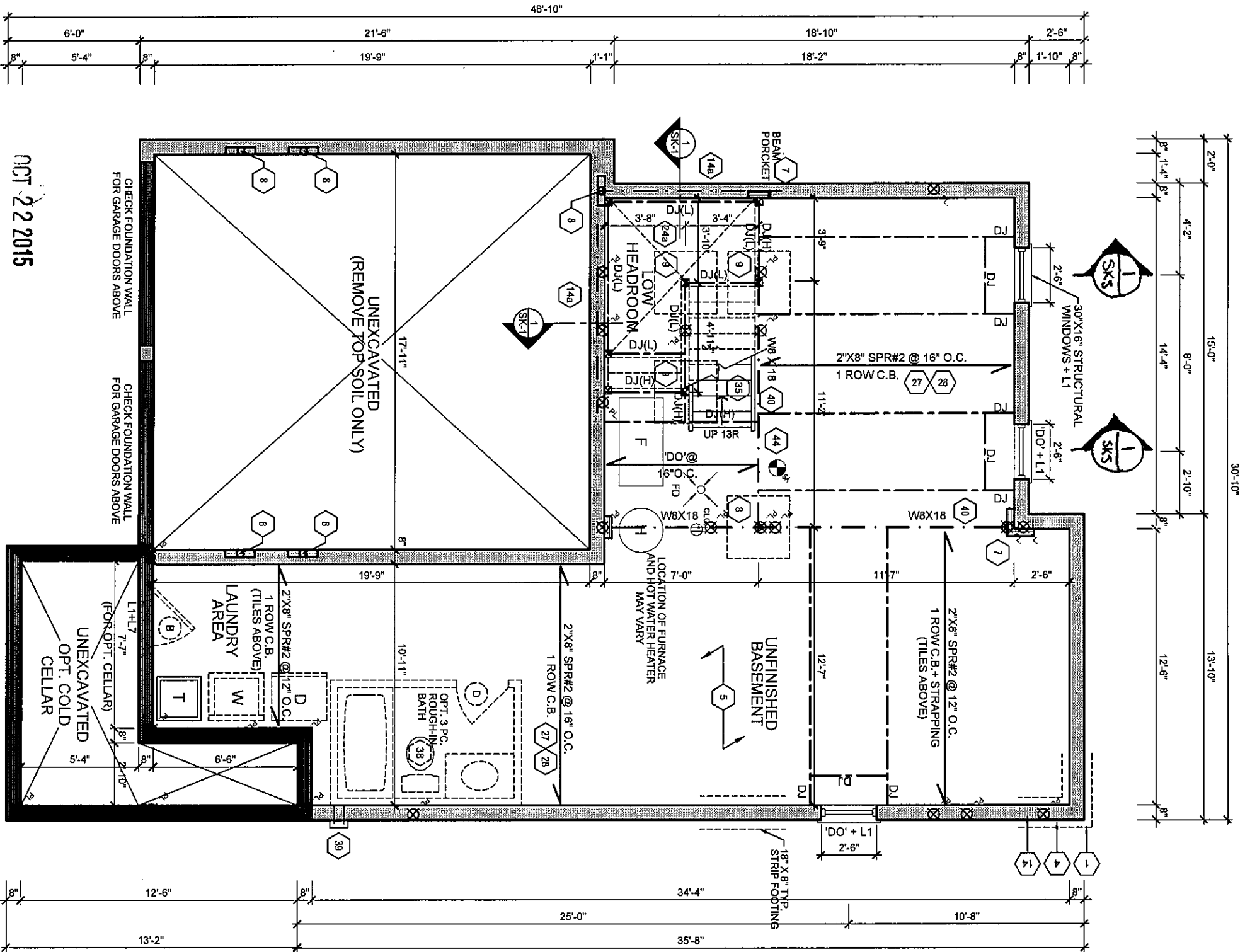


RN design  
Imagine • Inspire • Create

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.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	--	NC						AS NOTED
										PROJECT No. 14093
T1										



**BASEMENT FLOOR ELEV. 'A'**

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

**FOR STRUCTURAL ONLY  
EXCLUDING ROOF  
TRUSS DESIGNS**

**OCT 22 2015**

CHECK FOUNDATION WALL  
FOR PORCH SLAB ABOVE




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

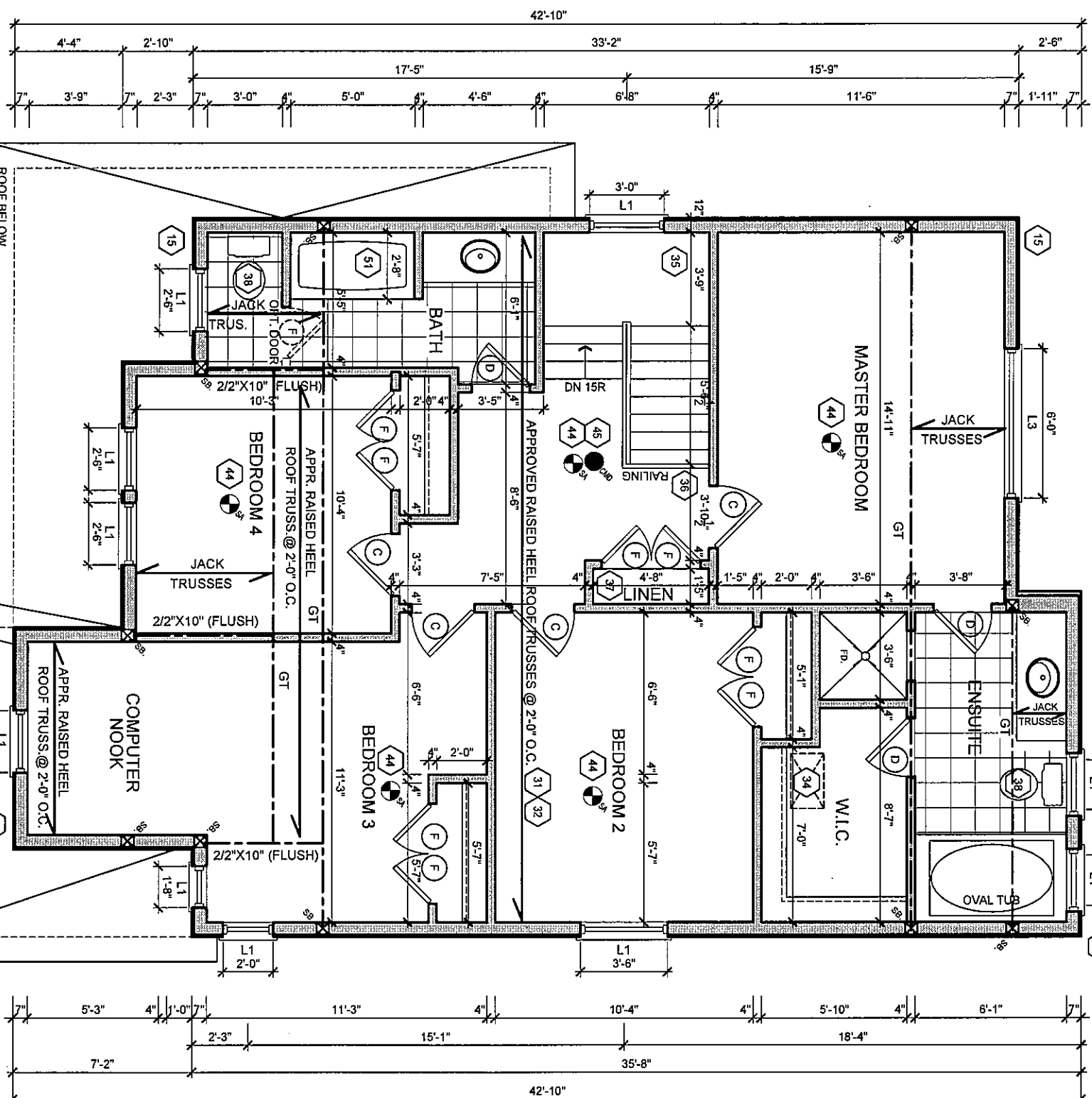
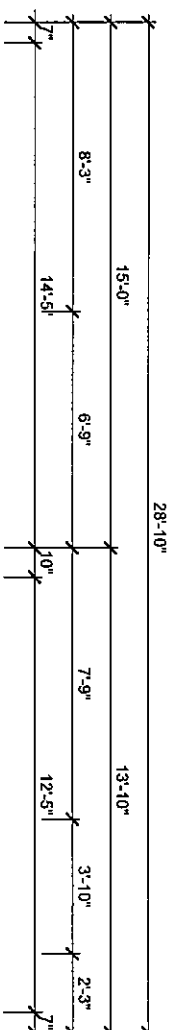


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FAX: (905) 736-5449

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

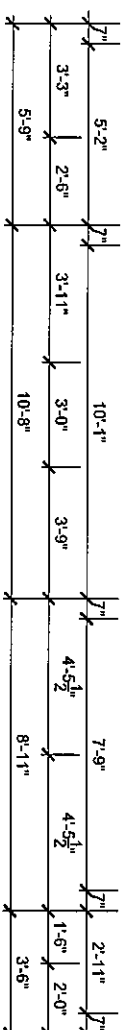
 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-3178 FAX: (905) 738-5446	MODEL	37-3 (TANNERY)							
	CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO							
	No.	ISSUED OR REVISION COMMENTS				DATE	DWN	CHK	SCALE
	1.	UPDATED TO OBC 2012 - 2015 ENACTMENT				OCT. 19/15	--	NC	3/16" = 1'0"
									PROJECT NUMBER
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 08, 2015 - RN STATE IN ACCORDANCE TO 58-12 COMPLIANCE PACKAGE J								14093	
								PAGE	
								A1	
1. NELSON GUNDA 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 CATEGORIES.				QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:			
				FIRM BCIN: 26995					
				DATE: OCTOBER 19, 2015					





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

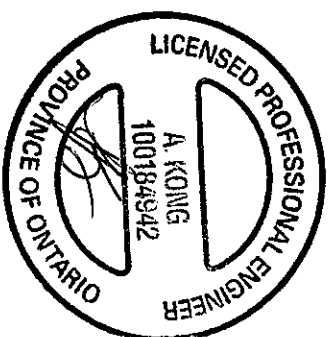
NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK



## SECOND FLOOR ELEV. 'A'

OCT 22 2015

FOR STRUCTURAL ONLY  
EXCLUDING ROOF  
TRUSS DESIGNS



It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for existing drawings with respect to any zoning or building codes as permitted on the site. 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.

MODEL	37-3 (TANNERY)	No. ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO	1. UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1'0"
PROJECT NUMBER	14093					
PAGE	A3					

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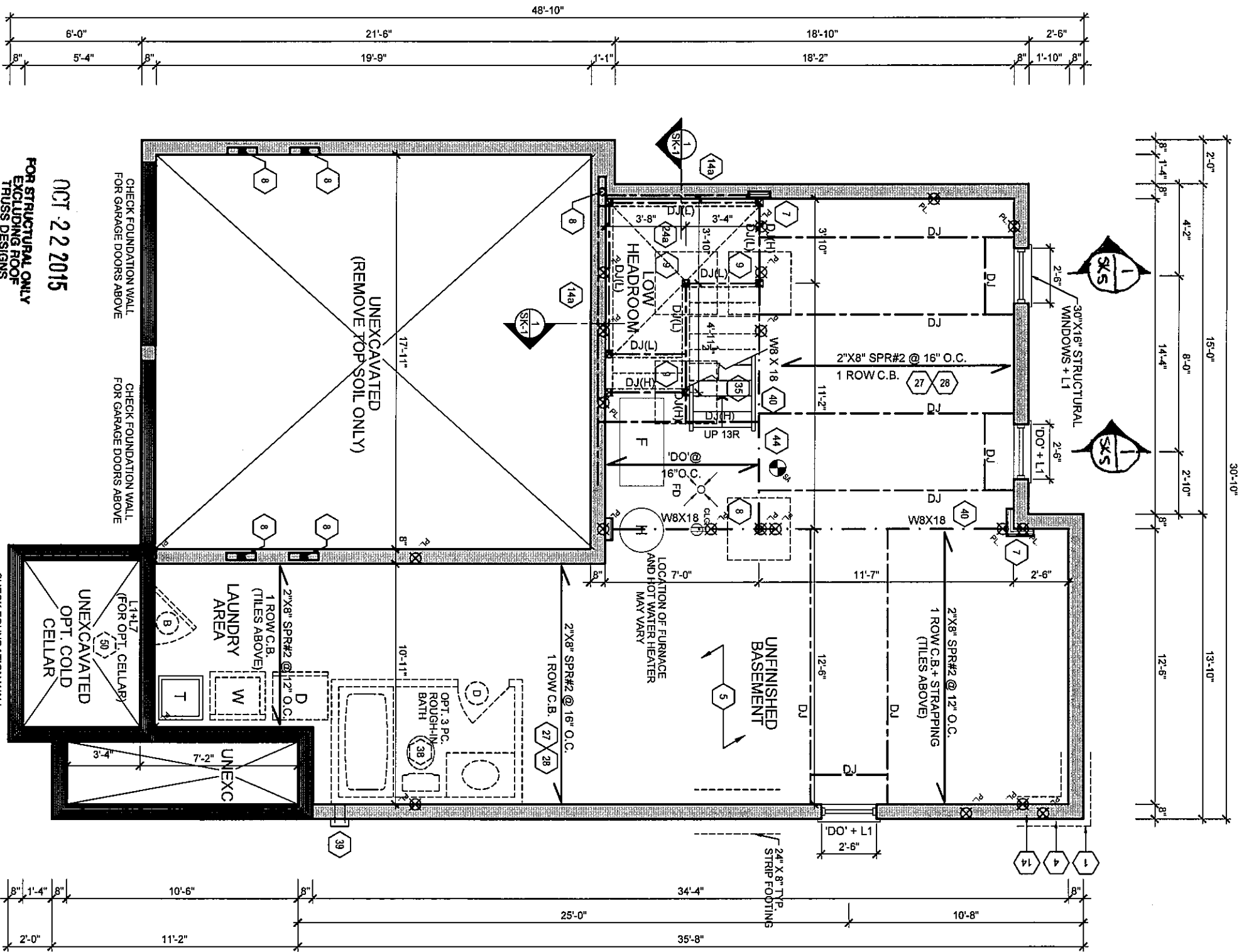
REVISED: JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE 2

FILE: C:\RN\_Standard\AACA 2016\template\A3\143481\4093-37-3-FINAL-TANNERY.dwg Plotted: Oct 19, 2015 By: Arthur L.

Imagine + Create  
RN design  
TEL: (905) 738-3177  
FAX: (905) 738-5449

FOR STRUCTURAL ONLY  
EXCLUDING ROOF  
TRUSS DESIGNS

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

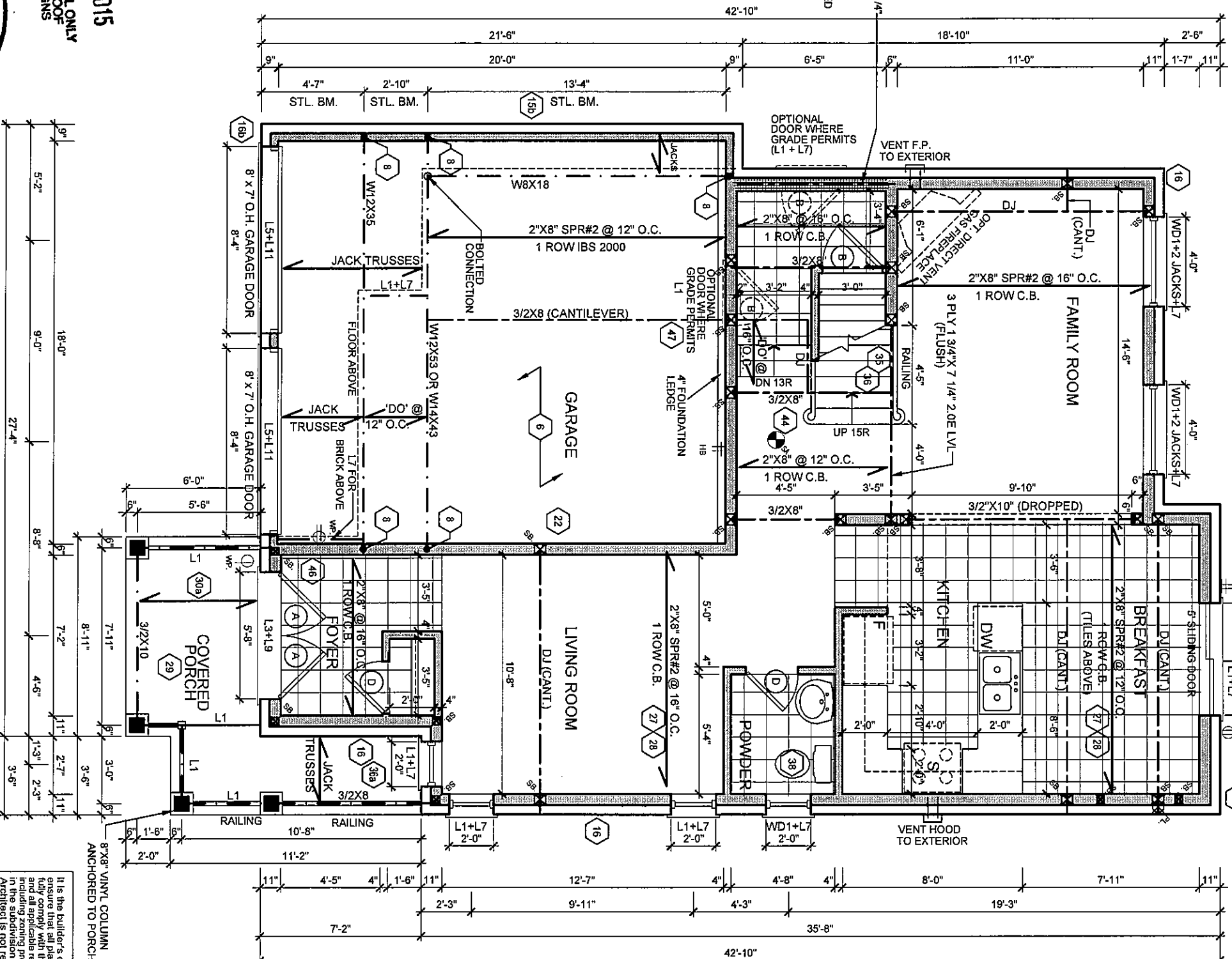
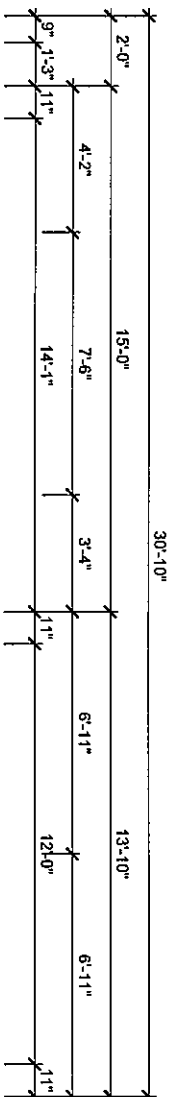


**BASEMENT FLOOR ELEV. 'B'**

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

It is the builder's complete responsibility to ensure that the construction of the building complies with the applicable zoning regulations 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 matters and the builder must ensure that the building is in full compliance with the applicable zoning regulations 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 matters and the builder must ensure that the building is in full compliance with the applicable zoning regulations and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement.

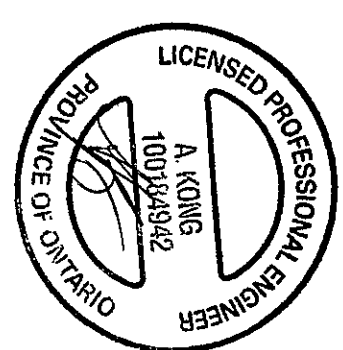
MODEL		No. ISSUED OR REVISION COMMENTS		DATE	DWN	CHK	SCALE
37-3 (TANNERY)		1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1'0"
CLIENT							
ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO						PROJECT NUMBER 14093	
RN design Imagine + Create TEL: (905) 738-3177 FAX: (905) 738-5449		DESIGNER'S DECLARATION: I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING. I AM A QUALIFIED DESIGNER AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORY.		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 19, 2015		SIGNATURE:	
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 08, 2015 - RN STAFF IN ACCORDANCE TO SP-12 COMPLIANCE PACKAGE J						PAGE A4	



GROUND FLOOR ELEV. 'B'

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

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK



NOT 22 2015  
FOR STRUCTURAL ONLY  
EXCLUDING ROOF  
TRUSS DESIGNS

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

MODEL

37-3 (TANNERY)

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

PAGE

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1. NELSON CUNHA DECLARES THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THESE DRAWINGS.

2. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES.

QUALIFIED DESIGNER BCIN: 21032

SIGNATURE:

DATE: OCTOBER 19, 2015

FRM BCIN: 26995

DATE:

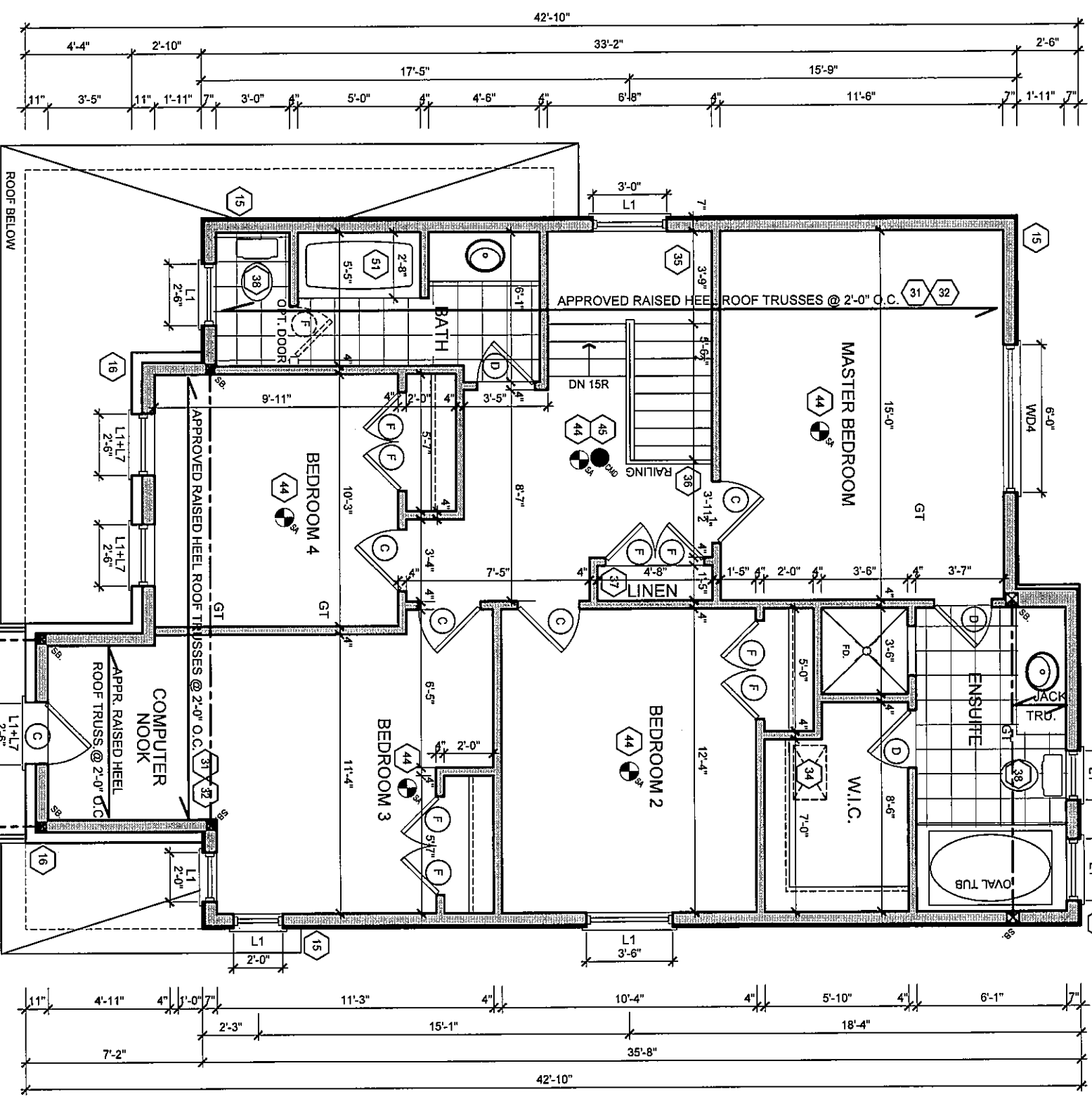
FN design

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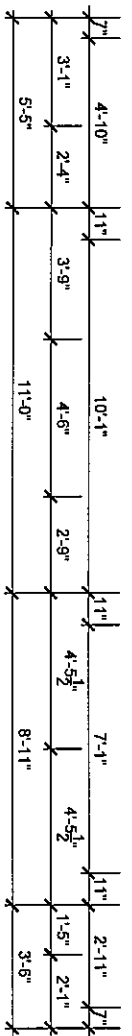
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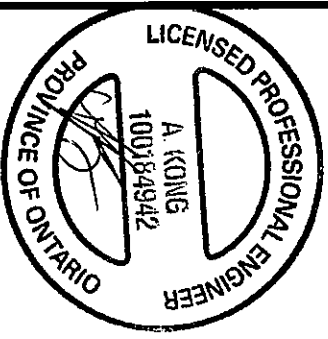
NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY, TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.

**NOTE:  
CONC. FRONT PORCH  
POURED PRIOR TO BRICK**


SECOND FLOOR ELEV. 'B'

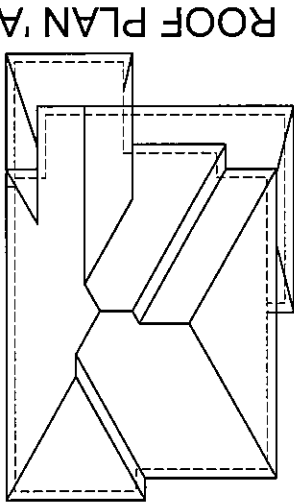


It is the builder's complete responsibility to ensure that all work is done in accordance with and fully comply with the Architectural Guidelines and all applicable zoning regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is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



NOT 222015  
FOR STRUCTURAL ONLY  
EXCLUDING ROOF  
TRUSS DESIGNS

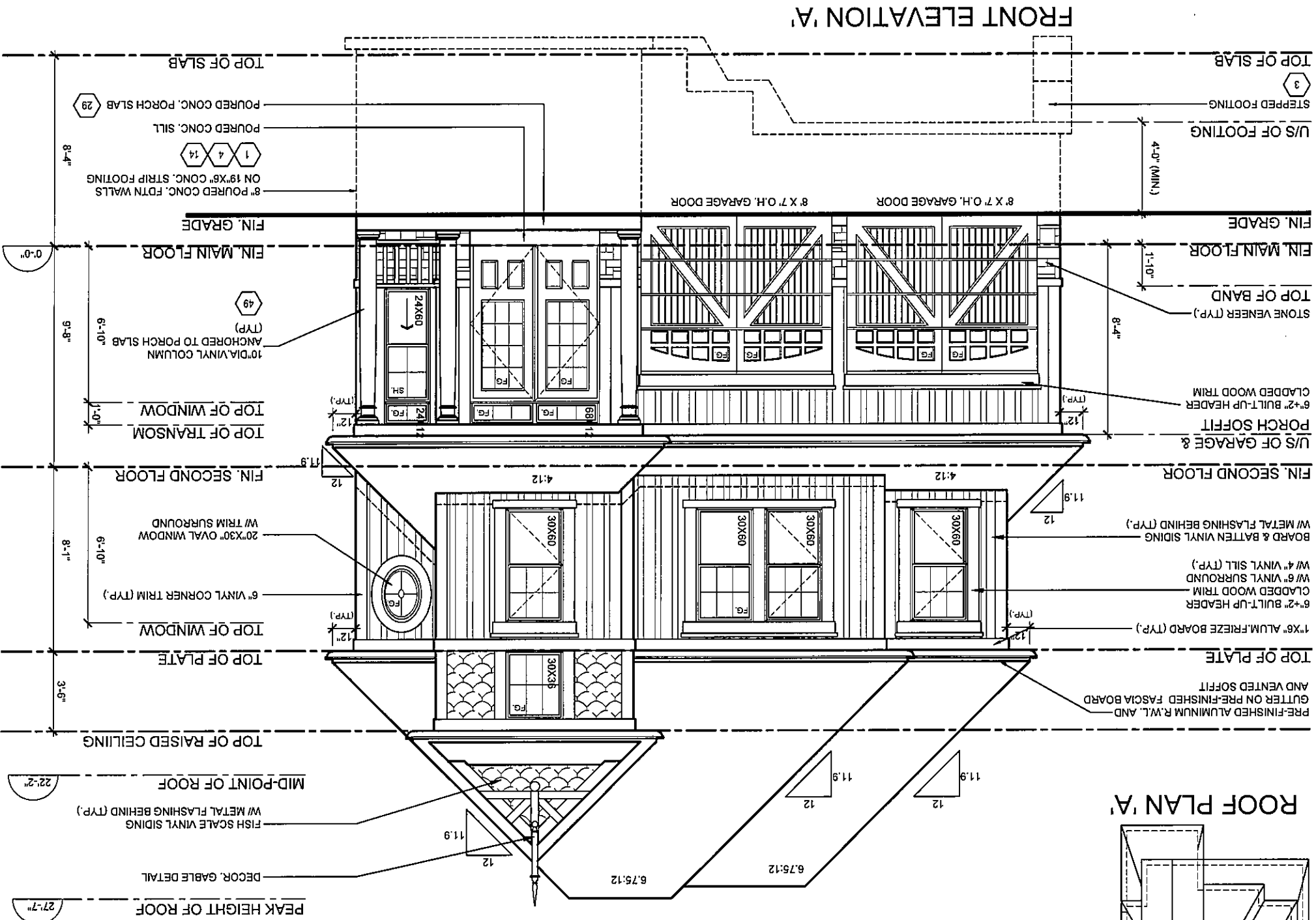
 <b>PN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5449	<b>MODEL</b>		<b>37-3 (TANNERY)</b>			
	<b>CLIENT</b>		<b>ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO</b>			
<b>THESE DRAWINGS ARE NOT TO BE SCALED.</b> ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY CHANGES MUST BE REPORTED DIRECTLY TO PN DESIGN LIMITED. REVISED: JANUARY 08, 2015 - PN STAFF IN ACCORDANCE TO SB-17 COMPLIANCE PACKAGE J	1. NELSON CUMPA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF PN DESIGN LIMITED UNDER DIVISION C, PART 3, SUBSECTION 3.2.4, OF THE BUILDING CODE. THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSIFICATION CODES.		1.		1.	
	<b>QUALIFIED DESIGNER BCIN: 21032</b>		<b>DATE: OCT. 19/15</b>		<b>SCALE: 3/16" = 1'0"</b>	
<b>FIRM BCIN: 26995</b>		<b>SIGNATURE:</b>		<b>PROJECT NUMBER</b>		
<b>DATE: OCTOBER 19, 2015</b>				<b>14093</b>		
				<b>PAGE</b>		
				<b>A6</b>		



ROOF PLAN 'A'

ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" o.c. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

REFER TO TRUSS  
DRAWINGS FOR  
APPROVED TRUSS  
LAYOUT.



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

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



**RN design**  
*Imagine • Create*  
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FAX: (905) 738-5449

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

MODEL

37-3 (TANNERY)

CLIENT

No.	ISSUED OR REVISION COMMENTS
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE

DWN

CHK

SCALE  
3/16" = 1'0"

PROJECT NUMBER  
14093

PAGE

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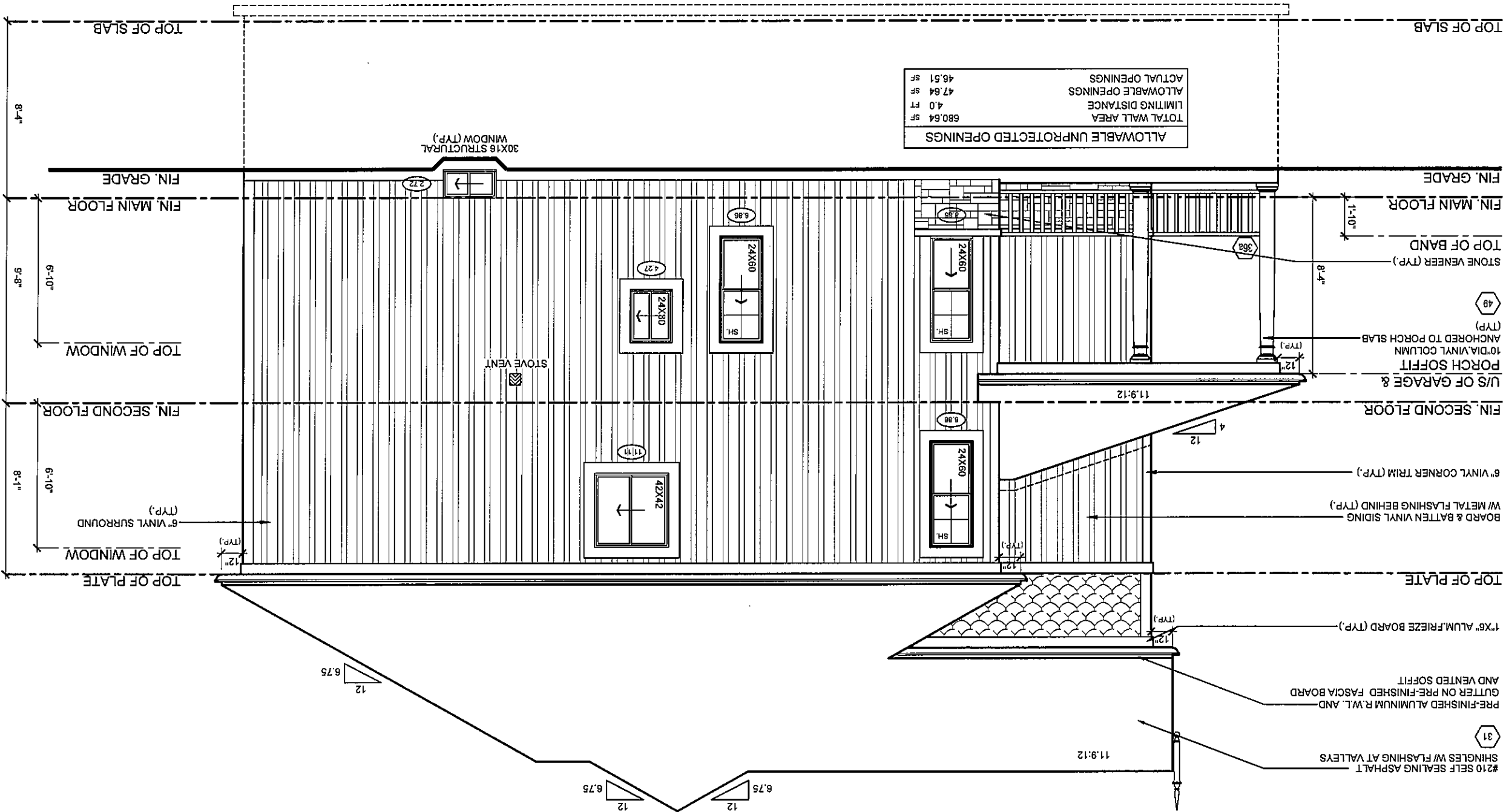
I, NELSON GUNDA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THESE DRAWINGS.  
UNDER DIVISION C, PART 3, SUBSECTION 2.4. OF THE BUILDING CODE, I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

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

SIGNATURE:



RIGHT SIDE ELEVATION 'A'



ALLOWABLE UNPROTECTED OPENINGS
TOTAL WALL AREA
LIMITING DISTANCE
ALLOWABLE OPENINGS
ACTUAL OPENINGS

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



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FAX: (905) 738-5449

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

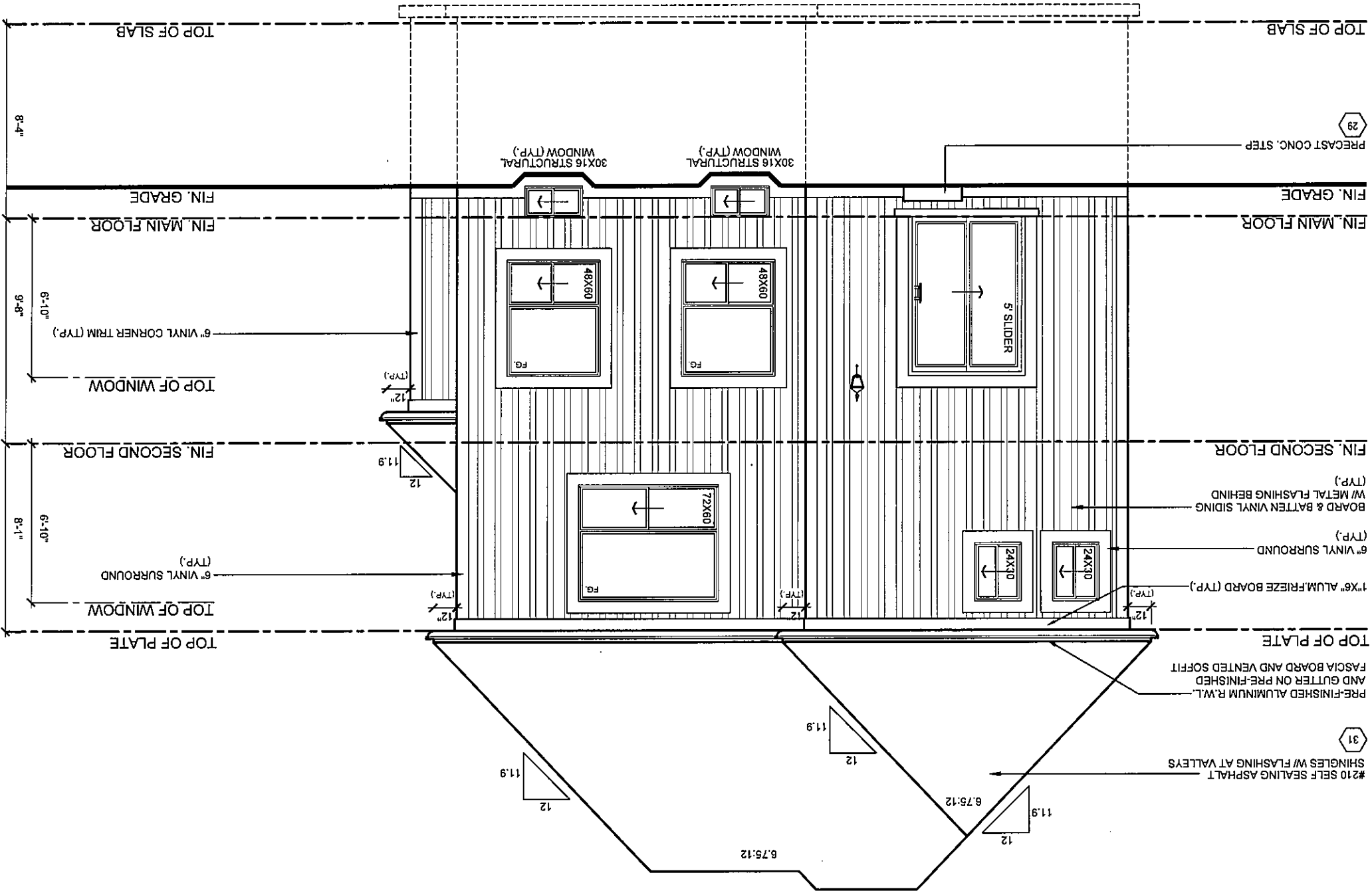
**37-3 (TANNERY)**

MODEL	CLIENT	No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
		1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1'0"
							PROJECT NUMBER
							14093
							PAGE
							A8

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CLASSIFICATION: CATEGORIES.

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CLASSIFICATION: CATEGORIES.

**A8**



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

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

QUALIFIED DESIGNER SIGN: 21032  
FIRM SIGN: 26995  
DATE: OCTOBER 19, 2015

SIGNATURE:

MODEL

37-3 (TANNERY)

CLIENT

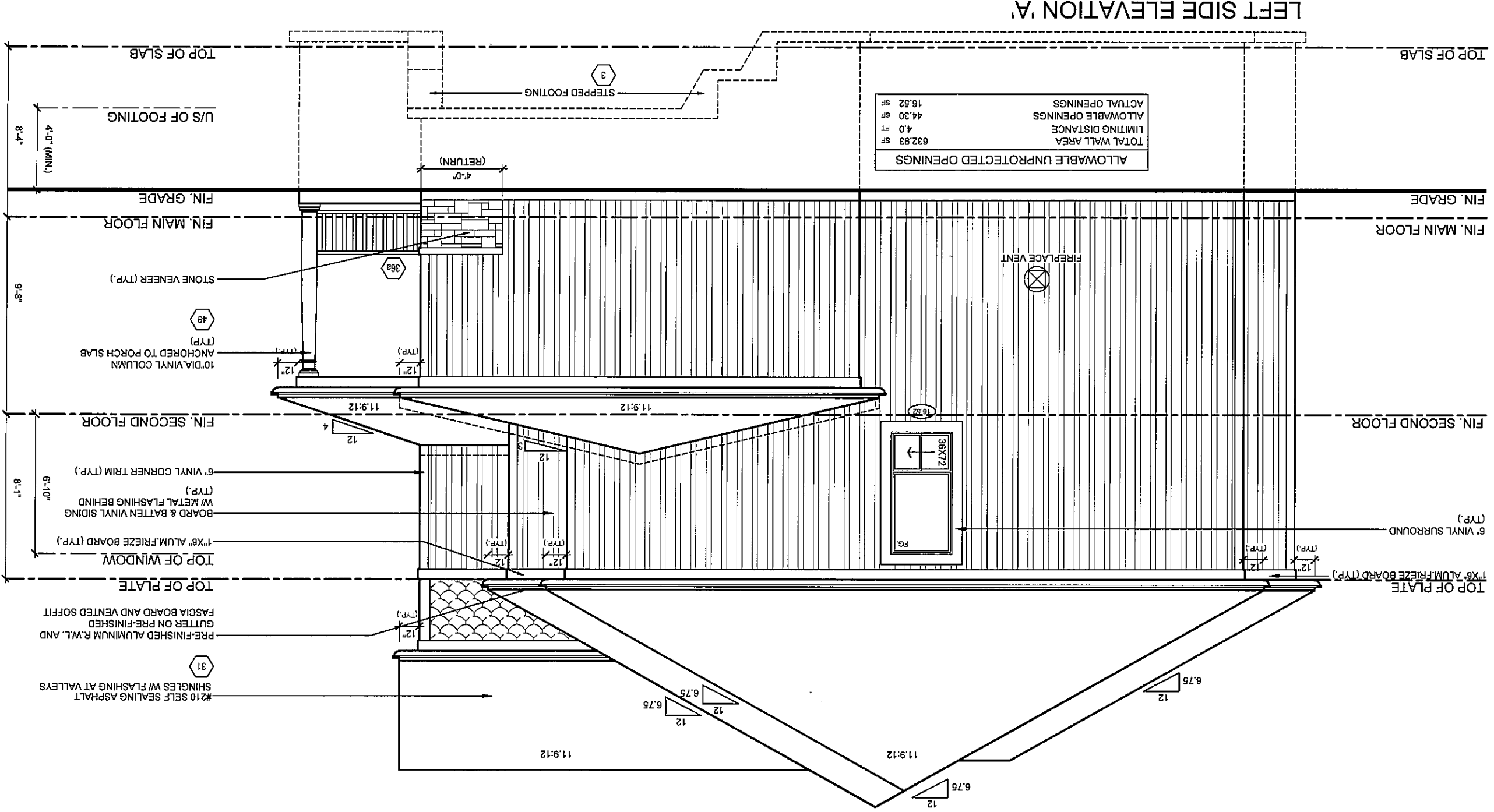
No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC

SCALE  
3/16" = 1'0"

PROJECT NUMBER  
14093

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ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	632.93	SF	
LIMITING DISTANCE	4.0	FT	
ALLOWABLE OPENINGS	44.30	SF	
ACTUAL OPENINGS	16.52	SF	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council of the Municipality of Clarington has approved the drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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



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FAX: (905) 738-5449

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

MODEL 37-3 (TANNERY)

CLIENT

No.	ISSUED OR REVISION COMMENTS
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE	DWN	CHK
OCT. 19/15	-	NC

SCALE 3/16" = 1'0"  
PROJECT NUMBER 14093

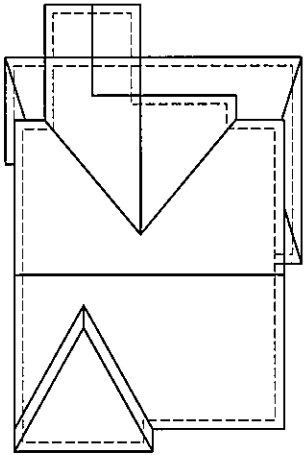
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REVISED JANUARY 08, 2015 - FN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

UNESCO/INTRA REQUEST THAT HAVE REQUESTED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION 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:

PAGE  
**A10**



ROOF PLAN 'B'

#210 SELF SEALING ASPHALT  
SHINGLES W/ FLASHING AT VALLEYS

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

TOP OF PLATE

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

6"x2" BUILT-UP HEADER

CLADDED WOOD TRIM

W/ 4" VINYL SILL (TYP.)

6" VINYL CORNER TRIM (TYP.)

HORIZONTAL VINYL SIDING

W/ METAL FLASHING BEHIND (TYP.)

PAINTED MTL. FLASHING

W/ CAULKING TO MATCH

FIN. SECOND FLOOR

U/S OF GARAGE &  
PORCH SOFFIT

BRICK SOLDIER COURSE (TYP.)

FACE BRICK (TYP.)

FIN. MAIN FLOOR

FIN. GRADE

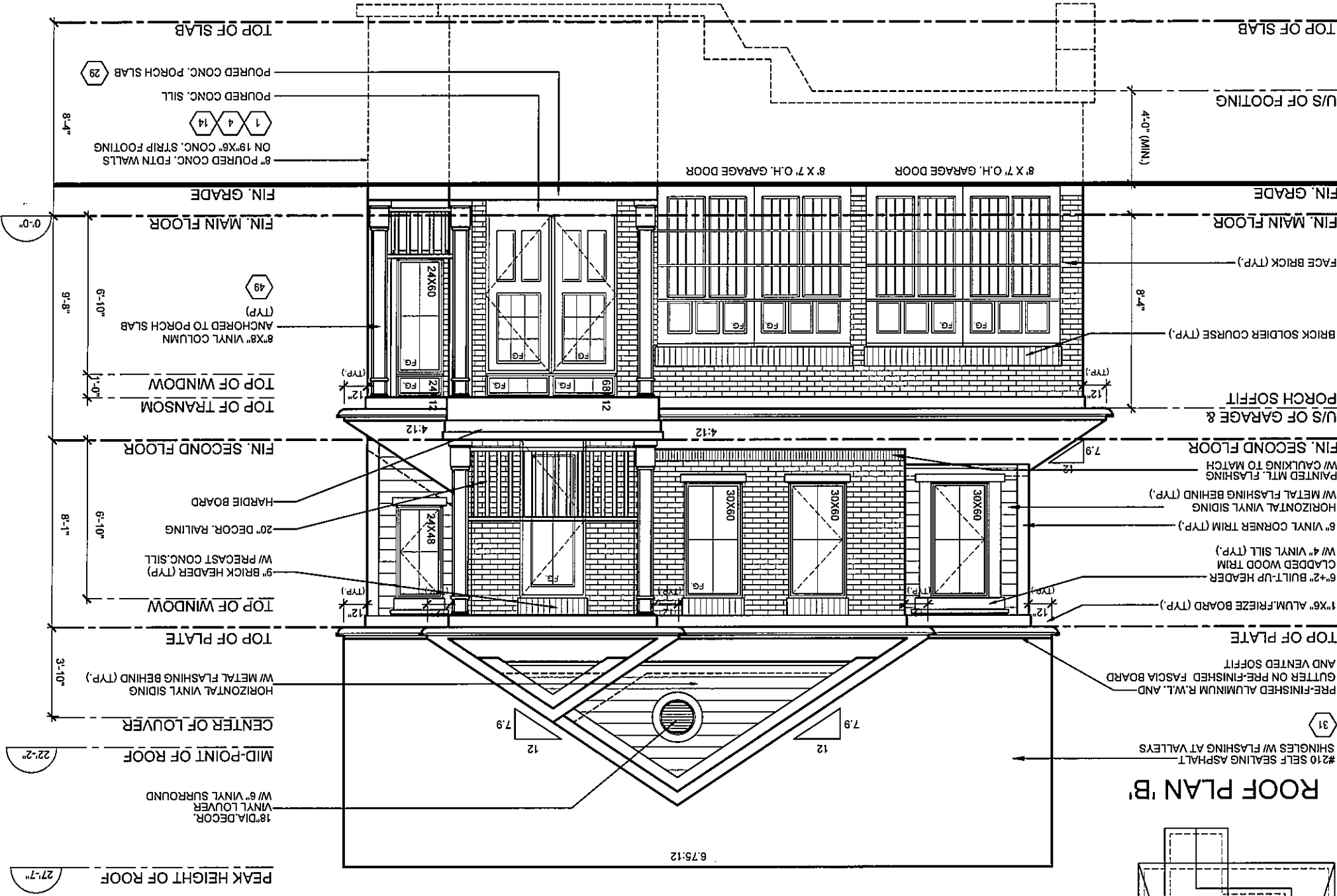
8' X 7' 0" H. GARAGE DOOR

4'-0" (MIN.)

U/S OF FOOTING

TOP OF SLAB

FRONT ELEVATION 'B'



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

REFER TO TRUSS  
DRAWINGS FOR  
LAYOUT.

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council of the Municipality of Clarington, Ontario, is not responsible for the interpretation of the zoning or building code or permit matter or that any house can be properly built or located on its lot.

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



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

MODEL 37-3 (TANNERY)

CLIENT

No.	ISSUED OR REVISION COMMENTS
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE	DWN	CHK
OCT. 19/15	-	NC

SCALE 3/16" = 1'0"

PROJECT NUMBER 14093

PAGE

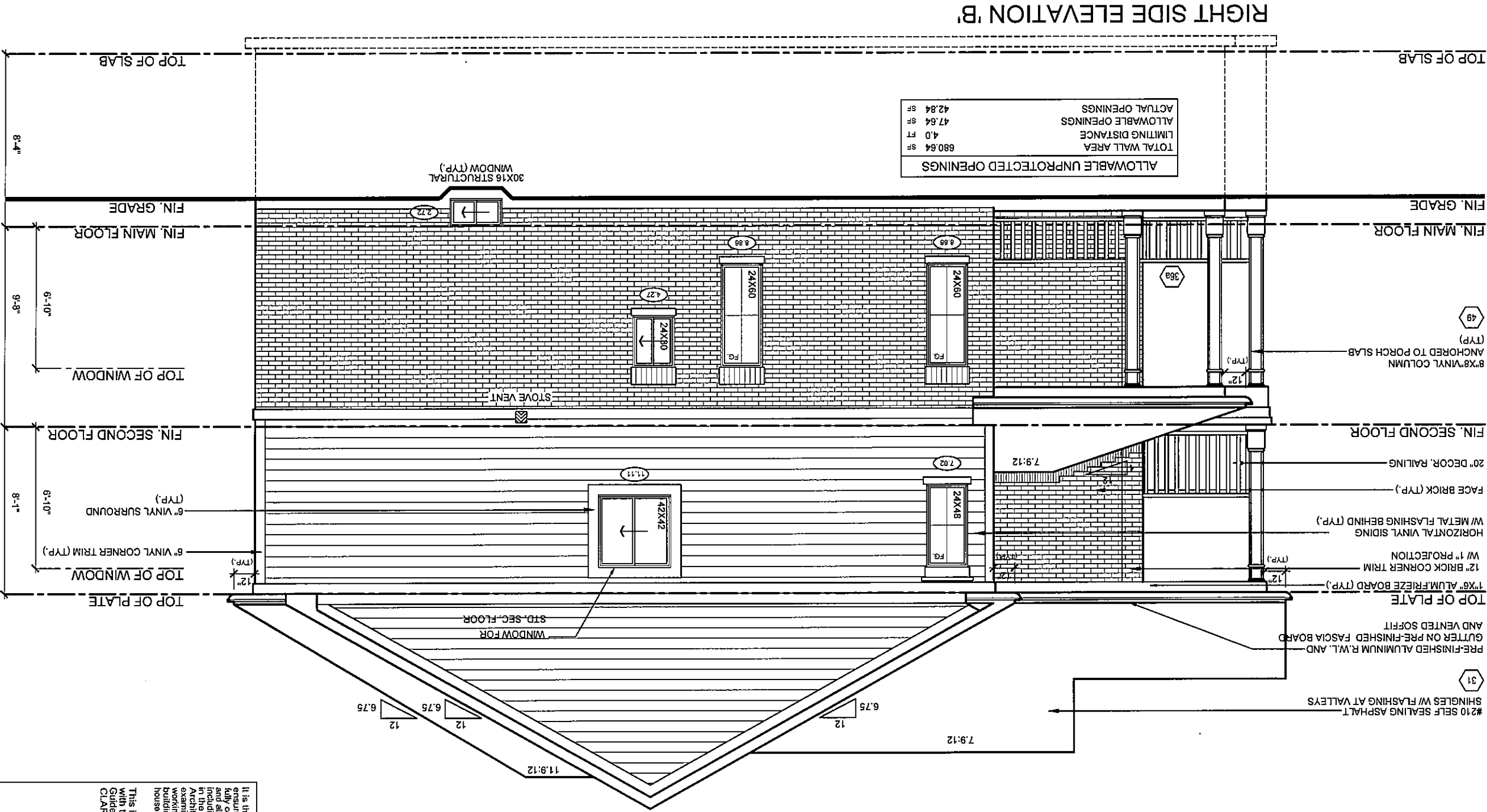
**A11**

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

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

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

SIGNATURE:



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	4.0	FT	SF
ALLOWABLE OPENINGS	47.64	SF	
ACTUAL OPENINGS	42.84	SF	

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or building drawings with respect to any zoning or building code requirements. The Control Architect's drawings will be subject to review and approval by the Municipality of Clarington. This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Municipality of Clarington.



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CLARINGTON, ONTARIO

MODEL 37-3 (TANNERY)

CLIENT

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OCT. 19/15	-	NC

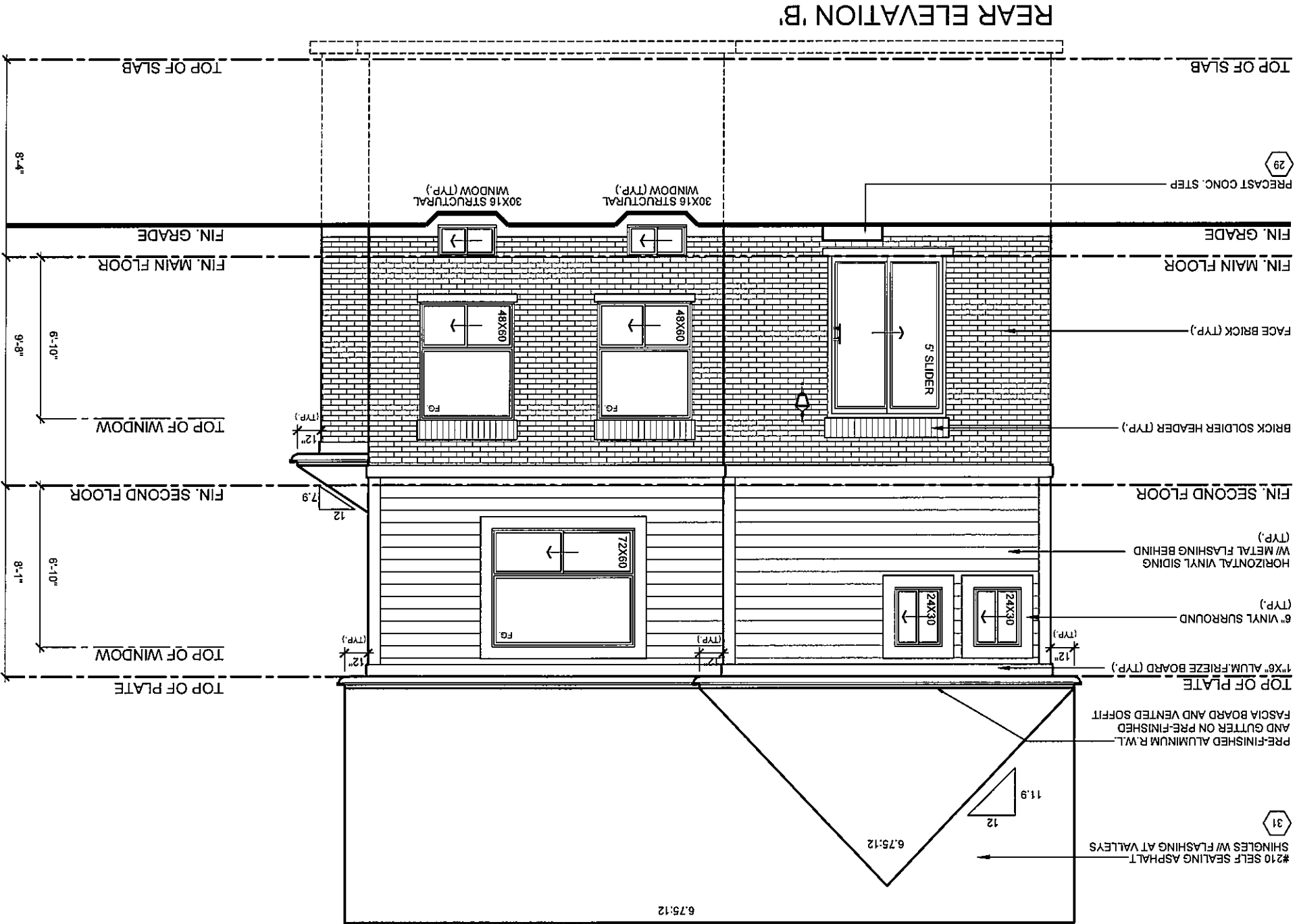
SCALE 3/16" = 1'0"  
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REVISED: JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J CLASSIFICATION: CATEGORIES

REGIONAL QUALITY ASSURANCE THAT HAVE REVIEWED AND HAVE DESIGN REVIEWED THESE DRAWINGS FOR CONFORMANCE WITH THE BUILDING CODE UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.


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

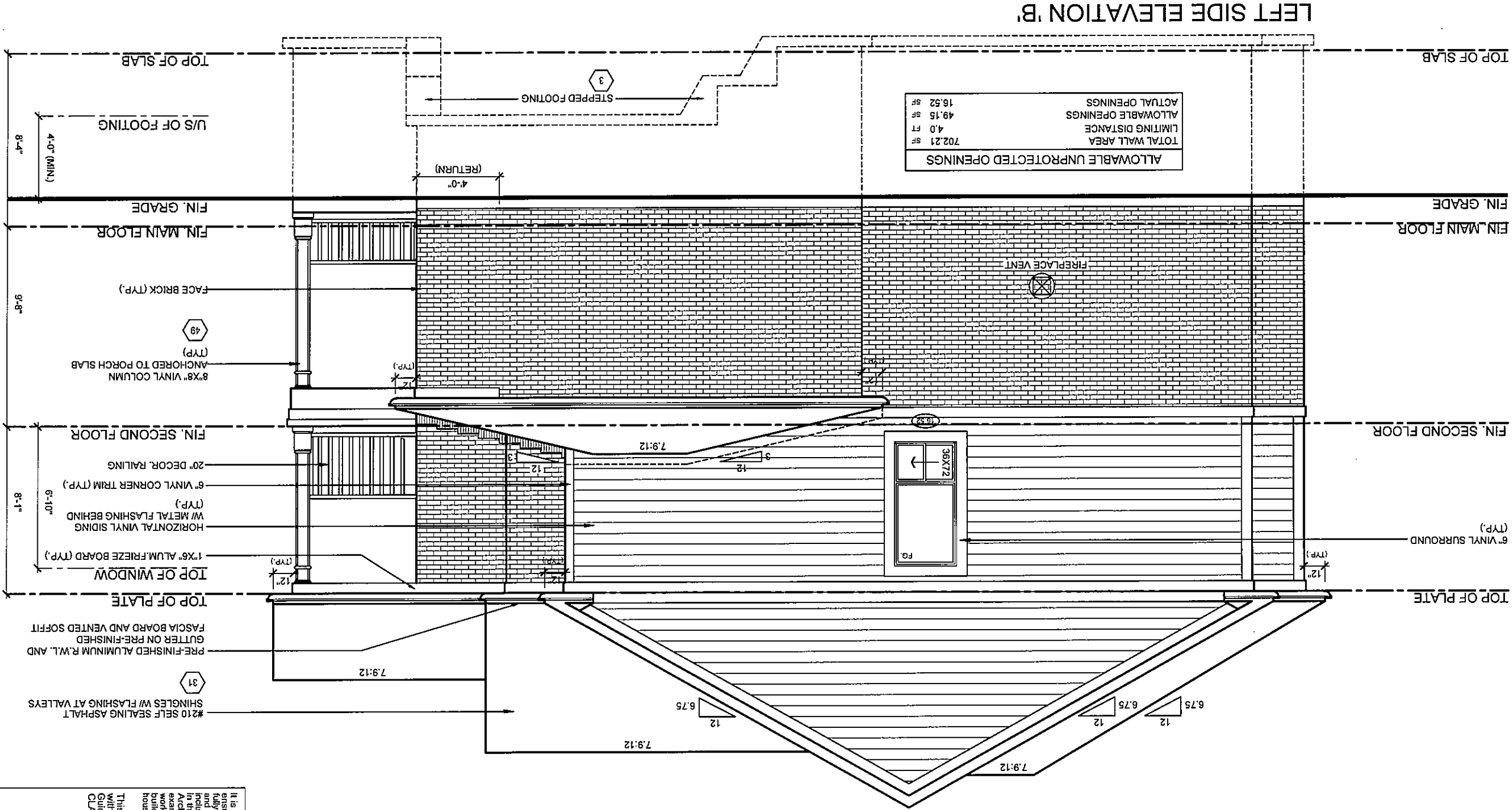
**A12**



It is the builder's complete responsibility to ensure that all construction complies with the applicable zoning 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 on that any house can be properly built or located on its lot.

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	CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO		1. UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1'0"
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. REVISED: JANUARY 09, 2015 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J	I, NELSON CHINA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THESE DRAWINGS. I AM A REGISTERED ARCHITECT UNDER DIVISION C, PART 3, SUBSECTION 32.4 OF THE BUILDING ACT, 1997. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.		QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 19, 2015		SIGNATURE:		PROJECT NUMBER 14093	
							PAGE A13	



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



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REVISED: JANUARY 09, 2015 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

I, THE SIGNATURE, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE ENTIRE PROJECT.  
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 CATEGORY.

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

SIGNATURE:

MODEL  
**37-3 (TANNERY)**

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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CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - 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 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 1.6-1.7(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. 10,900 (758kPa) 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 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)

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" (650mm X 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)

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 FTR. SLAB.  
-COVER TOP & SIDES OF TILE OR PIPE W/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL.  
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL.

BASEMENT SLAB:

O.B.C. 9.13.6.  
-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 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 (R51 7.6) 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 & 9.1)  
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFIRM TO SUPPLEMENTARY STANDARD (O.B.C. 9B-9)

SLAB ON GROUND:

5d) 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 (R51 7.6) 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. 9B-9)

GARAGE SLAB / EXTERIOR SLAB:

6) 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 9.2 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.

PLASTER:

O.B.C. 9.15.5.3.  
-CONCRETE NIB - 4" X 12" (100mm X 300mm)  
-BLOCK NIB - 4" X 12" (100mm X 300mm) BOND-ED & 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" (12mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2).  
STRUCTURAL COLLARS

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).

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 100mm X 6.35mm) STEEL BTL. PLATE  
-FOR WOOD BEAMS, MIN. 4" X 1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTL. PLATES, OR TOP PLATE TO EXTEND MIN. 4" FROM END OF BEAM  
-ADJUSTABLE COLUMN TO CONFORM TO CAN/CSG-3.22M4 WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4)  
COL. SPACING:  
2 STOREY  
-MAX. 9'-10" (2997mm)  
-34" X 34" X 1/8"  
- (860mm X 860mm X 400mm)  
-44" X 44" X 21"  
- (1120mm X 1120mm X 530mm)  
3 STOREY  
-MAX. 9'-10" (2997mm)  
-40" X 40" X 1/8"  
- (1010mm X 1010mm X 480mm)  
-51" X 51" X 24"  
- (1295mm X 1295mm X 610mm)  
-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  
-25" X 25" 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" X 8" (51mm) LEDGER BOARD FASTENED W/ 2" (51mm) 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" X 1 1/2" X 5/8" STL. PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2- 1/2" X 5/8" ANCHOR BOLTS.

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.15.4.2.  
-FOR WALLS NOT EXCEEDING 9'-10" (3000mm) IN LATERALLY SUPPORTED HEIGHT.  
-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 EXISTING SILL PLATE TO JOISTS.  
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.-1.9.15.4.1 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 (R51 2.11) FROM UNDERSIDE OF SUBGRADE TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 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 DAMP-PROOFING 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 DAMP-PROOFING.

FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

14d) 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 7/8" (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. 9.23.1.6.  
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.  
-MIN. R22 (R51 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. 9B-3. WALL = EW1B (STC = N/A, FIRE = 45 MIN)  
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:  
-REPLACE R22 (R51 3.87) INSULATION WITH R22 (R51 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 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.

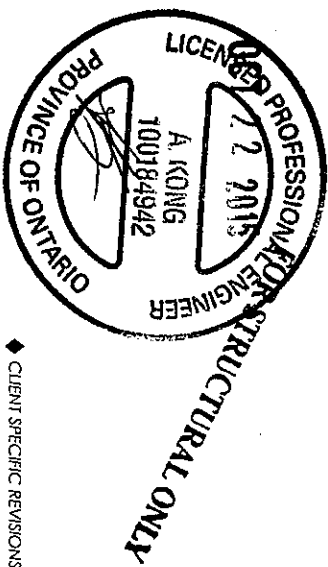
ALTERNATE FRAME WALL CONSTRUCTION:

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 1/2" (38mm) R8 (R51 1.41) RIGID INSULATION W/ TAPERED JOINTS (O.B.C. 9.27.3.4)  
-BRACE W/ CONT. 1/4 GAUGE STEEL T BRACES FROM TOP PLATE TO BTL. 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 BTL. PLATE FOR FULL LENGTH OF WALL.  
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. @ 12" (300mm) O.C. ON BOTTOM FTR. WHEN 3 STOREYS  
-R14 (R51 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.  
-1/2" (12.7mm) GYPSUM BOARD  
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. 9B-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. 9.23.1.6. BETWEEN RIGID INSULATION AND WOOD STUD.  
-REPLACE R14 (R51 2.46) INSULATION WITH R14 (R51 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.

 <b>RN design</b> <i>Imagine • Inspire • Create</i> TEL: (905) 738-3177 FAX: (905) 738-5448	MODEL		37-3 (TANNERY)				SCALE		N/A
	CLIENT		ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO				PROJECT NUMBER		14093
			No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK		
			1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC		
REVISIONS		REVISOR		DATE	DESCRIPTION	DATE	BY	CHK	SCALE
1		JANUARY 08, 2015 - RN STAFF		21032	28995	OCTOBER 19, 2015			14093
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- 36b EXTERIOR GUARDS @ JULIET BALCONY:**

  - FOR RAILING SPANNING MAXIMUM OF 6'-0".
  - PROVIDE PREFIN. METAL RAILING W/ 76mm VERTICAL OPENING TO CONFORM WITH O.B.C., APPENDIX A-9.8.5.
  - 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"x2 MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
  - PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.

**37** -LINEN CLOSET 4 SHELVES MIN. 1'-2" (350mm) DEEP

**38** -WASHROOMS TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR, O.B.C.-9.32.1.3(i)

**39** -CAPED DRIVER VENT

**40** -1"x2" (19mmx38mm) BOTH SIDES OF STEEL.

**41** -WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR TIL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.

**42** -PRECAST CONC. STEP

**42** -2 RISERS MAXIMUM PERMITTED TO BE LAID ON GROUND

**43** SMOKE ALARM, O.B.C. -9.10.19.

  - PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
  - PROVIDE 1 IN EACH BEDROOM
  - INSTALL 1 IN EACH HALLWAY SERVING BEDROOMS
  - INSTALLED AT OR NEAR CEILING
  - ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY ONE OF THEM SOUNDS AND HAVE A VISUAL SIGNALING COMPONENT
  - ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

**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 UT KEY

  - PROVIDE A VIEWER WITH A VIEWING ANGLE OF NOT LESS THAN 1.60 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIGHTGLASS IS PRESENT.
  - R4 (RSI 0.7) 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 0.7)

**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 TIE:**

  - MIN. 6"x6" (150mm x 150mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
  - TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
  - 14" X 14" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
  - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
  - SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
  - 3/4" AIR SPACE AROUND POST.
  - OR
  - MIN. 6"x6" (150mm x 150mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
  - 14" X 14" MASONRY TIE TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
  - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
  - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.

**49b** **EXTERIOR COLUMN:**

  - MIN. 6"x6" (150mm x 150mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
  - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

**50** **COLD CELLARS:**

  - FOR COLD CELLARS PROVIDE THE FOLLOWING:
  - 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'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN. R-4 RSI 0.7)
  - INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSI 2.11)

**51** **STUD WALL REINFORCEMENT:**

  - O.B.C. 9.5.2.3.
  - WALL STUDS ADJACENT TO WATER CLOSETS & SHOWER BATH TUBS IN MAIN BATHROOM ARE TO BE REINFORCED TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8.3(i)&(c) & 3.8.3.13.1(2)(i) & 3.8.3.13.1(4)(c)
  - GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)

**FRAME CONSTRUCTION:**

  - ALL FRAMING LUMBER TO BE NO. 1 AND NO. 2 SPF UNLESS NOTED OTHERWISE.
  - ROOF LOADING IS BASED ON 1.5PSF 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'-4 1/2" (120mm) AND 10'-6" (3200mm)
  - DOUBLE RIMMER 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

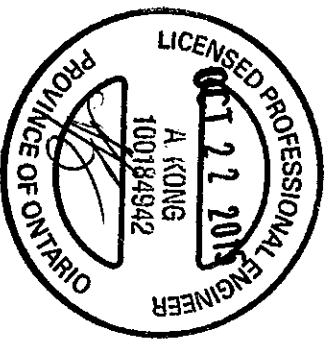
BEAMS MAY BE A MAX. 24" (600mm) FROM LOAD BEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS. APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS. FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (51mm X 184mm) FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (51mm X 253mm) 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 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 1.6, 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 R20 (RSI 10.55).
- b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
- c) THE MINIMUM FUEL 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**  
**SCHEDULES**

DOORS (46"x47")		WOOD BEAMS	
A 865x2030x45 (2'10"x6'8"x1-3/4")	WD1 3/2" X 6" SPR	WD6 5/2" X 10" SPR	WD10 2/1 3/4" X 1/4" [2.05] LVL
B 815x2030x35 (2'8"x6'8"x1-3/8")	WD2 4/2" X 6" SPR	WD7 3/2" X 12" SPR	WD11 3/1 3/4" X 1/4" [2.05] LVL
C 760x2030x35 (2'6"x6'8"x1-3/8")	WD3 5/2" X 6" SPR	WD8 4/2" X 12" SPR	WD12 2/1 3/4" X 1/2" [2.05] LVL
D 710x2030x35 (2'4"x6'8"x1-3/8")	WD4 3/2" X 10" SPR	WD9 5/2" X 12" SPR	WD13 3/1 3/4" X 1/2" [2.05] LVL
E 460x2030x35 (1'6"x6'8"x1-3/8")	WD5 4/2" X 10" SPR		WD14 2/1 3/4" X 11 7/8" [2.05] LVL
F 610x2030x35 (2'0"x6'8"x1-3/8")			WD15 3/1 3/4" X 11 7/8" [2.05] LVL
G OVER SIZED EXTENSION DOOR REFER TO ELEVATIONS FOR SIZE			
LINTELS		STEEL BEAMS	
L1 2/2" X 8" SPR	L10 4-7/8" X 3-1/2" X 5/16" L	L15 5-7/8" X 4" X 1/2" L	
L3 2/2" X 10" SPR	L11 4-7/8" X 3-1/2" X 3/8" L	L16 7-1/8" X 4" X 3/8" L	
L5 2/2" X 12" SPR	L12 4-7/8" X 3-1/2" X 1/2" L	L17 7-1/8" X 4" X 1/2" L	
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		
ST1 W6 X 15	ST3 W8 X 18	ST5 W8 X 24	
ST2 W6 X 20	ST4 W8 X 21		

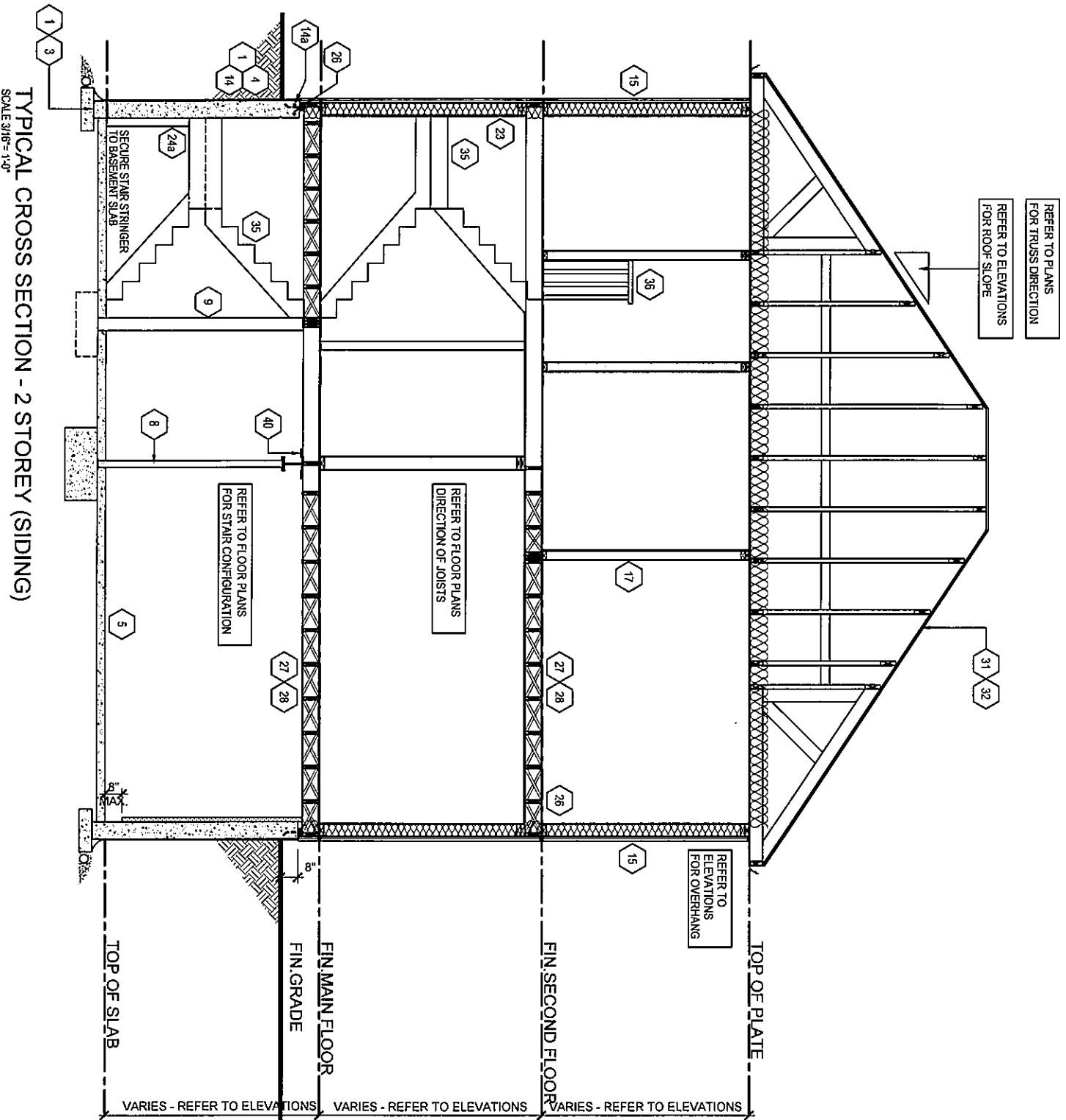
### PLAN/ELEVATION LEGEND

	SMOKE ALARM		CARBON MONOXIDE DETECTOR
	WATERPROOF		D.J. DOUBLE JOINT
	VENTS AND INTAKES		P.T. PRESSURE TREATED LUMBER
	HOSE BIB		G.I. GIRDER TRUSS
	EXHAUST FAN		A.F.F. ABOVE FINISHED FLOOR
	COLD CELLAR VENT		EXT. LIGHT FIXTURE (WALL MOUNTED)
	STOVE VENT		HYDRO METER
	FIRE PLACE VENT		GAS METER
	DRYER VENT		

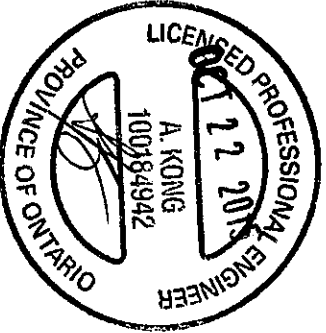
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	FLOOR DRAIN		SOLID BEARING
	TO BE SAME WIDTH AS SUPPORTED MEMBER		POINT LOAD
	FLAT ARCH		
	2 STORY WALL		
	U/S UNDER SIDE		
	FIXED GLAZING		
	GLASS BLOCK		
	BLACK GLASS		

FLOOR AREA CALCULATIONS									
ELEVATION	A	B							
FIRST FLOOR	825	825							
SECOND FLOOR	1085	1086							
TOTAL (ft <sup>2</sup> )	1910	1911							
DEDUCT O.T.B.	0	0							
TOTAL (ft <sup>2</sup> )	1910	1911							
FIN. BASEMENT	0	0							
TOTAL (ft <sup>2</sup> )	1910	1911							
LOFT PLAN	N/A	N/A							
TOTAL (ft <sup>2</sup> )	1910	1911							
(m <sup>2</sup> )	177.4	177.5							
COVERAGE (ft <sup>2</sup> )	1215	1215							
W/O PORCH(m <sup>2</sup> )	112.9	112.9							
COVERAGE (ft <sup>2</sup> )	1315	1309							
W/ PORCH (m <sup>2</sup> )	122.2	121.6							



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REVISED: JANUARY 08, 2015 - RN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE 1

I, NELSON CHUNGA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN  
RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED  
IN THE PROVINCE OF ONTARIO. I AM A REGISTERED PROFESSIONAL ENGINEER  
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QUALIFIED DESIGNER BCIN: 21032  
FIRM BCIN: 26995  
DATE: OCTOBER 19, 2015  
SIGNATURE:

MODEL		37-3 (TANNERY)		
No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC

SCALE	N/A
PROJECT NUMBER	14093

PAGE

D4