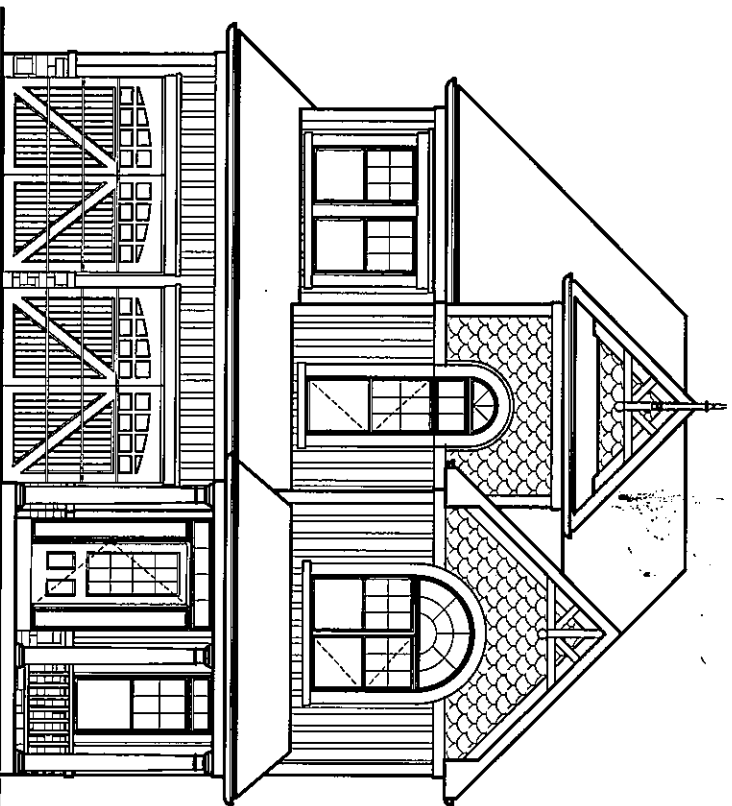
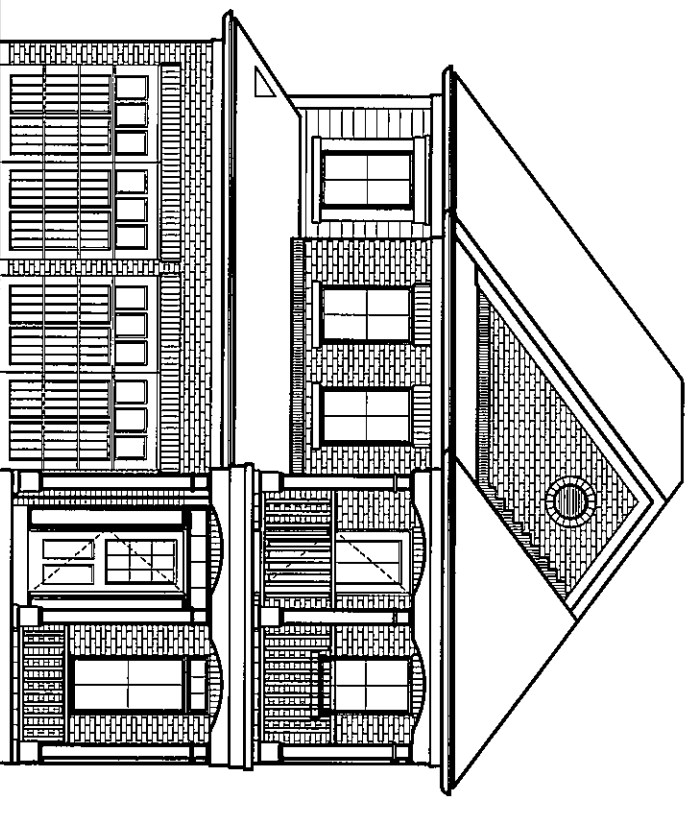




FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

OBC 2012

DRAWING LIST:

37-6 (PRINCETON)

- 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	2899.42 sf	280.36 m ²
FRONT GLAZING AREA	1172.42 sf	108.26 m ²
LEFT SIDE GLAZING AREA	16.83 sf	1.56 m ²
RIGHT SIDE GLAZING AREA	56.06 sf	5.21 m ²
REAR GLAZING AREA	98.64 sf	9.16 m ²
TOTAL GLAZING AREA	313.95 sf	29.15 m ²
TOTAL GLAZING PERCENTAGE	10.81 %	

GROSS GLAZING AREA 'A' OPT. F.P.

TOTAL PERIPHERAL WALL AREA	2899.42 sf	280.36 m ²
FRONT GLAZING AREA	1172.42 sf	108.26 m ²
LEFT SIDE GLAZING AREA	45.83 sf	4.26 m ²
RIGHT SIDE GLAZING AREA	56.06 sf	5.21 m ²
REAR GLAZING AREA	85.55 sf	8.04 m ²
TOTAL GLAZING AREA	301.31 sf	27.99 m ²
TOTAL GLAZING PERCENTAGE	10.39 %	

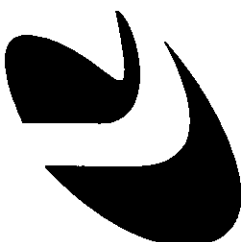
GROSS GLAZING AREA 'B'

TOTAL PERIPHERAL WALL AREA	2899.42 sf	280.36 m ²
FRONT GLAZING AREA	1172.42 sf	108.26 m ²
LEFT SIDE GLAZING AREA	45.83 sf	4.26 m ²
RIGHT SIDE GLAZING AREA	56.06 sf	5.21 m ²
REAR GLAZING AREA	98.64 sf	9.16 m ²
TOTAL GLAZING AREA	277.17 sf	25.75 m ²
TOTAL GLAZING PERCENTAGE	9.56 %	

GROSS GLAZING AREA 'B' OPT. F.P.

TOTAL PERIPHERAL WALL AREA	2899.42 sf	280.36 m ²
FRONT GLAZING AREA	1172.42 sf	108.26 m ²
LEFT SIDE GLAZING AREA	45.83 sf	4.26 m ²
RIGHT SIDE GLAZING AREA	56.06 sf	5.21 m ²
REAR GLAZING AREA	86.59 sf	8.04 m ²
TOTAL GLAZING AREA	268.08 sf	24.83 m ²
TOTAL GLAZING PERCENTAGE	9.14 %	

ESQUIRE HOMES
NORTHGLEN - PH. 2
CLARINGTON, ONTARIO



R/N 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:

1. UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE: OCT. 19/15
DWN: -
CHK: NC

DATE: DWN: CHK:

SCALE: AS NOTED

PROJECT NO. 14093

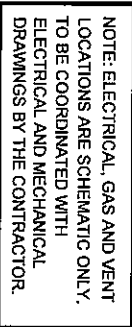
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ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO R/N DESIGN LTD.
REVISED: JANUARY 08, 2015 - R/N STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF R/N DESIGN LIMITED. I AM A MEMBER OF THE PROFESSION OF ARCHITECTS OF ONTARIO AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

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

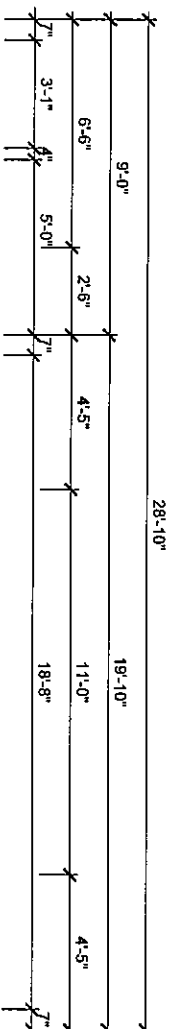
SIGNATURE:

T1

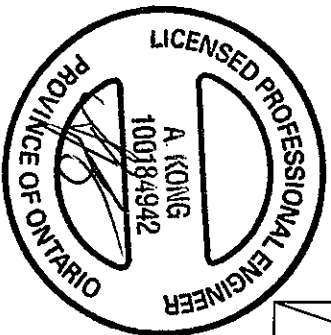
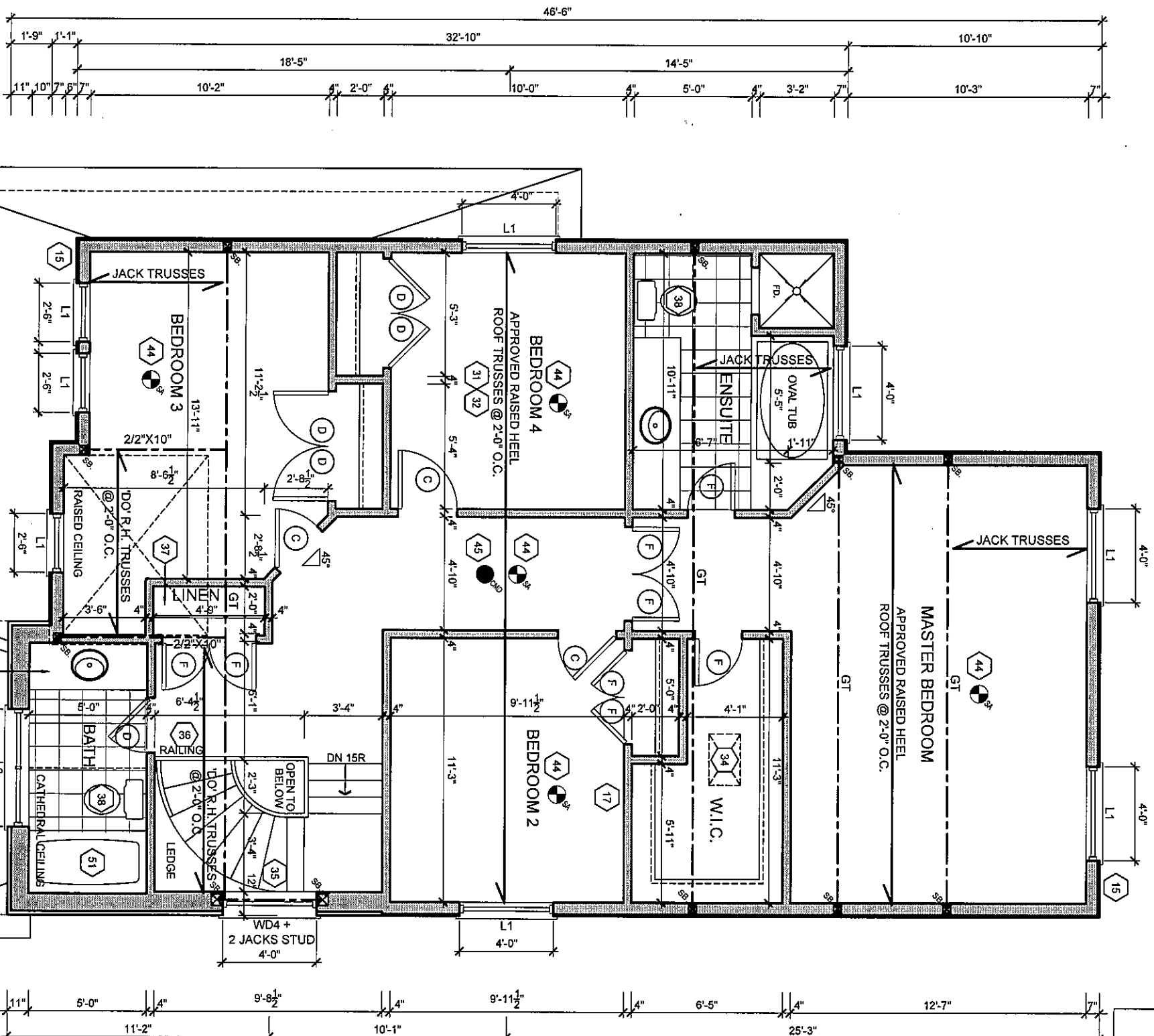


NOTE:
SPACE ALL FLOOR JOISTS @ 12" O.C.
UNDER ALL CERAMIC TILES AREA

A2



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



OCT 22 2015
FOR STRUCTURAL ONLY
EXCLUDING ROOF
TRUSS DESIGNS

SECOND FLOOR ELEV. 'A'

REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

MODEL	37-6 (PRINCETON)	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"

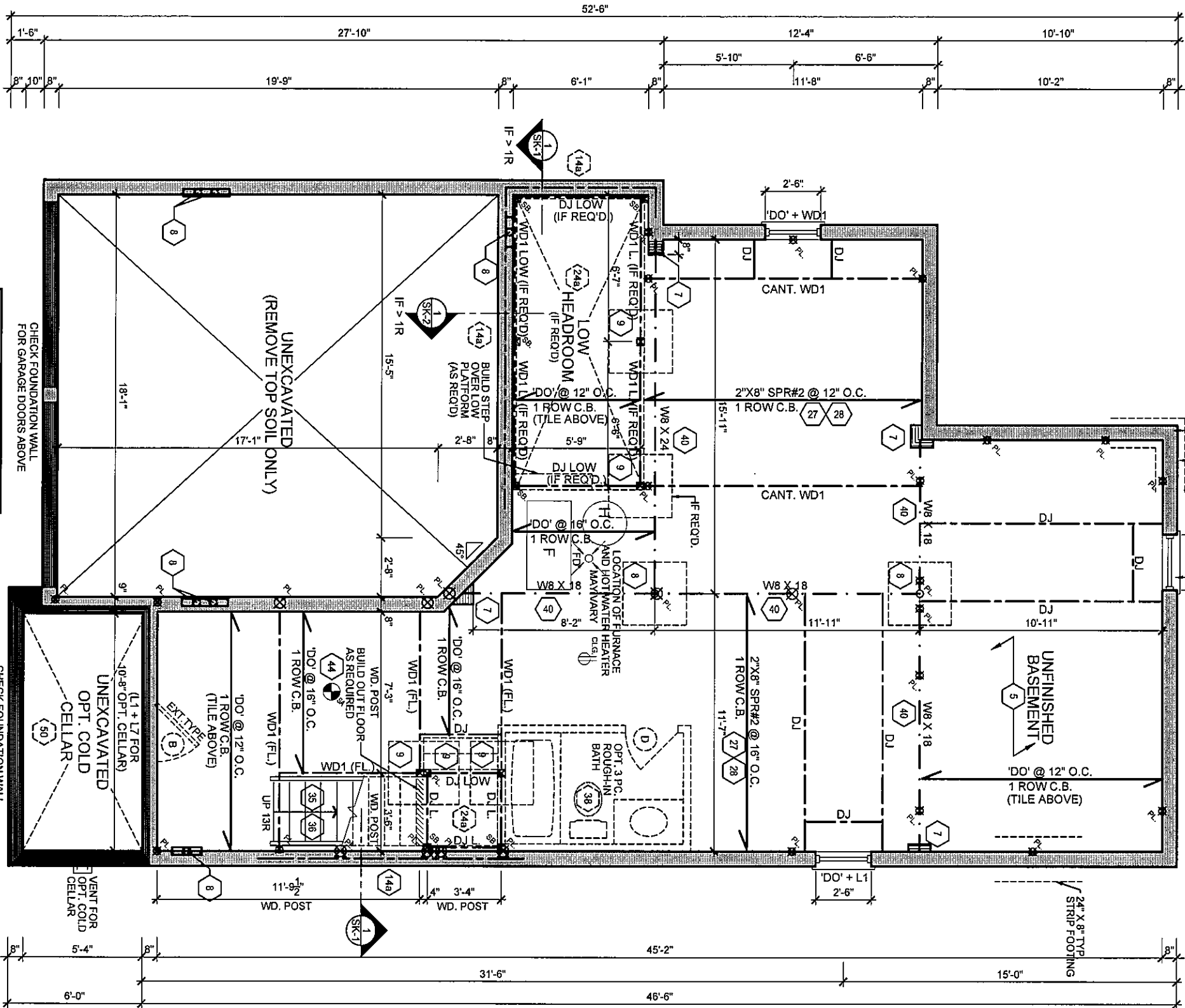
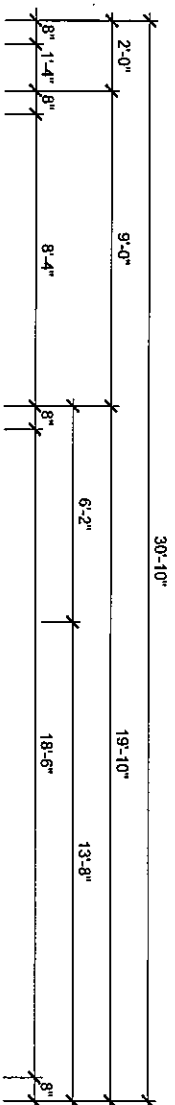
FIN design
Imagine + Inspire + Create
TEL: (905) 738-3177
FAX: (905) 738-5449

THESE DRAWINGS ARE NOT TO BE SCALED
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TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO FIN DESIGN LTD.
REVISED: JANUARY 08, 2015 - FIN S/N IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J

I, NELSON GUNJA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN
RESPONSIBILITY FOR THESE PLANS. I AM A REGISTERED PROFESSIONAL ENGINEER
UNDER DIVISION C, PART 3, SUBSECTION 22 OF THE BUILDING ACT, 1997
I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE
CLASSIFICATION CATEGORIES.

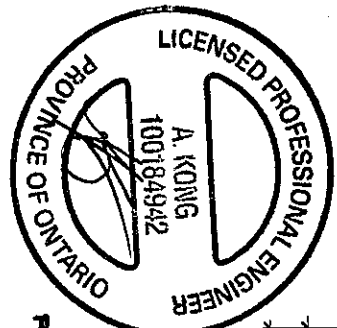
QUALIFIED DESIGNER BCIN: 21032
FIRM BCIN: 26995
DATE: OCTOBER 19, 2015
SIGNATURE:

PAGE
14093
A3



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

BASEMENT FLOOR ELEV. 'B'



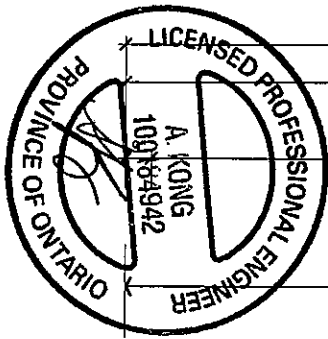
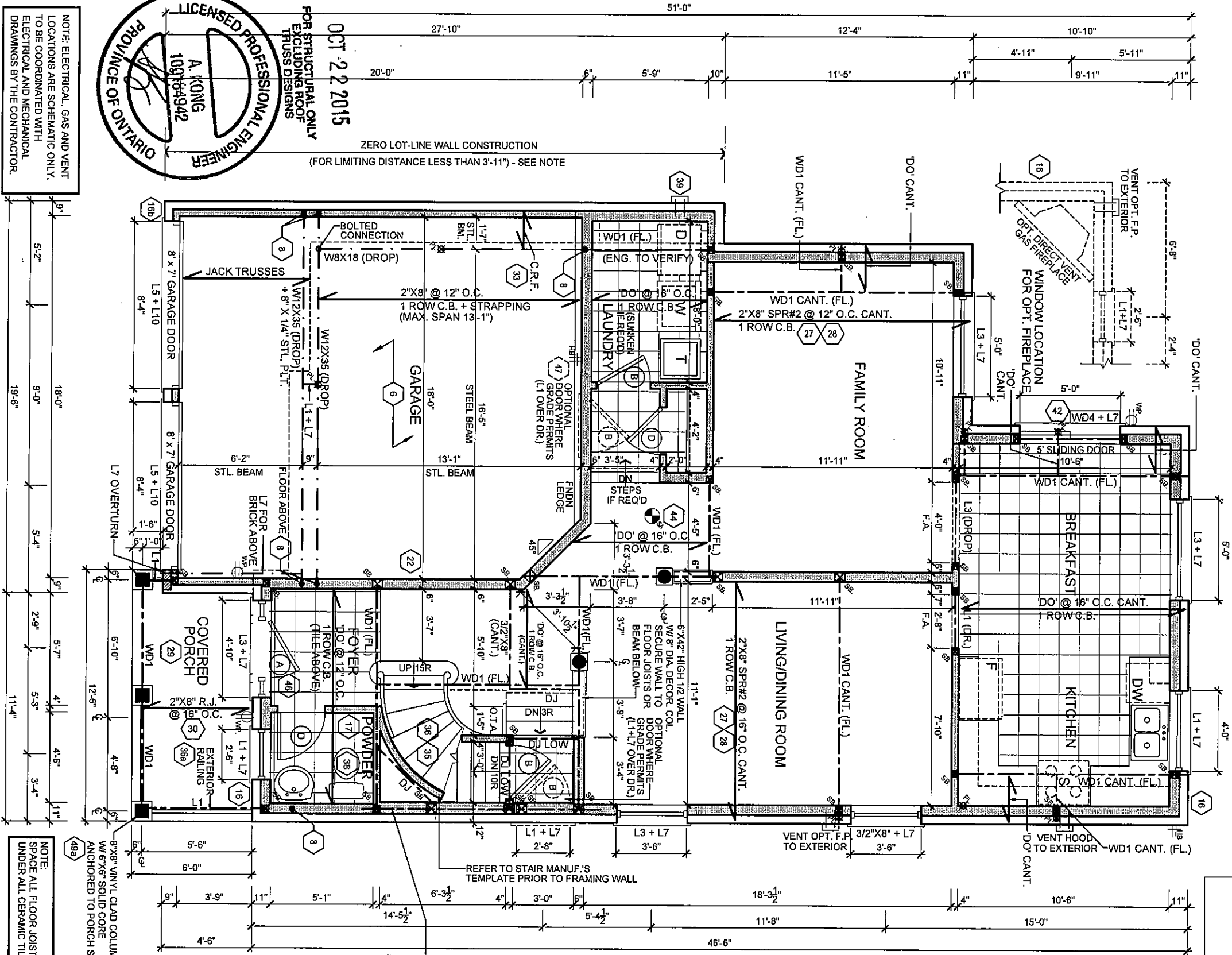
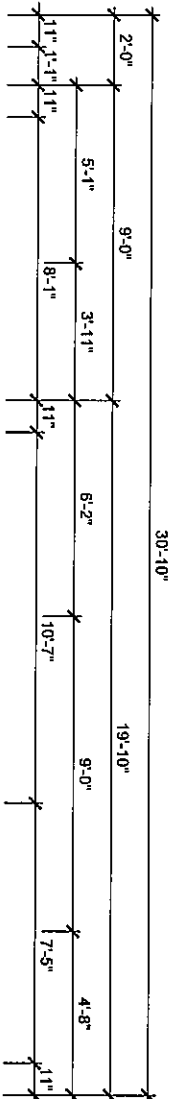
OCT 22 2015
FOR STRUCTURAL ROOF
TRUSS DESIGNS

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 Authority shall not be responsible for the accuracy or appropriateness of 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.

FIN design Imagine - Inspire - Create TEL: (905) 736-3177 FAX: (905) 736-5449	MODEL	37-6 (PRINCETON)				
	CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO				
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO FIN DESIGN LTD. REVISED: JANUARY 08, 2015 - RN 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
I, NELSON KUNA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FIN DESIGN LIMITED. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CATEGORIES.	QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 19, 2015	SIGNATURE:	PROJECT NUMBER 14093			
			PAGE A4			

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



OCT 22 2015



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37-6 (PRINCETON)

ESQUIRE HOMES
NORTHGLEN - PHASE 2
CLARINGTON, ONTARIO

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

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 SB-12 COMPLIANCE PACKAGE J

I, JAMES GUNIA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THESE DRAWINGS. I AM A REGISTERED PROFESSIONAL ENGINEER UNDER DIVISION C, PART 3, SUBSECTION 32.2 OF THE ENGINEERING ACT, 1986 AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION CATEGORIES.

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

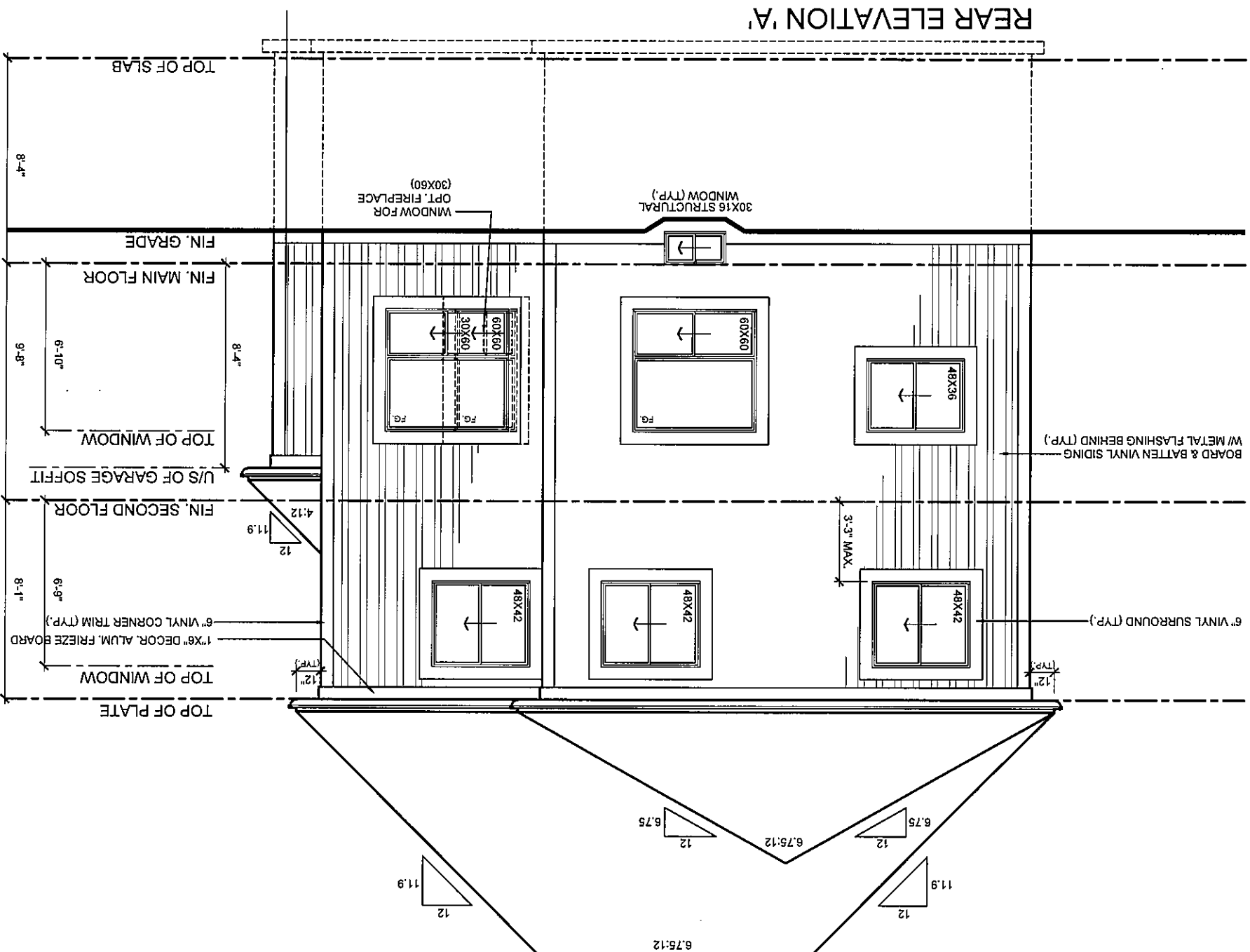
PAGE
A5

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



REFER TO TRUSS
DRAWINGS FOR
APPROVED TRUSS
LAYOUT.

File:D:\acadum projects\14093\Architectural\asmodels\37\37-6 PRINCETON\14093-37-6 FINAL-PRINCETON.dwg Plotted: Oct 19, 2015 By:ArthurL



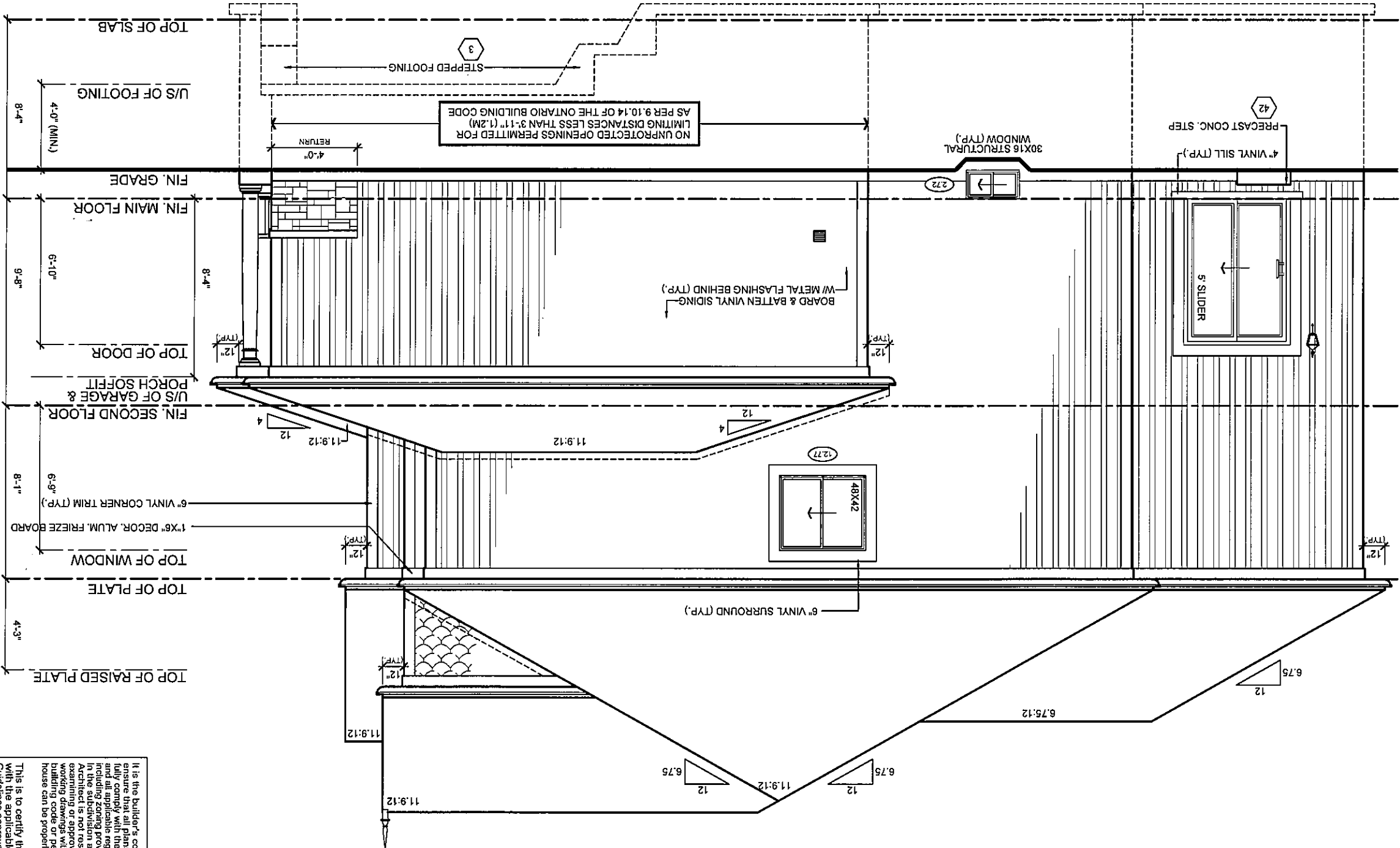
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements of the Municipality of Clarington. The Architect is not responsible in any way for examining or approving site (lotting)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

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

 rn design <i>Imagine • Inspire • Create</i> TEL: (905) 736-5177 FAX: (905) 736-5149	MODEL	37-6 (PRINCETON)			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
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO CONSTRUCTION, ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD. REVISION: JANUARY 08, 2015 - 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 10, PART 3, SUBSECTION 32.4. OF THE BUILDING CODE. CLASSIFICATION CODES:			QUALIFIED DESIGNER BCIN: 21032 SIGNATURE: FIRM BCIN: 26995 DATE: OCTOBER 19, 2015			PAGE A9

LEFT SIDE ELEVATION 'A'

TOTAL WALL AREA	628.16	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	43.97	SF
ACTUAL OPENINGS	15.49	SF



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

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



FN design
Imagine - Inspire - Create
14093 Archiblast
FAX: (905) 738-5449

MODEL: 37-6 (PRINCETON)
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

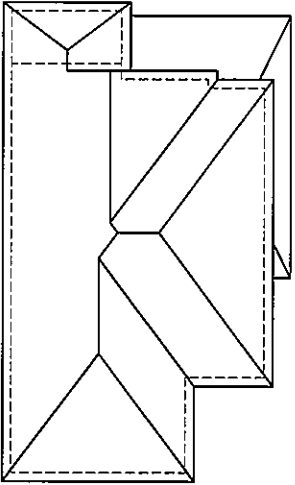
SCALE: 3/16" = 1'0"
PROJECT NUMBER: 14093

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I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION 2, PART 3, SUBSECTION 32.4 OF THE BUILDING CODE. I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED UNDER DIVISION 2, PART 3, SUBSECTION 32.4 OF THE BUILDING CODE. CLASSIFICATION: CATEGORIES.

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

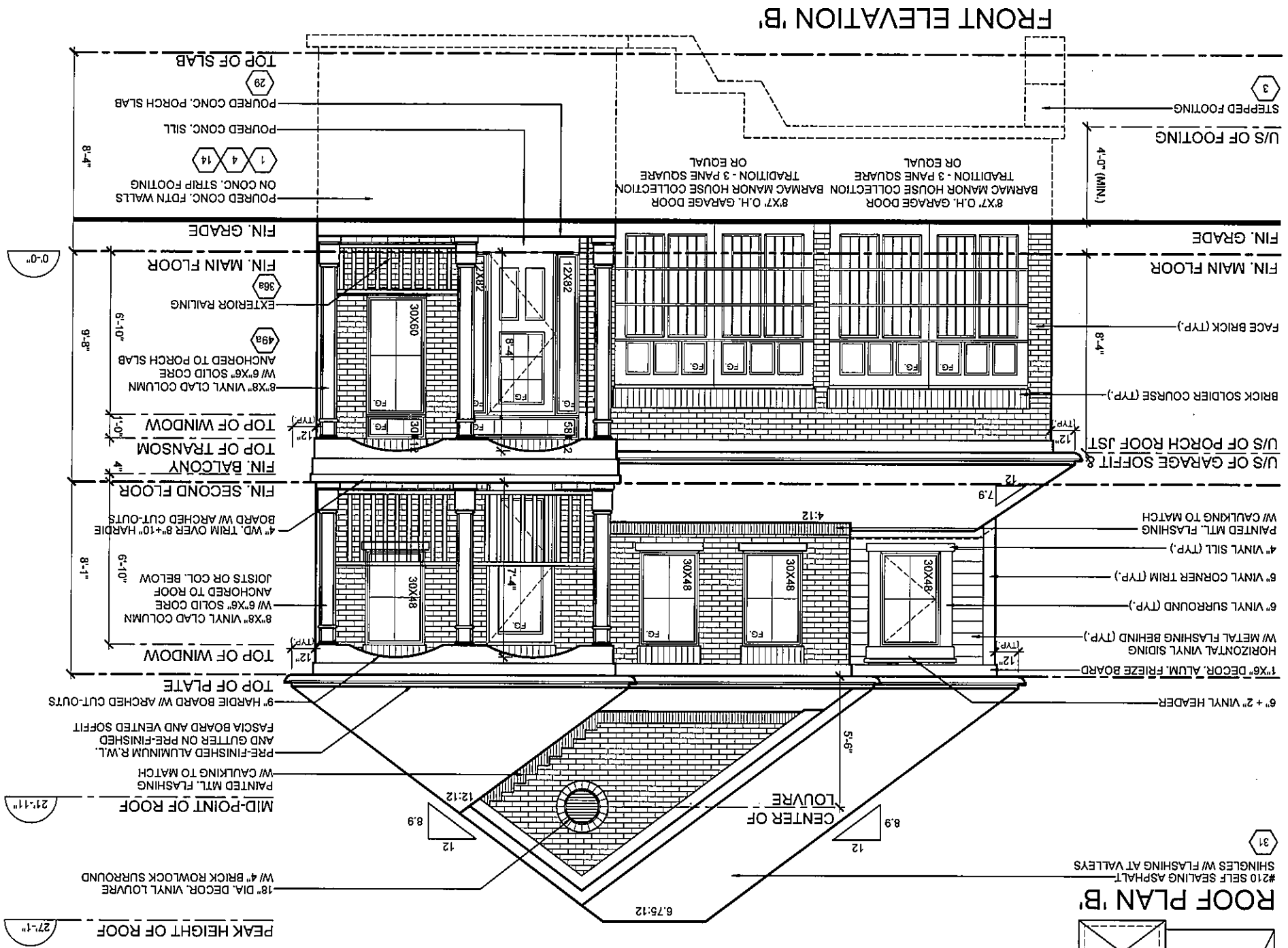
PAGE: A10



ROOF PLAN 'B'
#210 SELF SEALING ASPHALT
SHINGLES W/ FLASHING AT VALLEYS

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.

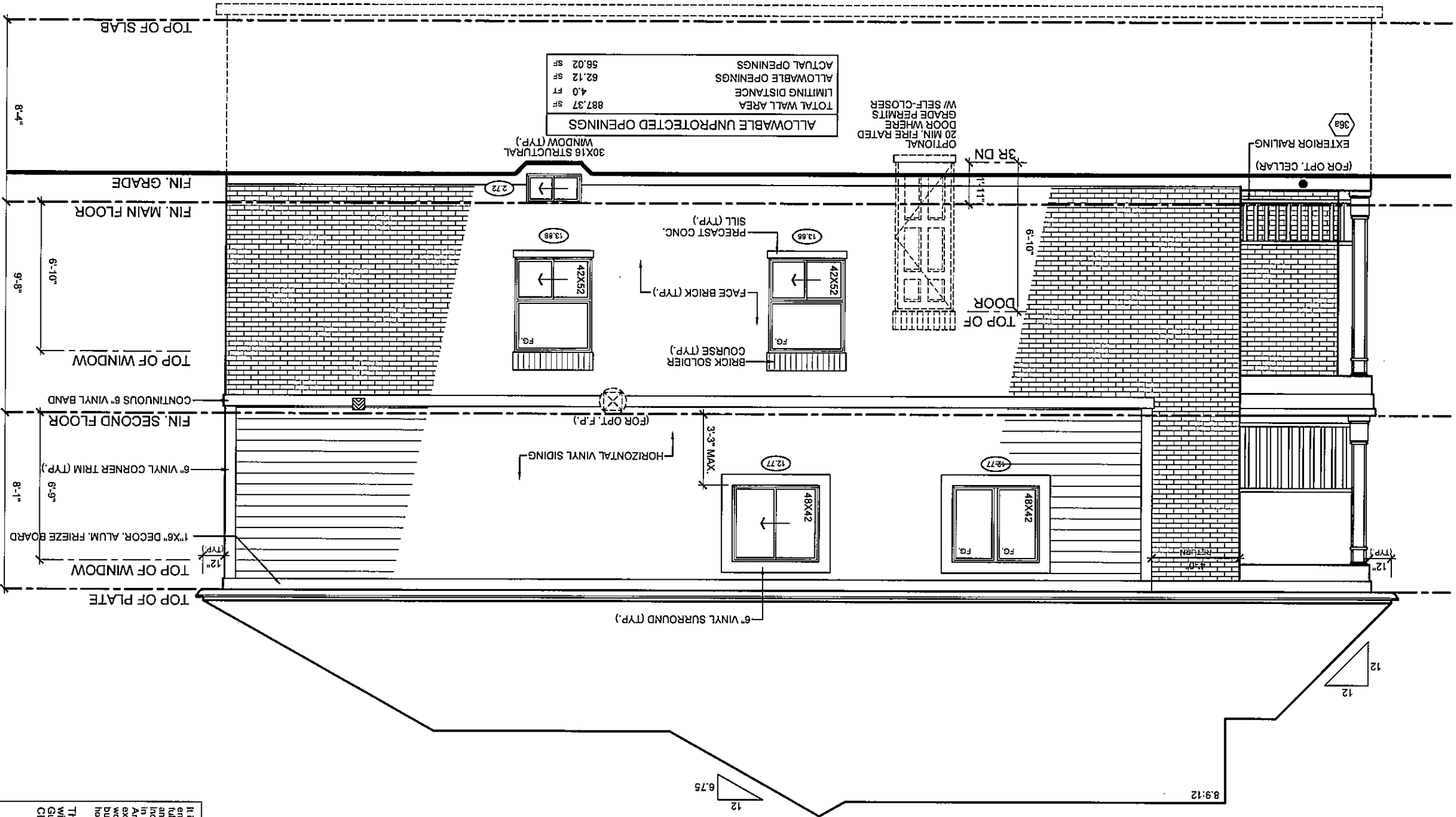


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements of the City of Clarington. The Control Architect is not responsible in any way for examining or approving site (lotting)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

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

 RN design <i>Imaging • Design • Detail</i> TEL: (905) 738-3178 FAX: (905) 738-3449	MODEL	37-6 (PRINCETON)				
	CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO				
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						1.
I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LIMITED. I AM QUALIFIED TO SIGN THESE PLANS AND THE PLAN IS RESTRICTED TO THE APPROPRIATE CLASSIFICATION CATEGORIES.	FIRM BCIN:	OCTOBER 19, 2015	26995	SIGNATURE:	PAGE	PROJECT NUMBER
						14093
						A11

RIGHT SIDE ELEVATION 'B'



ALLOWABLE UNPROTECTED OPENINGS	887.37	SF
ALLOWABLE OPENINGS	62.12	SF
ACTUAL OPENINGS	56.02	SF
TOTAL WALL AREA	4.0	FT
LIMITING DISTANCE	4.0	FT

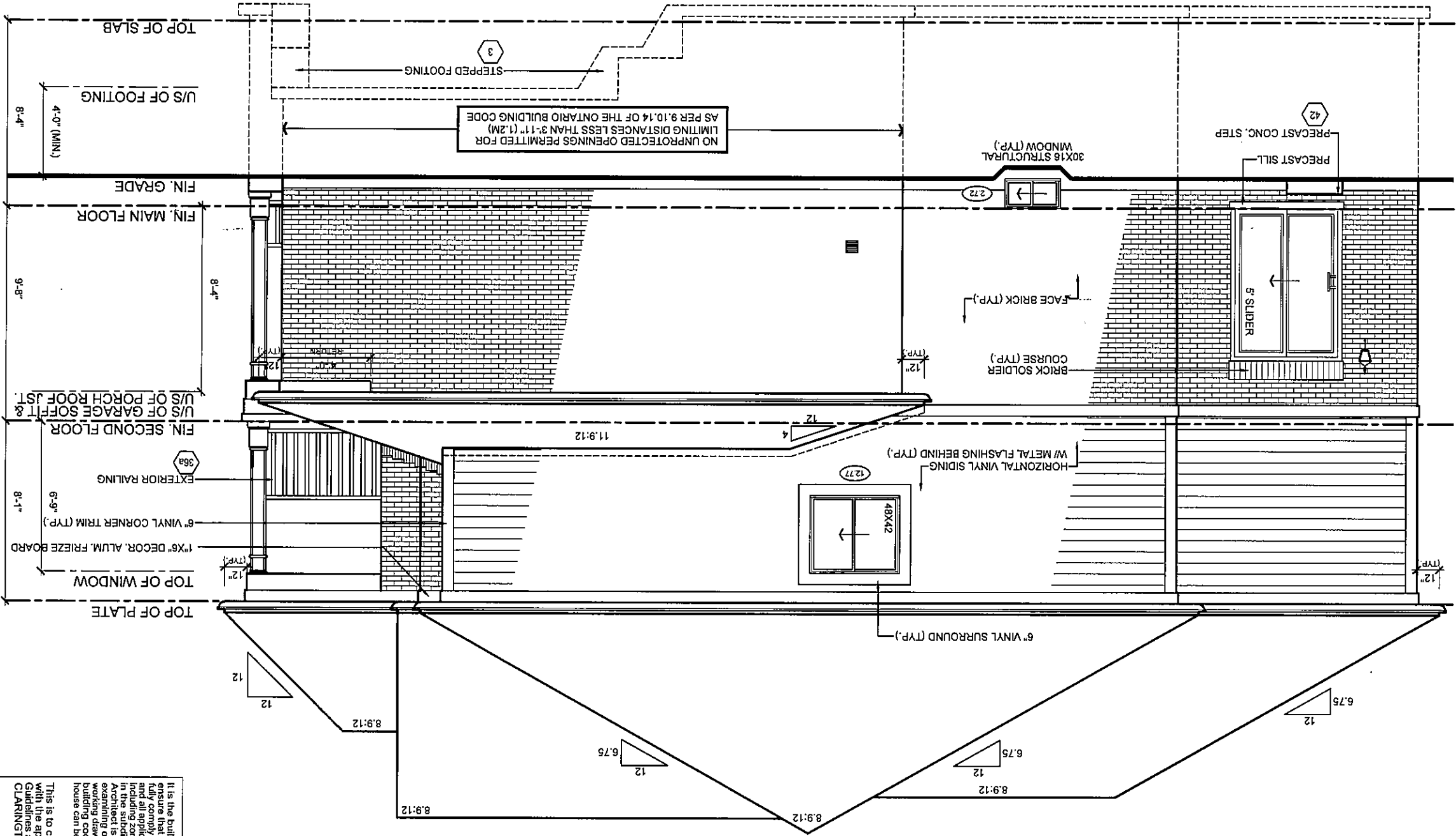
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements for the subdivision. The builder is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The builder is not responsible for 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.

 FN design <i>Imagine - Inspire - Create</i> 14093-1417 FAX: (905) 738-5449	MODEL	37-6 (PRINCETON)		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"
THESE DRAWINGS ARE NOT TO BE SCALED. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CLIENT MUST BE REPORTED DIRECTLY TO FN DESIGN LTD. REVISED: JANUARY 09, 2015 - FN STAFF IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J	I, NELSON CHINA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF FN DESIGN LIMITED. I HAVE READ AND UNDERSTAND THE REQUIREMENTS OF THE BUILDING CODE. I HAVE READ AND UNDERSTAND THE REQUIREMENTS OF THE BUILDING CODE. I HAVE READ AND UNDERSTAND THE REQUIREMENTS OF THE BUILDING CODE.		QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:		PAGE	
	FIRM BCIN: 26895		OCTOBER 19, 2015				A12	

LEFT SIDE ELEVATION 'B'

TOTAL WALL AREA	628.16	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	43.97	SF
ACTUAL OPENINGS	15.49	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 provisions and any provisions in 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.



FIN design
Imagine • Inspire • Create
1000 Highway 7 East
Unit 10
Markham, Ontario L3R 9V7
Tel: (905) 738-5448
Fax: (905) 738-5448

MODEL: 37-6 (PRINCETON)
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: 14093
PAGE: A14

THESE DRAWINGS ARE NOT TO BE SCALED.
CONSTRUCTIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY CHANGES TO CONSTRUCTIONS MUST BE REPORTED DIRECTLY TO FIN DESIGN LTD.
REVISED: JANUARY 08, 2015 - FIN 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 FIN DESIGN LIMITED.
UNDER DIVISION C, PART 3, SUBSECTION 2.2.4 OF THE BUILDING CODE.
CLASSIFICATION: CLASSIFICATION: C

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 HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL, FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STEP FOOTING:

O.B.C. 9.1.5.3.

-BASED ON 16-1/4" DIA. MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.96psi (75kPa) BEARING CAPACITY
-FIG. TO HAVE CONTINUOUS KEY
-FIG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

TYPICAL SLAB FOOTING: (EXTERIOR WALLS)

O.B.C. 9.1.5.3.5.

-FIG. TO EXCEED MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1-STORY - 13" X 4" (330mm X 100mm)
-2-STORY - 19" X 6" (483mm X 150mm)
-3-STORY - 26" X 9" (660mm X 230mm)

SIDING-

O.B.C. 9.1.5.3.6.

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

STEP FOOTING:

O.B.C. 9.1.5.3.9.

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

DRAINAGE TILE OR PIPE

O.B.C. 9.1.4.3.

-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FILL. 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.

BASEMENT SLAB:

O.B.C. 9.1.3. & 9.1.6.

-3" (75mm) CONCRETE SLAB - O.B.C. 9.1.6.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.1.6.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 3 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 & FIG.
-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 1/6) 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. 9.8-1.2, 2.1.1, 6 (5))
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. 9.8-9)

SLAB ON GROUND:

O.B.C. 9.1.3.3.

-3" (75mm) CONCRETE SLAB - O.B.C. 9.1.6.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.1.6.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 3 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 & FIG.
-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. 9.8-9)

GARAGE SLAB / EXTERIOR SLAB:

O.B.C. 9.1.5.5.3.

-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 W2.9) 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. 9.1.5.5.3.

-CONCRETE NB. - 4" X 1/2" (100mm X 300mm)
-BLOCK NB. - 4" X 1/2" (100mm X 300mm) BOUNDED & TIED TO WALL AS PER O.B.C. 9.20.1.1.2. TOP 7 7/8" (200mm) SOLID.
OR

BEAM/POCKET

O.B.C. 9.1.5.3.4. & 9.1.7.3.

-4" (100mm) INTO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE
-1/2" (12mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2.2)
STRUCTURAL COLLARS

STEEL PIPE COLUMN:

O.B.C. 9.1.5.3.4. & 9.1.7.3.

-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 BLM. PLATE
-FOR WOOD BEAMS, MIN. 4"x4"x1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BLM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSA-G38-2.2-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 kN (O.B.C. 9.17.3.4.1)
COL. SPACING:
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-MAX. 9'-10" (2997mm)
-3-STORY
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-MAX. 9'-10" (2997mm)
-322-STORY
-MAX. 9'-10" (2997mm)
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-MAX. 9'-10" (2997mm)
-351-STORY
-MAX. 9'-10" (2997mm)
-352-STORY
-MAX. 9'-10" (2997mm)
-3

17 INTERIOR STUD WALLS:
O.B.C. 19.23.10.1.
-2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
18 BEARING STUD WALL (BASEMENT):
-2" X 4" (38mm x 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C. W/
-DBL. 2" X 4" OR 2" X 6" TOP PLATE
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

19 PARTY WALL - BLOCK:
O.B.C. SB-3 WALL = B66 (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/
MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT
SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-2" X 2" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. BOTH
SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE
CAVITY.
-7-1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 3-1/2" (90mm) @ PARTY WALLS AS PER
O.B.C. 9.10.9.11) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE 2) TO TABLE 1)

19b PARTY WALL - BLOCK (AGAINST GARAGE):
O.B.C. SB-3 WALL = B56 (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.
& 9.25.4.
-2" X 4" (38mm x 89mm) WOOD STRAPPING @ 16" (400mm) O.C.
-R-20 (RSI 3.52) RIGID INSULATION
-7-1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-1/2" (12.7mm) GYPSUM BOARD @ WALL & U/S OF CEILING BETWEEN
HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
REG. INSULATION VALUES:

INSULATION VALUES PROVIDED BY CAN/CSA-F280-M90
RIGID INSULATION = 20.00
-LOW DENSITY CONCRETE BLOCK = 1.70
-WOOD FRAME W/ GYPSUM = 2.72
-AIR FILM - MOVING = 0.68
-AIR FILM - STILL = 0.17
TOTAL R-VALUE = 25.27

19c FIREWALL:
O.B.C. 9.10.1.1 & 3.1.10. & SB-3 WALL = B66 (STC = 57, FIRE = 2 HR)
-ONE FIREWALL IS REQUIRED FOR EVERY 6460 SF. (600 SQM) OF BUILDING
AREA, O.B.C. 13.2.2.47.
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mm x 38mm) WOOD STRAPPING @ 24" (600mm) O.C. ON BOTH SIDES
OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7-1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER
O.B.C. 9.10.9.11) & TABLE 2.1.1. SB-2
-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE 2) TO TABLE 1)
-PROVIDE PAST FASCIA @ EAVES W/ BRICK CORRELING
-EXTEND 5-7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/
THROUGH WALL FLASHING PER O.B.C. 3.1.10.4.11)
-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. 3.1.10.4.12)

20 PARTY WALL - FOUNDATION:
O.B.C. 9.13.4.2.
-7-7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200PSI (15MPa)
-COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2
21 PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13d (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF
FOOTINGS TO THE U/S OF ROOF DECK
-2-RWS 2"x4" (38mm x 89mm) STUDS @ 16" (400mm) O.C. W/ SEPARATE
2" X 4" (38mm x 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4"
(38mm x 89mm) TOP PLATES
-SOUND ASSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF
90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED &
FILED.

-ACOUSTICAL SEALANT AS PER O.B.C. SB-3 (NOTE 2) TO TABLE 1)
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.

22 GARAGE WALL & CEILING:
O.B.C. 9.10.9.14.93
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING
-PAVE AND SEAL ALL JOINTS GAS TIGHT
-R-22 (RSI 3.87) INSULATION IN WALLS.
-R-21 (RSI 3.41) INSULATION IN CEILINGS W/ FLOOR ABOVE WOOD
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C.
9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT LESS THAN 1" (25mm) THICK
REQUIRED GARAGE AREA (REFER TO MUNCIPAL ENGINEERING DEPT. FOR
-1/2" (12.7mm) GYPSUM BOARD
-ROOF FRAMING MEMBERS ARE FASTENED TO 2" PLATES W/ 1/2" (12.7mm) DIA.
4.3 1/4" (89mm) ICE NAILS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKED AT 12" (300mm) O.C.
-RIM JOIST WITH 3 1/4" (82mm) NAILS AT 7' 8" (230mm) O.C.
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3. & 9.25.4.
-2" X 6" (38mm x 140mm) WOOD STUDS @ 16" (400mm) O.C.
-R-22 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING
ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

23 DOUBLE VOLUME WALLS:
O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/3-1/4" (82mm) 1/2" (12.7mm) DIA.
DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) O.C.
7/8" (20mm) O.C.
-SOLID BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1: O.B.C. 12.2.2.2.1)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE WITH O.B.C.
9.25.3. & 9.25.9.

24 EXPOSED FLOOR:
-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/
O.B.C. 9.25.3. & 9.25.4.
-R-21 (RSI 3.46) INSULATION
-VENDED ALUMINUM SOFTII

25a SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA
AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION
WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.
25b DOUBLE MASONRY WYTHE WALL:
O.B.C. 9.20.8.2.
-3-1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3-1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
-SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR
JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY
AREA.

25c CORREL MASONRY VENEER:
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.11)
FLOOR ASSEMBLIES:
26 SILL PLATE:
O.B.C. 9.23.7.
-2" X 4" (38mm x 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO
PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4"
(100mm) INTO FOUNDATION WALL.
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1"
(25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED
ON FULL BED OF MORTAR.
27 BRIDGING & STRAPPING:
O.B.C. 9.23.9.4.
a) STRAPPING
-1" X 3" (19mm x 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
FASTENED TO SILL OR HEADER @ ENDS
b) BRIDGING
-1" X 3" (19mm x 64mm) OR 2" X 2" (38mm x 38mm) CROSS BRIDGING @ MAX.
6'-11" (2100mm) O.C.
c) BRIDGING & STRAPPING
-a) & b) USED TOGETHER OR
-1" (25mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH
STRAPPING (a)
d) FURRING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH
IS ATTACHED DIRECTLY TO JOISTS.

28 FLOOR ASSEMBLY:
O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS
29 PORCH SLABS ABOVE COLD CELLAR:
O.B.C. 9.39.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED
ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-4-7/8" (125mm) 4650 PSI (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7' 8" (200mm) EACH WAY
-1-1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

30 EXTERIOR BALCONY ASSEMBLY:
-1-1/4" X 3-1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED
ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 2/8"
(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.
FOR AS NOTED ON PLAN
-EXTERIOR GUARD AS PER #36d
-SCORE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
-REQUIRED FOR OVER HEATED SPACES:
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR
VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF
CEILING AREA)
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.
& 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

30b EXTERIOR FLAT ROOF ASSEMBLY:
-SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT
INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
-1-1/4" EXTERIOR GRADE WOOD PANEL TYPE UNDERLAY TAPEDED PURLINS
SLOPED MIN. 2% TO ROOF SCUPPER
-3/8" EXTERIOR GRADE PLYWOOD SHEATHING ON
-2"x8" ROOF JOISTS @ 12" O.C. FOR AS NOTED ON PLAN
REQUIRED FOR OVER HEATED SPACES:
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR
VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF
CEILING AREA)
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.
& 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

31 ROOF ASSEMBLIES
31a TYPICAL ROOF:
O.B.C. 9.26.
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4'-12" & 8'-12" PROVIDE EAVES PROTECTION TO
EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT
LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAND BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.13)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
OVER EXPOSED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S
INSTRUCTIONS)
-TRUSS BRACING AS PER RUSS MANUFACTURER
-EAVES TROUGH ON PENINSULATED FASCIA AND VENDED SOFTII (MINYL OR
ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFTII.

32 CEILING:
-R-20 (RSI 3.81) INSULATION
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.
& 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)
32b VAULTED OR CATHEDRAL CEILING:
O.B.C. 9.26. & TABLE A4
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4'-12" & 8'-12" PROVIDE EAVES PROTECTION TO
EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT
LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAND BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES OR WHERE
ROOF SLOPES ARE 8:12 OR GREATER PER O.B.C. 9.26.5.1.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.13)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS.
-2"x4" (38mm x 184mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS PURLINS
@ 24" O.C. MAX. SPAN 13'-3" (4050mm) OR
-2"x10" (38mm x 235mm) @ 16" O.C. W/ 2"x2" (38mm x 38mm) CROSS
PURLINS @ 24" O.C. MAX. SPAN 17'-0" (5180mm)

33 PUBLIC STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-3/32" (180mm)
-MIN. RUN = 11" (280mm)
-MIN. TREAD = 11" (280mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-11" (900mm)
(BETWEEN WALL FACES)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)
ANGLED TREADS:
-MIN. RUN = 5-7/8" (150mm)
-MIN. AVG. RUN = 7-7/8" (200mm)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD &
MAX. 7-7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE
HANDRAILS:
O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT
WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN
DIRECTION
PROJECTIONS:
O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP
STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED
WIDTH OF THE STAIR

34 ATTIC ACCESS HATCH:
O.B.C. 9.19.2.1.
-19 3/4" X 27 1/2" (500mm X 700mm) ATTIC HATCH WITH
WEATHERSTRIPPING & BACKED W/ R20 (RSI 3.52) INSULATION.
GENERAL:
35 PRIVATE STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-7/8" (200mm)
-MIN. RUN = 8-1/4" (210mm)
-MIN. TREAD = 9-1/4" (235mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-10" (640mm)
(BETWEEN WALL FACES)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)
ANGLED TREADS:
-MIN. RUN = 5-7/8" (150mm)
-MIN. AVG. RUN = 7-7/8" (200mm)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD &
MAX. 7-7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE
HANDRAILS:
O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH WITHIN
DWELLING UNITS
-HANDRAILS ARE TO BE CONTINUOUS EXCEPT WHERE INTERRUPTED BY DOOR
WAYS, LANDINGS OR POSTS AT CHANGES IN DIRECTION
HEIGHT:
O.B.C. 9.8.7.4
-2'-10" (645mm) MIN. TO 3'-2" (965mm) MAX.
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A
STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING
PROJECTIONS:
O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP
STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED
WIDTH OF THE STAIR

35b PUBLIC STAIRS:
O.B.C. 9.8.4.
-MAX. RISE = 7-3/32" (180mm)
-MIN. RUN = 11" (280mm)
-MIN. TREAD = 11" (280mm)
-MAX. NOSING = 1" (25mm)
-MIN. HEADROOM = 6'-5" (1950mm)
-MIN. WIDTH = 2'-11" (900mm)
(BETWEEN WALL FACES)
-MIN. WIDTH (EXIT STAIRS, BETWEEN GUARDS) = 2'-11" (900mm)
ANGLED TREADS:
-MIN. RUN = 5-7/8" (150mm)
-MIN. AVG. RUN = 7-7/8" (200mm)
-FINISHED RAILING ON WOOD PICKETS MAX. 4" BETWEEN PICKETS
-EXTERIOR CONC. STEPS TO HAVE MIN. 9 1/4" (235mm) TREAD &
MAX. 7-7/8" (200mm) RISE
-FOUND. WALL REQUIRED WHEN NUMBER OF RISERS EXCEEDS 2
-FTG. FOR FOUND. WALL TO BE MIN. 4'-0" (1220mm) BELOW GRADE
HANDRAILS:
O.B.C. 9.8.7
-ONE HANDRAIL REQUIRED WHERE STAIR WIDTH IS LESS THAN 3'-7" (1100mm)
-TWO HANDRAILS REQUIRED WHERE STAIR WIDTH EXCEEDS 3'-7" (1100mm)
-ONE HANDRAIL IS REQUIRED ON CURVED STAIRS OF ANY WIDTH
-HANDRAILS ARE TO BE CONTINUOUS INCLUDING AT LANDINGS EXCEPT
WHERE INTERRUPTED BY DOORWAYS OR NEWEL POSTS AT CHANGES IN
DIRECTION
HEIGHT:
O.B.C. 9.8.7.4
-2'-10" (645mm) MIN. TO 3'-2" (965mm) MAX.
-3'-6" (1070mm) WHERE GUARDS ARE REQUIRED ON LANDINGS
-MEASURED VERTICALLY FROM THE TOP OF THE HANDRAIL TO A
STRAIGHT LINE DRAWN FROM THE TANGENT TO THE TREAD NOSING
PROJECTIONS:
O.B.C. 9.8.7.6
-HANDRAILS AND PROJECTIONS BELOW HANDRAILS INCLUDING STEP
STRINGERS TO PROJECT A MAXIMUM OF 4" (100mm) INTO THE REQUIRED
WIDTH OF THE STAIR

36 INTERIOR GUARDS:
O.B.C. 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH
36b EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36c EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36d EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36e EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36f EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36g EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36h EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

36i EXTERIOR GUARDS:
O.B.C. SB-7 & 9.8.8.3.
-GUARDS TO BE 3'-6" (1070mm) HIGH
-FOR DWELLING UNITS GUARDS TO BE A MIN. OF 2'-11" (900mm) HIGH
-INCLUDES WINDOWS OVER STAIRS, RAMPS AND LANDINGS
-PICKETS TO HAVE 4" (100mm) MAX. SPACING
-GUARDS FOR FLIGHTS OF STAIRS (EXCEPT EXIT STAIRS) TO BE 2'-11" (900mm) HIGH

37 SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA
AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION
WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.
37b DOUBLE MASONRY WYTHE WALL:
O.B.C. 9.20.8.2.
-3-1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3-1/2" MASONRY VENEER
-WYTHES TO BE TIED W/ METAL TIES INSTALLED AS PER O.B.C. 9.20.9.4.
-SILL PLATE REQUIRED FOR ROOF AND CEILING FRAMING MEMBERS
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR
JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY
AREA.

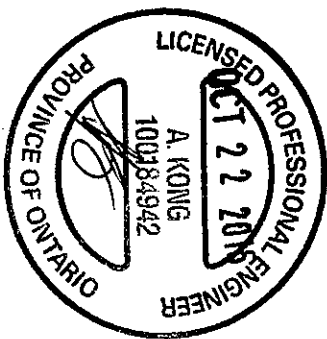
37c CORREL MASONRY VENEER:
-MASONRY VENEER TO BE CORBELLED AS PER O.B.C. 9.20.12.3.11)
FLOOR ASSEMBLIES:
38 SILL PLATE:
O.B.C. 9.23.7.
-2" X 4" (38mm x 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO
PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4"
(100mm) INTO FOUNDATION WALL.
-SILL PLATE TO BE CAULKED, OR PLACED ON A LAYER NOT LESS THAN 1"
(25mm) THICK BEFORE COMPRESSION, OR FOAM GASKET, OR PLACED
ON FULL BED OF MORTAR.
39 BRIDGING & STRAPPING:
O.B.C. 9.23.9.4.
a) STRAPPING
-1" X 3" (19mm x 64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C.
FASTENED TO SILL OR HEADER @ ENDS
b) BRIDGING
-1" X 3" (19mm x 64mm) OR 2" X 2" (38mm x 38mm) CROSS BRIDGING @ MAX.
6'-11" (2100mm) O.C.
c) BRIDGING & STRAPPING
-a) & b) USED TOGETHER OR
-1" (25mm) SOLID BLOCKING @ MAX. 6'-11" (2100mm) O.C. USED WITH
STRAPPING (a)
d) FURRING OR PANEL TYPE CEILING
-STRAPPING NOT REQUIRED IF FURRING STRIPS OR PANEL TYPE CEILING FINISH
IS ATTACHED DIRECTLY TO JOISTS.

40 FLOOR ASSEMBLY:
O.B.C. 9.23.14.3, 9.23.14.4
-5/8" (15.9mm) WATERBOARD (R-1 GRADE) OR EQUIVALENT
-FLOOR JOISTS AS PER FLOOR PLANS
41 PORCH SLABS ABOVE COLD CELLAR:
O.B.C. 9.39.1.4.
-REINFORCED CONCRETE SLABS ABOVE COLD CELLARS THAT ARE SUPPORTED
ON FOUNDATION WALLS NOT TO EXCEED 8'-2"
-4-7/8" (125mm) 4650 PSI (32 MPa) CONC. SLAB WITH 5 TO 8% AIR ENTRAINMENT
-REINFORCE WITH 10M BARS @ 7' 8" (200mm) EACH WAY
-1-1/4" (30mm) CLEAR COVER FROM THE BOTTOM OF THE SLAB
-3" (75mm) END BEARING ON FOUNDATION WALL
-23 5/8" (600mm) X 23 5/8" (600mm) 10M DOWELS @ 23 5/8" (600mm) O.C.

42 EXTERIOR BALCONY ASSEMBLY:
-1-1/4" X 3-1/2" PRESSURE TREATED DECKING W/ 1/4" SPACING
-2"x4" WOOD PURLINS (CUT DIAGONALLY) @ 12" O.C. LAYING UNFASTENED
ON SINGLE PLY WATERPROOF ROOF MEMBRANE OR EQUIVALENT ON 2/8"
(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.
FOR AS NOTED ON PLAN
-EXTERIOR GUARD AS PER #36d
-SCORE ASSEMBLY MINIMUM 2% TO ROOF SCUPPER
-REQUIRED FOR OVER HEATED SPACES:
-ADD 2"x2" (38mm x 38mm) CROSS PURLINS @ 16" (400mm) O.C. FOR
VENTILATION OVER JOISTS (OBC 9.19.1.2. VENTING NOT LESS THAN 1/150 OF
CEILING AREA)
-ADD R31 (RSI 5.46) INSULATION BETWEEN JOISTS
-ADD CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3.
& 9.25.4.
-ADD 1/2" (12.7mm) GYPSUM BOARD W/ PAINTED CEILING OR
-ADD 5/8" (15.9mm) GYPSUM BOARD W/ TEXTURED CEILING (O.B.C. 19.29.5.3.)

43 ROOF ASSEMBLIES
43a TYPICAL ROOF:
O.B.C. 9.26.
-NO. 210 (30.5KG/m2) ASPHALT SHINGLES
-FOR ROOFS BETWEEN 4'-12" & 8'-12" PROVIDE EAVES PROTECTION TO
EXTEND UP THE ROOF SLOPE MIN. 2'-11" (900mm) FROM EDGE TO A LINE NOT
LESS THAN 12" (300mm) PAST THE INSIDE FACE OF EXTERIOR WALL.
-EAVES PROTECTION LAND BENEATH STARTER STRIP.
-EAVE PROTECTION NOT REQUIRED OVER UNHEATED SPACES.
-STARTER STRIP AS PER O.B.C. 9.26.7.2.
-STARTER STRIP NOT REQUIRED AS PER O.B.C. 9.26.7.2.13)
-3/8" (10mm) PLYWOOD SHEATHING OR OSB (0-2 GRADE) WITH "H" CLIPS
OVER EXPOSED WOOD TRUSSES @ 24" (600mm) O.C. (REFER TO MANUFACTURER'S
INSTRUCTIONS)
-TRUSS BRACING AS PER RUSS MANUFACTURER
-EAVES TROUGH ON PENINSULATED FASCIA AND VENDED SOFTII (MINYL OR
ALUMINUM)
-ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT SOFTII

- 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"Ø MIN. ANCHOR BOLTS EQUALLY SPACED WITH 3" MIN. EMBEDMENT TO STUDS.
 - PROVIDE SAME ANCHOR BOLTS @ 36" O.C. FOR BASE PLATE CONNECTION.
- 37)** -LINEN CLOSE 4 SHELVES MIN. 1'-2" (390mm) 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)** -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 PRESURE TREATED OR SEPARATED FROM CONCRETE W/ 6 mil POLYETHYLENE.
- 42)** -PRECAST CONC. STEP
- 43)** -2-RESER MAXIMUM PERMITTED TO BE LAD ON GROUND
- 44)** -SMOKE ALARM, O.B.C.-9.10.19.
- PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS
 - PROVIDE 1 IN EACH BEDROOM
 - PROVIDE 1 IN EACH HALLWAY 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 160 DEG. UNLESS GLAZING IS PROVIDED IN DOOR OR A SIDEGLIGHT IS PRESENT.
 - R4 (RSJ 0.70) WHERE A STORM DOOR IS NOT PROVIDED
- 47)** -GARAGE MAIN DOORS TO BE GAS PROCEED WITH SELF CLOSER.
- WEATHERSTRIPPING, THRESHOLD & DEAD BOLT PER O.B.C. 9.10.13.15.
 - R4 (RSJ 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" (710mm) ABOVE ADJACENT GROUND LEVEL.
- 49)** -EXTERIOR COLUMN W/ MASONRY PIER
- MIN. 6"x6" (140mm X 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE.
 - TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
 - 1-4" X 1-4" MASONRY VENEER SURROUND W/ PRECAST CONCRETE CAP.
 - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
 - SURROUND TO BE TIED W/ METAL TIES @ 16" (400mm) O.C. VERT. INSTALLED PER O.B.C. 9.20.9.4.
 - 3/4" AIR SPACE AROUND POST.
 - OR
 - MIN. 6"x6" (140mm X 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE.
 - 1-4" X 1-4" MASONRY PIER TO BE CONSTRUCTED SOLID W/ PRECAST CONCRETE CAP.
 - REFER TO ELEVATION DRAWINGS FOR HEIGHT OF CAP.
 - NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6" X 6" POST PROVIDED THAT THEY ARE IN CONFORMANCE WITH O.B.C. 9.17.4.
- 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'-6" EXTERIOR TYPE DOOR (MIN.R-4 RSJ 0.7)
 - INSULATE FULL HEIGHT OF INTERIOR BASEMENT WALL W/ MIN. R12 (RSJ 2.11)
- 51)** -STUD WALL REINFORCEMENT:
- O.B.C. 9.3.2.3.
 - WALL STUDS ADJACENT TO WATER CLOSERS & 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)(g)(4)(c) & 3.8.3.13.(2)(f) & 3.8.3.13.(4)(c)
 - GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.(2)
- FRAME CONSTRUCTION:**
- ALL FRAMING LUMBER TO BE NO.1 AND NO.2 SPF UNLESS NOTED OTHERWISE.
 - ROOF LOADING IS BASED ON 1.5RPO SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
 - JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
 - BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
 - DOUBLE STUDS @ OPENINGS
 - DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
 - DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
 - DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
 - BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- ADDITIONAL COMPLIANCE ALTERNATIVES FOR PACKAGE 1.**
- THE MINIMUM R (RSJ) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSJ 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 (RSJ 3.52).
 - OR
 - WHERE BLOWN-IN INSULATION OR SPRAY-APPLIED FOAM INSULATION IS USED, THE MINIMUM R (RSJ) VALUE FOR THERMAL INSULATION IN EXPOSED ABOVE GRADE WALLS IS PERMITTED TO BE NO LESS THAN R20 (RSJ 3.52) PROVIDED THAT:
 - a) THE THERMAL INSULATION VALUE IN A CEILING WITH AN ATTIC SPACE IS NOT LESS THAN R40 (RSJ 10.59).
 - b) THE MINIMUM EFFICIENCY OF THE HRV IS INCREASED BY NOT LESS THAN 8 PERCENTAGE POINTS.
 - c) THE MINIMUM R-VALUE OF THE SPACE HEATING EQUIPMENT IS INCREASED BY NOT LESS THAN 2 PERCENTAGE POINTS.
 - d) THE MINIMUM EFF. OF THE DOMESTIC HOT WATER HEATER IS INCREASED BY NOT LESS THAN 4 PERCENTAGE POINTS.
- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS**
- WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
 - APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
 - FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 6" (38mm X 134mm)
 - FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm 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%
- 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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SCHEDULES

DOORS 46) 47)		WOOD BEAMS	
A 865x2030x45 (2'10"x6'8"x1-3/4")	WD1 3/2" X 8" SPR	WD6 5/2" X 10" SPR	WD10 2/1 3/4" X 1 1/4" (20E) LVL
B 815x2030x35 (2'8"x6'8"x1-3/8")	WD2 4/2" X 8" SPR	WD7 3/2" X 12" SPR	WD11 3/1 3/4" X 1 1/4" (20E) LVL
C 760x2030x35 (2'6"x6'8"x1-3/8")	WD3 5/2" X 8" SPR	WD8 4/2" X 12" SPR	WD12 2/1 3/4" X 1 1/2" (20E) 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 1/2" (20E) LVL
E 460x2030x35 (1'6"x6'8"x1-3/8")	WD5 4/2" X 10" SPR		WD14 2/1 3/4" X 1 1/8" (20E) LVL
F 610x2030x35 (2'0"x6'8"x1-3/8")			WD15 3/1 3/4" X 1 7/8" (20E) LVL
G OVER SIZED EXTERIOR DOOR -REFER TO ELEVATIONS FOR SIZE			
		LINTELS	
L1 21/2" 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 21/2" 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 21/2" 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 14" L	L13 5-7/8" X 3-1/2" X 3/8" L		
L9 4" X 3-1/2" X 14" 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		

FLOOR AREA CALCULATIONS

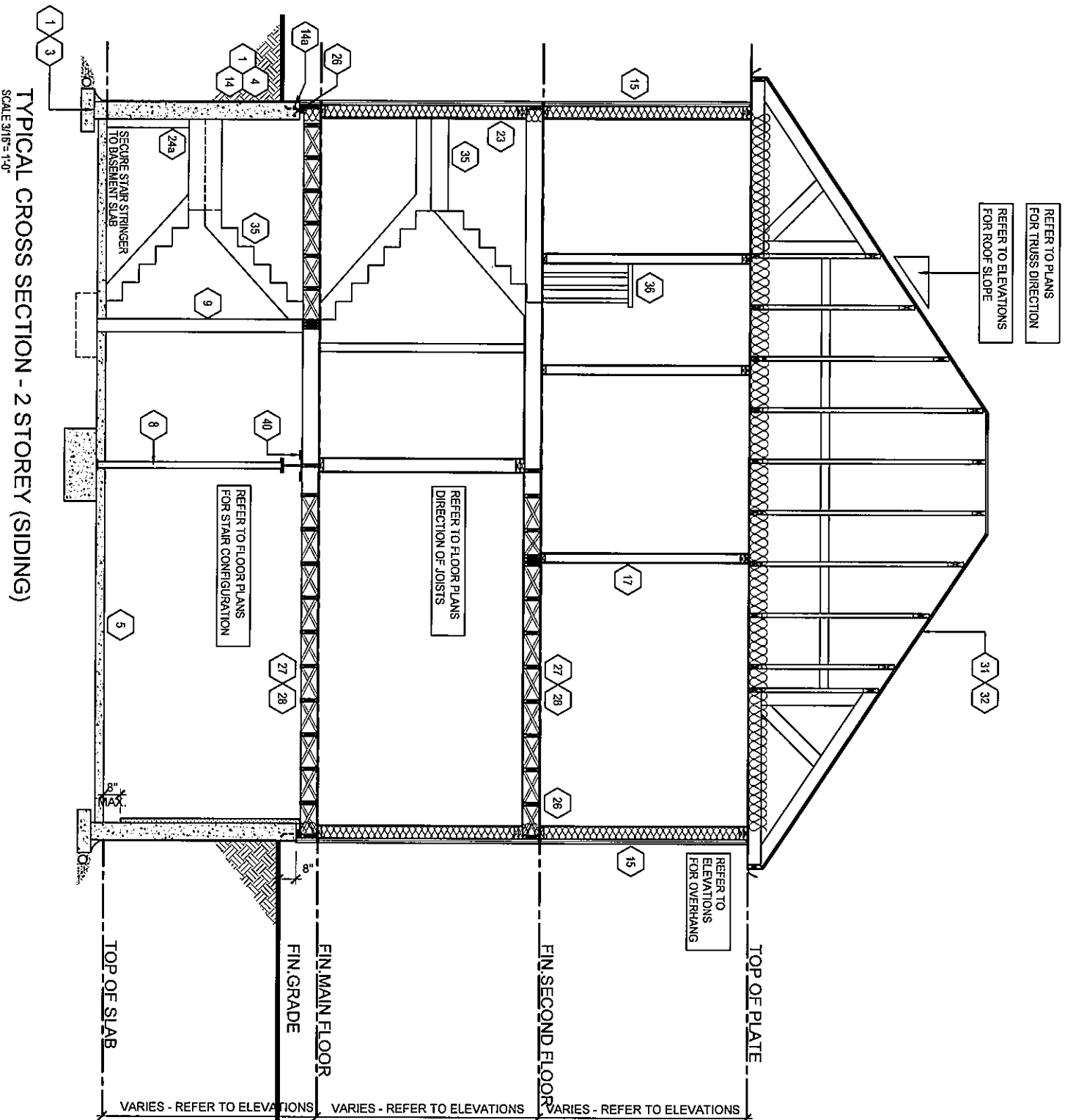
ELEVATION	A	B		
FIRST FLOOR	990	990		
SECOND FLOOR	1205	1208		
TOTAL (ft ²)	2195	2198		
DEDUCT O.T.B.	6	6		
TOTAL (ft ²)	2189	2192		
FIN. BASEMENT	0	0		
TOTAL (ft ²)	2189	2192		
LOFT PLAN	N/A	N/A		
TOTAL (ft ²)	2189	2192		
COVERAGE (ft ²)	203.4	203.6		
W/O PORCH (m ²)	128.0	128.0		
COVERAGE (ft ²)	1447	1447		
W/ PORCH (m ²)	134.4	134.4		

PLANE/ELEVATION LEGEND	
SMOKE ALARM	CARBON MONOXIDE DETECTOR
WATERPROOF DUCT OUTLET	DOUBLE JOINT PRESSURE TREATED LUMBER
VENTS AND INTAKES	G.I. EXHAUST TRUSS
HOOD HOOD	A.F.F. ABOVE FINISHED FLOOR
COLD CELLAR VENT	EXC. LIGHT FIXTURE (WALL MOUNTED)
STOVE VENT	HYDRO METER
FIRE PLACE VENT	GAS METER
DRYER VENT	
FLOOR DRAIN SOLID BEADING	TO BE SAME WIDTH AS SUPPORTED MEMBERS
FLAT ARCH	2 STORY WALL
U/S UNDER SIDE	FIXED GLAZING
GLASS BLOCK	BLACK GLASS

MODEL	37-6 (PRINCETON)
CLIENT	ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO

REVISCD: JANUARY 08, 2015 - RN STAFF
IN ACCORDANCE TO SB-12 COMPLIANCE PACKAGE J
CLIENT SPECIFIC REVISIONS

No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	SCALE
1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	-	NC	3/16" = 1/0"
QUALIFIED DESIGNER BCIN: 21032 FIRM BCIN: 26995 DATE: OCTOBER 19, 2015					SIGNATURE:
PROJECT NUMBER 14093					PAGE D3



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