

FRONT ELEVATION 'B'

OBC 2012

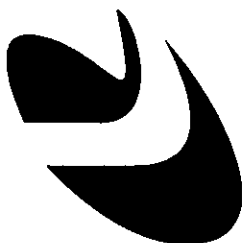
DRAWING LIST:

37-7 (THE NEWCASTLE)
ELEVATION 'B'

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

GROSS GLAZING AREA 'B'			
TOTAL PERIPHERAL WALL AREA	3045.14 SF	282.89 m²	
FRONT GLAZING AREA	51.64 SF	4.80 m²	
LEFT SIDE GLAZING AREA	29 SF	2.69 m²	
RIGHT SIDE GLAZING AREA	62.86 SF	5.84 m²	
REAR GLAZING AREA	128.19 SF	11.91 m²	
TOTAL GLAZING AREA	271.69 SF	25.24 m²	
TOTAL GLAZING PERCENTAGE	8.92 %		

ESQUIRE HOMES
NORTHGLEN - PH. 2
CLARINGTON, ONTARIO



RN design
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8395 JANE STREET
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CONTACT PERSON: NELSON CUNHA

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

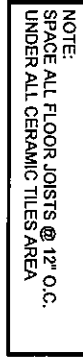
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REVISED: JANUARY 04, 2015 - RN STAFF IN ACCORDANCE TO SE-12 COMPLIANCE PACKAGE J

I, NELSON CUNHA, DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE DRAWING.
UNDER THE PROFESSIONAL PART 3 SUBSECTION 2.4 OF THE REGULATION OF PROFESSIONAL DESIGNERS ACT, 1991.
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:


This is to certify that these plans comply



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

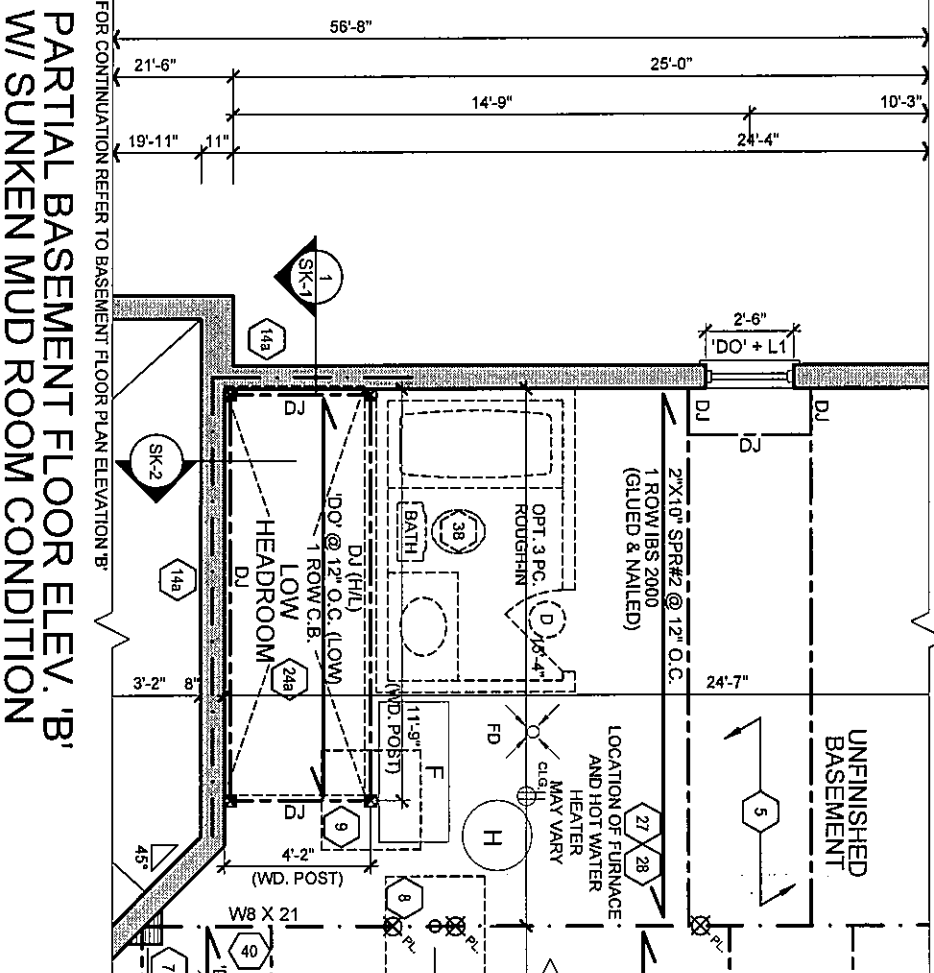
OCT 22 2015

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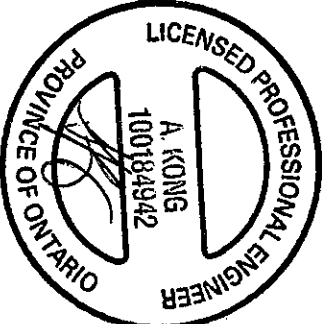
 FN design <i>Imagine • Inspire • Create</i> TEL.(905)738-3177 FAX.(905)738-5448	MODEL 37-7 (NEWCASTLE) - ELEVATION 'B'		SCALE 3/16" = 1'0"				
	CLIENT		PROJECT NUMBER 14093				
ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO		No.	ISSUED OR REVISION COMMENTS	DATE	DWN	CHK	PAGE A1
		1.	UPDATED TO OBC 2012 - 2015 ENACTMENT	OCT. 19/15	--	NC	
ALL DIMENSIONS 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 S8-12 COMPLIANCE PACKAGE J		I, NELSON CHINA 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 3.2.4. OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSIFICATION.		QUALIFIED DESIGNER BCIN: 21032		SIGNATURE:	
				FIRM BCIN: 28995			
		DATE: OCTOBER 19, 2015					


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

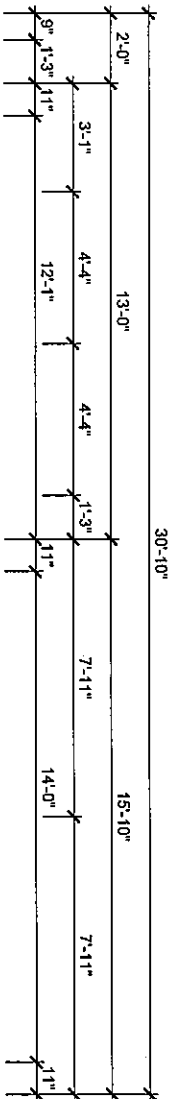
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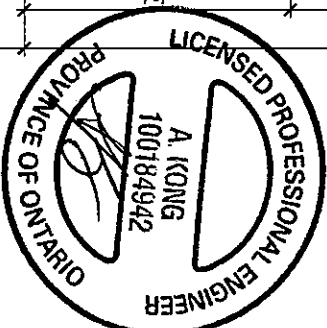
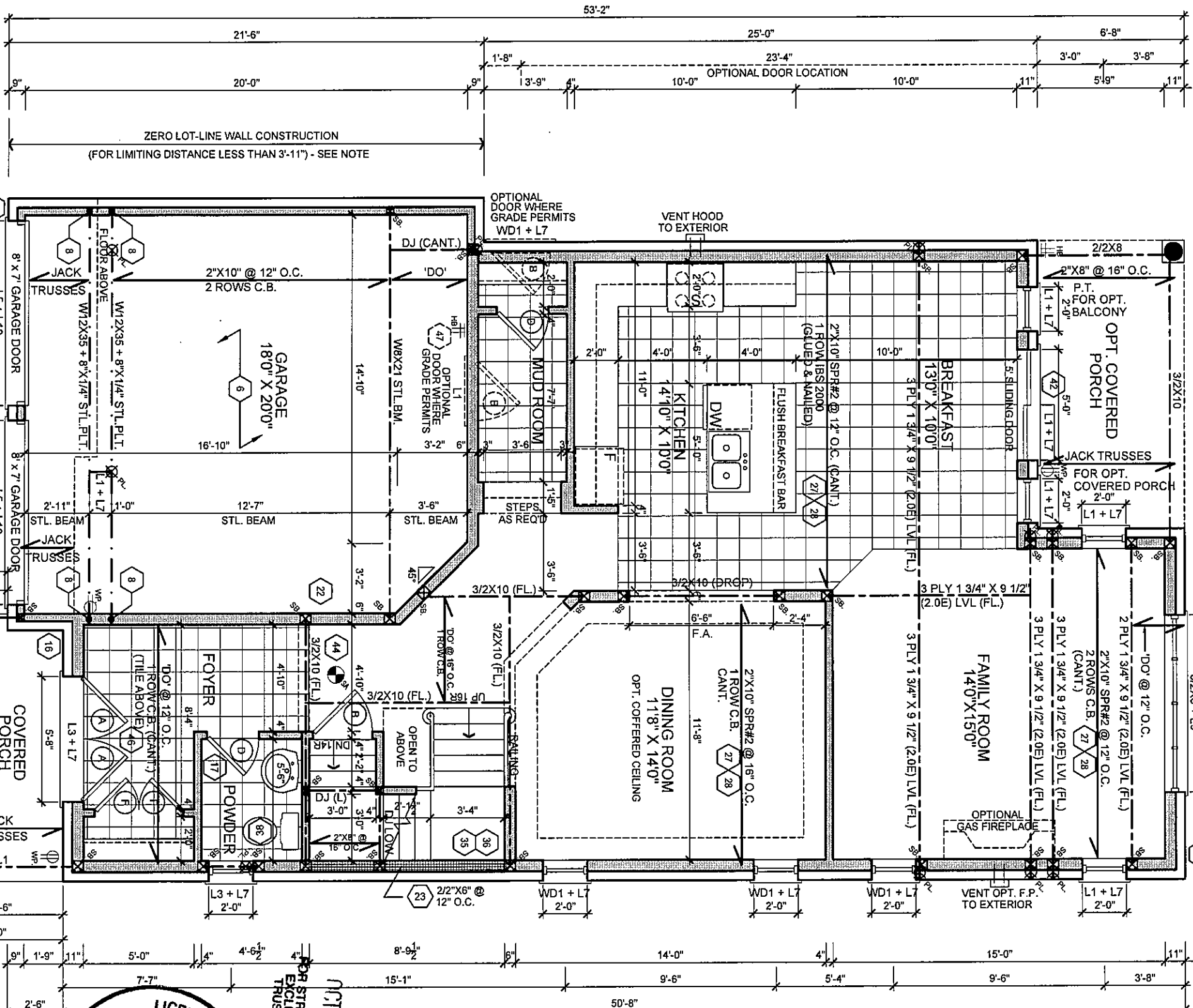


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	CLIENT ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO		1.		UPDATED TO OBC 2012 - 2015 ENACTMENT		OCT. 19/15	-	NC	PROJECT NUMBER 14093
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				FIRM BCIN: 26995						
				DATE: OCTOBER 19, 2015						PAGE



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

GROUND FLOOR ELEV. 'B'

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

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

CLIENT

ESQUIRE HOMES
NORTHGLEN - PHASE 2
CLARINGTON, ONTARIO

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1.	UPDATED TO OBC 2012 - 2015 ENACTMENT

DATE	DWN	CHK
OCT. 19/15		NC

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

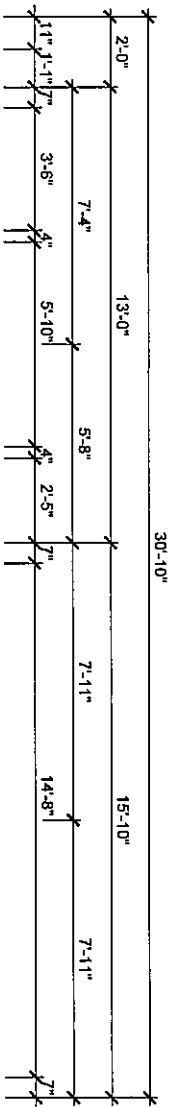
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DATE: OCTOBER 19, 2015

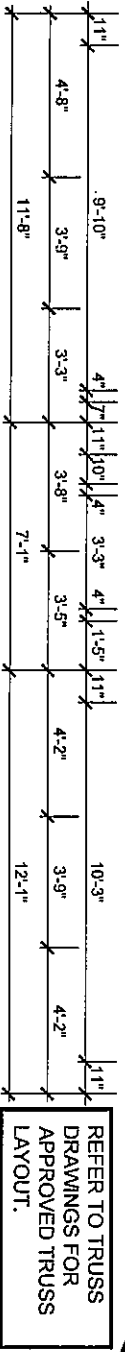
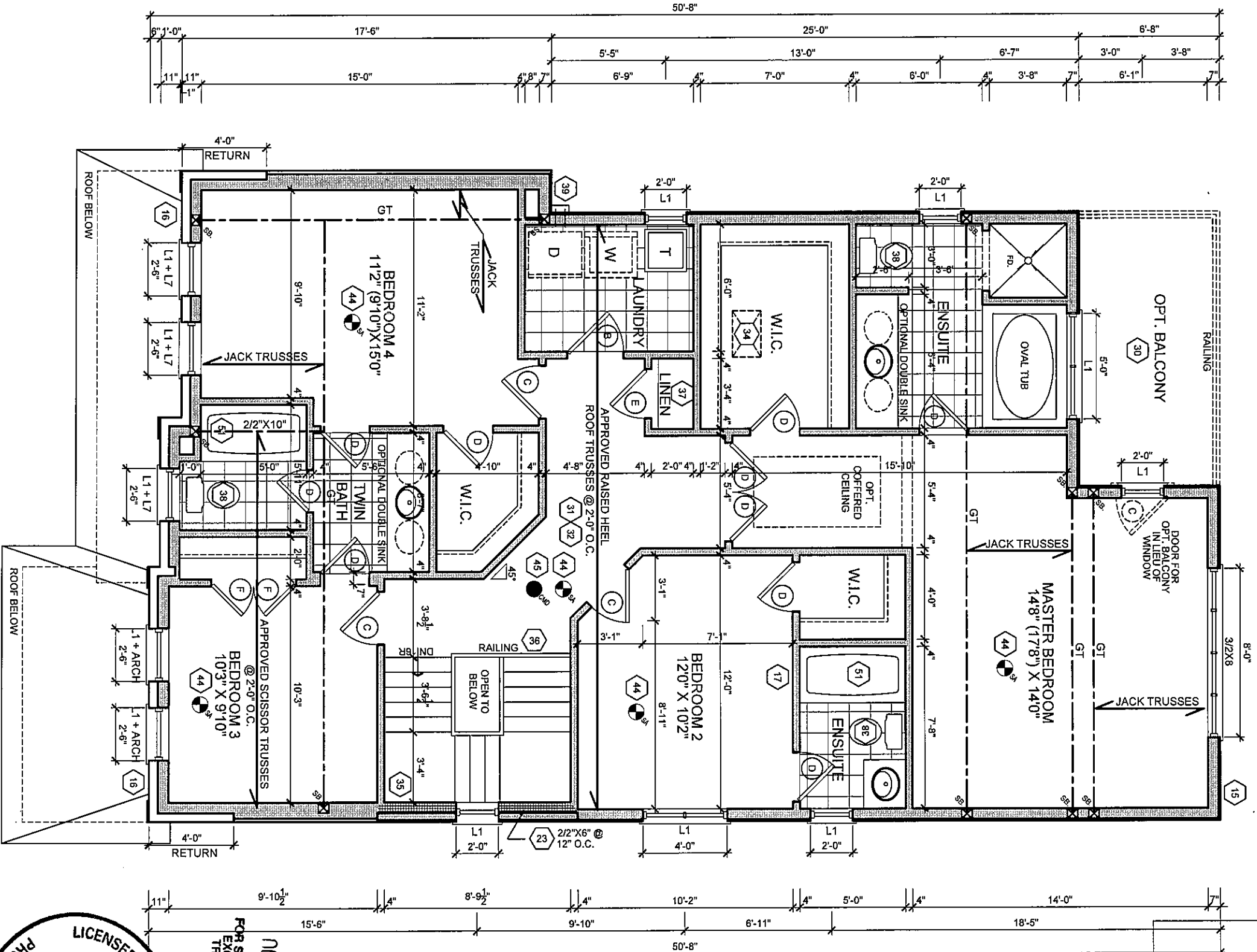
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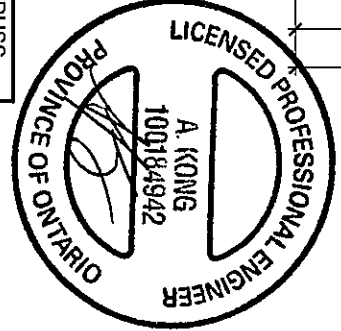
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SECOND FLOOR ELEV. 'B'

REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT.



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

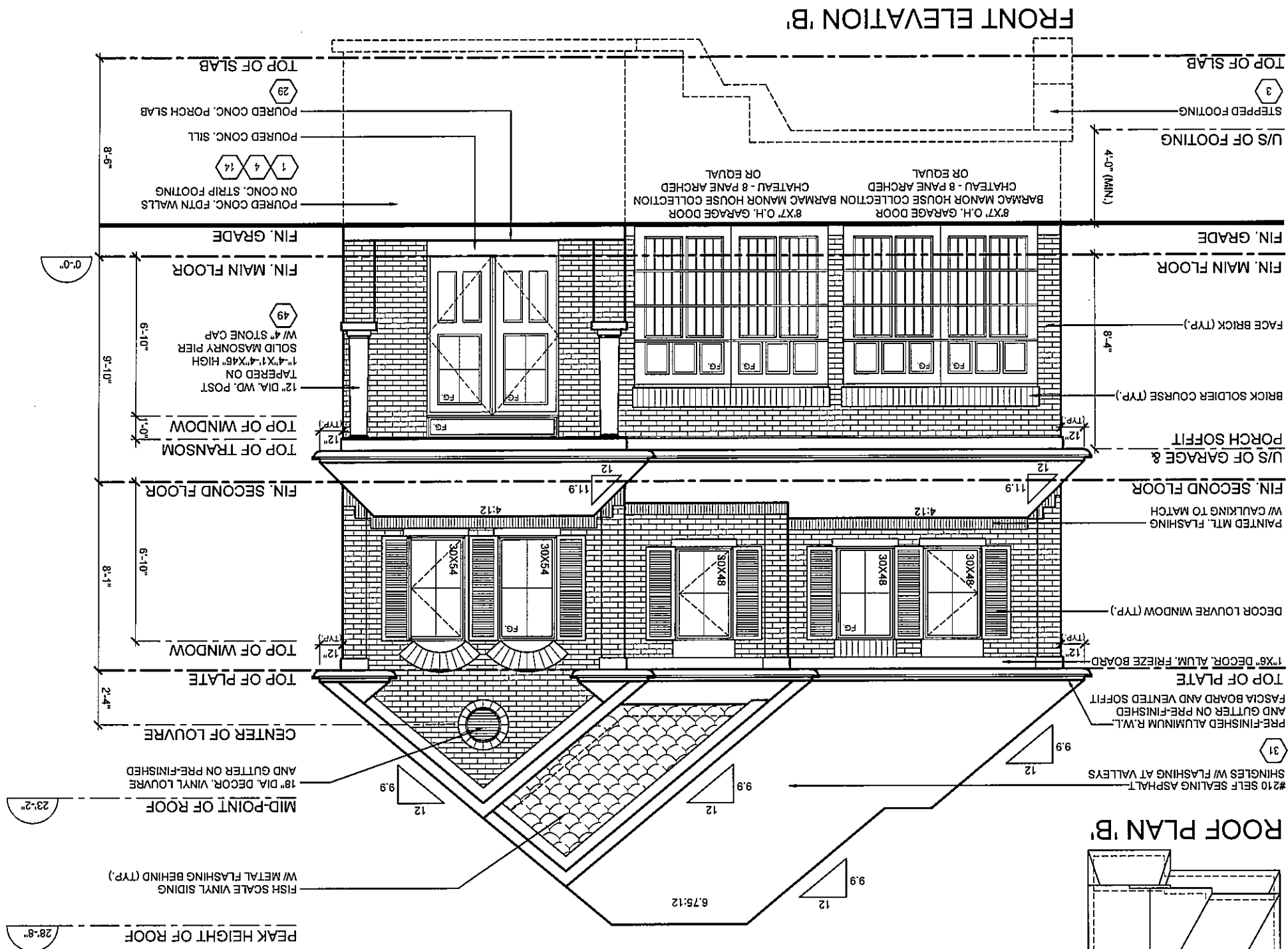
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A4

PROJECT NUMBER
14093



ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 6 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'.

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MID-POINT OF ROOF - 18" DIA. DECOR. VINYL LOUVER AND GUTTER ON PRE-FINISHED

TOP OF WINDOW

FIN. SECOND FLOOR

TAPERED ON
1'-4"x1'-4"x46" HIGH
SOLID MASONRY PIECE

FIN. GRADE

TOP OF SLAB

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

ESQUIRE HOMES
NORTHGLEN - PHASE 2
CLARINGTON, ONTARIO

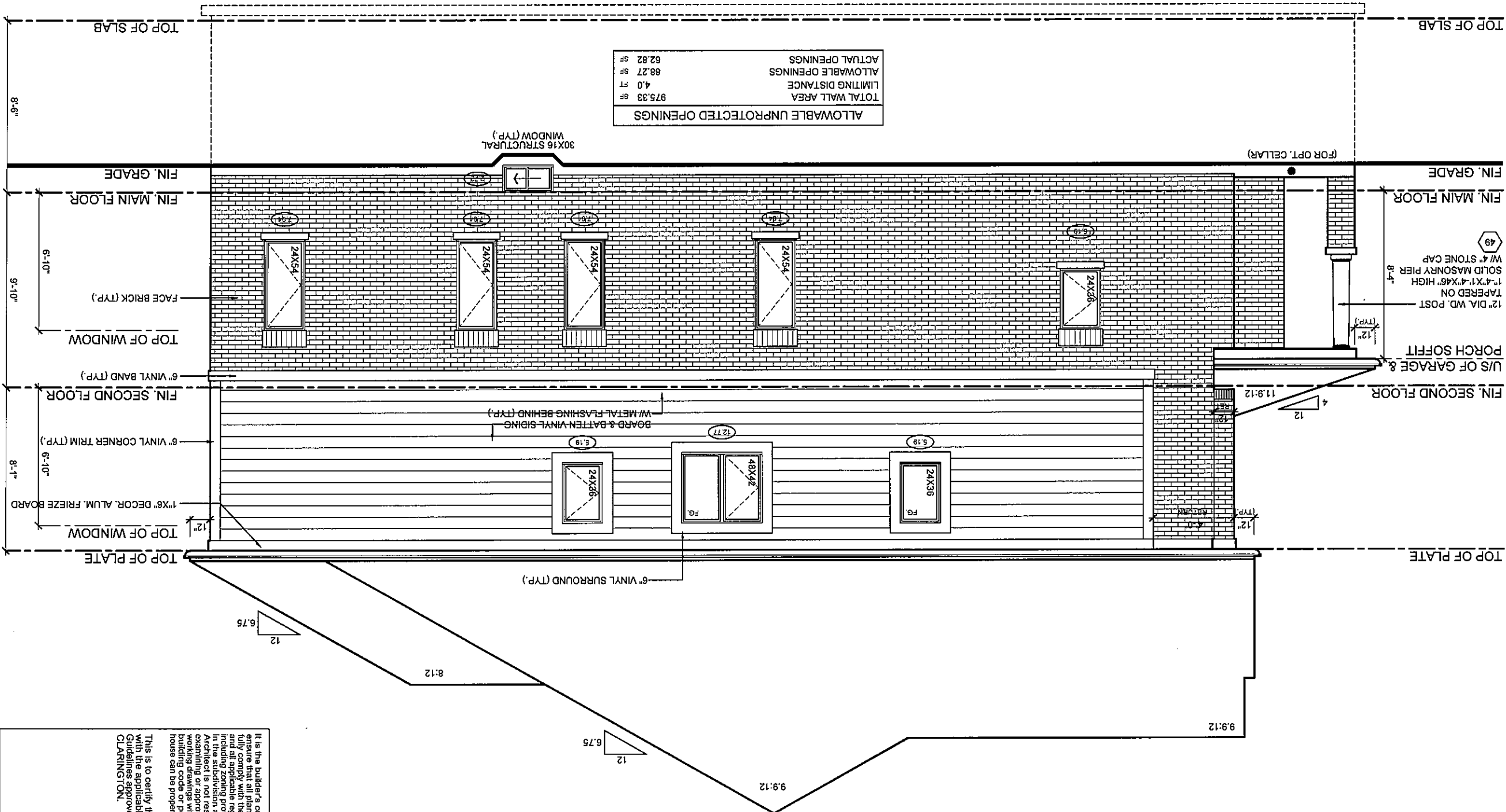
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SCALE
3/16" = 1'0"

A5

ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	975.33 SF
LIMITING DISTANCE	4.0 FT
ALLOWABLE OPENINGS	68.27 SF
ACTUAL OPENINGS	62.82 SF



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- 36b** **EXTERIOR GUARDS @ JULIET BALCONY:**
 -FOR RAILING SPANNING MAXIMUM OF 6'-0".
 -PROVIDE PRETN. 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" (700mm) 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"x9" 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(3)

39 -CAPED DRYER VENT

40 -1"x2" (19mmx39mm) 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

42 SMOKE ALARM, O.B.C.-9.10.19.

42 -PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

42 -PROVIDE 1 IN EACH BEDROOM

42 -INSTALLED AT OR NEAR CEILING

42 -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

42 -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 SIDELIGHT IS PRESENT.
 -R4 (RSI 0.70) WHERE A STORM DOOR IS NOT PROVIDED

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

48 -TRAVEL FROM A FLOOR LEVEL TO AN EXIT OR EGRESS DOOR SHALL BE LIMITED TO ONE FLOOR EXCEPT:
 1) WHERE THAT FLOOR LEVEL HAS ACCESS TO A BALCONY OR
 2) WHERE THAT FLOOR LEVEL HAS A WINDOW PROVIDING AN UNOBSTRUCTED OPENING OF NOT LESS THAN 3'-3" (1000mm) IN HEIGHT AND 21.56" (550mm) IN WIDTH SUCH WINDOW SHALL BE LOCATED SO THAT THE SILL IS NOT MORE THAN 3'-3" (1000mm) ABOVE FLOOR AND 23'-0" (7.0m) ABOVE ADJACENT GROUND LEVEL.

49 **EXTERIOR COLUMN W/ MASONRY PIECE:**
 -MIN. 6"x6" (140mm x 140mm) WOOD POST ANCHORED TO PORCH SLAB W/ METAL SADDLE
 -TOP PORTION OF POST CLAD W/ DECOR. SURROUND PER ELEVATION DRAWINGS.
 -1"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" (140mm x 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO CONC. CAP W/ METAL SADDLE -14"x 14" 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.

49b **EXTERIOR COLUMN:**
 -MIN. 6"x6" (140mm x 140mm) WOOD POST CLAD W/ DECOR. SURROUND (PER ELEVATION DRAWINGS) ANCHORED TO PORCH SLAB W/ METAL SADDLE
 NOTE: DECORATIVE STRUCTURAL COLUMNS MAY REPLACE 6"x 6" ABOVE PROVIDED THAT THEY ARE IN ACCORDANCE WITH O.B.C. 9.17.4.

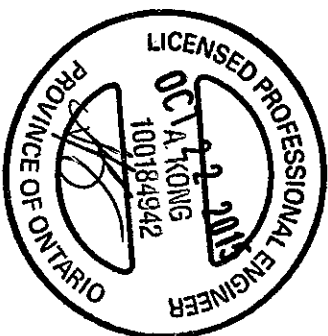
50 **COLD CELLARS:**
 FOR COLD CELLARS PROVIDE THE FOLLOWING:
 -VENING AREA TO BE EQUIVALENT TO 0.2% OF COLD CELLAR AREA.
 -COVER VENT W/ BUG SCREEN
 -WALL MOUNTED LIGHT FIXTURE
 -11"x17" FOR DOOR OPENING
 -2'-8" X 6'-8" EXTERIOR TYPE DOOR (MIN. R-4, RSI 0.7)
 -INSULATE FULL HEIGHT OF INTERIOR BASEMENT 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. 3.8.3.8.13(1)&(4) & 3.8.3.13.12(1) & 3.8.3.13.14(1)
 -GRAB BARS TO BE INSTALLED AS PER O.B.C. 9.8.7.7.2(2)

STAIR CONSTRUCTION:
 -ALL FRAMING FLMBER TO BE NO. 1 AND NO. 2 3PT UNLESS NOTED OTHERWISE.
 -ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
 -JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
 -BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
 -DOUBLE STUDS @ OPENINGS
 -DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 5'-11" (1200mm) 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

◆ CLIENT SPECIFIC REVISIONS

FOR STRUCTURAL ONLY



SCHEDULES

WOOD BEAMS	
WD1 3/2" X 8" SPR	WD10 2/1" 3/4" X7 1/4" (2.05) LVL
WD2 4/2" X 8" SPR	WD11 3/1 3/4" X7 1/4" (2.05) LVL
WD3 5/2" X 8" SPR	WD12 2/1 3/4" X9 1/2" (2.05) LVL
WD4 3/2" X 10" SPR	WD13 3/1 3/4" X9 1/2" (2.05) LVL
WD5 4/2" X 10" SPR	WD14 2/1 3/4" X11 7/8" (2.05) LVL
	WD15 3/1 3/4" X11 7/8" (2.05) LVL
LINTELS	
L1 2/2" X 8" SPR	L15 5-7/8" X 4" X 1/2" L
L3 2/2" X 10" SPR	L16 7-1/8" X 4" X 3/8" L
L5 2/2" X 12" SPR	L17 7-1/8" X 4" X 1/2" L
L7 3-1/2" X 3-1/2" X 1/4" L	
L9 4" X 3-1/2" X 1/4" L	
STEEL BEAMS	
ST1 W 6 X 15	ST5 W 8 X 24
ST2 W 6 X 20	
ST3 W 8 X 18	
ST4 W 6 X 21	


PLAN/ELEVATION LEGEND

	SMOKE ALARM		CARBON MONOXIDE DETECTOR
	WATERPROOF		DOUBLE JOINT
	DRIPL/EX OUTLET		P.T.
	VENTS AND INWALKS		TREATED LUMBER
	HOSE BIB		G.T.
	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		

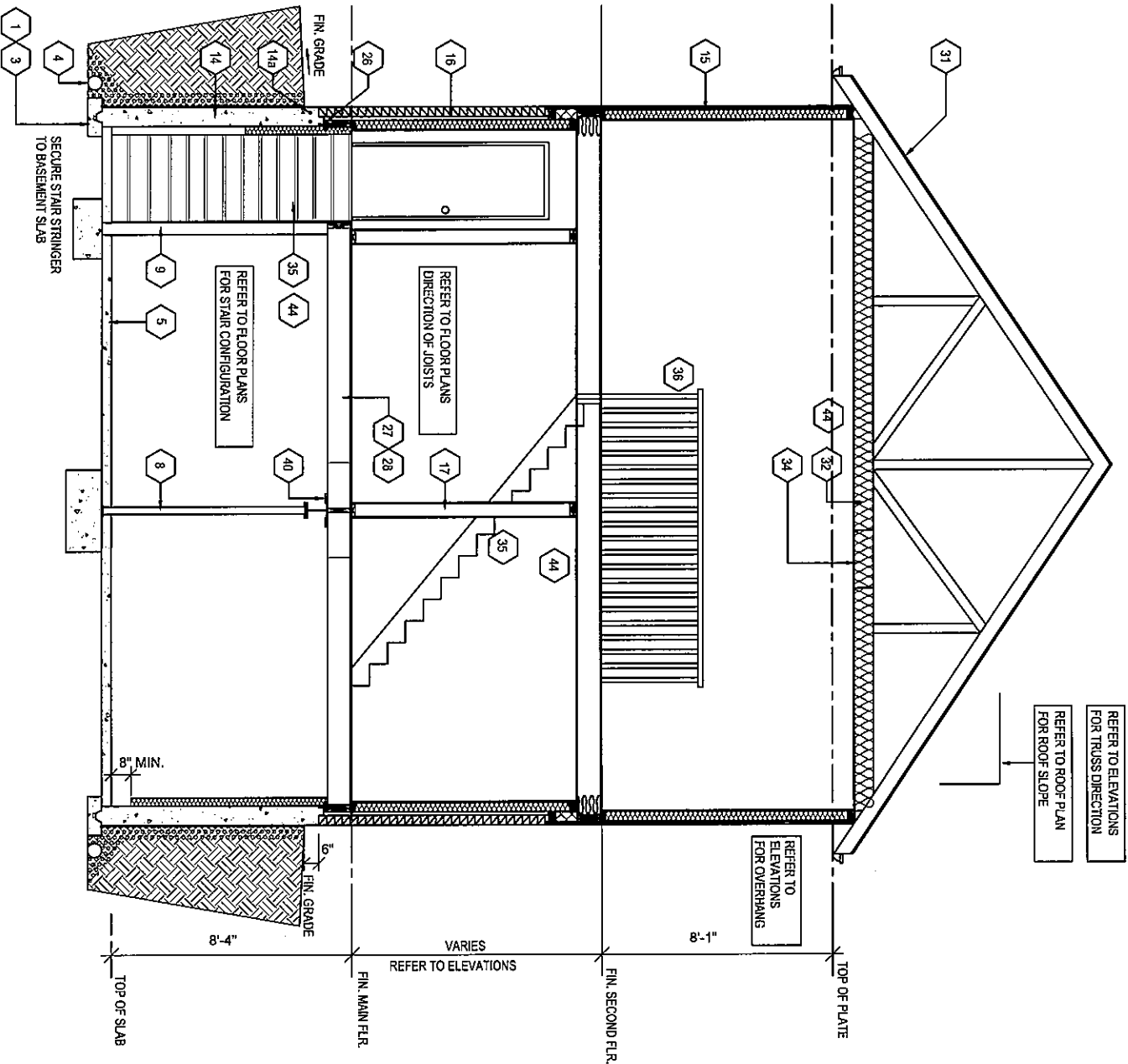
	FLOOR DRAIN		SOLID BEARING
	(TO BE SAME WIDTH AS SUPPORTED MEMBER)		POINT LOAD
	FLAT ARCH		2 STORY WALL
	UNDER SLAB		FIXED GLAZING
	GLASS BLOCK		BLACK GLASS

FLOOR AREA CALCULATIONS

ELEVATION	B							
FIRST FLOOR	1074							
SECOND FLOOR	1391							
TOTAL (ft ²)	2465							
DEDUCT O.T.B.	8							
TOTAL (ft ²)	2457							
FIN. BASEMENT	0							
TOTAL (ft ²)	2457							
LOFT PLAN	N/A							
TOTAL (ft ²) (m ²)	2457 229.0							
COVERAGE (ft ²) W/O PORCH(m ²)	1461 135.7							
COVERAGE (ft ²) W/ PORCH (m ²)	1532 142.3							

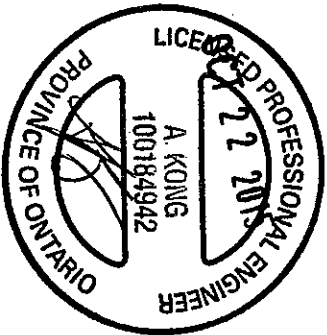
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It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Council cannot be held responsible for any errors or omissions in the submitted plans. The Council is not responsible 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.



TYPICAL SECTION
BRICK ON GROUND FLOOR
SIDING ON SECOND FLOOR

FOR STRUCTURAL ONLY



 RN design <small>Imagine • Inspire • Create TEL: (905) 738-3177 FAX: (905) 738-5449</small>	MODEL 37-7 (NEWCASTLE) - ELEVATION 'B'	No. ISSUED OR REVISION COMMENTS			DATE	DWN	CHK	SCALE N/A
	CLIENT ESQUIRE HOMES NORTHGLEN - PHASE 2 CLARINGTON, ONTARIO	1.	UPDATED TO OBC 2012 - 2015 ENACTMENT		OCT. 19/15	-	NC	PROJECT NUMBER 14093
THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ENGINEER 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		NELSON CUNHA DECLARE THAT I HAVE REVIEWED AND TAKE DESIGN RESPONSIBILITY FOR THE FOLLOWING DRAWING. 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 D4